

September 16, 2015

Ms. Jeanine McCrumb, Town Planner and Zoning Administrator  
Town of Charlotte  
P.O. Box 119  
Charlotte, Vermont 05445

**Re: Tiller House Structural Modification and Relocation  
362 Holmes Road**

Dear Jeannine:

Thank you for taking the time to review with me the proposed features associated with the Tiller House project. The property is located wholly within the Shoreland Zoning District and the existing 5-bedroom home is located partially in the 150-setback from Lake Champlain. As such the structure is considered to be a non-complying structure subject to certain standards set forth in the Land Use Regulations as it relates to the proposed moving or structural modification of the structure.

In order to maintain the existing tree cover between the existing house and the lake while taking advantage of the limited view sheds currently afforded by the existing tree cover, the Tiller's have designed a home with a footprint that works within the existing challenges while also making the structure less non-complying than the existing structure (see attached Enlarged Building Footprint plan).

Section 3.8(B)(2) states that ... *A nonconforming structure:.....*

*(2) may only be structurally modified or moved in a manner that will not increase the degree of noncompliance, unless approved by the Board of Adjustment in association with conditional use review under Section 5.4.* In this case the proposed building is being made less non-conforming in both the horizontal and volumetric sense and as such is not subject to a Condition Use review by the Zoning Board of Adjustment. However, in support of transparency and avoiding any adverse interpretations of the above, the applicant has agreed to submit this Conditional Use Application for action by the ZBA.

September 16, 2015

As part of the comprehensive management of the land located within the 150-foot setback, the applicant is correspondingly seeking approval under a separate application to the State of Vermont (administered by the Town of Charlotte) for the relocation of the existing conventional wastewater disposal currently located approximately 100-feet from the lake to a point over 500 feet from the lake (see attached site plan).

Please find enclosed the following materials in support of this application:

1. Conditional Use application form
2. Application fee of \$500.
3. Response to Condition Use Review Standards (This document provides the Land Use Regulations and application standards and the applicant's response (*in italicized bold font*) to each).
4. Town Plan Mapping - This attachment represents the applicable town maps as they relate to the discussion with compliance with the Town Plan within the Performance Standards.
5. Blasting Protocol (blasting is not anticipated but if it is required, the obligations of the permittee are outlined therein)
6. Enlarged Building Footprint Plan – This plan shows the existing building and decks compared with the proposed building and decks. The area of encroachment within the 150-foot setback is also shown on that sheet for comparison between the two.

*Plan Submittals*

7. Overall Site Plan
8. Rendering
9. Building Elevations
10. Building First Floor Plan
11. CD with PDFs of submittal documents.

This completes our summary of the proposed project features. If you should have any questions, please feel free to contact me at 864-2323 x310 or at [dmarshall@cea-vt.com](mailto:dmarshall@cea-vt.com).

Respectfully,

David S. Marshal, P.E.

Project Engineer

Enclosures (as listed above) Plans – Six 11x17's

Cc: T. Tiller Hard copy and Digital; C. Wickersham (Digital Only); CEA 13229.01

TOWN OF CHARLOTTE

Planning & Zoning  
P.O. Box 119  
159 Ferry Road  
Charlotte, VT 05445  
Phone: 802-425-3533  
Fax: 802-425-4241  
E-Mail: [Britney@townofcharlotte.com](mailto:Britney@townofcharlotte.com)

Office Use Only #ZBA- \_\_\_\_\_  
Date Received: \_\_\_\_\_

**Note: Decisions of the Zoning Board of Adjustment may be appealed to the Vermont Environmental Court within 30 days of the date of the Board's written decision. Zoning Permits will not be issued so as to become effective prior to the end of that appeal period.**

Receipt # \_\_\_\_\_ Application Fee \$200 Appeal Fee \$150 Hearing Date: \_\_\_\_\_  
\* **APPLICANT/REPRESENTATIVE** (if different from owner) Telecommunications Facilities Fee \$1,000

Name Thomas C., Jr. and Michalle A. Tiller Name David S. Marshall, P.E.  
Address 362 Holmes Road Address Civil Engineering Associates, Inc.  
Charlotte, Vermont 045445 10 Mansfield View Lane, South  
Burlington, Vermont 05403  
Phone \_\_\_\_\_ Phone 864-2323 x310 F 864-2271-

Map 33 Block 50 Lot 7.0 Parcel ID # 00025-0910 Property address 362 Holmes Road

Lot size 23.2 Lot frontage 2000' +/- % of Lot coverage (building) 1.2% (overall) 3.6% Building height Front yard setback 128'; Side yard setback 52.1'; Rear yard setback 662'; Zoning District Rural Note: **all setbacks are to existing primary structure.**

This application references Zoning Bylaw section(s) Sec. 3.8.B.2 -- Modification of Non Complying Structures

- Plot Plan must be submitted showing the lot, existing structures and setbacks, easements, right-of-ways on or abutting the lot, septic primary and replacement areas, well, streams and any other information significant to this application) Submittals no larger than 11" x 17".
- Use attached sheet to list all abutting property owners. Include those across any street, private road or right-of-way.
- Applicant will be required to notify adjoining property owners, by certified mail or certificate of service, after a hearing date has been set.

Conditional Use:  Variance: \_\_\_\_\_ Thompson's Point Seasonal Dist: \_\_\_\_\_ Appeal: \_\_\_\_\_ Other: (describe) \_\_\_\_\_

Describe your request: *(When appropriate, make reference to attached documents, letters, photographs, etc.)*

**Structurally modify existing building and modify its position so that it is more zoning compliant as it relates to the building's relationship to the Lake Shore Overlay District 150-foot setback.**

APPLICATION MUST BE RECEIVED AT LEAST 23 DAYS PRIOR TO THE HEARING DATE.

BE SURE TO COMPLETE ALL SECTIONS OF THE NECESSARY FORMS AND ATTACHMENTS. ONLY COMPLETE APPLICATIONS WILL BE ACCEPTED.

Signature of applicant Thomas C. Tiller Jr. Michelle A. Tiller Date 9/15/15

## Tiller Property – Permitting Standards for Proposed House Modification Shoreline Zoning District – Conditional Use Review

September 18, 2015

- a. **Nonconforming Structures.** Any structure, or portion thereof, legally in existence as of the effective date of these regulations which does not comply with the requirements of these regulations as adopted, or as subsequently amended (*i.e. 150-foot building setback from the Lake Champlain mean high water mark*), shall be considered a **nonconforming structure. The Tiller House currently includes large portions of the house located within the Lakeshore setback/District.** A nonconforming structure may continue to be occupied indefinitely in accordance with the Act [4412(7)], subject to the following limitations.

A nonconforming structure:

- i. may undergo routine maintenance and repair, provided that such action does not increase the degree of noncompliance; ***Not applicable to the proposed scope, see next section.***
- ii. may only be structurally modified or moved in a manner that will not increase the degree of noncompliance.... ***the proposed building location and features will create both:***
  - a. ***A less non-conforming structure by reducing the horizontal encroachment into the Shoreline District; and***
  - b. ***A less non-conforming structure as it relates to volumetric intrusion into the 150-foot structure setback as the majority of the intrusion includes a deck as opposed to what originally was structure (Please see attached Enlarged Floor/Site Plan).***

...unless approved by the Board of Adjustment in association with conditional use review (*See section 3(h) below*). ***A strict reading of the above section would indicate that by satisfying the above standard a Conditional Use approval is not required, however, in support of transparency and avoiding any adverse interpretations of the above, the applicant has agreed to submit this Conditional Use Application for action by the ZBA.***

For purposes of these regulations, any structural alteration which extends the footprint, height or volume of a structure within any required setback or above the required maximum height (i.e., the amount of encroachment), shall be considered to increase the degree of noncompliance. ***As outlined briefly above the proposed project will not increase the volume of the structure located within the Shoreline Zoning District lake setback.***

Any structural alteration of a nonconforming structure which extends the footprint, height or volume of a structure outside of any required setback or below the required maximum height shall not be considered to increase the degree of noncompliance. ***There are portions of the building which be enlarged located outside of the Shoreline Zoning District 150-foot lakefront setback and as such is not considered to increase the degree of non-compliance.***

- c. **Conditional Use General Standards** In accordance with the Act [§4414(3)], the Board shall determine that the proposed conditional use shall not result in an undue adverse effect on any of the following:
- iii. The capacity of existing or planned community facilities and services. The Board shall consider the demand for community facilities and services that will result from the proposed development in relation to the existing and planned capacity of such services and facilities, and the adopted municipal capital budget and program currently in effect. The Board may request information or testimony from appropriate local officials to help evaluate potential project impacts on existing and proposed community facilities and services. Conditions may be imposed regarding the provision of services and facilities, and/or the timing and phasing of development in relation to anticipated municipal capital expenditures or improvements, to minimize any adverse impacts to community facilities and services. ***The project proposes to modify an existing 5-bedroom home into a four bedroom home. As such, there will be no change in the properties impacts on the municipal road system other governmental services such as administration, recreation, library or senior center.***

- iv. Character of the area affected. The Board shall consider the design, location, scale, and intensity of the proposed development in relation to the character of adjoining and other properties likely to be affected by the proposed use. Conditions may be imposed as appropriate to ensure that the proposed development is compatible with the character of the area, as defined by zoning district purpose statements, and specifically stated policies and standards of the municipal plan. Conditions may be imposed as necessary to eliminate or mitigate adverse impacts, including but not limited to conditions on the design, scale, intensity or operation of the proposed use. ***The proposed project benefits from large separation distances from the adjacent properties. The proposed building will generally occupy the same location as the original building except that it has been slightly moved back away from the lake. The attached elevations of the building identify the proposed character of the building. The layout does not significantly change the width of the structure as viewed from Lake Champlain while complying with the height standards for the underlying zoning district.***
  
- v. Traffic on roads and highways in the vicinity. The Board shall consider the potential impact of traffic generated by the proposed development on the capacity, safety, efficiency, and maintenance of roads, highways, intersections, and bridges in the vicinity. A traffic impact assessment may be required. Conditions may be imposed as necessary to ensure that a proposed development will not result in unsafe conditions for pedestrians or motorists, including but not limited to physical improvements on or off site, or the use of accepted traffic management strategies. ***As the proposed project will not increase the number of residential units on the property, there will be no permanent change in the traffic levels from this property not on the surrounding roadway system. It should be noted that there will be a temporary increase associated with the construction phase of the project.***
  
- vi. Bylaws in effect. The Board shall determine whether the proposed development conforms to other municipal bylaws and ordinances currently in effect, including but not limited to road, ***As the project will continue to utilize the existing private roadway (Holmes Road) out to Lake Road, the project does not trigger the need for a Highway Access Permit.*** water or wastewater ordinances ***The project will not increase***

***the water supply or wastewater design flows from the site and therefore could continue to utilize the existing wastewater disposal system located approximately 100-feet from the Lake. However, as part of a proactive effort to provide a long term wastewater disposal solution for the property, the applicant proposes concurrently to construct a new fully complying mound wastewater disposal system approximately 500 feet from the Lake. The State Wastewater System and Potable Water Supply application is pending before the Town.*** The Board shall not approve a proposed development that does not meet the requirements of other bylaws and ordinances in effect at the time of application.

- vii. The use of renewable energy resources. The Board will consider whether the proposed development will interfere with the sustainable use of renewable energy resources by either diminishing their future availability on the subject parcel, or by interfering with neighboring property owners' access to such resources (e.g., for solar or wind power). ***The proposed project sites the proposed building generally in the same location as the existing structure thereby not changing the future availability of solar resources on the property. The proposed location of the house is amply separated from the adjacent properties so that there will not be any solar shadowing effects on the adjacent properties.*** Conditions may be imposed as appropriate to ensure access to and the long-term availability of renewable energy resources.
  
- v. For uses in this district subject to conditional use review under Section 5.4, the Board of Adjustment shall also find that:
  - 1. the proposed use will not cause unsafe or unsanitary conditions on land or on the water; ***The proposed relocation of the wastewater disposal system away from the lake with fully complying vertical and horizontal separation distances will likely improve the sanitary conditions of the area. As there is no proposed increase in density, there correspondingly should see no increase in unsafe conditions as it relates to traffic on the surrounding roadways.***
  
  - 2. the proposed use will not result in accelerated erosion, sedimentation or water pollution; ***The project will be subject to***

***the conditions of a State Construction General Permit for low risk sites. The application of the EPSC standards set forth in that Permit have been designed to suitably protect receiving water from construction related earth disturbance activities. The placement of the building generally 150 from the lake while retaining the existing vegetation within 100-feet of the lake goes further to accomplishing the goals of this overlay district.***

3. the proposed use will not adversely impact wildlife habitat areas;

***As the project seeks to:***

- a. ***generally re-occupy the original house footprint within the 23.5 acre property;***
- b. ***there is no proposed change in vegetation between the house and the lake***
- c. ***the State has not identified this a wildlife "Habitat Block",***
- d. ***The Town wildlife mapping shows the area south of the house as being "Supportive Habitat" in which is to be retained***

***by inspection, there will not be an undue adverse impact on wildlife habitat areas;***

4. the proposed use will not interfere with existing public lake access, or scenic views of the lake as designated in the town plan

***The project does not propose any changes along the lake shoreline and as such will not adversely impact existing public access to the lake. The property is not located within a scenic view corridor; and***

5. visual impacts, as viewed from the lake and from adjoining properties, are minimized ***Since the width of the proposed house will be similar to that of the existing house, there will not be any undue adverse impacts on the view to the property from the Lake or from other properties to the Lake.***

The Board of Adjustment may require for approval the submission of erosion control and/or Shoreland management plan, prepared by a qualified professional, which identifies potential adverse environmental

or visual impacts and associated mitigation measures. Such measures may be incorporated as a condition of approval.

(D) Specific Review Standards. In addition to general standards under subsection 5.4(C), the Board may also consider the following and impose conditions as appropriate to reduce or mitigate the adverse impacts of a proposed development:

(1) Conformance with the Town Plan. Whether applications conform to policies and objectives of the Charlotte Town Plan, (***We have attached the applicable Town Plan mapping in which the project site has been superimposed in support of understanding the relationship of the project site and the existing resource areas***) and do not adversely affect significant natural, cultural or scenic features identified in the town plan, including natural areas, wildlife habitat ***The project does lie on the northern edge of a narrow band of "Associated Supporting Habitat". The proposed project seeks to site the new house in the location of the existing home and as such will not create an undue adverse impact on the existing resource area, productive forests and farmland The project site is located within soil groups that represent "High Potential Soils" as outlined in the Town Plan. The proposal is to occupy the original house site thereby minimizing impacts on the remaining undeveloped portions of the property, surface waters The project will place the building slightly further from the lake and will relocate existing wastewater disposal system further away from the Lake, wetlands There are no wetlands on the property, water supplies and aquifers The water withdrawal(lake intake)pump house for the West Wind Water System is located on this property approximately 300 northeast of the house. There are no activities associated with the house project that will impact the lake intake or pump house, historic sites The Town Plan mapping does not show any resources in this area, and scenic views or vistas in the vicinity of the proposed development The Town Plan mapping does not show any scenic roadways or access points in the vicinity of the project site.***

(2) Additional Restrictions. All conditional uses shall comply with the dimensional, density, siting and associated standards for the district(s) in which the use or development is located ***This project will meet those***

***standards with the understanding that the non-complying structure will be made more complying as part of this project***, including overlay districts, however the Board may require increased setbacks and buffers, or reduced lot coverage or densities of development to avoid or mitigate adverse impacts to adjoining properties ***The project currently provides large separation distances to the adjacent properties*** or significant natural, cultural or scenic features in the vicinity of the site.

(3) Performance Standards. The Board shall consider whether the proposed development will meet applicable performance standards under Section 3. li, and may impose conditions on the installation, operation, storage or maintenance of devices or materials necessary to meet these standards. In determining appropriate performance standards, the Board may consult with state officials, and consider accepted industry standards. In addition, the Board may limit hours of operation so that the use shall be consistent with the character of the area. Evening or night operations shall be permitted only if noise levels, lighting and traffic will not unreasonably interfere with surrounding uses. ***Please note that many of these performance standards were created for the management of commercial uses. As this project is limited to the modification of an existing structure many of these will be not applicable and have been noted accordingly below.***

A) The following performance standards must be met and maintained for uses in all districts, except for agriculture and forestry, as measured at the property line. In determining compliance, the burden of proof shall full on the applicant. The Town or a complainant shall be required to provide reasonable proof if challenging compliance after a permit has been issued. The Planning Commission or Board of Adjustment may require periodic reporting as a permit condition to confirm ongoing compliance. No use, under normal conditions, shall cause or result in:

(1) Noise in excess of 70 decibels, or which otherwise represents a significant increase in noise levels in the vicinity of the use so as to be incompatible with the surrounding area; or within the Commercial/ Light Industrial District, noise in excess of 75 decibels; ***As this project is for a single family home, there are no activities typically associated with this***

***land use that would create a compliance issue. With the nearest property line being 600 feet away and the nearest home being over 800 feet away, the temporary impacts from construction noise should be very limited. The applicant would be willing to abide by a condition in which exterior construction activities are limited Construction hours will be limited to between 7:00 AM and 7:00 PM Monday through Friday and from 7:00 to 5:00 PM on Saturdays and 8:00 to 3:00 on Sundays.***

(2) Clearly apparent vibrations which, when transmitted through the ground, is discernable at property lines without the aid of instruments; ***Based on the current understanding of the soil conditions at the site, blasting will not be required. However, if they are, the applicant will abide by the operating requirements set forth in the attached Blasting Protocol.***

(3) smoke, dust, noxious gases, or similar forms of air pollution which constitute a nuisance or threat to neighboring landowners, businesses or residents; which endanger or adversely affect public health, safety or welfare; which cause damage to property or vegetation; or which are offensive and uncharacteristic of the affected area; ***As this project is for a single family home, there are no activities typically associated with this land use that would create a compliance issue.***

(4) releases of heat, cold, moisture, mist, fog or condensation which are detrimental to neighboring properties and uses, or the public health, safety, and welfare; ***As this project is for a single family home, there are no activities typically associated with this land use that would create a compliance issue.***

(5) Electromagnetic disturbances or electronic transmissions or signals which will repeatedly and substantially interfere with the reception of radio, television, or other electronic signals, or which are otherwise detrimental to public health, safety and welfare, except from facilities which are specifically licensed and regulated through the Federal Communications Commission (FCC). ***As this project is for a single family home, there are no activities typically associated with this land use that would create a compliance issue.***

(6) glare, lumen, light or reflection which constitutes a nuisance to other property owners or tenants, which impairs the vision of motor vehicle operators, or which is otherwise detrimental to public health safety and welfare; ***The project site is located far from the public or private roadways of the area. With the property currently shielded by vegetation or hilly terrain from any of the surrounding homes, there will be no impact on other property owners.***

(7) liquid or solid waste or refuse which cannot be disposed of by available methods without undue burden to municipal or public disposal facilities, which pollutes surface or ground waters, or which is otherwise detrimental to public health, safety and welfare; or ***As this project is for a single family home, there are no activities typically associated with this land use that would create a compliance issue.***

(8) undue fire, safety, explosive, radioactive emission or other hazards which endangers the public, public facilities, or neighboring properties, or which results in a significantly increased burden on municipal facilities and services. ***As this project is for a single family home, there are no activities typically associated with this land use that would create a compliance issue.***

**End of Section**

# TILLER HOUSE ROJECT

## BLASTING PROTOCOL SPECIFICATIONS

### 1.0 GENERAL BLASTING PROVISIONS

This specification is intended to establish controls for use of explosives in the interest of life, health, and safety of employees and the public, as well as the protection of nearby structures, property, and rock or concrete that is to remain in place. All of the contractor's responsibilities apply equally to any subcontractor involved in blasting activities.

Blasting shall be allowed only during a specific period of time every day, as determined by the engineer on site, according to locally applicable codes, specifically the Town of Charlotte Land Use Regulation performance Standards (Section 3.12) which limits continuous and intermittent construction noise) and the those conditions of approval from the Land Use Permit for the project and necessary operational restrictions.

### 1.1 EXPLOSIVES

Transportation, handling, storage, quantity limitations, and use of explosives shall be subject to all state and local ordinances concerning this matter, as well as to appropriate federal safety guides. The contractor shall maintain an inventory record of storage and withdrawal of all explosives. This record shall be available to the Owner, and he shall be promptly notified of any loss or theft of explosives. The contractor shall provide such reasonable and adequate protective facilities as are necessary to prevent loss or theft of explosives. Overnight storage of explosives and detonators outside the magazines will not be permitted. Caps or other exploders or fuses shall in no case be stored, transported, or kept in the same place in which dynamite or other explosives are stored, transported, or kept.

### 1.2 BLASTING SPECIALISTS

The contractor shall have full-time on the project an experienced person who will have direct responsibility for executing the blasting plans. This person shall submit a written listing of at least three projects of a similar character which he has successfully completed, and a written description of his role on those projects. His qualifications shall be subject to the approval of the engineer (with the concurrence of the geotechnical engineer, if any). As a minimum, he must be a licensed blaster in the state where blasting operations take place. He shall be responsible for the design of all blasting operations, and his services shall be continued as long as the engineer deems them to be necessary.

### 1.3 BLASTING PLAN

General - No less than three weeks prior to commencing the test blast program, or at the preconstruction conference (whichever is earliest), or at any time the contractor proposes to change the drilling and blasting methods, the contractor

shall submit a blasting plan to the engineer for review. The blasting plan shall contain the full details of the drilling and blasting patterns and controls the contractor proposes to use for both the production and controlled blasting. The blasting plan shall contain the following minimum information:

Station limits of proposed shots;

- A. Plan and section view of proposed drill pattern, including free face, burden, blast hole spacing, blast hole diameters, blast hole angles, lift height, and subdrill depth;
- B. Loading diagrams for each blast showing type and amount of explosives, primers, initiators, and location and depth of stemming;
- C. Form for reporting the vibration results for each blast;
- D. Initiation sequence of blast holes, including delay times and delay system;
- E. Identification of explosives suppliers and blasting specialists;
- F. Manufacturer's data sheets for all explosives, primers, and initiators to be employed;
- G. Procedures to inform and protect the public and adjacent property; and
- H. Plan for de-initiation in case of misfire.

#### **1.4 BLASTING PROCEDURES**

Blasting Mats/Fly Rock Control - Before the firing of any blast, the rock to be blasted shall be covered with blasting mats, as approved by the engineer. Mats shall be placed for every blast over the entire loaded area and shall restrict all fly rock from leaving the site. If blasted rock is permitted to escape the blasting mats, all blast-related activities, including drilling operations, shall be stopped by the engineer. The contractor shall prepare a report describing why rock was allowed to be ejected, and how such events will be prevented in the future. This report shall be submitted to the engineer. In order to proceed with any further blast-related activity, written permission shall be obtained from the engineer. These provisions do not relieve the contractor from all responsibility for the safety of his own personnel, the safety of the general public, as well as damage to structures.

#### **1.5 TEST BLAST PROGRAM**

The contractor shall provide any necessary cooperation with the engineer for conducting a test blast program. While the engineer will take the lead role in this program, the contractor shall concur in the intent, design, and process of the testing. This program shall be performed prior to the start of any construction blasting, including pre-splitting. It shall be performed to show how the vibrations decrease with increasing distances from the blast, and increase with increasing amounts of explosives. This program is intended to provide subsequent guidance for design of blasts to meet the vibration controls for this particular project, and not to define any envelope or relationship to be used as a control.

Monitoring - At least three blast monitors shall be used. Their number, type, and

location shall be approved by the engineer. They shall be aligned in two linear arrays, perpendicular to one another. For each linear instrument array, a wide range of instrument distances shall be used. The far position shall be at least 100 times farther from the blast than the closest. Properly spaced instrument positions should be established in log distance increments, rather than additive distance increments, to reach out three logarithmic units.

## **1.6 BLAST WARNING PROCEDURES**

A. General - The contractor, at his own expense, shall erect proper, durable signs of adequate size stating that blasting operations are being carried out in the area. Such signs shall be posed at points clearly visible to all traffic approaching the area. A system of reliable, audible warnings shall be established by the contractor, subject to the engineer's approval, to ensure proper warning to all personnel in the area of an impending detonation.

B. Special - The contractor shall be cognizant of the possible need to schedule blasting during periods when delicate operations are not being performed. In the event that operation staff states that blasting cannot be performed at certain times because of negative effects, the contractor shall reschedule his blasting at no additional charge. Those times shall be determined by the contractor and included in the blasting plan (Section 1.5).

C. Radio Transmitters - Radio transmitters shall not be permitted in the immediate area of blasting operations, unless properly locked and sealed. The contractor shall be responsible for the effect due to any stray currents and the radio communication system within the area of the site in the case when construction occurs in an area of industrial activities. The contractor will be furnished with the necessary data pertaining to radio systems and any other available data upon receipt of a written request. Mutually agreeable administrative procedures must be developed between the contractor, the engineer, and the supervision of the industrial activities to control the use of any equipment (including mobile transmitters and radios) that emits electromagnetic radiation within the construction area during blasting operations.

## **1.7 PUBLIC AWARENESS**

The contractor is required to have both letter and personal contact with residents, institutional operators, and business establishments that are within the construction area or near enough for ground vibrations from blasting operations to be strongly perceptible. This contact shall be made prior to the beginning of any blasting or other vibration-related activity. The contractor is required to furnish the engineer with a list of those contacted prior to the blasting operations, and include on that list all pertinent information as approved by the engineer. The minimum distance for contact shall be those within 400 feet of any blasting activity.

## **2.0 CONTROL MEASURES**

### **2.1 PERMANENT DISPLACEMENT**

A. Line and Grade Survey of Remaining Rock - The line (location) and grade (elevation) survey will be performed by a surveyor and approved by the Owner. It will establish control and grade lines to detect movements along the exterior faces of buildings. This survey will be conducted on all buildings within a 22-m (75 ft) radius of the construction site. Reports shall be delivered monthly to both the engineer and contractor.

All control lines and grades shall be referenced to existing benchmarks, which shall be established far enough from the construction site to be preserved for all surveys. Tilting of the nearest walls of structures will be established by measurement with a portable tilt meter made by a specialist.

B. Existing Building Cracks - Permanent deformation of buildings will be monitored with crack monitoring gauges. The type of gauges shall be determined by the type of potential distress (plaster cracks, movement, etc.).

Crack monitoring gauges will be placed on strategic structures, within a radius of 22 m (75 ft) from the nearest blasting activities, and on buildings or structures of particular concern (none), such as historical monuments, within a radius of 200 feet from the blasting activities.

### **2.2 PRE-BLAST CONDITION SURVEY**

A pre-blast condition survey shall be undertaken for all buildings within 300 feet of the construction activity. This survey shall document the existing exterior and interior conditions of these buildings.

This survey shall include documentation of interior subgrade and above-grade accessible walls, ceilings, floors, roof, and visible exterior as viewed from the grade level. It will detail, by videotape and/or photographs, the existing structural, cosmetic, plumbing, and electrical condition, and shall include all walls, and not be limited to areas in buildings showing existing damage. Notes and sketches may be made to highlight or enhance the photographic documentation.

The condition report shall present engineering notes and photographs and/or video records. The report shall also summarize the condition of each building and define areas of concern. Reports of the condition surveys shall be made available to the contractor for his review prior to the start of any construction or demolition activity.

## 2.3 PARTICLE VELOCITY CONTROLS

### Definitions

- A. The peak particle velocity is the maximum rate of change with respect to time of the particle displacement, measured on the ground. The velocity amplitudes are given in units of millimeters per second (mm/s), or inches per second (in./sec) zero-to-peak amplitude.
- B. The frequency of vibration is the number of oscillations that occur in 1 second. The frequency units given are in hertz, where 1 Hz equals 1 cycle per second.
- C. The dominant frequency is usually defined as the frequency at the maximum particle velocity, which will be calculated visually from the seismograph strip chart for the half cycle that has as its peak the maximum velocity.
- D. The scaled distance is equal to the distance from the blast, measured along the path traveled by the vibration, divided by the square root of the maximum charge weight per delay. Common units are, respectively, ft and lb.

### Limitations

- E. The allowable particle velocity and frequency of vibration shall be limited to those that will adequately protect the character of the buildings within the project area including:

	<u>Construction</u>	<u>Foundation</u>
Residential Homes	Two-story wood frame	Conc Basement
West Wind Intake	Concrete	Conc slab on grade

## 2.4 NOISE STANDARDS

The sustained (for a period of one hour) sound pressure level shall not exceed the 70 dbA decibel level at the property line between the hours of 7:00 a.m. and 7:00 p.m., and shall not exceed the 60 dbA decibel level at the property line between the hours of 7:00 p.m. and 7:00 a.m. If the noise is impulsive (i.e., hammering), intermittent (i.e., music or machine sounds) or periodic (i.e., hums or screeches), the maximum sound pressure levels described above shall be reduced by five (5) dbA.

## 3.0 MONITORING OF PROGRESS

### 3.1 ARCHIVING

The contractor will provide the engineer with all data necessary for record-keeping purposes. These data shall be kept by both parties for at least three years, and shall include, as a minimum, the following information:

- A. All monthly surveys conducted for vibration control and noise monitoring purposes, including the preconstruction survey.
- B. The original blasting plan, as well as any adjustments made to it during the course of the construction activities.
- C. All monitored data, relative to each and every shot. These shot record reports shall contain all information as required and approved in the blasting plan, including all information concerning the type and characteristics of the monitoring instruments used on the site, their location, and orientation.
- D. All shot loading data for each shot, correlated with the monitored data.
- E. All weather conditions occurring during the blasting activities, including those which may cause possible adverse blasting effects.
- F. All details concerning the blasting mats or any other protection used.

## **4.0 CRACKING DEFORMATION**

### **4.1 TYPES OF CRACKING**

The engineer will distinguish different types of cracking in structures. The two categories considered will be:

- A. Cosmetic cracking  
*Cosmetic cracking includes:*
  - 1. Threshold damage: opening of old cracks, and formation of new plaster cracks; dislodging of loose structural particles such as loose bricks in chimneys.
  - 2. Architectural or minor damage: superficial, not affecting the strength of the structures (e.g., broken windows, loosened or fallen plaster), hairline cracks in masonry.
- B. Structural cracking  
*Structural cracking includes*
  - 1. Structural cracking or major damage results in serious weakening of the building (e.g., large cracks or shifting of foundations or bearing walls, major settlement resulting in distortion or weakening of the structure, walls out of plumb).

### **4.2 CONTROL LIMITS**

The engineer will select the most appropriate cracking criterion for the site, to control blasting operations. This criterion will be used, in conjunction with the expected peak particle velocities from blast vibrations, to develop safe vibration control limits, as described in Section 2.3.

## **END OF BLASTING MANAGEMENT PLAN**



# **Thomas & Michelle Tiller Adjoiner List**

## **SUBJECT ID**

**Thomas & Michelle Tiller  
362 Holmes Road  
Charlotte, VT 05445**

## **OWNER OF RECORD**

John & Nancy Barnes, Trustee  
210 Holmes Road  
Charlotte, VT 05445

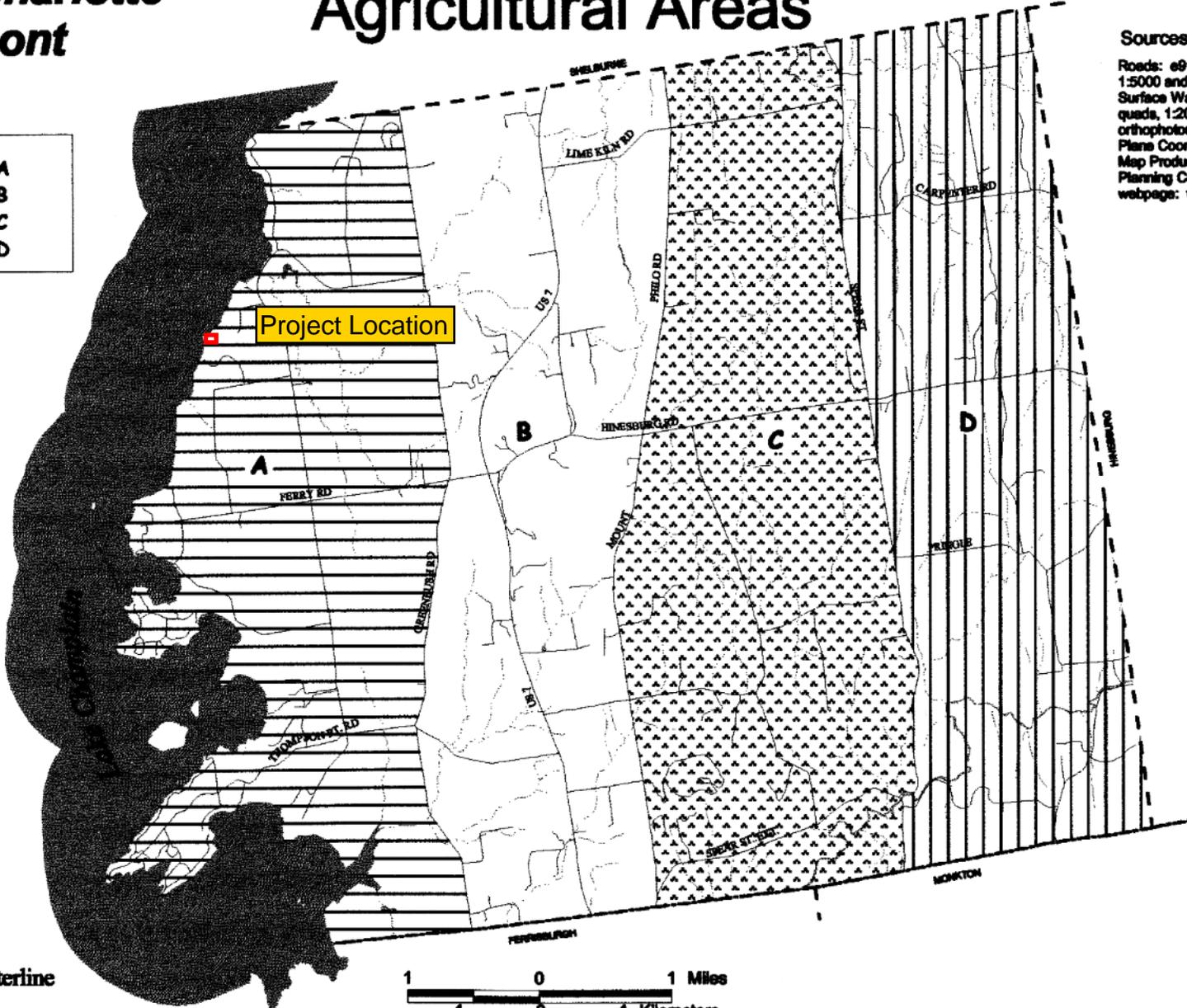
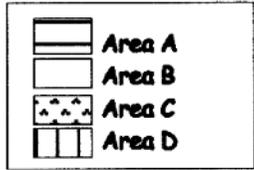
Hilary Maslow  
359 Holmes Road  
Charlotte, VT 05445

Peter & Leigh Phillips  
316 Popple Dungeon Rd  
Charlotte, VT 05445

Edward Amidon & Louise McCarren  
499 Popple Dungeon Rd  
Charlotte, VT 05445

# Town of Charlotte Vermont

# Agricultural Areas



**Sources:**

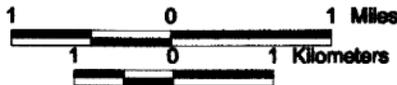
Roads: e911 road data. Town Boundary: 1:5000 and 1:1250 orthophotos. Surface Water: 1:24000 USGS Topographic quads, 1:20000 SCS soil survey, and 1:5000 orthophotos. Data in NAD83, Vermont State Plane Coordinate System. Map Produced by Chittenden County Regional Planning Commission. PH: 872-1600 webpage: [www.ccrpcvt.org](http://www.ccrpcvt.org)



**Disclaimer:** The accuracy of information presented is determined by its sources. Errors and omissions may exist.

**Boundaries**

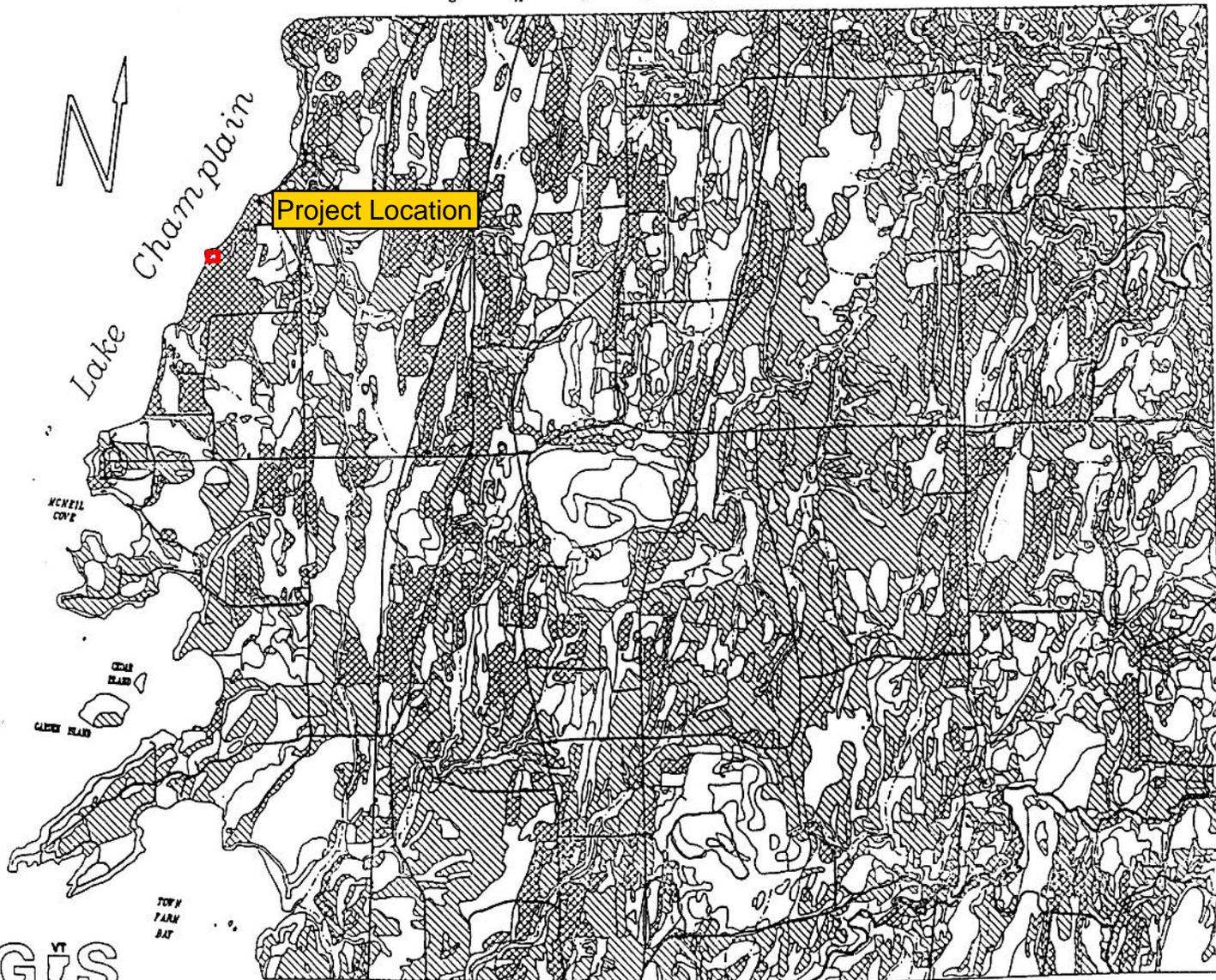
- County
- Town
- Stream Centerline
- Roads
- Water Body



# TOWN OF CHARLOTTE, VERMONT

S H E L B U R N E

## Agricultural Potential of Soils



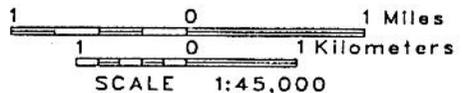
### LEGEND

-  High potential soils - 3,301 acres (12.5%)
-  Good potential soils - 10,003 acres (37.7%)
-  Less than good potential soils - 13,142 acres (49.5%)
-  Water - 74 acres (0.3%)

C  
R  
U  
B  
S  
E  
N  
I  
H

NOTE: This map was produced using soil units described by the Soil Conservation Service in the Soil Survey for Chittenden County. This soil survey was mapped to a three (3) acre minimum mapping unit, with definitions depicting the dominant soil. Inclusions of other soils, too small to be delineated, may be present within a mapped soil area. The depicted soil boundaries and interpretive maps derived from them do not eliminate the need for on-site sampling, testing, and study of specific sites. In addition, the map and its interpretations should not be used as a substitute for detailed engineering designs.

THIS MAP AND ITS INTERPRETATIONS ARE INTENDED FOR PLANNING PURPOSES ONLY.



VT  
GIS

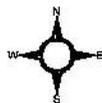
FERRISBURG ADDISON COUNTY

# Critical Wildlife Habitat

## Charlotte, Vermont

-  Forest Habitat
-  Wetland Habitat
-  Associated Support Habitat
-  Major Linkage
-  Wildlife Crossing
-  Stream Centerline
-  Road
-  Railroad
-  Town Boundary

Project Location



0 1 Mile

**BACKGROUND:**  
 This map is based on information from airphotos, orthophotos, maps and field work from the air and on the ground from several recent years, in addition to the 1990 Charlotte Town Plan (readopted in 1995). Because of the different ages of these sources of information, the map may contain some discrepancies which will be corrected through field checking over time. The ArcView GIS database and other archives of background information on mapped areas are available through the Charlotte Planning Office and Charlotte Conservation Commission.

**CREDITS:**  
 This map was compiled during 1998 - 2000 by the Charlotte Conservation Commission under the Mapping and Assessment of Significant Wildlife Habitat and Natural Communities Project. Technical assistance provided by Consulting Ecologist Jeffrey Parsons, University of Vermont Field Naturalist Graduate Students: Damien McElwain, Michelle Pansfiliere, Cynthia Riegel and Kate Wright under the supervision of Walter Pelowan, Judy Bond/GrassRoots GIS; and Project Leadership Team: Linda Hamilton, David Brown, Larry Hamilton, Liz Lee, Robert Long, Sue Monack, and Linda Roddman. Wetlands information based on 1999 maps. Wetlands of Charlotte, Vermont Board on Interpretation of Aerial Photographs, which was produced under this same project. Funding in part by Municipal Planning Grant 0062/99/MPOB from the Vermont Department of Housing and Community Affairs.

Wetlands and upland forests contain the greatest diversity of plant and animal species, and therefore are the richest habitat. Other habitats associated with these such as meadows, scrub/shrub areas, regenerating forests, and other open habitats provide key hunting/feeding grounds, staging areas and buffers for forest dwellers. Linkages (or corridors) are linear habitat which connect patches of habitat, and these connections are essential to keep patches from becoming isolated and cut off from the local and regional movement of wildlife (especially the important predator species).



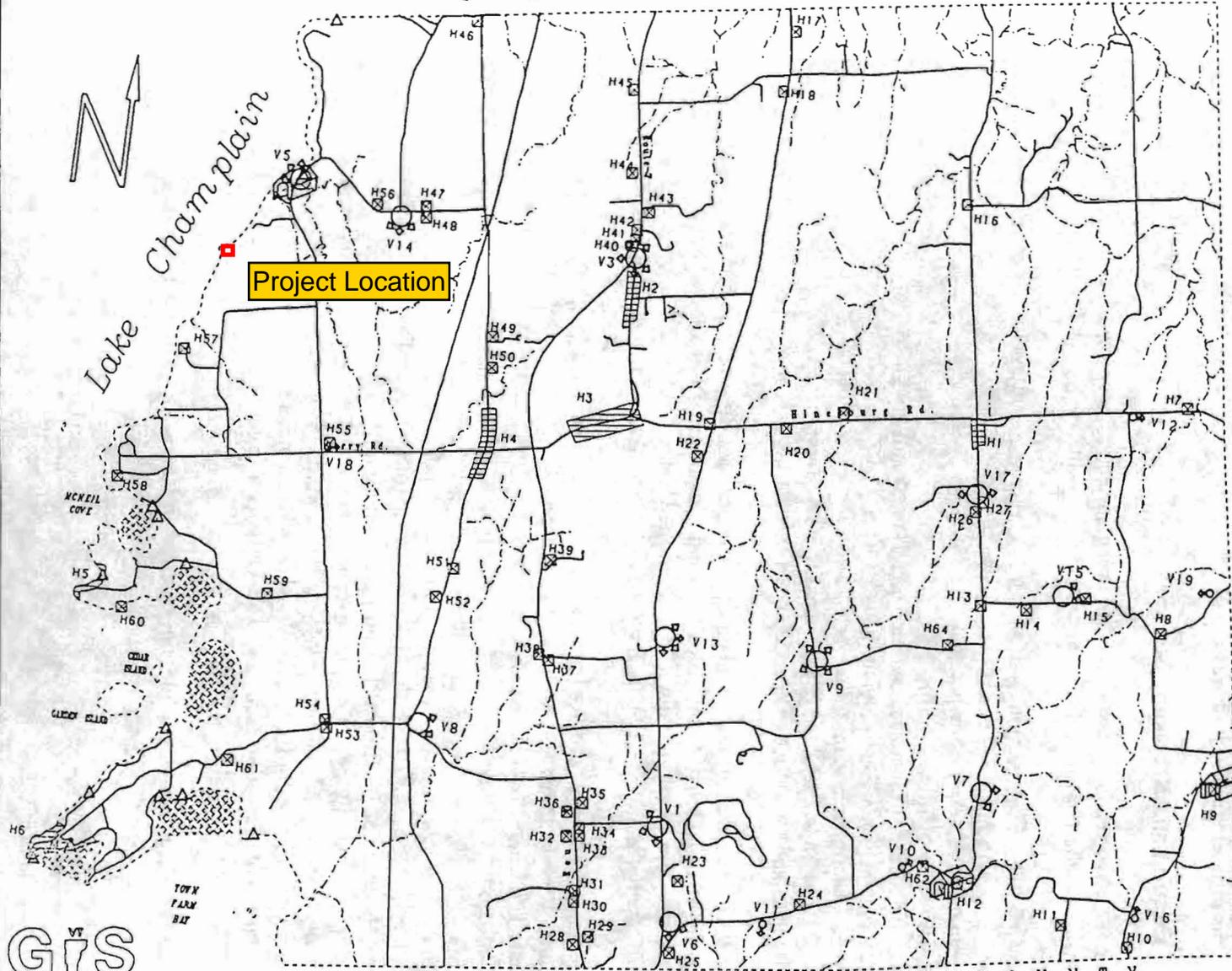
GrassRoots GIS

# TOWN OF CHARLOTTE, VERMONT

## Cultural and Recreational Resources

Town Plan—March 7, 1995

54

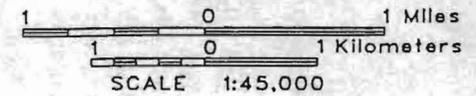


### LEGEND

- △ Lake access points
- ▨ Mooring management area
- ▧ Historic district
- ⊠ Historic site
- ▤ Covered Bridge
- ⊕ Vista
- View

G U R B U R G H I N E S B U R G

VT GIS

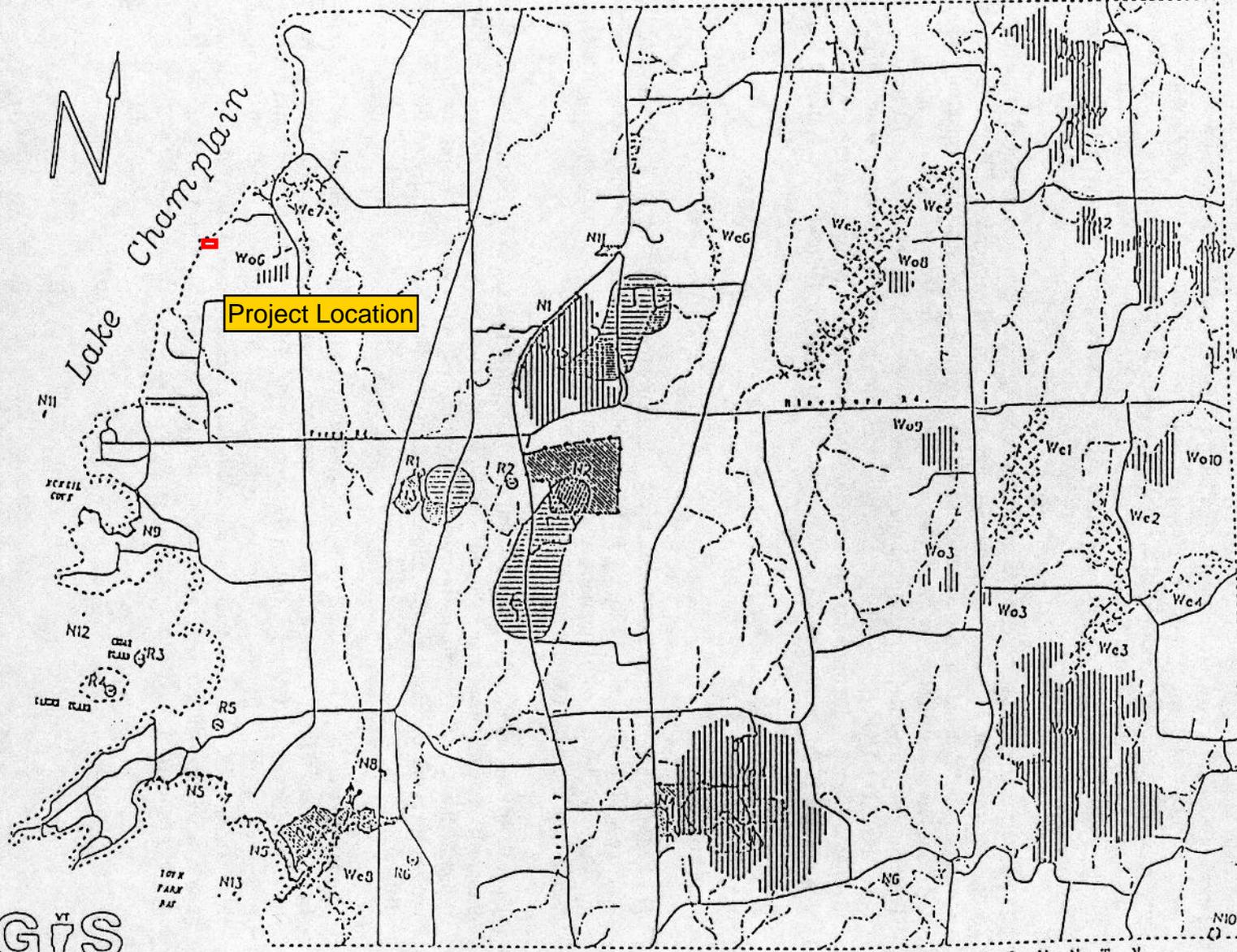


FERRISBURG ADDISON COUNTY

# TOWN OF CHARLOTTE, VERMONT

# Environmental Assessment

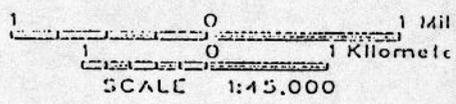
S H E L B U R N E



## LEGEND

-  Natural areas
-  Primary aquifer
-  Secondary aquifer
-  Wetland
-  Productive woodland
-  Shoreline wetland management area
-  Rare, threatened, or endangered plant and animal species

VT  
GIS

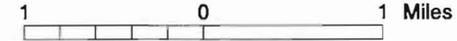


FERRISBURG ADDISON COUNTY

# Town of Charlotte, VT

## ROADS with HIGH SCENIC or CONSERVATION VALUES

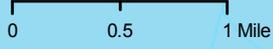
-  Most Scenic Roads
-  Wildlife Value Areas
-  Most Scenic Views
-  Current Roads
-  Town Boundary



**Project Location**

Based on 1998-1999 project, Assessment of Scenic and Conservation Values of Charlotte Roadsides, organized by Charlotte Tree Warden and Conservation Commission and funded by a grant from the Urban and Community Forestry Program / Vermont Department of Forests, Parks and Recreation. GIS database development and map production to Vermont Geographic Information System (VGIS) standards; detailed digital database available through Town of Charlotte Planning Office and Chittenden County Regional Planning Commission.

# Charlotte, Vermont Public Water Supply Source Protection Areas

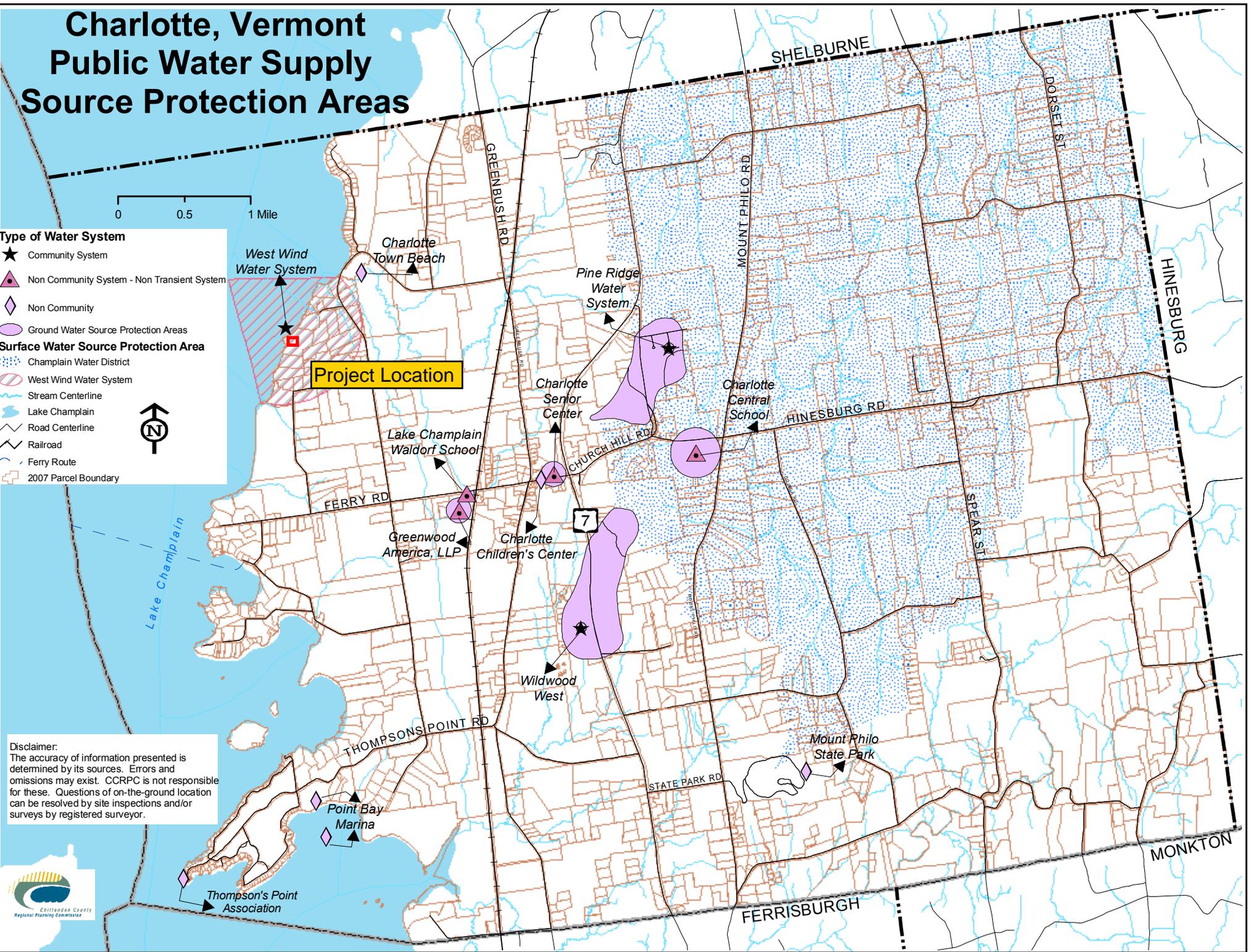


- Type of Water System**
- ★ Community System
  - ▲ Non Community System - Non Transient System
  - ◇ Non Community
  - Ground Water Source Protection Areas
- Surface Water Source Protection Area**
- ▨ Champlain Water District
  - ▨ West Wind Water System
  - Stream Centerline
  - Lake Champlain
  - Road Centerline
  - Railroad
  - Ferry Route
  - 2007 Parcel Boundary



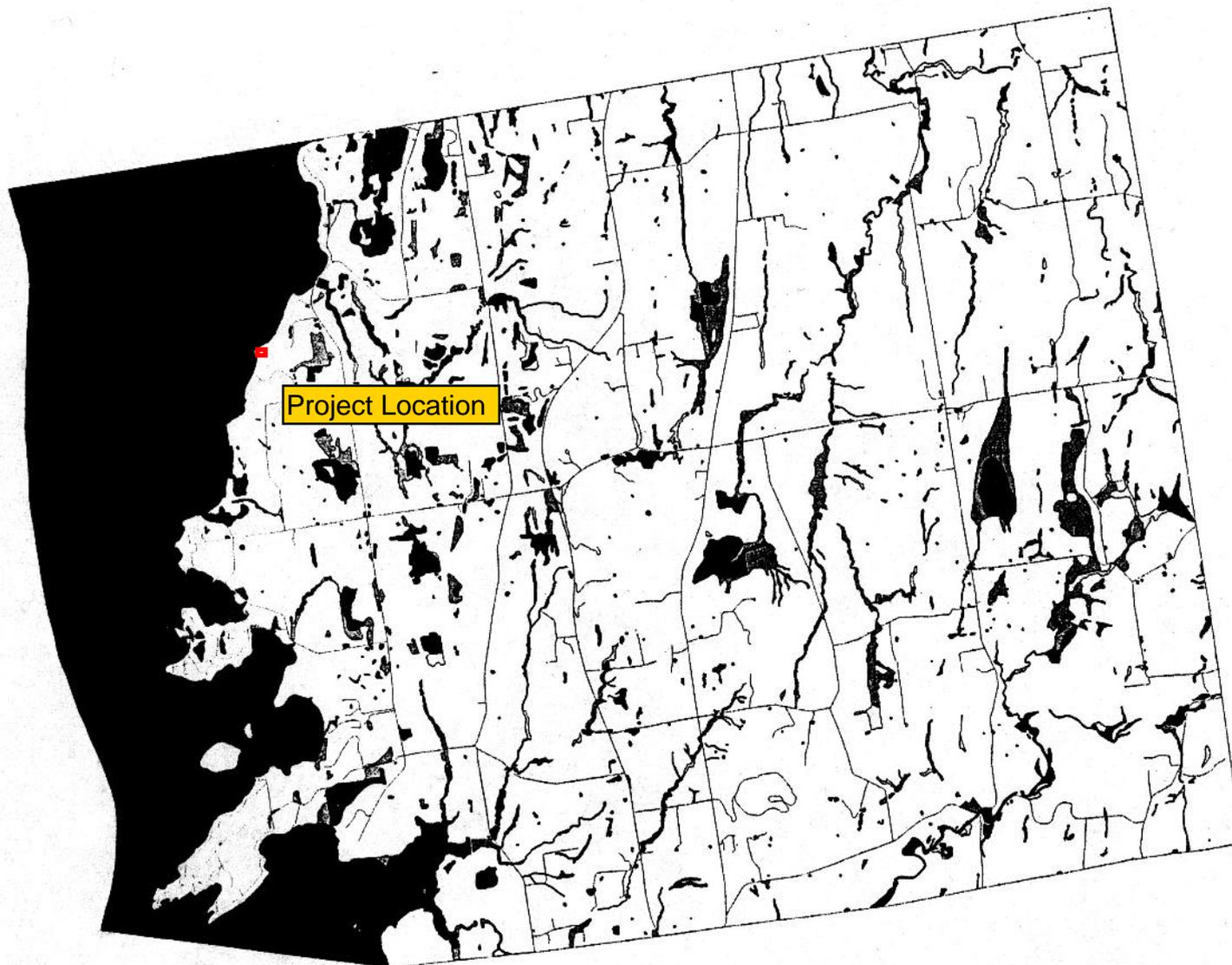
**Project Location**

**Disclaimer:**  
The accuracy of information presented is determined by its sources. Errors and omissions may exist. CCRPC is not responsible for these. Questions of on-the-ground location can be resolved by site inspections and/or surveys by registered surveyor.



# Wetlands of Charlotte, Vermont

Based on Interpretation of Aerial Photographs



∩ Roads

-  Forested Wetland
-  Emergent Wetland
-  Scrub-Shrub Wetland
-  Unconsolidated Bottom Wetland
-  Mixed Wetland, Forest Dominated
-  Mixed Wetland, Emergent Dominated
-  Mixed Wetland, Scrub-Shrub Dominated
-  Mixed Wetland, Unconsolidated Bottom Dominated
-  Lakes and Rivers
-  Upland

0



3 Miles

N



**UVM**  
SPATIAL ANALYSIS LABORATORY  
**UVM**

Interpretation of 1992-94 NHAP color infrared aerial photography by Janice Stone, University of Massachusetts, with field checking by Karen Bates, Vermont Agency for Natural Resources; 1998. GIS database development and map production to Vermont Geographic Information System (VGIS) standards by William Sweeney under the direction of Leslie Morrissey, School of Natural Resources, University of Vermont; 1998-99. Organized and funded by Town of Charlotte Conservation Commission. Detailed digital database available through Town of Charlotte Planning Office and Chittenden County Regional Planning Commission.



# CIVIL ENGINEERING ASSOCIATES, INC.

10 Mansfield View Lane  
South Burlington, VT 05403

Phone: 802-864-2323  
Fax: 802-864-2271  
E-Mail: mail@cea-vt.com

October 7, 2015

Mr. Kevin Burke, Environmental Analyst  
Shoreland Permit Program, Lakes & Ponds Management and Protection Program  
Vermont Department of Environmental Conservation  
1 National Life Drive, Main 2  
Montpelier VT 05620-3522

**RECEIVED**

OCT 14 2015

Re: **Thomas Tiller, Jr. – 362 Holmes Road - Charlotte, VT**  
**Shoreland Permit Application for Proposed House Reconstruction Project**

CHARLOTTE  
PLANNING & ZONING

Dear Kevin:

The Tillers are proposing to reconstruct the existing home located at their 22.3 acre property located at 362 Holmes Road in Charlotte. All of the existing and proposed structures are located greater than 100 feet from the shoreline. However, as the proposed impervious area modifications are greater than 500 square feet in size, within the 250-foot of the lakeshore, the project is required to submit a Shoreline Permit application.

The work within the 100-foot to 250-foot portion of the property generally includes the re-orientation of the driveway and house footprint and the construction of a new access drive to a barn located outside of the 250-foot jurisdictional limits.

This property is the same property (adjacent to the Barnes shoreline stabilization project) that you reviewed with Jack Milbank from our office on August 27<sup>th</sup>. However, this application does not propose any shoreline improvements at this time as the Tiller's are still reviewing the options for this portion of the property.

Please find attached the following items in support of the house reconstruction project:

1. Application Form
2. Application Fee \$3,644.50 (Check #11305)
3. Existing (Blue) and proposed (Yellow) Clearing Limits on ANR Mapping sheet
4. Sheet C1.3 - Existing Conditions Site Plan
5. Sheet C3.0 - Site Plan of the proposed conditions overlain on a color orthophoto.
6. Sheet C3.0 - Proposed Conditions Site Plan without the orthophoto.

If you should have any questions or should need any additional information, please feel free to contact me at 864-2323 x310 or at [dmarshall@cea-vt.com](mailto:dmarshall@cea-vt.com).

Respectfully,

Dave Marshall, P.E.

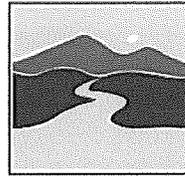
Principal Engineer

Enclosures: As outlined above

cc: (all w 11x17 encl) T. Tiller, CEA File 13229.01

**Shoreland Permit Application**for a **Shoreland Protection Permit** under  
Chapter 49A of Title 10, § 1441 *et seq.***For Shoreland Permitting Use Only**

Application Number: \_\_\_\_\_

VERMONT DEPARTMENT OF  
ENVIRONMENTAL CONSERVATION**WATERSHED  
MANAGEMENT DIVISION**

LAKES &amp; PONDS PROGRAM

**Public Notice:** At the same time this application is filed with Shoreland Permitting, a copy of this application must be provided to the municipal clerk for posting in the municipality in which the project is located.Submission of this application constitutes notice that the person in Section A intends to create impervious surface and/or cleared area within the Protected Shoreland Area, and certifies that the project will comply with Chapter 49A of Title 10, § 1441 *et seq.* All information required on this form must be provided, and the requisite fees (Section G) must be submitted made payable to the State of Vermont, to be deemed complete. Refer to *The Vermont Shoreland Protection Act - A Handbook for Shoreland Development* and related instructions for guidance in completing this application.**A. Parcel Information**1. Landowner's Name: **Tom & Michelle Tiller**2a. Physical Address (911 Address): **362 Holems Road**2b. Municipality: **Charlotte**2c. Zip: **05445**3. SPAN\*: **138-043-10496**4. Phone: **970-481-6676**5. Email: **tomtiller1@gmail.com**6. Name of lake/pond: **Lake Champlain**7. Total shore frontage: **1,260.00 (feet)**8. Was the parcel of land created before July 1, 2014?  Yes  No9. Are there wetlands associated with this parcel?  Yes  NoContact the Wetlands Program: (802) 828-1535 or [www.anr.state.vt.us/dec/waterq/wetlands.htm](http://www.anr.state.vt.us/dec/waterq/wetlands.htm).10. Is there a lake encroachment permit associated with this project?  Yes  No Permit #: \_\_\_\_\_Contact Lake Encroachment Permitting: [www.anr.state.vt.us/dec/waterq/permits/html/pm\\_encroachment.htm](http://www.anr.state.vt.us/dec/waterq/permits/html/pm_encroachment.htm)11. What is the surface area of your parcel within the Protected Shoreland Area (PSA): **342,057 (square feet)**

See The Vermont Shoreland Protection Act – A Handbook for Shoreland Development, Appendix C, Determining Lakeside Zone &amp; PSA

12. What is the surface area of existing impervious surface on your parcel within the PSA: **8,491 (square feet)**

See The Vermont Shoreland Protection Act – A Handbook for Shoreland Development, Appendix F, Calculating Percent Impervious Surface

13. What is the surface area of existing cleared area on your parcel within the PSA: **45,352 (square feet)**

See The Vermont Shoreland Protection Act – A Handbook for Shoreland Development, Appendix E, Calculating Percent Clearing

**B. Applicant Contact Information**1. Name: **Tom Tiller**2a. Mailing Address: **27663 N. 103rd Place**2b. Municipality: **Scottsdale**2c. State: **Arizona**2d. Zip: **85262**

3. Phone: \_\_\_\_\_

4. Email: **tomtiller1@gmail.com****C. Application Preparer Information** (If the individual preparing the application is not the landowner.)1. Name: **David S. Marshall, P.E. at Civil Engineering Associates, Inc.**2a. Mailing Address: **10 Mansfield View Lane**2b. Municipality: **South Burlington**2c. State: **Vermont**2d. Zip: **05403**3. Phone: **802-864-2323 x310**4. Email: **dmarshall@cea-vt.com**

\*SPAN: The "School Parcel Account Number" is required for your application to be deemed complete. It can be obtained from your property tax bill. If you cannot locate your property tax bill, please obtain this information from your Town Clerk. SPAN is a unique identification number for each parcel of property in the State of Vermont consisting of eleven digits. The first three digits identify the town; the next three digits identify the school district; and the last five digits represent the unique parcel or property.

**D. Project Description**

1. Describe the proposed project and on separate pages attach site plans, photos, calculations of impervious surface and cleared area, and any other relevant supporting documents:

Reconstruction of existing House within the PSA and construction of new barn and wastewater disposal system outside of the PSA.

2. For developed parcels, how far is the existing habitable structure from Mean Water Level 128 (feet), and how far will new cleared area or impervious surface be from MWL 128 (feet)?

**OR**

For undeveloped parcels, how far will new cleared area or impervious surface be from MWL \_\_\_\_\_ (feet)?

See The Vermont Shoreland Protection Act – A Handbook for Shoreland Development, Appendix A – Estimating Mean Water Level

3. Can all new cleared area or impervious surface be set back at least 100 feet from MWL?  Yes  No  
If no, explain why below (attach support information as needed):

4a. What is the slope of the project site area: 6.80 %  
See The Vermont Shoreland Protection Act – A Handbook for Shoreland Development, Appendix B, Determining Slope

4b. Is the slope of the project area less than 20%?  
 Yes  No If yes, skip 4c.

4c. If no above (4b), describe the measures taken to ensure the slope is stable, resulting in minimal erosion and impacts to water quality (attach support information as needed):

5a. What is the surface area of new impervious surface associated with this project: 7,039.00 (square feet)  
See The Vermont Shoreland Protection Act – A Handbook for Shoreland Development, Appendix F Calculating Percent Impervious Surface

5b. What is the total resulting impervious surface after completion of the project and prior to implementation of best management practices: 15,530.00 (square feet) and is that 20% or less of the parcel area within the PSA?  Yes  No  
If yes, skip 5c.

5c. If no above (5b), describe the best management practices used to manage, treat and control erosion from stormwater from the portion of impervious that exceeds 20% (attach support information as needed).

<p>6a. What is the surface area of new cleared area associated with this project: <u>8,692.00</u> (square feet) See The Vermont Shoreland Protection Act – A Handbook for Shoreland Development, Appendix E, Calculating Percent Clearing</p>	<p>6b. What is the total resulting cleared area* after completion of the project and prior to implementation of best management practices: <u>54,044.00</u> (square feet) and is that 40% or less of the parcel area within the PSA? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, skip 6c. *Total cleared area includes impervious surface area.</p>
<p>6c. If no above (6b), describe the best management practices used to provide erosion control, bank stability, and wildlife habitat functionally equivalent to clearing less than 40% (attach support information as needed). 33,977 SF + 5,277 SF + 6,098 SF = 45,352 SF existing cleared area + 8,692 SF New cleared area</p>	

**E. Landowner Certification**

As APPLICANT, I hereby certify that the statements presented on this application are true and accurate and recognize that by signing this application, I agree to complete all aspects of the project as authorized. I understand that failure to comply with the foregoing may result in violation of the Shoreland Protection Act, 10 V.S.A. Chapter 49A, and the Vermont Agency of Natural Resources may bring an enforcement action for violations of the Act pursuant to 10 V.S.A. chapter 201.

Applicant/Landowner Signature: Thomas C. Fuller Jr Date: Oct 6, 2015

**F. Application Preparer Certification (if applicable)**

As APPLICATION PREPARER, I hereby certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Application Preparer Signature: [Signature] Date: Oct 7, 2015

**G. Permit Application Fees** DAVID S. MARSHALL, P.E.

Administrative Fee: \$125.00		125.00
Impervious Area Fee: \$0.50 per square foot	New impervious area (5a.) <u>7,039.00</u> x 0.5	\$ 3,519.50
<b>Total:</b>		<b>\$ 3,644.50</b>

**Submit this form and application fee, payable to:**

**State of Vermont**  
**Vermont Department of Environmental Conservation**  
**Watershed Management Division**  
**Shoreland Permitting**  
**1 National Life Drive, Main 2**  
**Montpelier, VT 05620-3522**

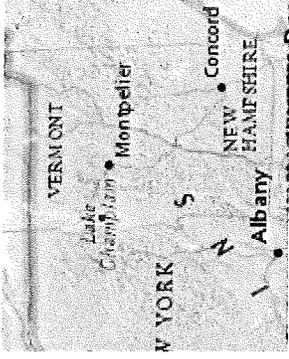
Direct all correspondence or questions to Shoreland Permitting at:  
ANR.WSMDSshoreland@state.vt.us

For additional information visit: [www.watershedmanagement.vt.gov](http://www.watershedmanagement.vt.gov)



**Tiller Existing & Proposed Clearing Limits**  
 Vermont Agency of Natural Resources

**vermont.gov**



**LEGEND**

- Parcels (where available)
- Town Boundary

**NOTES**

Map created using ANR's Natural Resources Atlas

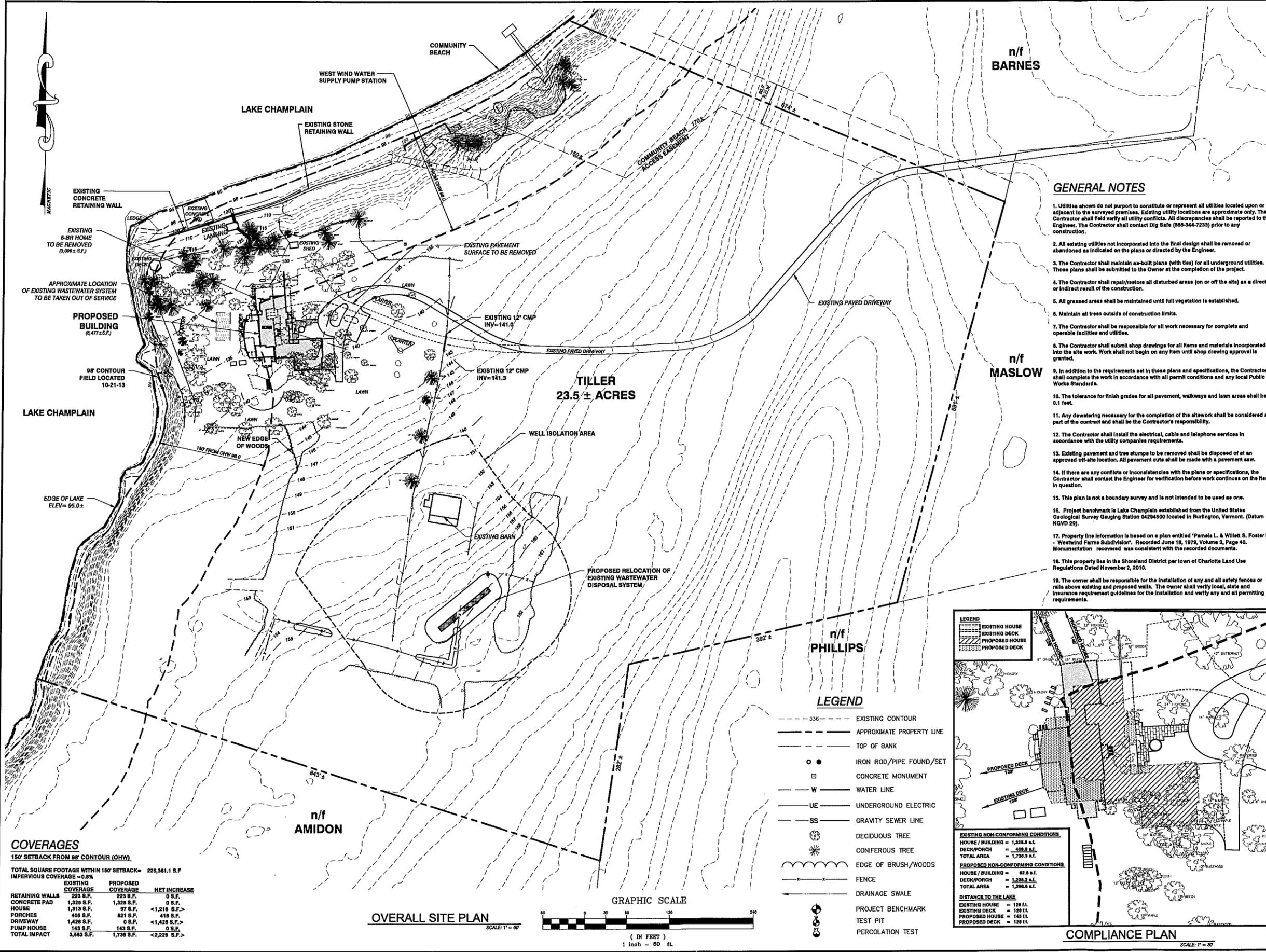


1: 2,603  
 April 29, 2015

434.0 0 217.00 434.0 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere 1" = 217 Ft. 1cm = 26 Meters  
 © Vermont Agency of Natural Resources THIS MAP IS NOT TO BE USED FOR NAVIGATION

**DISCLAIMER:** This map is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. ANR and the State of Vermont make no representations of any kind, including but not limited to, the warranties of merchantability, or fitness for a particular use, nor are any such warranties to be implied with respect to the data on this map.



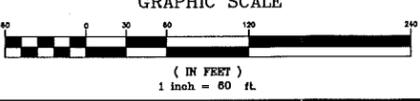
**COVERAGES**  
150' SETBACK FROM 98' CONTOUR (OHW)

TOTAL SQUARE FOOTAGE WITHIN 150' SETBACK= 225,361.1 S.F.  
IMPERVIOUS COVERAGE = 0.8%

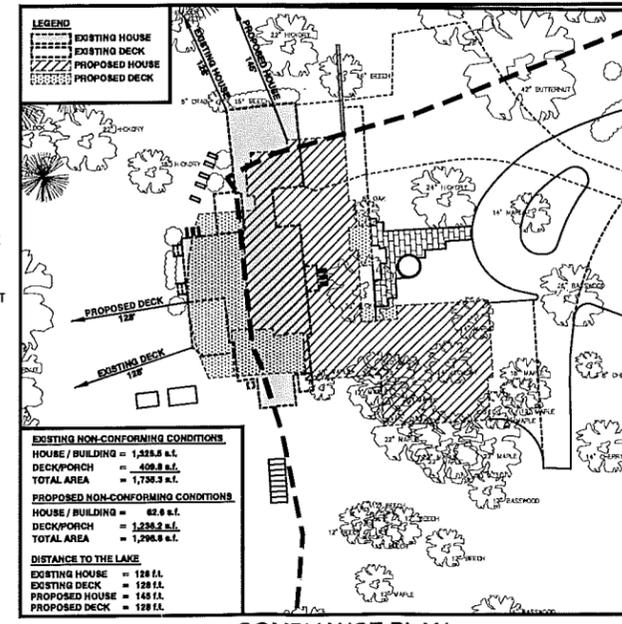
	EXISTING COVERAGE	PROPOSED COVERAGE	NET INCREASE
RETAINING WALLS	223 S.F.	223 S.F.	0 S.F.
CONCRETE PAD	1,325 S.F.	1,325 S.F.	0 S.F.
HOUSE	1,313 S.F.	97 S.F.	<1,216 S.F.>
PORCHES	408 S.F.	821 S.F.	413 S.F.
DRIVEWAY	1,426 S.F.	0 S.F.	<1,426 S.F.>
PUMP HOUSE	143 S.F.	143 S.F.	0 S.F.
TOTAL IMPACT	3,543 S.F.	1,736 S.F.	<2,226 S.F.>

**OVERALL SITE PLAN**

SCALE: 1" = 80'



- LEGEND**
- 336 --- EXISTING CONTOUR
  - - - - - APPROXIMATE PROPERTY LINE
  - - - - - TOP OF BANK
  - ● IRON ROD/PIPE FOUND/SET
  - CONCRETE MONUMENT
  - W WATER LINE
  - UE UNDERGROUND ELECTRIC
  - SS GRAVITY SEWER LINE
  - DECIDUOUS TREE
  - CONIFEROUS TREE
  - EDGE OF BRUSH/WOODS
  - FENCE
  - DRAINAGE SWALE
  - PROJECT BENCHMARK
  - TEST PIT
  - PERCOLATION TEST



**GENERAL NOTES**

1. Utilities shown do not purport to constitute or represent all utilities located upon or adjacent to the surveyed premises. Existing utility locations are approximate only. The Contractor shall field verify all utility conflicts. All discrepancies shall be reported to the Engineer. The Contractor shall contact Dig Safe (888-944-7233) prior to any construction.
2. All existing utilities not incorporated into the final design shall be removed or abandoned as indicated on the plans or directed by the Engineer.
3. The Contractor shall maintain as-built plans (with ties) for all underground utilities. Those plans shall be submitted to the Owner at the completion of the project.
4. The Contractor shall repair/restore all disturbed areas (on or off the site) as a direct or indirect result of the construction.
5. All grassed areas shall be maintained until full vegetation is established.
6. Maintain all trees outside of construction limits.
7. The Contractor shall be responsible for all work necessary for complete and operable facilities and utilities.
8. The Contractor shall submit shop drawings for all items and materials incorporated into the site work. Work shall not begin on any item until shop drawing approval is granted.
9. In addition to the requirements set in these plans and specifications, the Contractor shall complete the work in accordance with all permit conditions and any local Public Works Standards.
10. The tolerance for finish grades for all pavement, walkways and lawn areas shall be 0.1 feet.
11. Any dewatering necessary for the completion of the work shall be considered as part of the contract and shall be the Contractor's responsibility.
12. The Contractor shall install the electrical, cable and telephone services in accordance with the utility companies requirements.
13. Existing pavement and tree stumps to be removed shall be disposed of at an approved off-site location. All pavement cuts shall be made with a pavement saw.
14. If there are any conflicts or inconsistencies with the plans or specifications, the Contractor shall contact the Engineer for verification before work continues on the item in question.
15. This plan is not a boundary survey and is not intended to be used as one.
16. Project benchmark is Lake Champlain established from the United States Geological Survey Gauging Station 04294500 located in Burlington, Vermont. (Datum NGVD 29).
17. Property line information is based on a plan entitled "Pamela L. & Willet S. Foster IV - Westwind Farms Subdivision", Recorded June 18, 1979, Volume 2, Page 40. Monumentation recovered was consistent with the recorded documents.
18. This property lies in the Shoreland District per town of Charlotte Land Use Regulations Dated November 2, 2010.
19. The owner shall be responsible for the installation of any and all safety fences or rails above existing and proposed wells. The owner shall verify local, state and insurance requirement guidelines for the installation and verify any and all permitting requirements.

SITE ENGINEER:  
  
 CIVIL ENGINEERING ASSOCIATES, INC.  
 10 HANFIELD NEWLANE, SOUTH BURLINGTON, VT 05403  
 802-664-2323 FAX: 802-664-2271 web: www.cea-vt.com  
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DRAWN  
MAB  
 CHECKED  
JLM  
 APPROVED  
JLM

OWNER:  
**THOMAS & MICHELLE TILLER**  
 362 HOLMES ROAD  
 CHARLOTTE VERMONT

PROJECT:  
**THOMAS & MICHELLE TILLER**  
 362 HOLMES ROAD  
 CHARLOTTE VERMONT



**LOCATION MAP**  
1" = 2000'

DATE	CHECKED	REVISION
11/17/14	JLM	ADDITIONAL TOPO FOR N.W. AND BARN

**OVERALL SITE PLAN LOCAL PERMIT**

DATE  
FEB., 2015  
 SCALE  
AS SHOWN  
 PROJ. NO.  
13229  
 DRAWING NUMBER  
**C3.1**



Craig Wickersham Inc.

15863 N. Greenway-Hayden Loop  
Suite # 118  
Scottsdale, Az 85260  
(480) 609-6766

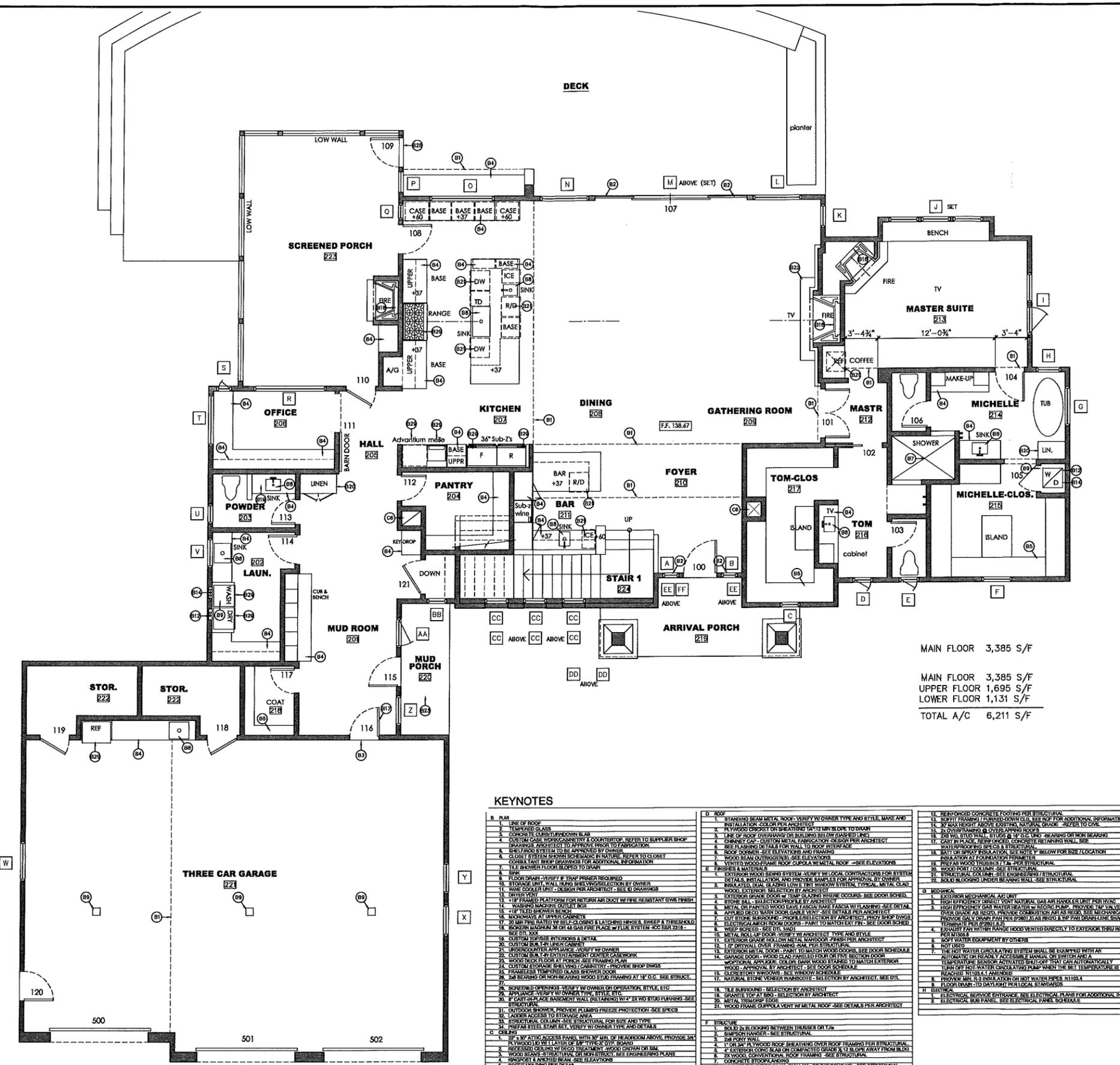
Tiller residence Charlotte, VT

REV	DATE	CHARACTER	BY

Tiller residence Charlotte, VT

PRELIMINARY  
NOT FOR  
CONSTRUCTION

REVISED 9-16-15  
JOB NO. 1413  
DATE: Dec 2014  
SCALE: AS SHOWN  
DRAWN: CW  
CHECKED: WCV  
PLAN CHECK NO.



MAIN FLOOR 3,385 S/F  
UPPER FLOOR 1,695 S/F  
LOWER FLOOR 1,131 S/F  
TOTAL A/C 6,211 S/F

KEYNOTES

- |  |  |  |
|--|--|--|
| <p><b>B. PLAN</b></p> <ol style="list-style-type: none"> <li>LINE OF ROOF</li> <li>TEMPERED GLASS</li> <li>CONCRETE CURB/TURNDOWN SLAB</li> <li>CUSTOM CASE WORK/ANATOMY &amp; COUNTERTOP. REFER TO SUPPLIER SHOP DRAWINGS. ARCHITECT TO APPROVE PRIOR TO FABRICATION</li> <li>ISLAND SYSTEM TO BE APPROVED BY OWNER</li> <li>CLOSET SYSTEM SHOWING CLOTHING FINISHES. REFER TO CLOSET CONSULTANT SHOP DRAWINGS FOR ADDITIONAL INFORMATION</li> <li>SEE BARRIER FLOOR LEGEND TO DRAW</li> <li>SEE FLOOR PLAN FOR TRAP PRIMER REQUIRED</li> <li>STORAGE UNIT WALL FINISH TO BE VERIFIED BY OWNER</li> <li>WIRE COOLER UNIT - DESIGN PER ARCHITECT - SEE A/D DRAWINGS</li> <li>DRIVE FRONT</li> <li>1" x 1" FRAMED PLATFORM FOR RETURN AIR DUCT W/ FIRE RESISTANT GYPSUM FINISH</li> <li>1" x 1" TILED BATHWALL BENCH</li> <li>MICROWAVE AT ISLAND CABINET</li> <li>20 MFT PIPE HANGERS TO BE CLAMPED &amp; LATCHING HINGES, SWEEP &amp; THRESHOLD</li> <li>800MM MAGNUM 30 OR 40 GAS FIRE PLACE W/ FLUE SYSTEM. ACC. ESR 2018 - SEE DTL. 200</li> <li>CUSTOM TOP/SEE INTERIORS &amp; DETAIL</li> <li>CUSTOM BUILT LINEN CABINET</li> <li>LONG-DURATION APPLIANCE - VERIFY W/ OWNER</li> <li>CUSTOM BUILT ENTERTAINMENT CENTER CASEWORK</li> <li>WOOD FLOOR FLOOR AT PORCH - SEE FRAMING PLAN</li> <li>CUSTOM STORAGE SHELVING / CABINETS - PROVIDE SHOP DWGS</li> <li>FRAMING TEMPORARY GLASS SHOWER DOOR</li> <li>2x8 BEARING OR NON-BEARING WOOD STUD FRAMING AT 16" O.C. SEE STRUCT.</li> <li>SEE DTL. 200</li> <li>SCREENED OPENINGS - VERIFY W/ OWNER ON OPERATIONAL STYLE, ETC</li> <li>APPLIANCE VERIFY W/ OWNER TYPE, STYLE, ETC</li> <li>1" x 2" (1/2" MIN. THICK) CONCRETE WALL (SEE LAYOUT) W/ 4" x 2" WOOD STUD FRAMING - SEE STRUCTURAL</li> <li>OUTDOOR SHOWER, PROVIDE PLUMBING/FREESTANDING PROTECTION. SEE SPEC'S</li> <li>LANDSCAPE ACCESS TO STORAGE AREA</li> <li>STRUCTURAL COLUMN - SEE STRUCTURAL FOR SIZE AND TYPE</li> <li>3" x 3" STEEL STAIR RAIL, VERIFY W/ OWNER TYPE AND DETAILS</li> </ol> <p><b>C. CEILING</b></p> <ol style="list-style-type: none"> <li>2" x 4" ATIC ACCESS PANEL WITH 3/4" MIN. OF HEADROOM ABOVE. PROVIDE 3/4" PL WOOD JOIST WITH LAYER OF 5/8" TYPE C DTP BOARD</li> <li>RECESSING OR W/ TYPED TREATMENT. SHOP DRAWING OR BIM</li> <li>WOOD BEAMS - STRUCTURAL OR NON-STRUCT. SEE ENGINEERING PLANS</li> <li>INSURF &amp; FINISH TO BE VERIFIED BY ARCHITECT. SEE ENGINEERING PLANS</li> <li>DIFF. BEARING PER DETAIL</li> <li>VERTICAL CHASE</li> <li>WOOD TRUSSESS - SEE ELEVATIONS</li> </ol> | <p><b>D. ROOF</b></p> <ol style="list-style-type: none"> <li>BEARING BEAM METAL ROOF. VERIFY W/ OWNER TYPE AND STYLE. MAKE AND INSTALLATION COLOR PER ARCHITECT</li> <li>PL WOOD JOIST ON BEARING TRUSS/BEAMS TO BE DRUM</li> <li>LINE OF ROOF OVERHANG ON BUILDING BELOW (DASHED LINE)</li> <li>CHIMNEY CAP - CUSTOM METAL FABRICATION DESIGN PER ARCHITECT</li> <li>SEE FRAMING PLAN FOR WALL TO ROOF INTERFACE</li> <li>ROOF DORMER - SEE ELEVATIONS AND FRAMING</li> <li>WOOD SHIM (SHEATHING) - SEE ELEVATIONS</li> <li>VENTED WOOD/FRAME ROOF CUEKLA W/ METAL ROOF - SEE ELEVATIONS</li> </ol> <p><b>E. FINISHES &amp; MATERIALS</b></p> <ol style="list-style-type: none"> <li>EXTERIOR WOOD BEAM SYSTEM - VERIFY W/ LOCAL CONTRACTORS FOR SYSTEM DETAILS, INSTALLATION, AND PROVIDE SAMPLES FOR APPROVAL BY OWNER</li> <li>INSULATED GYPSUM BOARD OVER 1/2" WOOD FIBERGLASS TYPICAL INT. AIR CLAD WOOD. EXTERIOR - SELECTION BY ARCHITECT</li> <li>EXTERIOR DOOR FRAME W/ TRIP CLIPPING FINISH OCCURS. SEE DOOR SCHEDULE</li> <li>STONE SILL - SELECTION BY ARCHITECT</li> <li>METAL OR PAINTED WOOD EDGE (FASCIA) W/ FLASHING - SEE DETAIL</li> <li>APPLIED DECO WASH DOOR CASE - VERIFY SEE DETAIL PER ARCHITECT</li> <li>CUT STONE SURROUND - PROVIDE SELECTION BY ARCHITECT. PHOTO SHOP DWGS</li> <li>ELECTRICAL BACKLASH DOOR DOORS - PART TO MATCH DET. P. - SEE DOOR SCHEDULE</li> <li>WEPP - SEE DET. 100</li> <li>METAL SILL/ROOF W/ W/ W/ ARCHITECT TYPE AND STYLE</li> <li>EXTERIOR GRAZE HOLLOW METAL HANDDOOR FINISH PER ARCHITECT</li> <li>1/2" DRYWALL OVER FRAMING - PER STRUCTURAL</li> <li>EXTERIOR METAL DOOR - PAINT TO MATCH WOOD DOORS. SEE DOOR SCHEDULE</li> <li>GARAGE DOOR - WOOD GLAZED PANELLED FOUR OR FIVE SECTION DOOR</li> <li>WOOD/PAINT APPROX. COLOR DARK WOOD FINISH TO MATCH EXTERIOR WOOD - APPROVAL BY ARCHITECT - SEE DOOR SCHEDULE</li> <li>CLOSETTING FINISHES - SEE FINISH SCHEDULE</li> <li>NATURAL STONE VENEER W/ W/ W/ ARCHITECT. SEE DTL.</li> <li>TELE SURROUND - SELECTION BY ARCHITECT</li> <li>GRANITE TOP AT 800 - SELECTION BY ARCHITECT</li> <li>METAL TRIM/ROOF EDGE</li> <li>WOOD FRAME CURB/PLA VENT W/ METAL ROOF - SEE DETAILS PER ARCHITECT</li> </ol> <p><b>F. STRUCTURE</b></p> <ol style="list-style-type: none"> <li>ROOF 2x12 BLOCKING BETWEEN TRUSSES OR 2x12</li> <li>SIMPSON HANGER - SEE STRUCTURAL</li> <li>2" x 4" PL WOOD ROOF SHEATHING OVER ROOF FRAMING PER STRUCTURAL</li> <li>4" RIGID INSULATION OVER COMPACTED GRAVEL 12" SLIP ON BRAT FROM BLDG.</li> <li>2x12 CONVENTIONAL ROOF FRAMING - SEE STRUCTURAL</li> <li>CONCRETE FOOTING/FOUNDING</li> <li>STRUCTURAL WOOD BEAM (GLU-LAM OR 8x8 DOUGL. FIR) - SEE STRUCTURAL</li> <li>4" (2,800 PSI) CONG. SLAB ON 4" ABC OVER COMPACTED SOIL - COORDINATE LOCATION, FLOOR FINISH TYPES &amp; RECESS BEAMS PRIOR TO POURING SLAB.</li> </ol> | <p><b>G. MECHANICAL</b></p> <ol style="list-style-type: none"> <li>MULTI-BLOCK MECHANICAL AC UNIT</li> <li>HIGH EFFICIENCY DIRECT VENT NATURAL GAS AIR HANDLER UNIT PER HVAC</li> <li>HIGH EFFICIENCY GAS WATER HEATER W/ RINING PUMP - PROVIDE TAP VALVE UP OVER GRAVE AS REQUIRED. PROVIDE COMBUSTION AIR AS REQ'D. MECHANICAL PROVIDE DAILY DRAIN PAN PER 2001 AS REQUIRED &amp; W/ PAN DRAIN LINE SHALL TERMINATE PER EPP 9.2</li> <li>EXHAUST FAN WITHIN RANGE HOOD VENTED DIRECTLY TO EXTERIOR THRU ROOF PER MECA.</li> <li>SOFT WATER EQUIPMENT BY OTHERS</li> <li>HOT TUBS</li> <li>THE HOT WATER CIRCULATING SYSTEM SHALL BE EQUIPPED WITH AN AUTOMATIC OR READY ACCESSIBLE MANUAL ON SWITCH AND A TEMPERATURE SENSITIVE ACTIVATED TRIP OFF CAP AUTOMATICALLY TURN OFF HOT WATER CIRCULATING PUMP WHEN THE SET TEMPERATURE IS REACHED IN TUB &amp; FURNISH</li> <li>PROVIDE AIR S/N INFORMATION ON HOT WATER PIPES. N110.4</li> <li>FLOOR DRAIN TO DAYLIGHT PER LOCAL STANDARDS</li> </ol> <p><b>H. ELECTRICAL</b></p> <ol style="list-style-type: none"> <li>EXTERNAL SERVICE ENTRANCE - SEE ELECTRICAL PLANS FOR ADDITIONAL INFO</li> <li>ELECTRICAL SUB PANELS - SEE ELECTRICAL PANEL SCHEDULES</li> </ol> |
|--|--|--|

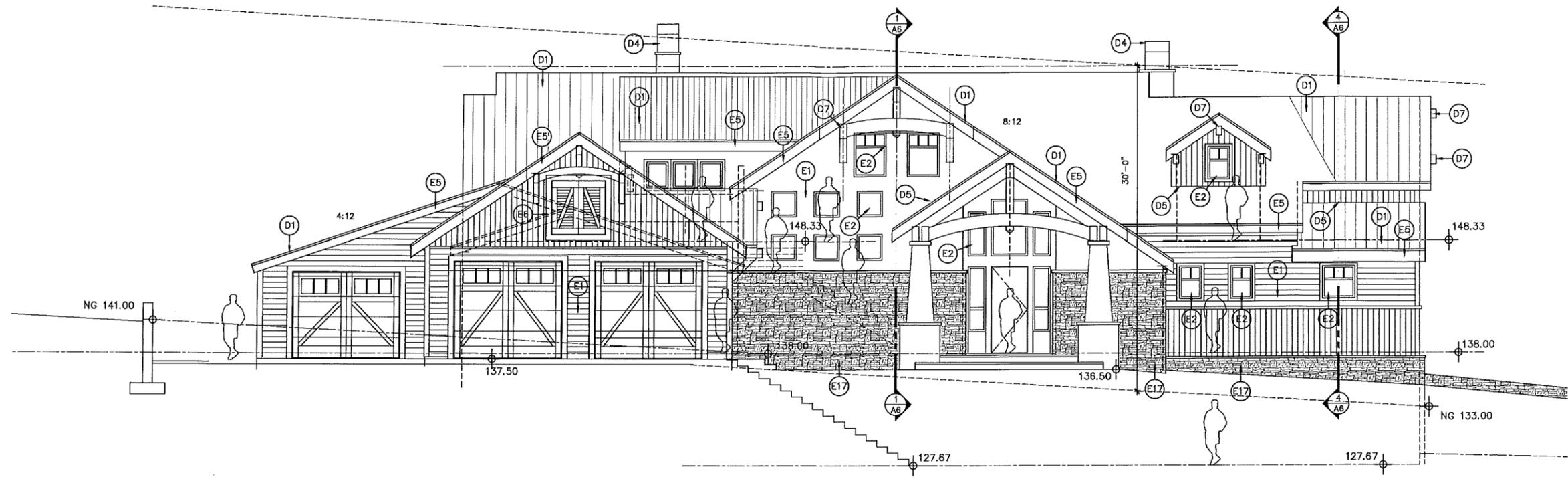
MAIN FLOOR PLAN  
SCALE: 1/4" = 1'-0"

Craig  
Wickersham Inc.

15863 N. Greenway-Hayden  
Loop Suite 118  
Scottsdale, Arizona 85260  
480 609-6766

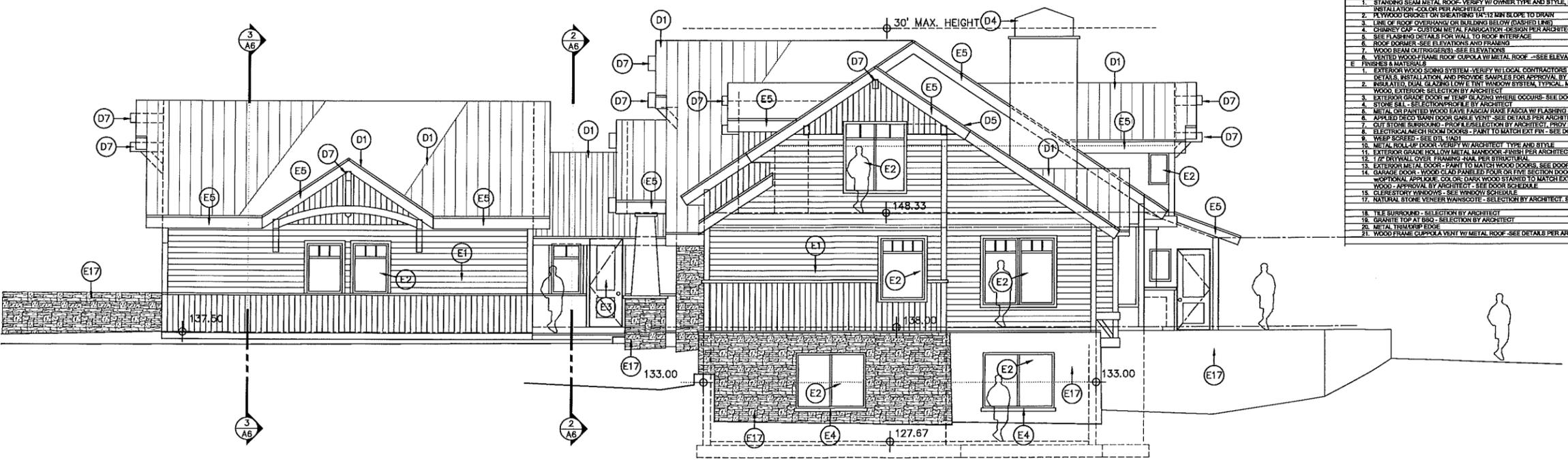
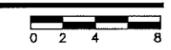
(c) 2014 Craig Wickersham Inc.

NO.	DATE	BY	CHKD.	DESCRIPTION



EAST ELEVATION

EAST ELEVATION 1/4" = 1'-0"



NORTH ELEVATION 1/4" = 1'-0"



KEYNOTES

- D ROOF
- 1. STANDING SEAM METAL ROOF - VERIFY W/ OWNER TYPE AND STYLE, MAKE AND INSTALLATION - COLOR PER ARCHITECT
- 2. PLYWOOD CRICKET ON SHEATHING 1/4" MIN SLOPE TO DRAIN
- 3. LINE OF ROOF OVERHANG OR BUILDING BELOW (DASHED LINE)
- 4. CHIMNEY CAP - CUSTOM METAL FABRICATION - DESIGN PER ARCHITECT
- 5. FLASHING DETAILS FOR WALL TO ROOF INTERFERENCE
- 6. ROOF CORNER - SEE ELEVATIONS AND FRAMING
- 7. WOOD BEAM OUTRIGGERS - SEE ELEVATIONS
- 8. VENTED WOOD FRAME ROOF CUPOLA W/ METAL ROOF - SEE ELEVATIONS
- E FINISHES & MATERIALS
- 1. EXTERIOR WOOD Siding SYSTEM - VERIFY W/ LOCAL CONTRACTORS FOR SYSTEM DETAILS, INSTALLATION, AND PROVIDE SAMPLES FOR APPROVAL BY OWNER
- 2. INSULATED, DUAL GLAZING LOW E TINT WINDOW SYSTEM, TYPICAL, METAL CLAD
- 3. WOOD EXTERIOR - SELECTION BY ARCHITECT
- 4. EXTERIOR GARAGE DOOR - 1/2" TYP. GLAZING WHERE OCCURS - SEE DOOR SCHEDULE
- 5. STONE SILL - SELECTION/PROFILE BY ARCHITECT
- 6. METAL OR PAINTED WOOD SAWN FAIRFAX RAKE FASCIA W/ FLASHING - SEE DETAIL
- 7. APPLIED DECO BARN DOOR GABLE VENT - SEE DETAILS PER ARCHITECT
- 8. CUT STONE SURROUND - PROFILE SELECTION BY ARCHITECT, PROVIDE SHOP DRAWING
- 9. ELECTRICAL W/ IN ROOM DOORS - PART TO MATCH EXT FIN - SEE DOOR SCHEDULE
- 10. WEEP SCREED - SEE DET. 11/12
- 11. METAL ROLL UP DOOR - VERIFY W/ ARCHITECT TYPE AND STYLE
- 12. EXTERIOR GRADE BELOW METAL W/ DOOR - FINISH PER ARCHITECT
- 13. 1/2" DRY WALL OVER FRAMING - NAIL PER STRUCTURAL
- 14. EXTERIOR METAL DOOR - PAINT TO MATCH WOOD DOORS, SEE DOOR SCHEDULE
- 15. GARAGE DOOR - WOOD CLAD PANELED FOUR OR FIVE SECTION DOOR
- 16. OPTIONAL APPLIQUE - COLORED DARK WOOD STAINED TO MATCH EXTERIOR WOOD - APPROVAL BY ARCHITECT - SEE DOOR SCHEDULE
- 17. CLERESTORY WINDOWS - SEE WINDOW SCHEDULE
- 18. NATURAL STONE VENEER W/ WOODSOTE - SELECTION BY ARCHITECT, SEE DET.
- 19. TILE SURROUND - SELECTION BY ARCHITECT
- 20. GRANITE TOP AT END - SELECTION BY ARCHITECT
- 21. METAL TRIM/DRIP EDGE
- 22. WOOD FRAME CUPOLA VENT W/ METAL ROOF - SEE DETAILS PER ARCHITECT

Tiller residence Charlotte, VT

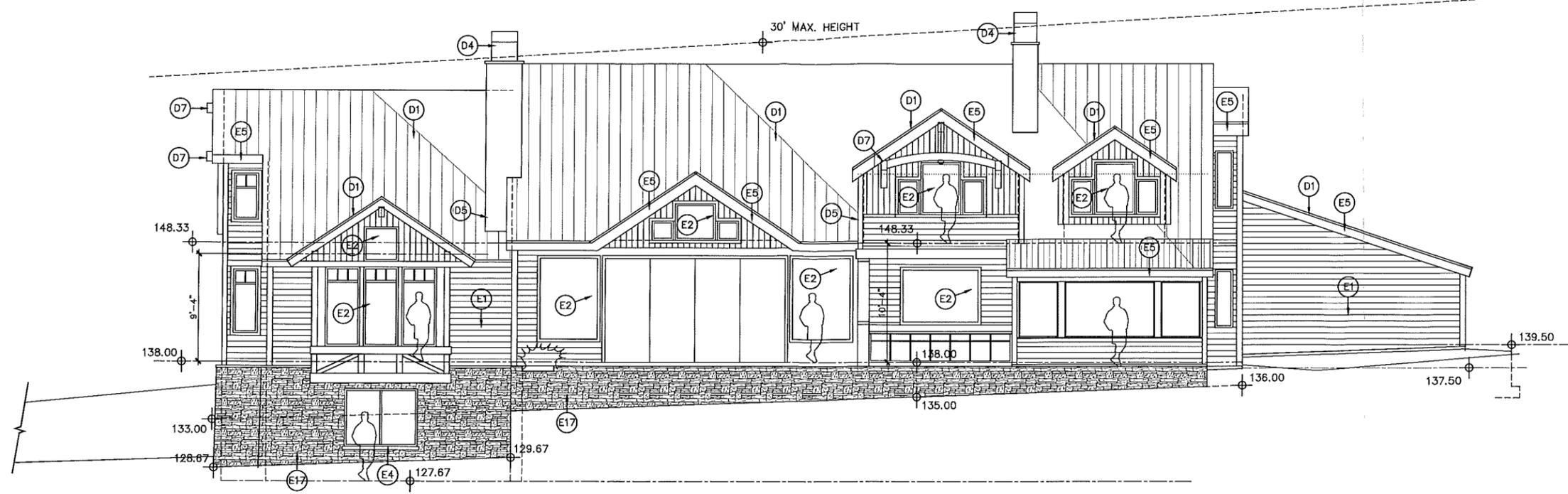
PRELIMINARY  
NOT FOR  
CONSTRUCTION

REVISED 8-20-15

JOB NO. 1413 SHEET NO. **A5.0**  
DATE Dec 2014  
SCALE AS SHOWN  
DRAWN: CH  
CHECKED: WCH  
PLAN CHECK: NO.

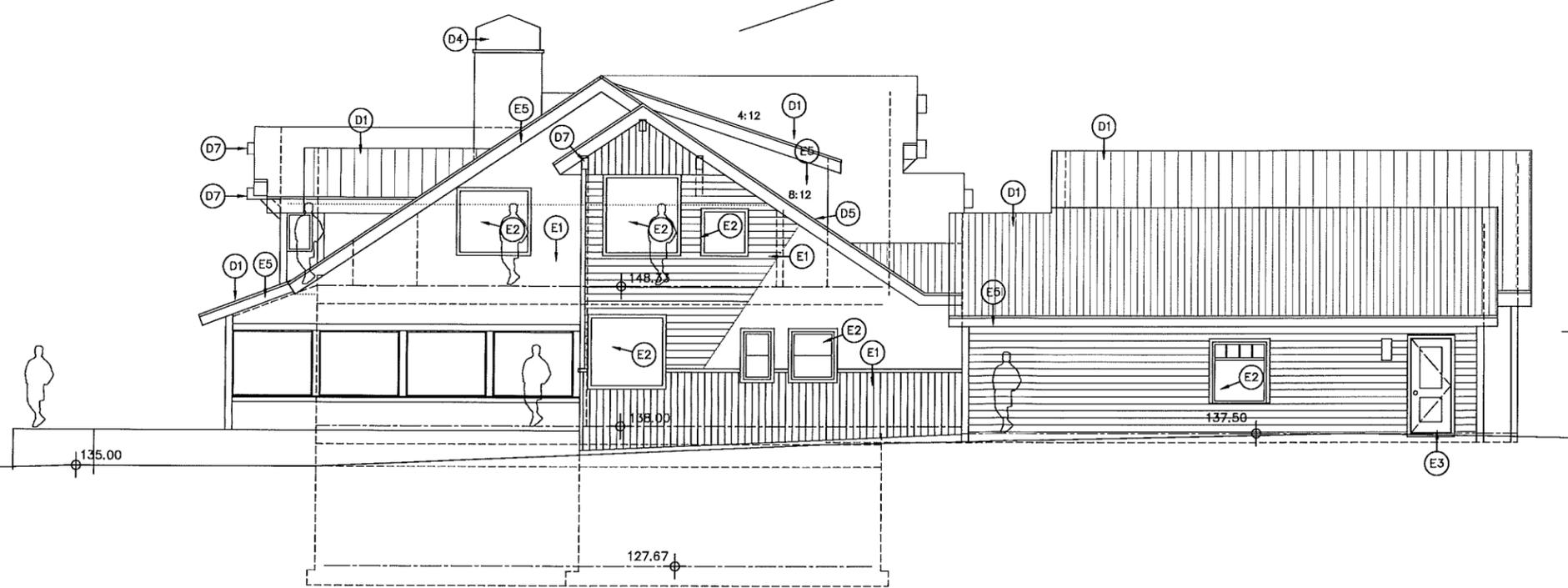
ELEVATIONS - MAIN HOUSE

REVISIONS:	
NO.	DESCRIPTION



WEST ELEVATION

WEST ELEVATION 1/4" = 1'-0"



SOUTH ELEVATION 1/4" = 1'-0"

KEYNOTES

- D ROOF
- 1. STANDING BEAM METAL ROOF - VERIFY W/ OWNER TYPE AND STYLE, MAKE AND INSTALLATION - COLOR PER ARCHITECT
- 2. 1/4" WOOD CRACKET ON SHEATHING 1/4" x 1/2" MIN SLOPE TO DRAIN
- 3. LINE OF ROOF OVERHANG OR BUILDING BELOW (DASHED LINE)
- 4. CHIMNEY CAP - CUSTOM METAL FABRICATION - DESIGN PER ARCHITECT
- 5. SEE FLASHING DETAILS FOR WALL TO ROOF INTERFACE
- 6. ROOF DORMER - SEE ELEVATIONS AND FRAMING
- 7. WOOD BEAM OUTRIGGERS - SEE ELEVATIONS
- 8. VENTED WOOD FRAME ROOF CUPPOLA W/ METAL ROOF - SEE ELEVATIONS
- E FINISHES & MATERIALS
- 1. EXTERIOR WOOD SIDING SYSTEM - VERIFY W/ LOCAL CONTRACTORS FOR SYSTEM DETAILS, INSTALLATION, AND PROVIDE SAMPLES FOR APPROVAL BY OWNER
- 2. INSULATED, DUAL GLAZING LOW E TINT WINDOW SYSTEM, TYPICAL METAL GLAD WOOD EXTERIOR - SELECTION BY ARCHITECT
- 3. EXTERIOR GRADE DOOR W/ TEMP GLAZING WHERE OCCURS - SEE DOOR SCHED.
- 4. STONE SILL - SELECTION/PROFILE BY ARCHITECT
- 5. METAL OR PAINTED WOOD EAVE FASCIA W/ FLASHING - SEE DETAIL
- 6. APPLIED DECO BARN DOOR CABLE VENT - SEE DETAILS PER ARCHITECT
- 7. CUT STONE SURROUND - PROFILE/SELECTION BY ARCHITECT, PROVIDE SHIP DINGS
- 8. ELECTRICAL RAMP ROOM DOORS - PAINT TO MATCH EXT. FIN. - SEE DOOR SCHED.
- 9. WEEP SCREED - SEE DTL (IAD)
- 10. METAL ROLL UP DOOR - VERIFY W/ ARCHITECT, TYPE AND STYLE
- 11. EXTERIOR GRADE HOLLOW METAL MANDOOK - FRESH PER ARCHITECT
- 12. 1/2" DRYWALL OVER FRAMING - NAIL PER STRUCTURAL
- 13. EXTERIOR METAL DOOR - PAINT TO MATCH WOOD DOORS - SEE DOOR SCHEDULE
- 14. GARAGE DOOR - WOOD CLAD PANELED FOUR OR FIVE SECTION DOOR
- 15. OPTIONAL ANY COLOR GOLDEN DARK WOOD STAINED TO MATCH EXTERIOR WOOD - APPROVAL BY ARCHITECT - SEE DOOR SCHEDULE
- 16. CRESTORY WINDOWS - SEE WINDOW SCHEDULE
- 17. NATURAL STONE VENEER WANSKOTE - SELECTION BY ARCHITECT, SEE DTL
- 18. TILE SURROUND - SELECTION BY ARCHITECT
- 19. GRANITE TOP AT BRK - SELECTION BY ARCHITECT
- 20. METAL TRIM/UP EDGE
- 21. WOOD FRAME CUPPOLA VENT W/ METAL ROOF - SEE DETAILS PER ARCHITECT

Tiller residence Charlotte, VT

PRELIMINARY  
NOT FOR  
CONSTRUCTION

REVISED 7-24-15  
JOB NO. 1413 SHEET NO.  
DATE: Dec 2014 A5.1  
SCALE: AS SHOWN  
DRAWN: CW  
CHECKED: WCV  
PLAN OR OK: NO.

ELEVATIONS -MAIN HOUSE