

Appeal Period Expires 01/01/11  
 Zoning District B1/RETAIL

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

Application Date 1/1/11  
 Permit Number 2010-187

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 and it must remain posted throughout the construction period.  
 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.  
 Occupancy of the premises shall not take place until a Certificate of Occupancy is obtained.  
 Approval is subject to accuracy of information provided by the applicant.

**A** Parcel Account Numb. (Map-Parcel-Lot) 2-047-012-101  
 (found in Town Assessor's Office)  
 Property Address: 2 MARKET PLACE ESSEX JCT. VT.  
 Owner: JAMES MULLEN (JAMES A. MULLEN)  
 Owner Address: 140 SO. MAIN ST. ST. ALBAN'S 05478  
 Owner Phone: (work) 802-527-0121 (home) 802-285-6444  
 (cell) \_\_\_\_\_ (Email) MULLEN@NATIONWIDE.COM  
 Contractors name: DANIEL GILBERT Phone: 527-0619  
DR 01/01/11 Cell: 363-9903  
 Estimated Construction Dates: Start: 12/12/10 Completion: 02/12/11  
 Sq. Feet: 1700 Estimated Cost (labor & materials): \$45,150.10

**B** Sewage Disposal (Please attach Sewer or Septic Application).  
 Public  Private  Connection Fee \$ \_\_\_\_\_ Date Paid: 2/4/11  
 Proposed New Bedrooms: \_\_\_\_\_ Existing Bedrooms EXISTING

**C** Water (Please attach Water Service Application).  
 Public  Private  Fee \$ \_\_\_\_\_ Date Paid: EXISTING

**D** Driveway (Please attach copy of approved Curbcut / Utility Application).  
 Date of approval 1/1/11 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 and Stormwater Management Permit required. Attach completed permit application.  
N/A

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

**G** Signature of Owner James Mullen

**G**

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

<b>Residential:</b>	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"/>
<b>Inclusions or Additions:</b>			
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"/>
<b>Non-residential:</b>			
Commercial / Industrial	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Stormwater:</b>			
Stormwater	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Erosion Control	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Other:</b>			
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"/>

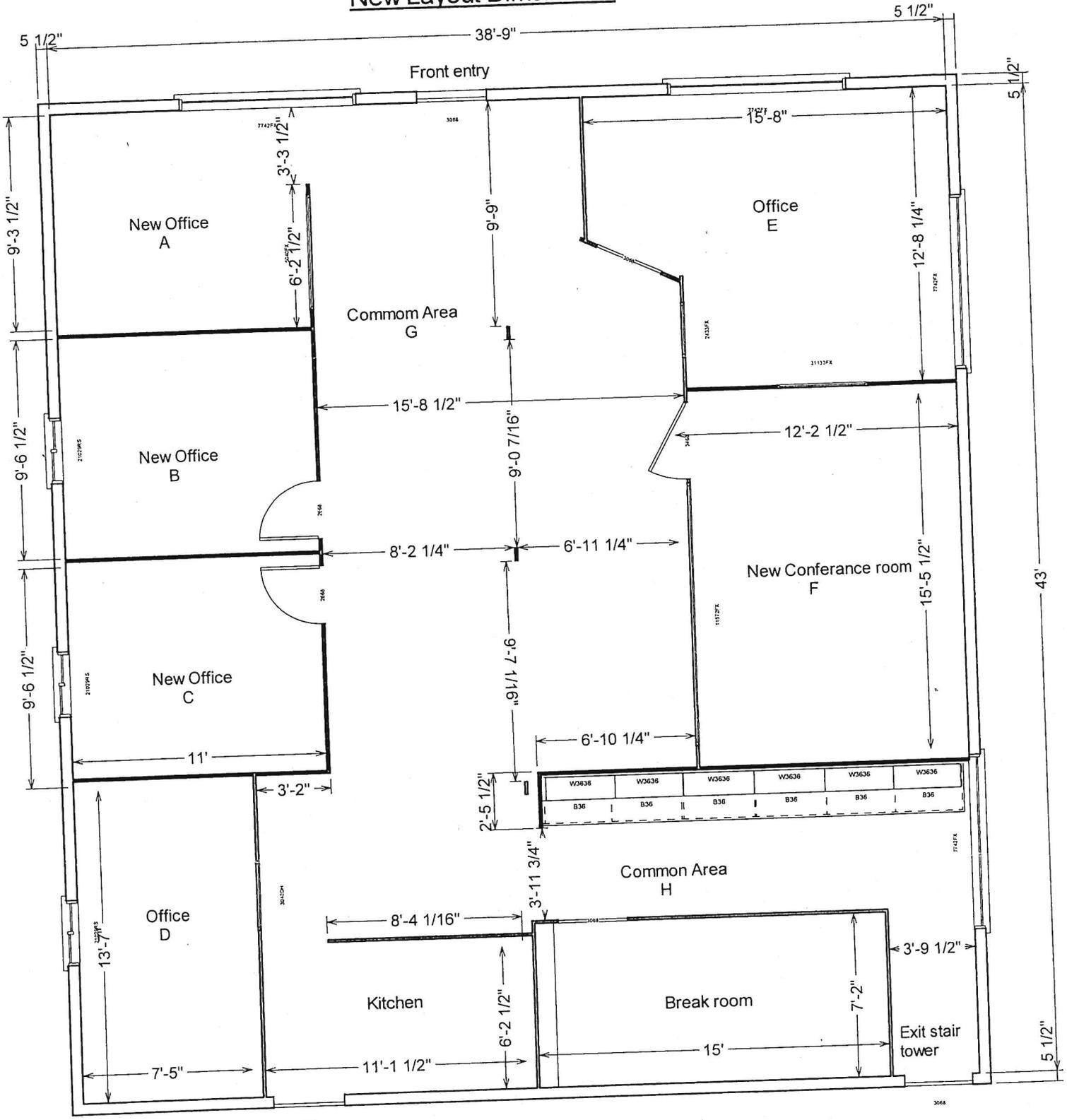
**Office Use Only**

Fees:	Type	Amount	Date Pd
	Permit	\$135.15	12/17/10
	School	\$	1/1/11
	Recreation	\$	1/1/11
	Recording	\$40.00	12/17/10
	Other	\$75.00	12/17/10

**Building Permit**  
 Approved  Rejected  Date 12/17/10  
 Issued to: MULLEN, JAMES A.  
 Zoning Administrator: Shirley Kelley  
 Notes: All Internal Renovations  
 C.O. Required Yes  No

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

# New Layout Dimensions



Exit data room and bath

Marketplace Insurance  
Essex Jct, Vt

Contractor - Northfield Construction  
Contact - Daniel Gilbert  
Office - 802-527-0619  
Cell - 802-363-9903  
Fax - 802-524-0883  
Email - northfieldconst@gmail.com

Daniel Gilbert  
944 Stone Bridge Rd.  
Georgia, Vt. 05468

## Contract Proposal

Phone: 802-527-0619  
Fax: 802-524-0883  
Cell: 802-363-9903

Name	James Mullen	Contract #	MUL-111510
Address	140 South Main St.	Job Description	Marketplace Insurance
City	St.Albans		1st floor renovations
State-Zip	Vermont 05478	Date	11/30/10

Continue

### Job Assessments

#### Interior fit up cost :

Permits & Fees	\$	1,658.50
Office Furniture and Demolition	\$	6,037.00
New and Existing Walls	\$	9,388.85
Interior Painting	\$	3,692.84
Interior Wood Finishes	\$	10,512.75
Stonefield 28 Oz Carpet	\$	4,979.37
Suspended Ceiling	\$	3,660.80
Electrical and Data	\$	5,220.00
<b>Total</b>	\$	<b>45,150.10</b>

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Address	140 South Main St.	Job Description	Marketplace Insurance
City	St. Albans		1st floor renovations
State-Zip	Vermont 05478	Date	11/30/10

Northfield Construction will supply materials and labor for the completion of Marketplace Insurance renovations. Project details listed below.

### Permits & Fees

All State & Municipal permits will be filled by contractor. Electrical permits to be filed by electrical contractor. All fee's needed for permits and prints are included in this quote.

Total cost           \$                           1,658.50

### Office furniture

We shall supply for the 2.5 months construction duration a 8 x 8 x 40 foot storage container. All 1st floor furniture with the exception of computers, fax and copy machines along with James Mullen's desk will be stored in this container along with misc. construction items saved from demolition. Items not being stored in container will need to be stored at another location.

All furniture will be re-assembled and re-located as per instructions provided by owner when project is completed.

All the existing cubicle's on the 2nd floor will be removed and discarded and the 1st floor cubicles will be installed on the 2nd floor.

**Note : Contractor not responsible for wall hangings, lose files, nick knacks, books or any other loose items. Boxes will be supplied by contractor for packing.**

### Demolition

Note: all areas are referred to new plan titled " New Layout Dimensions "

We will remove all carpet with the exception of areas Break Room, Office E & D.

All ceiling tile and ceiling insulation will be removed from all areas shown on plans, all salvageable tile and insulation will be stored in Storage Container. All non-fire rated tile will be discarded.

All existing walls will be refurbished and finished to a drywall painted surface, with the exception of area's office E, Common Area H ( cabinet wall ), Break Room and Kitchen. **Note: existing paneling is glued to the wall, typically removing the paneling would leave damages to the drywall paper surface only which can be repaired, if more extensive damages occur we will have to remove the drywall and install a new surface. This process will need to be billed on a separate Time & Material Billing at \$ 35.00 per man and \$ 25.00 per additional man. We shall remove the paneling from the wall partition in the Common Area G that is scheduled to be removed entirely to evaluate the situation and notify the owner of our findings.**

Existing interior window extension jams and casings in areas Office B & C will be removed. All 4" Vinyl base will be removed from all locations with the exception of Break Room, Kitchen and Office D.

Reception's area will be removed and discarded.

Counter top in area Common Area H will be removed.

Existing wall partition in Common Area G will be removed entirely.

Rentals and Materials	\$	2,117.00
Labor	\$	3,920.00
Total	\$	6,037.00

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**Continue**

**New and Existing Walls**

See Plan " New Layout Dimensions "

New Offices A, B and C will be constructed with metal framing and 5/8" drywall as per plan " New Layout Dimensions ".

All walls with the exception of Office E, Kitchen and Break Room will be finished or re-finished to a paint ready surface.

The Common Area H " cabinet wall " will have a new wall extension of aprox. 6'-10" with a return wall of aprox.2'-5". The finishes on this wall will be paneling on the cabinet side only. Remaining surfaces will be drywall. This area will be constructed with SPF framing lumber and finished with 1/2" drywall in order to match the existing wall.

The new " Conference Room Wall " as shown on plans will be framed with SPF framing lumber and it will receive one layer on both sides of a 5/8 inch drywall which will be glued and screwed to framing to create a stable wall for its finishing process.

All walls with the exception of the Conference Room Wall will be constructed to the existing ceiling grid. The Conference Room Wall will be framed from floor to the second floor joist's, top of wall will receive 5/8" drywall to meet fire safety regulations.

Existing wood columns and beams in Common Area G will be wrapped with 5/8" drywall after the new electrical and data services have been installed.

Materials \$	1,348.85
Labor \$	8,040.00
Total \$	9,388.85

**Interior Painting**

All walls will be freshly painted 2 coats with a Latex Eggshell premium wall paint with the exception of areas Office E, Break Room and Kitchen.

All new walls and repaired walls will be primed prior to finish coat being applied.

Color to match the existing color in Office E ( Jims Office ) as close as possible unless otherwise specified.

Materials \$	752.84
Labor \$	2,940.00
Total \$	3,692.84

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**Continue**

**Interior Wood Finishes**

All wood finishes are to be 3 coats of a Gloss Clear Urethane.

Offices B and C exterior windows will receive new extension jambs and 1x4 pine casings to match newly installed All Vinyl Windows.

Offices B and C will receive a 36" solid pine / 6-panel pre-hung door. And all casings will be a colonial casing matching Office E.

Colonial base molding will finish all walls to floor replacing the existing 4 inch vinyl base with the exception of areas Office E and D, Break Room and Kitchen.

Office A window will be finished with Clear # 1 pine and colonial casing. Glass will be a single panel 1/4" tempered glass. Dimensions will be as per plans " Office Window "

"Conference Room Wall " plans show a Left Swing Door( swing into the conference room ) which will be Full View 1/4" tempered glass with a solid pine door and frame. The remaining glass wall will also be a 3 - panel 1/4" tempered glass with silicone seams. Trimmings will be select pine extention jambs and window / door casings. We will have an exterior casing flange trim installed for more character to the window and door ( see detail trim on windows at champlain hardwood ).

Existing wall cabinets salvaged from conference room and base cabinets salvaged from Common Area G demolition partition will be re-installed on new Common Area H wall. A new countertop will be installed ( color to be chosen by customer and this is an in stock top not a custom unit ). Wall covering in this area behind the cabinets will be salvaged paneling and trim.

Materials \$	5,552.75
Labor \$	4,960.00
Total \$	10,512.75

**Stonefield 28 Oz Carpet**

A new glue direct carpet ( no pad , carpet installed as the existing carpet is now ) will be installed in all areas with the exception of Office E and D , Break Room and Kitchen. ( see plan " Carpet Layout " )

All existing tile will remain and all tile edges will be flashed. Carpet will be glued to floor 100% and all reducers, exterior door finishes will be installed.

Carpet seams will be installed with 3-M seam adhesive.

Materials \$	2,679.37
Labor \$	2,300.00
Total \$	4,979.37

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Continue

### Suspended Ceiling

The existing salvaged ceiling tile will be reinstalled in all areas with the exception of Common Area G, Common Area H and the Conference room. These areas will receive new Armstrong 895 fire rated 2 x 4 tile which will match the existing tile. All disassembled ceiling grid will be re-installed and new grid will be provided for areas needed. Insulation removed during the demolition process will be re-installed where possible for sound retention from the 2nd floor. All ceilings will meet fire rating standards.

Materials	\$	1,020.80
Labor	\$	2,640.00
Total	\$	3,660.80

### DMC Electrical and Data

We will provide a new ceiling lighting layout, there will be a total of one 2 x 4 and two 2 x 4 new ceiling lights added. Existing lights will be re-located as per plan ( see plan " New Ceiling Lights " ). Ceiling lights will be re-switch separately for all offices, conference room and both common areas will be switched on the existing front and rear entry independent switch that exist. All new and existing lights to be fastened from above. New receptacles and switches will be installed as per plans ( see plan " Electrical / Data" ). All Data locations will have conduit and box installed only. **Note: Data cabling to be done by others and coordinated by contractor.**

**Note: the utility room at this time does not comply with State Code , we will install all new services to meet State Code. It would be our advantage " cost wise not " to alter any existing installations and allow the building inspector to make the call during his inspection.**

Two new services to be run from panel to new receptacle locations.  
 Electrical permits and inspection are included.  
 Demo of existing electrical conflicting with renovations

Total	\$	5,220.00
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### Miscellaneous Items

- 2nd floor - Closet door will receive new hinges and striker plates  
 Counter door will be repaired so it swings correctly.
- 1st floor - Rear exit door to stair tower will be repaired and new spring hinges installed