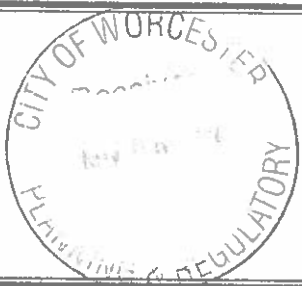


25-224-086



RECEIVED
 WORCESTER CITY CLERK **VARIANCE & SPECIAL PERMIT APPLICATION**

2024 NOV -5 PM 2:58 **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.

Lot Area		Front Yard Setback		Rear Yard Setback	
Square footage required:	21,000	Setback required:		Setback required:	
Square footage provided:	14,801	Setback provided:		Setback provided:	
Relief requested:	6,199	Relief requested:		Relief requested:	
Frontage		Side Yard Setback		Exterior Side Yard Setback	
Frontage required:		Setback required:		Setback required:	
Frontage provided:		Setback provided:		Setback provided:	
Relief requested:		Relief requested:		Relief requested:	
Off-street Parking/Loading		Height		Accessory Structure 5-foot Setback	
Parking required:	16	Height permitted:		Type of structure:	
Parking provided:	4	Height provided:		Square footage of structure:	
Relief requested:	12	Relief requested:		Relief requested:	
Loading required:		Other Variances			
Loading provided:		Relief requested:			
Relief requested:		Zoning Ordinance Article & Section:			
Signs		Requirement:			
Area permitted:		Provided:			
Area provided:		Indicate if Variances are being requested for more than one structure or more than one lot. Only complete the sections which pertain to the Variances (s) you are applying for.			
Relief requested:					
Height permitted:					
Height provided:					
Relief requested:					
Setback permitted:					
Setback provided:					
Relief requested:					

TYPE OF SPECIAL PERMIT (check the Special Permit you are requesting and describe what you are requesting)

1. Extension, Alteration or Change of a Privileged Pre-existing, Nonconforming Structure and/ or Use (Article XVI, Section 4)
2. Residential Use allowed only by Special Permit (Article IV, Section 2, Table 4.1)
3. Non-Residential Use allowed only by Special Permit (Article IV, Section 2, Table 4.1)
4. Non-Accessory Sign (Article IV, Section 6)
5. Residential Conversion (Article IV, Section 9)
6. Placement of Fill/Earth Excavation (Article IV, Section 5)
7. Modification of Parking/Loading Requirements (Article IV, Section 7)
8. Modification of Landscaping Requirements for Parking/Loading (Article IV, Section 7)
9. Other Special Permit (Describe Special Permit sought):

1. Assessor's **ADDRESS OF SUBJECT PROPERTY:** 60 William Street
(List property subject to the application and include any lot numbers. Please note: The street number may be different than the Assessor's address).

2. Is this property known by any other address: No.

3. **OWNER OF RECORD:** Daniel Rizika
(The owner of record is the person or entity who owns title to the property as of today's date)

4. Address (es) of owner of record is /are 18 Manor Road, Millbury, MA 01527

5. Worcester District Registry of Deeds (WDRD) Book(s) 68937, Page(s) 150
(List Book and Page number of deed filed for the subject property as recorded at the WDRD)

6. City of Worcester Assessor's Office Map 02 Block 040 Lot 00074
(List MBL number for the subject property as listed at Assessor's Office)

7. **NAME OF APPLICANT(S):** Daniel Rizika

8. Address of Applicant: 18 Manor Road, Millbury, MA 01527

9. Telephone: c/o Donald J. O'Neil (508) 755-5655

10. Email: c/o djo@oneilbarrister.com

11. Check if you are an: owner (s) , lessee (s) , optionee (s) (If you are not the owner of the subject property and are a lessee or optionee, it is recommended that you provide supporting information such as a lease or a purchase and sale agreement that shows your interest in the property.)

12. Zoning district(s) of the property (Indicate if more than one zoning district and any zoning overlay districts):
Split lot RL-7 and BO-1.0

13. Describe what is presently located on the property (Use as much detail as possible including all uses and square footage of each use):
Existing 2.75 story office building formerly used by Becker College.

14. The applicant seeks to (Describe what you want to do on the property in as much detail as possible):
Renovated existing structure and convert same to residential use. Eight units proposed.

15. Such a use is permitted only by the City of Worcester Zoning Ordinance under Article (Insert Article, Section (s) of the Zoning Ordinance which permits the proposed used of the property):

Article II, Section 6 A 3; Article IV, Section 2, Table 4.1

16. 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):
unknown.

17. 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)? If so, explain:
Building permits have not been sought yet for intended use due to the need for zoning relief.

18. List any additional information relevant to the Variance (s) and Special Permit (s):
Applicant seeks to renovate historic structure with no exterior changes required. Applicant proposes to use a portion of the existing parking area located at the rear of the lot, which will be redesigned to improve safety, to provide 4 parking spaces along with 4 excess parking spaces available off site to provide a total of 8 parking spaces or one space per unit.

VARIANCE FINDINGS OF FACT

Complete the following questions. Your responses should provide justifications as to why the requested Variance(s) should be granted. Attach additional documentation as necessary.

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

A literal enforcement of the provisions of the City of Worcester Zoning ordinance would involve a substantial hardship for the owner of the property by preventing the reuse of same for appropriate residential use taking after taking into account the previous historical use of the site and limitations regarding the alteration of the building exterior.

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 existing structure on the site, which was built prior to the adoption of current zoning requirement, represents a hardship for the owner in that the size and layout of the building necessitates the creation of a sufficient number of units to cover the renovation cost associated with the conversion of the premises to residential use. The property is situated in a developed area which leaves the owner no ability to acquire additional land area to meet current lot area requirements and additional land for off street parking.

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 proposed use is an allowed use by Special Permit and is in keeping with the surrounding residential properties. The proposal will add additional dwelling units to the City's housing stock to help meet the demand for same and will return a under utilized structure to active productive use.

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 relief required to allow the proposed relief. The parking provided is adequate for the likely need for same give the size of the units proposed and the location of the site and its proximity to alternative transportation options for residents.

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:
Proposal will add additional housing to the City's housing stock, increase the real estate tax base, improve the appearance of the property and return the building to productive use.

2. Traffic flow and safety, including access, parking and loading areas:
Applicant proposes to utilize existing parking area without expansion of same to meet expected off street parking needs of tenants.

3. Adequacy of utilities and other public services:
Existing utilities and other public services are adequate for intended use.

4. Neighborhood character and social structure:
Proposed use is in keeping with neighborhood character and social structure and will maintain the historic elements of the building.

5. Impacts on the natural environment:
The proposal involves the repurposing of an existing building on a developed site with no adverse impacts on the natural environment anticipated.

6. Potential fiscal impact, including city services needed, tax base, and employment:
Positive fiscal impacts on the City's tax base and construction employment are anticipated with no undue demands for City services presented.

WHEREFORE, the applicant(s) requests that this Board grant the special permit (s) as requested above.

By: [Signature]
(Signature of Applicant or Applicant's Agent)
If more than one applicant, all applicants must fill out information.

Daniel Rizika
(Name of Applicant)

18 Manor Road, Millbury, MA 01527
(Address)

c/o (508) 755-5655
(Contact Phone Number)

c/o djo@oneilbarrister.com
(Email)

August 13, 2024
(Date)

By: [Signature]
(Signature of Property Owner or Owner's Agent)
If more than one property owner, all owners must fill out information.

Daniel Rizika
(Name of Property Owner)

18 Manor Road, Millbury, MA 01527
(Address)

c/o (508) 755-5655
(Contact Phone Number)

c/o djo@oneilbarrister.com
(Email)

August 13, 2024
(Date)

SUPPLEMENTARY QUESTIONS FOR SPECIAL PERMITS ONLY

Complete the requested information for the Special Permit requested. Attach additional documentation as necessary. Only complete the sections which pertain to the Special Permit (s) you are applying for.

**Extension, Alteration or Change of a Privileged Pre-existing, Nonconforming Structure
(Article XVI, Section 4)**

1. Describe what is currently nonconforming about this structure (list specific dimensional nonconformities)
2. Indicate how long the nonconforming aspects of the structure have been in existence:
3. At the time of construction, did the structure meet applicable zoning requirements? (Check with the zoning ordinance, as amended, that would have been in effect at the time of construction. Past zoning ordinances are available for research at the City Clerk's office. Past zoning maps are available at the Division of Planning and Regulatory Services)
4. Describe the proposed extension, alteration or change and the total square footage of any physical expansion:

**Residential Use allowed only by Special Permit in a particular zoning district
(Article IV, Section 2, Table 4.1)**

1. Describe the proposed residential use:

Eight one bedroom units proposed.

2. Total number of dwelling units proposed, number of bedrooms per unit, and square footage of units:

Eight dwelling units proposed. One bedroom per unit proposed. Square footage to vary. See floor plans filed herewith for details.

3. Number and dimensions of off-street parking spaces to be provided and location (garage, driveway). Off-street parking spaces must be located outside of the front yard and exterior side yard setbacks.

13 parking spaces provided in existing parking area. No spaces proposed for front yard .

**Non-Residential Use allowed only by Special Permit
(Article IV, Section 2, Table 4.1)**

1. Describe the proposed use (include description of business, proposed hours of operation, and number of employees)

2. Total square footage of proposed use:

3. Number of off-street parking spaces to be provided. Indicate location of those parking spaces: garage, parking lot, parking spaces on a different lot provided through the same ownership and/or leased spaces (a 5-year minimum lease with renewal options must be provided) within 1,000 feet of the use it will serve.

4. For a proposed animal hospital, animal clinic, pet shop or animal shelter, per Article IV, Section 2, Notes to Table 4.1, Note 4, indicate the location of any animal runs if a residential zoning district is within 200 feet of the subject property.

5. For a proposed Bed and Breakfast use, provide additional documentation per Article IV, Section 11.

8. For a proposed Adult Entertainment use, provide additional documentation per Article IV, Section 10.

9. For a proposed Limited Residential Hospice House, provide additional documentation per Article IV, Section 2, Notes to Table 4.1, Note 10.

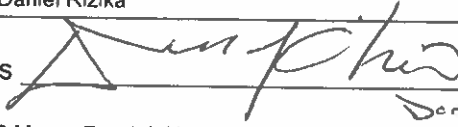
CERTIFICATION OF COMPLIANCE WITH WORCESTER REVISED ORDINANCES GOVERNING REVENUE COLLECTION

***Note: This form must be completed and signed by both the applicant(s) and owner(s) of the property certifying payment of all local taxes, fees, assessments, betterments, or any other municipal charges of any kind. Failure to include a fully completed certification form with the application shall result in the application being deemed incomplete and ineligible for further processing by the Zoning Board of Appeals.**

Pursuant to Massachusetts General Law, Chapter 40, Section 57 and the City of Worcester General Revised Ordinance, Chapter 11, Section 26-28, the undersigned applicant and all parties having an ownership interest therein, hereby certify, under the pains and penalties of perjury, that the applicant(s) and owner(s) have complied with the laws of the Commonwealth of Massachusetts and the City of Worcester regarding payment of all local taxes, fees, assessments, betterments or any other municipal charges of any kind.

(Give first and last names in full. In case of a corporation give names of President, Treasurer and Manager; and in case of firms, give names of individual members.)

(1) If a Proprietorship or Single Owner of residential property:

Name of Owner Daniel Rizika
 Business Address  Agency For
Daniel Rizika
 Home Address 18 Manor Road, Millbury MA 01527
 Business Phone c/o djo (508) 755-5655 Home Phone _____

Signature of owner (certifying payment of all municipal charges):
 _____ Date: _____

(2) If a Partnership or Multiple Owners of residential property:

Full names and address of all partners

Printed Names	Addresses
_____	_____
_____	_____
_____	_____

Business Address _____
 Business Phone _____

Signature of all owners of property (certifying payment of all municipal charges -attach multiple pages if necessary)

_____ Date: _____
 _____ Date: _____
 _____ Date: _____
 _____ Date: _____

BLOSSOM LANE LLC	02-046-00036	0008 POST OFFICE SQ	ACTON, MA 01720
CITY OF WORCESTER	02-047-00089	0455 MAIN ST	WORCESTER, MA 01608
ZDRULI,FRANKLI	02-040-00084	0048 FRUIT ST	WORCESTER, MA 01609
EASTERN AVE VENTURE LLC	02-040-00022	139A CHARLES ST SUITE 200	BOSTON, MA 02116
Y J PROPERTIES LLC	02-040-00014	0482 SOUTHBRIDGE ST SUITE 306	AUBURN, MA 01501
BONARDI,FLORENCE A TRUSTEE	02-040-00015	0053 PROCTOR ST	WORCESTER, MA 01606
O'DAY,SEAMUS M + LISA	02-040-00016	291 RANDALL ROAD	BERLIN,, MA 01503
O'DAY,SEAMUS + LISA	02-040-00017	0291 RANDELL RD	BERLIN, MA 01503
ARTEL PROPERTIES LLC +	02-040-00018	0069 ELM ST	MALDEN, MA 02148
MINGUS MELLOW INC	02-040-00128	0390 MAIN STREET SUITE 926	WORCESTER, MA 01608
CAMERON,PATRICK C	02-047-00090	0012 ROXBURY ST	WORCESTER, MA 01609-2108
ARTEL PROPERTIES LLC +	02-040-00145	0069 ELM ST	MALDEN, MA 02148
LIU.,MICHAEL A	02-040-00021	0005 MARSTON WAY	WORCESTER, MA 01609
SCOLA,ANGELO AMADEO	02-040-00023	0001 MARSTON WAY	WORCESTER, MA 01609
NAVRO CORP	02-040-00077	1 SALEM SQ	WORCESTER, MA 01608-2015
XIONG,YING + CHANG,XIULAN	02-040-00078	0014 MALLARD RD	ACTON, MA 01720
HAMPTON PROPERTIES LLC	02-046-00042	95 ELM ST SUITE 100	WORCESTER, MA 01609
VELLA,PAUL R + HOOLEY,LEE ANN	02-047-00048	0047 SEVER ST	WORCESTER, MA 01609
DOVER INVESTMENT GORUP LLC	02-040-00076	0007 POWDER HOUSE RD	DOVER, MA 02030
FORMAN,BRUCE MICHAEL	02-047-00047	0074 WILLIAM ST	WORCESTER, MA 01609
HAMPTON PROPERTIES LLC	02-040-00024	P.O. BOX	WAYLAND, MA 01778
BAKLLAS,DIMITRIOS	02-040-00064	0044 FRUIT ST	WORCESTER, MA 01609
GIANNOPOULOS,SPIRO E	02-040-00075	PO BOX 545	WORCESTER, MA 01613-0545
LI,QINGQING	02-040-00079	0071 MAYWOOD ST APT 2	WORCESTER, MA 01603
MONARREZ,RACHEL H + JESUS JOSE	02-047-00041	0066 WILLIAM ST	WORCESTER, MA 01609
YARNIE,DANIEL + REBECCA	02-048-00092	0037 WEST MILLBURY RD	SUTTON, MA 01590
HAMPTON PROPERTIES LLC	02-048-00042	P.O. BOX 5495	WAYLAND, MA 01778
DIRSCHKA,WILLIAM PAUL +	02-046-00035	0038 SEVER ST	WORCESTER, MA 01609
53 WILLIAM STREET LLC	02-046-00043	0028 AUDUBON WAY	STURBRIDGE, MA 01566
MILLER,DEANNA C + KELLY T TRUSTEES	02-046-00044	8576 E 51ST AVE	DENVER, CO 80238
MILLER,DEANNA C + KELLY T TRUSTEES	02-046-00044	8576 E 51ST AVE	DENVER, CO 80238
WEST SIDE CORPORATION	02-046-37+41	51 SUMMER STREET	ROWLEY, MA 01969-1833
WARNER,PATRICK M +	02-046-00140	0036 SEVER ST	WORCESTER, MA 01609
HAMPTON PROPERTIES LLC	02-048-00012	95 ELM STREET SUITE 100	WORCESTER, MA 01609
WORCESTER DEVELOPMENT PROJECT	02-046-00038	0075 ARLINGTON ST 5TH FLOOR	BOSTON, MA 02116
WORCESTER DEVELOPMENT PROJECT	02-046-00038	0075 ARLINGTON ST 5TH FLOOR	BOSTON, MA 02116
TORVELLA CEDAR LLC	02-046-00050	0045 POND ST SUITE 200	NORWELL, MA 02061
LINDERHOLM,CARL H + TOINI	02-046-00039	0050 CEDAR ST	WORCESTER, MA 01609-2134
CIOTTONE,ROBERT A +	02-046-00040	0048 CEDAR ST	WORCESTER, MA 01609
DWO REALTY LLC	02-046-00049	44 CEDAR ST	WORCESTER, MA 01609
DWO REALTY LLC	02-046-00049	44 CEDAR ST	WORCESTER, MA 01609
HAMPTON PROPERTIES LLC	02-040-00019	95 ELM ST	WORCESTER, MA 01609
RIZIKA,DANIEL	02-040-00074	0018 MANOR RD	MILLBURY, MA 01527

DWO REALTY LLC	02-040-00028	44 CEDAR ST	WORCESTER, MA 01609
WYNDHAM,KEVIN DANIEL + VALERIE ZOLE	02-040-00134	0056 WILLIAM ST	WORCESTER, MA 01609
WW3RDTIMEAROUND LLC	02-040-00029	0250 COMMERCIAL ST STE 400	WORCESTER, MA 01608
MORGAN,MAHROO T	02-047-00054	0010 ROXBURY ST	WORCESTER, MA 01609
CITY OF WORCESTER	02-047-00051	0455 MAIN ST	WORCESTER, MA 01608
FELICO LLC	02-040-00136	0045 MEADOW LN	BOXFORD, MA 01719
HAMPTON PROPERTIES LLC	02-040-00144	P.O. BOX 5495	WAYLAND, MA 01778
SANTOS,MARIA E +	02-040-00146	042 FRUIT ST	WORCESTER, MA 01609
DAVIS,PAMELA A	02-040-00034	0040 FRUIT ST	WORCESTER, MA 01609-2112
HAMPTON PROPERTIES LLC	02-046-00047	P.O. BOX 5495	WAYLAND, MA 01778
MORAN,MARC + BARNES,ELIZABETH	02-046-00135	0061 WILLIAM ST	WORCESTER, MA 01609

This is to certify that the above is a list of abutters to Assessor's Map-Block-Lot's 02-040-00074 as cited above.

Certified by:



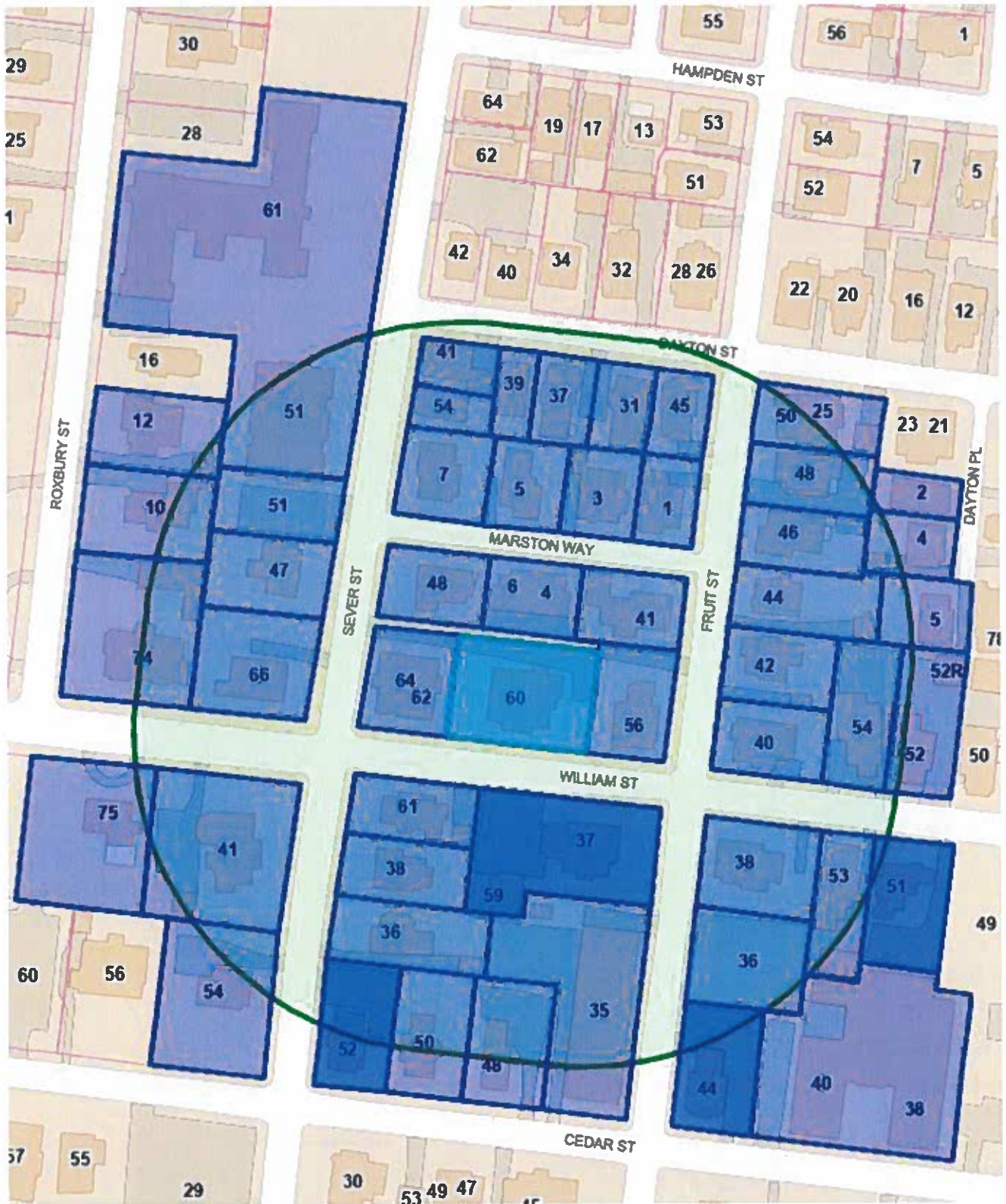
Signature

08/08/2024

Date



Abutters Map



PROJECT : INTERIOR RENOVATION

PROJECT ADDRESS : 60 WILLIAM ST, WORCESTER , MA

PROJECT SUMMARY:

1. EXISTING USE - OFFICE / BUSINESS
2. FULL GUT RENOVATION - AS RESIDENTIAL APARTMENTS (8 UNITS TOTAL)
3. LEVEL ONE - 3 UNITS. LEVEL TWO - 3 UNITS. LEVEL THREE - 2 UNITS
4. BASEMENT AS UTILITIES SPACE

DRAWING LIST:

Sheet Number	Sheet Name
A00	COVER SHEET
A101	BASEMENT PLAN - PROPOSED
A102	FIRST FLOOR PLAN - PROPOSED
A103	SECOND FLOOR PLAN - PROPOSED
A104	ATTIC PLAN - PROPOSED
A201	1ST FLOOR FRAMING PLAN
A202	2ND FLOOR FRAMING PLAN
A203	3RD FLOOR FRAMING PLAN
D001	BASEMENT FLOOR PLAN
D002	DEMOLITION PLAN FIRST LEVEL
D003	DEMOLITION PLAN SECOND LEVEL
D004	DEMOLITION PLAN ATTIC EXISTING
Grand total: 12	

EXISTING USE

BUSINESS / OFFICE

PROPOSED USE

RESIDENTIAL APARTMENTS: 8 UNITS



ARCHITECT:
UP DESIGN & BUILD, LLC
EMAIL:
INFO@UpDesignBuild.COM
PHONE:
617-902 8626



PRELIMINARY CONCEPT,
NOT VALID WITHOUT STAMP

60 WILLIAM ST

Worcester, MA

COVER SHEET

Project number 0.08

Date 04/05/2024

Drawn by Author

Checked by Checker

A00

Scale

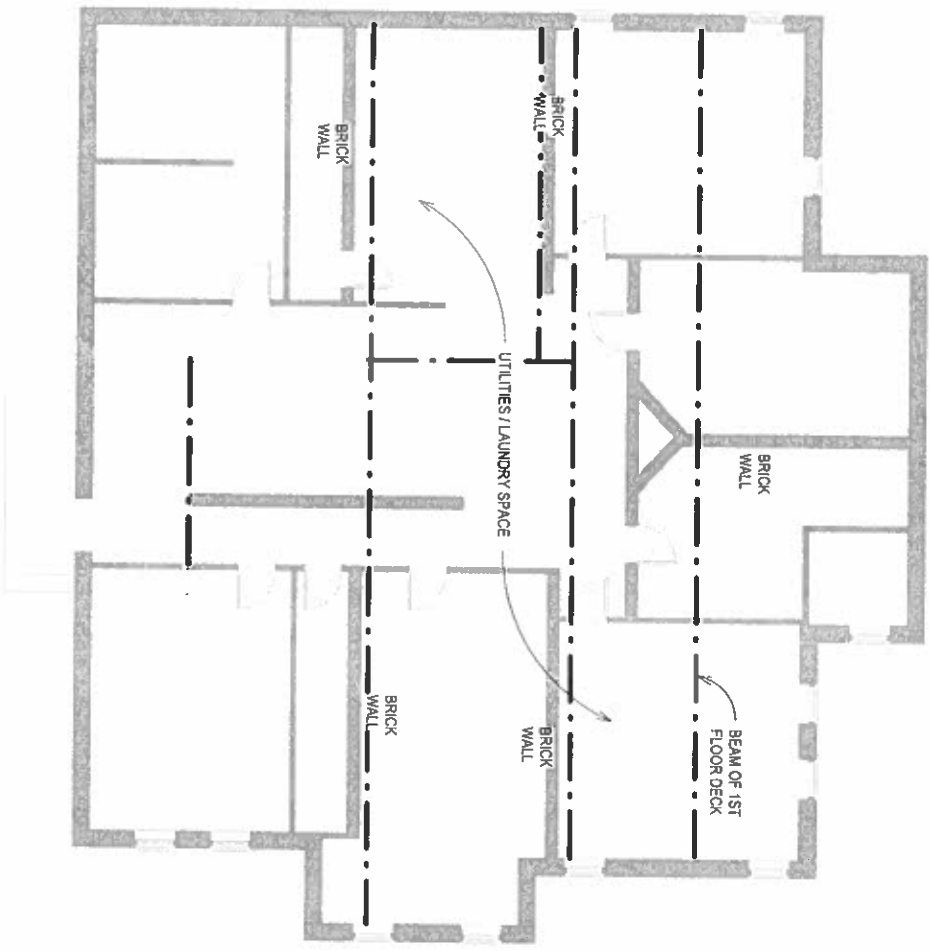
GENERAL NOTE:
 CONTRACTOR TO FIELD VERIFY AND COORDINATE WITH OWNER FOR ALL CONSTRUCTION ISSUES. THIS DRAWING SET IS TO SHOW GENERAL LAYOUT AND FOR PERMIT APPLICATION ONLY. CONTRACTOR/OWNER SHALL CONSULT PROFESSIONAL ENGINEER REGARDING ALL FRAMING AND STRUCTURAL ISSUES. CONTRACTOR AND OWNER AGREE TO INDEMNIFY, HOLD HARMLESS AND PROTECT ARCHITECT FROM ANY CLAIMS OR LOSSES RELATED TO THIS PROJECT.

FIRE ALARM LEGEND

①	SMOKE ALARM	Ⓜ	CO/SMOKE COMBO
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LEGEND

	EXISTING TO REMAIN
	DEMO
	NEW WORK



1 BASEMENT PLAN - NEW WORK
 A101 Scale: 1/8" = 1'-0"

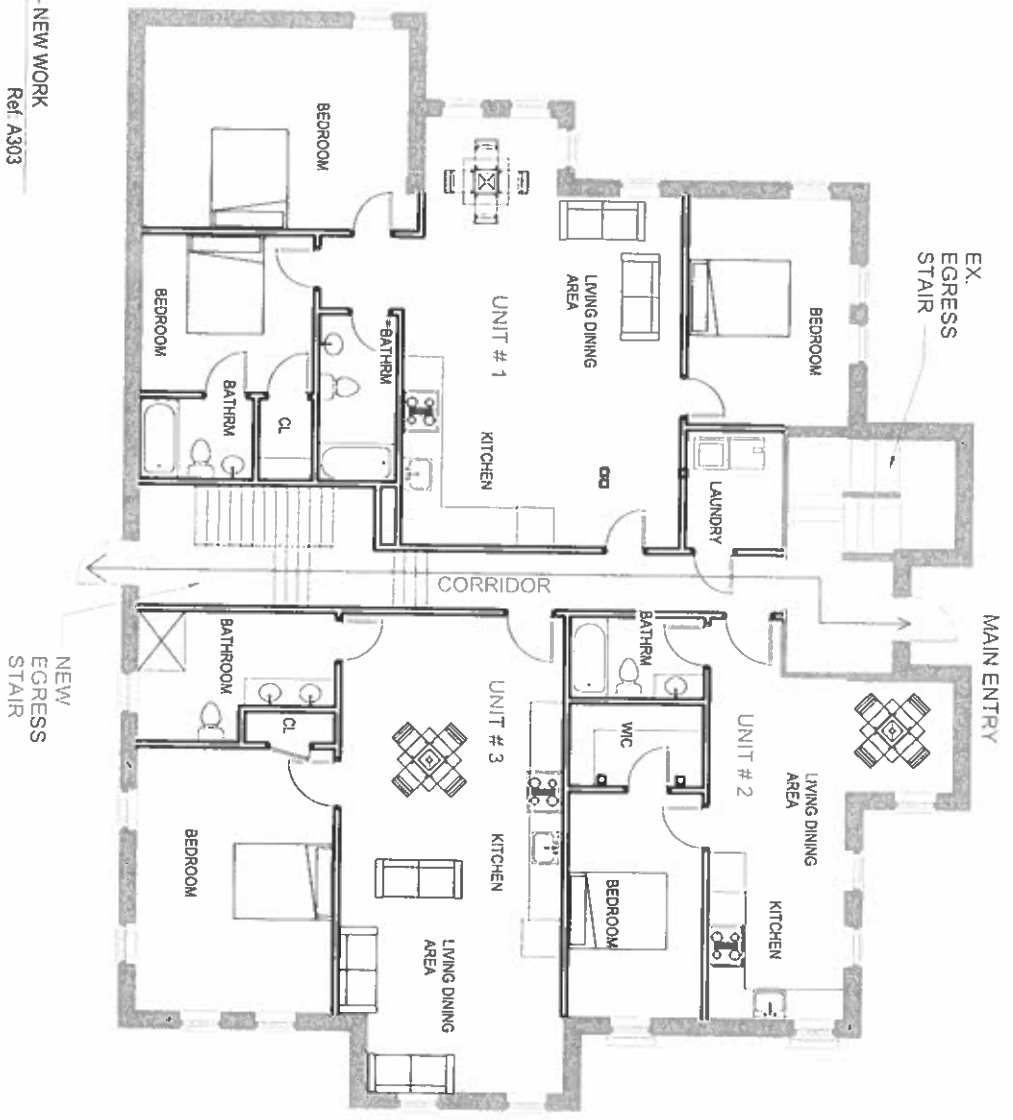
<p>DESIGN & BUILD ARCHITECT: UP DESIGN & BUILD, LLC EMAIL: INFO@UPDesignBuild.COM PHONE: 617-902-8626</p>	<p>REGISTERED ARCHITECT TIAN SUN NO. 25187 MA PRELIMINARY CONCEPT NOT VALID WITHOUT STAMP</p>
	<p>60 WILLIAM ST Worcester, MA</p>
<p>BASEMENT PLAN - PROPOSED</p>	<p>Project number: 0.08</p>
<p>Date: 04/05/2024</p>	<p>Drawn by: Tian Sun</p>
<p>Checked by: Checker</p>	<p>A101</p>
<p>Scale: As indicated</p>	<p>4/5/2024 11:47:12 PM</p>

GENERAL NOTE
 CONTRACTOR TO FIELD VERIFY AND COORDINATE WITH OWNER FOR ALL CONSTRUCTION ISSUES. THIS DRAWING SET IS TO SHOW GENERAL LAYOUT AND FOR PERMIT APPLICATION ONLY. CONTRACTOR/OWNER SHALL CONSULT PROFESSIONAL ENGINEER REGARDING ALL FRAMING AND STRUCTURAL ISSUES. CONTRACTOR AND OWNER AGREE TO INDEMNIFY, HOLD HARMLESS AND PROTECT ARCHITECT FROM ANY CLAIMS OR LOSSES RELATED TO THIS PROJECT.

- FIRE ALARM LEGEND**
- ① SMOKE ALARM
 - ② COSMOKE COMBO

- LEGEND:**
- EXISTING TO REMAIN
 - DEMO
 - NEW WORK

1 LEVEL 1 FLOOR PLAN - NEW WORK
 Scale: 1/8" = 1'-0"
 Ref: A303



<p>UP DESIGN & BUILD ARCHITECT, UP DESIGN & BUILD, LLC</p> <p>EMAIL: INFO@UpDesignBuild.COM PHONE 617-902 8626</p>	<p>60 WILLIAM ST Worcester, MA</p>	<p>FIRST FLOOR PLAN - PROPOSED</p>	<p>Project number 0.08 Date 04/05/2024 Drawn by Author Checked by Checker</p>	<p>Scale As indicated</p>
	<p>REGISTERED ARCHITECT NO. 26187A N.L.W./P.A. M.A.S. COMMONWEALTH OF MASSACHUSETTS</p> <p>PRELIMINARY CONCEPT NOT VALID WITHOUT STAMP</p>	<p>Scale As indicated</p>		

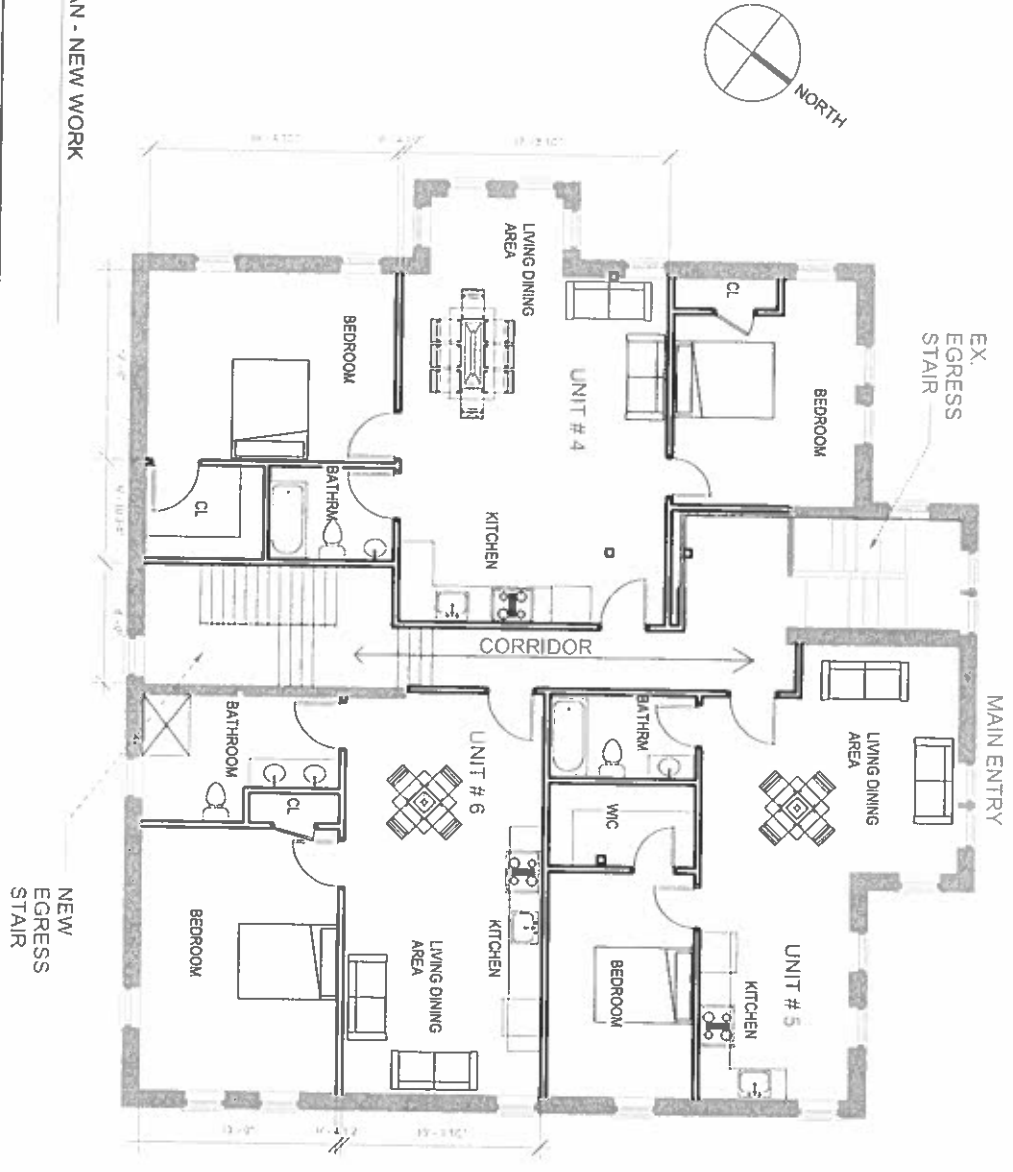
GENERAL NOTE
 CONTRACTOR TO FIELD VERIFY AND COORDINATE WITH OWNER FOR ALL CONSTRUCTION ISSUES. THIS DRAWING SET IS TO SHOW GENERAL LAYOUT AND FOR PERMIT APPLICATION ONLY. CONTRACTOR/OWNER SHALL CONSULT PROFESSIONAL ENGINEER REGARDING ALL FRAMING AND STRUCTURAL ISSUES. CONTRACTOR AND OWNER AGREE TO INDEMNIFY, HOLD HARMLESS AND PROTECT ARCHITECT FROM ANY CLAIMS OR LOSSES RELATED TO THIS PROJECT.

FIRE ALARM LEGEND

①	SMOKE ALARM	Ⓞ	CO/SMOKE COMBO
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LEGEND

	EXISTING TO REMAIN
	DEMO
	NEW WORK



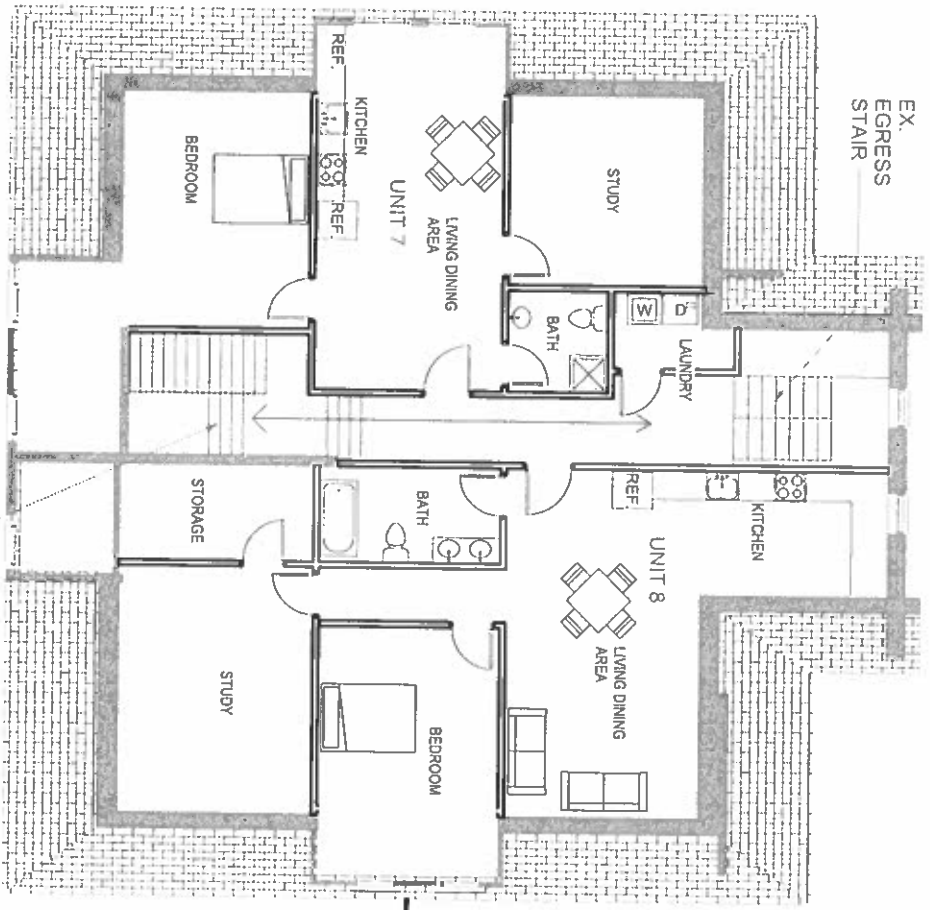
1 LEVEL 2 FLOOR PLAN - NEW WORK
 A103 Not to Scale

 ARCHITECT: UP DESIGN & BUILD, LLC EMAIL: INFO@UpDesignBuild.COM PHONE: 617-902-9626	PRELIMINARY CONCEPT, NOT VALID WITHOUT STAMP
	REGISTERED ARCHITECT NO. 061878 KENNETH M. MANNING MASSACHUSETTS
60 WILLIAM ST Worcester, MA	SECOND FLOOR PLAN - PROPOSED
Project number 0.08 Date 04/05/2024 Drawn by Author Checked by Checker	Scale As indicated

GENERAL NOTE:
 CONTRACTOR TO FIELD VERIFY AND COORDINATE WITH OWNER FOR ALL CONSTRUCTION ISSUES. THIS DRAWING SET IS TO SHOW GENERAL LAYOUT AND FOR PERMIT APPLICATION ONLY. CONTRACTOR/OWNER SHALL CONSULT PROFESSIONAL ENGINEER REGARDING ALL FRAMING AND STRUCTURAL ISSUES. CONTRACTOR AND OWNER AGREE TO INDEMNIFY, HOLD HARMLESS AND PROTECT ARCHITECT FROM ANY CLAIMS OR LOSSES RELATED TO THIS PROJECT.

- FIRE ALARM LEGEND
- ① SMOKE ALARM
 - ② CO/SMOKE COMBO


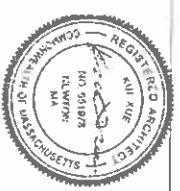
- LEGEND :
- EXISTING TO REMAIN
 - DEMO
 - NEW WORK



1 LEVEL 3
 A104 Scale: 1/8" = 1'-0"

Ref: A303

NEW EGRESS STAIR

 ARCHITECT: UP DESIGN & BUILD, LLC EMAIL: INFO@UpDesignBuild.COM PHONE: 617-902-8626	 PRELIMINARY CONCEPT NOT VALID WITHOUT STAMP	60 WILLIAM ST Worcester, MA	ATTIC PLAN - PROPOSED	Project number 0.08 Date 04/05/2024 Drawn by Author Checked by Checker	Scale As indicated A104
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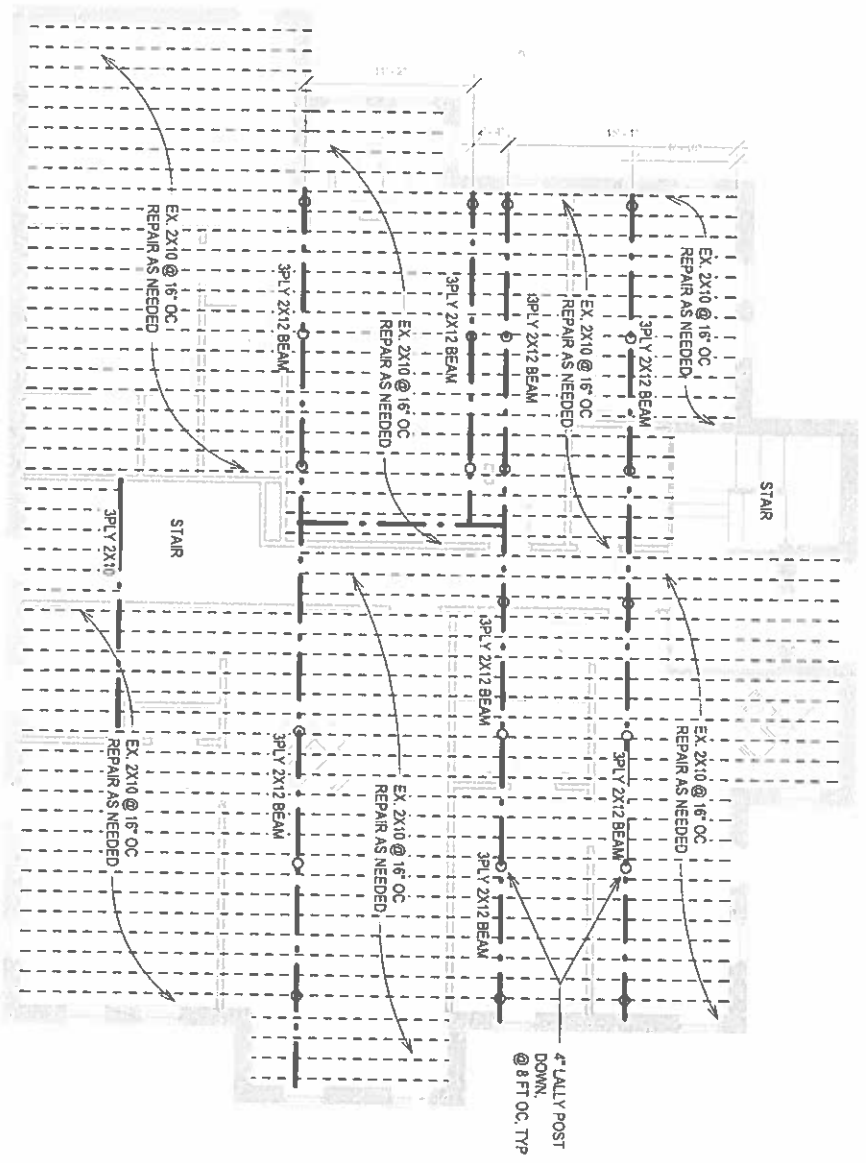
GENERAL NOTE:
 CONTRACTOR TO FIELD VERIFY AND COORDINATE WITH OWNER FOR ALL CONSTRUCTION ISSUES. THIS DRAWING SET IS TO SHOW GENERAL LAYOUT AND FOR PERMIT APPLICATION ONLY. CONTRACTOR/OWNER SHALL CONSULT PROFESSIONAL ENGINEER REGARDING ALL FRAMING AND STRUCTURAL ISSUES. CONTRACTOR AND OWNER AGREE TO INDEMNIFY, HOLD HARMLESS AND PROTECT ARCHITECT FROM ANY CLAIMS OR LOSSES RELATED TO THIS PROJECT.

FIRE ALARM LEGEND

①	SMOKE ALARM
Ⓢ	CO/SMOKE COMBO

LEGEND :

	EXISTING TO REMAIN
	DEMO
	NEW WORK



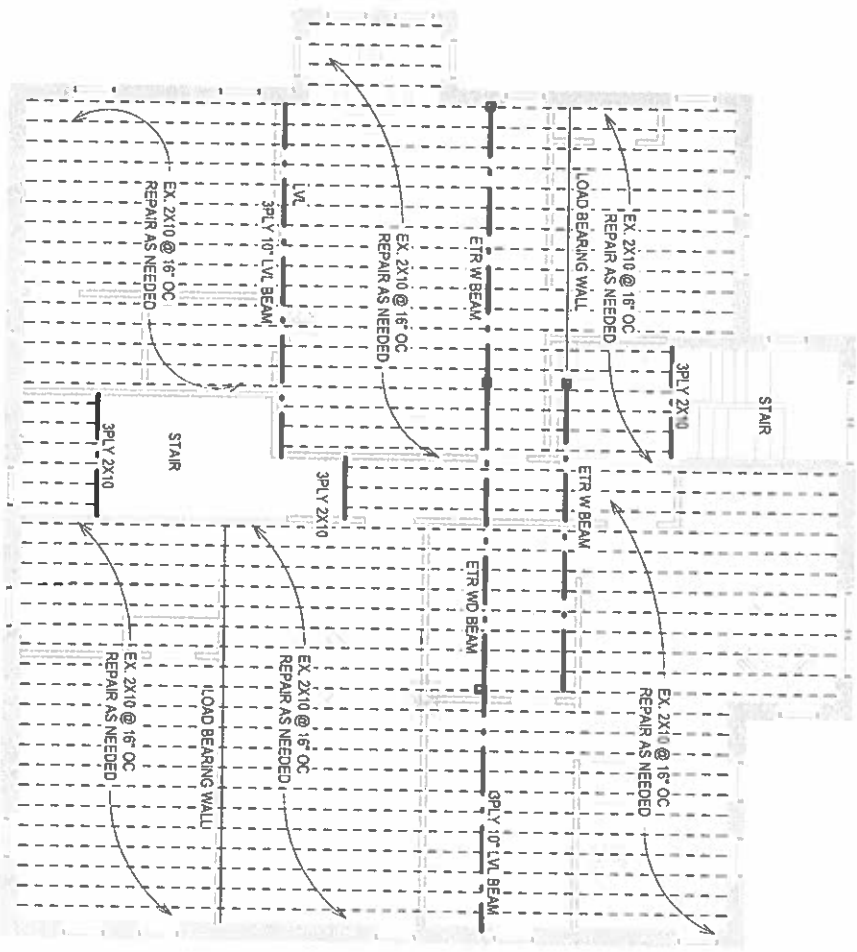
1 LEVEL 1 FLOOR PLAN NEW - FRAMING
 Scale: 1/8" = 1'-0"

 ARCHITECT: UP DESIGN & BUILD, LLC EMAIL: INFO@UPDesignBuild.COM PHONE 617-902-8636	REGISTERED ARCHITECT NO. 65187 NEWTON MA
	PRELIMINARY CONCEPT, NOT VALID WITHOUT STAMP
60 WILLIAM ST Worcester, MA	1ST FLOOR FRAMING PLAN
Project number 0.08	Date 04/05/2024
Drawn by Author	Checked by Checker
Scale As indicated	A201

GENERAL NOTE:
 CONTRACTOR TO FIELD VERIFY AND COORDINATE WITH OWNER FOR ALL CONSTRUCTION ISSUES. THIS DRAWING SET IS TO SHOW GENERAL LAYOUT AND FOR PERMIT APPLICATION ONLY. CONTRACTOR/OWNER SHALL CONSULT PROFESSIONAL ENGINEER REGARDING ALL FRAMING AND STRUCTURAL ISSUES. CONTRACTOR AND OWNER AGREE TO INDEMNIFY, HOLD HARMLESS AND PROTECT ARCHITECT FROM ANY CLAIMS OR LOSSES RELATED TO THIS PROJECT.

FIRE ALARM LEGEND	
①	SMOKE ALARM
⊗	CO/SMOKE COMBO

LEGEND	
	EXISTING TO REMAIN
	DEMO
	NEW WORK



1 LEVEL 2 FRAMING PLAN
 A202 Scale: 1/8" = 1'-0"

 ARCHITECT UP DESIGN & BUILD, LLC EMAIL: INFO@UPDesignBuild.COM PHONE: 617-902-8626	REGISTERED ARCHITECT NO. 9519/M NEWTON, MA
	PRELIMINARY CONCEPT NOT VALID WITHOUT STAMP
60 WILLIAM ST Worcester, MA	
2ND FLOOR FRAMING PLAN	
Project number	0.08
Date	04/05/2024
Drawn by	Author
Checked by	Checker
A202	
Scale	As indicated

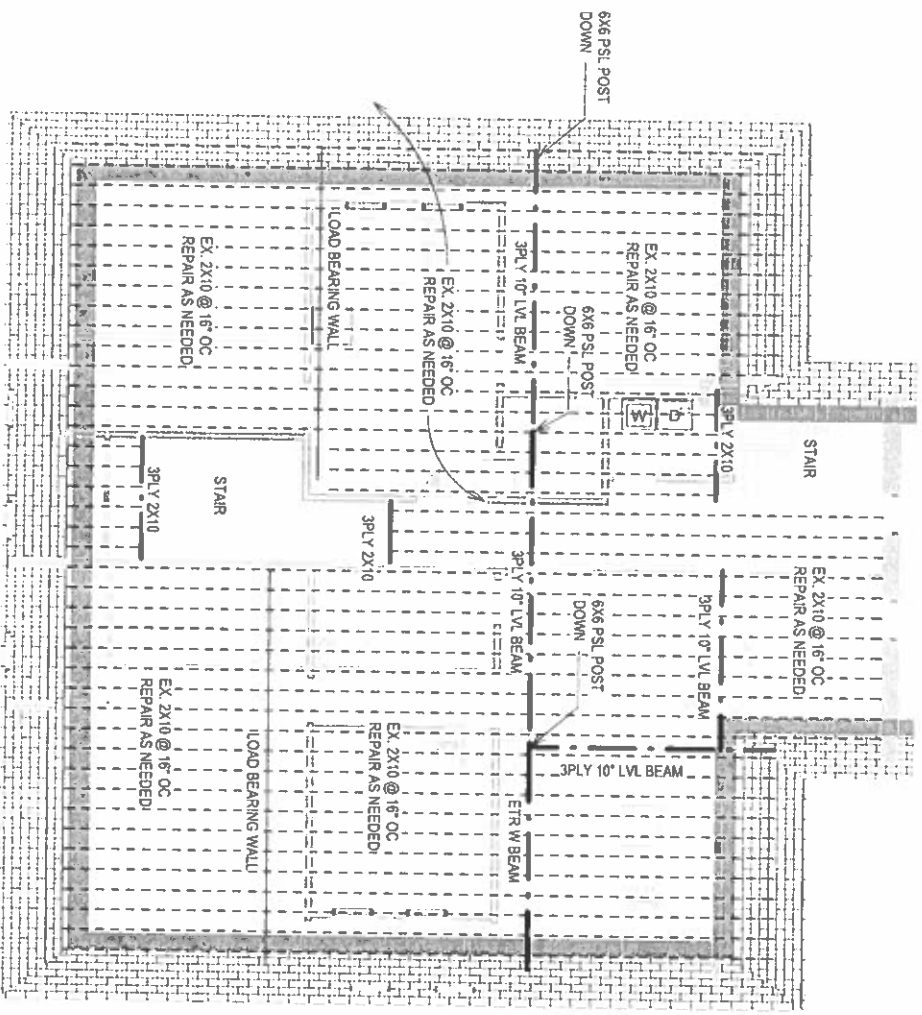
GENERAL NOTE:
 CONTRACTOR TO FIELD VERIFY AND COORDINATE WITH OWNER FOR ALL CONSTRUCTION ISSUES. THIS DRAWING SET IS TO SHOW GENERAL LAYOUT AND FOR PERMIT APPLICATION ONLY. CONTRACTOR/OWNER SHALL CONSULT PROFESSIONAL ENGINEER REGARDING ALL FRAMING AND STRUCTURAL ISSUES. CONTRACTOR AND OWNER AGREE TO INDEMNIFY, HOLD HARMLESS AND PROTECT ARCHITECT FROM ANY CLAIMS OR LOSSES RELATED TO THIS PROJECT.

FIRE ALARM LEGEND

①	SMOKE ALARM	Ⓢ	CO/SMOKE COMBO
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LEGEND:

	EXISTING TO REMAIN
	DEMO
	NEW WORK



1 LEVEL 3 - FRAMING PLAN
 A203 Scale: 1/8" = 1'-0"

 ARCHITECT: UP DESIGN & BUILD, LLC EMAIL: info@UpDesignBuild.com PHONE: 617-302-8826	 REGISTERED ARCHITECT WILLIAM J. WILLIAMS NO. 95187 NEWTON MA COMMONWEALTH OF MASSACHUSETTS	PRELIMINARY CONCEPT, NOT VALID WITHOUT STAMP	60 WILLIAM ST Worcester, MA	3RD FLOOR FRAMING PLAN	Project number: 0.08 Date: 04/05/2024 Drawn by: Author Checked by: Checker	Scale: As indicated
		A203				

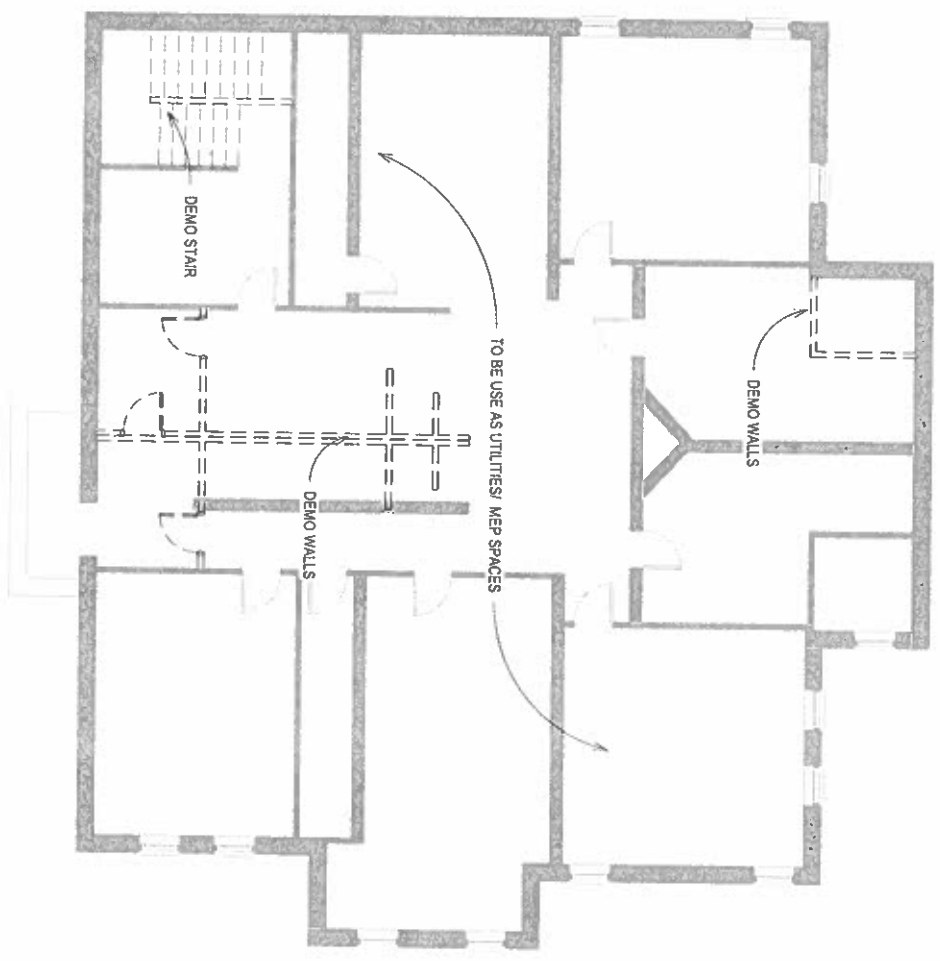
GENERAL NOTE:
 CONTRACTOR TO FIELD VERIFY AND COORDINATE WITH OWNER FOR ALL CONSTRUCTION ISSUES. THIS DRAWING SET IS TO SHOW GENERAL LAYOUT AND FOR PERMIT APPLICATION ONLY. CONTRACTOR/OWNER SHALL CONSULT PROFESSIONAL ENGINEER REGARDING ALL FRAMING AND STRUCTURAL ISSUES. CONTRACTOR AND OWNER AGREE TO INDEMNIFY, HOLD HARMLESS AND PROTECT ARCHITECT FROM ANY CLAIMS OR LOSSES RELATED TO THIS PROJECT.

FIRE ALARM LEGEND

①	SMOKE ALARM	②	CO/SMOKE COMBO
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LEGEND :

	EXISTING TO REMAIN
	DEMO
	NEW WORK



3 BASEMENT FLOOR PLAN EXISTING SHEET
 D001 Scale: 1/8" = 1'-0" Ref: A303

 UP DESIGN & BUILD ARCHITECT UP DESIGN & BUILD, LLC EMAIL: INFO@updesignbuild.com PHONE: 617-902-8626	REGISTERED ARCHITECT NO. 001876 PLANNING MASSACHUSETTS
	PRELIMINARY CONCEPT NOT VALID WITHOUT STAMP
60 WILLIAM ST	Worcester, MA
BASEMENT FLOOR PLAN	
Project number	0.08
Date	04/05/2024
Drawn by	Author
Checked by	Checker
D001	
Scale	As indicated

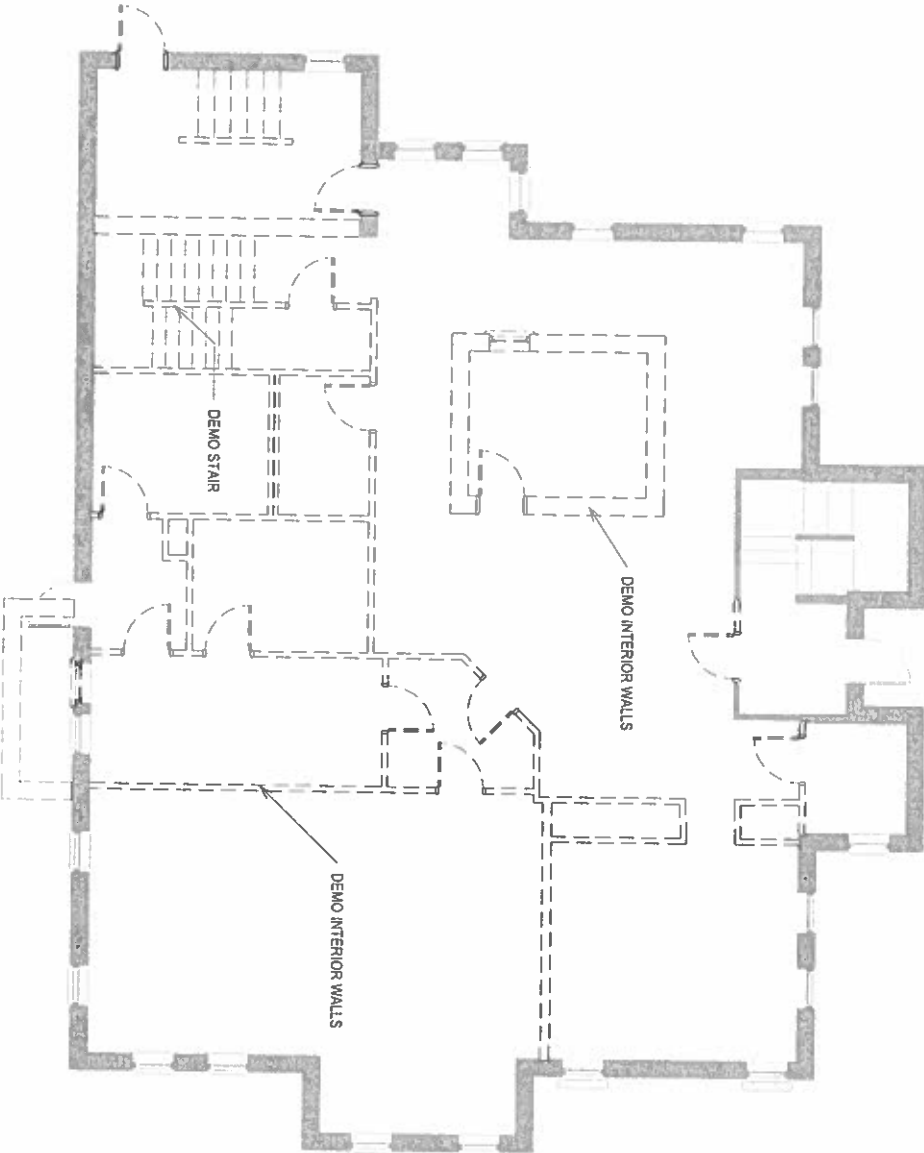
GENERAL NOTE:
 CONTRACTOR TO FIELD VERIFY AND COORDINATE WITH OWNER FOR ALL CONSTRUCTION ISSUES. THIS DRAWING SET IS TO SHOW GENERAL LAYOUT AND FOR PERMIT APPLICATION ONLY. CONTRACTOR/OWNER SHALL CONSULT PROFESSIONAL ENGINEER REGARDING ALL FRAMING AND STRUCTURAL ISSUES. CONTRACTOR AND OWNER AGREE TO INDEMNIFY, HOLD HARMLESS AND PROTECT ARCHITECT FROM ANY CLAIMS OR LOSSES RELATED TO THIS PROJECT.

FIRE ALARM LEGEND

①	SMOKE ALARM	Ⓢ	CO/SMOKE COMBO
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LEGEND:

	EXISTING TO REMAIN
	DEMO
	NEW WORK



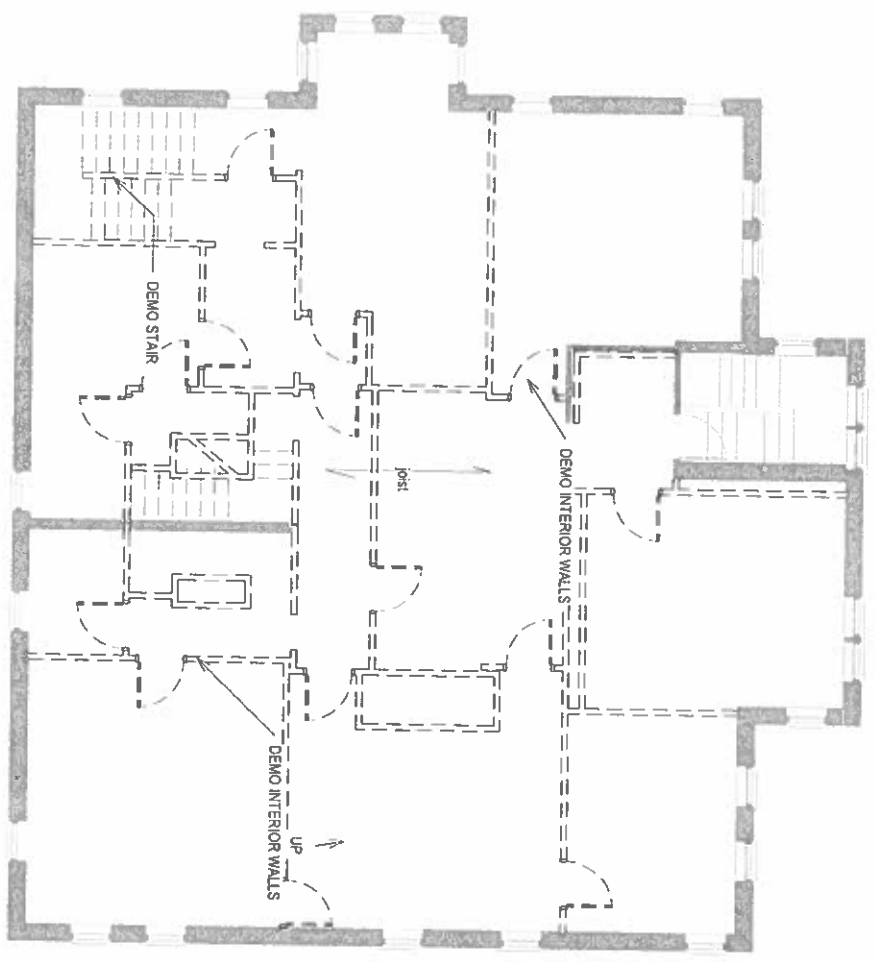
1 LEVEL 1 FLOOR PLAN EXISTING SHEET
 D002 Scale: 1/8" = 1'-0" Ref: A303

 UP DESIGN & BUILD ARCHITECT: UP DESIGN & BUILD, LLC EMAIL: INFO@UpDesignBuild.COM PHONE: 617-802-8828	 REGISTERED ARCHITECT NO. 05818 EXPIRES 04/05/2024 MASSACHUSETTS	60 WILLIAM ST Worcester, MA	DEMOLITION PLAN FIRST LEVEL	Project number 0.08	Date 04/05/2024	Drawn by KX	Checked by KX	D002	Scale As indicated
		PRELIMINARY CONCEPT NOT VALID WITHOUT STAMP							

GENERAL NOTE:
 CONTRACTOR TO FIELD VERIFY AND COORDINATE WITH OWNER FOR ALL CONSTRUCTION ISSUES. THIS DRAWING SET IS TO SHOW GENERAL LAYOUT AND FOR PERMIT APPLICATION ONLY. CONTRACTOR/OWNER SHALL CONSULT PROFESSIONAL ENGINEER REGARDING ALL FRAMING AND STRUCTURAL ISSUES. CONTRACTOR AND OWNER AGREE TO INDEMNIFY, HOLD HARMLESS AND PROTECT ARCHITECT FROM ANY CLAIMS OR LOSSES RELATED TO THIS PROJECT.

FIRE ALARM LEGEND	
①	SMOKE ALARM
Ⓟ	COSMOKE COMBO

LEGEND:	
	EXISTING TO REMAIN
	DEMO
	NEW WORK



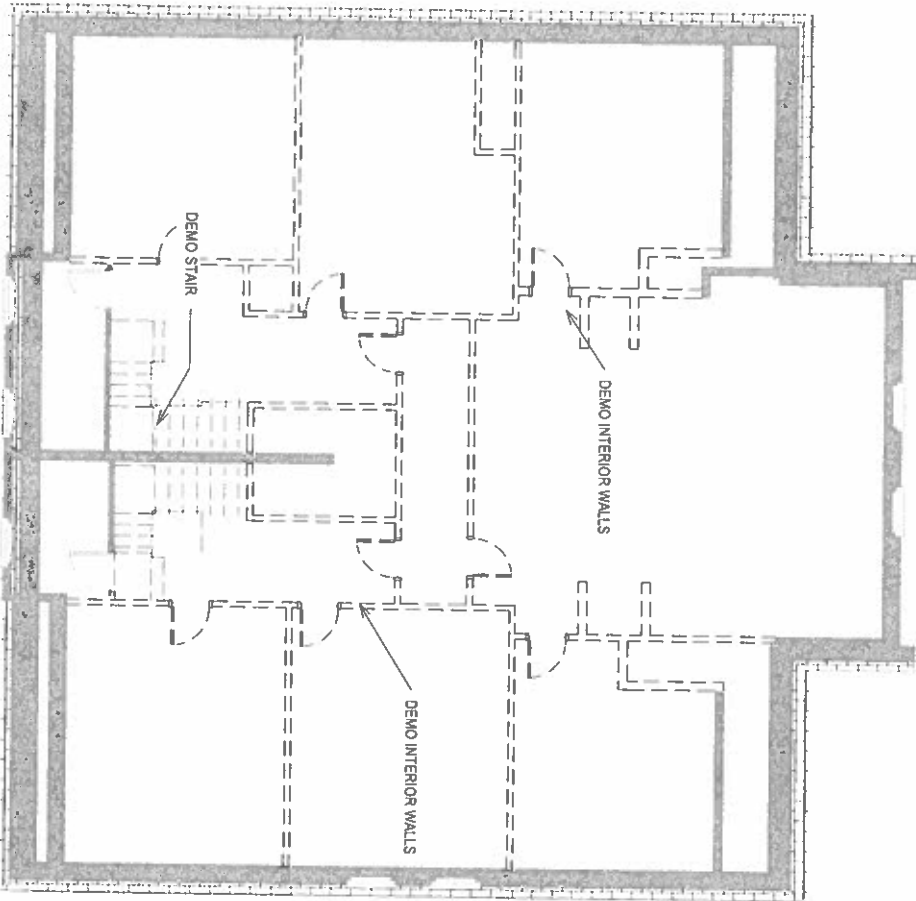
1 LEVEL 2 FLOOR PLAN EXISTING SHEET
 D003 Scale: 1/8" = 1'-0"

 UP DESIGN & BUILD ARCHITECT: UP DESIGN & BUILD, LLC EMAIL: INFO@UpDesignBuild.COM PHONE: 617-902 8626	 PRELIMINARY CONCEPT NOT VALID WITHOUT STAMP	60 WILLIAM ST	Worcester, MA	DEMOLITION PLAN SECOND LEVEL	Project number 0.08	Date 04/05/2024	Drawn by Author	Checked by Checker	Scale As indicated
		D003							

GENERAL NOTE:
 CONTRACTOR TO FIELD VERIFY AND COORDINATE WITH OWNER FOR ALL CONSTRUCTION ISSUES. THIS DRAWING SET IS TO SHOW GENERAL LAYOUT AND FOR PERMIT APPLICATION ONLY. CONTRACTOR/OWNER SHALL CONSULT PROFESSIONAL ENGINEER REGARDING ALL FRAMING AND STRUCTURAL ISSUES. CONTRACTOR AND OWNER AGREE TO INDEMNIFY, HOLD HARMLESS AND PROTECT ARCHITECT FROM ANY CLAIMS OR LOSSES RELATED TO THIS PROJECT.

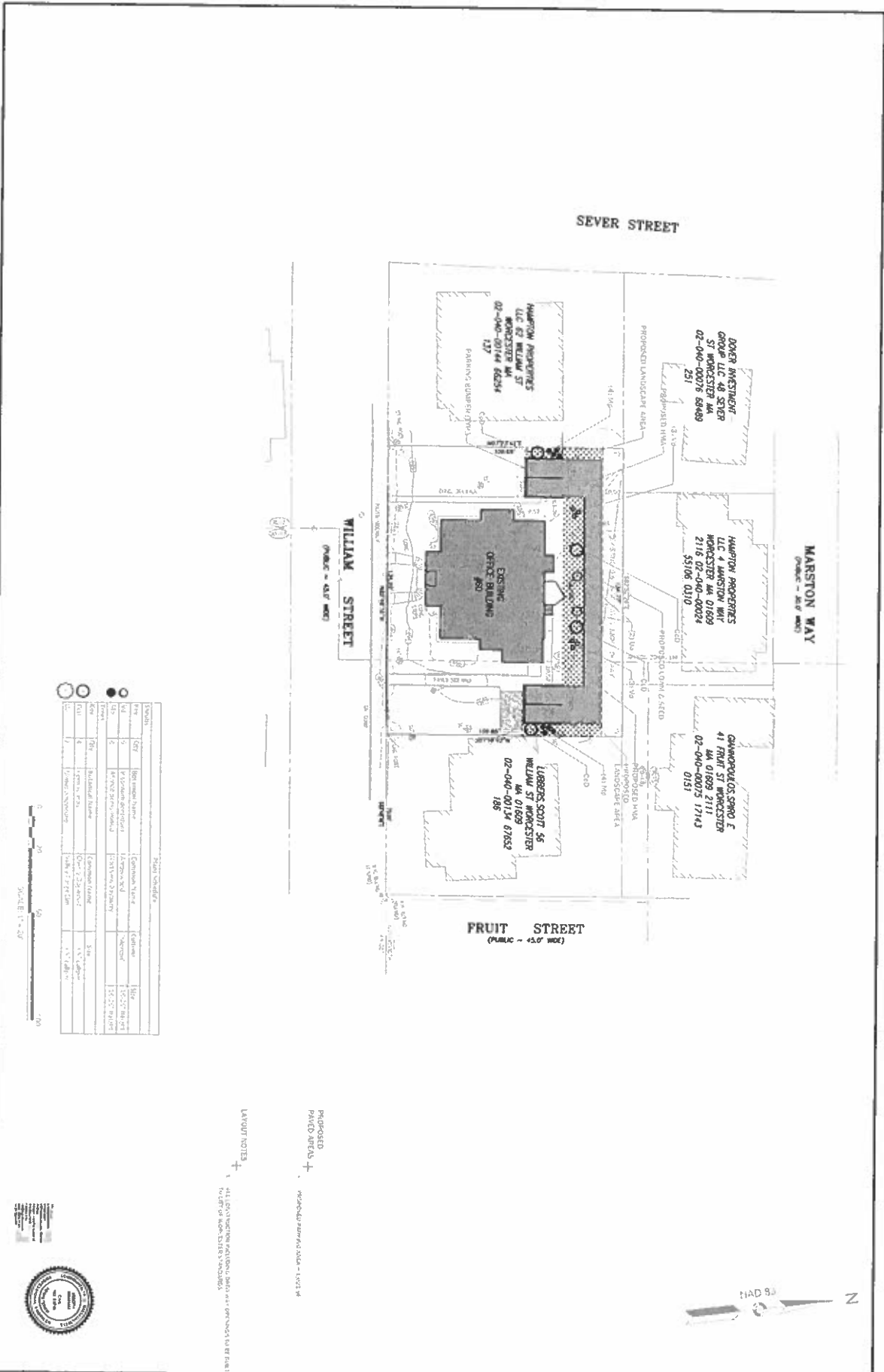
FIRE ALARM LEGEND	
①	SMOKE ALARM
⊕	CO/SMOKE COMBO

LEGEND	
	EXISTING TO REMAIN
	DEMO
	NEW WORK



1 ATTIC LEVEL PLAN
 D004 Scale: 1/8" = 1'-0"

<p>UP DESIGN & BUILD ARCHITECT UP DESIGN & BUILD, LLC EMAIL: INFO@UPDesignBuild.COM PHONE: 617-902-8626</p>	<p>REGISTERED ARCHITECT NO. 951878 MASSACHUSETTS COMMONWEALTH OF MASSACHUSETTS</p>	<p>60 WILLIAM ST Worcester, MA</p>	<p>DEMOLITION PLAN ATTIC EXISTING</p>
		<p>Project number 0.08 Date 04/05/2024 Drawn by Author Checked by Checker</p>	<p>Scale As indicated</p>



NO.	DESCRIPTION	DATE	BY	SCALE
1	EXISTING			1" = 20'
2	PROPOSED			1" = 20'
3	PAVED AREAS			1" = 20'
4	PROPOSED PAVED AREAS			1" = 20'
5	PROPOSED LANDSCAPE AREA			1" = 20'
6	PROPOSED LANDSCAPE AREA			1" = 20'
7	PROPOSED LANDSCAPE AREA			1" = 20'
8	PROPOSED LANDSCAPE AREA			1" = 20'
9	PROPOSED LANDSCAPE AREA			1" = 20'

SCALE: 1" = 20'



NOTES:

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

REFERENCES:

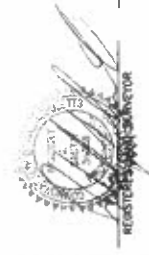
DEED BOOK 68837 PAGE 150
ASSESSORS REFERENCE: 02-040-00074

ZONING:

AS SHOWN

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

LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON THE RECORDS OF THE COMMONWEALTH OF MASSACHUSETTS. THE LOCATION OF ALL VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, GATES, ETC. AND COMPLYING INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. IN ACCORDANCE WITH CHAPTER 82 SECTION 40 INCLUDING AMENDMENTS ALL CONTRACTORS SHOULD NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES PRIOR TO ANY EXCAVATION WORK OR CALL DIG-SAFE AT 1-888-344-7233.



DATE 02 20 2024

B&R SURVEY, INC.

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

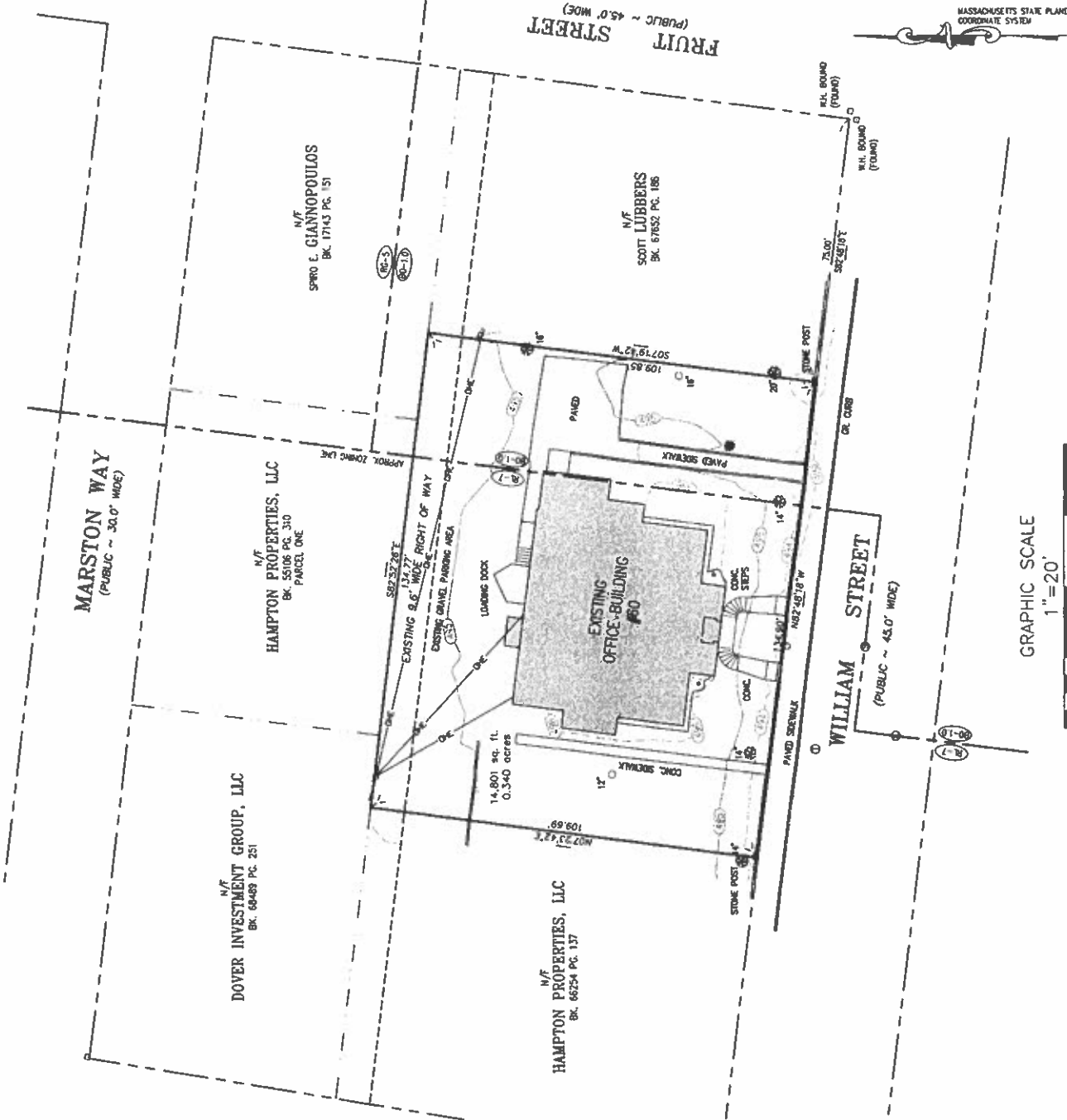
EXISTING CONDITIONS SITE PLAN

LANDOWNED BY
DANIEL RIZIKA

60 WILLIAM STREET
WORCESTER, MASSACHUSETTS

SCALE: 1"=20' DATE: OCTOBER 30, 2024

FIELD: RJS	CALC: RPB	CHECK: RJS
SHEET 1 OF 1		JOB #22-262



MASSACHUSETTS STATE PLANNING
COORDINATE SYSTEM

