



PROPOSED ITEMS
(for construction):

- 1 DEMOLISH AN EXISTING DECK (open-air roofed) partially built on stone foundation
- 2 CONSTRUCT AN EXISTING DECK (open-air roofed) partially built on stone at work. DECK EXTENDS 3.4 FEET FROM EXISTING DECK (in line with existing retaining wall)
- 3 DIRECT RINOFF FROM NEW DECK EXTENSION INTO CRUSHED STONE BED
- 4 DEMOLISH EXISTING MASONRY STONE RETAINING WALLS BASE (in height) OUTER RET WALL TO "LEVEL-OUT" a 3 SEASON LIVING SPACE (open-air roofed with new deck extension). INSTALL BRICK FAYERS SET ON SAND
- 5 CONSTRUCT MASONRY STONE TIERS (underneath the new roofed deck extension)
- 6 DEMOLISH EXISTING FRONT PORCH LANDING/STEPS
- 7 CONSTRUCT NEW ROOFED (open-air) PORCH/LANDING
- 8 CONSTRUCT NEW SECOND FLOOR ADDITION ON TOP OF EXISTING FIRST FLOOR
- 9 RENOVATE EXISTING HOUSE INCLUDING: new roof, siding, trim, soffits, gutters, windows and doors structurally reinforcing existing foundation and beams
- 10 REMOVE EXISTING DRIVEWAY, INSTALL LAWN & LANDSCAPING
- 11 NEW LAWN & LANDSCAPING
- 12 NEW STORAGE AREA (underneath new roofed deck)
- 13 REPAIR-RESTORE WALKS (same material) FOLLOWING CONSTRUCTION

NOTE: THIS PLAN HAS BEEN REDUCED FROM THE ORIGINAL. THE ACTUAL SCALE OF THIS SITE PLAN IS: 1" = 20'

SITE PLAN

PROPOSED SCOPE OF WORK

SITE PLAN APPLICATION

to accompany a

Marblehead Planning Board

for the construction of new

House/Deck Additions & Site Work

including house repairs/renovations, & retaining wall repairs

new driveway, patio terraces, walks, steps, landscaping & retaining wall repairs

#36 Crestwood Road

Marblehead, MA

May 6, 2020

Plan Scale: 1" = 10'

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PATROWITZ

LAND DEVELOPMENT ENGINEERING

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ZONING DISTRICT: SSR (Shoreline Single-Residence)

REQUIRED: EXISTING: PROPOSED ADDITIONS:

LOT AREA: 10,000±SF 40,000±SF* 40,000±SF*

FRONTAGE: 100 feet 114.93 feet 114.93 feet

FRONT YARD: 20 feet 25.8±feet 22±feet

SIDE YARD: 25 feet 21.7±feet 32±feet

REAR YARD: 25 feet** 99±feet 96±feet

BUILD. HEIGHT: 30 feet 37.3±feet 37.3±feet

* Lot area measured to Mean High Water

** 25 FOOT setback to Mean High Water (MHW)

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