

KEY	DESCRIPTION
-----	ITEM TO BE REMOVED
=====	NEW WALLS
=====	EXISTING WALLS TO REMAIN

0 5' 15'
1' SCALE: 1/8"=1'-0" @ 11 X 17 SHEET

NOTE: EXTERIOR DIMENSIONS ARE TO FACE OF FOUNDATIONS. INTERIOR DIMENSIONS ARE CLEAR TO FACE OF GWB OR FINISH
PROPERTY AND SET-BACK LINES ARE SHOWN FOR REFERENCE ONLY. SEE SURVEY DWGS. FOR FURTHER INFORMATION

1 UPDATED 1st FLOOR PLAN
1/25/24

D. BRUCE GREENWALD
ARCHITECT
32 HIGH STREET
MARBLEHEAD, MA 01945

PROPOSED CONDITIONS
1ST FLOOR PLAN
PHELAN RESIDENCE RENOVATIONS
SCALE: AS NOTED DATE: 8/1/22 FILE NO: NEMPLAN1

DATE	REVISION	BY
4/12/22	ISSUED FOR ZBA REVIEW	DBG
7/5/22	UPDATED FOR ZBA REVIEW	DBG
8/1/22	RE-ISSUED FOR ZBA REVIEW	DBG
11/17/22	ISSUED FOR PRICING	DBG
3/1/23	ISSUED FOR PERMIT/CONSTRUCTION	DBG
6/20/23	UPDATED FOR CONSTRUCTION	DBG
1/25/24	ISSUED FOR ZBA MODIFICATIONS	DBG



PHELAN RESIDENCE
5 LAFAYETTE STREET
MARBLEHEAD, MA 01945

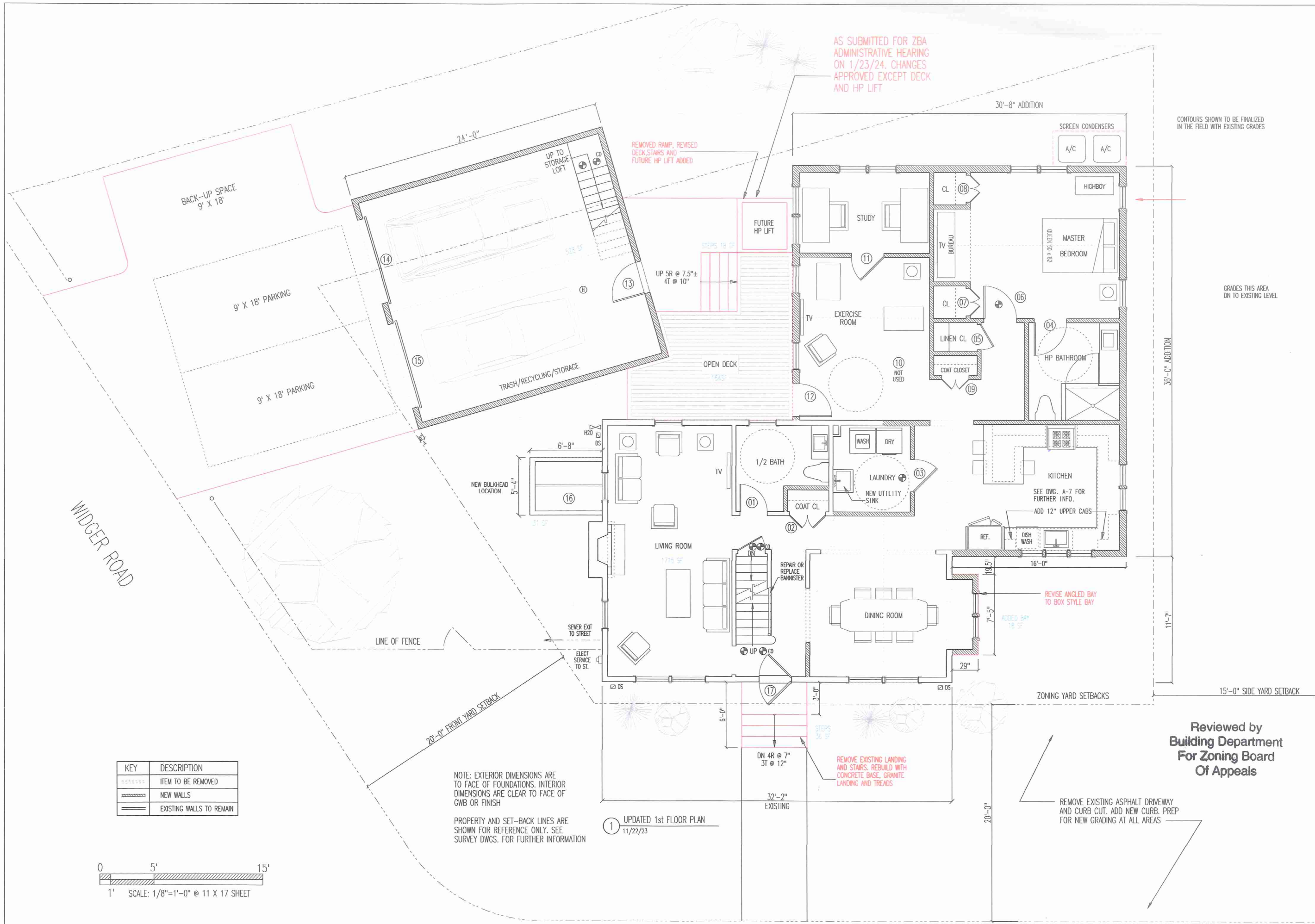
SHEET NO.
A-2

CONTOURS SHOWN TO BE FINALIZED
IN THE FIELD WITH EXISTING GRADES

GRADES THIS AREA
DN TO EXISTING LEVEL

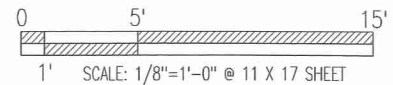
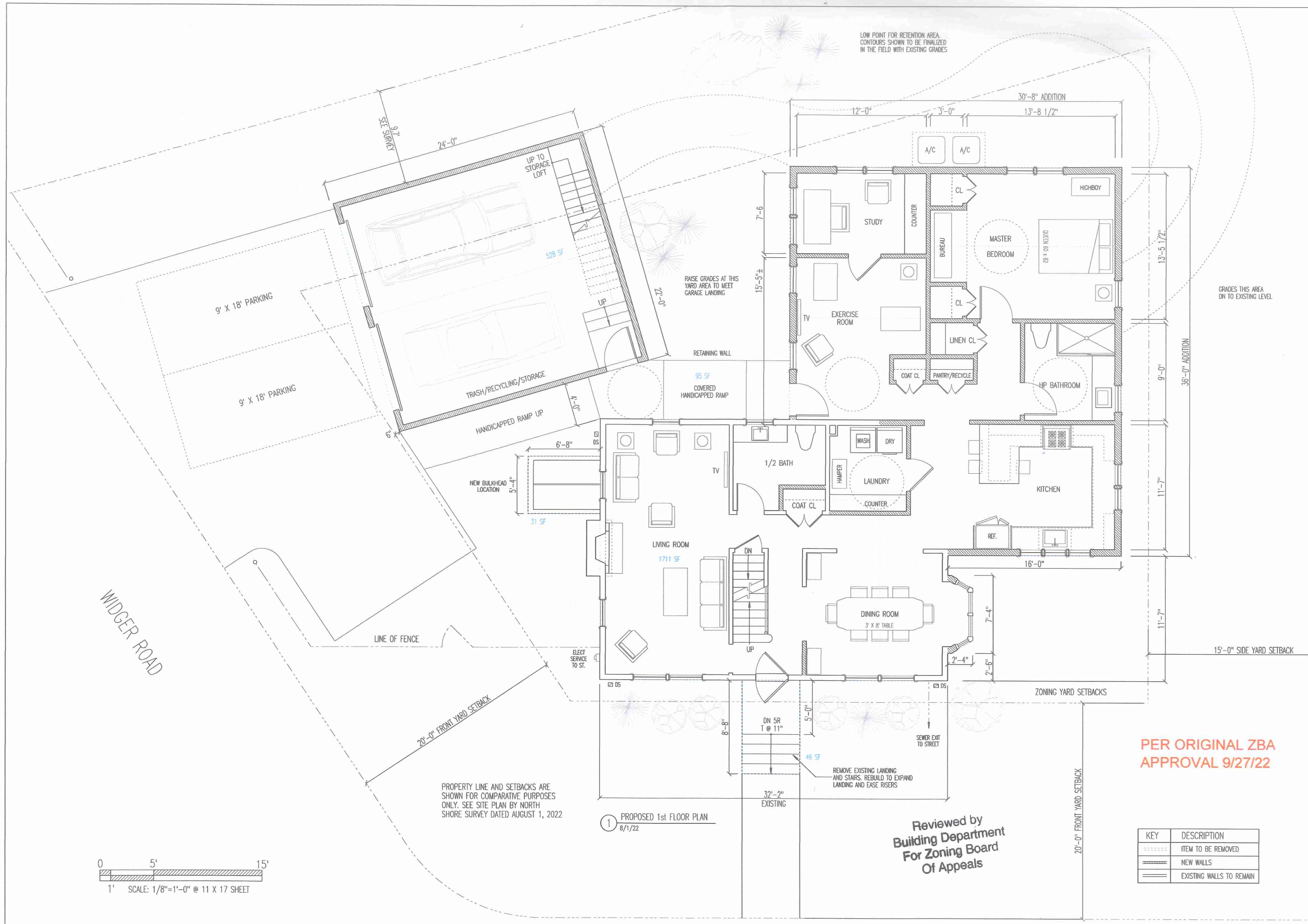
Reviewed by
Building Department
For Zoning Board
Of Appeals

REMOVE EXISTING ASPHALT DRIVEWAY
AND CURB CUT. ADD NEW CURB. PREP
FOR NEW GRADING AT ALL AREAS



DATE	REVISION	BY
4/12/22	ISSUED FOR ZBA REVIEW	DBG
7/5/22	UPDATED FOR ZBA REVIEW	DBG
8/1/22	RE-ISSUED FOR ZBA REVIEW	DBG
11/11/22	ISSUED FOR PERMIT/CONSTRUCTION	DBG
3/1/23	UPDATED FOR PERMIT/CONSTRUCTION	DBG
6/20/23	UPDATED FOR PERMIT/CONSTRUCTION	DBG
11/22/23	UPDATED PER AS-BUILT CONDITIONS	DBG





1 PROPOSED 1st FLOOR PLAN
8/1/22

Reviewed by
Building Department
For Zoning Board
Of Appeals

KEY	DESCRIPTION
-----	ITEM TO BE REMOVED
=====	NEW WALLS
=====	EXISTING WALLS TO REMAIN

PER ORIGINAL ZBA
APPROVAL 9/27/22

D. BRUCE GREENWALD
ARCHITECT
32 HIGH STREET
MARBLEHEAD, MA 01945

PROPOSED CONDITIONS
1ST FLOOR PLAN
PHELAN RESIDENCE RENOVATIONS
SCALE: AS NOTED DATE: 8/1/22 FILE NO: NEWPLAN1

DATE	REVISION	BY
3/12/22	ISSUED FOR OWNER'S REVIEW	DBC
3/21/22	ISSUED FOR SURVEY COORDINATION	DBC
4/12/22	ISSUED FOR ZBA REVIEW	DBC
7/5/22	UPDATED FOR ZBA REVIEW	DBC
8/1/22	RE-ISSUED FOR ZBA REVIEW	DBC



PHELAN RESIDENCE
5 LAFAYETTE STREET
MARBLEHEAD, MA 01945

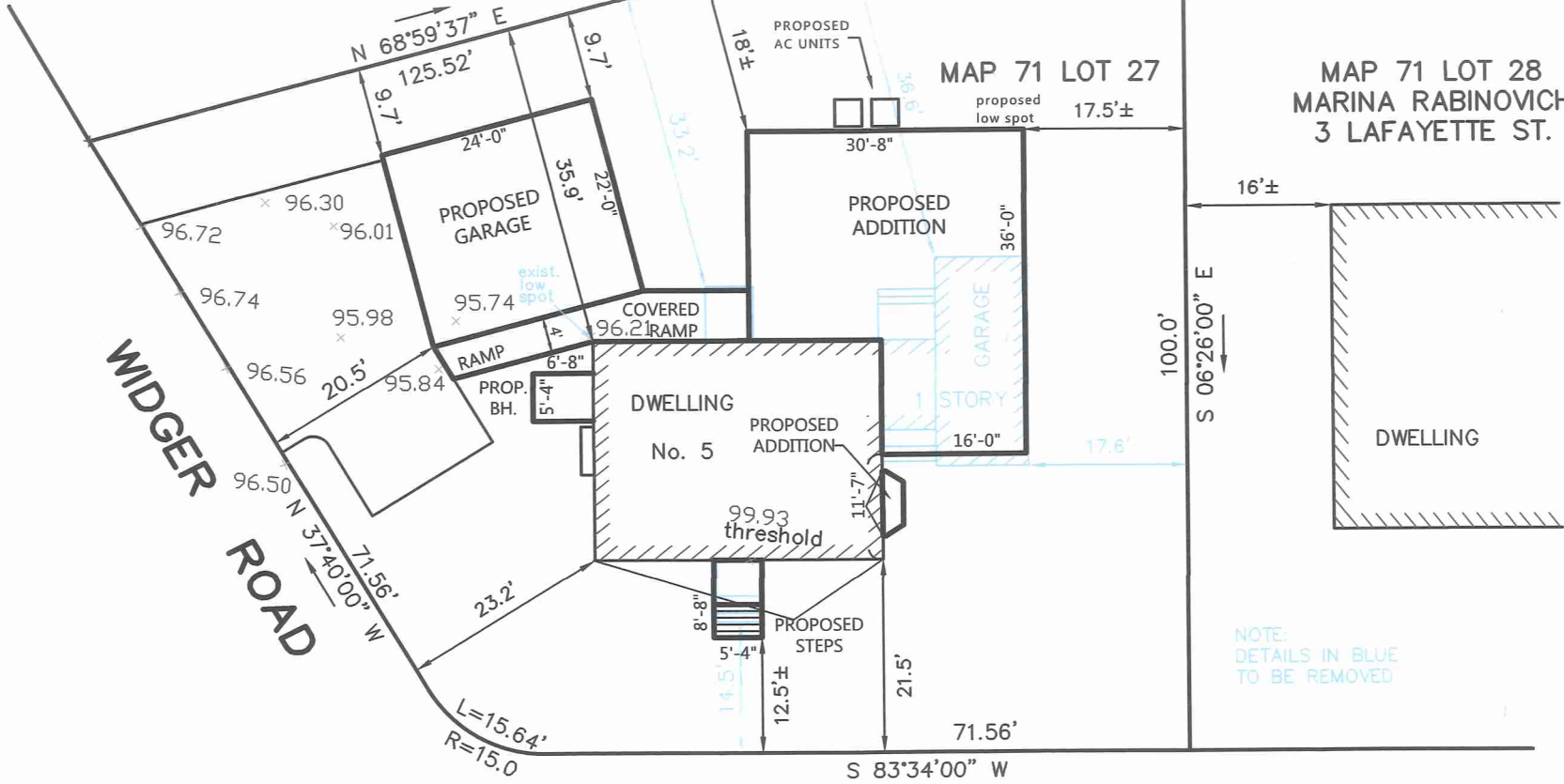
SHEET NO.
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ZONING DISTRICT – SINGLE RESIDENCE

	REQUIRED	EXISTING	PROPOSED
LOT AREA	10000	8810±	8810±
FRONTAGE	100	158.76'	158.76'
FRONT	20	14.5'	12.5'±
SIDE	15	17.6'	17.5'±
REAR	15	33.2'	9.7'±
BLDG HEIGHT	35	25.2'±	25.8'±

*BUILDING HEIGHT INCREASES BECAUSE THE PROPOSED LOW SPOT IS LOWER THAN THE EXISTING LOW SPOT.

MAP 71 LOT 26
NORTHSHORE MEDICAL CENTER INC.
1 WIDGER RD.



Reviewed by
Building Department
For Zoning Board
Of Appeals

ZONING BOARD OF APPEALS PLAN

5 LAFAYETTE STREET

MARBLEHEAD

PROPERTY OF

MICHAEL PHELAN, TRUSTEE

SCALE 1"= 20'

AUGUST 1, 2022

NORTH SHORE SURVEY CORPORATION

14 BROWN ST. – SALEM, MA

(978) 744-4800

THIS PLAN IS THE RESULT
OF AN INSTRUMENT SURVEY.

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