

32325 Franklin Road, Franklin, Michigan 48025

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www.franklin.mi.us

HISTORIC DISTRICT COMMISSION REGULAR MEETING

Wednesday, March 02, 2022, 7:00 P.M

The Village of Franklin Historic District Commission will assemble at the Franklin Community Church at 26425 Wellington Road, Franklin, Michigan 48025 A G E N D A

- I. Meeting Called to Order
- II. Roll Call
- III. Adoption of Agenda
- IV. Adoption of Minutes
 - A. Regular Meeting of October 06, 2021 January 5, 2022
- V. Public Comments
- VI. New Business
 - A. Consider Installation of a Boxed Window and Paint Color at 26243 Vincennes Avenue
- VII. Adjournment

Posted: February 23, 2022 William Dinnan, Building Official/Historic District Commission Facilitator

Revised: March 2, 2022

POSTED IN ACCORDANCE WITH PUBLIC ACT 267 (OPEN MEETINGS ACT)

The Village of Franklin will provide necessary, reasonable auxiliary aids and services to individuals with disabilities requiring such services. All requests must be made to the Village Clerk at least five (5) business days before a meeting. Individuals with disabilities requiring auxiliary aids or services should contact the Village of Franklin in writing at 32325 Franklin Road, Franklin, MI 48025, or by calling the Village Clerk's Office at (248) 626-9666.

VILLAGE OF FRANKLIN HISTORIC DISTRICT COMMISSION

REGULAR MEETING

WEDNESDAY, January 05, 2022, 7:00P.M. 32325 Franklin Road. Franklin, Michigan 48025

MEETING CALLED TO ORDER I.

The Regular Meeting of the Historic District Commission was called to order by Gary Roberts, Chairman, via Remote Zoom at 7:00 P.M.

II. ROLL CALL

Present: Gayle Timmis, Mike Brassfield, Alex Stchekine, Alex Kokoszka, Laura Witty,

Gary Roberts

Jill Wilke Absent:

Also Present: Bill Dinnan, Building Official and Historic District Commission Facilitator;

Heather Mydloski, Village Clerk; Roger Fraser, Village Administrator

ADOPTION OF AGENDA III.

Motion by Timmis, seconded by Kokoszka to approve the agenda, as presented.

Brassfield, Timmis, Stchekine, Kokoszka, Witty, Roberts Ayes:

Absent: Wilke

Motion carried.

IV. ADOPTION OF THE MINUTES

A. Regular Meeting of October 06, 2021

Motion by Witty, seconded by Stchekine to approve the minutes of the Regular Meeting of October 06, 2021, as presented.

Ayes: Brassfield, Timmis, Stchekine, Kokoszka, Witty, Roberts

Wilke **Absent:**

Motion carried.

V. PUBLIC COMMENTS

There were no public comments.

Proceedings, Village of Franklin Historic District Commission Regular Meeting, Wednesday, January 05, 2022, 7:00 P.M.

V. NEW BUSINESS

A. Consider Exterior Renovations and Colors to the Barn, Accessory Building and Dental Office located at 32767 Franklin Road

Roberts asked if the applicant would consider another color. Applicant responded that he had put a lot of time and effort into the color selection process and was confident it was a stellar choice.

Stchekine asked if the applicant had considered the color for business use, will it limit tenant use? The Applicant replied he had thought about it and was confident in the atheistic he was creating for business and overall.

Dinnan defined for the HDC the need for the applicant to acquire various Zoning Board of Appeals variances as they applied to the above (height and change of usages) and in accordance with the Secretary of Interior Standard Number Nine (9) for Renovation.

Motion to approve the application for the Exterior Renovations and Colors to the Barn, Accessory Building and Dental Office located at 32767 Franklin Road as submitted in the application along with the supplemental information provided by Finnicum Brownlie Architects and subject to the Historic District Commission's future opportunity to review the color swatches that will be applied to the building; also subject to the parking aisle asphalt will be extended to the south property line for a future connection; the Historic District extends their support and recommendation for all three (3) of the applicants Zoning Board of Appeals variances requested.

Roll Call Vote

Brassfield AYE
Timmis AYE
Stchekine AYE
Kokoszka AYE
Witty AYE
Roberts AYE

Absent: Wilke

Motion carried.

B. Consider Roof Replacement for House and Garage for 26200 Carol Ave.

Roberts stated the applicant had been at the December 01, 2021, meeting and since there was not a quorum present there could not be an official action.

The applicant stated the roof replacement was an emergency issue and the HDC unofficially approved the color he submitted so he could move forward under the circumstances.

The project has since been completed with the color that was submitted, Max Def Moire Black dimensional shingles. Roberts asked that item be finalized and closed.

Proceedings, Village of Franklin Historic District Commission Regular Meeting, Wednesday, January 05, 2022, 7:00 P.M.

Motion by Kokoszka, seconded by Wilke to approve the Roof Replacement for House and Garage for 26200 Carol Ave with Max Def Moire Black dimensional shingles as presented.

Ayes: Brassfield, Timmis, Stchekine, Kokoszka, Witty, Roberts

Absent: Wilke

Motion carried.

C. Consider Barn Color Change for 32731 Franklin Road

Roberts stated the applicant had been at the December 01, 2021, meeting and since there was not a quorum present there could not be an official action.

Responding to Roberts, Dinnan defined the structural renovation of the building was now complete and sound. He further stated there is an electric issue that he is working with the applicant on, but they are in process to be fully compliant.

Roberts commended the Commissioners for encouraging the applicant to renovate his property rather than demolish it.

Motion by Timmis, seconded by Stchekine to approve the Barn Color Change for 32731 Franklin Road as submitted, Sherwin Williams 2819, Downing Slate for the exterior siding and Sherwin Williams 7006, Extra White for all trim and doors, as presented.

Aves: Brassfield, Timmis, Stchekine, Kokoszka, Witty, Roberts

Absent: Wilke

Motion carried.

VIII. ADJOURNMENT

Motion by Roberts, seconded by all to adjourn the meeting.

The meeting was adjourned at 8:14 P.M.

Submitted,
Heather Mydloski, Recording Secretary
Dana Hughes, Village Clerk



Building / Trades

[] Engineering

BUILDING APPLICATION

INSPECTIONS 248-626-1601

PERMIT NO. **BP**2022 -014

RECEIVED

FEB 1 4 2022

VILLAGE DATE STANKLIN, MI

	VIELAGE 644 POURICEIN, IVII
• Phone (248) 626-9	9666 • Fax (248) 626-0538
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	_
CUDMIT	
_ SUBIVITI	CHECKLIST WITH APPLICATION
Historic District 2	7
yes no	Zoning District
n n	Telephone No:
city: Franklin	State: Michigan Zip Code: 48025
	.
T -:- A	Telephone No: 248-22 5 -2362
City: COMMETCE	State: Michigan Lin Code: 92
	Expiration Date: J
1.0%	Telephone No:
Royal Oak	State: Michigan Zip Code: 48076
J	Expiration Date: 0513112022
<u>th Insurana</u>	26
EMAIL:	
[] Demolition	[] Property [] Other
1	SUBMIT Historic District? Kyes no City: Franklin City: Commerce City: Royal Oak The Insurance

[] Arborist

[] Legal

[] Other

IV. PERMIT PROPOSAL
A. RESIDENTIAL BUILDING – show most recent use
One Family [] Detached Condominium - number of units
[] Attached Garage [] Detached Garage [] Other (describe) B. NON-RESIDENTIAL BUILDING – show most recent use
[] Church, Religious [] Public Utility [] Restaurant [] Service Station [] School, Library, Educational [] Grocery [] Office, Bank, Professional [] Store, Mercantile [] Other (describe)
c. PROPERTY - Describe proposal in detail hitchen remodel not moving any walls and new structural neader for bowout window.
V. SELECTED CHARACTERISTICS FOR BUILDING PERMIT
A. PRINCIPAL TYPE OF FRAME
[] Masonry, Wall Bearing Wood Frame [] Structured Steel
B. PRINCIPAL TYPE OF HEATING FUEL
Gas [] Oil [] Electricity [] Coal [] Other
C. TYPE OF SEWAGE DISPOSAL
[] Pressure Sewer System [] Septic System
D. TYPE OF WATER SUPPLY
[] Public or Private Company [] Private Well or Cistern
E. TYPE OF MECHANICAL
Will there be air conditioning? [] yes [] no Will there be an elevator? [] yes [] no
F. DIMENSIONS
First Floor (sq ft) Garage / Accessory (sq ft)
Second Floor (sq ft) Total Building Area (sq ft)
Basement (sq ft) Total Land Area (sq ft)
G. NUMBER OF OFF-STREET PARKING SPACES
Enclosed Outdoors

VI. APPLICANT INFORMATION:					
Applicant is responsible for the payment	of all fees and charges apr	plicable to this applicati	ion and must provid	de the following infor	mation:
Name: Robert Der	HAN		on and made pro-	Telephone No.	nation.
Address: 32432 W	looduald city	rRani Oa	.K	State:	ZIP: URM
Federal ID no. (if applicable)		1.5		,	
I hereby certify that the proposed make this application as his autho information submitted on this app	rized adent, and we ac	aree to contorm to	all annlicable la	e been authorized	I by the owner to f Michigan. All
Section 23a of the State Const Michigan Compiled Laws, prof persons who perform work on a	fildits a person from consi	initing to circumvent th	a licencina require	amonto of this state	1-41 1 -
Signature of Applicant	2	Ros	Ker Don		7-10-22
Checks accepted only as a condi penalties.		Finot honored by b		Application and substituting Application Application and substituting and substituting Application Application and substituting Application and Substitution and Sub	ation Date oject to
VII. FOR INTERNAL USE ONLY					
	REQUIRED	APP / REJ	DATE	В	v
A ~ BUILDING PERMIT	[]Yes []No		JA. L		Y
B ~ CULVERT PERMIT	[] Yes [] No				
C ~ FENCE PERMIT	[] Yes [] No				
D ~ FLOODPLAIN PERMIT	[] Yes [] No				
E ~ LANDFILL PERMIT	[] Yes [] No				
~ SOIL EROSION PERMIT	[] Yes [] No				
G ~ TREE REMOVAL PERMIT	[] Yes [] No				
1 ~ WETLANDS PERMIT	[] Yes [] No				
~ HISTORIC DISTRICT	[] Yes [] No				
~ ZONING BOARD **	[] Yes [] No				
** Zoning District	Required Setback _	Front		Side	Back
	Proposed Setback _	Front		Side	Back
paravad hu					
pproved by:		1	work is progressing	rmit: A permit remaining and inspections are	e requested and
(sign	nature)		work is not comme	mit shall become inva- enced within six mont a authorized work is s	alid if the authorized
VILLAGE OF FRANKLIN BUILDING OFFICIAL No Rocks or Stone Mailboxes Shall be put in the Right-of-Way			abandoned for a p commencing the v inspections are re-	period of six months a work. A permit will be equested and conducted	offer the time of closed when no ed within 6 months
The Right-Oi-way			Closed permits ca	ance or the date of a innot be refunded or r	previous inspection. einstated.

DESIGN CRITERIA

THIS PROJECT HAS BEEN DESIGNED IN ACCORDANCE WITH THE 2015 MICHIGAN RESIDENTIAL CODE (MRC). ALL CONSTRUCTION SHALL CONFORM TO ALL REQUIREMENTS OF THE CURRENT CODE, DIMENSIONS OF INTERIOR WALLS ON FLOORPLANS SHALL BE 4-1/2" UNLESS OTHERWISE INDICATED.

LOAD PARAMETERS

FLOOR LIVE LOAD: 40 PSF FLOOR DEAD LOAD: 20 PSF

ROOF SNOW LOAD: 25 PSF ROOF DEAD LOAD: 15 PSF

ULTIMATE WIND SPEED: 115 MPH WIND IMPORTANCE FACTOR IW: 1.0 BUILDING CATEGORY: II WIND EXPOSURE: B

MINIMUM DEFLECTION CRITERIA

ROOF COMPONENTS: L/240 LIVE & L/180 TOTAL FLOOR COMPONENTS: L/480 LIVE & L/360 TOTAL

DESIGN STRENGTHS

TJI JOISTS: BOISE CASCADE BCI 900 2.0 SERIES OR EQUIVALENT. LYL: TO HAVE MIN. PROPERTIES OF e = 2.0 AND Fb = 2900 PSI DIMENSIONAL LUMBER: DOUGLAS FIR #2 OR EQUAL CONCRETE: MIN. 3000 PSI COMPRESSIVE STRENGTH @ 28 DAYS MASONRY: NORMAL WEIGHT F'm: 1500 PSI SOIL BEARING CAPACITY: 2000 PSF

*NOTE: IF OTHER IS SPECIFIED ON PLANS, PLAN NOTE OR STRICTEST GOVERNS, THE ABOVE IS NOTED FOR GENERAL PURPOSES.

GENERAL JOBSITE

JOBSITE PROTECTION AND CLEAN-UP

CONTRACTOR TO PROVIDE JOB SITE PROTECTION ON INTERIOR AND EXTERIOR OF PROJECT AS REQUIRED TO PROTECT ALL AREAS AS A RESULT OF CONSTRUCTION. THIS SITE PROTECTION SHALL INCLUDE DUMPSTER PADS TO PROTECT GROUND, ZIPPERED VISQUEEN OPENINGS, FLOOR PROTECTION AND COVERINGS FOR

THE PROJECT WILL BE KEPT IN A BROOM CLEAN CONDITION FOR DURATION OF THE PROJECT.

INTERIOR SOFFIT DEMO

IF EXISTING SOFFITS ARE BEING REMOVED AND MECHANICALS ARE UNCOVERED, THERE WILL BE AN ADDITIONAL COST TO REWORK, AS THIS IS AN UNFORSEEN CONDITION AND WAS NOT INCLUDED IN THE PROJECT.

INTERIOR DOORS

REWORK TO ADJUST OR RE-HANG INTERIOR DOORS THAT WERE INCLUDED IN PROJECT DUE TO PAINT OR CARPET CONTRACTORS IS NOT INCLUDED, IF REWORK IS NECESSARY AFTER PAINT AND CARPET INSTALLATION, AN ADDITIONAL CHARGE WILL BE ISSUED ON A CHANGE ORDER FOR LABOR COSTS.

WATER / SEWER

ANY COSTS ASSOCIATED WITH THE REPAIR OF WATER SERVICE AND/OR LINES ARE NOT INCLUDED IN THE PROJECT SCOPE, ANY COSTS ASSOCIATED WITH RELOCATION AND RECONNECTION OF EXISTING PRESSURE SEWER ARE NOT INCLUDED IN THE PROJECT

SPRINKLER SYSTEM

NOT INCLUDED IN PROJECT SCOPE. CONTRACTOR TO ALLOW A WINDOW FOR THE OWNER TO INSTALL AND/OR MODIFY NEW/EXISTING SYSTEM, OWNER IS RESPONSIBLE FOR REPAIR OF ANY DAMAGE AS A RESULT OF CONSTRUCTION.

GENERAL CONSTRUCTION

INSTALL 1/2" DRYWALL ON WALLS AND CEILINGS IN LIVING AREAS AS REQUIRED INSTALL 5/8" TYPE X DRYWALL ON GARAGE CEILINGS AS

REQUIRED INSTALL 1/2" DRYWALL ON GARAGE WALLS AS REQUIRED INSTALL GREEN BOARD IN DAMP AREAS AS REQUIRED

GARAGE SEPARATIONS

THE GARAGE SHALL BE SEPARATED FROM THE HOME AND ITS ATTIC AREA BY 5/8" TYPE X DRYWALL APPIED TO THE GARAGE SIDE, WHERE THE SEPARATION IS A FLOOR/CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL BE PROTECTED BY 1/2" DRYWALL.

DRAFTSTOPPING REQUIRED

WHEN THERE IS USABLE SPACE BOTH ABOYE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY, DRAFTSTOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQUARE FEET, DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS, WHERE THE ASSEMBLY IS ENCLOSED BY A FLOOR MEMBRANE ABOVE AND A CEILING MEMBRANE BELOW DRAFTSTOPPING SHALL BE PROVIDED IN FLOOR/CEILING ASSEMBLIES UNDER THE FOLLOWING CIRCUMSTANCES:

1. CEILING IS SUSPENDED UNDER THE FLOOR FRAMING 2. FLOOR FRAMING IS CONSTRUCTED OF TRUSS-TYPE OPEN-WEB OR PERFORATED MEMBERS

DRAFTSTOPPING MATERIALS SHALL NOT BE LESS THAN 1/2" GYPSUM BOARD, 3/8" WOOD STRUCTURAL PANELS, 3/8" TYPE 2-M-W PARTICLE BOARD OR OTHER APPROVED MATERIALS ADEQUATELY SUPPORTED, DRAFTSTOPPING SHALL BE INSTALLED PARALLEL TO THE FLOOR FRAMING MEMBERS UNLESS OTHERWISE APPROVED BY THE BUILDING OFFICIAL THE INTEGRITY OF ALL DRAFTSTOPS SHALL BE MAINTAINED.

FIRE BLOCKING REQUIRED SHALL BE PROVIDED IN WOOD-FRAME FLOOR CONSTRUCTION AND FLOOR CEILING ASSEMBLIES IN ACCORDANCE WITH SECTION R602.8

R602.10.4.2 CONTINUOUS SHEATHING METHODS

CONTINUOUS SHEATHING METHODS REQUIRE STRUCTURAL PANEL SHEATHING TO BE USED ON ALL SHEATHABLE SURFACES ON ONE SIDE OF A BRACED WALL LINE INCLUDING AREAS ABOVE AND BELOW OPENINGS AND GABLE END WALLS AND SHALL MEET THE REQUIREMENTS OF SECTION R602.10.7.

R802.11.1 UPLIFT RESISTANCE

ROOF ASSEMBLIES SHALL HAVE UPLIFT RESISTANCE IN ACCORDANCE WITH SECTIONS R802.11.1.1 AND R802.11.1.2. WHERE THE UPLIFT FORCE DOES NOT EXCEED 200 POUNDS, RAFTERS AND TRUSSES SPACED NOT MORE THAN 24 INCHES ON CENTER SHALL BE PERMITTED TO BE ATTACHED TO THEIR SUPPORTING WALL ASSEMBLIES IN ACCORDANCE WITH TABLE

R602,3(1), WHERE THE BASIC WIND SPEED DOES NOT EXCEED 115 MPH, THE WIND EXPOSURE CATEGORY IS B, THE ROOF PITCH IS 5:12 OR GREATER, AND THE ROOF SPAN IS 32 FEET OR LESS, RAFTERS AND TRUSSES SPACED NOT MORE THAN 24 INCHES ON CENTER SHALL BE PERMITTED TO BE ATTACHED TO THEIR SUPPORTING WALL ASSEMBLIES IN ACCORDANCE WITH TABLE R602,3(1).

R802,11,1,1 TRUSS UPLIFT RESISTANCE. TRUSSES SHALL BE ATTACHED TO SUPPORTING WALL ASSEMBLIES BY CONNECTIONS CAPABLE OF RESISTING UPLIFT FORCES AS SPECIFIED ON THE TRUSS DESIGN DRAWINGS FOR THE ULTIMATE DESIGN WIND SPEED AS DETERMINED BY FIGURE R301.2(4)A AND LISTED IN TABLE R301.2(1) OR AS SHOWN ON THE CONSTRUCTION DOCUMENTS, UPLIFT FORCES SHALL BE PERMITTED TO BE DETERMINED AS SPECIFIED BY TABLE R802.11, IF APPLICABLE, OR

AS DETERMINED BY ACCEPTED ENGINEERING PRACTICE.

WITH THE ACCEPTED ENGINEERING PRACTICE.

R802,11,1,2 RAFTER UPLIFT RESISTANCE, INDIVIDUAL RAFTERS SHALL BE ATTACHED TO SUPPORTING WALL ASSEMBLIES BY CONNECTIONS CAPABLE OF RESISTING UPLIFT FORCES AS DETERMINED BY TABLE R802.11 OR AS DETERMINED BY ACCEPTED ENGINEERING PRACTICE, CONNECTIONS FOR BEAMS USED IN A ROOF SYSTEM SHALL BE DESIGNED IN ACCORADANCE

FLASHING AND WEEP HOLES

FLASHING SHALL BE LOCATED BENEATH THE FIRST COURSE OF MASONRY ABOYE FINISHED GROUND LEVEL ABOYE THE FOUNDATION WALL OR SLAB AND AT OTHER POINTS OF SUPPORT INCLUDING STRUCTURAL FLOORS, SHELF ANGLES ADN LINTELS WHEN MASONRY VENEERS ARE DESIGNED IN ACCORDANCE WITH SECTION RT03.7

WEEPHOLES SHALL BE PROVIDED IN THE OUTSIDE WYTHE OF MASONRY WALLS AT A MAXIMUM SPACING OF 33 INCHES ON CENTER, WEEPHOLES SHALL NOT BE LESS THAN 3/16 INCH IN DIAMETER, WEEPHOLES SHALL BE LOCATED IMMEDIATELY ABOVE FLASHING.

FLASHING SHALL BE LOCATED IN THE FOLLOWING LOCATIONS: 1. AT THE TOP OF ALL EXTERIOR WINDOW AND DOOR OPENINGS 2. AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION

3. UNDER AND AT THE ENDS OF MASONRY, WOOD, OR METAL COPINGS AND SILLS 4. CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM 5. WHERE EXTERIOR PORCHES, DECKS, OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD-FRAME CONSTRUCTION

6. AT WALL AND ROOF INTERSECTIONS T. AT BUILT-IN GUTTERS

FOUNDATION AND CONCRETE

MINIMUM CONCRETE FOOTINGS SHALL BE 42" BELOW FINISH GRADE UNDER FLOOR SPACE SHALL COMPLY WITH SECTION R403.

CONCRETE STRENGTH SHALL BE 3000 PSI FOR ALL FOOTINGS, THICKENED SLABS AND CONCRETE SLABS NOT EXPOSED TO THE

ALL REINFORCING BARS, DOWELS AND TIES SHALL CONFORM TO ASTM A615 GRADE 60.

REMOVE ALL FILL AND ORGANIC MATERIALS FROM AREAS TO RECEIVE CONCRETE SLABS.

PROVIDE SILL PLATE ANCHOR BOLTS @ 6'0" ON CENTER AND 12" FROM END OF SILL PLATES. ANCHOR BOLTS SHALL BE 1/2" DIAMETER AND SHALL EXTEND 15" INTO GROUTED CONCRETE BLOCK OR 8" MINIMUM INTO POURED IN PLACE CONCRETE.

ALL POURED CONC. WALLS TO BE BACK-FILL WITH SUITABLE TYPE BACKFILL MATERIAL THAT IS NOT WET CLAY OR IN FROZEN CHUNKS AND BE WELL BRACED UNTIL CONC. IS THOROUGHLY CURED AND ADDITIONAL WEIGHT OF BUILDING IS IN PLACE.

R317.1.4 WOOD COLUMNS, WOOD COLUMNS SHALL BE APPROVED WOOD OF NATURAL DECAY RESISTANCE OR APPROVED PRESSURE-PRESERVATIVE-TREATED WOOD.

EXCEPTIONS: 1. COLUMNS EXPOSED TO THE WEATHER OR IN BASEMENTS WHERE SUPPORTED BY CONCRETE PIERS OR METAL PEDESTALS PROJECTING I" ABOVE A CONCRETE FLOOR OR 6' ABOVE EXPOSED EARTH AND THE EARTH IS COVERED BY AN

APPROVED IMPERVIOUS MOISTURE BARRIER. 2. COLUMNS IN ENCLOSED CRAWL SPACES OR UNEXCAYATED AREAS LOCATED WITHIN THE PERIPHERY OF THE BUILDING WHEN SUPPORTED BY A CONCRETE PIER OR METAL PEDESTAL AT A HEIGHT MORE THAN 8 INCHES FROM EXPOSED EARTH AND THE EARTH IS COVERED BY AN IMPERVIOUS MOISTURE

BARRIER. 3. DECK POSTS SUPPORTED BY CONCRETE PIERS OR METAL PEDESTALS PROJECTING NOT LESS THAN I INCH ABOVE A CONCRETE FLOOR OR 6 INCHES ABOVE EXPOSED EARTH.

FACTORY BUILT FIREPLACES

HEARTH EXTENSIONS OF APPROVED FACTORY-BUILT FIREPLACES SHALL BE INSTALLED IN ACCORDANCE WITH THE LISTING OF THE FIREPLACE, THE HEARTH EXTENSION SHALL BE READILY DISTINGUISHABLE FROM THE SURROUNDING FLOOR AREA

MASONRY FIREPLACES AND CHIMNEY

THE MINIMUM THICKNESS OF HEARTH EXTENSIONS SHALL BE 2 INCHES EXCEPT WHEN THE BOTTOM OF THE FIREBOX OPENING IS RAISED AT LEAST 8 INCHES ABOVE THE TOP OF THE HEARTH EXTENSION, A HEARTH EXTENSION OF NOT LESS THAN 3/8" THICK, BRICK, CONCRETE, STONE, TILE OR OTHER APPROVED NONCOMBUSTABLE MATERIAL IS PERMITTED.

HEARTH EXTENSIONS SHALL EXTEND AT LEAST 16" IN FRONT OF AND AT LEAST 8" BEYOND EACH SIDE OF THE FIREPLACE OPENING. WHERE THE FIREPLACE OPENING IS 6 SQUARE FEET OR LARGER, THE HEARTH EXTENSION SHALL EXTEND AT LEAST 20 INCHES IN FRONT OF AND AT LEAST 12 INCHES BEYOND EACH SIDE OF THE FIREPLACE OPENING.

CHIMNEY TERMINATION MUST PROJECT 2'-O" ABOVE ANY PART OF THE BUILDING WITHIN 10 FEET, BUT SHALL NOT BE LESS THAN 3'-0" ABOVE THE HIGHEST POINT WHERE CHIMNEY PASSES THROUGH THE

OVERHEAD EXHAUST HOODS

A CLEARANCE OF AT LEAST 24 INCHES FOR ELECTRIC STOYE/COOKTOP AND 30 INCHES FOR GAS STOYE/COOKTOP SHALL BE MAINTAINED BETWEEN THE COOKING SURFACE AND THE COMBUSTABLE MATERIAL OR CABINET, THE HOOD SHALL BE AT LEAST AS WIDE AS THE BROILER UNIT AND SHALL EXTEND OVER THE ENTIRE UNIT.

THE MAXIMUM LENGTH FOR A DRYER VENT SHALL BE 25 FEET. THE MAXIMUM LENGTH OF THE DRYER VENT SHALL BE REDUCED 5 FEET FOR EVERY 90 DEGREE BEND AND 2.5 FEET FOR EVERY

ATTIC ACCESS

IN BUILDINGS WITH COMBUSTABLE CEILING OR ROOF CONSTRUCTION, AN ATTIC ACCESS OPENING SHALL BE PROVIDED TO ATTIC AREAS THAT EXCEED 30 SQUARE FEET AND HAVE A VERTICAL HEIGHT OF 30 INCHES OR GREATER,

THE ROUGH FRAMED OPENING SHALL NOT BE LESS THAN 22'' imes 30''AND SHALL BE LOCATED IN A HALLWAY OR OTHER READILY ACCESSIBLE LOCATION, A 30" MINIMUM UNOBSTRUCTED HEADROOM IN THE ATTIC SPACE SHALL BE PROVED AT SOME POINT ABOVE THE ACCESS OPENING.

CRAWL SPACE ACCESS

ACCESS SHALL BE PROVIDED TO ALL UNDER-FLOOR SPACES. ACCESS OPENINGS THROUGH THE FLOOR SHALL BE A MINIMUM OF 18" × 24", OPENINGS THROUGH A PERIMETER WALL SHALL BE 16" imes 24"

PULL-DOWN STAIR BESSLER STAIRWAY MODEL 100

ENERGY

WALLS IN LIVING AREAS

2015 MRC - CHAPTER 11 ENERGY EFFICIENCY ALL INSULATION R-VALUES FOR BOND, WALL, CEILING LOCATIONS,

EXISTING HYAC WILL BE UPGRADED FOR THIS RENOVATION TO MEET THE ENERGY REQUIREMENTS.

AND UNDER SLAB WHERE REQUIRED MUST MEET COMPLIANCE,

INSULATION - CLIMATE ZONE 5A (REFERENCE TABLE NIIO2.1.1) INSTALL R-13 FIBERGLASS BATT INSULATION PLUS R-5 CONTINUOUS INSULATION IN 2X4 EXTERIOR WALLS IN LIVING AREAS INSTALL R-21 FIBERGLASS BATT INSULATION IN 2X6 EXTERIOR

INSTALL R-19 FIBERGLASS BATT INSULATION IN GARAGE CEILINGS UNDER LIVING AREAS INSTALL R-38 FIBERGLASS BATT INSULATION IN CEILINGS OVER LIVING AREAS OR R-30 WHERE RAISED HEEL CONSTRUCTION IS

USED (INSULATION IS FULL HEIGHT UNCOMPRESSED OVER EXTERIOR

SECTION NIIO2 - BUILDING THERMAL ENVELOPE

WALL TOP PLATE, COVERING 100% OF CEILING AREA).

N1102.2 SPECIFIC INSULATION REQUIREMENTS (PRESCRIPTIVE), IN ADDITION TO THE REQUIREMENTS OF SECTION NIIO2.1, INSULATION SHALL MEET THE SPECIFIC REQUIREMENTS OF SECTIONS NIIO2.2.1 THROUGH NIIO2.12

NIIO2.2.1 CEILINGS WITH ATTIC SPACES, WHEN SECTION NIIO2.1.1 WOULD REQUIRE R-38 IN THE CEILING, R-30 SHALL SATISFY THE REQ. FOR R-38 WHEREVER THE FULL HEIGHT OF UNCOMPRESSED R-30 INSULATION EXTENDS OVER THE WALL TOP PLATE AT THE EAVES, THIS REDUCTION SHALL NOT APPLY TO THE U-FACTOR ALTERNATIVE APPROACH IN SECTION NIIO2.1.3 AND THE TOTAL UA ALTERNATIVE IN SECTION NIIO2.1.4.

NIIO2.2.12 THERMALLY ISOLATED SUNROOM INSULATION. THE MINIUMUM CEILING INSULATION R-VALUES SHALL BE R-24 IN ZONES 5-7, THE MINIMUM WALL R-VALUE SHALL BE R-13 IN ALL ZONES, NEW WALL OR WALLS SEPARATING A SUNROOM FROM A CONDITIONED SPACE SHALL MEET THE BUILDING THERMAL ENVELOPE REQUIREMENTS.

NIIO2,3 FENESTRATION (PRESCRIPTIVE), IN ADDITION TO THE REQUIREMENTS OF SECTION NIIO2, FENESTRATION SHALL COMPLY WITH SECTIONS NIIO2.3.1 THROUGH NIIO2.3.6.

NIIO2.3.3 GLAZED FENESTRATION EXEMPTION, UP TO 15 SQUARE FEET OF GLAZED FENESTRATION PER DWELLING UNIT MAY BE EXEMPT FROM U-FACTOR REQUIREMENTS IN SECTION NIIO2.1.1. THIS EXEMPTION SHALL NOT APPLY TO THE U-FACTOR ALTERNATIVE APPROACH IN SECTION NIIO2.1.1 AND THE TOTAL UA ALTERNATIVE IN SECTION NIIO2,1,4,

N1102.3.6 REPLACEMENT FENESTRATION, WHERE SOME OR ALL OF AN EXISTING FENESTRATION UNIT IS REPLACED WITH A NEW FENESTRATION PRODUCT, INCLUDING SASH AND GLAZING, THE REPLACEMENT FENESTRATION UNIT SHALL MEET THE APPLICABLE REQUIREMENTS FOR U-FACTOR IN TABLE N1102.1.3, WHERE SOME OR ALL OF AN EXISTING FENESTRATION UNIT IS REPLACED WITH A NEW FENESTRATION PRODUCT, INCLUDING SASH AND GLAZING, THE REPLACEMENT FENESTRATION UNIT SHALL MEET THE APPLICABLE REQUIREMENTS FOR U-FACTOR IN TABLE N1102.1.1.

SECTION R316 FOAM PLASTIC

ALL FOAM PLASTICS OR FOAM PLASTIC CORED MATERIAL USED IN CONSTRUCTION SHALL BE COVERED WITH A THERMAL BARRIER

R316.5 SPECIFIC REQUIREMENTS.

THE FOLLOWING REQUIREMENTS SHALL APPLY TO TO THESE USES OF FOAM PLASTICS UNLESS SPECIFICALLY APPROVED IN ACCORDANCE WITH SECTION R316.6 OR BY OTHER SECTIONS OF THE CODE OR THE REQUIREMENTS OF SECTIONS R316.2 THROUGH R316,4 HAVE BEEN MET. R316.5.1 MASONRY OR CONCRETE CONSTRUCTION, THE THERMAL

BARRIER SPECIFIED IN SECTION R316.4 IS NOT REQUIRED IN A MASONRY OR CONCRETE WALL, FLOOR OR ROOF WHEN THE FOAM PLASTIC INSULATION IS SEPERATED FROM THE INTERIOR OF THE BUILDING BY NOT LESS THAN I-INCH THICKNESS OF MASONRY OR CONC.

R308 GLAZING

PROVIDE ALL SAFETY AND TEMPERED GLAZING AS REQUIRED UNDER THIS CODE FOR ALL WINDOWS, DOORS, RAINGS, SKYLITES

GLAZING - SAFETY (R308.4 HAZARDOUS LOCATIONS) THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS AND REQUIRE SAFETY GLAZING

1. GLAZING IN SWINGING DOORS EXCEPT JALOUSIES 2. GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SLIDING AND BIFOLD CLOSET DOORS ASSEMBLIES

3. GLAZING IN STORM DOORS 4. GLAZING IN UNFRAMED SWINGING DOORS 5. GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS,

ENCLOSURES 6. GLAZING ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24" ARC OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60" ABOVE THE FLOOR OR WALKING SURFACE

WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWER

7. ALL GLAZING IN RAILINGS 8. ALL GLAZING IN WALLS AND FENCES ENCLOSING INDOOR AND OUTDOOR POOLS, HOT TUBS, AND SPAS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" ABOYE A WALKING SURFACE AND WITHIN 60" HORIZONTALLY OF THE WATERS EDGE 9. GLAZING IN WINDOWS MEETING ALL OF THE FOLLOWING REQUIREMENTS:

a, GLAZING WITH AN EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET b. GLAZING WHERE THE BOTTOM EDGE 16 LE66 THAN 18" ABOVE THE FLOOR c. GLAZING WHERE THE TOP EDGE IS GREATER THAN 36"

ABOVE THE FLOOR

WALKING SURFACES

d. GLAZING WITHIN 36" HORIZONTALLY OF ONE OR MORE

R408.30546

R310 EMERGENCY ESCAPE AND RESCUE OPENINGS WHERE EMERGENCY ESCAPE AND RESCUE OPENINGS ARE PROVIDED THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR, ALL BEDROOMS SHALL HAVE AT LEAST ONE WINDOW THAT MEETS EGRESS REQUIREMENTS.

ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET EXCEPT GRADE FLOOR OPENINGS WHICH SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQUARE FEET

MINIMUM OPENING HEIGHT: THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24 INCHES

MINIMUM OPENING WIDTH: THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20 INCHES

OPERATIONAL CONSTRAINTS: EMERGENCY ESCAPE AND RESUCE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS OR TOOLS

WINDOW WELLS: THE MINIMUM HORIZONTAL AREA OF THE WINDOW WELL SHALL BE 9 SQUARE FEET, WITH A MINIMUM HORIZONTAL PROJECTION AND WIDTH OF 36 INCHES, THE AREA OF THE WINDOW WELL SHALL ALLOW THE EMERGENCY ESCAPE AND RESCUE OPENING TO BE FULLY OPENED.

STAIRS

R311.7 STAIRS AND RAILINGS

ALL STAIRS SHALL CONFORM TO THE REQUIREMENTS OF SECTION R311, THE MAXIMUM RISER HEIGHT SHALL BE 8 1/4" AND THE MINIMUM TREAD DEPTH SHALL BE 9". ALL TREADS SHALL HAVE A NOSING AS DESCRIBED IN SECTION R311.7.5.3.

HANDRAILS SHALL HAVE A MINIMUM HEIGHT OF 34" AND A MAXIMUM HEIGHT OF 38" MEASURED VERTICALLY FROM THE NOSING OF THE TREAD, HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIR.

THE HANDRAIL SHALL HAVE A GRASPABLE SURFACE OF 1 1/4" TO 2" MAXIMUM.

DIAMETER OR 4" CANNOT PASS THROUGH. GUARD RAILS AT PORCHES, BALCONIES, OR RAISED FLOOR SURFACE WITH A HEIGHT DIFFERENTIAL OF 30" OR MORE SHALL

BALUSTERS SHALL BE SPACED SO THAT A SPHERE WITH A

INTERIOR GUARD RAILS SHALL BE 36" ABOYE FINISH SURFACE.

THE HEADROOM IN STAIRWAYS SHALL BE NOT LESS THAN 6 FEET 8

BE 36" HIGH MINIMUM.

R311.7.2 HEADROOM

INCHES MEASURED VERTICALLY FROM THE SLOPED LINE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM ON THAT PORTION OF THE STAIRWAY.

R302.7 UNDER-STAIR PROTECTION

ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2-INCH GYPSUM BOARD

LANDINGS AND TREADS OF ALL INTERIOR STAIRWAYS SHALL BE ILLUMINATED WITH MIN. (1) FOOT-CANDLE OF ARTIFICIAL LIGHT, PER SECTION R303.7

SMOKE & CO DETECTORS

R314 SMOKE DETECTORS

SMOKE ALARMS SHALL COMPLY WITH NFPA 72 AND SECTION R314. COMBINATION SMOKE AND CARBON MONOXIDE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217 AND UL 2034.

R314.2.1 NEW CONSTRUCTION: SMOKE ALARMS SHALL BE PROVIDED IN DWELLING UNITS.

R314.2.2 ALTERATIONS, REPAIRS AND ADDITIONS: WHEN ALTERATIONS, REPAIRS, OR ADDITIONS REQUIRING A PERMIT OCCUR, OR WHEN ONE OR MORE SLEEPING ROOMS ARE ADDED OR CREATED IN EXISTING DWELLINGS, THE INDIVIDUAL DWELLING UNIT SHALL BE EQUIPPED WITH SMOKE ALARMS LOCATED AS REQUIRED FOR NEW DWELLINGS.

EXCEPTIONS: 1. WORK INVOLVING THE EXTERIOR SURFACES OF DWELLINGS, OR THE ADDITION OR REPLACEMENT OF WINDOWS OR DOORS, OR THE ADDITION OF A PORCH OR DECK, ARE EXEMPT FROM THE REQUIREMENTS OF THIS SECTION. 2. INSTALLATIONS, ALTERATION, OR REPAIRS OF ELECTRICAL, PLUMBING, OR MECHANICAL SYSTEMS ARE EXEMPT FROM

THE REQUIREMENTS OF THIS SECTION. R314.3 LOCATION: SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:

1. IN EACH SLEEPING ROOM 2. OUTSIDE EACH SEPERATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS 3. ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS, IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN

THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL. R314.4 INTERCONNECTION: WHEN MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT

IN ACCORDANCE WITH SECTION R314,3 THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT, PHYSICAL INTERCONNECTION OF SMOKE ALARMS SHALL NOT BE REQUIRED WHERE LISTED WIRELESS ALARMS ARE INSTALLED ADN ALL ALARMS SOUND UPON ACTIVATION OF I ALARM.

EXCEPTION: INTERCONNECTION OF SMOKE ALARMS IN EXISTING AREAS SHALL NOT BE REQUIRED.

MONOXIDE ALARMS SHALL BE PERMITTED TO BE USED IN LIEU OF SMOKE ALARMS. R314.3.3 EQUIPMENT REQUIREMENTS, THE REQUIRED EQUIPMENT FOR SMOKE ALARMS REQUIRED BY R314.3.2 SHALL CONSIST OF THE

1. INSTALLATION, SMOKE ALARM DEVICES SHALL BE LISTED AND

R314.5 COMBINATION ALARMS, COMBINATION SMOKE AND CARBON

INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION REQUIREMENTS, THE PROVISIONS OF THE CODE AND THE PROVISIONS OF NFPA 72 AS LISTED IN CHAPTER 44 2. POWER SOURCE. THE EQUIPMENT SHALL BE OPERABLE BY POWER FROM 1 OF THE FOLLOWING PRIMARY SOURCES: a. THE BUILDING WIRING PROVIDED THAT SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND THE SMOKE ALARM IS EQUIPPED WITH A BATTERY BACKUP, WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVERCURRENT

GENERAL DETAILS c. A RECHARGABLE BATTERY OPERATED SMOKE ALARM

b. A BATTERY OPERATED SMOKE ALARM.

ALL OCCUPIABLE DWELLING AREAS.

OF THE COMMERCIAL LIGHT AND POWER SOURCE.

UP LISTED AND APPROVED IN ACCORDANCE WITH THE

12, AS REFERENCED IN SECTION R314.1 OF THE CODE.

3, AUDIBLE ALARM NOTIFICATION, THE ACTIVATION OF THE

IN WHICH REQ. OR OPTIONAL FIRE DETECTION OR FIRE

MAN, INSTRUCTIONS INCLUDED WITH THE EQUIPMENT, THE

FOR THE PERIODIC OPERATIONAL TESTING AND PERIODIC

IN ACCORANCE WITH THE TESTING INSTRUCTIONS PROVIDED IN

SYSTEM FAILS, BREAKS, OR IS OUT OF SERVICE, IT SHALL BE

BUILDINGS CONSTRUCTION BEFORE NOVEMBER 6, 1974, WHERE

EXCEPTION: SMOKE ALARMS AND DEVICES INSTALLED IN

AN INSTALLATION WAS APPROVED BY THE APPROPRIATE

R315.2.1 NEW CONSTRUCTION: FOR NEW CONSTRUCTION, AN

APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED

VICINITY OF THE BEDROOMS IN DWELLING UNITS WITHIN WHICH

OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE

FUEL-FIRED APPLIANCES ARE INSTALLED AND IN DWELLING UNITS

CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN EXISTING

HAYE ATTACHED GARAGES OR IN EXISTING DWELLINGS WITHIN

SINGLE STATION CARBON MONOXIDE ALARMS SHALL BE LISTED AS

SHALL BE PROVIDED IN ACCORDANCE WITH SECTION R315.1.

COMPLYING WITH UL-2034 AND SHALL BE INSTALLED IN

R315.2 ALTERATION, REPAIRS AND ADDITIONS: WHERE

LOCATED AS REQUIRED FOR NEW DWELLINGS.

THE REQUIREMENTS OF THIS SECTION.

MISCELLANEOUS

MATCH THE PLANS AS CLOSE AS POSSIBLE.

ACCORDANCE WITH MANUFACTURER SPECS.

E4002,14 TAMPER RESISTANT RECEPTACLES.

RECEPTACLES.

BATHROOMS

BACKERS,

SHOWER AREAS.

DIRECTLY TO THE OUTSIDE.

R307,2 BATHTUB AND SHOWER SPACES.

ACCORDANCE WITH THIS CODE AND THE MANUFACTURER'S

ALTERATIONS, REPAIRS OR ADDITIONS REQUIRING A PERMIT

UNIT SHALL BE EQUIPPED WITH CARBON MONOXIDE ALARMS

OCCUR, OR WHERE ONE OR MORE SLEEPING ROOMS ARE ADDED

OR CREATED IN EXISTING DWELLINGS, THE INDIVIDUAL DWELLING

1. WORK INVOLVING THE EXTERIOR SURFACES OF DWELLINGS,

OR THE ADDITION OF A PORCH OR DECK, IS EXEMPT FROM

2. INSTALLATION, ALTERATION, OR REPAIRS OF PLUMBING OR

IF ANY GENERAL NOTE OR DETAIL ON THIS SHEET CONFLICTS WITH

LL WINDOW SIZES NOTED IN PLANS AND/OR ELEVATIONS REFLECT

GENERIC WINDOW SIZES, CONTRACTOR TO VERIFY SIZES WITH THE

WINDOW MANUFACTURER USED, ALL WINDOW SIZES AND SHAPES TO

CONTRACTOR TO VERIFY THE SIZE OF THE FIREPLACE UNIT WITH

BUILDER/OWNER PRIOR TO FRAMING, FRAMING TO BE IN

THE STRUCTURE TO THE FOUNDATION OR SUPPORT BEAM.

IN AREAS SPECIFIED IN SECTION E3901.1, 125 -VOLT, 15- AND

20-AMPERE RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT

ALL FLOOR TILE SHALL BE INSTALLED ON WIRE LATH AND MUD.

USING THIN SET ADHESIYES OVER DUROCK CEMENT BOARD.

AND OTHER SIMILAR ROOMS SHALL BE PROVIDED WITH

AGGREGATE GLAZING AREA IN WINDOWS OF NOT LESS THAN 3

SQUARE FEET, ONE-HALF OF THAT WHICH MUST BE OPENABLE.

WHERE ARTIFICIAL LIGHT AND ALL MECHANICAL VENTILATION

20 CUBIC FEET PER MINUTE FOR CONTINUOUS VENTILATION,

VENTILATION AIR FROM THE SPACE SHALL BE EXHAUSTED

SYSTEM ARE PROVIDED, THE MINIMUM VENTILATION RATES SHALL

R102.4.2 FIBER-CEMENT, FIBER-MAT REINFORCED CEMENT, GLASS

GYPSUM BACKERS OR FIBER REINFORCED GYPSUM BACKERS IN

MANUFACTURERS' RECOMENDATIONS SHALL BE USED AS BACKERS

FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN

MAT GYPSUM BACKERS AND FIBER-REINFORCED GYPSUM

FIBER CEMENT, FIBER-MAT REINFORCED CEMENT, GLASS MAT

COMPLIANCE WITH ASTM C 1288, C 1325, C 1178 OR C1278,

RESPECTIVELY, AND INSTALLED IN ACCORDANCE WITH

EXCEPTION: THE GLAZED AREAS SHALL NOT BE REQUIRED

GOVERN, CONTRACTOR TO CONFIRM & RESOLVE ALL CONFLICTS.

ANY NOTE OR DETAIL ON THE PLANS, THE STRICTEST SHALL

MECHANICAL SYSTEMS ARE EXEMPT FROM THE REQUIREMENTS

OR THE ADDITION OR REPLACEMENT OF WINDOWS OR DOORS,

REPAIRED AND FUNCTIONAL WITHIN 30 DAYS.

THE PROVISIONS OF THE CODE.

R315.1 CARBON MONOXIDE ALARMS

THAT HAVE ATTACHED GARAGES.

INSTALLATION INSTRUCTIONS.

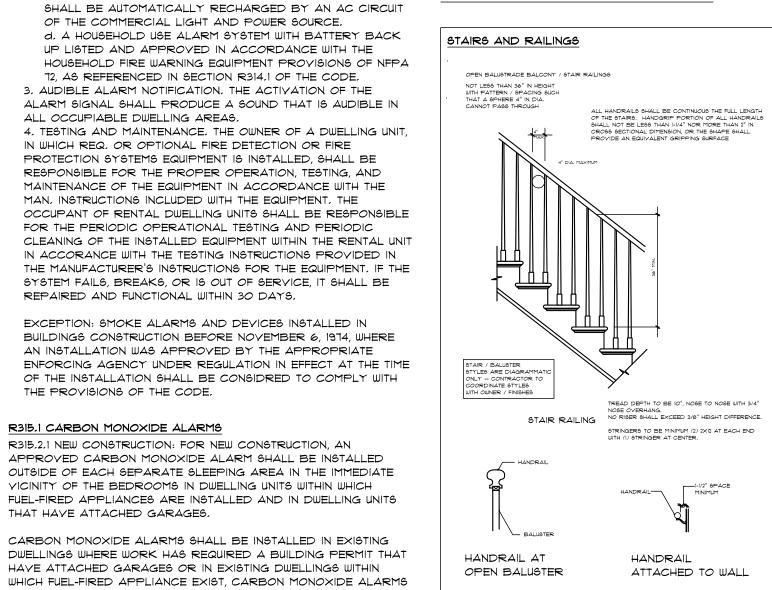
EXCEPTIONS:

OF THIS SECTION.

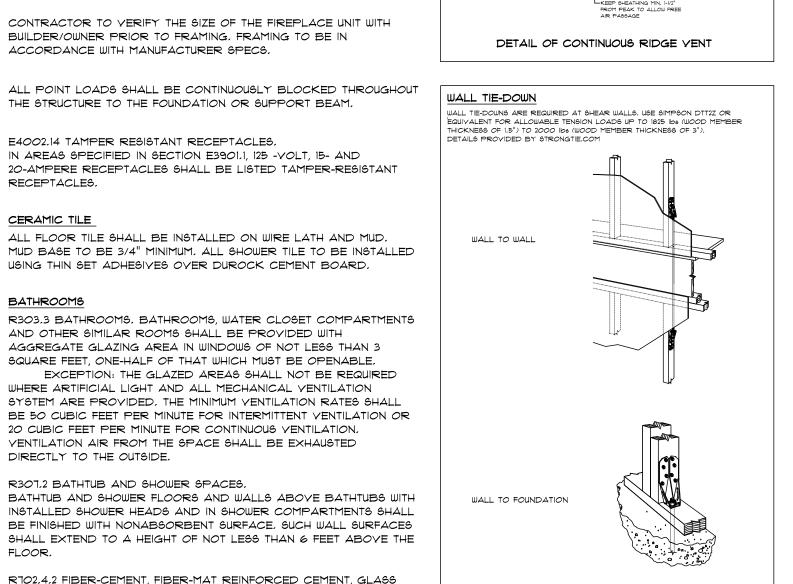
PROTECTION SYSTEMS EQUIPMENT IS INSTALLED, SHALL BE

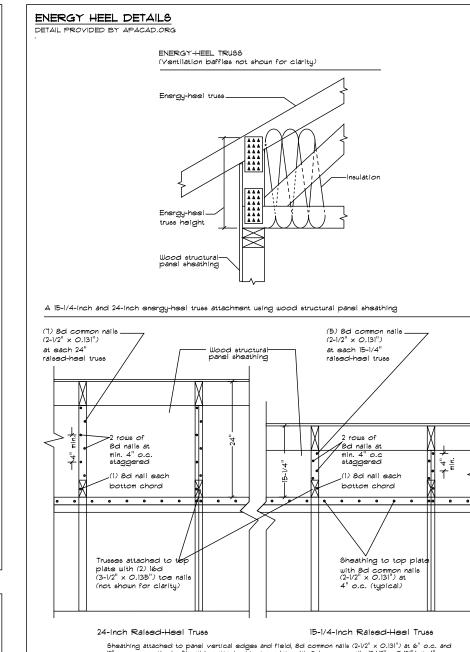
RESPONSIBLE FOR THE PROPER OPERATION, TESTING, AND

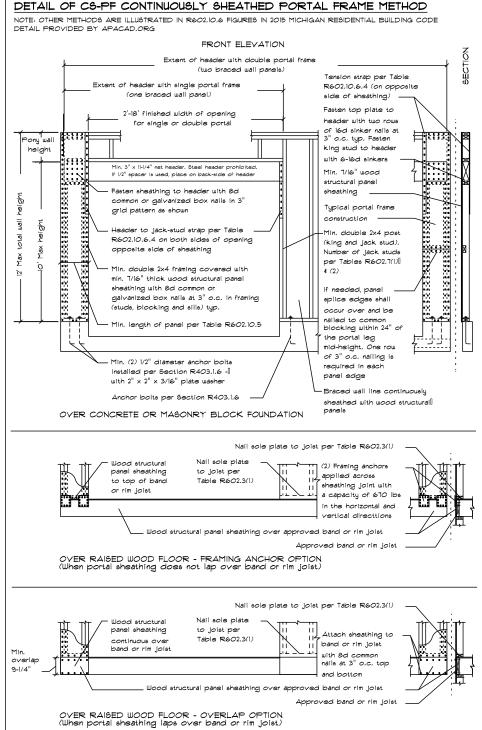
MAINTENANCE OF THE EQUIPMENT IN ACCORDANCE WITH THE

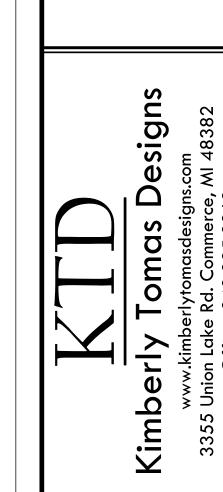


MISC, ROOF DETAILS TIF-DOWN IS REQUIRED AT ALL ROOF RAFTERS / TRUSSES, USE SIMPSON H2.5A HURRICANE TIES OR EQUIV DETAIL PROVIDED BY STRONGTIE.COM DETAIL OF HURRICANE STRAP









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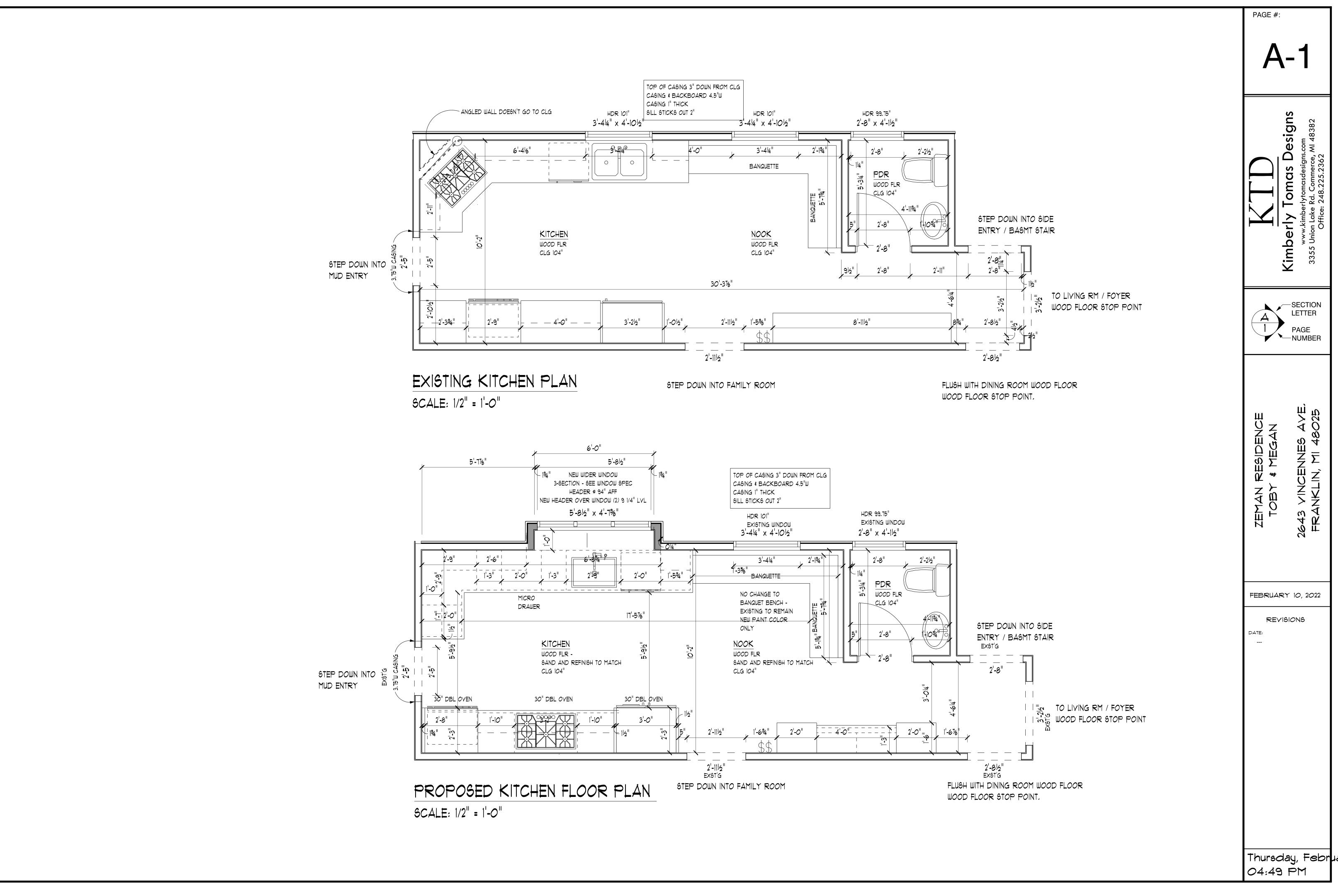
LETTER -NUMBER

c

EBRUARY 10, 2022

REVISIONS

Thursday, February 10,



Thursday, February 10,



Building / Trades

HISTORIC DISTRICT APPLICATION

INSPECTIONS (248) 626-1601

The undersigned hereby applies for a permit to (describe project)

DATE STAMP

RECEIVED

FEB 1 4 2022

VILLAGE OF FRANKLIN, MI

32325 Franklin Rd • Franklin MI 48025-1199 • Phone (248) 626-9666 • Fax (248) 626-0538

Kitchen remodel Current market value of project \$ 100,000 SUBMIT CHECKLIST WITH APPLICATION LOCATION OF PROJECT Historic District ? Zoning xyes 🗆 no District Address: 26243 Vincennes Ave Village: Township: County: Zip Code: FRANKLIN SOUTHFIELD OAKLAND 48025 Between few hundred feet west of Frankling SOWH mile PARCEL IDENTIFICATION # A. OWNER OR LESSEE Name: Telephone No: Megan Zeman 509-434 State: **ARCHITECT OR ENGINEER** Name: Telephone No: Address: City: State: Zip Code: License No: **Expiration Date:** C. CONTRACTOR Budman Denton, LLC Telephone No: Royal Oak State: Zip Code: 48073 License No: Expiration Date: Federal Employer Number or Reason for Exemption: Worker's Comp Insurance Carrier or Reason for Exemption: MESC Employer Number or Reason for Exemption: III. TYPE OF IMPROVEMENT AND PLAN REVIEW A. TYPE OF IMPROVEMENT [] New Building Addition / Remodel [] Demolition [] Property [] Other B. REVIEW(s) TO BE PERFORMED

[] Arborist

[] Legal

[] Other

[] Engineering

IV. PERMIT PROPOSAL
A. RESIDENTIAL BUILDING – show most recent use
One Family [] Detached Condominium - number of units
Attached Garage [] Detached Garage [] Other (describe)
B. NON-RESIDENTIAL BUILDING – show most recent use ψ/μ
[] Church, Religious [] Public Utility [] Restaurant [] Service Station [] School, Library, Educational [] Grocery [] Office, Bank, Professional [] Store, Mercantile [] Other (describe)
G. PROPERTY-Describe proposal in detail Window located in SW corner of house. Widening to 72 in and boxing out existing 32 in kitchen window. The box out window will be 12 in deep. Will match exterior window trim with current exterior window trim color and house
V. SELECTED CHARACTERISTICS FOR BUILDING PERMIT
A. PRINCIPAL TYPE OF FRAME
[] Masonry, Wall Bearing
B. PRINCIPAL TYPE OF HEATING FUEL
[] Gas
C. TYPE OF SEWAGE DISPOSAL
Pressure Sewer System [] Septic System
D. TYPE OF WATER SUPPLY
[] Public or Private Company Private Well or Cistern
E. TYPE OF MECHANICAL
Will there be air conditioning? [] yes [] no Will there be an elevator? [] yes [] no (W) (H) (D)
F. DIMENSIONS of boxout window 6ft x 4-101/2 ft x 1ft
First Floor (sq ft) Garage / Accessory (sq ft)
Second Floor (sq ft) Total Building Area (sq ft)
Basement (sq ft) Total Land Area (sq ft)
G. NUMBER OF OFF-STREET PARKING SPACES
Enclosed Outdoors

VI. APPLICANT INFORMATION:					
Applicant is responsible for the par	ment of all fees and cha	raar applicable to this			
Name: Thimas and Mandress: 210243 Vincenne Federal ID no. (if applicable)	eaa a 7 e ma		application and	Telephone No	
Address:	A A CONTRACTOR	City:		State: M	34-6880 ZIP: 110.000
Federal ID no. (if applicable)	SAVE	Hanklin		M	48025
I hereby certify that the propose to make this application as his All information submitted on this Section 23a of the State 125.1523a of the Michigan of this state solution.	s application is accurate to the construction Code Act Compiled Laws, prohibited	the to the best of my	n to all applic knowledge. Of the Public iring to circumy	Acts of 1972, bei	state of Michigan. ng Section
of this state relating to per	rsons who perform work o	on a residential building	or a residential	structure. Violators	of Section
Megan Zeman	Signature of Applicant	1/20		2/4/202	2 cation Date
The solution of the solution o	o signatore of Applicant			Applie	cation Date
VII. FOR INTERNAL USE ONLY					
	REQUIRED	APP / REJ	DATE		ВУ
A ~ BUILDING PERMIT	[] Yes [] No				
B ~ CULVERT PERMIT	[] Yes [] No				
C ~ FENCE PERMIT	[] Yes [] No				
D ~ FLOODPLAIN PERMIT	[] Yes [] No				
E ~ LANDFILL PERMIT	[] Yes [] No				
F ~ SOIL EROSION PERMIT	[] Yes [] No				
G ~ TREE REMOVAL PERMIT	[] Yes [] No				
H ~ WETLANDS PERMIT	[] Yes [] No				
~ HISTORIC DISTRICT	[] Yes [] No				
J ~ ZONING BOARD **	[] Yes [] No				
** Zoning District	Required Setback	Front _		Side	Back
	Proposed Setback _	Front		Side	Back
VIII. VALIDATION			DATE STAMP		
причеч из.					
(s	ignature)				
VILLAGE OF FRAN	IKLIN BUILDING OFFICIAL				

HISTORIC DISTRICT CHECKLIST

14 COPIES EACH OF THE FOLLOWING:

	Completed Permit Application Proof of ownership (ie: copy of title insurance policy) Homeowner's Permit requires signed and dated Home Owner's Affidavit on file Builder's Registration – copy builder's license and driver's license on file
	Copy of certified plot plan indicating: Dimensions of all property lines – indicate any easements Dimensions of existing and proposed work Setback dimensions of all yards Notation of any historic or natural resources on site Location of well and septic system
	A descriptive text of the proposed work to be done
	Application complies with Zoning Ordinance requirements? yes no – complete Zoning Appeals Application for review
	Photographs of the existing conditions and/or structures being considered
	Provide detail drawings, moldings, profiles, color samples, materials (etc.) to be used
	Such further information as the Commission or Building Official may require

PLEASE NOTE:

- Applicant must be present at Historic District Commission meeting
- Permits must be obtained after Historic District Commission approval
- Applicant shall be responsible for 100% of all consultant fees incurred by the Village PLUS a 10% administration fee.

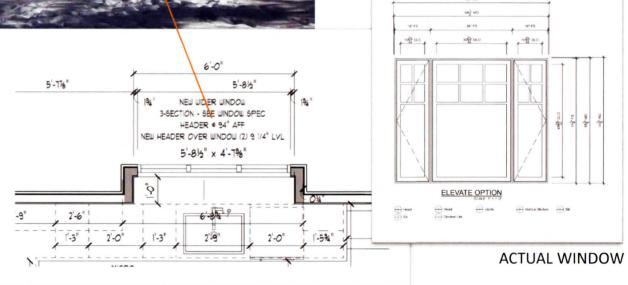




EXAMPLE OF "BOX-OUT WINDOW" VIEWED AT PERSPECTIVE

ZEMAN RESIDENCE 26243 VINCENNES AVE. FRANKLIN, MI 48025

- PROPOSED BOX-OUT WINDOW AT KITCHEN
- -MIRATEC TRIM BOARDS PAINTED WHITE TO MATCH EXISTING HOUSE TRIM.
- -WHITE ALUMINUM CLAD WINDOW



PARTIAL FLOOR PLAN @ WINDOW TO SEE DEPTH