

Appeal Period Expires 12/7/24
 Zoning District B1

Town of Essex, Vermont
Application for Zoning Permit
 (Building Permit)

Application Date 11/14/24
 Permit Number 2024-212

- Contact State Permit Specialist Jeff McMahon (477-2241) to check for state permitting and/or setbacks.
- Post permit card visible to the road immediately as Permit is appealable within 15 days of issuance.
- Call the Zoning Administrator at 878-1343 to schedule a Certificate of Occupancy inspection if indicated below as required.
- Call the Assessor at 878-1345 to schedule a re-assessment upon completion of work.
- Provide a diagram showing proposal and any easements, well or septic locations, etc.

SIGN HERE: *Heather Flanagan by Louis Cardinal*

A Parcel Account Numb. (Map-Parcel-Lot) 2-047-004-000
 Property Address: 10 Kellogg Road
 Owner: Cornerstone Commons
 Owner Address: _____
 Owner Phone: (work) _____ (Cell) _____
 (Email) _____
 Tenants name: Arrowhead Construction Phone: _____
 (or contractor) Louis Cardinal Cell: 802-399-1967
 Estimated Construction Dates: Start: ___/___/___ Completion: ___/___/___
 Sq. Feet: _____ Estimated Cost (labor & materials): \$ 25,000

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 checked="" 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"/>
<i>Stormwater:</i>			
Stormwater	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Erosion Control	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Other:</i>			
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"/>

B Sewage Disposal (Please attach Sewer and/or State Septic Approval).
 Public Septic Connection Fee \$ _____ Date Paid: ___/___/___
 Proposed New Bedrooms: ___ Existing Bedrooms: ___

C Water (Please attach Water Service Application if applicable).
 Public Well Fee \$ _____ Date Paid: ___/___/___

D Driveway (Please attach copy of approved Curbcut / Utility Application).
 Date of approval: ___/___/___ *n/a*

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 and 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.

Not repair on two units decks.
Heather Flanagan
 Signature of Tenant and
 Signature of Owner *[Signature]*

Office Use Only

Fees:	Type	Amount	Date Pd
Permit		\$ <u>75</u>	<u>11/14/24</u>
Recreation		\$ _____	<u>1/1</u>
Recording		\$ <u>30</u>	<u>11/14/24</u>
Certificate of Occ		\$ <u>100</u>	<u>11/14/24</u>
Other		\$ _____	<u>1/1</u>

Building Permit
 Approved Rejected Date 11/22/24
 Issued to: Cornerstone Commons
 Zoning Administrator: *[Signature]*
 Notes: _____

C.O. Required (Certificate of Occupancy) Yes No

**THIS PERMIT VALID FOR TWELVE (12) MONTHS FROM DATE OF ISSUE
 RENEW FOR 1 YEAR (FREE) IF NOT EXPIRED**



878 1341
81
Main

15 Brickyard Road
Essex Junction, VT 05452
telephone VT. 802-764-5954
telephone CA. 707-922-5769

FIELD REPORT

Project: Cornerstone Commons – Essex, VT
Description: Structural Observation
Site Visit: 1
Date: 09.19.2024 –9:00am to 10:00am
Present on Site: Chris of Arrowhead Construction, Lisa of Cornerstone Commons

The following items were discussed and/or observed on site:

Existing balconies/decks on the southeast portion:

- The existing balcony beams on the southern side of the southeast portion are damaged due to rot and need replacement. The existing beams extend into the living space and cantilever to support the exterior balconies/decks. This exists at both the second and 3rd floor levels. For safety concerns, a temporary support, 6x6 columns supported at grade were installed leading to triple 2x12 beams adjacent to the damage deck beam for the lower balcony.
- For permanent repair, new footing should be installed at the outer edge. Footing per attached sketch. A 6x6 pressure treated post to be installed on the new pier cptz66 or similar and a full height 4x6 post installed in the exterior wall cavity (clip to top and bottom plates with A35 each side) will support a 6x12 or triple 2x12 beam. Use HUC612 Hanger at the post in the wall and use ccq66 for post to beam connection. Repeat for the second level and align w/ posts below. Install full depth blocking between joists at supports and clip joists to beams with h2.5 or similar.
- All damaged/rot affected material to be removed and replaced with new.
- The intermediate support walls/columns at these decks and the condition at the angled exterior wall should be verified for damage/rot and replaced as necessary.

Existing Skylight:

- The existing large skylight over the hallway is in severe disrepair and requires removal. It is not to be replaced, but rather removed and the opening closed in and re-roofed. The existing hallway is roughly 8'-6" wide and the skylight is roughly 30' long.
- A drop ceiling/floor is proposed to aid in both removal and replacement, height to be confirmed, but the current ceiling height adjacent to the skylight appears to work. For this, 2x12 ledgers w/ 3 -

5/16" x 4-1/2" grk's into existing stud framing shall be installed along the hallway walls. from these ledgers hang new 2x8 joists @ 16" o.c. This new platform ceiling/floor should be sheathed w/ 3/4" subfloor with 8d @ 6" edges and 12" o.c. field. This platform can be used to dismantle the existing skylights and frame a new roof in its place. The new roof framing should be 2x8 rafters @ 16" o.c., use minimum 2x12 ridge-board, kickers to platform frame temporary until new 2x6 rafter ties are installed. Sheath new roof w/ 5/8" ply/osb and nail with 8d @ 6" edges and 12" o.c. field. Install new ice and water over and necessary flashing and install new metal roof panels. Sheetrock panels can be installed on the bottom of platform joists to finish the space. Insulation and ventilation of this should be coordinated.

It is our belief that taking the reinforcement steps mentioned above is an appropriate measure for the proposed repairs and remodel due to the damaged/suspect existing conditions.

Please do not hesitate to contact me with questions or concerns.



Andrew P. Harris, P.E.
Principal Engineer



Date:11-13-2024

FROM

Arrowhead Construction and Maintenance Inc
P.O. Box 9331
South Burlington, VT 05407
Phone:802-350-8272
Email: teamarrowhead@yahoo.com

TO

Name: Cornerstone
10 Kellogg Rd
Essex, Vermont

Scope of work-

Change support column and new sonotube base. Replace knee wall and rotted sheathing around first and second floor deck. Replace support beam for decking back to building.

This is a time and material to replace rot and structure issues not to exceed \$25,000.00

We thank you for the opportunity to work with you.

Christopher Flanigan

11-13-24

_____Christopher Flanigan_____

See

ALTERNATES:

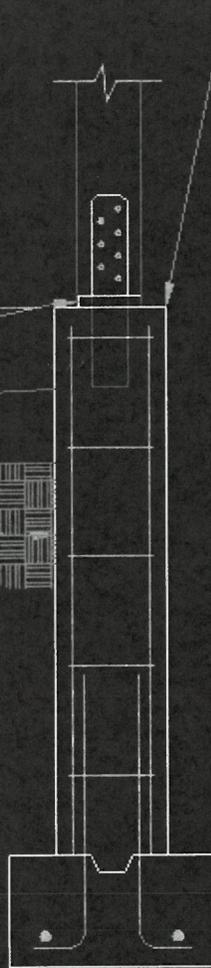
- 1. PRECAST DECK PIER (24" SQ. BASE)
- 2. 8" TUBE W/ 24" BIG FOOT FOOTING PIER, REINF. W/ 2 - #4 VERTS FULL HEIGHT HOOKED INTO FTG.

CPT266 FOR DECK/PORCH CONN. TO PIER

10" SQ. PIER, REINF. W/ 4 - #4 VERTS & #3 TIES @ 12" O.C. ON 24" SQ. x 10" PAD, REINF. 3 - #4 EA. WAY

5'-0" MIN. FROST PROTECTION

ELEVATION TOP OF PIER TO BE COORD.



PIER @ DECK/PORCH

SCALE: N.T.S.





