

WILLIAMS RESIDENCE

21 PRESTON BEACH RD, MARBLEHEAD MA



DRAWING/PROJECT BY
**Wolfe Design
Build LLC**

ZONING
SET

WILLIAM RESIDENCE
21 PRESTON BEACH RD,
MARBLEHEAD MA

REVISION TABLE	NUMBER	DATE	REVISED BY	DESCRIPTION

COVER SHEET

DATE:

2/12/2026

SHEET:

A0-1

SHEET INDEX	
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PROJECT DIRECTORY

OWNER	WILLIAMS 21 PRESTON BEACH MARBLEHEAD MA
ARCHITECT/ DESIGNER	WOLFE DESIGN BUILD LLC 17 COLUMBIA STREET, UNIT 7, SWAMPSCOTT MA
STRUCTURAL ENGINEER	MARTHA SULLIVAN, PE WESTWOOD, MA 02090

CODE SUMMARY

APPLICABLE CODES: 780CMR TENTH EDITION RESIDENTIAL-AMENDMENTS TO 2021 INTERNATIONAL RESIDENTIAL CODE, 2021 INTERNATIONAL ENERGY CONSERVATION CODE, AND 2021 INTERNATIONAL EXISTING BUILDING CODE.

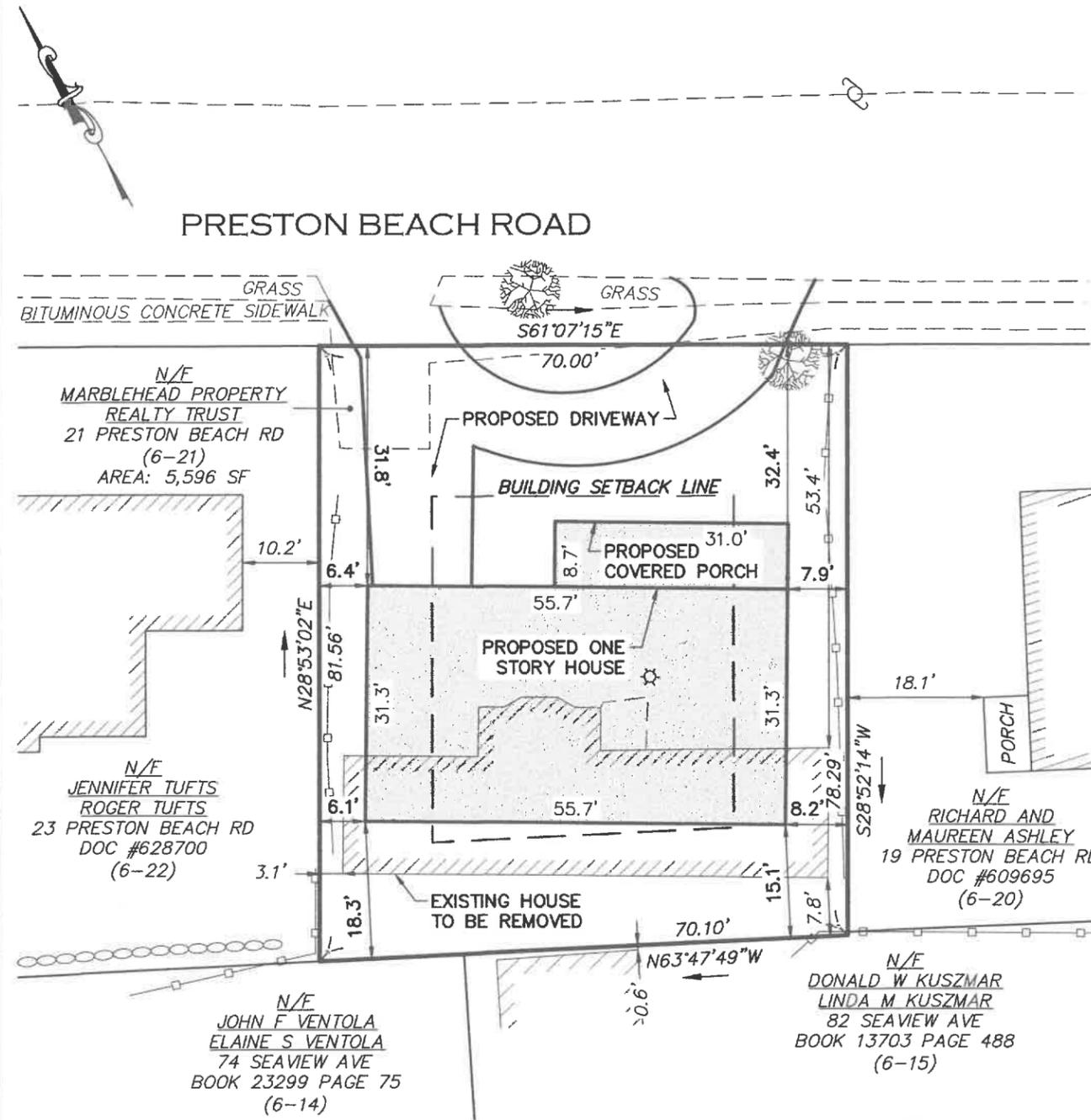
MINIMUM BUILDING ENVELOPE REQUIREMENTS FOR AREAS OF NEW CONSTRUCTION:
CLIMATE ZONE 5A
R-49 CEILINGS
R-30 FLOORS
R-30 WALLS OR (20&5CI OR 13&10CI OR 20CI)
R-15CI BASEMENT OR (19 OR 13&5CI)

STRETCH CODE BUILDING ENVELOPE REQUIREMENTS FOR AREAS OF NEW CONSTRUCTION:
R-49 CEILINGS
R-30 FLOORS
R-30 OR R20+5C OR R13+10C OR 0+20C WALLS
R-15C OR 19 OR 13+5C BASEMENT (FOUNDATION) WALL
R-10 SLABS

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Of Appeals

ZONING BOARD OF APPEALS

NOT FOR CONSTRUCTION



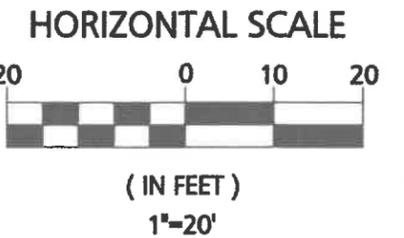
LAND USE TABLE

LOCATION:	21 PRESTON BEACH RD, MARBLEHEAD, MA 01945		
ZONE:	SINGLE RESIDENCE (SR)		
USE:	SINGLE FAMILY		
	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA (SF)	10,000	5,596	5,596
MIN. LOT FRONTAGE (FT)	100	70.0	70.0
MIN. FRONT SETBACK (FT)	20	53.4	31.8
MIN. SIDE SETBACK (FT)	15	2.5	6.1
MIN. REAR SETBACK (FT)	15	7.8	15.1
MIN. OPEN AREA WITH EXISTING HOUSE(1)	1,161	4,230	
MIN. OPEN AREA WITH PROPOSED HOUSE(1)	2,010		3034
MAX. HEIGHT (FT)	35		

LAND USAGE NOTES :
 1. ONE SQUARE FOOT OF OPEN LAND AREA (IN ADDITION TO PARKING AREAS ON SUCH LOT) FOR EACH ONE SQUARE FOOT OF GROSS FLOOR AREA.

NOTES:

- LOCATION: 21 PRESTON BEACH RD (PARCEL ID: 6-21)
- DEED: ESSEX COUNTY SOUTH DISTRICT REGISTRY OF DEEDS ID: 1426575, DOC: 661188
- ZONE: SINGLE RESIDENTIAL (SR)
- USE: SINGLE FAMILY
- OWNER: DEBRA S. WILLIAMS, TRUSTEE MARBLEHEAD PROPERTY REALTY TRUST 21 PRESTON BEACH ROAD MARBLEHEAD, MA 01945
- EXISTING CONDITIONS INFORMATION GENERATED FROM RECORD DOCUMENTS, READILY AVAILABLE INFORMATION AS WELL AS AN ON THE GROUND SURVEY PERFORMED BY CIVIL DESIGN CONSULTANTS INC. IN JANUARY 2026.
- PROPERTY IS LOCATED WITHIN AN AREA OF MINIMAL FLOOD HAZARD, ZONE X, PER FLOOD INSURANCE RATE MAP NUMBER 25009C0532H DATED JULY 8, 2025.
- PLAN BEARINGS ARE BASED UPON THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM (NAD83) - MAINLAND ZONE, PER GPS OBSERVATIONS.



PREPARED FOR:
**WOLFE DESIGN
 BUILD LLC**
 17 COLUMBIA ST, UNIT 7
 SWAMPSCOTT, MA 01907

PROJECT:
21 PRESTON BEACH RD
 MARBLEHEAD, MA 01945

DATE ISSUED: FEBRUARY 11, 2026

PROJECT #: 26-10858

PREPARED BY: LRD

PREPARED BY:



344 North Main Street | Andover, MA 01810
 (978) 416-0920 | www.civil-design.com

DRAWING TITLE:
PROPOSED PLOT PLAN

DRAWING #:

PP-1



EC 2/11/2026
 EDWARD A CUOCO, P.L.S. #58441

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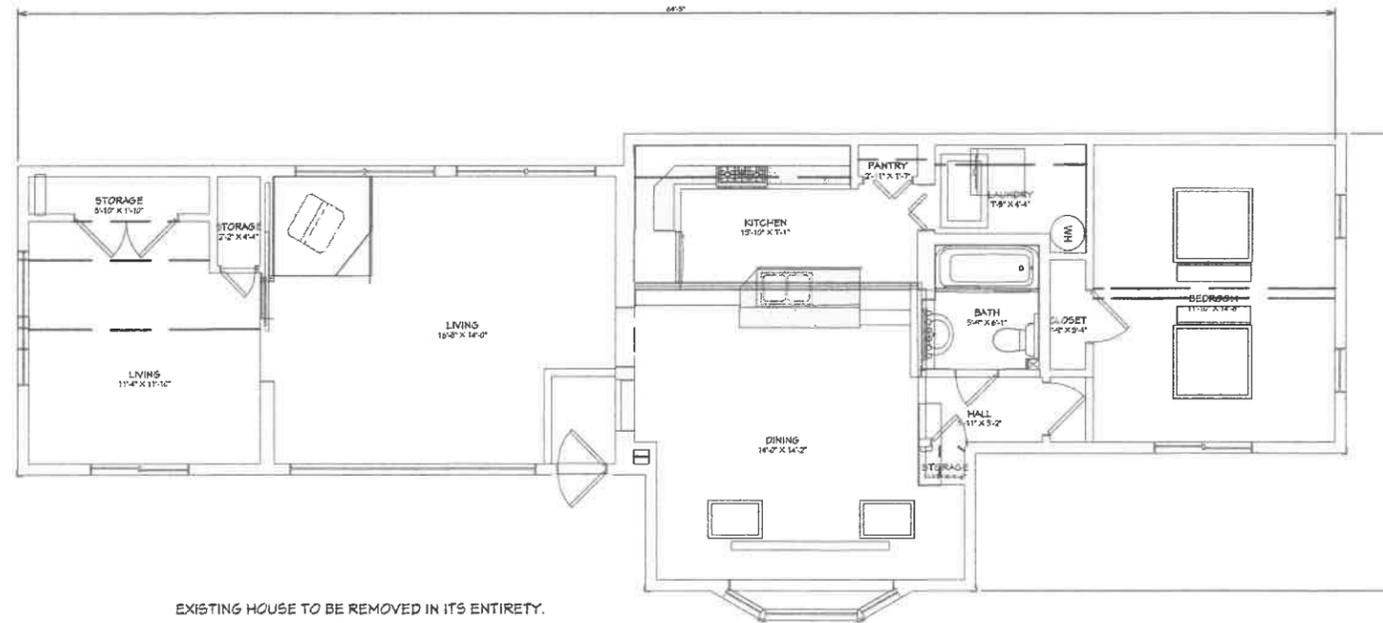
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MARBLEHEAD MA



IMG_2504



EXISTING HOUSE TO BE REMOVED IN ITS ENTIRETY.

EXISTING FLOOR PLAN
1/8 in = 1 ft

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EXISTING PLANS

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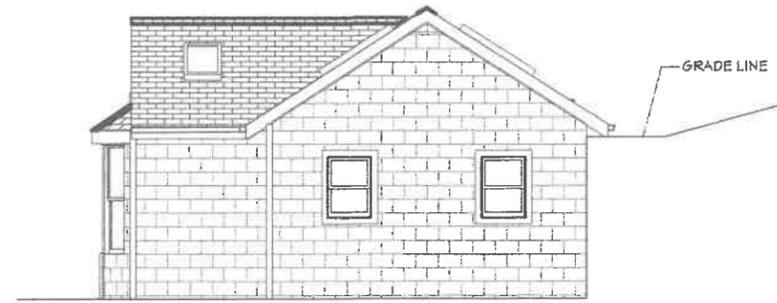
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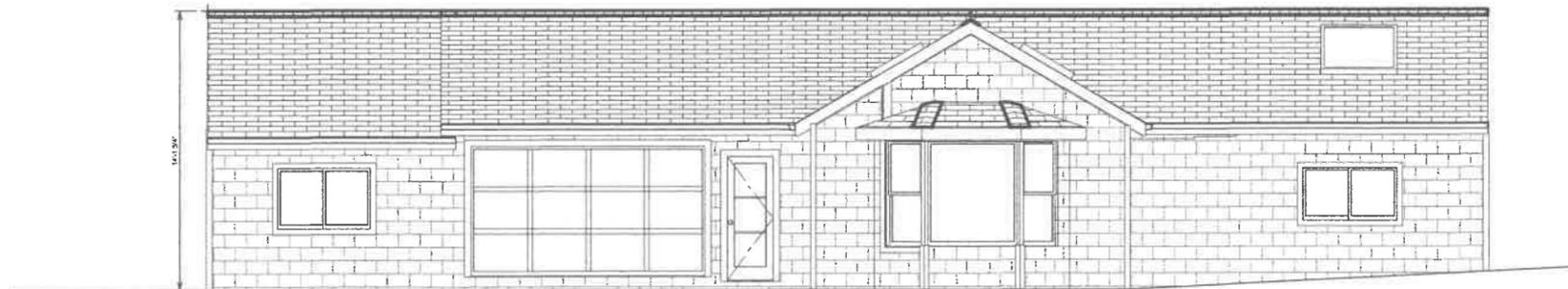
WILLIAM RESIDENCE
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MARBLEHEAD MA



E8 EXISTING EXTERIOR SIDE ELEVATION
1/8 in = 1 ft



E7 EXISTING SIDE ELEVATION 2
1/8 in = 1 ft



E4 EXISTING FRONT ELEVATION
1/8 in = 1 ft

EXISTING HOUSE TO BE REMOVED IN ITS ENTIRETY.

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EXISTING ELEVATIONS

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FLOOR PLANS

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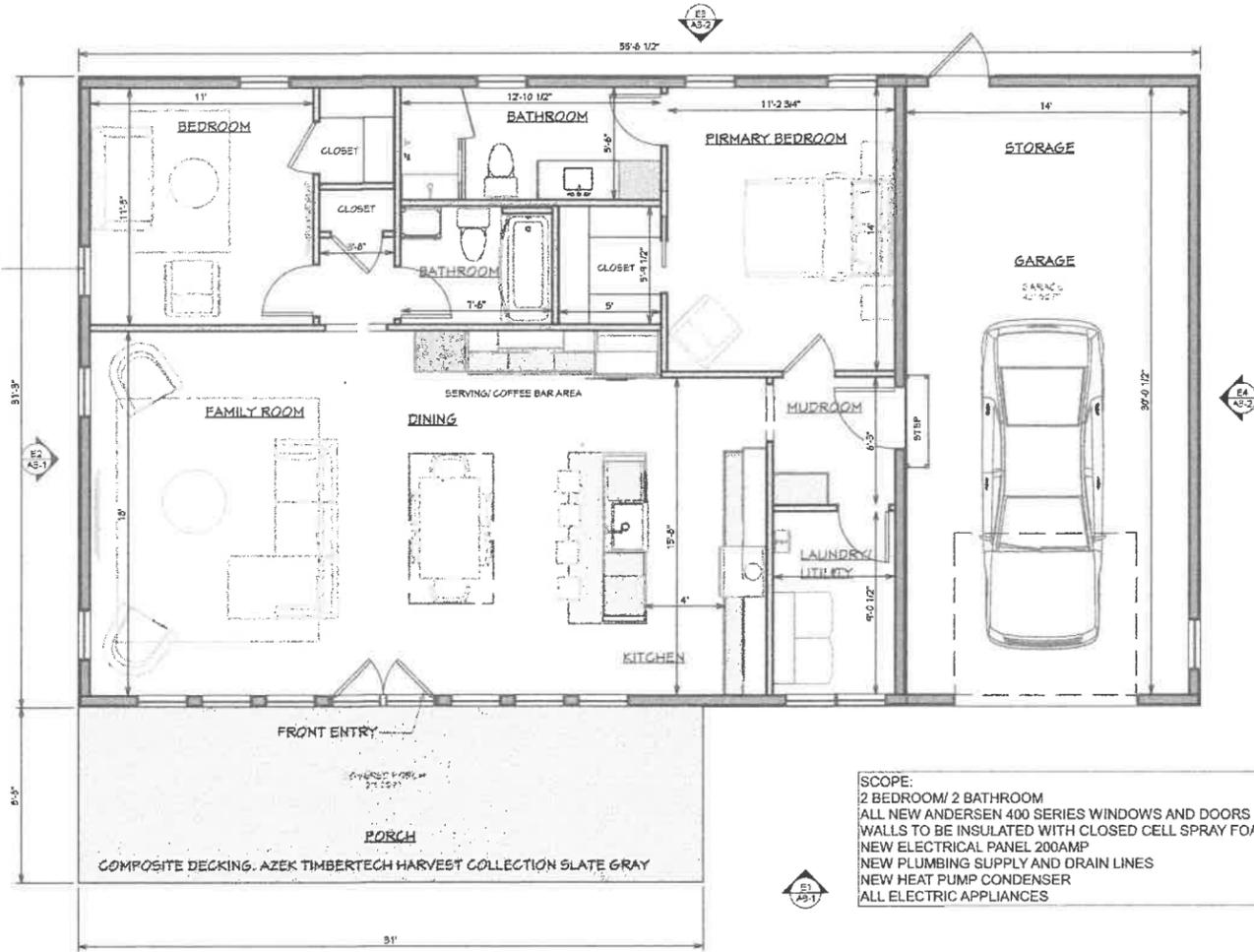
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A1-1

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PROPERTY LINE

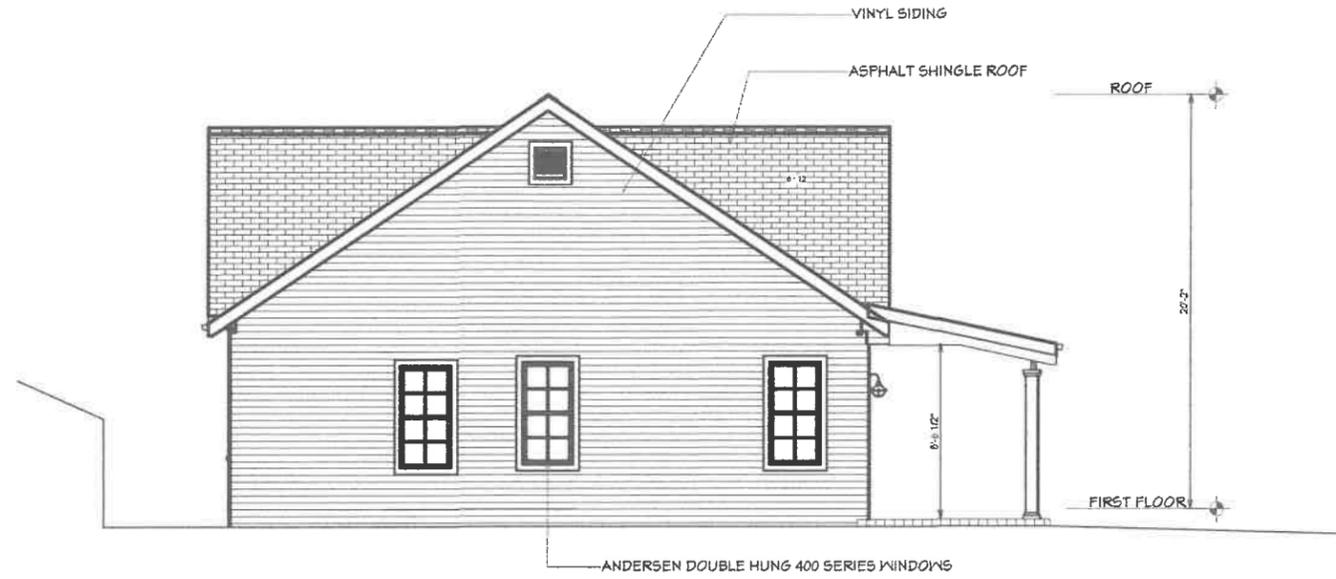
ZONING AREA:
 PROPOSED FIRST FLOOR: 1284 SF
 PROPOSED GARAGE: 456 SF
 PROPOSED COVERED PORCH: 275 SF



SCOPE:
 2 BEDROOM/ 2 BATHROOM
 ALL NEW ANDERSEN 400 SERIES WINDOWS AND DOORS
 WALLS TO BE INSULATED WITH CLOSED CELL SPRAY FOAM, R-30.
 NEW ELECTRICAL PANEL 200AMP
 NEW PLUMBING SUPPLY AND DRAIN LINES
 NEW HEAT PUMP CONDENSER
 ALL ELECTRIC APPLIANCES

ALL WINDOWS ANDERSEN
400 SERIES, TYP

FIRST FLOOR PLAN
1/8 in = 1 ft



E2 EXTERIOR ELEVATION SIDE 1
1/8 in = 1 ft

SIDING SCOPE:
NEW SIDING- CERTAINTED IMPRESSIONS PERFECTION 7" PROFILE, COLOR TBD
NEW TRIM- PVC, FLAT STOCK WITH BACK BAND AND SILL AT ALL WINDOWS



E1 EXTERIOR ELEVATION FRONT
1/8 in = 1 ft

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EXTERIOR ELEVATIONS

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WOLFE DESIGN BUILD LLC

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E4 EXTERIOR ELEVATION SIDE 2
1/8 in = 1 ft

SIDING SCOPE:
NEW SIDING- CERTAINTED IMPRESSIONS PERFECTION 7"
PROFILE, COLOR TBD
NEW TRIM- PVC, FLAT STOCK WITH BACK BAND AND SILL AT
ALL WINDOWS



E3 EXTERIOR ELEVATION REAR
1/8 in = 1 ft

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EXTERIOR PERSPECTIVE 1



EXTERIOR PERSPECTIVE 2



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