



Walter Jacob architects

PROJECT TEAM

CLIENT

Jill Adler
10 Rolleston Road
Marblehead, MA 01945

ARCHITECT

Walter Jacob Architects LTD.
89 Front Street, Unit 208
Marblehead, MA 01945
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SURVEYOR

North Shore Survey
14 Brown St
Salem, MA 01970
t: 978.744.4800
e: northshoresurvey@outlook.com

ZONING INFORMATION

Zoning District: Single Residence

PROJECT LOCATION

10 Rolleston Road
Marblehead, MA 01945

PROJECT DESCRIPTION:

This proposal includes additions to an existing house. Proposal exceeds the 10% expansion limit on a pre-existing non-conforming structure that exceeds the maximum height and on a non-conforming lot with less than the required frontage.

SYMBOLS

ROOM 100	ROOM/AREA DESIGNATION
	WINDOW TAG
	EXTERIOR ELEVATION REFERENCE
	NORTH ARROW
	DOOR AND DOOR DIMENSION (WIDTH & HEIGHT)
	NEW WALL
	EXISTING WALL TO REMAIN
	WALL TO BE DEMOLISHED
	DIMENSION STRING

DRAWING INDEX

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A.10	Proposed Elevations

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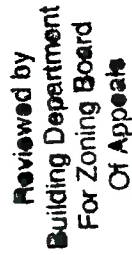


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CS.1

	REQUIRED	EXISTING	PROPOSED
LOT AREA	10000	18,619±	18,619±
FRONTAGE	100	95.04'	95.04'
FRONT	20	42.6'	32'±
SIDE	15	16.1'	28'±
REAR	15	31.9'	32'±
BLDG HEIGHT	35	37.3'±	37.3'±



PROPERTY OF
JILL ADLER
SCALE 1"= 20' JULY 21, 2025
NORTH SHORE SURVEY CORPORATION

5765

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NEW ADDITIONS IN THESE AREAS



SOUTH (FRONT) PERSPECTIVE

EXIS. CHIMNEY TO BE DEMOLISHED
EXIS. DECKS TO BE MODIFIED/ENLARGED
EXIS. DECK & PATIO TO BE DEMOLISHED



WEST PERSPECTIVE

NEW BASEMENT ADDITION IN THIS LOCATION
NEW 1ST LEVEL DECK IN THIS LOCATION



NORTH PERSPECTIVE

NEW ADDITION IN THIS LOCATION
EXIS. DECK & STEPS TO BE DEMOLISHED



WEST (REAR) PERSPECTIVE

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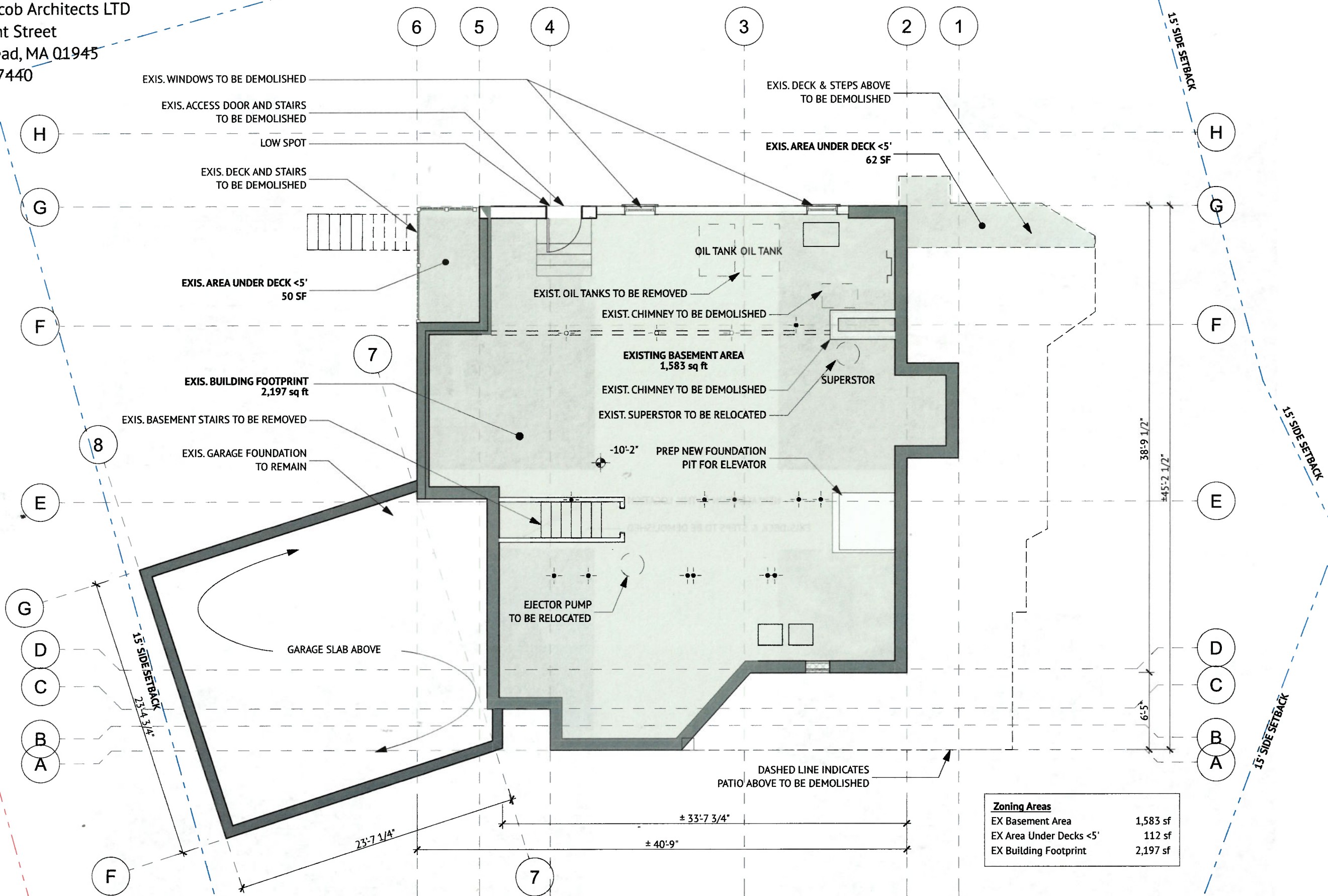
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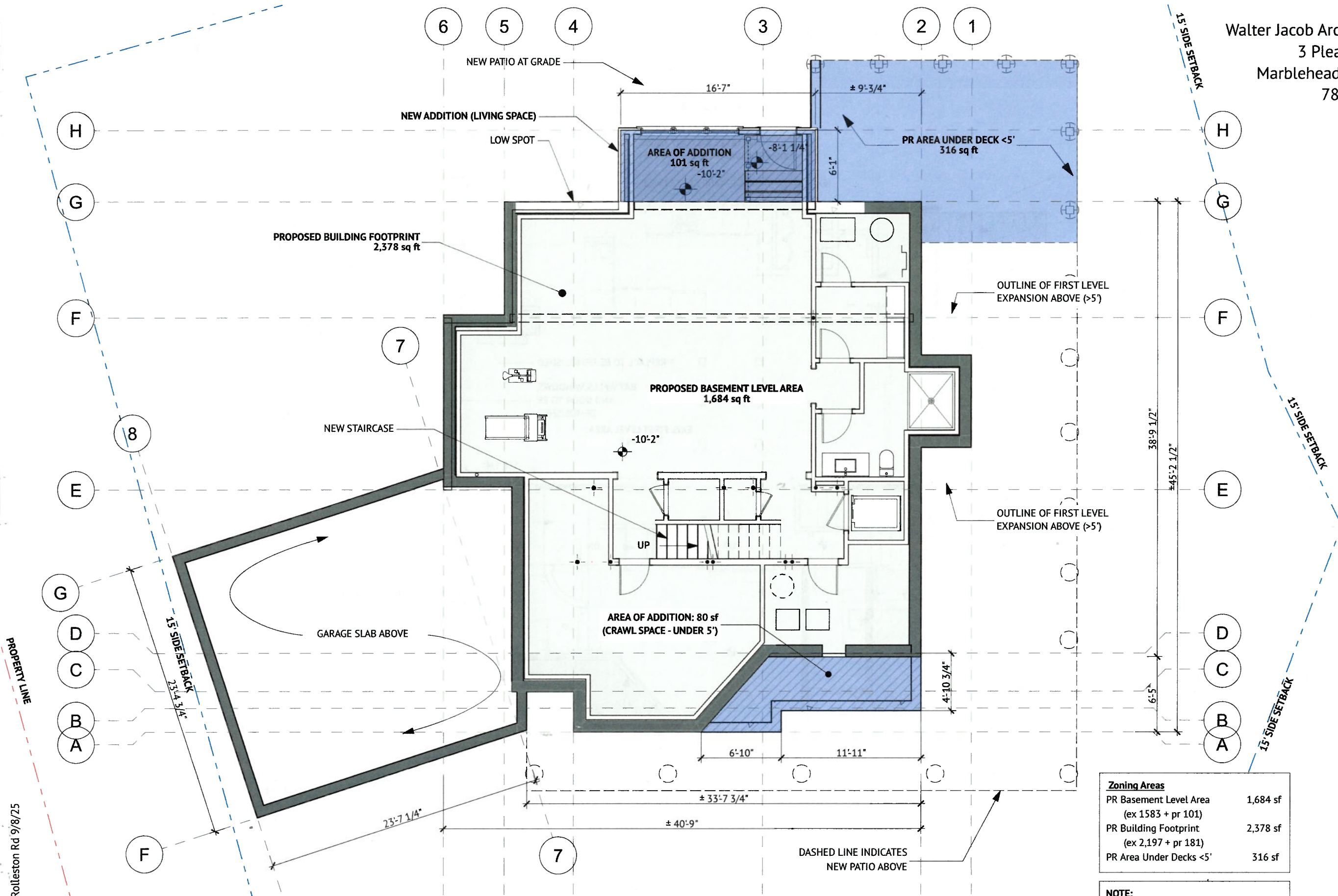
PROPERTY LINE



Zoning Areas	
EX Basement Area	1,583 sf
EX Area Under Decks <5'	112 sf
EX Building Footprint	2,197 sf

Existing Basement Level Plan

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



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A.1

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Zoning Areas	
PR Basement Level Area (ex 1583 + pr 101)	1,684 sf
PR Building Footprint (ex 2,197 + pr 181)	2,378 sf
PR Area Under Decks <5'	316 sf

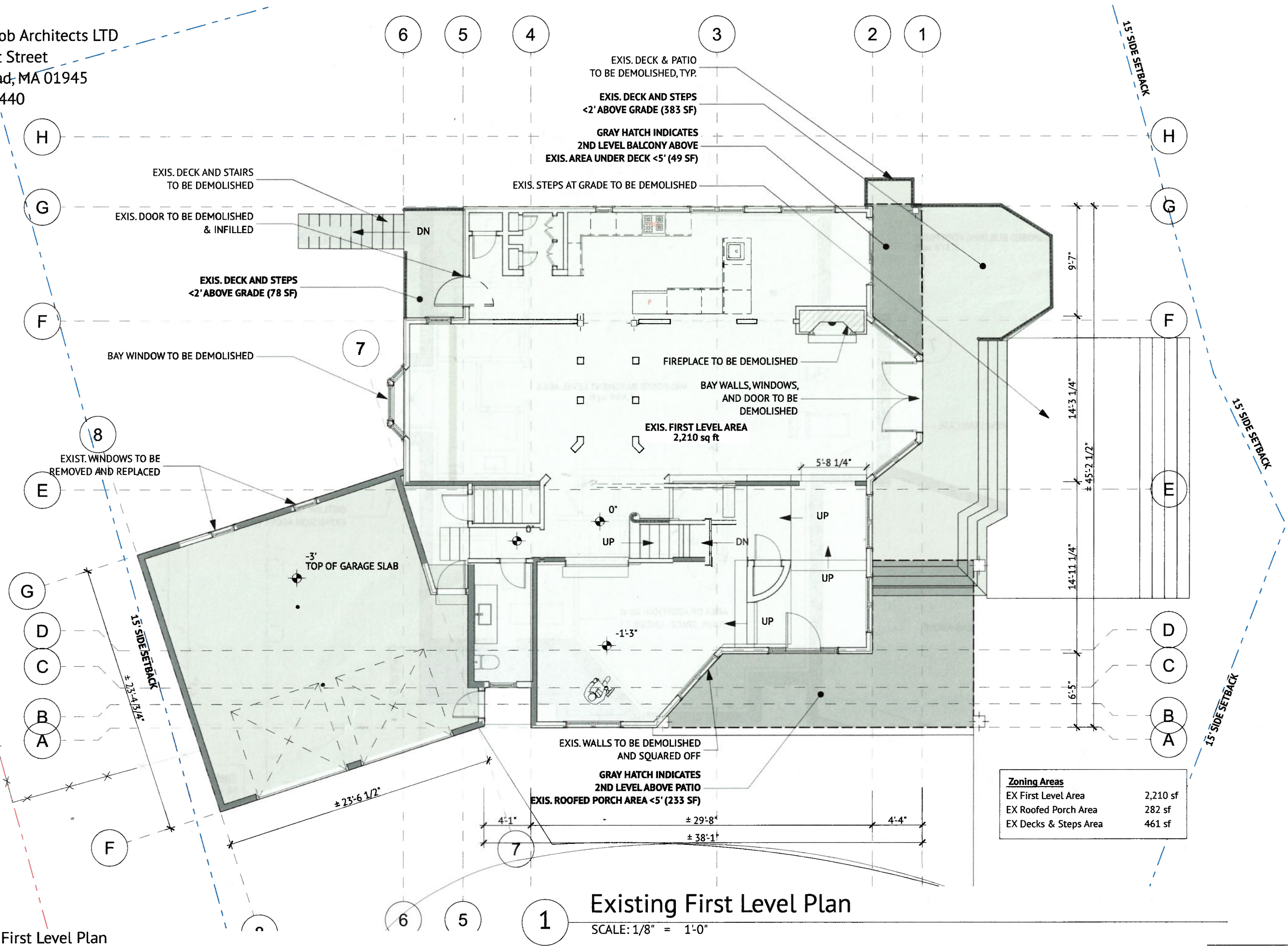
NOTE:
PURPLE HATCHES INDICATE AREAS OF
NEW WORK

Private Residence

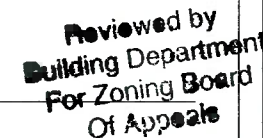
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Existing First Level Plan
09.09.25 Marblehead Zoning Board of Appeals



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09.03.25 10 Rolleston Rd 9/8/25

1

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

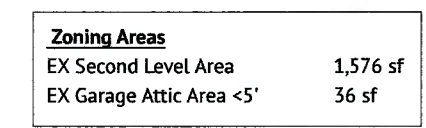
NOTE:
PURPLE HATCHES INDICATE AREAS OF
NEW WORK

Proposed First Level Plan

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PROPERTY LINE



Existing Second Level Plan

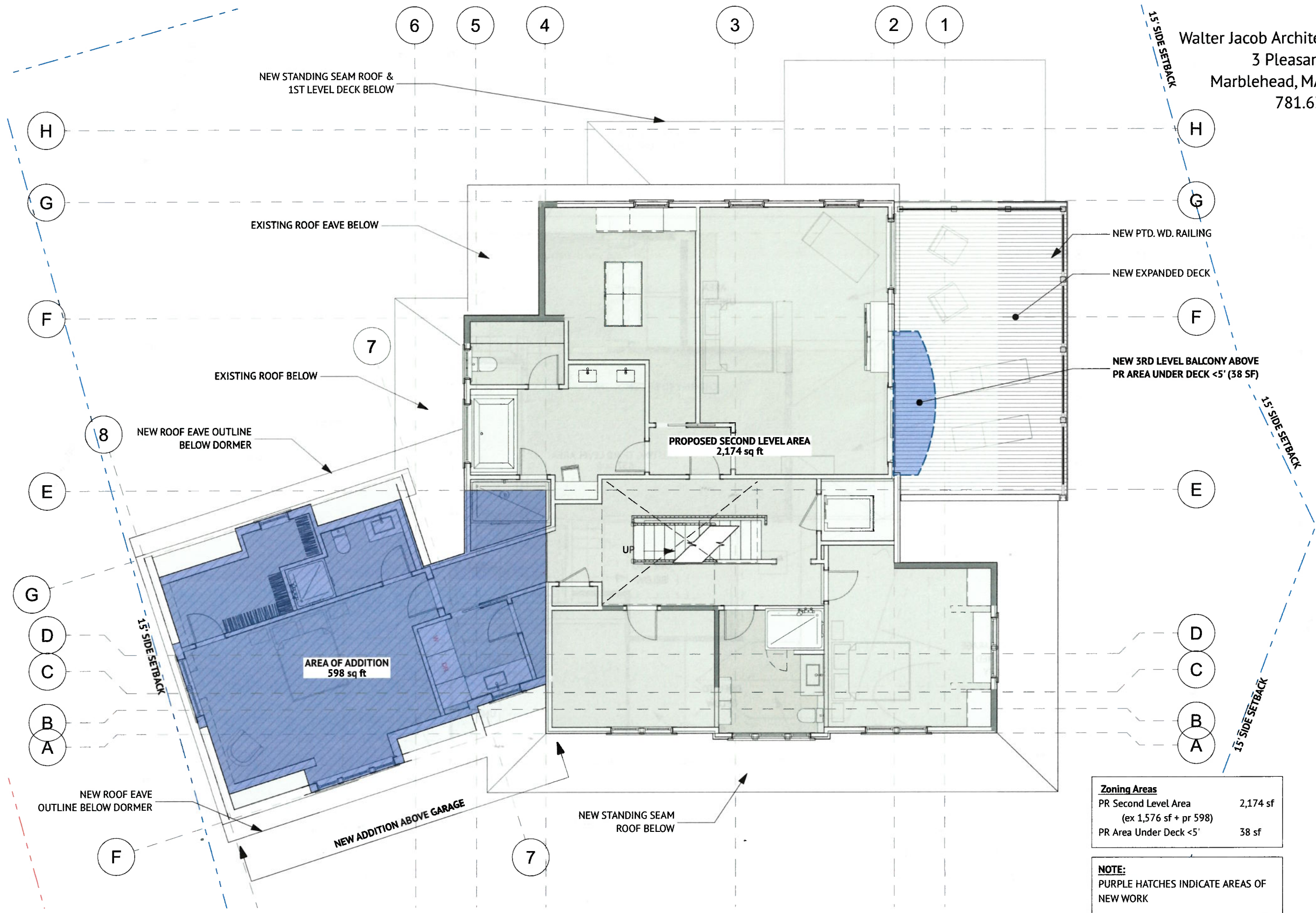
SCALE: 1/8" = 1'-0"

Existing Second Level Plan
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Proposed Second Level Plan

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

Proposed Second Level Plan

09.09.25 Marblehead Zoning Board of Appeals

09.03.25_10 Rolleston Rd 9/8/25

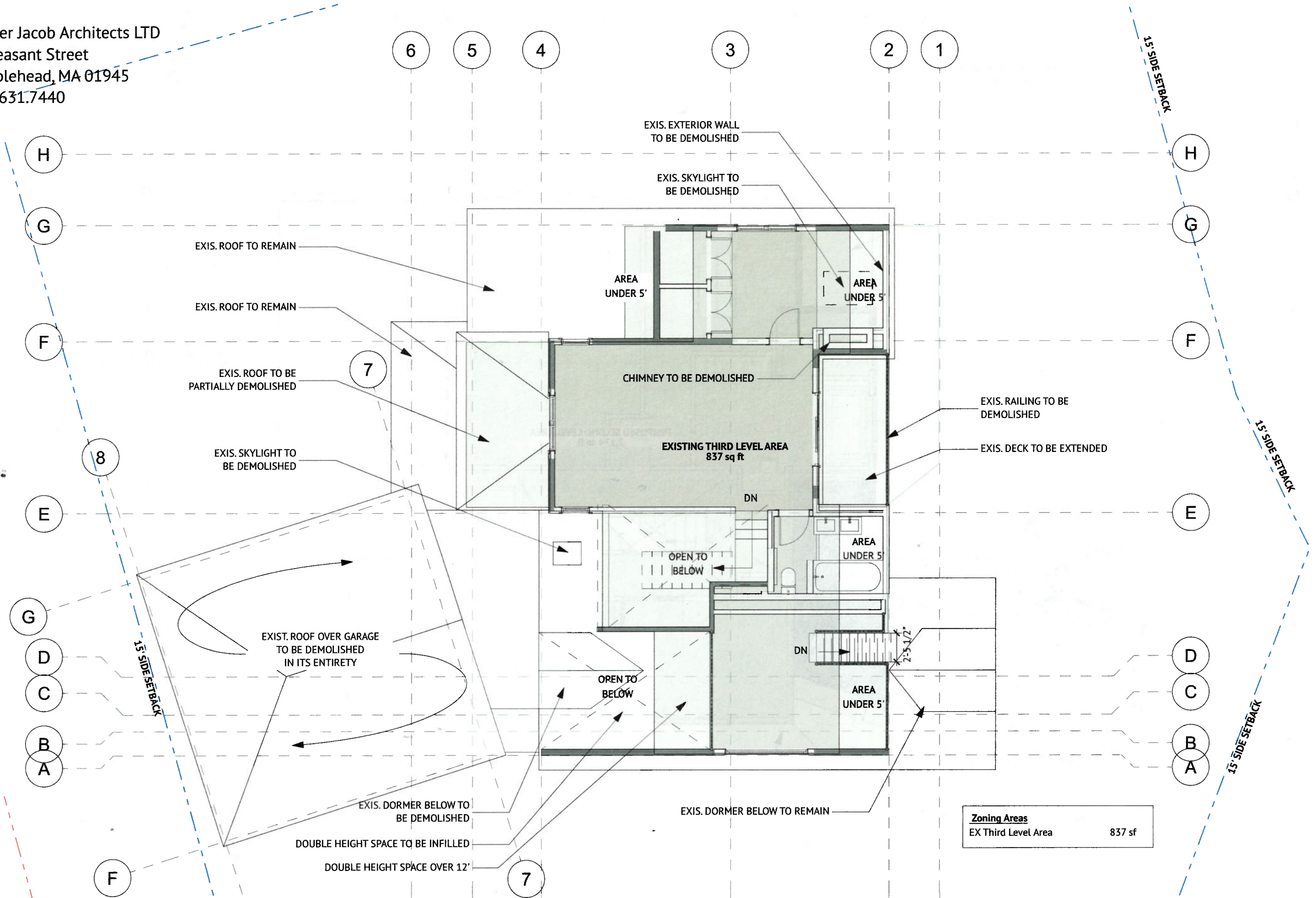
X.4

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Existing Third Level Plan

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

Existing Third Level Plan
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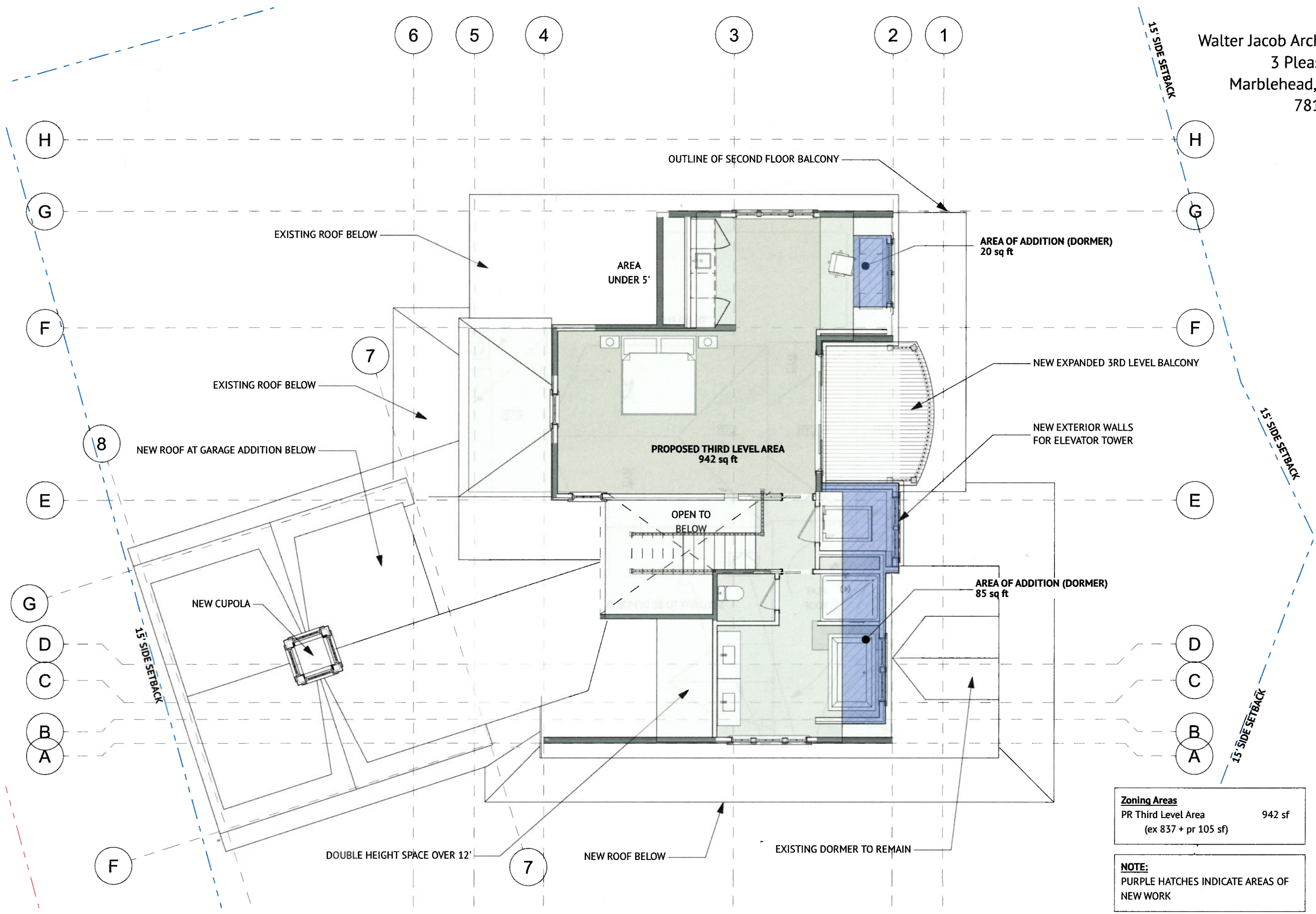
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A.4

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Zoning Areas	
PR Third Level Area	942 sf
(ex 837 + pr 105 sf)	
NOTE: PURPLE HATCHES INDICATE AREAS OF NEW WORK	

Proposed Third Level Plan

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

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PROPERTY LINE

H

G

F

8

E

G

D

C

B

A

F

1

6

5

4

3

2

1

SELECTIVE ROOF DEMOLISH
FOR NEW DORMER
SKYLIGHT TO BE DEMOLISHED
CHIMNEY TO BE DEMOLISHED

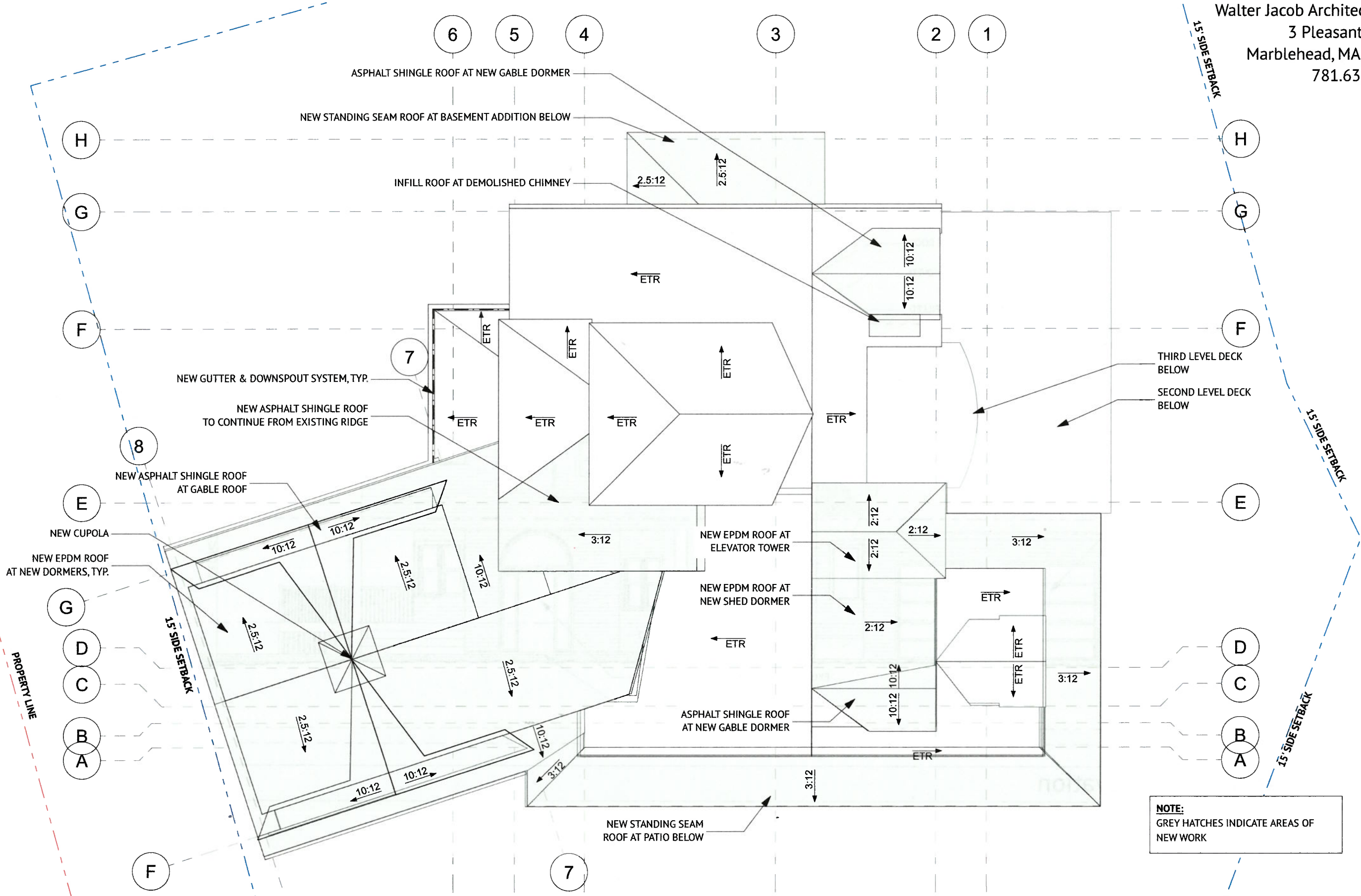
THIRD FLOOR BALCONY

EXIST. PORTION OF ROOF
TO BE DEMOLISHED
EXIST. PORTION OF ROOF
TO BE DEMOLISHED
EXIST. FLAT ROOF TO BE
DEMOLISHED AND INFILLED

EXIST. ROOF OVER GARAGE
TO BE DEMOLISHED
IN ITS ENTIRETY

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A.6



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Proposed Roof Plan

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

Proposed Roof Plan

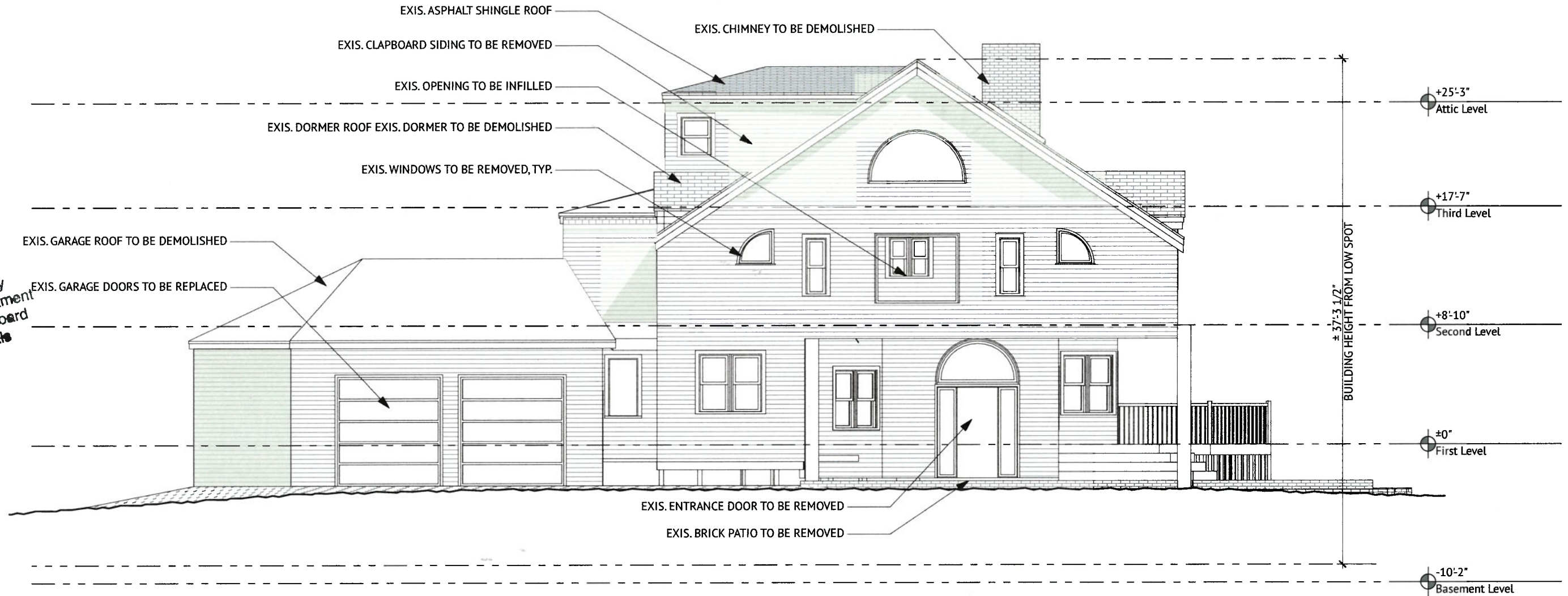
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09.03.25_10 Rolleston Rd 9/8/25

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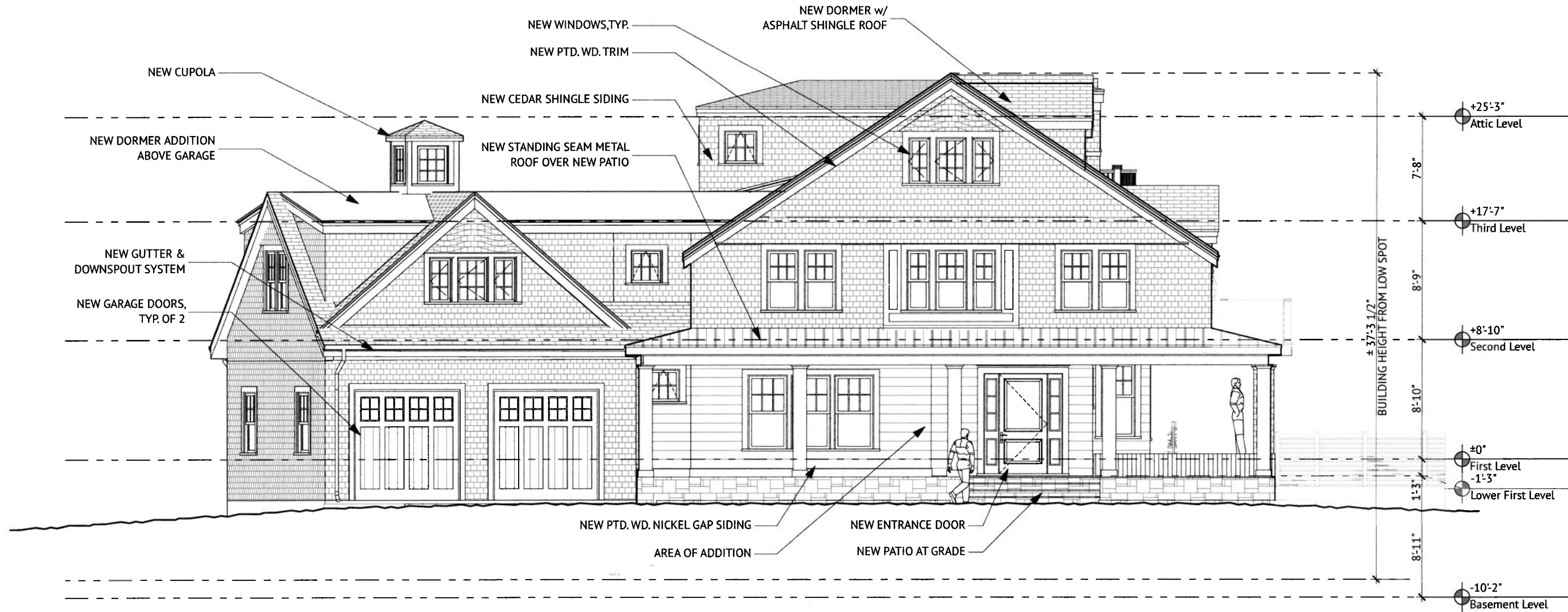
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Existing South Elevation

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



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1

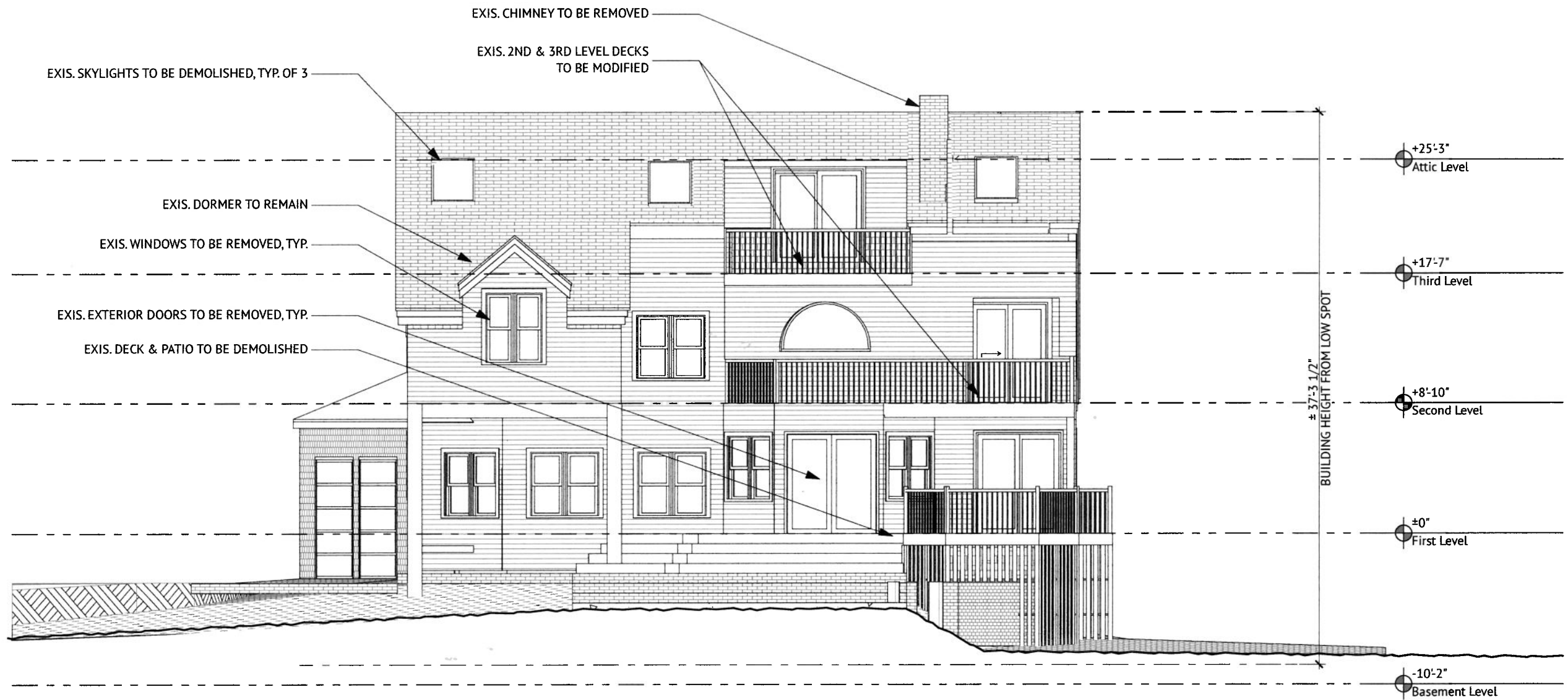
Proposed South Elevation

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

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



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

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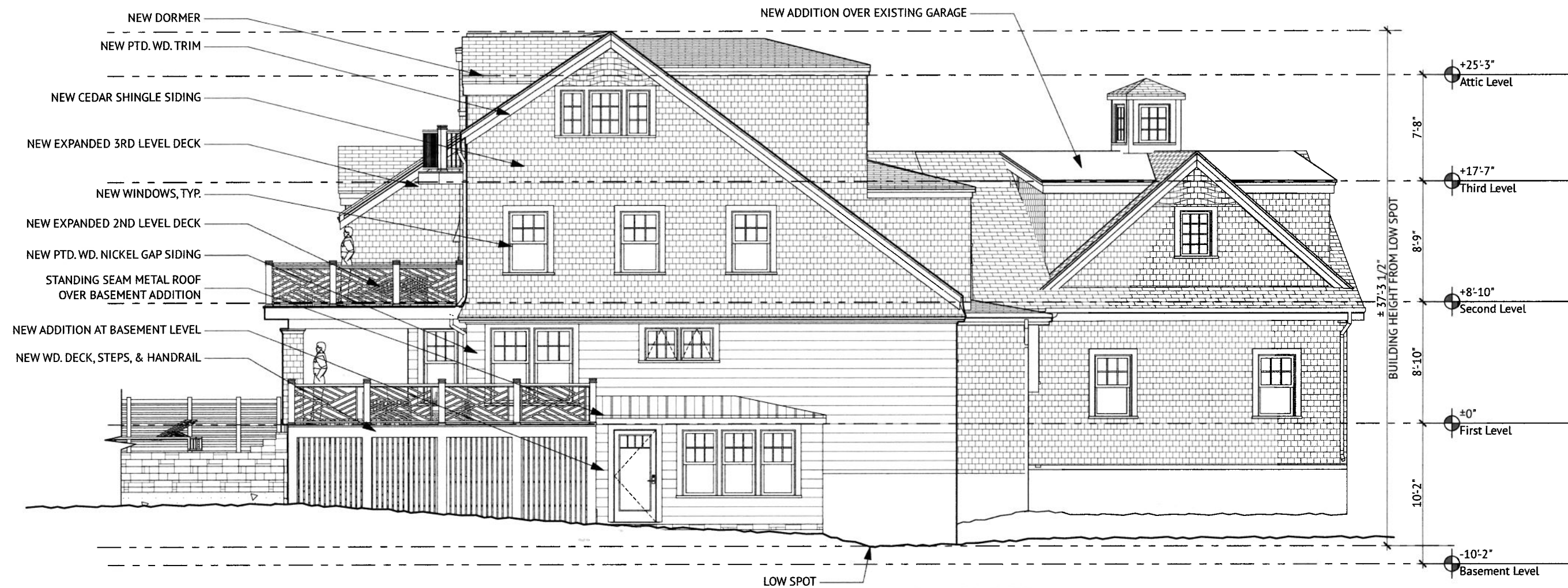
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1

Existing North Elevation

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



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1

Proposed North Elevation

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

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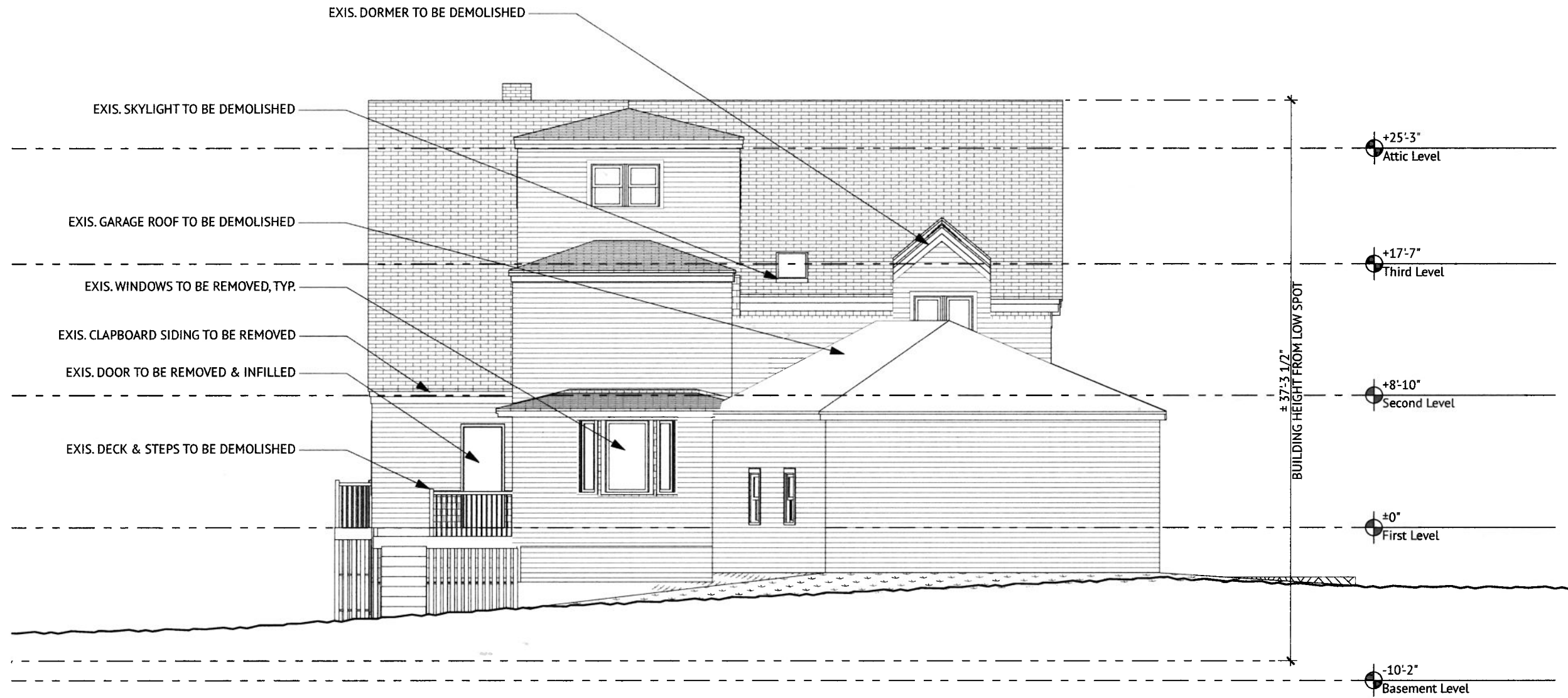
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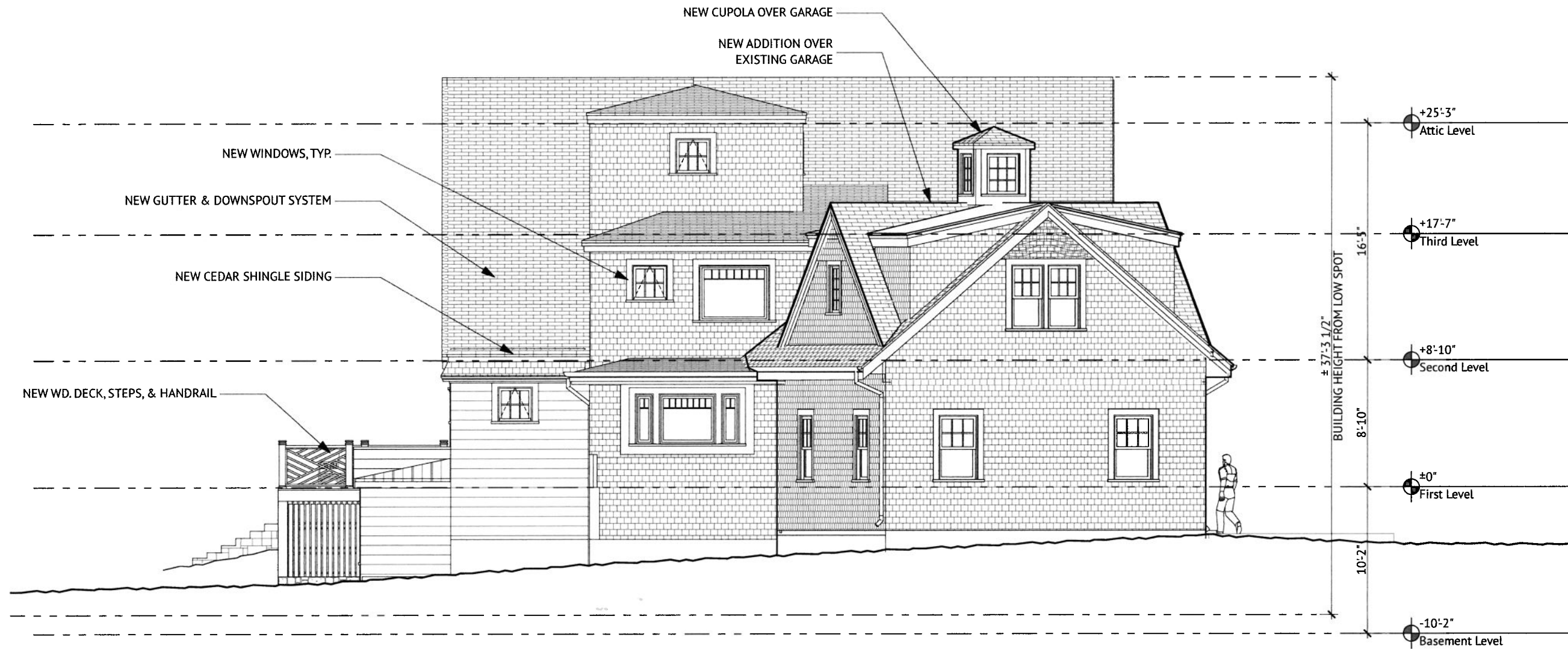
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1

Existing West Elevation

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



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1 Proposed West Elevation
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