

	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		Antón García-Abril Ruiz & Débora Mesa Molina	
Mailing Street Address City, State and Zip		37 Franklin St, Brookline MA 02445	
Telephone Number		+1 6179496388	Email ensamble@ensamble-studio.com
Applicant Information (Relationship to Owner) ☒ Owner (If so, skip to property information) ☐ Lessee ☐ Contractor ☐ Architect/Designer ☐ Agent for Owner ☐ Under purchase contract <i>All information and correspondence is sent to applicant/contact.</i>			
Applicant Name Company (if any)		Antón García-Abril Ruiz & Débora Mesa Molina	
Mailing Street Address City, State and Zip		37 Franklin St, Brookline MA 02445	
Phone Number		+1 617 949-6388	Email anton@ensamble-studio.com
Property Information & Location			
Physical Address		129 Mountain Road, Stowe, Vermont 05672, USA	
Tax Map ID		02132.150	
Existing Use		-	• Proposed Use Residential
Please briefly describe the proposed project, intended use, and/or development request below:			
The project consist of the development of one building volume that will include three residential units. It will have a first floor hosting the a mud room and stairs to go up to the units and MEP's rooms. Next level up it has the first two resindential units and in the upper floor the third unit.			
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: ☒ Property Owner OR ☐ Agent for Owner		Signature: _____ Date: 23/04/2025	
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. <i>The applicant is responsible for determining property lines and setbacks.</i>			
Please answer the questions below for all projects:			
Will there be a new curb cut (driveway opening)?		Yes ☐	No ☒
Will over ½ acre of land be graded or disturbed?		Yes ☐	No ☒
Will the development create an additional ½ acre of impervious surface?		Yes ☐	No ☒
Will there be other changes resulting in increased sewer or water flows?		Yes ☒	No ☐
Will there be a new connection to the Stowe sewage system?		Yes ☒	No ☐
Will there be a new connection to the Stowe water system?		Yes ☒	No ☐
Is any portion of the building rented out?		Yes ☒	No ☐
Is an Act 250 permit or amendment required?		Yes ☐	No ☒
Maximum Bldg. Height: _____ * 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:	# Bedrooms:	# Kitchens:
New Rooms: 3	# Bathrooms: 4	# Bedrooms: 7	# Kitchens: 3
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)		\$0.30	-
Unenclosed building spaces per sq. ft (i.e., decks, open porches, etc.)		\$0.10	-
Structures other than buildings (i.e., ponds, tennis courts, fences, etc.) - per structure		\$60.00	-
Minimum application fee for Single & Two-Family Dwellings/Permitted Uses		\$60.00	-
Fee:			\$
Zoning Permit Fees – Conditional Uses (Commercial & Multi-Family Uses)		Fee/Sq. Ft.	Fee Required
Enclosed building spaces per sq. ft (heated & unheated) (4,844,77 sqft)		\$0.40	\$1,937,51
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	\$75.00
Fee:			\$2,012,51
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	
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	\$
Additional Recording Fee for Mylar	\$25.00/sheet	\$
Total Application Fee Including Recording		\$

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.townofstowevt.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

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

☐ Check #

☐ Cash

Denied Date

Reason

Referred

Hearing Date

Comments/Conditions

Zoning Administrator

Date

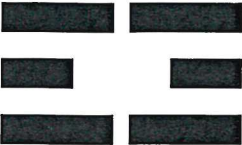
For assistance, please contact the Planning & Zoning Department of 253-6141 or by email at PandZ@stowevt.gov

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.

Vermont 12X

Schematic Design

April 2025



ENSAMBLE STUDIO

Vermont 12X

129 Mountain Rd, Stowe,
Vermont 05672, USA

Schematic Design

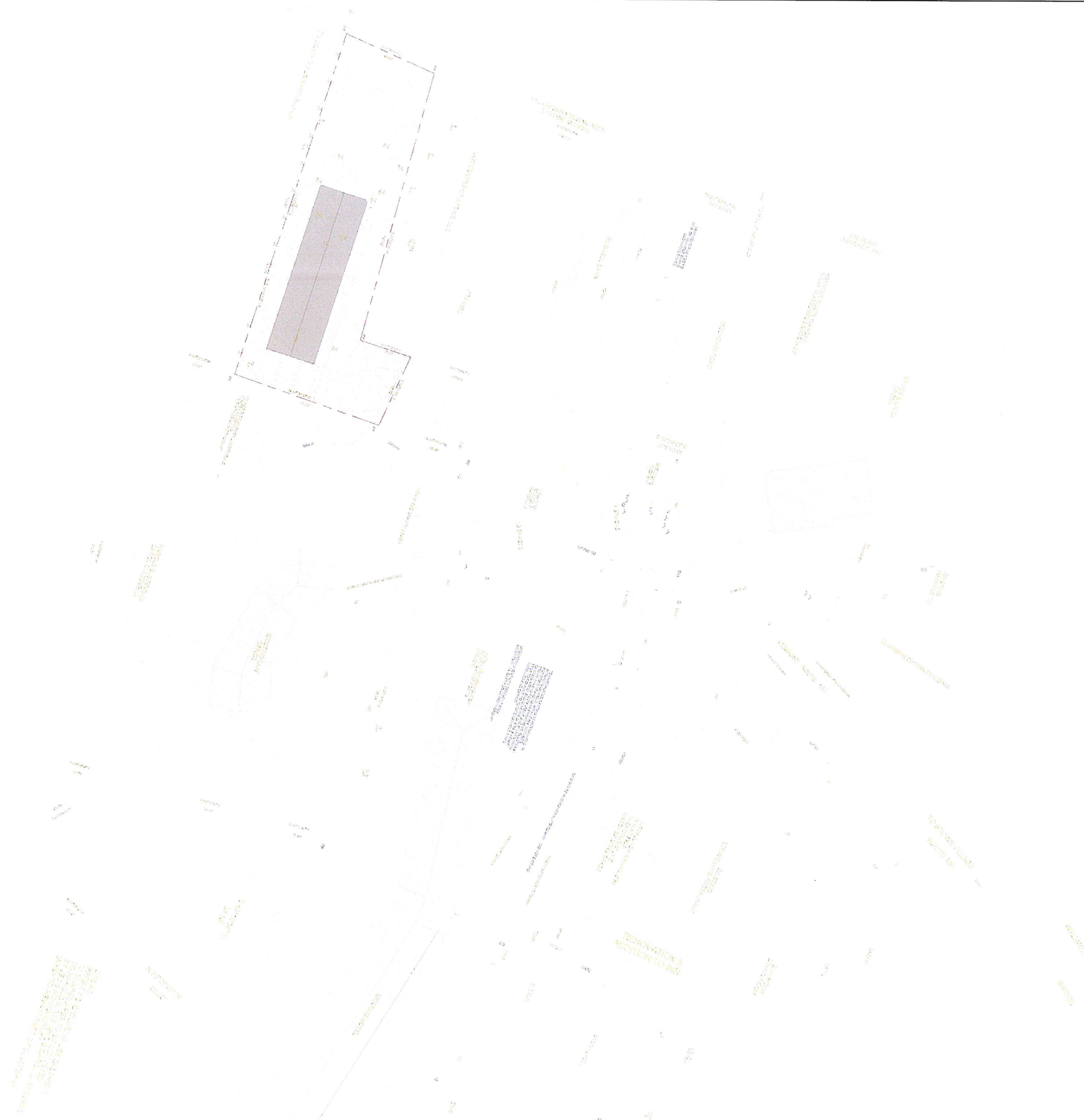


Site Plan

1 : 200

April 2025

A01



Vermont 12X

129 Mountain Rd, Stowe,
Vermont 05672, USA

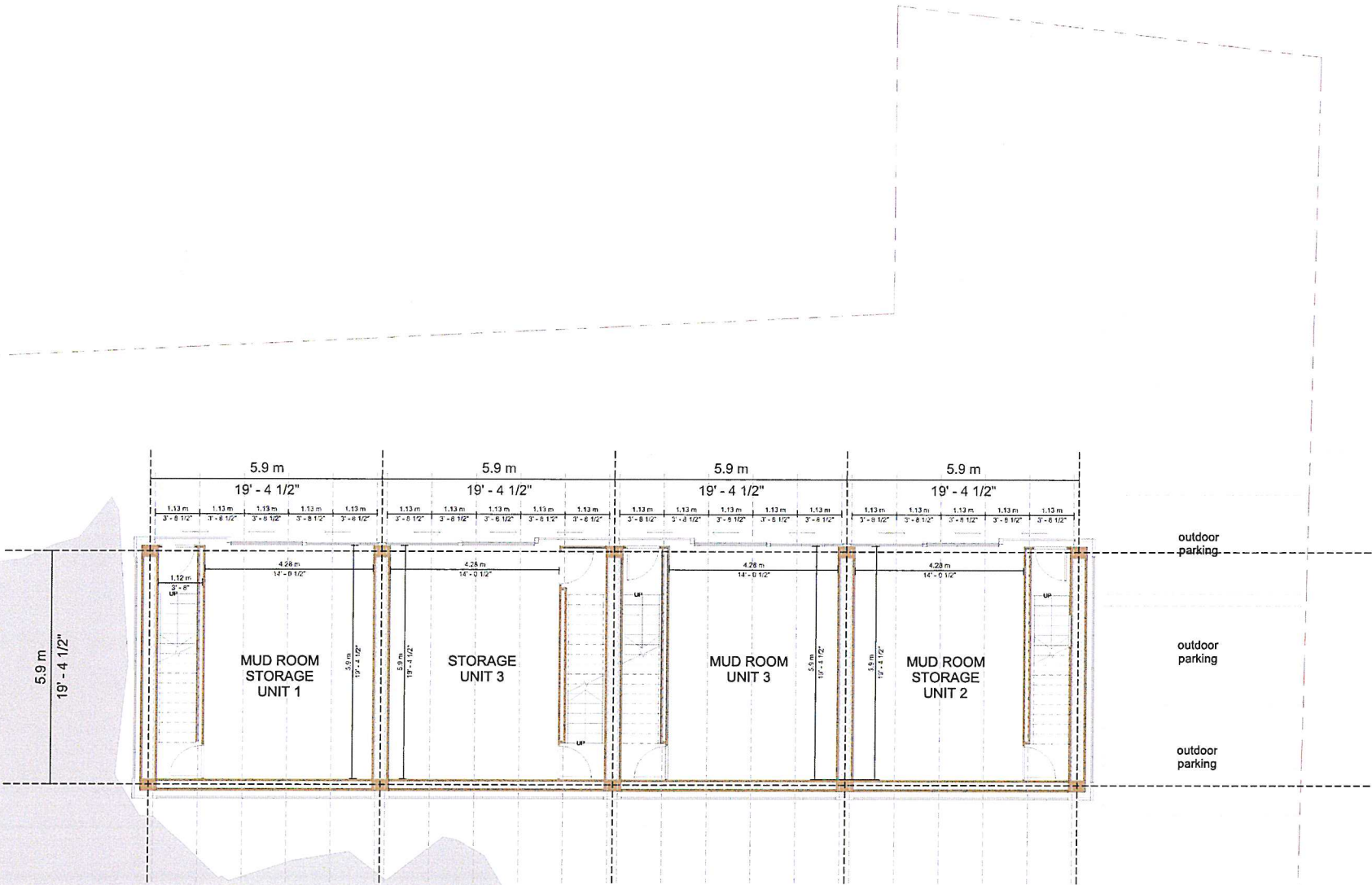
Schematic Design

Ground Floor

1 : 50

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A02



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129 Mountain Rd, Stowe,
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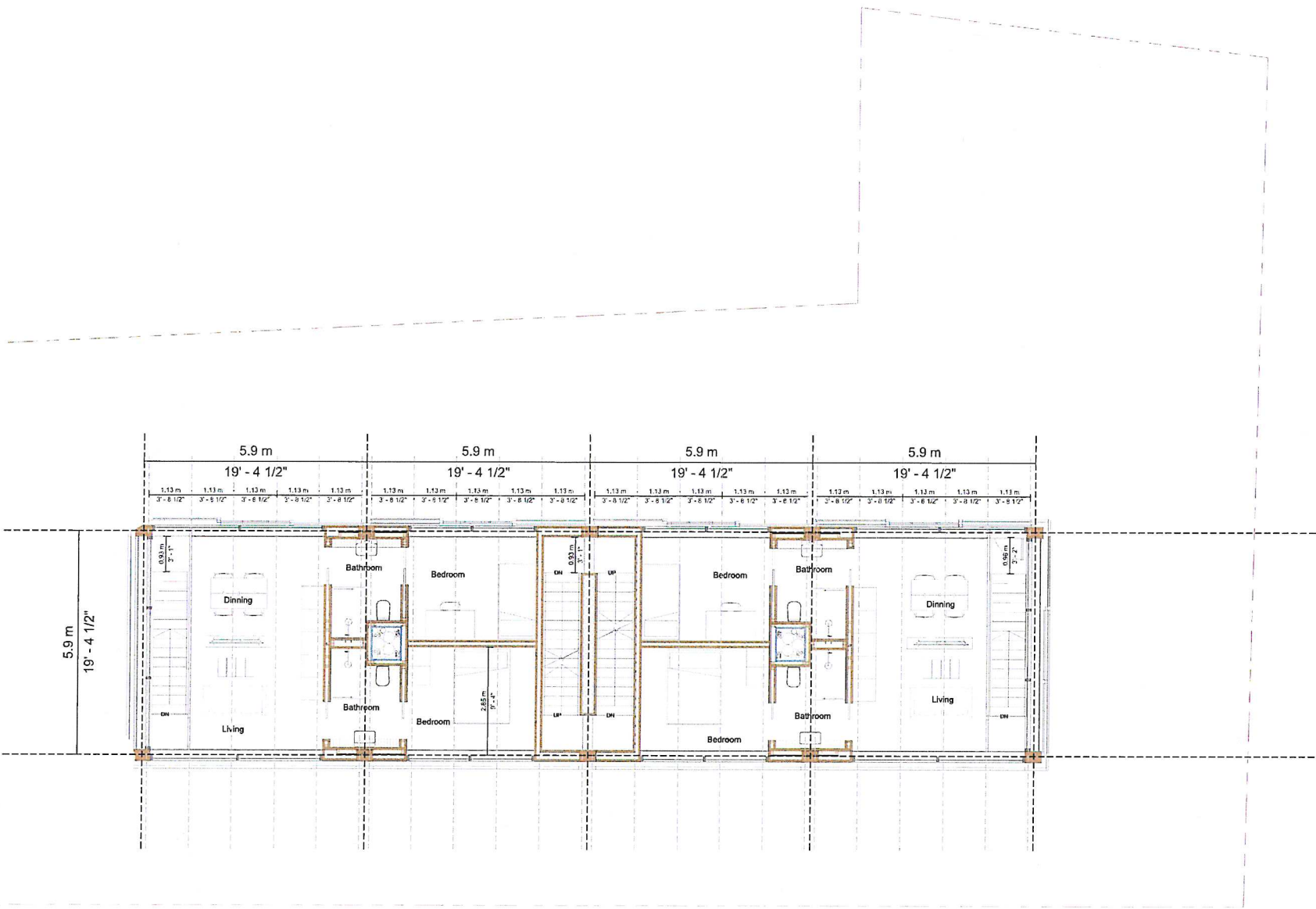
Schematic Design

First Floor

1 : 50

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A03



Vermont 12X

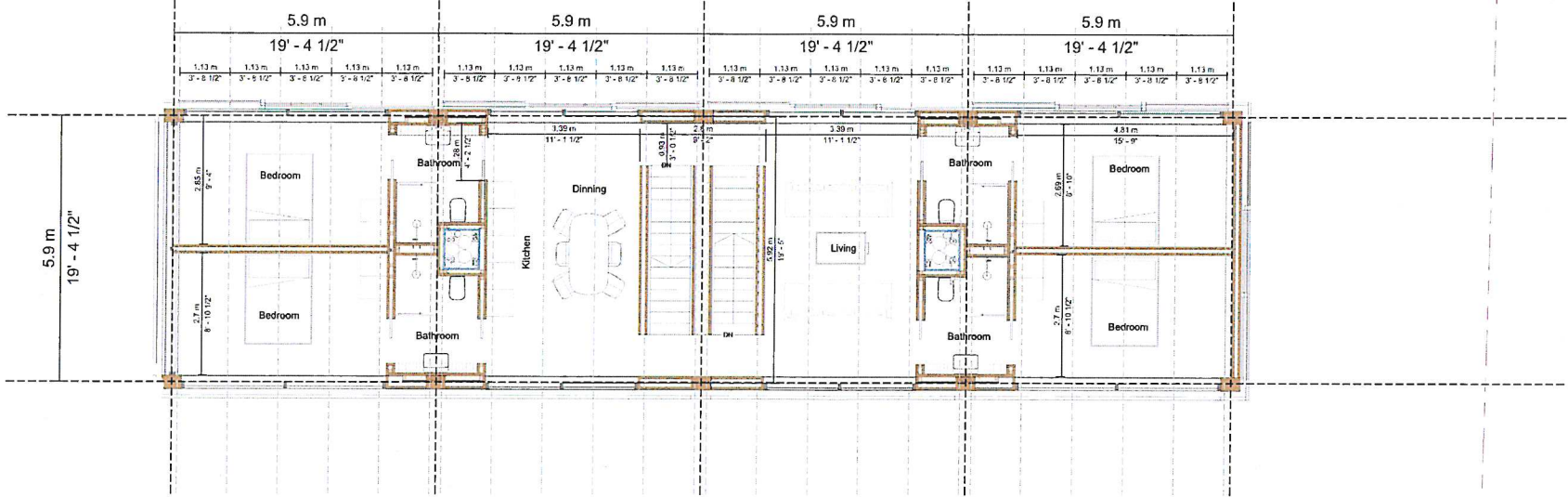
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Vermont 05672, USA

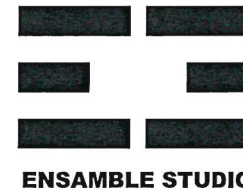
Schematic Design

Second Floor

1 : 50

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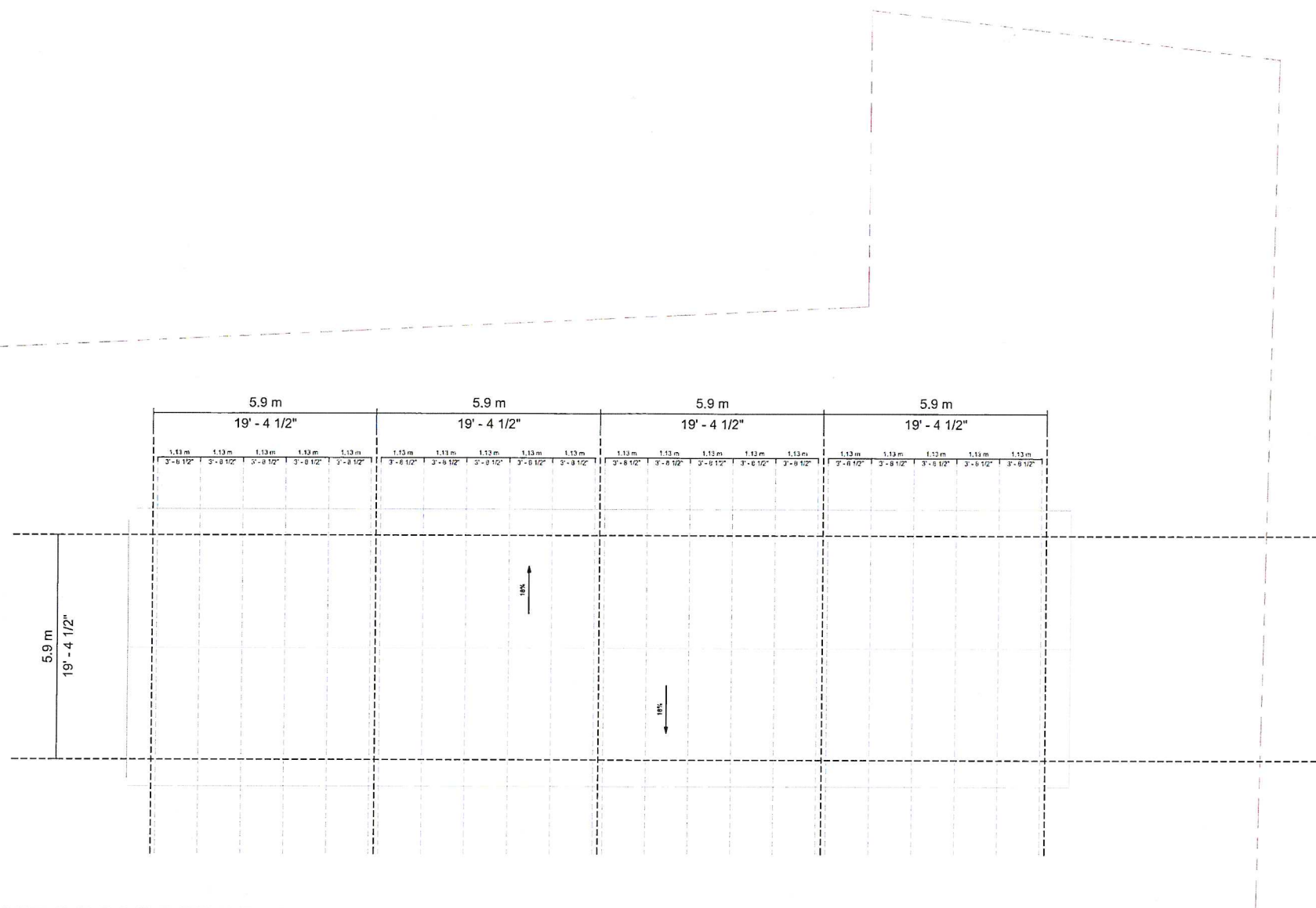
Schematic Design

Roof Floor

1 : 50

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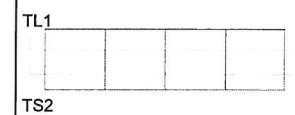
A05



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Schematic Design

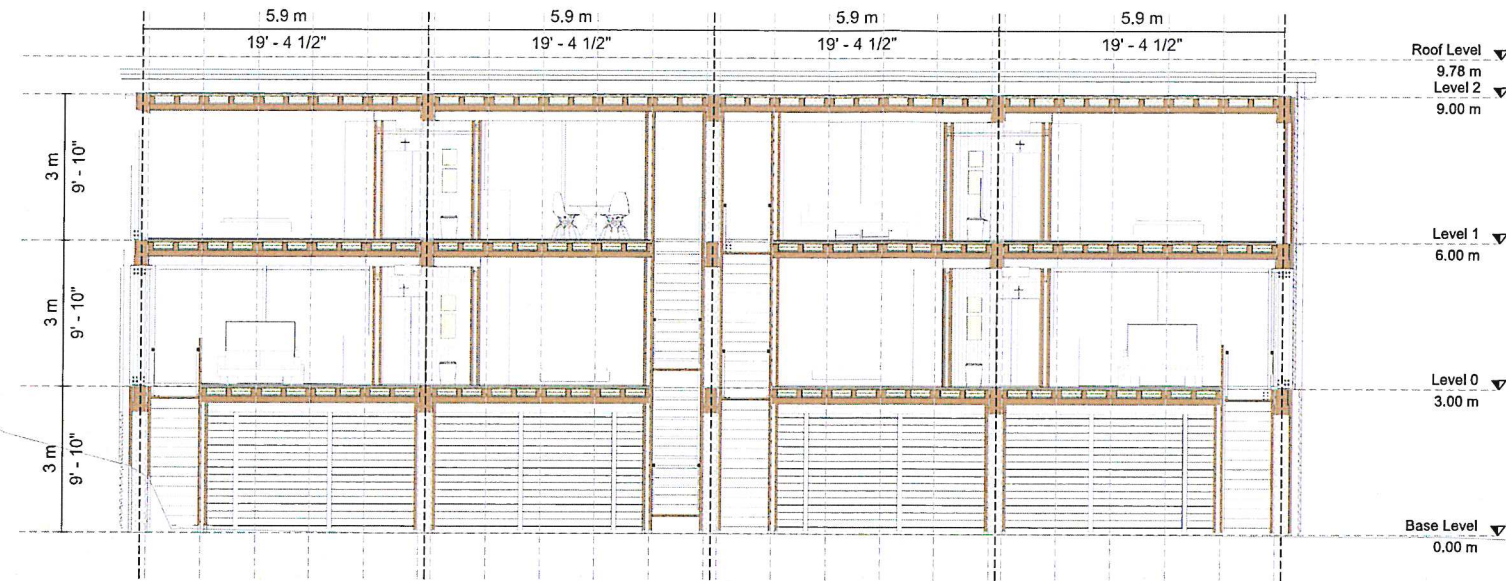


Longitudinal Sections

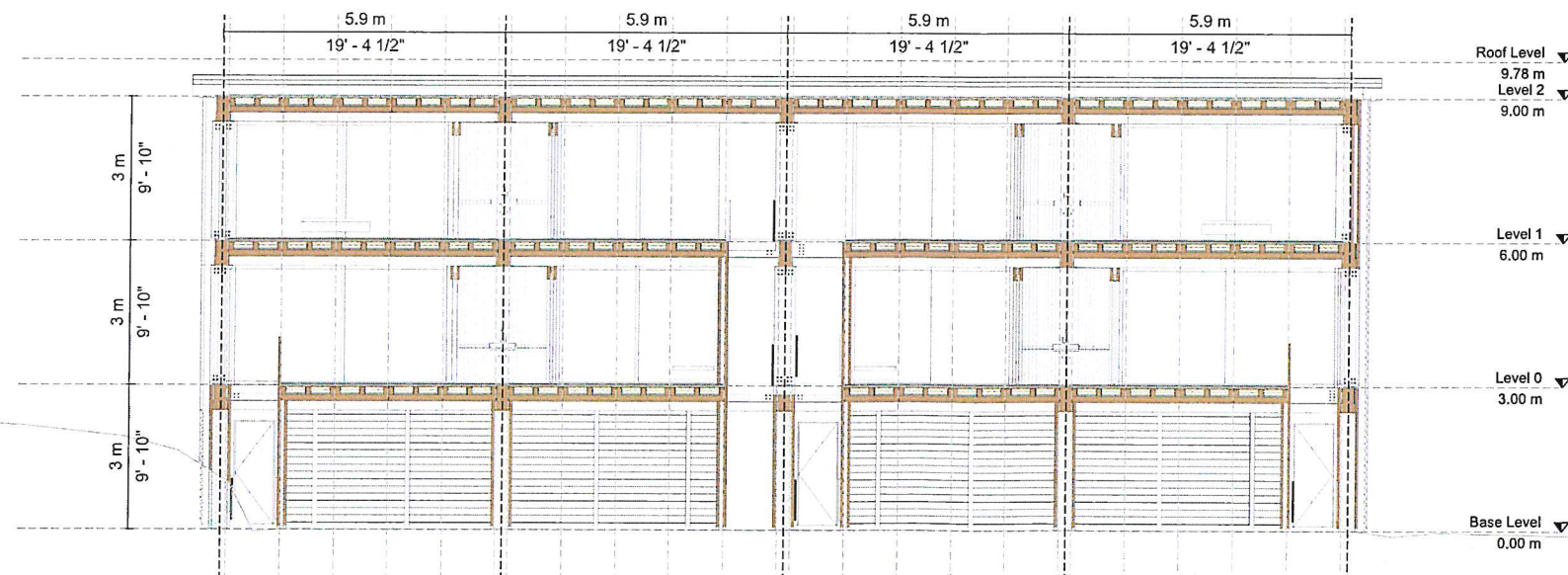
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April 2025

A06



Longitudinal Section 1
1 : 50



Longitudinal Section 2
1 : 50

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129 Mountain Rd, Stowe,
Vermont 05672, USA

Schematic Design



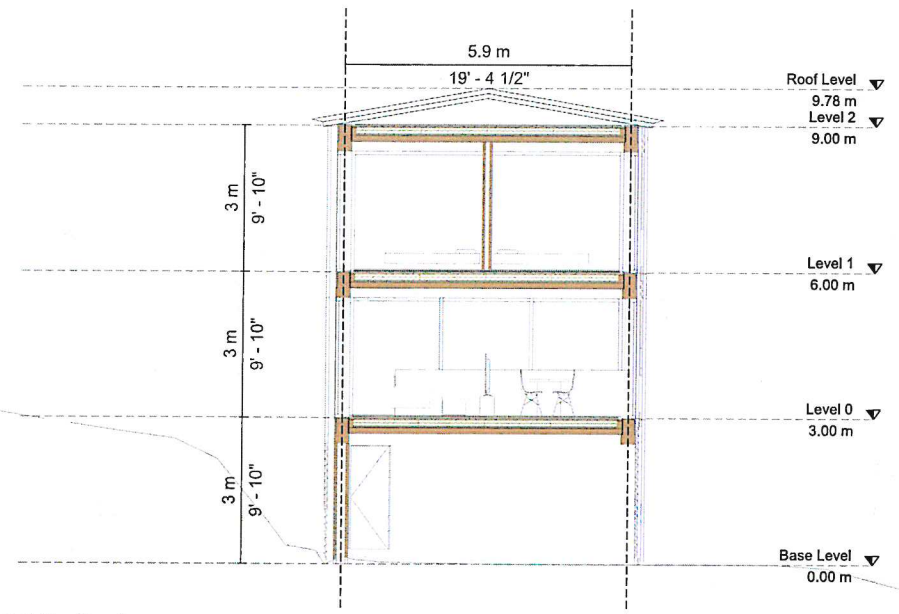
TS1 TS2 TS3 TS4

Transversal Sections

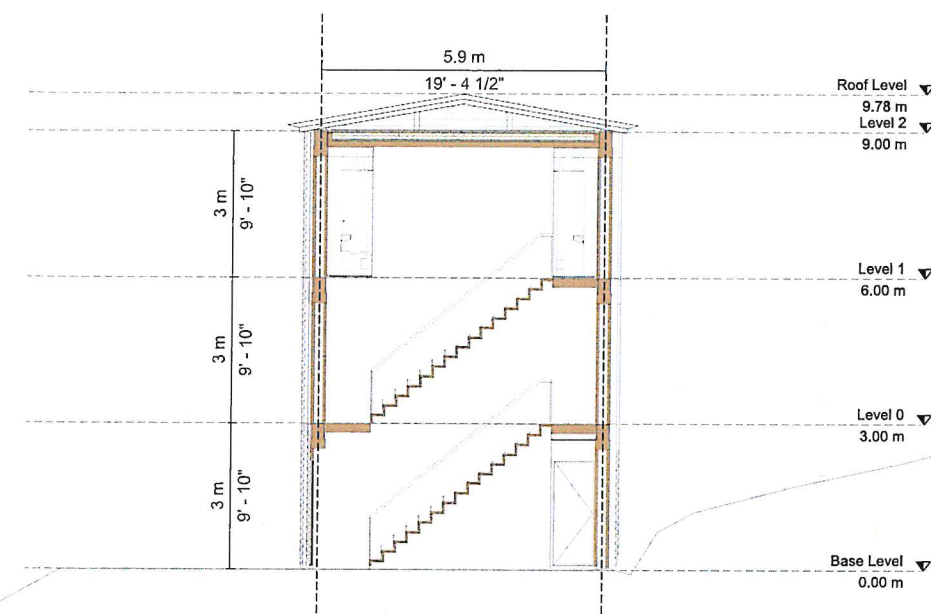
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April 2025

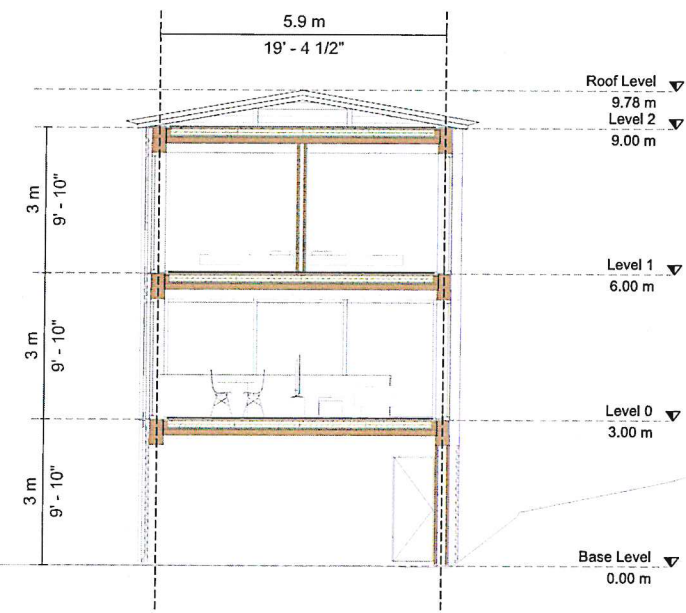
A07



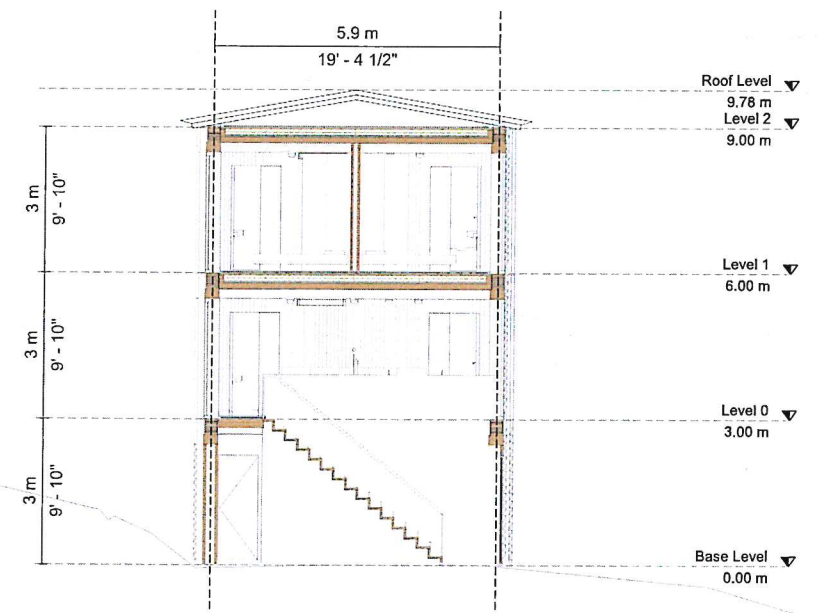
TS1 Transversal Section 1
1 : 50



TS2 Transversal Section 2
1 : 50



TS3 Transversal Section 3
1 : 50

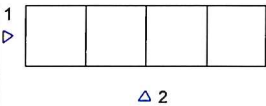


TS4 Transversal Section 4
1 : 50

Vermont 12X

129 Mountain Rd, Stowe,
Vermont 05672, USA

Schematic Design

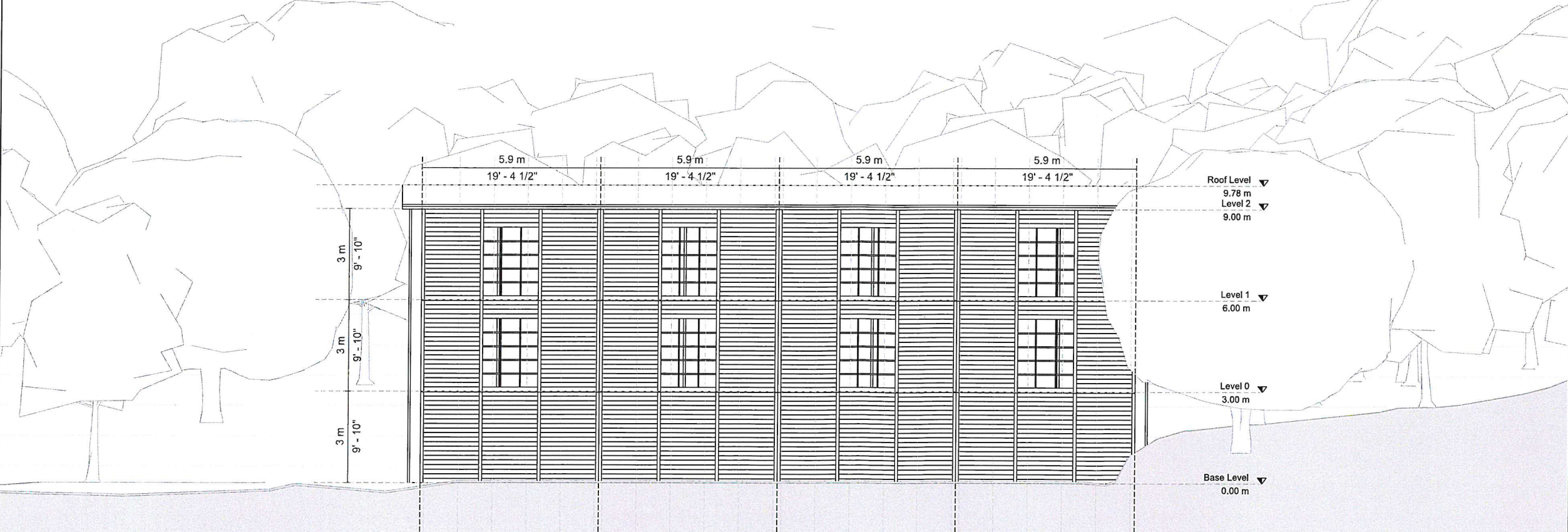
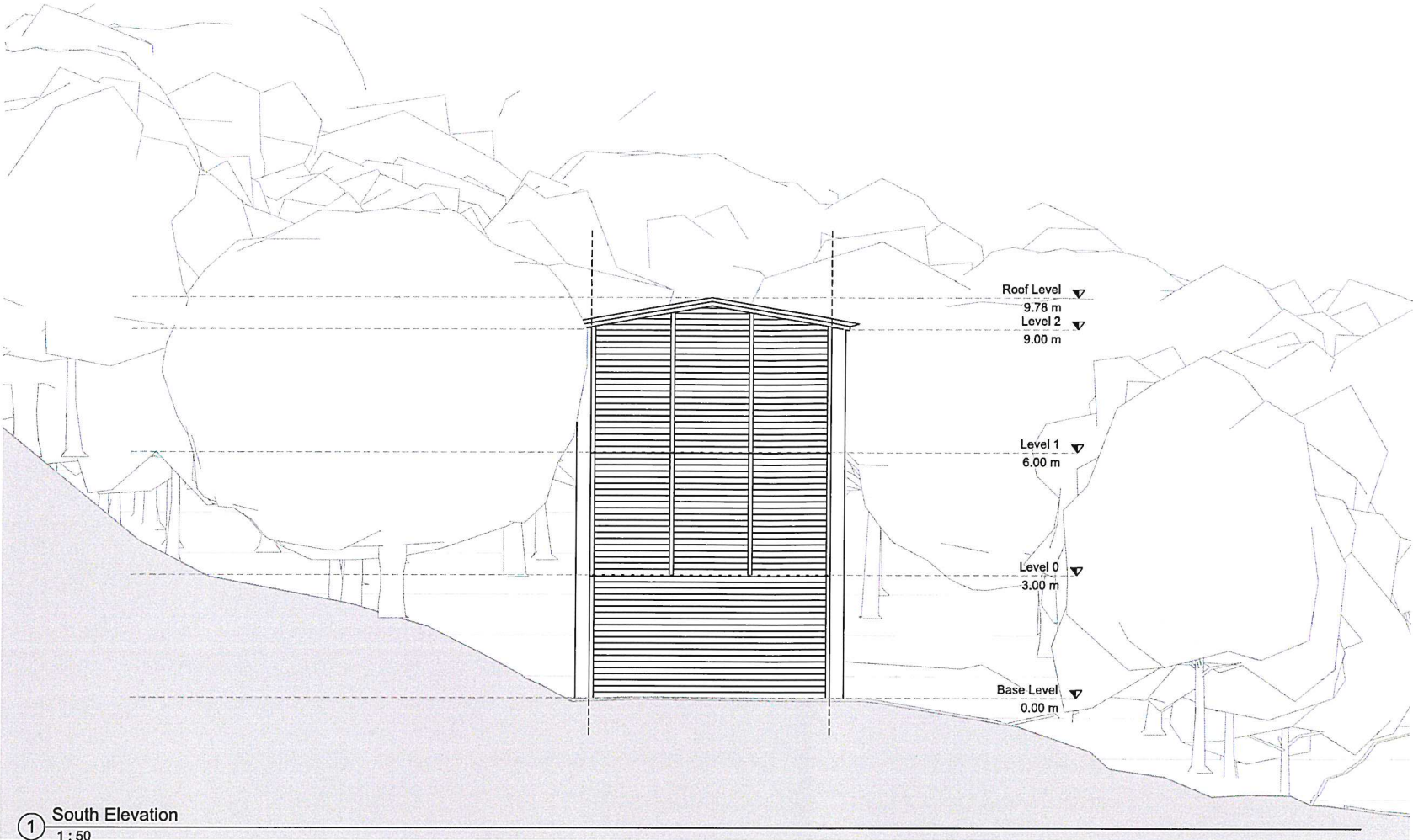


City Elevations

1 : 50

April 2025

A09



Vermont 12X

129 Mountain Rd, Stowe,
Vermont 05672, USA

Schematic Design

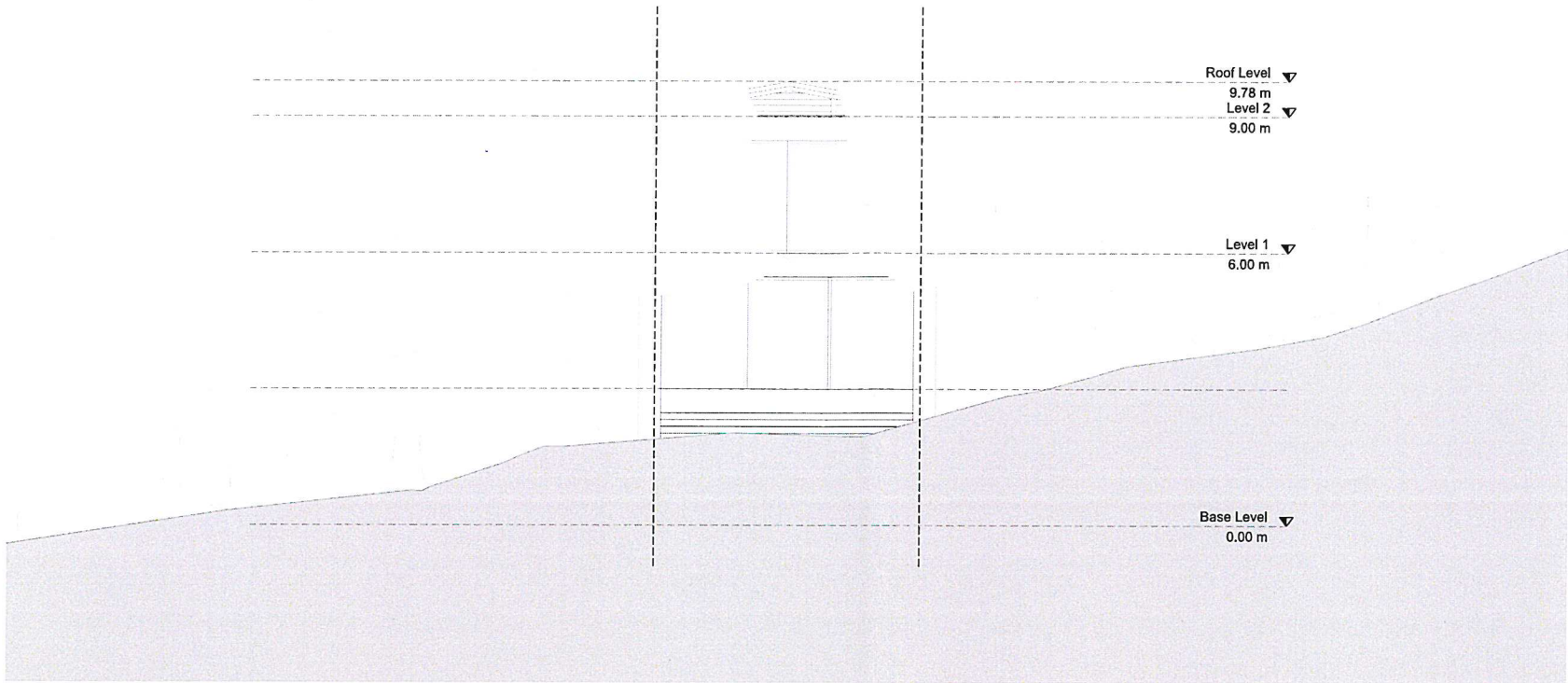


Landscape Elevations

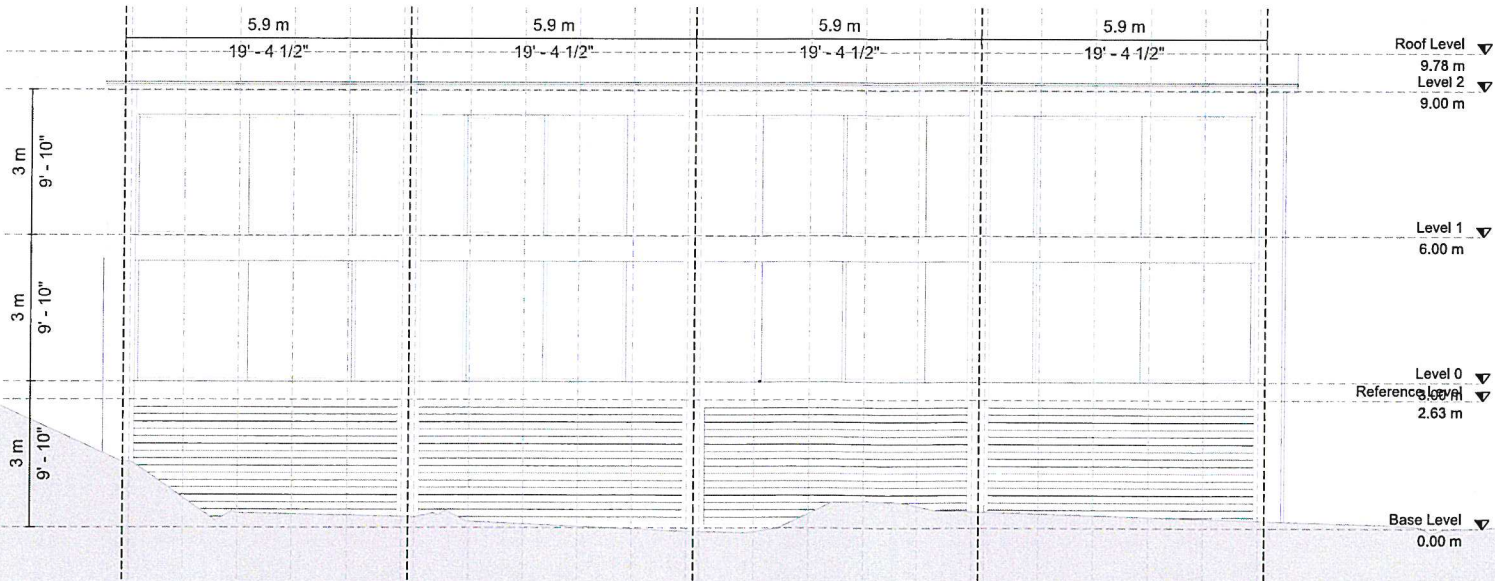
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April 2025

A10



③ North Elevation
1 : 50



④ West Elevation
1 : 50

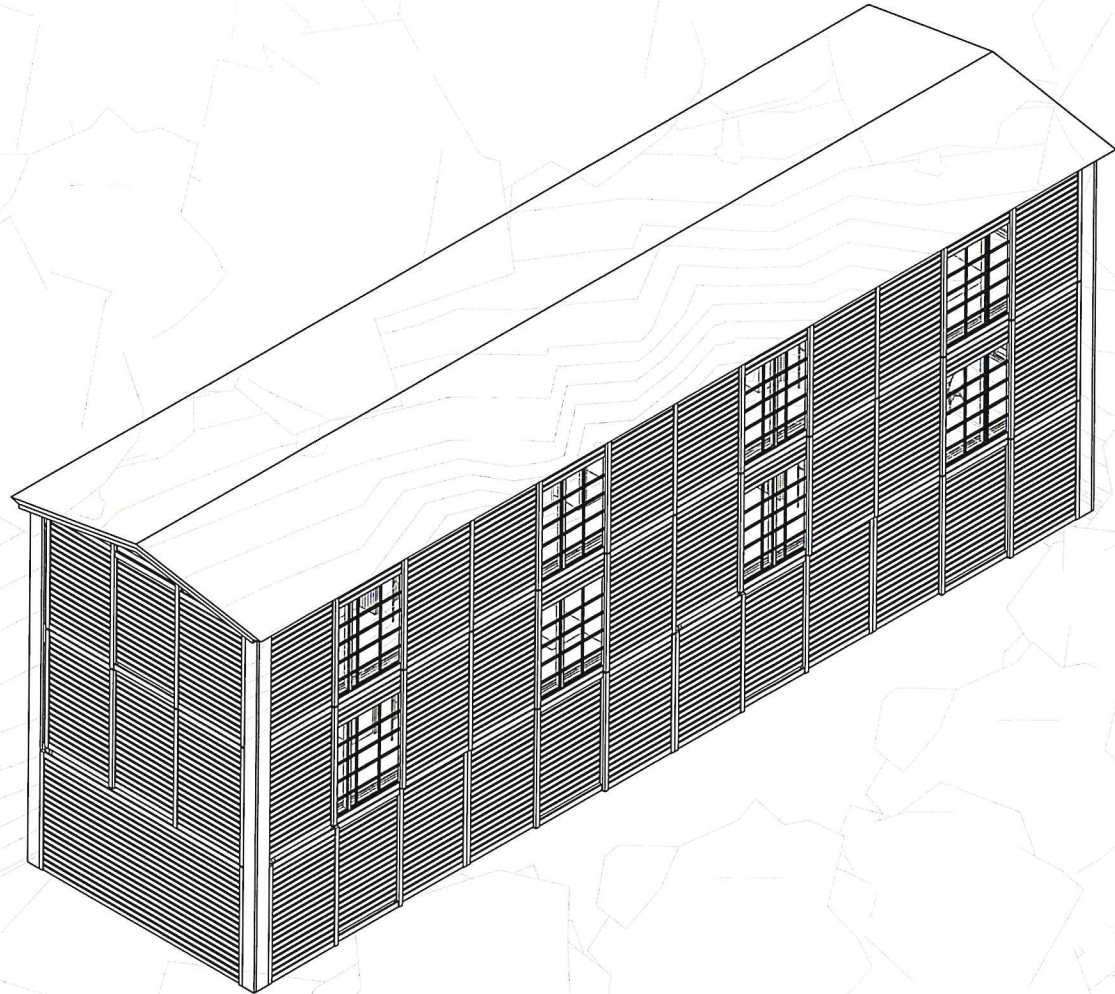
Vermont 12X

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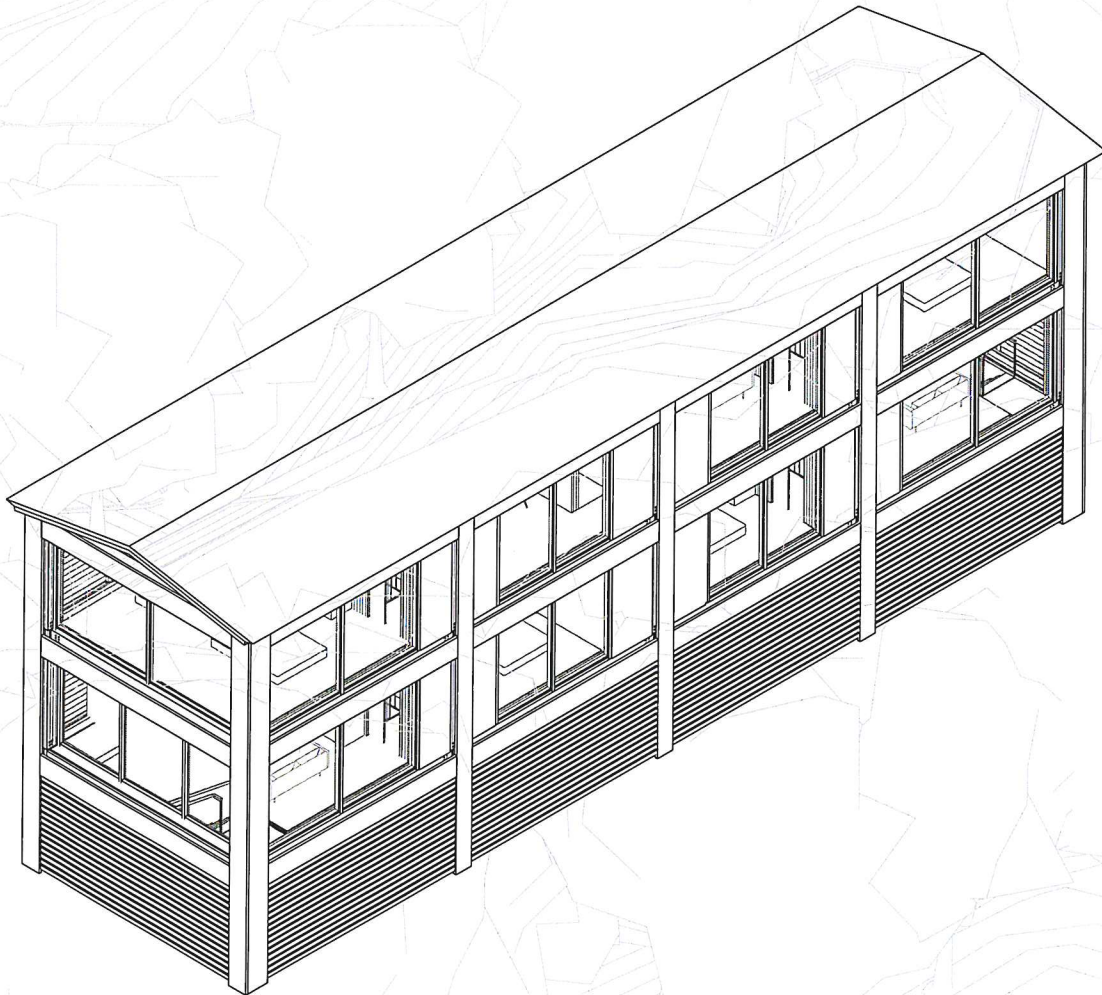
Schematic Design

Axonometrics

April 2025



① CITY Axonometric View



② LANDSCAPE Axonometric View

Table 6.2 Dimensional Requirements

Note: See Section 12.4 for Village-UD dimensional requirements.

Zoning District	Min. Lot Area	Min. Lot Width (ft.)	Set Backs			Minimum Building Coverage	Maximum Building Height
			Min. Front Yard (ft.)	Min. Side Yard (ft.)	Min. Rear Yard (ft.)		
RR-1 Rural Residential Lodging	1 acre	150	50	50	40	15%	25'
RR-2	2 acres	200	60	50	50	N/A	25'
RR-3	3 acres	250	70	60	60	N/A	25'
RR-4	4 acres	300	75	65	65	N/A	25'
VC-10	10,000 sq. ft.	60	10	10	10	40%	28'3"
VC-20	20,000 sq. ft.	125	10	20	20	40%	28'3"
VR-20	20,000 sq. ft.	110	20	10	40	30%	25'
VR-40	40,000 sq. ft.	150	30	15	50	15%	25'
HI	1 acre	150	50	50	50	10%	25'
UMR Residential Single-Family Lodging	1 acre	200	50	50	50	30%	25'
MHR Multi-Family Lodging	2 acres	250	70	60	60	20%	28'3"
LVC	20,000 sq. ft.	125	10	10	10	20%	28'3"
MC	20,000 sq. ft.	125	20	20	50	20%	25'
WBND	1 acre	125	60	35	35	20%	25'

¹ For residential uses only.

² Minimum vertical clearances for Residential District Boundary is 50 feet.

³ For lot area under 10,000 sq. ft. with a minimum 3 ft. peak, continuous at least 2 dwelling units.

Table 6.3 Density Standards

Note: See Section 12.4 for Village-UD density standards.

Zoning District	Single Family	Two Family	Multi Family ¹	Lodging Units ²
RR-1	1 unit per acre	3 units per acre	3 units per acre	3 units per acre
RR-2	1 unit per 2 acres	1 unit per 2 acres	1 unit per 2 acres	N/A
RR-3	1 unit per 3 acres	1 unit per 3 acres	1 unit per 3 acres	N/A
RR-4	1 unit per 4 acres	1 unit per 4 acres	1 unit per 4 acres	N/A
VC-10	1 unit per 10,000 sq. ft.	1 unit per 2,500 sq. ft.	1 unit per 2,500 sq. ft.	1 unit per 1,000 sq. ft.
VC-20	1 unit per 20,000 sq. ft.	1 unit per 5,000 sq. ft.	1 unit per 5,000 sq. ft.	1 unit per 2,500 sq. ft.
VR-20	1 unit per 20,000 sq. ft.	1 unit per 10,000 sq. ft.	1 unit per 10,000 sq. ft.	N/A
VR-40	1 unit per 40,000 sq. ft.	1 unit per 20,000 sq. ft.	1 unit per 20,000 sq. ft.	N/A
HI	1 unit per acre	3 units per acre	3 units per acre	1 unit per 5,000 sq. ft.
UMR	1 unit per acre	3 units per acre	3 units per acre	1 unit per 2,500 sq. ft.
MHR	1 unit per 20,000 sq. ft.	1 unit per 10,000 sq. ft.	1 unit per 7,000 sq. ft.	1 unit per 2,500 sq. ft.
MHR	1 unit per 20,000 sq. ft.	1 unit per 10,000 sq. ft.	1 unit per 7,000 sq. ft.	1 unit per 2,500 sq. ft.
LVC	1 unit per 20,000 sq. ft.	1 unit per 10,000 sq. ft.	1 unit per 7,000 sq. ft.	1 unit per 2,500 sq. ft.
MC	1 unit per 20,000 sq. ft.	1 unit per 10,000 sq. ft.	1 unit per 7,000 sq. ft.	1 unit per 2,500 sq. ft.
WBND	1 unit per acre	2 units per acre	3 units per acre	N/A

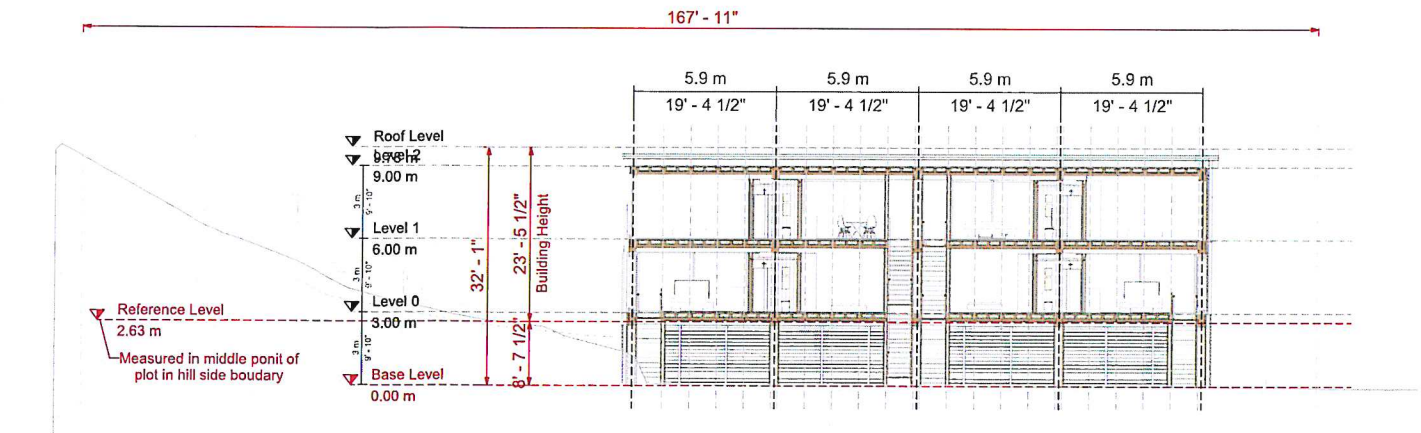
Table 15.2: Minimum Parking Requirements

RESIDENTIAL	# of Parking Spaces Per Dwelling Unit
Single detached or attached dwelling, including cooperative and condominium units	2
Duplex (Units larger than 400 sq. ft.)	2
Duplex (Units up to 400 sq. ft.)	1
Multi-family (Units larger than 400 sq. ft.)	2
Multi-family (Units up to 400 sq. ft.)	1
Housing for the Elderly	1
Home occupations	2 spaces per dwelling unit and 1 per additional employee
Boarding House, Bed and Breakfast	2 spaces per dwelling unit plus 1 per guest room

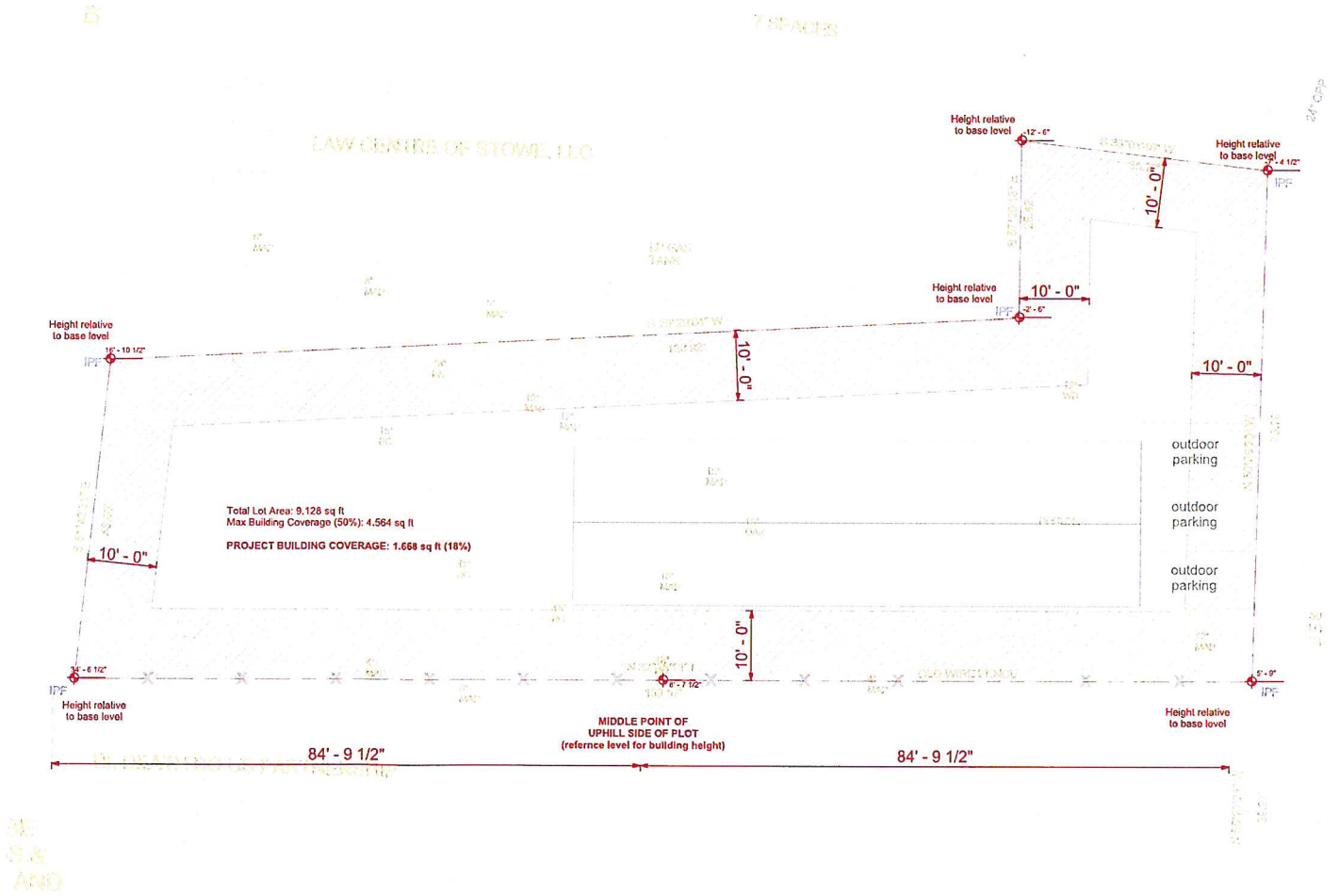
(2) Village Parking District

A. The VC-10 district is designated as the Village Parking District. In recognition of the historic character and relatively high density of the area, access to public transit and its "walking village" name served by multiple use parking and public parking areas, the number of parking spaces required shall be fifty (50%) percent of the number required in Table 14.

16.21 Building Height: 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 unadorned roofs, and to the average height between the highest ridge and eaves for gabled roofs, and to the average height between the highest ridge and eaves for other types of roofs. No sloping sides the height will be measured on the uphill side.



URBAN CODE - Section
1 : 100



URBAN CODE - Floor Plan
1 : 100

ENSEMBLE STUDIO

Vermont 12X

129 Mountain Rd, Stowe,
Vermont 05672, USA

Schematic Design

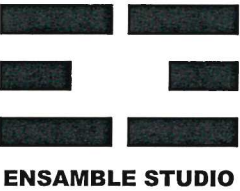
Urban Code

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April 2025

C01

Local Facade References



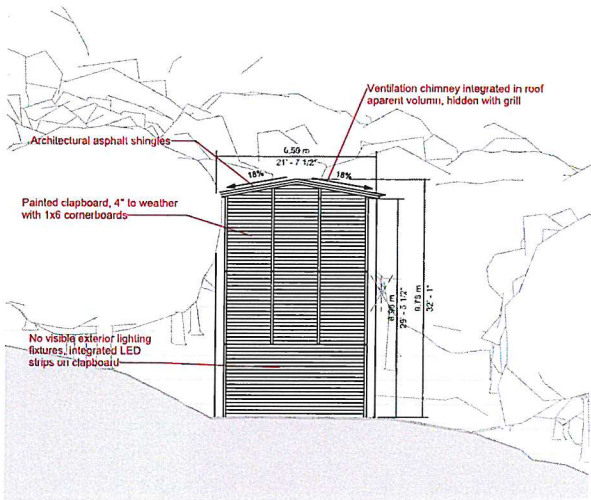
Vermont 12X

Proposed Facade

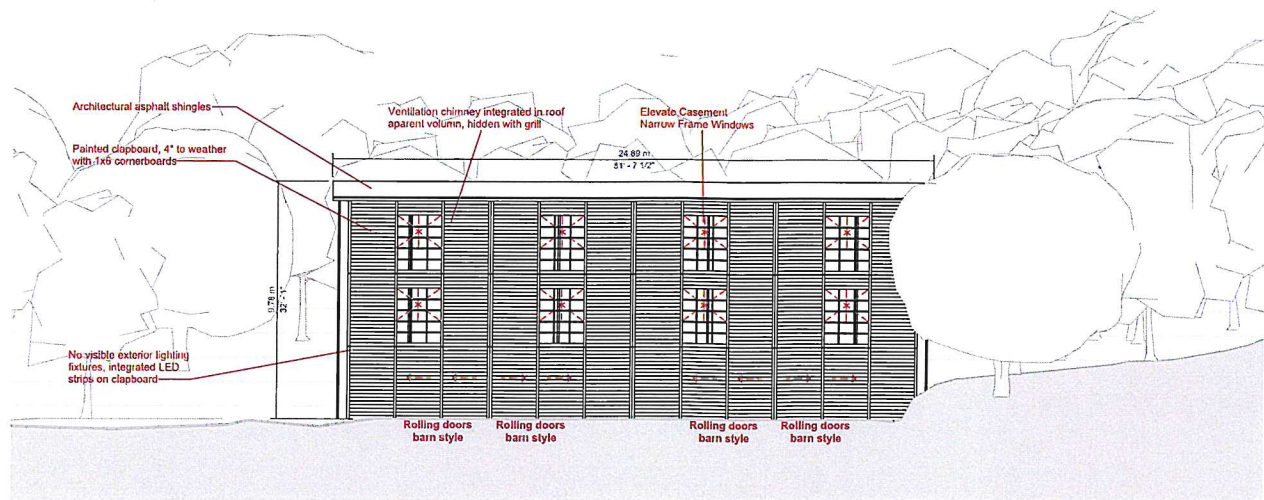


129 Mountain Rd, Stowe,
Vermont 05672, USA

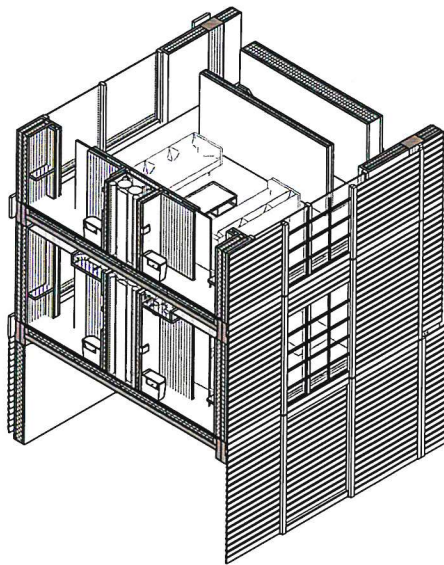
Schematic Design



F1 Short Street Elevation
1 : 100



F2 Long Street Elevation
1 : 100



F3 Axonometric Detail

Fachade

1 : 100

April 2025

C02

Vermont 12X

129 Mountain Rd, Stowe,
Vermont 05672, USA

Schematic Design

Windows and Doors

April 2025

C03

PICTURE



Picture windows are available in a variety of sizes to meet your design needs. Both in-swing and out-swing picture windows are available with 22 horizontal sashes. Direct glaze. Our unique thermal break without a rail for a simple, clean profile with more glass area.

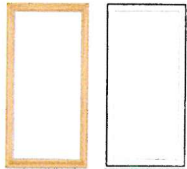
Double hung and picture windows in painted white.

PICTURE

- Fixed window available in either inswing or direct glaze to meet various design needs.
- Both in-swing and direct glaze picture windows available with 22 horizontal sashes.
- Direct glaze.
- Our unique thermal break without a rail for a simple, clean profile with more glass area.

Double hung and picture windows in painted white.

PICTURE WINDOW PROFILE SHOWN IN BARE FINISH



INTERIOR EXTERIOR

CASEMENT

- Perfect for hard-to-reach areas for over a thinking center.
- Handle delivers perfectly finished, rounded, rounded, rounded.
- Can be configured as an in-swing or out-swing window.
- Fixed or non-operational casement windows available.
- Can be configured as an in-swing or out-swing window.
- 4" sash limit available.
- Standard thermal break upgrade available.
- Optional wash frame for points to both sides of the glass termination.

Glass options include:

- 1/2" laminated PVB and SGP
- 1/2" laminated PVB and SGP
- 1/2" insulated laminated PVB and SGP
- White interlayer

CASEMENT				
PRODUCT	MAX AREA (SQ. FT.)	MAX WIDTH (IN.)	MAX HEIGHT (IN.)	OPERATION
CASEMENT	20.5	42 OR 54	48 OR 60	FIXED
CASEMENT PICTURE	47	54 OR 66 OR 78	48 OR 60	FIXED

AWNING

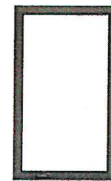
- Can be left partially open during wet weather for continuous access to fresh air.
- Awning windows open up on a track to create more usable wall space or provide fresh air while still enjoying the benefits of natural light.
- Often used in conjunction with Direct Glaze (Picture) window frame.
- Hinges into the top and projects out from the bottom.
- Bottom opens up to 18" maximum opening.
- 4" sash limit available.
- Standard thermal break upgrade available.

Glass options include:

- 1/2" laminated PVB and SGP
- 1/2" laminated PVB and SGP
- 1/2" insulated laminated PVB and SGP
- White interlayer

AWNING				
PRODUCT	MAX AREA (SQ. FT.)	MAX WIDTH (IN.)	MAX HEIGHT (IN.)	OPERATION
AWNING	20.5	36 OR 48	48 OR 60	OPERABLE

COASTLINE WINDOWS AND DOORS



SINGLE HUNG

- Designed to provide a traditional aesthetic.
- Features a top sash with a fixed bottom sash with 48" to open.
- Double-point locking system.

Glass options include:

- 1/2" laminated PVB and SGP
- 1/2" laminated PVB and SGP
- 1/2" insulated laminated PVB and SGP
- White interlayer

REVERSE COTTAGE OPTIONS

SINGLE HUNG				
PRODUCT	MAX AREA (SQ. FT.)	MAX WIDTH (IN.)	MAX HEIGHT (IN.)	OPERATION
SINGLE HUNG	20.5	36 OR 48	48 OR 60	VERTICAL

GLIDER

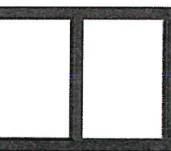
- Also known as horizontal roller.
- Available in MD, CX, and 3CX.
- Larger custom glazing options can be created.
- Excellent choice for wide horizontal openings.
- Operating rollers are equipped with brass tandem rollers making them easy to open and close.
- Choose clear glass for a contemporary style or add a simulated divided lite for a more traditional aesthetic.

Glass options include:

- 1/2" laminated PVB
- 1/2" laminated PVB and SGP
- 1/2" insulated laminated PVB
- White interlayer

GLIDER				
PRODUCT	MAX AREA (SQ. FT.)	MAX WIDTH (IN.)	MAX HEIGHT (IN.)	OPERATION
GLIDER	38	126 OR 174	47 OR 75	HORIZONTAL GLIDING
GLIDER DOUBLE TRANOM	76.5	174 OR 246	47 OR 75	HORIZONTAL GLIDING

For more information visit us at marvin.com



DOOR HARDWARE



Coastline door hardware offers sleek and clean profiles that perfectly complement the aesthetics of our Coastline doors. Designed for smooth and easy operation, even our largest door panels open and close with little effort.

DOOR HARDWARE

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AREA HANDLE

TRADITIONAL HANDLE

CONTEMPORARY HANDLE

ACACIA HANDLE

LADDER PULL

RECTANGULAR PULL

FURDORF PULL

CANARY HANDLE

FINISHES

BLACK

BROnze

SATIN NICKEL

SATIN NICKEL PVB

BRASS

POLISHED STAINLESS

BRUSHED STAINLESS

WHITE

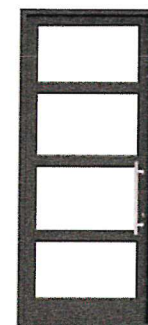
ENTRY DOOR

- Inswing and outswing doors available with or without stand alone sidelite and transom.
- Can be configured as a single panel door, double panel door, or entry door sidelite.
- Solid and simulated lowered style panels.
- Multi-point lock on active panel. Commercial multi-point lock available.
- Highly customizable with decorative and specialty glass and custom divided lite patterns.
- Low-E glass coatings, tinting, and insulated glass options.
- Standard, Low-rise, and ADA sill options available.

Glass options include:

- 1/2" laminated PVB and SGP
- 1/2" laminated SGP (outswing only)
- 1" insulated laminated PVB and SGP
- White interlayer

ENTRY				
PRODUCT	MAX AREA (SQ. FT.)	MAX WIDTH (IN.)	MAX HEIGHT (IN.)	OPERATION
INSWING	70	76 OR 132 1/2	+55/-80	X/XXX
OUTSWING	101	101 1/2 OR 144	+80/-80	X/XX
SIDELITE	44	80 OR 132 1/2	+80/-80	FIXED



COASTLINE WINDOWS AND DOORS

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Vermont 12X

129 Mountain Rd, Stowe,
Vermont 05672, USA

Schematic Design

Lighting System

April 2025

C04

LED Strips

Image		
Info	USA SOLID APOLLO Neutral White 237 Lumens/foot 16'4"	Specs Dimmable Yes Minimum cut 1.97" LED Color Neutral Warm White Color Temperature (k^ø) 3500K Color Rendering Index (CRI) 84 Lumens Total 3261 lm Lumens per Foot 199 lm Total LEDs 600 LEDs per Foot 36 Input Voltage 24V Watts per Foot 2.93W Watts per Spool 48W LED Type SMD 3528 Beam Angle 120° Warranty 5 Years Weight 0.25 lbs Dimensions 16.4' x 0.31" x 0.06" IP Rating IP33 Product Color White PCB Working Temperature -4F to 122F Certificates UL, CE, RoHS

Lamp Post

Image		
Info	USA Commercial grade solar operated lamp post recharges by day from exposure to the sun and illuminates upon darkness.	Specs Dimmable Yes Lamp Type Incandescent Color Warm White Color Temperature (k^ø) 2800K Color Rendering Index (CRI) 100 Lumens Total 2000 lm Lumens per Watt 19 lm Common Wattages 150 Direction Multi-directional

Exterior Wall Lamp

Image		
Info	USA Lucide solid outdoor wall light with dusk to dawn sensor - anthracite	Specs Dimmable Yes Lamp Type LED Light Bulb Color Warm White Color Temperature (k^ø) 2700K Color Rendering Index (CRI) 80 Lumens 400 lm Common Wattages 4W equivalent to 40W incandescent Direction Side to side orientation Warranty 2 Years Dimensions H 250 x W 150 x D 90mm