



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: Timothy and Jenny McGee

LOCATION: 23 September Drive

ZONING DISTRICT: RR I

TYPE OF PROJECT: Construction of an attached ADU with Garage

DATE: 12/30/2025 DENY

VARIANCE

ZONING BY LAW SECTIONS: 185 Attachment 9 Schedule of Lot, Area, Frontage, Yard and Height Requirements

REASON FOR DENIAL: Applicant is seeking to construct an attached ADU with a garage that is 15.5' from the right side yard setback where 40' is required. The building permit is denied without a variance from the ZBA.

APPEAL OF DENIAL OPTIONS:

ZONING BOARD OF APPEALS

APPLICANT SIGNATURE _____ **DATE**

ZONING OFFICIAL SIGNATURE LAB _____ **DATE** 12/30/2025

TOWN OF FRANKLIN
TOWN CLERK
2025 DEC 29 A 11:48
RECEIVED

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

DEC 29 2025

ZBA APPLICATION FORM
GENERAL INFORMATION

ZONING BOARD OF APPEALS

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

Special Permit: _____ Variance: X Appeal: _____

PETITIONER: TIMOTHY AND JENNY MCGEE

PETITIONER'S ADDRESS: 23 SEPTEMBER DR. PHONE: (413) 531-7442

LOCATION OF PROPERTY: 23 SEPTEMBER DR.

TYPE OF OCCUPANCY: PRIMARY RESIDENTIAL ZONING DISTRICT: RURAL RESIDENTIAL I

ASSESSORS MAP & PARCEL: 324-003-002

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 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:

BUILD A ONE BEDROOM, SINGLE LEVEL ATTACHED ADU, WITH AN ATTACHED GARAGE. ADU TO BE USED

FOR AGING PARENTS WITH MOBILITY ISSUES. USING THE SAME ARCHITECT (KONOSKY ASSOCIATES)

THAT DESIGNED THE CURRENT RESIDENCE AND NEIGHBORHOOD TO KEEP IT COHESIVE.

SECTIONS OF ZONING ORDINANCE CITED:

Article §185-19B Section 1-5

Article _____ Section _____

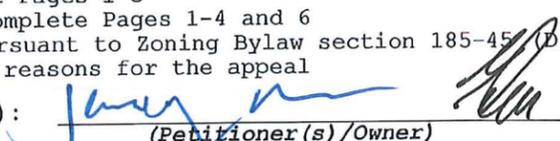
Article _____ Section _____

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):


(Petitioner(s)/Owner)

TIMOTHY AND JENNY MCGEE
(Print Name)

Address: 23 SEPTEMBER DR

Tel. No.: (413) 531-7442

E-Mail Address: TIMOTHYPATRICKMCGEE@HOTMAIL.COM

Date: 12/16/2025

**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.

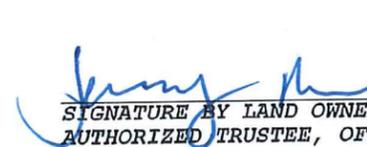
I/We TIMOTHY AND JENNY MCGEE
(OWNER)

Address: 23 SEPTEMBER DRIVE

State that I/We own the property located at 23 SEPTEMBER DRIVE,
which is the subject of this zoning application.

The record title of this property is in the name of _____
TIMOTHY P. MCGEE AND JENNY LY MCGEE

*Pursuant to a deed of duly recorded in the date 12/12/2025, Norfolk
County Registry of Deeds at Book 42823, Page 439; or
Dedham Registry District of Land Court, Certificate No. _____
Book _____ Page _____.



SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*

Quitclaim Deed

We, **Timothy McGee and Jenny McGee**, husband and wife, of 23 September Drive, Franklin, MA 02038

("Grantor"),

for consideration of **Less than One Hundred and 00/100 (\$100.00)** dollars, paid, grant to

Timothy P. McGee and Jenny Ly McGee, Co-Trustees of the 23 September Drive Realty Trust u/d/t of even date herewith, as noted on Trustee Certificate recorded herewith, with a trust mailing address of 23 September Drive, Franklin, MA 02038

("Grantee"),

with QUITCLAIM COVENANTS,

The property located at 23 September Drive, Franklin, Norfolk County, Commonwealth of Massachusetts, and being more particularly described as follows:

FOR LEGAL DESCRIPTION

SEE EXHIBIT A, ATTACHED HERETO

Intending to convey and hereby conveying the same premises conveyed to the Grantors named herein, by deed recorded with the Norfolk County Registry of Deeds, Book 42630, Page 368.

**This deed is for estate planning purposes only: title not examined by preparer of deed.*

IN WITNESS WHEREOF, Timothy McGee and Jenny McGee, have caused this instrument to be executed under seal and under the pains and penalties of perjury, this 20th day of November, 2025.



Timothy McGee



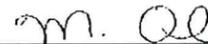
Jenny McGee

COMMONWEALTH OF MASSACHUSETTS

Plymouth, ss

On this 20th day of November, 2025, before me, the undersigned notary public, personally appeared **Timothy McGee and Jenny McGee**, and proved to me through satisfactory evidence of identification, being (check whichever applies): driver's licenses or other state or federal governmental documents bearing a photograph image, oath or affirmation of a credible witness known to me who knows the above signatories, or my own personal knowledge of the identities of the signatories, to be the persons whose names are signed above, and acknowledged to me that they signed the foregoing instrument voluntarily for its stated purpose and who swore or affirmed to me that the contents of this document are truthful and accurate to the best of their knowledge and belief.

Subscribed to and sworn before me



Notary Public: Michelle Oliveira
My Commission Expires: 4/10/2031

EXHIBIT A

The land in Franklin, Norfolk County, Massachusetts, with the buildings thereon shown as Lot 2A, on a plan entitled "Plan of Land September Drive (Countryside Estates) Franklin, Massachusetts" dated October 26, 2016, prepared by Guerriere & Halnon Inc., 55 West Central Street, Franklin, Massachusetts 02038, and recorded with Norfolk Registry of Deeds as Plan Page 19 in Plan Book 654, to which reference may be had for a more particular description.

Said Lot 2A contains 56,050 +/- square feet of land, more or less, according to said plan. Subject to a temporary grading and construction easement as shown on said plan.

Together with the right to use the streets and ways shown on said plan as streets and ways are commonly used in the Town of Franklin, in common with others legally entitled thereto.

**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: TIMOTHY AND JENNY MCGEE PRESENT USE/OCCUPANCY: PRIMARY RESIDENTIAL

LOCATION: 23 SEPTEMBER DR. ZONE: RURAL RESIDENTIAL I

PHONE: (413) 531-7442 REQUESTED USE/OCCUPANCY: PRIMARY RESIDENTIAL

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS¹</u>
<u>Lot Area:</u>	56,050 SF	-	40,000 SF (min.)
<u>Continuous Frontage:</u>	201 FT	-	200 FT (min.)
<u>Size of Lot:</u>	Width	180	180 (min.)
	Depth	350	180 (min.)
<u>Setbacks in Feet:</u>	Front	105.8 FT	40 FT (min.)
	Rear	271.5 FT	40 FT (min.)
	Left Side	71.2 FT	40 FT (min.)
	Right Side	40.6 FT	15.5 FT (min.)
<u>Building Height:</u>	Stories	2	3 (max.)
	Feet	< 35 FT	35 FT (max.)
<u>NO. of Dwelling Units:</u>			(max.)
<u>NO. of Parking Spaces:</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.

SINGLE FAMILY RESIDENCE WITH WOOD FRAME

SEE FRANKLIN ZONING BYLAW ARTICLE 185, ATTACHMENT 9.

**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:

ELDERLY PARENTS LIVING AT RESIDENCE, ONE PARENT HAS MOBILITY ISSUES (DOUBLE KNEE REPLACEMENT), MAKING IT DIFFICULT AND DANGEROUS TO USE THE STAIRS. THE OTHER PARENT HAS ALREADY FALLEN DOWN THE STAIRS BECAUSE HE MISSED A STEP. PARENTS ARE CURRENTLY LOCATED ON THE 2ND FLOOR OF THE RESIDENCE AND ALSO PROVIDE CHILDCARE SUPPORT TO THEIR 2 GRANDCHILDREN (AGES 4 AND 2)

- 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:

THE LOT IS IRREGULARLY SHAPED - IT IS WIDER AT THE BASE OF THE PROPERTY AND BECOMES MORE NARROW TOWARDS THE REAR, WHICH LIMITS THE BUILDABLE AREA. THIS DOES NOT GENERALLY AFFECT THE RURAL RESIDENTIAL I ZONING DISTRICT.

- C) Desirable relief may be granted without either:

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

DESIGN OF THE SINGLE LEVEL ADU IS CONSISTENT WITH THE NEIGHBORHOOD. WE ARE USING THE SAME ARCHITECT THAT DESIGNED THE OTHER HOMES IN THE NEIGHBORHOOD. THERE WILL BE NO IMPACT TO THE CURRENT TRAFFIC IN THE NEIGHBORHOOD.

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

WILL MAINTAIN SINGLE-FAMILY CHARACTER AND MATCH OTHER HOMES IN THE NEIGHBORHOOD. REQUESTING A VARIANCE TO THE SIDE SETBACK SO THAT WE CAN PROVIDE AS MUCH SETBACK TO THE PROPERTY LINE AS POSSIBLE.

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

**TOWN OF FRANKLIN
ZONING BOARD OF APPEALS**

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355 East Central Street
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ZBA APPLICATION FORM

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- C) Desirable relief may be granted without either:

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

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

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.
- (2) Vehicular traffic flow, access and parking and pedestrian safety are properly addressed.
- (3) Public roadways, drainage, utilities and other infrastructure are adequate or will be upgraded to accommodate development.
- (4) Neighborhood character and social structure will not be negatively impacted.
- (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.
- (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.
- (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.



23 SEPTEMBER DR - 300' ABUTTERS

Town of Franklin, MA

1 inch = 200 Feet



www.cai-tech.com

December 15, 2025



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



300 feet Abutters List Report

Franklin, MA
December 15, 2025

Subject Property:

Parcel Number: 324-003-002	Mailing Address: MCGEE TIMOTHY P & JENNY LY TRS 23
CAMA Number: 324-003-002-000	SEPTEMBER DR REALTY TRUST
Property Address: 23 SEPTEMBER DR	23 SEPTEMBER DR
	FRANKLIN, MA 02038

Abutters:

Parcel Number: 324-001-000	Mailing Address: FRANKLIN TOWN OF
CAMA Number: 324-001-000-000	355 EAST CENTRAL ST
Property Address: PROSPECT ST	FRANKLIN, MA 02038

Parcel Number: 324-002-000	Mailing Address: MAIZELS MICHAEL MAIZELS,
CAMA Number: 324-002-000-000	ELIZABETH MAIZELS, EVELYN
Property Address: 31 SEPTEMBER DR	31 SEPTEMBER DR
	FRANKLIN, MA 02038

Parcel Number: 324-003-001	Mailing Address: LI LING XIN ZHENG SAI CHAI
CAMA Number: 324-003-001-000	27 SEPTEMBER DR
Property Address: 27 SEPTEMBER DR	FRANKLIN, MA 02038

Parcel Number: 324-003-002	Mailing Address: MCGEE TIMOTHY P & JENNY LY TRS 23
CAMA Number: 324-003-002-000	SEPTEMBER DR REALTY TRUST
Property Address: 23 SEPTEMBER DR	23 SEPTEMBER DR
	FRANKLIN, MA 02038

Parcel Number: 324-003-003	Mailing Address: PESTANA MARK JOSEPH PESTANA
CAMA Number: 324-003-003-000	SUZIE S
Property Address: 19 SEPTEMBER DR	19 SEPTEMBER DR
	FRANKLIN, MA 02038

Parcel Number: 324-003-005	Mailing Address: WALSH PETER C WALSH ELIZABETH A
CAMA Number: 324-003-005-000	5 COUNTRYSIDE LN
Property Address: 5 COUNTRYSIDE LN	FRANKLIN, MA 02038

Parcel Number: 324-003-006	Mailing Address: PATEL TWINKLE BACHUBHAI PATEL
CAMA Number: 324-003-006-000	SHILPA TWINKLE
Property Address: 20 SEPTEMBER DR	20 SEPTEMBER DR
	FRANKLIN, MA 02038

Parcel Number: 324-003-007	Mailing Address: BURKKON DESIGHN/BUILD LLC
CAMA Number: 324-003-007-000	225 INDUSTRIAL RD UNIT 2
Property Address: SEPTEMBER DR	WRENTHAM, MA 02093-1470

Parcel Number: 324-004-000	Mailing Address: KELLEHER KATHRYN W
CAMA Number: 324-004-000-000	235 PROSPECT ST
Property Address: 235 PROSPECT ST	FRANKLIN, MA 02038

Parcel Number: 324-005-000	Mailing Address: MORGAN BARRY A MORGAN TERRI L
CAMA Number: 324-005-000-000	1814 BINZ ST UNIT A
Property Address: 237 PROSPECT ST	HOUSTON, TX 77004



www.cal-tech.com

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



300 feet Abutters List Report

Franklin, MA
December 15, 2025

Parcel Number: 324-006-000
CAMA Number: 324-006-000-000
Property Address: 241 PROSPECT ST

Mailing Address: BALOPOW LLC
11 GROVER RD
ASHLAND, MA 01721

Parcel Number: 325-017-000
CAMA Number: 325-017-000-000
Property Address: OCTOBER DR

Mailing Address: LEWIS STREET REALTY LLC
P. O. BOX 411
FRANKLIN, MA 02038

Parcel Number: 325-023-001
CAMA Number: 325-023-001-000
Property Address: 16 SEPTEMBER DR

Mailing Address: THOMAS J DOUGLAS THOMAS JANICE
R
16 SEPTEMBER DR
FRANKLIN, MA 02038

Parcel Number: 325-023-004
CAMA Number: 325-023-004-000
Property Address: 15 SEPTEMBER DR

Mailing Address: ALEXANDROU ELEFATHERIOS
KONTARATOU KALLIOPI
15 SEPTEMBER DR
FRANKLIN, MA 02038

Parcel Number: 325-024-000
CAMA Number: 325-024-000-000
Property Address: 9 SEPTEMBER DR

Mailing Address: BERNARD NADIA BAZILE JONATHAN
9 SEPTEMBER DR
FRANKLIN, MA 02038

Parcel Number: 325-026-000
CAMA Number: 325-026-000-000
Property Address: 15 OCTOBER DR

Mailing Address: MOREHOUSE STEPHEN P
MOREHOUSE BRYNA P
15 OCTOBER DRIVE
FRANKLIN, MA 02038

Parcel Number: 325-027-000
CAMA Number: 325-027-000-000
Property Address: 9 OCTOBER DR

Mailing Address: JUMES DEAN G JUMES LAURA F
9 OCTOBER DR
FRANKLIN, MA 02038

Parcel Number: 325-028-000
CAMA Number: 325-028-000-000
Property Address: 225 PROSPECT ST

Mailing Address: LAQUERRE PAUL E LAQUERRE
JENNIFER L
225 PROSPECT ST
FRANKLIN, MA 02038

Kerri M. Doyle, 12-15-25



www.cai-tech.com

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

USE	LIVE LOAD
Uninhabitable attics without storage ^a	10
Uninhabitable attics with limited storage ^{a,4}	20
Habitable attics and attics served with fixed stairs	30
Balconies (exterior) and decks ^c	40
Fire escapes	40
Corridors and hallways ^d	200 ^e
Grand-in-fill components ^f	50 ^f
Passenger vehicle garages ^g	50 ^g
Rooms other than sleeping rooms	40
Sleeping rooms	30
Stairs	40 ^h

For SI: 1 pound per square foot = 0.0479 kPa, 1 square inch = 645 mm², 1 foot = 0.305 m.

a. Elevated garage floors shall be capable of supporting a 2000-pound load applied over a 20-square-foot area.

b. Uninhabitable attics 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 web 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 truss trusses 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 R301.1 for decks attached to exterior walls.

f. Grand-in-fill components (all those except the handrails, 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 attics 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 web 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 in 12 with 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. Cladding 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, not to the load on the fill component. These loads shall be determined independent of one another, and loads are assumed not to occur with any other live load.

STRUCTURAL MEMBER	ALLOWABLE DEFLECTION
Rafters having slopes greater than 3/12 with finished ceiling not attached to rafters	L/180
Interior walls and partitions	H/180
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 ^b with plaster or stucco finish	H/360
Exterior walls—wind loads ^b with other brittle finishes	H/240
Exterior walls—wind loads ^b with flexible finishes	H/120 ^c
Lintels supporting masonry veneer walls ^c	L/600

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

a. For the purpose of 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).

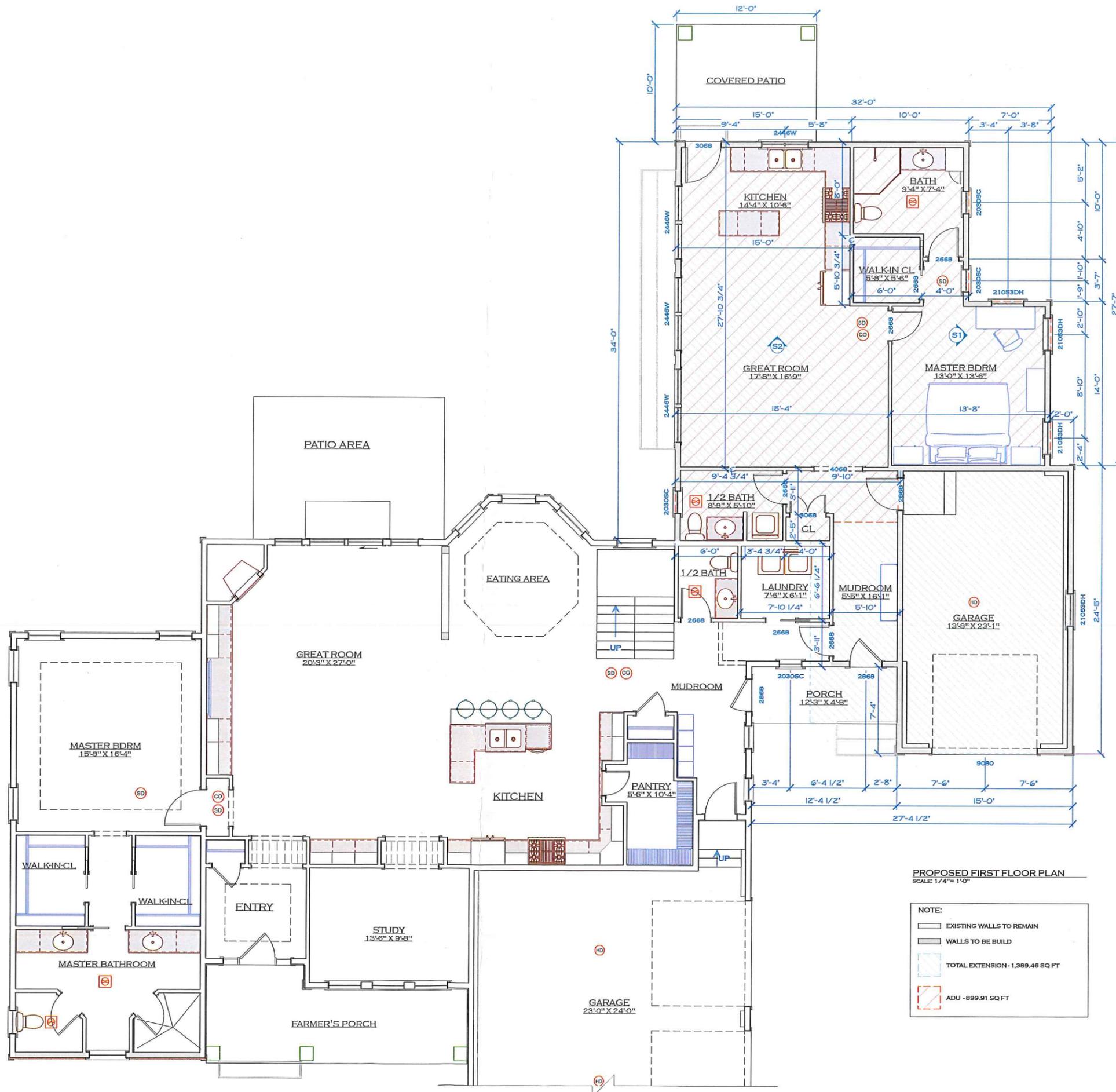
b. For cantilever members, L shall be taken as twice the length of the cantilever.

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/20. For continuous aluminum structural members supporting edge of glass, the total load deflection shall not exceed L/15 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/20.

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

e. Refer to Section R102.2.

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 UN-DIMENSIONED DOORS/WINDOWS/CASED OPENINGS SHALL BE CENTERED OR HAVE A STUDY/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.



PRELIMINARY PLAN - NOT FOR PERMIT

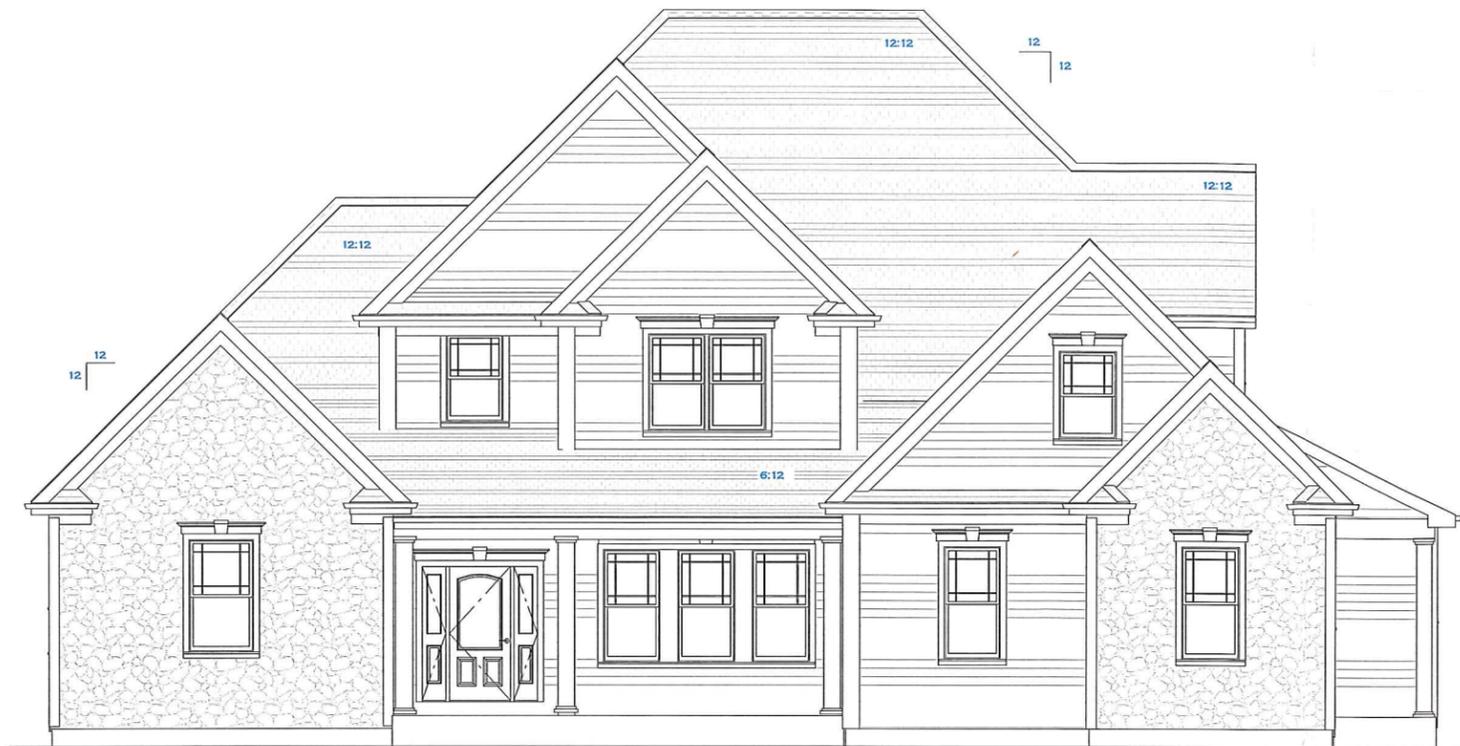
All plans remain the property of Konosky Associates Inc. This set of plans must contain a typed affidavit within the title block which must match the affidavit of the site proposed for construction. This plan is valid for 1 (one) lot only, and is not to be duplicated without written permission from Konosky Associates Inc.

This plan is intended to provide 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 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 scaled for measurements.

ACCESSORY DWELLING UNIT
 CLIENT: TIM & JENNY MCGEE
 DATE: 23 SEPTEMBER DR, FRANKLIN, MA
 FILE: LOT7_COUNTRYSIDE_ADU
 DRAWN BY: [redacted]
 CHECKED BY: [redacted]
 Thursday, November 13, 2025

KONOSKY ASSOCIATES INC
 842 Upper Union St., Suite 1b, Franklin, MA 02038-2208
 508-520-1965 - www.konosky.com - info@konosky.com

plan# 102230
 plan date 11/13/2025
 Draft Carol Nakler
 sheet A-2



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



ILLUSTRATIVE PERSPECTIVES
NO SCALE



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

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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 Code or any other applicable codes or regulations. It is the responsibility of the contractor to verify all codes, regulations, and 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 scaled for measurements.

ACCESSORY DWELLING UNIT
 CLIENT: **TIM & JENNY MCGEE**
 SITE: **23 SEPTEMBER DR, FRANKLIN, MA**
 FILE: **LOT2_COUNTRYSIDE_ADU** DRAWN BY: Thursday, November 13, 2025

KONOSKY ASSOCIATES INC
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plan# 102230
 plan date 11/13/2025
 Draft Carol Nakler
 sheet: **A-3**



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

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 UN-DIMENSIONED DOORS/WINDOWS/CASED 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.



ILLUSTRATIVE PERSPECTIVE
NO SCALE



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

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ACCESSORY DWELLING UNIT
 CLIENT: TIM & JENNY MCGEE
 SITE: 23 SEPTEMBER DR, FRANKLIN, MA
 FILE: LOT2_COUNTRYSIDE_ADU
 DRAWN BY: [redacted]
 Thursday, November 13, 2025

KONOSKY ASSOCIATES INC
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plan# 102230
 plan date 11/13/2025
 Draft Carol Nakler
 sheet A-4

**SECTION R314
SMOKE ALARMS**

R314.1 General. Smoke alarms shall comply with NFPA 72 and Section R314.
R314.1.1 Listings. Smoke alarms shall be listed in accordance with UL 217. Combination smoke and carbon monoxide alarms shall be listed in accordance with UL 217 and UL 2034.
R314.2 Where required. Smoke alarms shall be provided in accordance with this section.

R314.2.1 New construction. Smoke alarms shall be provided in dwelling units.
R314.2.2 Alterations, repairs and additions. Where alterations, repairs or additions requiring a permit occur, or where 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, such as the replacement of roofing or siding, 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. Installation, alteration or repair of plumbing or mechanical systems are exempt from the requirements of this section.

R314.3 Location. Smoke alarms shall be installed in the following locations:

- In each sleeping room.
- Outside each separate sleeping area in the immediate vicinity of the bedrooms.
- On each additional story of the dwelling, including porches and attached decks and not including crawl spaces and unhabitable areas. 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.
- Smoke alarms shall be installed not less than 3 feet (914 mm) horizontally from the door or opening of a bedroom that contains a bed or sleeping surface, shall prevent placement of a smoke alarm in a location as required by Section R314.3.

R314.3.1 Installation near cooking appliances. Smoke alarms shall not be installed in the following locations unless they would prevent placement of a smoke alarm in a location as required by Section R314.3.

- Location smoke alarms shall not be installed less than 20 feet (6096 mm) horizontally from a permanently installed cooking appliance.
- Location smoke alarms with an alarm-silencing switch shall not be installed less than 10 feet (3048 mm) horizontally from a permanently installed cooking appliance.
- Photoelectric smoke alarms shall not be installed less than 6 feet (1828 mm) horizontally from a permanently installed cooking appliance.

**SECTION R315
CARBON MONOXIDE ALARMS**

R315.1 General. Carbon monoxide alarms shall comply with Section R315.

R315.1.1 Listings. Carbon monoxide alarm shall be listed in accordance with UL 2034. Combination carbon monoxide and smoke alarms shall be listed in accordance with UL 2034 and UL 217.

R315.2 Where required. Carbon monoxide alarms shall be provided in accordance with Sections R315.2.1 and R315.2.2.

R315.2.1 New construction. For new construction, carbon monoxide alarm shall be provided in dwelling units where either or both of the following conditions exist:

- The dwelling unit contains a fuel-fired appliance.
- The dwelling unit has an attached garage with an opening that communicates with the dwelling unit.

R315.2.2 Alterations, repairs and additions. Where alterations, repairs or additions requiring a permit occur, or where one or more sleeping rooms are added or created in existing dwellings, the individual dwelling unit shall be equipped with carbon monoxide alarms located as required for new dwellings.

Exceptions:
1. Work involving the exterior surfaces of dwellings, such as the replacement of roofing or siding, or the addition or replacement of windows or doors, or the addition of a porch or deck, is exempt from the requirements of this section.
2. Installation, alteration or repair of plumbing or mechanical systems are exempt from the requirements of this section.

R315.3 Location. Carbon monoxide alarm in dwelling units shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms. Where a fuel-burning appliance is located within a bedroom or its attached bathroom, a carbon monoxide alarm shall be installed within the bedroom.

R315.4 Combination alarms. Combination carbon monoxide and smoke alarms shall be permitted to be used in lieu of carbon monoxide alarms.

R315.5 Power source. Carbon monoxide alarm shall receive their primary power from the building wiring where such wiring is served from a commercial source and, where primary power is interrupted, shall receive power from a battery. Wiring shall be permanent and without a disconnecting switch other than those required for overcurrent protection.

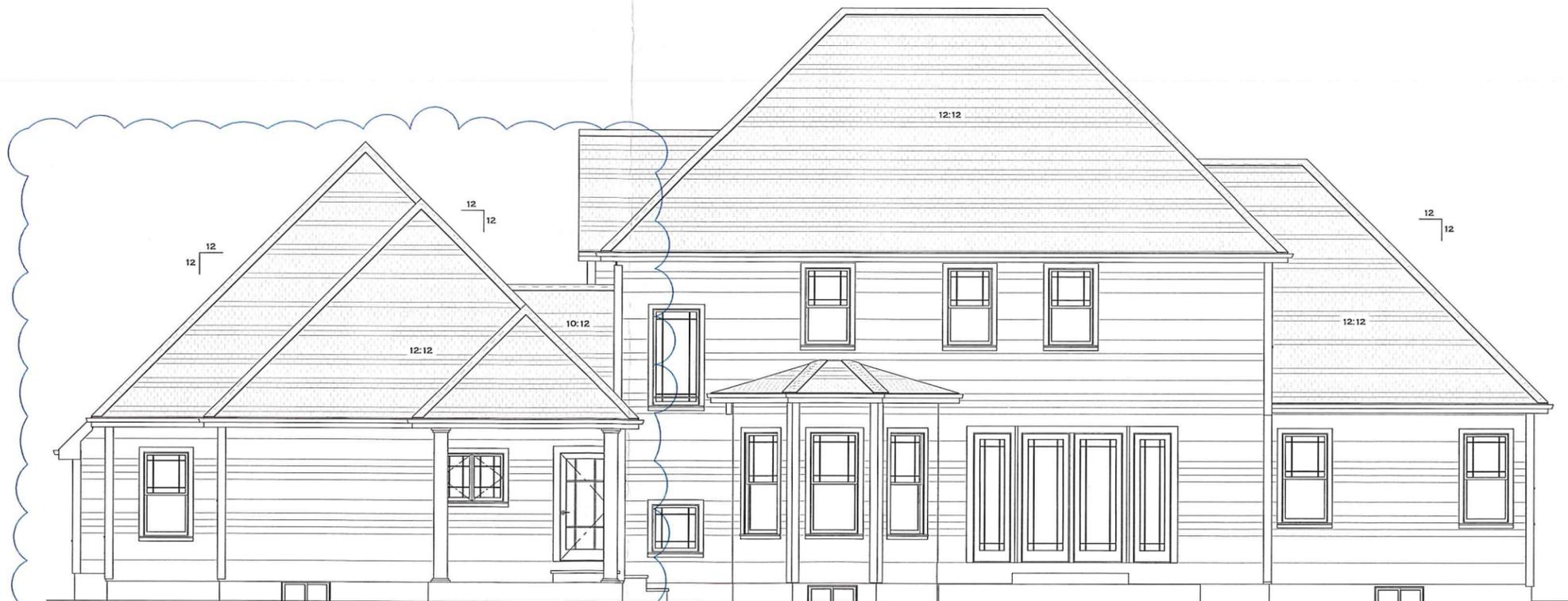
Exceptions:
1. Carbon monoxide alarm shall be permitted to be factory operated where installed in buildings without commercial power.
2. Carbon monoxide alarm installed in accordance with Section R315.2.2 shall be permitted to be battery powered.

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



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

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ACCESSORY DWELLING UNIT
CLIENT: TIM & JENNY MCGEE
DATE: 23 SEPTEMBER DR. FRANKLIN, MA
FILE: LOT7_COUNTRYSIDE_ADU
PRINT DATE: Thursday, November 13, 2025

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