

FOR SALE

PERMITTED WATERBURY LAND ON WATERBURY-STOWE RD

891 Waterbury-Stowe Road, Waterbury, Vermont



VT Commercial is pleased to offer this raw land that is conveniently located on the Waterbury Stowe Road. It is both commercial and residential zoned, with high visibility for business signage. Current ownership has gone through the process and it is permitted for a commercial detached garage, with a residential duplex. Plans available upon request. Property can be a commercial site with administrative approvals. Municipal water and sewer are at the street. Please contact us today for more information.

SIZE:

.18 +/- Acres

USE:

Residential

PRICE:

\$199,000

AVAILABLE:

Immediately

PARKING:

N/A

LOCATION:

891 Waterbury-Stowe Road, Waterbury

Information contained herein is believed to be accurate, but is not warranted. This is not a legally binding offer to sell or lease.



For more information, please contact:

JOHN BEAL

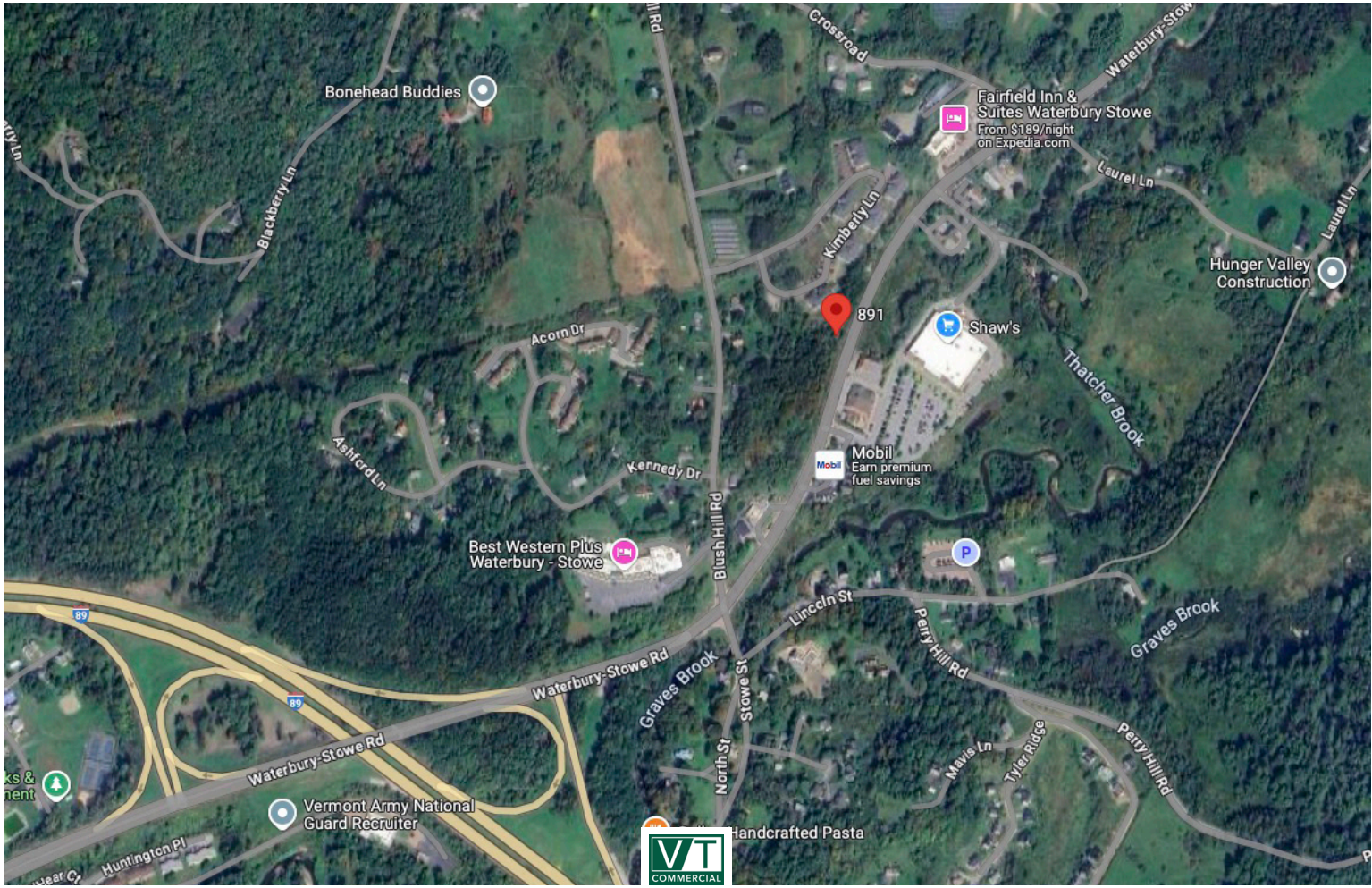
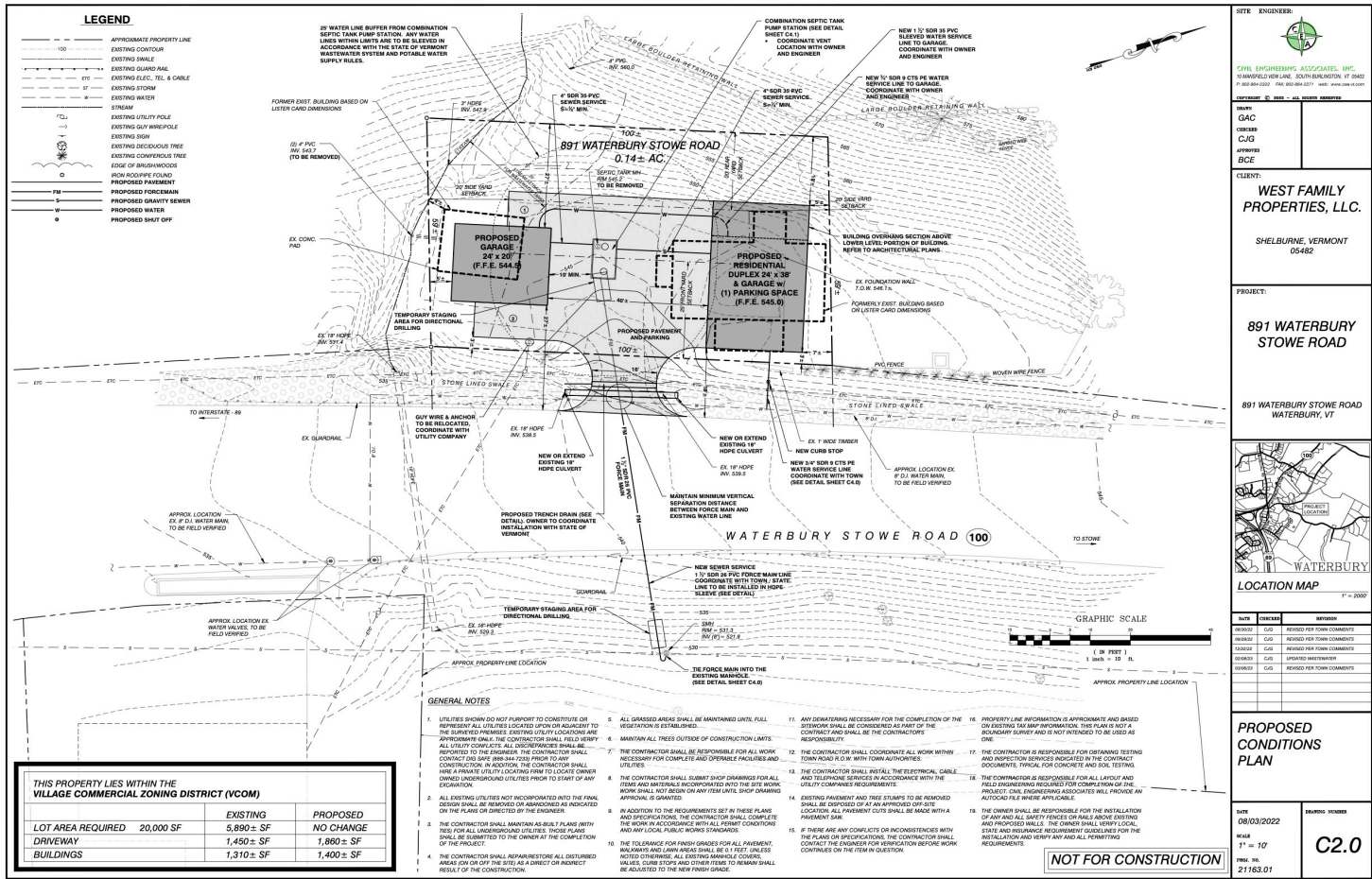
802-598-1168

john.beal@vtcommercial.com

208 FLYNN AVENUE, SUITE 2i

BURLINGTON, VT 05401

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West Garage

891 Waterbury Stowe Road Waterbury, VT 05676

WINDOW SCHEDULE MARVIN ELEVATE

EXTERIOR COLOR - BRONZE / INTERIOR COLOR - WHITE
HARDWARE - WHITE
3/4" THERMAL PANE LOW-E III GLASS W/ ARGON

MARK	CALL-NUMBER	PANEL ROUGH OPENING		PANEL		JAMB	GRID	NOTES	QUANTITY
		WIDTH	HEIGHT	HEAD HEIGHT	SILL HEIGHT				
A	ELCA 2971-2	4'-9"	5'-11 3/4"	7'-0"	1'-0 3/4"	6-9/16"	N/A	--	3
B	ELCA 3771-2	6'-1"	5'-11 3/4"	7'-0"	1'-0 3/4"	6-9/16"	N/A	--	1
C	ELCA 2931-2	4'-9"	2'-7 3/4"	10'-10 1/2"	8'-2 3/4"	6-9/16"	N/A	--	3
D	ELCA 3731-2	6'-1"	2'-7 3/4"	10'-10 1/2"	8'-2 3/4"	6-9/16"	N/A	--	1
E-T	ELCAP 5771 T	4'-1"	5'-11 3/4"	7'-0"	1'-0 3/4"	6-9/16"	N/A	FIXED - TEMP.	1
F	ELCA CUST	4'-1"	2'-9 3/4"	10'-10 1/2"	8'-0 3/4"	6-9/16"	N/A	CUSTOM POLYGON - FIXED	1
G	ELCA 3335	2'-9"	2'-11 3/4"	7'-0"	4'-0 3/4"	6-9/16"	N/A	--	1
H	ELCA 2955-2	4'-9"	4'-7 3/4"	7'-0"	2'-4 3/4"	6-9/16"	N/A	--	2
J	ELCA 3335	2'-9"	2'-11 3/4"	7'-0"	4'-0 3/4"	6-9/16"	N/A	--	1
									14

EXTERIOR DOOR SCHEDULE

QUANTITY	DOOR NUMBER	SIZE	ROUGH OPENING			SWING	JAMB	NOTES
			WIDTH	HEIGHT	HEAD HEIGHT			
1	102A	3076	3'-2 1/2"	7'-8 1/2"	7'-8 1/2"	LEFT	6-9/16"	FULL LITE
1	103A	9080	9'-3 1/2"	7'-6 1/2"	7'-6 1/2"	N/A	N/A	
1	103B	3068	3'-2 1/2"	6'-11"	6'-11"	LEFT	6-9/16"	
1	104A	3076	3'-2 1/2"	7'-8 1/2"	7'-8 1/2"	LEFT	6-9/16"	FULL LITE
4								

INTERIOR DOOR SCHEDULE

QUANTITY	DOOR NUMBER	SIZE	ROUGH OPENING			SWING	JAMB	NOTES
			WIDTH	HEIGHT	HEAD HEIGHT			
1	102B	2868	2'-10 1/2"	6'-10 1/2"	6'-10 1/2"	LEFT	4-9/16"	
1	102C	2848	2'-10 1/2"	4'-10 1/2"	4'-10 1/2"	LEFT	4-9/16"	
1	104B	2868	2'-10 1/2"	6'-10 1/2"	6'-10 1/2"	LEFT	4-9/16"	
1	104C	2848	2'-10 1/2"	4'-10 1/2"	4'-10 1/2"	LEFT	4-9/16"	
1	204A	2868 PKT DR	5'-5 1/4"	7'-1"	7'-1"	N/A	6-9/16"	
1	204B	2068-2	4'-1 1/4"	6'-10 1/2"	6'-10 1/2"	N/A	4-9/16"	BI-PASS
1	205A	2868	2'-10 1/2"	6'-10 1/2"	6'-10 1/2"	RIGHT	6-9/16"	
1	209A	NA	5'-5 1/4"	7'-0 1/4"	7'-0 1/4"	N/A	6-9/16"	
1	209B	2068-2	4'-1 1/4"	6'-10 1/2"	6'-10 1/2"	N/A	4-9/16"	BI-PASS
1	210A	2868	2'-10 1/2"	6'-10 1/2"	6'-10 1/2"	RIGHT	6-9/16"	
10								

CODE REVIEW

BUILDING CODE: INTERNATIONAL RESIDENTIAL CODE 2015 EDITION

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA TABLE R301.2(1) OF THE INTERNATIONAL RESIDENTIAL CODE

GROUND SLOPE PSF	WIND SPEED MPH	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM				WINTER DESIGN TEMP	ICE SHEED UNDERLAYMENT REQUIRED	FLOOD HAZARD
			WEATHERING	PROT LINE DEPTH	TERMINI	DECAY			
70 PSF	115 MPH	B	SEVERE	48" MINIMUM	90% TO SLIGHT	MODERATE TO HEAVY	0°	YES	LOCAL

TABLE N1102.1.2 INSULATION AND FENESTRATION REQUIREMENTS BY
COMPONENT OF THE INTERNATIONAL RESIDENTIAL CODE

CLIMATE ZONE	FENESTRATION U-FACTOR	WYLOUT U-FACTOR	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	R-VALUE	FLOOR R-VALUE	BASINMENT WALL R-VALUE	SLAB R-VALUE	CRAWL SPACE
6	.27	.25	40	20-0 OR 13-0-0	13-0-0	30	15/19	10-0-0	15/19

BUILDING DATA:

SQUARE FOOTAGES:

FIRST FLOOR	421	SQUARE FEET
SECOND FLOOR	912	SQUARE FEET
BASINMENT / GARAGE	275	SQUARE FEET

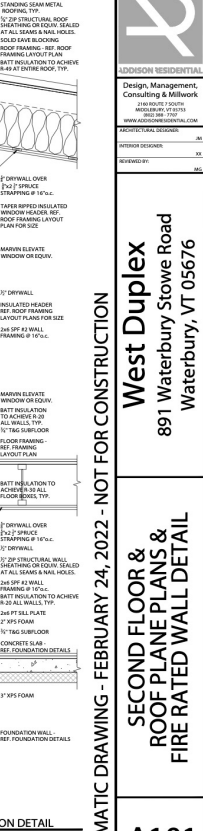
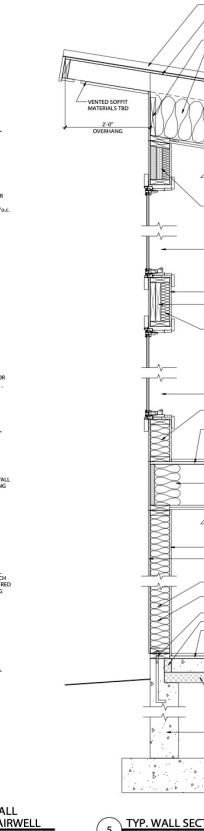
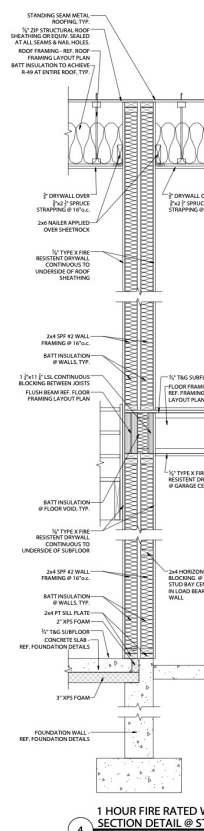
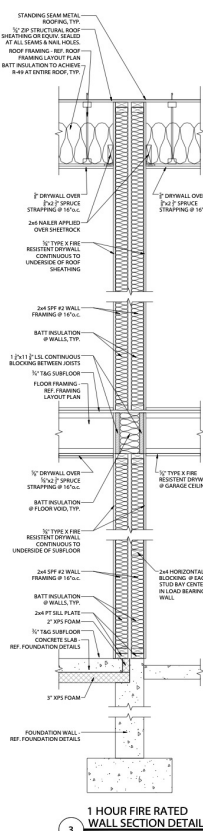
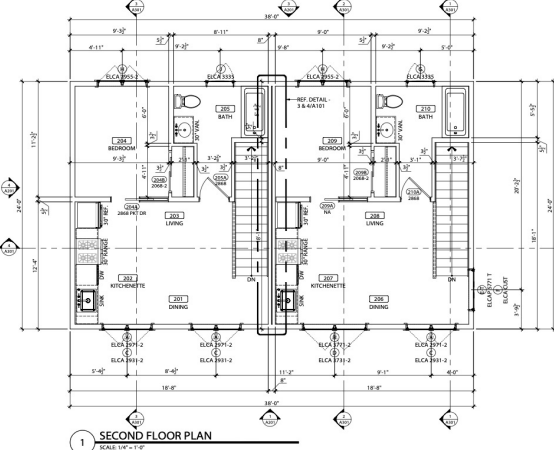
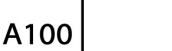
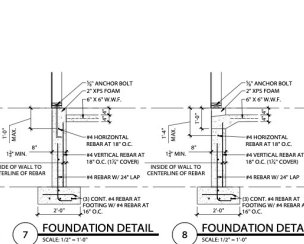
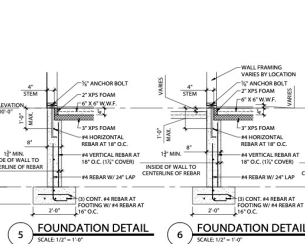
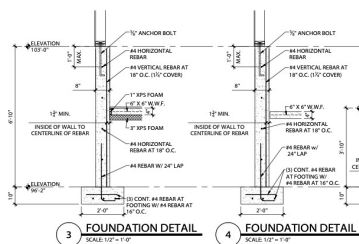
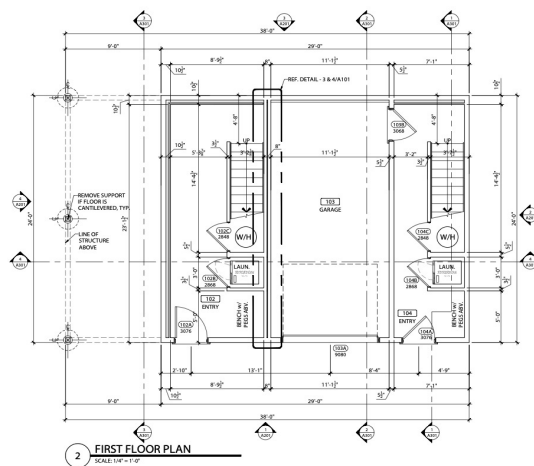
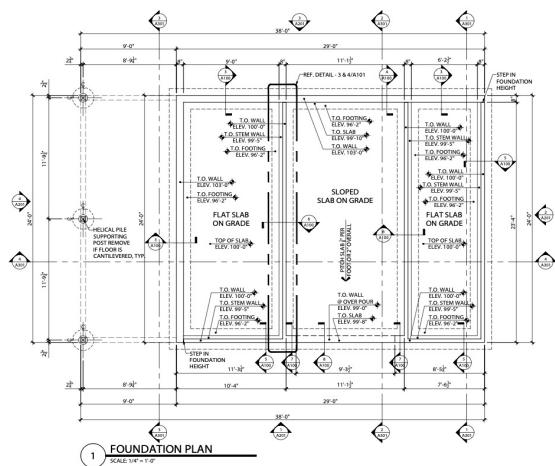
DESIGN LOADS:

LIVING AREAS:	40 PSF LIVE LOAD, 10 PSF DEAD LOAD
BEDROOM AREAS:	30 PSF LIVE LOAD, 10 PSF DEAD LOAD
ATTICS w/ STORAGE:	20 PSF LIVE LOAD, 10 PSF DEAD LOAD
ATTICS w/o STORAGE:	10 PSF LIVE LOAD, 10 PSF DEAD LOAD
COVERED DECKS & PORCHES:	40 PSF LIVE LOAD, 10 PSF DEAD LOAD
EXTERIOR BALCONIES:	60 PSF LIVE LOAD, 10 PSF DEAD LOAD
EXTERIOR WALLS:	12 PSF DEAD LOAD
INTERIOR WALLS:	8 PSF DEAD LOAD

DRAWING INDEX:

A000	COVER SHEET
A001	GENERAL NOTES AND SCHEDULES
A100	FOUNDATION & 1st FLOOR PLAN & FOUNDATION DETAILS
A101	SECOND FLOOR & ROOF PLANE PLAN
A201	ELEVATIONS
A301	BUILDING SECTIONS
A302	BUILDING SECTIONS w/ CANTILEVER
S101	FRAMING LAYOUTS







Design, Management,
Consulting & Millwork
2140 WEST ST. NORTH
WATERBURY, VT 05671
WWW.ADDISONRESIDENTIAL.COM

DESIGNER: JACOBSON
REVIEWER: JACOBSON

West Duplex
891 Waterbury Stowe Road
Waterbury, VT 05676

ELEVATIONS

A201

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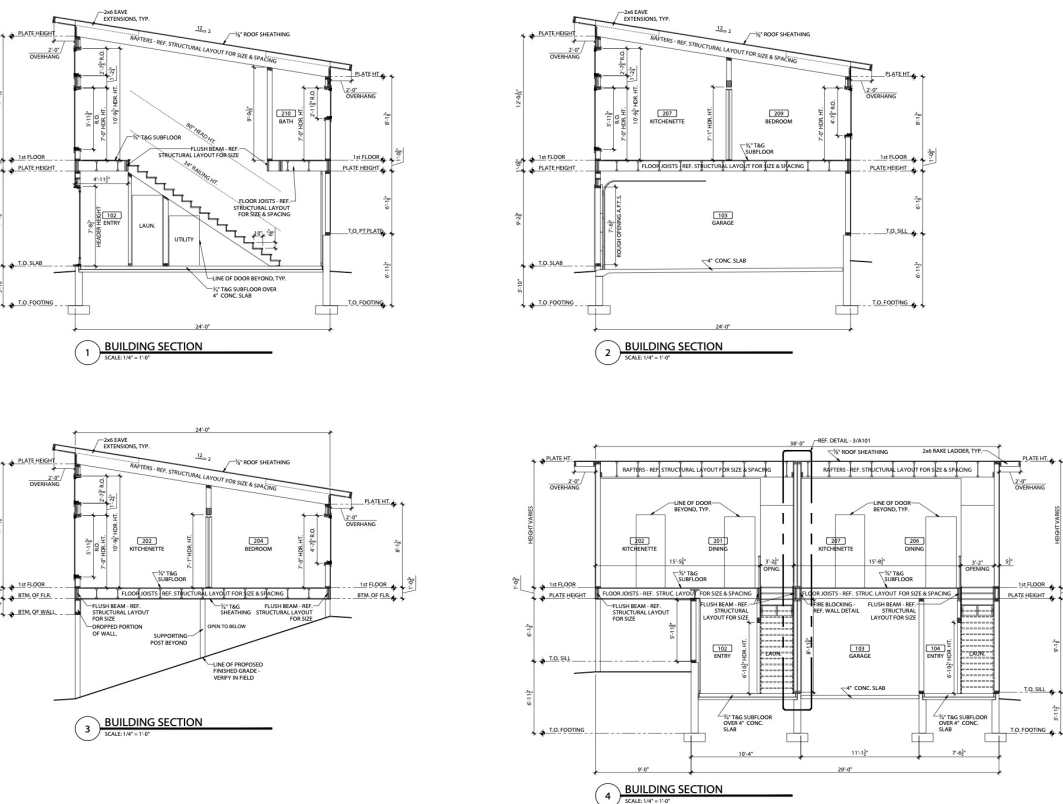
DESIGNER: JACOBSON
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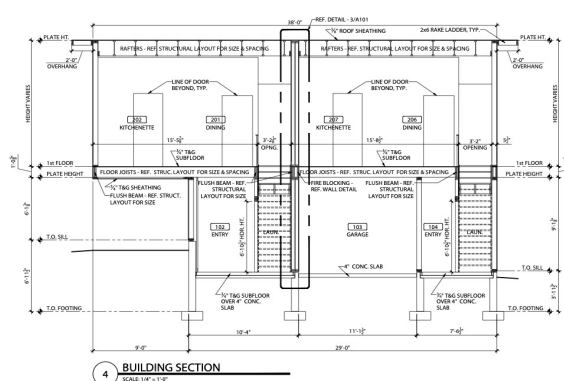
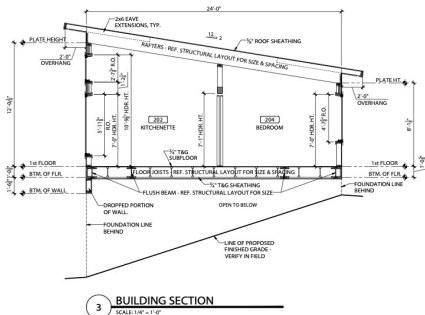
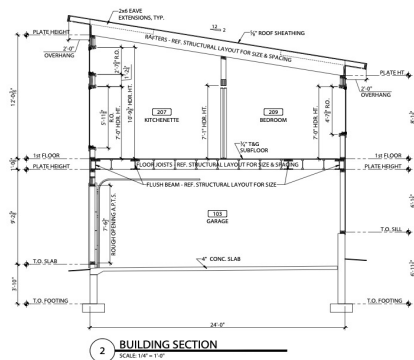
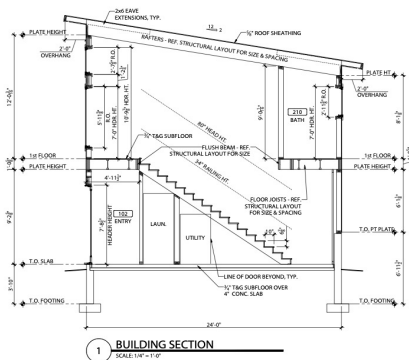
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BUILDING SECTIONS

A301

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BUILDING SECTIONS
w/ CANTILEVER

A302

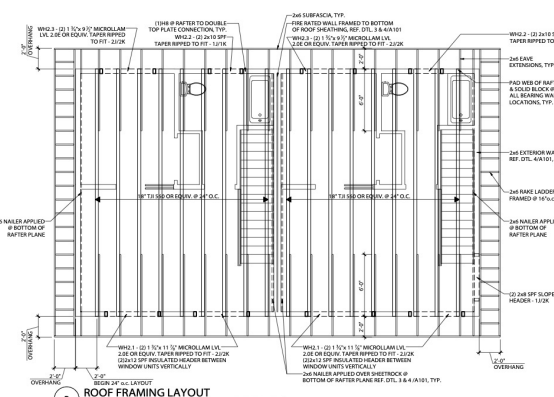
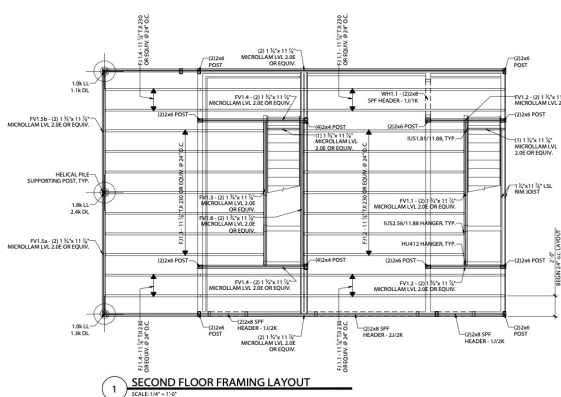
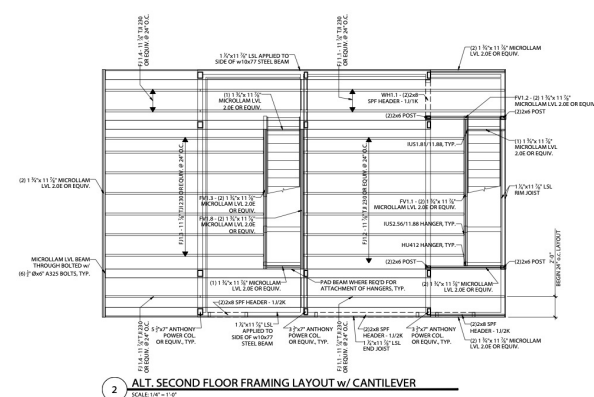


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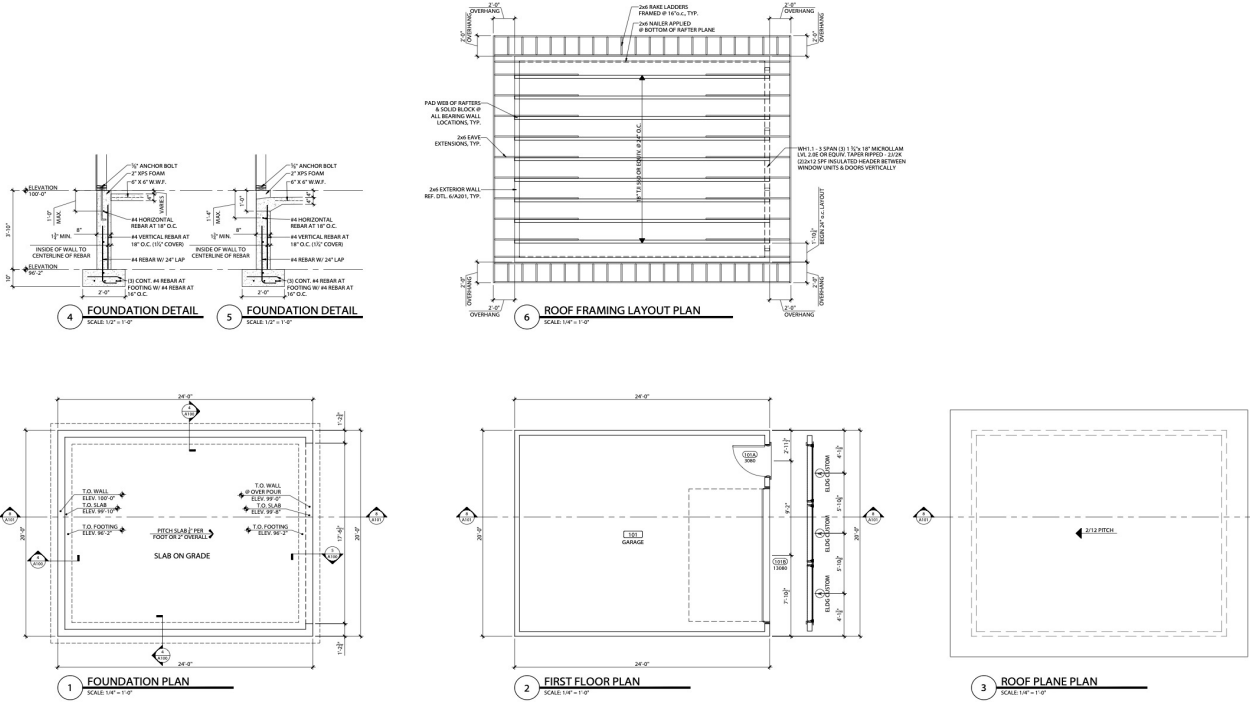
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FLOOR & ROOF FRAMING LAYOUTS

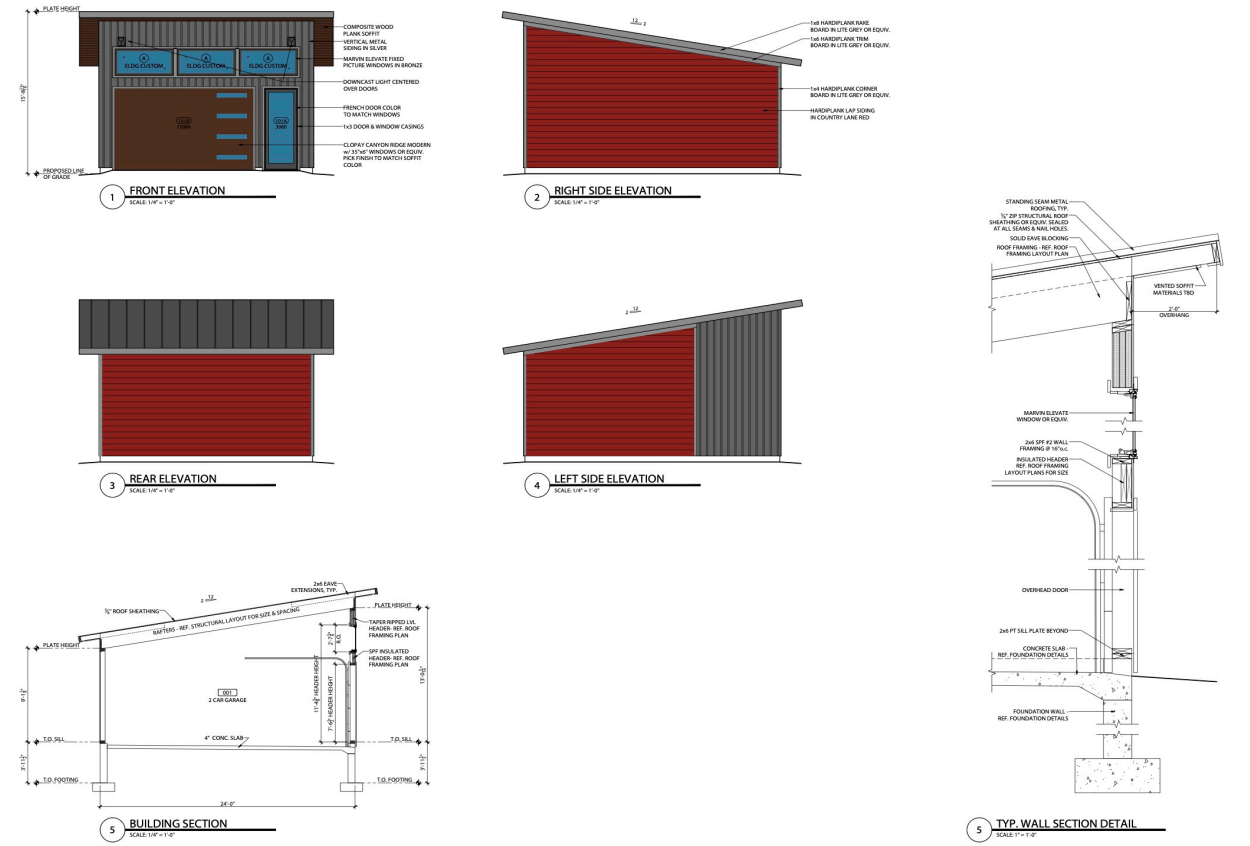
S101



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Vermont Real Estate Commission Mandatory Consumer Disclosure



[This document is not a contract.]

This disclosure must be given to a consumer at the first reasonable opportunity and before discussing confidential information; entering into a brokerage service agreement; or showing a property.

RIGHT NOW YOU ARE NOT A CLIENT

The real estate agent you have contacted is not obligated to keep information you share confidential. ***You should not reveal any confidential information that could harm your bargaining position.***

Vermont law requires all real estate agents to perform basic duties when dealing with a buyer or seller who is not a client. All real estate agents shall:

- Disclose all material facts known to the agent about a property;
- Treat both the buyer and seller honestly and not knowingly give false or misleading information;
- Account for all money and property received from or on behalf of a buyer or seller; and
- Comply with all state and federal laws related to the practice of real estate.

You May Become a Client

You may become a client by entering into a written brokerage service agreement with a real estate brokerage firm. Clients receive the full services of an agent, including:

- Confidentiality, including of bargaining information;
- Promotion of the client's best interests within the limits of the law;
- Advice and counsel; and
- Assistance in negotiations.

You are not required to hire a brokerage firm for the purchase or sale of Vermont real estate. You may represent yourself.

If you engage a brokerage firm, you are responsible for compensating the firm according to the terms of your brokerage service agreement.

Before you hire a brokerage firm, ask for an explanation of the firm's compensation and conflict of interest policies.

Brokerage Firms May Offer NON-DESIGNATED AGENCY or DESIGNATED AGENCY

- **Non-designated agency** brokerage firms owe a duty of loyalty to a client, which is shared by all agents of the firm. No member of the firm may represent a buyer or seller whose interests conflict with yours.
- **Designated agency** brokerage firms appoint a particular agent(s) who owe a duty of loyalty to a client. Your designated agent(s) must keep your confidences and act always according to your interests and lawful instructions; however, other agents of the firm may represent a buyer or seller whose interests conflict with yours.

THE BROKERAGE FIRM NAMED BELOW PRACTICES DESIGNATED AGENCY

I / We Acknowledge Receipt of This Disclosure

This form has been presented to you by:

Printed Name of Consumer

Printed Name of Real Estate Brokerage Firm

Signature of Consumer

Date

Printed Name of Agent Signing Below

[] Declined to sign

Printed Name of Consumer

Signature of Agent of the Brokerage Firm

Date

Signature of Consumer

Date

[] Declined to sign

9/24/2015

