



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	PETER LIVADITIS, MAPLE CORNER INVESTMENTS, LLC	
Mailing Street Address City, State and Zip	P.O. BOX 178, CALAIS, VT 05648	
Telephone Number		Email peter.j.livaditis@gmail.com

Applicant Information (Relationship to Owner)

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

Applicant Name Company (if any)	KELLEY OSGOOD, VOLANSKY STUDIO	
Mailing Street Address City, State and Zip	135 LUCE HILL ROAD STOWE, VT 05672	
Phone Number 802-730-3718		Email kelley@volanskystudio.com

Property Information & Location

Physical Address	48 SOUTH MAIN ST., STOWE, VT	
Tax Map ID	7A-029.00	
Existing Use MIXED USE		Proposed Use MIXED USE

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

DEMO EXISTING BUILDING, CONSTRUCT NEW MIXED USE BUILDING
WITH COVERED GRADE LEVEL PARKING

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: 7/24/25

Additional application information is required on reverse side: ➔

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

Construction Information

A site plan showing the proposed development is required if construction is involved.

The applicant is responsible for determining property lines and setbacks.

Please answer the questions below for all projects:

Will there be a new curb cut (driveway opening)?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Will over ½ acre of land be graded or disturbed?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Will the development create an additional ½ acre of impervious surface?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Will there be other changes resulting in increased sewer or water flows?	Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/>
Will there be a new connection to the Stowe sewage system?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Will there be a new connection to the Stowe water system?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Is any portion of the building rented out?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Is an Act 250 permit or amendment required?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

Maximum Bldg. Height: 34' * 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: <u>2</u>	# Bedrooms: <u>3</u>	# Kitchens: <u>2</u>
New Rooms:	# Bathrooms: <u>2½</u>	# Bedrooms: <u>1</u>	# Kitchens:

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)	<u>10,462</u>	\$0.40	<u>4,184.80</u>
Unenclosed building spaces per sq. ft (i.e., decks, open porches, etc.)	<u>2,756</u>	\$0.25	<u>689.00</u>
Structures other than buildings (i.e., ponds, tennis courts, fences, etc.) - per structure		\$100	
Administrative amendment by Zoning Administrator		\$75.00	

Fee: \$ 4,873.90

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	\$ 15. ⁰⁰
Additional Recording Fee for Mylar	\$25.00/sheet	\$
Total Application Fee Including Recording		\$ 4,888.⁹⁰

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 _____

Denied Date _____

Reason _____

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

☐ Check # _____

☐ Cash

Referred _____

Hearing Date _____

Comments/Conditions

Zoning Administrator _____

Date _____

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

January 24, 2025

48 South Main Street – Development Narrative

Existing building:

The building owner, Maple Corner Investments, LLC is requesting permission to demolish the existing building per zoning regulation sections 10.7A and 10.7B.

The existing building is listed as non-contributing under the National Register of Historic Places. We have attached a copy of this for the record.

We have attached a memorandum from John Higgins with Artisan Engineering outlining the condition of the existing building and recommending demolition of the existing building and foundation.

A recent fire alarm in upper apartment required Stowe FD personnel to access the space and they retreated in fear of floor collapse.

We have attached photo documentation of the existing conditions.

Proposed building:

The plan for the new building is mixed use with parking in the existing location that maintains the current curb cut at South Main Street.

The current program for the new building is retail/mercantile at the main level, mercantile with single apartment at second level, and a single apartment at upper level. The building is planned to have a full basement with storage and mechanical spaces.

Requested waivers:

We are requesting a building height waiver to 35 feet for the third floor per zoning regulation section 10.9(1).

To meet zoning requirements for this waiver, the upper level is set back on the South Main St. side, the building will provide covered parking, the building will be mixed-use, and the building will provide year-round housing.

We are requesting a sideyard setback waiver on the West side to provide a structure for vehicle parking.

We are requesting a frontyard setback waiver on the South Main Street side to provide a covered canopy for the main entry at the main level in accordance with build-to line per zoning regulation section 10.10(1).

We are requesting to balance the existing nonconforming footprint at the North side of the building and extending a shallow covered porch to the property line with the existing septic easement acting as building setback protecting from future development in this zone.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 13

Stowe Village Historic District (Additional Documentation)
Stowe, Lamoille County, Vermont

22. Vermont Heritage Gifts and Crafts c.1880, c.1980 – 48 South Main Street (Non-Contributing)

Number 89 in the original district nomination.

This building is considered non-contributing due to alterations.

This one and one half story building has two doors on the east facing front façade flanked by plate glass windows. The house is clad in vinyl siding has single paned windows, an asphalt shingle roof and full length shed roof dormer on the east elevation.

According to the original nomination, old photos reveal a Cape style house on this site. This building no longer retains its massing, style or fenestration and is therefore considered non-contributing in the historic district.

23. Brookside Offices c.1975– 35 South Main Street (Non-Contributing)

Number 9 in the original district nomination.

This building is considered non-contributing due to alterations.

According the original National Register Nomination, two barns located near this site were joined together to form this clapboard structure. The converted barns have been dramatically altered and given the appearance of a Modern Colonial Revival house. Triple, multi-paned windows flank a central entrance with fanlight and sidelights. The wood shingle roof has two gable roof dormers with 6-paned windows and projecting vents. There is a one and a half story, 1 bay, shed roof addition at the rear of the building. The house was built on a piece of property formerly owned by George Jenney c. 1880. There was a large Victorian house, which burned in 1962, located on the front half of this parcel of land.

24. House c. 1811 – 37 South Main Street (Contributing)

Number 10 in the original district nomination.

Located on the hill behind the Old Town Hall and barely visible from the road, this small, one story, Cape Cod style, clapboard house with asphalt shingle roof and central chimney may be the oldest house in the village. The house located at this site was reputedly built c.1811, although there is no concrete evidence indicating this. The foundation has been covered with a sealant making it difficult to identify. This frame house has exposed beams in the living quarters and a new basement. The house has been altered over the years; it has wide clapboards, a new gable roofed entrance vestibule, and paired 6/1 windows on the eaves elevation. It also has a rear ell addition.

The massing of this house is in keeping with buildings constructed in the early 1800s however; there is no written history or documentation confirming this date.



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

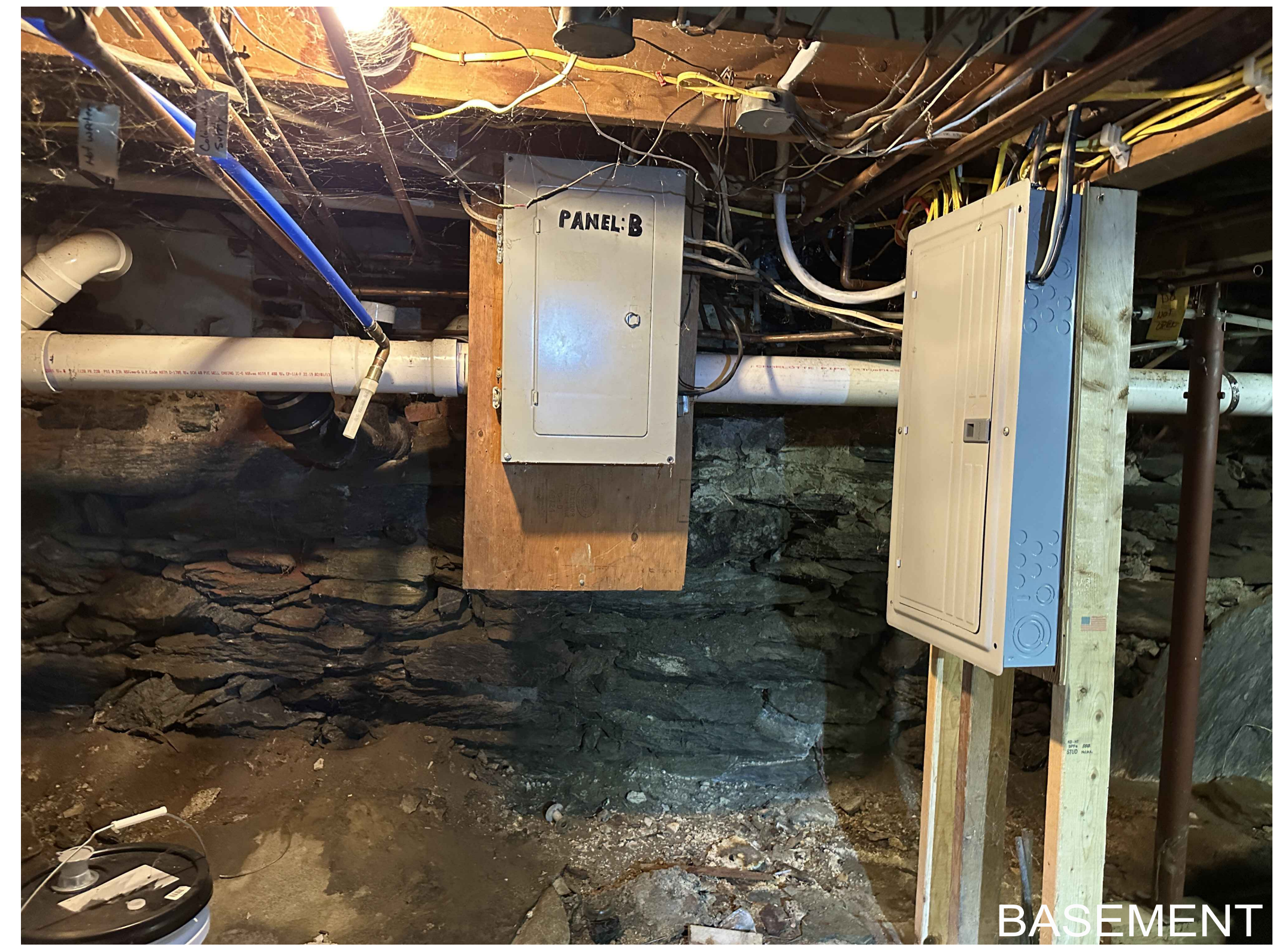


WEST ELEVATION

EXISTING CONDITIONS - BUILDING EXTERIOR



EXISTING CONDITIONS - BUILDING INTERIOR



EXISTING CONDITIONS - BUILDING INTERIOR



RESTAURANT



RESTAURANT



RESTAURANT



RESTAURANT



RESTAURANT

EXISTING CONDITIONS - BUILDING INTERIOR



RESTAURANT



RESTAURANT



RESTAURANT



RESTAURANT

EXISTING CONDITIONS - BUILDING INTERIOR

ZONING TABLE	
ZONING DISTRICT:	VC-10
FRONTYARD SETBACK:	10'
SIDEYARD SETBACK:	10'
REARYARD SETBACK:	10'
MAX. BLDG COVERAGE:	50%
MAX. BLDG HEIGHT:	28'/33'
* PROPERTY IS IN STOWE HISTORIC OVERLAY DISTRICT (SHOD)	

THIS IS NOT A BOUNDARY SURVEY
PROPERTY LINES SHOWN ARE APPROXIMATE ONLY AND WERE NOT SURVEYED BY THIS OFFICE. THEY ARE BASED ON PREVIOUS MAPS AND SOME EVIDENCE FOUND IN THE FIELD.

DATUM
THE CONTOURS AND BENCHMARK ON THIS PLAN ARE BASED UPON GPS DERIVED ELEVATIONS OBSERVED ON SITE ON 03/04/21 AND ARE ON THE NAVD 88 DATUM.

LEGEND	
	SURVEY CONTROL POINT
	IRON PIN/ROD FOUND
	UTILITY POLE
	GUY WIRE
	LIGHT POLE
	GATE VALVE
	HYDRANT
	SEWER MANHOLE
	CATCH BASIN
	PROPERTY LINE
	SETBACK LINE
	RIGHT OF WAY/EASEMENT
	EDGE OF ROAD/DRIVE
	WOOD FENCE
	EX. WATER LINE
	EX. GRAVITY SEWER LINE
	EX. STORM DRAIN
	EX. OVERHEAD POWER
	EX. CONTOURS

MASTER PARKING TABLE

55 MOUNTAIN ROAD: 8 REQUIRED
1 APARTMENT : 1 SPACE
2,500 SF RETAIL: 5 SPACES
4 EMPLOYEES: 2 SPACES
57 MOUNTAIN ROAD: 5 REQUIRED
1,500 SF RETAIL: 3 SPACES
3 EMPLOYEES: 2 SPACES
59 MOUNTAIN ROAD: 6 REQUIRED
2 APARTMENTS: 2 SPACES
780 SF RETAIL: 2 SPACES
2 EMPLOYEES: 2 SPACES
48 SOUTH MAIN STREET: 10 REQUIRED
2 APARTMENTS: 2 SPACES
3,400 SF RETAIL: 6 SPACES
4 EMPLOYEES: 2 SPACES
32 SOUTH MAIN STREET: 4 SPACES
4 SPACES BY DEED
TOTAL SPACES REQUIRED - 33
TOTAL SPACED PROVIDED - 35

DENSITY TABLE

1 SINGLE FAMILY RESIDENCE ALLOWED PER 10,000 SF LOT AREA

1 RESIDENTIAL UNIT WITHIN A DUPLEX MULTI FAMILY RESIDENTIAL ALLOWED PER 2,500 SF LOT AREA

1 LODGING UNIT ALLOWED PER 1,000 SF LOT AREA

LOT SIZE = 6,100 ± SF (0.14 ACRES)

NUMBER OF UNITS PROPOSED = 2 (5,000 SF LOT AREA REQUIRED)

PARKING REQUIREMENTS FOR 48 SOUTH MAIN PROJECT

* VC-10 ZONING DISTRICT IS CONSIDERED VILLAGE PARKING AREA AND PARKING REQUIREMENTS ARE REDUCED BY 50% (SECTION 15.3-ITEM #3)

RESIDENTIAL UNIT = 1 SPACE

EMPLOYEES = 0.5 SPACES FOR EACH EMPLOYEE

RETAIL/ OFFICE = 1 SPACE FOR EVERY 600 SF OF GROSS FLOOR AREA (EXCLUDED STROAGE) - NO LESS THAN 1.5 SPACES

SPACES REQUIRED = 10 (2 APARTMENTS + 3,400 ± SF RETAIL SPACE + 4 EMPLOYEES

SPACES PROVIDED = 10 (5 ON-SITE + 5 SHARED DEEDED OFF SITE)

NOTE: ORIGINAL PLAN 24 " x 36 ". OTHER SIZES NOT TO SCALE

No.	Date	Revision	By

PROPOSED SITE PLAN

48 SOUTH MAIN STREET LLC.

48 SOUTH MAIN STREET

STOWE

GRENIER

ENGINEERING, PC

155 DEMERITT PLACE #2

P.O. Box 445

Waterbury, VT 05676

TEL (802) 244-6413

FAX (802) 244-1572

grenierengineering.com

Date: 1. 24 . 25

Scale: 1" = 20'

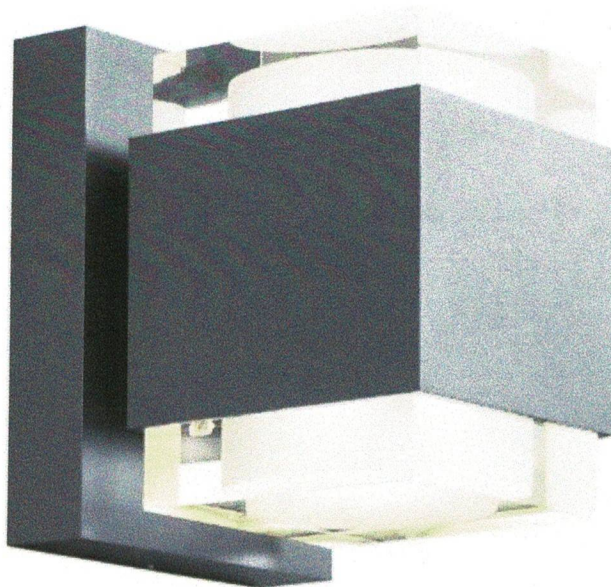
Designed: JDG

Drawn: TJM

Checked: JDG

Sheet No: OA-1

48 S. MAIN
EXTERIOR FIXTURE "A"



♥ Add to Favourites

↓ Spec Sheet

📄 Line Drawing

Voto 8 Outdoor Wall

Brand: [Visual Comfort Modern Collection](#) Designer: Sean Lavin

ONLINE PRICE:
\$689.00

Model

Standard/Downlight

Finish

Bronze

Colour Temperature

2700K

3000K

4000K

1

Quantity

Add to Cart

✓ Quick Ship: 1-2 Weeks

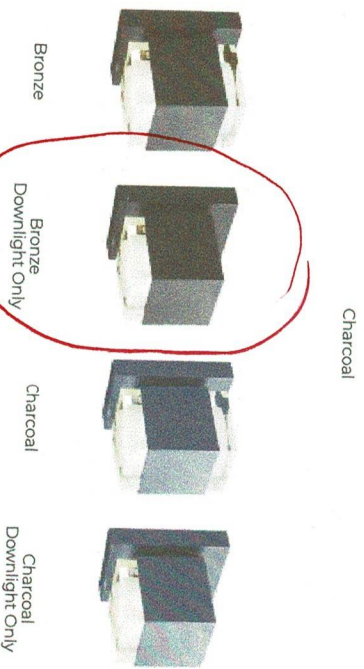
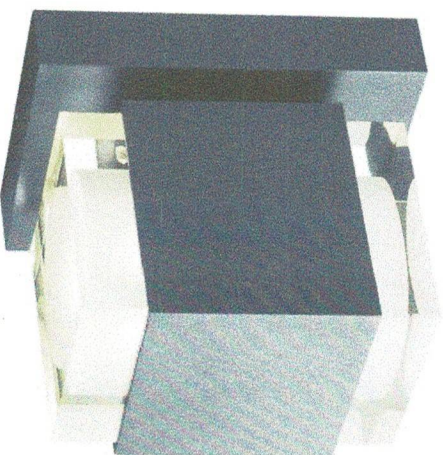
Description

In dramatic contrast to the die-cast metal body, two symmetrical reveals cut from a solid piece of optically pure acrylic adorn the top and bottom of the Voto wall sconce by Sean Lavin for VC Modern. Beautiful LED light pours from the top and bottom of the thick-cut acrylic to provide ample illumination. Voto outdoor wall sconces are also available with downlight only to meet the needs of all outdoor applications and Dark Sky considerations. Available in modern finishes. Voto wall sconces feature stainless steel hardware and impact-resistant, UV stabilized clear acrylic lensing for added durability and stability. [read less](#)

PRODUCT FEATURES

- From the brand formerly known as Tech Lighting
- Powerful, long lasting (L70, 70,000 hours) dimmable LED tested against the highest quality standards to ensure it delivers consistent LED performance and color over time.
- Die-cast aluminum structure, powder coat finish, and stainless steel hardware for robust durability in harsh elements, appropriate for commercial use.
- Universal 120-277 volt driver with integral transient surge protection at 2.5KV per American National Standard (ANSI) and IEEE standards.
- Wet listed, IP65 (International Protection rating indicating resistance to dust and water, suitable and safe for commercial use).
- Available in modern finishes

LAMPING



ORDERING INFORMATION

7000WWOT	CRI	COLOR TEMP	LENGTH (A)	FINISH	FUNCTION	VOLTAGE	OPTIONS
8 80 CRI	30 3000K	8"	Z BRONZE	DO DOWNLIGHT ONLY	UNV UNV 120-277V	NONE	
	40 4000K		H CHARCOAL	UD UPLIGHT & DOWNLIGHT			
	27 2700K					SP SURGE PROTECTION	

7000WWOT

JOB NAME

NOTES



© 2019 Tech Lighting, L.L.C. All rights reserved. The "Tech Lighting" graphic is a registered trademark of Tech Lighting, L.L.C. Tech Lighting reserves the right to change specifications for product improvements without notification.

7400 Under Avenue, Skokie, IL 60077
T 847.410.4400 | F 847.410.4500 | techlighting.com

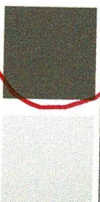
Project:

Location:

Fixture Type:

Catalog Number:

AVAILABLE FINISHES:



Black

Kind

FM-W76108

PRODUCT DESCRIPTION

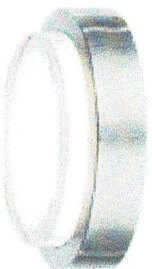
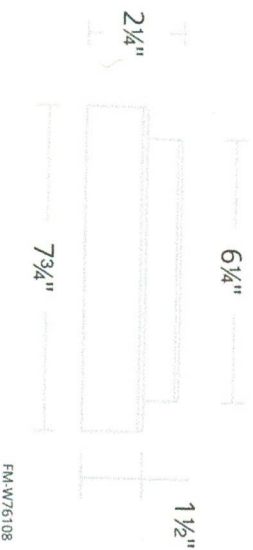
A clean dimensional element for exterior environments. The curvaceous shade encompasses a white diffuser wrapped with a shatter resistant clear acrylic case. Innovative LED technology offers a creative ability to change color temperature of the light with ACLED technology for a clean look.

FEATURES

- ACLED driverless technology
- Wet location rated for outdoor use
- Dimensional shade with a clear acrylic exterior finished with a white interior
- Built in color temperature adjustability. Switch from 2700K/3000K/3500K
- SS finish features stainless steel hardware; BK finish features aluminum hardware
- Option to pre-select color temperature or adjust in the field
- 0-10V dimming option available (special order), unit dimensions: 3.4" x 1.2" x 0.5" (model#LD5065M010AFE-LO1)

SPECIFICATIONS

Rated Life	54000 Hours
Standards	ETL, cETL, Wet Location Listed, IP65, Title 24 JAB: 2019 Compliant, ADA
Input	120 VAC, 50/60Hz
Dimming	ELV: 100-10%, TRIAC: 100-10%
Mounting	Can be mounted on ceiling or wall in all orientations
Color Temp	3000K, 2700K, 3500K
CRI	90
Construction	Stainless steel 316 spun body with acrylic shade, Aluminum spun body with acrylic shade



48 S. Main
Exterior Fixture 1/8"

Model & Size	Color Temp	Finish	LED Watts	LED Lumens	Delivered Lumens
O FM-W76108 8"	O 2700K	O BK Black	10.8W	600	577
	O 2700K	O SS Stainless Steel	10.8W	600	577
	O 3000K	O BK Black	10.8W	600	577
	O 3000K	O SS Stainless Steel	10.8W	600	577
	O 3500K	O BK Black	10.8W	600	577
	O 3500K	O SS Stainless Steel	10.8W	600	577

Example: FM-W76108-35-SS

For custom requests please contact customs@modernforms.com

48 S. MAIN
PROPOSED WINDOWS - DOUBLE-HUNG, TRANSOMS + PICTURE UNITS

ULTIMATE DOUBLE HUNG G2



ULTIMATE DOUBLE HUNG G2 WINDOW IN DESIGNER BLACK

14

MARVIN SIGNATURE



ULTIMATE DOUBLE HUNG G2 WINDOW IN WHITE WITH OIL RUBBED BRONZE HARDWARE

ULTIMATE DOUBLE HUNG G2

The Ultimate Double Hung G2 window is an embodiment of our dedication to the craft of creating windows and doors. Influenced by the rich, historical significance of this window style and inspired by innovative design, each feature is thoughtfully added and every detail is carefully considered. This is all in service of shaping a window that deserves to be in the unique homes our customers desire.



INTERIOR



EXTERIOR



UNIQUE WASH MODE ALLOWS CLEANING OF BOTH SIDES OF GLASS FROM INDORS

ULTIMATE DOUBLE HUNG G2

Engineered for performance and designed to inspire, each aspect of the Ultimate Double Hung G2 window was made with purpose. Our engineers consider every detail from the most innovative features to the most minute subtleties, all because the windows in your home help illuminate the most important parts of your life.

INTERIOR FEATURES AND PERFORMANCE

RICH WOOD INTERIOR

Offers beauty and warmth with six wood species and ten interior finish options.

NARROW CHECKRAIL

Provides a sleek aesthetic at 1 1/4 inches to maximize daylight opening while maintaining historical accuracy.

TILT WASH MODE

Allows easy access to exterior glass for cleaning and maintenance.



EXCLUSIVE AUTOLOCK

Activates when the sashes are closed, locking the window.

ENERGY EFFICIENCY

Multiple glass options for meeting ENERGY STAR® standards in energy efficiency for various regions and climates.

SASH BALANCE SYSTEMS

Enables smooth operation at the largest sizes.

EXTERIOR FEATURES AND PERFORMANCE

DURABLE CLADDING

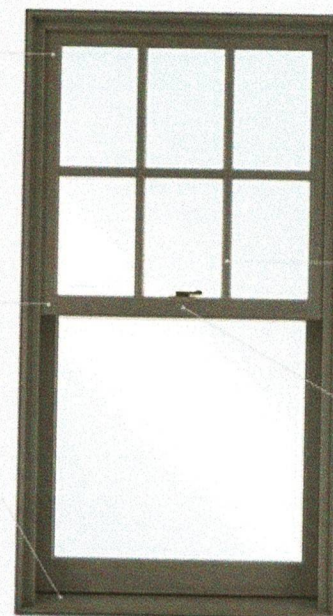
Extruded aluminum exterior cladding with an AAMA verified 2605 finish and backed by a 20-year warranty against chalking and fading.

EXPANSIVE SIZES

Larger than 5 feet wide by 10 feet high.

TRADITIONAL SILL BEVEL

The 14-degree bevel provides optimal water management while maintaining a classic look.



SUPERIOR WEATHER PERFORMANCE

LC-PG50 on most sizes. Optional commercial (CW) performance and IZ3 certified coastal performance on most sizes.

DESIGN VERSATILITY

An array of simulated divided lite patterns, interior and exterior color options, ten hardware finishes, and archtop models.

ALUMINUM INTER LOCK

Eliminates drafts and improves the window's overall structural integrity.

Marvin Signature® Ultimate

Types

The look of multiple, individual panes of glass in a door panel is popular in a wide range of architectural styles-from historic replications to modern farmhouses. For those who seek historical accuracy, authentic divided lites utilize individual glass panes. Simulated divided lites, available in a number of different styles, mimic the look of individual panes of glass in a window sash without sacrificing the energy efficiency of a single pane of glass.

Authentic Divided Lite (ADL) - Separate pieces of glass are glazed between muntin bars - the way windows have been made since the beginning but with Marvin's updated design to increase energy efficiency.

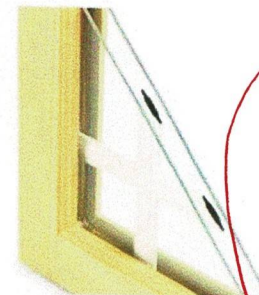
Grilles-between-the-Glass (GBGs) - Grilles are permanently installed between the glass panes for a low-maintenance, smooth exterior and easy cleaning. Choose from six exterior colors and three interior colors.

Simulated Divided Lite (SDL) - An energy-efficient way to create the look of authentic divided lites, SDL bars are permanently adhered to both sides of the glass and are available with or without a spacer bar installed between the glass to create even more depth that resembles an ADL.

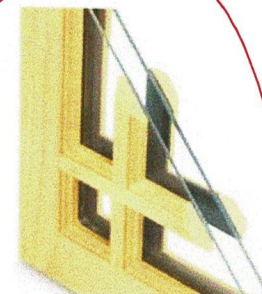
Simulated Divided Lite with Spacer Bar (SDLS) - Paired with SDL bars on the interior and exterior of the glass, a spacer bar is installed between the glass, creating an even closer resemblance to the ADL look.



Authentic Divided Lite (ADL)



Grilles between the Glass (GBGs)

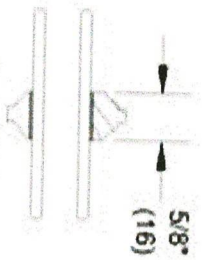


Simulated Divided Lite (SDL)

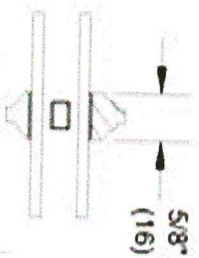


Simulated Divided Lite with Spacer Bar (SDLS)

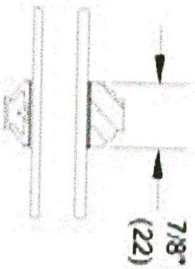
Lite Options



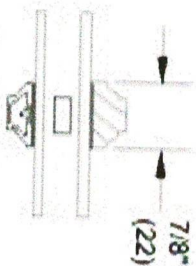
5/8" SDL



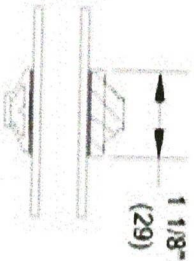
5/8" SDL
W/Spacer



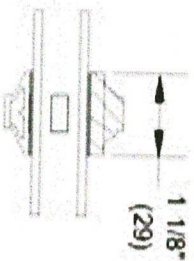
7/8" SDL



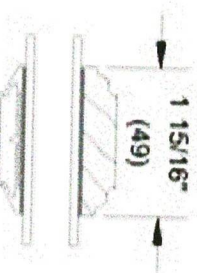
7/8" SDL
W/Spacer Bar



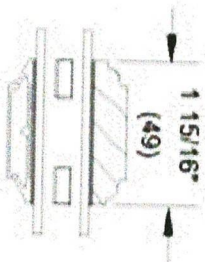
1 1/8" SDL



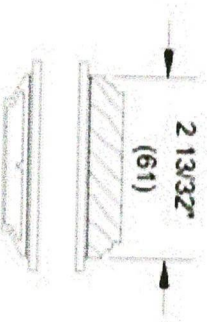
1 1/8" SDL
W/Spacer Bar



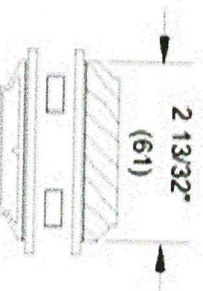
1 15/16" SDL



1 15/16" SDL
W/Two Spacer Bars



2 13/32" SDL



2 13/32" SDL
W/Two Spacer Bars

48 S. MAIN

PROPOSED EXTERIOR SWING DOOR UNITS

ULTIMATE SWINGING FRENCH DOOR G2



ULTIMATE SWINGING FRENCH DOOR G2

The Ultimate Swinging French door G2, available in both inswing and outswing, delivers a traditional aesthetic with a 4 3/4 inch stile and top rail and a 4 3/4 inch or 8 1/8 inch bottom rail. Select sizes up to 10 feet high and 14 feet wide to maximize views and access to the outdoors. Choose up to 4 panels with an Ogee interior glazing profile.



INSWING
INTERIOR



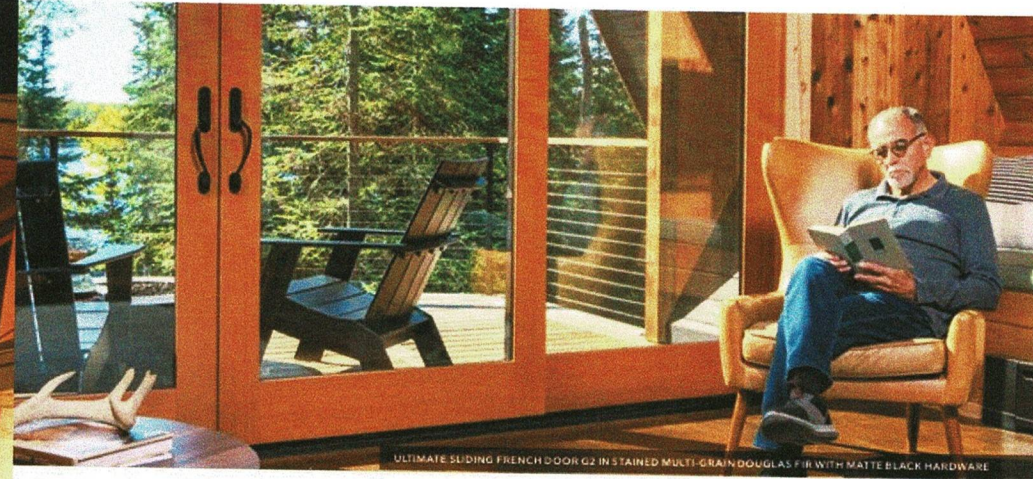
INSWING
EXTERIOR



Available with G2

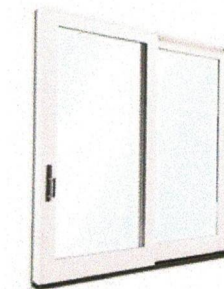
48 S. MAIN
PROPOSED EXTERIOR SLIDING DOORS

ULTIMATE SLIDING FRENCH DOOR G2



ULTIMATE SLIDING FRENCH DOOR G2

For the classic elegance of the French door with smooth, space-saving operation, our Ultimate Sliding French door G2 is built to your specifications. With a rich, luxurious fit, feel, and finish, available in configurations up to 16 feet wide and standard heights up to 10 feet, this door G2 offers a view with a grand entrance while conserving space for traffic flow or furniture layout. Available transom and stationary panels further enhance the view, flooding the room with daylight.



INTERIOR



EXTERIOR



HARD HANDLE IN MATTE BLACK

MEMORANDUM

Date: August 15, 2024

To: Kelley Osgood
Voansky Architecture and Interiors Studio
135 Luce Hill Rd
Stowe, VT 05672

From: John P. Higgins, PE

Subject: 48 South Main Street
Existing Conditions Statement

Artisan Project # 24244



At your request, we performed a site visit to the subject property on June 4, 2024.

While on site, we reviewed the existing conditions as could be readily seen, no selective demolition was performed.

The existing structure is a two-story faux timber frame building, used as a restaurant on the first floor and residential units on the 2nd floor. The basement level contains utilities and storage.

Basement/Foundation:

- The basement floor is partially dirt and various slabs on grade.
- The foundation walls are a combination of stacked and mortared stone and poured concrete.
- There are locations of bulging stonework, and various repairs over the years.
- There are places where entire foundations walls have been cut out to create access to additions leaving the foundation unstable/unsafe and the floor above mostly unsupported.

First Floor Framing:

- The first-floor framing under the restaurant is a variety of undersized and shored timber beams and joists.
- Temporary jack posts have been installed to shore up the undersized framing with a variety of steel and wood material used in a hap hazard manner.
- Visual inspection leads us to believe this does not come close to meeting the live loads required for restaurant use.
- Moisture levels in the basement are high and there are visible signs of decay, and we would assume that the majority of the framing would need to be removed or supported to achieve appropriate live load capacity.
- The back half of the building appears to be an addition and is assumed to be slab on grade.

August 15, 2024
48 South Main Street



Existing Conditions Statement
Project # 24244

Second Floor Framing:

- The second-floor framing is framed over the restaurant with rough sawn timbers and has been reworked and spliced with a variety of renovations and steel saddles that do not make structural or visual sense.
- The other areas are concealed but show significant deflections indicating their inability to support the residential loads above.

Roof Framing:

- The roof framing was generally unable to be observed.
- Significant deflections and bowing of the roof framing joists were observed.
- Differential settling of the dormers (tipping) indicate undersized or broken members with incomplete load paths for the framing.

In our opinion, the complete structure will require a gut rehab to expose the framing to determine actual capacities. Which in turn, in our opinion, will ultimately lead to a full framing overhaul including sistering members, new foundation elements, bearing walls, and columns and beams to carry the appropriate loads.

We recommend demolition of the structure and foundations in total, due to the fact that addressing the full spectrum of safety issues will be extremely invasive and, in many cases, impossible given the state of the existing structure.

If you have questions or require further clarifications, please contact our office.



48 South Main Street
Straw Corner Shops

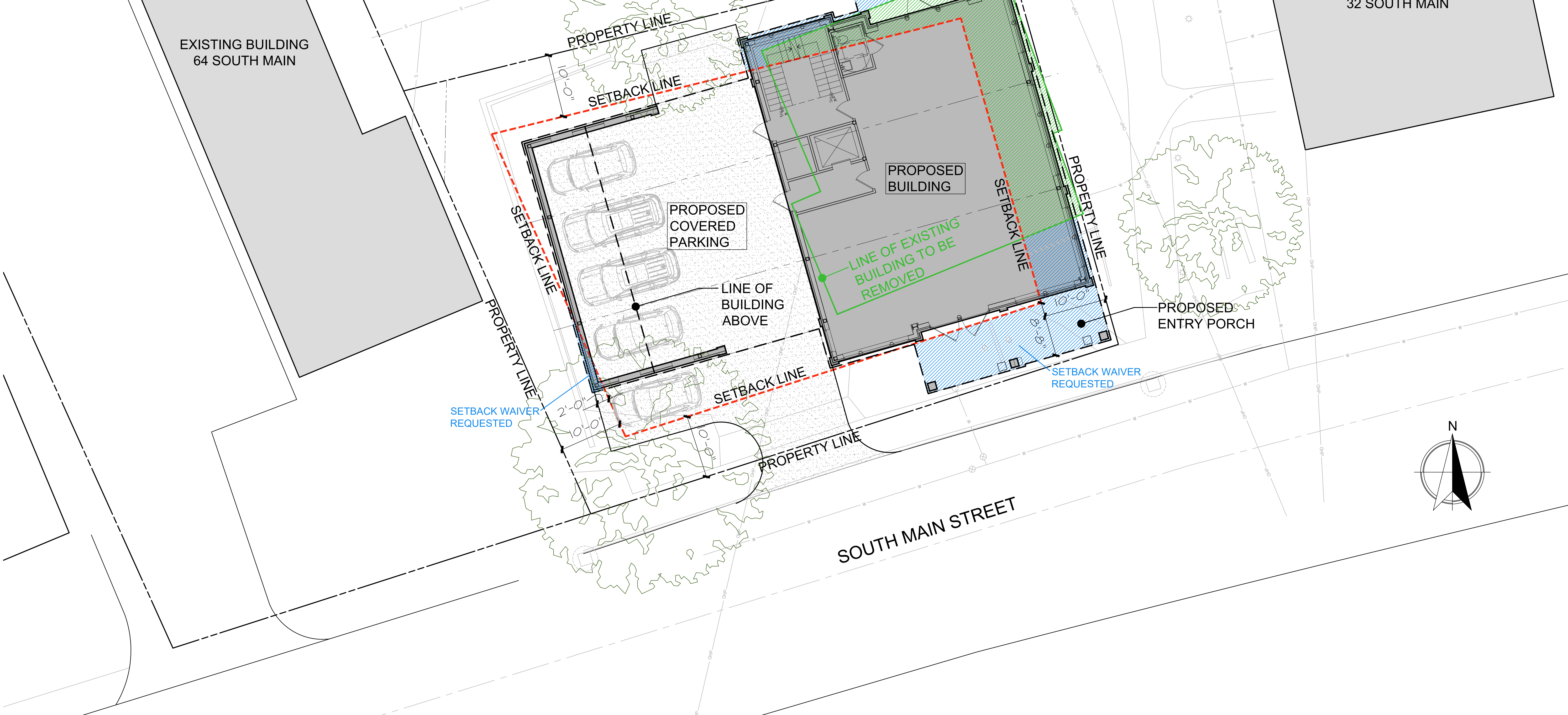
Stowe, VT

Landscape
Master Plan

Revision:	Date
for review	122724
for submittal	012425

DATE: 12/28/24
SCALE: 1/16" = 1'-0"
DRAWN: IGA
APPROVED:

L1.0




PROPOSED
1 - SITE PLAN

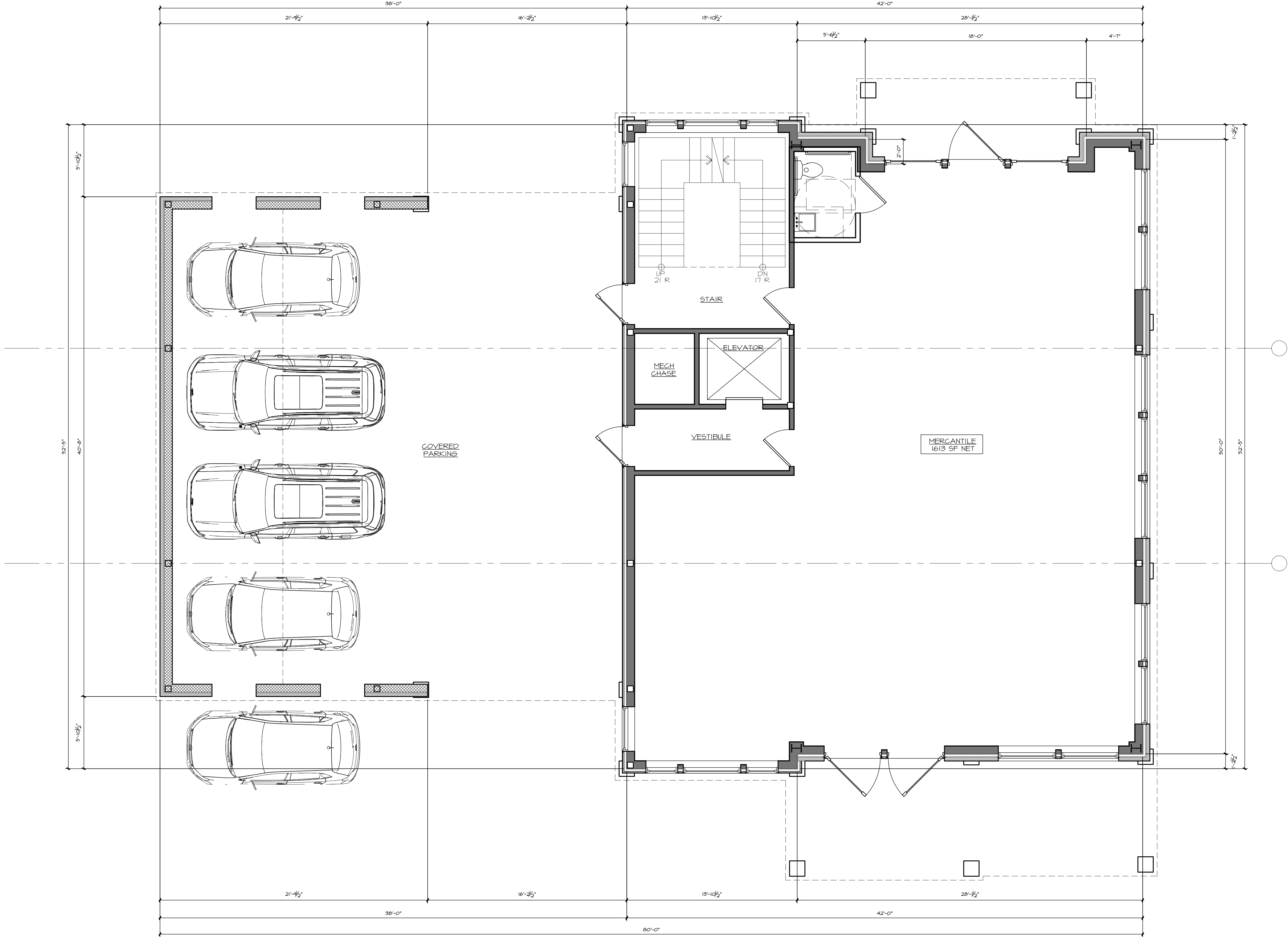
SCALE 1/8" = 1'-0"

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

PERMIT DRAWING

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

RENOVATION & ADDITION		volansky Architecture & Interiors studio		date		date	
MAPLE CORNER INVESTMENTS, LLC		 135 LUCE HILL ROAD STOWE VERMONT 05672 802.743.4444 WWW.VOLANSKYSTUDIO.COM		date		date	
48 SOUTH MAIN				date		date	
STONE ■ VERMONT				date		date	
				date		date	
				date		date	
				date		date	
Date	24 JAN 2025						
Scale	AS NOTED						
Drawn	KNO						
Job	2410						
Sheet	A1.0						



PROPOSED
1 - MAIN LEVEL FLOOR PLAN

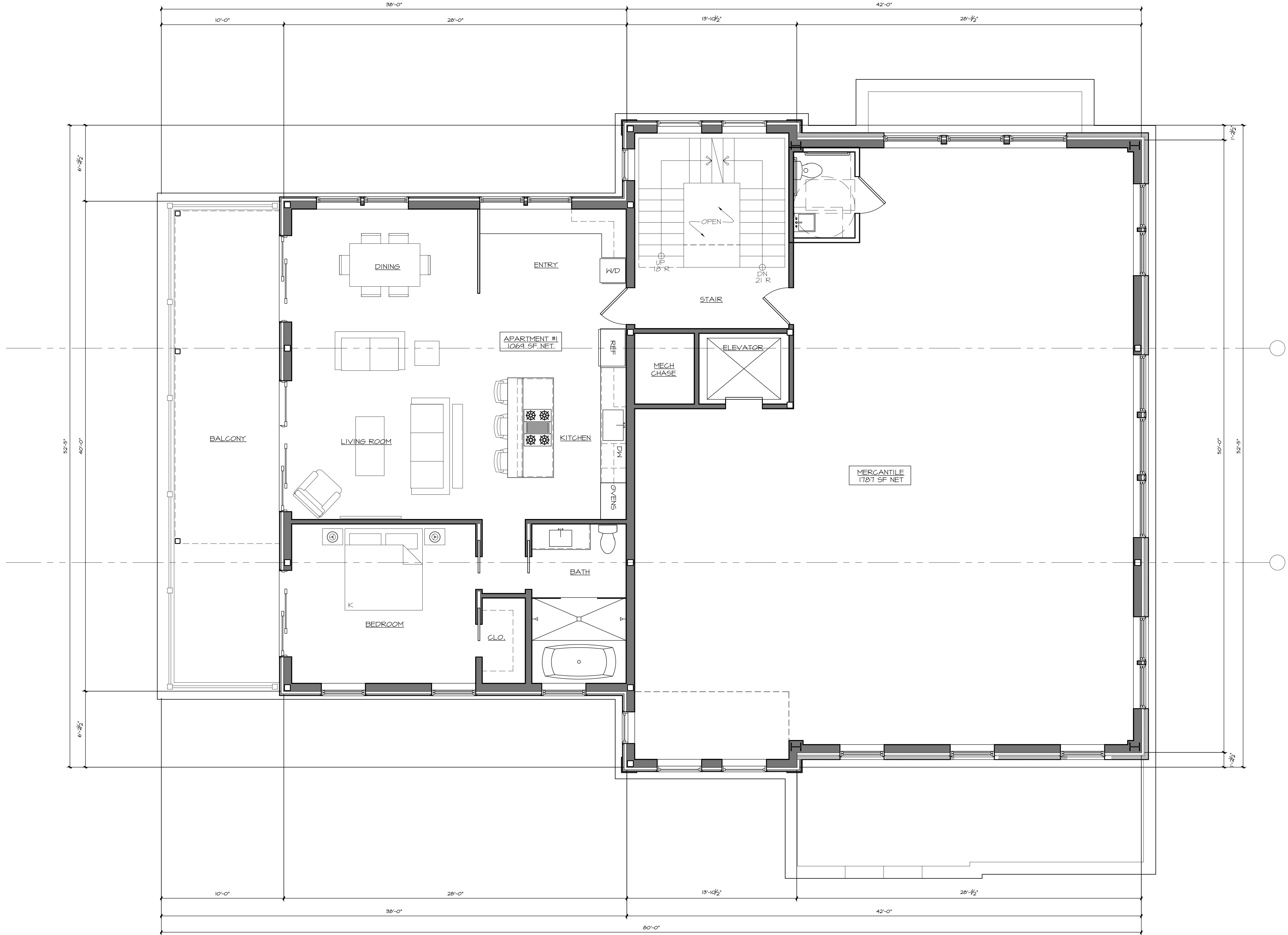
SCALE 1/4" = 1'-0"

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

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

PERMIT DRAWING

REVISIONS	date	REVISIONS	date
△		△	
△		△	
△		△	
△		△	
volansky Architecture & Interiors studio		STONE VERMONT 05672 KIMVOLANSKYSTUDIO.COM	
135 LUCE HILL ROAD 802.793.4444		48 SOUTH MAIN STONE ■ VERMONT	
RENOVATION & ADDITION		Date 24 JAN 2025	
MAPLE CORNER INVESTMENTS, LLC		Scale AS NOTED	
Drawn KWO		Job 2410	
Sheet		A2.1	



PROPOSED
1 - SECOND LEVEL FLOOR PLAN

SCALE 1/4" = 1'-0"

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

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

PERMIT DRAWING

RENOVATION & ADDITION		REVISIONS	date	date
MAPLE CORNER INVESTMENTS, LLC 48 SOUTH MAIN STONE ■ VERMONT		△		
		△		
		△		
		△		
		△		
volansky Architecture & Interiors studio		REVISIONS	date	date
135 LUCE HILL ROAD STONE VERMONT 05672 802.793.4444 WWW.VOLANSKYSTUDIO.COM		△		
		△		
		△		
		△		
		△		
Date	24 JAN 2025			
Scale	AS NOTED			
Drawn	KHO			
Job	2410			
Sheet	A2.2			



PROPOSED
1 - THIRD LEVEL FLOOR PLAN

SCALE 1/4" = 1'-0"

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

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

PERMIT DRAWING

RENOVATION & ADDITION
MAPLE CORNER INVESTMENTS, LLC
48 SOUTH MAIN
STONE ■ VERMONT

Date 24 JAN 2025
Scale AS NOTED
Drawn KWO
Job 2410
Sheet

A2.3

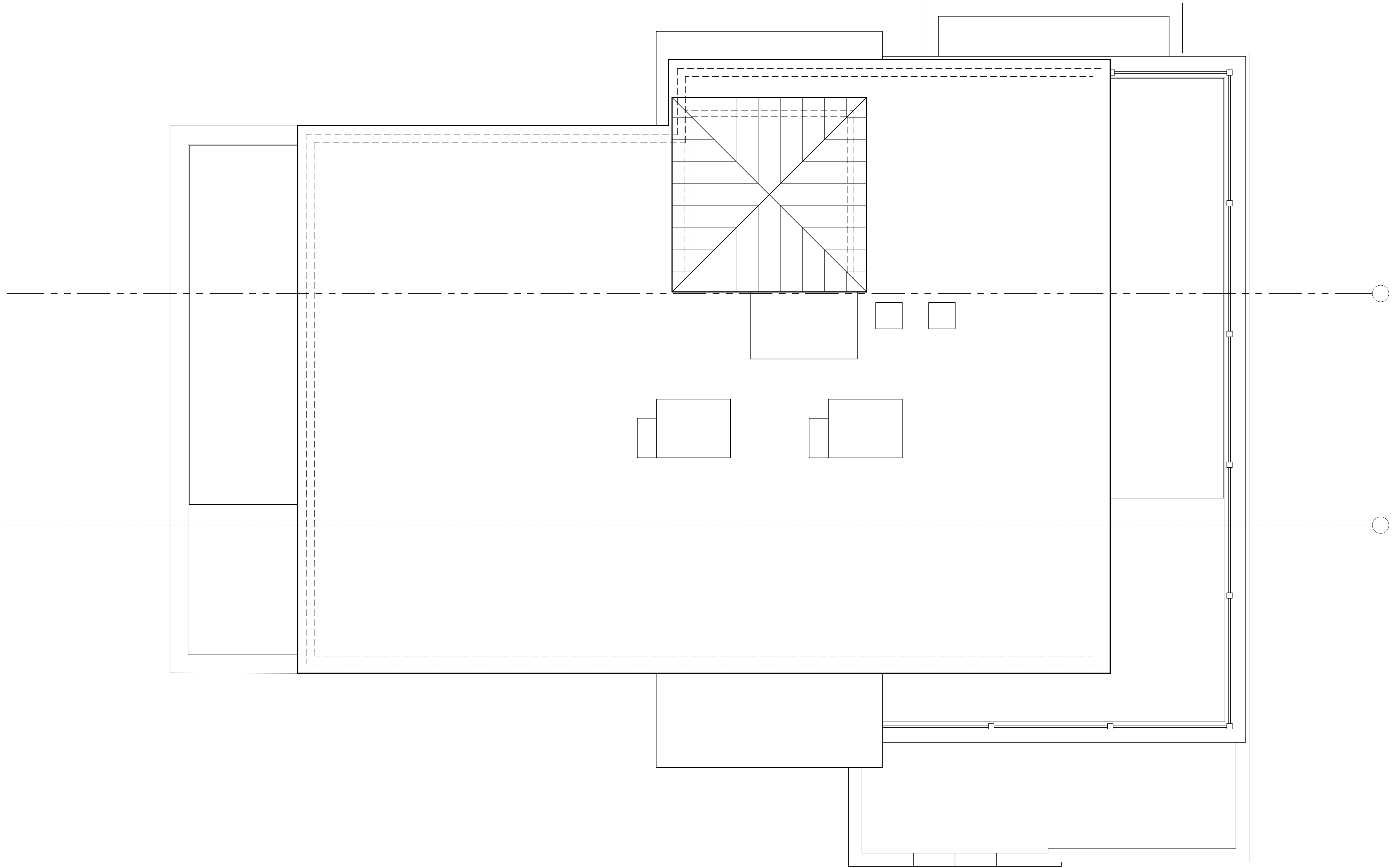
volansky
Architecture
& Interiors
studio



135 LUCE HILL ROAD
STONE VERMONT 05672
802.793.4994
WWW.VOLANSKYSTUDIO.COM

REVISIONS	date	date
△		
△		
△		
△		

REVISIONS	date	date
△		
△		
△		
△		



PROPOSED
1 - ROOF PLAN

SCALE 1/4" = 1'-0"

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

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

PERMIT DRAWING

RENOVATION & ADDITION	MAPLE CORNER INVESTMENTS, LLC	volansky Architecture & Interiors studio	REVISIONS	date	REVISIONS	date
48 SOUTH MAIN	STOWE ■ VERMONT	135 LUCE HILL ROAD STOWE, VERMONT 05672 802.793.4994 WWW.VOLANSKYSTUDIO.COM	△		△	
			△		△	
			△		△	
			△		△	
			△		△	
Date	24 JAN 2025					
Scale	AS NOTED					
Drawn	KHO					
Job	2410					
Sheet	A2.4					



PROPOSED
1 - SOUTH ELEVATION

SCALE 1/4" = 1'-0"

PERMIT DRAWING

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

volansky

Architecture & Interiors

studio

135 LUCE HILL ROAD

802.743.4494

STONE

VERMONT

05672

WWW.VOLANSKYSTUDIO.COM

RENOVATION & ADDITION

MAPLE CORNER INVESTMENTS, LLC

48 SOUTH MAIN

STONE ■ VERMONT

Date24 JAN 2025

ScaleAS NOTED

DrawnKwo

Job2410

SheetA3.1

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

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



PROPOSED
1 - EAST ELEVATION

SCALE 1/4" = 1'-0"

PERMIT DRAWING

REVISIONS		date	date	REVISIONS	date
△				△	
△				△	
△				△	
△				△	
volansky Architecture & Interiors studio		135 LUCE HILL ROAD 802.743.4494		STONE VERMONT 05672 WWW.VOLANSKYSTUDIO.COM	
RENOVATION & ADDITION		MAPLE CORNER INVESTMENTS, LLC		48 SOUTH MAIN	
Date		24 JAN 2025		STONE ■ VERMONT	
Scale		AS NOTED			
Drawn		Kwo			
Job		2410			
Sheet		A3.2			



PROPOSED
1 - NORTH ELEVATION

SCALE 1/4" = 1'-0"

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

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

PERMIT DRAWING

volansky Architecture & Interiors studio		135 LUCE HILL ROAD 802.743.4494		STONE VERMONT 05672 WWW.VOLANSKYSTUDIO.COM		
RENOVATION & ADDITION		MAPLE CORNER INVESTMENTS, LLC				
		48 SOUTH MAIN				
		STONE ■ VERMONT				
Date	24 JAN 2025					
Scale	AS NOTED					
Drawn	Kwo					
Job	2410					
Sheet	A3.3					
REVISIONS	date	date	date	date	date	date
△						
△						
△						
△						

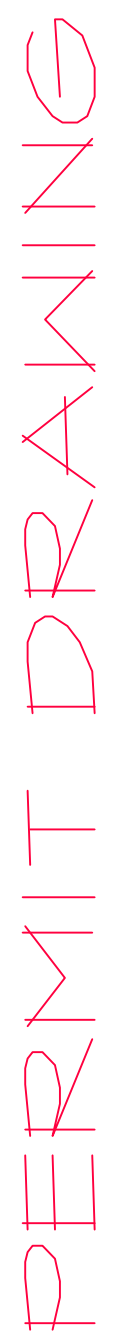


PROPOSED
1 - WEST ELEVATION

SCALE 1/4" = 1'-0"

PERMIT DRAWING

REVISIONS		date	date	REVISIONS	date
△				△	
△				△	
△				△	
△				△	
volansky Architecture & Interiors studio		135 LUCE HILL ROAD STONE VERMONT 05672 802.743.4494 WWW.VOLANSKYSTUDIO.COM	RENOVATION & ADDITION MAPLE CORNER INVESTMENTS, LLC 48 SOUTH MAIN STONE ■ VERMONT		
Date		24 JAN 2025	Date		
Scale		AS NOTED	Scale		
Drawn		Kwo	Drawn		
Job		2410	Job		
Sheet		A3.4	Sheet		



Date	24 JAN 2025
Scale	AS NOTED
Drawn	KHO
Job	2410
Sheet	A3.5

RENOVATION & ADDITION

MAPLE CORNER INVESTMENTS, LLC

48 SOUTH MAIN

STONE ■ VERMONT


135 LUCE HILL ROAD
802.793.4999

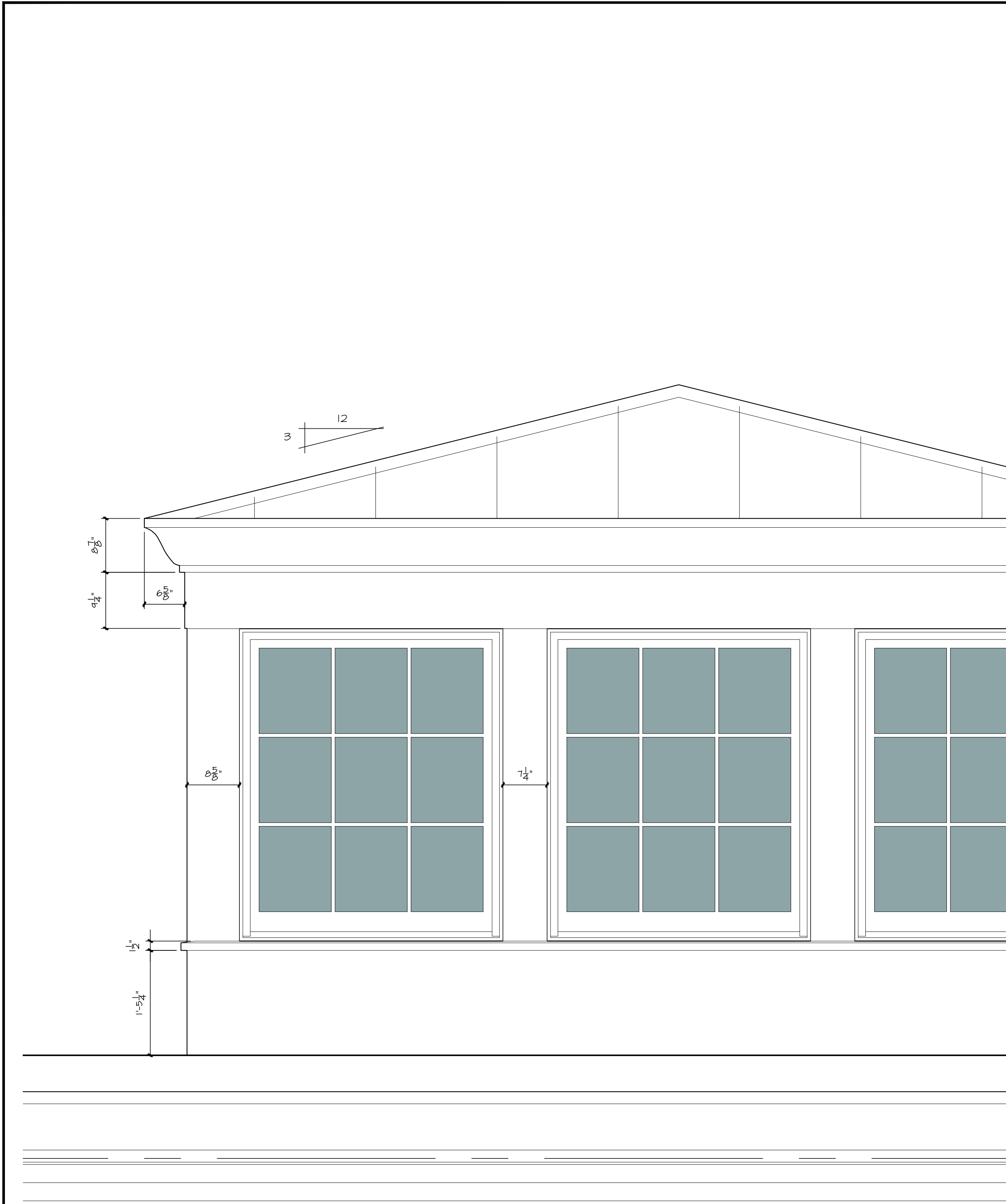
volansky
Architecture
& Interiors **studio**

STOWE VERMONT 05672
WWW.VOLANSKYSTUDIO.COM

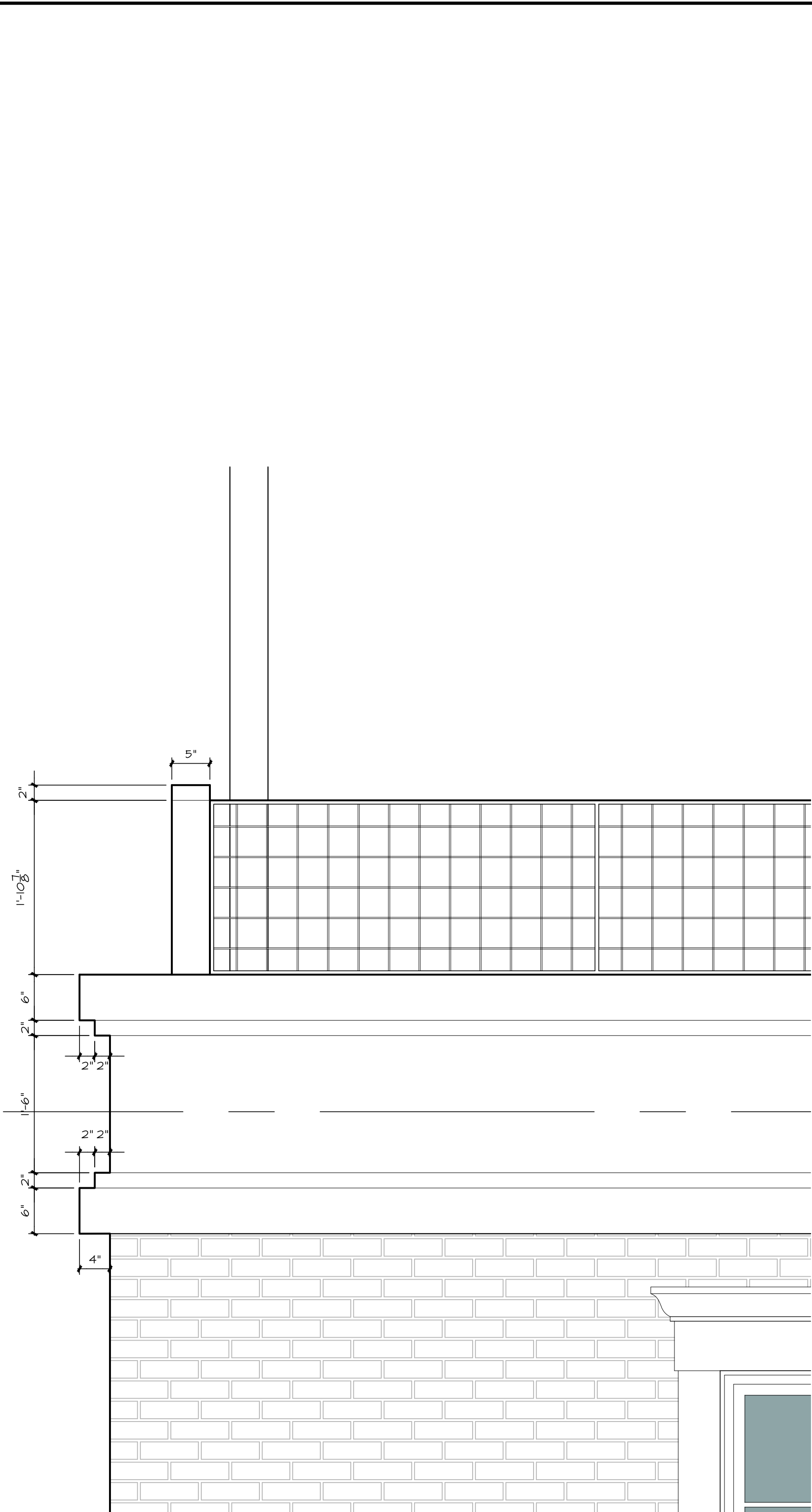
REVISIONS	date	REVISIONS	date
△		△	
△		△	
△		△	
△		△	



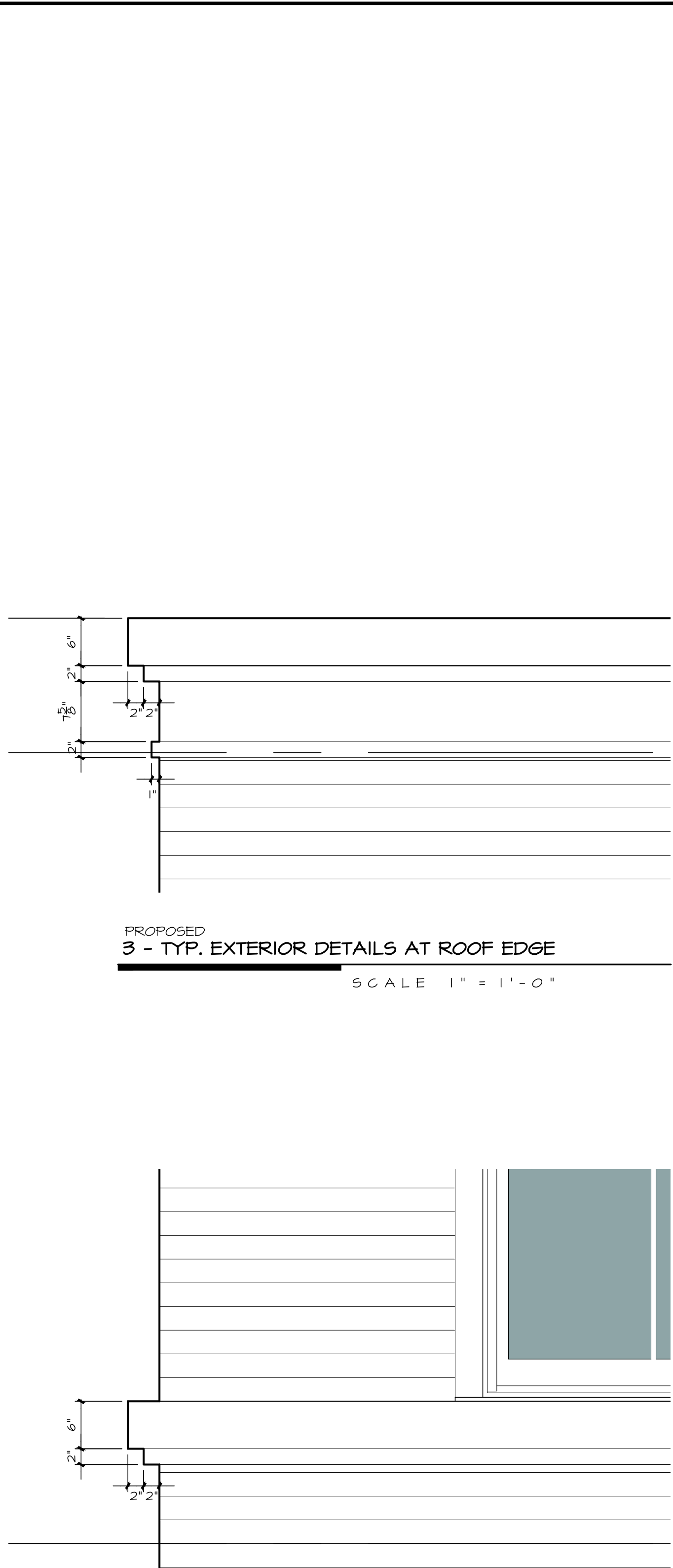
RENOVATION & ADDITION				volansky Architecture & Interiors studio		REVISIONS		date	
MAPLE CORNER INVESTMENTS, LLC						△			
48 SOUTH MAIN						△			
STONE ■ VERMONT						△			
Date 24 JAN 2025		Scale AS NOTED		Drawn KWO		Job 2410		Sheet A3.6	
						135 LUCE HILL ROAD 802.793.4494		STONE VERMONT 05672 WWW.VOLANSKYSTUDIO.COM	
						△		△	



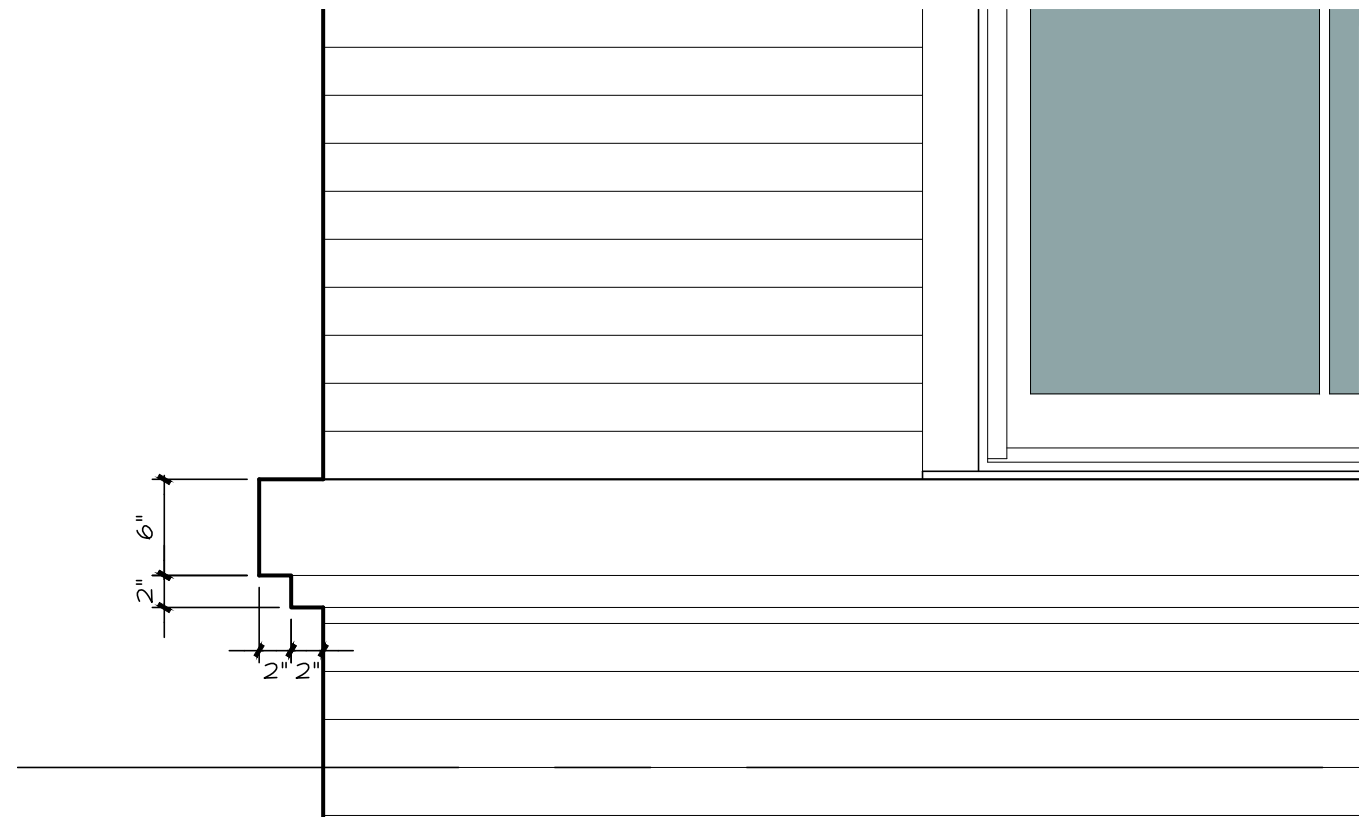
PROPOSED
1 - TYP. EXTERIOR DETAILS AT CUPOLA
SCALE 1" = 1'-0"



PROPOSED
2 - TYP. EXTERIOR DETAILS AT BALCONY EDGE
SCALE 1" = 1'-0"



PROPOSED
3 - TYP. EXTERIOR DETAILS AT ROOF EDGE
SCALE 1" = 1'-0"



PROPOSED
4 - TYP. EXTERIOR DETAILS AT TRIM BAND
SCALE 1" = 1'-0"

PERMIT DRAWING

REVISIONS		date	date
△			
△			
△			
△			
volansky Architecture & Interiors studio		STONE VERNONT 05672	WWW.VOLANSKYSTUDIO.COM
135 LUCE HILL ROAD		802.793.4494	
RENOVATION & ADDITION		MAPLE CORNER INVESTMENTS, LLC	
48 SOUTH MAIN		STONE VERNONT	
Date	24 JAN 2025		
Scale	AS NOTED		
Drawn	Kwo		
Job	2410		
Sheet	A3.6		



PROPOSED
EXTERIOR RENDERING FROM SOUTHEAST

PERMIT DRAWING

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

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

REVISIONS		date	date
Δ			
Δ			
Δ			
Δ			
volansky Architecture & Interiors studio		STONE VERMONT 05612 WWW.VOLANSKYSTUDIO.COM	
VS		135 LUCE HILL ROAD 802.743.4494	
RENOVATION & ADDITION		MAPLE CORNER INVESTMENTS, LLC	
		48 SOUTH MAIN	
		STONE ■ VERMONT	
Date	24 JAN 2025		
Scale	AS NOTED		
Drawn	KWO		
Job	2410		
Sheet	A3.8		



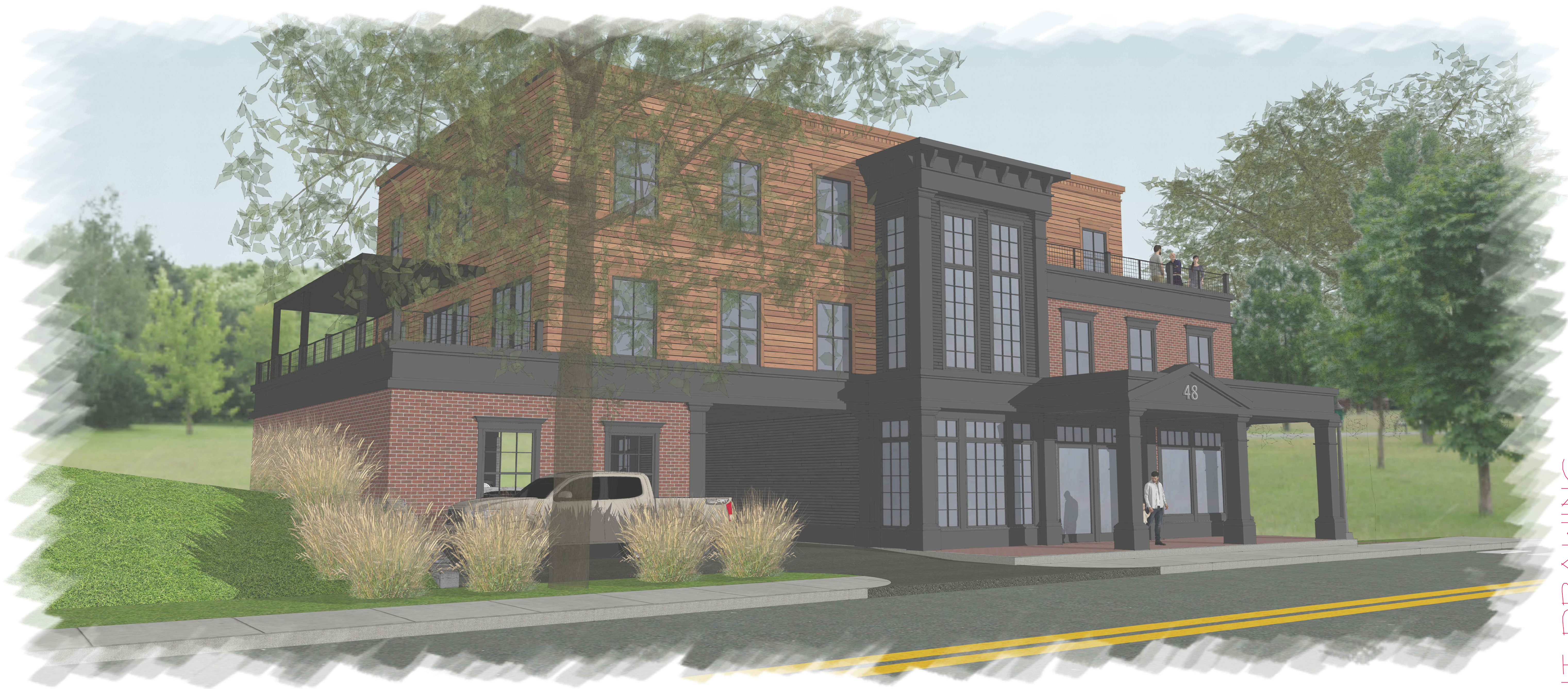
PROPOSED
EXTERIOR RENDERING FROM NORTHEAST

PERMIT DRAWING

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

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

RENOVATION & ADDITION		volansky Architecture & Interiors studio		REVISIONS		REVISIONS	
MAPLE CORNER INVESTMENTS, LLC		135 LUCE HILL ROAD STONE VERMONT 05672 802.743.4494 WWW.VOLANSKYSTUDIO.COM		date		date	
48 SOUTH MAIN							
STONE ■ VERMONT							
Date		24 JAN 2025					
Scale		AS NOTED					
Drawn		KWO					
Job		2410					
Sheet		A3.9					



PROPOSED
EXTERIOR RENDERING FROM SOUTHWEST

PERMIT DRAWING

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

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

RENOVATION & ADDITION		volansky Architecture & Interiors studio		REVISIONS		REVISIONS		date	
MAPLE CORNER INVESTMENTS, LLC		135 LUCE HILL ROAD STOWE, VERMONT 05672 802.743.4494 WWW.VOLANSKYSTUDIO.COM		△		△			
48 SOUTH MAIN				△		△			
STOWE ■ VERMONT				△		△			
Date		24 JAN 2025		△		△			
Scale		AS NOTED		△		△			
Drawn		KWO		△		△			
Job		2410		△		△			
Sheet		A3.10		△		△			



PROPOSED
STREETSCAPE RENDERING - EASTERLY APPROACH

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

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

PERMIT DRAWING

RENOVATION & ADDITION

MAPLE CORNER INVESTMENTS, LLC

48 SOUTH MAIN

STOWE ■ VERMONT

volansky
Architecture
& Interiors
studio



STOWE VERMONT 05672
WWW.VOLANSKYSTUDIO.COM

135 LUCE HILL ROAD
802.743.4494

Date 24 JAN 2025

Scale AS NOTED

Drawn KWO

Job 2410

Sheet

A3.11

REVISIONS

date

REVISIONS

date



PERMIT DRAWING

PROPOSED
STREETSCAPE RENDERING - WESTERLY APPROACH

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

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

REVISIONS		date	date
Δ			
Δ			
Δ			
Δ			
volansky studio		STONE VERNONT 05672	
Architecture & Interiors		WWW.VOLANSKYSTUDIO.COM	
MS		135 LUCE HILL ROAD	
		802.743.4494	
RENOVATION & ADDITION		48 SOUTH MAIN	
MAPLE CORNER INVESTMENTS, LLC		STONE ■ VERMONT	
Date	24 JAN 2025		
Scale	AS NOTED		
Drawn	KWO		
Job	2410		
Sheet	A3.12		