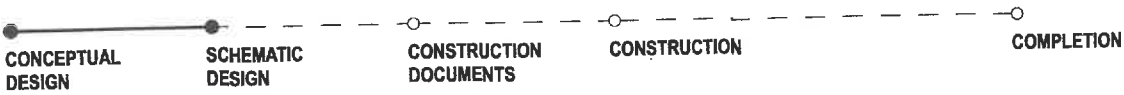


Walton Residence

340 Ocean Avenue, Marblehead, MA 01945



Project Description

Demolish existing 1 story house and replace with new 2-1/2 story house in similar style and location on property.

ARCHITECT
SaltsmanBrenzel
535 Albany St, 3rd Floor,
Boston, MA 02118
617 . 350 . 7883

Drawing List

TAG	DESCRIPTION	PAGE SIZE
01	Cover Sheet	11 x 17 Presentation
02	Plot Plan	11 x 17 Presentation
03	Plot Plan	11 x 17 Presentation
04	First Floor Plan	11 x 17 Presentation
05	Second Floor Plan	11 x 17 Presentation
06	Third Floor Plan	11 x 17 Presentation
07	East Elevation	11 x 17 Presentation
08	South Elevation	11 x 17 Presentation
09	West Elevation	11 x 17 Presentation

Issue List

Reviewed by
Building Department
For Zoning Board
Of Appeals

COMMON ABBREVIATIONS

ABV	ABOVE
APPROX	APPROXIMATE
B.O.	BOTTOM OF
CAB	CABINET
CLG	CEILING
COL	COLUMN
DIA	DIAMETER
DIM(S)	DIMENSION(S)
DN	DOWN
DW	DISHWASHER
F.O.	FACE OF
EL	ELEVATION
ELEV	ELEVATOR
EQ	EQUAL
ETR	EXST'G TO REMAIN
EXST'G	EXISTING
ID	INSIDE DIAMETER
MECH	MECHANICAL
NIC	NOT IN CONTRACT
T.O.	TOP OF

SITE INFORMATION

CLIENT NAME
Nate Walton

PARCEL NUMBER
914 / 5A

ZONING DISTRICT
EXPANDED SINGLE
RESIDENCE

SETBACKS:
FRONT: 20'-0"
SIDE: 15'-0"
REAR: 15'-0"

MAX HEIGHT: 35'-0"

PROJECT NOTES:

-
-
-
-

NOTES:

- 1) THIS PLAN HAS BEEN PREPARED TO ACCOMPANY A ZBA APPLICATION.
- 2) BUILDING OFFSETS SHOWN HEREON ARE TO CORNER SHINGLE.
- 3) SEE SHEET 2 OF 2 FOR ABUTTING STRUCTURES.

LEGEND

I. ROD	IRON ROD
ECSB	ESSEX COUNTY STONE BOUND
DHSB	DRILL HOLE IN STONE BOUND (FD)
CTR. BK.	CENTER BACK
DH	DRILL HOLE
BB	BITUMINOUS BERM
—	EDGE OF PAVEMENT
GM	GAS METER
EM	ELECTRIC METER
[7.6']	PROPOSED BUILDING DIMENSION
—	PROPOSED BUILDING
- - -	PROPOSED 2ND FLOOR ADDITION

ANDREW & AMANDA BAKER
DEED BOOK 38771, PAGE 147
DEED BOOK 41282, PAGE 546
PLAN BOOK 401, PLAN 84

LOT 1 PARKERS POND TRUST
DEED BOOK 19108, PAGE 374
DEED BOOK 41136, PAGE 414 & 419
PLAN BOOK 401, PLAN 84

LOT AREA =
20,562 S.F. ±

KRISTEN E. SETTELMAYER TRUST
DEED BOOK 38248, PAGE 304
PLAN BOOK 207, PLAN 8



PROFESSIONAL LAND SURVEYOR

PLOT PLAN OF LAND

340 OCEAN AVENUE, MARBLEHEAD, MA
PREPARED FOR: NATHANIEL Y. WALTON

HANCOCK

Survey Associates, Inc.
185 CENTRE STREET, DANVERS, MA. 01923
VOICE (978) 777-3050, FAX (978) 774-7816

F:\Civil 3D Projects\15886 - Walton - Marblehead\DWG\15886PP3.dwg Feb 28, 2025 - 1:39 pm

SCALE: 1" = 20'

0 10 20 40

CHK. BY:
WCJ

DATE:
2/26/2025

JOB
NO.
15886

SHEET 1 OF 2

ASSESSORS:

MAP 914, LOT 5A

ZONING:

EXPANDED SINGLE RESIDENCE (ESR)
LOT AREA: 35,000S.F.
FRONT SETBACK: 20'
SIDE SETBACK: 15'
REAR SETBACK: 15'
FRONTAGE: 100'
MAX. HEIGHT: 35'
MIN. OPEN AREA:
ONE SQUARE FOOT OF OPEN LAND
AREA (IN ADDITION TO PARKING
AREAS ON SUCH LOT) FOR EACH ONE
SQUARE FOOT OF GROSS FLOOR AREA.

REFERENCES:

DEED BOOK 41573, PAGE 417
PLAN IN BOOK 41063, PAGE 6
PLAN BOOK 207, PLAN 8
PLAN BOOK 422, PLAN 28

RECORD OWNER:

NATHANIEL Y. WALTON
340 OCEAN AVENUE
MARBLEHEAD, MA 01945

OCEAN AVENUE
(PUBLIC ~ 60' WIDE
1931 COUNTY LAYOUT)

Reviewed by
Building Department
For Zoning Board
Of Appeals

BROWN STREET

**PLOT PLAN
OF LAND**

340 OCEAN AVENUE, MARBLEHEAD, MA
PREPARED FOR: NATHANIEL Y. WALTON

HANCOCK

Survey Associates, Inc.
185 CENTRE STREET, DANVERS, MA. 01923
VOICE (978) 777-3050, FAX (978) 774-7816

SCALE: 1" = 40'



CHK. BY:
WCJ

DATE:
2/26/2025

JOB
NO.
15886

F:\Civil 3D Projects\15886 - Walton - Marblehead\DWG\15886PP3.dwg Feb 26, 2025 - 1:44 pm

SHEET 2 OF 2

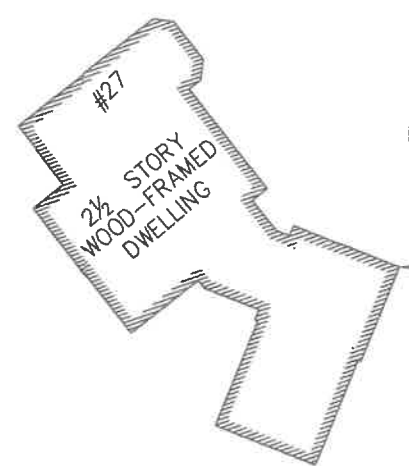
NOTES:

- 1) THIS PLAN HAS BEEN PREPARED TO ACCOMPANY A ZBA APPLICATION.
- 2) THIS SHEET HAS BEEN PREPARED TO SHOW LOCATIONS AND DISTANCES TO ABUTTING STRUCTURES. SEE SHEET 1 OF 2 FOR DETAILS ON PROPOSED WORK.

MERIDIAN FROM L.C. PLAN 3235B



PROFESSIONAL LAND SURVEYOR



LOT 1 PARKERS POND TRUST
Parcel ID: 914-17-0

100.3'



ANDREW & AMANDA
BAKER
Parcel ID: 914-2A-0



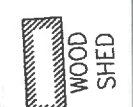
59.3'



CAROLE A. GALLIPEAU
Parcel ID: 914-2-0



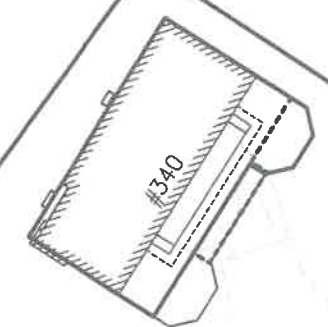
21.5'



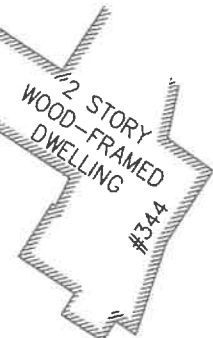
128.7' ±
91.8'



MARTHA H. WALTON
Parcel ID: 914-4-0

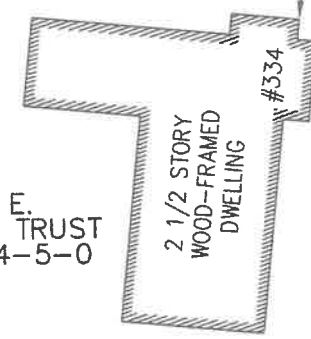


NATHANIEL Y. WALTON
Parcel ID: 914-5A-0



39.0'

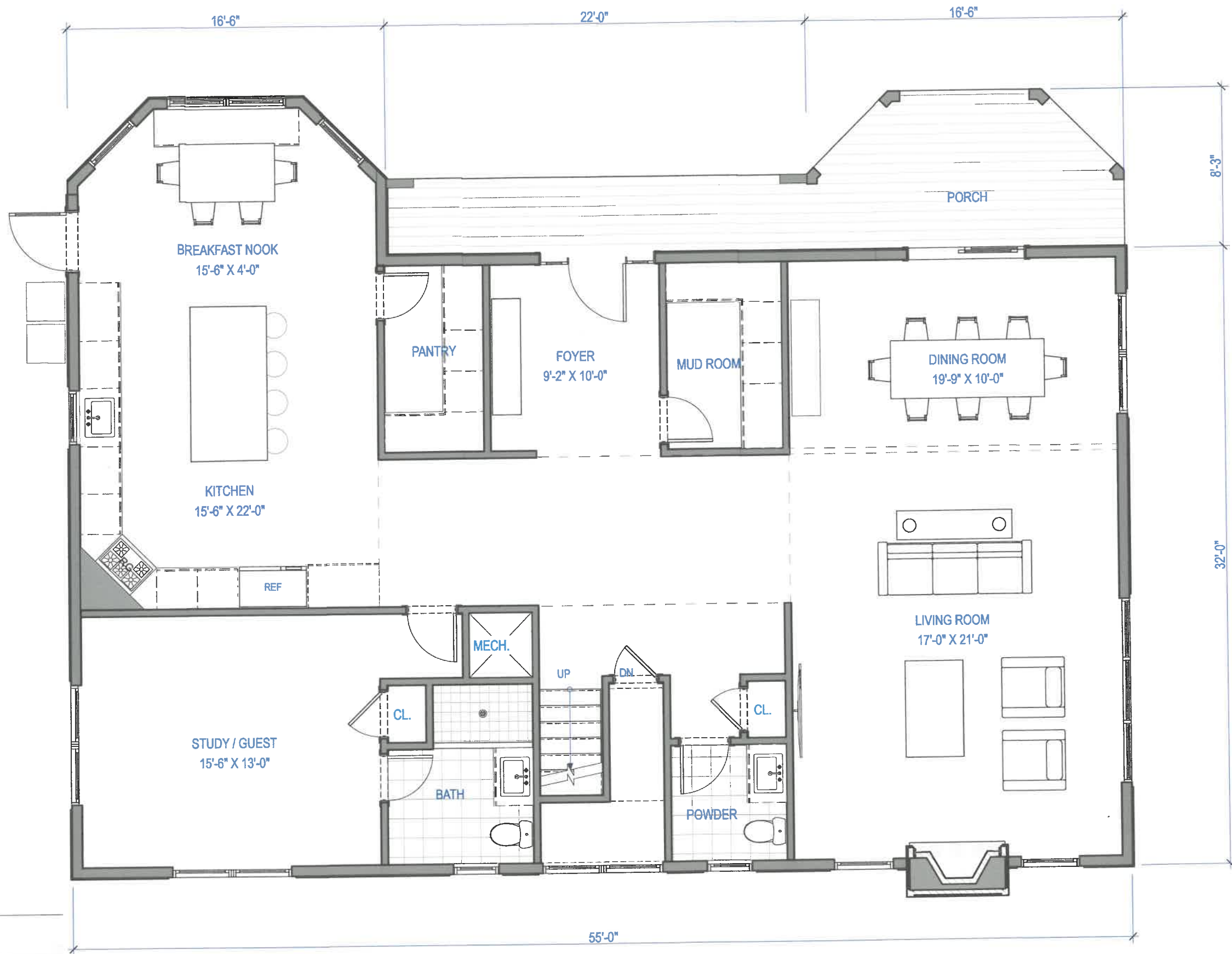
KRISTEN E.
SETTELMAYER TRUST
Parcel ID: 914-5-0

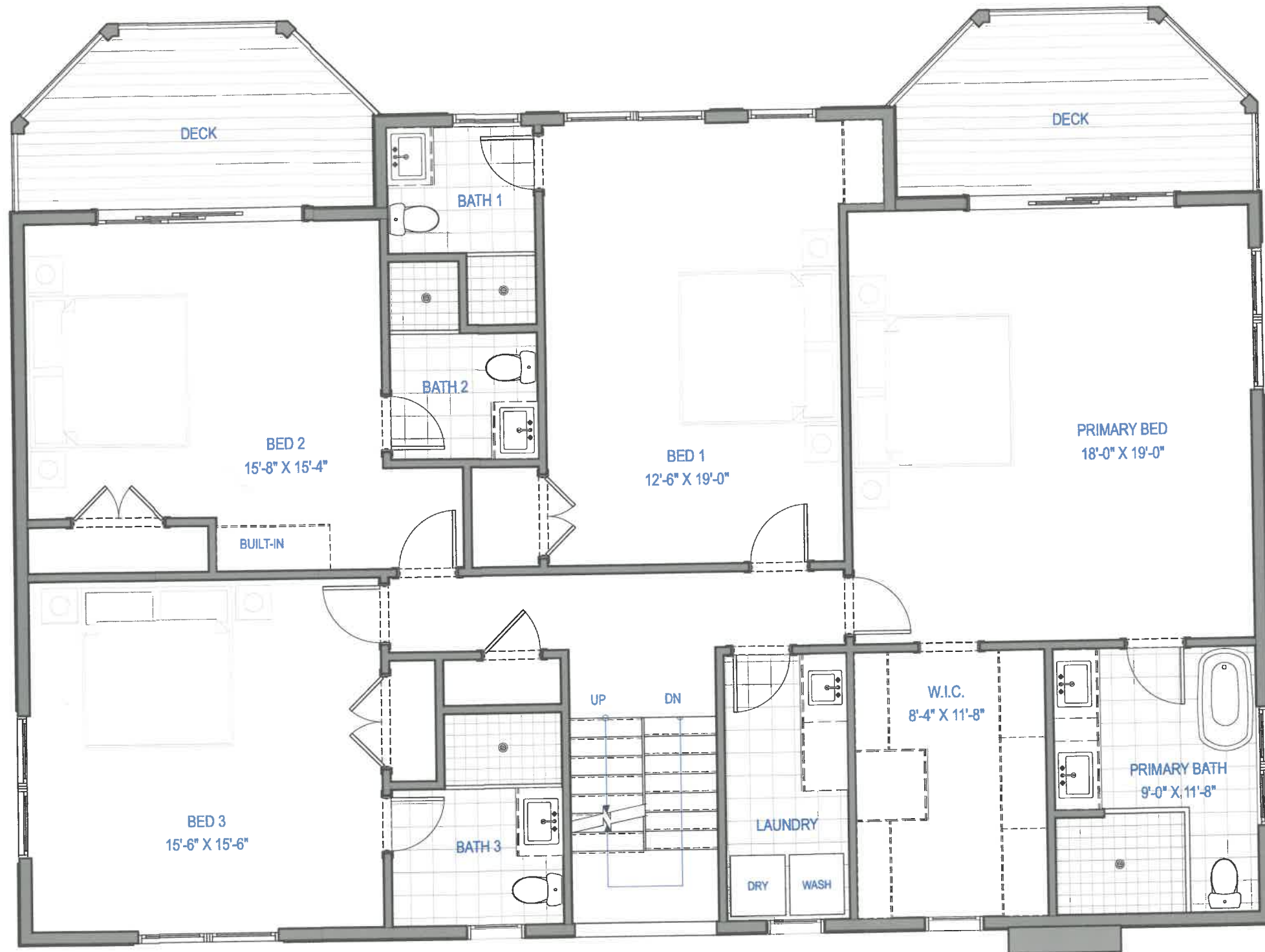


15.1' ±

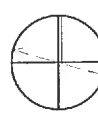
OCEAN AVENUE

Reviewed by
Building Department
For Zoning Board
Of Appeals





PLAN
NORTH

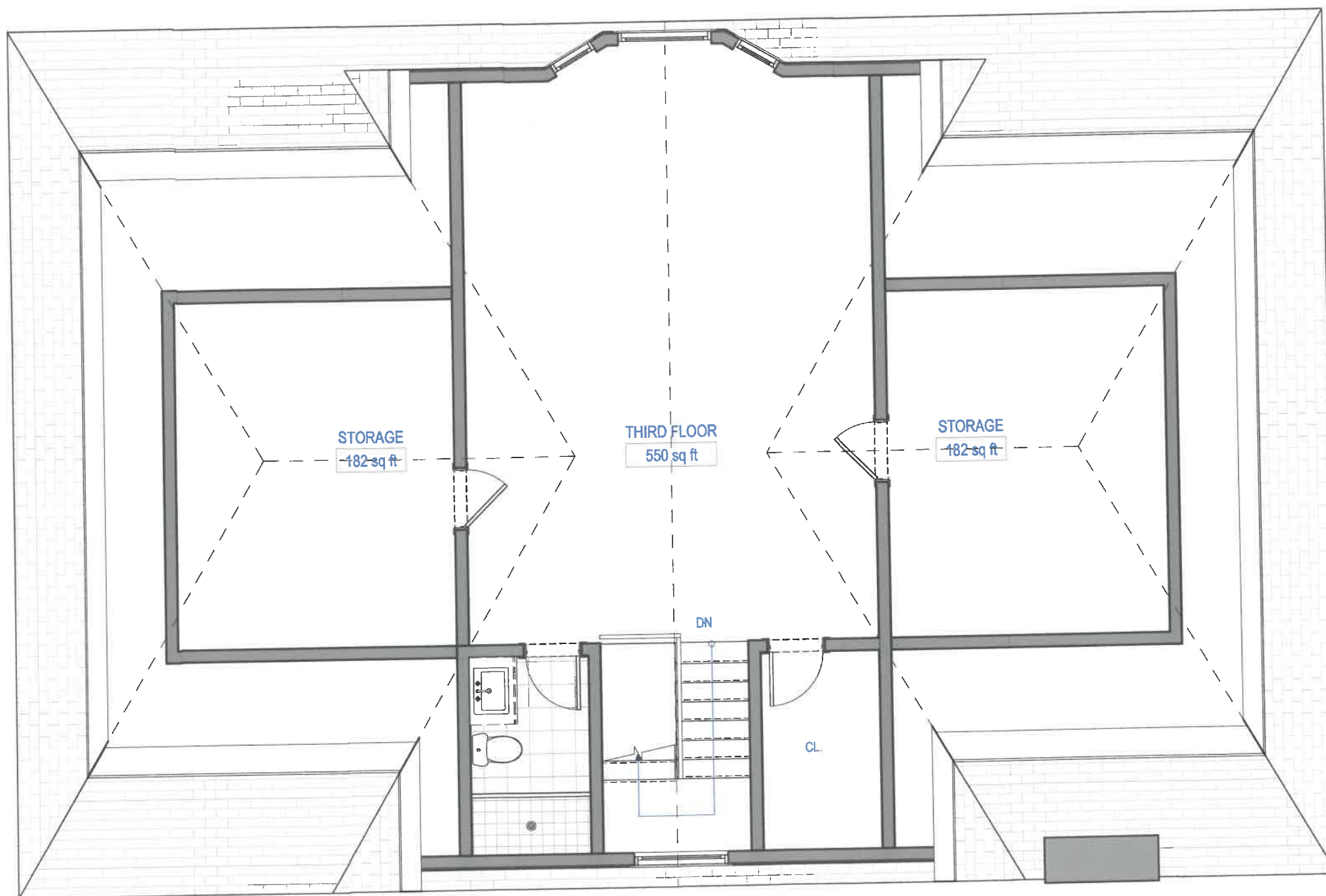


1
05

Second Floor Plan

SCALE: 3/16" = 1'-0"

Reviewed by
Building Department
For Zoning Board
Of Appeals



PLAN
NORTH



1
06

Third Floor Plan

SCALE: 3/16" = 1'-0"

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+132'-7 3/4"
New Roof (Highest Point)

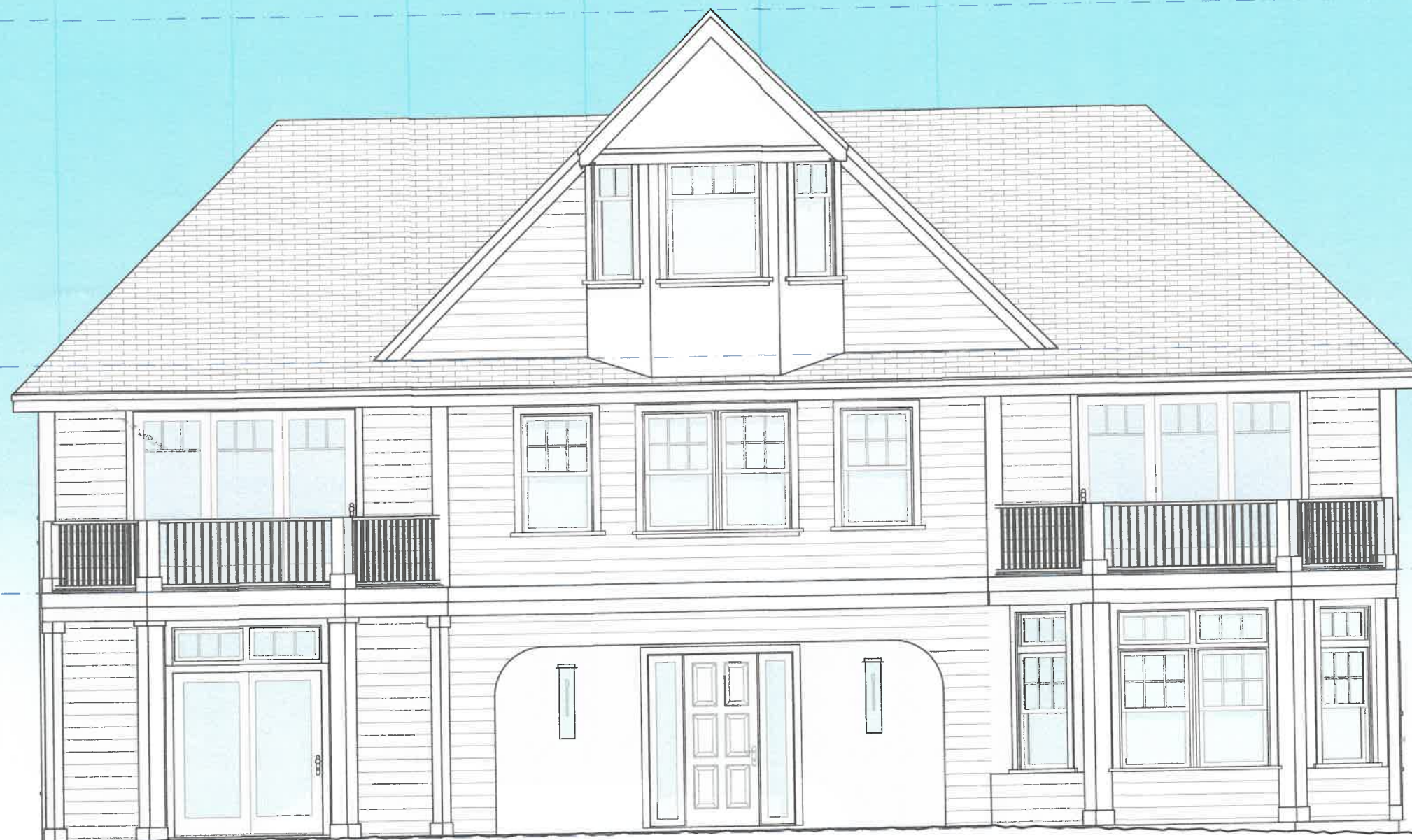
+118'-7 1/2"
Third Floor

+109'-5 1/2"
Second Floor

+99'-3 1/2"
First Floor

+98'-0"
Low Point

34'-7 3/4"



1
07

East Elevation

SCALE: 3/16" = 1'-0"

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Building Department
For Zoning Board
Of Appeals



1
08

South Elevation

SCALE: 3/16" = 1'-0"

Reviewed by
Building Department
For Zoning Board
Of Appeals

+132'-7 3/4"
New Roof (Highest Point)

+118'-7 1/2"
Third Floor

+109'-5 1/2"
Second Floor

+99'-3 1/2"
First Floor

+98'-0"
Low Point

34'-7 3/4"

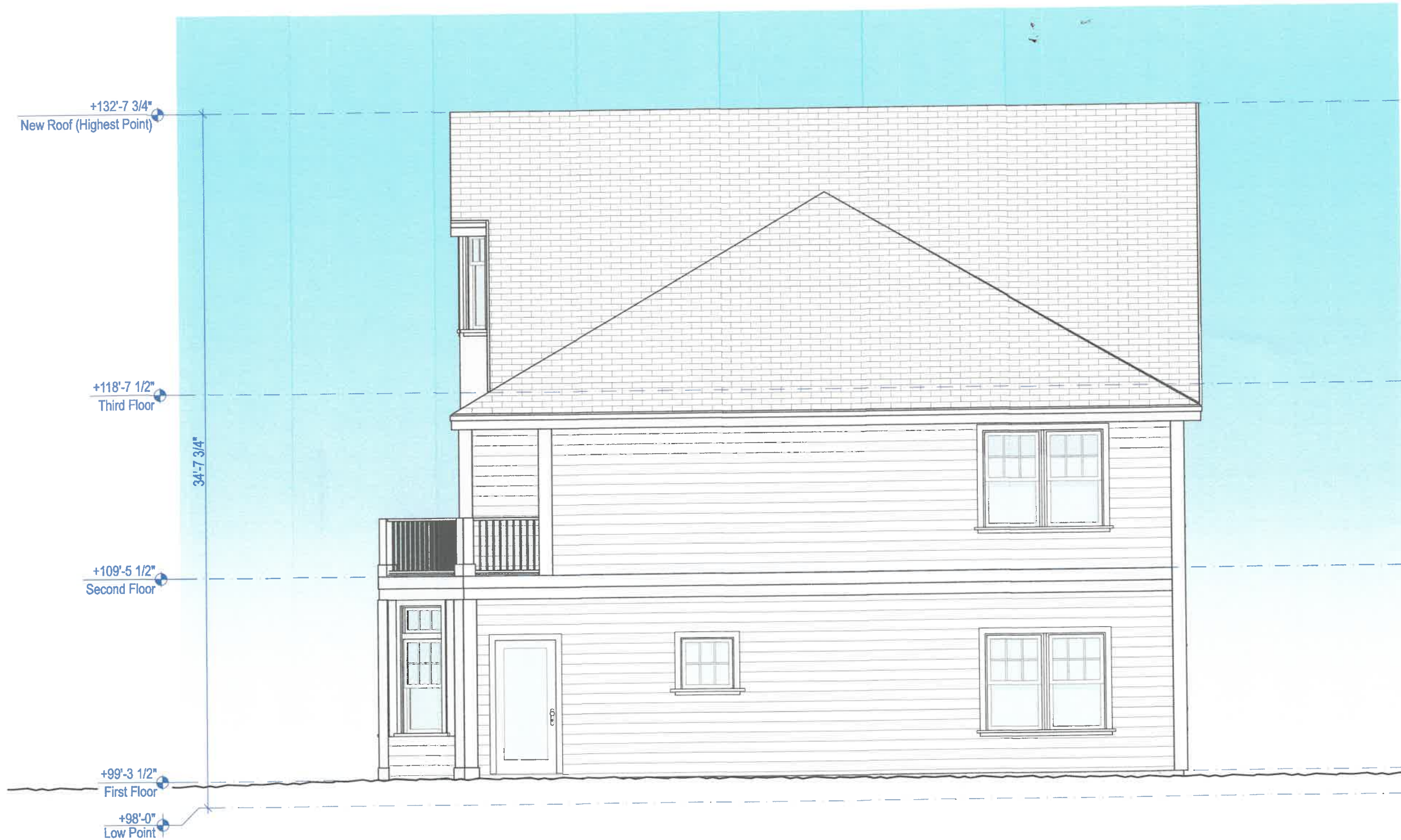


1
09

West Elevation

SCALE: 3/16" = 1'-0"

Reviewed by
Building Department
For Zoning Board
Of Appeals



1
10 North Elevation
SCALE: 3/16" = 1'-0"

Reviewed by
Building Department
For Zoning Board
Of Appeals