

TOWN OF FRANKLIN  
INSPECTION DEPARTMENT  
Building Inspection – Division of Wires – Division of Gas  
Division of Plumbing  
MUNICIPAL BUILDING – 355 East Central Street  
Franklin, Massachusetts 02038

Lloyd (Gus) Brown  
Building Commissioner

Telephone: 508-520-4926  
FAX: 508-520-4906

**ZONING REVIEW**

**APPLICANT:** Sandra Cain

**LOCATION:** 11 Michael Road

**ZONING DISTRICT:** RR 1

**TYPE OF PROJECT:** Accessory Dwelling Unit

**DATE:** 04/27/2021      **DENY**

**SPECIAL PERMIT**

**ZONING BY LAW SECTIONS:** Article 185, Attachment 7 (Use Regulations  
Schedule Part V1 6.3.b.)

**REASON FOR DENIAL:** Applicant is seeking to construct an addition with  
an accessory dwelling unit. The building permit is denied without a Special  
Permit from the ZBA.

**APPEAL OF DENIAL OPTIONS:**

**ZONING BOARD OF APPEALS**

**APPLICANT SIGNATURE**

**DATE**

**ZONING OFFICIAL SIGNATURE** LAB \_\_\_\_\_ **04/27/2021** \_\_\_\_\_

\_\_\_\_\_  
**DATE**

TOWN OF FRANKLIN  
ZONING BOARD OF APPEALS

Municipal Building  
355 East Central Street  
Franklin, MA 02038  
508-520-4926

RECEIVED  
TOWN OF FRANKLIN

APR 27 2021

TOWN OF FRANKLIN  
TOWN CLERK

ZBA APPLICATION FORM

ZONING BOARD OF APPEALS

2021 APR 27 P 1:08

GENERAL INFORMATION

The undersigned hereby petitions the Zoning Board of Appeals for the following:

Special Permit: X Variance: \_\_\_\_\_ Appeal: \_\_\_\_\_

PETITIONER: Sandra Cain

PETITIONER'S ADDRESS: 11 Michael Road Franklin, MA PHONE: 508-282-0455

LOCATION OF PROPERTY: 11 Michael Road

TYPE OF OCCUPANCY: Single Family with a Proposed In-Law Unit

ZONING DISTRICT: RRI

ASSESSORS MAP & PARCEL: Map 334 Parcel 008

REASON FOR PETITION:

- |                                                                          |                                        |
|--------------------------------------------------------------------------|----------------------------------------|
| <input checked="" type="checkbox"/> Additions                            | <input type="checkbox"/> New Structure |
| <input type="checkbox"/> Change in Use/Occupancy                         | <input type="checkbox"/> Parking       |
| <input checked="" type="checkbox"/> Conversion to Addi'l Dwelling Unit's | <input type="checkbox"/> Sign          |
| <input type="checkbox"/> Dormer                                          | <input type="checkbox"/> Subdivision   |
| <input type="checkbox"/> Other: _____                                    |                                        |

DESCRIPTION OF PETITIONER'S PROPOSAL:

Construct an addition which will be used as an in-law unit.

SECTIONS OF ZONING ORDINANCE CITED:

Article 185 Section Attachment 7 Section 6.3b Use Regulations Schedule Part VI.

Article \_\_\_\_\_ Section \_\_\_\_\_

Article \_\_\_\_\_ Section \_\_\_\_\_

Applicants for a Variance must complete Pages 1-5

Applicants for a Special Permit must complete Pages 1-4 and 6

Applicants for an Appeal to the ZBA pursuant to Zoning Bylaw section 185-45 (D) must attach a statement concerning the reasons for the appeal

Original Signature(s): *Sandra Cain*  
(Petitioner(s)/Owner)

Sandra Cain  
(Print Name)

Address: 11 Michael Road

Tel. No.: 508-282-0455

E-Mail Address: scain@dean.edu

Date: 4/26/21

**TOWN OF FRANKLIN  
ZONING BOARD OF APPEALS**

Municipal Building  
355 East Central Street  
Franklin, MA 02038  
508-520-4926

**ZBA APPLICATION FORM - OWNERSHIP INFORMATION**

*To be completed by OWNER, signed and returned to the Secretary of the Zoning Board of Appeals.*

I/We Sandra Cain  
(OWNER)

Address: 11 Michael Road Franklin MA

State that I/We own the property located at 11 Michael Road,  
which is the subject of this zoning application.

The record title of this property is in the name of Sandra Cain

\*Pursuant to a deed of duly recorded in the date June 30, 1995, Norfolk  
County Registry of Deeds at Book \_\_\_\_\_, Page \_\_\_\_\_; or  
Dedham Registry District of Land Court, Certificate No. 144947  
Book 725 Page 147.

*Sandra Cain*  
SIGNATURE BY LAND OWNER OR  
AUTHORIZED TRUSTEE, OFFICER OR AGENT\*

**TOWN OF FRANKLIN  
ZONING BOARD OF APPEALS**

Municipal Building  
355 East Central Street  
Franklin, MA 02038  
508-520-4926

ZBA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: Sandra Cain

PRESENT USE/OCCUPANCY: Single Family Residence

LOCATION: 11 Michael Road ZONE: RRI

PHONE: 508-282-0455

REQUESTED USE/OCCUPANCY: Existing Residence with addition of In-Law Unit

		<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS<sup>1</sup></u>	
<u>Lot Area:</u>		<u>43,493</u>	<u>43,493</u>	<u>40,000</u>	(min.)
<u>Continuous Frontage:</u>		<u>293.46'</u>	<u>293.46'</u>	<u>200'</u>	(min.)
<u>Size of Lot:</u>	Width	<u>          </u>	<u>          </u>	<u>Exempt</u>	(min.)
	Depth	<u>209.65'</u>	<u>209.65'</u>	<u>200'</u>	(min)
<u>Setbacks in Feet:</u>	Front	<u>45.1'</u>	<u>45.1'</u>	<u>40'</u>	(min.)
	Rear	<u>87.2'</u>	<u>58.0'</u>	<u>40'</u>	(min.)
	Left Side	<u>116.3'</u>	<u>105.2'</u>	<u>40'</u>	(min.)
	Right Side	<u>52.5'</u>	<u>49.7'</u>	<u>40'</u>	(min.)
<u>Building Height:</u>	Stories	<u>2</u>	<u>2</u>	<u>3</u>	(max.)
	Feet	<u>&lt;35'</u>	<u>&lt;35'</u>	<u>35'</u>	(max.)
<u>NO. of Dwelling Units:</u>		<u>1</u>	<u>2</u>	<u>2 w/ special Permit</u>	(max.)
<u>NO. of Parking Spaces:</u>		<u>6</u>	<u>8</u>	<u>4</u>	(min./max)

Describe where applicable, other occupancies on same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g.; wood frame, concrete, brick, steel, etc.

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SEE FRANKLIN ZONING BYLAW ARTICLE 185, ATTACHMENT 9.



ZBA APPLICATION FORM  
SUPPORTING STATEMENT FOR A SPECIAL PERMIT

Please describe in complete detail how you meet each of the following criteria in accordance with Zoning Bylaw Section 185-45(D) (2) (a) referring to the property and proposed changes or uses which are requested in your application. Attach sheets with additional information for special permits for which additional criteria must be met under the Zoning Bylaw.

185-45(D) (2) (A) BOARD OF APPEALS: TO HEAR AND DECIDE APPLICATIONS FOR SPECIAL PERMITS UPON WHICH THE BOARD IS EMPOWERED TO ACT UNDER THIS CHAPTER. SPECIAL PERMITS SHALL BE GRANTED BY THE BOARD OF APPEALS ONLY UPON ITS WRITTEN DETERMINATION THAT THE PROPOSED USE WILL NOT HAVE ADVERSE EFFECTS WHICH OVERBALANCE ITS BENEFICIAL EFFECTS ON EITHER THE NEIGHBORHOOD OR THE TOWN, IN VIEW OF THE PARTICULAR CHARACTERISTICS OF THE SITE AND OF THE PROPOSAL IN RELATION TO THAT SITE. THIS DETERMINATION SHALL BE IN ADDITION TO THE FOLLOWING SPECIFIC FINDINGS:

(1) Proposed project addresses or is consistent with neighborhood or Town need.  
The addition will be utilized for an in-law of the family who has resided in the residence since 1995. This will allow the family to remain in the residence and will allow the in law to be cared for.

(2) Vehicular traffic flow, access and parking and pedestrian safety are properly addressed.  
The existing and proposed driveway is capable of having 5 parking spaces. There will be 3 additional parking spaces within the garage. Two spaces per unit as required by the Franklin Zoning Bylaw. Additional vehicle trips will be minimal with less than 10 trips per day anticipated.

(3) Public roadways, drainage, utilities and other infrastructure are adequate or will be upgraded to accommodate development.  
The roadway system can accommodate the vehicle trips from the in-law unit. The site will have less impervious coverage than allowed by the Franklin Zoning Bylaw. The site will be connected to municipal utilities. A new septic system is proposed as part of the project.

(4) Neighborhood character and social structure will not be negatively impacted.  
The addition of a family member will not negatively impact the character of social structure of the neighborhood.

(5) Project will not destroy or cause substantial damage to any environmentally significant natural resource, habitat, or feature or, if it will, proposed mitigation, remediation, replication, or compensatory measures are adequate.  
The proposed in-law unit will be constructed on an existing developed property and will not be located within a wetland resource area, habitats or impact a feature.

(6) Number, height, bulk, location and siting of building(s) and structure(s) will not result in abutting properties being deprived of light or fresh air circulation or being exposed to flooding or subjected to excessive noise, odor, light, vibrations, or airborne particulates.  
The proposed in-law unit will have a footprint of 1,548 square feet which includes a 352 sq. ft. garage. The lot structure coverage proposed is well below the coverage allowed by the Franklin Zoning Bylaws. The proposed addition meets or exceeds the Town of Franklin setback requirements. The in-law unit will meet the height requirements and will not cause flooding, excessive noise, odor, light, vibrations or airborne particulates.

(7) Water consumption and sewer use, taking into consideration current and projected future local water supply and demand and wastewater treatment capacity, will not be excessive.

The existing house has a septic system which will be abandoned and a new septic system will be constructed. The tax assessor's property card list the existing house as having 3 bedrooms. The proposed inlaw will add one additional bedroom. The water demand and septic discharge will be increase by 33% and will be consistent with 4 befoom houses in the neighborhood.

7

41-

717256

Norfolk County Registry District  
RECEIVED FOR REGISTRATION

JUN 30 1995

3 JUL 31 P  
NOTED ON DEED NO. 14997  
IN REGISTRATION BOOK 225 PAGE 142

We, David J. Hurley and Elaine J. Hurley, formerly known as Elaine J. Levasseur, both of Franklin, Norfolk County, Massachusetts

for consideration paid, and in full consideration of \$177,000.00

grant to Sandra Cain of 11 Michael Road, Franklin, Norfolk County, Massachusetts

with Quitclaim Covenants

That certain parcel of land situated in Franklin in the County of Norfolk and the Commonwealth of Massachusetts, bounded and described as follows:

Said parcel is shown as lot numbered 14 on a plan drawn by Shea Engineering & Surveying Co., Surveyors, dated May 10, 1983 as approved by the Land Court, filed in the Land Registration Office as No. 41138<sup>B</sup>, a copy of a portion of which is filed in Norfolk Registry District with Certificate No. 118767, Sheet 2, Book 594.

There is appurtenant to the above described land the right to use the streets, shown on said plan, as set forth in Document No. 463107.

For our title see Certificate of Title No. 127767 recorded Norfolk District Registry of Deeds Registered Land Section in Book 639, Page 167.

Witness our hands and seals this 30<sup>th</sup> day of June, 1995

*David J. Hurley*  
David J. Hurley  
*Elaine J. Hurley, formerly known as Elaine J. Levasseur*  
Elaine J. Hurley, formerly known as Elaine J. Levasseur

THE COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

June 30, 1995

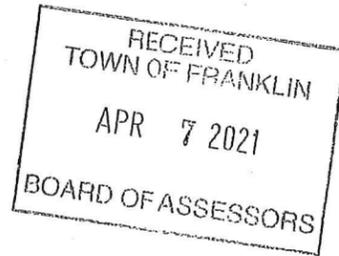
Then personally appeared the above named David J. Hurley and Elaine J. Hurley, formerly known as Elaine J. Levasseur, and acknowledged the foregoing instrument to be their free act and deed, before me

*Paul V. Giannetti*  
Paul V. Giannetti, Notary Public  
My Commission Expires: 11/12/99

DEEDS REG'D  
NORFOLK  
6/30/95  
TAX  
CHECK  
3317A017  
EXCISE TAX

**Town of Franklin – Board of Assessors**

355 East Central St  
Franklin, MA 02038  
Tel # 508-520-4920  
Fax # 508-520-4923



**Abutters List Request Form**

**Please Note:** A \$25.00 fee per list is required to process your request. Payment is due at the time of submission of this form. Please allow 10 days from the date of both payment and submission of the form for the Assessors office to complete processing your request. (Revised 1-1-17)

Date of Request 4 / 5 / 2021

Assessors Parcel ID # (12 digits) 334 - 008 - 000 -000

Property Street Address 11 Michael Road

Distance Required From Parcel # listed above (Circle One) 500 300 100  
(Note: if a distance is not circled, we cannot process your request)

Property Owner Sandra Cain

Property Owner's Mailing Address 7 Michael Road

Town/City Franklin State MA Zip Code 02038

Property Owner's Telephone # \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

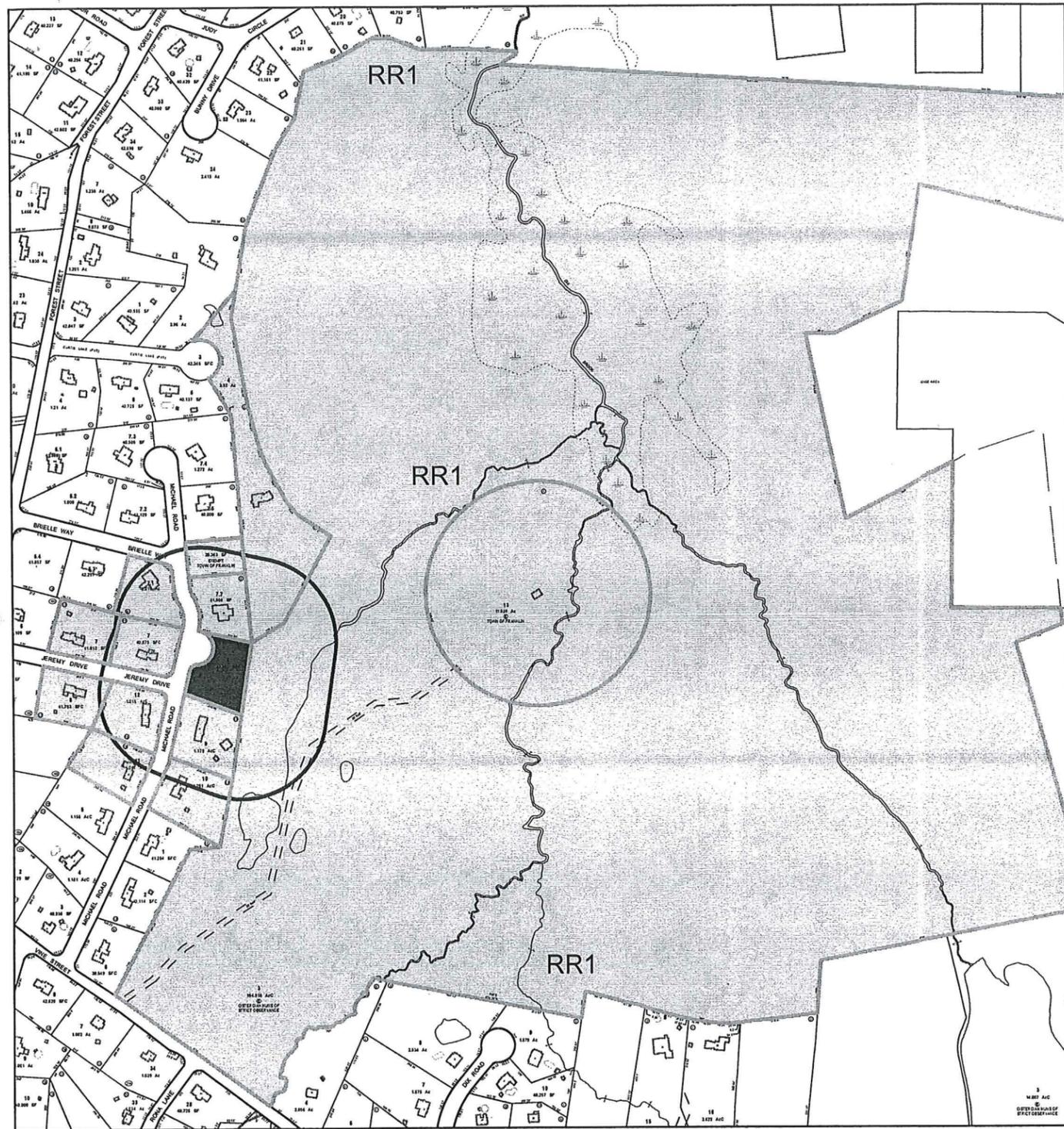
Requestor's Name (if different from Owner) Rick Goodreau

Requestor's Address 850 Franklin Street Wrentham, MA

Requestor's Telephone # 508 - 384 - 6560 0

Office Use Only: Date Fee Paid \_\_\_/\_\_\_/\_\_\_ Paid in Cash \$ \_\_\_\_\_

Paid by Check \$ \_\_\_\_\_ Check # \_\_\_\_\_ Town Receipt # \_\_\_\_\_



**11 MICHAEL RD - 300' ABUTTERS**  
Town of Franklin



4/12/2021



# 300' Abutters List Report

Franklin, MA  
April 12, 2021

## Subject Parcel:

Parcel Number: 334-008-000      Mailing Address: CAIN SANDRA  
CAMA Number: 334-008-000-000      11 MICHAEL RD  
Property Address: 11 MICHAEL RD      FRANKLIN, MA 02038

## Abutters:

Parcel Number: 334-004-000      Mailing Address: KAPRIELIAN PETER V  
CAMA Number: 334-004-000-000      7 CURTIS LN  
Property Address: 7 CURTIS LN      FRANKLIN, MA 02038

Parcel Number: 334-007-000      Mailing Address: MCWILLIAMS DANIEL MCWILLIAMS  
CAMA Number: 334-007-000-000      MARY C  
Property Address: 4 JEREMY DR      4 JEREMY DR  
FRANKLIN, MA 02038

Parcel Number: 334-007-001      Mailing Address: GEORGE ALLISON B GEORGE LANCE M  
CAMA Number: 334-007-001-000      16 MICHAEL RD  
Property Address: 16 MICHAEL RD      FRANKLIN, MA 02038

Parcel Number: 334-007-006      Mailing Address: FRANKLIN TOWN OF  
CAMA Number: 334-007-006-000      355 EAST CENTRAL ST  
Property Address: MICHAEL RD      FRANKLIN, MA 02038

Parcel Number: 334-007-007      Mailing Address: BROWN KENNETH M BROWN KARA L  
CAMA Number: 334-007-007-000      15 MICHAEL RD  
Property Address: 15 MICHAEL RD      FRANKLIN, MA 02038

Parcel Number: 334-008-000      Mailing Address: CAIN SANDRA  
CAMA Number: 334-008-000-000      11 MICHAEL RD  
Property Address: 11 MICHAEL RD      FRANKLIN, MA 02038

Parcel Number: 334-009-000      Mailing Address: SPEARS RICHARD J MCGOLDRICK  
CAMA Number: 334-009-000-000      ROSANNE  
Property Address: 9 MICHAEL RD      9 MICHAEL RD  
FRANKLIN, MA 02038

Parcel Number: 334-010-000      Mailing Address: NICHOLS MARTY NICHOLS JUDITH  
CAMA Number: 334-010-000-000      7 MICHAEL RD  
Property Address: 7 MICHAEL RD      FRANKLIN, MA 02038

Parcel Number: 334-011-000      Mailing Address: REICHLEY JOHN S  
CAMA Number: 334-011-000-000      6 MICHAEL RD  
Property Address: 6 MICHAEL RD      FRANKLIN, MA 02038

Parcel Number: 334-012-000      Mailing Address: KELLIHER CHARLES KELLIHER BETH  
CAMA Number: 334-012-000-000      8 MICHAEL RD  
Property Address: 8 MICHAEL RD      FRANKLIN, MA 02038

[www.cai-tech.com](http://www.cai-tech.com)

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

# 300' Abutters List Report

Franklin, MA  
April 12, 2021

Parcel Number: 334-013-000	Mailing Address: FRANKLIN TOWN OF
CAMA Number: 334-013-000-000	355 EAST CENTRAL STREET
Property Address: VINE ST	FRANKLIN, MA 02038
<hr/>	
Parcel Number: 335-007-000	Mailing Address: VALENTINO KEVIN A VALENTINO MARY
CAMA Number: 335-007-000-000	M
Property Address: 2 JEREMY DR	2 JEREMY DR
	FRANKLIN, MA 02038
<hr/>	
Parcel Number: 335-008-000	Mailing Address: KANTZER, MEGAN E TR KIMBERLEE
CAMA Number: 335-008-000-000	KANTZER, MEGAN E TR PETER L DU
Property Address: 3 JEREMY DR	3 JEREMY DR
	FRANKLIN, MA 02038
<hr/>	
Parcel Number: 343-003-000	Mailing Address: CISTERCIAN NUNS OF STRICT
CAMA Number: 343-003-000-000	OBSERVANCE
Property Address: UPPER UNION ST	MT ST MARY'S ABBEY
	WRENTHAM, MA 02093

*William Doyle, 4-12-2021*

www.cai-tech.com

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KAPRIELIAN PETER V  
7 CURTIS LN  
FRANKLIN, MA 02038

FRANKLIN TOWN OF  
355 EAST CENTRAL STREET  
FRANKLIN, MA 02038

MCWILLIAMS DANIEL  
MCWILLIAMS MARY C  
4 JEREMY DR  
FRANKLIN, MA 02038

VALENTINO KEVIN A  
VALENTINO MARY M  
2 JEREMY DR  
FRANKLIN, MA 02038

GEORGE ALLISON B  
GEORGE LANCE M  
16 MICHAEL RD  
FRANKLIN, MA 02038

KANTZER, MEGAN E TR KIMBE  
KANTZER, MEGAN E TR PETER  
3 JEREMY DR  
FRANKLIN, MA 02038

FRANKLIN TOWN OF  
355 EAST CENTRAL ST  
FRANKLIN, MA 02038

CISTERCIAN NUNS  
OF STRICT OBSERVANCE  
MT ST MARY'S ABBEY  
WRENTHAM, MA 02093

BROWN KENNETH M  
BROWN KARA L  
15 MICHAEL RD  
FRANKLIN, MA 02038

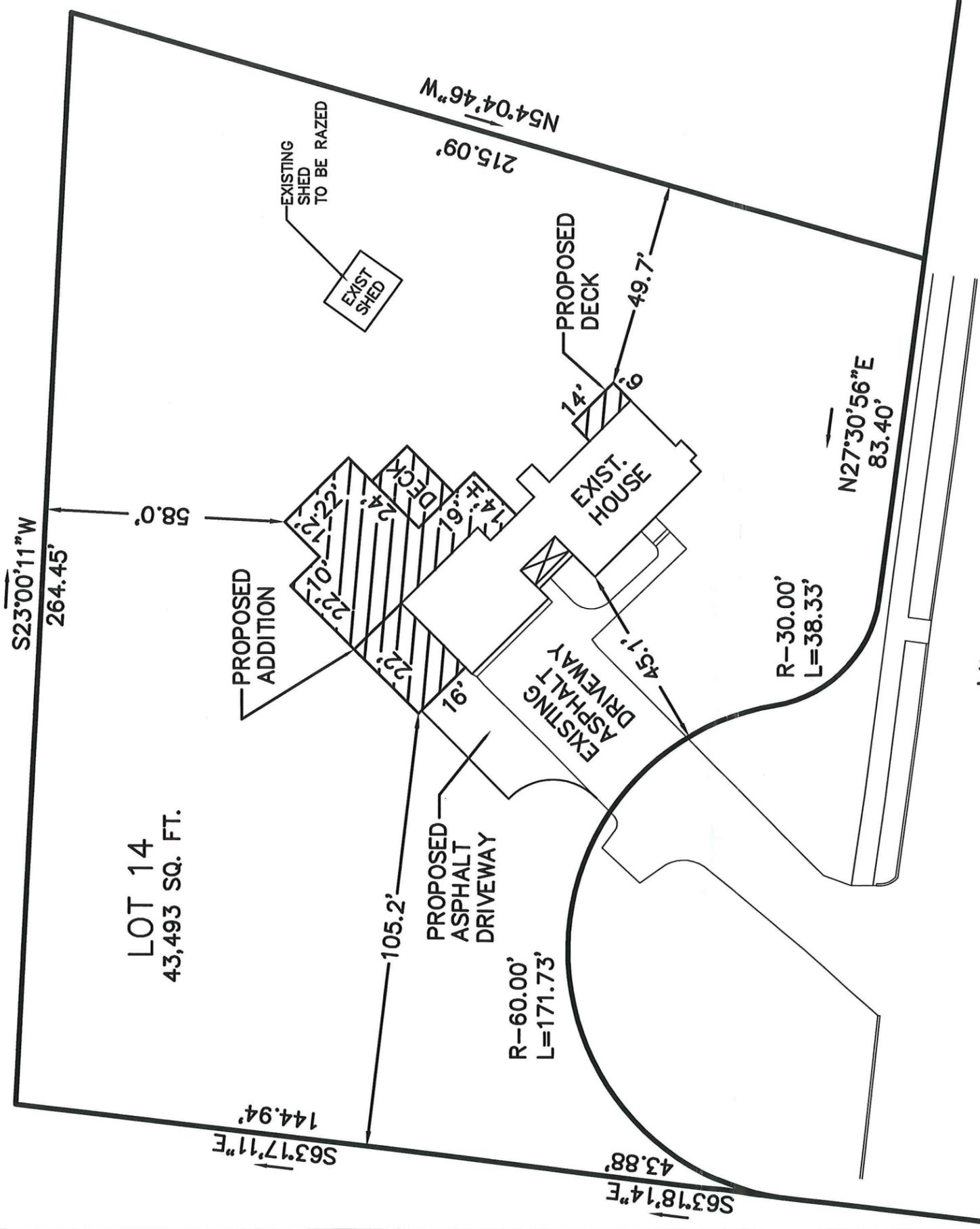
CAIN SANDRA  
11 MICHAEL RD  
FRANKLIN, MA 02038

SPEARS RICHARD J  
MCGOLDRICK ROSANNE  
9 MICHAEL RD  
FRANKLIN, MA 02038

NICHOLS MARTY  
NICHOLS JUDITH  
7 MICHAEL RD  
FRANKLIN, MA 02038

REICHLEY JOHN S  
6 MICHAEL RD  
FRANKLIN, MA 02038

KELLIHER CHARLES  
KELLIHER BETH  
8 MICHAEL RD  
FRANKLIN, MA 02038



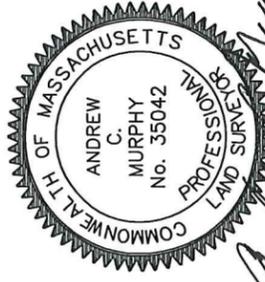
REFERENCES:  
 MAP 334 PARCEL 008  
 LC BOOK 725 PAGE 147  
 PLAN 41138B  
 PLAN 20 OF 2008

ZONING: RR1  
 AREA: 40,000 SQ. FT.  
 FRONTAGE: 200'  
 SETBACKS:  
 F - 40'  
 S - 40'  
 R - 40'

I HEREBY DECLARE THAT THE LOT SHOWN IS IN ZONE X AS SHOWN ON COMMUNITY PANEL 25021C316E DATED JULY 17, 2012

LOT COVERAGE - STRUCTURES - 20%  
 LOT COVERAGE - STRUCTURES AND PAVING - 25%  
 THE SITE IS NOT LOCATED WITHIN A TOWN OF FRANKLIN WATER RESOURCE DISTRICT AS SHOWN ON WATER RESOURCE DISTRICT MAP DATED 5/6/2019.

COVERAGE  
 STRUCTURES - 8.2%  
 STRUCTURES AND PAVING - 12.7%  
 INCLUDES EXISTING HOUSE, PROPOSED ADDITION, DECKS, WALKWAY AND DRIVEWAY.



RECEIVED  
 TOWN OF FRANKLIN  
 APR 27 2021

ZONING BOARD OF APPEALS  
 4/20/21  
 ANDREW C. MURPHY P.L.S. #35042

SCALE: 1" = 30'

DATE: APRIL 17, 2021

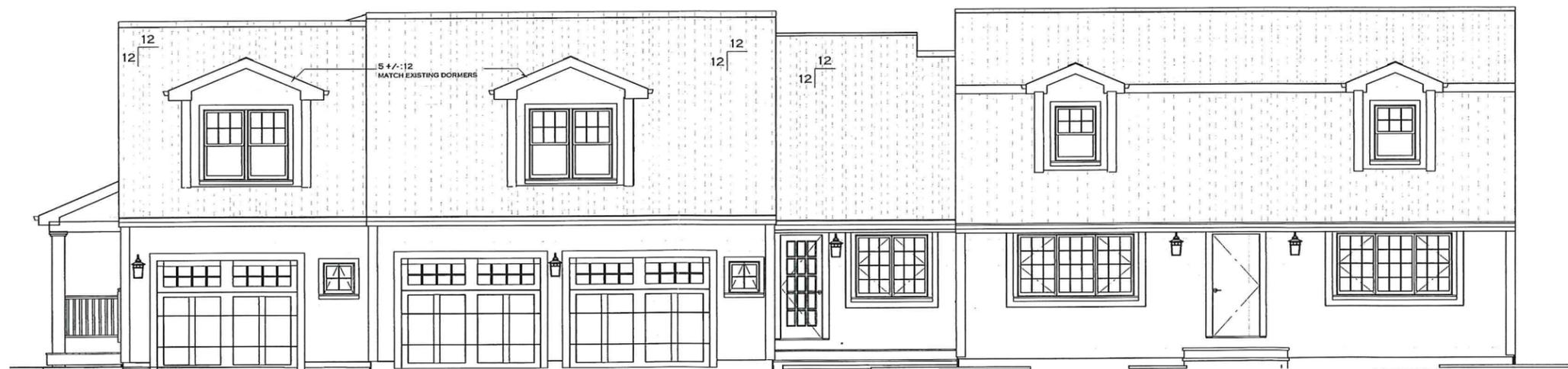
OWNER:  
 SANDRA CAIN  
 11 MICHAEL ROAD  
 FRANKLIN, MA

PROPOSED ADDITION PLAN  
 11 MICHAEL ROAD  
 FRANKLIN, MA

UNITED CONSULTANTS INC.  
 850 FRANKLIN STREET SUITE 11D  
 WRENTHAM, MASSACHUSETTS 02093  
 508-384-6660 FAX 508-384-6566



REAR ELEVATION  
SCALE 1/4" = 1'-0"



FRONT ELEVATION  
SCALE 1/4" = 1'-0"

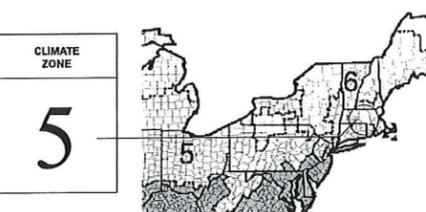
RECEIVED  
TOWN OF FRANKLIN

APR 27 2021

ZONING BOARD OF APPEALS

TABLE R602.1.2  
INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT

CLIMATE ZONE	FENESTRATION U-FACTOR	GLAZED FENESTRATION SHCO*	GLAZED FENESTRATION SHCO*	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB R-VALUE (4" DEPTH)	CRAWL SPACE WALL R-VALUE
1	0.28	0.25	0.25	38	13	14	15	3	0	0
2	0.40	0.35	0.25	38	13	14	15	0	0	0
3	0.32	0.25	0.25	38	13	14	15	0	0	0
4	0.32	0.25	0.25	38	13	14	15	0	0	0
5	0.32	0.25	0.25	38	13	14	15	0	0	0



2018 INTERNATIONAL ENERGY CODE

TABLE R602.1.4  
EQUIVALENT U-FACTORS\*

CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	CEILING U-FACTOR	FRAME WALL U-FACTOR	MASS WALL U-FACTOR	FLOOR U-FACTOR	BASEMENT WALL U-FACTOR	CRAWL SPACE WALL U-FACTOR
1	0.30	0.35	0.035	0.064	0.197	0.064	0.340	0.477
2	0.40	0.65	0.030	0.064	0.165	0.064	0.340	0.477
3	0.32	0.55	0.030	0.060	0.098	0.047	0.091	0.136
4 except Marine	0.32	0.55	0.026	0.060	0.098	0.047	0.059	0.065
5 and Marine 4	0.30	0.55	0.026	0.060	0.098	0.045	0.050	0.055
6	0.30	0.55	0.026	0.045	0.060	0.033	0.030	0.055
7 and 8	0.30	0.55	0.026	0.045	0.037	0.028	0.050	0.055

- ALL DIMENSIONS AND ROOM SIZES SHALL BE VERIFIED BY BUILDER/OWNER BEFORE CONSTRUCTION.
- ALL WORKING STANDARDS SHALL REFLECT ALL LOCAL & STATE BUILDING CODES.
- ALL UNDIMENSIONED DOORS/WINDOWS/CASED OPENINGS SHALL BE CENTERED OR HAVE A STUD/JACK CONFIGURATION.
- DRAWINGS ARE DIAGRAMMATIC AND ARE NOT INTENDED TO BE SCALED FOR MEASUREMENTS.

NOTICE: CONTRACTOR SHALL REVIEW PLAN AND REPORT ANY INCONSISTENCIES, DISCREPANCIES, OR AMBIGUITIES TO MICHAEL J. KONOSKY ASSOCIATES BEFORE PROCEEDING WITH WORK.

2015 IRC INTERNATIONAL Residential Code for One- and Two-Family Dwellings	SNOW LOADS		BASIC WIND SPEED, V <sub>ult</sub> (mph)			SEISMIC PARAMETERS (g)	
	Ground Snow Load, P <sub>g</sub> (psf)	Minimum Flat Roof Snow Load, P <sub>f</sub> (psf)	Risk Category I	Risk Category II	Risk Category III or IV	S <sub>s</sub>	S <sub>i</sub>
Franklin	40	35	119	129	140	0.183	0.064

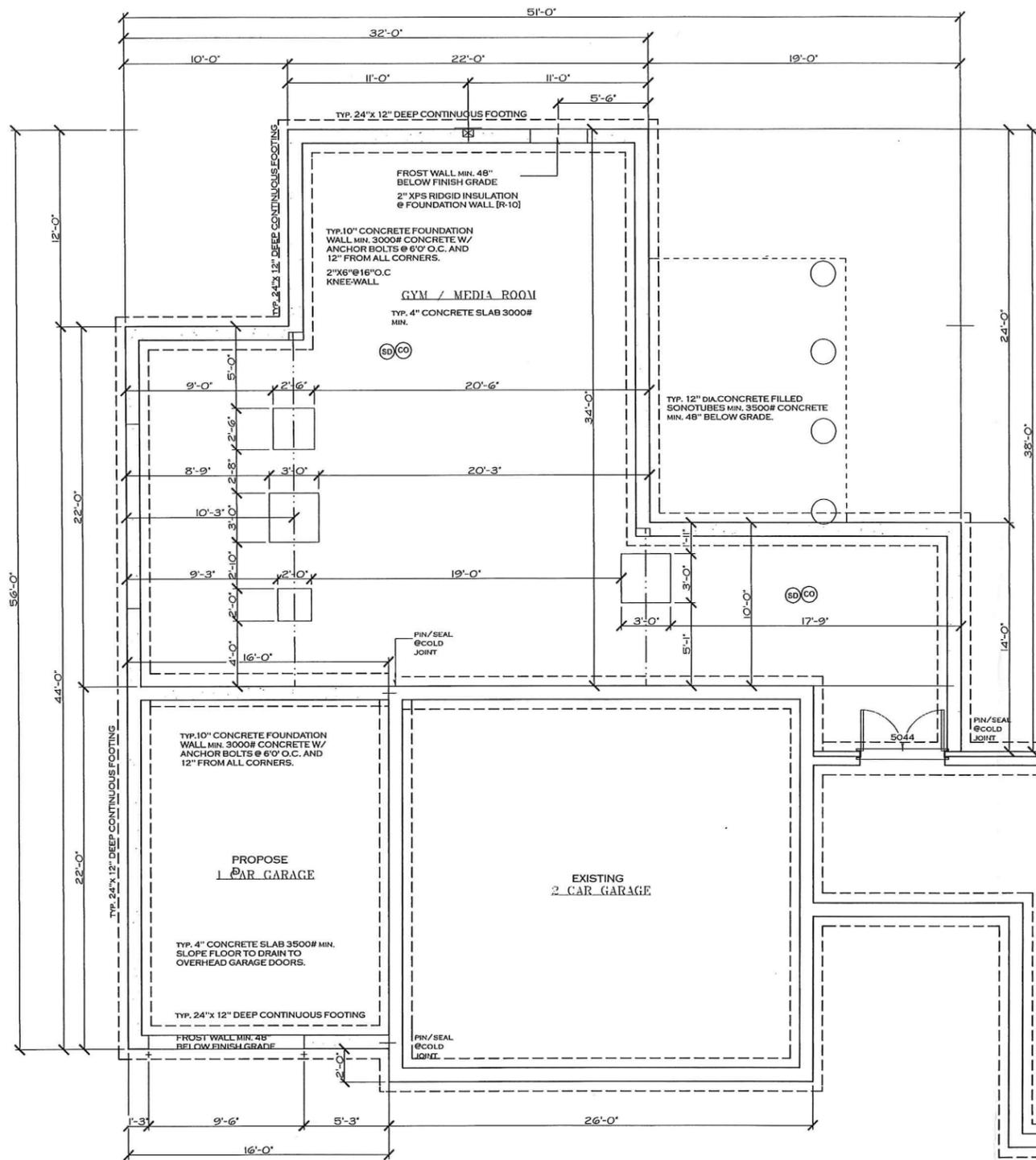
FINAL PERMIT SET 04/14/2021 REV000

All plans remain the property of Konosky Associates Inc. This set of plans must contain a typed site/lot# within the title block which must match the site/lot# of the site proposed for construction. This plan is not to be duplicated without written permission from Konosky Associates Inc.  
This plan is intended to give general layout, design & construction information and is not intended to be a substitute for the Local or State Codes and is intended to be constructed by a professional following all codes. Plans shall be reviewed for compliance with applicable codes prior to construction. All drawings are diagrammatic and are not to be construed as a set of instructions or be scaled for measurements.

PROPOSED SINGLE FAMILY DWELLING  
CLIENT: CAIN RESIDENCE  
SITE: 11 MICHAEL RD., FRANKLIN, MA  
FILE: CAIN\_02082021  
PRINT DATE: WEDNESDAY, APRIL 14, 2021

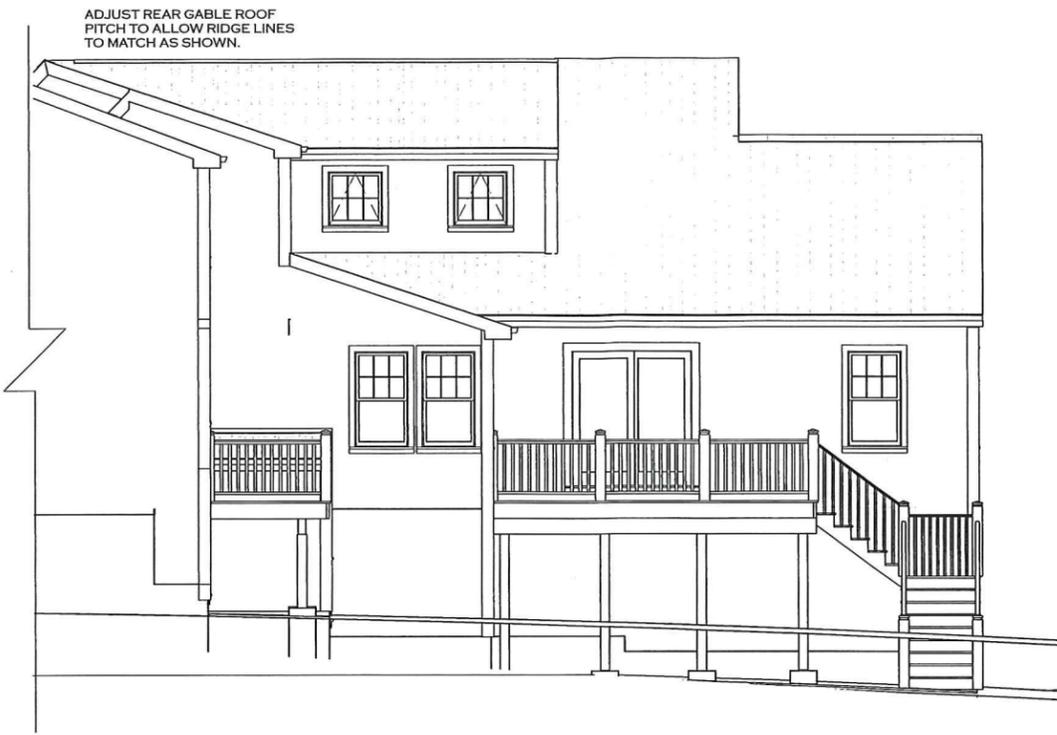
**KONOSKY ASSOCIATES INC.**  
*Residential - Commercial*  
Building Designers  
842 UPPER UNION ST., SUITE 1B, FRANKLIN, MA 02038-1208  
508-520-1965 - WWW.KONOSKY.COM - INFO@KONOSKY.COM

PLAN# 102230  
PLAN DATE 4/14/2021  
sheet: A-1



FOUNDATION PLAN  
SCALE: 1/4" = 1'-0"

LIVING AREA  
3187 SQ. FT.



RIGHT-SIDE ELEVATION  
SCALE: 1/4" = 1'-0"

TABLE B003  
MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF CONCRETE

TYPE OR LOCATION OF CONCRETE CONSTRUCTION	MINIMUM SPECIFIED COMPRESSIVE STRENGTH (PSI)		
	Single	Working Formed	Series
Reinforced walls, foundations and other concrete not exposed to the weather	2,500	2,500	2,500
Reinforced slab and beams, slabs on grade, over garage floor slabs	2,500	2,500	2,500
Reinforced walls, foundations, walls, and other vertical masonry exposed to the weather	2,500	3,000*	3,000*
Reinforced concrete slabs and steps exposed to the weather and garage floor	2,500	3,000**	3,000**

For SI: 1 pound per square inch = 6.895 kPa.  
 \* Smooth or 28 day cure.  
 \*\* See Table B001 for reinforcing details.  
 \*\*\* Concrete to be placed in formwork during construction shall be in a minimum of concrete to be placed with Formwork.  
 \*\*\*\* Concrete shall be in accordance with ASTM C 887.  
 \* See Section R406.2 for maximum acceptable water/cement ratio.  
 \*\* For group forms with a steel-membrane back, minimum of the total air content (percent) by volume of concrete to not less than 7 percent if the specified compressive strength of the concrete is to be less than 4,000 psi.

1. ALL DIMENSIONS AND ROOM SIZES SHALL BE VERIFIED BY BUILDER/OWNER BEFORE CONSTRUCTION.
2. ALL WORKING STANDARDS SHALL REFLECT ALL LOCAL & STATE BUILDING CODES.
3. ALL UNDIMENSIONED DOORS/WINDOWS/CEASED OPENINGS SHALL BE CENTERED OR HAVE A STUD/JACK CONFIGURATION.
4. DRAWINGS ARE DIAGRAMMATIC AND ARE NOT INTENDED TO BE SCALED FOR MEASUREMENTS.

NOTICE: CONTRACTOR SHALL REVIEW PLAN AND REPORT ANY INCONSISTENCIES, DISCREPANCIES, OR AMBIGUITIES TO MICHAEL J. KONOSKY ASSOCIATES BEFORE PROCEEDING WITH WORK.

**SECTION R406**  
**FOUNDATION WATERPROOFING AND DAMPROOFING**

**R406.1 Concrete and masonry foundation dampproofing.** Except where required by Section R406.2 to be waterproofed, foundation walls that retain earth and enclose interior spaces and floors below grade shall be dampproofed from the higher of (a) the top of the footing or (b) 6 inches (152 mm) below the top of the basement floor, to the finished grade. Masonry walls shall have not less than 7/8 inch (9.5 mm) portland cement jointing compound to the exterior on the walls. One pound per square yard shall be dampproofed in accordance with one of the following:

1. Bituminous coating.
2. Three pounds per square yard (1.63 kg/m<sup>2</sup>) of acrylic modified cement.
3. One-eighth-inch (3.2 mm) coat of surface-bonding cement complying with ASTM C 887.
4. Any material permitted for waterproofing in Section R406.2.
5. Other approved methods or materials.

Exception: Finishing of unit masonry walls is not required where a material is approved for direct application to the masonry.

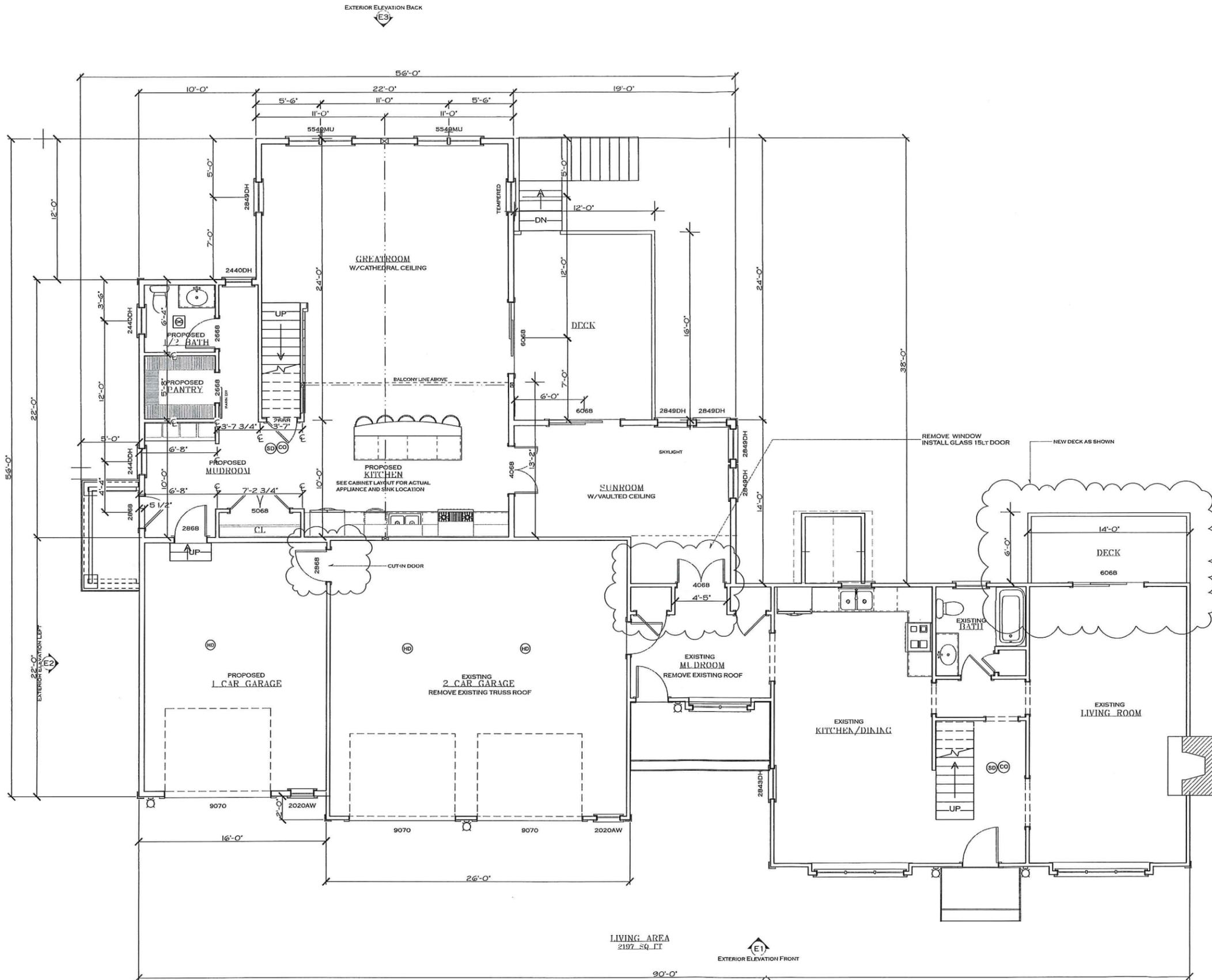
Concrete walls shall be dampproofed by applying any one of the listed dampproofing materials or any one of the waterproofing materials listed in Section R406.2 to the exterior of the wall.

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 This plan is intended to give general layout, design, construction information and is not intended to be a substitute for the Local or State Codes and is intended to be constructed by a professional following all codes. Plans shall be reviewed prior to construction, any inconsistencies, discrepancies, or ambiguities shall be noted and corrected. Plans shall be stamped and sealed by a professional engineer or architect to be used as a set of instructions or be scaled for measurements.

PROPOSED SINGLE FAMILY DWELLING  
 CLIENT: CAIN RESIDENCE  
 SITE: 11 MICHAEL RD, FRANKLIN, MA  
 FILE: CAIN\_02062021  
 PRINT DATE: WEDNESDAY, APRIL 14, 2021

**KONOSKY ASSOCIATES INC.**  
*Architectural - Commercial Building Designers*  
 842 UPPER UNION ST., SUITE 1B, FRANKLIN, MA 02096-1208  
 508-520-1965 - WWW.KONOSKY.COM - INFO@KONOSKY.COM

PLAN# 102230  
 PLAN DATE 4/14/2021  
 sheet: **A-2**



**TABLE R301.5**  
MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS  
(in pounds per square foot)

USE	LIVE LOAD
Uninhabitable areas without storage <sup>a</sup>	10
Uninhabitable areas with limited storage <sup>b</sup>	20
Habitable areas and areas served with fixed stairs	30
Bathrooms (exterior) and decks <sup>c</sup>	40
Fire escapes	40 <sup>d</sup>
Guards and handrails <sup>e</sup>	40 <sup>f</sup>
Guard in-fill components <sup>g</sup>	50 <sup>h</sup>
Passenger vehicle garages <sup>i</sup>	50 <sup>j</sup>
Rooms other than sleeping rooms	40
Sleeping rooms	30
Stairs	40 <sup>k</sup>

For SI: 1 pound per square foot = 0.0119 kPa. 1 square inch = 645 mm<sup>2</sup>.  
1 pound = 4.45 N.

a. Elevated garage floors shall be capable of supporting a 2,000-pound load applied over a 20 square-inch area.

b. Uninhabitable areas without storage are those where the clear height between joists and rafters is not more than 42 inches, or where there are not two or more adjacent trusses with configurations capable of accommodating an assumed rectangle 42 inches in height by 24 inches in width, or greater, within the plane of the trusses. This live load need not be assumed to act concurrently with any other live load requirements.

c. Individual stair treads shall be designed for the uniformly distributed live load or a 200-pound concentrated load acting over an area of 4 square inches, whichever produces the greater stresses.

d. A single concentrated load applied in any direction at any point along the top.

e. See Section R507.1 for decks attached to exterior walls.

f. Guard in-fill components (all those except the handrail), balusters and panel fillers shall be designed to withstand a horizontally applied normal load of 50 pounds on an area equal to 1 square foot. This load need not be assumed to act concurrently with any other live load requirements.

g. Uninhabitable areas with limited storage are those where the clear height between joists and rafters is not greater than 42 inches, or where there are two or more adjacent trusses with configurations capable of accommodating an assumed rectangle 42 inches in height by 24 inches in width, or greater, within the plane of the trusses. The live load need only be applied to those portions of the joists or truss bottom chords where all of the following conditions are met:

1. The attic area is accessible from an opening not less than 20 inches in width by 30 inches in length that is located where the clear height in the attic is not less than 30 inches.
2. The slopes of the joists or truss bottom chords are not greater than 2 inches vertical to 12 units horizontal.
3. Required insulation depth is less than the joist or truss bottom chord member depth.

The remaining portions of the joists or truss bottom chords shall be designed for a uniformly distributed concurrent live load of not less than 10 pounds per square foot.

h. Glazing used in handrail assemblies and guards shall be designed with a safety factor of 4. The safety factor shall be applied to each of the concentrated loads applied to the top of the rail, and to the load on the in-fill components. These loads shall be determined independent of one another, and loads are assumed not to occur with any other live load.

**TABLE R301.7**  
ALLOWABLE DEFLECTION OF STRUCTURAL MEMBERS<sup>a</sup>

STRUCTURAL MEMBER	ALLOWABLE DEFLECTION
Rafters having slopes greater than 3:12 with finished ceiling not attached to rafters	L/180
Interior walls and partitions	L/360
Floors	L/360
Ceilings with brittle finishes (including plaster and stucco)	L/360
Ceilings with flexible finishes (including gypsum board)	L/240
All other structural members	L/240
Exterior walls—wind loads <sup>b</sup> with plaster or stucco finish	L/300
Exterior walls—wind loads <sup>b</sup> with other brittle finishes	L/240
Exterior walls—wind loads <sup>b</sup> with flexible finishes	L/120 <sup>c</sup>
Limits supporting masonry veneer walls <sup>d</sup>	L/600

Note: L = span length, H = span height.

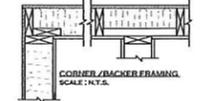
a. For the purpose of the determining deflection limits herein, the wind load shall be permitted to be taken as 0.7 times the component and cladding (ASD) loads obtained from Table R301.2(2).

b. For cantilever members, L shall be taken as twice the length of the cantilever.

c. For aluminum structural members or panels used in roofs or walls of sunroom additions or patio covers, not supporting edge of glass or sandwich panels, the total load deflection shall not exceed L/60. For continuous aluminum structural members supporting edge of glass, the total load deflection shall not exceed L/175 for each glass line or L/60 for the entire length of the member, whichever is more stringent. For sandwich panels used in roofs or walls of sunroom additions or patio covers, the total load deflection shall not exceed L/120.

d. Deflection for exterior walls with interior gypsum board finish shall be limited to an allowable deflection of L/180.

e. Refer to Section R103.8.2.



ALL WORK SHALL BE IN ACCORDANCE WITH THE MASSACHUSETTS BUILDING CODE. THIS PLAN IS VALID FOR THE PROJECT ONLY AND IS NOT TO BE REPRODUCED OR COPIED WITHOUT THE WRITTEN PERMISSION OF KONOSKY ASSOCIATES INC. THIS PLAN IS INTENDED TO BE USED IN CONJUNCTION WITH THE CONSTRUCTION INFORMATION AND IS NOT INTENDED TO BE A SUBSTITUTE FOR THE CONSTRUCTION INFORMATION. ANY INCONSISTENCIES, DISCREPANCIES, OR AMBIGUITIES SHALL BE REPORTED TO KONOSKY ASSOCIATES INC. PRIOR TO CONSTRUCTION. ALL DRAWINGS ARE DIAGRAMMATIC AND ARE NOT TO BE CONSTRUED AS A SET OF INSTRUCTIONS OR BE SOLED FOR MEASUREMENTS.

**PROPOSED SINGLE FAMILY DWELLING**  
CLIENT: **CAIN RESIDENCE**  
SITE: **11 MICHAEL RD., FRANKLIN, MA**  
DATE: **WEDNESDAY, APRIL 14, 2021**

**KONOSKY ASSOCIATES INC.**  
Residential Commercial Building Designers  
842 UPPER UNION ST., SUITE 1B, FRANKLIN, MA 02038-1208  
508-520-1965 - WWW.KONOSKY.COM - INFO@KONOSKY.COM

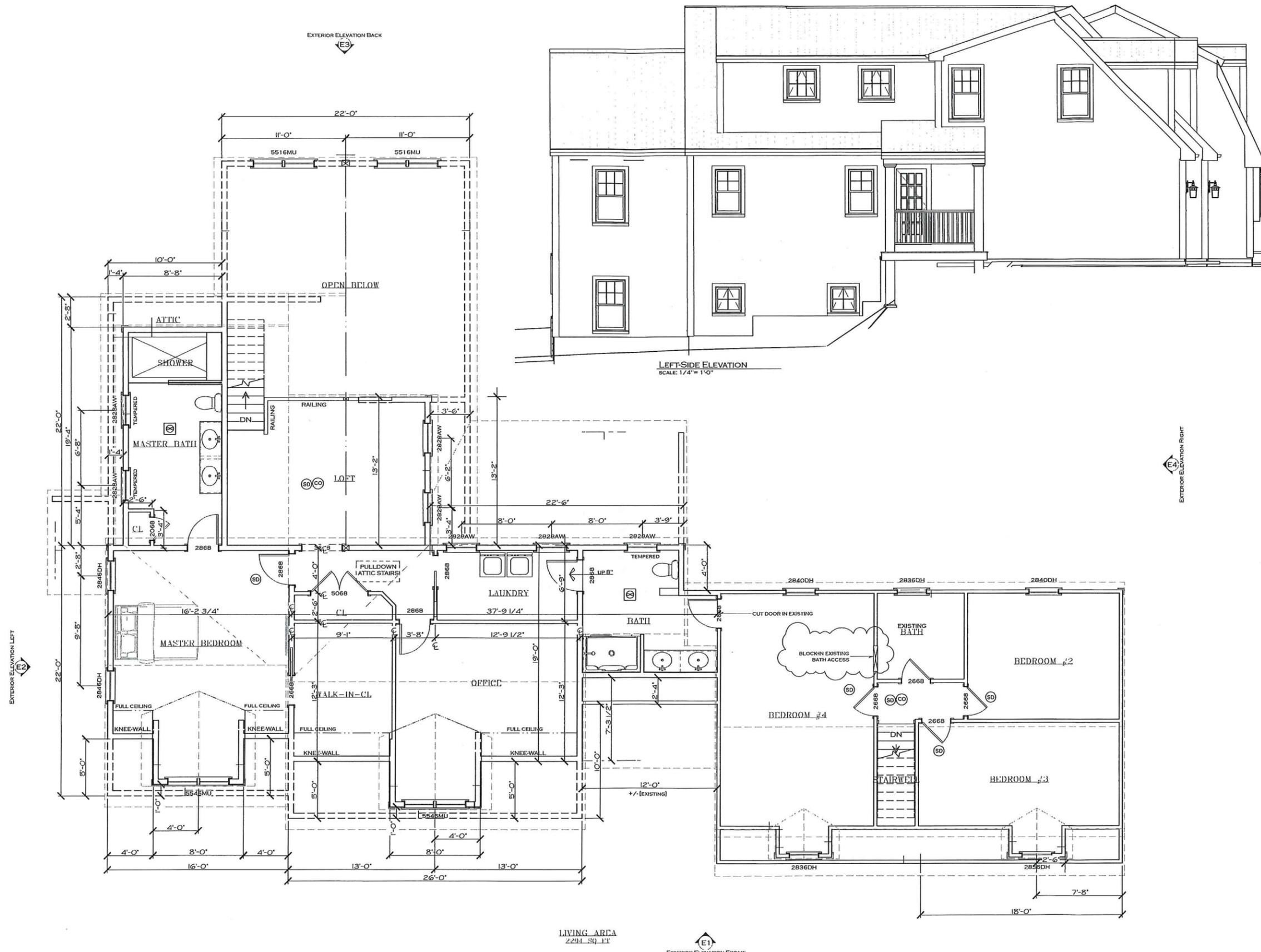
PLAN# 102230  
PLAN DATE 4/14/2021  
sheet: **A-J**

FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"

LIVING AREA  
2197 SQ. FT.  
EXTERIOR ELEVATION FRONT (E1)

EXTERIOR ELEVATION LEFT (E2)

EXTERIOR ELEVATION RIGHT (E3)



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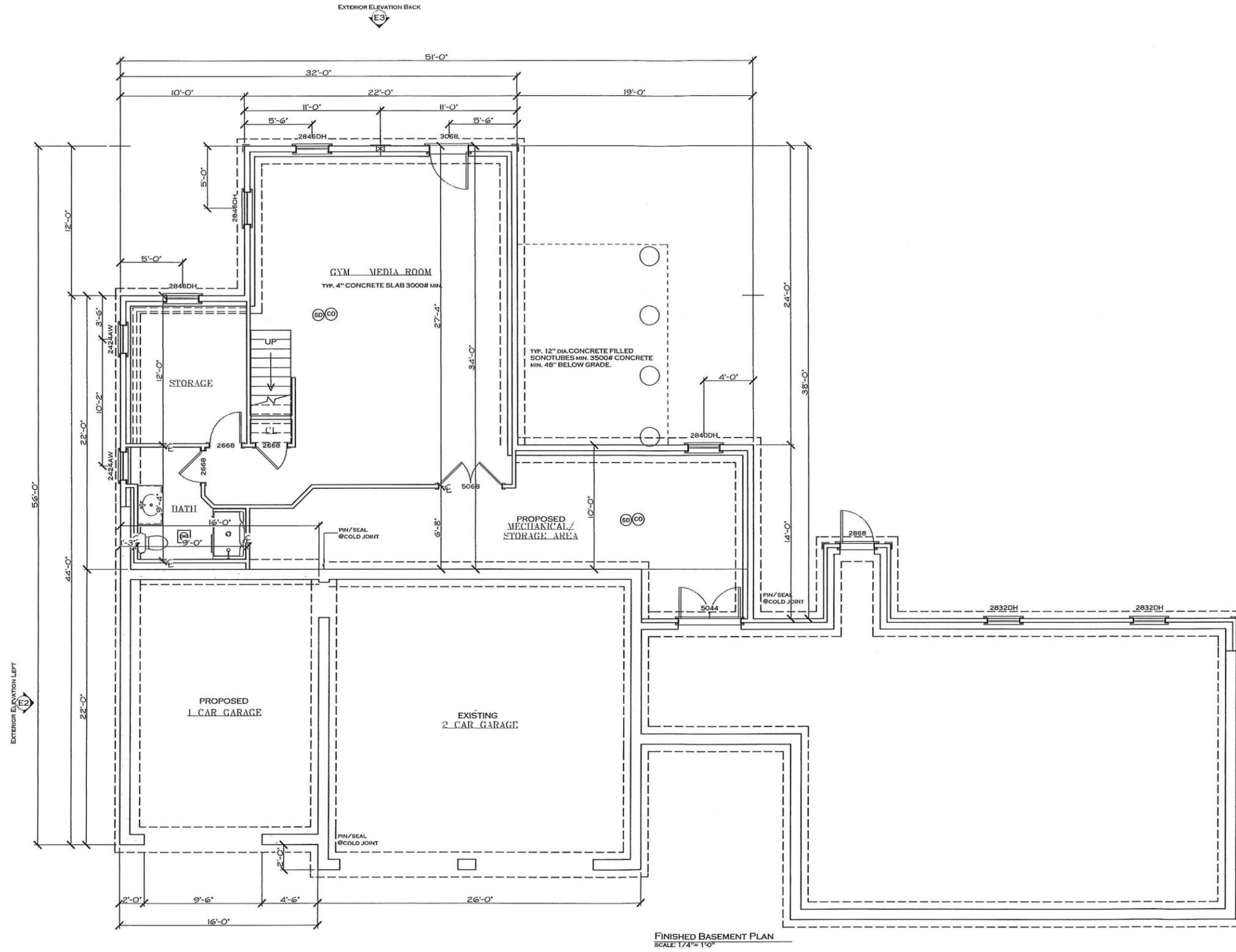
**PROPOSED SINGLE FAMILY DWELLING**  
**CAIN RESIDENCE**  
 11 MICHAEL RD., FRANKLIN, MA  
 CLIENT: CAIN, JAMES  
 SITE: FRANKLIN  
 FILE: CAIN\_02082021  
 DRAWN BY: WEDNESDAY, APRIL 14, 2021

**KONOSKY ASSOCIATES INC.**  
*Residential - Commercial*  
*Building Designers*  
 842 UPPER UNION ST., SUITE 1B, FRANKLIN, MA 02038-1208  
 508-520-1965 - WWW.KONOSKY.COM - INFO@KONOSKY.COM

PLAN# 102230  
 PLAN DATE 4/14/2021

sheet: **A-4**





FINISHED BASEMENT PLAN  
SCALE: 1/4" = 1'-0"

LIVING AREA  
2256 SQ. FT.



EXTERIOR ELEVATION LEFT  
E2

EXTERIOR ELEVATION BACK  
E3

EXTERIOR ELEVATION RIGHT  
E4

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PROPOSED SINGLE FAMILY DWELLING  
CLIENT: CAIN RESIDENCE  
SITE: 11 MICHAEL RD, FRANKLIN, MA  
FILE: CAIN\_02092021  
PRINT DATE: WEDNESDAY, APRIL 14, 2021

**KONOSKY ASSOCIATES INC**  
*Residential - Commercial*  
Building Designers  
842 UPPER UNION ST., SUITE 1B, FRANKLIN, MA 02038-1208  
508-520-1969 - WWW.KONOSKY.COM - INFO@KONOSKY.COM

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