

Exhibit A1

Date:	<u>11/1/2022</u>	Application #:	<u>104-22</u>
Fees Paid:	<u>\$ 150 + \$15 recording fee = \$ 165</u>		
Parcel ID #:	<u>09-039.000</u>		
Tax Map #:	<u>100-4715</u>		

TOWN OF WATERBURY ZONING PERMIT APPLICATION

Please provide all of the information requested in this application.

Read the Zoning Regulations and familiarize yourself with the requirements. Failure to provide all the required information will delay the process of this application. Based upon the nature of the project you may need to submit additional information. For instructions on how to fill out this form please refer to the *Zoning Permit Application Instructions & Fee Schedule* available on the municipal website or at the municipal offices. Submit one copy of the completed application and a check payable to the *Town of Waterbury* according to the zoning fee schedule. For questions about the permit process, please contact the Zoning Administrator at 802-244-1018.

CONTACT INFORMATION

APPLICANT

Name: Green Mt Club / Matt Krebs
Mailing Address: 4711 Waterbury / Stowe Rd
Waterbury Center Vt 05677
Home Phone : 802 244 7037
Work/Cell Phone: 802 595 4446
Email: MKrebs@greenmountainclub.org

PROPERTY OWNER (if different from Applicant)

Name: Same
Mailing Address: _____
Home Phone : _____
Work/Cell Phone: _____
Email: _____

PROJECT DESCRIPTION

Physical location of project (E911 address): 4711 Waterbury / Stowe Rd

Lot size: 53.82 Zoning District: Rt 100

Existing Use: _____ Proposed Use: office / Storage / assembly

Brief description of project: _____

Demo and reconstruction of the Herrick wing of the Green Mt Head

Cost of project: \$ 909,000.00 Estimated start date: 03/15/2023

Water system: No change Waste water system: No change

EXISTING

Square footage: 2760 Height: 26'0"

Number of bedrooms/baths: 1

of parking spaces: N/C

Setbacks: front: See DWG C-1, C-2

sides: _____ / _____ rear: _____

PROPOSED

Square footage: 2810 Height: 26'0"

Number of bedrooms/bath: 1

of parking spaces: N/C

Setbacks: front: See DWG C-1, C-2

sides: _____ / _____ rear: _____

CHECK ALL THAT APPLY:

NEW CONSTRUCTION

- Single-Family Dwelling
- Two-Family Dwelling
- Multi-Family Dwelling
- Commercial / Industrial Building
- Residential Building Addition
- Comm./ Industrial Building Addition
- Accessory Structure (garage, shed)
- Accessory Apartment
- Porch / Deck / Fence / Pool / Ramp
- Development in SFHA (including repairs and renovation)
- Other _____

USE

- Establish new use
- Change existing use
- Expand existing use
- Establish home occupation

OTHER

- Subdivision (# of Lots: _____)
- Boundary Line Adjustment (BLA)
- Planned Unit Development (PUD)
- Parking Lot
- Soil/sand/gravel/mineral extraction
- Other Demo and ReC

ADDITIONAL MUNICIPAL PERMITS REQUIRED:

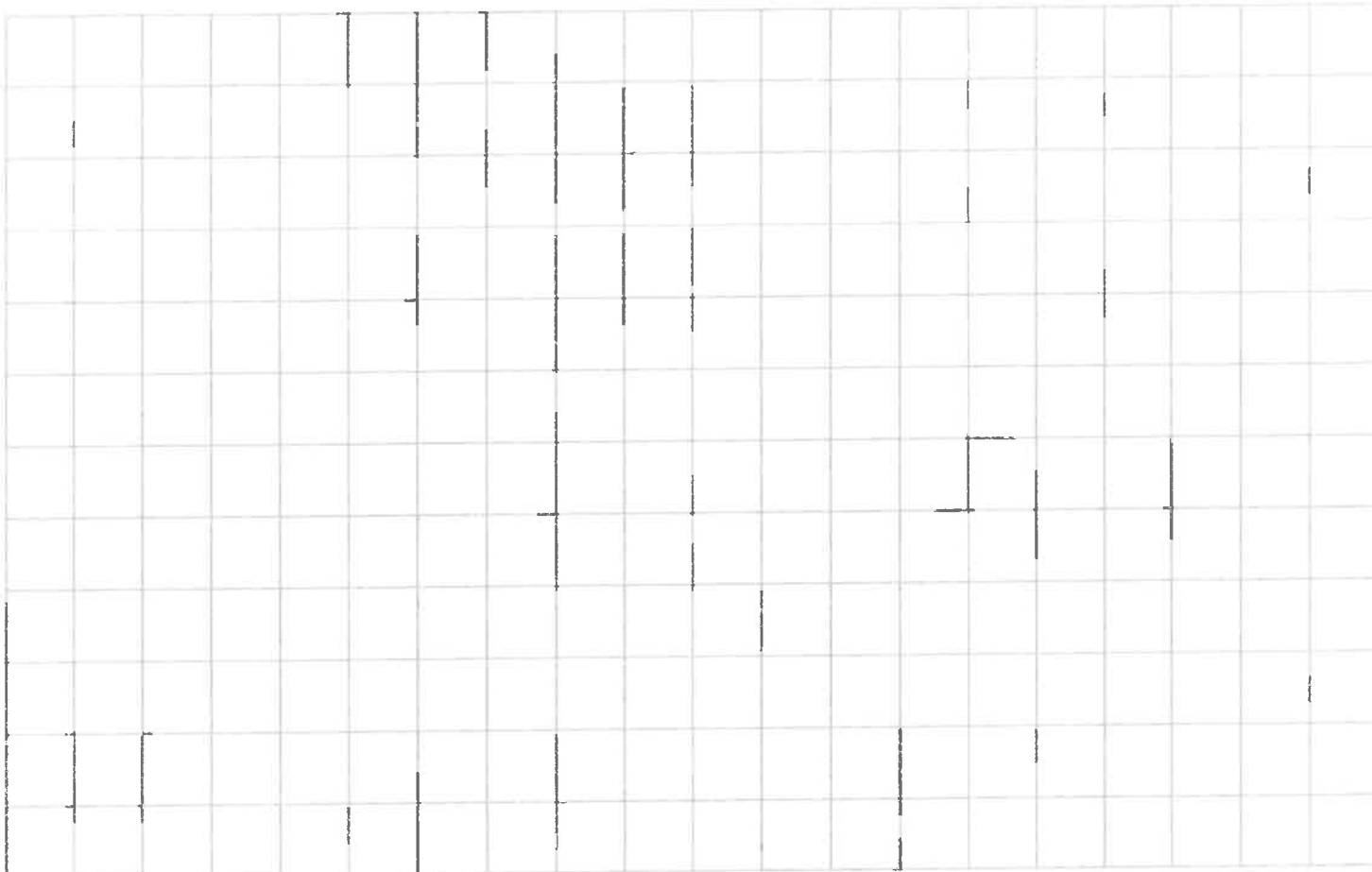
- Curb Cut / Access permit
- E911 Address Request
- Water & Sewer Allocation
- none of the above

[Additional State Permits may also be required]

Exhibit A2

SKETCH PLAN

Please include a sketch of your project, drawn to scale, with all required measurements - see *Zoning Permit Application Instructions*. You may use the space below or attach separate sheets. For plans larger than 11"x17" please provide a digital copy (pdf. file format) in addition to a paper copy.



SIGNATURES

The undersigned hereby applies for a Zoning Permit for the use described in this application to be issued on the basis of the representations made herein all of which the applicant swears to be complete and true.

Matt Krebs Digitally signed by Matt Krebs
Date: 2022.11.28 14:27:10 -05'00'
Applicant Signature date

Matt Krebs Digitally signed by Matt Krebs
Date: 2022.11.28 14:26:57 -05'00'
Property Owner Signature date

CONTACT

Zoning Administrator Phone: (802) 244-1018
Mailing Address: Waterbury Municipal Offices, 28 North Main Street, Suite 1, Waterbury, VT 05676
Municipal Website: www.waterburyvt.com

OFFICE USE ONLY

Zoning District/Overlay: RT100
Review type: Administrative DRB Public Warning Required: Yes No
DRB Referral Issued (effective 15-days later): 11/10/22
DRB Mtg Date: DEC 7th 22 Decision Date: _____
Date Permit issued (effective 16-days later): _____
Final Plat due (for Subdivision only): _____
Remarks & Conditions: _____
Authorized signature: _____ Date: _____

REVIEW/APPLICATIONS:

- Conditional Use Waiver
- Site Plan
- Variance
- Subdivision:
 - Subdv. BLA PUD
- Overlay:
 - DDR SFHA RHS CMP
- Sign
- Other _____
- n/a

Date: _____	Application #: _____
Fees Paid: _____	(\$15 recording fee already paid)
Parcel ID #: _____	
Tax Map #: _____	

TOWN OF WATERBURY SITE PLAN REVIEW INFORMATION

This Site Plan Review information sheet supplements the Zoning Permit Application. Please provide all of the information requested on both forms. Read the Zoning Regulations and familiarize yourself with the requirements. Failure to provide all the required information will delay the process. Submit one copy of the completed forms and a check payable to the *Town of Waterbury* according to the zoning fee schedule. For questions about the permit process please contact the Zoning Administrator at 802-244-1018.

PROJECT DESCRIPTION

Brief description of project: Demo and reconstruction of the Herrick wing of the Green Mt Headquarters.

SITE PLAN REVIEW CRITERIA

Please utilize the check list to ensure your proposal addresses each relevant Site Plan Review criteria:

- Adequacy of traffic access
- Adequacy of circulation and parking
- Adequacy of landscaping and screening (including exterior lighting)
- Requirements for the Route 100 Zoning District
- Special considerations for projects bordering Route 2, Route 100, or Interstate 89

SITE PLAN SUBMISSION REQUIREMENTS

Before an application for site plan review is considered complete, the applicant shall file a site plan, clearly drawn to the largest practical scale, showing the following:

- Location and dimensions of lot lines, names of adjacent landowners, all easements, utilities, and existing and proposed structures.
- All access to public streets or roads, parking and service areas, pedestrian walkways, curbs and stormwater drainage.
- Pedestrian and vehicular circulation, including parking lot layout, entrances to structures, signs, and lighting.
- Building elevations and footprints.
- Detailed site grading and landscaping, indicating existing and proposed trees, shrubs, and ground cover.
- Two copies of all plans.
- For plans larger than 11"x17" please submit a digital plan set in addition to the paper copy (pdf. file format).

CONTACT Zoning Administrator Phone: (802) 244-1018
 Mailing Address: Waterbury Municipal Offices, 28 North Main Street, Suite 1, Waterbury, VT 05676
 Municipal Website: www.waterburyvt.com

PROJECT DESCRIPTION:

The proposed project is for the removal of the existing Herrick Office building at the GMCHQ, with additions that replace that space, and renovations including the relocation of the hiker center and main entry to the reconstructed space, renovating for new office spaces at the existing hiker center, and the addition of a new Club Room.

The replacement will be similar to the existing wing as a two level space with a finished basement area below a wood frame upper level. The floors shall be adjusted to be even with the existing levels. The main entry for the building will be relocated to the south side and have a new ramp and stairs for access. The parking lot near the entry shall be graded up 2-3' in order to lessen that transition. In this reconstruction a new Club Room is planned, with space for display of historic memorabilia, a table for small meetings, and comfortable seating. This will also have a restroom and an office for the hiker center manager, which will also serve as a greeting station. The lower level will be finished office and small meeting space, and also include a bathroom with a shower. The area of the existing Herrick to be replaced is approximately 2400sf while the area of the additions proposed is approximately the same including the basement.

Construction is to basically include concrete foundations, wood and timber framing, wood siding, metal roofing-MEP systems are to be based on the existing systems with the assumption the additions will actually lessen the heating and electrical loads. Ventilation and sprinkler systems shall be expanded or supplemented per MEP plans. Air conditioning is to be provided per MEP plans, as well as a new heat pump hot water heater.

Site work will include a reconfiguration and raising of the parking lot near the entry, and regrading of some areas of the west yard. We are hoping to avoid a relocation of wastewater lines and the existing pump station. We are keeping the electric service feed in place as is.

The roof is designed to accommodate addition PV panels over time, with a conduit provided to the utility room.

In general, all construction is to be green and energy efficient, carrying on the general standards set forth in the South Barn reconstruction project. This includes local materials where possible, with a low carbon footprint, lots of attention to air sealing, and a very good thermal envelope.

ABBREVIATIONS:

AFF ABOVE FINISH FLOOR	FA FIRE ALARM	PTD PAINTED
ADD ADDENDUM	FPL FIREPLACE	PNL PANEL
AC AIR CONDITIONING	FP FIREPROOF	PTN PARTITION
ALT ALTERNATE	FLG FLASHING	PEP PEDESTAL
ANC ANCHOR, ANCHORAGE	FLR FLOORING	PER PERIMETER
AB ANCHOR BOLT	FD FLOOR DRAIN	PT PRESSURE TREATED
	FLUR FLUORESCENT	PLG PLASTER
BMT BASEMENT	FTG FOOTING	PND PLYWOOD
BM BEAM	FND FOUNDATION	PVC POLYVINYL CHLORIDE
BRG BEARING	FR FRAME	PCC PRE-CAST CONCRETE
DEL BELOW	FRB FINISHED BY OTHERS	PFB PREFABRICATE
BET BETWEEN	FRK FURKED	PFN PREFINISH
BIT BITUMINOUS	FUT FUTURE	PRF PREFORM
BLK BLOCK		PSC PRESTRESSED CONCRETE
BLKG BLOCKING	GA GAUGE	PL PROPERTY LINE
BD BOARD	GV GALVANIZE	
BS BOTH SIDES	GL GLASS	RAD RADIUS
BN BOTH WAYS	GO GRADE	REF REFERENCE
BOT BOTTOM	GT GROUT	REINF REINFORCING
BP BEARING PLATE	GWB GYPSUM DRY WALL	REM REMOVE
BUDG BUILDING	GPPL GYPSUM PLASTER	REV REVISION
		RH RIGHT HAND
CAB CABINET	HDW HARDWARE	R RISER
CPT CARPET	HDR HEADER	RM ROOM
CSMT CASEMENT	HTG HEATING	RO ROUGH OPENING
CI CAST IRON	HVAC HEATING, VENTING & AIR-CONDITIONING	
CIRC CIRC	HT HEIGHT	SGGL SAFETY GLASS
CB CASHEMBREACE CONCRETE	HC HOLLOW CORE	SCH SCHEDULE
CLG CEILING	HOR HORIZONTAL	SCRN SCREEN
CT CERAMIC TILE	HWH HOT WATER HEATER	SEC SECTION
CIR CIRCLE		SHT SHEET
CLR CLEAR	ID INSIDE DIAMETER	SHVS SHELVES
COL COLUMN	INS INSULATE	SIM SIMILAR
CONC CONCRETE	INT INTERIOR	SC SOLID CORE
CMU CONCRETE MASONRY UNIT	JT JOINT	SP SOUNDPROOF
CJT CONTROL JOINT	J JOIST	SPK SPEAKER
CTR COUNTER	KIT KITCHEN	SPEC SPECIFICATION
CFL COUNTERFLASH	LAM LAMINATE	SQ SQUARE
CS COUNTERSINK	LAV LAVATORY	SS STAINLESS STEEL
CRS COURSE	LT LIGHT	STD STANDARD
	LC LIGHT CONTROL	STL STEEL
DP DAMP-PROOFING	LL LIVE LOAD	STO STORAGE
DL DEADLOAD	MFG MANUFACTURER	STR STRUCTURAL
DEM DEMOLITION	MAS MASONRY	SUS SUSPENDED
DET DETAIL	MO MASONRY OPENING	SYS SYSTEM
DIAG DIAGONAL	MAT MATERIAL	TEL TELEPHONE
DIAM DIAMETER	MAX MAXIMUM	TV TELEVISION
DIM DIMENSION	MDP MAIN DISTRIBUTION PANEL	THK THICK
DR DOOR	MECH MECHANICAL	THR THRESHOLD
DA DOUBLE ACTING	MC MEDICINE CABINET	T&G TONGUE & GROOVE
DH DOUBLE HUNG	MET METAL	TOS TOP OF SLAB
D DRAIN	MWK MILLWORK	TSI TOP OF STEEL
DT DRAIN TILE	MIR MIRROR	TON TOP OF WALL
DNR DRAWER	MISC MISCELLANEOUS	TREAD TREAD
DF DRINKING FOUNTAIN	MLD MOULDING	TYP TYPICAL
	NAT NATURAL	UNF UNFINISH
EF EACH FACE	NOM NOMINAL	UNO UNLESS NOTED OTHERWISE
EE EACH END	N NORTH	
ELEC ELECTRIC	NIC NOT IN CONTRACT	VJ V-JOINT
EL ELEVATION	NTS NOT TO SCALE	VB VAPOR BARRIER
ELEV ELEVATOR	NO NUMBER	VERT VERTICAL
EQ EQUAL	OC ON CENTER	VIF VERIFY IN FIELD
EQP EQUIPMENT	OPG OPENING	
EXH EXHAUST	OWJ OPEN-WEB JOIST	
EXG EXISTING	OPP OPPOSITE	
EXP EXPOSED	OD OUTSIDE DIAMETER	
EXT EXTERIOR	OH OVERHEAD	
FOG FACE OF CONCRETE		
FOF FACE OF FINISH		
FOM FACE OF MASONRY		
FOS FACE OF STUDS		
FGL FIBERGLASS		
FIN FINISH		
FTE FINISH FLOOR ELEVATION		

CIVIL ENGINEERING:
MUMLEY ENGINEERING, INC.
11 MOSS GLEN FALLS ROAD
STOWE, VERMONT 05672

CIVIL ENGINEERING:
C1 EXISTING CONDITIONS PLAN
C2 SITE PLAN
C3 DETAILS

STRUCTURAL ENGINEERING:
ENGINEERING VENTURES, INC.
208 FLYNN AVENUE, SUITE 2A
BURLINGTON, VERMONT 05401

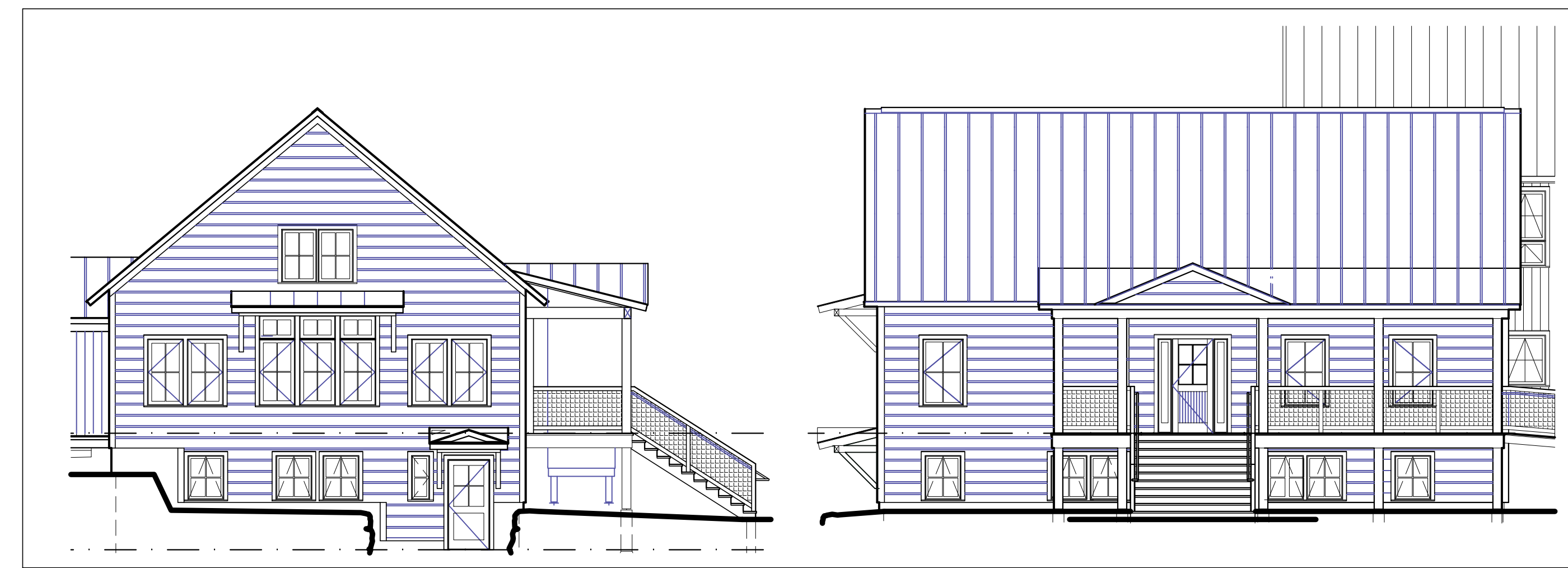
STRUCTURAL:
S0.1 GENERAL NOTES & BASIS OF DESIGN
S0.2 GENERAL NOTES & SCHEDULES
S1.0 FOUNDATION PLAN
S1.1 MAIN LEVEL FRAMING PLAN
S1.2 ROOF FRAMING PLAN
S2.0 TYPICAL FOUNDATION DETAILS
S2.1 FOUNDATION DETAILS
S3.0 TYPICAL FRAMING DETAILS
S3.1 FRAMING DETAILS
S4.0 TIMBER BENT ELEVATIONS & DETAILS

Exhibit B1

PROPOSED RECONSTRUCTION
GREEN MOUNTAIN CLUB

HERRICK BUILDING

WATERBURY CENTER, VERMONT
BID & PERMIT SET



MEP ENGINEERING:
ENGINEERING SERVICES OF VERMONT, INC.
5430 WATERBURY STOWE ROAD, 2ND FLR
WATERBURY CENTER, VERMONT 05677

MECHANICAL:
M1 MECHANICAL DEMOLITION PLANS
M2 LOWER LEVEL DUCTWORK PLAN
M3 MAIN LEVEL DUCTWORK PLAN
M4 LOWER LEVEL MECH. PIPING PLAN
M5 MAIN LEVEL MECH. PIPING PLAN
M6 MECH. EQUIPMENT SCHEDULES & DETAILS
M7 MECH. SPECS. & CONTROL SEQUENCE OF OPERATION

PLUMBING:
P1 DOMESTIC WATER - LOWER LEVEL PLAN
P2 DOMESTIC WATER - MAIN LEVEL PLAN
P3 WASTE & VENT - LOWER LEVEL PLAN
P4 WASTE & VENT - MAIN LEVEL PLAN
P5 PLUMBING FIXTURE SCHEDULES & DETAILS

ELECTRICAL:
E1 ELECTRICAL SITE PLAN, LEGEND & NOTES
E2 ELECTRICAL LIGHTING - LOWER LEVEL PLAN
E3 ELECTRICAL POWER & SIGNAL - LOWER LEVEL PLAN
E4 ELECTRICAL LIGHTING - MAIN LEVEL PLAN
E5 ELECTRICAL POWER & SIGNAL - MAIN LEVEL PLAN
E6 ELECTRICAL ONE-LINE DIAGRAM
E7 ELECTRICAL SCHEDULES & DETAILS

ARCHITECTURAL:
A0 COVER
A1.1 PROJECT NOTES & CODE REVIEW
A2.1 FLOOR PLANS
A2.2 FLOOR PLANS
A2.3 FLOOR PLANS
A3.1 BUILDING ELEVATIONS
A3.2 BUILDING ELEVATIONS
A4.1 BUILDING SECTIONS
A4.2 BUILDING SECTIONS
A4.3 BUILDING SECTIONS
A5.1 WALL DETAILS
A6.1 SCHEDULES
A7.1 INTERIOR ELEVATIONS
A7.2 INTERIOR ELEVATIONS
A7.3 INTERIOR ELEVATIONS

REVISIONS	BY

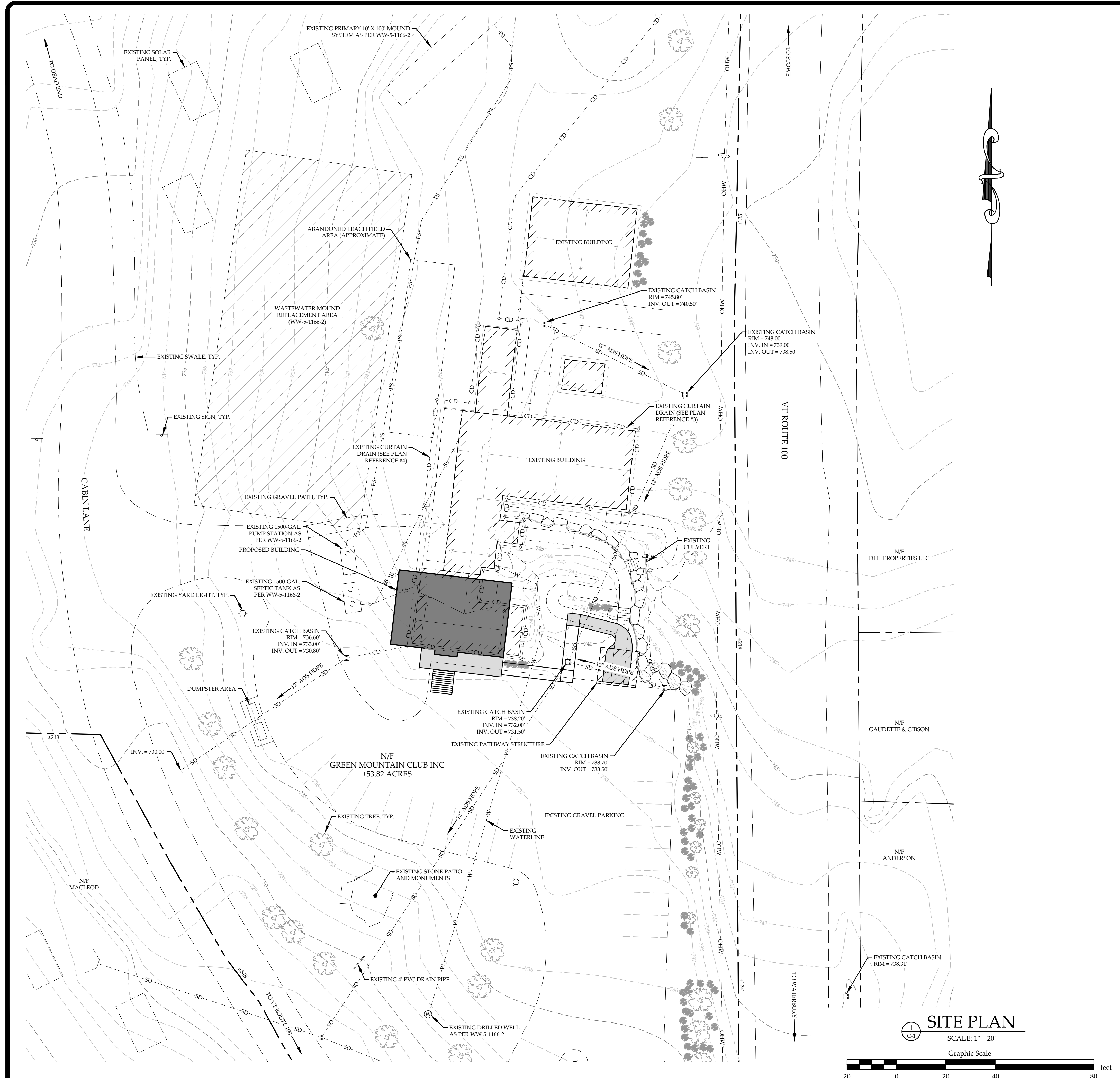


GREEN MOUNTAIN CLUB
HEADQUARTERS PLANNING COMMITTEE
CONTRIBUTING DESIGN FIRMS:
THE DESIGN GROUP
144 Schell Road, Acacia, Vermont
PO Box 237, Warren, VT 05674
tel: 802-496-2166
CUSHMAN
DESIGN GROUP

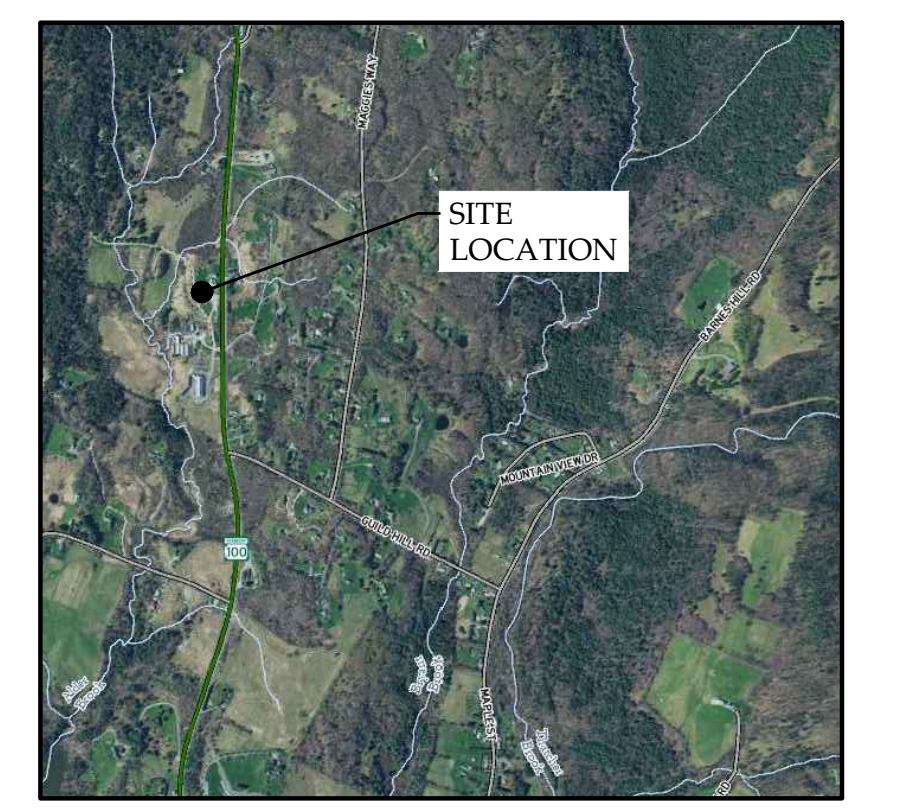
PROPOSED RECONSTRUCTION
GREEN MOUNTAIN CLUB
HERRICK BUILDING
WATERBURY CTR, VERMONT

COVER SHEET
Date 3.04.2022
Scale
Drawn CFL/D
Job 1480
Sheet
Of
A0
Sheets

Exhibit B2



LEGEND	
N/F	NOW OR FORMERLY OWNED BY
[Symbol]	EXISTING CATCH BASIN
[Symbol]	EXISTING SIGN
[Symbol]	PROPOSED SIGN
[Symbol]	EXISTING UTILITY POLE
[Symbol]	EXISTING LIGHT POLE
[Symbol]	EXISTING TREES
[Symbol]	EXISTING SHRUBS
[Symbol]	PROPOSED SHRUBS
[Symbol]	EXISTING DRILLED WELL
[Symbol]	EXISTING PROPERTY LINE
[Symbol]	ABUTTER PROPERTY LINE
[Symbol]	EXISTING SWALE CENTERLINE
[Symbol]	EXISTING FENCE
[Symbol]	EXISTING TREE LINE
[Symbol]	EXISTING CONTOUR
[Symbol]	EXISTING WATER LINE
[Symbol]	EXISTING GRAVITY SEWER LINE
[Symbol]	EXISTING PRESSURE SEWER LINE
[Symbol]	PROPOSED GRAVITY SEWER LINE
[Symbol]	EXISTING STORMWATER DRAIN
[Symbol]	EXISTING CURTAIN DRAIN
[Symbol]	PROPOSED FOOTING DRAIN
[Symbol]	EXISTING OVERHEAD WIRES
[Symbol]	PROPOSED CONTOUR
[Symbol]	PROPOSED RETAINING WALL
[Symbol]	PROPOSED SILT FENCE



SITE LOCATION MAP
NOT TO SCALE

PURPOSE OF PLAN:
PROPOSED RECONSTRUCTION OF HERRICK BUILDINGS WITH ASSOCIATED SITE IMPROVEMENTS.

ZONING NOTES:
DISTRICT: RTE 100
MINIMUM LOT SIZE: 5 ACRES
MINIMUM LOT WIDTH: 400 FT
SETBACKS:
FRONT = 100 FT
REAR = 50 FT
SIDE = 50 FT

OWNER OF RECORD:
GREEN MOUNTAIN CLUB, INC.
4715 WATERBURY-STOWE ROAD
WATERBURY CENTER, VERMONT 05677

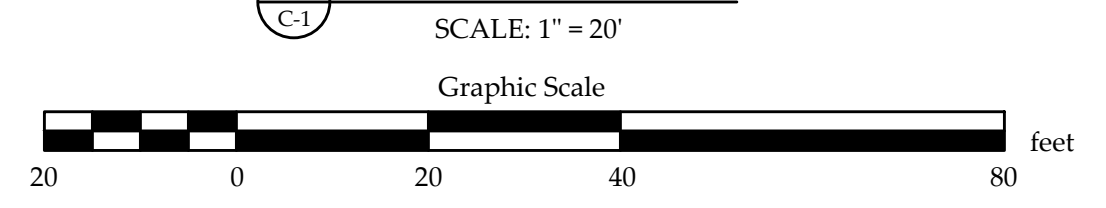
LIST OF DRAWINGS

C-1 EXISTING CONDITIONS PLAN
C-2 SITE PLAN
C-3 DETAILS

- PLAN REFERENCES:**
- PROPOSED BUILDING, PROPOSED RAMP, AND TOPOGRAPHY INFORMATION FROM PLAN ENTITLED "PROPOSED RECONSTRUCTION GREEN MOUNTAIN CLUB HERRICK BUILDING", DATED 01-10-2022, BY THE CUSHMAN DESIGN GROUP.
 - SITE AND EXISTING BUILDING INFORMATION FROM PLAN ENTITLED "OVERALL SITE PLAN", DATED 02-23-2001, OF PLAN SET "LAND SUBDIVISION ROUTE 100, WATERBURY, VT" PERFORMED BY MCCAIN CONSULTING, LLC.
 - WASTEWATER DETAILS TAKEN FROM PERMIT WW-5-1166-2, PLAN ENTITLED "SITE PLAN 1"=20", DATED OCTOBER OF 2006, LAST REVISED MAY 7TH 2007, BY LITTLE RIVER SURVEY COMPANY LLC.
 - STORM WATER DETAILS TAKEN FROM PLAN TITLED "SITE PLAN" BY LITTLE RIVER SURVEY COMPANY, LLC, DATED JANUARY 2007, LAST REVISED MAY 2007.
 - TOPOGRAPHIC, PARCEL, AND ORTHOGRAPHIC INFORMATION TAKEN ELECTRONICALLY FROM THE VERMONT CENTER FOR GEOGRAPHIC INFORMATION ON 11-19-21.

- NOTES:**
- THIS DRAWING IS NOT A BOUNDARY SURVEY PLAT. BOUNDARY LINE INFORMATION SHOWN IS BASED ON PLAN REFERENCE #2 AND #5. THE PROPERTY LINES, EASEMENTS AND OTHER REAL PROPERTY DESCRIPTIONS PROVIDED ON THIS DRAWING ARE FOR ILLUSTRATION PURPOSES ONLY. THEY DO NOT DEFINE LEGAL RIGHTS OR MEET LEGAL REQUIREMENTS FOR A LAND SURVEY AS DESCRIBED IN V.S.A. TITLE 27 SECTION 1403 AND SHALL NOT BE USED IN LIEU OF A SURVEY AS THE BASIS OF ANY LAND TRANSFER OR ESTABLISHMENT OF ANY PROPERTY RIGHT.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING AND DETERMINING THE LOCATION, SIZE, AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES OR UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION. APPROPRIATE REMEDIAL ACTION SHALL BE TAKEN BEFORE PROCEEDING WITH THE WORK.
 - THIS PLAN WAS CONDUCTED WITHOUT THE BENEFIT OF "DIG SAFE" MARKINGS. UTILITY LOCATIONS SHOWN ARE APPROXIMATE AND ARE NOT WARRANTED TO BE EXACT OR COMPLETE. THE CONTRACTOR SHALL CONTACT "DIG SAFE" BEFORE COMMENCING ANY WORK AND SHALL PRESERVE ALL EXISTING UTILITIES NOT SPECIFIED TO BE REMOVED OR ABANDONED AS PART OF THE PROJECT.

SITE PLAN

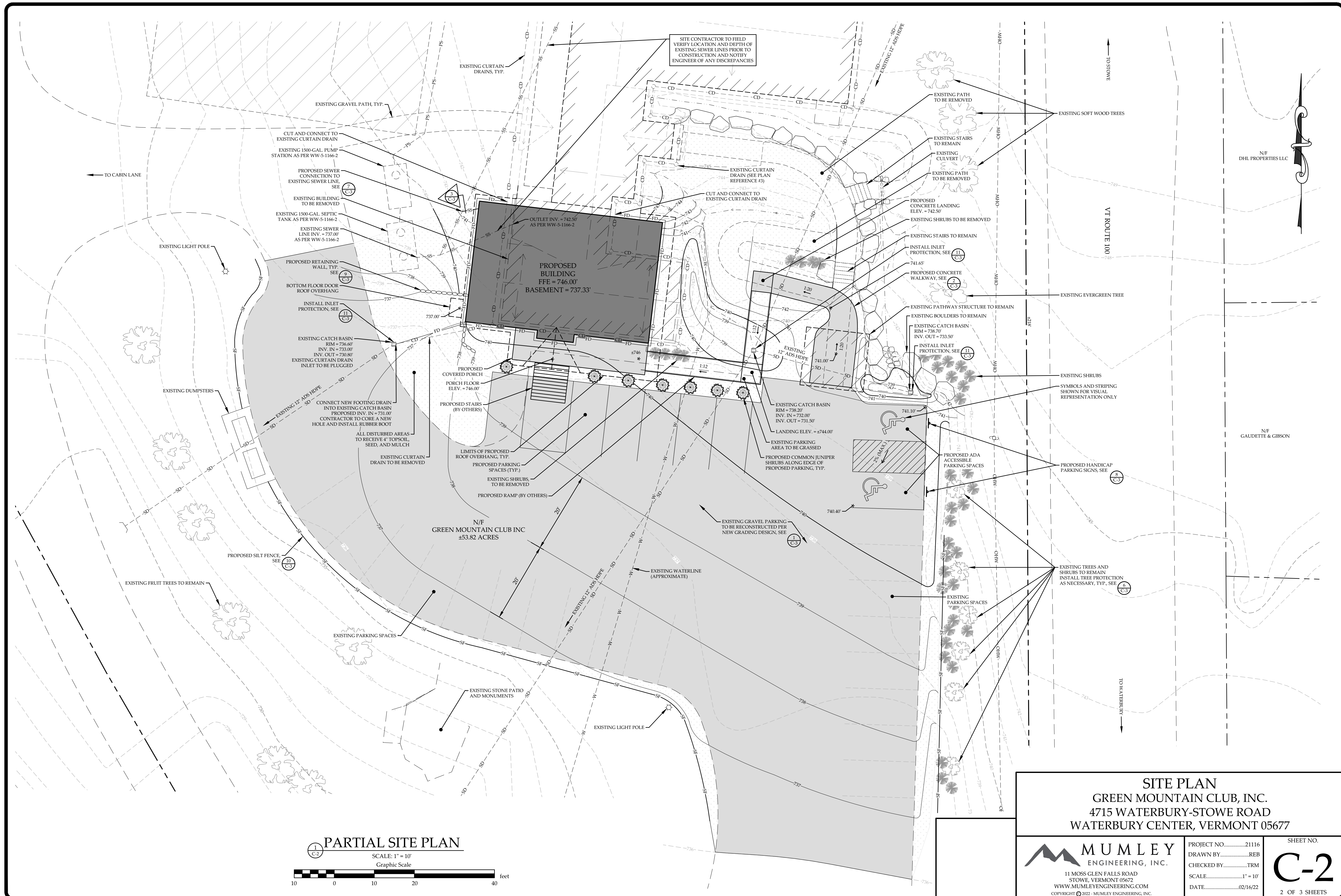


EXISTING CONDITIONS PLAN
GREEN MOUNTAIN CLUB, INC.
4715 WATERBURY-STOWE ROAD
WATERBURY CENTER, VERMONT 05677

MUMLEY ENGINEERING, INC.
11 MOSS GLEN FALLS ROAD
STOWE, VERMONT 05672
WWW.MUMLEYENGINEERING.COM
COPYRIGHT © 2022 - MUMLEY ENGINEERING, INC.

PROJECT NO.21116
DRAWN BYREB
CHECKED BYTRM
SCALE1" = 20'
DATE02/16/22

SHEET NO.
C-1
1 OF 3 SHEETS



PARTIAL SITE PLAN
 SCALE: 1" = 10'
 Graphic Scale
 10 0 10 20 40 feet


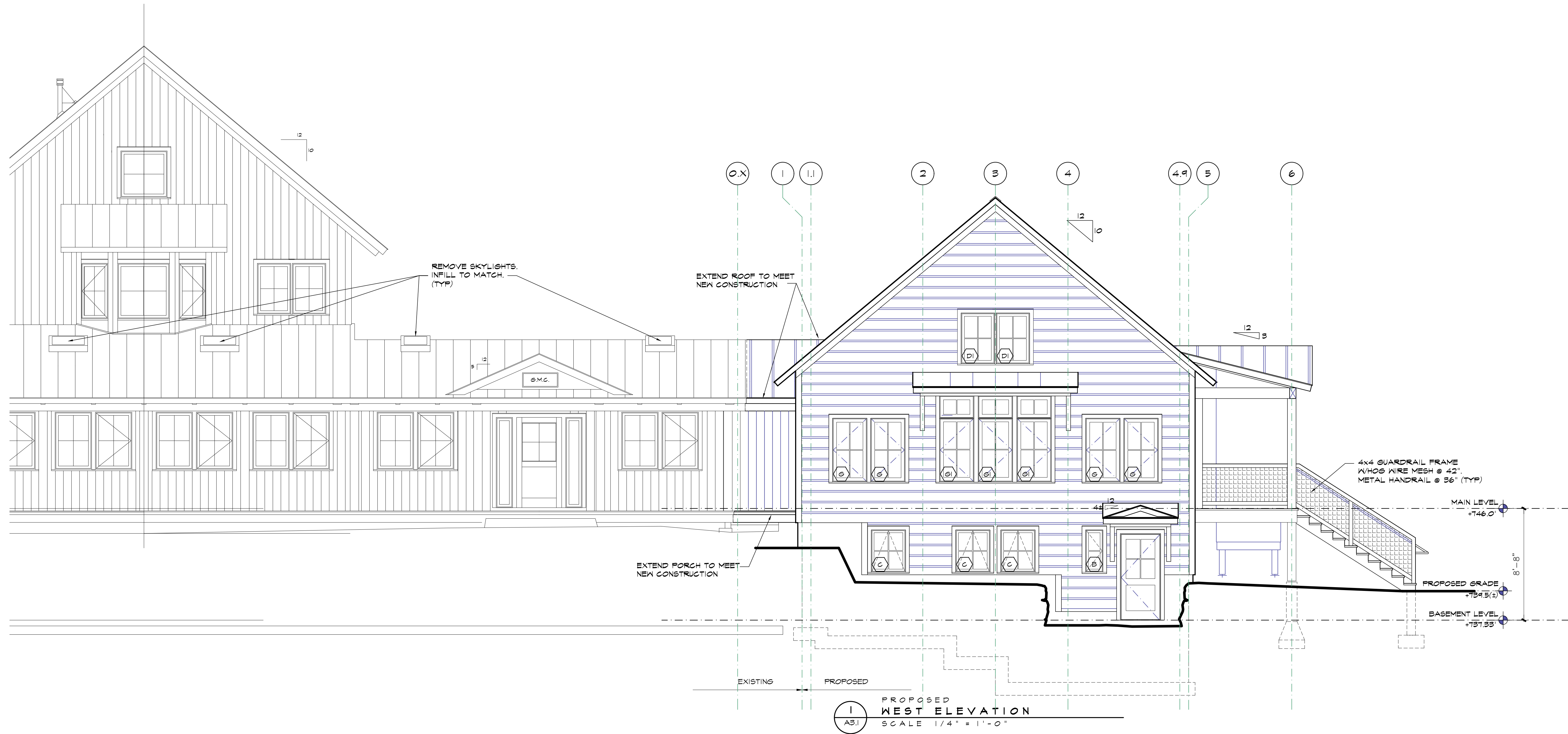
SITE PLAN GREEN MOUNTAIN CLUB, INC. 4715 WATERBURY-STOWE ROAD WATERBURY CENTER, VERMONT 05677	
 MUMLEY ENGINEERING, INC. 11 MOSS GLEN FALLS ROAD STOWE, VERMONT 05672 WWW.MUMLEYENGINEERING.COM COPYRIGHT © 2012, MUMLEY ENGINEERING, INC.	PROJECT NO.21116 DRAWN BYREB CHECKED BYTRM SCALE1" = 10' DATE02/16/22
	SHEET NO. C-2 2 OF 3 SHEETS

Exhibit C1



1
A3.1
PROPOSED
WEST ELEVATION
SCALE 1/4" = 1'-0"

REVISIONS	BY



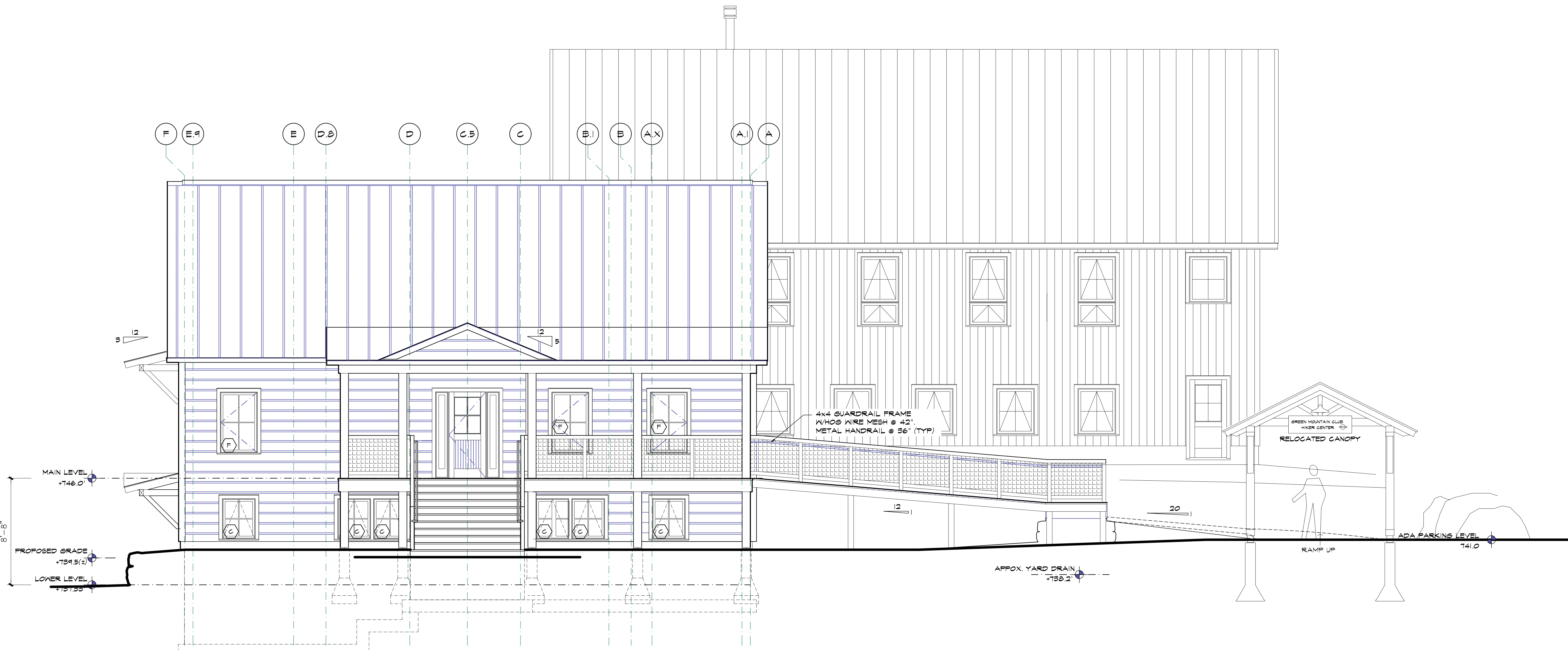
GREEN MOUNTAIN CLUB
HEADQUARTERS PLANNING COMMITTEE
CONTRIBUTING DESIGN FIRMS:
THE DESIGN GROUP
1465 Schell Road, Acushnet, MA 01917
PO Box 237, Warren, VT 05674
tel: 802-496-2166
CUSHMAN
DESIGN GROUP

PROPOSED RECONSTRUCTION
GREEN MOUNTAIN CLUB
HERRICK BUILDING
WATERBURY CTR, VERMONT

DESIGN DEVELOPMENT
BUILDING ELEVATIONS

Date 3.04.2022
Scale 1/4" = 1'-0"
Drawn CF/LD
Job 1980
Sheet
A3.1
Of Sheets

Exhibit C2



PROPOSED
1
 SOUTH ELEVATION
 SCALE 1/4" = 1'-0"

REVISIONS	BY



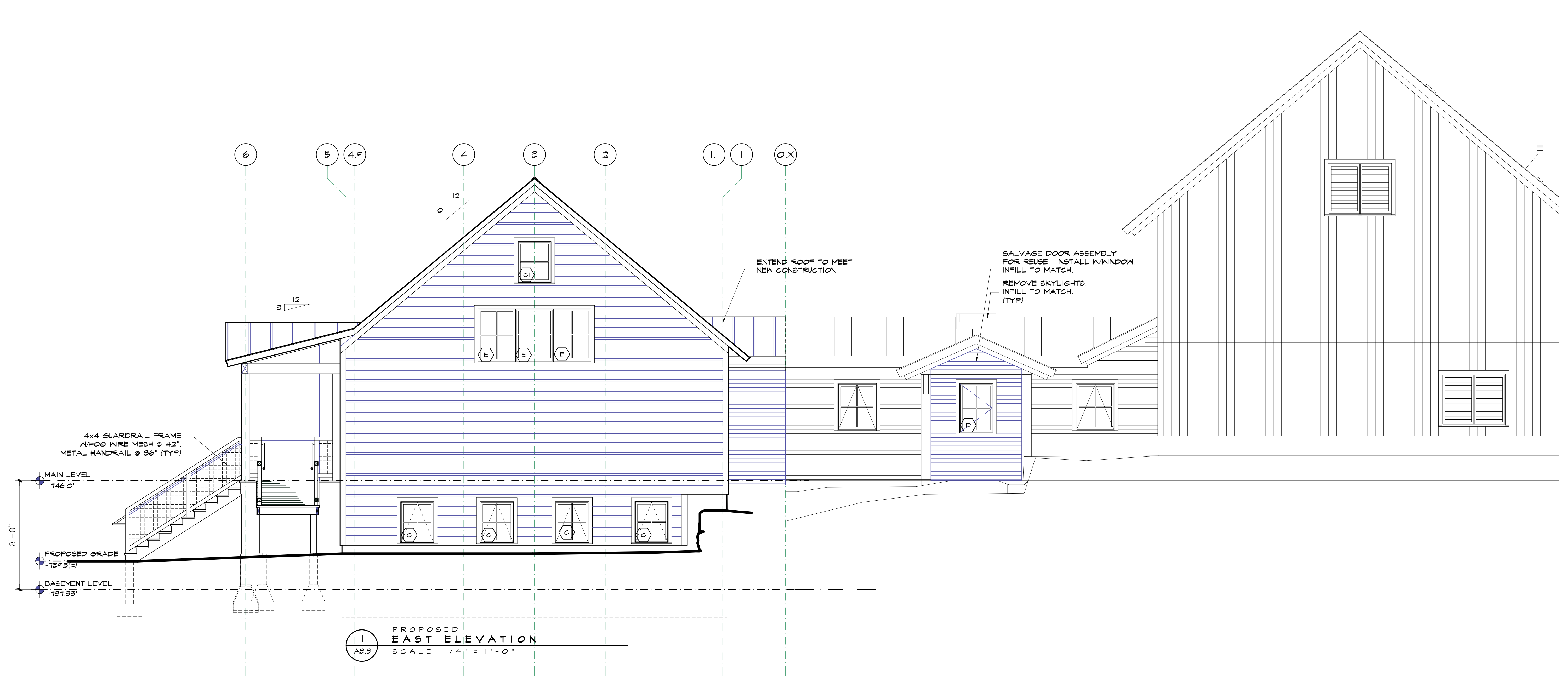
GREEN MOUNTAIN CLUB
 HEADQUARTERS PLANNING COMMITTEE
 CONTRIBUTING DESIGN FIRMS:
 THE DESIGN GROUP
 146 Schell Road, Acushnet, MA 01917
 PO Box 237, Warren, VT 05674
 tel: 802-496-2166
CUSHMAN
DESIGN GROUP

PROPOSED RECONSTRUCTION
GREEN MOUNTAIN CLUB
 HERRICK BUILDING
 WATERBURY CTR, VERMONT

DESIGN DEVELOPMENT
 BUILDING ELEVATIONS

Date 3.04.2022
 Scale 1/4" = 1'-0"
 Drawn CF/LD
 Job 1980
 Sheet
A3.2
 Of Sheets

Exhibit C3



REVISIONS	BY



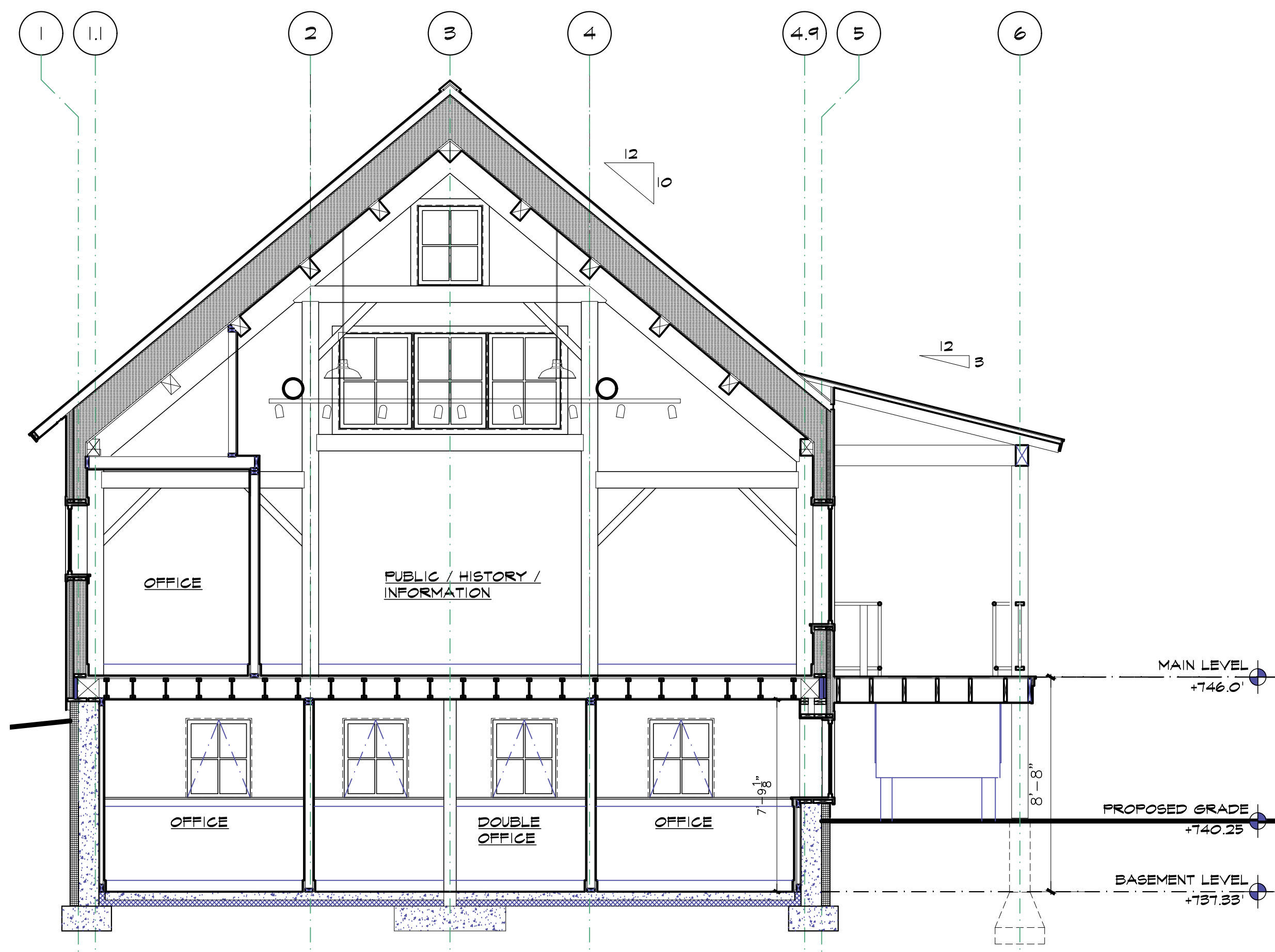
GREEN MOUNTAIN CLUB
 HEADQUARTERS PLANNING COMMITTEE
 CONTRIBUTING DESIGN FIRMS:
 THE DESIGN GROUP
 1461 South Hill Road, Waterbury, VT 05671
 PO Box 237, Waterbury, VT 05671
 tel: 802-496-2166

PROPOSED RECONSTRUCTION
 GREEN MOUNTAIN CLUB
 HERRICK BUILDING
 WATERBURY CTR, VERMONT

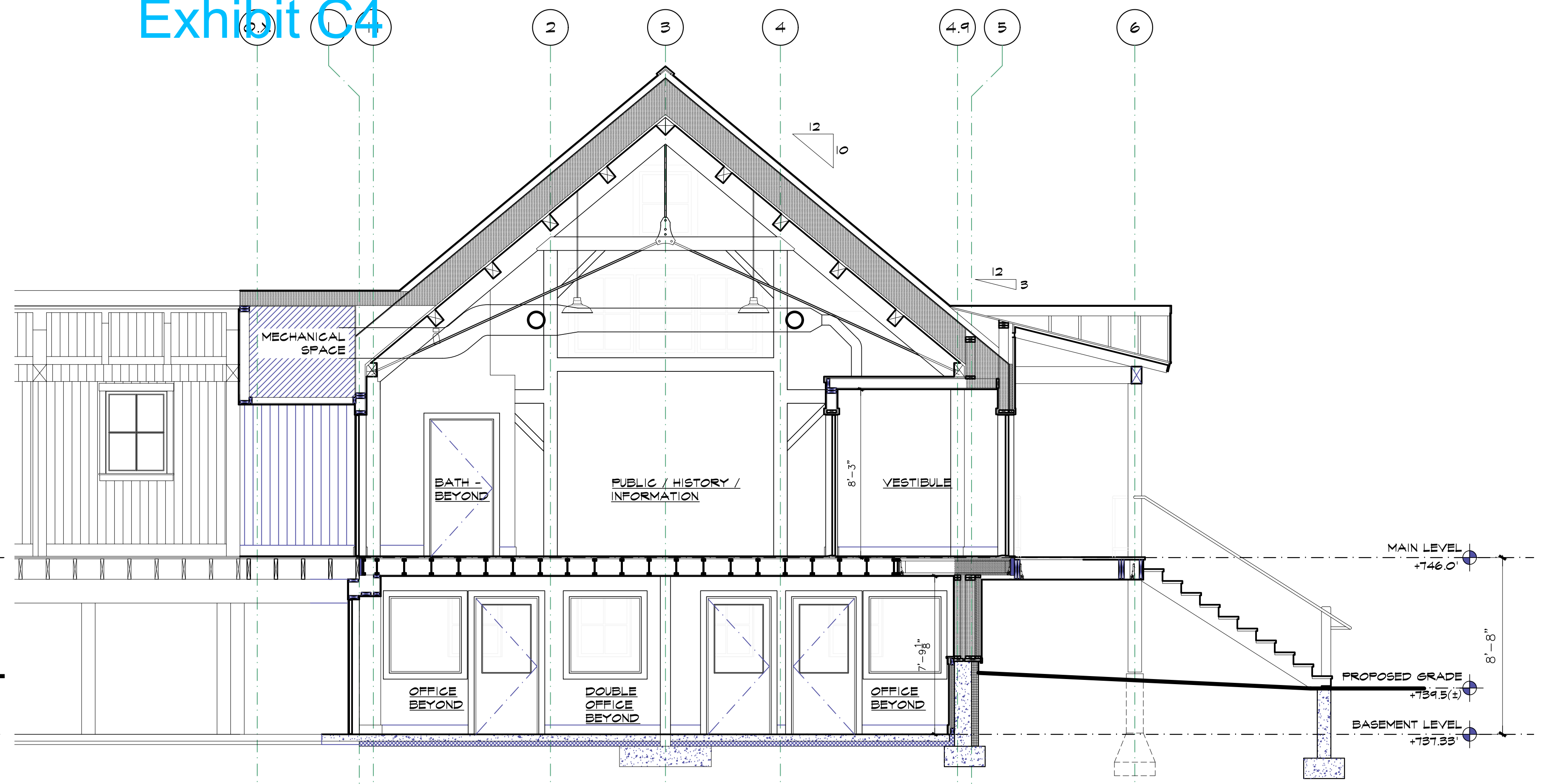
DESIGN DEVELOPMENT
 BUILDING ELEVATIONS

Date: 04.2022
 Scale: 1/4" = 1'-0"
 Drawn: LD
 Job: 1980
 Sheet: A3.3
 Of: 3 Sheets

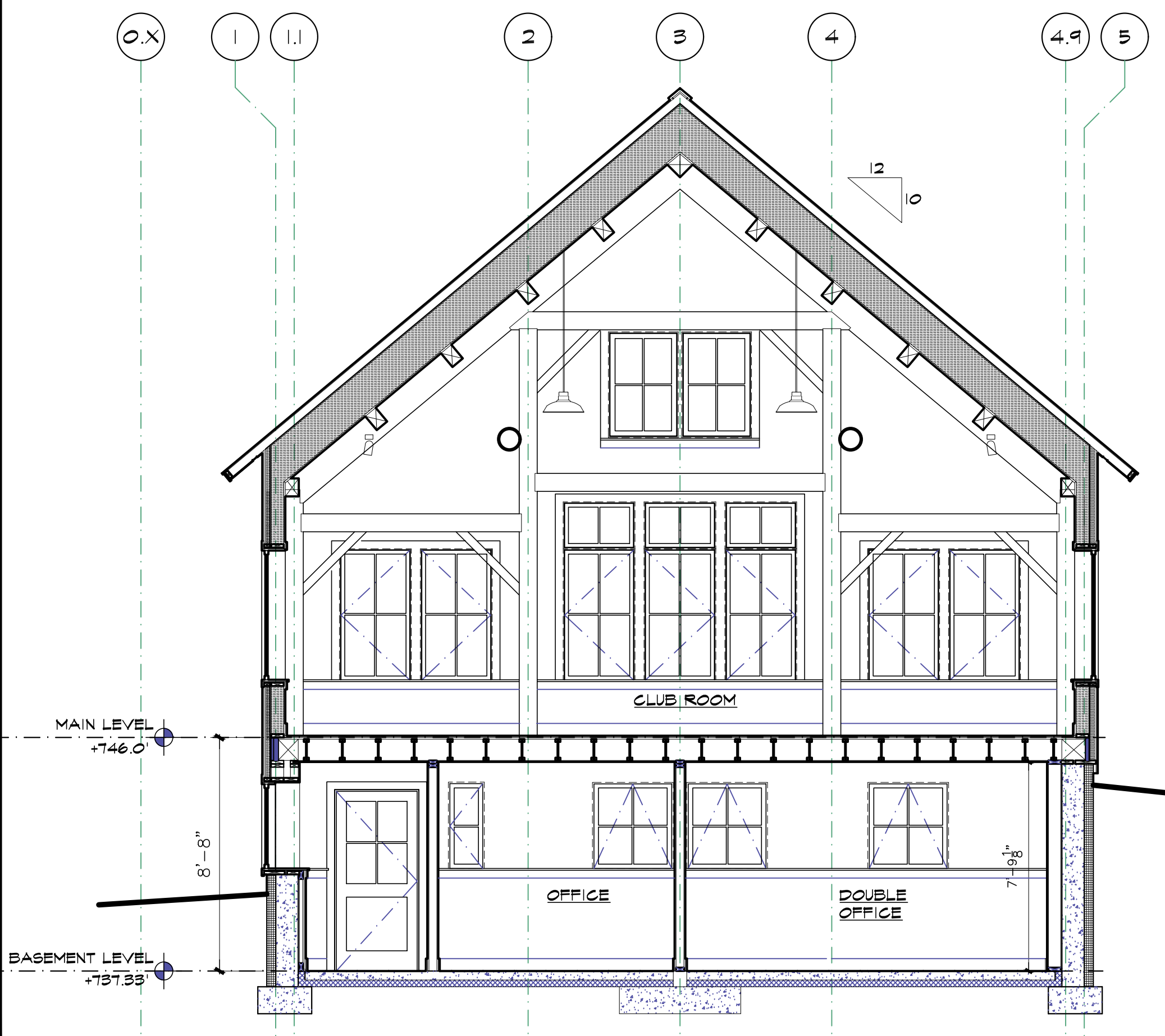
Exhibit C4



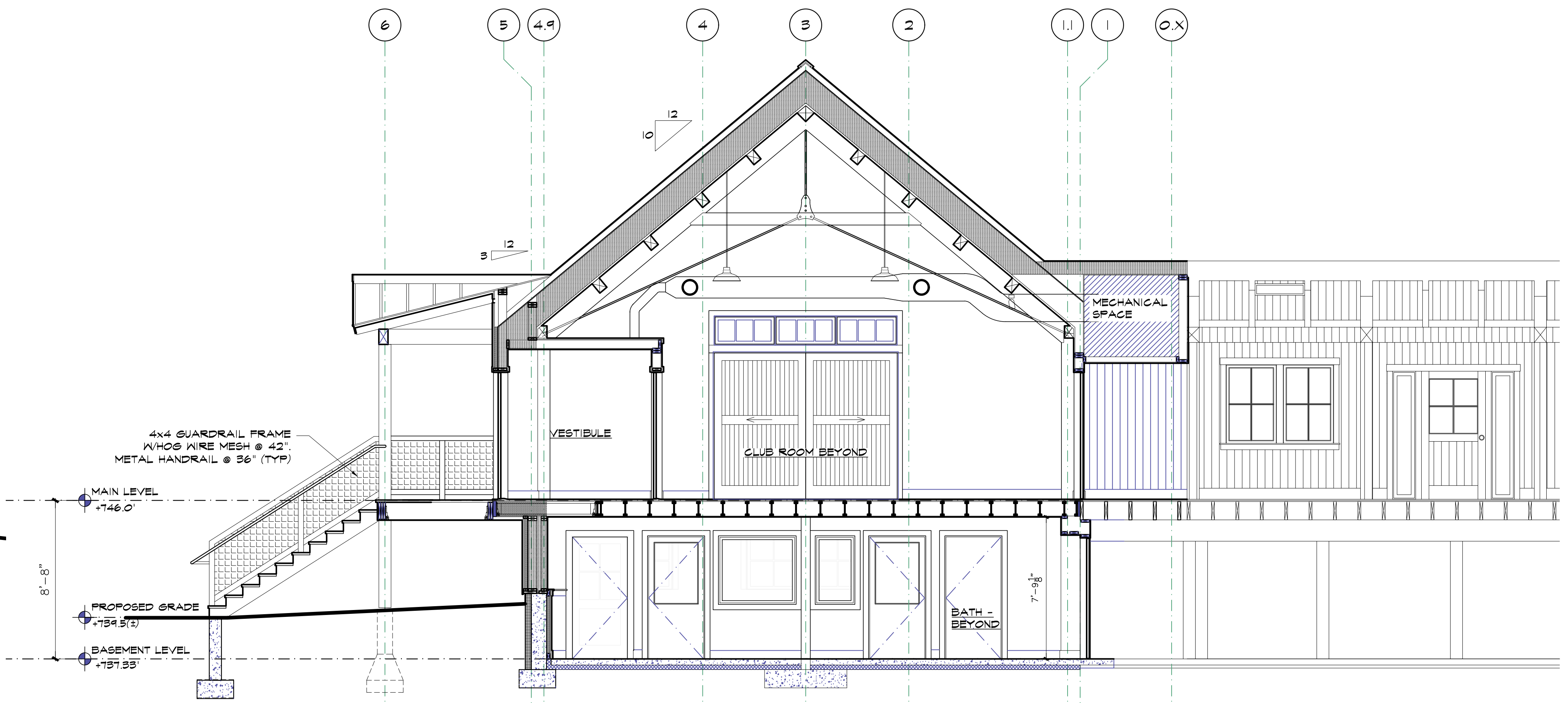
1 PROPOSED SECTION THRU PUBLIC ROOM - LOOKING EAST
A4.1 SCALE 1/4" = 1'-0"



2 PROPOSED SECTION THRU ENTRANCE - LOOKING EAST
A4.1 SCALE 1/4" = 1'-0"



3 PROPOSED SECTION THRU CLUB ROOM - LOOKING WEST
A4.1 SCALE 1/4" = 1'-0"



4 PROPOSED SECTION THRU ENTRANCE - LOOKING WEST
A4.1 SCALE 1/4" = 1'-0"

REVISIONS	BY



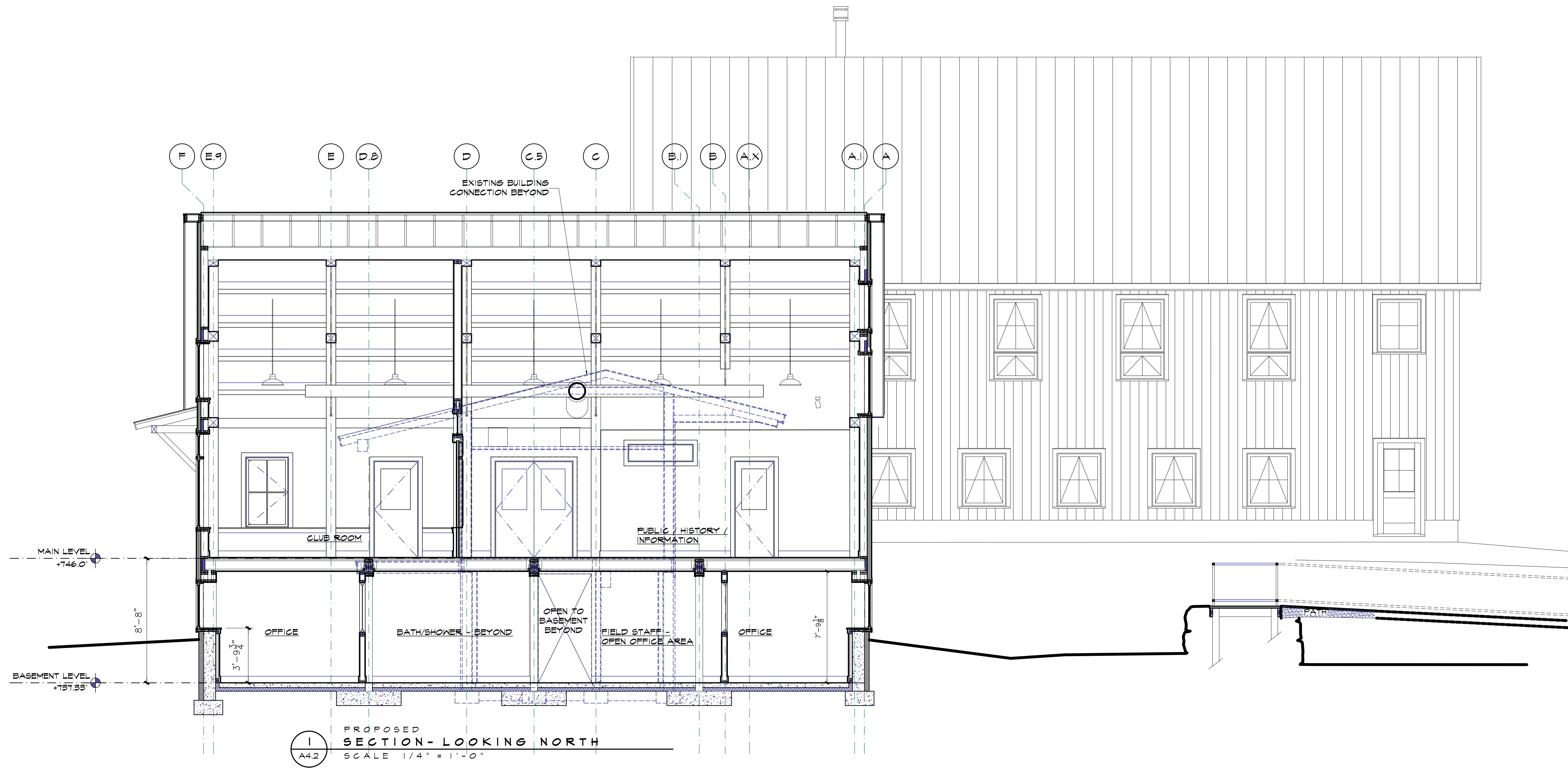
GREEN MOUNTAIN CLUB
HEADQUARTERS PLANNING COMMITTEE
CONTRIBUTING DESIGN FIRMS:
THE DESIGN GROUP
144 Schellville Road, Waterbury, VT 05671
tel: 802-249-2166
CUSHMAN DESIGN GROUP

PROPOSED RECONSTRUCTION
GREEN MOUNTAIN CLUB
HERRICK BUILDING
WATERBURY CTR, VERMONT

DESIGN DEVELOPMENT
BUILDING SECTIONS

Date 3.04.2022
Scale 1/4" = 1'-0"
Drawn CF/LD
Job 1480
Sheet
Of A4.1
Sheets

Exhibit C5



REVISIONS	BY



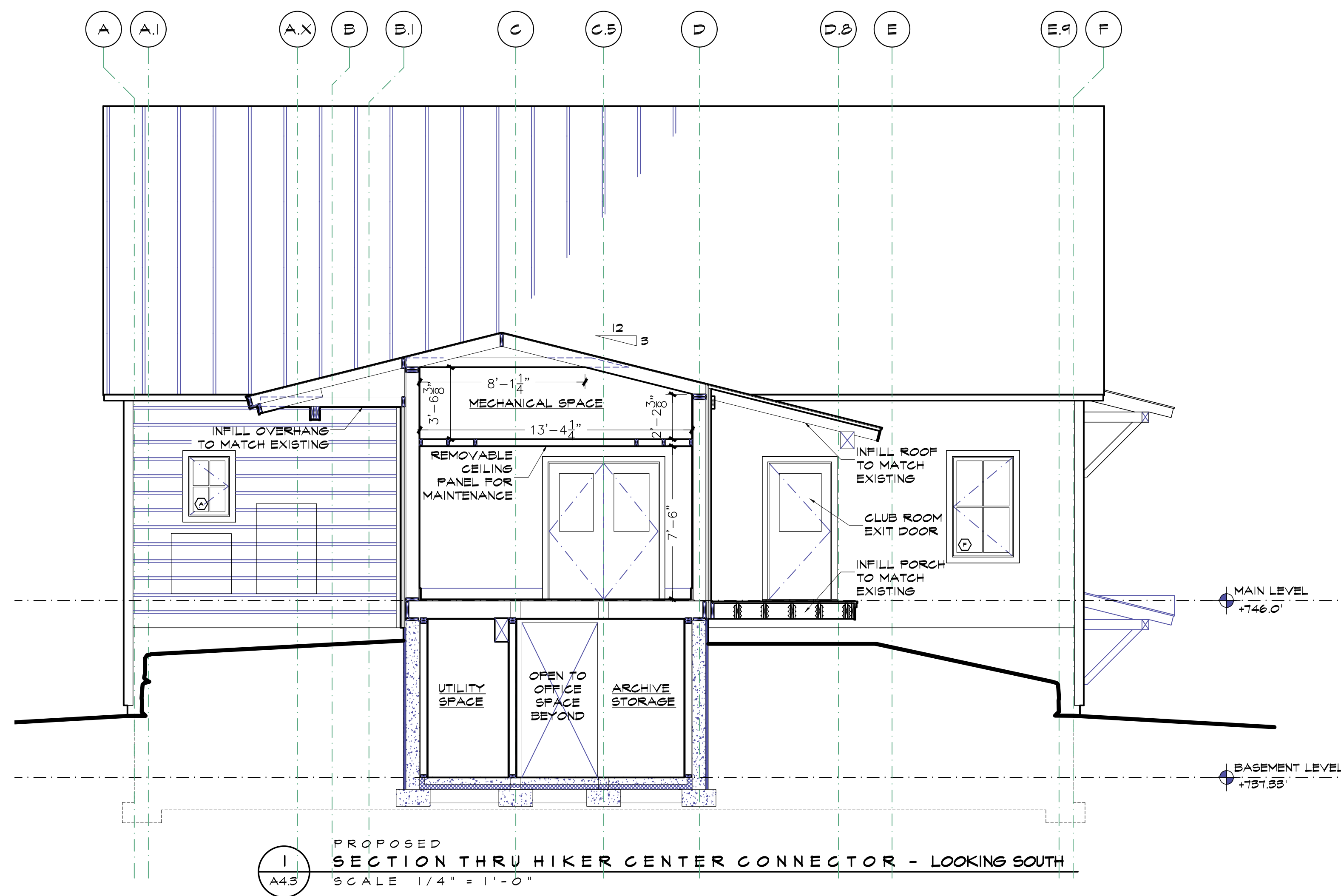
GREEN MOUNTAIN CLUB
 HEADQUARTERS PLANNING COMMITTEE
 CONTRIBUTING DESIGN FIRMS:
 THE DESIGN GROUP
 1445 South Hill of Ashland, Vermont
 PO Box 237, Waterbury, VT 05671
 tel: 802-496-2166
 CUSHMAN
 DESIGN GROUP

PROPOSED RECONSTRUCTION
 GREEN MOUNTAIN CLUB
 HERRICK BUILDING
 WATERBURY CTR, VERMONT

DESIGN DEVELOPMENT
 BUILDING SECTIONS

Date 3.04.2022
 Scale 1/4" = 1'-0"
 Drawn CF/LD
 Job 1980
 Sheet
A4.2
 Of Sheets

Exhibit C6



REVISIONS	BY
△	
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△	
△	
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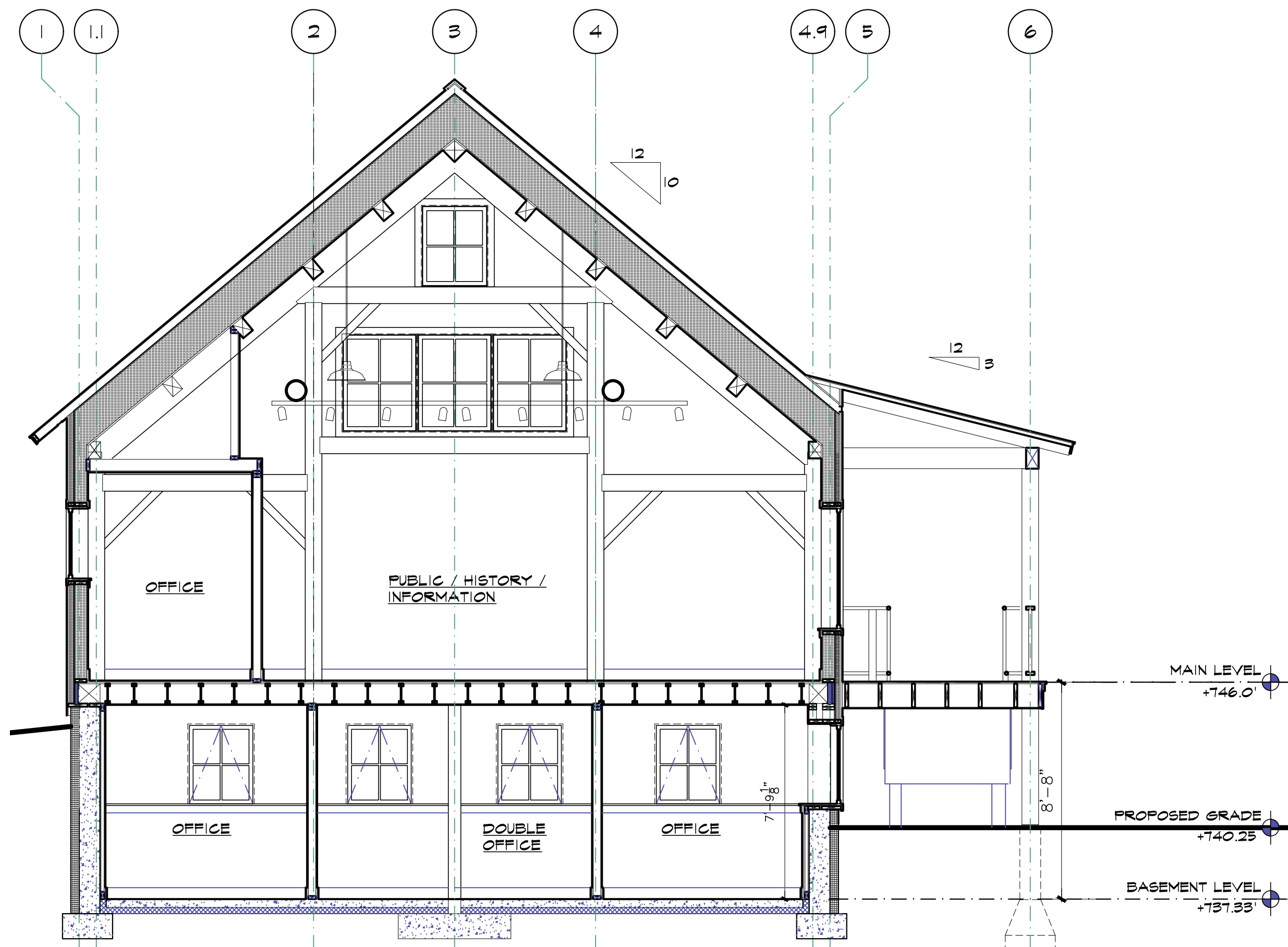
GREEN MOUNTAIN CLUB
 HEADQUARTERS PLANNING COMMITTEE
 CONTRIBUTING DESIGN FIRMS:
 THE DESIGN GROUP
 146 Schell Road, Acushnet, MA 01917
 PO Box 237, Warren, VT 05674
 tel: 802-496-2166
 CUSHMAN
 DESIGN GROUP

PROPOSED RECONSTRUCTION
 GREEN MOUNTAIN CLUB
 HERRICK BUILDING
 WATERBURY CTR., VERMONT

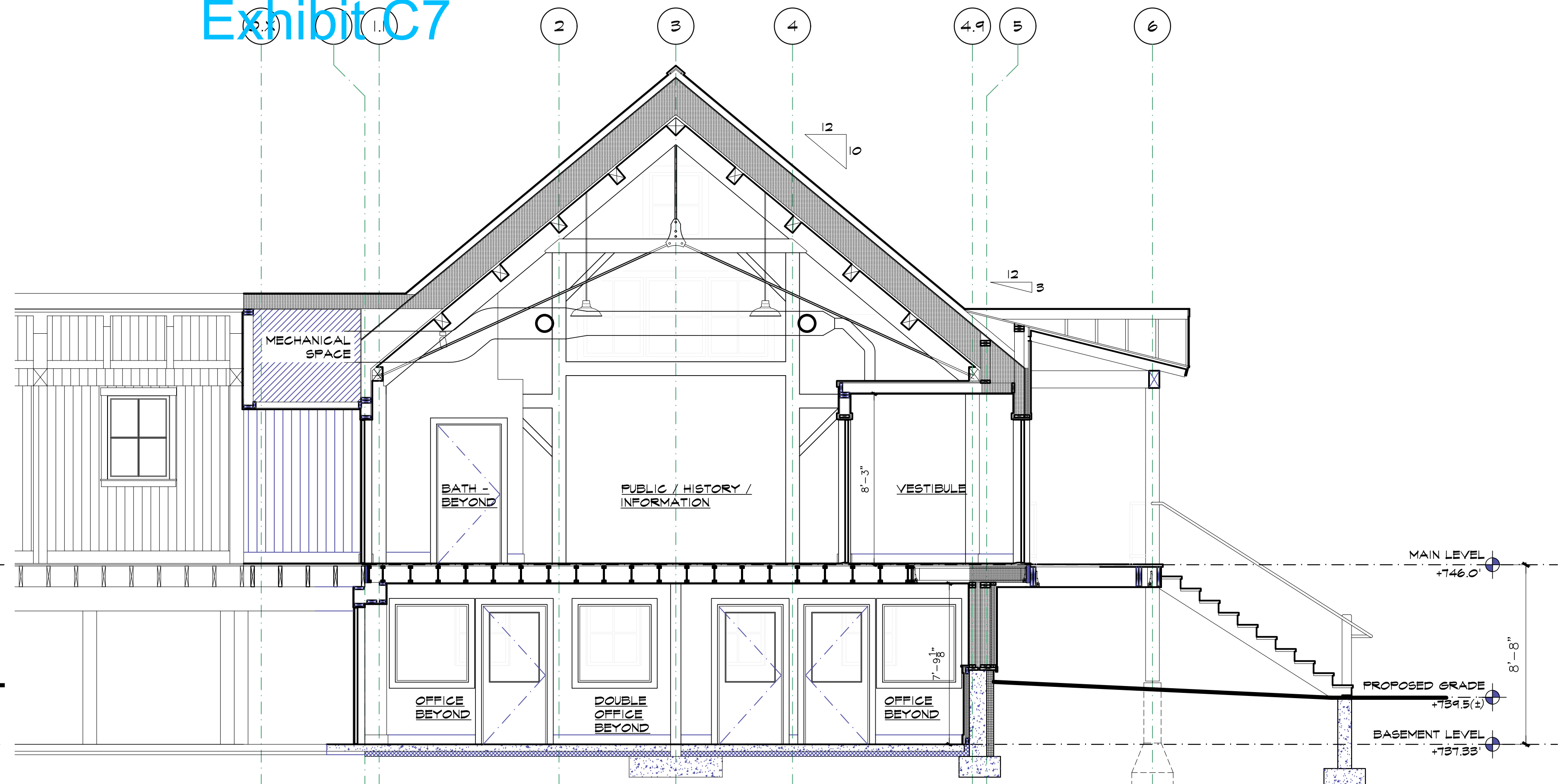
DESIGN DEVELOPMENT
 BUILDING SECTIONS

Date 3.04.2022
 Scale 1/4" = 1'-0"
 Drawn CFL/D
 Job 1980

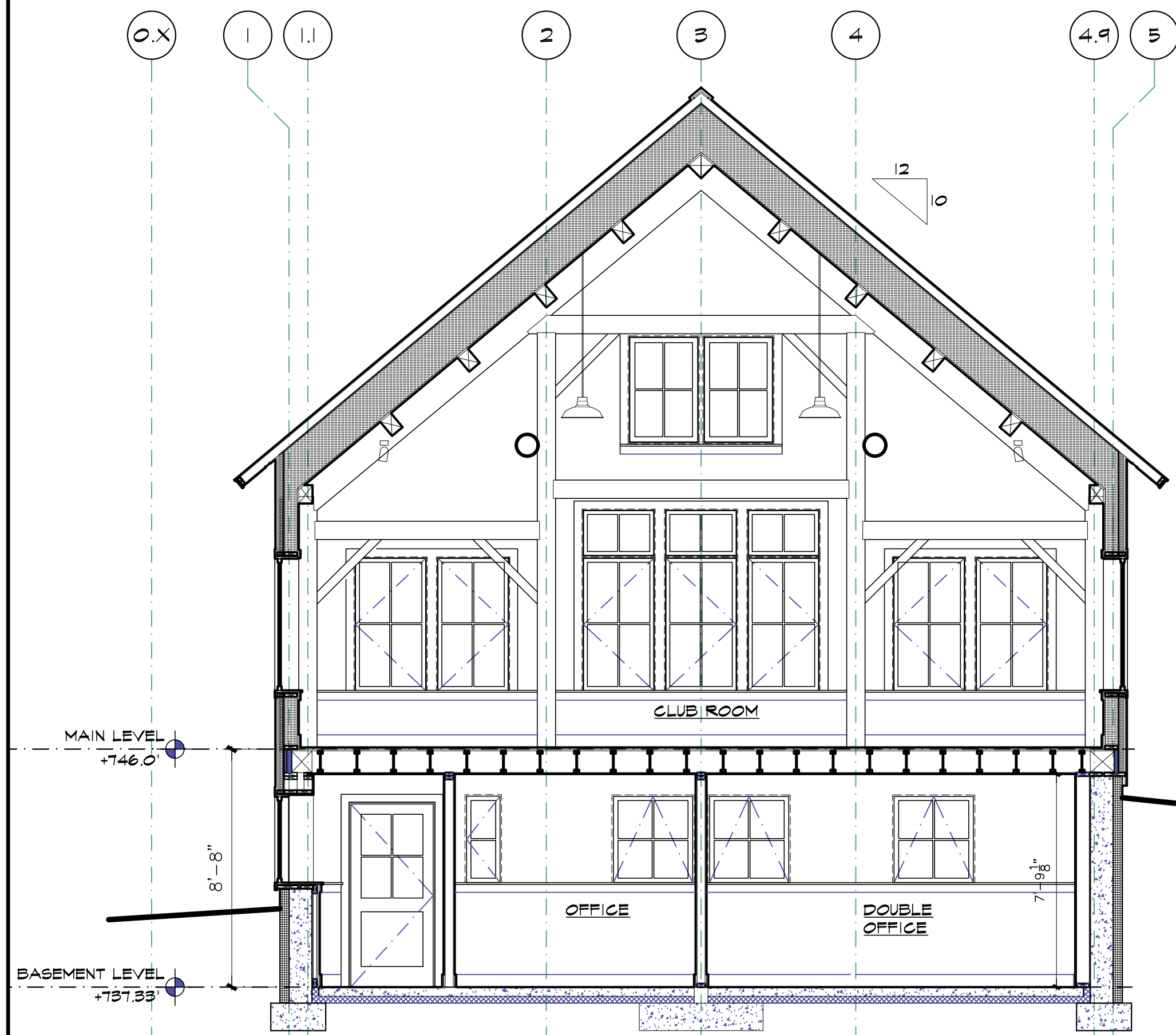
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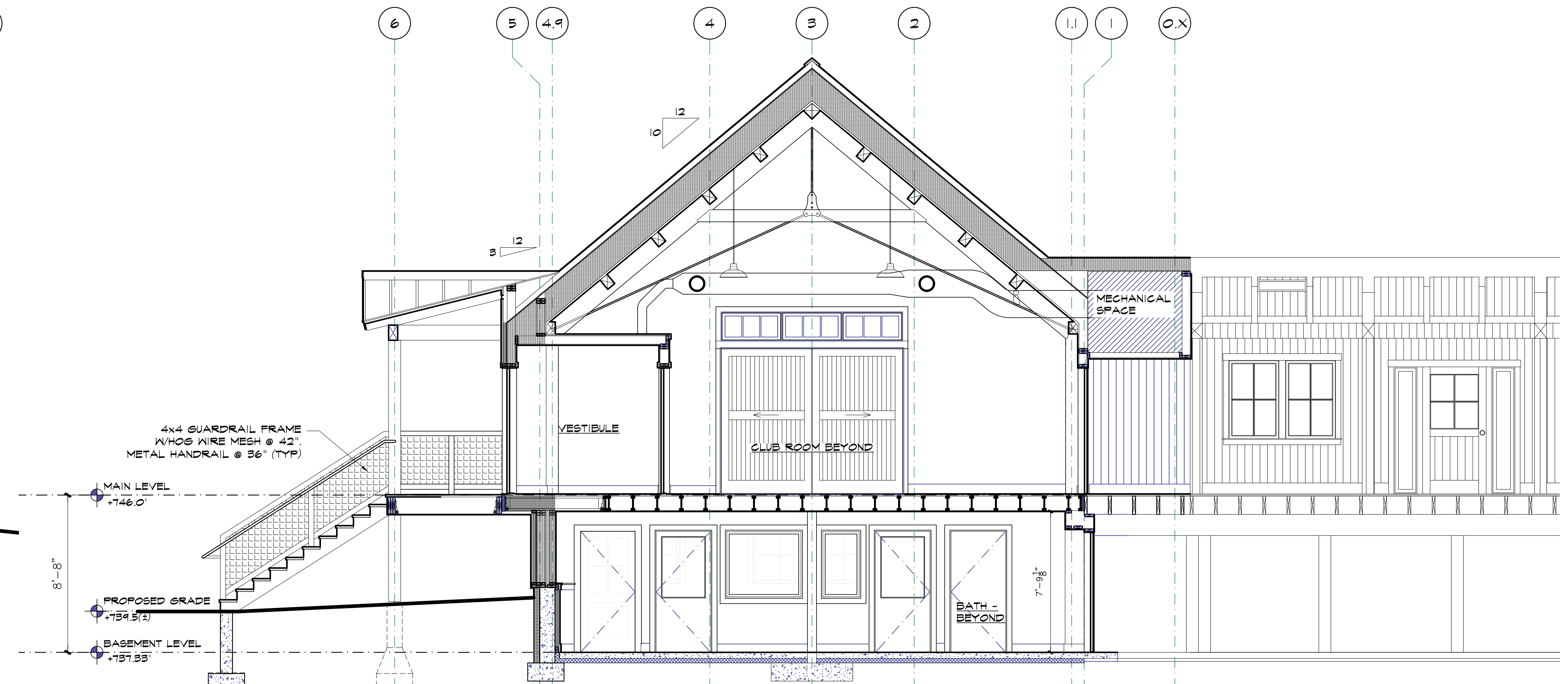
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A4.1 SCALE 1/4" = 1'-0"



2 PROPOSED SECTION THRU ENTRANCE - LOOKING EAST
A4.1 SCALE 1/4" = 1'-0"



3 PROPOSED SECTION THRU CLUB ROOM - LOOKING WEST
A4.1 SCALE 1/4" = 1'-0"



4 PROPOSED SECTION THRU ENTRANCE - LOOKING WEST
A4.1 SCALE 1/4" = 1'-0"

REVISIONS	BY



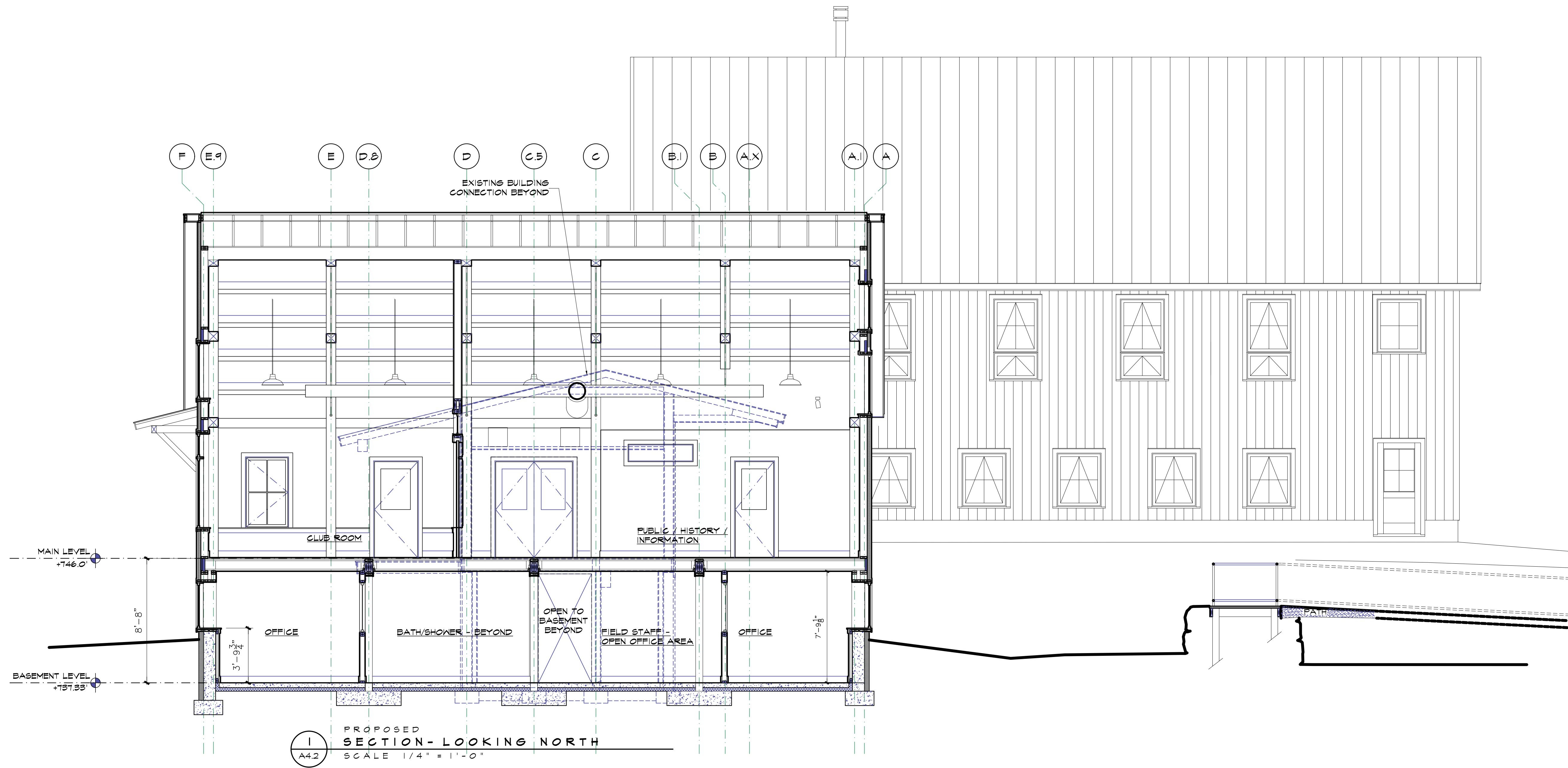
GREEN MOUNTAIN CLUB
HEADQUARTERS PLANNING COMMITTEE
CONTRIBUTING DESIGN FIRMS:
THE DESIGN GROUP
144 Schellville School Road
PO Box 237, Warren, VT 05674
tel: 802-496-2166
CUSHMAN
DESIGN GROUP

PROPOSED RECONSTRUCTION
GREEN MOUNTAIN CLUB
HERRICK BUILDING
WATERBURY CTR, VERMONT

DESIGN DEVELOPMENT
BUILDING SECTIONS

Date 3.04.2022
Scale 1/4" = 1'-0"
Drawn CF/LD
Job 1480
Sheet
Of A4.1
Sheets

Exhibit C8



REVISIONS	BY



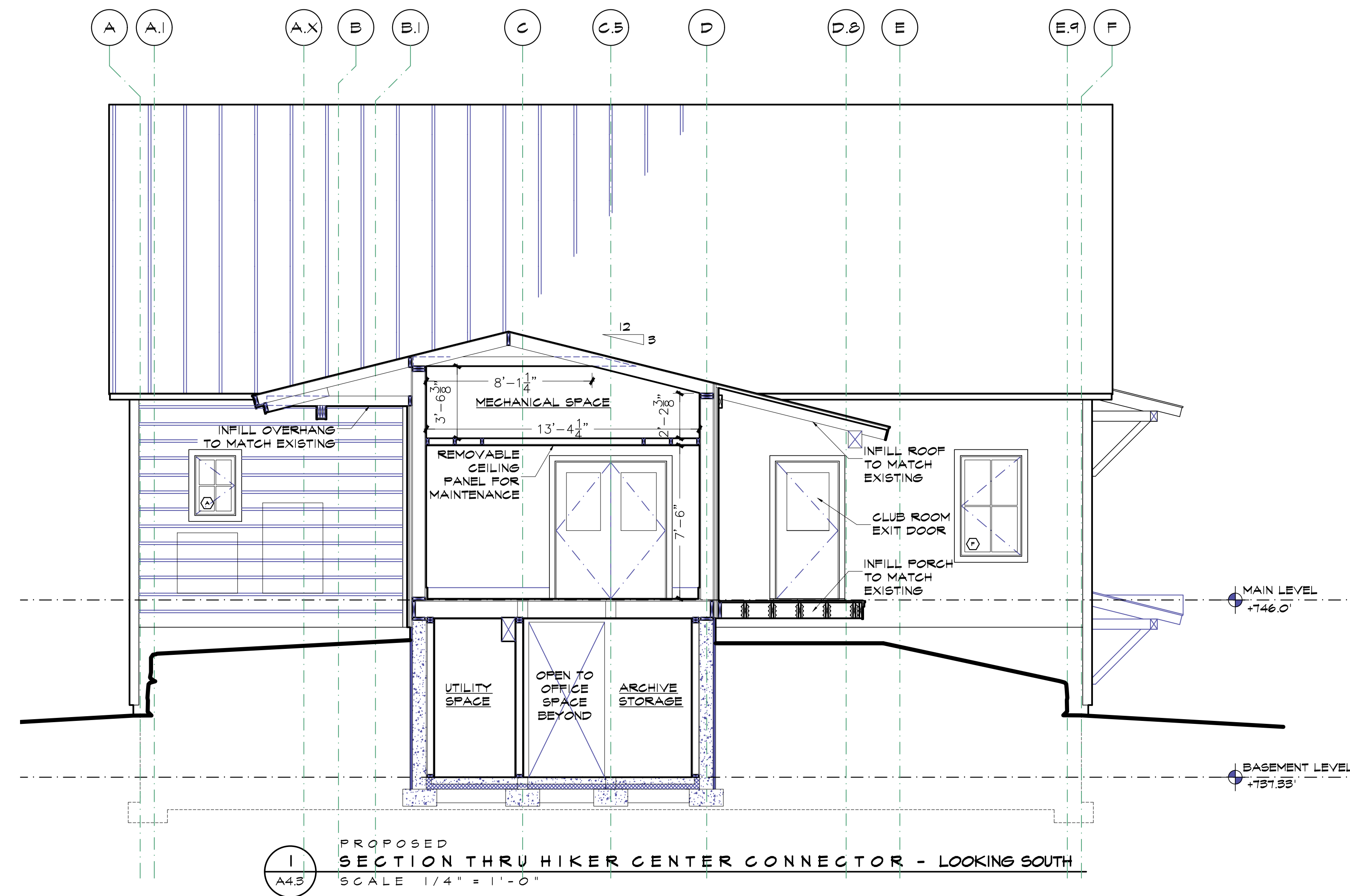
GREEN MOUNTAIN CLUB
HEADQUARTERS PLANNING COMMITTEE
CONTRIBUTING DESIGN FIRMS:
THE DESIGN GROUP
1445 South Hill of Ashland, Vermont
PO Box 237, Waterbury, VT 05671
tel: 802-496-2166
CUSHMAN
DESIGN GROUP

PROPOSED RECONSTRUCTION
GREEN MOUNTAIN CLUB
HERRICK BUILDING
WATERBURY CTR, VERMONT

DESIGN DEVELOPMENT
BUILDING SECTIONS

Date 3.04.2022
Scale 1/4" = 1'-0"
Drawn CF/LD
Job 1980
Sheet
Of A4.2
Sheets

Exhibit C9



REVISIONS	BY
△	
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△	
△	
△	
△	



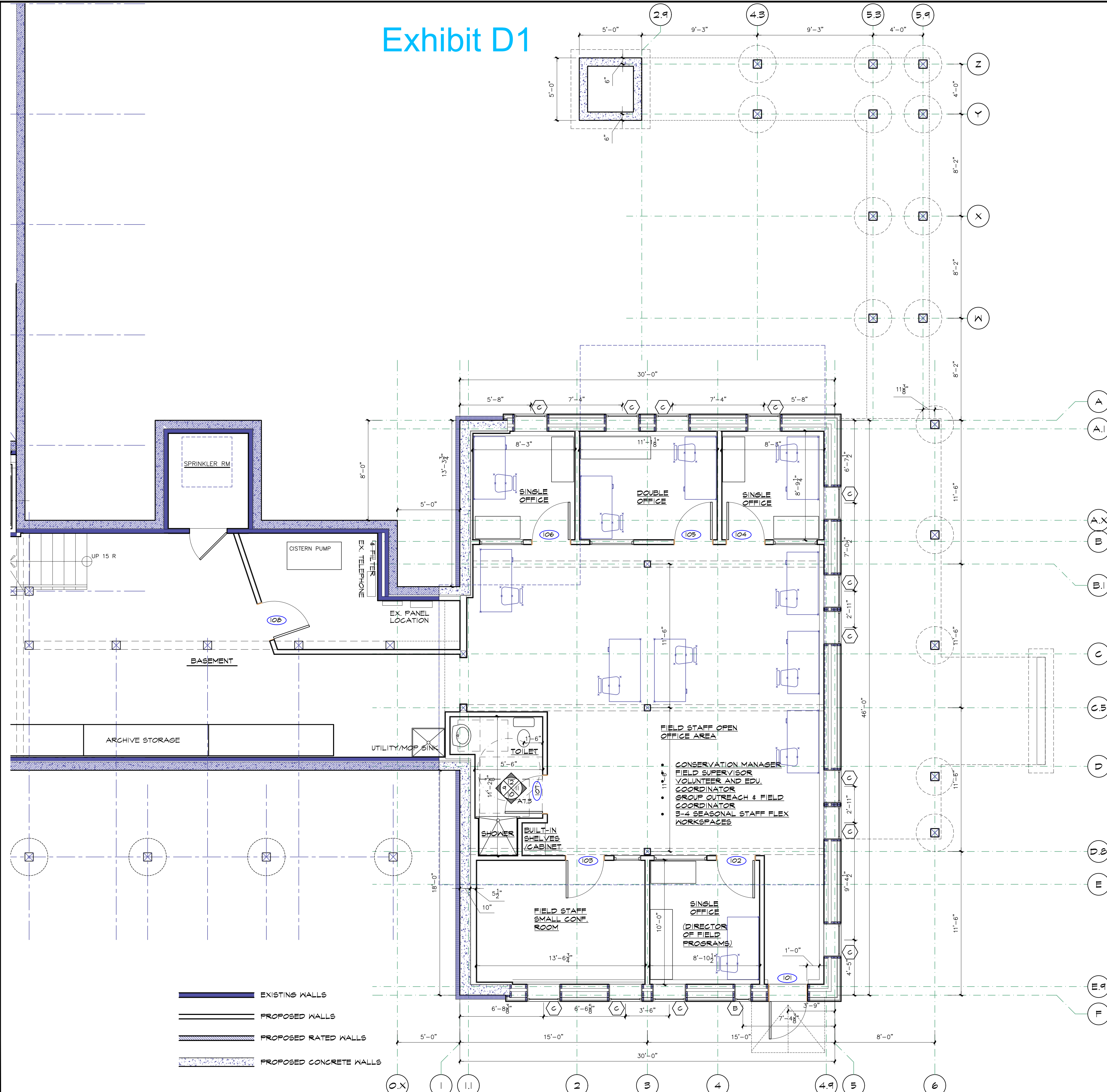
GREEN MOUNTAIN CLUB
HEADQUARTERS PLANNING COMMITTEE
CONTRIBUTING DESIGN FIRMS:
THE DESIGN GROUP
146 Schell Road, Acushnet, Rhode Island
PO Box 237, Warren, VT 05674
tel: 802-496-2166
CUSHMAN
DESIGN GROUP

PROPOSED RECONSTRUCTION
GREEN MOUNTAIN CLUB
HERRICK BUILDING
WATERBURY CTR., VERMONT

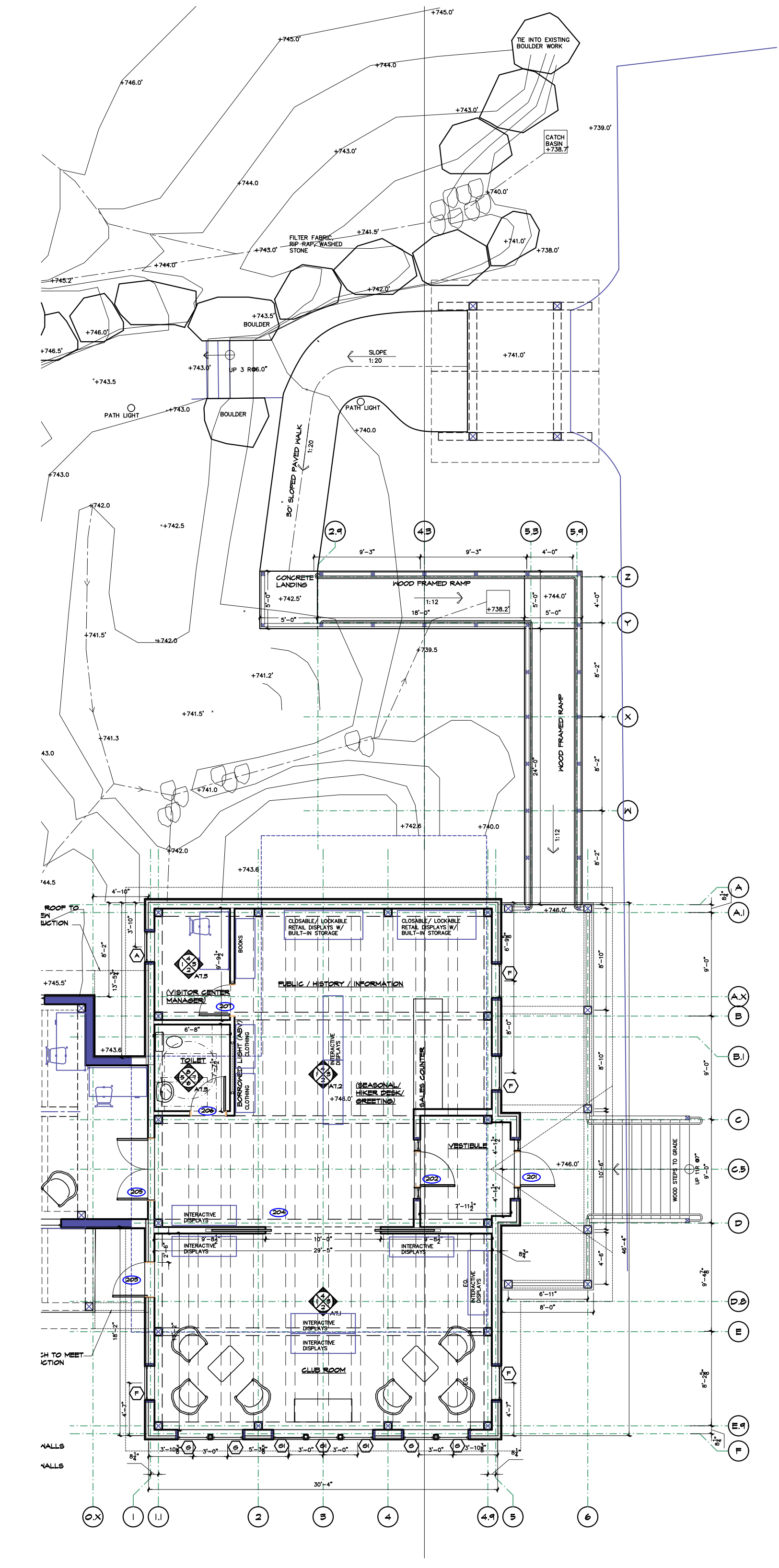
DESIGN DEVELOPMENT
BUILDING SECTIONS

Date 3.04.2022
Scale 1/4" = 1'-0"
Drawn CFL/D
Job 1980
Sheet
A4.3
Of Sheets

Exhibit D1



1 PROPOSED LOWER LEVEL - BASEMENT PLAN
SCALE 1/4" = 1'-0"



2 PROPOSED MAIN LEVEL - RAMP PLAN
SCALE 1/8" = 1'-0"

REVISIONS	BY

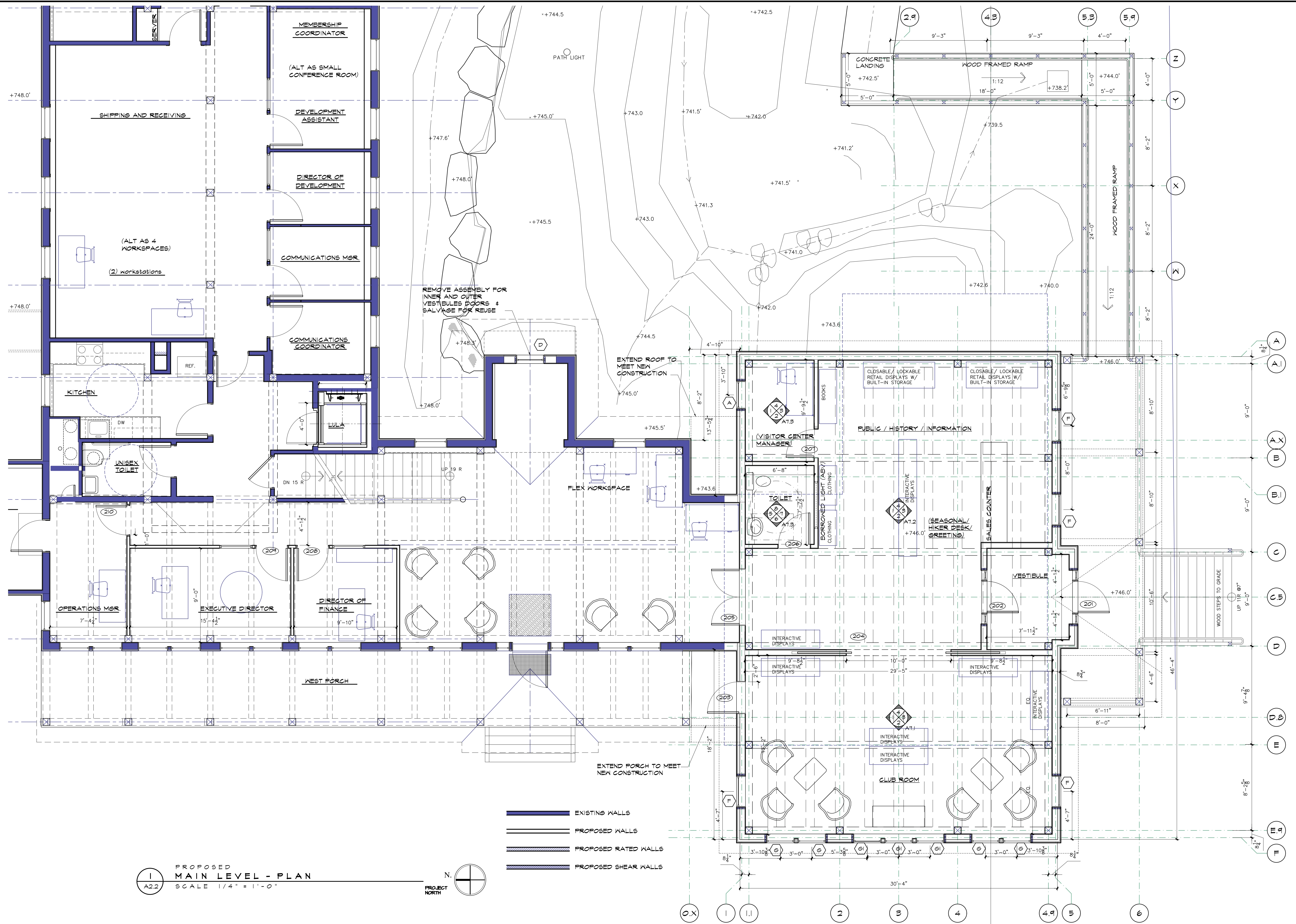


GREEN MOUNTAIN CLUB
 HEADQUARTERS PLANNING COMMITTEE
 CONTRIBUTING DESIGN FIRMS:
THE DESIGN GROUP
 1445 Schellville Rd., Acushnet, Vermont, VT 05674
 tel: 802-496-2166

PROPOSED RECONSTRUCTION
GREEN MOUNTAIN CLUB
HERRICK BUILDING
 WATERBURY CTR., VERMONT

DESIGN DEVELOPMENT
BUILDING PLANS

Date: 3.04.2022
 Scale: 1/4" = 1'-0"
 Drawn: CF/LD
 Job: 1480
 Sheet: **A2.1**
 Of: 2 Sheets



I
A2.2
PROPOSED MAIN LEVEL - PLAN
SCALE 1/4" = 1'-0"

- EXISTING WALLS
- PROPOSED WALLS
- PROPOSED RATED WALLS
- PROPOSED SHEAR WALLS

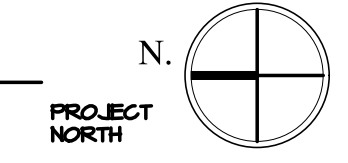
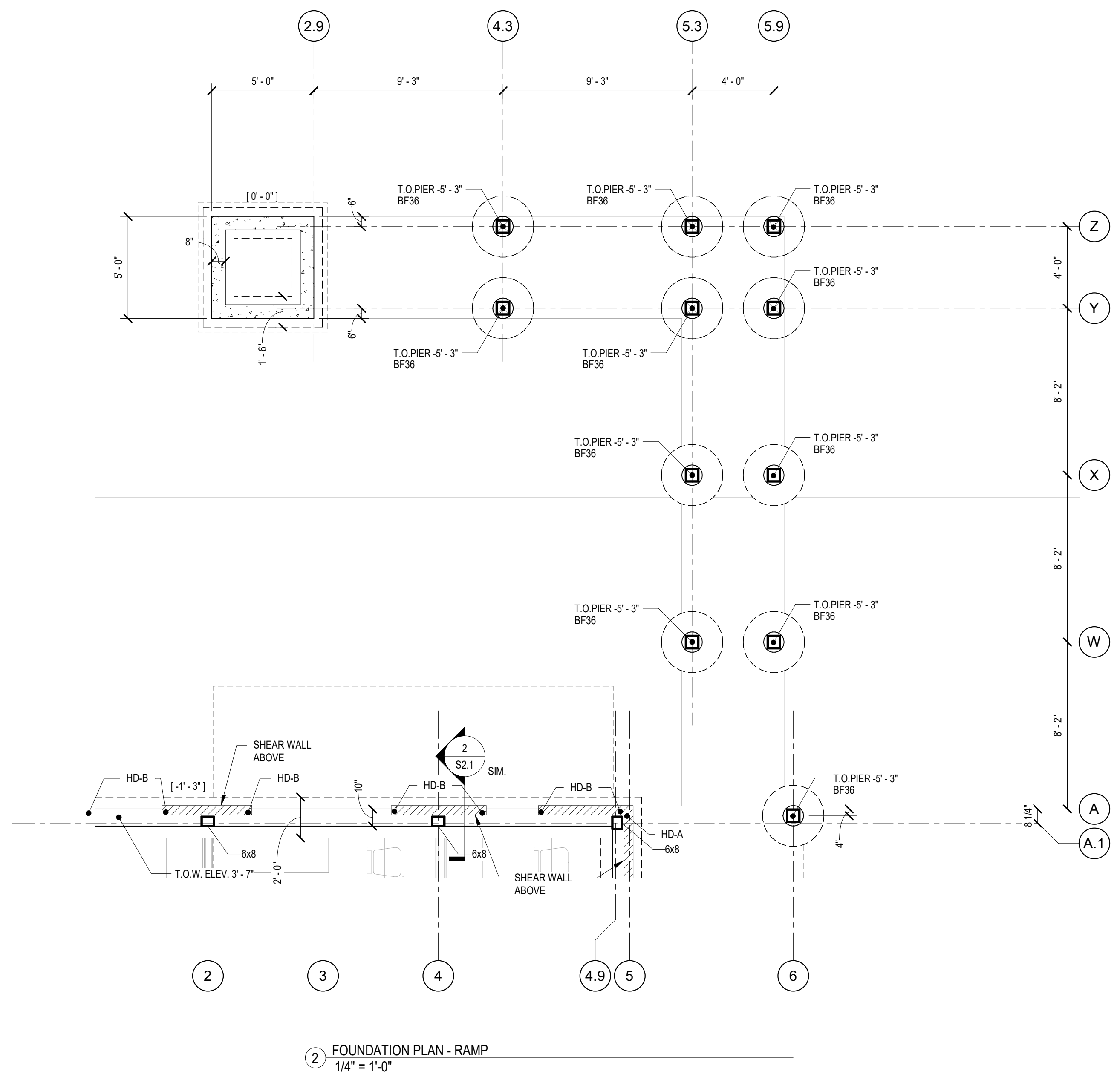


Exhibit D2

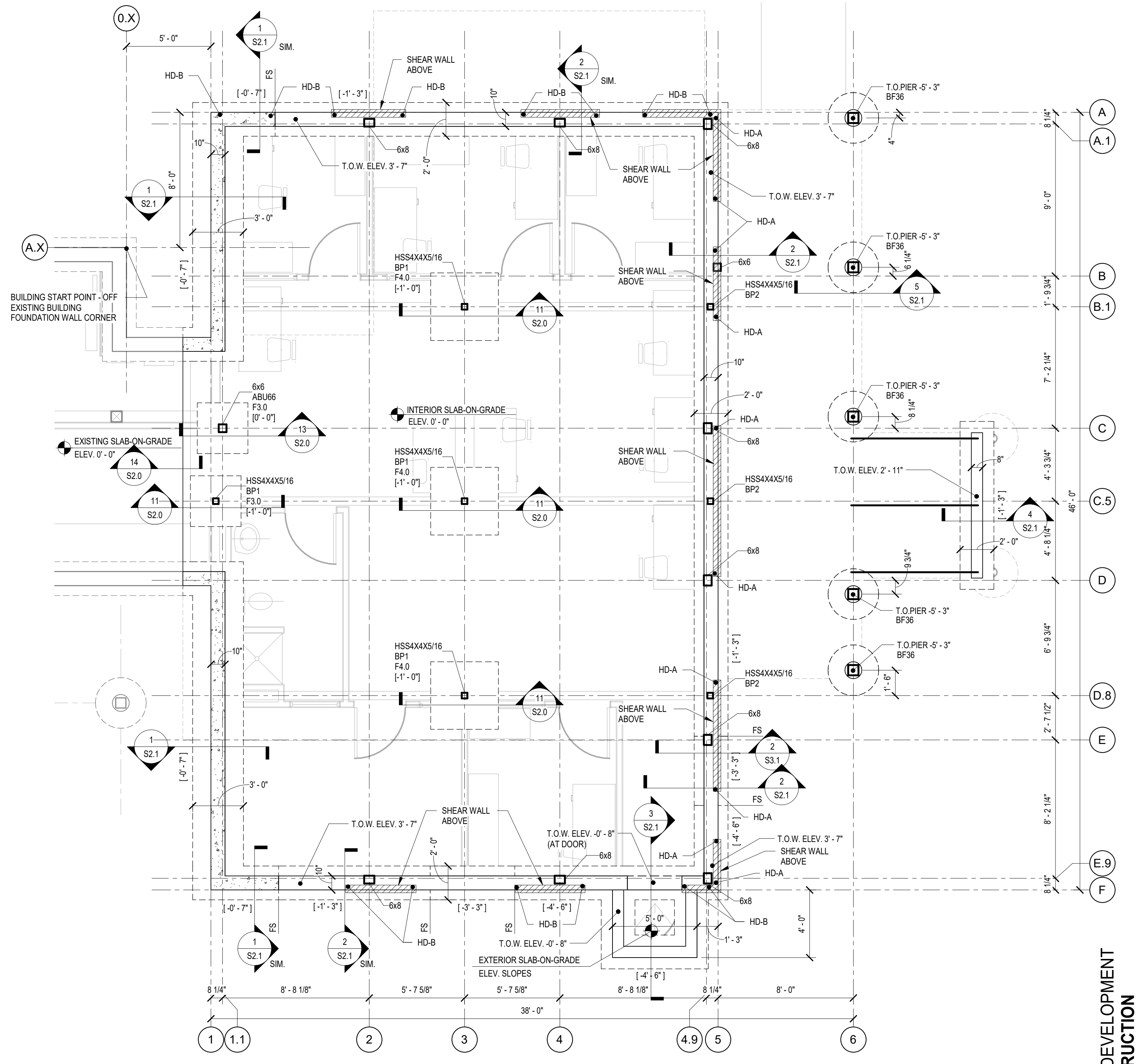
<p> GREEN MOUNTAIN CLUB HEADQUARTERS PLANNING COMMITTEE CONTRIBUTING DESIGN FIRMS: THE DESIGN GROUP <small>1445 Schellville Rd., Shelburne, Vermont, VT 05487 PO Box 237, Waterbury, VT 05671 tel: 802-496-2166</small> </p>	<p> PROPOSED RECONSTRUCTION GREEN MOUNTAIN CLUB HERRICK BUILDING WATERBURY CTR., VERMONT </p>
<p> DESIGN DEVELOPMENT BUILDING PLANS </p>	
<p>Date: 3.04.2022</p>	
<p>Scale: 1/4" = 1'-0"</p>	
<p>Drawn: CF/LD</p>	
<p>Job: 1480</p>	
<p>Sheet: A2.2</p>	
<p>Of: _____ Sheets</p>	

Exhibit E1



2 FOUNDATION PLAN - RAMP
1/4" = 1'-0"

Type	Length	Width	Footing Thickness	Reinforcing
F3.0	3'-0"	3'-0"	1'-0"	(4) #5 BOTT. EACH WAY
F4.0	4'-0"	4'-0"	1'-0"	(5) #5 BOTT. EACH WAY



1 FOUNDATION PLAN
1/4" = 1'-0"

- NOTES:**
1. SLAB-ON-GRADE ELEVATION 0'-0" REFERENCES CIVIL FINISH FLOOR ELEVATION 737.33'.
 2. [XX-XX] INDICATES TOP OF FOOTING ELEVATION.
 3. "F#" DENOTES SPREAD FOOTING. SEE FOOTING SCHEDULE FOR SIZE AND REINFORCING.
 4. (XX-XX) INDICATES TOP OF PIER ELEVATION.
 5. FS = INDICATES FOOTING STEP.
 6. FOR INTERIOR AND EXTERIOR SLAB ON GRADE SEE DETAIL 8/S2.0.

REVISIONS	BY

GREEN MOUNTAIN CLUB
HEADQUARTERS PLANNING COMMITTEE

CONTRIBUTING DESIGN FIRMS:

THE DESIGN GROUP
Jeff Schellberg, Architect of Record
PO Box 237, Warren, VT 05674
tel: 802-496-2166

CUSHMAN DESIGN GROUP
100 South Main Street, Suite 200
Warren, VT 05674
tel: 802-496-2166

ENGINEERING PC VENTURES
100 South Main Street, Suite 200
Warren, VT 05674
tel: 802-496-2166

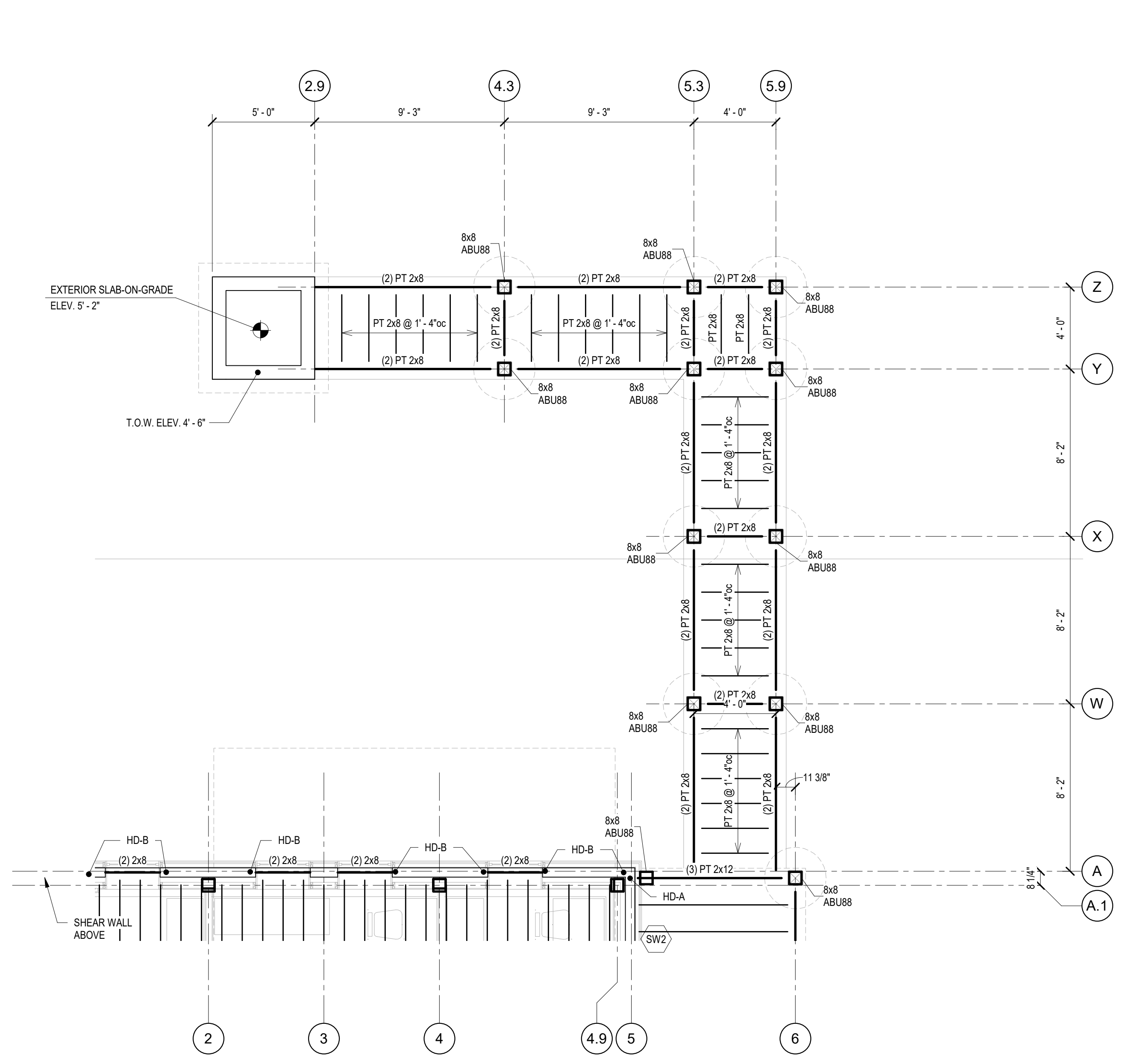
PROPOSED RECONSTRUCTION
GREEN MOUNTAIN CLUB
HERRICK BUILDING
WATERBURY CTR, VERMONT

BID & PERMIT
FOUNDATION PLAN

PRELIMINARY DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION

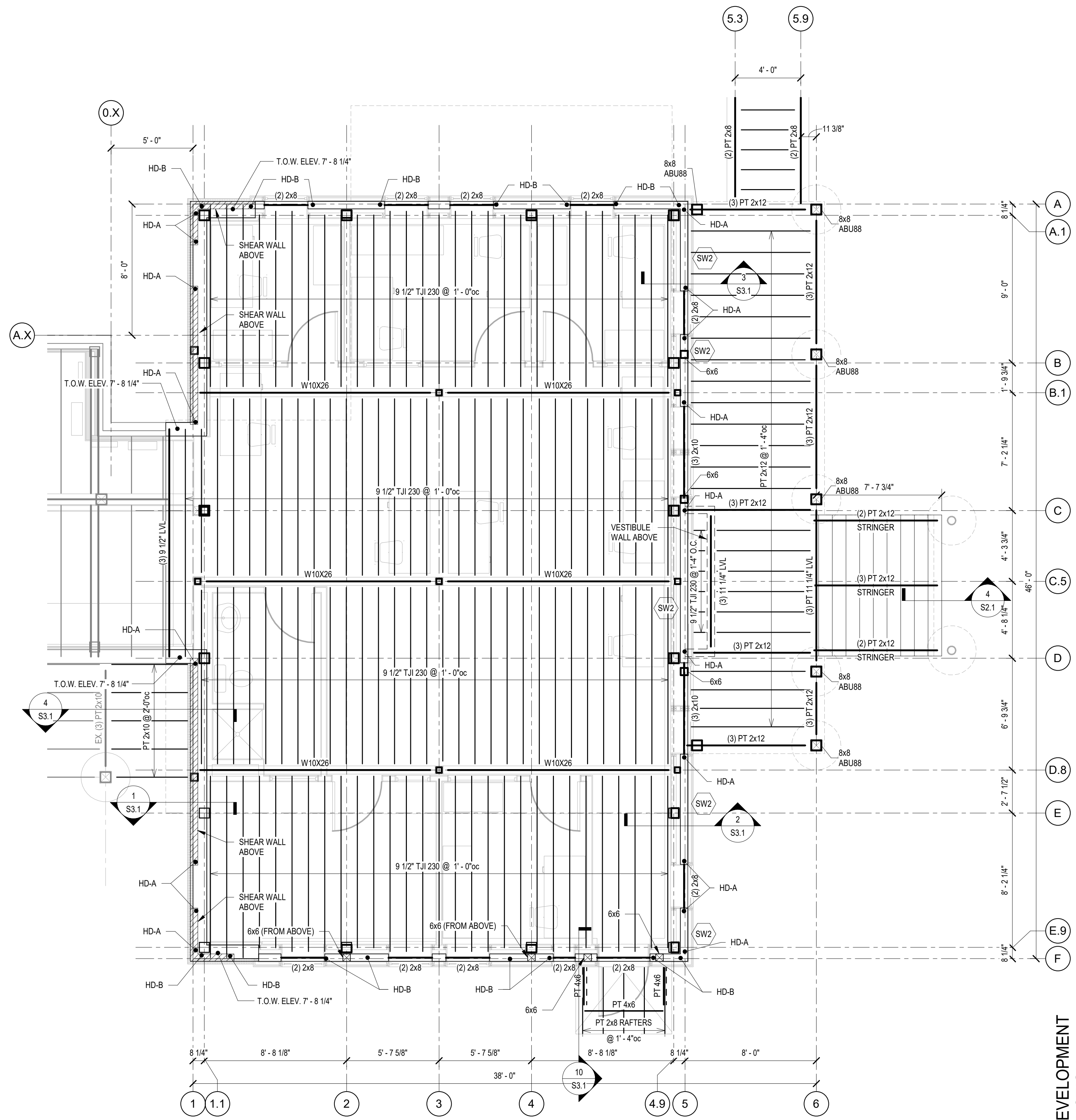
Date 3/4/2022
Scale As indicated
Drawn KGJMH
Job 21524
Sheet
S1.0
Of Sheets

Exhibit E2



2 MAIN LEVEL FRAMING - RAMP FRAMING PLAN
1/4" = 1'-0"

NOTES:
1. RAMP DECKING TO BE PT 2x DECKING.



1 MAIN LEVEL FRAMING PLAN
1/4" = 1'-0"

NOTES:
1. ELEVATIONS SHOWN REFERENCE 0'-0".
2. TOP OF SUBFLOOR ELEVATION = +8'-8".
3. FLOOR SHEATHING SHALL BE 23/32, 24 SPAN RATING, 2 SPAN MINIMUM. PLACE LONG DIMENSION OF SHEET PERPENDICULAR TO SUPPORTS AND STAGGER JOINTS.
4. *SW# INDICATES SHEAR WALL. SEE SHEAR WALL SCHEDULE FOR INFORMATION.
5. UNLESS NOTED OTHERWISE, ALL EXTERIOR WALLS SHALL BE 'SW1'.
6. SEE DRAWING S4.0 FOR TIMBER FRAME.
7. EXTERIOR WALLS TO BE 2x6 AT 16" O.C.

PRELIMINARY DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION

REVISIONS	BY

GREEN MOUNTAIN CLUB
HEADQUARTERS PLANNING COMMITTEE

CONTRIBUTING DESIGN FIRMS:

THE DESIGN GROUP
Jeff Schallkopf, Architect of Record
PO Box 237, Warren, VT 05674
tel: 802-496-2166

CUSHMAN
DESIGN GROUP

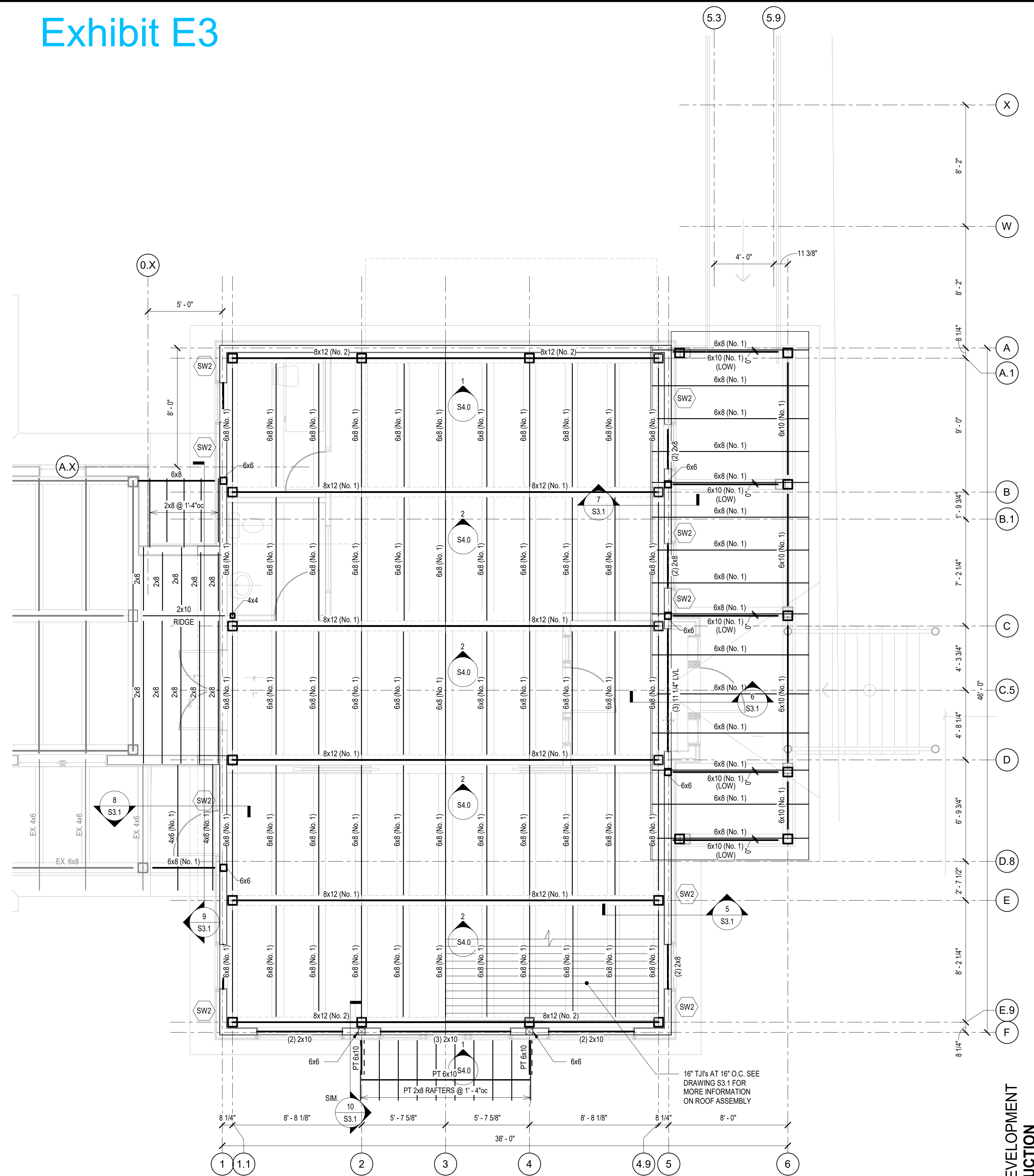
ENGINEERING PC
VENTURES

PROPOSED RECONSTRUCTION
GREEN MOUNTAIN CLUB
HERRICK BUILDING
WATERBURY CTR, VERMONT

BID & PERMIT
MAIN LEVEL FRAMING
PLAN

Date	3/4/2022
Scale	As indicated
Drawn	KG/JMH
Job	21524
Sheet	S1.1
Of	Sheets

Exhibit E3



1 TIMBER BEARING
1/4" = 1'-0"

NOTES:

1. ELEVATIONS SHOWN REFERENCE 0'-0".
2. ROOF SHEATHING SHALL BE 23/32, 24 SPAN RATING, 2 SPAN MINIMUM. PLACE LONG DIMENSION OF SHEET PERPENDICULAR TO SUPPORTS AND STAGGER JOINTS. SEE DETAILS FOR BUILT UP ROOF ASSEMBLY FOR MORE INFORMATION.
3. PORCH ROOF SHEATHING TO BE 2x TONGUE AND GROOVE ROOF DECKING - PROVIDE TWO-SPAN CONTINUOUS LAYUP.
4. EXTERIOR WALLS TO BE 2x6 AT 16" O.C.
5. "SW" INDICATES SHEAR WALL. SEE SHEAR WALL SCHEDULE FOR INFORMATION.
6. UNLESS NOTED OTHERWISE, ALL EXTERIOR WALLS SHALL BE "SW1".

PRELIMINARY DESIGN DEVELOPMENT
 NOT FOR CONSTRUCTION

PROPOSED RECONSTRUCTION
GREEN MOUNTAIN CLUB
 HERRICK BUILDING
 WATERBURY CTR, VERMONT

BID & PERMIT
 ROOF FRAMING PLAN

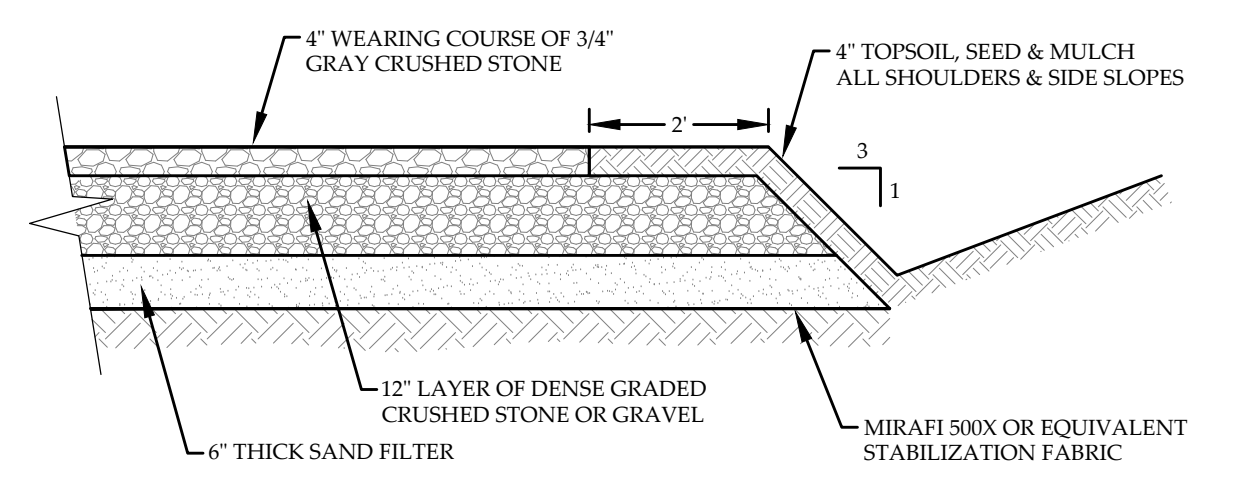
Date 3/4/2022
 Scale As indicated
 Drawn KG/JMH
 Job 21524
 Sheet
S1.2
 Of Sheets

GREEN MOUNTAIN CLUB
 HEADQUARTERS PLANNING COMMITTEE

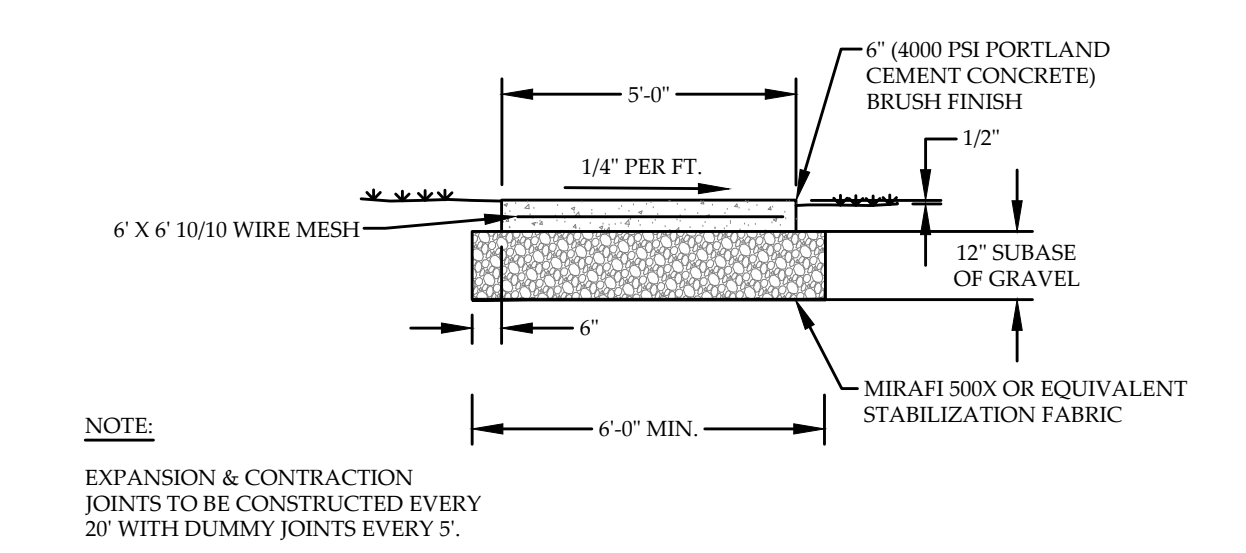
THE DESIGN GROUP
 Jeff Schellkopf, Architect of Record
 PO Box 237, Warren, VT 05674
 tel: 802-496-2166



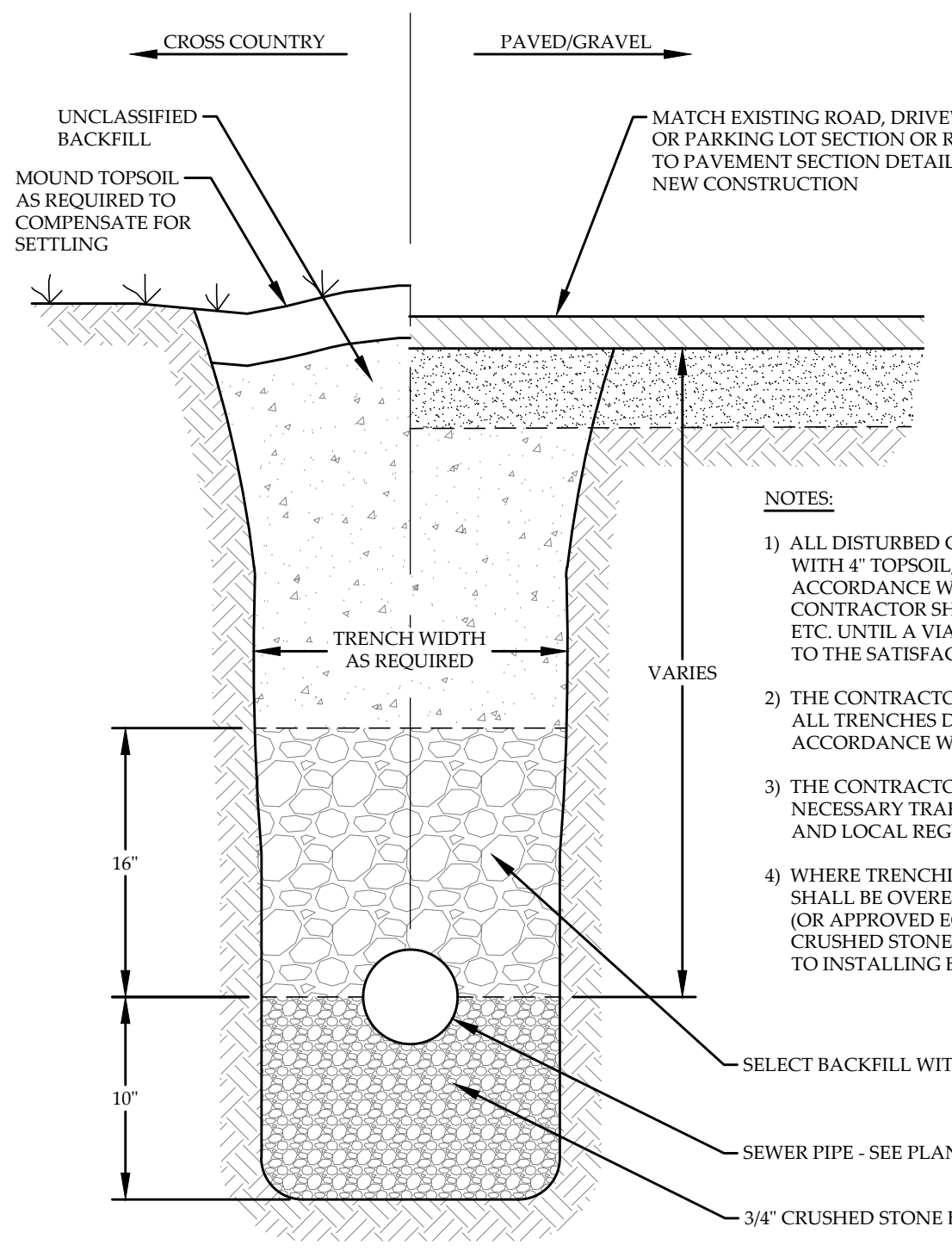
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1
C-3
TYPICAL GRAVEL DRIVEWAY SECTION
NOT TO SCALE

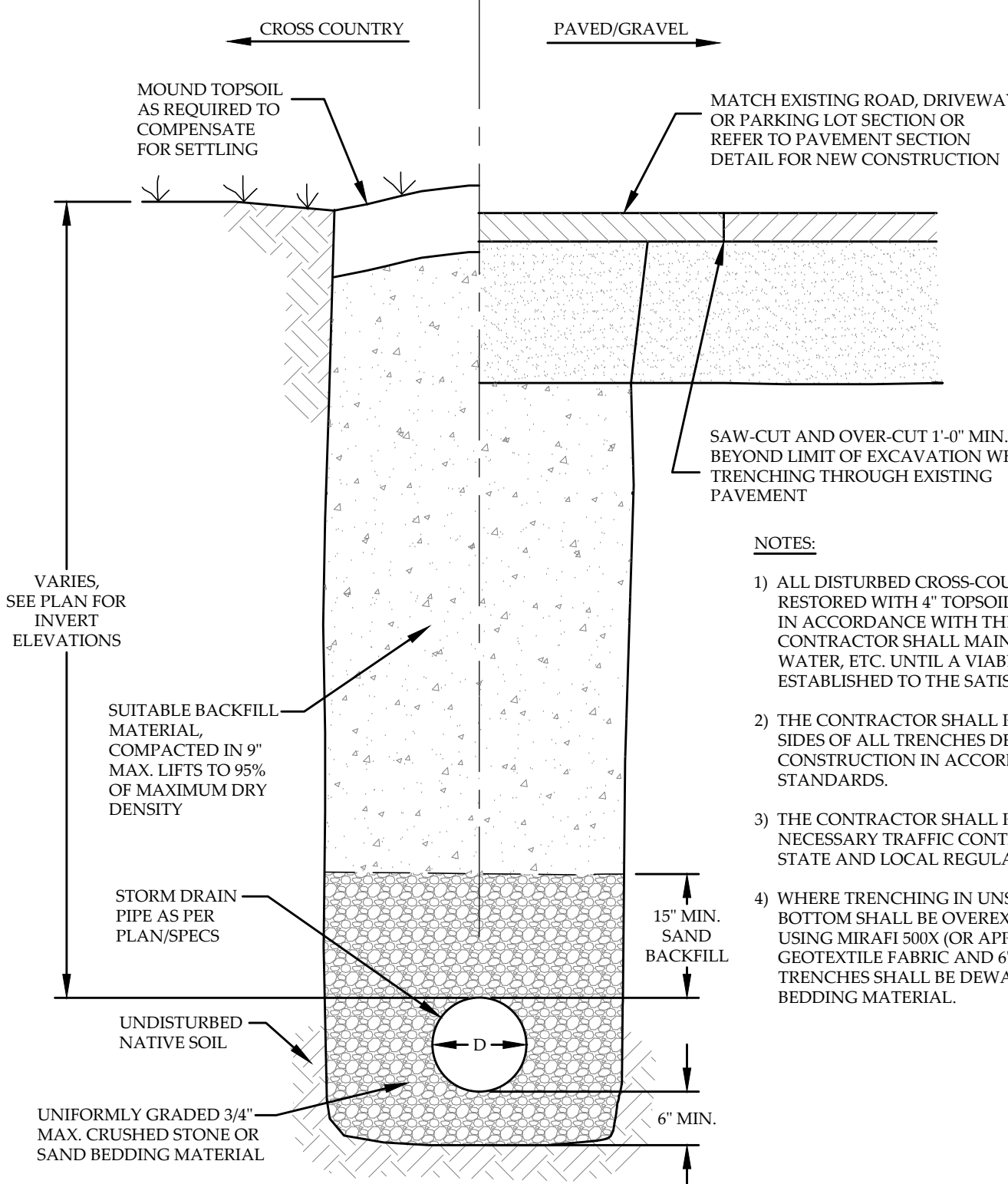


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C-3
CONCRETE SIDEWALK CROSS-SECTION
NOT TO SCALE



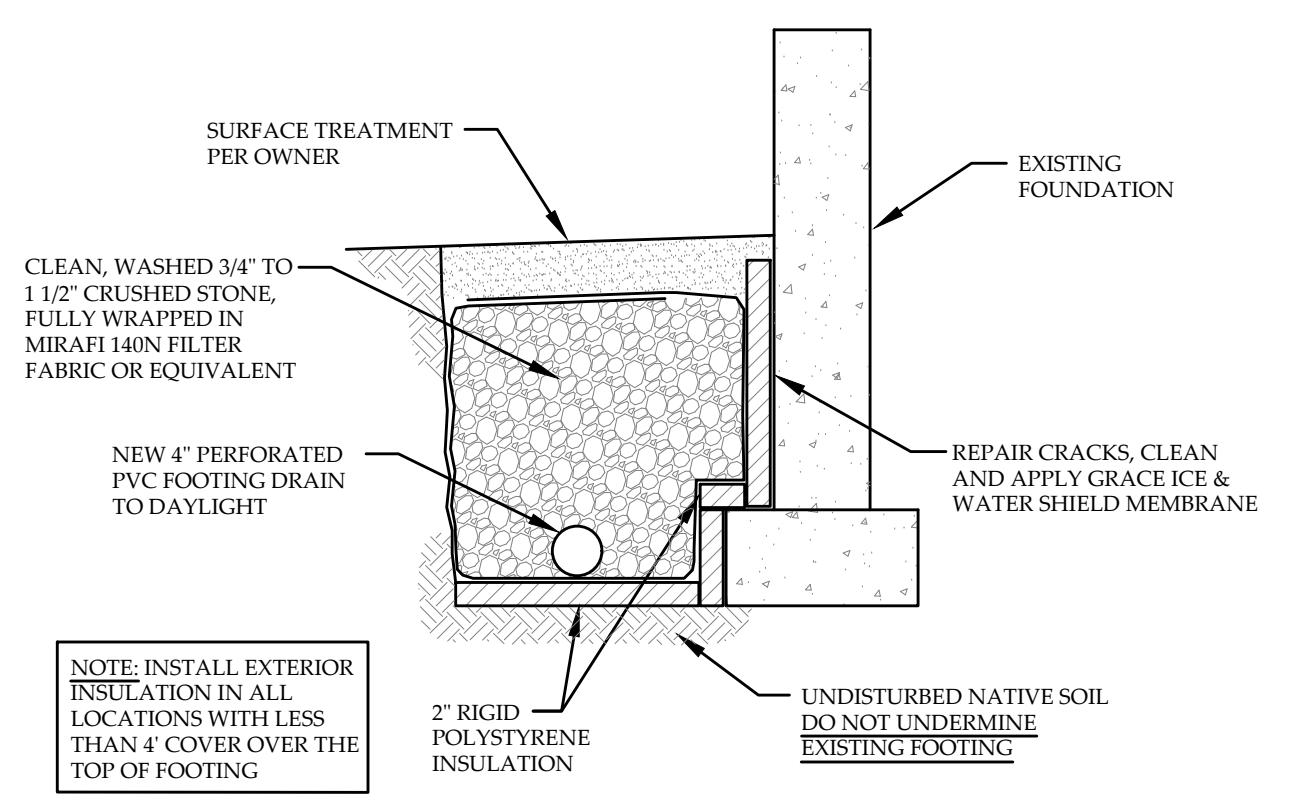
3
C-3
TYPICAL SEWER TRENCH
NOT TO SCALE

- NOTES:**
- 1) ALL DISTURBED CROSS-COUNTRY AREAS SHALL BE RESTORED WITH 4" TOPSOIL, SEED, FERTILIZER AND MULCH IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS. THE CONTRACTOR SHALL MAINTAIN EROSION CONTROL, WATER, ETC. UNTIL A VIABLE STAND OF GRASS HAS BEEN ESTABLISHED TO THE SATISFACTION OF THE ENGINEER.
 - 2) THE CONTRACTOR SHALL PROVIDE SHORING OR TAPER SIDES OF ALL TRENCHES DEEPER THAN 4 FT. DURING CONSTRUCTION IN ACCORDANCE WITH V.O.S.H.A. STANDARDS.
 - 3) THE CONTRACTOR SHALL PROVIDE AND COORDINATE ALL NECESSARY TRAFFIC CONTROLS IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
 - 4) WHERE TRENCHING IN UNSTABLE SOILS THE TRENCH BOTTOM SHALL BE OVEREXCAVATED AND STABILIZED USING MIRAFI 500X (OR APPROVED EQUIVALENT) GEOTEXTILE FABRIC AND 6" MIN. CRUSHED STONE. WET TRENCHES SHALL BE DEWATERED PRIOR TO INSTALLING BEDDING MATERIAL.

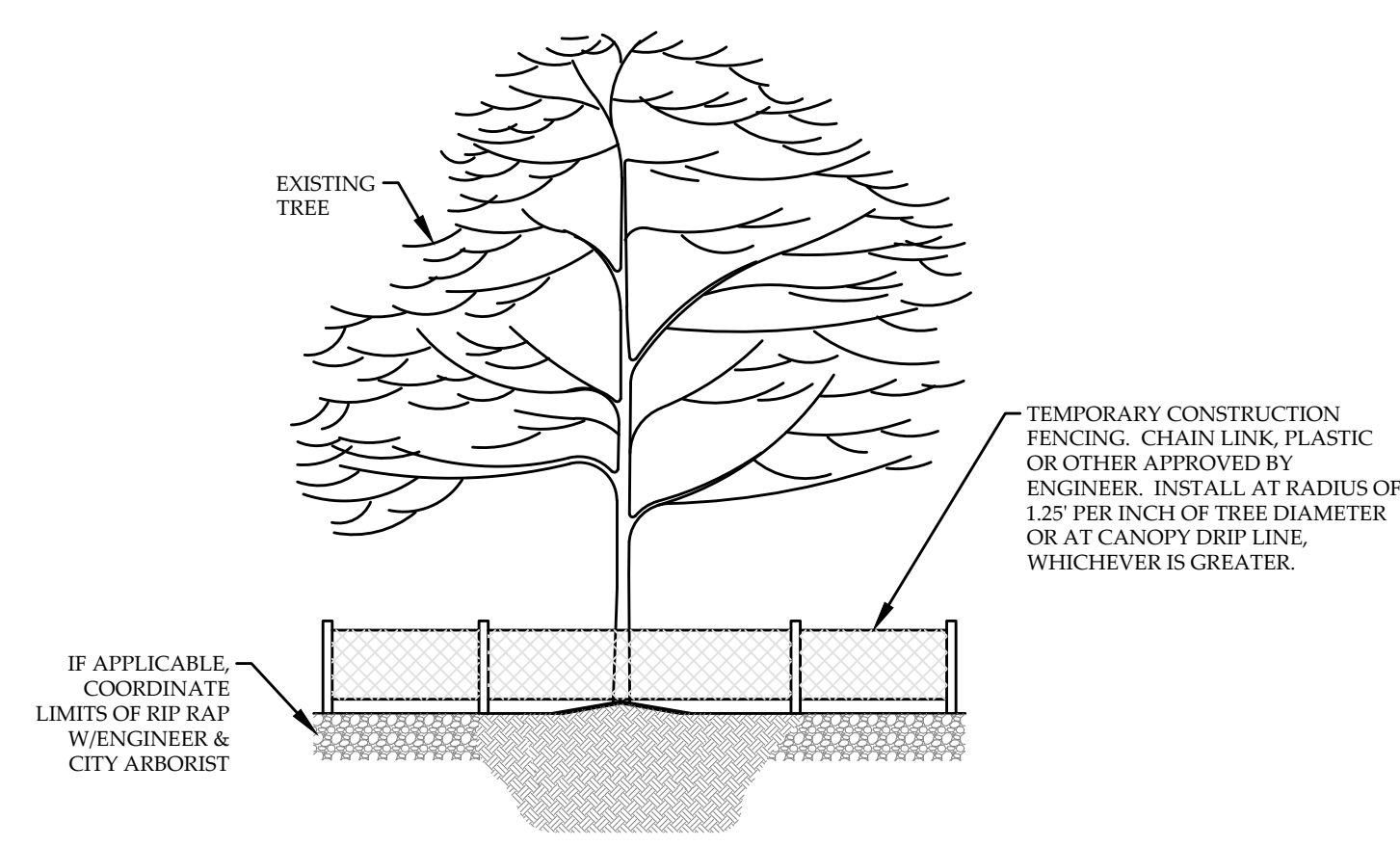


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C-3
TYPICAL STORM DRAIN TRENCH
NOT TO SCALE

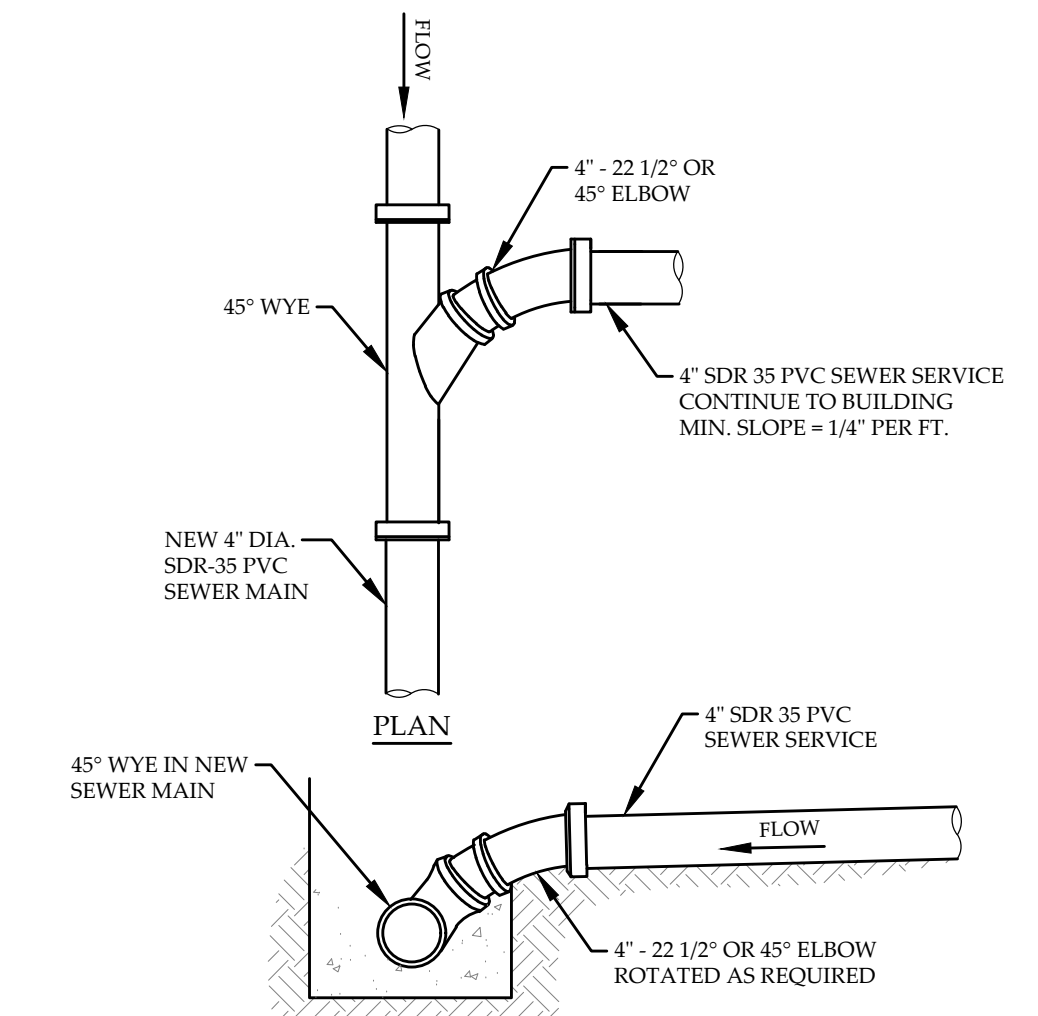
- NOTES:**
- 1) ALL DISTURBED CROSS-COUNTRY AREAS SHALL BE RESTORED WITH 4" TOPSOIL, SEED, FERTILIZER AND MULCH IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS. THE CONTRACTOR SHALL MAINTAIN EROSION CONTROL, WATER, ETC. UNTIL A VIABLE STAND OF GRASS HAS BEEN ESTABLISHED TO THE SATISFACTION OF THE ENGINEER.
 - 2) THE CONTRACTOR SHALL PROVIDE SHORING OR TAPER SIDES OF ALL TRENCHES DEEPER THAN 4 FT. DURING CONSTRUCTION IN ACCORDANCE WITH V.O.S.H.A. STANDARDS.
 - 3) THE CONTRACTOR SHALL PROVIDE AND COORDINATE ALL NECESSARY TRAFFIC CONTROLS IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
 - 4) WHERE TRENCHING IN UNSTABLE SOILS THE TRENCH BOTTOM SHALL BE OVEREXCAVATED AND STABILIZED USING MIRAFI 500X (OR APPROVED EQUIVALENT) GEOTEXTILE FABRIC AND 6" MIN. CRUSHED STONE. WET TRENCHES SHALL BE DEWATERED PRIOR TO INSTALLING BEDDING MATERIAL.



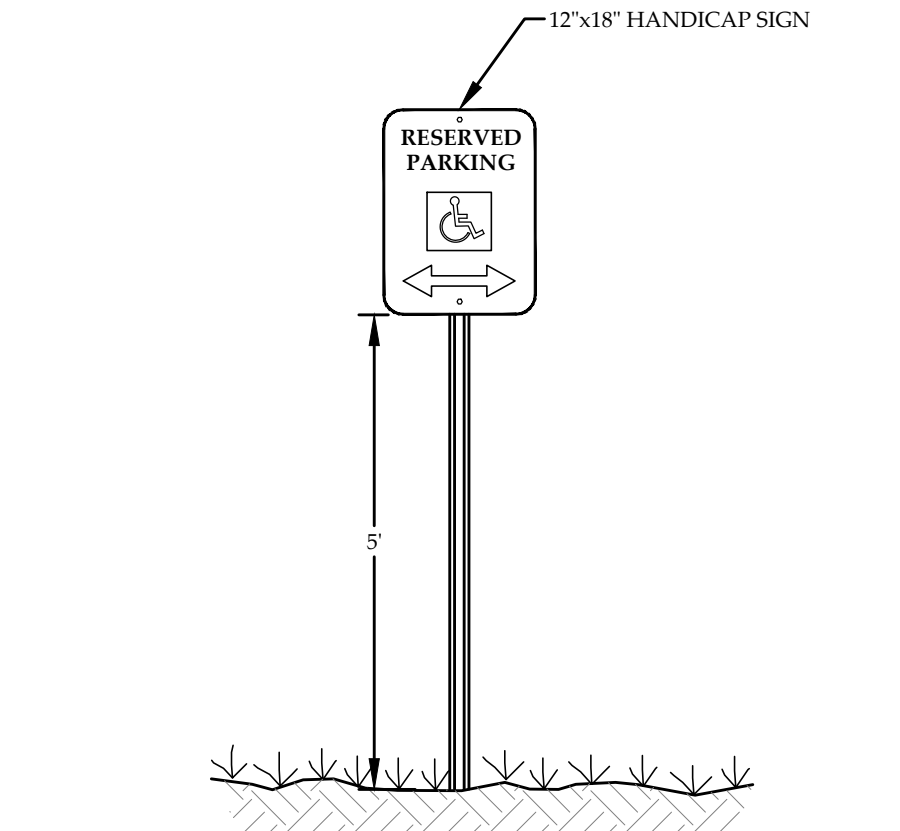
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C-3
TYPICAL FOOTING DRAIN
NOT TO SCALE



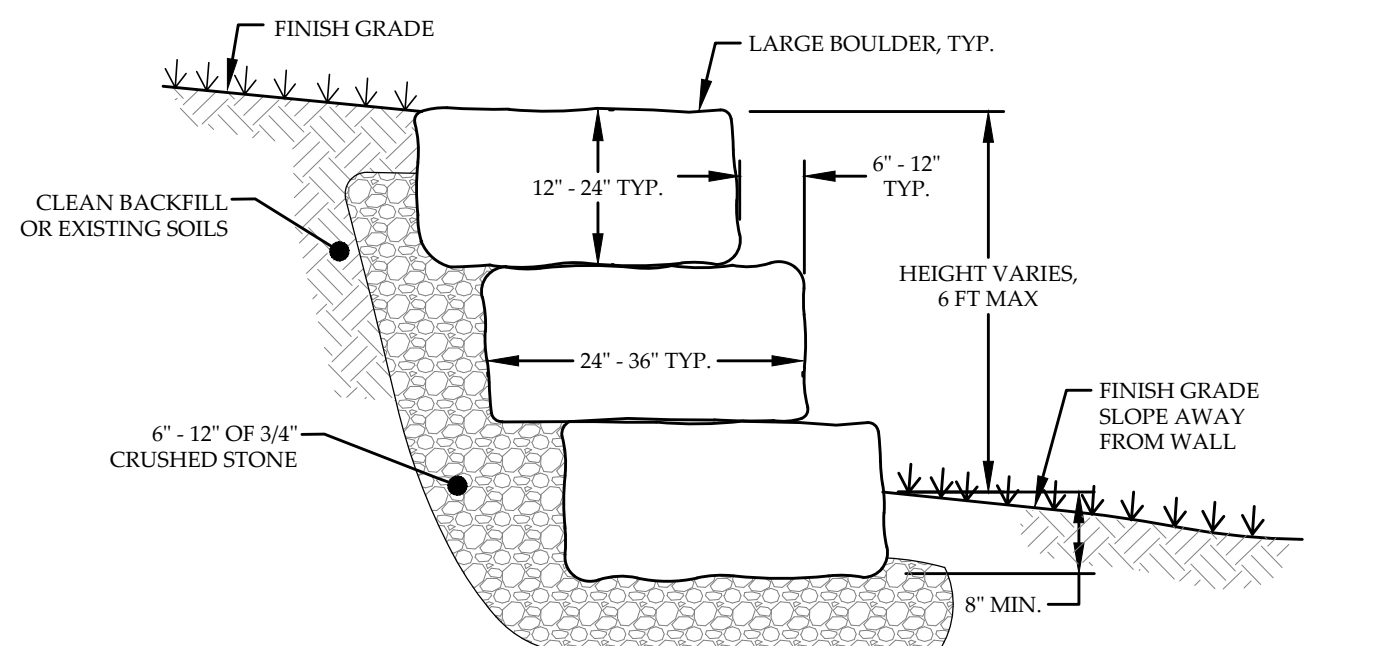
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TYP. EXISTING TREE PROTECTION DETAIL
NOT TO SCALE



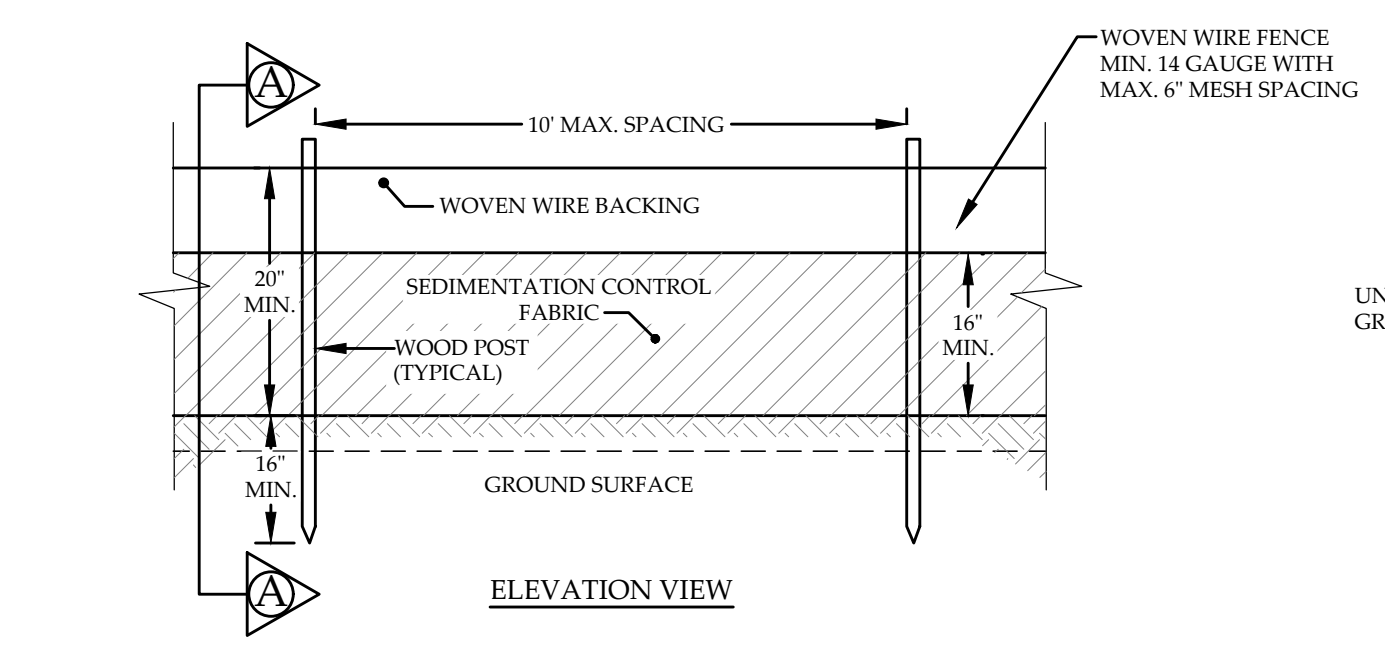
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C-3
TYPICAL WYE-TYPE CONNECTION
NOT TO SCALE



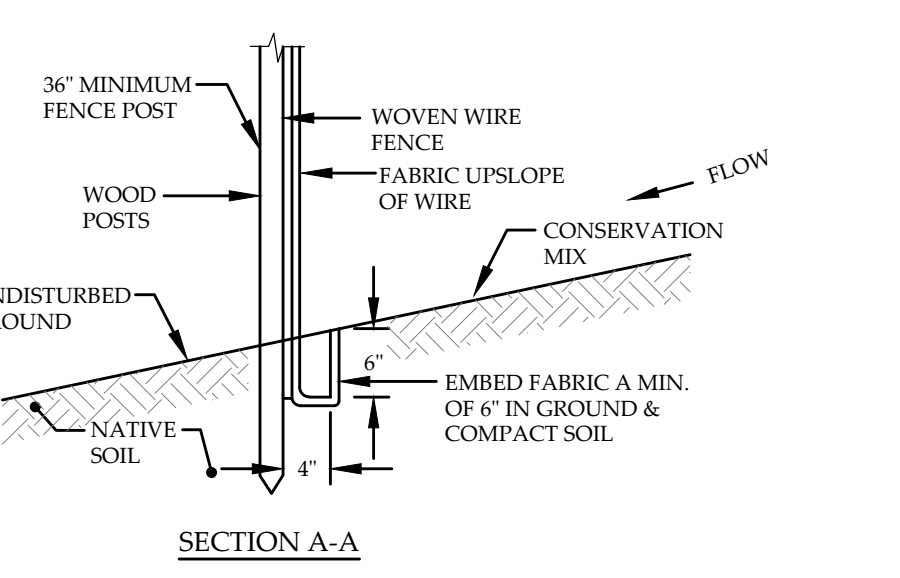
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TYPICAL RESERVED HANDICAP PARKING SIGN
NOT TO SCALE



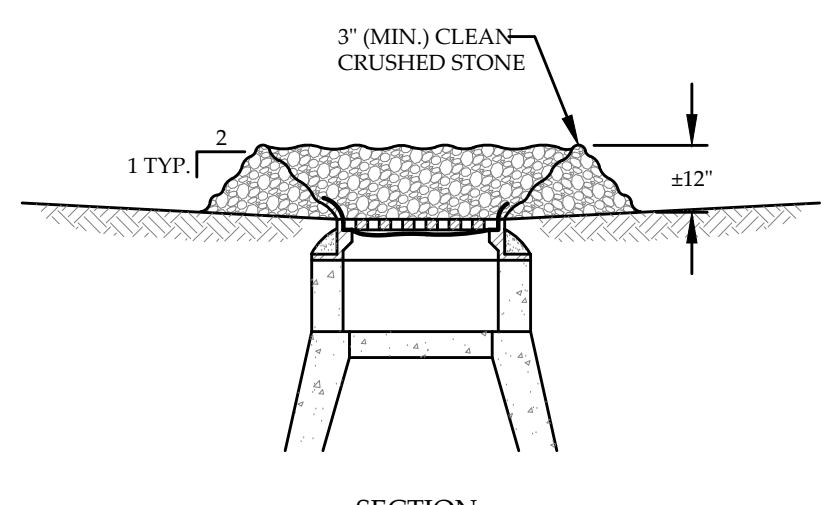
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C-3
TYPICAL BOULDER WALL DETAIL
NOT TO SCALE



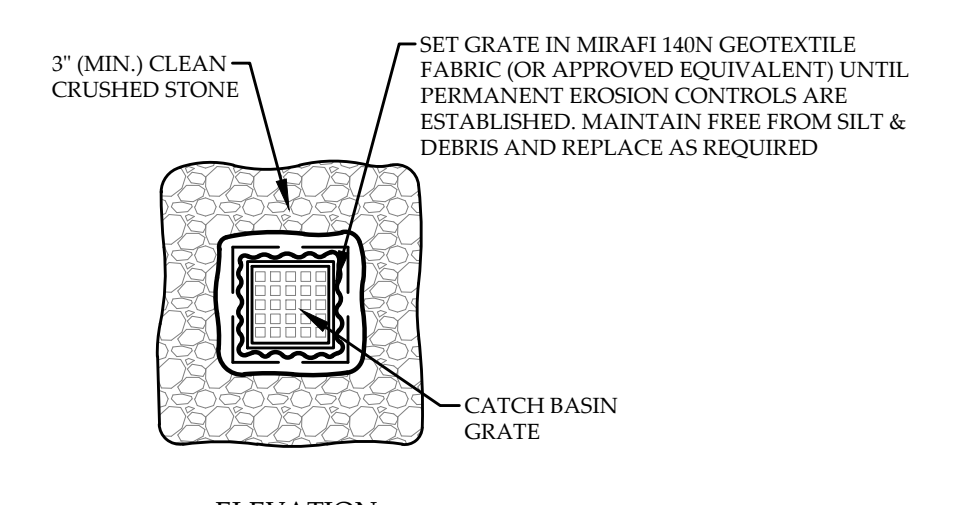
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C-3
SILT FENCE DETAIL
NOT TO SCALE



SECTION A-A



SECTION



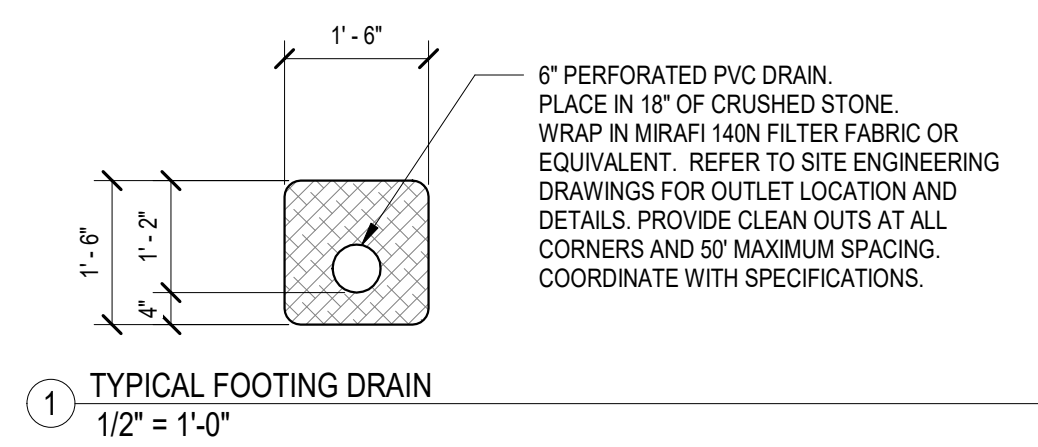
ELEVATION

11
C-3
CATCH BASIN INLET PROTECTION, STONE TYPE
NOT TO SCALE

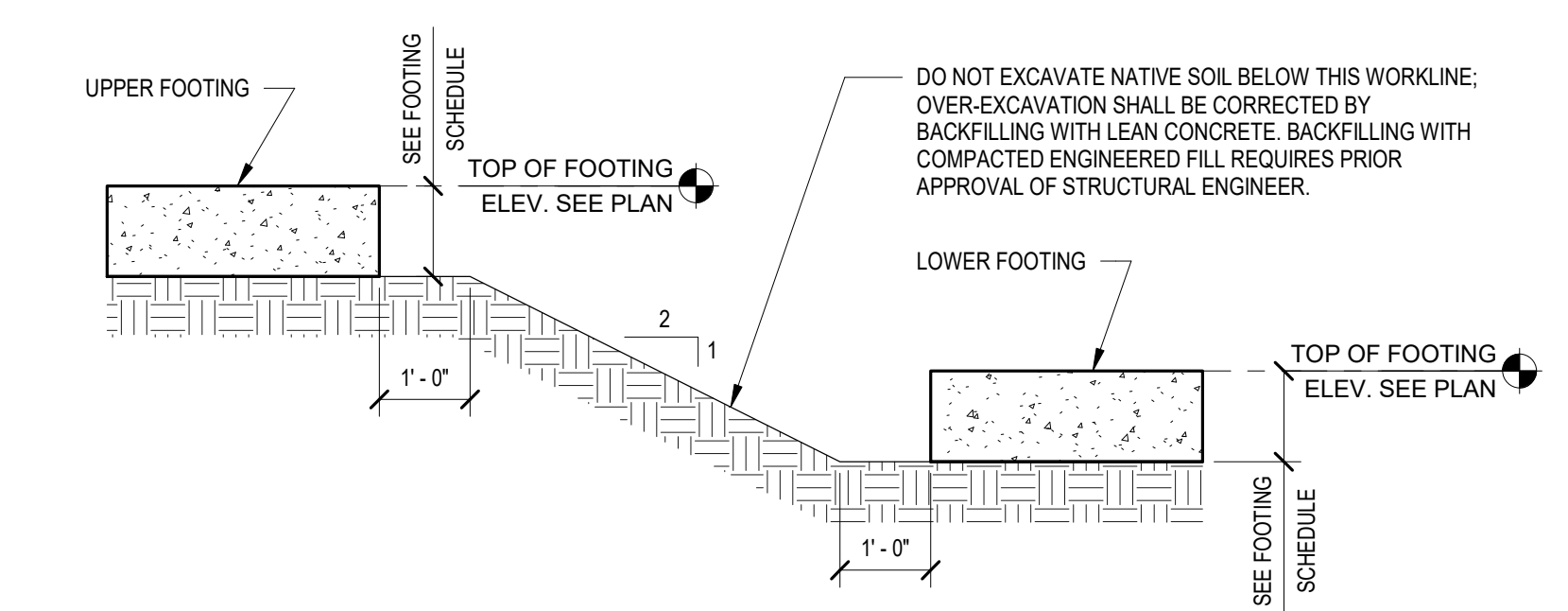
- NOTE:**
- INLET PROTECTION SHALL REMAIN IN PLACE UNTIL PAVEMENT IS INSTALLED OR VEGETATION IS ESTABLISHED TO THE SATISFACTION OF THE ENGINEER.

DETAILS GREEN MOUNTAIN CLUB, INC. 4715 WATERBURY-STOWE ROAD WATERBURY CENTER, VERMONT 05677		
 MUMLEY ENGINEERING, INC. 11 MOSS GLEN FALLS ROAD STOWE, VERMONT 05672 WWW.MUMLEYENGINEERING.COM COPYRIGHT © 2012 - MUMLEY ENGINEERING, INC.	PROJECT NO.....21116 DRAWN BY.....REB CHECKED BY.....TRM SCALE.....AS SHOWN DATE.....02/16/22	SHEET NO. C-3 3 OF 3 SHEETS

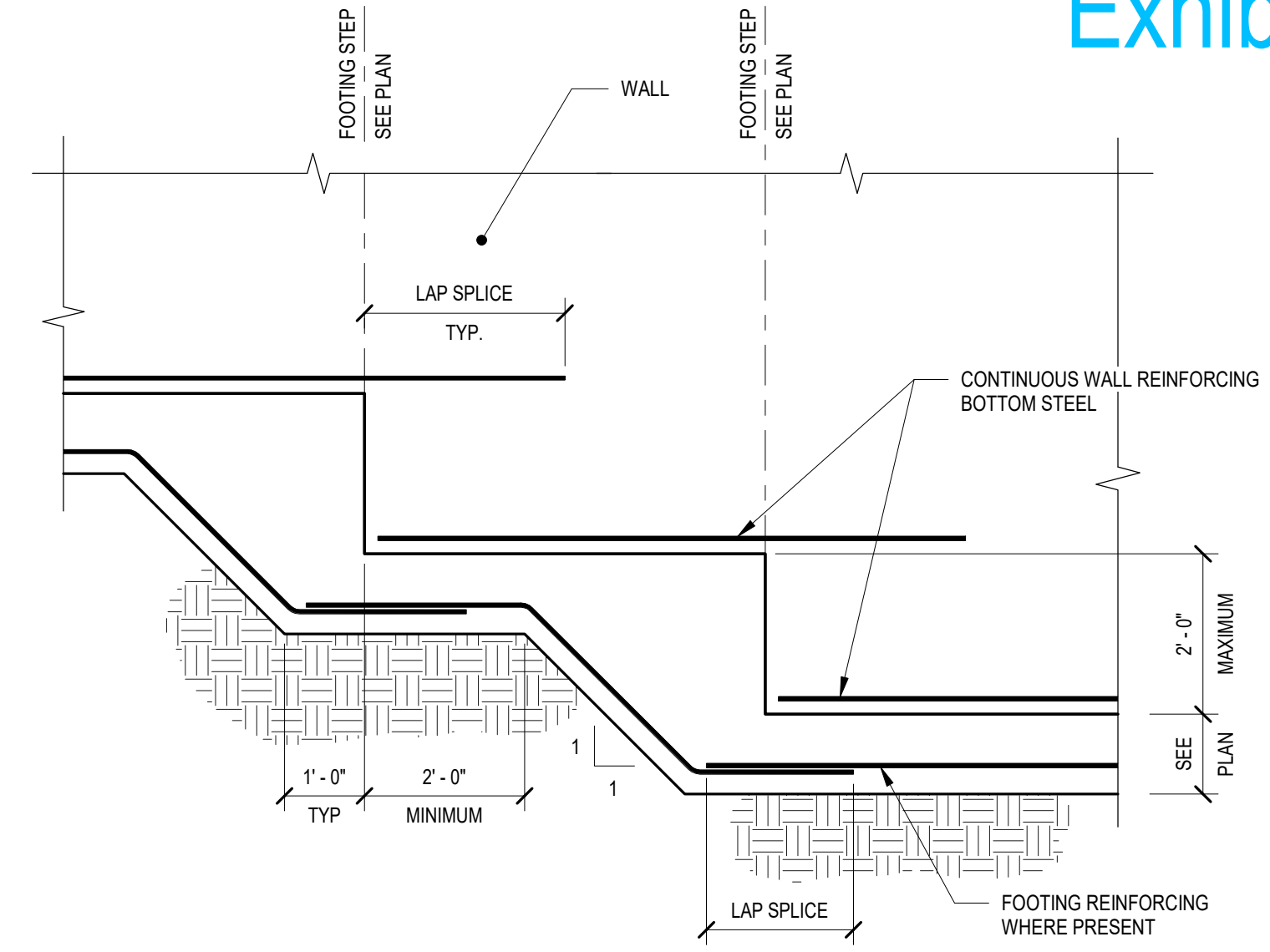
Exhibit E5



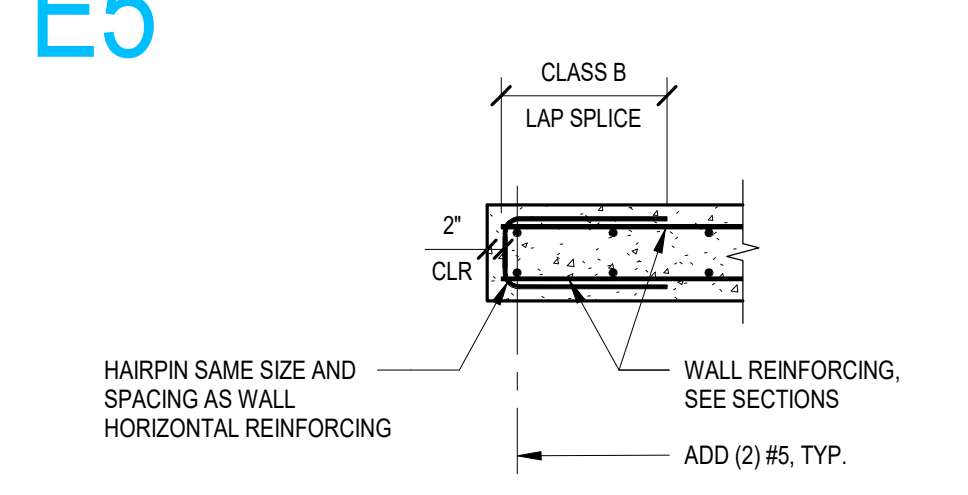
1 TYPICAL FOOTING DRAIN
1/2" = 1'-0"



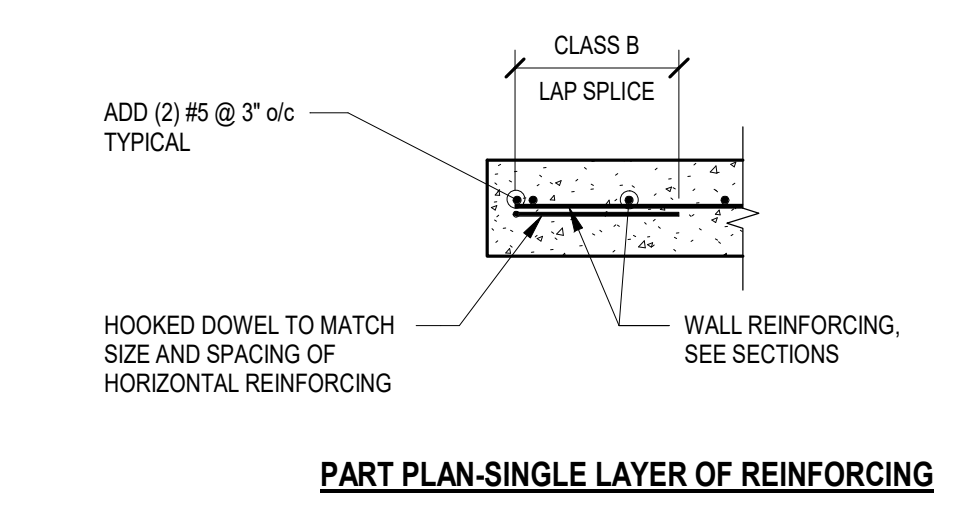
2 TYPICAL EXCAVATION AT ADJACENT FOOTING
1/2" = 1'-0"



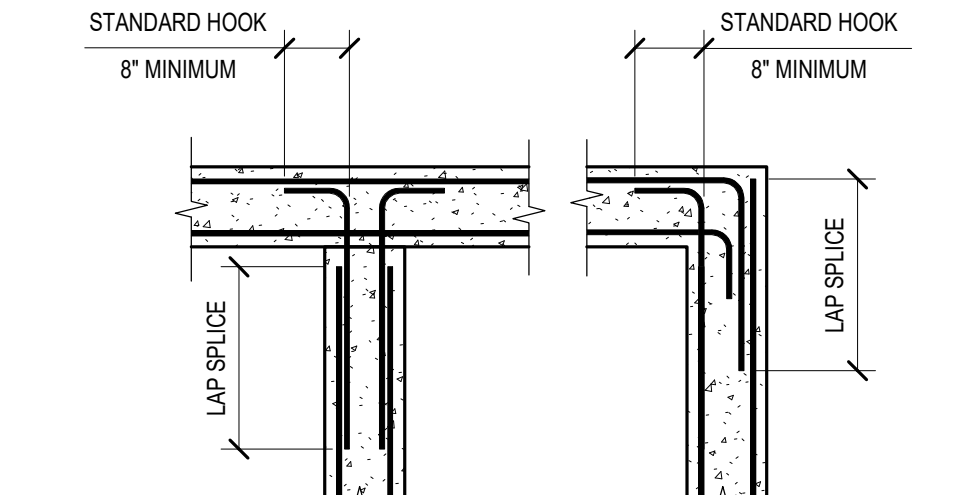
3 TYPICAL FOOTING STEP
1/2" = 1'-0"



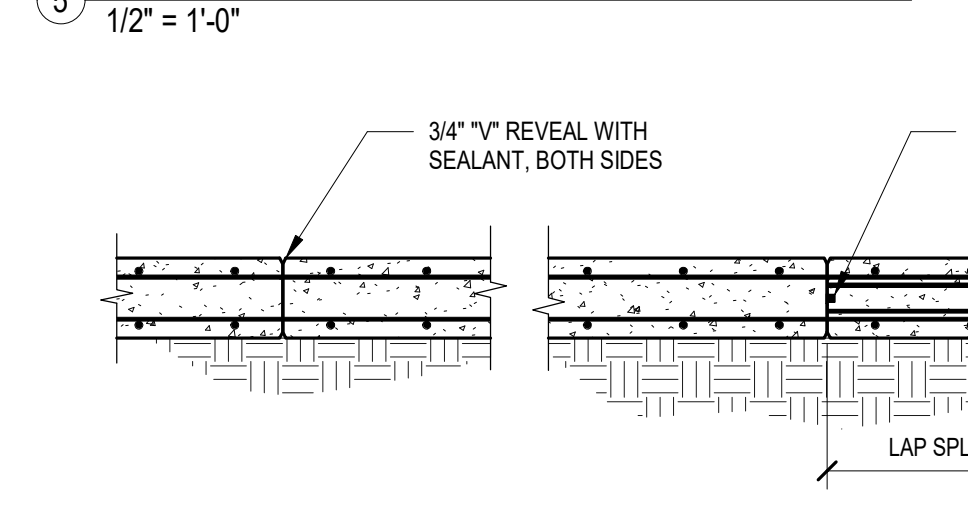
4 TYPICAL CONCRETE WALL END
1/2" = 1'-0"



4 TYPICAL CONCRETE WALL END
1/2" = 1'-0"

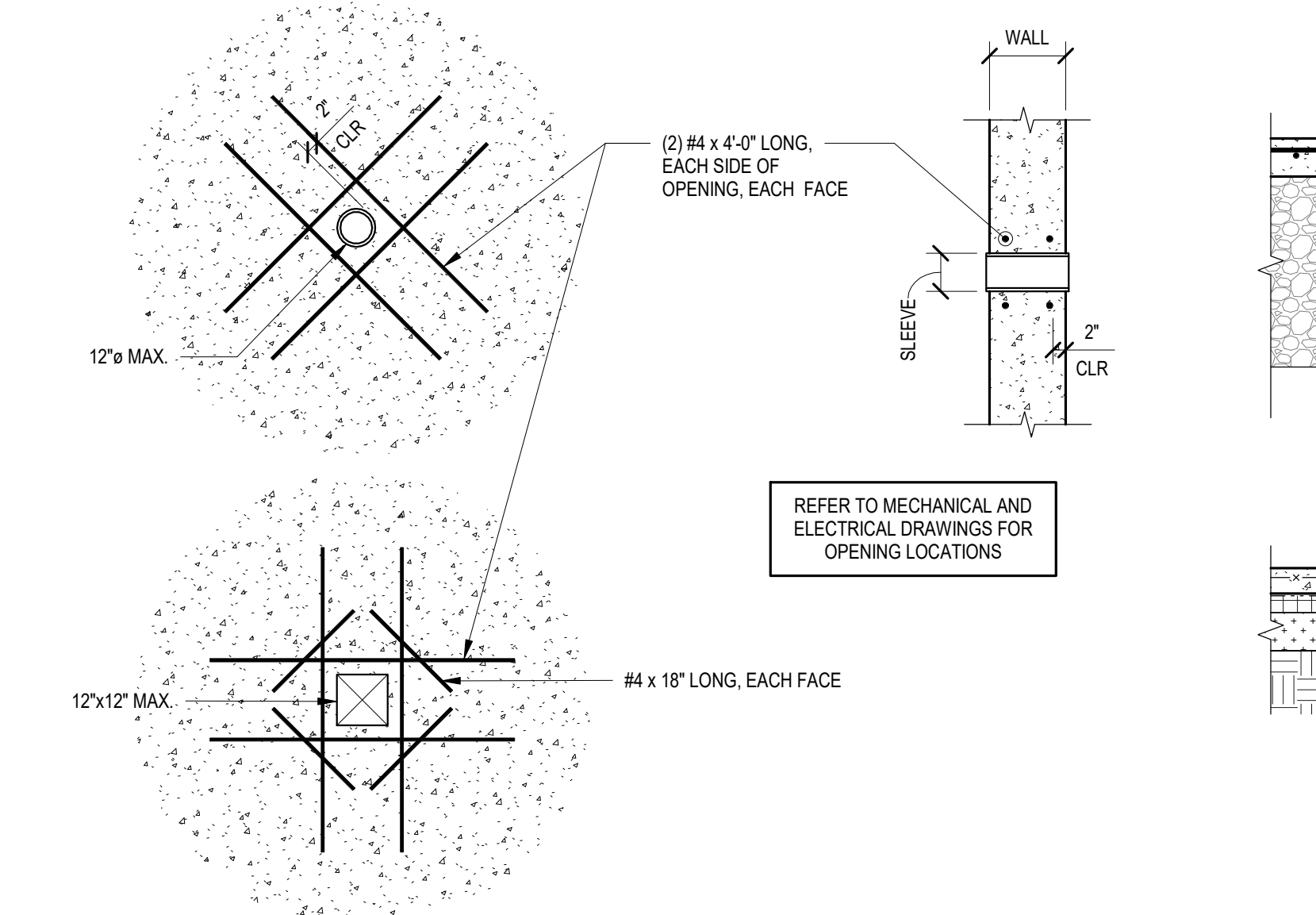


5 TYPICAL WALL CORNER REINFORCING
1/2" = 1'-0"

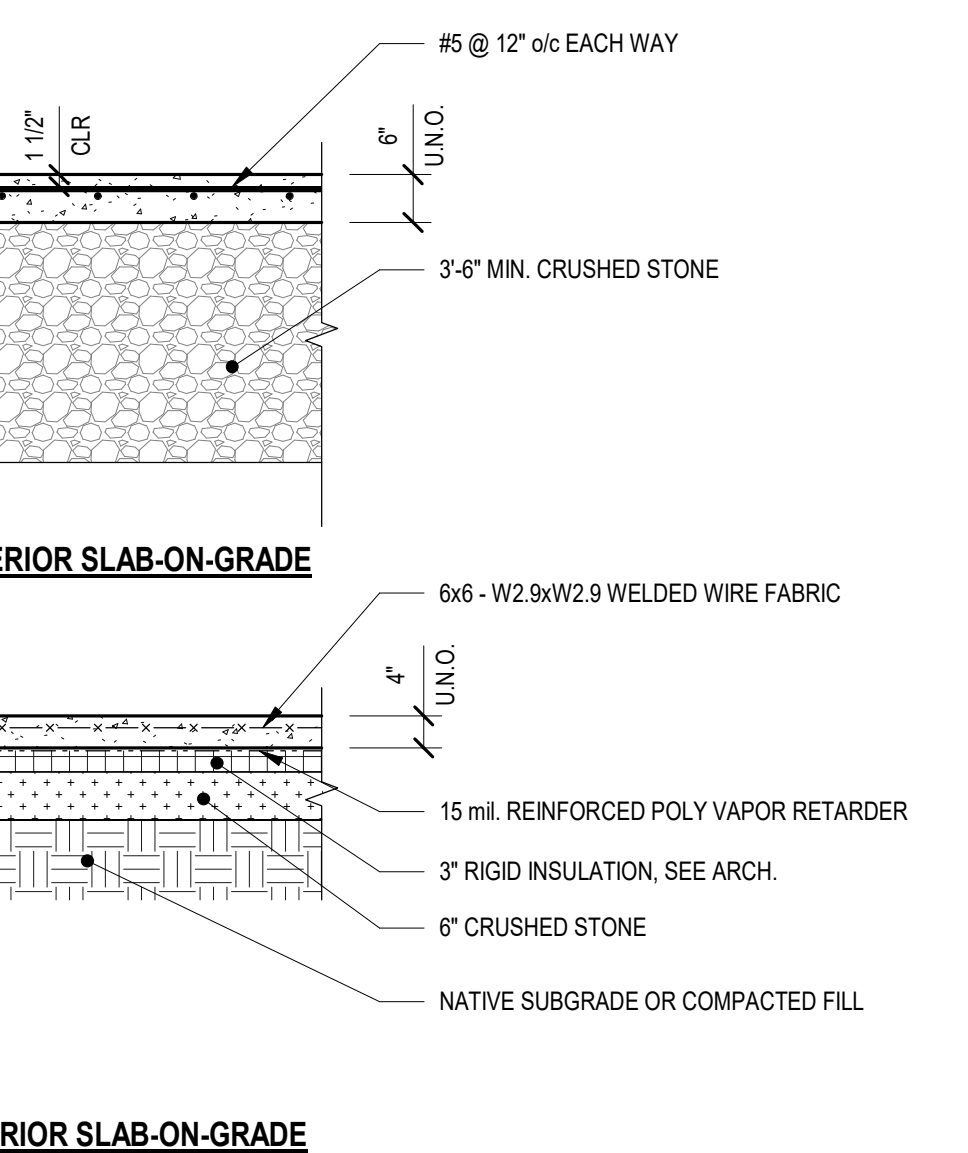


6 TYPICAL CONCRETE WALL JOINTS
1/2" = 1'-0"

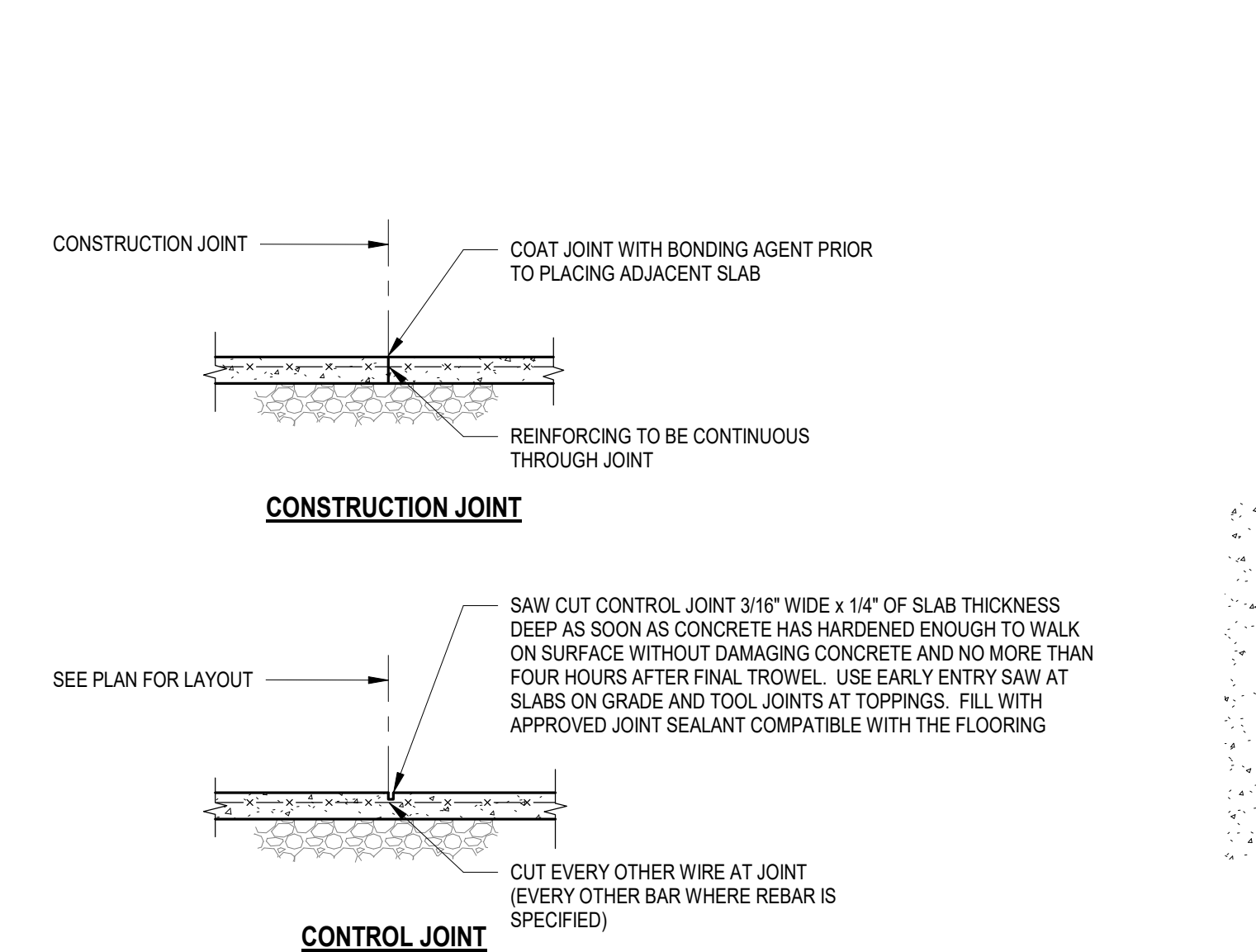
- NOTES:**
- MAXIMUM SPACING BETWEEN CONSTRUCTION JOINTS, OR FROM JOINT TO CORNER SHALL BE 120 FEET.
 - MAXIMUM SPACING BETWEEN CONTROL JOINTS SHALL BE 20 FEET.
 - NO JOINT SHALL BE WITHIN 10 FEET OF CORNER.
 - SUBMIT LOCATIONS ON WALL ELEVATIONS OF CONCRETE REINFORCING SHOP DRAWINGS.



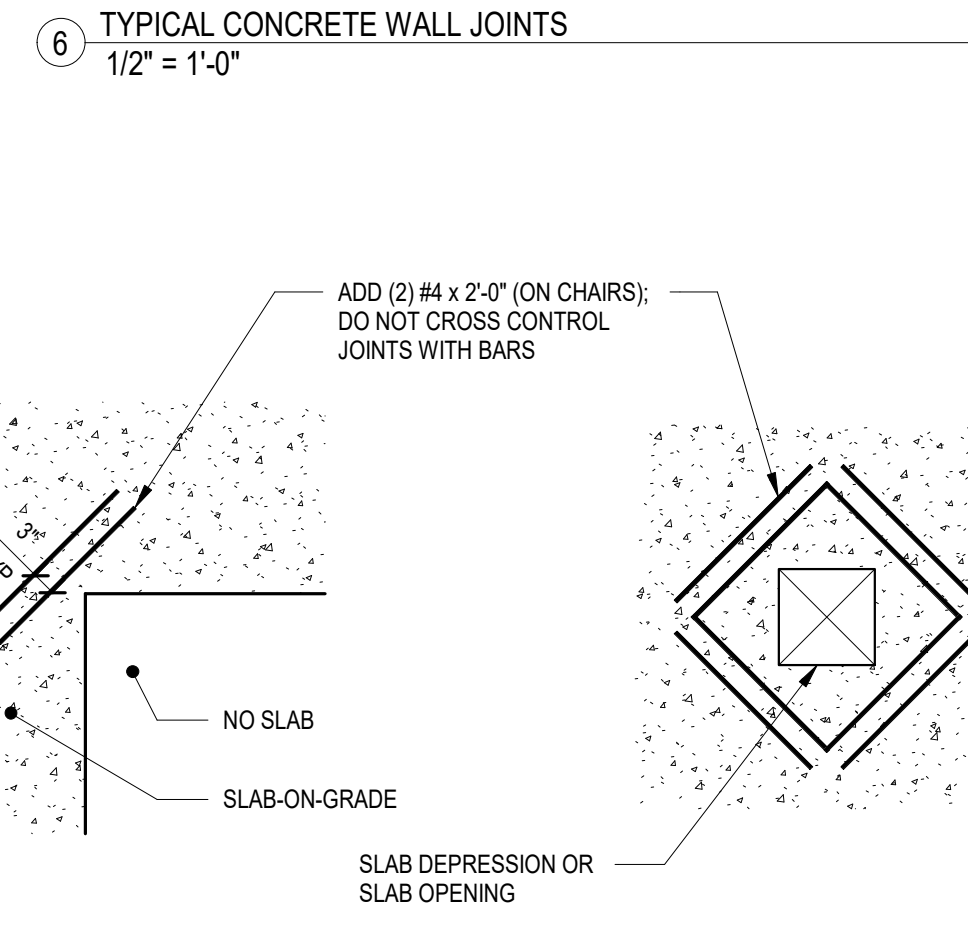
7 TYPICAL CONCRETE WALL OPENINGS
1/2" = 1'-0"



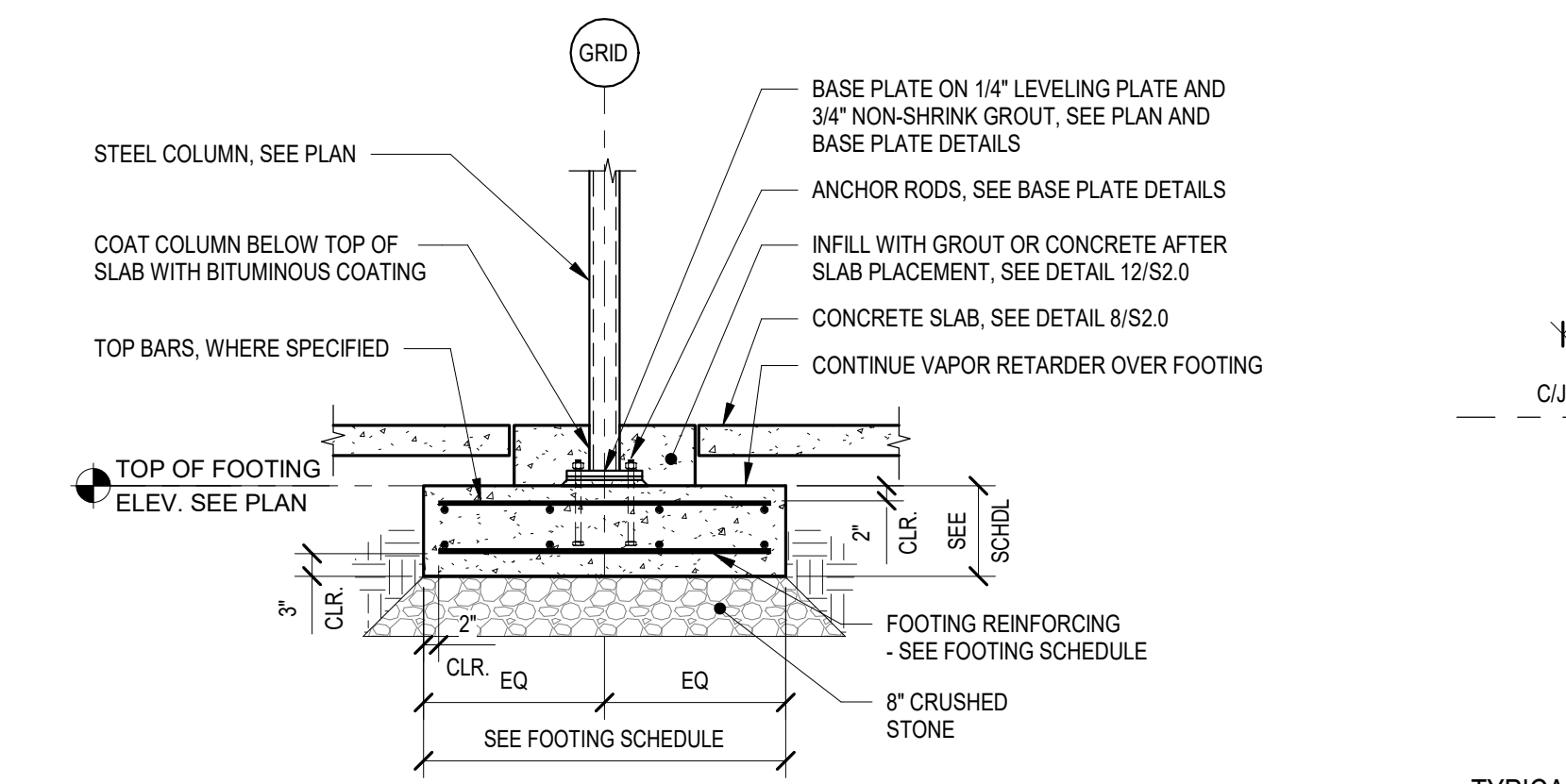
8 TYPICAL SLAB-ON-GRADE SECTIONS
1/2" = 1'-0"



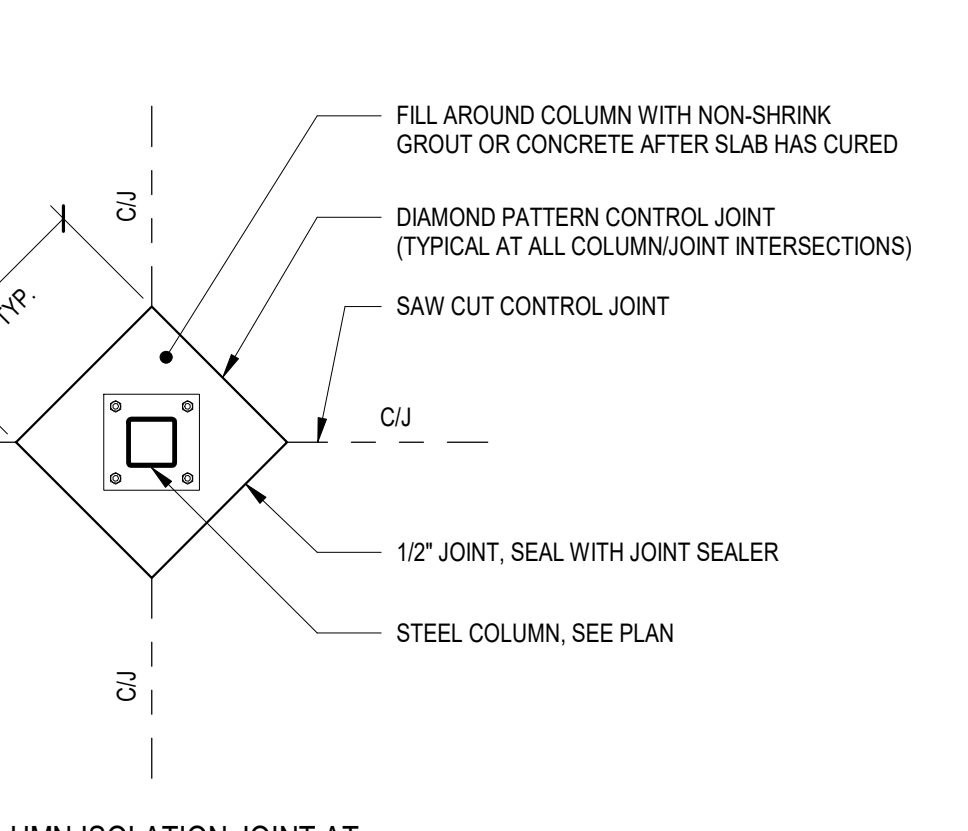
9 TYPICAL SLAB-ON-GRADE JOINTS
1/2" = 1'-0"



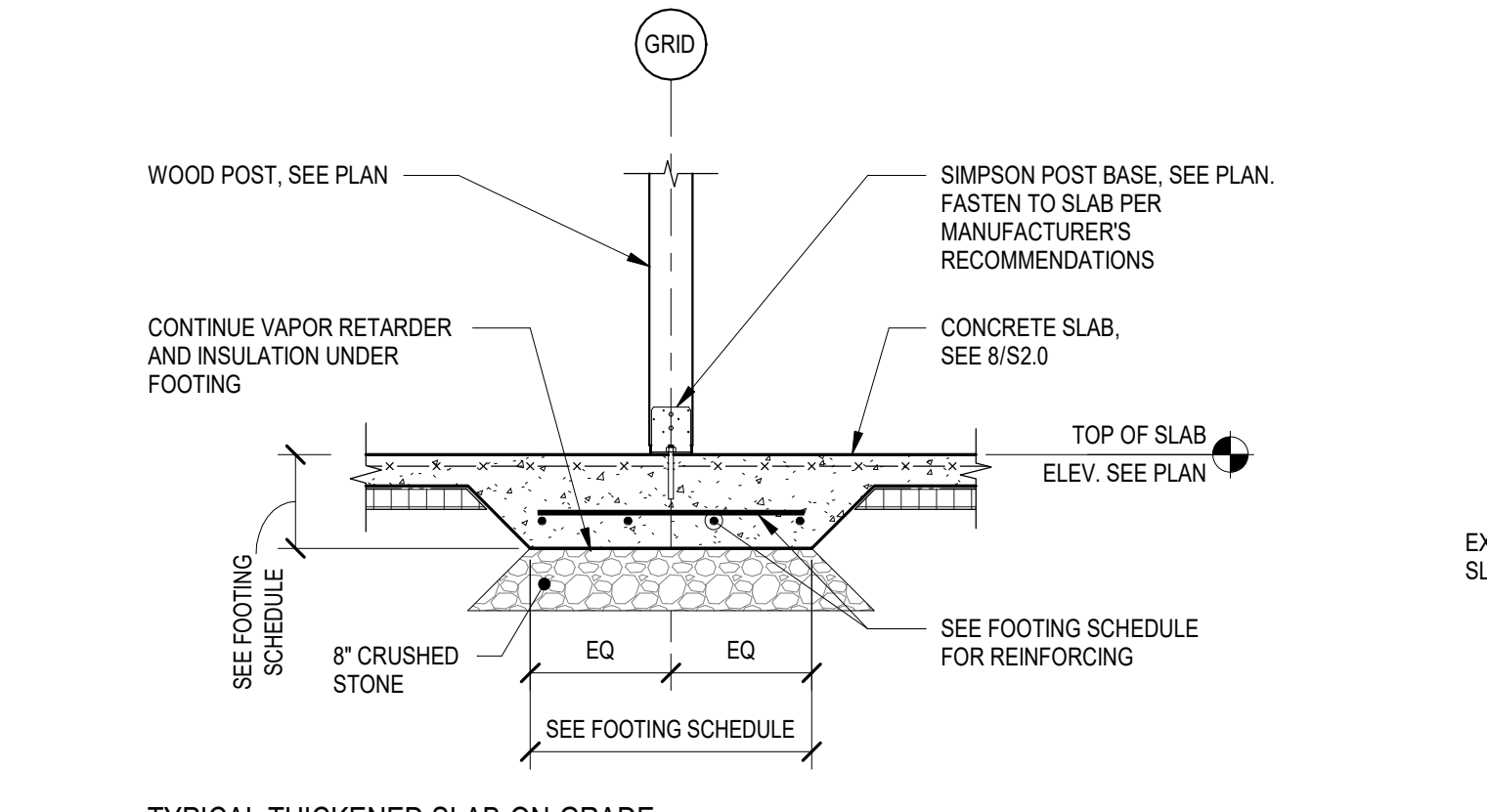
10 TYPICAL RE-ENTRANT CORNERS AT SLAB-ON-GRADE
1/2" = 1'-0"



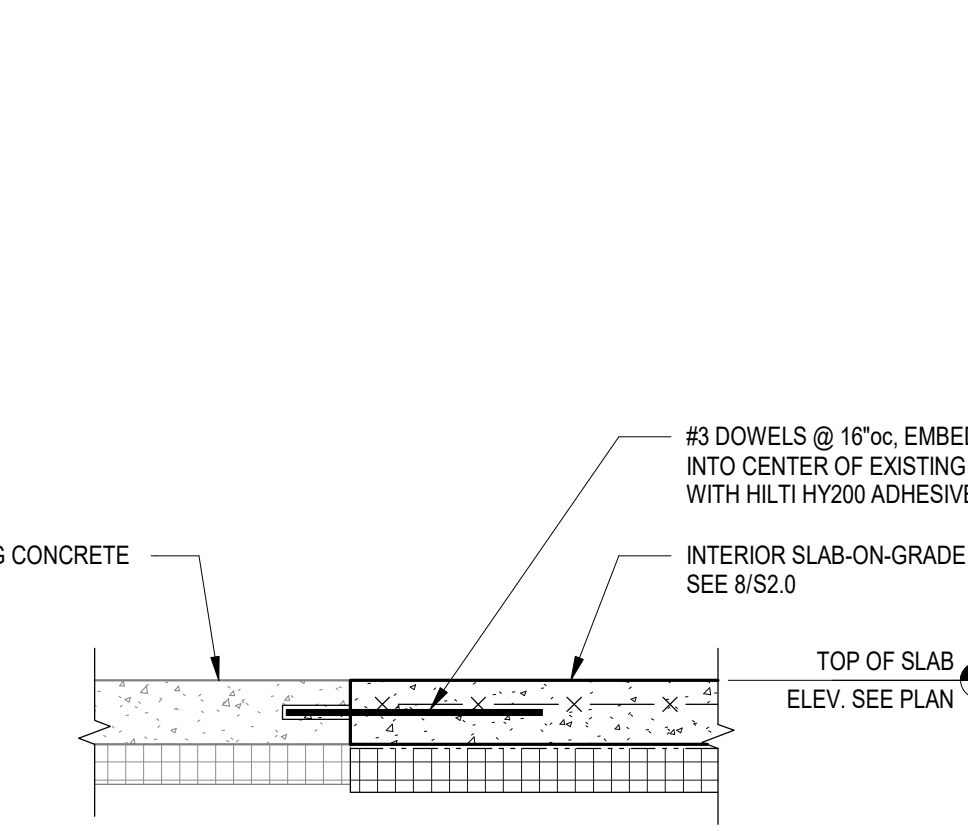
11 TYPICAL INTERIOR SPREAD FOOTING
1/2" = 1'-0"



12 TYPICAL COLUMN ISOLATION JOINT AT SLAB-ON-GRADE
1/2" = 1'-0"



13 TYPICAL THICKENED SLAB-ON-GRADE AT WOOD POST
1/2" = 1'-0"



14 TYPICAL NEW & EXISTING SLAB INTERFACE
1" = 1'-0"

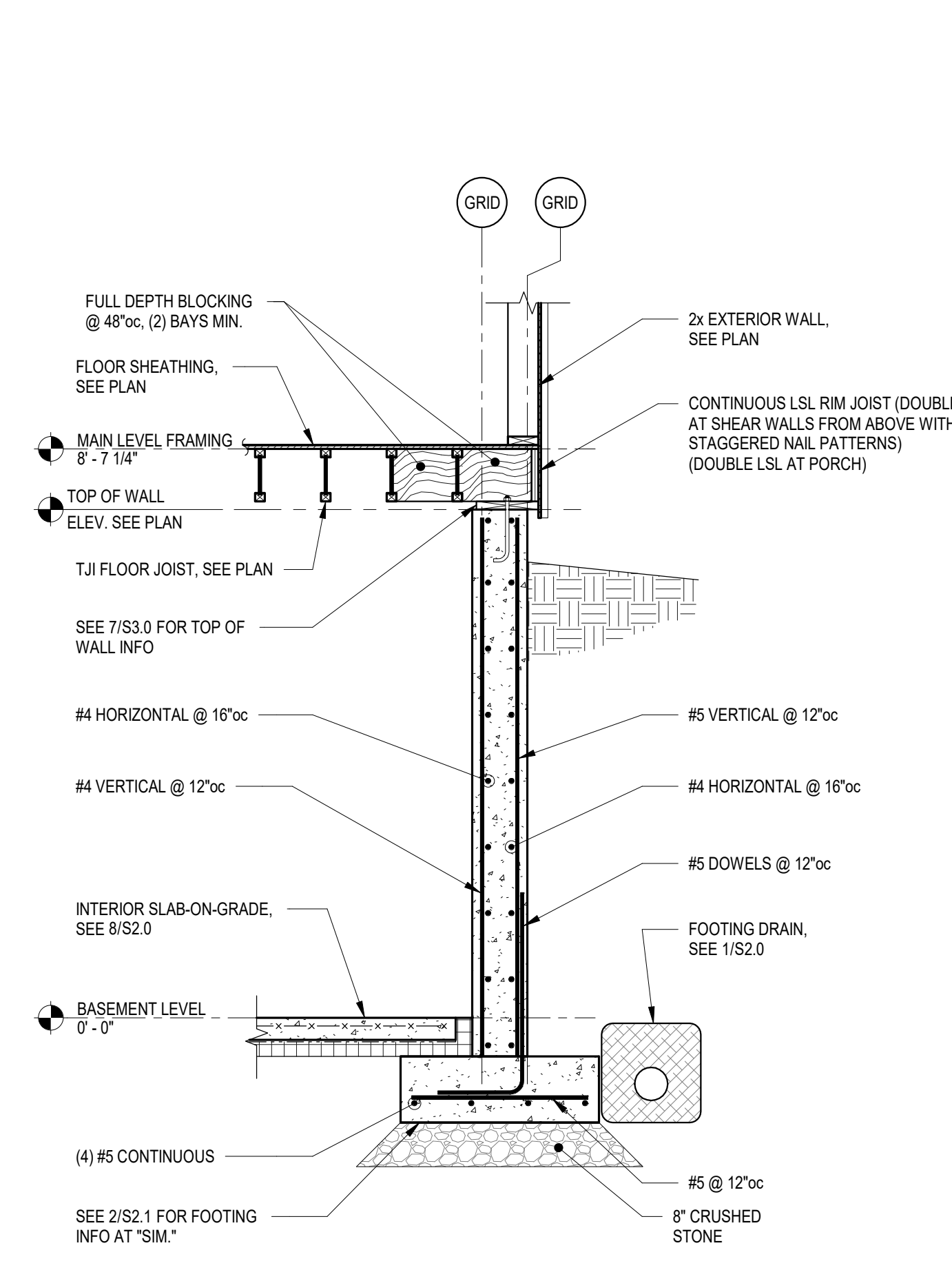
REVISIONS	BY

GREEN MOUNTAIN CLUB
 HEADQUARTERS PLANNING COMMITTEE
 CONTRIBUTING DESIGN FIRMS:
 THE DESIGN GROUP
 1601 South Hill Road, Shelburne, VT 05488
 PO Box 237, Warren, VT 05674
 TEL: 802-496-2166
 CUSHMAN DESIGN GROUP

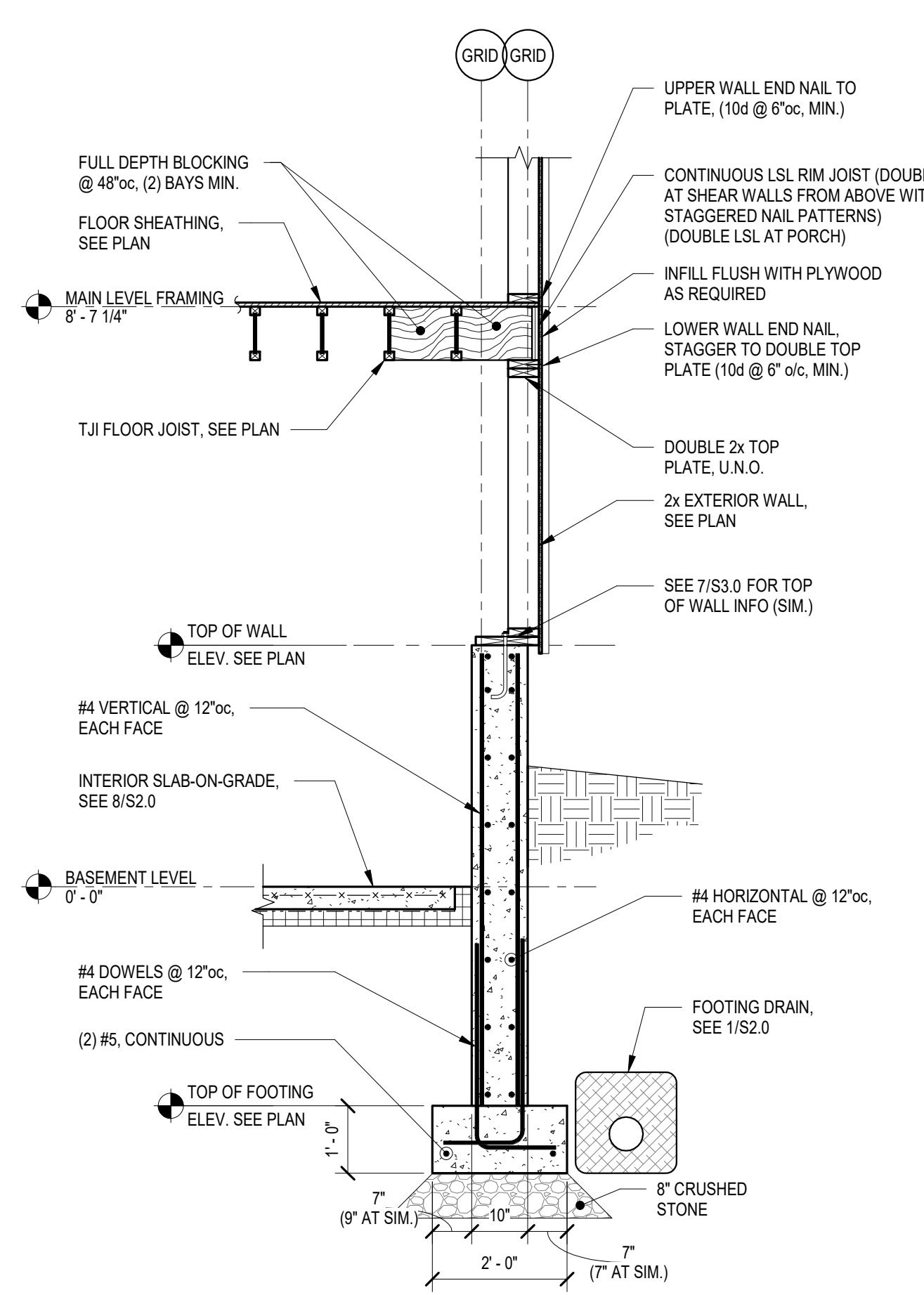
PROPOSED RECONSTRUCTION
GREEN MOUNTAIN CLUB
 HERRICK BUILDING
 WATERBURY CTR, VERMONT

BID & PERMIT
 TYPICAL FOUNDATION
 DETAILS

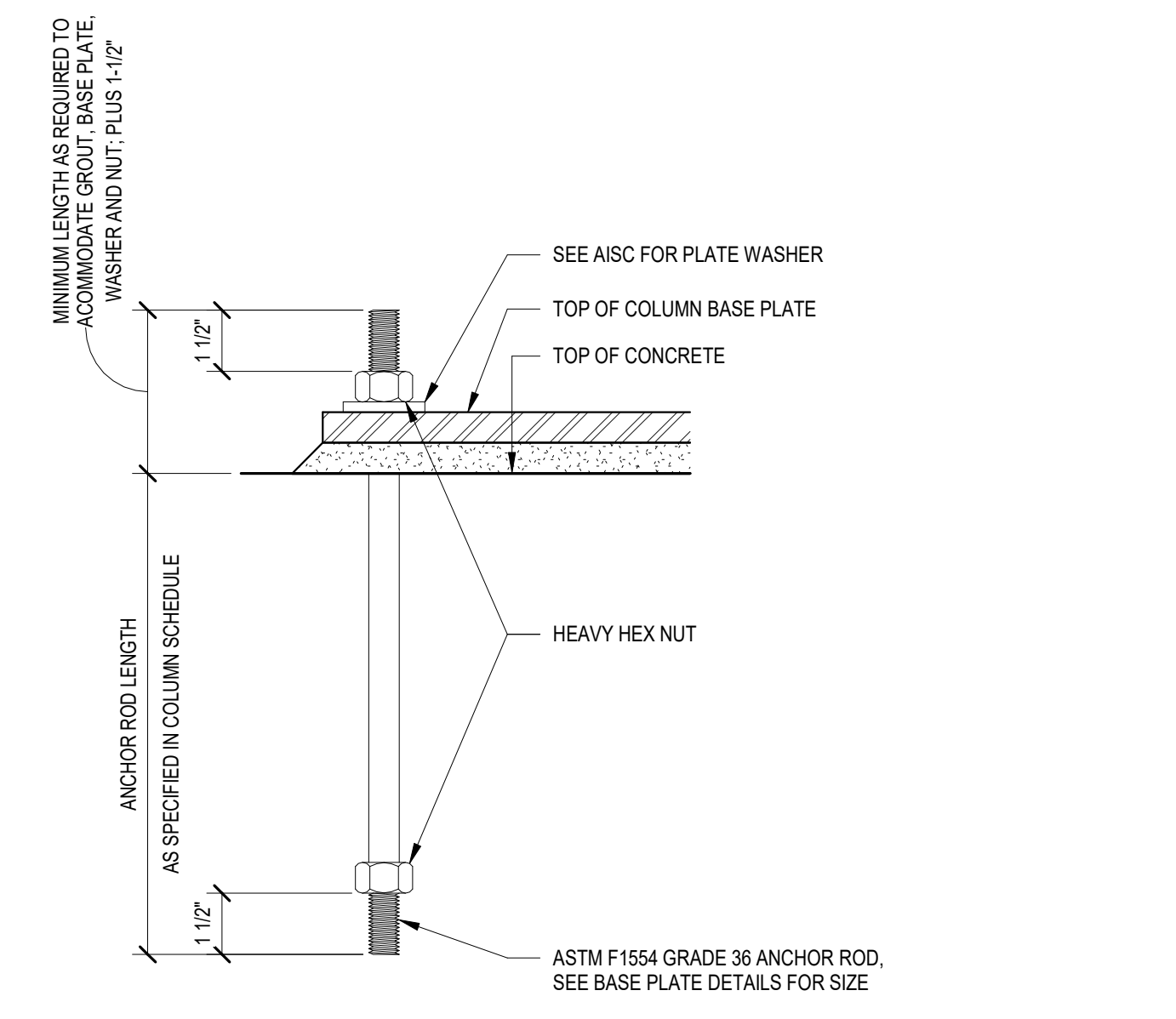
Date	3/4/2022
Scale	As indicated
Drawn	KGJM
Job	21524
Sheet	S2.0
Of	Sheets



1 FOUNDATION WALL
1/2" = 1'-0"

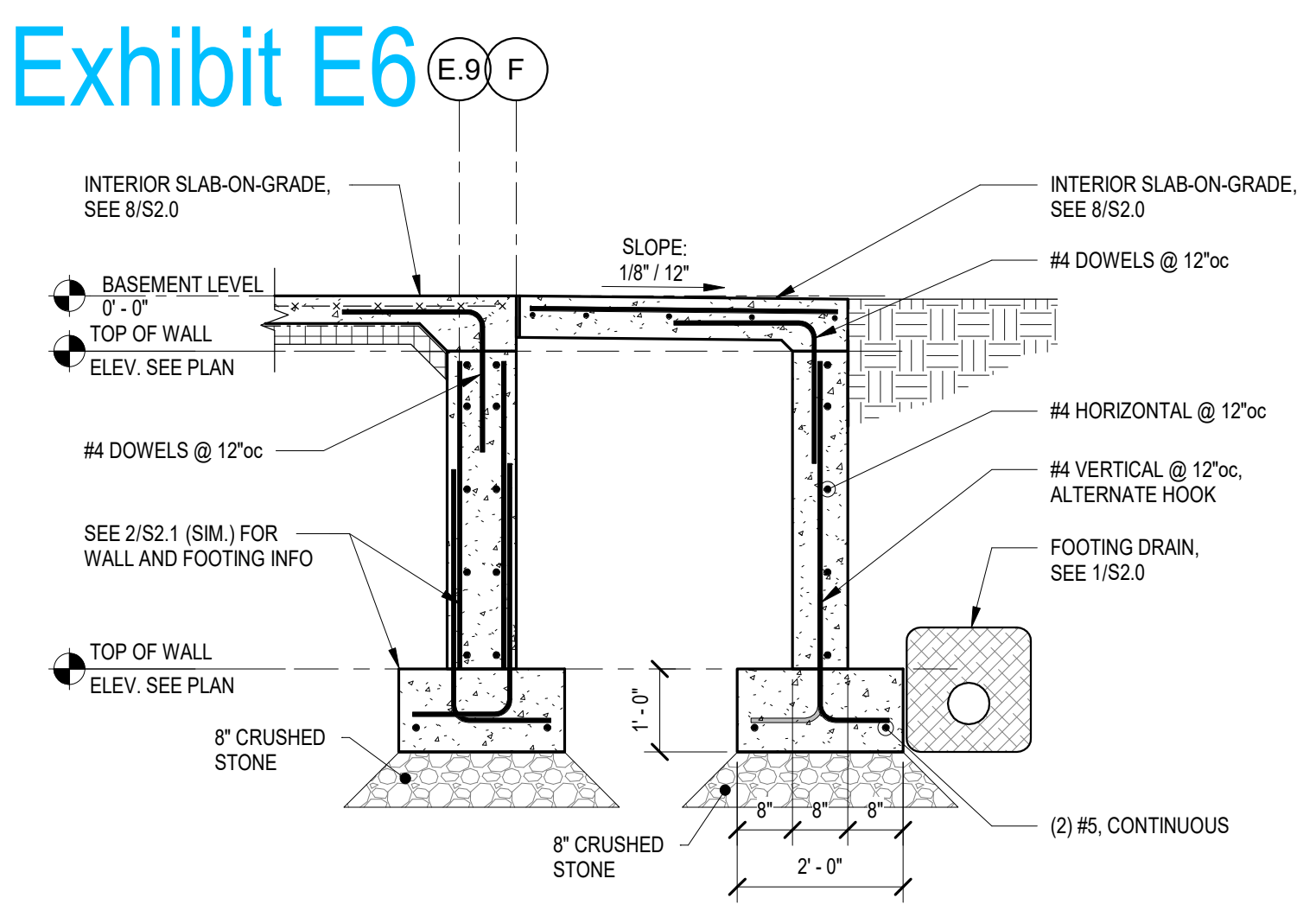


2 FOUNDATION WALL
1/2" = 1'-0"

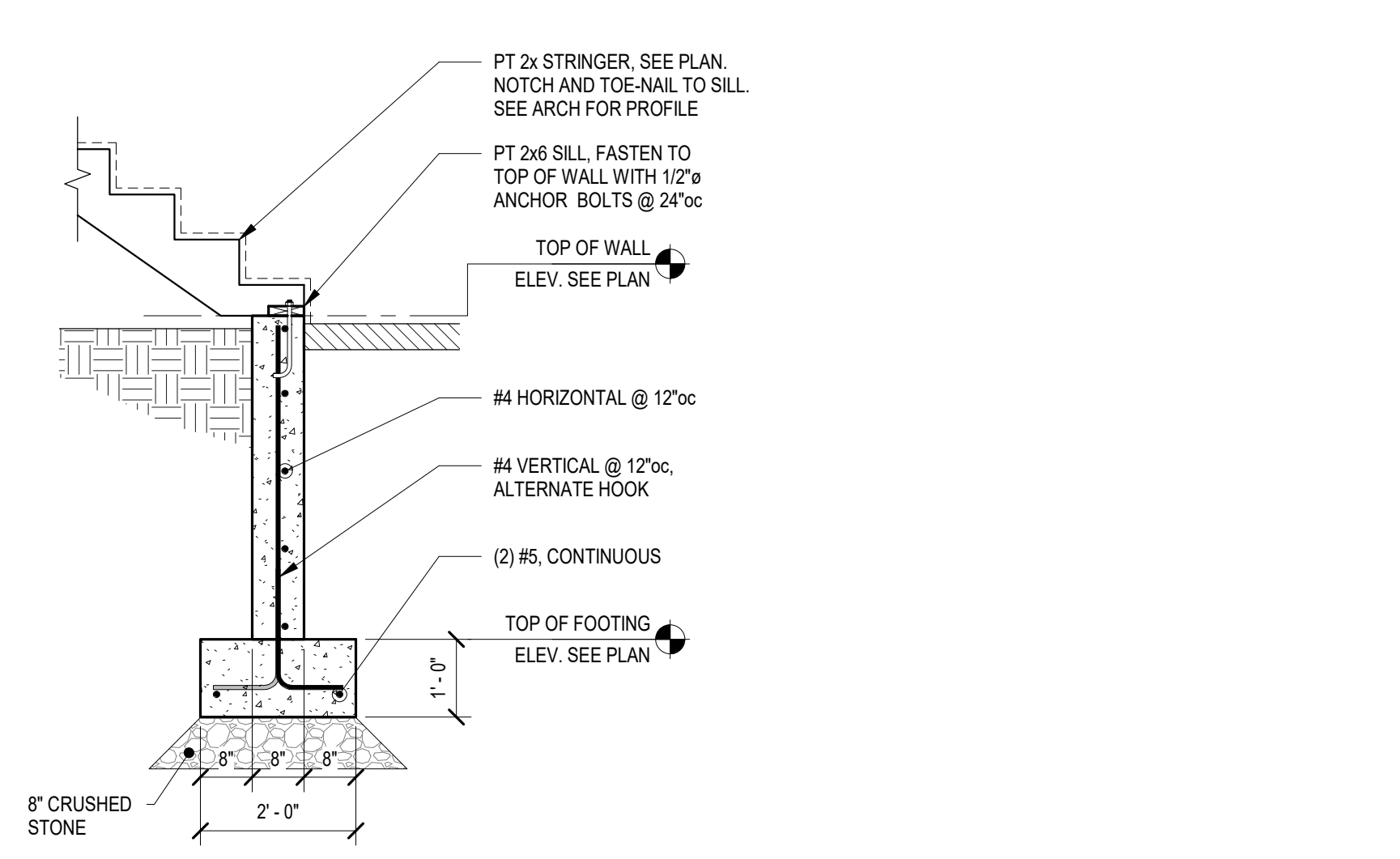


8 TYPICAL ANCHOR ROD DETAIL
3" = 1'-0"

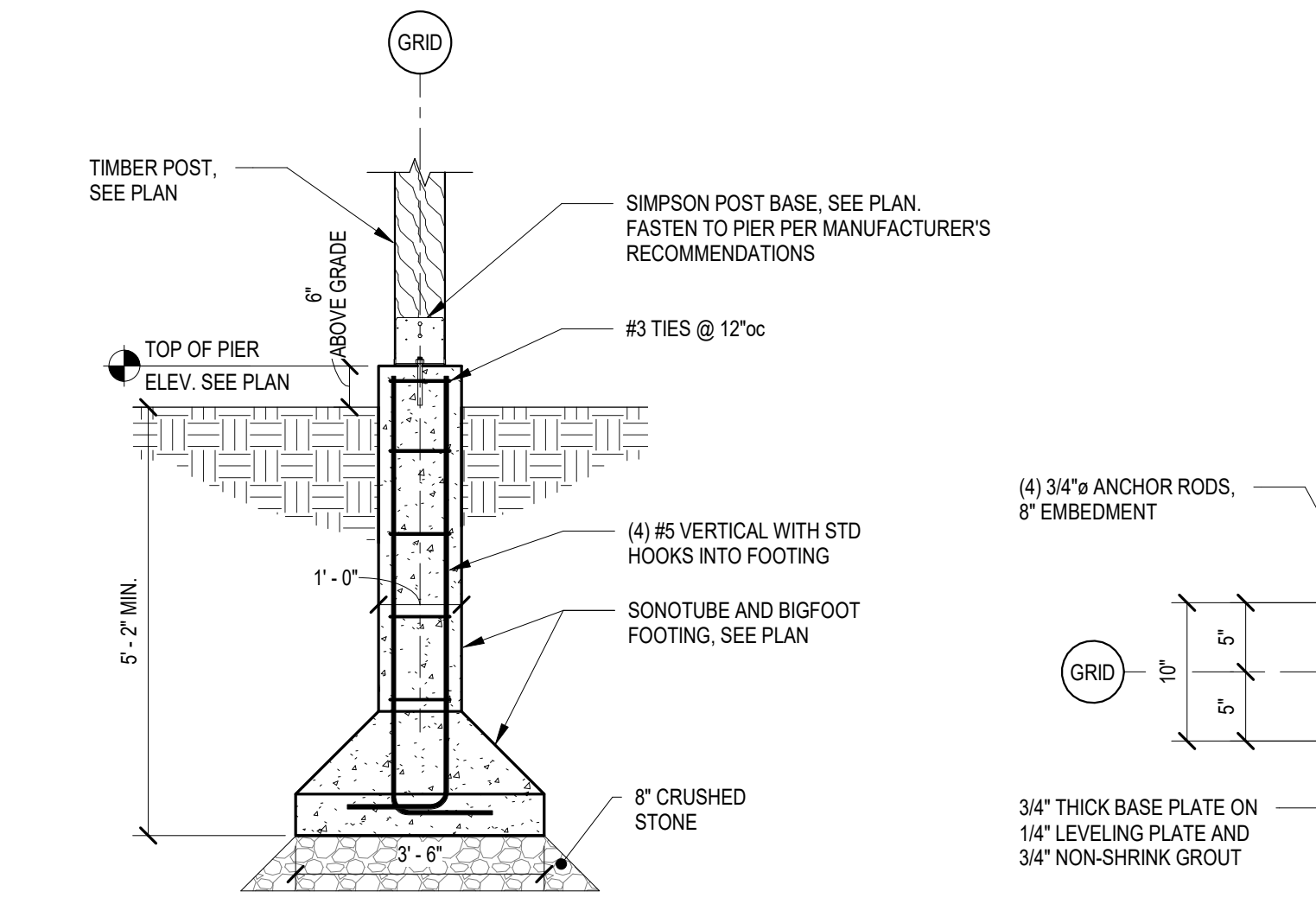
- NOTES:
- ANCHOR THREADS AT THE EMBEDDED END SHALL BE STRICKEN AT TWO PLACES BELOW THE HEAVY HEX NUT.
 - UNLESS NOTED OTHERWISE, ALL NUTS SHALL BE TIGHTENED TO A 'SNUG TIGHT' CONDITION AS DEFINED BY AISC AFTER THE CONCRETE IS AT LEAST 14 DAYS OLD.
 - THE HOLE IN THE PLATE WASHER SHALL BE 1/16" LARGER THAN THE ROD DIAMETER.



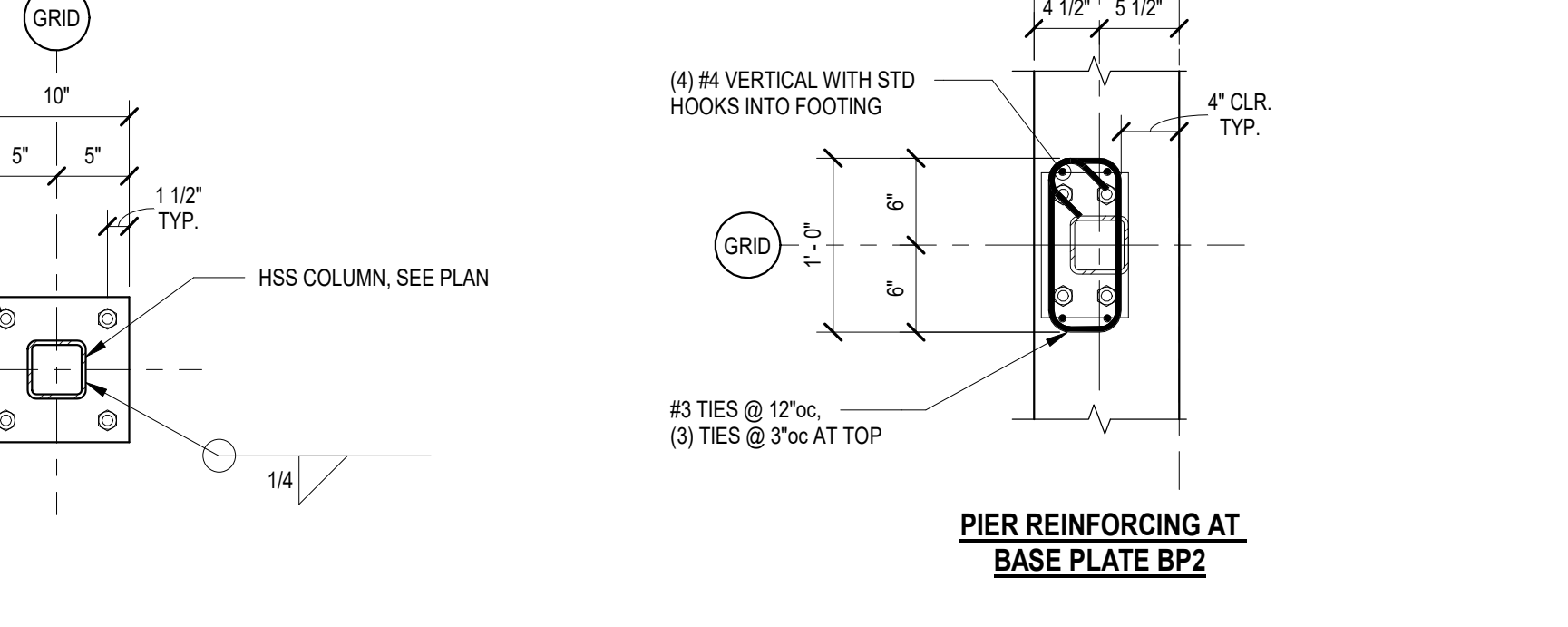
3 SECTION AT EXTERIOR SLAB
1/2" = 1'-0"



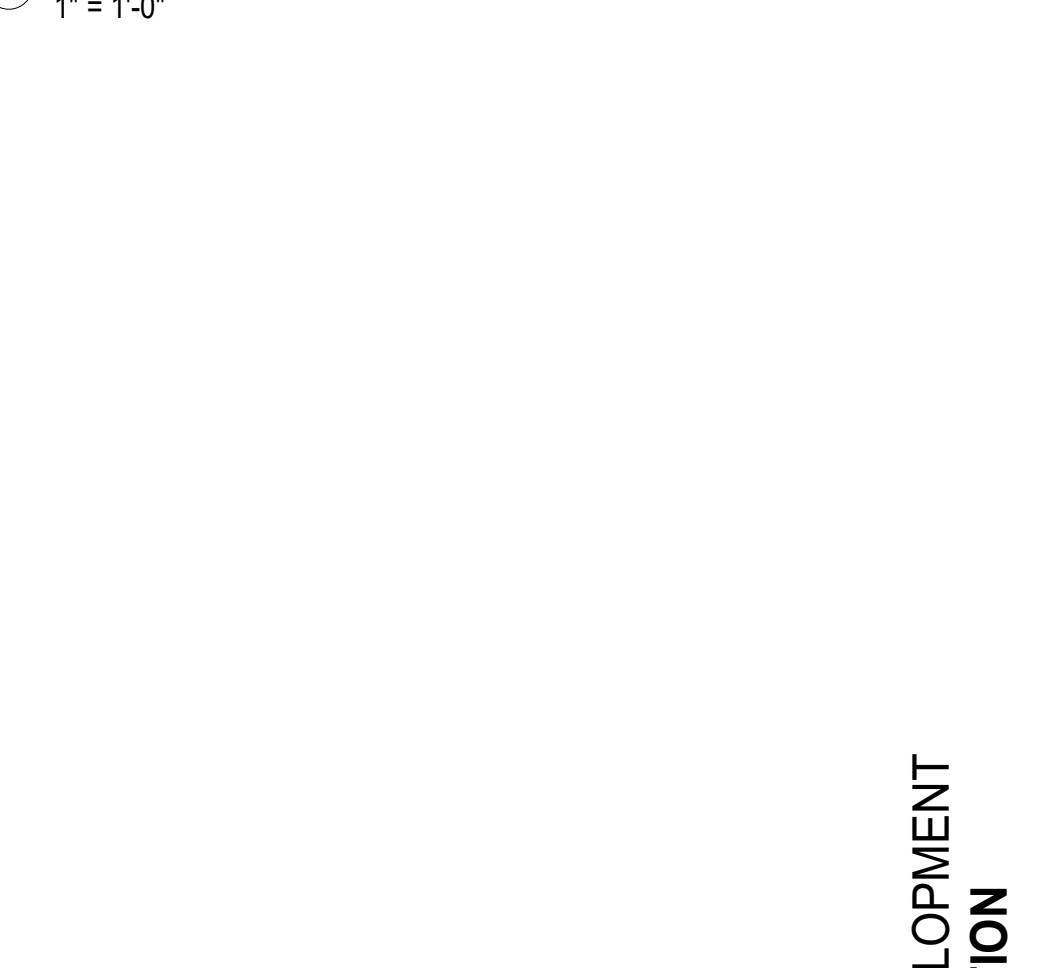
4 FOUNDATION WALL AT STAIR
1/2" = 1'-0"



5 SONOTUBE PIER AT PORCH
1/2" = 1'-0"



6 BASE PLATE BP1
1" = 1'-0"



7 BASE PLATE BP2
1" = 1'-0"

REVISIONS	BY

GREEN MOUNTAIN CLUB HEADQUARTERS PLANNING COMMITTEE

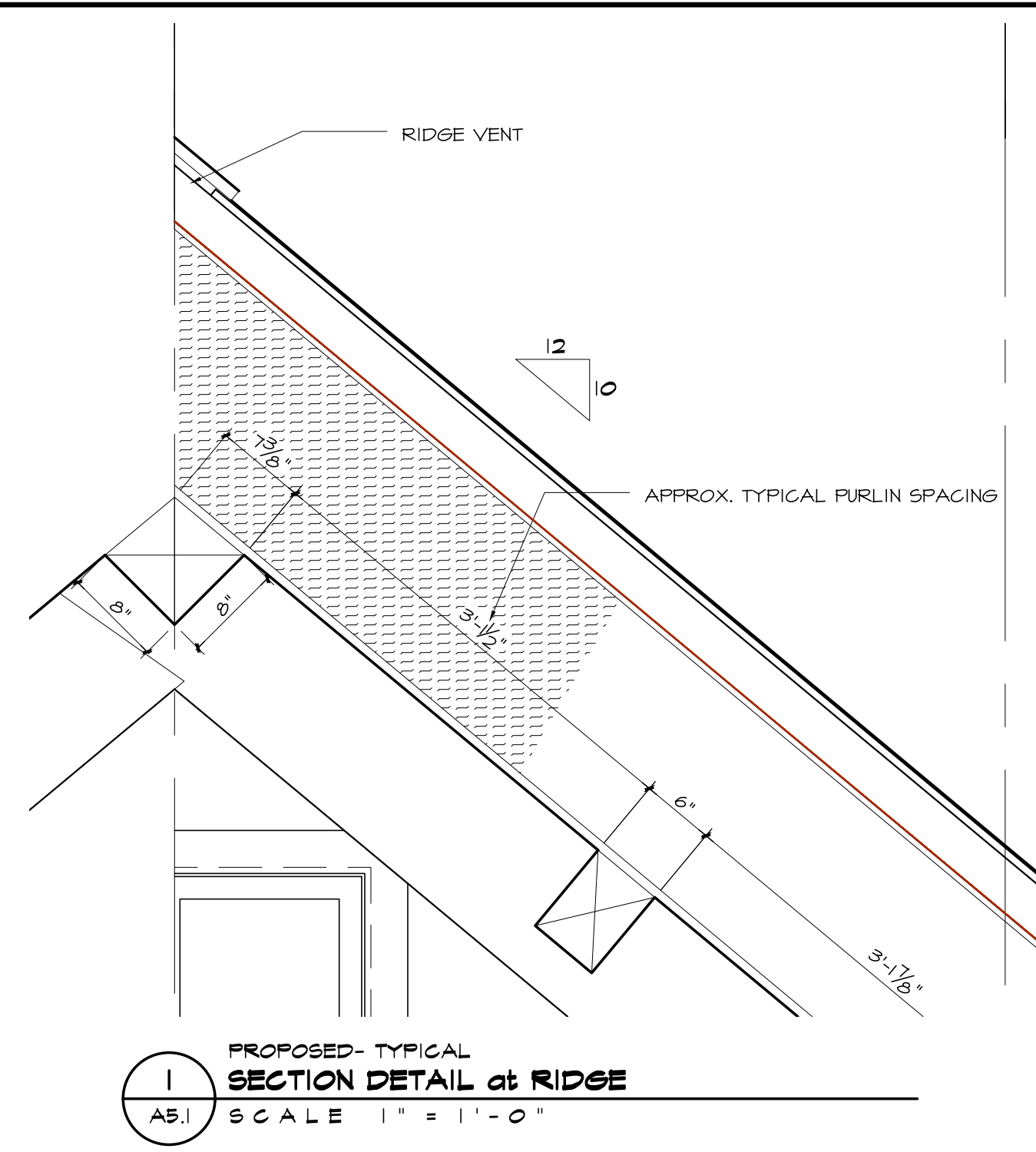
THE DESIGN GROUP
1465 School Street, Acutech, 2nd Floor
PO Box 237, Warren, VT 05674
tel: 802-496-2166

CONTRIBUTING DESIGN FIRMS:
CUSHMAN DESIGN GROUP
www.cushman-designgroup.com

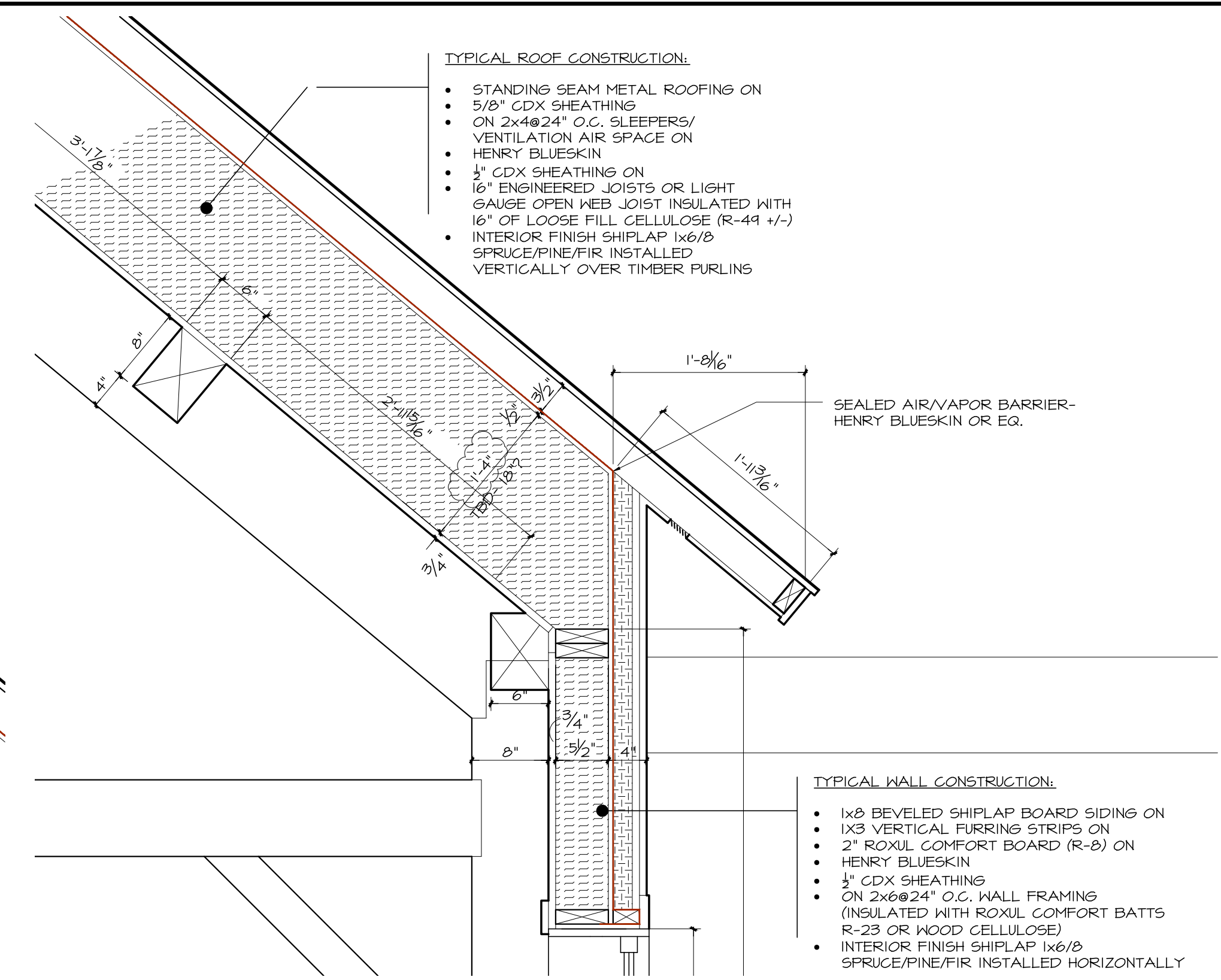
PROPOSED RECONSTRUCTION
GREEN MOUNTAIN CLUB
HERRICK BUILDING
WATERBURY CTR, VERMONT

BID & PERMIT
FOUNDATION DETAILS

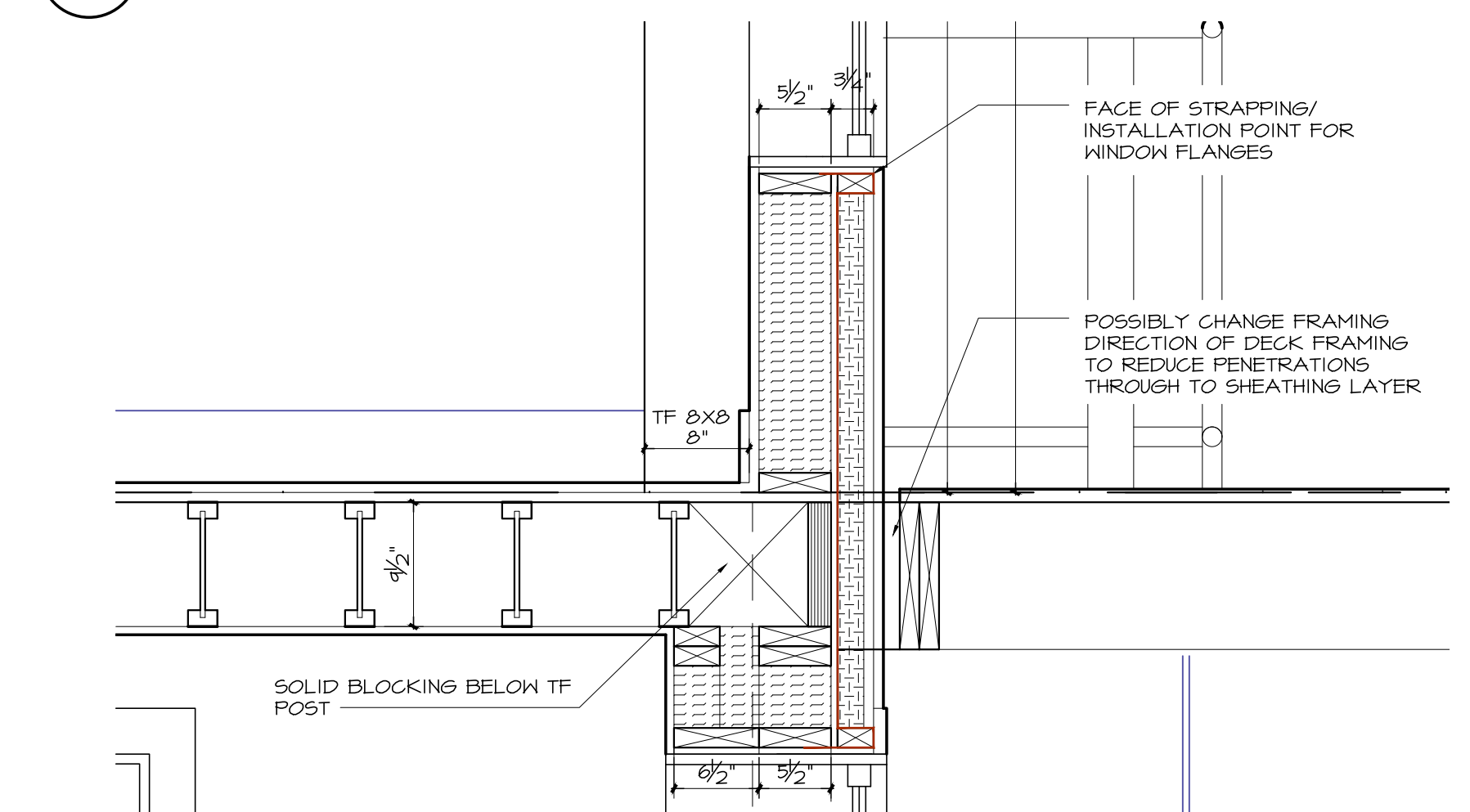
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Scale: As indicated
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Job: 21524
Sheet: **S2.1**
Of: _____ Sheets



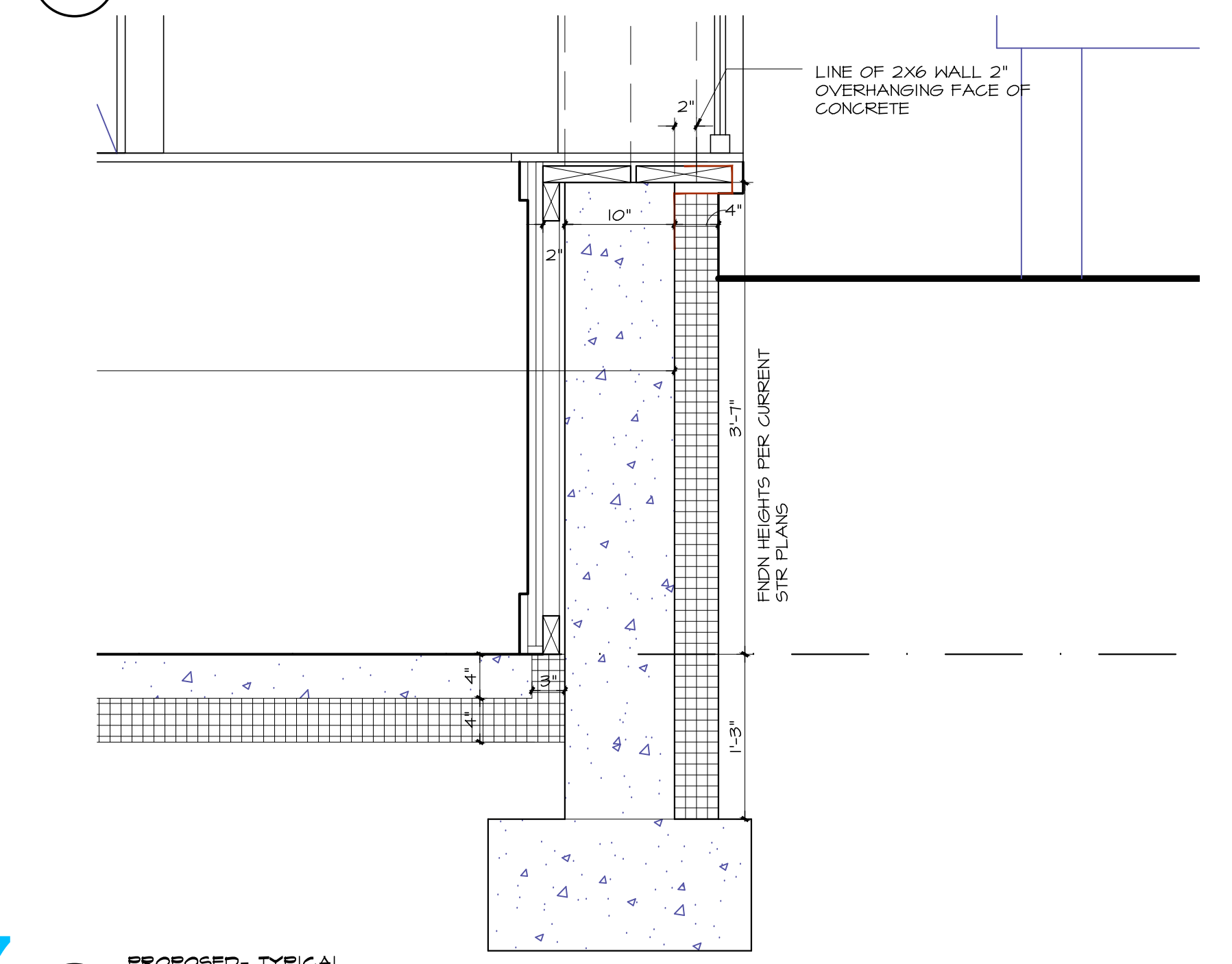
1 PROPOSED-TYPICAL SECTION DETAIL at RIDGE
A5.1 SCALE 1" = 1'-0"



2 PROPOSED-TYPICAL SECTION DETAIL at EAVE
A5.1 SCALE 1" = 1'-0"



3 PROPOSED-TYPICAL SECTION DETAIL at RIM JOIST
A5.1 SCALE 1" = 1'-0"



4 PROPOSED-TYPICAL SECTION DETAIL at FOUNDATION WALL
A5.1 SCALE 1" = 1'-0"

Exhibit E7

REVISIONS	BY



GREEN MOUNTAIN CLUB
 HEADQUARTERS PLANNING COMMITTEE
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 146 Schell Road, Acushnet, MA 01917
 PO Box 237, Warren, VT 05674
 tel: 802-496-2166
CUSHMAN
DESIGN GROUP

PROPOSED RECONSTRUCTION
GREEN MOUNTAIN CLUB
HERRICK BUILDING
 WATERBURY CTR, VERMONT

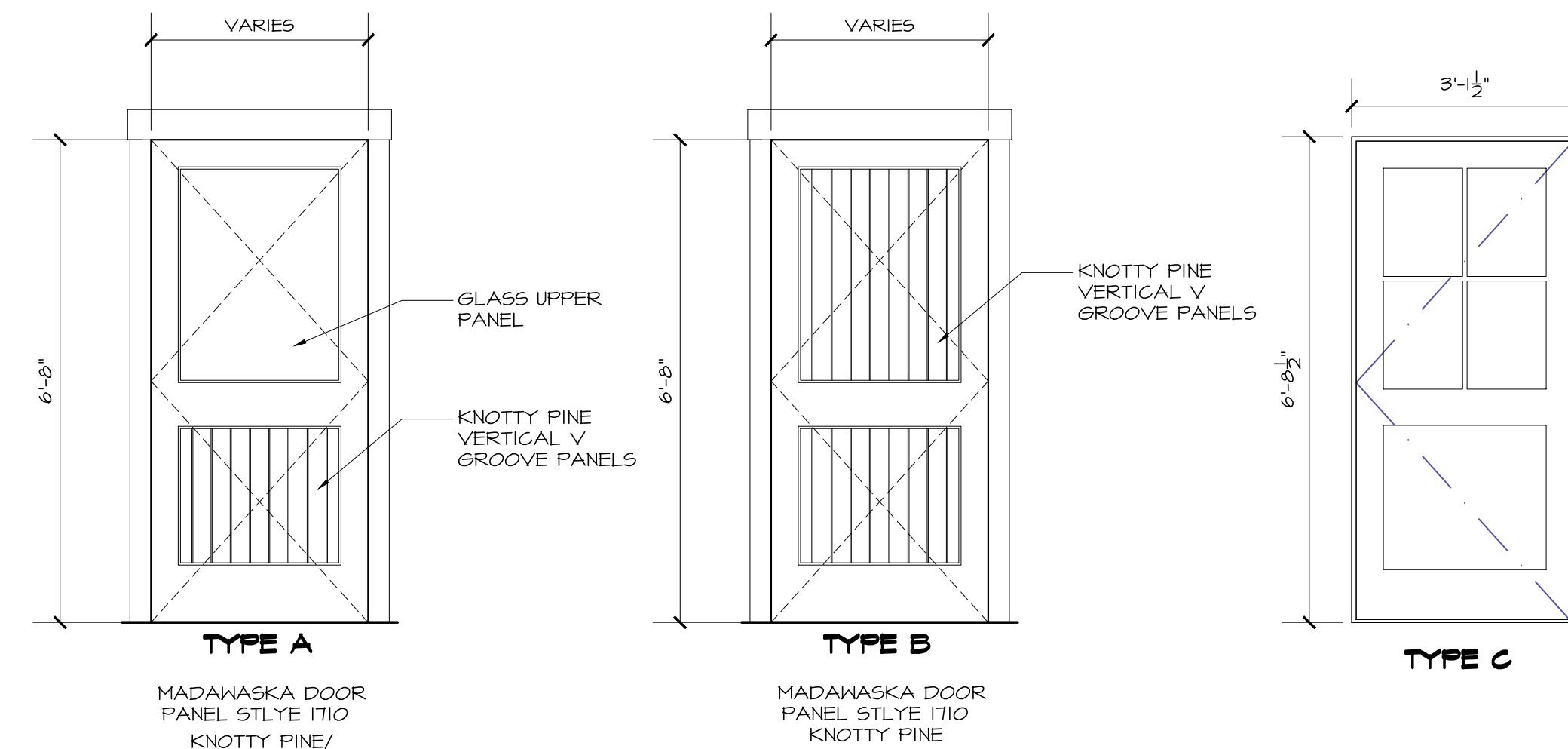
DESIGN DEVELOPMENT
 SECTION DETAILS

Date	3.04.2022
Scale	1/4" = 1'-0"
Drawn	CF/LD
Job	1980
Sheet	A5.1
Of	Sheets

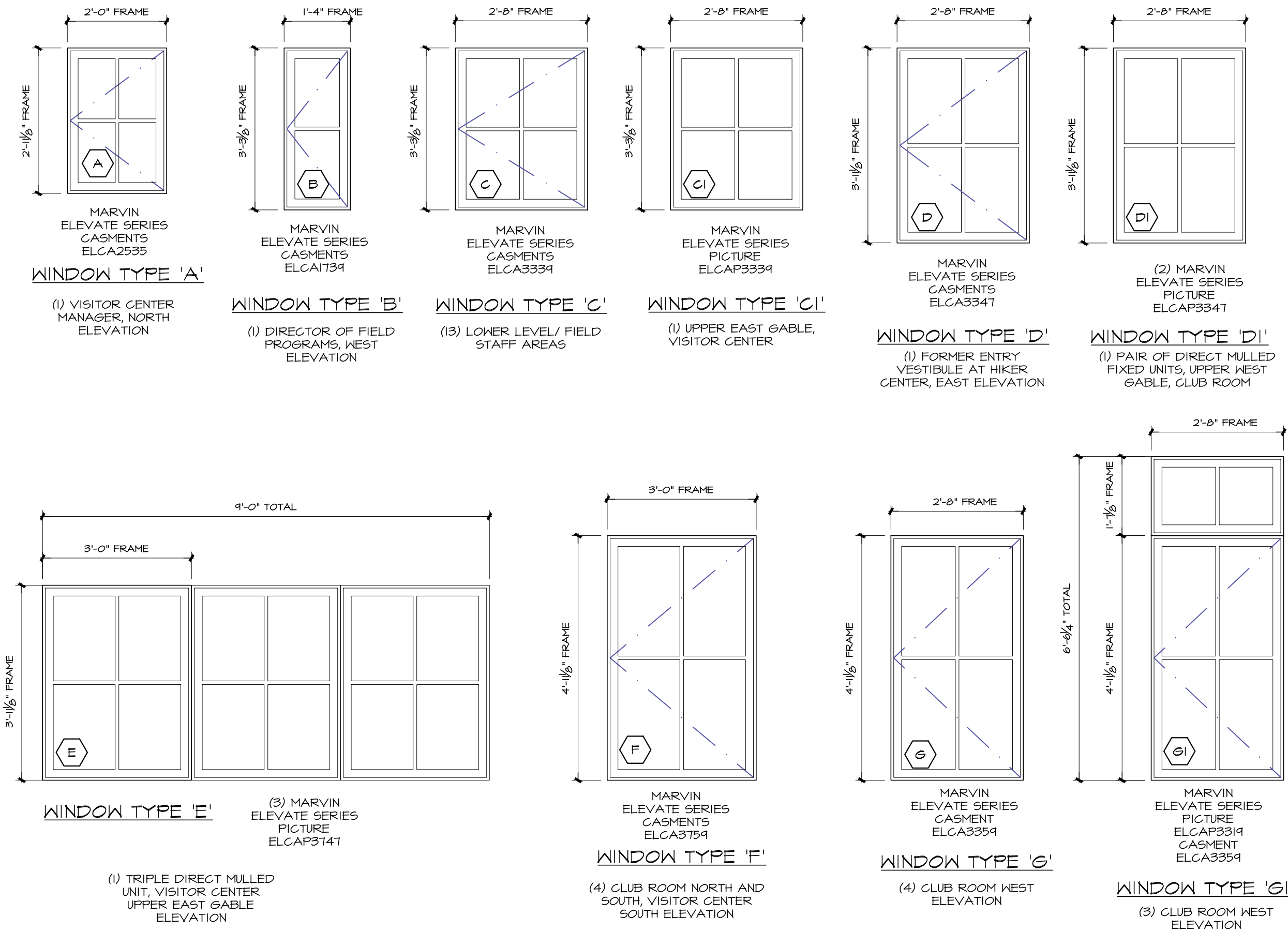
Exhibit E8

DOOR SCHEDULE

NUMBER	LOCATION	TYPE	SIZE		MANUF.	MODEL NO.	MATL.	FINISH	FIRE RATINGS	SILL NOTES	SWING	HARDWARE SEE DOOR SUBMITTAL	NOTES
			WIDTH	HEIGHT									
101	EXTERIOR/ FIELD STAFF SPACE	C	3'-0"	6'-8"	ROBE VALLEY OR EG.	TBD	DOUGLAS FIR	CLEAR FIN. TBD.		ADA	RH OUTSWING		
102	DIR. FIELD PROGRAMS OFFICE	A			MADANASKA OR EG.	ITIO	KNOTTY PINE			N/A	LH INSWING		
103	FIELD STAFF MEETING ROOM	A									RH INSWING		
104	FIELD STAFF SINGLE OFFICE #1	A									LH INSWING		
105	FIELD STAFF DOUBLE OFFICE	A									RH INSWING		
106	FIELD STAFF SINGLE OFFICE #2	A									RH INSWING		
107	FIELD STAFF BATHROOM	B									LH INSWING		
108	BASEMENT/ ELECTRICAL ROOM	STEEL DOOR			TBD	TBD	TBD	PAINTED	45 MIN. DOOR		RH INSWING		
201	RE-USE EXISTING FRONT DOOR	EXT. FIR DR 1/2 GLASS W/ 2 SL.	VIF	VIF	EXISTING	N/A		REFINISH		ADA	EXISTING	EXISTING	
202	RE-USE EXISTING VESTIBULE DOOR	EXT. FIR DR 1/2 GLASS W/ 2 SL.	VIF	VIF	EXISTING	N/A		REFINISH		ADA	EXISTING	EXISTING	
203	CLUB ROOM TO WEST PORCH	C	3'-0"	7'-0"	ROBE VALLEY OR EG.	TBD	DOUGLAS-FIR	CLEAR FIN. TBD.		ADA	LH OUTSWING	TBD	
204	HIKER CENTER TO CLUB ROOM	BI-PARTING POCKET	10'-0"	7'-0"	TBD	TBD	KNOTTY PINE			N/A	BI-PARTING POCKET	JOHNSON HARDWARE 200 PD TRACK SYSTEM OR EG.; FLUSH PULLS ONLY	SEE SECTION 4/A4.1
205	HIKER CENTER TO FLEX WORKSPACE	A	5'-4"	6'-8"	MADANASKA OR EG.	TBD					BI-PARTING SWING		
206	HIKER CENTER TO TOILET	B	3'-0"	6'-8"		ITIO					RH INSWING		
207	HIKER CENTER TO VISITOR CTR. MGR.	A	2'-8"								LH INSWING		
208	DIRECTOR OF FINANCE	A	3'-0"								RH INSWING		
209	EXECUTIVE DIRECTOR	A									LH INSWING		
210	OPERATIONS MANAGER	A									RH INSWING		



PROPOSED
A4.1
TYPICAL INTERIOR DOOR ELEVATIONS
SCALE: 1/2" = 1'-0"



WINDOW ELEVATIONS SCALE 1/2" = 1'-0"

- WINDOW GENERAL NOTES:
- BASIS OF DESIGN IS MARVIN ELEVATE SERIES!
 - TRIPLE-PANE INSULATED LOW-E GLASS TYPICAL
 - TEMPERED SAFETY GLASS PER 'IRC' SECTION R308.4 HAZARDOUS LOCATIONS'
 - PROVIDE STANDARD DEPTH FRAMES W/ NAILING FINIS, G.C. TO VERIFY
 - REFER TO EXTERIOR ELEVATIONS FOR UNIT OPERATION
 - INSECT SCREENS AT ALL OPERABLE UNITS, UNLESS NOTED OTHERWISE
 - INSECT SCREEN STYLE & FINISH TO BE SELECTED BY OWNER/G.C.
 - HARDWARE STYLE & FINISH TO MATCH EXISTING
 - GRILLE TYPE TO BE 3" SIMULATED DIVIDED LITES
 - G.C. TO VERIFY ALL UNIT AND ROUGH OPENING DIMENSIONS
 - EXTERIOR TO BE WHITE FIBREX EXTERIOR CLADDING, TYPICAL UNLESS NOTED OTHERWISE
 - INTERIOR TO BE UNPRIMED PINE

REVISIONS	BY



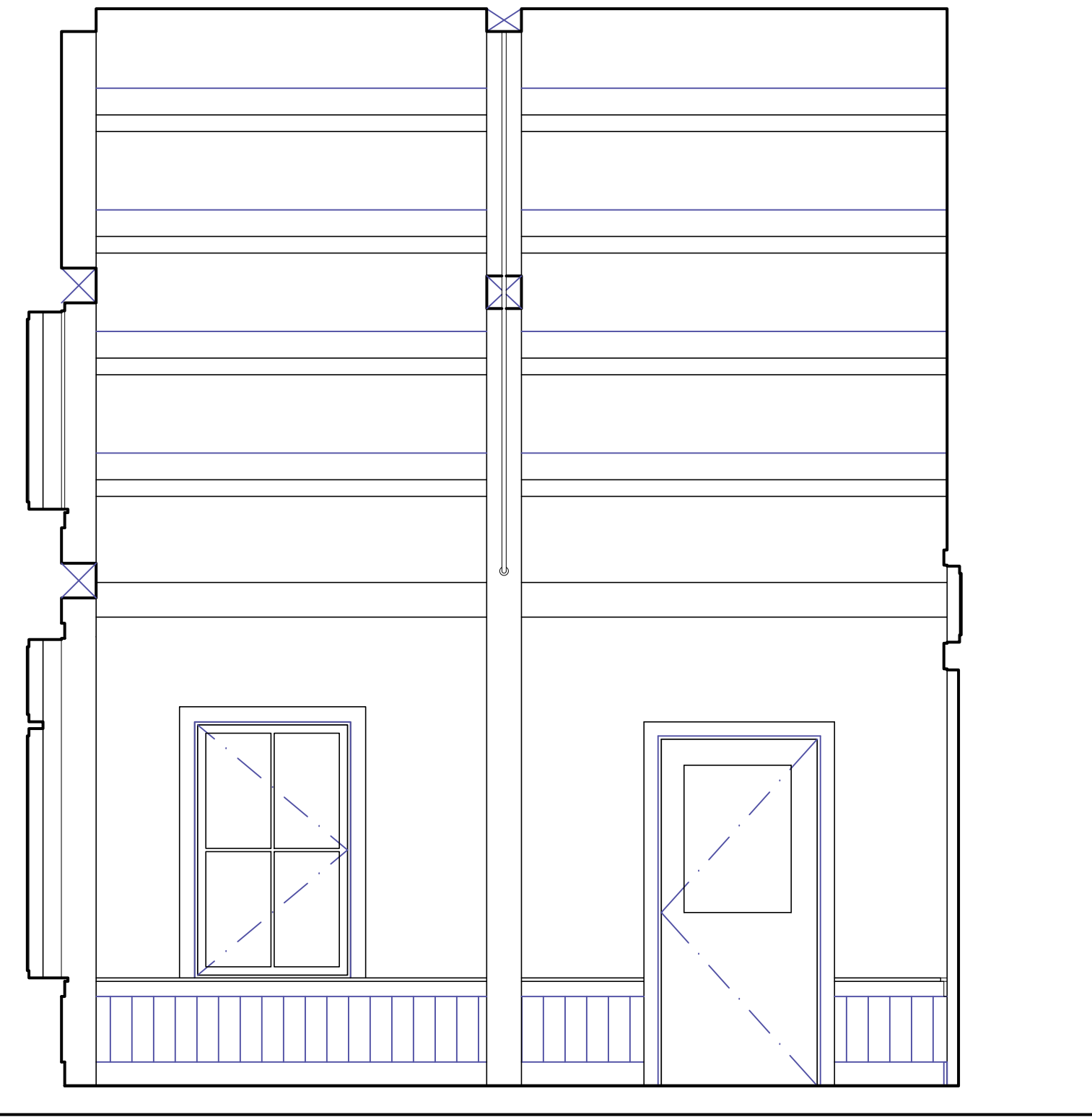
GREEN MOUNTAIN CLUB
 HEADQUARTERS PLANNING COMMITTEE
 CONTRIBUTING DESIGN FIRMS:
THE DESIGN GROUP
 Jeff Schaffner, Architect, Record
 PO Box 237, Warren, VT 05674
 tel: 802-496-2166
CUSHMAN
DESIGN GROUP

PROPOSED RECONSTRUCTION
GREEN MOUNTAIN CLUB
 HERRICK BUILDING
 WATERBURY CTR, VERMONT

PROPOSED
 WINDOW AND DOOR
 SCHEDULES

Date	3.04.2022
Scale	1/2" = 1'-0"
Drawn	CF/LD
Job	1980
Sheet	A6.1
Of	Sheets

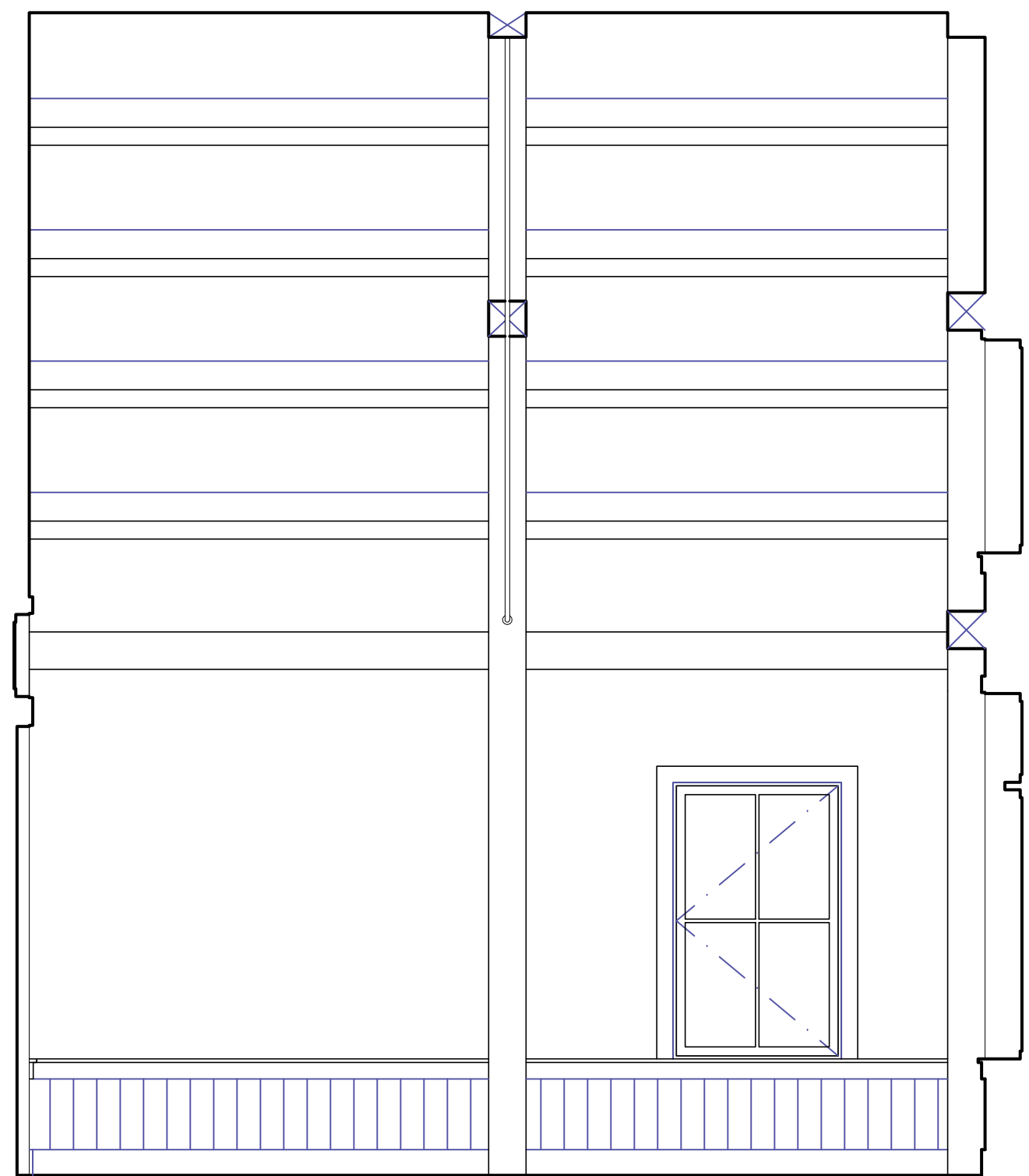
Exhibit E9



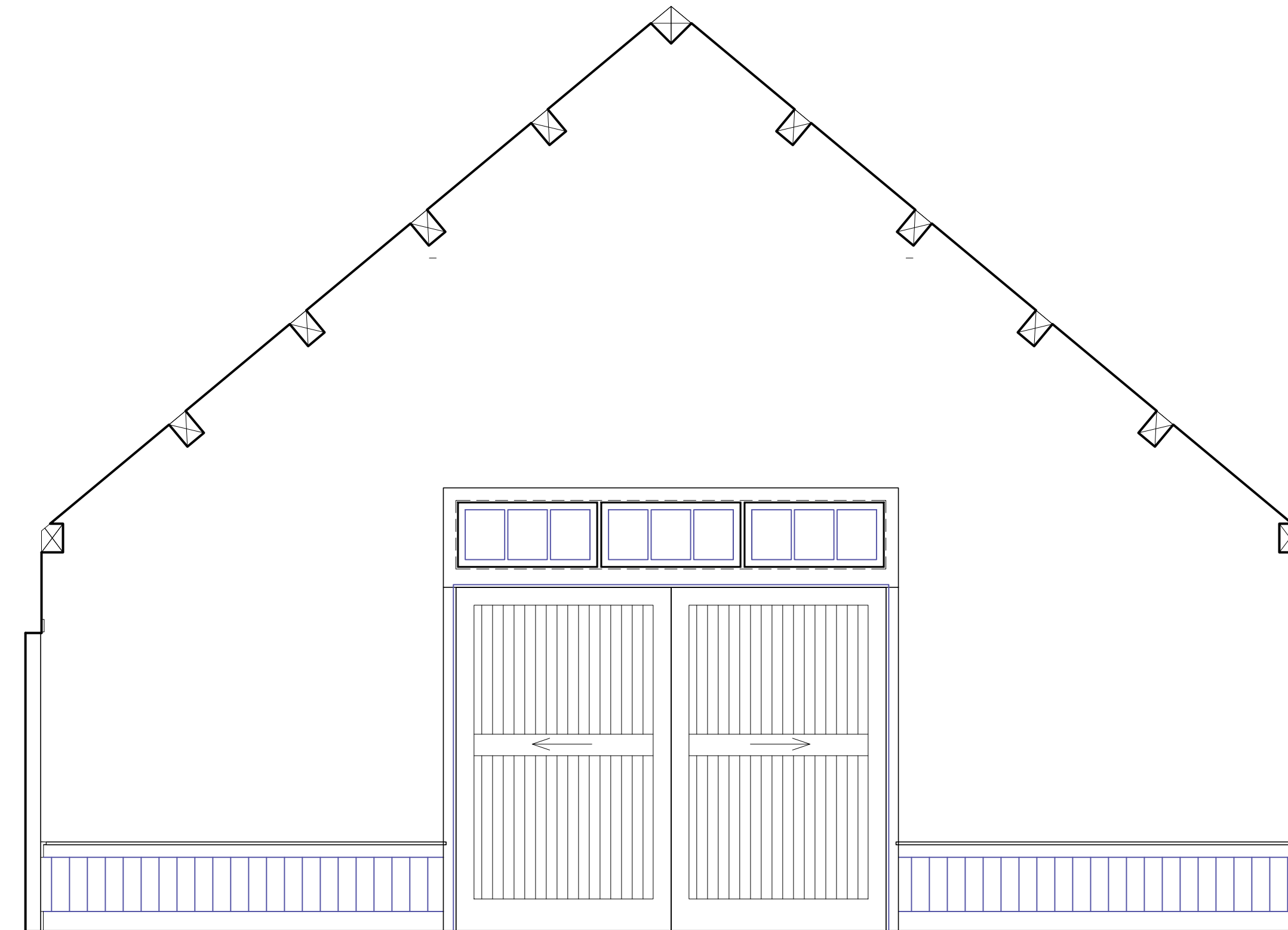
1 PROPOSED CLUB ROOM - NORTH WALL
AT.1 SCALE 3/8" = 1'-0"



2 PROPOSED CLUB ROOM - WEST WALL
AT.1 SCALE 3/8" = 1'-0"



3 PROPOSED CLUB ROOM - SOUTH WALL
AT.1 SCALE 3/8" = 1'-0"



4 PROPOSED CLUB ROOM - EAST WALL
AT.1 SCALE 3/8" = 1'-0"

REVISIONS	BY



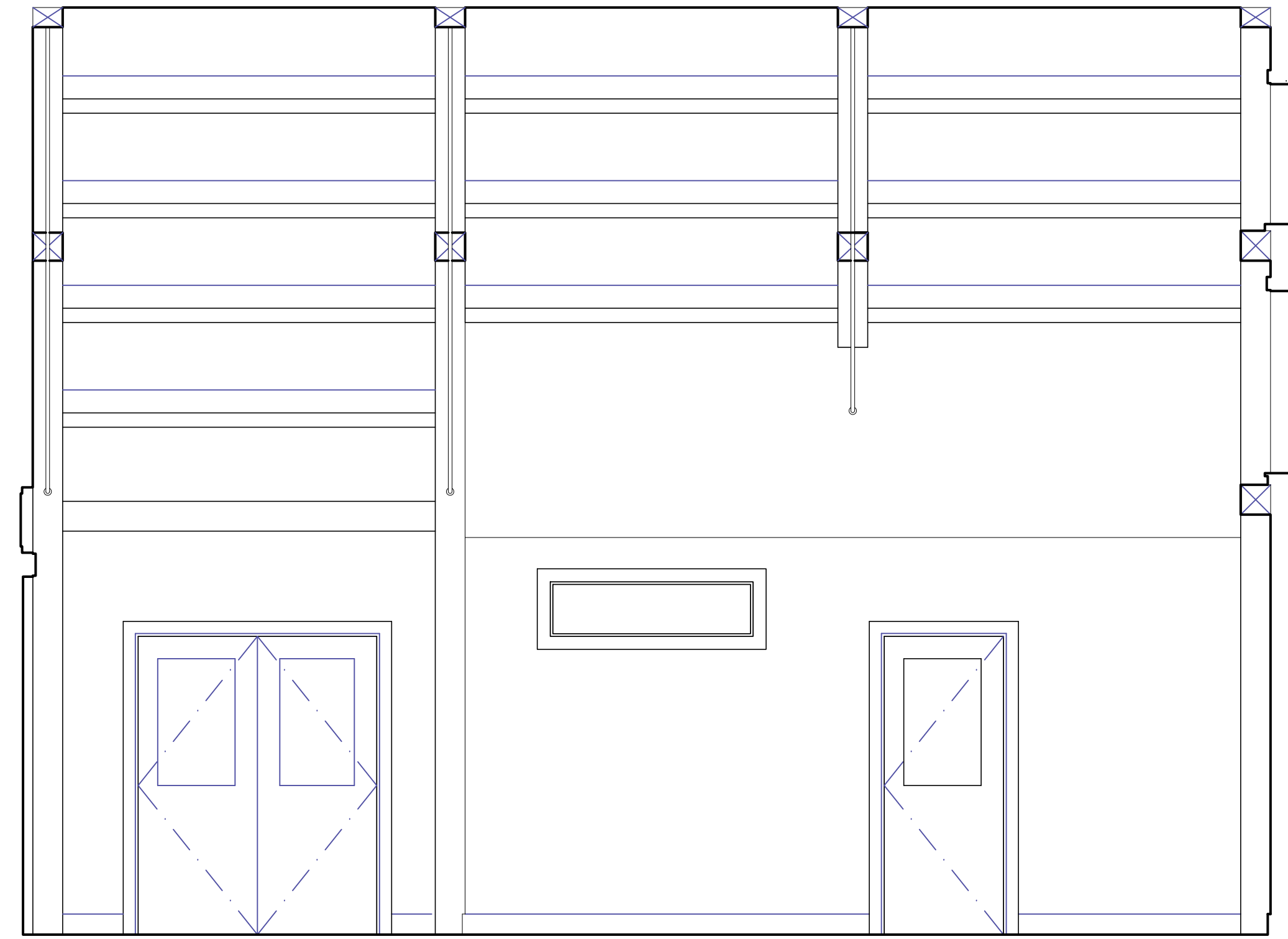
GREEN MOUNTAIN CLUB
HEADQUARTERS PLANNING COMMITTEE
CONTRIBUTING DESIGN FIRMS:
THE DESIGN GROUP
1461 South Hill Road, Waterbury, VT 05671
PO Box 237, Waterbury, VT 05671
tel: 802-496-2166

PROPOSED RECONSTRUCTION
GREEN MOUNTAIN CLUB
HERRICK BUILDING
WATERBURY CTR, VERMONT

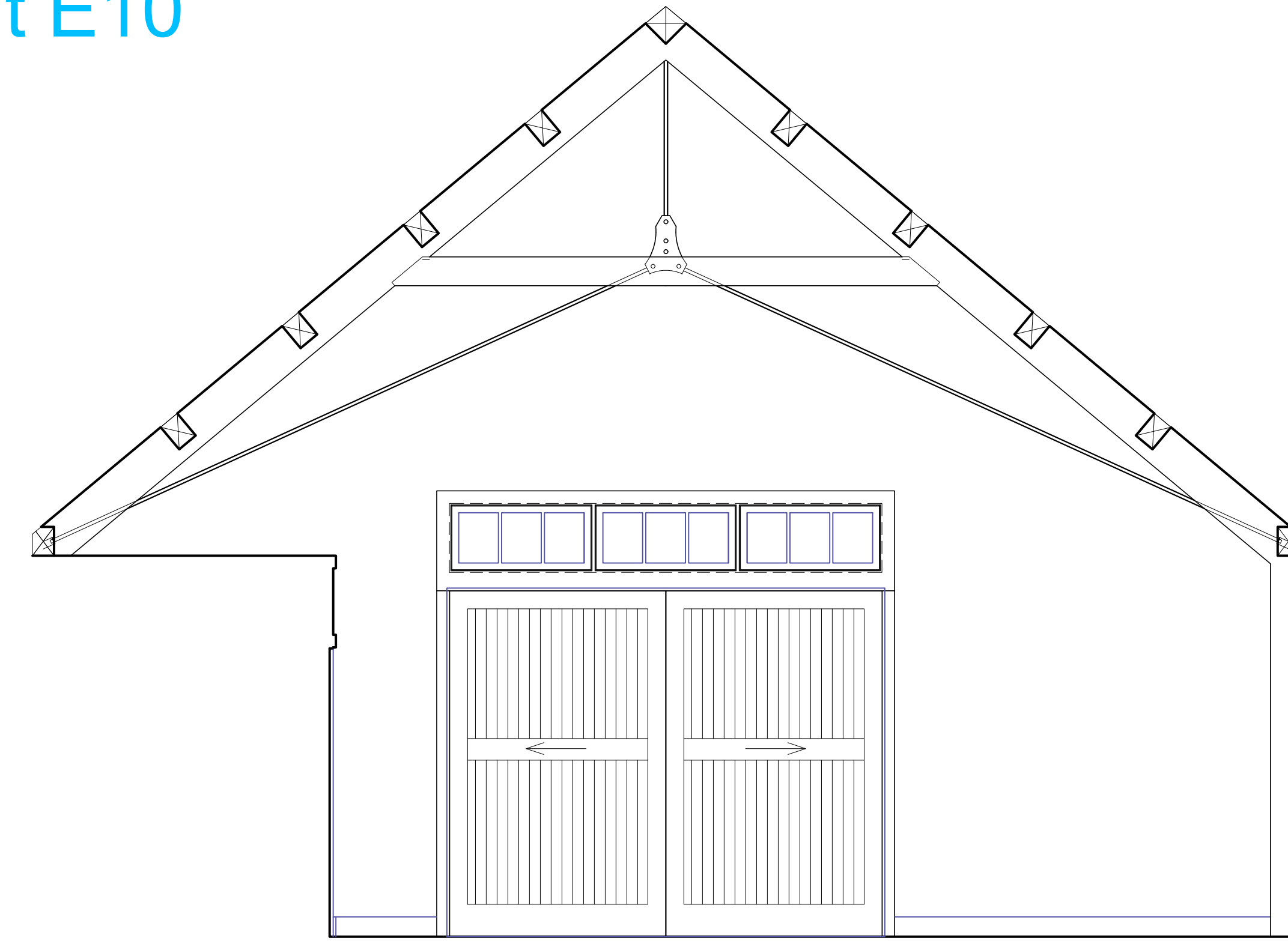
DESIGN DEVELOPMENT
INTERIOR ELEVATIONS

Date 3.04.2022
Scale 3/8" = 1'-0"
Drawn CF/LD
Job 1480
Sheet
Of **A7.1**
Sheets

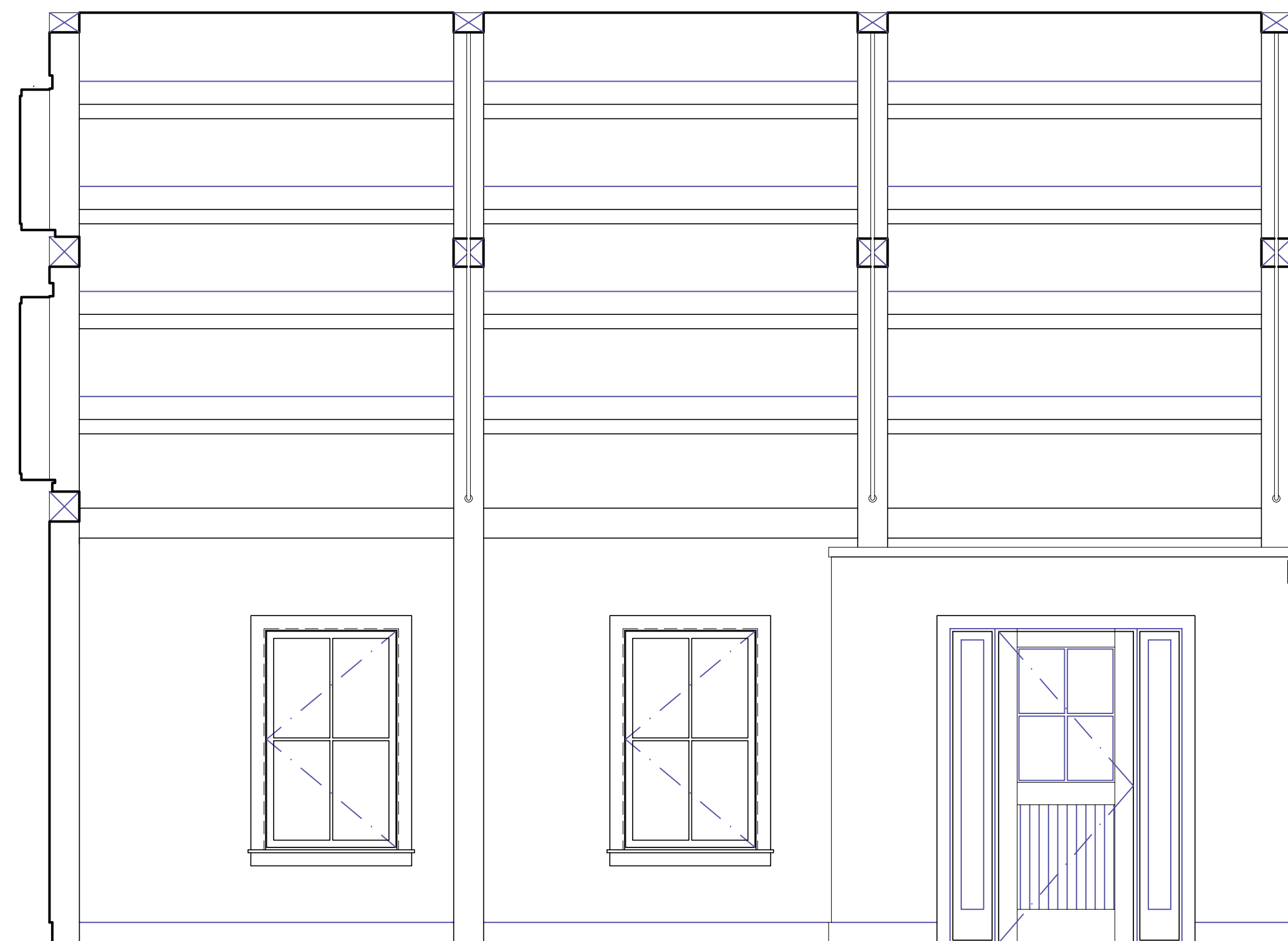
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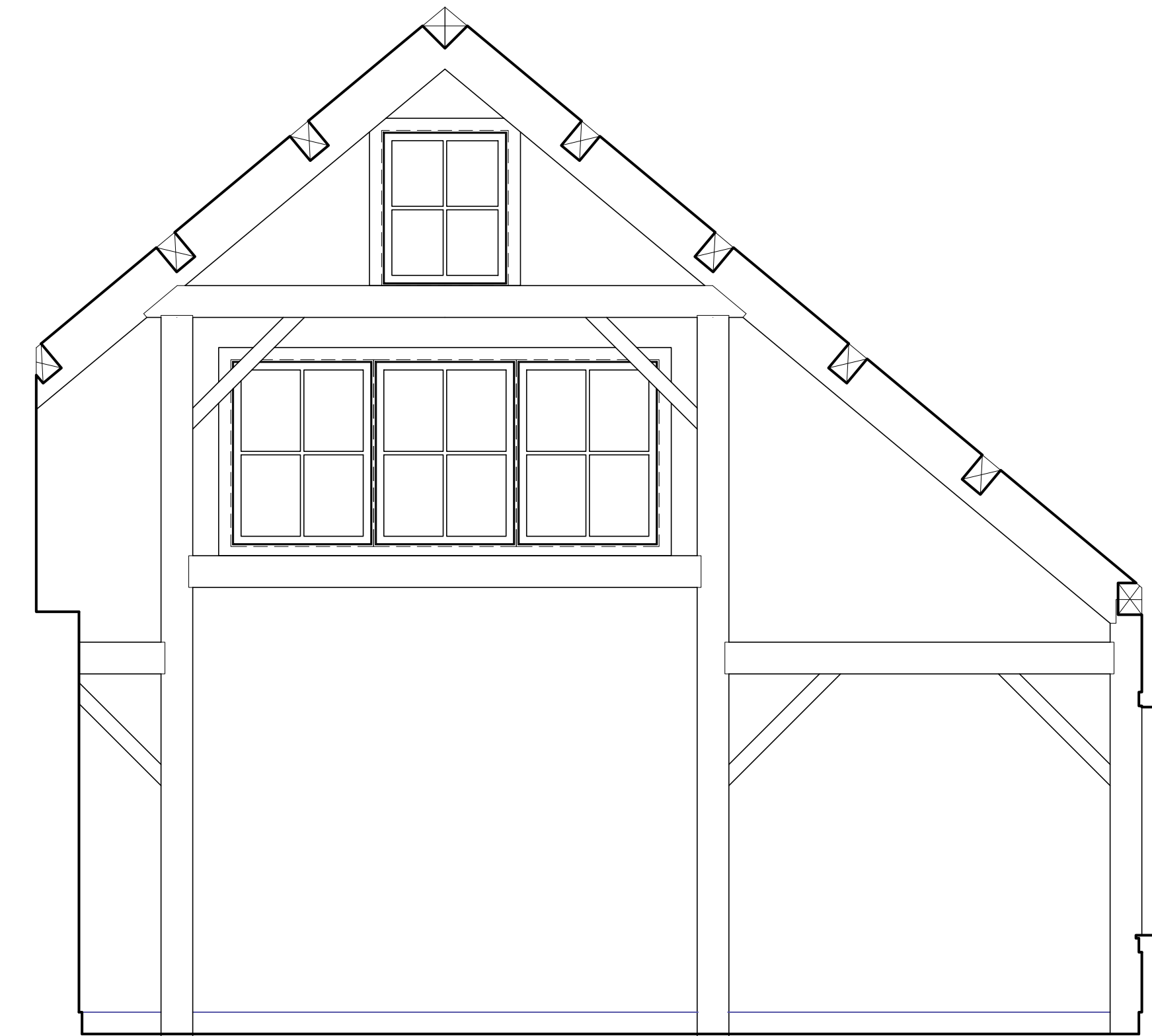
1 PROPOSED
PUBLIC/HISTORY/INFORMATION - NORTH WALL
SCALE 3/8" = 1'-0"



2 PROPOSED
PUBLIC/HISTORY/INFORMATION - WEST WALL
SCALE 3/8" = 1'-0"



3 PROPOSED
PUBLIC/HISTORY/INFORMATION - SOUTH WALL
SCALE 3/8" = 1'-0"



4 PROPOSED
PUBLIC/HISTORY/INFORMATION - EAST WALL
SCALE 3/8" = 1'-0"

REVISIONS	BY



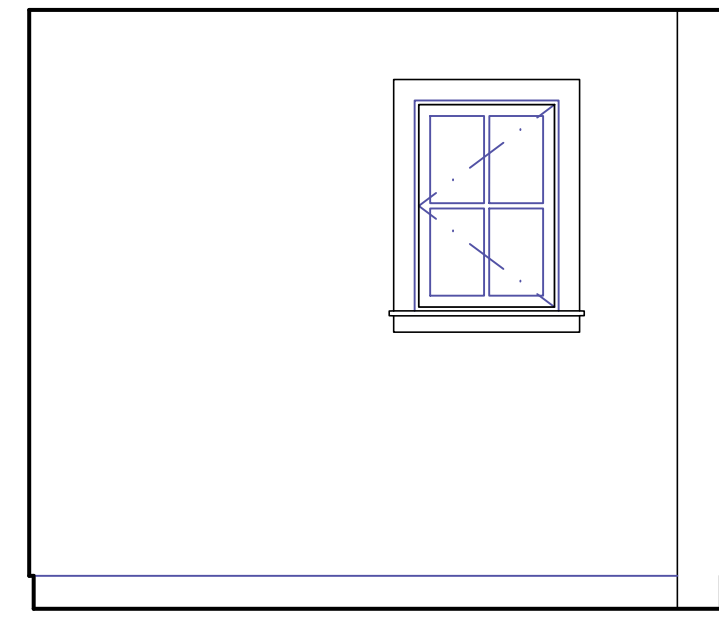
GREEN MOUNTAIN CLUB
HEADQUARTERS PLANNING COMMITTEE
CONTRIBUTING DESIGN FIRMS:
THE DESIGN GROUP
1445 South Hill Road, Waterbury, VT 05671
PO Box 237, Waterbury, VT 05671
tel: 802-496-2166

PROPOSED RECONSTRUCTION
GREEN MOUNTAIN CLUB
HERRICK BUILDING
WATERBURY CTR, VERMONT

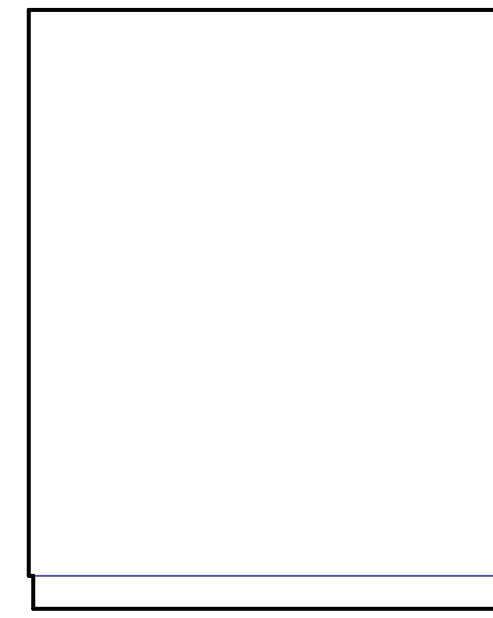
DESIGN DEVELOPMENT
INTERIOR ELEVATIONS

Date 3.04.2022
Scale 3/8" = 1'-0"
Drawn CF/LD
Job 1480
Sheet
A7.2
Of Sheets

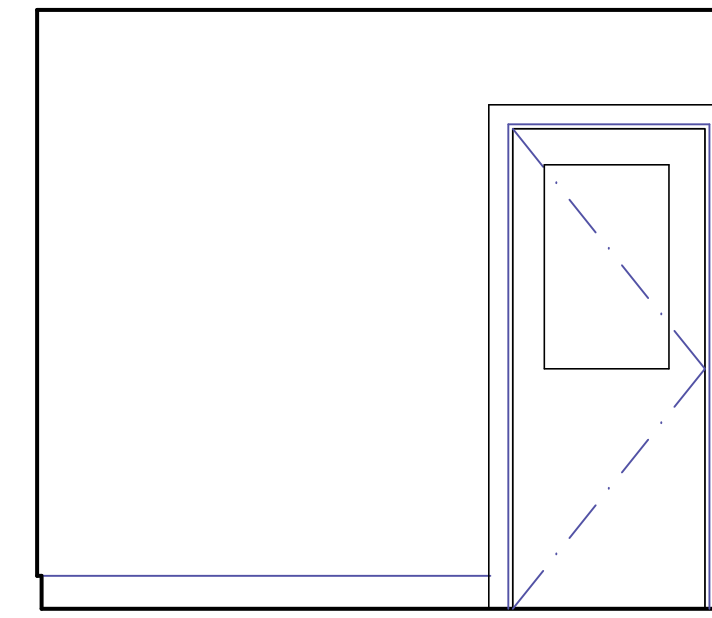
Exhibit E11



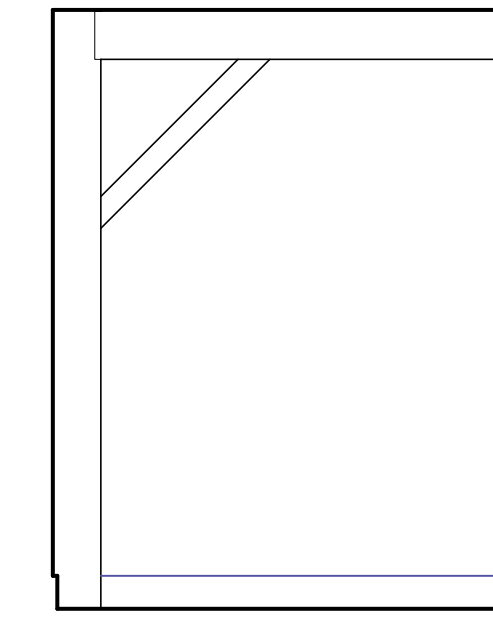
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AT3 PROPOSED VISITOR CENTER OFFICE - NORTH WALL
SCALE 3/8" = 1'-0"



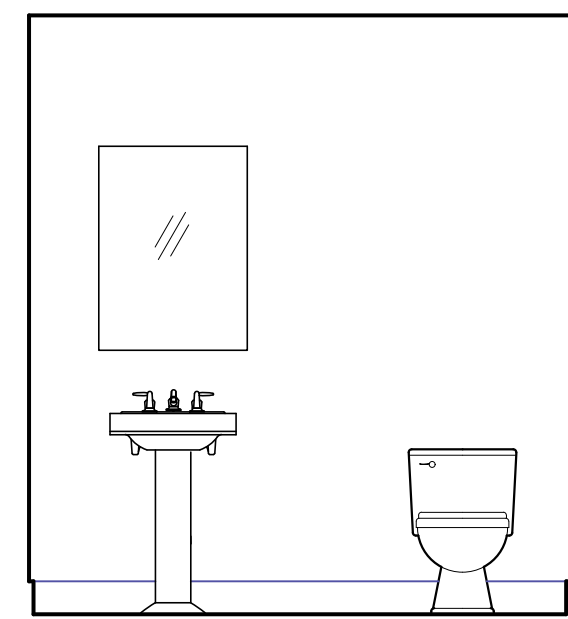
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AT3 PROPOSED VISITOR CENTER OFFICE - WEST WALL
SCALE 3/8" = 1'-0"



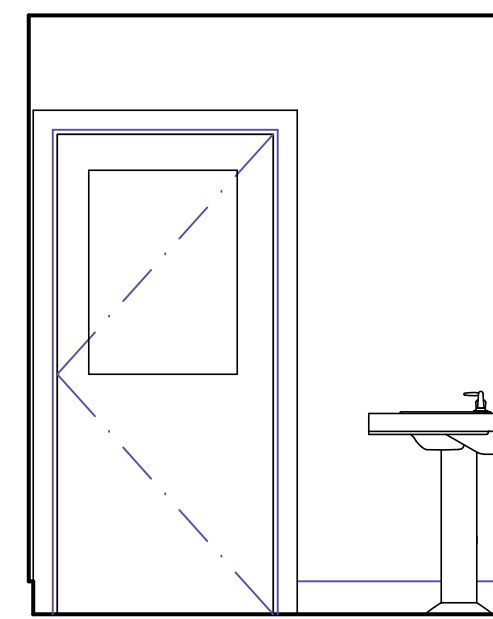
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AT3 PROPOSED VISITOR CENTER OFFICE - SOUTH WALL
SCALE 3/8" = 1'-0"



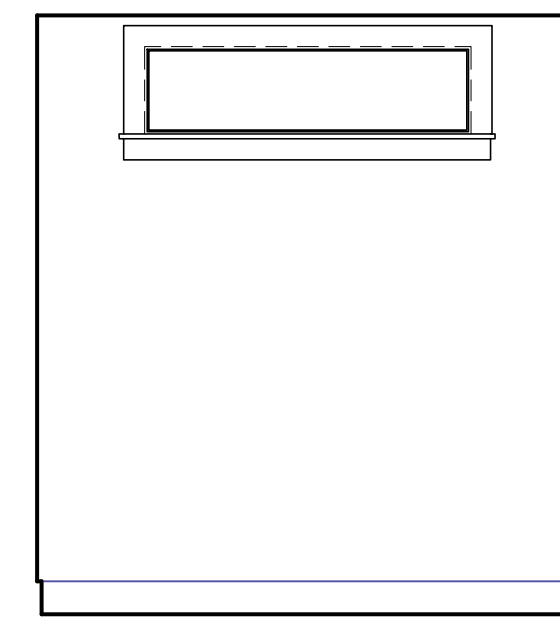
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AT3 PROPOSED VISITOR CENTER OFFICE - EAST WALL
SCALE 3/8" = 1'-0"



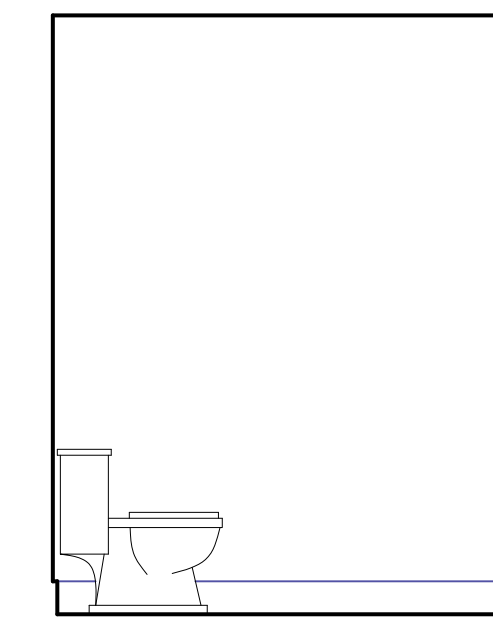
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AT3 PROPOSED VISITOR CENTER BATH - NORTH WALL
SCALE 3/8" = 1'-0"



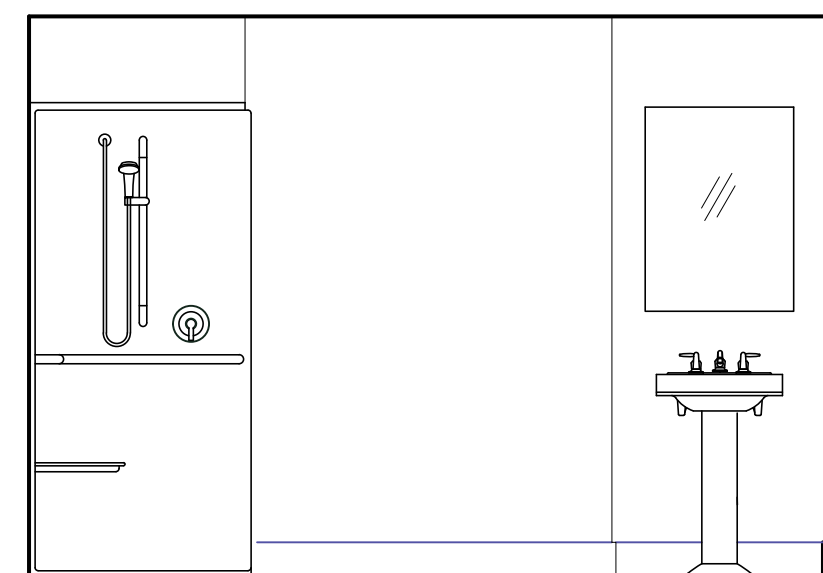
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AT3 PROPOSED VISITOR CENTER BATH - WEST WALL
SCALE 3/8" = 1'-0"



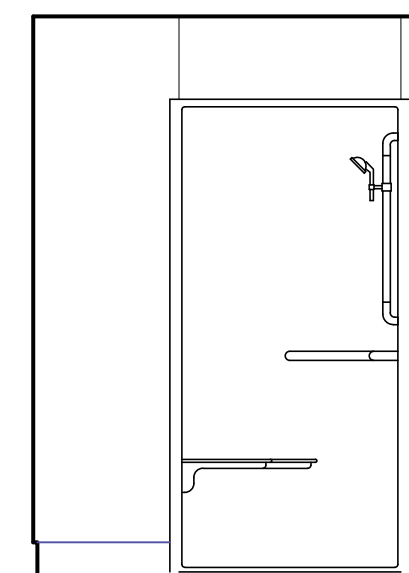
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AT3 PROPOSED VISITOR CENTER BATH - SOUTH WALL
SCALE 3/8" = 1'-0"



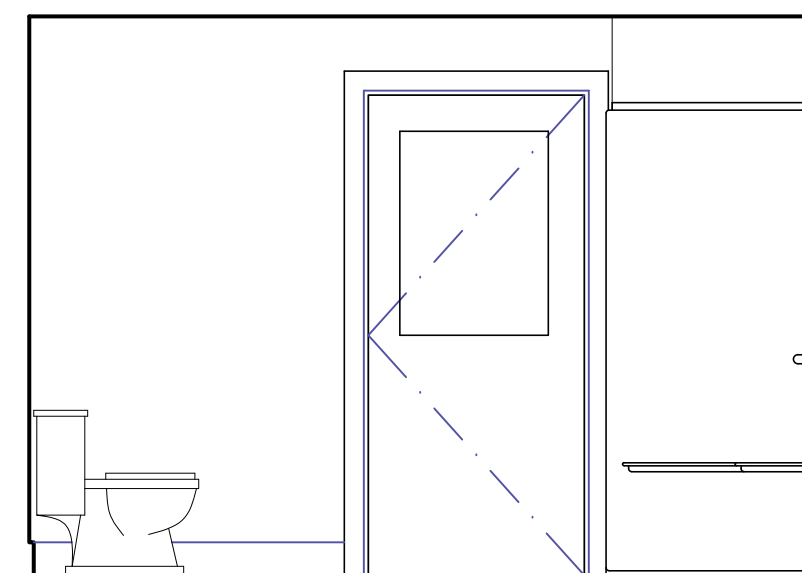
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AT3 PROPOSED VISITOR CENTER BATH - EAST WALL
SCALE 3/8" = 1'-0"



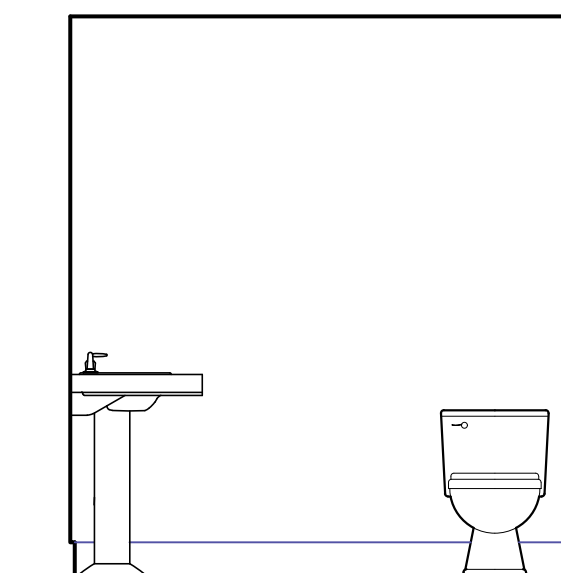
9
AT3 PROPOSED OFFICE BATH - NORTH WALL
SCALE 3/8" = 1'-0"



10
AT3 PROPOSED OFFICE BATH - WEST WALL
SCALE 3/8" = 1'-0"



11
AT3 PROPOSED OFFICE BATH - SOUTH WALL
SCALE 3/8" = 1'-0"



12
AT3 PROPOSED OFFICE BATH - EAST WALL
SCALE 3/8" = 1'-0"

REVISIONS	BY



GREEN MOUNTAIN CLUB
HEADQUARTERS PLANNING COMMITTEE
CONTRIBUTING DESIGN FIRMS:
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PO Box 237, Warren, VT 05674
tel: 802-496-2166
CUSHMAN
DESIGN GROUP

PROPOSED RECONSTRUCTION
GREEN MOUNTAIN CLUB
HERRICK BUILDING
WATERBURY CTR., VERMONT

DESIGN DEVELOPMENT
INTERIOR ELEVATIONS

Date 3.04.2022
Scale 3/8" = 1'-0"
Drawn CFLD
Job 1980
Sheet
Of A7.3
Sheets



4711 Waterbury-Stowe Rd.

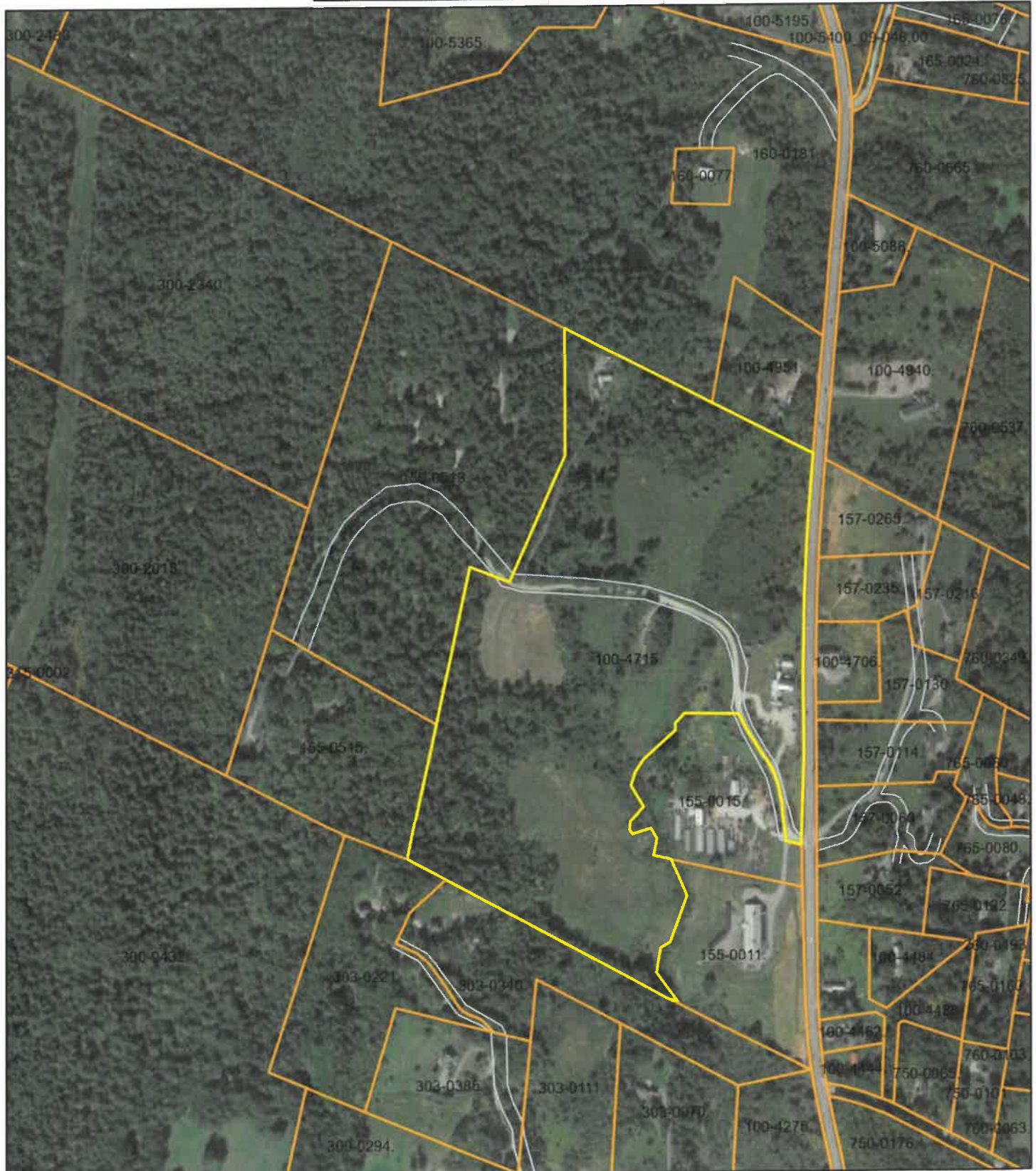
Waterbury Center, VT

1 inch = 752 Feet



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November 28, 2022



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4711 Waterbury-Stowe Rd. Zoning Map

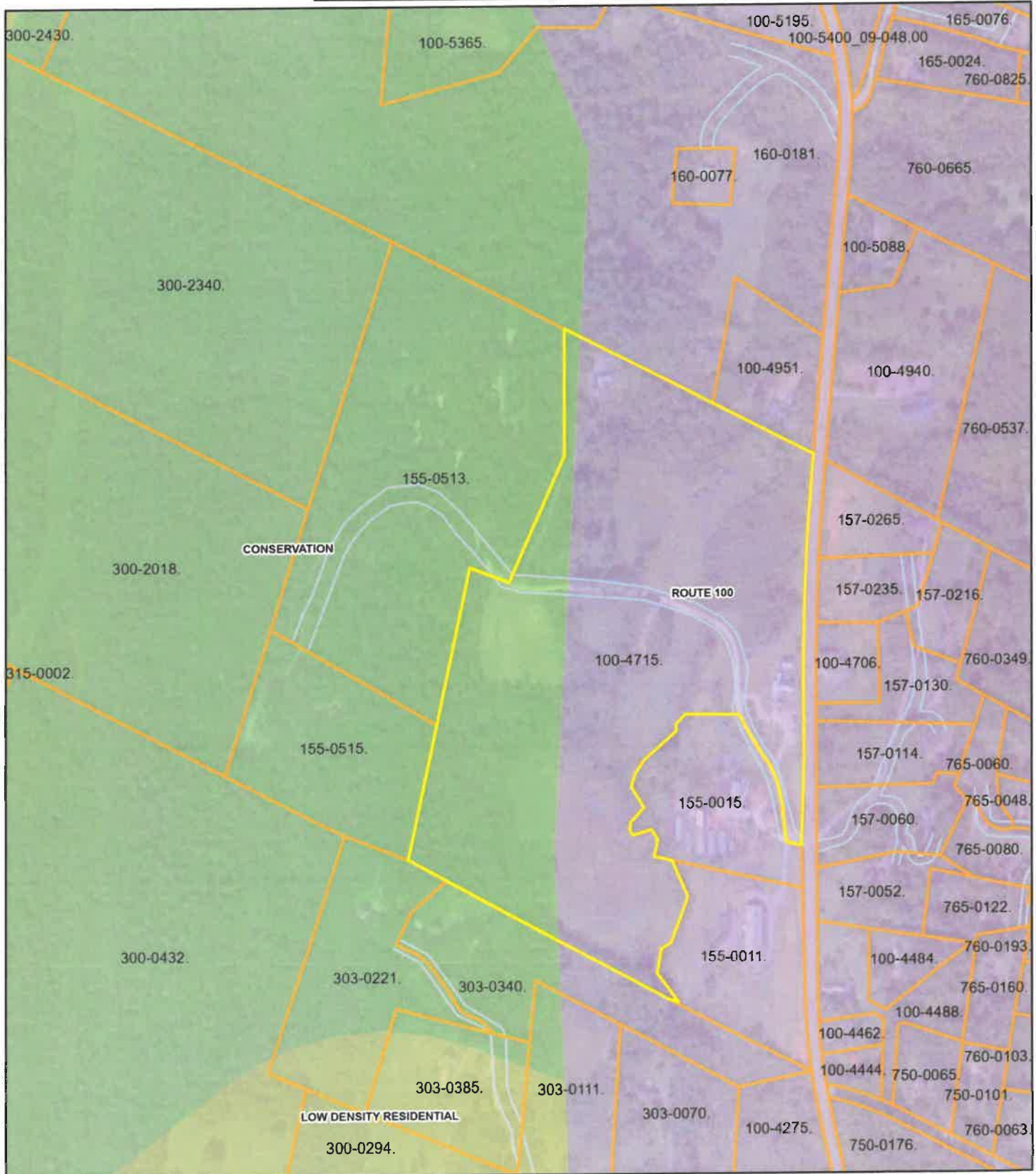
Waterbury Center, VT

1 inch = 752 Feet

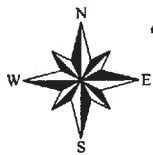


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4715 Waterbury-Stowe Rd SFHA map

Waterbury Center, VT

1 inch = 376 Feet



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November 28, 2022



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