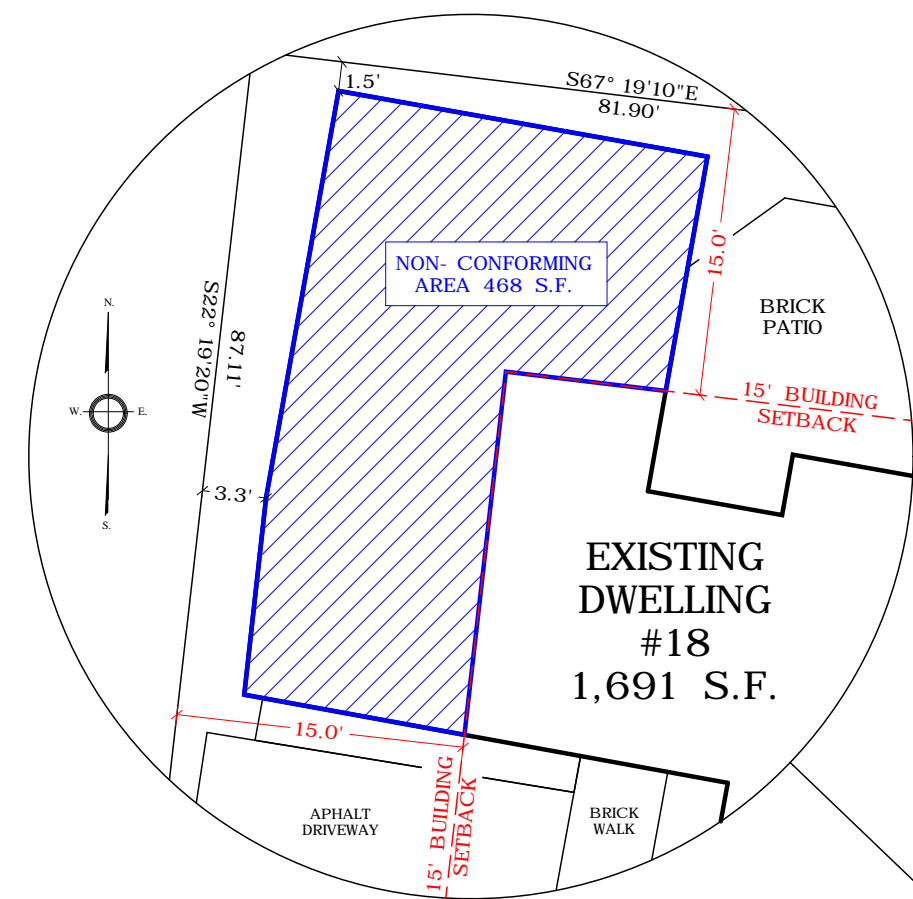


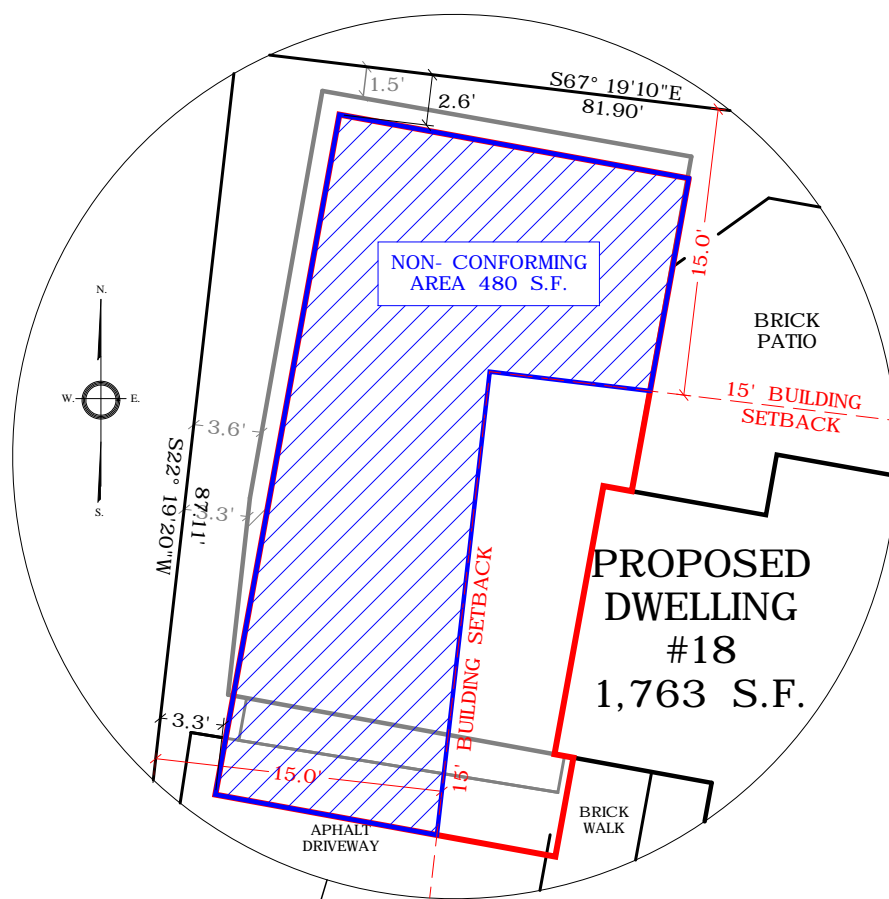
RECEIVED

By Lauren Hache at 10:32 am, Mar 14, 2024



EXISTING
NON- CONFORMING
AREA

SCALE 1" = 10'



PROPOSED
NON- CONFORMING
AREA

SCALE 1" = 10'

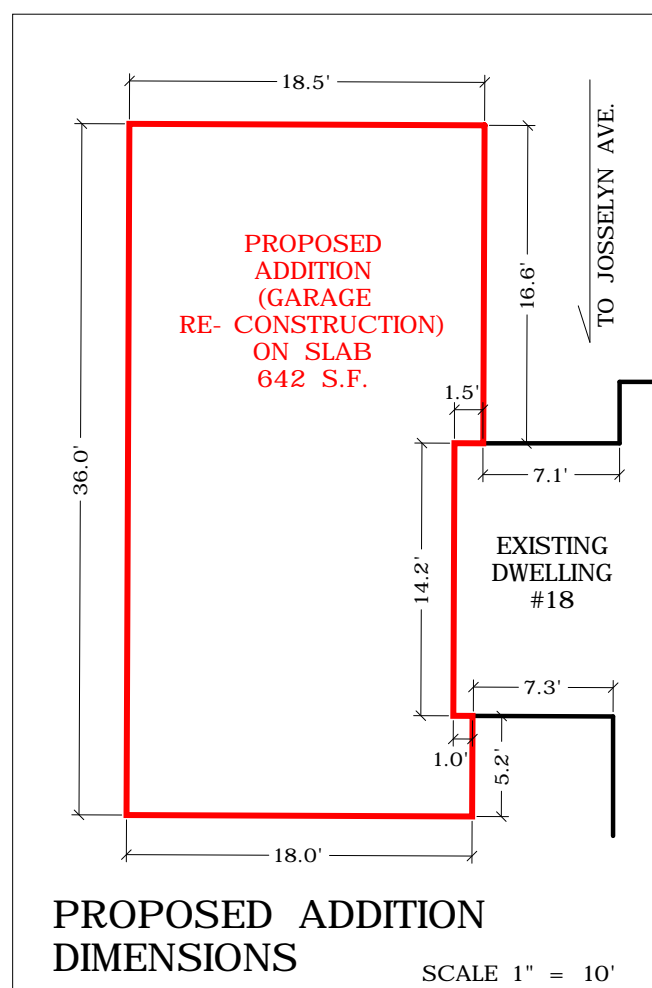


LOCUS
NOT TO SCALE

PROPOSED
ADDITION
(RE- CONSTRUCTION
OF EXISTING GARAGE)
ON SLAB
642 S.F.

GENERAL NOTES:

ADDRESS: 18 JOSSELYN LANE
OWNER: JAMES J. BADEAU AND
LISA M. BADEAU, TRUSTEES
REFERENCE: LCC 131314
ASSESSOR'S PARCEL NO.: 120- 192- 000
LOT AREA: 7,293± S.F.
EXISTING
BUILDING COVERAGE: 1,691± S.F. / 23.18±
PROPOSED
BUILDING COVERAGE: 1,744± S.F. / 23.91%±
BUILDING COVERAGE
NET CHANGE: + 53 S.F. / + 0.73%



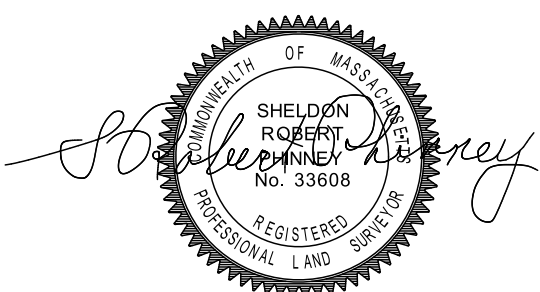
PROPOSED ADDITION
DIMENSIONS

SCALE 1" = 10'

N/F EDGAR & MALLETTE
PARCEL 120- 191- 000
#8 JOSSELYN AVENUE

PARCEL 120- 192- 000
7,293± S.F.

N/F CONWAY
PARCEL 120- 193- 002
#22 JOSSELYN AVENUE



S.ROBERT PHINNEY, P.L.S.
21 ACORN ST.

MIDDLEBOROUGH, MASSACHUSETTS

I CERTIFY THAT THE BUILDING LOCATED AS SHOWN ON
THIS PLAN IS DERIVED FROM AN ON THE GROUND SURVEY
BY DUXBURY CONSTRUCTION.

THE DWELLING IS NOT LOCATED IN A FLOOD ZONE
AS SHOWN ON F.I.R.M. MAP 25023C0243K DATED
NOVEMBER 4, 2016.

THIS PLAN AND ACCOMPANYING CERTIFICATIONS DO NOT
CONSTITUTE A CERTIFICATION OF TITLE TO THE PROPERTY
DISPLAYED HEREON. THE OWNER OF THE LOCUS AND ABUTTING
PROPERTIES ARE SHOWN ACCORDING TO CURRENT
ASSESSOR'S RECORDS.



SCALE 1"= 10'

DIMENSIONAL REQUIREMENTS: ZONE RC

ITEM	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	40,000 S.F.	N/A	N/A
MINIMUM LOT FRONTAGE	200 FT.	N/A	N/A
MINIMUM FRONT YARD (W/ STREET < 40 FT. WIDE)	45 FT. FROM CENTERLINE	47.6 FT. FROM CENTERLINE	63.6 FT. FROM CENTERLINE
MINIMUM SIDE YARD	15 FT.	3.3 FT.	3.3 FT.
MINIMUM REAR YARD	15 FT.	1.5 FT.	2.6 FT.

PROPOSED ADDITION
for
JAMES & LISA BADEAU
on
18 JOSSELYN AVENUE
in
DUXBURY, MASSACHUSETTS
JANUARY 8, 2024

REVISED: MARCH 8, 2024
REVISION: REVISE PROPOSED GARAGE FOOTPRINT

DUXBURY CONSTRUCTION COMPANY
P.O. BOX 2514
DUXBURY, MASSACHUSETTS