

Benjamin E. Zehnder LLC

62 Route 6A, Suite B
Orleans, Massachusetts 02653

Benjamin E. Zehnder, Esq.
bzehnder@zehnderllc.com
Tel: (508) 255-7766

May 20, 2022

Town Clerk Kaci Fullerton
Truro Town Hall
24 Town Hall Road
P.O. Box 2012
Truro, MA 02666

Via hand delivery

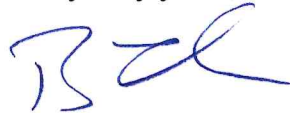
Re: New ZBA special permit application /
40 Corn Hill Road (45-118)

Dear Ms. Fullerton:

On behalf of owners Susan J. Goldstein and Jonathan A. Curtis please find enclosed for filing with the Board of Appeals one original and nine copies of a new special permit application for the property at 40 Corn Hill Road. I have also enclosed payment in the amount of \$50.00 for the filing fee.

Thank you as always for your assistance. I remain –

Very truly yours,



Benjamin E. Zehnder

Enc.
cc via email:
client
Samuel Basta
Ezra Block
Barbara Carboni
John Demarest
Elizabeth Sturdy



Town of Truro Zoning Board of Appeals

P.O. Box 2030, Truro, MA 02666

APPLICATION FOR HEARING

To the Town Clerk of the Town of Truro, MA

Date May 20, 2022

The undersigned hereby files with specific grounds for this application: *(check all that apply)*

1. GENERAL INFORMATION

NOTICE OF APPEAL

Applicant is aggrieved by his/her inability to obtain a permit or enforcement action from the Building Commissioner on *(date)* _____.

Applicant is aggrieved by order or decision of the Building Commissioner on *(date)* _____ which he/she believes to be a violation of the Truro Zoning Bylaw or the *Massachusetts Zoning Act*.

PETITION FOR VARIANCE – Applicant requests a variance from the terms Section _____ of the Truro Zoning Bylaw concerning *(describe)* _____

APPLICATION FOR SPECIAL PERMIT

Applicant seeks approval and authorization of uses under Section _____ of the Truro Zoning Bylaw concerning *(describe)* _____

Applicant seeks approval for a continuation, change, or extension of a nonconforming structure or use under Section 50.2.B.2 of the Truro Zoning Bylaw and M.G.L. Ch. 40A, §6 concerning *(describe)* _____ special permit to exceed Total Gross Floor Area limit to renovate garage to create guest house / studio.

Property Address 40 Corn Hill Road Map(s) and Parcel(s) 45-118

Registry of Deeds title reference: Book 33478, Page 176, or Certificate of Title Number N/A and Land Ct. Lot # N/A and Plan # N/A

Applicant's Name Susan J. Goldstein and Jonathan A. Curtis

Applicant's Legal Mailing Address 130 South 18th Street, Unit 1802, Philadelphia, PA 19103

Applicant's Phone(s), Fax and Email (952) 412-8660; suejgold@gmail.com

Applicant is one of the following: *(please check appropriate box)*

*Written Permission of the owner is required for submittal of this application.

Owner Prospective Buyer* Other*

Owner's Name and Address _____

Representative's Name and Address Benjamin E. Zehnder 62 Route 6A, Suite B, Orleans, MA 02653

Representative's Phone(s), Fax and Email (508) 255-7766; bzehnder@zehnderllc.com

2. The completed application **shall also** be submitted **electronically** to the Town Planner at planner1@truro-ma.gov in its entirety (including all plans and attachments).

- The applicant is **advised** to consult with the Building Commissioner, Planning Department, Conservation Department, Health Department, and/or Historic Commission, as applicable, prior to submitting this application.

Signature(s)  5/19/22

Applicant(s)/Representative Printed Name(s)

Owner(s) Printed Name(s) or written permission

Applicant(s)/Representative Signature

Owner(s) Signature or written permission

Your signature on this application authorizes the Members of the Zoning Board of Appeals and town staff to visit and enter upon the subject property



TOWN OF TRURO

Assessors Office

Certified Abutters List

Request Form



DATE: May 16, 2022

NAME OF APPLICANT: Susan J. Goldstein and Jonathan A. Curtis

NAME OF AGENT (if any): Benjamin E. Zehnder

MAILING ADDRESS: 62 Route 6A, Suite B, Orleans, MA 02653

CONTACT: HOME/CELL (508) 255-7766 EMAIL bzehnder@zehnderllc.com

PROPERTY LOCATION: 40 Corn Hill Road
(street address)

PROPERTY IDENTIFICATION NUMBER: MAP 45 PARCEL 118 EXT. _____
(if condominium)

ABUTTERS LIST NEEDED FOR: **FEE: \$15.00 per checked item**
(please check all applicable) (Fee must accompany the application unless other arrangements are made)

- | | | |
|---|---|---|
| <input type="checkbox"/> Board of Health ⁵ | <input type="checkbox"/> Planning Board (PB) | <input type="checkbox"/> Zoning Board of Appeals (ZBA) |
| <input type="checkbox"/> Cape Cod Commission | <input type="checkbox"/> Special Permit ¹ | <input checked="" type="checkbox"/> Special Permit ¹ |
| <input type="checkbox"/> Conservation Commission ⁴ | <input type="checkbox"/> Site Plan ² | <input type="checkbox"/> Variance ¹ |
| <input type="checkbox"/> Licensing | <input type="checkbox"/> Preliminary Subdivision ³ | |
| Type: _____ | <input type="checkbox"/> Definitive Subdivision ³ | |
| | <input type="checkbox"/> Accessory Dwelling Unit (ADU) ² | |
| <input type="checkbox"/> Other _____ | | (Fee: Inquire with Assessors) |
- (Please Specify)

Note: Per M.G.L., processing may take up to 10 calendar days. Please plan accordingly.

THIS SECTION FOR ASSESSORS OFFICE USE ONLY

Date request received by Assessors: 5/17/2022 Date completed: 5/17/2022
List completed by: [Signature] Date paid: 5/17/2022 Cash/Check #1115

¹Abutters, owners of land directly opposite on any public or private street or way, and abutters to the abutters within 300 feet of the property line.
²Abutters to the subject property, abutters to the abutters, and owners of properties across the street from the subject property.
³Landowners immediately bordering the proposed subdivision, landowners immediately bordering the immediate abutters, and landowners located across the streets and ways bordering the proposed subdivision. **Note:** For Definitive Subdivision only, responsibility of applicant to notify abutters and produce evidence as required.
⁴All abutters within 300 feet of parcel, except Beach Point between Knowles Heights Road and Provincetown border, in which case it is all abutters within 100 feet. **Note:** Responsibility of applicant to notify abutters and produce evidence as required.
⁵Abutters sharing any boundary or corner in any direction – including land across a street, river or stream. **Note:** Responsibility of applicant to notify abutters and produce evidence as required.



TRURO ASSESSORS OFFICE
PO Box 2012 Truro, MA 02666
Telephone: (508) 214-0921
Fax: (508) 349-5506

Date: May 17, 2022

To: Benjamin E. Zehnder, Agent for Susan J. Goldstein and Jonathan A. Curtis

From: Assessors Department

Certified Abutters List: 40 Corn Hill Road (Map 45, Parcel 118)

ZBA/ Special Permit

Attached is a combined list of abutters for the property located at 40 Corn Hill Road.

The current owners are Susan J. Goldstein and Jonathan A. Curtis.

The names and addresses of the abutters are as of May 13, 2022 according to the most recent documents received from the Barnstable County Registry of Deeds.

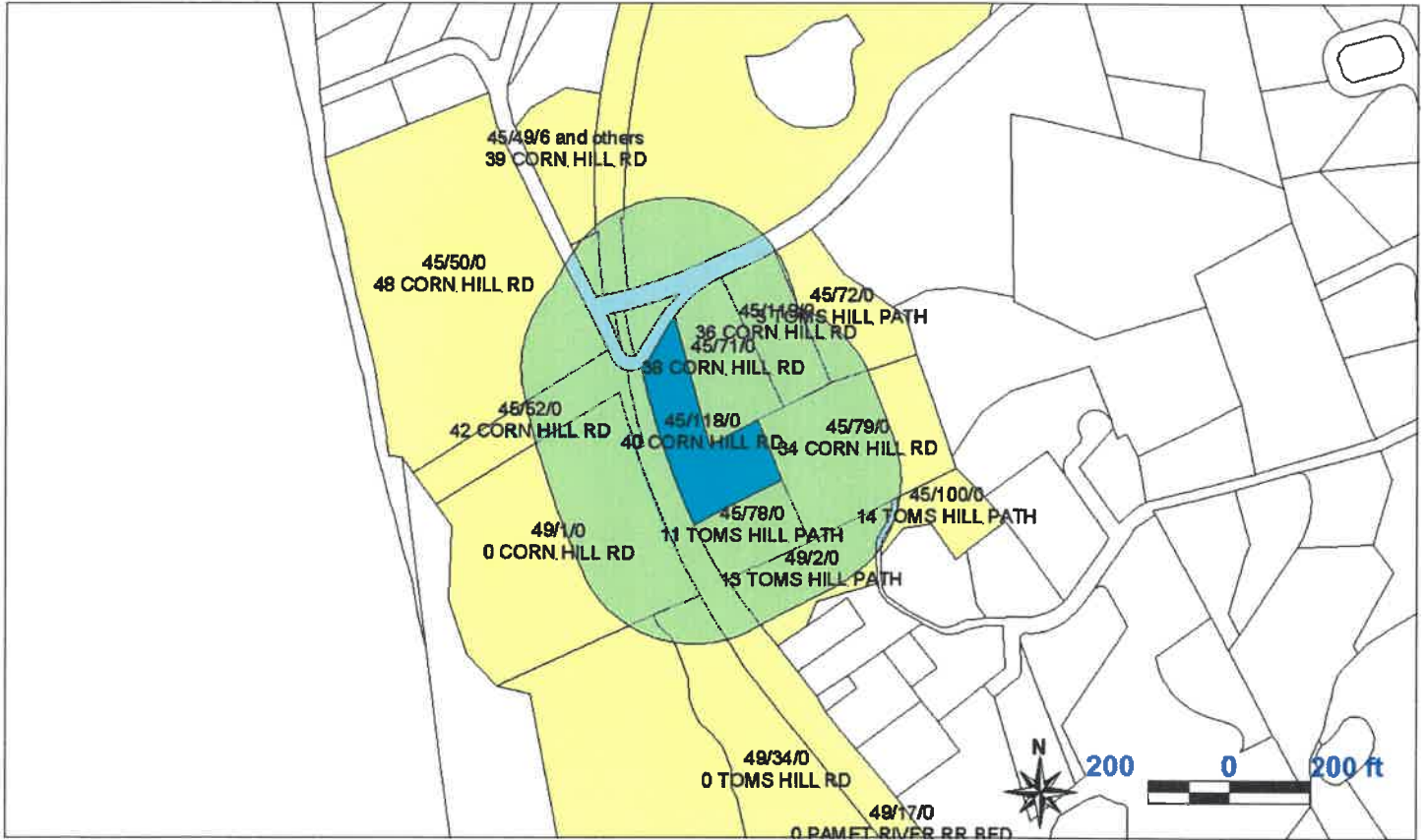
Certified by:

Olga Farrell
Assessing Clerk

40 Corn Hill Road
 Map 45, Parcel 118
 ZBA/ Special Permit

TOWN OF TRURO, MA
 BOARD OF ASSESSORS
 P.O. BOX 2012, TRURO MA 02666

Abutters List Within 300 feet of Parcel 45/118/0



Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
2121	45-35-0-R	ROSE INVESTMENT TRUST TRS: ROSE AUSTIN L JR & MARY L	0 CORN HILL RD	PO BOX 925	TRURO	MA	02666
2147	45-49-1-R	RUMBLE JUDY M	39 CORN HILL RD	518 EAST BROADWAY	SOUTH BOSTON	MA	02127
2148	45-49-2-R	MCGIRR RICHARD H & LIDA BANDER	39 CORN HILL RD	50 CHURCH ST	CONCORD	MA	01742
2149	45-49-3-R	CORN HILL REALTY TRUST TRS: ONEIL THOMAS J III ET AL	39 CORN HILL RD	731 UNION ST	ROCKLAND BEACH	MA	02370
2150	45-49-4-R	MACIASZEK SARAH A	39 CORN HILL RD	57 BRIGHAM RD	SOUTH HADLEY	MA	01075
2151	45-49-5-R	BOOTH APRIL N REVOCABLE TRUST TRS: BOOTH APRIL N	39 CORN HILL RD	957 ROUTE 80	GUILFORD	CT	06437
2152	45-49-6-R	TENNYSON LINDA E	39 CORN HILL RD	505 MAIN ST	ACTON	MA	01720
2153	45-49-7-R	MAGUIRE MICHELLE & JOHN F	39 CORN HILL RD	5 LAUREL HILL LN	WINCHESTER	MA	01890
2154	45-49-8-R	ENTICE ENTERPRISES LLC	39 CORN HILL RD	633 ARROWHEAD DR	ORANGE	CT	06477-2306
2155	45-49-9-R	IVES DAVID & ALLISON	39 CORN HILL RD	186 MOSS HILL ROAD	JAMAICA PLAIN	MA	02130
2156	45-49-10-R	KULL DONNA M	39 CORN HILL RD	313 PARTRIDGE RUN	MOUTAINSIDE	NJ	07092
2157	45-49-11-R	CORN HILL ELEVEN LLC MGRS: RICH. CASILLI & C. AVERSA	39 CORN HILL RD	41 OCEAN ST, UNIT 2	LYNN	MA	01902
2158	45-49-12-R	MASTROBATTISTA AMY J	39 CORN HILL RD	34 CROCKER AVE	FRANKLIN	MA	02038
6959	45-49-13-E	ROSEVILLE CONDO TRUST	39 CORN HILL RD	39 CORN HILL RD	TRURO	MA	02666
2159	45-50-0-E	TOWN OF TRURO	48 CORN HILL RD	PO BOX 2030	TRURO	MA	02666-2030

Handwritten: 5/17/2022
 5/17/2022

Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	Zip Cd/Country
2160	45-51-0-R	ROSE INVESTMENT TRUST TRS: ROSE AUSTIN L JR & MARY L	35-A CORN HILL RD	PO BOX 925	TRURO	MA	02666
2161	45-52-0-E	TRURO CONSERVATION TRUST TRS: TOM BOW, ET AL	42 CORN HILL RD	PO BOX 327	NO TRURO	MA	02652
2179	45-70-0-E	TOWN OF TRURO	0 CORN HILL RD	PO BOX 2030	TRURO	MA	02666-2030
2180	45-71-0-R	KUCHUK FIKRI LIFE ESTATE RMNDR: KUCHUK MICHELLE & ELIZA	38 CORN HILL RD	PO BOX 1088	TRURO	MA	02666
2181	45-72-0-R	PAMET LIMITED PARTNERSHIP	3 TOMS HILL PATH	C/O BOYLE BRIAN PO BOX 786	TRURO	MA	02666-0786
2185	45-78-0-R	TOMS HILL REALTY TRUST TRS: SCHARAR ROBERT W	11 TOMS HILL PATH	C/O FCA CORP 791 TOWN N COUNTRY BLVD #250	HOUSTON	TX	77024-3925
2186	45-79-0-R	PAMET LIMITED PARTNERSHIP	34 CORN HILL RD	C/O BOYLE BRIAN PO BOX 786	TRURO	MA	02666-0786
2199	45-92-0-R	THE DAMON MAYERS AND LYNN BOWMAN REVOCABLE TRUST	37 CORN HILL RD	TRS: DAMON MAYERS, LYNN BOWMAN 172 CIRCUIT STREET	NORWELL	MA	02061
2204	45-100-0-R	PAMET LTD REALTY TR TRS: BOYLE BRIAN E	14 TOMS HILL PATH	PO BOX 786	TRURO	MA	02666-0786
2221	45-118-0-R	GOLDSTEIN SUSAN J & CURTIS JONATHAN A	40 CORN HILL RD	130 SOUTH 18TH ST, UNIT 1802	PHILADELPHIA	PA	19103
2222	45-119-0-R	BLACK KATHERINE F	36 CORN HILL RD	PO BOX 1065	TRURO	MA	02666
5599	45-126-0-R	PERRY LTD PARTNERSHIP ET AL	16 PERRY RD	PO BOX 127	TRURO	MA	02666
2753	49-1-0-E	TOWN OF TRURO	0 CORN HILL RD	PO BOX 2030	TRURO	MA	02666-2030
2754	49-2-0-R	HOLLANDER JOANNE	13 TOMS HILL PATH	PO BOX 262	TRURO	MA	02666
2768	49-17-0-E	TOWN OF TRURO	0 PAMET RIVER RR BED	PO BOX 2030	TRURO	MA	02666-2030
2781	49-31-0-E	TOWN OF TRURO	0 PAMET RIVER -NO BANK	PO BOX 2030	TRURO	MA	02666-2030
2784	49-34-0-E	TOWN OF TRURO	0 TOMS HILL RD	PO BOX 2030	TRURO	MA	02666-2030

07/25/17/2022

45-35-0-R	ROSE INVESTMENT TRUST TRS: ROSE AUSTIN L JR & MARY L PO BOX 925 TRURO, MA 02666	45-49-1-R	RUMBLE JUDY M 518 EAST BROADWAY SOUTH BOSTON, MA 02127	45-49-2-R	MCGIRR RICHARD H & LIDA BANDER 50 CHURCH ST CONCORD, MA 01742
45-49-3-R	CORN HILL REALTY TRUST TRS: ONEIL THOMAS J III ET AL 731 UNION ST ROCKLAND BEACH, MA 02370	45-49-4-R	MACIASZEK SARAH A 57 BRIGHAM RD SOUTH HADLEY, MA 01075	45-49-5-R	BOOTH APRIL N REVOCABLE TRUST TRS: BOOTH APRIL N 957 ROUTE 80 GUILFORD, CT 06437
45-49-6-R	TENNYSON LINDA E 505 MAIN ST ACTON, MA 01720	45-49-7-R	MAGUIRE MICHELLE & JOHN F 5 LAUREL HILL LN WINCHESTER, MA 01890	45-49-8-R	ENTICE ENTERPRISES LLC 633 ARROWHEAD DR ORANGE, CT 06477-2306
45-49-9-R	IVES DAVID & ALLISON 186 MOSS HILL ROAD JAMAICA PLAIN, MA 02130	45-49-10-R	KULL DONNA M 313 PARTRIDGE RUN MOUTAINSIDE, NJ 07092	45-49-11-R	CORN HILL ELEVEN LLC MGRS: RICH. CASILLI & C. AVERSA 41 OCEAN ST, UNIT 2 LYNN, MA 01902
45-49-12-R	MASTROBATTISTA AMY J 34 CROCKER AVE FRANKLIN, MA 02038	45-49-13-E	ROSEVILLE CONDO TRUST 39 CORN HILL RD TRURO, MA 02666	45-50-0-E	TOWN OF TRURO PO BOX 2030 TRURO, MA 02666-2030
45-51-0-R	ROSE INVESTMENT TRUST TRS: ROSE AUSTIN L JR & MARY L PO BOX 925 TRURO, MA 02666	45-52-0-E	TRURO CONSERVATION TRUST TRS: TOM BOW, ET AL PO BOX 327 NO TRURO, MA 02652	45-70-0-E	TOWN OF TRURO PO BOX 2030 TRURO, MA 02666-2030
45-71-0-R	KUCHUK FIKRI LIFE ESTATE RMNDR: KUCHUK MICHELLE & ELIZA PO BOX 1088 TRURO, MA 02666	45-72-0-R	PAMET LIMITED PARTNERSHIP C/O BOYLE BRIAN PO BOX 786 TRURO, MA 02666-0786	45-78-0-R	TOMS HILL REALTY TRUST TRS: SCHARAR ROBERT W C/O FCA CORP 791 TOWN N COUNTRY BLVD #250 HOUSTON, TX 77024-3925
45-79-0-R	PAMET LIMITED PARTNERSHIP C/O BOYLE BRIAN PO BOX 786 TRURO, MA 02666-0786	45-92-0-R	THE DAMON MAYERS AND LYNN BOWMAN REVOCABLE TRUST TRS: DAMON MAYERS, LYNN BOWMAN 172 CIRCUIT STREET NORWELL, MA 02061	45-100-0-R	PAMET LTD REALTY TR TRS: BOYLE BRIAN E PO BOX 786 TRURO, MA 02666-0786
45-118-0-R	GOLDSTEIN SUSAN J & CURTIS JONATHAN A 130 SOUTH 18TH ST, UNIT 1802 PHILADELPHIA, PA 19103	45-119-0-R	BLACK KATHERINE F PO BOX 1065 TRURO, MA 02666	45-126-0-R	PERRY LTD PARTNERSHIP ET AL PO BOX 127 TRURO, MA 02666
49-1-0-E	TOWN OF TRURO PO BOX 2030 TRURO, MA 02666-2030	49-2-0-R	HOLLANDER JOANNE PO BOX 262 TRURO, MA 02666	49-17-0-E	TOWN OF TRURO PO BOX 2030 TRURO, MA 02666-2030

49-31-0-E

49-34-0-E

TOWN OF TRURO
PO BOX 2030
TRURO, MA 02666-2030

TOWN OF TRURO
PO BOX 2030
TRURO, MA 02666-2030

Key: 2221

Town of TRURO - Fiscal Year 2022

9/15/2021 10:15 am SEQ #: 2.259

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
GOLDSTEIN SUSAN J & CURTIS JONATHAN A 130 SOUTH 18TH ST, UNIT 1802 PHILADELPHIA, PA 19103		45-118-0		40 CORN HILL RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
GOLDSTEIN SUSAN J & MORFIT H MASON & MORFIT H MASON & BUNKER J		11/17/2020	U	2,900,000	33478-176
		07/24/2012	N		26524-167
		07/13/2007	99		22185-185

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
15-159	06/15/2015	6	SHED	3,000	10/08/2015	FC	100 100
05-118	09/02/2010	30	CHECK DATA		05/06/2011	MR	100 100
05-103	07/27/2005	1	SINGLE FAM R	300,000	06/21/2006	WL	100 100
	06/30/2005	7	GARAGE	65,000	06/21/2006	WL	100 100

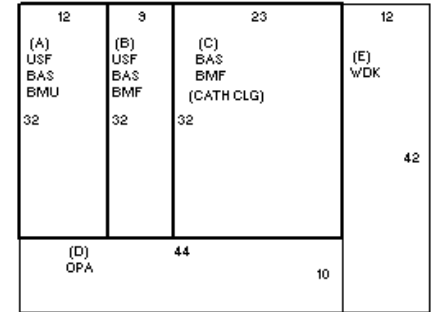
CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	13	1.00	1	1,268,530	1.00	1.00	V17			983,110
300	A	0.874	13	1.00	1	96,820	1.00	1.00	V17			84,620

TOTAL	1.649 Acres	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CORN HILL	N	FY22 Esmt granted over lot FBO 45-71 on PL688/9.			LAND	1,067,700	795,200
Infl1	NO ADJ	O	11/17/2020 SF chng per Deed 33478-176. HAS VW			BUILDING	582,600	510,900
Infl2	NO ADJ	T	EASMNT FOR 45-071 (BK 9301/176). 2ND FLR OF			DETACHED	35,100	34,700
		E	GUS=ART STUDIO PER 9/13 M+L.			OTHER	0	0
						TOTAL	1,685,400	1,340,800

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GUS	G	1.18	G 0.90 28*20	2005	560	67.42	34,000
SHF	A	1.00	G 0.90 8*10	2015	80	14.91	1,100



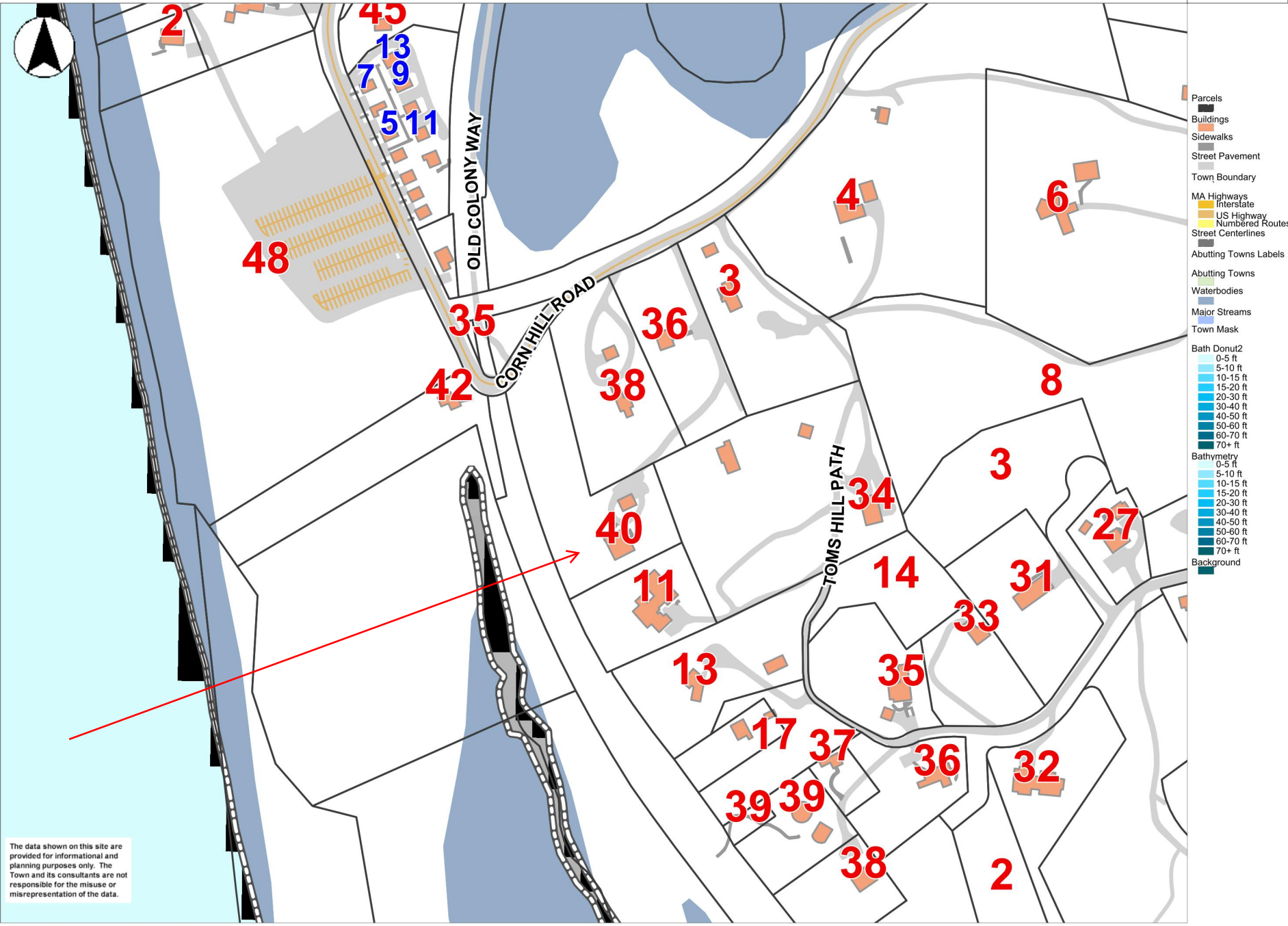
BLDG COMMENTS	BMF=OPEN EXERCISE/POOL RM+OFFICE.
---------------	-----------------------------------



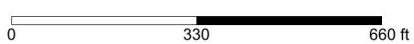
BUILDING	CD	ADJ	DESC	MEASURE	9/19/2013	FC
MODEL	1		RESIDENTIAL	LIST	9/19/2013	FC
STYLE	5	1.05	COLONIAL [100%]	REVIEW	5/25/2011	MR
QUALITY	G	1.30	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2005	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,080	DETAIL ADJ	1.010	FOUNDATION	4	BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	384		70.76	27,173
\$NLA(RCN)	\$330	OVERALL	1.070	EXT. COVER	1	WOOD SHINGLES	1.00	+	BAS	L	BAS AREA	672	2005	258.17	173,490
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UP-STRY FIN	672	2005	205.16	137,866
				ROOF COVER	1	ASPHALT SHINGLE	1.00	+	BMF	N	BSMT FINISH	1,024		104.63	107,142
				FLOOR COVER	4	TILE	1.00	C	BAS	L	BAS AREA	736	2005	258.17	190,013
				INT. FINISH	5	OTHER	1.00	D	OPA	N	OPEN PORCH	440		54.08	23,796
				HEATING/COOLING	3	RADIANT	1.02	E	WDK	N	ATT WOOD DECK	504		39.02	19,665
				FUEL SOURCE	2	GAS	1.00		ODS	O	OUT DOOR SHOWER			0.00	

TOTAL RCN	685,445
CONDITION ELEM	CD
COND	15 15%
FUNC	0
ECON	0
DEPR	15 % GD 85
RCNLD	\$582,600



The data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the misuse or misrepresentation of the data.



Printed on 05/16/2022 at 02:36 PM

MASSACHUSETTS STATE EXCISE TAX
 BARNSTABLE COUNTY REGISTRY OF DEEDS
 Date: 11-17-2020 @ 11:39am
 Ct1#: 673 Doc#: 64531
 Fee: \$9,918.00 Cons: \$2,900,000.00

BARNSTABLE COUNTY EXCISE TAX
 BARNSTABLE COUNTY REGISTRY OF DEEDS
 Date: 11-17-2020 @ 11:39am
 Ct1#: 673 Doc#: 64531
 Fee: \$8,874.00 Cons: \$2,900,000.00

Property address: 40 Corn Hill Road, Truro, MA 02666

QUITCLAIM DEED

We, H. Mason Morfit and Jane W. Bunker, married to each other,

in consideration of Two Million Nine Hundred Thousand and 00/100 (\$2,900,000.00) DOLLARS, paid

grant to Susan J. Goldstein and Jonathan A. Curtis, as husband and wife, tenants by the entirety, with a mailing address of 130 South 18th Street, Unit 1802, Philadelphia, PA 19103

WITH QUITCLAIM COVENANTS,

The land with the buildings thereon in the Town of Truro, Barnstable County, Massachusetts, known and numbered as 40 Corn Hill Road, more particularly described as follows:

- Northwesterly: by Corn Hill Road, one hundred fifty-one (151) feet;**
- Northeasterly: by Lot 2, on said plan, three hundred thirty-seven and 5/100 (337.05) feet;**
- Northwesterly: by Lot 2, one hundred thirty-nine and 53/100 (139.53) feet;**
- Northeasterly: by land now or formerly of Austin and Eleanor Montgomery, one hundred fifty-five (155) feet;**
- Southeasterly: by land now or formerly of Harold and Marion P. Hawkey, two hundred forty-nine and 98/100 (249.98) feet;**
- Southwesterly: by land of the Town of Truro, four hundred fifteen and 2/100 (415.02) feet;**

shown as Lot 1 on that recorded plan in the Barnstable County Registry of Deeds in Plan Book 459, Page 12 containing 1.649 acres, more or less according to said plan.

Deed of 40 Corn Hill Road
Page 2

Subject to and with the benefit of the following rights and restrictions:

1. As set forth in the deed recorded with the Barnstable County Registry of Deeds in Book 26524 Page 167.
2. With the benefit of an easement over 38 Corn Hill Road as set forth in the Easement recorded herewith. See Plan Book 688 Page 9.
3. Subject to the easement as set forth in the Pedestrian Easement recorded herewith. See Plan Book 688 Page 9.

Further subject to and together with all matters of record insofar as the same are now in force and applicable.

Meaning and intending to convey the same premises set forth in the deed recorded with the Barnstable County Registry of Deeds in Book 26524 Page 167, to which reference should be made for Grantors' title.

The Grantors hereby waive and release any and all rights of homestead in the above property that they may have or be able to claim pursuant to M.G.L. c. 188 and further certify under the pains and penalties of perjury they are married to each other and that no former spouses, partners or former partners in a civil union can claim the benefit of a homestead by court order or otherwise in said property.

-Signatures and Acknowledgement on Following Page-

Deed of 40 Corn Hill Road
Page 3

Witness our hands and seals this 10 day of November 2020.

H. Mason Morfit
H. Mason Morfit

Jane W. Bunker
Jane W. Bunker

State of Florida
County Pineellas

On this 10 day of November 2020, before me, the undersigned notary public, personally appeared H. Mason Morfit and Jane W. Bunker, each proved to me through satisfactory evidence of identification, which was a state issued driver's license containing his/her photograph and his/her signature to be the person whose name is signed on the preceding document, and acknowledged to me that he/she signed it voluntarily as his/her free act and deed and swore and affirmed that the statements as to marital status and homestead rights are true and accurate.

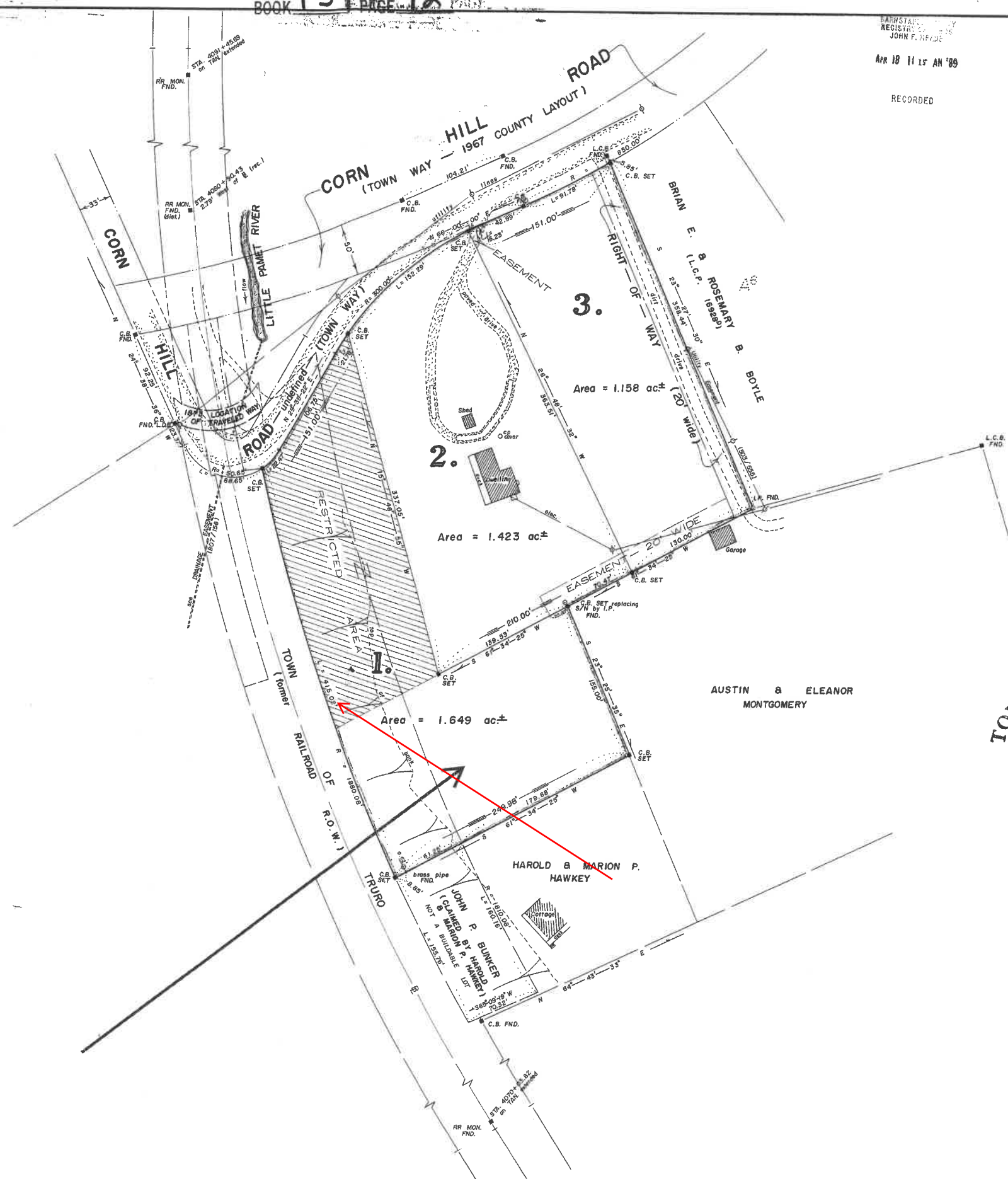
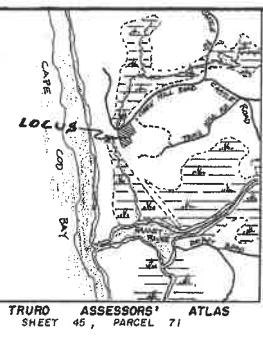


Eric Shepherd
Notary Public: Eric Shepherd
My Commission expires: August 1, 2021

SEAL

RECORDED
APR 18 11 15 AM '89

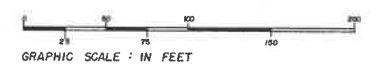
FOR REGISTRY USE



459-12

DIVISION
PLAN OF LAND IN TRURO
made for
JOHN P. BUNKER

SCALE: 1 IN. = 50 FT. FEB., 1989
SLADE ASSOCIATES, INC. REG. LAND SURVEYORS
RTE. 6 & PINE PT. RD., WELLFLEET, MA. 02667



I HEREBY CERTIFY THAT I HAVE CONFORMED WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS IN PREPARING THIS PLAN.
Chester White DATE: 10 March '89
REGISTERED LAND SURVEYOR

AUSTIN & ELEANOR MONTGOMERY

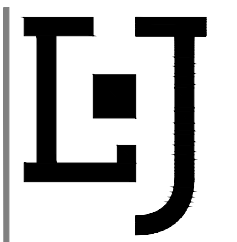
HAROLD & MARION P. HAWKEY

JOHN P. BUNKER
(OWNED BY HAROLD & MARION P. HAWKEY)
NOT A BUILDABLE LOT

TOWN OF TRURO
Robert...
MAY 23 2022
2022-011/25A
RECEIVED
TOWN CLERK
Supplemental

APPROVAL NOT REQUIRED UNDER THE SUBDIVISION CONTROL LAW:
Robert...
Bruce A. Brown
Annella Pappas
Robert E. McKenna
John P. Bunker

TRURO PLANNING BOARD
DATE: March 15, 1989



SURVEY BY:
DEMAREST LAND SURVEYING
338 MAYFAIR ROAD
SOUTH DENNIS, MA 02660
508-364-9049

WETLAND DELINEATION BY:
ENVIRONMENTAL CONSULTING & RESTORATION, LLC
P.O. BOX 4012
PLYMOUTH, MA
617-529-3792

SITE DETAILS		
DESCRIPTION	SQUARE FOOTAGE	ACREAGE
SITE AREA	± 71,837 SF	1.65

EXISTING ARCHITECTURE SQUARE FOOTAGE		
DESCRIPTION	TOTAL SQUARE FOOTAGE	LIVABLE SPACE SQUARE FOOTAGE
MAIN DWELLING - BASEMENT	1,427	1,040
MAIN DWELLING - FIRST FLOOR	1,408	1,408
MAIN DWELLING - SECOND FLOOR	693	693
GARAGE - FIRST FLOOR	498	0
GARAGE - SECOND FLOOR	470	470
TOTAL	4,496	3,611

*NOTE: SEE ARCHITECTURE DRAWINGS FOR PROPOSED FLOOR AREA



Revisions	No	Date	Description

40 CORN HILL RD
TRURO, MA
Scale: 1" = 20'-0"
Project No: 2135
Date: 5/20/22

EXISTING CONDITIONS PLAN

L0.0

EXISTING TREES IN RESOURCE AREAS

INVASIVE TREES TO BE REMOVED

Qty	Common Name
17	Locust

TREES TO REMAIN

Qty	Common Name
9	Cherry
1	Blue Spruce

GENERAL NOTES:

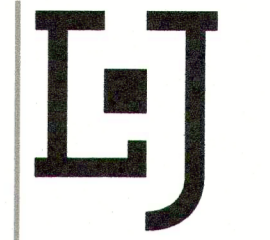
- EXISTING CONDITIONS WERE OBTAINED FROM DRAWINGS PREPARED BY DEMAREST LAND SURVEY DATED 11/05/2021.
- THE CONTRACTOR SHALL MAKE ALL NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN ALL NECESSARY CONSTRUCTION PERMITS. THE CONTRACTOR SHALL ALSO PAY ALL FEES AND POST ALL BONDS ASSOCIATED WITH THE SAME AND COORDINATE WITH THE ARCHITECT AS REQUIRED.
- CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY AND ALL CONSTRUCTION MEANS AND METHODS.
- CONSULT ALL OF THE DRAWINGS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.
- IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL CONDITIONS IN THE FIELD AND REPORT DISCREPANCIES BETWEEN PLANS AND ACTUAL CONDITIONS TO THE LANDSCAPE ARCHITECT IMMEDIATELY.

SITE PREPARATION AND DEMOLITION NOTES:

- CONTRACTOR SHALL REVIEW DRAWINGS AND DETERMINE SITE ACCESS ROUTE AND STAGING AREA. CONTRACTOR SHALL PERFORM NO DEMOLITION PRIOR TO OBTAINING WRITTEN APPROVAL FROM THE OWNER.
- ALL EXISTING TREES AND SHRUBS TO REMAIN SHALL BE PROTECTED THROUGHOUT THE TIME OF CONSTRUCTION, AS DIRECTED BY THE LANDSCAPE ARCHITECT.
- REMOVE AND STOCKPILE ALL EXISTING SITE IMPROVEMENTS TO BE REUSED UNLESS OTHERWISE NOTED.
- ANY MATERIAL STOCKPILED ON SITE DURING CONSTRUCTION SHALL BE SURROUNDED BY SILTATION FENCE TO PREVENT EROSION.

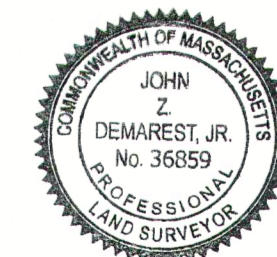
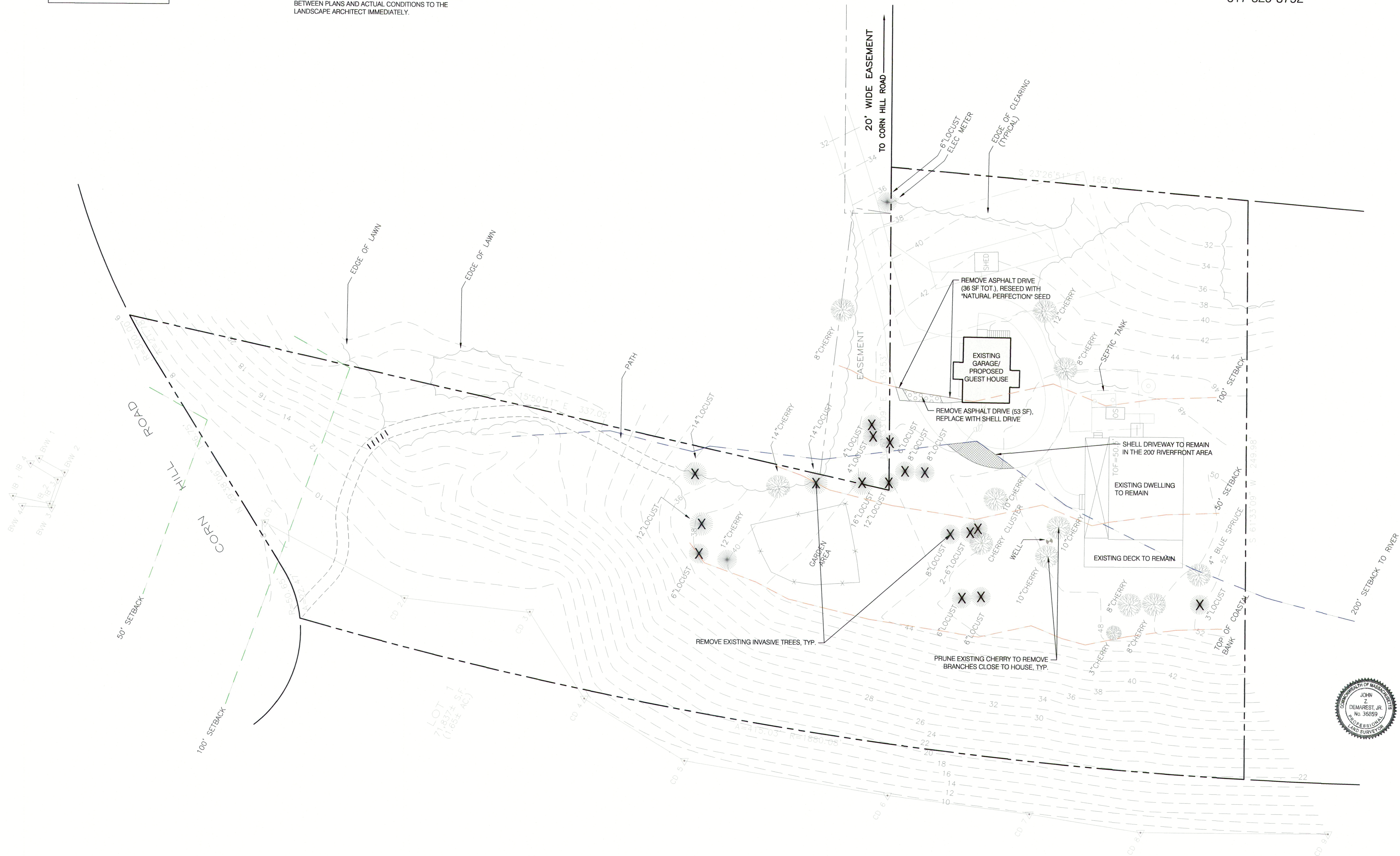
SURVEY BY:
 DEMAREST LAND SURVEYING
 338 MAYFAIR ROAD
 SOUTH DENNIS, MA 02660
 508-364-9049

WETLAND DELINEATION BY:
 ENVIRONMENTAL CONSULTING & RESTORATION, LLC
 P.O. BOX 4012
 PLYMOUTH, MA
 617-529-3792



535 Albany Street No 5A
 Boston, MA 02118
 617.426.6475
 leblancjones.com

LEBLANC JONES LANDSCAPE ARCHITECTS, INC.



Revisions	No	Date	Description
1	00-00-00		ISSUED FOR...

GOLDSTEIN CURTIS RESIDENCE
 TRURO, MA

Scale: 1"=20'
 Project No: 2135
 Date: 03/11/2022

SITE PREPARATION PLAN

L0.0

GENERAL NOTES:

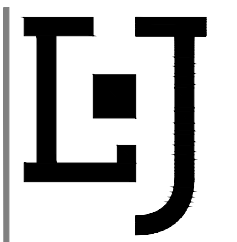
- EXISTING CONDITIONS WERE OBTAINED FROM DRAWINGS PREPARED BY DEMAREST LAND SURVEYING, DATED 11/05/2021.
- THE CONTRACTOR SHALL MAKE ALL NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN ALL NECESSARY CONSTRUCTION PERMITS. THE CONTRACTOR SHALL ALSO PAY ALL FEES AND POST ALL BONDS ASSOCIATED WITH THE SAME AND COORDINATE WITH THE ARCHITECT AS REQUIRED.
- CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY AND ALL CONSTRUCTION MEANS AND METHODS.
- CONSULT ALL OF THE DRAWINGS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL CONDITIONS IN THE FIELD AND REPORT DISCREPANCIES BETWEEN PLANS AND ACTUAL CONDITIONS TO THE LANDSCAPE ARCHITECT IMMEDIATELY.

LAYOUT & MATERIALS NOTES:

- ALL LINES AND DIMENSIONS ARE PARALLEL OR PERPENDICULAR TO THE LINES FROM WHICH THEY ARE MEASURED UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS ARE FROM FACE OF WALL OR BUILDING, UNLESS OTHERWISE NOTED.
- SUBMIT FULL SHOP DRAWINGS FOR PAVING LAYOUT AND PAVING SAMPLES TO LANDSCAPE ARCHITECT SHOWING FINISHES OF HORIZONTAL AND VERTICAL FACES AND FULL RANGE OF COLORS.
- STAKE ALL PROPOSED HARDSCAPE LAYOUT AND ELEVATIONS IN FIELD FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT.
- DO NOT SCALE OFF DRAWINGS.

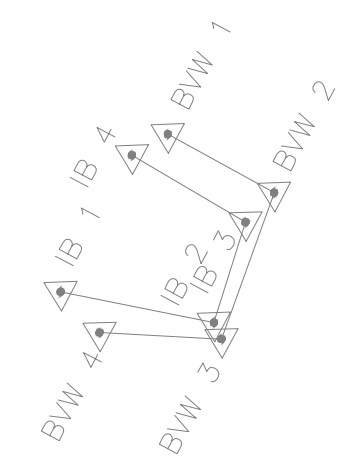
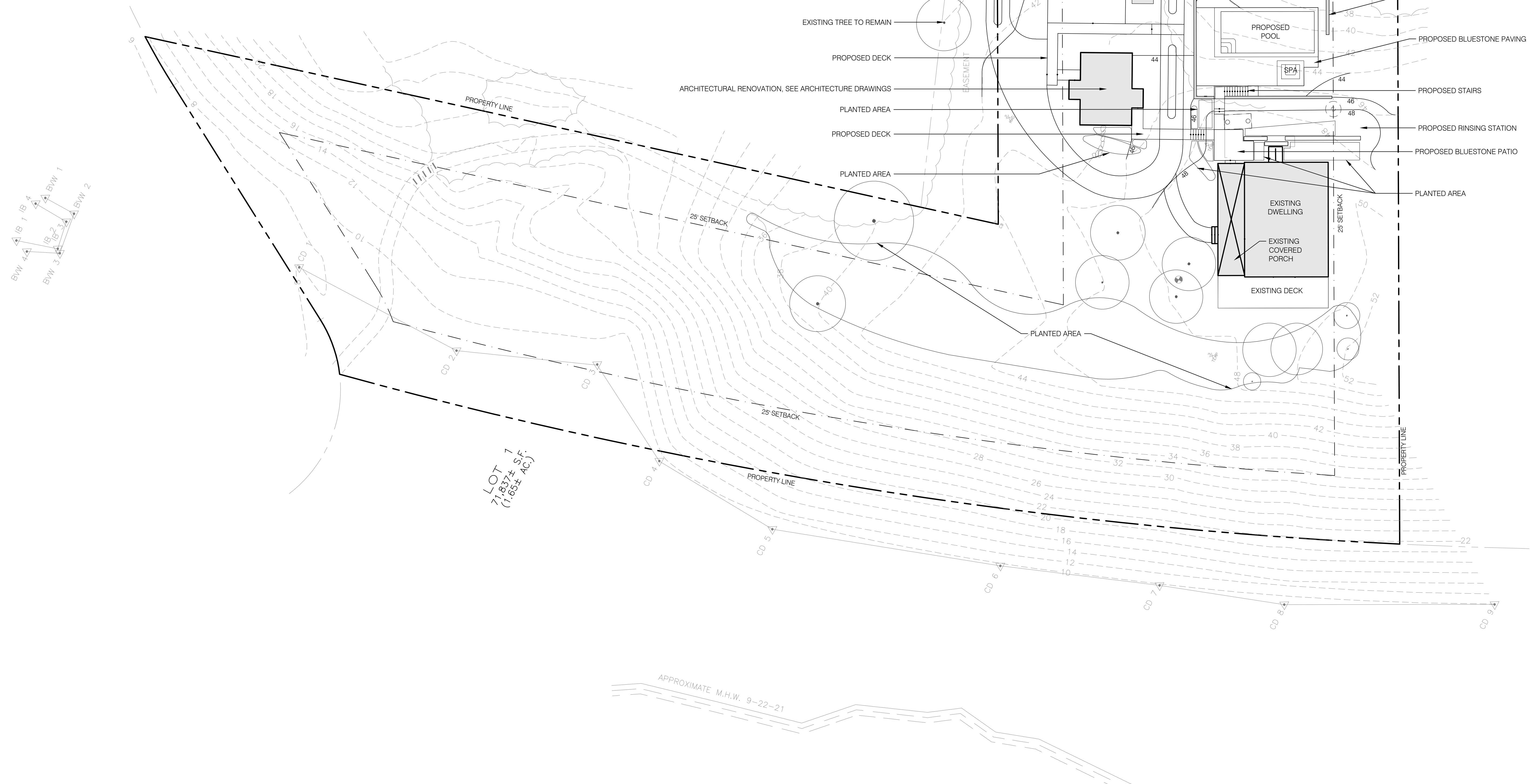
SURVEY BY:
 DEMAREST LAND SURVEYING
 338 MAYFAIR ROAD
 SOUTH DENNIS, MA 02660
 508-364-9049

WETLAND DELINEATION BY:
 ENVIRONMENTAL CONSULTING & RESTORATION, LLC
 P.O. BOX 4012
 PLYMOUTH, MA
 617-529-3792



535 Albany Street No 5A
 Boston, MA 02118
 617.426.6475
 leblancjones.com

LEBLANC JONES LANDSCAPE ARCHITECTS, INC.



Revisions	No	Date	Description

40 CORN HILL RD
 TRURO, MA
 Scale: 1"=20'
 Project No: 2135
 Date: 5/20/22

OVERALL SITE PLAN

FOR PERMITTING ONLY - NOT FOR CONSTRUCTION

L1.0

© LeBlanc Jones Landscape Architects, Inc.

PROPOSED PLANTING SCHEDULE

CODE	LATIN NAME	COMMON NAME	SIZE	SPACING
TREES				
MV	<i>Magnolia virginiana</i>	Sweetbay Magnolia	10-12 ft. ht.	
NS	<i>Nyssa sylvatica</i>	Black Gum	2-3.5' cal.	
SHRUBS				
Hq	<i>Hydrangea quercifolia</i>	Oakleaf Hydrangea	5 gal.	4 o.c.
Mp	<i>Myrica pensylvanica</i>	Bayberry	5 gal.	
GRASSES				
	<i>Panicum clandestinum</i>	Deertongue	plug	18" o.c.
	<i>Panicum virgatum</i>	Switchgrass	plug	18" o.c.
	<i>Schizachyrium scoparium</i>	Little Bluestem	plug	18" o.c.
	<i>Sporobolus cryptandrus</i>	Sand Dropseed	plug	18" o.c.

TOTAL SQUARE FOOTAGE OF MOWN AREA REPLACED WITH NATIVE ORNAMENTAL GRASS PLANTINGS OR NATIVE SEED MIX = 6,678 SF

EXISTING MOWN AREA TO REMAIN = 7,826 SF

GENERAL NOTES:

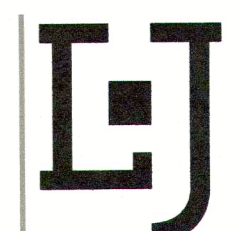
- EXISTING CONDITIONS WERE OBTAINED FROM DRAWINGS PREPARED BY DEMAREST LAND SURVEY DATED 11/05/2021.
- THE CONTRACTOR SHALL MAKE ALL NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN ALL NECESSARY CONSTRUCTION PERMITS. THE CONTRACTOR SHALL ALSO PAY ALL FEES AND POST ALL BONDS ASSOCIATED WITH THE SAME AND COORDINATE WITH THE ARCHITECT AS REQUIRED.
- CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY AND ALL CONSTRUCTION MEANS AND METHODS.
- CONSULT ALL OF THE DRAWINGS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL CONDITIONS IN THE FIELD AND REPORT DISCREPANCIES BETWEEN PLANS AND ACTUAL CONDITIONS TO THE LANDSCAPE ARCHITECT IMMEDIATELY.

PLANTING NOTES:

- ALL NEW PLANT MATERIAL SHALL CONFORM TO THE MINIMUM GUIDELINES ESTABLISHED FOR NURSERY STOCK PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
- THE CONTRACTOR SHALL SUPPLY ALL NEW PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON THE DRAWINGS.
- THE CONTRACTOR SHALL STAKE OR LAYOUT THE LOCATIONS OF ALL PROPOSED PLANTING FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO THE COMMENCEMENT OF PLANTING.
- ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF COLOR, FRUIT AND CULTURE ONLY AS APPROVED BY THE LANDSCAPE ARCHITECT
- CONTRACTOR SHALL MINIMIZE IMPACT ON EXISTING TREES WHEN PLANTING WITHIN EXISTING ROOT ZONES.
- IN THE EVENT THAT QUANTITY DISCREPANCIES BETWEEN THE PLANT MATERIALS LIST AND THE DRAWINGS, THE HIGHER NUMBER OF PLANTS SHALL GOVERN. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.

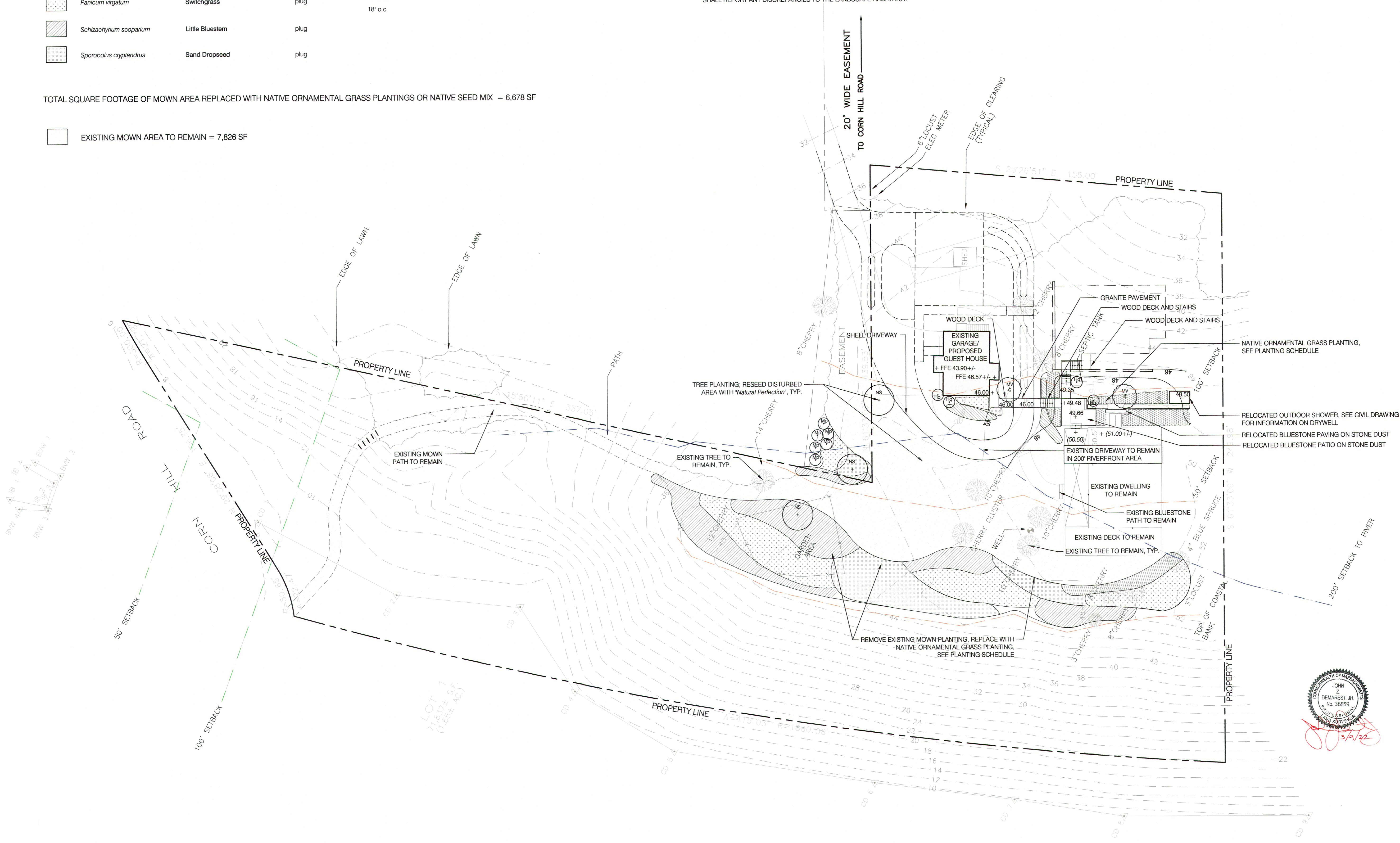
SURVEY BY:
 DEMAREST LAND SURVEYING
 338 MAYFAIR ROAD
 SOUTH DENNIS, MA 02660
 508-364-9049

WETLAND DELINEATION BY:
 ENVIRONMENTAL CONSULTING & RESTORATION, LLC
 P.O. BOX 4012
 PLYMOUTH, MA
 617-529-3792



535 Albany Street No 5A
 Boston, MA 02118
 617.426.6475
 leblancjones.com

LEBLANC JONES LANDSCAPE ARCHITECTS, INC.



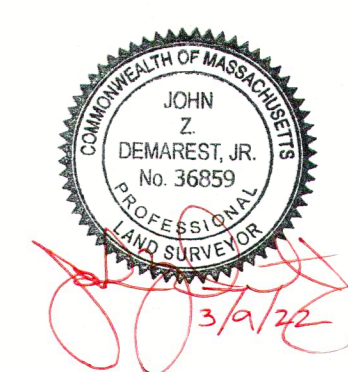
Revisions

No	Date	Description

GOLDSTEIN CURTIS RESIDENCE
 TRURO, MA

Scale: 1"=20'
 Project No: 2135
 Date: 03/11/2022

MATERIALS & PLANTING



© LeBlanc Jones Landscape Architects, Inc.

L1.0



EZRA BLOCK ARCHITECT
 48 INMAN STREET
 CAMBRIDGE MA 02 139
 t. 617 899 4966

40 CORN HILL ROAD • TRURO, MASSACHUSETTS
CURTIS - GOLDSTEIN COTTAGE

ISSUED FOR:
 SCHEMATIC DESIGN

DATE:
 01.20.2022

A2.1

1 WATER/WEST ELEVATION - proposed
 Scale: 1/4" = 1'-0"

upper level bedroom dormer

rear entry pavilion
(landing at stair)

standing seam metal roof



2

REAR/SOUTH ELEVATION - proposed
Scale: 1/4" = 1'-0"

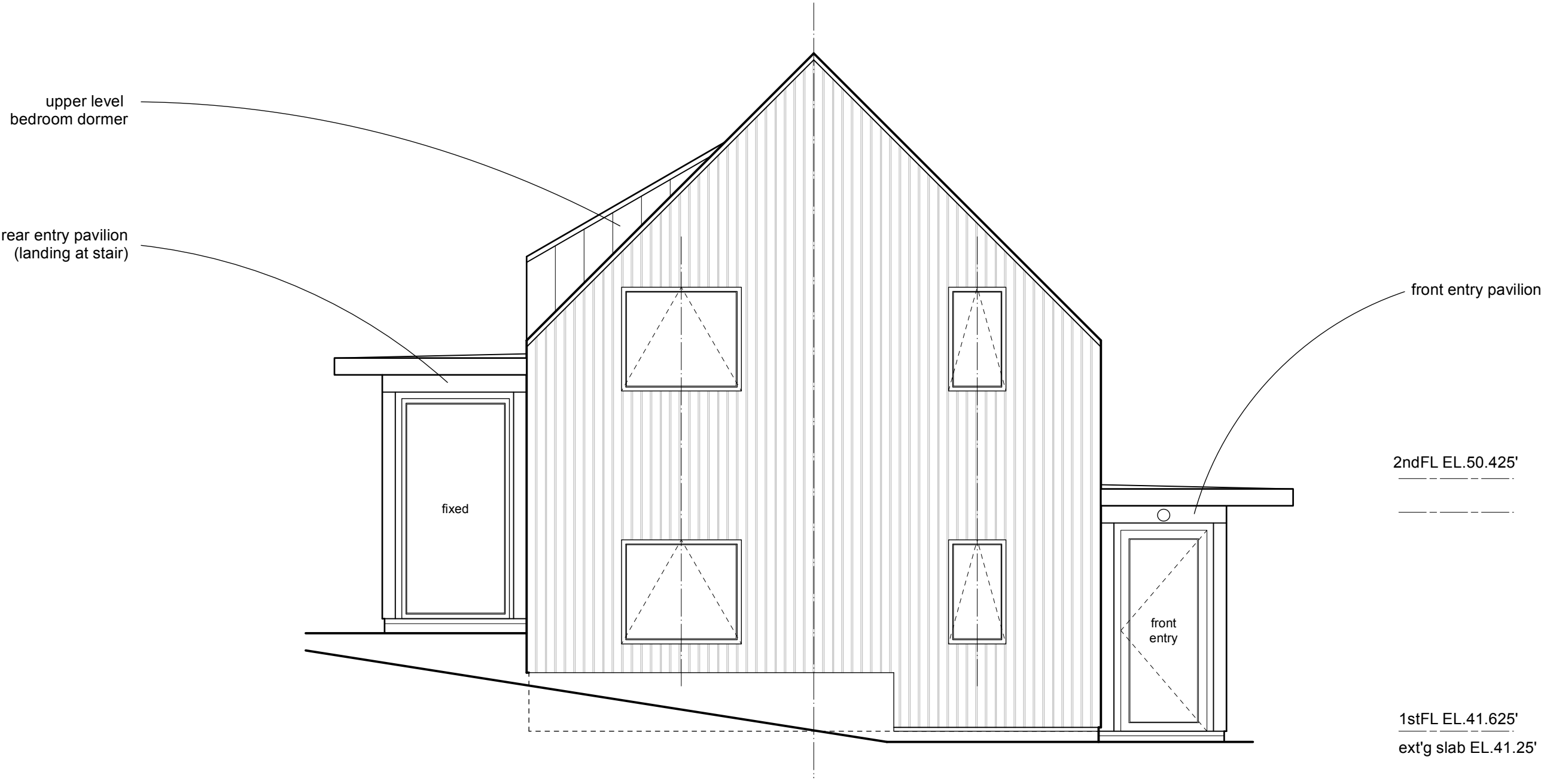
EZRA BLOCK ARCHITECT
48 INMAN STREET
CAMBRIDGE MA 02 139
t. 617 899 4966

40 CORN HILL ROAD • TRURO, MASSACHUSETTS
CURTIS - GOLDSTEIN COTTAGE

ISSUED FOR:
SCHEMATIC DESIGN

DATE:
01.20.2022

A2.2

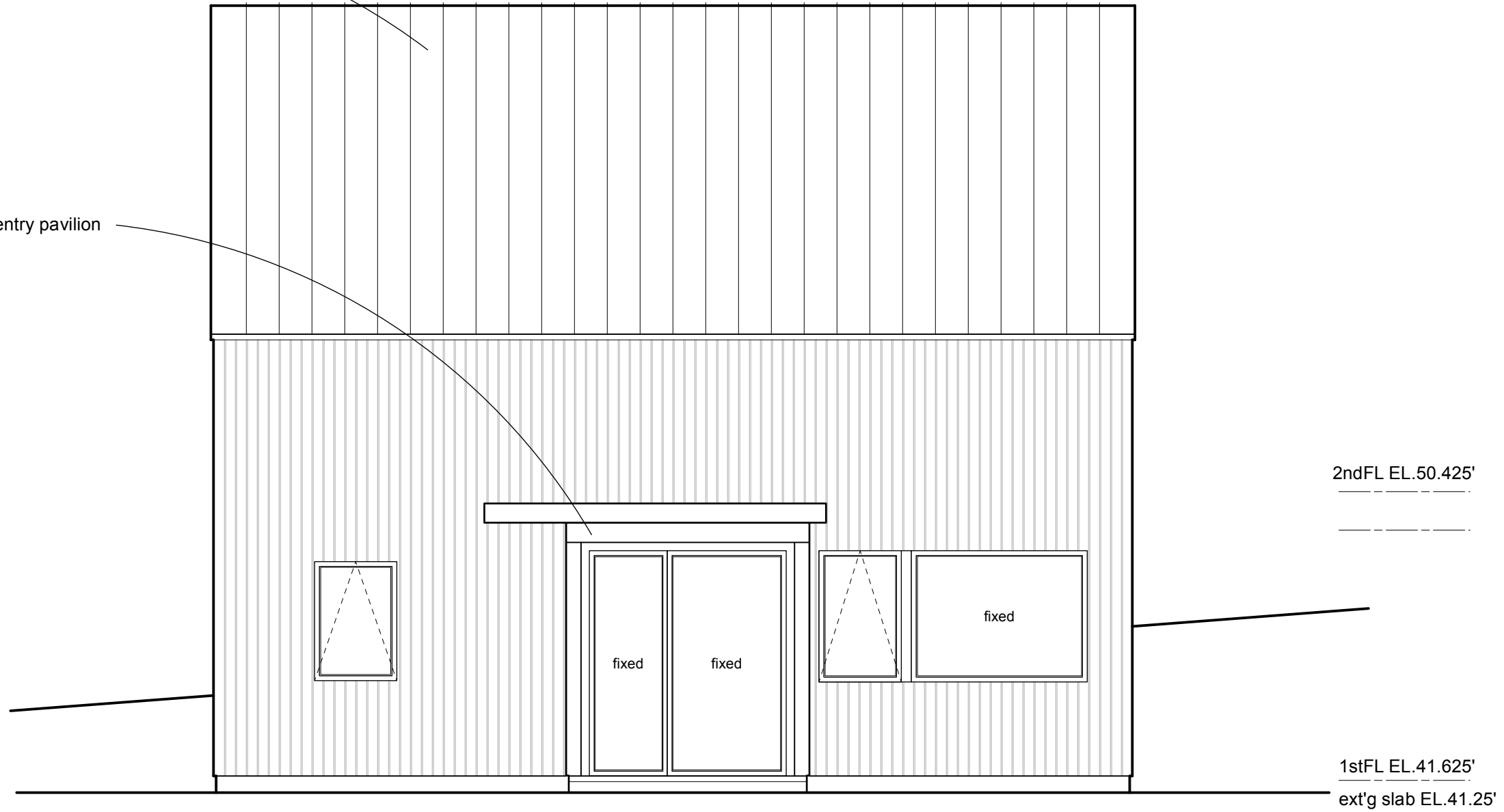


3 SIDE/EAST ELEVATION - proposed
 Scale: 1/4" = 1'-0"

EZRA BLOCK ARCHITECT 48 INMAN STREET CAMBRIDGE MA 02 139 t. 617 899 4966	
40 CORN HILL ROAD • TRURO, MASSACHUSETTS CURTIS - GOLDSTEIN COTTAGE	
ISSUED FOR: SCHEMATIC DESIGN	DATE: 01.20.2022
A2.3	

standing seam metal roof

front entry pavilion



4

FRONT/NORTH ELEVATION - proposed
Scale: 1/4" = 1'-0"

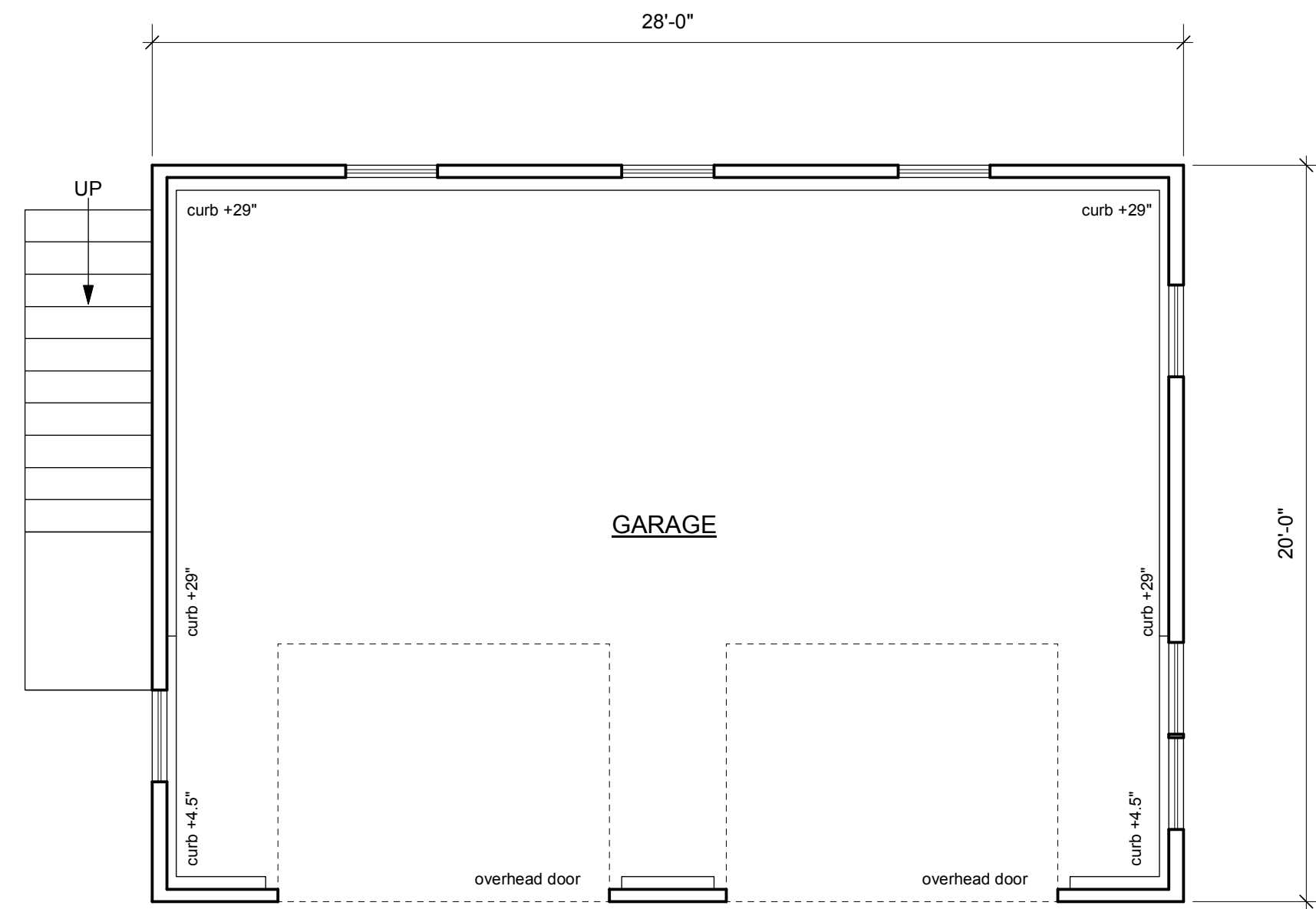
EZRA BLOCK ARCHITECT
48 INMAN STREET
CAMBRIDGE MA 02 139
t. 617 899 4966

40 CORN HILL ROAD • TRURO, MASSACHUSETTS
CURTIS - GOLDSTEIN COTTAGE

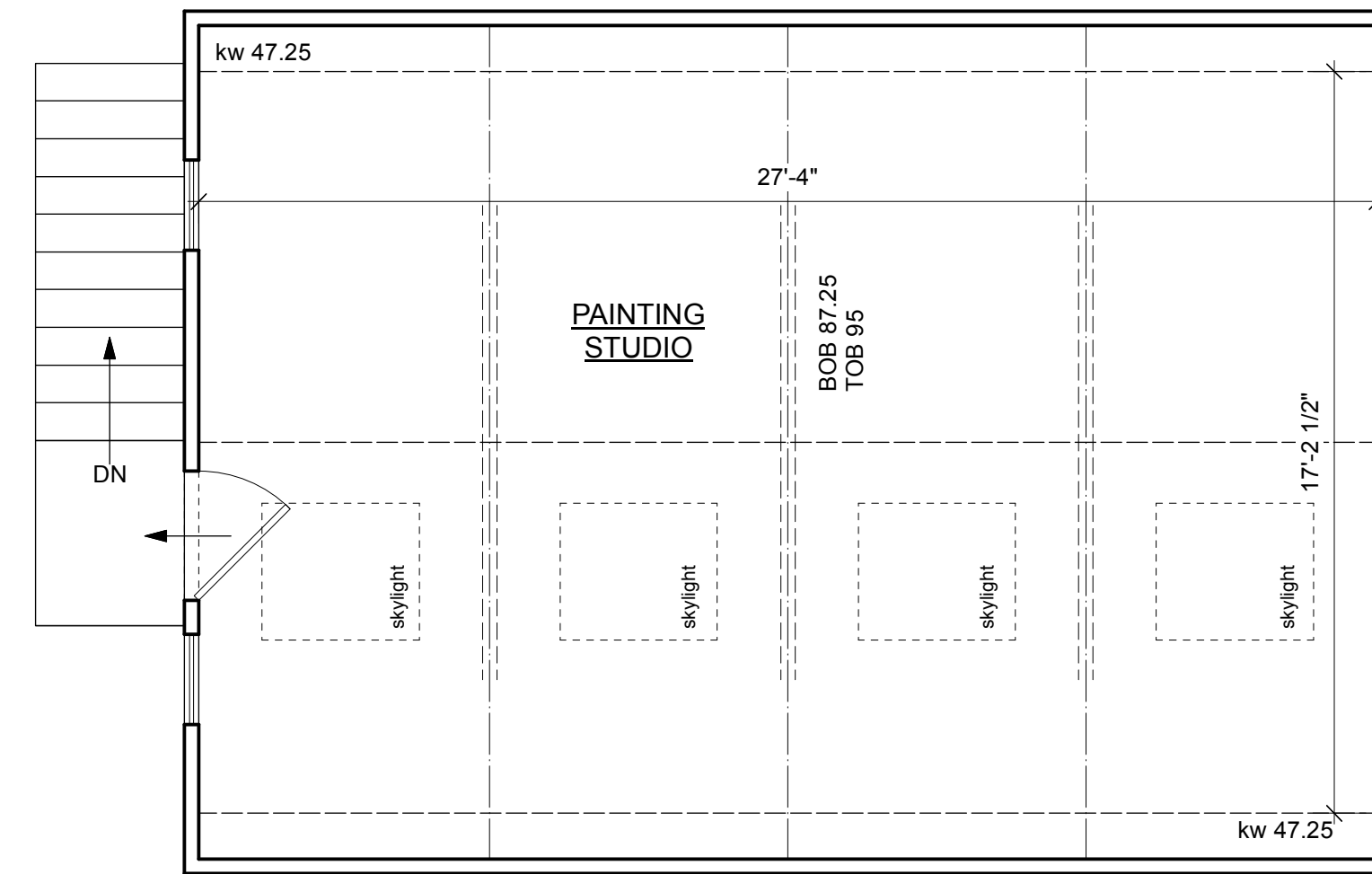
ISSUED FOR:
SCHEMATIC DESIGN

DATE:
01.20.2022

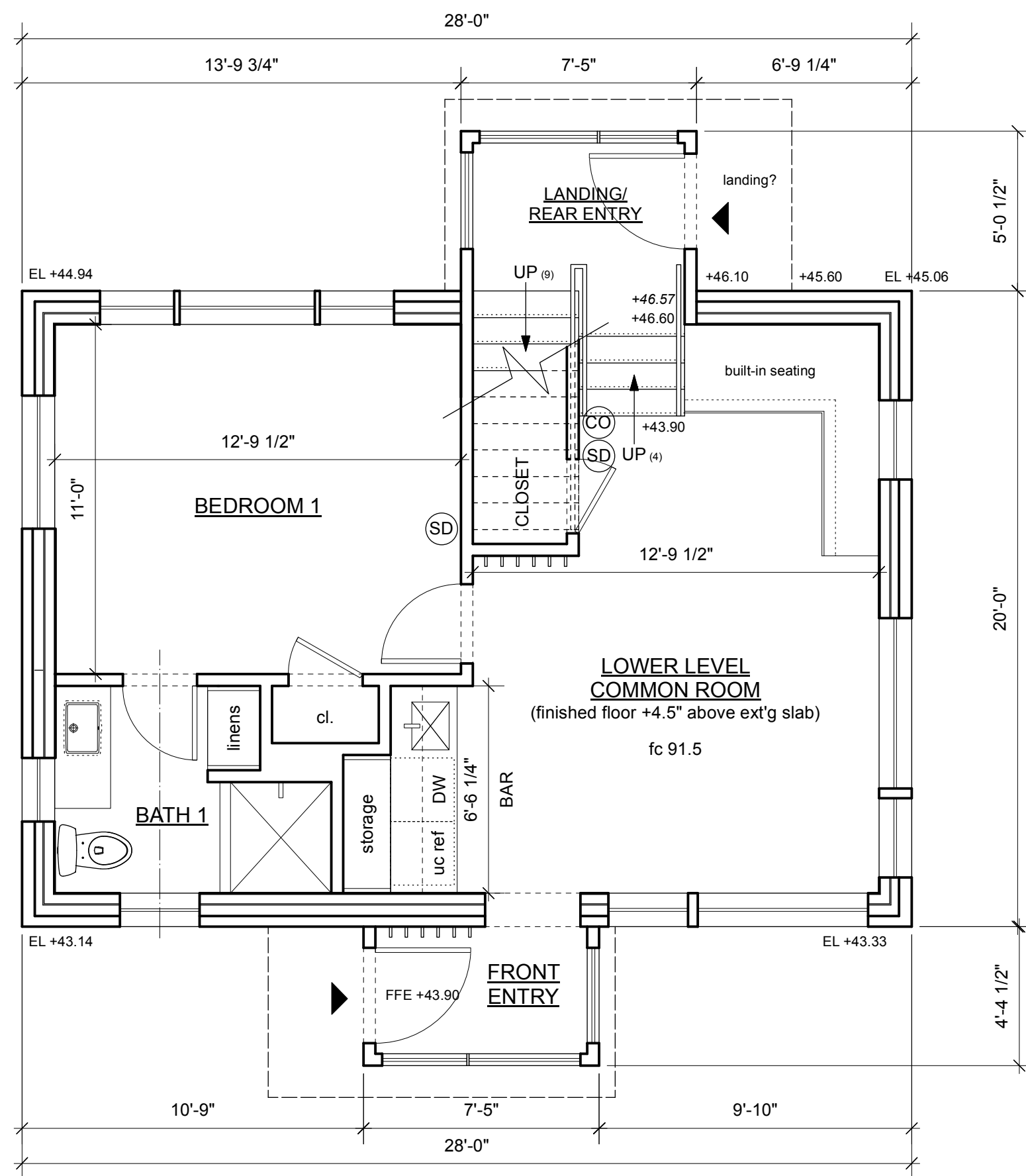
A2.4



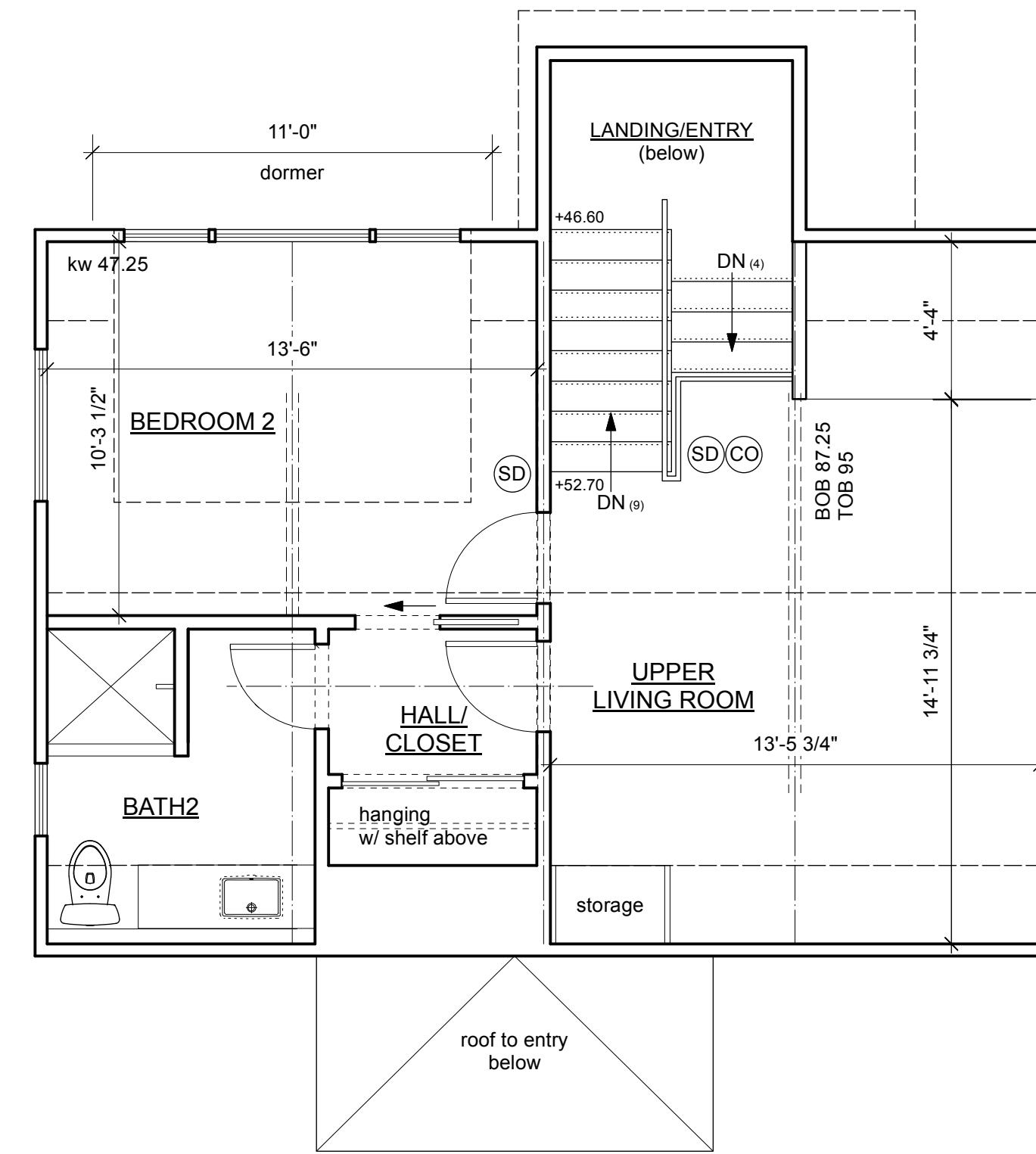
EC1 LOWER LEVEL - existing plan
Scale: 1/4" = 1'-0"



EC2 UPPER LEVEL - existing plan
Scale: 1/4" = 1'-0"



1 LOWER LEVEL - proposed plan option
Scale: 1/4" = 1'-0"



2 UPPER LEVEL - proposed plan option
Scale: 1/4" = 1'-0"



40 Corn Hill Road • Truro			
	EXISTING (sqft)		PROPOSED (sqft)
	Garage/Studio	Livable Space	Cottage Livable Space
First Floor	498	0	480
Second Floor	470	470	514
TOTAL	968	470	994

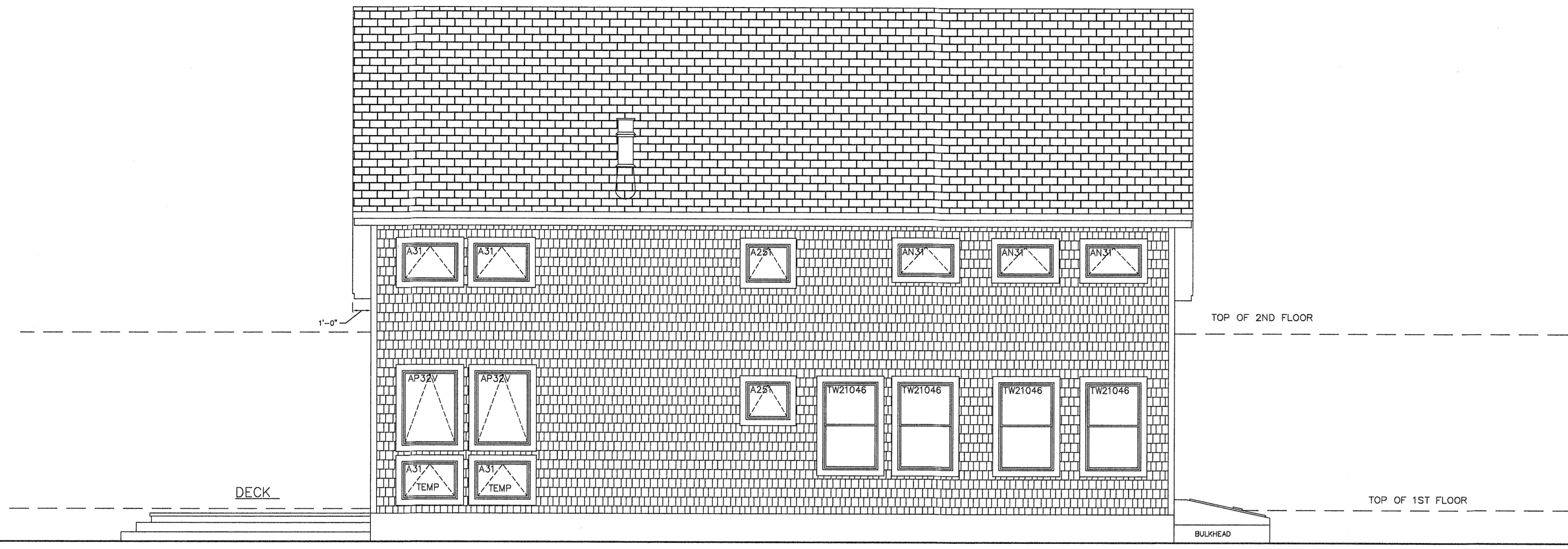
EZRA BLOCK ARCHITECT
48 INMAN STREET
CAMBRIDGE MA 02139
t. 617 899 4966

40 CORN HILL ROAD • TRURO, MASSACHUSETTS
CURTIS-GOLDSTEIN COTTAGE

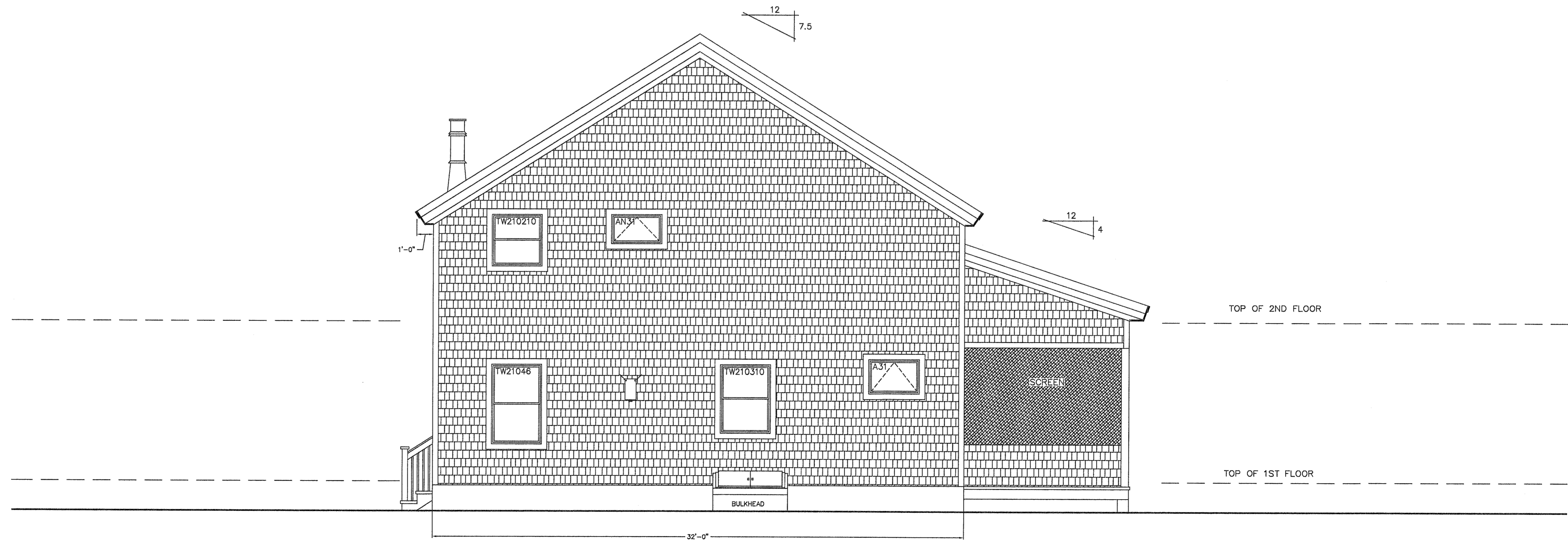
ISSUED FOR:
CONSERVATION COMM.

DATE:
03.06.2022

A1.1



SOUTH ELEVATION



EAST ELEVATION

COPYRIGHT LAWS PROHIBIT REPRODUCTION OR USE OF THIS DRAWING, IN WHOLE OR IN PART, WITHOUT THE EXPRESSED WRITTEN PERMISSION OF DW TIMBER FRAME DESIGN, LLC KEENE, NEW HAMPSHIRE

FRONT ELEV.

REVISIONS	
DATE	NUMBER & DESCRIPTION
8/22/05	

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

DATE: 4/20/05

DRAWN BY: DEW

CHECKED BY:

JOB NAME:

MORFIT RESIDENCE

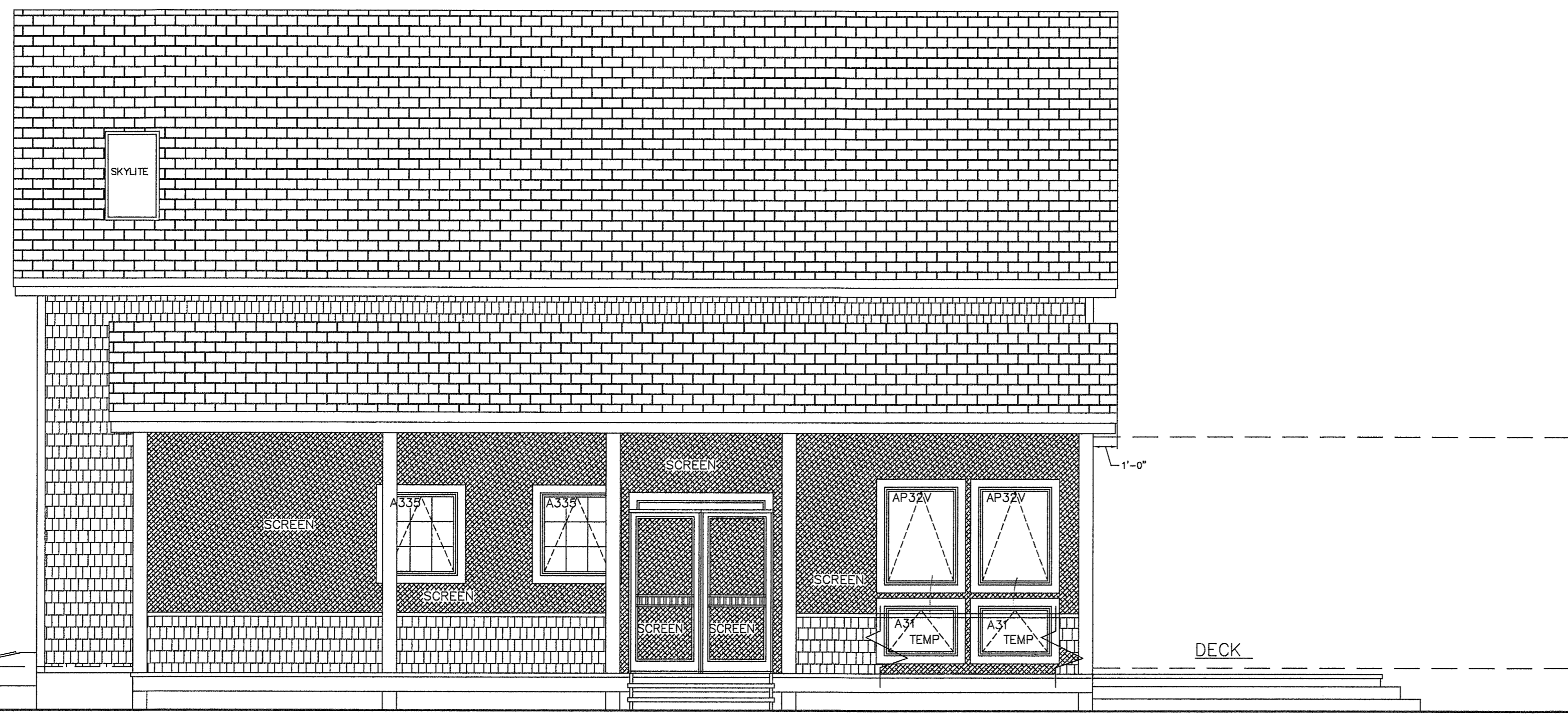
TRURO, MA

DW TIMBER FRAME DESIGN, LLC

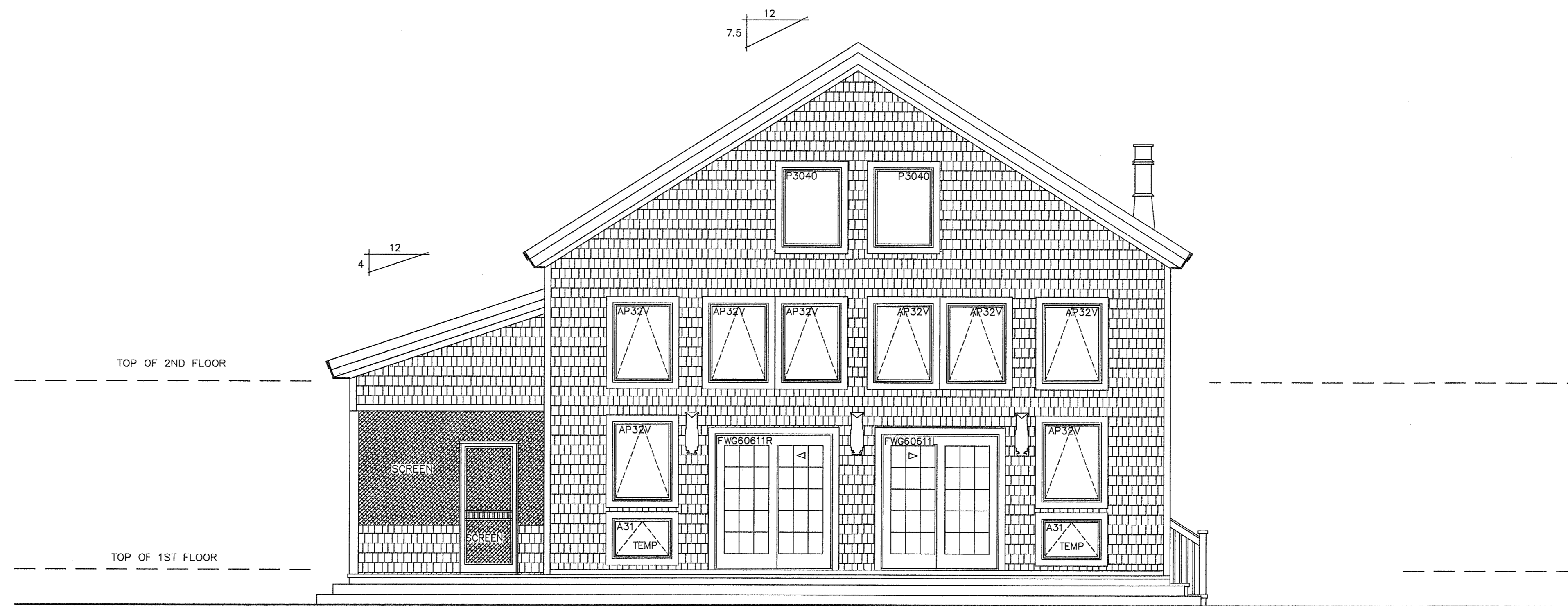
TIMBER FRAME & PANEL HOME DESIGN

76 HOWARD STREET, KEENE, N.H. 03431

PHONE: (603)357-9744 FAX: (603)358-6216



NORTH ELEVATION



WEST ELEVATION

 = EXTERIOR LIGHT

COPYRIGHT LAWS PROHIBIT REPRODUCTION OR USE OF THIS DRAWING,
IN WHOLE OR IN PART, WITHOUT THE EXPRESSED WRITTEN PERMISSION
OF DW TIMBER FRAME DESIGN, LLC KEENE, NEW HAMPSHIRE

R. SIDE ELEV

REVISIONS	
DATE	NUMBER & DESCRIPTION
8/22/05	

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

DATE: 4/20/05

DRAWN BY: DEW

CHECKED BY:

JOB NAME:

MORFIT RESIDENCE

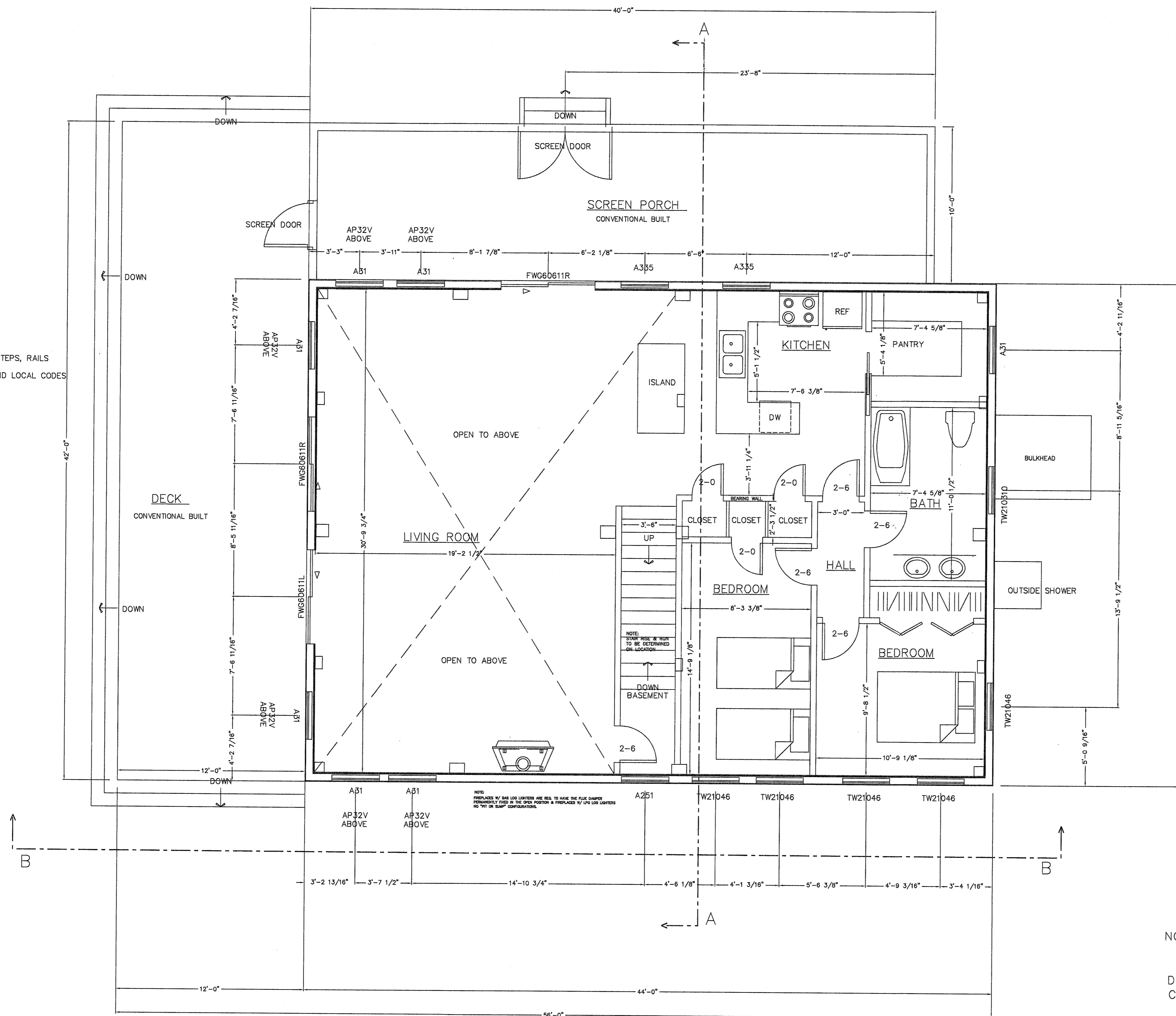
TRURO, MA

DW TIMBER FRAME DESIGN, LLC
TIMBER FRAME & PANEL HOME DESIGN

76 HOWARD STREET, KEENE, N.H. 03431
PHONE: (603)357-9744 FAX: (603)358-6216

FIRST FLOOR

ALL EXTERIOR DECKS, STEPS, RAILS AND SUPPORTS SHOULD MEET STATE AND LOCAL CODES



FIRST FLOOR PLAN

PROJECT NORTH

COPYRIGHT LAWS PROHIBIT REPRODUCTION OR USE OF THIS DRAWING, IN WHOLE OR IN PART, WITHOUT THE EXPRESSED WRITTEN PERMISSION OF DW TIMBER FRAME DESIGN, LLC KEENE, NEW HAMPSHIRE

NOTE:

DIMENSIONS TO BE CONFIRMED BY GENERAL CONTRACTOR BEFORE CONSTRUCTION BEGINS.

PRIOR TO CONSTRUCTION OF TIMBER FRAME, ALL 1st FLOOR FRAMING MUST BE IN PLACE AND LEVEL

SOLID BLOCKING REQ'D UNDER ALL TIMBER POSTS: BLOCKING TO BE VERTICAL GRAIN TO MINIMIZE COMPRESSION

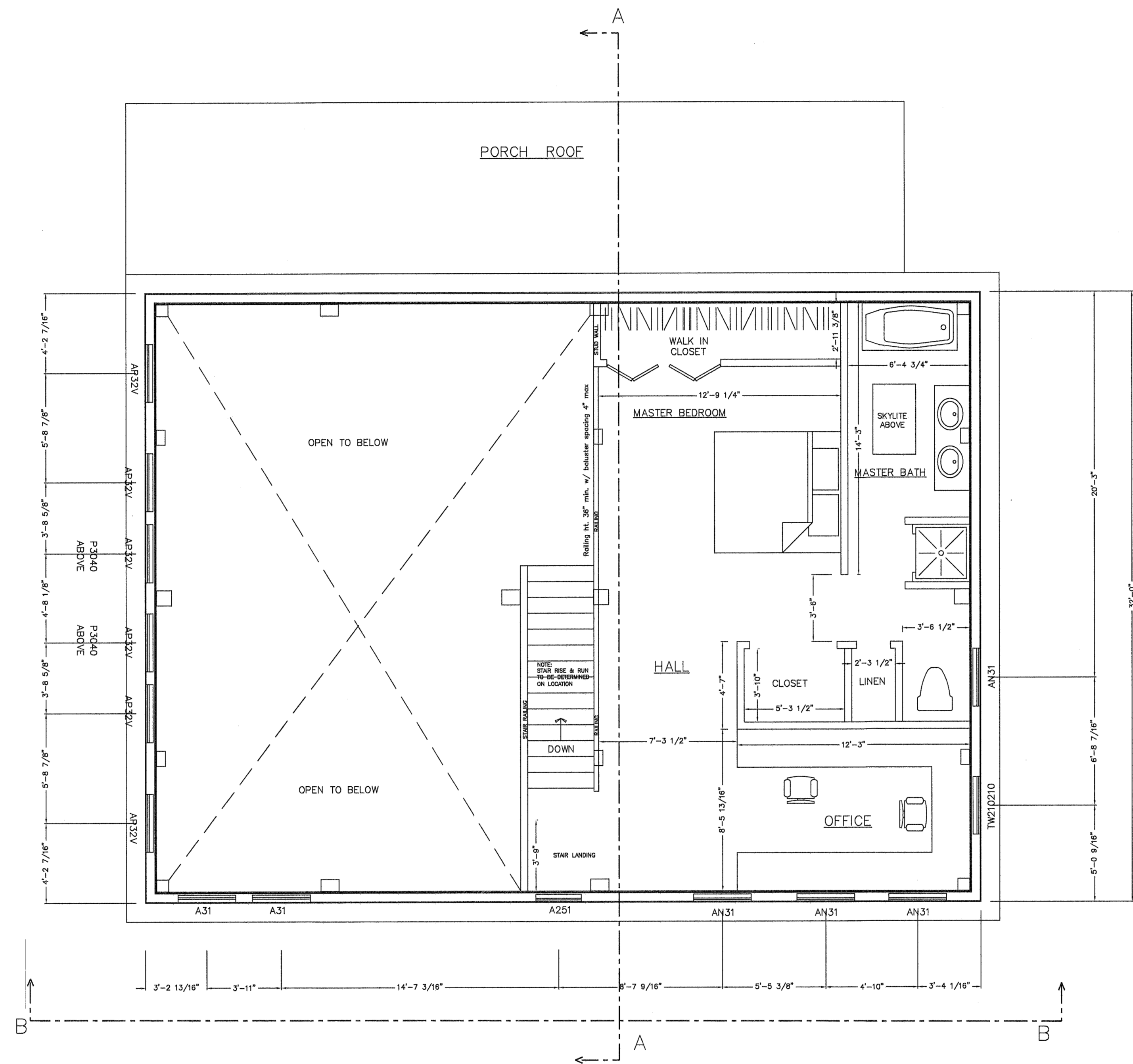
FINAL LOCATION OF ALL INTERIOR PARTITIONS TO BE DETERMINED AT SITE.

FIREPLACE AND/OR WOODSTOVE INSTALLATION IS TO COMPLY WITH ALL LOCAL, STATE AND NATIONAL FIRE SAFETY CODES AND REGULATIONS.

SCALE: 1/4" = 1'-0"	REVISIONS
DATE: 4/20/05	NUMBER & DESCRIPTION
DRAWN BY: DEW	
CHECKED BY:	

JOB NAME: MORFIT RESIDENCE TRURO, MA

DW TIMBER FRAME DESIGN, LLC
 TIMBER FRAME & PANEL HOME DESIGN
 76 HOWARD STREET, KEENE, N.H. 03431
 PHONE: (603)357-9744 FAX: (603)358-6216



SECOND FLOOR PLAN PROJECT NORTH

COPYRIGHT LAWS PROHIBIT REPRODUCTION OR USE OF THIS DRAWING, IN WHOLE OR IN PART, WITHOUT THE EXPRESSED WRITTEN PERMISSION OF DW TIMBER FRAME DESIGN, LLC, KEENE, NEW HAMPSHIRE

NOTE:

DIMENSIONS TO BE CONFIRMED BY GENERAL CONTRACTOR BEFORE CONSTRUCTION BEGINS.

PRIOR TO CONSTRUCTION OF TIMBER FRAME, ALL 1st FLOOR FRAMING MUST BE IN PLACE AND LEVEL

SOLID BLOCKING REQ'D UNDER ALL TIMBER POSTS; BLOCKING TO BE VERTICAL GRAIN TO MINIMIZE COMPRESSION

FINAL LOCATION OF ALL INTERIOR PARTITIONS TO BE DETERMINED AT SITE.

FIREPLACE AND/OR WOODSTOVE INSTALLATION IS TO COMPLY WITH ALL LOCAL, STATE AND NATIONAL FIRE SAFETY CODES AND REGULATIONS.

SCALE: 1/4" = 1'-0"	REVISIONS
DATE: 4/20/05	DATE: NUMBER & DISCRPTION
DRAWN BY: DEW	9/22/05
CHECKED BY:	

JOB NAME: MORFIT RESIDENCE TRURO, MA

DW TIMBER FRAME DESIGN, LLC
 TIMBER FRAME & PANEL HOME DESIGN
 76 HOWARD STREET, KEENE, N.H. 03431
 PHONE: (603)357-9744 FAX: (603)358-6216

CONCRETE NOTES:

- MINIMUM SOIL BEARING CAPACITY OF 2000 PSF.
- ALL FOOTINGS TO BEAR ON UNDISTURBED SOIL BELOW FROST LINE.

SOILS NOTES:

- PLACE FOOTINGS ON UNDISTURBED SOIL.
- BACK FILL SHALL BE PLACED IN 12" LOOSE LIFTS AND COMPACTED TO 95% ASTM DD 1557 INSIDE BUILDING AND 90% OUTSIDE.
- BACK FILL SHALL BE PLACED SIMULTANEOUSLY ON EACH SIDE OF THE WALL.

GENERAL NOTES:

- DOOR AND WINDOW OPENINGS PER OWNER.
- G.C. IS RESPONSIBLE TO MAKE ALL WINDOW WELLS MEET LOCAL & APPLICABLE CODES.

LEGEND:

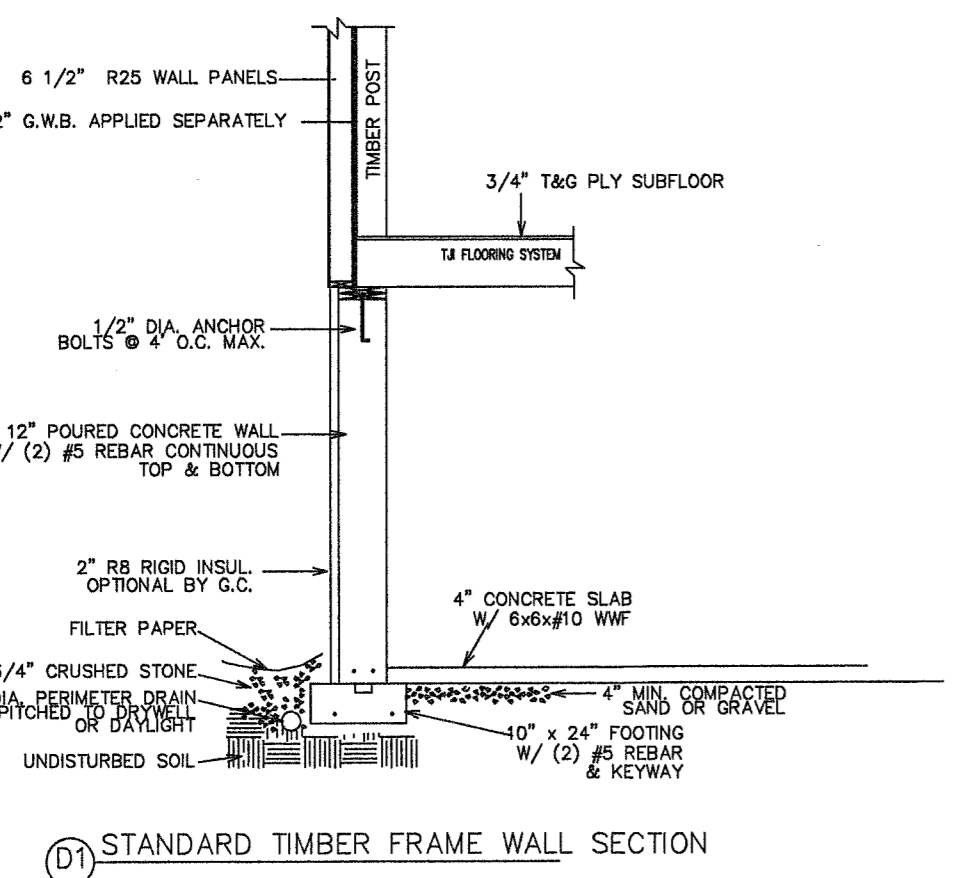
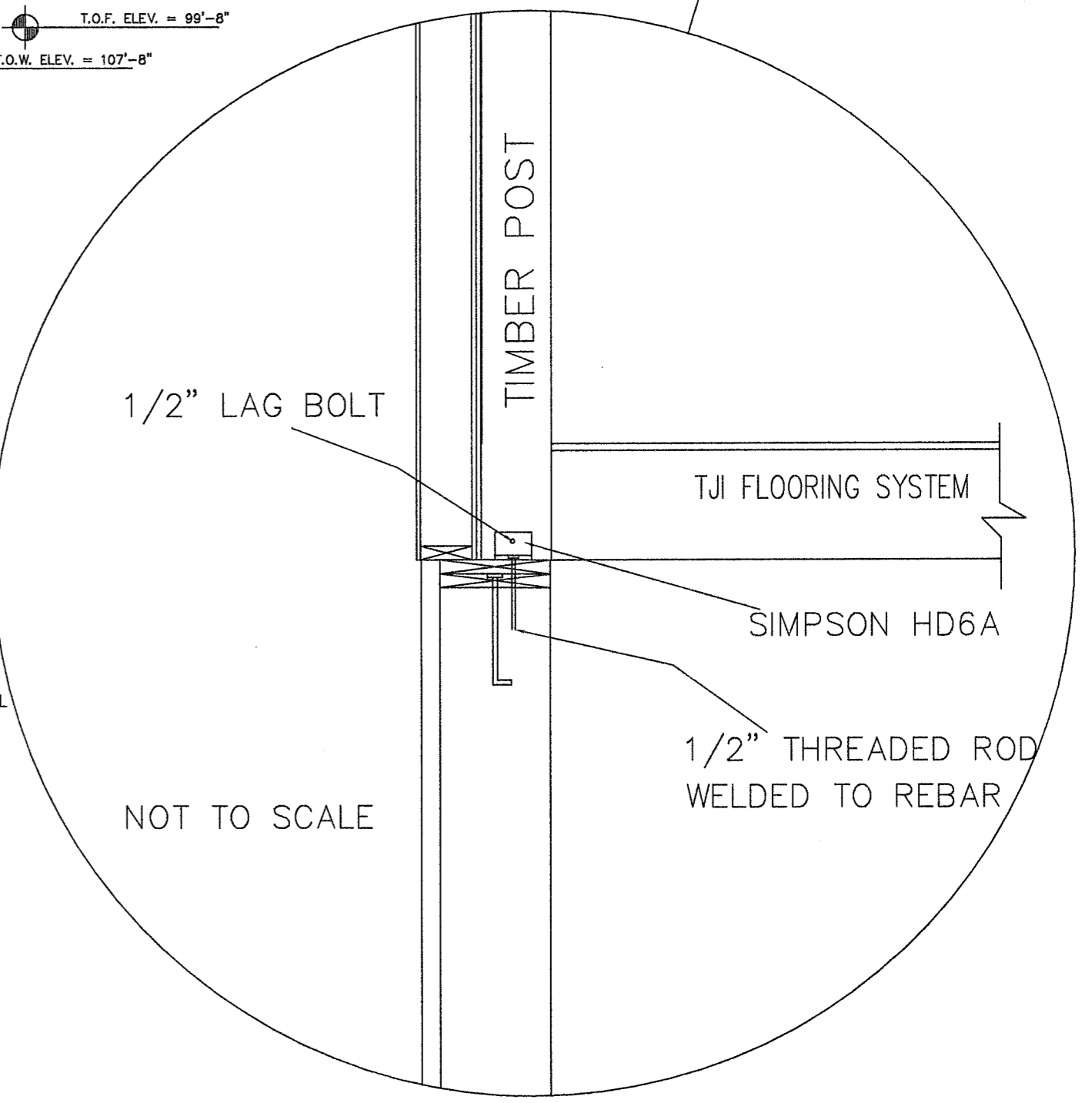
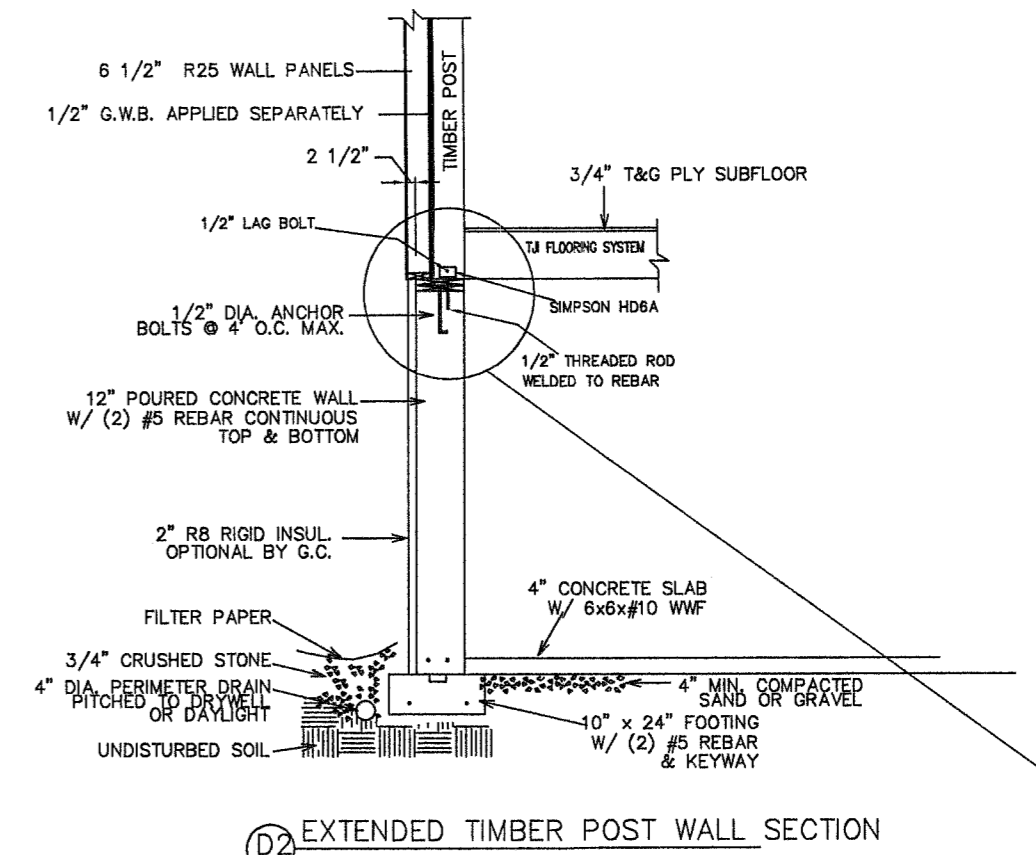
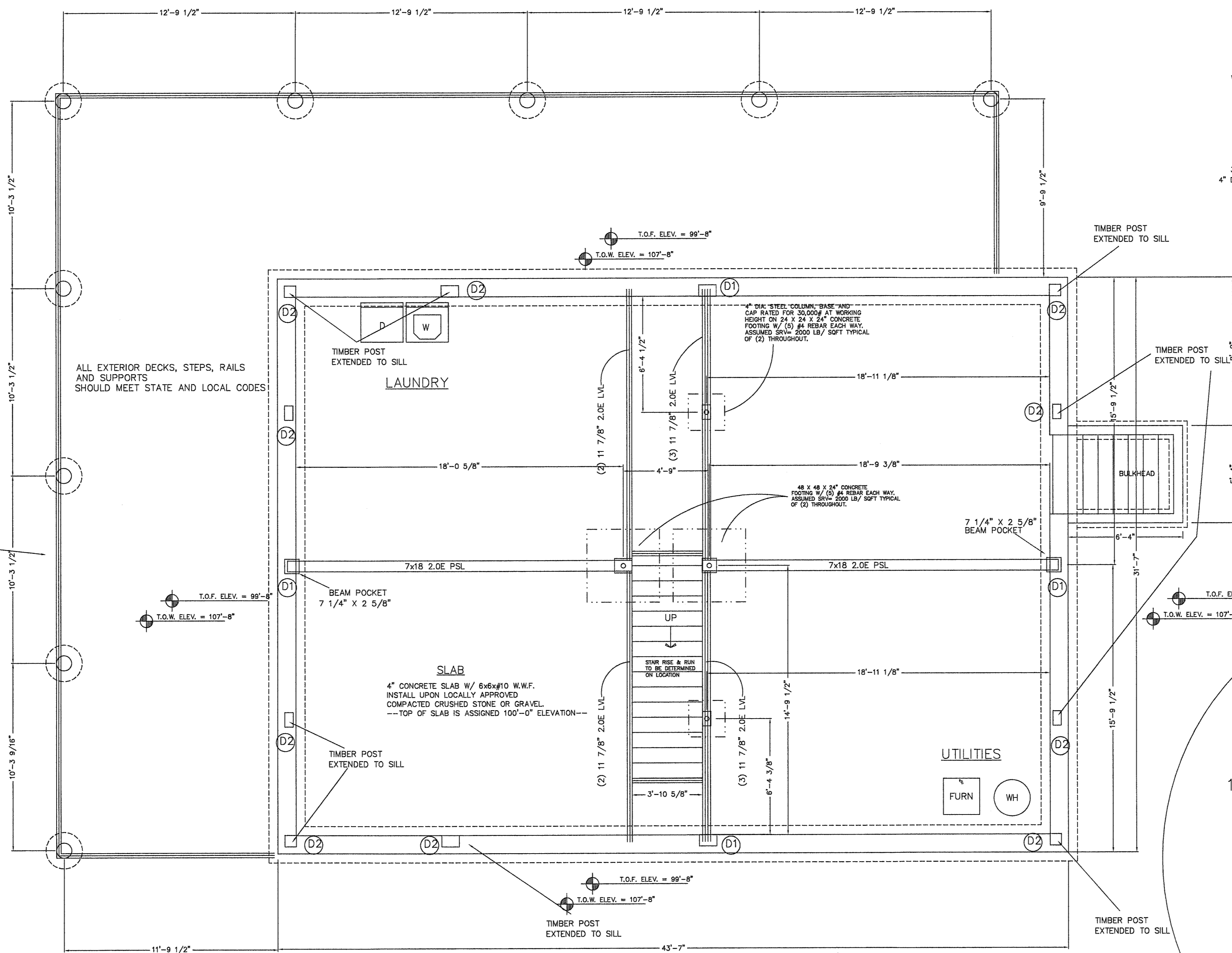
- T.O.F. = TOP OF FOOTING
- T.O.S. = TOP OF SLAB
- T.O.W. = TOP OF WALL
- T.B.V. = TO BE VERIFIED
- T.B.D. = TO BE DETERMINED

□ OUTLINE OF TIMBER POST ABOVE

FLOOR FRAMING NOTES:

- DIMENSIONS TO BE CONFIRMED BY GENERAL CONTRACTOR BEFORE CONSTRUCTION BEGINS.
- VERIFY PT SILL OVERHANG OUTSIDE OF CONCRETE PER DETAIL(S). VERIFY RIM JOIST OFFSET FROM EDGE OF PT SILL PER DETAIL(S).
- DIMENSIONAL RIM JOIST TO BE KD SPF#2 OR BETTER.
- EXTERIOR DIMENSIONS SHOWN ARE TO OUTSIDE OF RIM JOISTS.
- REFER TO FOUNDATION DETAILS FOR MORE INFORMATION.
- PROVIDE SOLID BLOCKING & CONTINUOUS SUPPORT BELOW ALL TIMBER POSTS. LOCATIONS ARE INDICATED ON THE TIMBER FRAMING PLAN.
- ALL COLUMNS MUST BE IN PLACE PRIOR TO GIRDER INSTALLATION.
- CROSS BRIDGING WHERE REQUIRED BY CODE.
- HEARTH FRAMING TO BE DETERMINED BY BUILDER & MASON.
- REFER TO JOIST/BEAM MANUFACTURER'S LITERATURE FOR PROPER FRAMING DETAILS & SPECIFICATIONS, INSTALLING BLOCKING, SQUASH BLOCKS, WEB STIFFENERS, ETC. AS REQUIRED.
- REFER TO JOIST MANUF. LITERATURE FOR SPECIFICATIONS FOR CUTTING HOLES IN JOIST WEB.
- FASTEN ALL MANUFACTURED FLOOR FRAMING MATERIALS PER MANUF. SPECIFICATIONS.

(3 TYP) 10" DIA. PIER ON TOP OF FTG W/ 3-#4 VERTICAL DWLS INTO FOOTING, PROVIDE STD HOOK
 END OF DOWEL IN FTG. EXTEND PIER 6" MIN. ABOVE FINISH GRADE.
 FOOTINGS TO BE 4"-0" BELOW GRADE



FOUNDATION PLAN PROJECT NORTH

12" CONCRETE FOUNDATION WALL ON AN 10" x 24" CONTINUOUS CONCRETE FOOTING. FOOTING TO BE BELOW FROST LINE AND REINFORCED AS REQUIRED.

COPYRIGHT LAWS PROHIBIT REPRODUCTION OR USE OF THIS DRAWING, IN WHOLE OR IN PART, WITHOUT THE EXPRESSED WRITTEN PERMISSION OF DW TIMBER FRAME DESIGN, LLC KEENE, NEW HAMPSHIRE

NOTE:
 DIMENSIONS TO BE CONFIRMED BY GENERAL CONTRACTOR BEFORE CONSTRUCTION BEGINS.
 PRIOR TO CONSTRUCTION OF TIMBER FRAME, ALL 1st FLOOR FRAMING MUST BE IN PLACE AND LEVEL

SOLID BLOCKING REQ'D UNDER ALL TIMBER POSTS: BLOCKING TO BE VERTICAL GRAIN TO MINIMIZE COMPRESSION

NOTE: THE PURPOSE OF THIS DRAWING IS TO SUPPLY THE FOUNDATION CONTRACTOR WITH THE DIMENSIONS NEEDED TO SUPPORT THE STRUCTURE. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO SEE THAT THE FOUNDATION IS CONSTRUCTED IN ACCORDANCE WITH LOCAL BUILDING CODES AND/OR PRACTICES. THE SIZE, DEPTH, AND MATERIALS USED SHOULD BE DESIGNED BY A LICENSED ENGINEER

A1

REVISIONS	
DATE:	NUMBER & DESCRIPTION
9/22/05	
SCALE: 1/4" = 1'-0"	
DATE: 4/20/05	
DRAWN BY: DEW	
CHECKED BY:	

JOB NAME:
MORFIT RESIDENCE
TRURO, MA

DW TIMBER FRAME DESIGN, LLC
 TIMBER FRAME & PANEL HOME DESIGN
 76 HOWARD STREET, KEENE, N.H. 03431
 PHONE: (603)357-9744 FAX: (603)358-6216