Development Application
Town of Stowe Planning & Zoning Department
PO Box 730
Stowe, VT 05672
Telephone: (802) 253-6141
This form serves as an application for all requested zoning and subdivision reviews.

Project # (To be assigned)
Date Received:

Property Owner Information	
Property Owner	Union Bank
Mailing Street Address City, State and Zip	
Telephone Number	Email

Applicant Information (Relationship to Owner)
□ Owner (If so, skip to property information) □ Lessee □ Contractor
□ Architect/Designer ☑ Agent for Owner □ Under purchase contract
All information and correspondence is sent to applicant/contact.

Applicant Name Company (if any)	
Mailing Street Address City, State and Zip	
Phone Number	Email

Property Information & Location			
Physical Address	47 Park Street		
Tax Map ID	7A-151.000		
Existing Use	Commerical	Proposed Use	Mixed use

Please briefly describe the proposed project, intended use, and/or development request below:

Proposed demolition of existing Union Bank and Xpress buildings on the Park Street, Pond Street, and School Street block, and construction of proposed new mixed-use buildings.

Application includes a waiver request for maximum building height up to 35' for a proposed mixed-use building in the Historic Preservation District.

For All Approvals:
The below signed hereby agrees that the proposed work shall be done in accordance with the application, plan, specifications, and other associated documentation and that the work shall conform to all applicable town ordinances and regulations. Signing as an "Agent for Owner" indicates that the person signing has the permission of the owner to act on the owner's behalf. Additional permits may be needed from the State of Vermont and/or the Town of Stowe for development.

Indicate if:	Signature:
□ Property Owner OR ☑ Agent for Owner	Date: 11-05-25

Additional application information is required on reverse side: ➔

Note: Local Zoning approval does not cover any required state approvals. Wastewater System and Potable Water Supply permits may be required for construction or modifications that change the wastewater flow. Other State permits may be required for certain uses. The applicant is advised to contact a DEC Permit Specialist to discuss the State permit requirements at 802-505-5367.

Construction Information

A site plan showing the proposed development is required if construction is involved.
The applicant is responsible for determining property lines and setbacks.

Please answer the questions below for all projects:

Will there be a new curb cut (driveway opening)?	Yes ☑ No ☐
Will over ½ acre of land be graded or disturbed?	Yes ☑ No ☐
Will the development create an additional ½ acre of impervious surface?	Yes ☐ No ☑
Will there be other changes resulting in increased sewer or water flows?	Yes ☑ No ☐
Will there be a new connection to the Stowe sewage system?	Yes ☑ No ☐
Will there be a new connection to the Stowe water system?	Yes ☑ No ☐
Is any portion of the building rented out?	Yes ☑ No ☐
Is an Act 250 permit or amendment required?	Yes ☐ No ☑

Maximum Bldg. Height: 35' * Building Height is defined as the vertical distance measured from the average elevation of the proposed finished grade at the front or rear of the building to the highest point of the roof for flat and mansard roofs, and to the average height between eaves and ridge for other types of roofs. On sloping sites the height will be measured on the uphill side.

Please answer the questions below for all projects involving residential dwellings:

Existing Rooms:	# Bathrooms:	# Bedrooms:	# Kitchens:
New Rooms:	# Bathrooms:	# Bedrooms:	# Kitchens:

Please complete the fee calculation below for all applications:

Zoning Permit Fees - Single & Two-Family Dwellings (Permitted Uses)	**Fee/Sq. Ft.**	**Fee Required**
Enclosed building spaces per sq. ft (heated & unheated)	$0.30	
Unenclosed building spaces per sq. ft (i.e., decks, open porches, etc.)	$0.10	
Structures other than buildings (i.e., ponds, tennis courts, fences, etc.) - per structure	$60.00	
Minimum application fee for Single & Two-Family Dwellings/Permitted Uses	$60.00	
	Fee:	$
Zoning Permit Fees – Conditional Uses (Commercial & Multi-Family Uses)	**Fee/Sq. Ft.**	**Fee Required**
Enclosed building spaces per sq. ft (heated & unheated)	$0.40	
Unenclosed building spaces per sq. ft (i.e., decks, open porches, etc.)	$0.25	
Structures other than buildings (i.e., ponds, tennis courts, fences, etc.) - per structure	$100	
Administrative amendment by Zoning Administrator	$75.00	
	Fee:	$
Development Review & Public Hearing Fees	**Fee/Sq. Ft.**	**Fee Required**
Appeal of Action of Zoning Administrator	$250.00	
Variance or Dimensional Waiver	$250.00	
Conditional Use Review	$250.00	$250
Ridgeline & Hillside Overlay District (RHOD) Review	$250.00	
Design Review (Single-Family & Two-Family Dwelling)	$60.00	
Design Review (All other uses except Single-Family & Two-Family Dwelling)	$250.00	$250
Subdivision Review (includes PRD's & PUD's)		
Preliminary Layout Application (base fee)	$250.00	
Preliminary Layout (fee per unit or lot if equal to and/or more than 5 lots/units)	$275.00	
Final Plat Application (base fee)	$250.00	
Final Plat Application (additional fee per unit or lot if preliminary layout was not required)	$150.00	
Minimal Alteration reviewed by Zoning Administrator	$100.00	
Other subdivision applications/amendments requiring DRB approval	$250.00	
	Fee:	$
Signs	$70.00	
	Fee:	$
Recording Fees /Stowe Land Records *(set by state law)*		

Additional Recording Fee for decision notice	$15.00/page	$ 15
Additional Recording Fee for permit	$15.00/page	$ 15
Additional Recording Fee for Mylar	$25.00/sheet	$
Total Application Fee Including Recording		$ 530

Payments should be made to the Town of Stowe. Payment can be made by cash, check, or with a credit card (Mastercard, Visa or Discover) or online. Go to www.townofstowevt.org/townclerk/ and click the link for online payments. Please note there is a 3% convenience fee for credit card payments.

Incomplete applications will be returned. A complete application must include a site plan, elevation drawings, and floorplans. See application checklists for additional guidance.

OFFICE USE ONLY

Date Received _____

Zoning District _____

Overlay District _____

Approved Date _____
Effective Date _____
Expiration Date_____

Denied Date _____
Reason _____

Permit Fee	$
Recording Fee	$
TOTAL FEE	$

☐ *Check #* ☐ *Cash*

Referred _____
Hearing Date _____

Comments/Conditions

_____
_____
_____
_____
_____
_____

_____ _____

Zoning Administrator **Date**

For assistance, please contact the Planning & Zoning Department of 253-6141 or by email at PandZ@stowevt.gov

The Town of Stowe welcomes all persons, regardless of race, color, religion, national origin, sex, gender identity or expression, family status, age, or ability, and wants everyone to feel safe and welcome in our community. As a town, we formally condemn discrimination in all its forms, commit to fair and equal treatment of everyone in our community, and will strive to ensure all of our actions, policies, and operating procedures reflect this commitment. The Town of Stowe has and will continue to be a place where individuals can live freely and express their opinion.

MUMLEY
ENGINEERING, INC.

December 22nd, 2025

Sarah McShane
Zoning Director and Administrator
Town of Stowe, Akeley Memorial Building
67 Main Street, Stowe, VT 05672

Subject: Proposed Mixed-Use Development — Project #16017.3
Union Bank
47 Park Street, Stowe, Vermont

Dear Sarah,
Please find attached an application and supporting documents for the proposed redevelopment project of the Union Bank property at the Park Street, Pond Street, and School Street block in the Village Commercial (VC-10) zoning district and Stowe Historic Overlay District ("SHOD"), for review by the Development Review Board (DRB) at their January 6th hearing.

This application includes a request for the proposed demolition of the existing Union Bank and Xpress buildings at the School Street, Pond Street, and Park Street block in the Historic Overlay District, in accordance with Section 10.7(2)(A) of the Zoning Regulations. These buildings do not have historical or architectural significance, and they do not make a positive contribution to the district's streetscape. The Stowe Historic Preservation Commission (SHPC) voted unanimously to approve the requested demolition at their meeting on November 19th, 2025 (see attached meeting minutes).

The project includes proposed construction of two new mixed-use buildings, including associated site improvements. The proposed building along Park Street will contain three (3) retail units and one (1) residential unit on the first floor, and two (2) office units and eight (8) residential units on the second floor. The proposed mixed-use building at the corner of School Street and Pond Street will include the new Union Bank (bank service on first floor and bank offices on second floor) and one (1) residential unit on the third floor. Two-way access to the parking area is proposed along School Street and Pond Street. A two-lane drive-thru is proposed to outlet to Pond Street.

This application includes a Waiver Request for a maximum building height of 35 feet for the proposed mixed-use building at the corner of School Street and Pond Street, in accordance with Section 10.9(1) of the Zoning Regulations. The Stowe Historic Preservation Commission (SHPC) voted unanimously to approve the requested height waiver at their meeting on November 19th, 2025 (see attached meeting minutes).

The following documents are being provided:
- Stowe Development Application
- Project Narrative
- Architectural Plans
- Landscaping Plans
- Site Plans
- Building Photos & Area Building Inventory
- Design & Lighting Specifications

Zoning Notes:

- VC-10 Zoning District, setbacks: Front = 10', side = 10', rear = 10'
  - ***No waiver requests***
- Minimum lot size = 10,000 SF
  - There are two existing parcels of 0.29 acres and 0.32 acres
  - These parcels will be combined to create a single parcel of 0.61acres (26,572 SF)
- Minimum lot width = 60'
- Impervious area
  - Existing = 0.48 acres
  - Proposed = 0.48 acres
- Total proposed disturbed area = 0.61 acres
- Maximum building coverage = 50% = 13,286 SF
  - Existing = 5,300 SF (20%)
  - Proposed = 7,900 SF (30%)
- Maximum building height
  - The proposed building along Park Street has a maximum height, as measured from finished grade to the mid-roof, of 27.5 feet.
  - The proposed building at the corner of School Street and Pond Street has a maximum height of 35 feet from finished grade to the top of the flat roof.
    - This application includes a **Waiver Request** for this maximum height of up to 35', as allowed for mixed-use buildings in the Historic District. The Stowe Historic Preservation Commission (SHPC) voted unanimously to approve the requested height waiver at their meeting on November 19th, 2025.

Building Uses:

- Existing Building Uses:
  - Union Bank (service / office) and Xpress (retail)
- Proposed Building Uses:
  - Park Street Building
    - 1st floor: three (3) retail spaces and one (1) residential unit
    - 2nd floor: two (2) office spaces and eight (8) residential units
  - School Street & Pond Street Building
    - 1st floor: Union Bank (service)
    - 2nd floor: Union Bank (office)
    - 3rd floor: one (1) residential unit

Density Calculations (VC-10 = 1 multi-fam unit per 2,500SF):

- Property = 0.61 acres = 26,484SF
- Allowed residential (multi-family): 26,572sf / 2,500sf/unit = 10.62 units
- Proposed = 10 units

Parking Calculations

- Required:
  - Retail / Bank / Office (1 per 300 SF)
    - Park Street (1st story, 3 retail units) = 3,500 SF
    - Park Street (2nd Story, 2 office units) = 700 SF
    - Union Bank = 4,300 SF (two floors)
    - Total = 8,500 SF * 1/300SF = 28.33 spaces
    - 50% Reduction = 15 spaces required

    - Residential
        - 10 units / 1space/unit = 10 spaces required
    - Total Required = 15 + 10 = 25 spaces required
- Provided
    - 26 spaces provided ➔ Okay

Traffic Analysis:

- Existing:
    - Bank = 54 peak hour (PM) trips
    - Xpress = 32 peak hour (PM) trips
    - Total = 86 peak hour (PM) trips
- Proposed:
    - Retail = 32 peak hour (PM) trips
    - Bank (service) = 51 peak hour (PM) trips
    - Bank (office) = 10 peak hour (PM) trips
    - Residential = 6 peak hour (PM) trips
    - Total = 99 peak hour (PM) trips
- Difference = increase of 13 peak hour (PM) trips
- Notes:
    - Categories are best matches for each use as per options in the ITE Trip Manual
    - Does not account for a potential reduction resulting from off-site traffic connections (Main Street parking and pedestrian traffic)
    - Does not account for a potential reduction due to "internal trips"

This application includes proposed **Conditional Use** and **Site Plan** review for commercial and multi-family uses. The proposed project will not create any undue adverse impacts, including:

- It is expected that the proposed project will not have an impact on the **Capacity of Existing or Planned Community Facilities and Services**
    - Sidewalk maintenance easements will be provided to the Town of Stowe for the long-term on-going care and maintenance of the proposed sidewalks that will be constructed on portions of the property.
    - A Development Agreement will be completed with the Town of Stowe Public Works Department for work in the roadway ROWs.
    - Based on previous conversations with Stowe Public Works, it is expected that water and sewer allocations are available for this project
- It is expected that the proposed project will not have a significant impact on **Traffic on Roads and Highways in the Vicinity**
    - The proposed uses will result in approximately 13 additional peak hour trips which will be easily absorbed by the traffic network of Park Street, Pond Street, and School Street with close proximity to Main Street, including access via Depot Street.
    - During construction, the project will work to minimize impacts on vehicular and pedestrian traffic in the areas with the following considerations:
        - The project will be completed in two (2) Phases with dedicated areas for deliveries & staging, and parking.
        - Road closures are expected to be minimal and limited to utility installations (water/sewer services and stormwater connections).

- The proposed mixed-use buildings will fit within the **Character of the Area** with the Village of Stowe.
    - In accordance with the general purpose of the Village Commercial (VC-10) zoning district:
        - This project seeks to promote the sound economic development of Stowe, to carry out the objectives of the Municipal Plan, to maintain Stowe Village as the center of community activity and to encourage the best use of land in central sections for general business.
    - Further, as per the specific purpose of the VC-10 District:
        - The project seeks to maintain a denser pattern of development in the immediate center of the Village.
    - Existing conditions:
        - The property currently includes two single-story commercial buildings and expanses of parking areas
        - The property to the north includes two 3-story mixed-use buildings
        - The property to the east includes various commercial and mixed-use buildings.
        - The property to the south includes commercial and residential buildings as well as the Helen Day Memorial Library and Art Center.
        - The property to the west includes commercial and residential buildings
    - Proposed Conditions:
        - The proposed mixed-use buildings, located in the heart of the Village of Stowe, are in keeping with location, scale, type, density, and intensity in relation to the character of the area, as defined by zoning district purpose.
        - The buildings provide for an extension of Main Street with a much-needed rehabilitation of the Union Bank block between School Street, Pond Street, and Park Street – an area directly adjacent and accessible via sidewalks to Main Street.
- The project is in conformance with the **Regulations and Ordinances in effect**.
    - As described above, the project adheres to the zoning rules.
    - A Waiver Request is made for the height of the proposed bank building.
- This project will not impact the viability of potential utilization of **renewable energy sources**.
    - The proposed building is not anticipated to inhibit the use of, or access to, the utilization of renewable energy resources.
- The proposed project is not expected to impact the **Scenic or Natural Beauty of the area, aesthetics, historic sites, or rare and irreplaceable natural areas**
    - There are no mapped rare or endangered species, deer wintering areas, habitat blocks, or inventoried wetlands on or near the parcel
    - The existing parcel includes two commercial buildings and paved parking areas.
    - The parcel is in the Stowe Historic Overlay District (SHOD) and conforms with the design requirements in the zoning regulations.
    - The building design and architecture uses a mix of natural materials and colors, and the proposed landscaping softens the architectural design, and provides a certain level of screening for the buildings.

- The project is not expected to create any **undue water, noise, or air pollution**.
    - The proposed building will utilize attic space (Park Street building) and rooftop (Union Bank building) for HVAC units and will not be visible from public vantage points.
- **Access Management**:
    - The project will utilize two-way access to the parking area from School Street and Pond Street. A two-lane drive-thru is proposed to outlet to Pond Street.
- **Shared Access**
    - Not proposed.
- **Circulation and Parking**:
    - Ingress and egress access is from School Street and Pond Street with 26 on-site parking spaces, with drive-thru lanes with egress to Pond Street.
- **Pedestrian Circulation and Access**:
    - New and reconstructed sidewalks, as well as existing sidewalks to remain, are proposed along Park Street, Pond Street, and School Street with connections to commercial and residential units, with internal parking area sidewalks.
- **Landscaping and Screening**:
    - Extensive landscaping is proposed around the property to provide green areas and screening, in line with typical urban development styles.
- **Stormwater**:
    - The project will not result in any increase in impervious areas and will connect new collection systems to the existing village stormwater system.
    - The project will follow typical stormwater management guidelines and practices to avoid erosion and runoff during construction, and the project is not expected to have any significant impact on neighboring properties.
        - A proposed Construction Plan is provided that shows two phases of the construction project and includes various erosion prevention and sedimentation control (EPSC) measures.
- **Outdoor lighting**:
    - The proposed buildings include exterior wall-mounted lights at various doorway entries as well as various recessed lighting in the entry-way roof overhangs and the drive-thru.
    - For the parking area, there are four proposed lights (one pole-mounted and three wall-mounted).
    - All lights adhere to the requirements of the zoning regulations, including:
        - Outdoor lighting will not be used or directed in such a manner that it produces glare on roads, on nearby property, or in the windows of nearby buildings and will be consistent with the character of the neighborhood in which it is located.
        - Fixtures will be fully shielded and emit no light above the horizontal plane.
        - There are no sag or drop lenses, side light panels, uplight panels, etc.
        - Fixtures employ warm-toned (3000K and lower) white light sources.
        - The proposed luminaires with integrated LED light sources will have a light source with a listed CCT configuration of 3000K or below.

- The proposed luminaires will be fully shielded, emitting no light above 90 degrees (with the exclusion of incidental light reflecting from fixture housing, mounts, and pole).
- The luminaire's mounting hardware will not permit mounting in any configuration other than those maintaining full shielding.
- All lighting will be shielded so that illumination is directed only onto the designated areas and will not be cast onto other areas.

- **Drive-through Facilities**
  - The project includes a two-lane bank drive-thru facility which is located to the side of the building, and are designed so that at no time vehicle traffic in the stacking lane interferes with internal circulations, driveways, public highways, or loading zones.
  - The drive-thru lanes will be clearly signed, marked, and separated from travel lanes, and they will note block access to parking, loading and service areas.
  - The proposed drive-thru facility has adequate stacking lane length and aisle widths.

Please let us know if you have any questions or comments.

Sincerely,
Tyler Mumley, P.E.

Mumley Engineering, Inc.

CHRISTIAN C. CAREY
ARCHITECT, P.C.
Architecture
Historic Preservation

April 9, 2025

Development Review Board
Town of Stowe
67 Main Street, PO Box 730
Stowe, VT 05672

Re: Union Bank Building

In accordance with Section 10.7(2)(A) of the Zoning Regulations, please accept this letter as a request for the demolition of 47 Park Street (Union Bank) and 73 Pond Street (Express Printing) which are existing 1 story brick masonry structures.

Both buildings have exceeded their building materials' life expectancy and more importantly, the usefulness and functionality for the current owner (Union Bank).

The buildings do not have historical or architectural significance and do not make a positive contribution to the streetscape of the Village Historic District. Additionally, the latest National Register Survey (see attached) indicates that both building are classified as "N - Non Contributing".

Cordially,

Christian C. Carey, AIA, NCARB

33 Sylvan Park Road, PO Box 516, Stowe, VT 05672
T: 802-253-4394, E: ccarey@cccarchitect.com

98	5 Pleasant Street	**Thomas Downer/Curtis House**	c. 1870	Greek Revival with Italianate detailing	C
99	58 Sunset Avenue	**Phinehus Wilkins/ Marguerite Stafford House**	c. 1835	Classic Cottage	C
100a	38 Sunset Avenue	**Lamson/Foregger House**	c. 1840	Greek Revival	C
100b	38 Sunset Avenue	**Barn**	c.1900	Vernacular	C
101a	24 Sunset Avenue	**Town/Foregger House**	c.1840	Classic Cottage	C
101b	24 Sunset Avenue	**Barn**	c.1850	Vernacular	C
102a	6 Sunset Avenue	**Henry Barner Barnes House**	c. 1914	Greek Revival	C
102b	6 Sunset Avenue	**Barn**	c.1915	Vernacular	C
103	144 Main Street	**Union Store/Brick Store**	c.1835	Federal	C
104	35 School Street	**The Blue Moon**	c.1871, c.1995	Modern	N
105	49 School Street	**Doncaster House/ Stowe Reporter**		Italianate	C
106a	73 School Street	**Hubbard House**	c.1860	Italianate	C
106b	73 School Street	**Law Office**	1994	Modern with Greek Revival features	N
107a	95 School Street	**House**	c.1840	Vernacular Colonial	C
107b	95 School Street	**Shed**	c.1840	Vernacular	C
108	90 Pond Street	**Bloody Brook School**	c. 1840	Greek Revival	C
109	90 Pond Street	**Old Stowe High School/Helen Day Art Center**	c.1861	Greek Revival	C
110	73 Pond Street	**Express Mail**	c. 1970	Modern	N
111	70 Pond Street	**Jewelry Store**	c.1900, c.1995	Modern	N
112	47 Park Street	**Union Bank**	c.1971	Modern	N
113	77 Park Street	**House**	c. 1898	Queen Anne	C
114a	115 Park Street	**House**	c.1898	Vernacular Queen Anne	C
114b	115 Park Street	**Condominiums**	1990	Modern	N

Union Bank Project
Park Street, Pond Street, School Street

16017.3
12-22-25

Existing Union Bank & Xpress buildings

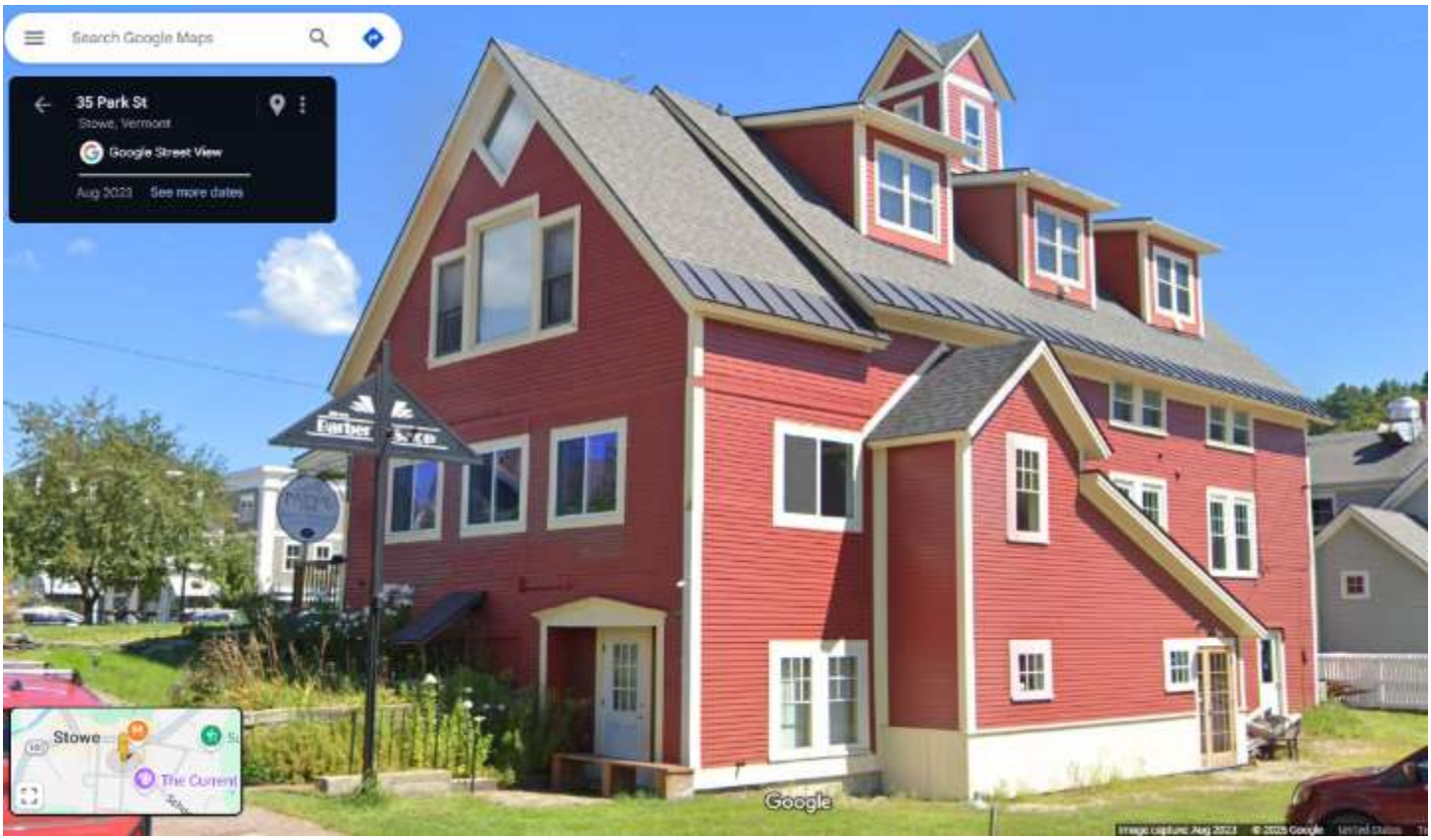
Union Bank Project
Park Street, Pond Street, School Street

16017.3
12-22-25

Union Bank Project 16017.3
Park Street, Pond Street, School Street 12-22-25

PHOTOS OF ADJACENT BUILDINGS AND BUILDINGS IN THE AREA:

112 Main Street (also fronts Park Street)



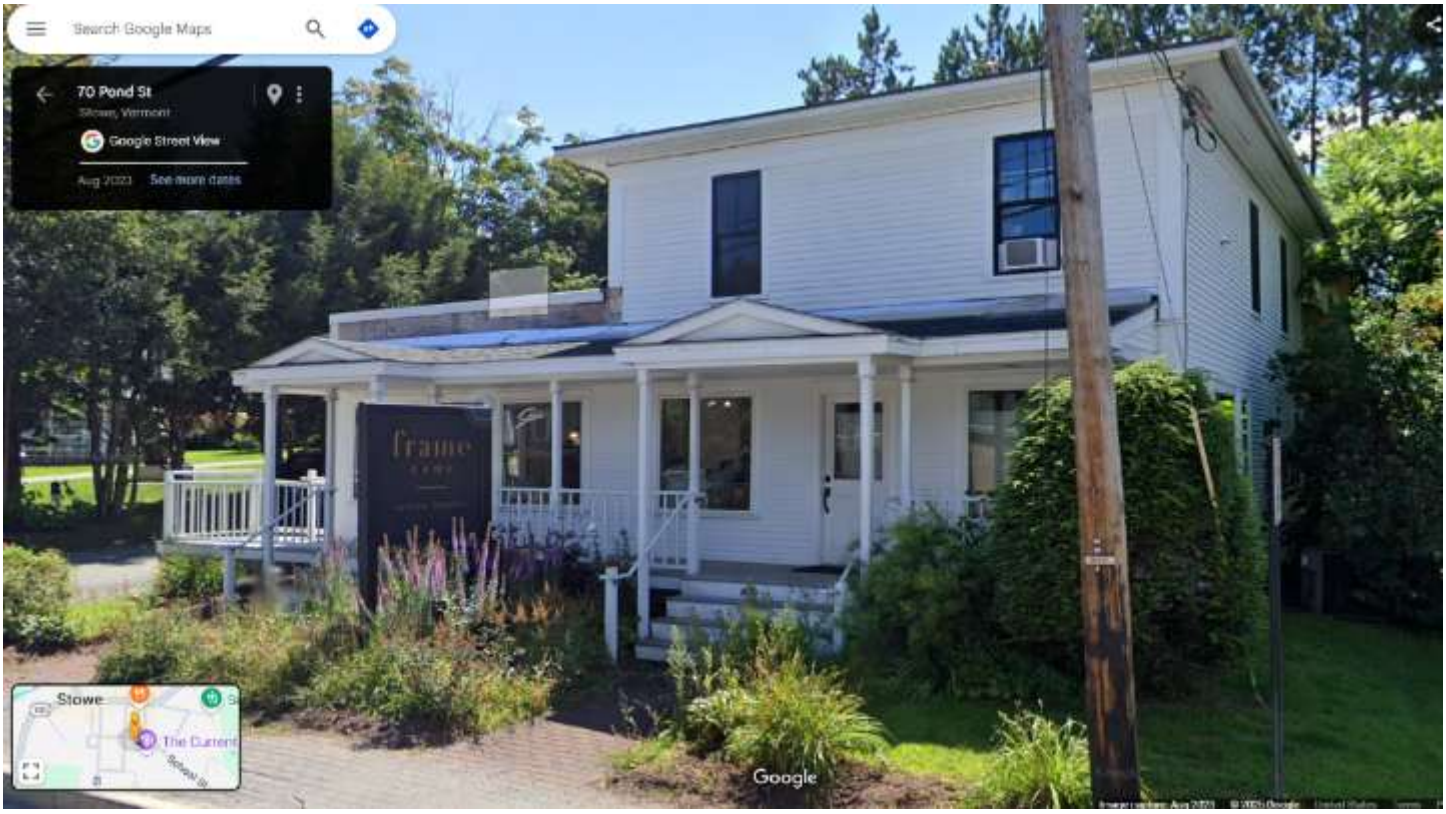
32 Park Street:

56 Park Street:

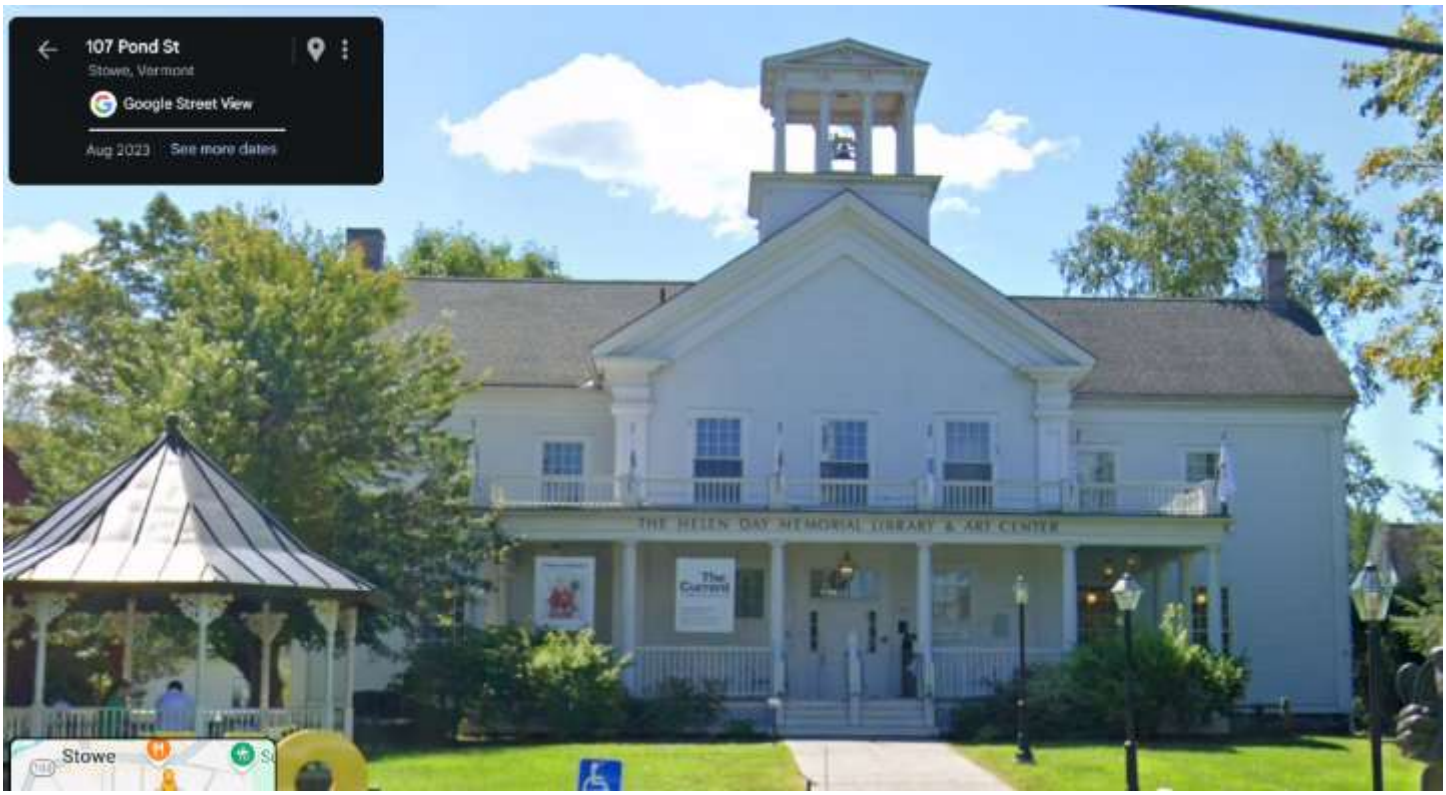
82 Park Street:

54 Pond Street:

70 Pond Street:



90 Pond Street:



73 School Street:

49 School Street:

35 School Street:

144 Main Street (and along School Street):

128 Main Street (and along School Street):

109 Main Street:

91 Main Street:

25 Main Street:

54 Main Street:

18 Main Street:

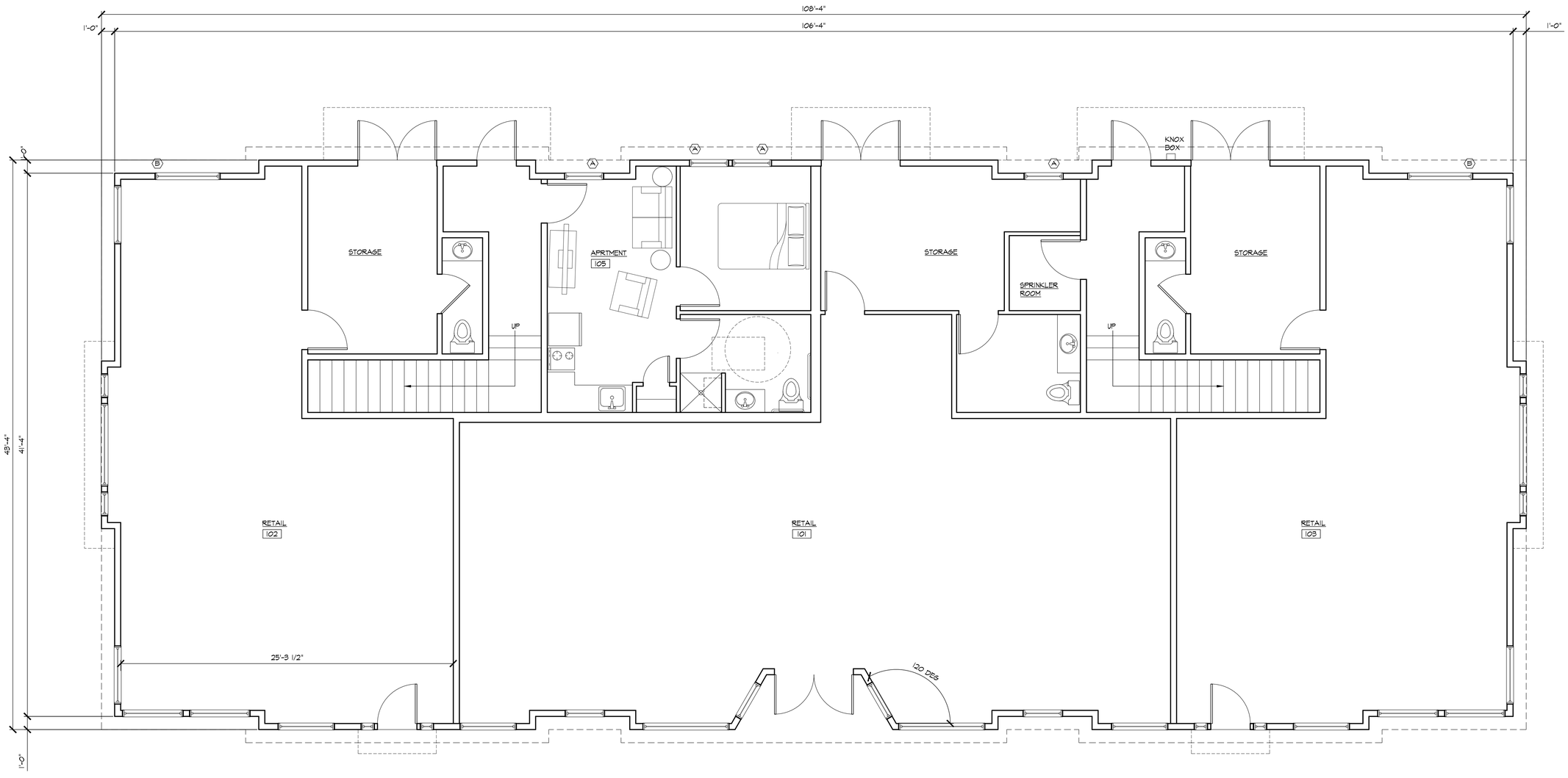
57 Depot Street:

126 Depot Street:

305 Depot Street:

44 Park Street:

62 Park Street:



FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"
4,583 SF

NORTH

PARK STREET

WINDOW SCHEDULE: PHASE 1			MODEL #'S ARE BY MARVIN ELEVATE SERIES UNO
MARK	SIZE W X H (R.O.)	MODEL NO.	REMARKS
(A)	3'-0 1/2" x 5'-0 1/4"	ELDH3660 E	EGRESS, SDL
(B)	5'-2 1/2" x 2'-0 1/4"	ELDHTR6224	SDL
(C)	2'-5" x 2'-3 5/8"	ELAWN2927	SDL
(D)	2'-9" x 3'-7 3/4"	ELCA3843	EGRESS, SDL

NOTE:
ALL WINDOW AND DOOR HEADERS TO ALIGN
NOTIFY ARCHITECT OF ANY CONFLICTS

VERIFY WINDOW FINISHES WITH OWNER
PRIOR TO PURCHASE

VERIFY ALL ROUGH OPENINGS AND MODEL NUMBERS WITH WINDOW MANUFACTURER VERIFY PRIOR TO PURCHASE/CONSTRUCTION

ALL GLASS TO BE LOW E. INSULATED GLASS

• INDICATES TEMPERED SAFETY GLAZING

NOT FOR CONSTRUCTION

ACTION	DATE	BY	DESCRIPTION
D	12/10/25	CCC	PROGRESS RELEASE
C	12/5/25	CCC	PROGRESS RELEASE
B	11/4/25	CCC	PROGRESS RELEASE
A	10/8/25	CCC	PROGRESS RELEASE

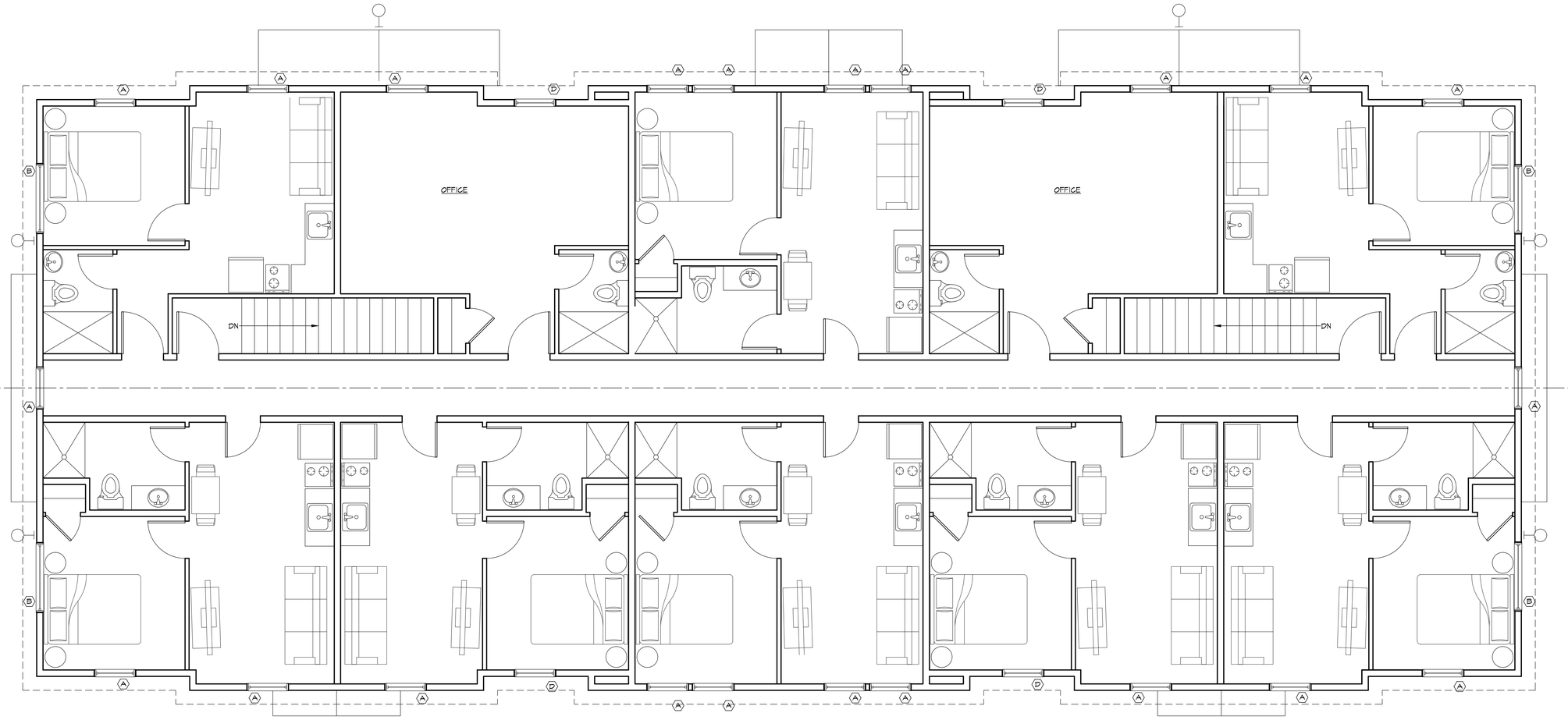
CHRISTIAN C. CAREY
ARCHITECT, P.C.
Architecture ◆ Historic Preservation
33 Sylvan Park Road, Stowe, Vermont, 05672 802-253-4394

47 PARK STREET
47 PARK STREET
STOWE, VERMONT

FIRST FLOOR PLAN

SCALE: AS NOTED
CADD DATE:
DRAWN BY: CCC
CADD FILE:

DRAWING NO.
A1.1

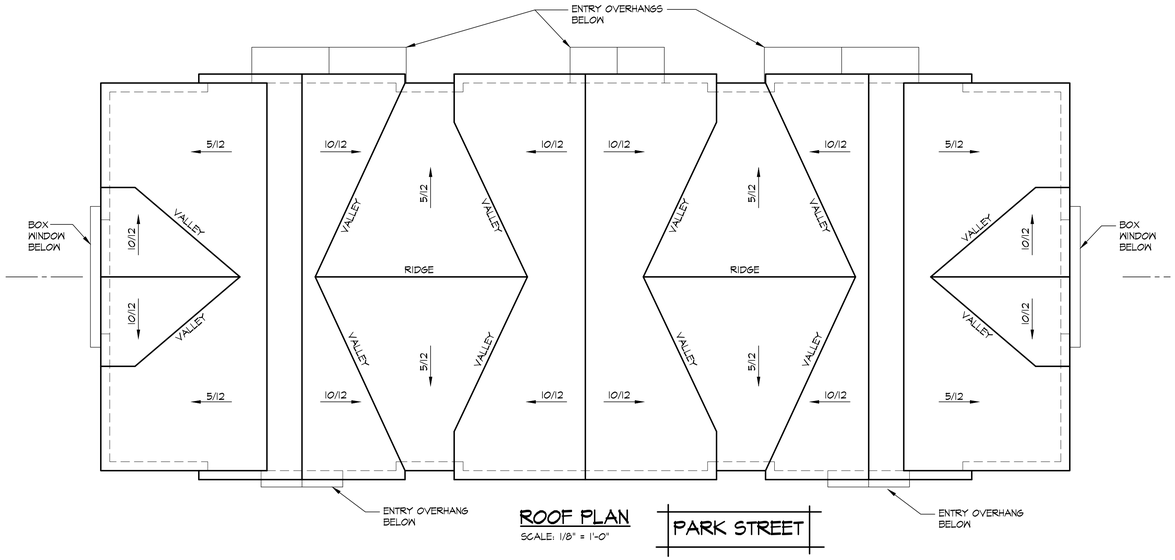


SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"
4534 SF

PARK STREET

NOT FOR CONSTRUCTION



ROOF PLAN

SCALE: 1/8" = 1'-0"

PARK STREET

WINDOW SCHEDULE: PHASE I — MODEL #'S ARE BY MARVIN ELEVATE SERIES UNO

MARK	SIZE W X H (R.O.)	MODEL NO.	REMARKS
A	3'-0 1/2" x 5'-0 1/4"	ELDH3660 E	EGRESS, SDL
B	5'-2 1/2" x 2'-0 1/4"	ELDHTR6224	SDL
C	2'-5" x 2'-3 5/8"	ELAWN2427	SDL
D	2'-9" x 3'-7 3/4"	ELCA3343	EGRESS, SDL

NOTE:
ALL WINDOW AND DOOR HEADERS TO ALIGN
NOTIFY ARCHITECT OF ANY CONFLICTS

VERIFY WINDOW FINISHES WITH OWNER PRIOR TO PURCHASE

VERIFY ALL ROUGH OPENINGS AND MODEL NUMBERS WITH WINDOW MANUFACTURER VERIFY PRIOR TO PURCHASE/CONSTRUCTION

ALL GLASS TO BE LOW E. INSULATED GLASS

* INDICATES TEMPERED SAFETY GLAZING

ACTION	DATE	BY	DESCRIPTION
E	12/10/25	CCC	REVISE FLOOR PLAN
D	12/5/25	CCC	REVISE FLOOR PLAN
C	11/12/25	CCC	REVISE FLOOR PLAN
B	11/4/25	CCC	PROGRESS RELEASE
A	10/8/25	CCC	PROGRESS RELEASE

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47 PARK STREET
47 PARK STREET
STOWE, VERMONT

SECOND FLOOR PLAN

SCALE: AS NOTED
CADD DATE:
DRAWN BY: CCC
CADD FILE:

DRAWING NO.
A1.2

PARK STREET WEST ELEVATION

SCALE: 1/4" = 1'-0"

WINDOW SCHEDULE: PHASE 1			MODEL #'S ARE BY MARVIN ELEVATE SERIES UNO
MARK	SIZE W X H (R.O.)	MODEL NO.	REMARKS
(A)	3'-0 1/2" x 5'-0 1/4"	ELDH3660 E	EGRESS, SDL
(B)	5'-2 1/2" x 2'-0 1/4"	ELDHTR6224	SDL
(C)	2'-5" x 2'-3 5/8"	ELAWN2427	SDL
(D)	2'-9" x 3'-7 3/4"	ELCA3343	EGRESS, SDL

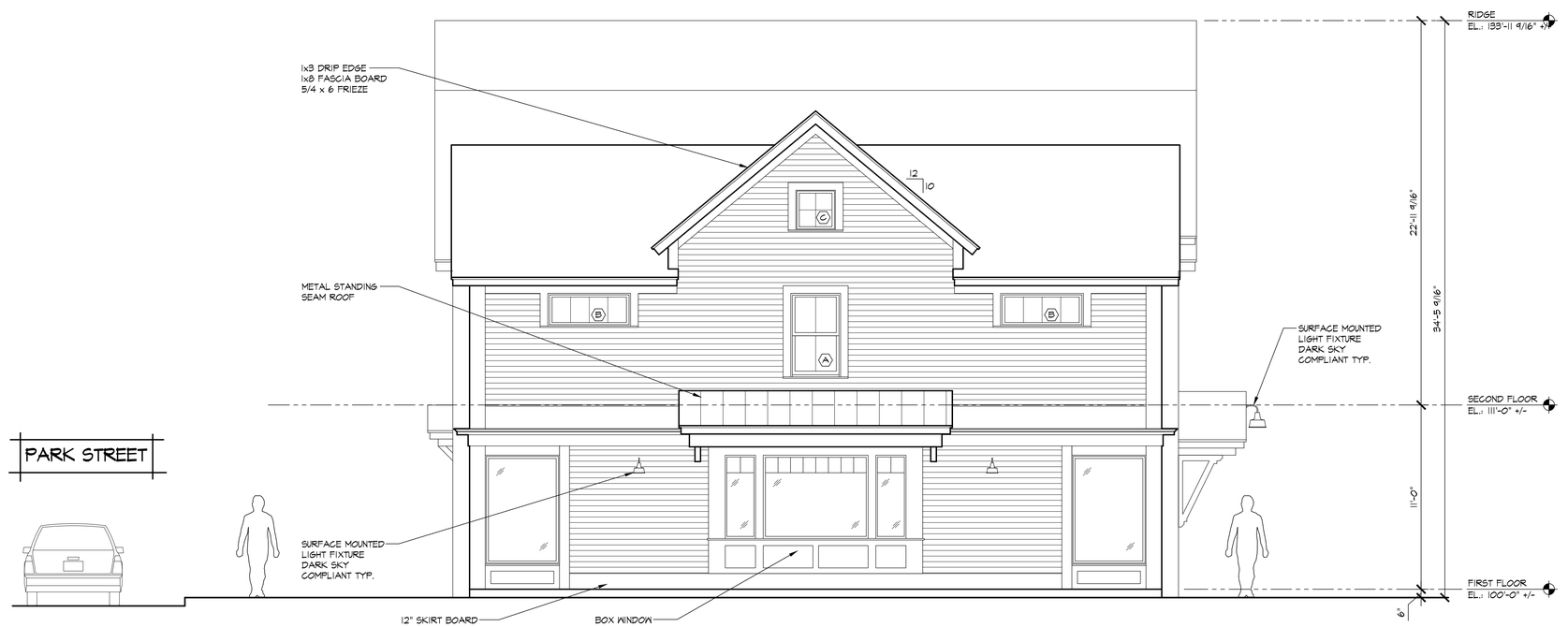
NOTE:
ALL WINDOW AND DOOR HEADERS TO ALIGN
NOTIFY ARCHITECT OF ANY CONFLICTS

VERIFY WINDOW FINISHES WITH OWNER PRIOR TO PURCHASE

VERIFY ALL ROUGH OPENINGS AND MODEL NUMBERS WITH WINDOW MANUFACTURER VERIFY PRIOR TO PURCHASE/CONSTRUCTION

ALL GLASS TO BE LOW E. INSULATED GLASS

* INDICATES TEMPERED SAFETY GLAZING



POND STREET SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

NOT FOR CONSTRUCTION

ACTION	DATE	BY	DESCRIPTION
D	12/10/25	CCC	PROGRESS RELEASE
C	12/5/25	CCC	PROGRESS RELEASE
B	11/4/25	CCC	PROGRESS RELEASE
A	10/8/25	CCC	PROGRESS RELEASE

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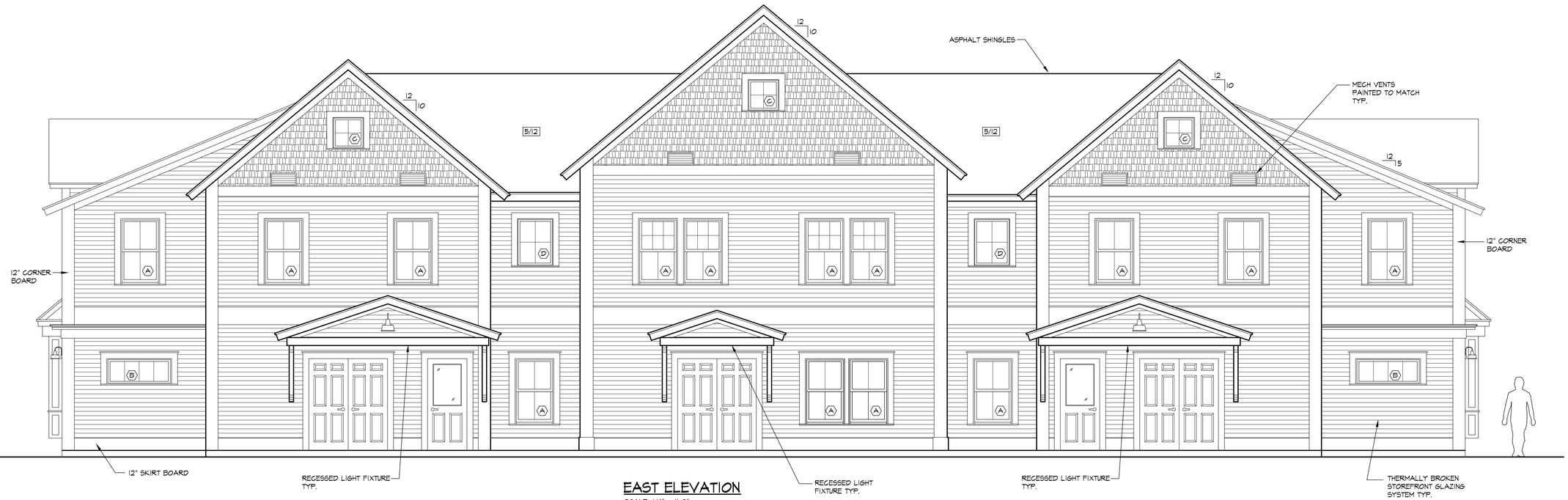
47 PARK STREET

47 PARK STREET
STOWE, VERMONT

SCHEMATIC ELEVATIONS

SCALE: AS NOTED
CADD DATE:
DRAWN BY: CCC
CADD FILE:

DRAWING NO.
A2.0



EAST ELEVATION

SCALE: 1/4" = 1'-0"

WINDOW SCHEDULE: PHASE 1			MODEL #'S ARE BY MARVIN ELEVATE SERIES UNO
MARK	SIZE W X H (R.O.)	MODEL NO.	REMARKS
(A)	3'-0 1/2" x 5'-0 1/4"	ELDH3660 E	EGRESS, SDL
(B)	5'-2 1/2" x 2'-0 1/4"	ELDHTR6224	SDL
(C)	2'-5" x 2'-3 5/8"	ELAWN2427	SDL
(D)	2'-9" x 3'-7 3/4"	ELCA3343	EGRESS, SDL

NOTE:

ALL WINDOW AND DOOR HEADERS TO ALIGN
NOTIFY ARCHITECT OF ANY CONFLICTS

VERIFY WINDOW FINISHES WITH OWNER
PRIOR TO PURCHASE

VERIFY ALL ROUGH OPENINGS AND MODEL NUMBERS WITH WINDOW
MANUFACTURER VERIFY PRIOR TO PURCHASE/CONSTRUCTION

ALL GLASS TO BE LOW E, INSULATED GLASS

* INDICATES TEMPERED SAFETY GLAZING

NORTH ELEVATION

SCALE: 1/4" = 1'-0"

NOT FOR CONSTRUCTION

ACTION	DATE	BY	DESCRIPTION
D	12/10/25	CCC	PROGRESS RELEASE
C	12/5/25	CCC	PROGRESS RELEASE
B	11/4/25	CCC	PROGRESS RELEASE
A	10/8/25	CCC	PROGRESS RELEASE

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47 PARK STREET
47 PARK STREET
STOWE, VERMONT

SCHEMATIC ELEVATIONS

SCALE: AS NOTED
CADD DATE:
DRAWN BY: CCC
CADD FILE:

DRAWING NO.
A2.1

WINDOW SCHEDULE: PHASE 1			MODEL #'S ARE BY MARVIN ELEVATE SERIES UNO
MARK	SIZE W X H (R.O.)	MODEL NO.	REMARKS
A	3'-5" x 4'-11 5/8"	ELCAP4159	SDL, PICTURE
B	3'-5" x 1'-11 5/8"	ELCAP4123	SDL, TRANSOM
C	3'-0 1/2" x 5'-0 1/4"	ELDH3660 E	EGRESS, SDL
D	3'-0" x 6'-4"	ARCH	SDL *VERIFY WITH ARCHITECT*
E	4'-1" x 3'-3 5/8"	ELCA2539 2N	SDL
F	1'-10 1/2" x 5'-0 1/4"	ELDH2260	SDL
G	5'-3 3/4"+/- x 1'-11 5/8"	ELDH2260	DOOR TRANSOM, SDL VERIFY WIDTH

NOTE:

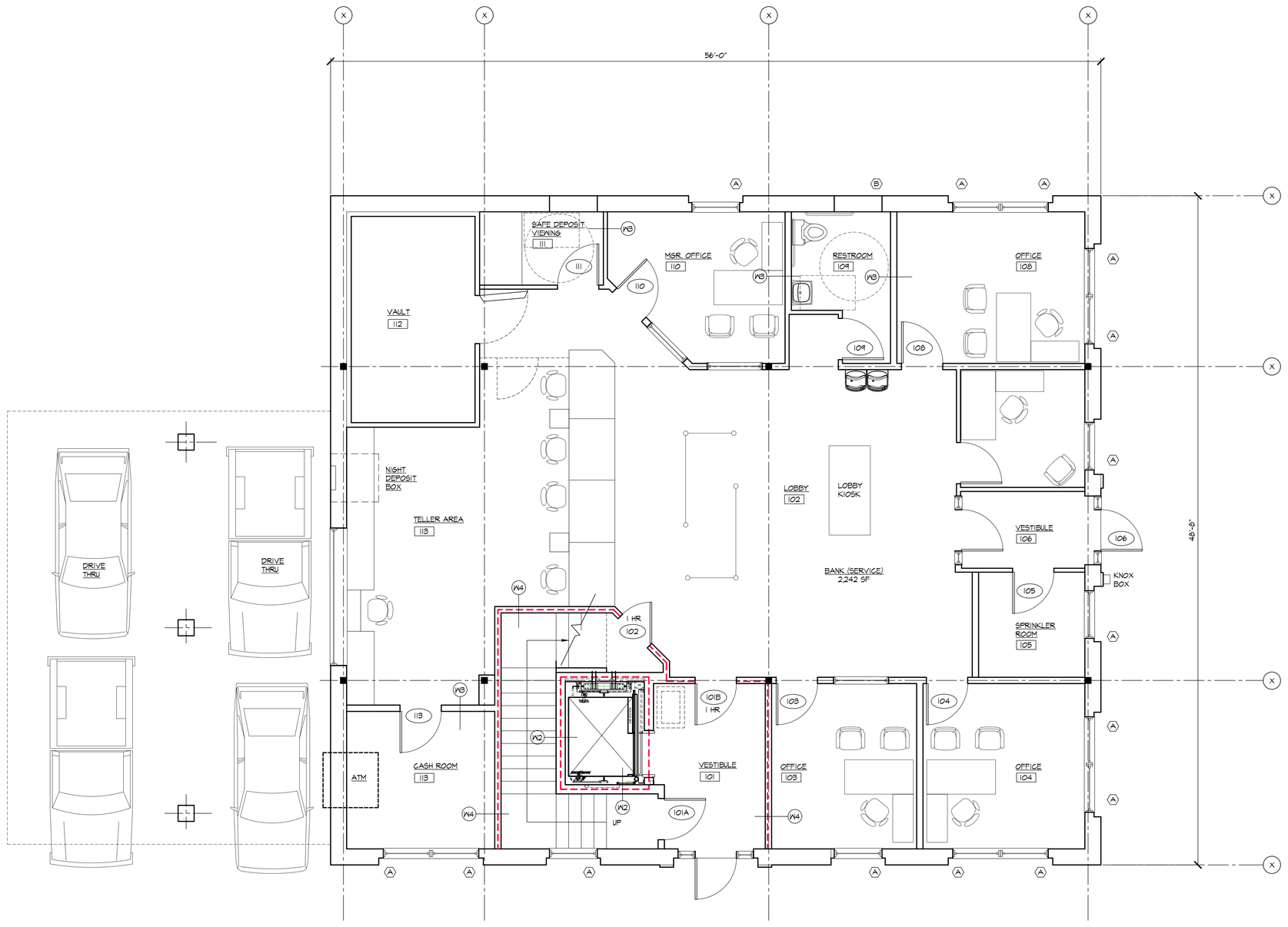
ALL WINDOW AND DOOR HEADERS TO ALIGN
NOTIFY ARCHITECT OF ANY CONFLICTS

VERIFY WINDOW FINISHES WITH OWNER
PRIOR TO PURCHASE

VERIFY ALL ROUGH OPENINGS AND MODEL NUMBERS WITH WINDOW MANUFACTURER VERIFY PRIOR TO PURCHASE/CONSTRUCTION

ALL GLASS TO BE LOW E, INSULATED GLASS

* INDICATES TEMPERED SAFETY GLAZING



FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"
2,725 SF

NORTH

NOT FOR CONSTRUCTION

ACTION	DATE	BY	DESCRIPTION
B	12/10/25	CGC	PROGRESS RELEASE
A	10/8/25	CGC	PROGRESS RELEASE

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UNION BANK
47 PARK STREET
STOWE, VERMONT

FIRST FLOOR PLAN

SCALE:	AS NOTED
CADD DATE:	
DRAWN BY:	CGC
CADD FILE:	

DRAWING NO.
A1.1UB

WINDOW SCHEDULE: PHASE 1

MODEL #'S ARE BY MARVIN ELEVATE SERIES UNO

MARK	SIZE W X H (R.O.)	MODEL NO.	REMARKS
A	3'-5" x 4'-11 5/8"	ELGAP4159	SDL, PICTURE
B	3'-5" x 1'-11 5/8"	ELGAP4123	SDL, TRANSOM
C	3'-0 1/2" x 5'-0 1/4"	ELDH3660 E	EGRESS, SDL
D	3'-0" x 6'-4"	ARCH	SDL *VERIFY WITH ARCHITECT*
E	4'-1" x 3'-3 5/8"	ELGA2539 2N	SDL
F	1'-10 1/2" x 5'-0 1/4"	ELDH2260	SDL
G	5'-3 3/4"+/- x 1'-11 5/8"	ELDH2260	DOOR TRANSOM, SDL VERIFY WIDTH

NOTE:

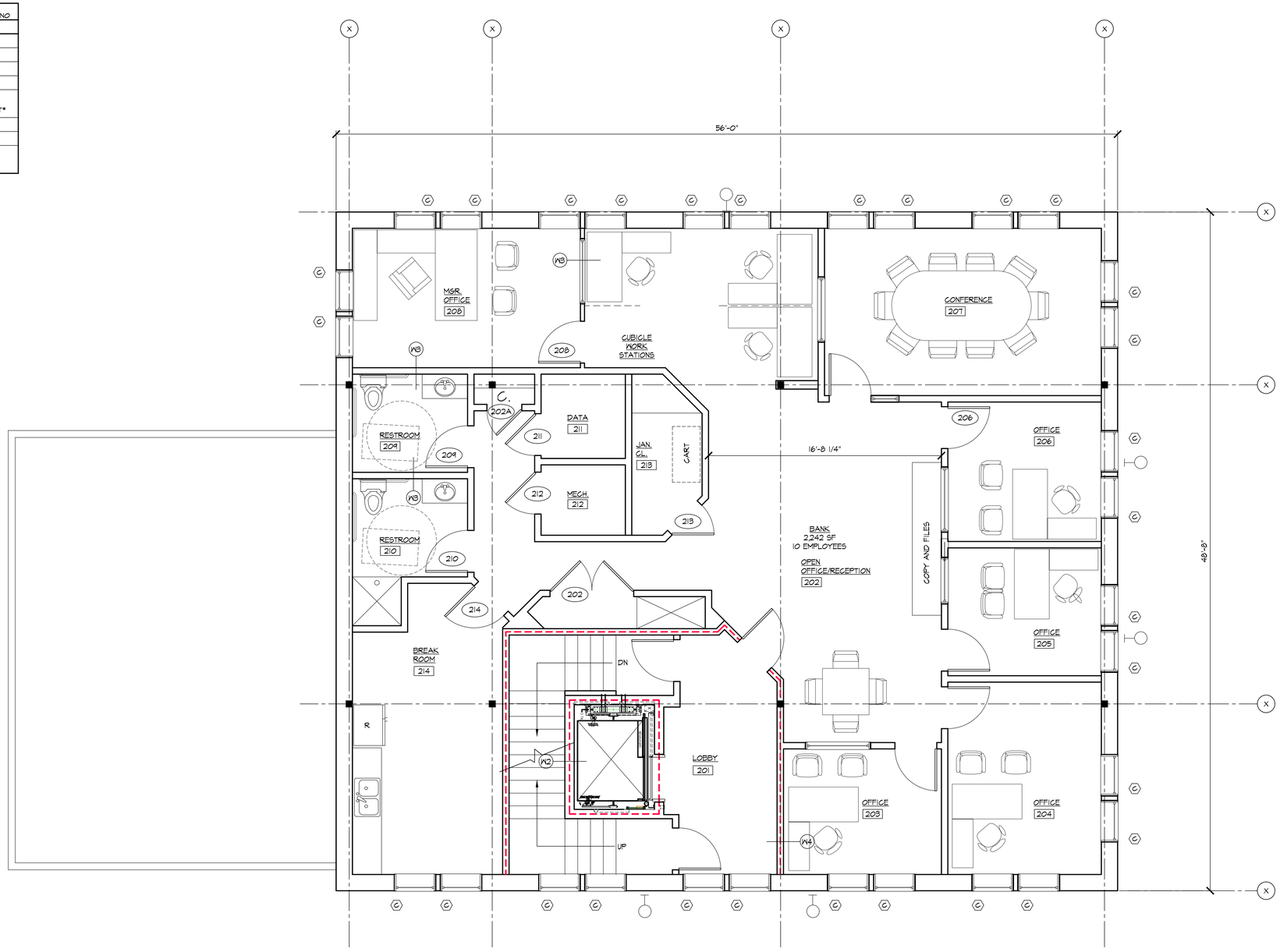
ALL WINDOW AND DOOR HEADERS TO ALIGN
NOTIFY ARCHITECT OF ANY CONFLICTS

VERIFY WINDOW FINISHES WITH OWNER
PRIOR TO PURCHASE

VERIFY ALL ROUGH OPENINGS AND MODEL NUMBERS WITH WINDOW MANUFACTURER VERIFY PRIOR TO PURCHASE/CONSTRUCTION

ALL GLASS TO BE LOW E. INSULATED GLASS

* INDICATES TEMPERED SAFETY GLAZING



SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"
2,725 SF

NOT FOR CONSTRUCTION

	ACTION	DATE	BY	DESCRIPTION
	B	12/10/25	CCC	PROGRESS RELEASE
	A	10/8/25	CCC	PROGRESS RELEASE

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UNION BANK
47 PARK STREET
STOWE, VERMONT

SECOND FLOOR PLAN

SCALE:	AS NOTED
CADD DATE:	
DRAWN BY:	CCC
CADD FILE:	

DRAWING NO.
A1.2UB

WINDOW SCHEDULE: PHASE I

MODEL #'S ARE BY MARVIN ELEVATE SERIES UNO

MARK	SIZE W X H (R.O.)	MODEL NO.	REMARKS
A	3'-5" x 4'-11 5/8"	ELCAP4159	SDL, PICTURE
B	3'-5" x 1'-11 5/8"	ELCAP4123	SDL, TRANSOM
C	3'-0 1/2" x 5'-0 1/4"	ELDH3660 E	EGRESS, SDL
D	3'-0" x 6'-4"	ARCH	SDL *VERIFY WITH ARCHITECT*
E	4'-1" x 3'-3 5/8"	ELCA2594 2W	SDL
F	1'-10 1/2" x 5'-0 1/4"	ELDH2260	SDL
G	5'-3 3/4"+/- x 1'-11 5/8"	ELDH2260	DOOR TRANSOM, SDL VERIFY WIDTH

NOTE:

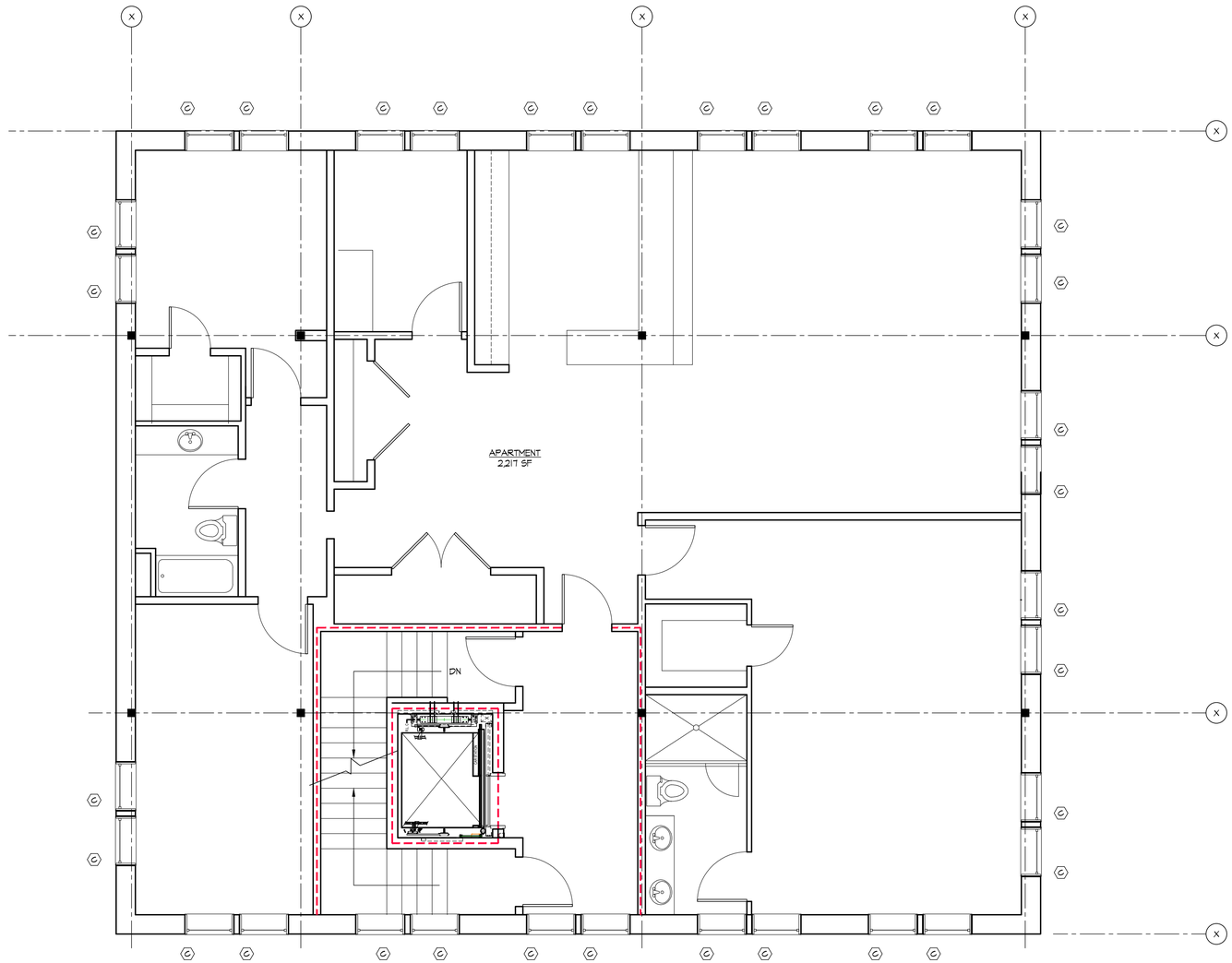
ALL WINDOW AND DOOR HEADERS TO ALIGN
NOTIFY ARCHITECT OF ANY CONFLICTS

VERIFY WINDOW FINISHES WITH OWNER
PRIOR TO PURCHASE

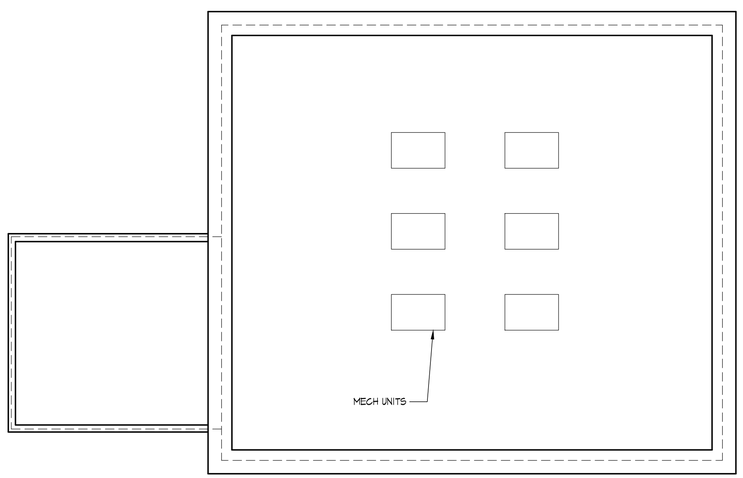
VERIFY ALL ROUGH OPENINGS AND MODEL NUMBERS WITH WINDOW MANUFACTURER VERIFY PRIOR TO PURCHASE/CONSTRUCTION

ALL GLASS TO BE LOW E. INSULATED GLASS

* INDICATES TEMPERED SAFETY GLAZING



THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"
2,725 SF



ROOF PLAN
SCALE: 1/16" = 1'-0"

NOT FOR CONSTRUCTION

ACTION	DATE	BY	DESCRIPTION
B	12/10/25	CCC	PROGRESS RELEASE
A	10/8/25	CCC	PROGRESS RELEASE

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UNION BANK
47 PARK STREET
STOWE, VERMONT

SECOND FLOOR PLAN

SCALE:	AS NOTED
CADD DATE:	
DRAWN BY:	CCC
CADD FILE:	

DRAWING NO.
A1.3UB

WINDOW SCHEDULE: PHASE I			MODEL #'S ARE BY MARVIN ELEVATE SERIES UNO
MARK	SIZE W X H (R.O.)	MODEL NO.	REMARKS
(A)	3'-5" x 4'-11 5/8"	ELCAP4154	SDL, PICTURE
(B)	3'-5" x 1'-11 5/8"	ELCAP4123	SDL, TRANSOM
(C)	3'-0 1/2" x 5'-0 1/4"	ELDH3660 E	EGRESS, SDL
(D)	3'-0" x 6'-4"	ARCH	SDL *VERIFY WITH ARCHITECT*
(E)	4'-1" x 3'-3 5/8"	ELCA2534 2W	SDL
(F)	1'-10 1/2" x 5'-0 1/4"	ELDH2260	SDL
(G)	5'-3 3/4"+/- x 1'-11 5/8"	ELDH2260	DOOR TRANSOM, SDL VERIFY WIDTH

NOTE:

ALL WINDOW AND DOOR HEADERS TO ALIGN
NOTIFY ARCHITECT OF ANY CONFLICTS

VERIFY WINDOW FINISHES WITH OWNER
PRIOR TO PURCHASE

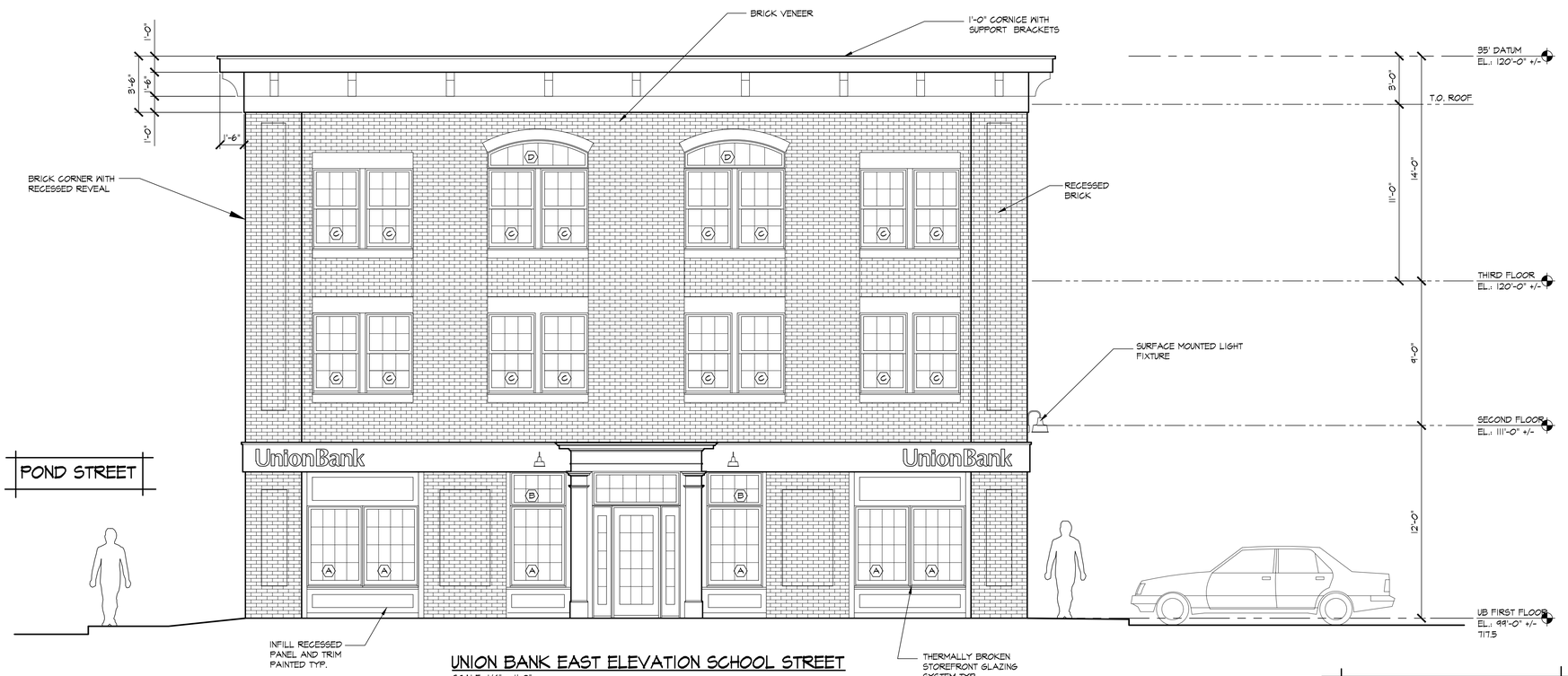
VERIFY ALL ROUGH OPENINGS AND MODEL NUMBERS WITH WINDOW MANUFACTURER VERIFY PRIOR TO PURCHASE/CONSTRUCTION

ALL GLASS TO BE LOW E. INSULATED GLASS

• INDICATES TEMPERED SAFETY GLAZING

POND STREET OVERALL SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



UNION BANK EAST ELEVATION SCHOOL STREET

SCALE: 1/4" = 1'-0"

NOT FOR CONSTRUCTION

ACTION	DATE	BY	DESCRIPTION
B	12/10/25	CCC	PROGRESS RELEASE
A	10/8/25	CCC	PROGRESS RELEASE

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47 PARK STREET
47 PARK STREET
STOWE, VERMONT

SCHEMATIC ELEVATIONS

SCALE:	AS NOTED
CADD DATE:	
DRAWN BY:	CCC
CADD FILE:	

DRAWING NO.
A2.0UB

UNION BANK NORTH ELEVATION

SCALE: 1/4" = 1'-0"

UNION BANK WEST ELEVATION

SCALE: 1/4" = 1'-0"

WINDOW SCHEDULE: PHASE 1			MODEL #'S ARE BY MARVIN ELEVATE SERIES UNO
MARK	SIZE W X H (R.O.)	MODEL NO.	REMARKS
(A)	3'-5" x 4'-11 5/8"	ELCAP4159	SDL, PICTURE
(B)	3'-5" x 1'-11 5/8"	ELCAP4123	SDL, TRANSOM
(C)	3'-0 1/2" x 5'-0 1/4"	ELDH3660 E	EGRESS, SDL
(D)	3'-0" x 6'-4"	ARCH	SDL *VERIFY WITH ARCHITECT*
(E)	4'-1" x 3'-3 5/8"	ELCA2534 2W	SDL
(F)	1'-10 1/2" x 5'-0 1/4"	ELDH2260	SDL
(G)	5'-3 3/4"+/- x 1'-11 5/8"	ELDH2260	DOOR TRANSOM, SDL VERIFY WIDTH

NOTE:

ALL WINDOW AND DOOR HEADERS TO ALIGN
NOTIFY ARCHITECT OF ANY CONFLICTS

VERIFY WINDOW FINISHES WITH OWNER PRIOR TO PURCHASE

VERIFY ALL ROUGH OPENINGS AND MODEL NUMBERS WITH WINDOW MANUFACTURER VERIFY PRIOR TO PURCHASE/CONSTRUCTION

ALL GLASS TO BE LOW E. INSULATED GLASS

* INDICATES TEMPERED SAFETY GLAZING

NOT FOR CONSTRUCTION

ACTION	DATE	BY	DESCRIPTION
B	12/10/25	CCC	PROGRESS RELEASE
A	10/8/25	CCC	PROGRESS RELEASE

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47 PARK STREET
47 PARK STREET
STOWE, VERMONT

SCHEMATIC ELEVATIONS

SCALE: AS NOTED
CADD DATE:
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CADD FILE:

DRAWING NO.
A2.1UB

CASEMENT + AWNING

Casement windows with Matte Black hardware

Casement windows in White

CASEMENT + AWNING

- Multi-point sequential locking system provides superior PG50 performance rating with single lever operation.
- Interior screen features an aluminum surround and concealed pressure mounting points for ease of operation and enhanced aesthetics.
- Operating, transom, and picture units available.
- Folding handle neatly stows out of the way. Stainless steel coastal hardware available.
- Casement available in standard and special sizes up to 3 feet wide by 6 feet high.
- Awning available in standard and special sizes up to 4 feet wide by 4 feet high.
- Coordinating Picture and Transom windows also available.
- Narrow frame option with 3 ¼ inch insert replacement frame, flat sill, and through jamb installation.

CASEMENT + AWNING

CASEMENT NARROW FRAME + AWNING NARROW FRAME

Available with IZ3
(Excludes Narrow Frame option)

DOUBLE HUNG

Double Hung windows in Designer Black with Matte Black hardware

Double Hung window in White with White hardware

DOUBLE HUNG

- Equipped with a standard full screen; optional half screen is available.
- Tilt latches are ergonomically designed and easy to operate, making tilting and cleaning effortless.
- Sash lock provides a positive detent, reassuring the user that the window is either locked or unlocked.
- Up to PG50 performance rating.
- Equal, Cottage, and Reverse Cottage sash provide a variety of looks and checkrail heights.
- Available in standard and special sizes up to 4 feet 6 inches wide by 7 feet high.
- Coordinating Picture and Transom windows also available.
- Double Hung Insert option features ¾ inch insert replacement frame with through jamb installation and up to PG40 performance rating.

DOUBLE HUNG

DOUBLE HUNG INSERT

Available with IZ3
(Excludes Insert option)

DESIGN OPTIONS

INTERIOR AND EXTERIOR FINISHES

Elevate windows and doors features rich pine interiors and a durable, strong, and fully paintable Ultrex® fiberglass exterior, featuring our AAMA-verified acrylic finish for low-maintenance and superior aesthetics. Elevate Round Tops include the extruded aluminum exterior finished in commercial-grade paint for superior resistance to fading and chalking.

WOOD INTERIOR FINISHES

BARE PINE
Wood comes bare and ready to be painted or stained

CLEAR COAT
Wood is finished in the factory with a clear coat

PAINTED WHITE
Factory painted

PAINTED DESIGNER BLACK
Factory painted

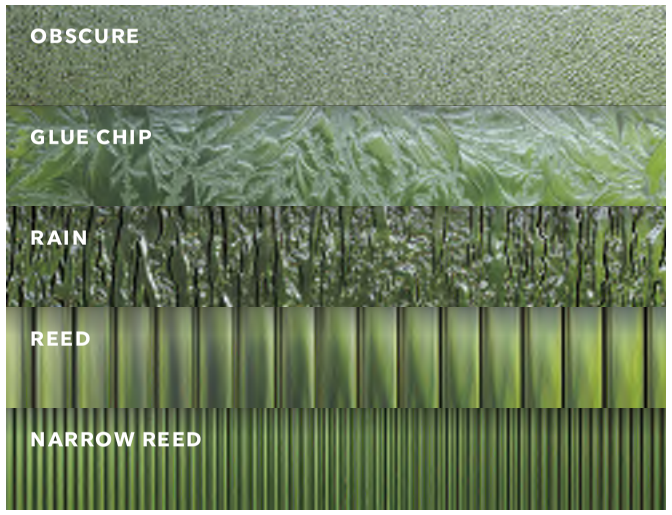
FIBERGLASS EXTERIOR COLORS

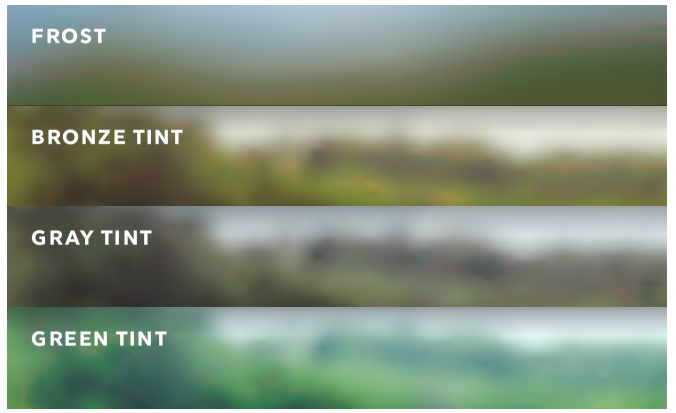
- STONE WHITE
- CASHMERE
- PEBBLE GRAY
- BRONZE
- GUNMETAL
- EBONY

GLASS OPTIONS

Glass is available with Standard Dual Pane or optional Triple Pane on select products. Available with Low E1, Low E2, Low E3, and Low E3/ERS insulated glass with argon gas.* Options include glazing for sound abatement (STC/OITC), high altitudes, and California fire zones. Laminated glass is also offered in products designed specifically for hurricane zones.

DECORATIVE GLASS





DIVIDED LITES

GRILLES-BETWEEN-THE-GLASS (GBG)
Available in several popular lite cut options for a classic divided lite look and easy glass cleaning. Available in Stone White, Bronze, and Ebony interior and Stone White, Cashmere, Pebble Gray, Bronze, Gunmetal or Ebony exterior.*

SIMULATED DIVIDED LITE (SDL)
Bars permanently adhered to both sides of the glass for a more authentic look. Available with or without spacer bar and in several lite cut options.


GRILLES-BETWEEN-THE-GLASS

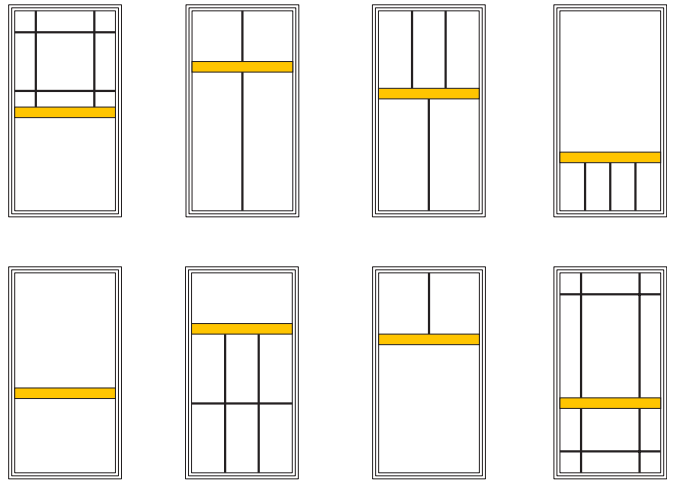

SIMULATED DIVIDED LITE

SIMULATED CHECKRAIL

Simulated Checkrail is the perfect solution when aesthetics call for the beauty of a double hung, but operation, egress, or performance demand another solution.

You specify placement of the horizontal simulated checkrail bar and the lite cut patterns above and below.

These illustrations offer a sampling of ⅞" Simulated Divided Lite (SDL) patterns that can be selected in combination with the 2 ¹¹⁄₃₂" Simulated Checkrail on Casement, Awning, Glider, Direct Glaze Rectangle, Picture windows, and all Elevate doors.



* Not available in polygons except direct glaze rectangles.

* Argon gas not available in high elevations where capillary tubes are required.

HARDWARE STYLES

WINDOW HARDWARE

Windows feature classic low-profile durable hardware for clean aesthetics, safety, and security.

SASH LOCK + KEEPER

Double Hung and Glider

FOLDING HANDLE

Casement and Awning

Double Hung window in Designer Black with Matte Black Sash Lock + Keeper

DOOR HANDLES

Door handles are available in two distinct hardware styles.

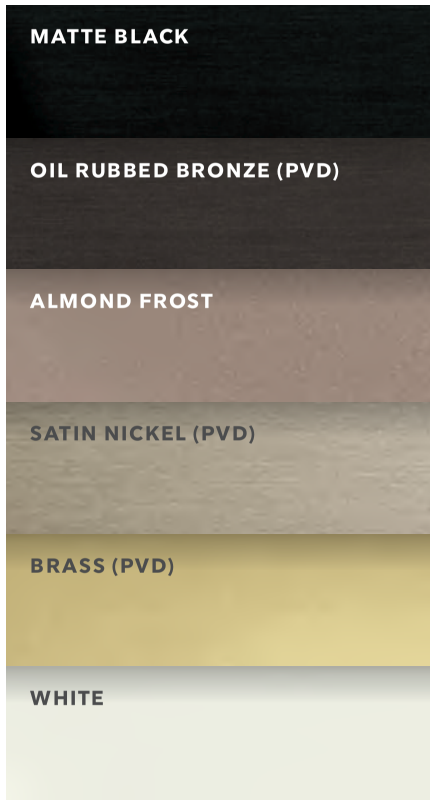
CAMBRIDGE

NORTHFIELD

DOOR HANDLE OPTIONS

- Available keyed-alike option (use one key on multiple locks, with up to 3 different keys on each project).
- Choose a distinct interior and exterior handle finish that matches or complements the interior and exterior color of your door.

FINISHES



Choose from a variety of hardware finishes to complement your Elevate collection windows and doors.

The Physical Vapor Deposition (PVD) process adds a layer of toughness to hardware exposed to environmental factors like direct sun and humidity. PVD finishes resist fading and discoloration, even in coastal areas. PVD has the highest grade corrosion resistant finish.

PVD finish is available on exterior door hardware in Oil Rubbed Bronze, Satin Nickel, and Brass.

Casement Narrow Frame window with
Oil Rubbed Bronze Folding Handle and Lock Lever

Inswing French door with Cambridge Handle in Satin Nickel PVD

SAFE AND SOUND

ACCESSIBILITY OPTIONS

OPENING CONTROL DEVICE
Limits opening to 4" while providing for full egress. ASTM F2090 compliant.
Available on Casement, Double Hung, and Glider windows.

SASH LIMITER
Permanently limits sash movement for safety and security.

CASEMENT
OPENING CONTROL DEVICE

DOUBLE HUNG
OPENING CONTROL DEVICE

GLIDER
OPENING CONTROL DEVICE

AWNING
SASH LIMITER

IZ3 PRODUCTS FOR COASTAL LIVING

Our Elevate IZ3 Certified products are specifically designed for the extreme conditions and construction requirements of coastal areas. Rigorously tested by third-party agencies to meet or exceed the most stringent coastal codes, they protect against flying debris, driving rain, cyclic pressure, and extreme temperatures. The Ultrex® fiberglass finish exceeds AAMA 624 standards for weathering and fading resistance.

IN HARSH COASTAL CONDITIONS, YOUR WINDOWS AND DOORS MATTER

Marvin offers windows and doors specifically designed for the coast.

Sliding French door and Picture window in Designer Black

TRIFAB® VG (VERSAGLAZE®)
TRIFAB® VG 450, 451 & 451T (THERMAL) FRAMING SYSTEMS &
TRIFAB® 451UT (ULTRA THERMAL) FRAMING SYSTEM

Design + Performance Versatility with Unmatched Fabrication Flexibility

Geisinger Professional Building
Jenkins Township, Pennsylvania
ARCHITECT
Mericle Commercial Real Estate Services
Wilkes-Barre, Pennsylvania
GLAZING CONTRACTOR
Sterling Glass, Inc., Scranton, Pennsylvania
PHOTOGRAPHER
© Perzel Photography Group

Trifab® VersaGlaze® is built on the proven and successful Trifab® platform – with all the versatility its name implies. There are enough framing system choices, fabrication methods, design options and performance levels to please the most discerning building owner, architect and installer. The 4.5" depth Trifab® VersaGlaze® Framing System family is available with non-thermal, thermal and ultra-thermal performance levels. The ultra-thermal Trifab® 451UT Framing System, is designed for the most demanding thermal performance and employs a dual Isolock® thermal break.

AESTHETICS

Trifab® VersaGlaze® Framing Systems offer designers a choice of front-, center-, back- or multi-plane glass applications. Structural silicone glazing (SSG) and weatherseal glazing options further expand designers' choices, allowing for a greater range of possibilities for specific project requirements and architectural styles. All systems have a 4-1/2" frame depth; Trifab® VersaGlaze® 450 has 1-3/4" sightlines, while Trifab® VersaGlaze® 451/451T and Trifab® 451UT have 2" sightlines.

With seamless incorporation of Kawneer entrances or windows, including GLASSvent® visually frameless ventilators, Trifab® framing can be used on almost any project. These framing systems can also be packaged with Kawneer curtain walls and overhead glazing, thereby providing a full range of proven, and tested, quality products for the owner, architect and installer from a single-source supplier.

ECONOMY

Trifab® VersaGlaze® 450/451/451T/451UT Framing Systems offer a variety of fabrication choices to suit your project:

- **Screw Spline** – for economical continuous runs utilizing two-piece vertical members that provide the option to pre-assemble units with controlled shop labor costs and smaller field crews for handling and installation. (available for all systems)
- **Shear Block** – for punched openings or continuous runs using tubular moldings with shear block clips that provide tight joints for transporting large pre-assembled multi-lite units. (available for 450/451/451T systems)
- **Stick** – for fast, easy field fabrication. Field measurements and material cuts can be done when metal is on the jobsite. (available for 450/451/451T systems)
- **Pre-glazed** – The combination of screw spline construction with pre-glazing in the shop accelerates installation and reduces field labor time while minimizing disruption to the surrounding area or existing tenants. Making it an exceptional choice for new or retrofit applications, particularly in urban areas or where space is limited. (available for 451/451T/451UT framing)

Brighton Landing
Cambridge, Massachusetts
ARCHITECT
ADD Inc., Cambridge, Massachusetts
GLAZING CONTRACTOR
Ipswich Bay Glass Company,Inc., Rowley, Massachusetts
PHOTOGRAPHER
© Gordon Schenck, Jr.

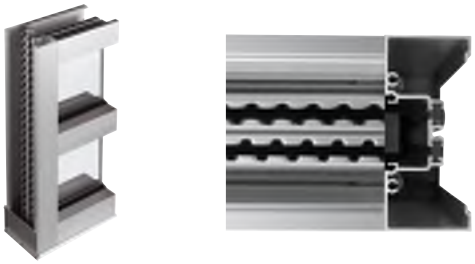
All systems can be flush glazed from either the inside or outside. The weatherseal option provides an alternative to SSG vertical mullions for Trifab® VersaGlaze® 450/451/451T. This ABS/ASA rigid polymer extrusion allows complete inside glazing and creates a flush glass appearance on the building exterior without the added labor of scaffolding or swing stages. Additionally, high-performance flashing options are engineered to eliminate perimeter sill fasteners and associated blind seals.

FOR THE FINISHING TOUCH

Architectural Class I anodized aluminum and painted finishes in fluoropolymer (AAMA 2605) and solvent-free powder coatings (AAMA 2604) offer a variety of color choices.

PERFORMANCE

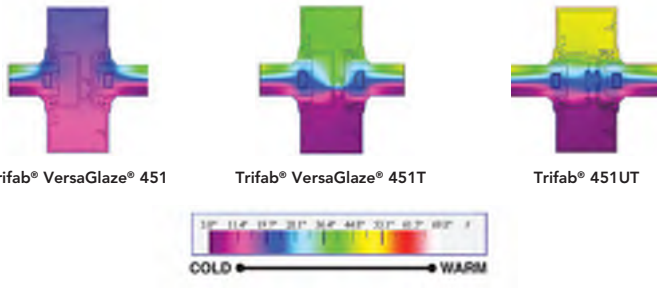
Kawneer's Isolock® thermal break technology creates a composite section, prevents dry shrinkage and is available on Trifab® VersaGlaze® 451T. For even greater thermal performance, a dual Isolock® thermal break is used on Trifab® 451UT.



Trifab® 451UT uses a dual Isolock® thermal break (right) and features a new high-performance sill design, which incorporates a screw-applied end dam (left), ensuring positive engagement and tight joints between the sill flashing and end dam.

U-factor, CRF values and STC ratings for Trifab® framing systems vary depending upon the glass plane application. Project-specific U-factors can be determined for each individual project. (See the Kawneer Architectural Manual or Kawneer.com for additional information.)

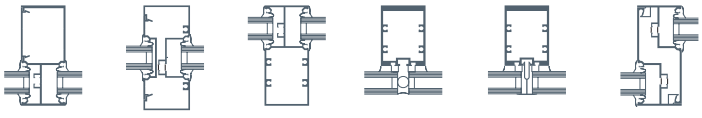
Thermal simulations showing temperature variations from exterior/cold side to interior/warm side.



Trifab® VersaGlaze® 451 **Trifab® VersaGlaze® 451T** **Trifab® 451UT**

PERFORMANCE TEST STANDARDS

Air Infiltration	ASTM E283
Water	AAMA 501, ASTM E331
Structural	ASTM E330
Thermal	AAMA 1503
Thermal Break	AAMA 505, AAMA TIR-A8
Acoustical	AAMA 1801, ASTM E1425



Front **Center** **Back** **SSG** **Weatherseal** **Multi-Plane**

Kawneer Company, Inc.
Technology Park / Atlanta
555 Guthridge Court
Norcross, GA 30092
770.449.5555
kawneer.com

KAWNEER

ARCHITECTURAL SYSTEMS | ENTRANCES + FRAMING | CURTAIN WALLS | WINDOWS

PERMAFLUOR™ ARCHITECTURAL FINISHES

High-Performing Paints That Let You Design In Vibrant Living Color

KAWNEER


BLACK


BOYSENBERRY


HARTFORD GREEN


SANDSTONE


CLASSIC BRONZE


MILITARY BLUE

BONE WHITE

COLONIAL WHITE


ANTIQUE BRONZE


DOVE GRAY


DARK IVY


CHARCOAL


REDWOOD


SEA WOLF


MEDIUM BRONZE

There's a painted finish as expressive and enduring as the buildings you design. Permafluor™ Architectural Coatings combine beauty and successful performance as only a 70% fluoropolymer-based coating can.

Permafluor™ colors add life to your architectural expressions. Fifteen standard colors and a limitless pallet of custom colors can satisfy your creative needs. The standard colors are always in stock at Kawneer paint facilities for fast turnaround while the Permafluor™ custom colors can be formulated to meet your needs.

This is a paint that endures along with your architectural statement. Permafluor™ is formulated to maintain integrity for years. Outstanding durability translates to substantial maintenance savings over the life of the building.

Thousands of buildings throughout the world are a testament to the lasting beauty and performance of Kawneer standard Permafluor™ Architectural Coatings.

KAWNEER #22 STOCK PERMAFLUOR™ ARCHITECTURAL COATINGS

The 15 standard Permafluor™ colors shown on this chart are Kawneer #22 stock coatings. They are stocked at Kawneer paint facilities for fast turnaround of painted projects.

The following specifications are required for the proper application and end-use results of Permafluor™. Performance properties represent minimum results when Permafluor™ is applied according to specifications.

SPECIFICATIONS THAT MEET AAMA 2605 REQUIREMENTS

Permafluor™ coating will meet or exceed test requirements of AAMA 2605, Voluntary Specification, Performance Requirements and Test Procedures for Superior Performing Organic Coatings on Aluminum Extrusions and Panels.

The following are guidelines for specifying and applying Permafluor™ coatings:

Pretreatment – The aluminum shall be thoroughly cleaned using a multi-stage cleaning process to remove organic and inorganic surface soils and residual oxides. Apply a chemical conversion coating to which organic coatings will firmly adhere.

Primer – The cleaned and treated substrate shall be primed to a thickness of 0.2 – 0.3 mils using approved factory application methods.

Paint – The Permafluor™ paint system shall contain 70% PVDF (Hylar 5000® or Kynar 500®) resin and durable ceramic pigments. It shall be factory applied and oven baked for a topcoat film thickness of 1.0 mil minimum. Clear topcoat, if required, shall be applied at 0.4 – 0.8 mils.

PERFORMANCE TABLE

Criteria	Performance
AAMA 2605	Meets or exceeds
Substrate	Aluminum only
Pretreatment	Multi-stage cleaning and conversion coating
Dry Film Thickness (ASTM D7091)	1.2 mils
Specular Gloss (ASTM D523)	Low and medium
Dry Film Hardness (ASTM D3363)	F min.
Impact Resistance	1/10" deformation No loss of adhesion
Abrasion Resistance (ASTM D968)	Coefficient of 40 minimum
Salt Spray (ASTM G85 Annex A5)	Hours: 2,000 Scribe or cut edges: Rating 7 Field: Rating 8
Humidity Resistance (ASTM D2247 or ASTM D4585)	Hours: 4,000 Few No. 8 blisters max.
10 Years South Florida	Color change: 5ΔE (Hunter) units max. Chalk resistance: Rating 8 max.
10% Muriatic Acid Spot Test	15 min. No blistering or visual change
Mortar (Alkali) Resistance	24-hour spot test, no visual change
72-Hour Detergent Immersion (@ 100°F)	No loss of adhesion
Boiling Water Adhesion	No removal of film after 20 min. exposure

Hylar 5000® is a registered trademark of Solvay Solexis, Inc., Kynar 500® is a registered trademark of Arkema Inc.

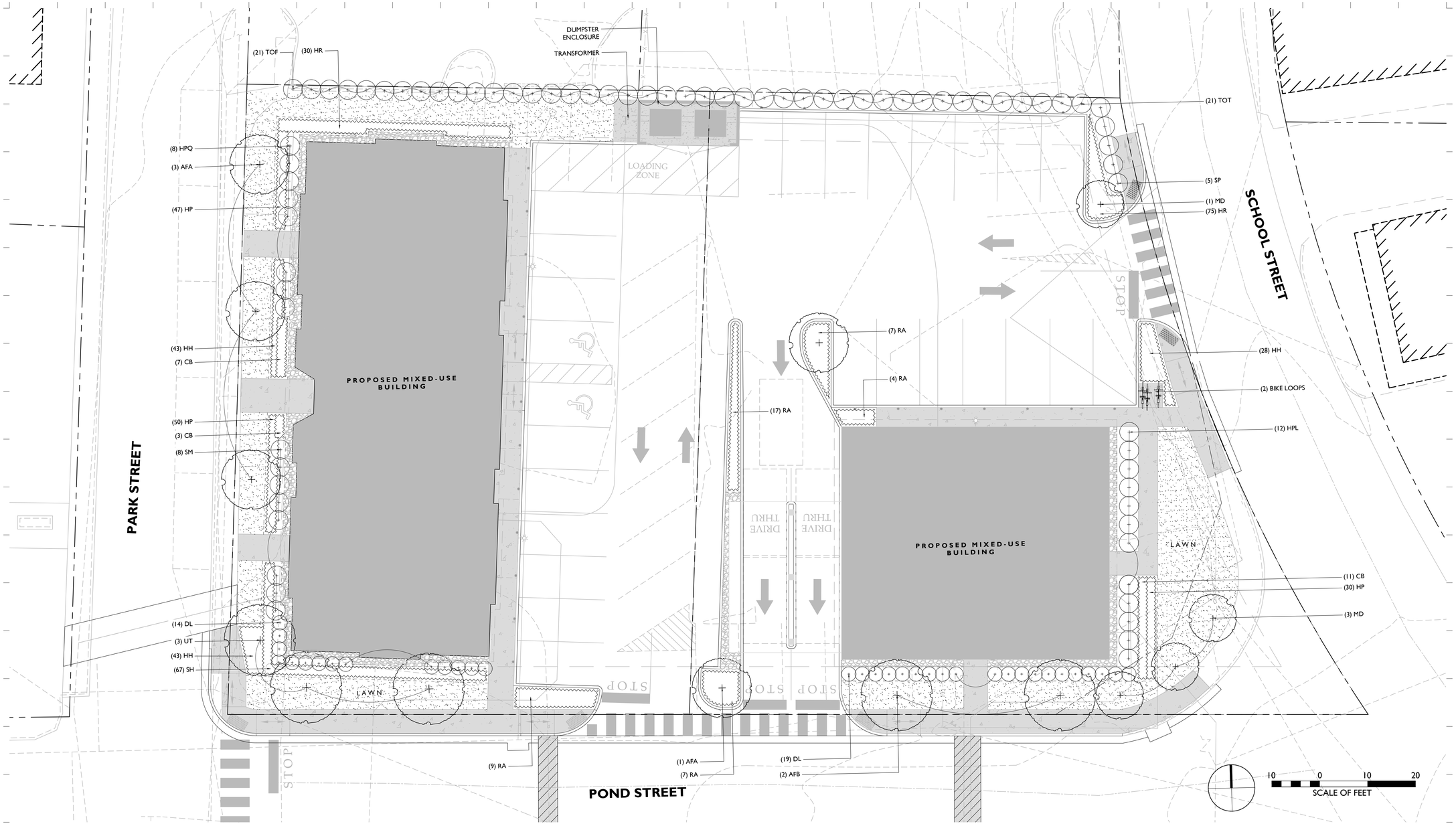
Note: These color samples are as close as possible to actual colors offered within the limitations of printing techniques. Final color specification will be as per approved color samples. Permafluor™ finishes are formulated for Kawneer Company, Inc.

Kawneer Company, Inc.
Technology Park / Atlanta
555 Guthridge Court
Norcross, GA 30092
770.449.5555
kawneer.com

KAWNEER

ARCHITECTURAL SYSTEMS | ENTRANCES + FRAMING | CURTAIN WALLS | WINDOWS

Form Number 14-2195.C



PLANT SCHEDULE

KEY	QTY.	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING
DECIDUOUS TREES					
AFA	4	Acer freemanii 'Armstrong Gold'	ARMSTRONG GOLD MAPLE	3.5"-4" CAL.	AS SHOWN
AFB	2	Acer freemanii 'Autumn Blaze'	AUTUMN BLAZE MAPLE	4.5"-5" CAL.	AS SHOWN
MD	4	Malus 'Donald Wyman'	DONALD WYMAN CRAB APPLE	3.5" CAL.	AS SHOWN
UT	3	Ulmus 'Triumph'	TRIUMPH ELM	4.5"-5" CAL.	AS SHOWN
EVERGREEN TREES					
TOF	21	Thuja occidentalis 'Fairview'	FAIRVIEW ARBORVITAE	6'-7' B&B	4' O.C.
TOT	21	Thuja occidentalis 'Techny'	TECHNY ARBORVITAE	6'-7' B&B	4' O.C.
DECIDUOUS SHRUBS					
DL	33	Diervilla lonicera	NORTHERN BUSH HONEYSUCKLE	5 GAL.	3' O.C.
HPQ	8	Hydrangea paniculata 'Quick Fire'	QUICK FIRE HYDRANGEA	5 GAL.	4' O.C.
HPL	12	Hydrangea paniculata 'Limelight'	LIMELIGHT HYDRANGEA	5 GAL.	4' O.C.
RA	44	Rhus aromatica 'Gro-Low'	LOW-GROW SUMAC	5 GAL.	3' O.C.
SM	8	Syringa meyeri 'Palibin'	DWARF KOREAN LILAC	5 GAL.	4' O.C.
ORNAMENTAL GRASSES					
CB	21	Calamagrostis brachytricha	KOREAN FEATHER REED GRASS	2 GAL.	24" O.C.
SH	67	Sporobolus heterolepsis 'Tara'	TARA PRAIRIE DROPSEED	1 GAL.	18" O.C.
PERENNIALS					
HH	114	Hemerocallis 'Happy Returns'	HAPPY RETURNS DAYLILY	1 GAL.	18" O.C.
HP	147	Hemerocallis 'Purple D'Oro'	PURPLE D'ORO DAYLILY	1 GAL.	12" O.C.
HR	105	Hosta 'Royal Standard'	ROYAL STANDARD HOSTA	1 GAL.	24" O.C.

TRIUMPH ELM

ARMSTRONG GOLD MAPLE

FAIRVIEW ARBORVITAE

KOREAN FEATHER REED GRASS

QUICKFIRE HYDRANGEA

DWARF KOREAN LILAC

HAPPY RETURNS DAYLILY

WHLA
WAGNER HODGSON
LANDSCAPE ARCHITECTURE
VT802.864.0010 NY518.567.1791 wagnerhodgson.com

FOR PERMIT ONLY

NO.	DESCRIPTION	DATE

UNION BANK
47 PARK STREET
STOWE, VT

LANDSCAPE PLAN

JOB NO. 24-494
SCALE: 1"=10'
DRAWN BY: CS
DATE: 12.19.2025

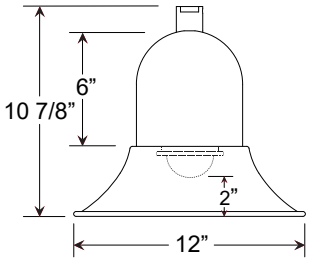
L100

PLOT DATE: 12/19/2025 3:59 PM
FILE PATH: U:\24-494 UNION BANK STOWE\VIEWHLA\CAD\SHEETS\L100_LANDSCAPE_PLAN_FOR_PERMIT.DWG

Project: _____

Fixture Type: _____ Quantity: _____

Customer: _____



Specifications

Material:
RLM shades are constructed of heavy duty spun aluminum. Wall back plate and driver housing are cast aluminum. All fasteners are stainless steel. Inside of shade is reflective white finish for all colors except galvanized paint finish. Screw hardware may not match paint.

Electrical:
Universal voltage 120-277 is standard. 0-10V, TRIAC and ELV dimming to 1% protocols are standard for LED modules. (12w is 120v and TRIAC dimming only)

See page 2 table for LED module and driver specs, voltage and dimming protocols.

Certifications:
Cord mounts are UL Listed for dry locations. Arm mount, stem mount and wall mount are UL Listed for wet locations.

Finish:
A polyester powder coat high quality finish is electro-statically applied and baked at 430° for exceptional durability and color retention. Products undergo an intensive five-step cleansing and pretreatment process for maximum paint adhesion.

Marine grade finish provides superior salt, humidity and UV protection. This coating withstands up to 3000 hours of continuous salt spray, comes with a 5-year warranty and is available in either a textured or gloss surface.

Modifications:
Consult factory for custom or modified designs.

MBVF12
LED

Weight: 2.15 lbs
EPA: 0.35

Catalog Logic

MBVF12	- M016LDD	W	40K	- RTCW	- E6	- PC	- 41	- UNV
RLM Style	Light Source, Wattage & Dimming	Distribution	CCT	Driver Housing	Mounting	Accessories	Finish	Voltage

Catalog Number

	1	2	3	4		5	6		7		8
MBVF12 –					–			–		–	UNV

1 LIGHT SOURCE & WATTAGES

M012LDN	(12w, 750 lumen, Cree module) Integral driver, 120V, TRIAC dimming & narrow distribution only.
M009LDD	(9w, 850 lumen, Cree module)
M010LDD	(10w, 1250 lumen, Cree module)
M016LDD	(16w, 2000 lumen, Cree module)

2 DISTRIBUTION

W (T5 Wide Distribution with Dome LED Lens)

N* (T5 Narrow Distribution with Flat LED Lens)

***12w is narrow only, select “N”.**

3 COLOR TEMPERATURE (CCT)

27K	(2700K)
30K	(3000K)
35K	(3500K)
40K	(4000K)

4 DRIVER HOUSINGS*
(Driver Housing only Required with Color Cord and/or Emergency Backup Options)

NA No selection is required if Color Cord or Emergency Backup are not chosen

Color Cord Driver Housing Options
Choose Color Cord Style in Box 5

CRD-DCC (Driver Housing for Color Cord only; 7 3/4” x 1 1/2”)

SSC-DCC (Driver Housing for SS Cable/Color Cord only; 7 3/4” x 1 1/2”)

Emergency Backup Driver Housing Options

CRD-DCCEM-BLC (Emergency Ballast Housing for Black Cord only; 12” x 1 1/2”)
Choose NA in Box 5

CRD-DCCEM-WHC (Emergency Ballast Housing for White Cord only; 12” x1 1/2”)
Choose NA in Box 5

CRD-DCCEM (Emergency Ballast Housing for Color Cord only; 12” x 1 1/2”)
Choose Color Cord Style in Box 5

ST-DCCEM (Emergency Ballast Housing for Stem only; 12” x 1 1/2”)
Choose Stem Size in Box 5

SSC-DCCEM-BLC (Stainless steel cable with 6-foot black cord and 12” canopy)
Choose NA in Box 5

SSC-DCCEM-WHC (Stainless steel cable with 6-foot white cord and 12” canopy)
Choose NA in Box 5

SSC-DCCEM (Emergency Ballast Housing for SS Cable/ Color Cord only; 12” x 1 1/2”)
Choose Color Cord Style in Box 5

***Driver Housing finish will match fixture finish.**

5 MOUNTING SOURCES*

Arm Mounts

E3 E4 E6 E8 E9 E13 E15 E18 E20 E22 E25 E26 E36

Wall Mounts

WM41 WM55 WM35 WM318 WMBVR01 WMBVS01

Post Mounts

PM10 PM20 PM30 PM40 PM50 PM319

5 MOUNTING SOURCES (Continued)*

Cable Mounts
(See page 4 for color cord style)

SSC-BLC-5W (Stainless steel cable with 6-foot black cord and 5 3/8” canopy)

SSC-WHC-5W (Stainless steel cable with 6-foot white cord and 5 3/8” canopy)

Cord Mounts
(See page 4 for color cord style)

NA No Selection Required if:
CRD-DCCEM-BLC; CRD-DCCEM-WHC; SSC-DCCEM-BLC or SSC-DCCEM-WHC is choosen in Box 4.

SJT Cord

BLC-5W (6’ Black 5-wire SJT Cord)	**WHC-5W** (6’ White 5-wire SJT Cord)

Solid Fabric Colored Cords
Must Choose DCC Housing in Box 4

BLSF (6’ Black)	**ORSF** (6’ Orange)
GYSF (6’ Gray)	**LGSF** (6’ Lime Green)
CHSF (6’ Chocolate Brown)	**KGSF** (6’ Kelly Green)
WHSF (6’ White)	**CBSF** (6’ Cobalt Blue)
CASF (6’ Cardinal)	**SBSF** (6’ Sky Blue)

Patterned Fabric Colored Cords
Must Choose DCC Housing in Box 4

BWHPF (6’ Black/White Houndstooth)	**BIHPF** (6’ Brown/Ivory Houndstooth)
GYCPF (6’ Gray/Citrus Yellow)	**MOSPF** (6’ Magenta/Orange Stripe)
NMTPF (6’ Navy Mini Tweed)	

Glossy Fabric Colored Cords
Must Choose DCC Housing in Box 4

GMGF (6’ Gun Metal)	**SSGF** (6’ Sterling Silver)
CPGF (6’ Copper Penny)	**BRGF** (6’ Bronze)
GOGF (6’ Gold)	

Stem Mounts
(Includes STC Flat Canopy)

1/2” (13/16” OD) Rigid Stems	3/4” (1” OD) Rigid Stems
2ST6 2ST12 2ST18	**3ST6 3ST12 3ST18**
2ST24 2ST36 2ST48	**3ST24 3ST36 3ST48**
2ST60 2ST72 2ST96	**3ST60 3ST72 3ST96**

***Arm mount, Wall mount or Stem finish will match fixture finish.**

06262020

Project: _____

Fixture Type: _____ **Quantity:** _____

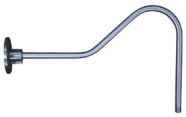
Customer: _____

Driver Housings

	CRD-DCC (7 3/4" x 1 1/2") Cord Only SSC-DCC (7 3/4" x 1 1/2") Cable/Cord Only
	ST-DCCEM (12" x 1 1/2") Stem Only CRD-DCCEM (12" x 1 1/2") Cord Only SSC-DCCEM (12" x 1 1/2") Cable/Cord Only

ARM MOUNTS | Dimensions are Projection x Height | CB included with all arms

E3 | 32" x 11 7/8"



E4 | 26" x 14"

E6 | 26" x 9 1/4"

E8 | 29 1/4" x 12 1/2"

E9 | 28" x 40 5/8"

E13 | 34" x 34 3/8"

E15 | 13 3/8" x 10 1/2"

E18 | 27 3/4" x 21 3/8"

E20 | 7" x 4 1/2"

E22 | 7 1/2" x 4 1/2"

E25 | 23" x 5 1/4"

E26 | 8 1/8" x 6"

E36 | 20 1/4" x 8"

WALL MOUNTS | Dimensions are Projection x Height | POST MOUNTS | Dimensions are Projection x Height

WM35 | 20 1/2" x 25"

WM41 | 10 1/2" x 14 3/4"

PM10 | 14 1/2" x 25"

PM20 | 30 1/8" x 25"

WM55 | 20 5/8" x 14 1/4"

WM318 | 12" x 12 3/4"

PM30 | 21 5/8" x 28 7/8"

PM40 | 43 3/8" x 28 7/8"

WMBVR01 | 14 1/4" x 7 7/16"

WMBVS01 | 13" x 6 3/4"

PM50 | 27" x 38"

PM319 | 16 5/8" x 27 1/2"

ACCESSORIES

EMG-LED

GR12

PC

SLC

SQ

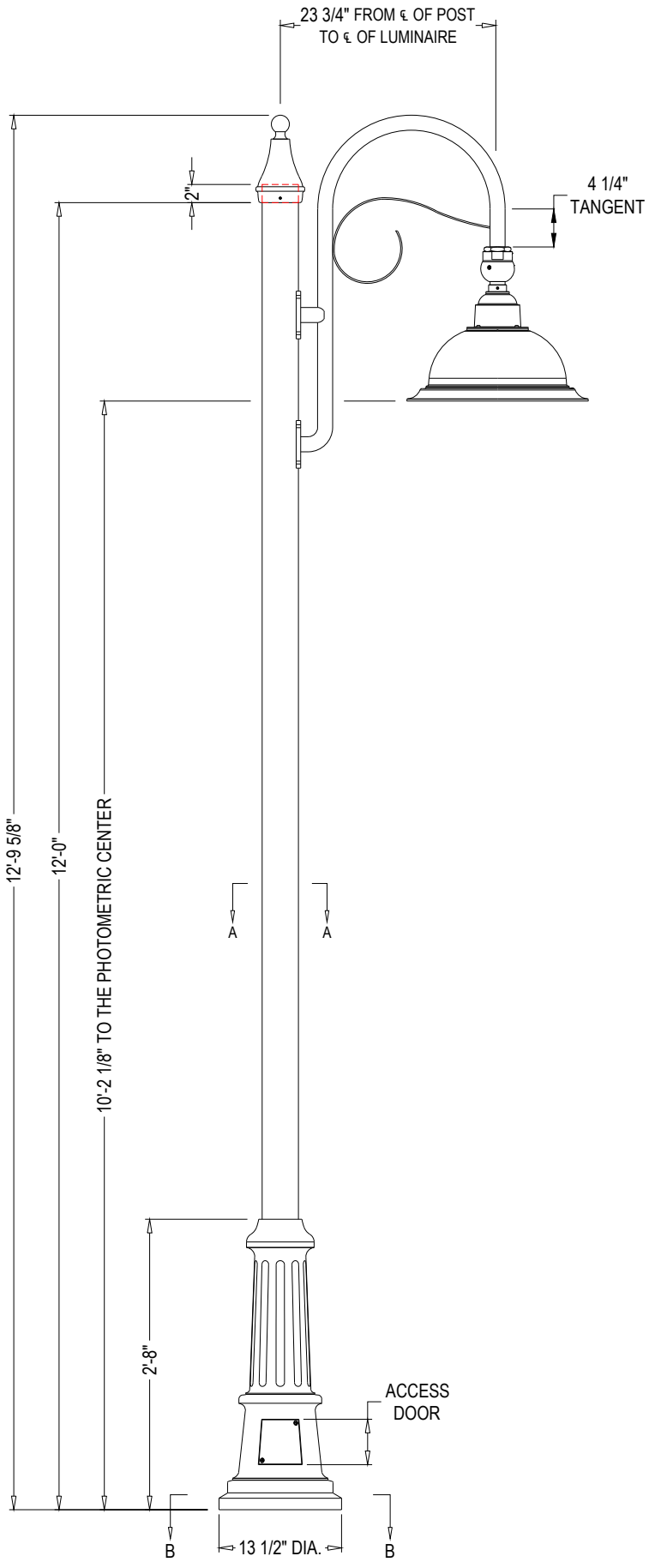
SWL

TBK

SC

06262020

1-800-548-3227
ANPlighting.com



LUMINAIRE SPECIFICATIONS

STYLE:	EXTON MINI LED LUMINAIRE
HEIGHT:	12"
WIDTH:	20"
MATERIAL:	CAST ALUMINUM ALLOY A.N.S.I. 356, PER A.S.T.M. B26-95 WITH 12 GAUGE, 1100-0 SPUN SHADE
PANEL:	PLEASE SELECT PANEL TYPE BELOW
FINISH:	POWDER COAT - PLEASE ADVISE
LAMPING:	PLEASE SELECT WATTAGE BELOW
VOLTAGE:	ELECTRICALLY WIRE AT 120-277 VOLTS
COLOR TEMP:	PLEASE SELECT COLOR TEMPERATURE BELOW
OPTICAL SYSTEM:	PLEASE SELECT DISTRIBUTION BELOW
SURGE:	10kV

CATALOG NO.: ALMETM-LE___-EVX-2F3-__-___-____-LAVBC-CU

CAT. NO.	LED WATTAGE
LE030	30 WATTS
LE050	50 WATTS
LE070	70 WATTS
LE090	90 WATTS
OTHER WATTAGES AVAILABLE UPON REQUEST	

CAT. NO.	GLOBE MATERIAL
GPLO	CLEAR GLASS
YPLF	LED GRADE FROSTED ACRYLIC

CAT. NO.	DISTRIBUTION
CR3	TYPE III
CR4	TYPE IV
CN5	TYPE V
FM3	TYPE III (FROSTED)
FM4	TYPE IV (FROSTED)

CAT. NO.	COLOR TEMP.
22	2200K
27	2700K
30	3000K
40	4000K
45	4500K
OTHER COLOR TEMPERATURES AVAILABLE UPON REQUEST	

CROSS ARM SPECIFICATIONS

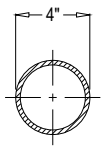
STYLE:	KINGSTON (MODIFIED) SINGLE
HEIGHT:	3'-4"
WIDTH:	1'-11 3/4" FROM ℄ OF POST TO ℄ OF LUMINAIRE
MATERIAL:	1 1/4" SCHEDULE 40 ALUMINUM PIPE
FINISH:	POWDER COAT - PLEASE ADVISE
TENON:	1 1/4" NPT PIPE NIPPLE (TO ACCEPT LUMINAIRE)

CATALOG NO.: AARKNG-M_-1S-23.75-25.5-TN1.25-NPT-CU

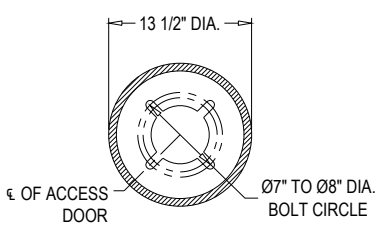
LAMP POST SPECIFICATIONS

STYLE:	MORGANTOWN
BASE:	13 1/2" DIAMETER
HEIGHT:	12'-0" (12'-2" OVERALL HEIGHT TO ACCEPT FINIAL)
MATERIAL:	
BASE:	CAST ALUMINUM ALLOY ANSI 356 PER A.S.T.M. B26-95
SHAFT:	ROUND SHAFT - 4" SMOOTH STRAIGHT - ALUMINUM ALLOY
FINISH:	POWDER COAT - PLEASE ADVISE
GROUND STUD:	DRILL AND TAP INSIDE WALL OF BASE OPPOSITE ACCESS DOOR TO ACCOMMODATE A 1/4"-20 GROUND STUD (STUD SUPPLIED BY OTHERS)
ANCHOR BOLTS:	(4) 3/4" DIA. X 17" LONG + 3" HOOK (FULLY GALVANIZED WITH 1 GALVANIZED NUT AND 1 GALVANIZED WASHER PER BOLT)
BOLT PROJECTION:	2 1/2" REQUIRED

CATALOG NO.: APSMGT-13.5-12.17-S4-SD-CU



SECTION A-A
3 1/2" SCH. 40 ALUMINUM
PIPE (4" OD) 6061-T6
N.T.S.

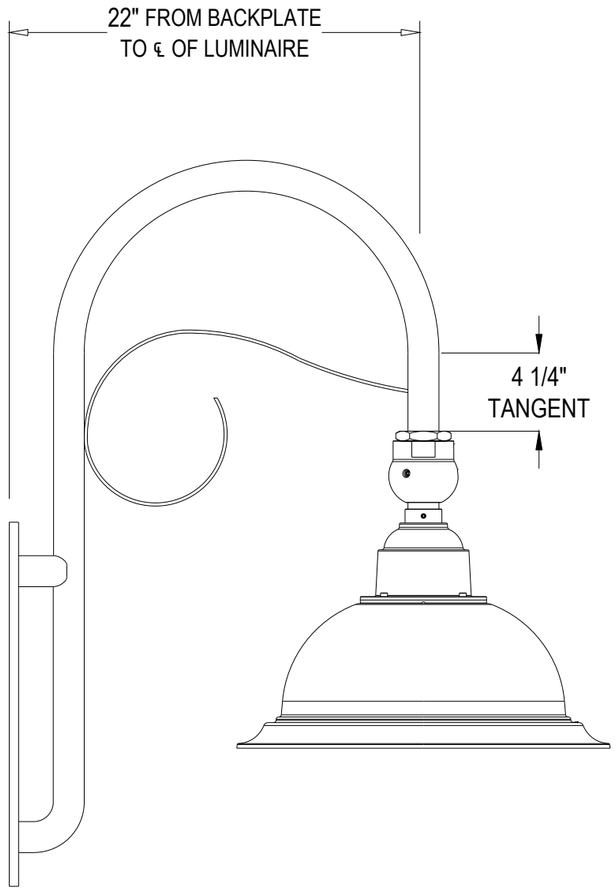


SECTION B-B
BASE PLATE DETAIL
N.T.S.

Spring City Electrical Mfg. Co.
HALL AND MAIN STREETS - P.O. BOX 19 - SPRING CITY, PA. 19475
PHONE (610) 948-4000 - FAX (610) 948-5577 - WWW.SPRINGCITY.COM

DESCRIPTION	THE MORGANTOWN LAMP POST WITH THE KINGSTON SIDE MOUNTED CROSS ARM WITH THE EXTON MINI LED LUMINAIRE
OPPORTUNITY	47 PARK STREET - STOWE, VT

SCALE	DRAWN BY:	DATE	DRAWING NO.
N.T.S.	N.S.B.	01-03-2025	SPEC-35055



LUMINAIRE SPECIFICATIONS

STYLE:	EXTON MINI LED LUMINAIRE
HEIGHT:	12"
WIDTH:	20"
MATERIAL:	CAST ALUMINUM ALLOY A.N.S.I. 356, PER A.S.T.M. B26-95 WITH 12 GAUGE, 1100-0 SPUN SHADE
PANEL:	PLEASE SELECT PANEL TYPE BELOW
FINISH:	POWDER COAT - PLEASE ADVISE
LAMPING:	PLEASE SELECT WATTAGE BELOW
VOLTAGE:	ELECTRICALLY WIRE AT 120-277 VOLTS
COLOR TEMP:	PLEASE SELECT COLOR TEMPERATURE BELOW
OPTICAL SYSTEM:	PLEASE SELECT DISTRIBUTION BELOW
SURGE:	10kV

CATALOG NO.: ALMETM-LE___-EVX-2F3-__-___-____-LAVBC-CU

CAT. NO.	LED WATTAGE	
LE030	30 WATTS	
LE050	50 WATTS	
LE070	70 WATTS	
LE090	90 WATTS	
OTHER WATTAGES AVAILABLE UPON REQUEST		

CAT. NO.	GLOBE MATERIAL	
GPLO	CLEAR GLASS	
YPLF	LED GRADE FROSTED ACRYLIC	

CAT. NO.	COLOR TEMP.	
22	2200K	
27	2700K	
30	3000K	
40	4000K	
45	4500K	
OTHER COLOR TEMPERATURES AVAILABLE UPON REQUEST		

CAT. NO.	DISTRIBUTION	
CR3	TYPE III	
CR4	TYPE IV	
CN5	TYPE V	
FM3	TYPE III (FROSTED)	
FM4	TYPE IV (FROSTED)	

CROSS ARM SPECIFICATIONS

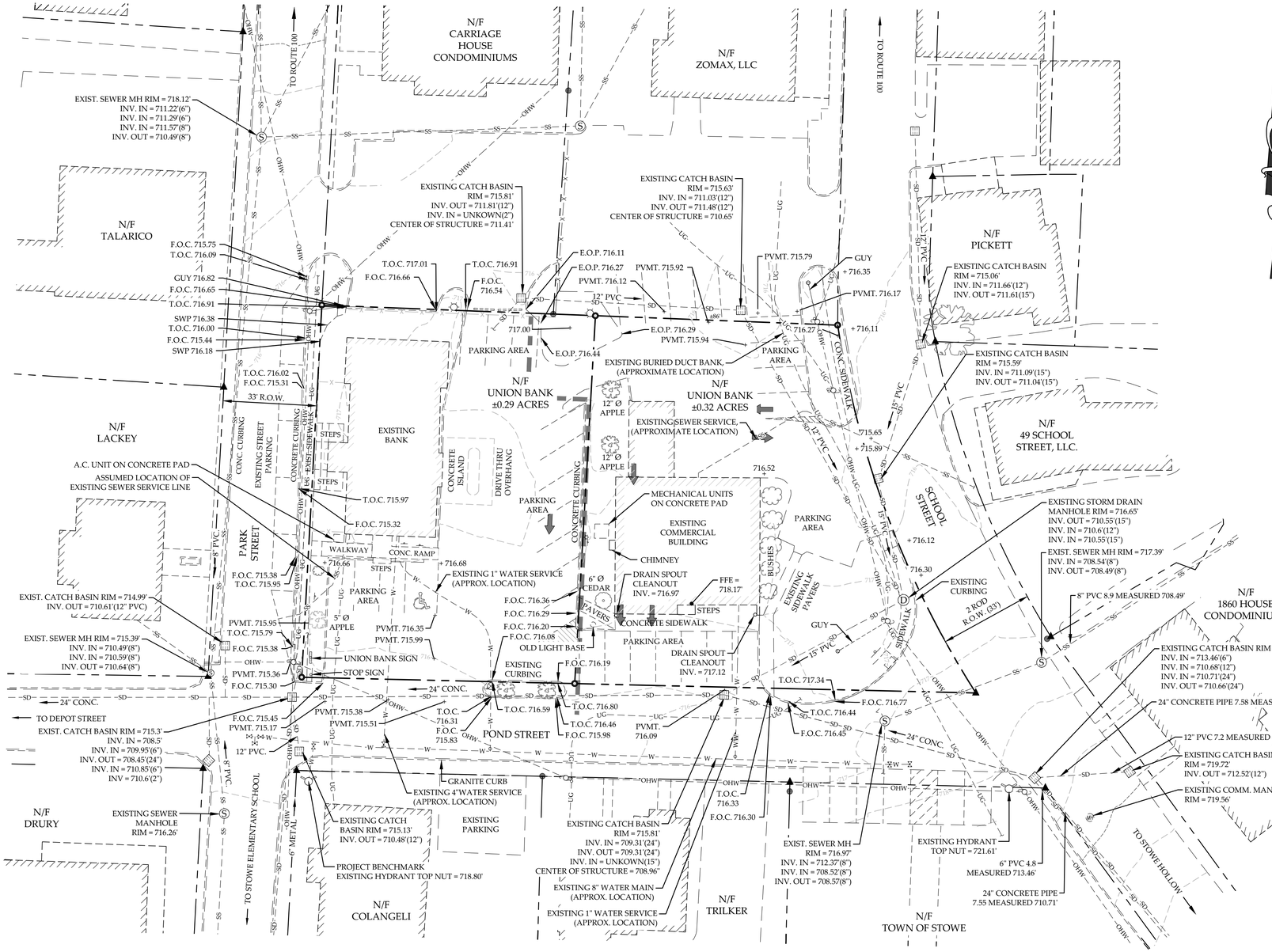
STYLE:	KINGSTON WALL BRACKET
HEIGHT:	3'-4"
WIDTH:	22" FROM BACKPLATE TO ℄ OF LUMINAIRE
MATERIAL:	1 1/4" SCHEDULE 40 ALUMINUM PIPE
FINISH:	POWDER COAT - PLEASE ADVISE
TENON:	1 1/4" NPT PIPE NIPPLE (TO ACCEPT LUMINAIRE)

CATALOG NO.: AWKKNG-1S-22-TN1.25-NPT-CU

Spring City Electrical Mfg. Co.
HALL AND MAIN STREETS - P.O. BOX 19 - SPRING CITY, PA. 19475
PHONE (610) 948-4000 - FAX (610) 948-5577 - WWW.SPRINGCITY.COM

DESCRIPTION	THE KINGSTON WALL BRACKET WITH THE EXTON MINI LED LUMINAIRE
OPPORTUNITY	47 PARK STREET - STOWE, VT

SCALE	DRAWN BY:	DATE	DRAWING NO.
N.T.S.	N.S.B.	01-06-2025	SPEC-35058



NORTH

SITE LOCATION MAP
NOT TO SCALE

LEGEND

N/F	NOW OR FORMERLY OWNED BY
	ELEVATION BENCHMARK
	IRON PIPE / REBAR FOUND
	REBAR TO BE SET
	CALCULATED POINT
	EXISTING CATCH BASIN
	EXISTING GATE VALVE
	EXISTING SIGN
	EXISTING UTILITY POLE
	EXISTING HYDRANT
S	EXISTING SEWER MANHOLE
-SS-	EXISTING PROPERTY LINE
	ABUTTER PROPERTY LINE
-W-	EXISTING WATER LINE
-SS-	EXISTING GRAVITY SEWER LINE
-SD-	EXISTING STORMWATER DRAIN
-OHW-	EXISTING OVERHEAD WIRES
-UG-	EXISTING UNDERGROUND POWER / TELECOMMUNICATIONS
500	EXISTING CONTOUR
	BUILDING SETBACK LINE
500	PROPOSED CONTOUR
W	PROPOSED WATER LINE
SS	PROPOSED GRAVITY SEWER LINE
PS	PROPOSED PRESSURE SEWER LINE
SD	PROPOSED STORMWATER DRAIN

NOTES:

1) THIS DRAWING IS NOT A BOUNDARY SURVEY PLAT. BOUNDARY LINE INFORMATION SHOWN IS BASED ON PLAN REFERENCE #1. 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.

2) 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.

3) THIS TOPOGRAPHIC SURVEY 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.

PLAN REFERENCES:

1) TOPOGRAPHIC AND BOUNDARY INFORMATION WAS RECEIVED ELECTRONICALLY ON 2/10/17 FROM BUTTON PROFESSIONAL LAND SURVEYORS.

2) ORTHOGRAPHIC IMAGERY WAS RECEIVED ELECTRONICALLY ON 10/22/21 FROM VERMONT CENTER FOR GEOGRAPHIC INFORMATION.

3) SEWER AND DRAIN PIPE INFORMATION WAS TAKEN FROM BUTTON PROFESSIONAL LAND SURVEYORS ON 10/25/2017.

4) EXISTING CONDITIONS INFORMATION FROM "STOWE VILLAGE SIDEWALKS/UTILITIES, C-2", DATED 8/21/19 PROVIDED BY HARRY SHEPARD, STOWE PUBLIC WORKS.

5) EXISTING CONDITIONS INFORMATION FROM "AS-BUILT PLAN, AUG 2000, LITTLE RIVER SURVEY TOWN PLAN PROVIDED BY HARRY SHEPARD, STOWE PUBLIC WORKS.

6) PROPOSED BUILDING PLANS TAKEN FROM FLOOR PLANS FOR 47 PARK STREET PREPARED BY CHRISTIAN C. CAREY ARCHITECT, P.C., PROVIDED ON 10/08/25.

7) PROPOSED LANDSCAPING TAKEN FROM PLAN ENTITLED, "UNION BANK 47 PARK STREET STOWE, VT", DATED 12/19/25 AND PREPARED BY WAGNER HODGSON LANDSCAPING ARCHITECTURE.

C-1 EXISTING CONDITIONS
SCALE: 1" = 20'

Graphic Scale
20 0 20 40 80 feet

ZONING NOTES:

DISTRICT: VC10

MINIMUM LOT SIZE: 10,000 SF
MINIMUM LOT WIDTH: 60'
MAXIMUM BUILDING COVERAGE: 50%

SETBACKS:
FRONT = 10'
REAR = 10'
SIDE = 10'

OWNER OF RECORD:

UNION BANK AND TRUST COMPANY
47 PARK STREET, STOWE, VT

REVISION: 12/22/25 - UPDATED PARCEL & LOT LINE INFO, UPDATED PLAN REFERENCES

EXISTING CONDITIONS
UNION BANK
47 PARK STREET
STOWE, VT

MUMLEY ENGINEERING, INC.
46 HUTCHINS STREET
MORRISVILLE, VERMONT 05661
WWW.MUMLEYENGINEERING.COM

PROJECT NO.....16017.3
DRAWN BY.....WEH
CHECKED BY.....TRM
SCALE.....1" = 20'
DATE.....10/08/25

SHEET NO.
C-1
1 OF 5 SHEETS

DENSITY CALCULATIONS
VC-10 = 1 MULTI-FAM UNIT PER 2,500SF
SUBJECT PARCEL = 0.61 ACRES = 26,572SF
ALLOWED MULTI-FAM DENSITY = 26,572SF / 2,500SF = 10.6 UNITS
PROPOSED = 10 MULTI-FAM UNITS

PARKING CALCULATIONS
REQUIRED:
- RETAIL / BANK / OFFICE:
  - UNION BANK = 4,300SF (2 FLOORS)
  - PARK STREET #1 = 1,000SF
  - PARK STREET #2 = 1,500SF
  - PARK STREET #3 = 1,000SF
  - PARK STREET (2ND FLOOR) = 700SF
  - TOTAL = 8,500SF
  - 8,500SF / 300SF/SPACE = 28.33 SPACES
  - 50% REDUCTION = 15 SPACES
- RESIDENTIAL:
  - 10 UNITS = 10 SPACES
- TOTAL:
  - 15 + 10 = 25 SPACES TOTAL:
- PROPOSED:
  - 26 SPACES ==> OKAY

SITE PLAN (1/C-2)
SCALE: 1" = 10'

Graphic Scale: 10 0 10 20 40 feet

REVISION: 12/22/25 - UPDATED PARCEL & LOT LINES, VARIOUS SITE UPDATES & REVISIONS
REVISION: 11/12/25 - REVISED DENSITY & PARKING CALCULATIONS

SITE PLAN
UNION BANK
47 PARK STREET
STOWE, VT

MUMLEY ENGINEERING, INC.
46 HUTCHINS STREET
MORRISVILLE, VERMONT 05661
WWW.MUMLEYENGINEERING.COM

PROJECT NO. 16017.3
DRAWN BY WEH
CHECKED BY TRM
SCALE 1" = 10'
DATE 10/08/25

SHEET NO.
C-2
2 OF 5 SHEETS

PROPOSED WALL-MOUNTED DOOR LIGHT, TYP.

PROPOSED TRANSFORMER

PROPOSED POLE-MOUNTED LIGHT, SEE 12/C-4

PROPOSED SHRUBS

LOADING ZONE

PROPOSED PHASING LINE

PROPOSED PARKING LOT WALL LIGHT

PROPOSED MIXED-USE "PARK STREET" BUILDING

PARK STREET (ONE WAY→)

PROPOSED MIXED-USE "UNION BANK" BUILDING

DRIVE THRU

DRIVE THRU

STOP

PROPOSED BIKE RACK

PROPOSED MOUNTED PARKING LIGHT

SCHOOL STREET (TWO-WAY TRAFFIC)

PROPOSED WALL-MOUNTED DOOR LIGHT, TYP.

EXISTING SEWER SERVICE LINE TO BE REMOVED OR ABANDONED, (SITE CONTRACTOR TO VERIFY PRIOR TO START OF CONSTRUCTION)

EXISTING TREE TO BE REMOVED

CUT AND CONNECT TO EXISTING SIDEWALK AND CURB

REPLACE EXISTING CLAY SEWER SERVICE, SEE 8/C-4

PROPOSED 4" WATER LINE, SEE 7/C-4

EXISTING SERVICE LINE TO BE ABANDONED OR REMOVED

PROPOSED RELOCATED VERTICAL GUY LINE

PROPOSED 4" SEWER SERVICE LINE, SEE 8/C-4

CONNECT TO EXISTING SEWER MANHOLE, SEE 3/C-4 (CONTRACTOR TO FIELD VERIFY)

OPEN-CUT AND PATCH AS NECESSARY, SEE 15/C-4

EXISTING SMH RIM = 717.39'

EXISTING CATCH BASIN, TYP.

RIM = 715.30'

CONNECT TO EXISTING SEWER MAIN WITH NEW WYE, SEE 14/C-4

CUT AND CONNECT INTO EXISTING 4" WATER SERVICE.

PROPOSED SHRUB, TYP.

PROPOSED TREE, TYP.

PROPOSED CATCH BASIN, TYP.

EXISTING 4" WATER LINE

EXISTING 8" WATER MAIN

OPEN-CUT AND PATCH AS NECESSARY, SEE 15/C-4

POND STREET (TWO-WAY TRAFFIC)

PROPOSED 4" WATER LINE, SEE 7/C-4

OPEN-CUT AND PATCH AS NECESSARY, SEE 15/C-4

DIG UP CORP STOP, SHUT OFF, AND DISCONNECT EXISTING WATER SERVICE LINE

EXISTING SERVICE LINE TO BE ABANDONED OR REMOVED

DIG UP CORP STOP, SHUT OFF, AND DISCONNECT EXISTING WATER SERVICE LINE

EXISTING GATE VALVE

PROPOSED CATCH BASIN (IN-LINE W/ EXISTING STORM PIPE)

EXISTING SEWER MH
RIM = 716.97'
INV. IN = 709.00' (NEW 4")
INV. IN = 712.37'(8") (FIELD VERIFY)
INV. IN = 708.52'(8") (FIELD VERIFY)
INV. OUT = 708.57(8") (FIELD VERIFY)

ALL PROPOSED GRASSED AND LANDSCAPED AREAS TO RECEIVE 4" COMPACTED TOPSOIL, MINIMUM, TYP. INSTALL SEED AND MULCH IN AREAS NOT LANDSCAPED.

WATER & SEWER CALCULATIONS

PROPOSED UNION BANK BUILDING:
EXISTING:
XPRESS = (2,800SF / 300SF/EMP) * 15GPD/EMP = 140 GPD
PROPOSED:
RESIDENTIAL = ONE (1) 3-BEDROOM UNIT * 150GPD/BED = 450 GPD
OFFICE = (4,300SF / 300SF/EMP) * 15GPD/EMP = 215 GPD
TOTAL = 450 + 215 = 665 GPD
DIFFERENCE = 665 - 140 = 525 GPD (INCREASE)

PROPOSED PARK STREET:
EXISTING:
BANK = (2,500SF / 300SF/EMP) * 15GPD/EMP = 125 GPD
PROPOSED:
RESIDENTIAL = NINE (9) 1-BEDROOM UNITS * 150GPD/BED = 1,350 GPD
OFFICE = (700SF / 300SF/EMP) * 15GPD/EMP = 35 GPD
RETAIL = THREE (3) UNITS (<2000sf) * 100GPD/UNIT = 300 GPD
TOTAL = 1,350 + 35 + 300 = 1,685 GPD
DIFFERENCE = 1,685 - 125 = 1,560 GPD (INCREASE)

1/C-3 UTILITY & LANDSCAPE PLAN
SCALE: 1" = 10'

Graphic Scale
10 0 10 20 40 feet

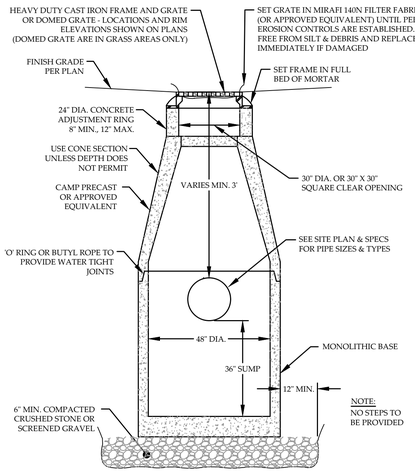
REVISION: 12/22/25 - REVISED UTILITIES AND LANDSCAPING

UTILITY & LANDSCAPE PLAN
UNION BANK
47 PARK STREET
STOWE, VT

MUMLEY ENGINEERING, INC.
46 HUTCHINS STREET
MORRISVILLE, VERMONT 05661
WWW.MUMLEYENGINEERING.COM

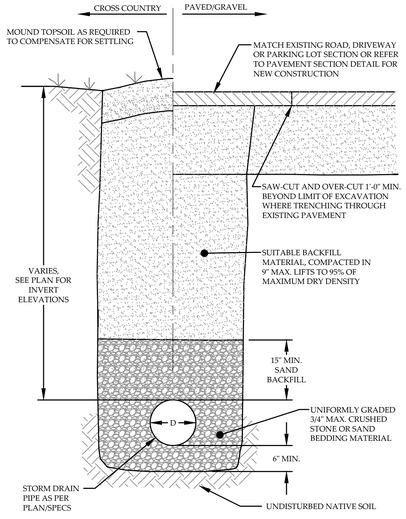
PROJECT NO.....16017.3
DRAWN BY.....WEH
CHECKED BY.....TRM
SCALE.....1" = 10'
DATE.....10/08/25

SHEET NO.
C-3
3 OF 5 SHEETS



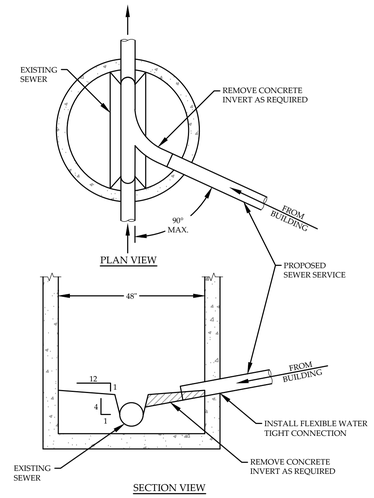
1 C-4 TYPICAL CATCH BASIN

NOT TO SCALE



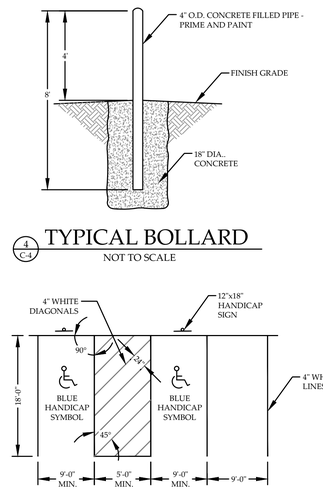
2 C-4 TYPICAL STORM DRAIN TRENCH

NOT TO SCALE



3 C-4 TYPICAL SEWER CONNECTION AT EXISTING MANHOLE

NOT TO SCALE

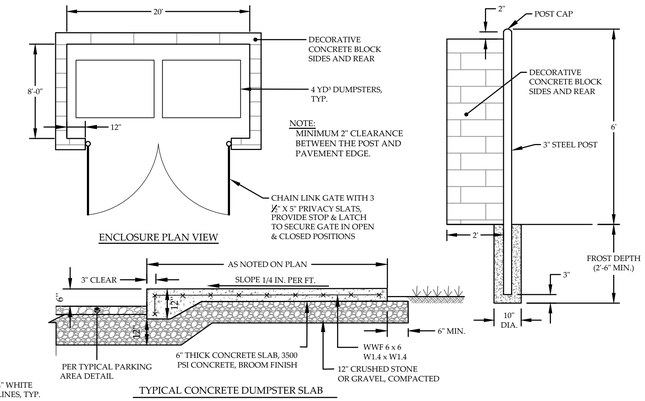


4 C-4 TYPICAL BOLLARD

NOT TO SCALE

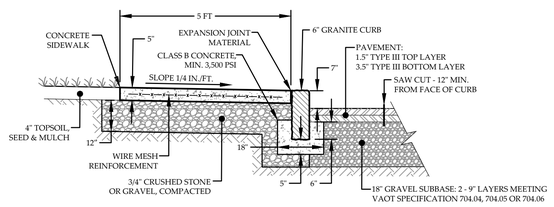
5 C-4 TYPICAL STANDARD & HANDICAP PARKING PAVEMENT MARKINGS

NOT TO SCALE



6 C-4 DECORATIVE BLOCK DUMPSTER ENCLOSURE

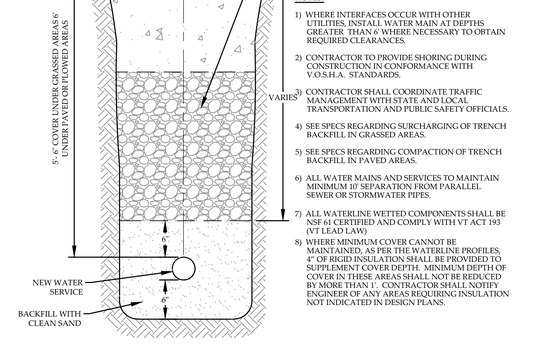
NOT TO SCALE



SIDEWALK WITH 6" GRANITE CURB DETAIL (WITHIN PUBLIC RIGHT OF WAY)

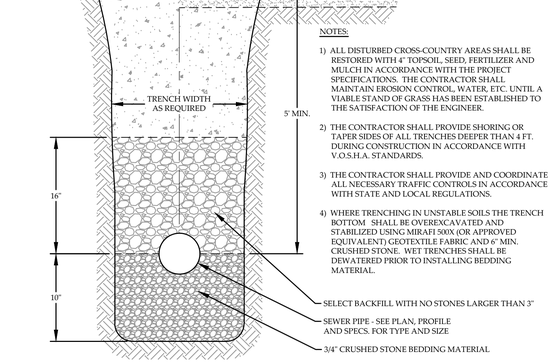
11 C-4

NOT TO SCALE



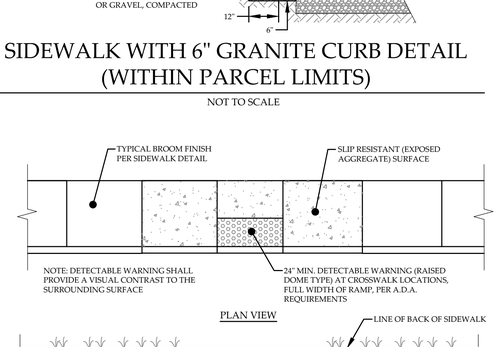
7 C-4 TYPICAL WATER LINE TRENCH

NOT TO SCALE



8 C-4 TYPICAL SANITARY SEWER TRENCH

NOT TO SCALE



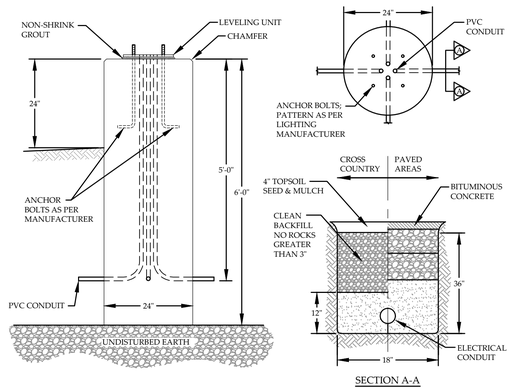
SIDEWALK WITH 6" GRANITE CURB DETAIL (WITHIN PARCEL LIMITS)

9 C-4

NOT TO SCALE

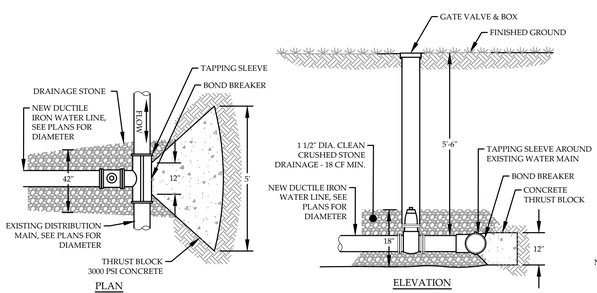
10 C-4 A.D.A. HANDICAP RAMPS

NOT TO SCALE



12 C-4 TYPICAL LIGHT POLE BASE

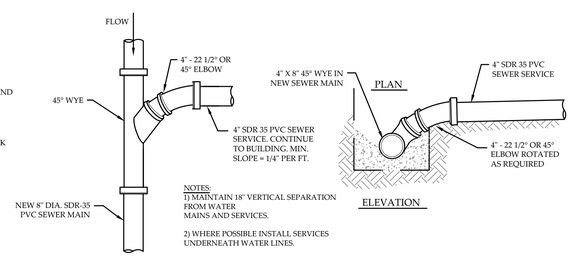
NOT TO SCALE



TYPICAL TAPPING SLEEVE & GATE VALVE CONNECTION

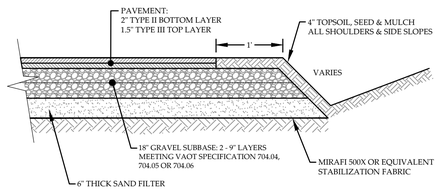
13 C-4

NOT TO SCALE



14 C-4 TYPICAL WYE-TYPE CONNECTION

NOT TO SCALE



15 C-4 TYPICAL PAVEMENT SECTION

NOT TO SCALE

REVISION: 12/22/25 - ADDED NEW SEWER CONNECTION AT EXISTING MANHOLE DETAIL

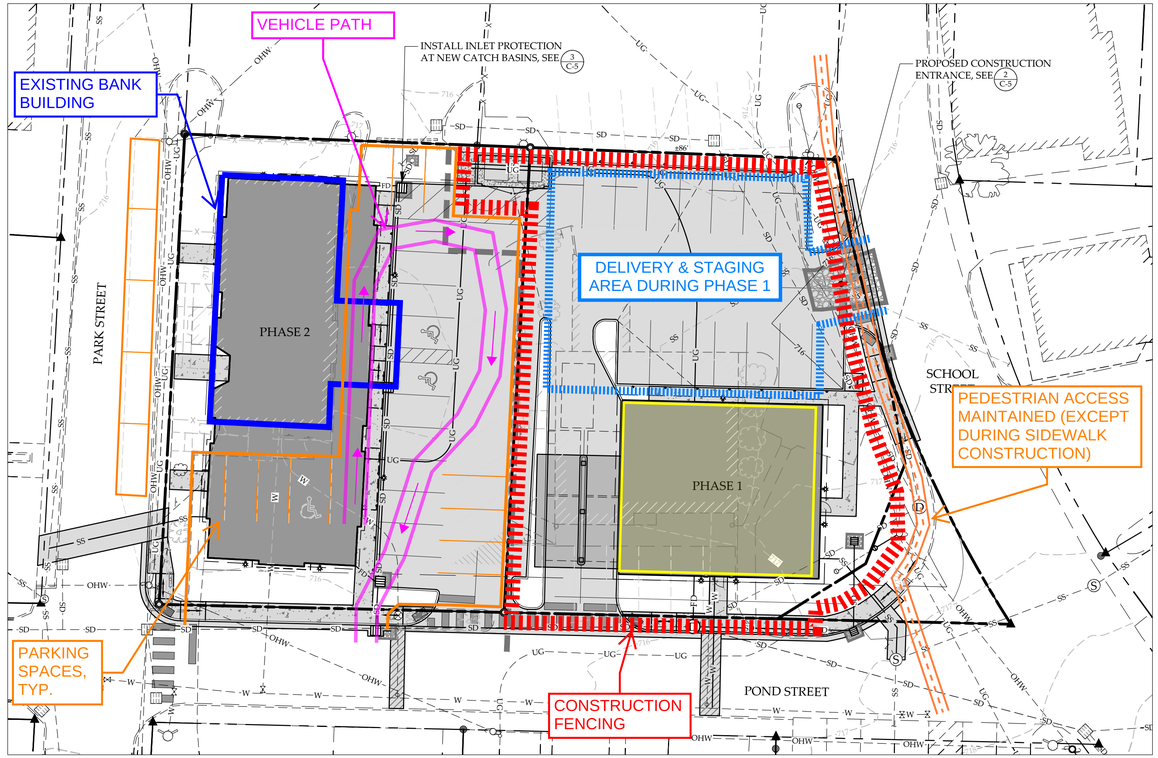
DETAILS

UNION BANK STOWE
47 PARK STREET
STOWE, VT

MUMLEY ENGINEERING, INC.
11 MOSS GLENN FALLS ROAD
STOWE, VERMONT 05672
WWW.MUMLEYENGINEERING.COM

PROJECT NO.....16017.3
DRAWN BY.....WEH
CHECKED BY.....TRM
SCALE.....AS NOTED
DATE.....10/08/25

SHEET NO.
C-4
4 OF 5 SHEETS



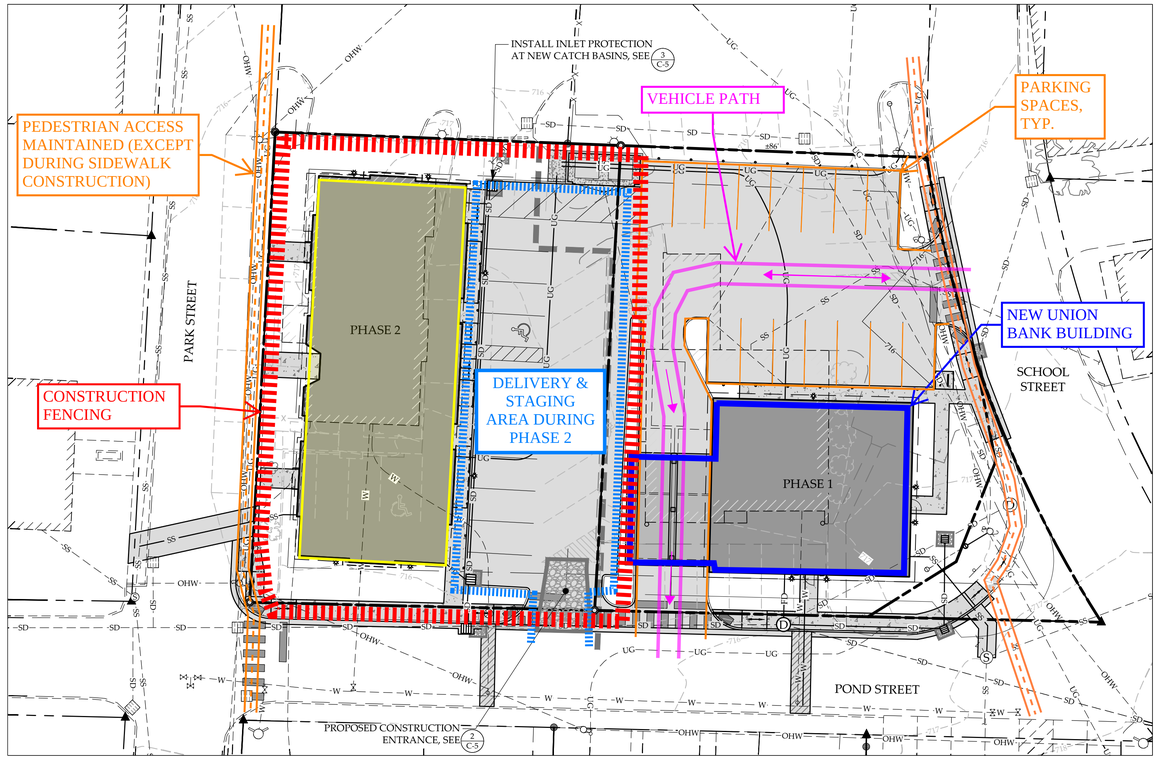
PHASE 1: UNION BANK BUILDING

1/C-5

SCALE: 1" = 20'

Graphic Scale

20 0 20 40 80 feet



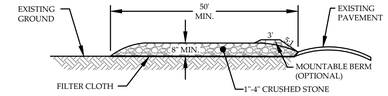
PHASE 2: PARK STREET BUILDING

2/C-5

SCALE: 1" = 20'

Graphic Scale

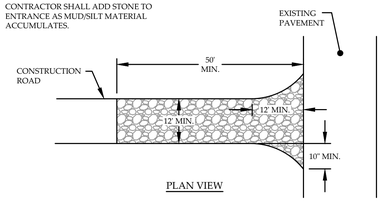
20 0 20 40 80 feet



SECTION VIEW

NOTE:

CONTRACTOR SHALL ADD STONE TO ENTRANCE AS MUD/SILT MATERIAL ACCUMULATES.



PLAN VIEW

NOTES:

1) SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.

2) MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.

3) WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.

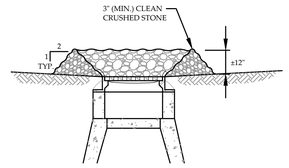
4) PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED ACCORDING TO PERMIT REQUIREMENTS.

5) THE GEOTEXTILE FABRIC SHALL MEET THE DESIGN CRITERIA FOR CONSTRUCTION ENTRANCES, OF THE VERMONT STANDARDS AND SPECIFICATIONS FOR EROSION PREVENTION AND SEDIMENT CONTROL, PREPARED BY THE STATE OF VERMONT DEPT. OF ENVIRONMENTAL CONSERVATION, DATED 2006.

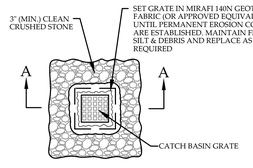
STABILIZED CONSTRUCTION ENTRANCE

3/C-5

NOT TO SCALE



SECTION A-A



ELEVATION

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

CATCH BASIN INLET PROTECTION, STONE BLOCK TYPE

4/C-4

NOT TO SCALE

REVISION: 12/22/25 - VARIOUS REVISIONS FOR DRB HEARING

CONSTRUCTION PLAN

UNION BANK
47 PARK STREET
STOWE, VT

MUMLEY ENGINEERING, INC.
46 HUTCHINS STREET
MORRISVILLE, VERMONT 05661
WWW.MUMLEYENGINEERING.COM

PROJECT NO.....16017.3
DRAWN BY.....WEH/RCB
CHECKED BY.....TRM
SCALE.....1" = 20'
DATE.....10/08/25

SHEET NO.
C-5
5 OF 5 SHEETS