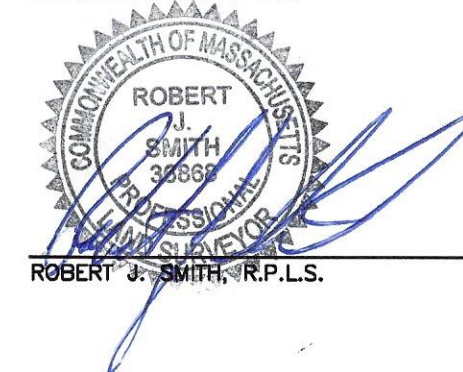
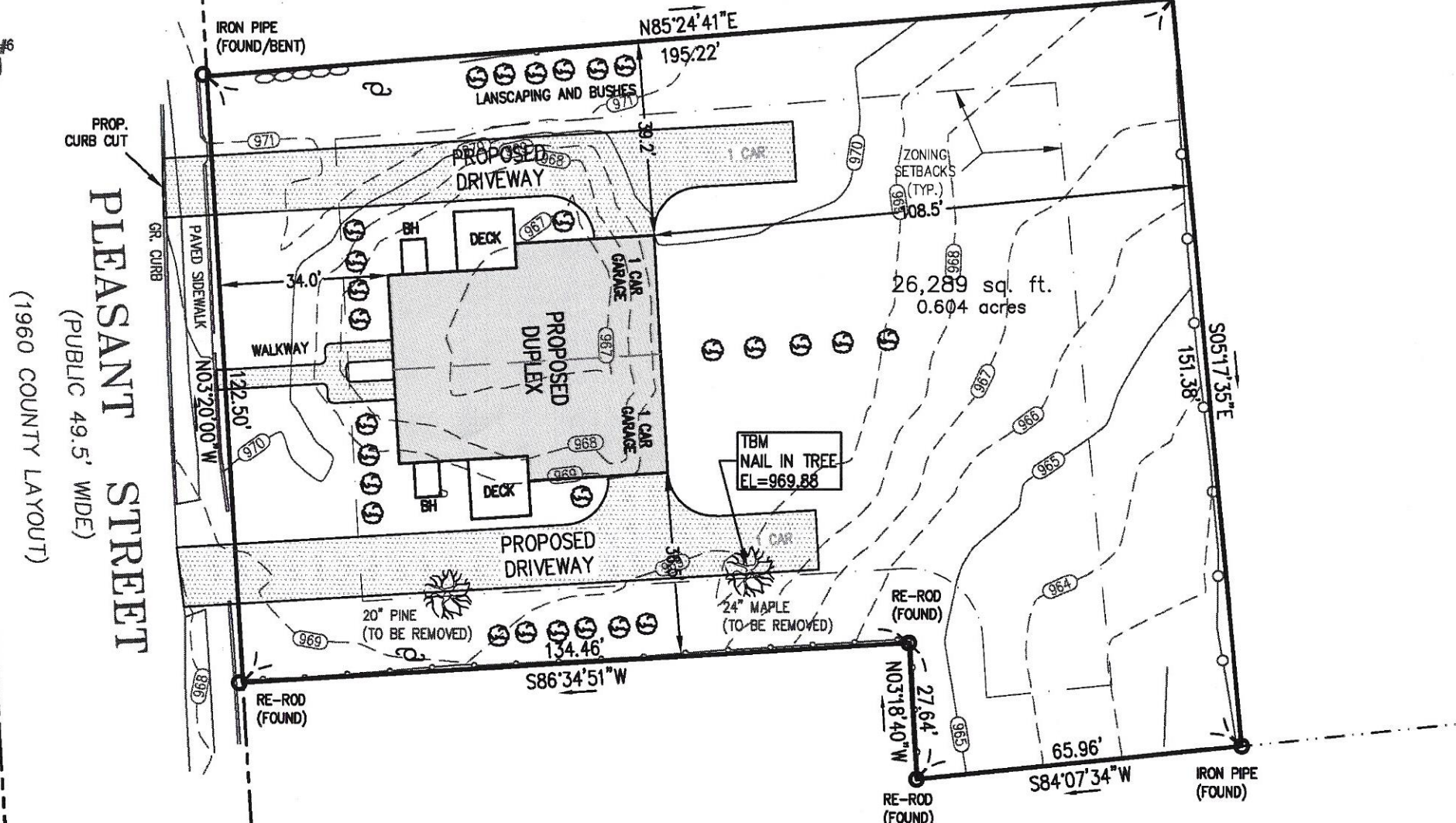


N/F
WILLIAM J. & SHARON L.
WOLONS
BK. 57682 PG. 397

DEED REF: 54338/276
ZONED: R2
ASSESSORS REF: 20D D13

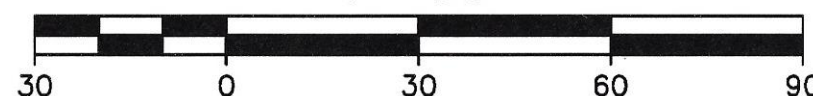


Oct 1, 2020
DATE



N/F
JOHN F.
HIGGINS
BK. 59933 PG. 284

GRAPHIC SCALE
1"=30'



ZONE: R2

REQUIRED:
MIN. FRONTAGE: 125'
MIN. AREA: 20,000 S.F.
FRONT SETBACK: 25'
SIDE SETBACK: 15'
REAR SETBACK: 25'

PROPOSED BUILDING PLAN

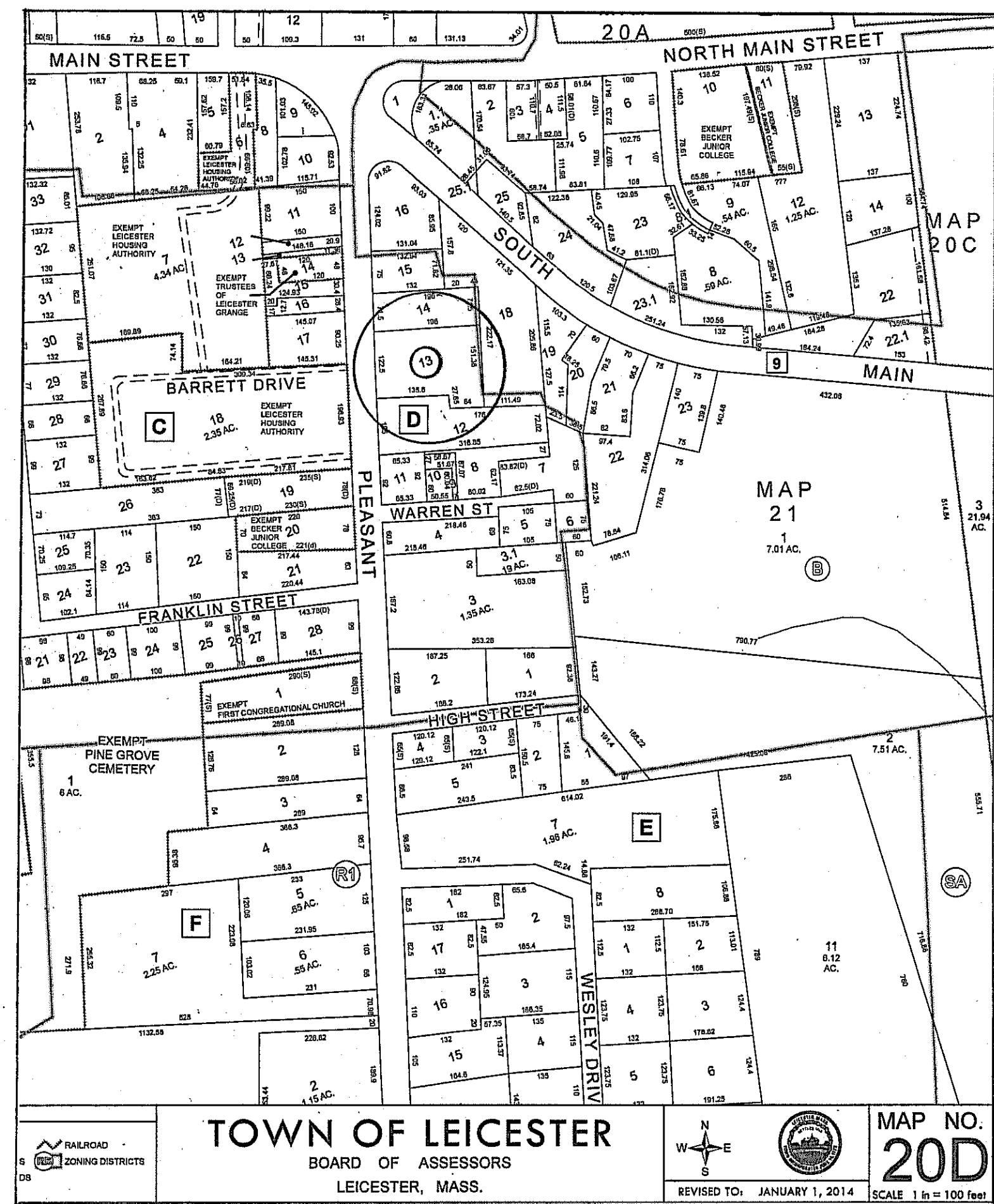
PREPARED FOR:
OXFORD DELEADING, INC.
25 PLEASANT STREET
LEICESTER, MASSACHUSETTS

SCALE: 1"=30' DATE: OCTOBER 1, 2020

B&R SURVEY, INC.
PROFESSIONAL LAND SURVEYORS

100 GROVE STREET
WORCESTER, MA 01605
TEL. 508.756.8579
FAX. 508.421.4797

DRAWN BY: RPB PROJECT NO. 20-190



25 PLEASANT STREET PROPERTY LOCUS

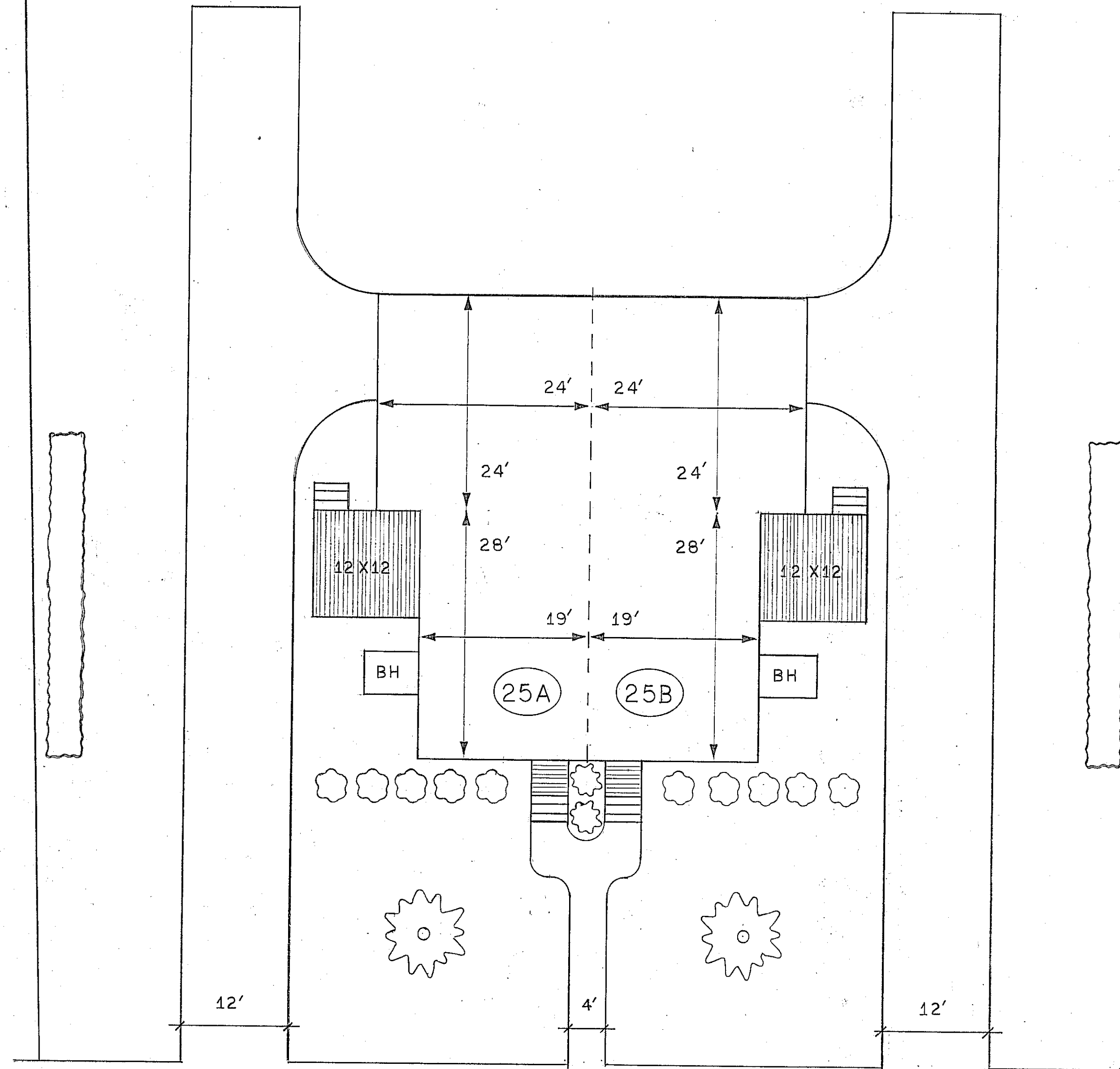
ZONING	• Zoning District: R2 • Existing, Non Conforming Lot • Proposed Use: Two - Family (Duplex) • Requires Special Permit
BUILDING	• 2015 IRC: Residential Code • Use Group: R-3 • Construction Type: 5B • MA State Building Code • 780 CMR 51.00 • 9th Edition
DRAWING SHEETS	
SCHEMATIC SITE PLAN; FOUNDATION PLAN; BASE- MENT PLAN; NOTES FOR CONSTRUCTION	01
FIRST & SECOND FLOOR PLANS	02
ELEVATION PLANS	03
BUILDING SECTION PLANS	04
FRAMING & WALL BRACING PLANS	05
PLAN DETAILS & SCHEDULES	06



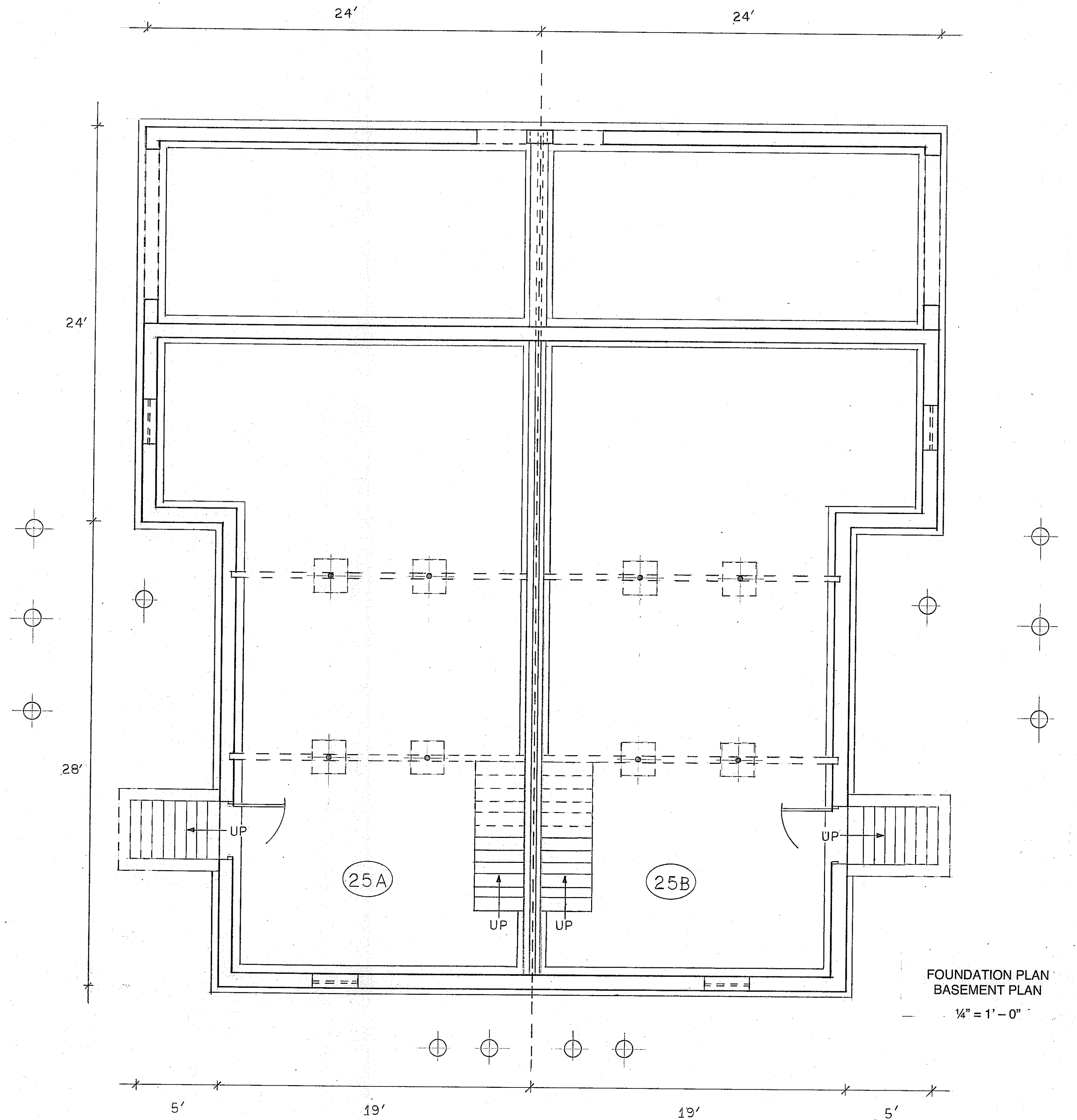
PROPERTY OWNER	OXFORD DELEADING, INC. 8 LIND STREET OXFORD, MA 01524	
PREPARED BY	\$WH Consulting BUILDING CONSTRUCTION CONSULTING LIMITED RESIDENTIAL PLANNING & DESIGN INSPECTION SERVICES & DUE DILIGENCE	Stephen W. Hart 101 Osceola Avenue Worcester, MA 01606-1834 stephenwhart@charter.net (978) 407-7225 MA CSL #044194
SPECIAL PERMIT APPLICATION	OCTOBER 12, 2020	
BUILDING PERMIT APPLICATION		
PLANS FOR CONSTRUCTION		

PROPOSED DUPLEX CONSTRUCTION

25 PLEASANT STREET
LEICESTER, MA 01524



SCHEMATIC SITE PLAN
1" = 10'



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

SWH Consulting

BUILDING CONSTRUCTION CONSULTING
LIMITED RESIDENTIAL PLANNING & DESIGN
INSPECTION SERVICES & DUE DILIGENCE

Stephen W. Hart

101 Osceola Avenue
Worcester, MA 01606-1834
stephenwhart@charter.net
(978) 407-7225
MA CSL #044194

PROPOSED PROJECT

Duplex Construction
25 Pleasant Street
Leicester, MA 01524

PROPERTY OWNER

Oxford Deleaging, Inc.
8 Lind Street
Oxford, MA 01540

PLANS SUBJECT TO THE ARCHITECTURAL
WORKS COPYRIGHT ACT OF 1990.

SCALE: As Noted

PLAN SET

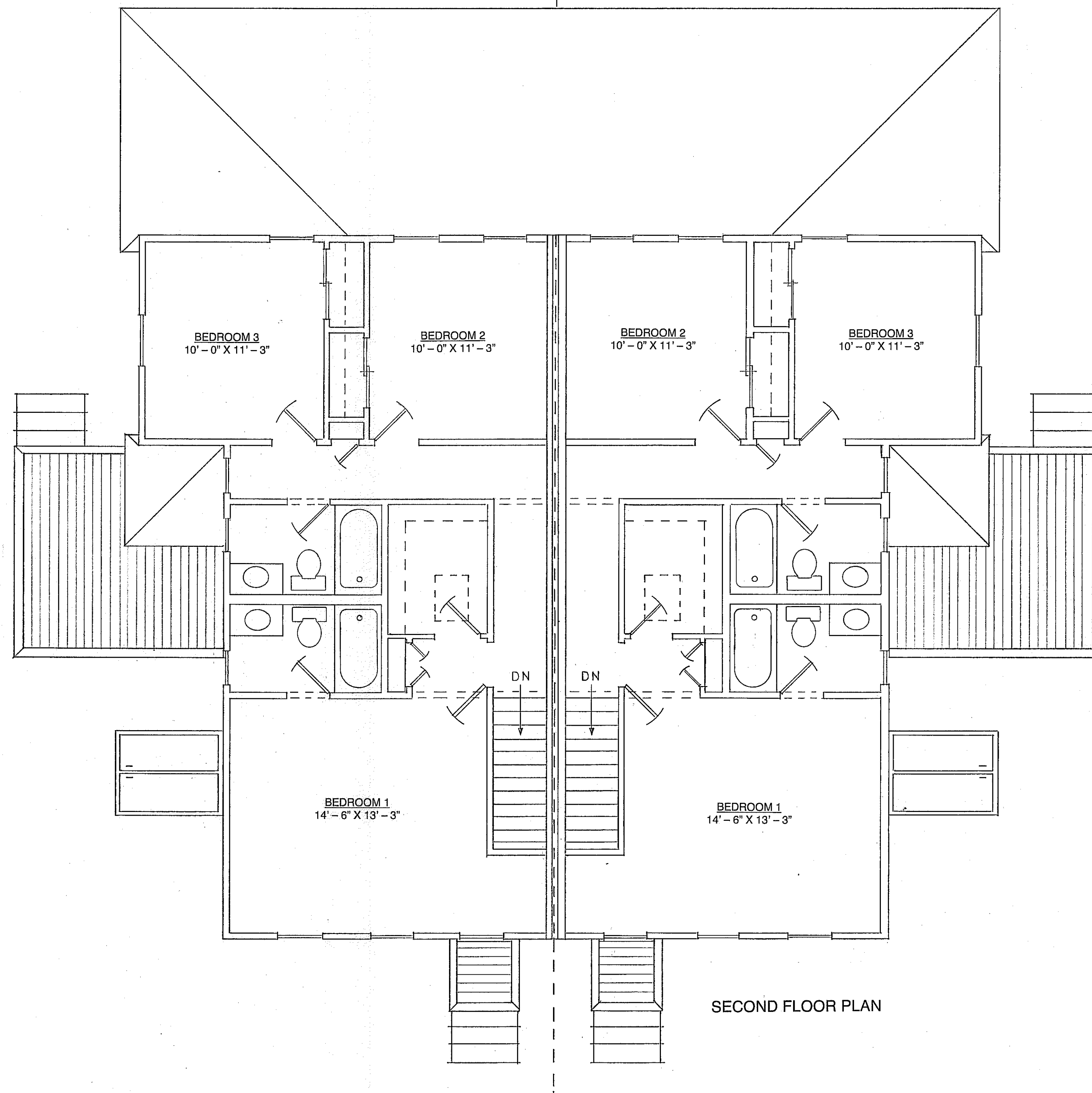
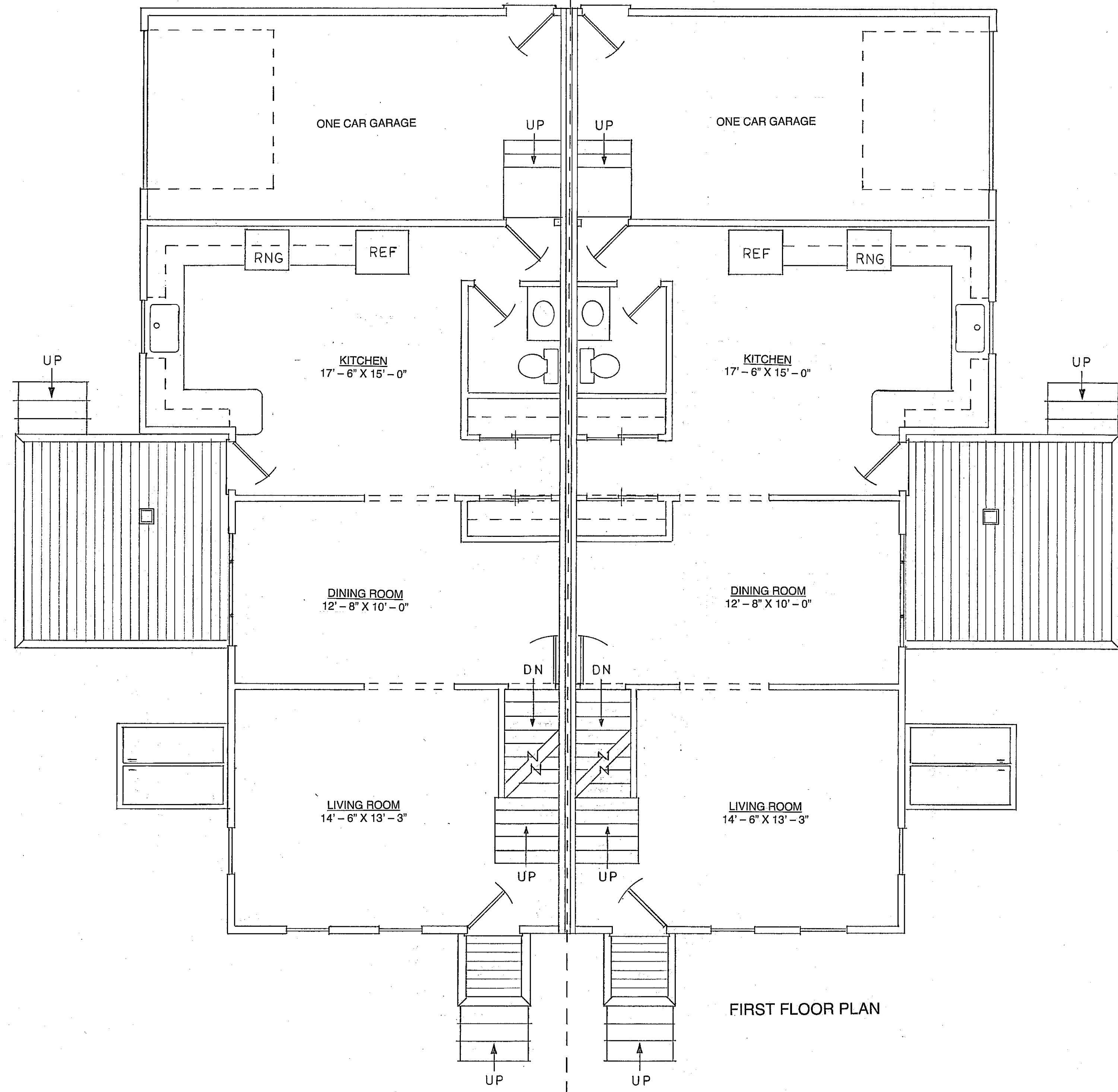
Special Permit Application
Building Permit Application
Plans for Construction

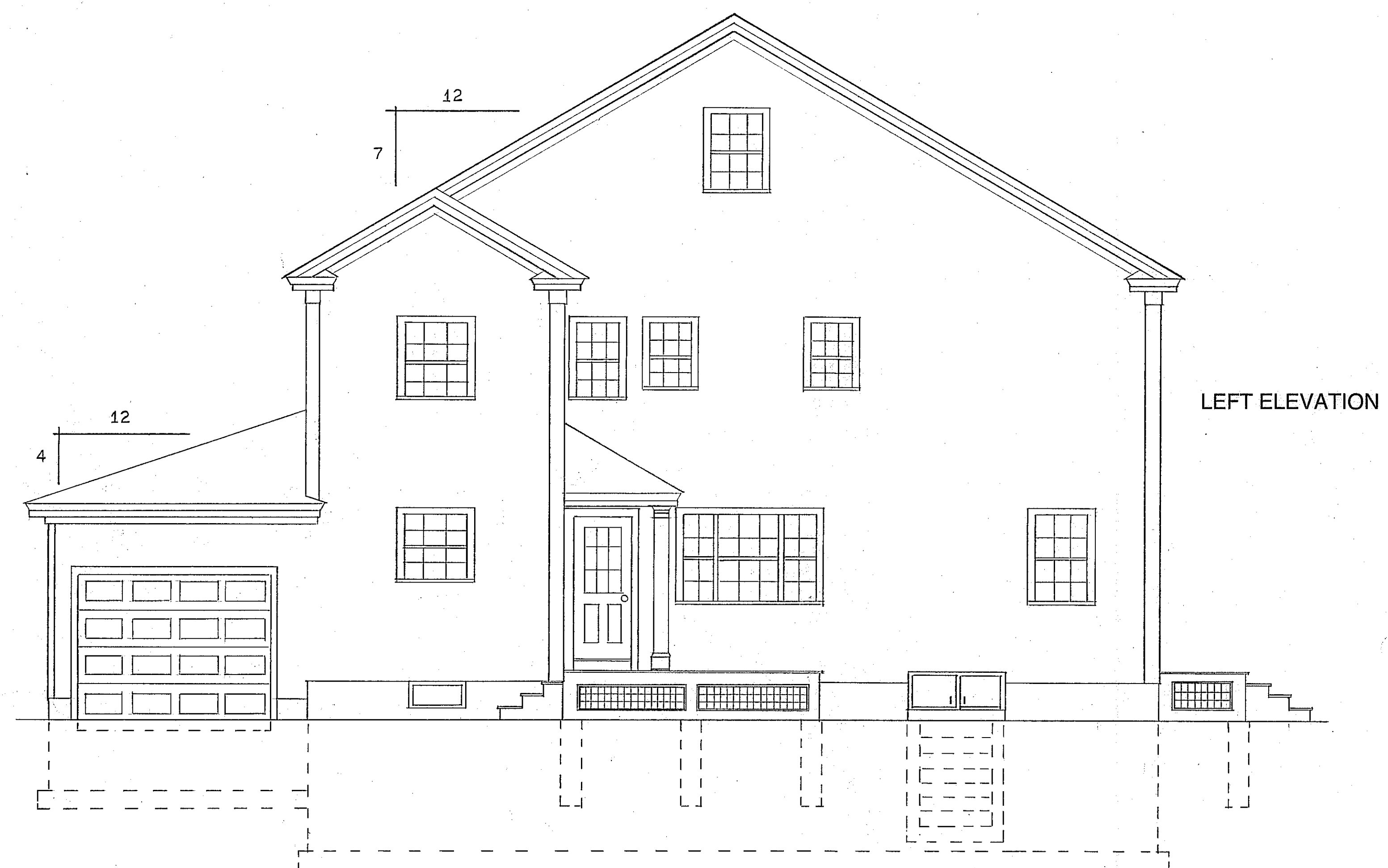
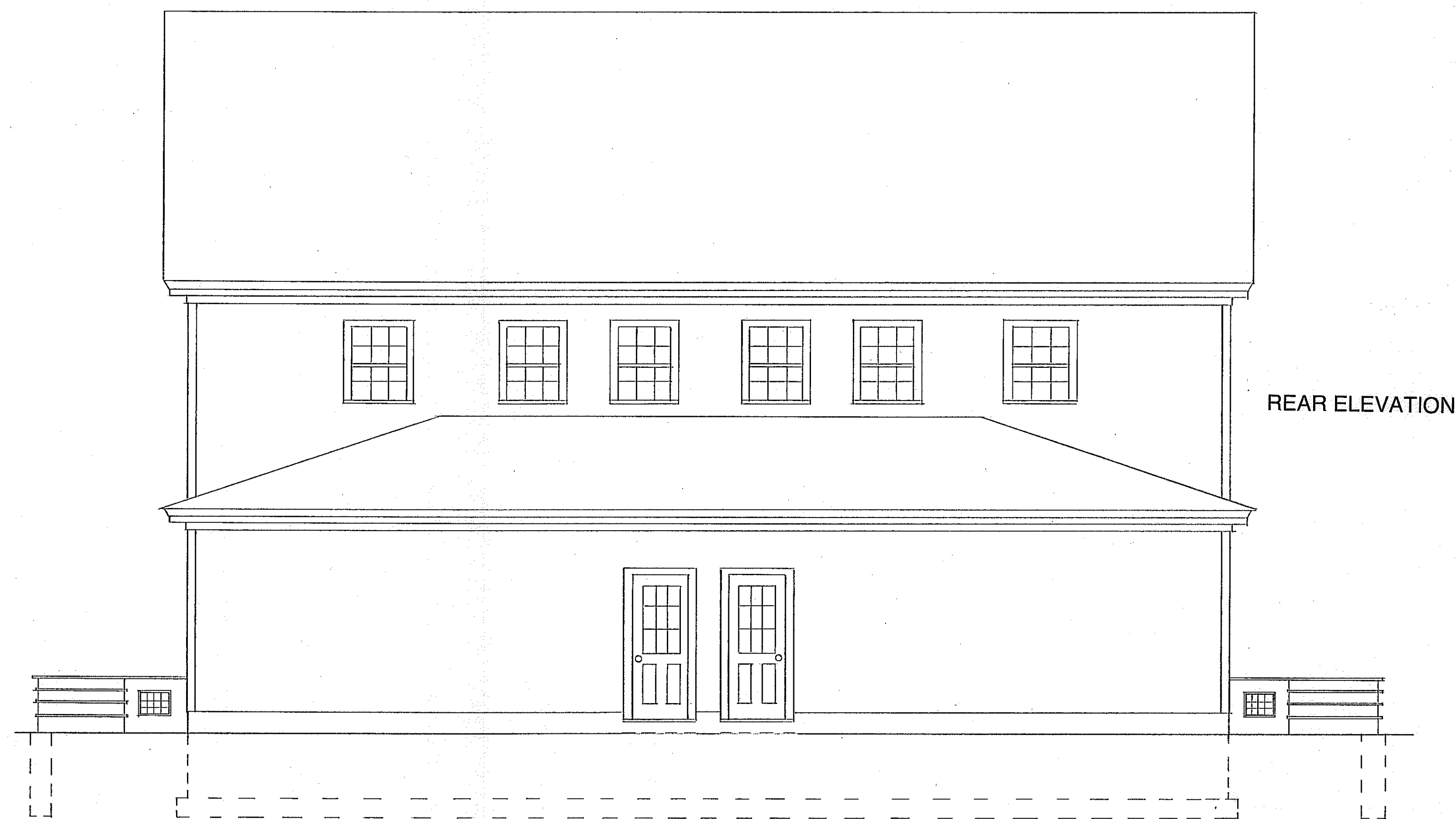
DATE

October 12, 2020

SCHEMATIC SITE PLAN; FOUNDATION
PLAN; BASEMENT PLAN; GENERAL
NOTES FOR CONSTRUCTION

01





SWH Consulting
 BUILDING CONSTRUCTION CONSULTING
 LIMITED RESIDENTIAL PLANNING & DESIGN
 INSPECTION SERVICES & DUE DILIGENCE

Stephen W. Hart
 101 Osceola Avenue
 Worcester, MA 01606-1834
 stephenwhart@charter.net
 (978) 407-7225
 MA CSL #044194

PROPOSED PROJECT
 Duplex Construction
 25 Pleasant Street
 Leicester, MA 01524

PROPERTY OWNER
 Oxford Deleading, Inc.
 8 Lind Street
 Oxford, MA 01540

PLANS SUBJECT TO THE ARCHITECTURAL
 WORKS COPYRIGHT ACT OF 1990.

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

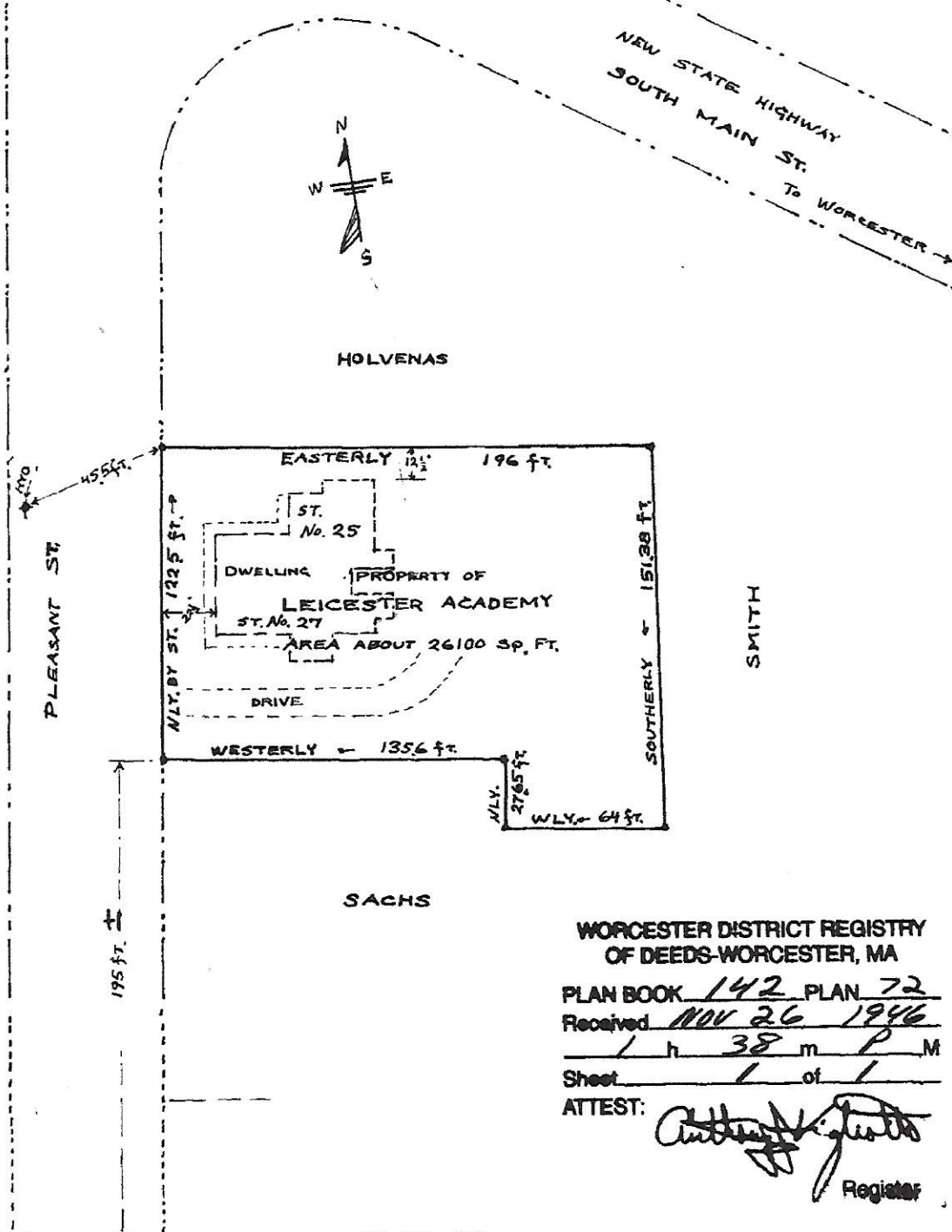
PLAN SET	DATE
Special Permit Application	October 12, 2020
Building Permit Application	
Plans for Construction	

ELEVATION PLANS

03

95-521

95-521



WORCESTER DISTRICT REGISTRY
OF DEEDS-WORCESTER, MA
PLAN BOOK 142 PLAN 72
Received NOV 26 1946
1 h 38 m P M
Sheet 1 of 1
ATTEST: *Anthony J. Gesto*
Register

PLAN OF
PROPERTY OF
LEICESTER ACADEMY
LEICESTER MASS.
SCALE 1"=50 ft, Oct. 28, 1946
MAPPED BY
E.A. Chamberlain
Spencer Mass.
SURVEYOR