

176 N. Winooski Ave Retrofit and Addition

Zoning Outline

Arthur Boris Chukhman

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Team:

Owners: Sarah Wittman & Arthur B. Chukhman

Architect/Project Manager- Arthur B. Chukhman RA CPHC, Duncan Wisniewski Architecture

Prime Sub (Envelope): Jacob Deva Racusin CPHC, New Frameworks

Passive House Consultant- Chris West CPHC, Eco House of Vermont LLC

Overview:

- The existing building is a pre-1877 two story duplex **with two 800 sf apartments**. Each apartment is two bedroom one bath.
- The proposed addition will be a three story **2,300 sf addition** on the back of the existing building. It will create a new unit that will be a **2Bed/2Bath+office that is 1,800sf**, and add an additional bedroom and bathroom to each of the two existing units making those three bedroom each (existing bathrooms in those units are to be demolished).
- Phase 2 of the project will be a deep energy retrofit of the existing building which includes external insulation and new windows and doors.
- Phase 2 will also include an extension of the new porch over to a new storage shed which will in effect create a breezeway between the driveway and backyard.
- The project will extend the existing driveway by 32' to create 3 parallel parking spots along a drive rather than the existing 4 tandem spots.
- Existing lot coverage: 63%, Proposed Lot Coverage 73%, Allowable Lot coverage: 80%
- Parking: Existing - 4 spots (two sets of tandem spots). Proposed- 3 Parallel parking spots
- Proposed Building Height: 35' to midpoint of gable roof.

Project Goals:

- Build to the highest energy standard (Passive House Standard).
- Build an addition with a low embodied energy (Net Zero construction carbon footprint)
- Build with non toxic materials
- Minimize Stormwater runoff
- Capture rainwater for gardening.
- To improve the thermal comfort, indoor air quality, energy efficiency, and resilience of the existing building (Phase 2 Retrofit)
- Remodel existing building including kitchens and bathrooms
- Improve access to 2nd floor unit (Unit 2), current stair is not to code.
- Create an outdoor communal space for gathering and gardening.
- Promote bike commuting by providing bike storage and maintenance areas.

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