

Project Address 13 Sparhawk Terrace

Map(s) / Parcel(s)

178-10

NET OPEN AREA (NOA)

EXISTING

PROPOSED

Lot area = A

14636

14636

Area of features

footprint of accessory building(s)	<u>0</u> SF	<u>0</u> SF
footprint of building	<u>1253</u> SF	<u>2198</u> SF
footprint of deck(s), porch(es), step(s), bulkhead(s)	<u>951</u> SF	<u>622</u> SF
number of required parking spaces <u>360</u> x (9'x20' per space)	<u>360</u> SF	<u>360</u> SF
area of pond(s), or tidal area(s) below MHW	<u>0</u> SF	<u>0</u> SF
other areas (explain) _____	<u>0</u>	<u>0</u> SF

Sum of features = B

2564

3180

NET OPEN AREA (NOA) = (A - B)

12072 SF

11456 SF

GROSS FLOOR AREA (GFA)

accessory structure(s)

0

0

basement or cellar (area > 5' in height)

1253 SF

979 SF

1st floor (12' or less in height) NOTE:

[for heights exceeding

1253 SF

2198 SF

2nd floor (12' or less in height)

12' see definition

806 SF

1521 SF

3rd floor (12' or less in height)

of STORY ~200-7]

0

0

4th floor (12' or less in height)

0

0

attic (area > 5' in height)

0

0

area under deck (if > 5' in height)

714

513

roofed porch(es)

785 SF

81 SF

Gross Floor Area (GFA) = sum of the above areas

4811 SF

5292 SF

Proposed total change in GFA = (proposed GFA - existing GFA)

= 481 SF

Percent change in GFA = (proposed total change in GFA / existing GFA) x 100

= 9.9979214 %

Existing Open Area Ratio = (existing NOA / existing GFA)

= 2.5092496

Proposed Open Area Ratio = (proposed NOA / proposed GFA)

= 2.164777

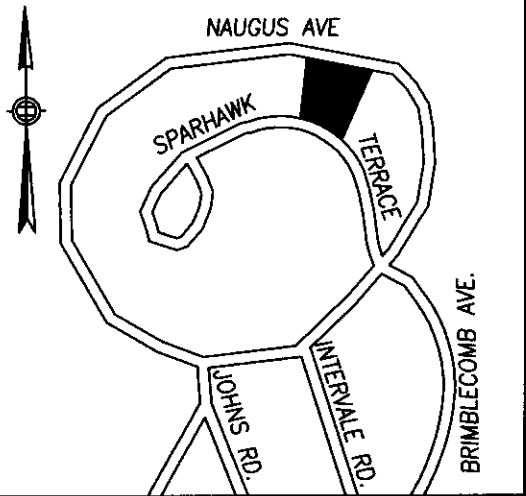
This worksheet applies to the following plan(s):

1. plan by/dated Scott Cerrato - Surveyor
2. plan by/dated Bosworth Architect LLC
3. plan by/dated _____

Building Official

Date

MARBLEHEAD



ZONING DISTRICT - RESIDENCE SSR

	REQUIRED	EXISTING DWELLING	PROPOSED DWELLING
BLDG COVERAGE	30% MAX.	8.5%	15.3%
FRONT	20'	48.2'	30.1'
SIDE	25'	14.4'	25.0'
REAR	15'	64.1'	52.3'
MAXIMUM HEIGHT	35'	38.5'***	38.0*

*INDICATES HEIGHT INCREASE DUE TO EXISTING GRADE CONDITIONS
**ALL PROPOSED ADDITIONS EQUAL TO OR LESS THAN 30.0' IN HEIGHT

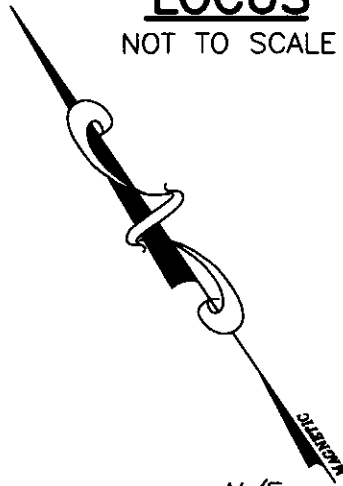
SMH
R=70.8

NAUGUS AVENUE

SMH
R=70.9

LOCUS

NOT TO SCALE

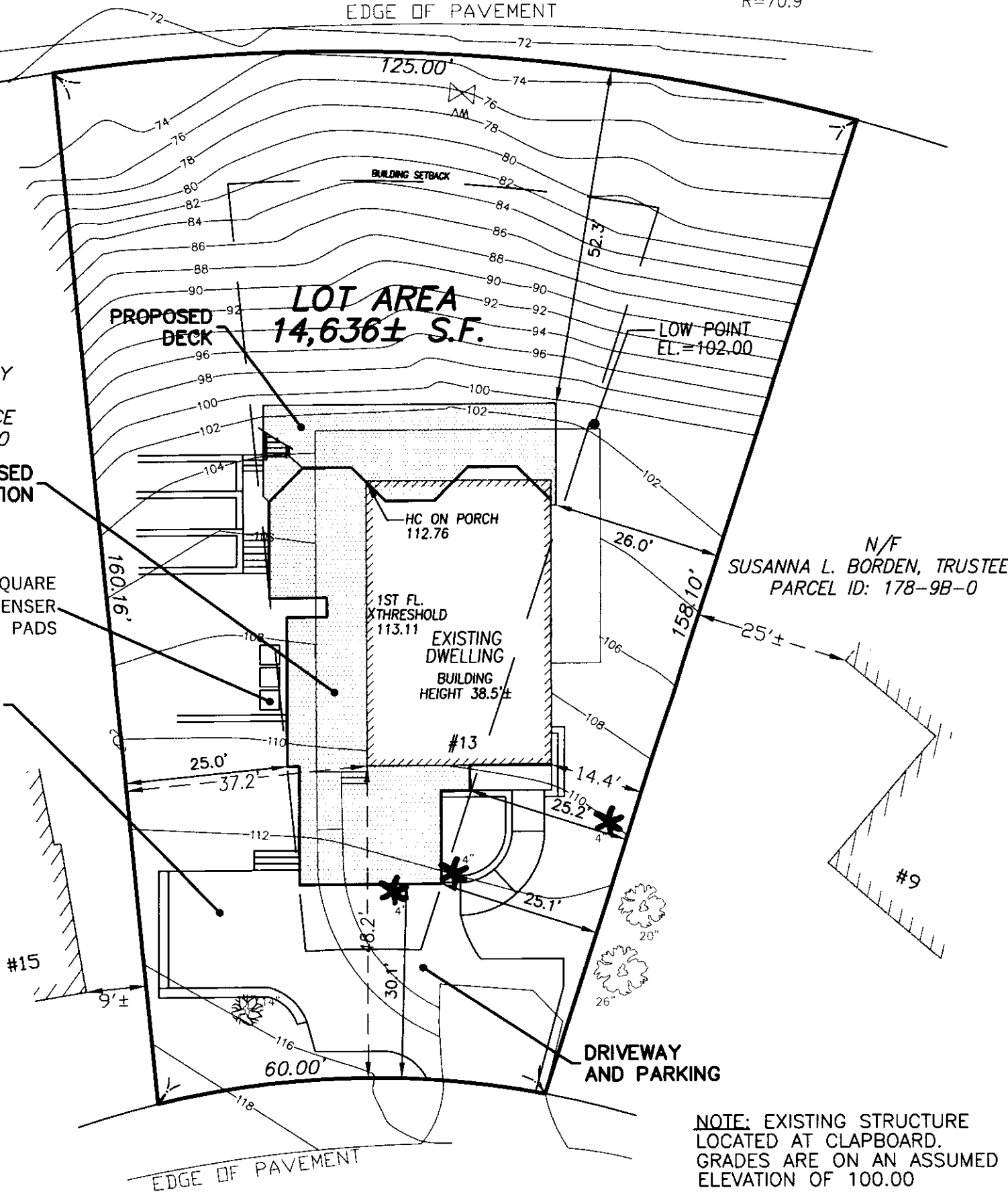


N/F
PKB LOVELAND FAMILY
REALTY TRUST
15 SPARHAWK TERRACE
PARCEL ID: 178-11-0

PROPOSED
ADDITION

3'-0" SQUARE
A/C CONDENSER
PADS

PROPOSED
9'x18' PARKING



NOTE: EXISTING STRUCTURE
LOCATED AT CLAPBOARD.
GRADES ARE ON AN ASSUMED
ELEVATION OF 100.00

ZONING SETBACKS: SSR

FRONT YARD 20'
SIDE YARD 25'
REAR YARD 15'

LOT COVERAGE 16.5%

BUILDING FOOT PRINT 1,255 SF
COVERED PORCH SF 902 SF
PAVED DRIVE 254 SF

RECORD OWNER:

DANA SPENCER & MONA DOSS-SPENCER
BOOK 38051 PAGE 141



SCOTT M. CERRATO
Professional Land Surveyor

24 Pleasant View Drive - Exeter, NH 03833 - 781-775-3724

PROPOSED PLOT PLAN

13 SPARKHAWK TERRACE
MARBLEHEAD, MASSACHUSETTS
PARCEL ID: 178-10-0

FEBRUARY 23, 2020

I HEREBY CERTIFY THAT THIS PLAN IS BASED
ON AN ACTUAL INSTRUMENT SURVEY MADE ON THE
GROUND IN NOVEMBER 2019 AND THE STRUCTURES
DEPICTED HEREON ARE LOCATED AS SHOWN.

2-23-20

Scott M. Cerrato

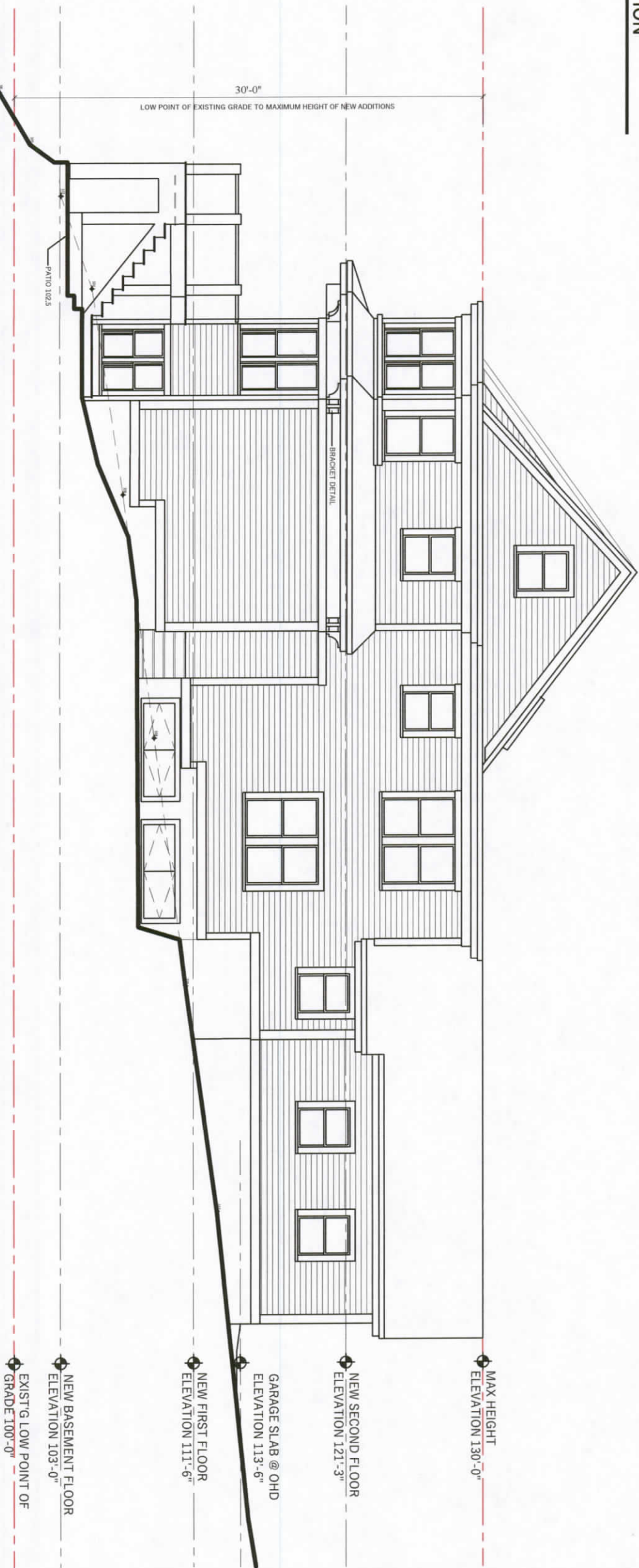
DATE

SIGNATURE

1 FRONT ELEVATION
1/8" = 1'-0"



2 LEFT SIDE ELEVATION
1/8" = 1'-0"



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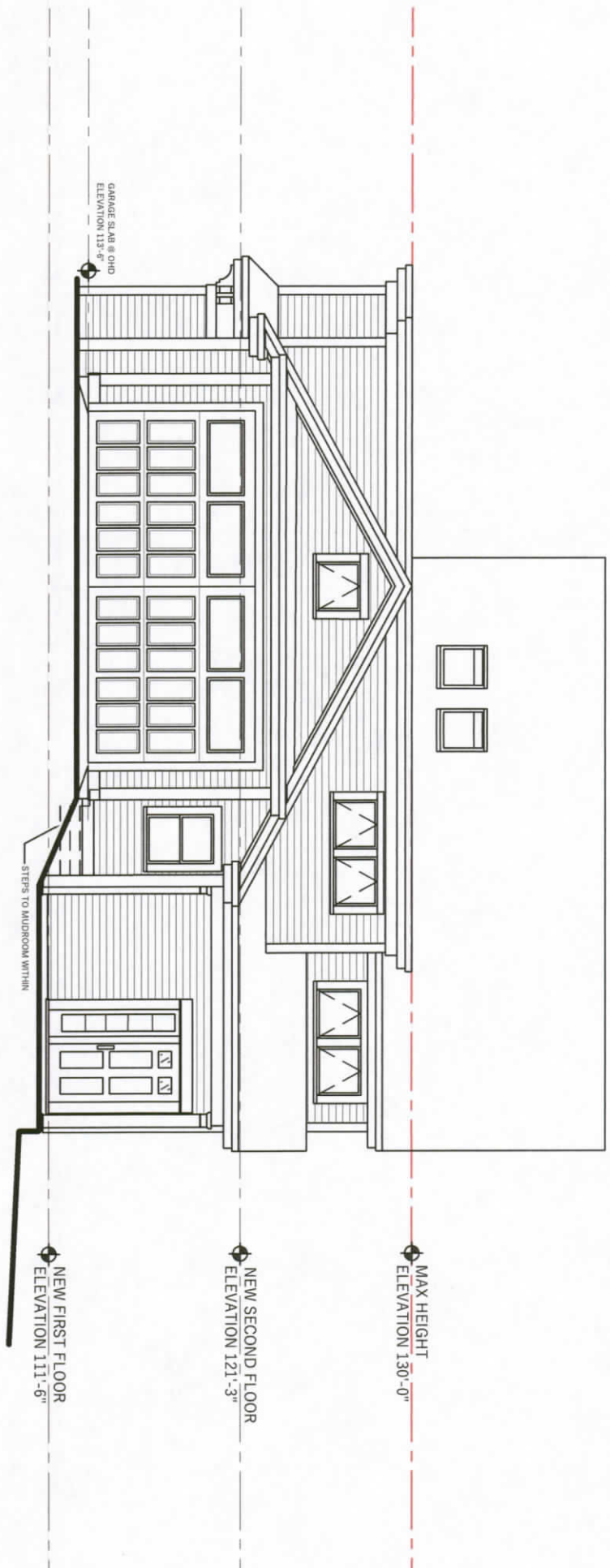
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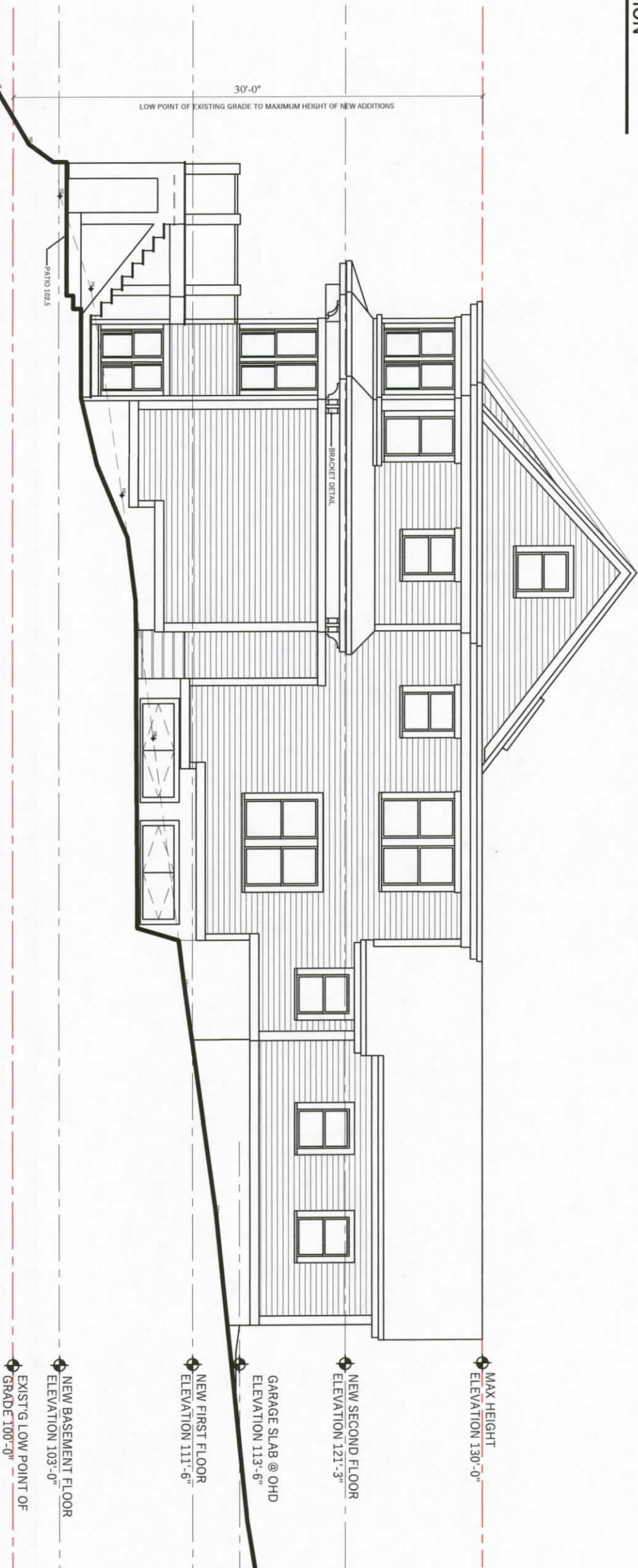
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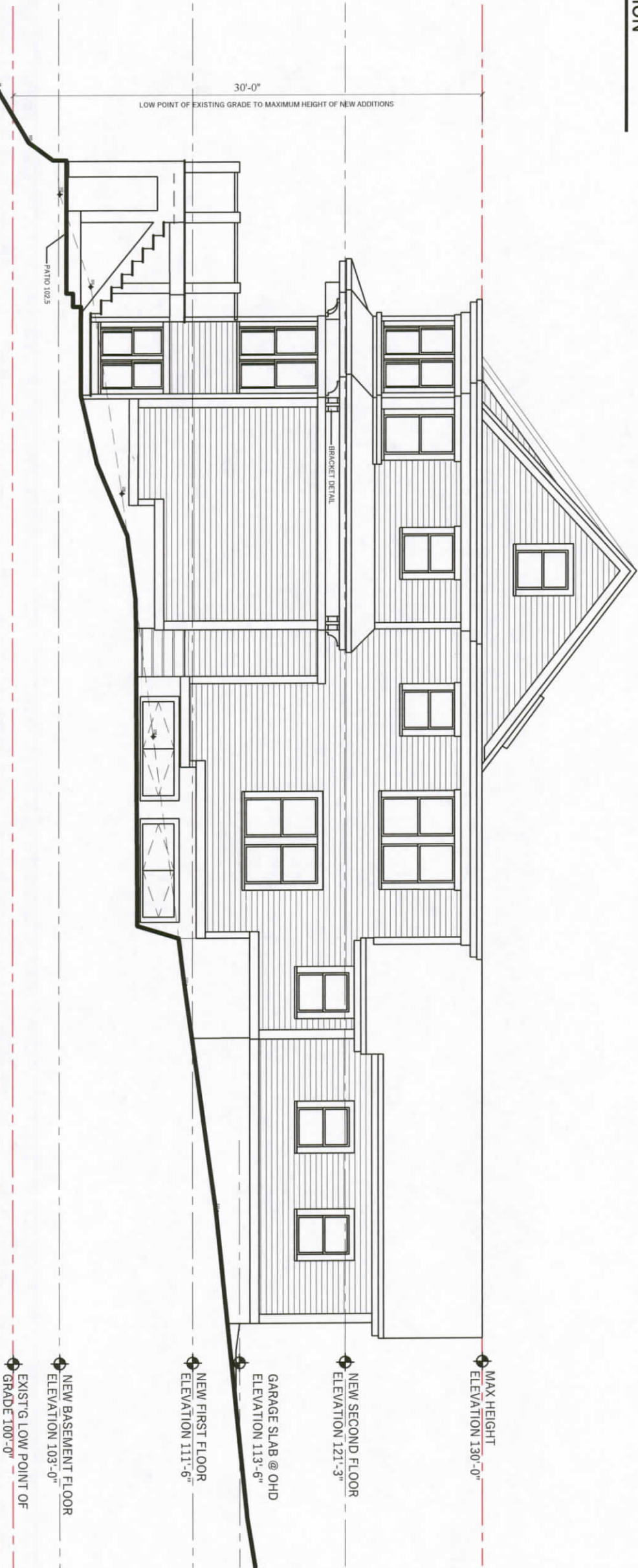
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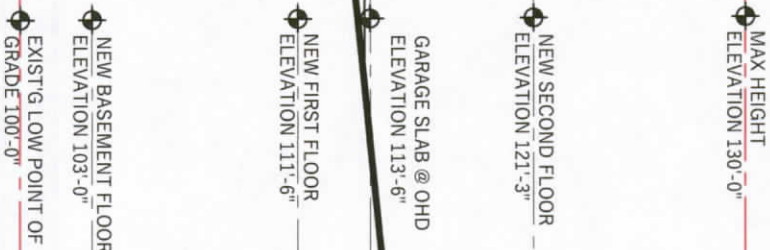
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$$\overline{1/8'' = 1'-0''}$$

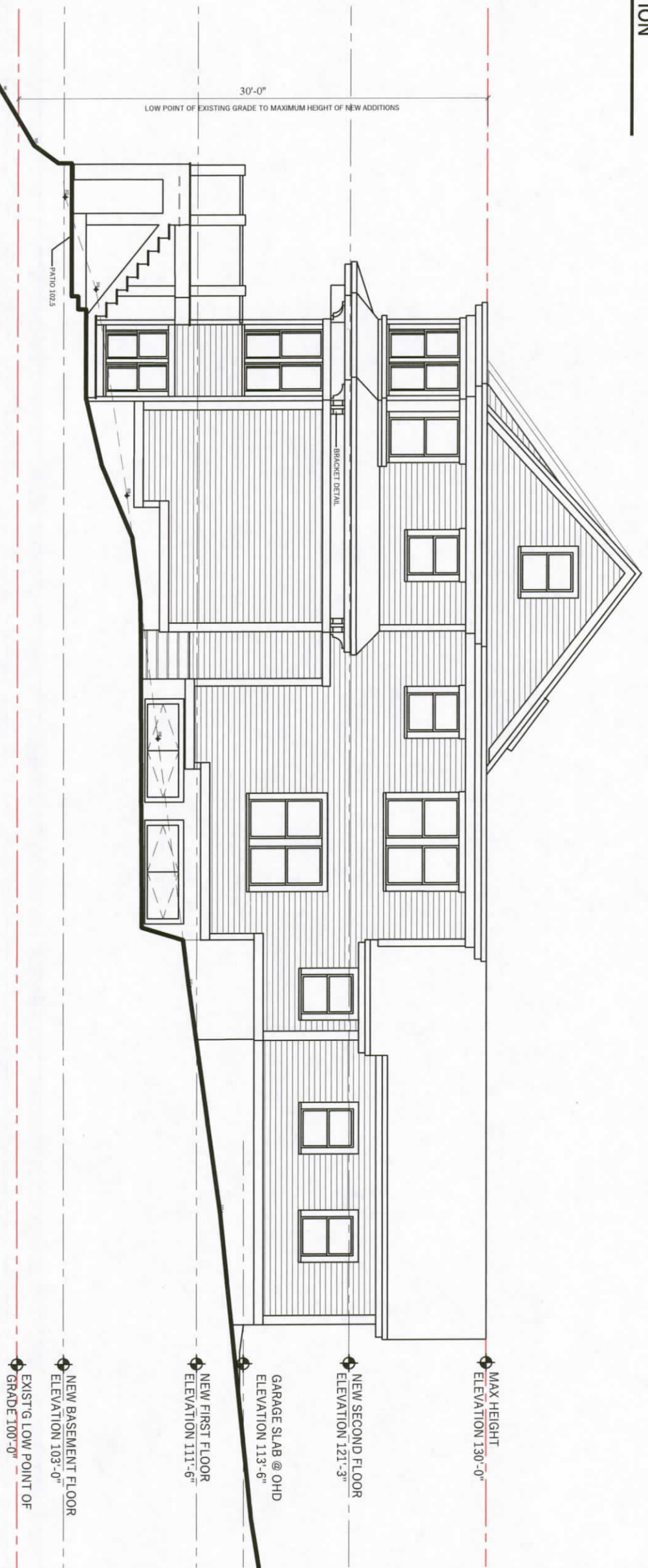
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1 FRONT ELEVATION
1/8" = 1'-0"



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2 LEFT SIDE ELEVATION
1/8" = 1'-0"





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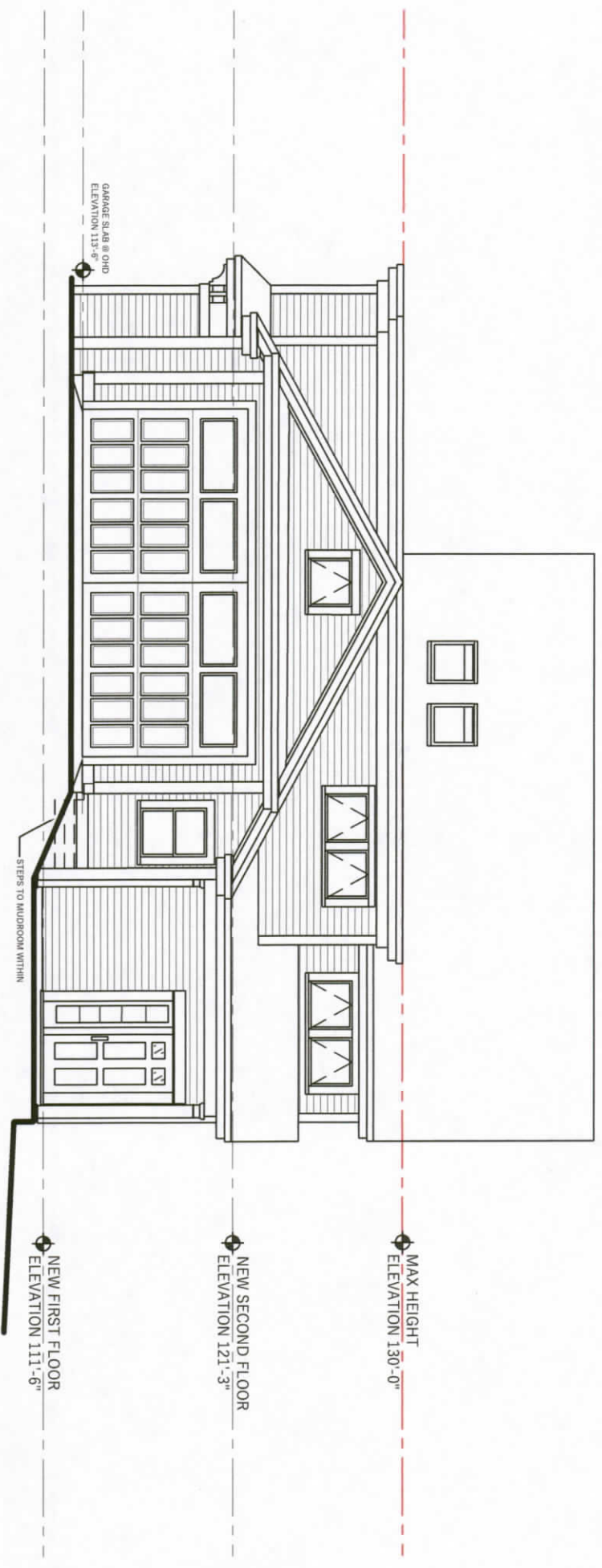
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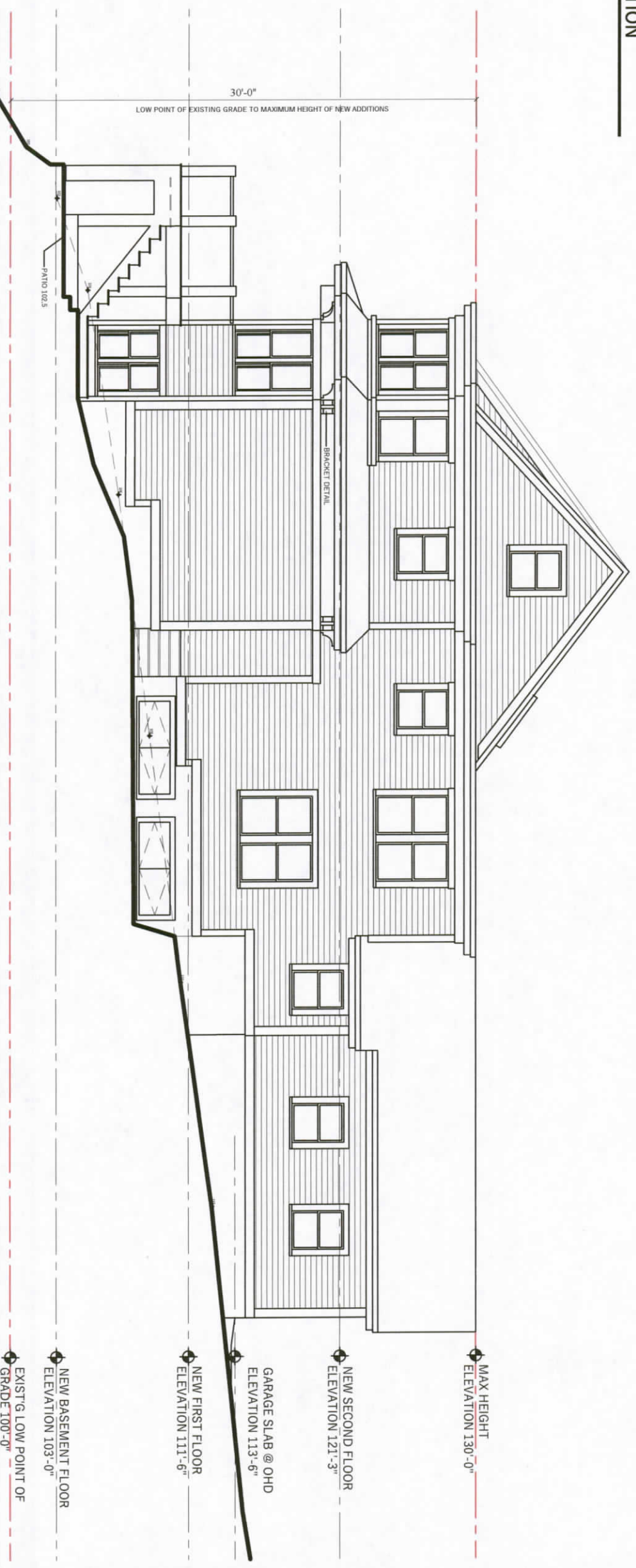
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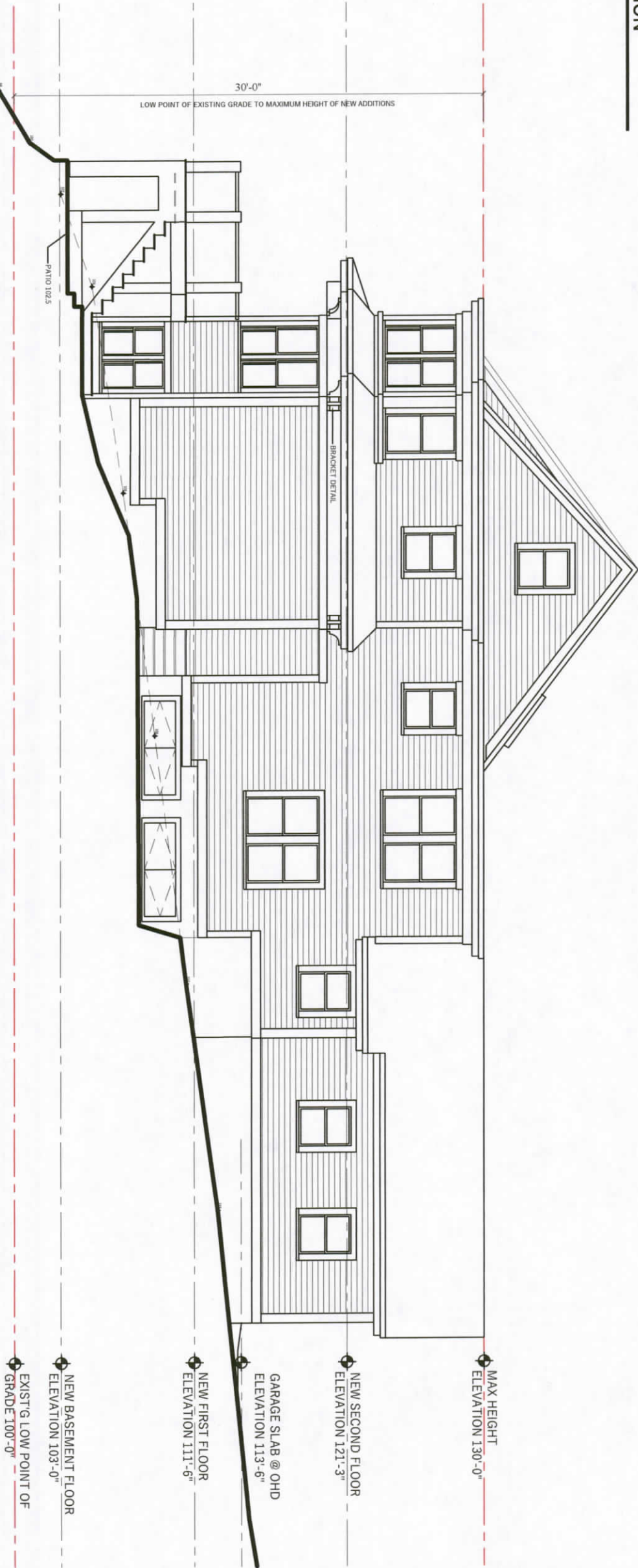
2
LEFT SIDE ELEVATION
1/8" = 1'-0"

1
1/8" = 1'-0"
FRONT ELEVATION



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2
1/8" = 1'-0"
LEFT SIDE ELEVATION



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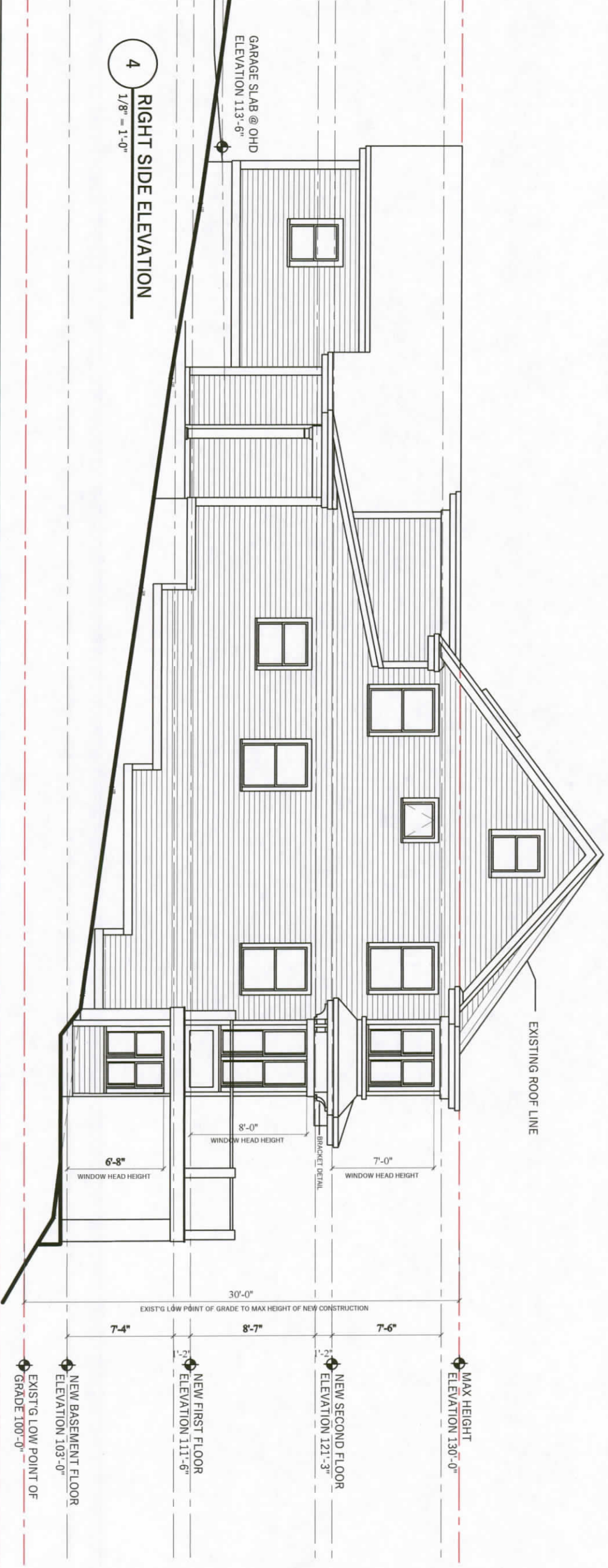
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3
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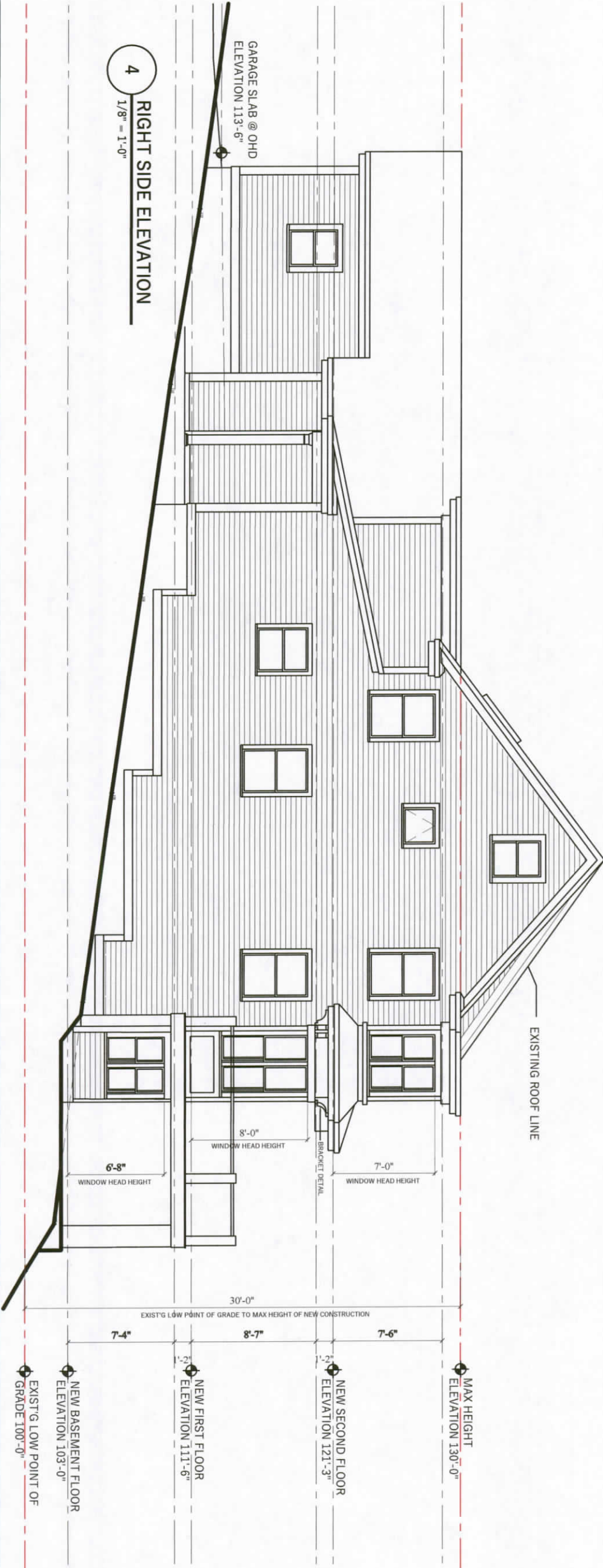
REAR ELEVATION



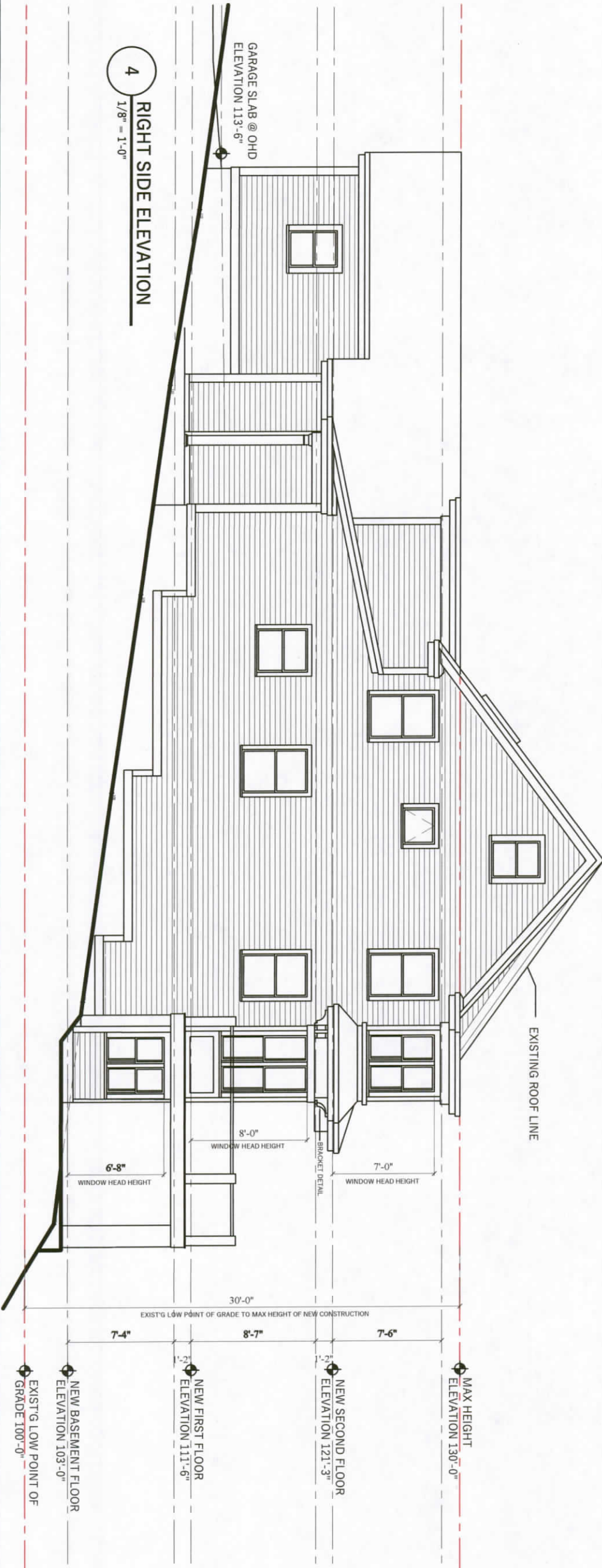
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RIGHT SIDE ELEVATION

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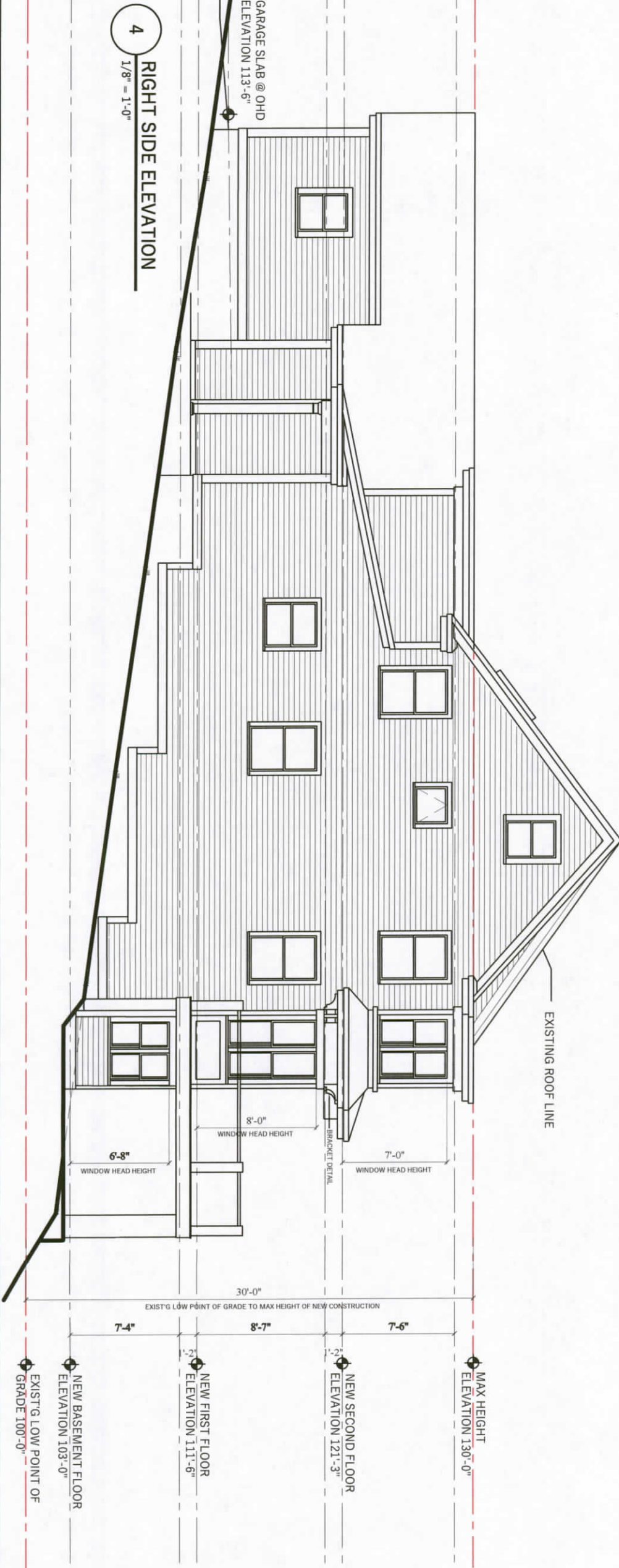
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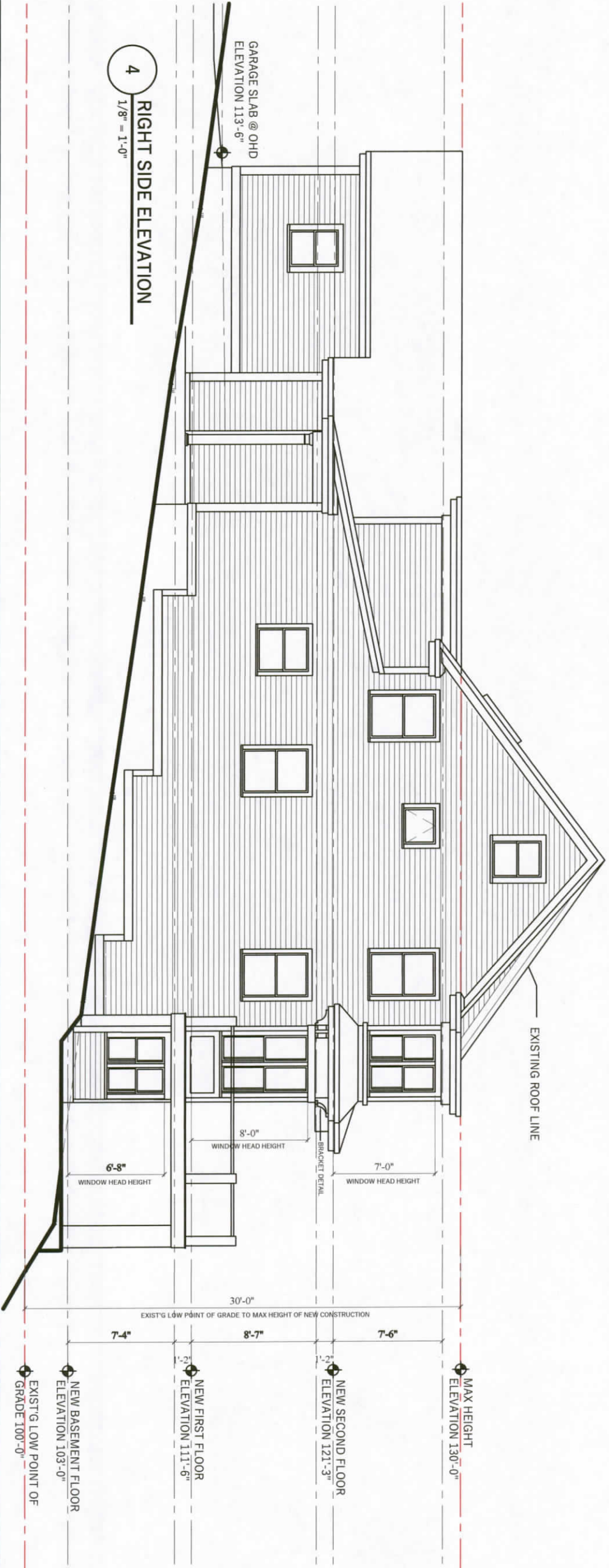
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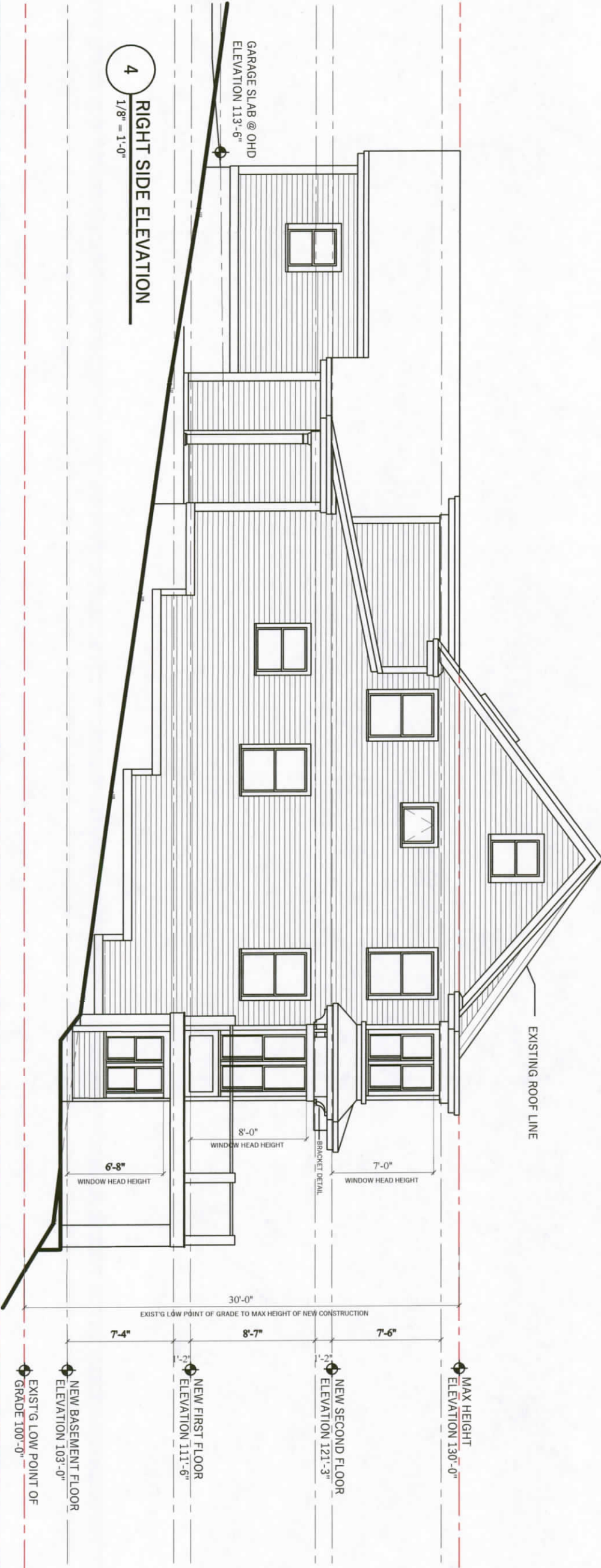
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