



VARIANCE APPLICATION

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WORCESTER CITY CLERK

2024 AUG -8 PM 1:40

CITY OF WORCESTER ZONING BOARD OF APPEALS
455 Main Street, Room 404, Worcester, MA 01608
Phone 508-799-1400 ext. 31440 - Fax 508-799-1406

Fill in information for the Variances (s) you are applying for. Attach additional documentation as necessary.

Address: 29 Forsberg Street (Lot 1B)

Parcel ID or MBL: 29-012-33+34

If more than one structure on the lot, identify relevant structure requiring relief: Lot 1B

Lot Area		Front Yard Setback		Rear Yard Setback	
Square footage required:		Setback required:		Setback required:	20.0
Square footage provided:		Setback provided:		Setback provided:	13.4
Relief requested:		Relief requested:		Relief requested:	6.6
Frontage		Side Yard Setback		Exterior Side Yard Setback	
Frontage required:	65.0	Setback required:		Setback required:	15.0
Frontage provided:	37.2	Setback provided:		Setback provided:	6.5
Relief requested:	27.8	Relief requested:		Relief requested:	8.5
Off-street Parking		Height		Accessory Structure 5-foot Setback	
Parking required:		Height permitted:		Type of structure:	
Parking provided:		Height provided:		Square footage of structure:	
Relief requested:		Relief requested:		Relief requested:	
Off-street Loading		Other Variances			
Loading required:		Relief requested:			
Loading provided:		Zoning Ordinance Article & Section:			
Relief requested:		Requirement:			
		Provided:			

If you are requesting Variances for more than one structure or lot, provide this sheet for each structure/lot. Only complete the sections pertaining to the Variances (s) you are applying for.

1. Property Information

- a. 29 Forsberg Street
Address(es) – please list all addresses the subject property is known by
- b. 29-012-33 + 34
Parcel ID or Map-Block-Lot (MBL) Number
- c. Worcester District Registry of Deeds, Book 65159 Page 320
Current Owner(s) Recorded Deed/Title Reference(s)
- d. RS-7
Zoning District and all Zoning Overlay Districts (if any)
- e. Existing conforming single family on Lot 1A with additional proposed for Lot 1B
Describe what is presently located on the property (Use as much detail as possible including all uses and square footage of each use):
- f. Existing dwelling has 3 bedrooms. Proposed dwelling has 3 as well.
If residential, describe how many bedrooms are pre-existing and proposed

2. Applicant Information

- a. Gold Star Builders, Inc.
Name(s)
- b. 6 Jacques Street, Worcester, MA 01603
Mailing Address(es)
- c. c/o djo@oneilbarrister.com; (508) 755-5655
Email and Phone Number(s)
- d. Owner
Interest in Property (e.g., Lessee, Purchaser, etc.)


I certify that I am requesting the Worcester Zoning Board of Appeals to grant the Variance as described below


(Signature)

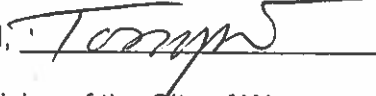
3. Owner of Record Information (if different from Applicant)

- a. _____
Name(s)
- b. _____
Mailing Address(es)
- c. _____
Email and Phone Number

4. Representative Information

- a. Donald J. O'Neil
Name(s)
- b. 
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. Owner Authorization

Authorization I,  _____, Owner of Record of the property listed with the Assessing Division of the City of Worcester, Massachusetts as Map 29 Block 012 Lot(s) 33+34, 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 23 day of July, 2024.

6. Proposal Description

- a. Construct single family dwelling on Lot 1B facing Forsberg St. with garage entrance on Evelyn St
The applicant seeks to (Describe what you want to do on the property in as much detail as possible)
- b. ANR plan for division of lots recorded in Book 975 Plan 84.
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)
- d. No.
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)?
- e. Existing house on Lot 1A is conforming. No relief required for same.
List any additional information relevant to the Variance (s)

VARIANCE - FINDINGS OF FACT

In the spaces below, please 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)(3) of the Zoning Ordinance. Attach additional supporting documentation as necessary.

1. Describe how a literal enforcement of the provisions of the City of Worcester Zoning Ordinance would involve a substantial hardship, financial or otherwise, to the petitioner or appellant:

The lot in question meets area and frontage requirements but the Applicant needs zoning relief for optimal placement of structure on the lot. In the absence of same the Applicant will be unable to place the proposed dwelling unit on the lot in the best position to connect to the existing garage structure which impacts the value of the house and result in a financial hardship for the Applicant.

2. Describe how the hardship is owing to circumstances relating to the soil conditions, shape, and/or topography of the land or structures and how the hardship especially affects said land or structures, but does not affect generally the zoning district in which it is located:

The lot in question has both the required lot area and frontage but the lot itself is somewhat narrow if the house is positioned to face the Evelyn Street frontage. Proposed use of the Forsberg Street frontage for the front yard allows for the placement of the house in a manner that makes it easier to connect to the existing garage on the property.

3. Describe how desirable relief may be granted without detriment to the public good and without nullifying or substantially derogating from the intent or purpose of the City of Worcester Zoning Ordinance:

The subject lot meets minimum area and frontage requirements and may be developed as proposed with no detriment to the public good nor derogation from the intent and purpose of the Zoning Ordinance.

4. Describe how the dimensional variance as it relates to floor space, bulk, number of occupants, or other relevant measures, if granted, shall be no greater than the minimum necessary to provide relief from the statutory hardship:

The requested relief is the minimum required for the proposed placement of the dwelling to be built upon the premises. Utilization of the Evelyn Street frontage would in fact require greater front yard setback relief than the proposed exterior side yard setback relief sought.

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. _____
Names
- f. _____
Signatures certifying payment of all municipal charges
- g. _____
Mailing Address
- h. _____
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. Gold Star Builders, Inc. _____
Full Legal Name
- k. Massachusetts _____ Worcester _____
State of Incorporation Principal Place of Business
- l. 6 Jacques St, Worcester, MA 01603 _____
Mailing Address or Place of Business in Massachusetts
- m. TONY NGUYEN *Tony* _____
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: 34

Parcel Address: 27 FORSBERG ST
Assessor's Map-Block-Lot(s): 29-012-33+34

Owner: GOLD STAR BUILDERS INC

Owner Mailing: 6 JACQUES ST
WORCESTER, MA 01603

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

Petitioner Phone: 5087555655

Planning: _____ Zoning: X License Commission: _____ Conservation Commission: _____

Historical: _____ Cannabis: _____ Other: _____

GULLY, JON H	29-038-00008	0009 HARWICH ST	WORCESTER, MA 01607
YEADON, GRETA NORDMARK	29-006-00017	0014 FORSBERG ST	WORCESTER, MA 01607
SPEAKS, SCOTT ANDREW	29-004-0001A	001A NARRAGANSETT RD	WORCESTER, MA 01607

WERME,RUSSELL D + DEBORAH	29-004-00018	1 8 NARAGANSETT AVENUE	WORCESTER,, MA 01607
RUIZ,JOSHUA T	29-004-0001C	0001 NARRAGANSETT AVE UNIT 1C	WORCESTER, MA 01607
CAO,COYOTITO V	29-004-00023	7 NARRAGANSETT AVE.	WORCESTER, MA 01607
BLOUIN,MATTHEW P +	29-006-00018	0028 VICTORIA AVE	WORCESTER, MA 01607
KEER,ALAN R + PATRICIA E	29-006-00016	26 FORSBERG ST	WORCESTER, MA 01607
KWEDERIS,CHRISANN A	29-004-00012	0034 EVELYN ST	WORCESTER, MA 01607
WHITE,JAMES P	29-004-00007	0040 FORSBERG ST	WORCESTER, MA 01607
LUGO,HERMINIO JR	29-004-11+25	0038 EVELYN ST	WORCESTER, MA 01607-1502
SANTOS,JESUS +	29-012-00028	0017 FORSBERG ST	WORCESTER, MA 01607
CHEN,XI + ZHENG,ZHEN	29-012-00029	0019 FORSBERG ST	WORCESTER, MA 01607
MICHAUD,RICHARD J JR	29-012-00030	0021 FORSBERG ST	WORCESTER, MA 01607
PRZYBOROWSKI,ALFRED + DIANE	29-012-00031	0023 FORSBERG ST	WORCESTER, MA 01607-1574
CELLI,MARTHA	29-012-00032	0025 FORSBERG ST	WORCESTER, MA 01607
GOLD STAR BUILDERS INC	29-012-33+34	0006 JACQUES ST	WORCESTER, MA 01603
FLANAGAN,JOY	29-004-3+16A	0039 FORSBERG ST	WORCESTER, MA 01607
MARRERO,YOLANDA + JOSE L	29-004-00019	0035 FORSBERG ST	WORCESTER, MA 01607
MACLEAN,DUNCAN P + MICHELLE L	29-004-00020	0023 DUNCANNON AVE APT 11	WORCESTER, MA 01604
ADAMOWICZ,GARY + DIANE	29-004-00005	0003 HARWICH ST	WORCESTER, MA 01607-1611
BOHDIEWICZ,WALTER M	29-004-00018	46 EVELYN ST	WORCESTER, MA 01607
EMANUEL HOUSING ASSOCIATES LIMITED	29-042-001+1	TWO CENTER PLAZA, SUITE 700	BOSTON, MA 02108
EMANUEL EVANGELICAL LUTHERAN	29-042-00001	0200 GREENWOOD ST	WORCESTER, MA 01607-1661
CITY OF WORCESTER PARKS DEPT	29-008-00001	455 MAIN ST, PARKS DEPT	WORCESTER, MA 01608
CIBOROWSKI,GENEVIEVE	29-004-00021	30 ORCHARD ST	BRADENTON, FL 34207-4967
AGYEKUM,BERNARD F	29-006-00015	0028 FORSBERG ST	WORCESTER, MA 01607
MALCOLM, DUWAYNE	29-006-015-3	31 EVELYN ST	WORCESTER, MA 01607
ZAZA,MICHAEL D	29-006-00014	0026 VICTORIA AVE	WORCESTER, MA 01607
TORRES,CLAUDIA	29-006-00010	0024 VICTORIA AVE	WORCESTER, MA 01607
AGYEMAN,MARK K	29-006-015-2	0033 EVELYN ST	WORCESTER, MA 01607
BROOKS,RICHARD R	29-006-15-3B	29 EVELYN ST	WORCESTER, MA 01607
SLOAN,MICHAEL P JR + PATRICIA	29-004-00009	0034 FORSBERG ST	WORCESTER, MA 01607-1573
TROY,THOMAS P	29-038-00009	0007 HARWICH ST	WORCESTER, MA 01607

This is to certify that the above is a list of abutters to Assessor's Map-Block-Lot's 29-012-33+34 as cited above.

Certified by:

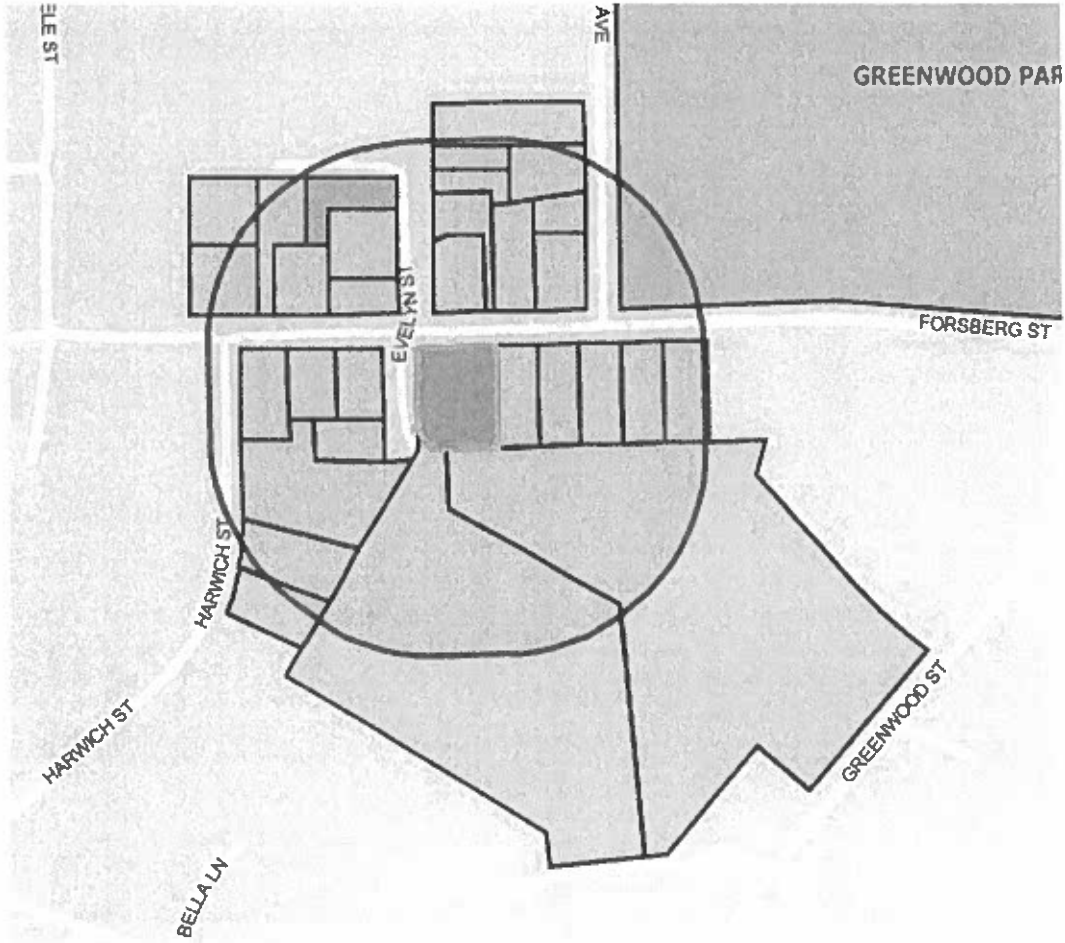
Signature

07/22/2024

Date



Abutters Map



FRONT YARD IMPERVIOUS AREA
ARTICLE 14, SECTION 7 (NOT OVER 30%)

LOT 1A: 110 SF IMPERVIOUS = 29.4 %
LOT 1B: 593 SF IMPERVIOUS = 28.1 %

STUBSTITUTIONAL IRREGULARITY
(LOT LESS THAN 0.1)

LOT 1A: 13,740 SF = 0.753
LOT 1B: 13,563 SF = 0.793

BEARINGS BASED ON PR 190, PL 119

MAP 2IN PARCEL 012-13A-34
27 FORSBERG STREET
DEED: BCX 65198, PAGE 220
PB 7, PLAN 1B, LOT 33 + 34

PB 90, PLAN 119
E-CEPT:
DEED: BOOK 13026, PAGE 369
PB 84, PLAN 119, PARCEL D

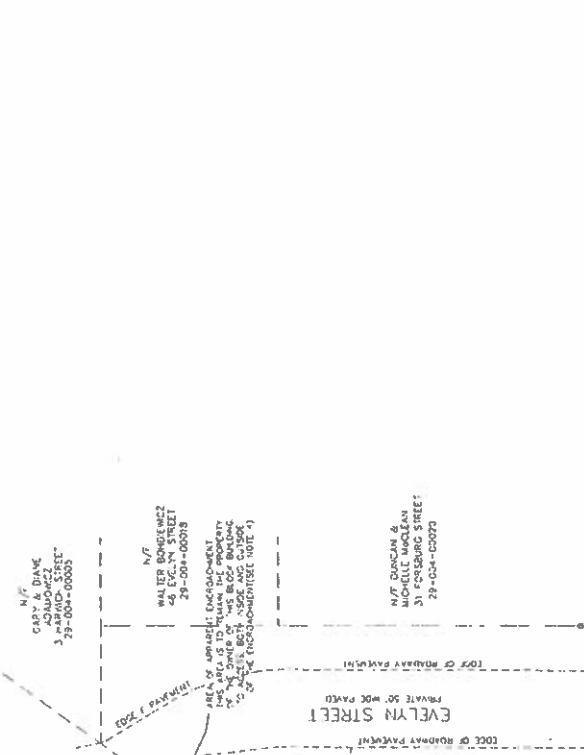
ZONING DISTRICT = RS-7
SINGLE FAMILY DETACHED
SETBACKS REQUIRED

FRONT YARD 20'
SIDE YARD 5'
REAR 5'
EXTENSION SIDE 15'
REAR 20'

LOT FRONTAGE = 65'
LOT AREA = 7,600 SF



TOTAL AREA CHECK
LOT A AREA = 6,940 SF
LOT B AREA = 7,727 SF
TOTAL = 14,667 SF



FORSBERG STREET
PANEL C 50' WIDE

LEGEND:
N/F = NOT FOR CONSTRUCTION
N/A = NOT APPLICABLE
N/S = NOT TO SCALE
W/D = WITH DRAINAGE
W/H = WITH HILL-SIDE
W/DB = WITH DRAINAGE BANK
W/S = WITH SIDEWALK

WORCESTER DISTRICT REGISTRY
OF DEEDS & RECORDS
PLAN BOOK 25, PAGE 511
DEED: BOOK 13026, PAGE 369
PB 84, PLAN 119, PARCEL D

DATE: 12/19/2023

PREPARED BY: [Signature]
DATE: 12/19/23



- NOTES
- THE NUMBER OF THE PLAN IS 15, ABOVE AN EXISTING LOT (ASSESSED AS 79-012-33-24) (LOT FORSBERG 33) AND TWO (2) CERTAIN LOT, NAMELY LOT 1A & LOT 1B.
 - SEE EXISTING DEED: BOOK 65198, PAGE 330
 - THE EXISTING HOUSE, DRIVWAY, SIDEWALK, & THE 4'-HIGH BARRIADGE FENCE ARE TO REMAIN AS SHOWN ON THIS PLAN.
 - THE REMAINING LAND PLUS THE BLOCK BUILDING ARE TO BE LOT 1B. THIS LOT WILL BE USED FOR ITS PROPOSED REDEVELOPMENT FROM EVELYN STREET, A PRIVATE PAVED ROAD.
 - THE EXISTING HOUSE, LOT 1A, IS TO HAVE AREA, WITH THE FRONT PORTION OF THE PROPERTY, FOR PARKING TWO VEHICLES SEE THE DASHED AREA INDICATING PROPOSED PARKING SPOTS.
 - THERE IS AN APPARENT ENCROACHMENT OF THE SOUTHWEST CORNER OF THE EXISTING BLOCK BUILDING INTO THE AREA OF LOT 1B. THIS ENCROACHMENT IS TO BE REMOVED AND THE AREA OF LOT 1B TO BE REDEVELOPED AS SHOWN ON THIS PLAN TO MEET THE REQUIREMENTS OF THE ENCROACHMENT. RESERVING RIGHTS TO REPAIR THE EXISTING AS NECESSARY.
 - THERE ARE NOT ANY UTILITIES OR 100 YEAR FLOOD PLAN ON EITHER OF THE LOTS.
 - THE EXISTING HOUSE ON LOT 1A IS TO BE DEMOLISHED AND THE EXISTING HOUSE ON LOT 1B IS TO BE DEMOLISHED AND THE EXISTING HOUSE ON LOT 1B TO BE REDEVELOPED AS SHOWN ON THIS PLAN.

APPROVAL UNDER THE SUBDIVISION CONTROL LAW
IS NOT REQUIRED
NO DETERMINATION OF CONFORMANCE WITH ZONING
REGULATIONS IS IMPLIED

WORCESTER PLANNING BOARD

[Signature]

DATE: 12/19/23

ANR PLAN OF LAND
27 FORSBERG STREET
WORCESTER, MASSACHUSETTS

PREPARED FOR: GOLD STAR BUILDERS
OWNER OF: 6 JACQUES STREET
WORCESTER, MA.

D.J. & ASSOCIATES
7 CEDAR STREET
CLINTON, MA 01510

REV 1: REWROTE THE CONVEY PROPERTY LINE JAN 23, 2024
DATE: DECEMBER 19, 2023 SCALE: 1" = 20'

THIS PLAN HAS BEEN PREPARED BY ME
OR UNDER MY DIRECT SUPERVISION.

I HEREBY CERTIFY THAT THIS PLAN
CONFORMS TO THE RULES AND REGULATIONS
REGULATIONS OF THE REGISTERS OF DEEDS

[Signature]
DAVID TEACHOUT P.L.S. # 32695
ASSISTED BY DAVID SADOWSKI S.I.

MAP 25, PARCEL 012-32-34
 27 FORSBERG STREET
 DEED, BOOK 6598, PAGE 270
 7-7, PLAN 18, LOT 15 & 14
 PB 150, PLAN 118
 EXCEPT AS SHOWN, PARCELS 169
 168, 167, 166, 165, 164, 163, 162, 161, 160, 159, 158, 157, 156, 155, 154, 153, 152, 151, 150, 149, 148, 147, 146, 145, 144, 143, 142, 141, 140, 139, 138, 137, 136, 135, 134, 133, 132, 131, 130, 129, 128, 127, 126, 125, 124, 123, 122, 121, 120, 119, 118, 117, 116, 115, 114, 113, 112, 111, 110, 109, 108, 107, 106, 105, 104, 103, 102, 101, 100, 99, 98, 97, 96, 95, 94, 93, 92, 91, 90, 89, 88, 87, 86, 85, 84, 83, 82, 81, 80, 79, 78, 77, 76, 75, 74, 73, 72, 71, 70, 69, 68, 67, 66, 65, 64, 63, 62, 61, 60, 59, 58, 57, 56, 55, 54, 53, 52, 51, 50, 49, 48, 47, 46, 45, 44, 43, 42, 41, 40, 39, 38, 37, 36, 35, 34, 33, 32, 31, 30, 29, 28, 27, 26, 25, 24, 23, 22, 21, 20, 19, 18, 17, 16, 15, 14, 13, 12, 11, 10, 9, 8, 7, 6, 5, 4, 3, 2, 1

PROPOSED HOUSE
 SINGLE FAMILY DETACHED
 SETBACKS REQUIRED PROVIDED
 FRONT: 20'
 LEFT SIDE: 6'
 RIGHT SIDE: 6'
 REAR: 10'
 LOT FRONTAGE = 45'
 LOT AREA = 7,000 SF.

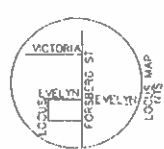
FRONT YARD IMPERVIOUS AREAS
 ARTICLE IV, SECTION 7 (NOT OVER 30%)
 LOT 1A: 418 SF IMPERVIOUS = 29.4 %
 LOT 1B: 551 SF IMPERVIOUS = 26.1 %
 TOTAL IMPERVIOUS AREAS = 969 SF

SUBSTANTIAL IRREGULARITY
 (NOT LESS THAN 0.4)
 LOT 1A: 13,740 SF = 0.753
 LOT 1B: 15,755 SF = 0.793

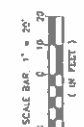
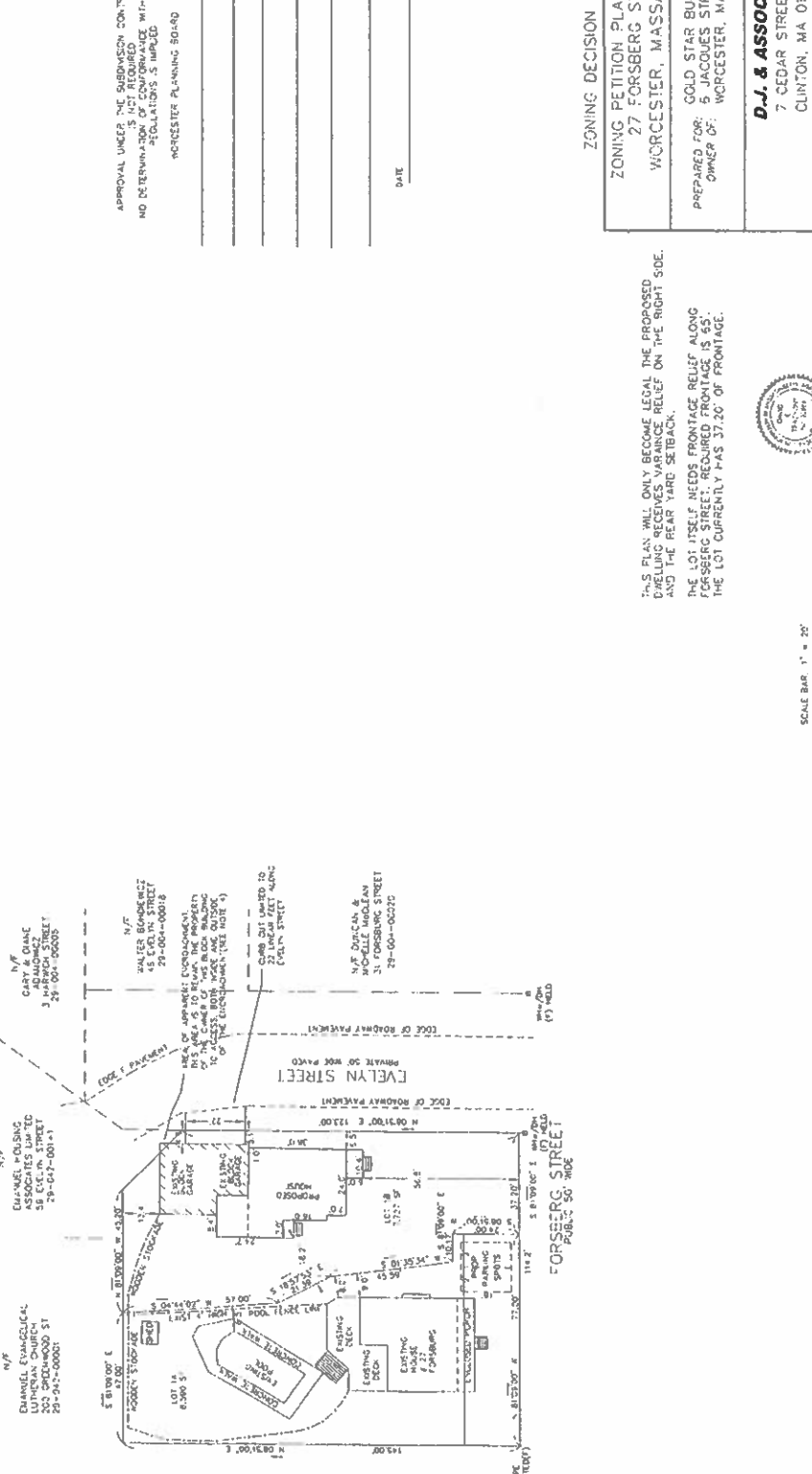
THE PURPOSE OF THIS PLAN IS TO DIVIDE AN EXISTING LOT, ASSESSOR MAP 25-012-32-34 (27 FORSBERG STREET) INTO TWO LOTS, LOT 1A & LOT 1B.
 1. THE EXISTING HOUSE, DECK, IMPROVED POOL & THE 4' HIGH POOL FENCE ARE TO REMAIN AS THE PARCEL AND ACCESS TO LOT 1A. THE EXISTING HOUSE CURRENTLY HAS TOWN APPROVAL FOR A 100 YEAR FLOOD PLANE ON CHECK OF THE LOTS.
 2. THE REMAINING LAND, PLUS THE BLOCK BUILDING ARE TO BE LOT 1B. THIS LOT WILL NEED A 284 VARIANCE RELY TO STRIKE ITS FRONTAGE ACCORDANT WITH FORSBERG ST.
 3. THE EXISTING HOUSE, LOT 1A IS TO HAVE A 4' HIGH FENCE, THE FRONT YARD OF THE PROPERTY FOR PARKING TWO VEHICLES. THE DECKED AREA INDICATING IMPROVED PARKING SPOTS.
 4. THERE IS AN APPURTENANCE OF THE SOUTHWEST CORNER OF THE EXISTING BLOCK BUILDING INTO THE AREA OF LOT 1A. THIS APPURTENANCE IS THE STATION HAS ANY OWNER OF THE BLOCK BUILDING LAYS CLAIM TO BOTH THE REAR AND OUTSIDE OF THE ENCLOSURE. RELEVANT RIGHTS TO CLEAR THE EXTENSION IS NECESSARY.
 5. THERE ARE NOT ANY UTILITIES OR A 100 YEAR FLOOD PLANE ON CHECK OF THE LOTS.
 6. ANY PROPOSED CONCRETE TO BE LAYED TO 12" ALONG EVELYN STREET.
 7. THE EXISTING POOL, FENCE IS FOUR (4) FEET HIGH.

APPROVAL UNDER THE SUBDIVISION CONTROL ACT
 NO DETERMINATION OF CONFORMANCE WITH ZONING REGULATIONS IS IMPLIED
 ROCHESTER PLANNING BOARD

DATE _____



TOTAL AREA CHECK
 LOT A AREA = 6,590 SF
 LOT B AREA = 7,727 SF
 TOTAL = 14,317 SF



SEAL OF THE ROCHESTER PLANNING BOARD
 2/1/24

DESIGNED BY DAVID SAGORSKI S.I.T.
 ASSIGNED BY DAVID SAGORSKI S.I.T.

THIS PLAN WILL ONLY BECOME LEGAL IF THE PROPOSED BUILDING RECEIVES VARIANCE RELIEF ON THE RIGHT SIDE AND THE REAR YARD SETBACK.
 THE LOT ITSELF NEEDS FRONTAGE RELIEF ALONG FORSBERG STREET. REQUIRED FRONTAGE IS 55'. THE LOT CURRENTLY HAS 37.20' OF FRONTAGE.

ZONING DECISION REQUIRED
 ZONING PETITION PLAN OF LAND
 27 FORSBERG STREET
 WORCESTER, MASSACHUSETTS
 PREPARED FOR: GOLD STAR BUILDERS
 OWNER OF: WORCESTER, MA.
D.J. & ASSOCIATES
 7 CEDAR STREET
 CLINTON, MA 01510

REV: 1 REVISION THE COMMON PROPERTY LINE
 DATE: 15-SEPTEMBER 10, 2023
 SCALE: 1" = 20'

NEW CONSTRUCTION:
 NEW HOUSE #
 ATTACHED
 24 FORSBERG ST
 WORCESTER, MA 01687

GOLDSTAR BUILDERS INC
 DESIGNER/CONTRACTOR

6 ACROSS ST. WORCESTER, MA 01602
 PHONE: 508-758-7344
 EMAIL: GOLDSTARBUILDERS@GMAIL.COM

FOUNDATION PLAN

PROJECT NUMBER	16012014
DATE	11/11/14
SCALE	AS NOTED
DESIGNER	CONTRACTOR

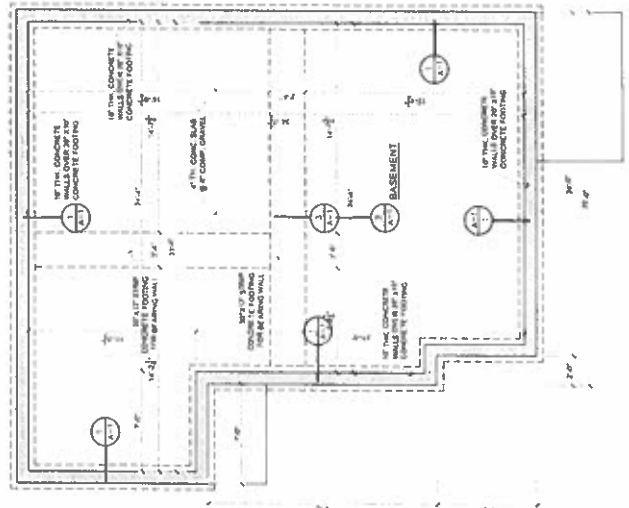
A-1

GENERAL NOTES

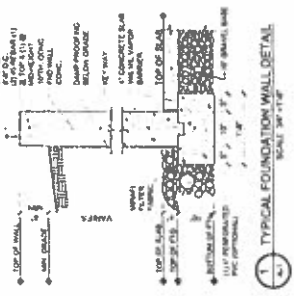
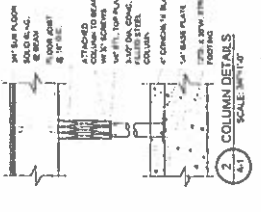
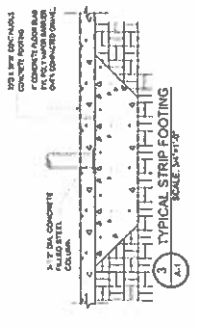
1. ALL WORK SHALL BE ACCORDANCE WITH ALL APPROPRIATE NATIONAL, STATE AND LOCAL CODES, REGULATIONS, AND HUD, HUD-2012-1000-001, VOLUME 1, CHAPTER 1000, AND ALL OTHER APPLICABLE REGULATIONS. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND CONDITIONS AT SITE BEFORE BEGINNING WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL CONDITIONS AND CONDITIONS AT SITE BEFORE BEGINNING WORK.
2. ALL DIMENSIONS SHOULD BE READ ON CALCULATED AND NEVER SOLED.
3. ALL DIMENSIONS SHOULD BE READ ON CALCULATED AND NEVER SOLED.
4. ALL DIMENSIONS SHOULD BE READ ON CALCULATED AND NEVER SOLED.
5. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND CONDITIONS AT SITE BEFORE BEGINNING WORK.
6. AS PER LOCAL CODES.
7. ALL FOUNDATION AND STRUCTURAL MEMBERS SHALL BE CONCRETE UNLESS OTHERWISE NOTED. ALL FOUNDATION AND STRUCTURAL MEMBERS SHALL BE CONCRETE UNLESS OTHERWISE NOTED.
8. ALL FOUNDATION AND STRUCTURAL MEMBERS SHALL BE CONCRETE UNLESS OTHERWISE NOTED.
9. ALL FOUNDATION AND STRUCTURAL MEMBERS SHALL BE CONCRETE UNLESS OTHERWISE NOTED.
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12. ALL FOUNDATION AND STRUCTURAL MEMBERS SHALL BE CONCRETE UNLESS OTHERWISE NOTED.
13. ALL FOUNDATION AND STRUCTURAL MEMBERS SHALL BE CONCRETE UNLESS OTHERWISE NOTED.
14. ALL FOUNDATION AND STRUCTURAL MEMBERS SHALL BE CONCRETE UNLESS OTHERWISE NOTED.
15. ALL FOUNDATION AND STRUCTURAL MEMBERS SHALL BE CONCRETE UNLESS OTHERWISE NOTED.

GENERAL FRAMING NOTES

1. THE FOLLOWING NOTES ARE SUGGESTED MINIMUM REQUIREMENTS ONLY FOR THE FRAMING OF THIS PROJECT. PLEASE REFER AND COMPLY WITH ALL LOCAL CODES AND REGULATIONS FOR ALL FRAMING WORK.
2. ALL JOISTS AND RAFTERS SHALL BE ALIGNED OVER STUDS BELOW.
3. ALL JOISTS SHALL BE 2X10 @ 16" O.C. WITH 1/2" PLATE W/ END STUDS.
4. FRAMER TO INSTALL LOCAL FLOOR JOIST UNDER PARTITION WALL PARALLEL TO JOIST DIRECTION.
5. ALL JOISTS SHALL BE 2X10 @ 16" O.C. WITH 1/2" PLATE W/ END STUDS.
6. ALL JOISTS SHALL BE 2X10 @ 16" O.C. WITH 1/2" PLATE W/ END STUDS.
7. ALL JOISTS SHALL BE 2X10 @ 16" O.C. WITH 1/2" PLATE W/ END STUDS.
8. ALL JOISTS SHALL BE 2X10 @ 16" O.C. WITH 1/2" PLATE W/ END STUDS.
9. ALL JOISTS SHALL BE 2X10 @ 16" O.C. WITH 1/2" PLATE W/ END STUDS.
10. ALL JOISTS SHALL BE 2X10 @ 16" O.C. WITH 1/2" PLATE W/ END STUDS.
11. ALL JOISTS SHALL BE 2X10 @ 16" O.C. WITH 1/2" PLATE W/ END STUDS.
12. ALL JOISTS SHALL BE 2X10 @ 16" O.C. WITH 1/2" PLATE W/ END STUDS.
13. ALL JOISTS SHALL BE 2X10 @ 16" O.C. WITH 1/2" PLATE W/ END STUDS.
14. ALL JOISTS SHALL BE 2X10 @ 16" O.C. WITH 1/2" PLATE W/ END STUDS.
15. ALL JOISTS SHALL BE 2X10 @ 16" O.C. WITH 1/2" PLATE W/ END STUDS.



FOUNDATION PLAN
 1/4" = 1'-0"



PROJECT NAME

DATE

REVISION

NO.

DATE

REVISION

NO.

DATE

REVISION

NO.

DATE

REVISION

NO.

DATE

REVISION

NEW CONSTRUCTION:
 NEW HOUSE #
 ATTACHED
 29 FORSBERG ST
 WORCESTER, MA 01607

COLLSTAR BUILDERS INC
 DESIGNER/ CONTRACTOR

6 HICKORY ST WORCESTER MA 01603
 PHONE: 508.756.7844
 EMAIL: COLLSTARBUILDERS@GMAIL.COM

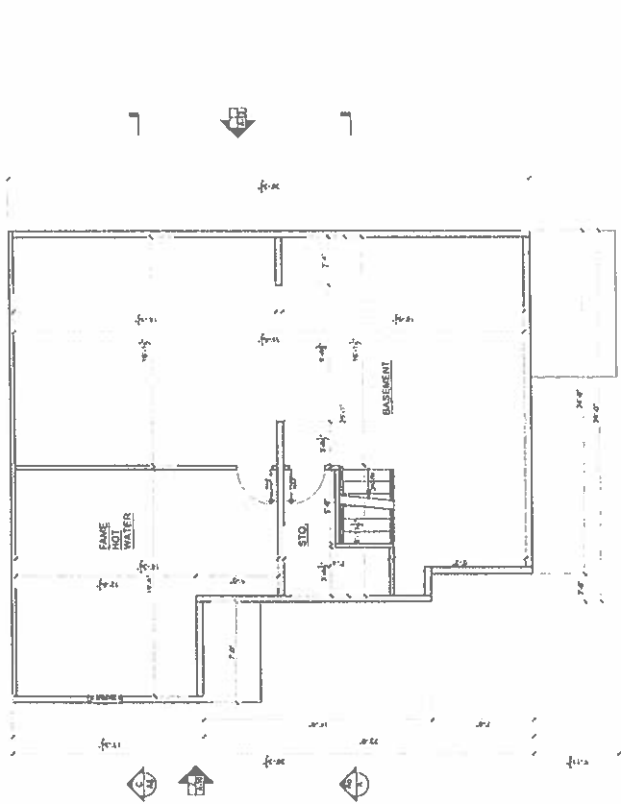
NO.	DATE	REVISION

PROJECT NO: 10071231001

BASEMENT FLOOR PLAN

PROJECT NUMBER	DESIGNED BY
10071231001	LEO MADDYEN
DATE	AS NOTED BY
03/27/2018	03/27/2018

A-2



1-1 BASEMENT FLOOR PLAN
 1/4" = 1'-0"

NEW CONSTRUCTION:
NEW HOUSE #
"ATTACHED"
29 FORSBURG ST.
WORCESTER, MA 01607

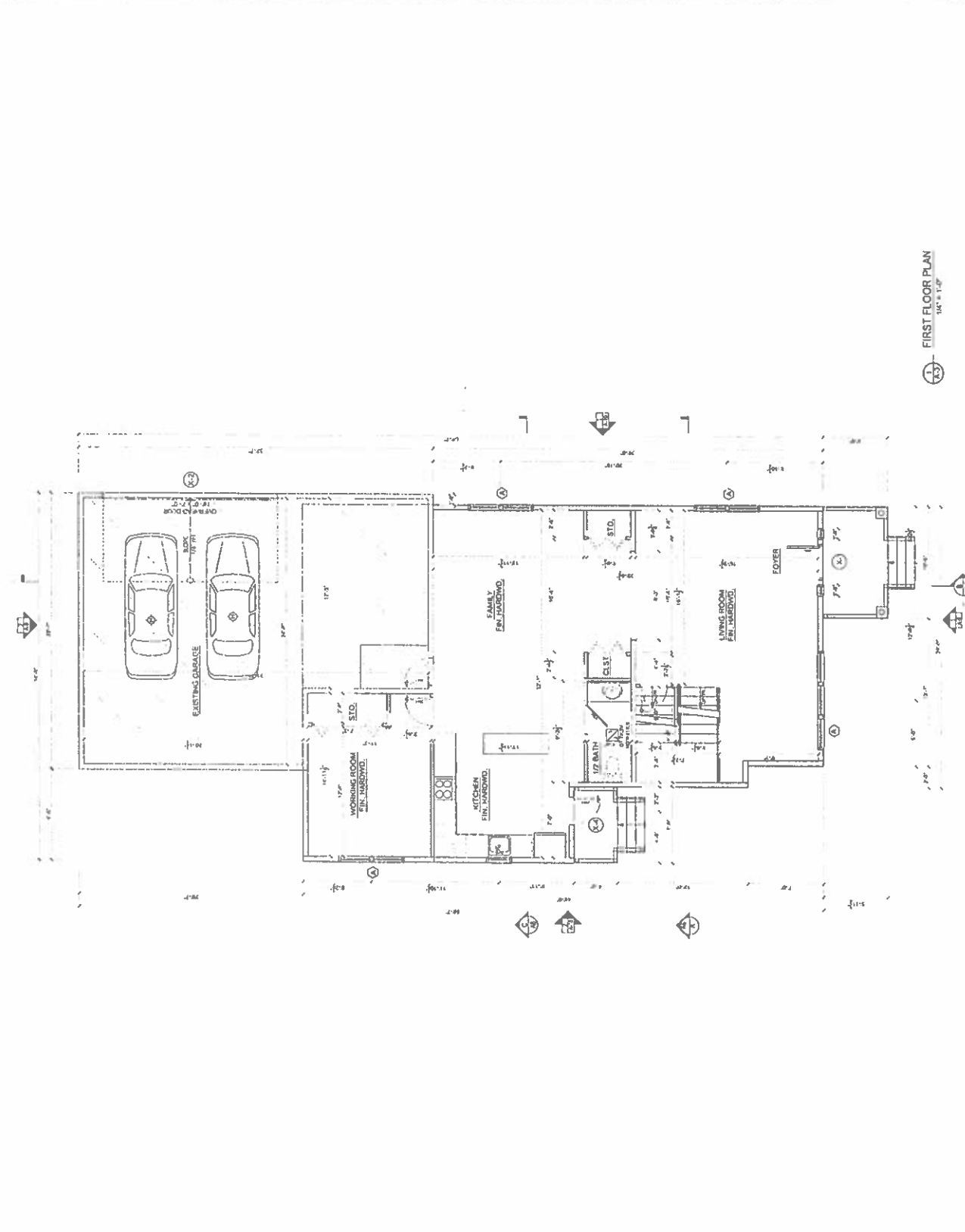
GOLDSTAR BUILDERS INC.
DESIGNER/ CONTRACTOR

110 BUCKLE UP ST. WORCESTER, MA 01603
PHONE: 508-736-7144
EMAIL: INFO@GOLDSTARBUILDERS.COM

NO.	DATE	REVISION

PROJECT NO: A4-0220-2014
ARCHITECT: GMA
FIRST FLOOR PLAN
DATE: 2-2-17
DESIGNER: LEON MOYCH
CHECKER: JAY
AS NOTED BY: BF/MAN
SCALE: 1/8" = 1'-0"

A-3



FIRST FLOOR PLAN
1/8" = 1'-0"

PROJECT NAME

NEW CONSTRUCTION:
NEW HOUSE #
ATTACHED
29 FORBES ST.
WORCESTER, MA 01607

COLLSTAR BUILDERS INC
DESIGNER/ CONTRACTOR

1 ADAMS ST WORCESTER MA 01603
PHONE: 907-761-1144
EMAIL: COLLSTARBUILDERS@GMAIL.COM

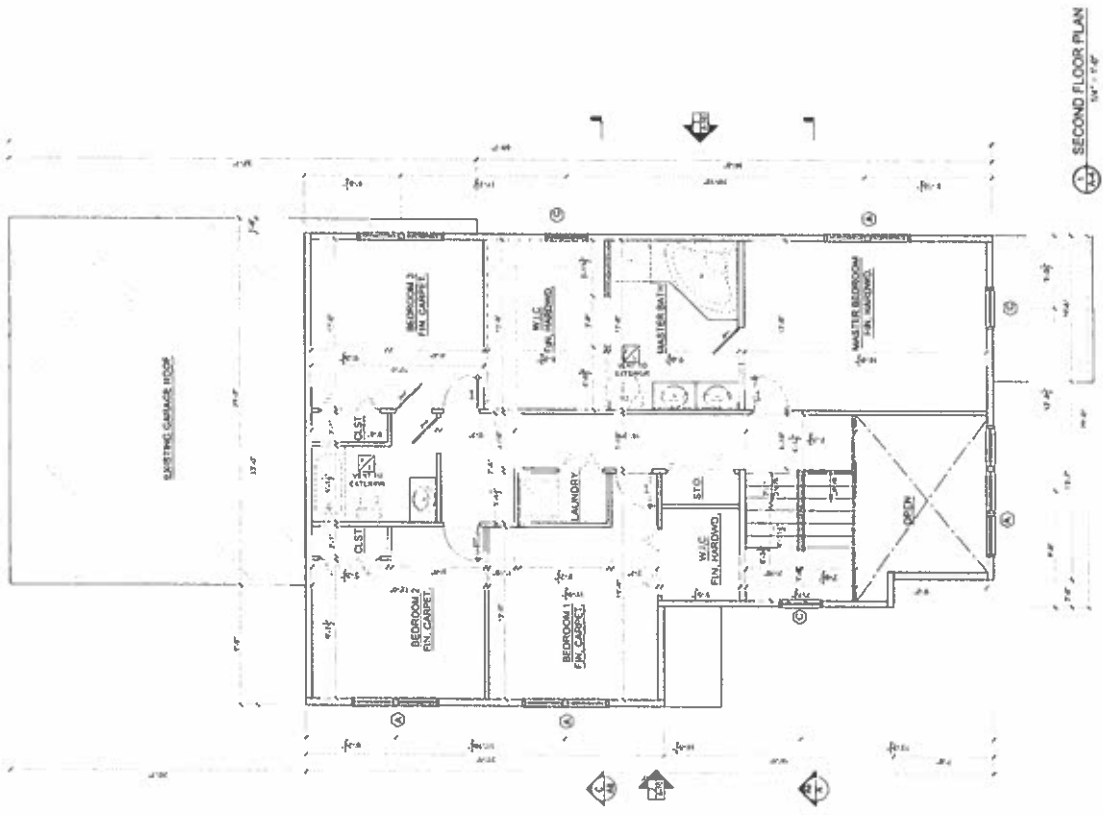
NO.	DATE	REVISION



SECOND FLOOR PLAN

PROJECT NO.	
DATE	
SCALE	AS NOTED
DESIGNED BY	
DRAWN BY	
CHECKED BY	
DATE	

A-4



SECOND FLOOR PLAN
1/4" = 1'-0"

NEW CONSTRUCTION
 NEW HOUSE #
 ATTACHED
 39 FORSBERG ST.
 WORCESTER, MA 01697

COLLESTAR BUILDERS INC
 DESIGNER/ CONTRACTOR

4 JACOBS ST. WORCESTER, MA 01690
 PHONE: 508-750-7344
 EMAIL: COLLESTARBUILDERS@GMAIL.COM

NO.	DATE	REVISION

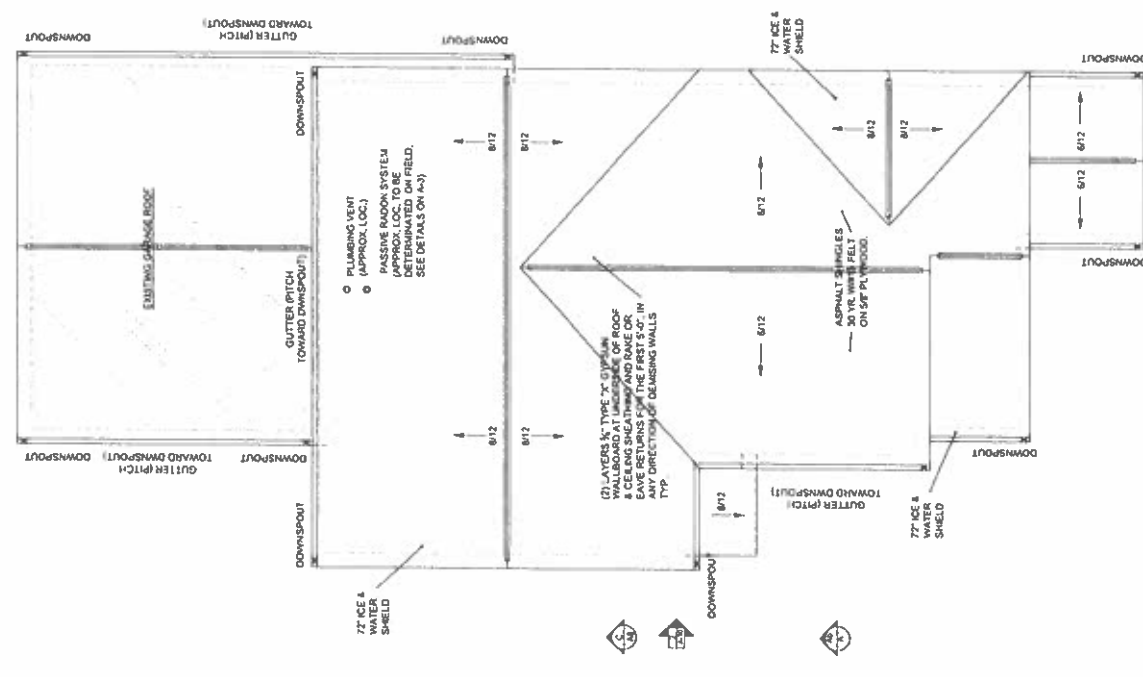


ARCHITECTURAL

ROOF PLAN

DATE: 08/21/14
 DRAWN BY: J. HAYDEN
 CHECKED BY: J. HAYDEN
 ALL NOTED

A-5



ROOF PLAN
 1/4" = 1'-0"

WINDOWS SCHEDULE

NOTE: ALL DIMENSIONS AND MODELS TO BE VERIFY PRIOR TO ORDER

TAG	MANUF	MODEL	ROUGH OPENING	QTY	REMARK
A	THERMASTAR	DH000-2	60"7'x60"	13	
A	THERMASTAR	DH000-2	60"7'x60"	1	TEMPERED GLASS
B	THERMASTAR	DH000-1	30"7'x30"	2	TEMPERED GLASS
C	THERMASTAR	DH000-1	30"7'x30"	2	BATHROOM
D	THERMASTAR	DH400-1	40"7'x40"	0	KITCHEN

DOOR SCHEDULE

TAG	MANUF	MODEL	ROUGH OPENING	QTY	REMARK
X-1	THERMASTAR	2000 MAIN DOOR	3'10" x 8'10"	2	
X-2	OVERHEAD	0-6010 GARAGE DOOR	9'3" x 7'10"	3	
X-3	THERMASTAR	2000 SUB DOOR	3'10" x 8'10"	1	EXISTING BUILDING
X-4	ANDERSEN	FHW4000-AL	54" x 80"	2	

NOTE: ALL DIMENSIONS AND MODELS TO BE VERIFY PRIOR TO ORDER

NEW CONSTRUCTION:
 NEW HOUSE #
 ATTACHED
 29 FORSBERG ST.
 WORCESTER, MA 01687

COLOSTAR BUILDERS INC.
 DESIGNER/CONTRACTOR

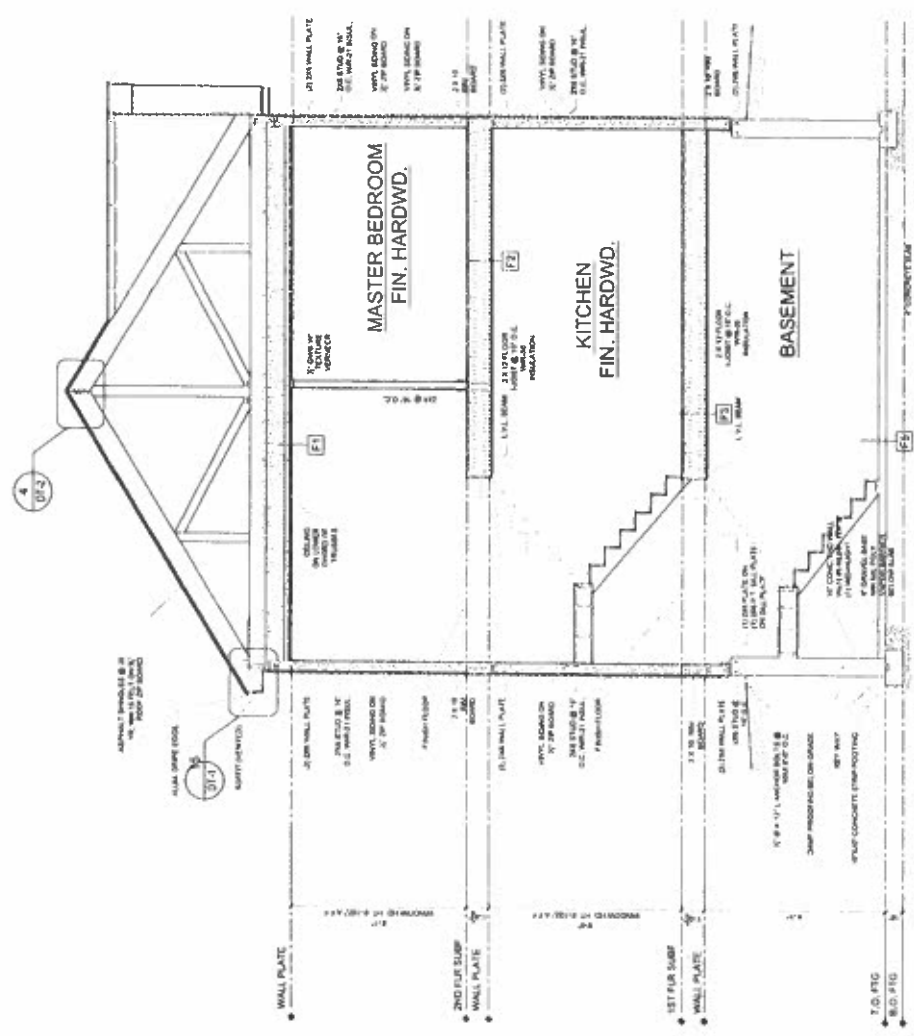
IF FACILITY IS MODIFIED IN ANY
 MANNER, THE OWNER
 MUST NOTIFY THE DESIGNER

NO.	DATE	REVISION

PROJECT NO. 1401210100
BUILDING SECTION & DETAILS
 SHEET NO. 1401210100-01
 DATE 01/10/2014
 DRAWN BY J. HARRIS
 CHECKED BY J. HARRIS
 PROJECT NO. 1401210100

A-6

BUILDING SECTION
 3/8" = 1'-0"



UNFINISHED SIDE

PROJECT NAME

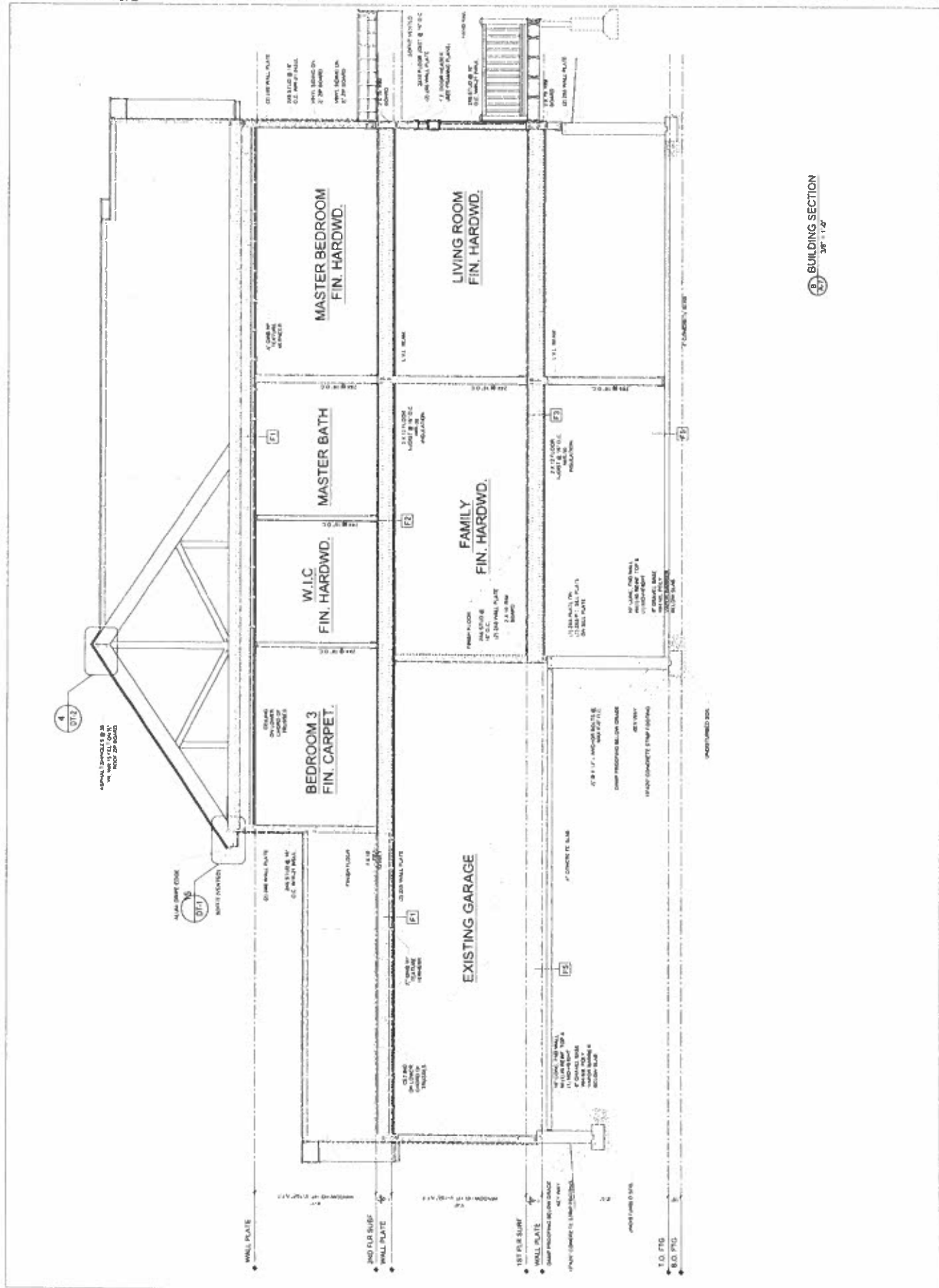
NEW CONSTRUCTION
NEW HOUSE #
ATTACHED
29 FORBERG ST.
WORCESTER, MA 01667

COLDSTAR BUILDERS INC
DESIGN/SHR/CONTRACTOR

4 PARKED ST. WORCESTER, MA 01600
PHONE: 508-754-1144
EMAIL: COLDS@COLDSTARBUILDERS.COM

NO.	DATE	REVISION

BUILDING SECTION	
PROJECT NUMBER	21-00
DATE	02/11/2016
SCALE	AS NOTED
DRAWN BY	02/11/2016
CHECKED BY	02/11/2016
A-7	



B. BUILDING SECTION 30' x 11'-0"

PROJECT NAME

NEW CONSTRUCTION:
NEW HOUSE #
ATTACHED
29 FORSBERG ST.
WORCESTER, MA 01607

GOLDSTAR BUILDERS INC
DESIGNER/ CONTRACTOR

9 JACKSON ST WORCESTER, MA, 01603
PHONE: 508-794-7444
EMAIL: GOLDSTARBUILDERS@GMAIL.COM

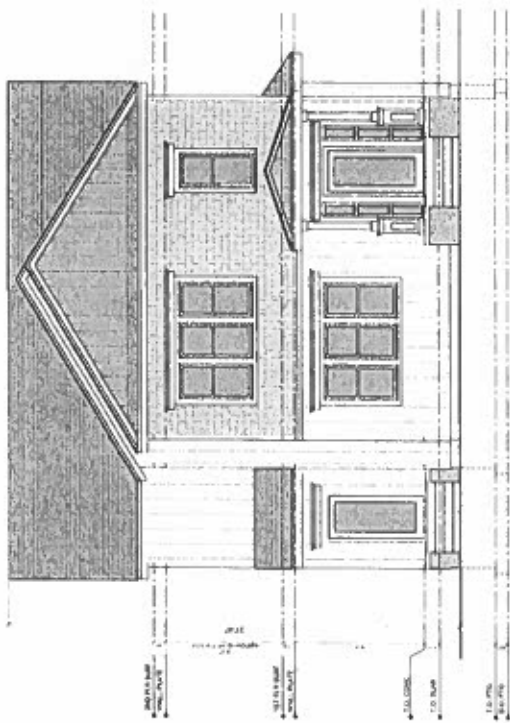
NO.	DATE	REVISION

DESIGNED BY
ARCHITECTURAL

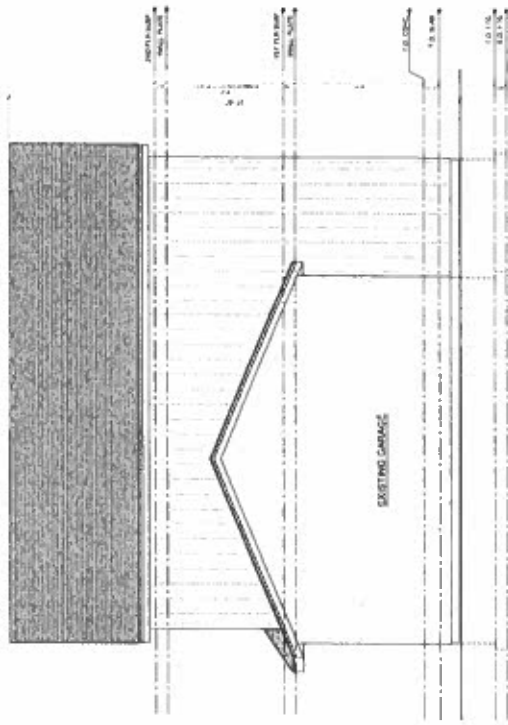
**FRONT &
REAL
ELEVATION**

PROJECT NAME: L.E.O. NGUYEN
 DRAWN BY: D.A.
 DATE: 10/1/16
 PROJECT NUMBER:

A-9



FRONT ELEVATION
1/4" = 1'-0"



REAL ELEVATION
1/4" = 1'-0"

PROJECT NAME:
 NEW CONSTRUCTION
 NEW HOUSE #
 ATTACHED
 29 FORSBURG ST.
 WORCESTER, MA 01609

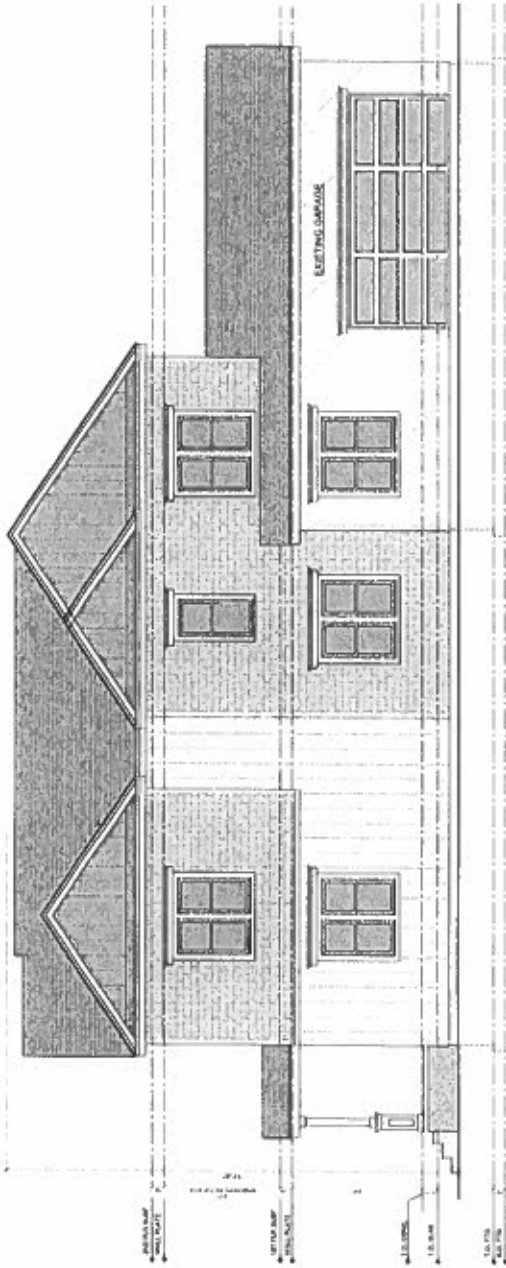
COLUSTAR BUILDERS INC
 DESIGNER/ CONTRACTOR

4 PROBERT WOODSTOCK MA 01580
 PHONE: 508-754-7666
 EMAIL: COLUSTAR@COLUSTAR.COM

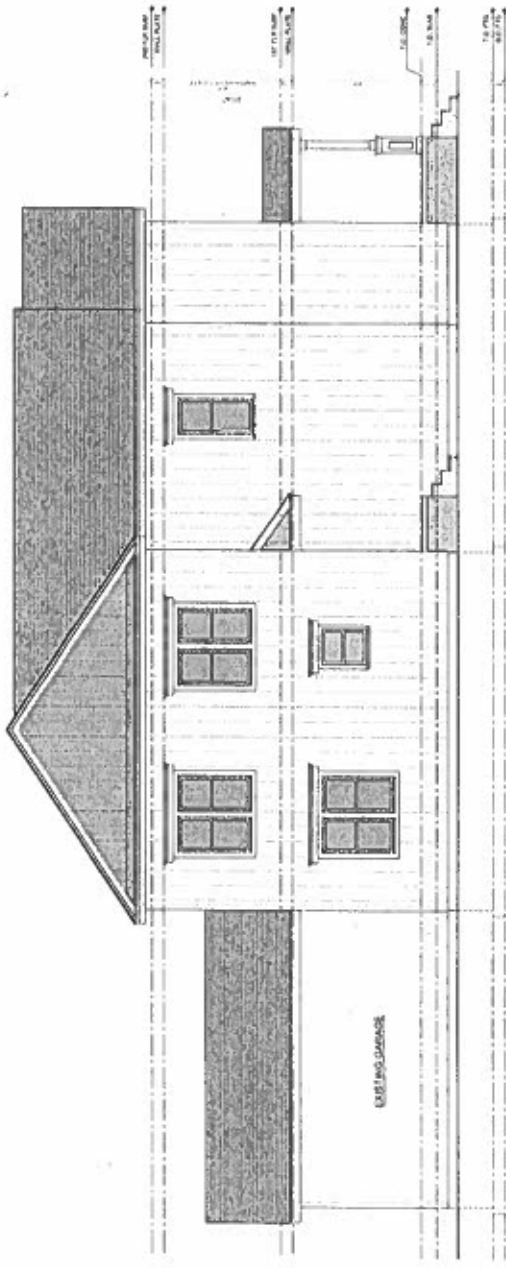
NO.	DATE	REVISION

PROJECT NAME: NEW CONSTRUCTION
RIGHT & LEFT ELEVATION
 SHEET NUMBER: 11450
 PLAN: 11450
 DATE: 11/12/12
 NAME: J. J. COLUSTAR
 COMPANY: COLUSTAR BUILDERS INC

A-10



RIGHT ELEVATION
 1/4" = 1'-0"



LEFT ELEVATION
 1/4" = 1'-0"