

Map Link:

[https://drive.google.com/file/d/1fl65ctoKXjwtuf4ImDOC-2IrmQM27EjB/view?usp=drive link](https://drive.google.com/file/d/1fl65ctoKXjwtuf4ImDOC-2IrmQM27EjB/view?usp=drive_link)

Address of subject property

1551 Mill River Road St. Albans VT 05478

Name and address of the owners of record of the subject property

Desiree Vatter – 1551 Mill River Road 05478

Karen Bouthillette – 82 Nature Nook 05478

Name and address of the owners of record of adjoining lands

Michael Tuttle and Sarah Redfield - 1577 Mill River Road 05478

Lewis and Linda Mitchell - 1521 Mill River Road 05478

Map or survey, drawn to scale, showing existing features, including contours, land use, structures, large trees, roads, easements, rights of way, deed restrictions, name and address of person or firm preparing the map, scale of map, north point, date of map/revisions, and legend.

- Identical to Site Plan below minus the yurt

Site Plan, 24" by 36" digital file in PDF format in size and drawn to an appropriate scale, showing proposed land use areas including proposed structures, roads, driveways, traffic circulation, parking and loading spaces, and pedestrian walkways; landscaping plans including site grading, culverts, drainage, landscape design, screening, signs and lighting; name and address of person or firm preparing the map, scale of map, north point, date of map and revisions, legend, and name, address and interest of the applicant in the subject property.

[https://drive.google.com/file/d/1fl65ctoKXjwtuf4ImDOC-2IrmQM27EjB/view?usp=drive link](https://drive.google.com/file/d/1fl65ctoKXjwtuf4ImDOC-2IrmQM27EjB/view?usp=drive_link)

Construction sequence and timing schedule for completion of each phase for buildings, parking spaces, and landscaped areas of the entire project.

1. Electric, Water, Waste dig. Line install – November 2024
2. Yurt & Platform Build– November 2024
3. Driveway Widening – June 2025
4. Yurt bathroom and kitchen build – June 2025
5. Fencing: Pool & Yard – June 2025
6. Possible gravel walkway – June 2025

Specifications of the materials and plantings to be used.

- Pre-built yurt kit with insulation package
- Yurt platform: see attached document
- White panel fencing: front of property facing road
- Chain link fencing and posts for side and back of property
- Gravel to widen driveway for parking
- Gravel for possible walkway

A site location map showing the location of the project in relation to nearby town highways and developed areas at scale of one inch equals one thousand feet. 10. Uses that will generate more than one hundred and fifty (150) vehicle trip-ends per day (estimates shall be based on the most recent rates provided by the Institute of Transportation Engineers) shall include a traffic study conducted by a professional traffic engineer. The study will include details of existing and proposed ingress and egress, expected traffic volumes, turning movements, existing, and resulting levels of service, and proposed traffic control measures. The DRB may require a traffic study for projects generating less than 150 vehicle trip-ends where it finds there is a potential traffic safety issue.

- Located on proposed site plan map

A letter from the Georgia Fire Chief indicating any fire and rescue concerns with the proposed project.

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All fees according to the Permit Fee Schedule on the website

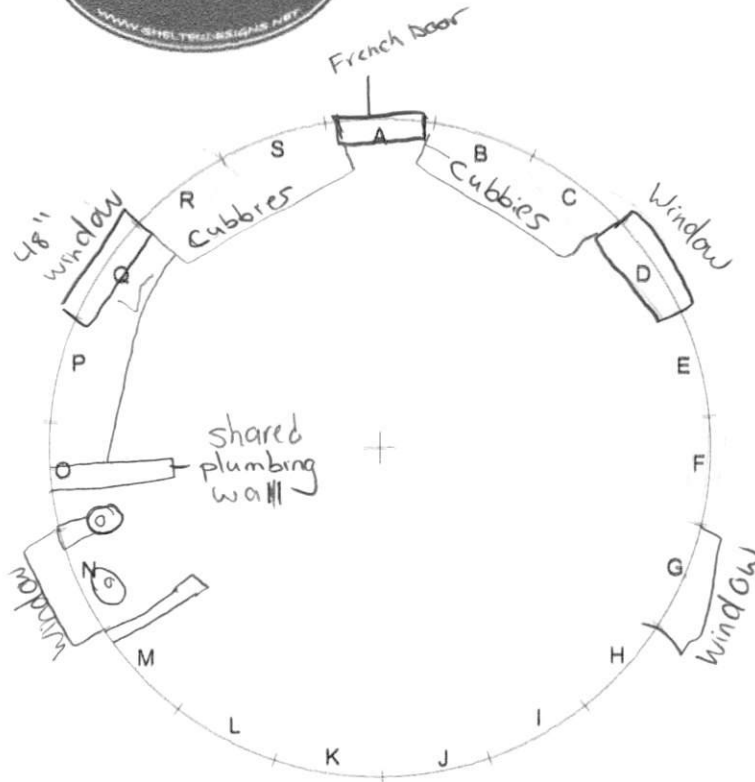
- \$500.00 check

☆ Very basic Floor plan ☆



SHELTERDESIGNS.NET | 406.721.9878 | info@shelterdesigns.net

30' YURT PANEL LAYOUT



30' Yurt

- 19 sections at 59.58"
- 1132" circumference
- 14' centerhub height
- All yurts come with standard 7' 2" walls

DID YOU MARK:

- door swings
- glass window size
- wind direction

CUSTOMER APPROVAL

By signing here, you confirm that your yurt layout as drawn is correct.

NAME _____

DATE _____

SHELTER DESIGNS APPROVAL

NAME _____

DATE _____

Suggested Platform Construction – 30' Yurt

Being what we call a 'soft' structure, the yurt reacts more readily to climatic conditions than do 'rigid' structures, therefore it is important to choose your site carefully and take into account prevailing wind patterns, overhead tree limbs, water runoff, etc. In general, the best site would be protected from the wind, would receive morning sun and afternoon shade and be free from overhead objects such as large dead tree limbs that could damage the yurt in heavy winds. Plan your entry so that the doorway faces away from prevailing winds.

For a secure and comfortable installation, a well-built platform is necessary. To ensure a weather proof installation the platform needs to be circular and the same diameter as the yurt so the side cover fabric can extend below the interior floor level. This will provide a draft-free and watertight seal. Any exterior decking should be separated from, or at a lower level than the yurt platform. Unless you are skilled, enlist the help of an experienced carpenter for building the platform.

The following plans show the typical construction of the yurt platform and are a suggestion only. Keep in mind that every site will be different, so the platform construction and footings should reflect the conditions of each individual site. The site and soil conditions and local building requirements will dictate the footing size and depth below grade. Check with your local building department to determine if you will need an engineered design for permit.

Notes:

1. The total height of the drip edge should be at least 8" to protect the platform's beams. The bottom portion of the drip edge will be visible once the yurt is installed. It should be stained or painted to protect it and to match the exterior color scheme.
2. The 1" portion of the drip edge that extends above floor level will be visible on the inside and can be painted or stained to match the interior color scheme.
3. Plywood skirting (to prevent airflow beneath the floor) and a vapor barrier may also be desirable. Some building departments will require vent openings in the underfloor enclosure to prevent trapped moisture.
4. If you plan to connect the yurt to an existing building (or another yurt) be sure to allow a minimum of 12" between the existing building and your yurt platform. A covered walkway can be built to connect the two after the yurt is installed.
5. Keep in mind that the fabric windows open from the outside. If you plan to have the platform elevated you should consider adding a catwalk or exterior decking for window access.
6. If you plan to install a "floating" floor on your platform, please contact Pacific Yurts for recommendations on how to prepare the platform.
7. When using the 2x6 T&G flooring be sure it is kiln dried and has a low moisture content to avoid gaps as the wood dries.
8. Consider incorporating insulation between the beams maintaining 1" air space from the underside of your flooring. Pacific Yurts recommends using rigid foam insulation with reflective side facing upward, however it is also possible to use other insulation materials.

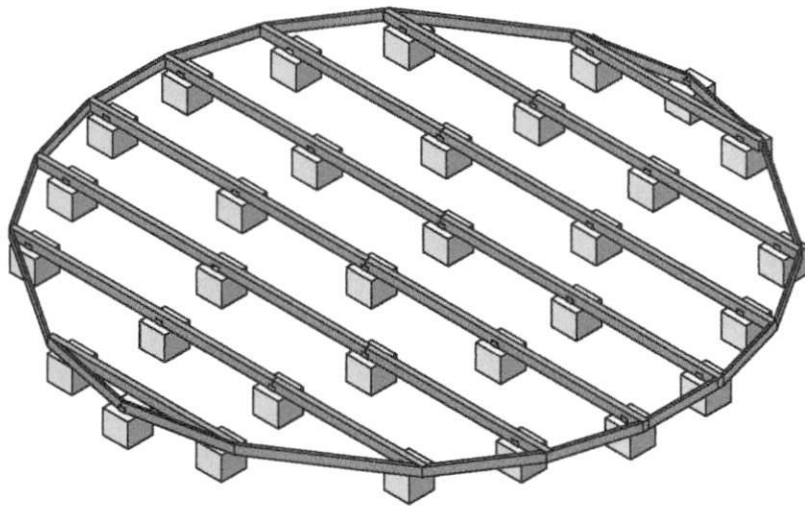
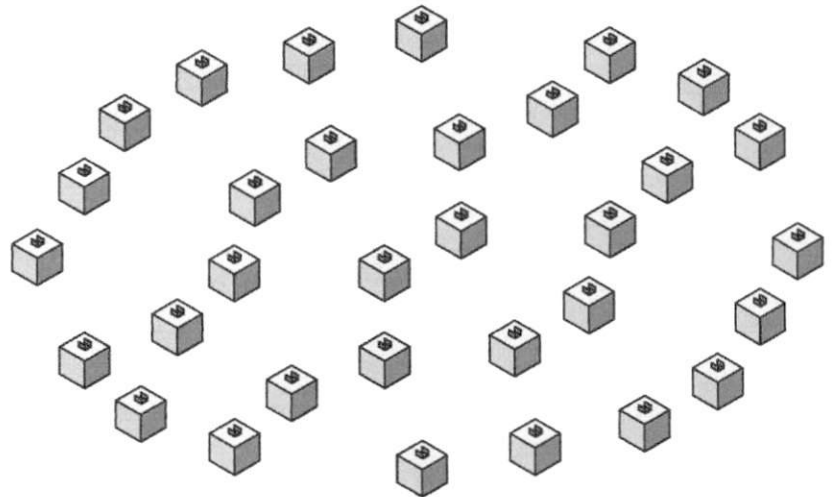


30' Platform Construction Overview

1.) Lay out footings according to framing plan and level.

Notes:

- Poured concrete footings may be required. Consult a local contractor or engineer for proper determination and for local building requirements.
- If you purchase the Central Column option an additional footing will be necessary in the center of the platform.

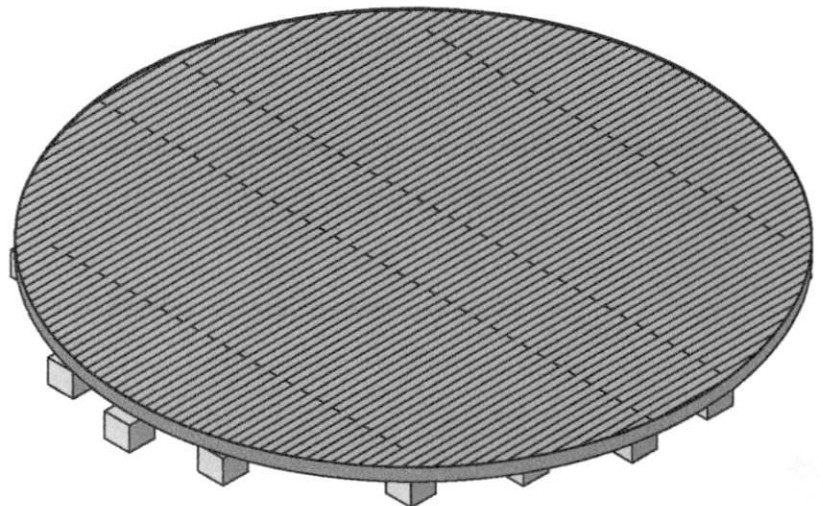


- 2.) Cut beams to length, level them, and fasten onto footings.
 3.) Cut 2x6 perimeter blocking and fasten to beams.
 4.) Install floor insulation (optional).

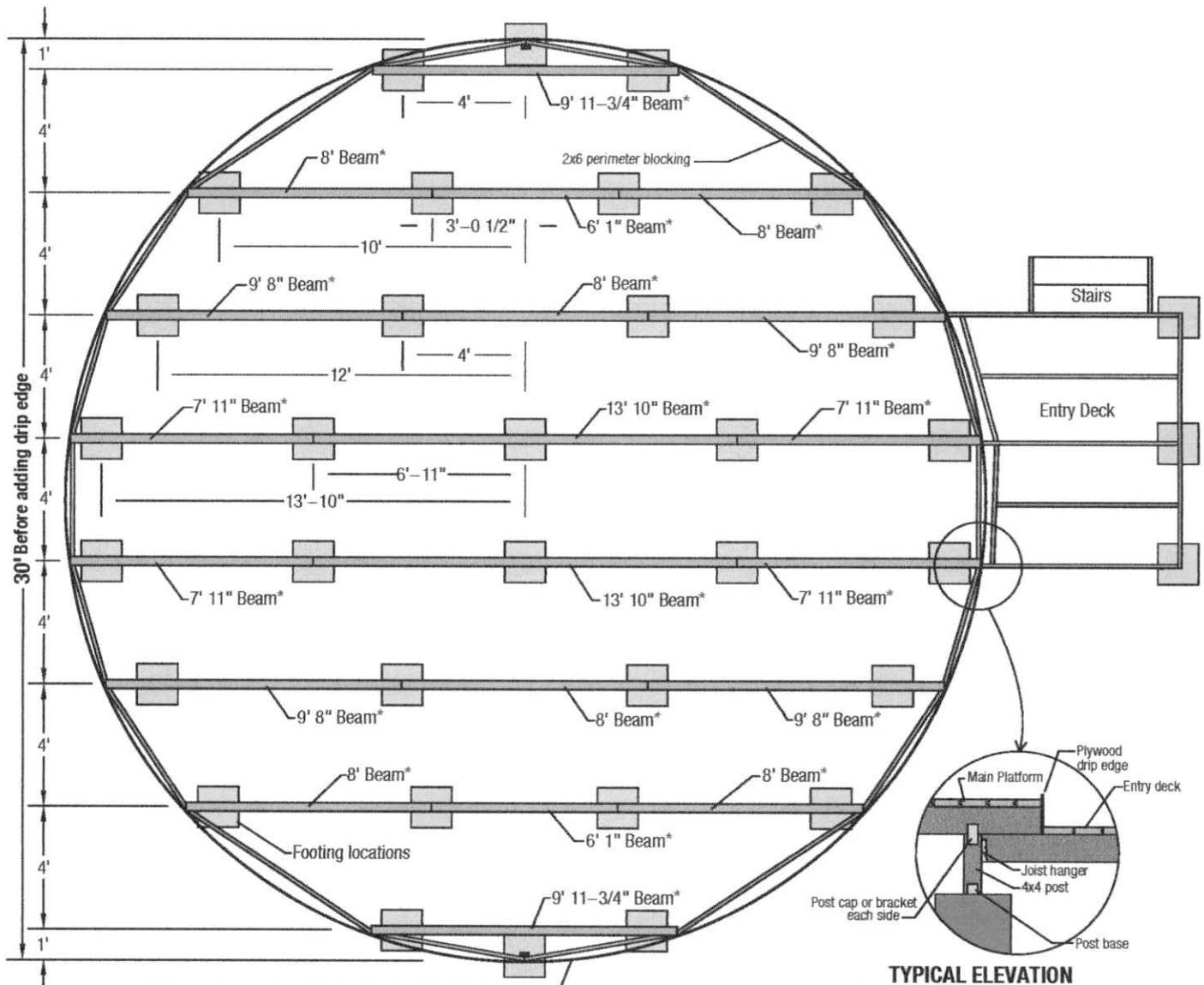
Notes:

- Diagram assumes level site. On sloping terrain vertical support posts and cross bracing may be necessary.
- If 1-1/8" plywood flooring is used we recommend adding 2x6 blocking between beams (four feet on center).
- If you plan to purchase the cable tie-down option an extra block will be needed in the center of the platform.

- 5.) Fasten flooring (1-1/8" plywood or 2x6 T&G) onto beams.
 6.) Cut flooring into a circle with diameter matching that of the yurt.
 7.) Cut 3/8" exterior plywood (OSB is best for small yurts) into strips of desired width and fasten around perimeter of flooring so that 1" protrudes above floor level. This is the plywood drip edge.
 8.) Use caulking to provide a seal between flooring and drip edge.

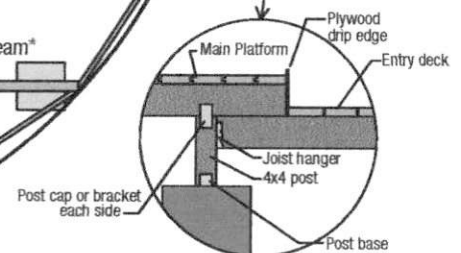


Typical 30' Platform Framing Plan



3/8" exterior plywood drip edge attached to edge of platform. Top of drip edge to be 1" above floor level.

*4"x6" or 4"x8" beams may be appropriate, depending on use and conditions.



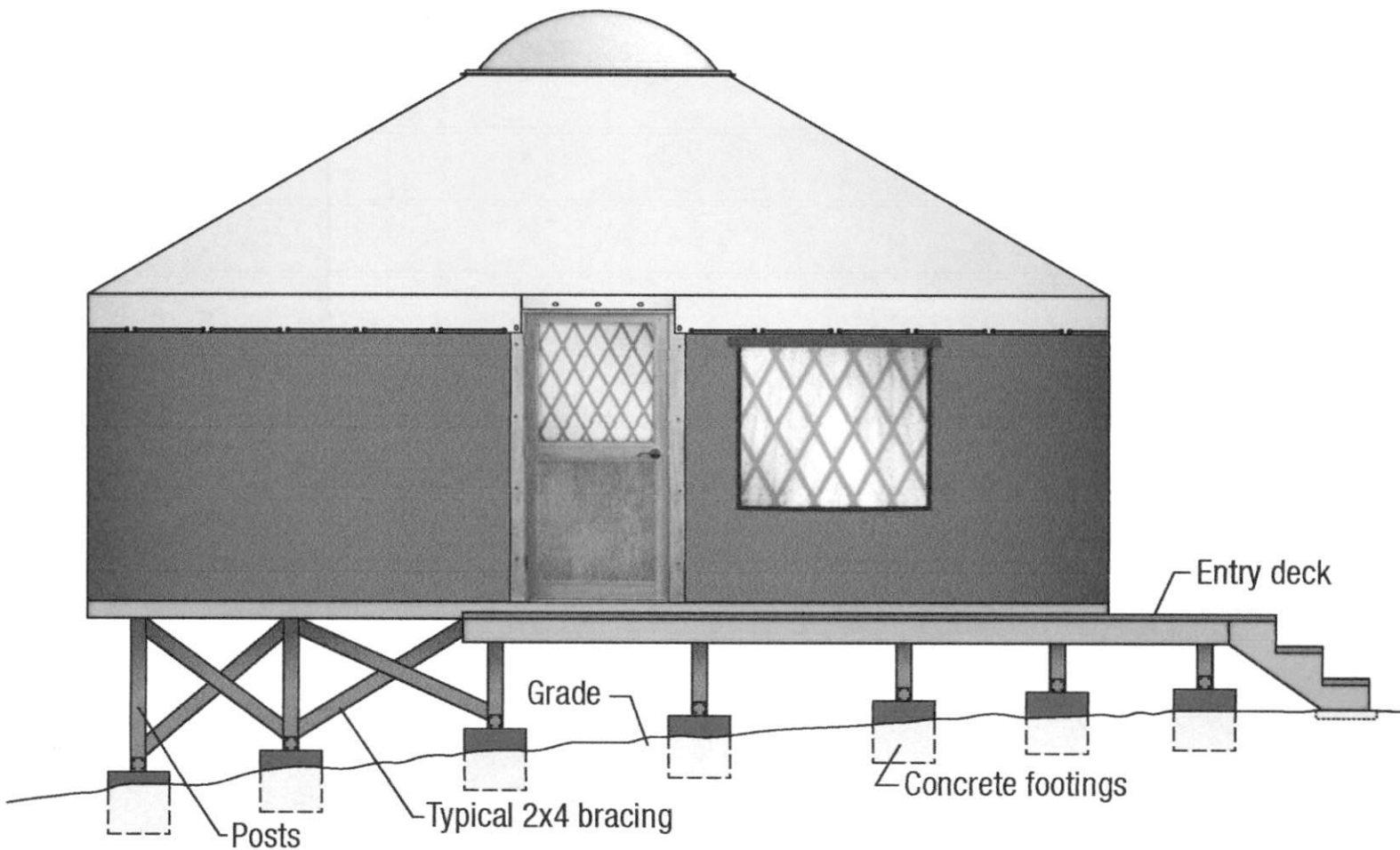
TYPICAL ELEVATION

Entry deck should be below the floor level of the yurt platform so as not to interfere with drip edge.

Notes:

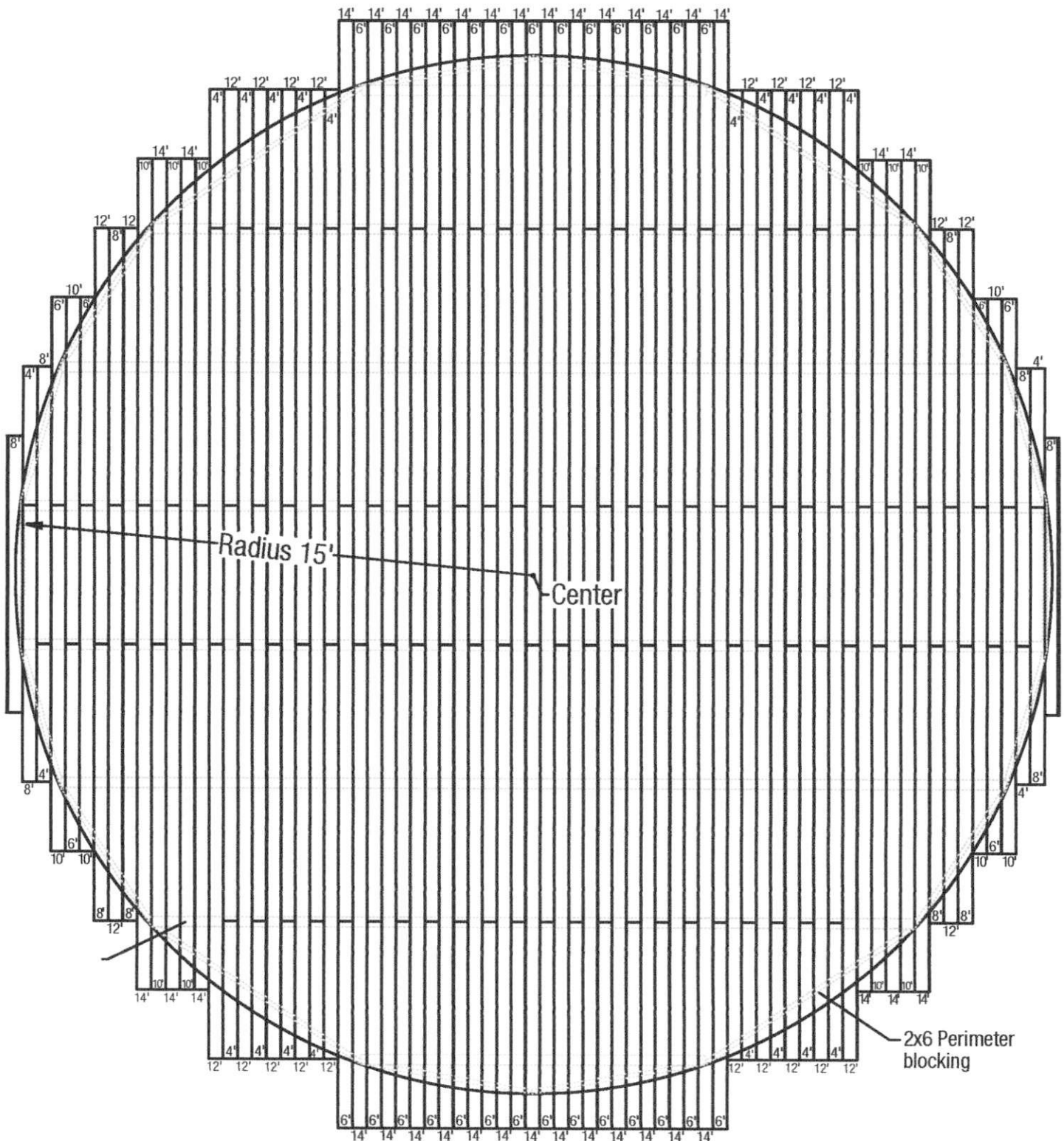
- 1.) Platform construction and footings should reflect conditions of each individual site and local building requirements.
- 2.) 2x6 T&G or 1-1/8" plywood flooring to be laid perpendicular to beams and trimmed to the same diameter as that of the yurt.
- 3.) 30' diameter measurement does not include the drip edge.
- 4.) Site and soil conditions and local building requirements will dictate footing size and depth below grade.
- 5.) Footings may need to be embedded in the ground to below the local frost depth, and should extend 6" above ground surface minimum.

Typical Platform Elevation



Note: Platform and footings should be designed according to the conditions of each individual site and local building requirements. Site and soil conditions will dictate footing size and depth below grade.

2x6 T&G Layout – 30' Yurt

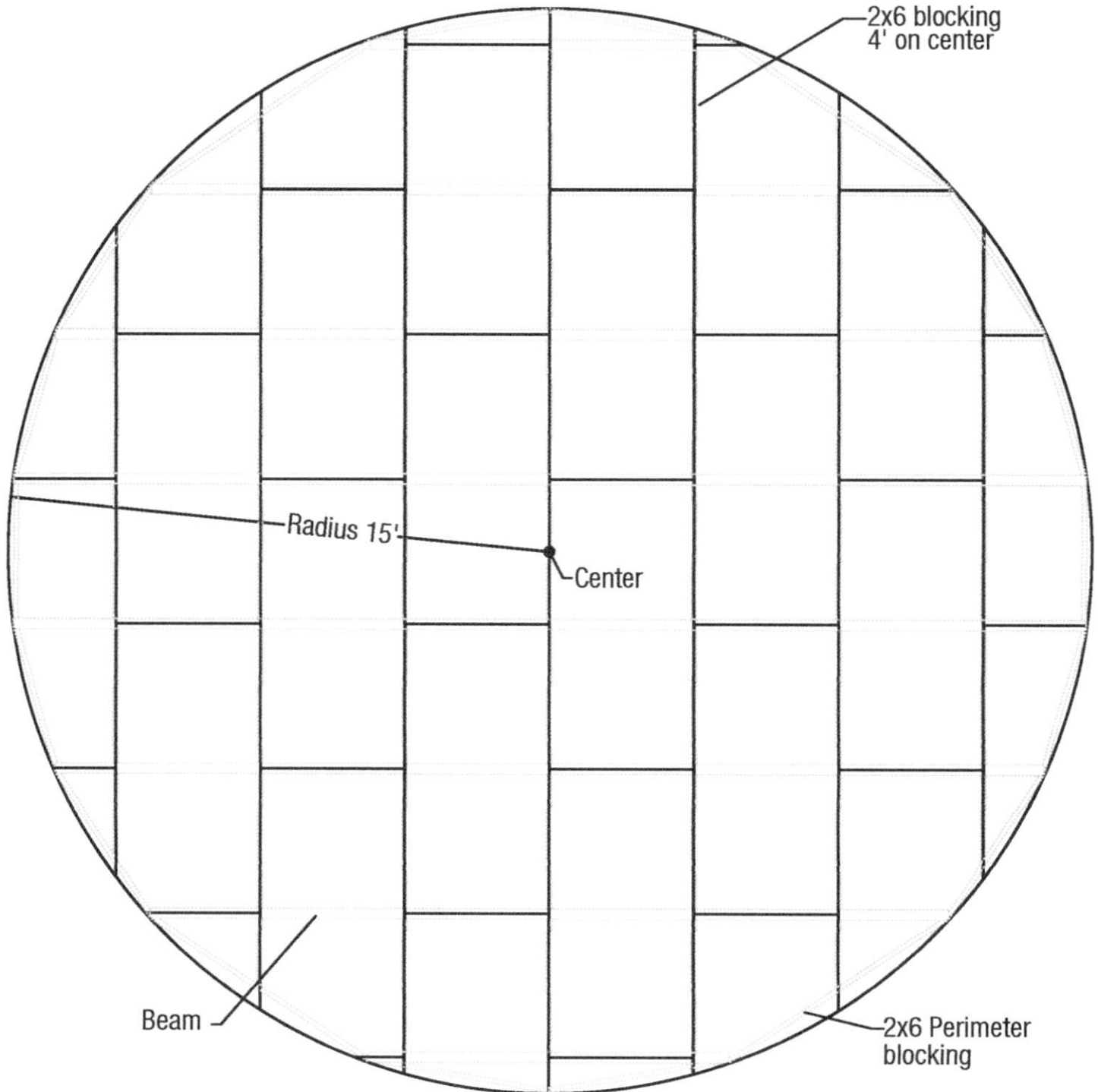


1.) Make a compass using a board or non-stretch string and a nail at the center to mark radius.

2.) Using a sharp circular saw carefully cut the platform to exactly 30 feet in diameter.

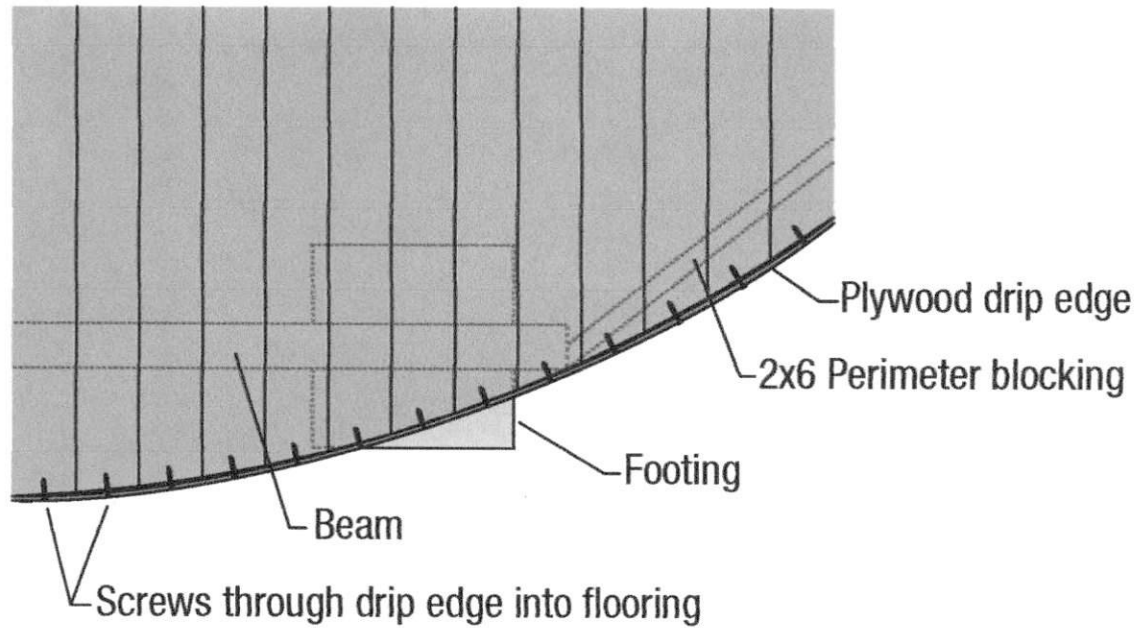
Note: 2x6 T&G is often used for open beam ceilings and may have a V-groove which should face down so as not to catch debris and make floor sweeping difficult.

Plywood Layout – 30' Yurt



- 1.) Make a compass using a board or non-stretch string and a nail at the center to mark radius.
- 2.) Using a sharp circular saw carefully cut the platform to exactly 30 feet in diameter.

Plan View



Elevation

