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December 6, 2024

**Robert Benser**

Re: Murdick-Mr. B's Project

Bob,

This letter is in regards to the letters from Miller Johnson Attorneys and from Tiseo Architects Inc., both dated 11.26.2024, regarding the zoning drawings dated 8.19.2024, for the Expansion and Renovation to Mr. B's and Murdick's Fudge.

Both letters refer to a shared wall of the Trading Post and the current Murdick's building. However, a shared wall does not exist, nor will it. Each building has its own foundation and exterior wood framed walls individually supporting the floors and roofs of each respective building. For example, each building exists independently of the other. The separate buildings are merely close to one another.

The two buildings are separated by a small distance which abuts at the sidewalk and increases slightly the further south one goes. The only current attachment between the two buildings is the flashing from Murdick's roof to the Trading Post wall which prevents rain and snow from entering between buildings. A replacement flashing strip would be beneficial to both properties to continue this existing weather protecting feature.

The letter also expressed concern to potential disruption at the footing bearing elevation. It should be noted that these are zoning drawings only and not completed construction drawings. The difference in footing elevations of the adjacent buildings is expected to be +/-8". Any difference encountered can be accommodated without disruption to the Trading Post building by stepping the proposed Murdick footing to whatever height is needed to avoid conflict. Previously, a new and deep foundation wall was installed by the Trading Post at their west exterior wall which is adjacent to the Murdick exterior wall, without causing disruption to the shallower Murdick building. There was no assertion of a common wall at that time and the work merely proceeded with due caution.

The final item of concern was fire protecting the front 12 foot portion of the Murdick east wall which is to remain. Again, this wall is a separate exterior wall and not part of a shared wall. It will however be treated to achieve a required 2 hour fire rating...i.e.; the cavity of the studs will be infilled adjacent to the exterior sheathing with 2 layers of fire code drywall which will be fire caulked at the joints. The remainder of the stud cavity will be filled with mineral wool insulation. Finally 2 layers of fire code drywall will be installed on the interior Murdick's side.

This is a method which has been used on other existing exterior walls closely located to another in the Island's downtown area, including in the past at the Trading Post building.

I believe this addresses the items expressed in both letters.

Respectfully,

*Richard Clements*

Richard Clements, Architect

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