

Development Application
Town of Stowe Planning & Zoning Department
 PO Box 730
 Stowe, VT 05672
 Telephone: (802) 253-6141
 This form serves as an application for all requested zoning and subdivision reviews.

Project # (To be assigned)
Date Received:

Property Owner Information

Property Owner	Rick Gibbs.	
Mailing Street Address City, State and Zip	721 Birch Hill Rd, Stowe VT 05672	
Telephone Number	802.734.7814	Email RickGibbs@gmail.com

Applicant Information (Relationship to Owner)

- Owner (If so, skip to property information)
 Lessee
 Contractor
 Architect/Designer
 Agent for Owner
 Under purchase contract
All information and correspondence is sent to applicant/contact.

Applicant Name Company (if any)	Volawsky Studio.	
Mailing Street Address City, State and Zip	135 Luce Hill Road, Stowe, VT 05672	
Phone Number	802.255.0977	Email Kathleen@VolawskyStudio.com

Property Information & Location


Physical Address	721 Birch Hill Rd, Stowe, VT 05672	
Tax Map ID		
Existing Use	Residential	Proposed Use Residential

Please briefly describe the proposed project, intended use, and/or development request below:

OUT BUILDING/GARAGE MORTEN BUILDING, METAL SIDES. NOT HEATED OR COOLED, ELECTRICITY BUT NO PLUMBING WILL BE INSTALLED. OPEN INSIDE WITH TWO GARAGE BAYS. NEW CONSTRUCTION

For All Approvals:

The below signed hereby agrees that the proposed work shall be done in accordance with the application, plan, specifications, and other associated documentation and that the work shall conform to all applicable town ordinances and regulations. Signing as an "Agent for Owner" indicates that the person signing has the permission of the owner to act on the owner's behalf. Additional permits may be needed from the State of Vermont and/or the Town of Stowe for development.

Indicate if: <input type="checkbox"/> Property Owner OR <input checked="" type="checkbox"/> Agent for Owner	Signature: 
	Date: June 24, 2004

Additional application information is required on reverse side: →

Note: Local Zoning approval does not cover any required state approvals. Wastewater System and Potable Water Supply permits may be required for construction or modifications that change the wastewater flow. Other State permits may be required for certain uses. The applicant is advised to contact a DEC Permit Specialist to discuss the State permit requirements at 802-505-5367.

Construction Information

A site plan showing the proposed development is required if construction is involved.
The applicant is responsible for determining property lines and setbacks.

Please answer the questions below for all projects:

Will there be a new curb cut (driveway opening)?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Will over 1/2 acre of land be graded or disturbed?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Will the development create an additional 1/2 acre of impervious surface?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Will there be other changes resulting in increased sewer or water flows?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Will there be a new connection to the Stowe sewage system?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Will there be a new connection to the Stowe water system?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Is any portion of the building rented out?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Is an Act 250 permit or amendment required?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

Maximum Bldg. Height: 20' 11" * Building Height is defined as the vertical distance measured from the average elevation of the proposed finished grade at the front or rear of the building to the highest point of the roof for flat and mansard roofs, and to the average height between eaves and ridge for other types of roofs. On sloping sites the height will be measured on the uphill side.

Please answer the questions below for all projects involving residential dwellings:

Existing Rooms:	# Bathrooms: <input type="checkbox"/>	# Bedrooms: <input type="checkbox"/>	# Kitchens: <input type="checkbox"/>
New Rooms:	# Bathrooms: <input type="checkbox"/>	# Bedrooms: <input type="checkbox"/>	# Kitchens: <input type="checkbox"/>

Please complete the fee calculation below for all applications:

Zoning Permit Fees - Single & Two-Family Dwellings (Permitted Uses)	Fee/Sq. Ft.	Fee Required
Enclosed building spaces per sq. ft (heated & unheated) 2160	\$0.30	648.00
Unenclosed building spaces per sq. ft (i.e., decks, open porches, etc.)	\$0.10	9.80
Structures other than buildings (i.e., ponds, tennis courts, fences, etc.) - per structure	\$60.00	- 0 -
Minimum application fee for Single & Two-Family Dwellings/Permitted Uses	\$60.00	- 0 -
Fee:		\$
Zoning Permit Fees - Conditional Uses (Commercial & Multi-Family Uses)	Fee/Sq. Ft.	Fee Required
Enclosed building spaces per sq. ft (heated & unheated)	\$0.40	
Unenclosed building spaces per sq. ft (i.e., decks, open porches, etc.)	\$0.25	
Structures other than buildings (i.e., ponds, tennis courts, fences, etc.) - per structure	\$100	
Administrative amendment by Zoning Administrator	\$75.00	
Fee:		\$
Development Review & Public Hearing Fees	Fee/Sq. Ft.	Fee Required
Appeal of Action of Zoning Administrator	\$250.00	
Variance or Dimensional Waiver	\$250.00	
Conditional Use Review	\$250.00	
Ridgeline & Hillside Overlay District (RHOD) Review	\$250.00	250.00
Design Review (Single-Family & Two-Family Dwelling)	\$60.00	
Design Review (All other uses except Single-Family & Two-Family Dwelling)	\$250.00	
Subdivision Review (includes PRD's & PUD's)		
Preliminary Layout Application (base fee)	\$250.00	
Preliminary Layout (fee per unit or lot if equal to and/or more than 5 lots/units)	\$275.00	
Final Plat Application (base fee)	\$250.00	
Final Plat Application (additional fee per unit or lot if preliminary layout was not required)	\$150.00	
Minimal Alteration reviewed by Zoning Administrator	\$100.00	
Other subdivision applications/amendments requiring DRB approval	\$250.00	
Fee:		\$
Signs	\$70.00	
Fee:		\$
Recording Fees /Stowe Land Records (set by state law)		

Additional Recording Fee for decision notice	\$15.00/page	\$
Additional Recording Fee for permit	\$15.00/page	\$ 15.00
Additional Recording Fee for Mylar	\$25.00/sheet	\$
Total Application Fee Including Recording		\$ 922.80

Payments should be made to the Town of Stowe. Payment can be made by cash, check, or with a credit card (Mastercard, Visa or Discover) or online. Go to www.townofstovevt.org/townclerk/ and [click the link for online payments](#). Please note there is a 3% convenience fee for credit card payments.

Incomplete applications will be returned. A complete application must include a site plan, elevation drawings, and floorplans. See application checklists for additional guidance.

OFFICE USE ONLY

Date Received _____

Zoning District _____

Overlay District _____

Approved Date _____

Effective Date _____

Expiration Date _____

Denied Date _____

Reason _____

Permit Fee	\$
Recording Fee	\$
TOTAL FEE	\$

Check #

Cash

Referred _____

Hearing Date _____

Comments/Conditions

Zoning Administrator

Date

For assistance, please contact the Planning & Zoning Department of 253-6141 or by email at PandZ@stovevt.gov

The Town of Stowe welcomes all persons, regardless of race, color, religion, national origin, sex, gender identity or expression, family status, age, or ability, and wants everyone to feel safe and welcome in our community. As a town, we formally condemn discrimination in all its forms, commit to fair and equal treatment of everyone in our community, and will strive to ensure all of our actions, policies, and operating procedures reflect this commitment. The Town of Stowe has and will continue to be a place where individuals can live freely and express their opinion.

GENERAL CONDITIONS

- DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE REMAIN THE PROPERTY OF THE ARCHITECT AND ARE PROTECTED UNDER COMMON LAW COPYRIGHT PROVISIONS. THEY ARE NOT TO BE REUSED EXCEPT BY WRITTEN AGREEMENT AND WITH THE AGREED COMPENSATION TO THE ARCHITECT. IF REUSED WITHOUT PERMISSION, THE ARCHITECT SHALL BE INDEMNIFIED AND HELD HARMLESS FROM ALL LIABILITY, LEGAL EXPOSURE, CLAIMS, DAMAGES, LOSSES AND EXPENSES. DRAWINGS SHALL NOT BE USED FOR A MULTIPLE OR PROTOTYPE DEVELOPMENT WITHOUT WRITTEN AUTHORIZATION FROM THE ARCHITECT.
- THE ARCHITECT SHALL NOT BE RESPONSIBLE WHERE CONSTRUCTION DEVIATES FROM THESE DRAWINGS OR FROM WRITTEN RECOMMENDATIONS. CHANGES TO THE PLAN BY THE OWNER AND / OR CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE PERSONS MAKING SUCH CHANGES. THE OWNER AND / OR CONTRACTOR SHALL HOLD THE ARCHITECT HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES & EXPENSES INCLUDING, BUT NOT LIMITED TO, ATTORNEY'S FEES ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK BY THE CONTRACTOR. THE ARCHITECT SHALL NOT HAVE CONTROL OR CHANGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES, FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, FOR THE ACTS OF OMISSIONS OF THE CONTRACTOR, SUBCONTRACTOR FOR ANY OTHER PERSON PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- OBTAINING THE CERTIFICATE OF OCCUPANCY FROM LOCAL JURISDICTION AS REQUIRED BY PERMITTING PROCESS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR
- FILING A CERTIFICATE OF COMPLIANCE WITH THE STATE OF VERMONT & LOCAL ZONING OFFICE REGARDING COMPLIANCE WITH ADOPTED ENERGY CODES AS PER THE DEPARTMENT OF ENERGY CODES PROGRAM SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- THE CONTRACTOR SHALL, WITHOUT DELAY AND PRIOR TO FABRICATION OR INSTALLATION, BRING TO THE ATTENTION OF THE ARCHITECT ANY DISCREPANCIES BETWEEN THE MANUFACTURER'S SPECIFICATIONS OR RECOMMENDATIONS AND THE CONTRACT DOCUMENTS. UNAUTHORIZED CHANGES TO PLANS BY THE OWNER AND / OR CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE PERSONS MAKING SUCH CHANGES.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSION SHALL GOVERN. GENERAL CONTRACTOR TO CALL THE ARCHITECT IF DISCREPANCIES ARE FOUND.
- THE GENERAL CONTRACTOR SHALL MAINTAIN THE SITE AND BUILDINGS TO BE CLEAN AND SAFE AT ALL TIMES. UNSAFE AREAS ARE TO BE CLEARLY MARKED AND APPROPRIATELY BARRICADED. MATERIALS AND WORK IN PLACE SHALL BE PROTECTED FROM WEATHER AND VANDALS.
- IF THE SCOPE OF THE WORK SHOULD EXCEED BEYOND THE WORK DESCRIBED ON THESE DRAWINGS, IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO INFORM THE OWNER AND RECEIVE AUTHORIZATION TO PERFORM THE ADDED WORK. THIS NOTIFICATION AND AUTHORIZATION MUST BE MADE BEFORE PROCEEDING WITH THE ADDITIONAL WORK.
- REMOVE AND LEGALLY DISPOSE OF ALL CONSTRUCTION AND DEMOLITION DEBRIS.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR AND HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT, UNLESS CONTRACT DOCUMENTS GIVE OTHER SPECIFIC INSTRUCTIONS.
- PROVIDE A PORTABLE TOILET FOR USE BY ALL WORKERS ASSOCIATED WITH THE PROJECT. SERVICE THE TOILET WEEKLY.
- NO SMOKING IS PERMITTED IN THE BUILDING. DISPOSE OF CIGARETTE BUTTS AND OTHER TRASH PROPERLY.
- PROTECT ALL WORK IN PLACE, MATERIALS STORED ON SITE, AND SITE FEATURES. MAINTAIN THE BUILDING SECURE AT ALL TIMES.
- UNFORESEEN CONDITIONS: SHOULD UNFORESEEN CONDITIONS BE ENCOUNTERED THAT AFFECT DESIGN OR FUNCTION OF THE PROJECT, THE CONTRACTOR SHALL INVESTIGATE FULLY AND SUBMIT AN ACCURATE, DETAILED REPORT TO THE ARCHITECT WITHOUT DELAY. WHILE AWAITING A RESPONSE, CONTRACTOR SHALL RESCHEDULE OPERATIONS AS REQUIRED TO AVOID DELAY OF OVERALL PROJECT WHEN POSSIBLE.
- SUBMITTAL NOTE:** SUBMITTALS ARE REVIEWED FOR CONFORMANCE WITH DESIGN INTENT AND GENERAL COMPLIANCE WITH THE CONTRACT DOCUMENTS ONLY. NOTATIONS DO NOT AUTHORIZE CHANGES TO CONTRACT SUM, CONTRACTOR IS RESPONSIBLE FOR ALL QUANTITIES, DIMENSIONS, FIELD VERIFICATION, FABRICATION METHODS, COORDINATION, AND MEANS AND METHODS.
- RECORD DRAWINGS: THE CONTRACTOR SHALL PREPARE AND MAINTAIN A COMPLETE SET OF RECORD CONSTRUCTION DRAWINGS INDICATING ALL ACTUAL WORK, MODIFICATION AND REVISIONS TO THE WORK DELINEATED ON THE CONSTRUCTION DRAWINGS AS WELL AS ANY CONCEALED CONSTRUCTION WORK. INCLUDE ALL OTHER INFORMATION WHICH WOULD BE HELPFUL TO THE OWNER.

AIR SEALING SPECIFICATIONS

AIR SEALING STANDARDS/GOALS

DESIGN REQUIREMENTS:
PROVIDE AN AIR SEALING SYSTEM OF ENTIRE BUILDING ENVELOPE INCLUDING ROOF, ALL FLOOR AND WALLS.

PERFORMANCE REQUIREMENTS

AIR LEAKAGE THROUGH AIR SEALING SYSTEM: NOT TO EXCEED 2 ACH AT 50 PA PRESSURE DIFFERENTIAL FROM THE INSIDE TO THE OUTSIDE.

QUALITY ASSURANCE

TESTING AGENCY: QUALIFIED, ENGAGED BY THE GENERAL CONTRACTOR.
PRE-INSTALLATION CONFERENCE: AIR SEALING SYSTEM INSTALLERS, INCLUDING ENTITIES LISTED BELOW. INCLUDE REVIEW OF INSTALLATION, CONTINUITY, SEALING AND TESTING REQUIREMENTS FOR AIR SEALING SYSTEM. PREPARE AN AIR SEALING SEQUENCING PLAN WHICH OUTLINES SEQUENTIAL STEPS BY ALL ATTENDEES TO MEET REQUIREMENTS.

- CONTRACTOR'S AIR SEALING COORDINATOR/SUPER-INTENDANT
- BUILDING WRAP INSTALLER
- ROOFING INSTALLER
- BUILDING INSULATION INSTALLER
- WINDOW AND DOOR INSTALLER
- JOINT SEALANT INSTALLER
- SIDING INSTALLER
- TESTING AGENCY REPRESENTATIVE

TWO BLOWER DOOR TESTS WILL BE CONDUCTED AS PART OF THE CONTRACTUAL AGREEMENT TO DETERMINE THE ADEQUACY OF AIR-TIGHT CONSTRUCTION. THE TEST WILL OCCUR AT THE STAGE WHEN THE BUILDING IS TOTALLY ENCLOSED, INSULATED AND AIR BARRIER INSTALLED BUT BEFORE ANY INTERIOR TRIM WORK OR FINISH FLOORS HAVE BEEN INSTALLED. THE CONTINUOUS AIR BARRIER MUST BE IN PLACE. ONCE THE INITIAL BLOWER DOOR TEST IS COMPLETE, THE CONTRACTOR AND TESTING AGENCY WILL DISCUSS REMEDIAL/ADDITIONAL AIR SEALING WORK NECESSARY TO ACHIEVE THE STANDARDS AS OUTLINED IN THIS SECTION. A SECOND BLOWER DOOR TEST SHALL BE PERFORMED AT JOB SUBSTANTIAL COMPLETION TO VERIFY COMPLIANCE. IF AFTER THE SECOND BLOWER DOOR TEST THE BUILDING FAILS TO ACHIEVE THE STANDARDS AS OUTLINED IN THIS SECTION, THE CONTRACTOR WILL BE REQUIRED TO MAKE ONGOING ENVELOPE IMPROVEMENTS AND A THIRD (AND ANY ADDITIONAL) BLOWER DOOR TESTS WILL BE CONDUCTED AT THE CONTRACTOR'S EXPENSE.

FIELD QUALITY CONTROL

- CONTRACTOR SHALL COMPLETE THE FOLLOWING BEFORE TESTING:
- ENSURE THE AIR SEALING SYSTEM IS COMPLETE INCLUDING BUILDING WRAP, VAPOR BARRIER, RIGID INSULATION, AND PERMANENT PENETRATIONS INSTALLED (INCLUDING WINDOWS AND DOORS, MECHANICAL, ELECTRICAL AND OTHER EQUIPMENT) INSTALLED.
 - PERMANENT ROOFINGS.
 - BUILDING INSULATION.
 - SEAL OPENINGS IN MECHANICAL SYSTEMS WITH POLYETHYLENE SHEETING AND TAPE OR AS DIRECTED BY THE TESTING AGENCY INCLUDING:
 - VENTILATION INTAKE AND EXHAUST
 - PLUMBING STACKS AND VENTS
 - OUTDOOR LOUVERS

- SEAL HOLES IN EXTERIOR DOORS WHERE HARDWARE IS NOT YET INSTALLED.
- CLOSE AND LATCH WINDOWS AND DOORS.
- SEAL OTHER OPENINGS PERMITTED BY TESTING AGENCY THAT ARE INTENTIONAL AND WILL BE PERMANENTLY CLOSED OFF WHEN CONSTRUCTION IS COMPLETE AND THE BUILDING IS FULLY OCCUPIED.
- ENSURE MECHANICAL AND COMBUSTION SYSTEMS ARE OFF AND NOT OPERATING.

CONTRACTOR'S RESPONSIBILITIES: DURING TESTING

- CORRECT AIR SEALING SYSTEM WHICH DOES NOT COMPLY WITH REQUIREMENTS DURING TESTING. PROVIDE MATERIALS AND LABOR AS REQUIRED TO PERFORM CORRECTION DURING TESTING.
- PROVIDE TEMPORARY ELECTRICAL POWER FOR TESTING AGENCIES EQUIPMENT.
- AVOID THE NECESSITY TO CUT AND PATCH IN PLACE PERMANENT CONSTRUCTION AS REQUIRED TO CORRECT AIR SEALING SYSTEM.
- PROVIDE EQUIPMENT INCLUDING SCAFFOLDING, LADDERS, LIFTS, OR OTHER MEANS APPROVED BY TESTING AGENCY TO ALLOW SPOTTERS AND TESTERS ACCESS TO SURFACES OF THE VOLUMES BEING TESTED, INCLUDING EXTERIOR WALL SURFACES, INTERIOR CEILING-WALL JUNCTIONS, INTERIOR ROOF-WALL JUNCTIONS, AND CEILING AND ROOF PENETRATIONS

GRAPHIC SYMBOLS

NORTH AREA
MAGNETIC NORTH UNLESS NOTED OTHERWISE

BUILDING SECTION
SECTION I.D. _____
SHEET NUMBER _____

WALL SECTION
SECTION NUMBER _____
SHEET NUMBER _____

DETAIL REFERENCE
DETAIL NUMBER _____
SHEET NUMBER _____

LARGE AREA DETAIL REFERENCE
DETAIL NUMBER _____
SHEET NUMBER _____

GRID REFERENCE
STRUCTURAL COLUMN GRID LAYOUT REFERENCE

WALL TAG

DRAWING TITLE REFERENCE
REFERENCE NUMBER _____
DRAWING TITLE _____
SCALE _____

DOOR REFERENCES
GLASS DOOR UNIT NUMBER _____
DOOR NUMBER _____

WINDOW REFERENCES
WINDOW UNIT I.D. _____

INTERIOR ELEVATION REFERENCES
ELEVATION INDICATOR, WALL PLANE(S) _____

ELEVATION DATUM
MAIN LVL TO SUBFLOOR EL.=100'-0"

REVISION INDICATOR
AREA REVISED _____
REVISION NUMBER _____
REVISION CHANGE _____

FINISH MATERIAL REFERENCE
ROOM NAME _____
MATERIALS _____
FLOOR _____
BASE TRIM _____
WALLS _____
CEILING _____
CEILING HGT _____



GIBBS GARAGE
STOWE VERMONT

PROJECT TEAM

OWNER

RICK GIBBS
1234 SLOPING TRAIL
MOUNTAIN TOWN, VERMONT

ARCHITECT

VOLANSKY STUDIO ARCHITECTURE & PLANNING
135 LUCE HILL RD.
STOWE, VERMONT
802-743-4444
WWW.VOLANSKYSTUDIO.COM

DRAWING LEGEND

ARCHITECTURAL DRAWING LEGEND

- A0.1 COVER SHEET
- A2.1 GARAGE FLOOR PLAN
- A3.1 NORTH ELEVATION / EXTERIOR PERSPECTIVE
- A3.2 EAST & WEST ELEVATION / INTERIOR PERSPECTIVES

REVISION KEY

REV. #	REV. DATE
△	DD MM YYYY
△	DD MM YYYY
△	DD MM YYYY
△	DD MM YYYY
△	DD MM YYYY
△	DD MM YYYY
△	DD MM YYYY

date				
REVISIONS	△	△	△	△
date				
REVISIONS	△	△	△	△
date				
REVISIONS	△	△	△	△

volansky Architecture & Interiors studio
135 LUCE HILL ROAD
STOWE VERMONT 05672
802.743.4444
WWW.VOLANSKYSTUDIO.COM

GIBBS RESIDENCE
121 BIRCH HILL ROAD
STOWE VERMONT

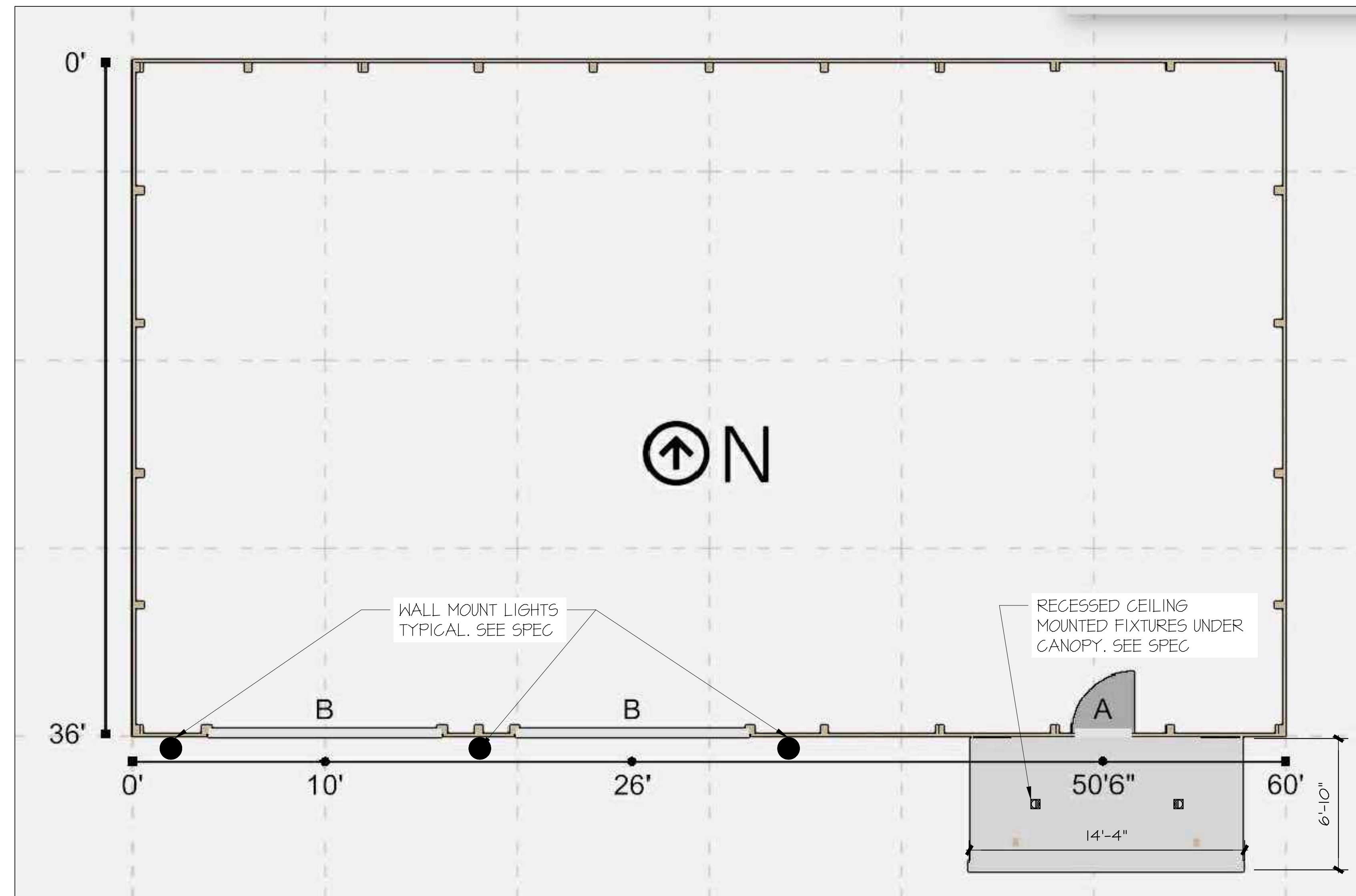
Date **20 AUG. 2024**
Scale **AS NOTED**
Drawn **KMT**
Job **2407**
Sheet **AO.1**

ISSUED FOR PERMITTING

THESE DRAWINGS HAVE BEEN DEVELOPED BY VOLANSKY STUDIO ARCHITECTURE & PLANNING FOR THE TITLED SET ONLY. THE DRAWINGS ARE THE SOLE PROPERTY OF VOLANSKY STUDIO AND THEY SHALL NOT BE USED, LENT, COPIED OR ALTERED WITHOUT THE WRITTEN CONSENT OF VOLANSKY STUDIO

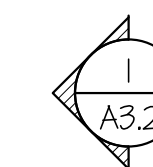
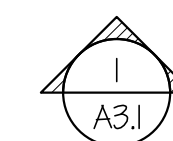
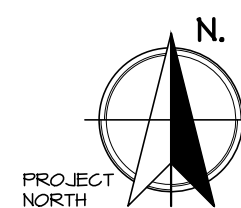
FULL SCALE ON 24" X 36" PAPER
HALF SCALE ON 12" X 18" PAPER

COVER



1 - FLOOR PLAN

SCALE 1/4" = 1'-0"



FULL SCALE ON 24" X 36" PAPER
 HALF SCALE ON 12" X 18" PAPER

FLOOR PLAN

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ISSUED FOR PERMITTING

<p>NEW GARAGE</p> <p>GIBBS RESIDENCE</p> <p>721 BIRCH HILL ROAD</p> <p>STONE ■ VERMONT</p>		<p>volansky Architecture & Interiors studio</p> <p>135 LUCE HILL ROAD</p> <p>802.793.4944</p> <p>STONE VERMONT 05672</p> <p>WWW.VOLANSKYSTUDIO.COM</p>	
Date	28 AUG. 2024	REVISIONS	
Scale	AS NOTED	date	
Drawn	KMT	REVISIONS	
Job	2407	date	
Sheet	A2.1	REVISIONS	

EXISTING TREES TO REMAIN



3 - ENTRY PERSPECTIVE

NOT TO SCALE



2 - ENTRY PERSPECTIVE

NOT TO SCALE



WALL SCONCE

NOT TO SCALE



Black

RECESSED LED

NOT TO SCALE



1 - FRONT NORTH ELEVATION

SCALE 1/4" = 1'-0"

WALL MOUNT LIGHTS TYPICAL

RECESSED CEILING MOUNTED FIXTURES UNDER CANOPY

20'-11" BUILDING HEIGHT

T.O. SLAB EL: 100'-0"

GRADE EL: 99'-6"

ISSUED FOR PERMITTING

NEW GARAGE

GIBBS RESIDENCE

721 BIRCH HILL ROAD
STONE VERMONT

volansky
Architecture
& Interiors studio
STONE VERMONT 05672
WWW.VOLANSKYSTUDIO.COM

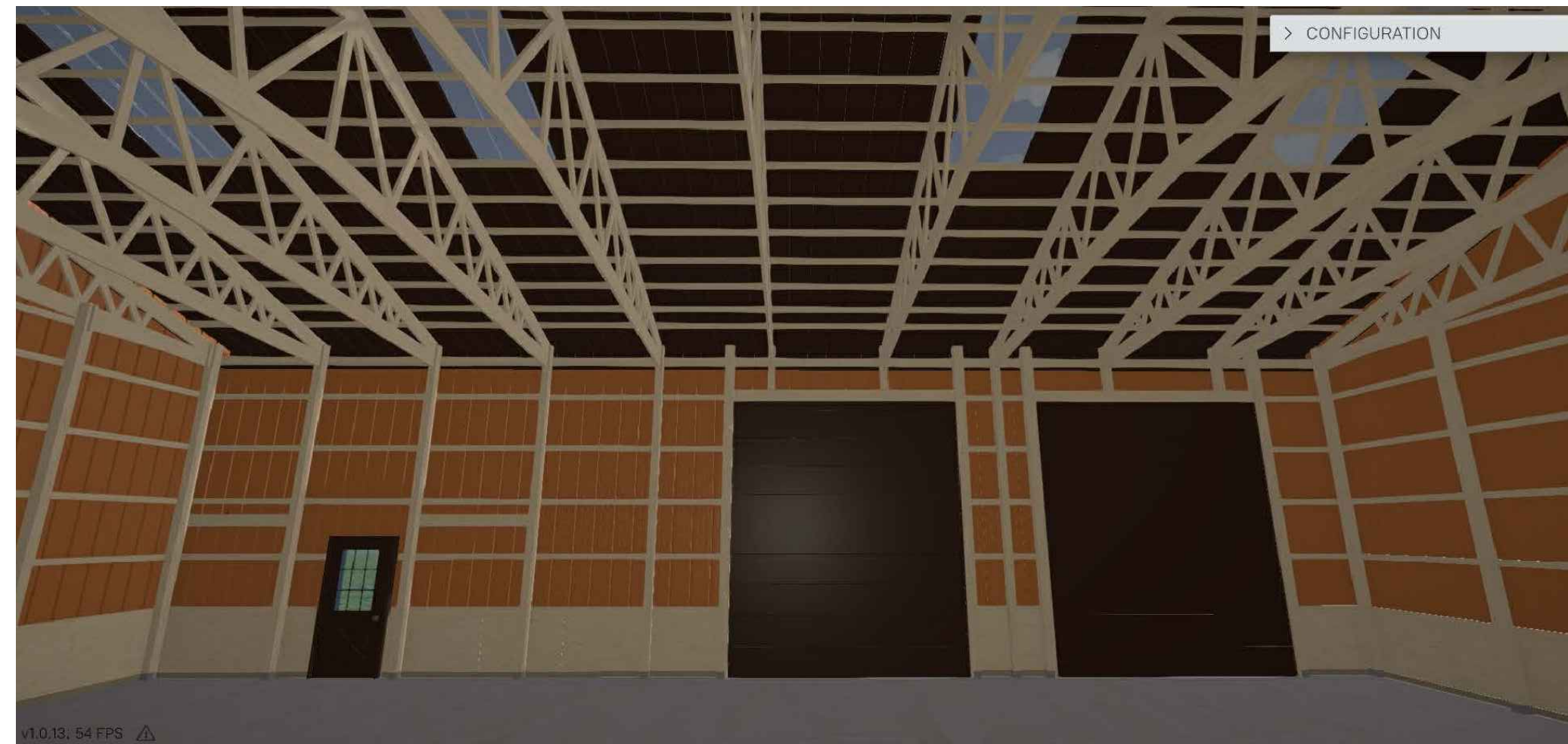
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FULL SCALE ON 24" X 36" PAPER
HALF SCALE ON 12" X 18" PAPER

NORTH ELEVATION

Date	28 AUG. 2024
Scale	AS NOTED
Drawn	KMT
Job	2407
Sheet	A3.1



3 - INTERIOR PERSPECTIVE

NOT TO SCALE



2 - INTERIOR PERSPECTIVE

NOT TO SCALE



1 - SIDE EAST & WEST ELEVATIONS

SCALE 1/4" = 1'-0"

ISSUED FOR PERMITTING

volansky Architecture & Interiors studio		STONE VERMONT 05612 WWW.VOLANSKYSTUDIO.COM
135 LUCE HILL ROAD STONE VERMONT 05612		721 BIRCH HILL ROAD STONE VERMONT
NEW GARAGE	GIBBS RESIDENCE	
Date	28 AUG. 2024	
Scale	AS NOTED	
Drawn	KMT	
Job	2407	
Sheet	A3.2	

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FULL SCALE ON 24" X 36" PAPER
 HALF SCALE ON 12" X 18" PAPER

EAST/WEST ELEVATION



**GIBBS
UNDER CANOPY
RECESSED LED
FINISH BLACK**

AD-LED-4-S12W-xx-xx-LREY-SQ
4" Square Venus Adjustable Recessed LED 12W



Type IC, Wet Location & Air-Tight

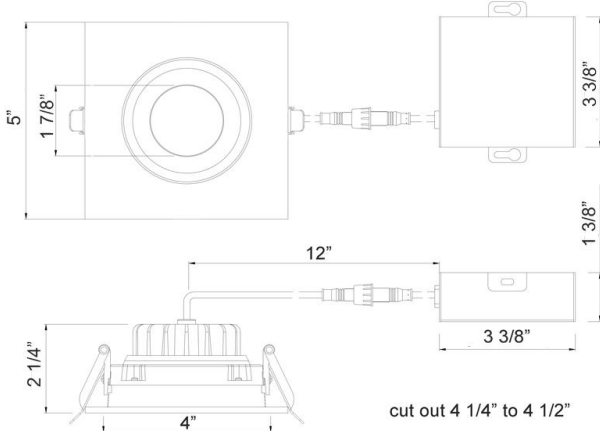
DESCRIPTION

4" Square Recessed Gimbal LED fixture
Regressed optics with low glare
Adjustable 20° each direction and with 360° rotation

FEATURES & BENEFITS

2 light options - 5CCT 27K-50K selectable, Dim to Warm 3000K-1800K
CRI 90+ for true color rendering
2 1/4" Deep - fits in limited ceiling space
Type IC Rated - no housing required
Fast & Easy to install - save on labor
Driver Inside Connection Box - no junction box needed

DIMENSIONS: ID 4" OD square 5" Cut Out Round 4 1/4" to 4 1/2"



ORDERING GUIDE

model	light color	trim color
AD-LED-4-S12W-5CCT-WH-LREY-SQ	5CCT selectable	White
AD-LED-4-S12W-5CCT-BK-LREY-SQ	5CCT selectable	Black
AD-LED-4-S12W-DTW-WH-LREY-SQ	Dim to Warm 3018K	White
AD-LED-4-S12W-DTW-BK-LREY-SQ	Dim to Warm 3018K	Black

Single light color available by custom order MOQ 500 pcs
Dim to Warm is 3000K to 1800K

Project: _____
Location: _____
Model: _____ Qty: _____
Notes: _____

SPECIFICATION	
Applications	Commercial & Residential Recessed
Power	12 W
Color Temperature (K)	5CCT 27K-30K-35K-40K-50K Dim to Warm 30-18K
Light Output (lm)	780-820-890-920-910 700
Halogen Equivalent	90 W
Beam Angle	38° wide beam with 20° tilt and 360° rotation
CRI	90 +
Default Driver Input & Dimming	120V AC 50/60 Hz - Triac Dimmable
Optional Driver Input & Dimming	120V-347V AC 50/60 Hz - 0-10V Dimmable
Junction Box Volume	9.69 cu in / max 5 No 12 AWG or 8 No 14 AWG
Approved Location	Insulated Ceiling & Wet Locations
Air Tight	Yes
Ambient Temperature	-4°F (-20°C) to +104°F (+40°C)
Projected Life	70% Light Output at 50,000 Hours
Certification	cETLus, Energy Star, T24
Warranty	5 Year

Trim Options



White



Black

Other Trim Colors Available By Custom Order, MOQ 500 pcs

ACCESSORIES

Sold Separately



[26" Long Flat Rough-In Plate model # RIP4](#)



[13" Long Flat Rough-In Plate model # MP4-2](#)



[13" Long Flanged Rough-In Plate model # MP4](#)



[4 1/8" Hole Flanged with Hanger Bars model # FRP4](#)



[Jumper Cable 10 ft model # JC-10](#)



[0-10V Driver 120-347V model # HBL012-AW-10-01L](#)

COMPLIANCE



**Type IC
Air-Tight**

Lotus LED Lights USA
250 H Street # 301, Blaine WA 98230 tel 360-200-5500
Hainesport NJ, Naples FL, Vancouver WA

www.LotusLEDLights.com

mailing addresses
warehouses

Lotus LED Lights CANADA
1080 Cliveden Ave # 6, Delta BC V3M 6G6 tel 604-538-3090
Delta BC & Mississauga ON

Model 9236AZ
from the Cylinder Collection
(5)

GIBBS WALL LIGHTING



\$88.95

Finish: Architectural Bronze - 288 In Stock

Height

8" >

Free Shipping!
Leaves the Warehouse Today, June 21st - [Shipping to 05672](#)

Quantity: – + Add to Cart

Compare [Return & Shipping Details](#)

Customers Also Viewed



Kichler 9234
\$73.95



Kichler 9244
\$114.95



Kichler 1125030
\$154.95



— Overview

This one light, Wall Cylinder features our Architectural Bronze finish and uses a BR-40 bulb (recommended). It measures 7.75" high, is U.L. listed for wet location, and is a [Dark Sky compliant fixture](#).

Product Features:

- Single bulb outdoor wall sconces add a touch of elegance to any landscape
- Housing is constructed of aluminum - providing years of reliable performance
- Fully covered under Kichler's 1-year limited warranty
- Features Cylinder Shaped Metal Shade
- Ultra Secure Mounting Assembly

- Width: 6"
- Extension: 8.5"
- Recommended Bulb Shape: BR40
- Bulb Base: Medium (E26)
- Number of Bulbs: 1
- **Bulb Included: NO**
- Light Direction: Down Lighting
- Max Wattage: 120
- Location Rating: Wet Location

Additional Kichler Links

- [View the Manufacturer Warranty](#)
- [Browse all Kichler Products](#)
- [Kichler Cylinder Collection](#)

Dimensions and Measurements

Backplate Depth	?	0.875 in.
Backplate Height	?	4.75 in.
Backplate Width	?	4.5 in.
Extension	?	8.5 in.
HCO	?	4 in.
Height	?	7.75 in.
Nominal Height	?	8 in.
Nominal Width	?	6 in.
Product Weight	?	2.1 lbs.
Width	?	6 in.

Included Components

Bulb Included	?	No
Motion Sensor	?	No
Shade	?	Yes

Characteristics and Features

Base Color	?	Bronze
Bulb Base	?	Medium (E26)
Bulb Visible	?	No
Fixture Shape	?	Cylinder
Full Backplate	?	No
Light Direction	?	Down Lighting
Material	?	Aluminum
Number of Bulbs	?	1
Number of Light Source(s)	?	1
Photocell	?	No
Sconce Type	?	Cylinder
Shade Color	?	Bronze



Shape Shape	▼ Cylinder
Style	🔍 Modern
Suggested Room Fit	🔍 Outdoor
Theme	🔍 Contemporary

Electrical and Operational Information

Power Source	🔍 Hardwired
Voltage	🔍 120
Voltage Type	🔍 Line Voltage (110-120V)
Wattage	🔍 120
Watts Per Bulb	🔍 120

Warranty and Product Information

ADA	🔍 No
Certifications	🔍 UL
Country Of Origin	🔍 China
Dark Sky	🔍 Yes
Energy Star	🔍 No
Location Rating	🔍 Wet Location
Manufacturer Warranty	🔍 1 Year Limited
Series	🔍 New Street

Related Kichler Categories

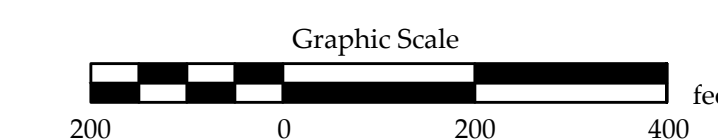
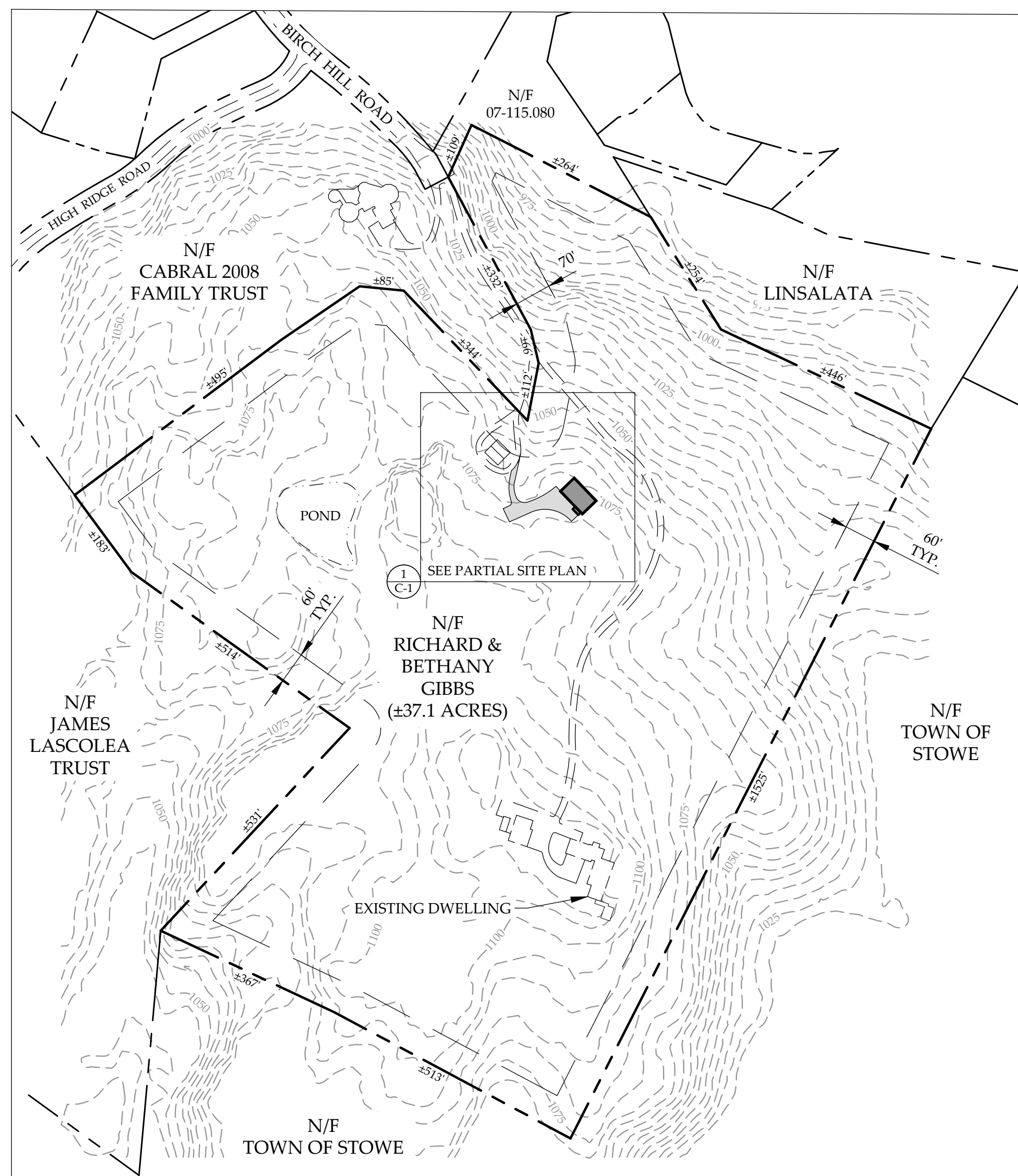
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[New Products](#)
[Indoor Lighting](#)
[Vanity Lights](#)
[Chandelier Lighting](#)
[Pendant Lighting](#)
[Ceiling Lighting](#)
[Wall Sconces](#)

+ Reviews 5

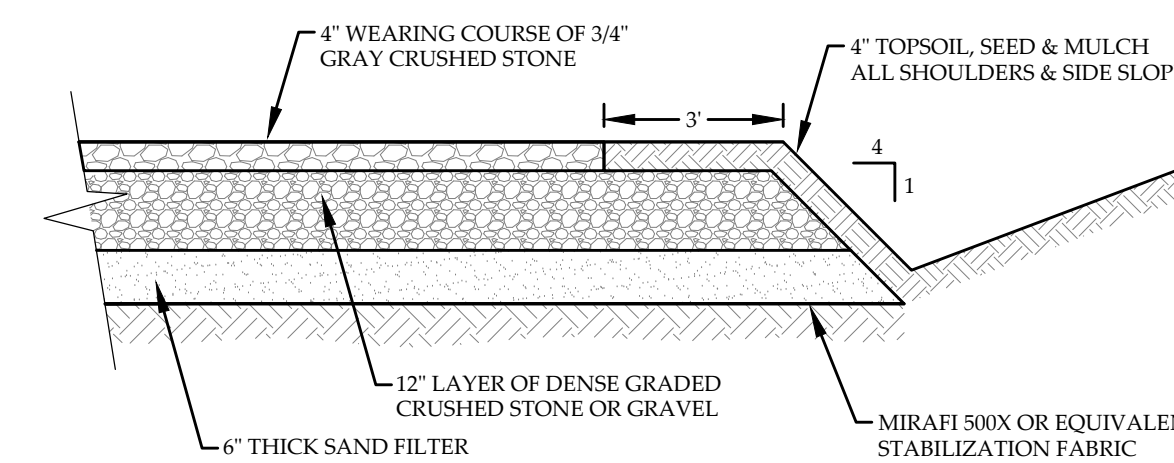
+ Product Q&A 1

+ Matching Products

Recently Viewed Products



OVERALL SITE PLAN
SCALE: 1" = 200'



TYPICAL GRAVEL DRIVEWAY SECTION
NOT TO SCALE



SITE LOCATION MAP
NOT TO SCALE

PURPOSE OF PLAN:
PROPOSE GARAGE ON EXISTING PARCEL

ZONING NOTES:
DISTRICT: RR3 (RHOD)
MINIMUM LOT SIZE: 3 ACRES
MINIMUM LOT WIDTH: 250 FT
SETBACKS:
FRONT = 70 FT
REAR = 60 FT
SIDE = 60 FT

OWNER OF RECORD:
RICHARD & BETHANY GIBBS
721 BIRCH HILL RD, STOWE, VT

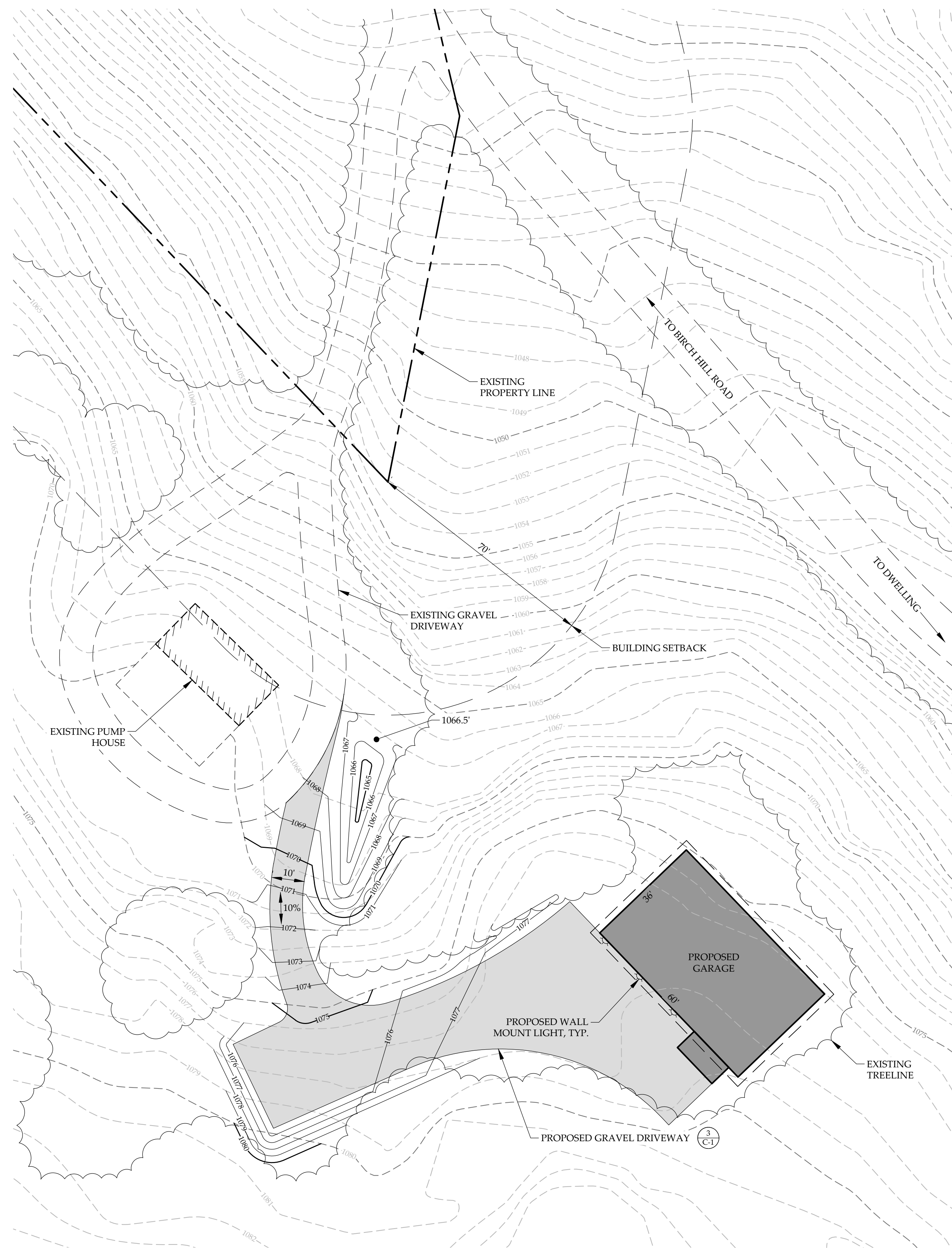
LEGEND	
N/F	NOW OR FORMERLY OWNED BY
(W)	EXISTING DRILLED WELL
---	EXISTING PROPERTY LINE
- - -	ABUTTER PROPERTY LINE
~~~~~	EXISTING TREE LINE
- - - - -	EXISTING CONTOUR
---	PROPOSED CONTOUR
---	BUILDING SETBACK LINE
(RHOD)	RIDGE & HILLSIDE OVERLAY DISTRICT
(MOD)	MEADOWLAND OVERLAY DISTRICT
☼	PROPOSED WALL MOUNTED LIGHT

**PLAN REFERENCES:**

- 1) TOPOGRAPHIC, PARCEL, AND ORTHOGRAPHIC INFORMATION TAKEN ELECTRONICALLY FROM THE VERMONT CENTER FOR GEOGRAPHIC INFORMATION ON 08-19-24.

**NOTES:**

- 1) THIS DRAWING IS NOT A BOUNDARY SURVEY PLAT. BOUNDARY LINE INFORMATION SHOWN IS BASED ON PLAN REFERENCE #1. THE PROPERTY LINES, EASEMENTS AND OTHER REAL PROPERTY DESCRIPTIONS PROVIDED ON THIS DRAWING ARE FOR ILLUSTRATION PURPOSES ONLY. THEY DO NOT DEFINE LEGAL RIGHTS OR MEET LEGAL REQUIREMENTS FOR A LAND SURVEY AS DESCRIBED IN V.S.A. TITLE 27 SECTION 1403 AND SHALL NOT BE USED IN LIEU OF A SURVEY AS THE BASIS OF ANY LAND TRANSFER OR ESTABLISHMENT OF ANY PROPERTY RIGHT.
- 2) THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING AND DETERMINING THE LOCATION, SIZE, AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES OR UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION. APPROPRIATE REMEDIAL ACTION SHALL BE TAKEN BEFORE PROCEEDING WITH THE WORK.
- 3) THIS TOPOGRAPHIC SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF "DIG SAFE" MARKINGS. UTILITY LOCATIONS SHOWN ARE APPROXIMATE AND ARE NOT WARRANTED TO BE EXACT OR COMPLETE. THE CONTRACTOR SHALL CONTACT "DIG SAFE" BEFORE COMMENCING ANY WORK AND SHALL PRESERVE ALL EXISTING UTILITIES NOT SPECIFIED TO BE REMOVED OR ABANDONED AS PART OF THE PROJECT.



**PARTIAL SITE PLAN**  
SCALE: 1" = 20'  
Graphic Scale

<b>SITE PLAN</b> <b>RICHARD &amp; BETHANY GIBBS</b> <b>721 BIRCH HILL ROAD</b> <b>STOWE, VERMONT</b>		
 <b>MUMLEY</b> ENGINEERING, INC. <small>46 HUTCHINS STREET          MORRISVILLE, VT 05661          WWW.MUMLEYENGINEERING.COM          COPYRIGHT © 2024 - MUMLEY ENGINEERING, INC.</small>	PROJECT NO.....24105 DRAWN BY.....WEH/TSW CHECKED BY.....TRM SCALE.....AS NOTED DATE.....08/29/24	SHEET NO. <b>C-1</b> 1 OF 1 SHEETS



Civil Engineers • Land Use Planners

August 30th, 2024

Sarah McShane, Zoning Director and Administrator  
Town of Stowe, Akeley Memorial Building  
67 Main Street, Stowe, VT 05672

Subject: Proposed Barn in RHOD  
Richard & Bethany Gibbs  
721 Birch Hill Road, Stowe

Project #24105

Dear Sarah,

Please find attached an application and supporting materials for a proposed garage building on an existing ±37-acre parcel located at 721 Birch Hill Road in the Rural Residential (RR-5) zoning district and Ridgeline & Hillside Overlay District (RHOD) for review by the Development Review Board (DRB), including:

- Architectural Plans, by Volansky Design Studio
- Site Plans, by Mumley Engineering Inc.
- View Analysis, by Mumley Engineering, Inc.

The project meets all zoning requirements, including setbacks, for the RR-5 zoning district.

The proposed building will be situated in an existing cleared area with access from an existing driveway to the pump house. Existing surrounding trees will provide complete screening of the proposed building from any public vantage points.

The project conforms with all the planning and design standards set forth in the regulations, including dimensional requirements and general planning standards. The project fits with the character of the area as conforming residential lot in a rural setting and can be used for the intended purposes without undue adverse impact on public health or safety, or the environment, or neighboring properties, or the rural and historic character of the community as outlined in the regulations. The project avoids undue adverse impacts on brooks, streams, water bodies, ground water resources and wetlands; prime agricultural soils, farmland resources and scenic meadowland; important forest resources; aesthetic resources and scenic vistas, including views onto and arising from subject property.

#### "Stowe Club Test"

The original approval for development of this property included various locations of existing and proposed cleared areas in order to allow for development that was in accordance with the Ridgeline and Hillside Overlay District (RHOD) of the Stowe Zoning Regulations. The applicant seeks to amend the areas of clearing to accommodate a proposed garage which will allow for the property to remain within compliance of the RHOD requirements.

However, in balancing the competing policies of flexibility and finality, we are required to consider the "Stowe Club Test". In accordance with this evaluation, we believe there is justification in altering the previous conditions of the permit due to changes in the construction and operation of the permittee's project which were not reasonably foreseen at the time the permit was issued.

The applicant proposes a new garage structure, which is a necessity for their use, operation, and maintenance of their property. The 37-acre tract of land includes varying landscapes that require on-going care and equipment to conduct such work, in addition to the enjoyment of the property and keeping of the beauty of the land which also warrants a garage to store equipment and materials. The existing facilities of the property no longer can meet the needs as described and therefore a new garage is proposed, which could not have been reasonable known at the time of the original project approval. Further, the proposed location of the new garage is believed to be the least impactful to the environment and does not cause any significant impacts on neighboring properties or the public.

Please let us know if you have any questions or comments. Thank you for your time!

Sincerely,  
Tyler Mumley, P.E.

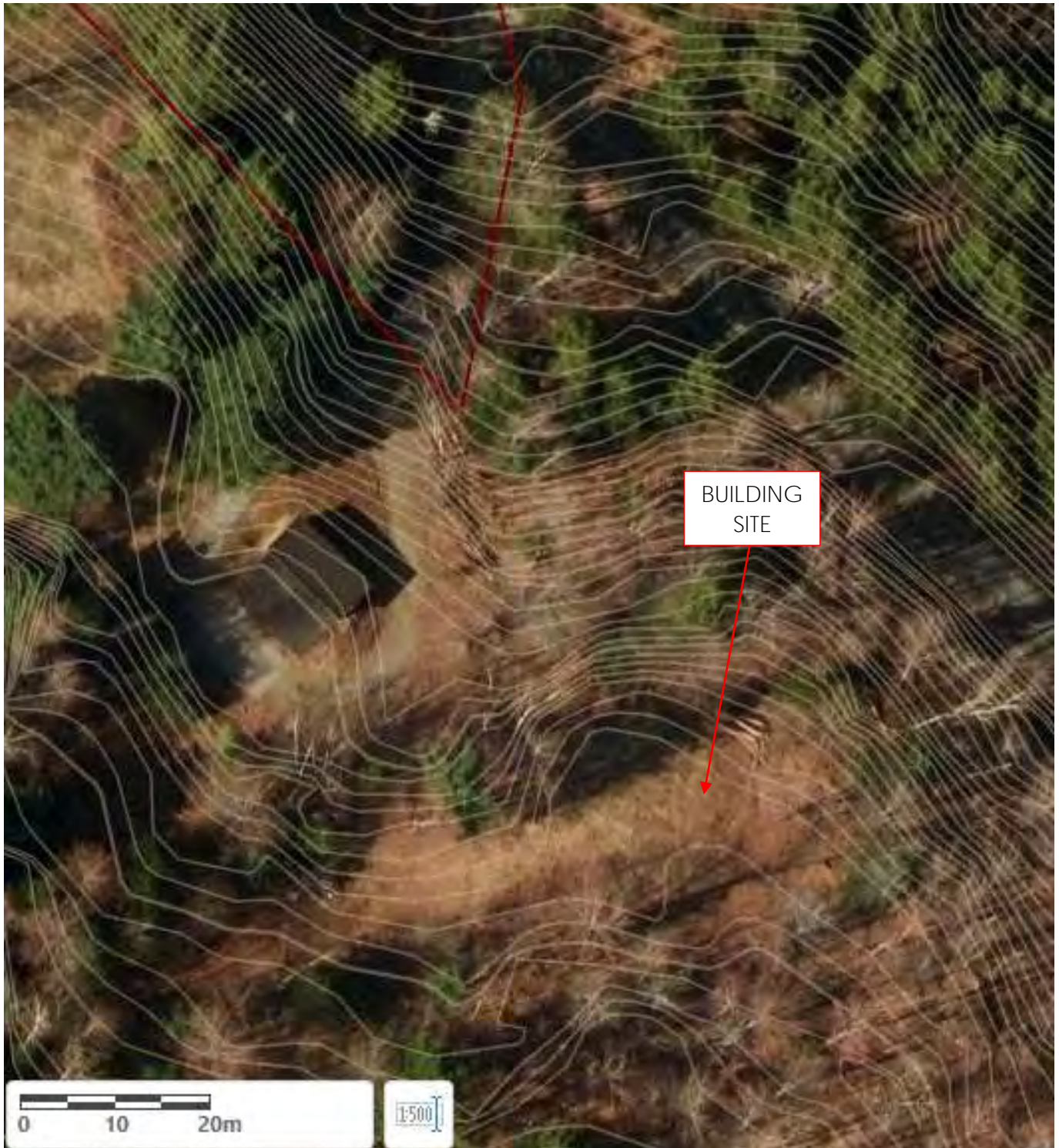


Mumley Engineering, Inc.

Aerial imagery of the property:



Aerial imagery of the project site:





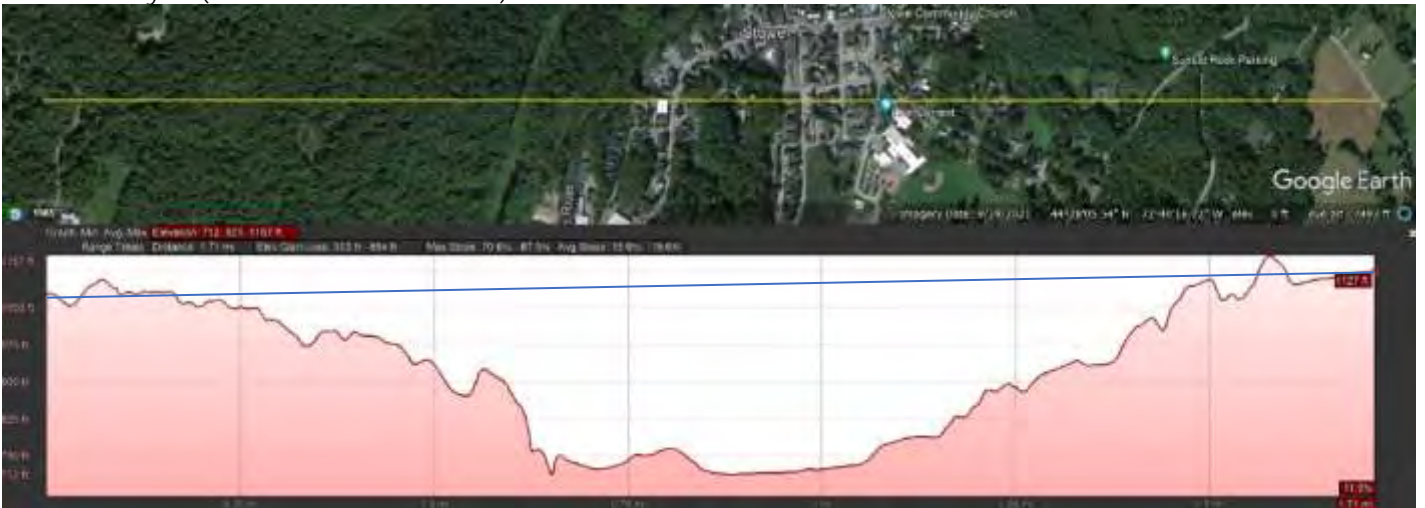
Photos of the building site (trees to remain are 45'+ tall):



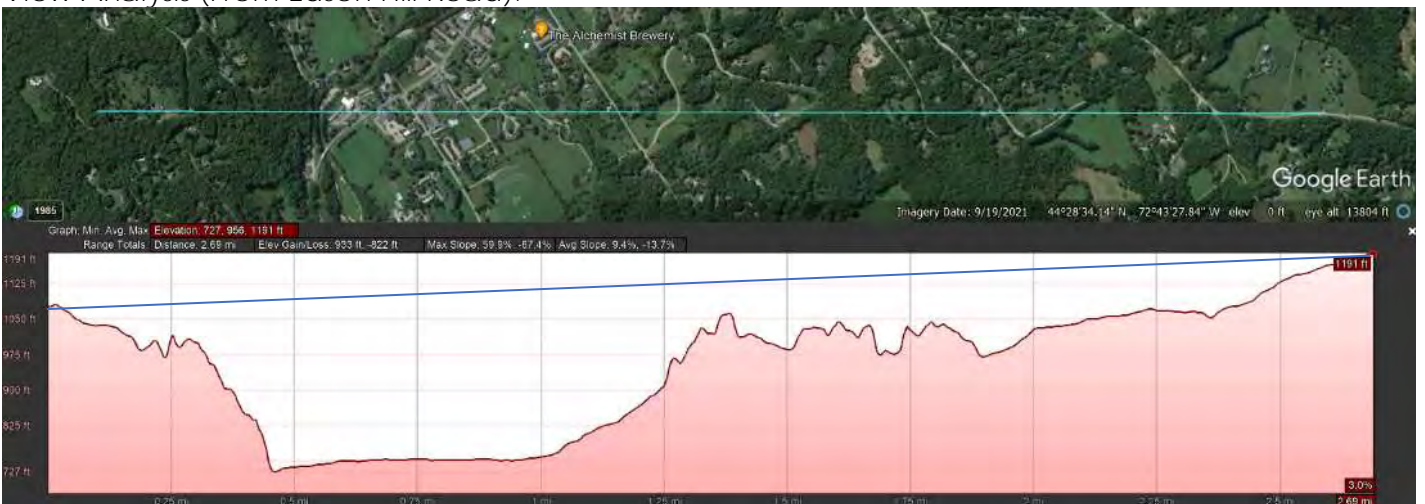
View Analysis (From Stowe Hollow Road):



View Analysis (From Taber Hill Road):



View Analysis (From Edson Hill Road):





**TRUDELL CONSULTING ENGINEERS**  
 478 BLAIR PARK ROAD | WILLISTON, VERMONT 05495  
 802.874.4321 | WWW.TCEVT.COM

Revision No.	Description	Date	By

**Use of These Drawings**  
 1. Unless otherwise noted, these Drawings are intended for preliminary planning, coordination with other disciplines or utilities, and/or approval from the regulatory authorities. They are not intended as construction drawings unless noted as such.

2. Only drawings specifically marked "For Construction" are intended to be used in conjunction with contract documents, specifications, owner/contractor agreements and to be fully coordinated with other disciplines, including but not limited to, the Architect. If applicable, these Drawings shall not be used for construction layout. Contact TCE for any construction surveying services or to obtain electronic data suitable for construction layout.

3. These Drawings are specific to the Project and are not transferable. As instruments of service, these drawings and copies thereof, furnished by TCE are its exclusive property. Changes to the drawing may only be made by TCE. If errors or omissions are discovered, they shall be brought to the attention of TCE immediately.

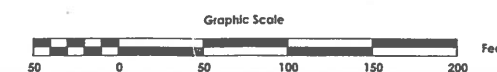
4. By use of these drawings for construction of the Project, the Owner represents that they have reviewed, approved, and accepted the drawings and have met with all applicable parties/disciplines to insure these plans are properly coordinated with other aspects of the Project. The Owner and Architect are responsible for any buildings shown, including an area measured a minimum five (5) feet around any building.

5. It is the User's responsibility to ensure this copy contains the most current revisions.

**Project Title**  
**Gibbs Residence**  
**271 Birch Hill Rd**  
**Stowe, Vermont**  
**05672**

**Sheet Title**  
**EC Site Plan**

Date	05/19/2014
Scale	1" = 50'
Project Number	14-004
Drawn By	NPC
Project Engineer	SMM
Approved By	_____



**C2-01**