

Morrill Residence

6 Treat Road, Marblehead, MA



DRAWING LIST

A0.1	EXISTING AND PROPOSED SITE PLANS
A1.1	PROPOSED PLANS
A2.1	EXTERIOR ELEVATIONS
A3.1	BUILDING SECTIONS AND DETAILS
A8.1	SCHEDULES
A8.1	INTERIOR PERSPECTIVES
A9.2	EXTERIOR PERSPECTIVES
D1.1	DEMOLITION PLANS
A0.0	COVER SHEET

PROJECT SCOPE AND DESCRIPTION:

RENOVATION OF THE EXISTING FIRST FLOOR WITH ADDITION OF FRONT BAY,
RENOVATION OF LOWER LEVEL FLOOR
NEW / RELOCATED HVAC SYSTEM
REPAIR OF EXISTING FIREPLACE / FIREPLACE CHIMNEY
NEW ENTRANCE PORCH AND STAIRS
NEW LOWER LEVEL REAR PATIO

AREAS:

FIRST FLOOR/ UPPER FLOOR RENOVATION/ BAY ADDITION: 715 SF
LOWER LEVEL RENOVATION: 660 SF

GENERAL NOTES:

- CODES: ALL WORK SHALL CONFORM WITH CURRENT LOCAL AND STATE BUILDING CODES
- PROVIDE PRICING PER THE SPECIFICATIONS DOCUMENTED. COST SAVING SUGGESTIONS OR ALTERNATE RECOMMENDATIONS SHALL BE PRESENTED AS AN ALTERNATE LINE ITEM
- ITEMS PERTINENT TO PRICING MAY NOT BE DOCUMENTED IN THIS SET. PLEASE NOTIFY THE ARCHITECT OF MISSING INFORMATION.
- CONTRACTOR TO PROVIDE PRICING FOR SELECTIVE DEMOLITION INCLUDING SAFE DISPOSAL OF ALL DEBRIS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PERMITTING

TYPICAL ASSEMBLIES:

TYPICAL FLOOR ASSEMBLY:
FINISH FLOORING - HARDWOOD OR TILE
3/4" ADVANTECH SHEATHING
FLOOR FRAMING
2.0 PCF CLOSED CELL SPRAY FOAM, 2" LIFTS, R-30

TYPICAL NEW EXTERIOR WALL CONSTRUCTION:

ONE LAYER 1/2" BLUEBOARD & PLASTER
2x6 STUDS AT 16" O.C.
.05 DENSITY SPRAY FOAM R-20 INSULATION
ZIP-R SHEATHING 1.5" TOTAL R-6
WEATHER BARRIER
AZEK STRAPPING
EXTERIOR SIDING TO MATCH EXISTING
EXTERIOR BORAL TRIM

TYPICAL ROOF:

INTERIOR FINISH
1x3 STRAPPING 16" O.C.
2x10 RAFTERS 16" O.C. SISTERED TO EXISTING RAFTERS
9" MIN CLOSED CELL SPRAY FOAM, R-63
EXISTING ROOFING

TYPICAL INTERIOR WALLS:

1/2" BLUEBOARD ON 2x4 OR 2x6 FRAMING, 16" O.C. W/ MINERAL WOOL ACOUSTIC BATT,
SKIMCOAT PLASTER - 2 COAT
PAINT OR FINISH - TBD

EXTERIOR LIST OF MATERIALS:

- EXTERIOR TRIM: 5/4 & 3/4 THICK PAINTED BORAL TRIM, EAVES & RAKE BOARDS, TYPICAL, UNLESS OTHERWISE INDICATED.
- EXTERIOR SIDING TO MATCH EXISTING
- PROVIDE ONLY 316 STAINLESS EXTERIOR FASTENERS THROUGHOUT, TYP.
- WINDOWS AND EXTERIOR DOORS:
MARVIN ULTIMATE DIRECT GLAZE AND CASEMENT
DOUBLE PANE, LOW E INSULATED GLAZING, MAX U VALUE 0.3
PROVIDE SCREENS IN ALL OPERABLE WINDOWS.
REFER TO THE ELEVATIONS, COLORS TBD.
- FLASHING, GUTTERS & RAINLEADERS: MATCH EXISTING MATERIALS & PROFILES.
- EXTERIOR DECKING: COMPOSITE - 6" WIDE TIMBERTECH, NEWTECHWOOD, OR EQ, TBD
- EXTERIOR SOFFITS - PTD BORAL
- EXTERIOR RAILINGS AND HANDRAILS - POWDER COATED STEEL

INTERIOR LIST OF MATERIALS:

- WOOD FLOORING - 3/4" WOOD FLOORING TO MATCH EXISTING
- WALL FINISH - 1-COAT SMOOTH SKIMCOAT PLASTER ON BLUEBOARD. STONE OR CERAMIC TILE ON 1/2" THICK CEMENT BOARD AT ALL SHOWER WALLS & BACKSPLASHES.
- CEILING FINISH - 1-COAT SMOOTH SKIMCOAT PLASTER ON 1/2" THICK BLUEBOARD
- WOOD BASE - TO MATCH EXISTING
- MILLWORK & CABINETRY CUSTOM 'AWI-PREMIUM GRADE' CABINETS, SHELVING AND BUILT-INS THROUGHOUT WHERE SHOWN IN PLANS. ALL DRAWERS TO BE SOFT-CLOSE
- STONE SLAB COUNTERTOPS AT KITCHEN, BATHROOMS. STONE OR TILE BACK-SPLASHES THROUGHOUT
- BATHROOMS: CUSTOM TILED SHOWER w/ LOW-IRON GLASS FRAMELESS SHOWER ENCLOSURE
SCHLUTER KERDI SHOWER WALL, FLOOR & DRAIN SYSTEM. PROVIDE WALL TO WALL LINEAR SHOWER DRAIN. NO SHOWER CURB

MECHANICAL SYSTEMS:

PLUMBING:

- PEX DOMESTIC WATER, PVC WASTE LINES TYPICAL. ASSUME CAST IRON WASTE LINES FOR BATHROOM PIPING ABOVE LIVING SPACES.
- PROVIDE PLUMBING FIXTURE PER OWNER'S PLUMBING FIXTURES SCHEDULE.

ELECTRICAL AND LIGHTING:

- PROVIDE ALL POWER AND WIRING FOR EQUIPMENT, OUTLETS AND LIGHTING PER CODE
- PROVIDE REASONABLE LABOR AND MATERIAL ALLOWANCES FOR RECESSED ADJUSTABLE TRIMLESS LED LIGHTING THROUGHOUT.
- RESIDENTIAL FIRE ALARM SYSTEM PER CODE TO INCLUDE HARD-WIRED SMOKE DETECTORS, COMBINATION SMOKE & CO2 DETECTORS, & HEAT SENSORS PER CODE

Morrill Residence- preliminary design

6 Treat Road, Marblehead, Massachusetts

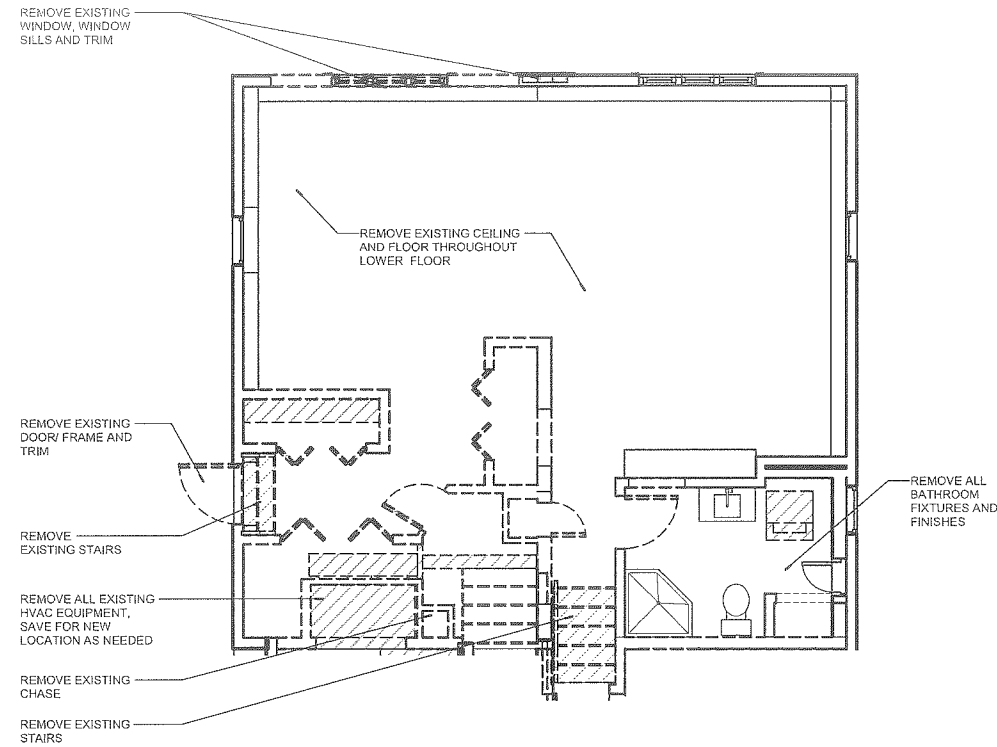
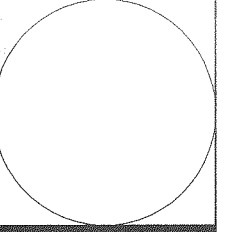
PRELIMINARY 12.07.23

PRICING

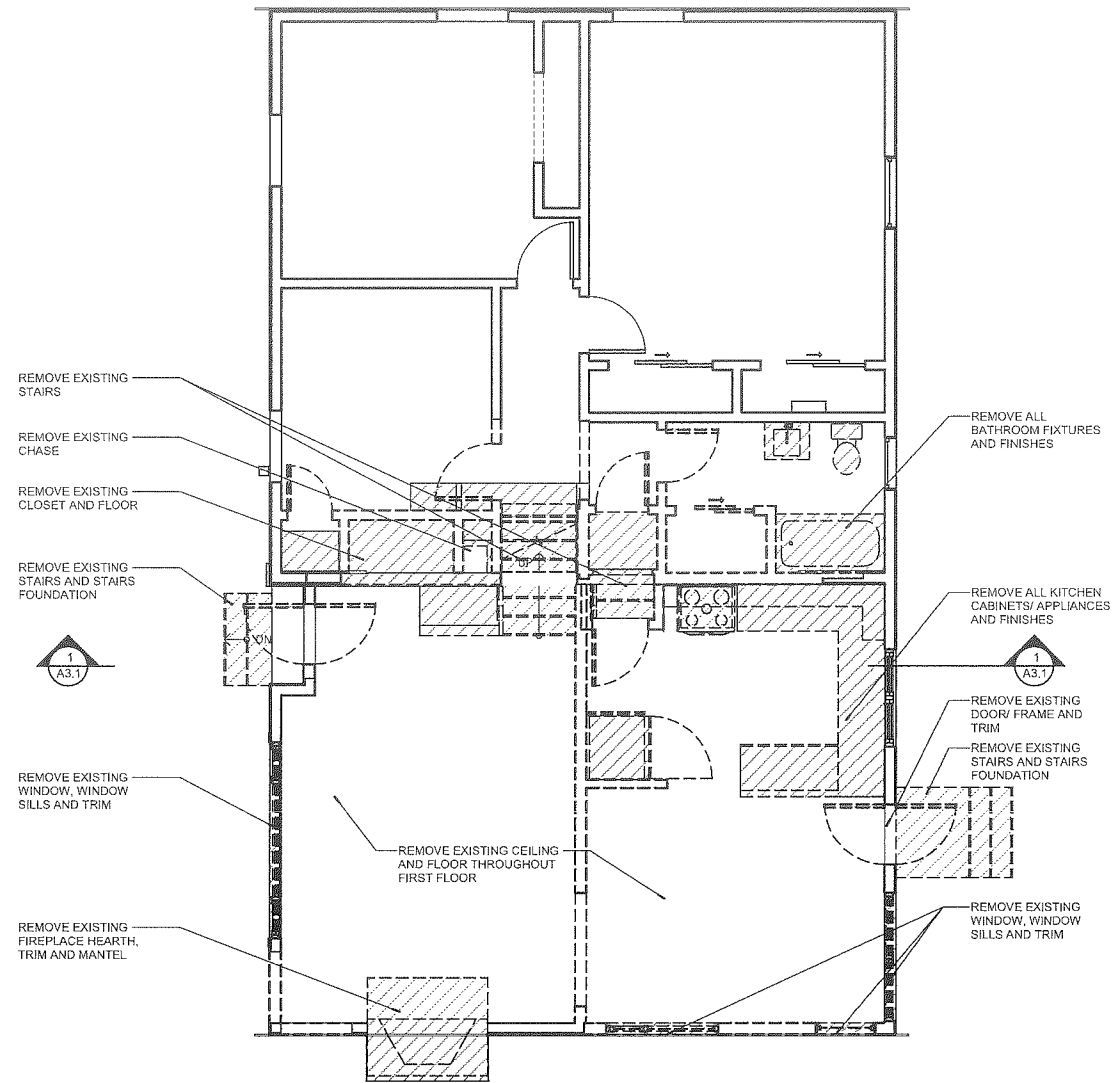
COVER SHEET

A0.0

Reviewed by
Building Department
For Zoning Board
Of Appeals



2 LOWER LEVEL DEMOLITION PLAN
SCALE: 1/4" = 1'-0"



1 FIRST FLOOR DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

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GENERAL DEMOLITION NOTES:

- THESE DEMOLITION DRAWINGS HAVE BEEN COMPILED FROM AVAILABLE INFORMATION AND ARE NOT INTENDED TO LIMIT THE SCOPE OF WORK.
- THE CONTRACTOR MAY ENCOUNTER HIDDEN OR UNCOVERED CONDITIONS NOT SHOWN ON THESE DRAWINGS, REQUIRING ADDITIONAL WORK FOR THE COMPLETION OF THIS CONTRACT. IT WILL BE ASSUMED THAT THE G.C. HAS THOROUGHLY INSPECTED THE SITE AND VERIFIED THE INFORMATION SUPPLIED HEREIN.
- IN CASE OF ANY UNEXPECTED FIELD CONDITIONS ARE UNCOVERED OR ENCOUNTERED, NOTIFY THE ARCHITECT PRIOR TO PROCEEDING WITH CORRECTIVE MEASURES.
- REMOVE AND LEGALLY DISPOSE OF ALL DEBRIS & ALL FIXED OR REMOVABLE EQUIPMENT, PLUMBING FIXTURES, LIGHT FIXTURES, EXPOSED PLUMBING, LOOSE FINISH MATERIALS, DOORS, WINDOWS, AND PARTITIONS, ETC. IDENTIFIED TO BE DEMOLISHED.
- SHUT OFF AND CAP OFF UNUSED UTILITIES PER STATE AND LOCAL BUILDING CODES AS REQUIRED.
- PREPARE FOR AND PROTECT THE SAFETY AND FUNCTIONING OF ALL EXISTING SERVICES TO REMAIN DURING DEMOLITION (AND CONSTRUCTION).
- NO FRAMING OR STRUCTURAL MEMBERS ARE TO BE MODIFIED, ALTERED OR CUT WITHOUT THE PRIOR NOTIFICATION AND APPROVAL OF THE ARCHITECT, AND/OR AS NOTED IN THE STRUCTURAL DRAWINGS.
- WHERE CONCRETE OR MASONRY WORK IS REQUIRED TO BE CUT FOR OPENINGS, CUTTING SHALL BE DONE BY ABRASIVE WHEELS, SAWS OR CORING. NO PNEUMATIC HAMMERS OR CHIPPING IMPLEMENTS WILL BE ALLOWED AT THESE AREAS UNLESS APPROVED BY ARCHITECT AND/OR ENGINEER.
- PROVIDE SHORING, BRACING OR SUPPORT TO PREVENT MOVEMENT, SETTLEMENT OR COLLAPSE OF STRUCTURE AND WORK TO REMAIN.
- PROVIDE TEMPORARY MEANS OF PROTECTION TO PROTECT OWNERS FROM INJURY & TO PROVIDE SAFE PASSAGE TO OCCUPIED PORTIONS OF THE BUILDING.
- MODIFY EXISTING INTERIOR BEARING WALLS TO ACCOMMODATE ALL NEW DOOR & WINDOW OPENINGS. REFER TO FLOOR PLANS AND STRUCTURAL DRAWINGS. BRACE AND SHORE DURING ALTERNATIONS.
- WHEN DEMOLISHING MATERIALS NEXT TO ABUTTING ELEMENTS, CARE MUST BE TAKEN TO AVOID DAMAGE TO ABUTTING MATERIALS. G.C. SHALL BE RESPONSIBLE FOR REPAIRS TO ABUTTING MATERIALS DAMAGED DURING DEMO.

- TO BE DEMOLISHED

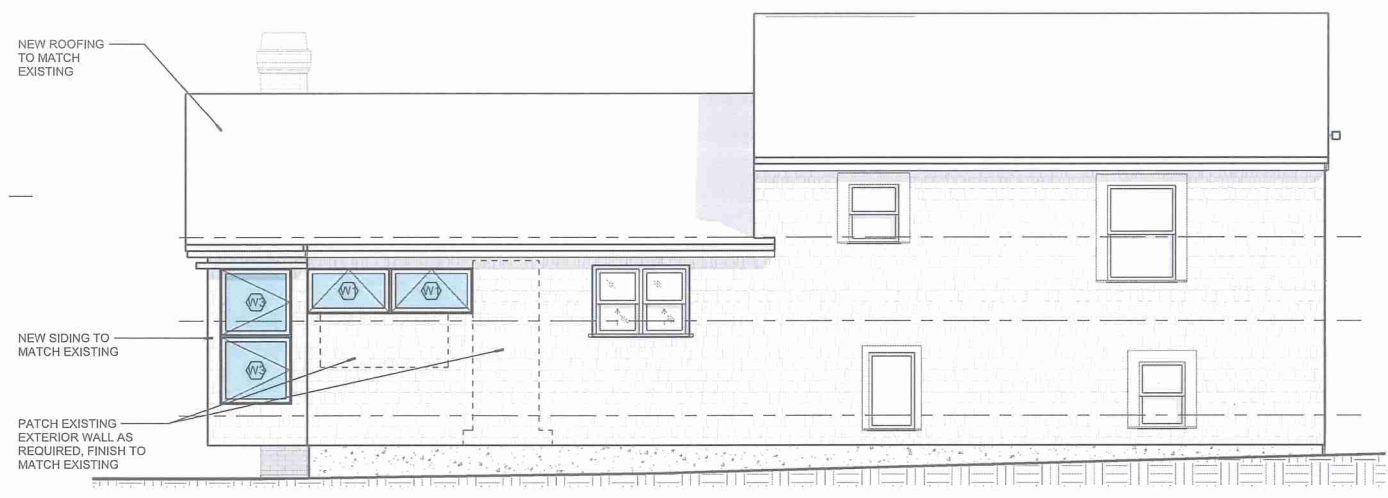
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DEMOLITION PLANS

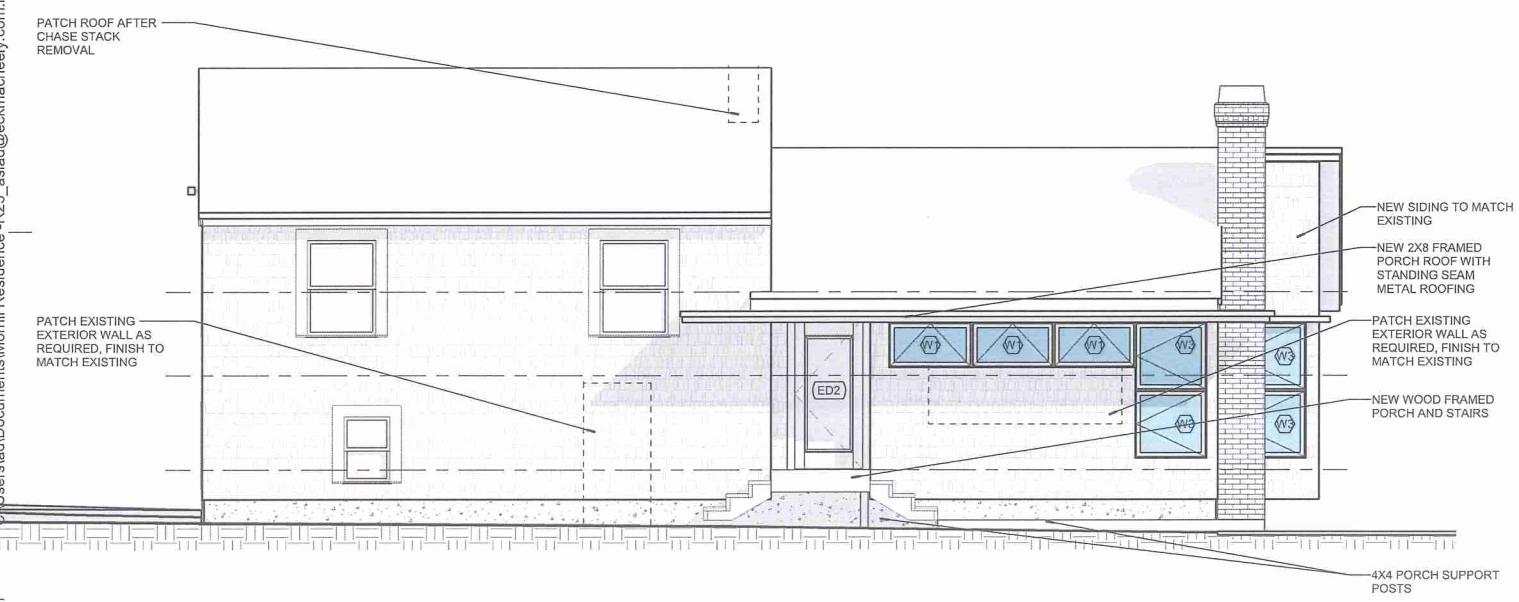
D1.1



3 WEST ELEVATION
 SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"



4 EAST ELEVATION



1 NORTH ELEVATION

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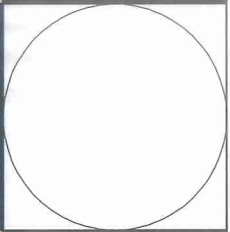
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EXTERIOR ELEVATIONS

A2.1

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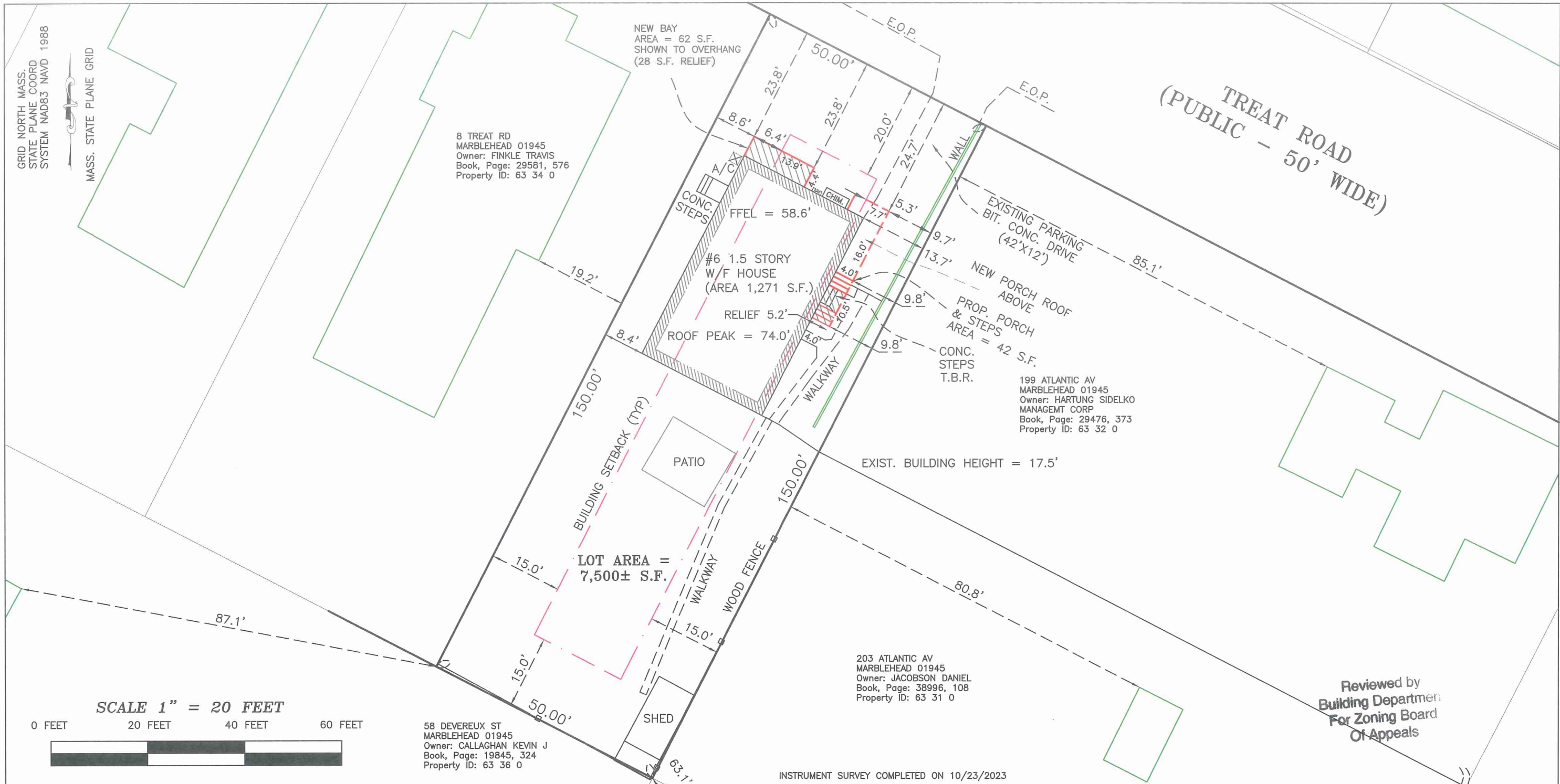
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EXTERIOR PERSPECTIVES

A9.2



GRID NORTH MASS.
STATE PLANE COORD
SYSTEM NAD83 NAVD 1988

MASS. STATE PLANE GRID

8 TREAT RD
MARBLEHEAD 01945
Owner: FINKLE TRAVIS
Book, Page: 29581, 576
Property ID: 63 34 0

NEW BAY
AREA = 62 S.F.
SHOWN TO OVERHANG
(28 S.F. RELIEF)

#6 1.5 STORY
W/F HOUSE
(AREA 1,271 S.F.)
RELIEF 5.2'
ROOF PEAK = 74.0'

EXISTING PARKING
BIT. CONC. DRIVE
(42'X12')

NEW PORCH ROOF
ABOVE
PROP. PORCH
& STEPS
AREA = 42 S.F.
CONC. STEPS
T.B.R.

199 ATLANTIC AV
MARBLEHEAD 01945
Owner: HARTUNG SIDELKO
MANAGEMENT CORP
Book, Page: 29476, 373
Property ID: 63 32 0

203 ATLANTIC AV
MARBLEHEAD 01945
Owner: JACOBSON DANIEL
Book, Page: 38996, 108
Property ID: 63 31 0

58 DEVEREUX ST
MARBLEHEAD 01945
Owner: CALLAGHAN KEVIN J
Book, Page: 19845, 324
Property ID: 63 36 0

TREAT ROAD
(PUBLIC - 50' WIDE)

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SCALE 1" = 20 FEET

0 FEET 20 FEET 40 FEET 60 FEET



INSTRUMENT SURVEY COMPLETED ON 10/23/2023

TABLE OF AREAS EXISTING:		TABLE OF AREAS PROPOSED:	
LOT AREA = 7,500±S.F.	EXISTING = 1,394±S.F.	EXISTING = 1,394±S.F.	PROP. NEW BAY = 62±S.F.
EXISTING HOUSE = 1,271±S.F.	PROP. SHED = 123±S.F.	EXISTING SHED = 123±S.F.	PROP. PORCH = 42±S.F.
EXISTING SHED = 123±S.F.	BUILDING AREA = 1,394±S.F.	PROP. BUILD. TOTAL = 1,498±S.F.	PROP. BUILD. LOT COVERAGE = 19.9%
BUILD. LOT COVERAGE = 18.6%		PROP. INCREASE = 1.3%	
IMPERVIOUS SURFACES:			
DRIVEWAY, WALK WAYS, STEPS, WALLS = 681 S.F.			
TOTAL IMPERVIOUS SPACE = 2,075±S.F.	TOTAL IMPERVIOUS = 2,179±S.F.		
2075 / 7500 = 27.7%	2179 / 7500 = 29.1%		
OPEN SPACE = 72.3%	OPEN SPACE = 70.9%		

ASSESSORS MAP - 63 33 0
ZONING DISTRICT: SR
MINIMUM SETBACK REQUIREMENTS:
FRONT YARD= 20.0'
SYRD= 15.0'
RYRD= 15.0'
MAX BUILDING HEIGHT = 35'

TODD P. CHAPIN P.L.S. #37558 MASS.

PLAN PREPARED FOR
PROPERTY OWNER(S):
AMELIA COLLINS MORRILL &
RYAN CHRISTOPHER MORRILL
6 TREAT ROAD,
MARBLEHEAD, MA 01945

FIELD SURVEY: GC CALC. MT REVIEW TC

RealMapInfo LLC
420 LAKESIDE AVENUE SUITE 403
MARLBOROUGH, MA. 01752
REALMAPINFO.COM 774-570-0642

PROPOSED ADDITION	
PLOT PLAN OF LAND IN MARBLEHEAD, MASS	
SCALE: 1"=20'	DATE: 03/12/2024
DEED REF: BOOK: 41734 PAGE: 506	
PLAN BOOK 7 PLAN 39	
RECORDED © ESSEX COUNTY REGISTRY OF DEEDS	