



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 # 7471
(To be assigned)
Date Received: 8/15/25

Property Owner Information

Property Owner	Chalet Life Inv. LLC
Mailing Street Address City, State and Zip	51 S. Main St. Stowe, VT. 05672
Telephone Number (561) 797-0865	Email graham@krameradv.com

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	51 S. Main St. Stowe, VT. 05672
Tax Map ID	
Existing Use Commercial	Proposed Use Commercial

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

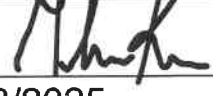
The proposed project includes the addition of balconies to 4 sides of the building. These balconies will serve two primary purposes:

- Structural Stabilization – to counteract the slight lean currently present in the building and provide additional lateral support.
 - Life Safety/Egress – to offer secondary means of egress for the upper floors in the event the interior stairway becomes compromised.
- On the second floor, existing windows will be replaced with doors to create a flat roofline, enhancing structural stability and improving water management. In addition, we seek to add a wraparound porch at the ground level. This porch will improve building maintenance accessibility and provide a safer, more convenient egress route around the building.

No change of use is being requested. Chalet Life will continue to occupy the meeting hall space as a design showroom where clients can meet by appointment.

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: <input checked="" type="checkbox"/> Property Owner OR <input type="checkbox"/> Agent for Owner	Signature:  Date: 5/3/2025
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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 <input type="checkbox"/> No <input checked="" type="checkbox"/>
Will over ½ acre of land be graded or disturbed?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Will the development create an additional ½ acre of impervious surface?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Will there be other changes resulting in increased sewer or water flows?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Will there be a new connection to the Stowe sewage system?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Will there be a new connection to the Stowe water system?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Is any portion of the building rented out?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Is an Act 250 permit or amendment required?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

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	\$25
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	\$60
Fee:		\$85
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	\$200
Structures other than buildings (i.e., ponds, tennis courts, fences, etc.) - per structure	\$100	
Administrative amendment by Zoning Administrator	\$75.00	
Fee:		\$200
Development Review & Public Hearing Fees	Fee/Sq. Ft.	Fee Required
Appeal of Action of Zoning Administrator	\$250.00	
Variance or Dimensional Waiver	\$250.00	\$250
Conditional Use Review	\$250.00	
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:		\$500
Signs	\$70.00	
Fee:		\$
Recording Fees /Stowe Land Records (set by state law)		

Additional Recording Fee for decision notice	\$15.00/page	\$150
Additional Recording Fee for permit	\$15.00/page	\$ 150
Additional Recording Fee for Mylar	\$25.00/sheet	\$
Total Application Fee Including Recording		\$1085

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.

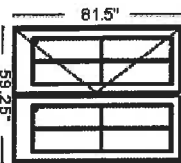
Incomplete applications will be returned. A complete application must include a site plan, elevation drawings, and floorplans. See application checklists for additional guidance.

OFFICE USE ONLY							
Date Received _____	<table border="1"> <tr> <td>Permit Fee</td> <td>\$ _____</td> </tr> <tr> <td>Recording Fee</td> <td>\$ _____</td> </tr> <tr> <td>TOTAL FEE</td> <td>\$ _____</td> </tr> </table>	Permit Fee	\$ _____	Recording Fee	\$ _____	TOTAL FEE	\$ _____
Permit Fee	\$ _____						
Recording Fee	\$ _____						
TOTAL FEE	\$ _____						
Zoning District _____							
Overlay District _____							
Approved Date _____	<input type="checkbox"/> Check # _____ <input type="checkbox"/> Cash						
Effective Date _____							
Expiration Date _____							
Denied Date _____	Referred _____						
Reason _____	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.

Line # Location:

10 None Assigned



PK #
2194

Viewed From Exterior
Rough Opening: 60" X 82"

Lifestyle, Double Inswing Door, Active / Fixed, 59.25 X 81.5, Without HGP, Black

Item Price	Qty	Ext'd Price
\$3,351.85	1	\$3,351.85

1: 6082 Active / Fixed Double Inswing Door

Frame Size: 59 1/4 X 81 1/2

General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 7 7/8", 6 9/16", Standard Sill, Black Finish Sill

Exterior Color / Finish: Standard Enduraclad, Black

Interior Color / Finish: Black Stain Interior

Glass: Insulated Tempered Low-E Advanced Low-E Insulating Glass Argon Non High Altitude

Hardware Options: Standard, Matte Black, Multipoint Lock, No Integrated Sensor, Order Handle Set

Screen: No Screen

Performance Information: U-Factor 0.27, SHGC 0.20, VLT 0.37, CPD PEL-N-221-00476-00001, Performance Class LC, PG 50, Calculated Positive DP

Rating 50, Calculated Negative DP Rating 50, STC 30, OITC 24

Grille: SDL w/Spacer, No Custom Grille, 7/8", Traditional (2W2H / 2W2H)

Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 6 9/16", 7 7/8", Factory Applied, Manufacturer Recommended Clearance, Perimeter Length = 282".

Line # Location:

15 None Assigned



PK #
2194

Viewed From Exterior
Rough Opening: 32 - 3/4" X 59 - 3/4"

Lifestyle, Casement Left, 32 X 59, Without HGP, Black

Item Price	Qty	Ext'd Price
\$950.72	4	\$3,802.88

1: 3259 Left Casement

Frame Size: 32 X 59

Unit Type: No Program

General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16"

Exterior Color / Finish: Standard Enduraclad, Black

Interior Color / Finish: Black Stain Interior

Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude

Hardware Options: Wash Hinge Hardware, Fold-Away Crank, Matte Black, No Window Opening Control Device, No Limited Opening Hardware, No Integrated Sensor

Screen: No Screen

Performance Information: U-Factor 0.29, SHGC 0.25, VLT 0.47, CPD PEL-N-14-00679-00001, Performance Class LC, PG 45, Calculated Positive DP Rating 45, Calculated Negative DP Rating 45, STC 25, OITC 22, Clear Opening Width 22.25, Clear Opening Height 54.875, Clear Opening Area 8.47895, Egress Meets minimum clear opening and 5.7 sq.ft

Grille: SDL w/Spacer, No Custom Grille, 7/8", Traditional (2W2H)

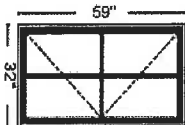
Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 6 9/16", 7 7/8", Standard Four Sided Jamb Extension, Factory Applied, Manufacturer Recommended Clearance, Perimeter Length = 182".

Line # Location:

20 None Assigned

Lifestyle, Casement Right, 32 X 59, Without HGP, Black

Item Price	Qty	Ext'd Price
\$950.72	4	\$3,802.88



PK #
2194

Viewed From Exterior
Rough Opening: 32 - 3/4" X 59 - 3/4"

1: 3259 Right Casement

Frame Size: 32 X 59

Unit Type: No Program

General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16"

Exterior Color / Finish: Standard Enduraclad, Black

Interior Color / Finish: Black Stain Interior

Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude

Hardware Options: Wash Hinge Hardware, Fold-Away Crank, Matte Black, No Window Opening Control Device, No Limited Opening Hardware, No Integrated Sensor

Screen: No Screen

Performance Information: U-Factor 0.29, SHGC 0.25, VLT 0.47, CPD PEL-N-14-00679-00001, Performance Class LC, PG 45, Calculated Positive DP Rating 45, Calculated Negative DP Rating 45, STC 25, OITC 22, Clear Opening Width 22.25, Clear Opening Height 54.875, Clear Opening Area 8.47895, Egress Meets minimum clear opening and 5.7 sq.ft

Grille: SDL w/Spacer, No Custom Grille, 7/8", Traditional (2W2H)

Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 6 9/16", 7 7/8", Standard Four Sided Jamb Extension, Factory Applied, Manufacturer Recommended Clearance, Perimeter Length = 182".

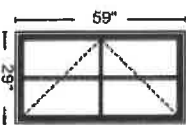
Line # Location:

30 Fmt Porch

Attributes

Lifestyle, Casement Left, 29 X 59, Without HGP, Black

Item Price	Qty	Ext'd Price
\$1,535.47	2	\$3,070.94



PK #
2194

Viewed From Exterior
Rough Opening: 29 - 3/4" X 59 - 3/4"

1: 2959 Left Casement

Frame Size: 29 X 59

Unit Type: No Program

General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16"

Exterior Color / Finish: Standard Enduraclad, Black

Interior Color / Finish: Black Stain Interior

Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude

Hardware Options: Wash Hinge Hardware, Fold-Away Crank, Matte Black, No Window Opening Control Device, No Limited Opening Hardware, No Integrated Sensor

Screen: No Screen

Performance Information: U-Factor 0.29, SHGC 0.25, VLT 0.47, CPD PEL-N-14-00679-00001, Performance Class LC, PG 45, Calculated Positive DP Rating 45, Calculated Negative DP Rating 45, STC 25, OITC 22, Clear Opening Width 20, Clear Opening Height 54.875, Clear Opening Area 7.621528, Egress Meets minimum clear opening and 5.7 sq.ft

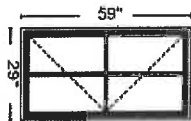
Grille: SDL w/Spacer, No Custom Grille, 7/8", Traditional (2W2H)

Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 6 9/16", 7 7/8", Standard Four Sided Jamb Extension, Factory Applied, Manufacturer Recommended Clearance, Perimeter Length = 176".

Line # Location:

Attributes

35 Fntl Porch



PK #
2194

Viewed From Exterior
Rough Opening: 29 - 3/4" X 59 - 3/4"

Lifestyle, Casement Right, 29 X 59, Without HGP, Black

Item Price	Qty	Ext'd Price
\$1,535.47	2	\$3,070.94

1: 2959 Right Casement

Frame Size: 29 X 59

Unit Type: No Program

General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16"

Exterior Color / Finish: Standard Enduraclad, Black

Interior Color / Finish: Black Stain Interior

Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude

Hardware Options: Wash Hinge Hardware, Fold-Away Crank, Matte Black, No Window Opening Control Device, No Limited Opening Hardware, No Integrated Sensor

Screen: No Screen

Performance Information: U-Factor 0.29, SHGC 0.25, VLT 0.47, CPD PEL-N-14-00679-00001, Performance Class LC, PG 45, Calculated Positive DP

Rating 45, Calculated Negative DP Rating 45, STC 25, OITC 22, Clear Opening Width 20, Clear Opening Height 54.875, Clear Opening Area 7.621528, Egress Meets minimum clear opening and 5.7 sq.ft

Grille: SDL w/Spacer, No Custom Grille, 7/8", Traditional (2W2H)

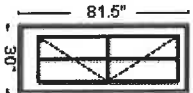
Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 6 9/16", 7 7/8", Standard Four Sided Jamb Extension, Factory Applied, Manufacturer

Recommended Clearance, Perimeter Length = 176"

Line # Location:

Attributes

40 deck doors



PK #
2194

Viewed From Exterior
Rough Opening: 30 - 3/4" X 82"

Lifestyle, Inswing Door, Right, 30 X 81.5, Without HGP, Black

Item Price	Qty	Ext'd Price
\$3,644.57	2	\$7,289.14

1: 3082 Right Inswing Door

Frame Size: 30 X 81 1/2

Unit Type: No Program

General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 7 7/8", 6 9/16", Standard Sill, Black Finish Sill

Exterior Color / Finish: Standard Enduraclad, Black

Interior Color / Finish: Black Stain Interior

Glass: Insulated Tempered Low-E Advanced Low-E Insulating Glass Argon Non High Altitude

Hardware Options: Standard, Matte Black, Order Handle Set, Multipoint Lock, No Integrated Sensor

Screen: No Screen

Performance Information: U-Factor 0.27, SHGC 0.20, VLT 0.37, CPD PEL-N-221-00476-00001, Performance Class LC, PG 50, Calculated Positive DP

Rating 50, Calculated Negative DP Rating 50

Grille: SDL w/Spacer, No Custom Grille, 7/8", Traditional (2W2H)

Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 6 9/16", 7 7/8", Factory Applied, Manufacturer Recommended Clearance, Perimeter

Length = 223"

Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
45	Delivery	FREIGHT - FREIGHT	\$125.00	1	\$125.00

Thank You For Your Interest In Pella® Products

PELLA WARRANTY:

Pella products are covered by Pella's limited warranties in effect at the time of sale. All applicable product warranties are incorporated into and become a part of this contract. Please see the warranties for complete details, taking special note of the two important notice sections regarding installation of Pella products and proper management of moisture within the wall system. Neither Pella Corporation nor the Seller will be bound by any other warranty unless specifically set out in this contract. However, Pella Corporation will not be liable for branch warranties which create obligations in addition to or obligations which are inconsistent with Pella written warranties.

Clear opening (egress) information does not take into consideration the addition of a Roloscreen [or any other accessory] to the product. You should consult your local building code to ensure your Pella products meet local egress requirements.

Per the manufacturer's limited warranty, unfinished mahogany exterior windows and doors must be finished upon receipt prior to installing and refinished annually, thereafter. Variations in wood grain, color, texture or natural characteristics are not covered under the limited warranty.

INSYNCTIVE PRODUCTS: In addition, Pella Insynctive Products are covered by the Pella Insynctive Products Software License Agreement and Pella Insynctive Products Privacy Policy in effect at the time of sale, which can be found at [insynctive.pella.com](https://www.pella.com/insynctive-privacy-policy). By installing or using Your Insynctive Products you are acknowledging the Insynctive Software Agreement and Privacy Policy are part of the terms of sale.

Notice of Collection of Personal Information: We may collect your personal information when you interact with us. Under the California Consumer Privacy Act (CCPA), California residents have specific rights to request this information, request to delete this information, and opt out of the sharing or sale of this information to third parties. To learn more about our collection practices and your rights under the CCPA please visit our link <https://www.pella.com/california-rights-policy/> at [pella.com](https://www.pella.com).

ARBITRATION AND CLASS ACTION WAIVER ("ARBITRATION AGREEMENT")

YOU and Pella and its subsidiaries and the Pella Branded Distributor AGREE TO ARBITRATE DISPUTES ARISING OUT OF OR RELATING TO YOUR PELLA PRODUCTS (INCLUDES PELLA GOODS AND PELLA SERVICES) AND WAIVE THE RIGHT TO HAVE A COURT OR JURY DECIDE DISPUTES. YOU WAIVE ALL RIGHTS TO PROCEED AS A MEMBER OR REPRESENTATIVE OF A CLASS ACTION, INCLUDING CLASS ARBITRATION, REGARDING DISPUTES ARISING OUT OF OR RELATING TO YOUR PELLA PRODUCTS. You may opt out of this Arbitration Agreement by providing notice to Pella no later than ninety (90) calendar days from the date You purchased or otherwise took ownership of Your Pella Goods. To opt out, You must send notice by e-mail to pellawebsupport@pella.com, with the subject line: "Arbitration Opt Out" or by calling (877) 473-5527. Opting out of the Arbitration Agreement will not affect the coverage provided by any applicable limited warranty pertaining to Your Pella Products. For complete information, including the full terms and conditions of this Arbitration Agreement, which are incorporated herein by reference, please visit www.pella.com/arbitration or e-mail to pellawebsupport@pella.com, with the subject line: "Arbitration Details" or call (877) 473-5527. D'ARBITRAGE ET RENONCIATION AU RECOURS COLLECTIF ("convention d'arbitrage") EN FRANÇAIS SEE [PELLA.COM/ARBITRATION](https://www.pella.com/arbitration). DE ARBITRAJE Y RENUNCIA COLECTIVA ("acuerdo de arbitraje") EN ESPAÑOL VER [PELLA.COM/ARBITRATION](https://www.pella.com/arbitration).

Seller shall not be held liable for failure or delay in the performance of its obligations under this Agreement, if such performance is hindered or delayed by the occurrence of an act or event beyond the Seller's reasonable control (force majeure event), including but not limited to earthquakes, unusually severe weather and other Acts of God, fire, strikes and labor unrest, epidemics, riots, war, civil unrest, and government interventions. Seller shall give timely notice of a force majeure event and take such reasonable action to mitigate the impacts of such an event.

Product Performance Information:

U-Factor, Solar Heat Gain Coefficient (SHGC), and Visible Light Transmittance (VLT) are certified by the National Fenestration Rating Council (NFRC).



Proposal - Detailed

Pella Window and Door Showroom of South Burlington
340 Dorset Street Suite 3
South Burlington, VT 05403
Phone: (802) 864-5435 Fax: (802) 864-5309

Sales Rep Name: Knecht, Jason
Sales Rep Phone: 802-864-5435
Sales Rep E-Mail: jknecht@pellasales.com
Sales Rep Fax: 802-864-5309

Customer Information		Project/Delivery Address		Order Information	
Business Owner 51 S Main St Stowe, VT 05672-4651 Primary Phone: (561) 7970865 Mobile Phone: Fax Number: E-Mail: graham@krameradv.com Contact Name: Great Plains #: 1008516203 Customer Number: 1012266085 Customer Account: 1008516203		Kramer Graham 51 South Main St Stowe VT 51 South Main St Lot # Stowe, VT 05672 County: Owner Name: Owner Phone:		Quote Name: 184 Lifestyle Series - Kramer Order Number: 184 Quote Number: 19315761 Order Type: Non-Installed Sales Wall Depth: Payment Terms: Tax Code: VTSTOWETOWN Cust Delivery Date: None Quoted Date: 3/25/2025 Contracted Date: Booked Date: Customer PO #:	

Customer Notes:

Pella Lifestyle Series (wood/clad)
Casements
Hinged door with multi-point locking system
Exterior - Black
Interior - black stain
Glazing - Advanced Low-E w/Argon Dual Pane (tempered noted in line item)
Sill - black
Hardware -black
Screen - InView high transparency mesh with matching screen frame - all windows and doors (sliding) - black
Grilles - sdl grilles with spacers - 2x2 with 7/8"
Attachment - Nailing Fin
Jamb Extension - 3 11/16 windows and 4 9/16 on all doors - tbd

****Limited Lifetime Warranty**** for Wood Deterioration, Paint Crack and Peel, and Glass Failure.

Manufacturer stipulates that these ratings conform to applicable NFRC procedures for determining whole product performance. NFRC ratings are determined for a fixed set of environmental conditions and a specific product size. NFRC does not recommend any products and does not warrant the suitability of any product for any specific use.

Design Pressure (DP), Performance Class, and Performance Grade (PG) are certified by a third party organization, in many cases the Window and Door Manufacturers Association (WDMA). The certification requires the performance of at least one product of the product line to be tested in accordance with the applicable performance standards and verified by an independent party. The certification indicates that the product(s) of the product line passed the applicable tests. The certification does not apply to mulled and/or product combinations unless noted. Actual product results will vary and change over the products life.

For more performance information along with information on Florida Product Approval System (FPAS) Number and Texas Dept. of Insurance (TDI) number go to www.pella.com/performance.

Including during the construction period, casement windows should never be left open and unlocked for prolong periods or during high wind conditions to avoid sash detachment/damage.

Actual sizes tested for documented STC and OITC ratings may vary from the ASTM E 1425 sizes to better represent Pella product offering.

STC and OITC ratings shown may be conservatively based on products tested with thinner panes of glass.

STC and OITC ratings may be from test results from an equivalent product.

BRANCH WARRANTY:

Refer to Pella Corporate Warranty

TERMS & CONDITIONS:

This form constitutes a contract between Buyer and the Seller Pella Products Inc. Prices are subject to change anytime after 5 days following date of estimate and do not guarantee availability of any product listed. Pella Products Inc. management has final authority on acceptance of this order. Your signature confirms the accuracy of the product (s) chosen.

Pella Products assumes no responsibility for accuracy of take offs from drawings or blueprints or that the products listed will be sufficient to complete customer's intended project. The Buyer agrees that the product(s) listed herein are correct, final and cannot be changed, returned or canceled.

All units are special order from the manufacturer. These units are sized and specified for your specific project. No units are of "stock" nature.

Deposits are partial payment of the contract and are not refundable. The Buyer agrees that if paying by credit card that authorization is granted to the Seller to debit the Buyers credit card by signing this contract. The Buyer agrees that payment discounts do not apply when paying with a credit card. A 1-1/2% SERVICE CHARGE per month (18% PER ANNUM) will be added to all outstanding balances past our stated terms, plus lawyer and account fees for collecting outstanding accounts.

The Buyer agrees that the "customer delivery date" is a realistic estimate of when the product will be delivered. Items remaining in our warehouse for more than 30 days beyond the agreed upon delivery date will be subject to a charge of 10% of the total cost of the order and will be applied to any remaining balance due. An additional 10% charge will be incurred every 30 days that that the product remains held at our warehouse and will continue to be applied to the remaining balance until the order has been paid in full. At this point the order will be subject to a storage and handling fee of 1% of the net amount of the order (\$25.00 minimum charge).

The Buyer agrees that the product can be delivered without the Buyer present and agrees to accept the shipping documents as proof of delivery. The Buyer agrees not to hold the

Seller responsible for any damage to driveways, sidewalks, trees and overhead wires caused by the Seller's delivery vehicles. Additionally, the driver will park the truck as close to the delivery destination as is feasible based solely on the determination of the driver. The Buyer agrees that the delivery driver will move product to ground level at the tailgate of the truck and it is the responsibility of the Buyer to arrange for the product to be moved to a more permanent location on site.

The Buyer agrees to examine the product(s) upon delivery and within 7 DAYS OF DELIVERY provide the Seller notice of any discrepancy between the product(s) ordered and the product(s) delivered, including hardware. If the Buyer does not provide notice within 7 days the Buyer accepts the product(s) as is.

If Buyer is a **Third Party Contractor** the Third Party Contractor warrants and represents that the products purchased herein from Seller meet or exceed the regular requirements required by the Vermont Residential Building Energy Standards (RBES) for the year of installation. Buyer, Third Party Contractor, further warrants and represents that Pella Products Inc. is not the builder or contractor, and is not responsible for completing or providing any RBES certificate for this project. Buyer further agrees to indemnify, defend, and hold harmless Seller for any and all claims that may result from the Vermont Residential Building Energy Standards.

If Buyer is the **Vermont Home-Owner/Builder**, the Vermont Home-Owner/Builder warrants and represents that the products purchased herein from Seller satisfy the Vermont Residential Building Energy Standards (RBES) for the year of installation or that the Home-Owner/Builder qualifies as a Home-Owner/Builder as defined under the RBES and the Home-Owner/Builder intends to provide an Owner/Builder Disclosure Statement upon any future sale. Home-Owner further understands and acknowledges that Pella Products Inc. is not the builder or contractor, and is not responsible for completing or providing any RBES certificate for the project. The Vermont Home-Owner/Builder further agrees to indemnify, defend, and hold harmless Seller for any and all claims that may result from the Vermont Residential Building Energy Standards.

SERVICE LABOR WARRANTY: The standard Pella Service Warranty applies. Please note that any costs for equipment, scaffolding and safety equipment that is required to obtain access for large or to inaccessible units will be at cost of homeowner, even if these costs are incurred during the labor warranty period.

I hereby authorize Pella Products, Inc (the "Corporation") , its affiliates and/or subsidiaries to use, reproduce, and/or publish photographs and/or video that may pertain to me and my project, including materials described below, without compensation. I understand that this material may be used in various communications (e.g. Website, e-newsletters, promotional materials, etc).

Consequently, the Corporation may publish materials, photographs, and/or make reference to the project in a manner that the Corporation or project sponsor deems appropriate. If you would like to opt in of the above initial here _____

Customer: Business Owner

Project Name: Kramer Graham 51 South Main St Stowe VT

Quote Number: 19315761

Order Totals	
Taxable Subtotal	\$24,388.63
Sales Tax @ 7%	\$1,707.20
Non-taxable Subtotal	\$125.00
Total	\$26,220.83
Deposit Received	\$0.00
Amount Due	\$26,220.83

For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at www.pella.com

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Builder:

G Construction

FRONT ELEVATION

SHEET NO:

A 3.6

DATE: 09.04.2025



FRONT ELEVATION
SCALE: 



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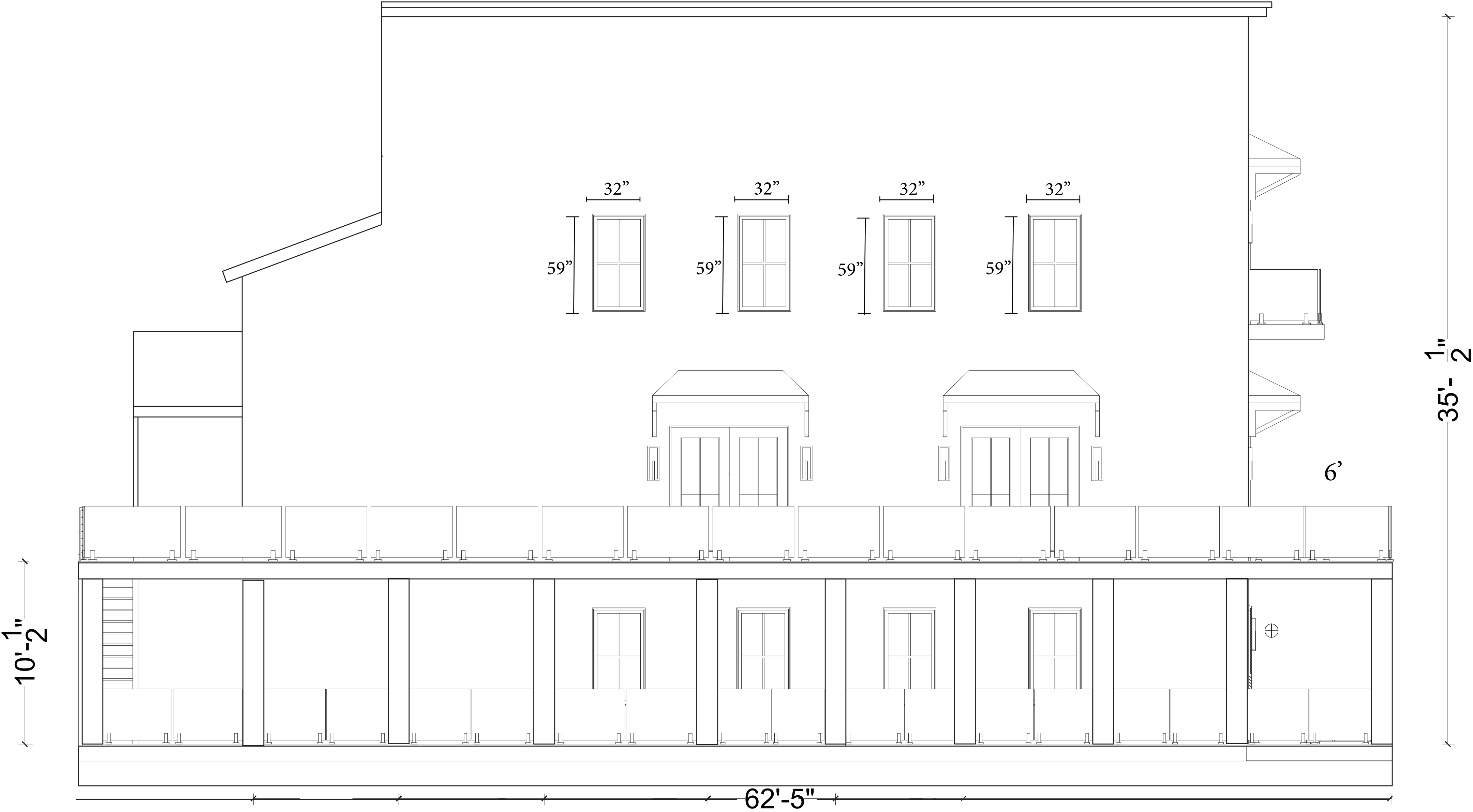
LEFT ELEVATION

SHEET NO:

A 3.8

DATE: 09.04.2025

(ADDITIONAL SUPPORTS)



LEFT ELEVATION

LEFT ELEVATION

SCALE: 



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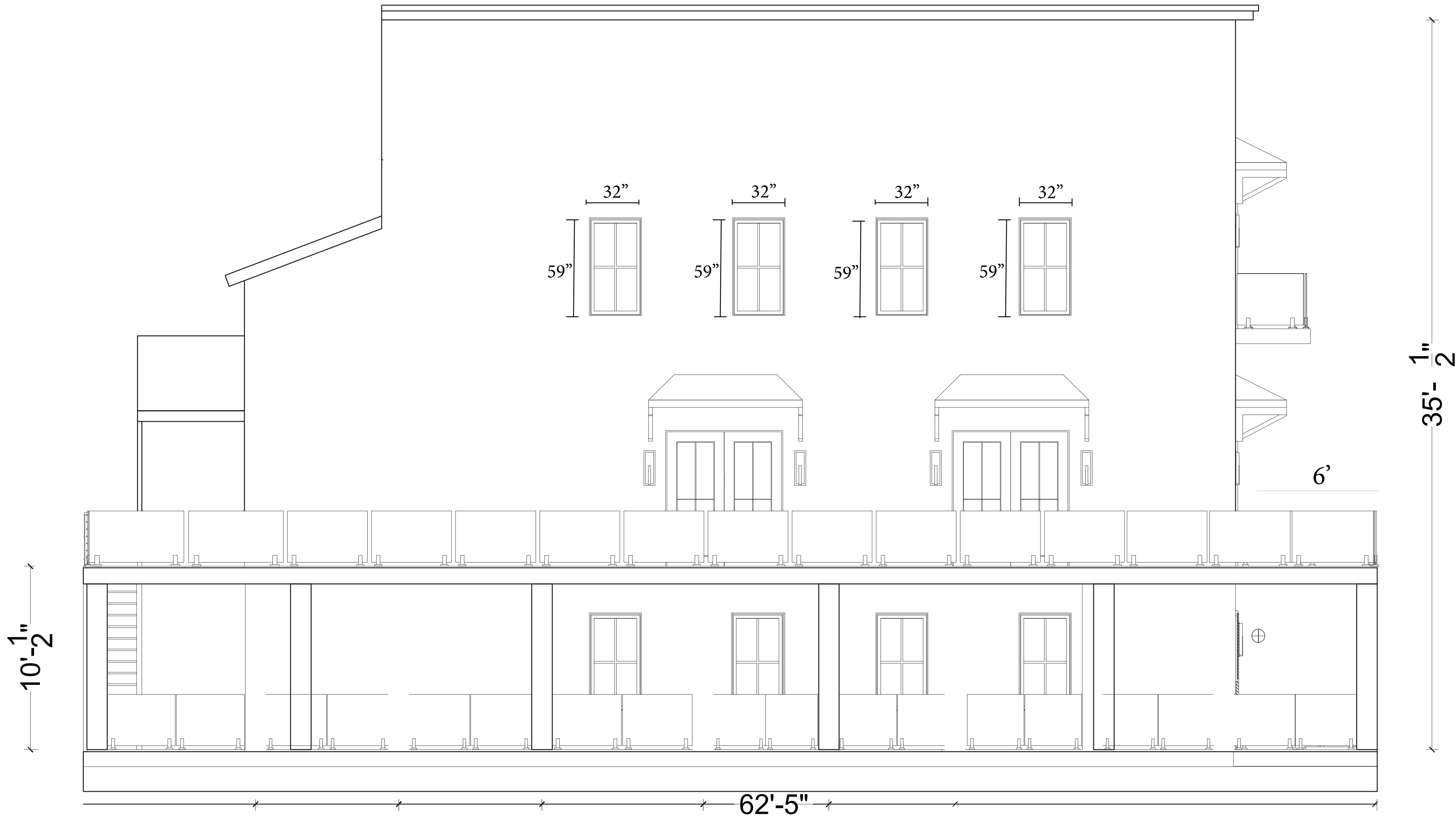
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LEFT ELEVATION


SHEET NO:

A 3.8

DATE: 09.04.2025



LEFT ELEVATION

LEFT ELEVATION
SCALE: 



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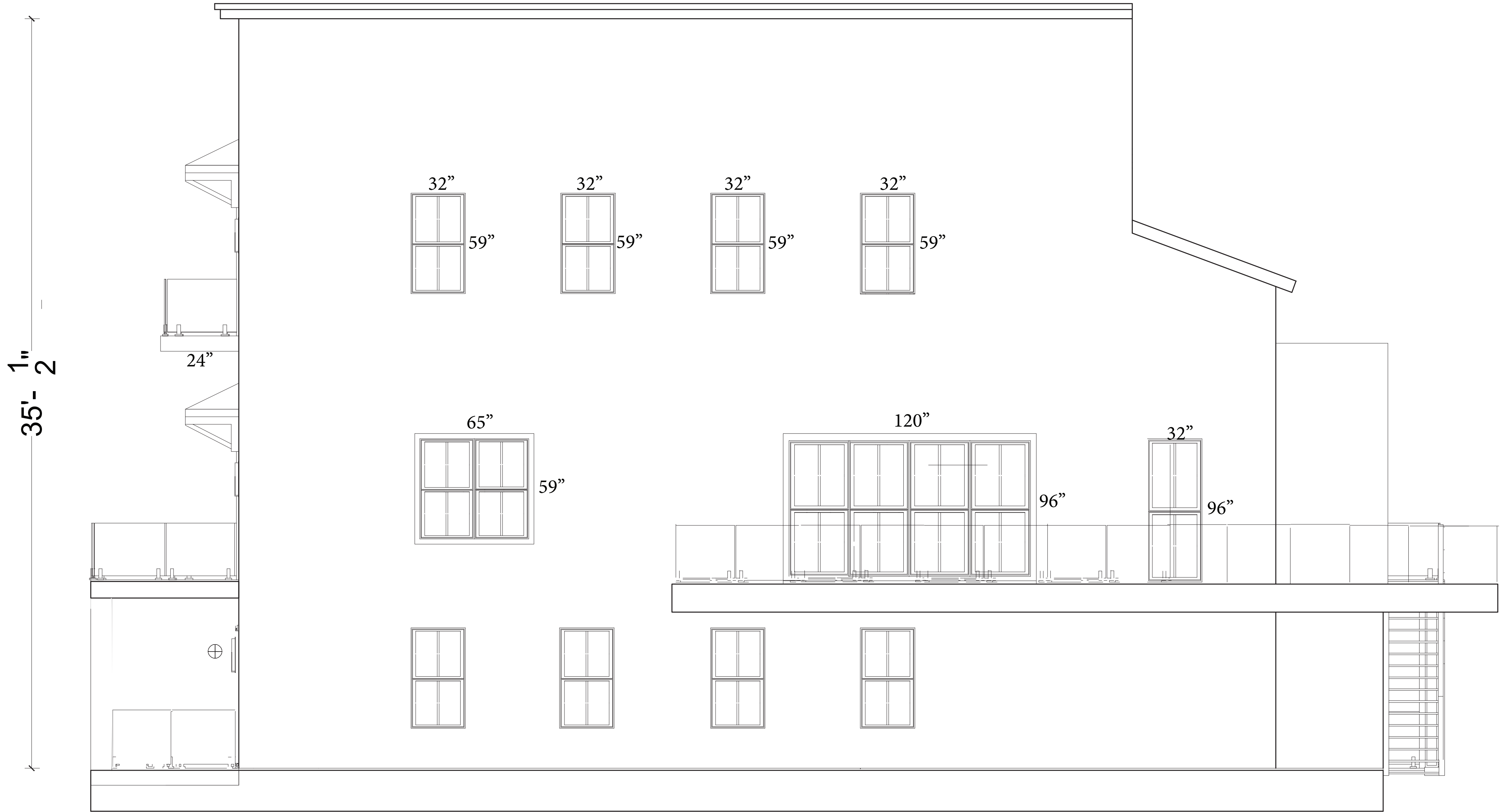
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RIGHT ELEVATION

SHEET NO:

A 3.9

DATE: 09.04.2025



RIGHT ELEVATION

RIGHT ELEVATION

SCALE: 0' 2' 5' 10'



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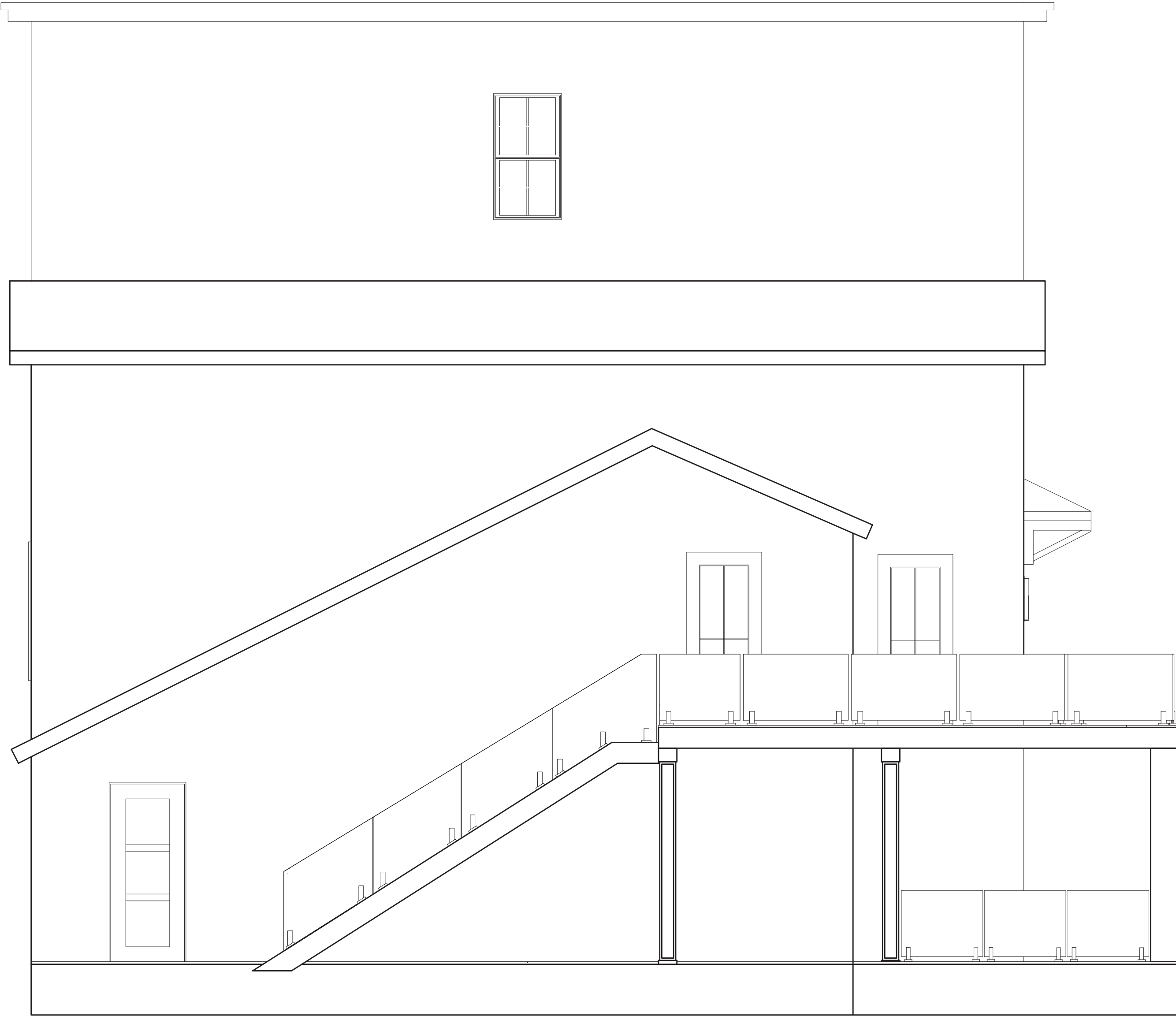


REAR ELEVATION

SHEET NO:

A 3.7

DATE: 09.04.2025



REAR ELEVATION

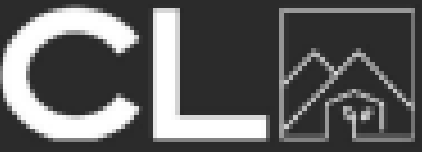
REAR ELEVATION
SCALE: 



DATE: 09.04.2025



FIRST LEVEL PLAN



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FIRST FLOOR PLAN

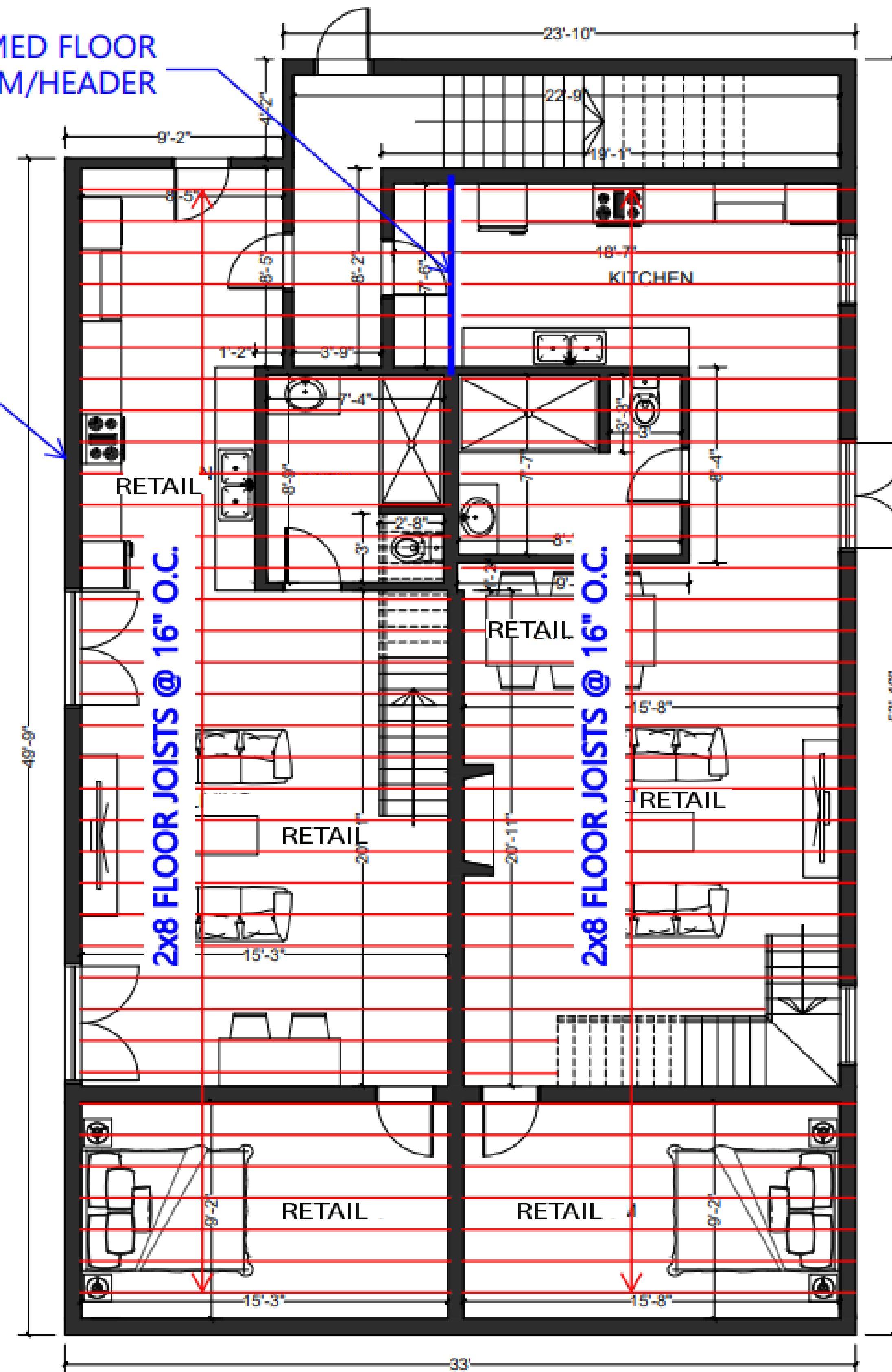
SHEET NO:

A 3.4

DATE: 09.04.2025

ASSUMED FLOOR
BEAM/HEADER

AT ALL EXTERIOR WALLS, PROVIDE
NEW 7/16" STRUCTURAL 1 24/16
RATED WALL SHEATHING, ATTACHED
TO EXISTING WALL FRAMING AND
WALL BLOCKING WITH 8d COMMON
NAILS @ 6" O.C. AT ALL PANEL EDGES
AND WITH 8d COMMON NAILS @ 12"
O.C. AT ALL INTERMEDIATE FRAMING

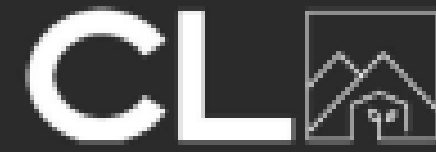


RETAIL

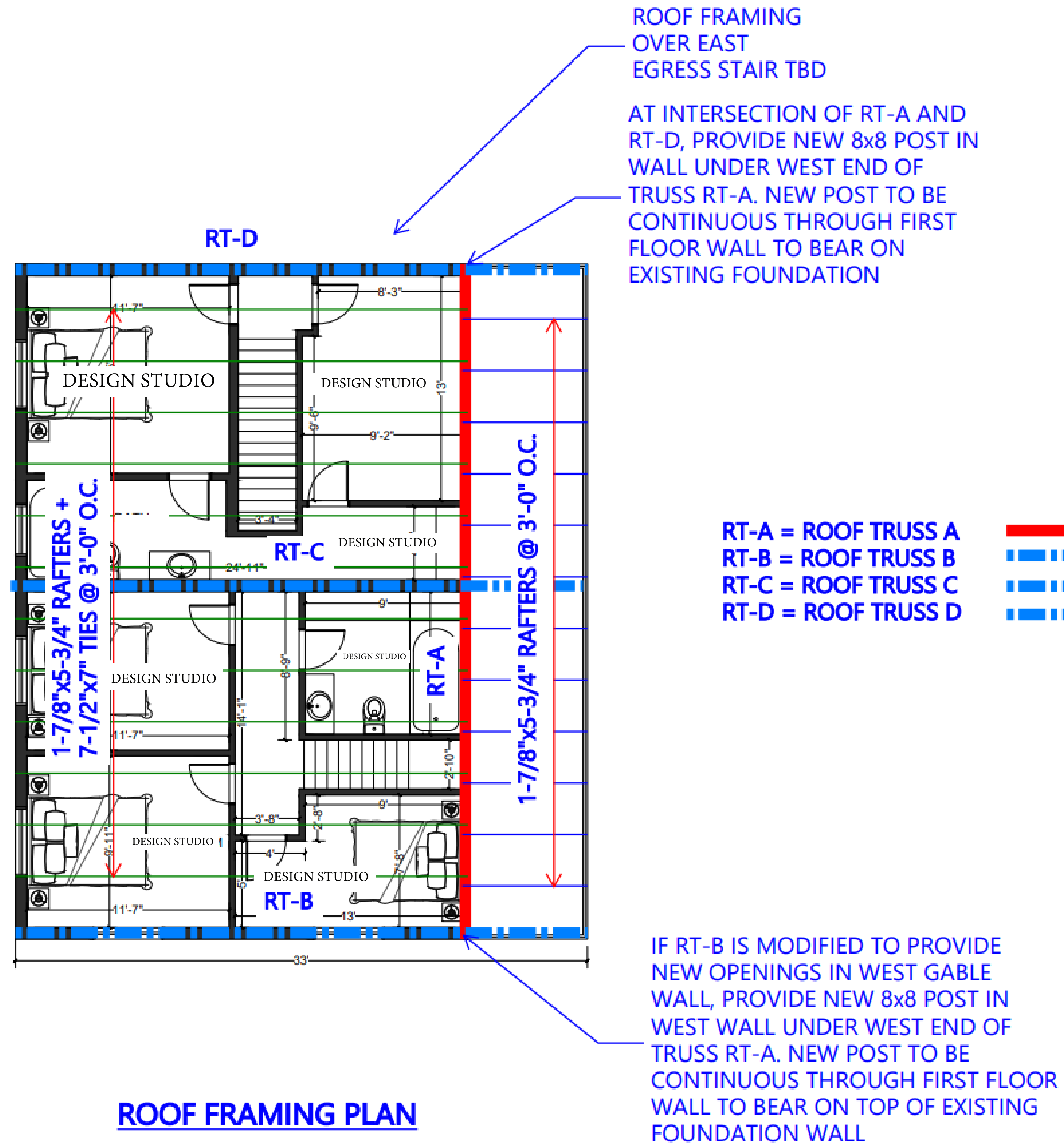
THIRD FLOOR FRAMING PLAN

FIRST FLOOR PLAN

SCALE: 0' 2' 5' 10'



NO OCCUPANCY



SECOND FLOOR PLAN

SCALE:

KEY:
1st/3rd floor windows: 32”w x 59”h
Balcony Doors: 60”w x 80”h
Balcony Roofs: 72”w x 36”h x 36”d
Window/Doors Trim: 3in
Siding: 5in Cedar Shiplap
Balcony side: 6’ deep
Balcony front: 9’ deep
3rd Floor Balcony: 24” deep



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Builder:



SIDE VIEW

SHEET NO:

DATE: 09.04.2025

KEY:
Balcony Doors: 60”w x 80”h
Balcony Roofs: 72”w x 36”h x 24”d
Railings: 42”h
Door/Window Trim: 3in
1st Floor Windows: 70”w x 65”h



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FRONT VIEW

SHEET NO:

DATE: 09.04.2025

Materials:

- Tempered Glass Railing ~ \$2,430 <https://www.viewrail.com/glass-railing/?utm>
- Pella 60"W x 82"H French Door Wood Window with SDL's ~ \$24,000
<https://www.pella.com/shop/doors/patio-doors/lifestyle-series/hinged-patio-doors/double/>
- Pine Shiplap 12'-16'L x 4" painted Benjamin Moore HC-190 : 6,700sqft. ~ \$18,000
- ZIP weatherproofing ~ \$5,000
- Posts/Lumber for Balconies ~ \$3,000
- Porch Ceiling – Tongue & Groove
- Lighting – Arhaus Sidney Sconce - \$700 x8
<https://www.arhaus.com/products/sidney-outdoor-sconce?variant=40869904810155&srsltid=AfmBOooGT6xYwVD1Rlt0gaEsP-UNeGf4V9etrsMsg0NZlaDGE0KkJJ6YljQ&gQT=1>

TOTAL: ~ \$58,030 Materials

\$25,000 Labor



Currently:



- Lead paint, yellowing
- Aluminum
- many imperfections and damage from sign
- Poorly insulated

Heat Pump Condenser



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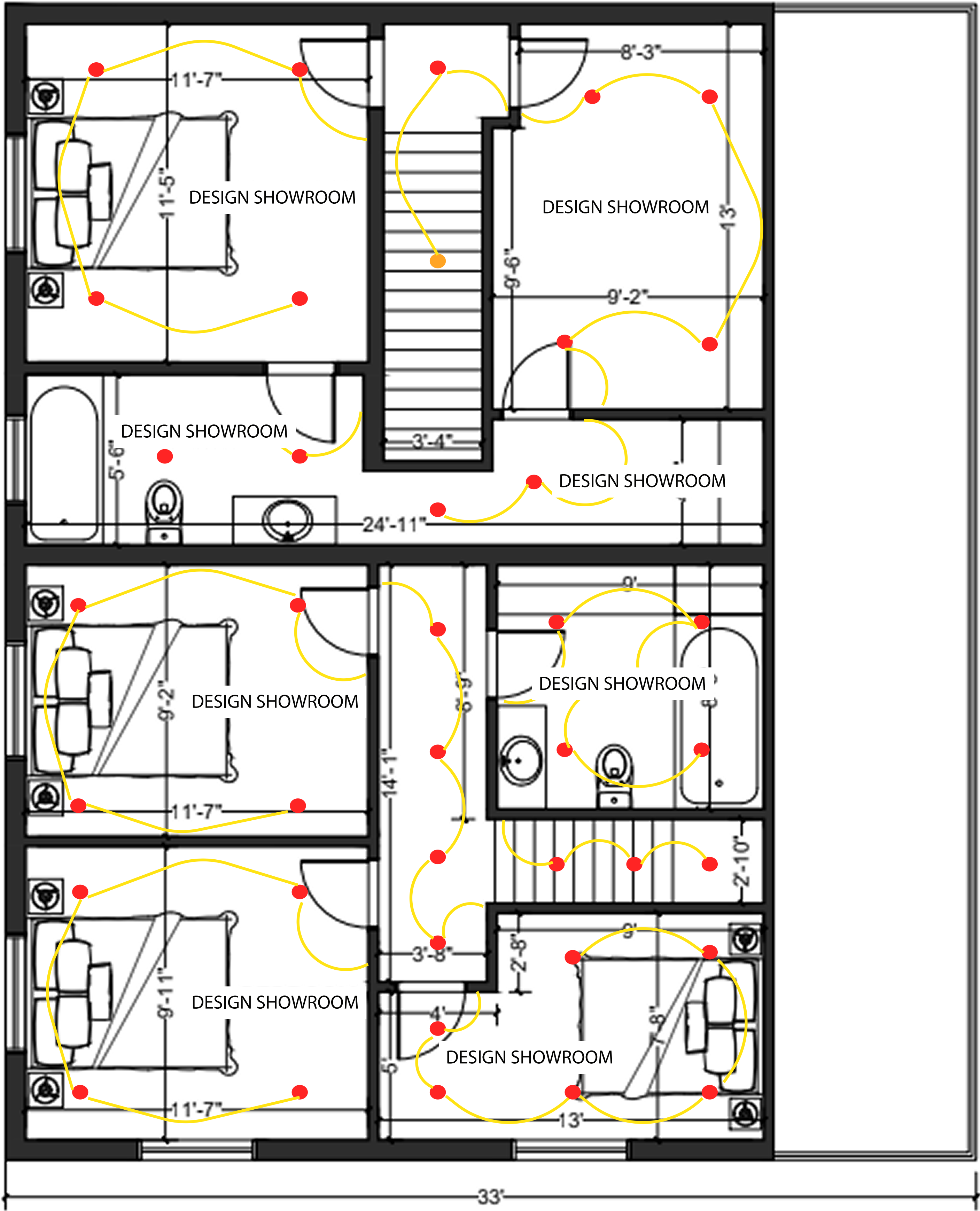


G Construction

SHEET NO:

DATE: 09.04.2025

- KEY:**
- Recessed Lighting
 - Chandelier
 - 12-3NMB Wire
 - Electrical Box



FLOOR 3 Lighting Plan - NO OCCUPANCY UNTIL PARKING

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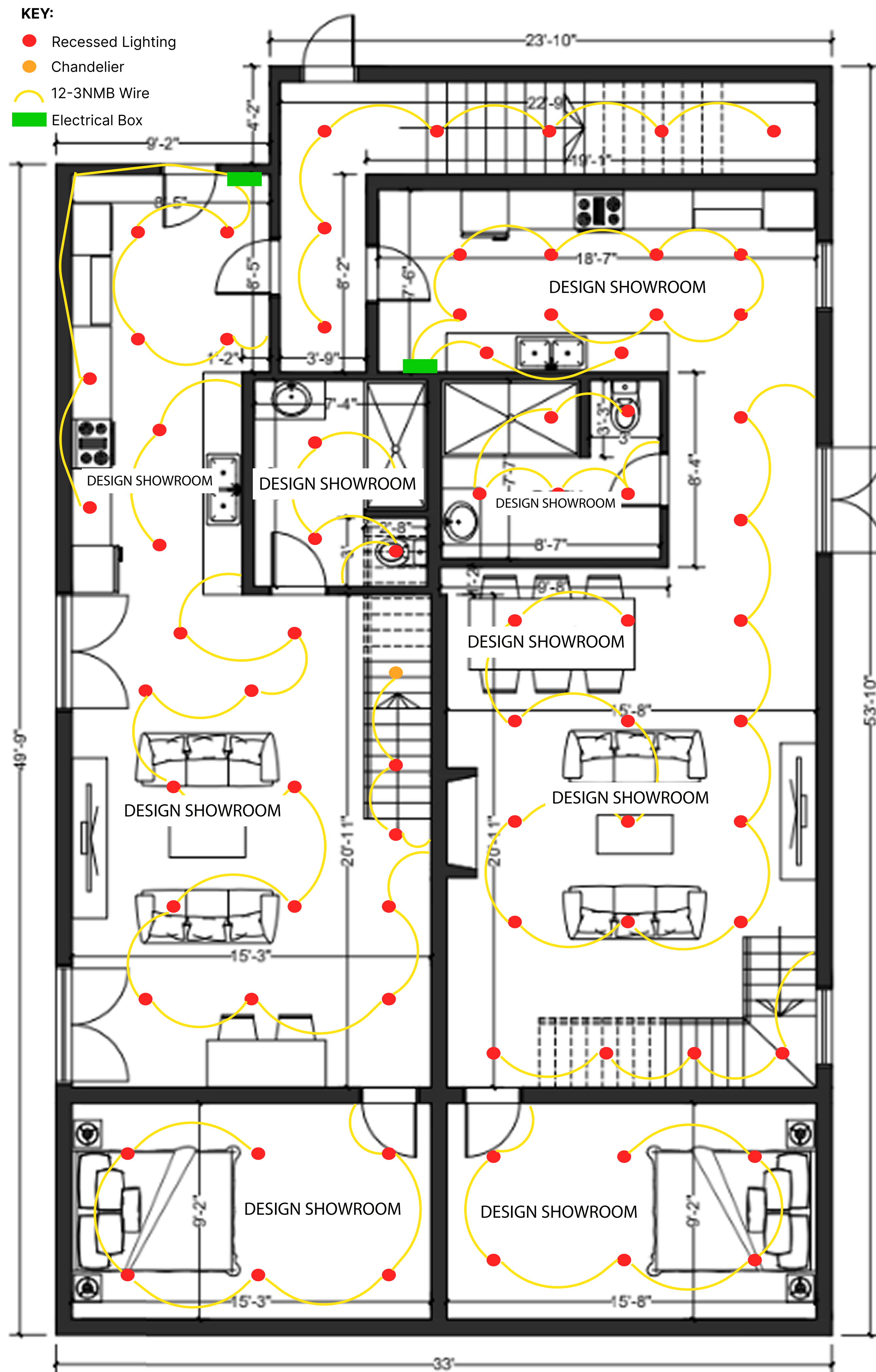
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LIGHTING LVL 3

SHEET NO:

DATE: 09.04.2025



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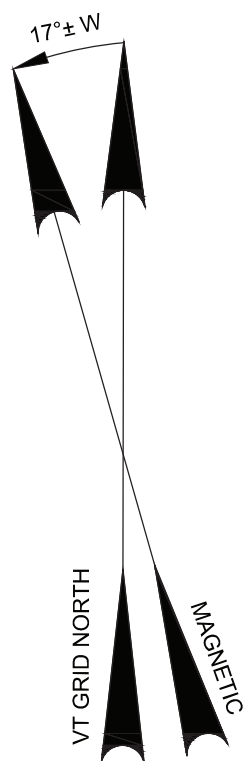


G Construction

LIGHTING LVL 2

SHEET NO:

DATE: 09.04.2025

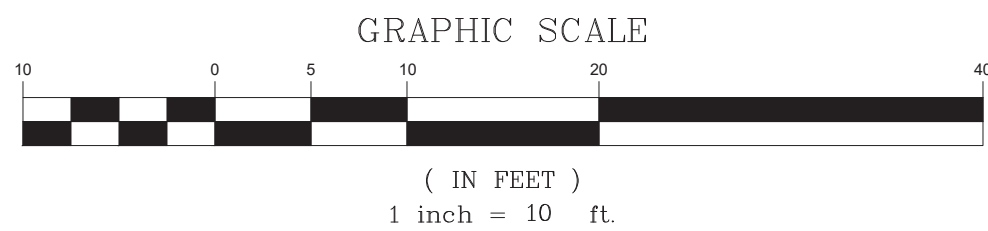


ZONING TABLE	
ZONING DISTRICT: VC-10	
SETBACKS PER TABLE 6.2	
FRONTYARD SETBACK:	10'
SIDEYARD SETBACK:	10'
REARYARD SETBACK:	10'
MAX. BLDG. HEIGHT:	28' / 35'
MAX. COVERAGE:	50%

THIS IS NOT A BOUNDARY SURVEY.
PROPERTY LINES SHOWN ARE APPROXIMATE ONLY AND WERE NOT SURVEYED BY THIS OFFICE. THEY ARE BASED ON A PREVIOUS MAPS, DEEDS AND SOME EVIDENCE FOUND IN THE FIELD.

DATUM
THE CONTOURS AND BENCHMARK ON THIS PLAN ARE BASED UPON GPS DERIVED ELEVATIONS OBSERVED ON SITE ON 06/19/25 AND ARE ON THE NAVD 88 DATUM.

LEGEND	
	SURVEY CONTROL POINT
	IRON PIN/ROD FOUND
	UTILITY POLE
	GATE VALVE / SHUTOFF
	BLOWOFF
	CATCH BASIN w/STORM DRAIN
	PROPERTY LINE
	ZONING SETBACK LINE
	EDGE OF ROAD / DRIVE / CURB
	WATER LINE
	GRAVITY SEWER LINE
	OVERHEAD POWER
	EX. CONTOURS



NOTE: ORIGINAL PLAN 24 " x 36 ". OTHER SIZES NOT TO SCALE

No.	Date	Revision	By

EXISTING CONDITIONS PLAN
CHALET LIFE INVESTMENTS LLC
51 SOUTH MAIN STREET
STOWE

GRENIER
ENGINEERING, PC
155 DEMERITT PLACE #2

P.O. Box 445
Waterbury, VT 05676
TEL (802) 244-6413
FAX (802) 244-1572
grenierengineering.com

Date: 7 . 11 . 25
Scale: 1" = 10'
Designed: JAD/TJM
Drawn: DRM
Checked: EX-1
Sheet No:

Q:\1Stowe (808)\Kramer, Graham - 51 South Main Street\CAD\REFERENCES\KRAMER-TOPO.dwg 7/11/2025 2:09 PM