



CITY OF MARLBOROUGH
ZONING BOARD OF APPEALS
Application for Variance or Appeal Hearing

Official Use :

Date Received : 12-21-2021 City Clerk's # _____ ZBA Case # 1484-2021

Request for :

Variance Appeal

Information :

Property Address 47 Old Charter Rd Zoning District _____ Map# _____ Parcel# _____

Applicant is: Owner Tenant Prospective Purchaser Other _____

I am the owner of the property and I have knowledge of, and consent to, this application.

Owner's signature _____ Date _____
Owner's name Joseph Chaves Address 47 Old Charter Rd Marlboro
State MA Zip 01752 Phone# 774-249-3149 E-mail jchaves1968@yahoo.com
774-249-3849

Applicant name _____ Address _____
State _____ Zip _____ Phone# _____ E-mail _____

Representative Name: _____ Company _____
Address _____
State _____ Zip _____ Phone# _____ E-mail _____

Describe below what is being requested, such as what is the proposed action, relief, or construction on the property.

Variance back - addition is only 26.4 ft vs 30ft
required

Provide below all sections of the Zoning Ordinance (Chapter 650, Article(s), Section(s), Paragraph(s), Subsection(s)) which are pertinent to the Variance (see denial letter).

Chapter 650 Article 41

Variance

1. What is the soil condition, shape or topography of **YOUR** lot or structure which **DISTINCTLY** affects your lot, as distinguished from other lots in the zoning district which it is located.

Our lot is oddly shaped. It is wider along the street. The back property line circles twice. There is also a hill drop off next to driveway.

2. What is the **HARDSHIP** that is **CAUSED** by the soil condition, shape or topography of your lot or structure stated above. **PERSONAL INCONVIENCE** is **NOT** a hardship. A hardship imposes a substantial financial penalty or directly affects your use of the land or structure as it is zoned.

This is the only spot to put this addition. We cannot go off the side due to the driveway. Due to the topography & lot location, relocating the driveway is not an option. The driveway is already in a dangerous spot due to the Kings Grant right of way & old charter corner.

3. State how the variance you are requesting, if granted, will not nullify or detract from the intent or purpose of the Zoning Ordinance.

This addition will not detract because we back up to greenland.

4. State how the variance you are requesting, if granted, will not diminish the public welfare or well-being.

Neighbors will not see this addition and will not impact any public welfare.

Appeal

State the specifics of the Appeal (use additional sheet if necessary).

Seeking a variance from 30ft back set back to 26.4 foot set back.

Application Packet:


The applicant shall submit ten (8) copies of the application packet which shall contain sufficient information to illustrate and defend the applicant's case and as a minimum shall consist of the following:

- Completed Zoning Board of Appeals Application Form
- Abutters List certified by the Assessor's Office
- Copy of denial letter from City Official
- Certified Plot Plan prepared and stamped by a Massachusetts Registered Professional Land Surveyor. A mortgage plan is NOT a certified plot plan. The certified plot plan shall include:
 - Plan Size 8 1/2" x 11" or 11" x 17"
 - Plans drawn to accurate scale with north arrow
 - Owner names and street addresses of directly abutting lots
 - Name of streets and zoning districts.
 - Bearing and distances of subject property
 - Dimensions and property line setbacks of all structures on subject property
 - Location of driveways, parking areas and other impervious surfaces on subject property
 - Location of walls, curbing, major landscaping, fences on subject property
 - Location of easements, wetlands and floodplains on subject property, if applicable
 - Dimensions and property line setbacks of all proposed work
 - Lot Coverage (area covered by all impervious surfaces) existing and proposed
 - Location and property line setbacks of structures, fences, driveways etc. on abutting lots that are within fifteen (15) feet of subject property lines
- Site plans of subject property showing topography and drainage structures, if regrading of the site or rerouting of runoff is proposed or if property is in Floodplain and Wetland Protection District.
- Architectural plans of new or modified building structure, if applicable.

Filing Fee: Filing fees are based upon the proposed USE of the property:

- Residential Non--revenue bearing \$130.00 ✓
- Residential Revenue bearing \$250.00
- Business, Commercial or Automotive \$375.00
- Industrial, Limited or Full \$500.00
- Special Permit (Flood Plain and Wetland Protection District)..... \$450.00

Hearing Request: I hereby request a hearing before the Zoning Board of Appeals regarding this application packet and I am aware that two (2) legal ads will be placed in the MetroWest Daily News or the Marlborough Enterprise Weekly newspaper which will be billed directly to me or my representative. I am further aware that I am responsible for sending copies of the Notice of Hearing to all the abutters on the certified list at least fourteen (14) days prior to the hearing date and that I will submit the receipts confirming this mailing to the zoning office seven (7) days prior to the hearing. Finally, I am aware that I am required to record the board's certified decision and the certified plot plan with the Registry of Deeds in order for it to take effect.

Applicant's signature: 

Date: 12-20-21

Print name: Joe Chaves

and/or

Representative's signature: 

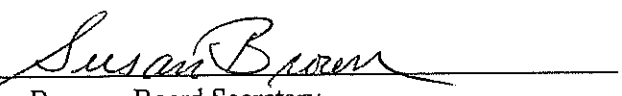
Date: _____

Print Name: _____

Official Use Only:

Received from applicant, the sum of \$ 130⁰⁰ Check # 106

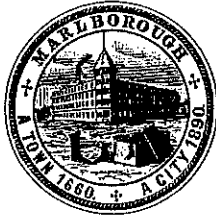
Signature of the agent of the Zoning Board of Appeals:



Date: 12-20-2012

Susan Brown - Board Secretary
Department - Zoning Board of Appeals
140 Main Street
Marlborough, MA 01752
Tel# 508-460-3768 E-mail: sbrown@marlborough-ma.gov

The date and signature of the agent of the Zoning Board of Appeals will serve as certification as to when the **COMPLETE** application packet accompanied by the proper filing fee was filed with this office.



City of Marlborough
BUILDING DEPARTMENT

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

TIN HTWAY
BUILDING COMMISSIONER

LAURENT LEMIEUX
PLUMBING & GAS INSPECTOR

JOHN CAIN
WIRING INSPECTOR

WILLIAM PAYNTON
BUILDING INSPECTOR

ETHAN LIPPITT
BUILDING INSPECTOR

ZONING DETERMINATION

December 20, 2021

Owner:

Joseph and Lyn Chaves
47 Old Charter Road
Marlborough, MA 01752

**RE: 47 OLD CHARTER ROAD, PARCEL ID #44-72
PROPOSED ADDITION/RENOVATION**

Mr. Chaves,

Based upon the architectural plans prepared by Luna Design Group dated July 30, 2021 and the plot plan prepared by Bruce Saluk and Associates dated August 17, 2021, to add an addition at the property listed above, located in Zoning district (A-3) does not comply with Chapter 650, Article 41, "Table of Lot Area, Yards and Height of Structures", of the City Code of Marlborough. This office offers the following comments:

1. The required rear yard setback for Zoning District A-3 is 30 feet minimum. Based on the proposed plot plan provided, the proposed rear yard setback for the new addition is 26.4 feet.
2. Your proposed renovation will require relief from Zoning Board of Appeals in the form of a variance issued by the Board of Appeals. Detailed plans showing the existing conditions and the proposed addition will be required with your application to the ZBA.

You have the right to appeal this determination to the Zoning Board of Appeals as stated in the City Code section 650-57.

An appeal from this denial may be taken to the Zoning Board of Appeals by filing a Notice of Appeal with the Zoning Board of Appeals within 30 days of the date of this

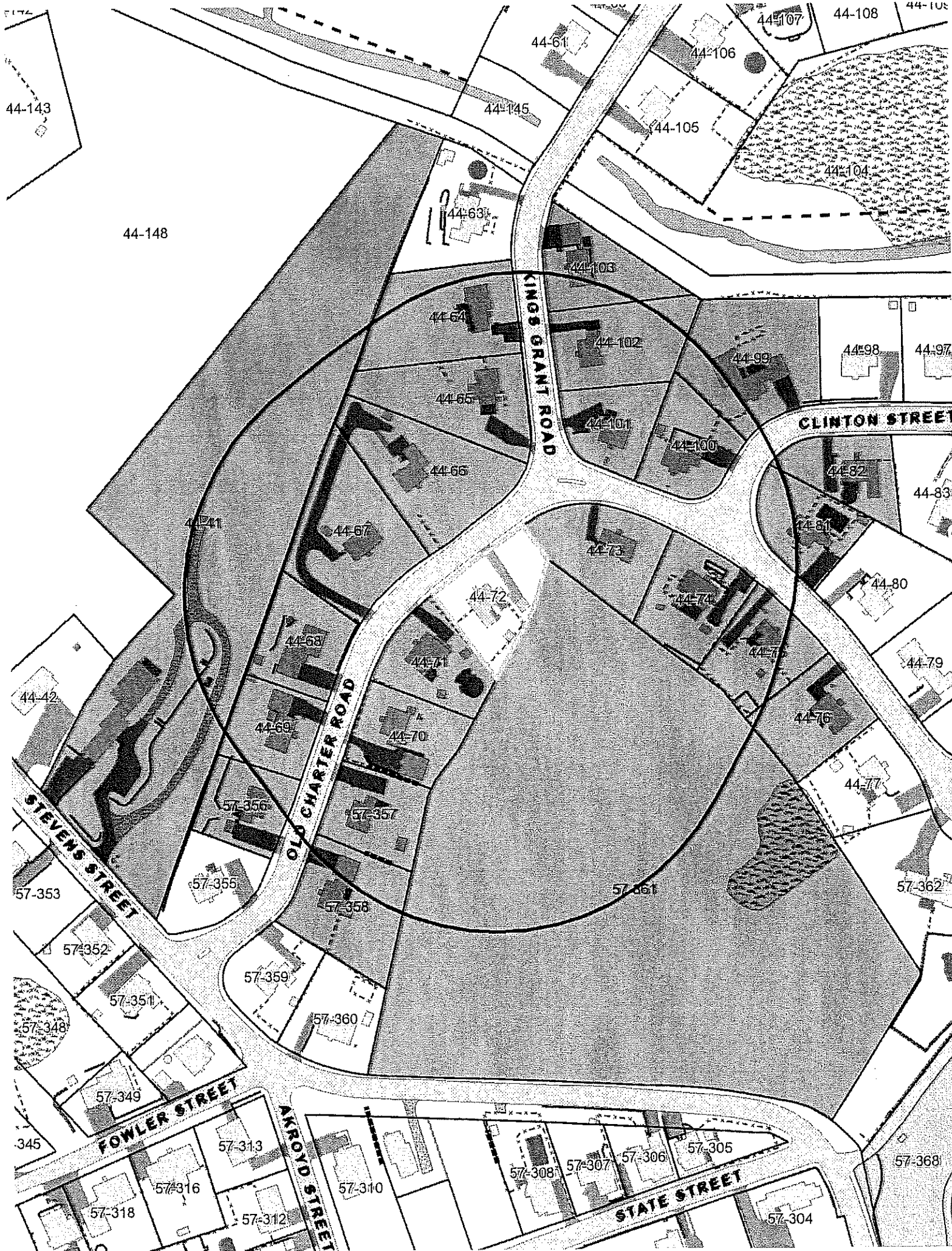
denial letter. Further information should be obtained from the Board of Appeals secretary, Susan Brown at 508-460-3768.

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

Sincerely,



Tin Htway
Building Commissioner
City of Marlborough, MA
(508)460-3776
thtway@marlborough-ma.gov
www.Marlborough-MA.gov



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44-148

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CLINTON STREET

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OLD CHARTER ROAD

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FOWLER STREET

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57-316

57-318

57-312

57-310

AKROYD STREET

57-308

57-307

57-306

57-305

STATE STREET

57-304

57-368

LUNA | Design Group
 100 Conter Hill Road, Suite 406
 Danvers, MA 01923-3376
 781.245.6530 Fax 781.245.6508
 www.lunadesign.com
 Architecture Interiors Planning

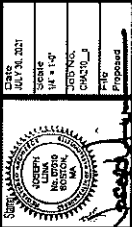
OWNER:
 Lynn & Joe Chaves
 47 Old Charter Road
 Marlborough, MA 01752

PROJECT:
 The Residence At
 47 Old Charter Road
 Charter Road
 Marlborough, Massachusetts 01752

DATE:
 11/21/2011

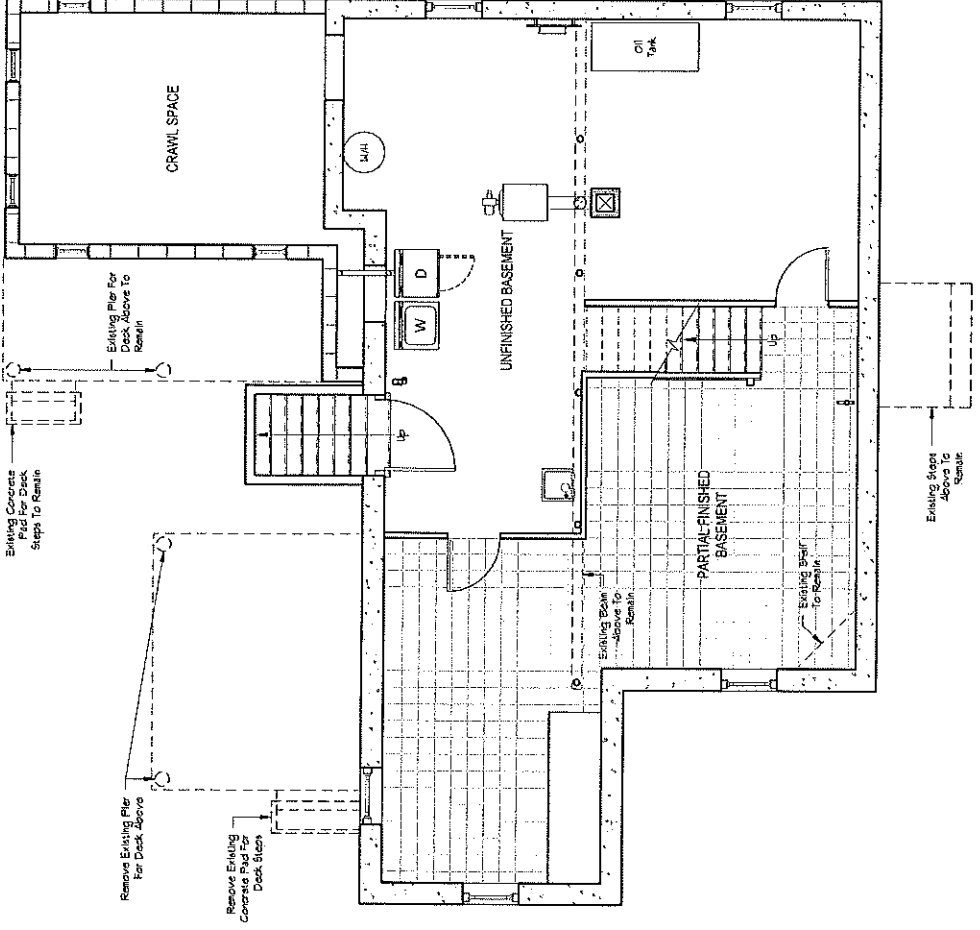
No.	Date	Revision/Issue
1	11/21/11	Existing Conditions
2	12/01/11	Proposed

DATE: 11/21/2011
SCALE: 1/4" = 1'-0"
JOB NO.: 11-001
PROJECT: Proposed



Proposed Basement Demolition Plan

Sheet No.:
D1.00



DASHED LINES DENOTES DEMOLISHED ITEMS UNLESS NOTED OTHERWISE

Proposed Basement Demolition Plan
 Scale: 1/4" = 1'-0"

Not to be used for construction without the approval of the architect. The architect is not responsible for the accuracy of the information provided in this document. The architect is not responsible for the accuracy of the information provided in this document. The architect is not responsible for the accuracy of the information provided in this document.

Lynn & Joe Chaves
 1748 Charter Road
 Marlborough, MA 01752

**The Residence At
 47 Old
 Charter Road**
 Marlborough, Massachusetts 01752

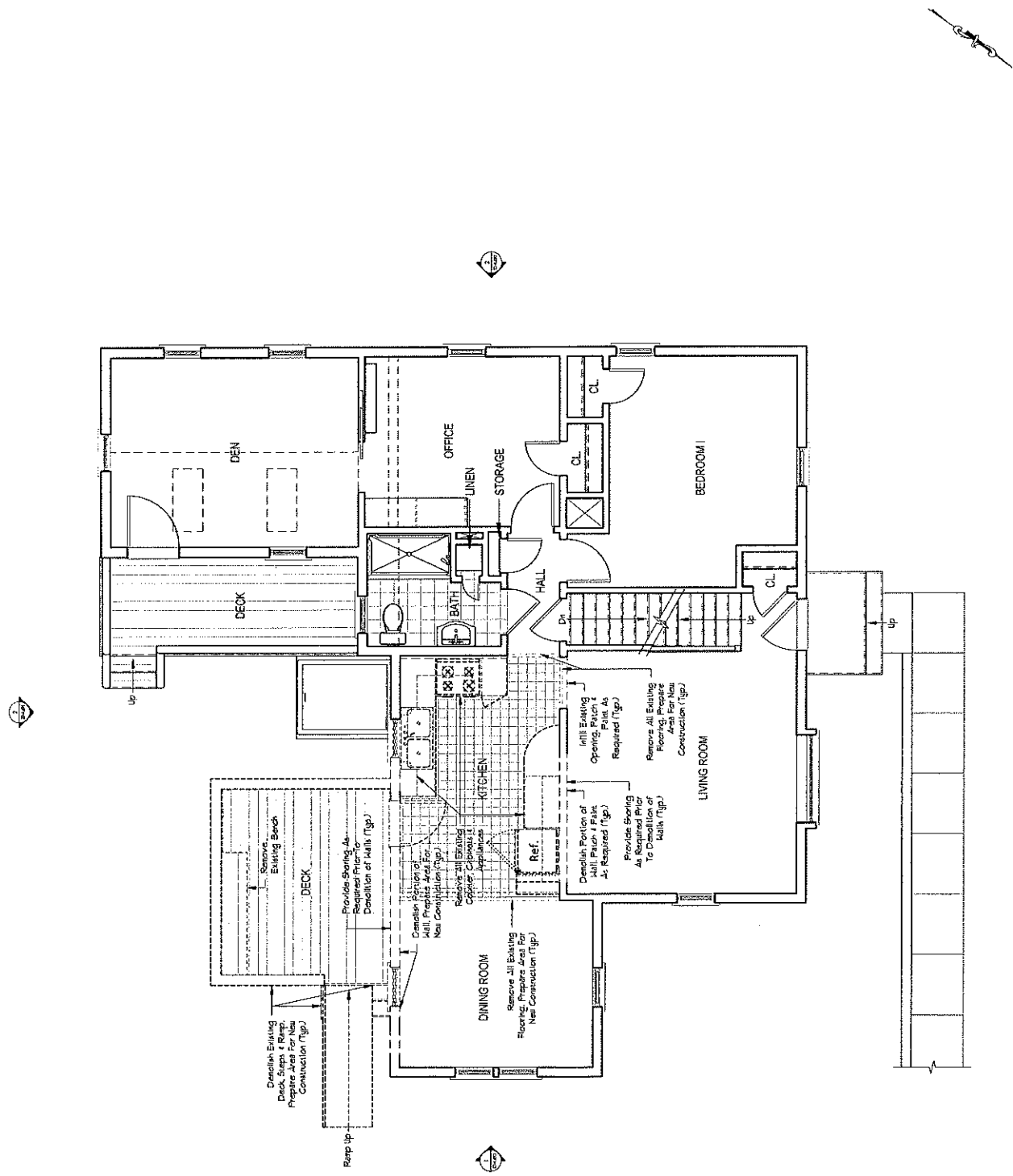
No.	Date	Revision/Issued
1	12.15.21	Issue/Contract
2	1.15.22	Contract

DATE: JULY 28, 2021
 SCALE: 1/4" = 1'-0"
 DESIGN: CHAVES
 DRAWN: [Signature]
 PROJECT: Proposed

**Proposed
 First Floor
 Demolition Plan**

D1.01

DASHED LINES DENOTES
 DEMOLISHED ITEMS UNLESS
 NOTED OTHERWISE



Proposed First Floor
 1 - Demolition Plan
 Scale: 1/4" = 1'-0"

LUNA Design Group
 100 Conter Hill Road, Suite 406
 Danvers, MA 01923-3776
 781.245.6530 fax 781.245.6508
 www.lunadesign.com
 Architecture Interiors Planning

Director
Lynn & Joe Chaves
 47 Old Charter Road
 Marlborough, MA 01752

Project
**The Residence At
 47 Old
 Charter Road**
 Marlborough, Massachusetts 01752

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Revision/Phase
 No. | Date | Description
 1 | 1.10.20 | Existing/Phase
 2 | 1.24.20 | Proposed

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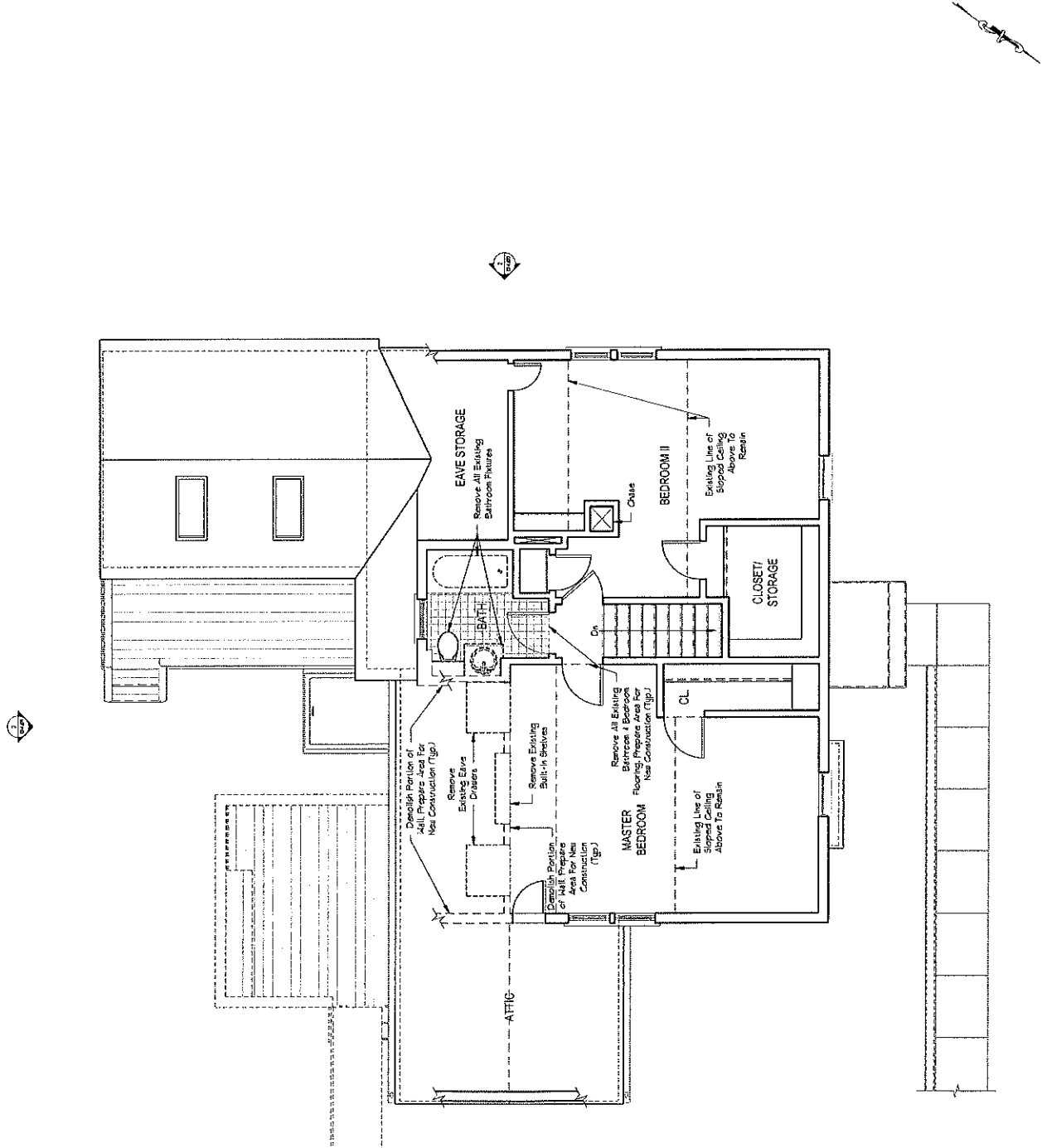
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DASHED LINES DENOTES
 DEMOLISHED ITEMS UNLESS
 NOTED OTHERWISE



Proposed Second Floor
 - Demolition Plan
 Scale: 1/4" = 1'-0"

LUNA | Design Group
 100 Conifer Hill Road, Suite 406
 Danvers, MA 01923-3376
 781.245.6530 Fax 781.245.6508
 www.lunadesign.com
 Architecture Interiors Planning

Over:
 Lynn & Joe Chaves
 #1 Full Charter Road
 Marlborough, MA 01752

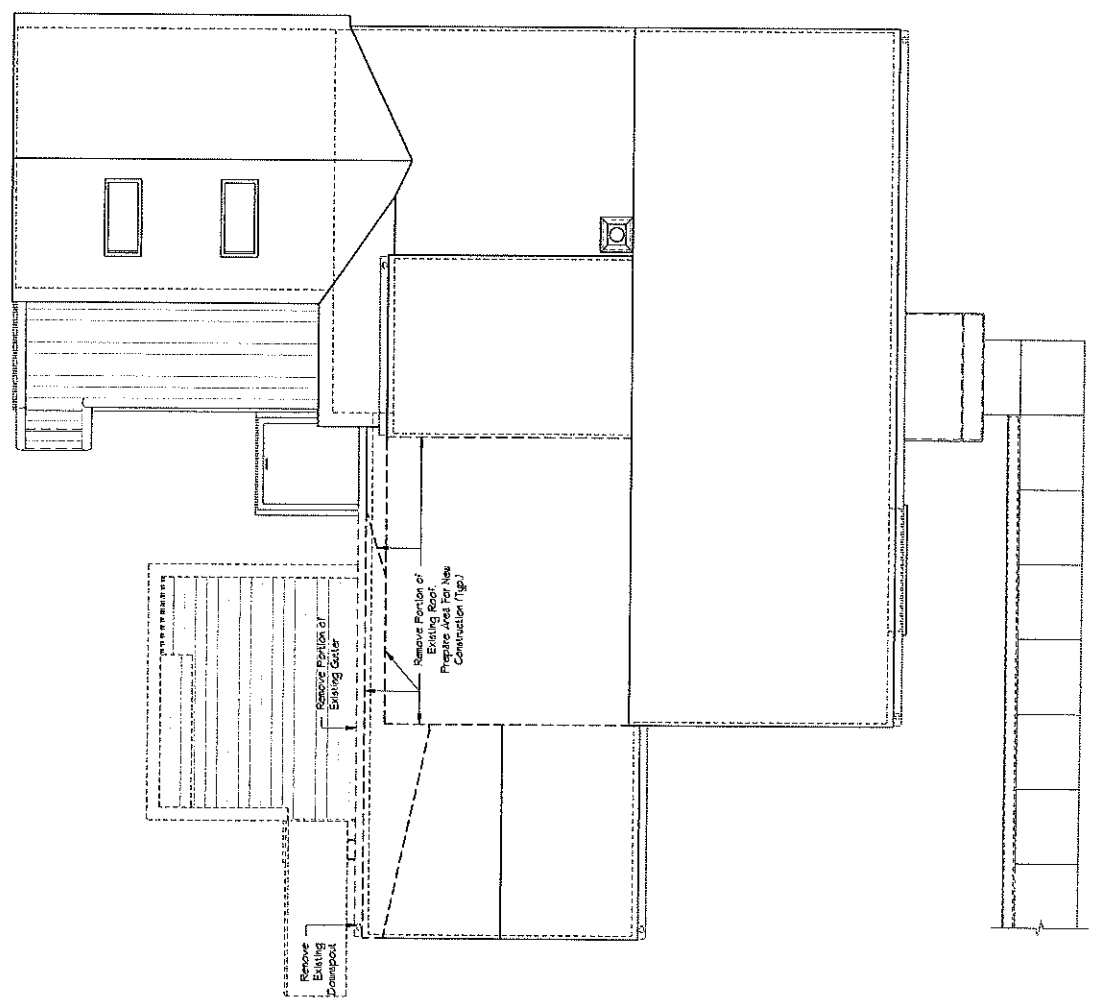
Project:
 The Residence At
 47 Old
 Charter Road
 Marlborough, Massachusetts 01752

Revision

No.	Date	Revision/Change
1	2/2/21	Issue/Revisions
2	2/2/21	Revised

Stamp: LUNA DESIGN GROUP
 State of Massachusetts
 Professional Seal
 Date: JAN 26, 2021
 License No. 19114
 Name: JOSEPH LUNA
 Title: ARCHITECT

Proposed Roof Demolition Plan
 Sheet Name: D1.03



DASHED LINES DENOTES DEMOLISHED ITEMS UNLESS NOTED OTHERWISE

1 Proposed Roof Demolition Plan
 Scale: 1/4" = 1'-0"

LUNA Design Group
 Architecture Interiors Planning
 100 Conter Hill Road, Suite 406
 Danvers, MA 01923-3376
 781.245.6530 Fax 781.245.6508
 www.lunadesign.com



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DMC
Lynn & Joe Chaves
 47 Old Charter Road
 Marlborough, MA 01522

Project
**The Residence At
 47 Old
 Charter Road**
 Marlborough, Massachusetts 01522

Notes

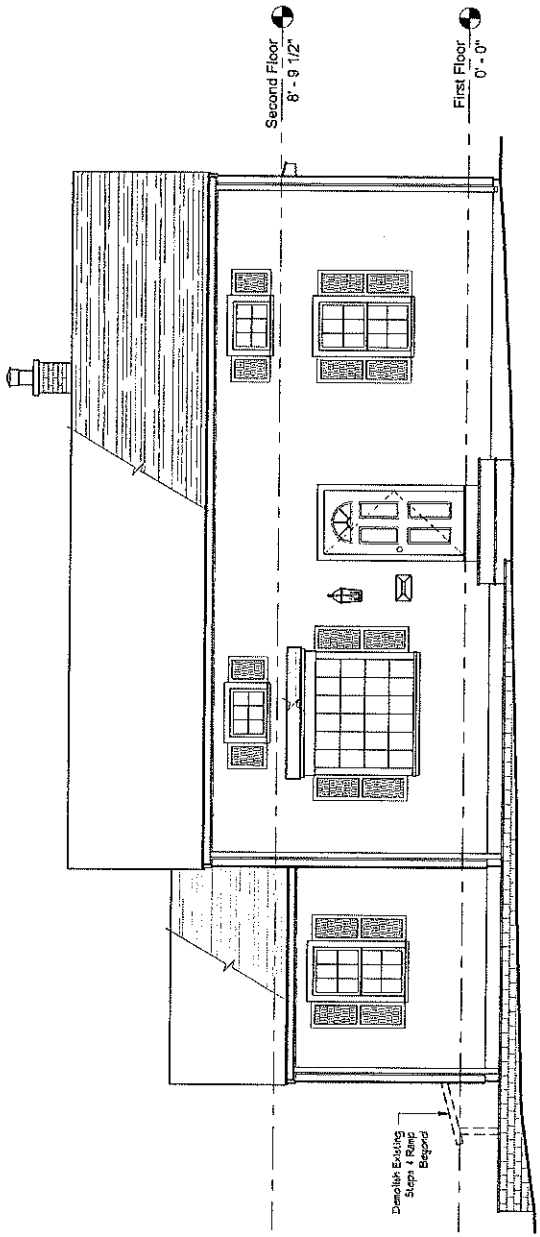
No.	Date	Revision/Issue
1	3.15.21	Issue Callouts
2	2.25.21	Prepared

Scale: 1/4" = 1'-0"
Date: 02/15/21
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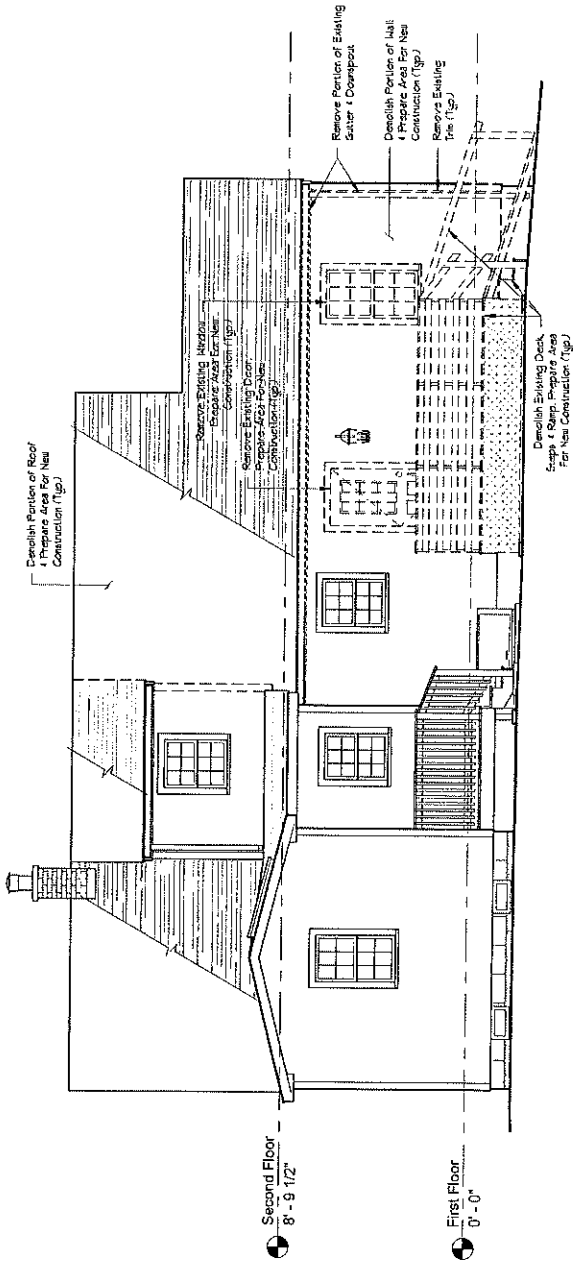
Sheet Title:
**Proposed North &
 South Demolition
 Elevations**

Sheet No.:
D4.01

DASHED LINES DENOTES
 DEMOLISHED ITEMS UNLESS
 NOTED OTHERWISE



1 - Demolition Elevation
 Scale: 1/4" = 1'-0"



2 - Demolition Elevation
 Scale: 1/4" = 1'-0"

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 100 Conifer Hill Road, Suite 406
 Danvers, MA 01923-3376
 781.245.6530 fax 781.245.6508
 www.lunadesign.com
 Architecture Interiors Planning



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Client:
Lynn & Joe Chaves
 47 Old Charter Road
 Marlborough, MA 01752

Project:
**The Residence At
 47 Old
 Charter Road**
 Marlborough, Massachusetts 01752

Issue:

No.	Date	Revision/Issue
1	12/27	Utility Contract
2	1/25/21	Proposed

Stamp:
 LUNA DESIGN GROUP
 ARCHITECTS
 INC.
 100 CONIFER HILL ROAD, SUITE 406
 DANVERS, MA 01923-3376
 781.245.6530

Signature: [Signature]

Title: Proposed

Date: 1/25, 2021

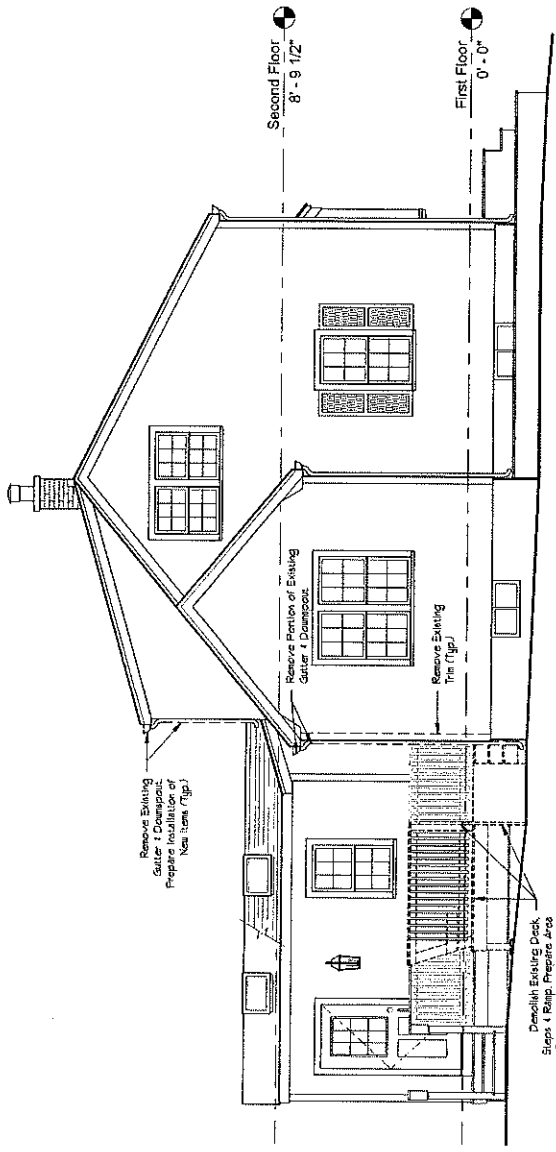
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Job No.: 2020-012

Project: [Project Name]

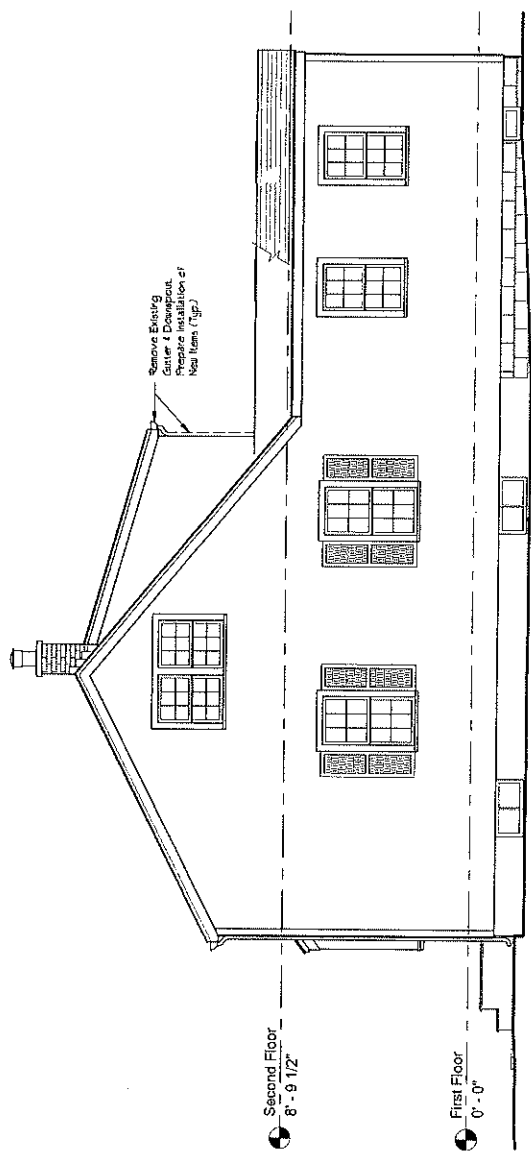
**Proposed East &
 West Demolition
 Elevations**

Sheet No.:
D4.02



Proposed East
 1 - Demolition Elevation
 Scale: 1/4" = 1'-0"

DASHED LINES DENOTES
 DEMOLISHED ITEMS UNLESS
 NOTED OTHERWISE



Proposed West
 2 - Demolition Elevation
 Scale: 1/4" = 1'-0"

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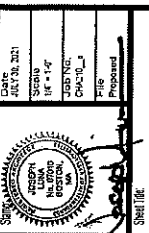
Owner:
 Lynn & Joe Chaves
 47 Old Charter Road
 Marlborough, MA 01752

Project:
 The Residence At
 47 Old
 Charter Road
 Marlborough, Massachusetts 01752

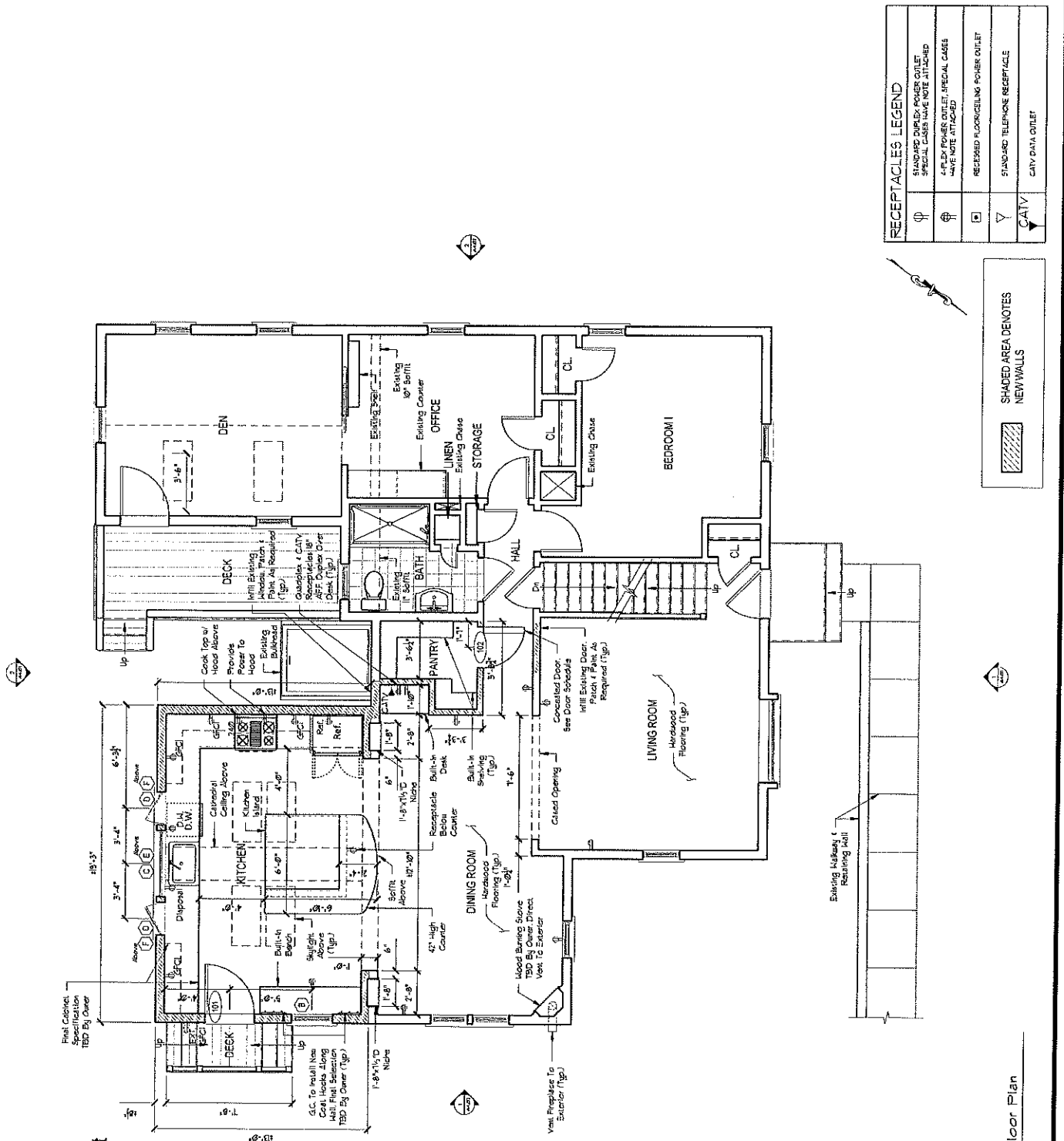
LOGS

No.	Date	Revision/Feature
1	3.8.21	Schema Complete
2	7.28.21	Final

DATE	7/27/2021
DESIGNER	JK
PROJECT NO.	18-0147
CLIENT	CHAVES
PROJECT	PROPOSED



Proposed First Floor Plan
 SHEET NO. **A1.01**



This is the corner that is not 30 ft.

RECEPTACLES LEGEND

⊕	STANDARD DUPLEX POWER OUTLET SPECIAL CASES HAVE NOTE ATTACHED
⊕	4-FLY POWER OUTLET, SPECIAL CASES HAVE NOTE ATTACHED
⊕	RECESSED FLOOR/CEILING POWER OUTLET
⊕	STANDARD TELEPHONE RECEPTACLE
⊕	DATA

SHADED AREA DENOTES NEW WALLS

1 Proposed First Floor Plan
 Scale: 1/4" = 1'-0"

THE CLIENTS HAVE REVIEWED AND APPROVED ALL THE INFORMATION PROVIDED HEREIN AND AGREE TO HOLD THE ARCHITECT HARMLESS FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST THE ARCHITECT BY ANY THIRD PARTY AS A RESULT OF THE CLIENTS' USE OF THE ARCHITECT'S SERVICES.

Owner:
 Lynn & Joe Chaves
 47 Old Charter Road
 Marlborough, MA 01752

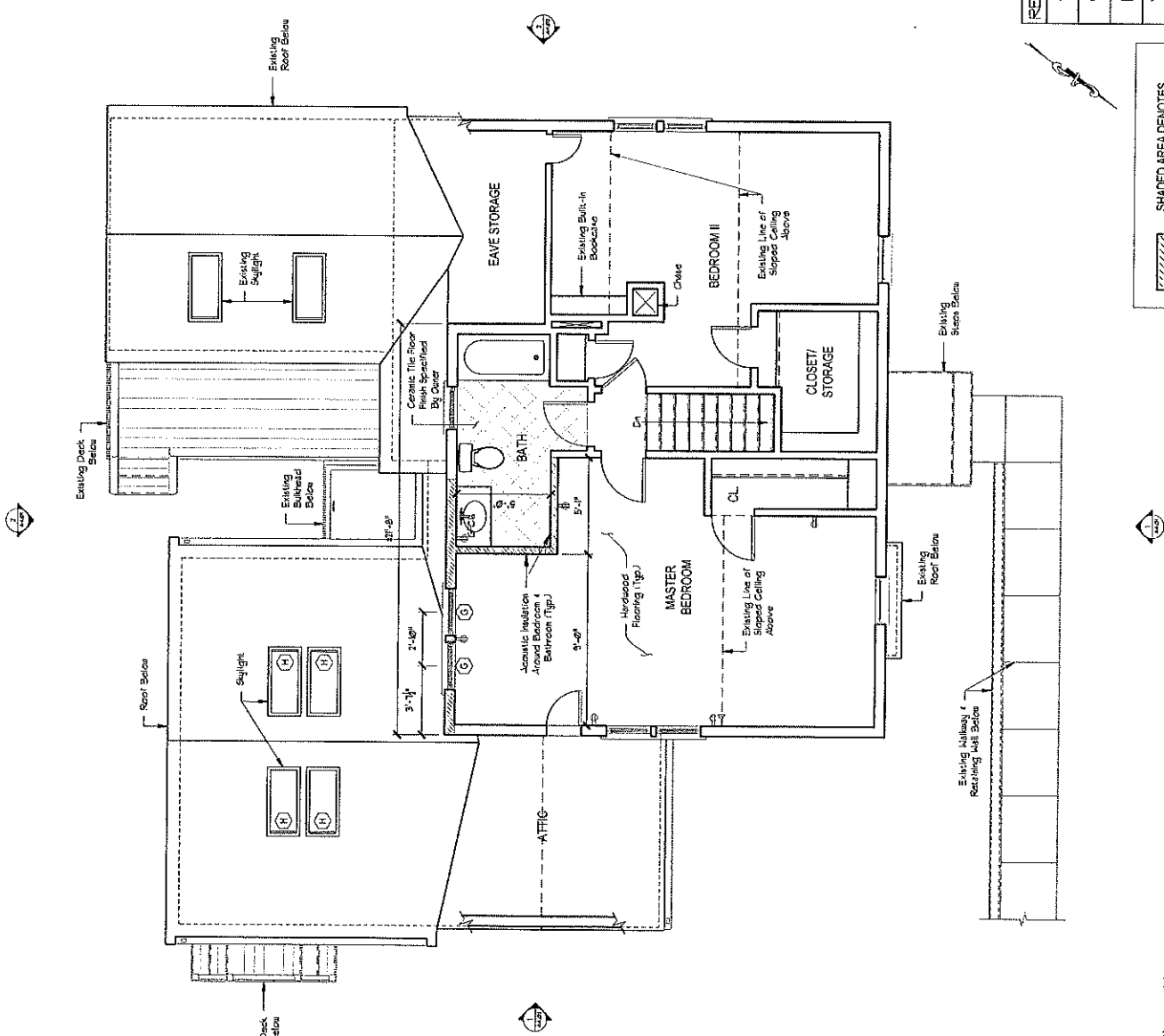
Project:
 The Residence At
 47 Old Charter Road
 Charter Road
 Marlborough, Massachusetts 01752

Revisions:

No.	Date	Description
1	7/26/21	ISSUED FOR PERMIT
2	7/26/21	ISSUED FOR PERMIT

Stamp: JULY 26, 2021
 LUNA DESIGN GROUP
 ARCHITECT
 100 CONIFER HILL ROAD, SUITE 406
 DANVERS, MA 01923
 781.245.6530

Proposed Second Floor Plan
 Sheet No. 1
 A1.02



RECEPTACLES LEGEND

⊕	STANDARD DUPLEX POWER OUTLET
⊕	SPECIAL CASES HAVE NOTE ATTACHED
⊕	4-PLEX POWER OUTLET, SPECIAL CASES HAVE NOTE ATTACHED
⊕	RECESSED FLOORCEILING POWER OUTLET
⊕	STANDARD TELEPHONE RECEPTACLE
⊕	CATV
⊕	DATA OUTLET

SHADED AREA DENOTES NEW WALLS

1 Proposed Second Floor Plan
 Scale: 1/4" = 1'-0"

LUNA Design Group
 100 Conter Hill Road, Suite 406
 Danvers, MA 01923-3376
 781.245.6330 Fax 781.245.6508
 www.lunadesign.com
 Architecture Interiors Planning



Lynn & Joe Chaves
 47 Old Charter Road
 Marlborough, MA 01752

Project
 The Residence At
 47 Old
 Charter Road
 Marlborough, Massachusetts 01752

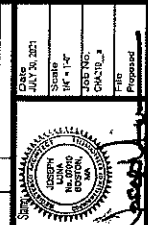
Owner
 Lynn & Joe Chaves
 47 Old Charter Road
 Marlborough, MA 01752

Sheet Title
 Proposed
 Roof Plan

Sheet Number
 A1.03

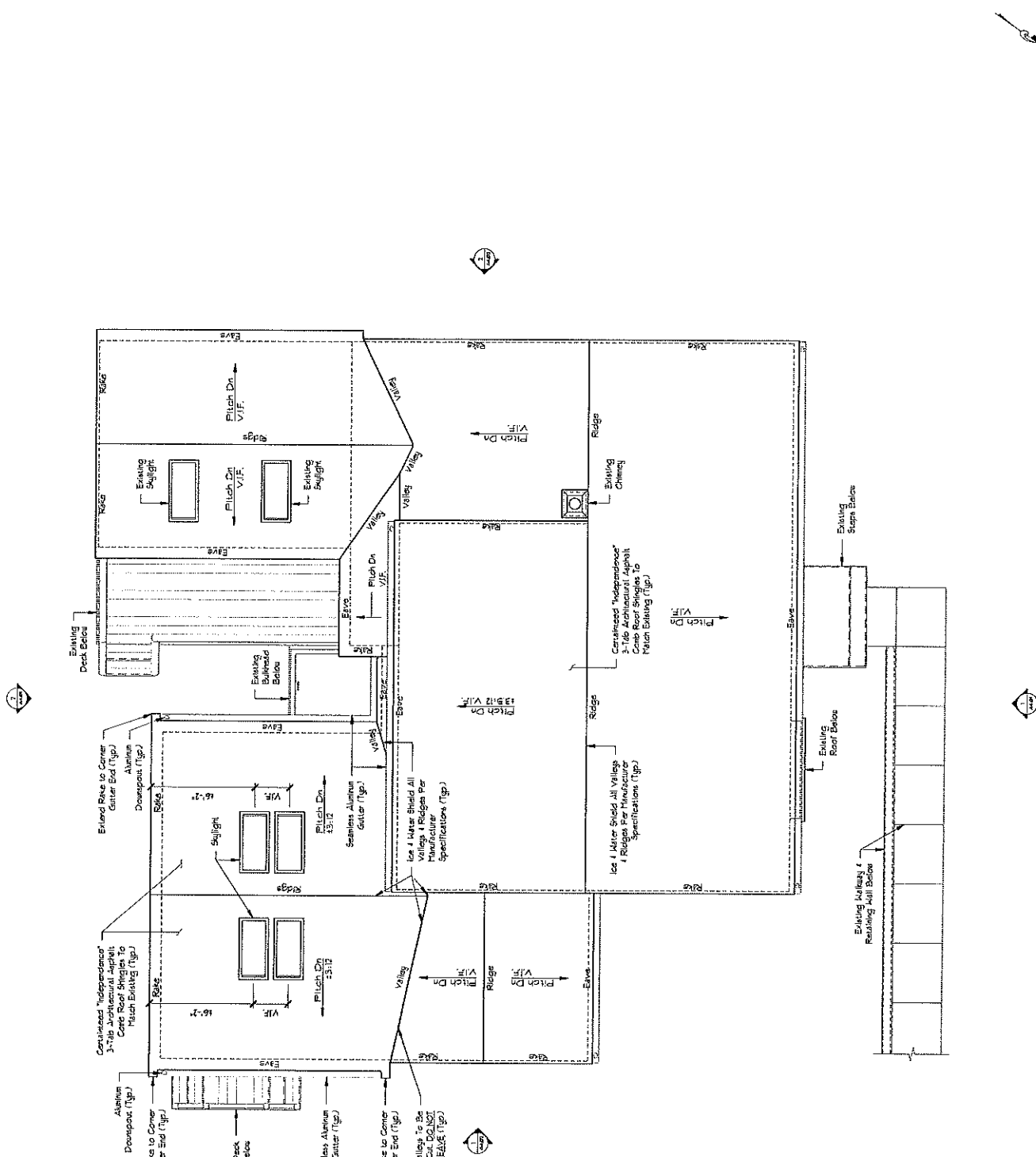
No.	Date	Revision/Issue
1	12/21	Issue Complete
2	12/21	Revised

Scale: 1/4" = 1'-0"
 Date: July 26, 2021
 Scale: 1/4" = 1'-0"
 Job No.:
 Date: 07/26/21
 File: Proposed
 Project: Proposed



Proposed Roof Plan

A1.03



1 Proposed Roof Plan
 Scale: 1/4" = 1'-0"

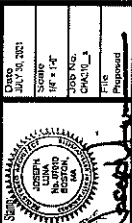


Lynn & Joe Chaves
 77 Old Charter Road
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**The Residence At
 47 Old
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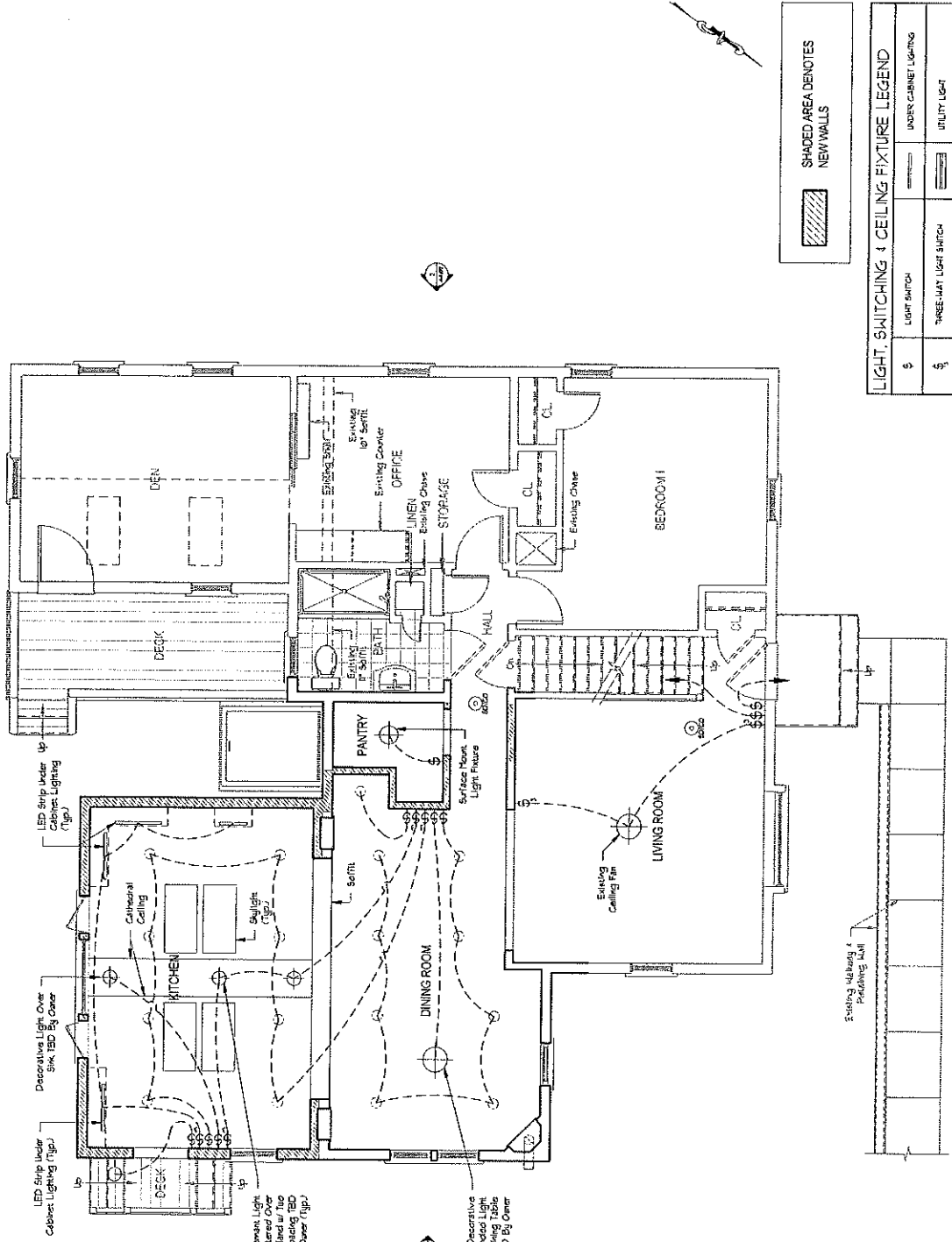
No.	Date	Revision/Issue
1	3.12.21	Existing Conditions
2	7.28.21	Proposed

DATE: 04/15/2021
 DRAWING: 18" x 14"
 JOB NO.: 010113
 PROJECT: 1801
 SHEET: 1801-01



**Proposed First
 Floor Reflected
 Ceiling Plan**
 Sheet No. 1801-01

A2.01



SHADED AREA DENOTES
 NEW WALLS

LIGHT, SWITCHING & CEILING FIXTURE LEGEND

⊕	LIGHT SWITCH	⊕	UNDER CABINET LIGHTING
⊕	THREE-WAY LIGHT SWITCH	⊕	UTILITY LIGHT
⊕	DOWN LIGHT	⊕	SHOE DETECTOR
⊕	HALL SENSOR	⊕	COMBINATION SMOKE & CARBON MONOXIDE DETECTOR
⊕	SURFACE MOUNT FIXTURE	⊕	HEAT DETECTOR

*Note: See Specifications for all Model Numbers.
 All Symbols Except for Existing Lighting, Bathroom, Garage Lighter & Attic Lighter Shall be
 Dimmer Switches Unless Noted Otherwise.*

**Proposed First Floor
 - Reflected Ceiling Plan**
 Scale: 1/4" = 1'-0"

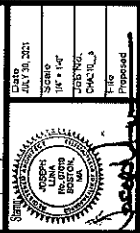
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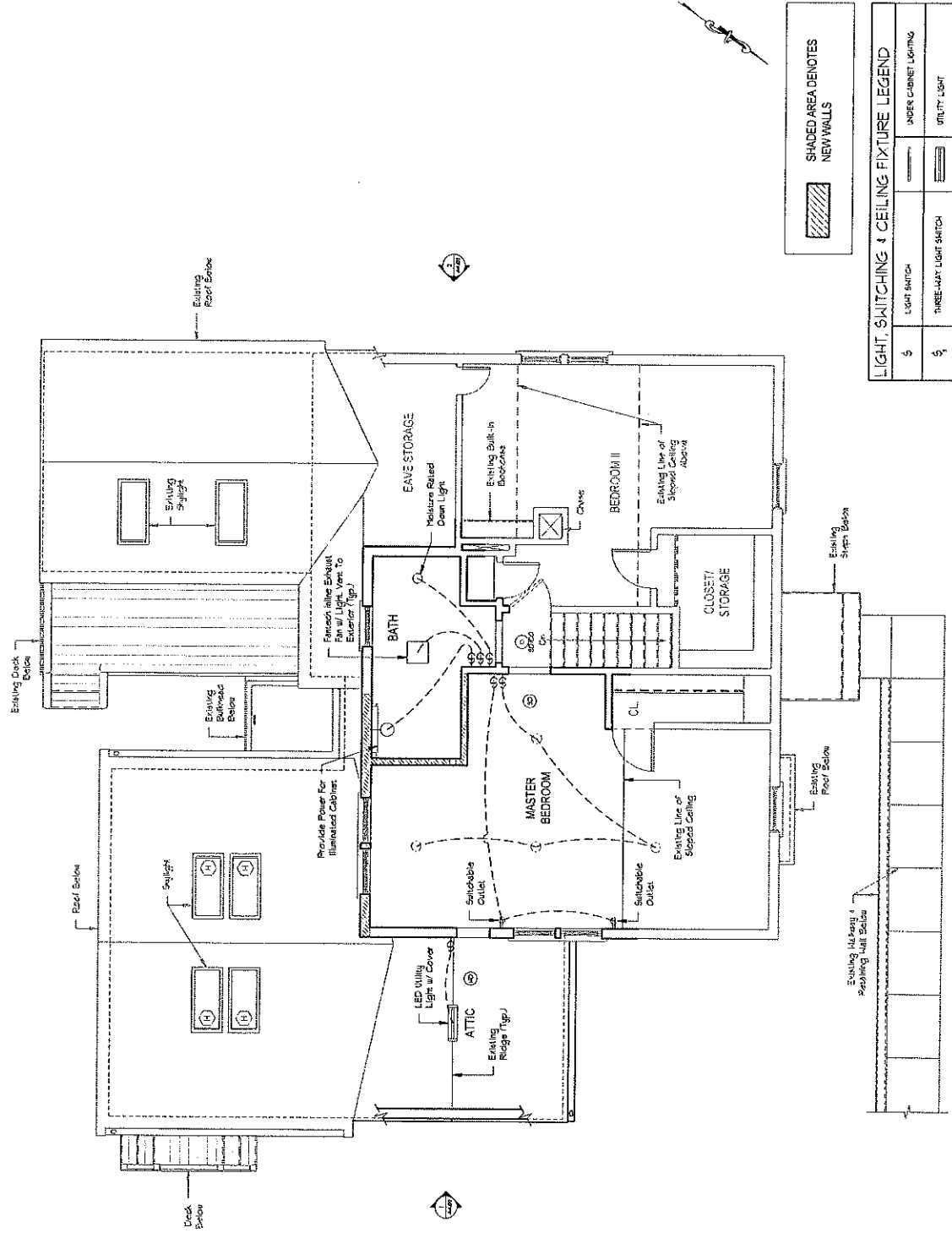
**The Residence At
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No.	Date	Revision/Issue
1	11/20/11	Issue 1
2	12/27/11	Revised

Scale: 1/4" = 1'-0"
 Date: 12/27/11
 Project: 47 Old Charter Road
 Job No.: A2.02
 File: A2.02
 Drawn: [Signature]



**Proposed Second
 Floor Reflected
 Ceiling Plan**
 Sheet No. 02



SHADED AREA DENOTES
 NEW WALLS

LIGHT, SWITCHING & CEILING FIXTURE LEGEND	
⊕	LIGHT SWITCH
⊕	THREE-WAY LIGHT SWITCH
⊙	DOWN LIGHT
⊙	WALL SCOPE
⊕	SURFACE MOUNT FIXTURE
⊕	UNDER CABINET LIGHTING
⊕	UTILITY LIGHT
⊕	SMOKE DETECTOR
⊕	COMBINATION SMOKE / CARBON MONOXIDE DETECTOR
⊕	HEAT DETECTOR

Note: See Specifications for all fixture schematics.
 All fixtures except for Smoke, Lighting, Bathroom, Garage Lights & Exit Lights shall be
 Dimmer. Switches unless noted otherwise.

Proposed Second Floor
 - Reflected Ceiling Plan
 Scale: 1/4" = 1'-0"

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OWNER
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 Marlborough, MA 01752

PROJECT
**The Residence At
 47 Old
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 Marlborough, Massachusetts 01752

DATE
 JULY 10, 2021

SCALE
 1/4" = 1'-0"

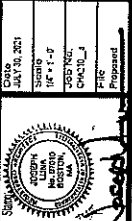
DESIGNER
 JAC

DATE
 JULY 10, 2021

SCALE
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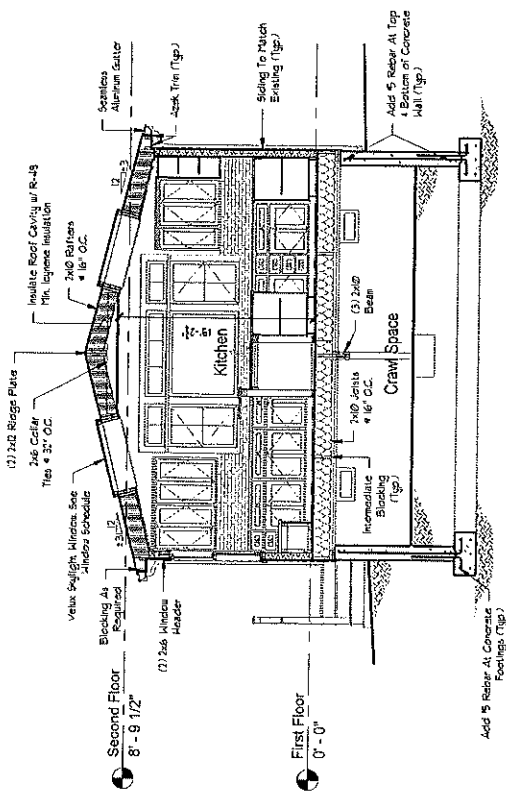
DESIGNER
 JAC

No.	Date	Revision/Issue
1	11/20	Issue 1/2/20
2	12/21	Revised



Sheet Title
**Proposed
 Building Section**

Sheet Number
A3.01



1 Proposed Building Section
 Scale: 1/4" = 1'-0"

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DATE:

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PROJECT:

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UNITS:

No.	Date	Revision/Issue
1	05/22/12	Issue 1: Initial
2	12/22/12	Revised

SEAL

MASSACHUSETTS REGISTERED PROFESSIONAL ARCHITECT

DATE: JULY 24, 2013

PROJECT: 121212

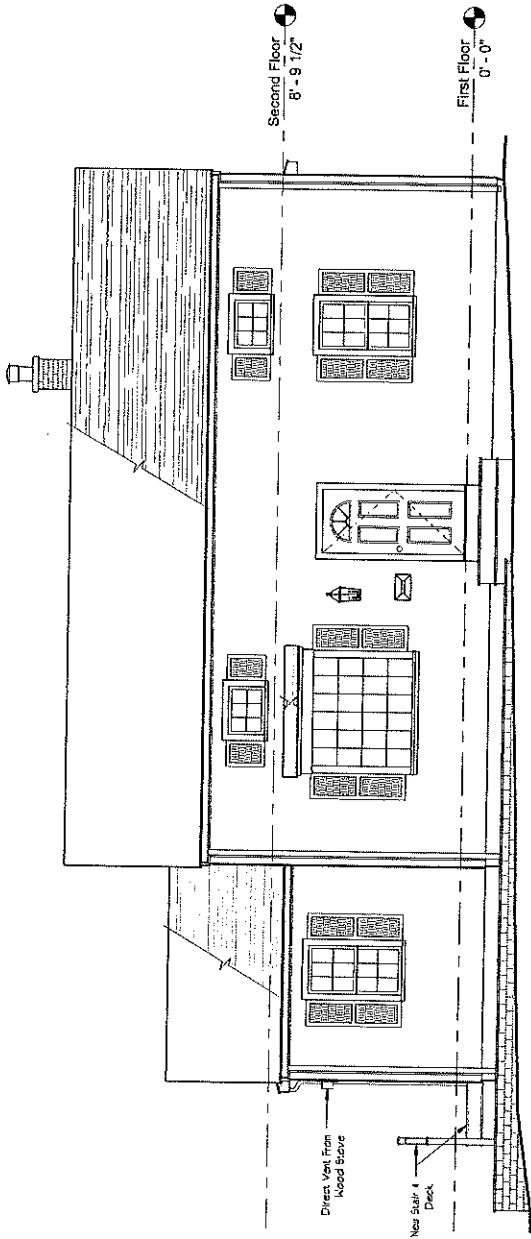
JOB NO.: 121212

DATE: 07/24/13

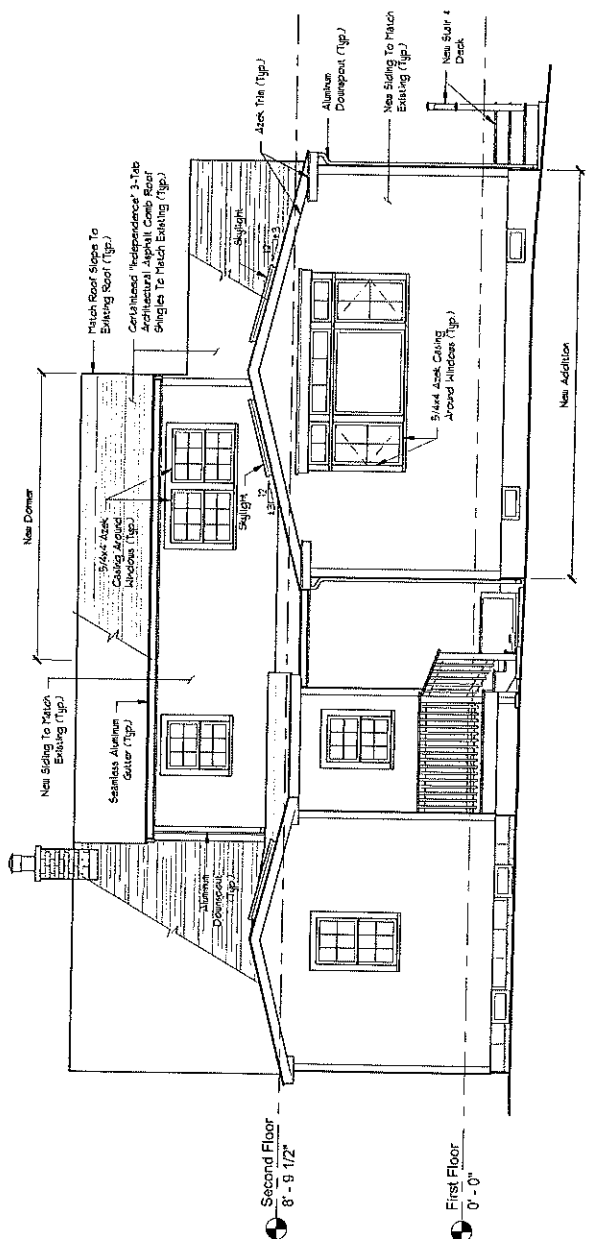
TYPE: Proposed

Sheet Title: Proposed North & South Elevations

Sheet Number: A4.01



1 Proposed North Elevation
 Scale: 1/4" = 1'-0"



2 Proposed South Elevation
 Scale: 1/4" = 1'-0"

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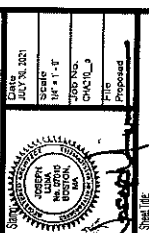
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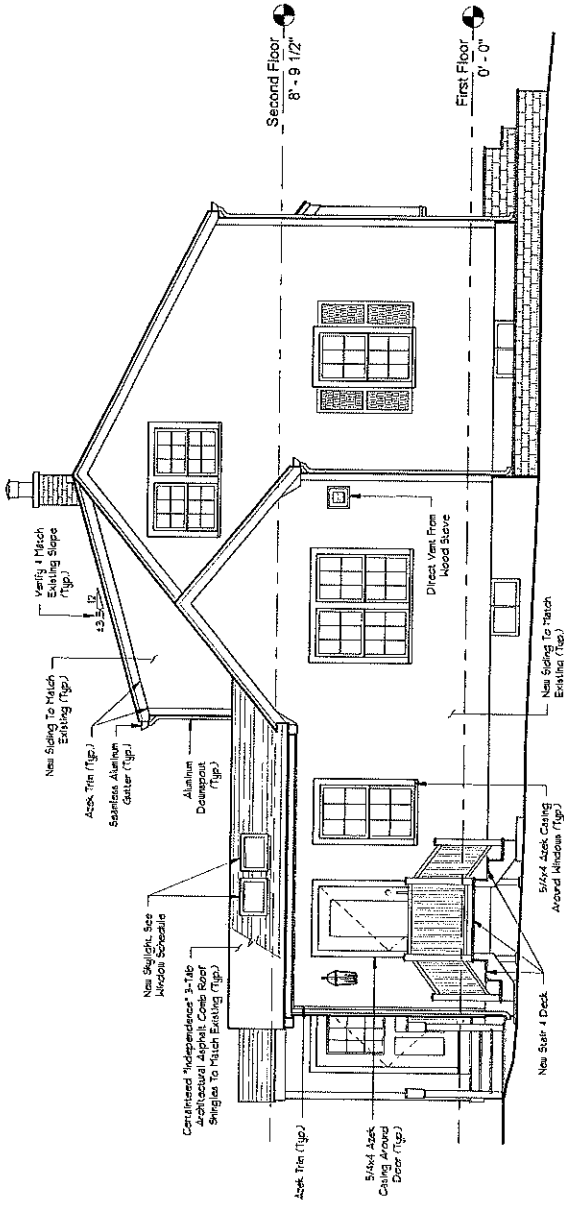
No.	Date	Revision/Issue
1	3.3.12	Exist. Conditions
2	1.26.12	Proposed

Date: JULY 24, 2012
 Scale: 1/4" = 1'-0"
 258 N.S.
 C.H.C./L.S.
 P/10
 Proposed

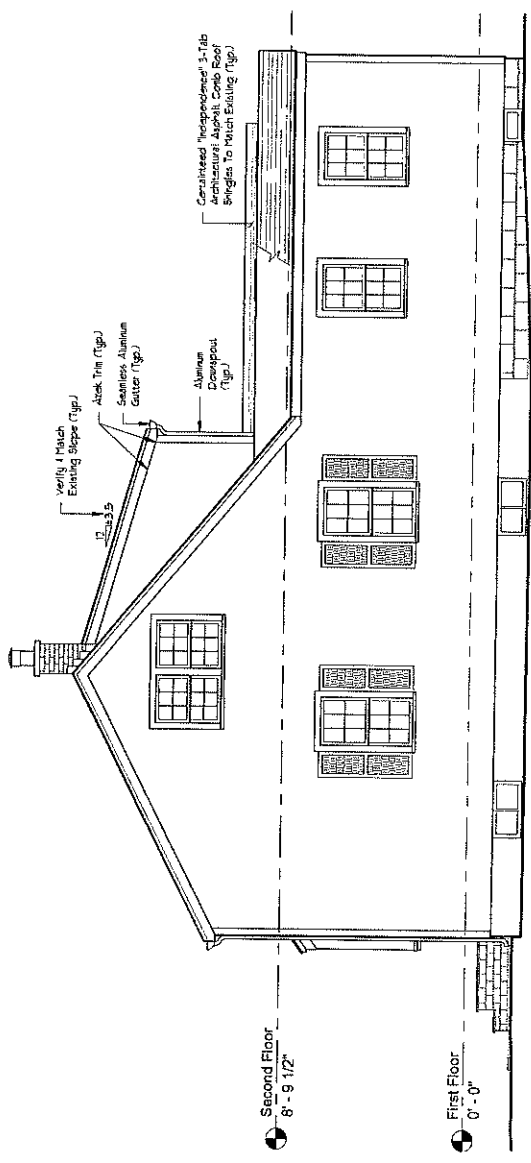


Sheet Title:
**Proposed East &
 West Elevations**

Sheet Number:
A4.02



1 Proposed East Elevation
 Scale: 1/4" = 1'-0"



2 Proposed West Elevation
 Scale: 1/4" = 1'-0"

IN-LAW APARTMENT - DOOR SCHEDULE

DOOR	LOCATION	DOOR DATA					COMMENTS
		MANUFACTURER	MODEL #	TYPE	SIZE (H x W)	FINISH	
01	Entry	Custom	TBD	Sliding Glass	2'-4" x 6'-0"	Wood	See Schedule 01 for details.

DOOR NOTES:

- ALL SPINNING DOORS SHALL HAVE FINAL PROFILE TO MATCH EXISTING
- ALL NEW / EXISTING INTERIOR DOORS TO BE 1 1/2" THICK / SHALL BE SOLID CORE UNLESS OTHERWISE NOTED
- DOOR HOOKS SHALL BE 1/2" DIA. 304 STAINLESS STEEL
- ALL DOORS NOT OTHERWISE NOTED SHALL BE LOCATED EITHER AT FRONT OR REAR OF UNIT
- NOTED AS DRAWN ON PLANS, CONSULT ARCHITECT'S SCHEDULE

GENERAL NOTES:

- ALL UNDOORS TO BE DETERMINED AFTER CONSULTATION W/ OWNER
- INTERIOR DESIGNER AND ARCHITECT PRIOR TO ORDERING
- DOOR AND HOOKS OF DOORS TO BE PROTECTED WITH A MINIMUM OF 2"
- DOOR HOOK SPECIES TO BE DETERMINED AFTER CONSULTATION W/ OWNER
- INTERIOR DESIGNER AND ARCHITECT PRIOR TO ORDERING
- DOOR HOOKS SHALL THICKENING UNDOORS UNLESS OTHERWISE NOTED

WINDOW SCHEDULE

TYPE	MANUFACTURER	MODEL #	TYPE	WINDOW DATA		FINISH	COMMENTS
				ROUGH OPENING	NET OR FULL PORT OR LITE		
B	Argonair	171242	Double Hung	3'-4 1/2" x 4'-4 1/2"	2'-4"	Wood Glid	See Schedule 01 for details.
D	Argonair	075	Casement	3'-0 1/2" x 3'-0 1/2"	3'-0"	Wood Glid	See Schedule 01 for details.
F	Argonair	075	Casement	3'-0 1/2" x 3'-0 1/2"	3'-0"	Wood Glid	See Schedule 01 for details.
H	Argonair	075	Casement	3'-0 1/2" x 3'-0 1/2"	3'-0"	Wood Glid	See Schedule 01 for details.
M	Argonair	075	Casement	3'-0 1/2" x 3'-0 1/2"	3'-0"	Wood Glid	See Schedule 01 for details.

GENERAL NOTES:

- REFER TO SPECIFICATIONS FOR ADDITIONAL WINDOW REQUIREMENTS
- REFER TO EXISTING ELEVATIONS FOR LITE PATTERN REQUIREMENTS DIVIDED LITE PATTERN OF 16 OVER
- WINDOW SCHEDULE SHALL REFER TO PLANS AND ELEVATIONS FOR TO DETERMINE WINDOWS TO RECEIVE SAFETY GLASS IN ACCORDANCE WITH 100 CMR 34.00(10)
- ALL WINDOW OPERATIONS SHALL BE 1/2" DIA. 304 STAINLESS STEEL
- MANUFACTURER PRIOR TO ORDERING OF WINDOWS OR FINISHES SHALL BE DO SO
- ALL WINDOWS TO BE ACCEPTED AS A BASIS FOR ADDITIONAL COST OR DELET TO THE OWNER
- HEAD HEIGHTS CALCULATED USING A 67" TOTAL CEILING HIGHT BETWEEN OPENING AND FINISH TOP AND BOTTOM
- REFER TO DETAILS FOR TRAY ALIGNMENT PRIOR TO FINISHING ROUGH OPENINGS

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 47 Old Charter Road
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No.	Date	Revision/Issue
1	11/27	Starting Conditions
2	7/27/11	Revised

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Date: July 21, 2011
 Scale: N.E.S.
 Job No.: 081011
 Project: Proposed

Sheet Title:
**Proposed Door &
 Window Schedules**

Sheet Number:
A6.01

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No.	Date	Revision/Issue
1	11/20/17	Existing Conditions
2	12/20/17	Proposed

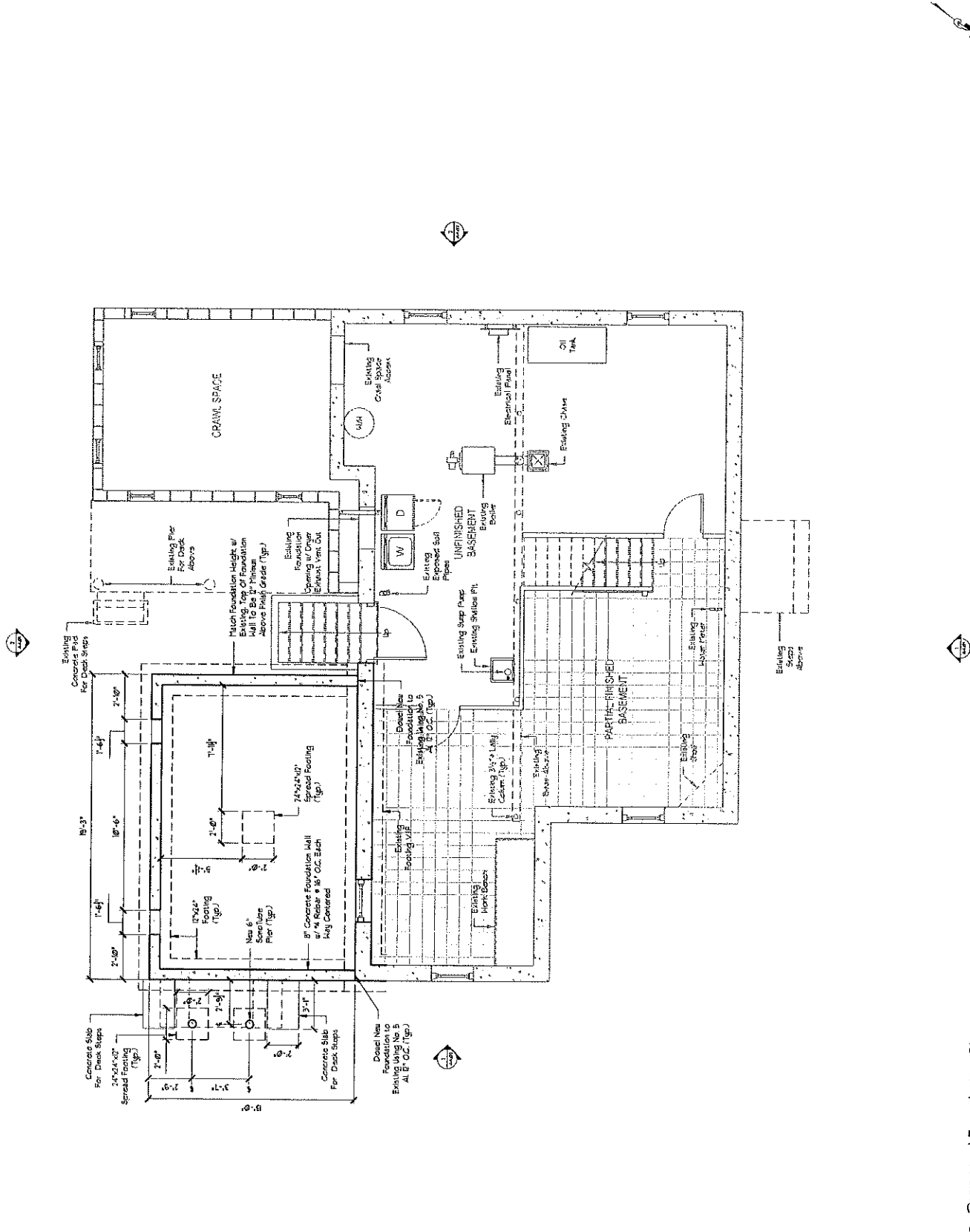
Scale:	1" = 1'-0"
Sheet No.:	1
Project No.:	17052



DATE: JULY 26, 2021
 SCALE: 1" = 1'-0"
 PROJECT NO.: 17052
 SHEET NO.: 1

**Proposed
 Foundation Plan**

\$1.00



1 Proposed Foundation Plan
 Scale: 1/4" = 1'-0"

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Client:
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 47 Old Charter Road
 Marlborough, MA 01752

Project:
**The Residence At
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Revisions:

No.	Date	Revision/Issue
1	3.8.21	Issue Complete
2	3.22.21	Proposed

DATE: JULY 8, 2021

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

JOB NO.: 2021-001

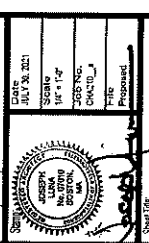
PROJECT NO.: 01923-3376

DATE: JULY 8, 2021

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

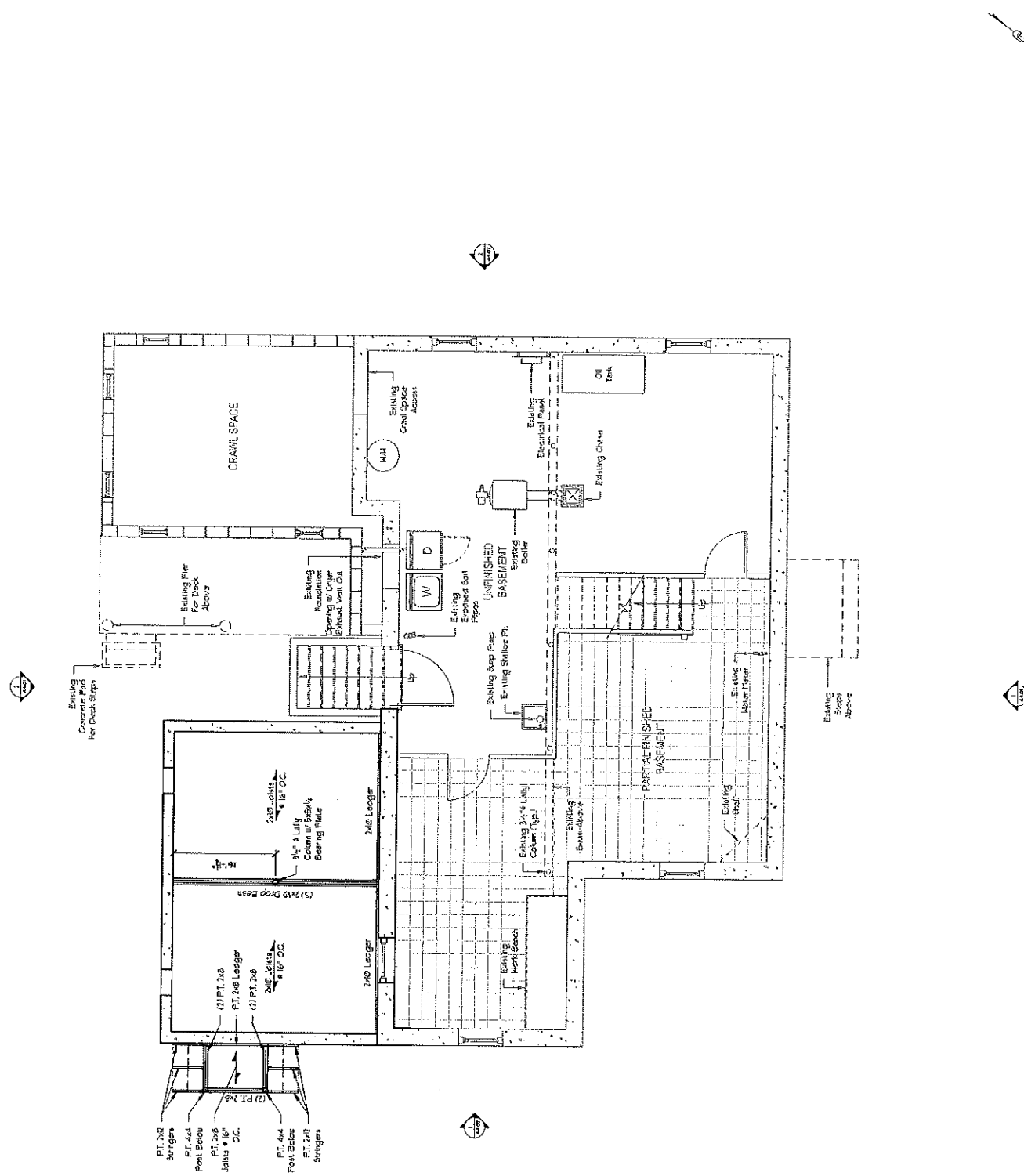
JOB NO.: 2021-001

PROJECT NO.: 01923-3376



Sheet Title:
**Proposed First
 Floor Framing Plan**

Sheet Number:
S1.01



1 Proposed First Floor Framing Plan
 Scale: 1/4" = 1'-0"

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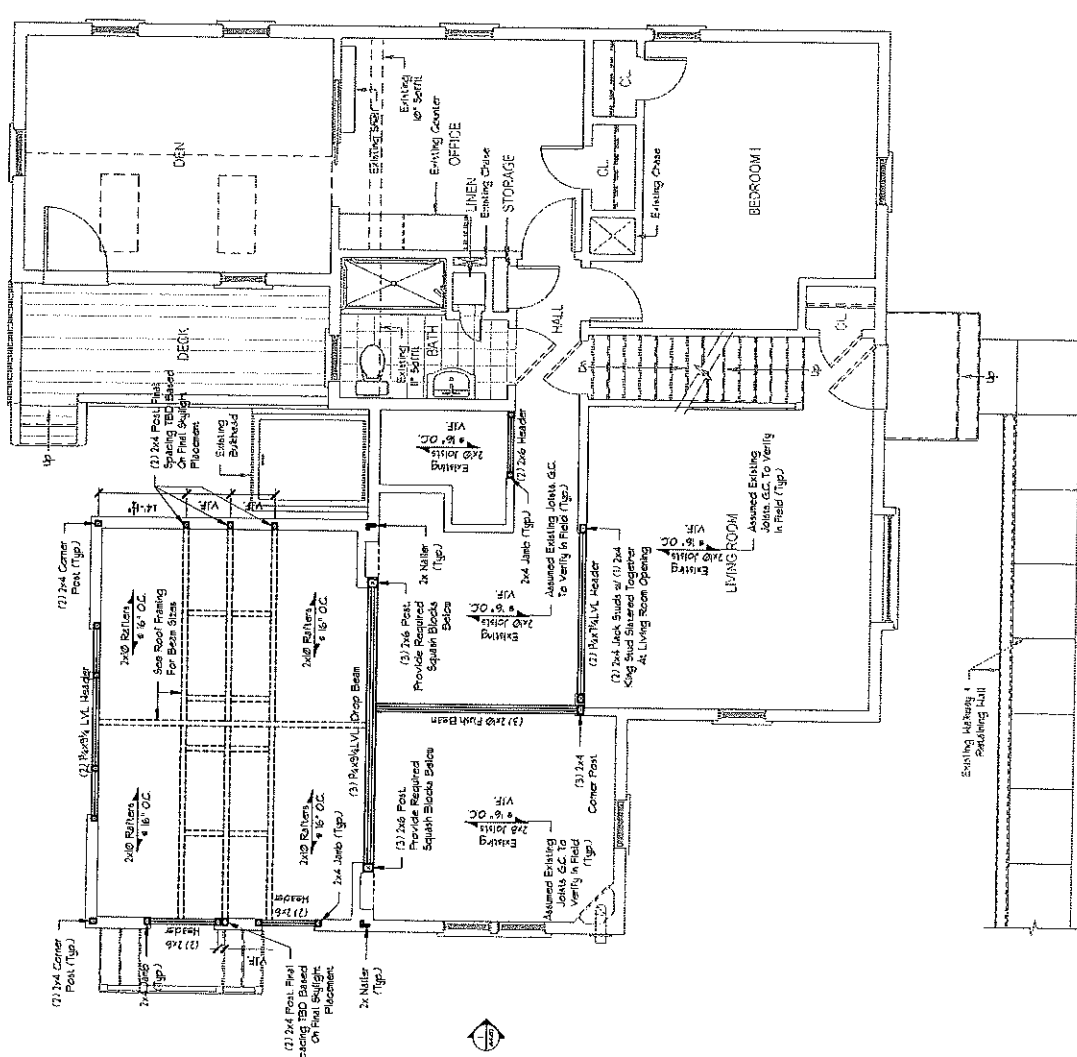
DATE

No.	Date	Revision/Description
1	10/25/10	Schema Comments
2	10/27/10	Revised

DATE: JULY 30, 2011
 DRAWN BY: JSC
 CHECKED BY: JSC
 PROJECT NO.: CHART_1
 SHEET NO.: 102
 STATUS: Proposed

**Proposed Second
 Floor Framing Plan**

S1.02



1 Proposed Second Floor Framing Plan
 Scale: 1/2" = 1'-0"

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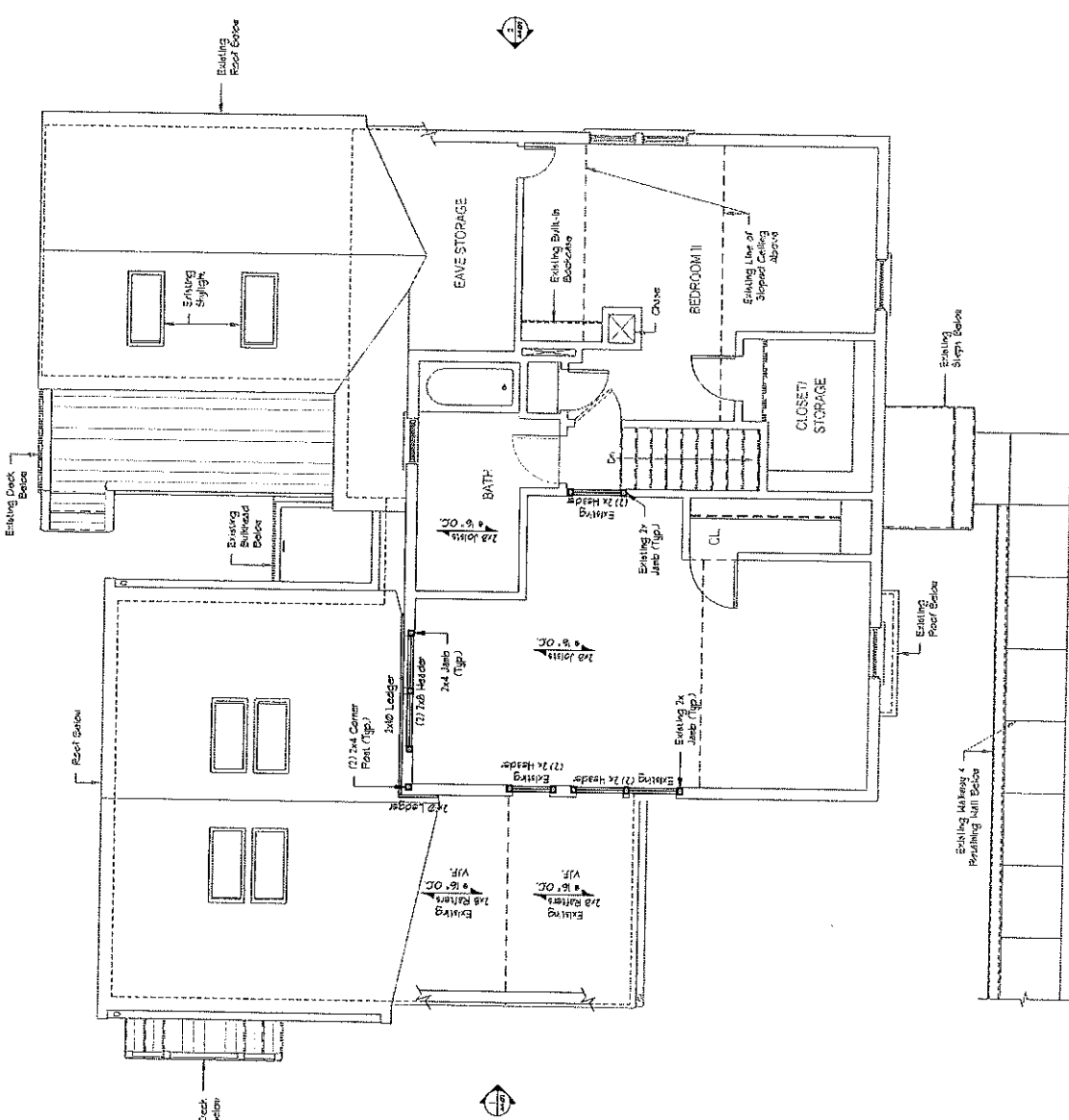
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No.	Date	Revisions/Issue
1	03/21	Issue Conditions
2	03/21	Proposed

DATE: JULY 30, 2021
 SCALE: 1/4" = 1'-0"
 JOB NO.: 2021003
 DRAWING: FRAMING
 TITLE: Proposed
 SHEET NO.: S1.03

Proposed Attic Framing Plan



1 Proposed Attic Framing Plan
 Scale: 1/4" = 1'-0"

S1.03

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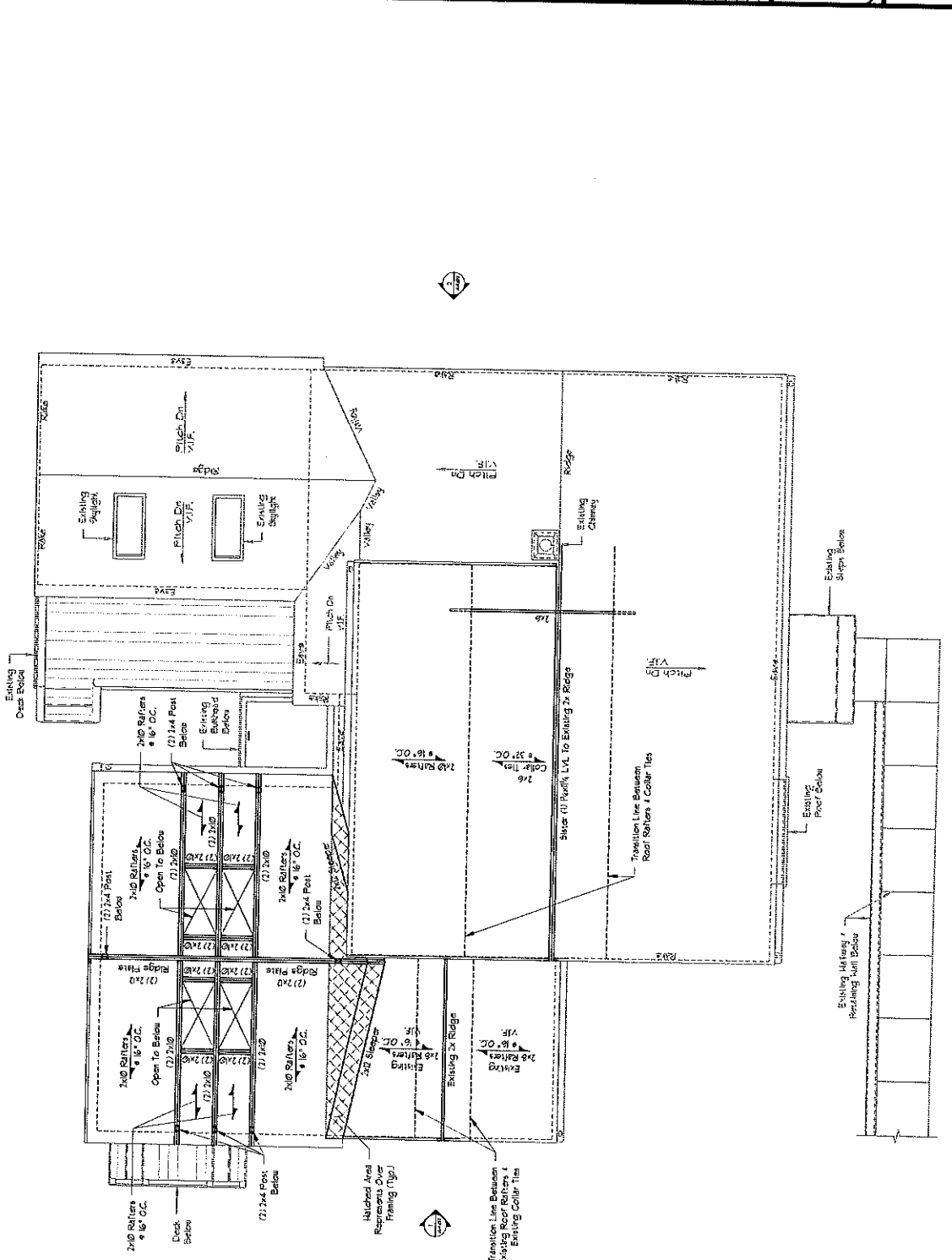
LOCS

No.	Date	Revision/Issue
1	08.05.12	Issue 08/2012
2	08.27.12	Revised

Date: JULY 30, 2017
 Design: JOSHUA
 Drawn: M & J
 Checked: CKA, RUC
 Title: Roof Framing
 Project: 038112

Proposed Roof Framing Plan

Sheet Number: **S1.04**



1 Proposed Roof Framing Plan
 Scale: 1/4" = 1'-0"

