

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:

\$165,000

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

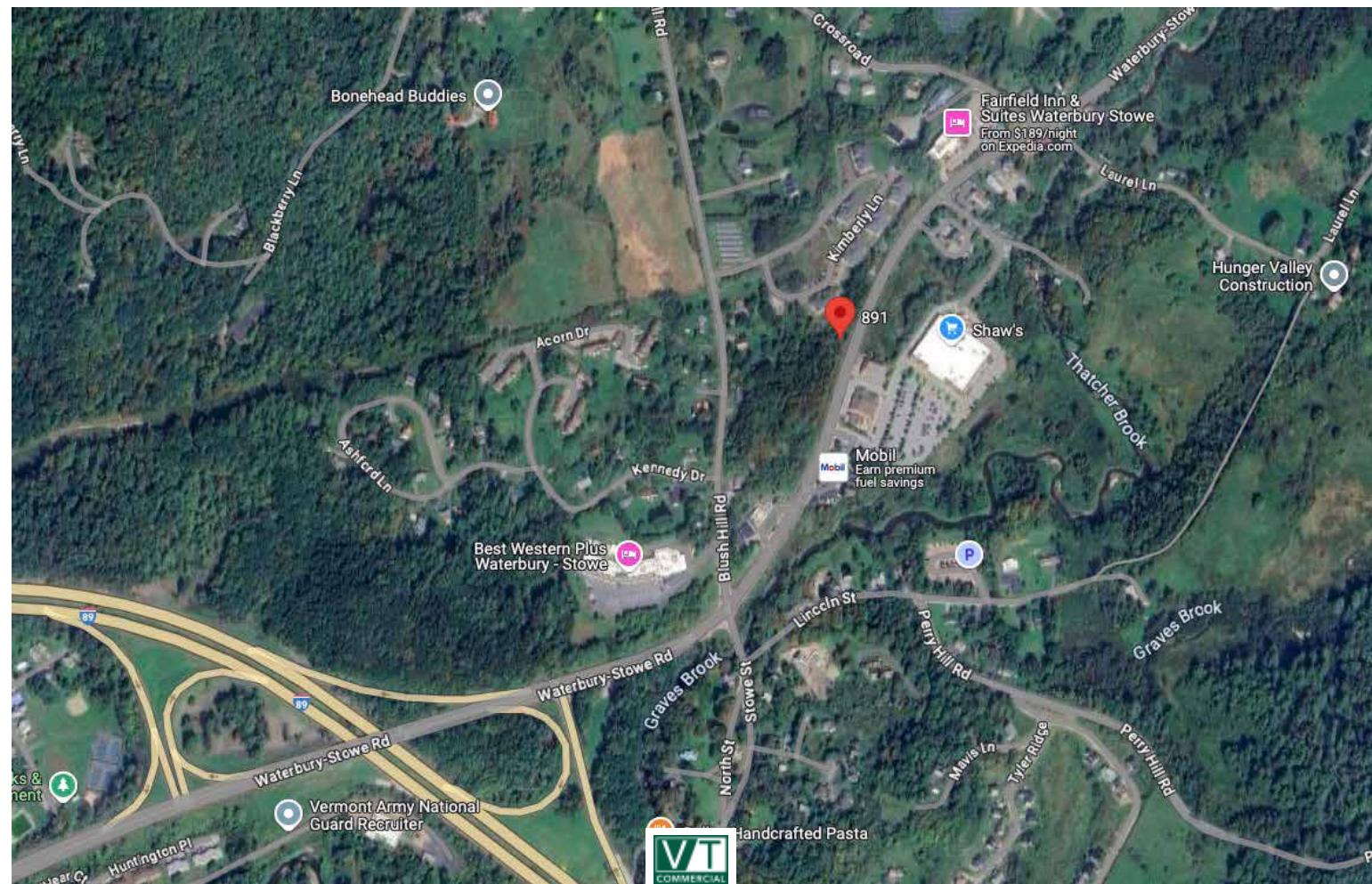
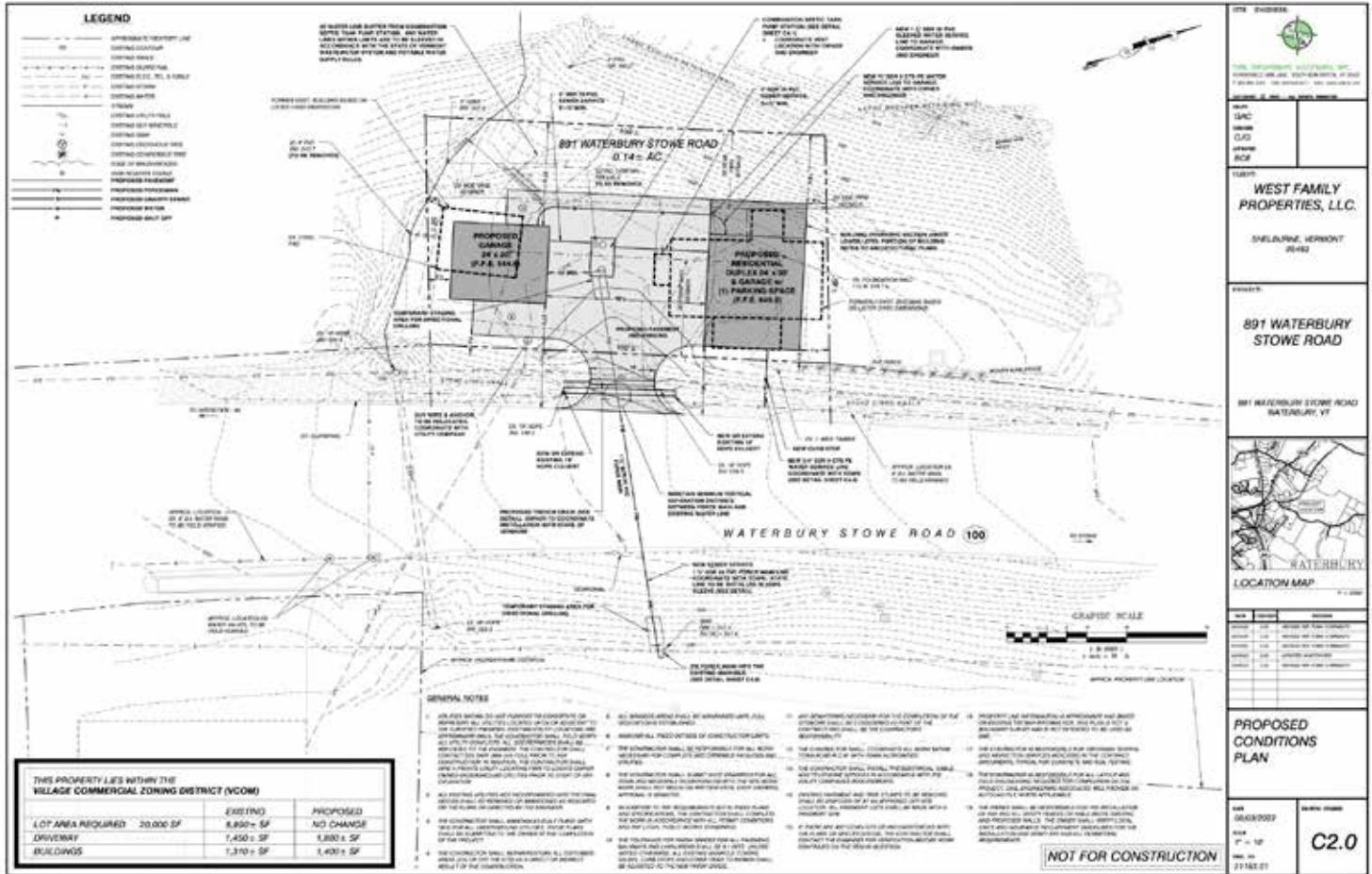
john.beal@vtcommercial.com

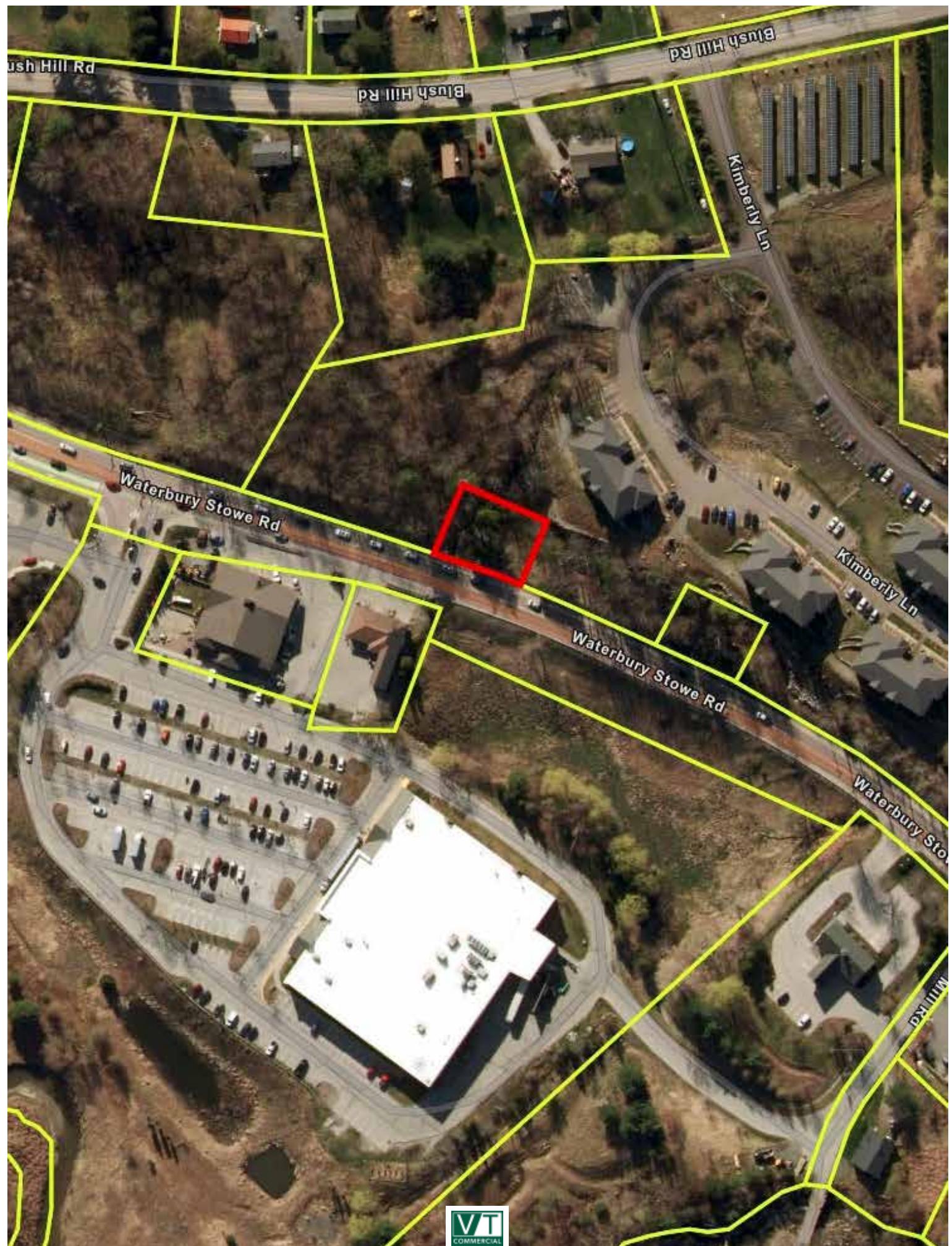
208 FLYNN AVENUE, SUITE 2i

BURLINGTON, VT 05401

www.vtcommercial.com









West Garage
891 Waterbury Stowe Road Waterbury, VT 05676

CONSTRUCTION
West Duplex
891 Waterbury Stowe Road
Waterbury, VT 05676

SCHEMATIC DRAWING - FEBRUARY 24,	COVER SHEET
	A000

WINDOW SCHEDULE MARVIN ELEVATE									
EXTERIOR COLOR - BRONZE /INTERIOR COLOR - WHITE HARDWARE - WHITE 1/4" THERMAL PANE LOW-E III GLASS W/ ARSON									
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 1/2"	7'-0"	1'-0 1/2"	6-9/16"	N/A	--	3
B	ELCA 3771-2	6'-1"	5'-11 1/2"	7'-0"	1'-0 1/2"	6-9/16"	N/A	--	1
C	ELCA 2931-2	4'-9"	2'-7 1/2"	10'-10 1/2"	8'-2 1/2"	6-9/16"	N/A	--	3
D	ELCA 3731-2	6'-1"	2'-7 1/2"	10'-10 1/2"	8'-2 1/2"	6-9/16"	N/A	--	1
E-T	ELCAP 5771 T	4'-1"	5'-11 1/2"	7'-0"	1'-0 1/2"	6-9/16"	N/A	FIXED - TEMP.	1
F	ELCA CUST	4'-1"	2'-9 1/2"	10'-10 1/2"	8'-0 1/2"	6-9/16"	N/A	CUSTOM POLYGON - FIXED	1
G	ELCA 3335	2'-9"	2'-11 1/2"	7'-0"	4'-0 1/2"	6-9/16"	N/A	--	1
H	ELCA 2955-2	4'-9"	4'-7 1/2"	7'-0"	2'-4 1/2"	6-9/16"	N/A	--	2
J	ELCA 3335	2'-9"	2'-11 1/2"	7'-0"	4'-0 1/2"	6-9/16"	N/A	--	1

CODE REVIEW

BUILDING CODE: INTERNATIONAL RESIDENTIAL CODE 2015 EDITION

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA TABLE R304.2(B) OF THE INTERNATIONAL RESIDENTIAL CODE

COURT DRAFT NUMBER	WHEEL UPRIGHT TYPE	STEERING BEARING CATALOGUE	REARWHEEL	SOURCE TO DRAWSHEET			WHEEL UPRIGHT TYPE	100-HOUR UNLOADMENT REQUIRED	TURBINE SUPPORT
				FRONTLINE CARTON	DISMANTLE CARTON	DISCART			
7012	512.000	8	DISCARL	HF 1000000	TYPE 1000000	DISCART	8	100	LOCAL

TABLE NO. 1823.1.3 INSULATION AND PENETRATION REQUIREMENTS BY CONSTRUCTION FOR THE PROFESSIONAL INSULATION CODE

COMPONENT OF THE INTERNATIONAL RESIDENTIAL CODE								
CLIMATE ZONE	POWER/HEATING	VENTILATION	WATER HEATING	COOLING	INSULATION	DOOR/DOOR	FLOOR	ROOFING
4	37	30	33	29-32	25.00	30	15-18	15-18

BUILDING DATA:

SQUARE FOOTAGES:

FIRST FLOOR 421 SQUARE FEET
SECOND FLOOR 912 SQUARE FEET
BASEMENT GARAGE 273 SQUARE FEET

DESIGN LOADS:-

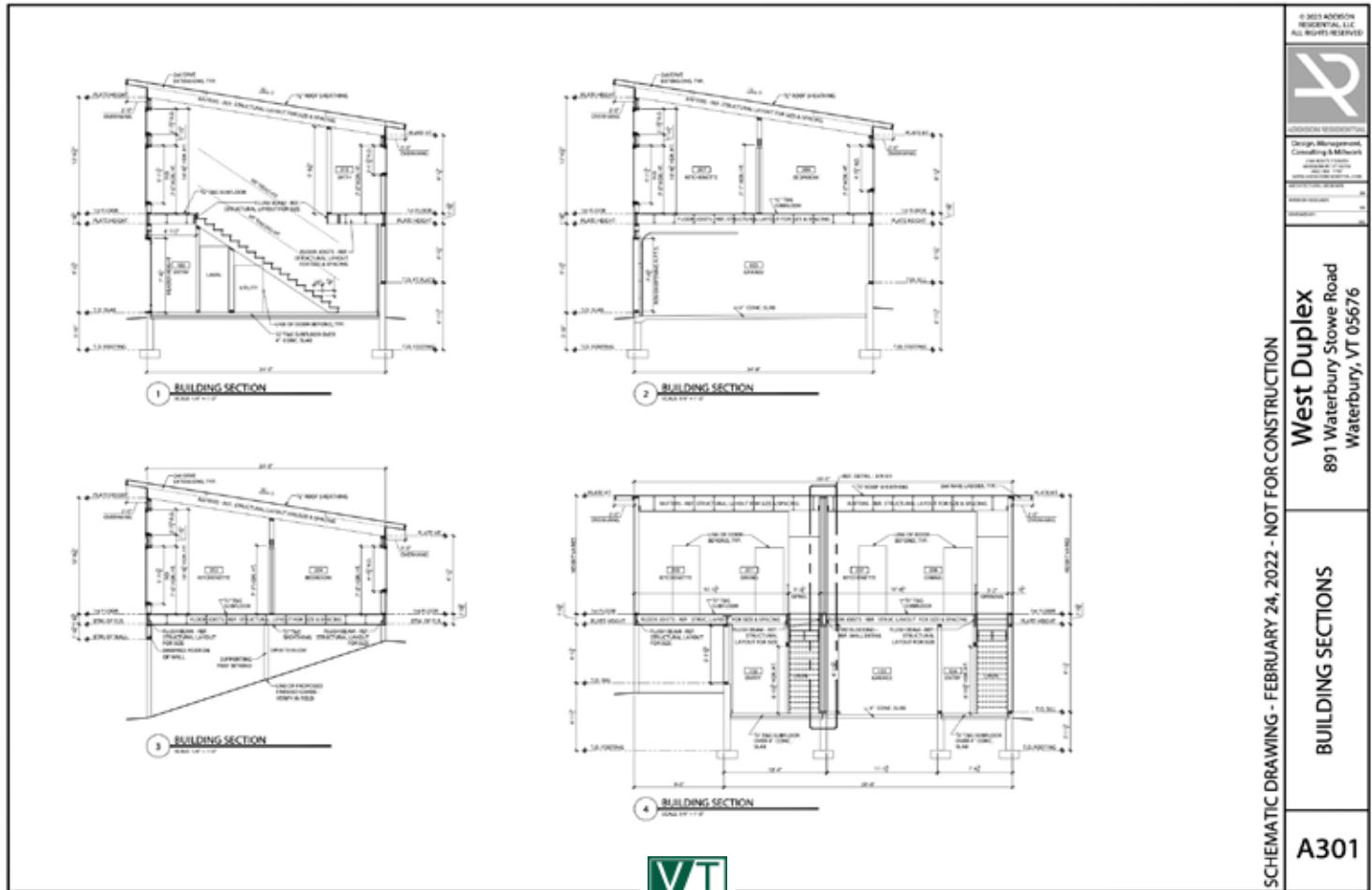
LIVING AREAS:	48 PSF LIVE LOAD; 10 PSF DEAD LOAD
BEDROOM AREAS:	30 PSF LIVE LOAD; 10 PSF DEAD LOAD
ATTICS w/ STORAGE:	30 PSF LIVE LOAD; 10 PSF DEAD LOAD
ATTICS w/o STORAGE:	10 PSF LIVE LOAD; 10 PSF DEAD LOAD
COVERED DECKS & PORCHES:	48 PSF LIVE LOAD; 10 PSF DEAD LOAD
DECKED BALCONIES:	68 PSF LIVE LOAD; 10 PSF DEAD LOAD
DECKED WALLS:	10 PSF DEAD LOAD
FRAMING:	10 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/ CRAFTSLINE.**

West Dupont Construction
891 Waterbury Street
Waterbury, VT 05676

SCHEMATIC DRAW
SCHED
A001







SCHEMATIC DRAWING - FEBRUARY 24, 2022 - NOT FOR CONSTRUCTION
West Garage
891 Waterbury Stowe Road
Waterbury, VT 05676

COVER SHEET
A000

West Garage 891 Waterbury Stowe Road Waterbury, VT 05676

CODE REVIEW

BUILDING CODE: INTERNATIONAL RESIDENTIAL CODE 2015 EDITION

CLIMATIC AND GEOGRAPHIC DESIGN DATA FROM TABLE 801.1 OF THE INTERNATIONAL RESIDENTIAL CODE

CLIMATE ZONE	WIND LOAD COEFFICIENT	GEOMIC COEFFICIENT	WINTER TEMPERATURE DEPTH	WINTER TEMPERATURE DEPTH	WINTER TEMPERATURE DEPTH	WINTER TEMPERATURE DEPTH	ICE LOAD COEFFICIENT ACCORDING TO 801.1	PLUMB FACTOR	DOOR
									DOOR
A	1.00	0.00	30	40	50	60	0.00	0.00	0.00

TABLE N 101-1.2 INSULATION AND RENOVATION REQUIREMENTS BY
COMPONENT OF THE INTERNATIONAL RESIDENTIAL CODE

CLIMATE ZONE	RESISTANCE VALUES OR FACTOR	WALL RESISTANCE VALUES	ROOF RESISTANCE VALUES	FLOOR RESISTANCE VALUES	CEMENT RESISTANCE VALUES	GLASS RESISTANCE VALUES	DOOR RESISTANCE VALUES
A	0.77	3.0	4.0	3.0	0.77	0.77	0.77

BUILDING DATA:

SQUARE FOOTAGES:

BASEMENT / GARAGE 4800 SQUARE FEET

DESIGN LOADS:

CLIMATE AREAS: 40 PSF LIV LOAD, 10 PSF DEAD LOAD
BEDROOM AREAS: 38 PSF LIV LOAD, 10 PSF DEAD LOAD
KITCHEN & PANTRY: 38 PSF LIV LOAD, 10 PSF DEAD LOAD
BATHS: 38 PSF LIV LOAD, 10 PSF DEAD LOAD
COVERED DECKS & PORCHES: 48 PSF LIV LOAD, 10 PSF DEAD LOAD
EXTERIOR BALCONIES: 68 PSF LIV 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 FLOOR PLANS & FOUNDATION DETAILS
A201 ELEVATIONS & BUILDING SECTION

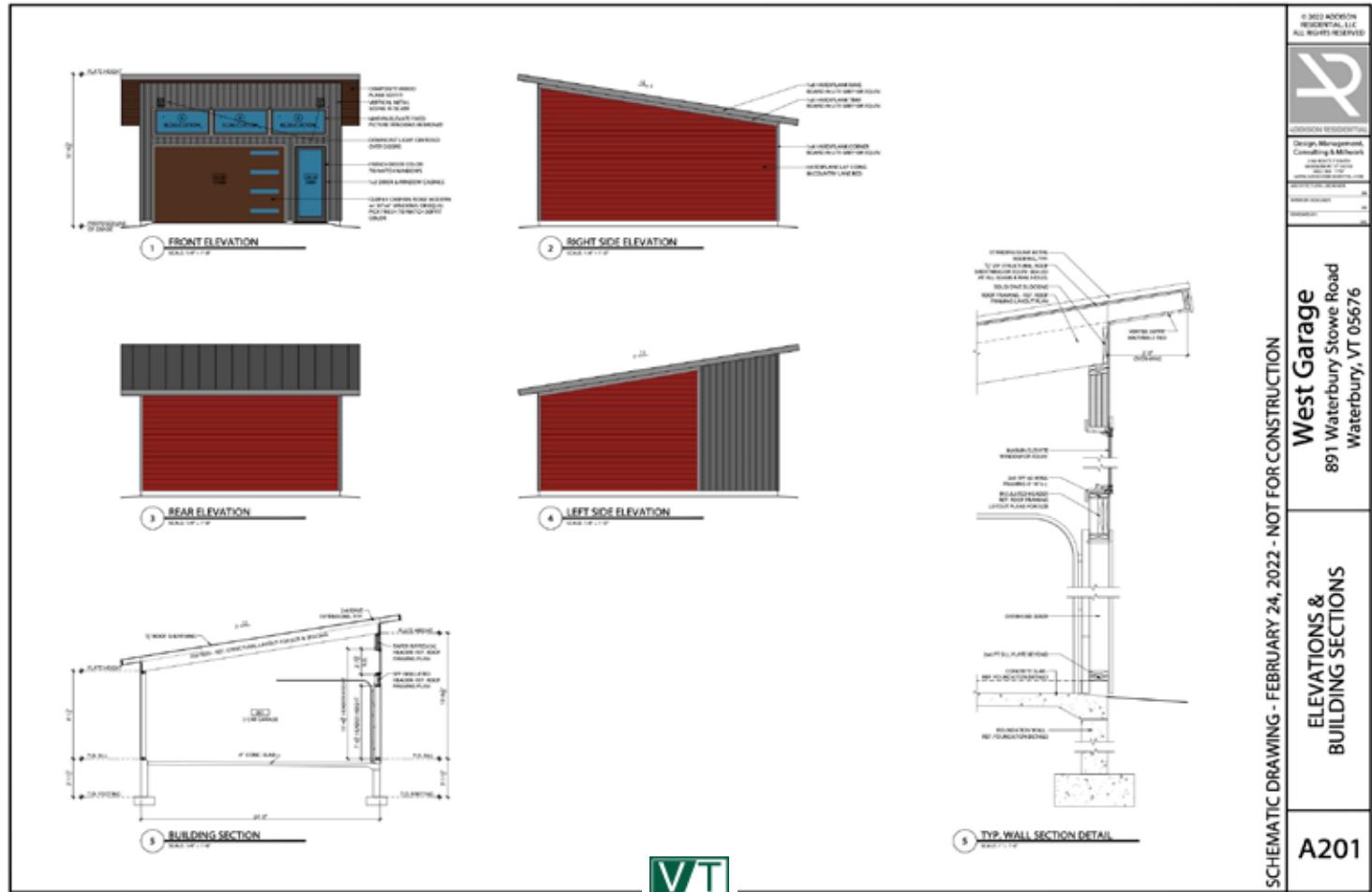
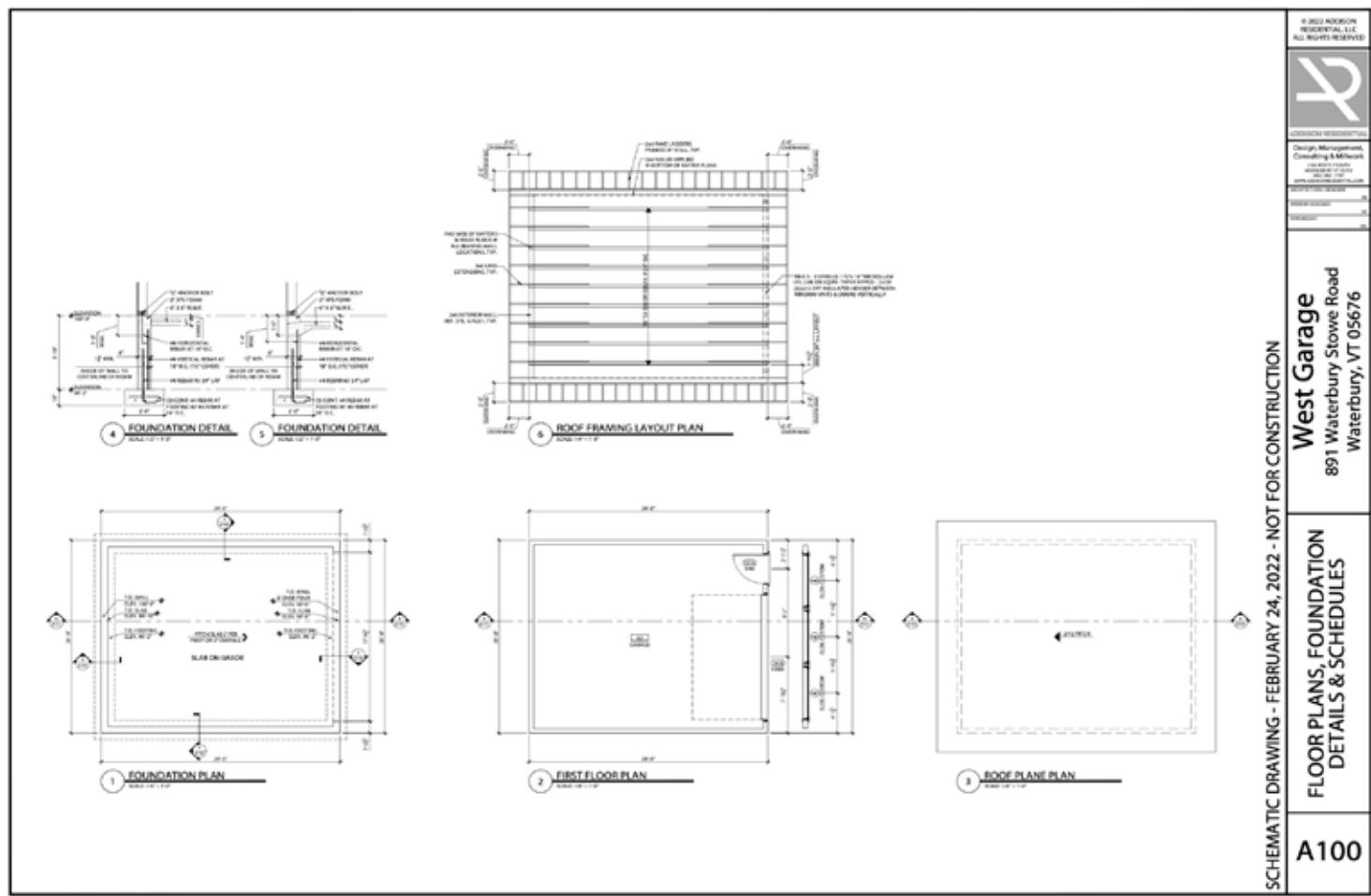
EXTERIOR DOOR SCHEDULE								
QUANTITY	DOOR NUMBER	SIZE	ROUGH OPENING			SWING	JAMB	NOTES
			WIDTH	HEIGHT	HEAD HEIGHT			
1	101A	3080	3'-2 1/2"	8'-2 1/2"	8'-2 1/2"	RIGHT	6'-9 1/16"	
1	101B	13080	13'-3 1/2"	7'-6 1/2"	7'-6 1/2"	N/A	N/A	
2								

WINDOW SCHEDULE MARVIN ELEVATE									
BRONZE ULTREX EXTERIOR/WHITE PAINTED INTERIOR									
HARDWARE - WHITE									
1/4" THERMAL PANE LOW-E III GLASS W/ ARGON									
MARK	CALL-NUMBER	PANEL	ROUGH OPENING	PANEL	JAMB	GRID	NOTES	QUANTITY	
A	ELDG-CUSTOM	5'-7 1/2"	3'-7 1/2"	11'-4 1/2"	8'-8 1/2"	6'-9 1/16"	N/A	DIRECT GLAZE FIXED	3
									3

SCHEMATIC DRAWING - FEBRUARY 24, 2022 - NOT FOR CONSTRUCTION
West Garage
891 Waterbury Stowe Road
Waterbury, VT 05676

SCHEDULES &
GENERAL NOTES

A001





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