

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: Andrew Pharm

LOCATION: 647 Pleasant Street

ZONING DISTRICT: Rural Residential I

TYPE OF PROJECT: Convert Partially Finished Basement to an Accessory Dwelling Unit

DATE: 03/29/2024 **DENY**

SPECIAL PERMIT

ZONING BY LAW SECTIONS: 185-3, 185 Attachment 8 Part VII A21

REASON FOR DENIAL: Applicant is seeking to construct an accessory dwelling unit in a partially finished basement. The building permit is denied without a Special Permit from the ZBA.

APPEAL OF DENIAL OPTIONS:

ZONING BOARD OF APPEALS

APPLICANT SIGNATURE _____

ZONING OFFICIAL SIGNATURE LAB 03/29/2024 DATE

TOWN OF FRANKLIN
TOWN CLERK

2024 MAR 27 A 9:49

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TOWN OF FRANKLIN ZONING BOARD OF APPEALS

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

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TOWN OF FRANKLIN

MAR 27 2024

ZONING BOARD OF APPEALS

ZBA APPLICATION FORM

GENERAL INFORMATION

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

Special Permit: X Variance: _____ Appeal: _____

PETITIONER: Andrew Pham

PETITIONER'S ADDRESS: 18 Central St Foxboro, MA PHONE: 774-274-4657

LOCATION OF PROPERTY: 647 Pleasant Street Franklin, MA

TYPE OF OCCUPANCY: Residential ZONING DISTRICT: Residential III

ASSESSORS MAP & PARCEL: 245-004-000-000

REASON FOR PETITION:

_____ Additions	_____ New Structure
_____ Change in Use/Occupancy	_____ Parking
<u>X</u> Conversion to Addi'l Dwelling Unit's	_____ Sign
_____ Dormer	_____ Subdivision
_____ Other: _____	

DESCRIPTION OF PETITIONER'S PROPOSAL:

Convert Partially Unfinished Basement to ADU with Kitchen and Bathroom

SECTIONS OF ZONING ORDINANCE CITED:

Article _____ Section _____

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):

Andrew Pham
(Petitioner(s)/Owner)

Andrew Pham
(Print Name)

Address:

18 Central St Foxboro, MA

Tel. No.:

774-274-4657

E-Mail Address:

andrew.pham@franklin.ma

Date:

1-18-24

**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 Kathleen P. Roddy
(OWNER)

Address: 647 Pleasant St Franklin, Ma

State that I we own the property located at 647 Pleasant St.
which is the subject of this zoning application.

The record title of this property is in the name of Kathleen P. Roddy
Paul B. Roddy

*Pursuant to a deed of duly recorded in the date 9-25-93, Norfolk

County Registry of Deeds at Book 10126, Page 240; or

Dedham Registry District of Land Court, Certificate No. 27511

Book _____ Page _____.

Kathleen P. Roddy
SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*

10183

636

NOT
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OFFICIAL
COPY
148979

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OFFICIAL
COPY

WE, CRAIG F. LeBEAU and ROBERTA A. LeBEAU, as Husband and Wife as tenants by the entirety,

of Franklin,

Norfolk County, Massachusetts,

in consideration of One Hundred and Fifty Thousand (\$150,000.00) Dollars

grant to PAUL B. RODDY and KATHLEEN P. RODDY, husband and wife as tenants by the entirety

of 647 Pleasant Street, Franklin,
Norfolk County, Massachusetts

with quitclaim covenants

~~the land~~

that certain piece or parcel of land in Franklin on the Southeasterly side of Pleasant Street and being Lot C, as shown on a plan entitled "Plan of Land in Franklin, Mass., dated April 28, 1973, by William J. Rossetti Reg. Land Surveyor, which said plan is recorded with Norfolk Deeds as Plan No. 910 of 1973 in Plan Book 238, said lot being bounded and described, according to said plan, as follows:

NORTHWESTERLY	in two courses by Pleasant Street, Two Hundred and 00/100 (200.00) feet;
NORTHEASTERLY	by Lot B, as shown on said plan, Three Hundred twenty-four and 23/100 (324.23) feet; and
SOUTHEASTERLY	by land now or formerly of Colroy Realty Trust and shown on said plan as being G. Colella & Son, One Hundred seventy-five and 63/100 (175.63) feet; and
SOUTHWESTERLY	by land N/F Joseph Dube, Three Hundred Twenty and 77/100 (320.77) feet.

Containing 60,522 square feet of land, according to said plan.

Being all and the same premises conveyed to Grantors by Craig F. LeBeau by deed dated May 24, 1985 and recorded with Norfolk County Registry of Deeds in Book 6682, Page 287.

Property Address: 647 Pleasant Street, Franklin, Norfolk County, MA 02038

DEEDS REG 17
NORFOLK

10/29/93

3229
TAX 684.00
CHECK 684.00

0635A017 13:47
EXCISE TAX

93 OCT 29 PM 1:55

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10183

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637

Executed as a sealed instrument this 23 day of October, 1993

Craig F. LeBeau
Craig F. LeBeau

Roberta A. LeBeau
Roberta A. LeBeau

State of New Hampshire
~~The Commonwealth of Massachusetts~~

Rockingham

ss.

October, 29 19

Then personally appeared the above named Craig F. LeBeau and Roberta A. LeBeau

and acknowledged the foregoing instrument to be their free act and deed,

Before me,

Eileen M. Sousa

Notary Public — Justice of the Peace

My commission expires

March 22, 1994



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: Andrew Phem PRESENT USE/OCCUPANCY: Basement
LOCATION: 647 Pleasant Street ZONE: Residential III
PHONE: 774-274-4657 REQUESTED USE/OCCUPANCY: Accessory Dwelling Unit

		EXISTING CONDITIONS	REQUESTED CONDITIONS	ORDINANCE REQUIREMENTS
Lot Area:		<u>1056 Sq Ft</u>	<u>1056 Sq Ft</u>	_____ (min.)
Continuous Frontage:		<u>125</u>	<u>125</u>	_____ (min.)
Size of Lot:	Width	<u>112.5</u>	<u>112.5</u>	_____ (min.)
	Depth	<u>160</u>	<u>160</u>	_____ (min.)
Setbacks in Feet:	Front	<u>40</u>	<u>40</u>	_____ (min.)
	Rear	<u>25</u>	<u>25</u>	_____ (min.)
	Left Side	<u>25</u>	<u>25</u>	_____ (min.)
	Right Side	<u>25</u>	<u>25</u>	_____ (min.)
Building Height:	Stories	<u>1</u>	<u>1</u>	_____ (max.)
	Feet	<u>25</u>	<u>25</u>	_____ (max.)
NO. of Dwelling Units:		<u>0</u>	<u>1</u>	_____ (max.)
NO. of Parking Spaces:		<u>4</u>	<u>0</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.

Same foot print. Finishing Basement with Kitchen and Bathroom. Wood Framing.
Plaster Ceiling. Plumbing/Electrical, and LVP Flooring

**TOWN OF FRANKLIN
ZONING BOARD OF APPEALS**

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

ZBA APPLICATION FORM

SUPPORTING STATEMENT FOR A VARIANCE

EACH OF THE FOLLOWING REQUIREMENTS FOR A VARIANCE MUST BE ESTABLISHED AND SET FORTH IN COMPLETE DETAIL BY THE APPLICANT IN ACCORDANCE WITH ZONING BYLAW SECTION 185-45 (D) (2) (6) AND MGL 40A, SECTION 10:

- A) A Literal enforcement of the provisions of this Zoning bylaw would involve a substantial hardship, financial or otherwise, to the petitioner or appellant for the following reasons:

N/A

- B) The hardship is owing to the following circumstances relating to the soil conditions, shape or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located for the following reasons:

N/A

- C) Desirable relief may be granted without either:

- 1) Substantial detriment to the public good for the following reasons:

N/A

- 2) Nullifying or substantially derogating from the intent or purpose of this Zoning Bylaw for the following reasons:

N/A

If you have any questions as to whether you can establish all of the applicable legal requirements, you should consult with your own attorney.



**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.

This won't affect neighbors or existing conditions, Merely Interior work

(2) Vehicular traffic flow, access and parking and pedestrian safety are properly addressed.

The Driveway has ample Parking Space, Approx 20' Driveway with Sidewalk

(3) Public roadways, drainage, utilities and other infrastructure are adequate or will be upgraded to accommodate development.

The Client has upgraded Septic System 1/24 to accommodate Additional Kitchen/Bathroom

(4) Neighborhood character and social structure will not be negatively impacted.

This will not have negative impact because All work is interior, Exterior will remain the same

(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.

No, because were building within Basement, Only trenching Concrete Bathroom Drains

(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.

Minor Noise from Cutting of Concrete for Bath Drains, Will use air scrubbers with hepa filters

(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.

Will not be excessive, Adding 4 Fixtures and has Upgraded Septic System

Town of Franklin – Board of Assessors
355 East Central Street
Franklin, MA 02038
Tel # 508-520-4920
Fax # 508-520-4923

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TOWN OF FRANKLIN

JAN 30 2024

BOARD OF ASSESSORS

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 1-1-22)

Date of Request 1/30/2024

Assessors Parcel ID # (12 digits) 245 - 004 000 000

Property Street Address 647 Pleasant Street

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 Kathy Paddy

Property Owner's Mailing Address 647 Pleasant Street

Town/City Franklin State MA Zip Code 02038

Property Owner's Telephone # 508 - 328 - 4382

Requestor's Name (if different from Owner) Andrew Pham

Requestor's Address 18 Central St Foxboro MA 02035

Requestor's Telephone # 774 - 274 - 4651

Office Use Only: Date Fee Paid 1/30/24 Paid in Cash \$ 25.00

Paid by Check \$ _____ Check # _____ Town Receipt # 30155

Please Circle One:

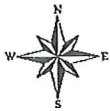
Administration

Conservation

Planning

Zoning Board of Appeals

Andrew Pham @ transblue.com
transblue.com



647 PLEASANT ST - 300' ABUTTERS

Franklin, MA

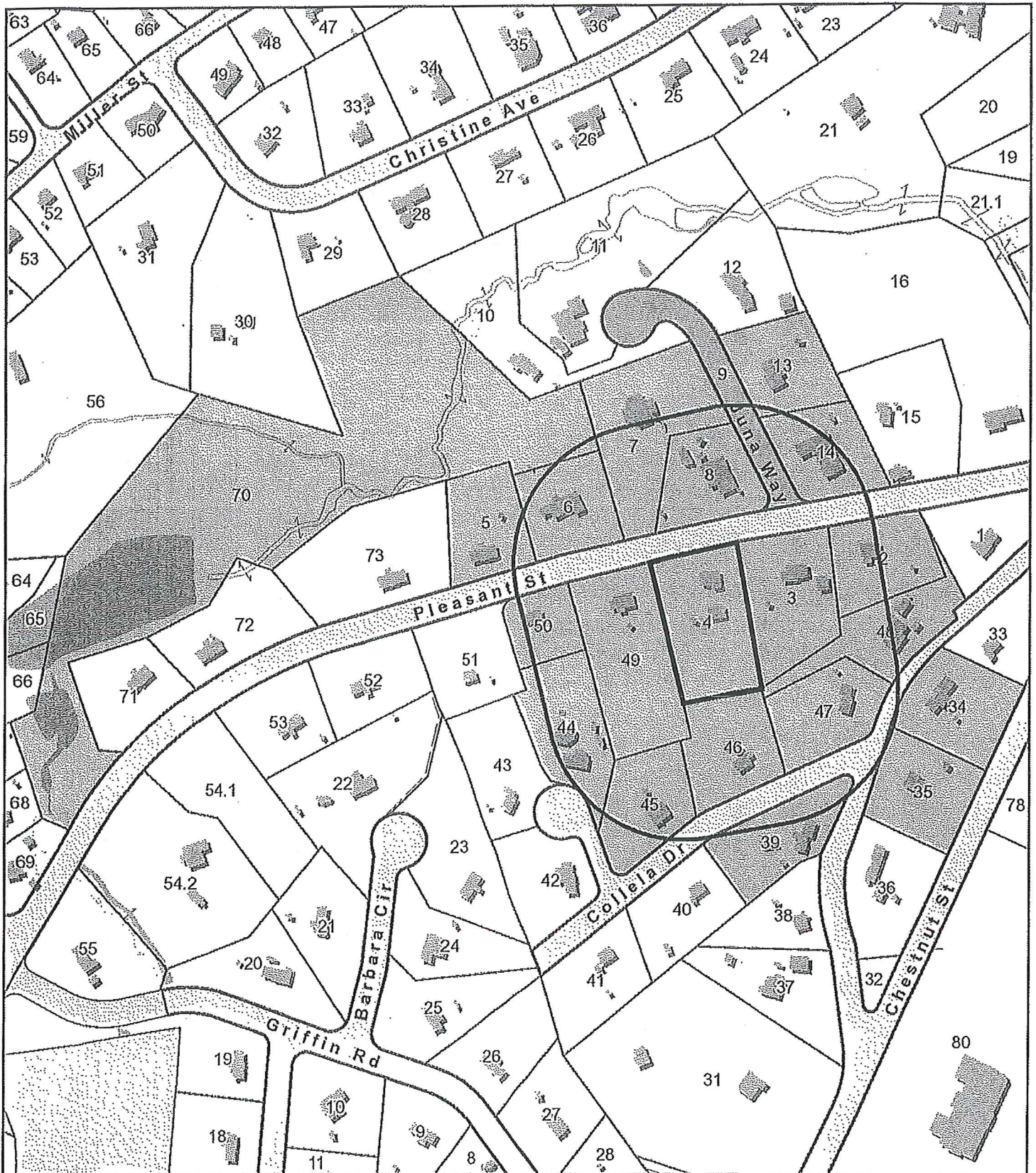


CAI Technologies
Precise. Mapping. Geospatial Software.

January 31, 2024

1 inch = 300 Feet

www.cai-tech.com



This information is believed to be correct but is subject to change and is not warranted.

ATWOOD RICHARD F
ATWOOD LAURA L
16 OLD CHESTNUT ST
FRANKLIN, MA 02038

GUYTON RONNIE L
GUYTON CLARISSA A
1 JUNA WAY
FRANKLIN, MA 02038

YELLOPE JOSEPH C III
22 LOCUST HILL DR
MENDON, MA 01756

BASAVAPPA PRAKASH
BASAVAPPA NANDINI
626 PLEASANT ST
FRANKLIN, MA 02038

LUETH BURTON E JR
LUETH PAMELA L
601 PLEASANT ST
FRANKLIN, MA 02038

BLOEMINK GUNNLAUG TR
GUNNLAUG BLOEMINK REV TRU
663 PLEASANT ST
FRANKLIN, MA 02038

MCNEIL LEO F JR
MCNEIL VIRGINIA M
12 OLD CHESTNUT ST
FRANKLIN, MA 02038

CIALLELLA CARL M
ZELANO MICHELINA
7 COLELLA DR
FRANKLIN, MA 02038

OAKES ROBERT W JR
OAKES KRISTIN M
620 PLEASANT ST
FRANKLIN, MA 02038

CRONIN KAREN A
641 PLEASANT ST
FRANKLIN, MA 02038

ODAY ELIZABETH M
2 JUNA WAY
FRANKLIN, MA 02038

D ATRI JUSTIN LOUIS
KALISZ AUDREY NICOLE
679 PLEASANT ST
FRANKLIN, MA 02038

PASRICHA BALVINDER SINGH
PASRICHA AJIT KAUR
5 JUNA WAY
FRANKLIN, MA 02038

DEVELOPMENTAL LEARNING CE
C/O LELAND ACADEMY
650 PLEASANT ST
FRANKLIN, MA 02038

PORTER DAVID L
PORTER PAMELA L
14 OLD CHESTNUT ST
FRANKLIN, MA 02038

EDOUARZIN ROSE KATTIA
5 COLELLA DR
FRANKLIN, MA 02038

PRIDE REAL ESTATE DEV. CO
C/O JOHN DELUCA
612 PLEASANT ST
FRANKLIN, MA 02038

GAGNE CHRISTOPHER J
13 OLD CHESTNUT ST
FRANKLIN, MA 02038

RODDY KATHLEEN P
647 PLEASANT ST
FRANKLIN, MA 02038

GURRIE SUZANNE M L/E
GURRIE FAMILY TRUST 2020
7 DIANNE CIR
FRANKLIN, MA 02038

SURESHINE LLC
650 PLEASANT ST
FRANKLIN, MA 02038



300 foot Abutters List Report

Franklin, MA
January 31, 2024

Subject Property:

Parcel Number: 245-004-000
CAMA Number: 245-004-000-000
Property Address: 647 PLEASANT ST

Mailing Address: RODDY KATHLEEN P
647 PLEASANT ST
FRANKLIN, MA 02038

Abutters:

Parcel Number: 245-002-000
CAMA Number: 245-002-000-000
Property Address: 9489 0090 0027 6214 2796 03
Mailing Address: D ATRI JUSTIN LOUIS KALISZ AUDREY NICOLE
679 PLEASANT ST
FRANKLIN, MA 02038

Parcel Number: 245-003-000
CAMA Number: 245-003-000-000
Property Address: 9489 0090 0027 6214 2796 34
Mailing Address: BLOEMINK GUNNLAUG TR GUNNLAUG BLOEMINK REV TRUST
663 PLEASANT ST
FRANKLIN, MA 02038

Parcel Number: 245-004-000
CAMA Number: 245-004-000-000
Property Address: 647 PLEASANT ST
Mailing Address: RODDY KATHLEEN P
647 PLEASANT ST
FRANKLIN, MA 02038

Parcel Number: 245-005-000
CAMA Number: 9489 0090 0027 6214 2797 19
Property Address: 620 PLEASANT ST
Mailing Address: OAKES ROBERT W JR OAKES KRISTIN M
620 PLEASANT ST
FRANKLIN, MA 02038

Parcel Number: 245-006-000
CAMA Number: 245-006-000-000
Property Address: 9489 0090 0027 6214 2796 41
Mailing Address: BASAVAPPA PRAKASH BASAVAPPA NANDINI
626 PLEASANT ST
FRANKLIN, MA 02038

Parcel Number: 245-007-000
CAMA Number: 245-007-000-000
Property Address: 9489 0090 0027 6214 2795 97
Mailing Address: SURESHINE LLC
650 PLEASANT ST
FRANKLIN, MA 02038

Parcel Number: 245-008-000
CAMA Number: 9489 0090 0027 6214 2797 02
Property Address: 2 JUNA WAY
Mailing Address: ODAY ELIZABETH M
2 JUNA WAY
FRANKLIN, MA 02038

Parcel Number: 245-009-000
CAMA Number: 9489 0090 0027 6214 2796 65
Property Address: 650 PLEASANT ST
Mailing Address: DEVELOPMENTAL LEARNING CENTER
C/O LELAND ACADEMY
650 PLEASANT ST
FRANKLIN, MA 02038

Parcel Number: 245-013-000
CAMA Number: 245-013-000-000
Property Address: 5 JUNA WAY
9489 0090 0027 6214 2796 96
Mailing Address: PASRICHA BALVINDER SINGH PASRICHA AJIT KAUR
5 JUNA WAY
FRANKLIN, MA 02038

Parcel Number: 245-014-000
CAMA Number: 9489 0090 0027 6214 2797 40
Property Address: 1 JUNA WAY
Mailing Address: GUYTON RONNIE L GUYTON CLARISSA A
1 JUNA WAY
FRANKLIN, MA 02038



www.cai-tech.com

This information is believed to be correct but is subject to change and is not warranted.

1/31/2024

Page 1 of 2

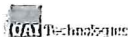


300 foot Abutters List Report

Franklin, MA
January 31, 2024

Parcel Number: 248-034-000	Mailing Address: YELLOPE JOSEPH C III
CAMA Number: 9489 0090 0027 6214 2797 57	22 LOCUST HILL DR
Property Address: 15 OLD CHESTNUT ST	MENDON, MA 01756
Parcel Number: 248-035-000	Mailing Address: GAGNE CHRISTOPHER J
CAMA Number: 9489 0090 0027 6214 2795 73	13 OLD CHESTNUT ST
Property Address: 13 OLD CHESTNUT ST	FRANKLIN, MA 02038
Parcel Number: 248-039-000	Mailing Address: MCNEIL LEO F JR MCNEIL VIRGINIA M
CAMA Number: 9489 0090 0027 6214 2797 26	12 OLD CHESTNUT ST
Property Address: 12 OLD CHESTNUT ST	FRANKLIN, MA 02038
Parcel Number: 248-044-000	Mailing Address: GURRIE SUZANNE M L/E GURRIE
CAMA Number: 248-044-000-000	FAMILY TRUST 2020 GURRIE, MICHAEL
Property Address: 7 DIANNE CIR	P TR
9489 0090 0027 6214 2795 66	7 DIANNE CIR
	FRANKLIN, MA 02038
Parcel Number: 9489 0090 0027 6214 2796 27	Mailing Address: CIALLELLA CARL M ZELANO MICHELINA
CAMA Number: 248-044-000-000	7 COLELLA DR
Property Address: 7 COLELLA DR	FRANKLIN, MA 02038
Parcel Number: 248-046-000	Mailing Address: EDOUARZIN ROSE KATTIA
CAMA Number: 9489 0090 0027 6214 2795 80	5 COLELLA DR
Property Address: 5 COLELLA DR	FRANKLIN, MA 02038
Parcel Number: 9489 0090 0027 6214 2796 89	Mailing Address: PORTER DAVID L PORTER PAMELA L
CAMA Number: 248-044-000-000	14 OLD CHESTNUT ST
Property Address: 14 OLD CHESTNUT ST	FRANKLIN, MA 02038
Parcel Number: 248-048-000	Mailing Address: ATWOOD RICHARD F ATWOOD LAURA L
CAMA Number: 9489 0090 0027 6214 2796 58	16 OLD CHESTNUT ST
Property Address: 16 OLD CHESTNUT ST	FRANKLIN, MA 02038
Parcel Number: 248-049-000	Mailing Address: CRONIN KAREN A
CAMA Number: 248-049-000-000	641 PLEASANT ST
Property Address: 641 PLEASANT ST	FRANKLIN, MA 02038
9489 0090 0027 6214 2796 10	
Parcel Number: 248-050-000	Mailing Address: LUETH BURTON E JR LUETH PAMELA L
CAMA Number: 248-050-000-000	601 PLEASANT ST
Property Address: 601 PLEASANT ST	FRANKLIN, MA 02038
9489 0090 0027 6214 2797 33	
Parcel Number: 248-070-000	Mailing Address: PRIDE REAL ESTATE DEV. CORP TR
CAMA Number: 9489 0090 0027 6214 2796 72	C/O JOHN DELUCA
Property Address: PLEASANT ST	612 PLEASANT ST
	FRANKLIN, MA 02038

Kevin W. Hoyle, 1-31-2024



www.cai-tech.com

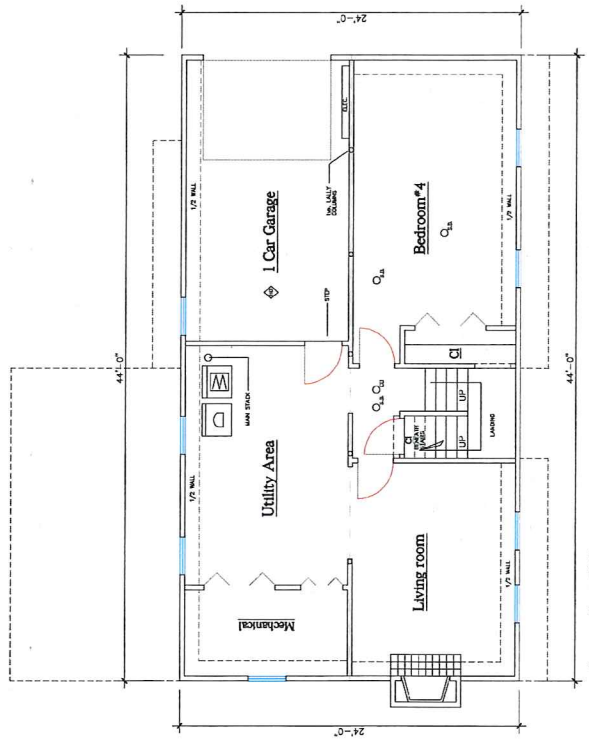
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NOTICE:
DRAWINGS NOT INTENDED TO BE SCALED.
DURING THE CONVERSION FROM DWG
FORMAT, TO PDF, FOR PRINTING
PURPOSES, IT'S NOT UNCOMMON FOR THE
SCALE TO SOMETIMES BECOME DISTORTED.
THEREFORE, SCALING IS NOT RECOMMENDED
ON THESE DRAWINGS. IF THERE IS A CONCERN
ON A DIMENSION, CONTACT CONTRACTOR
FOR CLARIFICATION

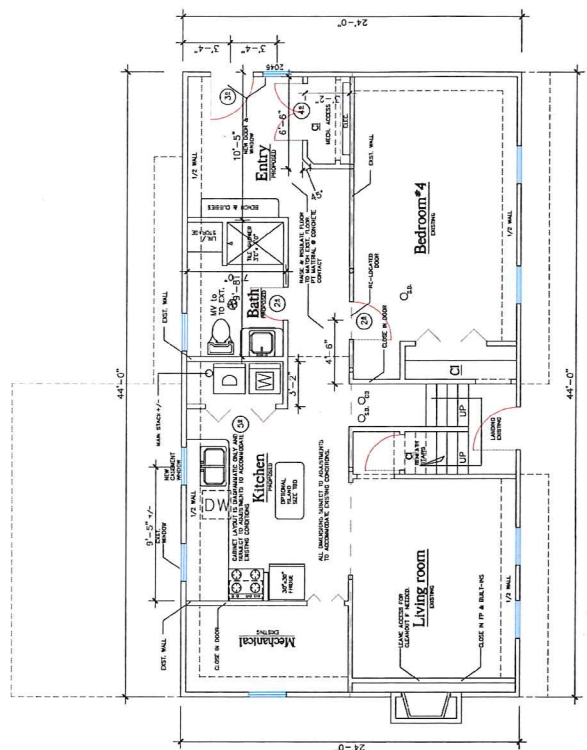
GENERAL NOTES:
1. ALL DIMENSIONS AND ROOM SIZES SHALL BE
VERIFIED BY BUILDER/OWNER BEFORE CONSTRUCTION.
2. ALL WORKING STANDARDS SHALL REFLECT
MASSACHUSETTS BUILDING CODES 780 CMR 9th EDITION
W/LATEST REVISIONS
3. ALL UN-DIMENSIONED DOORS/WINDOWS/CASED
OPENINGS SHALL BE CENTERED AND HAVE A
STUD/JACK CONFIGURATION.
4. DRAWINGS ARE DIAGRAMMATIC AND ARE NOT
INTENDED TO BE SCALED FOR MEASUREMENTS.
5. VERIFY ALL MECHANICAL REQUIREMENTS
BEFORE FRAMING
NOTICE: HOMEOWNER SHALL REVIEW PLAN AND REPORT
ANY INCONSISTENCIES, DISCREPANCIES, OR
AMBIGUITIES TO CONTRACTOR BEFORE
PROCEEDING WITH WORK.

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PROCEEDING WITH WORK.

WALL VALUES
WOOD FRAMED WALL R-21
FLOOR VALUE R-30
CEILING R-49
PENETRATION U-FACTOR 0.35
SKYLIGHT U-FACTOR 0.60



Lower Level Plan
SCALE : 1/4" = 1'0" (EXISTING)



Lower Level Plan
SCALE : 1/4" = 1'0" (PROPOSED)

EXTERIOR, AND BEARING WALL HEADERS,
TO MEET R-602.7(1)
AIR BARRIER NEED AT EXTERIOR KNEE-WALLS
AND SHOWER WALLS.

- STRUCTURAL NOTES:
- 200 PSF SOIL BEARING IS ASSUMED
 - ALL FOOTINGS SHALL BEAR ON UNDISTURBED SOIL
 - CONCRETE SHALL BE PROPORTIONED TO DEVELOP COMPRESSIVE STRENGTH OF 3000 PSI IN 28 DAYS
 - ALL SLABS ON GRADE SHALL BE REINFORCED WITH #4 @ 10' O/C OR #3 @ 8' O/C AND SLABS SHALL BEAR ON UNDISTURBED SOIL OR WELL COMPACTED FILL
 - STRUCTURAL STEEL SHALL BE ASTM A-36 OR HIGHER YIELD STRENGTH
 - ALL STRUCTURAL WOOD SHALL BEAR THE GRADE MARK OF THE GRADING AGENCY HAVING JURISDICTION (FOLLOW FRAMING LUMBER SPECIFICATIONS)
 - DESIGN LOADS
LIVE LOADS
DECK AREAS 40 PSF
SLEEPING AREAS 40 PSF
BATH'S & HALLS 40 PSF
CEILING JOISTS 20 PSF
(ALL FLOOR LOADS)
ROOF AREAS 40 PSF (SNOW)
DECK AREAS 50 PSF

Roddy Residence
647 Pleasant St
Franklin Ma.

A1.0

EXISTING / PROPOSED
SCALE: 0 2' 4' 6'
1/4" = 1'-0"
PLAN # 23.03.30
DATE: MARCH 30, 2023
DRAWN BY: [Name]
DATE: [Date]
LOT # [Number]
647 Pleasant St
Franklin, MA

REVISION	DATE	BY
1	DATE	BY
2	DATE	BY
3	DATE	BY
4	DATE	BY
5	DATE	BY
6	DATE	BY
7	DATE	BY
8	DATE	BY
9	DATE	BY
10	DATE	BY

THESE PLANS HAVE BEEN DRAWN ACCORDING TO HIGH QUALITY STANDARDS
AND HAVE BEEN REVIEWED BY AN ARCHITECT FOR THE PURPOSES OF
COMPLYING WITH THE LOCAL BUILDING CODES AND ALL APPLICABLE
REGULATIONS. THE ARCHITECT DOES NOT ASSUME RESPONSIBILITY FOR
THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT OR
FOR THE QUALITY OF THE WORK. THE ARCHITECT IS NOT RESPONSIBLE
FOR THE VARIATION OF MATERIALS FROM THE PLANS.