

ORIGIN ID:KGRA (508) 651-1090  
DAVID SCIMONE  
HORWJUNG & SCIMONE P.C.  
5 COMMONWEALTH RD  
4TH FL OOR  
NATICK, MA 01760

SHIP DATE: 28FEB22  
ACTWGT: 1.00 LB  
CAD: 0891899WWSX12800

BILL SENDER

TO **SUSAN BROWN-ZONING BOARD OF APPEALS**  
**MARLBOROUGH CITY HALL-ZONING BOARD**  
**140 MAIN STREET**

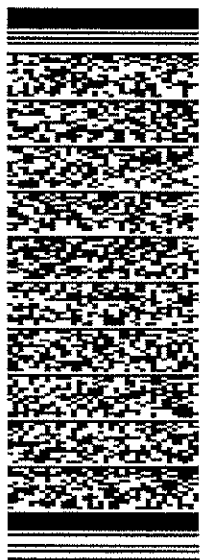
56DJ3/90B8/FE4A

**MARLBOROUGH MA 01752**

REF: HORWJUNG & SCIMONE P.C.

(508) 460-3768  
NW:  
PO:

DEPT:



REL #  
3785346

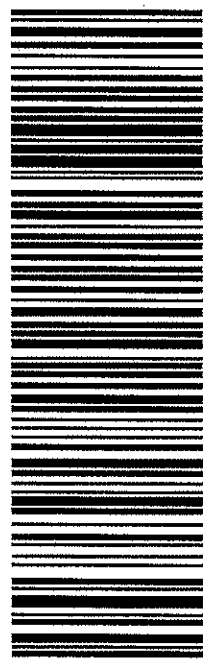
TRK#  
0201

2703 2745 3766

TUE - 01 MAR 10:30A  
PRIORITY OVERNIGHT

**01 BBFA**

01752  
MA-US BOS





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

**Official Use :**

Date Received : \_\_\_\_\_ City Clerk's # \_\_\_\_\_ ZBA Case # \_\_\_\_\_

**Request for :**

Variance       Appeal

**Information :**

Property Address 16 Clinton Street      Zoning District RB    Map# 58/7    Parcel# M\_196832\_900139

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 [Signature]      Date 2/28/2022

Owner's name Lourival Santos      Address 24 Hager Street, Marlborough

State MA    Zip 01752      Phone# 508-982-3842    E-mail lourivalmasonry@aol.com

Applicant name Lourival Santos      Address 24 Hager Street, Marlborough

State MA    Zip 01752    Phone# 508-982-3842    E-mail lourivalmasonry@aol.com

Representative Name: David Scimone, Esq.      Company Hornung & Scimone P.C.

Address 5 Commonwealth Road, 4th Floor, Natick

State MA    Zip 01760      Phone# 508-651-1090 x 11    E-mail david@hornungscimone.com

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

Relief of both side yard setbacks, respectively north and south on the Residential Site Plan - 16 Clinton Street Marlboro approved January 26, 2022. More specifically, variance requested for the left side yard of 1.5 feet, and right side yard 1.5 feet.

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

Chapter 650 Article 40F(5)

**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.

The lot is a narrow lot for functional floor plan / architecture of a single family residential dwelling.

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.

Unable to build a functional residential dwelling with a functional floor plan without said relief.

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

The relief requested is minimal, and the completed residential dwelling will be functional and will fit in well with the existing residential homes in the immediate area. Similar relief which was granted by ZBA Case No. 1419-2013 on June 13, 2013.

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

If the variance is granted, the home will create an additional residential dwelling and the home will add to the character of the neighborhood as well as help with the need in housing stock.

**Appeal**

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

N/A

**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:

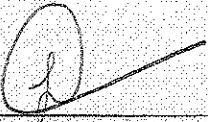
- Completed Zoning Board of Appeals Application Form
- Abutters List certified by the Assessor's Office
- Copy of denial letter from City Official
- Certified Plot Plan prepared and stamped by a Massachusetts Registered Professional Land Surveyor. A mortgage plan is **NOT** a certified plot plan. The 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.

ZBA Case # \_\_\_\_\_

Applicant's signature:  \_\_\_\_\_

Date: 2/28/2022

Print name: Lourival Santos

and/or

Representative's signature:  \_\_\_\_\_

Date: 2/28/22

Print Name: David Scimone, Esq.

**Official Use Only:**

Received from applicant, the sum of \$ \_\_\_\_\_ Check # \_\_\_\_\_

Signature of the agent of the Zoning Board of Appeals:

Date: \_\_\_\_\_

\_\_\_\_\_  
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.

ABUTTERS - 16 CLINTON ST, MARLBOROUGH, MA (58-7) - 300 FT

Parcel Number	GIS Number	Canra Number	Property Address	Owner Name	Co-Owner Name	Owner Address	Owner Address	Owner City	Owner State	Owner Zip	Use Code
57-155F	M_196825_900	57-155F-1-1	7 WALNUT ST #1	FITZPATRICK PAUL		7 WALNUT ST #1	2	MARLBOROUGH MA	MA	01752	1020
57-155F	M_196825_900	57-155F-1-2	7 WALNUT ST #2	FITZPATRICK PAUL F		7 WALNUT ST #1		MARLBOROUGH MA	MA	01752	1020
57-155F	M_196825_900	57-155F-1-42	7-7 WALNUT ST								995
57-158	M_196833_900	57-158	EAST MAIN ST	GRAHAM PETER R TR		C/O JORDAN PROPERTY SOLUTIONS	27 MAIN ST	MARLBOROUGH MA	MA	01752	3370
57-159	M_196818_900	57-159	167 EAST MAIN ST	GRAHAM PETER R TR		C/O JORDAN PROPERTY SOLUTIONS	27 MAIN ST	MARLBOROUGH MA	MA	01752	0101
57-160	M_196794_900	57-160	165 EAST MAIN ST	COLLINS SUSANA		165 EAST MAIN ST		MARLBOROUGH MA	MA	01752	1040
57-168	M_196772_900	57-168	157 EAST MAIN ST	TRAFOROS MICHAEL		49 EAST MAIN ST		MARLBOROUGH MA	MA	01752	1040
57-169	M_196742_900	57-169	151 EAST MAIN ST	VAROLA ROVILSO		151 EAST MAIN ST		MARLBOROUGH MA	MA	01752	1040
57-369	M_196750_900	57-369	STEVENS ST	CITY OF MARLBOROUGH		140 MAIN ST		MARLBOROUGH MA	MA	01752	9300
57-371	M_196813_900	57-371	56 CLINTON ST	MARTINEZ GERBYN ERNESTO RAYMUNDO		56 CLINTON ST		MARLBOROUGH MA	MA	01752	1010
57-372	M_196815_900	57-372	16 AUBURN ST	HEISE STEVEN		205 LEXINGTON PKWY 5		SAINT PAUL MN	MN	44105-2757	1010
57-373	M_196790_900	57-373	10 AUBURN ST	MARINHO CASSIA M		10 AUBURN ST		MARLBOROUGH MA	MA	01752	1010
57-374	M_196770_900	57-374	35 DAVIS ST	RUTTERS BROOK LLC		46 DURANT AVE		MAYNARD MA	MA	01754	1040
57-375	M_196766_900	57-375	4 AUBURN ST	MONTI LOUIS P JR		4 AUBURN ST		MARLBOROUGH MA	MA	01752	1010
57-376	M_196722_900	57-376	34 DAVIS ST	RIGNEY WILLIAM F		34 DAVIS ST		MARLBOROUGH MA	MA	01752	1010
57-381	M_196729_900	57-381	148 EAST MAIN ST	FOGG DANA		237 MOODY ST	UNIT# 263	WALTHAM MA	MA	02453	1110
57-382	M_196749_900	57-382	156 EAST MAIN ST	LUCAS PAUL A		156 EAST MAIN ST		MARLBOROUGH MA	MA	01752	1010
57-383	M_196734_900	57-383	12 DAVIS ST	HANSON ROBERT L JR		27 DODGE ST		NASHUA NH	NH	03064	1040
57-384	M_196731_900	57-384	18 DAVIS ST	ANTWI HARRIET		18 DAVIS ST		MARLBOROUGH MA	MA	01752	1010

*John H. Valade*

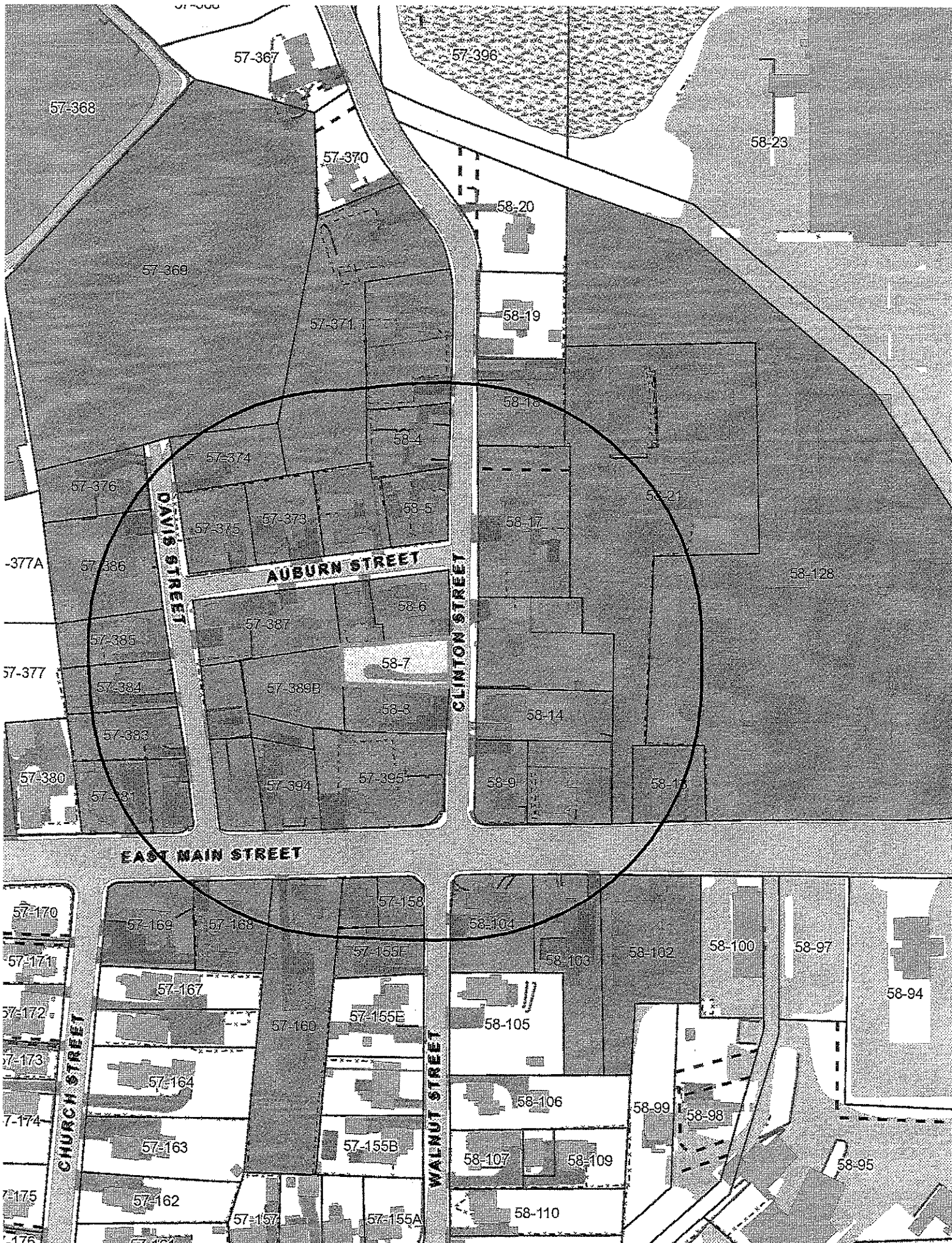
57-385	M_196729_900	57-385	22 DAVIS ST	COX BRIAN	22 DAVIS ST		MARLBOROUGH MA	01752	1010
57-386	M_196725_900	57-386	28 DAVIS ST	DAVIS GLENN W	28 DAVIS ST		MARLBOROUGH MA	01752	1010
57-387	M_196784_900	57-387	21 DAVIS ST	LANGELIER BRIAN A TR	15 AUBURN ST		MARLBOROUGH MA	01752	1040
57-389	M_196817_900	57-389	15 AUBURN ST	LANGELIER BRIAN A	15 AUBURN ST		MARLBOROUGH MA	01752	1010
57-390	M_196769_900	57-390	DAVIS ST	LANGELIER BRIAN A	15 AUBURN ST		MARLBOROUGH MA	01752	1320
57-391	M_196773_900	57-391	160 EAST MAIN ST	SCHERRER ROSANGELA DEANDRADE	160 EAST MAIN ST	APT 1	MARLBOROUGH MA	01752	1040
57-394	M_196792_900	57-394	166 EAST MAIN ST	SANTELLA MICHAEL J TR	196 UNION ST		MARLBOROUGH MA	01752	1050
57-395	M_196825_900	57-395	178 EAST MAIN ST	QUINN DAVID C	61 EDGEWOOD DR		WEST SUFIELD CT	06093	1110
58-10	M_196894_900	58-10	190 EAST MAIN ST	DOWNEY MARLENE S TR	C/O CATHERINE POTENZA	9 COLBY RD	STERLING MA	01564	3400
58-102	M_196922_900	58-102	195 EAST MAIN ST	RESNICK MARC TR	100 FELTON ST STE 201	ATTN BEANTOWN COMPANIES	WALTHAM MA	02453	1120
58-103	M_196896_900	58-103	191 EAST MAIN ST	ROJAS SABINO F	39 CAUSEWAY ST		HUDSON MA	01749	1040
58-104	M_196866_900	58-104	183 EAST MAIN ST	TRAN DAN	39 DESIMONE DR		MARLBOROUGH MA	01752	1040
58-128	M_196946_900	58-128	222 EAST MAIN ST	KARNAK REALTY LLC	248 E MAIN ST P O BOX 701		MARLBOROUGH MA	01752	3230
58-13	M_196930_900	58-13	202 EAST MAIN ST	MUKUNDAN PREETISH TR	220 MAIN ST		ASHLAND MA	01721	0101
58-14	M_196885_900	58-14	11 CLINTON ST	FENTON CLIFFORD A JR	11 CLINTON ST		MARLBOROUGH MA	01752	1010
58-16	M_196884_900	58-16	17 CLINTON ST	LENZI MARCA	17 CLINTON ST		MARLBOROUGH MA	01752	1010
58-17	M_196877_900	58-17-27-1B	27 CLINTON ST #1B	TEIXEIRA PAULO D	27 CLINTON ST #1B		MARLBOROUGH MA	01752	1020
58-17	M_196877_900	58-17-27-8	27-29 CLINTON ST						995
58-17	M_196877_900	58-17-29-1A	29 CLINTON ST #1A	SENECAL PAUL G	29 CLINTON ST #1A		MARLBOROUGH MA	01752	1020
58-18	M_196876_900	58-18	41 CLINTON ST	DUNN HAROLD E TR	41 CLINTON ST		MARLBOROUGH MA	01752	1010
58-2	M_196836_900	58-2	50 CLINTON ST	HOLMES JOSEPH	50 CLINTON ST		MARLBOROUGH MA	01752	1010

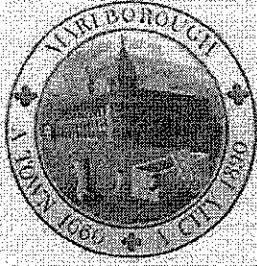
58-21	M_196945_900 216	58-21-1-1A	200 EAST MAIN ST #1-1A	SUDBURY PROPERTY MANAGEMENT LLC		200 EAST MAIN ST	MARLBOROUGH MA H	01752	3401
58-21	M_196945_900 216	58-21-1-1B	200 EAST MAIN ST #1-1B	SUDBURY PROPERTY MANAGEMENT LLC		200 EAST MAIN ST	MARLBOROUGH MA H	01752	3401
58-21	M_196945_900 216	58-21-1-1C	200 EAST MAIN ST #1-1C	SUDBURY PROPERTY MANAGEMENT LLC		200 EAST MAIN ST	MARLBOROUGH MA H	01752	3401
58-21	M_196945_900 216	58-21-1-1D	200 EAST MAIN ST #1-1D	SUDBURY PROPERTY MANAGEMENT LLC		200 EAST MAIN ST	MARLBOROUGH MA H	01752	3401
58-21	M_196945_900 216	58-21-1-1E	200 EAST MAIN ST #1-1E	SUDBURY PROPERTY MANAGEMENT LLC		200 EAST MAIN ST	MARLBOROUGH MA H	01752	3401
58-21	M_196945_900 216	58-21-1-1F	200 EAST MAIN ST #1-1F	SUDBURY PROPERTY MANAGEMENT LLC		200 EAST MAIN ST	MARLBOROUGH MA H	01752	3401
58-21	M_196945_900 216	58-21-1-1G	200 EAST MAIN ST #1-1G	SUDBURY PROPERTY MANAGEMENT LLC		200 EAST MAIN ST	MARLBOROUGH MA H	01752	3401
58-21	M_196945_900 216	58-21-1-1H	200 EAST MAIN ST #1-1H	SUDBURY PROPERTY MANAGEMENT LLC		200 EAST MAIN ST	MARLBOROUGH MA H	01752	3401
58-21	M_196945_900 216	58-21-2-2A	200 EAST MAIN ST #2-2A	SUDBURY PROPERTY MANAGEMENT LLC		200 EAST MAIN ST	MARLBOROUGH MA H	01752	3401
58-21	M_196945_900 216	58-21-2-2B	200 EAST MAIN ST #2-2B	SUDBURY PROPERTY MANAGEMENT LLC		200 EAST MAIN ST	MARLBOROUGH MA H	01752	3401
58-21	M_196945_900 216	58-21-2-2C	200 EAST MAIN ST #2-2C	SUDBURY PROPERTY MANAGEMENT LLC		200 EAST MAIN ST	MARLBOROUGH MA H	01752	3401



58-21	M_196945_900 216	58-21-2-2D	200 EAST MAIN ST #2-2D	SUDBURY PROPERTY MANAGEMENT LLC		200 EAST MAIN ST	MARLBOROUGH MA	01752	3401
58-21	M_196945_900 216	58-21-2-2E	200 EAST MAIN ST #2-2E	SUDBURY PROPERTY MANAGEMENT LLC		200 EAST MAIN ST	MARLBOROUGH MA	01752	3401
58-21	M_196945_900 216	58-21-2-2F	200 EAST MAIN ST #2-2F	SUDBURY PROPERTY MANAGEMENT LLC		200 EAST MAIN ST	MARLBOROUGH MA	01752	3401
58-21	M_196945_900 216	58-21-2-2G	200 EAST MAIN ST #2-2G	SUDBURY PROPERTY MANAGEMENT LLC		200 EAST MAIN ST	MARLBOROUGH MA	01752	3401
58-21	M_196945_900 216	58-21-2-2H	200 EAST MAIN ST #2-2H	SUDBURY PROPERTY MANAGEMENT LLC		200 EAST MAIN ST	MARLBOROUGH MA	01752	3401
58-21	M_196945_900 216	58-21-3-3A	200 EAST MAIN ST #3-3A	SUDBURY PROPERTY MANAGEMENT LLC		200 EAST MAIN ST	MARLBOROUGH MA	01752	3401
58-21	M_196945_900 216	58-21-B-1A	200 EAST MAIN ST #B-1A	SUDBURY PROPERTY MANAGEMENT LLC		200 EAST MAIN ST	MARLBOROUGH MA	01752	3401
58-21	M_196945_900 216	58-21-B-1B	200 EAST MAIN ST #B-1B	SUDBURY PROPERTY MANAGEMENT LLC		200 EAST MAIN ST	MARLBOROUGH MA	01752	3401
58-21	M_196945_900 216	58-21-B-1C	200 EAST MAIN ST #B-1C	SUDBURY PROPERTY MANAGEMENT LLC		200 EAST MAIN ST	MARLBOROUGH MA	01752	3401
58-21	M_196945_900 216	58-21-B-1D	200 EAST MAIN ST #B-1D	SUDBURY PROPERTY MANAGEMENT LLC		200 EAST MAIN ST	MARLBOROUGH MA	01752	3401
58-21	M_196945_900 216	58-21-CM-	200 EAST MAIN ST	COLONIAL INVESTMENT GROUP LLC		200 EAST MAIN ST	MARLBOROUGH MA	01752	995
58-4	M_196935_900 219	58-4	38 CLINTON ST	PANTAZOPOU LOS KALLOPE		38 CLINTON ST	MARLBOROUGH MA	01752	1040

58-5	M_196839_900 195	58-5	24 AUBURN ST	MARTINS MARIA	24 AUBURN ST	MARLBOROUGH MA	01752	1010
58-6	M_196837_900 159	58-6	24 CLINTON ST	DUNN HAROLD E TR	41 CLINTON ST	MARLBOROUGH MA	01752	1010
58-8	M_196831_900 122	58-8	14 CLINTON ST	SOUZA ALLAN FLAVIO	14 CLINTON ST	MARLBOROUGH MA	01752	1050
58-9	M_196869_900 096	58-9	186 EAST MAIN ST	DELEON ERWIN	186 EAST MAIN ST	MARLBOROUGH MA	01752	1040





# City of Marlborough

## BUILDING DEPARTMENT

140 Main Street  
Marlborough, MA 01752  
Tel. (508) 460-3776 Facsimile (508) 460-3736  
building\_dept@marlborough-ma.gov

TIN HTWAY  
BUILDING COMMISSIONER

LAURENT "LARRY" LEMIELIX  
PLUMBING & GAS INSPECTOR

JOHN CAIN  
WIRING INSPECTOR

WILLIAM PAYTON  
BUILDING INSPECTOR

ETHAN LIPPITT  
BUILDING INSPECTOR

MICHAEL LEEDS  
BUILDING INSPECTOR

## ZONING DENIAL

February 2, 2022

Owner:  
Lourival Santos  
24 Hager Street  
Marlborough, MA 01752

Building Permit # BP-2021-001469

**RE: 16 CLINTON STREET PARCEL ID #58-7  
PROPOSED CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE**

Mr. Santos,

Based upon the information provided on your permit application and architectural plans prepared RB Designers and the plot plan prepared by HS&T Group Inc., dated 1/24/2022 to construct a new single-family dwelling at property listed above, located in Zoning District (RB) 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 side yard setbacks in Chapter 650, Article 41 for Zoning District RB are 15'. The proposed left-side yard is non-conforming at +/-13.77'. The proposed right-side yard is non-conforming at +/-13.75'.
2. The proposed cantilevers for the second-floor framing, shown on the architectural plans were not included on the plot plan. These proposed cantilevers with the building wall lines are to be within the building setback and are not considered an allowable projection as per §650-40F(5).

### **§650-40F(5).**

*Nothing herein shall prevent the projection of cornices or eaves not exceeding 18 inches in width or of uncovered steps, unroofed porches or window sills into a required yard or other open space.*

## 16 CLINTON STREET - PROPOSED NEW CONSTRUCTION

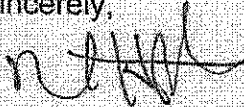
Your proposed new construction will require relief in the form of a Variance issued by the Zoning Board of Appeals. Detailed plans showing the existing conditions and the proposed construction will be required with your application to the ZBA.

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.

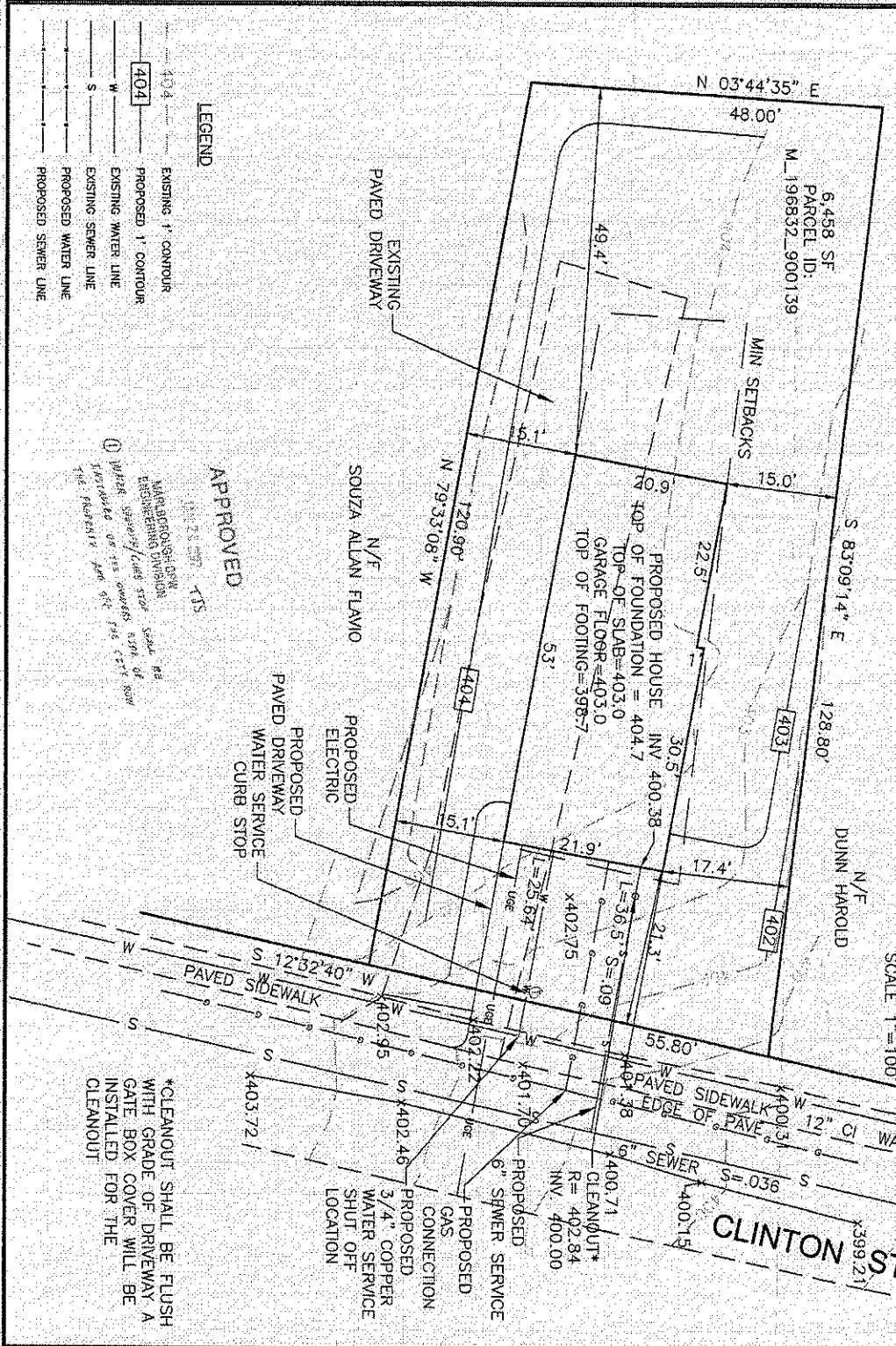
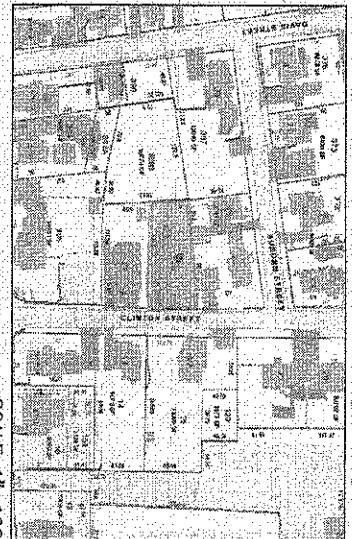
The code in its entirety may be found at [www.ecode360.com/MA1056](http://www.ecode360.com/MA1056)

Sincerely,



**William Paynton**  
Local Building Inspector  
City of Marlborough, MA  
(508)460-3776  
[wpaynton@marlborough-ma.gov](mailto:wpaynton@marlborough-ma.gov)  
[www.Marlborough-MA.gov](http://www.Marlborough-MA.gov)

RESIDENTIAL ZONE RE DIMENSIONAL REQUIREMENTS		MIN. SETBACKS		SIDE YARD		REAR YARD	
MIN. LOT AREA	MIN. LOT COVERAGE	FRONT YARD	REAR YARD	MIN. SIDE YARD	MIN. REAR YARD	MIN. SIDE YARD	MIN. REAR YARD
6,000 SF	30%	20'	30'	15'	-	-	-
6,498 SF	30%	20'	30'	15'	-	-	-
EXISTING	6,498 SF	20.0%	30.0%	15.0'	-	-	-
PROPOSED	6,498 SF	20.0%	30.0%	15.0'	-	-	-



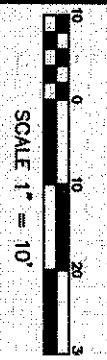
LEGEND

- EXISTING 1' CONTOUR
- PROPOSED 1' CONTOUR
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING SEWER LINE
- PROPOSED SEWER LINE

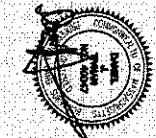
APPROVED

DATE: 11/25/2015  
 11/25/2015  
 WATER APPROVAL FROM  
 ENGINEERING DIVISION  
 ADDRESS: 1000 1ST ST  
 WASHINGTON, DC 20001  
 ① WATER SERVICE/LEAD TEST  
 AVAILABLE ON THIS PROPERTY FOR COST \$100  
 THE PLUMBER AND GC

\*CLEANOUT SHALL BE FLUSH WITH GRADE OF DRIVEWAY A GATE BOX COVER WILL BE INSTALLED FOR THE CLEANOUT



DEED REFERENCE:  
 BOOK 6446/PG. 439



WATER AND SEWER SHUT-OFF

PLAN REVISIONS

NO.	DATE	DESCRIPTION	BY
1	1-24-22	TOWN COMMENTS	LLW

**hs&t group, inc.**  
 PROFESSIONAL CIVIL ENGINEERS & LAND SURVEYORS  
 REGISTERED PROFESSIONAL ENGINEERS  
 72 HANCOCK STREET - 2ND FLOOR  
 BALTIMORE, MARYLAND 21201  
 PHONE: 410-528-7500 FAX: 410-528-7500 WWW.HSANDT.COM

RESIDENTIAL SITE PLAN  
 10 CLINTON STREET WASHINGTON, MD

APPLICANT/OWNER:  
 LOURIVAL SANTOS (508) 982-3542  
 24 HACKETT STREET WASHINGTON, MD 21792

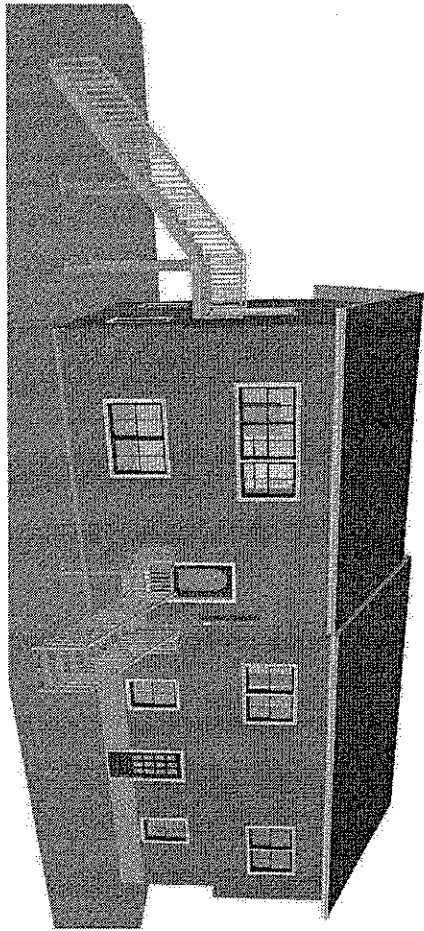
DATE	BY	FILE NO.	DATE
04/20/2015	CSM	044/76	
11/10/15	CSM		

JOB NUMBER:	6267	SHEET NUMBER:	1 of 1
DWG NUMBER:	5108		

# 16 CLINTON STREET

## MARLBOROUGH - MA NEW CONSTRUCTION

- LIST OF DRAWINGS:
- A-1 COVER SHEET AND NOTES
  - A-2 FOUNDATION / GARAGE PLAN
  - A-3 2ND FLOOR PLAN / CROSS SECTION
  - A-4 NEW ELEVATION
  - A-5 NEW ELEVATION
  - A-6 FRAMING PLAN
  - A-7 ROOF FRAMING / PLAN
  - A-8 DETAILS / SCHEDULE



### GENERAL NOTES & SPECIFICATIONS

INTERNATIONAL RESIDENTIAL CONSTRUCTION CODE (IRC) 2015  
 MASSACHUSETTS STATE BOARD OF BUILDING OFFICIALS (SBOB) 2015  
 MA FIRE PREVENTION AND ELECTRICAL REGULATIONS 2015  
 MA PLUMBING REGULATIONS 2015  
 MA MECHANICAL REGULATIONS 2015

CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF MARLBOROUGH, MASSACHUSETTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF MARLBOROUGH, MASSACHUSETTS.

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF MARLBOROUGH, MASSACHUSETTS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF MARLBOROUGH, MASSACHUSETTS.
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9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF MARLBOROUGH, MASSACHUSETTS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF MARLBOROUGH, MASSACHUSETTS.

CONSTRUCTION CODES  
 MASSACHUSETTS 9TH EDITION BASE CODE  
 2015 IRC - INTERNATIONAL RESIDENTIAL CODE  
 2015 IEBC - INTERNATIONAL ENERGY CONSERVATION CODE  
 2015 IFBC - INTERNATIONAL FIRE CODE  
 2015 IMEC - INTERNATIONAL MECHANICAL CODE  
 2015 IPFC - INTERNATIONAL PLUMBING CODE  
 2015 IPEC - INTERNATIONAL ELECTRICAL CODE  
 2015 IPRC - INTERNATIONAL PIPEfitTING CODE  
 2015 ISEC - INTERNATIONAL SEWER AND DRAINAGE CODE  
 2015 ISFC - INTERNATIONAL SOLID FUEL COMBUSTION CODE  
 2015 ISPC - INTERNATIONAL SOLID PESTICIDE CODE  
 2015 ISWC - INTERNATIONAL WASTE CODE  
 2015 ISXC - INTERNATIONAL X-RAY CODE  
 2015 ISYC - INTERNATIONAL YACHTING CODE  
 2015 ISZC - INTERNATIONAL ZOOLOGICAL CODE

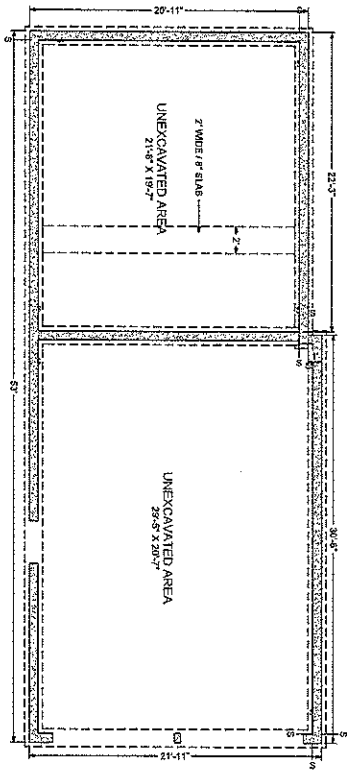
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 2015 ISZC - INTERNATIONAL ZOOLOGICAL CODE

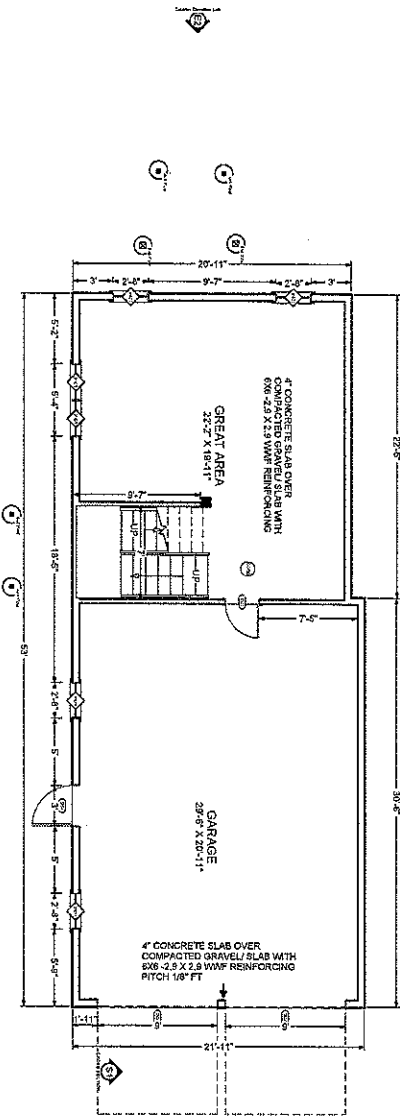
COCC/MANU GROUP CLASSIFICATION: R2  
 OCCUPANCY: RESIDENTIAL  
 ZONING: R-1  
 CONCRETE USE: ONE FAMILY

E=glassassociatesma@gm  
 all.com, O=CJ  
 ASSOCIATES, LLC  
 QU-CONSULTING  
 ENGINEERS,  
 CN="CHRIS  
 JAYAVENDRA, P.E.,  
 S.E."

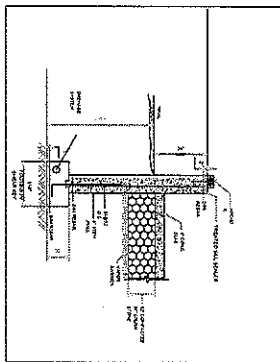
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 and integrity of this  
 document  
 617-869-2273



NEW FOUNDATION PLAN  
1/4" = 1'



NEW FIRST FLOOR PLAN  
1/4" = 1'



FOUNDATION DETAIL

P. E., S. E.  
C. O. S.  
E-mail: [ejclassociatesma@gmail.com](mailto:ejclassociatesma@gmail.com)  
ASSOCIATES, LLC  
ENGINEERS  
JAYAVENDRA, P. E., S. E.  
MA  
1132 SOUTH LIVING AREA  
1132 SOUTH

I attest to the accuracy and integrity of this document  
617-869-2273  
2021.09.02



**RB** RB DESIGNERS  
RENATA BARBOSA  
(978) 310-6643  
[renbarbosa@gmail.com](mailto:renbarbosa@gmail.com)

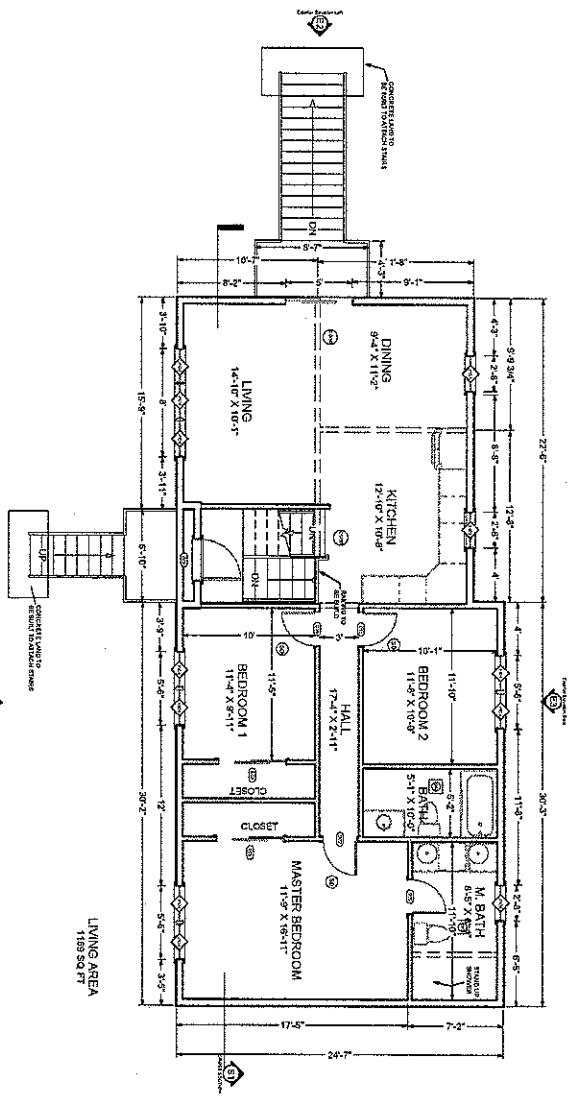
MALBOROUGH-MA

**FOUNDATION/  
GARAGE PLAN**

SCALE: SEE VIEW  
DATE: \_\_\_\_\_  
DRAWN BY:

SHEET NUMBER  
**A-2**

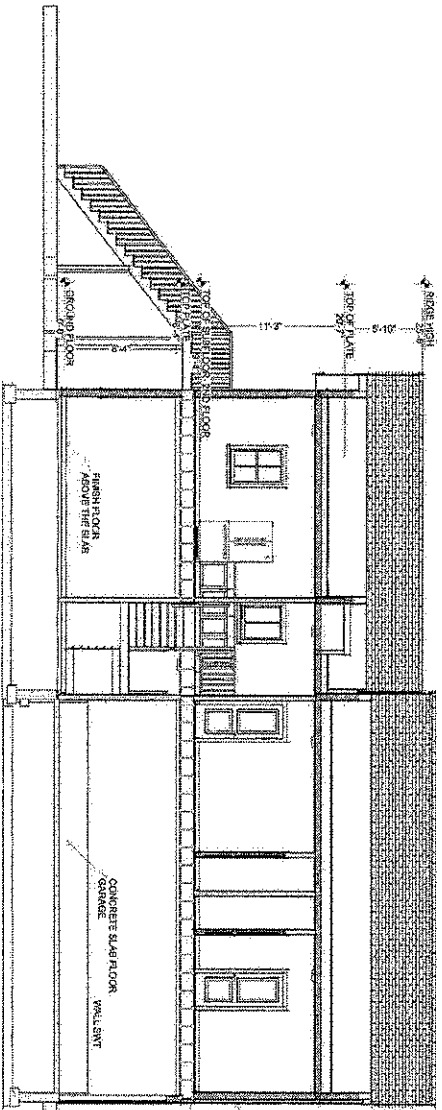




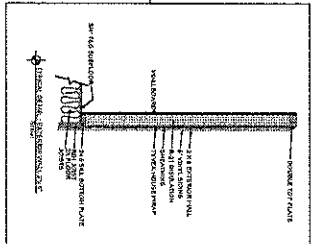
FINISH SCHEDULE	
1	WOOD
2	PAINT
3	GLASS
4	CEILING
5	FLOOR
6	WALL
7	DOOR
8	WINDOW
9	STAIR
10	ROOF

**NEW SECOND FLOOR**

**CROSS SECTION**



3/2" EXTENSIVE WALL INSULATION SLAB SEE WALL DETAIL.



I attest to the accuracy and integrity of this document  
 617-869-2273  
 2021.09.02  
 16:06:30-04'00"



CHRIS JAYAVENDRA, P.E.,  
 S.E.,  
 C=US,  
 E=glassociatesma@gmail.com, O=CJ ASSOCIATES, LLC, ENGINEERS,  
 ON=CHRIS JAYAVENDRA, P.E., S.E."

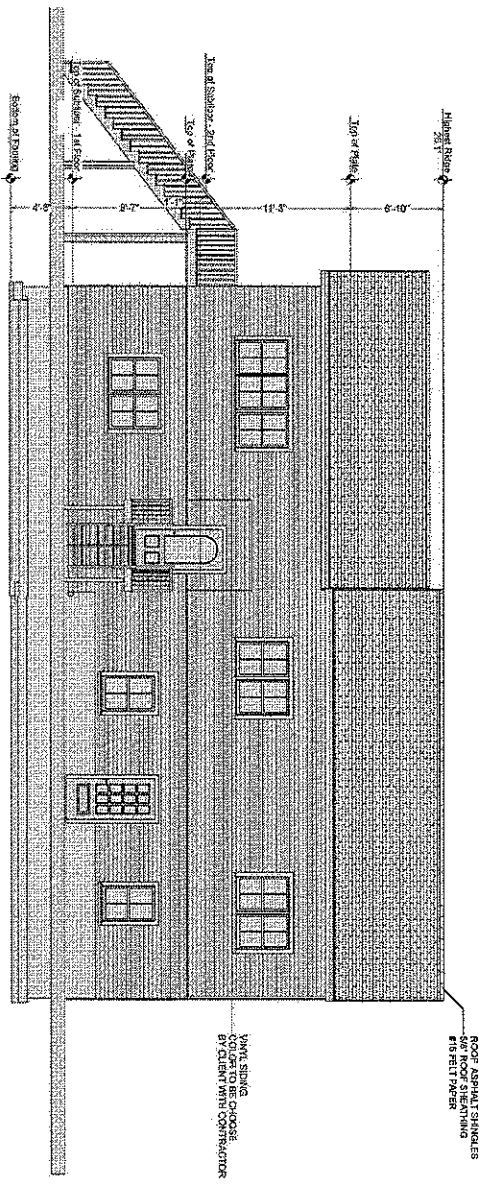
**RB RB DESIGNERS**  
 RENATA BARBOSA  
 (978) 310-8643  
 rosbarbosa@gmail.com

MALRBOROUGH-MA

**2ND FLOOR PLAN/  
 CROSS SECTION**

SCALE: SEE VIEW  
 DATE: \_\_\_\_\_  
 DRAWN BY:

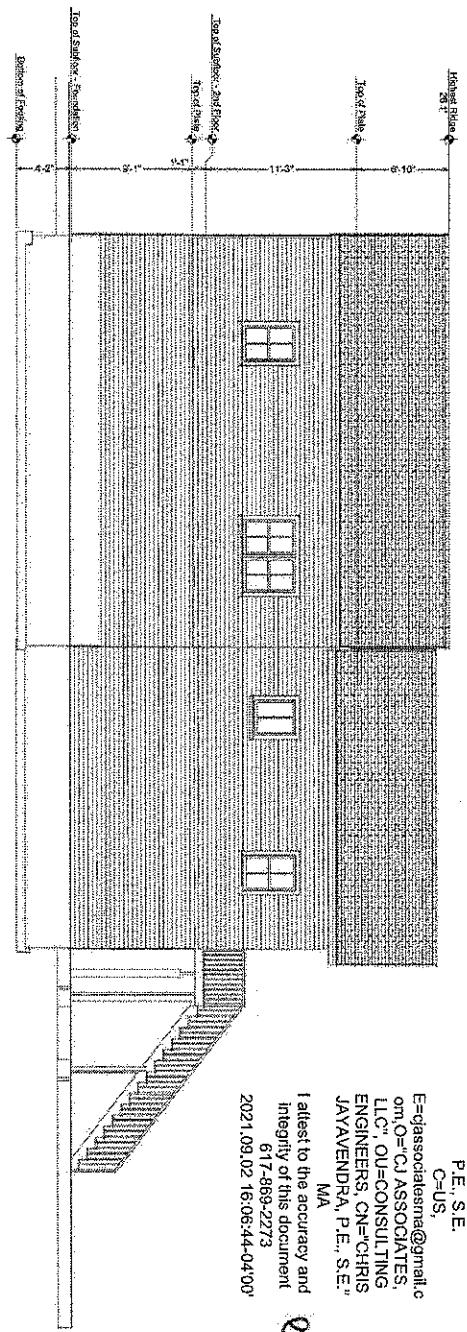
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**A-3**



NEW FRONT ELEVATION  
1/4" = 1'

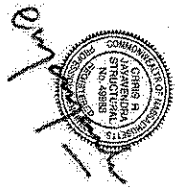
ROOF ASPHALT/SHIKLES  
6/8 ROOF SHEATHING  
#19 FELT PAPER

VINE SIDING  
CHOOSE  
BY CLIENT WITH CONTINUATION



NEW REAR ELEVATION  
1/4" = 1'

CHRIS JAYAVENDRA,  
P.E., S.E.  
C-US,  
E=jayasc@earthlink.net  
or, O=CJ ASSOCIATES,  
LLC, OU=CONSULTING  
ENGINEERS, CN=CHRIS  
JAYAVENDRA, P.E., S.E.,  
MA  
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integrity of this document  
617-869-2273  
2021.09.02 16:06:44-04:00'



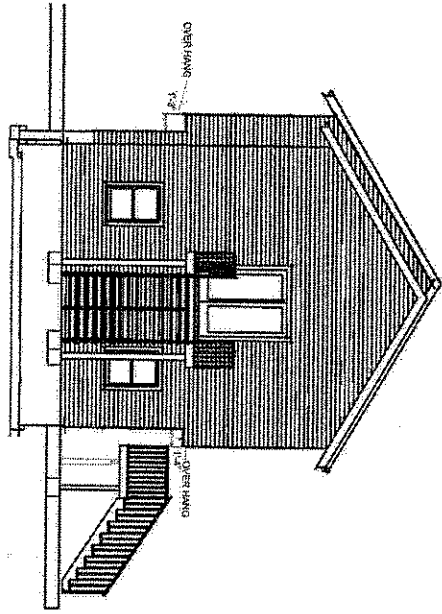
**RB** RB DESIGNERS  
RENATA BARBOSA  
978-310-6643  
resbarbosa@gmail.com

MALBOROUGH-MA

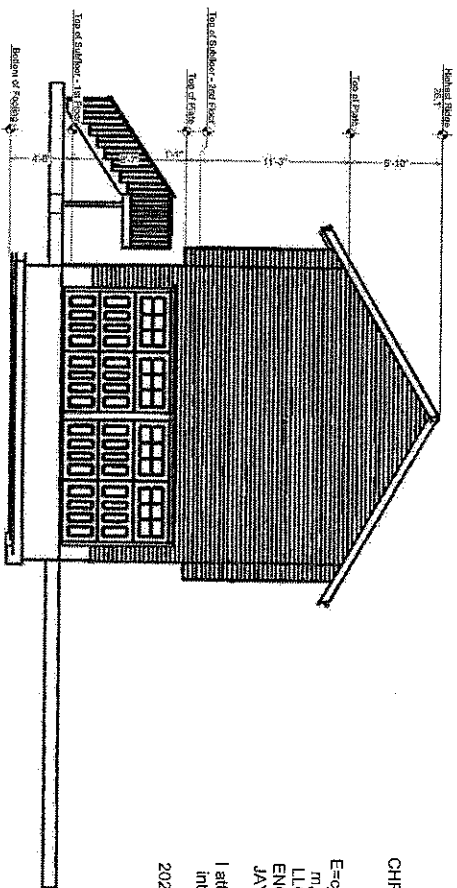
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SCALE: SEE VIEW  
DATE: \_\_\_\_\_  
DRAWN BY:

SHEET NUMBER  
**A-4**

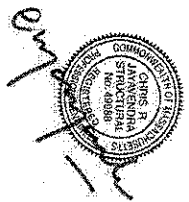


NEW RIGHT ELEVATION  
1/4" = 1'



NEW LEFT ELEVATION  
1/4" = 1'

CHRIS JAYAVENDRA, P.E.,  
S.E.  
C-US,  
E=glassociatesma@gmail.com  
M.O.=CJ ASSOCIATES,  
LLC, OU=CONSULTING  
ENGINEERS, CN=CHRIS  
JAYAVENDRA, P.E., S.E.,  
MA  
I attest to the accuracy and  
integrity of this document  
617-889-2273  
2021.09.02 16:07:00-04'00"



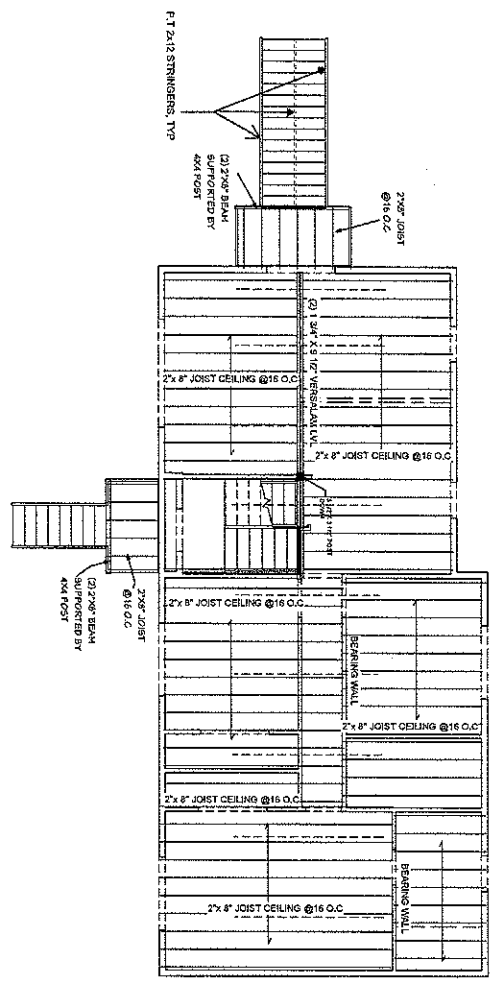
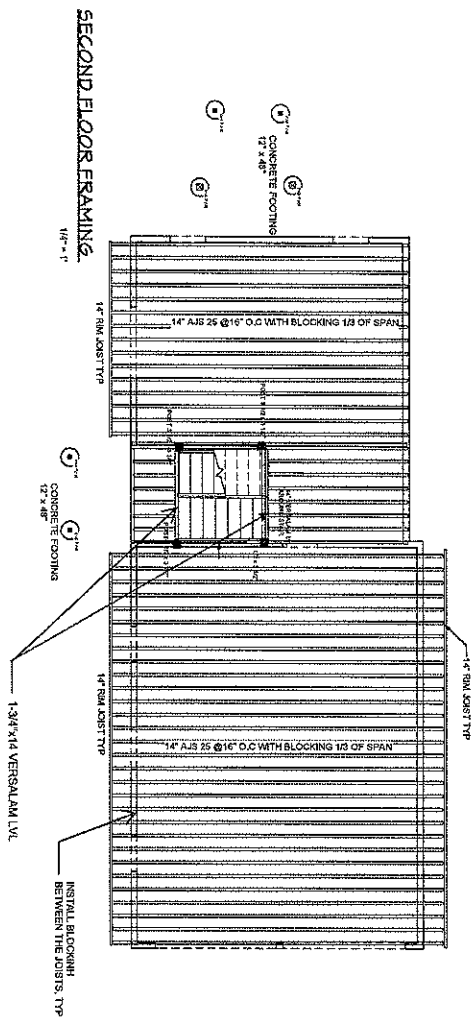
**RB** **RB DESIGNERS**  
RENATA BARBOSA  
(978) 310-6643  
renbarbosa@gmail.com

MALBOROUGH-MA

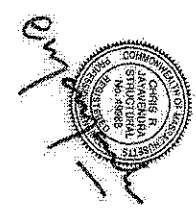
**NEW ELEVATIONS**

SCALE: SEE VIEW  
DATE: \_\_\_\_\_  
DRAWN BY:

SHEET NUMBER  
**A-5**

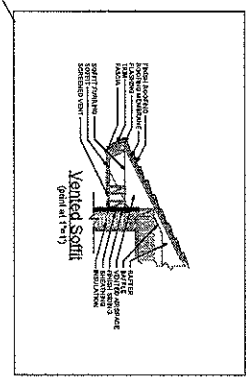
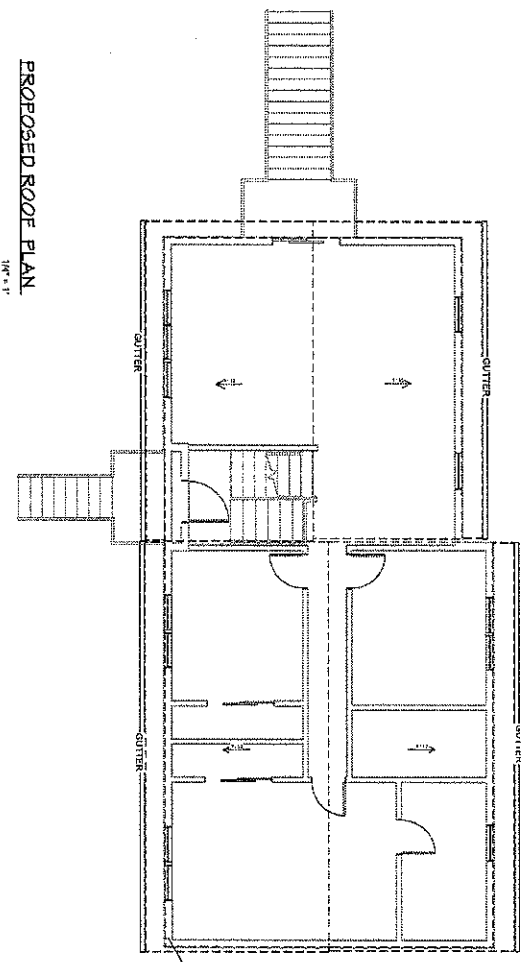


CHRIS JAYAVENDRA, P.E.,  
 S.E.  
 C=US,  
 E=qassociatesma@gmail.com  
 m.o.=CJ ASSOCIATES,  
 L.L.C. OU=CONSULTING  
 ENGINEERS, CN=CHRS  
 JAYAVENDRA, P.E., S.E.  
 MA  
 I attest to the accuracy and  
 integrity of this document  
 617-869-2273  
 2021.09.02 16:07:16-04'00"

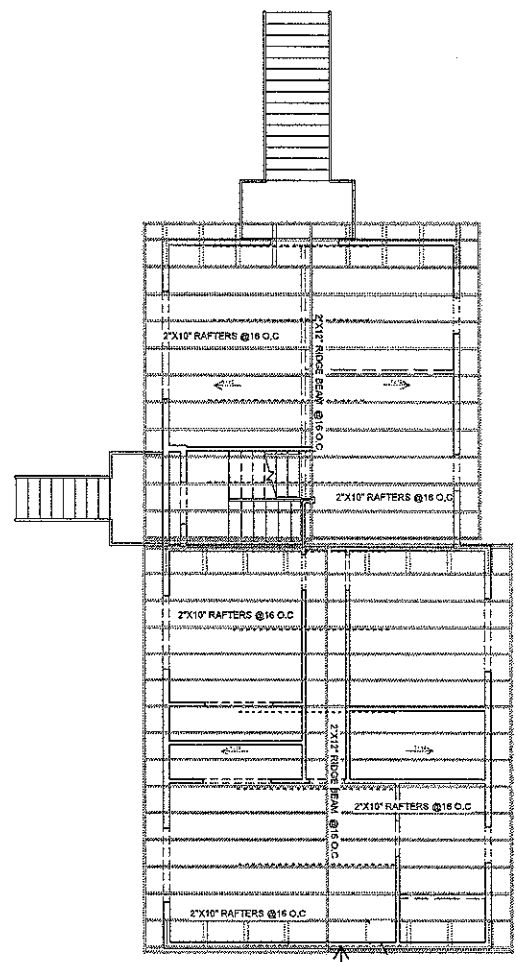


<b>RB</b> RB DESIGNERS RENATA BARBOSA 617-869-2273 renatbarbosa@gmail.com	MALBOROUGH-MA	<b>FRAMING PLANS</b>	SCALE: SEE VIEW	SHEET NUMBER
				DATE: _____
			DRAWN BY:	

PROPOSED ROOF PLAN  
1/4" = 1'



PROPOSED ROOF FRAMING  
1/4" = 1'



2X8 COLLAR TIE  
EVERY THIRD RAFTER

CHRIS JAYAVENDRA,  
P.E., S.E.  
C=US,  
E=classsocialstema@grm  
all.com.O=CJ  
ASSOCIATES, LLC,  
O=CONSULTING  
ENGINEERS,  
CN=CHRIS  
JAYAVENDRA, P.E.,  
S.E.  
MA  
I attest to the accuracy  
and integrity of this  
document.  
617-869-2273  
2021.09.02  
16-07-22.JAYAVEN



**RB DESIGNERS**  
RENATA BARBOSA  
617-869-2273  
resbarbosa@gmail.com

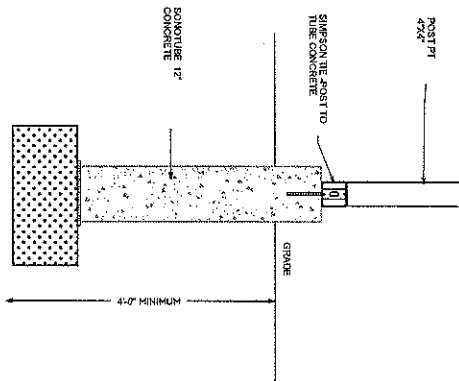
MALDENBOROUGH-MA

**ROOF FRAMING  
ROOF PLAN**

SCALE: SEE VIEW  
DATE: \_\_\_\_\_  
DRAWN BY: \_\_\_\_\_

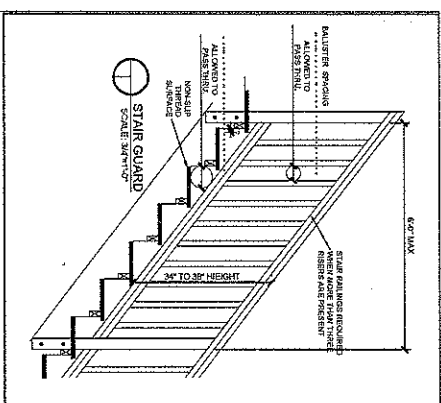
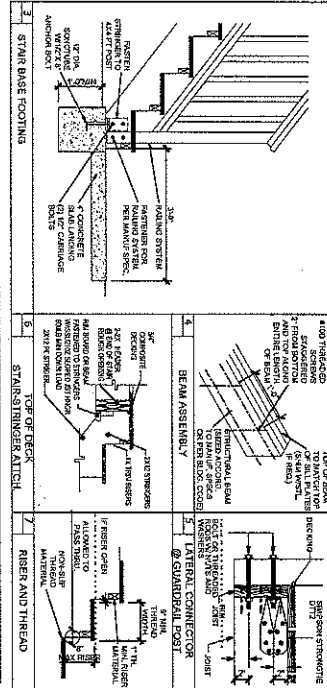
SHEET NUMBER  
**A-7**

NO.	ITEM	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	2x4x8	DOUBLE HUNG	1	SQ. FT.	120.00	120.00
2	2x4x8	DOUBLE HUNG	2	SQ. FT.	240.00	240.00
3	2x4x8	DOUBLE HUNG	1	SQ. FT.	120.00	120.00
4	2x4x8	DOUBLE HUNG	2	SQ. FT.	240.00	240.00
5	2x4x8	DOUBLE HUNG	1	SQ. FT.	120.00	120.00
6	2x4x8	DOUBLE HUNG	2	SQ. FT.	240.00	240.00
7	2x4x8	DOUBLE HUNG	1	SQ. FT.	120.00	120.00
8	2x4x8	DOUBLE HUNG	2	SQ. FT.	240.00	240.00
9	2x4x8	DOUBLE HUNG	1	SQ. FT.	120.00	120.00
10	2x4x8	DOUBLE HUNG	2	SQ. FT.	240.00	240.00
11	2x4x8	DOUBLE HUNG	1	SQ. FT.	120.00	120.00
12	2x4x8	DOUBLE HUNG	2	SQ. FT.	240.00	240.00
13	2x4x8	DOUBLE HUNG	1	SQ. FT.	120.00	120.00
14	2x4x8	DOUBLE HUNG	2	SQ. FT.	240.00	240.00
15	2x4x8	DOUBLE HUNG	1	SQ. FT.	120.00	120.00
16	2x4x8	DOUBLE HUNG	2	SQ. FT.	240.00	240.00
17	2x4x8	DOUBLE HUNG	1	SQ. FT.	120.00	120.00
18	2x4x8	DOUBLE HUNG	2	SQ. FT.	240.00	240.00
19	2x4x8	DOUBLE HUNG	1	SQ. FT.	120.00	120.00
20	2x4x8	DOUBLE HUNG	2	SQ. FT.	240.00	240.00



-DETAIL SONOTUBE

NO.	ITEM	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	2x4x8	DOUBLE HUNG	1	SQ. FT.	120.00	120.00
2	2x4x8	DOUBLE HUNG	2	SQ. FT.	240.00	240.00
3	2x4x8	DOUBLE HUNG	1	SQ. FT.	120.00	120.00
4	2x4x8	DOUBLE HUNG	2	SQ. FT.	240.00	240.00
5	2x4x8	DOUBLE HUNG	1	SQ. FT.	120.00	120.00
6	2x4x8	DOUBLE HUNG	2	SQ. FT.	240.00	240.00
7	2x4x8	DOUBLE HUNG	1	SQ. FT.	120.00	120.00
8	2x4x8	DOUBLE HUNG	2	SQ. FT.	240.00	240.00
9	2x4x8	DOUBLE HUNG	1	SQ. FT.	120.00	120.00
10	2x4x8	DOUBLE HUNG	2	SQ. FT.	240.00	240.00
11	2x4x8	DOUBLE HUNG	1	SQ. FT.	120.00	120.00
12	2x4x8	DOUBLE HUNG	2	SQ. FT.	240.00	240.00
13	2x4x8	DOUBLE HUNG	1	SQ. FT.	120.00	120.00
14	2x4x8	DOUBLE HUNG	2	SQ. FT.	240.00	240.00
15	2x4x8	DOUBLE HUNG	1	SQ. FT.	120.00	120.00
16	2x4x8	DOUBLE HUNG	2	SQ. FT.	240.00	240.00
17	2x4x8	DOUBLE HUNG	1	SQ. FT.	120.00	120.00
18	2x4x8	DOUBLE HUNG	2	SQ. FT.	240.00	240.00
19	2x4x8	DOUBLE HUNG	1	SQ. FT.	120.00	120.00
20	2x4x8	DOUBLE HUNG	2	SQ. FT.	240.00	240.00



S.E.  
C-U.S.  
E-glassocatalanma@gmail.com, O=C.U.,  
ASSOCIATES, LLC,  
ENGINEERS,  
CONSULTANTS,  
ARCHITECTS,  
PLANNERS,  
P.E.,  
S.E.,  
MA



I attest to the accuracy and integrity of this document  
617-869-2273

**RB** RB DESIGNERS  
REBHATA BARBOSA  
(978) 310-6642  
resbarbosa@gmail.com

MALBOROUGH-MA

**DETAILS / SCHEDULE**

SCALE: SEE VIEW  
DATE: \_\_\_\_\_  
DRAWN BY: \_\_\_\_\_  
SHEET NUMBER  
**A-8**



# Single 14" AJS® 25

PASSED

## J01 (Joist)

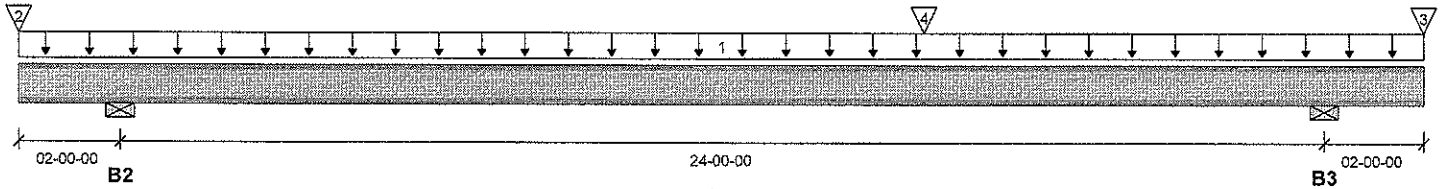
BC CALC® Member Report  
Build 8013

Dry | 3 spans | L & R cant. | 16 OCS | Repetitive | Glued & nailed

September 1, 2021 22:39:38

Job name: 16 Clinton Street  
Address:  
City, State, Zip:  
Customer:  
Code reports: ESR-1144

File name: 2nd floor joist  
Description:  
Specifier:  
Designer: Chris Jayavendra  
Company: CJ Associates LLC



Total Horizontal Product Length = 28-00-00

### Reaction Summary (Down / Uplift) (lbs)

Bearing	Live	Dead	Snow	Wind	Roof Live
B2, 3-1/2"	764 / 0	193 / 0	521 / 0		
B3, 3-1/2"	778 / 0	200 / 0	521 / 0		

### Load Summary

Tag	Description	Load Type	Ref.	Start	End	Loc.	Live 100%	Dead 90%	Snow 115%	Wind 160%	Roof Live 125%	OCS
1	Standard Load	Unf. Area (lb/ft²)	L	00-00-00	28-00-00	Top	40	10				16
2	snow	Conc. Pt. (lbs)	L	00-00-00	00-00-00	Top			500			n/a
3		Conc. Pt. (lbs)	R	00-00-00	00-00-00	Top			500			n/a
4		Conc. Pt. (lbs)	L	18-00-00	18-00-00	Top	40	20				n/a

### Controls Summary

	Value	% Allowable	Duration	Case	Location
Pos. Moment	5016 ft-lbs	59.9%	100%	3	14-03-15
Neg. Moment	-1027 ft-lbs	10.7%	115%	6	02-00-00
Int. Reaction	1174 lbs	36.9%	115%	18	26-00-00
Cont. Shear	835 lbs	46.6%	100%	5	25-10-04
Total Load Deflection	L/463 (0.622")	51.9%	n/a	3	14-01-03
Live Load Deflection	L/580 (0.497")	62.1%	n/a	26	14-01-03
Total Neg. Defl.	2xL/320 (-0.15")	75.1%	n/a	3	28-00-00
Max Defl.	0.622"	62.2%	n/a	3	14-01-03
Cant. Max Defl.	-0.15"	15.0%	n/a	3	28-00-00
Span / Depth	20.6				

### Bearing Supports

	Dim. (LxW)	Value	% Allow Support	% Allow Member	Material
B2	Wall/Plate 3-1/2" x 3-1/2"	1157 lbs	n/a	36.3%	Unspecified
B3	Wall/Plate 3-1/2" x 3-1/2"	1174 lbs	n/a	36.9%	Unspecified

### BC FloorValue® Summary

BC FloorValue®: Minimum Enhanced Premium Subfloor: 3/4" OSB, Glue + Nail  
Subfloor Rating: Premium  
Controlling Location: 14-00-00

### Cautions

Design assumes Top and Bottom flanges to be restrained.

CHRI  
JAYAVENDRA, P.E.,  
S.E.  
C=US,  
E=cjassociatesma@gmail.com,O="CJ ASSOCIATES, LLC",  
OU="CONSULTING ENGINEERS,  
CN="CHRIS JAYAVENDRA, P.E., S.E."  
MA

I attest to the accuracy and integrity of this document  
617-869-2273  
2021.09.02





# Single 14" AJS® 25

**PASSED**

## J01 (Joist)

BC CALC® Member Report  
Build 8013

Dry | 3 spans | L & R cant. | 16 OCS | Repetitive | Glued & nailed

September 1, 2021 22:39:38

Job name: 116 Clinton Street

File name: 2nd floor joist

Address:

Description:

City, State, Zip:

Specifier:

Customer:

Designer: Chris Jayavendra

Code reports: ESR-1144

Company: CJ Associates LLC

### Notes

- Design meets Code minimum (L/240) Total load deflection criteria.
- Design meets Code minimum (L/360) Live load deflection criteria.
- Design meets arbitrary (1") Maximum Total load deflection criteria.
- Design meets arbitrary (1") Cantilever Maximum Total load deflection criteria.
- BC CALC® analysis is based on IBC 2009.
- Composite EI value based on 3/4" thick OSB sheathing glued and nailed to member.
- Design based on Dry Service Condition.
- Cantilevers require sheathed bottom flanges, blocking at cantilever support and closure at ends.
- Calculations assume member is fully braced.

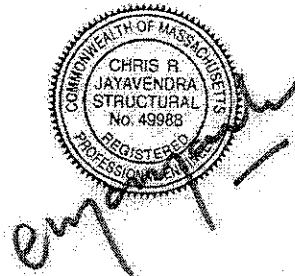
### User Notes

Lateral Support: BCI® / AJS® Joists shall be laterally braced on top edge by sheathing perpendicular to member length for full length of member and laterally supported at the ends with hangers, BCI® / AJS® rim joists, rim boards, BCI® / AJS® blocking panels or x-bracing. BCI® / AJS® blocking panels are required at supports adjacent to cantilever spans.

CHRIS JAYAVENDRA, P.E.,  
S.E.  
C=US,

E=cjassociatesma@gmail.com,  
O="CJ ASSOCIATES,  
LLC", OU=CONSULTING  
ENGINEERS, CN="CHRIS  
JAYAVENDRA, P.E., S.E."  
MA

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2021.09.02 16:08:34-04'00'



### Disclosure

Use of the Boise Cascade Software is subject to the terms of the End User License Agreement (EULA). Completeness and accuracy of input must be reviewed and verified by a qualified engineer or other appropriate expert to assure its adequacy, prior to anyone relying on such output as evidence of suitability for a particular application. The output here is based on building code-accepted design properties and analysis methods. Installation of Boise Cascade engineered wood products must be in accordance with current Installation Guide and applicable building codes. To obtain Installation Guide or ask questions, please call (800)232-0788 before installation.

BC CALC®, BC FRAMER®, AJS™, ALLJOIST®, BC RIM BOARD™, BCI®, BOISE GLULAM™, BC FloorValue®, VERSA-LAM®, VERSA-RIM PLUS®,





# Single 3-1/2" x 9-1/2" VERSA-LAM® LVL 2.1E 3100 DF

**PASSED**

## F01\FB01 (Floor Beam)

Dry | 1 span | No cant.

September 1, 2021 22:48:29

BC CALC® Member Report

Build 8013

Job name: 16 Clinton Street

Address:

City, State, Zip:

Customer:

Code reports: ESR-1040

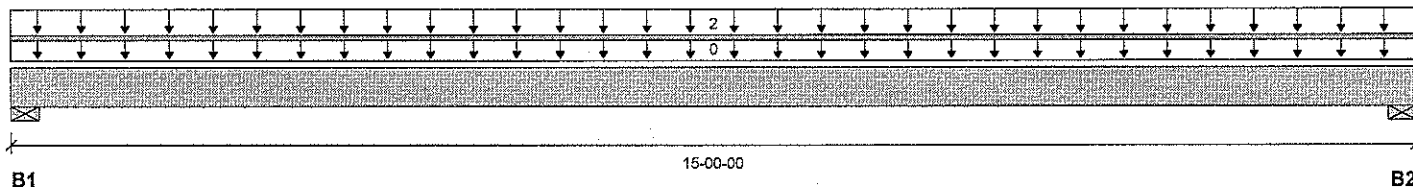
File name: 2nd floor joist

Description:

Specifier:

Designer: Chris Jayavendra

Company: CJ Associates LLC



Total Horizontal Product Length = 15-00-00

### Reaction Summary (Down / Uplift) (lbs)

Bearing	Live	Dead	Snow	Wind	Roof Live
B1, 3-1/2"	1800 / 0	514 / 0			
B2, 3-1/2"	1800 / 0	514 / 0			

### Load Summary

Tag	Description	Load Type	Ref.	Start	End	Loc.	Live 100%	Dead 90%	Snow 115%	Wind 160%	Roof Live 125%	Tributary
0	Self-Weight	Unf. Lin. (lb/ft)	L	00-00-00	15-00-00	Top		9				00-00-00
2		Unf. Area (lb/ft²)	L	00-00-00	15-00-00	Top	20	5				12-00-00

### Controls Summary

	Value	% Allowable	Duration	Case	Location
Pos. Moment	8156 ft-lbs	58.4%	100%	1	07-06-00
End Shear	1980 lbs	31.3%	100%	1	01-01-00
Total Load Deflection	L/282 (0.618")	85.0%	n/a	1	07-06-00
Live Load Deflection	L/363 (0.481")	99.2%	n/a	2	07-06-00
Max Defl.	0.618"	61.8%	n/a	1	07-06-00
Span / Depth	18.4				

### Bearing Supports

	Dim. (LxW)	Value	% Allow Support	% Allow Member	Material
B1	Wall/Plate 3-1/2" x 3-1/2"	2314 lbs	n/a	25.2%	Unspecified
B2	Wall/Plate 3-1/2" x 3-1/2"	2314 lbs	n/a	25.2%	Unspecified

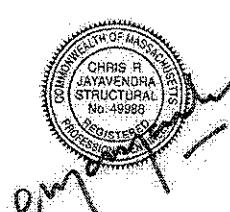
### Notes

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 Design meets Code minimum (L/360) Live load deflection criteria.  
 Design meets arbitrary (1") Maximum Total load deflection criteria.  
 BC CALC® analysis is based on IBC 2009.  
 Design based on Dry Service Condition.  
 Calculations assume member is fully braced.

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 S.E.

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**HORNUNG & SCIMONE PC**  
**(PETTY CASH)**  
5 COMMONWEALTH RD  
NATICK, MA 01760

11-8166/3210  
107  
CHECK ARROW  
VOID PROTECTION

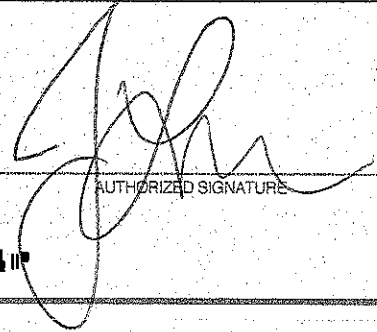
2/28/2022

PAY TO THE ORDER OF City Of Marlborough

\$ \*\*130.00

One Hundred Thirty Only \*\*\*\*\* DOLLARS

MEMO



AUTHORIZED SIGNATURE

⑈001901⑈ ⑆321081669⑆ 80009523483⑈

**HORNUNG & SCIMONE PC**

**(PETTY CASH)**

1901

City Of Marlborough

2/28/2022

130.00

FR Petty

130.00

**HORNUNG & SCIMONE PC**

**(PETTY CASH)**

1901

City Of Marlborough

2/28/2022

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FR Petty

130.00