



Town of Sudbury

Conservation Commission Narrative:

87 Cudworth Lane

Map- E07 Lot- 0140

The parcel is presently a developed residential lot, with an existing single-family dwelling with a concrete foundation. The scope of work to be completed in the 100' buffer zone and drainage easement. Excavation, foundation and erect a detached 1560 square foot residential garage along with associated site work. The garage will have a vertical foundation wall for minimal impact on the upgradient edge of the easement. The rear and side garage will have an 8'-10' concrete wall to prevent the drop off. The surroundings of the garage will match the existing grade and elevation. The inside of the foundation walls will be brought up to the driveway elevation.

The applicant is requesting relief from the disturbance requirements within the buffer zone. All areas proposed are to be stabilized with loam and seed. Compost sock will be installed along the proposed excavation area to prevent any runoff towards the wetlands.

Respectfully,

  
Mandy Hicks, GBI Representative

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**MODELS: 138 MAIN STREET • E. DOUGLAS, MA 01516**

**HOURS: MONDAY - FRIDAY: 10AM - 6PM • WEEKENDS: 10AM-4PM**

JOB NUMBER: 27-2023  
SHEET NO. TITLE  
DATE: 12/12/23

# GBI

## Guaranteed Builders, Inc.

14 WEST STREET, DOUGLAS MA. 01516

Phone: (508) 476-1500

FOR

*1560 Sq FEET SINGLE STORY GARAGE  
87 CUDWORTH LANE, SUDBURY, MA. 01777*

*manufactured by:*

**GBI**  
GUARANTEED BUILDINGS, INC.

14 WEST STREET  
DOUGLAS, MASS  
PHONE: (508) 476-1500  
FAX: (508) 476-1392

3. BUILDING INFORMATION:

1. BUILDER

- A. NAME: GBI.
- B. ADDRESS: 14 WEST STREET., DOUGLAS, MA 01516
- C. MANUFACTURING PLANT ADDRESS: 14 WEST STREET DOUGLAS, MA 01516

A. PROJECT NAME AND BUILDING LOCATION:

Jehangir Jungatwala  
87 Cudworth lane  
Sudbury, MA 01776  
TEL: 508-320-8982

B. AREA OF BUILDING: 1560 Sq. Ft.

- C. AMOUNT OF ENCLOSED SPACE 1452
- D. HEIGHT OF BUILDING ABOVE GRADE
- 1. STORIES: 1
- 2. FEET 25'-0"

2. INDEX OF DRAWINGS & PERMINENT INFORMATION SHEETS ARE AS FOLLOWS

T-0	TITLE PAGE	DWG DATE	4/16/24
A-1	FOUNDATION PLAN	DWG DATE	4/16/24
A-2	FLOOR PLAN	DWG DATE	4/16/24
A-3	FRONT ELEVATION	DWG DATE	4/16/24
A-4	REAR ELEVATION	DWG DATE	4/16/24
A-5	LEFT & RIGHT ELEVATIONS	DWG DATE	4/16/24
A-6	CROSS SECTION DETAIL	DWG DATE	4/16/24
A-7	SHEAR WALL DETAIL	DWG DATE	4/16/24
/23			

E. BUILDING DESIGN LIVE LOADS:

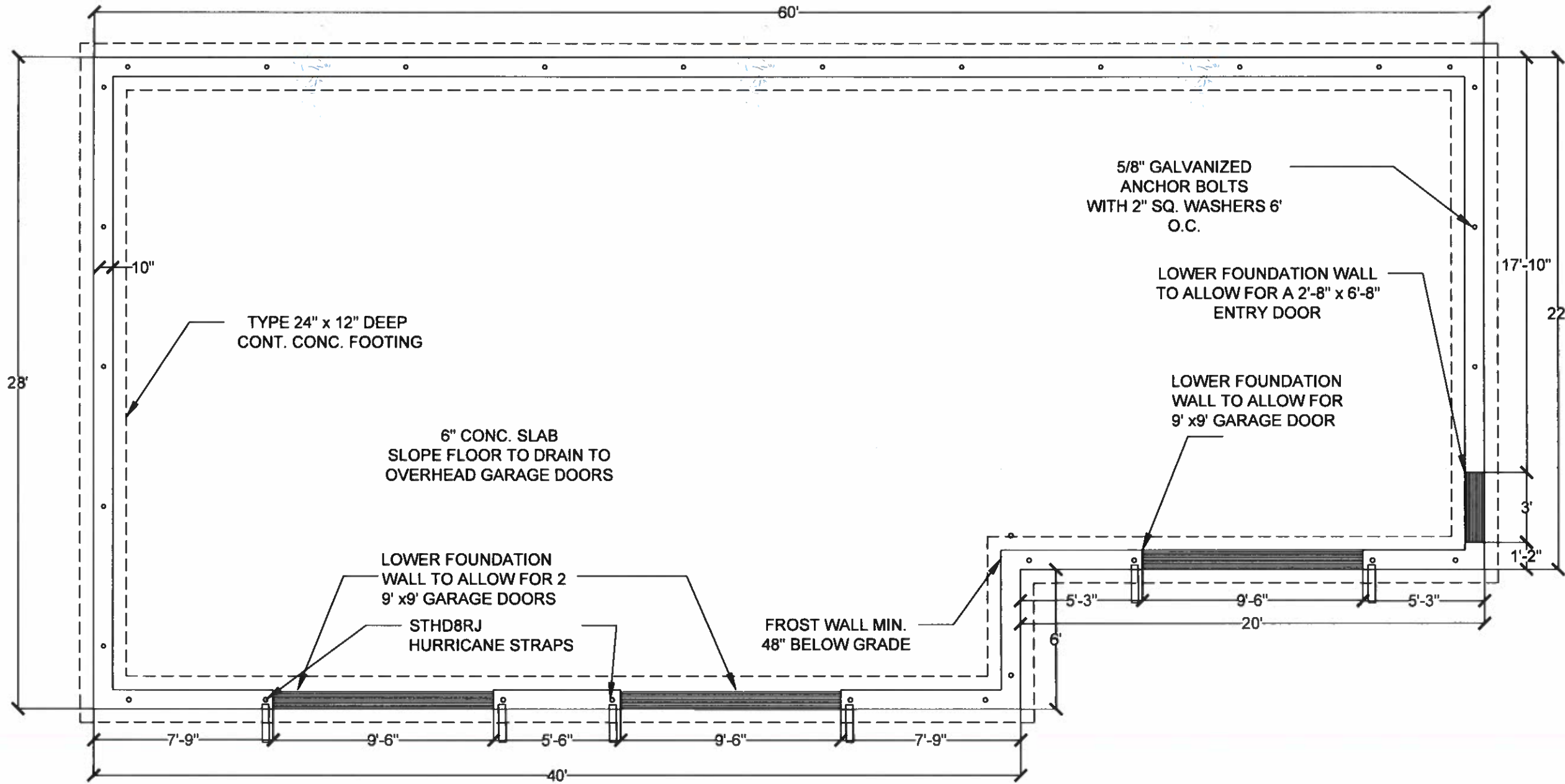
- 1. CEILING DEAD LOAD 10 PSF
- 2. ROOF 50 PSF
- 3. BOTTOM CHORD LIVE LOAD 10 PSF
- 4. CONCRETE FLOOR 4000 PSI

NUMBER OF SHEETS IN EACH SET: 8

F. WIND: ASCE 7-02; 110MPH; TCCL=6.0 PSF; BCDL=6.0 PSF; H=25FT.; CAT II; EXP B; ENCLOSED; MWFRS (LOW RISE); GABLE END ZONE AND C-C EXTERIOR (2) 0-10-0 TO 2-2-0, INTERIOR (1) 2-2-0 TO 9-0-0, EXTERIOR (2) 9-0-0 TO 12-0-0, INTERIOR (1) 15-0-0 TO 21-10-0 ZONE; CANTILEVER LEFT AND RIGHT EXPOSED; END VERTICAL LEFT AND RIGHT EXPOSED; C-C FOR MEMBERS AND FORCES & MWFRS FOR REACTIONS SHOWN; LUMBER DOL=1.6 PLATE GRIP DOL=1.6

FOR STATE USE ONLY	P.E.	TPIA

FNAME  
REVDATE  
USER



**FOUNDATION PLAN**



A/E SEAL

APPROVAL STAMP

DRAWN BY JRM DATE 04/16/24

APPROVED BY DATE

PROJECT NO'S.

GBI MODEL / SIZE

1560 Sq Feet  
Single Story  
Garage

No.	Revision/Issue	Date

**Plan Name and Address**  
 GUARANTEED BUILDERS INC.  
 14 West Street  
 E. Douglas, MA  
 01516  
 TEL. (508) 476-1500  
 FAX. (508) 476-1392

**Name Owner Name and Address**  
 Jehangir Jungahwala  
 87 Cudworth lane  
 Sudbury, MA 01776  
 TEL. 508-320-8982

Project	Sheet
Date 04/16/24	A-1
Scale	

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FNAME

REVD/DATE

USER



A/E SEAL

APPROVAL STAMP

DRAWN BY	DATE
JRM	04/16/24
APPROVED BY	DATE

PROJECT NO'S.

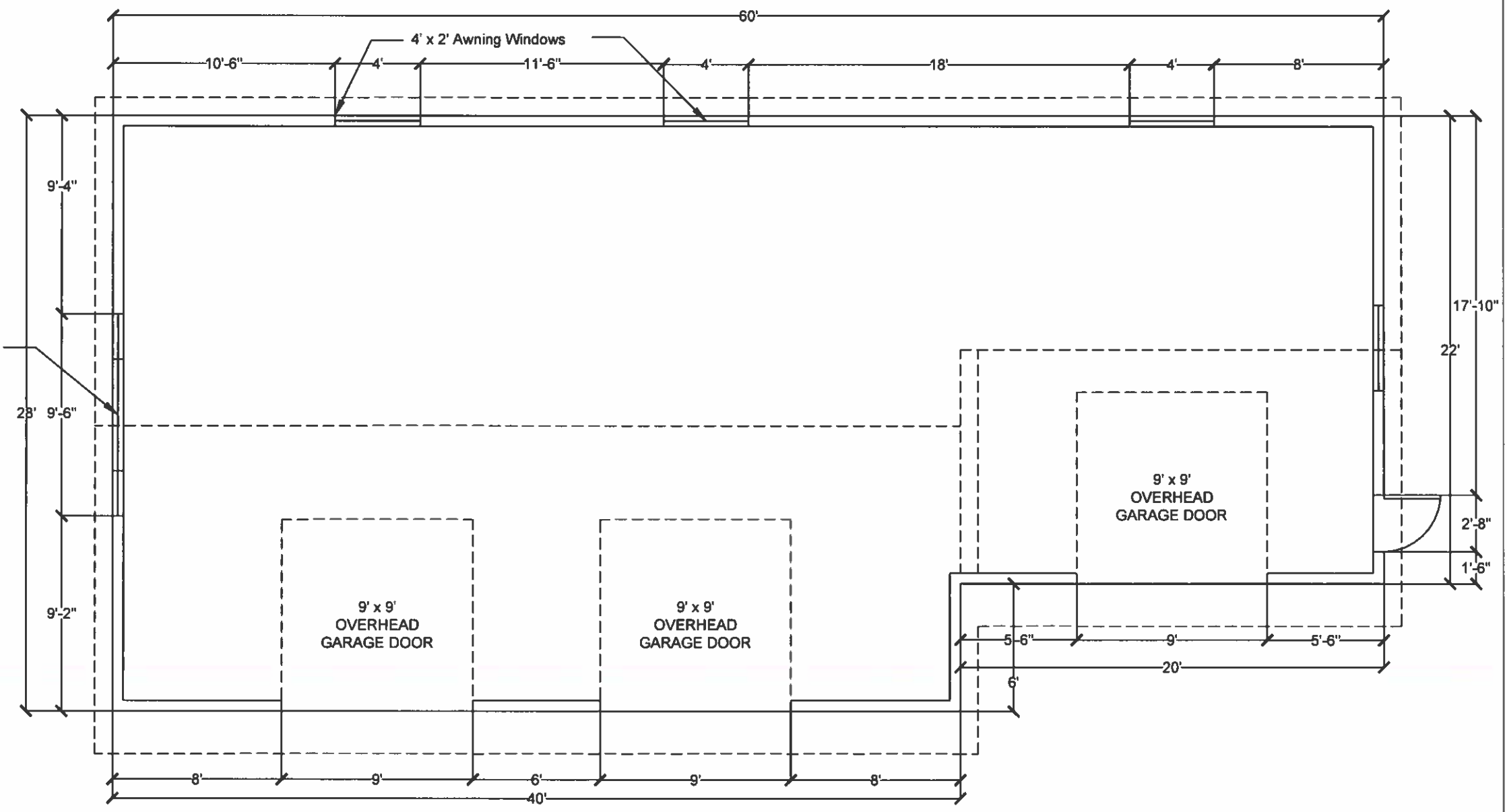
GBI MODEL / SIZE  
1560 Sq Feet  
Single Story  
Garage

No.	Revision/Issue	Date

**Draw Name and Address**  
 GUARANTEED BUILDERS INC.  
 14 West Street  
 E. Douglas, MA  
 01516  
 TEL. (508) 476-1500  
 FAX. (508) 476-1392

**Draw Owner Name and Address**  
 Jehangir Jungalwala  
 87 Cudworth lane  
 Sudbury, MA 01776  
 TEL 508-320-8982

Project	Sheet
Date 04/16/24	A-2
Scale	



**LOWER FLOOR PLAN**

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FNAME

REYDATE

USER

FNNAME

REVDATE

USER



Front Elevation

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A/E SEAL

APPROVAL STAMP

DRAWN BY      DATE  
 JRM              04/16/24

APPROVED BY      DATE

PROJECT NO'S.

GBI MODEL / SIZE

1560 Sq Feet  
 Single Story  
 Garage

No.	Revision/Issue	Date

**Firm Name and Address**  
 GUARANTEED BUILDERS INC.  
 14 West Street  
 E. Douglas, MA  
 01516  
 TEL. (508) 476-1500  
 FAX. (508) 476-1392

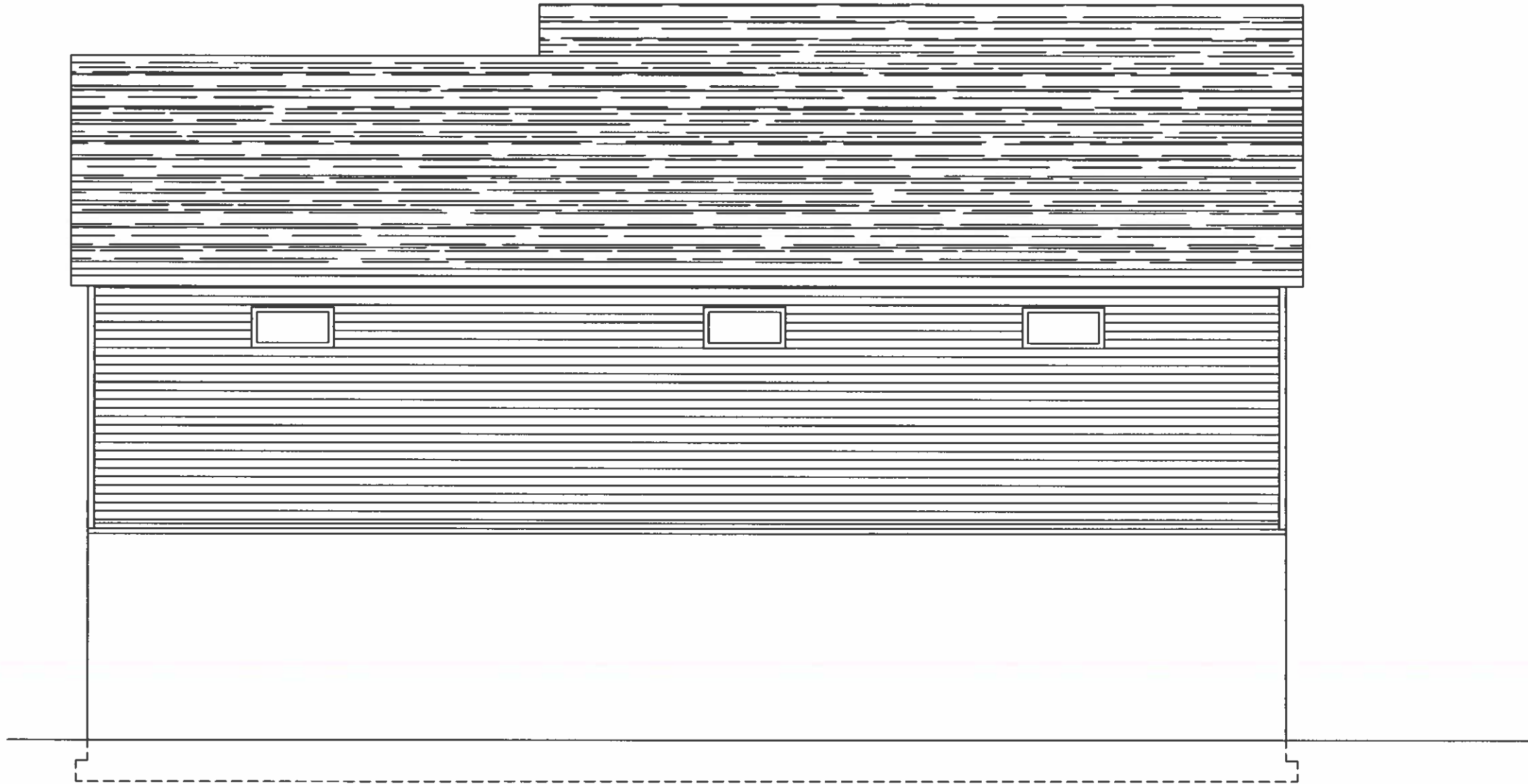
**Home Owner Name and Address**  
 Jehangir Jungahwala  
 87 Cudworth lane  
 Sudbury, MA 01776  
 TEL. 508-320-8982

Project	Sheet
Date 04/16/24	A-3
Scale	

FNAME

REVDATE

USER



Rear Elevation

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A/E SEAL

APPROVAL STAMP

DRAWN BY	DATE
JRM	04/16/24

APPROVED BY	DATE

PROJECT NO'S.

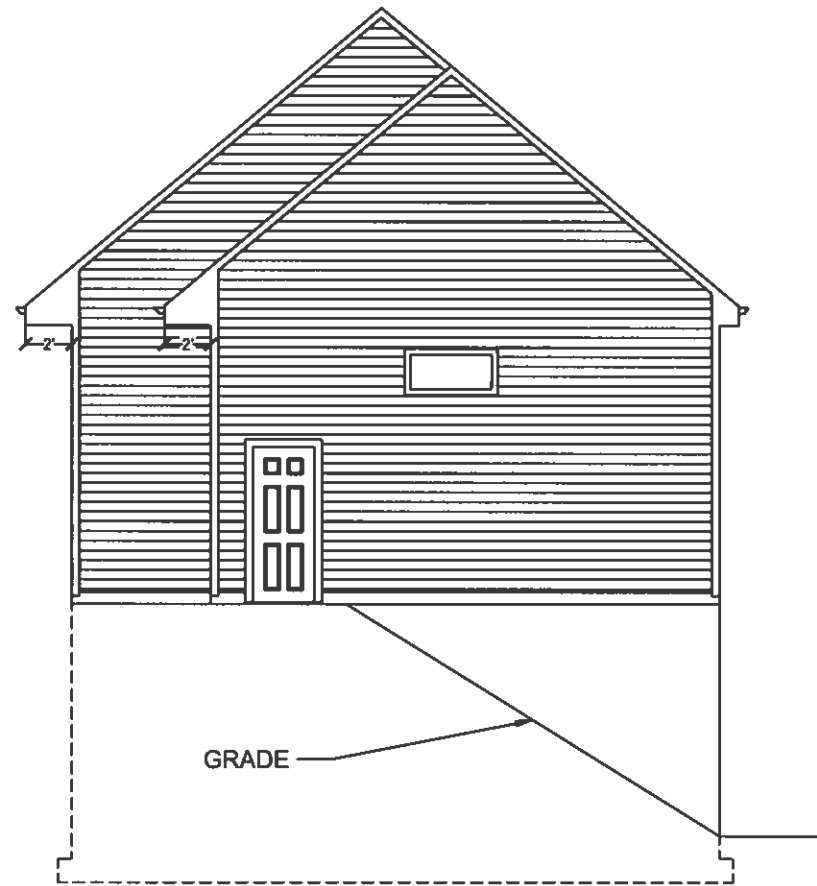
GBI MODEL / SIZE  
 1560 Sq Feet  
 Single Story  
 Garage

No.	Revision/Issue	Date

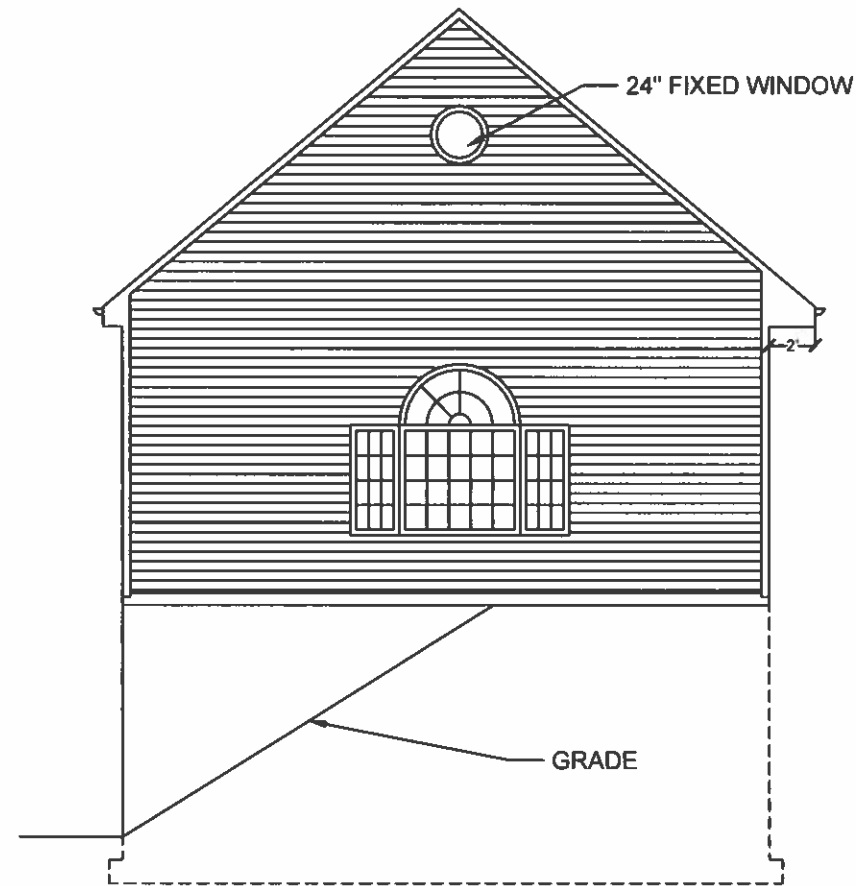
Firm Name and Address  
 GUARANTEED BUILDERS INC.  
 14 West Street  
 E. Douglas, MA  
 01518  
 TEL. (508) 476-1500  
 FAX. (508) 476-1392

Name Owner Name and Address  
 Jehangir Jungahwala  
 87 Cudworth lane  
 Sudbury, MA 01776  
 TEL. 508-320-8982

Project	Sheet
Date 04/16/24	<b>A-4</b>
Scale	



Right Elevation



Left Elevation



A/E SEAL

APPROVAL STAMP

DRAWN BY JRM DATE 04/16/24

APPROVED BY DATE

PROJECT NO'S

GBI MODEL / SIZE  
1560 Sq Feet  
Single Story  
Garage

No.	Revision/Issue	Date

File Name and Address  
**GUARANTEED BUILDERS INC.**  
 14 West Street  
 E. Douglas, MA  
 01516  
 TEL. (508) 476-1500  
 FAX. (508) 476-1392

Home Owner Name and Address  
 Jehangir Jungahwala  
 87 Cudworth Lane  
 Sudbury, MA 01776  
 TEL. 508-320-8982

Project	Sheet
Date 04/16/24	A-5

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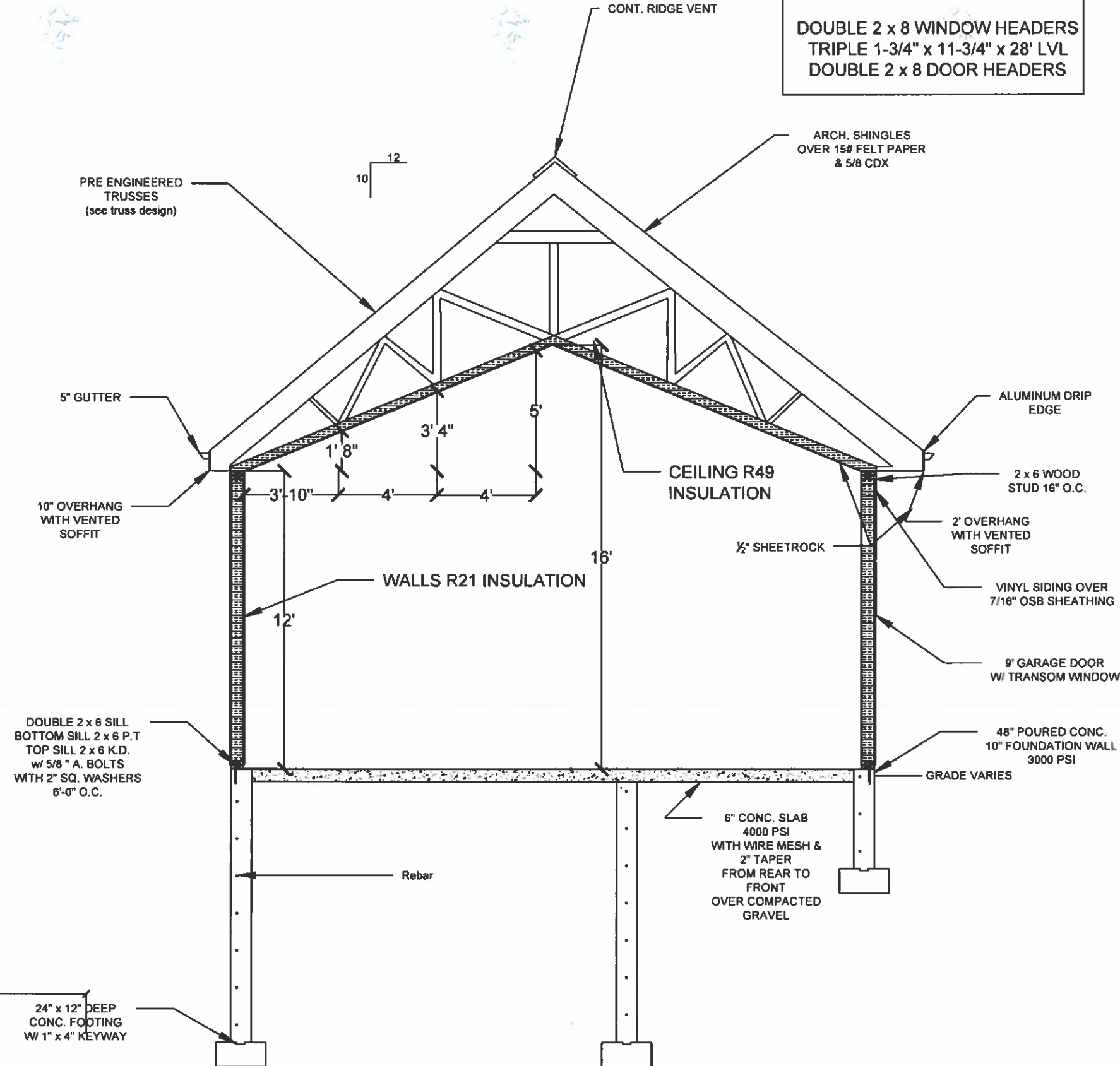
FNAME

REVDATE

USER

**LVL & HEADER SIZES:**

DOUBLE 2 x 8 WINDOW HEADERS  
 TRIPLE 1-3/4" x 11-3/4" x 28' LVL  
 DOUBLE 2 x 8 DOOR HEADERS



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A/E SEAL

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PROJECT NO'S

GBI MODEL / SIZE

1560 Sq Feet  
 Single Story  
 Garage

No.	Revision/Issue	Date

**Firm Name and Address**  
 GUARANTEED BUILDERS INC.  
 14 West Street  
 E. Douglas, MA  
 01516  
 TEL. (508) 476-1500  
 FAX. (508) 476-1392

**Home Owner Name and Address**  
 Jehangir Jungahwala  
 87 Cudworth Lane  
 Sudbury, MA 01776  
 TEL. 508-320-8982

Project	Sheet
Date 04/16/24	A-6

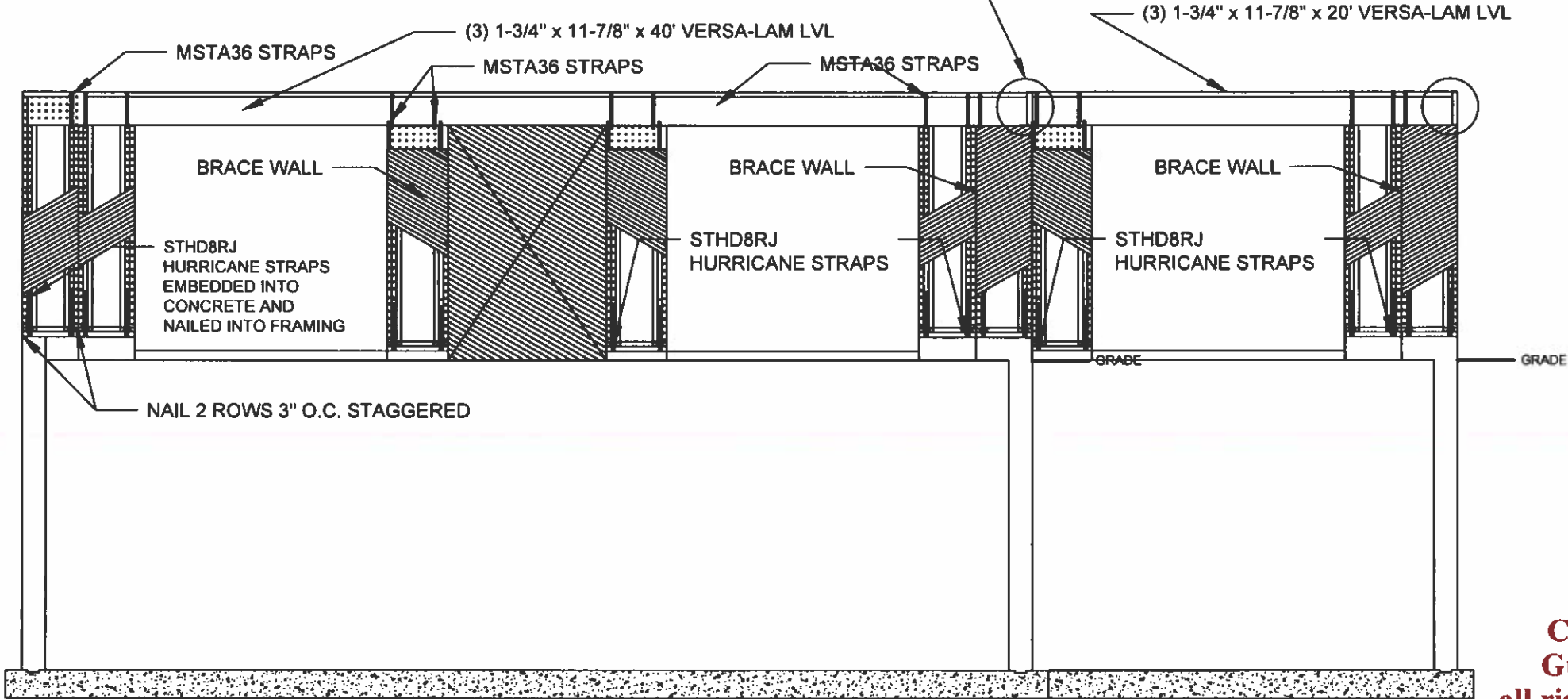
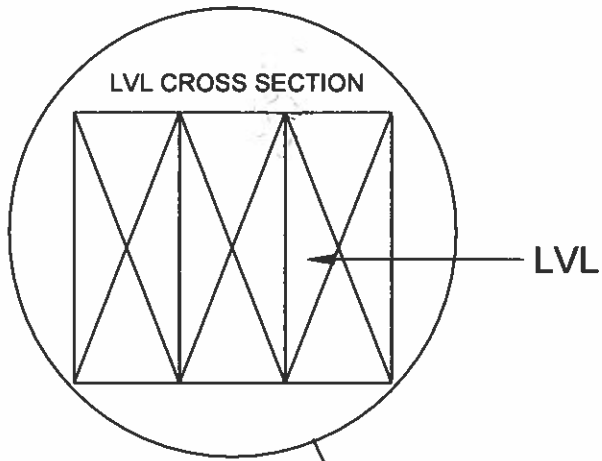
FNAME

REVDATE

USER



**LVL & HEADER SIZES:**  
 DOUBLE 2 x 8 WINDOW HEADER  
 TRIPLE 1-3/4" x 11-7/8" x 40' LVL  
 DOUBLE 2 x 8 DOOR HEADERS



**FRONT SHEAR WALL  
 DETAIL N.T.S.**

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A/E SEAL

APPROVAL STAMP

DRAWN BY: JRM DATE: 04/16/24  
 APPROVED BY: DATE:

PROJECT NO'S:  
 GBI MODEL / SIZE:  
 1560 Sq Feet  
 Single Story  
 Garage

No.	Revision/Issue	Date

**GUARANTEED BUILDERS INC.**  
 14 West Street  
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**Jehangir Jungatwala**  
 87 Cudworth Lane  
 Sudbury, MA 01776  
 TEL: 508-320-8982

Project: \_\_\_\_\_ Sheet: **A-7**  
 Date: 04/16/24  
 Date: \_\_\_\_\_

REV/DATE USER

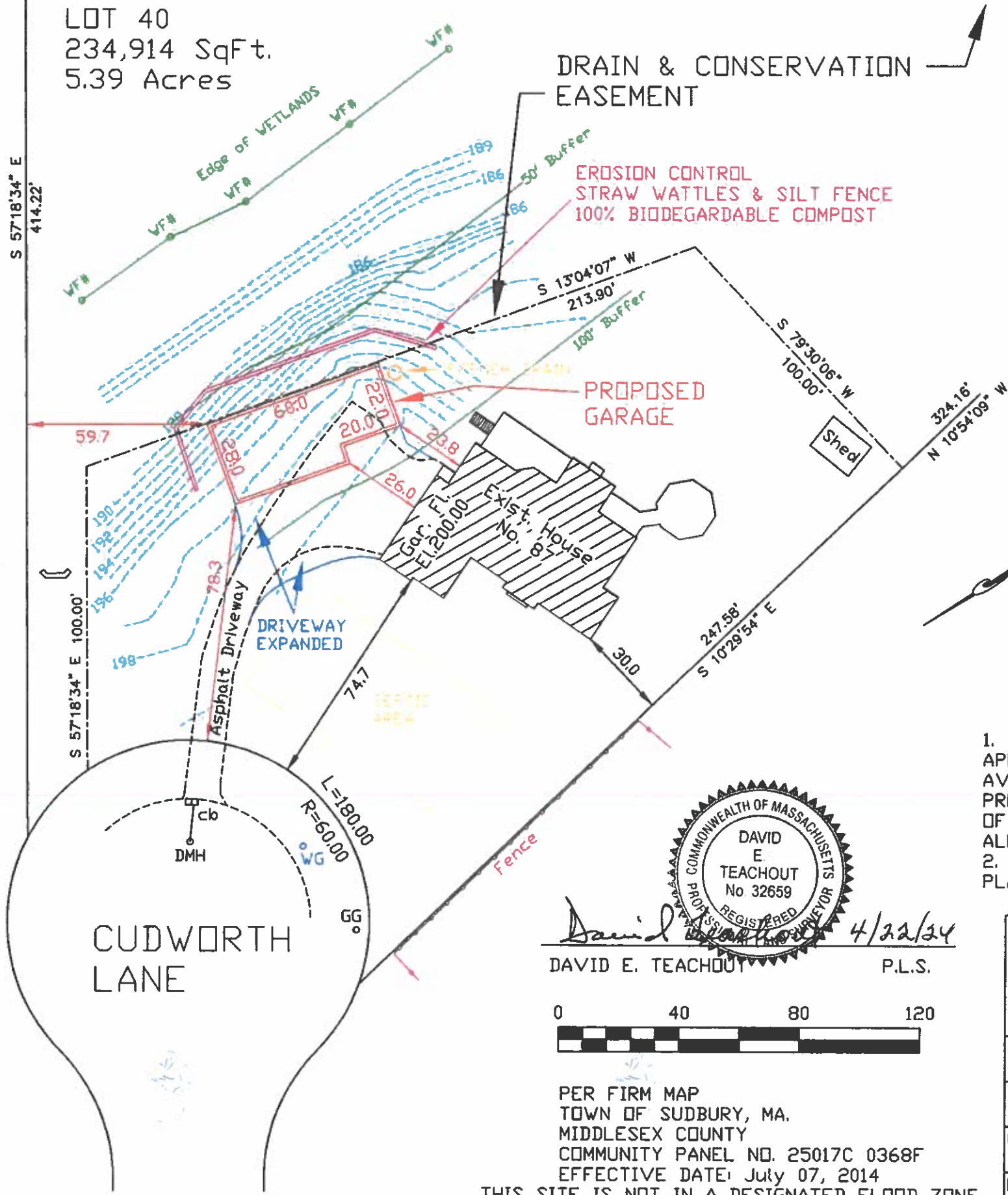
LOT 40  
234,914 SqFt.  
5.39 Acres

**DRAIN & CONSERVATION EASEMENT**

REFERENCES:  
ASSESSORS REF:  
PARCEL ID: E07-0140  
DEED BK: 75259 Pg 281

ZONE: RESIDENTIAL A	REQUIRED
AREA	40,000
FRONTAGE	180.00
FRONT YARD	40.00
SIDE YARD	20.00
REAR YARD	30.00

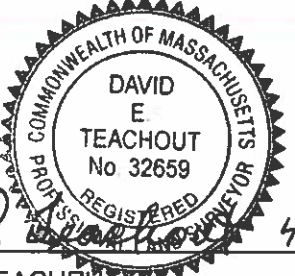
S 57°18'34" E  
414.22'



**GENERAL CONSERVATION NOTES:**

1. ALL EROSION/SEDIMENTATION CONTROLS TO BE IN PLACE PRIOR TO CONSTRUCTION AND MAINTAINED THROUGHOUT THE PROJECT DURATION.
2. EROSION CONTROLS WILL BE MAINTAINED AND AUGMENTED, REPAIRED AS CONSTRUCTION PHASING AND WEATHER DICTATE.
3. ALL DISTURBED AREAS ARE TO BE COVERED WITH TOPSOIL, REGARDED AND SEEDED.
4. THERE SHALL BE NO WORK DONE WITHIN WETLANDS OR 100 FOOT BUFFER ZONE PRIOR TO THE APPROVAL FROM THE SUDBURY CONSERVATION COMMISSION.
5. WETLAND FLAGGING WAS DONE IN ACCORDANCE WITH THE MASSACHUSETTS WETLAND PROTECTION ACT (M.G.L. C.131 S.40) AND REGULATIONS (310 CMR 10.00) AND THE FEDERAL CLEAN WATER ACT (SECTION 404).
6. WHILE CONSTRUCTION ON THE SITE IS BEING PERFORMED, DUST WILL BE KEPT TO A MINIMUM BY WATERING AS CONDITIONS REQUIRE.

1. THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY AND ARE BASED UPON A FIELD SURVEY AND A COMPILATION OF AVAILABLE PLANS OF RECORD FROM THE VARIOUS UTILITY COMPANIES. THE INFORMATION PROVIDED IS FOR THE USE OF THE CONTRACTOR NEITHER WARRANTY NOR GUARANTEE OF THE INFORMATION IS PROVIDED, THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UTILITIES BY CONTACTING THE RESPECTIVE UTILITY COMPANIES AND DIG-SAFE.  
2. CONSTRUCTION SURVEY STAKEDOUT IS RECOMMENDED TO ASSURE THE CORRECT PLACEMENT OF THE PROPOSED STRUCTURE.



*David E. Teachout* 4/22/24  
DAVID E. TEACHOUT P.L.S.



PER FIRM MAP  
TOWN OF SUDBURY, MA.  
MIDDLESEX COUNTY  
COMMUNITY PANEL NO. 25017C 0368F  
EFFECTIVE DATE: July 07, 2014  
THIS SITE IS NOT IN A DESIGNATED FLOOD ZONE

GUARANTEED BUILDERS & DEVELOPERS INC.  
14 WEST STREET DOUGLAS, MA. 01516  
PHONE: [508] 476-1500 FAX [508] 476-1392

COMP'D BY BRS	SCALE: 1"=40'
DRAWN BY BRS	DATE: 4/8/2024
CHK'D BY DET	ZONE: Res-A
FIELD BY BRS	FIELD Bk.Pg. See DT

PROJECT LOCATION: 87 CUDWORTH LANE  
SUDBURY, MASS. 01776  
OWNER: JEHANGIR & JULIE JUNGALWALA  
87 Cudworth Lane  
Sudbury, Mass. 01776