

Appeal Period Expires <u>9/3/19</u> Zoning District <u>RPO-I</u>	<b>Town of Essex, Vermont</b> <b>Application for Zoning Permit</b> www.essex.org	Application Date <u>1/1</u> Permit Number <u>2019-152</u>
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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:

**A** Parcel Account Numb. (Map-Parcel-Lot) 2-072-001-000  
 (found in Town Assessor's Office)  
 Property Address: 30 Allen Martin Dr.  
 Owner: Cloverleaf AM Essex LLC  
 Owner Address: Point Person Dan Coolbeth  
 Owner Phone: (work) 658-6600 (home) \_\_\_\_\_  
 (cell) \_\_\_\_\_ (Email) \_\_\_\_\_  
 Contractors name: Muller Realty Phone: \_\_\_\_\_  
Bob Muller Cell: 578-3274  
 Estimated Construction Dates: Start: 9/4/19 Completion: 12/31/19  
 Sq. Feet: 90,000 Estimated Cost (labor & materials): \$ 4.5 mil

**G**

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

<i>Residential:</i>	N	A	R
Single Family	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Two-family (duplex)(other)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Multi-family	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Condominium / Townhouse	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mobile home	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Inclusions or Additions:</i>			
Garage (attached) (detached)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Porch (enclosed) (open)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Deck	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pool (in) (above) ground	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Shed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Barn (residential) (agriculture)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Non-residential:</i>			
Commercial Industrial	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stormwater:			
Stormwater	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Erosion Control	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other:			
Change in use	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Miscellaneous	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Renewal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

*Manufacturing*  
*other related commercial equipment*  
*total employees for bldg 200-250*

**B** Sewage Disposal (Please attach Sewer or Septic Application).  
 Public  Private  Connection Fee \$ 0 Date Paid: 1/1  
 Proposed New Bedrooms: \_\_\_\_\_ Existing Bedrooms see old permit # 2013-189 for payd

**C** Water (Please attach Water Service Application).  
 Public  Private  Fee \$ 0 Date Paid: see old permit # 2013-189 for payd

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

**E** Stormwater

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 a 1 Stormwater Management Permit required. Attach completed permit application.

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

**G** To be constructed pursuant to Planning Commission Approval # 2013-20 & # 2018-27

Signature of Tenant and Signature of Owner

**Office Use Only**

Fees:	Type	Amount	Date Pd
Permit		<u>\$4000</u>	<u>8/19/19</u>
Recreation		\$	
Recording		<u>30</u>	
Certificate of Occ		<u>75</u>	
Other		\$	

Building Permit Approved  Rejected  Date 8/19/19  
 Issued to: Cloverleaf AM Essex LLC  
 Zoning Administrator: Shawn L. Kelley  
 Notes: energy code given

C.O. Required Yes  No

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

**Building Code Summary**

<b>Project #10-12</b>	<b>Building 3, Saxon Hill Development, Essex, Vermont</b>	<b>Date:</b> 08/15/19
<b>Codes Used</b>	<ul style="list-style-type: none"> <li>2015 Vermont Commercial Building Energy Standards</li> <li>International Building Code, 2015</li> <li>NFPA 101, Life Safety Code, 2015</li> <li>Current IBC Mech, Plumbing, &amp; Electric Codes</li> <li>NFPA 1, Uniform Fire Code, 2015</li> <li>Vermont Access Rules - 2012</li> <li>Americans with Disabilities Act, 2012</li> <li>Vermont Fire &amp; Building Safety Code, 2015</li> </ul>	
<b>Type of Project</b>	New Construction	

**Project Description**  
 New construction of a single-story 180,000 sf steel-framed, fully-sprinklered mail building, fully surrounded by public ways and yards at least 60' wide. Primary use of space is Flex/Industrial use with mail office/business incidental uses.

**Use Group Classification:** IBC 2015: F-1; Moderate Hazard Factory Industrial per section 308.2.1; Business Use per section 305.1; NFPA 101: Industrial Occupancy Ch. 49. Occupancy in which products are manufactured per 410.1.1.1, and Business Use (Concept) Ch. 33.

Occupancy	Cont. Type	Height	Area	Height	Area
F-1	2B	3 stories	62,000 sq ft	1 story	180,000 sq ft

**Building Height and Area:**  
 Note 1: Proposed building area is allowed based on IBC Section 507.4 allowing unlimited building area for automatic sprinklered, one-story buildings of Use Group B or F, of any construction type other than Type 5, if it is surrounded and adjacent by public ways or yards not less than 60 feet in width. See Site Plan for layout of existing open space and its access.

**Building Construction:**  
 Mixed occupancy  
 IBC 508 Non-separated Occupancy: per 508.3, and NFPA 101 4.3.2.3 Mixed Occupancies: There will be no fire separation between uses and the entire building shall comply with the most restrictive requirements of the 2 occupancies involved unless separate safeguards are approved. Both Business and factory uses are acceptable in unlimited area buildings and the building is 1 story in height.  
 IBC Table 604: Type 2b construction; non-combustible, unprotected construction. This building will have an exposed steel frame, walls, and roof structure system with the floor made of concrete.  
 IBC 503.1.1.1: Building to be fully sprinklered with NFPA 13 system.  
 IBC Sect 912: Required

**Fire Protection:**  
 Sprinkler System and Fire Alarm  
 Fire Dept. Connection  
**Exit Requirements:**  
 For General Industrial Occupancy  
 Number of exits required  
 NFPA 101 4.3.3.1.1: Factory equipment layout to be supplied by level to willy path of travel and exit distance.  
 NFPA 101 4.3.3.1.2: Architectural features shall be arranged to allow travel in incorporated direction so that both egress paths do not become multiple exits.  
 Dead end corridor  
 Common path of travel  
 Travel Distance to exit  
 NFPA 101 Table 403.2.6.1: Max. travel distance up to 250 feet is allowed in 1 story sprinklered bays

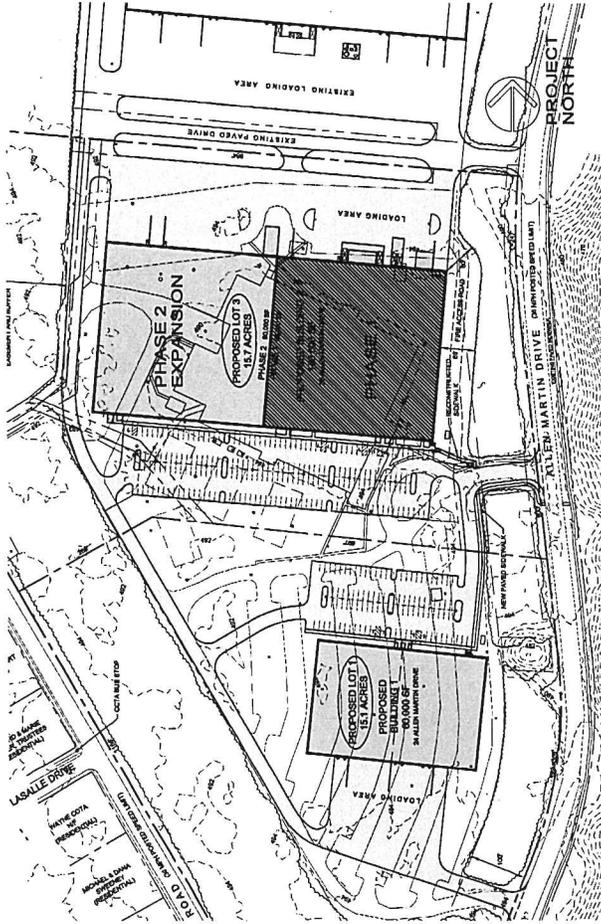
**Vermont Energy Code:**  
 2015 VT CBCS - New construction to meet requirements of Table 502.1 (2) Building Envelope Requirements - Metal Building Assembly.

**Accessibility Rules:**  
 Commercial building ADA Requirements  
 The building will have mixed accessible parking spaces per the site plan. Provide accessible path to entries. Provide accessible path throughout the facility. Provide clear maneuvering clearances and ADA compliant signage and controls in entry area.

**Other Requirements:**  
 Emergency Lighting  
 Fire Extinguishers  
 NFPA 101 4.3.3.1.1 Emergency Lighting shall be provided per section 7.3. NFPA 101 4.3.3.1.6: Means of Egress shall have sign per section 7.10.  
 NFPA 101 4.3.3.1.2: Required within 100 travel distance of all areas or as directed by the Authority Having Jurisdiction.  
 NFPA 101 7.1.4 and 403.2.3.2 Class A, B or C Wall and Cyl. Firebars in Corridors and Exit Enclosures only  
 NFPA 101 4.3.3.1.3 Floor Covering: In exit enclosures only shall be class I or II



3 LOCATION MAP  
 NOT TO SCALE



2 PARTIAL SITE PLAN  
 1"=100'

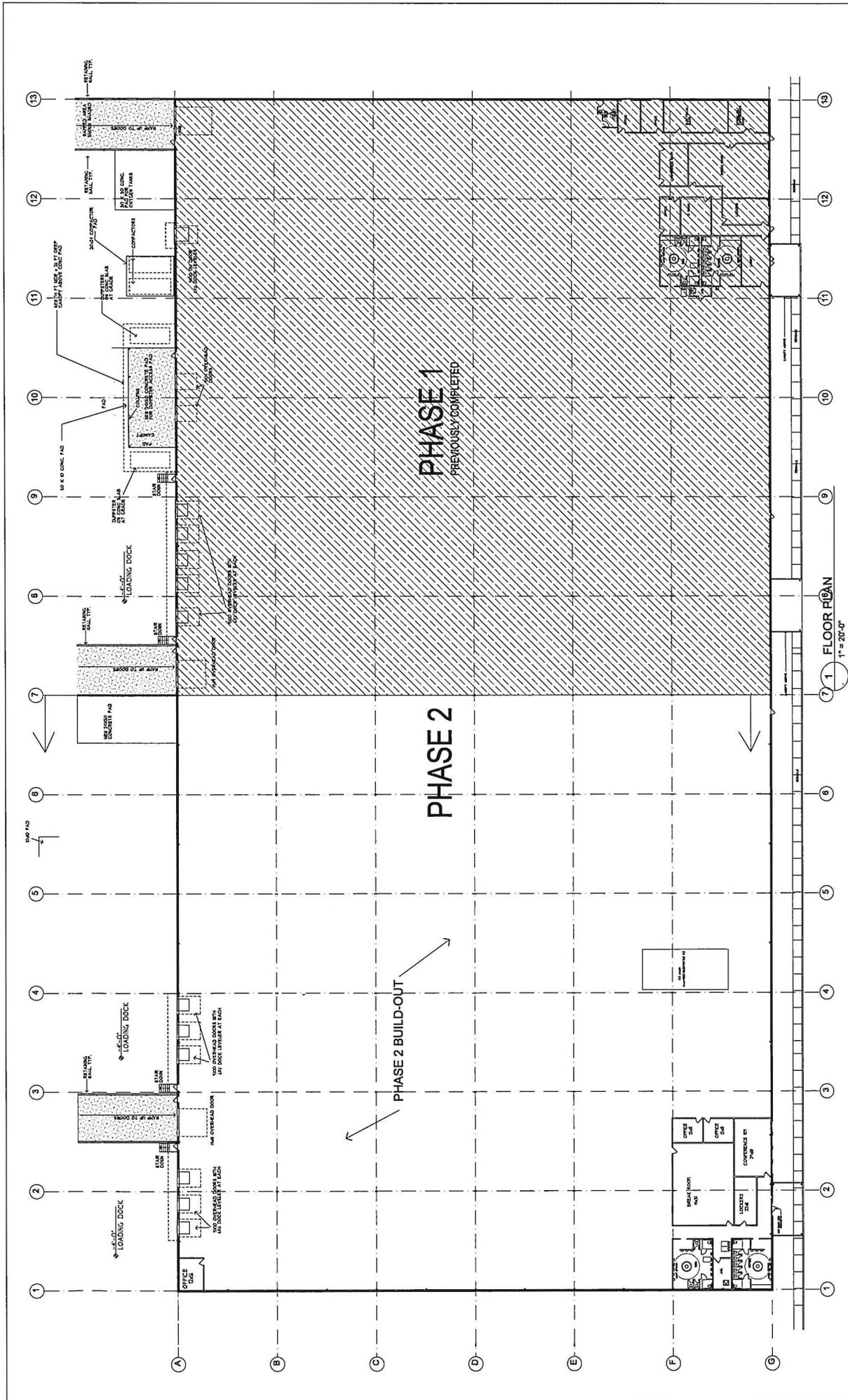
- ARCHITECTURAL  
 A0.0 COVER SHEET  
 A1.0 OVERALL BUILDING PLAN  
 A1.1 ENLARGED OFFICE PLANS  
 A2.0 EXTERIOR ELEVATIONS  
 DRAWING LIST
- MEP  
 M1.0 DUCTING AND GAS LAYOUT  
 E1.0 ELECTRICAL PLANS  
 P1.0 PLUMBING & ROOF LEADERS

Sheet Number  
**A0.0**

PHASE 2  
 30 ALLEN MARTIN DRIVE, ESSEX VT  
 COVERSHEET

Date: 8/15/19  
 GARDNER KILCOYNE architects  
 147 Allen Brook Lane, Suite 103  
 Williston, Vermont 05495  
 Phone: 802-695-0145  
 Email: AS NOTED

The Miller Realty Group, LLP  
 599 Avenue D  
 Williston, VT 05495  
 (802) 864-5830



Sheet Number  
**A1.0**



**PHASE 2**  
30 ALLEN MARTIN DRIVE, ESSEX VT  
OVERALL BUILDING PLAN

Date: 8/15/19  
Scale: 1"=20'

**GARDNER KILCOYNE architects**  
147 Allen Brook Lane, Suite 103  
Williston, Vermont 05495  
Phone 802.655.0445



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