

WHITTIER ROAD SINGLE FAMILY RESIDENCE

WHITTIER ROAD
MARBLEHEAD, MA. 01945

ZONING BOARD SUBMISSION
ISSUED MARCH 23, 2021

PITMAN &
WARDLEY

ASSOCIATES LLC
ARCHITECTURE & DESIGN

32 CHURCH STREET
SALEM, MASSACHUSETTS 01970
978-744-8982

PROJECT TEAM

CIVIL ENGINEER
HANCOCK ASSOCIATES
185 CENTRE STREET
DANVERS, MA. 01923
978-777-3050

GENERAL CONTRACTOR

STRUCTURAL ENGINEER

LANDSCAPE ARCHITECT

SINGLE FAMILY
RESIDENCE

197 WHITTIER ROAD
MARBLEHEAD, MA. 01945

Reviewed by
Building Department
For Zoning Board
Of Appeals

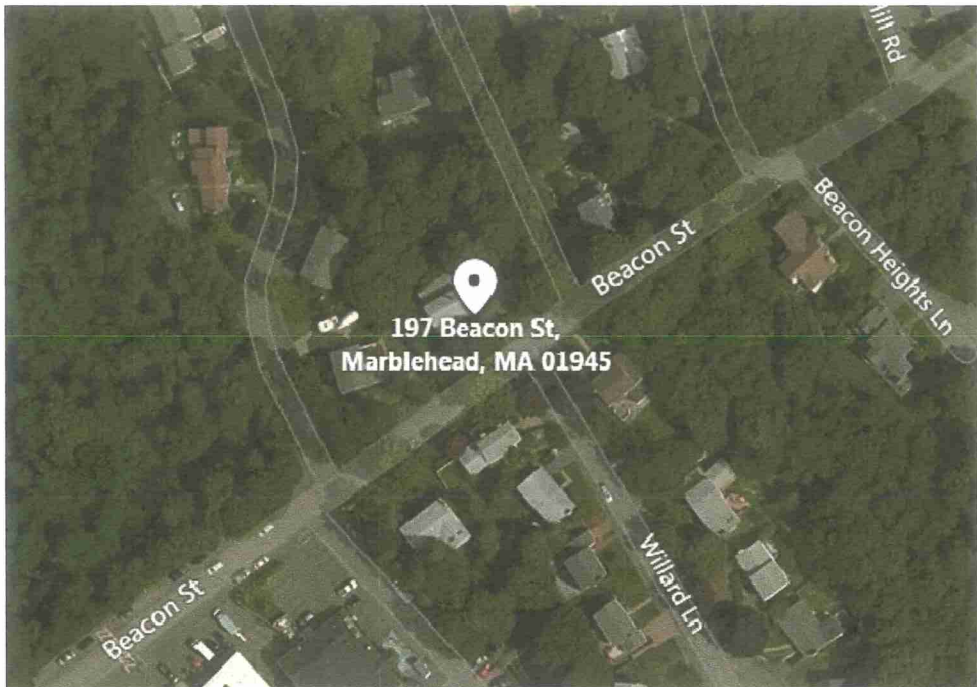
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SUBMISSION TO MARBLEHEAD
ZONING BOARD OF APPEALS

DRAWING NAME:

DATE ISSUED: MARCH 23, 2021

DRAWING NUMBER:

A0.0
ARCHITECTURAL



LOCUS MAP



CONCEPT ELEVATION

DRAWING INDEX:

- | | |
|------|----------------------------|
| A0.0 | COVER PAGE |
| C1.1 | PROPOSED PLOT PLAN |
| A1.0 | PROPOSED FOUNDATION PLAN |
| A1.1 | PROPOSED FIRST LEVEL PLAN |
| A1.2 | PROPOSED SECOND LEVEL PLAN |
| A2.1 | PROPOSED FRONT ELEVATION |
| A2.2 | PROPOSED LEFT ELEVATION |
| A2.3 | PROPOSED REAR ELEVATION |
| A2.4 | PROPOSED RIGHT ELEVATION |

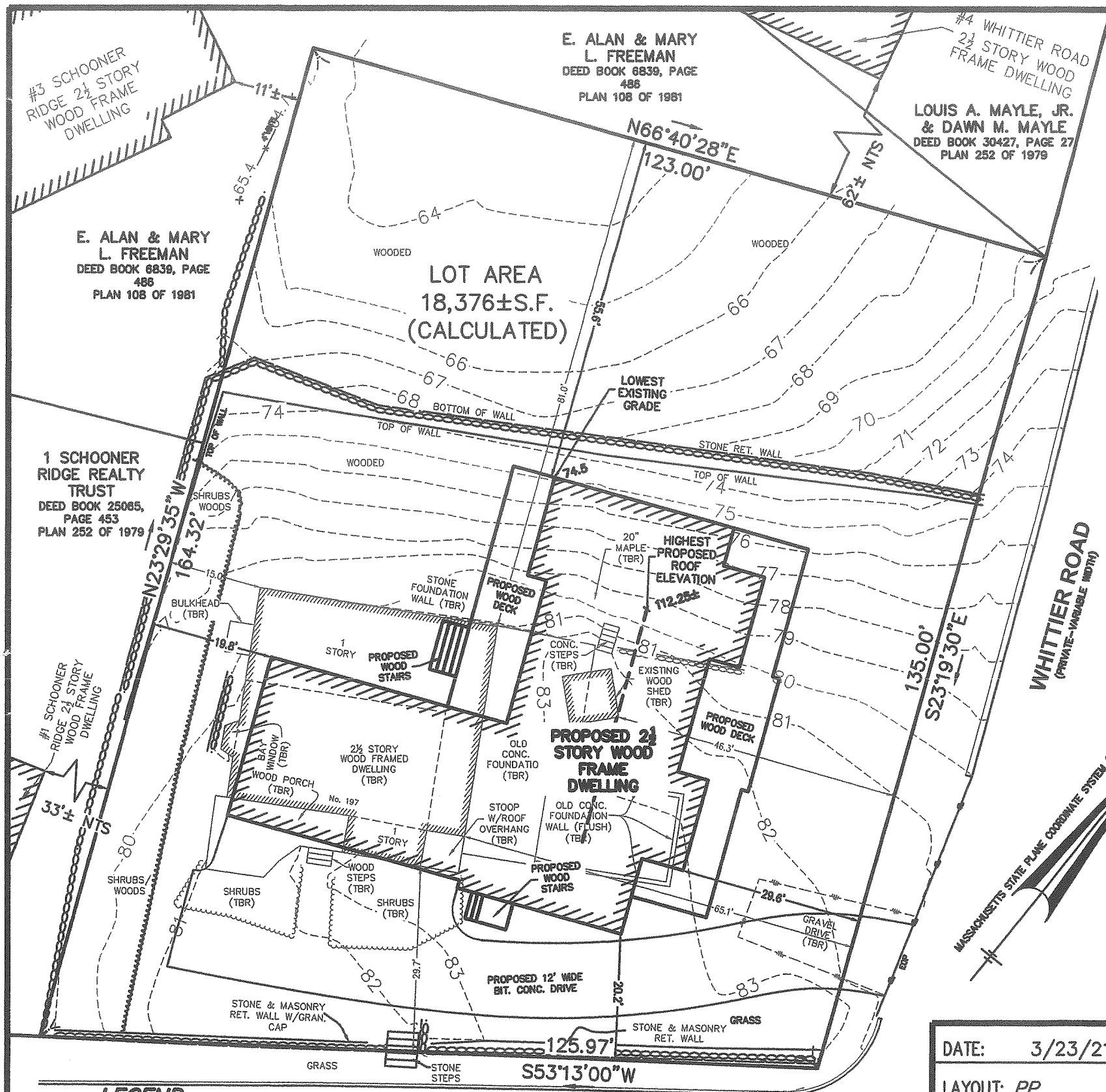
EXISTING BUILDING SQUARE FOOTAGE CALCULATIONS:

EXISTING HOUSE: 2,762 SQFT (INCLUDING DECK, STEPS, LANDING & PARKING)
EXISTING GROSS FLOOR AREA: 2,263 SQFT

PROPOSED BUILDING SQUARE FOOTAGE CALCULATIONS:

UNFINISHED BASEMENT: 2,146 SQFT
FIRST LEVEL LIVING AREA: 2,146 SQFT
FIRST LEVEL GARAGE: 1,048 SQFT
SECOND LEVEL LIVING AREA: 1,712 SQFT
UNFINISHED ATTIC SPACE: 723 SQFT

TOTAL LIVING AREA: 3,858 SQFT
TOTAL UNFINISHED AREA: 1,869 SQFT
GARAGE: 1,048 SQFT



ZONING TABLE

ZONE: SR - SINGLE RESIDENCE	REQUIREMENT	REQUIRED	EXISTING	PROPOSED
LOT AREA	10,000 S.F.	18,376 S.F.	18,376 S.F.	18,376 S.F.
FRONTAGE	100'	126'±	126'±	126'±
FRONT YARD	20'	30'±	20'±	20'±
SIDE YARD	15'	15'±	20'±	20'±
REAR YARD	15'	81'±	56'±	56'±

MAX. HEIGHT 35' 28.5'± 37.75'±
OPEN SPACE (1) 15,614 SQ.FT. 12,407 S.F.
(1) ONE SQUARE FOOT OF OPEN LAND AREA (IN ADDITION TO PARKING AREAS ON SUCH LOT) FOR EACH ONE SQUARE FOOT OF GROSS FLOOR AREA.

OPEN AREA CALCULATION:

EXISTING:
LOT AREA = 18,376 S.F.
HOUSE AREA INCLUDING DECK, STEPS
LANDING AND PARKING = 2,762 S.F.
18,376 - 2,762 = 15,614 OPEN AREA.
GROSS FLOOR AREA = 2,255 S.F.
15,614 S.F. > 2,255 S.F.
PROPOSED:
HOUSE FOOTPRINT INCLUDING DECK,
STEPS, LANDINGS AND PARKING =
5,969 S.F.
18,376 - 5,969 = 12,407 OPEN AREA
GROSS FLOOR AREA = 8,802 S.F.
12,407 S.F. > 8,802 S.F.

ASSESSORS:

PARCEL ID 174-3-0

REFERENCES:

DEED BOOK 39279, PAGE 529
PLAN BOOK 2611, PAGE 329

RECORD OWNER:

RALPH J. KHOURI, II

ZONING:

SINGLE RESIDENCE (SR)

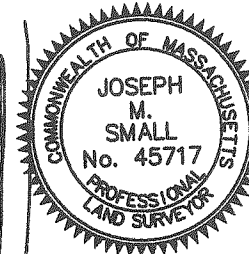
NOTES:

- 1) THE PURPOSE OF THIS PLAN IS TO SHOW THE LOCATION OF PROPOSED HOUSE, APPURTENANCES, AND PROPOSED DEVIATION FROM MAX. BUILDING HEIGHT IN THE SINGLE RESIDENCE ZONE.
- 2) ELEVATIONS SHOWN HEREON REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND WERE ESTABLISHED UTILIZING GPS OBSERVATIONS.
- 3) ABUTTING BUILDINGS SHOWN HEREON WERE TAKEN FROM MASS GIS' ONLINE MAPPING TOOL, OLIVER.
- 4) EXISTING AND PROPOSED GROSS FLOOR AREA (GFA) WAS TAKEN FROM ARCHITECT'S PLANS.

MAX. HEIGHT CALCULATION:

REQUIRED:
35' FROM LOWEST EXISTING GRADE (EL. 74.5) TO HIGHEST POINT ON BUILDING (EL. 109.5)
PROPOSED:
37.75' FROM LOWEST EXISTING GRADE (EL. 74.5) TO HIGHEST POINT ON BUILDING (EL. 112.25). DETERMINED FROM ARCHITECT'S PLANS.

PROFESSIONAL LAND SURVEYOR



LEGEND

- EDGE OF PAVEMENT
- NTS NOT TO SCALE
- TBR TO BE REMOVED
- CURB LINE
- EXISTING CONTOUR

BEACON STREET
(PUBLIC-VARIABLE WIDTH)

DATE: 3/23/21

LAYOUT: PP

DESIGN: MJA/CEW

DRAWN: MJA

SCALE: 1" = 20'

DWG: 24382PP_r1.dwg

PROPOSED PLOT PLAN

197 BEACON STREET

MARBLEHEAD, MA 01945

PREPARED FOR: RALPH J. KHOURI II

HANCOCK ASSOCIATES

185 CENTRE STREET, DANVERS, MA. 01923
VOICE (978) 777-3050, FAX (978) 774-7816

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SHEET
1 OF 1

JOB
NO.
24382



01 EXISTING ELEVATION "A"
NTS



02 EXISTING ELEVATION "B"
NTS



03 EXISTING ELEVATION "C"
NTS



04 EXISTING ELEVATION "D"
NTS

LOWEST EXISTING GRADE TO HIGHEST POINT ON HOUSE: APPROX. 28'-5"

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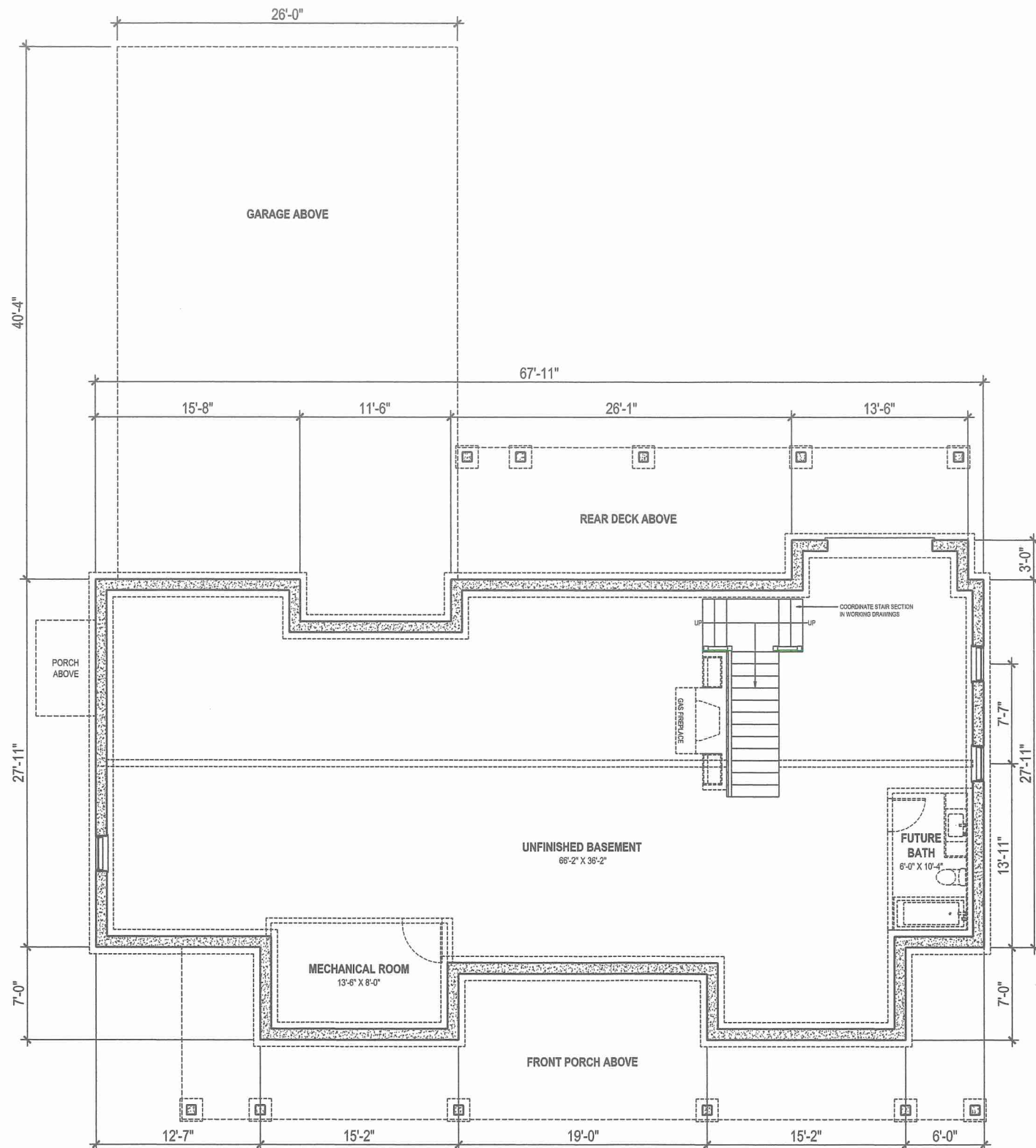
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01

PROPOSED BASEMENT PLAN

3/32" = 1'-0"

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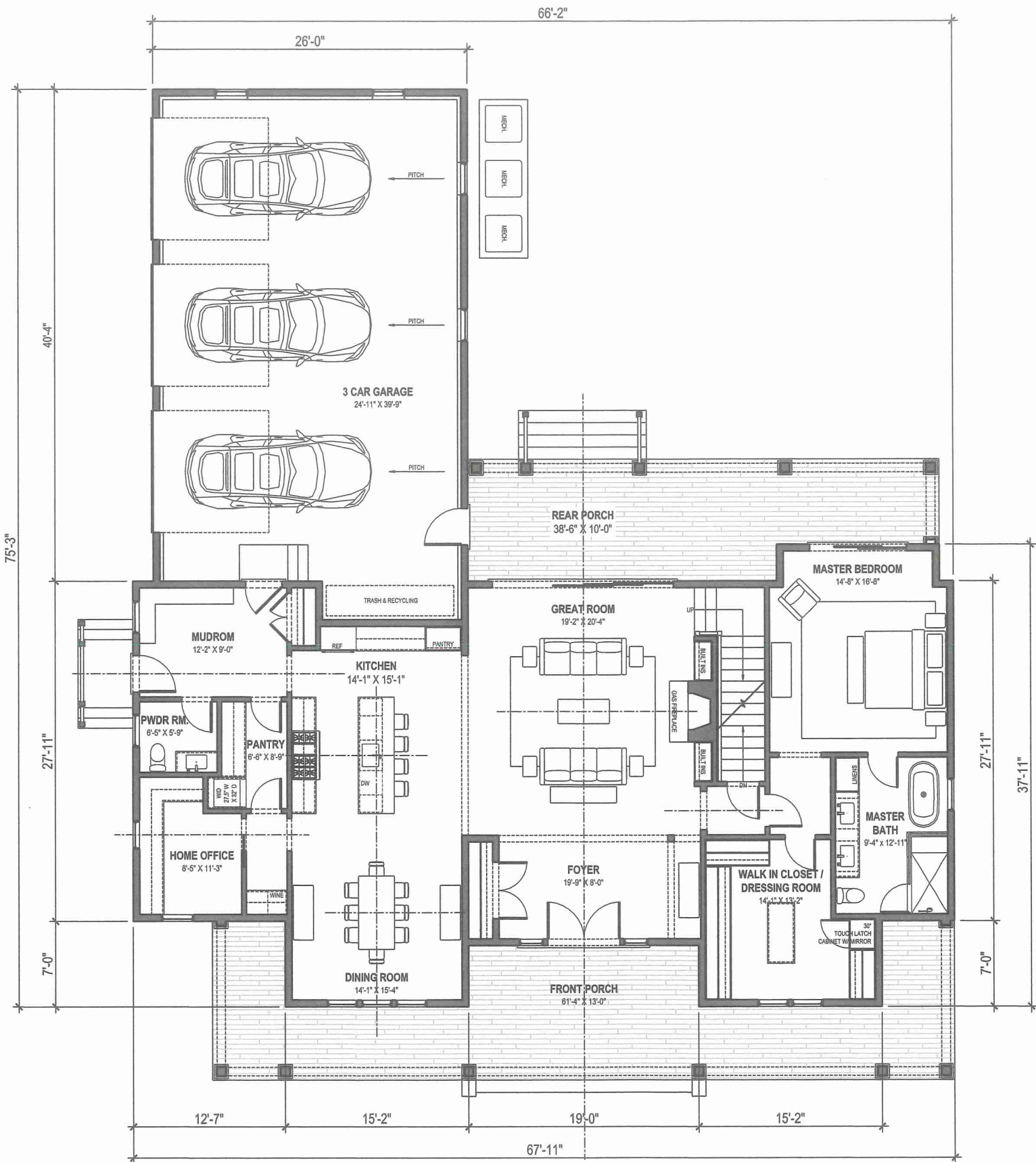
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01

PROPOSED FIRST LEVEL PLAN

3/32\" = 1'-0\"

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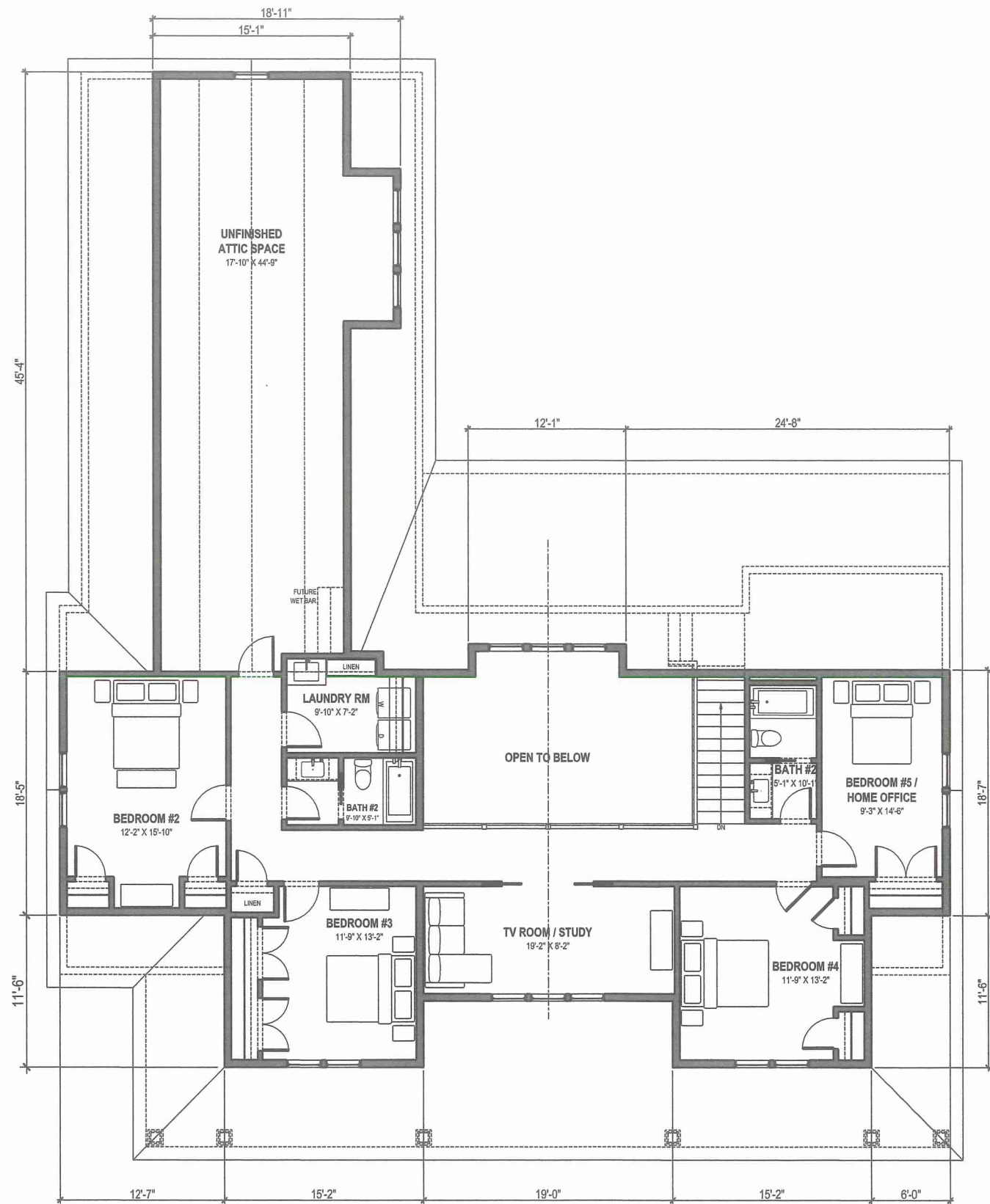
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01 PROPOSED SECOND LEVEL PLAN
3/32" = 1'-0"

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A2.1
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01 PROPOSED FRONT ELEVATION (WHITTIER ROAD)
1/8" = 1'-0"

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01

PROPOSED RIGHT ELEVATION

1/8" = 1'-0"

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01 PROPOSED REAR ELEVATION
1/8" = 1'-0"

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01

PROPOSED LEFT ELEVATION

1/8" = 1'-0"