

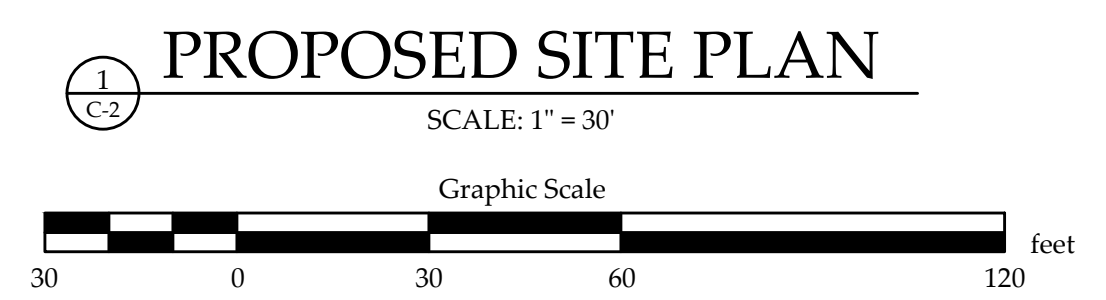
PARKING CALCULATIONS:

USE	QUANTITY	TYPE	RATE	REQUIRED	50%?	MIN. REQUIRED
LODGING UNITS	76	UNITS	1	76	N	76
POOL BUILDING RESTAURANT	84	SEATS	3	28	Y	14
STAFF	10	PEOPLE	1	10	N	10
TOTAL MIN. REQUIRED						100 SPACES
TOTAL PROVIDED						100 SPACES - INCLUDING 5 ADA - ACCESSIBLE SPACES

BUILDING COVERAGE CALCULATIONS:
 LOT SIZE = 9 ACRES = 392,040 SF
 BUILDING COVERAGE MAX = 10% = 39,204 SF
 EXISTING COVERAGE = 30,992 SF
 PROPOSED COVERAGE = 5,200 SF
 TOTAL = 36,192 SF = 9.2%

DENSITY CALCULATIONS:
 HIGHWAY TOURISM DISTRICT = 1 LODGING UNIT PER 5000SF
 SUBJECT PARCEL = 9 ACRES = 392,040SF
 ALLOWED DENSITY = 392,040SF / 5000SF = 78 UNITS
 PROPOSED = 76 UNITS > OKAY

TRAFFIC ANALYSIS (PEAK HOUR TRIPS):
 EXISTING
 - 54 MOTEL UNITS * 0.76 TRIPS PER HOUR PER UNIT = 41 TRIPS
 - 250 SEATS * 0.33 TRIPS PER HOUR PER SEAT = 83 TRIPS
 - 4000SF * 3.35 TRIPS PER 1000 SF EVENT SPACE = 13 TRIPS
 - TOTAL = 137 PEAK HOUR TRIPS
 PROPOSED
 - 76 MOTEL UNITS * 0.76 TRIPS PER HOUR PER UNIT = 58 TRIPS
 - 84 SEATS * 0.33 TRIPS PER HOUR PER SEAT = 28 TRIPS
 - TOTAL = 86 PEAK HOURS TRIPS
 DECREASE OF 51 PEAK HOUR TRIPS



AREA CALCULATIONS:

EXISTING IMPERVIOUS	
EXISTING IMPERVIOUS TO BE REMOVED	= 0.54 ACRES
EXISTING IMPERVIOUS TO BE REDEVELOPED	= 0.30 ACRES
EXISTING IMPERVIOUS TO BE REMAIN	= 1.72 ACRES
TOTAL EXISTING IMPERVIOUS AREA	= 2.56 ACRES
PROPOSED IMPERVIOUS AREA	= 0.45 ACRES
TOTAL RESULTING IMPERVIOUS AREA	= 2.47 ACRES
PROPOSED DISTURBED AREA	= 2.00 ACRES

ZONING NOTES:
 DISTRICT: HT
 MINIMUM LOT SIZE: 1 ACRE
 MINIMUM LOT WIDTH: 180 FT
 SETBACKS:
 FRONT = 50 FT
 REAR = 50 FT
 SIDE = 50 FT
OWNER OF RECORD:
 WH STOWE, LLC

PURPOSE OF PLAN:
 PROPOSED IMPROVEMENTS TO EXISTING FACILITIES, INCLUDING 14 NEW LODGING UNITS IN THE EXISTING PAVILION STRUCTURE, 13 NEW CABIN LODGING UNITS, AND CONVERSION OF TENNIS BUILDING FROM 15 UNITS TO 11 UNITS AND POOL BUILDING FROM 8 UNITS TO 7 UNITS, AND CONVERSION OF EXISTING RESTAURANT AND BANQUET SPACE IN MAIN BUILDING TO STORAGE SPACE.

REVISION: 09/12/23 - SHIFTED CABIN 13, ADDED LANDSCAPE ISLAND (REV PARKING COUNT), RELOCATED HOT TUB & ASSOC. LIGHTING / LANDSCAPING
 REVISION: 08/22/23 - MULTIPLE SITE REVISIONS
 REVISION: 06/29/23 - MULTIPLE SITE REVISIONS, REAR MAIN BUILDING AREA TO REMAIN

PROPOSED SITE PLAN
 WH STOWE LLC
 876 MOUNTAIN ROAD
 STOWE, VERMONT

MUMLEY ENGINEERING, INC.
 46 HUTCHINS STREET
 MORRISVILLE, VT 05661
 WWW.MUMLEYENGINEERING.COM
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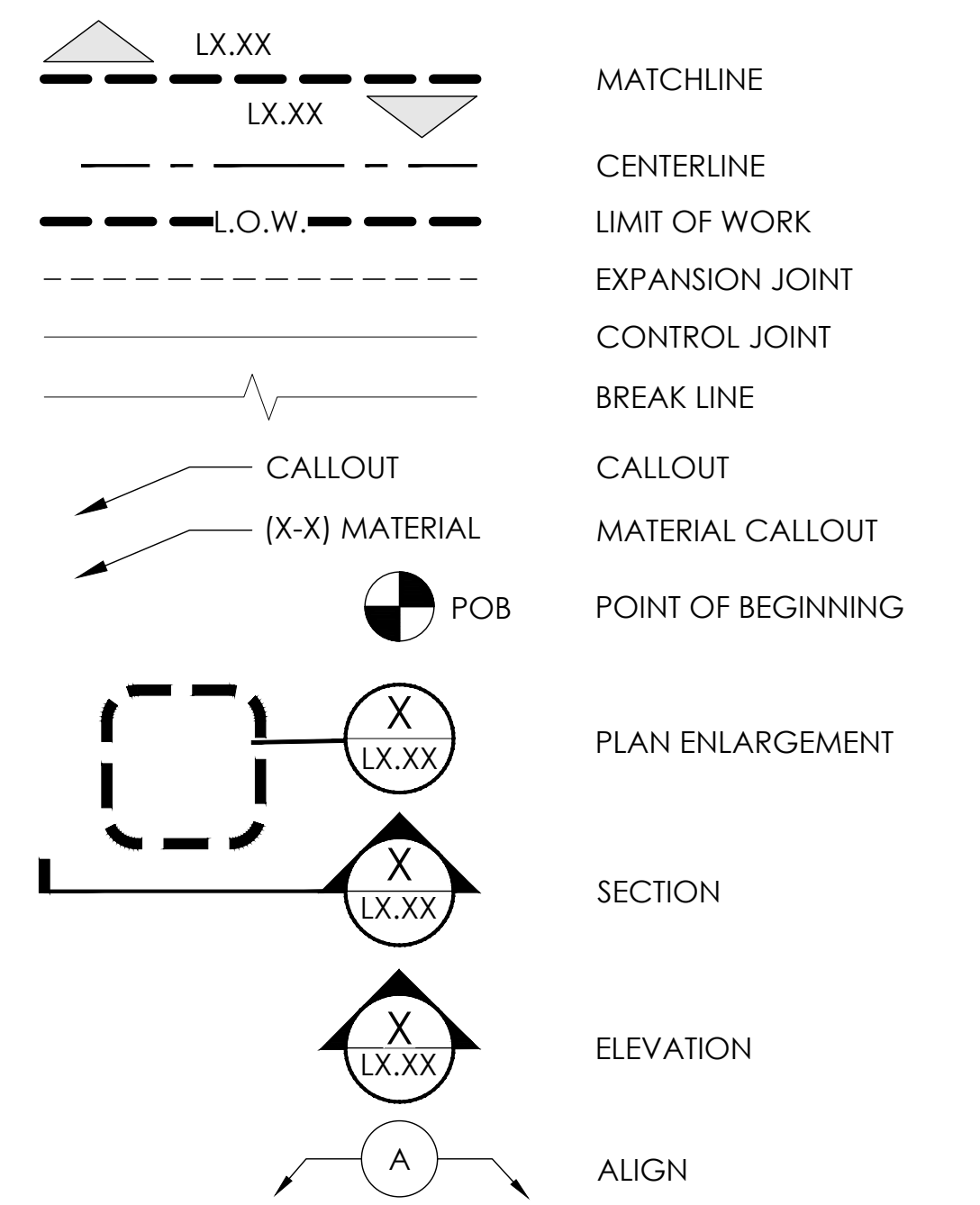
PROJECT NO.22126
 DRAWN BY.....WEH
 CHECKED BY.....TRM
 SCALE.....1" = 30'
 DATE.....05/31/23

SHEET NO.
C-2
 2 OF 4 SHEETS

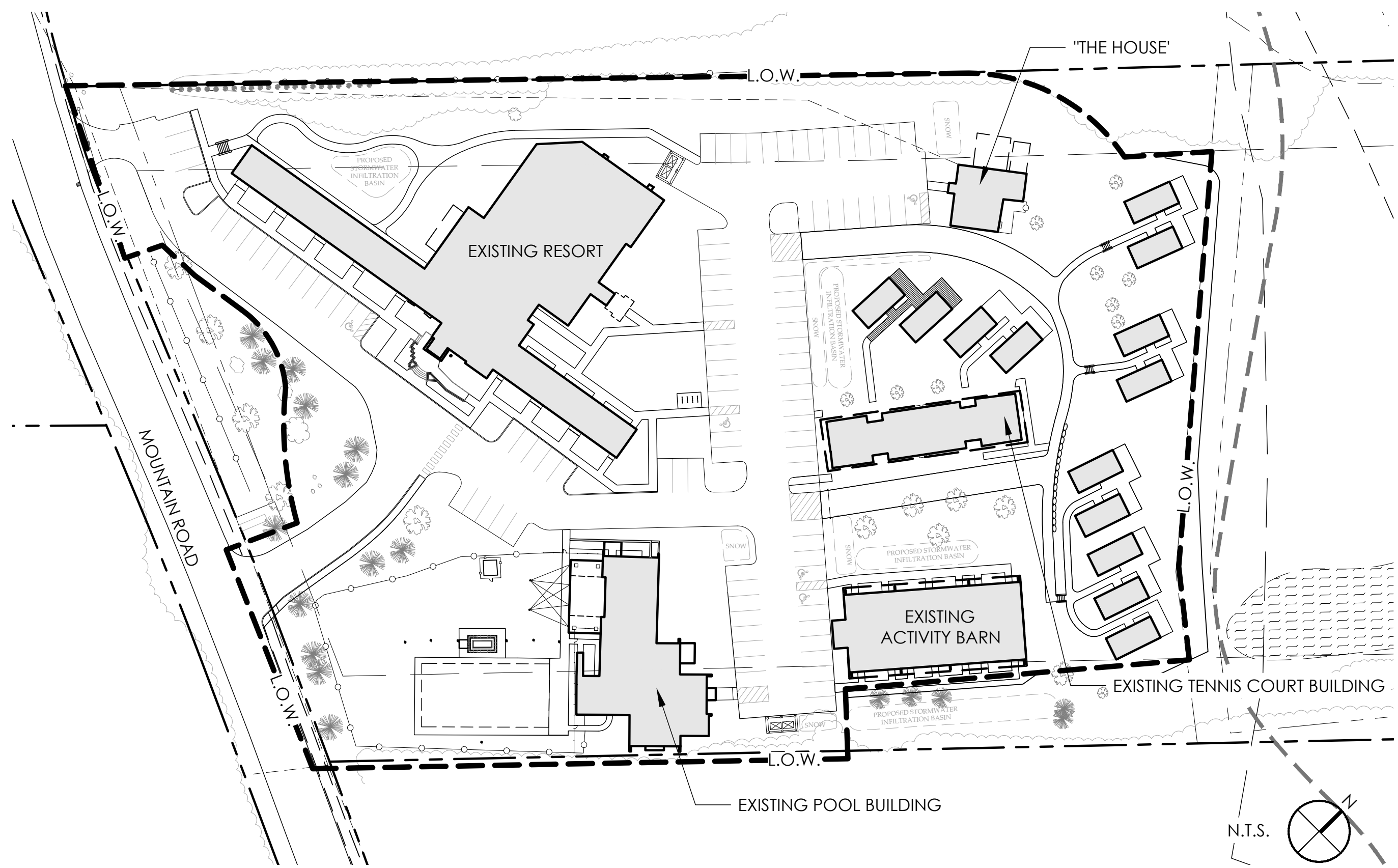
ABBREVIATIONS

+ X.XX	PROPOSED SPOT GRADE
+ TW	TOP OF WALL
+ BW	BOTTOM OF WALL
+ TS	TOP OF STEP
+ BS	BOTTOM OF STEP
+ TC	TOP OF CURB
+ BC	BOTTOM OF CURB
TD	TOP OF DRAIN
FFE	FINISH FLOOR ELEVATION
LA	LANDSCAPE AREA
REF	REFERENCE
SPEC	SPECIFICATIONS

SYMBOLS LEGEND



KEY MAP



GENERAL NOTES

- THIS PLAN IS FOR THE PURPOSE OF HORIZONTAL CONTROL (STAKING) OF CONSTRUCTION FEATURES NOT LOCATED BY THE CIVIL ENGINEERING AND ARCHITECTURAL DRAWINGS; AND FOR THE CONSTRUCTION REFERENCE OF SITE FEATURES.
- EXISTING DRAWINGS & SITE VISITATION: IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VISIT THE SITE, EXAMINE THE EXISTING CONDITIONS OF THE NEW CONSTRUCTION & DETERMINE TO THEIR SATISFACTION THE METHODS & PROCEDURE, REMOVAL & STORAGE OF MATERIALS, SEQUENCING OF OPERATIONS AND CONDITIONS WHICH AFFECT ITS WORK & PROBLEMS ATTENDANT HERETO.
- THE CONTRACTOR BARES ALL RESPONSIBILITY FOR VERIFYING ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, WALKS AND CURBS IN THE FIELD PRIOR TO CONSTRUCTION. ANY DAMAGE TO BEFORE MENTIONED INFRASTRUCTURE THAT ARE TO REMAIN SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSE TO THE OWNER. HDLA ASSUMES NO RESPONSIBILITY FOR ANY NOT SHOWN ON PLANS.
- ALL PROPOSED AND FINISHED GRADES ARE BASED ON INFORMATION PROVIDED BY THE OWNERS SURVEY AND/OR CIVIL ENGINEER. ANY DISCREPANCIES IN ACTUAL FIELD MEASUREMENTS ARE TO BE REPORTED TO THE LANDSCAPE ARCHITECT IMMEDIATELY.
- EASEMENTS, BUILDING SETBACKS, CURB AND GUTTER AND UNDERGROUND UTILITIES HAVE BEEN SUPPLIED TO HDLA BY THE PROJECT CIVIL ENGINEER. REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
- CONTRACTOR IS RESPONSIBLE FOR REPLACEMENT OF ANY EXISTING MATERIALS THAT ARE DAMAGED DURING CONSTRUCTION THROUGH SUBSTANTIAL COMPLETION - INCLUDING BUT NOT LIMITED TO HARDSCAPE, PLANTING, AND IRRIGATION.
- COORDINATION: CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COORDINATION WITH OTHER SUB-CONTRACTORS AS REQUIRED TO ACCOMPLISH CONSTRUCTION OPERATIONS PER DESIGN.
- CONTRACTOR IS RESPONSIBLE FOR ALL QUANTITIES PER DRAWINGS AND SPECIFICATIONS. ANY QUANTITIES PROVIDED BY HDLA ARE PROVIDED FOR CONVENIENCE ONLY. CONTRACTORS ARE TO BID THEIR OWN QUANTITIES. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
- NO SUBSTITUTIONS OF ANY MATERIALS SHALL BE ALLOWED WITHOUT WRITTEN CONSENT OF LANDSCAPE ARCHITECT.
- MOCKUPS ARE REQUIRED FOR THIS PROJECT. REFER TO MOCK-UPS SECTION ON L0.01
- CONTRACTOR TO REFERENCE SPECIFICATIONS FOR SPECIFIED TOPSOIL DEPTH AND MIX PROVIDED FOR ALL PROPOSED PLANTING AREAS. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY.

LAYOUT NOTES

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS, GIVING NOTICES, AND PAYING FEES. THE CONTRACTOR SHALL COMPLY WITH ALL CITY, COUNTY AND STATE BUILDING CODES AND ORDINANCES RELATING TO THIS CONSTRUCTION PROJECT.
- IN THE EVENT OF ANY DISCREPANCIES FOUND IN THE DRAWINGS, OR IF PROBLEMS ARE ENCOUNTERED DURING CONSTRUCTION, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
- WHERE PLAN DETAILS DIFFER FROM CITY STANDARDS, THE LATTER SHALL BE SUBSTITUTED IF APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.
- WRITTEN DIMENSIONS PREVAIL OVER SCALED DIMENSIONS. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES
- DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT BEFORE CONTINUING WORK.
- PROVIDE VERTICAL EXPANSION JOINTS WHERE ALL PAVEMENT ABUTS WALLS OR OTHER VERTICAL SURFACES (TYP.).
- PRIOR TO COMMENCEMENT OF HARDSCAPE CONSTRUCTION, ALL PIERS, FOOTINGS, AND WALLS ARE TO BE SURVEYED, LAID OUT AND STAKED FOR REVIEW BY LANDSCAPE ARCHITECT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR FOR ANY DEMOLITION, ADJUSTMENTS OR RECONSTRUCTION RESULTING FROM UNAUTHORIZED CONSTRUCTION ACTIVITIES.
- CONTRACTOR TO LAYOUT ALL **PROPOSED WALKS, STEPS, PAVERS, WALLS, FENCING, HANDRAILS AND LIGHTING** AND RECEIVE LANDSCAPE ARCHITECTS APPROVAL PRIOR TO CONSTRUCTION.

MATERIAL NOTES

PAVING NOTES:

- COORDINATION: REFER TO CIVIL PLANS FOR ALL VEHICULAR PAVING DETAILS. VEHICULAR PAVING SHOWN IN LANDSCAPE PACKAGE IS ONLY FOR AESTHETIC AND JOINTING PURPOSES
- COORDINATION: WHERE SIDEWALK ABUTS CURB REFER TO CIVIL ENGINEER'S PLANS FOR INTEGRAL WALK/CURB DETAIL
- COORDINATION: COORDINATE INSTALLATION OF SLEEVES, VAULT COVERS, ETC. W/ OTHER TRADES PRIOR TO POURING PAVING
- COORDINATION: VERIFY LAYOUT OF PAVING LIMITS WITH OWNER PRIOR TO BEGINNING WORK
- ADA DESIGN REQUIREMENTS: JOINTING & FINISHING TO MEET ADA REQUIREMENTS FOR SLIP RESISTANCE & JOINT WIDTH (3/16" MAX.) - 0.6 SLIP RESISTANCE COEFFICIENT
- DESIGN: ALL WALKS, HEADERS, & WALLS SHALL HAVE SMOOTH, TANGENT, CONTINUOUS CURVES, UNLESS NOTED OTHERWISE
- DESIGN: PAVING PATTERN TO BE CONTINUOUS BELOW ALL POTTERY, FIRE PITS, AND FURNITURE (TYPICAL)
- DESIGN: MINIMUM PAVER SIZE TO BE 1/2 OF SPECIFIED PAVER SIZE, NO SLIVERS WILL BE ACCEPTED
- DESIGN: CONCRETE PAVING JOINTS INCLUDE THREE JOINT TYPES - CONSTRUCTION, DOWELED CONSTRUCTION, AND EXPANSION - SEE CONSTRUCTION DETAILS IN L4.00 SERIES. PROVIDE DOWELED CONSTRUCTION JOINTS BETWEEN DIFFERENT PAVING COLOR TYPES, CHANGES IN DIRECTION, END OF POUR OPERATIONS, OR WHERE SPECIFICALLY INDICATED ON PLANS.
- MOCK-UP SUBMITTAL: PAVING WORK TO MATCH OWNER APPROVED PAVING MOCK-UPS. WORK NOT MATCHING MAY BE REJECTED BY OWNER

WALL NOTES:

- COORDINATION: REFER TO CIVIL ENGINEER'S GRADING PLAN FOR WALL HEIGHTS
- COORDINATION: ALL FOOTING POURS (WALLS, FENCE, ETC) ARE TO BE REVIEWED AND COORDINATED WITH ADJACENT UTILITY LOCATIONS, TREE LOCATIONS, AND WHERE WALL FOOTINGS ARE ADJACENT EACH OTHER (MONOLITHIC POURS BETWEEN ADJACENT WALLS)
- DESIGN: KEEP WALLS VERTICALLY PLUMB UNLESS OTHERWISE NOTED
- DESIGN: TOP OF WALLS TO BE CONSISTENT ELEVATION (NOT SLOPED) UNLESS OTHERWISE NOTED, OVERALL WALL HEIGHTS MAY VARY SLIGHTLY BASED ON GRADING
- SUBMITTAL: CONTRACTOR SHALL SUBMIT SAMPLES OF ALL WALLS TO SHOW MATERIALS, FINISH, COLOR, AND JOINTING. ALL SAMPLES SHALL BE APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE BEFORE CONSTRUCTION
- SUBMITTAL: CONTRACTOR SHALL SUBMIT SHOP DRAWINGS WITH WALL LOCATION PLAN AND WALL DETAILS SHOWING DIMENSIONS, MATERIALS, AND STRUCTURAL INFORMATION - FOR REVIEW AND APPROVAL BY OWNER'S AUTHORIZED REPRESENTATIVE BEFORE CONSTRUCTION

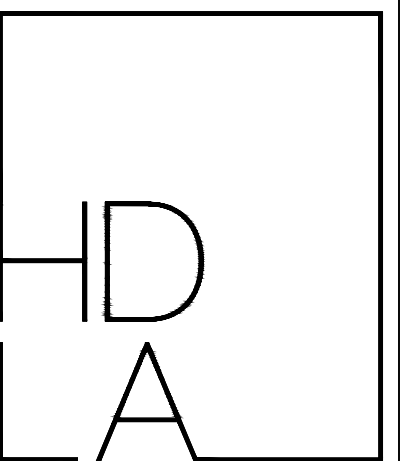
FENCE NOTES:

- COORDINATION: F08 ACCESS TO BE PROVIDED AT GATE LOCATIONS NOTED ON ELECTRICAL ENGINEERS PLANS
- COORDINATION: ALL FOOTING POURS (WALLS, FENCE, ETC) ARE TO BE REVIEWED AND COORDINATED WITH ADJACENT UTILITY LOCATIONS, TREE LOCATIONS, AND ADJACENT WALL FOOTINGS
- DESIGN: HOLD TOPS OF FENCES LEVEL UNLESS NOTED OTHERWISE
- DESIGN: CONTRACTOR TO PROVIDE OR APPLY FACTORY PRIMED SURFACE, 2 COATS EXTERIOR GRADE PAINT FOR ALL PAINTED STEEL
- SUBMITTAL: CONTRACTOR SHALL SUBMIT FENCE/GATE/TRELLIS COLOR AND FINISH SAMPLE FOR REVIEW AND APPROVAL PRIOR TO APPLICATION
- SUBMITTAL: CONTRACTOR SHALL SUBMIT SHOP DRAWINGS WITH FENCE / GATE LOCATION PLAN AND DETAILS SHOWING DIMENSIONS, MATERIALS, AND STRUCTURAL INFORMATION - FOR REVIEW AND APPROVAL BY OWNER'S AUTHORIZED REPRESENTATIVE BEFORE CONSTRUCTION

UTILITY NOTES:

- COORDINATION: BEFORE INSTALLING ALL UNDERGROUND HARDSCAPE FEATURES (i.e. FENCE FOOTINGS, WALL FOOTINGS, AND SERVICE LINES) VERIFY ALL LOCATIONS OF EXISTING UTILITIES AND INSTALLED UTILITIES. COORDINATE CIVIL, STRUCTURAL, ELECTRICAL, ARCHITECTURAL, AND MECHANICAL PLANS WITH THIS LANDSCAPE PACKAGE
- COORDINATION: CIVIL STRUCTURES (i.e. CATCH BASINS, MANHOLES, LIFT STATIONS) ARE SHOWN FOR COORDINATION ONLY
- COORDINATION: REFER TO CIVIL PLANS FOR GRADING AND DRAINAGE STRUCTURES BEFORE INSTALLATION OF WALKS, FOOTINGS, PLANTING, AND OTHER ITEMS
- COORDINATION: ALL JUNCTION & VALVE BOXES SHALL BE IN PLANTING AREAS AS APPROVED BY OWNER. STAKE LOCATIONS BEFORE INSTALLATION FOR APPROVAL BY OWNER

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t. 615.327.4447
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WATERTON

Outbound Stowe

Vermont

Stowe

#	DATE	REVISION DESCRIPTION

DATE:	August 16, 2023
PLAN NORTH:	SCALE: As Indicated
DRAWN BY:	MA, AP
CHECKED BY:	JS, TJ

SHEET TITLE:
MATERIALS NOTES

SHEET NUMBER:
L0.00

PRINTED: FILENAME:

MOCK-UPS

CONTRACTOR SHALL PREPARE/ PROVIDE 4x4 SQUARE MOCK-UP'S FOR REVIEW BY LANDSCAPE ARCHITECT FOR THE FOLLOWING ITEMS:

- 1. (C-1) - CONCRETE PAVING; COLOR, FINISH, SAWCUT, AND EXPANSION JOINTS
- 2. (W-1) - CONCRETE WALL, COLOR, FINISH, EXPANSION JOINTS

ENG. SHOP DWGS AND SUBMITTALS

CONTRACTOR SHALL PREPARE/ PROVIDE SHOP DRAWINGS AND/OR PRODUCT CUT SHEETS FOR REVIEW BY LANDSCAPE ARCHITECT FOR THE FOLLOWING ITEMS:

- 1. ALL C-SERIES
- 2. ALL W-SERIES
- 3. ALL M-SERIES
- 4. ALL L-SERIES
- 5. ALL A-SERIES

SAMPLES

CONTRACTOR SHALL PREPARE/ PROVIDE SAMPLES FOR REVIEW BY LANDSCAPE ARCHITECT FOR THE FOLLOWING ITEMS:

- 1. W-SERIES, COLOR AND FINISH
- 2. CONCRETE JOINT CAULK COLOR
- 3. M-SERIES STEEL COLOR
- 4. S-SERIES, TILE SIZE AND GROUT COLOR

COORDINATION ITEMS

CONTRACTOR TO REVIEW PROPOSED HARDSCAPE ITEMS IN LEGEND AND IDENTIFY WHICH ITEMS OVERLAP IN SCOPE BETWEEN THESE PLANS AND OTHER DISCIPLINES. IN THE EVENT OF ANY DISCREPANCIES FOUND IN THE PLANS IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

MATERIAL LEGEND

CONCRETE

(C-1) CONCRETE PAVING
COLOR: STANDARD GREY
FINISH: MEDIUM BROOM FINISH
DOWELED EXPANSION JOINTING: REF. TO DETAILS. 3/8" FIBERBOARD EXP. JOINT AT TOP AND BOTTOM OF STAIR, CAULK TO MATCH CONCRETE.
CONTROL JOINTING: REF. PLANS FOR LAYOUT. SAWCUT 1/4 DEPTH OF CONCRETE

(C-2) CONCRETE STAIR
COLOR: STANDARD GREY
FINISH: MATCH ADJACENT CONDITION
DOWELED EXPANSION JOINTING: REF. TO DETAILS. 3/8" FIBERBOARD EXP. JOINT AT TOP AND BOTTOM OF STAIR, CAULK TO MATCH CONCRETE.
CONTROL JOINTING: REF. PLANS FOR LAYOUT. SAWCUT 1/4 DEPTH OF CONCRETE

WALL

(W-1) - CONCRETE WALL
COLOR: STANDARD GREY
FINISH: ARCHITECTURAL FINISH
EXPANSION JOINTING: 3/8" FIBERBOARD EXP. JOINT WHERE ADJACENT TO CONCRETE PAVING, CAULK TO MATCH CONCRETE.
CONTROL JOINTING: SAWCUT - REF. PLANS AND DETAILS FOR LAYOUT, TYPICALLY ALIGN WITH PAVING JOINTS

SPA

(S-1) WATERLINE TILE
MANUFACTURER: FIRECLAY
TYPE: 2" HEXAGON TILE
COLOR: SKIPPING STONE
NOTES: INSTALL PER MANUFACTURES SPECIFICATION RECOMMENDATIONS

(S1-A) SPA TILE
MANUFACTURER: FIRECLAY
TYPE: 4" HEXAGON TILE
COLOR: SKIPPING STONE
NOTES: INSTALL PER MANUFACTURES SPECIFICATION RECOMMENDATIONS

(S1-B) WARNING TILE
MANUFACTURER: FIRECLAY
TYPE: 2" SQUARE
COLOR: SKIPPING STONE
NOTES: INSTALL PER MANUFACTURES SPECIFICATION RECOMMENDATIONS

(S1-C) COVE BASE OUTSIDE CORNER
MANUFACTURER: FIRE CLAY
NOTES: TRIM TILE 4"
COLOR: SKIPPING STONE
NOTES: INSTALL PER MANUFACTURES RECOMMENDATIONS

(S1-D) V CAP
MANUFACTURER: FIRE CLAY
NOTES: TRIM TILE 4"
COLOR: SKIPPING STONE
NOTES: INSTALL PER MANUFACTURES SPECIFICATION RECOMMENDATIONS

(S-3) PILASTER
MANUFACTURER: DIAMOND BRITE
COLOR: DIAMONDBRITE 'AQUA BLUE'
INSTALLATION: REF. TO MANUFACTURER'S SPECS. POOL PLASTER TO COMPLY WITH ALL LOCAL AND FEDERAL CODES

(S-4) CONCRETE COPING
MANUFACTURER: FEDERAL STONE
COLOR: SS-3000
SERIES: 15' SU-DBN COPING
SIZE: 15" TOP, 13" MAX WALL FINISH, 2" DOUBLE BULLNOSE, 24" LENGTH

(S-6) TILE GROUT
MANUFACTURER: LATICRETE
SERIES: SPECTRALOCK PRO PREMIUM GROUT
COLOR: 09 FROSTY
NOTES: INSTALL PER MANUFACTURER'S SPECIFICATION RECOMMENDATION

METAL

(M-1) STEEL HANDRAIL
MATERIAL: FLAT BAR STEEL
SIZING: REFERENCE DETAILS FOR SIZING
COLOR: MATCH ARCHITECTURAL STEEL
FINISH: PAINTED, 2 COATS

(M-2) FENCE - AT POOL AREA
MANUFACTURER: LOCAL SUPPLIER
MATERIAL: MATCH EXISTING
COLOR: MATCH EXISTING
HEIGHT: MATCH EXISTING, REFERENCE LOCAL AND STATE CODES FOR PROPER MOUNTING HEIGHT.

(M-3) GATE - AT POOL AREA
MANUFACTURER: LOCAL SUPPLIER
MATERIAL: MATCH EXISTING
COLOR: MATCH EXISTING
HEIGHT: MATCH EXISTING, REFERENCE LOCAL AND STATE CODES FOR PROPER MOUNTING HEIGHT.

(M-4) DECORATIVE FENCE - AT POOL EQUIPMENT
MANUFACTURER: SLEEFENCE
MODEL: ALUMINUM SCREEN FENCE 72" WIDE X 69" HIGH
COLOR: BLACK

SLEEFENCE POST CAP (4)
SLEEFENCE SINGLE SCREEN GATE TO MATCH FENCING 72"
SLEEFENCE PADLOCKABLE GATE LATCH
SLEEFENCE HYDRAULIC GATE CLOSER
DIG & SET POST WITH CAP - 4'X4'X9' (4)
BLACK SS SCREWS
69" ADJUSTABLE MOUNTING CHANNELS

(M-5) - STRING LIGHT POST FOR STRING LIGHTING
MATERIAL: TUBULAR STEEL
COLOR: MATCH ARCHITECTURAL STEEL
FINISH: PAINT, 2 COATS
SIZE: 4" SQUARE
INSTALLATION: REF. DETAILS

AMENITY

(A-1) BIKE RACK
MANUFACTURER: LANDSCAPE FORMS
MODEL: BOLA BIKE RACK
COLOR: SILVER POWDERCOATED METAL
INSTALLATION: PER MANUFACTURE'S SPECS

SPECIALITY

(X-1) STAIR TREAD NOSING
MANUFACTURER: URBAN ACCESS SOLUTIONS
MODEL: RIBBED BAR NOSING
PART NUMBER: STSB-C1.875E
MATERIAL: RIBBED ABRASIVE
COLOR: BLACK
INSTALLATION: CAST IN PLACE. INSTALLED PER MANUFACTURERS SPECIFICATION

LIGHTING / ELECTRICAL

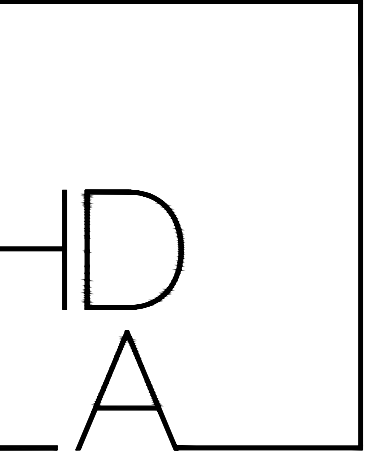
NOTE: REFER TO ELECTRICAL ENGINEER'S PLANS FOR TECHNICAL INFORMATION, POWER, CALCULATIONS, ETC. CONTRACTOR TO COORDIATE WITH ELECTRICAL EGENNER ON PROVIDING POWER TO LCOATIONS INDICATED ON THE PLANS **LIGHTING IS SHOWN FOR AESTHETIC AND LOCATION COORDINATION ONLY**

(L-1) EMERGENCY EXIT PUSH BUTTON
MANUFACTURER: OWNER SELECTED MODEL
NOTES: INSTALL PER MANUFACTURERS SPECIFICATIONS AND FOLLOW ALL LOCAL AND STATE JURISDICTIONAL CODES FOR MOUNTING HEIGHTS

(L-2) FLUSH MOUNT WALL LIGHT
MANUFACTURER: HINKLEY
PRODUCT: LUMENS TAPER LED STEP LIGHT
MOUNTING HEIGHT: REF. DETAILS
COLOR: SATIN
TOTAL LUMINS:160
TOTAL WATTS: 1.90
VOLTS:12
COLOR TEMP: 2700 (Warm)

(L-3) POOL PROXIMATEY FOB READER
MANUFACTURER: OWNER SELECTED MODEL
NOTES: INSTALL PER MANUFACTURERS SPECIFICATIONS AND FOLLOW ALL LOCAL AND STATE JURISDICTIONAL CODES FOR MOUNTING HEIGHTS


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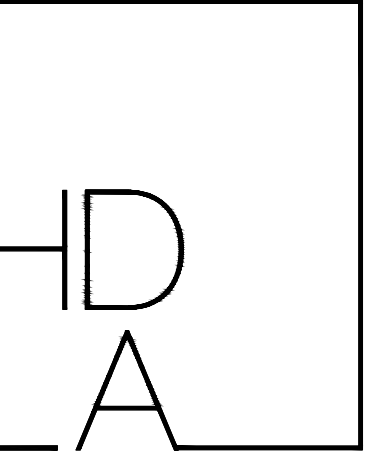
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DATE: August 16, 2023
 PLAN NORTH: SCALE: As Indicated

 PROJECT NO:
 DRAWN BY: MA, AP
 CHECKED BY: JS, TJ

MATERIALS LEGEND

SHEET NUMBER:

L0.10



WATERTON

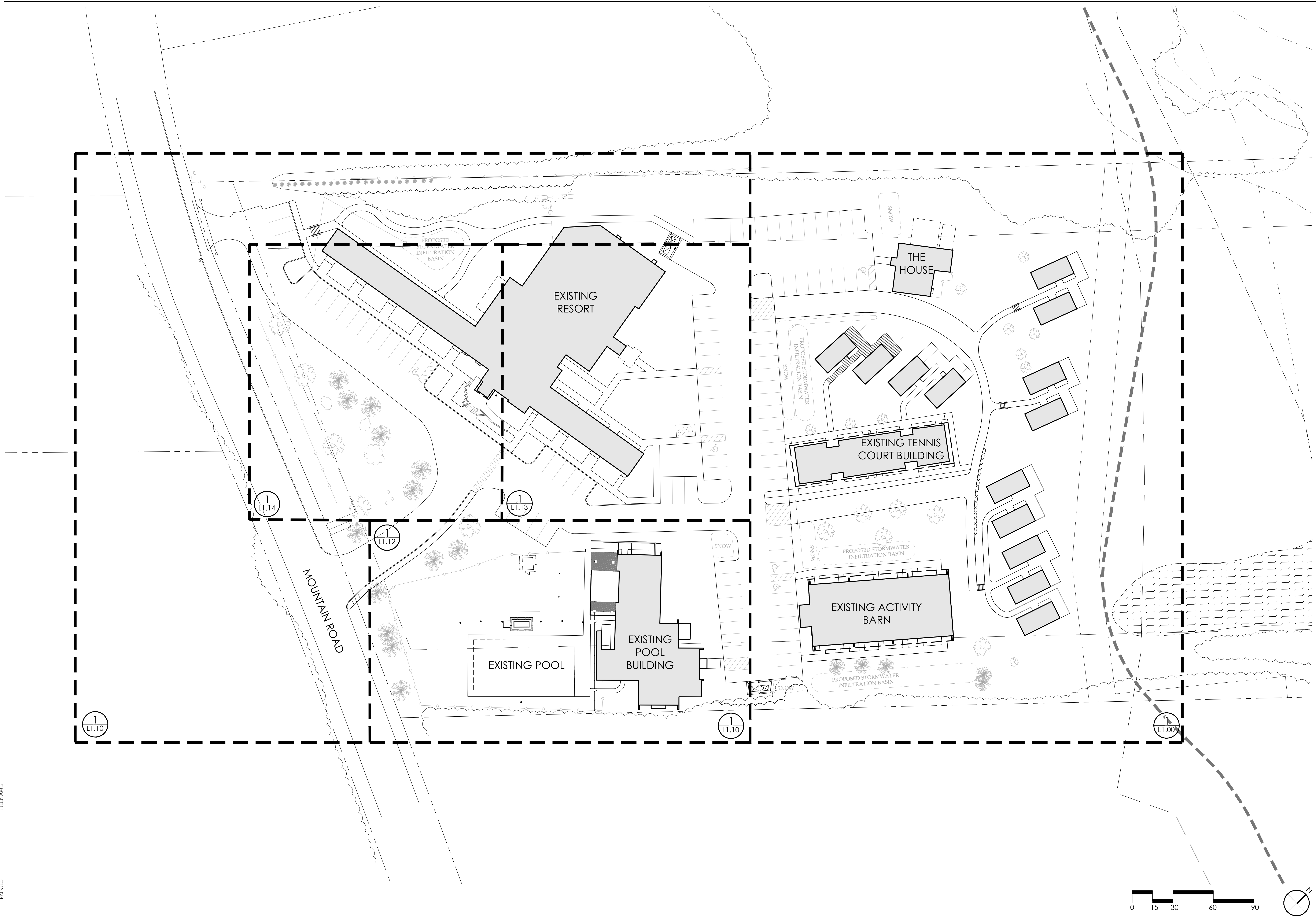
Outbound Stowe
Stowe Vermont

#	DATE	REVISION DESCRIPTION

DATE: August 16, 2023
PLAN NORTH: SCALE: As Indicated
PROJECT NO:
DRAWN BY: MA, AP CHECKED BY: JS, TJ
SHEET TITLE: KEY MAP

KEY MAP

SHEET NUMBER:
L0.02



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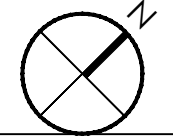
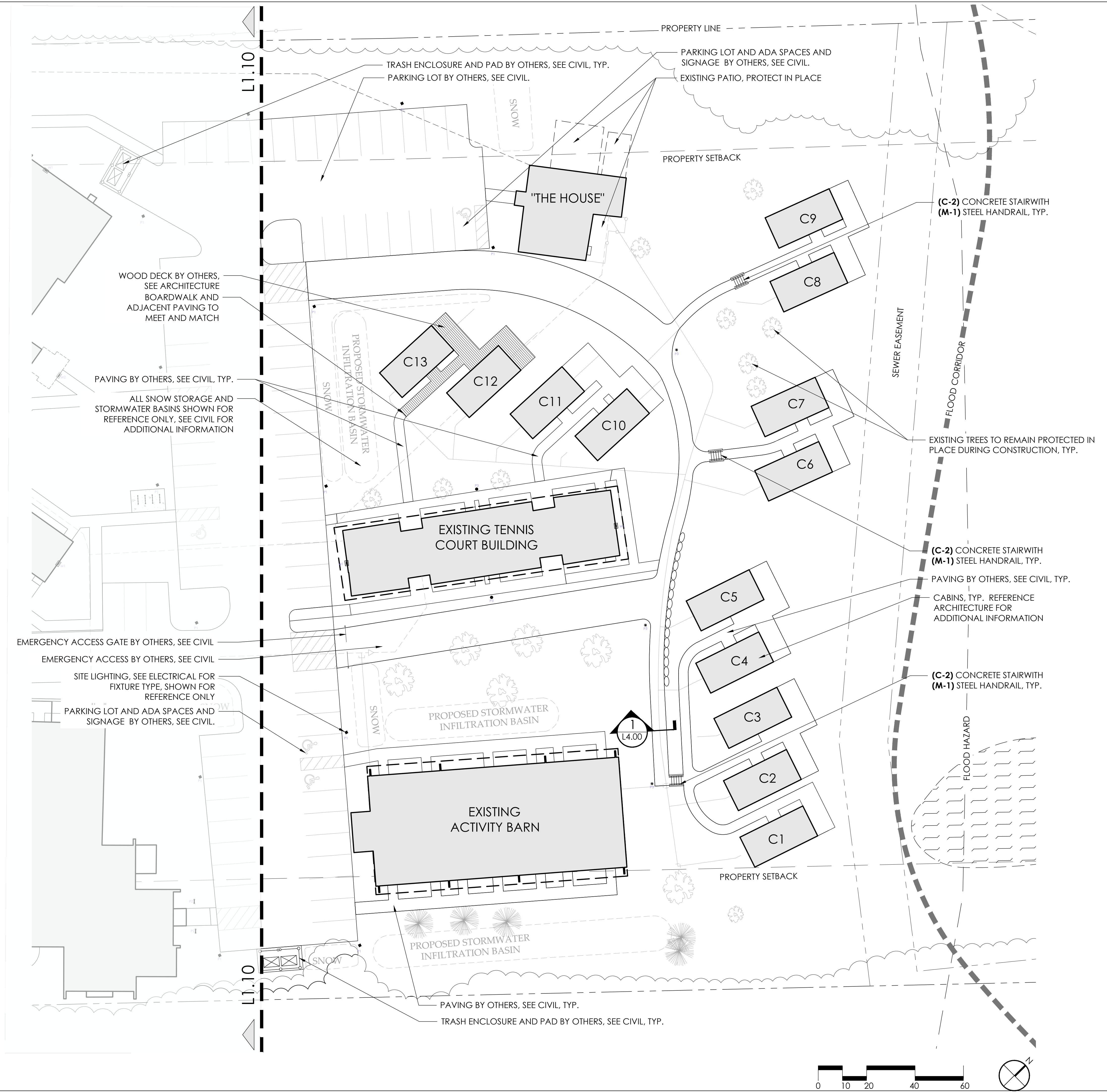
WATERTON
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Vermont
Stowe

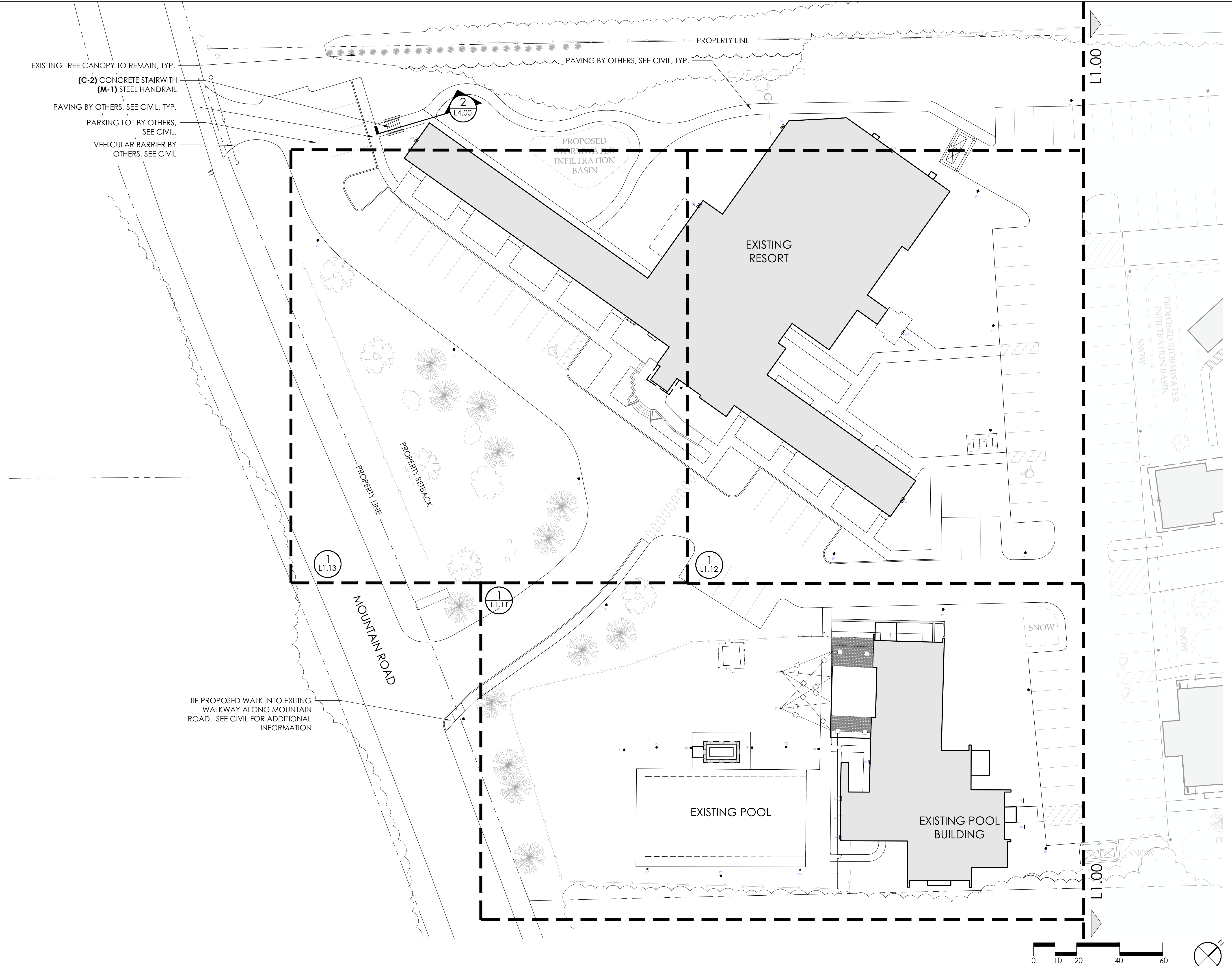
#	DATE	REVISION DESCRIPTION

DATE: August 16, 2023
 PLAN NORTH:
 SCALE: As Indicated
 PROJECT NO.:
 DRAWN BY: MA, AP
 CHECKED BY: JS, TJ

SHEET TITLE: **SITE PLAN**

SHEET NUMBER: **L1.00**





EXISTING TREE CANOPY TO REMAIN, TYP.
 (C-2) CONCRETE STAIR WITH
 (M-1) STEEL HANDRAIL
 PAVING BY OTHERS, SEE CIVIL, TYP.
 PARKING LOT BY OTHERS,
 SEE CIVIL.
 VEHICULAR BARRIER BY
 OTHERS, SEE CIVIL

PROPERTY LINE
 PAVING BY OTHERS, SEE CIVIL, TYP.

PROPOSED
 STORMWATER
 INFILTRATION
 BASIN

EXISTING
 RESORT

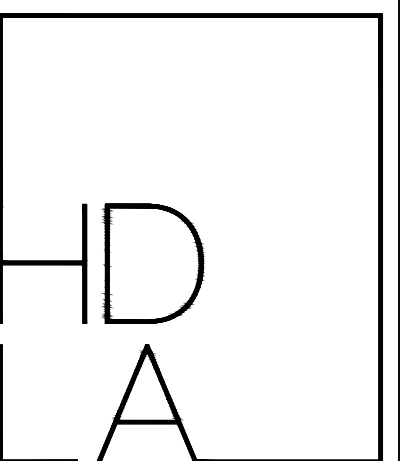
MOUNTAIN ROAD

EXISTING POOL

EXISTING POOL
 BUILDING

TIE PROPOSED WALK INTO EXISTING
 WALKWAY ALONG MOUNTAIN
 ROAD. SEE CIVIL FOR ADDITIONAL
 INFORMATION

PROCESS SET NOT FOR
 CONSTRUCTION
 Project Status 2



LANDSCAPE ARCHITECTS
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WATERTON

Outbound Stowe

Stowe Vermont

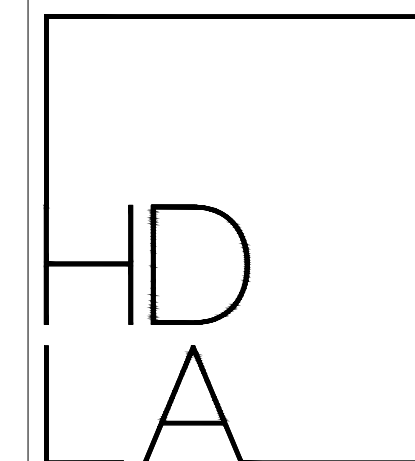
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DATE: August 16, 2023
 PLAN NORTH: As Indicated
 SCALE: As Indicated
 PROJECT NO.:
 DRAWN BY: MA, AP
 CHECKED BY: JS, TJ
 SHEET TITLE:

SITE PLAN

SHEET NUMBER:
L1.10

PRINTED: FILENAME:

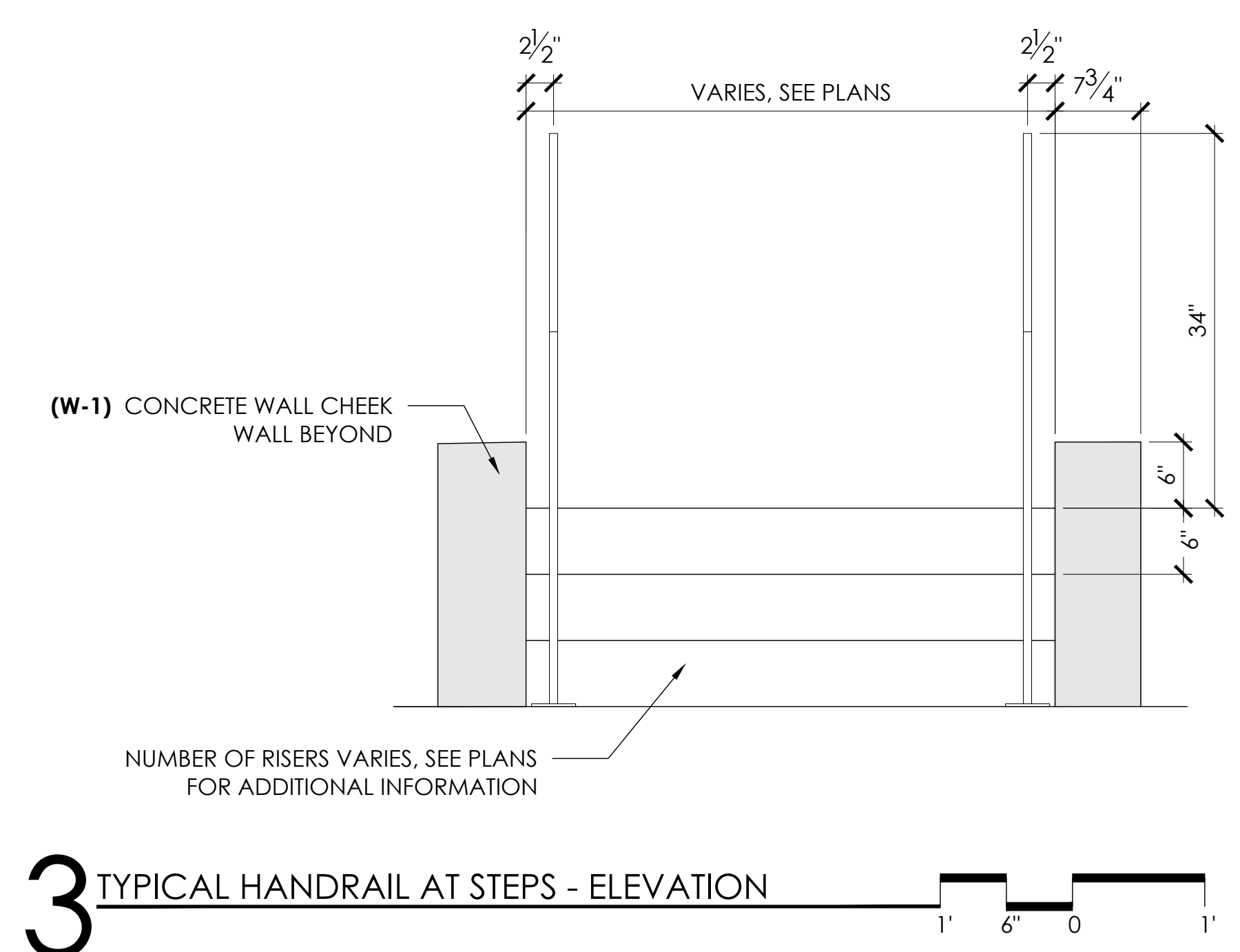


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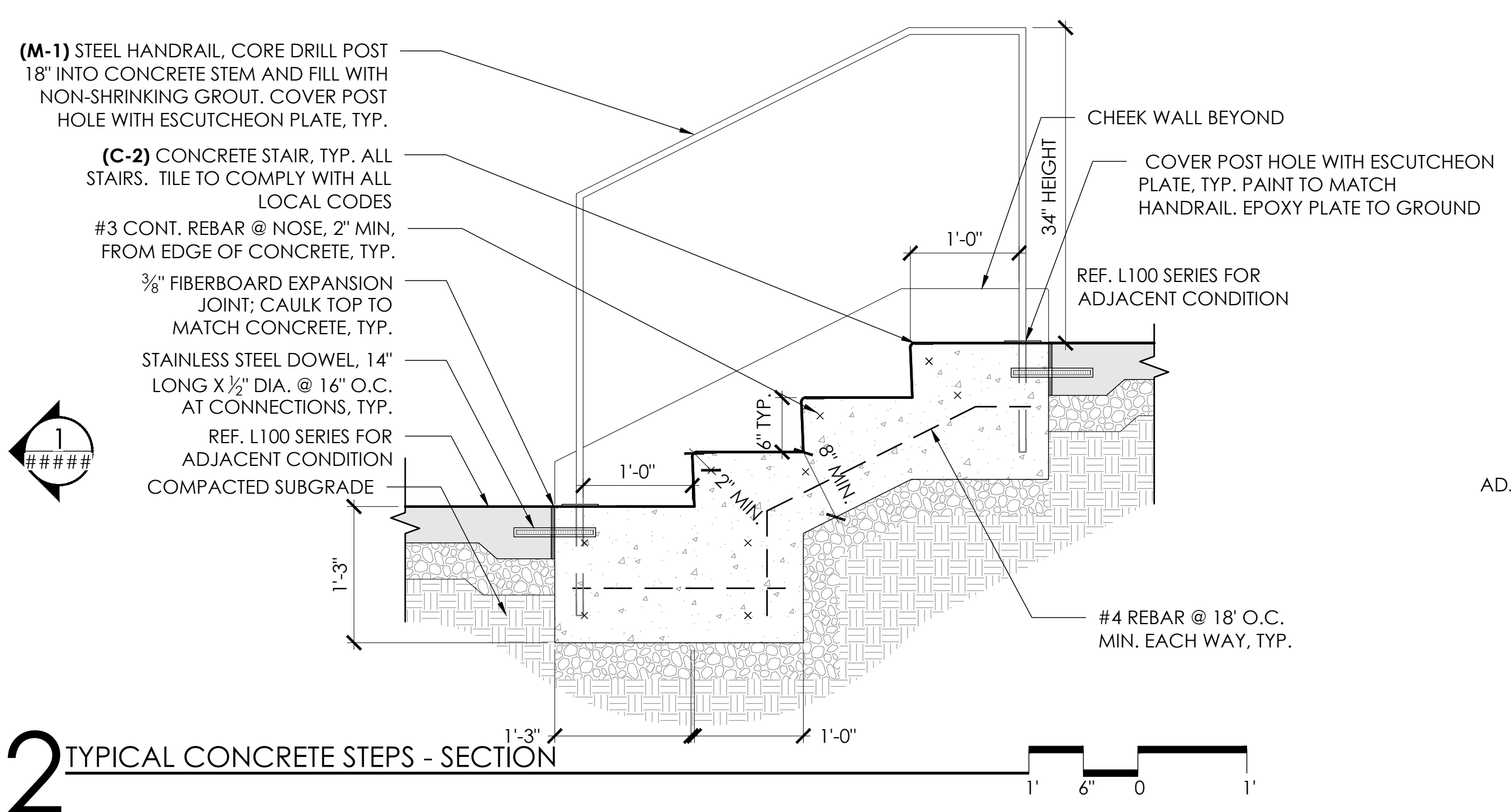
PROGRESS PRINT DATE:	JUNE 30, 2025
PLAN NORTH:	SCALE: As Indicated
DRAWN BY:	PROJECT NO:
MA, AP	JS, TJ
CHECKED BY:	
SHEET TITLE:	

DETAILS

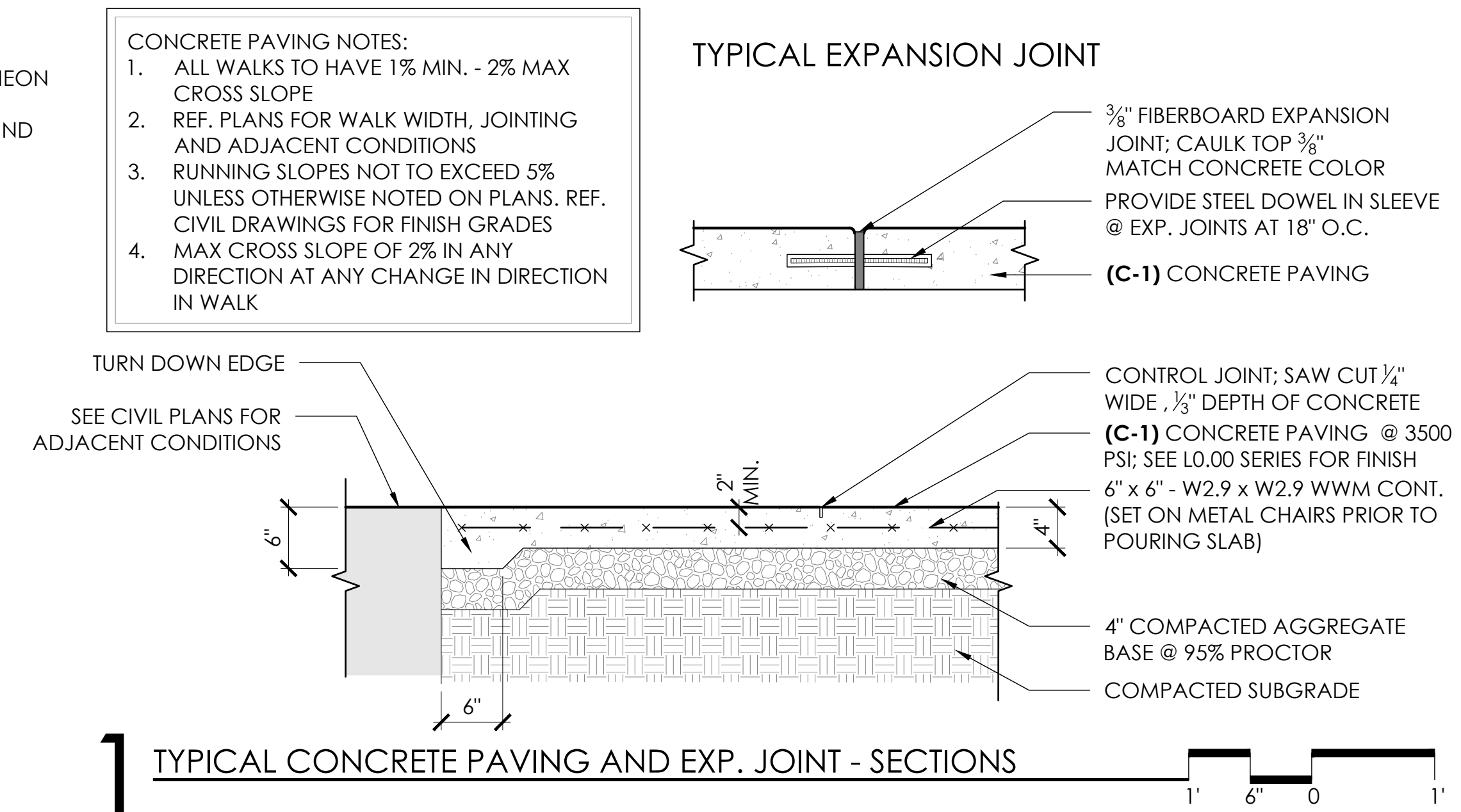
L4.00



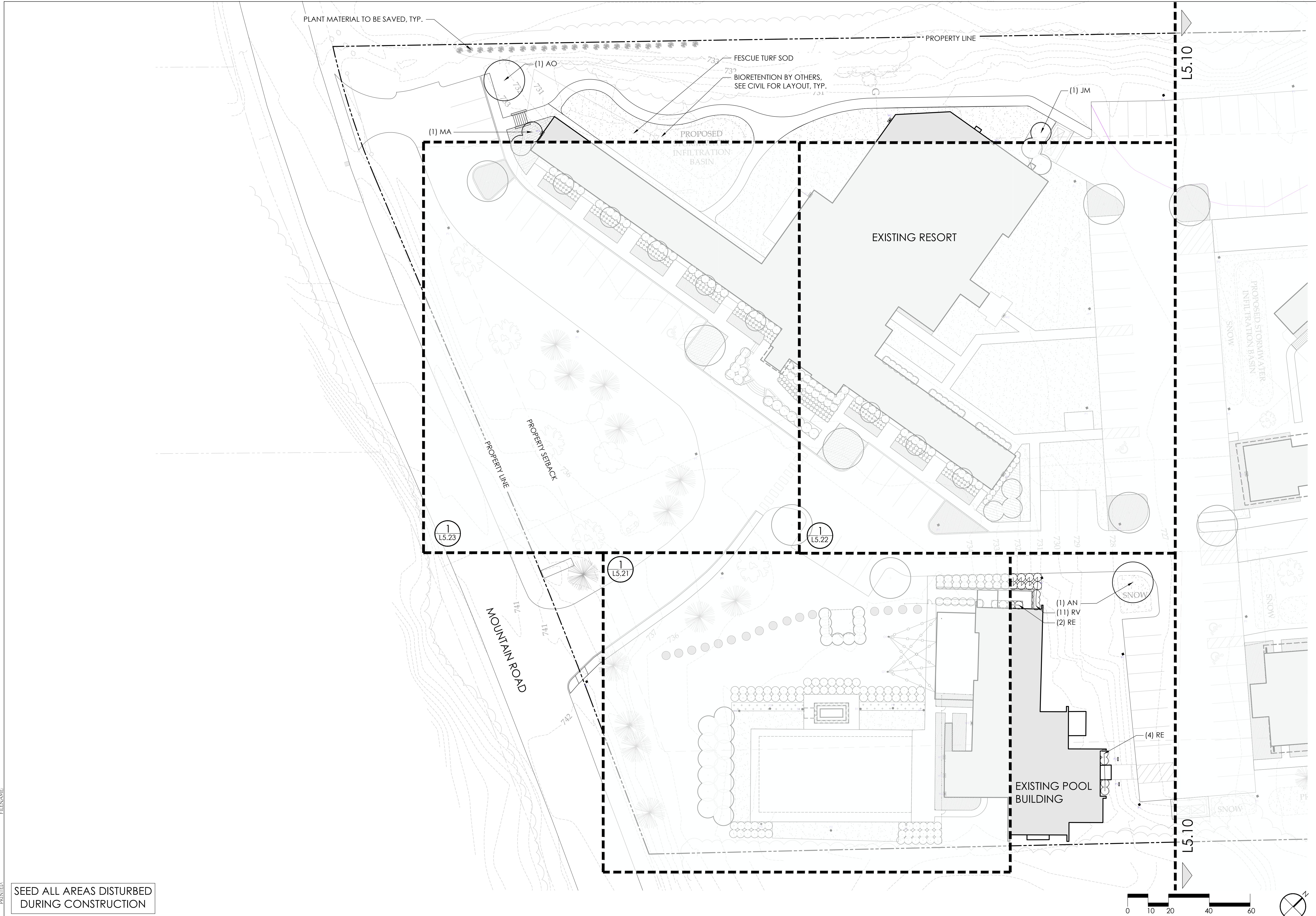
3 TYPICAL HANDRAIL AT STEPS - ELEVATION



2 TYPICAL CONCRETE STEPS - SECTION



1 TYPICAL CONCRETE PAVING AND EXP. JOINT - SECTIONS



PLANT MATERIAL TO BE SAVED, TYP.

PROPERTY LINE

FESCUE TURF SOD
 BIORETENTION BY OTHERS.
 SEE CIVIL FOR LAYOUT, TYP.

PROPOSED
 INFILTRATION
 BASIN

EXISTING RESORT

PROPOSED STORMWATER
 INFILTRATION BASIN

PROPERTY SETBACK

MOUNTAIN ROAD

EXISTING POOL
 BUILDING

(1) AN
 (11) RV
 (2) RE

(4) RE

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Outbound WH Stowe Exterior Light Fixtures

STOWE, VT

Entrance/Parking Lights P1



Dark Sky compliant 12" Bowl Shade down light double hung on a 10-12 foot pole with anchor bolts and footer. Double Post Adapter: Designed to fit standard 3" posts and pier mount bases. Will work with any RLM shades. Width at base: 3" Width across: 33".

Fully shielded, recessed light source, dark sky compliant

3000K

Dimmable

Shown as P1 on plans

Pedestrian Pole Lights P2 & P3



Dark Sky compliant 10" Bowl Shade down light double hung on an 8 foot pole. Designed to fit standard 3" posts and pier mount bases. Satin green finish

Shown as P2 on plans

Fully shielded, recessed light source, dark sky compliant

3000K

Dimmable



Dark Sky compliant 10" Bowl Shade down light single hung on an 8 foot pole. Designed to fit standard 3" posts and pier mount bases. Satin green finish

Shown as P3 on plans

Fully shielded, recessed light source, dark sky compliant

3000K

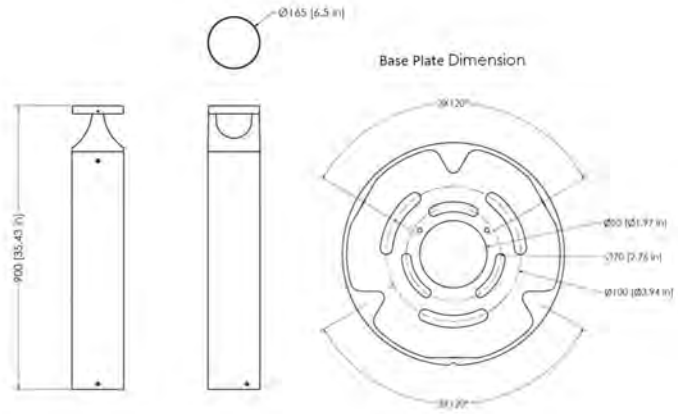
Dimmable

Bollard Lights



Power	BUG
14W	B1-U0-G1

14W
 3000K
 35" height
 5 yr warranty
 Black powder coated
 120V



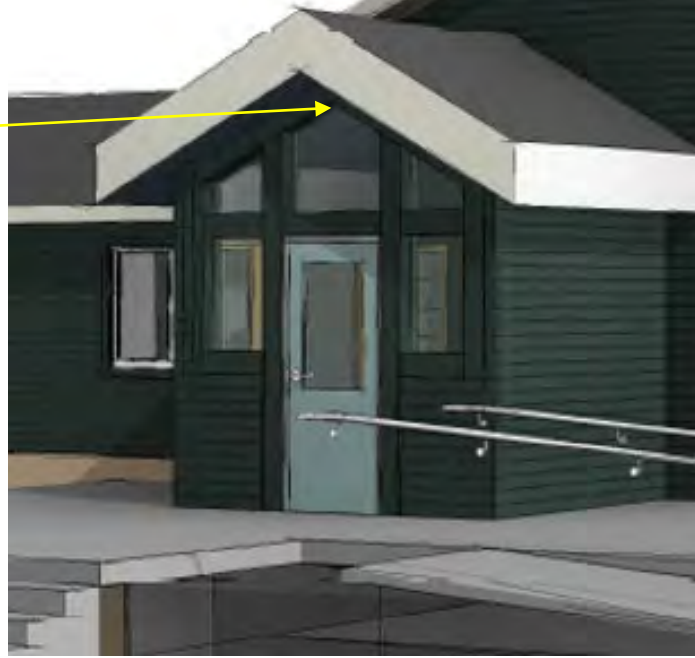
Main Entrance Sconce



Dimensions:

16 in Option Backplate: Diameter 4.63"

16 in Option Fixture: Width 16", Height 23.25", Depth 34.5", Weight 11Lbs



The Rhoda Outdoor Gooseneck Dome Wall Sconce finds its inspiration from 1920's industrial lighting, offering a clean, classic look to spaces. A graceful gooseneck arm reaches out to support a deep bowl shade that is spun from heavy-duty aluminum, and the interior provides ample space for light to reflect, casting an even wash of illumination down onto surroundings. **Dark sky rated**, this design limits the amount of light pollution that escapes up into the night sky, keeping the area it illuminates the focus of your eye, making it great for signs, addresses, or other points of interest.

Details:

Powder-coated finish

White interior shade finish

Painted Galvanized interior shade finish for the Painted Galvanized finish

Material: Aluminum

Dimmable: Yes

Dimmer Not Included

Dimmer Type: Standard

Lighting Style: Downlight

Location Rating: UL Listed Wet

Dark Sky Compliant: This design is compliant with International Dark Sky Association standards to reduce outdoor light pollution.

OK for Outdoor Use

Warranty: Limited 1 Year

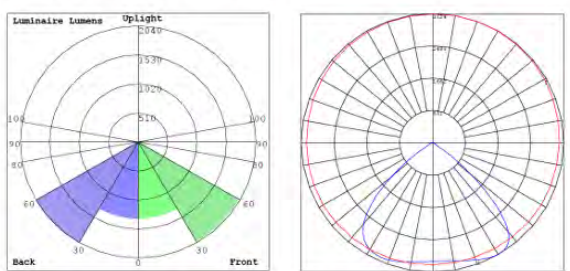
Made In USA

Wall Washer For Mural at Main Entrance

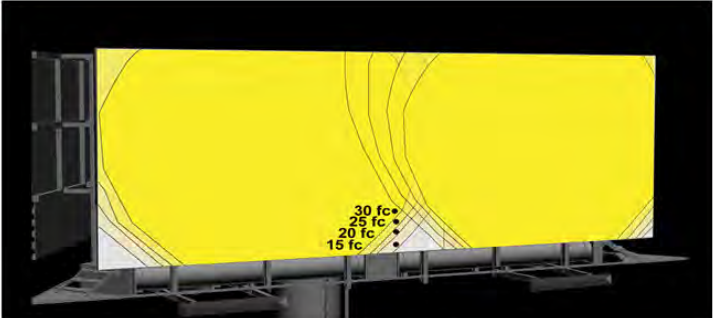


Fully shielded to prevent light bleed. Pointed down in fixed position to comply with dark sky

Photometrics: LOHB-2FT



BUG Rating: B3-U0-G0



Billboard Size: 5'x 17.5' Mounting Distance: 6'

Other Views:



Side View



Front View

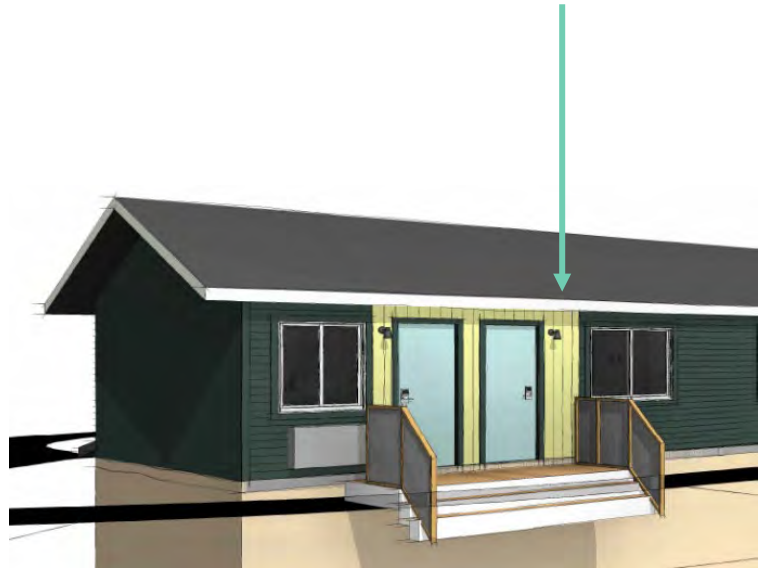


Back View

Performance Table: LOHB-2FT

MODEL NO.	Wattage	Voltage	Lumens	Color Temp.	BUG Rating	LPW
LOHB-2FT-50W-30K	50W	120-277V	6500LM	3000K	B3-U0-G0	130

Unit Door Lights – Main Building, Tennis Building, Activity Barn



- Depth: 4
- Width: 5.1
- Height: 6.2
- Max Height: 6.2
- Glass Type: No Glass
- Bulb Type: Medium base (E-2)
- Location Rating: Wet
- ADAE26
- 3000K
- Dark sky compliant

<https://darksky.org/what-we-do/darksky-approved/products-companies/#!/1-Light-Flush-Metal-Cone-Outdoor-Wall-Sconce/p/472764509/category=12627269>

Cabin Door and Cottage Door Lights



Features

- Can be used indoors or outdoors
- Aluminum construction
- Includes: 8 watt integrated LED
- Dark Sky compliant
- ETL Rated for wet locations
- Can be mounted with shade facing down only

Dimensions

- Height: 7-1/2"
- Width: 8"
- Extension: 8-1/2"
- Center-to-Top: 2-1/2"
- Product Weight: 2.12 lbs
- Backplate Diameter: 5"

Electrical Specifications

- Delivered Lumens: 491
- Color Temperature: 3000K
- Color Rendering Index (CRI): 94
- Rated Life Hours: 30,000



Wall Packs W1 Main Building



Product Information:

- Sturdy die-cast aluminum housing finished with corrosion free powder coat
- Full Cut-Off Dark Sky Compliant
- Photocell is included with an easy quick disconnect
- Instant-On to full brightness
- Select-n-Switch Technology: 3-CCT + 5-Power Selectable

Driver Options:

- UNV: 120-277V 0-10V Dimmable
- HV: 277-480V 0-10V Dimmable
- Built in 6Kv Surge Protector
- THD: <20% (+/-5% tolerance), PF >0.9, 50/60Hz

Mounting & Installation:

- Five 1/2" knockouts: 1 one each side for convenient installation

Certifications:

- UL Listed for USA and CA
- DLC Listed
- ROHS Compliant
- Approved for CA T24
- 5 Year Limited Warranty

Wall Packs W2 Pool Building and Back of Cabins

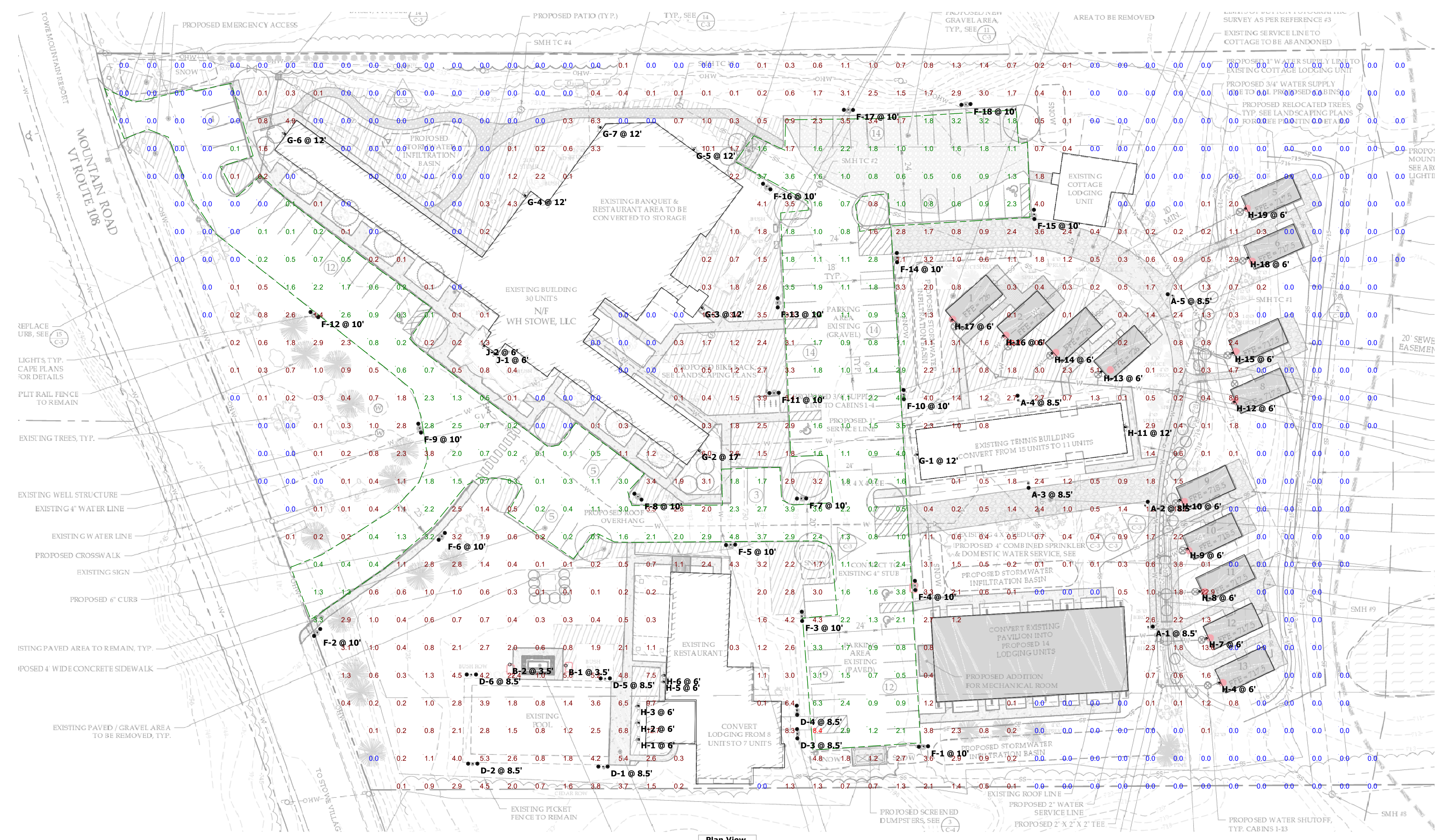


<https://darksky.org/what-we-do/darksky-approved/products-companies/#!/NUVO-LED-GOOSENECK-Black-Brown-White/p/462588273>

- Includes 16 in. Mounting Arm
- 2KV Built-in Surge Protection
- Constructed from Polycarbonate and Die-Cast Aluminum
- Includes a Polycarbonate shade
- Integrated LED lighting
- Dimmable with compatible dimmers
- Built-in daylight sensor to control the lighting automatically
- UL, CUL, and ETL rated for wet locations
- Dark Sky compliant
- Comes with a 5 Year Limited manufacturer warranty

Dimensions

- Height: 14-15/16"
- Width: 14-3/16"
- Extension: 23-1/4"
- Product Weight: 4.40 lbs



Plan View
Scale - 1" = 30ft

Disclaimer
This lighting design is not a professional engineering drawing and is provided for informational purposes only, without warranty as to accuracy, completeness, reliability or otherwise. Frazier Photometrics is not responsible for specifying the lighting or illumination requirements for any specific project. It is the obligation of the end-user to consult with a professional engineering advisor to determine whether this lighting design meets the applicable project requirements for lighting system performance, safety, suitability and effectiveness for use in a particular application. End-user environment and application (including, but not limited to, voltage variation and dirt accumulation) can cause actual field performance to differ from the calculated photometric performance represented in this lighting design. In no event will Frazier Photometrics be held responsible for any loss resulting from any use of this lighting design.

Symbol	Label	QTY	Catalog Number	Description	LLF	Wattage
●	A	5	M242869-1 MOD#: RDBC10-WH	Pedestrian Post-top	0.95	31
○	B	2	SPLINTER BOLLARD 24W 3000K CCT	AE-OD-ST-24UV-830-35-BK	0.95	21.1618
●	D	6	M242869-1 MOD#: RDBC10-WH	Pedestrian Post-top - 10" bowl	0.95	62
●	F	18	M242869-1 MOD#: RDBC10-WH	Pedestrian Post-top - 12" bowl	0.95	62
▲	G	7	LED-WPFC-ADJ-3P30W	Wall-pack	0.95	30.9
▲	H	19	LED-WPFC-16W	Full Cut-off Wall pack	0.95	19.8
▲	J	2	WS-W45714	Oberon Front Sconce	0.95	19.2685

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
All Points	+	1.2 fc	23.9 fc	0.0 fc	N/A	N/A
Parking and Drive Lanes	X	1.5 fc	8.4 fc	0.0 fc	N/A	N/A

- Notes**
- Readings are shown in units of maintained footcandles.
 - Total Light Loss Factor (LLF) = .95 LLF for LED
 - Test Plane = 0' Above grade
 - Fixture Mounting Height = See Plan view.
 - Fixture Spacing = See Plan view.
 - This photometric layout was calculated using specific criteria. Any deviation from stated parameters will affect actual performance.
 - These lighting calculations are not a substitute for independent engineering analysis of lighting system suitability and safety.
 - TOTAL LUMENS = 199,330 lumens
TOTAL DEVELOPED AREA = approx. 4 acres (174,240 sf)
TOTAL OUTPUT = approx. 1.14 lumens / sf

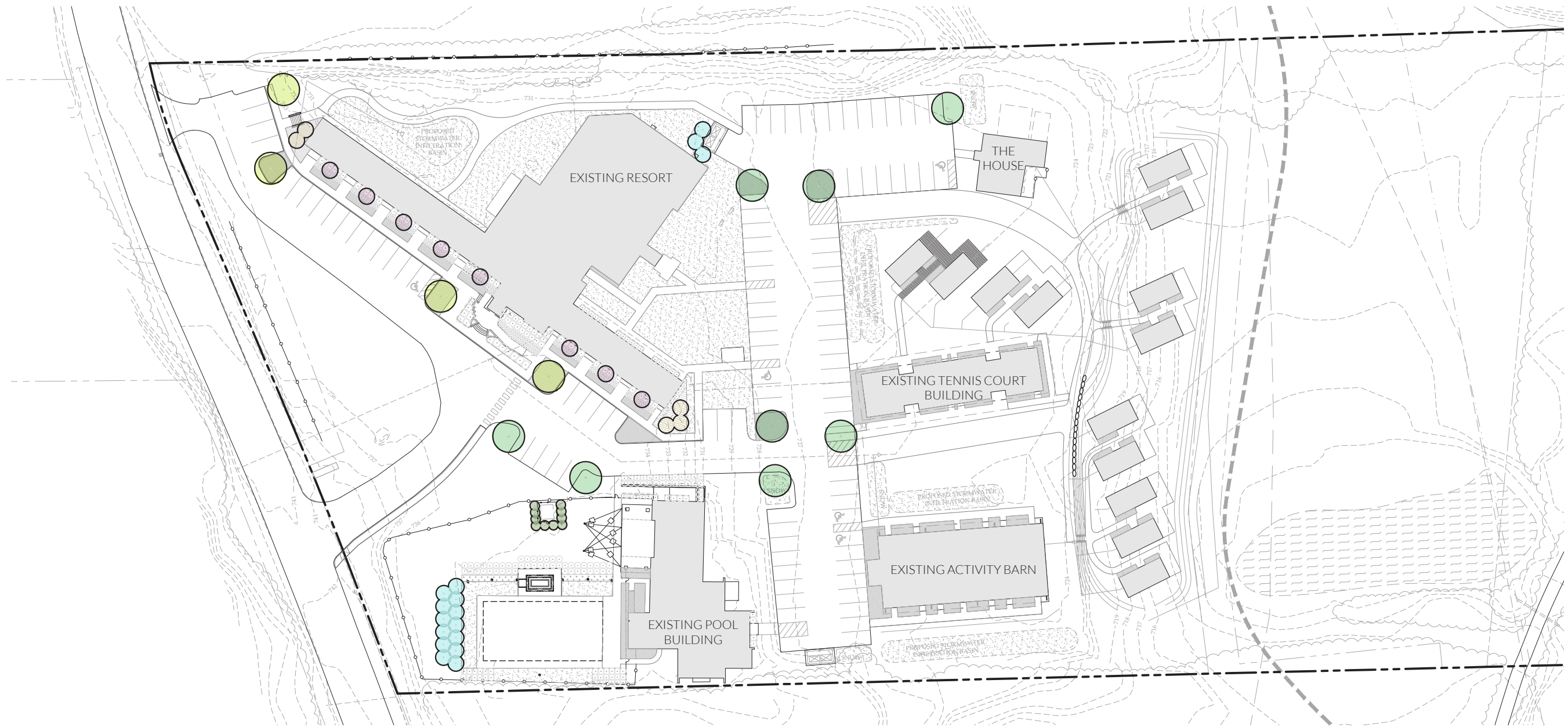
OUTBOUND STOWE

SITE AND PLANTING DESIGN - 09/08/2023





- EXISTING TREES TO BE SAVED
- EXISTING TREES TO BE REMOVED
- EXISTING TREES TO BE SALVAGED
- SALVAGED TREES RELOCATED



DECIDUOUS - CANOPY



● OCTOBER GLORY RED MAPLE
Acer rubrum 'PNI 0268'
 HEIGHT: 40' - 50'
 SPREAD: 20' - 25'



● NORTHWOOD RED MAPLE
Acer rubrum 'Northwood'
 HEIGHT: 40' - 50'
 SPREAD: 30' - 40'

DECIDUOUS - FLOWERING



● ROYAL STAR MAGNOLIA
Magnolia stellata 'Royal Star'
 HEIGHT: 8'-10'
 SPREAD: 8'-10'



● ANN MAGNOLIA
Magnolia x 'Ann'
 HEIGHT: 8'-10'
 SPREAD: 8'-10'

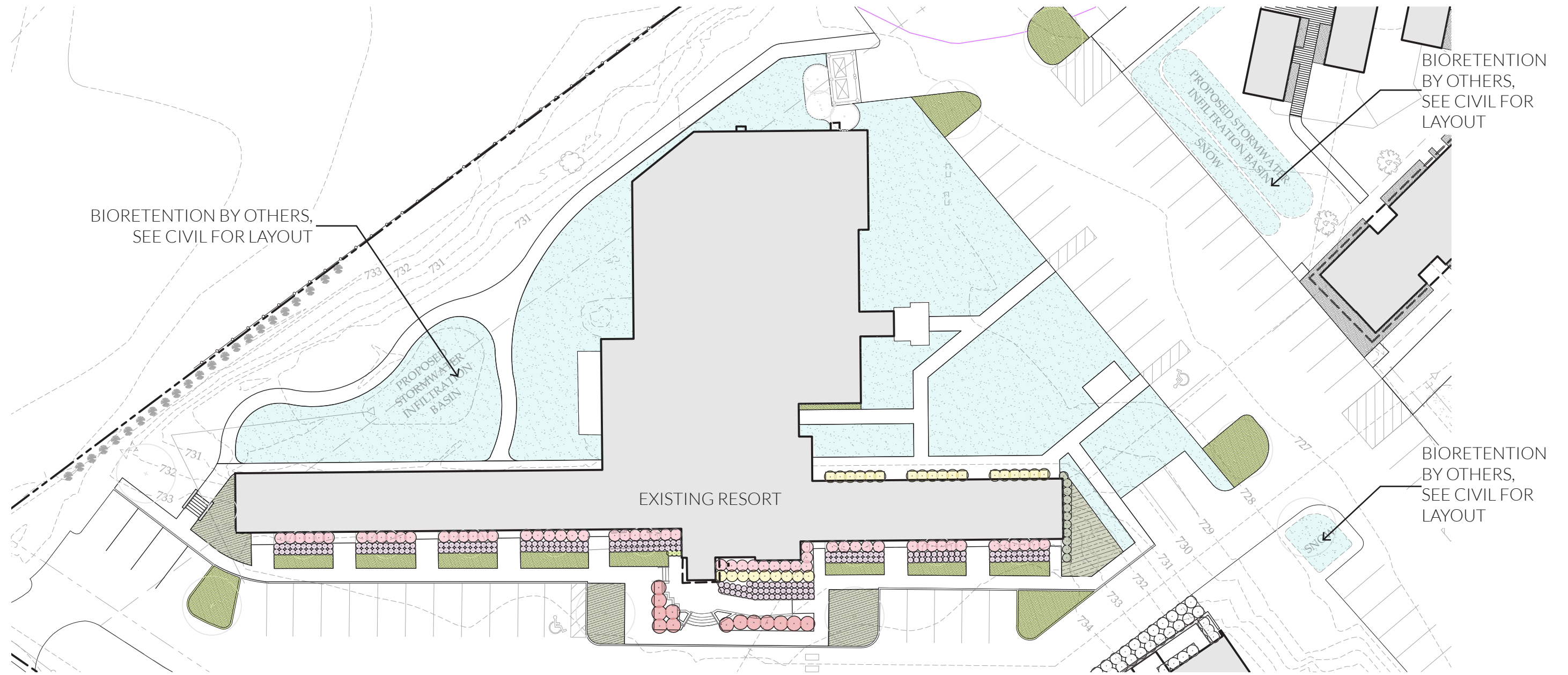
EVERGREEN



● MOONGLOW JUNIPER
Juniperus scopulorum 'Moonglow'
 HEIGHT: 20'
 SPREAD: 6'-8'



● HOLMSTRUP EASTERN ARBORVITAE
Thuja occidentalis 'Holmstrup'
 HEIGHT: 5'-7'
 SPREAD: 2'-3'



DECIDUOUS



EARLY EVOLUTION HYDRANGEA
Hydrangea paniculata 'AJ14'
HEIGHT: 2'-3'
SPREAD: 2'-3'



LIMELIGHT HYDRANGEA
Hydrangea paniculata 'Limelight'
HEIGHT: 6'-8'
SPREAD: 6'-8'



SNOWMOUND SPIREA
Spiraea nipponica 'Snowmound'
HEIGHT: 5'-8'
SPREAD: 2'-4'



RED TWIG DOGWOOD
Cornus sericea
HEIGHT: 5'
SPREAD: 5'

EVERGREEN



ENGLISH ROSEUM RHODODENDRON
Rhododendron x 'English Roseum'
HEIGHT: 5'-8'
SPREAD: 5'-8'

GROUND COVER



CINNAMON FERN
Osmunda cinnamomea
HEIGHT: 2'-3'
SPREAD: 2'-3'

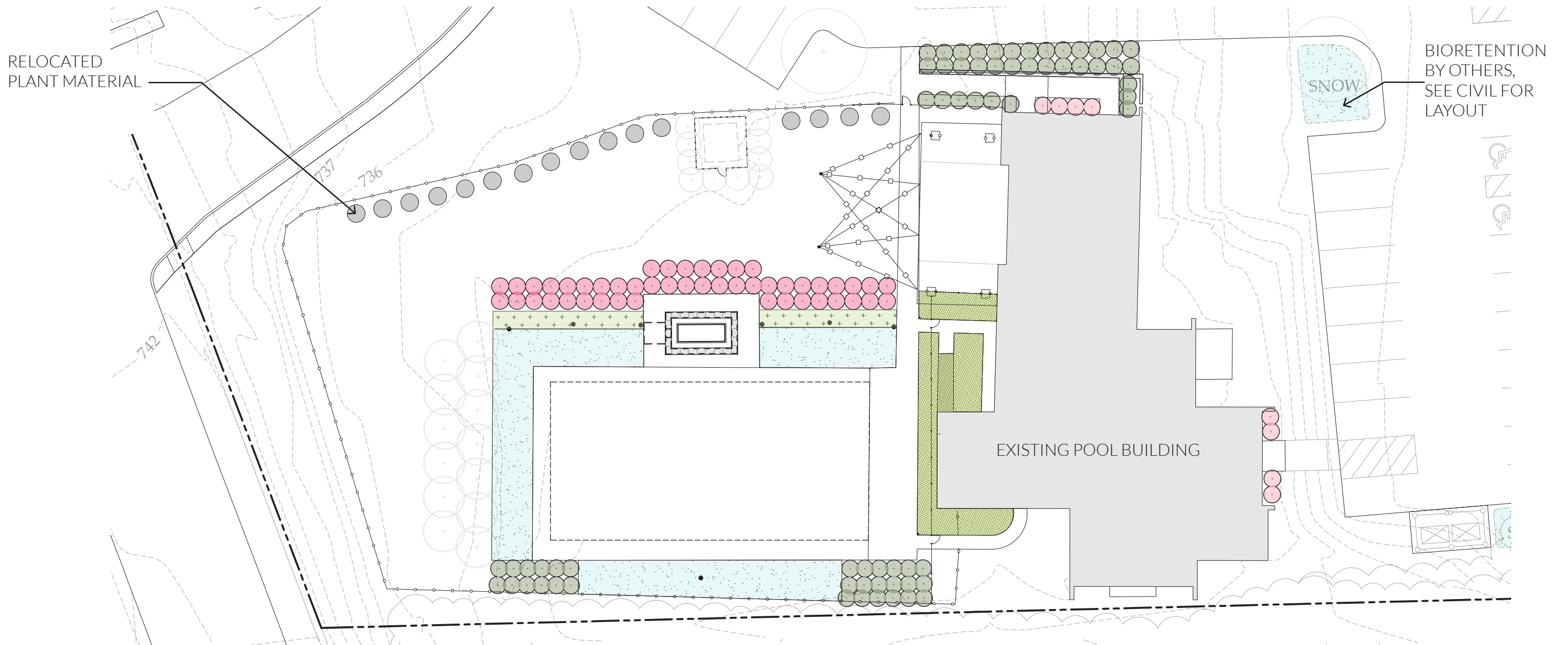


BLUE MOON WOODLAND PHLOX
Phlox divaricata 'Blue Moon'
HEIGHT: 12" - 18"
SPREAD: 8" - 12"

GRASSES



TALL FESCUE
Festuca arundinacea
HEIGHT: 8"-12"
SPREAD: 8"-12"



DECIDUOUS



● SWAMP AZALEA
Rhododendron viscosum
HEIGHT: 3'-5'
SPREAD: 3'-5'



● FIRE LIGHT PANICLE HYDRANGEA
Hydrangea paniculata 'SMHPFL'
HEIGHT: 4'-6'
SPREAD: 4'-6'



● ENGLISH ROSEUM RHODODENDRON
Rhododendron x 'English Roseum'
HEIGHT: 5'-8'
SPREAD: 5'-8'

GROUNDCOVER



● BOWLES PERRIWINKLE
Vinca minor 'Bowles'
HEIGHT: 6"
SPREAD: 18"



● BLUE MOON WOODLAND PHLOX
Phlox divaricata 'Blue Moon'
HEIGHT: 12" - 18"
SPREAD: 8" - 12"

GRASSES



● TALL FESCUE
Festuca arundinacea
HEIGHT: 8'-12"
SPREAD: 8'-12"



GROUNDCOVER



● BLUE MOON WOODLAND PHLOX
Phlox divaricata 'Blue Moon'
 HEIGHT: 12" - 18"
 SPREAD: 8" - 12"

GRASSES



● TALL FESCUE
Festuca arundinacea
 HEIGHT: 8" - 12"
 SPREAD: 8" - 12"