

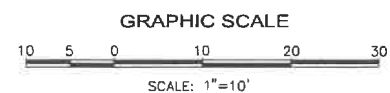
NOTES

1. THE EXISTING IMPROVEMENTS AND PROPERTY LINES SHOWN HEREON ARE THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY WHICH OCCURRED IN JUNE OF 2025.
2. HORIZONTAL AND VERTICAL DATUM ARE RELATED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83) AND THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND ARE THE RESULT OF JG LAND SERVICES GPS OBSERVATIONS, TOTAL STATION NETWORK TRAVERSING AND DIFFERENTIAL LEVELING RELATIVE TO THE SMART NET NETWORK OF GPS CORRS STATIONS.
3. LINES SHOWING DIVISION OF PRIVATE OWNERSHIP OF ABUTTING PROPERTIES ARE RELATIVE TO TOWN ASSESSOR'S RECORDS AND THEIR LOCATIONS ARE CONSIDERED TO BE APPROXIMATE.

I CERTIFY TO ATLANTIC REAL ESTATE VENTURES LLC THAT THE BUILDING AND PROPERTY LINES SHOWN HEREON ARE THE RESULT OF A SURVEY MADE ON THE GROUND TO THE NORMAL STANDARD OF CARE OF PROFESSIONAL LAND SURVEYORS PRACTICING IN MASSACHUSETTS.



JAMIE G. GAYTON, PLS No. 9524 DATE JULY 1, 2025



PREPARED BY:
JG Land Services LLC
Professional Land Surveyors
20 Washington Street
Haverhill, MA 01832



REVISIONS		
REV.	COMMENTS	DATE

SCALE: 10 FEET TO THE INCH

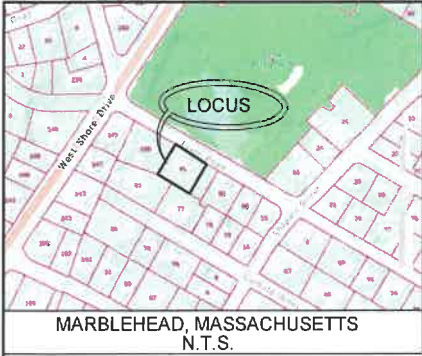
FILE NAME: 5438-98 Evans-Marblehead-PP1.dwg
FIELD BOOK NO: 5400
DRAWN BY: JGG
CHECKED BY: JGG
FIELD CHIEF: JGG
PROJECT NO: 5438

DATE: JUNE 30, 2025

SHEET 1 OF 1

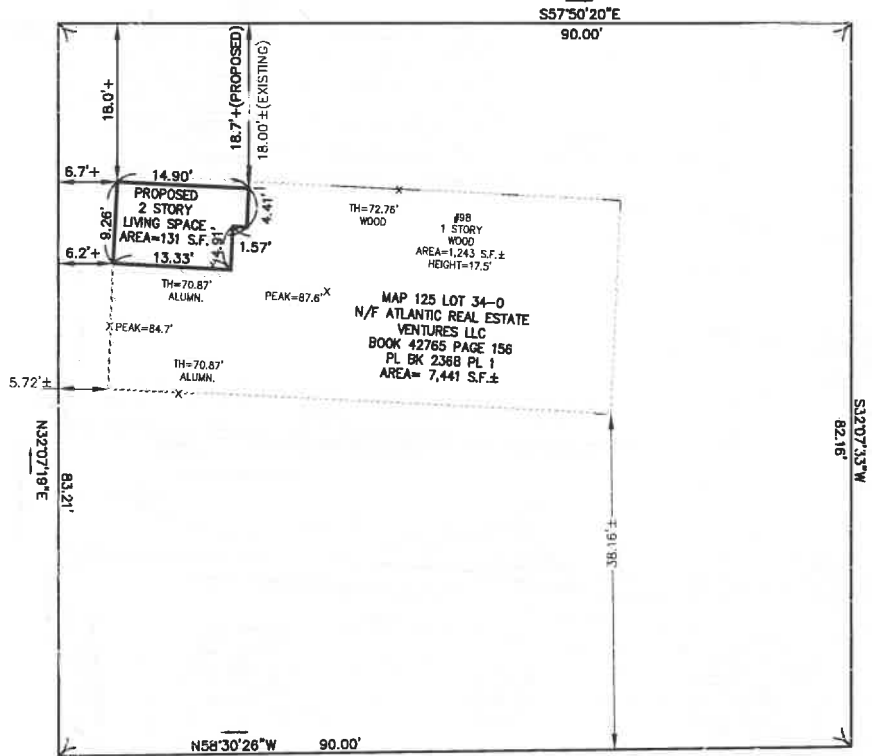
Reviewed by
Building Department
For Zoning Board
Of Appeals

PLAN OF LAND
98 EVANS ROAD
MARBLEHEAD, MASSACHUSETTS
PREPARED FOR
ATLANTIC REAL ESTATE VENTURES LLC
344 ANDOVER STREET, DANVERS, MASSACHUSETTS 01923



MARBLEHEAD, MASSACHUSETTS
N.T.S.

ZONING DISTRICT - SINGLE RESIDENCE (SR)			
CRITERIA	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA IN FEET	10,000	7,441	7,441
LOT FRONTAGE IN FEET	100	90	90
MIN. FRONT YARD IN FEET	20	18	18
MIN. SIDE YARDS IN FEET	15	5.72	5.72
MIN. REAR YARD IN FEET	15	38.16	38.16
MAX BUILDING HEIGHT IN FEET	35	17.5	17.5



NOTES

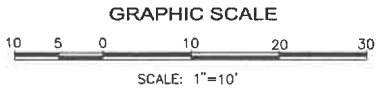
1. THE EXISTING IMPROVEMENTS AND PROPERTY LINES SHOWN HEREON ARE THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY WHICH OCCURRED IN JUNE OF 2025.
2. HORIZONTAL AND VERTICAL DATUM ARE RELATED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83) AND THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND ARE THE RESULT OF JG LAND SERVICES GPS OBSERVATIONS, TOTAL STATION NETWORK TRAVERSING AND DIFFERENTIAL LEVELING RELATIVE TO THE SMART NET NETWORK OF GPS CORS STATIONS.
3. LINES SHOWING DIVISION OF PRIVATE OWNERSHIP OF ABUTTING PROPERTIES ARE RELATIVE TO TOWN ASSESSOR'S RECORDS AND THEIR LOCATIONS ARE CONSIDERED TO BE APPROXIMATE. DATE

I CERTIFY TO ATLANTIC REAL ESTATE VENTURES LLC AND THE TOWN OF MARBLEHEAD BUILDING INSPECTOR THAT THE BUILDING AND PROPERTY LINES SHOWN HEREON ARE THE RESULT OF A SURVEY MADE ON THE GROUND TO THE NORMAL STANDARD OF CARE OF PROFESSIONAL LAND SURVEYORS PRACTICING IN MASSACHUSETTS.



JULY 22, 2025
JAMIE G. GAYTON, PLS No. 55624

Reviewed by
Building Department
For Zoning Board
Of Appeals



PREPARED BY:
JG Land Services LLC
Professional Land Surveyors
20 Washington Street
Haverhill, MA 01832



REVISIONS		
REV.	COMMENTS	DATE
1	ADD PROPOSED ADDITION	7/23/25

SCALE: 10 FEET TO THE INCH	
FILE NAME:	5438-98 Evans-Marblehead-PP2.dwg
FIELD BOOK NO.	5400
DRAWN BY:	JGG
CHECKED BY:	JGG
FIELD CHIEF:	JGG
PROJECT NO.	5438

PLAN OF LAND	
98 EVANS ROAD	
MARBLEHEAD, MASSACHUSETTS	
PREPARED FOR	
ATLANTIC REAL ESTATE VENTURES LLC	
344 ANDOVER STREET, DANVERS, MASSACHUSETTS 01923	
DATE:	JUNE 30, 2025
SHEET	1 OF 1

sheet number: _____

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98 EVANS ROAD
MARBLEHEAD, MA
ATLANTIC PROPERTY DEVELOPMENT

MAJOR REMODEL TO EXISTING SINGLE FAMILY DWELLING

project

ECKSTROM
HOME DESIGNS
RENDERING DREAMS INTO REALITY
ETHA ECKSTROM
ETHANECKSTROMHOMEDESIGNS.COM 608.987.5287
115AAR STREET SUITE 25 NORTH EASTON, MA

structural engineer:

Client approval: _____

WEDNESDAY, JULY 23, 2025 2:35:34 PM



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Building Department
For Zoning Board
Of Appeals

A-2

sheet number: _____

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98 EVANS ROAD
MARBLEHEAD, MA
ATLANTIC PROPERTY DEVELOPMENT

MAJOR REMODEL TO EXISTING SINGLE FAMILY DWELLING

1000

contractor to verify all information, schedules, and dimensions in the field prior to start of construction and shall notify Eckstrom home designs of any discrepancies, in writing

ECKSTROM
HOME DESIGNS
RENDERING DREAMS INTO REALITY
ETHAN.ECKSTROM@ECKSTROMHOMEDESIGNS.COM 510.867.6207
115 MARK STREET SUITE 26 NORTH SAFFORD, MA

issue: _____ date: _____

schematic design	
design development	
construction documents	
permit set	7/23/2025
construction set	

structural engineer.

client approval: _____

E.T.E.
drawn & checked by:

WEDNESDAY, JULY 23, 2025 2:35:35 PM

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- MAJOR REMODEL TO EXISTING SINGLE FAMILY DWELLING

98 EVANS ROAD
MARBLEHEAD, MA
ATLANTIC PROPERTY DEVELOPMENT

References

contractor to verify all information, schedules, and dimensions in the field prior to start of construction and shall notify eckstrom home designs of any discrepancies, in writing

ECKSTROM
HOME DESIGNS
RENDERING DREAMS INTO REALITY
TWIN FALLS, ID 200.857.5257
WWW.ECKSTROMHOMEDESIGNS.COM | 100 MAIN STREET SUITE 26, NORTH IDAHO, ID

Issue: _____ date: _____

schematic design	
design development	
construction documents	
permit set	7/23/2025
construction set	

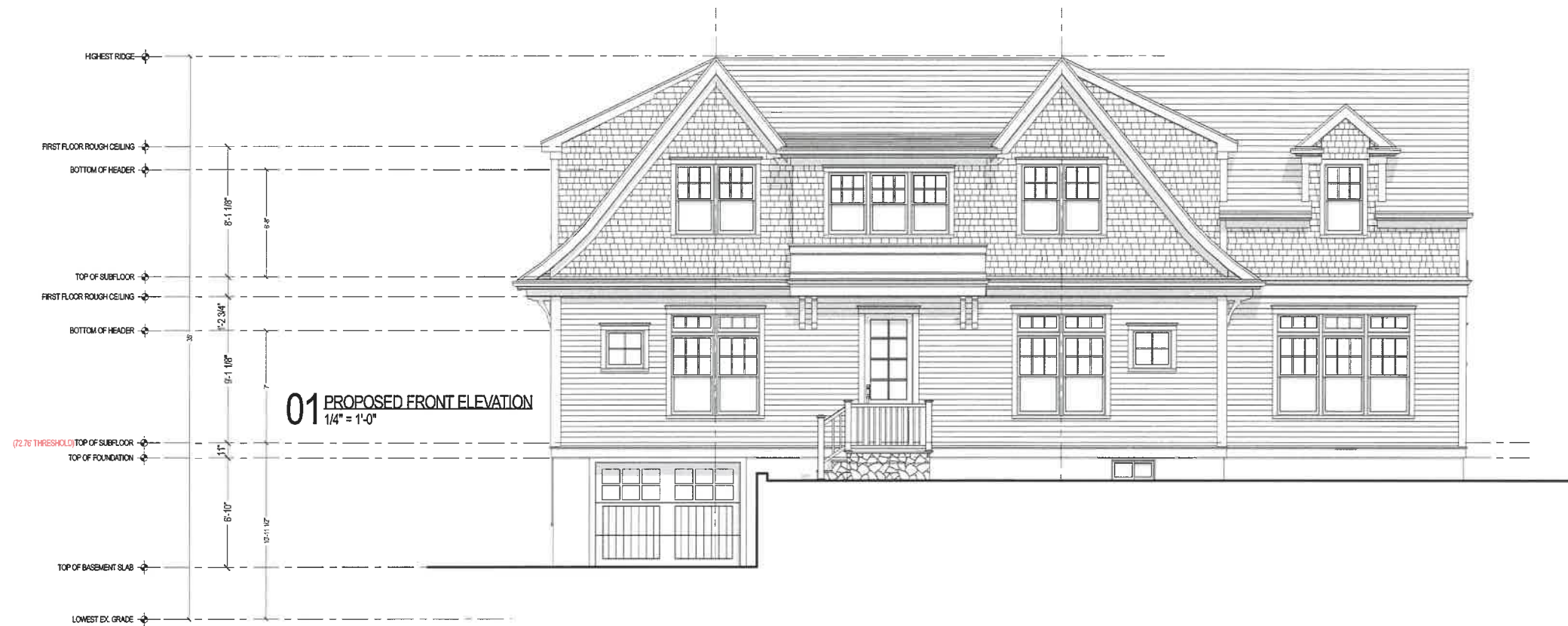
structural engineer.

Client approval: _____

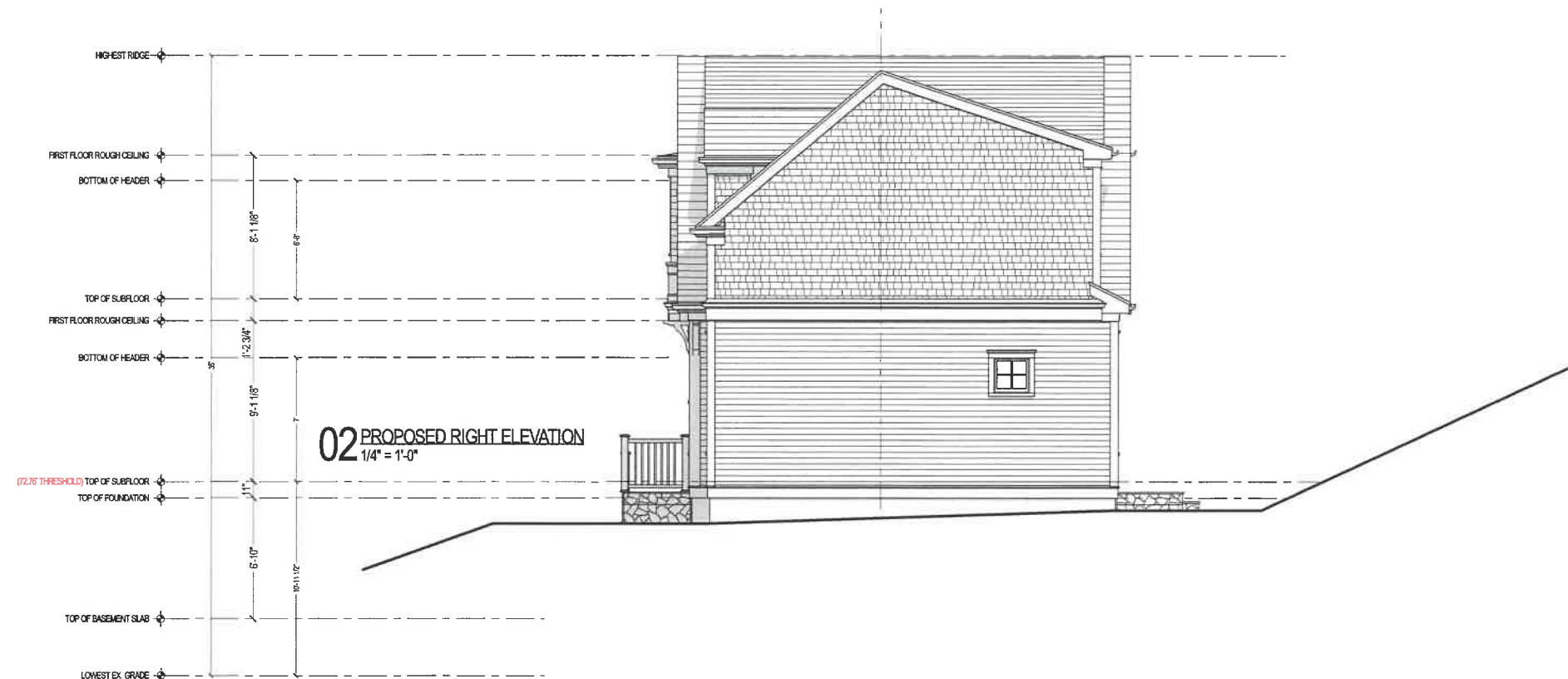
E.T.E.

Drawn & checked by:

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Building Department
For Zoning Board
Of Appeals



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98 EVANS ROAD
MARBLEHEAD, MA
ATLANTIC PROPERTY DEVELOPMENT

MAJOR REMODEL TO EXISTING SINGLE FAMILY DWELLING

purpose

contractor to verify all information, schedules, and dimensions in the field prior to start of construction and shall notify Eckstrom Home Designs of any discrepancies, in writing

ECKSTROM
HOME DESIGNS
RENDERING DREAMS INTO REALITY
E@ECKSTROM.COM
E@WHEELSOFHOMEDESIGN.COM 151MAN STREET SUITE 201 NORTH EASTON, MA 01860-1247

issue:	date:
schematic design	
design development	
construction documents	
permit set	7/23/2025
construction set	

structural engineer:

Client approval: _____

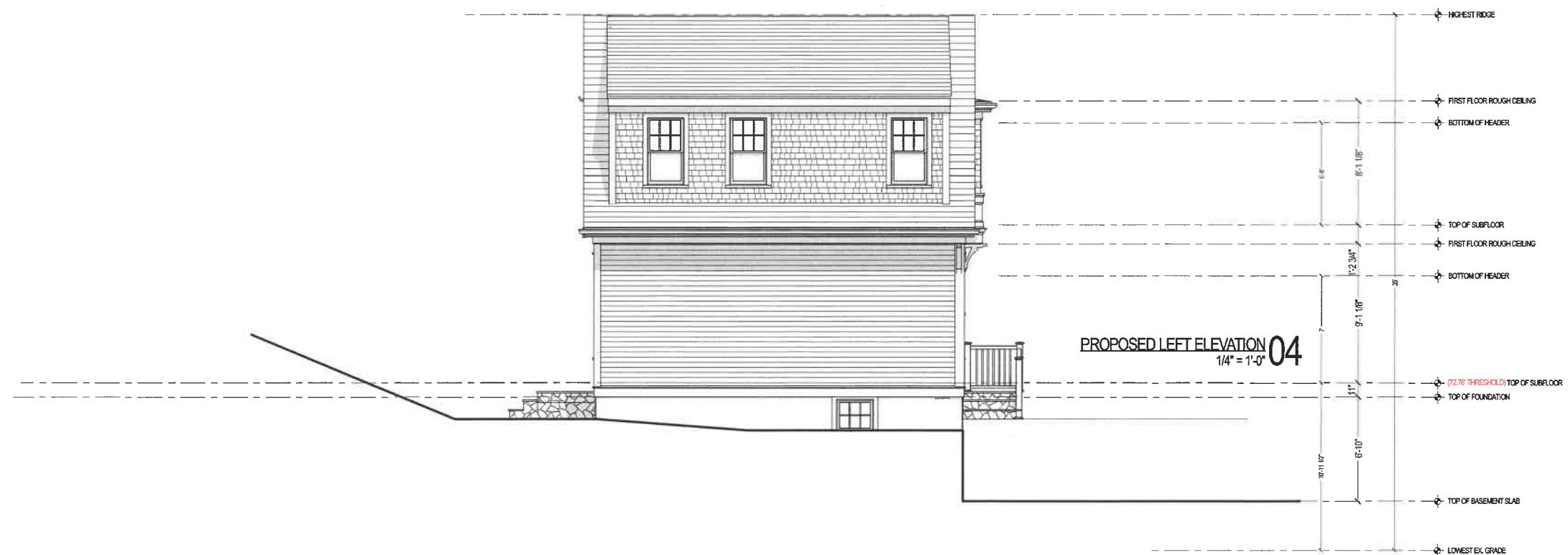
E.T.E.

drawn & checked by:

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Of Appeals



sheet number:

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98 EVANS ROAD
MARBLEHEAD, MA
ATLANTIC PROPERTY DEVELOPMENT
MAJOR REMODEL TO EXISTING SINGLE FAMILY DWELLING
project

contractor to verify all information, schedules, and dimensions in the field prior to start of construction and shall notify Eckstrom Home Designs of any discrepancies, in writing

ECKSTROM
HOME DESIGNS
RENDERING DREAMS INTO REALITY
1714A EASTGATE 100 MI 502
1714A EASTGATE 100 MI 502
115 MAIN STREET SUITE 25 NORTH EASTON MA 01940

issue: _____ date: _____

schematic design
design development
construction documents
permit set
construction set

7/23/2025

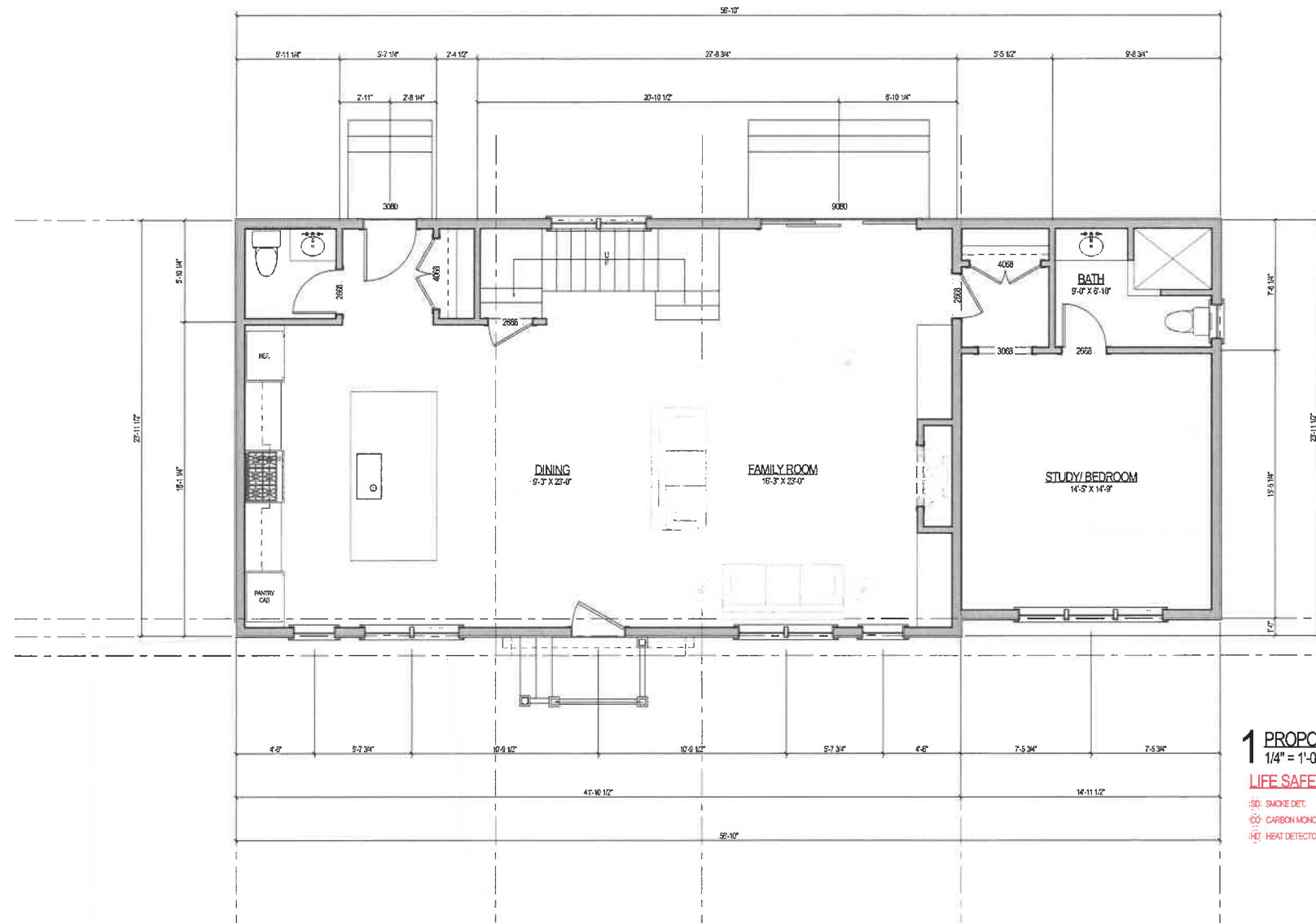
structural engineer:

Client approval: _____

E.T.E.

Drawn & checked by:

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Building Department
For Zoning Board
Of Appeals

1 PROPOSED FIRST FLOOR PLAN
1/4" = 1'-0" 1347 SQ FT

LIFE SAFETY LEGEND

- SD SMOKE DET.
- CO CARBON MONOXIDE
- HD HEAT DETECTOR

[illegible]

98 EVANS ROAD
MARBLEHEAD, MA
ATLANTIC PROPERTY DEVELOPMENT

MAJOR REMODEL TO EXISTING SINGLE FAMILY DWELLING

ECKSTROM
HOME DESIGNS
RENDERING DREAMS INTO REALITY
ETW@ECKSTROMDESIGNS.COM | 858.887.2257
ETW@ECKSTROMDESIGNS.COM | 858.887.2257

issue:	date:
<hr/>	
schematic design	
design development	
construction documents	
permit set	7/23/2025
construction set	

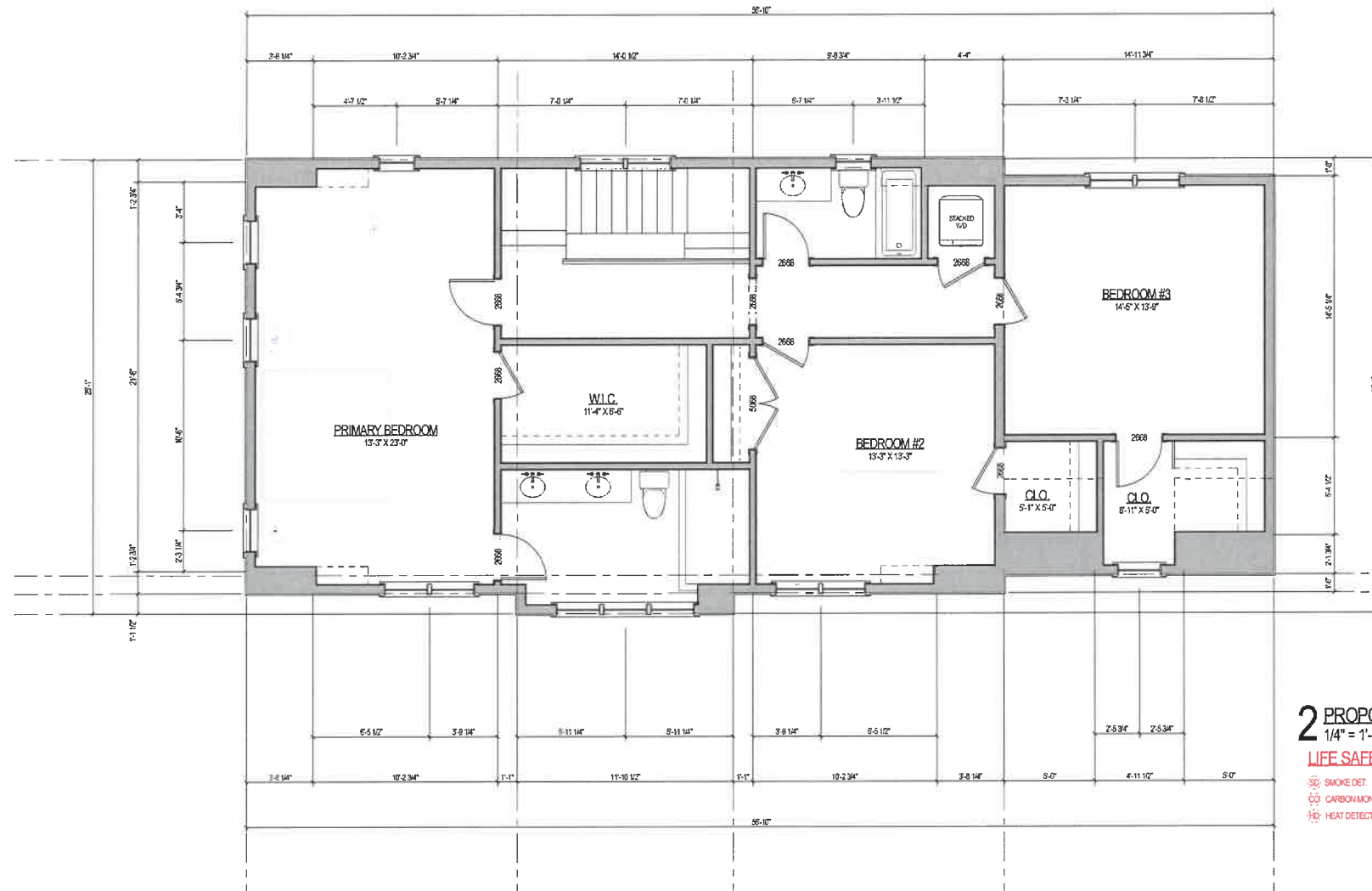
structural engineer.

client approval:

E.T.E.

drawn & checked by:

WEDNESDAY, JULY 23, 2025 2:35:36 PM



2 PROPOSED SECOND FLOOR PLAN
1/4" = 1'-0" 1345 SQ FT
LIFE SAFETY LEGEND

SD: SMOKE DET.
CO: CARBON MONOXIDE
HD: HEAT DETECTOR