

WAITSFIELD DEVELOPMENT REVIEW BOARD MEETING AGENDA

Tuesday, February 27th, 2024 @ 7:00pm
Meeting to be held in-person and via Zoom

**PUBLIC ACCESS TO THIS MEETING WILL BE AVAILABLE BOTH IN-PERSON
AT THE TOWN OFFICES OR REMOTE VIA ZOOM. TO PARTICIPATE
REMOTELY, PLEASE USE THE FOLLOWING LINK:**

<https://us02web.zoom.us/j/9190265312>

Meeting ID: 919 026 5312

Or call: 1 929 205 6099

**Development
Review Board
Members**

Duncan Brines
John Donaldson,
Chair
Gib Geiger
Steve McKenzie,
Vice-Chair
Rudy Polwin
James Tabor
Jonathan Ursprung

**Planning & Zoning
Administrator/
E911 Coordinator**
J.B. Weir

**Town
Administrator**
Annie Decker-
Dell'Isola

Town Clerk
Jennifer Peterson

Treasurer
Randy Brittingham

**Waitsfield Town
Office**
4144 Main Street
Waitsfield, VT
05673
(802) 496-2218

1. CALL TO ORDER

2. REVISIONS TO AGENDA, IF ANY

3. PUBLIC FORUM

4. Application #4165-CU by MRV Holdings off 6971 Main Street, Waitsfield VT. Pursuant to Table 2.05 (C) (15), applicant requests conditional use approval to construct two storage units (1,800 sq. ft. and 4,800 sq. ft.) on a mixed-use property consisting of residential and commercial office space. The parcel is identified as #99204.000 in the Limited Business District.

5. APPROVAL OF MINUTES – February 13, 2024

6. ADJOURNMENT

7. DELIBERATIONS

Documents related to the above item(s) are available for review in the Town Office, on the town website, and via email. Reasonable accommodations shall be provided upon request to ensure that the meeting is accessible to all individuals regardless of disability. Please contact the Planning & Zoning Office and at 496-2218 x4 for more information.



DEVELOPMENT REVIEW BOARD

STAFF REPORT by J.B. Weir for February 27, 2024 Meeting

Application #:	4165-CU
Land Owner:	MRV Holdings, LLC
Property Address:	6971 Main Street
Parcel Number:	99204.000 in the Limited Business District
Meeting Dates:	February 27, 2024
Proposal/Type:	Requesting approval to construct two self-storage warehouses (1,800 sq. ft. and 4,800 sq. ft.)

A. GUIDING ORDINANCE and POLICY PROVISIONS

1. [Town of Waitsfield Zoning Bylaws](#), as adopted March 2, 1971 and amended through January 8, 2024:
 - a. Table 2.05 Limited Business District
 - b. Section 4.08 Mixed Uses
 - c. Section 5.03 Conditional Use Review
2. [Waitsfield Town Plan](#), as adopted on October 9, 2023.

B. MATERIALS SUBMITTED

1. On January 10, 2024, the applicant submitted a conditional use permit application #4165-CU, Zoning permit application # 4165, site plan, letter from the Fish & Wildlife Department, email correspondence regarding Act 250 stormwater permitting, 20 x 90 Elevation drawings, 30 x 160 Elevation drawings, and building and door colorings.
2. On February 23, 2024, the PZA included in the file an email from the applicant with regard to an update on design materials for the two storage units.

C. PROPOSED FINDINGS OF FACT

1. The property is located at 6971 Main Street and consists of 3.5-acres and a mixed-use building with offices and apartments. The parcel is identified as 99204.000 in the Limited Business District.

2. Applicant proposes construction of two mini self-storage warehouses on the property. As proposed, one unit will be 1,800 sq. ft. and the other 4,800 sq. ft. The total square footage of the proposed buildings is 6,600 sq. ft.
3. The two storage buildings will include 32 self-storage units ranging from 10 x 10 to 10 x 20 in size.
4. Pursuant to Table 2.05 (C) (15), a storage warehouse is a conditional use in the Limited Business District.
5. The existing building – known as the Valley Professional Center – is a mixed-use building with three apartments (each converted over the years from office space) and one remaining office. Pursuant to Table 2.05 (C) (8) and (9), both a multi-family dwelling and an office are conditional uses in the Limited Business District.
6. Pursuant to Section 4.08 of the Zoning Bylaws, more than one use may be permitted within a single building or on a single lot subject to conditional use review in accordance with Section 5.03 and the following provisions: (A) each of the proposed uses is otherwise allowed as a permitted or conditional use in the district in which the mixed use is proposed; (B) the combined uses meet all applicable standards for the district in which the mixed use is proposed, including minimum setbacks and frontage, maximum lot coverage and minimum lot size; and (C) the mixed use meets all applicable general provisions contained in Article 3, including parking requirements under Section 3.09 based on the cumulative parking demand for the various proposed uses.
7. As described above, pursuant to Table 2.05 (C) (8), (9), and (15), multi-family dwellings, offices and warehouses are conditional uses in the district (respectively).
8. The former professional center is existing and satisfies all applicable setback and other dimensional standards of the Limited Business District. Per the site plan submitted, both proposed storage units meet the setback requirements for the district – 150 feet to the centerline of Route 100/Main Street and 25 feet to the side and rear property lines. As proposed, the units are setback approximately 300 feet from the road centerline, and no closer than 40 feet to the surrounding property lines. The road frontage of the parcel is approximately 150 feet, satisfying the required 100 feet of road frontage.
9. Parking for the mixed-use building is existing. There are 21 parking spaces for the existing building as shown on the site plan. Per Table 3.1, multi-family dwellings require one space per unit. There are three apartments. Therefore, three spaces are required for

the dwelling units. Table 3.1 requires one parking space per 300 sq. ft. gross floor area for professional office space. Once construction is done on the third apartment, there will be approximately 7,300 sq. ft. of commercial office space. 24 parking spaces are therefore required for 7,300 sq. ft. of office space. Accordingly, a total of 27 parking spaces would be required for the existing mixed-use building. Applicant's site plan depicts 21 total existing spaces.

10. Applicant proposes an additional 10 parking spaces for the two storage units. Per Table 3.1, storage warehouses require one space per 1,000 sq. ft. of gross floor area. Applicant proposes 6,600 sq. ft. of storage, thereby requiring 7 spaces.
11. In all, 34 parking spaces are required for the mixed uses as proposed on the parcel (27 for the multi-family dwelling and office space and 7 for the storage units). Applicant's site plan reflects 31 total spaces. *The PZA notes that the professional center's uses are existing, but recommends that the Board ensure there is overflow parking for the professional center/apartments in order that Section 4.08 (C) be deemed satisfied. Alternatively, the Board could recommend that the applicant provide for 3 additional spaces on the site plan.*
12. Pursuant to Table 2.05 (E) (1), "all uses within this District are subject to the performance standards set forth in Section 5.03." Per applicant's submittal, the proposed development does not exceed any of the performance standards.
13. Pursuant to Table 2.05 (E) (2), all non-residential conditional uses shall be served by access to Route 100 by way of a driveway or road located entirely within the Limited Business District. Per the 2024 Zoning map, the entirety of the driveway is located within the Limited Business District.
14. Pursuant to Section 3.10, Route 100/Main Street is a scenic road in this location. Section 3.10 requires that "Development may be limited or restricted to ensure that: (1) Road improvements necessitated by the development do not result in the loss of physical features within the road right-of-way that contribute to the road's scenic status, such as stone walls, street trees or the roads surface materials and width; and/or (2) the development is located to avoid adverse impact on scenic views from the road, especially with regard to the placement of structures within the foreground or background of such views (as opposed to the middle-ground), or the conspicuous placement of development in open meadows or steep slopes and ridgelines where they will be visible from multiple vantages."

15. Applicant submits that the proposed storage units will be setback about 300 feet from Route 100/Main Street and will be screened by an existing thicket of trees. There will be minimal visibility from passers-by.
16. Per the updated submittal as to the design of the storage units, applicant is proposing post and beam wood clad buildings.
17. Lighting for the proposed buildings will be solar-powered, downcast and motion-activated.
18. Applicant proposes no utilities will be run to the storage units. *The PZA recommends inquiring about any lighting within the units themselves.*
19. Applicant is seeking an Act 250 permit from the State, but is seeking local approval beforehand.
20. The parcel consists of mapped Deer Wintering Areas. Applicant has obtained approval for the project State Wildlife Biologist Noel Dodge for the minimal clearing associated with the project. No additional permitting with regard to the DWA impact is necessary.
21. Applicant has also received notice from State Environmental Analyst Bryce McKim that a stormwater construction permit is not necessary given that the project will disturb less than one acre of earth and is not part of a common plan of development.
22. A public hearing will be held on Tuesday, February 27th, 2024. Notice was sent to *The Valley Reporter* on September 7th, 2021 and it appeared in the September 9th, 2021 issue of *The Valley Reporter*. Abutting property owners were sent notice on September 7th, 2021.

Town of Waitsfield Conditional Use Permit Application

Town of Waitsfield, 4144 Main Street, Waitsfield, Vermont 802-496-2218

(Please complete both front and back portions of this form and submit to the Zoning Administrator)

Owner/Applicant: MRI HOLDINGS LLC Telephone #'s: 802 230 7928
(If not owner, letter from owner authorizing agent status is required.)

Mailing Address: PO BOX 821 WAITSFIELD VT 05673

Location of Property: 6971 MAIN ST WAITSFIELD VT 05673 Parcel ID #: 110000001, 110000002, 110000003, 110000004

Flood Hazard Zone? NO Area/Acreage of Lot: 3.15

Proposed use, activity, construction, etc. (check applicable item):

- | | |
|--|--|
| <input type="checkbox"/> Access approval (see 3.02) | <input type="checkbox"/> Adaptive re-use of historic barn (see 4.02) |
| <input type="checkbox"/> Building height extension (see 3.06) | <input type="checkbox"/> Change to a non-conforming use (see 3.08.B) |
| <input type="checkbox"/> Commercial water extraction (see 4.04) | <input type="checkbox"/> Expansion of existing conditional use |
| <input type="checkbox"/> Expansion of non-conforming structure (see 3.08.A) | <input type="checkbox"/> Extraction of earth resources (see 4.05) |
| <input type="checkbox"/> Flood hazard area review (see FHA Overlay District) | <input type="checkbox"/> Home business (see 4.06.B) |
| <input type="checkbox"/> Mixed Use (see 4.07) | <input type="checkbox"/> Mobile home park (see 4.08) |
| <input type="checkbox"/> Non-residential parking in front yard (see 3.09.A) | <input type="checkbox"/> Parking or loading waiver (see 3.09.C) |
| <input type="checkbox"/> Public facility (see 4.10) | <input type="checkbox"/> Telecommunication facility (see 4.11) |
| <input type="checkbox"/> Unspecified parking approval (see Table 3.1) | <input checked="" type="checkbox"/> Other <u>SELF STORAGE</u> |

Please describe the proposed change: CONSTRUCTION OF 2 MINI STORAGE BUILDINGS

Please attach one 11"x17" maximum site plan and all other documentation as may be required in Article V, Section 5.3. Bring one set of 18"x 24" or larger site plans to the meeting.

Please provide the names of adjacent property owners (use additional sheet if needed) and stamped addressed envelopes for each.

<u>CASILLA WASTE MGMT</u>	<u>: 6911 MAIN ST WAITSFIELD VT 05673</u>	<u>"</u>
<u>HEROY JOHN ANDSON</u>	<u>: 6969 MAIN ST</u>	<u>"</u>
<u>BAKED BEANS</u>	<u>: 6973 MAIN ST</u>	<u>"</u>
<u>TOWN OF WAITSFIELD</u>	<u>: 4144 MAIN ST</u>	<u>"</u>

(Please complete the next page of this form.)

Please note that this application does not automatically qualify you for a state permit. Contact the Permit Specialist at 802-476-0195.

I represent that the information in the application is true and that I am authorized to file this application.

Signature: [Signature] Date: 12/9/23

Please print: STEPHEN GAVOSTO

Office Use Only	
Application Number: <u>4165-CU</u>	Date Referred: <u>2/6/24</u>
(from Zoning Application)	
Zoning District: <u>LSD</u>	Curb Cut Required: <u>NO</u>
Meeting date(s): <u>2/27/24</u>	
Decision: _____	

General Standards. According to Article V, Section 5.03 of the Waitsfield Zoning By-Law, the Development Review Board (DRB) shall determine and rule that such proposed conditional use will not adversely affect the following general standards. Please respond to each of the following:

A. The capacity of existing or planned community facilities:

SEE ATTACHED

B. The character of the area affected:

SEE ATTACHED

C. Traffic on roads and highways in the vicinity:

SEE ATTACHED

D. Any land use or land development regulations or ordinances of the town of Waitsfield then in effect:

SEE ATTACHED

E. Utilization of renewable energy resources.

SEE ATTACHED

Note: Each zoning district and many of the proposed uses have specific standards that must be met for a conditional use permit. Attach additional sheets as necessary.

Specific Standards. In addition to the General Standards above, the DRB shall consider whether the following standards are applicable to the application due to site conditions and/or the scale and intensity of the proposed use. Please respond to the following as applicable; use additional sheets as necessary:

1. Protection of natural resources (see Section 5.03.D.1.).

SEE ATTACHED

2. Design and location of structures (see Section 5.03.D.2.).

SEE ATTACHED

2.a. Village Residential and Village Business District standards (see Section 5.03.D.2.a.)

SEE ATTACHED

2.b. Irasville Village District standards (see Section 5.03.D.2.b.)

SEE ATTACHED

2.c. Agricultural-Residential and Commercial Lodging District standards (see Section 5.03.D.2.c.)

SEE ATTACHED

2.d. Route 100 and scenic roads standards (see Section 5.03.D.2.d.)

SEE ATTACHED

3. Traffic and pedestrian circulation (see Section 5.03.D.3.).

SEE ATTACHED

4. Parking, Transit & Service Areas (see Section 5.03.D.4.).

SEE ATTACHED

5. Stormwater management (see Section 5.03.D.5.).

SEE ATTACHED

6. Lighting (see Section 5.03.D.6.).

SEE ATTACHED

7. Landscaping and screening (see Section 5.03.D.7.).

SEE ATTACHED

8. Water and wastewater systems (see Section 5.03.D.8.).

SEE ATTACHED

9.a. Performance standards: Fire and explosion (see Section 5.03.D.9.a.).

SEE ATTACHED

9.b. Performance standards: Vibration (see Section 5.03.D.9.b.).

SEE ATTACHED

9.c. Performance standards: Noise (see Section 5.03.D.9.c.).

SEE ATTACHED

9.d. Performance standards: Odor (see Section 5.03.D.9.d.).

SEE ATTACHED

9.e. Performance standards: Emissions and air pollution (see Section 5.03.D.9.e.).

SEE ATTACHED

9.f. Performance standards: Heat (see Section 5.03.D.9.f.).

SEE ATTACHED

9.g. Performance standards: Direct glare (see Section 5.03.D.9.g.).

SEE ATTACHED

9.h. Performance standards: Indirect glare (see Section 5.03.D.9.h.).

SEE ATTACHED

9.i. Performance standards: Liquid and solid wastes (see Section 5.03.D.9.i).

SEE ATTACHED

10. Utilities (see Section 5.03.D.10.).

SEE ATTACHED

Additional Narrative or Background. You are invited to use the space below to provide additional background, information, or other details about your proposal that is not provided elsewhere on your Zoning Permit application form or this Conditional Use application form.

SEE ATTACHED

Conditional Use - Self Storage

Owner/Applicant: MRV Holdings LLC

Telephone #: 802-280-7828

Mailing Address: 6971 Main St Unit 3/Box 821 Waitsfield, VT 05673

Location of Property: 6971 Main St, Waitsfield 05673

Parcel ID: 110000001, 110000002, 110000003, 110000004

Flood Hazard Zone: None

Area/Acreage of Lot: 3.5

Proposed use, activity construction, etc:

- Other: construction of 2 mini-storage buildings

Site Plan:

- See attached

Adjacent Property Owners:

- Casella Waste Management: 6911 Main St Waitsfield, VT 05673
- Leroy John Hadden: 6969 Main St Waitsfield, VT 05673
- Baked Beads: 6973 Main St Waitsfield, VT 05673
- Town of Waitsfield: 4144 Main St Waitsfield, VT 05673

General Standards:

A. The capacity of the existing or planned community facilities:

The planned use will be mini-storage and will have a total footprint of 6,800 sqft. Given the nature of the mini-storage business and operations, there is expected to little to no impact of the existing or planned community due to the low volume of client visits

B. The character of the area affected:

The character of the area is considered the Limited Business District. Currently, there is a transfer station (Casella), Vet and Kennel (Roy Hadden), Light industry/warehouse (Baked Beads) and a mixed use commercial building consisting of offices and residential apartments. Mini storage will fit the character of the area.

C. Traffic on roads and highways in the vicinity:

Given the nature of the mini-storage business, the traffic difference will be nominal. Roy Hadden's business currently has the bulk of traffic and out of the area.

D. Any land use or development regulations or ordinances of the Town of Waitsfield then in effect:

None

E. Utilization of renewable energy resources:

None. Mini-storage will have no utilities ran to it as they will be 'cold storage'. There will be solar lighting fixed to the building for safety reasons.

Specific Standards:

1. Protection of natural resources:

Part of the land to be developed into mini-storage sitting in a DWA (Deer Wintering Area). An inquire was submitted to the Fish and Wildlife Department pertaining to the scope of the project and the proposed area. Attached is a response and approval to clear up to .5 acre of forest on the parcel to accommodate the project. The forest area in question is on the northeast side of the property and is bordered by additional existing development on both adjoining lots.

The proposed clearing will be very minor in size and is found by Fish and Wildlife would not impact the existing DWA.

There are no wetlands, steep slopes, groundwater or headwater streams in the area of the proposed project.

2. Design and location of structures:

The proposed project is not in the Village Residential and Village Business Districts.

The structures will be standard mini-storages steel buildings and the colors will match the existing office structure on the property. The colors of the self storage will be gray doors and crimson for the walls and roof.

The structures will be set back from Route 100 at a minimum of 300 feet and be obfuscated by an existing thicket of trees.

The project scope and structures fit the characters of the existing limited business district. The adjoining lots are a transfer station, vet/kennel and warehouse.

2a.

Not applicable as project does not fall into either of these districts

2b.

Not applicable as project does not fall into either of these districts

2c.

Not applicable as project does not fall into either of these districts

2d.

The structures will be set back from Route 100 at a minimum of 300 feet and be obfuscated by an existing thicket of trees. All other setbacks will meet the dimensional standards of 25 feet as set in the bylaws pertaining to the Limited Business District

The project scope and structures fit the characters of the existing limited business district. The adjoining lots are a transfer station, vet/kennel and warehouse.

And additional parking space will be obfuscated by an existing thicket of trees. Any existing parking will be utilized.

3. Traffic and pedestrian circulation

— FLOW

An existing road will be used for access to the project. Presently, there is no pedestrian circulation to the parcel nor the adjoining parcels. Access onto Route 100 will have little to no change from the existing utilization given the nature of the self storage business. The future state is expected to have less than 5 visitors per week via automobile.

4. Parking, Transit & Service Areas

— FLOW

Any parking done for the project will be minimal given the nature of the self storage business. The parking areas are currently obfuscated by heavily wooded areas on all sides of the project.

Additional parking areas around the mini-storage will be permeable surfaces with adequate space for maneuvering in and out of the loading zones. The existing driveway on the parcel will be utilized.

— PARKING, 1 PER UNIT

5. Stormwater management

Not applicable. Please see the attached correspondence from the Agency of Natural Resource, Department of Environmental Conservation, Watershed Management Division, Stormwater Program.

Given the proposed project is an expansion over 5,000 square feet with the resulting total under 1 acre of impervious within the common plan—there is not need for an operational stormwater authorization.

6. Lighting

The lighting to support the project will be minimal.

Solar powered lighting will be affixed to the structure. The lighting will be downcast, motion activated for full brightness and operate in a low brightness from dusk to dawn.

7. Landscaping and screening

The structures will be set back from Route 100 at a minimum of 300 feet and be obfuscated by an existing thicket of trees.

8. Water and wastewater systems

Not applicable. Mini-storage will have no utilities run to it as they will be 'cold storage'.

9a. Performance standards: Fire and explosions

Not applicable. There will be no activities involving the use and/or storage of flammable and explosive materials.

9b. Performance standards: Vibration

Not applicable. There will be no activities causing vibrations.

9c. Performance standards: Noise

Not applicable. There will be no activities involving noise.

9d. Performance standards: Odor

Not applicable. There will be no activities involving the discharge of odors.

9e. Performance standards: Emissions and air pollution

Not applicable. There will be no activities involving emissions and/or air pollution. The mini-storage units will be 'cold' with no utilities.

9f. Performance standards: Heat

Not applicable. There will be no activities involving the discharge of any thermal energy

9g. Performance standards: Direct glare

Not applicable. There will be no illumination outside of those mentioned above.

9h. Performance standards: Indirect glare

The proposed project will be constructed of non-reflective materials. The project will be surrounded by a heavily wooded area.

9i. Performance standards: Liquid and solid wastes

Not applicable. There will be no activities involving the use or discharge of liquid or solid wastes

10. Utilities

Not applicable. There will be no utilities run to the mini-storage units. They will be 'cold storage'

Additional Narrative or Background:

6971 Main St, formerly known as the Valley Professional Center, is now solely owned and operated by MRV Holdings LLC. The association has been dissolved.

As part of a larger rehabilitation of the property, MRV Holdings LLC seeks to add two mini-storage buildings to the parcel.

The site in question is in a DFA/hemlock forest. MRV Holdings LLC has begun an Act 250 Application for Land Use Permit. Ahead of submitting the Act 250 application, MRV Holdings LLC seeks approval for the project from the Town of Waitsfield.

Waivers for the DFA/hemlock clearing and stormwater operational authorization have already been obtained from the respective agencies.

The two mini-storage buildings will add 32 self storage units with sizes ranging from 10'x10' to 10' x 20' to serve customers in the Mad River Valley. There is an existing shortage of self storage units available.

Given the nature of the self-storage business, the project will have a minimal impact on the characteristics of the area. It will have minimal impact on traffic and no impact on utilities, stormwater, septic and water services (public or private).

List of Artifacts:

- Gmail - Waitsfield - Self Storage Act 250 Stormwater Permit Question.pdf
- Gavosto - DWA_ANR
- Valley Professional Center - Site Plan.pdf
- 20 x 90_Elevations.pdf
- 30 x 160_Elevations.pdf
- Building Colors.pdf
- Door Colors.pdf

TOWN OF WAITSFIELD, VERMONT

APPLICATION FOR A ZONING PERMIT

4144 Main Street, Waitsfield, VT 05673

802-496-2218; Fax: 802-496-9284

Application #: 4165 Date Received: 01/10/24 Fees: Zoning: 650
Parcel #: 24209 Zoning District: LBD DRB: 200
Special Zoning Areas: Newspaper: 65
Total: 1915
Approved (or Denied) by ZA on:
Referred to DRB because: W minor use
Meeting Date(s): 2/27/25
Decision:
Comment:

Owner: MRV HOLDINGS LLC Phone: 802.230.7828
Mailing Address: PO BOX 821 WAITSFIELD VT 05673 E-mail: CGAVOS TO GMAIL.COM
Location of Property (E-911 address): 6971 MAIN ST WAITSFIELD VT 05673 Easements?: YES, SANDY ROAD
Existing Use and Occupancy: MIXED USE, COMMERCIAL AND RESIDENTIAL Flood Plain?: NO
Name of Business (if applicable): MRV HOLDINGS LLC Wetlands?: YES
Public Building?: NO

Application is made to: erect, one family dwelling, enclosed, on next page
Site Plan: (Show dimensions listed below on the site plan)
Type of Construction: Foundation: CONCRETE, Exterior Walls: STEEL, Roofing: STEEL
Estimated Cost of Construction: \$200,000
Roads: (some have restrictions) Private, Town, State
Description of proposed use and/or structure: MINI STORAGE, Not Applicable

Lot Size/Acreage of Lot: 3.5 ACRES Frontage along Road: 142'
(i.e., 100x200; 20,000 sq.ft.; 1/2 acre, etc.)

After construction of the proposed structure, what will the setback be on the:
Front Side (from road centerline): 300' Left Side: 25'
Right Side: 25' Rear: 25'
Nearest streambank/riverbank/pond: SEE SITE PLAN % grade/slope from development to bank: SEE SITE PLAN

Existing Structures/Use: COMMERCIAL - OFFICE SPACE / RESIDENTIAL MIXED USE
Existing square footage: 11,000 SQFT (KT 3RD FLOOR) Total: 11,000 SQFT
Height of tallest structure: 20' 4"

Proposed Structures:
Proposed use: (ie, garage, shed, barn, etc.) Square footage: (exclude attics < 7 1/2' high and below-grade basements):
1) MINI STORAGE Height: 8'6" 1st floor: 1800 2nd floor: 3rd floor: Total:
2) MINI STORAGE Height: 8'6" 1st floor: 4800 2nd floor: 3rd floor: Total:
Total proposed square footage: 6600

Building Coverage %: 100 (perimeter of floor space including porches, balconies, roof overhangs > 30")
Lot coverage %: 19.121 (SEE ATTACHED) (all ground cover including driveways, walkways, etc.)
Parking spaces have: 21 need

Site Plan: The box below represents your property. Draw your existing buildings and proposed buildings here. Identify all existing and proposed buildings and all front, back, and side measurements from all buildings. Please provide a separate sketch showing the height of the building.

SEE ATTACHED

THIS SECTION PERTAINS ONLY TO THOSE REQUESTS REQUIRING CONDITIONAL USE REVIEW BY THE DEVELOPMENT REVIEW BOARD:

(Refer to Sections 5.2 and 5.3 of the Waitsfield Zoning Bylaws)

- 1. **Application Requirements (5.2)**
- 2. **Conditional Use Review Criteria: Submit responses to each of the review criteria listed.**
- 3. **Stamped addressed envelopes for all abutters (list below)**

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THIS SECTION PERTAINS TO THOSE REQUESTS FOR DIMENSIONAL VARIANCE AND THEREFORE DEVELOPMENT REVIEW BOARD REVIEW:

(Refer to Section 6.5 of the Waitsfield Zoning Bylaws)

- 1. **Submit narrative with application.**
- 2. **Stamped addressed envelopes for all abutters (list below)**

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Other facts for the Development Review Board to consider:

No Certificate of Occupancy/Compliance shall be issued for any use and/or structure unless constructed and completed in conformity with the representations contained in the application for the zoning permit.

The undersigned hereby applies for a Zoning Permit to be issued on the basis of the representations contained here, and to the best of his/her knowledge believes them to be true.

PLEASE NOTE THAT THIS APPLICATION DOES NOT AUTOMATICALLY QUALIFY YOU FOR A STATE PERMIT. CONTACT THE STATE PERMIT SPECIALIST AT (802) 476-0195.

Signature.....Phone(s).....Date.....

Please print your name legibly.....

If this request is to be reviewed by the Development Review Board, then the completed application must be received 25 days in advance of the meeting.

Zoning Permit

Owner: MRV Holdings LLC

Mailing Address: 6971 Main St Unit 3/Box 821 Waitsfield, VT 05673

Location of Property: 6971 Main St, Waitsfield 05673

Existing Use and Occupancy: Mixed use, commercial and residential

Name of Business: MRV Holdings LLC

Phone: 802-230-7828

Easements: Yes, there is a shared road with Baked Beads and Roy Hadden, Valley Animal Hospital

Flood Plain: No

Wetlands: Yes

Public Building: No

Application is made to:

- ~~Alter~~
- ~~Change use~~
- Erect
- ~~Other~~

Description of proposed use and/or structure:

- Construction of 2 mini-storage facilities on the property

Site Plan: see attached

Type of Construction:

- **Foundation:** 4" thick reinforced slab, 12" wide edges, edges 48" below grade
- **Exterior walls:** mini-storage will have 26 gauge painted 'R' panel steel walls
- **Roofing:** mini-storage will have 26 gauge painted 'R' panel steel roofing
- **Estimated cost:** \$200,000

Roads: Private

Lot Size/Acreage of Lot: 3.5

Frontage along Road: 142'

After construction of the proposed structure, what will the setback be on the:

Front Side (from road centerline)

- 300'

Left Side

- 25'

Right Side

- 25'

Rear

- 25'

Nearest streambank/riverbank/pond

- See site plan

% grade/slope from development to bank

- See site plan

Existing Structure/Use:

- Commercial office space

Existing square footage

- 11,000sqft (first and second floor)

Total: 11,000sqft

Height of tallest structure:

- 20'-4" (current building that project will be contained in)

Proposed Structures:

Structure 1 - 20' x 90' Mini-storage

- Proposed use: mini-storage

- Height: **8'-6"**
- Square footage 1st floor: **1800sqft**

Structure 2 - 30' x 160' Mini-storage

- Proposed use: **mini-storage**
- Height: **8'-6"**
- Square footage 1st floor: **4,800sqft**

Total Proposed square footage:

- Building Coverage %: **6,600sqft**
- Lot coverage %: 152,460 lot size; building sizes total 6,600sqft; roadways, driveways 15,065; Lot coverage %: **14.21%**
- # of parking spaces have: **21**
- # of parking spaces need: **0**

STRUCTURAL NOTES

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METAL BUILDING STRUCTURE DESIGNED PER THE FOLLOWING LOADING:

- CODE: IBC 18
- WIND (UPH): 115
- EXPOSURE: C
- ROOF SNOW LOAD (PSF): 58.8
- GROUND SNOW LOAD (PSF): 70
- COLLATERAL LOAD (PSF): 0.5
- SEISMIC: 0.420
- SEISMIC ZONE: B
- THERMAL COEFFICIENT: 1.20

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ALL COMPONENTS SHIPPED SHALL BE THOROUGHLY INSPECTED AND ACCOUNTED FOR AT THE TIME OF DELIVERY. ALL MATERIAL SHORTAGES OR DEFECTS MUST BE REPORTED WITHIN FIVE (5) WORKING DAYS OF MATERIAL DELIVERY TO THE BUILDING MANUFACTURER.

DAPHRAGM ACTION OF THE METAL PANELS AT INTERIOR PARTITION WALLS IS UTILIZED FOR THE STABILITY OF THIS BUILDING. ANY MODIFICATION OR UNAUTHORIZED CUTTING OF INTERIOR PARTITION PANELS IS EXPRESSLY PROHIBITED BY THE BUILDING MANUFACTURER.

PARTITION PANELS HAVE BEEN SUPPLIED TO REACH ROOF LINE. THE TOP PARTITION PANEL CAN BE NOTCHED TO MATCH ROOF LINE AND CLEAR PURLIN LEG TO CLOSE IN THE UNIT AS DESIRED.

INSTALLATION NOTES:

FIELD CUTTING OF STRUCTURAL, SHEETING AND TRIMS FOR SPLICE AND FINAL FITTING OF COMPONENTS IS REQUIRED.

ALL ROOF PANEL LAPS SHALL BE SEALED WITH 3/8" (MINIMUM) WIDTH MASTIC TAPE AS PROVIDED FOR PROJECT. ALL SHEET PROFILE FOAM CLOSURES AT EAVE, WALL AND RIDGE CONDITIONS AS PROVIDED FOR PROJECT MUST BE INSTALLED AS SHOWN HEREIN.

WALL PANELS AND WALL TRIMS, AT INTERIOR AND EXTERIOR, ARE TO BE SET WITH 1/4" CLEARANCE ABOVE CONCRETE SURFACES AND AT ANY LOCATIONS WHICH MAY BE SUBJECTED TO CONTACT WITH STANDING WATER.

LAP ALL FLASHINGS 2" MINIMUM AND SEAL AS REQUIRED FOR WATER TIGHTNESS

ALLOW 1/4" TOLERANCE AT EACH END FOR PURLINS, HEADERS AND GIRTS.

DRAWING INDEX

- A1 LEAD SHEET, GENERAL NOTES, SCHEDULES, ROOF PLAN
- A2 ELEVATIONS
- A3 ELEVATIONS
- A4 ELEVATIONS
- A5 SLAB LAYOUT
- A6 STUD LAYOUT
- A7 UNIT LAYOUT
- A8 REVISIONS

STANDARD ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR	FRO	FURNISHED BY OTHERS	OC	ON CENTER
APPROX	APPROXIMATE	FDN	FOUNDATION	OD	OUTSIDE DIAMETER
BUILDING	BUILDING	FF	FINISHED FLOOR	OH	OPPOSITE HAND
BLK	BLOCK	FOB	FACE OF BLOCK OR BRICK	OPP	OPPOSITE
BM	BEAM	FOS	FACE OF STEEL	PTN	PARTITION
BOT	BOTTOM	FT	FOOT OR FEET	RAD	RADIUS
BLKG	BLOCKING	FG	FOOTING	REF	REFERENCE
CL	CENTERLINE	GA	GENERAL CONTRACTOR	REQD	REQUIRED
CJ	CAULK JOINT	GALV	GALVANIZED	REIN	REINFORCED
CEILING	CEILING	GR	GRADE	ROOF	ROOF OPENING
COL	COLUMN	GRND	GROUND	SECT	SECTION
CONC	CONCRETE	GR	GRADE	SQ	SQUARE FOOTAGE
CEN	CENTER	GRW	GENERAL WALL BOARD	SIM	SIMILAR
DBL	DOUBLE	HORIZ	HORIZONTAL	STD	STANDARD
DET	DETAIL	INT	INTERIOR	STL	STEEL
DIA	DIAMETER	INS	INSIDE DIAMETER	TOP	TOP OF BEAM
DWG	DRAWING	INT	INTERIOR	TOC	TOP OF CONCRETE
DIM	DIMENSION	INF	INFORMATION	TOW	TOP OF WALL
DR	DOOR	MAX	MAXIMUM	TS	TOP OF STEEL
EACH	EACH	MIN	MINIMUM	TYP	TYPICAL
ER	ERECTION TOLERANCE	MISC	MISCELLANEOUS	UNO	UNLESS NOTED OTHERWISE
EXP	EXPANSION JOINT	ML	METAL	VAR	VARIABLE
EXT	EXTENDING	NIC	NOT IN CONTRACT	VERT	VERTICAL
EXT	EXTENSION	NTS	NOT TO SCALE	VF	VERIFY IN FIELD
EXT	EXTERIOR INSULATION	NA	NOT APPLICABLE	WD	WIND WITHOUT
EXP	EXPANSION JOINT	NO	NUMBER	WT	WEIGHT
EDS	EDGE OF SLAB	GA	OVERALL		

STRUCTURE ABBREVIATIONS

(BA)	- 84216R 4 X 2 X 16GA. ANGLE (5.9)	- FLOOR BASE ANGLE
(BC)	- U425162 4 1/8 X 2 7/8 X 16GA. CHANNEL (9.9)	- FLOOR BASE CHANNEL
(CA)	- C4216R 4 X 2 X 16GA. CEE (8.9)	- 4" COLUMN
(CC)	- C62516R 6 X 2 1/2 X 16GA. CEE (11.9)	- 6" COLUMN
(DH)	- C4216R 4 X 2 X 16GA. CEE (8.9)	- DOOR HEAD
(DJ)	- C43516R 4 X 3 1/2 X 16GA. CEE (11.9)	- DOOR JAMB
(RW)	- 26GA. PBR WALL PANEL	- EAVE STRUCT
(EC)	- U4216R 4 1/8 X 2 3/8 X 16GA. CHANNEL (8.9)	- EAVE CHANNEL
(ES)	- E64316LR 4 X 6 X 3 X 16GA. STRUT (13.9)	- EAVE STRUT
(FC)	- AS MANUFACTURED	- FLOOR CLIP
(G)	- C4216R 4 X 2 X 16GA. CEE (8.9)	- GIRT
(HA)	- 84216R 4 X 2 X 16GA. ANGLE (5.9)	- HALL TOP ANGLE
(HR)	- C4216R 4 X 2 X 16GA. CEE (8.9)	- DOOR HEAD REINFORCEMENT
(JR)	- C62516R 6 X 2 1/2 X 16GA. CEE (11.9)	- JACK RAFTER
(M)	- C12416R 12 X 4 X 16GA. CEE (20.9)	- MULLION
(MC)	- 84216R 4 X 2 X 2" LONG 16GA. ANGLE (5.9)	- MINI CLIP
(PA)	- 242516R 2 1/2 X 4 X 2 1/2 X 16GA. ZEE (9.9)	- ROOF PURLIN
(P6)	- 262516R 2 1/2 X 6 X 2 1/2 X 16GA. ZEE (11.9)	- ROOF PURLIN
(P8)	- 282516R 2 1/2 X 8 X 2 1/2 X 16GA. ZEE (13.9)	- ROOF PURLIN
(PA)	- 84216R 4 X 2 X 16GA. ANGLE (5.9)	- PARTITION ANGLE
(RA)	- 84216R 4 X 2 X 16GA. ANGLE (5.9)	- RAKE ANGLE
(RS)	- E64316LR 4 X 6 X 3 X 16GA. STRUT (13.9)	- RIDGE STRUT

SHEETING ABBREVIATIONS

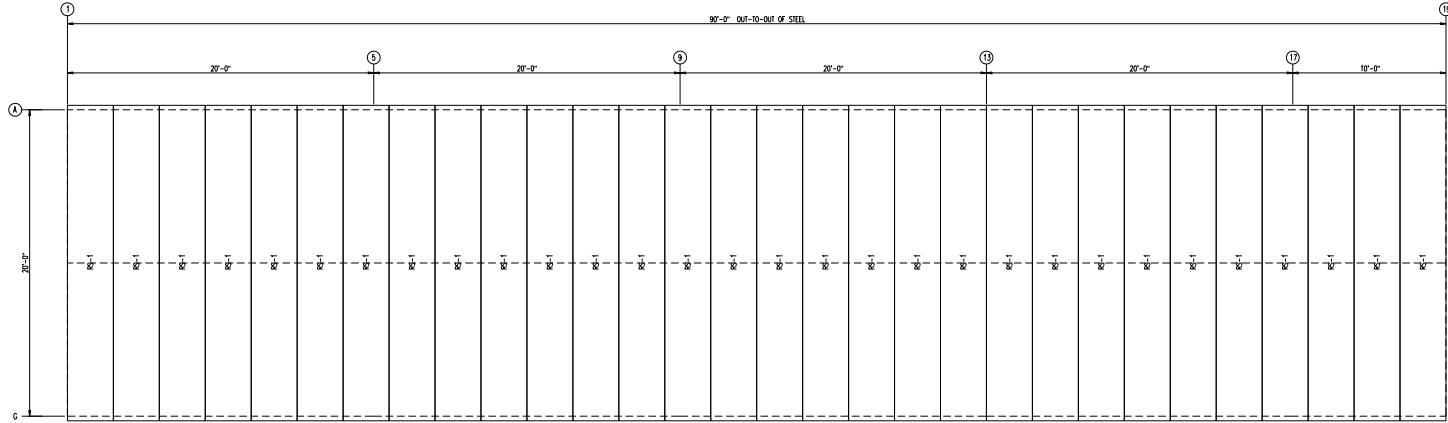
(ML)	- 29GA. M-LOC WALL PANEL
(RL)	- 29GA. R-LOC WALL PANEL
(PL)	- 29GA. PANEL-LOC WALL PANEL
(CR)	- C62516R 6 X 2 1/2 X 16GA. CEE (11.9)
(RR)	- 26GA. PBR ROOF PANEL
(CL)	- 24GA. CENTRAL-LOC SSR 24" ROOF PANEL
(CL-200)	- SSR LOW FIXED CLIP

FASTENER ABBREVIATIONS

(F1)	- 1/2" x 2 3/4" CONC. EXPANSION ANCHOR	- BASE TO SLAB CONNECTIONS
(F2)	- 12 X 1 1/4" SELF-DRILLING TEK (PLTD)	- STRUCTURAL STEEL CONNECTIONS
(F3)	- 12 X 2 SELF-DRILLING TEK (PLTD)	- PARTITION SHEETING
(F4)	- 12 X 2 SELF-DRILLING TEK (PLTD)	- PARTITION ANGLE CONNECTIONS
(F5)	- 12 X 1 1/4" WASHER TEK (PTD)	- EXTERIOR WALL SHEETING
(F6)	- 12 X 1 1/4" WASHER ZAC (PTD)(PLTD)	- ROOF SHEETING
(F7)	- 12 X 1 1/4" WASHER TEK (PTD)	- EXTERIOR TRIM DRILLER
(F8)	- 12 X 7/8" WASHER TEK (PTD)	- EXTERIOR WALL PANEL LAP
(F9)	- 12 X 7/8" WASHER ZAC (PTD)(PLTD)	- ROOF PANEL LAP
(F10)	- 12 X 7/8" WASHER TEK (PTD)	- EXTERIOR TRIM LAP
(F11)	- 1/8" POP RIVET	- EXTERIOR TRIM
(F12)	- 12 X 1 1/4" WASHER TEK (PTD)	- INTERIOR WALL SHEETING
(F13)	- 12 X 1 1/4" WASHER TEK (PTD)	- INTERIOR TRIM DRILLER
(F14)	- 12 X 7/8" WASHER TEK (PTD)	- INTERIOR WALL PANEL LAP
(F15)	- 12 X 7/8" WASHER TEK (PTD)(PLTD)	- INTERIOR TRIM LAP
(F17)	- 1/4"-14 X 1" SDS W/ WASHER #1(PTD)	- "CL" CLIP/STRUCTURE CONNECTIONS
(F18)	- 1/4"-14 X 1 1/4" SDS ZAC W/WASHER #1(EPTD)(PLTD)	- "CL" ROOF DRILLER
(F19)	- 1/4"-14 X 1 1/4" SDS ZAC W/ WASHER #4(PTD)(PLTD)	- "CL" ROOF LAP
(F20)	- 1/4"-14 X 1 1/4" SDS ZAC W/WASHER #1(EPTD)(PLTD)	- "CL" TRIM DRILLER
(F21)	- 1/4"-14 X 1 1/4" SDS ZAC W/WASHER #4(PTD)(PLTD)	- "CL" TRIM LAP

TRIM ABBREVIATIONS

(BTR)	- 7/8" ROLL MASTIC	(CB)	- INSIDE CORNER BOX
(CLN)	- R PANEL INSIDE FOAM CLOSURE	(JA)	- DOOR JAMB TRIM
(CLOT)	- R PANEL OUTSIDE FOAM CLOSURE	(JC)	- DOOR JAMB COVER TRIM
(GEOCEL)	- GUTTER SEAL	(MC)	- DOOR MULLION COVER TRIM
(N)	- R PANEL INSIDE CORNER TRIM	(NCB)	- OUTSIDE CORNER BOX
(OU)	- R PANEL OUTSIDE CORNER TRIM	(PB)	- PEAK BOX
(CM)	- DOOR CORNER MULLION TRIM	(REND)	- RAKE TRIM END CAP
(DK)	- DOWNSPOUT WITH KICK OUT	(RT)	- RAKE TRIM
(DSS)	- DOWNSPOUT STRAP	(T)	- ROOF TIE IN TRIM
(EF)	- EAVE FLASHING	(TR)	- ROOF STEP TRANSITION FLASHING
(FC)	- FORMED RIDGE CAP	(4SP)	- 40Z TOUCH UP SPRAY PAINT
(GE)	- GUTTER END CAP		
(GS)	- GUTTER HANGER STRAP		
(GU)	- GUTTER		
(HC)	- DOOR HEAD COVER TRIM		
(HE)	- DOOR HEAD TRIM		
(H)	- HIGH EAVE TRIM		
(HT)	- HALL TOP TRIM		



ROOF SHEETING & TRIM
PANELS: 26 GA. R - Gable Plus

KEY PLAN
not to scale

CLOSURE NOTES:
(_) INSIDE CLOSURES INCLUDED FOR LOW EAVE. INSTALL BTR TAPE ON TOP AND BOTTOM OF INSIDE CLOSURE (SEE DETAILS AND INSTALLATION GUIDE)
(_) INSIDE CLOSURES INCLUDED FOR BASE OF EXTERIOR WALL PANELS.
(_) OUTSIDE CLOSURES INCLUDED FOR RAKE.
(_) OUTSIDE CLOSURES INCLUDED FOR ROOF AND WALL OF HIGH EAVE.

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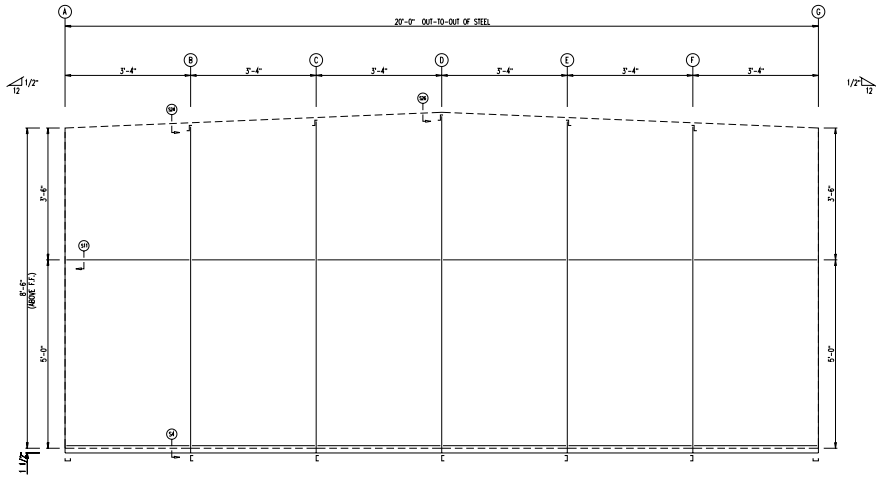
SELECTION NOTE:
A DETAILED INSTALLATION GUIDE IS AVAILABLE AND SHOULD BE CONSULTED DURING THE ERECTION OF THIS BUILDING PACKAGE. PLEASE CONTACT US IF YOU HAVE NOT RECEIVED A COPY OF THE INSTALLATION GUIDE AND ONE WILL BE PROVIDED TO YOU.

DATE	9/28/23
BY	
FOR	
APPROVAL	

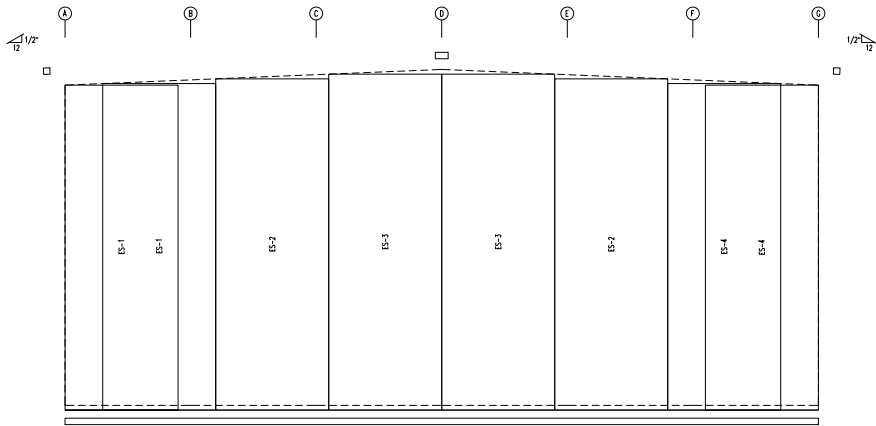
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PROJECT: Stephen Gavosto 2023
SIZE: 20.0 x 90.0 x 8.5
CITY: Waitsfield
STATE: VT

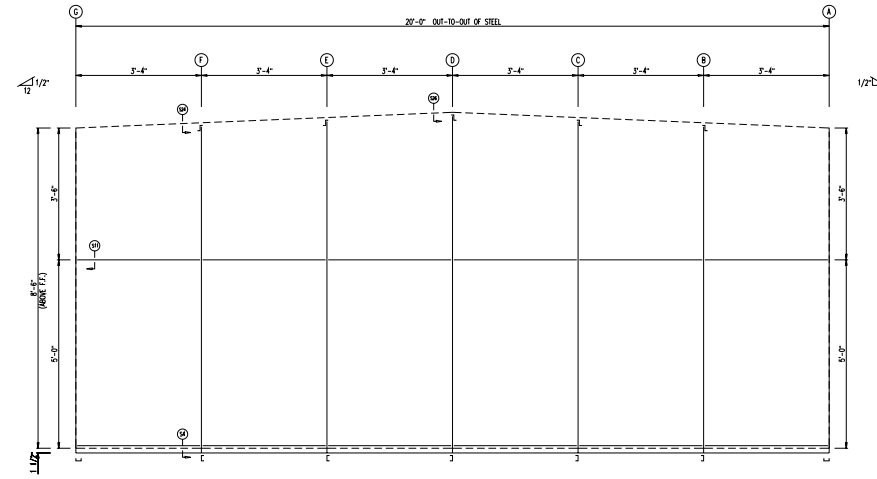
REGENCY
Roofing Systems
1744 Gaudin Parkway, Suite C
Lincoln, NH 03257
Phone: 603-448-4418
www.regencyroofing.com



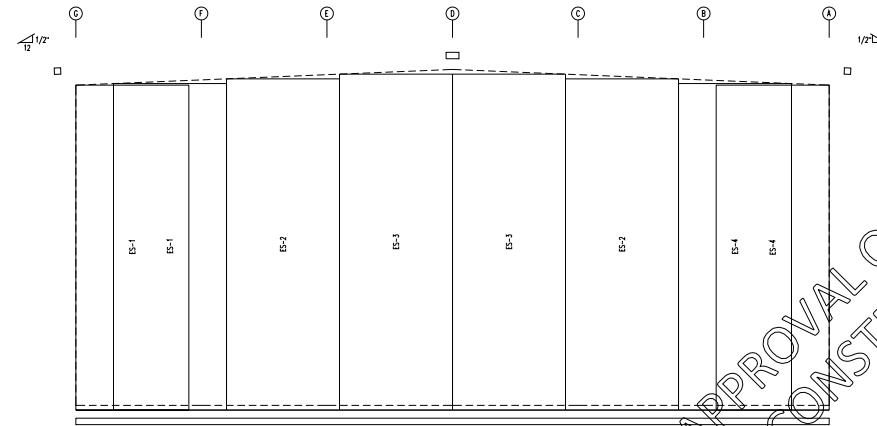
ENDWALL FRAMING FRAME LINE: 1



ENDWALL SHEETING & TRIM FRAME LINE: 1
PANELS: 26 Gd. Rl. - NEED COLOR



ENDWALL FRAMING FRAME LINE: 19



ENDWALL SHEETING & TRIM FRAME LINE: 19
PANELS: 26 Gd. Rl. - NEED COLOR

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REGENCY
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and Access Lines
7841 Boulder Parkway - Suite 9
Littleton, CO 80127
Phone: 744-444-4418
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JOB ID: 55292

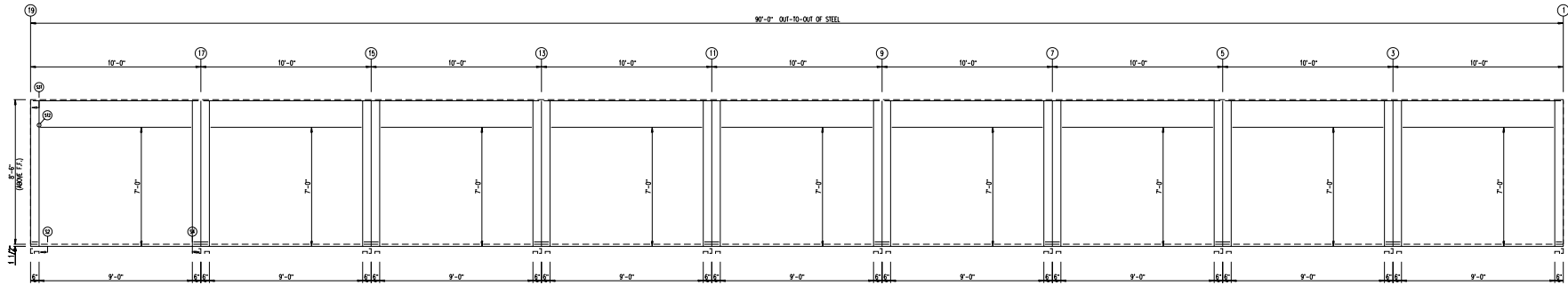
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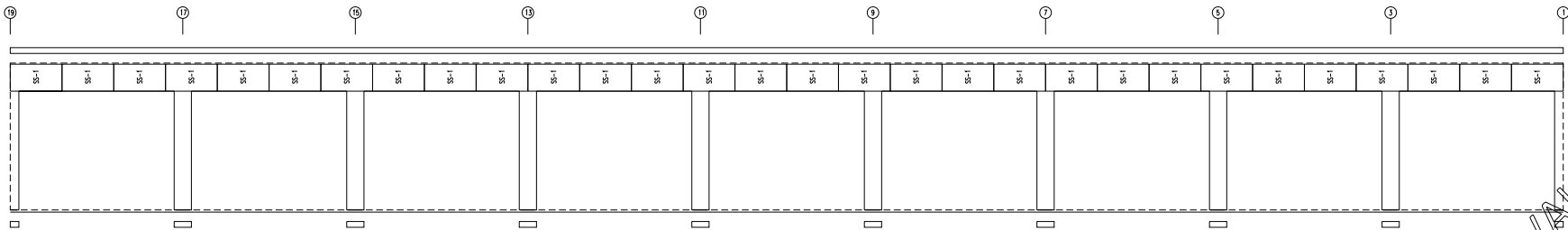
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Sidewall Framing (NOT FOR CONSTRUCTION) FRAME LINE: A



Sidewall Sheeting (NOT FOR CONSTRUCTION) & TRIM FRAME LINE: A
PANELS: 24 Ga. AL - RED COLOR

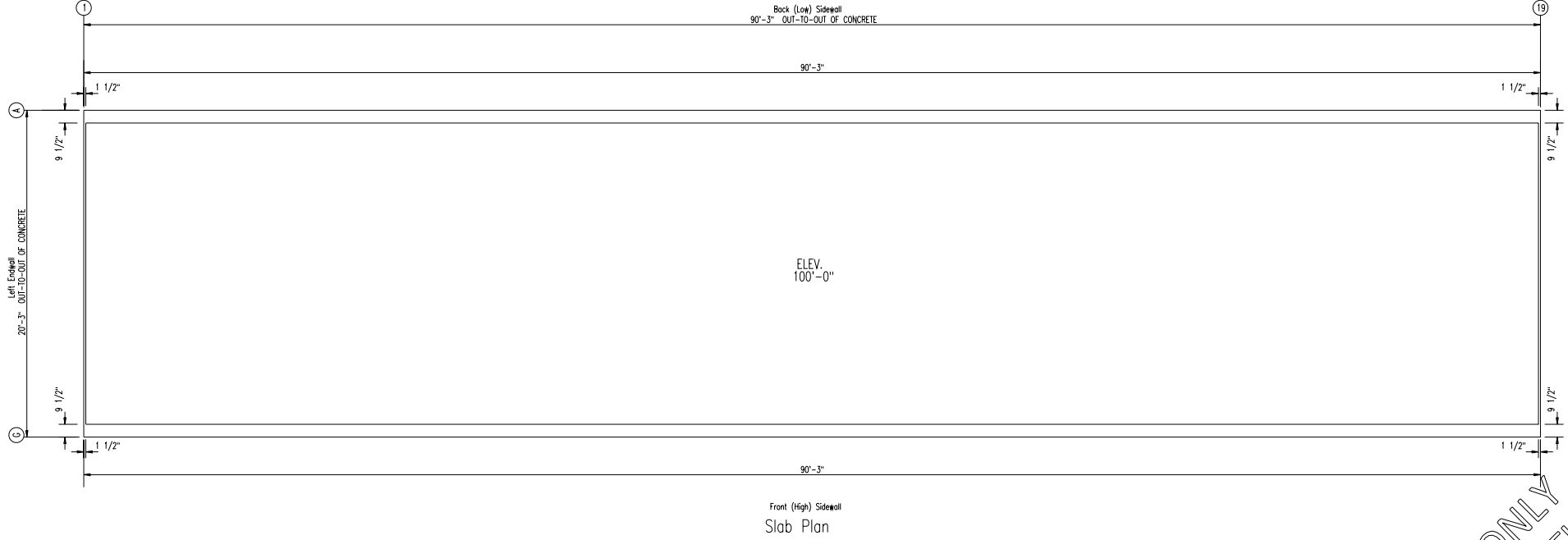
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REGENCY
 Storage Systems
 And More LLC
 1784 Boulder Parkway - Suite 9
 Loveland, CO 80537
 Phone: 1-800-488-4418
 www.regencybuilders.com



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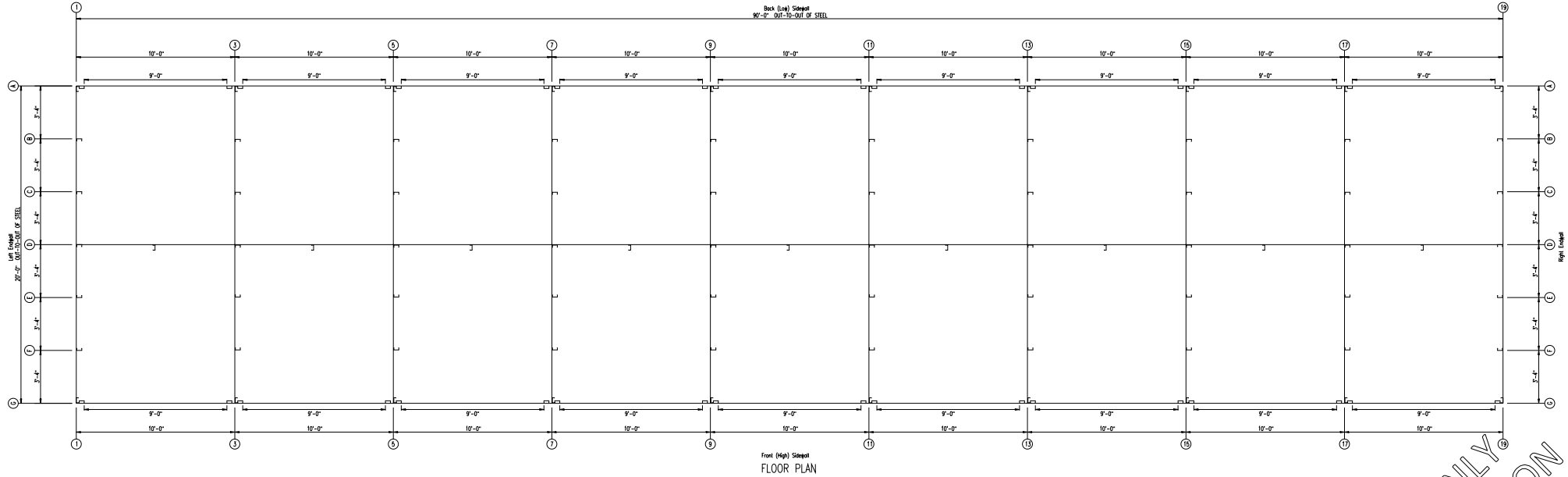
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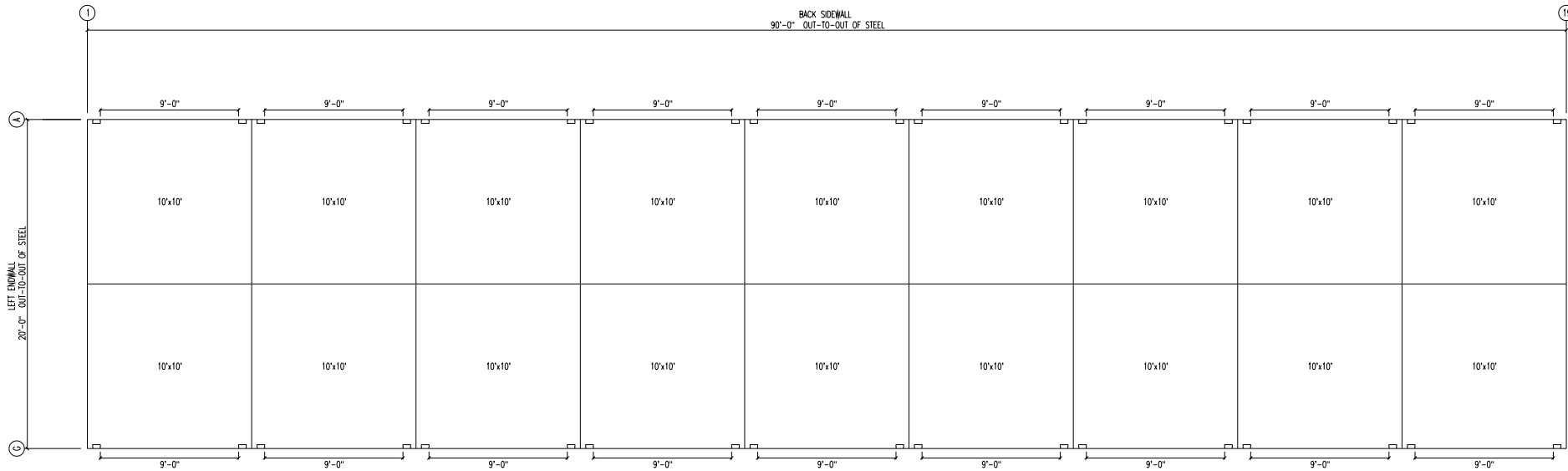
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FRONT SIDEWALL
FLOOR PLAN

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ALL OMISSIONS, CONFLICTS AND DISCREPANCIES SHALL BE REPORTED TO THE BUILDING MANUFACTURER BEFORE PROCEEDING WITH PROJECT WORK.

ALL TEMPORARY SUPPORTS SUCH AS GUYS, BRACES, FALSEWORK, CRIBBING, WINDBRACES OR OTHER ELEMENTS REQUIRED FOR THE BUILDING ERECTION ARE TO BE DETERMINED BY AND SUPPLIED BY BUILDER/CONTRACTOR.

BUILDING MANUFACTURER HAS MADE A COMMITMENT TO MANUFACTURE QUALITY BUILDING COMPONENTS THAT CAN BE SAFELY ERECTED, JOB SITE SAFETY INSTRUCTION, SAFETY EQUIPMENT AND CONDITIONS ARE THE RESPONSIBILITY OF THE BUILDER/CONTRACTOR.

ALL COMPONENTS SHIPPED SHALL BE THOROUGHLY INSPECTED AND ACCOUNTED FOR AT THE TIME OF DELIVERY. ALL MATERIAL SHORTAGES OR DEFECTS MUST BE REPORTED WITHIN FIVE (5) WORKING DAYS OF MATERIAL DELIVERY TO THE BUILDING MANUFACTURER.

DIAHRAM ACTION OF THE METAL PANELS AT INTERIOR PARTITION WALLS IS UTILIZED FOR THE STABILITY OF THIS BUILDING. ANY MODIFICATION OR UNAUTHORIZED CUTTING OF INTERIOR PARTITION PANELS IS EXPRESSLY PROHIBITED BY THE BUILDING MANUFACTURER.

PARTITION PANELS HAVE BEEN SUPPLIED TO REACH ROOF LINE. THE TOP PARTITION PANEL CAN BE NOTCHED TO MATCH ROOF LINE AND CLEAR PURLIN LEG TO CLOSE IN THE UNIT AS DESIRED.

INSTALLATION NOTES:

FIELD CUTTING OF STRUCTURAL, SHEETING AND TRIMS FOR SPLICE AND FINAL FITTING OF COMPONENTS IS REQUIRED.

ALL ROOF PANEL LAPS SHALL BE SEALED WITH 3/8" (MINIMUM) WIDTH MASTIC TAPE AS PROVIDED FOR PROJECT. ALL SHEET PROFILE FOAM CLOSURES AT EAVE, WALL AND RIDGE CONDITIONS AS PROVIDED FOR PROJECT MUST BE INSTALLED AS SHOWN HEREIN.

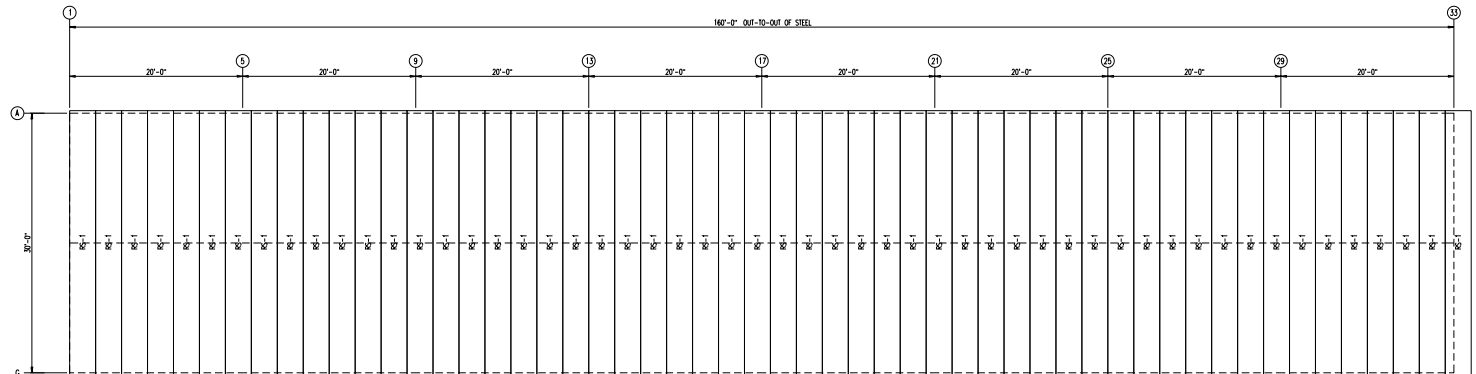
WALL PANELS AND WALL TRIMS, AT INTERIOR AND EXTERIOR, ARE TO BE SET WITH 1/4" CLEARANCE ABOVE CONCRETE SURFACES AND AT ANY LOCATIONS WHICH MAY BE SUBJECTED TO CONTACT WITH STANDING WATER.

LAP ALL FLASHINGS 2" MINIMUM AND SEAL AS REQUIRED FOR WATER TIGHTNESS

ALLOW 1/4" TOLERANCE AT EACH END FOR PURLINS, HEADERS AND GIRTS.

DRAWING INDEX

A1	LEAD SHEET, GENERAL NOTES, SCHEDULES, ROOF PLAN
A2	ELEVATIONS
A3	ELEVATIONS
A4	ELEVATIONS
A5	SLAB LAYOUT
A6	STUD LAYOUT
A7	UNIT LAYOUT
A8	REACTIONS



ROOF SHEETING & TRIM
PANELS 26 Ga. R4 - Galvalume Plus

KEY PLAN
not to scale

CLOSURE NOTES:
(_) INSIDE CLOSURES INCLUDED FOR LOW EAVE. INSTALL BTR TAPE ON TOP AND BOTTOM OF INSIDE CLOSURE (SEE DETAILS AND INSTALLATION GUIDE)
(_) INSIDE CLOSURES INCLUDED FOR BASE OF EXTERIOR WALL PANELS.
(_) OUTSIDE CLOSURES INCLUDED FOR RAKE.
(_) OUTSIDE CLOSURES INCLUDED FOR ROOF AND WALL OF HIGH EAVE.

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ERECTOR NOTE:
A DETAILED INSTALLATION GUIDE IS AVAILABLE AND SHOULD BE CONSULTED DURING THE ERECTION OF THIS BUILDING PACKAGE. PLEASE CONTACT US IF YOU HAVE NOT RECEIVED A COPY OF THE INSTALLATION GUIDE AND ONE WILL BE PROVIDED TO YOU.

STANDARD ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR	FRO	FURNISHED BY OTHERS	OC	ON CENTER
APPR	APPROXIMATE	FDN	FOUNDATION	OD	OUTSIDE DIAMETER
BUILD	BUILDING	FF	FINISHED FLOOR	OH	OPPOSITE HAND
BLK	BLOCK	FOB	FACE OF BLOCK OR BRICK	OPP	OPPOSITE
BM	BEAM	FOS	FACE OF STEEL	PTN	PARTITION
BOT	BOTTOM	FT	FOOT OR FEET	RAD	RADIUS
BLKG	BLOCKING	FG	FOOTING	REF	REFERENCE
CL	CENTERLINE	GA	GENERAL CONTRACTOR	REQD	REQUIRED
CJ	CAULK JOINT	GALV	GALVANIZED	REIN	REINFORCED
CEILING	CEILING	GRND	GROUND	ROOF	ROUGH OPENING
COL	COLUMN	GRD	GROUND	SECT	SECTION
CONC	CONCRETE	GR	GRADE	SQ	SQUARE FOOTAGE
CEN	CENTER	GRW	GENERAL WALL BOARD	SIM	SIMILAR
DBL	DOUBLE	HORZ	HORIZONTAL	SO	SQUARE
DET	DETAIL	INT	INTERIOR	STD	STANDARD
DIA	DIAMETER	INS	INSIDE DIAMETER	STD	STANDARD
DWG	DRAWING	INSU	INSULATION	TOP	TOP OF BEAM
DM	DIMENSION	INT	INTERIOR	TOC	TOP OF CONCRETE
DR	DOOR	INF	INFORMATION	TS	TOP OF STEEL
EACH	EACH	JNT	JOINT	TOW	TOP OF WALL
EA	ERECTION TOLERANCE	MAX	MAXIMUM	TOP	TOP OF STEEL
EXP	EXPANSION JOINT	MIN	MINIMUM	TYP	TYPICAL
EL	ELEVATION	MISC	MISCELLANEOUS	UNO	UNLESS NOTED OTHERWISE
EXST	EXISTING	ML	METAL	VAR	VARIABLE
EXP	EXPANSION	NIC	NOT IN CONTRACT	VERT	VERTICAL
EXT	EXTERIOR	NIS	NOT TO SCALE	VF	VERIFY IN FIELD
EXT	EXTERIOR INSULATION	NA	NOT APPLICABLE	WD	WITHOUT
AND	AND FINISH SYSTEM	NO	NUMBER	WT	WEIGHT
EDS	EDGE OF SLAB	GA	OVERALL		

STRUCTURE ABBREVIATIONS

(BA)	-	84216R	4 x 2 x 16GA.	ANGLE (5.9)	-	FLOOR BASE ANGLE
(BC)	-	U425162	4 x 1/8 x 2 7/8 x 16GA.	CHANNEL (9.9)	-	FLOOR BASE CHANNEL
(CA)	-	C4216R	4 x 2 x 16GA.	CEE (8.9)	-	4" COLUMN
(CC)	-	C62516R	6 x 2 1/2 x 16GA.	CEE (11.9)	-	6" COLUMN
(DH)	-	C4216R	4 x 2 x 16GA.	CEE (8.9)	-	DOOR HEAD
(DJ)	-	C43516R	4 x 3 1/2 x 16GA.	CEE (11.9)	-	DOOR JAMB
(RW)	-	26GA.	PBR	WALL PANEL	-	DOOR JAMB
(EC)	-	U4216R	4 1/8 x 2 3/8 x 16GA.	CHANNEL (8.9)	-	EAVE CHANNEL
(ES)	-	E64316LR	4 x 6 x 3 x 16GA.	STRUT (13.9)	-	EAVE STRUT
(FC)	-	AS	MANUFACTURED		-	FLOOR CLIP
(G)	-	C4216R	4 x 2 x 16GA.	CEE (8.9)	-	GIRT
(HA)	-	84216R	4 x 2 x 16GA.	ANGLE (5.9)	-	HALL TOP ANGLE
(HR)	-	C4216R	4 x 2 x 16GA.	CEE (8.9)	-	DOOR HEAD REINFORCEMENT
(JR)	-	C62516R	6 x 2 1/2 x 16GA.	CEE (11.9)	-	JACK RAPTER
(M)	-	C12416R	12 x 4 x 16GA.	CEE (20.9)	-	MULLION
(MC)	-	84216R	4 x 2 x 2" LONG	16GA. ANGLE (5.9)	-	MINI CLIP
(PA)	-	242516R	2 1/2 x 4 x 2 1/2 x 16GA.	ZEE (9.9)	-	ROOF PURLIN
(PB)	-	262516R	2 1/2 x 6 x 2 1/2 x 16GA.	ZEE (11.9)	-	ROOF PURLIN
(PB)	-	282516R	2 1/2 x 8 x 2 1/2 x 16GA.	ZEE (13.9)	-	ROOF PURLIN
(PA)	-	84216R	4 x 2 x 16GA.	ANGLE (5.9)	-	PARTITION ANGLE
(PA)	-	84216R	4 x 2 x 16GA.	ANGLE (5.9)	-	RAKE ANGLE
(RS)	-	E64316LR	4 x 6 x 3 x 16GA.	STRUT (13.9)	-	RIDGE STRUT

SHEETING ABBREVIATIONS

(M)	-	29GA.	M-LOC	WALL PANEL
(RL)	-	29GA.	R-LOC	WALL PANEL
(PL)	-	29GA.	PANEL-LOC	WALL PANEL
(RR)	-	26GA.	PBR	ROOF PANEL
(RW)	-	26GA.	PBR	WALL PANEL
(CL)	-	24GA.	CENTRAL-LOC	SSR
(CL-200)	-	SSR	LOW FIXED	CLIP

FASTENER ABBREVIATIONS

(F1)	-	1/2" x 2 3/4" CONC.	EXPANSION ANCHOR	-	BASE TO SLAB CONNECTIONS
(F2)	-	12 x 1 1/4"	SELF-DRILLING TEK (PLTD)	-	STRUCTURAL STEEL CONNECTIONS
(F3)	-	12 x 1 1/2"	SELF-DRILLING TEK (PLTD)	-	PARTITION SHEETING
(F4)	-	12 x 2"	SELF-DRILLING TEK (PLTD)	-	PARTITION ANGLE CONNECTIONS
(F5)	-	12 x 1 1/4"	WASHER TEK (PTD)	-	EXTERIOR WALL SHEETING
(F6)	-	12 x 1 1/4"	WASHER ZAC (PTD)(PLTD)	-	ROOF SHEETING
(F7)	-	12 x 1 1/4"	WASHER TEK (PTD)	-	EXTERIOR TRIM DRILLER
(F8)	-	12 x 7/8"	WASHER TEK (PTD)	-	EXTERIOR WALL PANEL LAP
(F9)	-	12 x 7/8"	WASHER ZAC (PTD)(PLTD)	-	ROOF PANEL LAP
(F10)	-	12 x 7/8"	WASHER TEK (PTD)	-	EXTERIOR TRIM LAP
(F11)	-	1/8"	POP RIVET	-	EXTERIOR TRIM
(F12)	-	12 x 1 1/4"	WASHER TEK (PTD)	-	INTERIOR WALL SHEETING
(F13)	-	12 x 1 1/4"	WASHER TEK (PTD)	-	INTERIOR TRIM DRILLER
(F14)	-	12 x 7/8"	WASHER TEK (PTD)	-	INTERIOR WALL PANEL LAP
(F15)	-	12 x 7/8"	WASHER TEK (PTD)(PLTD)	-	INTERIOR TRIM LAP
(F17)	-	1/4"-14 x 1"	SDS W/ WASHER #1(PLTD)	-	"CL" CLIP/STRUCTURE CONNECTIONS
(F18)	-	1/4"-14 x 1 1/4"	SDS ZAC W/WASHER #1(EPTD)(PLTD)	-	"CL" ROOF DRILLER
(F19)	-	1/4 x 7/8"	SDS ZAC W/ WASHER #4(PTD)(PLTD)	-	"CL" ROOF LAP
(F20)	-	1/4"-14 x 1 1/4"	SDS ZAC W/WASHER #1(EPTD)(PLTD)	-	"CL" TRIM DRILLER
(F21)	-	14 x 7/8"	SDS ZAC W/WASHER #4(PTD)(PLTD)	-	"CL" TRIM LAP

TRIM ABBREVIATIONS

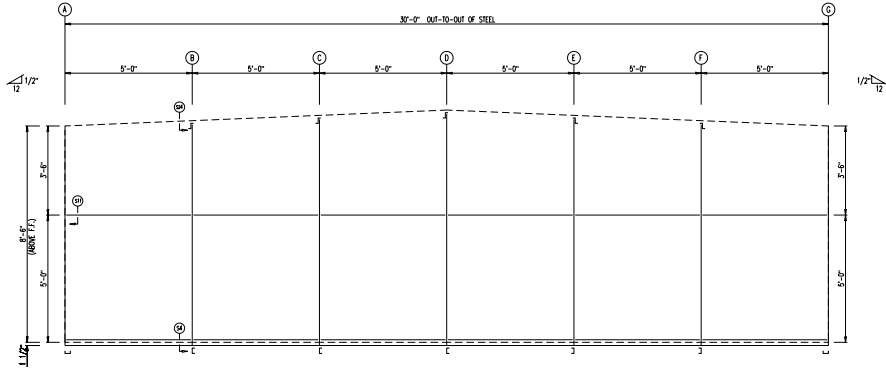
(BTR)	-	7/8"	ROLL MASTIC
(CLN)	-	R	PANEL INSIDE FOAM CLOSURE
(CLOUT)	-	R	PANEL OUTSIDE FOAM CLOSURE
(GEOCEL)	-		GUTTER SEAL
(N)	-	R	PANEL INSIDE CORNER TRIM
(OU)	-	R	PANEL OUTSIDE CORNER TRIM
(CM)	-		DOOR CORNER MULLION TRIM
(DK)	-		DOWNSPOUT WITH KICK OUT
(DSS)	-		DOWNSPOUT STRAP
(EF)	-		EAVE FLASHING
(FC)	-		FORMED RIDGE CAP
(GRC)	-		GUTTER END CAP
(GS)	-		GUTTER HANGER STRAP
(GU)	-		GUTTER
(HC)	-		DOOR HEAD COVER TRIM
(HE)	-		DOOR HEAD TRIM
(H)	-		HIGH EAVE TRIM
(HT)	-		HALL TOP TRIM
(CB)	-		INSIDE CORNER BOX
(JA)	-		DOOR JAMB TRIM
(JC)	-		DOOR JAMB COVER TRIM
(MCB)	-		DOOR MULLION COVER TRIM
(OC)	-		OUTSIDE CORNER BOX
(PB)	-		PEAK BOX
(REND)	-		RAKE TRIM END CAP
(RT)	-		RAKE TRIM
(T)	-		ROOF TIE IN TRIM
(TR)	-		ROOF STEP TRANSITION FLASHING
(4SP)	-		402 TOUCH UP SPRAY PAINT

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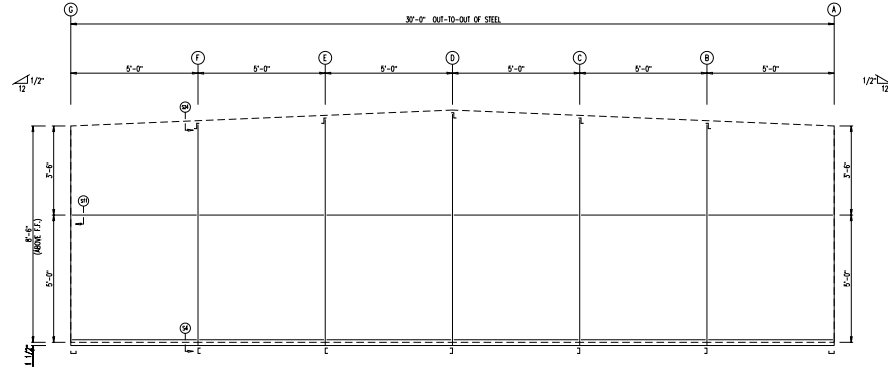
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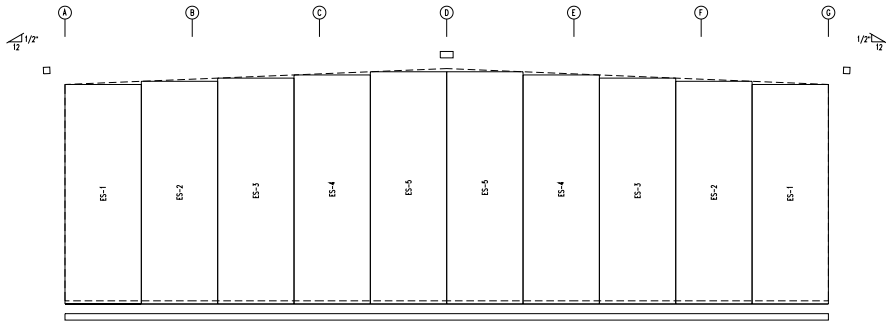
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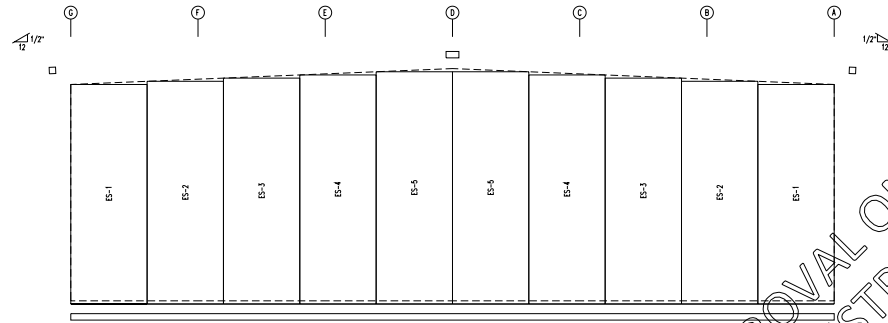
ENDWALL FRAMING FRAME LINE: 1



ENDWALL FRAMING FRAME LINE: 33



ENDWALL SHEETING & TRIM FRAME LINE: 1
PANELS: 26 G6. RL - NEED COLOR



ENDWALL SHEETING & TRIM FRAME LINE: 33
PANELS: 26 G6. RL - NEED COLOR

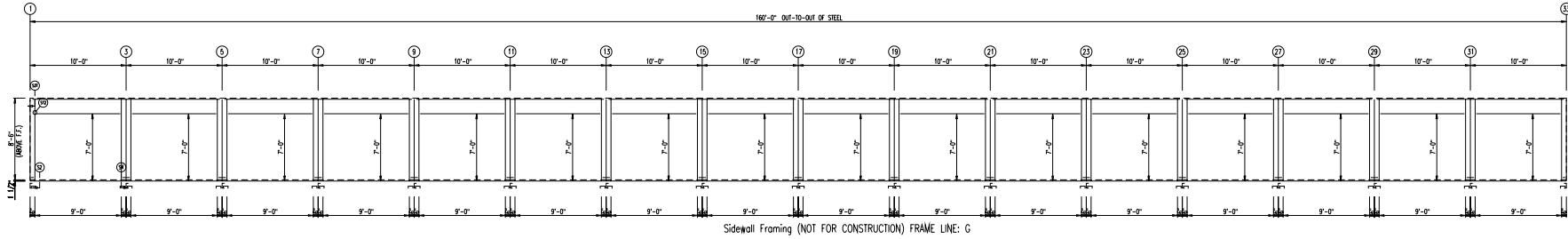
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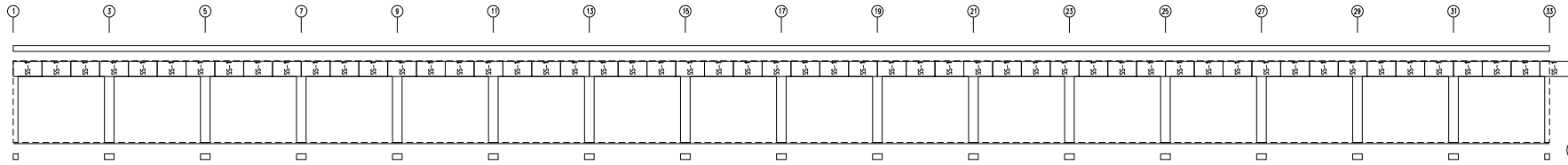
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Sidewall Framing (NOT FOR CONSTRUCTION) FRAME LINE: G



Sidewall Sheeting (NOT FOR CONSTRUCTION) & TRIM FRAME LINE: G
PANELS: 26 Ga. R. - NEED COLOR

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JOB ID: 55293

Sheet

A4

PROJECT: Stephen Gavosto 2023

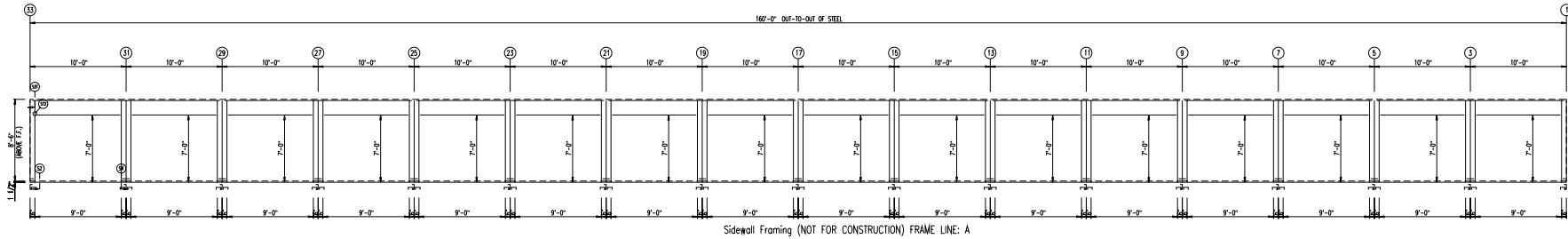
SIZE: 30.0 x 160.0 x 8.5

CITY: Waitsfield

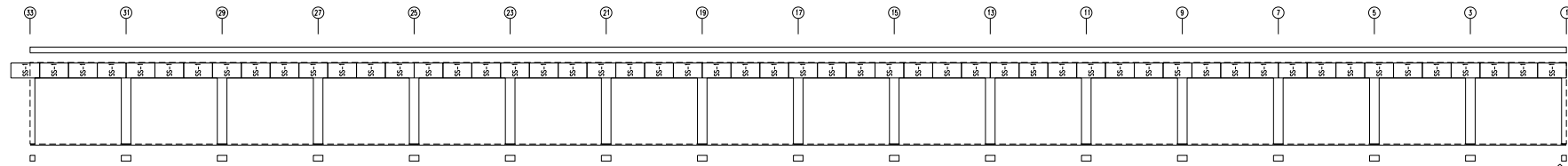
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Sidewall Framing (NOT FOR CONSTRUCTION) FRAME LINE: A



Sidewall Sheeting (NOT FOR CONSTRUCTION) & TRIM FRAME LINE: A
PANELS: 26 Ga. AL - NEED COLOR

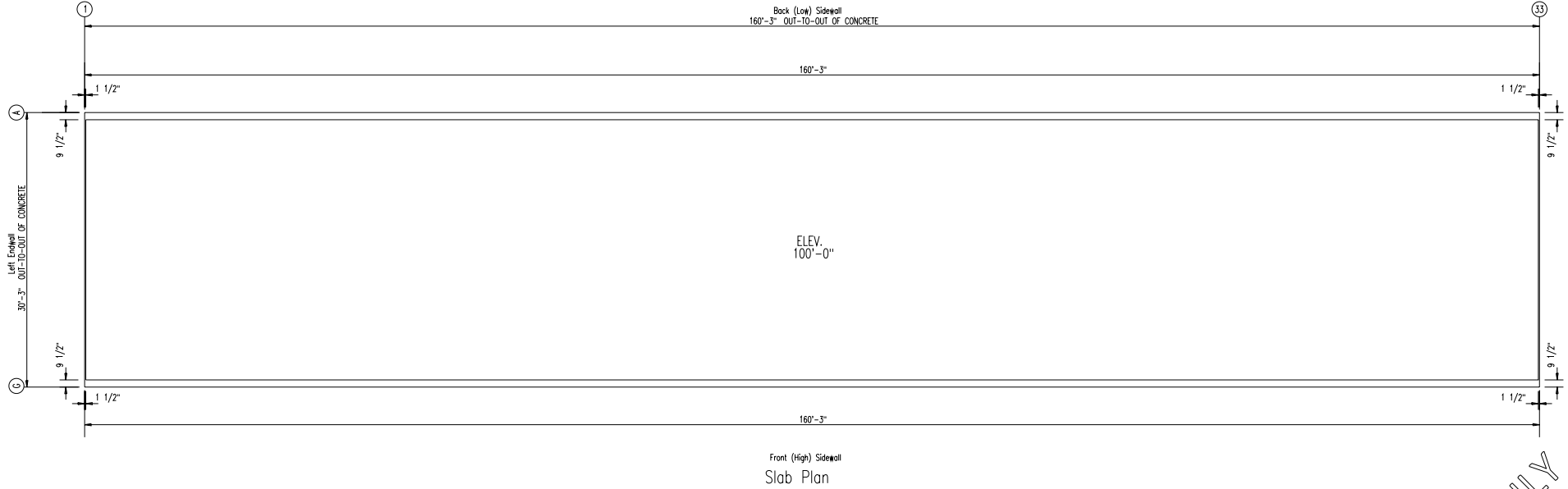
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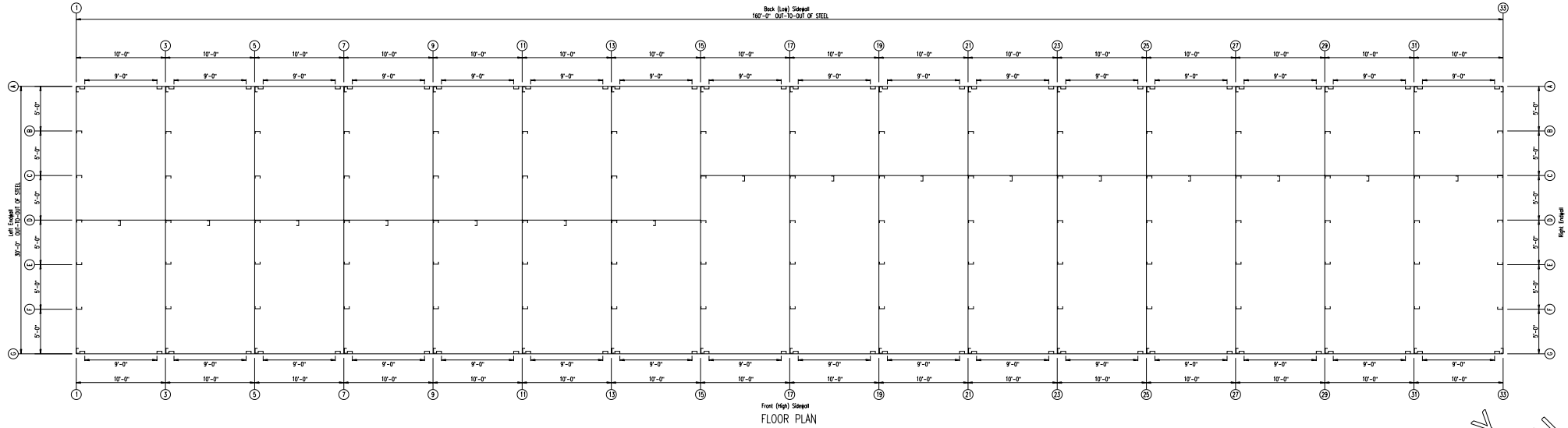
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A6

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Front (right) Slopert
FLOOR PLAN

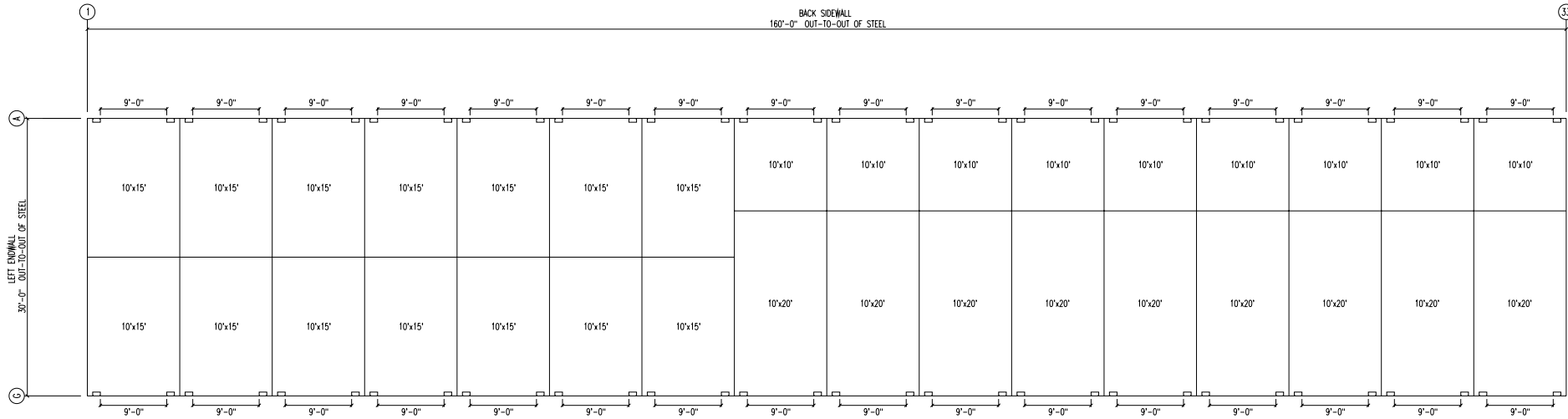
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FRONT SIDEWALL
FLOOR PLAN

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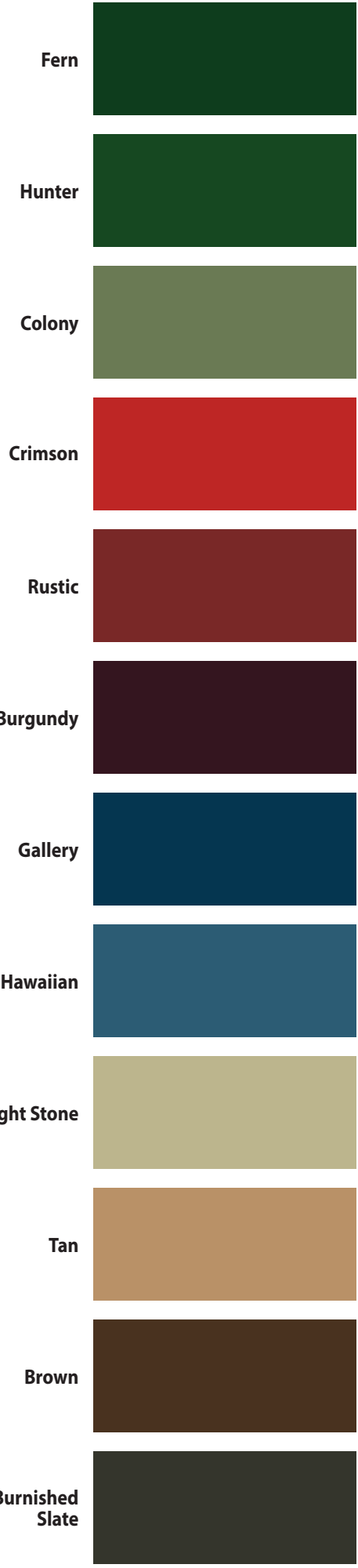
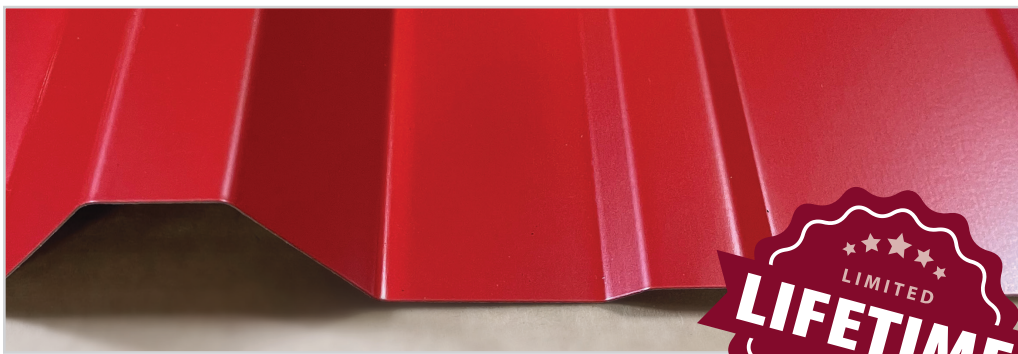
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Choose CentralGuard for the best protection and a lifetime warranty.

Commercial Color Selection Tool



† Color variation between orders is normal and not cause for rejection. ‡ Weathering and appearance variation, including color, sheen, and spangle, is common in non-painted materials and is not a cause for rejection. For consistent appearance, choose a paint-finished product. Colors on this chart are close representations of actual metal color, limited by printing and viewing conditions. Color matching optimized for outdoor viewing.

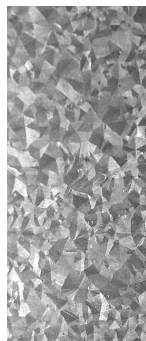
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Coil Coatings

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Copper Metallic*
PRIME



Clear acrylic coating
Galvalume®‡



Burnished Slate

Choose CentralGuard[®] for the best protection and a lifetime warranty.

CentralGuard is our specific combination of everything that goes into making the highest-quality metal panels. Available on our Prime panels, the CentralGuard name guarantees that you have the best protection and a lifetime paint warranty.

Choose Prime for the perfect balance of fade protection, rust blocking, and dent resistance. Upgrade to Ultra for projects that demand the ultimate dent resistance.

	THRIFTY	OUR BEST SELLER! PRIME CentralGuard	ULTIMATE DENT RESISTANCE ULTRA CentralGuard
FADE PROTECTION			
Paint Warranty	20-YEAR	LIFETIME	LIFETIME
Paint Thickness	THIN .70 mil	THICKER 1.0 mil	THICKER 1.0 mil
Fade Warranty	-	30-YEAR	30-YEAR
Fade Protection	✓	✓	✓
RUST BLOCKING			
Advanced Rust Blocking	-	✓	✓
Perforation Warranty	-	20-YEAR	20-YEAR
Substrate Thickness	1.12 mil	1.60 mil	1.60 mil
DENT RESISTANCE			
Advanced Dent Resistance	-	✓✓	✓✓
Steel Thickness	THIN	THICK	THICKEST
Steel Gauge	26 ga.	26 ga.	24 ga.
INSTALLATION			
Purlin Bearing Leg	-	✓	✓
COLOR AVAILABILITY			
R-Loc	Brown, Charcoal, Gray, Hunter, Light Stone, Polar, Rustic, Tan	All colors	Burnished Slate, Charcoal, Galvalume, Gray, Light Stone, Polar
M-Loc	Brown, Charcoal, Gray, Hunter, Light Stone, Polar, Rustic, Tan	All colors	Galvalume, Light Stone, Polar
7.2 - 36" coverage	-	Brilliant, Burnished Slate, Charcoal, Galvalume, Gray, Light Stone	Galvalume
7.2 - 28.8" coverage	-	All colors	-

R-Loc[™]



7.2 (36" Coverage)



M-Loc[™]



7.2 (28.8" Coverage)

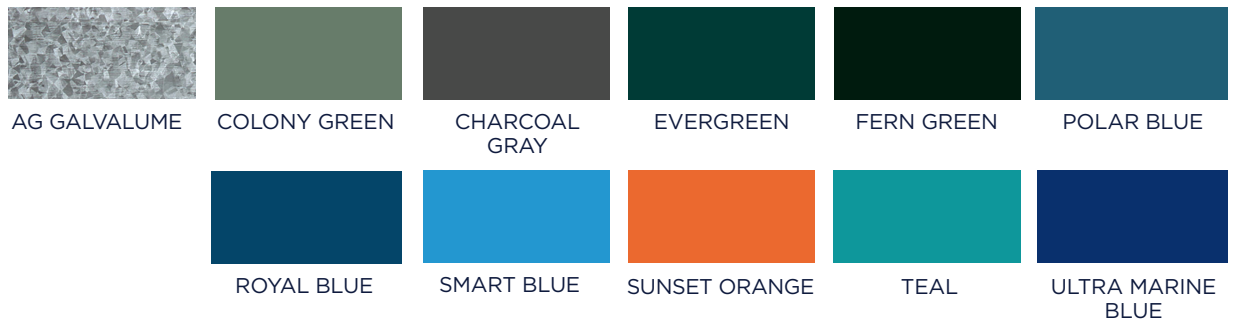


STANDARD COLORS



SPECIALTY COLORS (TIER 1)

PRICING TIERS
An upcharge will be applied to all specialty door colors on all door models.



SPECIALTY COLORS (TIER 2)



SPECIALTY COLORS (TIER 3)



SPECIALTY COLORS (TIER 4)



PLEASE NOTE: All color images are provided to assist in branding and marketing processes, and are not a guarantee of exact color match. For actual paint matching codes for the Home Depot, please reference the specific color chart on the Janus website.

For paint warranty, please visit: JanusIntl.com/paintwarranty. For more information, please call: 770-214-4542

From: [Stephen Gavosto](#)
To: [Waitsfield PZA](#)
Subject: Valley Professional Center - Self Storage Application
Date: Thursday, February 22, 2024 5:06:41 PM

Hi JB!

A quick update on the application and scope.

As material prices have been wildly fluctuating, we are exploring going with timber framing for the storage units vs the original proposed panel steel walls.

The design will be very similar to what was done at 802 Storage/Kingsbury. The color schemes will mirror the existing ones on the application.

At this time, we have not made a final decision as we still have the Act 250 application after this. P

Provided material costs stay inline with what they are today, we will more than likely move in the timberframe direction.

Thanks,
Steve Gavosto

Fish and Wildlife Department5 Perry Street, Suite 40
Barre, VT 05641www.vtfishandwildlife.com

[phone] 802-476-0199

[fax] 802-476-0129

September 25, 2023

*Via E-mail to Stephen Gavosto at sgavosto@gmail.com***Re:**

Dear Mr. Gavosto,

This letter is in response to your request for review of Deer Wintering Area (DWA) mapped on the property located at 6971 Main St Waitsfield, VT 05673, formerly known as Valley Professional Center.

I understand from your correspondence and our phone call today that you wish to clear between 0.25 and 0.5 acres of forest on the parcel to accommodate future construction. The forest in question is on the northeast side of the property and is bordered by additional existing development on both adjoining lots.

While the forest here is mapped as DWA, the proposed clearing is very minor in size, and the location nearly surrounded by existing development. Given these circumstances I do not need to visit the site as is normal practice for evaluating DWA and feel comfortable giving my opinion that this small portion of hemlock forest, if removed would not impact any of the other mapped DWA. I have edited this portion of the mapping on the digital DWA layer.

I have no concerns with this project as I currently understand it under Criterion 8(a). However, I reserve the right to reevaluate once I have reviewed the full project as submitted to Act 250.

Sincerely,



Noel Dodge | Wildlife Biologist (he/him/his)
Vermont Agency of Natural Resources | Fish & Wildlife Department
Wildlife Division, Lands and Habitat Program
5 Perry Street, Suite 40 | Barre, VT 05641
Noel.Dodge@vermont.gov | 802-689-0000 cell

Written communication to and from state officials regarding state business are considered public records and may be subject to public scrutiny.

Cc:





Stephen Gavosto <sgavosto@gmail.com>

Waitsfield - Self Storage Act 250 Stormwater Permit Question

11 messages

Stephen Gavosto <sgavosto@gmail.com>

Mon, Oct 2, 2023 at 8:37 AM

To: aaron.ferraro@vermont.gov, Bryce.Mckim@vermont.gov

Hi Aaron/Bryce!

Susan Baird gave me your information as I am working through an Act 250 application.

The project is on an existing commercial lot with an existing office building/office park. There is an existing permit 5W0134 but, per Susan, this project will require a full Act 250 application.

We are going to add two mini-storage buildings to the property. 6917 Main St Waitsfield, VT 05673

Can I schedule some time with you to discuss the project and if there is a need for an operational or construction SW permit?

Thanks,
Steve Gavosto 802-230-7828

McKim, Bryce <Bryce.McKim@vermont.gov>

Mon, Oct 2, 2023 at 9:17 AM

To: Stephen Gavosto <sgavosto@gmail.com>

Good morning,

Below you will find links to the section's website and to the section's determination form. Submitting the determination form and replying to the automatic email with all requested information will help me in determining the need for a SW Construction permit. I have also attached the section's decision tree to help you answer some questions on the determination form and to further your understanding of what might require a SW Construction permit.

[Stormwater Construction Section](#)
[Stormwater Construction Determination Request Form](#)

Thank you,

**Bryce McKim** | Environmental Analyst (he/him)Vermont Agency of Natural Resources | Department of Environmental Conservation
Watershed Management Division, Stormwater Program

1 National Life Drive, Davis 3 | Montpelier, VT 05620-3901

(802) 272-9428 | Bryce.McKim@vermont.gov

From: Stephen Gavosto <sgavosto@gmail.com>**Sent:** Monday, October 2, 2023 8:38 AM

To: Ferraro, Aaron <Aaron.Ferraro@vermont.gov>; McKim, Bryce <Bryce.McKim@vermont.gov>
Subject: Waitsfield - Self Storage Act 250 Stormwater Permit Question

Some people who received this message don't often get email from sgavosto@gmail.com. [Learn why this is important](#)

EXTERNAL SENDER: Do not open attachments or click on links unless you recognize and trust the sender.

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 **Decision Tree 072123.docx**
74K

Ferraro, Aaron <Aaron.Ferraro@vermont.gov>
To: Stephen Gavosto <sgavosto@gmail.com>
Cc: "McKim, Bryce" <Bryce.McKim@vermont.gov>

Mon, Oct 2, 2023 at 9:20 AM

Hi Steve,

You can call me at my number below to discuss operational stormwater permit requirements. I didn't see an existing operational stormwater permit at that location you provided so we would be looking to see if you cross any of the development thresholds found in General Permit 3-9050.

In over-simplified terms: you would need an operational stormwater authorization if you are adding more than ½ acre of impervious surfaces to your site (gravel areas are considered impervious).

You would also need an authorization if you are adding more than 5,000 square feet of impervious area AND the total impervious surface in your commercial subdivision will total over an acre.



Aaron Ferraro | Environmental Analyst

Vermont Agency of Natural Resources | Department of Environmental Conservation

Watershed Management Division, Stormwater Program

1 National Life Drive, Davis 3 | Montpelier, VT 05620-3522

802-490-6168 (c) | Aaron.Ferraro@vermont.gov

<https://dec.vermont.gov/watershed/stormwater>

There are times when I may be working at a field location, teleworking, or working from another office location. I am available to connect by phone and email. I am also available to connect in-person upon request.

From: Stephen Gavosto <sgavosto@gmail.com>
Sent: Monday, October 2, 2023 8:38 AM
To: Ferraro, Aaron <Aaron.Ferraro@vermont.gov>; McKim, Bryce <Bryce.McKim@vermont.gov>
Subject: Waitsfield - Self Storage Act 250 Stormwater Permit Question

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Hi Aaron/Bryce!

[Quoted text hidden]

Stephen Gavosto <sgavosto@gmail.com> Mon, Oct 2, 2023 at 9:35 AM
 To: "Ferraro, Aaron" <Aaron.Ferraro@vermont.gov>
 Cc: "McKim, Bryce" <Bryce.McKim@vermont.gov>

Thanks Aaron and Bryce for the quick responses!

This parcel is 3.5 acres and not part of a Common Plan Development.

The proposed self storage facilities will total 9800sqft (less than a .25 acre).

Bryce - to your message, and decision tree for the permit--this falls below the 1 acre threshold.

Aaron - for the Common Plan of Development - this project is not part of a subdivision, industrial park, commercial park, university or other other campus or ski area. We do not share any permits, common infrastructure or discharges for any wastewater, surface water or groundwaters.

Please confirm my understanding and that this will not require a permit per the above.

Thanks and have a good week.

-Steve

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2 attachments

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3K

 **image001.jpg**
3K

Ferraro, Aaron <Aaron.Ferraro@vermont.gov> Mon, Oct 2, 2023 at 9:38 AM
 To: Stephen Gavosto <sgavosto@gmail.com>

Hi Stephen,

What will the total impervious be after you add the 9800 sq.ft. on your parcel?



Aaron Ferraro | Environmental Analyst

Vermont Agency of Natural Resources | Department of Environmental Conservation

Watershed Management Division, Stormwater Program

1 National Life Drive, Davis 3 | Montpelier, VT 05620-3522

802-490-6168 (c) | Aaron.Ferraro@vermont.gov

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From: Stephen Gavosto <sgavosto@gmail.com>
Sent: Monday, October 2, 2023 9:35 AM
To: Ferraro, Aaron <Aaron.Ferraro@vermont.gov>
Cc: McKim, Bryce <Bryce.McKim@vermont.gov>
Subject: Re: Waitsfield - Self Storage Act 250 Stormwater Permit Question

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Stephen Gavosto <sgavosto@gmail.com>
To: "Ferraro, Aaron" <Aaron.Ferraro@vermont.gov>

Mon, Oct 2, 2023 at 9:45 AM

The existing structure on the property is 6,525sqft + the additional proposed project is 9800sqft bringing the total to 16,325 sqft.

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2 attachments

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3K

 **image001.jpg**
3K

Ferraro, Aaron <Aaron.Ferraro@vermont.gov>
To: Stephen Gavosto <sgavosto@gmail.com>

Mon, Oct 2, 2023 at 9:48 AM

Hi Stephen,

Does that include parking and access drives on the parcel?



Aaron Ferraro | Environmental Analyst

Vermont Agency of Natural Resources | Department of Environmental Conservation

Watershed Management Division, Stormwater Program

1 National Life Drive, Davis 3 | Montpelier, VT 05620-3522

802-490-6168 (c) | Aaron.Ferraro@vermont.gov

<https://dec.vermont.gov/watershed/stormwater>

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From: Stephen Gavosto <sgavosto@gmail.com>
Sent: Monday, October 2, 2023 9:46 AM
To: Ferraro, Aaron <Aaron.Ferraro@vermont.gov>
Subject: Re: Waitsfield - Self Storage Act 250 Stormwater Permit Question

EXTERNAL SENDER: Do not open attachments or click on links unless you recognize and trust the sender.

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Aaron Ferraro | Environmental Analyst

Vermont Agency of Natural Resources | Department of Environmental Conservation

Watershed Management Division, Stormwater Program

1 National Life Drive, Davis 3 | Montpelier, VT 05620-3522

802-490-6168 (c) | Aaron.Ferraro@vermont.gov

<https://dec.vermont.gov/watershed/stormwater>

There are times when I may be working at a field location, teleworking, or working from another office location. I am available to connect by phone and email. I am also available to connect in-person upon request.

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Stephen Gavosto <sgavosto@gmail.com>
To: "Ferraro, Aaron" <Aaron.Ferraro@vermont.gov>

Mon, Oct 2, 2023 at 9:50 AM

Parking areas are another 15,065sqft.

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2 attachments



McKim, Bryce <Bryce.McKim@vermont.gov>
To: Stephen Gavosto <sgavosto@gmail.com>

Mon, Oct 2, 2023 at 9:51 AM

Stephen,

If the project will be disturbing less than an acre of earth and is not part of a common plan of development(as defined within the decision tree) then a stormwater construction permit is not necessary.



Bryce McKim | Environmental Analyst (he/him)
Vermont Agency of Natural Resources | Department of Environmental Conservation
Watershed Management Division, Stormwater Program

1 National Life Drive, Davis 3 | Montpelier, VT 05620-3901

(802) 272-9428 | Bryce.McKim@vermont.gov

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Sent: Monday, October 2, 2023 9:35 AM
To: Ferraro, Aaron <Aaron.Ferraro@vermont.gov>
Cc: McKim, Bryce <Bryce.McKim@vermont.gov>
Subject: Re: Waitsfield - Self Storage Act 250 Stormwater Permit Question

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Ferraro, Aaron <Aaron.Ferraro@vermont.gov>
To: Stephen Gavosto <sgavosto@gmail.com>

Mon, Oct 2, 2023 at 9:57 AM

Hi Stephen,

The activity you described is an expansion of over 5,000 square feet with the resulting total under 1 acre of impervious within the common plan. That would not need an operational stormwater authorization. Note that threshold if you revise your plans.

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Aaron Ferraro | Environmental Analyst

[Quoted text hidden]

[Quoted text hidden]

Stephen Gavosto <sgavosto@gmail.com>
To: "Ferraro, Aaron" <Aaron.Ferraro@vermont.gov>

Mon, Oct 2, 2023 at 10:17 AM

Perfect thanks so much Aaron!

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2 attachments

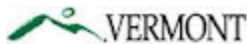


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