

Rosenthal Residence

7-9 Rolleston Ave, Marblehead, MA 01945



Project Description

Include a brief description about the scope of work and design intentions.

ARCHITECT

SaltsmanBrenzel

535 Albany St, 3rd Floor,
Boston, MA 02118
617 . 350 . 7883

BUILDER

"Builder"
111 Builder St.,
Boston, MA 02118
000 . 000 . 0000

ENGINEER

"Engineer"
111 Engineer St.,
Boston, MA 02118
000 . 000 . 0000

SaltsmanBrenzel

Architects + Builders

Drawing List

TAG	DESCRIPTION	PAGE SIZE
01	Cover Sheet	11 x 17 Presentation
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Issue List

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For Zoning Board
Of Appeals

COMMON ABBREVIATIONS

ABV APPROX	ABOVE APPROXIMATE
B.O.	BOTTOM OF
CAB CLG COL	CABINET CEILING COLUMN
DIA DIM(S) DN DW	DIAMETER DIMENSION(S) DOWN DISHWASHER
F.O.	FACE OF
EL ELEV EQ ETR EXST'G	ELEVATION ELEVATOR EQUAL EXST'G TO REMAIN EXISTING
ID	INSIDE DIAMETER
MECH	MECHANICAL
NIC	NOT IN CONTRACT
T.O.	TOP OF

SITE INFORMATION

CLIENT NAME
First & First Last

PARCEL NUMBER
XXXX / XX

ZONING DISTRICT
ZONE

SETBACKS:
FRONT: 00'-0"
SIDE: 00'-0"
REAR: 00'-0"

MAX
HEIGHT: 00'-0"

PROJECT NOTES:

-
-
-
-

Rosenthal Residence

7-9 Rolleston Ave, Marblehead, MA 01945

01

Cover Sheet

Monday, April 21, 2025

MAP 27 LOT 12A
RALPH & MERYL
SEVINOR
10 ROLLESTON RD.

ROLLESTON ROAD

MAP 27 LOT 14A
BERTRAM & JACQUELIN
MILLER
3 ROLLESTON RD.

DWELLING

PROPOSED
AC UNIT

PROPOSED
ACCESSORY
BUILDING

PORCH

POOL

9x18
parking

9x18
parking

9x18
parking

9x18
parking

9x18
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parking

MAP 27 LOT 13
TODD & FRANCENE
KANTOR, TRUSTEES
11 ROLLESTON RD.

DWELLING

MAP 27 LOT 21
TEN BARTLETT STREET
CONDOMINIUM
10 & 12 BARTLETT ST.

SINGLE RESIDENCE
ZONING DISTRICT LINE
(APPROXIMATE LOCATION)

SHORELINE SINGLE RESIDENCE

MAP 27 LOT 22
STEVEN & JOAN
ROSENTHAL, TRUSTEES
40 BARTLETT ST.

ZONING DISTRICT - SINGLE RESIDENCE/SHORELINE SINGLE RESIDENCE

LOT AREA	REQUIRED	EXISTING	DWELLING	PROPOSED MAIN	PROPOSED ACCESSORY BUILDING
10000	22,150±*	22,150±*	22,150±*		
FRONTAGE	100	110.00'	110.00'	110.00'	110.00'
LOT WIDTH	75	65.7'	65.7'	65.7'	65.7'
FRONT	20	152'±	143'±	28'±	28'±
SIDE	15 25	8.4'	24'±	15.5'±	15.5'±
	15/25**	0'	5'±	112±	112±
BLDG HEIGHT	35 30	23.4'±	28.4'±	19.5'±	19.5'±

DWELLING

*DOES NOT INCLUDE AREA WITHIN THE RIGHT OF WAY.
**IN THE SHORELINE DISTRICT THE REAR LINE IS
PERPENDICULAR TO THE SHORELINE.

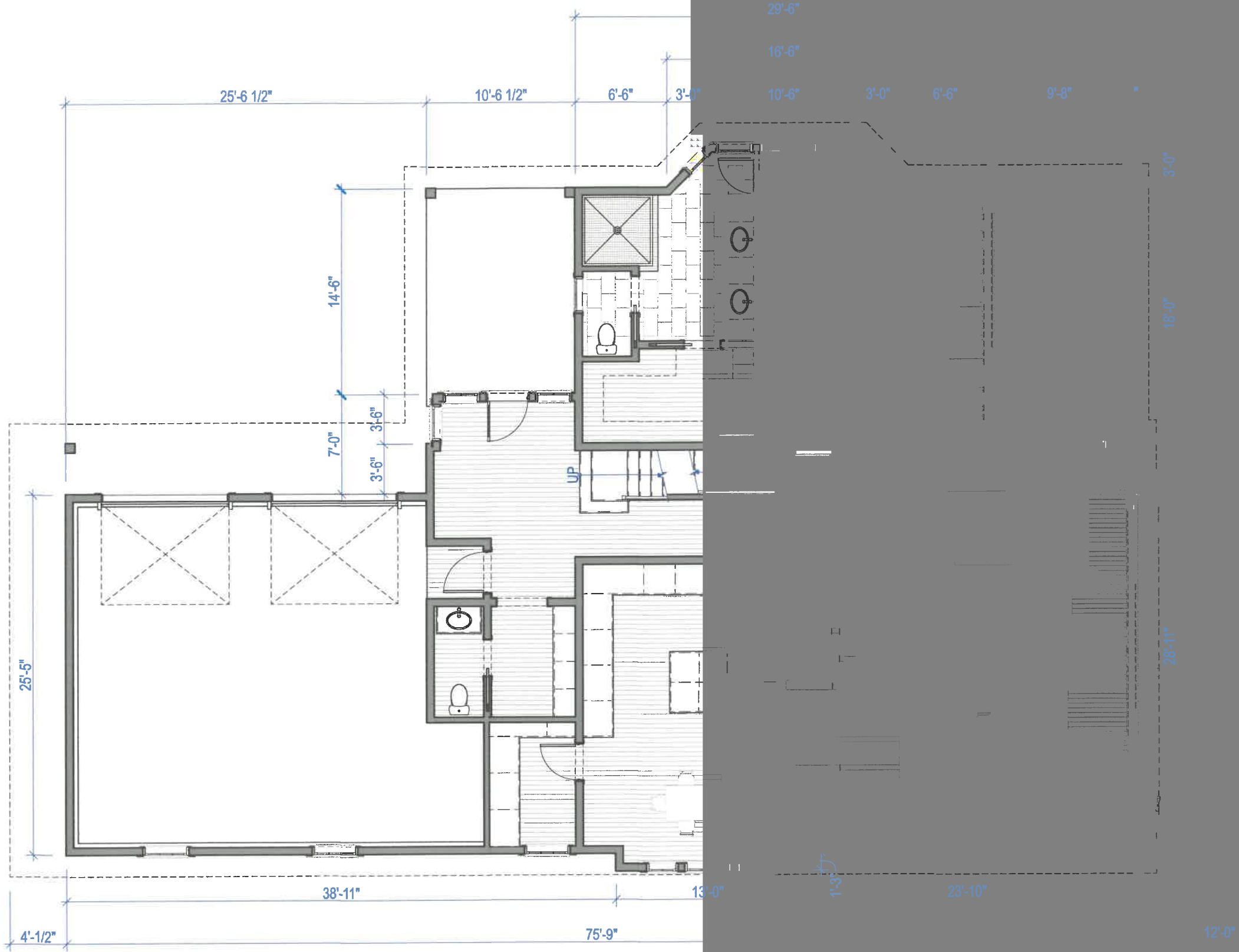
NOTE:
DETAILS IN BLUE
TO BE REMOVED

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For Zoning Board
Of

THIS PLAN IS THE RESULT
OF AN INSTRUMENT SURVEY.

ZONING BOARD OF APPEALS PLAN
7-9 ROLLESTON ROAD
MARBLEHEAD

PROPERTY OF
STEVEN & JOAN ROSENTHAL
SCALE 1"= 30'
APRIL 15, 2025
NORTH SHORE SURVEY CORPORATION
14 BROWN ST. - SALEM, MA
(978) 744-4800



1
03

Proposed First Floor Plan

SCALE: 1/8" = 1'-0"

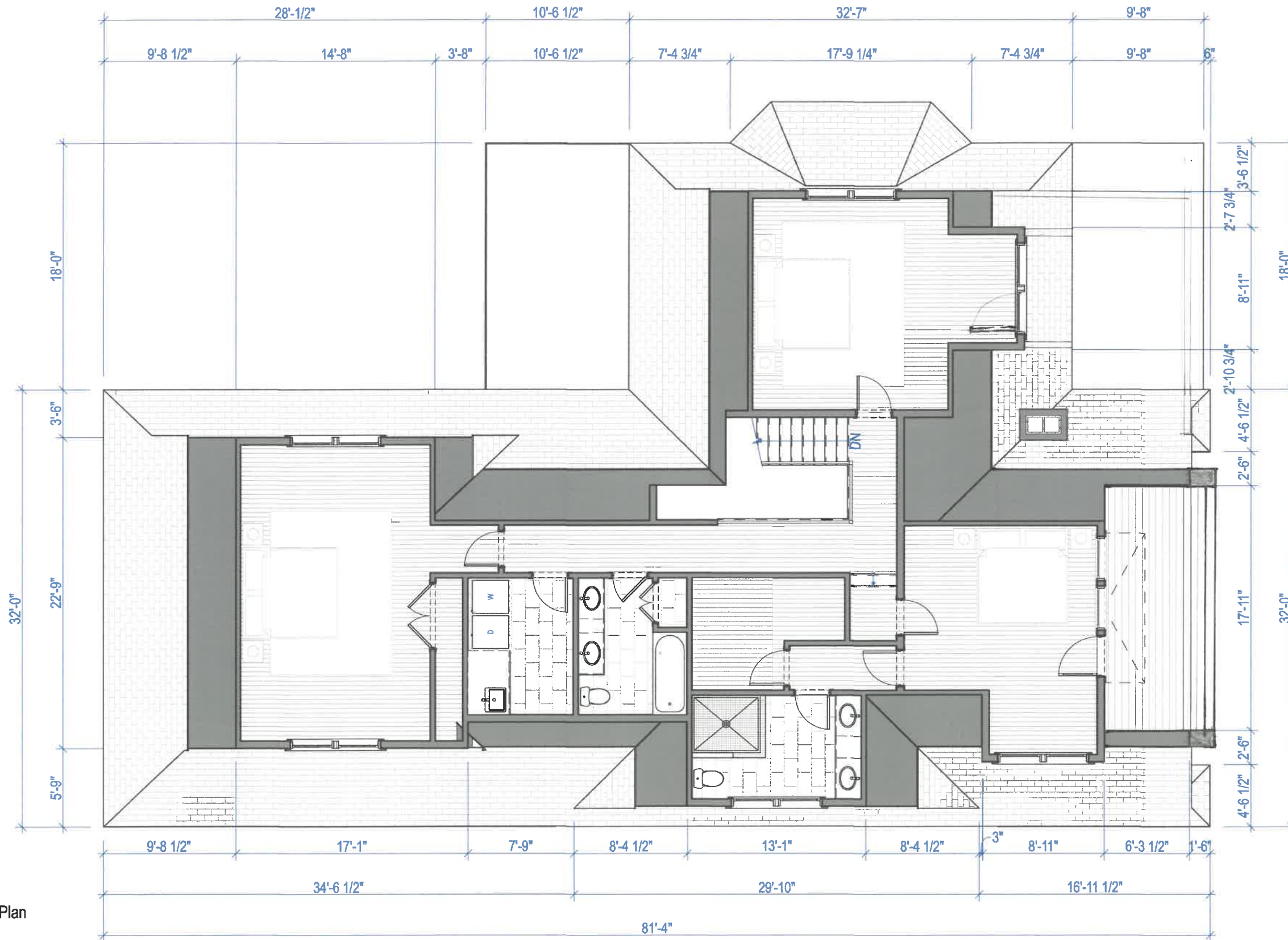
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3 First Floor Plan
Monday, April 21, 2025



1
04

Proposed Second Floor Plan

SCALE: 1/8" = 1'-0"

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1
05

Proposed North Elevation
SCALE: 1/8" = 1'-0"

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1
06

Proposed East Elevation

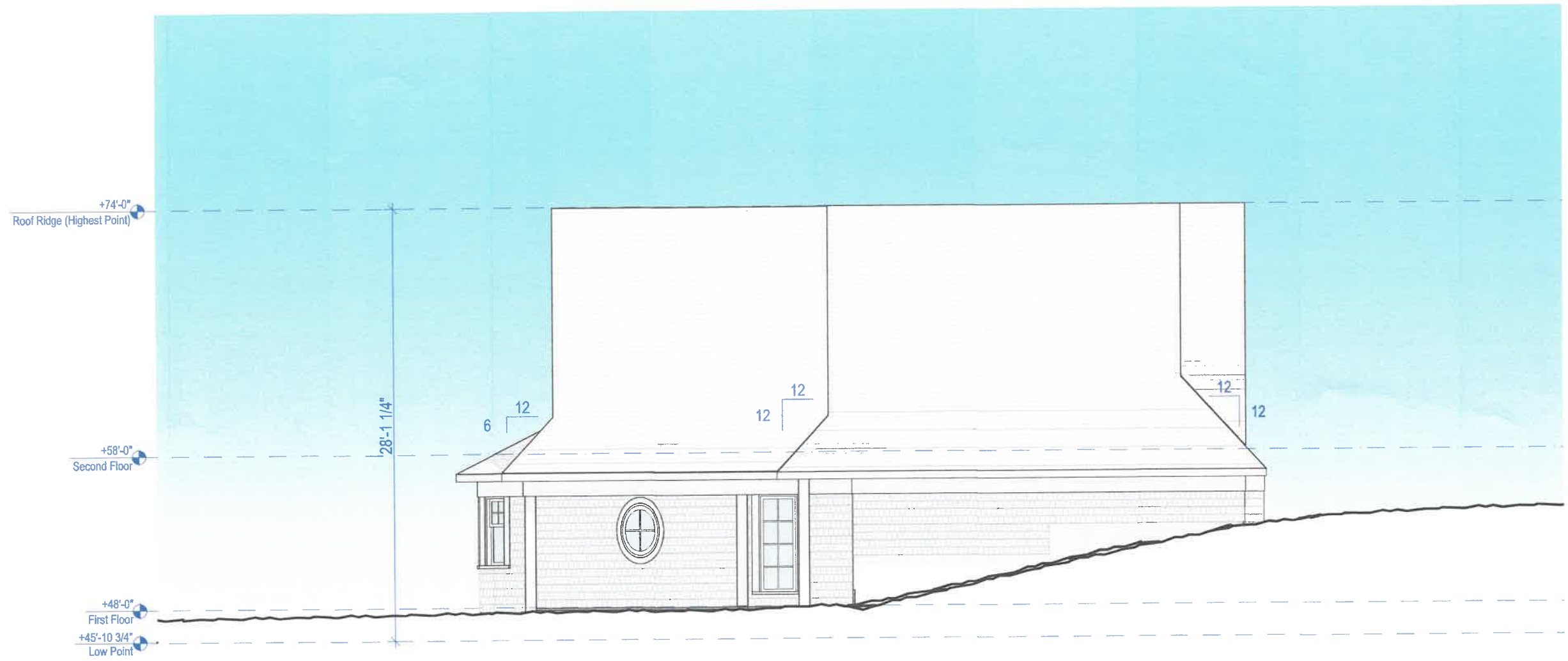
SCALE: 1/8" = 1'-0"

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1
07 Proposed South Elevation
SCALE: 1/8" = 1'-0"

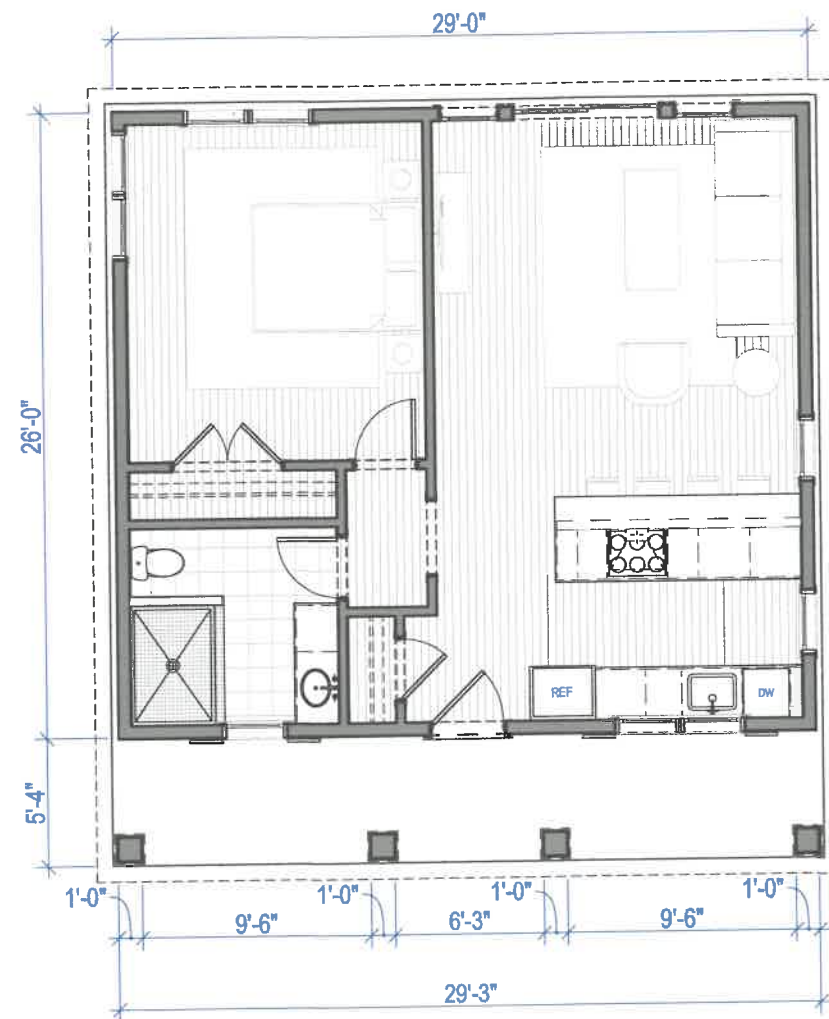


1
08

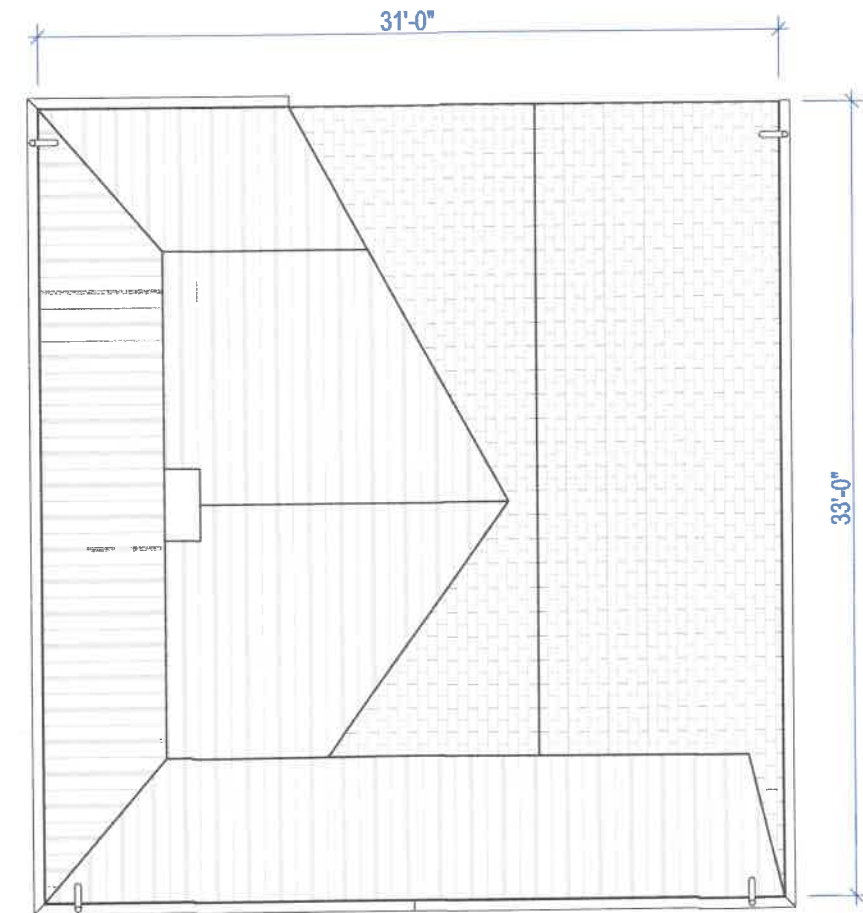
Proposed West Elevation

SCALE: 1/8" = 1'-0"

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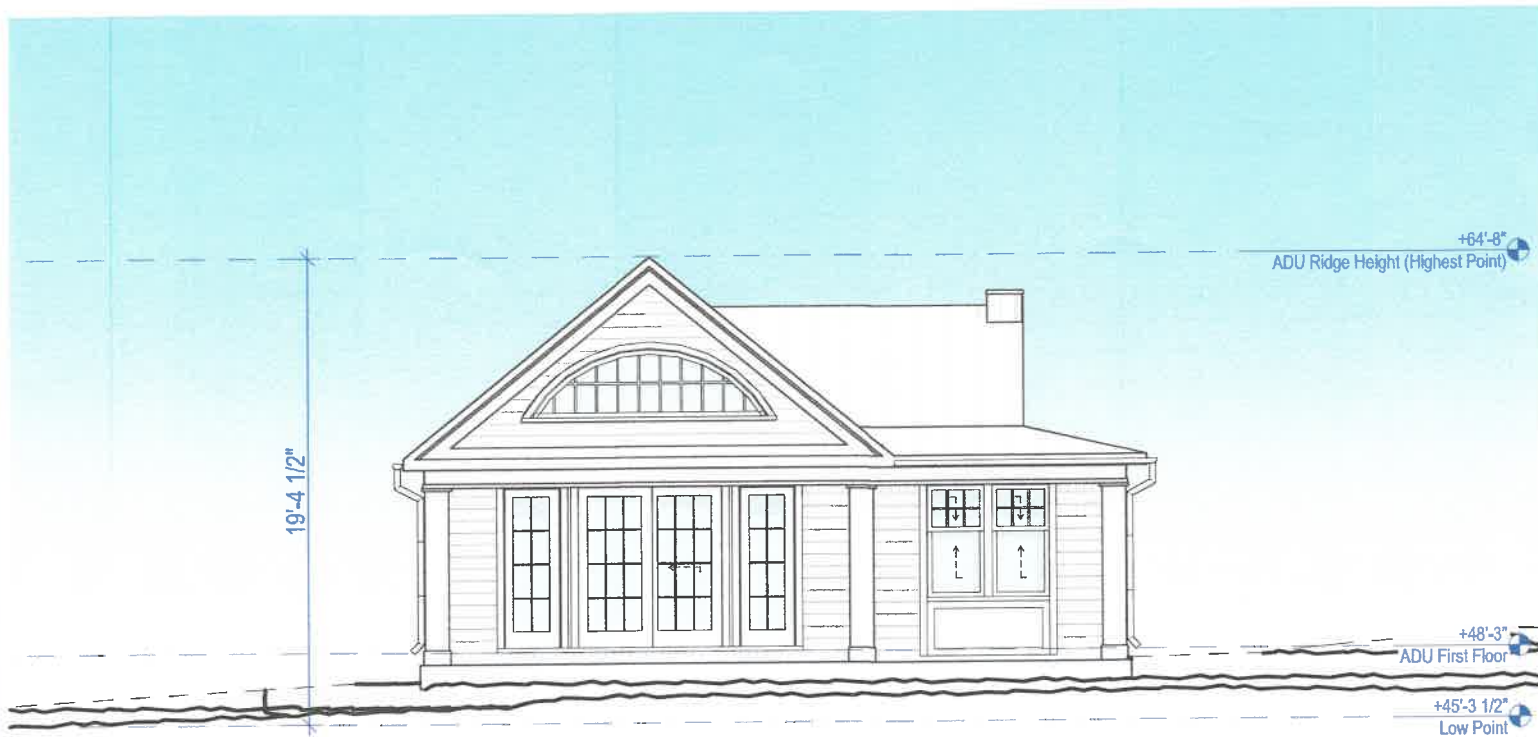


1
09 ADU Floor Plan
SCALE: 1/8" = 1'-0"

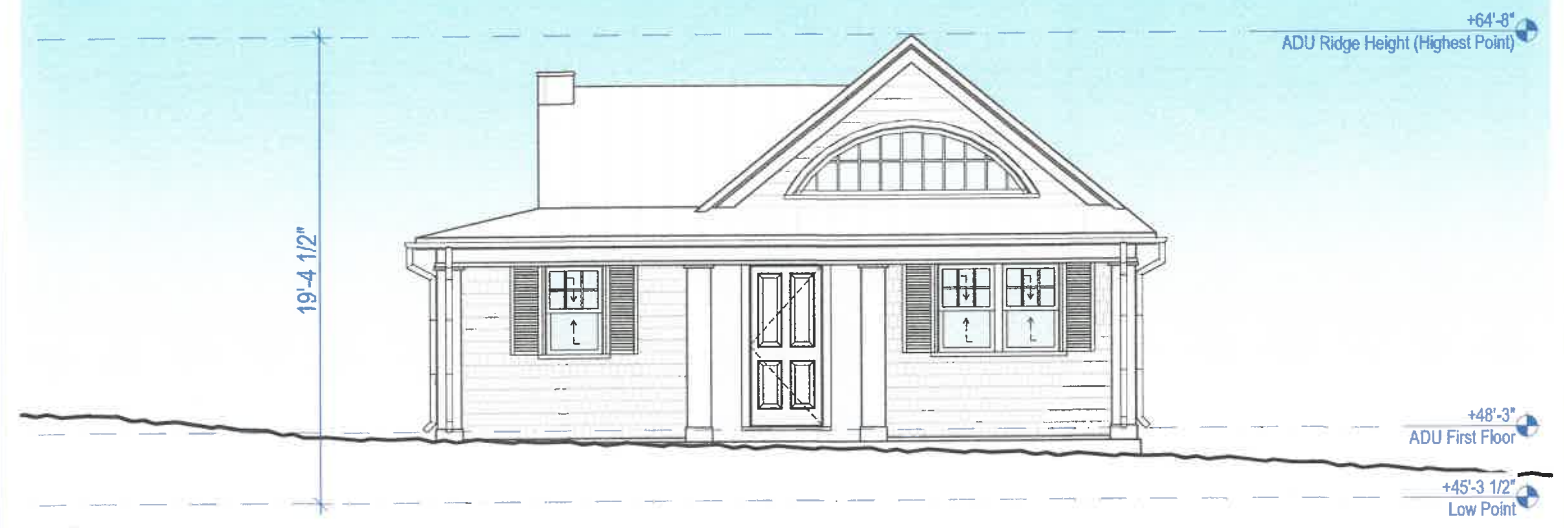


2
09 ADU Roof Plan
SCALE: 1/8" = 1'-0"

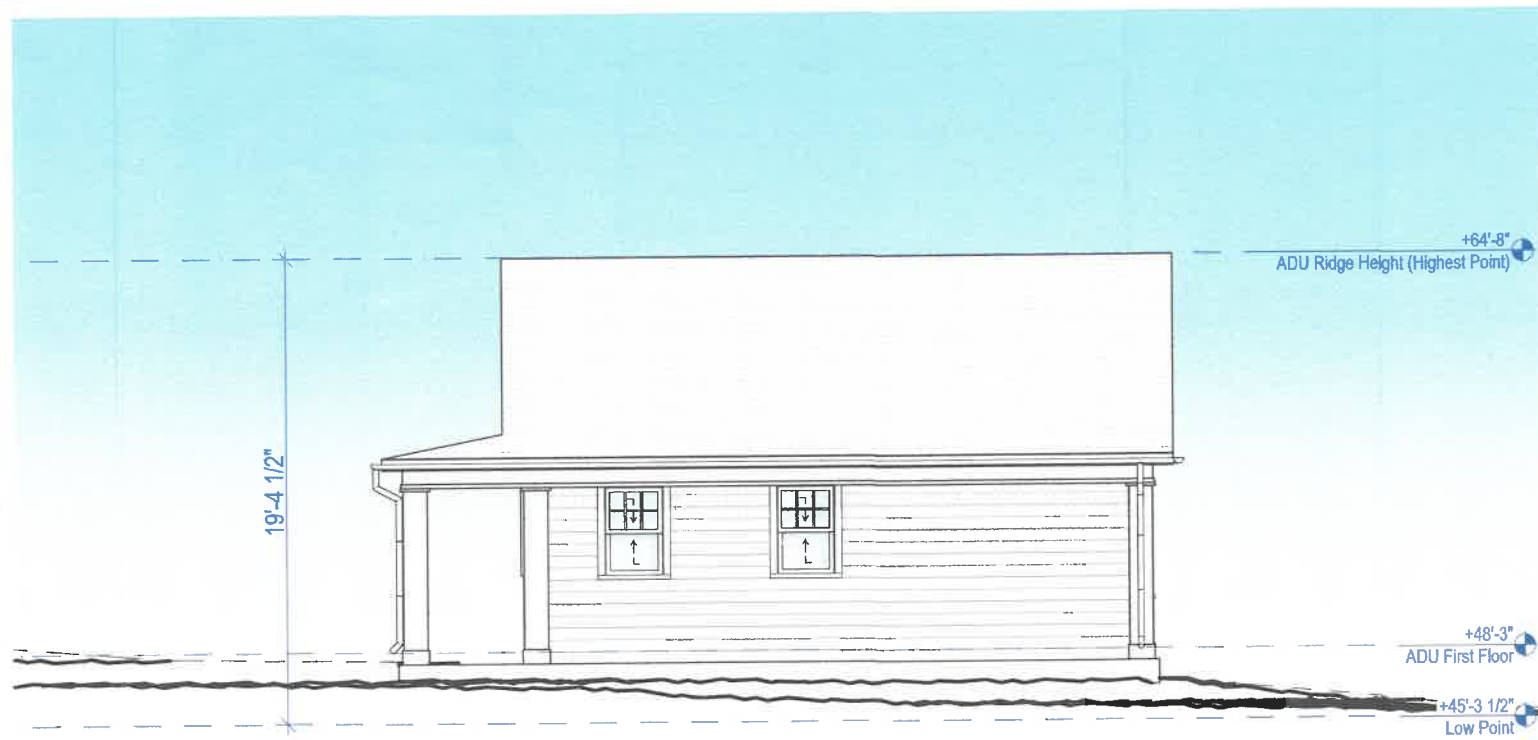
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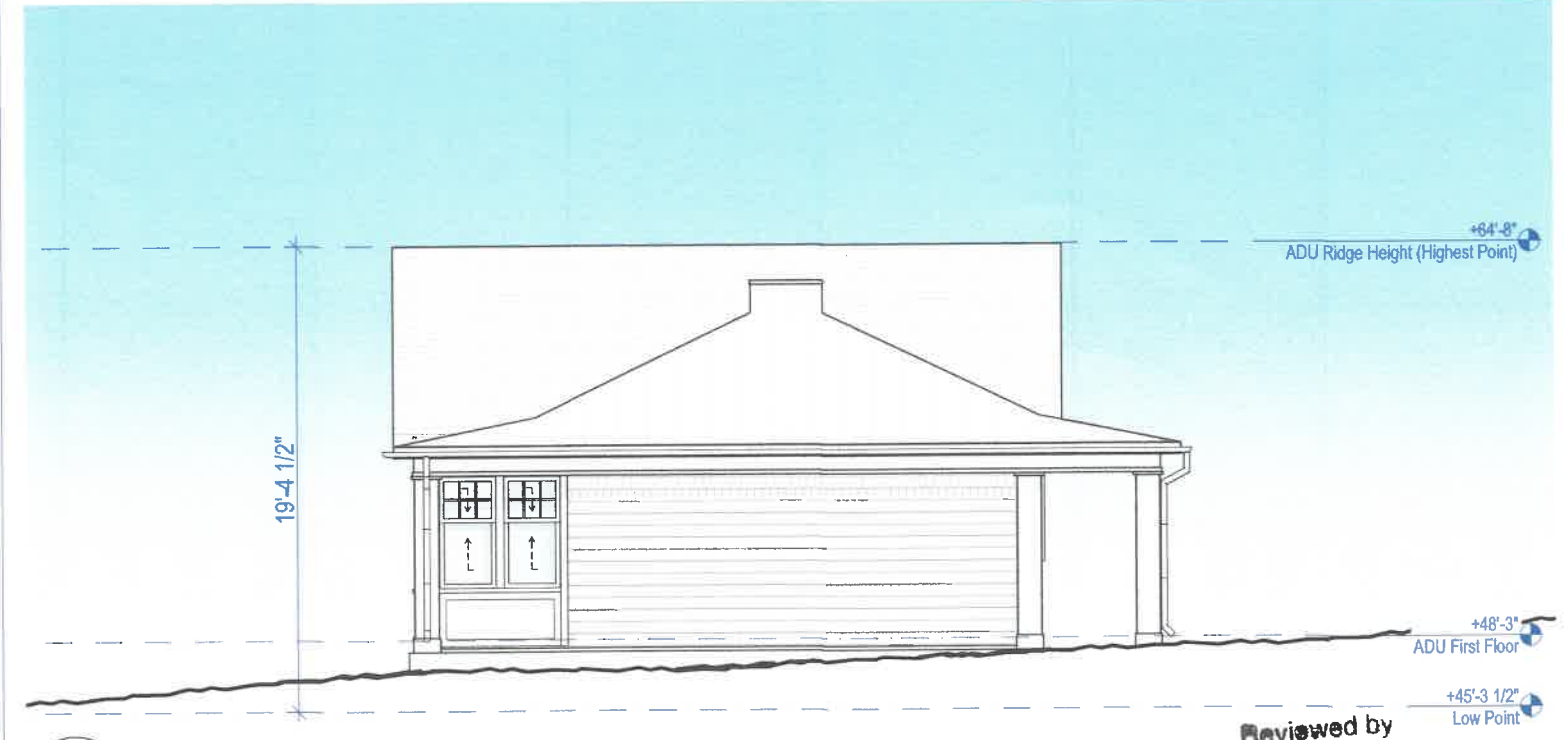
2
10 North Elevation
SCALE: 1/8" = 1'-0"



4
10 South Elevation
SCALE: 1/8" = 1'-0"



1
10 East Elevation
SCALE: 1/8" = 1'-0"



3
10 West Elevation
SCALE: 1/8" = 1'-0"

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