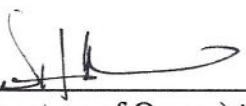


**TOWN OF MARBLEHEAD  
SITE PLAN APPROVAL APPLICATION  
PLANNING BOARD**

1. Property Address: 14 EDGEMERE RD.
  2. Assessor Map 170 Lot 13      3. Zoning District SR/SSR
  4. Applicant: PRUDU & JOAQUIN ALMEIDA
  5. Applicant's Address 14 EDGEMERE RD.
  6. Telephone Number: 978.500.1328 (Daytime) SAME (Evening)
  7. Email address: Joannetalmeida@gmail.com
  7. Applicant's Representative VERONICA HOBSON / TAPROOT DESIGN
  8. List other permits required and status (e.g. Old & Historic Districts, Conservation, Board of Appeals, etc., obtained, scheduled, etc.)  
Conservation: MINOR ACTIVITIES PERMIT  
ZBA
-       2.14.24  
(Signature of Owner) Representative      (Date)

9. Name and mailing address and phone number that the legal advertisement should be billed to  
Name PRUDU ALMEIDA

Address 450 OCEAN DR UNIT 804  
JUDO BEACH, FL. 33408

Phone: 978.500.1328

**FOR TOWN USE ONLY**

Application Received \_\_\_\_\_ Submittal Deemed Complete \_\_\_\_\_

Waivers \_\_\_\_\_

Scheduled Hearing Date \_\_\_\_\_ File Number \_\_\_\_\_

## PLANNING BOARD

Applicant: Bruce & Joanne Almeida

Address: 14 Edgemere Road (Map 178, Parcel 13)

District: Single Residence/Shoreline Single Residence

Proposal: The proposal before the board is to remove an existing single-family home that has been in the same family since its construction in 1923. The cottage includes a small two-story structure on a full foundation, three long, narrow, single-story enclosed porches, and no garage.

The proposed new home, with gambrel roof, wrapping porch and attached garage, will provide single-floor living that would allow an age-in-place situation for the same family to continue on in that location.

The overall aesthetic of the home will be a gambrel-roofed, shingle-style home, appropriate for its coastal location and in keeping with the original cottage. The homes in the immediate neighborhood vary from traditional 2-story colonial, Dutch-colonial, and more modern shingle-style homes.

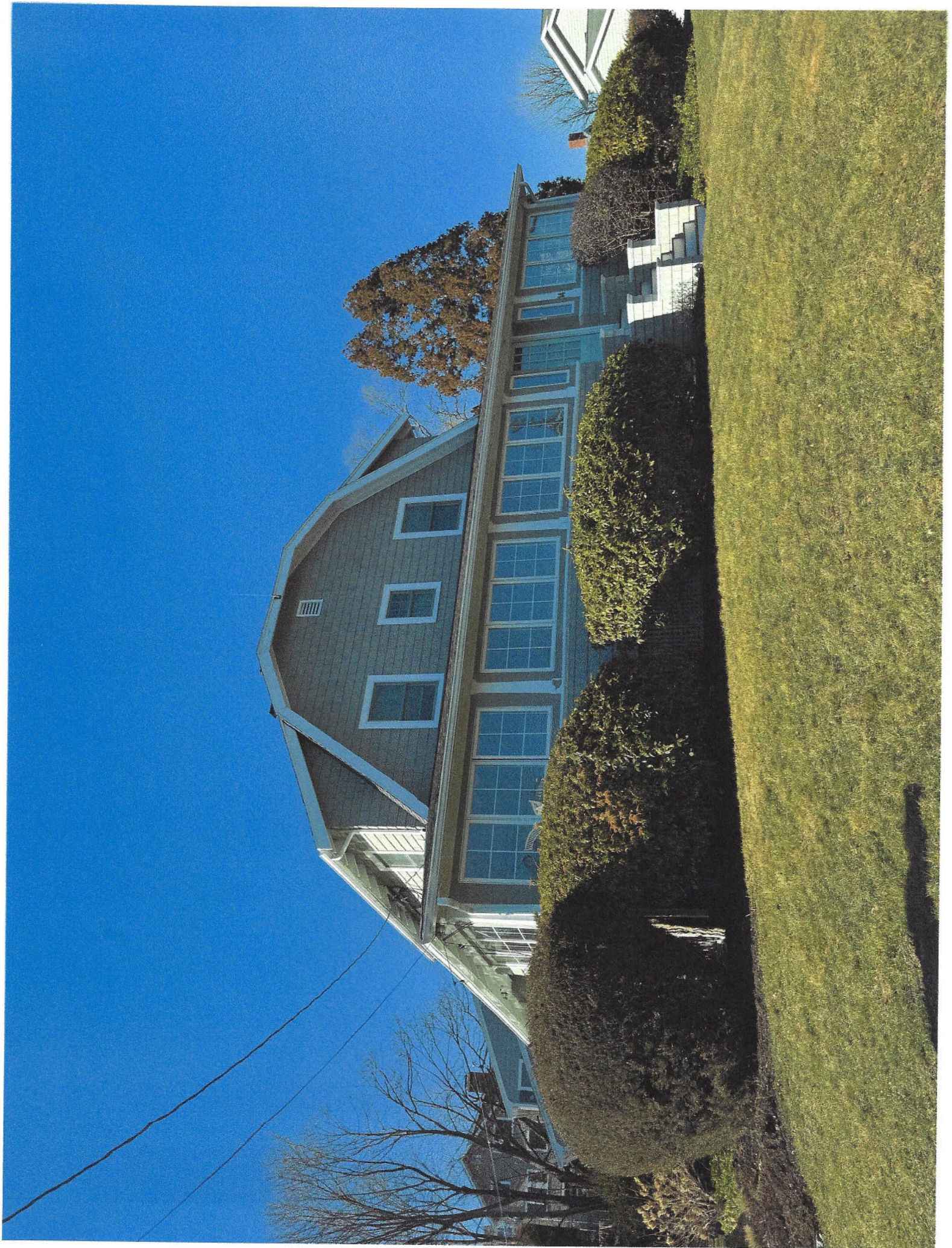
The proposed structure is located on an expanded version of the original footprint, while remaining consistent with the scale of surrounding homes, and maintains the front and rear setbacks (those perpendicular to the shoreline) in order to preserve air flow and water views between this and abutting homes. The finish height will be slightly less than the original structure.

Exterior materials include cedar shingle siding, architectural-grade asphalt roofing shingles, divided-lite windows and doors, carriage-house style garage doors, fieldstone-clad chimney, and trim details that mimic the traditional style with added crown and bed mouldings. The porch will have composite decking in a natural wood tone, traditional railing system, and beadboard or 'v'-groove ceiling.

Landscaping will be kept to a minimum with traditional, lower, plantings including evergreen shrubs, hydrangea, and garden beds with a variety of native plantings. No trees currently exist on the property and only shrubbery will be removed, making way for construction and new planting.

The driveway will be asphalt and walkways will be pavers with granite landscape steps where needed.











Load & Map: 14 Edgemere Rd.



## PLANNING BOARD

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LEGEND:

(applies to all sheets)  
TBD&R = TO BE DEMOLISHED & REMOVED  
(Removed from site and properly disposed of)

etf = EXISTING TO REMAIN

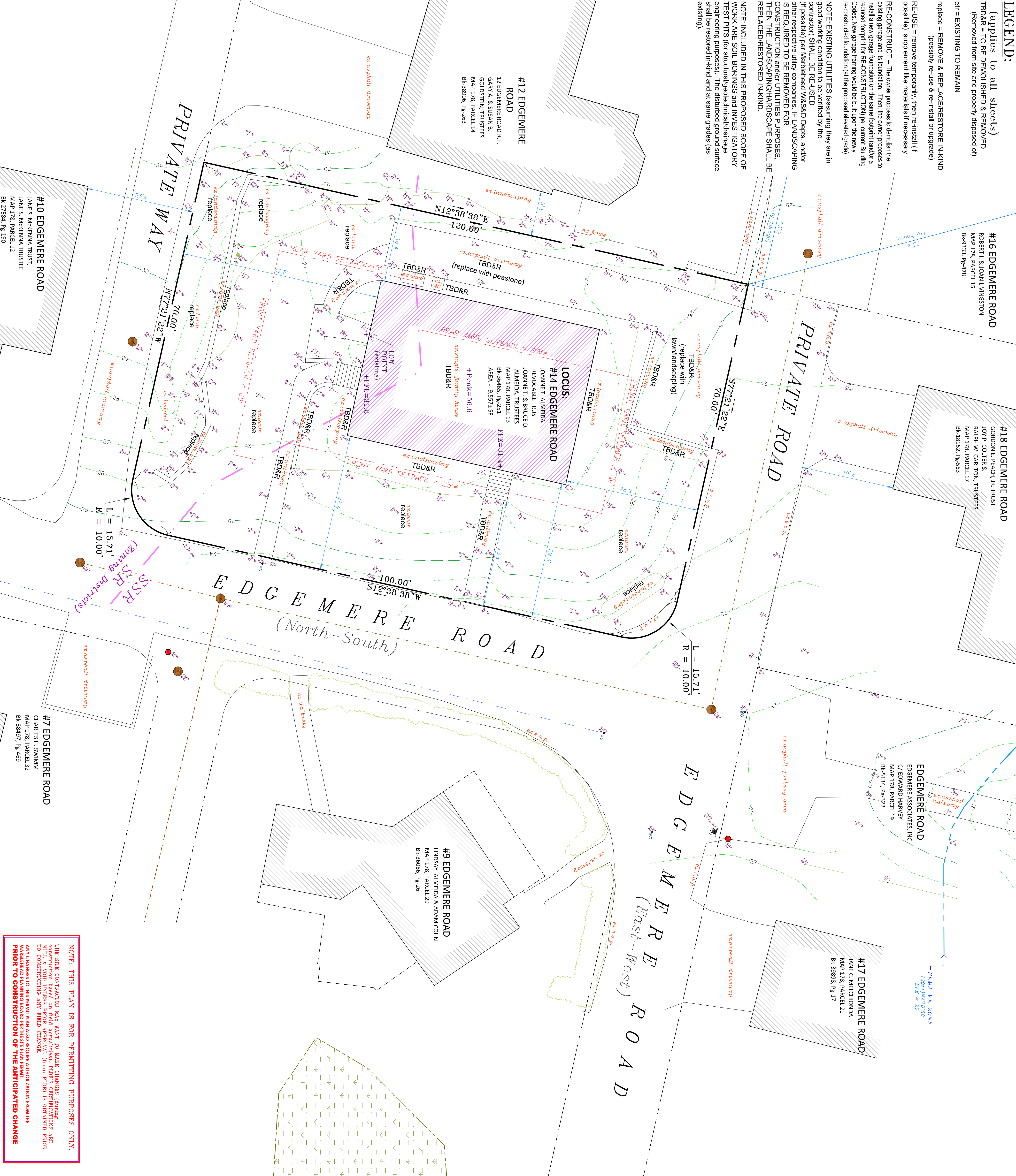
replace = REMOVE & REPLACE/RESTORE IN-KIND  
(possibly re-use & re-install or upgrade)

RE-USE = remove temporarily, then re-install (if possible) supplement like materials if necessary

RE-CONSTRUCT = The owner proposes to demolish the existing garage and its foundation. Then, the owner proposes to install a new garage foundation on the same footprint (and/or a reduced footprint for RE-CONSTRUCTION) per current Building Codes. New garage framing would be built upon the newly re-constructed foundation (at the proposed elevated grade).

NOTE: EXISTING UTILITIES (assuming they are in good working condition to be verified by the contractor) SHALL BE RE-USED (if possible) per Marblehead W&SD Depts. and/or other respective utility companies. IF LANDSCAPING IS REQUIRED TO BE REMOVED FOR CONSTRUCTION and/or UTILITIES PURPOSES, THEN THE LANDSCAPING/HARDSCAPE SHALL BE REPLACED/RESTORED IN-KIND.

NOTE: INCLUDED IN THIS PROPOSED SCOPE OF WORK ARE SOIL BORINGS AND INVESTIGATORY TEST PITS (for structural/geotechnical/drainage engineering purposes). The disturbed ground surface shall be restored in-kind and at same grade (as existing).



NOTES

1. LOCUS IS SHOWN ON MARBLEHEAD ASSESSORS MAP 908, LOT 6. PROPERTY LINE AND TOPOGRAPHY PER NORTH SHORE SURVEY CORP. (NSSC) ON-THE-GROUND FIELD SURVEY (Openwork 2023). DEED REFERENCE (RECORDED AT THE ESSEX COUNTY REGISTRY OF DEEDS). BOOK 40454, PAGE 508.
2. THE SITE PRESENTLY INCLUDES A SINGLE-FAMILY HOUSE, DETACHED GARAGE, BUILDING OVERGROWS, UN-COVERED & COVERED DECKS, DRIVEWAY, SEAWALL, LAWN, WALKWAYS & STEPS, RETAINING WALLS, PATIOS, UTILITIES AND LANDSCAPING.
3. ELEVATIONS (shown on this plan) ARE BASED ON NAVD83 (datum).
4. LAND SUBJECT TO COASTAL STORM FLOWAGE (CSF) 310 OUR 10.04. MEANS LAND SUBJECT TO ANY INUNDATION DURING STORM SURGE. STORM SURGE IS CAUSED BY THE 100-YEAR STORM, SURGE OF RECORD OR STORM OF RECORD, WHICHEVER IS GREATER.

VE-COASTAL ZONE WITH VELOCITY HAZARD (wave action) SPECIAL FLOOD HAZARD AREA (SFHA) IS DEFINED AS: "AREA SUBJECT TO INUNDATION BY THE ONE-PERCENT-ANNUAL-CHANCE FLOOD EVENT WITH ADDITIONAL HAZARDS DUE TO STORM-INDUCED VELOCITY WAVE ACTION. I.e. the 100-YEAR FLOODPLAIN BOUNDARY LINE (black jagged line with aqua-colored shaded area as shown on the referenced panel). THE BASE FLOOD ELEVATION (BFE) ASSOCIATED WITH THIS VE-ZONE WAS DETERMINED BY FEMA'S HYDRAULIC ANALYSIS ASSUMING A WAVE HEIGHT OF 3- FEET (or greater) ON TOP OF THE STILLWATER ELEVATION (for building code purpose and determination of flood insurance rates) IS LISTED AS ELEVATION 20 (for locus using NAVD83 datum). PER FEMA: "THE OFFICIAL BFE (for a VE ZONE) IS THE STILLWATER ELEVATION PLUS WAVE RUNUP, or the WAVE CREST ELEVATION, (whichever is greater)". PER FEMA: "OBSTRUCTIONS SUCH AS BUILDINGS (seawalls) BREAK THE WAVES DISSIPATING WAVE ENERGY SO THAT THE WAVE HEIGHT AND BFE'S ARE REDUCED AS YOU GO INLAND". THE VE-COASTAL ZONE (for locus) SFHA WAS DIGITIZED BY NSSC USING BEST-FIT FIXED FEATURES FROM THE BSI AERIAL MAP FEMA PANEL #200904386 DATED JULY 16, 2014. FLOOD IS UNWARRANTED OF DATA FOR SURGE OF RECORD. FLOOD IS UNWARRANTED OF DATA FOR STORM OF RECORD.

AE-COASTAL ZONE (NO wave action, splash-over zone where stillwater elevations are defined by FEMA) SPECIAL FLOOD HAZARD AREA (SFHA) IS DEFINED AS: "AREA SUBJECT TO INUNDATION BY THE ONE-PERCENT-ANNUAL-CHANCE FLOOD EVENT" I.e. the 100-YEAR FLOODPLAIN BOUNDARY LINE (approximately a white line with aqua-colored shaded area landward of the VE-zone shown on the referenced panel and more specifically delineated as the AE-ZONE stillwater BFE elevation per actual field survey). THE AE-COASTAL ZONE (for locus) SFHA IS TYPICALLY FIELD SURVEYED BY NSSC AS THE STILLWATER BFE TOPOGRAPHIC CONTOUR LINE AS DESIGNATED PER FEMA FIRM PANEL. NOTE: AE-COASTAL ZONE DOES NOT EXIST FOR THIS LOCUS, HOWEVER DOES EXIST ADJACENT TO THIS LOCUS.

SHADED X-ZONE (and/or B-ZONE) ARE AREAS OF MODERATE FLOOD HAZARD AND ARE AREAS DEPICTED (on the firm map) BETWEEN THE 100-YEAR AND 500-YEAR FLOODPLAINS. NOTE: SHADED X-ZONES (and/or B-ZONES) DO NOT EXIST FOR THIS LOCUS AND/OR ADJACENT TO THIS LOCUS.

UNSHADED X-ZONE (and/or G-ZONE) ARE AREAS OF MINIMAL FLOOD HAZARD, WHICH ARE AREAS OUTSIDE THE SFHA AND HIGHER THAN THE ELEVATION OF THE 0.2 PERCENT-ANNUAL-CHANCE (or 500-YEAR) FLOOD.

NOTE: THIS PLAN BY NO MEANS CONSTITUTES A FEMA FLOOD CERTIFICATION (or a FEMA ELEVATION CERTIFICATE FOR THE DETERMINATION OF FLOOD INSURANCE). ADDITIONAL FIELD SURVEY AND OTHER WORK WOULD BE REQUIRED BY OTHERS FOR SUCH A CERTIFICATION.

5. THE FOLLOWING NOTES PERTAIN TO THE UTILITIES (and OTHER IMPROVEMENTS) OUTSIDE OF THE BUILDINGS, UTILITIES INSIDE THE BUILDING SHALL BE LOCATED/DETERMINED & SPECIFIED BY OTHERS. THE CONTRACTOR MAY UTILIZE EXISTING UTILITIES FOR SERVICE (assuming they comply with Town/State codes, regulations and specifications).

THIS PLAN DOES NOT NECESSARILY SHOW ALL UTILITY LINES (and/or UNDERGROUND CONDUITS) SINCE FIELD SURVEY WAS PERFORMED ON VISIBLE ABOVE-GROUND STRUCTURES ONLY (WITHOUT EXPLORATORY EXCAVATION TO UNCOVER UTILITIES). GROUND BREAKING HOOK (GBH) SERVICE WAS NOT USED IN THE PREPARATION OF THIS PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING AND LOCATING ALL UTILITIES (and/or UNDERGROUND CONDUITS) PRIOR TO ANY CONSTRUCTION. THE LOCATIONS OF EXISTING UNDERGROUND UTILITY LINES SHOWN ON THIS PLAN ARE APPROXIMATE BASED ON A COMPILED OF READILY AVAILABLE INFORMATION GIVEN TO THE FIELD SURVEYOR AT THE TIME OF THE PREPARATION OF THIS PLAN AND THE RECENT FIELD SURVEY OF VISIBLE ABOVE GROUND STRUCTURES. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL LOCATE THE FULL EXTENT OF THE UTILITY LINES. THE CONTRACTOR SHALL ALSO VERIFY IF UTILITY LINES ARE ABANDONED (and physically located in-place).

PLATE DOES NOT CERTIFY THE PHYSICAL CONDITION OF ANY EXISTING UTILITIES SINCE A TV CAMERA WAS NOT USED FOR INSPECTION. PRIOR TO ANY SITE WORK, THE SITE CONTRACTOR SHALL NOTIFY DIG-SITE AND VERTI LOCATIONS OF ALL UTILITY LINES WITHIN THE PROJECT AREA. PLATE ASSUMES NO RESPONSIBILITY (or Liability) FOR ANY BROKEN (or DAMAGED) UTILITY PIPES BEFORE, DURING OR FOLLOWING SITE EXCAVATION (CONSTRUCTION), NOR FOR ANY RE-USED (and/or PROPOSED) NEW UTILITIES.

6. STRUCTURAL ENGINEERING SHALL BE PERFORMED BY OTHERS. CONSTRUCTION SHALL ALSO BE PERFORMED BY OTHERS. PLATE ASSUMES CONTRACTOR TO PERFORM HIGH QUALITY WORKMANSHIP AND STRUCTURES (including buildings, walls and foundations) ARE BUILT TO LAST. THEREFORE, PLATE IS NOT RESPONSIBLE (or LIABLE) FOR THE STRUCTURAL INTEGRITY OF ANY EXISTING STRUCTURES (including repairs).

7. THIS PLAN PREPARED (for master planning purposes) BY THE DESIGN ENGINEER: PATROWICZ LAND DEVELOPMENT ENGINEERING (PLDE) DOES NOT NECESSARILY REPRESENT COMPLIANCE WITH ZONING BY-LAWS, PRIOR TO OBTAINING A BUILDING PERMIT. THE BUILDING INSPECTOR SHALL DETERMINE DEFINITIVE COMPLIANCE FOR PROPOSED STRUCTURES. BUILDING SETBACKS REQUIRE CONFORMANCE FROM THE BUILDING INSPECTOR AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS (including the opinion of the building inspector). NOTE: DETAILD MEASUREMENTS OF STRUCTURES ARE NECESSARY IN ORDER TO PREPARE CONSTRUCTION DOCUMENTS.

EXISTING CONDITIONS  
SURVEYED PLAN OF LAND  
(with Demolition Notes)

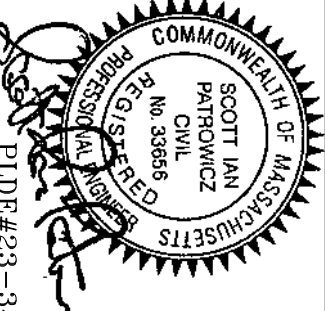
SITE PLAN APPLICATION  
to accompany a  
Proposed New House &  
Site Work/Landscaping  
located at:  
#14 Edgemere Road  
Marblehead, MA

February 2, 2024

Plan Scale: 1" = 10'

Sheet 1 of 2

LAND DEVELOPMENT ENGINEERING  
PATROWICZ  
114 Brown Street, Sperry, MA 01970  
scott.patrowicz@earthlink.net



Da tum: NAVD'88  
GRAPHIC SCALE (in feet)  
1 inch = 10 feet

NOTE: THIS PLAN IS FOR PERMITTING PURPOSES ONLY.  
THE SITE CONTRACTOR MAY WANT TO MAKE CHANGES (during construction based on field actualities). PLATE'S CERTIFICATIONS ARE VALID & VOID UNLESS PRIOR APPROVAL (from PLDE) IS OBTAINED PRIOR TO CONSTRUCTION. ANY FIELD CHANGES  
ANY CHANGES TO THIS PLAN ALSO REQUIRE APPROVAL FROM THE PLDE PRIOR TO CONSTRUCTION OF THE ANTICIPATED CHANGE



\* IN THE SHORELINE DISTRICT, THE FRONT & REAR SETBACKS ARE PERPENDICULAR TO THE SHORE.

**#12 EDGEEMERE  
ROAD**  
12 EDGEEMERE ROAD R.T.  
GARY A. & SUSAN B.  
GOLDSTEIN, TRUSTEES  
MAP 178, PARCEL 14  
BK-38906, Pg-263

**#16 EDGEMERE ROAD**  
**ROBERT I. & JOAN LIVINGSTON**  
**MAP 178, PARCEL 15**  
**Bk-9333, Pg-478**

**#18 EDGEWERE ROAD**  
GORDON E. PEACH, JR. TRUST  
JOY P. COLTER &  
RALPH W. CARLTON, TRUSTEES  
MAP 178, PARCEL 17  
Bk-18152, Pg-563

EDGEMERE ROAD  
EDGEMERE ASSOCIATES, INC.  
C/ EDWARD HARVEY  
MAP 178, PARCEL 19  
Bk-5134, Pg-322

**#17 EDGEMERE ROAD**  
JANE C. MELCHIONDA  
MAP 178, PARCEL 21  
Bk-39898, Pg-17

**#9 EDGEWERE ROAD**  
LINDSAY ALMEIDA & ADAM COHN  
MAP 178, PARCEL 29  
Bk-36066, Pg-26

#10 EDGEMERE ROAD

JANE S. MCKENNA TRUSTE  
MAP 178, PARCEL 12  
Bk-27584, Pg-190

#7 EDGEMERE ROAD

MAP 178, PARCEL 32  
BK-38497, PG-469

5.71'  
0.00'

#14 Edgemere Road

Marblehead, MA

•

Sheet 2 of 2

PATROWICZ  
DEVELOPMENT ENGINEERING

14 Brown Street, Salem, MA 01970  
(603) 876-6400

scott.putrowicz@verizon.net	 PLDE#23-34
-----------------------------	--

# SITE PLAN

## PROPOSED SCOPE of WORK

# PROPOSED SCOPE of WORK

to accompany a

# SITE PLAN APPLICATION

Marblehead Planning Board

Proposed New House &amp;

Site Work/Landscaping

re me

Marblehead, MA

Datum: NAVD'83

A vertical number line with tick marks at 0, 2, 4, 6, 8, and 10. The segments between 0 and 2, 2 and 4, 4 and 6, and 6 and 8 are shaded purple.

GRAPHIC SCALE (in feet)

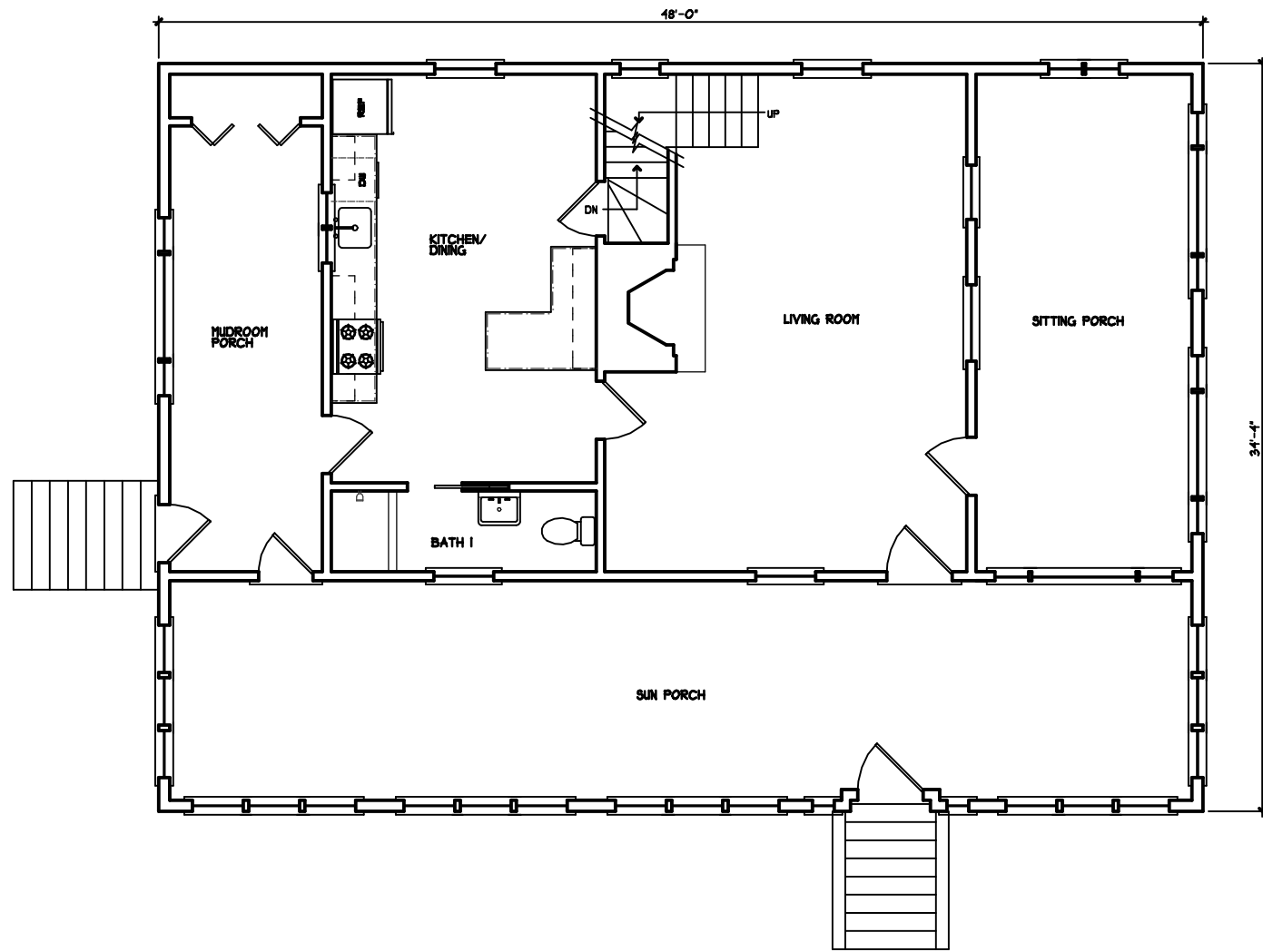
1 inch = 10 feet



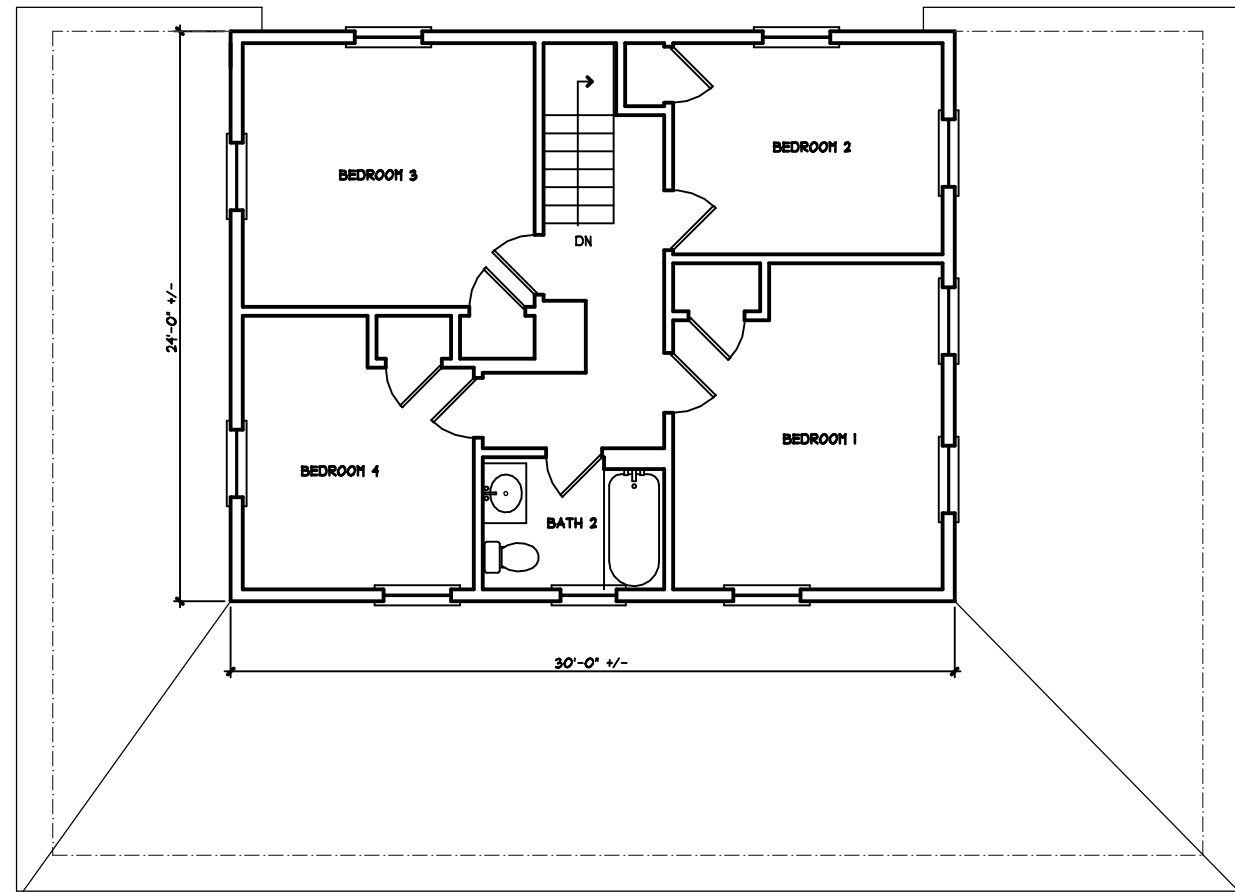
Massachusetts State Plane  
Coordinate System North







1 EXISTING FIRST FLOOR PLAN



2 EXISTING SECOND FLOOR PLAN

ALMEIDA RESIDENCE  
14 EDGEHURST ROAD  
MARBLEHEAD, MASSACHUSETTS

TAPROOT  
DESIGN  
INC.

37 Birch Street  
Marblehead, MA 01945

Tel 781.639.4616  
Cell 781.864.2304

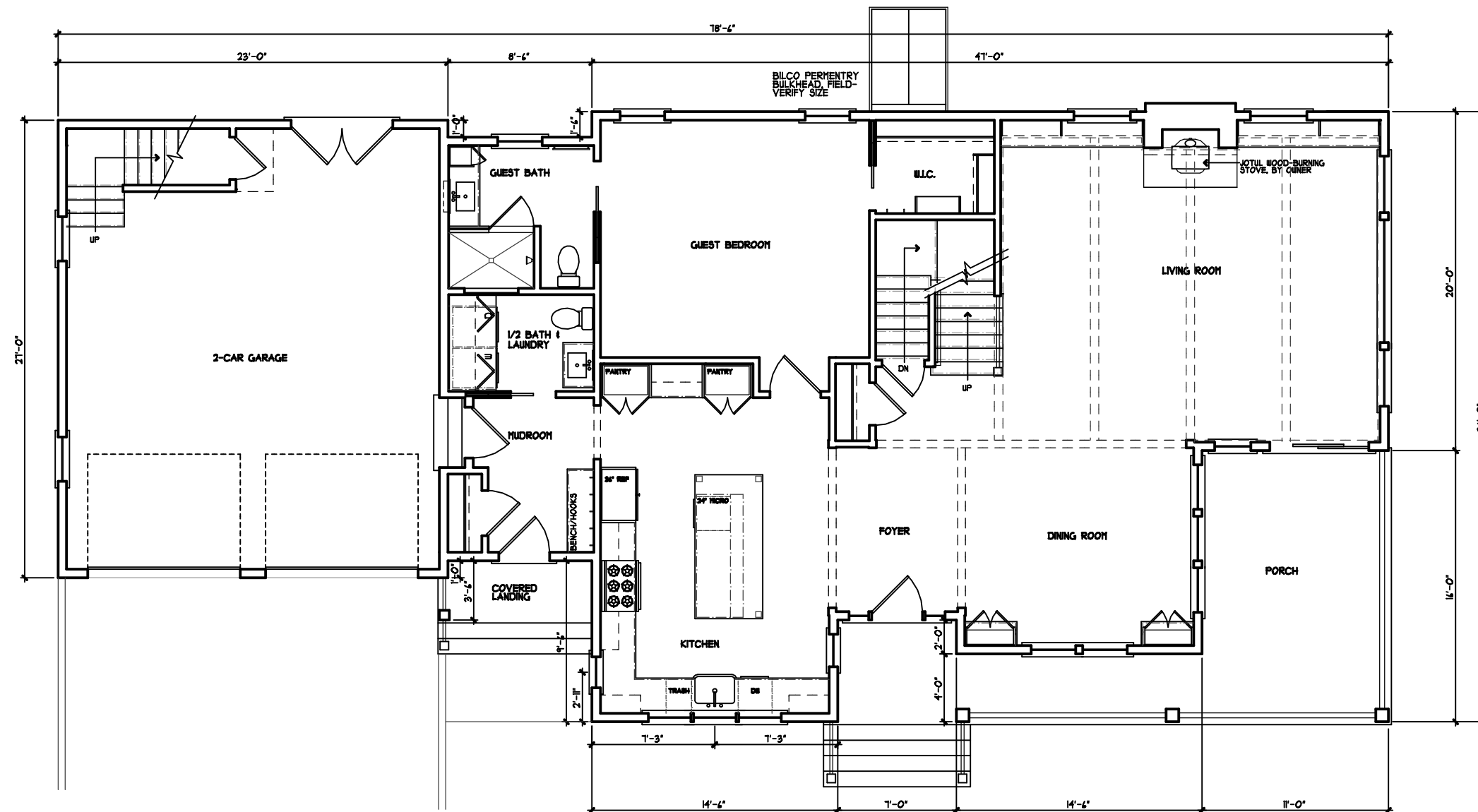
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date: 02/12/24

drawn by: VLH

EX-1





1 FIRST FLOOR PLAN

ALMEIDA RESIDENCE  
14 EDMERE ROAD  
MARBLEHEAD, MASSACHUSETTS

**TAPROOT  
DESIGN  
INC.**

37 Birch Street  
Marblehead, MA 01945

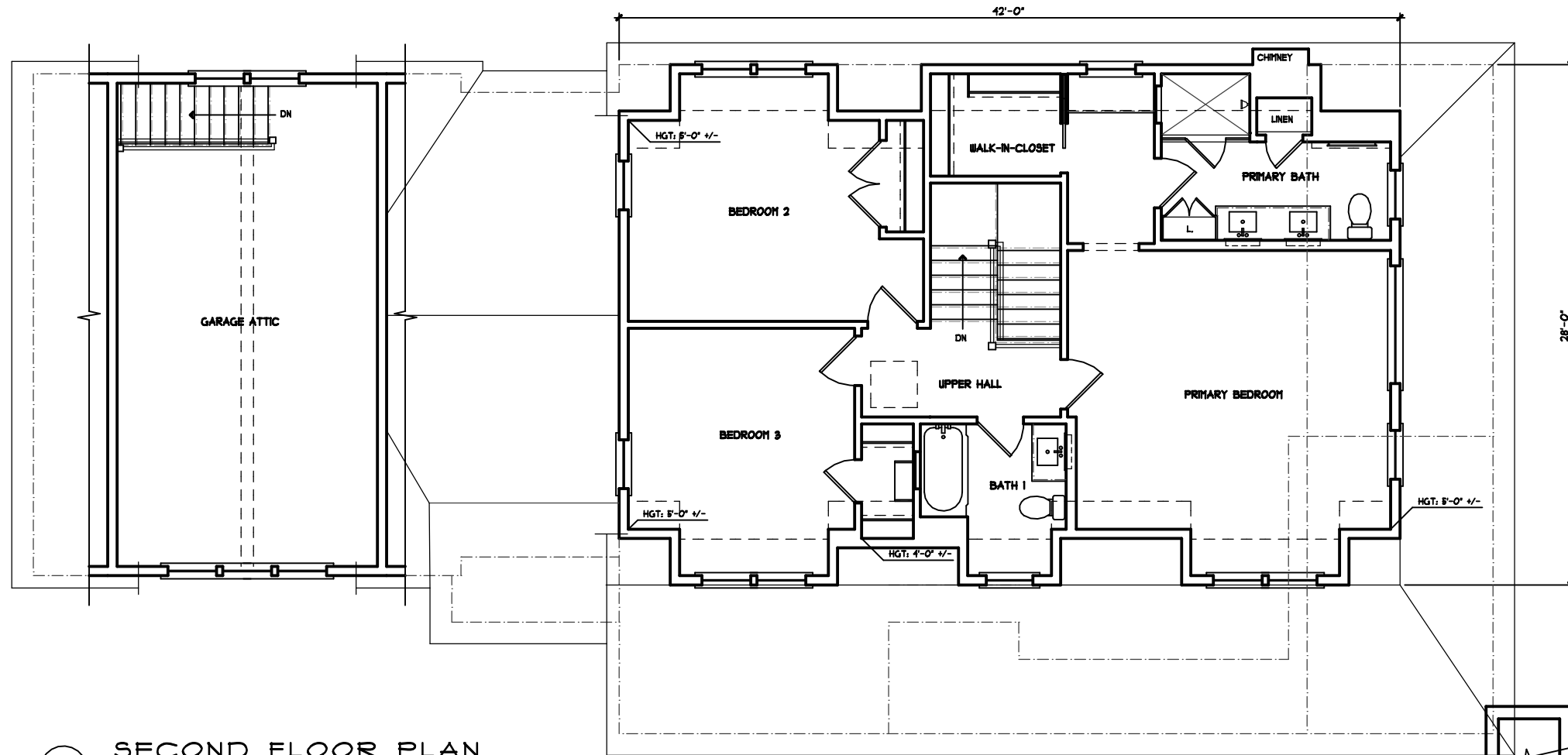
Tel 781.639.4616  
Cell 781.864.2304

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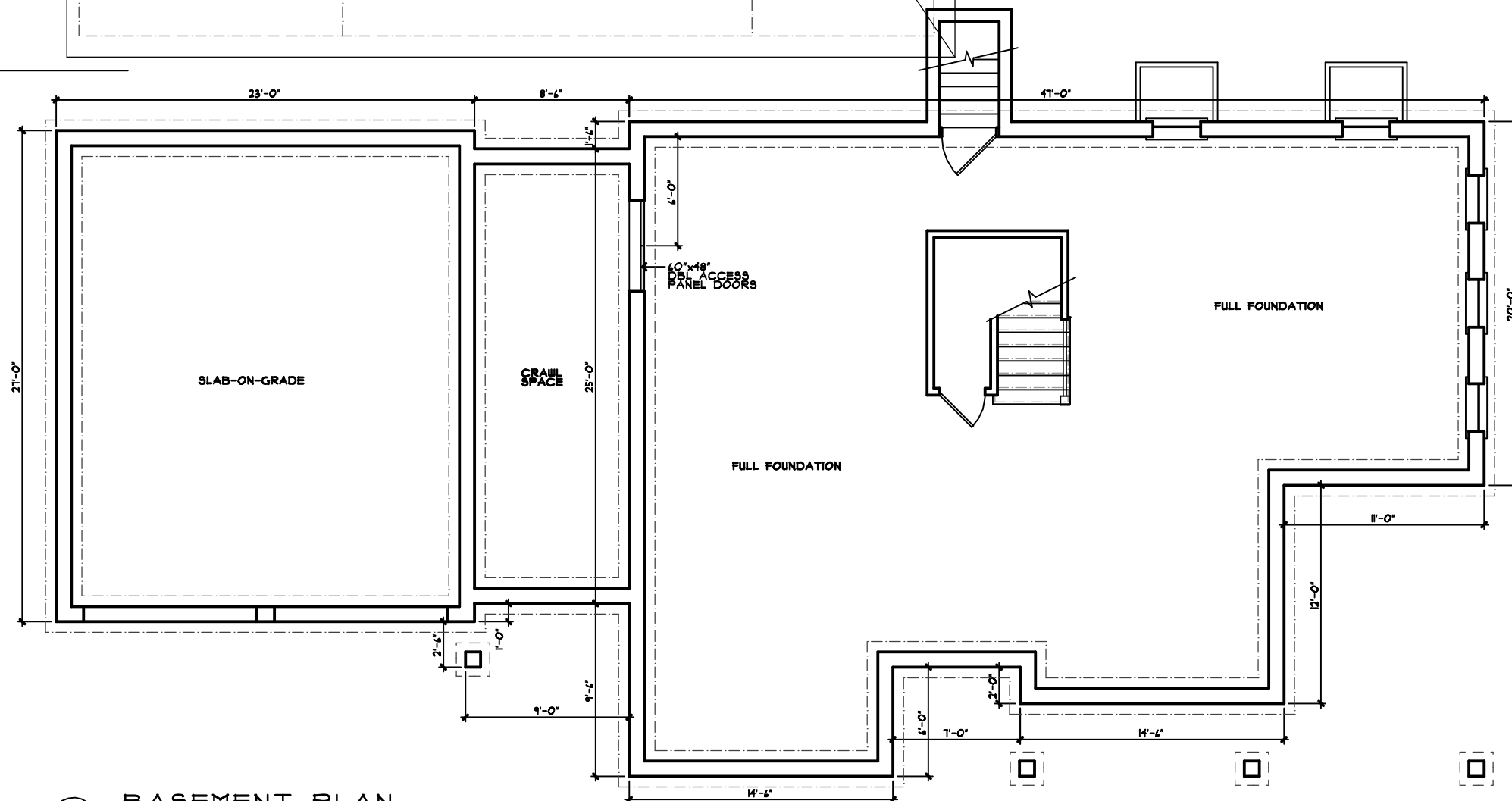
date: 02/12/24

drawn by: VLH





1 SECOND FLOOR PLAN



2 BASEMENT PLAN

ALMEIDA RESIDENCE  
14 EDMERE ROAD  
MARBLEHEAD, MASSACHUSETTS

TAPROOT  
DESIGN  
INC.

37 Birch Street  
Marblehead, MA 01945

Tel 781.639.4616  
Cell 781.864.2304

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

date: 02/12/24

drawn by: VLH

A-1b





1 EXISTING FRONT ELEVATION



2 EXISTING RIGHT SIDE ELEVATION

ALMEIDA RESIDENCE  
14 EDMERE ROAD  
MARBLEHEAD, MASSACHUSETTS

TAPROOT  
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INC.

37 Birch Street  
Marblehead, MA 01945

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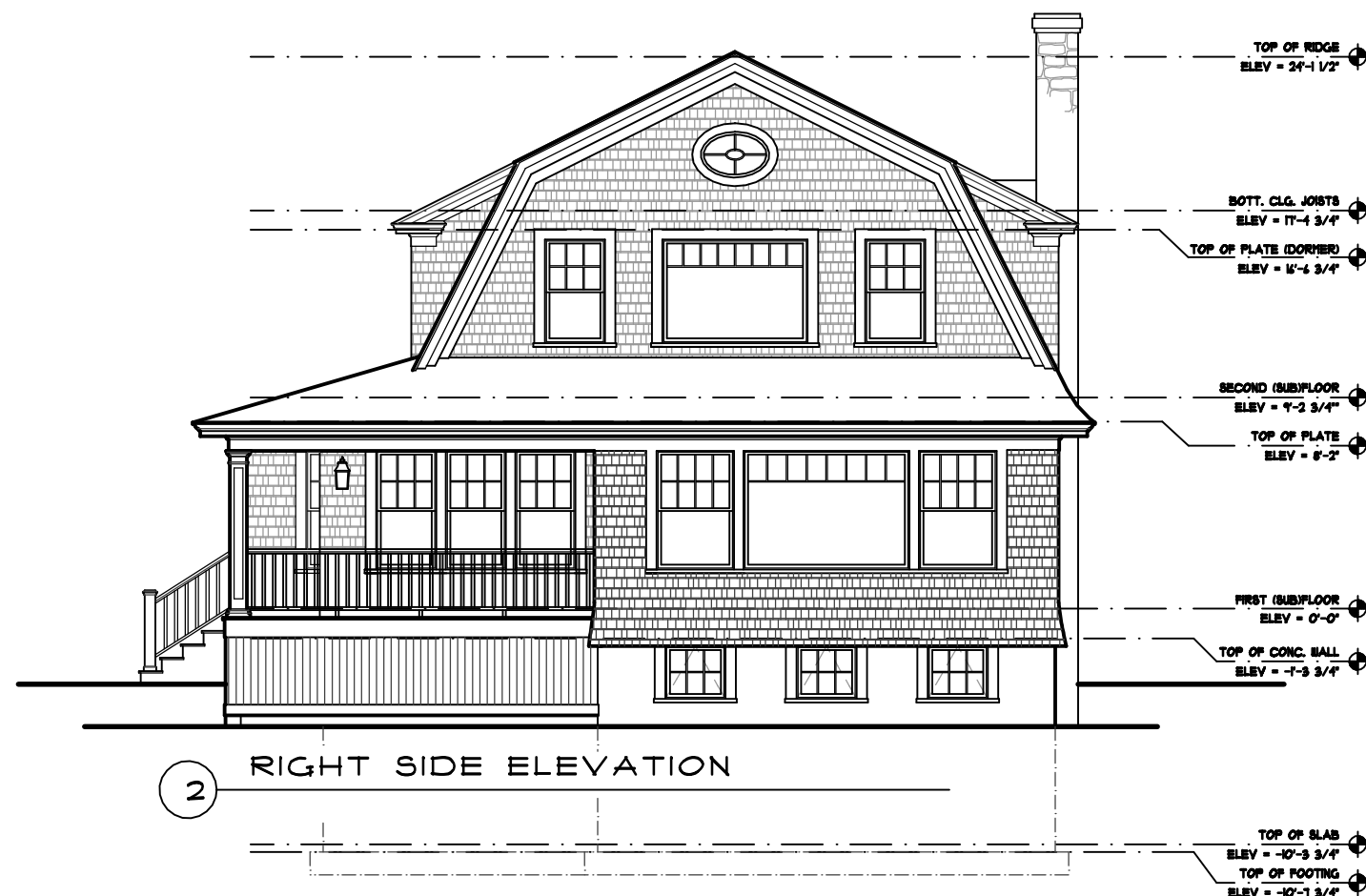
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date: 02/12/24

drawn by: VLH

EX-2





ALMEIDA RESIDENCE  
14 EDMERE ROAD  
MARBLEHEAD, MASSACHUSETTS

TAPROOT  
DESIGN  
INC.

37 Birch Street  
Marblehead, MA 01945

Tel 781.639.4616  
Cell 781.864.2304

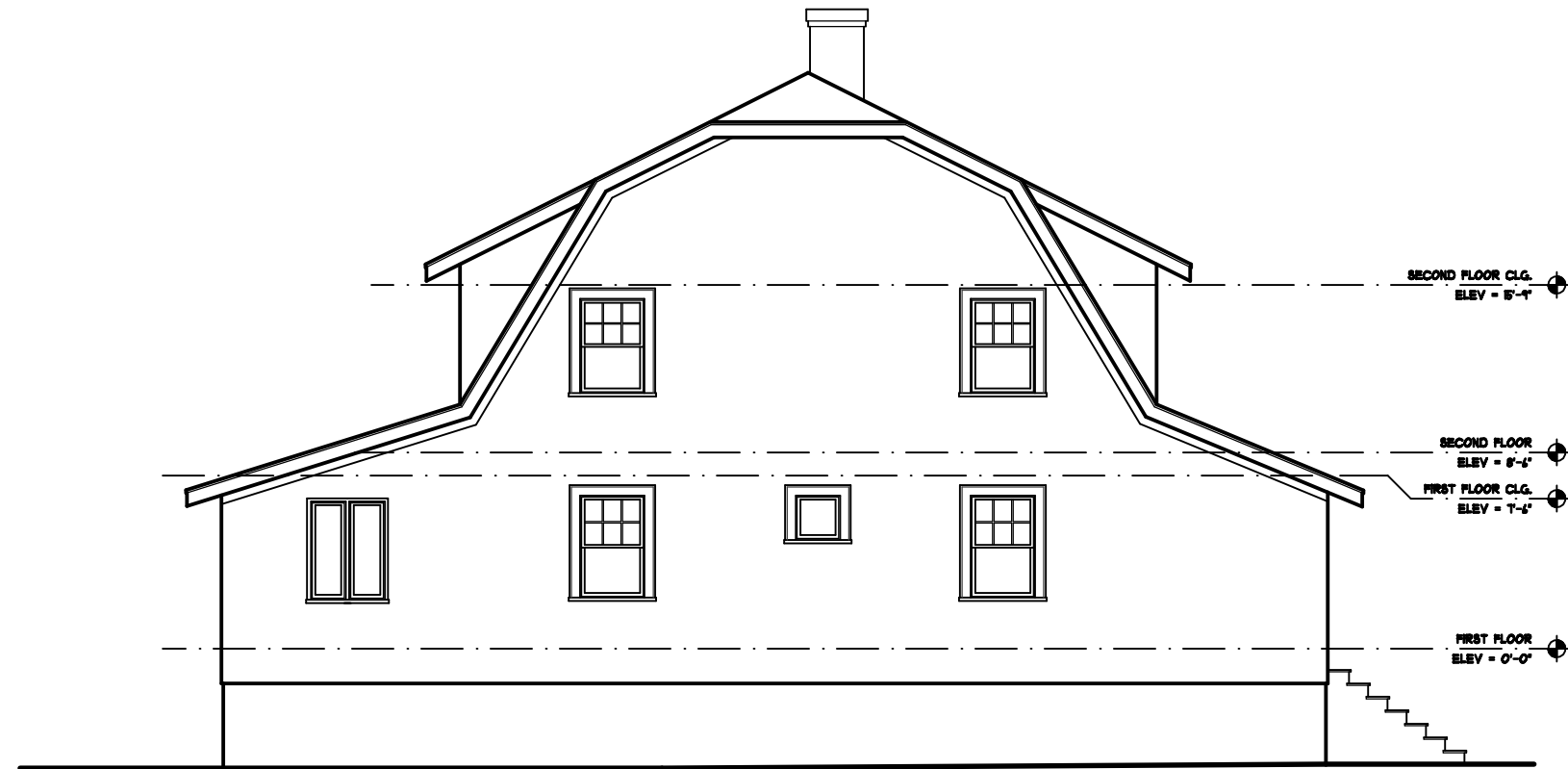
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date: 02/12/24

drawn by: VLH

A-2





1 EXISTING REAR ELEVATION



2 EXISTING LEFT SIDE ELEVATION

ALMEIDA RESIDENCE  
14 EDGEHURST ROAD  
MARBLEHEAD, MASSACHUSETTS

TAPROOT  
DESIGN  
INC.

37 Birch Street  
Marblehead, MA 01945

Tel 781.639.4616  
Cell 781.864.2304

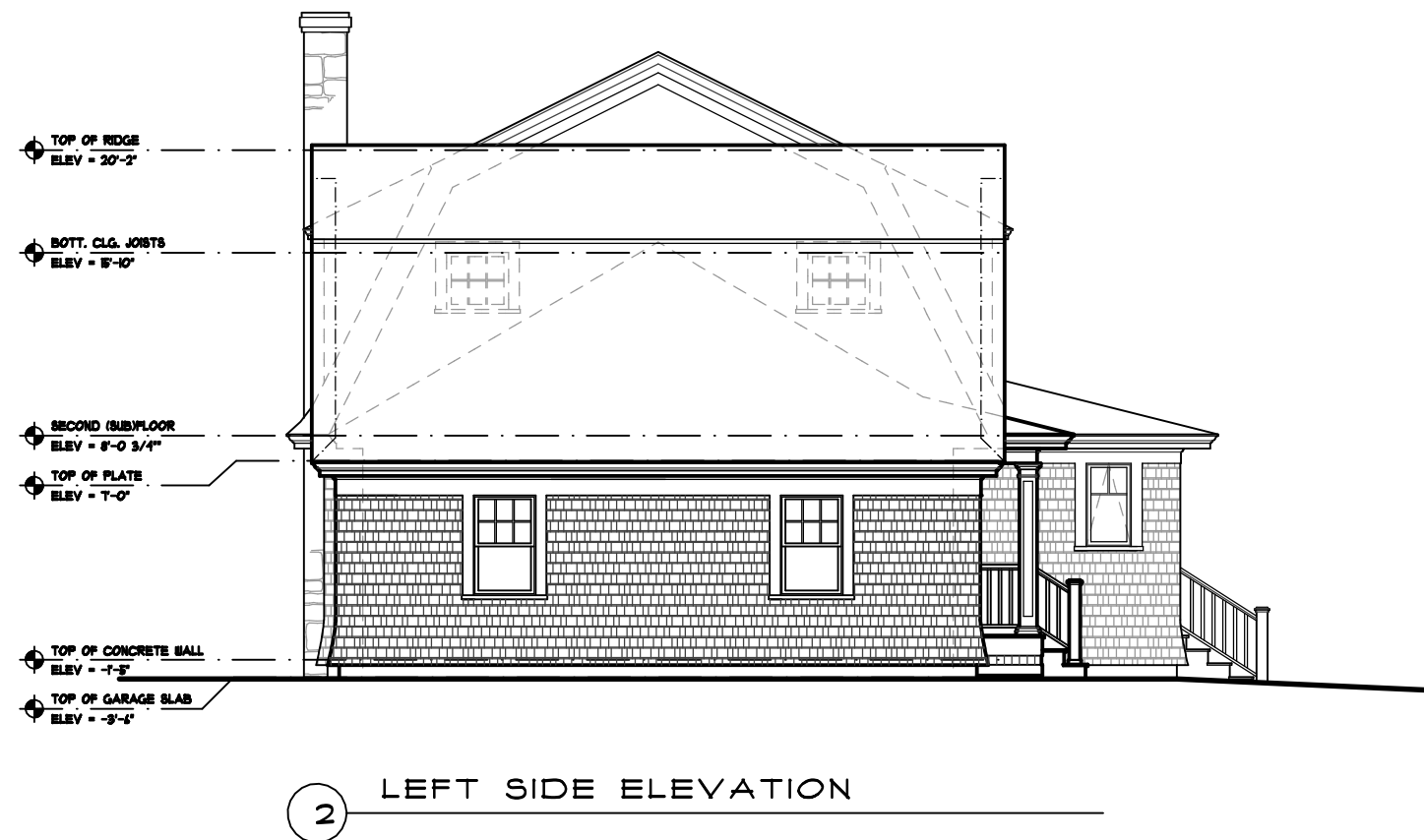
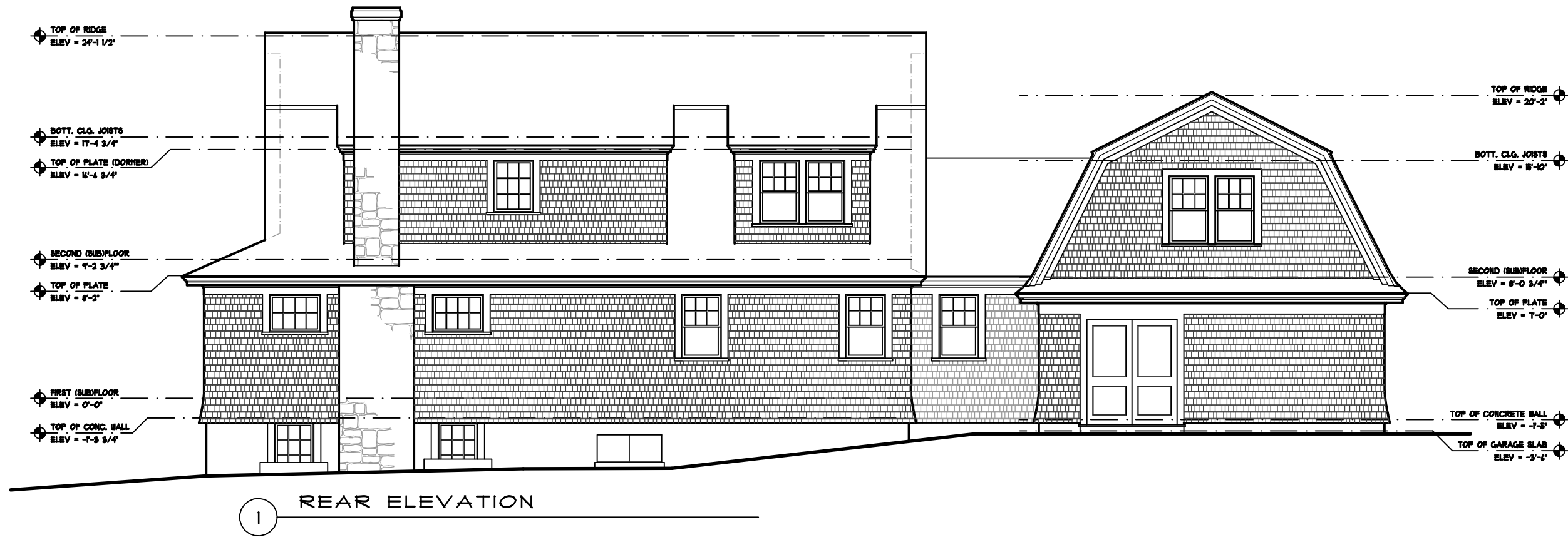
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date: 02/12/24

drawn by: VLH

EX-3





ALMEIDA RESIDENCE  
14 EDGEHURST ROAD  
MARBLEHEAD, MASSACHUSETTS

TAPROOT  
DESIGN  
INC.

37 Birch Street  
Marblehead, MA 01945

Tel 781.639.4616  
Cell 781.864.2304

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

date: 02/12/24

drawn by: VLH

A-3