

**TOWN OF BOXFORD
ZONING BOARD OF APPEALS**

Time Stamp by Town
Clerk's Office

NOTE TO CLERK:
DO NOT STAMP
WITHOUT INSPECTOR
OF BUILDINGS
APPROVAL

APPLICATION FOR:

- SPECIAL PERMIT/APPEAL OF INSPECTOR OF BUILDINGS (\$500.00)
- VARIANCE (\$550.00)
- 40B COMPREHENSIVE PERMIT \$500.00 plus \$50.00 per individual unit
- 40B COMPRESHENIVE PERMIT \$250.00 plus \$25.00 per individual unit for Local Initiative Program

NO APPLICATION (EXCEPT FOR AN APPEAL OF THE INSPECTOR OF BUILDINGS) WILL BE ACCEPTED UNLESS EACH AND EVERY ITEM LISTED ON THE LAST PAGE OF THIS APPLICATION IS INCLUDED IN THE SUBMISSION. IF EACH AND EVERY ITEM IS NOT PROVIDED, YOUR APPLICATION MAY EITHER BE RETURNED TO YOU OR DENIED AT THE TIME OF THE HEARING FOR INCOMPLETNESS AND YOUR PROJECT WILL BE DELAYED.

Cases will be scheduled for a ZBA hearing only if your application has been (1) reviewed by the Inspector of Buildings, (2) time-stamped by the Town Clerk's Office, and (3) returned to the Building Department. **The Town Clerk office will not time-stamp your application without Certification by the Inspector of Buildings**

For Office Use Only
CERTIFICATE OF COMPLETENESS
Must be signed by the Inspector of Buildings prior to
Town Stamp

Inspector of Buildings Signature Date

For Office Use Only

Building Permit Denied _____

Reason Denied _____

Date Initial ZBA Application Received _____

Date of Inspector's Review _____

Date Returned to Applicant _____

Reason for return _____

PROPERTY OWNER INFORMATION

PROPERTY OWNER'S NAME Jonathan A. Webber and Lee F. Webber

PROPERTY ADDRESS Lot B2 Georgetown Road, Boxford, MA * MAP/BLOCK/LOT 24/4/9.2

PROPERTY OWNER'S MAILING ADDRESS 7 Wimbleton Court, Ipswich, MA 01938

PROPERTY OWNER'S PHONE NUMBER: 978-815-6185 PROPERTY OWNER'S E-MAIL jwebber61@yahoo.com

* c/o Nancy A.S. McCann, Esq., attorney for Applicant
89 Newbury Street, Ste. 302
Danvers, MA 01923
978-739-8484
nmccann@mccannlaw.com

NO APPLICATION (EXCEPT FOR AN APPEAL OF THE INSPECTOR OF BUILDINGS) WILL BE ACCEPTED UNLESS EACH AND EVERY ITEM LISTED ON THIS PAGE IS INCLUDED IN THE SUBMISSION. IF EACH AND EVERY ITEM IS NOT PROVIDED, YOUR APPLICATION MAY EITHER BE RETURNED TO YOU OR DENIED AT THE TIME OF THE HEARING FOR INCOMPLETENESS AND YOUR PROJECT WILL BE DELAYED.

PROJECT PLANS REQUIRED FOR ALL APPLICATIONS

SITE PLAN--One (1) full size sets and four (4) copies (no larger than 11"x 17") drawn to not less than 1" = 20' scale and showing:

- ✓ a north arrow
- the name of the owner(s) and the street address of the property
- the name and address of person preparing the plan and the date of the plan
- Licensed surveyor/engineer's stamp
- all bordering street names
- the dimensions of the property lines and lot area (in square feet) of the lot to be built upon
- the locations and dimensions (including the square footage) of all existing and proposed buildings and other structures on the lot
- the distance to the property line(s) from all buildings and other structures on the lot
- the distance between all buildings and other structures on the lot
- all required setback distances
- all existing and proposed entrances and exits to both the lot and the buildings on the lot
- ALL OF THE PROPOSED WORK MUST BE HIGHLIGHTED IN RED

BUILDING PLANS and ELEVATIONS

One (1) full size set and four (4) copies (no larger than 11"x 17") drawn to not less than a ¼" = 1' scale and showing:

- ✓ a north arrow
- the name of the owner(s) and the street address of the property
- the name and address of person preparing the plan, and the date of the plan
- the exterior elevations (including windows, doors, porches, steps and other architectural features
- the interior floor plans including all dimensions
- for accessory apartments include floor area measurements/calculation as per ZBL 196-13.C(3)
Subsequent plan revisions shall be so noted
- ALL PROPOSED WORK MUST BE HIGHLIGHTED IN RED

APPLICATION PACKET SHALL INCLUDE

One (1) full size set and four (4) copies of the following (collated into applications)

1. Application time-stamped by the Town Clerk;
2. Certified Abutter's List
3. Postage Fee Form
4. Authorization for Publication Form
5. Deed
6. Plot Plan
7. Architectural Plans
8. Photographs of the Property
9. Application fee (in the original application only, do not copy)

Electronic version of the complete application, including plans in PDF Format on flash drive if the information cannot be emailed as a single document to the ZBA Secretary.

APPLICANT INFORMATION (IF DIFFERENT FROM OWNER)

NAME Owner

RELATIONSHIP TO PROPERTY OWNER (for example, spouse, attorney, architect, etc.) _____

APPLICANTS MAILING ADDRESS _____

APPLICANT'S PHONE NUMBER: _____ APPLICANT'S E-MAIL _____

OWNER AUTHORIZATION

I, _____, as Owner of the subject property hereby authorize _____ to act on my behalf in all matters relative to this application.

Signature of Owner

Date

OWNER OR AUTHORIZED AGENT DECLARATION

I, Jonathan A. Webber, as Owner of the subject property hereby authorize Nancy A.S. McCann, Esq. to act on my behalf in all matters relative to this application


Signature of Owner or Authorized Agent

1-18-24
Date

PURPOSE OF APPLICATION AND DESCRIPTION OF PROJECT

Purpose of Application: Special Permit Variance Appeal of Inspector of Buildings Comprehensive Permit

Description of Project:

The Applicant requests a Special Permit to allow the construction of a dimensionally conforming barn/garage with 3 barn/garage doors. The barn/garage will provide a pool house area, storage for a tractor and storage for a classic 1938 classic truck previously owned by the Applicant's grandfather. The existing dwelling has an attached three-car garage.

The barn/garage has been designed as a barn to reflect the rural character of Boxford, and the style of the single family home; and will not be visible from any public way. The garage/barn being solely accessory to the single family residential use is in harmony with the intent and purpose of the Zoning Bylaw.

Applicable Section(s) of Zoning Bylaw for which relief is sought:

Section 196-13.B.11.h - Special Permit to allow garage space for more than three (3) automobiles

Section 196-45

Does the property, structure and/or use conform to the current Zoning Bylaw? Yes

If not, describe the non-conformity (lot size, setback, use, frontage, etc.) _____

ZONING DISTRICT: R-A B-1 B-2 M O ELDERLY POND WATERSHED OVERLAY WIRELESS COMMUNICATION SERVICES
FLOODPLAIN SOLAR OVERLAY

DATE LOT WAS CREATED: December 29, 2021 DATE STRUCTURE WAS BUILT: _____

DEED (Copy must be attached. Deed may be downloaded and printed from www.salemdeeds.com):

[BOOK 41706 PAGE 343] OR [CERTIFICATE NO. _____ DOCUMENT NO. _____]

POSTAGE FEE CALCULATION

POSTAGE FEE

In accordance with Article X, Section 196-49 of the Zoning bylaw of the Town of Boxford, you are required to pay the postage costs for the abutter notification of your application and decision.

The following is the formula used for determining the postage costs for each application:

Number of Certified Abutters
(including applicant & representative)
Notice of Hearing)

$$\underline{8} \times \$8.53 = \underline{68.24}$$

Number of Surrounding Towns & MVPC

$$9 \times \$8.53 = \$72.90$$

Number of Certified Abutters (including applicant & representative)
Notice of Decision

$$\underline{8} \times \$0.63 = \underline{5.04}$$

TOTAL AMOUNT OWED FOR POSTAGE FEE

$$\underline{\$ 146.18}$$

Please remit a check separate from the filing fee, payable to the Town of Boxford, for the total amount owed for postage.

24-04-09.2 - Lot B-2 GEORGETOWN RD, BOXFORD ABUTTERS LIST
 ZONING BOARD OF APPEALS 300'

Parcel ID	Location	Owner	Owner 2	Owner Address	Owner City/Town	Owner State	Zip Code
24-04-03	11 HERRICK RD	SIMMERS RICHARD A.		11 HERRICK RD	BOXFORD	MA	01921
24-04-08	82 GEORGETOWN RD	ABDULLA ANTHONY	ABDULLA SAMANTHA	82 GEORGETOWN RD	BOXFORD	MA	01921
24-04-09-1	5 HERRICK RD	NAVARRO KIMBERLY A		5 HERRICK RD	BOXFORD	MA	01921
24-04-09-2	LOT B2 GEORGETOWN RD	WEBBER JONATHAN A		7 WIMBLEDON CT	IPSWICH	MA	01938
24-04-09-3	HERRICK RD	BTA/BOLT INC		PO BOX 95	BOXFORD	MA	01921
24-05-01-3	81B GEORGETOWN RD	CARON JOHN R TE		81B GEORGETOWN RD	BOXFORD	MA	01921
24-05-01-B&C	73 GEORGETOWN RD	LINCOLN DAVID R TR		73 GEORGETOWN RD	BOXFORD	MA	01921
28-02-13	65 GEORGETOWN RD	YOUNG VERNON P TRUSTEE		65 GEORGETOWN RD	BOXFORD	MA	01921

CERTIFIED COPY

1/18/2024

Kristin Hanlon

② NE
① PC

SO.ESSEX #109 Bk:41706 Pg:343
08/10/2023 11:12 DEED Pg 1/2

After Recording Return To:
McCann & McCann, P.C.
89 Newbury Street
Suite 302
Danvers, MA 01923

MASSACHUSETTS EXCISE TAX
Southern Essex District ROD
Date: 08/10/2023 11:12 AM
ID: 1585573 Doc# 20230810001090
Fee: \$2,325.60
Cons: \$510,000.00

This space reserved to the Registry of Deeds

Quitclaim Deed

We, **Scott Smith and Shelby Walker, a married couple, of Boxford, MA,** for consideration paid and in full consideration of **FIVE HUNDRED TEN THOUSAND AND 00/100 DOLLARS (\$510,000.00),** hereby grant to **Jonathan A. Webber and Lee F. Webber, husband and wife as Tenants-By-The-Entirety,** now of **7 Wimbleton Court, Ipswich, MA 01938,** with **QUITCLAIM COVENANTS:**

The land with the buildings thereon shown as Lot B-2 on a plan entitled "Plan of Land in Boxford, Mass. prepared for Estate of Virginia B. Dorman, Scale 1" = 50, December 29, 2021. Hancock Survey Associates, Inc.", recorded with the Essex South District Registry of Deeds in Book 40712, Page 248.

Containing 4.57 acres, more or less, according to said plan.

Subject to and together with the benefit of all easements, restrictions, covenants, conditions and rights of record as the same may be now in force and applicable.

Under the pains and penalties of perjury, We, the Grantors named herein, do hereby voluntarily release any and all rights of homestead, if any, as set forth in M.G.L. Chapter 188, and state that there are no other persons or person entitled to any homestead rights.

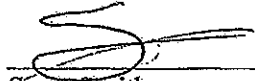
For grantor's title, see deed from Caroline D. Lockhart dated April 12, 2022 and William E. Dorman, III dated April 14, 2022, both as Trustees, said Deed being recorded in the Southern Essex Registry of Deeds on April 15, 2022 at Book 40870, Page 246.

Property Address: Lot B-2 Georgetown Road, Boxford, MA 01921

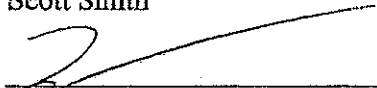
QUITCLAIM DEED

File No.: 2023-1-2489

Executed under seal this 4th day of August, 2023.



Scott Smith

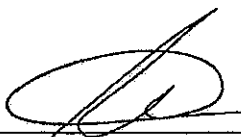


Shelby Walker


Essex, ss.

COMMONWEALTH OF MASSACHUSETTS

On this 4th day of August, 2023, before me, the undersigned notary public, personally appeared, Scott Smith and Shelby Walker, proved to me through satisfactory evidence of identification, which was/were [] driver's license(s) or _____, to be the person(s) whose name(s) is/are signed on the preceding or attached document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose.

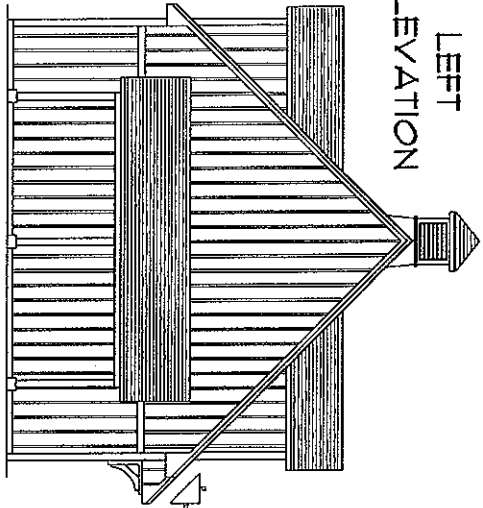


Notary Public:
My Commission Expires:

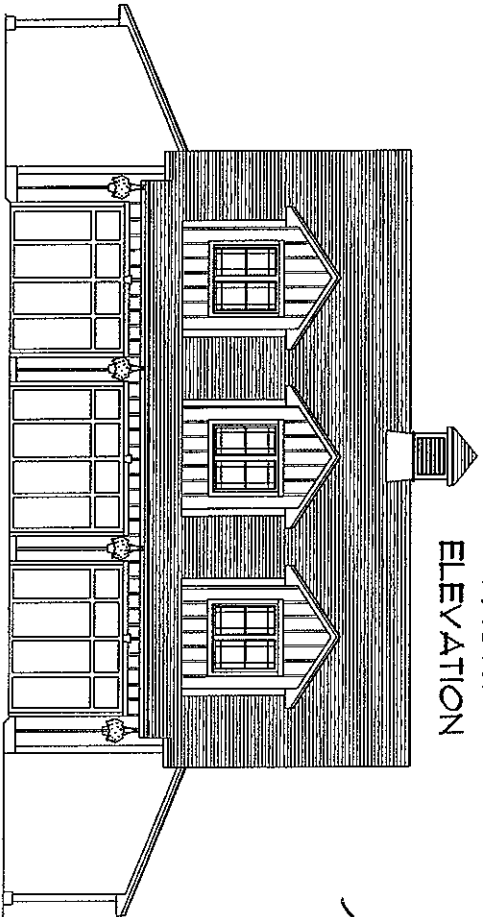
 ANNE AMASETTE WEBSTER
Notary Public
Commonwealth of Massachusetts
My Commission Expires
January 24, 2025

WEBBER

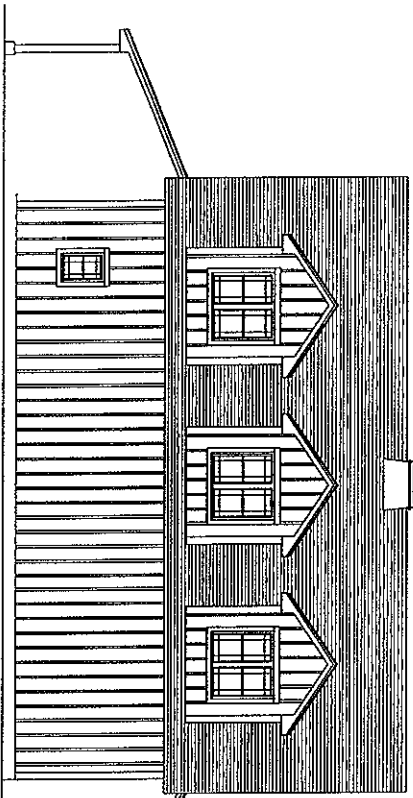
LEFT
ELEVATION



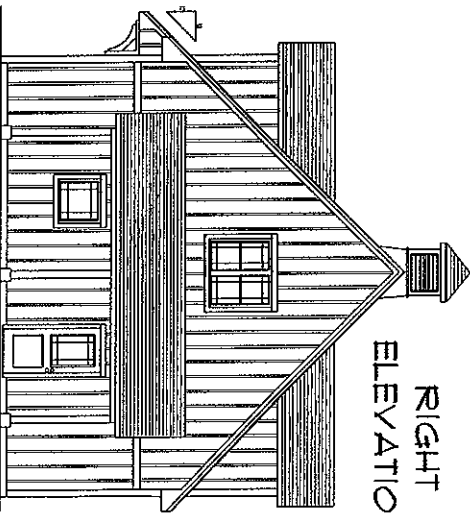
FRONT
ELEVATION



REAR
ELEVATION



RIGHT
ELEVATION



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J CALL DESIGN
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J CALL DESIGN
CONCRETE HOME PLANNING
AND DESIGN SERVICES 201-693-2810
895 CHADBORNE RD. (RT 39) STANDISH, ME

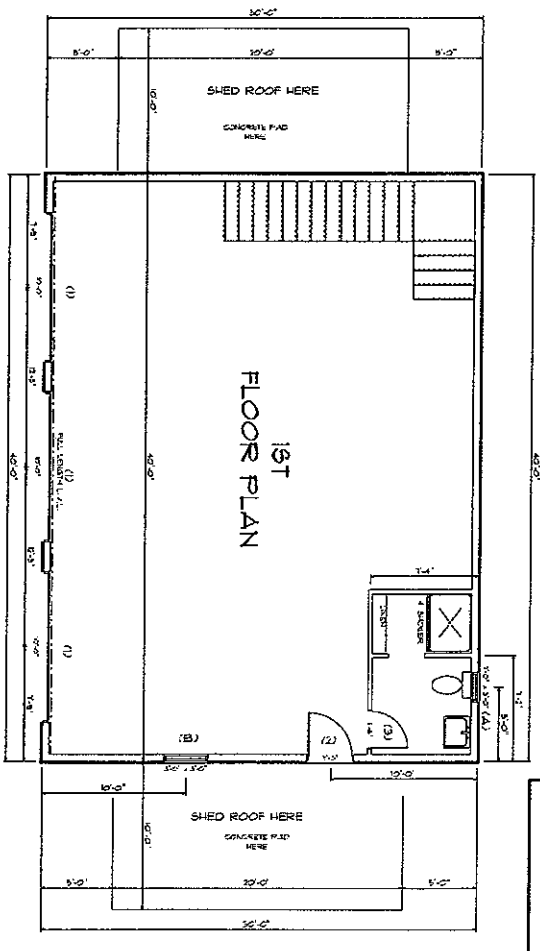
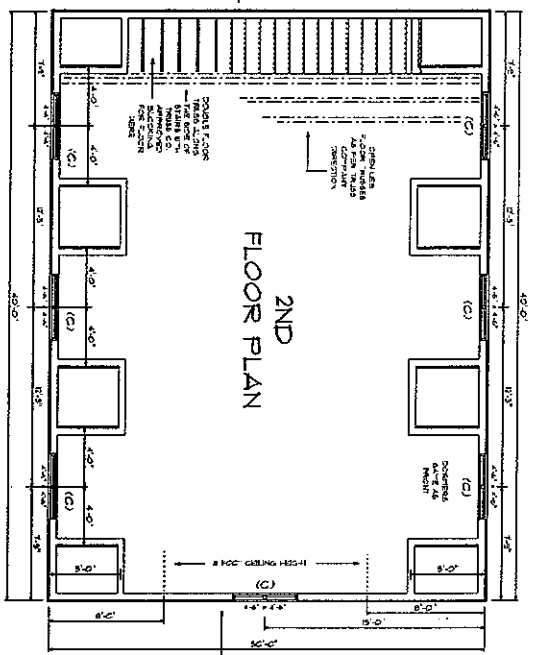
SCALE	DRAWN BY
1/4" = 1'	J. CALL
10/2023	1 OF 3
DATE	PAGE

FOR BID OR APPRAISAL
PURPOSES ONLY

WEBBER GARAGE
GEORGTOWN RD, LOT B2 BOXFORD MA.
ELEVATIONS

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WEBBER



NO.	DESCRIPTION	QTY	UNIT
1	FOUNDATION	1	SQ. FT.
2	FLOORING	1	SQ. FT.
3	CEILING	1	SQ. FT.
4	WALLS	1	SQ. FT.
5	ROOFING	1	SQ. FT.
6	MECHANICAL	1	SQ. FT.
7	ELECTRICAL	1	SQ. FT.
8	PLUMBING	1	SQ. FT.
9	PAINT	1	SQ. FT.
10	LANDSCAPE	1	SQ. FT.

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.

2. ALL FOUNDATION SHALL BE CONCRETE ON COMPACTED GRAVEL.

3. ALL WALLS SHALL BE CONCRETE BLOCK WITH INTERIOR FINISH.

4. ALL DOORS SHALL BE 6'0\"

5. ALL WINDOWS SHALL BE 4'0\"

6. ALL ROOFING SHALL BE ASPH/FLT ON 2\"

7. ALL FLOORING SHALL BE 3/4\"

8. ALL CEILING SHALL BE 5/8\"

9. ALL MECHANICAL SHALL BE 1\"

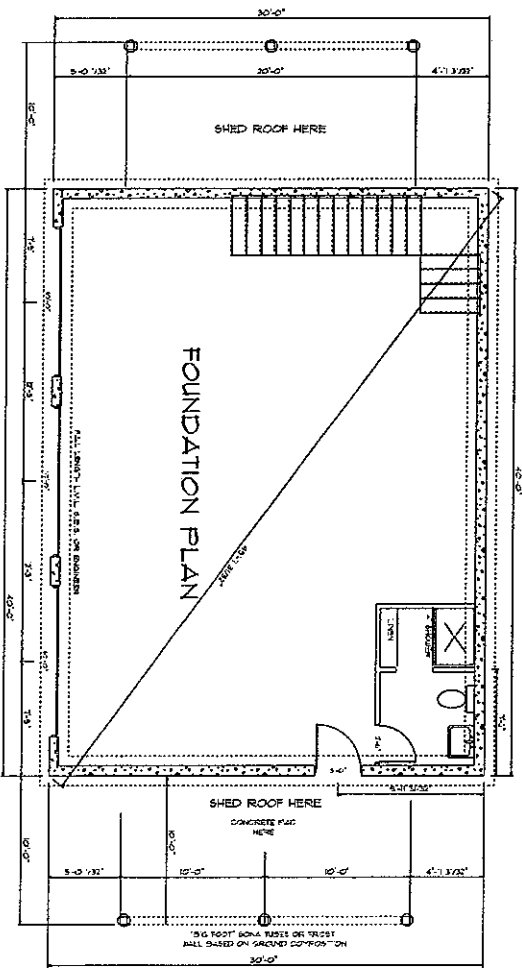
10. ALL ELECTRICAL SHALL BE 1\"

11. ALL PLUMBING SHALL BE 1\"

12. ALL PAINT SHALL BE PRIMER AND TWO COATS OF SEMI-GLOSS ENAMEL.

13. ALL LANDSCAPE SHALL BE PLANTING AND MULCHING.

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J CALL DESIGN

COMPLETE HOME PLANNING AND DESIGN SERVICES 207-932-2810 835 CHANDLER RD. RT. 30 STANFORD, ME 04083

SCALE 1/4" = 1'-0"

DATE 10/2023

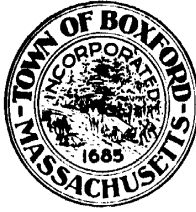
1 OF 3

FOR BID OR APPRAISAL PURPOSES ONLY

WEBBER GARAGE

GEORGTOWN RD. LOT B2 BOXFORD MA.

FLOOR PLANS AND FOUNDATION



TOWN OF BOXFORD, MASSACHUSETTS

NOTICE #1050

ZONING BOARD OF APPEALS

Notice is hereby given that the Zoning Board of Appeals will hold a virtual attendance public hearing at the Town Hall, 7A Spofford Road, Boxford, MA 01921 on **February 22, 2024** at **7:00 p.m.** or such other time when reached on the agenda as posted to all parties interested in the application of property owner Jonathan A Webber and Lee F. Webber requesting a **Special Permit pursuant to the Boxford Zoning by-law ART. V-SECT 196-13(11)(h) – garage space for more than three automobiles, or any other relief the Board may so grant. The applicant proposes construction of a detached three-car garage in addition to the existing three garages** on the property located at **68 Georgetown Road Assessors Map 24, Block 04, Lot 9.2**. Plans are available for review at the Town of Boxford website within the Zoning Board of Appeals page.

By Order of the Zoning Board of Appeals,

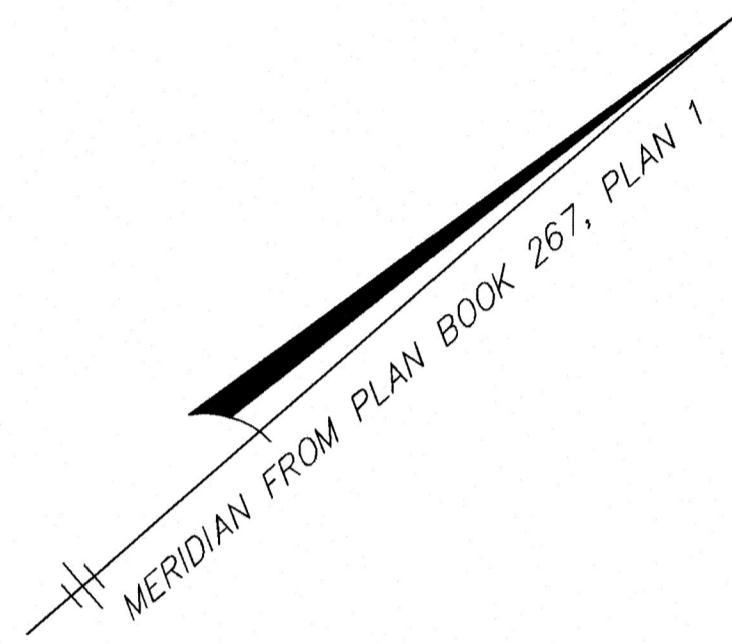
Paula Lia Fitzsimmons, Chair

**BOXFORD ZONING BYLAW
DIMENSIONAL REQUIREMENTS:**

R-A DISTRICT
HISTORIC OVERLAY DISTRICT

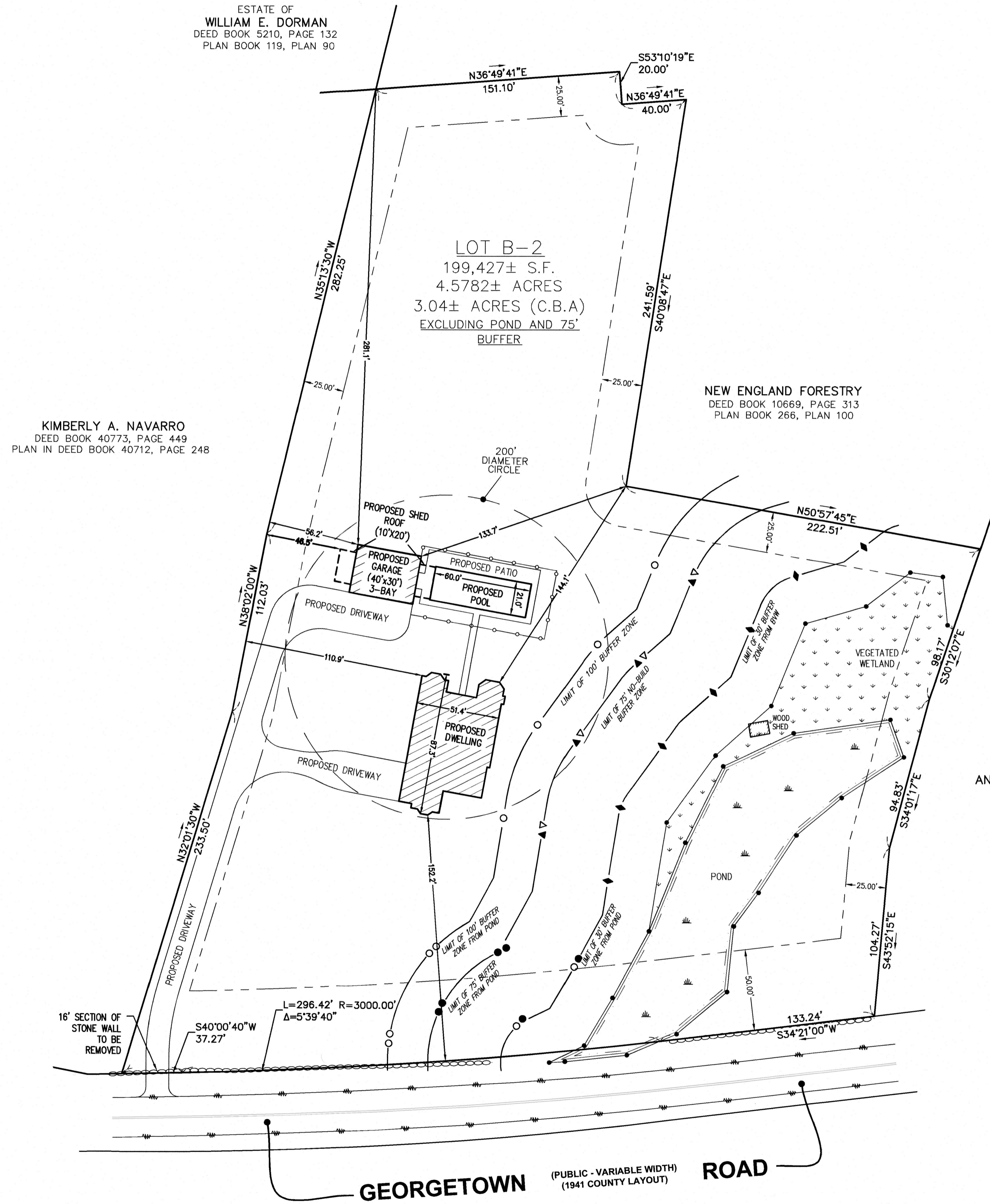
USE: SINGLE-FAMILY DETACHED DWELLING

	REQUIREMENTS	PROPOSED
LOT SIZE (MIN)	87,120 SF	199,427± SF
FRONTAGE (MIN)	250 FT	467± FT
FRONT YARD (MIN)	50 FT	152± FT
SIDE YARD (MIN)	25 FT	56± FT
REAR YARD (MIN)	25 FT	281± FT



LEGEND

	STONE WALL
	EDGE OF PAVEMENT
	ZONING SETBACKS
	LIMIT OF BORDERING VEGETATED WETLAND WITH FLAG NUMBER
	LIMIT OF INLAND BANK WITH FLAG NUMBER
	30' BUFFER ZONE FROM INLAND BANK (POND)
	30' BUFFER ZONE FROM BVW
	75' BUFFER ZONE FROM BVW
	75' BUFFER ZONE FROM INLAND BANK (POND)
	100' BUFFER ZONE FROM BVW
	100' BUFFER ZONE FROM INLAND BANK (POND)
	EDGE OF POND
	BORDERING VEGETATED WETLAND
	C.B.A.
	VEGETATED WETLAND



ASSESSORS:

MAP 24, BLOCK 4, LOT 9.2

REFERENCES:

DEED BOOK 41706, PAGE 343
PLAN IN DEED BOOK 40712, PAGE 248

PERMIT SITE PLAN:

"PERMIT SITE PLAN OF 0 GEORGETOWN ROAD, BOXFORD MA 01921," PREPARED BY HANCOCK ASSOCIATES REVISED TO 10/23/23.

RECORD OWNER:

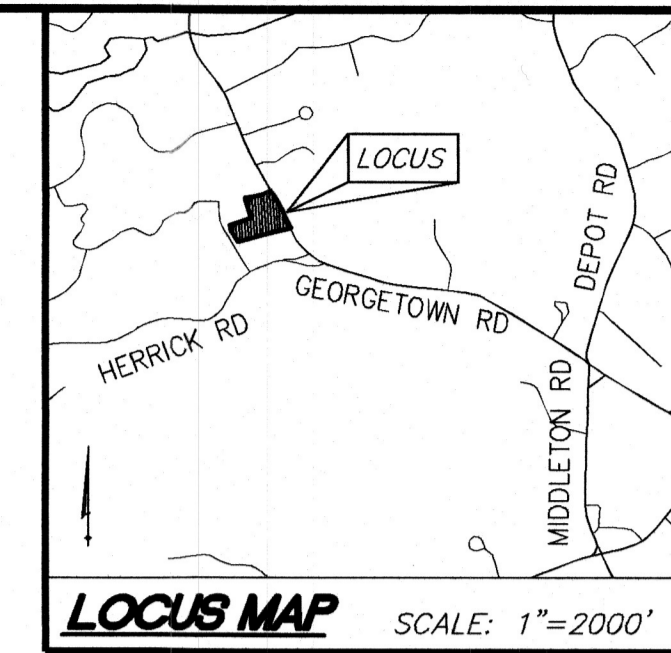
JONATHAN A. WEBBER & LEE F. WEBBER

ZONING:

R-A DISTRICT
HISTORIC OVERLAY DISTRICT

NOTES:

- LIMITS OF ENVIRONMENTAL RESOURCE AREAS SHOWN HEREON WERE DELINEATED BY HANCOCK ASSOCIATES ON 11/3/22 AND LOCATED BY FIELD SURVEY.
- THIS PLAN HAS BEEN PREPARED TO SHOW THE LOCATION OF THE PROPOSED FEATURES ON THE SITE.



68
GEORGETOWN
ROAD
Boxford, Massachusetts

ASSESSORS:

MAP	BLOCK	LOT
24	4	9.2

PREPARED FOR:

JONATHAN &
LEE
WEBBER

7 Wimbledon Court
Ipswich, MA 01938

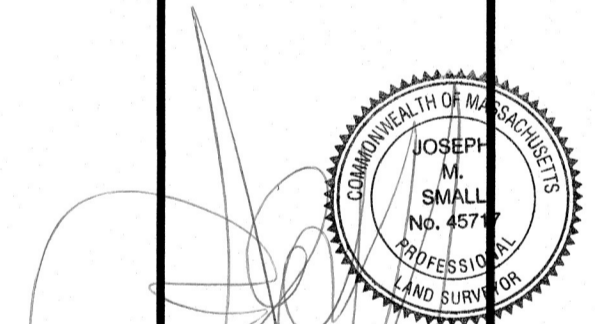
**HANCOCK
ASSOCIATES**

Civil Engineers

Land Surveyors

Wetland Scientists

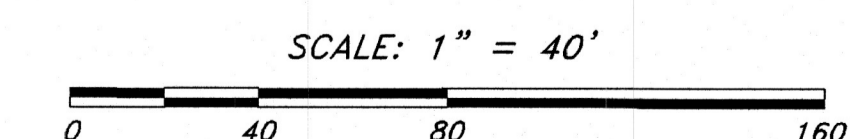
185 CENTRE STREET, DANVERS, MA 01923
VOICE (978) 777-3050, FAX (978) 774-7816
WWW.HANCOCKASSOCIATES.COM



NO.	BY	APP	DATE	ISSUE/REVISION DESCRIPTION
1	CLB	JWP	1/29/24	UPDATED GARAGE DETAIL

DATE: 12/1/2023 DRAWN BY: CLB
SCALE: 1"=40' CHECK BY: JMS

**PROPOSED
PLOT PLAN**



PLST DATE: Jan 23, 2024 8:32 am
PATH: F:\048 30 Project\27182-Webber-Boxford\Serv\DWG\

DWG: 27182pp.dwg

LAYOUT: PP

SHEET: 1 OF 1

PROJECT NO.:

PP

27182

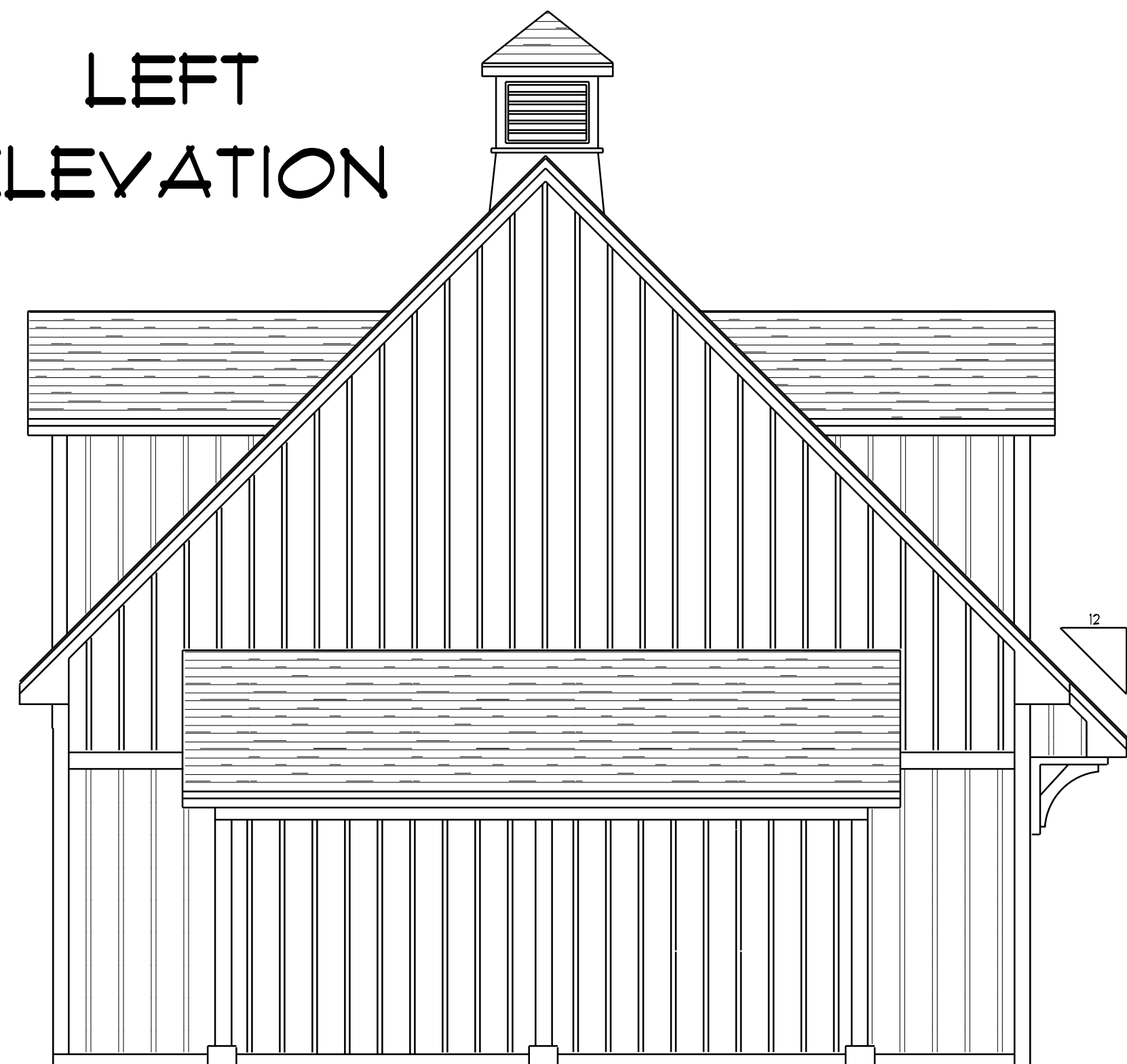
FRONT ELEVATION



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LEFT
ELEVATION



FRONT
ELEVATION



REAR
ELEVATION



RIGHT
ELEVATION



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J. CALL DESIGN
COMPLETE HOME PLANNING AND DESIGN SERVICES 201-892-2810
835 CHADBOURNE RD. (RT 35) STANDISH, ME.

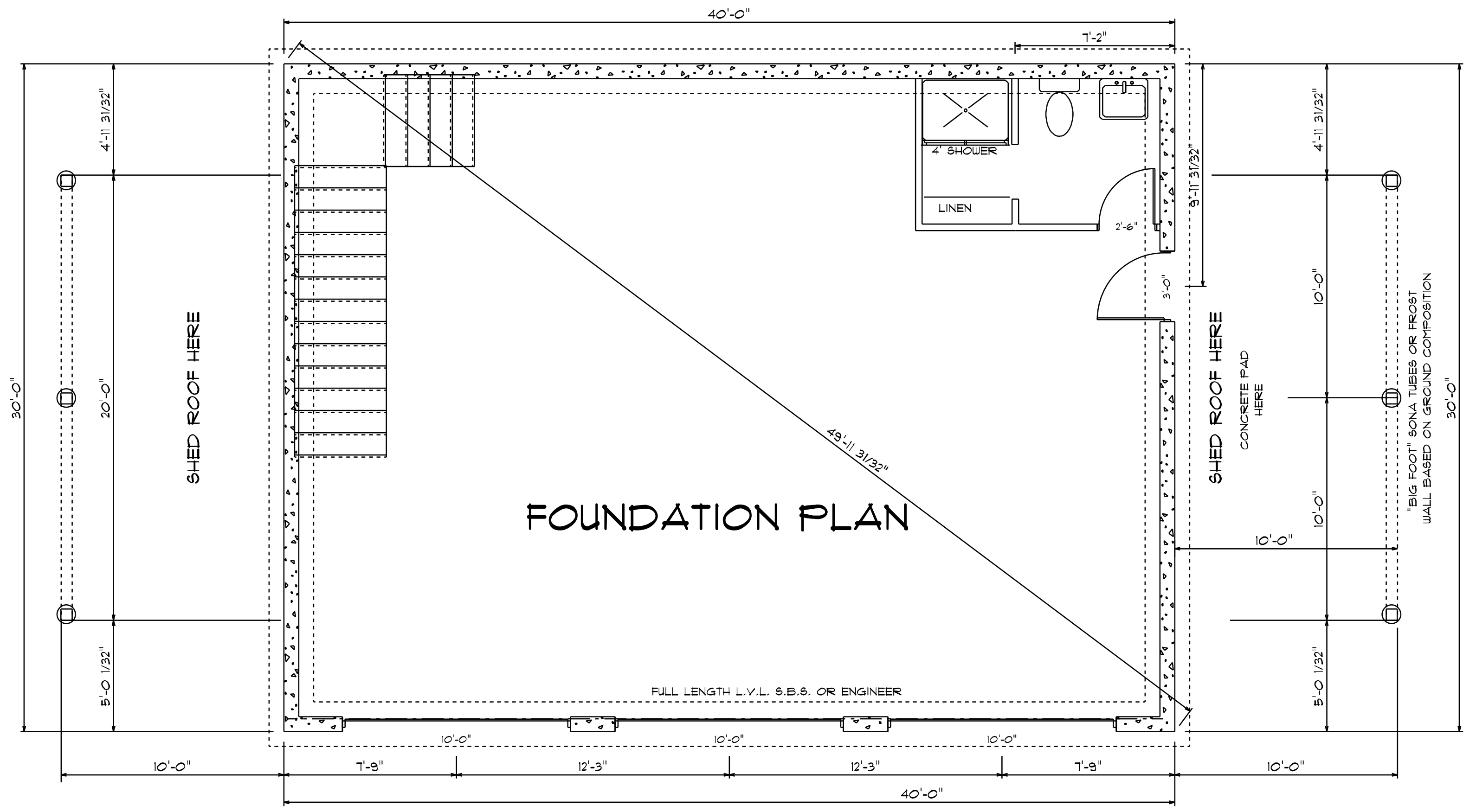
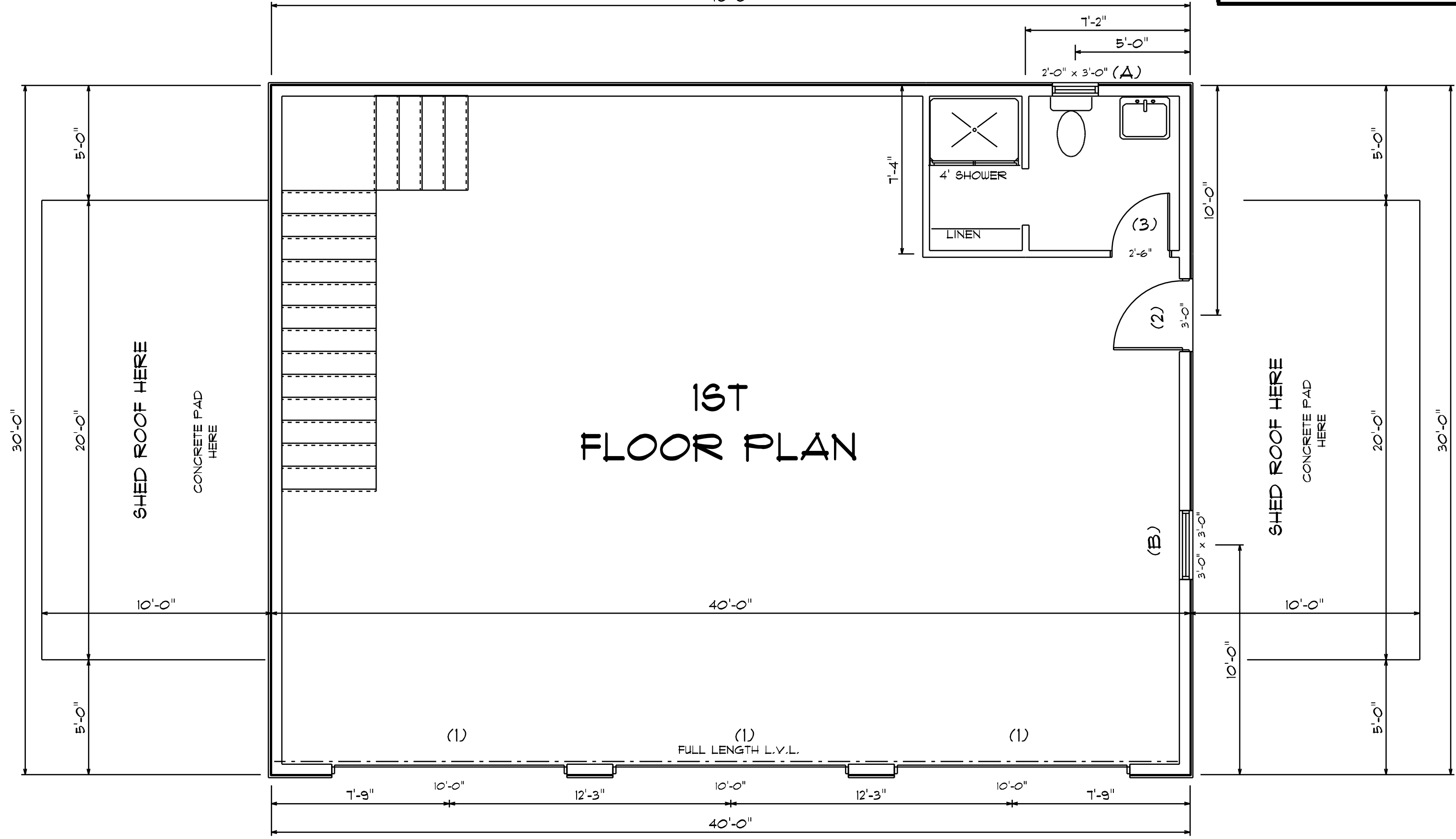
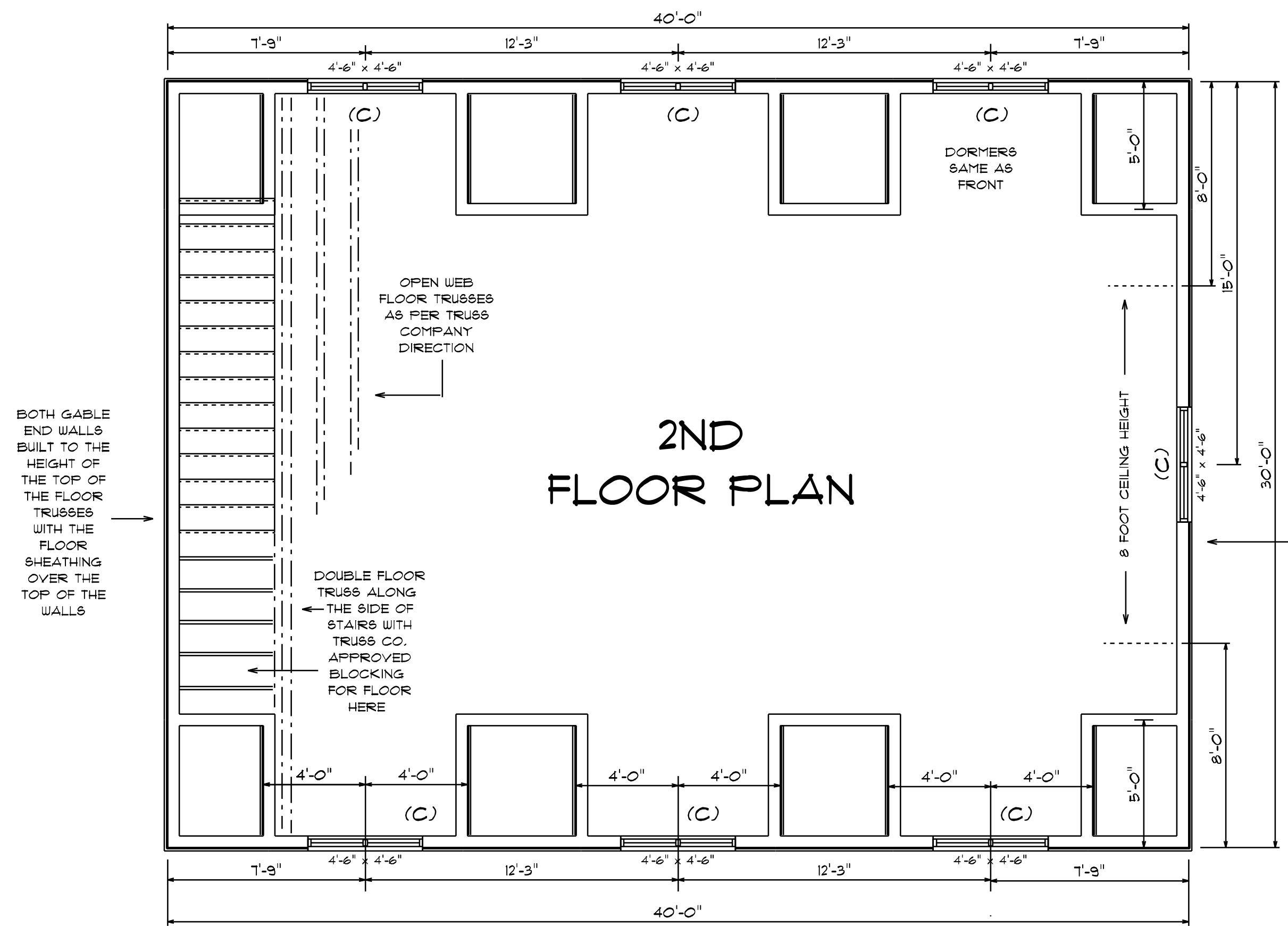
SCALE 1/4" = 1'
DRAWN BY J. CALL
10/2023 1 OF 3
DATE PAGE

FOR BID OR APPRAISAL PURPOSES ONLY

WEBBER GARAGE
GEORGTOWN RD. LOT B2 BOXFORD MA.
DRAWING ELEVATIONS

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WEBBER



GARAGE NOTES:
 IT IS THE RESPONSIBILITY OF THE BUILDER OF THIS PROJECT TO SEE THAT IT IS BUILT IN COMPLIANCE WITH ALL OF THE STATE AND LOCAL CODES THAT ARE IN EFFECT AT THE TIME OF CONSTRUCTION.
 THE BUILDER OR OWNER WILL MAKE THE DECISIONS ON ALL OPTIONS ON THE GARAGE SUCH AS SIDING, ROOFING, WINDOW AND DOOR STYLES AND SIZES, TRIM DETAILS, LANDSCAPING DETAILS AND/OR ANY OTHER ITEMS NOT SPECIFIED ON THESE PLANS.
 THE WINDOW AND DOOR LOCATIONS AND SIZES SHOWN ARE RECOMMENDATIONS ONLY AND MAY BE CHANGED AT THE DIRECTION OF THE OWNER OR THE BUILDER. (AND APPROVAL OF THE C.E.O.)
 THE FOUNDATION LOCATION, FLOOR AND WALL HEIGHTS, ARE T.B.D. ON SITE BASED ON THE INDIVIDUAL LOT CONDITIONS.
 ANY L.V.L. BEAMS ARE SHOWN ON THESE DRAWINGS ARE TO BE SPECIFIED BY THE SUPPLIER, OR AN ENGINEER.
 ALL OPENINGS OVER 6' ARE TO HAVE DOUBLE JACKS SUPPORTING THE HEADERS. THE WINDOW AND DOOR HEADERS IN BRG WALLS OR OVER GARAGE ENTRY DOORS ARE TO BE (3) 2X10' UNLESS SPECIFIED DIFFERENTLY ON THE PLAN OR SECTIONS. GARAGE O.H. DOORS ARE TO HAVE LAM HDRS SPECIFIED BY THE SUPPLIER.
 FLOOR TRUSSES ARE TO BE ENGINEERED FOR FLOOR LOADS AS PER CODES.
 STAIRS ARE TO BE MAX 1 3/4" RISE AND MIN 10" TREAD N.T.N. WITH RAILINGS AT 36" OR AS LOCAL CODES DICTATE.
 THE BUILDER WILL GO OVER THESE DRAWINGS AND VERIFY THAT THEY ARE SUITABLE FOR THEIR NEEDS, AND THAT THE MEASUREMENTS ARE WHAT THEY WANT. SHOULD ANY CHANGES BE NEEDED WE WILL BE GLAD TO DO THEM BEFORE ANY CONSTRUCTION STARTS.
 WE DO OUR BEST TO SEE THAT ALL DRAWINGS ARE ERROR FREE, HOWEVER, IF ANY ERRORS ARE FOUND WE WILL BE HAPPY TO CORRECT THEM BEFORE CONSTRUCTION STARTS.
 IF THE BUILDER, OWNER, OR C.E.O. HAS ANY QUESTIONS PLEASE FEEL FREE TO CONTACT J.CALL DESIGN.

SUGGESTED WINDOW AND DOOR SCHEDULE
 ACTUAL WINDOWS AND DOORS TO BE DECIDED BETWEEN THE OWNER AND THE BUILDER.

SIZE AND STYLE	ROUGH OPENING	QUANTITY
(A) 2'X3' DH/TEMP.		1
(B) 3'X3' AWNING		1
(C) 4'6" X 4'6" D/DH		1

DOOR SCHEDULE:

SIZE AND STYLE	ROUGH OPENING	QUANTITY
(1) 10' X 8' GARAGE O.H.		3
(2) 3' L SIDE ENTRY		1
(3) 2'-6" R BATHROOM DOOR		1

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 NOT FOR CONSTRUCTION OR PERMITS

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J. CALL DESIGN
 COMPLETE HOME PLANNING AND DESIGN SERVICES 201-892-2810
 835 CHADBOURNE RD. (RT 35) STANDISH, ME.

SCALE 1/4" = 1'	DRAWN BY J. CALL
DATE 10/2023	PAGE 2 OF 3

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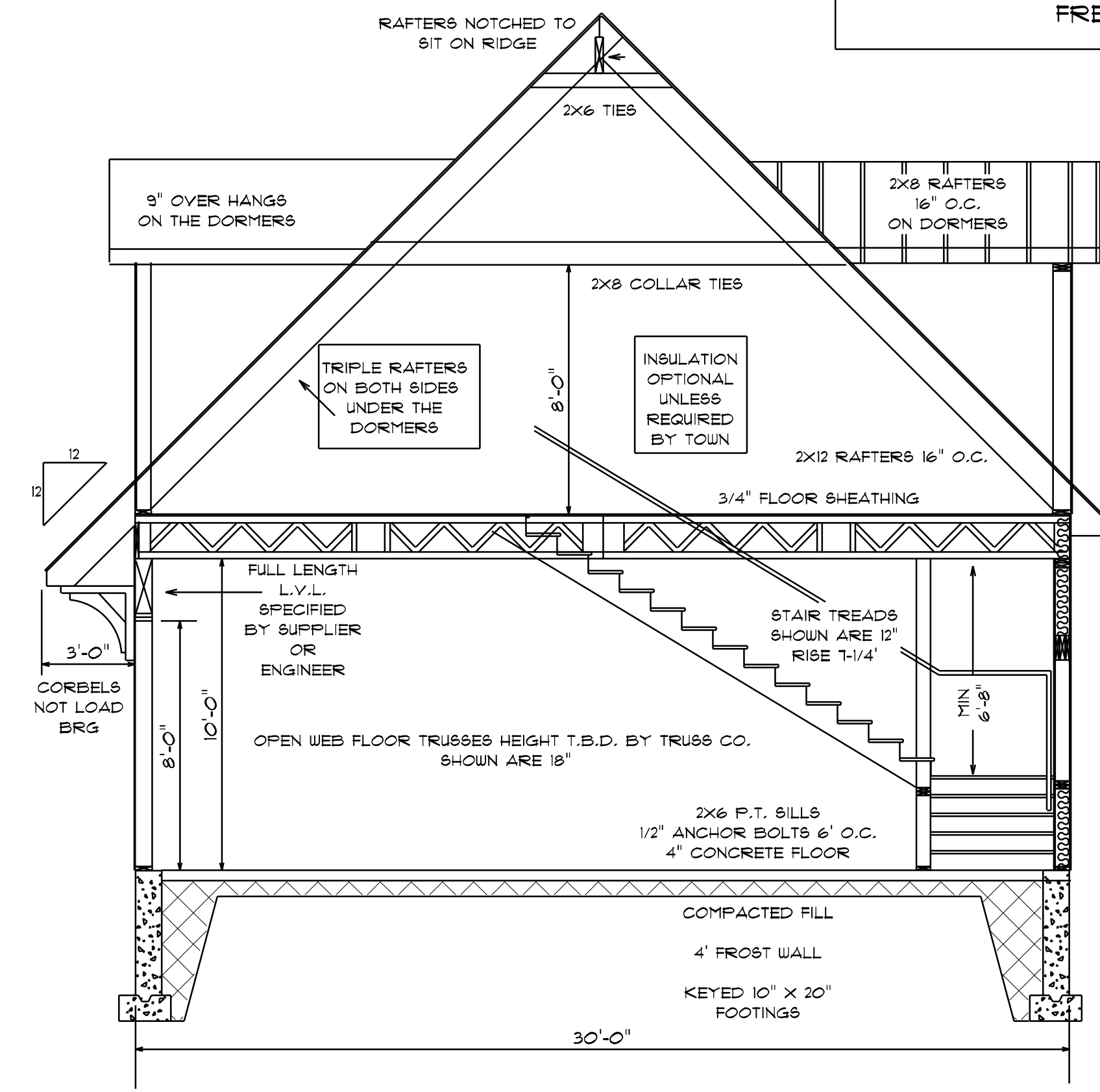
WEBBER GARAGE
 GEORGTOWN RD. LOT B2 BOXFORD MA.
 DRAWING FLOOR PLANS AND FOUNDATION

THESE PLANS ARE COPYRIGHTED AND CANNOT BE COPIED OR USED FOR CONSTRUCTION BY ANYONE OTHER THAN THE ORIGINAL OWNER FOR THE ORIGINAL ADDRESS. WITHOUT PERMISSION FROM J CALL DESIGN

BUILDER IS TO GO OVER THESE PLANS BEFORE CONSTRUCTION STARTS TO VERIFY THAT THEY SUIT YOUR NEEDS. IF YOU HAVE ANY QUESTIONS, OR CONCERNS PLEASE FEEL FREE TO CONTACT US.

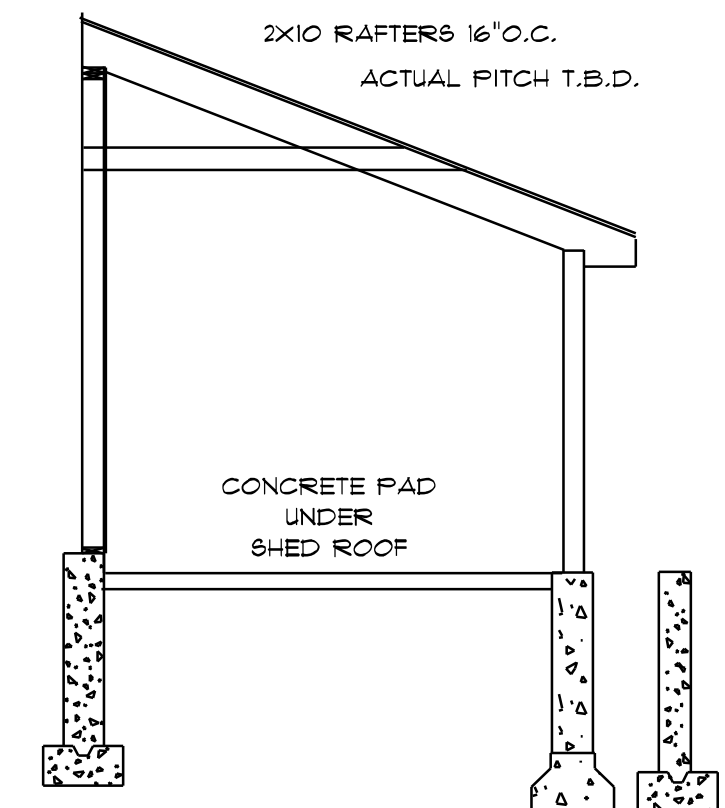
BUILDER - PLEASE GO OVER THESE PLANS BEFORE CONSTRUCTION STARTS AND VERIFY THAT THEY SUIT YOUR NEEDS. IF YOU HAVE ANY QUESTIONS, OR CONCERNS PLEASE FEEL FREE TO CONTACT US.

C.E.O. - AS YOU GO OVER THESE PLANS IF YOU FIND ANYTHING YOU NEED ADDED THAT YOU WON'T ALLOW THE BUILDER TO ADD, PLEASE FEEL FREE TO CONTACT US.



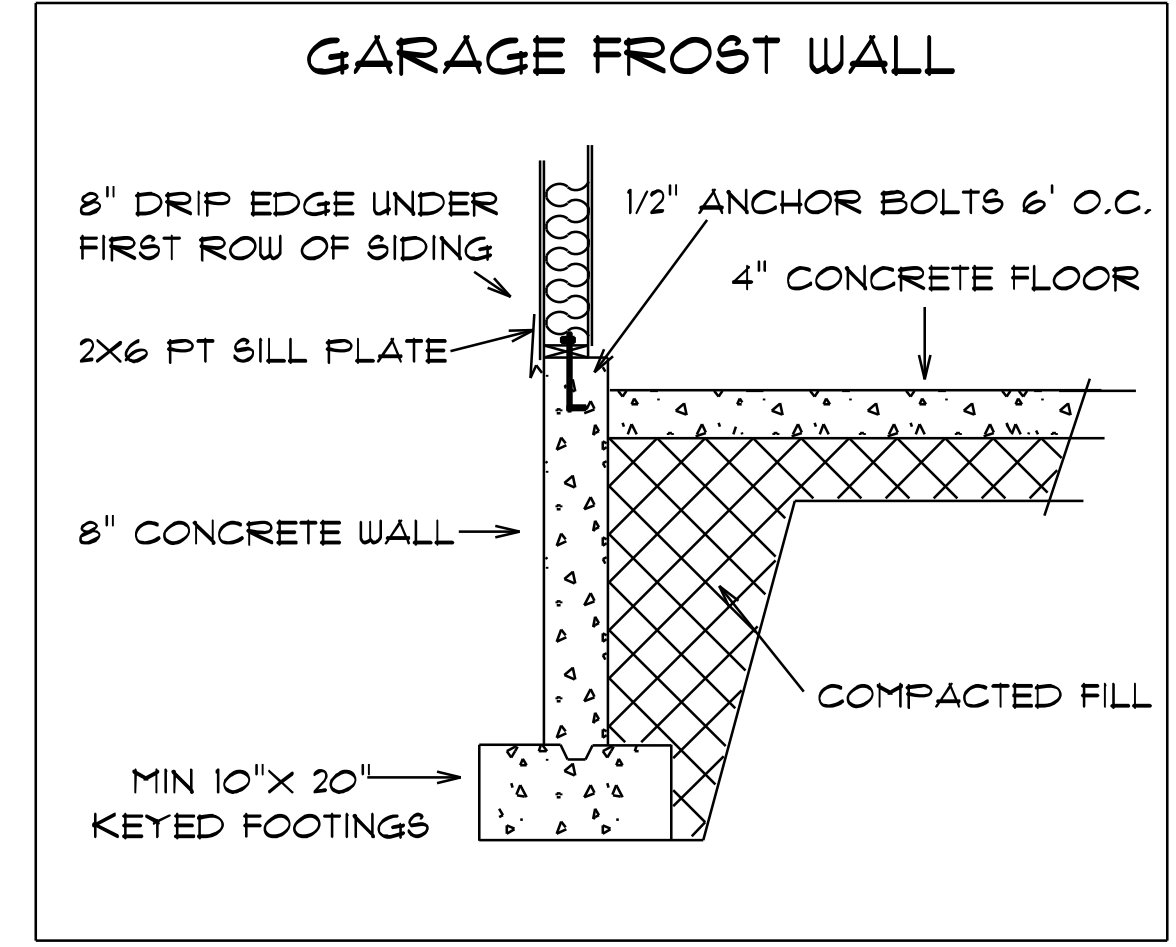
FULL LENGTH RIDGE VENTS
2X12 RAFTERS 16" O.C.
5/8" SHEATHING
MIN 30 YEAR SHINGLES
UNDERLAYMENT
MIN 6" ICE SHIELD AT EYES
AND IN VALLEYS
PROPER VENT ABOVE INSUL
8" DOUBLE BEND DRIP EDGE
FULL LENGTH SOFFIT VENTS

BOTH GABLE
END WALLS
BUILT TO THE
HEIGHT OF
THE TOP OF
THE FLOOR
TRUSSES
WITH THE
FLOOR
SHEATHING
OVER THE
TOP OF THE
WALLS



FROST WALL OR
"BIG FOOT" SONA TUBE
UNDER SHED ROOF
AT BUILDERS DIRECTION
BASED ON GROUND
COMPOSITION

WALLS TO BE 2x6 16" O.C.
WITH 5/8" WALL SHEATHING
AND VINYL B AND B
SIDING.
INTERIOR WALLS
FINISH T.B.D.
BETWEEN BUILDER
AND OWNER



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SCALE	DRAWN BY
1/4" = 1'	J. CALL
10/2023	3 OF 3
DATE	PAGE

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WEBBER GARAGE
GEORGTOWN RD. LOT B2 BOXFORD MA.
DRAWING
SECTIONS AND NOTES