

WJa

Walter Jacob architects

PROJECT TEAM

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PROJECT DESCRIPTION

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

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

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SQUARE FOOTAGE ANALYSIS

	EXISTING	APPROVED	PROPOSED
Lot Area	±79,000 SF	NO CHANGE	NO CHANGE
Parking Spaces: 2 - (9'x18' per space)	324 SF	NO CHANGE	NO CHANGE
Building Footprint	4,129 SF	5,856 SF	3,975 SF
Deck/Porches/Steps Footprint	377 SF	470 SF	382 SF
NET OPEN AREA	74,170 SF	71,454 SF	74,643 SF

	EXISTING	APPROVED	PROPOSED
Accessory Structure	0 SF	894 SF	0 SF (REMOVED)
Ground Level Area	2,370 SF	5,032 SF	3,141 SF
First Level Area	3,617 SF	5,652 SF	3,940 SF
Second Level Area	3,119 SF	4,697 SF	3,477 SF
Area Under Decks (<5' in height)	657 SF	528 SF	299 SF
Roofed Porches	222 SF	0 SF	0 SF
GROSS FLOOR AREA	9,985 SF	16,803 SF	10,857 SF

	PROPOSED VS. APPROVED	PROPOSED VS. EXISTING
PROPOSED TOTAL CHANGE IN GFA:	5,946 SF decrease	872 SF increase
PERCENT CHANGE IN GFA	35.38% decrease	8.73% increase

	EXISTING	APPROVED	PROPOSED
OPEN AREA RATIO	7.428	4.242	6.875

62.06% increase in open area ratio
(proposed vs approved)

	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



Cover Sheet & Project Information

02.21.25 Marblehead Zoning Board of Appeals / Marblehead Planning Board / Marblehead Conservation Commission

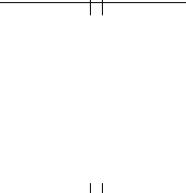
Walter Jacob Architects LTD
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781.631.7440

scale
drawn
checked
project

as shown
HRG, EBA
AWJ
2023-030

date

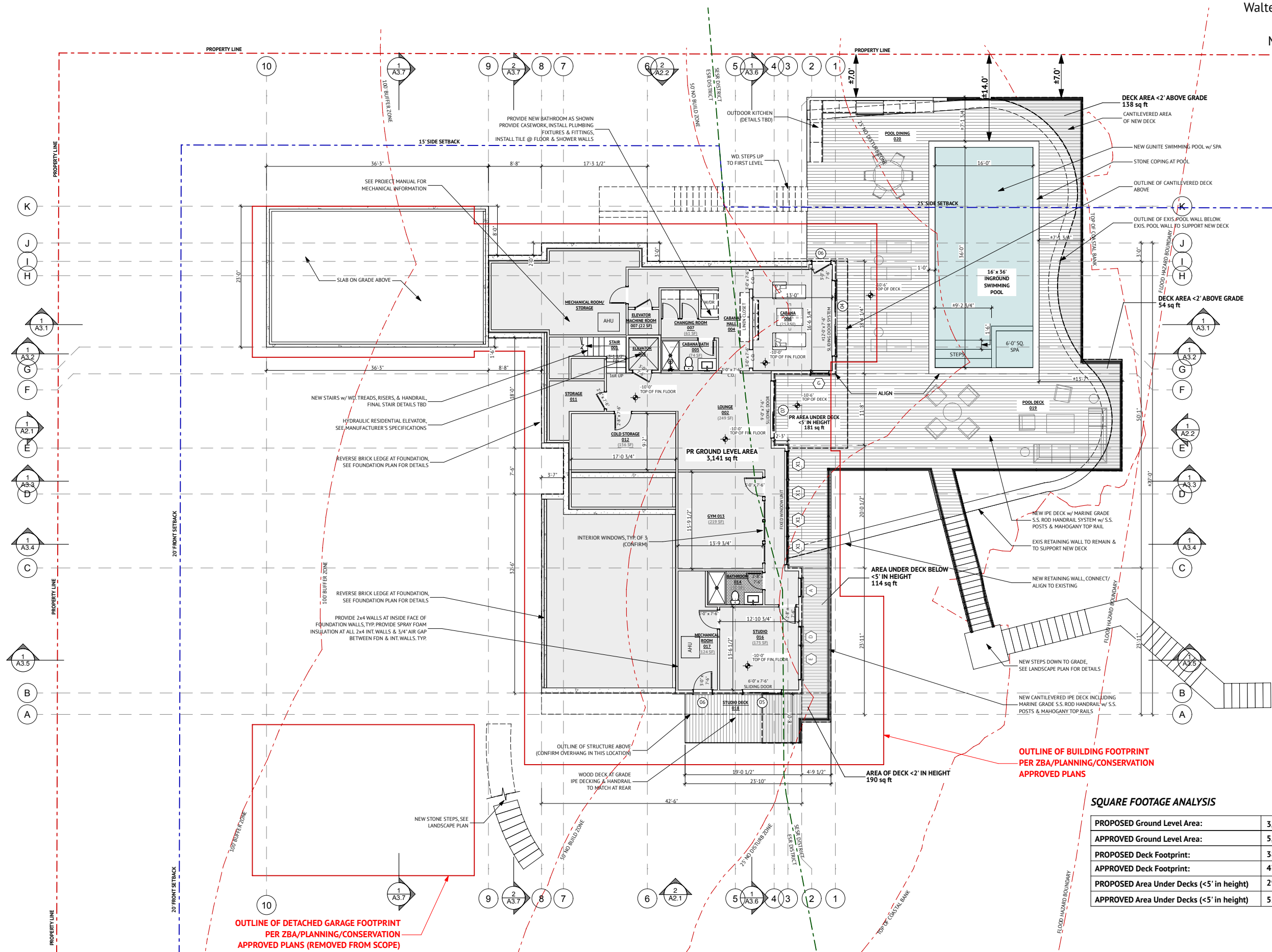
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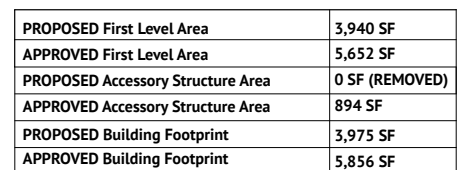
Private Residence

349 Ocean Avenue, Marblehead, MA 01945

date	revision



1 Ground Level Plan



First Level Plan

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

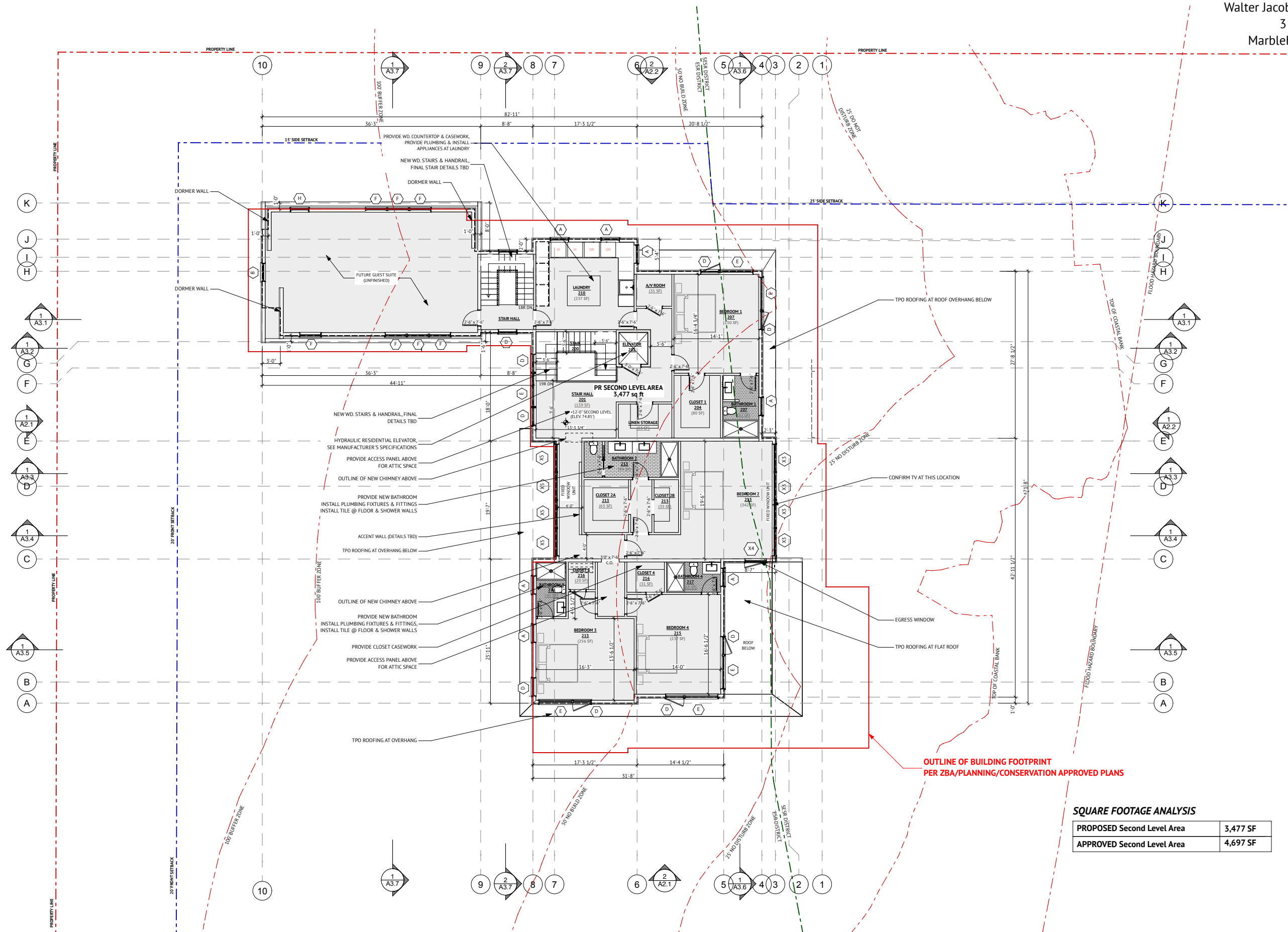
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First Level Plan, 02.05.25_349 Ocean Ave., 2/21/25

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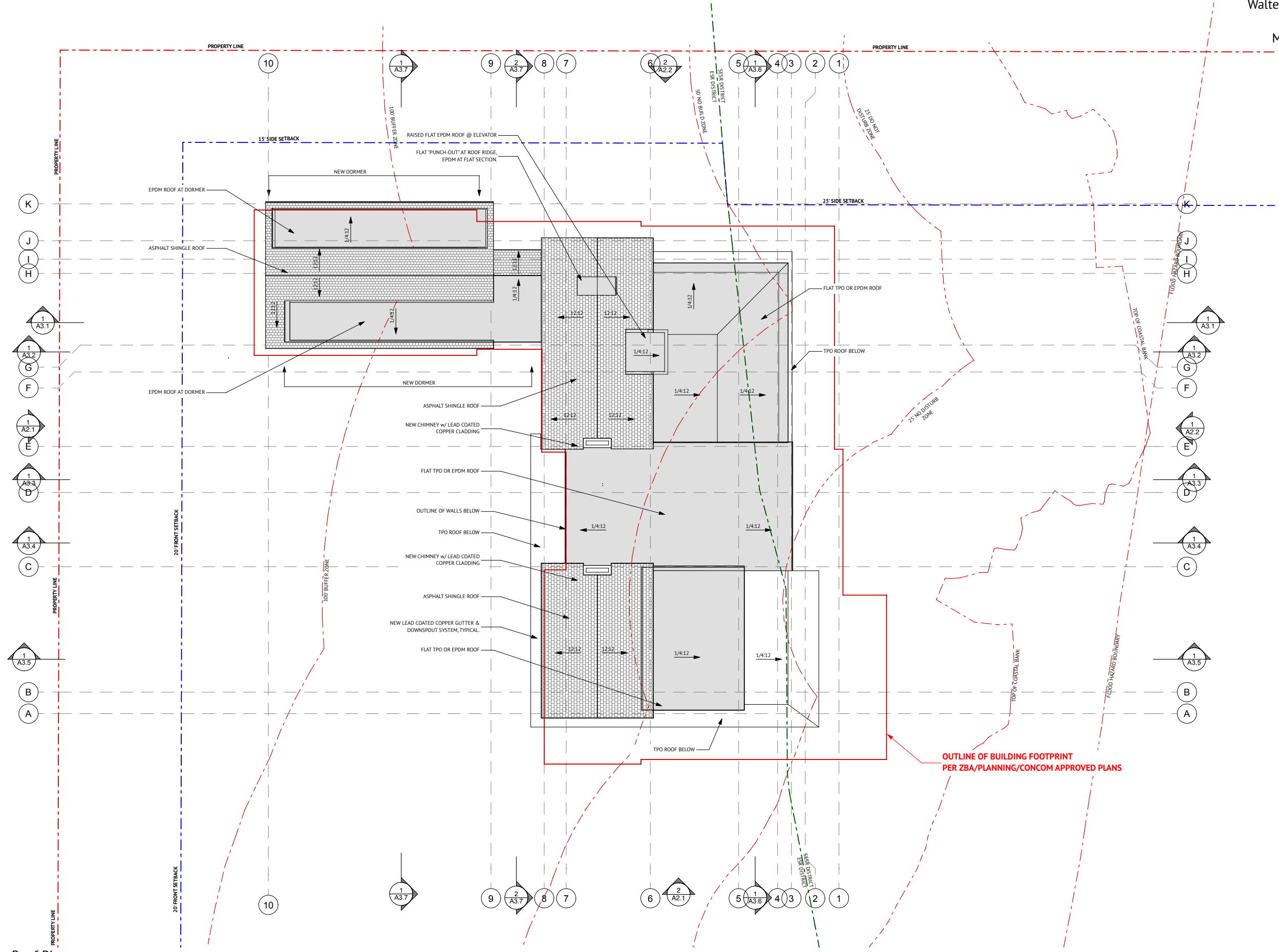
SQUARE FOOTAGE ANALYSIS	
PROPOSED Second Level Area	3,477 SF
APPROVED Second Level Area	4,697 SF

Second Level Plan

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

Roof Plan.02.05.25_349 Ocean Ave_2/21/25

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



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A1.3

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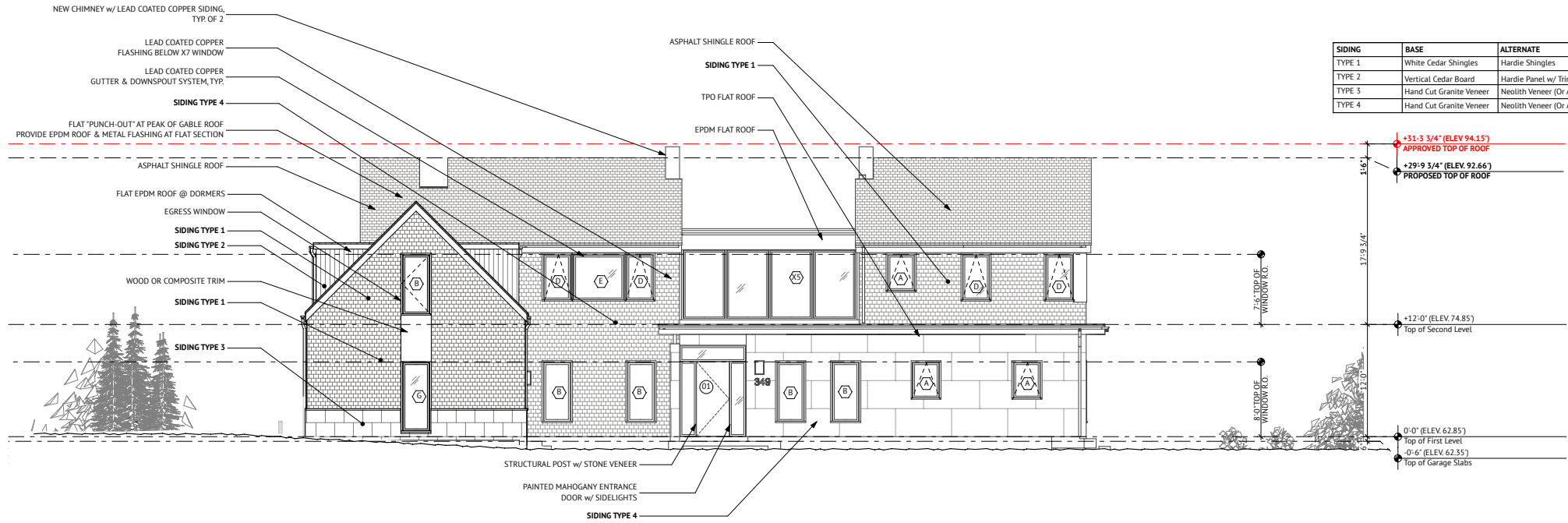
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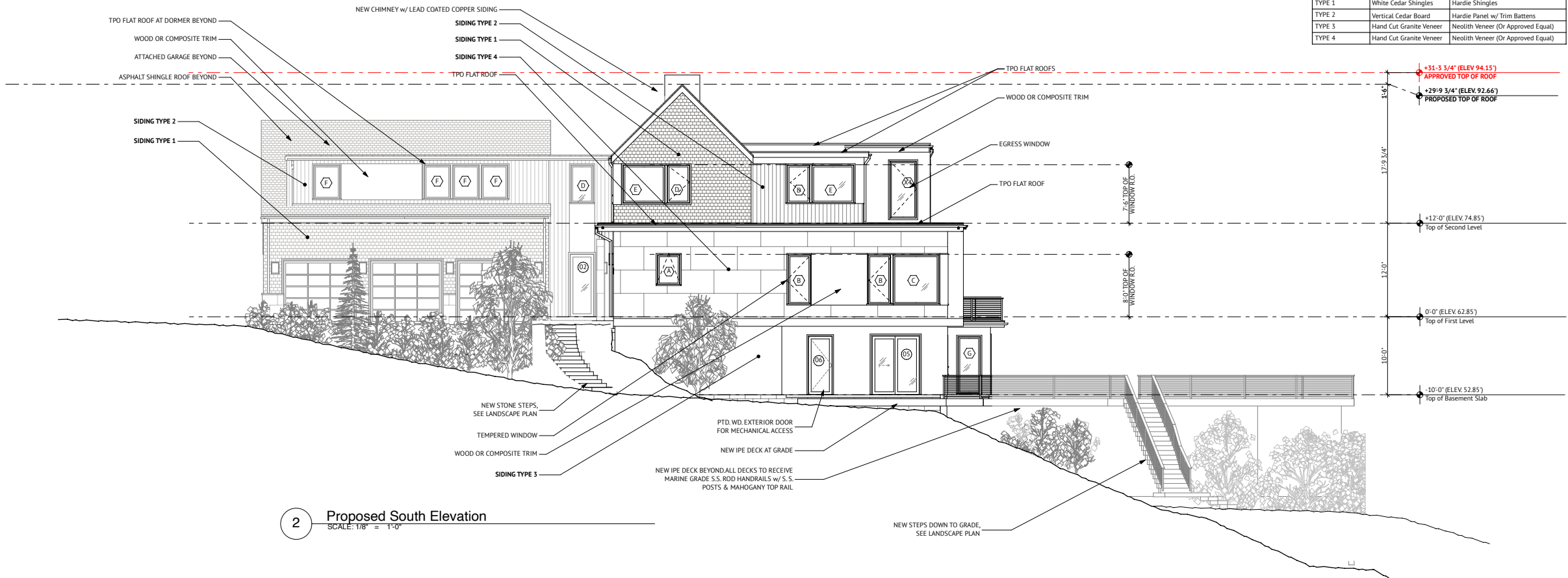
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Roof Plan



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



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

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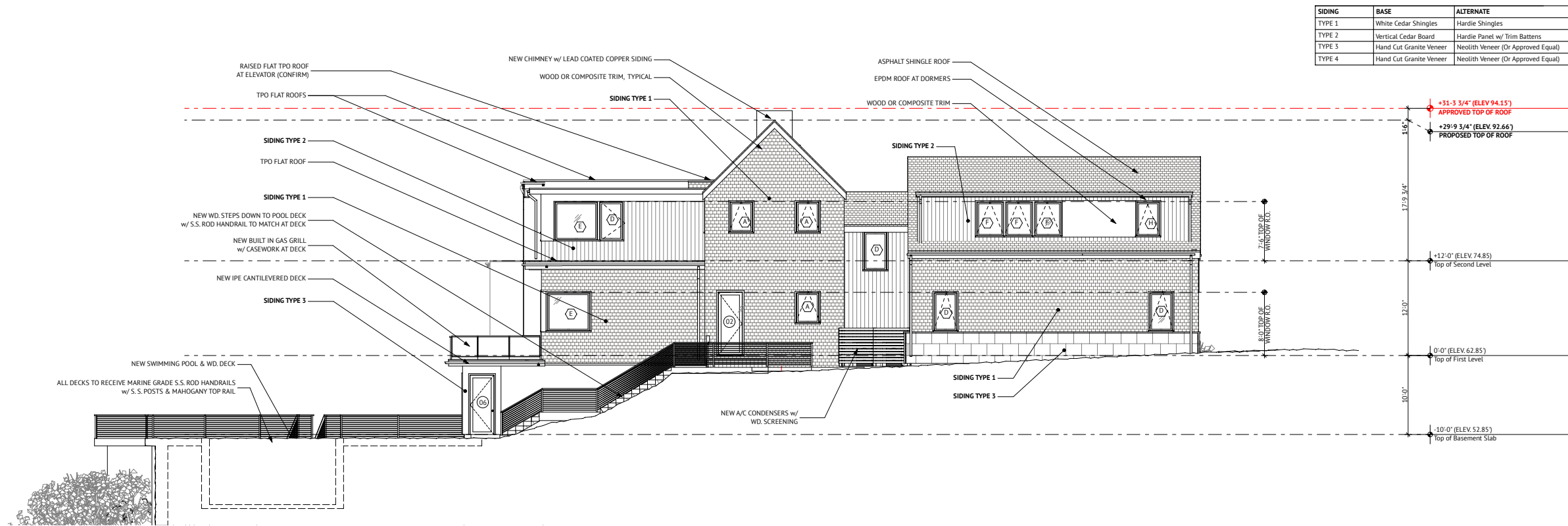
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1 Proposed East Elevation
SCALE: 1/8" = 1'-0"



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

SIDING	BASE	ALTERNATE
TYPE 1	White Cedar Shingles	Hardie Shingles
TYPE 2	Vertical Cedar Board	Hardie Panel w/ Trim Battens
TYPE 3	Hand Cut Granite Veneer	Neolith Veneer (Or Approved Equal)
TYPE 4	Hand Cut Granite Veneer	Neolith Veneer (Or Approved Equal)

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A2.2

Elevations

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