

## Ryan Morrison

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**From:** Arthur Chukhman < >  
**Sent:** Sunday, March 25, 2018 6:07 PM  
**To:** Ryan Morrison  
**Subject:** Re: 176 North Winooski addition  
**Attachments:** InlineBrochure\_Final\_web 5.pdf; 176 N WINOOSKI\_032518\_DRBsubmissionEmail.pdf

Ryan,  
Attached is the cut sheet for the windows for the Existing building and a new set of drawings that has a few tweaks to make things clearer. It also shows lights on the site plan.

I'll stop in Monday and drop off a new hard copy of the drawings that is printed to scale this time.

I know you were looking for a better description of what is in Phase 2 of the project. I'll summarize it bellow. Let me know if this is sufficient.

Phase 2 Items.

- Retrofit of the existing building to match existing. This includes all new siding, trim, and windows, and doors.
- Rebuild or Partially rebuild existing porch to match existing. Except for a standing seam roof instead of the existing rolled asphalt roof.
- Demo the existing stairs to the existing porch and build new stairs to align with the front door.
- Breeze and associated shed. The breezeway connects to the proposed side entry porch which is part of phase 1
- Rain barrels
- Solar Panels

Let me know if there are any other outstanding items.

Arthur Chukhman, RA, CPHD  
**Duncan Wisniewski Architecture**  
255 South Champlain St.  
802.864 6693 ext. 5#  
[www.duncanwisniewski.com](http://www.duncanwisniewski.com)

On Mar 16, 2018, at 3:31 PM, Arthur Chukhman < > wrote:

Thanks,  
Sounds like it was scaled slightly down when printed. I'll give you an updated plan on Monday. I was planning on adding some notes to make things clearer anyway.

Thanks for your help,

Arthur Chukhman, RA, CPHD  
**Duncan Wisniewski Architecture**  
255 South Champlain St.

# 176 N. Winooski Ave Retrofit and Addition

Zoning Outline

Arthur Boris Chukhman

02.27.18

## 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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