

CITY OF MARLBOROUGH MEETING POSTING

Meeting Name: City Council Urban Affairs Committee

Date: May 22, 2019

Time: 5:15 PM

Location: City Council Chamber, 2nd Floor, City Hall, 140 Main Street

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH
2019 MAY 20 A 10:45

New Business:

1. 02-11-2019 – **Order No. 19-1007543:** Proposed Zoning Ordinance Amendment, Chapter 650, §5, §17, §18 & §48 relative to adding Food Trucks to the Table of Uses.
-Refer to Urban Affairs Committee & Planning Board
-Public Hearing: April 8, 2019
2. 03-25-2019 – **Order No. 19-1007612 (x. 18-1007244):** Application for Special Permit from Thomas Coder, to demolish existing single-story home and construct a new two-story home at 21 Patten Drive.
-Refer to Urban Affairs Committee
-Public Hearing: April 29, 2019

THE LISTING OF TOPICS THAT THE CHAIR REASONABLY ANTICIPATES WILL BE DISCUSSED AT THE MEETING IS NOT INTENDED AS A GUARANTEE OF THE TOPICS THAT WILL HAVE BEEN DISCUSSED. NOT ALL TOPICS LISTED MAY IN FACT BE DISCUSSED, AND OTHER TOPICS NOT LISTED MAY ALSO BE BROUGHT UP FOR DISCUSSION TO THE EXTENT PERMITTED BY LAW.

The public should take due notice that the Marlborough City Council may have a quorum in attendance due to Standing Committees of the City Council consisting of both voting and non-voting members. However, members attending this duly posted meeting are participating and deliberating only in conjunction with the business of the Standing Committee.

Electronic devices, including laptops, cell phones, pagers, and PDAs must be turned off or put in silent mode upon entering the City Council Chamber, and any person violating this rule shall be asked to leave the chamber. Express authorization to utilize such devices may be granted by the President for recordkeeping purposes.



IN CITY COUNCIL

Marlborough, Mass., _____ FEBRUARY 11, 2019

ORDERED:

PAGE 1

THAT, PURSUANT TO § 5 OF CHAPTER 40A OF THE GENERAL LAWS, THE CITY COUNCIL OF THE CITY OF MARLBOROUGH, HAVING SUBMITTED FOR ITS OWN CONSIDERATION CHANGES IN THE ZONING ORDINANCE OF THE CITY OF MARLBOROUGH, AS AMENDED, TO FURTHER AMEND CHAPTER 650, NOW ORDAINS THAT THE ZONING ORDINANCE OF THE CITY OF MARLBOROUGH, AS AMENDED, BE FURTHER AMENDED AS FOLLOWS:

- I. Section 650-5, entitled "Definitions; word usage," is hereby amended by inserting the following new definition:

MOBILE FOOD TRUCK

A food establishment that is located upon a motorized vehicle or is pulled by a motorized vehicle where food is prepared, cooked, and served for retail sale in individual portions.

- II. Section 650-18, entitled "Conditions for uses," is hereby amended by inserting in subsection A thereof a new paragraph (49), pertaining to mobile food trucks:

(49) Mobile food trucks shall be operated in accordance with all applicable Marlborough regulations and state and federal food codes. Mobile food trucks shall not park within 20 feet of a fire hydrant or within five feet of a fire alarm box or other comparable emergency communication device, or within five feet of a marked crosswalk, public or private driveway, or handicapped accessible curb cut.

- (a) Mayor is authorized to issue 1 to 3 day permits in the zones requiring a special permit.
- (b) City Council issues special permits for longer duration permits addressing duration of permit, periodic review to ensure quality mobile food truck and compliance with city and state regulations.

- III. Section 650-48, entitled "Off-street parking" is hereby amended by inserting in subsection A thereof a new paragraph (17), pertaining to mobile food trucks:

(17) Mobile food trucks: two spaces per mobile food truck. Each mobile food truck is required to provide two parking spaces for customer use and provide documentation to the Building Commissioner identifying the two spaces.



IN CITY COUNCIL

Marlborough, Mass., FEBRUARY 11, 2019

PAGE 2

ORDERED:

- II. Section 17 of Chapter 650, entitled "Table of Uses," is hereby amended by inserting the following:

	RR	A1	A2	A3	RB	RC	RCR	NB	B	CA	LI	I	MVD
Mobile food trucks (49)	N	N	N	N	N	N	N	SP	SP	SP	SP	SP	SP

Be and is herewith refer to **URBAN AFFAIRS COMMITTEE, PLANNING BOARD, AND ADVERTISE PUBLIC HEARING FOR MONDAY, APRIL 8, 2019.**

ADOPTED

ORDER NO. 19-1007543



IN CITY COUNCIL

Marlborough, Mass., _____ APRIL 8, 2019

ORDERED:

That the PUBLIC On the Proposed Zoning Ordinance Amendment, Chapter 650, §5, §17, §18 & §48 relative to adding Food Trucks to the Table of Uses, Order No. 19-1007543, all were heard who wish to be heard, hearing closed at 8:05 PM.

Councilors Present: Delano, Doucette, Dumais, Tunnera, Irish, Clancy, Landers, Juairé, Oram, Ossing & Robey.

PUBLIC SPEAKING IN FAVOR

Michael Ossing, 43 Varley Road, Marlborough, spoke in favor of an ordinance to authorize motorized food establishments (mobile food trucks) in the City of Marlborough. One of the advantages of the City's zoning ordinance is it allows the City to revise the zoning to grow as the communities needs and opportunities present themselves. For example, recent changes such as recreational and medical marijuana, brew pubs, coffee roasteries, self-storage facilities, and the neighborhood business district demonstrated how the City adopts these opportunities. Working with the Mayor and MEDC, they attempted to craft an ordinance ensuring mobile food trucks are in harmony with the character of the neighborhood in which they are located. This ordinance attempts to provide guidelines as to where, how long, and the quality of mobile food trucks allowed in the City of Marlborough. Additionally, the mobile food trucks would be subjected to the two-percent meals tax dedicated to the recreational uses within the City that other food establishments are required to support. The ordinance establishes a definition for mobile food trucks and it revises the table of uses to identify the zones where mobile food trucks can be permitted (i.e. Neighborhood Business District, Business, Commercial Automotive, Limited Industrial, Industrial, and Marlborough Village District). It allows the Mayor to issue permits for one- to three-day events and the City Council to issue Special Permits for longer duration permits that will enable the Council to address the quality and duration of the permit while ensuring compliance with State and City regulations.

There is no one else speaking in favor. That part of the Public Hearing is closed.

QUESTIONS FROM THE PUBLIC

There are no questions from the public. That part of the Public Hearing is closed.

PUBLIC SPEAKING IN OPPOSITION

There is no one speaking in opposition. That part of the Public Hearing is closed.

There are no questions from members of City Council. That part of the Public Hearing is closed.

That ends the entire Public Hearing. This is currently in the Urban Affairs Committee.

ADOPTED

ORDER NO. 19-1007543A



City of Marlborough Planning Board

Administrative Offices
135 Neil St.
Marlborough, MA 01752

PLANNING BOARD

Barbara L. Fenby, Chair
Philip Hodge
Sean N. Fay
George LaVenture
Christopher Russ
Matthew Elder
Krista Holmi, Administrator
(508) 624-6910 x33200
kholmi@marlborough-ma.gov

April 19, 2019

Mr. Edward Clancy
Council President
140 Main St.
Marlborough, MA 01752

RE: City Council Order No. 19-1007543, Proposed Zoning Amendment to Section 650-5, Entitled "Definitions word usage" Mobile Food Truck; Section 650-18, entitled "Conditions for Uses"; Section 650-48, entitled Off-street Parking; and Section 650-17, entitled "Table of Uses".

Honorable President Clancy and Members:

At its regularly scheduled meeting on April 8, 2019, the Planning Board took the following action regarding the above-referenced Council order:

On a motion by Mr. Fay, seconded by Mr. LaVenture, the Board voted to pass along their favorable recommendation and the following comments to the City Council. Motion carried.

- Include permanently parked food trucks, trailers, mobile and permanently installed carts adjacent to restaurants in the regulations.
- Include ice cream trucks in the regulations.
- Include language limiting the noise levels allowed from food trucks.
- Establish a permit or licensing fee for food trucks, particularly those that park on City property (For example, at parks or City beach locations)

Should you need further information, don't hesitate to contact me.

Sincerely,

Barbara L. Fenby
Chairperson

City Clerk ✓

RECEIVED
CITY CLERK'S OFFICE
CITY OF MARLBOROUGH
2019 MAY - 2 A 11: 35



IN CITY COUNCIL

Marlborough, Mass., MARCH 25, 2019

ORDERED:

That there being no objection thereto set **MONDAY, APRIL 29, 2019** as **DATE FOR PUBLIC HEARING** On the Application for Special Permit from Thomas Coder, to demolish existing single story home and construct a new two story home at 21 Patten Drive, be and is herewith refer to **URBAN AFFAIRS COMMITTEE & ADVERTISE.**

Ninety days after public hearing is 07/28/19 which falls on a Sunday, therefore 07/29/19 would be considered the 90th day.

ADOPTED

ORDER NO. 19-1007612
X 18-1007244D

CITY OF MARLBOROUGH
OFFICE OF THE CITY CLERK

RECEIVED
CITY CLERK'S
CITY OF MARLBOROUGH

2019 MAR 11 P 4 38

APPLICATION TO CITY COUNCIL FOR ISSUANCE OF SPECIAL PERMIT

1. Name and address of Petitioner or Applicant:

Thomas P. Goder

2. Specific Location of property including Assessor's Plate and Parcel Number.

21 Patten Drive

3. Name and address of owner of land if other than Petitioner or Applicant:

4. Legal interest of Petitioner or Applicant (owner, lessee, prospective owner, etc.)

5. Specific Zoning Ordinance under which the Special Permit is sought:

Article 650 Section 12 Paragraph B Sub-paragraph

6. Zoning District in which property in question is located:

A-3

7. Specific reason(s) for seeking Special Permit

To Demo Existing House & Build New

8. List of names and addresses of abutter. SEPARATE SHEET ATTACHED

PETITION IS HEREBY MADE FOR THE ISSUANCE OF A SPECIAL PERMIT BY THE CITY COUNCIL OF THE CITY OF MARLBOROUGH AND IS BASED ON THE WITHIN PETITION OR APPLICATION AS FILED HERewith AND MADE PART OF SAID PETITION.



Signature of Petitioner or Applicant

Address: 3 Atwood St

Southborough MASS

110 100 100

Date: 3/6/19

LIST OF NAMES AND ADDRESS OF ABUTTERS
AS REQUESTED ON THE APPLICATION FOR SPECIAL PERMIT OF:

Thomas P. Coder

(Name of Petitioner)

FOR THE ISSUANCE OF SPECIAL PERMIT BY THE CITY COUNCIL OF THE CITY OF MARLBOROUGH UNDER CHAPTER 650, ZONING, OF THE CODE OF THE CITY OF MARLBOROUGH.

(Abutters as defined in §650-59, Section 4H, Powers and Procedure of Special-Permit Granting Authorities)

5
LAGE FERNANDA G
16 MARLBORO ST
HUDSON, MA 01749

5
SEGARRA LISA
44 LAKESHORE DR
MARLBOROUGH, MA 01752

5
REGIS MARK L TR
THE REGIS FAMILY IRREVOCABLE TR
1 BUSH RD
HUDSON, MA 01749

5
DAIGLE ROBERT C
42 COATES FARM RD
AMSONT, CT 06231

5
GOLGATA-SYCHANTHA COLLETTE M LI I
14 HILL RD
MARLBOROUGH, MA 01752

5
MCAVOY ANDREW
5 PATTEN DR
MARLBOROUGH, MA 01752

5
WILLIAMS NANCY M
55 LAKESHORE DR
MARLBOROUGH, MA 01752

5
ROBINSON TYRELLE
54 PATTEN DR
MARLBOROUGH, MA 01752

5
ROBICHAUD ANDRE J
15 PATTEN DR
MARLBOROUGH, MA 01752

5
STOCK SUSAN I
57 LAKESHORE DR
MARLBOROUGH, MA 01752

5
HILL RYAN J
ANNEMARIE HILL
48 PATTEN DR
MARLBOROUGH, MA 01752

5
MCGOWAN PATRICK N
N/O SANDRA COLLIGAN
3 ATWOOD ST
SOUTHBOROUGH, MA 01772

5
KELLEY RICHARD H
JUDITH H KELLEY
65 LAKESHORE DR
MARLBOROUGH, MA 01752

5
PENA MARC A
MARY C BERMUDEZ
42 PATTEN DR
MARLBOROUGH, MA 01752

5
SILKA FRANK W
27 PATTEN DR
MARLBOROUGH, MA 01752

5
CROCKETT G BETH TR
CROCKETT REALTY TRUST
2 HILL RD
MARLBOROUGH, MA 01752

5
CEDRONE CAROL A
36 PATTEN DR
MARLBOROUGH, MA 01752

5
PARK CHARLES L JR
150 SECOND RD
MARLBOROUGH, MA 01752

5
TRUDEAU DENNIS G TR
MARY LINDA TRUDEAU TR
76 LAKESHORE DR
MARLBOROUGH, MA 01752

5
FEDERAL NATIONAL MORTGAGE ASSOC
N/O ABIUD & NATALIA CHACON
22 PATTEN DR
MARLBOROUGH, MA 01752

5
SUTER DAVID R
SHARON E SUTER
43 PATTEN DR
MARLBOROUGH, MA 01752

5
GARCEAU DAVID A
ROSITA A GARCEAU
64 LAKESHORE DR
MARLBOROUGH, MA 01752

5
ROSEN MARCIA
321 CABOT ST
NEWTON, MA 02460

5
BUONOMO ERIN
MATTHEW STACK
53 PATTEN DR
MARLBOROUGH, MA 01752

5
PALMER BRIAN D
PAMELA J PALMER
294 PLEASANT ST
MARLBOROUGH, MA 01752

5
CARROLL MICHAEL P
JOANNE M CARROLL
11 HILL RD
MARLBOROUGH, MA 01752

5
BANK OF AMERICA N A
N/O GUSTAVO SILVA
61 PATTEN DR
MARLBOROUGH, MA 01752

5
URIAEV ELINA
LEONID ZISLIN
50 LAKESHORE DR
MARLBOROUGH, MA 01752

5
OLIVEIRA MARCELLO F
SIMONE F OLIVIERA
17 HILL RD
MARLBOROUGH, MA 01752

5
BERGSTROM JANIS A
132 SECOND RD
MARLBOROUGH, MA 01752

5

THEBADO KRIS
TINA THEBADO
36 HILL RD
MARLBOROUGH, MA 01752

5

RENAUD MAURICE P
BARBARA L RENAUD
111 SECOND RD
MARLBOROUGH, MA 01752

5

VINCENTELLI FRANCISCO
MONIQUE SOLANILLA
117 SECOND RD
MARLBOROUGH, MA 01752

5

GIANCOLA FRANCIS W
125 SECOND RD
MARLBOROUGH, MA 01752

5

GOLDMAN PAUL D
MARSHA GOLDMAN
137 SECOND RD
MARLBOROUGH, MA 01752

5

PARK CHARLES L
MARJORIE A PARK
157 SECOND RD
MARLBOROUGH, MA 01752

5

ZOUHARIS ARTHUR
LAURIE ZOUHARIS
140 SECOND RD
MARLBOROUGH, MA 01752

5

ALLEN DAVID L
BARBARA P ALLEN
124 SECOND RD
MARLBOROUGH, MA 01752

5

PARK CHARLES L JR
KATHLEEN A KOHLAND-PARK
150 SECOND RD
MARLBOROUGH, MA 01752

6

ASTLE SARAH
37 HILL RD
MARLBOROUGH, MA 01752

6

BELLIDO MARCELO
MARIA PAZ
105 SECOND RD
MARLBOROUGH, MA 01752

17

GAUCHER NANCY B
ATTN VICTORIA GAUCHER
73 LAKESHORE DR
MARLBOROUGH, MA 01752

17

SHARON HEATHER
75 LAKESHORE DR
MARLBOROUGH, MA 01752

17

MATTA LALITA TR
LALITA MATTA 2015 REVOCABLE TRUST
79 LAKESHORE DR
MARLBOROUGH, MA 01752

17

FORT MEADOW ASSOCIATION
C/O DAVID OLOUGHLIN
9 LAKESHORE DR
MARLBOROUGH, MA 01752

17

SHARON PETER L
KATHLEEN F SHARON
95 LAKESHORE DR
MARLBOROUGH, MA 01752

17

ALLEN HEATHER A
MARK S ALLEN
97 LAKESHORE DR
MARLBOROUGH, MA 01752

17

HAMILTON SCOTT C
SUSAN H HAMILTON
98 LAKESHORE DR
MARLBOROUGH, MA 01752

17

MONAGHAN SEAN T
N/O JASON PAVAO
96 LAKESHORE DR
MARLBOROUGH, MA 01752

SPECIAL PERMIT-SUMMARY IMPACT STATEMENT

Applicant's Name: Thomas Coder Address: 3 Arwood St Sobo

Project Name: New Home Address: 21 Potholes Drive MARL

1. PROPOSED USE: (describe) Single family Home

2. EXPANSION OR NEW: New

3. SIZE: floor area sq. ft. 1458 1st floor 966 all floors 24/24

buildings 1 # stories 2 lot area (s.f.) _____

4. LOT COVERAGE: _____ % Landscaped area: _____ %

5. POPULATION ON SITE: Number of people expected on site at anytime:

Normal: _____ Peak period: _____

6. TRAFFIC:

(A) Number of vehicles parked on site:

During regular hours: 1 Peak period: 3

(B) How many service vehicles will service the development and on what schedule?

7. LIGHT: How will the development be lit at the exterior? How much light will leave the property and enter the abutting property? flood lights, Street side

8. NOISE:

(A) Compare the noise levels of the proposed development to those that exist in the area now.

(B) Described any major sources of noise generation in the proposed development and include their usual times of operation. None

9. AIR: What sources of potential air pollution will exist at the development? None

10. WATER AND SEWER: Describe any unusual generation of waste. None

11. HAZARDOUS MATERIAL: List any types of Hazardous Waste that will be on-site. How will this waste be stored? Where? How much will be in storage on a daily basis? How will it be disposed? None

*Attach additional sheets if necessary



**CITY OF MARLBOROUGH
MARLBOROUGH, MASSACHUSETTS 01752**

City Hall
140 Main St.

Marlborough, Massachusetts 01752

Voice (508) 460-3775 Facsimile (508) 460-3723 TTD (508) 460-3610

President and Members City Council

Date: 3-11-19

**SPECIAL PERMIT APPLICATION
CERTIFICATION BY PLANNING DEPARTMENT**

Project Name: 21 Patten Drive

Project Use Summary: Single family

Project Street Address: 21 Patten drive

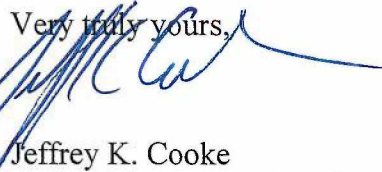
Plate: S Parcel: 80

Applicant/Developer Name: Thomas Paul Cook

Plan Date: 2/5/19 Revision Date: Ø

Dear President and Members:

In accordance with the City Council's Rules for Special Permit Applications, I hereby certify that the Site Plan filed with the City Clerk has been reviewed by the Building Department within the limits of work shown on the plan, and that said plan meets all prior referenced informational requirements of Section 7; that the plan conforms in all aspects to City Code and to these Rules and Regulations, and that any necessary zoning variances have been already granted by the Marlborough Zoning Board of Appeals, and any applicable appeal period concerning said variances have run.

Very truly yours,


Jeffrey K. Cooke
Acting Director of Planning

**Application Fee to submit to
City Clerk's office**

300⁰⁰

**City of Marlborough, Massachusetts
CITY CLERK DEPARTMENT**

**Lisa M. Thomas
City Clerk**



Dear Applicant,

To ensure that each department listed below receives a copy of your completed Special Permit application, please hand-deliver to each department as instructions indicate below.

PLACE A CHECK-MARK AFTER HAND-DELIVERING THE APPLICATION TO THE FOLLOWING DEPARTMENTS AND SIGN YOUR NAME & DATE IT ACCORDINGLY. MAKE SURE THIS PAGE IS SIGNED AND RETURNED TO THE CITY CLERK'S OFFICE WITH THE COMPLETED APPLICATION. THE CITY CLERK'S OFFICE WILL NOT ACCEPT THE APPLICATION WITHOUT THE SIGNATURE OF THE APPLICANT OR PETITIONER AS INDICATED BELOW.

- 1 SET POLICE CHIEF *TRC*
- 1 SET FIRE CHIEF *TRC*
- 1 SET ~~CITY ENGINEER~~ *TRC*
- 1 SET ~~DIRECTOR OF PLANNING~~
- 1 SET CONSERVATION OFFICER (IF WETLANDS AFFECTED)
- 1 SET BUILDING COMMISSIONER *TRC*
- 12 SETS OFFICE OF THE CITY COUNCIL *TRC*
- 3 SETS OFFICE OF THE CITY CLERK *TRC* (**MUST be Original** & 2 Complete Sets)

Signature

Date

Thank you for your cooperation in this matter.

Sincerely,

*Lisa M. Thomas
City Clerk*

**City of Marlborough, Massachusetts
CITY CLERK DEPARTMENT**

**Lisa M. Thomas
City Clerk**



I certify under the penalties of perjury that I, to my best knowledge and belief, have filed all Municipal tax returns and paid all Municipal taxes required under law.

Company Name

Owner Name/Officer Name of LLC or Corporation

Thomas Coden

Owner/Officer Complete Address and Telephone Number

Signature of Applicant

[Handwritten Signature]

Attorney on behalf of Applicant, if applicable

The Special Permit Package will not be accepted unless this certification clause is signed by the applicant and the Tax Collector.

Eileen Bristol

Tax Collector



City of Marlborough
BUILDING DEPARTMENT

140 Main Street
Marlborough, Massachusetts 01752
Tel. (508) 460-3776 Facsimile (508) 460-3736
building_dept@marlborough-ma.gov

JEFFREY COOKE, C.B.O.
BUILDING COMMISSIONER

PATRICK DAHLGREN
ASSISTANT BUILDING
COMMISSIONER

WILLIAM PAYNTON
LOCAL BUILDING INSPECTOR

RICHARD DESIMONE
PLUMBING & GAS INSPECTOR

JOHN CAIN
WIRING INSPECTOR

ZONING DENIAL

March 4, 2019

To: Thomas P. Coder
3 Atwood Street
Southborough, MA 01772

RE: 21 Patten Drive, Marlborough, MA

Mr. Coder:

Your application to demolish the existing single story SFD and construct a two story SFD at 21 Patten Drive, Marlborough, MA Parcel ID #5-80, located in the Residence A-3 zoning district (A-3) is denied as it does not comply with Chapter 650-41 of City Code of Marlborough. The "Table of Lot Area, Yards, and Height of Structures" state that your use requires 100' of frontage and 12,500 SF of area. Your existing lot contains 50' frontage and 5,000 SF of area. As a pre-existing, non-conforming lot, the construction of a new larger SFD that increases the non-conformity requires a "Special Permit" (SP) issued by the Marlborough City Council.

I have determined that the proposed structure is increasing intensifying the non-conformity.

- The existing structure is approximately 733 square feet (SF) of area the proposed is approximately 1767 SF.
- In the required yard setback area, the building increases in height from 1 story to 2 stories.

Please note that the supplied proposed plot plan is incorrect regarding the proposed structure. The plot plan appears to be based on the proposed basement size of 27' wide x 55' deep, while the plans show a proposed structure of 31' x 57', 1767 lot coverage (2' eaves overhang). The plot plan submitted shows a proposed side setback of 11.5 feet when in actuality, the side setbacks will be 9.5 feet, with a rear setback reduced to 22 feet. You will need to provide a plot plan that accurately reflects what is proposed.

Your use requested requires a Zoning relief issued by the Marlborough City Council.

You have the right to continue to the Marlborough City Council (SPGA) for a Special Permit as stated in the City Code section 650-12B or you have the right to appeal this decision to the Zoning Board of Appeals as per section 650-58.

An appeal from this denial for a SP may be taken to the Marlborough City Council by filling a Notice of Appeal with the City Clerk within 30 days of the date of this denial letter. Further information should be obtained from the Marlborough City Council.

The code in its entirety may be found at www.ecode360.com/MA1056

Sincerely,

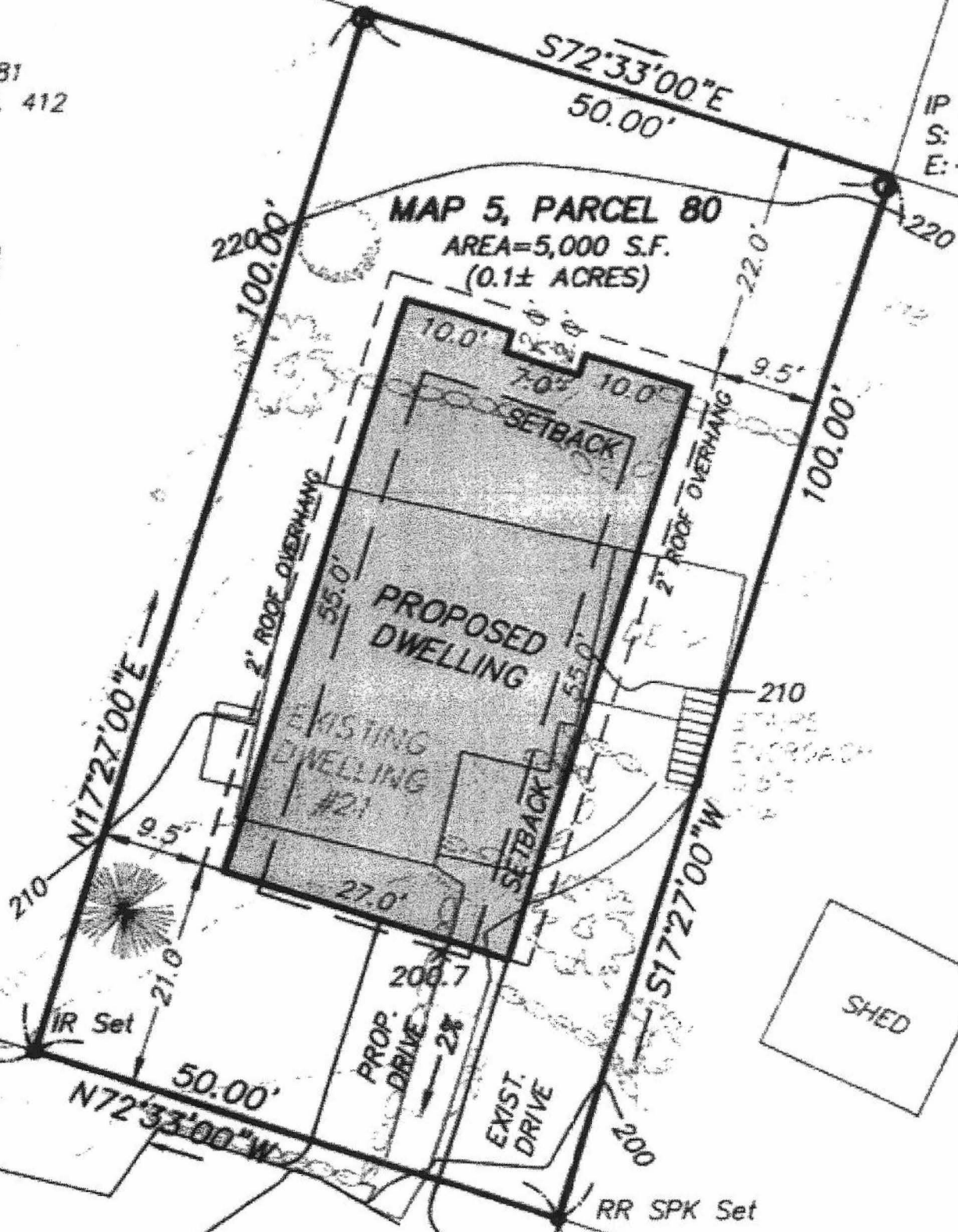
Jeffrey Cooke, C.B.O., Building Commissioner, Zoning Enforcement Officer

PLKA
CEL 81
4, PG. 412

IP Fnd.
ONLINE
S: 0.58'

IP Fnd.
S: 0.96'
E: -0.55'

MAP 5, PARCEL 80
AREA=5,000 S.F.
(0.1± ACRES)



N17°27'00"E
210
9.5'
21.0'

S72°33'00"E
50.00'

100.00'

N72°33'00"W
50.00'

S17°27'00"W
210

BENCHMARK
NAIL-S, UP#5
ELEV.=200.00

\$16.26'1"
TIE TO S

TEN

(40' WIDE)



IN CITY COUNCIL

Marlborough, Mass.,

APRIL 29, 2019

ORDERED:

That the PUBLIC HEARING On the Application for Special Permit from Thomas Coder, to demolish the existing single story home and construct a new two story home at 21 Patten Drive, Order No. 19-1007612, all were heard who wish to be heard, hearing closed at 8:06 PM.

Councilors Present: Doucette, Dumais, Tunnera, Irish, Clancy, Landers, Juaire, Oram, Ossing & Robey.

Councilors Absent: Delano.

PUBLIC SPEAKING IN FAVOR

Thomas Coder wants to tear down the home at 21 Patten Drive and replace it with a brand-new house.

There is no one else speaking in favor. That part of the Public Hearing is closed.

QUESTIONS FROM THE PUBLIC

There are no questions from the public. That part of the Public Hearing is closed.

PUBLIC SPEAKING IN OPPOSITION

There is no one speaking in opposition. That part of the Public Hearing is closed.

QUESTIONS FROM THE CITY COUNCIL

✓ Councilor Tunnera asked Mr. Coder to briefly describe the renderings he displayed on the presentation screen. Mr. Coder reviewed the plot plan with the new house overlaid on the existing house. The new house will have a different footprint than the previous house.

✓ Councilor Robey read from the Building Commissioner's denial letter and requested clarification on the plan submitted with the special permit application. Mr. Coder stated he submitted complete packages to the City Council.

✓ Councilor Oram was looking for the differences between this submission and the original submission which can be reviewed in the Urban Affairs Committee meeting.

There are no further questions from members of City Council. That part of the Public Hearing is closed.

That ends the entire Public Hearing. This is currently in the Urban Affairs Committee.

ADOPTED

ORDER NO. 19-1007612A

X 18-1007244D

From: City Council
Sent: Wednesday, May 15, 2019 7:15 PM
To: Christian Dumais; David Doucette; Don Landers; Ed Clancy; Joe Delano; John Irish; Karen Boule; Kathleen Robey; Mark Oram; Mike Ossing; Peter Juare; Robert Tunnera
Cc: Sara Corbin
Subject: TO COUNCILORS: Draft Decision from Tom Coder, 21 Patten Drive for Manager Comments
Attachments: 21 Patten Decision .docx; Attachment A.pdf; Attachment B.pdf; A1.0 copy.pdf; A1.1 copy.pdf; A1.2 copy.pdf; A1.3 copy.pdf; A1.4 copy.pdf; A1.5 copy.pdf

CC: COUNCILORS...

From: City Council
Sent: Wednesday, May 15, 2019 7:14 PM
To: Jeffrey Cooke <jcooke@marlborough-ma.gov>; David Giorgi <dgiorgi@marlborough-ma.gov>; Kevin Breen <kbreen@marlborough-ma.gov>; Cathleen Liberty <cliberty@marlborough-ma.gov>; Thomas DiPersio <tdipersio@marlborough-ma.gov>; John Ghiloni <jghiloni@marlborough-ma.gov>; Priscilla Ryder <pryder@marlborough-ma.gov>
Subject: Draft Decision from Tom Coder, 21 Patten Drive for Manager Comments

Please submit comment for review by the Urban Affairs Committee.
Your assistance is appreciated.
Karen

*Karen A. Boule
City Council Office
508-460-3711*

Manager Comments –
Draft Decision for Special Permit
21 Patten Drive

In Urban Affairs Committee
May 22, 2019

From: City Council
Sent: Thursday, May 16, 2019 7:30 AM
To: Thomas DiPersio
Cc: Peter Juare; Sara Corbin
Subject: Reply From Tom DiPersio—Draft Decision from Tom Coder, 21 Patten Drive for Manager Comments

Thank you.
Karen

On May 16, 2019, at 7:05 AM, Thomas DiPersio <tdipersio@marlborough-ma.gov> wrote:

I do not have any issues with the granting of this special permit.

Thank you,

Thomas DiPersio, Jr., PE, PLS

City Engineer
Department of Public Works
135 Neil Street
Marlborough, MA 01752
Phone:(508)624-6910x33200
tdipersio@marlborough-ma.gov

<image001.jpg>

From: City Council
Sent: Wednesday, May 15, 2019 7:14 PM
To: Jeffrey Cooke <jcooke@marlborough-ma.gov>; David Giorgi <dgiorgi@marlborough-ma.gov>; Kevin Breen <kbreen@marlborough-ma.gov>; Cathleen Liberty <cliberty@marlborough-ma.gov>; Thomas DiPersio <tdipersio@marlborough-ma.gov>; John Ghiloni <jghiloni@marlborough-ma.gov>; Priscilla Ryder <pryder@marlborough-ma.gov>
Subject: Draft Decision from Tom Coder, 21 Patten Drive for Manager Comments

Please submit comment for review by the Urban Affairs Committee.
Your assistance is appreciated.
Karen

*Karen A. Boule
City Council Office
508-460-3711*

From: City Council
Sent: Thursday, May 16, 2019 2:11 PM
To: David Giorgi
Cc: Sara Corbin; Peter Juaira
Subject: Comment from Police Chief: Draft Decision from Tom Coder, 21 Patten Drive for Manager Comments

Thank you, Chief.
KB

From: David Giorgi
Sent: Thursday, May 16, 2019 1:53 PM
To: City Council <citycouncil@marlborough-ma.gov>; Jeffrey Cooke <jcooke@marlborough-ma.gov>; Kevin Breen <kbreen@marlborough-ma.gov>; Cathleen Liberty <cliberty@marlborough-ma.gov>; Thomas DiPersio <tdipersio@marlborough-ma.gov>; John Ghiloni <jghiloni@marlborough-ma.gov>; Priscilla Ryder <pryder@marlborough-ma.gov>
Subject: RE: Draft Decision from Tom Coder, 21 Patten Drive for Manager Comments

The Police Department does not have any issue with granting this special permit.

D. Giorgi

From: City Council <citycouncil@marlborough-ma.gov>
Sent: Wednesday, May 15, 2019 7:14 PM
To: Jeffrey Cooke <jcooke@marlborough-ma.gov>; David Giorgi <dgiorgi@marlborough-ma.gov>; Kevin Breen <kbreen@marlborough-ma.gov>; Cathleen Liberty <cliberty@marlborough-ma.gov>; Thomas DiPersio <tdipersio@marlborough-ma.gov>; John Ghiloni <jghiloni@marlborough-ma.gov>; Priscilla Ryder <pryder@marlborough-ma.gov>
Subject: Draft Decision from Tom Coder, 21 Patten Drive for Manager Comments

Please submit comment for review by the Urban Affairs Committee.
Your assistance is appreciated.
Karen

*Karen A. Boule
City Council Office
508-460-3711*

From: City Council
Sent: Thursday, May 16, 2019 2:13 PM
To: Priscilla Ryder
Cc: Sara Corbin; Peter Juaira
Subject: Comment from Priscilla Ryder: Draft Decision from Tom Coder, 21 Patten Drive for Manager Comments

Thank you, Priscilla.
KB

From: Priscilla Ryder
Sent: Thursday, May 16, 2019 2:12 PM
To: City Council <citycouncil@marlborough-ma.gov>; Jeffrey Cooke <jcooke@marlborough-ma.gov>; David Giorgi <dgiorgi@marlborough-ma.gov>; Kevin Breen <kbreen@marlborough-ma.gov>; Cathleen Liberty <cliberty@marlborough-ma.gov>; Thomas DiPersio <tdipersio@marlborough-ma.gov>; John Ghiloni <jghiloni@marlborough-ma.gov>
Subject: RE: Draft Decision from Tom Coder, 21 Patten Drive for Manager Comments

Hi Karen,

I have reviewed these special permit conditions and have no comments.

Thanks!

Priscilla Ryder
Conservation Officer
140 Main St. City Hall; Marlborough, MA 01752
Ph: 508-460-3768 ; pryder@marlborough-ma.gov

From: City Council
Sent: Wednesday, May 15, 2019 7:14 PM
To: Jeffrey Cooke <jcooke@marlborough-ma.gov>; David Giorgi <dgiorgi@marlborough-ma.gov>; Kevin Breen <kbreen@marlborough-ma.gov>; Cathleen Liberty <cliberty@marlborough-ma.gov>; Thomas DiPersio <tdipersio@marlborough-ma.gov>; John Ghiloni <jghiloni@marlborough-ma.gov>; Priscilla Ryder <pryder@marlborough-ma.gov>
Subject: Draft Decision from Tom Coder, 21 Patten Drive for Manager Comments

Please submit comment for review by the Urban Affairs Committee.

Your assistance is appreciated.

Karen

Karen A. Boule
City Council Office
508-460-3711

From: City Council
Sent: Thursday, May 16, 2019 2:41 PM
To: Cathleen Liberty
Cc: Sara Corbin; Peter Juaira
Subject: Comment from Cathleen Liberty/BOH: Draft Decision from Tom Coder, 21 Patten Drive for Manager Comments

Thank you, Cathleen.
KB

From: Cathleen Liberty
Sent: Thursday, May 16, 2019 2:32 PM
To: City Council <citycouncil@marlborough-ma.gov>
Subject: FW: Draft Decision from Tom Coder, 21 Patten Drive for Manager Comments

Hi, the board of health has no comments for 21 Patten Drive.

Thanks
Cathleen

Cathleen Liberty
Director of Public Health
City of Marlborough

Phone: 508-460-3751
Fax: 508-460-3638

**Leaders must be close enough to relate to others,
and far enough ahead to motivate them.**

~ John C. Maxwell ~

From: City Council
Sent: Thursday, May 16, 2019 4:30 PM
To: Jeffrey Cooke
Cc: Sara Corbin; Peter Juairé
Subject: Comment from Building Commissioner Cooke: Draft Decision from Tom Coder, 21 Patten Drive for Manager Comments

Thank you, Commissioner Cooke.
KB

From: Jeffrey Cooke
Sent: Thursday, May 16, 2019 3:38 PM
To: City Council <citycouncil@marlborough-ma.gov>
Subject: RE: Draft Decision from Tom Coder, 21 Patten Drive for Manager Comments

The Building Dept has no additional comments other than to advise the City Council that the proposed structure is substantially larger foot print than the existing structure.

Jeffrey Cooke, C.B.O.
Building Commissioner
City of Marlborough, MA
508-460-3776

Mission Statement

To promote the safe and compatible development of the community through fair and consistent enforcement of building codes and zoning ordinances

From: City Council
Sent: Wednesday, May 15, 2019 7:14 PM
To: Jeffrey Cooke <jcooke@marlborough-ma.gov>; David Giorgi <dgiorgi@marlborough-ma.gov>; Kevin Breen <kbreen@marlborough-ma.gov>; Cathleen Liberty <cliberty@marlborough-ma.gov>; Thomas DiPersio <tdipersio@marlborough-ma.gov>; John Ghiloni <jghiloni@marlborough-ma.gov>; Priscilla Ryder <pryder@marlborough-ma.gov>
Subject: Draft Decision from Tom Coder, 21 Patten Drive for Manager Comments

Please submit comment for review by the Urban Affairs Committee.
Your assistance is appreciated.
Karen

*Karen A. Boule
City Council Office
508-460-3711*

Draft Decision for Special Permit
21 Patten Drive

In Urban Affairs Committee
May 22, 2019

IN CITY COUNCIL

21 Patten Drive, Marlborough, MA May 2nd, 2019

DECISION FOR SPECIAL PERMIT

IN CITY COUNCIL

Special Permit
Thomas P. Coder
21 Patten Drive
Marlborough, MA 01752

Order No. 19-1007512

DECISION ON AN APPLICATION FOR SPECIAL PERMIT

The City Council of the City of Marlborough hereby GRANTS the application for a Special Permit to Thomas P. Coder of 21 Patten Drive, Marlborough MA 01752, as provided in this Decision and subject to the following Findings of Fact and Conditions:

PROCEDURAL FINDINGS

1. Thomas Coder, with an address of 21 Patten Drive, Marlborough, MA 01752, is the owner of real property located at 21 Patten Drive, Marlborough, MA 01752 (the "Applicant").
2. The Applicant is the owner of said real property which is described in a deed recorded with the Middlesex South District Registry of Deeds at Book 71802, Page 461, and identified on the City of Marlborough Assessor's Maps as Map 5, Parcel 80 (the "Site").
3. The Applicant, on or about March 11, 2019 filed with the City Clerk of the City of Marlborough an Application to City Council for Issuance of Special Permit (the "Application") under Section 12, Paragraph B. of Chapter 650 (Zoning) of the Code of the City of Marlborough to demolish the existing one story single-family dwelling located on the Site and to construct a new two story single-family dwelling on a new poured concrete foundation footprint (the "Project").
4. The Application consisted of an original and two copies of the following: (a) Application to the City Council for Issuance of Special Permit, (b) Special Permit-Summary Impact Statement, (c) Filing Fee check in the amount of \$300.00, (d) Plan Delivery Certification, (e) Tax Payment Certification, (f) Abutters List, (g) Existing and Preliminary Site Plans, (h) Architectural Drawings, (i) Certificate of Completeness of Application, and (j) Zoning Denial Letter (dated March 4th, 2019), (collectively the "Documents"), which Documents are incorporated herein and become a part of this Decision. Eleven sets of documents were

delivered to the City Council and one set each to the Police Chief, the Fire Chief, the City Planner (Building Commissioner), the City Engineer, and the Conservation Officer, all in accordance with Section 59 of Chapter 650 of the Zoning Code of the City of Marlborough.

5. In accordance with the Rules and Regulations of the City Council and Massachusetts General Laws Chapter 40A, Sections 9 and 11, the City Council established a date for a public hearing on the Application, caused to be advertised notice of said hearing and the date thereof in the Marlborough Enterprise. All necessary abutters, as certified by the Office of the Marlborough Assessors, were provided notice as required by law.
6. The Marlborough City Council held a public hearing on the Application on April 29th, 2019 in accordance with the published notice (the "Public Hearing"). The time for the City Council to take final action on the Application is May 26, 2019.
7. The Applicant presented testimony at the Public Hearing detailing the Project, its impact upon the neighborhood, and such issues as the City Council and members of the public deemed appropriate. Members of the public had the opportunity to testify at the Public Hearing. Subjects of concern were the deteriorated condition of the existing single-family dwelling, the proposed new two-story single-family dwelling, On a new concrete foundation.
8. The Site, located in the A-3 zoning district, has side setback of 11.5' to the foundation and 9.5' to the roof. With a rear setback reduced to 22 feet and is comprised of approximately 1,767 SF of land. Chapter 650-41 of the Zoning Code of the City of Marlborough requires 15' side setback and a lot size of 5,000 SF.
9. The Building Commissioner has determined that the existing single-story single-family dwelling is a legal pre-existing nonconforming structure with respect to lot size and setbacks, and that the proposed two-story single-family dwelling would increase or intensify the nonconformities of said structure. The proposed single-family dwelling would conform to requirements of the City of Marlborough Zoning Code in all respects except for the side yard, back yard setback requirements. Thus, the proposed reconstruction of the dwelling with an additional second floor within setback area intensifies the pre-existing legally non-conformity structure and requires a special permit from the City Council. The Zoning Denial Letter of the Building Commissioner, dated March 4th, 2019, is attached hereto as "Attachment A."
10. The existing site plan submitted with the Application is entitled, "Existing ZBA Petition Plan, 21 Patten Drive, Marlborough MA; Prepared for Thomas Coder" by Connorstone Engineering, 10 Southwest Cutoff, Suite 7, Northborough, MA 01532, graphic scale 1" = 20', dated March 7, 2019 (the "Existing ZBA Petition Plan" Sheet No. 1), attached hereto as "Attachment B."
11. The site plan submitted with the Application is entitled, "Site Plan, 21 Patten Drive, Marlborough MA; Prepared for Thomas Coder" by Connorstone Engineering, 10 Southwest Cutoff, Suite 7, Northborough, MA 01532, graphic scale 1" = 20', dated March 7, 2019 (the "Site Plan" Sheet No. 1), attached hereto as "Attachment B."

12. The architectural drawings submitted with the Application are entitled “Coder Residence, 21 Patten Drive, Marlborough, MA,” by Silver Street Architects. Daniel Wezniak, AIA, dated February 5, 2019 (the “Architectural Drawings” A-0, A-1, A-2, A-3, A-4, A-5) and are attached hereto as “Attachment A-0, A-1, A-2, A-3, A-4, A-5.”

BASED ON THE ABOVE, THE MARLBOROUGH CITY COUNCIL MAKES THE FOLLOWING FINDING OF FACT AND TAKES THE FOLLOWING ACTIONS:

- A. The City Council finds that it may grant a Special Permit subject to such terms and conditions as it deems necessary and reasonable to protect the citizens of the City of Marlborough (also referenced herein as the “City”).
- B. The City Council finds the Application for the Special Permit does not derogate from the intent or purpose of the Zoning Ordinance of the City of Marlborough.
- C. The Applicant has complied with all Rules and Regulations promulgated by the Marlborough City Council as they pertain to special permit applications.
- D. The City Council makes these findings subject to the completion and adherence by the Applicant, her successors and/or assigns to the conditions more fully set forth herein.
- E. The City Council finds that the expansion or alteration of the existing legally nonconforming one story single-family structure, by demolition thereof and construction of the proposed new two story single-family dwelling, is not substantially more detrimental to the neighborhood than the existing non-conforming structure, that it is an appropriate use, and that is in harmony with the general purpose and intent of the Zoning Ordinance of the City of Marlborough when subject to the appropriate terms and conditions as provided herein.
- F. The City Council, pursuant to its authority under Massachusetts General Laws Chapter 40A and the Zoning Ordinance of the City of Marlborough hereby GRANTS the Applicant a Special Permit to build a single-family dwelling as shown on the Plans filed, SUBJECT TO THE FOLLOWING CONDITIONS, which conditions shall be binding on the Applicant, her successors and/or assigns:
1. Construction in Accordance with Applicable Laws. Construction of all structures on the Site is to be in accordance with all applicable Building Codes and Zoning Regulations in effect in the City of Marlborough and the Commonwealth of Massachusetts and shall be built according to the Site Plan and Architectural Drawings as may be subject to minor modifications with approval of the Building Commissioner.
 2. Recording of Special Permit. In accordance with the provisions of Massachusetts General Laws c. 40A, Section 11, the Applicant at her expense shall record this Special Permit in the Middlesex South District Registry of Deeds after the City

Clerk has certified that the twenty-day period for appealing the Special Permit has elapsed with no appeal having been filed, and before the Applicant shall apply to the Building Commissioner for a building permit concerning the proposed expansion. Applicant shall provide a copy of the recorded Special Permit to the City Council's office, to the Building Department and to the City Solicitor's office.

Yea: Nay: Absent:

ADOPTED
In City Council
Order No. 18-1007244

Edward Clancy
City Council President

A TRUE COPY
ATTEST:



City of Marlborough
BUILDING DEPARTMENT

140 Main Street
Marlborough, Massachusetts 01752
Tel. (508) 460-3776 Facsimile (508) 460-3736
building_dept@marlborough-ma.gov

JEFFREY COOKE, C.B.O.
BUILDING COMMISSIONER

PATRICK DAHLGREN
ASSISTANT BUILDING
COMMISSIONER

WILLIAM PAYNTON
LOCAL BUILDING INSPECTOR

RICHARD DESIMONE
PLUMBING & GAS INSPECTOR

JOHN CAIN
WIRING INSPECTOR

ZONING DENIAL

March 4, 2019

To: Thomas P. Coder
3 Atwood Street
Southborough, MA 01772

RE: 21 Patten Drive, Marlborough, MA

Mr. Coder:

Your application to demolish the existing single story SFD and construct a two story SFD at 21 Patten Drive, Marlborough, MA Parcel ID #5-80, located in the Residence A-3 zoning district (A-3) is denied as it does not comply with Chapter 650-41 of City Code of Marlborough. The "Table of Lot Area, Yards, and Height of Structures" state that your use requires 100' of frontage and 12,500 SF of area. Your existing lot contains 50' frontage and 5,000 SF of area. As a pre-existing, non-conforming lot, the construction of a new larger SFD that increases the non-conformity requires a "Special Permit" (SP) issued by the Marlborough City Council.

I have determined that the proposed structure is increasing intensifying the non-conformity.

- The existing structure is approximately 733 square feet (SF) of area the proposed is approximately 1767 SF.
- In the required yard setback area, the building increases in height from 1 story to 2 stories.

Please note that the supplied proposed plot plan is incorrect regarding the proposed structure. The plot plan appears to be based on the proposed basement size of 27' wide x 55' deep, while the plans show a proposed structure of 31' x 57', 1767 lot coverage (2' eaves overhang). The plot plan submitted shows a proposed side setback of 11.5 feet when in actuality, the side setbacks will be 9.5 feet, with a rear setback reduced to 22 feet. You will need to provide a plot plan that accurately reflects what is proposed.

Your use requested requires a Zoning relief issued by the Marlborough City Council.

You have the right to continue to the Marlborough City Council (SPGA) for a Special Permit as stated in the City Code section 650-12B or you have the right to appeal this decision to the Zoning Board of Appeals as per section 650-58.

An appeal from this denial for a SP may be taken to the Marlborough City Council by filling a Notice of Appeal with the City Clerk within 30 days of the date of this denial letter. Further information should be obtained from the Marlborough City Council.

The code in its entirety may be found at www.ecode360.com/MA1056

Sincerely,

Jeffrey Cooke, C.B.O., Building Commissioner, Zoning Enforcement Officer

**CITY OF MARLBOROUGH
OFFICE OF THE CITY CLERK**

APPLICATION TO CITY COUNCIL FOR ISSUANCE OF SPECIAL PERMIT

1. Name and address of Petitioner or Applicant:

Thomas P. Golder

2. Specific Location of property including Assessor's Plate and Parcel Number.

21 Patten Drive

3. Name and address of owner of land if other than Petitioner or Applicant:

4. Legal interest of Petitioner or Applicant (owner, lessee, prospective owner, etc.)

5. Specific Zoning Ordinance under which the Special Permit is sought:

Article 650 Section 12 Paragraph B Sub-paragraph _____

6. Zoning District in which property in question is located:

A-3

7. Specific reason(s) for seeking Special Permit

To Demo Existing House & Build New

8. List of names and addresses of abutter. SEPARATE SHEET ATTACHED

PETITION IS HEREBY MADE FOR THE ISSUANCE OF A SPECIAL PERMIT BY THE CITY COUNCIL OF THE CITY OF MARLBOROUGH AND IS BASED ON THE WITHIN PETITION OR APPLICATION AS FILED HERewith AND MADE PART OF SAID PETITION.

[Signature]

Signature of Petitioner or Applicant

Address: 3 Atwood St

Southborough MASS

Telephone No. 617-699-1212

Date: _____

THE TIES TO THE LOT LINES SHOWN HEREON ARE NOT TO BE USED IN THE SETTING OF FENCES, HEDGES, ETC.

THE PROPOSED DWELLING SHOWN HEREON WILL REQUIRE A VARIANCE FROM THE CITY OF MARLBOROUGH ZONING BOARD OF APPEALS.

THE LOT SHOWN AND THE DWELLING THEREON ARE NOT LOCATED WITHIN THE 100 YEAR FEDERAL FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAPS FOR THE CITY OF MARLBOROUGH, PANEL 481 OF 656, MAP NUMBER 25017C0481F, DATED JULY 7, 2014.

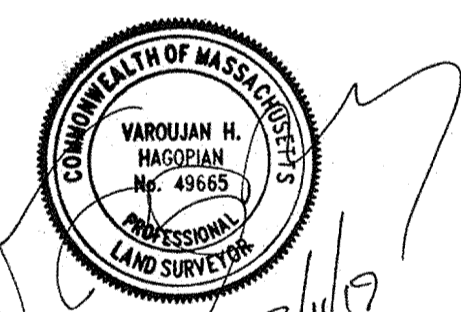
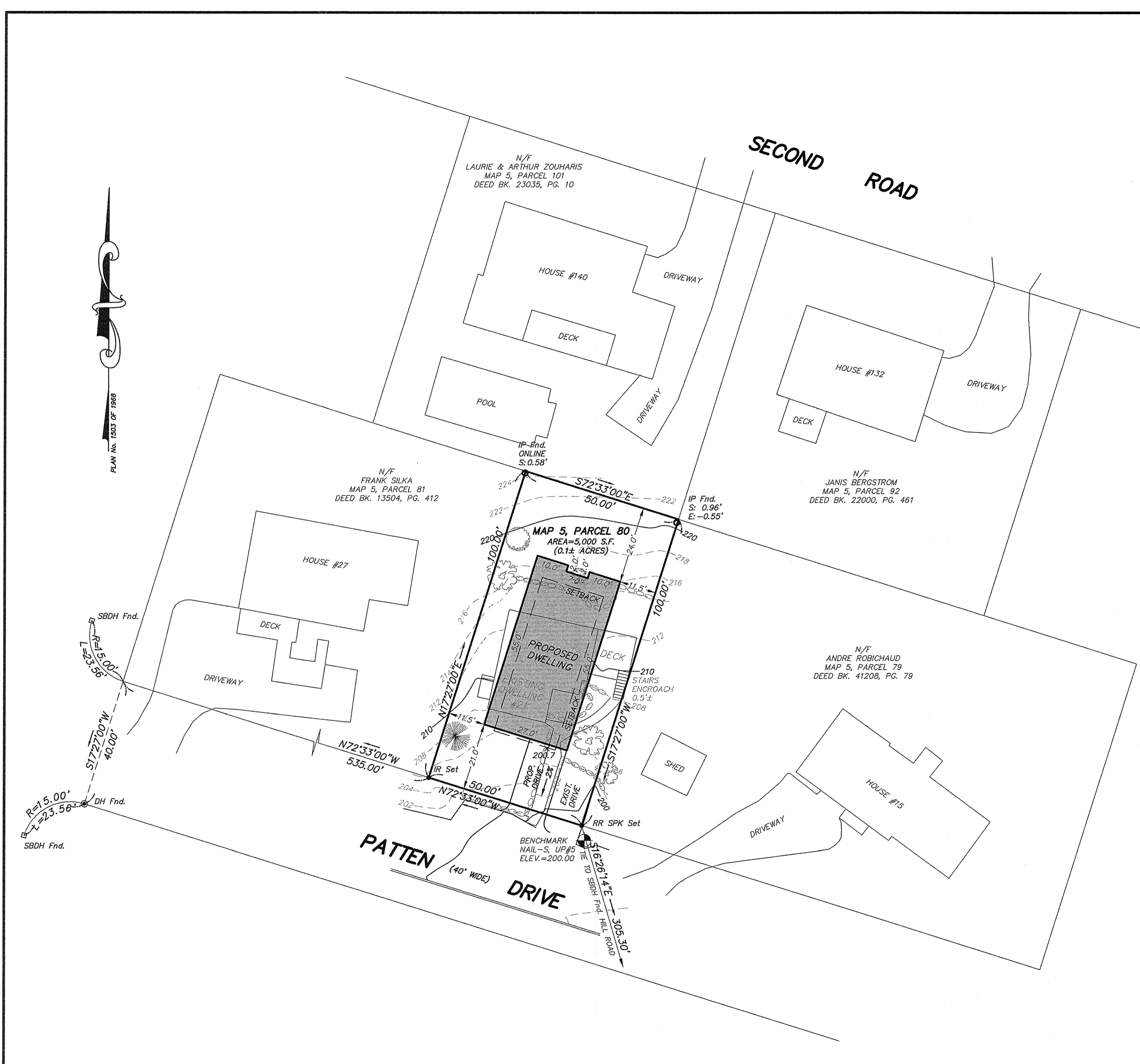
ZONED: RESIDENCE A3 - PROPOSED DWELLING

	REQUIRED	EXISTING HOUSE	PROPOSED HOUSE
AREA	12,500 sf	5,000 sf	5,000 sf
FRONTAGE	100 feet	50 feet	50 feet
FRONT	20 feet	26.0'	21.0'
SIDE	15 feet	8.2'	11.5' (VARIANCE)
REAR	30 feet	40.1'	24.0' (VARIANCE)
ACCESSORY	5 feet	N/A	N/A

EXISTING IMPERVIOUS LOT COVERAGE = 1,211 S.F.± (24.2%)
 PROPOSED IMPERVIOUS LOT COVERAGE = 1,723 S.F.± (34.5%); 30% MAX (VARIANCE REQD.)

ABUTTING LOT INFORMATION; HOUSES, DRIVEWAYS, ETC. TAKEN FROM CITY OF MARLBOROUGH GIS DATA.

RIDGE HEIGHT, EXISTING DWELLING = 225.2'
 RIDGE HEIGHT, PROPOSED DWELLING = 229.8'



PREPARED FOR:
 THOMAS CODER
 21 PATTEN DRIVE
 MARLBOROUGH, MA 01752

REVISED: FEBRUARY 11, 2019
 REVISED: AUGUST 1, 2018
 DATE: AUGUST 2, 2017 SCALE: 1"=20'

ZBA PETITION PLAN
21 PATTEN DRIVE
MARLBOROUGH, MA
CONNORSTONE ENGINEERING
 CONSULTING CIVIL ENGINEERS
 AND LAND SURVEYORS
 10 SOUTHWEST CUTOFF, SUITE 7
 NORTHBOROUGH, MASSACHUSETTS 01532

PLAN No. 1503 OF 1968



DANIEL J. WEZNIAK AIA
 300 West Main Street Building A,
 Northborough, Massachusetts 01532
 Ph: 508.943.9990 Em: dweznick@silverstreetarchitects.com

GENERAL NOTES:

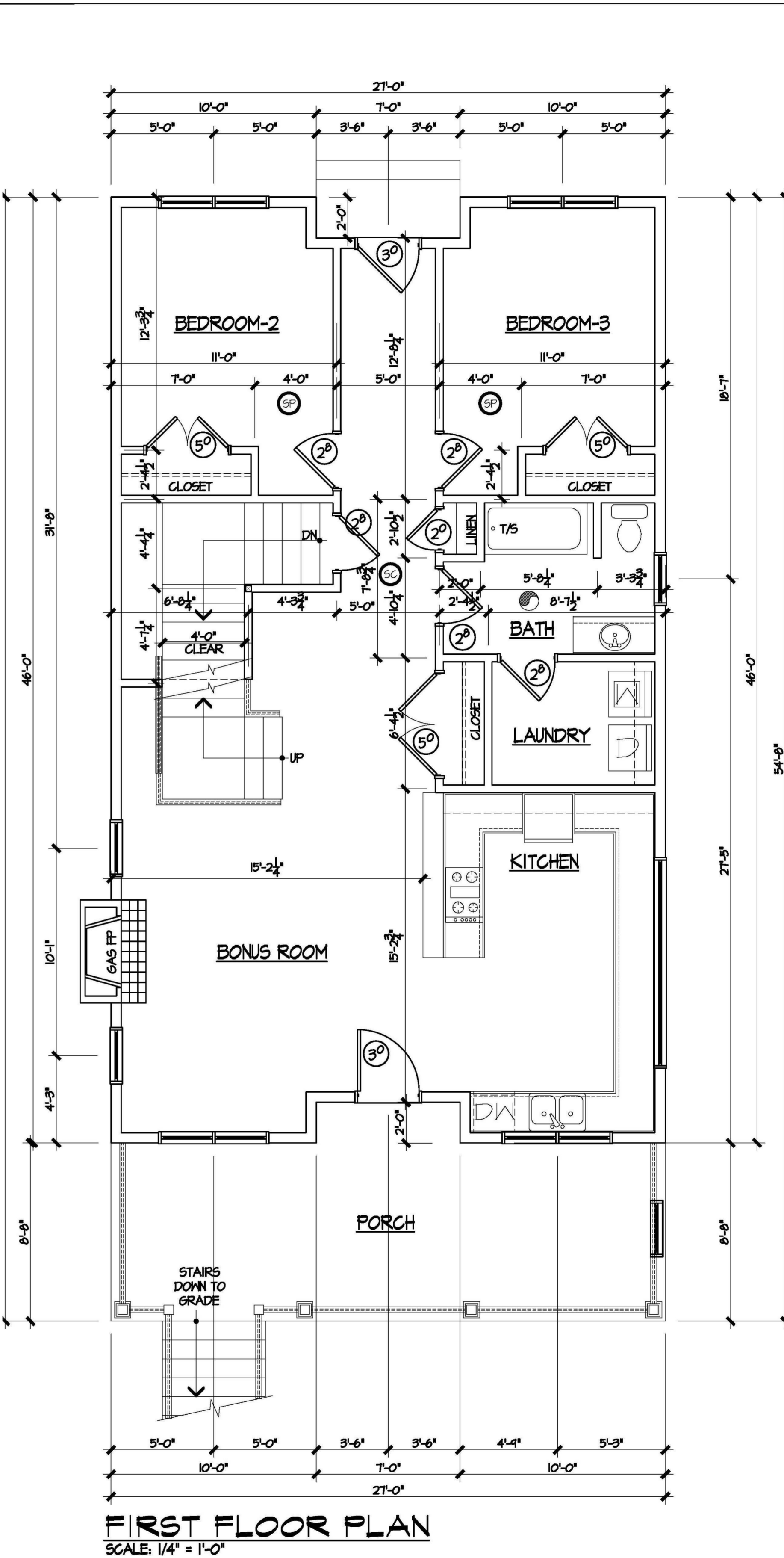
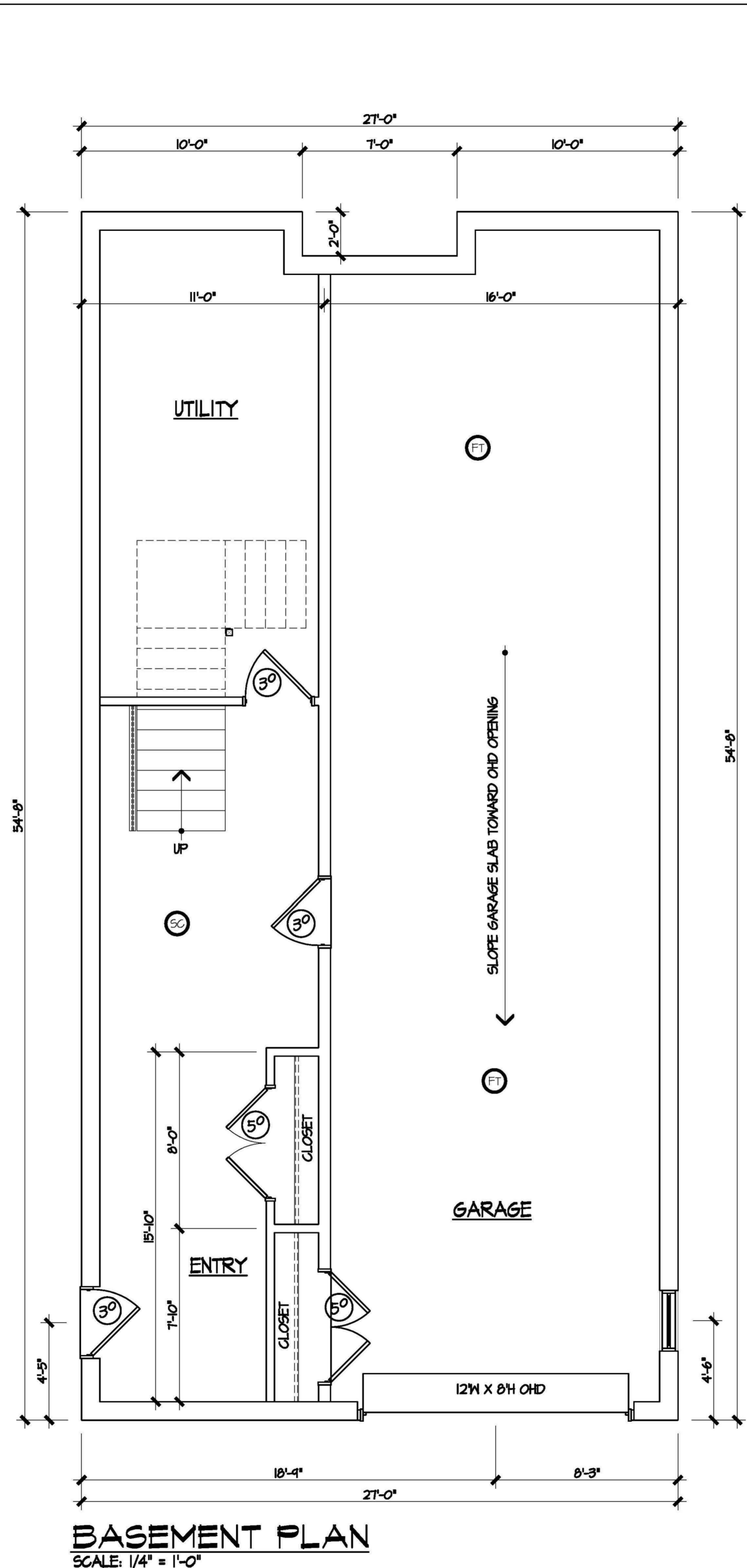
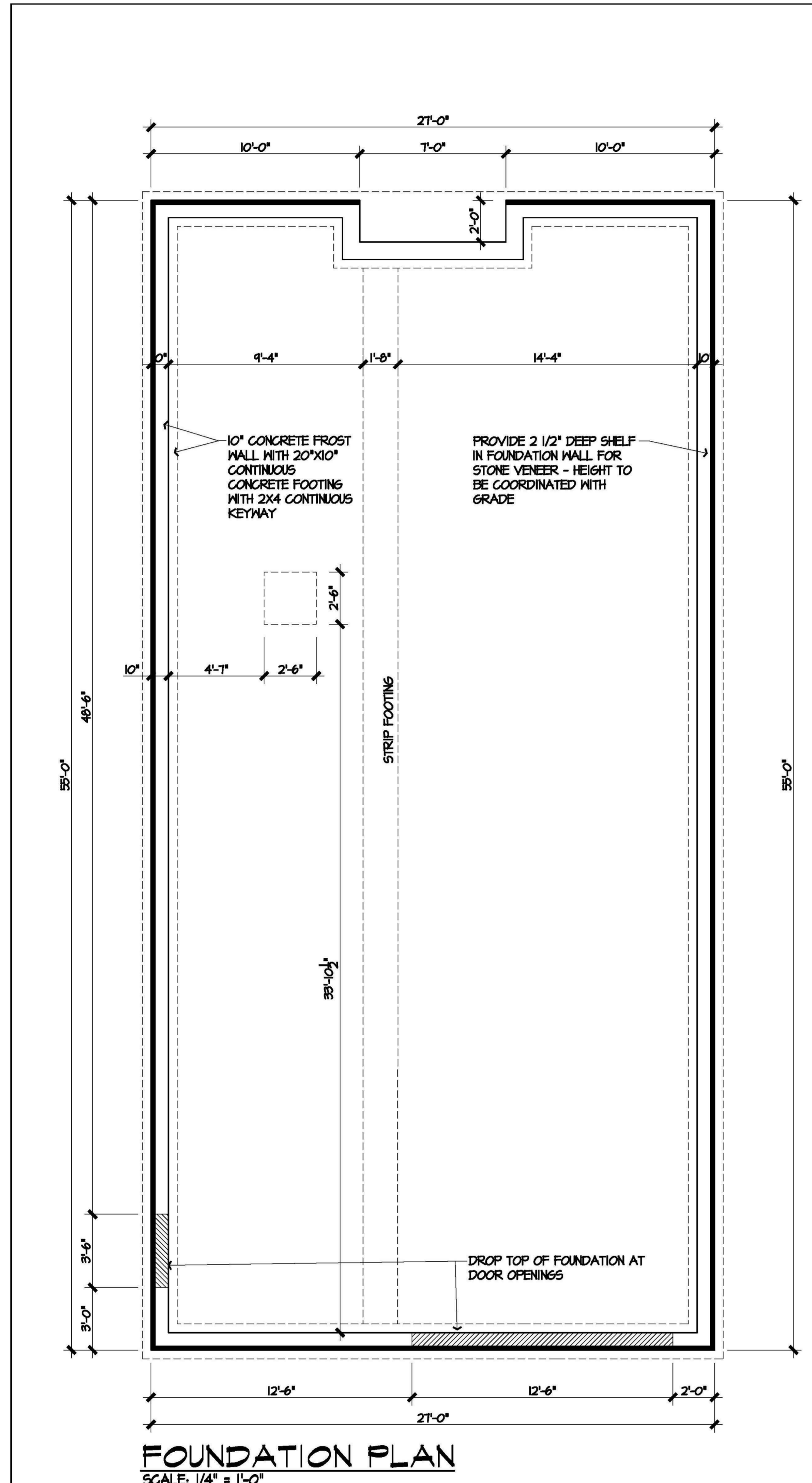
INDEMNIFICATION
 THE INFORMATION CONTAINED IN THESE CONSTRUCTION DOCUMENTS IS FOR THE EXCLUSIVE USE OF THE CLIENT IN THE CONSTRUCTION OF THE BUILDING DESIGNATED IN THE DOCUMENTS. EXISTING SITE CONDITIONS HAVE BEEN BASED UPON VISUAL AND PHOTOGRAPHIC INFORMATION AND IS NOT AN IN-DEPTH INVESTIGATION INTO THE EXISTING SITE CONDITIONS. THE ARCHITECT HAS ATTEMPTED TO ESTABLISH AN ACCURATE SET OF CONSTRUCTION DOCUMENTS FOR THE CONSTRUCTION OF THE BUILDING BASED UPON THE CLIENT'S REQUIREMENTS AND LOCAL CODES. IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO ACQUIRE IN-DEPTH TESTING AND INVESTIGATIONS AS REQUIRED WHEN UNKNOWN OR HIDDEN CONDITIONS BECOME AVAILABLE. THE GENERAL CONTRACTOR SHALL PROMPTLY NOTIFY THE ARCHITECT OF ANY UNFORESEEN EXISTING CONDITIONS THAT SHALL AFFECT THE SCHEDULING OF CONSTRUCTION FOR THE PROJECT. THE GENERAL CONTRACTOR SHALL HOLD HARMLESS AND INDEMNIFY THE ARCHITECT AND ALL REPRESENTED PARTIES FROM ALL ERRORS AND OMISSIONS PERTAINING TO THE PLANS AND DOCUMENTS RELATED TO THE PROJECT AND OTHER RELATED WORK AS REPRESENTED BY THE ARCHITECT.

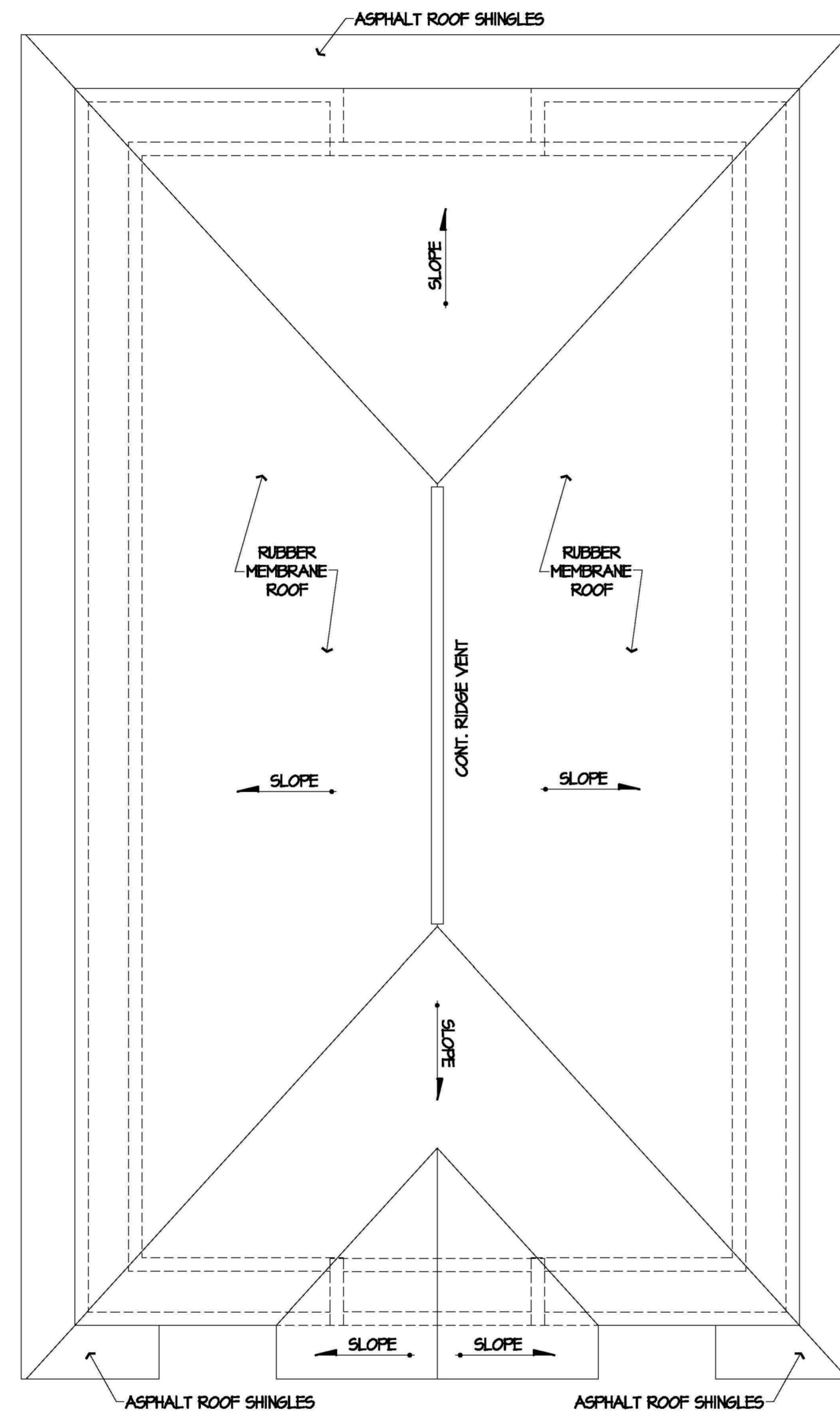
No.	Revision/Issue	Date
4		
3		
2		
1		

FLOOR PLANS

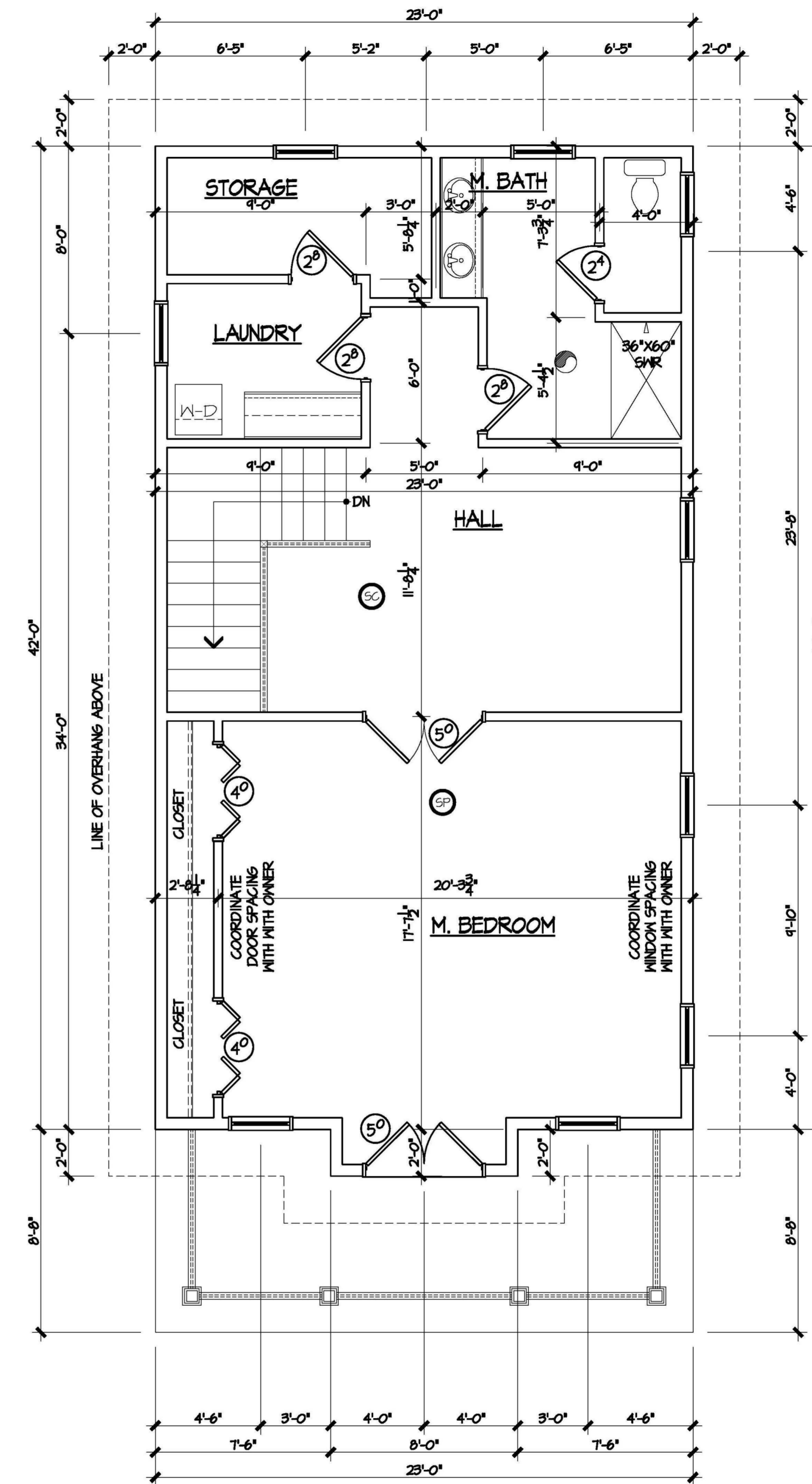
Project Name and Address
CODER RESIDENCE
 21 PATTEN DRIVE
 MARLBOROUGH, MA

Draw Number	Job Number
PATTEN-PLN	19.021
Date	Sheet
02.05.19	A1.0
Scale	
1/4" = 1'-0"	





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



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



DANIEL J. WEZNIAK AIA
300 West Main Street Building A,
Northborough, Massachusetts 01532
Ph: 508.939.9990 Em: dweznick@silverstreetarchitects.com

GENERAL NOTES:

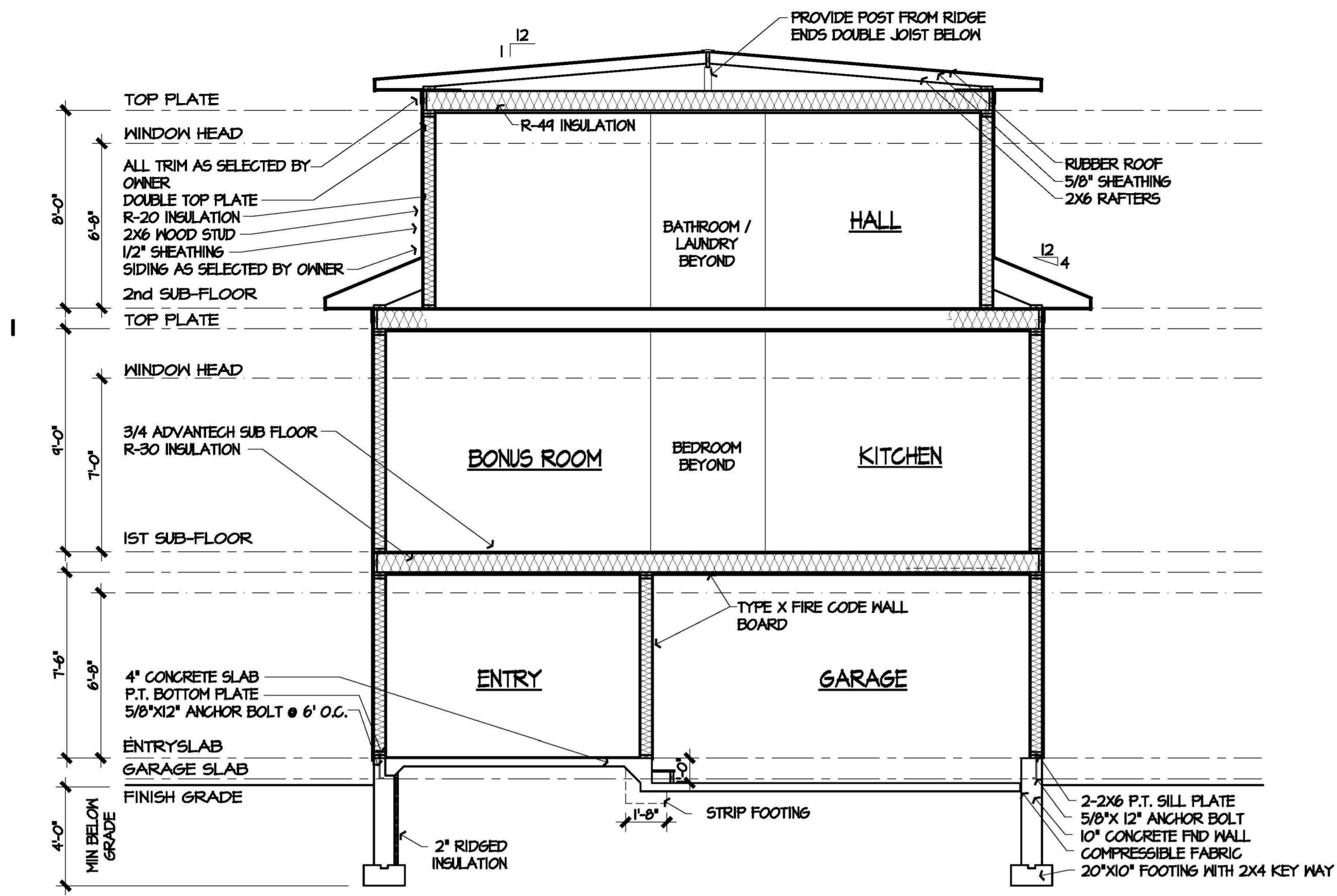
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THE INFORMATION CONTAINED IN THESE CONSTRUCTION DOCUMENTS IS FOR THE EXCLUSIVE USE OF THE CLIENT IN THE CONSTRUCTION OF THE BUILDING DESIGNATED IN THE DOCUMENTS. EXISTING SITE CONDITIONS HAVE BEEN BASED UPON VISUAL AND PHOTOGRAPHIC INFORMATION AND IS NOT AN IN-DEPTH INVESTIGATION INTO THE EXISTING SITE CONDITIONS. THE ARCHITECT HAS ATTEMPTED TO ESTABLISH AN ACCURATE SET OF CONSTRUCTION DOCUMENTS FOR THE CONSTRUCTION OF THE BUILDING BASED UPON THE CLIENT'S REQUIREMENTS AND LOCAL CODES. IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO ACQUIRE IN-DEPTH TESTING AND INVESTIGATIONS AS REQUIRED WHEN UNKNOWN OR HIDDEN CONDITIONS BECOME AVAILABLE. THE GENERAL CONTRACTOR SHALL PROMPTLY NOTIFY THE ARCHITECT OF ANY UNFORESEEN EXISTING CONDITIONS THAT SHALL AFFECT THE SCHEDULING OF CONSTRUCTION FOR THE PROJECT. THE GENERAL CONTRACTOR SHALL HOLD HARMLESS AND INDEMNIFY THE ARCHITECT AND ALL REPRESENTED PARTIES FROM ALL ERRORS AND OMISSIONS PERTAINING TO THE PLANS AND DOCUMENTS RELATED TO THE PROJECT AND OTHER RELATED WORK AS REPRESENTED BY THE ARCHITECT.

4		
3		
2		
1		
No.	Revision/Issue	Date

FLOOR PLANS CROSS SECTION

Project Name and Address
CODER RESIDENCE
21 PATTEN DRIVE
MARLBOROUGH, MA

Draw Number PATTEN-PLN	Job Number 19.021
Date 02.05.19	Sheet A1.1
Scale 1/4" = 1'-0"	



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



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



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

WINDOW SCHEDULE

WINDOW MARK	COUNT	HEAD HEIGHT	ROUGH OPENING
TN2436	1	7'-0" ABOVE FINISHED 1st FLOOR 6'-0" ABOVE FINISHED 2nd FLOOR	2'-6 1/8" X 3'-8 1/8"
TN2446	10	7'-0" ABOVE FINISHED 1st FLOOR 6'-0" ABOVE FINISHED 2nd FLOOR	2'-6 1/8" X 4'-8 1/8"
TN2452	4	7'-0" ABOVE FINISHED 1st FLOOR 6'-0" ABOVE FINISHED 2nd FLOOR	2'-6 1/8" X 5'-4 1/8"
DHT2410	6	COORDINATE IN FIELD	2'-6 1/8" X 1'-0 1/2"
DHT21010	1	COORDINATE IN FIELD	3'-0 1/8" X 1'-0 1/2"

- NOTES: 1. WINDOWS ARE TO BE TESTED AND CERTIFIED TO MEET PERFORMANCE STANDARDS OF MASSACHUSETTS STATE BUILDING CODE FOR 100MPH BASIC WIND SPEED, EXPOSURE B, INCLUDING STRUCTURAL JOINTS FOR FACTORY WELDED UNITS, WHERE APPLICABLE.
2. WINDOWS INDICATED ARE BASED ON INTEGRITY WOOD-ULTRIX SERIES WINDOWS. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS, LOCATIONS, AND SIZES PRIOR TO PURCHASING WINDOWS TO ENSURE THAT SELECTED WINDOWS MEET THE DESIGN INTENT AND PROVIDE SUFFICIENT CLEARANCE FOR REQUIRED EGRESS, FLASHING, CEILING HEIGHTS, AND OTHER PERTINENT CLEARANCES.
3. IF ALTERNATE WINDOWS ARE SUBSTITUTED, CONTRACTOR SHALL CERTIFY THAT THE ALTERNATE WINDOWS MEET OR EXCEED ALL INTEGRITY PERFORMANCE REQUIREMENTS INCLUDING SIZE, STYLE, EGRESS, STRUCTURAL CAPACITY, WIND LOAD, THERMAL PERFORMANCE, PRODUCT WARRANTY, AND SHALL PROVIDE ARCHITECT WITH WRITTEN DOCUMENTATION OF SAME.



DANIEL J. WEZNAK AIA
300 West Main Street Building A,
Northborough, Massachusetts 01532
Ph: 508.939.9910 Em: dweznak@silverstreetarchitects.com

GENERAL NOTES:

INDEMNIFICATION
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No.	Revision/Issue	Date
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FRONT & RIGHT SIDE ELEVATIONS

Project Name and Address
CODER RESIDENCE
21 PATTEN DRIVE
MARLBOROUGH, MA

Draw Number PATTEN-PLN	Job Number 19.021
Date 02.05.19	Sheet A1.2
Scale 1/4"=1'-0"	



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GENERAL NOTES:

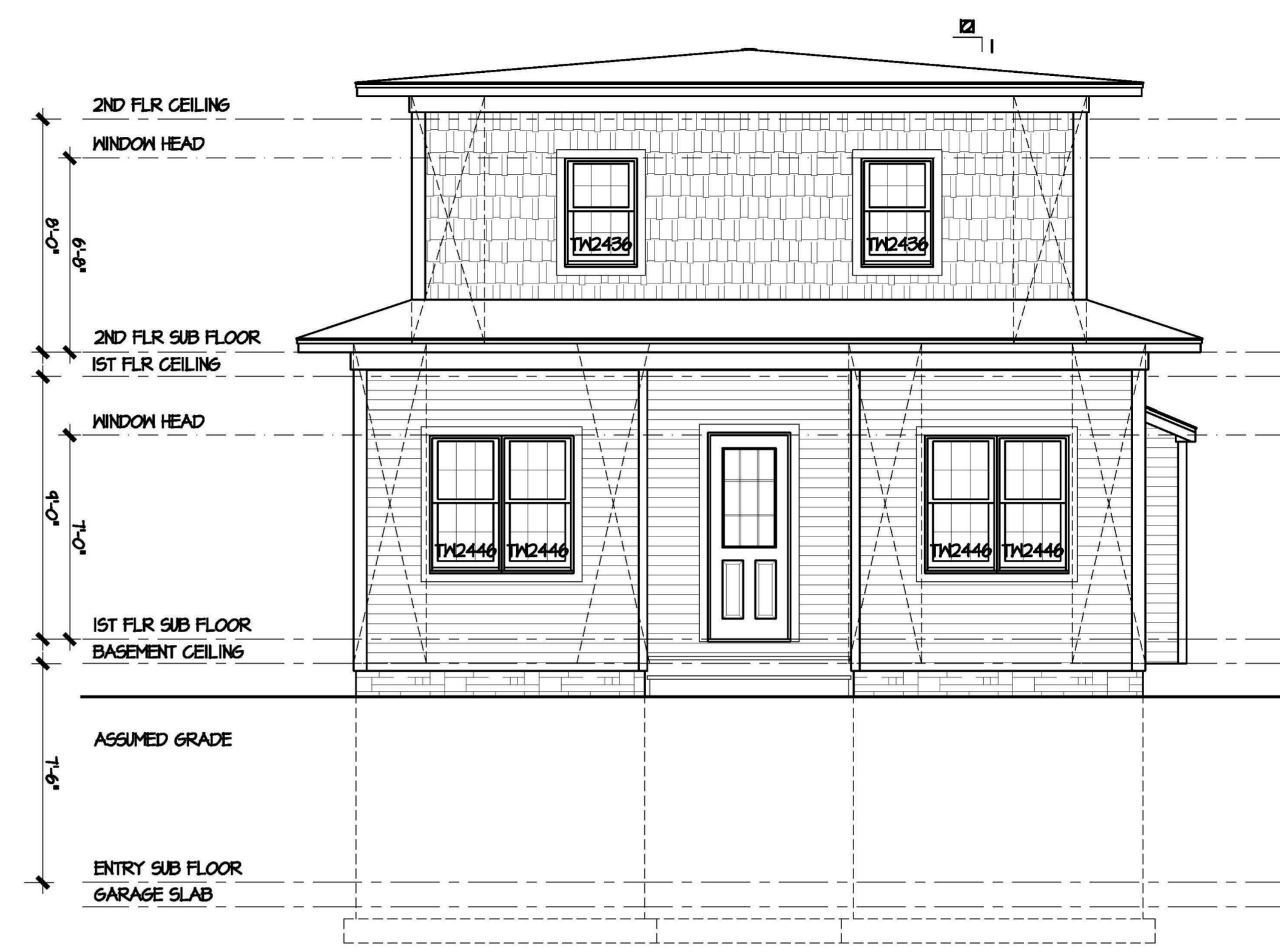
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No.	Revision/Issue	Date

REAR & LEFT SIDE ELEVATIONS

Project Name and Address
CODER RESIDENCE
 21 PATTEN DRIVE
 MARLBOROUGH, MA

Draw Number PATTEN-PLN	Job Number 19.021
Date 02.05.19	Sheet A1.3
Scale 1/4"=1'-0"	



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

CONSTRUCTION NOTES:

- DESIGN IS IN ACCORDANCE WITH MASSACHUSETTS BUILDING CODE 180CMR, 8TH EDITION AND THE INTERNATIONAL RESIDENTIAL CODE 2009 FOR ONE AND TWO FAMILY DWELLINGS.
- CONTRACTOR SHALL ENSURE THAT ALL CONSTRUCTION IS PERFORMED IN ACCORDANCE WITH MASSACHUSETTS BUILDING CODE 180CMR 8TH EDITION, IRC 2009 AND ALL OTHER REGULATIONS AND ORDINANCES ISSUED BY ANY AND ALL AUTHORITIES HAVING JURISDICTION.
- CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND LOCATIONS PRIOR TO THE PURCHASE, FABRICATION, AND INSTALLATION OF ALL PRODUCTS, EQUIPMENT, AND MATERIALS.
- ALL FOOTINGS SHALL BE PLACED IN THE DRY ON UNDISTURBED SOIL FREE FROM ORGANIC MATERIALS.
- ALL MATERIALS AND EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH FASTENING REQUIREMENTS OF ALL APPLICABLE CODES, MANUFACTURER RECOMMENDATIONS, AND THE BEST PRACTICES OF THE TRADE INVOLVED.
- BEAM BEARING SHALL BE IN THE FULL WIDTH OF BEAM AND PROVIDE FULL TRANSFER OF LOAD AT ALL LOCATIONS.
- PROVIDE SOLID BLOCKING UNDER ALL COLUMNS AND BEARING WALLS AS NECESSARY TO PROVIDE CONTINUOUS LOADBEARING PATH TO FOOTINGS.
- PROVIDE CAP AND BASE CONNECTORS AT ALL COLUMNS, BEAM AND JOIST HANGERS AT ALL FLUSH FRAME LOCATIONS, AND HURRICANE TIES AS REQUIRED BY APPLICABLE CODES.
- PROVIDE DOUBLE JACK STUDS AT BOTH ENDS OF ALL HEADERS OVER FOUR FEET IN LENGTH.
- PROVIDE DOUBLE JOISTS OR SOLID BLOCKING BELOW ALL WALLS AND PARTITIONS.
- UNLESS GREATER CAPACITY FRAMING IS SPECIFICALLY INDICATED ON DRAWINGS, PROVIDE DOUBLE JOISTS AND RAFTERS AT ALL FLOOR AND ROOF OPENINGS.
- PROVIDE BLOCKING AND BRIDGING IN ACCORDANCE WITH BUILDING CODE AND MANUFACTURER RECOMMENDATIONS AT ALL FLOOR JOISTS.
- PRIOR TO PURCHASE, CONTRACTOR TO VERIFY THAT ALL FRAMING MEMBERS PROVIDE SUFFICIENT BEARING CAPACITY FOR ALL REQUIRED LOADS.
- UNLESS OTHERWISE SPECIFIED IN THE CONSTRUCTION DOCUMENTS, ALL STRUCTURAL MATERIALS USED SHALL MEET OR EXCEED THE PRESCRIPTIVE REQUIREMENTS OF 180CMR AND THE FOLLOWING DESIGN CRITERIA:

CONCRETE - PER TABLE 402.2
 REINFORCING - GR 40
 STRUCTURAL STEEL - A36
 LVL BEAMS - 2400 PSI
 JOISTS AND RAFTERS - 1000 Fb
 BASIC WIND SPEED - 100 MPH
 SEISMIC DESIGN - B
 TERMITES - MODERATE TO HEAVY
 WIND EXPOSURE - B
 ICE & WATER SHIELD UNDERLAYMENT - 3" AT EDGES, VALLEYS AND HIPS
 FOOTING SEISMIC REINFORCING - PER R403.1.3 NOT REQUIRED PER EXCEPTION
 WALL HORIZONTAL REINFORCEMENT FOR CONCRETE BASEMENT WALLS 8 FEET TO BE ONE NO. 4 BAR WITHIN 12 INCHES OF THE TOP OF THE WALL STORY AND ONE NO. 4 BAR NEAR THIRD POINTS OF WALL STORY
 COMPONENT AND CLADDING LOAD TO COMPLY WITH TABLE R501.2(2) ZONE 3 WITH BASIC WIND SPEED OF 90
 PROVIDE WATER PROOFING OR DAMP PROOFING ON FOUNDATION WALLS AS REQUIRED BY CODE

LIVE LOAD - LIVING AREAS-40# PER SQFT
 SLEEPING AREAS-30# PER SQFT
 ATTIC-10# PER SQFT
 DEAD LOAD 10# PER SQFT NO STORAGE
 20# PER SQFT W/STORAGE
 GROUND SNOW LOAD - 50# PER SQFT
 WEATHERING FOR CONCRETE - SEVERE
 DECAY - SLIGHT TO MODERATE



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



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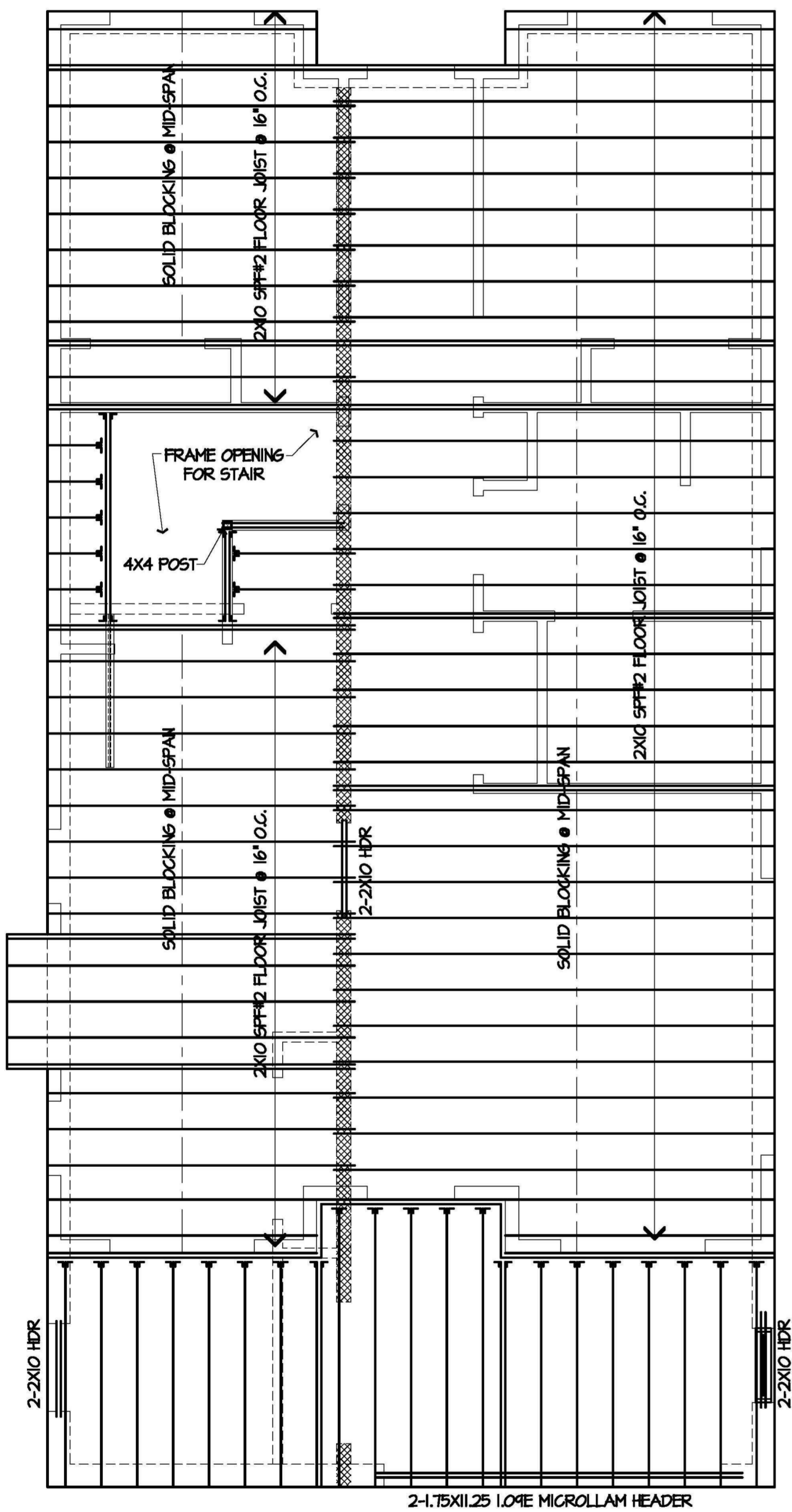
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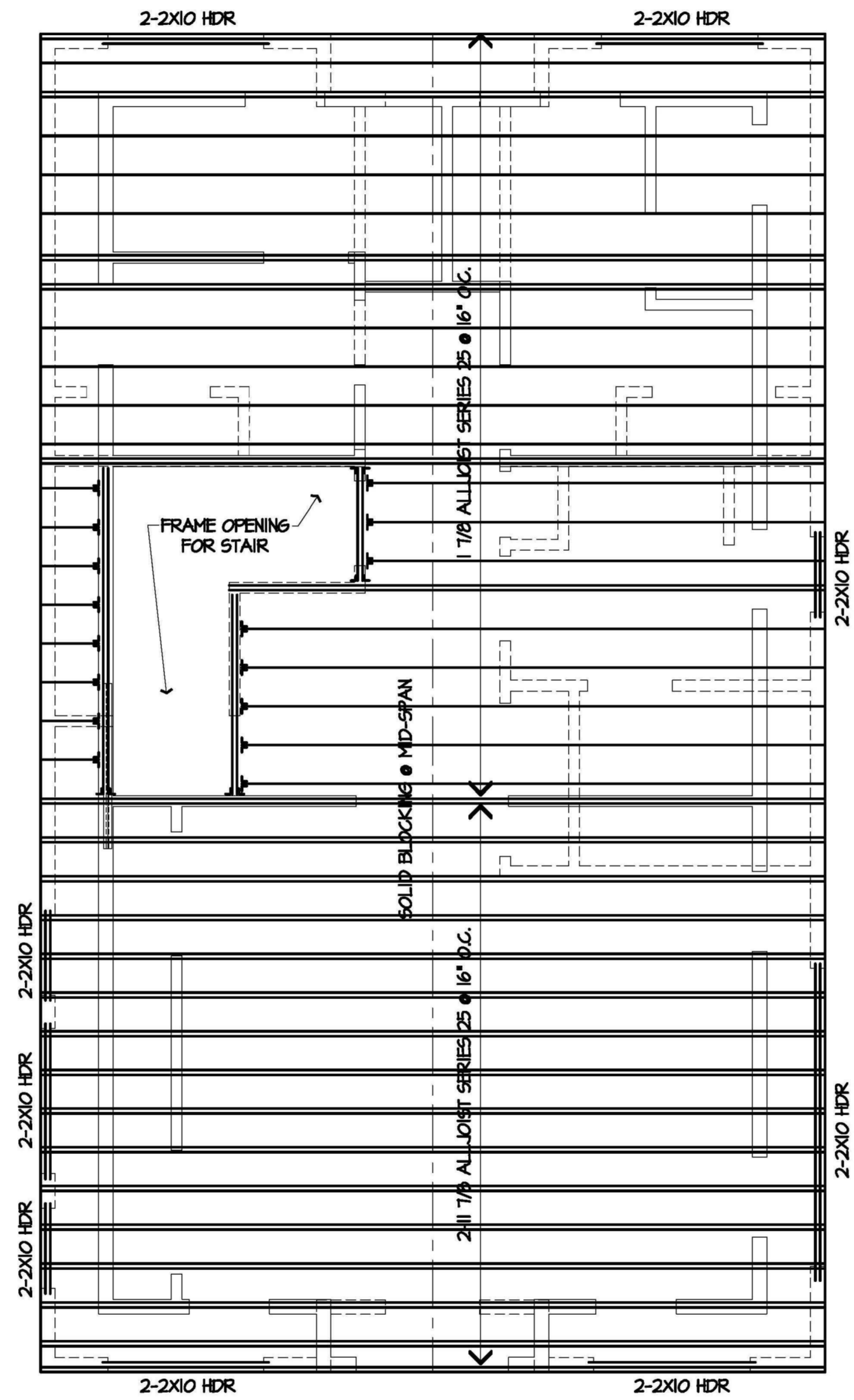
FRAMING PLANS

Project Name and Address
CODER RESIDENCE
 21 PATTEN DRIVE
 MARLBOROUGH, MA

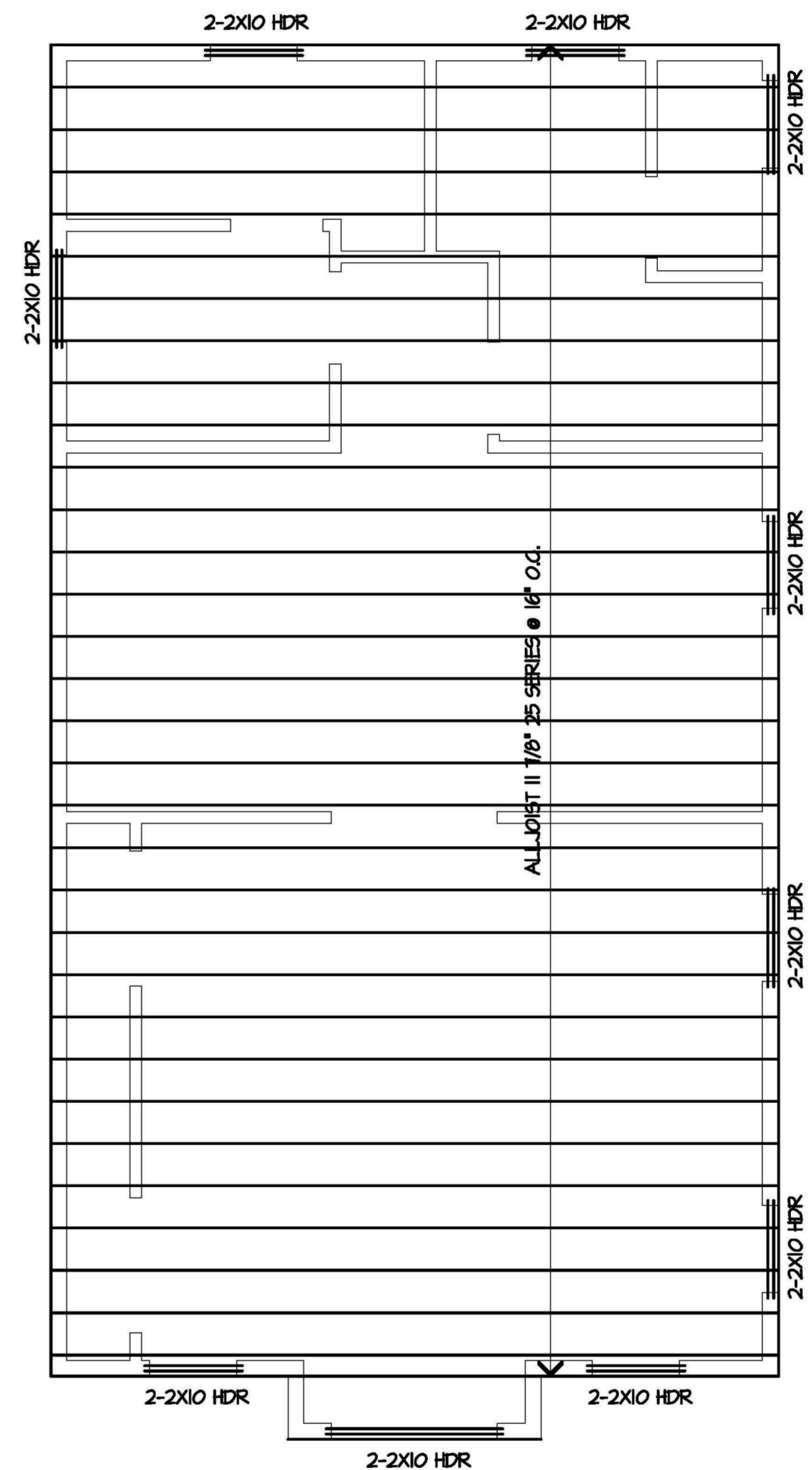
Proj Number PATTEN-PLN	Job Number F.PATTEN
Date 02.05.19	Sheet A1.4
Scale 1/4"=1'-0"	



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



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



ATTIC / ROOF FRAMING PLAN
 SCALE: 1/4" = 1'-0"



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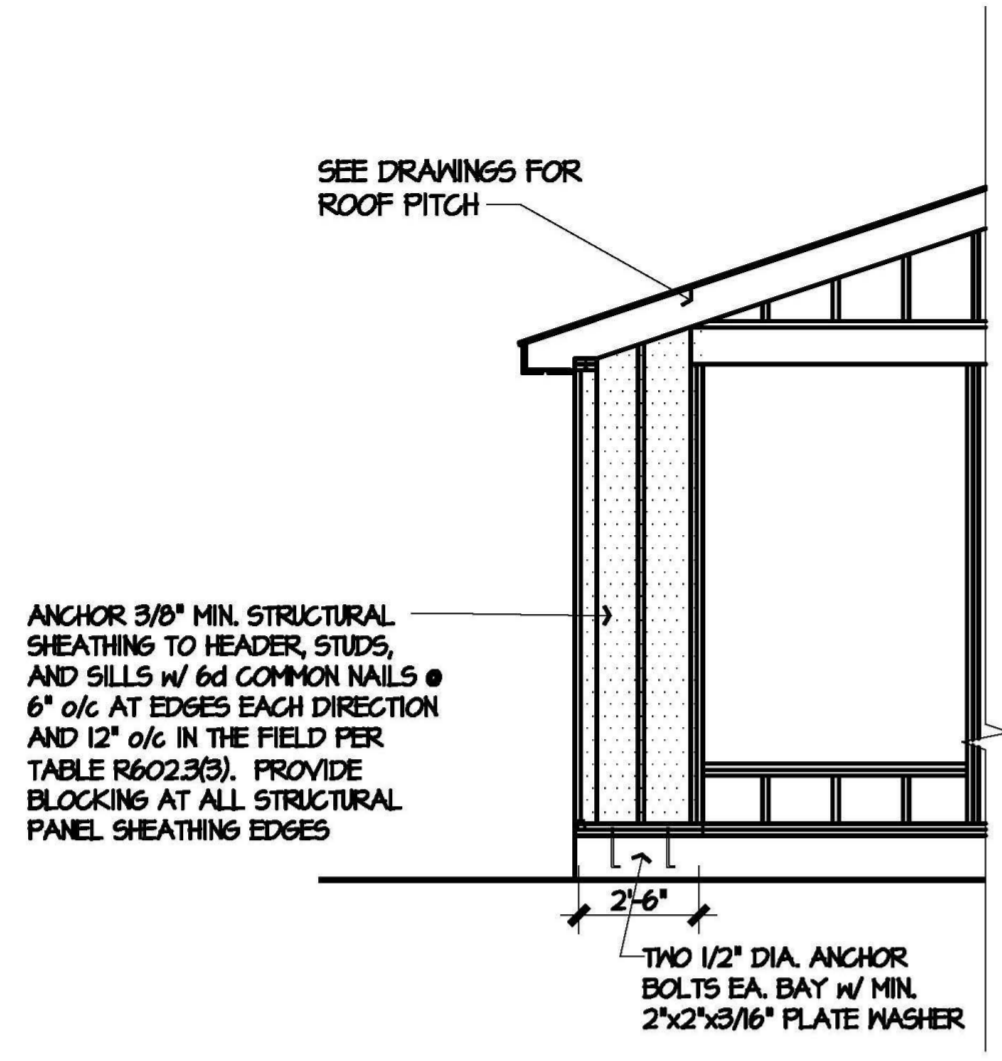
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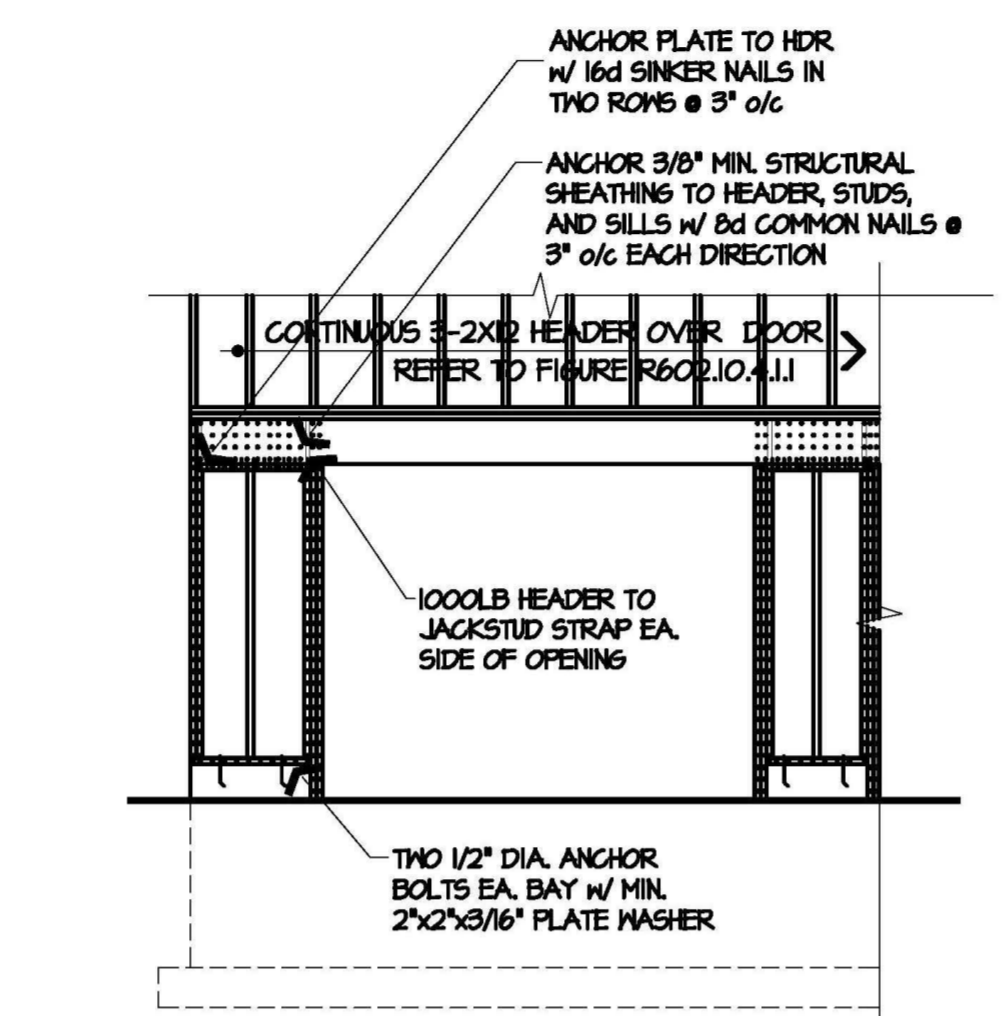
DETAILS

Project Name and Address
CODER RESIDENCE
 21 PATTEN DRIVE
 MARLBOROUGH, MA

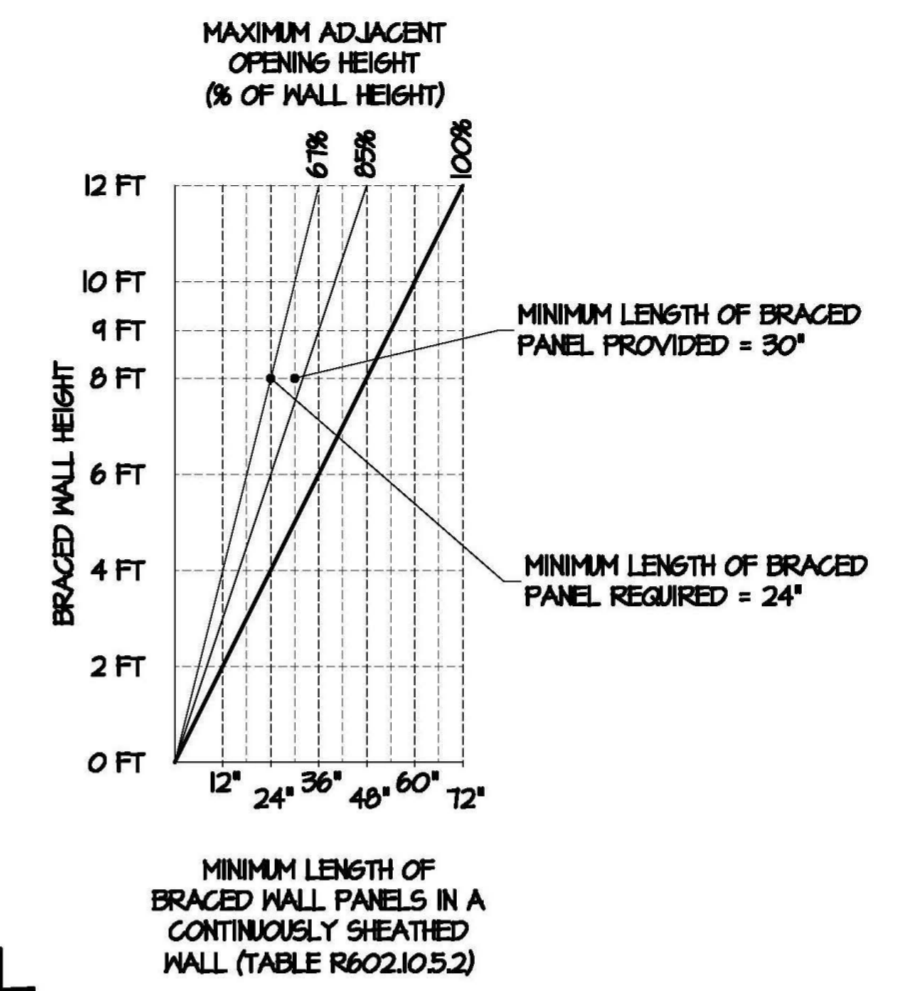
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Date 02.05.19	Sheet A1.03
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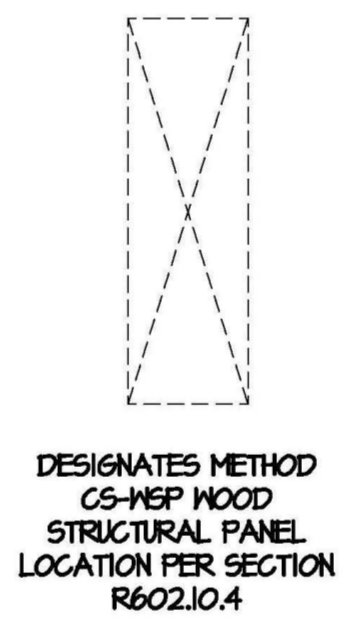
PANEL ELEV - TYP
 SCALE: 1/4" = 1'-0"



CONTINUOUS PORTAL FRAME PANEL
 SCALE: 1/4" = 1'-0"
 REFER TO FIGURE R602.10.4.1.1 IN THE IRC 2004



- LEGEND**
- ☉ PHOTOELECTRIC SMOKE CARBON DETECTOR
 - ☉ PHOTOELECTRIC SMOKE DETECTOR
 - ☉ FIXED TEMPERATURE HEAT DETECTOR
 - ☉ FAN / LITE
 - ☉ DOOR TAG



From: City Council
Sent: Thursday, May 16, 2019 12:42 PM
To: Christian Dumais; David Doucette; Don Landers; Ed Clancy; Joe Delano; John Irish; Karen Boule; Kathleen Robey; Mark Oram; Mike Ossing; Peter Juare; Robert Tunnera
Cc: Sara Corbin
Subject: More From Tom Coder - Residential Special Permit, 21 Patten Drive, Attached Elevations, Plans
Attachments: ELEVATION STUDY.pdf; A1.0.pdf; A1.1.pdf; A1.2.pdf; A1.3.pdf; A1.4.pdf; A1.5.pdf

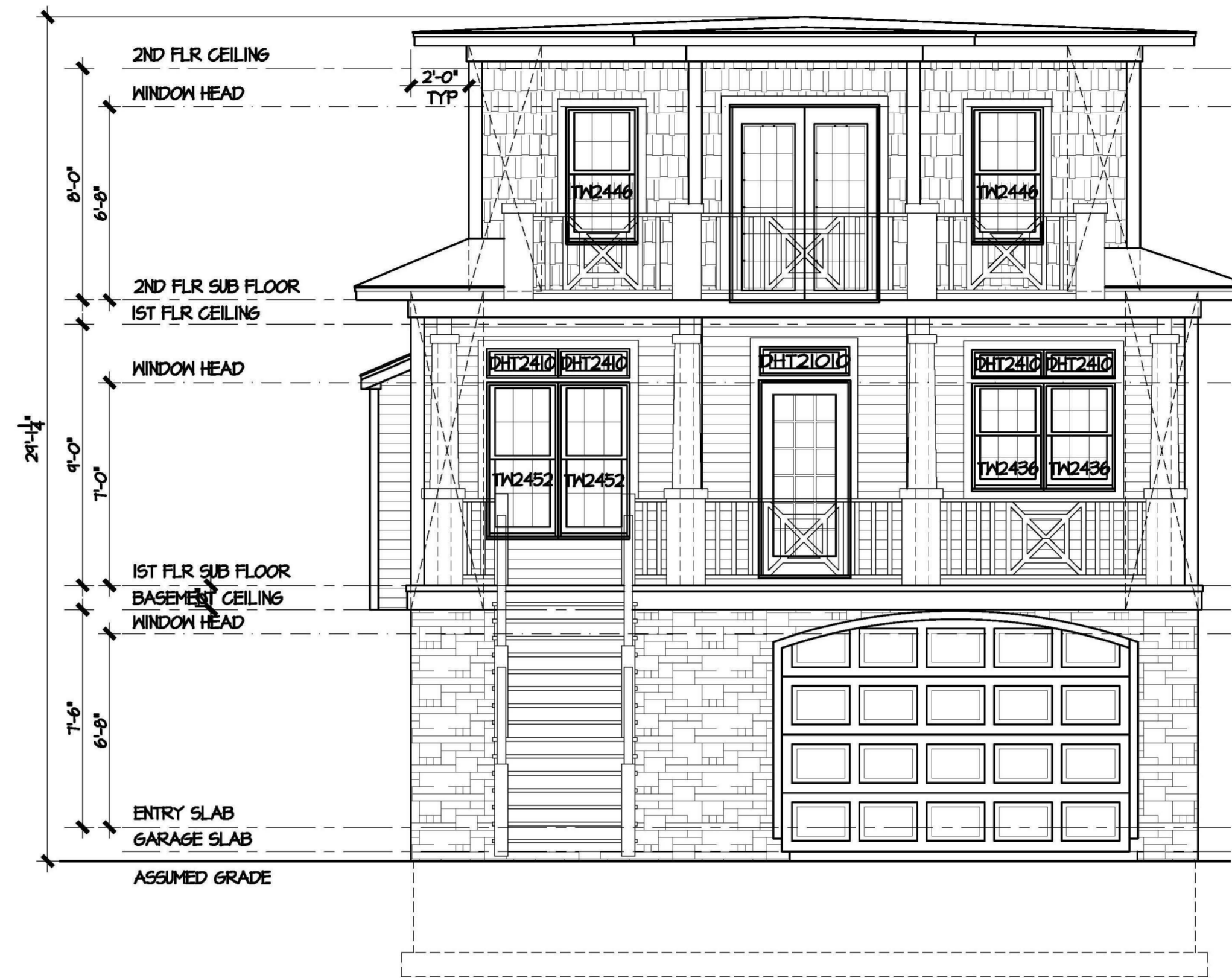
From: Cabinet Depot - Southborough <cabinetdepotoutlet@gmail.com>
Sent: Thursday, May 16, 2019 9:52 AM
To: City Council <citycouncil@marlborough-ma.gov>
Subject: Re: Attention Tom Coder: Update from K.Boule - Residential Special Permit Draft Decision, 21 Patten Drive

These are the elevational views comparing the old plans versus the new.

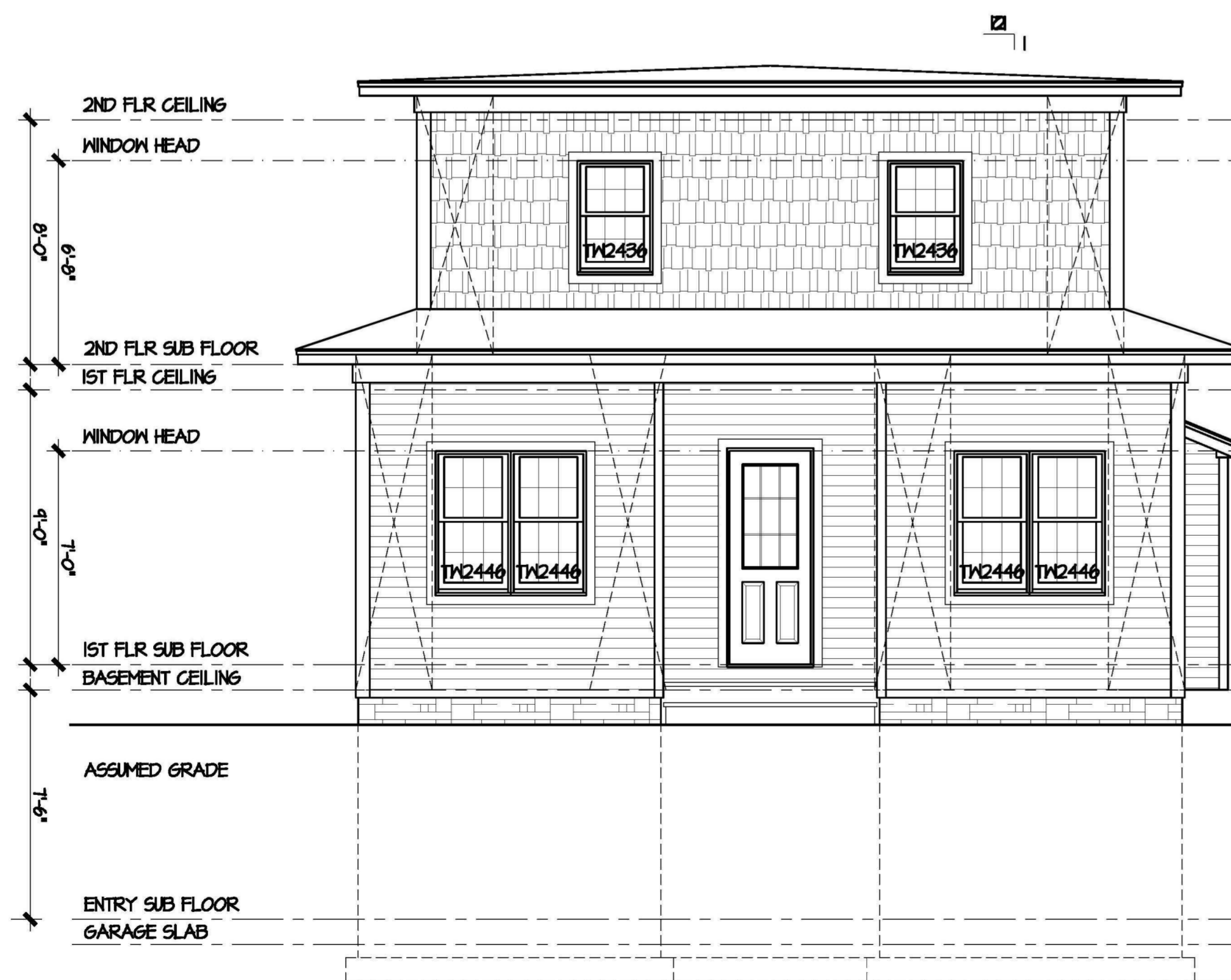
These are the new plans drafted for the new house.



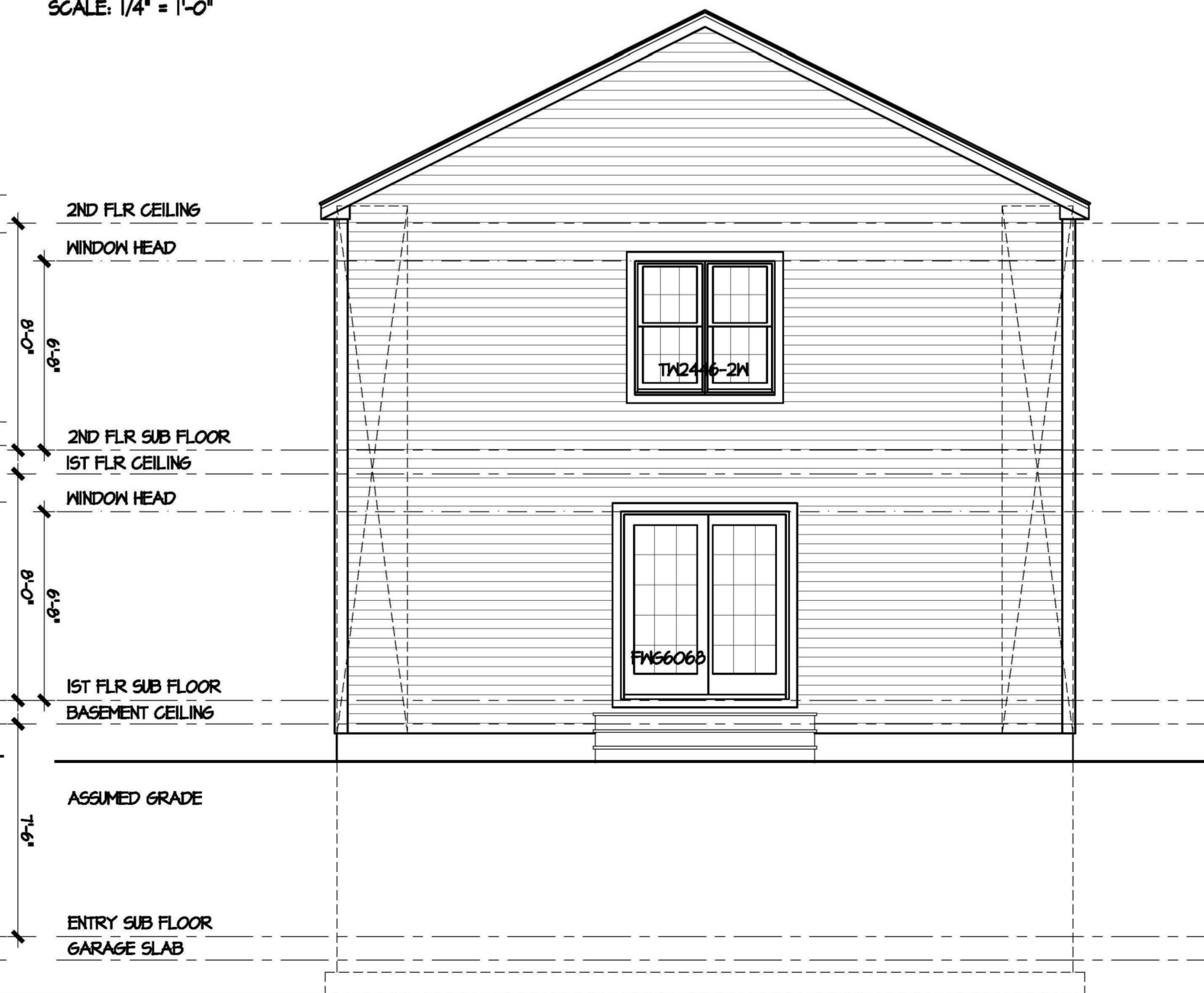
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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



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ELEVATION STUDY

Project Name and Address
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21 PATTEN DRIVE
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Draw Number PATTEN-PLN	Job Number 19.021
Date 02.15.19	Sheet SK. 1
Scale 1/4"=1'-0"	



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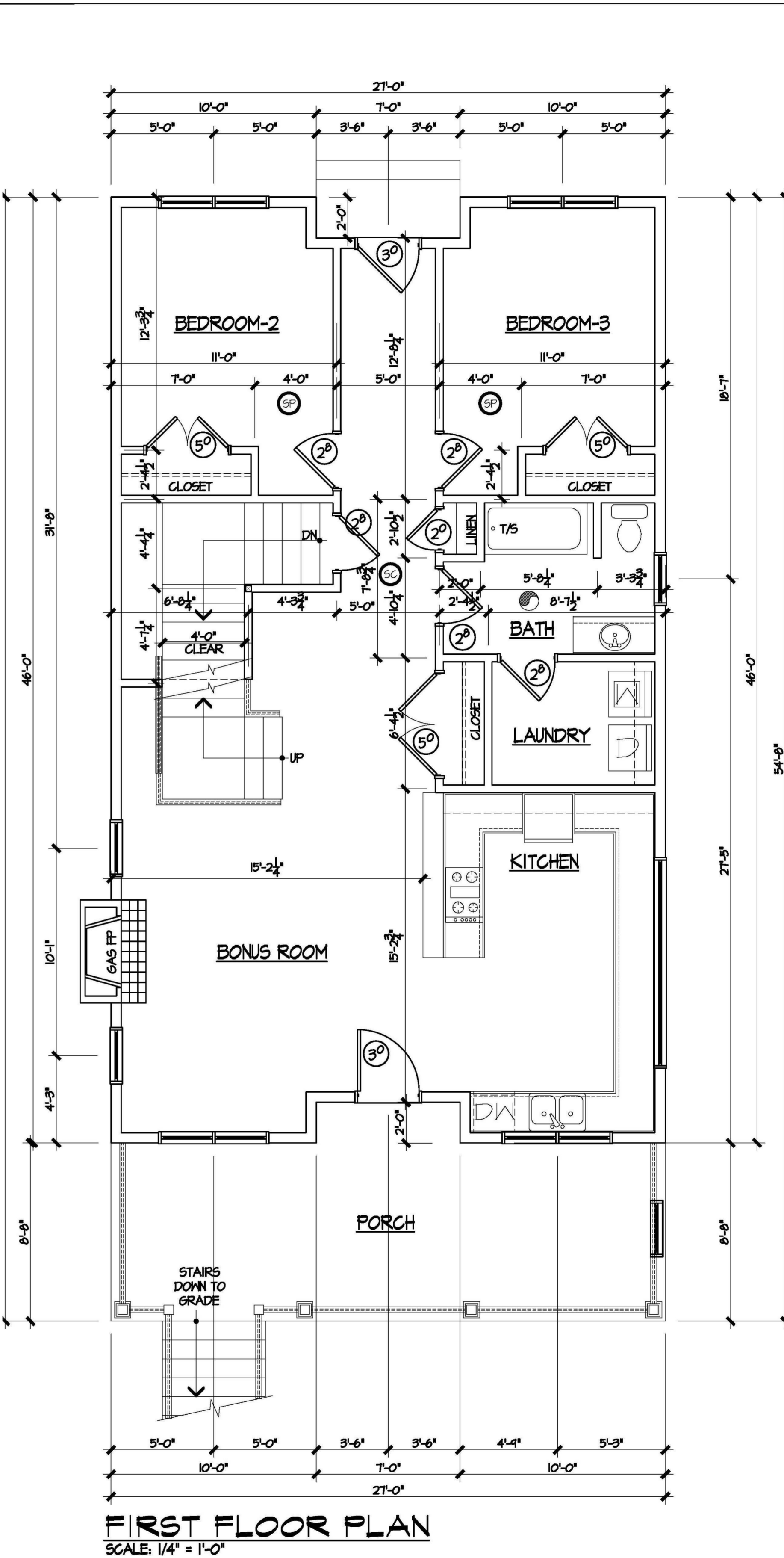
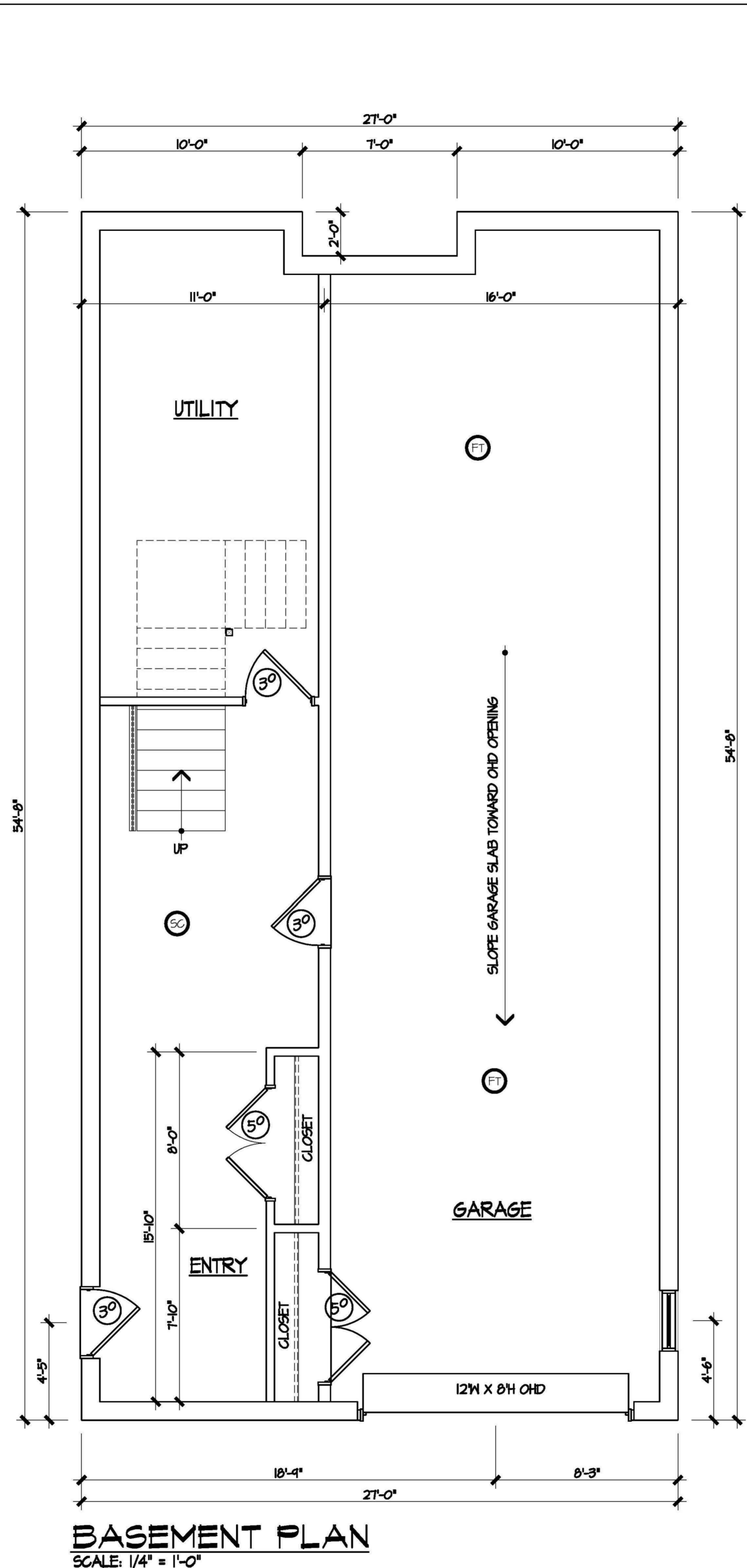
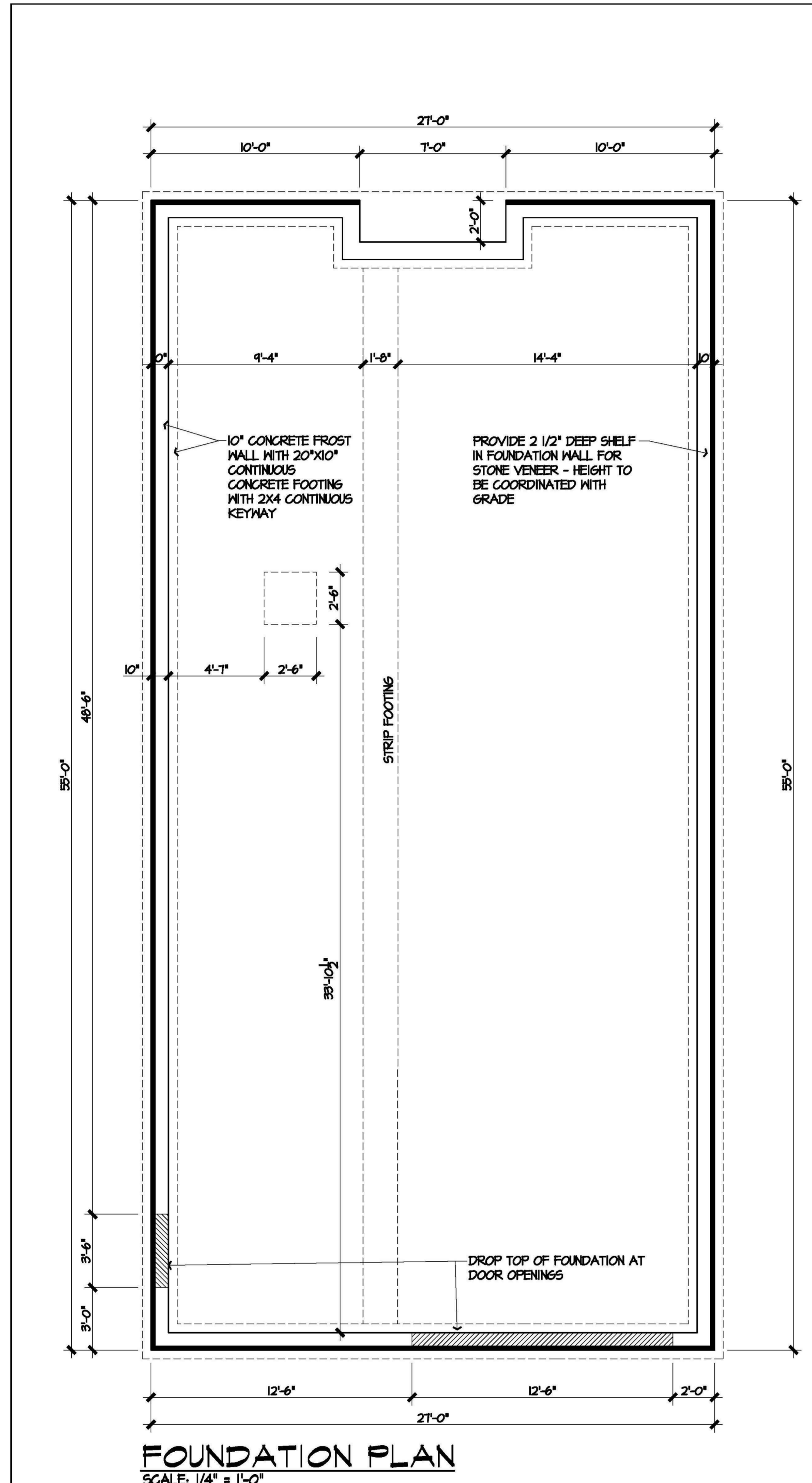
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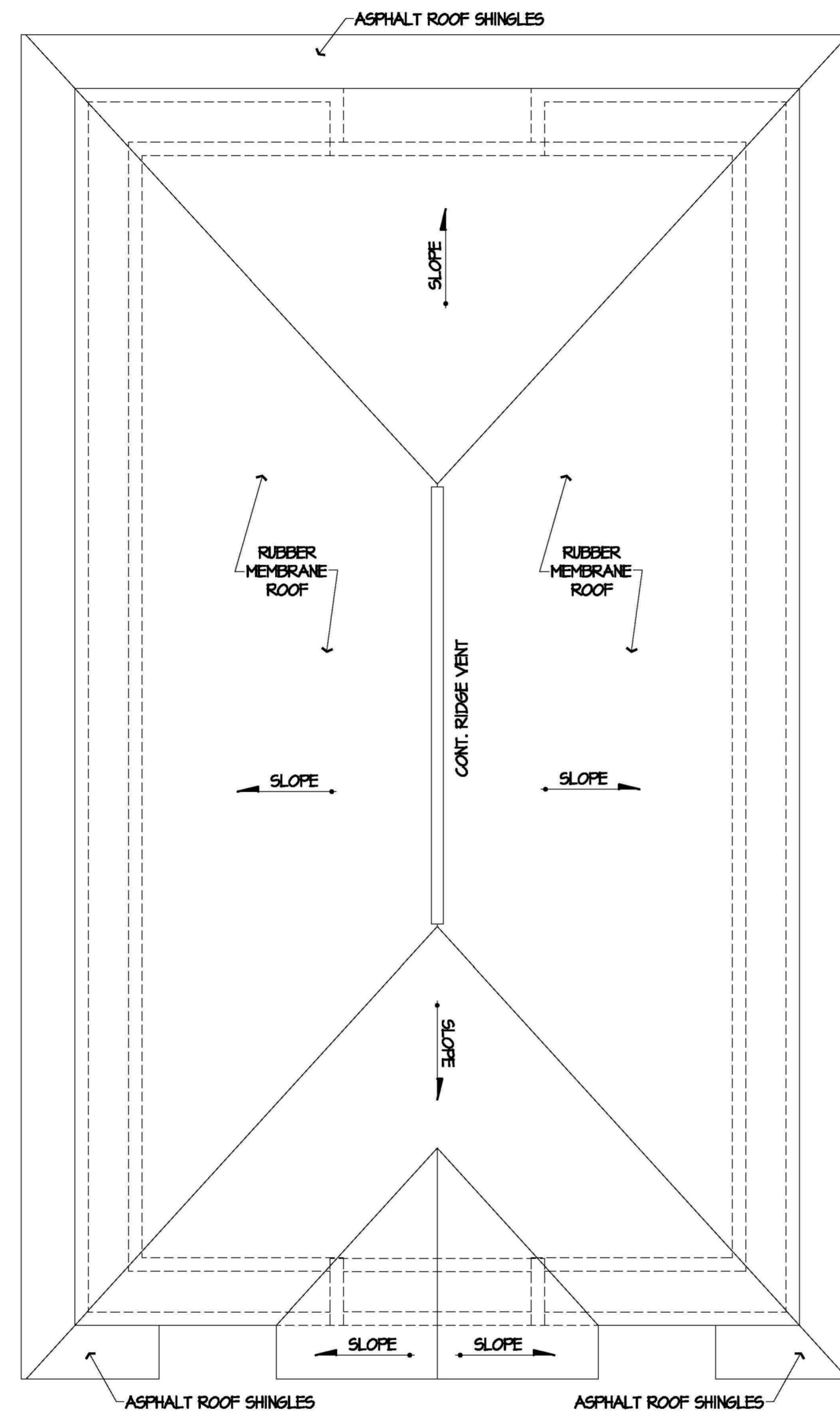
No.	Revision/Issue	Date
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FLOOR PLANS

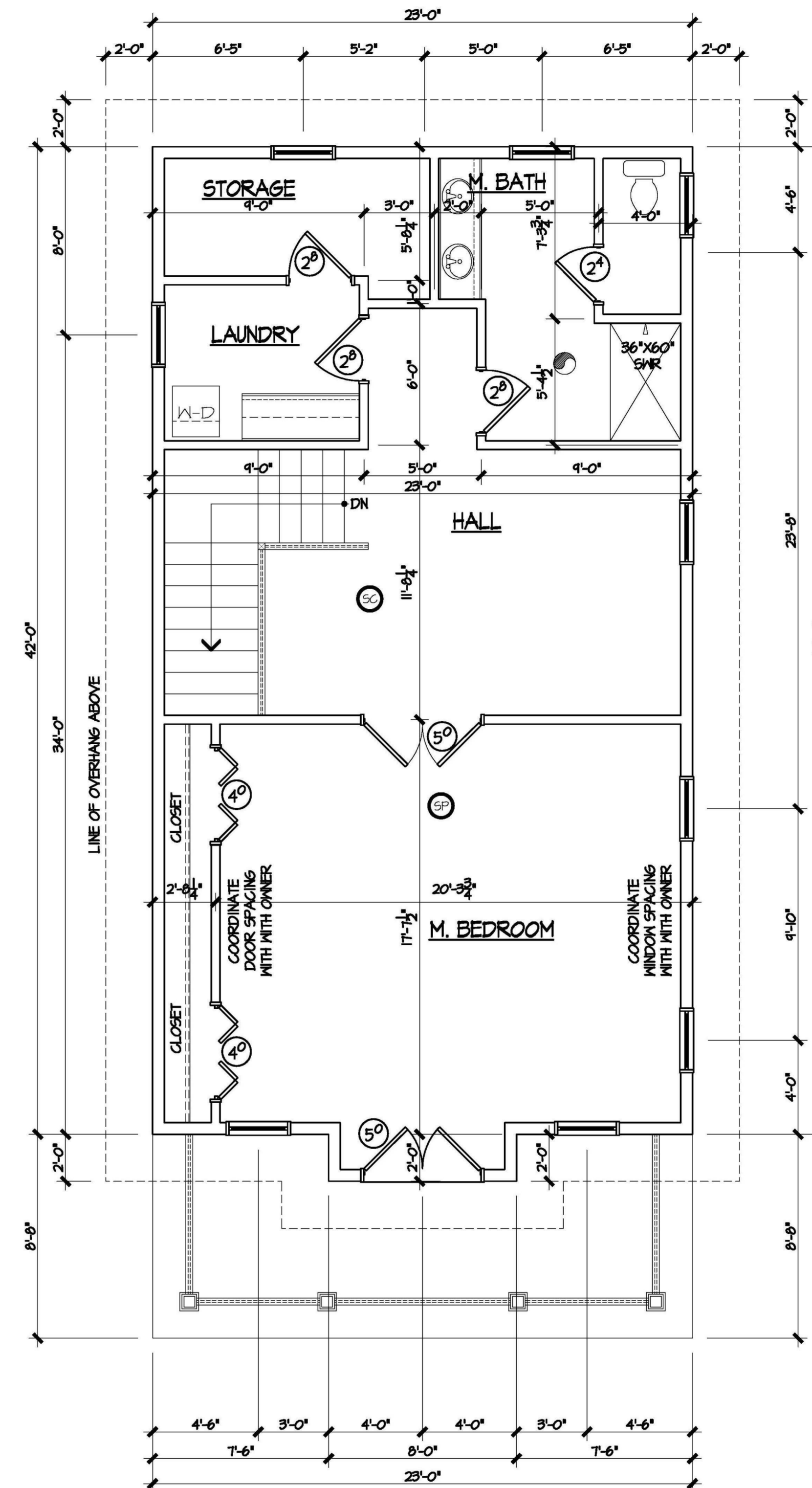
Project Name and Address
CODER RESIDENCE
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Draw Number	Job Number
PATTEN-PLN	19.021
Date	Sheet
02.05.19	A1.0
Scale	
1/4" = 1'-0"	





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



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



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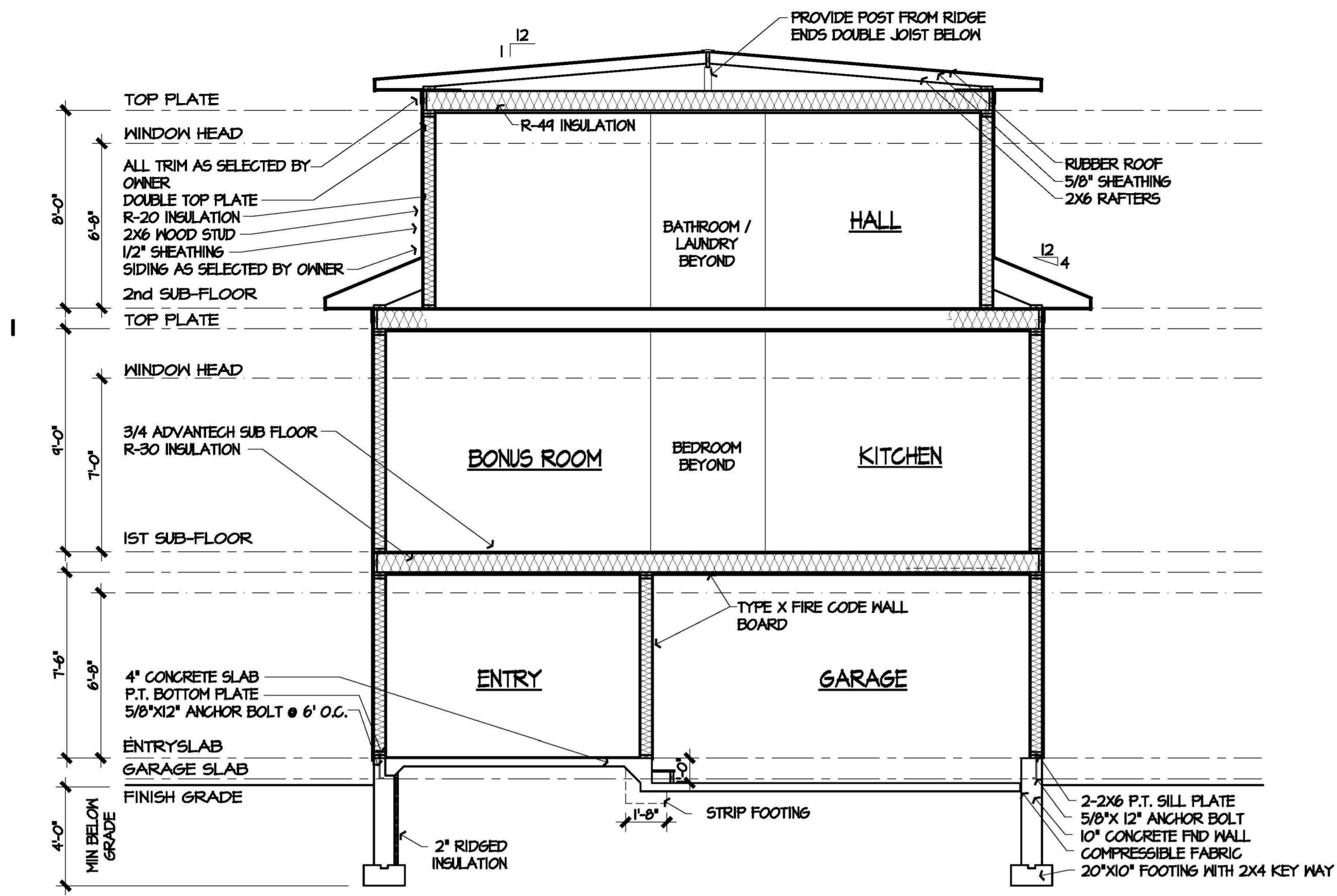
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**FLOOR PLANS
CROSS SECTION**

Project Name and Address
CODER RESIDENCE
21 PATTEN DRIVE
MARLBOROUGH, MA

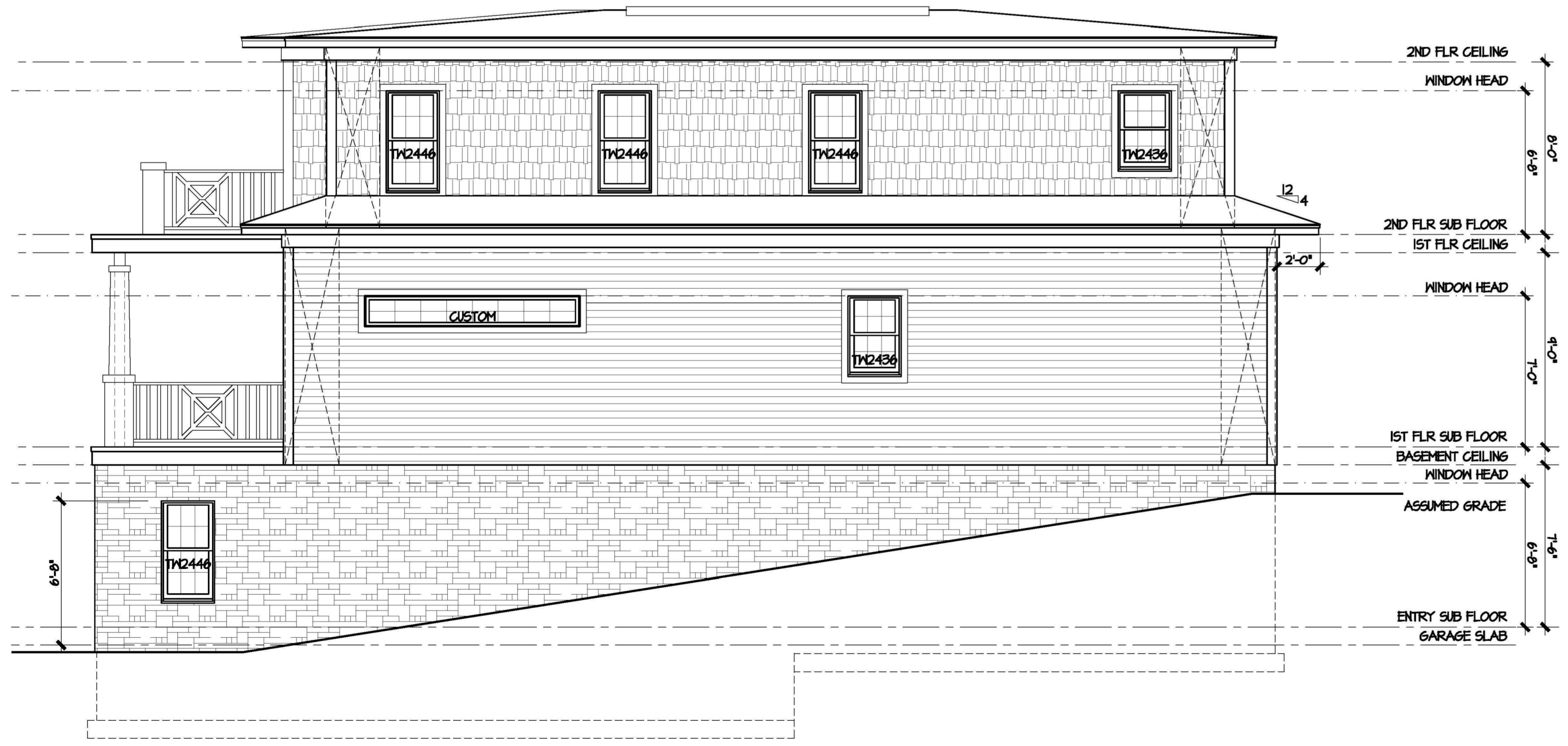
Proj Number PATTEN-PLN	Job Number 19.021
Date 02.05.19	Sheet A1.1
Scale 1/4"=1'-0"	



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



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



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

WINDOW SCHEDULE

WINDOW MARK	COUNT	HEAD HEIGHT	ROUGH OPENING
TH2436	1	7'-0" ABOVE FINISHED 1st FLOOR 6'-0" ABOVE FINISHED 2nd FLOOR	2'-6 1/8" X 3'-0 1/8"
TH2446	10	7'-0" ABOVE FINISHED 1st FLOOR 6'-0" ABOVE FINISHED 2nd FLOOR	2'-6 1/8" X 4'-0 1/8"
TH2452	4	7'-0" ABOVE FINISHED 1st FLOOR 6'-0" ABOVE FINISHED 2nd FLOOR	2'-6 1/8" X 5'-4 1/8"
DHT2410	6	COORDINATE IN FIELD	2'-6 1/8" X 1'-0 1/2"
DHT21010	1	COORDINATE IN FIELD	3'-0 1/8" X 1'-0 1/2"

NOTES: 1. WINDOWS ARE TO BE TESTED AND CERTIFIED TO MEET PERFORMANCE STANDARDS OF MASSACHUSETTS STATE BUILDING CODE FOR 100MPH BASIC WIND SPEED, EXPOSURE B, INCLUDING STRUCTURAL JOINTS FOR FACTORY WELDED UNITS, WHERE APPLICABLE.
 2. WINDOWS INDICATED ARE BASED ON INTEGRITY WOOD-ULTRIX SERIES WINDOWS. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS, LOCATIONS, AND SIZES PRIOR TO PURCHASING WINDOWS TO ENSURE THAT SELECTED WINDOWS MEET THE DESIGN INTENT AND PROVIDE SUFFICIENT CLEARANCE FOR REQUIRED EGRESS, FLASHING, CEILING HEIGHTS, AND OTHER PERTINENT CLEARANCES.
 3. IF ALTERNATE WINDOWS ARE SUBSTITUTED, CONTRACTOR SHALL CERTIFY THAT THE ALTERNATE WINDOWS MEET OR EXCEED ALL INTEGRITY PERFORMANCE REQUIREMENTS INCLUDING SIZE, STYLE, EGRESS, STRUCTURAL CAPACITY, WIND LOAD, THERMAL PERFORMANCE, PRODUCT WARRANTY, AND SHALL PROVIDE ARCHITECT WITH WRITTEN DOCUMENTATION OF SAME.



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FRONT & RIGHT SIDE ELEVATIONS

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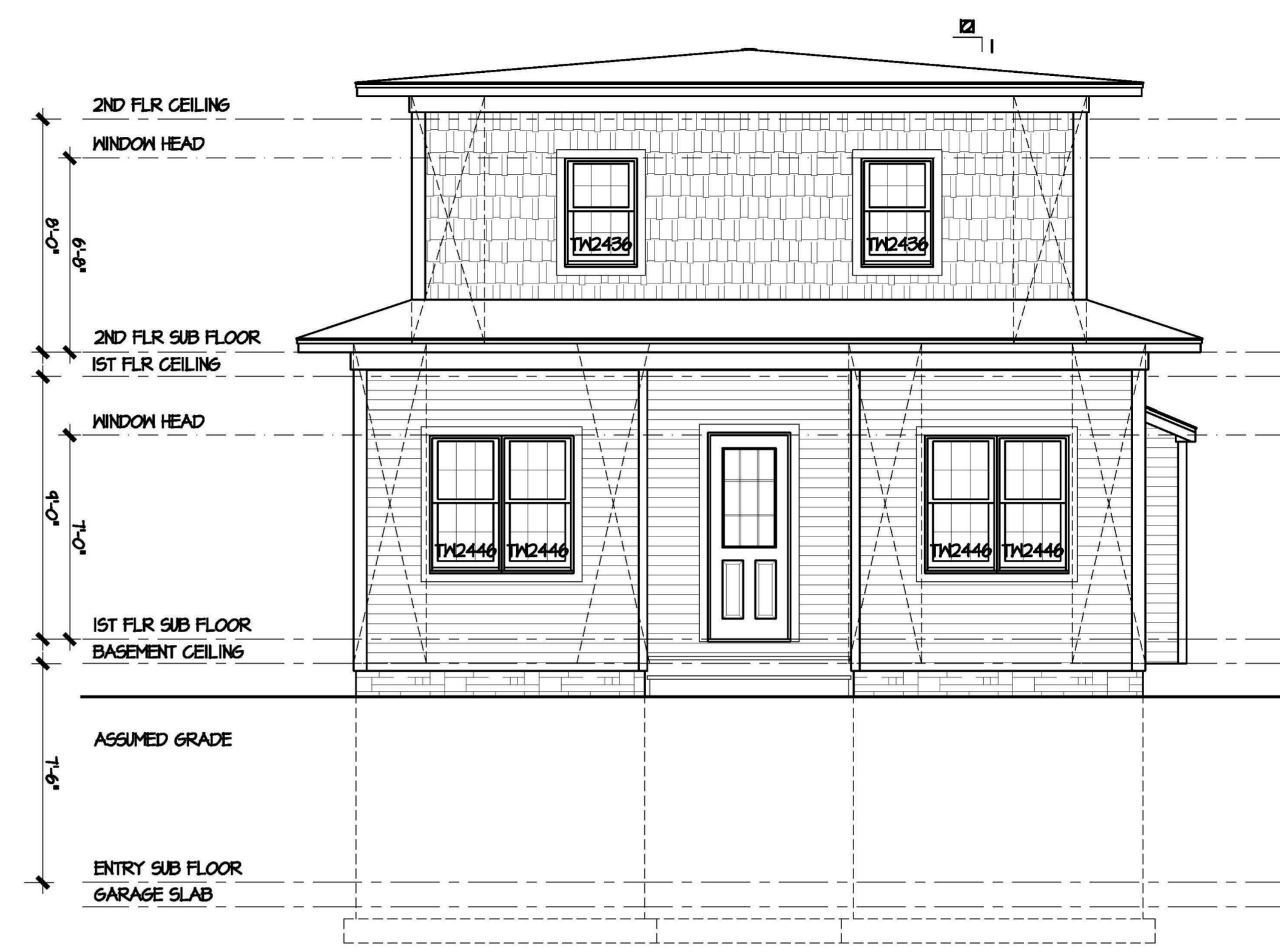
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No.	Revision/Issue	Date

REAR & LEFT SIDE ELEVATIONS

Project Name and Address
CODER RESIDENCE
 21 PATTEN DRIVE
 MARLBOROUGH, MA

Draw Number PATTEN-PLN	Job Number 19.021
Date 02.05.19	Sheet A1.3
Scale 1/4"=1'-0"	



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



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

CONSTRUCTION NOTES:

- DESIGN IS IN ACCORDANCE WITH MASSACHUSETTS BUILDING CODE 180CMR, 8TH EDITION AND THE INTERNATIONAL RESIDENTIAL CODE 2009 FOR ONE AND TWO FAMILY DWELLINGS.
- CONTRACTOR SHALL ENSURE THAT ALL CONSTRUCTION IS PERFORMED IN ACCORDANCE WITH MASSACHUSETTS BUILDING CODE 180CMR 8TH EDITION, IRC 2009 AND ALL OTHER REGULATIONS AND ORDINANCES ISSUED BY ANY AND ALL AUTHORITIES HAVING JURISDICTION.
- CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND LOCATIONS PRIOR TO THE PURCHASE, FABRICATION, AND INSTALLATION OF ALL PRODUCTS, EQUIPMENT, AND MATERIALS.
- ALL FOOTINGS SHALL BE PLACED IN THE DRY ON UNDISTURBED SOIL FREE FROM ORGANIC MATERIALS.
- ALL MATERIALS AND EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH FASTENING REQUIREMENTS OF ALL APPLICABLE CODES, MANUFACTURER RECOMMENDATIONS, AND THE BEST PRACTICES OF THE TRADE INVOLVED.
- BEAM BEARING SHALL BE IN THE FULL WIDTH OF BEAM AND PROVIDE FULL TRANSFER OF LOAD AT ALL LOCATIONS.
- PROVIDE SOLID BLOCKING UNDER ALL COLUMNS AND BEARING WALLS AS NECESSARY TO PROVIDE CONTINUOUS LOADBEARING PATH TO FOOTINGS.
- PROVIDE CAP AND BASE CONNECTORS AT ALL COLUMNS, BEAM AND JOIST HANGERS AT ALL FLUSH FRAME LOCATIONS, AND HURRICANE TIES AS REQUIRED BY APPLICABLE CODES.
- PROVIDE DOUBLE JACK STUDS AT BOTH ENDS OF ALL HEADERS OVER FOUR FEET IN LENGTH.
- PROVIDE DOUBLE JOISTS OR SOLID BLOCKING BELOW ALL WALLS AND PARTITIONS.
- UNLESS GREATER CAPACITY FRAMING IS SPECIFICALLY INDICATED ON DRAWINGS, PROVIDE DOUBLE JOISTS AND RAFTERS AT ALL FLOOR AND ROOF OPENINGS.
- PROVIDE BLOCKING AND BRIDGING IN ACCORDANCE WITH BUILDING CODE AND MANUFACTURER RECOMMENDATIONS AT ALL FLOOR JOISTS.
- PRIOR TO PURCHASE, CONTRACTOR TO VERIFY THAT ALL FRAMING MEMBERS PROVIDE SUFFICIENT BEARING CAPACITY FOR ALL REQUIRED LOADS.
- UNLESS OTHERWISE SPECIFIED IN THE CONSTRUCTION DOCUMENTS, ALL STRUCTURAL MATERIALS USED SHALL MEET OR EXCEED THE PRESCRIPTIVE REQUIREMENTS OF 180CMR AND THE FOLLOWING DESIGN CRITERIA:

CONCRETE - PER TABLE 402.2
 REINFORCING - GR 40
 STRUCTURAL STEEL - A36
 LVL BEAMS - 2400 PSI
 JOISTS AND RAFTERS - 1000 Fb
 BASIC WIND SPEED - 100 MPH
 SEISMIC DESIGN - B
 TERMITES - MODERATE TO HEAVY
 WIND EXPOSURE - B
 ICE & WATER SHIELD UNDERLAYMENT - 3" AT EDGES, VALLEYS AND HIPS
 FOOTING SEISMIC REINFORCING - PER R403.1.3 NOT REQUIRED PER EXCEPTION
 WALL HORIZONTAL REINFORCEMENT FOR CONCRETE BASEMENT WALLS 8 FEET TO BE ONE NO. 4 BAR WITHIN 12 INCHES OF THE TOP OF THE WALL STORY AND ONE NO. 4 BAR NEAR THIRD POINTS OF WALL STORY
 COMPONENT AND CLADDING LOAD TO COMPLY WITH TABLE R501.2(2) ZONE 3 WITH BASIC WIND SPEED OF 90
 PROVIDE WATER PROOFING OR DAMP PROOFING ON FOUNDATION WALLS AS REQUIRED BY CODE

LIVE LOAD - LIVING AREAS-40# PER SQFT
 SLEEPING AREAS-30# PER SQFT
 ATTIC-10# PER SQFT
 DEAD LOAD 10# PER SQFT NO STORAGE
 20# PER SQFT W/STORAGE
 GROUND SNOW LOAD - 50# PER SQFT
 WEATHERING FOR CONCRETE - SEVERE
 DECAY - SLIGHT TO MODERATE



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 Northborough, Massachusetts 01532
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GENERAL NOTES:

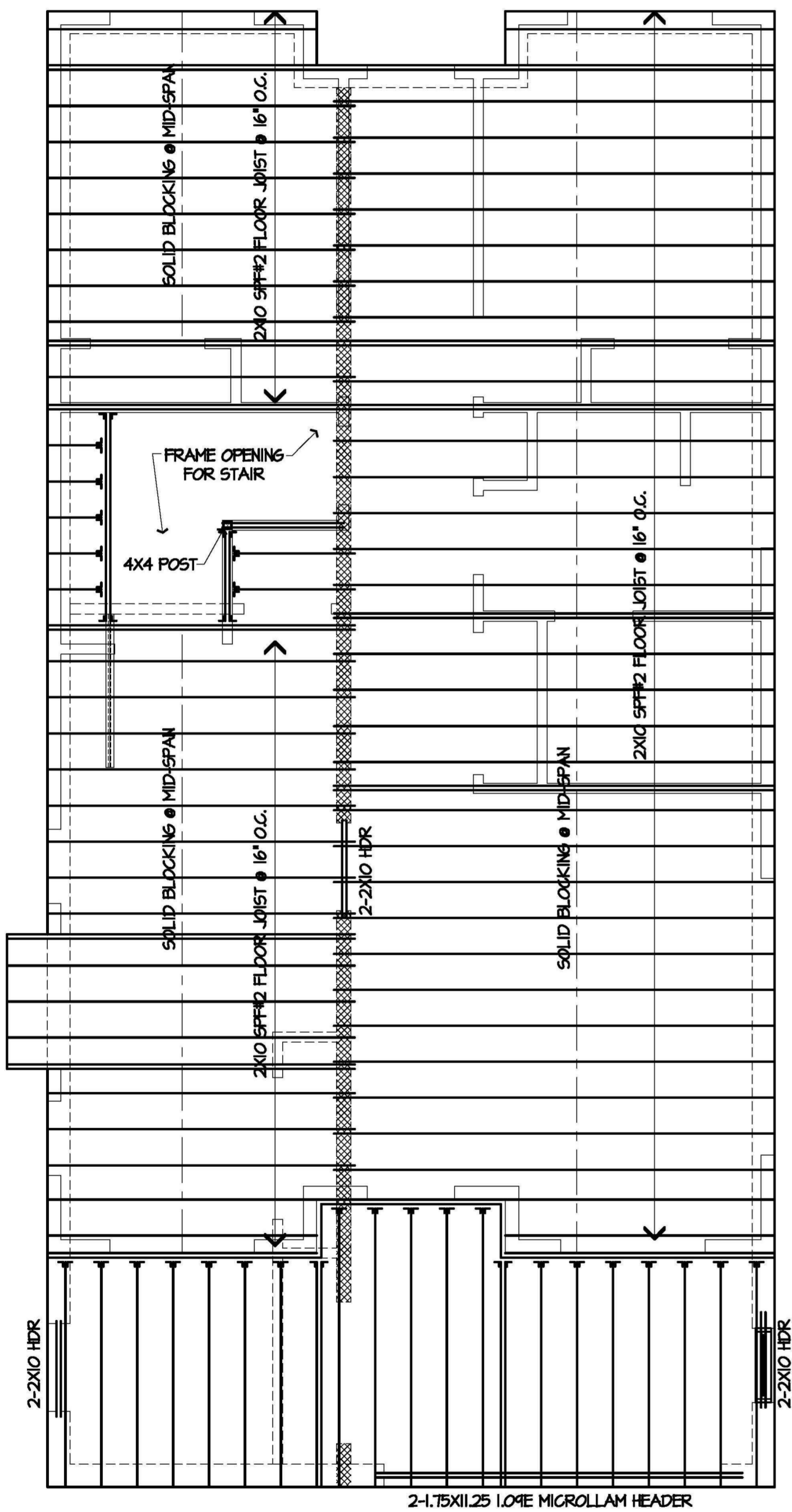
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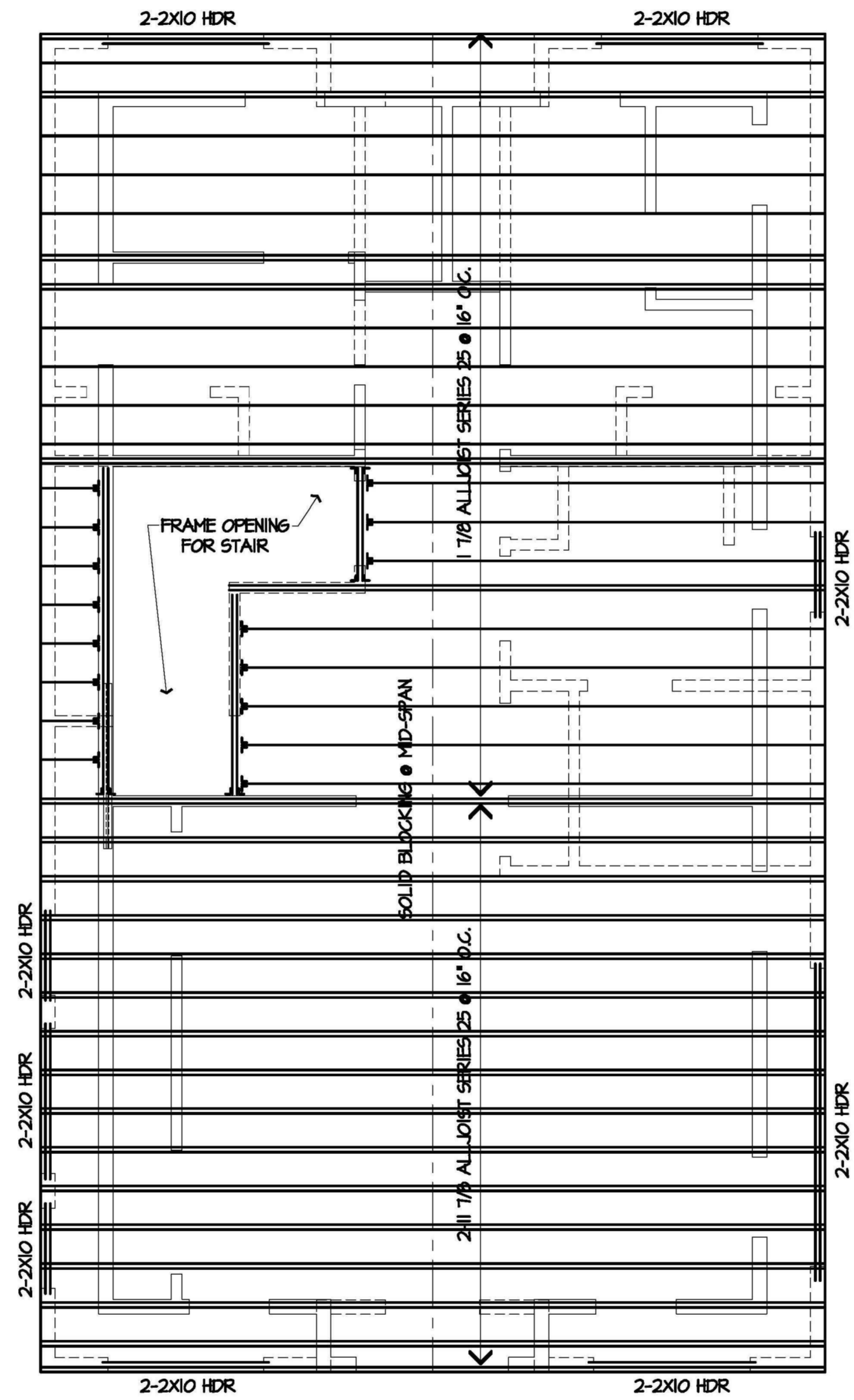
FRAMING PLANS

Project Name and Address
CODER RESIDENCE
 21 PATTEN DRIVE
 MARLBOROUGH, MA

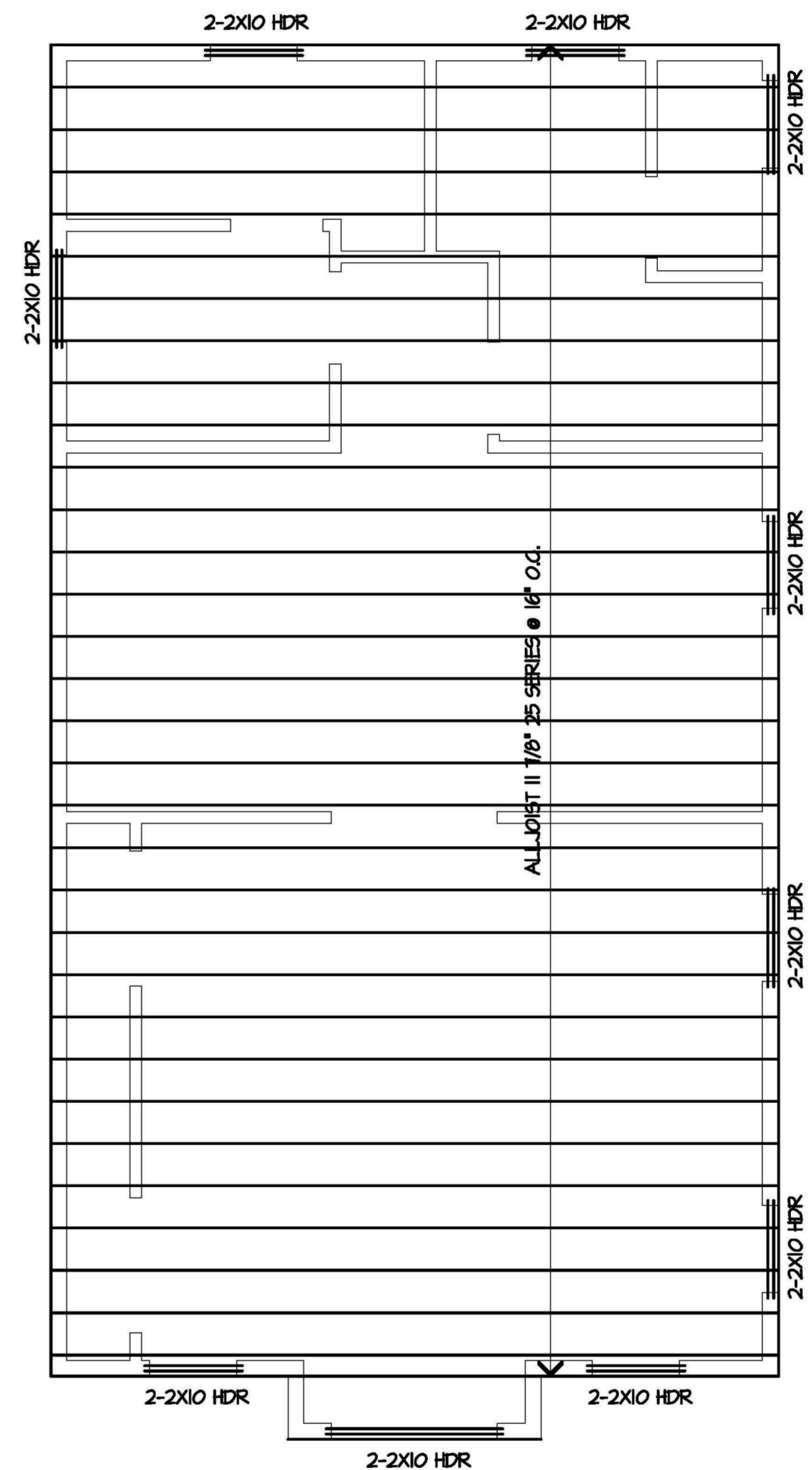
Proj Number PATTEN-PLN	Job Number F.PATTEN
Date 02.05.19	Sheet A1.4
Scale 1/4"=1'-0"	



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



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



ATTIC / ROOF FRAMING PLAN
 SCALE: 1/4" = 1'-0"



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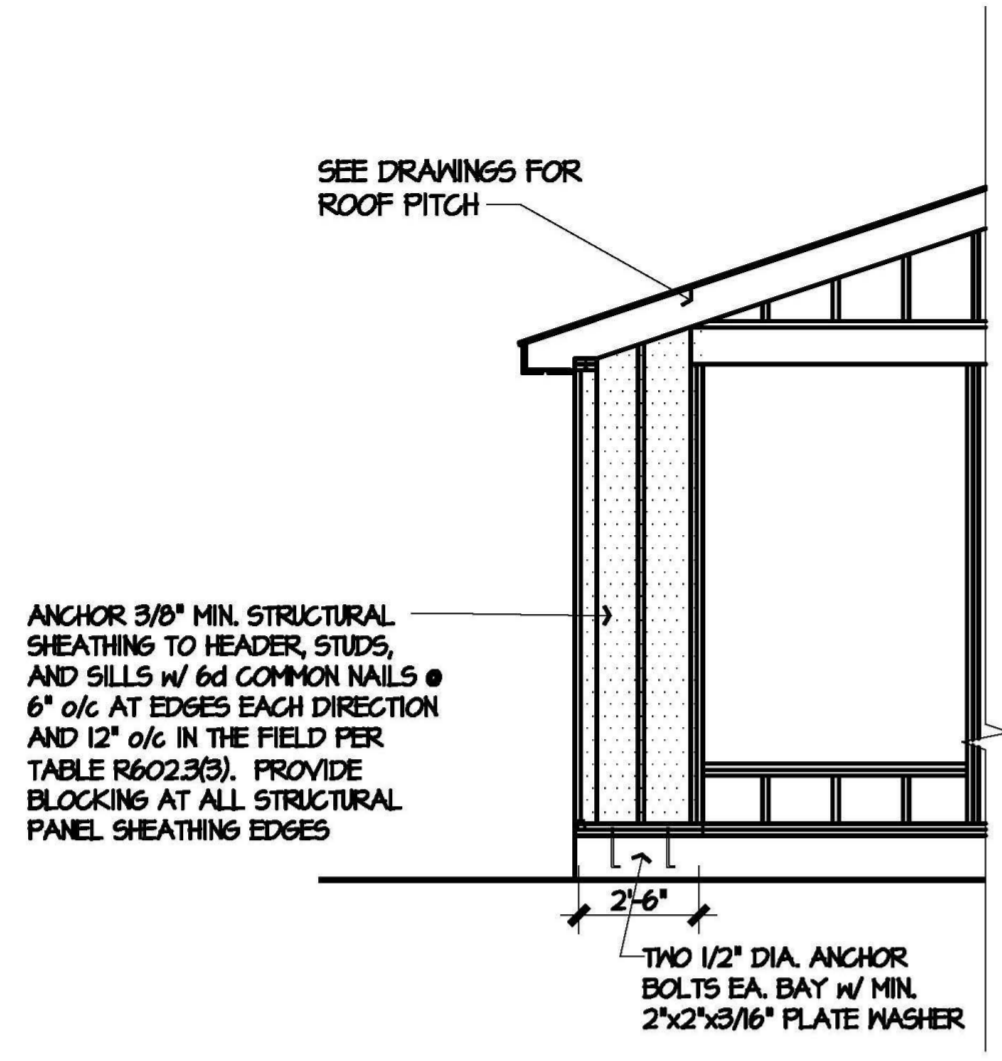
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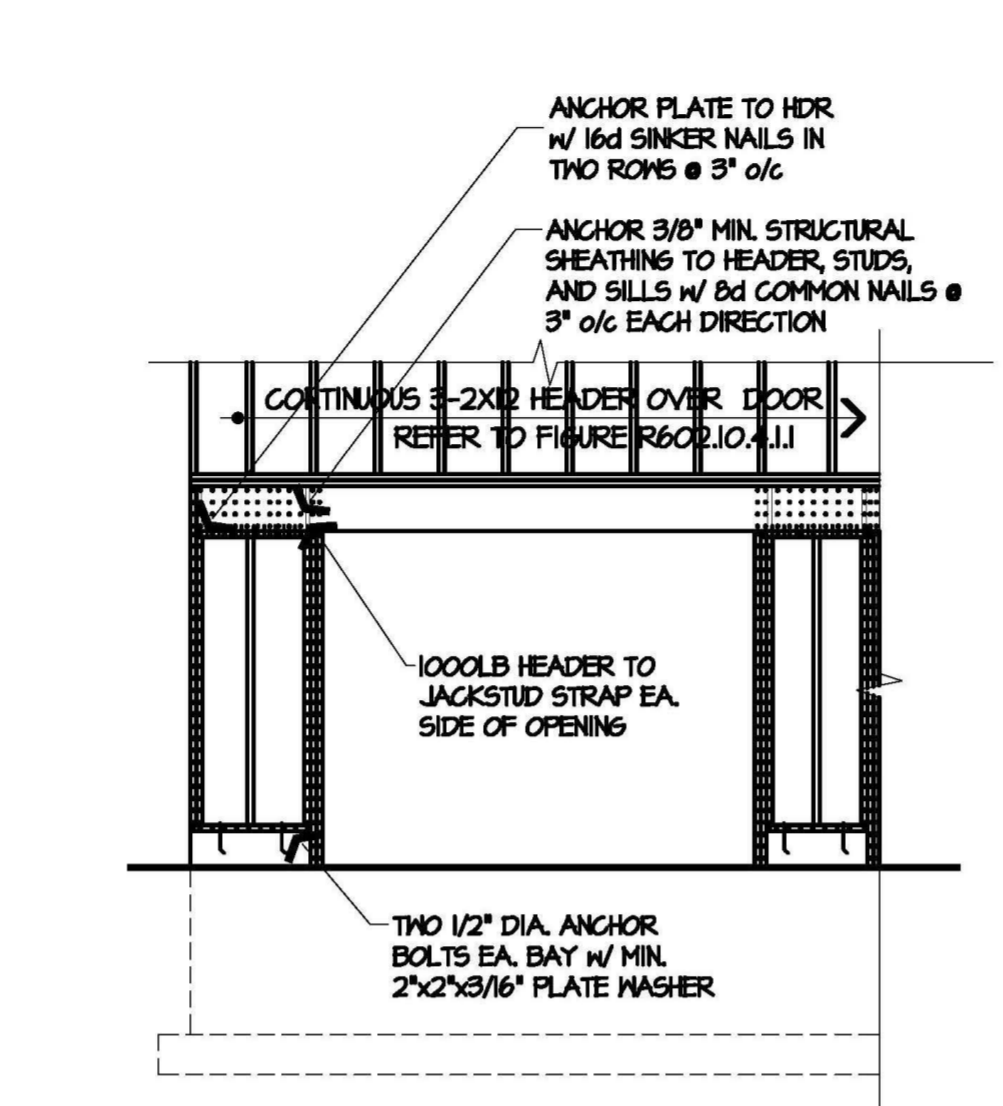
DETAILS

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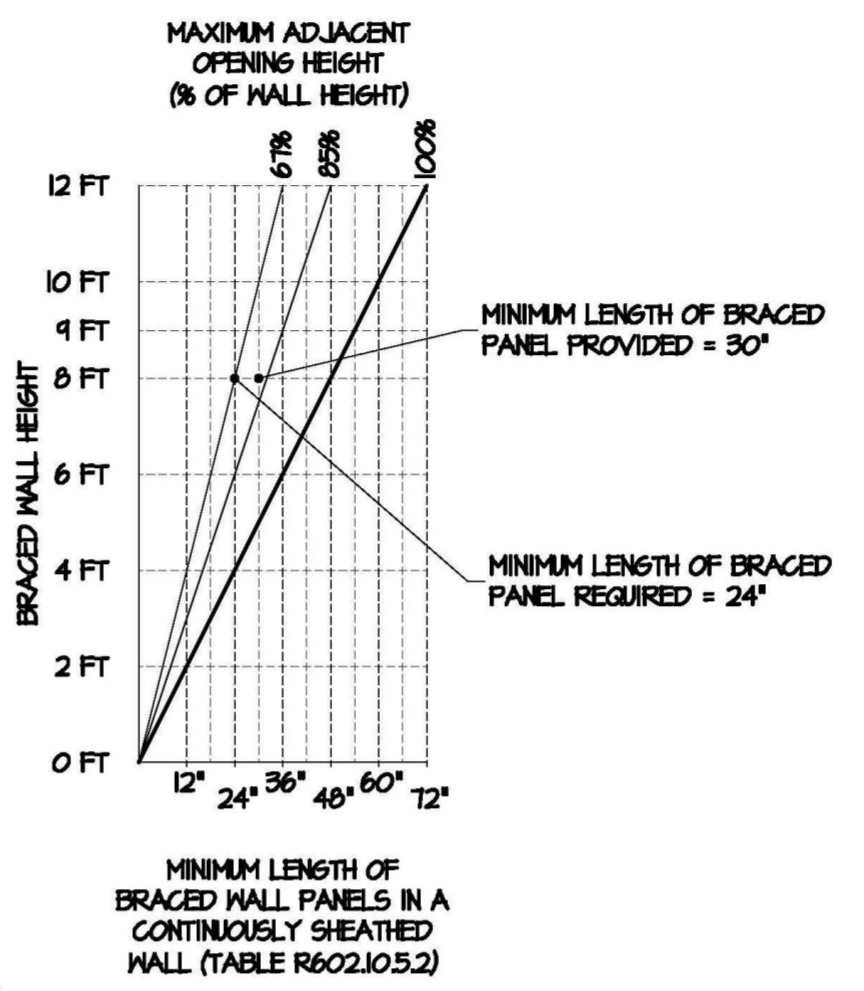
Draw Number PATTEN-PLN	Job Number 19.021
Date 02.05.19	Sheet A1.03
Scale 1/4"=1'-0"	



PANEL ELEV - TYP
 SCALE: 1/4" = 1'-0"



CONTINUOUS PORTAL FRAME PANEL
 SCALE: 1/4" = 1'-0"
 REFER TO FIGURE R602.10.4.1.1 IN THE IRC 2004



- LEGEND**
- ☉ PHOTOELECTRIC SMOKE CARBON DETECTOR
 - ☉ PHOTOELECTRIC SMOKE DETECTOR
 - ☉ FIXED TEMPERATURE HEAT DETECTOR
 - ☉ FAN / LITE
 - ☉ DOOR TAG

