

## REQUEST FOR REVIEW

Case No: 2024-06  
Petitioner: Joanne Vercollone  
C/O: Tristan Partain  
Address: 37 Priscilla Lane  
Parcel #s: 128-998-217

<input type="checkbox"/>	PLANNING BOARD
<input type="checkbox"/>	BOARD OF HEALTH
<input type="checkbox"/>	CONSERVATION COMMISSION
<input type="checkbox"/>	DESIGN REVIEW BOARD
<input type="checkbox"/>	WATER DEPARTMENT
<input type="checkbox"/>	DUXBURY BAY MANAGEMENT COMMISSION
<input type="checkbox"/>	HIGHWAY DEPARTMENT

Date form was delivered: 01/30/2024

DATE REVIEW REPORT DUE TO BOARD OF APPEALS (906.4-WITHIN 35 DAYS) - Written comments and recommendations should be received within 35 days or there shall be deemed no opposition or desire to comment. **DUE DATE TO ZBA: 3/5/2024 or ASAP**

**PUBLIC HEARING SCHEDULED FOR: March 14, 2024**

---

<input type="checkbox"/>	RESIDENTIAL CLUSTER DEVELOPMENT
<input type="checkbox"/>	PLANNED DEVELOPMENT
<input checked="" type="checkbox"/>	SPECIAL PERMIT
<input type="checkbox"/>	VARIANCE
<input type="checkbox"/>	APPEAL

**BOARD OF APPEALS REQUESTS:**

<input type="checkbox"/>	PRELIMINARY QUALIFICATION/SITE ANALYSIS REVIEW	803.5
<input checked="" type="checkbox"/>	SPECIAL PERMIT COMMENTS & RECS.	906.2
<input type="checkbox"/>	DEVELOPMENT APPLICATION REVIEW	806.2
<input type="checkbox"/>	SITE PLAN APPROVAL	602
<input type="checkbox"/>	VARIANCE – COMMENTS AND RECOMMENDATIONS	
<input type="checkbox"/>	APPEAL OF BUILDING INSPECTOR'S DETERMINATION- COMMENTS AND RECOMMENDATIONS	



TOWN CLERK  
2024 FEB -5 PM 1:11  
DUXBURY, MASS.

## TOWN OF DUXBURY



### BOARD OF APPEALS NOTICE OF PUBLIC HEARING

The Board of Appeals will hold a public hearing in the Mural Room, 878 Tremont Street and via zoom on Thursday, March 14, 2024 at 7:30 p.m. to consider the application of Joanne Vercollone and Francis Buckley c/o Tristan Partain, Partain & Son for a Special Permit under Article(s) 400 and 900, Sections 401.2 #4, 410.1, 410.4 and 906.2 of the Duxbury Protective Bylaw. The property is located at 37 Priscilla Lane, Parcel No. 128-998-217 of the Duxbury Assessors Map, consisting of 0.32 acres in the Residential Compatibility District (RC) and owned by J Craig LLC. The Applicants propose to raze and rebuild a pre-existing, non-conforming dwelling. A special permit is required. The application may be viewed on the Town's website

[www.town.Duxbury.MA.US](http://www.town.Duxbury.MA.US) under the Zoning Board of Appeals page or in the Municipal Services Department. Any individual with a disability may request accommodation in order to participate in the public hearing and may request the application and any accompanying materials in an accessible format. Such requests should be made at least three business days in advance by contacting the Municipal Services Department.

Pursuant to Chapter 2 of the Acts of 2023, this meeting will be conducted in person and, as a courtesy, via remote means in accordance with applicable law. Please note that while an option for remote attendance and/or participation is being provided as a courtesy to the public and board members, the meeting/hearing will not be suspended or terminated if technological problems interrupt the virtual broadcast, unless required by law. Additionally, the meeting will be broadcast live, in real time, via the Duxbury Government Access Channels – Verizon 39 or Comcast 9. Viewers can visit [www.pactv.org/duxbury](http://www.pactv.org/duxbury) for information about Duxbury programming including streaming on Duxbury You Tube, to watch replays and Video on Demand.

#### REMOTE MEETING ACCESS INSTRUCTIONS

<https://pactv.zoom.us/j/93616327348?pwd=RHZYNIvLTndTdVZqaWIPb25hZiVLUT09>

Zoom Meeting ID: 936 1632 7348 Zoom Password: 943482

Zoom call in access: 1 929 205 6099 US

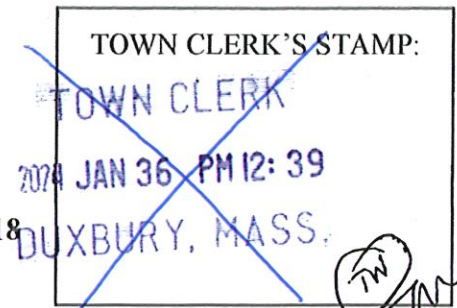
Adv.: 2/28 & 3/6/2024  
Case #2024-06

Wayne Dennison  
Chair, Board of Appeals





The Town of Duxbury  
878 Tremont Street  
Duxbury, MA 02332  
Phone: (781) 934-1100 • Fax: (781) 934-1118



## APPLICATION - DUXBURY ZONING BOARD OF APPEALS

### APPLICATION INFORMATION

This Application is for:

☒ Special Permit ☐ Appeal ☐ Variance ☐ Comprehensive Permit

Project Name: 37 Priscilla Lane

Project Type:

Location (Street Address): 37 Priscilla Lane

Assessor's Map/Block/Lot Number (s):

Applicant: Tristan S. Partain

Address: 27 Chestnut Street Duxbury

Telephone: 339-832-1706

Fax:

Email: Tristans.partain@gmail.com

Property Owner: Joanne Vercollone

Address: 46 Standish Road Duxbury MA

Telephone: 339-793-3971

Fax:

Email: francisjbuckley@gmail.com

Briefly describe and justify your special permit or variance request, or the basis for your appeal:

The Applicant Proposes to raze the existing single family dwelling and construct a new single family dwelling. The lot is a none conforming lot due to lot area and frontage. The existing structure is none conforming due to front set backs.

### SITE INFORMATION

Total Area (Sq. Ft.): 14,895

Lot Frontage: 190

Total Upland Area (Sq. Ft.): 14,895

Zoning District(s):

☒ RC: Residential Compatibility

☐ NB1: Neighborhood Business District 1

☐ NB2: Neighborhood Business District 2

☐ PD1: Planned Development District 1

☐ PD2: Planned Development District 2

☐ PD3: Planned Development District 3

☐ FHAOD: Flood Hazard Area Overlay District

☐ WPD: Wetlands Protection District

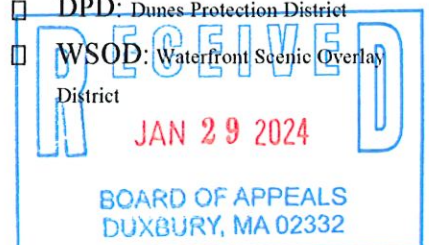
☐ APOD: Aquifer Protection Overlay District

☐ POLOD: Publicly Owned Land Overlay District

☐ DPD: Dunes Protection District

☐ WSOD: Waterfront Scenic Overlay District

Identify *all* sections of the Duxbury Protective Bylaw that apply to this Application:



401.2, 410.4, 906.2

Duxbury Zoning Board of Appeals  
Application Form  
Page 1

Existing Use(s) of the Property:

Residential

#### APPLICANT AND OWNER CERTIFICATIONS

The undersigned hereby certifies that he/she has read and examined this Application, including all attachments hereto, and that the proposed project is accurately represented in the statements made in this Application. The undersigned also certifies that applications have been filed with the Planning Board, Conservation Commission, and Board of Health, as appropriate, and hereby requests a hearing before the Zoning Board of Appeals with reference to this Application.

#### Property Owner

I/we hereby acknowledge that the Applicant is authorized to act on my/our behalf and that any and all representations made by the Applicant will be binding on me/us as Owners of the property.

Signature: Joanne Vercollone Date: 1/29/24

Print: Joanne Vercollone

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

Print: \_\_\_\_\_

Applicant/Appellant Signature:

Signature: Tristan S. Partain Date: 1/29/24

Print: Tristan S. Partain

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

Print: \_\_\_\_\_

Applicant is: ☐ Owner ☐ Tenant ☒ Agent/Attorney ☐ Purchaser ☐ Appellant

#### Building Inspector Review

This completed Application has been reviewed by the Building Inspector prior to filing with the Town Clerk.

Signature of Building Inspector

Date of Review

### Supplemental Application Requirements

The Application must include one or more of the following supplemental pages, as applicable:

- A. Section 906.2 Findings (Required for All Special Permit Applications)
- B. Application to Extend or Alter a Non-Conforming Single-Family or Two-Family Dwelling
- C. Application to Extend or Alter Other Use or Structure
- D. Application for a Special Permit in the NB-1 or NB-2 District
- E. Application for a Residential Pier
- F. Application for a Special Permit in the WPOD
- G. Application for Variance
- H. Appeal of Building Inspector/Zoning Enforcement Officer Decision
- I. Application for a Comprehensive Permit under G.L. c. 40B

Duxbury Zoning Board of Appeals

Application Form

Page 2

Duxbury Zoning Board of Appeals

Application Supplement A

Page 1

### SUPPLEMENTAL APPLICATION REQUIREMENTS A. Section 906.2

#### Findings; Required for All Special Permit Applications.

For each of the following special permit granting criteria, summarize the proposed project's benefits to the Town and explain how they will outweigh any adverse impacts on the Town or the vicinity of the site. If a given criterion does not apply to the Application or if there will be no adverse impact, briefly explain why. Attach additional sheets if necessary.

- 1) Suitability of the proposed location for this proposal, taking the following into consideration:
  - a) Nearby land uses, and whether they would be supported by or damaged by having the proposed use nearby.
  - b) Uses of the site which would be displaced by or preempted by this use.
  - c) Adequacy of roads, water, drainage and other public facilities serving the location.
  - d) Whether the site is more sensitive than are most similarly zoned sites to environmental damage from the proposal such as: erosion, siltation, potential groundwater or surface water contamination, especially if affecting public or private water supplies, habitat disturbance or loss of valuable natural vegetation.
  - e) Contribution to cumulative impact upon municipal water supplies, including consideration of nitrate-nitrogen loading, if within a defined Aquifer Protection Overlay District.

Applicant's Response:

- A) The existing and proposed use is a single family dwelling consistent with all surrounding uses.
- 

- B) There is no proposed change.
- 

- C) The proposed dwelling will continue to use the existing roads and utilities currently serving the existing dwelling
- 

- D) The proposed work is on an already developed lot.
- 

- E) The project is not located within the Aquifer protection overlay district.
-

- 2) Activity type, mix and intensity, taking the following into consideration:
- a) Whether the proposal contributes to the diversity of services available locally;
  - b) Seasonal consequences, including addition to peak period congestion;
  - c) Service to local, in preference to regional, markets;
  - d) For business developments, likelihood of employment opportunities being created for residents, and the quality of those opportunities; and
  - e) For residential developments, how substantially, if at all, the proposal contributes to housing diversity.

Applicant's Response:

---

A) Not applicable, residential dwelling do not provide public service.

---

B) The project proposes the same single family dwelling use therefore will not alter seasonal consequence of congestion

---

C) The project proposes to raze and rebuild a single family dwelling.

---

D) Not applicable, the project proposes a single family dwelling.

---

A) Not applicable, the porrect proposes a single family dwelling.

---

- 3) Building and site design, including consideration of the following:
- a) Whether scenic views from public ways and developed properties have been considerably treated;
  - b) Whether compatibility with neighborhood character has been considerably treated;
  - c) Whether reasonable efforts have been made to minimize visibility of parking and service areas from public streets;
  - d) Whether any traditional public access to or along shoreline has been maintained; and
  - e) Compliance with the criteria of Section 424.4 and/or Section 615 under Site Plan Approval.
  - f) Compliance with Section 404.20, "Determination of Suitability of Piers" and Section 404.50, "Waterfront Scenic Area Overlay District," if applicable.

Applicant's Response:

---

A) The structure is proposed substantially within the existing footprint and shall have limited scenic views.

---

B) The neighborhood consists of single family dwellings. The architect has designed the building in harmony with the character of the neighborhood.

---

C) The proposed driveway provides adequate off street parking for the proposed single family dwelling.

---

D) Public access to or along the shoreline will not be altered and or affected by the said project.

---

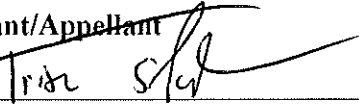
E) Not Applicable. The said project proposed is a single family dwelling.

---

F) Not applicable. The said project does not propose any piers.

---

By Applicant/Appellant

Signature: 

Date: 1/29/24

Print: Tristan S Patten

---

**DUXBURY BOARD OF APPEALS SUPPLEMENTAL APPLICATION REQUIREMENTS B. Application to Extend or Alter a Non-Conforming Single-Family or Two-Family Dwelling**

- 1) What is the nature of the existing nonconformity(ies)? Check *all* that apply.

Duxbury Zoning Board of Appeals

Insufficient lot area	Insufficient lot frontage Under 200'
Encroachment on front, side, or rear setbacks	Existing height exceeds maximum height limit
Excess <i>lot</i> coverage (RC limit: 15%)	Excess <i>site</i> coverage (NB-1 and NB-2 limit: 50 %)
Other (list):	

- 2) When was the existing dwelling (or accessory structure) constructed? \_\_\_\_\_  
*(Attach evidence, e.g., historic photographs, assessor's record, building permit records, other)*
- 3) When was it most recently altered or extended? Unknown
- 4) Have any zoning variances been granted for the subject property? Yes No If yes, when? \_\_\_\_\_
- 5) Does the proposed project involve demolition of an existing structure? Yes No
- 6) If yes, and if the building was constructed 75 years or more before the date of this application, has the Historical Commission held a public hearing and made a demolition delay determination under Section 609? Yes No  
 Not Applicable
- 7) Describe the existing and proposed conditions on the lot. The following calculations should be prepared by the engineer or architect of record and must be presented here OR on the site plan.

	Total (All Structures)			Nonconforming Only		
	Existing	Proposed	Percent Change	Existing	Proposed	Percent Change
Gross Floor Area (sq. ft.)	2456	3772	15.35%	452	0	
Volume (cu. ft.)	36250	94300	26.01%	6780	0	
Lot or Site Coverage						
Area (sq. ft.)	1.635	2332	752			
Percent	11%	15.7%	4.7%			
Building Height	15'	25'				
Setbacks:						
Front:	9'	25.4'				
Side: left	17'	28.1'				
Side: right	64'	74'				
Rear:	23'	15.7'				

- 8) Does your proposed project:
- Yes ☒ No ☐
- ☒ Conform to the requirements of the Duxbury Zoning Bylaw?
- ☒ Increase any existing non-conformity?
- ☒ Create any new non-conformity?
- 9) The Board of Appeals is required to make certain findings under Section 401.2(3)(a). To assist the Board in this process, please respond to each of the following questions.
- a) Will the proposed project substantially increase the nonconforming nature of the existing structure or lot? Why, or why not?



The project for the said single family dwelling will improve the front setbacks from 9' to 25.4' off the street.

The said project will increase the building coverage as allowed in section 410.4

Revised September 2013

Application Supplement B  
Page 2

- b) Has the project been designed to ensure that the proposed changes will not be more detrimental than the existing nonconforming structure to the neighborhood? If so, how?

The proposed project is less detrimental as the new proposed single family dwelling is to be moved from a 9' front set back off the street to a 25.4' front set back off the street.

By Applicant/Appellant

Signature: Trish S Partain

Date: 1/29/24

Trish S Partain

Print:





# THE BUCKLEY RESIDENCE

37 Priscilla Lane

## GENERAL NOTES:

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REVIEWING THESE GENERAL NOTES AND THE DRAWINGS IN THEIR ENTIRETY. CONTRACTOR TO CAREFULLY EXAMINE THE SITE FOR CONDITIONS THAT MAY AFFECT THE WORK. NO EXTRA COST WILL BE INCURRED FOR ADDITIONAL WORK CAUSED BY UNFAMILIARITY WITH SITE CONDITIONS OR CONSTRUCTION DRAWINGS.

- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR EXECUTING THE WORK IN COMPLIANCE WITH ALL APPLICABLE BUILDING CODES, REGULATIONS, AND ORDINANCES AS DEFINED BY LOCAL BUILDING CODES (INCLUDING BUT NOT LIMITED TO CONSERVATION, HISTORICAL, AND ZONING REQUIREMENTS).
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR EXECUTING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND SHALL BE LIABLE FOR ANY DEVIATIONS FROM THE DRAWINGS OR SPECIFICATIONS AND NOTES.
- GENERAL CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND INSPECTIONS REQUIRED BY LOCAL BUILDING AUTHORITIES.
- GENERAL CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY AND CONTROL OVER THE METHODS, SEQUENCES, AND COORDINATION OF ALL PORTIONS OF THE WORK.
- DIMENSIONS, CONDITIONS, AND INSTRUCTIONS INDICATED ON THE DRAWINGS DESCRIBE THE INTENT AND SCOPE OF WORK. ACTUAL FIELD CONDITIONS MAY VARY FROM THESE CONTRACT DOCUMENT DESCRIPTIONS.
- GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS AS SHOWN ON THE DRAWINGS AND IN THE FIELD AND NOTIFY THE ENGINEER AND ARCHITECT OF ANY DISCREPANCIES BEFORE ORDERING MATERIAL.
- STRUCTURAL ENGINEER IS RESPONSIBLE FOR ALL STRUCTURAL FRAMING COMPONENTS, INCLUDING BUT NOT LIMITED TO L.V.L. AND STEEL BEAMS. REFER TO SEPARATE ENGINEERING STRUCTURAL ELEMENTS REPORT BY ENGINEER FOR SCOPE AND LIMITATIONS OF WORK.
- STRUCTURAL ENGINEER IS RESPONSIBLE FOR ALL FOUNDATION AND FOOTING INFORMATION. REFER TO SEPARATE ENGINEERING STRUCTURAL ELEMENTS REPORT BY ENGINEER FOR ALL FOUNDATION INFORMATION.
- ALL HEATING, PIPING, INSULATION, ELECTRICAL, FIREPROOFING AND OTHER REQUIREMENTS ARE THE RESPONSIBILITY OF OTHERS.
- NOTIFY THE ENGINEER OF ANY ARCHITECTURAL MODIFICATION OR DIMENSIONAL CHANGES THAT MAY AFFECT THE STRUCTURAL DESIGN.
- JULIA CHUSLO, ARCHITECT IS NOT RESPONSIBLE FOR ERRORS AND OMISSIONS ON THESE PLANS AND ASSUMES NO LIABILITY FOR THE USE OF THESE PLANS.
- THESE PLANS ARE SUBJECT TO COPYRIGHT PROTECTION AND THE UNAUTHORIZED USE, REPRODUCTION, OR SALE OF THESE PLANS WITHOUT CONSENT IS PROHIBITED.
- HEAT LOSS CALCULATIONS TO BE PROVIDED BY CONTRACTOR.
- FINAL DESIGN OF HARDSCAPING AND LANDSCAPING BY OTHERS.
- FINAL LOCATION OF ATTIC ACCESS PANELS TO BE DETERMINED DURING FRAMING.
- ALL CONSTRUCTION SHALL BE NEW AND FREE FROM DEFECTS.
- ALL DIMENSIONS SHOWN ARE TO FACE OF EXTERIOR STUD, CENTER OF INTERIOR STUD, FACE OF STRUCTURE, FACE OF MASONRY UNLESS NOTED OTHERWISE.
- CONTRACTOR TO MATCH ALL BASEBOARDS, DOORS, TRIM, TRIM PAINTS, AND ANY OTHER FINISHES TO EXISTING.
- HOMEOWNER TO VERIFY GUTTER AND DOWNSPOUT LOCATIONS AND MAKE FINAL SELECTION OF GUTTER SIZE AND MATERIAL.
- CONTRACTOR TO PERFORM SCOPE OF WORK SKILLFULLY, CAREFULLY, AND IN A WORKMANLIKE MANNER, FREE OF DEFECTS, IN EITHER MATERIALS OR WORKMANSHIP.
- HOMEOWNER TO DETERMINE FINAL LOCATION OF GAS HOOK -UP FOR GRILL.
- FINAL CALCULATED BUILDING HT TO BE CALCULATED USING FINAL FLOOR JOIST SELECTION BY STRUCTURAL ENGINEER.
- HOMEOWNER TO SELECT THE FOLLOWING:

### BATHROOMS:

- ALL NEW FIXTURES AND HARDWARE
- TOWEL BARS, HOOKS, RACKS, MIRRORS
- FLOOR, SHOWER, AND WALL TILE
- VANITY
- WALL PAINT COLORS

### STAIRS:

- NEWEL POSTS, BALUSTERS, AND HAND RAILS

### LAUNDRY:

- COUNTERTOPS, CABINETS, HANGING BARS
- SHELVES
- TILE FLOORING
- WALL PAINT COLORS

### KITCHEN:

- CABINETRY
- COUNTER TOPS
- APPLIANCES

### CLOSETS:

- SHELF MATERIAL
- HANGING BARS
- STORAGE LAYOUT

### INTERIOR MILLWORK & FINISH

- DOOR & WINDOW CASING
- INTERIOR DOOR STYLES & HARDWARE FINISH
- BASEBOARDING
- CROWN MOULDING
- GAS FIREPLACE UNIT

### FLOORING

- HARDWOOD FLOOR MATERIAL, FINISH, & STAIN COLOR
- LUXURY VINYL FLOORING
- TILE/STONE MATERIAL

### LIGHT FIXTURES

- CHANDLERS
- EXTERIOR WALL SCONES
- INTERIOR WALL SCONES
- PENDANTS

### EXTERIOR FINISH

- ARCHITECTURAL GRADE ASPHALT SHINGLE COLOR
- WHITE CEDAR SHINGLE STAIN COLOR
- RAISED SEAM TIN COLOR

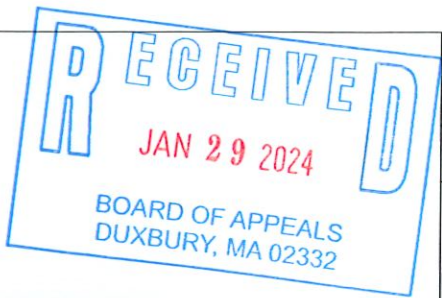
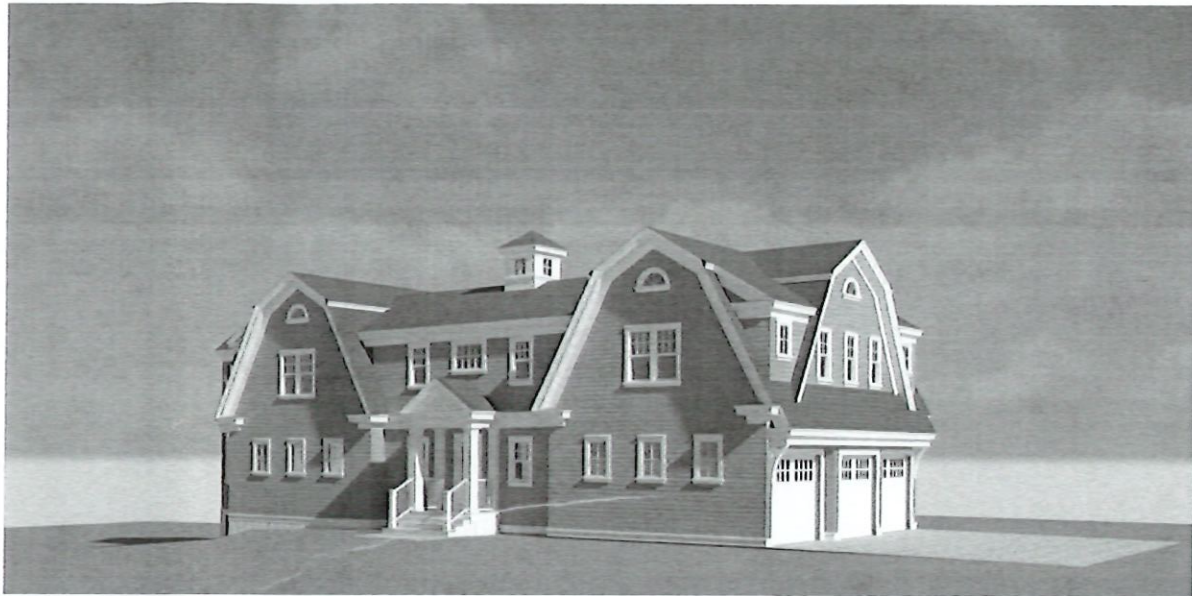
### MISC:

- DOORBELL
- SECURITY SYSTEM
- AUDIO SYSTEM

### LANDSCAPE:

- LANDSCAPE MATERIAL
- STONE WALL MATERIAL
- OUTDOOR LIGHTING
- OUTDOOR SPRINKLER
- DRIVEWAY MATERIAL

Sheet List	
Sheet Number	Sheet Name
**	READ ME
A0.0	Cover Sheet
A1.0	Foundation Plan
A1.1	Basement Plan
A1.2	First Floor Plan
A1.3	Second Floor Plan
A2.0	Elevations
A2.1	Elevations
A2.2	Window/Door Schedule
A3.0	Sections
A3.1	Sections
A3.2	Sections
A3.3	Sections
A3.4	Sections, Roof Plan and Typ. Wall Section
A3.5	Sections
A4.0	Interior Elevations
A5.0	Details/Wall Sections
E1.0	Basement & First Electrical Plan
E1.1	Second Floor Electrical



JULIA CHUSLO:ARCHITECT  
163 MARSHALL ST. - DUXBURY, MA 02332 (781) 934-5562

PERMIT SET

THE BUCKLEY  
RESIDENCE  
37 Priscilla Lane

Cover Sheet

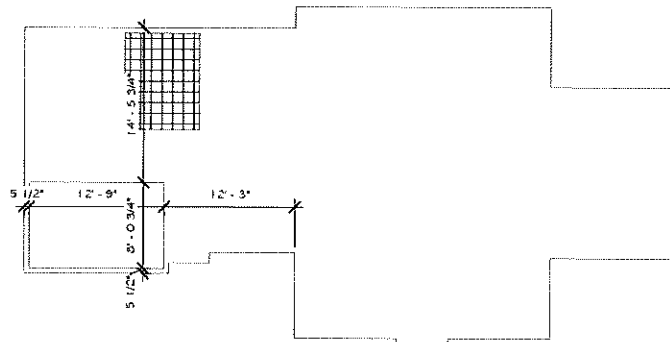
DATE Issue Date: 1/1/2024

SCALE

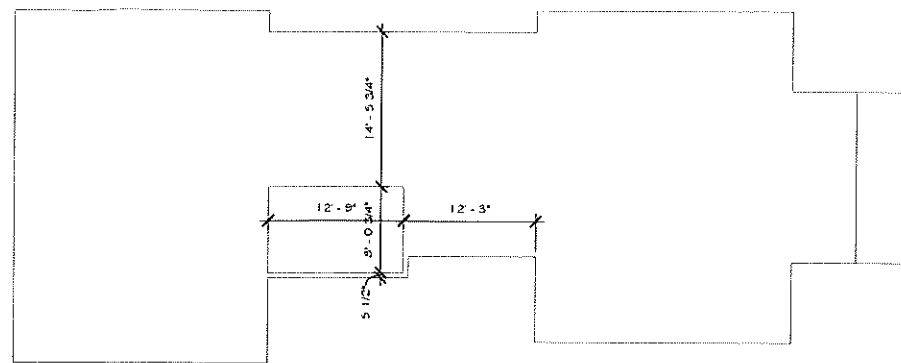
DRAWN BY

A0.0

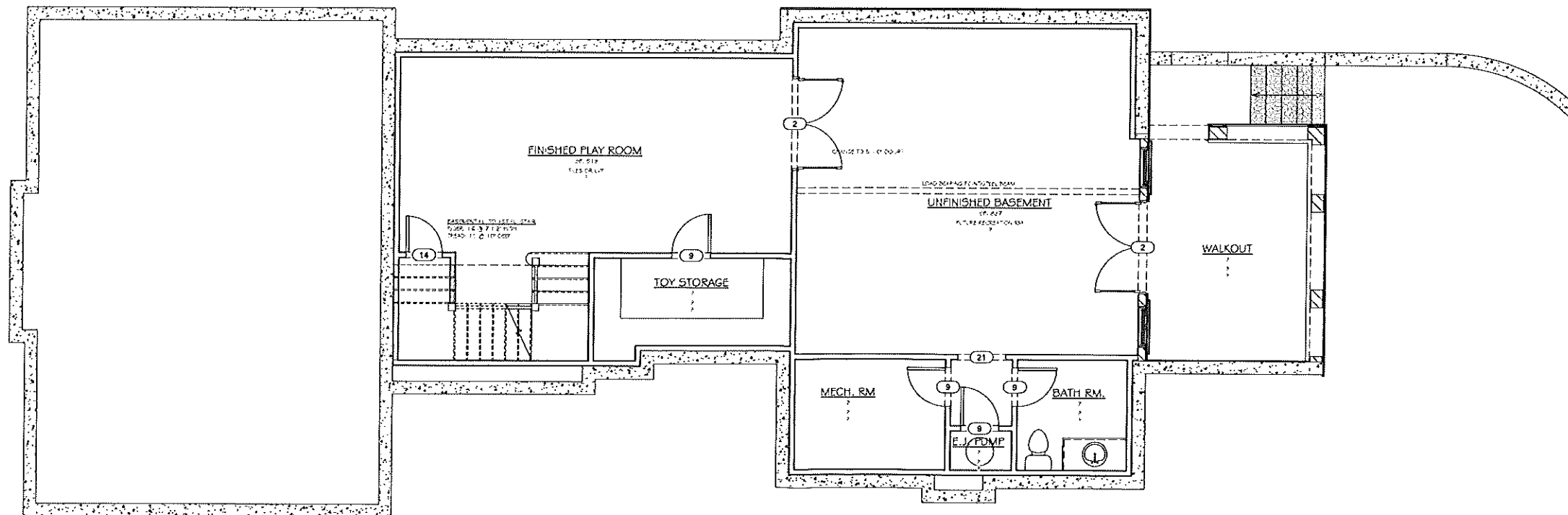
NOTE: 3D VIEWS ARE SCHEMATIC ONLY.  
REFER TO CONSTRUCTION DRAWINGS  
FOR FINAL PLAN AND ELEVATION DETAILS



② FIRST FLOOR PLATFORM PLAN  
1/8" = 1'-0"



③ SECOND FLOOR PLATFORM PLAN  
1/8" = 1'-0"



① BASEMENT FLOOR PLAN  
1/4" = 1'-0"  
FINISHED SF: 519  
UNFINISHED SF: 827

REVISIONS	Description
Date	

**THE BUCKLEY**  
**RESIDENCE**  
37 Priscilla Lane

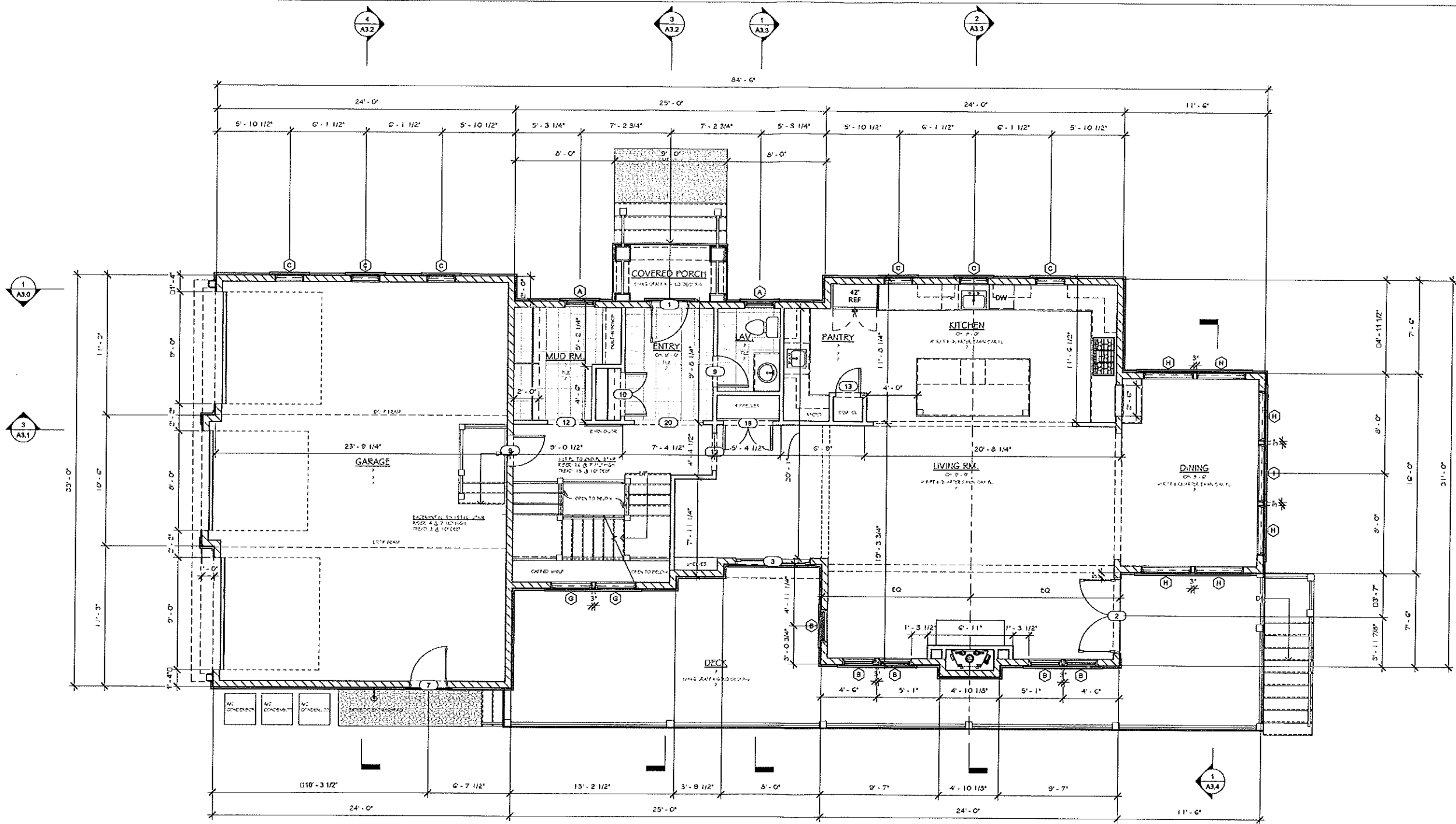
TITLE	Basement Plan
DATE	Issue Date: 1/1/2024
SCALE	As indicated
DRAWN BY	

JULIA CHUSLO:ARCHITECT  
163 MARSHALL ST. - DUXBURY, MA 02332 (781) 924-5502

PERMIT SET

A1.1





① FIRST FLOOR PLAN  
1/4" = 1'-0"  
FIRST FLOOR SF: 1,511  
GARAGE SF: 800

INTERIOR DOOR SCHEDULE							
DOOR NUMBER	QTY.	SIZE	MANUFACTURER	MODEL #	DESCRIPTION	COMMENTS	Function
9	18	30" x 84"					Interior
10	1	42" x 84"					Interior
12	2	36" x 84"				CASED OPENING	Interior
13	2	24" x 84"					Interior
14	3	28" x 84"					Interior
15	1	72" x 90"				CASED OPENING	Interior
18	3	48" x 84"					Interior
19	1	30" x 80"					Interior
20	1	66" x 7 10 1/4"				CASED OPENING	Interior
21	1	38" x 84"				CASED OPENING	Interior
22	1	30" x 84"					Interior
23	2	28" x 84"					Interior

JULIA CHUSLO:ARCHITECT  
163 MARSHALL ST. - DUXBURY, MA 02332 (781) 934-5562

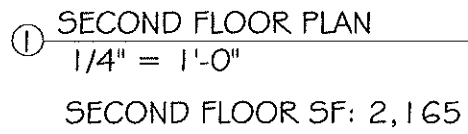
PERMIT SET

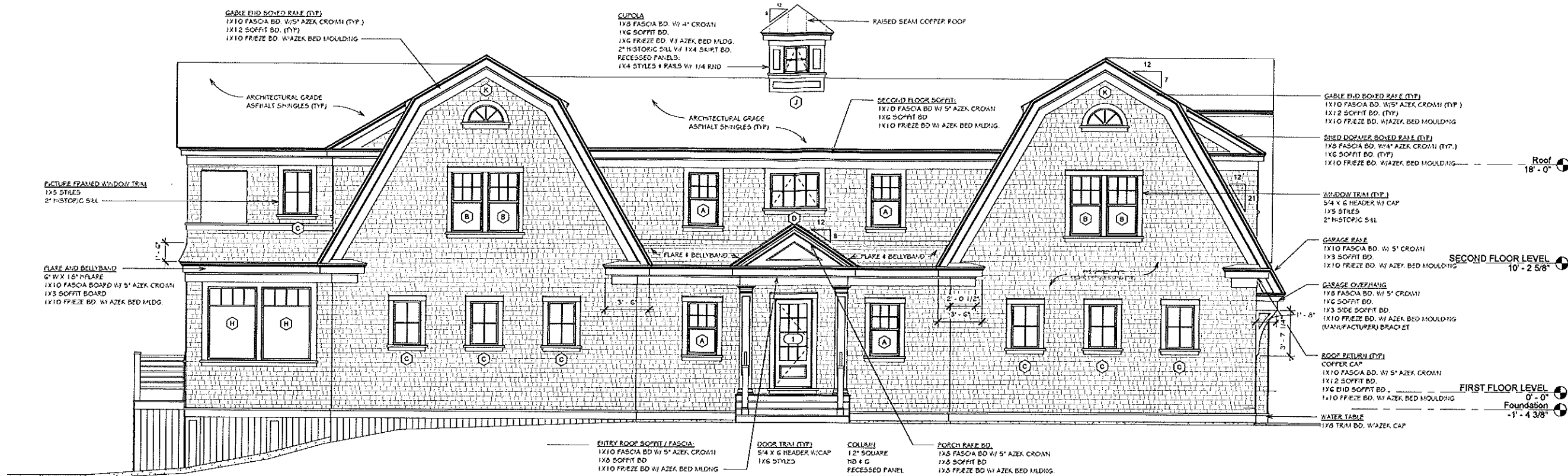
THE BUCKLEY  
RESIDENCE  
37 Priscilla Lane

TITLE First Floor Plan  
DATE Issue Date: 1/1/2024  
SCALE 1/4" = 1'-0"  
DRAWN BY

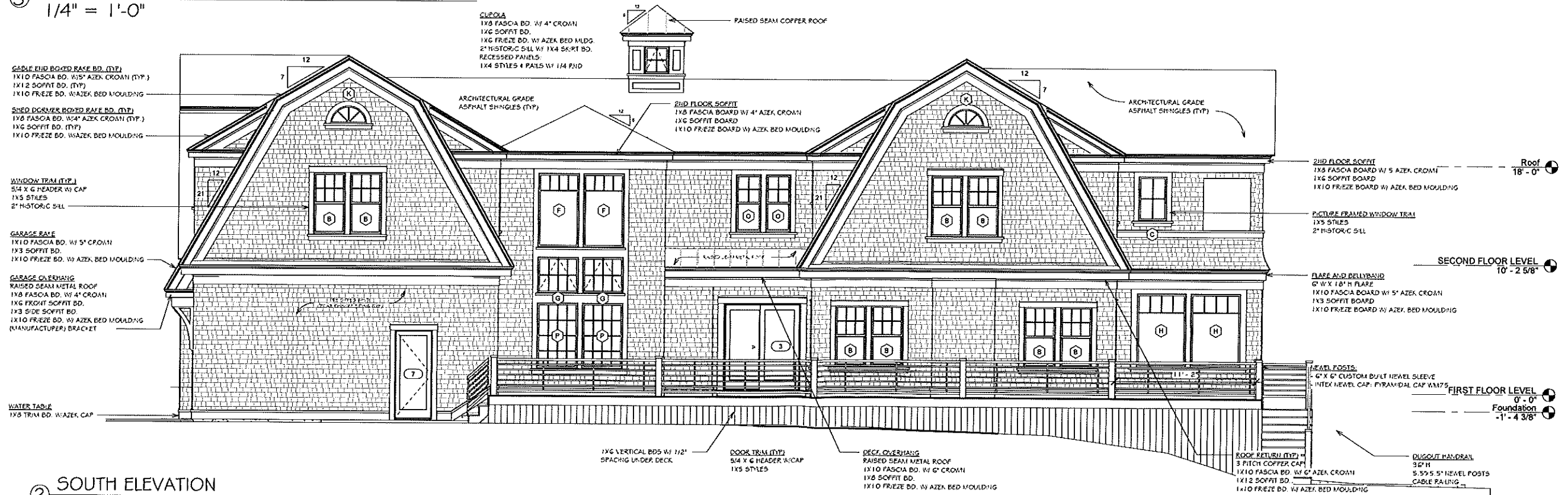
A1.2



A1.3



③ NORTH ELEVATION  
1/4" = 1'-0"



② SOUTH ELEVATION  
1/4" = 1'-0"

JULIA CHUSLO:ARCHITECT  
163 MARSHALL ST. - DUNBURY, MA 02332 (781) 934-5562

PERMIT SET

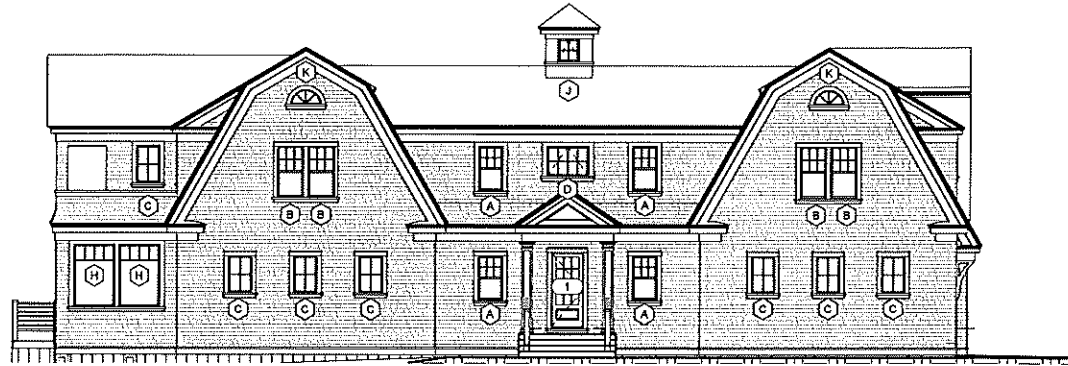
REVISIONS	Description

THE BUCKLEY  
RESIDENCE  
37 Pncilla Lane

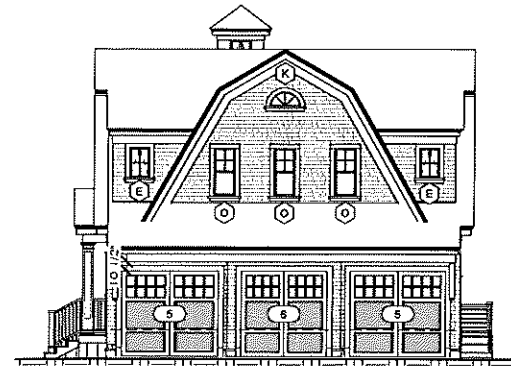
TITLE	Elevations
DATE	Issue Date: 11/20/24
SCALE	1/4" = 1'-0"
DRAWN BY	

A2.0





③ NORTH ELEVATION WINDOW  
1/8" = 1'-0"



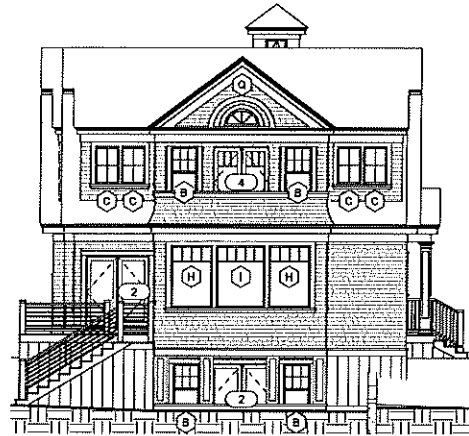
② WEST ELEVATION WINDOW  
1/8" = 1'-0"



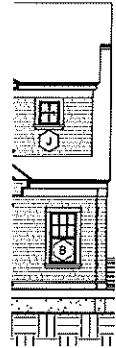
① Section 10  
1/8" = 1'-0"



④ SOUTH ELEVATION WINDOW  
1/8" = 1'-0"



⑤ EAST ELEVATION WINDOW  
1/8" = 1'-0"



⑥ Section 20  
1/8" = 1'-0"

WINDOW SCHEDULE							
TYPE MARK	QTY.	MODEL #	ROUGH WIDTH	ROUGH HEIGHT	MANUFACTURER	LITES	COMMENTS
A	4	ELDH3052	2' - 6 1/2"	4' - 4 1/4"	Marvin Windows and Doors		
B	17	ELDH3260	2' - 8 1/2"	5' - 0 1/4"	Marvin Windows and Doors		
C	12	ELCAP2943	2' - 5"	3' - 7 5/8"	Marvin Windows and Doors		
D	1	ELAWN4935	4' - 1"	2' - 11 5/8"	Marvin Windows and Doors		
E	2	ELAWN2535	2' - 1"	2' - 11 5/8"	Marvin Windows and Doors		
F	2	ELCAP4171	3' - 5"	5' - 11 5/8"	Marvin Windows and Doors		
G	2	ELAWN4135	3' - 5"	2' - 11 5/8"	Marvin Windows and Doors		
H	6	ELCAP4971	4' - 1"	5' - 11 5/8"	Marvin Windows and Doors		
I	1	ELCAP5771	4' - 9"	5' - 11 5/8"	Marvin Windows and Doors		
J	5	ELAWN2527	2' - 1"	2' - 3 5/8"	Marvin Windows and Doors		<vanes>
K	5	ELALDGR37-1W CA	3' - 1"	1' - 6 1/2"	Marvin Windows and Doors		
O	6	ELDH2656	2' - 2 1/2"	4' - 8 1/4"	Marvin Windows and Doors		
P	2	ELCAP4163	3' - 5"	5' - 3 5/8"	Marvin Windows and Doors		
Q	1	UCART4020	3' - 5"	1' - 8 1/2"	Marvin Windows and Doors		

EXTERIOR DOOR SCHEDULE							
DOOR NUMBER	QTY.	SIZE	MANUFACTURER	MODEL #	DESCRIPTION	COMMENTS	Function
1	1	UIFD3070	Marvin Windows and Doors	UIFD3070	3684 FR DOOR	Simpson Nantucket Collection	Exterior
2	3	UIFD6068	Marvin Windows and Doors	UIFD6068	7280 FR DOOR		Exterior
3	1	USFD6068	Marvin Windows and Doors	USFD6068	7280 SL FR DOOR		Exterior
4	1	UIFD5468	Marvin Windows and Doors	UIFD5468	6480 FR DOOR		Exterior
5	2	108" X 96"			Carnage House Door	Garage Door	Exterior
6	1	96" X 96"			Carnage House Door	Garage Door	Exterior
7	1	UIFD3070	Marvin Windows and Doors	UIFD3070	3684 FR DOOR		Exterior

JULIA CHUSLO-ARCHITECT  
163 MARSHALL ST. - DUNBURY, MA 02332 (781) 934-5562

PERMIT SET

THE BUCKLEY  
RESIDENCE  
37 Priscilla Lane

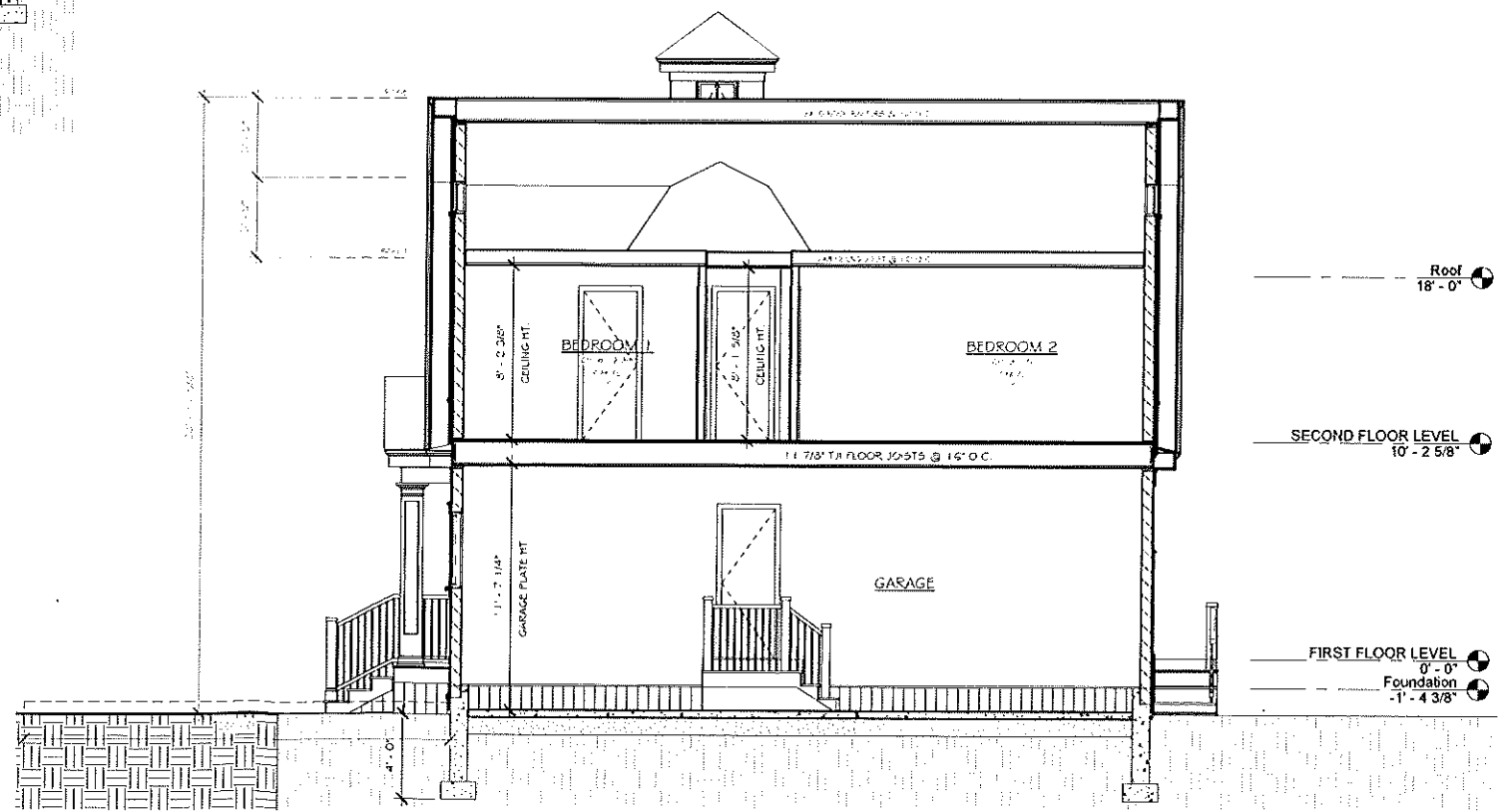
TITLE  
Window/Door Schedule

DATE Issue Date: 1/14/24

SCALE 1/8" = 1'-0"

DRAWN BY

A2.2



JULIA CHUSLO:ARCHITECT  
163 MARSHALL ST. - DUXBURY, MA 02532 (781) 934-5542

PERMIT SET

THE BUCKLEY  
RESIDENCE  
37 Priscilla Lane

TITLE SECTIONS

DATE Issue Date: 11/10/24

SCALE 1/4" = 1'-0"

DRAWN BY

A3.0