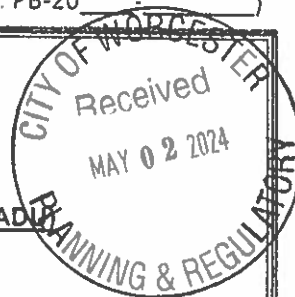


City of Worcester Planning Board



SPECIAL PERMIT APPLICATION FOR AN ACCESSORY DWELLING UNIT (ADU)

Division of Planning & Regulatory Services

City Hall, 455 Main Street, Room 404, Worcester, MA 01608

Phone: (508) 799-1400 x 31440 – Fax: (508) 799-1406 – E-mail: planning@worcesterma.gov (preferred)

SPECIAL PERMIT (check the standard(s) you are requesting to modify under the Special Permit)

- 1. **Size, Bedroom Count** – *GSF >900 SF or >2 bedrooms* (Article IV, Section 8, G, 6.a, e.)
- 2. **Setbacks** – *front, rear, side, exterior side yards, or setbacks to the other structures* (Article IV, Section 8, G, 6.b)
- 3. **Orientation** – *location of the ADU on the lot in relation to the principal structure* (Article IV, Section 8, G, 6.c)
- 4. **Height** – *the ADU >20 FT in height* (Article IV, Section 8, G, 6.d)
- 5. **Parking** – *eliminating existing parking spaces* (Article IV, Section 8, G, 7)

1. PROPERTY INFORMATION

a. **355 Burncoat Street**

Address(es) – please list all addresses the subject property is known by

b. **36-004-00029**

Parcel ID or Map-Block-Lot (MBL) Number

c. **Worcester District Registry of Deeds, Book 55992**

Page 167

Current Owner(s) Recorded Deed/Title Reference(s)

d. **Thomas F. Keefe & Charlene M. Keefe**

Zoning District and all Zoning Overlay Districts (if any)

RS-7

e. Describe what is presently located on the property (Use as much detail as possible including all uses and square footage of each use; attached separate narrative if necessary):

Two family dwelling with approximately 2,056 square feet of living area with a detached one story 576 square foot two car garage located behind the house to the rear of the lot.

2. APPLICANT INFORMATION

a. Thomas F. Keefe & Charlene M. Keefe

Name(s)

b. 28 fort Hill Avenue Ext., York, ME 03909

Mailing Address(es)

c. c/o djo@oneilbarrister.com; (508) 755-5655

Email and Phone Number(s)

d. Owners

Interest in Property (e.g., Lessee, Purchaser, etc.)

I certify that I am requesting the Worcester Planning Board to grant the Special Permit as described below

Signature

Attorney for Thomas F Keefe & Charlene M. Keefe

3. OWNER OF RECORD INFORMATION (if different from Applicant)

a. _____
Name(s)

b. _____
Mailing Address(es)

d. _____
Email and Phone Number

4. REPRESENTATIVE INFORMATION

a. Donald J. O'Neil

Name(s)

Signature(s)

c. 688 Pleasant Street, Worcester, MA 01602

Mailing Address(es)

d. djo@oneilbarrister.com; (508) 755-5655

Email and Phone Number

e. Lawyer

Relation to Project (Architect/Attorney/Engineer/Contractor, etc.)

5. AUTHORIZATION

Authorization I, Ally for T.F. & C.M. Keefe, Owner of Record of the property listed with the Assessing Division of the City of Worcester, Massachusetts as Map 36 Block 004 Lot(s) 00029, do hereby authorize

Donald J. O'Neil to file this application with the Division of Planning & Regulatory Services of the City of Worcester on this the 18th day of April, 2024.

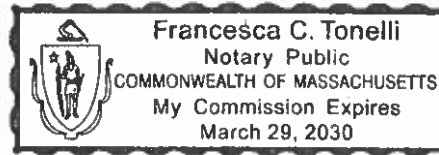
On this 18th day of April, 2024, before me personally appeared

Donald J. O'Neil Atty. for T.F. & C.M. Keefe, to me known to be the person described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Francesca C. Tonelli

NOTARY PUBLIC

My Commission Expires: 3-29-30



(If there is more than one owner of the land to be considered in this application, a notarized authorization is required for each owner.)

6. PROPOSAL (attach a separate narrative if necessary)

Rebuild detached garage on existing foundation/footprint with a second story added to accomodate a one bedroom ADU for occupancy by owners.

a. Unknown.
The applicant seeks to (Describe what you want to do on the property in as much detail as possible)

b. No.
Are you aware if this property has been previously granted approvals from any City Board or Commission? If so, please list (Provide dates of previous approvals, book and page numbers and/or certificate numbers of any recorded decisions and/or recorded/registered land. Also, please provide copies of previous recorded decisions)

c.
Have you applied for or are you aware if other applicants have applied for a Building Permit for this site and been refused for non-compliance with the Zoning Ordinance (e.g. a cease and desist order has been issued)?

- Conversion of an existing detached structure or portion of such structure
 - New detached structure
 - Interior conversion of existing space in the principal structure
- d. Addition to the principal structure (may also include interior conversion of existing space)

What type of ADU is proposed?

One bedroom ADU in detached garage structure.

e. Describe the location and orientation of the ADU in relation to the principal structure on the lot.

The ADU will occupy the second story of a detached two car garage located behind the principal structure. No change to off street parking arrangement proposed.

f. Describe the parking on site, including whether existing parking spaces are being removed or whether new parking spaces are being proposed.

g. Fill in all information relevant to the proposed project (attach additional sheets if necessary):

All Projects	Existing	Proposed
Number of buildings on the lot	2	2
Total square footage of buildings	2,632	3,208
Number of stories of building(s)	2/1	2/2
Number of parking spaces	4	4
Changes to on-street parking	No	
Number of existing units	2	3
Total square footage of ADU		576 sq. ft.
Number of stories of ADU		1 (located on second floor)
Number of ADU bedrooms		1

e. Fill in all information relevant to the setbacks (distance from the structure to the property line) being modified through the proposed:

Setback to other structures (detached ADUs only)		Front Yard Setback		Rear Yard Setback	
Setback required:		Setback required:		Setback required:	
Setback provided:		Setback provided:		Setback provided:	
Relief requested:		Relief requested:		Relief requested:	
Side Yard Setback		Exterior Side Yard Setback		Height	
Setback required:		Setback required:		Height permitted:	15
Setback provided:		Setback provided:		Height provided:	25
Relief requested:		Relief requested:		Relief requested:	10

SPECIAL PERMIT FINDINGS OF FACT

In the spaces below explain how the adverse effects of the proposed use will not outweigh its beneficial impacts to the City with respect to each of the following considerations per Article II, Section 6(A)(2) of the Zoning Ordinance. (Attach additional supporting documentation as necessary.)

1. Social, economic or community needs that are served by the proposal:
Approval of the requested relief will allow the current owners to occupy the property while maintaining the primary two family use of the main house with no detriment to the neighborhood.

2. Traffic flow and safety, including access, parking and loading areas:
No change to existing off street parking or driveway layout is required or proposed.

3. Adequacy of utilities and other public services:
Existing utilities on site are adequate with upgrades to service the proposed ADU.

4. Neighborhood character and social structure:
Proposed use will improve the appearance of the existing garage which will benefit the neighborhood. No adverse impacts on the neighborhood character or social structure are anticipated given the limited nature of the relief requested.

5. Impacts on the natural environment:
Applicant proposes to build a new energy efficient structure upon the existing garage foundation with no adverse impacts on the natural environment to be expected as the site is already developed.

6. Potential fiscal impact, including city services needed, tax base, and employment:
The proposed garage structure will most likely increase the assessed value of the property and result in increased real estate tax revenue for the City with no undue additional demand for City services and provide construction employment opportunities for local building trades.


TAX CERTIFICATION

This certification must be completed by all applicants and owners of the property, certifying payment of all local taxes, fees, assessments, betterments, or any other municipal charges of any kind. Failure to include a completed certification shall result in the application being deemed incomplete.

If a Single Owner or Proprietorship:

- a. _____
Name
- b. _____
Signature certifying payment of all municipal charges
- c. _____
Mailing Address
- d. _____
Email and Phone Number

If a Partnership or Multiple Owners:

- e. Thomas F. Keefe & Charlene M. Keefe
Names
- f.  For Thomas F. Keefe and Charlene M. Keefe
Signatures certifying payment of all municipal charges
- g. 28 Fort Hill Avenue Ext., York, ME 03909
Mailing Address
- h. c/o Donald J. O'Neil - djo@oneilbarrister.com ; (508) 755-5655
Email and Phone Number

Applicant, if different from owner:

- i. _____
Printed Name & Signature of Applicant, certifying payment of all municipal charges

If a Corporation or Trust:

- j. _____
Full Legal Name
- k. _____
State of Incorporation
- _____
Principal Place of Business
- l. _____
Mailing Address or Place of Business in Massachusetts
- m. _____
Printed Name & Signature of Owner or Trustee, certifying payment of all municipal charges
- n. _____
Printed Name & Signature of Owner or Trustee, certifying payment of all municipal charges
- o. _____
Printed Name & Signature of Owner or Trustee, certifying payment of all municipal charges
- p. _____
Printed Name & Signature of Owner or Trustee, certifying payment of all municipal charges



Certified Abutters List

A list of 'parties in interest' shall be attached to the application form and shall include the names and addresses. All such names and addresses shall be obtained from the most recent applicable tax list maintained by the City's Assessing Department. The Assessing Department certifies the list of names and addresses.

Total Count: 52

Parcel Address: 355 BURNCOAT ST
 Assessor's Map-Block-Lot(s): 36-004-00029

 Owner: KEEFE, THOMAS + CHARLENE

 Owner Mailing: 28 FORT HILL AVE EXT
YORK, ME 039009

 Petitioner (if other than owner): DONALD J ONIEL
 Petitioner Mailing Address: 688 PLEASANT STREET
WORCESTER, MA 01602

 Petitioner Phone: 508-755-5655

Planning: _____ Zoning: X License Commission: _____ Conservation Commission: _____
 Historical: _____ Cannabis: _____ Other: _____

36-004-00042	CLARK GERALD M + LINDA D	81 EUNICE AVE	WORCESTER MA 01606
36-004-00031	HENRY PATRICIA A + ANDREA L	0359 BURNCOAT ST	WORCESTER MA 01606
12-023-0023A	HEVEY GREGORY P	0020 WILDROSE AVE	WORCESTER MA 01602

The City of Worcester
Administration & Finance

36-005-00139	DA CUNHA JUNIOR	0031 BRANDON RD	WORCESTER MA 01606
12-023-00001	HESTER JAMES J	0350 BURNCOAT ST	WORCESTER MA 01606
12-022-00012	T-BAR REALTY LLC	0109 CREEPER HILL RD	NORTH GRAFTON MA 01536
36-001-00004	NIARAKI MAHMOODA +	0365 BURNCOAT ST	WORCESTER MA 01606
12-022-0001A	TIVNAN DAVID R	0045 GREGORY RD	PRINCETON MA 01541
36-001-00044	MURRAY THOMAS W JR + KIT A J	0089 EUNICE AVE	WORCESTER MA 01606
36-001-32+33	21LIZMIC LLC	0715 PLEASANT ST	WORCESTER MA 01602
12-022-0010A	EVERETT WILLIE J	0005 LORION AVE	WORCESTER MA 01606
12-022-00010	BURNCOAT PROFESSIONAL ASSOCIATES	0364 BURNCOAT ST	WORCESTER MA 01608
36-001-00043	JALBERT JONATHAN M +	0085 EUNICE AVE	WORCESTER MA 01606
12-022-010-2	BURNCOAT PROFESSIONAL ASSOCIATES	0364 BURNCOAT ST	WORCESTER MA 01608
12-022-00011	BLODGETT ELIZABETH M	0356 BURNCOAT ST	WORCESTER MA 01606
36-004-00040	HALLISEY HEATHER M	0073 EUNICE AVE	WORCESTER MA 01606
36-004-00029	KEEFE THOMAS + CHARLENE	0028 FORT HILL AVE EXT	YORK ME 03909
36-005-00141	ALWARD PAUL A	12 TOWER HILL ROAD	OXFORD MA 01540
36-005-00133	CURTIS VIRGINIA LEE	0066 EUNICE AVE	WORCESTER MA 01606
36-004-00038	MANEY KAREN ANNE	0063 EUNICE AVE	WORCESTER MA 01606
12-023-00002	DAVIES-WATERMAN MADISON + REBECCA	0012 PAUL ST	WORCESTER MA 01606
36-004-00027	O'NEIL KEVIN P + KAREN A	0349 BURNCOAT ST	WORCESTER MA 01606
36-004-00037	MANEY KAREN A	0063 EUNICE AVE	WORCESTER MA 01606
36-005-00132	SCALLEY DIANE M	0058 EUNICE AVE	WORCESTER MA 01606
36-004-00025	NANDRAM BALGOBIN + MINWANTIE	0347 BURNCOAT ST	WORCESTER MA 01606
36-004-00036	EVERGRAIN ORCHARD LLC	0067 S BEDFORD ST SUITE 400W #125	BURLINGTON MA 01803
12-023-03+06	WARDENS VESTRY OF ST MICHAELS	342 BURNCOAT ST	WORCESTER MA 01606
36-005-00131	HOWE JAMES F JR	0054 EUNICE AVE	WORCESTER MA 01606
36-004-00035	MCDONALD-HIBBARD KAREN	0053 EUNICE AVE	WORCESTER MA 01606
36-004-00024	JONES JOHN M + DORIS M	0345 BURNCOAT ST.	WORCESTER MA 01606
36-001-48+4A	IBEW LOCAL 2325 BUILDING	367 BURNCOAT ST	WORCESTER MA 01606
12-022-00001	NEALON COMPANIES LLC	0235 SANDTRAP CT	NORTHBRIDGE MA 01534
12-022-00023	ERICKSON SHAWNA +	0094 FALES ST	WORCESTER MA 01606
36-001-00045	SURABIAN MICHAEL H	93 EUNICE AVE	WORCESTER MA 01606
12-022-00009	MARTINEZ JUAN A SANTANA +	0358 BURNCOAT ST	WORCESTER MA 01606
12-022-0009A	LONGEWAY LOUIS G	0006 LORION AVE	WORCESTER MA 01606
12-022-008-2	SABOURIN STEVEN M	0004 LORION AVE	WORCESTER MA 01606
12-022-00008	LASHBROOK LISA	0002 LORION AVE	WORCESTER MA 01606
36-005-00142	JAFFARIAN CHRISTINE MARIE + DAVID	0035 BRANDON RD	WORCESTER MA 01606
36-004-00041	COMTOIS SUSAN E	0077 EUNICE AVE	WORCESTER MA 01606
36-004-00030	IAQUINTA FRANK E JR + SHARON	0357 BURNCOAT ST	WORCESTER MA 01606
36-005-00136	MCLAUGHLIN JAMES W + ROSEANNE	70 EUNICE AVE	WORCESTER MA 01606
36-005-00135	VARGAS BRENDA LIZ +	0068 EUNICE AVE	WORCESTER MA 01606
36-004-00039	HAMLIN CHRISTOPHER +	0071 EUNICE AVE	WORCESTER MA 01606
36-004-00028	KRILOVICH ROBERT J + CHERYL	0353 BURNCOAT ST	WORCESTER MA 01606
12-022-00007	THINAGAR ANTONY +	0039 STONYBROOK LN	SHREWSBURY MA 01545

The City of Worcester
Administration & Finance

36-004-00034	VIDAL ELIAS G	0175 FAIRHAVEN RD	WORCESTER MA 01606
36-004-00023	ROTTI RONALD	0019 VISTA CIR	RUTLAND MA 01543
12-022-0002A	PARKER RAYMOND K + CAROLYN A	0003 LORION AVE	WORCESTER MA 01606
36-005-00144	NEPA DIL M	0072 EUNICE AVE	WORCESTER MA 01606
12-022-00003	BLODGETT JAMES N + SARAH R	0354 BURNCOAT ST	WORCESTER MA 01606
12-023-00023	LAWRENCE TIMOTHY J +	0346 BURNCOAT ST	WORCESTER MA 01606

This is to certify that the above is a list of abutters to Assessor's Map-Block-Lot's 36-004-00029 as cited above.

Certified by:

Samuel E. Koiner
Signature

03/05/2024

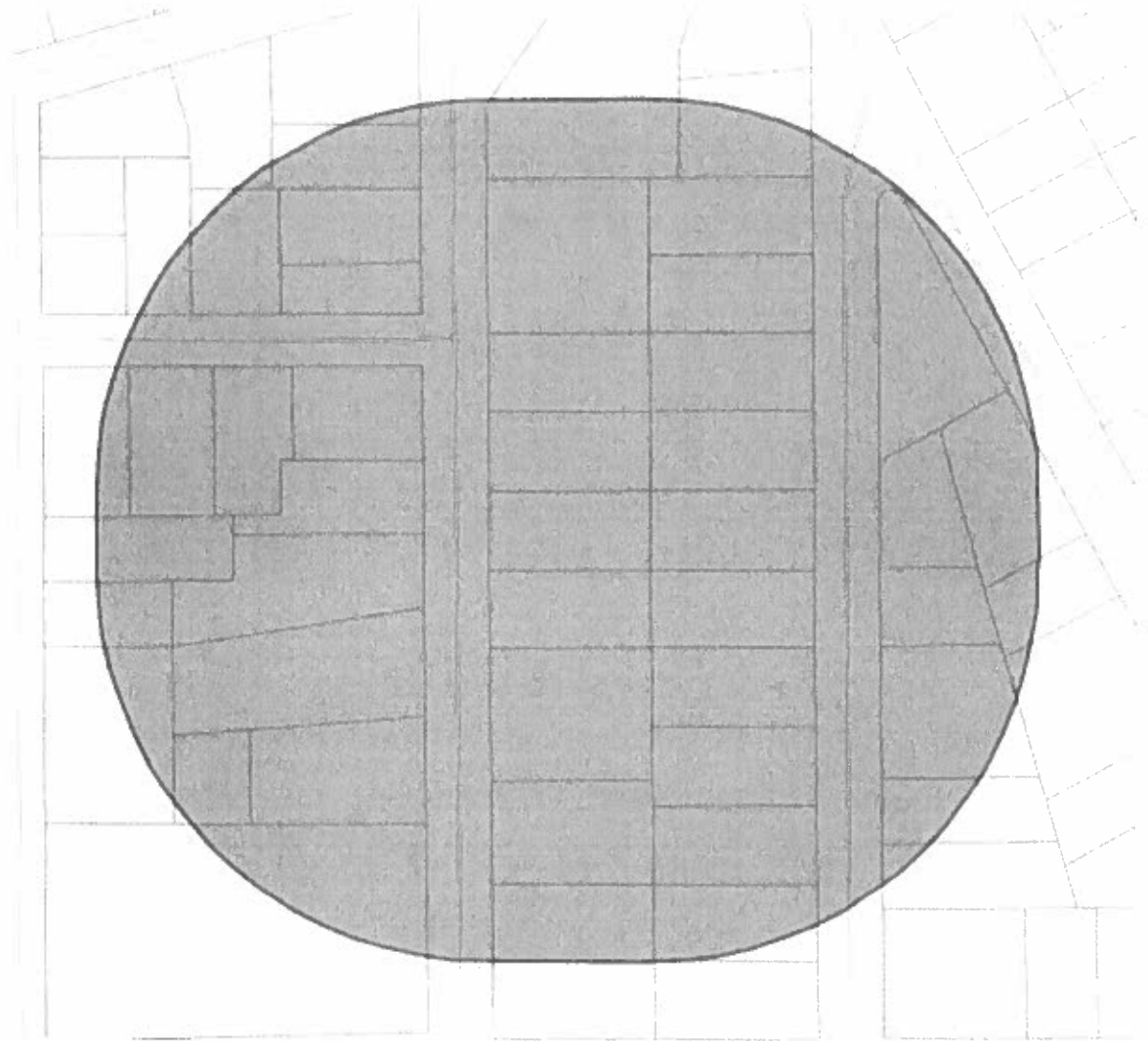
Date



The City of
WORCESTER

Assessing Division
Samuel E. Konieczny, MAA, City Assessor
City Hall, 455 Main Street, Worcester, MA 01608
P | 508-799-1098 F | 508-799-1021
assessing@worcesterma.gov

Abutters Map



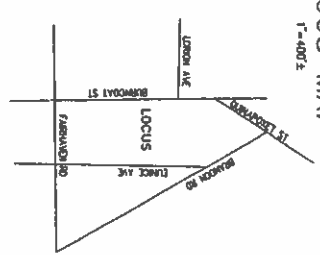
STOCK ROAD
(Private)
Dial Station
(Private)

LORION AVF.
(PUBLIC ~ 40.0' WIDE)



BURNCOAT STREET
(Public ~ 50.0' WIDE)

LOCUS MAP
1"=400'

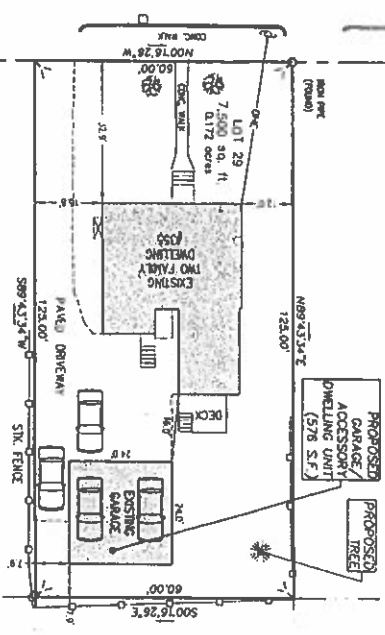


ZONE: RS-7		
EXISTING SINGLE FAMILY DWELLING	EXISTING	RELIEF SOUGHT
REQUIRED:		
MIN. AREA: 7,000 S.F.	7,500 S.F.	0
MIN. FRONTAGE: 65'	60.00'	0
FRONT SETBACK: 20'	32.9'	0
SIDE SETBACK: 8'	12.0'	0
REAR SETBACK: 20'	38.8'	0
ACCESSORY BUILDING		
REQUIRED:		
SIDE SETBACK: 5'	7.9'	0
SIDE SETBACK: 5'	7.9'	0
MAX HEIGHT: 15'	25.0'	10.0'

N/F
FRANK C. JR. & SIBBON
LAQUINTA
BK. 19925 PC. 200
LOT 30
PL. BK. 21 PL. 27

N/F
HEATHER M. HALLISSEY
BK. 65232 PC. 395
LOT 40
PL. BK. 21 PL. 27

N/F
ROBERT L. & ORETHA
KRILOVICH
BK. 24500 PC. Z24
LOT 28
PL. BK. 21 PL. 27



LANDSCAPING:

PROPOSED ADU & GAR RESTRAINT TREE (1)

ADU COVERAGE:
576/7500=7.7%



NO.	DATE	NOTES PER PLANNING OFFICE DESCRIPTION	RPB	BY
1	4/02/24			

NOTES:

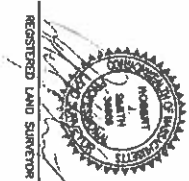
THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY FINDINGS SUCH A REPORT MIGHT DISCLOSE.

REFERENCES:

DEED BOOK 55992 PAGE 187
PLAN BOOK 21 PLAN 27
ASSESSORS REFERENCE: 36-004-00029

ZONING:

RS-7
ALL ABOVE DEEDS AND PLANS ARE RECORDED WITH THE WORCESTER DISTRICT REGISTRY OF DEEDS.



APR 16 2024
DATE

B&R SURVEY, INC.

100 GROVE STREET
WORCESTER, MA 01605
TEL 508-756-8579
FAX 508-421-4797

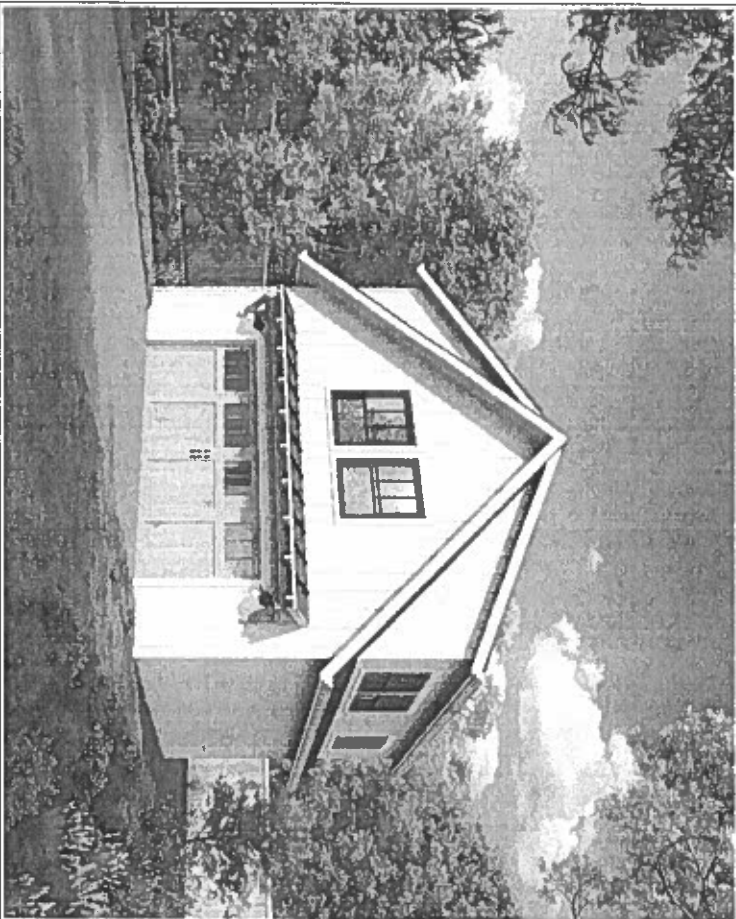
PLAN FOR VARIANCE

OWNED BY:
THOMAS & CHARLENE KEEFE

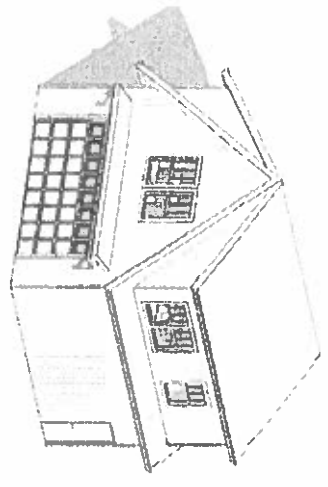
355 BURNCOAT STREET
WORCESTER, MASSACHUSETTS

SCALE: 1"=20' DATE: APRIL 2, 2024

FIELD: RJS	CALC: RPB	CHECK: RJS
SHEET 1 OF 1		JOB #23-275



AXONOMETRIC VIEW



SYMBOLS LEGEND

	24' x 24' GARAGES		CONCRETE
	ELEVATION OFFSETS		BRICK
	SCHEDULES		CEMENT BLOCK
	SCHEDULES		ROOF INSULATION
	RET. CALLOUT		AIR MAIL NOTCH
	DATA WEIGHTS		UNIDIRECTIONAL LAMINAR
	1/2" DIM. VALUES		ELECTRICAL OUTLET
	CHANGE TIME NOTING		SWITCH
	WINDOW CALLOUT		CEILING LIGHT
	DOOR CALLOUT		RECTIFIED LIGHT
			WALL INSERTED LIGHT
			CHIMNEY

LICENSE & DISCLAIMER

1. THE WORK INCLUDED WITHIN THESE DRAWINGS DOES NOT REPRESENT A LEGAL CONTRACT. NOR DOES IT CONSTITUTE ARCHITECTURAL SERVICES. NO PERSON OR ORGANIZATION MAKES ANY WARRANTY, EXPRESS OR IMPLIED, REGARDING THE INFORMATION PROVIDED. THE CREATORS DISCLAIM LIABILITY FOR ANY DAMAGES THAT MAY RESULT FROM THE USE OF THESE DRAWINGS.

2. THIS PLAN HAS BEEN PREPARED TO MEET PROFESSIONAL STANDARDS AND PRACTICES. HOWEVER, BUILDING CODE REQUIREMENTS VARY WITH LOCATION AND CHANGE FROM TIME TO TIME. BEFORE STARTING CONSTRUCTION THE CONTRACTOR MUST REVIEW AND BE RESPONSIBLE FOR ALL DIMENSIONS AND OTHER DETAILS AND SHOULD REVIEW PLANS TO INSURE THEY MEET CURRENT REQUIREMENTS. THE CONTRACTOR ASSUMES FULL RESPONSIBILITY TO VERIFY THE CONDITIONS, DIMENSIONS, AND STRUCTURAL DETAILS OF THE BUILDING, AND ASSUMES FULL LIABILITY FOR ANY PROBLEMS THAT MAY ARISE DUE TO POSSIBLE ERRORS ON THESE PLANS. ALL FEDERAL, STATE AND LOCAL CODES, ORDINANCES, REGULATIONS, ETC., SHALL BE CONSIDERED AS PART OF SPECIFICATIONS FOR THIS BUILDING AND SHALL TAKE PRECEDENCE OVER ANYTHING SHOWN, DESCRIBED OR IMPLIED WHERE SAME ARE IN CONFLICT WITH THE ABOVE TERMS.

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SHEET INDEX

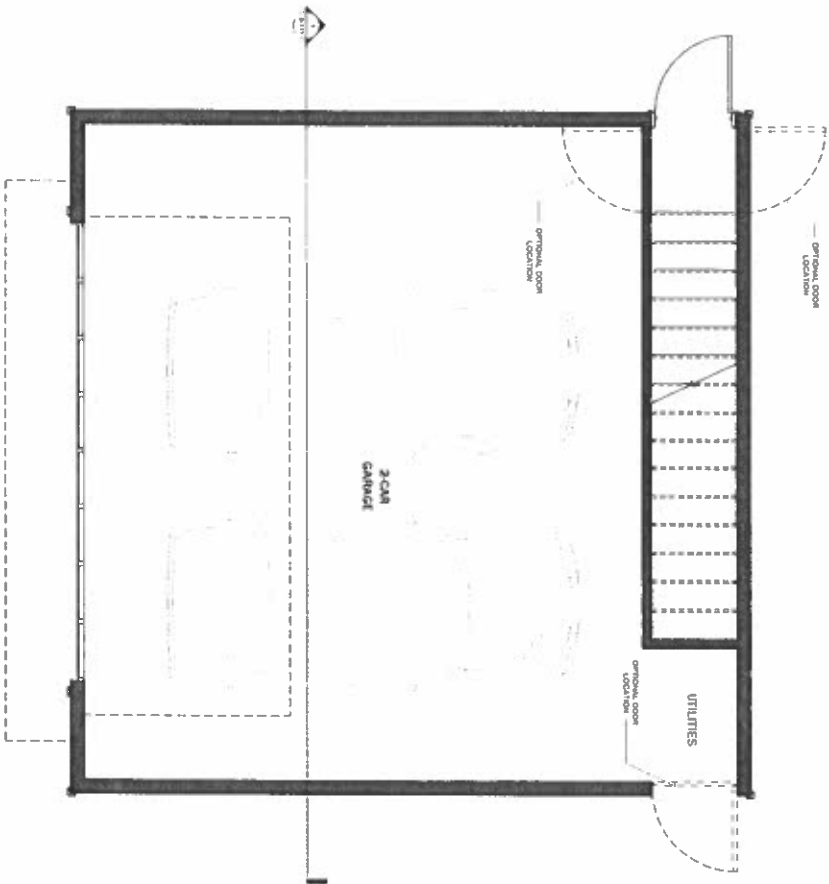
A-000	COVER PAGE
A-001	GROUND FLOOR PLAN
A-002	FIRST FLOOR PLAN
A-003	ELEVATION
A-004	ELEVATION
B-101	DETAILED GROUND FLOOR PLAN
B-102	DETAILED FIRST FLOOR PLAN
B-103	DETAILED ELEVATION
B-104	DETAILED ELEVATION
B-105	GROUND FLOOR ELECTRICAL PLAN
B-106	FIRST FLOOR ELECTRICAL PLAN
B-107	ROOF PLAN
B-108	ROOF FRAMING PLAN
B-109	ROOF FRAMING PLAN
B-110	SLAB FOUNDATION
B-111	SECTION DETAIL
B-112	DETAILS
C-101	DOOR SCHEDULE
C-102	WINDOW SCHEDULE

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NOTES

1. DRAWINGS SHOULD BE PRINTED ON A4 OR A3 SIZE PAPER TO MAINTAIN ACCURATE SCALE PRINTING.
2. CONSTRUCTION SETS SHALL SUBSTANTIALLY SET AND BE PRINTED ON A4 OR A3 SIZE PAPER TO MAINTAIN ACCURATE SCALE PRINTING.
3. ALL DETAILS AND NOTES SHALL BE PRINTED ON THE SAME SCALE AS THE DRAWING THEY REFER TO. DETAILS AND NOTES SHOULD BE PRINTED ON THE SAME SCALE AS THE DRAWING THEY REFER TO.
4. ALL DIMENSIONS SHALL BE IN METERS UNLESS OTHERWISE SPECIFIED.

24 X 24 GARAGE
COVER PAGE
Project Number: BB-000004
Drawn by: J.L.
Checked by: J.L.
Scale: A-000
Sheet Number: 1 of 1



GROUND FLOOR PLAN
SCALE: 1/2" = 1'

NOTES

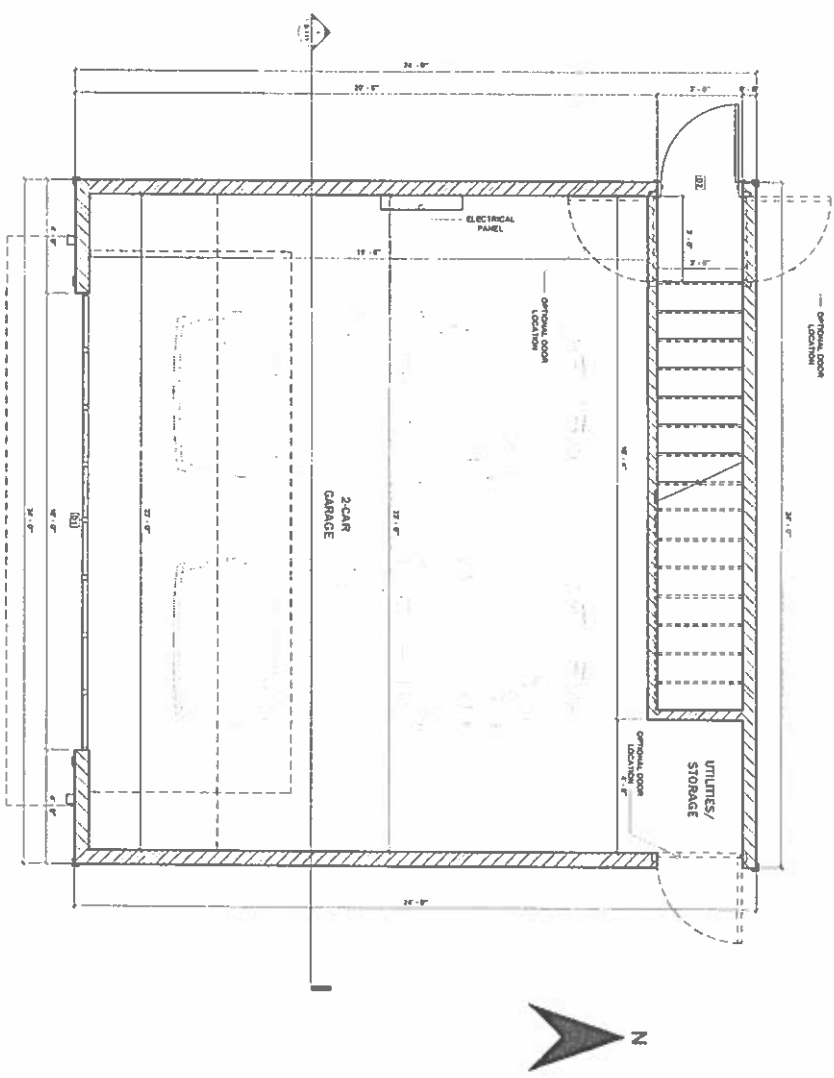
1. DIMENSIONS SHOWN ARE RELATIVE TO ARCHITECTURAL WALLS TO INCLUDE ARCHITECTURAL FINISHES. VERIFY ALL DIMENSIONS WITH THE ARCHITECT.
2. CONSTRUCTION DETAILS ILLUSTRATED IN THIS PLAN ARE FOR INFORMATION ONLY. YOUR LOCAL BUILDING CODES MAY VARY FROM LOCAL BUILDING CODES.
3. MATERIALS AND FINISHES ILLUSTRATED IN THIS PLAN ARE FOR INFORMATION ONLY. YOUR LOCAL BUILDING CODES MAY VARY FROM LOCAL BUILDING CODES. VERIFY ALL DIMENSIONS WITH THE ARCHITECT.
4. THIS DRAWING SET IS NOT INTENDED FOR CONSTRUCTION. CONSULT WITH THE ARCHITECT FOR ALL REQUIREMENTS.

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24 X 24 GARAGE

GROUND FLOOR PLAN

Project Number	88-070004
Date	08
Drawn By	JL
Checked By	
Scale	1/2" = 1'
Sheet Number	A-001



GROUND FLOOR PLAN
SCALE 1/2" = 1'

NOTES

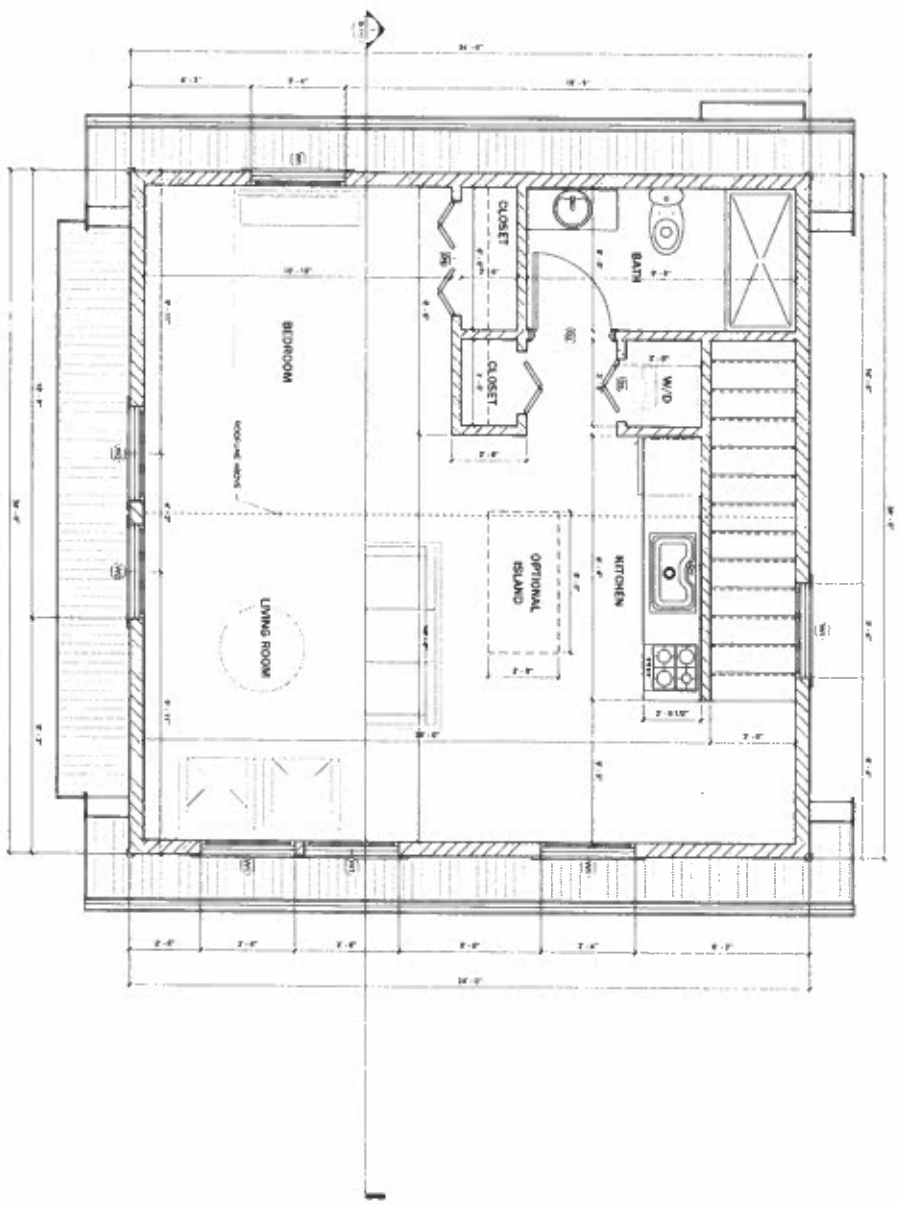
1. DRAWINGS SHOULD BE PRINTED ON A 24" X 36" SHEET. ANY OTHER SIZE MUST BE APPROVED BY THE ARCHITECT.
2. CONSTRUCTION DETAILS ARE ILLUSTRATED IN THIS DRAWING FOR GENERAL INFORMATION ONLY. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM LOCAL BUILDING CODES.
3. MATERIALS AND METHODS SUBSTITUTED IN THIS SET MUST BE APPROVED BY THE ARCHITECT BEFORE CONSTRUCTION.
4. THIS DRAWING SET IS NOT INTENDED FOR PERMITTING OR CONTRACTING OPERATIONS FOR BUILDING CODES. REQUEST PERMITS.

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Copyright © BuildBlueprint

24 X 24 GARAGE

GROUND FLOOR

Project Number	BB-000004
Client	B.B.
Created By	J.C.
Scale	1/2" = 1'
Sheet Number	B-101



FIRST FLOOR PLAN
SCALE 1/2" = 1'

build *Smart*
Copyright © BuildSmart

NOTES

1. General notes to be read in conjunction with notes to be read in accordance with applicable building codes.
2. CONSULTATION DETAILS LISTED IN THIS SET ARE MEANT TO BE USED AS A GUIDE ONLY. CONSULT WITH YOUR LOCAL BUILDING DEPARTMENT FOR ANY LOCAL REQUIREMENTS.
3. THIS SET AND NOTES, AND SPECIAL REQUIREMENTS, ARE SUBJECT TO CHANGE WITHOUT NOTICE.
4. THIS DRAWING SET IS NOT INTENDED TO BE USED AS A CONSTRUCTION DOCUMENT. CONSULT WITH YOUR LOCAL BUILDING DEPARTMENT FOR ANY LOCAL REQUIREMENTS.

No.	Room Name	Area
1	LIVING ROOM	110.0
2	KITCHEN	88.0
3	BEDROOM	110.0
4	BATH	30.0
5	CLOSET	30.0
6	CLOSET	30.0
7	OPTIONAL ISLAND	0.0
8	W.I.D.	0.0
9	W.C.	0.0
10	W.C.	0.0
11	W.C.	0.0
12	W.C.	0.0
13	W.C.	0.0
14	W.C.	0.0
15	W.C.	0.0
16	W.C.	0.0
17	W.C.	0.0
18	W.C.	0.0
19	W.C.	0.0
20	W.C.	0.0
21	W.C.	0.0
22	W.C.	0.0
23	W.C.	0.0
24	W.C.	0.0
25	W.C.	0.0
26	W.C.	0.0
27	W.C.	0.0
28	W.C.	0.0
29	W.C.	0.0
30	W.C.	0.0

24 X 24 GARAGE

FIRST FLOOR

BB-010004

DATE: 8.8

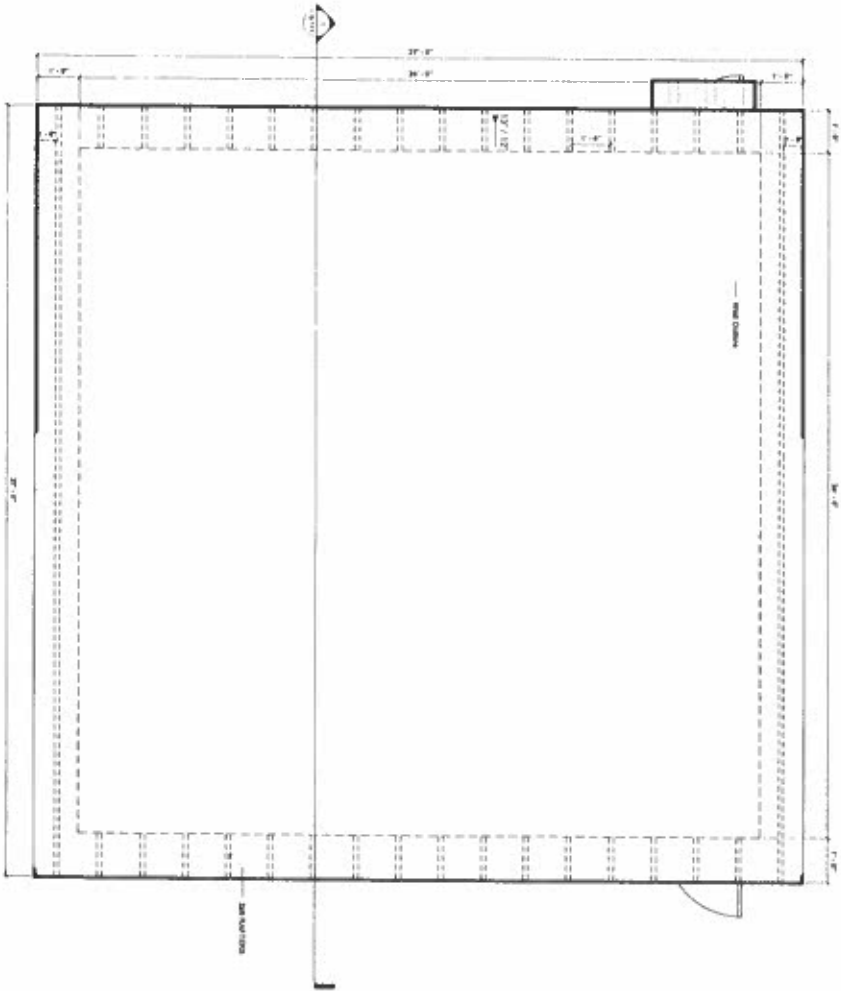
CONTRACT: 2.1

BB-102

1/2" = 1'-0"

NOTES

1. DIMENSIONS SHOWN IN BRACKET ON ARCHITECT SCALE PRINTING - 1/2" = 1'-0"
2. CONSTRUCTION DETAILS ILLUSTRATED IN THIS SET ARE TYPICAL. CONSULT WITH LOCAL CODES, BUILDING CODES AND LOCAL REQUIREMENTS FOR SPECIFIC REQUIREMENTS.
3. MATERIALS AND FINISHES ILLUSTRATED IN THIS SET ARE TYPICAL AND SHOULD BE REFERRED TO FOR BUILDING CODES AND LOCAL REQUIREMENTS.
4. THIS DRAWING SET IS NOT INTENDED TO BE USED AS A CONSTRUCTION DOCUMENT. CONSULT WITH YOUR LOCAL BUILDING DEPARTMENT FOR BUILDING REQUIREMENTS.

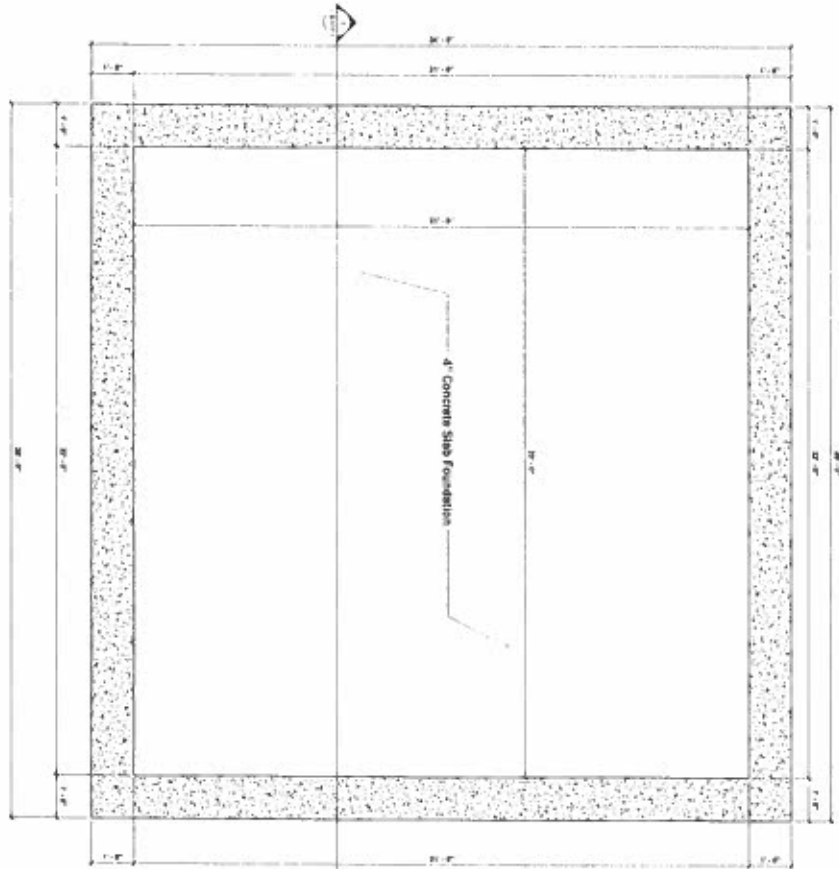


SECONDARY ROOF FRAMING PLAN
SCALE: 1/2" = 1'

24 X 24 GARAGE

ROOF FRAMING PLAN

Project Number	88-07-0004
Date	8.8
Drawn By	J.L.
Checked By	J.L.
Sheet Number	B-109
Scale	1/2" = 1'-0"



SLAB FOUNDATION OPTION
SCALE 1/2" = 1'

NOTES

1. DIMENSIONS SHOWN IN RED WOULD APPLY TO THIS OPTION.
2. SEE PLAN FOR DIMENSIONS AND ELEVATIONS.
3. CONSTRUCTION DETAILS AND SPECIFICATIONS FOR FOUNDATION SHALL BE AS SHOWN IN THE FOUNDATION PLAN AND SHALL BE SUBJECT TO THE LOCAL BUILDING CODE.
4. SEE DRAWING SET FOR ALL DIMENSIONS AND SPECIFICATIONS FOR FOUNDATION AND SHALL BE SUBJECT TO THE LOCAL BUILDING CODE.

NO.	DESCRIPTION	DATE

24 X 24 GARAGE

SLAB FOUNDATION

Project Number: 00-000000

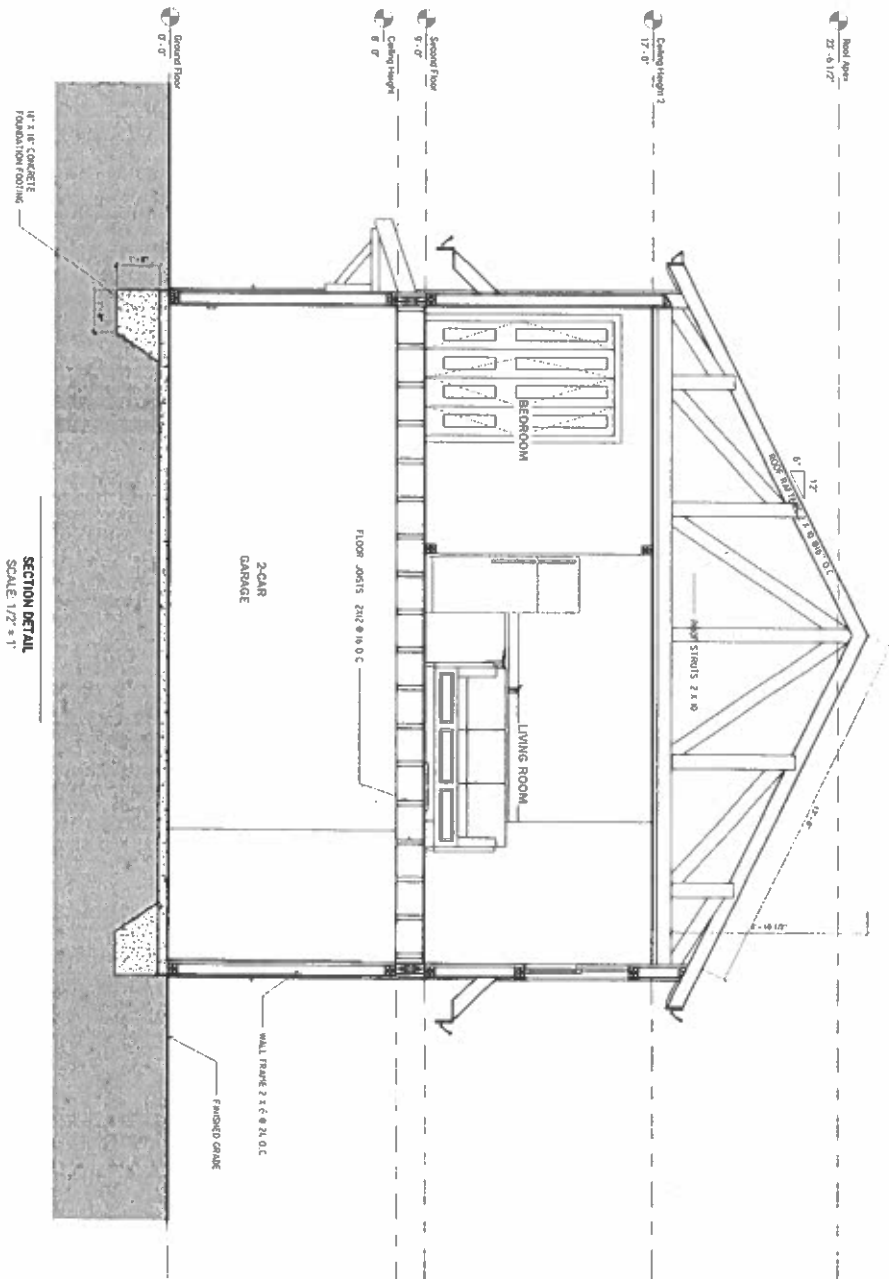
Date: B B

Drawn By: JLV

Checked By: JLV

B-110

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SECTION DETAIL
SCALE 1/2" = 1'

Build Blueprint
Copyright © BuildBlueprint

NOTES

1. DRAWING SHALL BE MARKED AND OUTLINE MUST BE MADE ACCORDING TO LOCAL REQUIREMENTS AND BUILDING CODES.
2. CONSTRUCTION DETAILS SHOWN IN THIS SET ARE MEANT TO BE USED AS A GENERAL GUIDE ONLY. YOU MUST CONSULT WITH YOUR LOCAL BUILDING CODES FOR SPECIFIC REQUIREMENTS.
3. MATERIALS AND FINISHES INDICATED IN THIS SET ARE MEANT TO BE USED AS A GENERAL GUIDE ONLY. YOU MUST CONSULT WITH YOUR LOCAL BUILDING CODES FOR SPECIFIC REQUIREMENTS.
4. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
5. CONSULT WITH YOUR LOCAL BUILDING DEPARTMENT FOR ALL LOCAL REQUIREMENTS.

NO.	DESCRIPTION	DATE

24 X 24 GARAGE

SECTION DETAIL

Project Number: BB-027004
 Date: B.B.
 Drawn By: J.L.
 Checked By: J.L.

B-111

Sheet Number: 1/2" = 1'-0"

NOTES

1. DIMENSIONS SHOWN ARE MEASURED ON THE EXTERIOR UNLESS NOTED OTHERWISE.
2. CONSULT WITH YOUR LOCAL BUILDING DEPARTMENT FOR ANY LOCAL REQUIREMENTS.
3. MATERIALS AND METHODS SUBSTITUTIONS ARE PERMITTED PROVIDED THEY MEET THE SAME OR BETTER REQUIREMENTS AS SHOWN ON THESE PLANS.
4. FOR DIMENSIONS NOT SHOWN, REFER TO THE LOCAL BUILDING DEPARTMENT FOR ANY LOCAL REQUIREMENTS.

SECTION A THRU OHD JAMB
 SCALE 1/2" = 1'-0"

SECTION B THRU OHD HEADER
 SCALE 1/2" = 1'-0"

SECTION C SLAB EDGE DETAIL
 SCALE 1/2" = 1'-0"

SECTION D CORNER FRAMING DETAIL
 SCALE 1/2" = 1'-0"

SECTION E GABLE PANE DETAIL
 SCALE 1/2" = 1'-0"

SECTION F OVERHANG DETAIL
 SCALE 1/2" = 1'-0"



NO.	REVISION	DATE

24 X 24 GARAGE	
DETAILS	
Project Number:	BB-090001
Client:	BB
Drawn by:	JL
Sheet No.:	B-112

NOTES

1. DIMENSIONS SHOWN ARE REFERENCE ON EACH SIDE UNLESS TO BE SHOWN AS SHOWN. SQUARE SYMBOL INDICATES 90° ANGLE.
2. CONSTRUCTION DETAILS SUBMITTED IN THIS SCHEDULE ARE NOT TO BE USED FOR LOCAL BUILDING CODES.
3. MATERIALS AND FINISHES INDICATED IN THIS SET ARE TYPICAL AND SHALL BE SUBJECT TO CHANGE WITHOUT NOTICE.
4. THIS DRAWING SET IS NOT INTENDED FOR PERMITTING OR CONSTRUCTION OF ANY STRUCTURE WITHOUT OBTAINING NECESSARY PERMITS AND EQUIPMENT.

DOOR SCHEDULE

FL	Quantity	Location	Description
D1	1	Garage	Timber Slab Door Plywood Slab Finish
D2	1	Entry Door	Timber Panel Door Plywood Slab Finish
D3	2	Bathroom	Timber Panel Door Plywood Slab Finish
D4	1	Closet	Timber Slab Door Plywood Slab Finish
D5	2	Laundry	Timber Slab Door Plywood Slab Finish

24 X 24 GARAGE

DOOR SCHEDULES

Project Number: 88-010004
 Date: 8/8
 Drawn by: B.B.
 Checked by: J.L.
 C-101
 Sheet Number: 3 of 7

NOTES

1. DRAWINGS SHOULD BE PRINTED ON A4 OR A3 SIZE PAPER. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
2. CONSTRUCTION DETAILS ARE SUBJECT TO THE LOCAL BUILDING CODES AND REGULATIONS. CONSULT WITH THE LOCAL BUILDING DEPARTMENT FOR ANY LOCAL REQUIREMENTS.
3. MATERIALS AND METHODS OF CONSTRUCTION ARE SUBJECT TO THE LOCAL BUILDING CODES AND REGULATIONS. CONSULT WITH THE LOCAL BUILDING DEPARTMENT FOR ANY LOCAL REQUIREMENTS.
4. THIS DRAWING SET IS NOT INTENDED FOR CONSTRUCTION. IT IS ONLY A REFERENCE DRAWING FOR INFORMATIONAL PURPOSES.

WINDOWS SCHEDULE

Marking	Quantity	Location	Description
W1	5	Kitchen Bottom Living Room	Double Hung Window Double Glazed Wood Frame
W2	2	Living Room South Facade Bedroom	Double Hung Window Double Glazed Wood Frame

24 X 24 GARAGE

WINDOW SCHEDULE

Project Number: 888-2890004
 Date: 08
 Created by: J.L.
 C-102