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FOR INFORMATIONAL
PURPOSES ONLY,
NOT FOR CONSTRUCTION

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Building Department
For Zoning Board
Of Appeals



1 3D View 1

RESIDENCE

ADDITION & RENOVATION

23 GIRDLER ROAD ,MARBLEHEAD , MASSACHUSETTS

DRAWN BY
WYD LLC.
246 WALNUT ST
LYNNFIELD, MA 01940
857-544-6477
DONG.ENGINEERING@GMAIL.COM

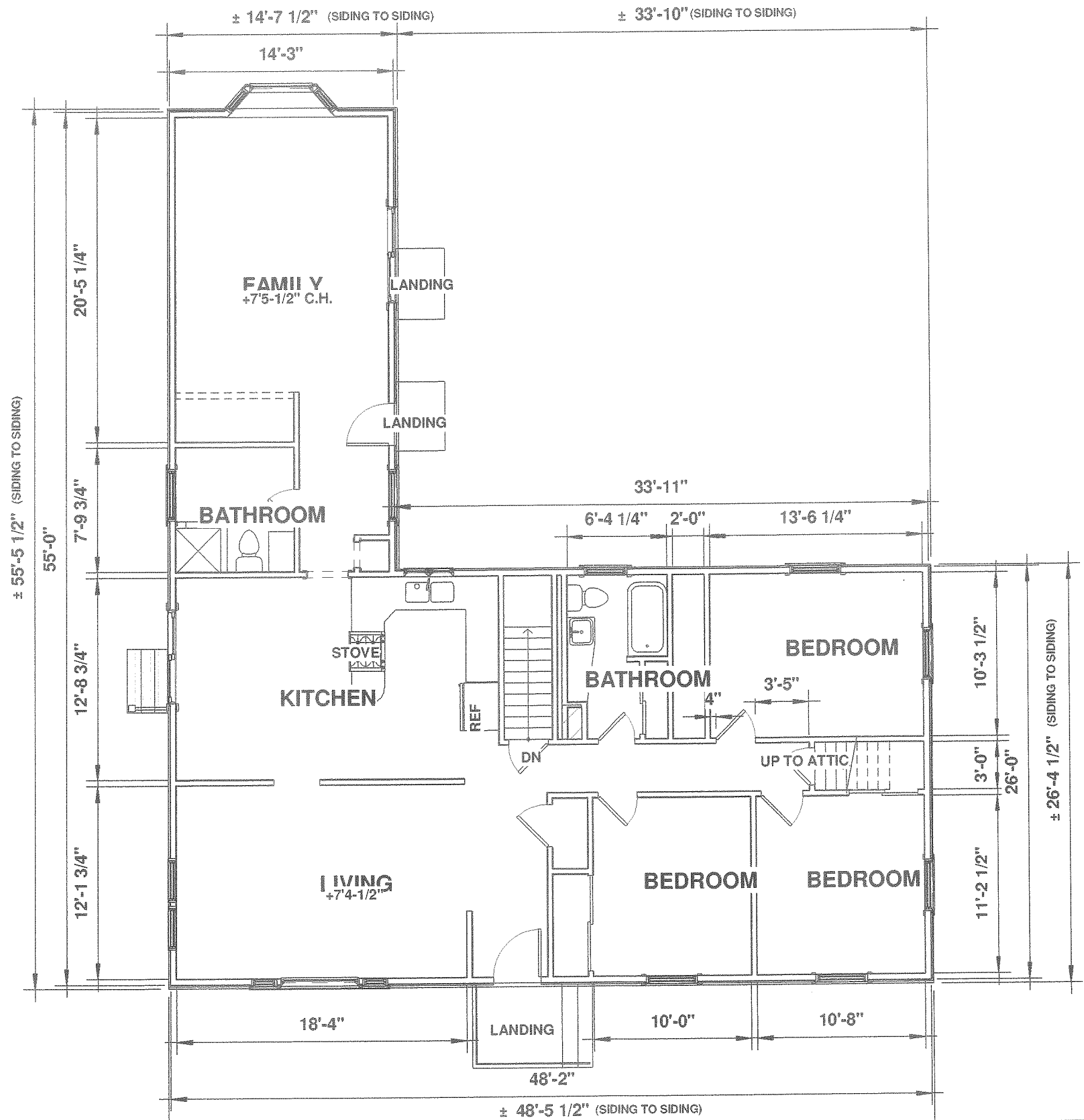
TITLE

Date	12-18-2020
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T-101

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1 EXISTING 1ST FLOOR PLAN
 $\frac{1}{8}" = 1'-0"$

RESIDENCE

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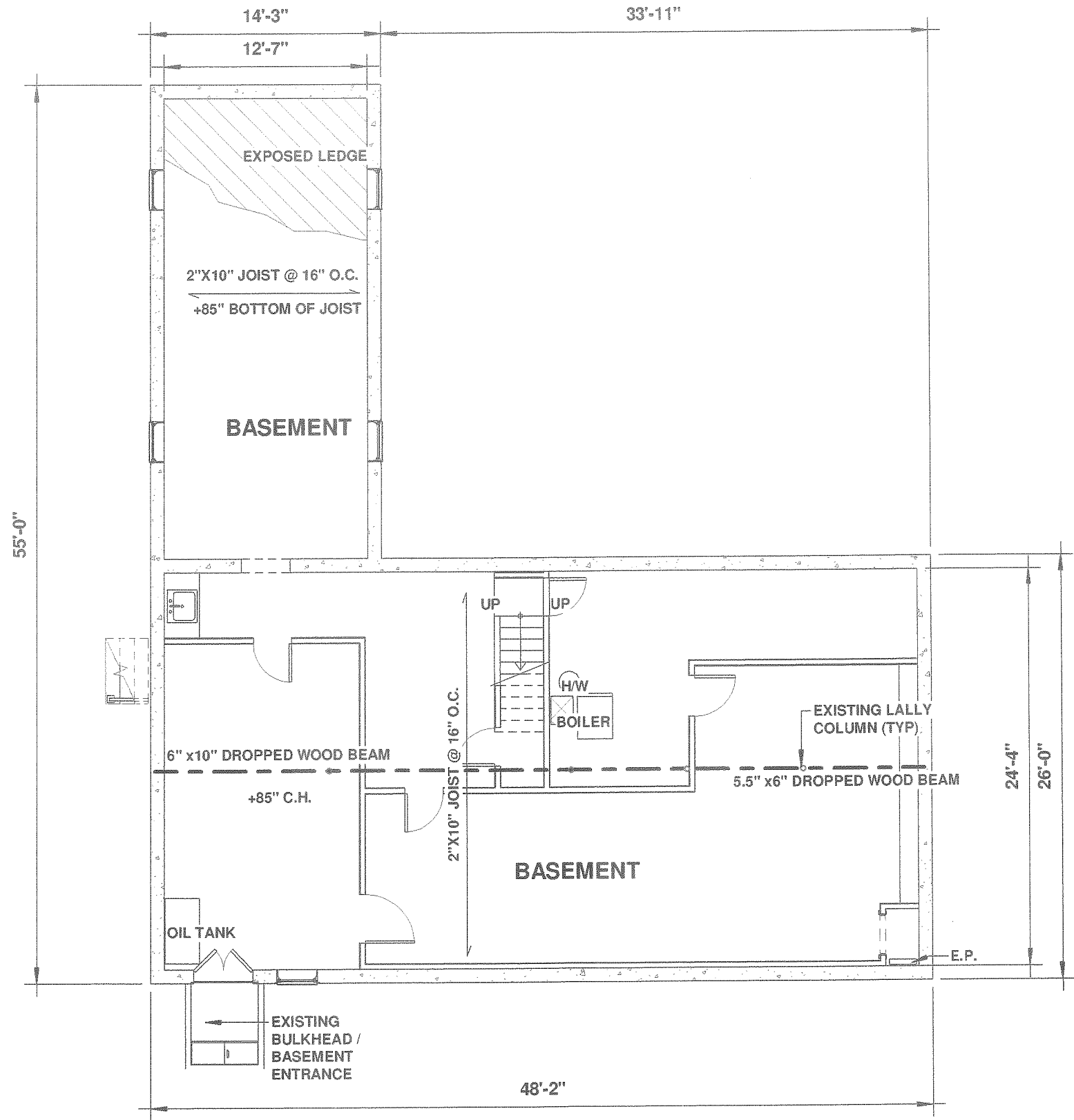
EXISTING 1ST FLOOR PLAN

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1 EXISTING BASEMENT
1/8" = 1'-0"

RESIDENCE

ADDITION & RENOVATION

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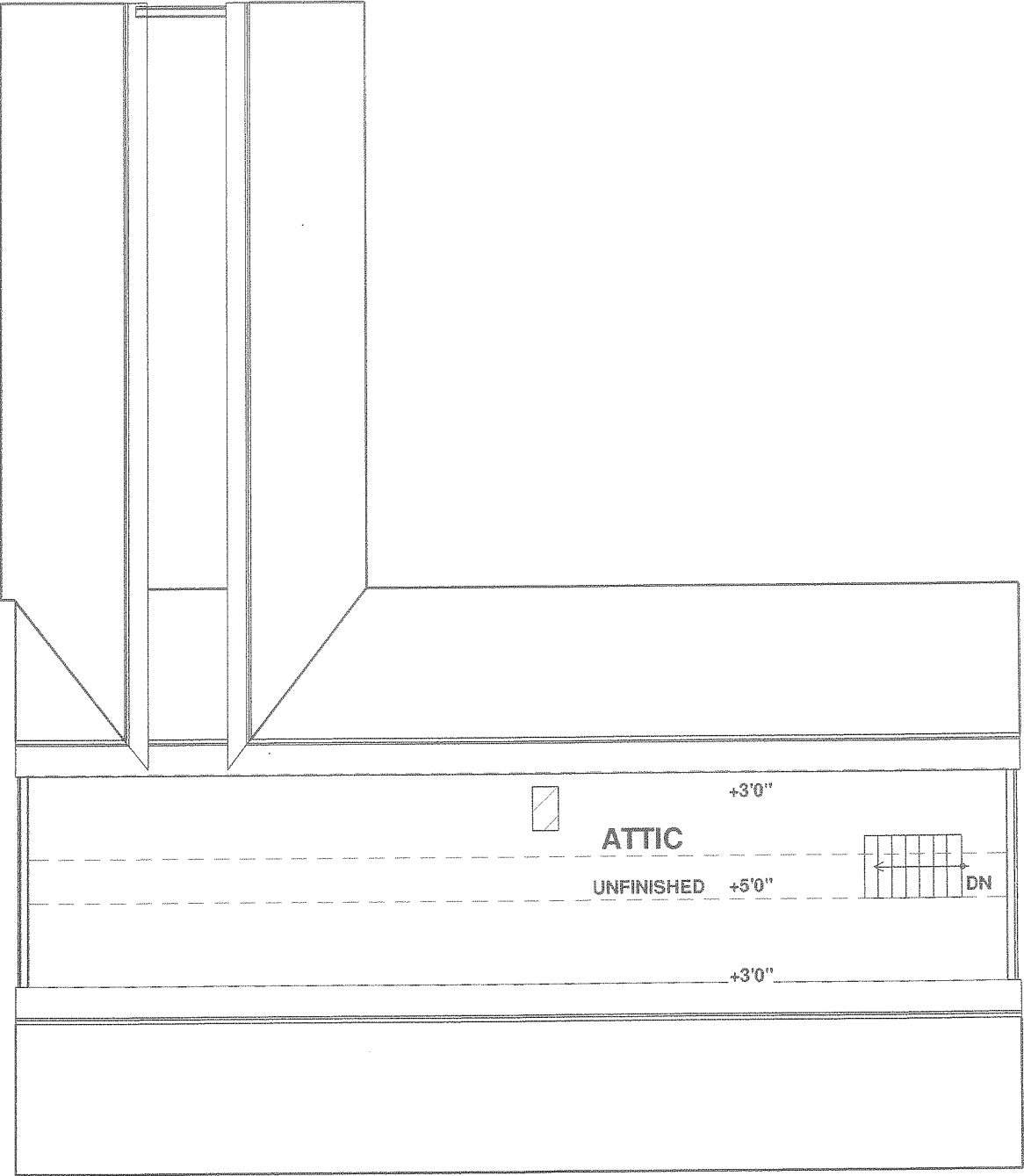
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EXISTING BASEMENT PLAN

Date	12-18-2020
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① EXISTING ATTIC FLOOR PLAN
1/8" = 1'-0"

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EXISTING ATTIC PLAN

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1 FRONT ELEVATION
3/16" = 1'-0"

RESIDENCE

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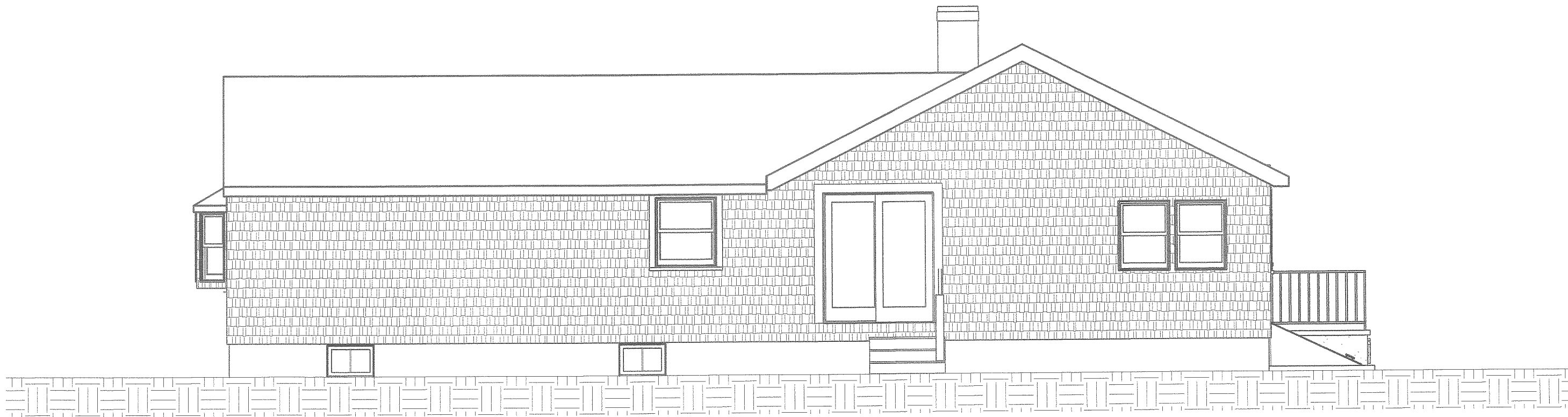
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EXISTING BUILDING ELEVATION 1

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① LEFT SIDE ELEVATION
3/16" = 1'-0"

RESIDENCE

ADDITION & RENOVATION

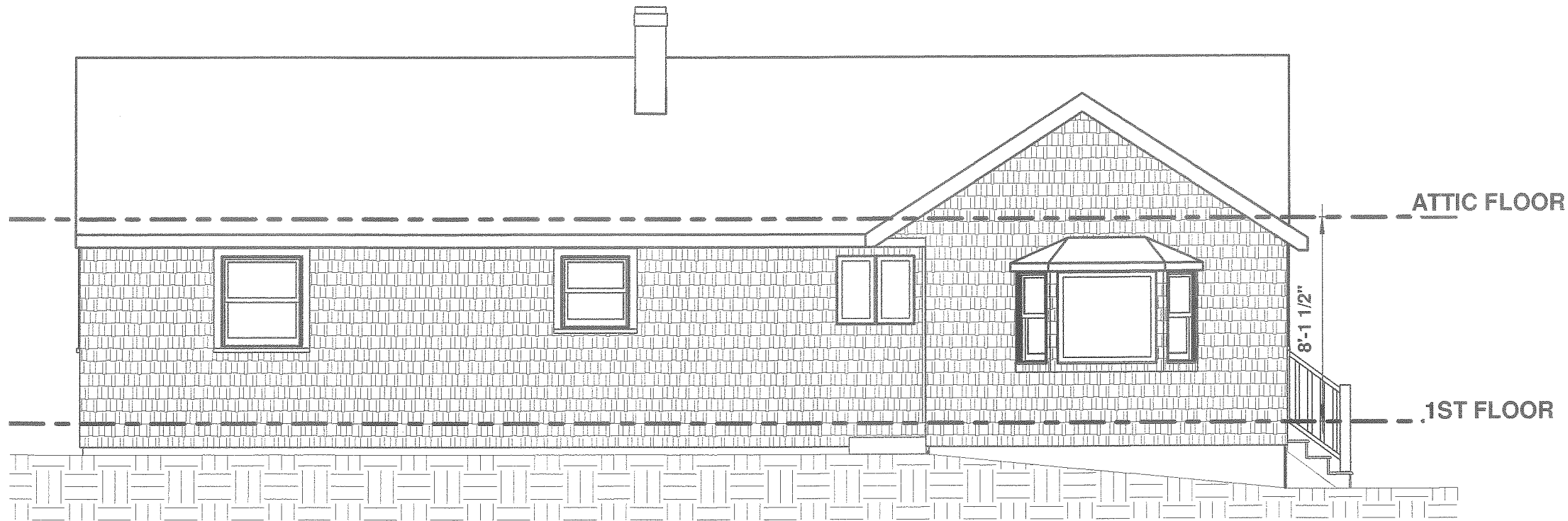
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EXISTING BUILDING ELEVATION 2

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① REAR ELEVATION
3/16" = 1'-0"

RESIDENCE

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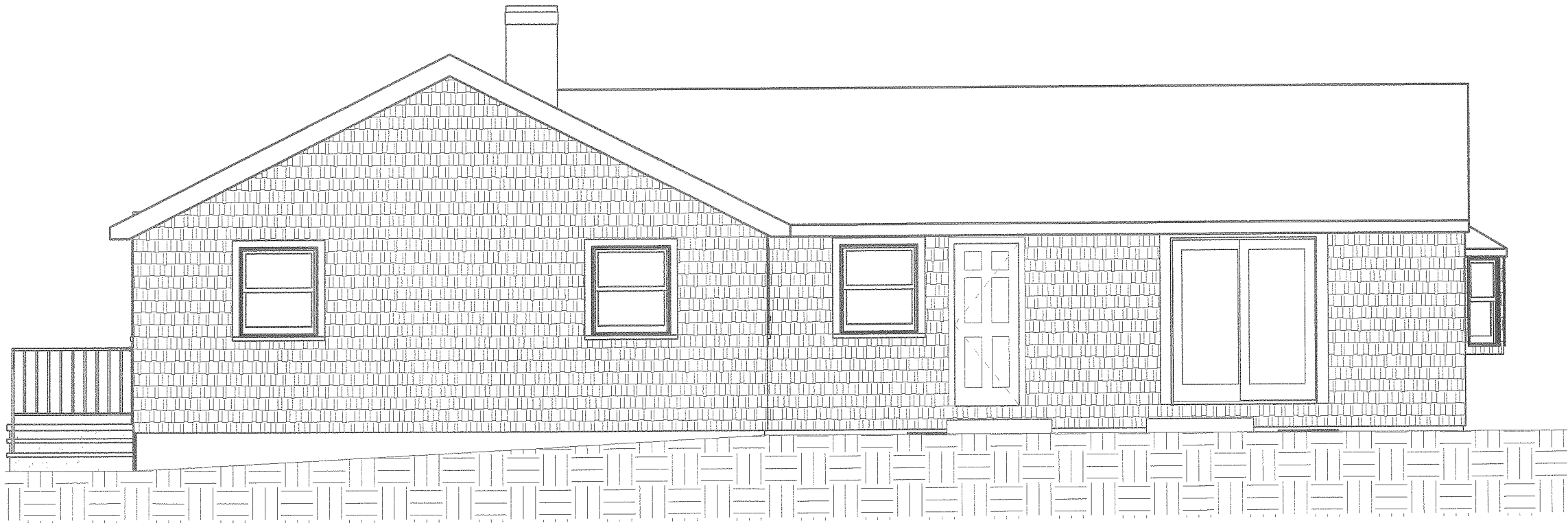
EXISTING BUILDING ELEVATION 3

Date	12-18-2020
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① RIGHT SIDE ELEVATION
3/16" = 1'-0"

RESIDENCE

ADDITION & RENOVATION

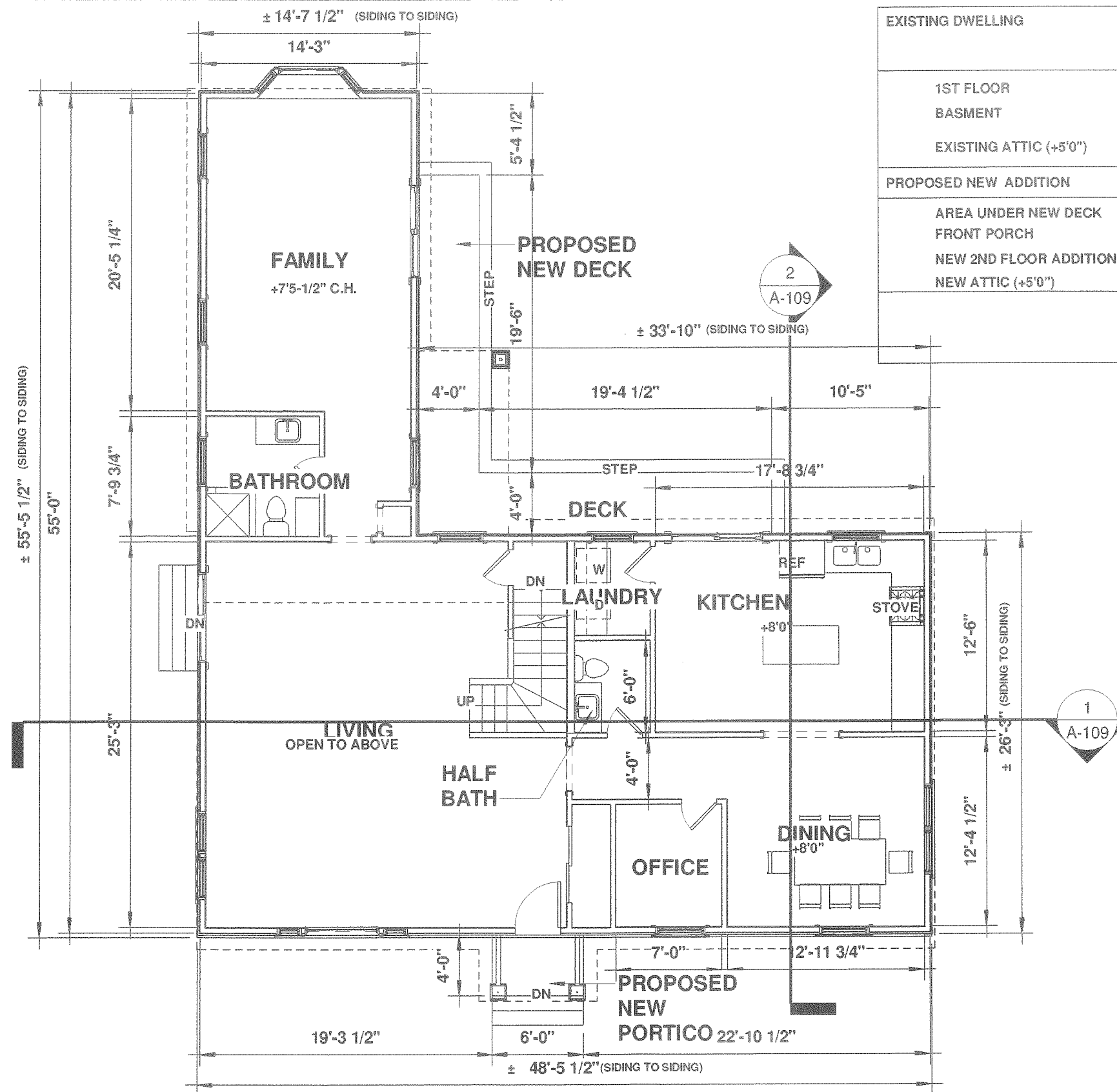
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EXISTING BUILDING ELEVATION 4

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EX-107
Scale As Shown



EXISTING DWELLING	LIVING AREA = 2,192± S.F.	TOTAL GROSS FLOOR AREA =3,510 ± S.F.
1ST FLOOR	LIVING AREA = 1,705 ±S.F.	1,705 ±S.F.
BASMENT	LIVING AREA =487 ±S.F. FINISHED	1,705 ±S.F.
EXISTING ATTIC (+5'0")		100 ±S.F.
PROPOSED NEW ADDITION		
AREA UNDER NEW DECK		72 ±S.F.
FRONT PORCH		24 ±S.F.
NEW 2ND FLOOR ADDITION	LIVING AREA = 1,705 ±S.F.	1,705 ±S.F.
NEW ATTIC (+5'0")		550 ±S.F.
	TOTAL LIVING AREA = 3897 ±S.F.	TOTAL GROSS FLOOR AREA = 5,761 ±S.F.

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1 PROPOSED 1ST FLOOR PLAN
1/8" = 1'-0"

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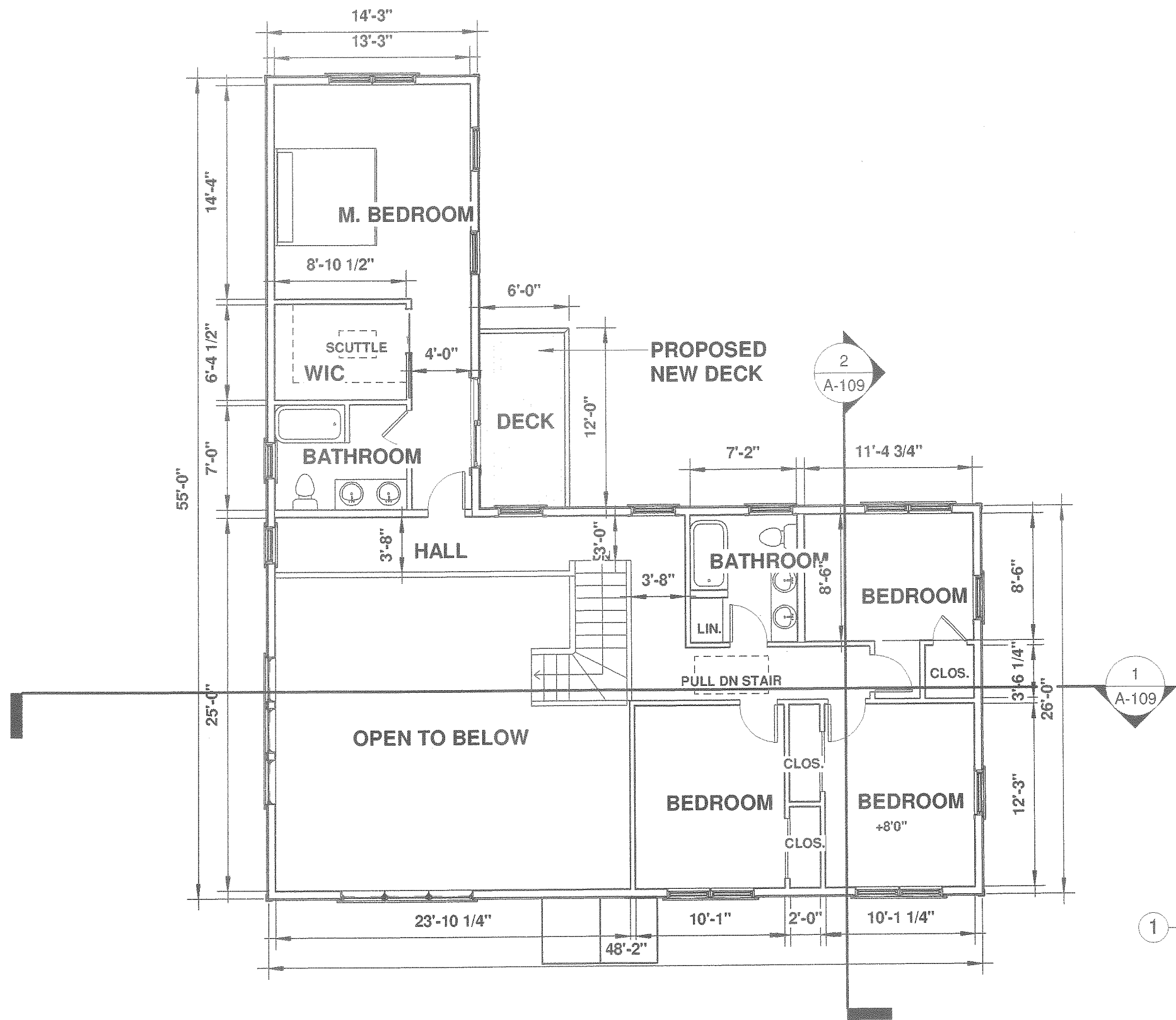
PROPOSED 1ST FLOOR PLAN

Date	12-18-2020
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1 PROPOSED 2ND FLOOR PLAN
1/8" = 1'-0"

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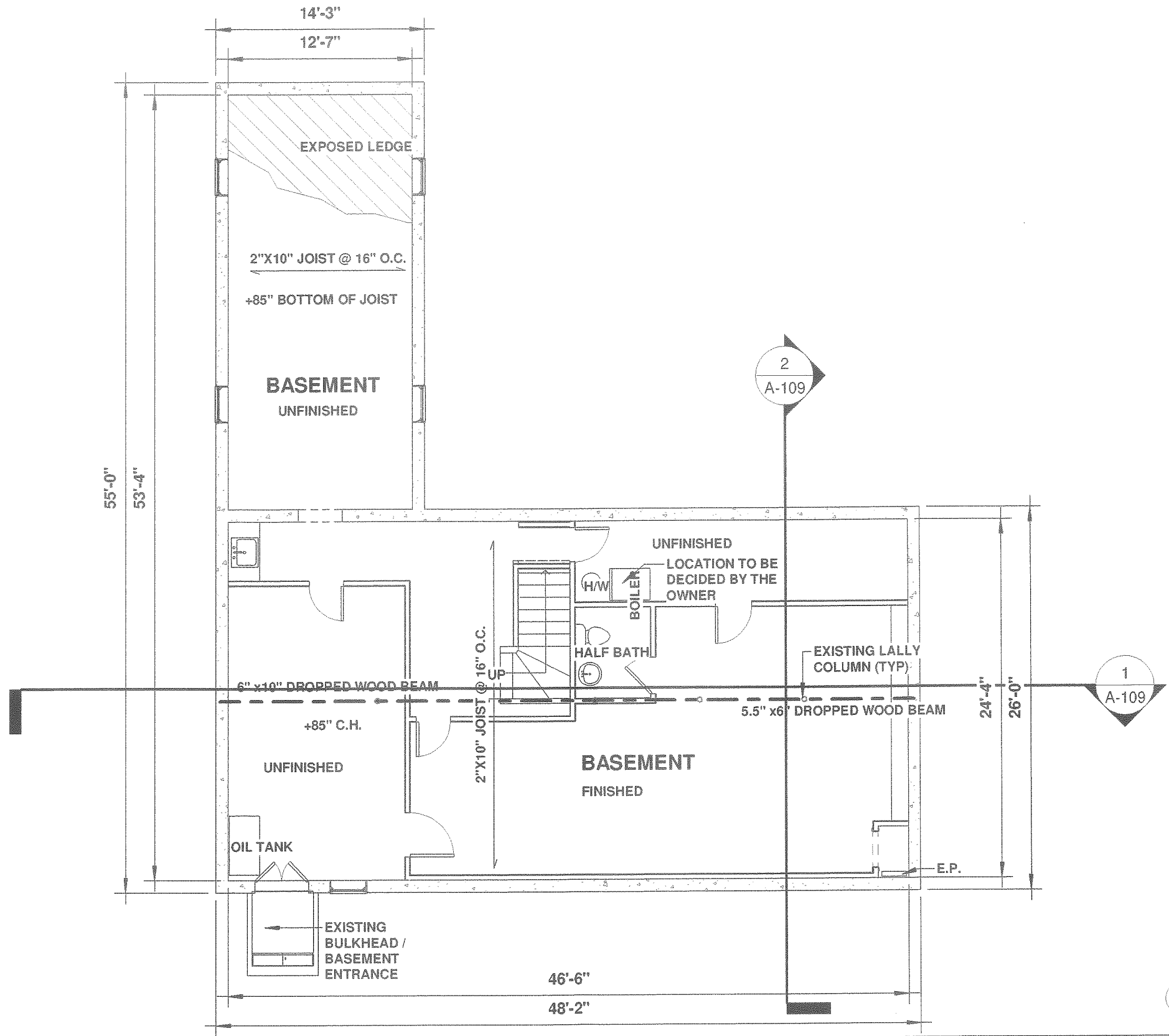
PROPOSED 2ND FLOOR PLAN

Date 12-18-2020
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1 PROPOSED BASEMENT
1/8" = 1'-0"

RESIDENCE

ADDITION & RENOVATION

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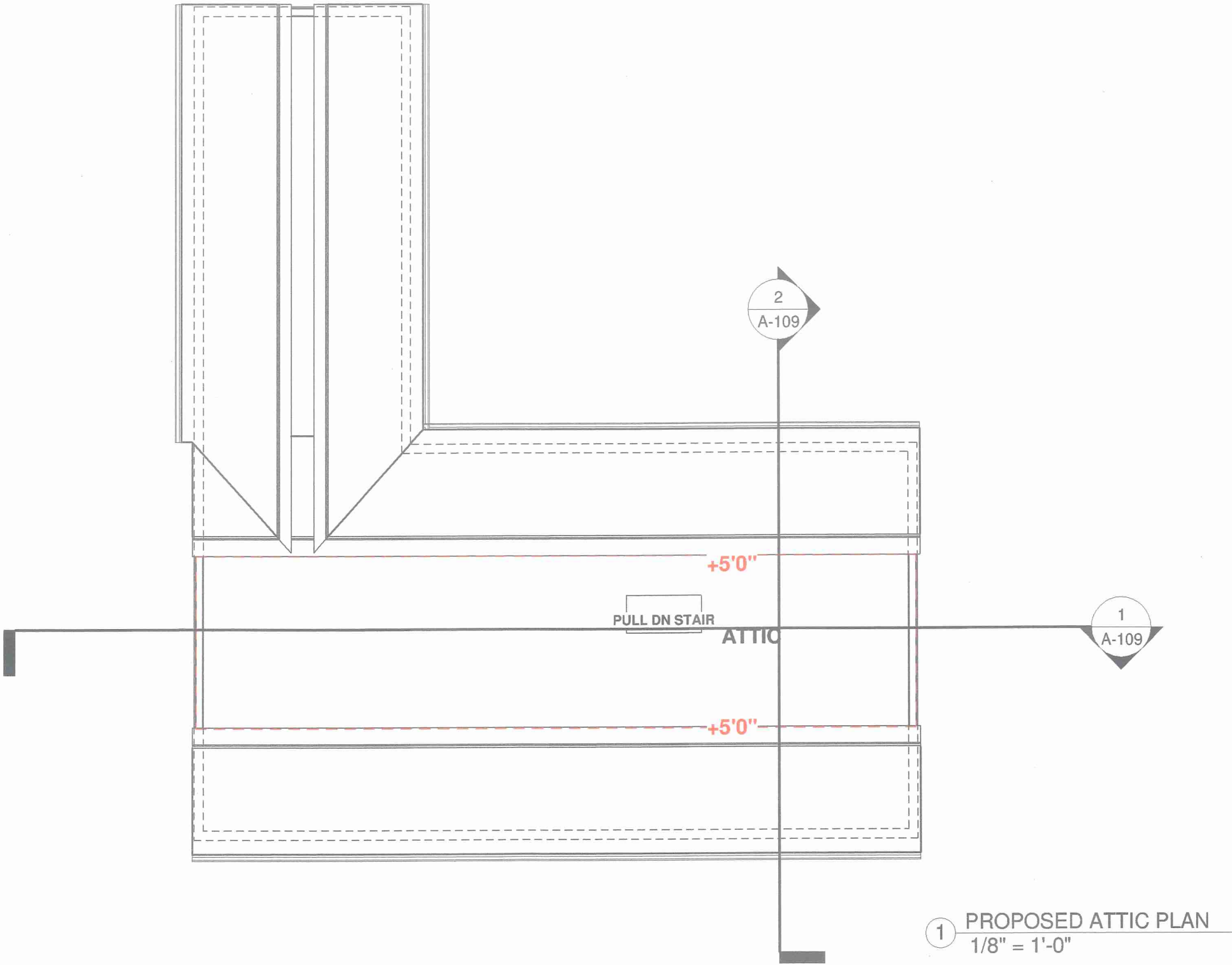
PROPOSED BASEMENT PLAN

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RESIDENCE

ADDITION & RENOVATION

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PROPOSED ATTIC PLAN

Date	12-18-2020
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PROPOSED BUILDING ELEVATION 1

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A-105

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PROPOSED BUILDING ELEVATION 2

Date 12-18-2020
REV. 01-08-2021

A-106

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1 REAR ELEVATION
3/16" = 1'-0"

RESIDENCE

ADDITION & RENOVATION

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PROPOSED BUILDING ELEVATION 3

Date	12-18-2020
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1 RIGHT SIDE ELEVATION
3/16" = 1'-0"

RESIDENCE

ADDITION & RENOVATION

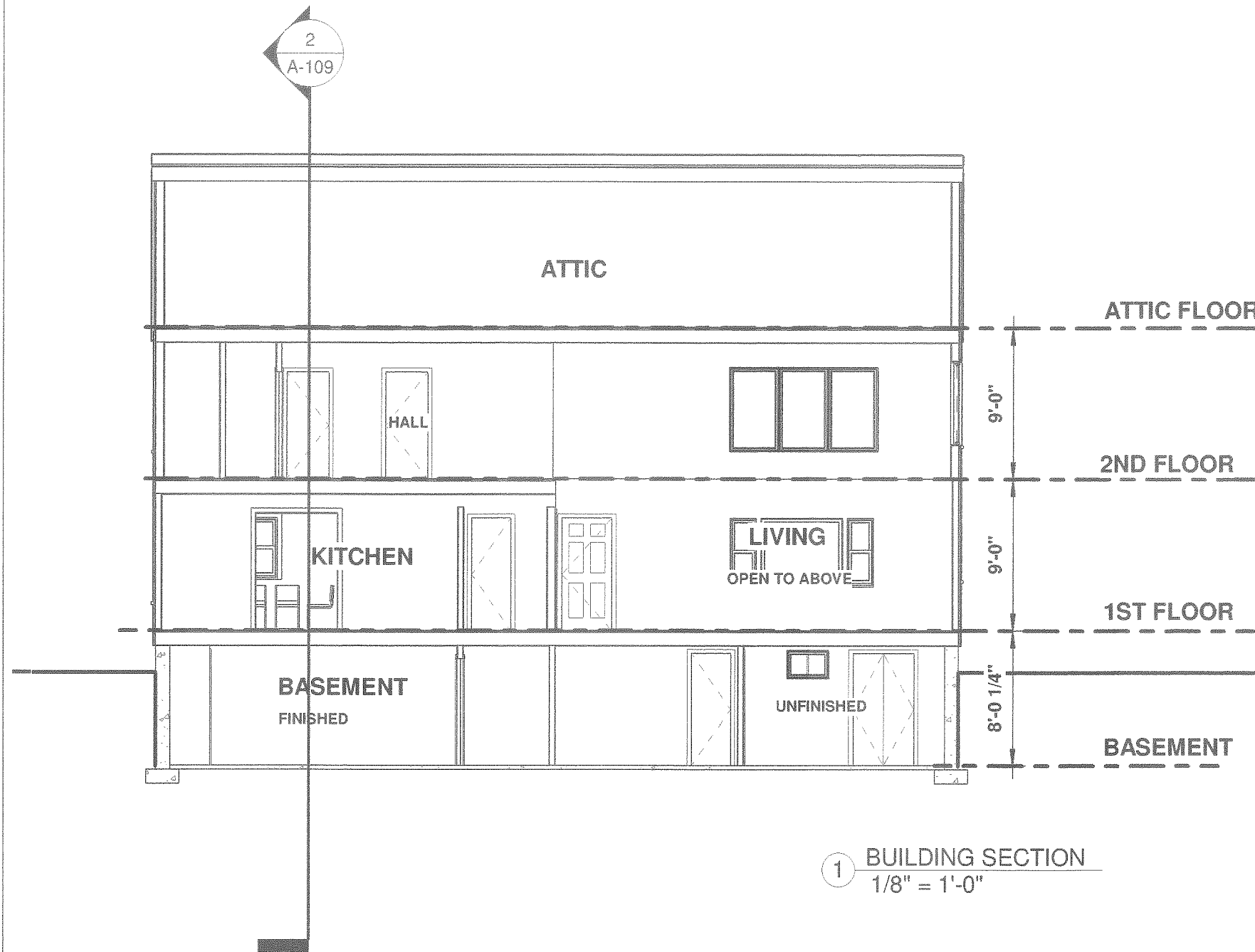
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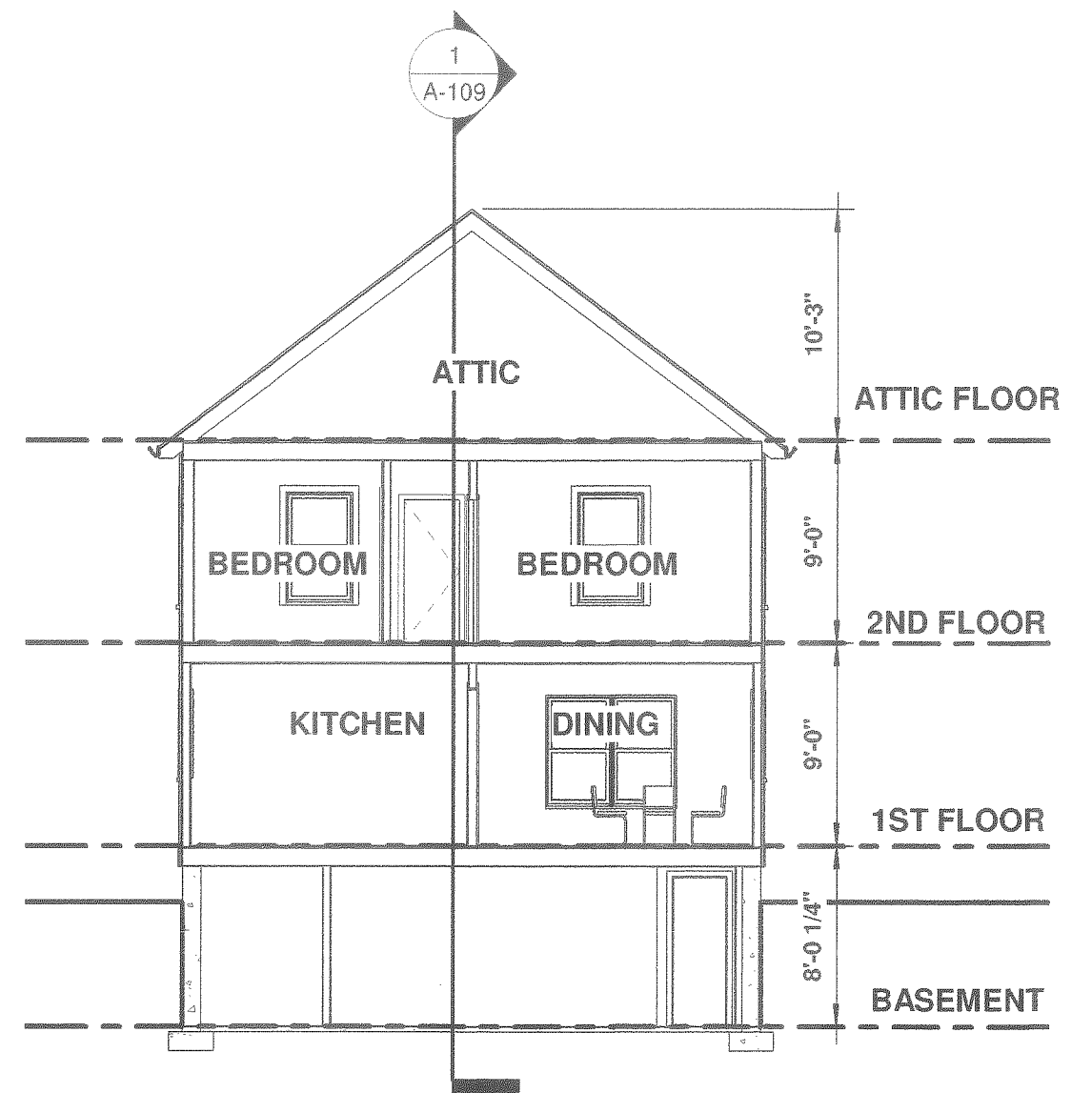
PROPOSED BUILDING ELEVATION 4

Date	12-18-2020
REV.	01-08-2021

A-108
Scale As Shown



① BUILDING SECTION
1/8" = 1'-0"



② BUILDING SECTION 2
1/8" = 1'-0"

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PROPOSED BUILDING SECTIONS

Date	12-18-2020
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A-109

Scale As Shown

GIRDLER

(PUBLIC - 40' WIDE)

ROAD

BIT. CONC.

BIT. CURB

S44°08'50"E
Δ=8°13'23"
R=100.00
L=14.35'

PROPOSED
9'x18' PARKING SPOTS

PROPOSED
9'x18' ALT. PARKING SPOT

35.57'

BIT. CONC.

54.81'

<<69.16'>>

23.90'

17.7'

WALL

BIT. CONC.

BH

9.92'

#23

PROPOSED 2nd STORY
ADDITION TO EXISTING
1 1/2 STORY DWELLING

PROPOSED
GROUND LEVEL DECK

Now or Formerly
THE SYLVESTER FAMILY INVESTMENT TRUST
JOHN R & JUDITH G. SYLVESTER (trustees)
L.C. CERT. 86465
L.C.C. 14403J
PARCEL 99-17-0

12.58'

PROPOSED
2nd FLOOR DECK

#25

Now or Formerly
WILLIAM A. GILLIS
L.C. CERT. 87019
L.C.C. 14403J
PARCEL 107-2-0



ZONING:
SINGLE RESIDENCE DISTRICT

AREA
10,000 SF REQUIRED
20,543 SF EXIST./PROP.

FRONTAGE
100.00' REQUIRED
69.16' EXIST./PROP.

LOT WIDTH (@ STREET)
100.00' REQUIRED
68.74' EXIST./PROP.

FRONT
20.00' REQUIRED
23.90' EXIST./PROP.

SIDE
15.00' REQUIRED
9.92' EXIST./PROP.

REAR
15.00' REQUIRED
112.36' EXIST./PROP.

LOT AREA=
20,543± S.F.

Now or Formerly
AIKO ROGERS
L.C. CERT. 85884
L.C.C. 14403J
PARCEL 99-16-0

S21°47'40"W
180.89'

112.36'

ROCK LEDGE

N36°29'10"E
257.25'

NOTE

- 1) THE SURVEY IS BASED ON DEEDS AND PLANS OF RECORD.
- 2) SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION AND DIMENSIONS ON THE PROPOSED WORK.
- 3) PROPOSED HEIGHT OF THE ADDITION WILL BE 32.7' ABOVE THE LOWEST EXISTING GRADE AROUND THE DWELLING.
- 4) LOT WIDTH AT THE STREET IS 68.74'

CH BRG. = N85°45'02"W
L = 135.05'
CH = 135.05'
R = 1522.00'
Δ = 5°05'09"

Now or Formerly
TOWN OF MARBLEHEAD AND ELECTRIC LIGHT
(FORMERLY BOSTON AND MAINE RAILROAD)
(ASSESSING RECORDS)
L.C.C. 14403
PARCEL 80-2-0
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1.12.2021

PROPOSED CONSTRUCTION PLOT PLAN
#23 GIRDLER ROAD
MARBLEHEAD, MASSACHUSETTS
(ESSEX COUNTY)



DANIEL MACISAAC
PROFESSIONAL LAND SURVEYOR

18 FAIRVIEW ROAD
CANTON, MA 02021
(617) 642-7065
PLS.MASS@GMAIL.COM

DANIEL G. MACISAAC, PLS (#41408)

CALC BY: DGM DATE: JANUARY 12, 2021

SCALE: 1"=20'