

Appeal Period Expires <u>7/8/23</u> Zoning District <u>RZ</u>	Town of Essex, Vermont Application for Zoning Permit (Building Permit)	Application Date <u>6/9/23</u> Permit Number <u>2023-96</u>
--	--	--

- 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:** *Verbalized to Mr. Viens. He reported Jeff McMahon stated no new septic required due to existing well house.*

A Parcel Account Numb. (Map-Parcel-Lot) 2-076-015-000

Property Address: 42 Gentes Rd, Essex Jct, VT 05452

Owner: Andrew Viens + NAA & AKU Viens

Owner Address: 42 Gentes Rd, Essex Jct, VT 05452

Owner Phone: (work) 802-857-5013 (Cell) 802-310-8338
 (Email) aviens83@yahoo.com

Tenant name: David Tatro Phone: _____
 (or contractor) Cell: 802-393-9114

Estimated Construction Dates: Start: 7/1/23 Completion: 8/15/23

Sq. Feet: 1,152 Estimated Cost (labor & materials): \$150,000

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) <u>(other)</u>	<input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" 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"/>
<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 checked="" type="checkbox"/>
Miscellaneous	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Renewal	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>

3bdrm 1bdrm acc. apt. ACCESSORY APT. (convert garage)

B Sewage Disposal (Please attach Sewer and/or State Septic Approval).

Public Septic Connection Fee \$ _____ Date Paid: / /

Proposed New Bedrooms: 1 Existing Bedrooms 3

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 *N/A*

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.

G *see attached*

Signature of Tenant and Signature of Owner *A Viens*

Office Use Only

Fees:	Type	Amount	Date Pd
Permit		<u>\$390.00</u>	<u>6/9/23</u>
Recreation		<u>\$15.00</u>	<u>6/9/23</u>
Recording		<u>\$15.00</u>	<u> / / </u>
Certificate of Occ		<u>\$100</u>	<u> / / </u>
Other		<u> / / </u>	<u> / / </u>

Building Permit
 Approved Rejected Date 6/16/23

Issued to: Andrew Viens + NAA & AKU Viens

Zoning Administrator: Sharon [Signature]

Notes: 3bdrm SFH + 1bdrm ACC. Apartment Garage Converter

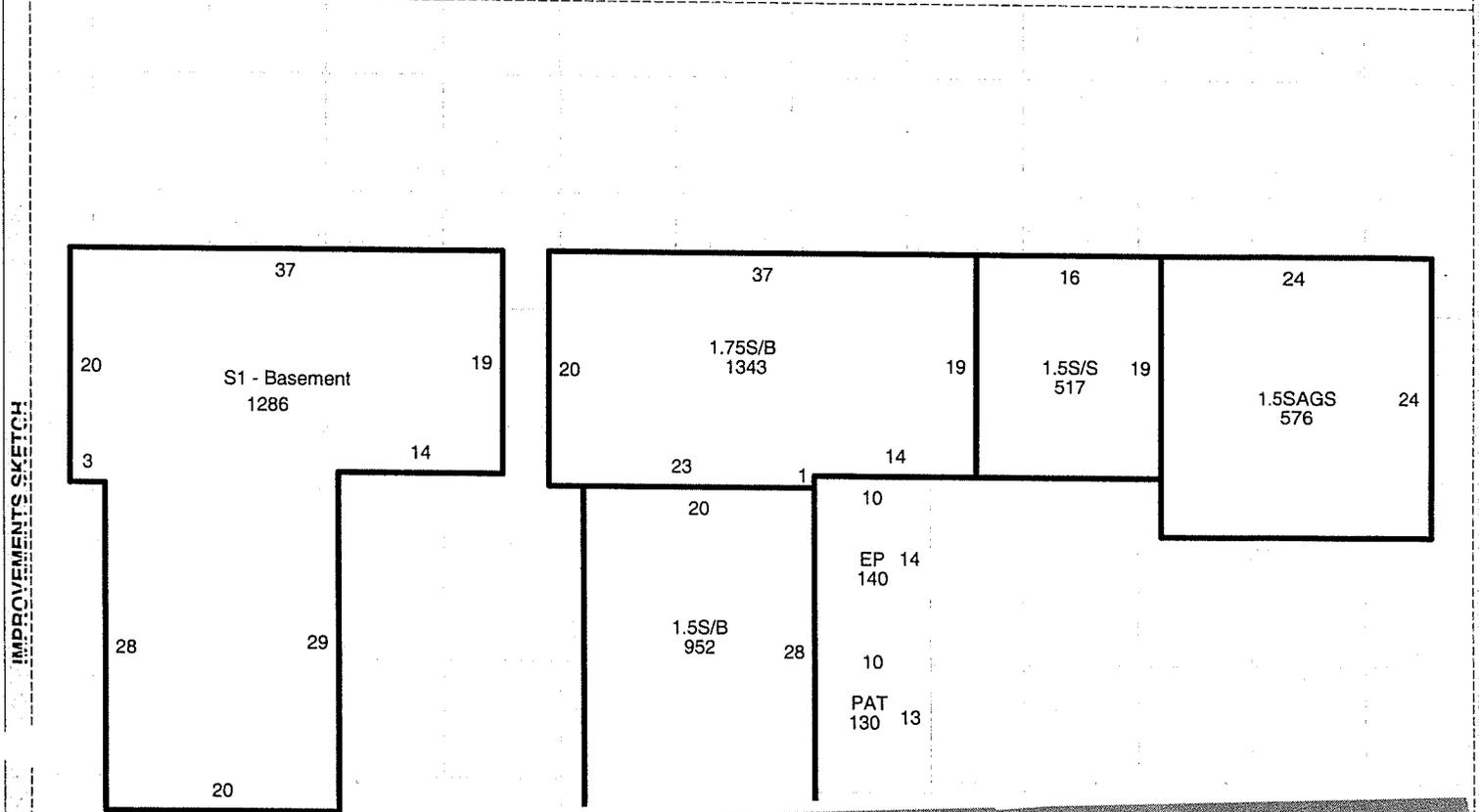
C.O. Required Yes No
 (Certificate of Occupancy)

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

SKETCH/AREA TABLE ADDENDUM

Parcel No 2076015000

SUBJECT	Property Address 42 Gentes Rd		
	City Essex (Town)	State VT	Zip 05452
	Owner		
	Client		
	Appraiser Name		

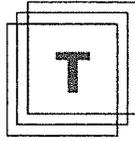


This email originated from **OUTSIDE** our organization. **STOP & CONSIDER** before responding, clicking on links, or opening attachments.

Good morning again, I reviewed the check marks and completed the tasks as required. The apartment will be 2 floors each with 576 cubic feet of floor solace but the top floor will only have 384 square feet of floor space where the ceiling is 6 feet and higher because of the slanted roof. When could I have my contractor pick up the permit to post?

Scale: 1" = 10'

AREA CALCULATIONS	AREA CALCULATIONS SUMMARY						Comment Table 1	
	Code	Description	Factor	Net Size	Perimeter	Net Totals		
	1FL8	S1 - 1 3/4 Fl Fin	1.85	1343	114	1343		
	1FL4	1.5S/B	1.70	952	96			
		1.5S/S	1.70	517	70	1469		
	1BS	S1 - Basement	1.00	1286	170	1286		
	GAR11	1.5SAGS	1.00	576	96	576		
	P/P11	PAT	1.00	130	46	130		
	P/P12	EP	1.00	140	48	140		
	Net BUILDING Area (rounded w/ factors)					2812		
							Comment Table 2	Comment Table 3



TATRO BUILDING & REMODELING
A FULL SERVICE CONSTRUCTION, MANAGEMENT & CONSULTING FIRM

Andrew Viens
42 Gentes Road
Essex Junction, VT 05452

August 4, 2022

24' x 24' GARAGE CONVERSOIN TO IN-LAW APARTMENT

DEMO:

- Remove and dispose of:
 - Existing shingles and roof deck / framing on back roof of garage to accommodate new shed dormer. Includes supporting as needed.
 - Sections of walls as needed to frame in for new windows.
 - Overhead door and track.
 - Small storage platform on breezeway wall.
 - Stairs to 2nd floor.
 - Chimney on end wall.
 - Cut concrete as needed for plumbing.

- Client to:
 - Have entire garage empty upon start.
 - Remove all plywood sub-floor on 2nd floor to expose floor joists.
 - Remove all peg board and other sheathing and insulation in / on exterior walls.
 - Handle all disposal pertaining to the project.

EXCAVATION:

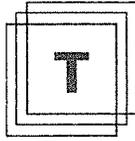
- Hand dig trench as needed to connect to existing septic and run supply lines.
- Backfill and compact upon completion using native soil.

UTILITIES:

- Plumber to run plumbing lines to slab location as needed. Includes hose bibs on front and rear of building.
- Electrician to run overhead drop to new apartment from pole at road.

CONCRETE WORK:

- Patch in concrete once utilities have been installed in slab.
- Apply a clear sealer to entire slab upon completion and cover with poly vapor barrier.



TATRO BUILDING & REMODELING
A FULL SERVICE CONSTRUCTION, MANAGEMENT & CONSULTING FIRM

EXTERIOR FRAMING:

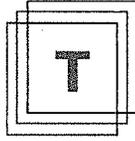
- Frame in overhead door opening as needed to accommodate a new 3'-0" man door.
- Frame exterior walls for new windows and (2) man doors. Includes headers. Exact window and door locations and sizes TBD.
- Install 7/16" sheathing over new framing and cover with house wrap.
- Install 2 x 6 bands around interior walls at slab / wall connection. Install double 2 x 6 beam from left side of garage to right side of garage, attached to bands. Install 2 x 6 floor joists over slab. Attach to bands and beam using joist hangers.
- Install 3/4" Advantech sub-floor to tops of joists, glued and screwed in place.
- Install triple LVL beam from left side of garage to right side of garage and drop existing **full-length** joists as needed to create an 8' ceiling on 1st floor. Replace joists that are not full length. Attach to LVL using joist hangers.
- Install 3/4" Advantech sub-floor to tops of joists, glued and screwed in place.
- Attach pressure treated 2 x 10's to floor joists, cantilevered out to the back approximately 5' out x 8' wide. Install front band joist (balcony). Install 5/4 x 6 pressure treated decking, 4 x 4 posts, 2 x 4 railings and 2 x 2 balusters once flashed to house wall. No posts to ground.
- Construct new walls for dormer, using 2 x 6 spruce lumber, spacing studs 16" on center. Single bottom plate, double top. Includes framing for windows and man door.
- Install 7/16" sheathing over new framing and cover with house wrap.
- Frame dormer roof using 2 x 8 spruce lumber, spaced 16" on center, connected to ridge beam. Dormer to leave approximately 24" of existing roof on each side.
- Install 5/8" CDX to roof deck.
- Install 2 x 6 sub-fascia.
- Install 2 x 6 collar ties from top of dormer wall to front rafters to create an 8' ceiling from back wall. Front roof line will not allow an 8' ceiling.

ROOFING:

- Install one coarse of Ice and Water membrane at eaves and in valleys on back roof.
- Install synthetic underlayment on the remainder of exposed roof.
- Install 8" galvanized drip edge around perimeter of back roof.
- Install 30 year, Owens Corning, GAF or Certainteed architectural shingles. Includes cobra ridge venting and ridge shingles (shingles to match existing).

WINDOWS AND DOORS:

- Install vinyl windows and exterior doors. Flash, weather tape and insulate.



TATRO BUILDING & REMODELING
A FULL SERVICE CONSTRUCTION, MANAGEMENT & CONSULTING FIRM

SIDING AND TRIM:

- Install vinyl corners, starter and finish strips to exposed walls. Install J- channel to new windows, doors and roof lines. Install J-blocks to lights, outlets and dryer vent.
- Wrap all exposed fascia with aluminum.
- Install solid and vented vinyl soffit where needed.
- Install mid-range vinyl siding to all exposed walls. Siding and trim to match existing as closely as possible. Match may not be perfect due to age and fading of existing.

INTERIOR FRAMING:

- Create furring strips and attach to all exterior studs to build out for insulation.
- Frame walls for (2) bathrooms using 2 x 4 spruce lumber, 24" on center. If required, utility walls will be framed using 2 x 6 spruce lumber. 1st floor to have half bath, 2nd floor to have full bath. Exact locations TBD.
- Block walls as needed for cabinetry and other hanging items (tv etc...).
- Frame new stairwell to 2nd floor, including a storage closet / pantry under stairs with a 2'-6" man door. Top of stairs to be framed for 2'-6" glass door.

PLUMBING:

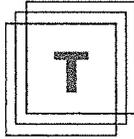
- Plumber to do bathroom and kitchen rough in at this time. This will be installed to code. Price includes contractor grade shower base kit with valve, toilets and electric hot water tank. Vanities and other bath finishes are not included here (allowances).
- Do all finishes upon completion.

ELECTRICAL:

- Electrician to do rough. This will be installed to code. Includes new panel, front and rear exterior GFCI outlets and (1) mini-split system with (2) heads (specs TBD).
- Do all finishes upon completion.

INSULATION:

- Install R-21 faced fiberglass insulation to all exterior walls in apartment. Wall abutting main house to be sound dampening insulation.
- Install R-23 rockwool insulation between joists of 1st and 2nd floor systems.
- Install proper-vent to bottom of rafter bays across back dormer and apply 16" (R-60) of dense pack cellulose insulation (blown-in).
- Install 1 x 4 strapping to sides of front and each side of back dormer rafters at roof deck and install ½" plywood creating a cavity to allow air flow.
- Apply closed cell foam (spray foam) to exposed rafter bays on each side of back dormer and across entire front where blown-in isn't possible.



TATRO BUILDING & REMODELING
A FULL SERVICE CONSTRUCTION, MANAGEMENT & CONSULTING FIRM

DRYWALL:

- Install ½” drywall to all walls and ceilings in apartment. Bathrooms to be MR drywall. Wall abutting main house to be 5/8” from slab to roof deck.
- Tape (3) coats, sand and prime.

FLOORING:

- Install floating LVT flooring throughout apartment. Flooring will not be placed under kitchen cabinet footprint (floor will be built up).
- Install tack strips, padding and carpet to stairs.

INTERIOR DOORS AND TRIM:

- Install raised 6-panel hollow core doors to openings.
- Install 6” pre-primed pine baseboard trim and 3” pre-primed window and door casings throughout apartment. Fill holes and caulk. Includes top cap on stairwell wall.
- Install bread loaf style oak handrail on inside of stairwell from 1st to 2nd floor.

KITCHEN AND BATHROOMS:

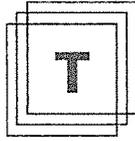
- Install kitchen and bathroom packages. Includes contractor grade cabinets with laminate countertops.
- Install vanities and light bars in both bathrooms (plumber will install other finishes).
- Install all kitchen and bathroom accessories (see allowances).

PRICE:

- \$149,770 labor, material, building and zoning permits. This price includes your allowances (see below).

ALLOWANCES:

- Kitchen / Island cabinets / countertops -\$6,000
- (2) bathroom vanities with mirrors -\$800
- LVT vinyl flooring / carpet & padding -\$6,000
- (5) vinyl windows -\$3,500
- (3) exterior doors -\$1,800
- Lighting -\$1,000
- Kitchen and bathroom accessories -\$300
- Arctic heat Pump (1 condenser, 2 heads) -\$8,000



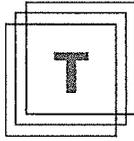
TATRO BUILDING & REMODELING
A FULL SERVICE CONSTRUCTION, MANAGEMENT & CONSULTING FIRM

NOTES:

- We are fully insured. A copy of COI will be provided upon request.
- We are a certified RRP contractor with the EPA (certificate # F151611-1). By law, all contractors must be certified and follow EPA lead containment requirements on homes built prior to 1978.
- Price is based on today's material costs. This is subject to change if material costs do.
- Price is based on conversation with client. A full floor plan will have to be created prior to start. The final design could cause the price to change slightly.
- ___ deduct \$1,865 to remove the balcony from the project scope. This would also exclude (1) man door but may require adding a large window.
- Prices on plumbing and electrical are preliminary and could change due to final scope.
- Hot water tank included in price. Exact location TBD.
- LVL in floor system will hang below joists and will be cased in with drywall.
- No shutters included.
- Electrical supply will be an overhead drop from the pole. Includes new panel.
- Roofing and siding match may not be perfect due to age and fading of existing.
- Client to remove all items, sub-floor, peg board and insulation and clear upon start.
- No closet shelving included at this time.
- Client to do all painting.
- Assumes existing ridge can support the new dormer without modifying.
- Client to handle all disposal pertaining to the project.
- Heat source will be an Arctic heat pump system (size TBD).
- No support posts from new rear balcony to the ground. This will be cantilevered from floor system.

TIME & MATERIAL WORK

- Any work not included in the proposal would be completed on a time and material basis. This includes rot repair.
 - The hourly rate is \$60 per labor hour.
 - Materials, disposal fees and subcontractor services (electrical, plumbing etc.) will have a 25% contractor overhead markup.
 - We will give you an estimate for the additional work, however this is ONLY an estimate and is not guaranteed to fall within a 10% range of the final project cost.
-



TATRO BUILDING & REMODELING
A FULL SERVICE CONSTRUCTION, MANAGEMENT & CONSULTING FIRM

RBES (Residential Building Energy Standards)

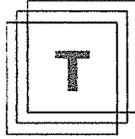
- The proposal **does not apply to 2015 VT RBES.**
 - If client is the general contractor for the job, they assume responsibility for necessary paperwork, town and state permits related to the project and any repercussions for not following RBES (if a VT RBES form is not completed after the project, a certificate of occupancy may be delayed or not issued, and the future sale of the house may be affected).
-

GENERAL ASSUMPTIONS

- We can have uninterrupted use of the project space and clear access to use equipment as needed.
 - Existing electrical service is up to code and the electrician, if necessary, can tie into the existing panel box. Existing panel box has capacity.
 - Existing plumbing is up to code and the plumber, if necessary, can use the existing water lines, drains and venting.
 - No repairs needed outside of the construction area. Any necessary repairs needed outside of the construction area would be additional work.
 - No mechanicals / services are to be moved, rerouted or relocated. This would be additional work.
 - Client provides on-site access to electricity, water and bathroom facilities.
-

WARRANTY

- LABOR – 3 year workmanship (excludes wear and tear)
 - PRODUCT SUPPLIES – Per manufacturer
 - PAINTING LABOR – 1 year
 - No warranty on any work inherited by previous contractor or on partially completed work.
-



TATRO BUILDING & REMODELING
A FULL SERVICE CONSTRUCTION, MANAGEMENT & CONSULTING FIRM

TERMS & CONDITIONS

- Price valid for 30 days. Project may be re-bid after 30 days.
- Contract may be cancelled by either party within 3 days of signature or if client cannot secure proper financing.
- Price is based on today's material costs. This is subject to change if material costs go up prior to start of project.
- Contractor will provide an insurance certificate upon request and will maintain the insurance throughout the project.
- Unless otherwise noted, permits are the responsibility of the owner.
- **Payment schedule: 50% deposit with the remainder due upon completion. Projects over \$50,000 may have a TBD payment schedule. Scheduled progress payments to be made immediately upon receipt of invoice. No retainage shall be held.**
- Client must maintain a balance under \$10,000 for Time & Materials projects.
- Client will allow photographs of completed work for use in promotional material.
- Any and all work not detailed in the contract and / or beyond the original scope (including but not limited to, plumbing, electrical or bringing items up to code) will be billed out on a time and materials basis unless another agreement is entered into.
- We reserve the right to use subcontractors.
- Client will notify contractor of any disputes in writing within 48 hours of completed work or waives right to dispute. Client will allow contractor to make any corrections on disputed work the contractor deems fit. No back charges unless agreed to in writing by contractor.
- Unpaid accounts will be charged 1.5% per month from date of billing. Costs of collection, including but not limited to court costs and reasonable attorney's fees to be paid by client.
- Client agrees to Vermont binding arbitration on any disputes within 60 days of dispute and waives rights to litigation. Cost of collection, including but not limited to attorney's fees to be paid by client.

Please make two (2) copies. Sign one copy and send it to us with the deposit. Please keep the other copy for your records.

Signature _____ Date _____