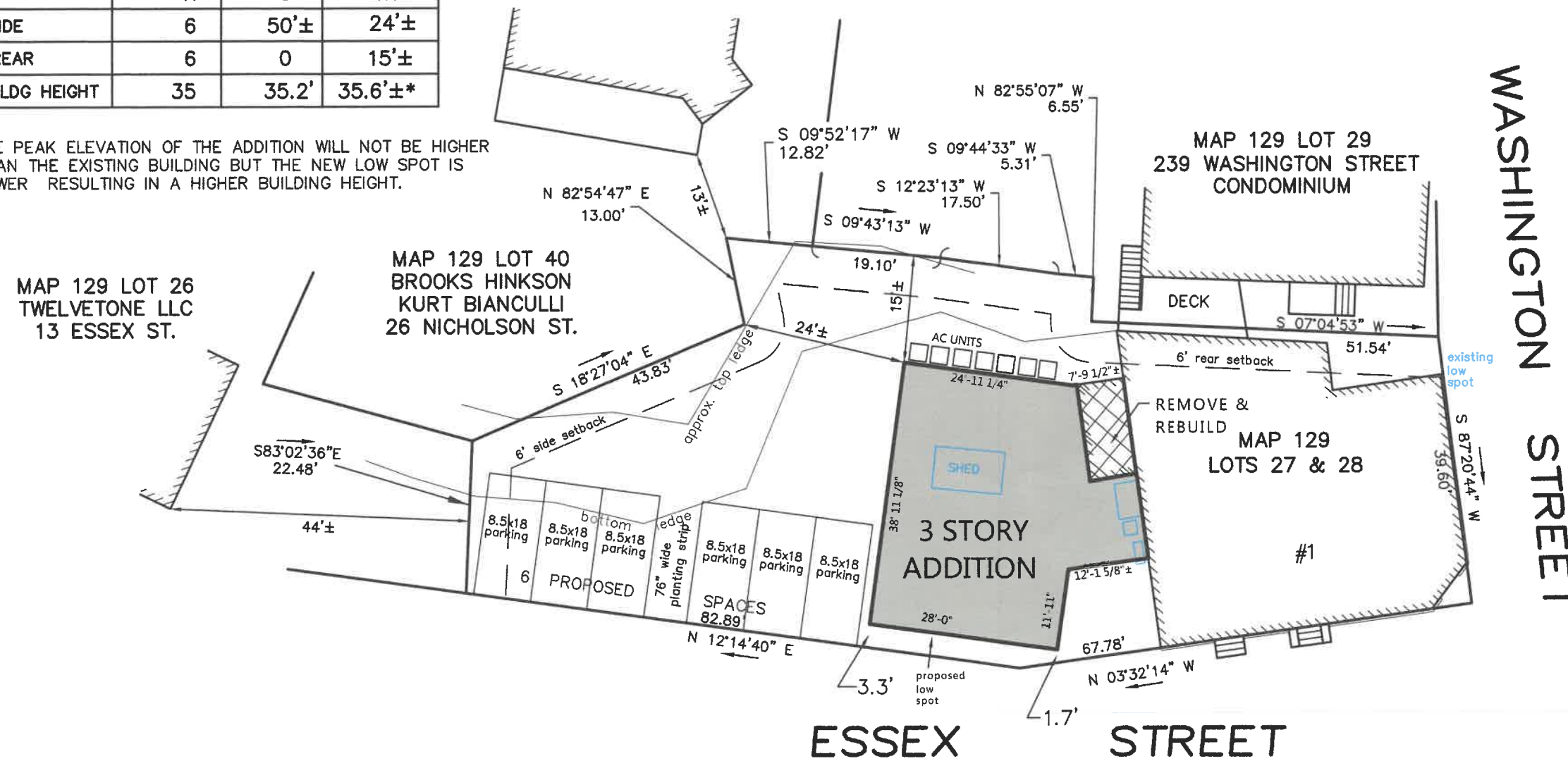


ZONING DISTRICT -- B1

	REQUIRED	EXISTING	PROPOSED ADDITION
LOT AREA	10,000/4,000	6,800±	6,800±
FRONTAGE	35	190.27'	190.27'
FRONT	N	0	1.7'
SIDE	6	50'±	24'±
REAR	6	0	15'±
BLDG HEIGHT	35	35.2'	35.6'±*

\*THE PEAK ELEVATION OF THE ADDITION WILL NOT BE HIGHER THAN THE EXISTING BUILDING BUT THE NEW LOW SPOT IS LOWER RESULTING IN A HIGHER BUILDING HEIGHT.



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NOTE:  
DETAILS IN BLUE  
TO BE REMOVED

THIS PLAN IS THE RESULT  
OF AN INSTRUMENT SURVEY.



*Gail L. Smith*

ZONING BOARD OF APPEALS PLAN

1-3 ESSEX STREET

MARBLEHEAD

PROPERTY OF  
RUTHY, LLC

SCALE 1"= 20' JULY 28, 2025

NORTH SHORE SURVEY CORPORATION

14 BROWN ST. -- SALEM, MA

(978) 744-4800

# 5734



Drawing Index:

CVR	Cover
X2	Existing Basement Floor Plan
2	Proposed Basement Floor Plan
X3	Existing First Floor Plan
3	Proposed First Floor Plan
X4	Existing Second Floor Plan
4	Proposed Second Floor Plan
X5	Existing Third Floor Plan
5	Proposed Third Floor Plan
X6	Existing Roof Plan
6	Proposed Roof Plan
7	Existing & Proposed Building Elevations
8	Existing & Proposed Building Elevations
9	Existing & Proposed Building Elevations
10	Existing & Proposed Building Elevations

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Cover

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CVR



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- PLAN WALL LEGEND
- Proposed Stud Walls
  - Existing Walls to Remain
  - Existing Walls to be Removed
  - Proposed Concrete Walls
  - Points of Egress to Exterior

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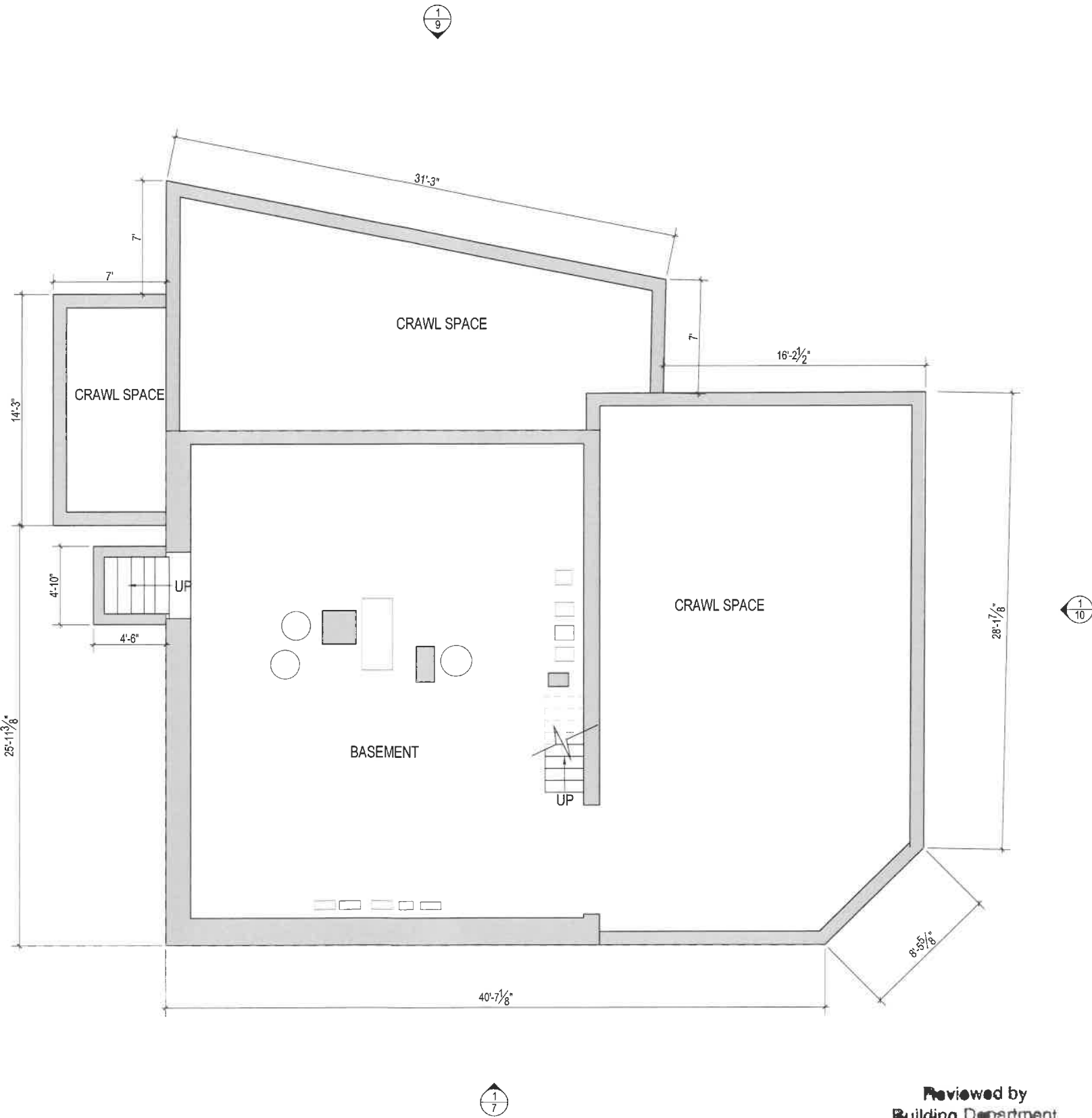
## Existing Conditions Basement Floor Plan

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PAGE NO.

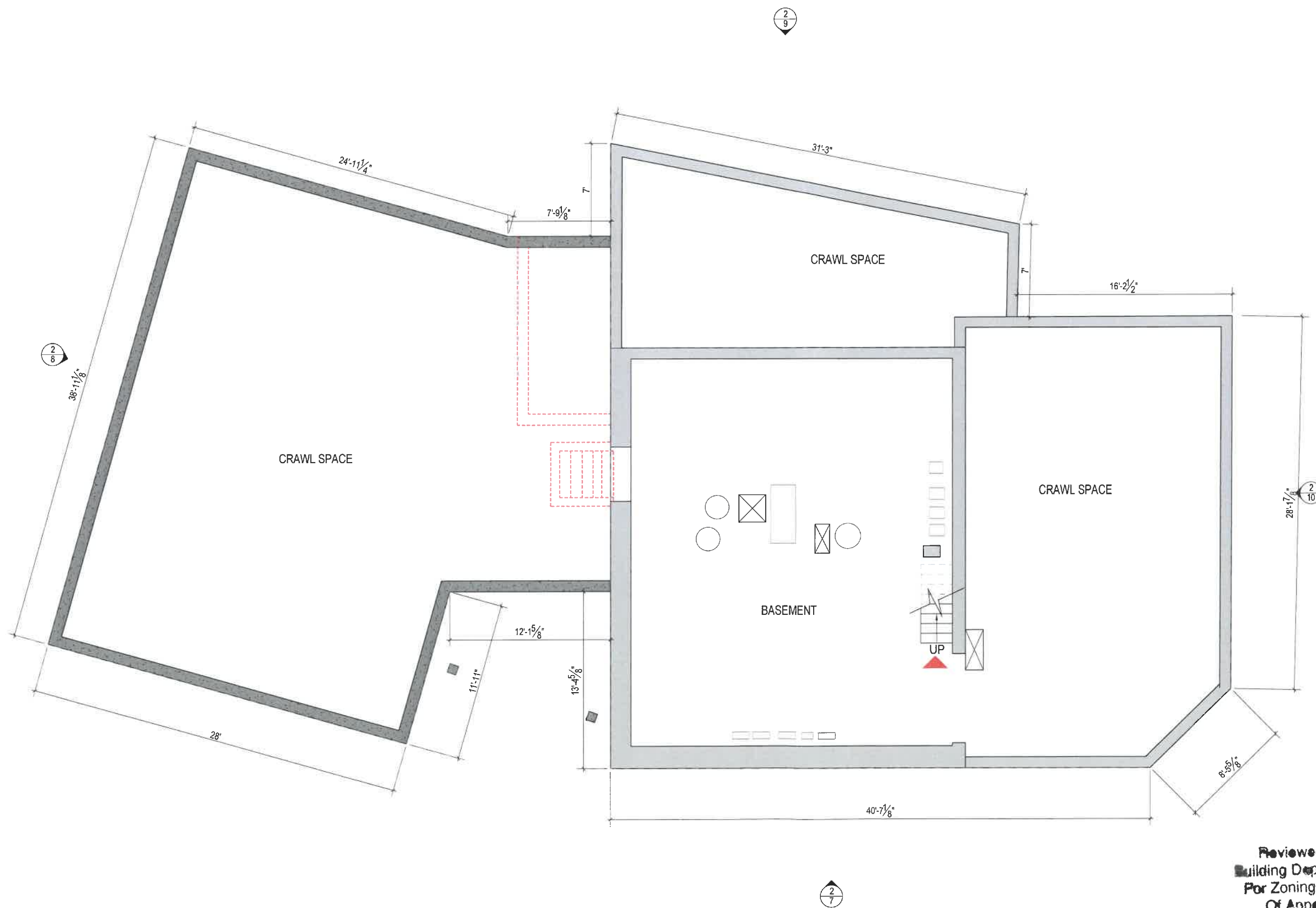
X2



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Basement Floor Plan

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2

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**PLAN WALL LEGEND**  
 Proposed Stud Walls  
 Existing Walls to Remain  
 Existing Walls to be Removed  
 Proposed Concrete Walls  
 Points of Egress to Exterior

REVISION DATE:  
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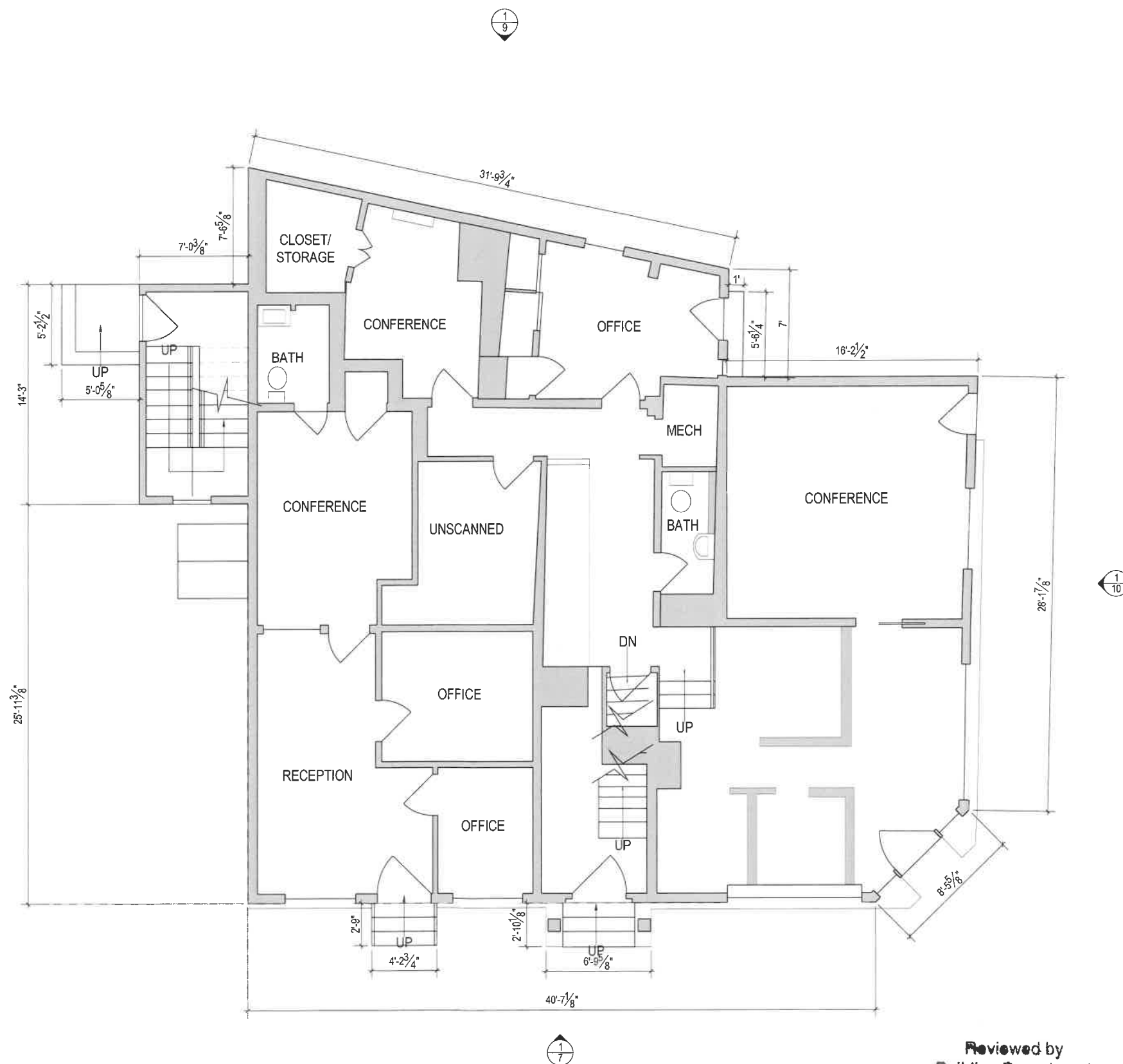
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**Existing Conditions**  
**First Floor Plan**

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PAGE NO.

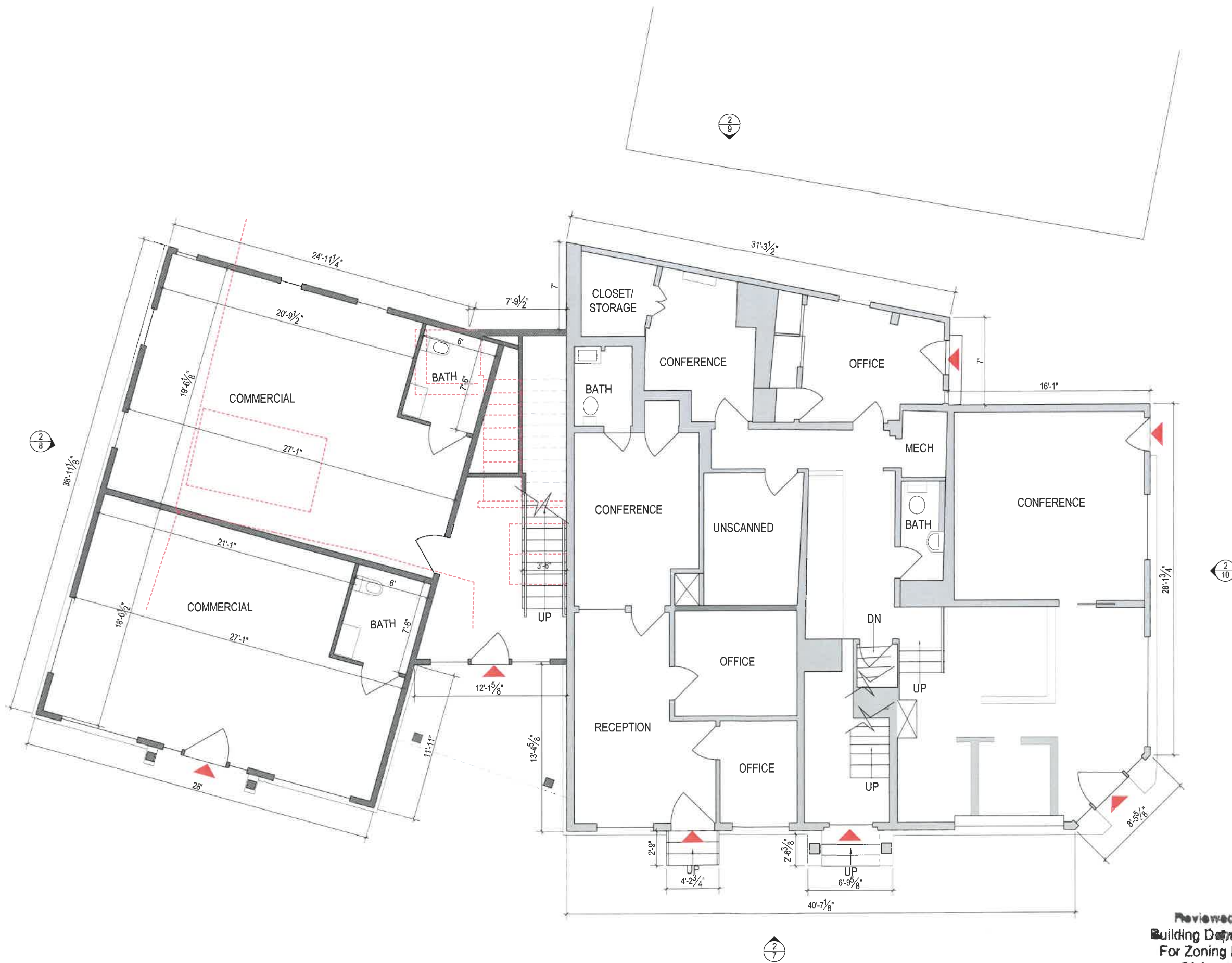
**X3**



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PLAN WALL LEGEND  
Proposed Stud Walls  
Existing Walls to Remain  
Existing Walls to be Removed  
Proposed Concrete Walls  
Points of Egress to Exterior

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First Floor Plan

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- Proposed Stud Walls
  - Existing Walls to Remain
  - Existing Walls to be Removed
  - Proposed Concrete Walls
  - Points of Egress to Exterior

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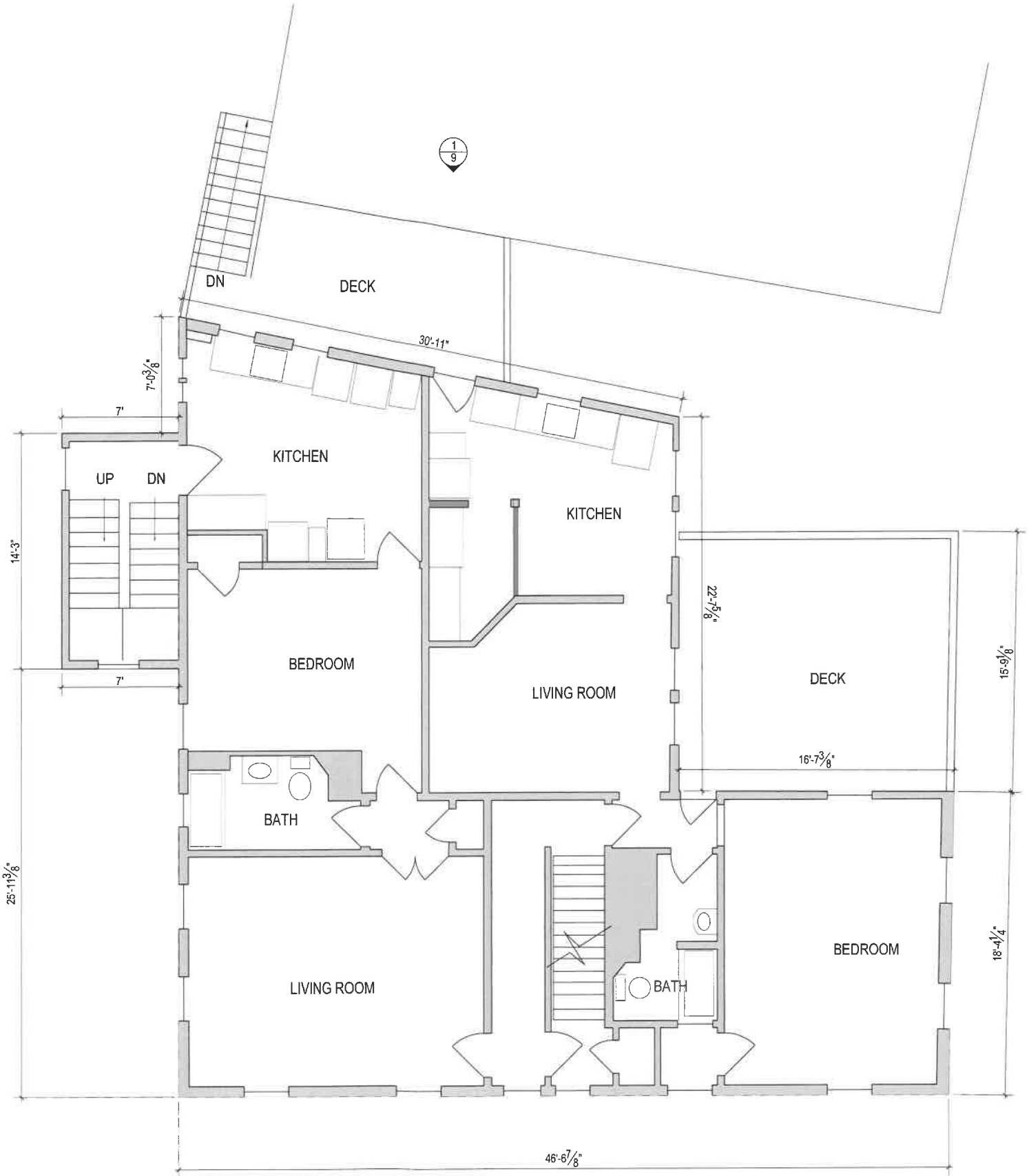
Existing Conditions  
Second Floor Plan

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PAGE NO.



X4



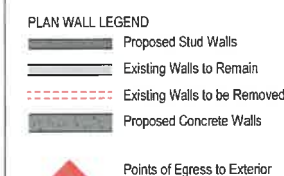
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## Second Floor Plan

4

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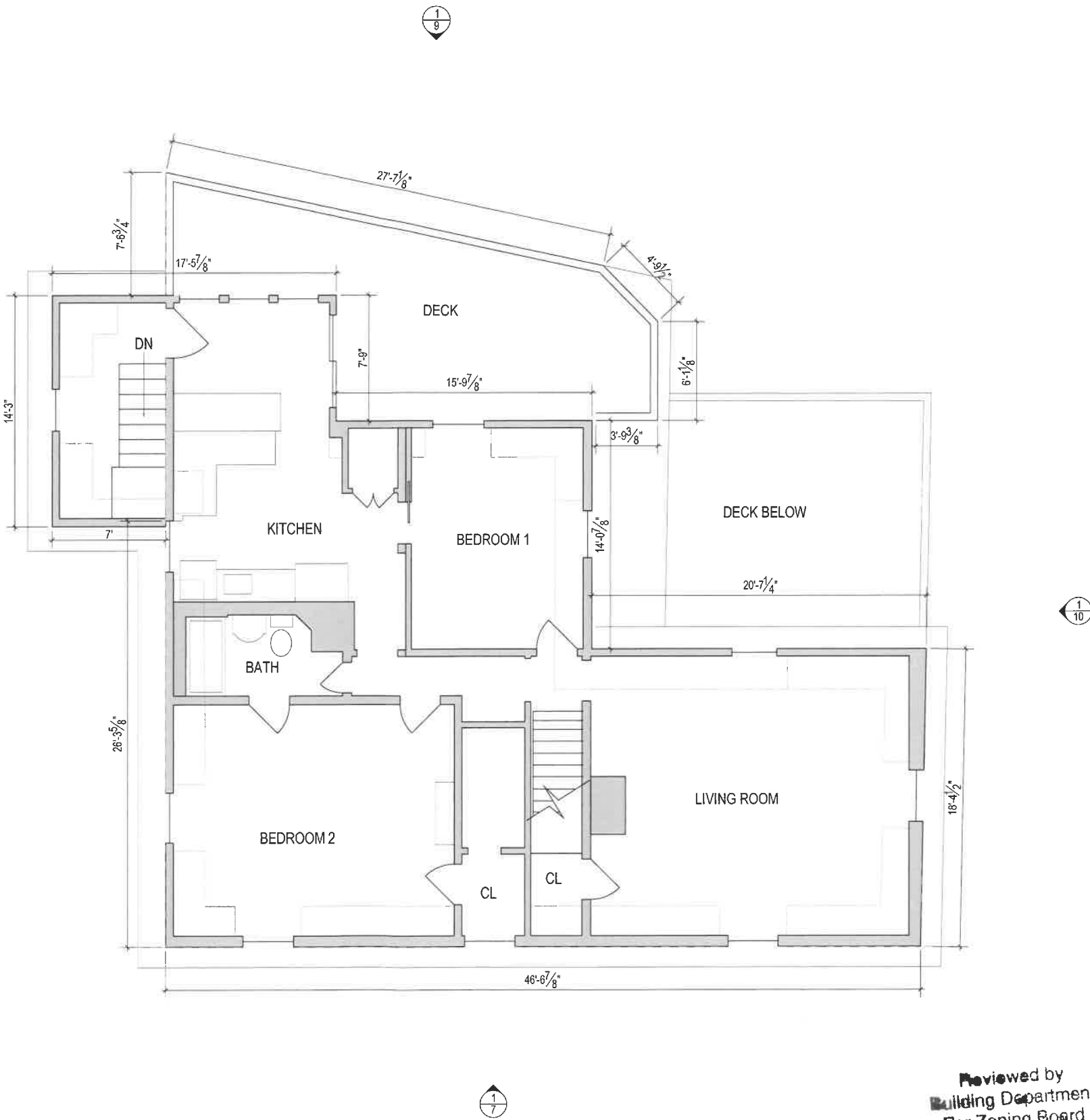
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- PLAN WALL LEGEND
- Proposed Stud Walls
  - Existing Walls to Remain
  - Existing Walls to be Removed
  - Proposed Concrete Walls
  - Points of Egress to Exterior

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**Existing Conditions  
Third Floor Plan**

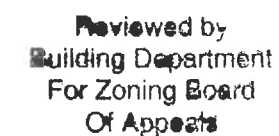


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### Proposed Third Floor Plan

PAGE NO.

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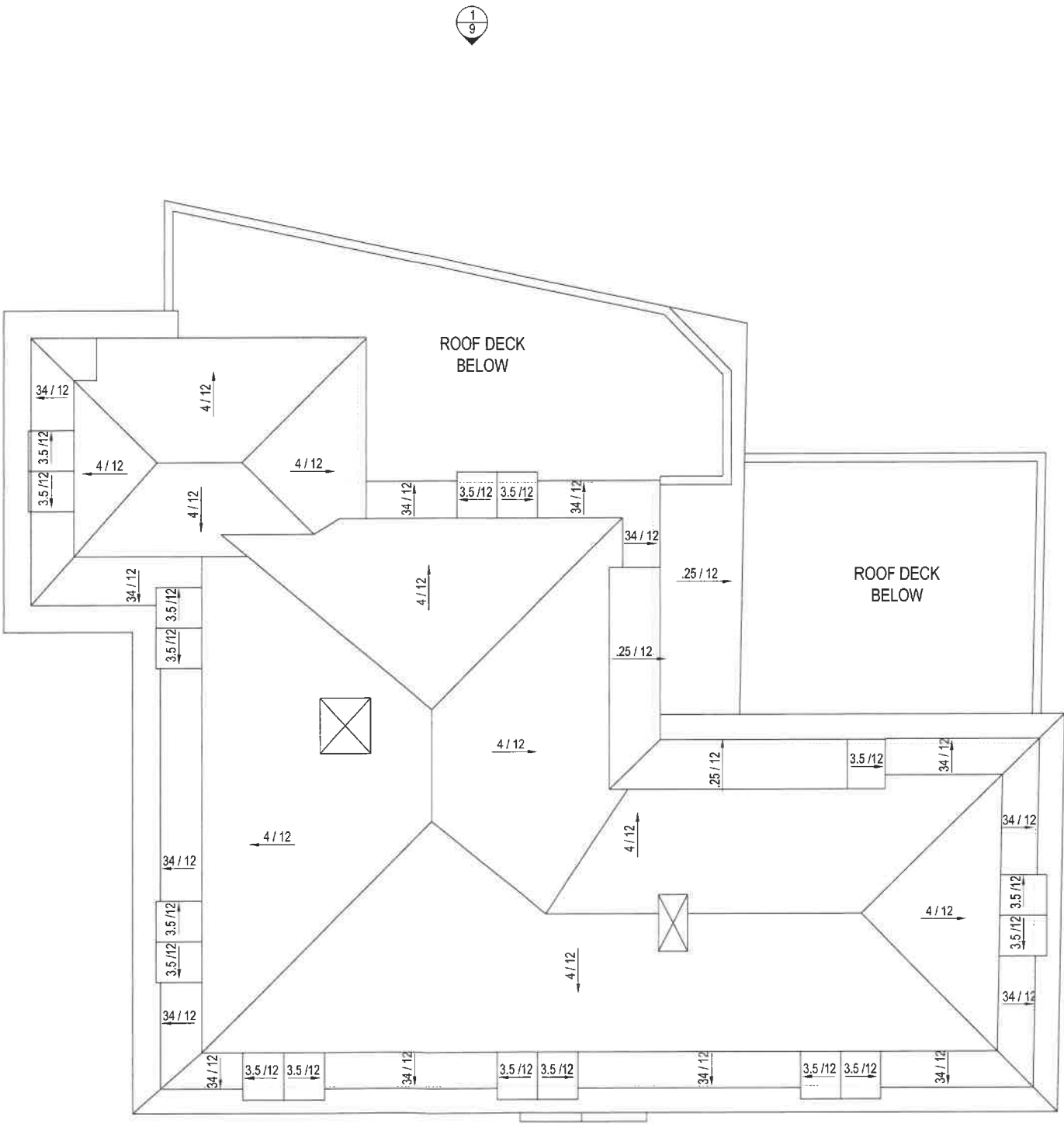
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Existing Conditions  
Roof Plan

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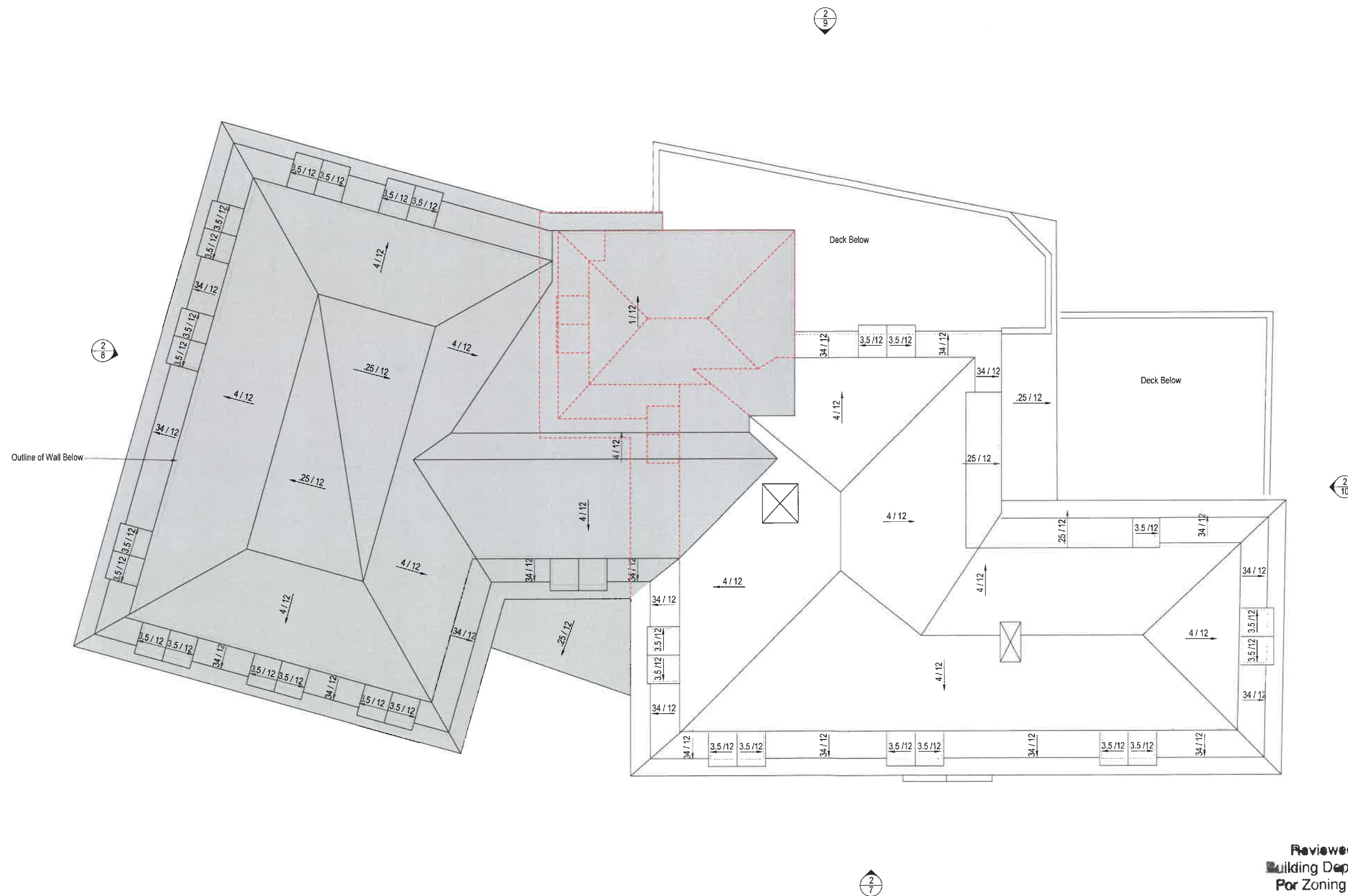
0 1' 2' 3' X6



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**Roof Plan**

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PAGE NO.

**6**

Existing Top of Ridge  
Elevation: 32'-7 1/2"

Third Floor Elevation  
Elevation: 19'-6"

Second Floor Elevation  
Elevation: 10'-1"

First Floor Elevation  
Elevation: 0'-0"

Existing Low Spot  
Proposed Low Spot

Basement Floor Slab  
Elevation: -6'-3 1/2"

1 West Elevation  
Scale: 1/4"=1'-0"

Existing Top of Ridge  
Elevation: 32'-7 1/2"

Third Floor Elevation  
Elevation: 19'-6"

Second Floor Elevation  
Elevation: 10'-1"

First Floor Elevation  
Elevation: 0'-0"

Existing Low Spot  
Proposed Low Spot

2 West Elevation  
Scale: 1/4"=1'-0"



35'-2 3/8" Existing Low Spot to Existing Top of Ridge

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Existing Conditions  
Building Elevations

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0 1' 2' 3' 7

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1 North Elevation  
Scale: 1/4"=1'-0"



2 North Elevation  
Scale: 1/4"=1'-0"

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Building Elevations

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0 1' 2' 3'

PAGE NO.  
8

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Existing Top of Ridge  
Elevation: 32'-7 1/2"

Third Floor Elevation  
Elevation: 19'-9"

Second Floor Elevation  
Elevation: 10'-1"

First Floor Elevation  
Elevation: 0'-0"

Existing Low Spot  
Proposed Low Spot

Basement Floor Slab  
Elevation: -8'-3 1/2"

1 East Elevation  
Scale: 1/4"=1'-0"

Existing Top of Ridge  
Elevation: 32'-7 1/2"

Third Floor Elevation  
Elevation: 19'-9"

Second Floor Elevation  
Elevation: 10'-1"

First Floor Elevation  
Elevation: 0'-0"

Existing Low Spot  
Proposed Low Spot

2 East Elevation  
Scale: 1/4"=1'-0"

35'-2 1/4" Existing Low Spot to Existing Top of Ridge

35'-2 1/8" Existing Low Spot to Existing Top of Ridge

35'-7 1/4" Proposed Low Spot to Existing Top of Ridge

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Existing Conditions  
Building Elevations

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0 1' 2' 3'

PAGE NO.

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Existing Top of Ridge  
Elevation: 32'-7 1/2"

Third Floor Elevation  
Elevation: 19'-9"

Second Floor Elevation  
Elevation: 10'-1"

First Floor Elevation  
Elevation: 0'-0"

Existing Low Spot  
Proposed Low Spot

Basement Floor Slab  
Elevation: -6'-3 1/2"

Existing Top of Ridge  
Elevation: 32'-7 1/2"

Third Floor Elevation  
Elevation: 19'-9"

Second Floor Elevation  
Elevation: 10'-1"

First Floor Elevation  
Elevation: 0'-0"

Existing Low Spot  
Proposed Low Spot

Basement Floor Slab  
Elevation: -6'-3 1/2"

1 South Elevation  
Scale: 1/4"=1'-0"

2 South Elevation  
Scale: 1/4"=1'-0"



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Building Elevations

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