

Appeal Period Expires 12/7/20
 Zoning District B1

Town of Essex, Vermont
Application for Zoning Permit
 www.essex.org

Application Date 1/1/20
 Permit Number 2020-168

All construction is to be completed in accordance with the Town of Essex Zoning Regulations and any/all federal or state regulations now in effect. You are required to post this permit in a conspicuous location on the property during the appeal period and it must remain posted throughout the construction period. You are required to contact the necessary state agencies to obtain state permits @ 477-2241 (Jeff McMahon, Permit Specialist).

Any interested person may appeal the decision of the Zoning Administrator to the Zoning Board of Adjustment within fifteen (15) days of the permit's date of issuance. Commencing construction within this fifteen (15) day appeal period is prohibited by law.

Signed: [Signature]

Parcel Account Numb. (Map-Parcel-Lot) 2-047-012-000
 (found in Town Assessor's Office)
 Property Address : 27 Susie Wilson Road

Owner: Champlain Housing Trust, INC

Owner Address: 88 King Street, Burlington, Vermont 05401

Owner Phone: (work) 802 8626244 (home) 802 861 7308
 (cell) 802 578 1480 (fax) 802 578 1480
 Contractors name: Snyder Construction Phone: _____ Cell: _____

Estimated Construction Dates: Start: 09/23/20 Completion: 12/31/20
 Sq. Feet: 83,279 Estimated Cost (labor & materials): \$328,000

Sewage Disposal (Please attach Sewer or Septic Application), Existing to remain
 Public Private Connection Fee \$ N/A Date Paid: 1/1/
 Proposed New Bedrooms: 88 Existing Bedrooms 113

Water (Please attach Water Service Application), Existing Connection to remain
 Public Private Fee \$ not applicable Date Paid: 1/1/

Driveway (Please attach copy of approved Curbcut / Utility Application).
 Date of approval 1/1/ EXISTING

Stormwater No stormwater impacts proposed, no new pavement.
 Project disturbs an area greater than or equal to 1 acre - Erosion Control Permit Required. Attach completed permit application.
 Project creates new or expands existing impervious surface greater than or equal to 1/2 acre - Erosion Control Permit and Stormwater Management Permit required. Attach completed permit application.

Diagram - Show a sketch of project on reverse of this application with property lines, building, and setbacks or attach separate sheet.

Signature of Tenant and Signature of Owner
[Signature]
[Signature]

G

Check box(es) which describe proposed use or construction (circle choice in parenthesis).
 N = New A = Addition R = Remodel

Residential:
 Single Family N A R
 Multi-family (duplex)(other) N A R
 Condominium / Townhouse N A R
 Mobile home N A R

Inclusions or Additions:
 Garage (attached) (detached)
 Porch (enclosed) (open)
 Deck
 Pool (in) (above) ground
 Shed
 Barn (residential) (agriculture)
 Non-residential:
 Commercial / Industrial

Stormwater:
 Stormwater
 Erosion Control
 Other: convert hotel
Change in use to 168 units
Miscellaneous Applicable
Renewal

Office Use Only

Fees:	Type	Amount	Date Pd
Permit		\$ 184	
Recreation		\$ 32,164	
Recording		\$ 30	
Certificate of Occ		\$ 75	
Other		\$	

Approved Rejected Date 1/21/2020
 Issued to: Champlain Housing Trust Inc
 Zoning Administrator: [Signature]

Notes:
See survey info of 168 units
Permit to purchase lot on 9-29-2020
 C.O. Required Yes No

THIS PERMIT VALID FOR TWELVE (12) MONTHS FROM DATE OF ISSUE



Rabideau Architects

Division of Fire Safety
Williston Regional Office
380 Hurricane Lane Suite 101
Williston, VT 05495

August 28, 2020

Code analysis and Project Description.

This project located at 27 Susie Wilson Road in Essex, Vermont is currently an R-1 Residential Hotel Classification per IBC and Existing Residential Hotel Classification per NFPA 101. The proposed changes included changing the IBC classification to R-2 Apartment and NFPA 101 classification to Existing Apartment building. The building is classified as type 5B, there are no changes proposed here.

The project entails conversion of an existing extended stay hotel to apartments. Two or Three single hotel rooms will be combined into one and two bedroom units. The existing rooms have kitchens. This change will reduce the number of units from 103 to 68.

This constitutes a change of use from R-1 Hotel to R-2 Multi-family Residential. The four story plus basement is constructed of type 5B wood framed construction. It is served by an automatic sprinkler system and a centralized alarm system.

The original plans provided for such a conversion, and the project does not involve major structural changes. Interior changes include door changes and a very small area of new partitions. The essential life safety equipment is not impacted by the changes.

Work will take 3 months to complete and must be substantially completed by December 31 of this year. The applicant intends to retain partial occupancy during construction. The building is divided in half by a two-hour fire wall, and each half has two stairs and an elevator. Work can happen in one half without limiting egress for tenants in the occupied half.

Occupancy classification NFPA: Residential Existing Hotel to Existing Apartment Building.

Occupancy Classification IBC: R-1 change to R-2

Occupant loads and calcs per NFPA: 200SF/person existing Hotel change to 200SF/person Apartment building.

Construction type: 5B to remain the same.

Number of stories proposed and allowed per NFPA and IBC including calculations for any increases, and overall height per IBC: This building is 4 stories, plus a basement. No changes are proposed.

Thank you,

Emily Mack
Rabideau Architects



GROSS FLOOR AREA = 21,953 SQ.FT.
 CIRCULATION AND COMMON SPACE = 3,598 SQ.FT.
 NET LEASEABLE AREA = 17,595 SQ.FT.

RA
 Rabideau Architects
 550 Hinesburg Road
 Suite 101
 South Burlington, VT 05403
 802 863 0222
 Rabideau-Architects.com

PROJECT #
 2009

SHEET NUMBER
 A101

DATE: 8-7-2020

FIRST FLOOR PLAN
GATEWAY APARTMENTS
CHT

ESSEX VERMONT

REVISIONS:	DATE:
FIRST FLOOR PLAN 3.0 REVISED AT LOBBY AND LAUNDRY	8/13/2020

GROSS FLOOR AREA = 20,442 SQ.FT.
 CIRCULATION AND COMMON SPACE = 2,847 SQ.FT.
 NET LEASEABLE AREA = 17,595 SQ.FT.



SECOND FLOOR PLAN
GATEWAY APARTMENTS
CHT

ESSEX

VERMONT

REVISIONS:

DATE:



550 Hinesburg Road
 Suite 101
 South Burlington, VT 05403
 802 863 0222
 Rabideau-Architects.com

PROJECT #
2009

SHEET NUMBER

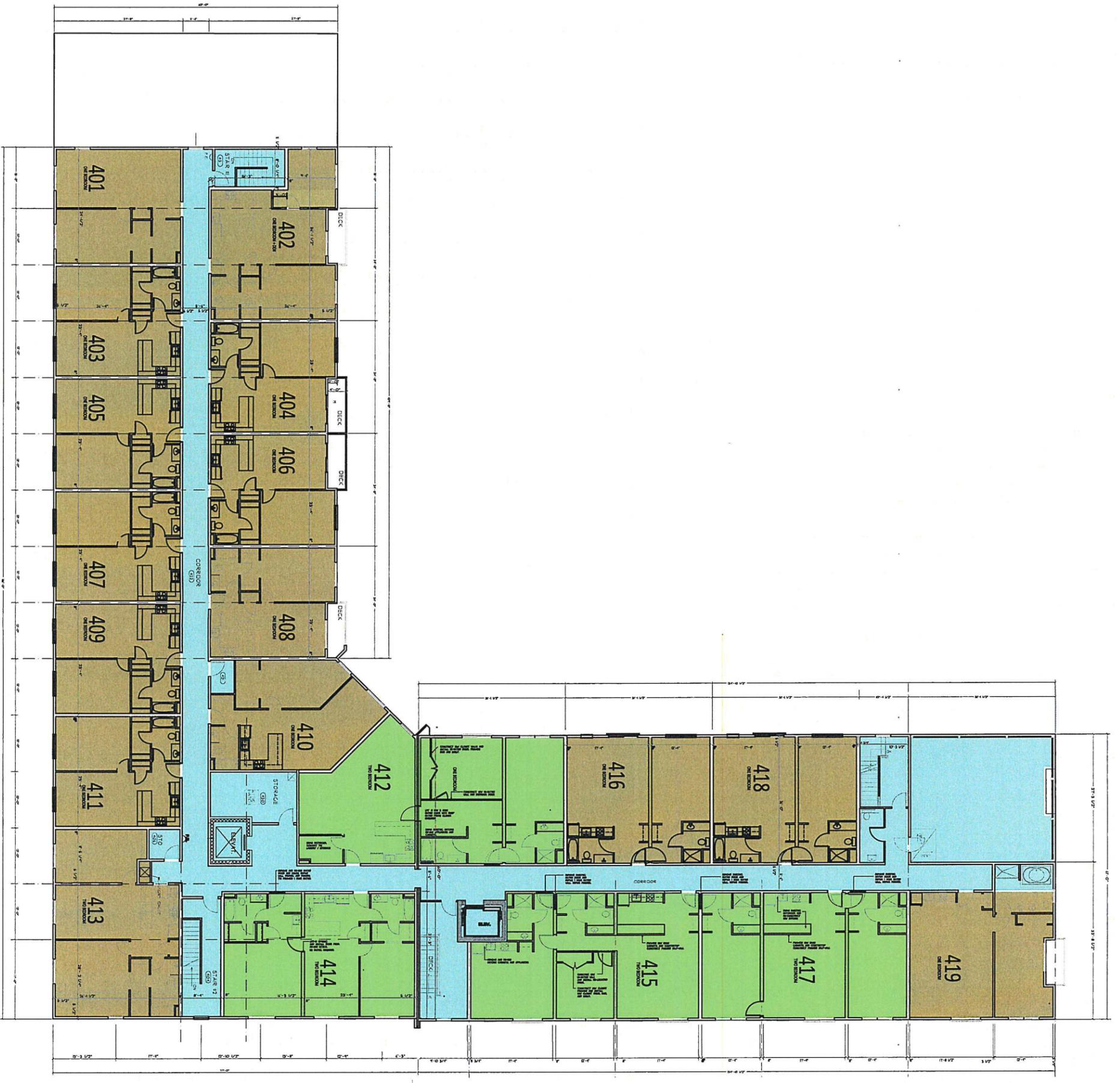
A102

DATE: 8-7-2020



GROSS FLOOR AREA = 20,442 SQ.FT.
 CIRCULATION AND COMMON SPACE = 2,967 SQ.FT.
 NET LEASABLE AREA = 17,475 SQ.FT.

A103 <small>DATE: 8-7-2020</small>	PROJECT # 2009 <small>SHEET NUMBER</small>	 <small>550 Hinesburg Road Suite 101 South Burlington, VT 05403 802.863.0222 Rabideau-Architects.com</small>	THIRD FLOOR PLAN GATEWAY APARTMENTS CHT	<small>VERMONT</small>	<small>ESSEX</small>	<small>REVISIONS:</small> 	<small>DATE:</small>



PHASE II
PHASE I

GROSS FLOOR AREA = 20,442 SQ.FT.
CIRCULATION AND COMMON SPACE = 3,782 SQ.FT.
NET LEASABLE AREA = 16,660 SQ.FT.

A104 PROJECT # 2009 SHEET NUMBER	 Rabideau Architects 550 Hinesburg Road Suite 101 South Burlington, VT 05403 802 863 0222 Rabideau-Architects.com	FOURTH FLOOR PLAN GATEWAY APARTMENTS CHT VERMONT	REVISIONS:	DATE:
			ESSEX	[REVISIONS TABLE]



REVISIONS:

FIRST FLOOR COMMON AREAS - MODIFIED

PROJECT #

SHEET NO.

BAYMONT APARTMENTS
CHAMPLAIN HOUSING TRUST



Rabideau Architects
531 Lakeside Road
South Burlington, VT 05403
802.881.0223
Rabideau-Architects.com

A-401

DATE: 7/20/2020

REVISION 1: CHANGE RECEPTION AREA/ HOBBY OFFICE SUITE PER COMMENTS 1/23/2020

VERMONT

COLCHESTER