

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	354 S Main Street, LLC	
Mailing Street Address City, State and Zip	PO Box 882, Stowe, VT 05672	
Telephone Number	802-881-6314	Email nickdonza@aol.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

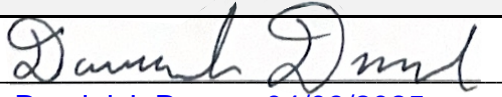
Physical Address	354 S Main Street	
Tax Map ID	7A-002.010	
Existing Use	retail	Proposed Use residential

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

Redevelopment project proposing demolition of an existing lumber retail shop and construction of a new 41-unit residential building.

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: Dominick Donza, 04/09/2025
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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 checked="" type="checkbox"/> No <input 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 checked="" type="checkbox"/> No <input type="checkbox"/>
Will there be a new connection to the Stowe sewage system?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Will there be a new connection to the Stowe water system?	Yes <input checked="" type="checkbox"/> No <input 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: **36.25'** 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	250.00
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	
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	\$
Additional Recording Fee for permit	\$15.00/page	\$ 15.00
Additional Recording Fee for Mylar	\$25.00/sheet	\$
Total Application Fee Including Recording		\$ 265.00

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.



April 2, 2025

Dear Stowe Historic Preservation Commission,

This is an application for demolition of the building located at 354 South Main Street. The existing building was built in 1986 and was used as a warehouse and lumberyard. The building sustained substantial and almost total destruction in a fire on May 8, 2024. See property assessment letter by Maine Mutual Fire Insurance Co. (MMG) for further information.

The current building is not a historic structure. The building has no historical significance, value or integrity to the Stowe Historic District. The building is not listed on the Vermont State or National Historic survey. The current building has no architectural significance, nor does it make a positive contribution to the district's streetscape.

We ask that this application be considered under section 10.7(2)(A) of the Town of Stowe's Zoning Regulations.

Sincerely,

A handwritten signature in black ink, reading 'Kelley DesRoches', written in a cursive style.

Kelley DesRoches
NCARB, AIA, LEED AP, NAWIC
Vice-President

May 29, 2024

Maine Mutual Fire Insurance Co (MMG)
Attn: Lori Clark
P.O. Box 1029
Presque Isle, ME 04769

RE: **Letter – Property Assessment**
354 South Main Street LLC
354 South Main Street
Stowe, VT 05672
Date of Loss: May 8, 2024
Claim Number: 202400112401
EFI File Number: 014.08495

Dear Ms. Clark,

At your request, EFI Global (“EFI”) has prepared this letter following our inspection that was completed on May 22, 2024. The scope of the assignment was to determine whether repair of the subject building was viable, or whether complete reconstruction was required due to damage that was sustained by the fire that was reported on May 8, 2024.

In accordance with the request, EFI performed an inspection of the commercial building that was located at 354 South Main Street in Stowe, Vermont. During the inspection, the following observations were made:

- The main two-story volume of the building was steel framed and had a footprint measuring approximately 4,000 square feet (sf) according to the floorplan provided on the Town of Stowe, VT assessor’s website. Multiple wood framed additions to the steel framed original building had been constructed over the years. The additions consisted of an additional wood framed footprint of approximately 4,400 sf of enclosed commercial space and 2,000 sf of covered open air storage space (Figure 1 and Photo 1). According to the Stowe assessor’s website, the building was constructed in 1986.
- According to Mr. Nick Donza, the owner of the property, the fire had most likely originated at an outlet on the second story breakroom that was located on the southwest of the steel framed portion of the building. The steel roof framing and wall framing in the second story of the steel framed main volume of the building had warped due to heat exposure as a result of the fire (Photos 2 through 6).
- The wood framed roof in the 960 sf storage area that was located to the east of the steel framed main volume was charred (Photo 7).
- There were holes that had been cut in the corrugated metal roof during firefighting operations. There was extensive moisture damage throughout the building as a result of

firefighting activity and subsequent moisture events while the roof was compromised (Photos 8 through 10).

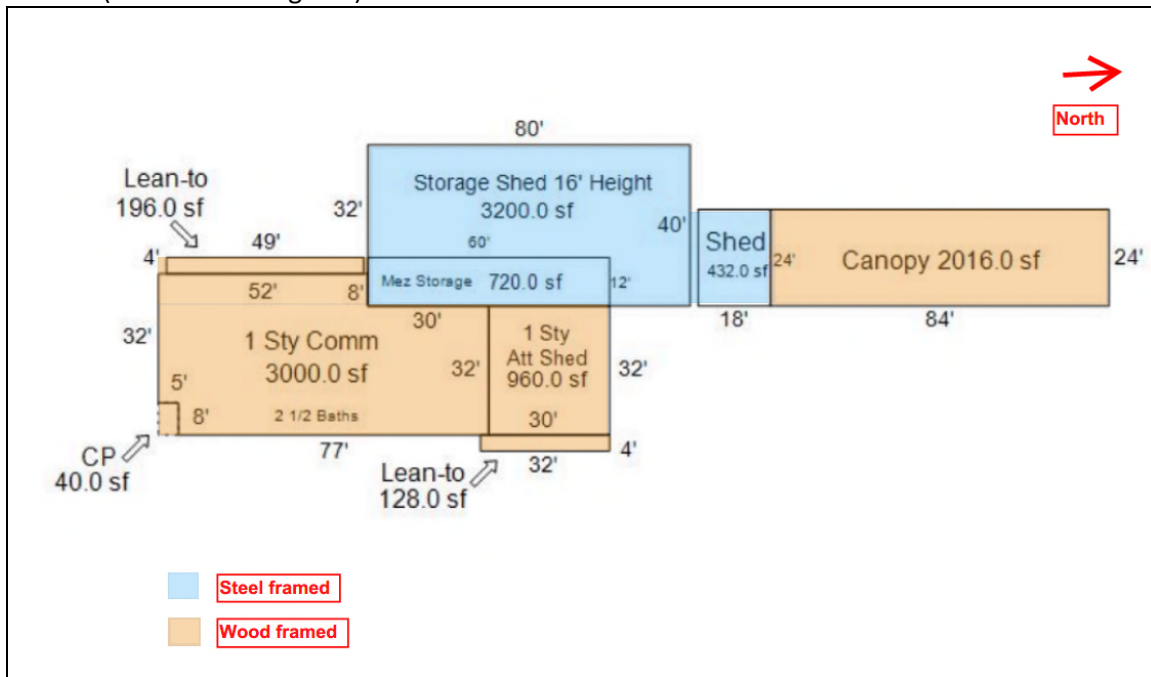


Figure 1: Floorplan of Subject Building (Floorplan from the Town of Stowe Vermont Assessor's Website)

Vermont had adopted the 2015 International Code Council building codes, which includes the 2015 International Existing Building Code (2015 IEBC), which applied to the subject structure. The 2015 IEBC defined substantial structural damage (SSD) as follows:

1. "The vertical elements of the lateral force-resisting system has suffered damage such that the lateral load-carrying capacity of any story in any horizontal direction has been reduced by more than 33 percent from its predamage condition."
2. "The capacity of any vertical component carrying gravity load, or any group of such components, that supports more than 30 percent of the total area of the structure's floor(s) and roof(s) has been reduced more than 20 percent from its predamage condition and the remaining capacity of such affected elements, with respect to all dead and live loads, is less than 75 percent of that required by this code for new buildings of similar structure, purpose and location."

The steel framed main volume of the subject building comprised approximately 37 percent of the building's total enclosed footprint. The steel roof and wall framing in the second story of the steel framed main volume had warped due to heat exposure from the reported fire. The resulting reduction in structural capacity of the roof framing, which was part of the diaphragm that resisted lateral loads, and the wall framing, which supported the roof and second story of that portion of the building, constituted substantial structural damage by both code definitions.

According to the 2015 IEBC, repairs to a structure that had sustained SSD would have required the entire building to undergo structural evaluation and retrofit to comply with the lateral and

vertical load carrying requirements of the 2015 IEBC. Due to the construction type and condition of the subject building following the fire, it is EFI's opinion that it would likely not be cost effective to repair and renovate the existing structure in order to comply with the 2015 IEBC.

Conclusions

The analysis of available evidence related to this assignment supports the following opinions:

1. The building that was located at 354 South Main Street in Stowe, Vermont sustained substantial structural damage as a result of the fire that was reported on May 8, 2024. It was EFI's opinion that the cost of associated repairs (including a code-mandated structural evaluation) would have exceeded the cost and practicality of demolishing and reconstructing the building.

If any additional information is encountered which relates to this evaluation, EFI reserves the right to alter the opinions contained in this letter. In some cases, additional studies may be warranted to fully evaluate concerns noted.

EFI appreciates this opportunity to provide consulting services for Pure Insurance Company in this matter. Please contact us should any further questions arise concerning this claim, or if we may be of further assistance.

Respectfully submitted,
EFI Global, Inc.

Reviewed by:



Tyler Renz, P.E.
Forensic Engineer
VT License No.: 135390

A handwritten signature in black ink, which appears to read "Cris-Hawk Farrin".

Cris-Hawk Farrin, P.E.
Senior Forensic Engineer

Photographs



Photo No. 1: Subject building viewed from the northeast.



Photo No. 2: Steel framed second story of the subject building. The steel framing had been warped by the heat from the fire.

Photographs



Photo No. 3: The steel framing had been warped by the heat from the fire.



Photo No. 4: The steel framing had been warped by the heat from the fire.

Photographs



Photo No. 5: The steel framing had been warped by the heat from the fire.



Photo No. 6: The steel framing had been warped by the heat from the fire.

Photographs



Photo No. 7: Charred wood roof framing above the wood framed east area of the building. There was extensive moisture damage from the openings in the roof that were created during firefighting activity.



Photo No. 8: Charred wood roof framing, moisture damage below hole in the roof that was created during firefighting activity.

Photographs



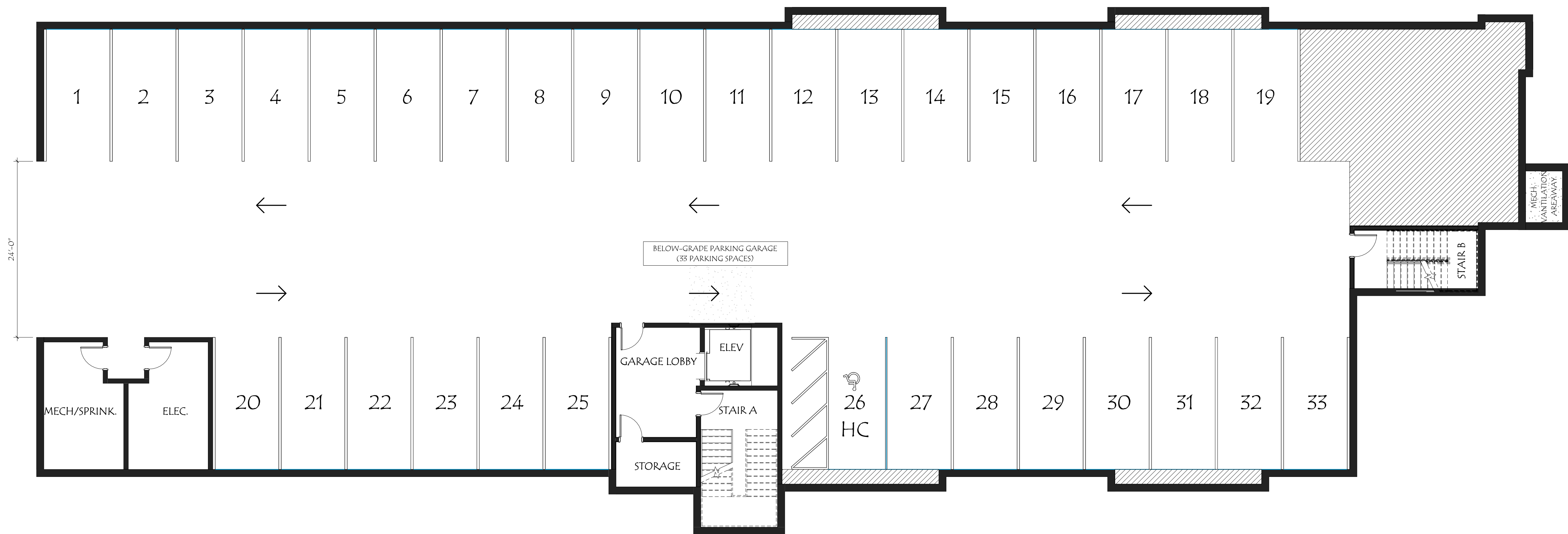
Photo No. 9: Moisture damage below hole in the roof that was created during firefighting activity.



Photo No. 10: Moisture damage below holes in the roof that were created during firefighting activity.



2 LEVEL 1 - FLOOR PLAN
SD-01 1/8" = 1'-0"



1 LEVEL 0 - PARKING GARAGE FLOOR PLAN
SD-01 1/8" = 1'-0"

MILL VILLAGE APARTMENTS

FLOOR PLANS

PROJECT NO: 2024055
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2 LEVEL 3
SD-02 1/8" = 1'-0"



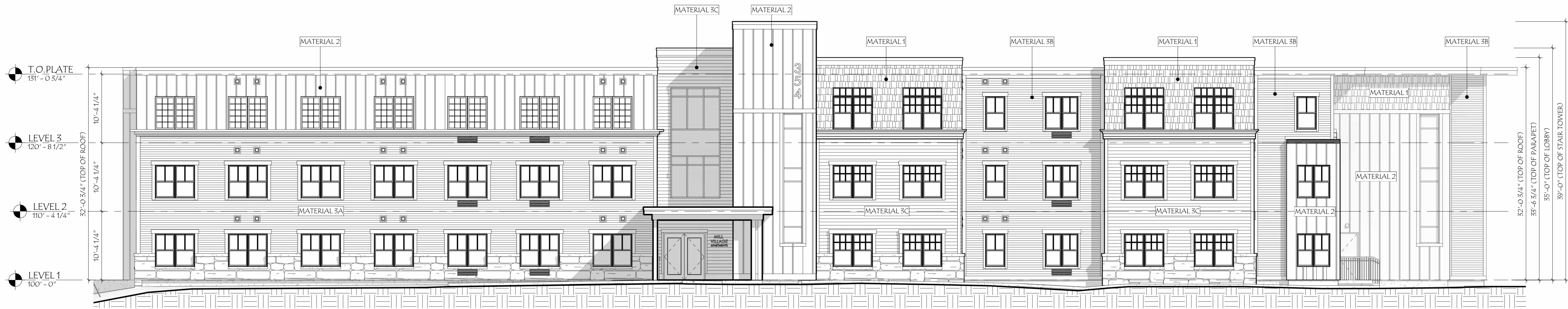
1 LEVEL 2
SD-02 1/8" = 1'-0"

MILL VILLAGE APARTMENTS

FLOOR PLANS

PROJECT NO: 2024055
PROGRESS PRINT: 4/9/2025 2:02:00 PM





1 EAST ELEVATION - HL
SD-3.2 1/8" = 1'-0"



3 SOUTH ELEVATION - HL
SD-3.2 1/8" = 1'-0"



2 NORTH ELEVATION - HL
SD-3.2 1/8" = 1'-0"



4 WEST ELEVATION - HL
SD-3.2 1/8" = 1'-0"

MILL VILLAGE APARTMENTS

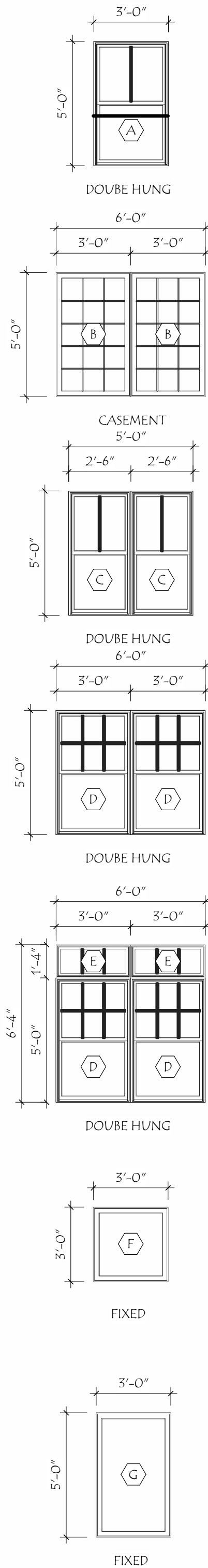


SD ELEVATIONS

PROJECT NO: 2024055
PROGRESS PRINT: 4/9/2025 2:03:09 PM



WINDOW LEGEND



MILL VILLAGE APARTMENTS



ENLARGED EAST ELEVATION

PROJECT NO: 2024055

PROGRESS PRINT: 4/9/2025 2:03:59 PM

PROGRESS PRINT: 4/9/2025 2:03:59 PM



1 ENLARGED EAST ELEVATION - PARTIAL 1

(SD-O4) $1/4'' = 1'-0''$



2 ENLARGED EAST ELEVATION - PARTIAL 2 v1

SD-O4 1/4" = 1'-0"

FILENAME: C:\Users\jbarrett\Documents\2024055_354 South Main St_R24_ARCH_SD2_JBARRETT222.M

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Planting Schedule

Deciduous Trees

Qty.	Code	Scientific Name	Common Name	Size	Spec	Hardiness	Notes
2	AR	ACER rubrum	Red Maple	2.5" cal	B&B	3	single stem
1	MD	MALUS 'Donald Wyman'	Donald Wyman Crabapple	2"	B&B	4	single stem
5	BP	BETULA papyrifera 'Renaissance Oasis'	Renaissance Oasis Paper Birch	2"	B&B	3	single stem
2	SA	SORBUS aucuparia 'Cardinal Royal'	European Mountain Ash	1.75"	B&B	2	single stem
2	AAB	AMELANCHIER x 'Autumn Brilliance'	Autumn Brilliance Serviceberry	2"	B&B	3	single stem

Evergreen Trees and Shrubs

Qty.	Code	Scientific Name	Common Name	Size	Spec	Hardiness	Notes
4	AB	ABIES balsamea	Balsam Fir	10-12"	B&B	3	
19	PAN	PICEA abies 'Nidiformis'	Bird's Nest Spruce	30"	B&B	2	
1	PG	PICEA glauca	White Spruce	10-12"	B&B	2	
10	IG	ILEX glabra 'Chamzai'	Inkberry	30"	#5 Cont.	3	
17	TOW	THUJA occidentalis 'Woodwardii'	Woodward's Globe Arborvitae	30"	B&B	3	
17	TOG	THUJA occidentalis 'DeGroot's Spire'	DeGroot's Spire Arborvitae	5-6"	B&B	3	

Shrubs

Qty.	Code	Scientific Name	Common Name	Size	Spec	Hardiness	Notes
7	IVA	ILEX verticillata 'Afterglow'	Afterglow Female Winterberry	36"	#5 Cont.	3	
1	IVJ	ILEX verticillata 'Jim Dandy'	Jim Dandy Male Winterberry	36"	#5 Cont.	3	
11	CSB	CORNUS sericea 'Bailey'	Bailey's Red-Twig Dogwood	30"	#5 Cont.	3	
3	CAR	CLETHRA alnifolia 'Ruby Spice'	Ruby Spice Summersweet	36"	#5 Cont.	3	
12	DL	DIERVILLA lonicera	Bush Honeysuckle	24"	#5 Cont.	3	
5	RW	RHODODENDRON 'White Lights'	White Lights Deciduous Azalea	36"	B&B	3	

Groundcovers & Perennials

Qty.	Code	Scientific Name	Common Name	Size	Spec	Hardiness	Notes
10	HJS	HEMEROCALLIS 'Joan Senior'	Joan Senior Daylily	Clump	#1 Cont.	3	space 24" o.c.
33	TC	TIARELLA cordifolia	Foamflower	15"	# 3 Cont.	3	space 18" o.c.

LEGEND

DECIDUOUS LARGE TREE

DECIDUOUS SMALL TREE

CONIFER LARGE TREE

CONIFER SMALL TREE

DECIDUOUS SHRUB

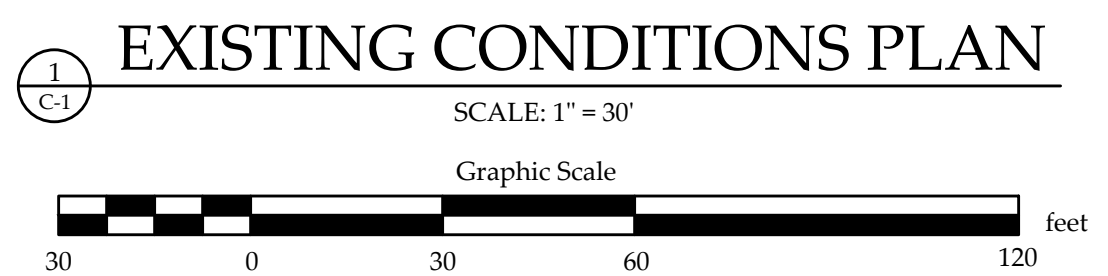
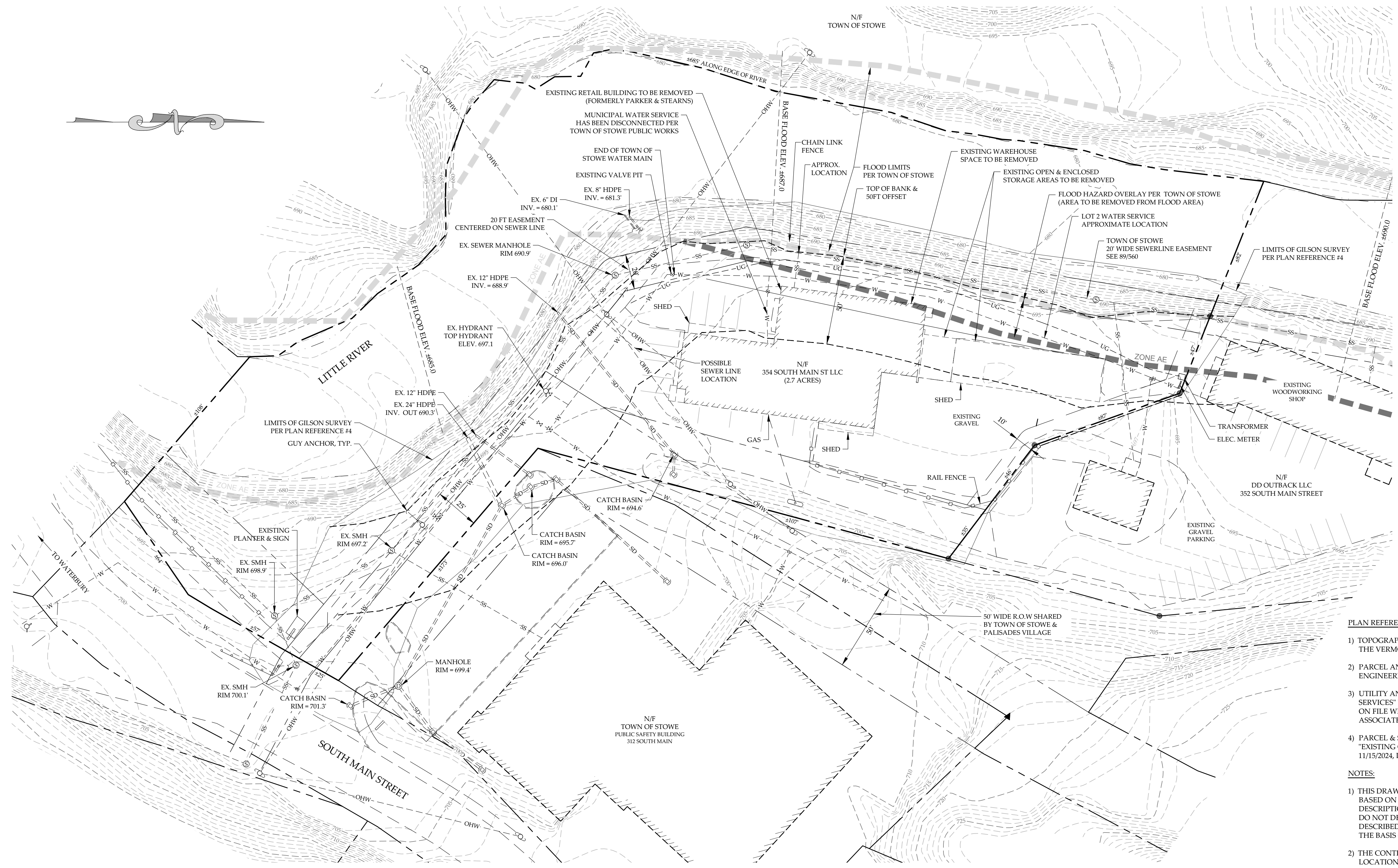
CONIFER SHRUB

PERENNIAL/GROUNDCOVER MIX

SNOW STORAGE AREA

PROPOSED LIGHT FIXTURES





SITE LOCATION MAP
NOT TO SCALE

LEGEND	
	NOW OR FORMERLY OWNED BY
	IRON PIPE / REBAR FOUND
	CALCULATED POINT
	EXISTING CATCH BASIN
	EXISTING WATER SHUT OFF
	EXISTING GATE VALVE
	EXISTING HYDRANT
	EXISTING UTILITY POLE
	EXISTING STORM DRAIN MANHOLE
	EXISTING SEWER MANHOLE
	BORING LOCATION PER PLAN REF#3
	EXISTING PROPERTY LINE
	ABUTTER PROPERTY LINE
	EXISTING RIGHT OF WAY / EASEMENT
	EXISTING STOCKADE FENCE
	EXISTING WATER LINE
	EXISTING GRAVITY SEWER LINE
	EXISTING STORMWATER DRAIN
	EXISTING OVERHEAD WIRES
	EXISTING CONTOUR
	EXISTING GUARDRAIL
	EDGE OF RIVER / POND
	FLOOD LIMITS (TOWN OF STOWE)
	FLOOD HAZARD OVERLAY (TOWN OF STOWE)
	TOP OF RIVER BANK
	BUILDING SETBACK LINE


- PLAN REFERENCES:**
- TOPOGRAPHIC, PARCEL, AND ORTHOGRAPHIC INFORMATION TAKEN ELECTRONICALLY FROM THE VERMONT CENTER FOR GEOGRAPHIC INFORMATION ON 05-23-24.
 - PARCEL AND SITE INFORMATION PROVIDED ELECTRONICALLY BY SUSAN WOOD OF GRENIER ENGINEERING, P.C., ON MAY 22, 2024.
 - UTILITY AND BORING INFORMATION BASED ON DESIGN PLANS ENTITLED "STOWE EMERGENCY SERVICES" DATED OCTOBER 22, 2008 AND PREPARED BY DEWOLFE ENGINEERING ASSOCIATES, ON FILE WITH THE VERMONT AGENCY OF NATURAL RESOURCES STORMWATER DIVISION ASSOCIATED WITH PERMIT 5456-9015.
 - PARCEL & SITE INFORMATION PROVIDED ELECTRONICALLY AND TAKEN FROM PLAN ENTITLED "EXISTING CONDITIONS SITE PLAN, PROPERTY OF 354 SOUTH MAIN STREET, LLC", DATED 11/15/2024, DWG#24095, PREPARED BY GILSON LAND SURVEY, INC.
- NOTES:**
- THIS DRAWING IS NOT A BOUNDARY SURVEY PLAT. BOUNDARY LINE INFORMATION SHOWN IS BASED ON PLAN REFERENCE #4. THE PROPERTY LINES, EASEMENTS AND OTHER REAL PROPERTY DESCRIPTIONS PROVIDED ON THIS DRAWING ARE FOR ILLUSTRATION PURPOSES ONLY. THEY DO NOT DEFINE LEGAL RIGHTS OR MEET LEGAL REQUIREMENTS FOR A LAND SURVEY AS DESCRIBED IN V.S.A. TITLE 27 SECTION 1403 AND SHALL NOT BE USED IN LIEU OF A SURVEY AS THE BASIS OF ANY LAND TRANSFER OR ESTABLISHMENT OF ANY PROPERTY RIGHT.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING AND DETERMINING THE LOCATION, SIZE, AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES OR UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION. APPROPRIATE REMEDIAL ACTION SHALL BE TAKEN BEFORE PROCEEDING WITH THE WORK.
 - THIS PLAN WAS DEVELOPED WITHOUT THE BENEFIT OF A SITE SPECIFIC TOPOGRAPHIC SURVEY OR "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.

EXISTING CONDITIONS

354 SOUTH MAIN STREET, LLC

354 SOUTH MAIN STREET

STOWE, VERMONT

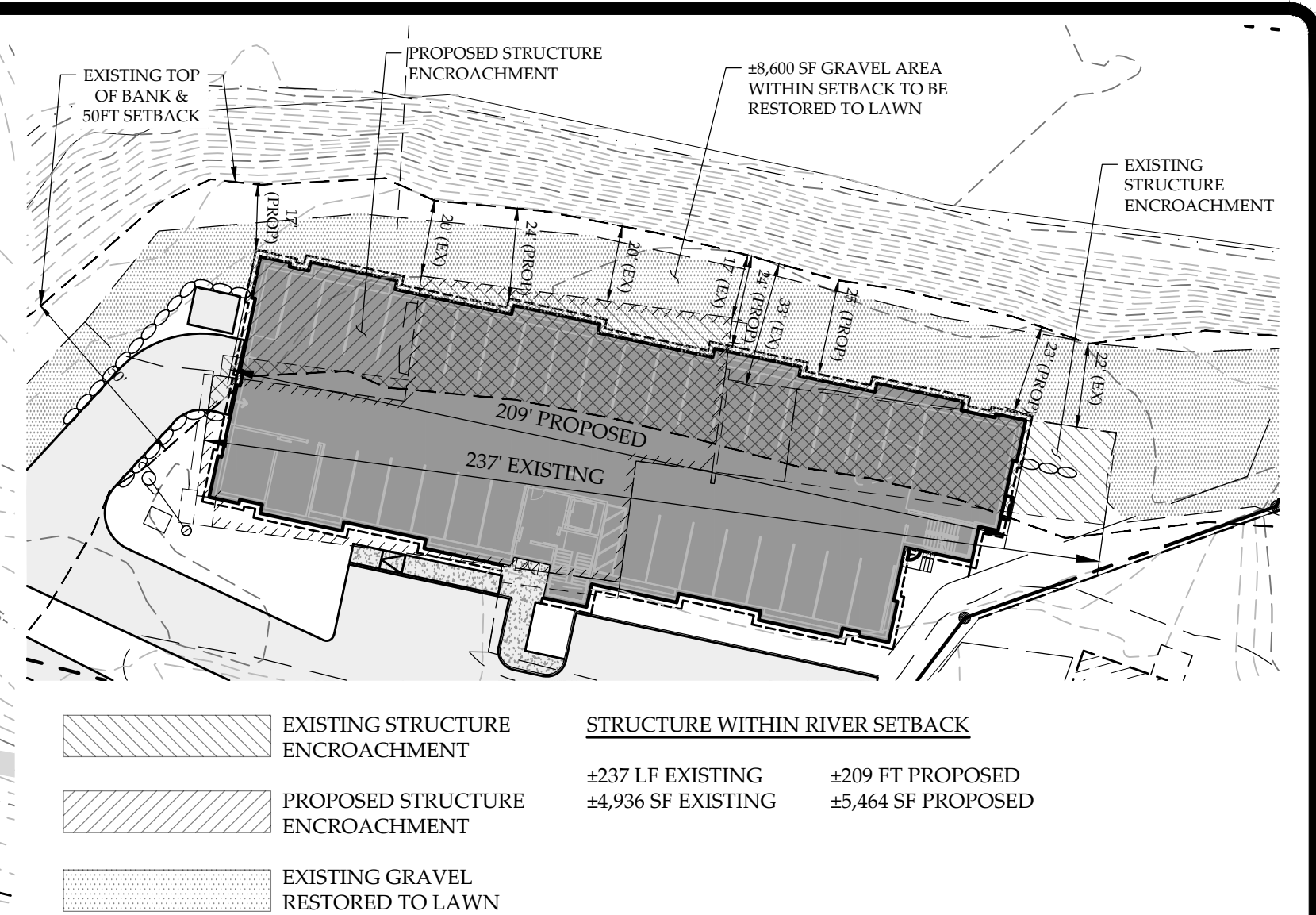
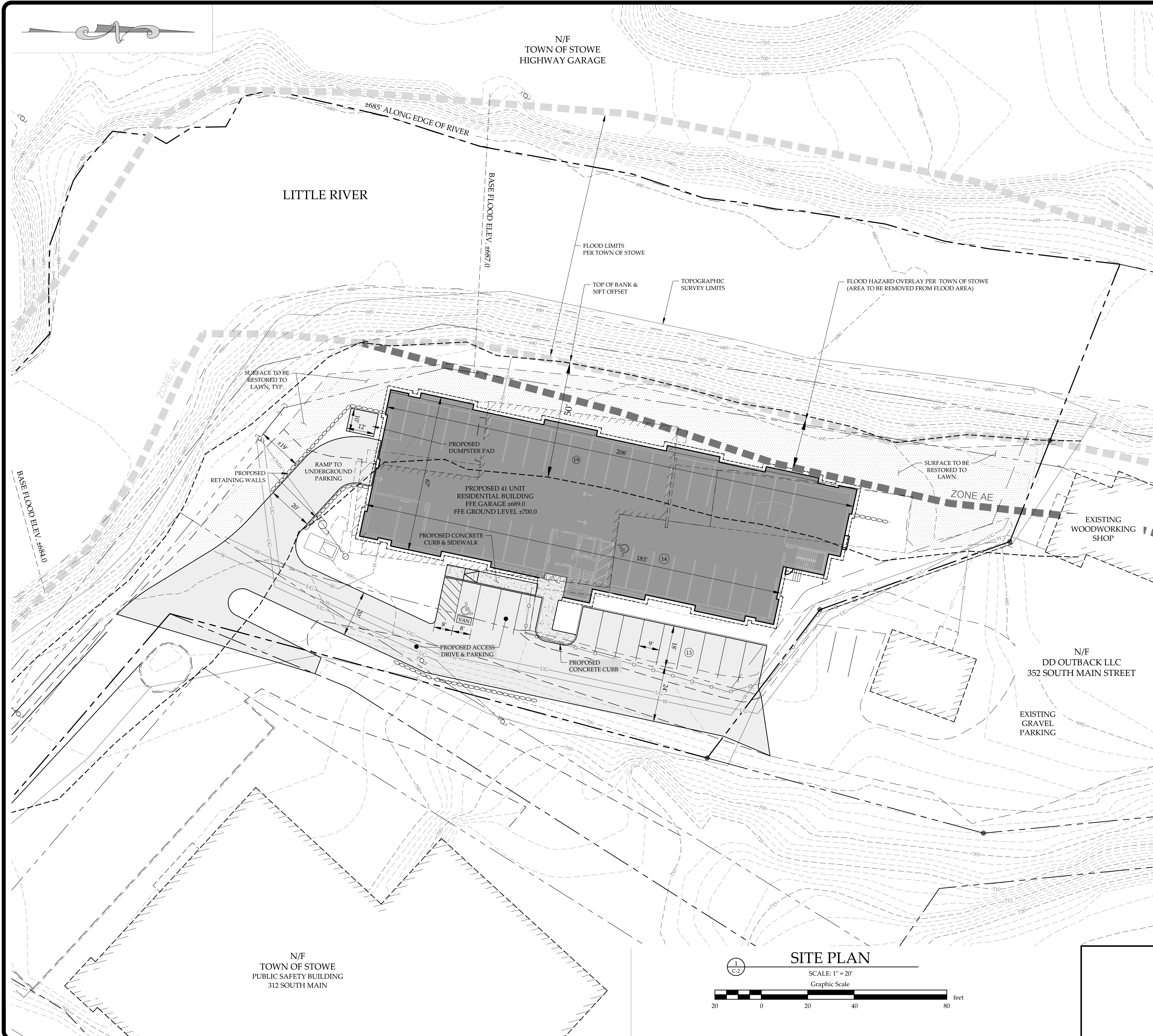


MUMLEY
ENGINEERING, INC.

46 HUTCHINS STREET
MORRISVILLE, VT 05644
WWW.MUMLEYENGINEERING.COM
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PROJECT NO.....19005
DRAWN BY.....WEH
CHECKED BY.....TRM
SCALE.....1" = 30'
DATE.....03/03/2025

SHEET NO.
C-1
1 OF 3 SHEETS



NON CONFORMING STRUCTURE PLAN

SCALE: 1" = 40'

PURPOSE OF PLAN:
PROPOSED MULTI UNIT RESIDENTIAL
BUILDING DEVELOPMENT

OWNER OF RECORD:
354 S MAIN STREET, LLC

ZONING NOTES:
DISTRICT: VC10
HISTORIC OVERLAY
FLOOD HAZARD OVERLAY

BUILDING COVERAGE CALCULATIONS:
LOT AREA = 2.7 ACRES = 117,612 SF
BUILDING COVERAGE = 13,625 SF
BUILDING COVERAGE MAX = N/A

DENSITY CALCULATIONS:
1 UNIT PER 2,500 SF
117,612 SF / 2,500 SF = 47 UNITS ALLOWED
41 UNITS PROPOSED

AREA CALCULATIONS:
EXISTING IMPERVIOUS AREA: ±0.90 ACRES
PROPOSED IMPERVIOUS AREA: ±0.70 ACRES
PROPOSED DISTURBED AREA: ±0.95 ACRES

MINIMUM LOT SIZE: 10,000 SF

MINIMUM LOT WIDTH: 40 FT

SETBACKS:
FRONT = 10 FT
BACK = 10 FT
SIDE = 10 FT

MAXIMUM BUILDING HEIGHT:
35 FT WITH 50% OF REQUIRED
PARKING UNDER THE BUILDING

REVISION: 04/09/25 - REVISED FOR STOWE HISTORIC PRESERVATION COMMISSION MEETING

OVERALL SITE PLAN

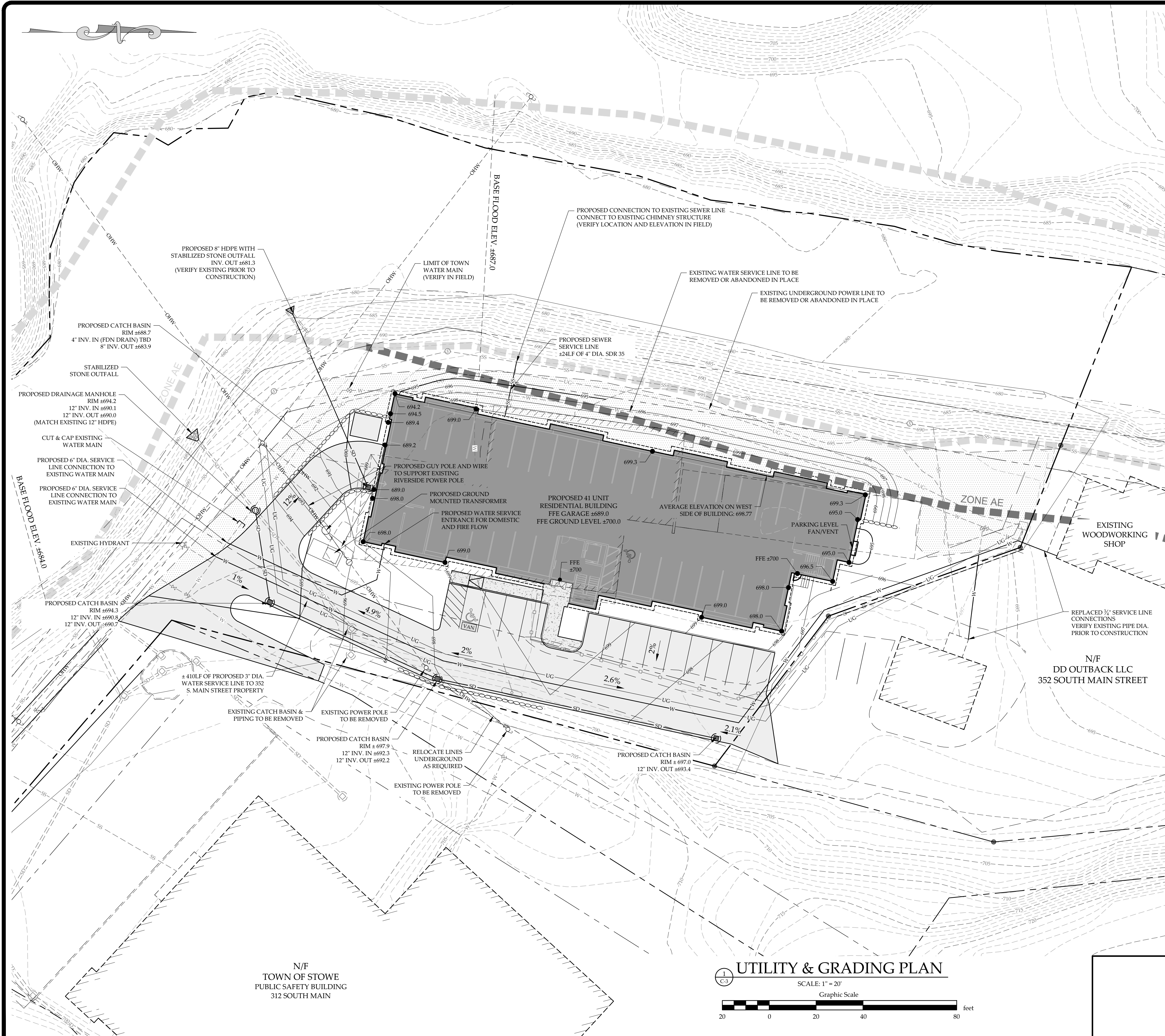
354 SOUTH MAIN STREET, LLC
354 SOUTH MAIN STREET
STOWE, VERMONT

MUMLEY
ENGINEERING, INC.


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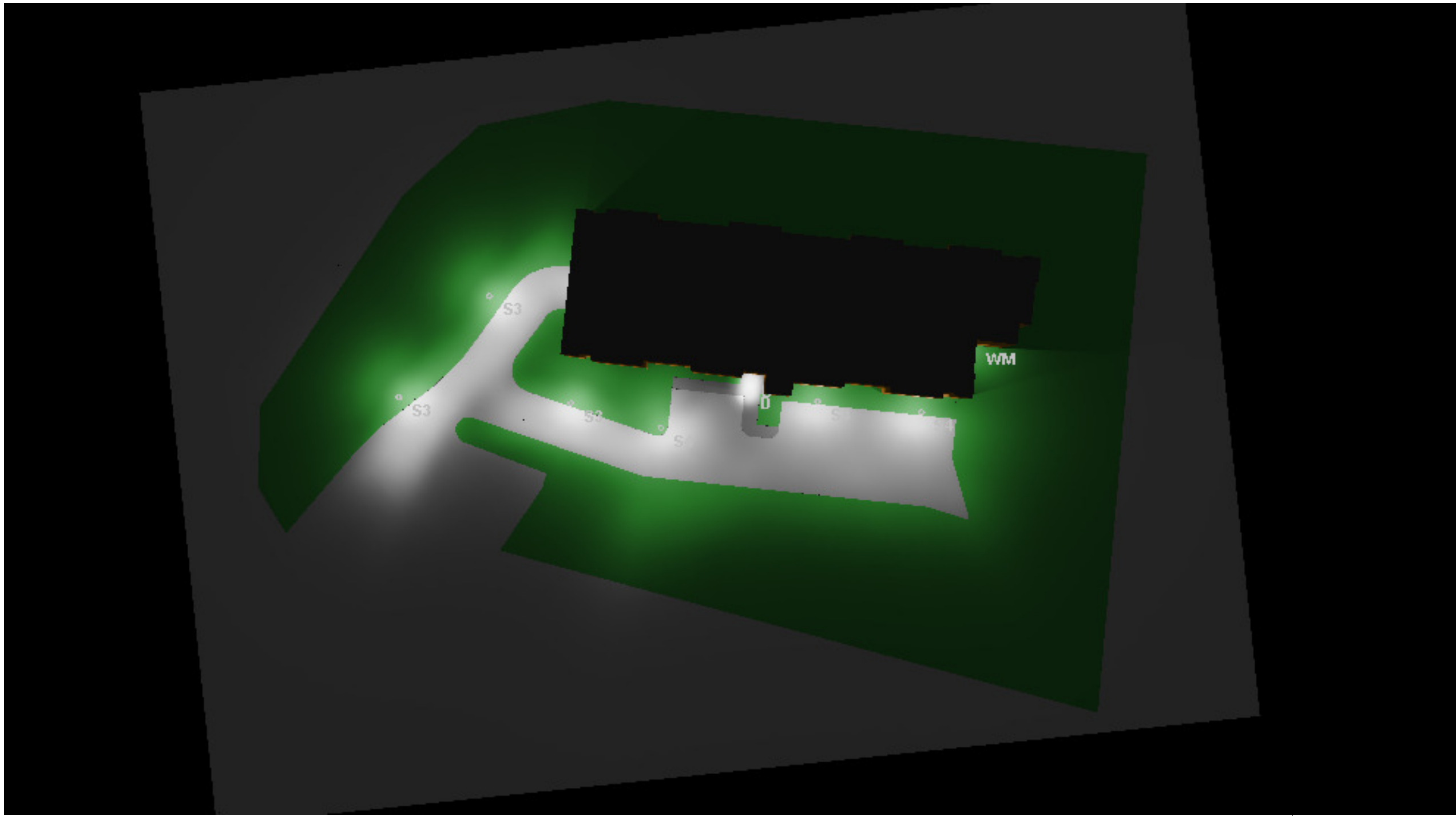
PROJECT NO.....19005
DRAWN BY.....WEH
CHECKED BY.....TRM
SCALE.....1" = 20'
DATE.....03/03/2025

SHEET NO.
C-2
2 OF 3 SHEETS



REVISION: 04/09/25 - REVISED FOR STOWE HISTORIC PRESERVATION COMMISSION MEETING

OVERALL SITE UTILITY & GRADING PLAN 354 SOUTH MAIN STREET, LLC 354 SOUTH MAIN STREET STOWE, VERMONT	
 MUMLEY ENGINEERING, INC. 46 HUTCHINS STREET MORRISVILLE, VT 05661 WWW.MUMLEYENGINEERING.COM COPYRIGHT © 2024 - MUMLEY ENGINEERING, INC.	PROJECT NO.....19005 DRAWN BY.....WEH CHECKED BY.....TRM SCALE.....1" = 20' DATE.....03/03/25
SHEET NO. C-3 3 OF 3 SHEETS	



View #1

Specification Sheet

Allegra
Allegra Medium

Project Name _____ Qty _____

Type _____ Catalog / Part Number _____

Allegra Medium lighting fixtures shown in various configurations: Type II, Type III, Type IV, Type V, and Type V Square. Each configuration includes a backlight shield and a spotlight shield.

Distributions

Type II, Type III, Type IV, Type V, Type V Square

Description

The Allegra Medium is a durable, stylish luminaire for urban lighting applications, including pedestrian plazas, residential streets and collector roads. Offering a choice of outputs, color temperatures, and distributions, the Allegra Medium is elegantly personalized.

Features

Color and Color Temperature 2200K, 2700K, 3000K, 3500K, 4000K, 5700K

Distributions Type II, Type III or Type IV (with or without backlight shield), Type V Square and Type V Softie

Option Corrosion-resistant Coating for Hostile Environments
Surge Protector

Mounting Options Pendant Medium (4-Bolt Tension Adaptor), Side Internal (2 3/8 in. Tension)

Warranty 5-year limited warranty

Performance

Output (Nominal Lumens) Minimum 3000lm / Maximum 17000lm

Color Rendering 3 SDCM for CRI 70+ and 2 SDCM for CRI 80+

Lumen Maintenance TM-21 L70 527,000 hrs (projected, to 77 °F), 34,000 hrs (reported, to 77 °F)

DarkSky DarkSky Approved (2200K, 2700K and 3000K color temperatures, BUG rating of 0)

Physical

Housing Material Die cast low copper 360 aluminum alloy

Lens Material Optical tempered clear glass (Clearlite lens), Optical tempered opal glass (Softie lens)

Weight Up to 35 lbs

lumenpulse 1220 Wake-Victoria Blvd., Longueuil, QC J4G 2H4, CAN. | 1 877 937 3003 | 1 877 937 3003 | info@lumenpulse.com
www.lumenpulse.com www.lumenpulse.com/products/2200

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EN - 437

Schedule

Symbol	Label	QTY	Manufacturer	Catalog Number	Description
	D	2	LUMENPULSE LIGHTING INC. LONGUEUIL, QUEBEC	LCRN-X-FD-120_277-R-L07-30K-90-MFR--SB-MWH-RD-MWH-NC-1-WET-NA	LED LUMINAIRE
	WM	2	Lumenpulse	BLDN-SD/WM-120/277-FSL-N07-30K-CRI 80-3	Lumenblade Nano
	S3	3	Lumenpulse	ALG-120/277-CSL-S40-30K-CRI 80-3	Allegra
	S4	3	Lumenpulse	ALG-120/277-CSL-S40-30K-CRI 80-4	Allegra



354 SO MAIN STOWE
SITE LIGHTING

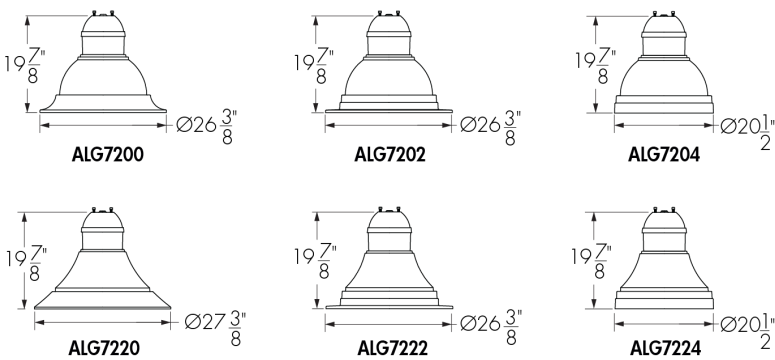
Designer
S. KIMBALL
Date
02/24/2025
Scale
Not to Scale
Drawing No.

Project Name

Qty

Type

Catalog / Part Number



Distributions	Description
<div><div>Type II</div><div>Type III</div><div>Type IV</div><div>Type V Square</div><div>Type II Backlight shield</div><div>Type III Backlight shield</div><div>Type IV Backlight shield</div><div>Type V Softsite</div></div>	<p>The Allegra Medium is a durable, stylish luminaire for urban lighting applications, including pedestrian plazas, residential streets and collector roads. Offering a choice of outputs, color temperatures, and distributions, the Allegra Medium is elegance personified.</p>
Features	
Color and Color Temperature	2200K, 2700K, 3000K, 3500K, 4000K, 5700K
Distributions	Type II, Type III or Type IV (with or without backlight shield), Type 5 square and Type V Softsite
Option	Corrosion-resistant Coating for Hostile Environments Surge Protector
Mounting Options	Pendant Medium (4-Bolt Tenon Adaptor), Side Internal (2 3/8 in Tenon)
Warranty	5-year limited warranty
Performance	
Output (Nominal Lumens)	Minimum 3000lm / Maximum 17000lm
Color Rendering	3 SDCM for CRI 70+ and 2 SDCM for CRI 80+
Lumen Maintenance	TM-21 L70 527,000 hrs (projected, Ta 77 °F), 36,000 hrs (reported, Ta 77 °F)
DarkSky	DarkSky compliant (2200K, 2700K and 3000K color temperatures, BUG rating of U0)
Physical	
Housing Material	Die cast low copper 360 aluminum alloy
Lens Material	Optical tempered clear glass (Clearsite lens), Optical tempered opal glass (Softsite lens)
Weight	Up to 35 lbs
EPA	Up to 1.13 ft²

Surface Finish	Super durable resistant exterior polyester powder coating meets AAMA 2604-98 requirements (5-years Florida exposure). A corrosion resistant finish (CRC) pre-finish is available to meet ASTM B-117 & ASTM D-1654 (salt spray resistance) and ASTM D-2247 requirements (humidity resistance).
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Electrical and Control

Voltage	120 Volts, 208 Volts, 240 Volts, 277 Volts, 347 Volts, 480 Volts
Control	On/Off Control, 0-10V Dimming

Environmental

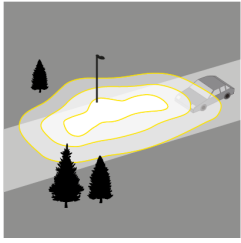
Storage Temperature	-40 °F to 122 °F (device must reach start-up temperature value before operating)
Start-up Temperature	-40 °F to 104 °F (-13 °F to 104 °F for 120V combined with M80, L170, L30 Softsite, L50 Softsite or L70 Softsite output)
Operating Temperature	-40 °F to 104 °F (-13 °F to 104 °F for 120V combined with M80, L170, L30 Softsite, L50 Softsite or L70 Softsite output)
Ingress Protection Rating	IP66 (optical chamber)
Environment	Dry/damp/wet location

Decorative arms (Order Separately, Consult Related Specification Sheets for Details)

Compatible decorative arms	Pendant-Mount Decorative Arm: P4-Pendant Medium (4-Bolt Tenon Adaptor) Luminaire Mounting Option with DT6, CS2, CS4, CS6, CS12, CS13 and MC5 Arm Style., Side-Mount Decorative Arm: SI2-Side Internal (2 3/8 in Tenon) Luminaire Mounting Option with PU2, PU4, PU5, PU8, CS12 and CS13 Arm Style.
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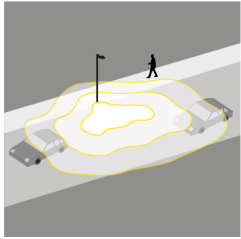
Photometric Information

Type II, 4000K, CRI 70+



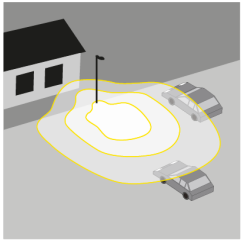
Nominal output [lm]	Typical delivered output [lm]	Efficiency (lm/W)	BUG Rating			Typical maximum power 120/277V (W)
B	U	G				
S40	3,376	109	1	0	1	31
S60	5,204	95	1	0	1	55
M80	6,892	108	2	0	1	64
M110	9,423	102	2	0	2	92
M150	12,518	95	2	0	2	132
L170	14,023*	96	3*	0*	2*	146

Type III, 4000K, CRI 70+



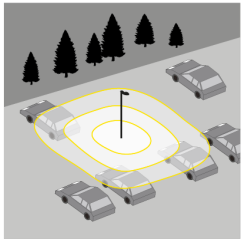
Nominal output [lm]	Typical delivered output [lm]	Efficiency (lm/W)	BUG Rating			Typical maximum power 120/277V (W)
B	U	G				
S40	3,801	123	1	0	1	31
S60	5,861	107	1	0	1	55
M80	7,761	121	2	0	2	64
M110	10,612	115	2	0	2	92
M150	14,097	107	3	0	2	132
L170	15,792*	108	3*	0*	2*	146

Type IV, 4000K, CRI 70+



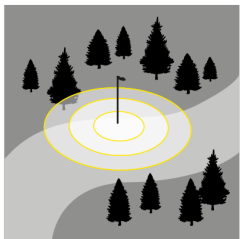
Nominal output [lm]	Typical delivered output [lm]	Efficiency (lm/W)	BUG Rating			Typical maximum power 120/277V (W)
B	U	G				
S40	3,529	114	1	0	1	31
S60	5,441	99	1	0	1	55
M80	7,205	113	2	0	2	64
M110	9,852	107	2	0	2	92
M150	13,087	99	3	0	3	132
L170	14,662*	100	3*	0*	3*	146

Type V square, 4000K, CRI 70+



Nominal output [lm]	Typical delivered output [lm]	Efficiency (lm/W)	BUG Rating			Typical maximum power 120/277V (W)
B	U	G				
S40	3,844	124	2	0	1	31
S60	5,927	108	3	0	1	55
M80	7,849	123	3	0	1	64
M110	10,733	117	3	0	2	92
M150	14,257	108	4	0	2	132
L170	15,980*	110	4*	0*	2*	146

Type V Softsite, 4000K, CRI 70+



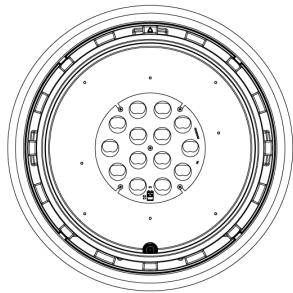
Nominal output [lm]	Typical delivered output [lm]	Efficiency (lm/W)	BUG Rating			Typical maximum power 120/277V (W)
B	U	G				
L30	2,647	58	1	0	1	46
L50	5,134	53	2	0	1	97
L70	6,979	48	2	0	1	146

*Photometric performance is measured in compliance with IESNA LM-79-08. Due to rapid and continuous advance in LED technology, photometric information is subject to change without notice.

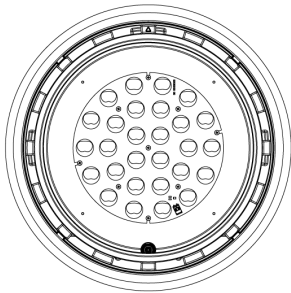
Optical System

LED board size

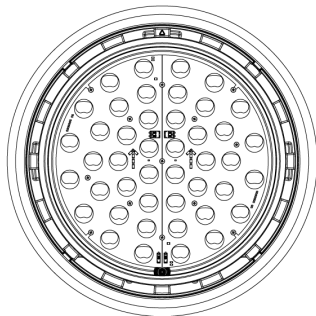
Small (4000lm to 6000lm)



Medium (8000lm to 15000lm)



Large (17000lm)



Type V Softsite is available with large LED board only (3000lm to 7000lm).

Backlight Shield*



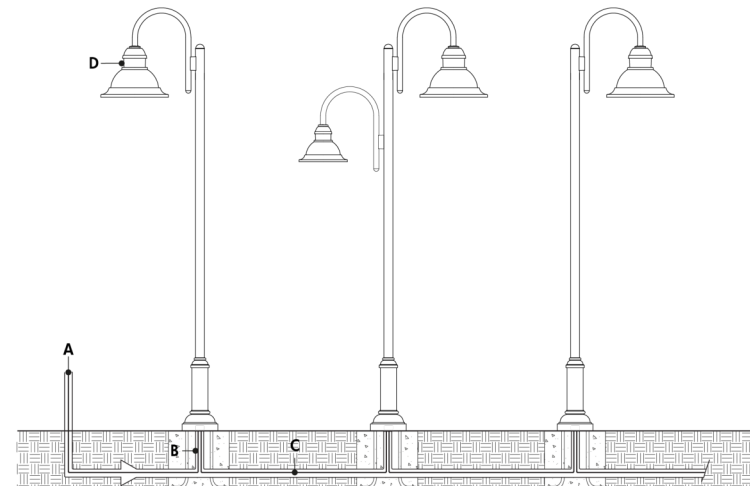
- *Small, Medium and Large LED boards size have the same full coverage backlight shield pieces.
- *Backlight shield available with Type II, Type III and Type IV only.
- *Backlight shield is factory installed.

Typical Wiring Diagrams

Wiring Color Code

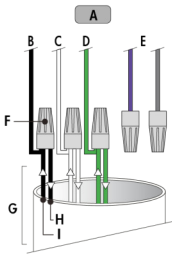
Color	Black	White	Green	Purple	Gray
Use	Line	Line/Neutral	Ground	0 -10V+	0 -10V -

On/Off Control (NO)



- A - Power input (120-480V, wiring by others)
- B - Conduit (by others)
- C - Power wiring (by others)
- D - Allegra medium

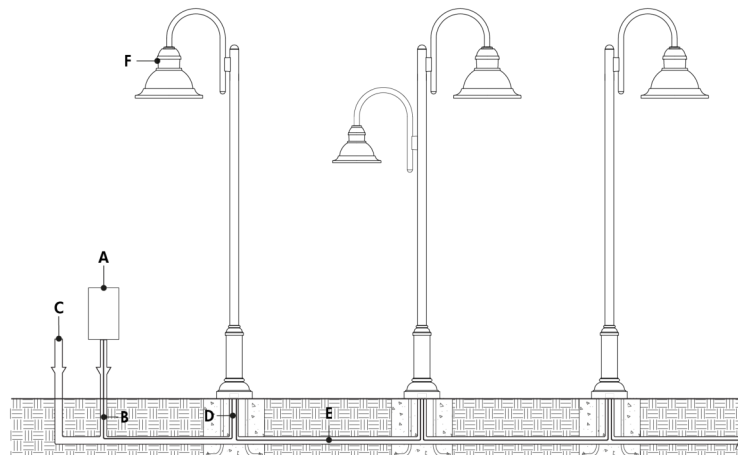
On/Off Control (NO) - Wiring Detail



- A - To fixture
- B - Line
- C - Line/Neutral
- D - Ground
- E - Not required
- F - Wire-nuts (by others)
- G - Conduit (by others)
- H - To next fixture
- I - Power input or from previous fixture

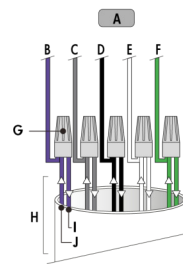
- Consult factory for specific applications and maximum fixture count/cable length recommendations.

0-10V Dimming (DIM)



- A - Dimmer (by others)
- B - Data wiring (by others)
- C - Power input (120-480V, wiring by others)
- D - Conduit (by others)
- E - Power and data wiring (by others)
- F - Allegra medium

0-10V Dimming (DIM) - Wiring Detail

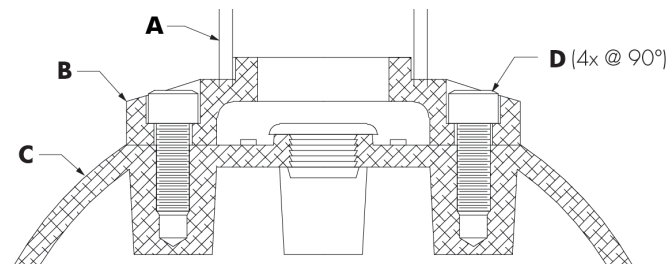


- A - To fixture
- B - 0-10V +
- C - 0-10V -
- D - Line
- E - Line/Neutral
- F - Ground
- G - Wire-nuts (by others)
- H - Conduit (by others)
- I - To next fixture
- J - Power input and from third party dimmer or from previous fixture

- Consult factory for specific applications and maximum fixture count/cable length recommendations.
- 0-10V mA ratings: passive dimmer (Current Sink): 3mA per fixture, active dimmer (Current Source): 0.5mA per fixture.
- 1% minimum dimming value.

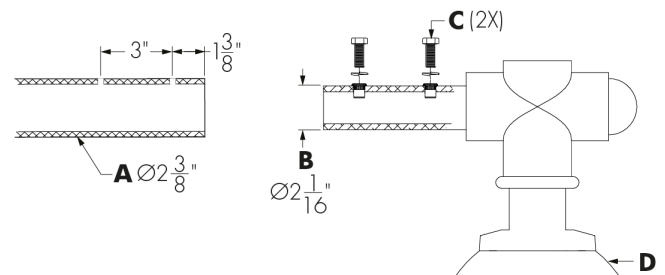
Mounting Options

P4 - Pendant Medium (4-Bolt Tenon Adaptor)



- A - Decorative Arm
- B - 4-Bolt Tenon Adaptor
- C - Luminaire
- D - (4x) Ø3/8 in x 1 in Bolt (included with luminaire).Ø3 3/4 in Bolt Circle

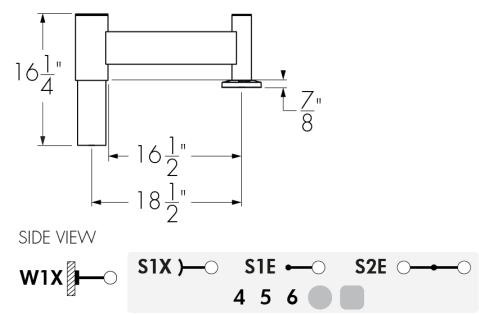
SI2 - Side Internal (2 3/8 in Tenon)



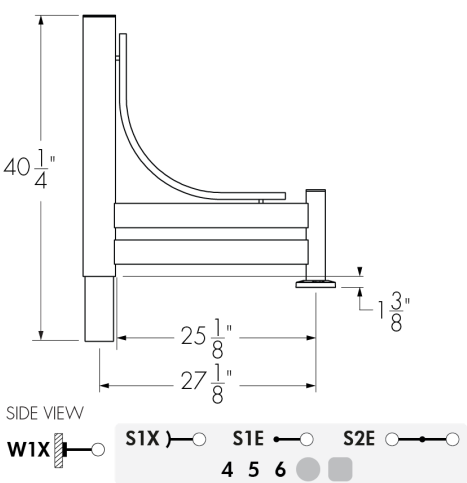
- A - Decorative Arm
- B - SI2 Tenon Adaptor
- C - 3/8-16 Bolt and Lock Washers
- D - Luminaire

P4 - Pendant Medium (4-Bolt Tenon Adaptor) Arm Style Dimensions

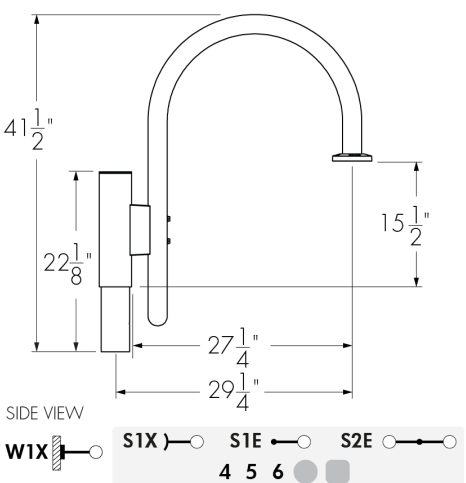
DT6 Arm Style



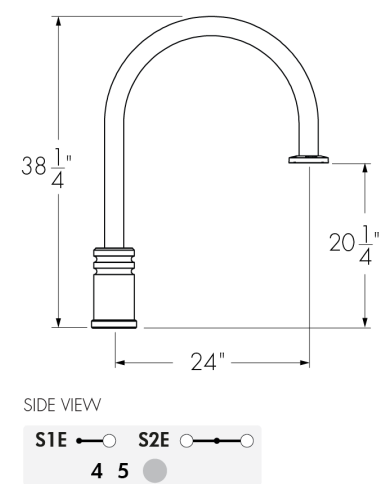
CS2 Arm Style



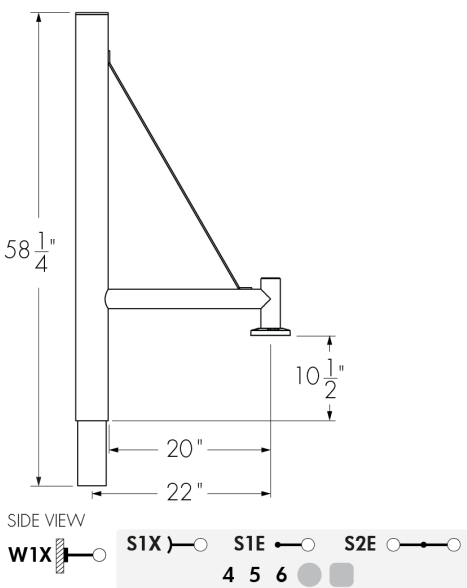
CS4 Arm Style



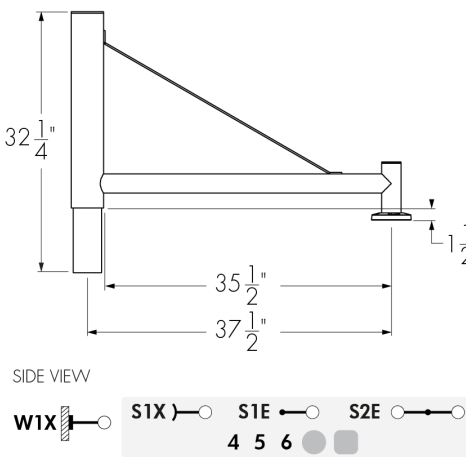
CS6 Arm Style



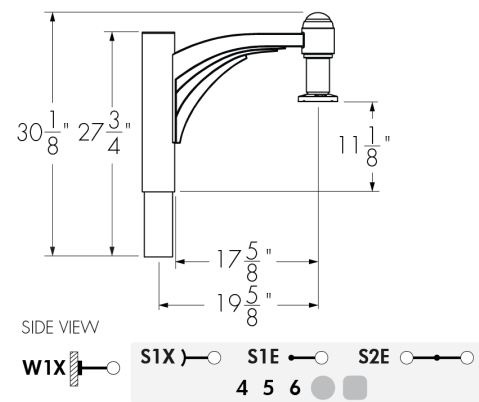
CS12 Arm Style



CS13 Arm Style



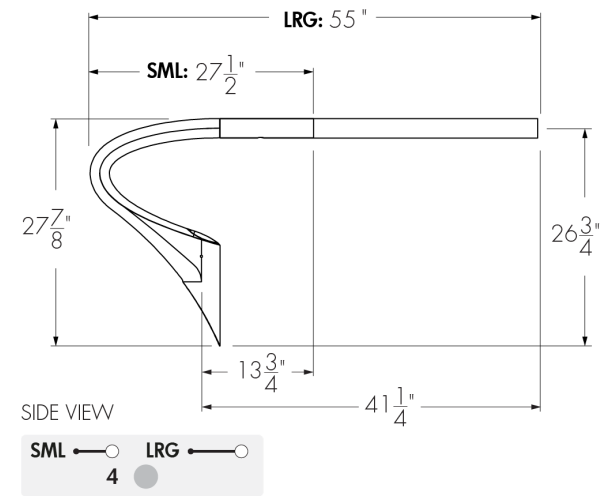
MC5 Arm Style



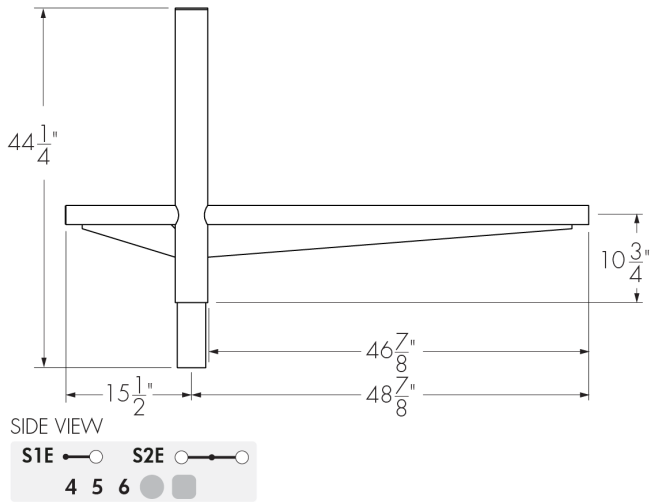
- Mid-pole/mid-luminaire distance is bases on 4 in pole (add 1/2 in for 5 in pole and 1 in for 6 in pole).

SI2 - Side Internal (2 3/8 in Tenon) Arm Style Dimensions

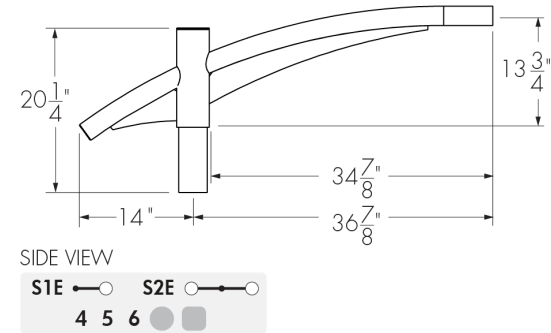
PU2 Arm Style



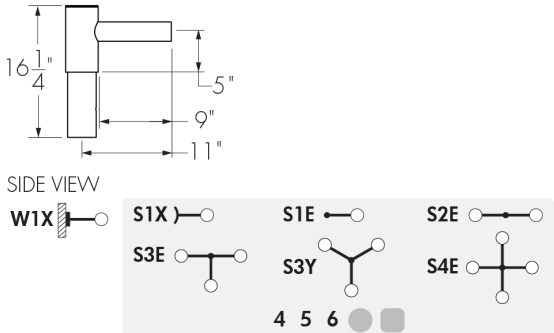
PU4 Arm Style



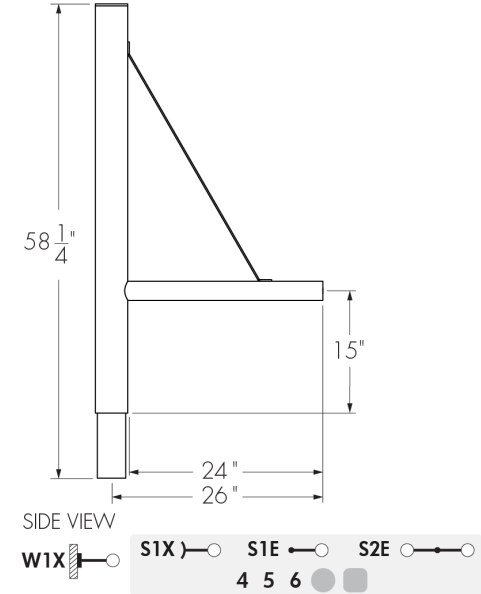
PU5 Arm Style



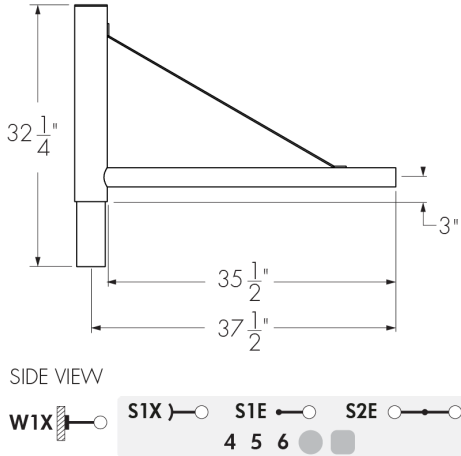
PU8 Arm Style



CS12 Arm Style



CS13 Arm Style



- Mid-pole/mid-luminaire distance is bases on 4 in pole (add 1/2 in for 5 in pole and 1 in for 6 in pole).

How to Order

Housing ⁽¹⁾	Voltage	Lens	Output (Nominal Lumens)	Color and Color Temperature ⁽⁷⁾	Color Rendering	Distributions	Finish	Control	Option	Mounting Options
ALG7200 Allegra 7200	120 120 Volts	CSL Clearsite Lens ^{(2) (3)}	S40 4000lm ⁽⁶⁾	22K 2200K ⁽⁸⁾	CRI 70 CRI 70+ ⁽⁹⁾	2 Type II	BK Black Sandtex®	DIM 0-10V Dimming ⁽¹⁴⁾	CRC Corrosion-resistant coating ^{(15) (16)}	P4 Pendant Medium (4-Bolt Tenon Adaptor)
ALG7202 Allegra 7202	208 208 Volts	SSL Softsite lens ^{(4) (5)}	S60 6000lm	27K 2700K ⁽⁸⁾	CRI 80 CRI 80+ ⁽¹⁰⁾	2BLS Type II Backlight Shield	BRZ Bronze Sandtex®		SP Surge Protector	S12 Side Internal (2 3/8 in Tenon)
ALG7204 Allegra 7204	240 240 Volts		M80 8000lm	30K 3000K		3 Type III	SI Silver Sandtex®			
ALG7220 Allegra 7220	277 277 Volts		M110 11 000lm	35K 3500K		3BLS Type III Backlight Shield	BKTX Textured Black			
ALG7222 Allegra 7222	347 347 Volts		M150 15 000lm	40K 4000K		4 Type IV	BRZTX Textured Bronze Non-Metallic			
ALG7224 Allegra 7224	480 480 Volts		L170 17 000lm	57K 5700K		4BLS Type IV Backlight Shield	GRATX Textured Medium Gray			
			L30 3000lm Softsite ⁽⁵⁾			5S Type V Square	GRNTX Textured Green			
			L50 5000lm Softsite ⁽⁵⁾			5 Type V Softsite ⁽⁴⁾	WHTX Textured White			
			L70 7000lm Softsite ⁽⁵⁾				CC Custom Color & Finish ^{(11) (12) (13)}			

- Notes:
1. Consult Related Products section on webpage for a selection of compatible decorative arms, decorative poles (sold separately).

2. Available with S40, S60, M80, M110, M150 and L170 output option only.

3. Available with types 2, 2BLS, 3, 3BLS, 4, 4BLS and 5S distribution only.

4. Available with L30, L50 and L70 output options only.

5. Available with type 5 distribution only.

6. Available up to 277V.

7. Consult factory for more color temperature options.

8. Available for CRI 80 only.

9. Binning within a 3-step MacAdam ellipse, with the exception of 5700K.

10. Binning within a 2-step MacAdam ellipse, with the exception of 2200K and 5700K.

11. Specify RAL number followed by "TX" for textured finish (ex: RAL9007TX) or STX for Sandtex finish (ex: RAL9007STX). Textured or Sandtex finishes are recommended for the durability of all products. If a finish is not specified with the RAL number (ex: RAL9007), a glossy finish will be provided. Please consult factory for other RAL textures and glosses, or to match alternate color charts. Final color matching results may vary.

12. Setup charges apply for RAL colors. Consult factory for details.

13. Longer lead times can be expected for custom RAL color finishes.

14. DIM control can be used as NO (On/Off control) if no data is required.

15. Use only when exposed to salt spray. This option is not required for normal outdoor exposure.

16. Setup charges apply. Consult factory for details.