

ELBRIDGE GERRY SCHOOL
MULTI - FAMILY REDEVELOPMENT

50 ELM STREET
MARBLEHEAD, MA. 01945

OLD & HISTORIC DISTRICT COMMISSION
ISSUED DECEMBER 22, 2020

ABBREVIATIONS

SYMBOLS

GENERAL REQUIREMENTS

PROJECT DATA

DRAWING INDEX

VICINITY MAP

RECEIVED
DEC 22 2020

REVISED PLANS

ALUM	ALUMINUM	REFERENCE BUILDING SECTION
ARCH	ARCHITECTURAL	REFERENCE DRAWING SHEET
BM	BELM	REFERENCE DETAIL
BOTT	BOTTOM	REFERENCE DETAIL
CC	CENTER TO CENTER	REFERENCE DETAIL
CCP	CENT-TO-PLACE	REFERENCE DETAIL
CL	CENTER LINE	REFERENCE DETAIL
CMC	CONCRETE JOINT	REFERENCE DETAIL
CONT	CONTINUOUS	REFERENCE DETAIL
CMU	CONCRETE MASONRY UNITS	REFERENCE DETAIL
GR CMU	GROUND FLOOR CMU	REFERENCE DETAIL
SP CMU	SPLIT FACE CMU	REFERENCE DETAIL
DS	DOWNPOUT	REFERENCE DETAIL
EA	EACH	REFERENCE DETAIL
EFBS	EXTERIOR INSUL & FINISH SYSTEM	REFERENCE DETAIL
EF	EACH FACE	REFERENCE DETAIL
EL	ELEVATION	REFERENCE DETAIL
EO	EQUAL	REFERENCE DETAIL
ETR	EXISTING TO REMAIN	REFERENCE DETAIL
EXST	EXISTING	REFERENCE DETAIL
EXP	EXPANSION	REFERENCE DETAIL
FFG	FIRE EXTINGUISHER	REFERENCE DETAIL
FFN	FINISHED FLOOR GRADE	REFERENCE DETAIL
FD	FINISHED FLOOR GRADE	REFERENCE DETAIL
FF	FLOOR DRAIN	REFERENCE DETAIL
FL	FLOOR	REFERENCE DETAIL
FRP	FIBERGLASS REINFORCED PLASTIC	REFERENCE DETAIL
FRONT	FIRE RESISTANT GWS	REFERENCE DETAIL
GWB	GYPSUM WALLBOARD	REFERENCE DETAIL
HM	HOLLOW METAL FRAME	REFERENCE DETAIL
HP	HIGH POINT	REFERENCE DETAIL
HB	HOSE BIB	REFERENCE DETAIL
HOZ	HORIZONTAL	REFERENCE DETAIL
ID	INSIDE DIAMETER	REFERENCE DETAIL
INSUL	INSULATION	REFERENCE DETAIL
LS	LIGHT GAUGE STEEL	REFERENCE DETAIL
LP	LOW POINT	REFERENCE DETAIL
LA	ANGLES	REFERENCE DETAIL
MAX	MAXIMUM	REFERENCE DETAIL
MIN	MINIMUM	REFERENCE DETAIL
OH	OPPOSITE HAND	REFERENCE DETAIL
PLAM	PLASTIC LAMINATE	REFERENCE DETAIL
PAS	POLE AND SHEET	REFERENCE DETAIL
PSF	POUNDS PER SQUARE FOOT	REFERENCE DETAIL
PSI	POUNDS PER SQUARE INCH	REFERENCE DETAIL
PTD	PAINTED	REFERENCE DETAIL
SM	SMALLER	REFERENCE DETAIL
SS	STAINLESS STEEL	REFERENCE DETAIL
SQ	SQUARE	REFERENCE DETAIL
STD	STANDARD	REFERENCE DETAIL
STRUC	STRUCTURAL	REFERENCE DETAIL
TBD	TO BE DETERMINED	REFERENCE DETAIL
TJ	TRUSS JOIST JOIST	REFERENCE DETAIL
TOW	TOP OF WALL	REFERENCE DETAIL
TP	TYPICAL	REFERENCE DETAIL
UNO	UNLESS NOTED OTHERWISE	REFERENCE DETAIL
VF	VERTICAL	REFERENCE DETAIL
W	WITH	REFERENCE DETAIL

- THE CONTRACTOR SHALL STRICTLY CONFORM WITH ALL CODES HAVING JURISDICTION IN THE CITY OF MARBLEHEAD, MASSACHUSETTS, INCLUDING, BUT NOT LIMITED TO, FEDERAL, STATE, CITY, COUNTY, AND MARSHFIELD, MASSACHUSETTS, FIRE, LIFE, SAFETY, AND HAZARDOUS MATERIALS, AND ALL OTHER APPLICABLE LAWS, ORDINANCES, AND REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MARBLEHEAD, MASSACHUSETTS, AND THE MASSACHUSETTS DEPARTMENT OF CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL DIMENSIONS, EXISTING CONDITIONS, AND MATERIALS. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, INCLUDING, BUT NOT LIMITED TO, THE LOCATION, DEPTH, AND CONDITION OF ALL UTILITIES, AND THE LOCATION, DEPTH, AND CONDITION OF ALL FOUNDATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MARBLEHEAD, MASSACHUSETTS, AND THE MASSACHUSETTS DEPARTMENT OF CONSTRUCTION.
- SCOPE: THE CONTRACTOR SHALL FINISH AND INSTALL ALL MATERIALS AND LABOR TO COMPLETE THE WORK AS DESCRIBED ON THE DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MARBLEHEAD, MASSACHUSETTS, AND THE MASSACHUSETTS DEPARTMENT OF CONSTRUCTION.
- WORK SHALL BE PERFORMED TO THE HIGHEST LEVEL OF STANDARDS OF EACH RESPECTIVE TRADE.
- DEMOLITION AS REQUIRED AND REMOVE ALL DEBRIS FROM THE SITE.
- THE CONTRACTOR SHALL KEEP THE PREMISES CLEAN AND IN A WORKMANLIKE FASHION. THE PROJECT SHALL BE READY FOR OCCUPANCY UPON THE COMPLETION OF WORK IN A TURNKEY CONDITION.
- CONSTRUCTION SHALL BE BY DIMENSIONS DO NOT SCALE OFF OF THESE DRAWINGS.
- SHOP DRAWINGS MAY BE REQUIRED BY THE ARCHITECT FOR ALL STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS, AND SPECIALIZED CONSTRUCTION. FROM THE CONTRACTOR AND/OR SUBCONTRACTOR. ALL SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MARBLEHEAD, MASSACHUSETTS, AND THE MASSACHUSETTS DEPARTMENT OF CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE STRUCTURAL INTEGRITY OF THE BUILDING AT ALL TIMES.
- THE CONTRACTOR SHALL NOTIFY PITMAN AND WARD ASSOCIATES, LLC IMMEDIATELY UPON THE DISCOVERY OF ANY ENVIRONMENTALLY HAZARDOUS MATERIALS AND OR CONDITIONS.
- THESE PLANS HAVE BEEN PRODUCED TO MASSACHUSETTS STATE BUILDING CODE REQUIREMENTS. ANY ADDITIONAL, STRETCH CODE COMPLIANCE SHALL BE THE RESPONSIBILITY OF THE OWNER/CONTRACTOR.
- ALL DEMOLITION AND REMOVAL OF BUILDING COMPONENTS SHALL BE CARRIED OUT UNDER ACOBORDANCE WITH THE EPA'S REMOVAL RIGHT LAWS.

LIFE SAFETY SYSTEM:
ALL LIFE SAFETY IS TO BE SUPPLIED AND INSTALLED BY THE GENERAL CONTRACTOR. THE SYSTEM SHALL BE APPROVED BY THE LOCAL FIRE DEPARTMENT AND CONNECTED TO THE LOCAL FIRE ALARM SYSTEM.

ELECTRICAL SYSTEM:
ALL ELECTRICAL SYSTEMS SHALL BE SUPPLIED AND INSTALLED BY THE GENERAL CONTRACTOR.

MECHANICAL SYSTEM:
ALL MECHANICAL SYSTEMS SHALL BE SUPPLIED AND INSTALLED BY THE GENERAL CONTRACTOR.

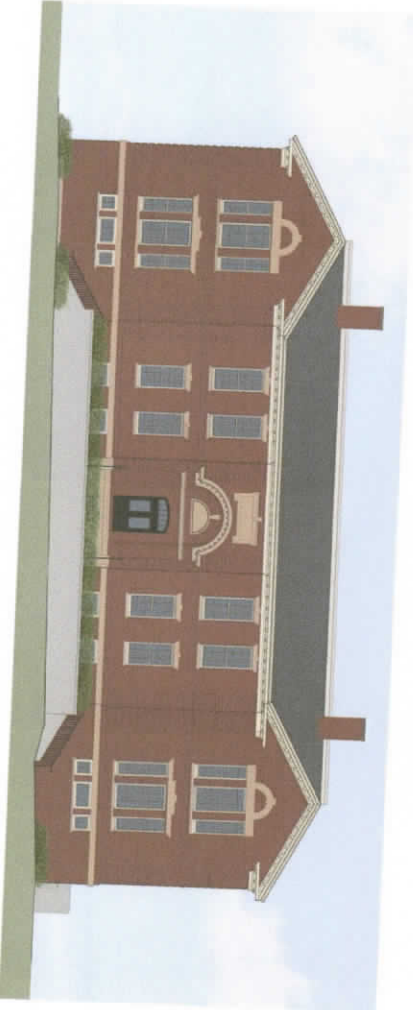
SCOPE OF WORK:

BUILDING SQUARE FOOTAGE CALCULATIONS:

PROPOSED SQUARE FOOTAGE CALCULATIONS

CNL	PROPOSED LANDSCAPE PLAN
L1	
ARCHITECTURAL	
EX1	EXISTING NORTH ELEVATION
EX2	EXISTING EAST ELEVATION
EX3	PROPOSED EAST ELEVATION
EX4	PROPOSED SOUTH ELEVATION
EX5	EXISTING WEST ELEVATION
EX6	PROPOSED WEST ELEVATION
EX7	PROPOSED SITE LINE SECTION
EX8	PROPOSED EXTERIOR WINDOW COLOR OPTIONS

FRONT ELEVATION



KEY PLAN

SUBMISSION	DATE
OLD & HISTORIC	12/21/2020

COVER PAGE

NO.	ISSUE	DATE
1	ISSUE	DATE

SHEET NUMBER

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CONSULTANT

ATTENDANCE	
STONE WALL	42.76/20

Gerry School
Residential
Development
Marblehead, MA

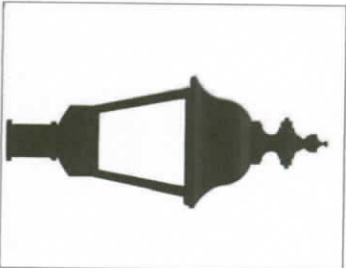
DRAWING TITLE

Proposed
Schematic
Site Plan

James L. Gorman III | associates
LANDSCAPE ARCHITECTS
22 Cedar Rd., Suite 104
Marblehead, MA 01945
Tel. (781) 620-4187
jgorman@jlgormanassociates.com
www.jlgormanassociates.com

SCALE	1" = 10'
DRAWN BY	JKE
CHECKED BY	JKE
DATE	October 30, 2020

DRAWING NUMBER



POST LAMP LUMINAIRE



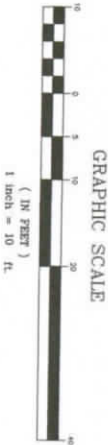
STONE WALL WITH GRANITE CAP



METAL FENCE



HANDRAILS AT STEPS



PROJECT OWNER
CHARRING CROSS REALTY TRUST
20 CENTENNIAL DRIVE, SUITE 2E
PEABODY, MA 01960
978-664-5415

PROJECT TEAM
GENERAL CONTRACTOR
JAMES J. WELSH & CO.
27 CONGRESS STREET, SUITE 503
SALEM, MA 01970
978-744-3500

CIVIL ENGINEER
HAYES ENGINEERING, INC.
600 SALEM STREET
WAKEFIELD, MA 01880
781-265-2800

LANDSCAPE ARCHITECT
JAMES K. EMERSON ASSOCIATES
200 BROAD STREET
MADEIRA, MA 01945
781-822-7747

STRUCTURAL ENGINEER

MECHANICAL ENGINEER

INTERIOR DESIGNER

**ELBRIDGE GERRY SCHOOL
MULTI-FAMILY
REDEVELOPMENT**

50 ELM STREET
MARBLEHEAD, MA 01945

KEY PLAN

SUBMISSION
OLD HISTORIC DATE
12/21/003

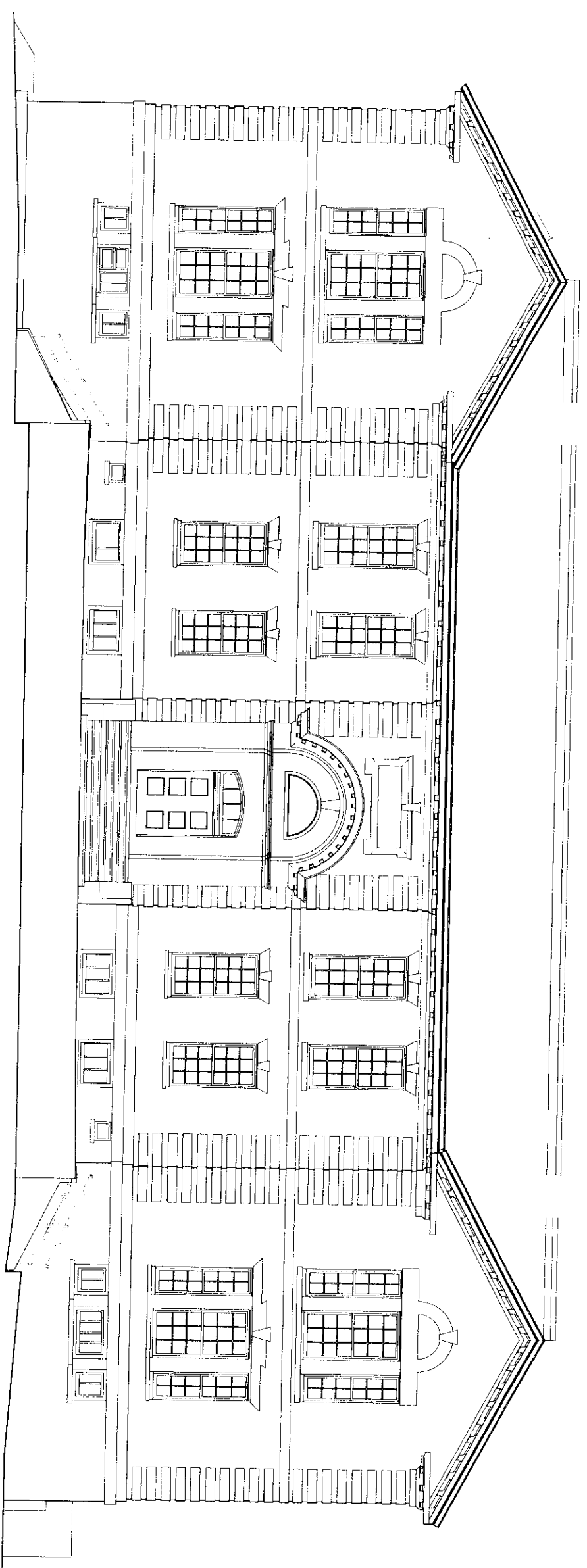
**EXISTING
NORTH ELEVATION**

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NO. 8006 **DATE**

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EX2.1

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01 EXISTING NORTH ELEVATION
3/8" = 1'-0"





01 PROPOSED NORTH ELEVATION
3/16" = 1'-0"

PROJECT OWNER
CHANNING CROSS REALTY TRUST
2 CENTENNIAL DRIVE, SUITE 300
SALISBURY, MA 01960
978-281-1234

PROJECT TEAM
GENERAL CONTRACTOR
JAMES J. MULLIGAN
27 CONGRESS STREET, SUITE 503
SALISBURY, MA 01970
978-744-8900

CIVIL ENGINEER
HAYES ENGINEERING, INC.
601 SALISBURY STREET
MARBLEHEAD, MA 01945
781-622-1487

LANDSCAPE ARCHITECT
JAMES K. EMMANUEL ASSOCIATES
22 CANTON ROAD
MARBLEHEAD, MA 01945
781-622-1487

STRUCTURAL ENGINEER

MECHANICAL ENGINEER

INTERIOR DESIGNER

**ELBRIDGE GERRY SCHOOL
MULTI-FAMILY
REDEVELOPMENT**

50 ELM STREET
MARBLEHEAD, MA 01945

KEY PLAN

REVISION
OLD & HISTORIC
DATE
1/22/2025

**EXISTING
EAST ELEVATION**

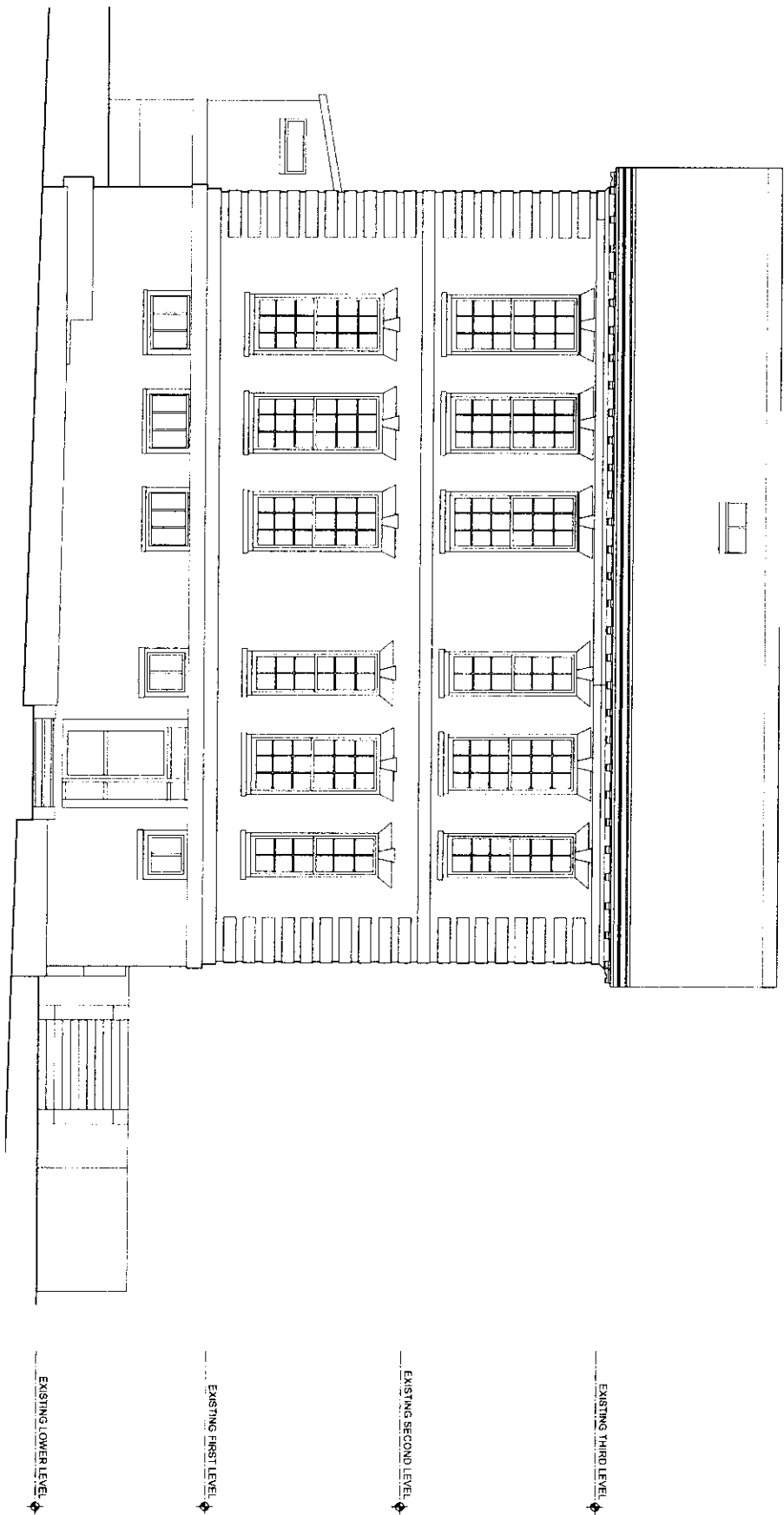
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P. PIPMAN
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ISSUE
DATE

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01 EXISTING EAST ELEVATION
3/8" = 1'-0"

0 5 10 15

PROJECT OWNER
CHARING CROSS REALTY TRUST
2 CENTENNIAL DRIVE, SUITE 5E
PEABODY, MA 01960
978-534-5415

PROJECT TEAM
GENERAL CONTRACTOR
JAMES J. WELSH & CO.
277 COLUMBIA STREET, SUITE 503
SALIM, MA 01970
978-744-8300

CIVIL ENGINEER
HAYES ENGINEERING, INC.
603 SALEM STREET
WAKEFIELD, MA 01880
781-246-2800

LANDSCAPE ARCHITECT
JOSEPH J. MARTEL ASSOCIATES
27 COLUMBIA ROAD
MARBLEHEAD, MA 01945
781-422-7487

STRUCTURAL ENGINEER

MECHANICAL ENGINEER

INTERIOR DESIGNER

**ELBRIDGE GERRY SCHOOL
MULTI-FAMILY
REDEVELOPMENT**
50 ELM STREET
MARBLEHEAD, MA 01945

KEY PLAN

SUBMISSION	DATE
OLD & HISTORIC	1/22/2020

**PROPOSED
EAST ELEVATION**

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01 PROPOSED EAST ELEVATION
3/16" = 1'-0"



PROJECT OWNER
CHANG CROSS REALTY TRUST
200 WASHINGTON STREET, SUITE 2C
BOSTON, MA 02108
978.664.5415

PROJECT TEAM
GENERAL CONTRACTOR
JAMES J. WELSH & CO.
27 CONGRESS STREET, SUITE 503
SALEM, MA 01970
978.744.3300

CIVIL ENGINEER
WATSON ENGINEERING, INC.
803 STATE STREET
WAKEFIELD, MA 01880
781.246.2800

LANDSCAPE ARCHITECT
JAMES K. EMMANUEL ASSOCIATES
22 CHARLTON ROAD
MARBLEHEAD, MA 01945
781.327.7497

STRUCTURAL ENGINEER

MECHANICAL ENGINEER

INTERIOR DESIGNER

**ELBRIDGE GERRY SCHOOL
MULTI-FAMILY
REDEVELOPMENT**

50 ELM STREET
MARBLEHEAD, MA 01945

KEY PLAN

SUBMISSION	DATE
OLD & HISTORIC	1/27/2020

**EXISTING
SOUTH ELEVATION**

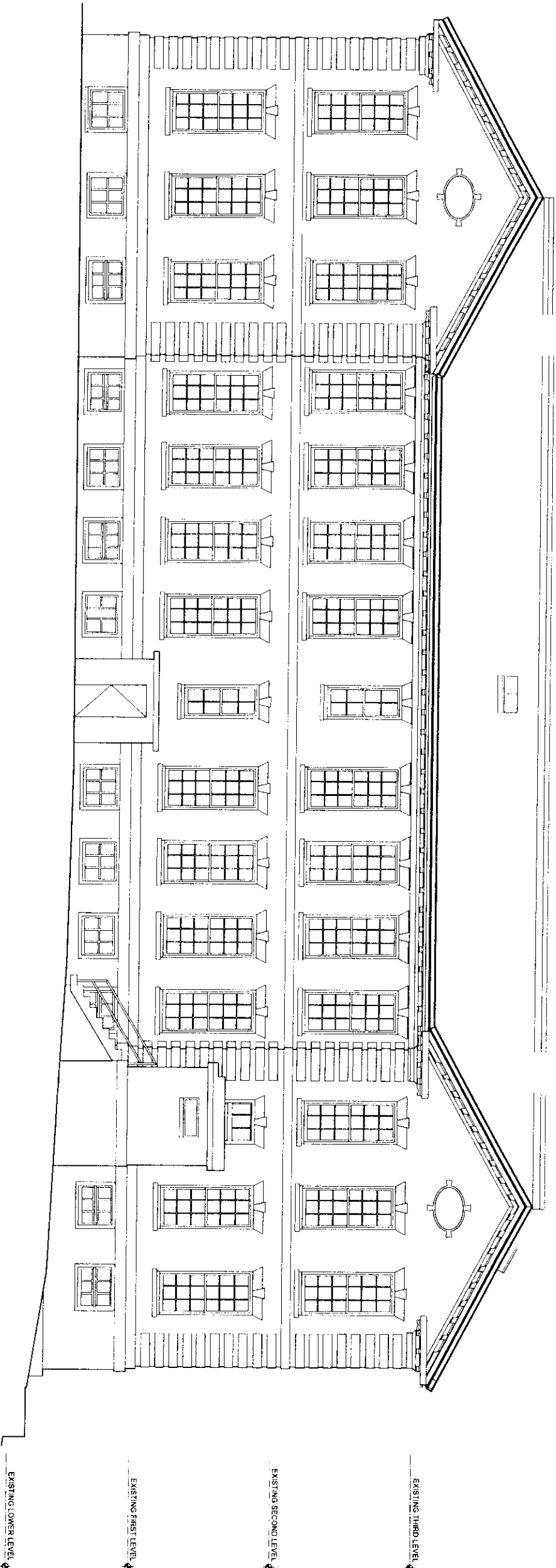
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EX2.3

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01 EXISTING SOUTH ELEVATION
3/16" = 1'-0"



PROPOSED FRONT ENTRANCE CANOPY
CITY HALL ANNEX
CAMBRIDGE, MASSACHUSETTS



NEW RECESSED BALCONIES
PAINTED TO MATCH ROOF COLOR

NEW SLATE ROOFING

EXISTING BRICKED IN WINDOWS TO
BE EXPOSED AND REPLACED.

EXISTING CORNICE AND DETAILS TO BE
REPAIRED, REFINISHED AND
REQUIRED.

EXISTING BRICK MASONRY TO BE REPAIRED
AS REQUIRED.

EXISTING WINDOWS THROUGHOUT ARE TO
BE REPLACED WITH NEW HISTORICALLY
ACCURATE WINDOWS IN EXISTING MASONRY
OPENINGS.

EXISTING SANDSTONE LINTELS AND SILLS
TO BE REPAIRED AS REQUIRED.

NEW METAL ENTRANCE CANOPY

EGRESS / LIGHT WELLS WITH METAL RAILING
PAINTED MATTE BLACK

PROJECT OWNER
CHANDLER CROSS REALTY TRUST
2 CENTENNIAL DRIVE, SUITE 2E
PEABODY, MA 01960
978.854.5415

PROJECT TEAM
GENERAL CONTRACTOR
JAMES J. WELSH & CO.
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SALUD, MA 01970
978.144.1300
CIVIL ENGINEER
HAYES ENGINEERING, INC.
803 SALTER STREET
WATERFORD, MA 01980
781.266.2900
LANDSCAPE ARCHITECT
JAMES V. EMANUEL ASSOCIATES
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MARLBOROUGH, MA 01945
781.422.7487
STRUCTURAL ENGINEER

MECHANICAL ENGINEER

INTERIOR DESIGNER

**ELBRIDGE GERRY SCHOOL
MULTI-FAMILY
REDEVELOPMENT**

50 ELM STREET
MARLBOROUGH, MA 01945

KEY PLAN

SUBMISSION **DATE**
OLD & HISTORIC 12/21/2028

**EXISTING
WEST ELEVATION**

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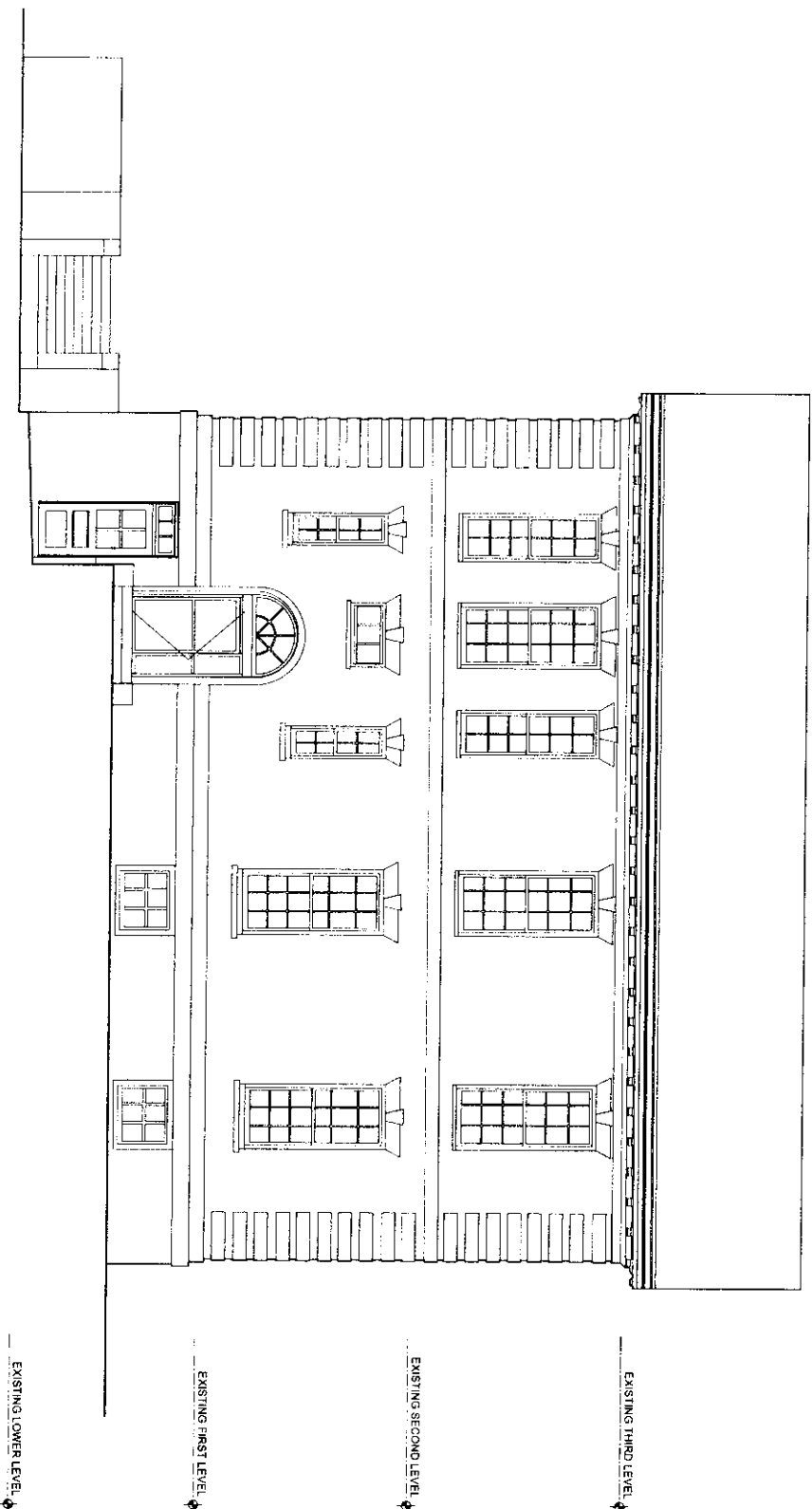
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01 EXISTING WEST ELEVATION
3/16" = 1'-0"





PROJECT OWNER
CHARING CROSS REALTY TRUST
2 CENTINIAL DRIVE, SUITE 3E
PEABODY, MA 01960
978-684-5415

PROJECT TEAM
GENERAL CONTRACTOR
JAMES J. WELSH & CO.
27 CONGRESS STREET, SUITE 503
SALEM, MA 01970
978-744-8300

Civil Engineer
HAYES ENGINEERING, INC.
603 SALEM STREET
WAKEFIELD, MA 01880
781-246-2800

LANDSCAPE ARCHITECT
JAMES K. EMMANUEL ASSOCIATES
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MARBLEHEAD, MA 01945
781-422-7467

STRUCTURAL ENGINEER

MECHANICAL ENGINEER

INTERIOR DESIGNER

**ELBRIDGE GERRY SCHOOL
MULTI-FAMILY
REDEVELOPMENT**

50 ELM STREET
MARBLEHEAD, MA 01945

KEY PLAN

SUBMISSION	DATE
OLD & HISTORIC	12/21/2020

**PROPOSED
SITE LINE SECTION**

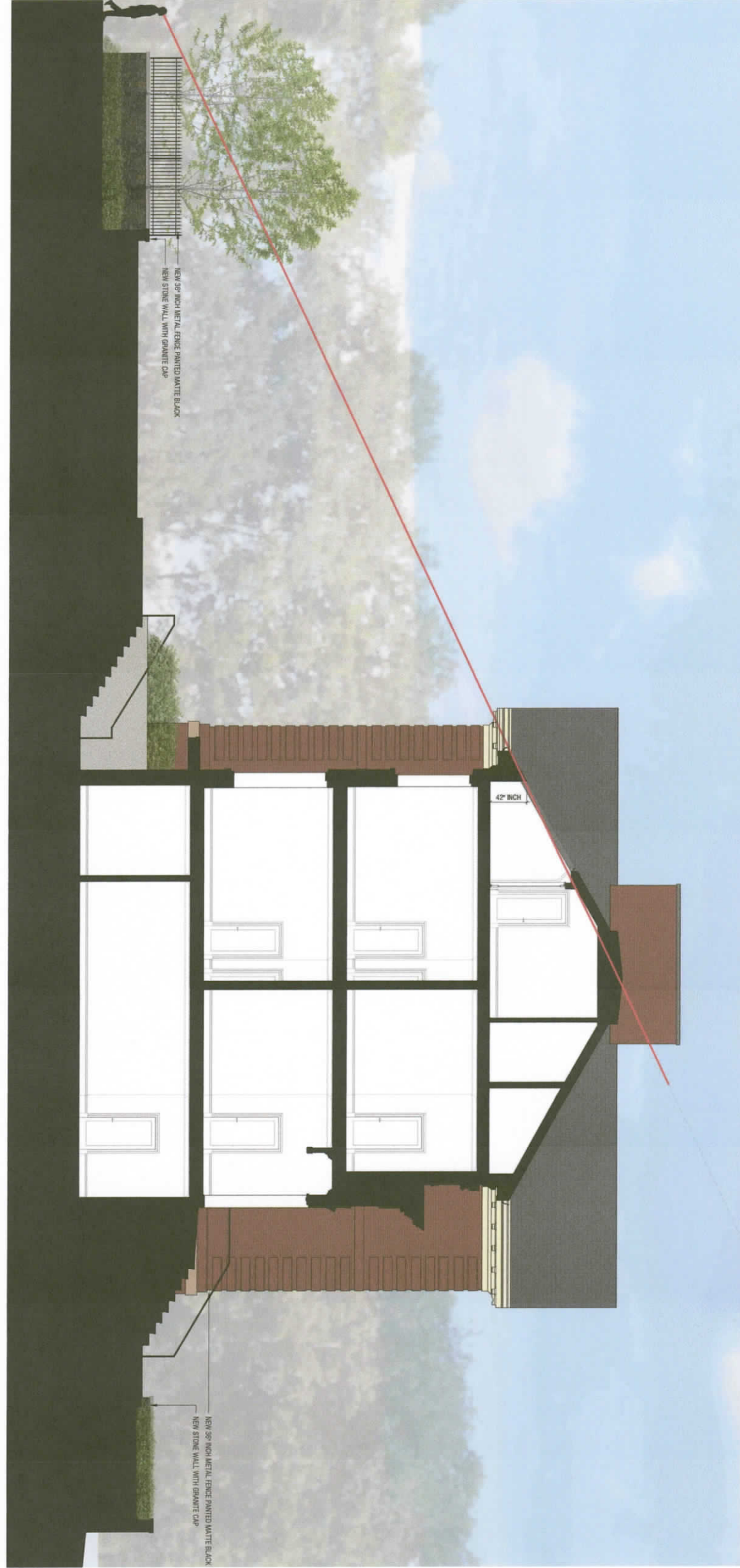
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01 PROPOSED SITE LINE SECTION
3/16" = 1'-0"

0' 5' 10' 15'

PROJECT OWNER
CHANDLER CROSS REALTY TRUST
2 CENTENNIAL DRIVE, SUITE 5E
PEABODY, MA 01960
978-534-5415

PROJECT TEAM
GENERAL CONTRACTOR
JAMES J. WELSH & CO.
21 CORNWELL STREET, SUITE 500
SALTMASSACHUSETTS 01970
978-744-8200

CIVIL ENGINEER
HAYES ENGINEERING, INC.
603 SALEM STREET
WAKEFIELD, MA 01880
781-246-2000

LANDSCAPE ARCHITECT
JAMES K. EMMANUEL ASSOCIATES
200 STATE STREET
MARBLEHEAD, MA 01945
781-622-7187

STRUCTURAL ENGINEER

MECHANICAL ENGINEER

INTERIOR DESIGNER

**ELBRIDGE GERRY SCHOOL
MULTI-FAMILY
REDEVELOPMENT**

50 ELM STREET
MARBLEHEAD, MA 01945

KEY PLAN

SUBMISSION	DATE
OLD & HISTORIC	10/21/2020

**PROPOSED
WINDOW COLOR OPTIONS**

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0' 5' 10' 15'