CERTIFIED PLOT PLAN

2 SACHEM AVENUE
WORCESTER, MA

OWNER OF RECORD:
LUCIANO BEGNAMI & DEBORA E. FERREIRA
251 DAVIS STREET, NORTHBOROUGH, MA
DEED BOOK 69371 PAGE 4
PLAN BOOK 31 PLAN 21

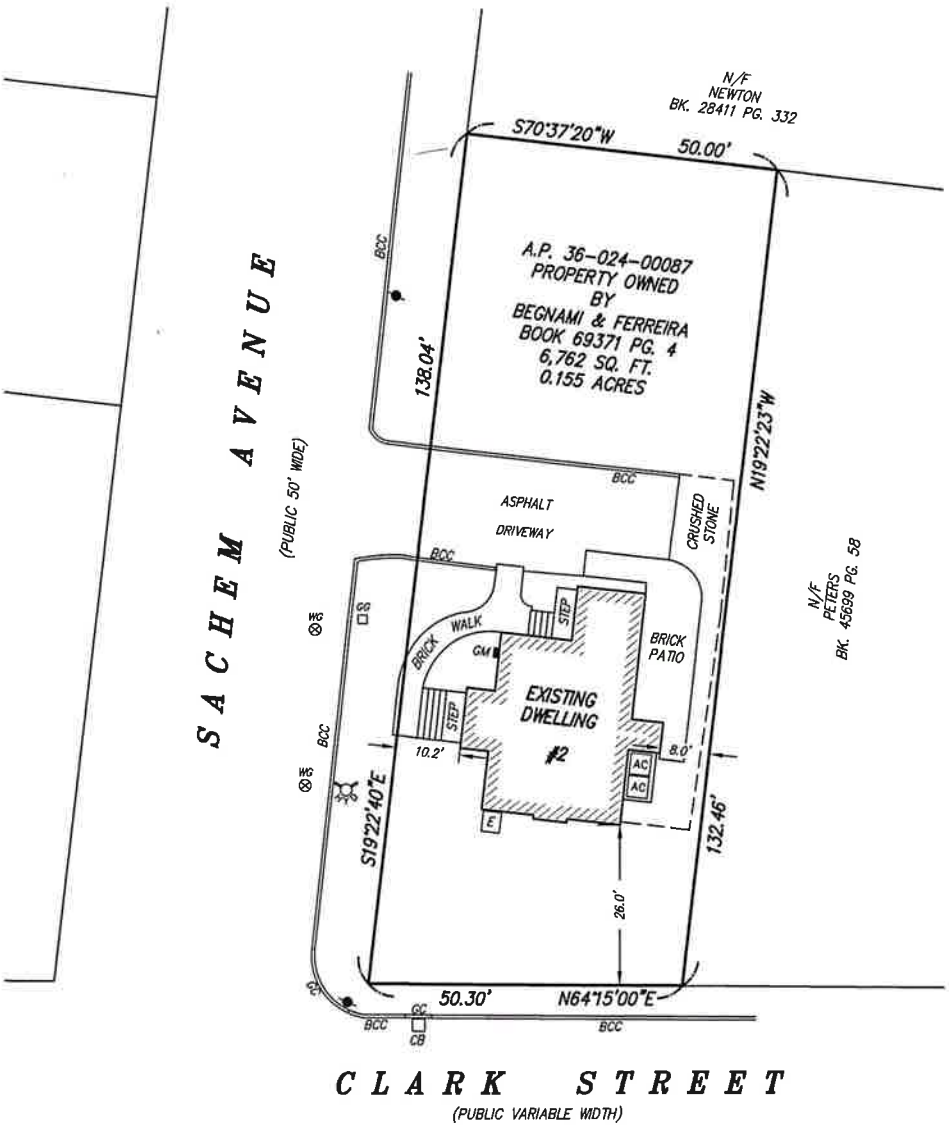
ZONING DISTRICT: SINGLE FAMILY RESIDENCE (RS-7)

YARD SETBACKS:
FRONT: 20 FT.
SIDE: 8 FT.
REAR: 20 FT.

N

SCALE: 1 INCH = 20 FEET

0 10 20 40



I HEREBY CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY AND THAT THE BUILDING AND IMPROVEMENTS SHOWN ON THIS PLAN ARE LOCATED ON THE GROUND AS SHOWN AND CONFORMED TO THE DIMENSIONAL REQUIREMENTS OF THE ZONING BY-LAWS OF THE CITY OF WORCESTER WHEN CONSTRUCTED OR ARE EXEMPT FROM VIOLATION ENFORCEMENT ACTION UNDER MASSACHUSETTS GENERAL LAWS CHAPTER 40A SECTION 7.

GLENN D. ODONE JR.
MA REG. P.L.S. NO. 45068

DATE: JUNE 6, 2024

COMMONWEALTH OF MASSACHUSETTS
GLENN D. ODONE JR.
No. 45068
REGISTERED LAND SURVEYOR

PREPARED BY:

OSM

ODONE SURVEY & MAPPING

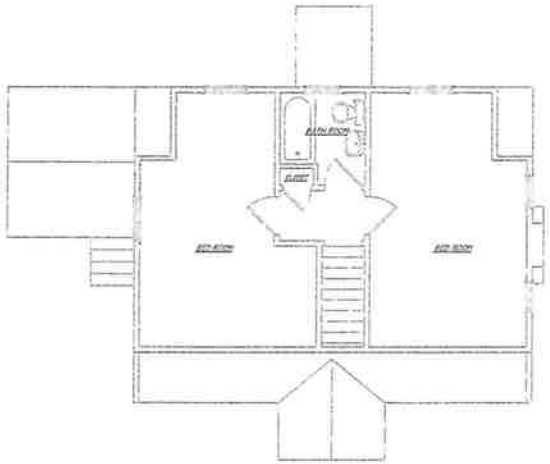
SURVEYING ~ MAPPING ~ PLANNING & CONSULTING

291 Main Street, Suite 5
Northborough, MA 01532
Tel.: 508-351-6022 Fax: 508-351-6633
web: www.osm-pc.com

DWG FILE: 1798-01

JOB NO.: 20241798

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



2 EXISTING SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"

TESTA ENGINEERING
ASSOCIATES
Structural Engineering
181 Worcester Street, Natick, MA 01760
p. 508.655.2410

REVISIONS

PROJECT NAME
HOUSE RENOVATION
2 SACHEM AVE
WORCESTER, MA

DRAWING TITLE
EXISTING FLOOR PLAN

PROJECT NO. 2206.0
DATE 05/10/2013
DRAWN BY RB
CHECKED BY RB
DWG 05/10/2013

SHEET NUMBER
EXI

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

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

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

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

TESTA ENGINEERING
ASSOCIATES
Structural Engineering
181 Worcester Street, Natick, MA 01760
p. 508.653.2478

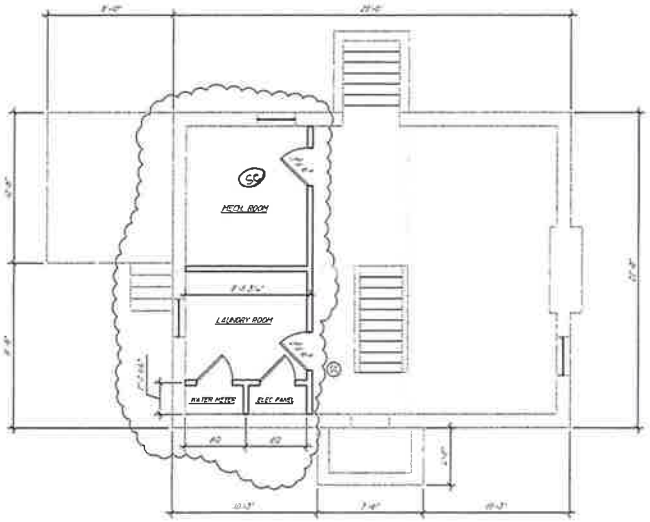
REVISIONS

PROJECT
HOUSE RENOVATION
2 SACHEM AVE
WORCESTER, MA

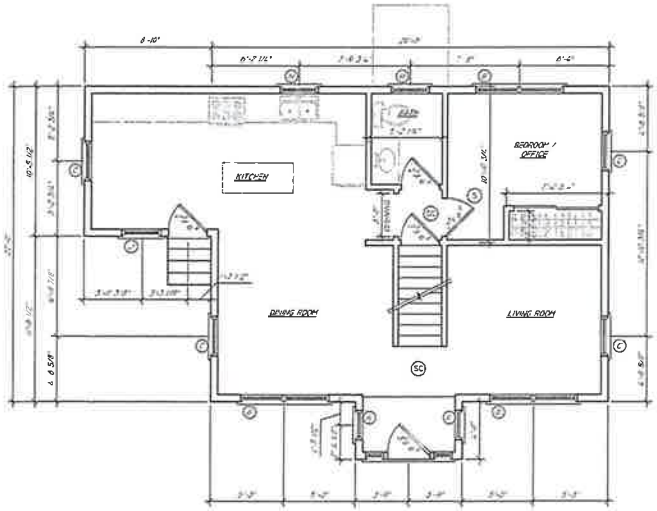
DRAWING TITLE
EXISTING ELEVATIONS

PROJECT NO. 2306.0
DATE: AS NOTED
DRAWN BY: MB
CHECKED BY: RA
DATE: 08/24/2023

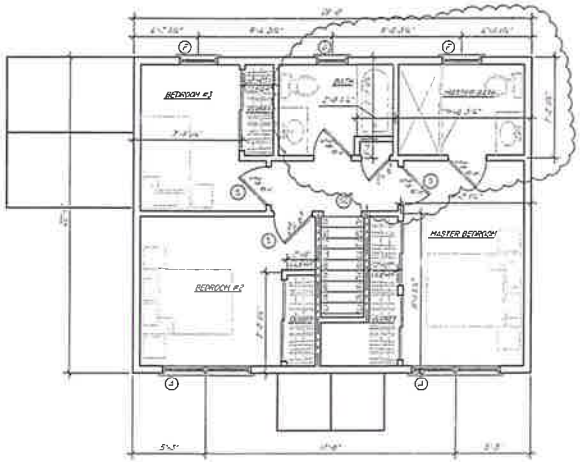
DRAWING NUMBER
EX2



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



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



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

BUILDING INSULATION
BUILDING WALL, FLOOR, CEILING, AND ROOF ROOF INSULATION PER LOCAL AND STATE BUILDING CODES.

FIRE AND SAFETY LEGEND

- SC — SMOKE AND CARBON MONOXIDE DETECTOR
- HD — HEAT DETECTOR
- S — SMOKE DETECTOR
- * — MEETS REQUIREMENTS FOR AN EGRESS WINDOWS

BUILDING CODE
1. COMPLY WITH MA STATE BUILDING CODE (780 CMR) RESIDENTIAL CODE, WHICH CONSISTS OF 2015 IRC WITH MASSACHUSETTS AMENDMENTS AND WITH ALL APPLICABLE CODES AND REGULATIONS.
2. PROVIDE HOUSEHOLD LIFE SAFETY SYSTEMS (SMOKE DETECTORS, HEAT DETECTORS AND CARBON MONOXIDE DETECTORS) IN ACCORDANCE WITH STATE AND LOCAL CODES.

GENERAL NOTES
1. MOISTURE RESISTANT GWB TO BE USED IN ALL BATHROOMS AND KITCHENS
2. FINAL WINDOW SIZE(S) TO BE DETERMINED BY OWNER, BEDROOM WINDOWS TO MEET REQUIREMENTS FOR AN EGRESS WINDOW.
3. INTERIOR DIMENSIONS TO CENTER OF STUD.
4. COORDINATE MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION PRIOR TO CONSTRUCTIONS.
5. FINAL SIDING MATERIAL TO BE DETERMINED BY OWNER
6. KITCHEN LAYOUT TO DETERMINED BY OWNER, COORDINATE KITCHEN WINDOWS WITH FINAL DESIGN.
7. INTERIOR STUDS TO BE 2x4 WOOD STUDS.
8. NEW EXTERIOR WALLS TO BE 2x6 WOOD STUDS.

EXISTING WALL

NEW WALL

Tech Engineering Services
Structural Engineering
191 Worcester Street, Natick, MA 01760
t: 508.650.2410

REVISIONS	
REVISION 1	11/3/23
REVISION 2	4/15/24

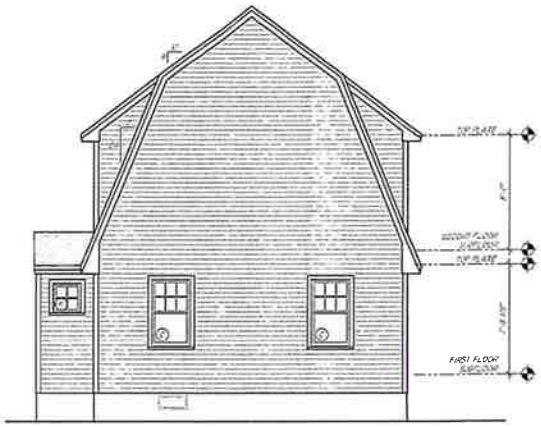
PROJECT TITLE
HOUSE RENOVATION
2 SACHEM AVE
WORCESTER, MA

DRAWING TITLE
FLOOR PLAN

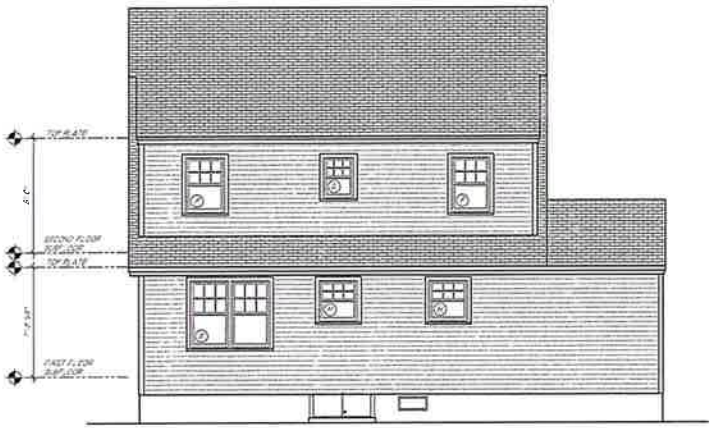
PROJECT #	23-0648
DATE	10/10/2023
SCALE	1/4"
DRAWN BY	DTC
CHECKED BY	SDS/DJ/DLS
REV.	

DRAWING NUMBER
A1

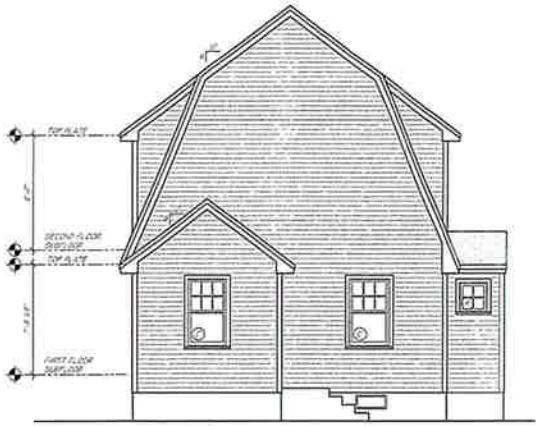
1 FRONT ELEVATION



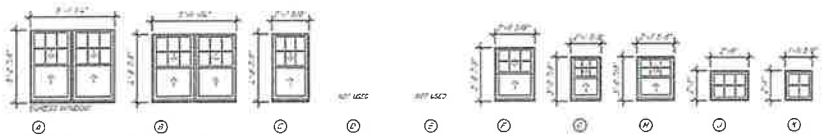
2 RIGHT ELEVATION



3 REAR ELEVATION



4 LEFT ELEVATION



WINDOW ELEVATIONS

NOTE:
1 OWNER TO SELECT WINDOW MANUFACTURE AND MODEL

TESTA ENGINEERING ASSOCIATES
Structural Engineering
181 Worcester Street, Natick, MA 01760
p 508 655 2410

REVISION	DATE
REVISION 1	11/3/23

PROJECT
HOUSE RENOVATION
2 SACHEM AVE
WORCESTER, MA

TITLE
ELEVATIONS

PROJ. NO. 23040
DATE AS NOTED
DRAWN BY
REVIEWED BY
REVISION DATE

A2