

WJa

Walter Jacob architects

PROJECT TEAM

CLIENT
Richard Schenkel & Annie Dempsey
349 Ocean Avenue
Marblehead, MA 01945

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14 Brown St
Salem, MA 01970
t: 978.744.4800
e: northshoresurvey@outlook.com

PROJECT LOCATION

349 Ocean Ave
Marblehead, MA 01945

PROJECT DESCRIPTION

This project includes the demolition of an existing single family dwelling and the construction of a new single family dwelling.

ZONING INFORMATION

Zoning District: Expanded Single Residence / Shoreline Expanded Single Residence

	REQUIRED	EXISTING	PROPOSED
LOT AREA	35,000 sf	± 79,000 sf	± 79,000 sf
FRONTAGE	100'	182.99'	182.99'
FRONT SETBACK	20'	36.7'	31.6'
SIDE SETBACK	15/25'	25.0'	± 25.0'/27.7'
REAR SETBACK *from mean high water	25'	±298' *	±290' *
HEIGHT/STORIES	30'	51'	±52.5'

ABBREVIATIONS:

ALUM.	aluminum
CLR	clear
CT	ceramic tile
DF	douglas fir
EXIS	existing
ETR	existing to remain
FDN	foundation
FEC	fire extinguisher cabinet
GFI	ground fault interrupt
GWB	gypsum wall board
HVAC	heating ventilation & air conditioning (equipment)
LCC	lead coated copper
MEP	mechanical electrical & plumbing
MFR	manufacturer
MIN.	minimum
MTL	metal
NTS	not to scale
O.C.	on center
O.H.	(roof) overhang
PSF	pounds per square foot
PT	pressure treated
PTD	painted
REF	refer
RCP	reflected ceiling plan
R.O.	rough opening
STL.	steel
T&G	tongue and groove
VIF	verify in field
WD	wood
WP	working point

SYMBOLS

	INTERIOR ELEVATION
	EXTERIOR ELEVATION REFERENCE
	SECTION MARKER
	SECTION DETAIL
	NORTH ARROW
	DOOR AND DOOR DIMENSION (WIDTH & HEIGHT)
	REVISION TO DRAWING
	DETAIL MARKER
	NEW WALL
	EXISTING WALL TO REMAIN
	WALL TO BE DEMOLISHED
	ROOM/AREA DESIGNATION
	PARTITION TYPE
	WINDOW TAG
	DIMENSION STRING
	CENTERLINE
	SMOKE DETECTOR - HARDWIRED
	CARBON MONOXIDE DETECTOR
	HEAT DETECTOR - HARDWIRED
	FIRE EXTINGUISHER CABINET

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781.631.7440

Private Residence

349 Ocean Avenue, Marblehead, MA 01945

CS.1

scale
drawn
checked
project

as shown
HRG, EBA
AWJ
2023-030

date	revision



Cover Sheet & Project Information
08.09.24 Marblehead Planning Board

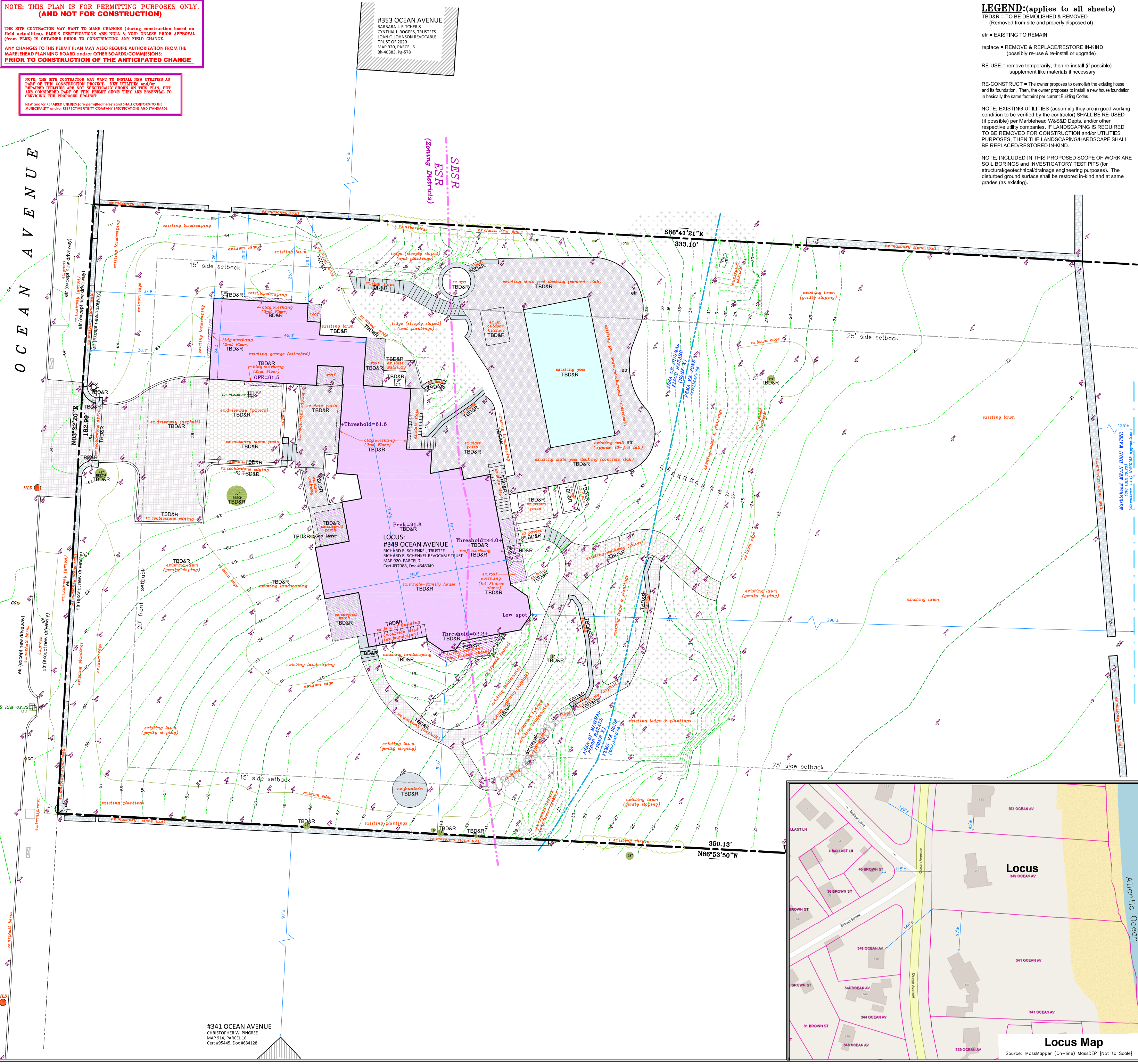
NOTE: THIS PLAN IS FOR PERMITTING PURPOSES ONLY.
(AND NOT FOR CONSTRUCTION)

THE SITE CONTRACTOR MAY WANT TO MAKE CHANGES (during construction based on field actualities). PLD's CERTIFICATIONS ARE NULL & VOID UNLESS PRIOR APPROVAL (from PLD) IS OBTAINED PRIOR TO CONSTRUCTING ANY FIELD CHANGE.

ANY CHANGES TO THIS PERMIT PLAN MAY ALSO REQUIRE AUTHORIZATION FROM THE MARBLEHEAD PLANNING BOARD AND/OR OTHER BOARDS/COMMISSIONS PRIOR TO CONSTRUCTION OF THE ANTICIPATED CHANGE.

NOTE: THE SITE CONTRACTOR MAY WANT TO INSTALL NEW UTILITIES AS PART OF THIS CONSTRUCTION PROJECT. NEW UTILITIES AND/OR REPAIRED UTILITIES ARE NOT SPECIFICALLY SHOWN ON THIS PLAN, BUT ARE CONSIDERED PART OF THIS PERMIT SINCE THEY ARE ESSENTIAL TO SERVING THE PROPOSED PROJECT.

NEW AND/OR REPAIRED UTILITIES (see permitted items) SHALL CONFORM TO THE MUNICIPALITY AND/OR RESPECTIVE UTILITY COMPANY SPECIFICATIONS AND STANDARDS.



LEGEND:(applies to all sheets)

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

etr = 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 house and its foundation. Then, the owner proposes to install a new house foundation in basically the same footprint per current Building Codes.

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 grades (as existing).

NOTES (applies to all sheets)

1. LOCUS IS SHOWN ON MARBLEHEAD ASSESSORS MAP 220, LOT 7. TOPOGRAPHY PER NORTH SHORE SURVEY CORP. (NSSC) ON-THE-GROUND FIELD SURVEY (June, 2024). DEED REFERENCE (REGISTERED AT THE ESSEX COUNTY REGISTRY OF DEEDS): CERTIFICATE #97088, DOCUMENT #648049.

2. THE SITE PRESENTLY INCLUDES A SINGLE-FAMILY HOUSE, GARAGE (attached), DRIVEWAY, SEAWALL, RETAINING WALLS (landscape walls), LAWN TERRACES, WALKWAYS & STEPS, PATIOS, POOL, POOL DECKING, UTILITIES AND LANDSCAPING.

3. ELEVATIONS (shown on this plan) ARE BASED ON NAVD'88 (datum).

4. LAND SUBJECT TO COASTAL STORM FLOWAGE (LSCSF) 310 QMR 10.04 "MEANS LAND SUBJECT TO ANY INUNDATION CAUSED BY COASTAL STORMS UP TO AND INCLUDING THAT 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-FOOT (or greater) ON TOP OF THE STILLWATER ELEVATION (for building code purposes and determination of flood insurance rates) IS LISTED AS ELEVATION 35 (for issue using NAVD'88 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 (seawall) 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 issue) SFHA WAS DIGITIZED BY NSSC USING BEST-FIT FIXED FEATURES FROM THE ERSI AERIAL MAP FEMA FIRM PANEL #25009C052G DATED JULY 16, 2014. PLD IS UNAWARE OF DATA FOR SURGE OF RECORD. PLD IS UNAWARE OF DATA FOR STORM OF RECORD.

UNSHADED X-ZONE (and/or C-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 PENETRATING RADAR (GPR) SERVICE WAS NOT USED IN THE PREPARATION OF THIS PLAN. ELECTRICAL/MAGNETIC TRACING METHODS WERE ALSO NOT USED IN THE PREPARATION OF THIS PLAN. THE LOCATIONS OF EXISTING UNDERGROUND UTILITY LINES SHOWN ON THIS PLAN ARE APPROXIMATE BASED ON A COMPILED OR 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).

PLD 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-SAFE AND VERIFY LOCATIONS OF ALL UTILITY LINES WITHIN THE PROJECT AREA. PLD ASSUMES NO RESPONSIBILITY (or LIABILITY) FOR ANY BROKEN (or DAMAGED) UTILITY LINES 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. PLD ASSUMES CONTRACTOR TO PERFORM HIGH QUALITY WORKMANSHIP AND STRUCTURES (including buildings, walls and foundations) ARE BUILT TO LAST. THEREFORE, PLD 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 (PLD) 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 CONFIRMATION FROM THE BUILDING INSPECTOR PRIOR TO ANY DESIGN AND/OR CONSTRUCTION. VARIANCES AND/OR VARIATIONS MAY BE REQUIRED (BASED UPON THE OPINION OF THE BUILDING INSPECTOR). NOTE: DETAILED MEASUREMENTS OF STRUCTURES ARE NECESSARY IN ORDER TO PREPARE CONSTRUCTION DOCUMENTS.

EXISTING
CONDITIONS
SURVEYED PLAN of LAND
(with Demolition Notes)

SITE PLAN APPLICATION
to the
Marblehead Planning Board

for the demolition of an existing house
and for the construction of a new
House
(built mostly on top of the existing house footprint) and
Site Work & Landscaping

#349 Ocean Avenue
Marblehead, MA

Datum: NAVD'88

August 13, 2024

Plan Scale: 1" = 20'

Sheet 1 of 2

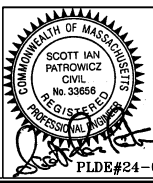
PATROWICZ

LAND DEVELOPMENT ENGINEERING

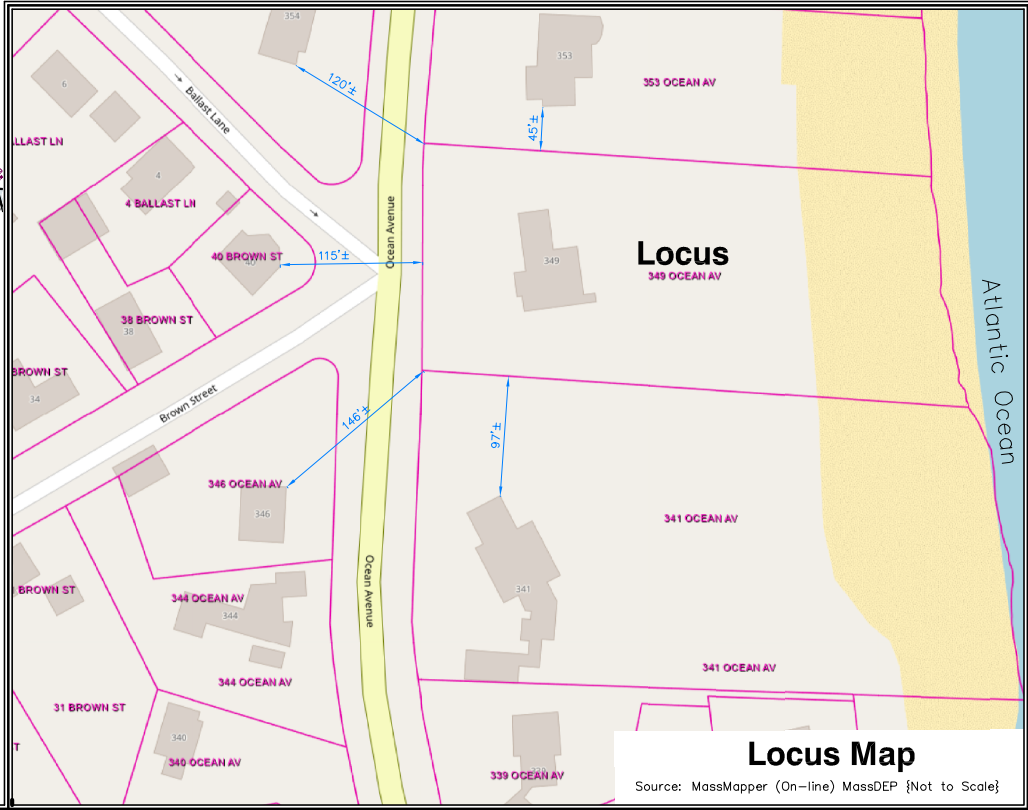
14 Brown Street, Salem, MA 01970

(978) 836-6400

scott.patrowicz@verizon.net



PLD#24-09



ZONING DISTRICT: SESR & ESR			
(Expanded Single-Residence and Shoreline Expanded Single-Residence)			
	REQUIRED:	EXISTING:	PROPOSED:
LOT AREA	35,000±SF	79,000±SF***	79,000±SF***
FRONTAGE	100 feet	182.99 feet	182.99 feet
FRONT YARD	20 feet	36.7±feet	31.6±feet
SIDE YARD*	25 feet	25.0 feet	25.0/7±feet
REAR YARD****	25 feet	298±feet	290±feet
BLDG. HEIGHT**	30 feet	51 feet	52.5±feet

* 25 feet = required waterfront setback (applies for this project)
** measured from lowest point (existing or proposed elevation, whichever is lower, to be confirmed by the Marblehead Building Inspector)
*** Lot area is measured to Mean High Water
**** Measured from Mean High Water

BALLAST
LANE

BROWN
STREET

OCEAN AVENUE

#353 OCEAN AVENUE
BARBARA J. FLETCHER &
CYNTHIA J. ROGERS, TRUSTEES
JOAN C. JOHNSON REVOCABLE
TRUST OF 2020
MAP 920, PARCEL 6
88-40385, Pg. 578

SESR
ESR
(Zoning Districts)

#349 OCEAN AVENUE
RICHARD B. SCHENKEL TRUSTEE
RICHARD B. SCHENKEL REVOCABLE TRUST
MAP 920, PARCEL 7
Cert #97088, Doc #648049

SESR
ESR
(Zoning Districts)

#341 OCEAN AVENUE
CHRISTOPHER W. PINGREE
MAP 914, PARCEL 10
Cert #95445, Doc #634128

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PRIOR TO CONSTRUCTION OF THE ANTICIPATED CHANGE

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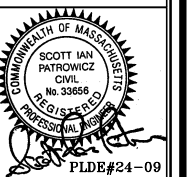
SITE PLAN PROPOSED SCOPE of WORK

SITE PLAN APPLICATION
to the
Marblehead Planning Board
for the demolition of an existing house
and for the
construction of a new

House
(built mostly on top of the existing house footprint) and
Site Work & Landscaping
#349 Ocean Avenue
Marblehead, MA

Datum: NAVD'88

August 13, 2024
Plan Scale: 1" = 20'
Sheet 2 of 2
PATROWICZ
LAND DEVELOPMENT ENGINEERING
14 Brown Street, Salem, MA 01970
(978) 836-6400
scott.patrowicz@verizon.net



GRAPHIC SCALE (in feet)
1 inch = 20 feet

scale
drawn
checked
project

as shown
HRG, EBA
AWJ
2023-030

date	revision



EXISTING HOUSE
FRONT PERSPECTIVE (FROM OCEAN AVENUE)



EXISTING HOUSE
FRONT PERSPECTIVE (FROM OCEAN AVENUE)

**EXISTING DWELLING TO
BE DEMOLISHED IN ITS
ENTIRETY**



EXISTING HOUSE
REAR PERSPECTIVE



EXISTING SWIMMING POOL & PATIO
(TO BE DEMOLISHED)

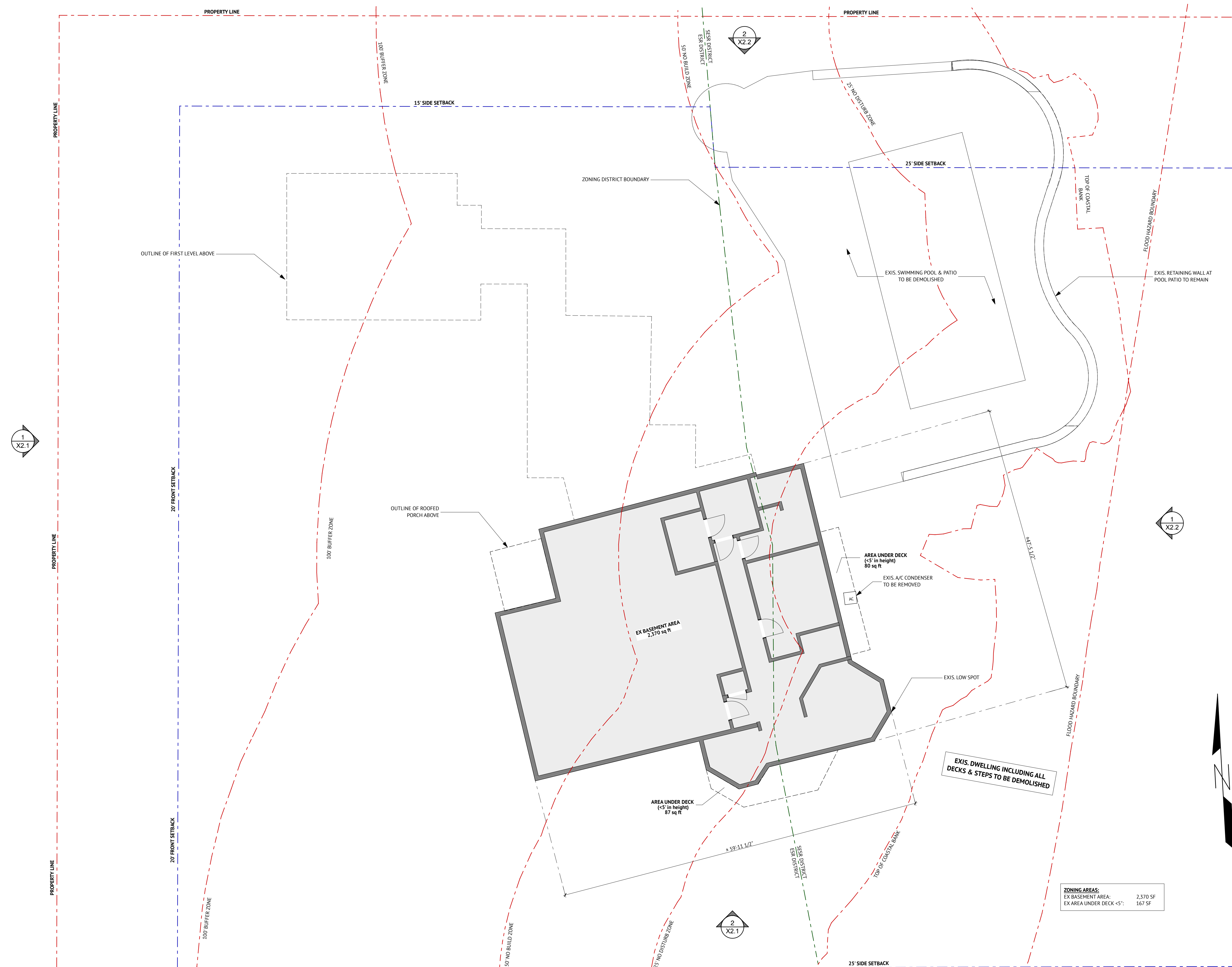
Private Residence

349 Ocean Avenue, Marblehead, MA 01945

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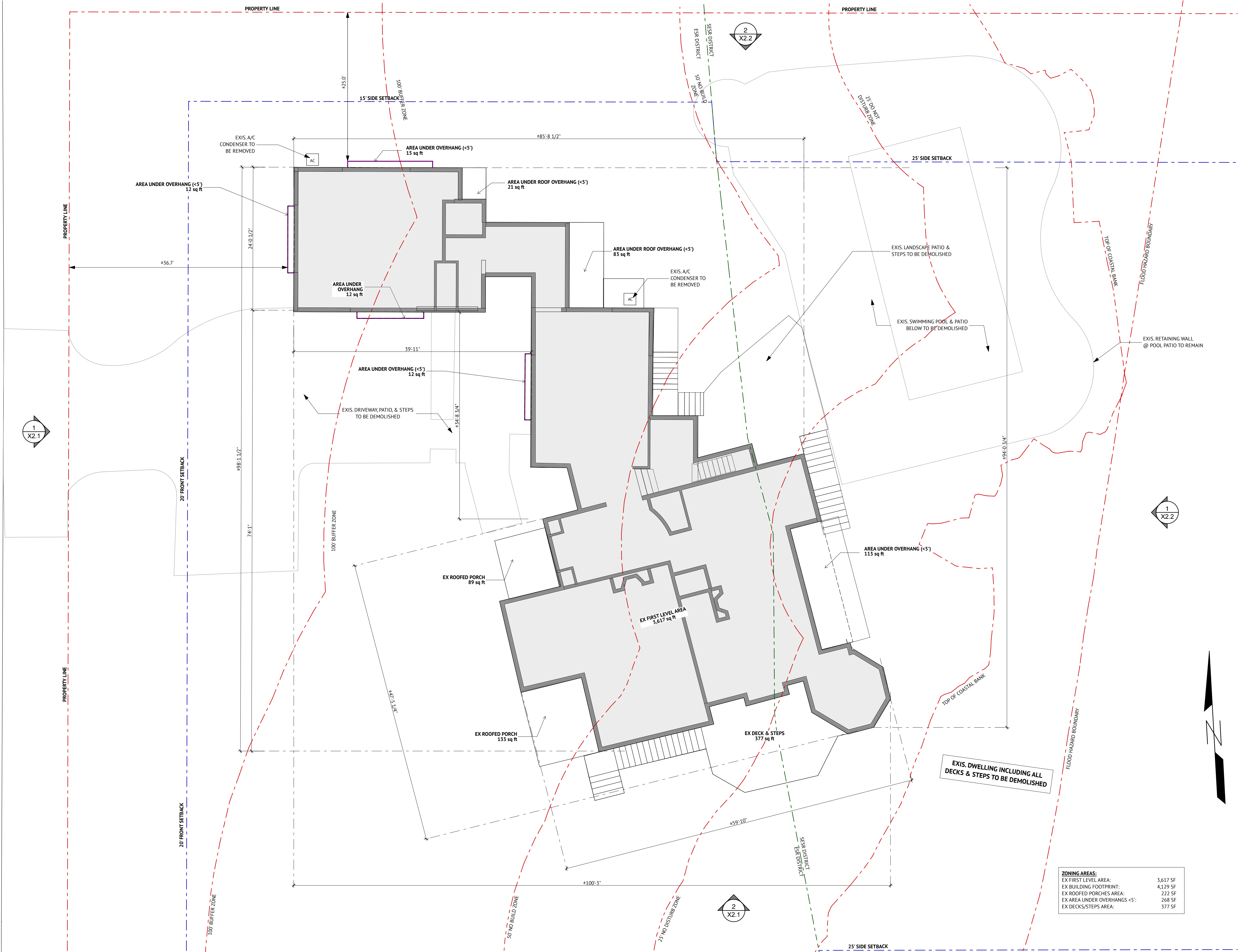
Private Residence

349 Ocean Avenue, Marblehead, MA 01945



Existing First Level Plan.06.05.24_349 Ocean Ave.8/9/24

O C E A N A V E N U E



ZONING AREAS:	
EX FIRST LEVEL AREA:	3,617 SF
EX BUILDING FOOTPRINT:	4,129 SF
EX ROOFED PORCHES AREA:	222 SF
EX AREA UNDER OVERHANGS <5':	268 SF
EX DECKS/STEPS AREA:	377 SF

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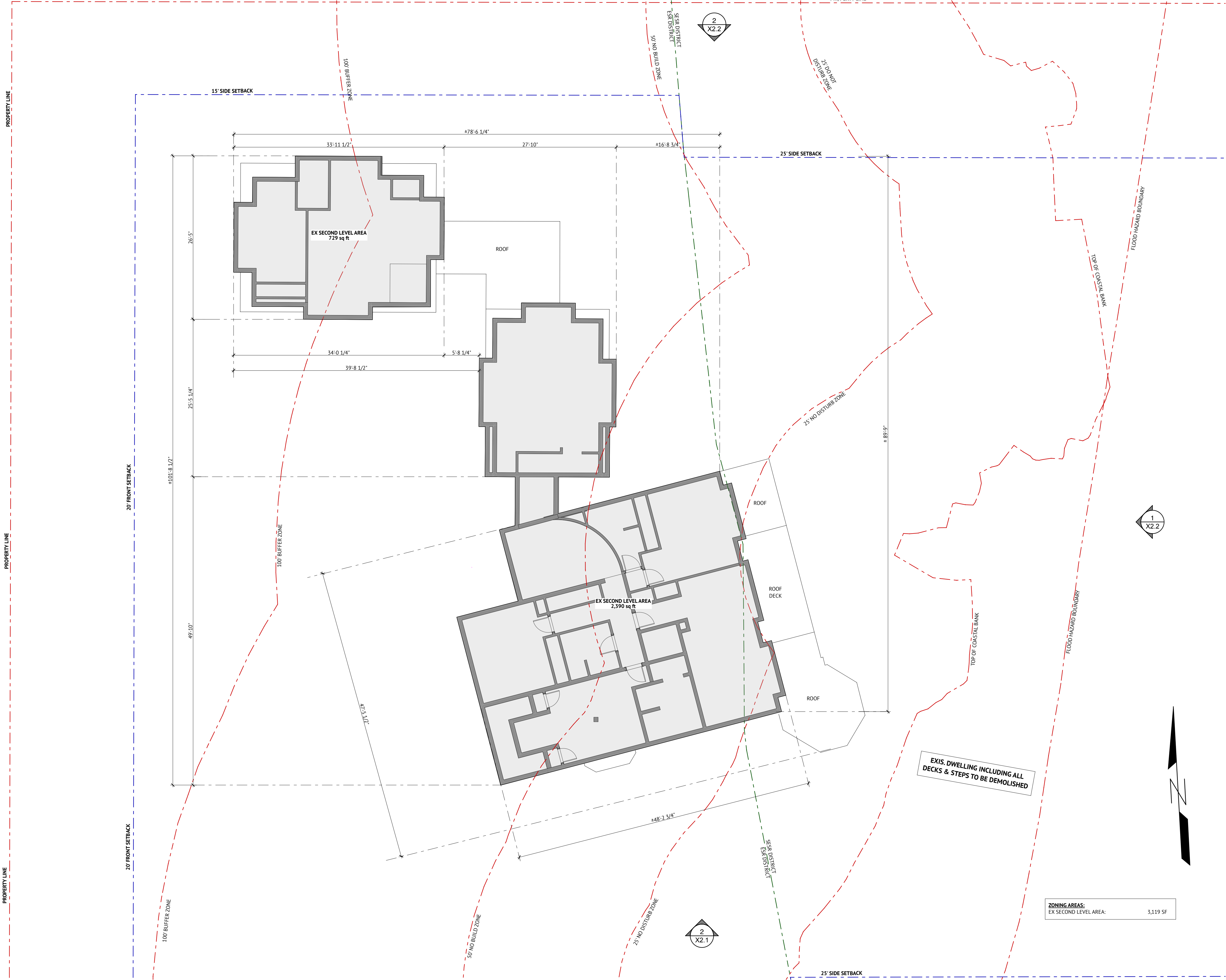
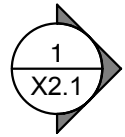
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checked
project

as shown
HRG, EBA
AWJ
2023-030

X1.1

Existing Second Level Plan 08.09.24, 349 Ocean Ave., 8/9/24



1

Existing Second Level Plan

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

Existing Second Level Plan

08.09.24 Marblehead Planning Board

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Private Residence

349 Ocean Avenue, Marblehead, MA 01945

date

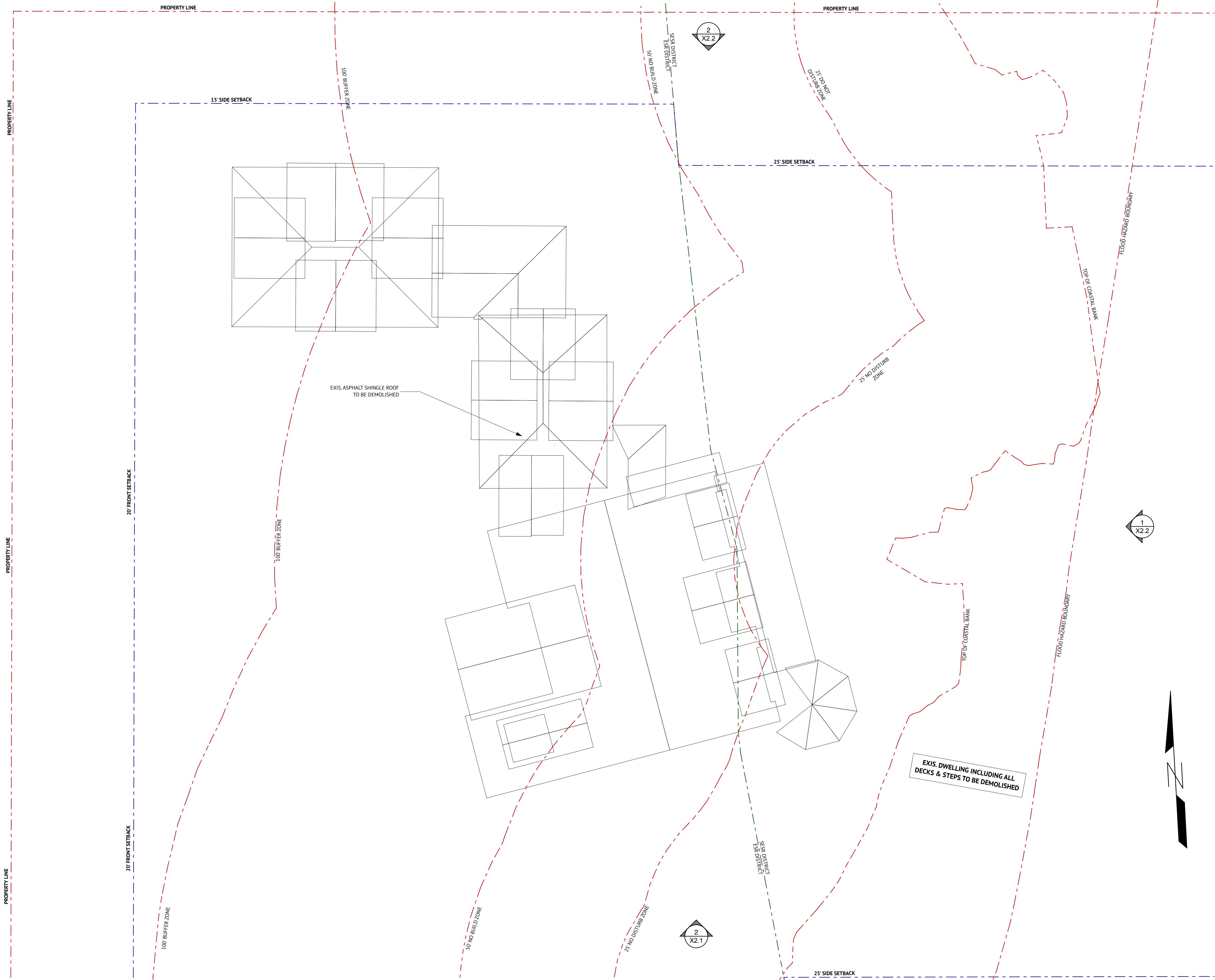
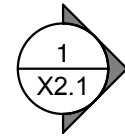
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project

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2023-030

X1.2

Existing Roof Plan 08.05.24, 349 Ocean Ave, 8/9/24



1 Existing Roof Plan
SCALE: 1/8" = 1'-0"

Existing Roof Plan

08.09.24 Marblehead Planning Board

Walter Jacob Architects LTD
3 Pleasant Street
Marblehead, MA 01945
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Private Residence

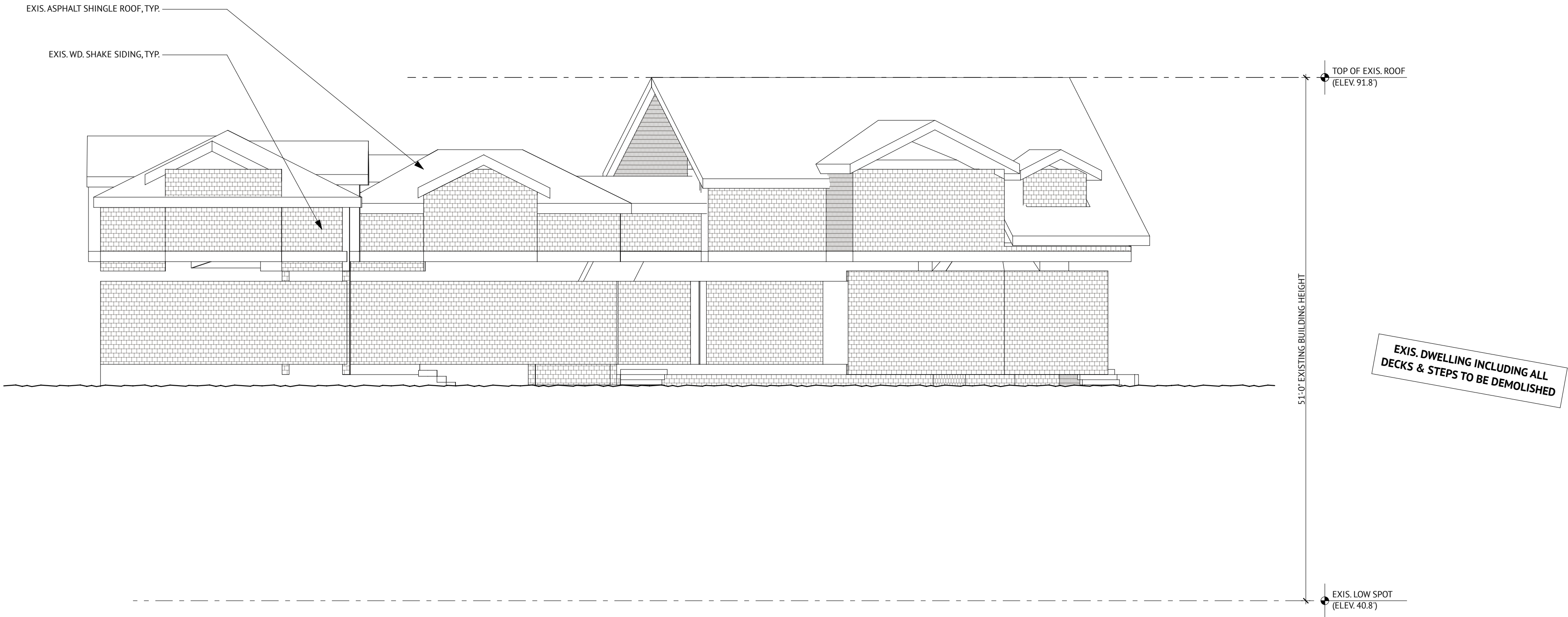
349 Ocean Avenue, Marblehead, MA 01945

date	revision

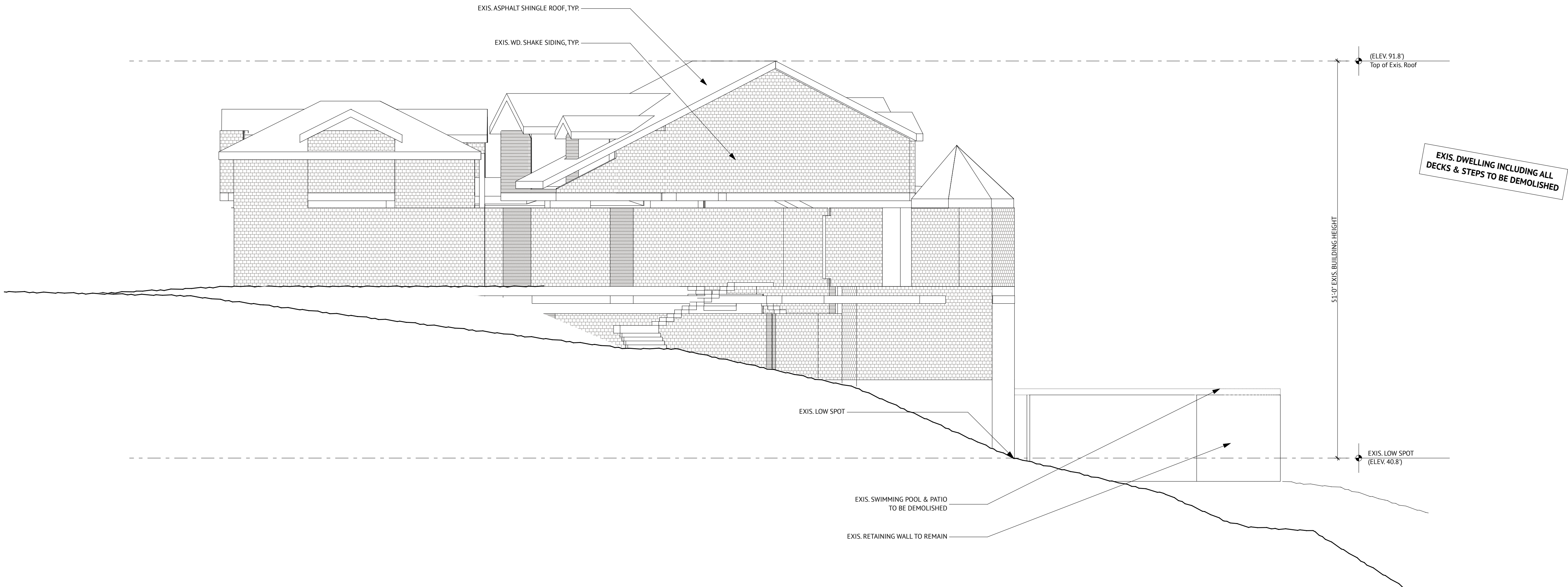
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2023-030

X1.3



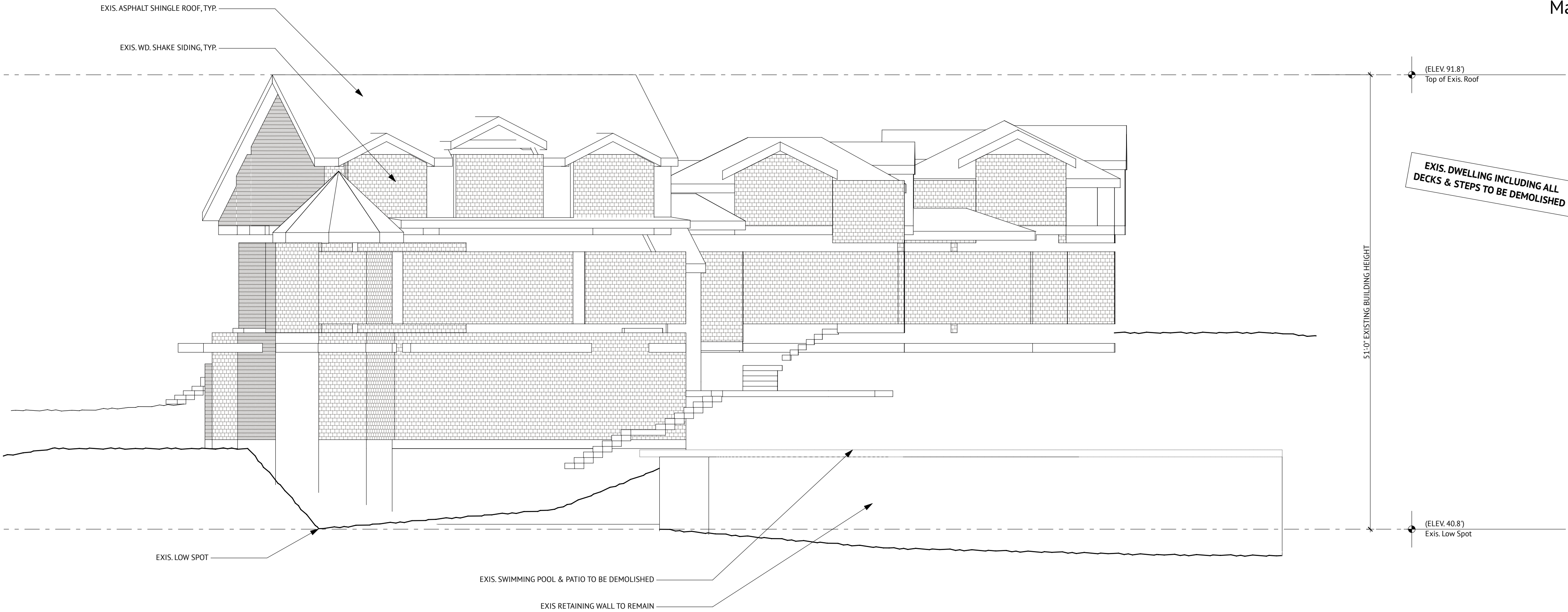
1 Existing West Elevation (Facing Ocean Avenue)
SCALE: 1/8" = 1'-0"



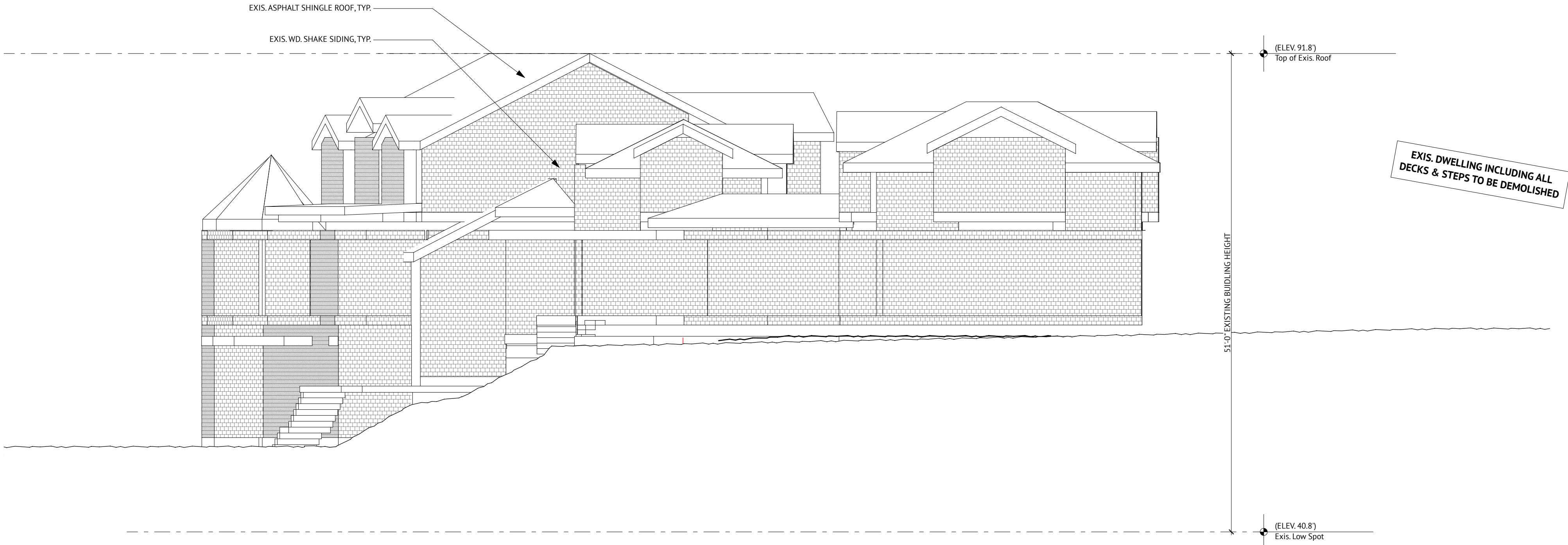
2 Existing South Elevation (Right Side)
SCALE: 1/8" = 1'-0"

scale drawn checked project	as shown HRG, EBA AWJ 2023-030
date	revision

Private Residence
349 Ocean Avenue, Marblehead, MA 01945



1 Existing Existing Elevation (Rear Facing)
SCALE: 1/8" = 1'-0"



2 Existing North Elevation (Left Side)
SCALE: 1/8" = 1'-0"

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project

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HRG, EBA
AWJ
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Private Residence

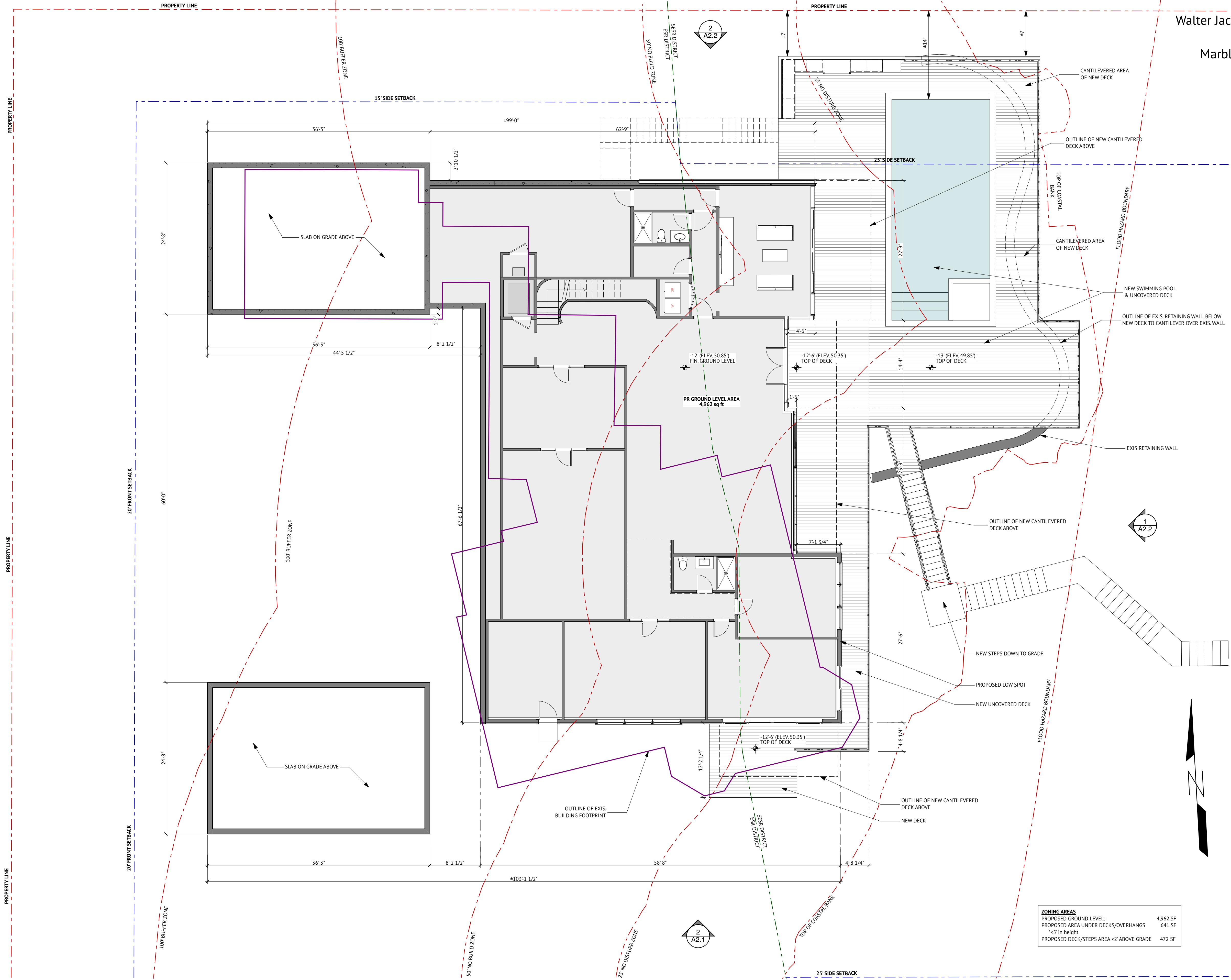
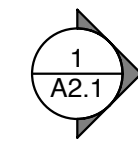
349 Ocean Avenue, Marblehead, MA 01945

Proposed Basement Level Plan 06.05.24_349 Ocean Ave_8/9/24

1

Proposed Basement Level Plan

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



Proposed Basement Level Plan

08.09.24 Marblehead Planning Board

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Marblehead, MA 01945
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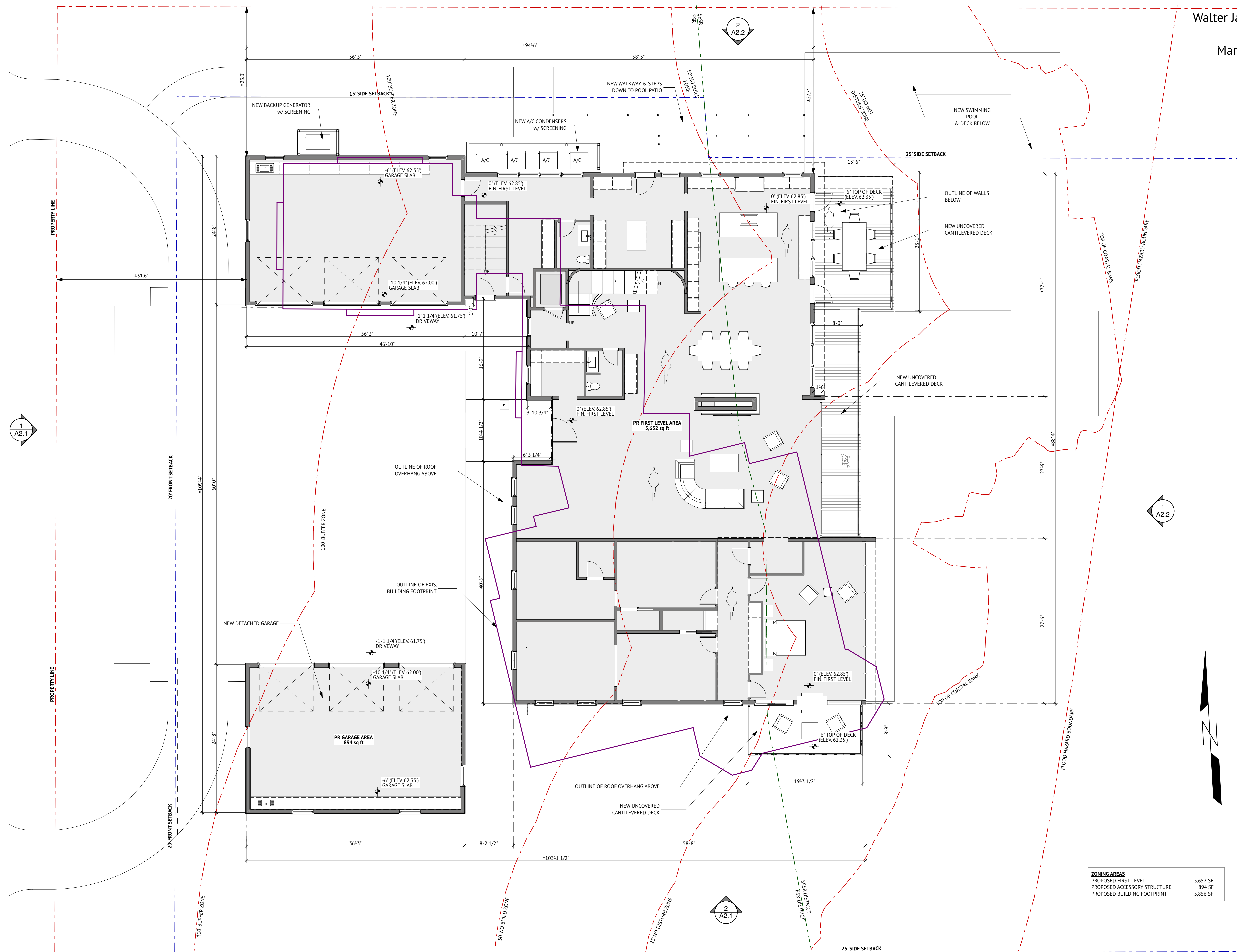
349 Ocean Avenue, Marblehead, MA 01945

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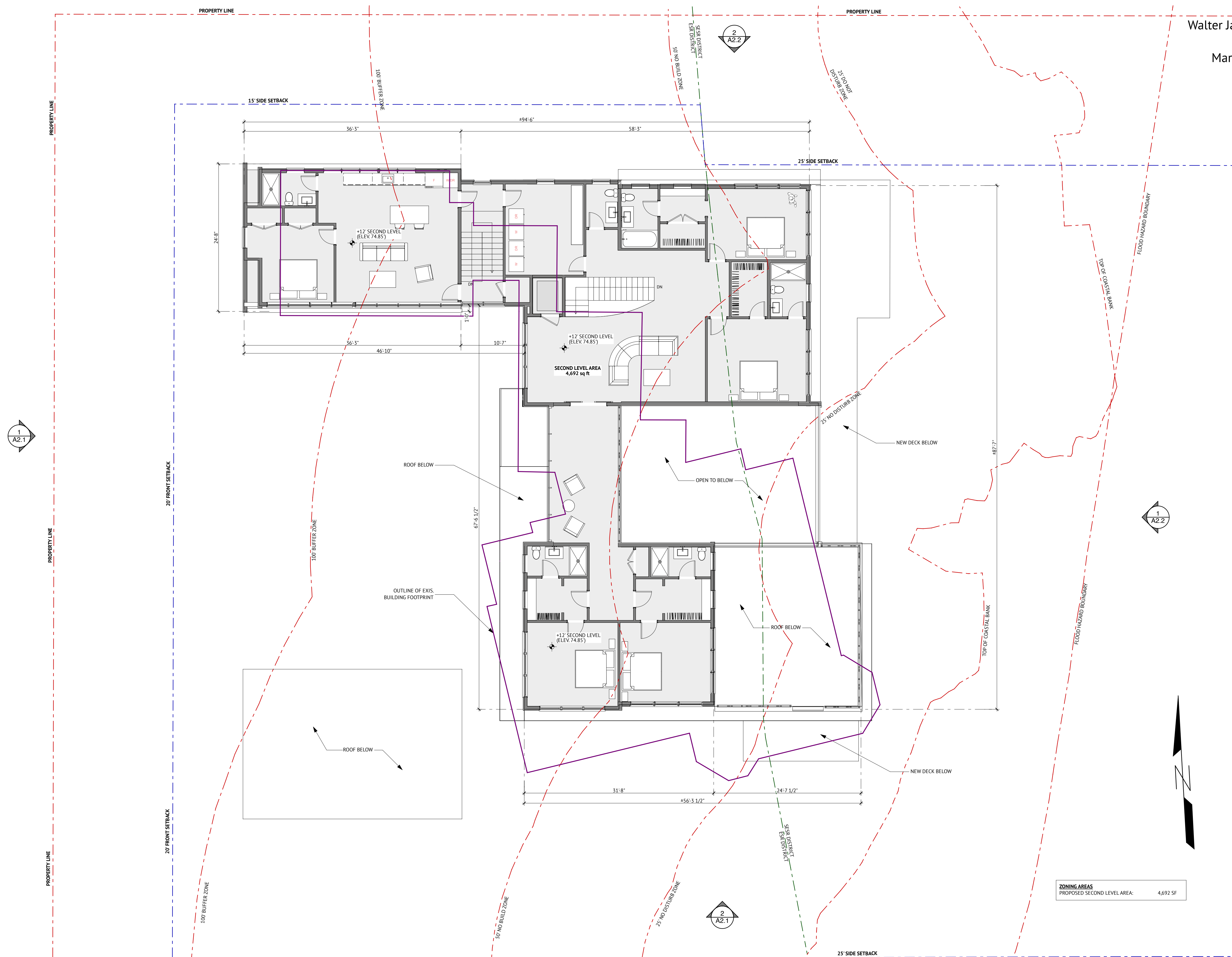
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project

as shown
HRG, EBA
AWJ
2023-030

A1.0

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1 Proposed First Level Plan
SCALE: 1/8" = 1'-0"

[illegible]

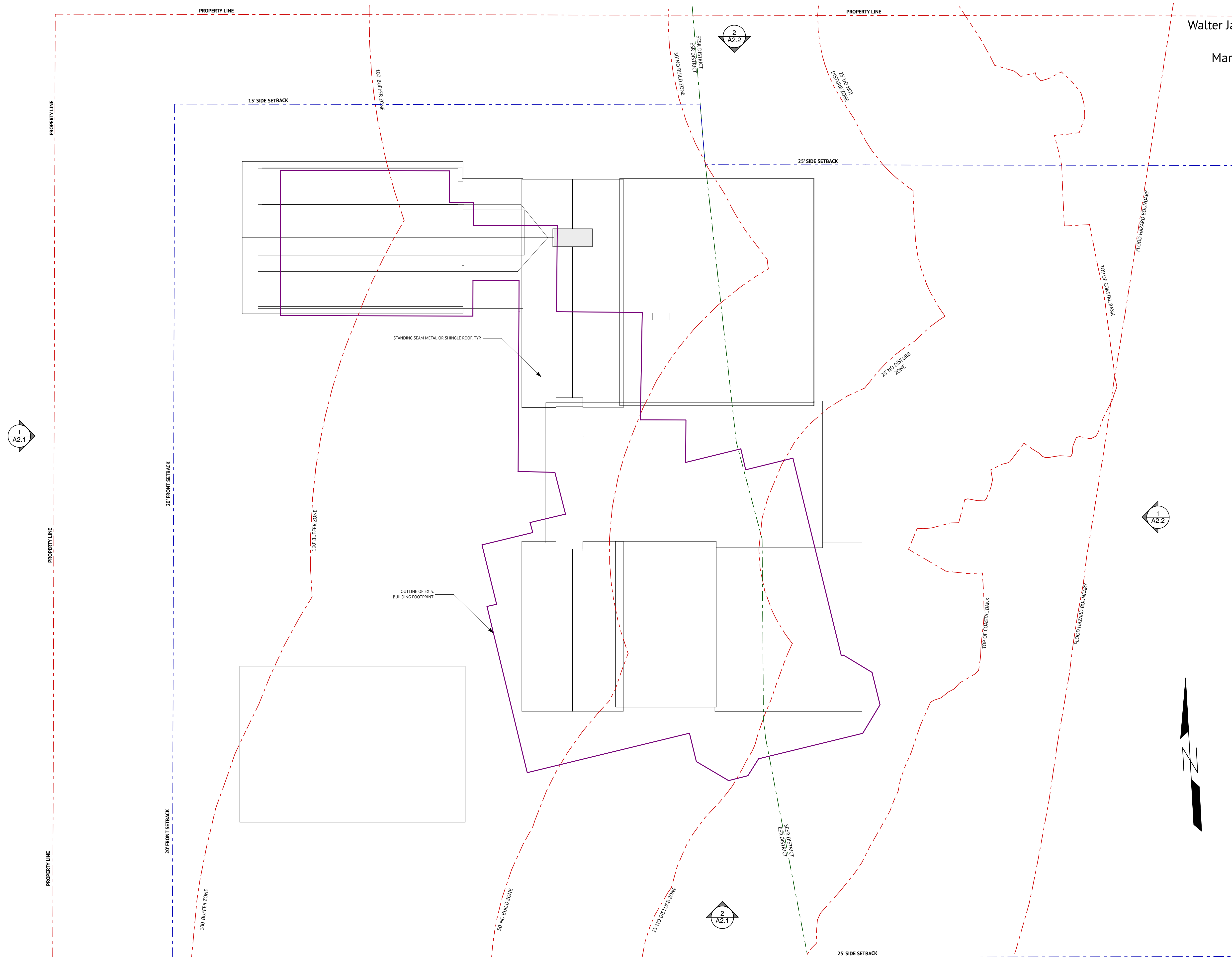
1 Proposed Second Level Plan
SCALE: 1/8" = 1'-0"

Proposed Second Level Plan
08.09.24 Marblehead Planning Board

as shown
HRG, EBA
AWJ
2023-030

[illegible]

349 Ocean Avenue, Marblehead, MA 01945





1 Proposed West Elevation
SCALE: 1/8" = 1'-0"



2 Proposed South Elevation
SCALE: 1/8" = 1'-0"

Private Residence

349 Ocean Avenue, Marblehead, MA 01945

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A2.2

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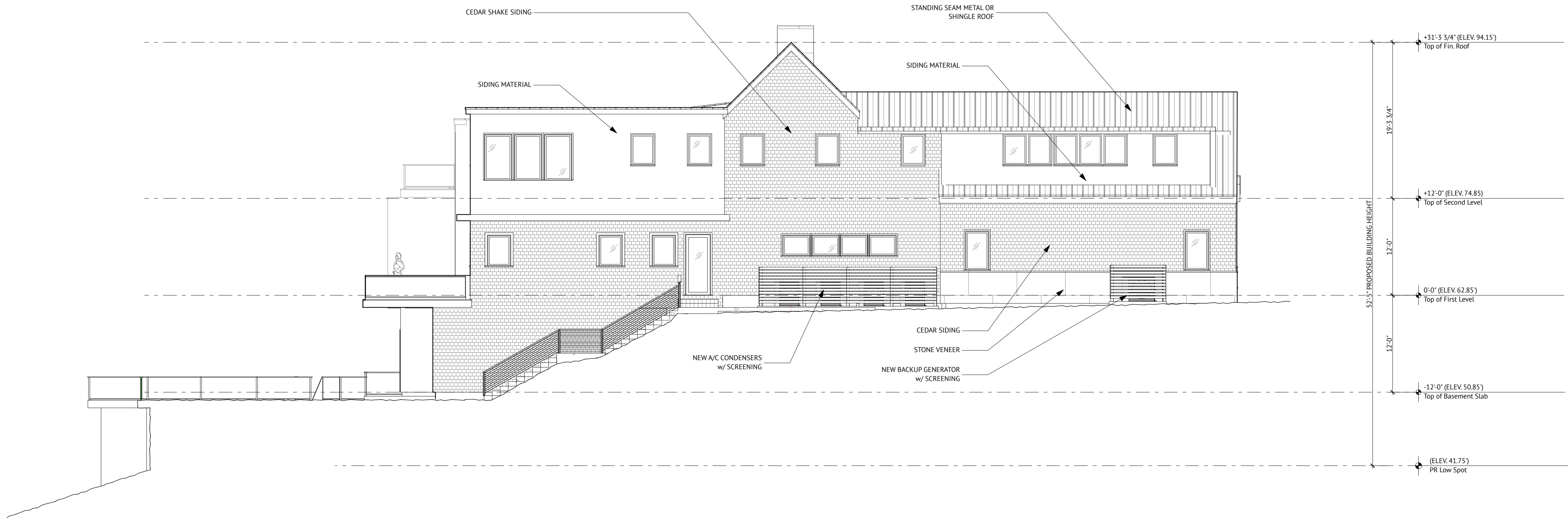
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Private Residence

349 Ocean Avenue, Marblehead, MA 01945



1 Proposed East Elevation
SCALE: 1/8" = 1'-0"



2 Proposed North Elevation
SCALE: 1/8" = 1'-0"