

201 Pleasant St / Vine
OPEN AREA / GROSS FLOOR AREA WORKSHEET

District	Business 1			Notes
	Existing	Proposed	Required	
Min Lot Area	5636 sf	No Change	10,000 sf	*Greater of 10,000 or 4,000 per DU for mixed
Min Frontage	73.8' (+25')	No Change	35'	*two frontages
Min Setback Front	46' / 15.9'	45' / 0'	0'	*two fronts Pleasant / Vine Street setbacks Vine Street 0' setback includes deck, 3'-7" to edge of building
Min Setback Side				*any boundary abutting any other business district, six feet; as to any boundary abutting any residential district, nine feet.
Min Setback Rear	n/a	3.6'	6'	* no rear / two fronts *any boundary abutting any other business district, six feet; as to any boundary abutting any residential district, nine feet.
Min Open Area	see chart	see chart	0.5	One square foot of open land area (in addition to the areas of required parking spaces for such lot) for each two square feet of gross floor area
Max Height	24.6'	35'	35'	

	Existing	Proposed
OPEN AREA		
total lot area	5636	5636
less footprint of accessory building(s)	0	0
less footprint of building	600	1282
less footprint of deck(s), porch(es), step(s), bulkhead(s)	160	191
less parking area(s) (9'x18' per space)	648	648
	0	0
less pond(s)	0	0
less tidal area(s) below MHW	0	0
other (explain)	0	0
Sum of features	1408	2121
NET OPEN AREA (NOA)	4228	3515
GROSS FLOOR AREA (GFA)		
accessory structures	n/a	n/a
basement or cellar (>5' in height)	500	0
1st floor (12' or less in height)	600	1282
1st floor (12' or greater in height)	0	0
2nd floor (12' or less in height)	500	1299
3rd floor (12' or less in height)	0	1286
4th floor (12' or less in height)	0	0
attic (>5' in height)	0	0
area under deck (if > 5' in height)	81	0
roofed porch(es)	0	259
TOTAL GROSS FLOOR AREA (GFA)	1681	4126
REQUIRED MINIMUM OPEN AREA		
		4126
PROPOSED NET OPEN AREA		3515
PROPOSED TOTAL CHANGE IN GFA		2445
PROPOSED % CHANGE IN GFA		145%
Existing Ratio NOA:GFA		2.52
Proposed Ratio NOA:GFA		0.85

Parking	Required	Existing	Proposed
for residential unit 1	2		
for residential unit 2	2		
for brewery (1 per 300 sf public)	2		
Total	6	4	4

SCOPE OF WORK

THE SCOPE OF THE PROPOSED PROJECT IS TO DEMOLISH THE EXISTING HOUSE AND BUILD A NEW 3-STORY MIXED-USE BUILDING. THE GROUND FLOOR WILL BE COMMERCIAL SPACE, AND THE SECOND AND THIRD FLOOR WILL EACH BE 3-BEDROOM RESIDENTIAL UNITS.

201 PLEASANT STREET

10/08/20



SHEET LIST

A01	SITE CONTEXT
A02	SITE CONTEXT
A03	SITE CONTEXT
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--	SURVEY BY NORTH SHORE SURVEY
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A22	PROPOSED ELEVATIONS
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PLEASANT ST VIEW



VINE ST VIEW



AERIAL VIEW OF SITE

201 Pleasant Street
SITE CONTEXT



VIEW LOOKING AWAY FROM SCHOOL



VIEW LOOKING TOWARD SCHOOL



VIEW ACROSS VINE STREET



VIEW LOOKING TOWARD SCHOOL

201 Pleasant Street
SITE CONTEXT

A02



VIEW ACROSS PLEASANT STREET



VIEW ACROSS PLEASANT STREET



VIEW ACROSS PLEASANT STREET



Marblehead, MA

1 inch = 32 Feet



784a Tremont Street Boston MA 02118 617 607 4589 bloomarchitecture.com



August 3, 2020



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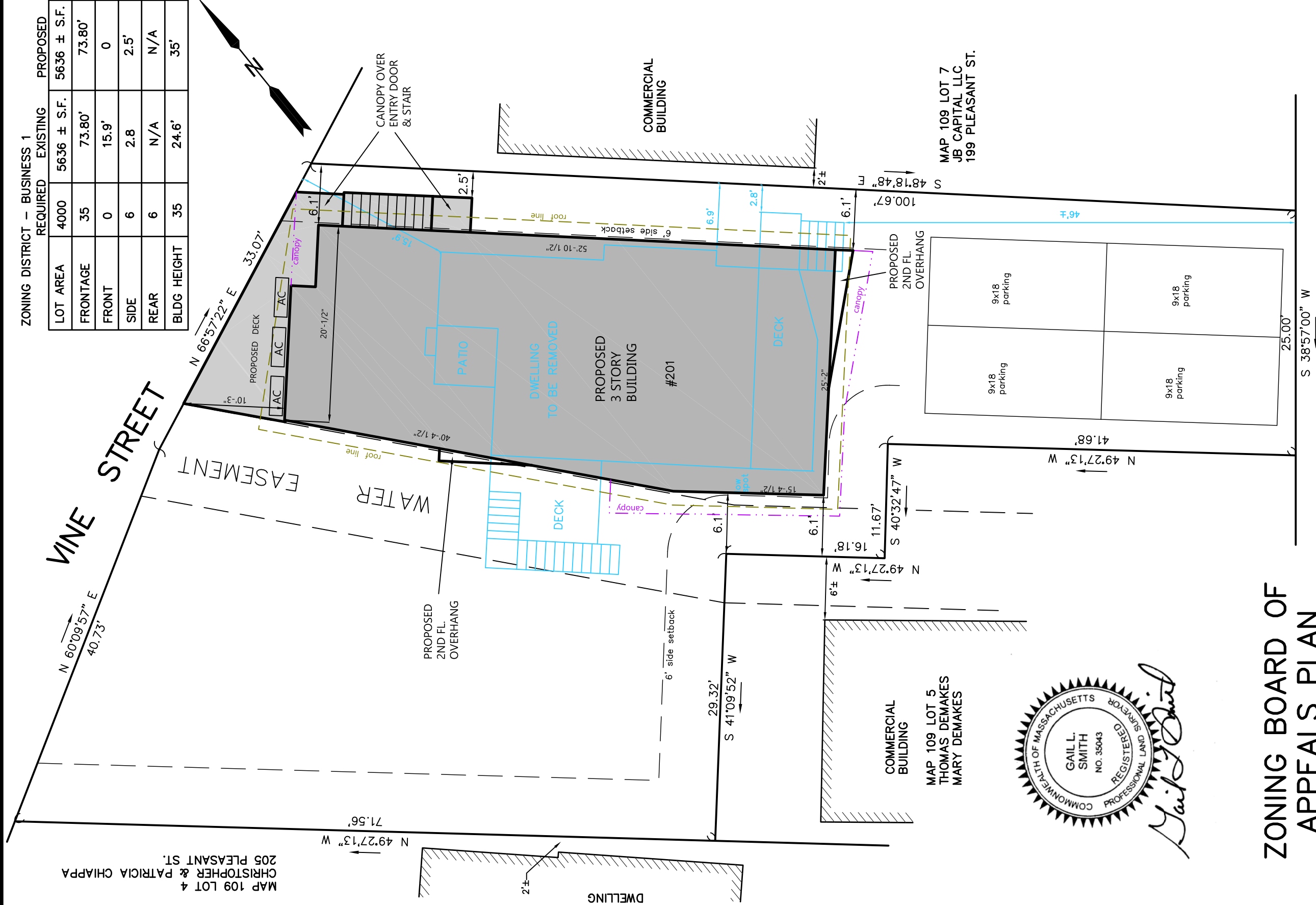
201 Pleasant Street
GIS MAP

A04

10/9/20

ZONING DISTRICT – BUSINESS 1

	REQUIRED	EXISTING	PROPOSED
LOT AREA	4000	5636 ± S.F.	5636 ± S.F.
FRONTAGE	35	73.80'	73.80'
FRONT	0	15.9'	0
SIDE	6	2.8	2.5'
REAR	6	N/A	N/A
BLDG HEIGHT	35	24.6'	35'

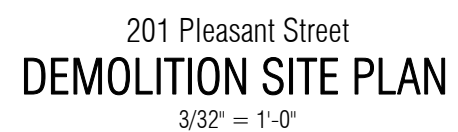


**ZONING BOARD OF
APPEALS PLAN**
201 PLEASANT STREET
MARBLEHEAD
PROPERTY OF
JB CAPITAL, LLC
SCALE 1" = 10' OCTOBER 6, 2020
NORTH SHORE SURVEY CORPORATION
14 BROWN ST. – SALEM, MA
(978) 744-4800 #4729



PLEASANT STREET

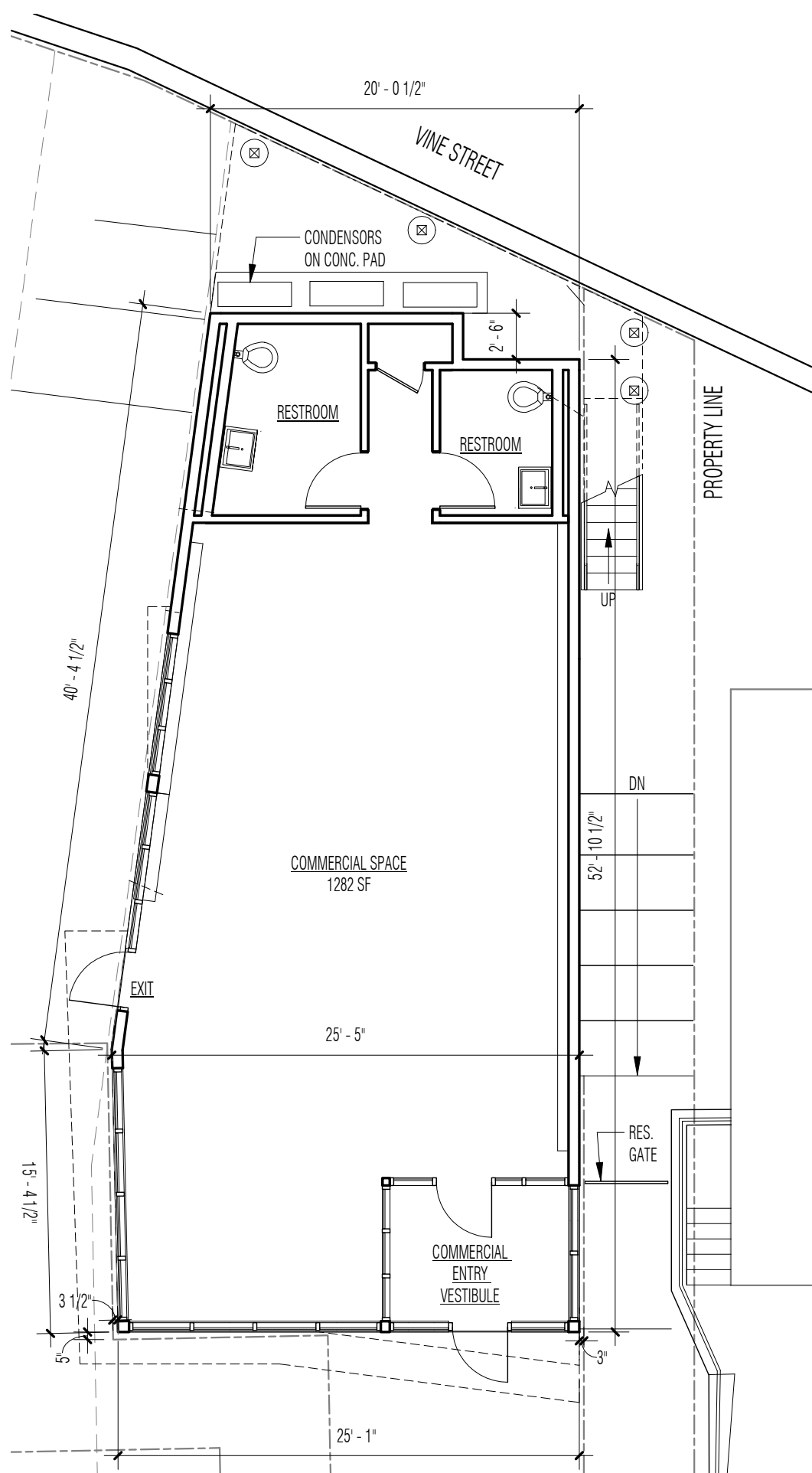
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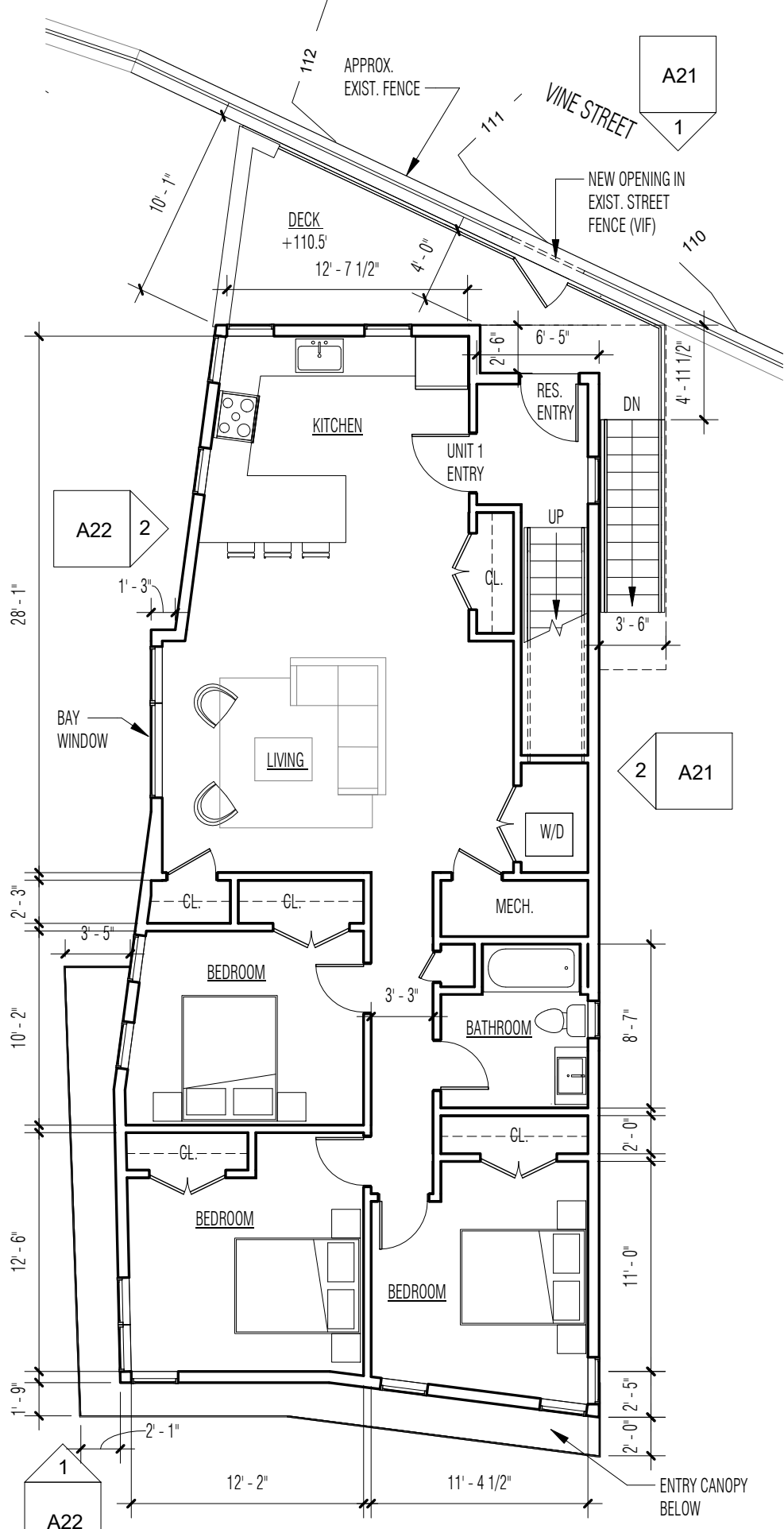


201 Pleasant Street
PROPOSED SITE PLAN
3/32" = 1'-0"

A10

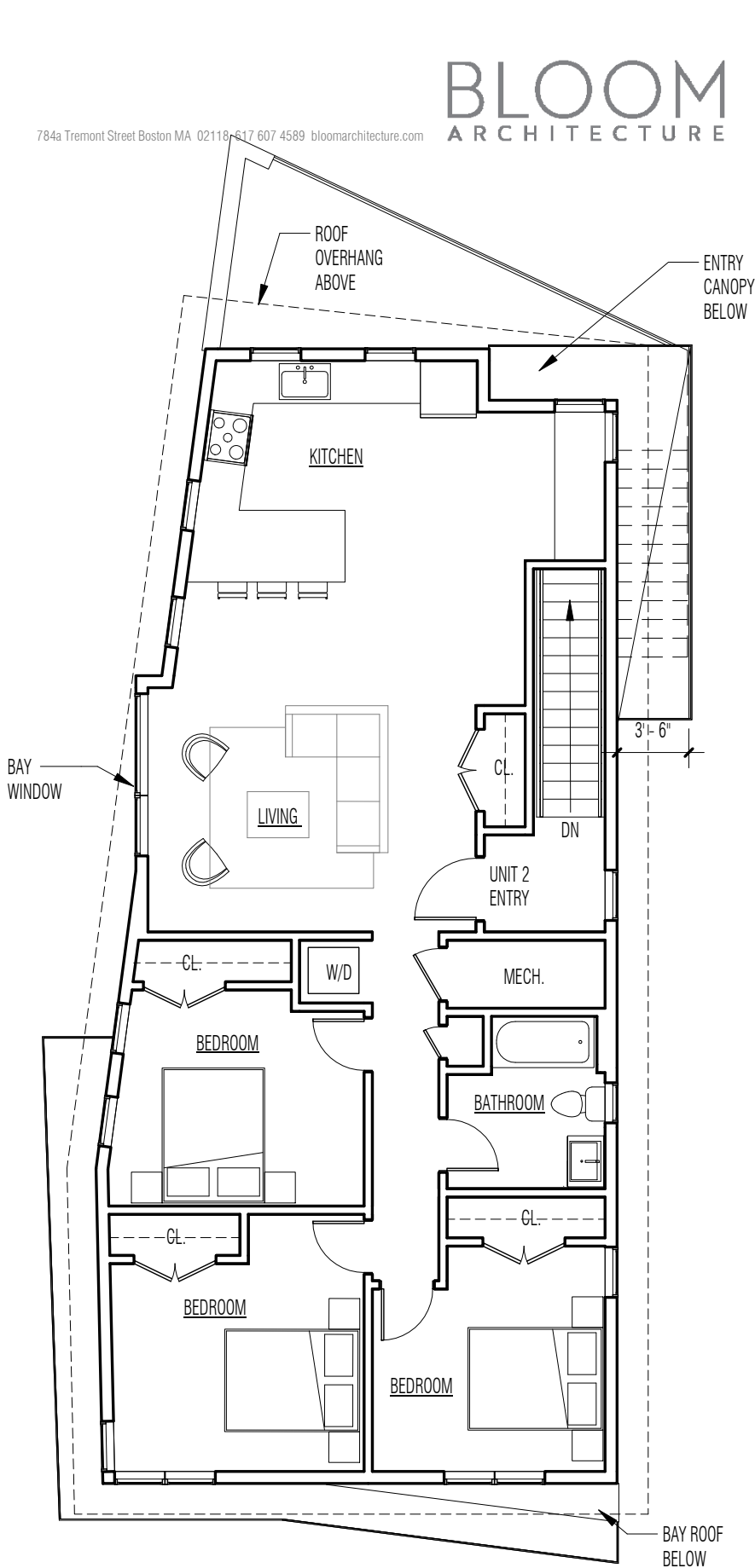


1. FIRST FLOOR PLAN
COMMERCIAL SPACE
1282 GSF

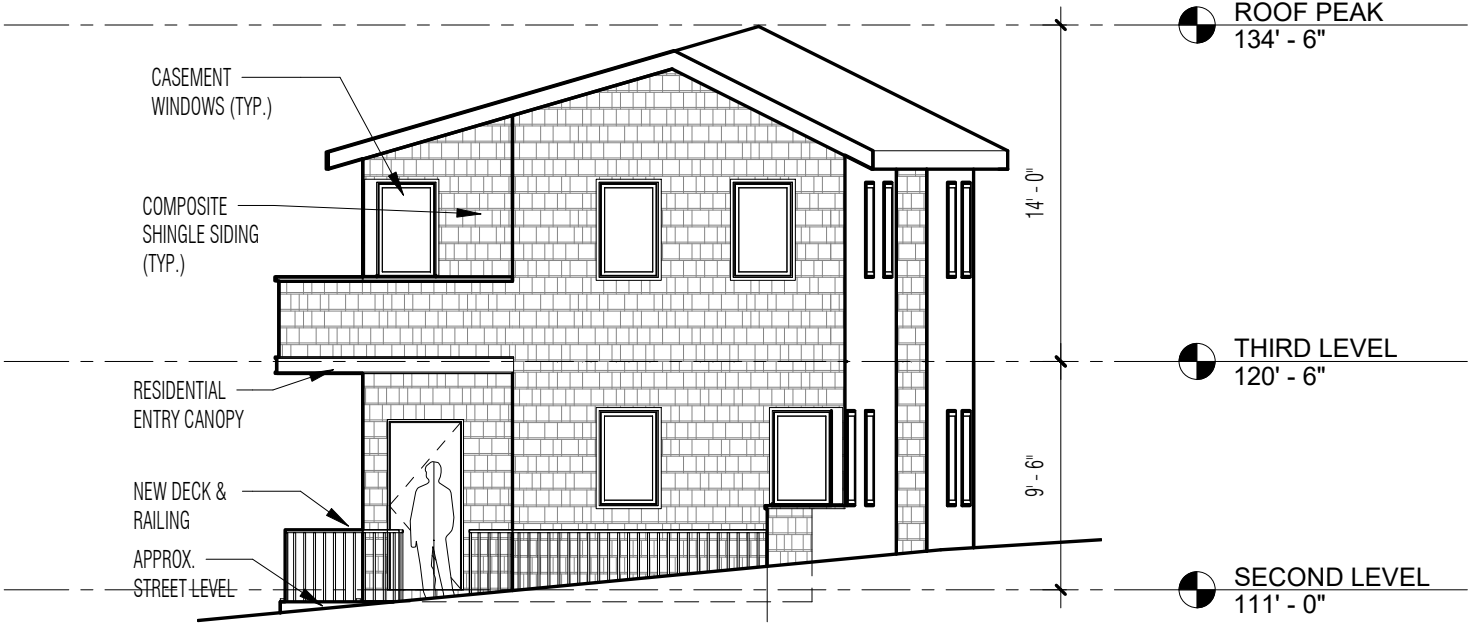


201 Pleasant Street
PROPOSED FLOOR PLANS
1/8" = 1'-0"

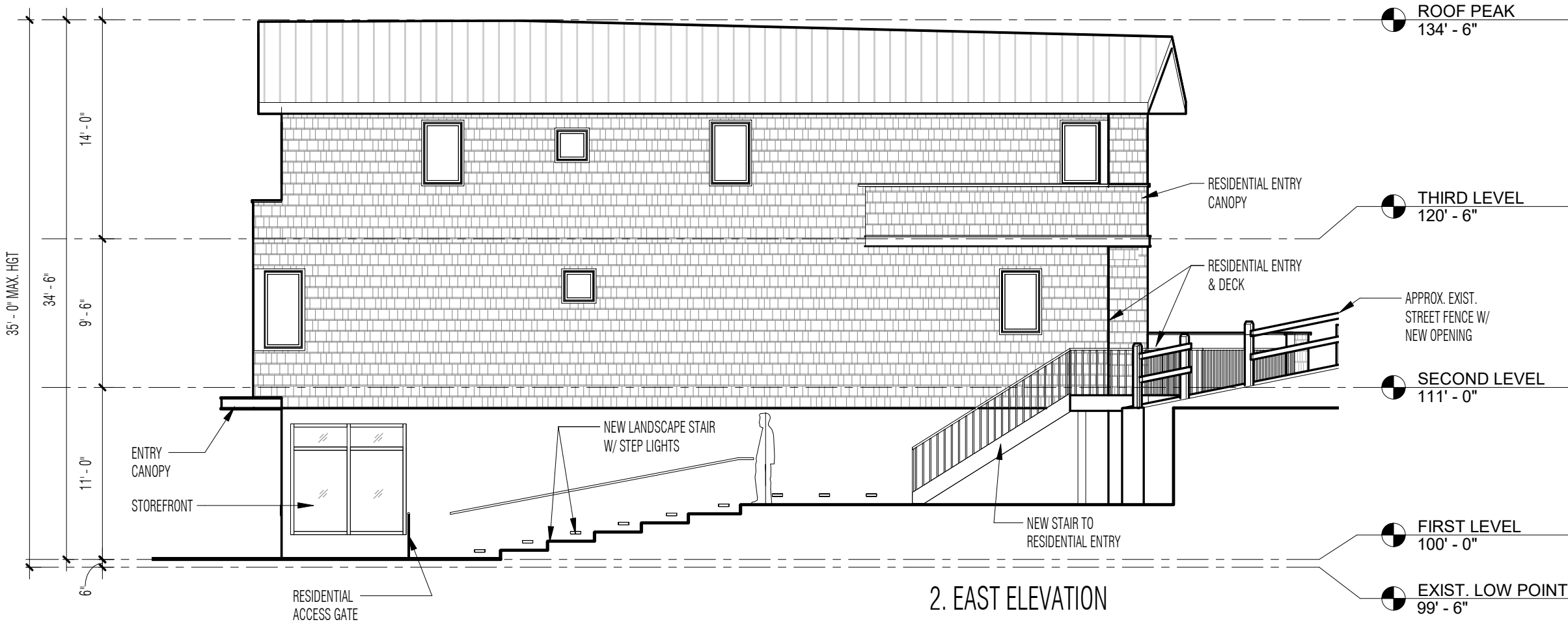
2. SECOND FLOOR PLAN
RESIDENTIAL UNIT
1299 GSF



3. THIRD FLOOR PLAN
RESIDENTIAL UNIT
1286 GSF

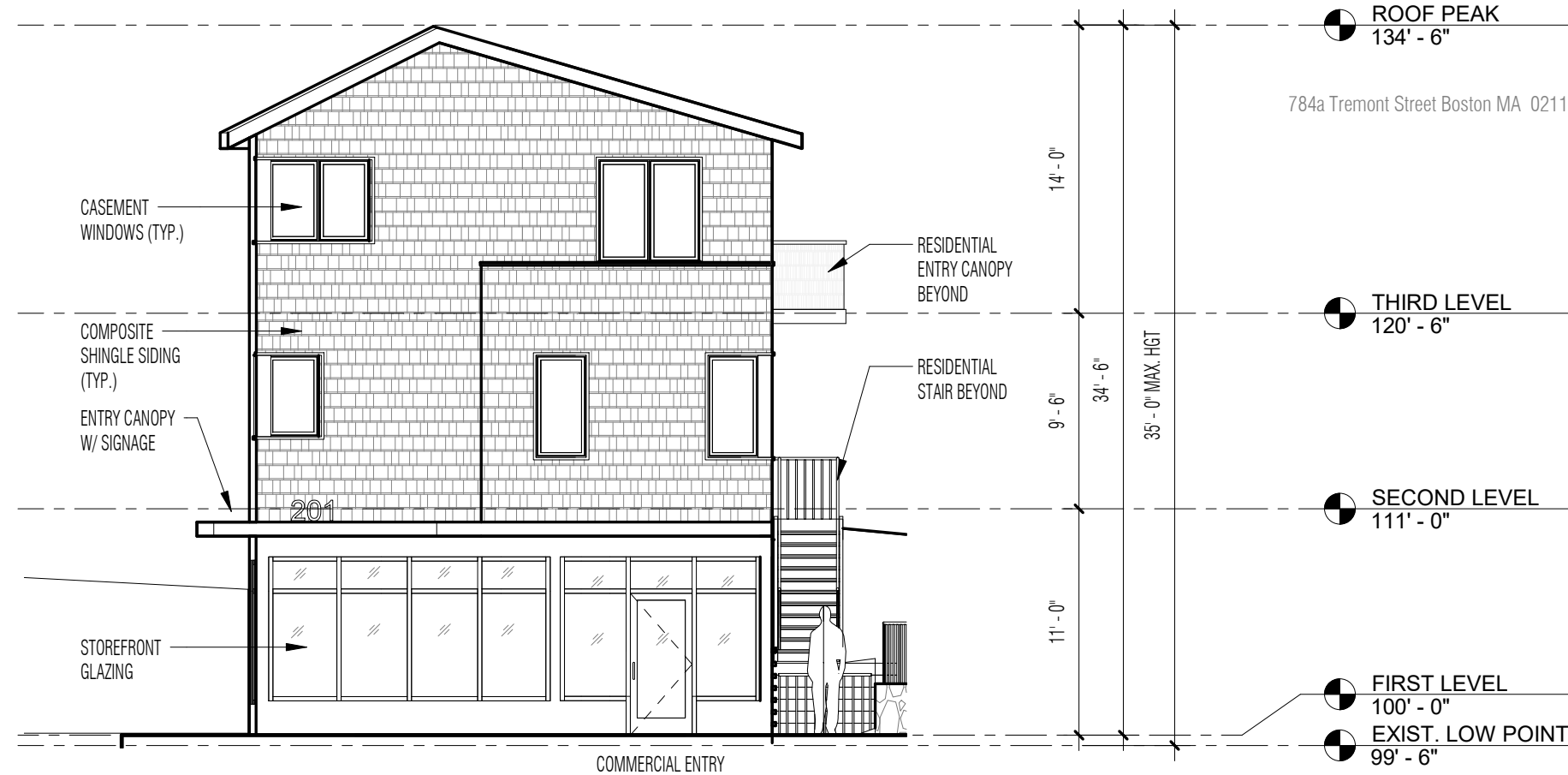


1. NORTH ELEVATION



2. EAST ELEVATION

201 Pleasant Street
PROPOSED ELEVATIONS
1/8" = 1'-0"



1. SOUTH ELEVATION



2. WEST ELEVATION

201 Pleasant Street
PROPOSED ELEVATIONS
1/8" = 1'-0"



VINE STREET VIEW



PLEASANT STREET VIEW

201 Pleasant Street
EXTERIOR VIEWS