

Rosenbaum Residence

363 Ocean Avenue, Marblehead, MA 01945

ARCHITECT
SV Design, LLC

126 Dodge Street, Beverly, Massachusetts, 01915
978-927-3745

SURVEYOR
North Shore Survey Corporation

14 Brown Street, Salem, Massachusetts 01970
978-744-4800

CIVIL ENGINEER
Patrowicz Land Development Engineers

14 Brown Street, Salem, Massachusetts 01970
978-836-6400

Zoning Board of Appeals

February 12, 2025

DRAWING INDEX:

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A1.0B	PROPOSED BASEMENT PLAN	●
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A1.2A	PROPOSED SECOND FLOOR PLAN	●
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A1.3A	PROPOSED ATTIC FLOOR PLAN	●
A1.3B	PROPOSED ATTIC FLOOR PLAN	●
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A2.1	PROPOSED FRONT ELEVATION	●
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A2.3	PROPOSED REAR (OCEAN SIDE) ELEVATION	●
A2.4A	PROPOSED LEFT SIDE ELEVATION	●
A2.4B	PROPOSED LEFT SIDE ELEVATION	●

Reviewed by
Building Department
For Zoning Board
Of Appeals

Cover Sheet

Proposed Renovations and Additions to
Rosenbaum Residence
363 Ocean Ave, Marblehead, MA
SV DESIGN
126 Dodge Street, Beverly, Massachusetts 01915
www.svdesign.com
t 978.927.3745



REVISIONS

#	Description	Date	By

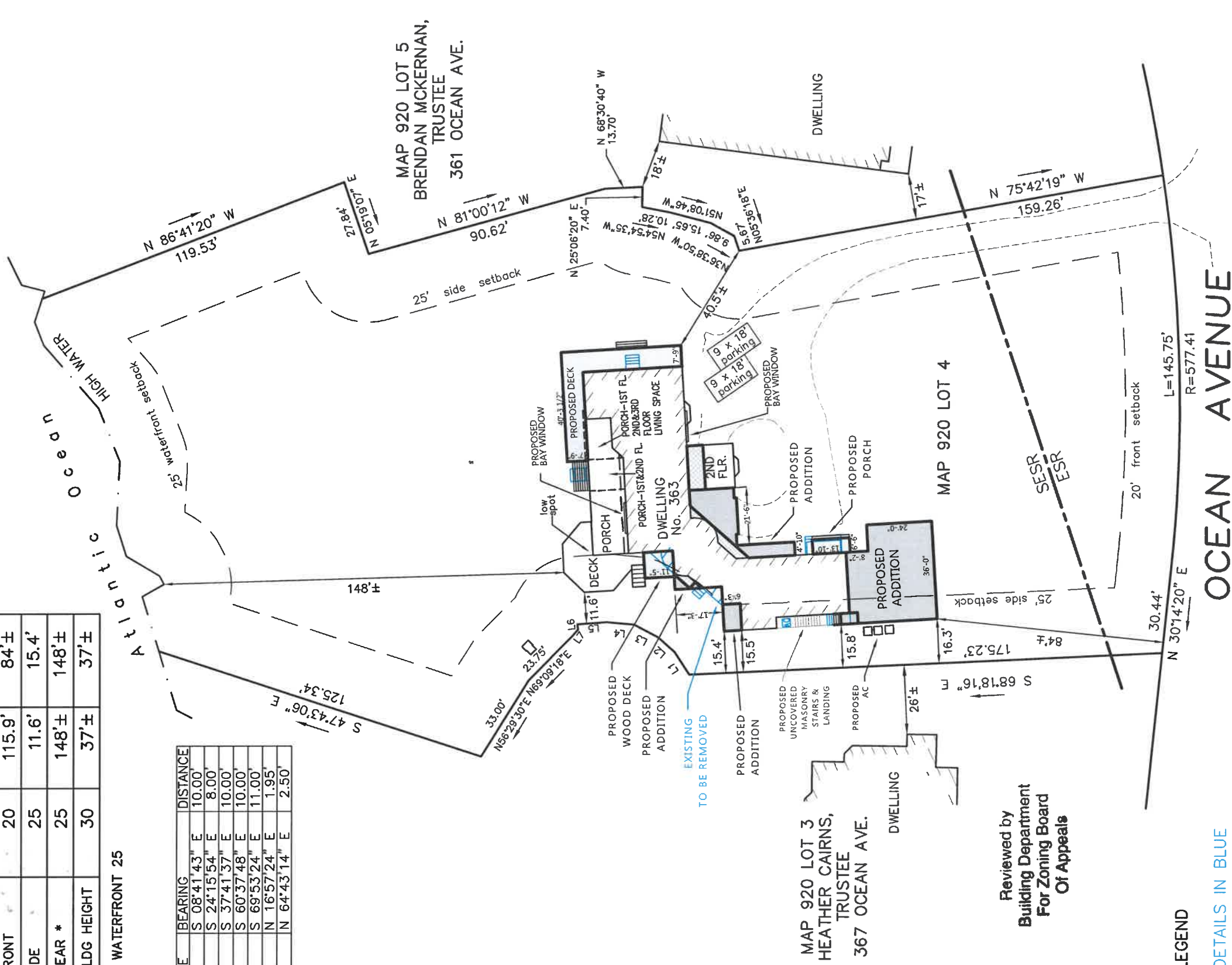
CS1

ZONING DISTRICT - SHORELINE
EXPANDED SINGLE RESIDENCE

LOT AREA	EXISTING		PROPOSED
	REQUIRED	DWELLING	
35000	66,000±	66,000±	
FRONTAGE	100	176.19'	176.19'
FRONT	20	115.9'	84'±
SIDE	25	11.6'	15.4'
REAR *	25	148'±	148'±
BLDG HEIGHT	30	37'±	37'±

* WATERFRONT 25

LINE	BEARING	DISTANCE
L1	S 08°41'43" E	10.00'
L2	S 24°15'54" E	8.00'
L3	S 37°41'37" E	10.00'
L4	S 60°37'48" E	10.00'
L5	S 69°53'24" E	11.00'
L6	N 16°57'24" E	1.95'
L7	N 64°43'14" E	2.50'



MAP 920 LOT 3
HEATHER CAIRNS,
TRUSTEE
367 OCEAN AVE.

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LEGEND

DETAILS IN BLUE
TO BE REMOVED

EXISTING 2ND FLOOR
PROPOSED 1ST FLOOR

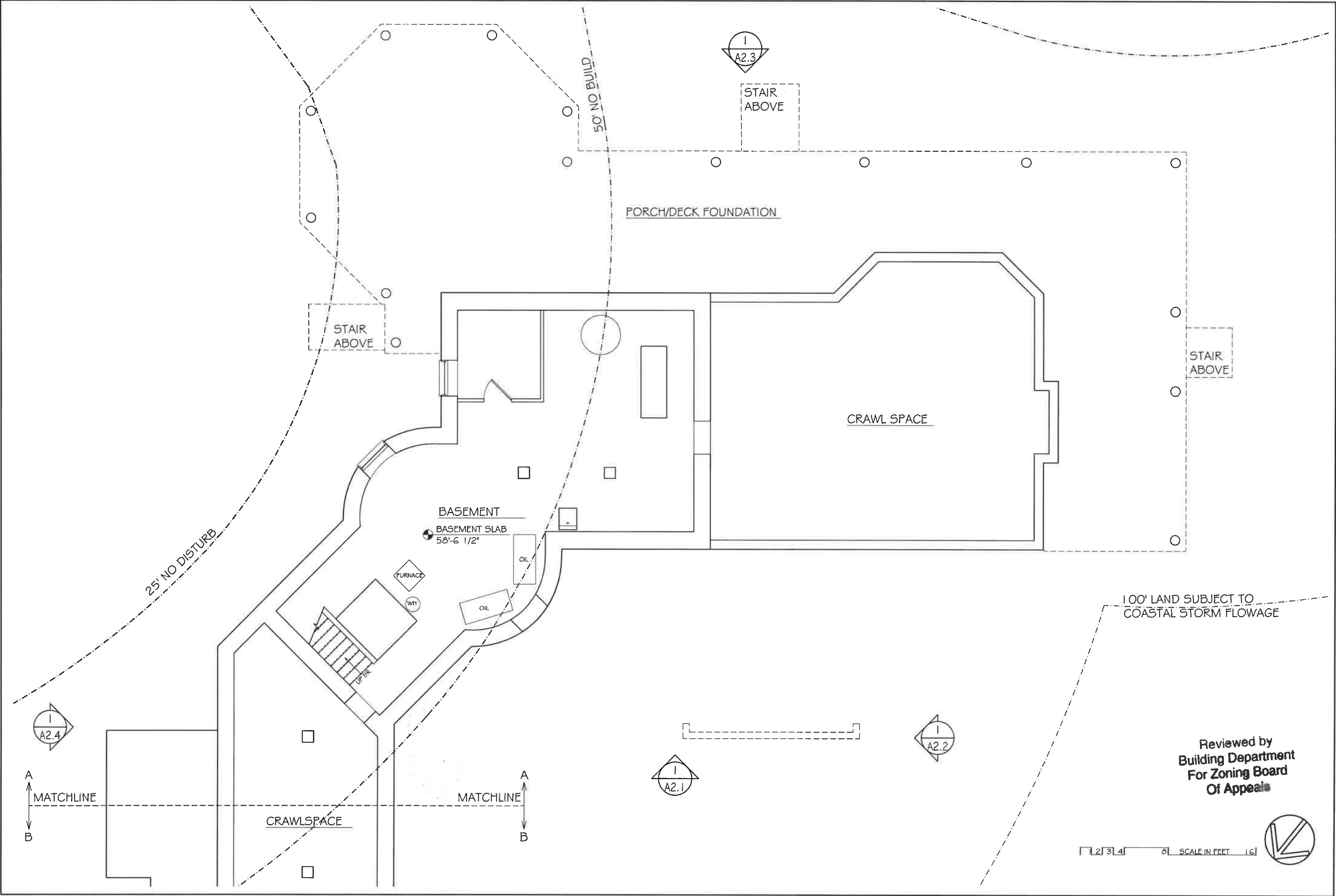


Gail L. Smith

ZONING BOARD OF APPEALS PLAN

363 OCEAN AVENUE
MARBLEHEAD
PROPERTY OF
HEATHER & BRETT ROSENBAUM, TRUSTEES
SCALE 1"= 40'
JANUARY 22, 2025
NORTH SHORE SURVEY CORPORATION
14 BROWN ST. - SALEM, MA
(978) 744-4800

THIS PLAN IS THE RESULT
OF AN INSTRUMENT SURVEY.





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Proposed Renovations and Additions to

Rosenbaum Residence
363 Ocean Ave, Marblehead, MA

126 Dodge Street, Beverly, Massachusetts 01916 www.svdesign.com t 978.927.3745

SV DESIGN

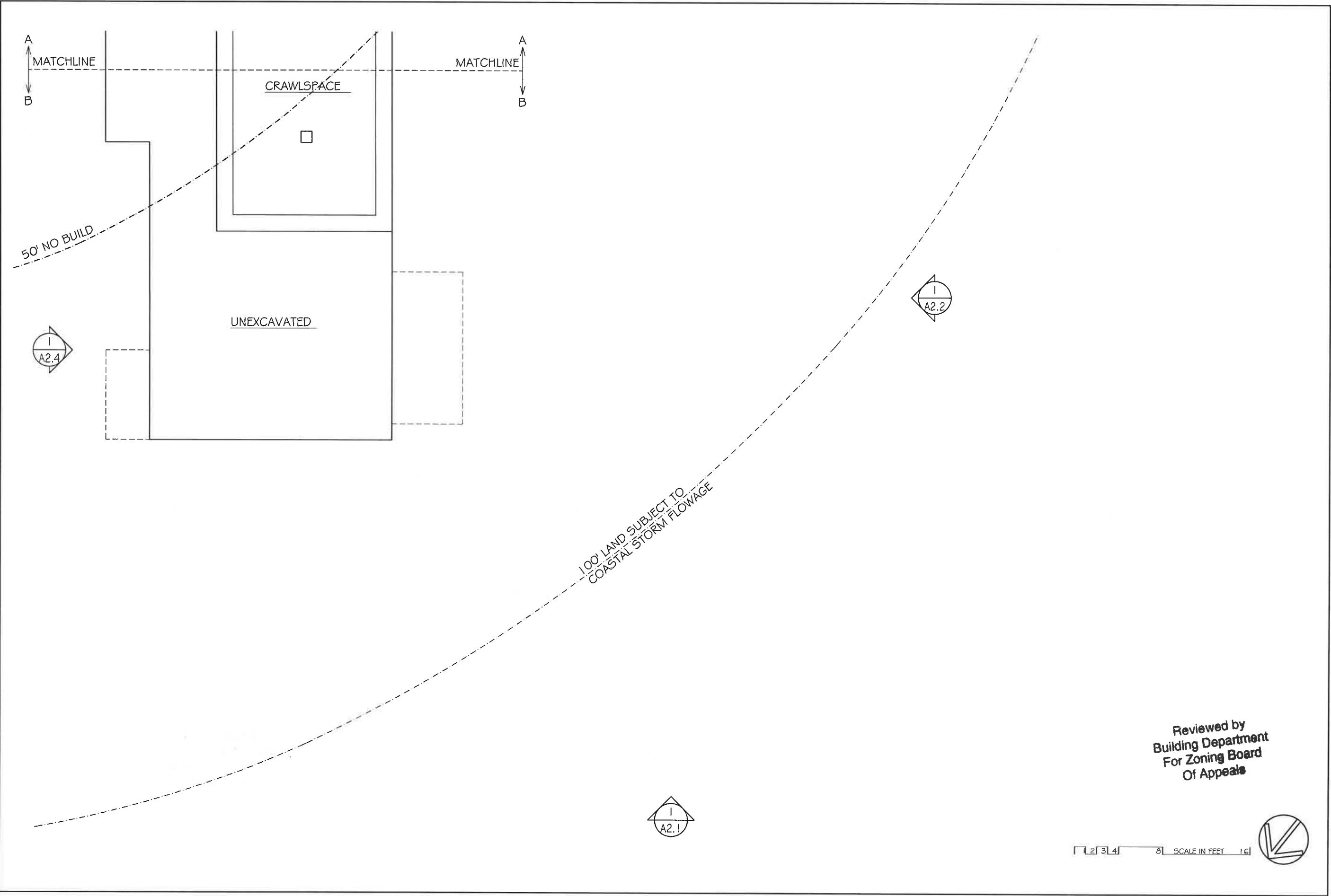
Existing Basement Plan

Scale: AS NOTED
Drawn By: K. Waggoner
Checked By: T. Shulann
Date: 2/12/2025

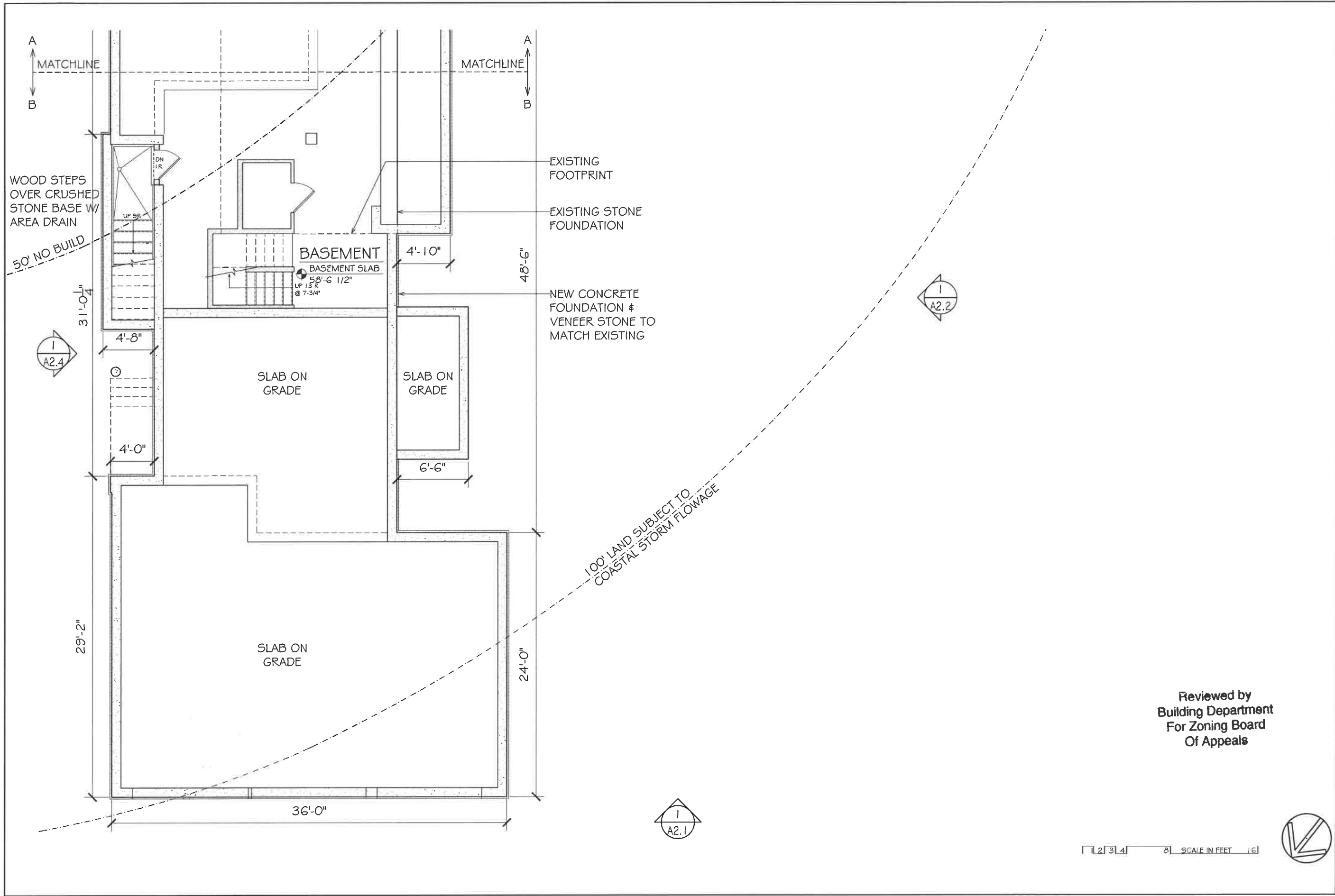
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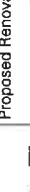
X1.0A

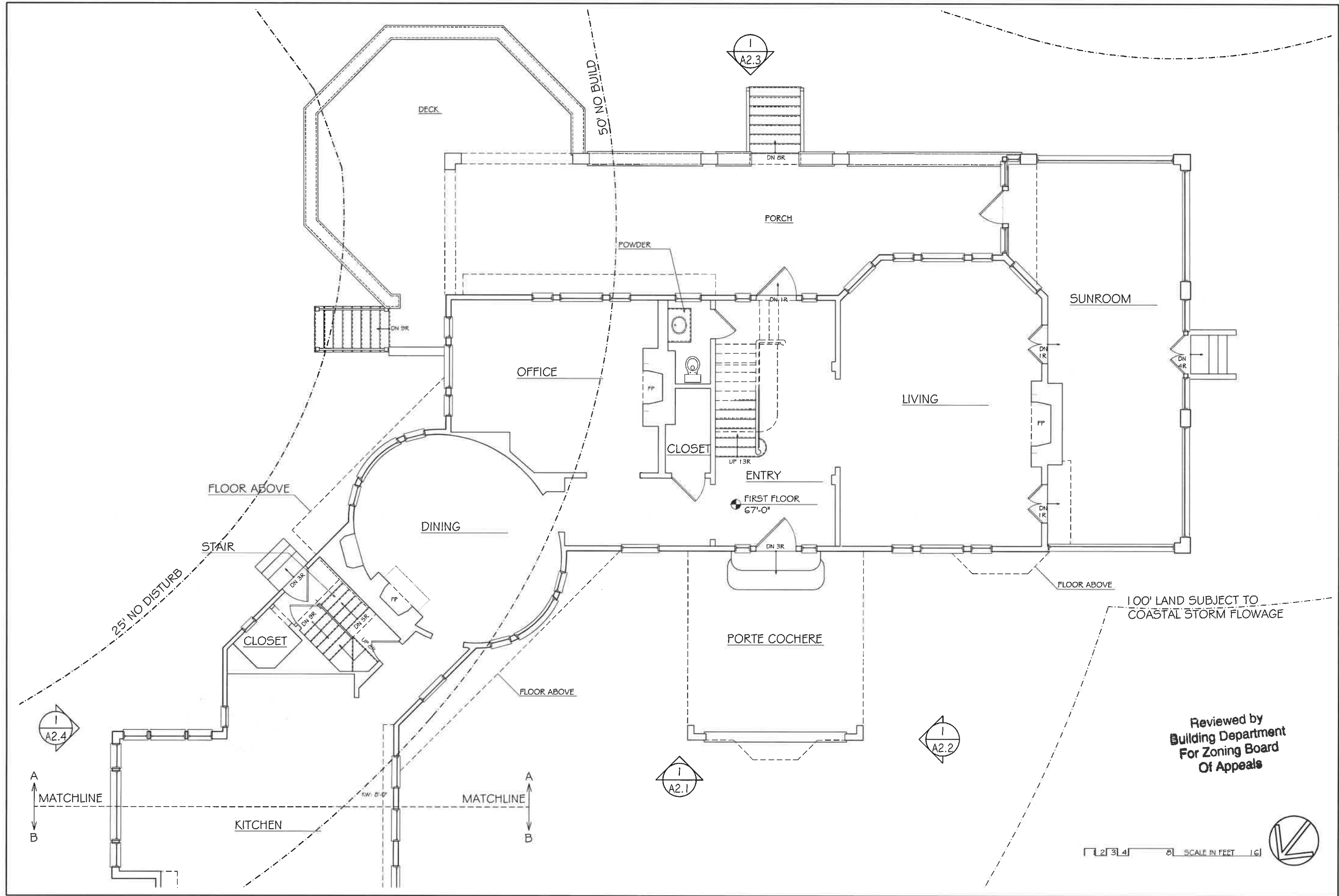


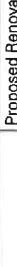
 DESIGN © SV Design, LLC.	Proposed Renovations and Additions to		Existing Basement Plan		REVISIONS		X1.0B	
	Rosenbaum Residence 363 Ocean Ave, Marblehead, MA	128 Dodge Street, Beverly, Massachusetts 01915 www.svdesign.com t 978.927.3745	Scale: AS NOTED Drawn By: R. Vaggoner Date: 2/12/2025	Checked By: T. Shulman	#	Description	Date	By

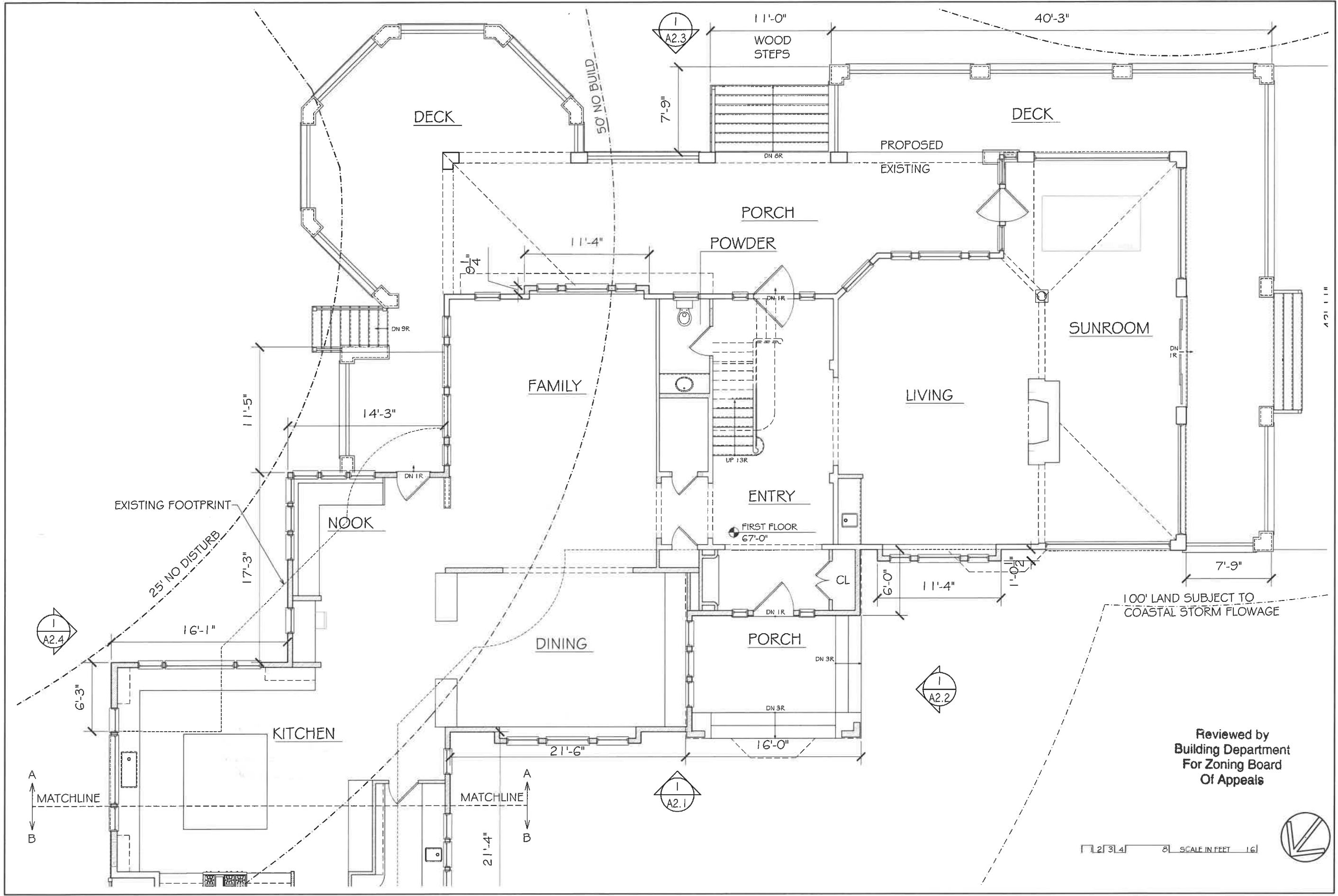


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	Proposed						Basement Plan						Scale: AS NOTED		Drawn By: L. Hualbert		Checked By: T. Shuman				
															Date: 2/12/2025						
														REVISIONS							
														#		Description		Date		By	

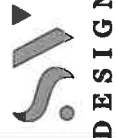


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	Rosenbaum Residence 363 Ocean Ave, Marblehead, MA		Scale: AS NOTED		#	Description		Date	By
SV DESIGN		128 Dodge Street, Beverly, Massachusetts 01915	www.svdesign.com	1 978.327.3745	Drawn By: R. Vaggione		Checked By: T. Shuman		
					Date: 2/12/2025				



Proposed Renovations and Additions to

Rosenbaum Residence
363 Ocean Ave, Marblehead, MA

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Proposed First Floor Plan

Scale: AS NOTED
Drawn By: L. Hurlbut
Date: 2/12/2025

126 Dodge Street, Beverly, Massachusetts 01915
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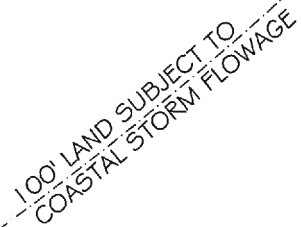
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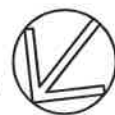
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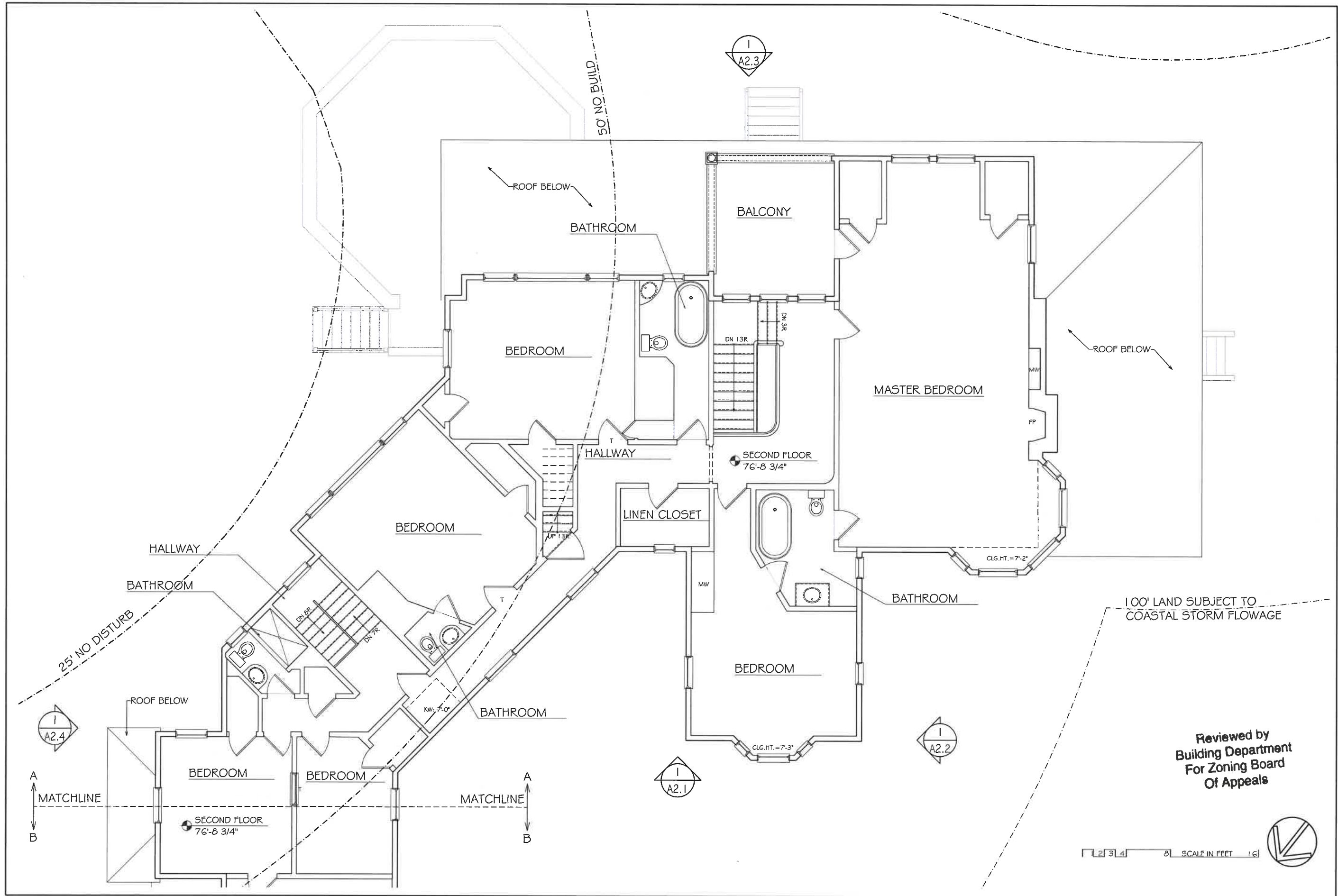




1 2 3 4 8 SCALE IN FEET 16



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	#	Description					Date	By	



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Scale: AS NOTED

Drawn By: K. Wiggner

Checked By: T. Shulans

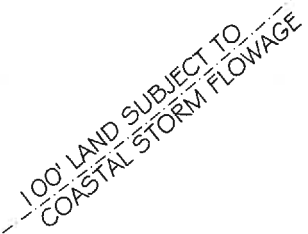
Date: 2/12/2025

Existing Second Floor Plan

REVISIONS

#	Description	Date	By

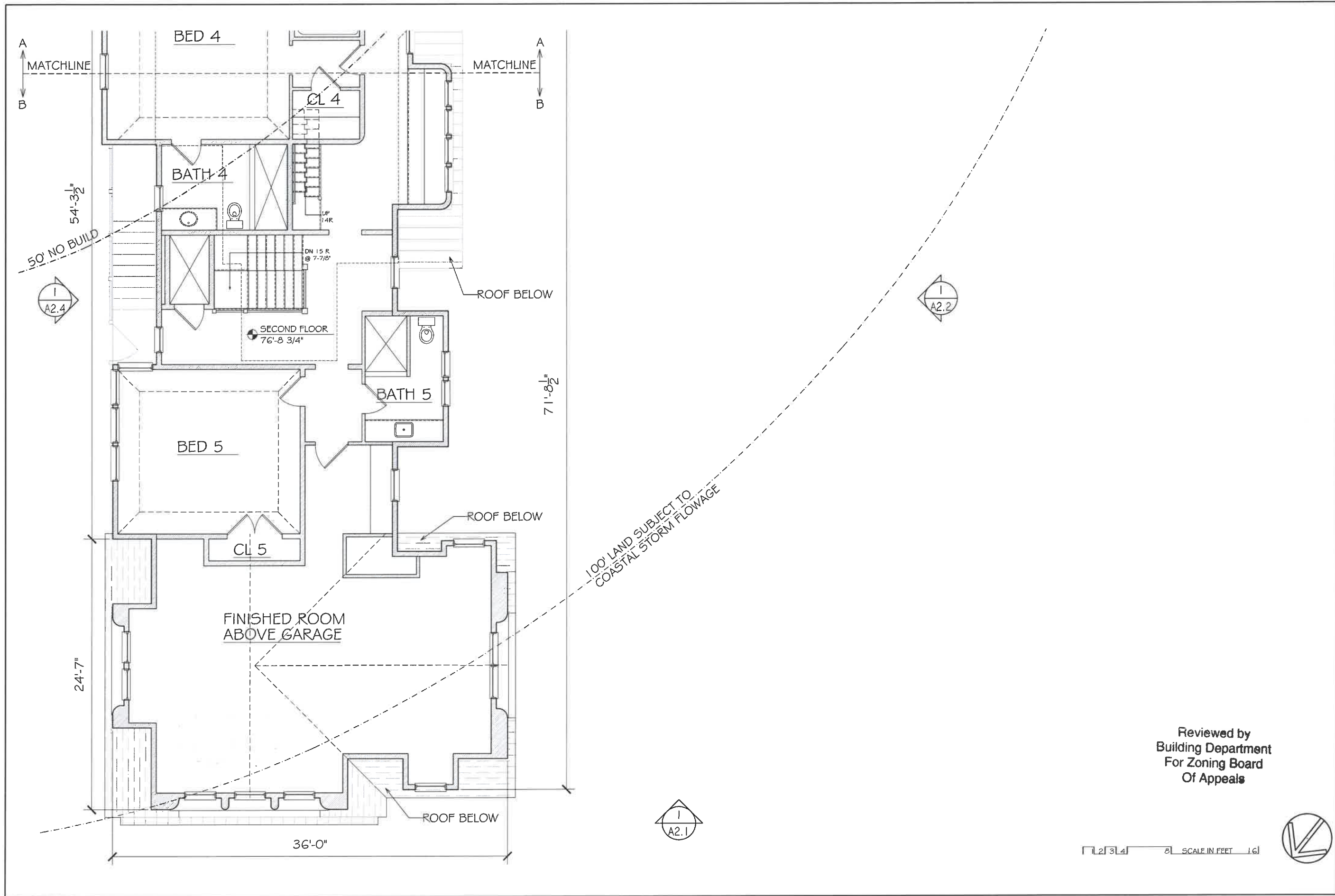
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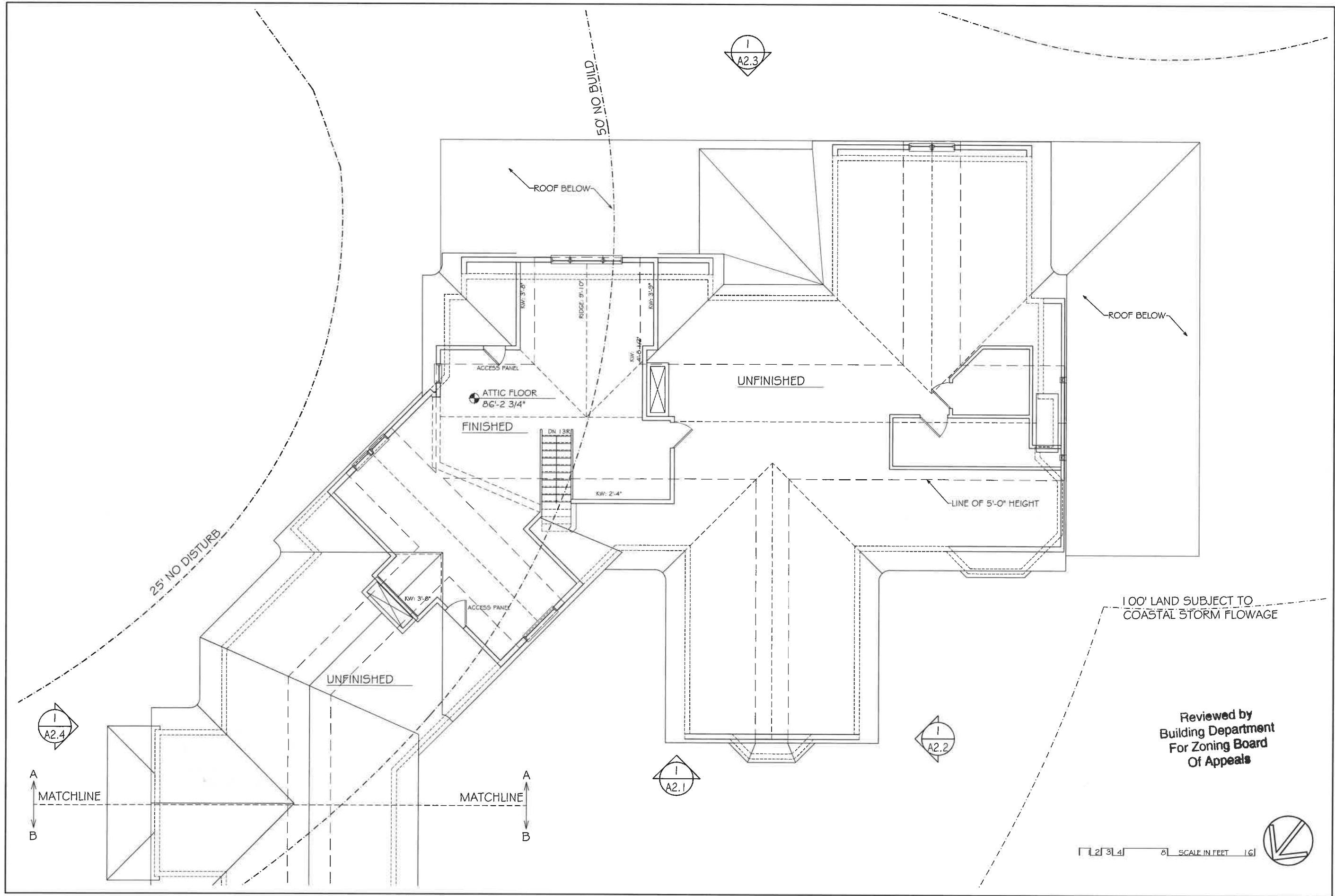
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	#	Description					Date	By	



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			Scale: AS NOTED		#	Description
			Drawn By: L.Hurlburt	Checked By: T.Shuman		Date
			Date: 2/12/2025			By
					A1.2B	





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Proposed Renovations and Additions to

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363 Ocean Ave, Marblehead, MA

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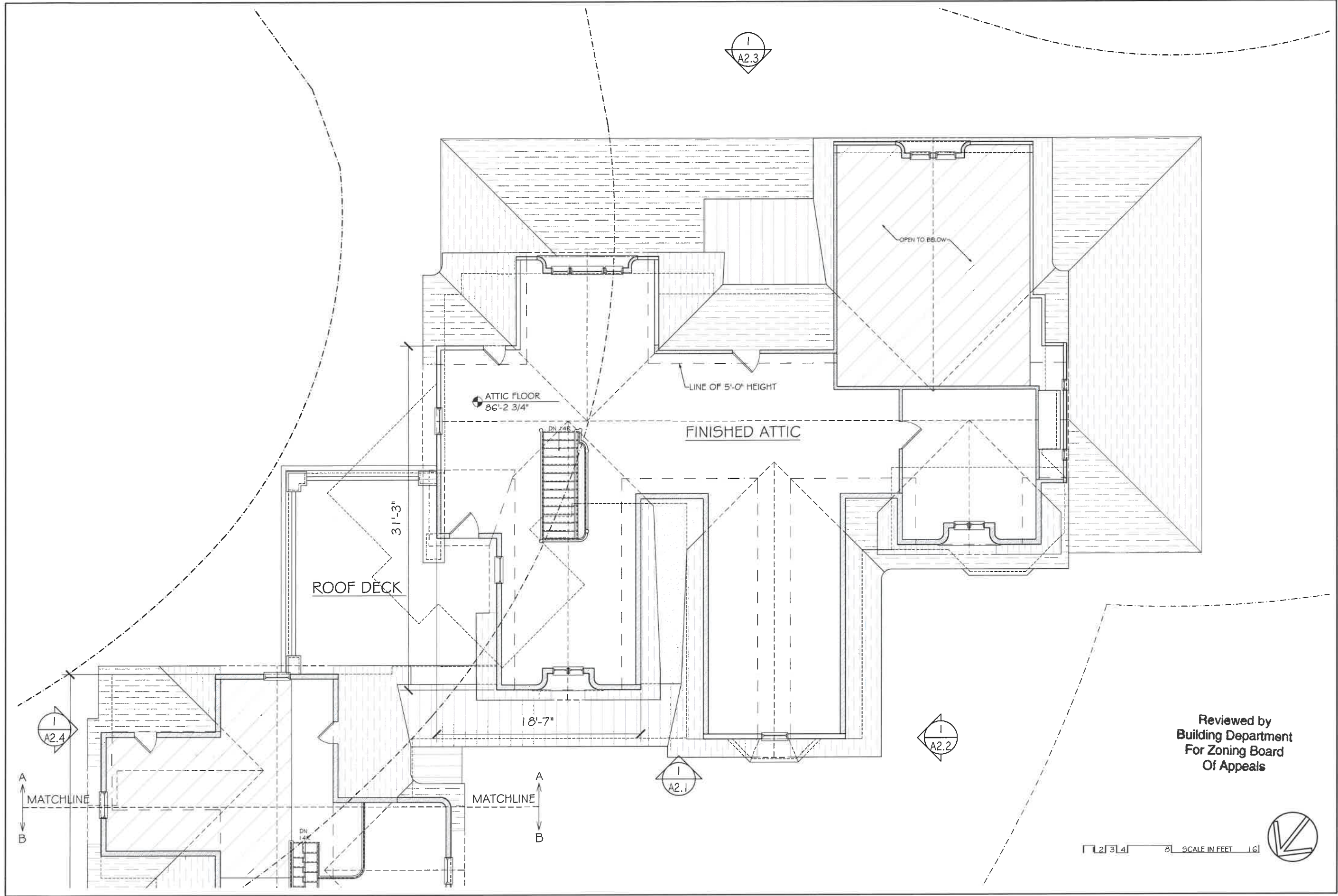
#	Description	Date	By

Existing Attic Plan

Scale: AS NOTED
Drawn By: R. Waggoner
Date: 2/12/2025
Checked By: T. Shulman

X1.3A

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Proposed Attic Plan

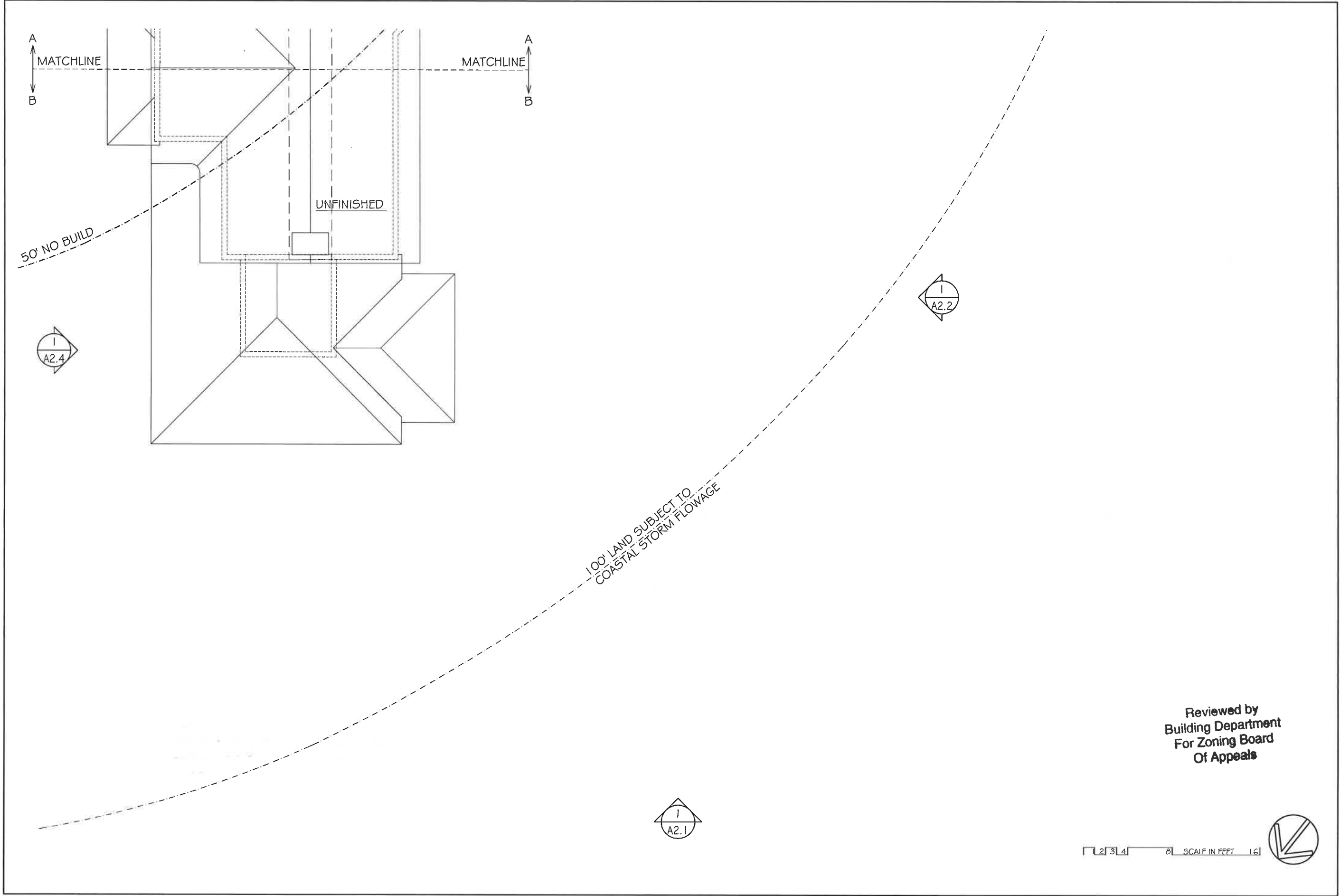
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#	Description	Date	By

Scale: AS NOTED
Drawn By: L. Hubert
Date: 2/12/2025
Checked By: T. Shuman

A1.3A

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	Rosenbaum Residence 363 Ocean Ave, Marblehead, MA		Scale: AS NOTED		#	Description
					Date	By
SV DESIGN		126 Dodge Street, Beverly, Massachusetts 01915		Drawn By: R. Wagner		
				Checked By: T. Shuman		
				Date: 2/12/2025		

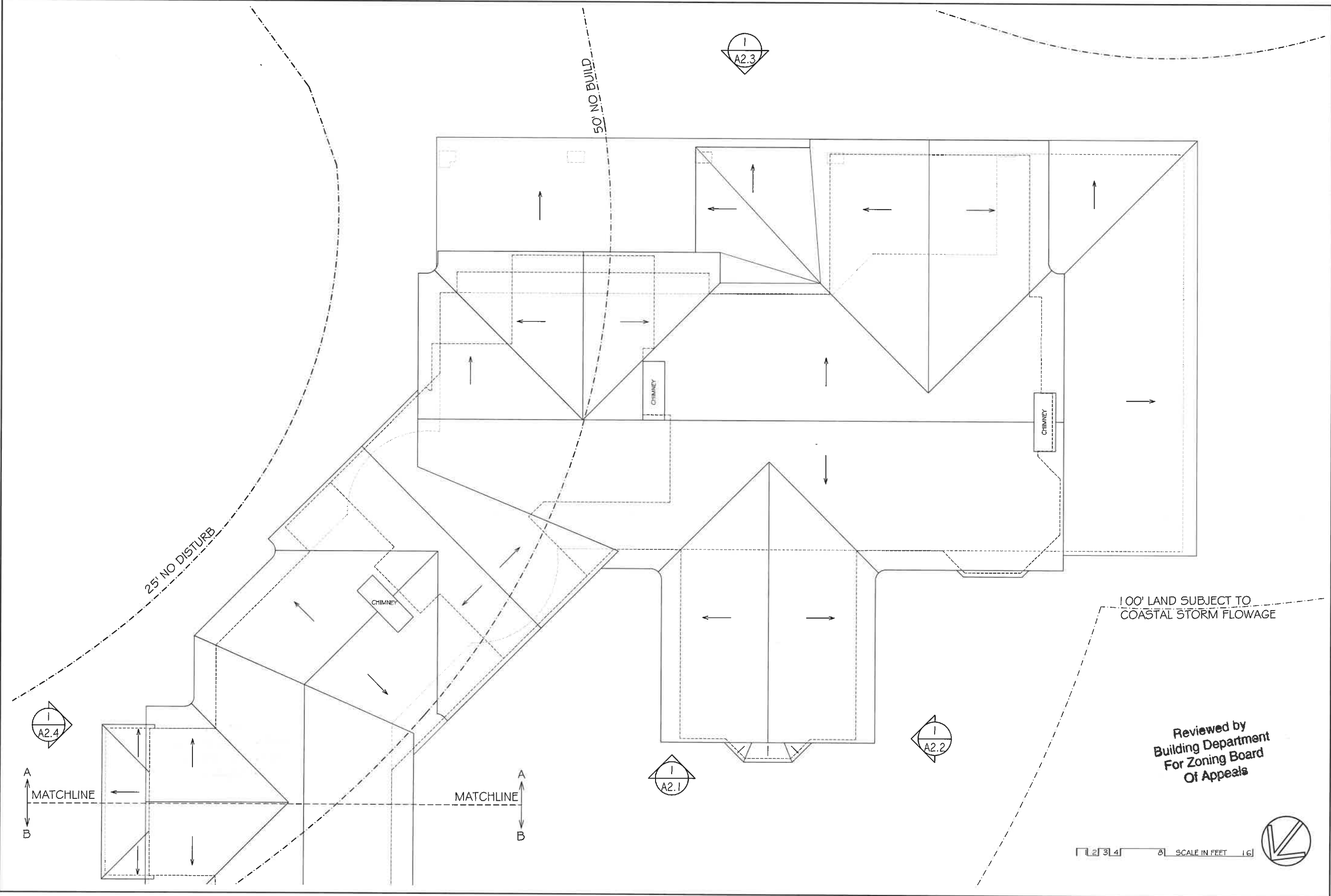


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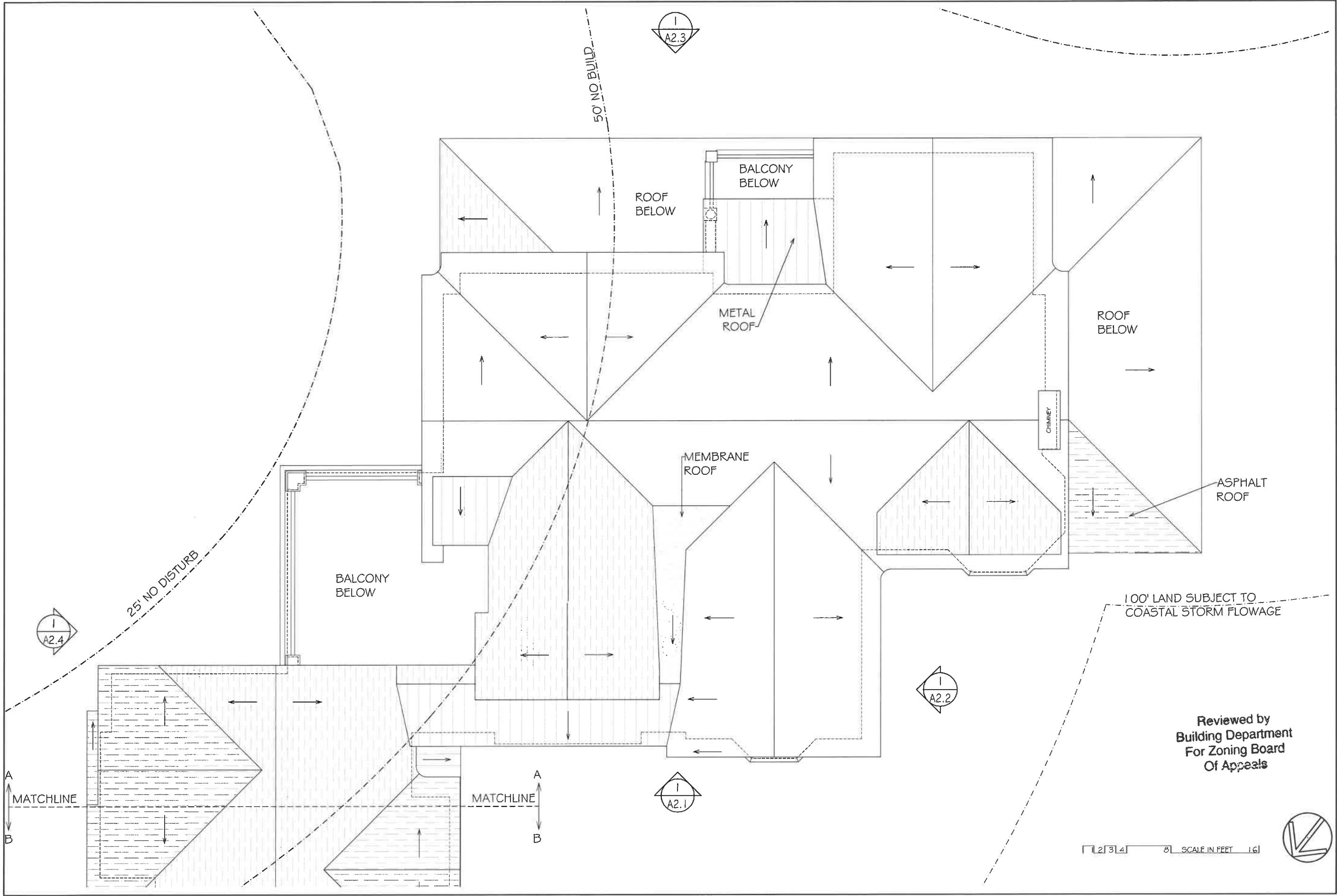
1 2 3 4 8 SCALE IN FEET 16



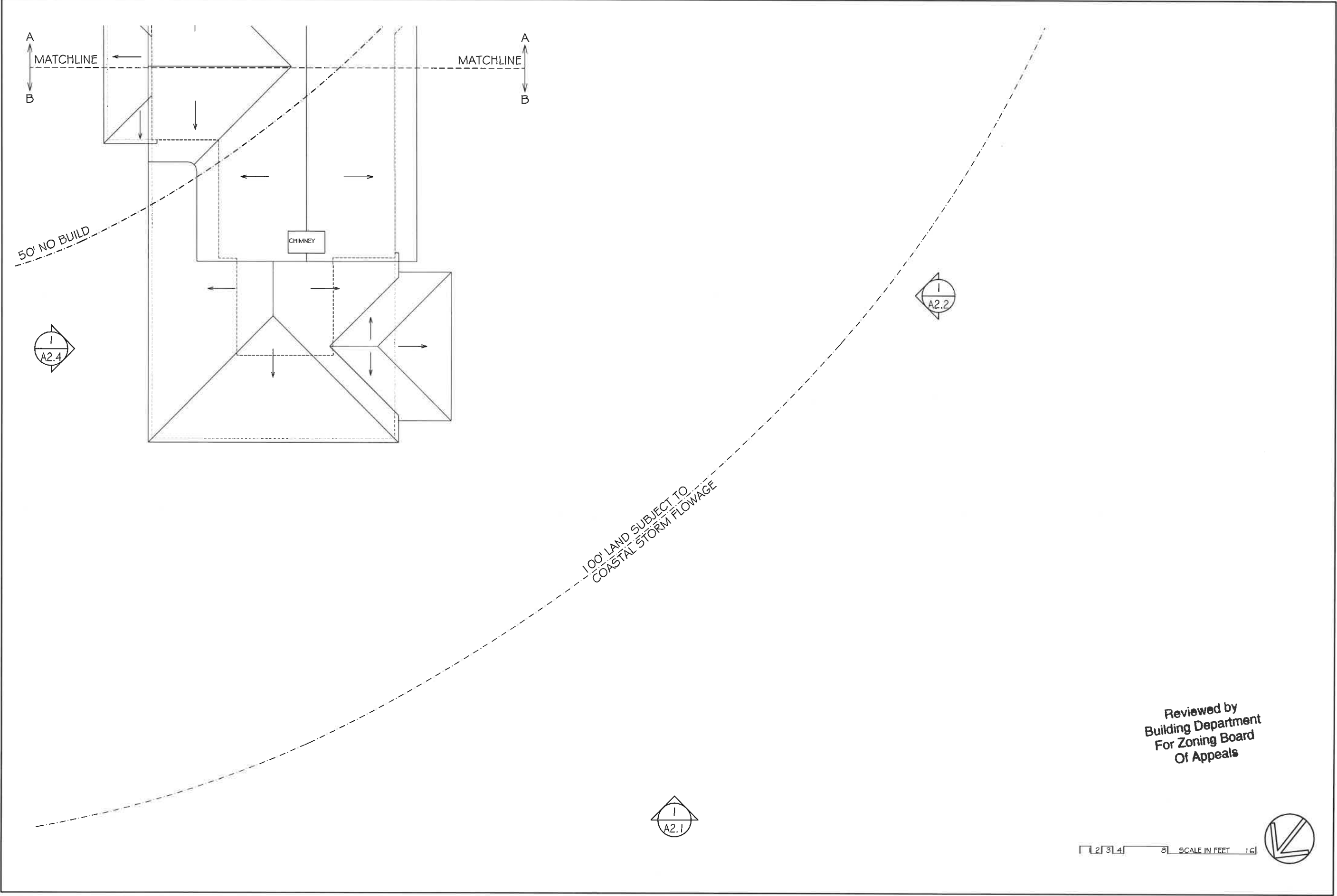
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	#																																Description							



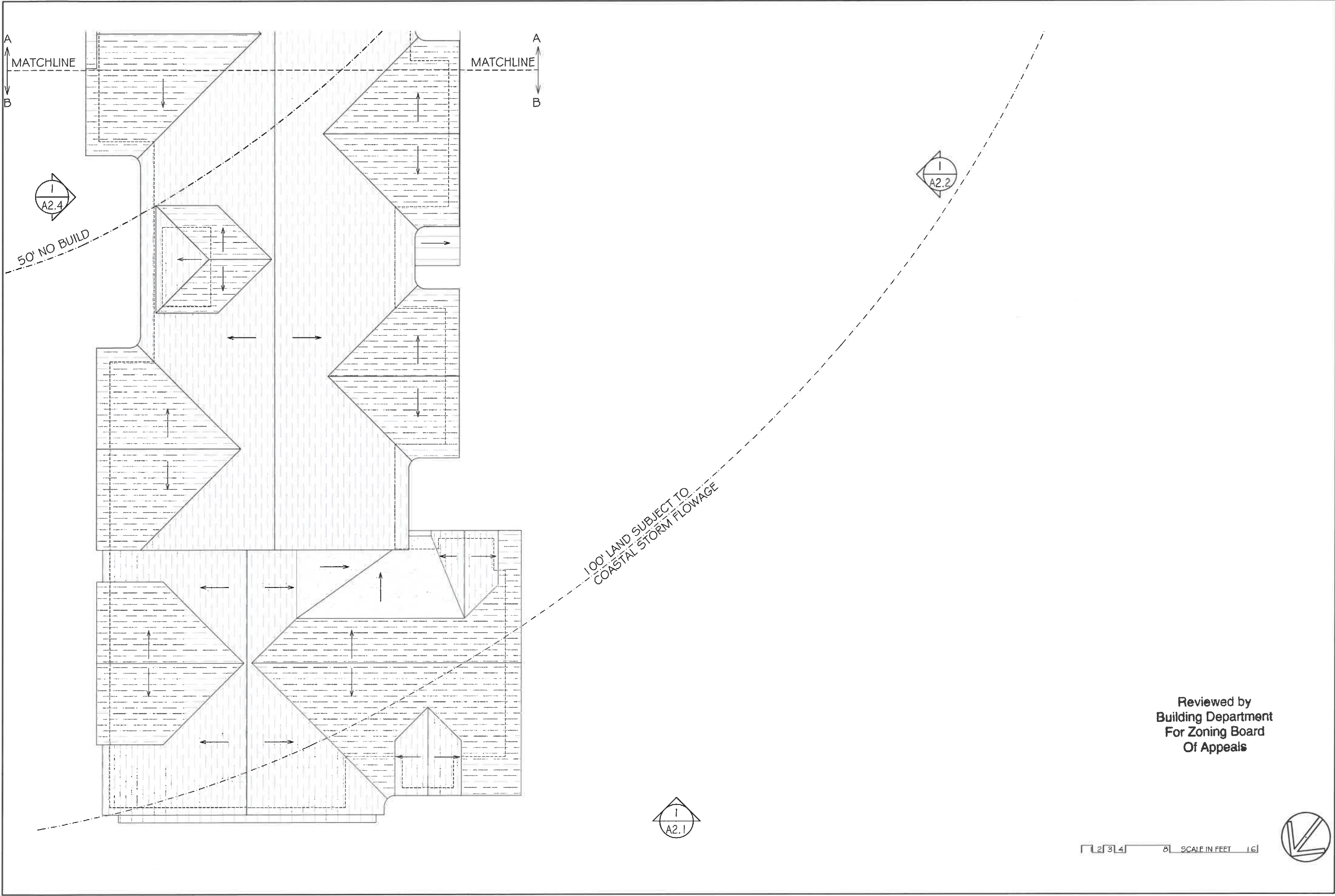
 SV DESIGN © SV Design, LLC.	Proposed Renovations and Additions to		Existing Roof Plan		REVISIONS		X1.4A		
	Rosenbaum Residence		Scale: AS NOTED		# Description			Date	By
	363 Ocean Ave, Marblehead, MA								
	SV DESIGN		Drawn By: R. Waggoner						
	126 Dodge Street, Beverly, Massachusetts 01915		Checked By: T. Shulman						
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	Rosenbaum Residence 363 Ocean Ave, Marblehead, MA		Scale: AS NOTED Drawn By: L. Hudhart Checked By: T. Shulman Date: 2/12/2025		REVISIONS # Description Date By	
	128 Dodge Street, Beverly, Massachusetts 01915	www.svdesign.com	1978.92/3745			
	SV/DESIGN					

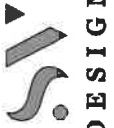


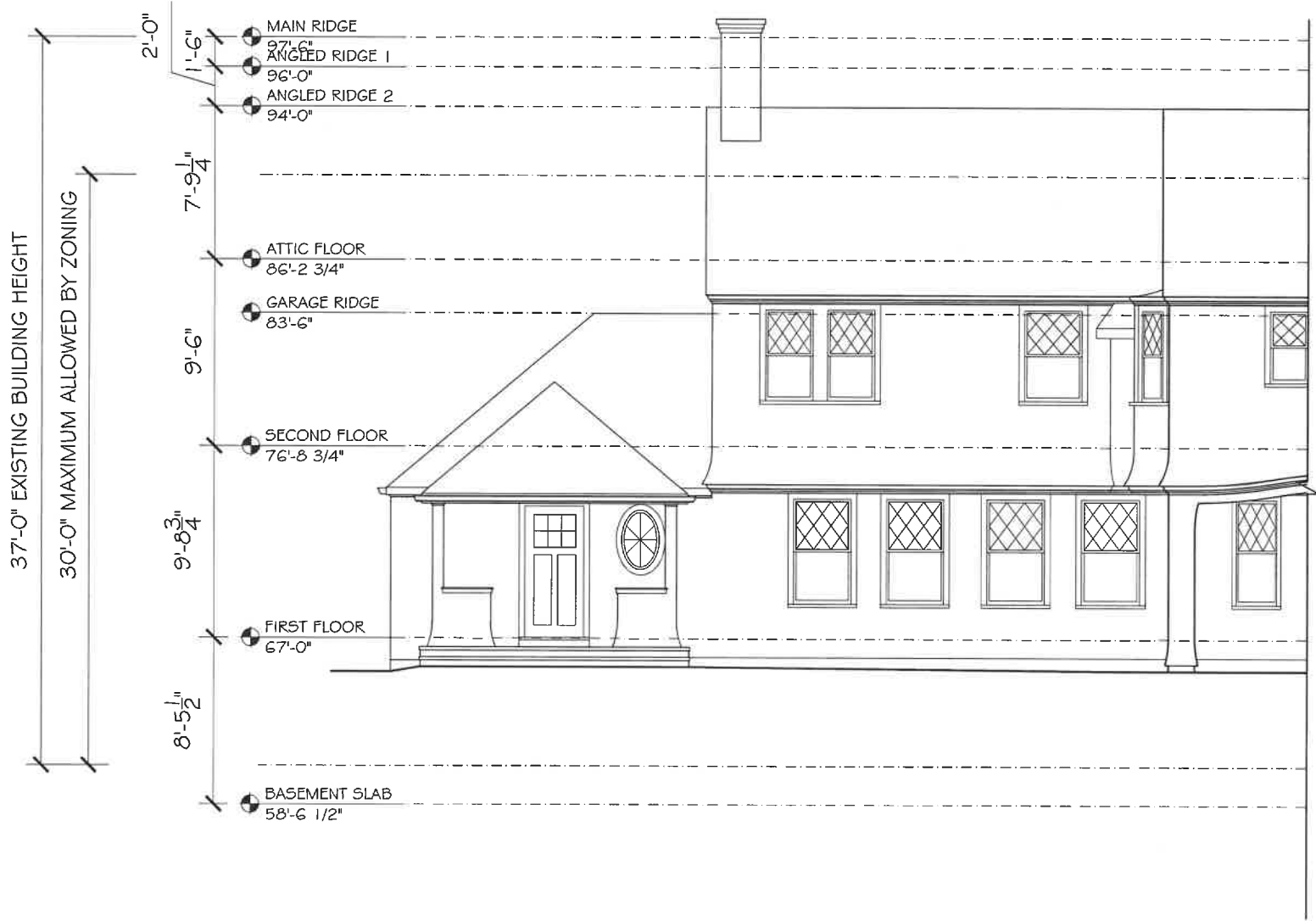
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	SV/DESIGN	128 Dodge Street, Beverly, Massachusetts 01915 www.svdesign.com 1 978.927.3745	Scale: AS NOTED Drawn By: R. Viagower Date: 2/12/2025	Checked By: T. Shuman	#	Description	Date	By



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	Rosenbaum Residence				#	Description	
	363 Ocean Ave, Marblehead, MA					Date	
	SV DESIGN		Scale: AS NOTED			By	
	128 Dodge Street, Beverly, Massachusetts 01915 www.svdesign.com t 978.927.3746		Drawn By: L. Hurlburt Checked By: T. Shulman Date: 2/12/2025				



 DESIGN © SV Design, LLC.	Proposed Renovations and Additions to Rosenbaum Residence 363 Ocean Ave, Marblehead, MA SV DESIGN 126 Dodge Street, Beverly, Massachusetts 01915 www.svdesign.com t 978.927.3745	Existing Front Elevation	REVISIONS # Description Date By	X2.1



1 2 3 4 8 SCALE IN FEET 16

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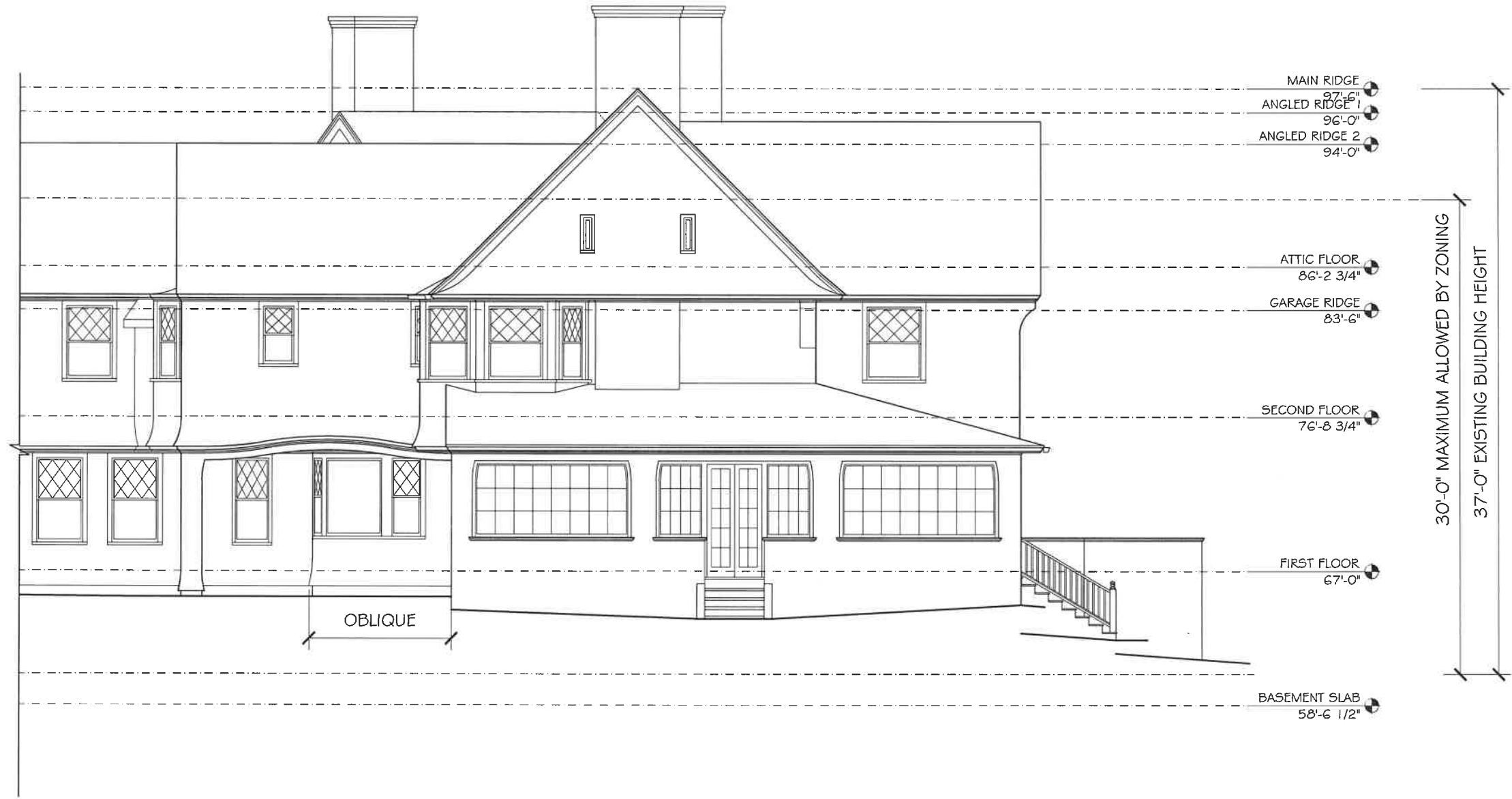
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	SV DESIGN 128 Dodge Street, Beverly, Massachusetts 01915 www.svdesign.com 1978.927.3745		Scale: AS NOTED		# Description		
			Drawn By: R. Waggoner		Date		
			Checked By: T. Shulman		By		
		Date: 2/12/2025					



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1 2 3 4 8 SCALE IN FEET 16

Proposed Renovations and Additions to	Proposed Right Side Elevation		REVISIONS		A2.2A
Rosenbaum Residence 363 Ocean Ave, Marblehead, MA	Scale: AS NOTED Drawn By: L. Hurlburt Date: 2/12/2025	Checked By: T. Shulman	#	Description	By
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1 2 3 4 8 SCALE IN FEET 16



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Rosenbaum Residence
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Existing Right Side
Elevation

Scale: AS NOTED
Drawn By: R. Waggoner
Date: 2/12/2025
Checked By: T. Shulman

REVISIONS		
#	Description	By

X2.2B



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Proposed Renovations and Additions to	Proposed Right Side Elevation		A2.2B	
	#	Description	Date	By
Rosenbaum Residence 363 Ocean Ave, Marblehead, MA	Scale: AS NOTED			
	Drawn By: L. Hurlburt			
SV DESIGN © SV Design, LLC.	126 Dodge Street, Beverly, Massachusetts 01915			
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SV DESIGN		Checked By: T. Shalman		Date: 2/12/2025



Proposed Renovations and Additions to	REVISIONS		X2.3	
	#	Description	Date	By
Rosenbaum Residence 363 Ocean Ave, Marblehead, MA	Existing Rear (Ocean Side) Elevation			
	Scale: AS NOTED Drawn By: R. Wiggauer Checked By: T. Shidana Date: 2/12/2025			
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Proposed Renovations and Additions to	REVISIONS		A2.3	
	#	Description	Date	By
Rosenbaum Residence 363 Ocean Ave, Marblehead, MA	Proposed Rear (Ocean Side) Elevation			
	Scale: AS NOTED			
SV DESIGN 126 Dodge Street, Beverly, Massachusetts 01915 www.svdesign.com 1978.927.3746	Drawn By: L. Hurlbut		Checked By: T. Shulman	
	Date: 2/12/2025			



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1 2 3 4 8 SCALE IN FEET 16



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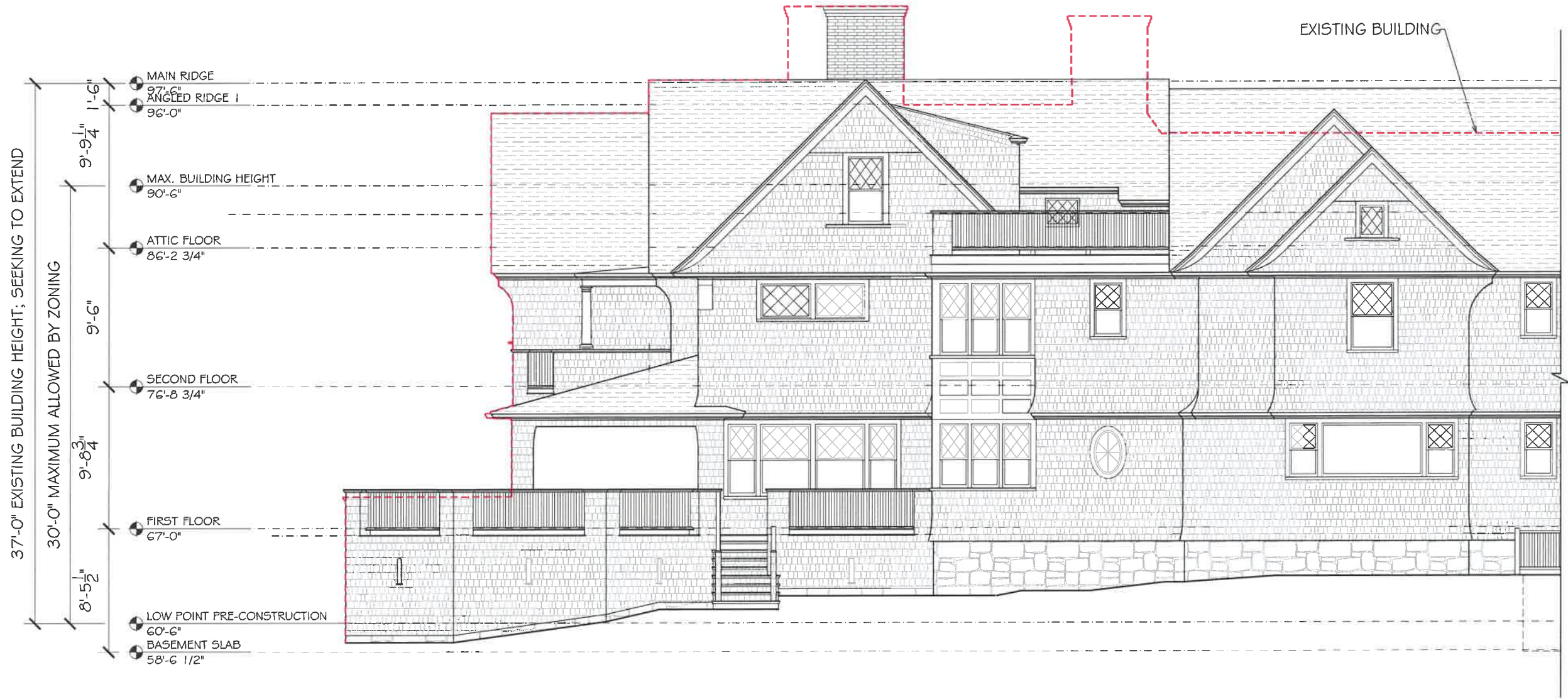
**Existing Left
Side Elevation**

Scale: AS NOTED
Drawn By: R. Weggauer
Date: 2/12/2025
Checked By: T. Shulana

REVISIONS

#	Description	Date	By

X2.4A



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Of Appeals

1 2 3 4 5 6 SCALE IN FEET 1 6

DESIGN SV Design, LLC.	Proposed Renovations and Additions to		Proposed Left		REVISIONS		A2.4A	
	Rosenbaum Residence		Side Elevation		#	Description	Date	By
363 Ocean Ave, Marblehead, MA		Scale: AS NOTED		Drawn By: L. Hurlbut		Checked By: T. Shulman		
SV DESIGN		128 Dodge Street, Beverly, Massachusetts 01915		www.svdesign.com		1978.927.3748		
						Date: 2/12/2025		



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1 2 3 4 8 SCALE IN FEET 16



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Rosenbaum Residence
363 Ocean Ave, Marblehead, MA

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Existing Left
Side Elevation

Scale: AS NOTED
Drawn By: R. Waggener
Checked By: T. Shulman
Date: 2/12/2025

REVISIONS

#	Description	Date	By

X2.4B



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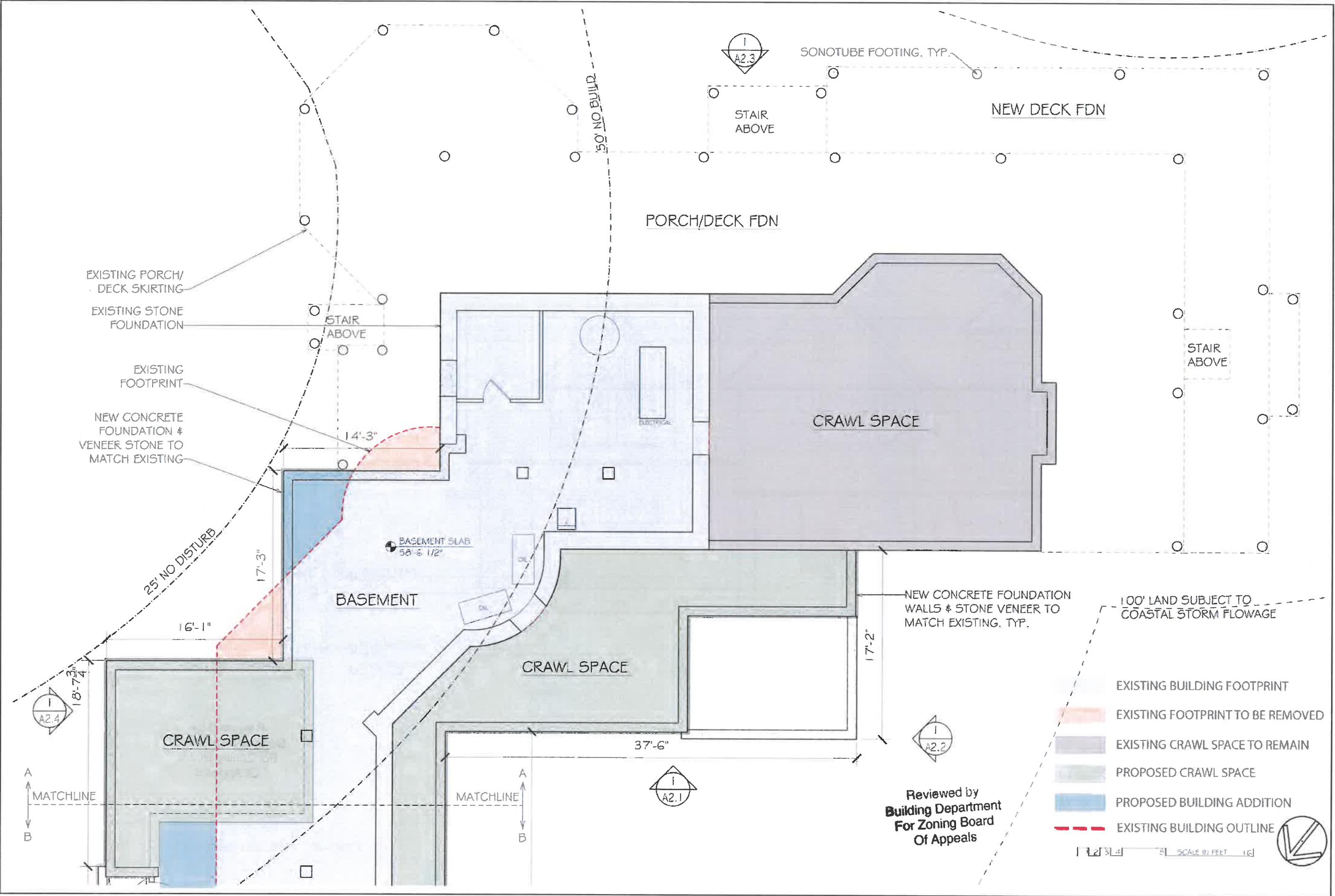
Proposed Renovations and Additions to
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**Proposed Left
Side Elevation**

Scale: AS NOTED
Drawn By: L. Hubbard
Date: 2/12/2025
Checked By: T. Stulman

REVISIONS	
#	Description

A2.4B



REVISIONS

#	Description	Date	By

Proposed
Basement Plan

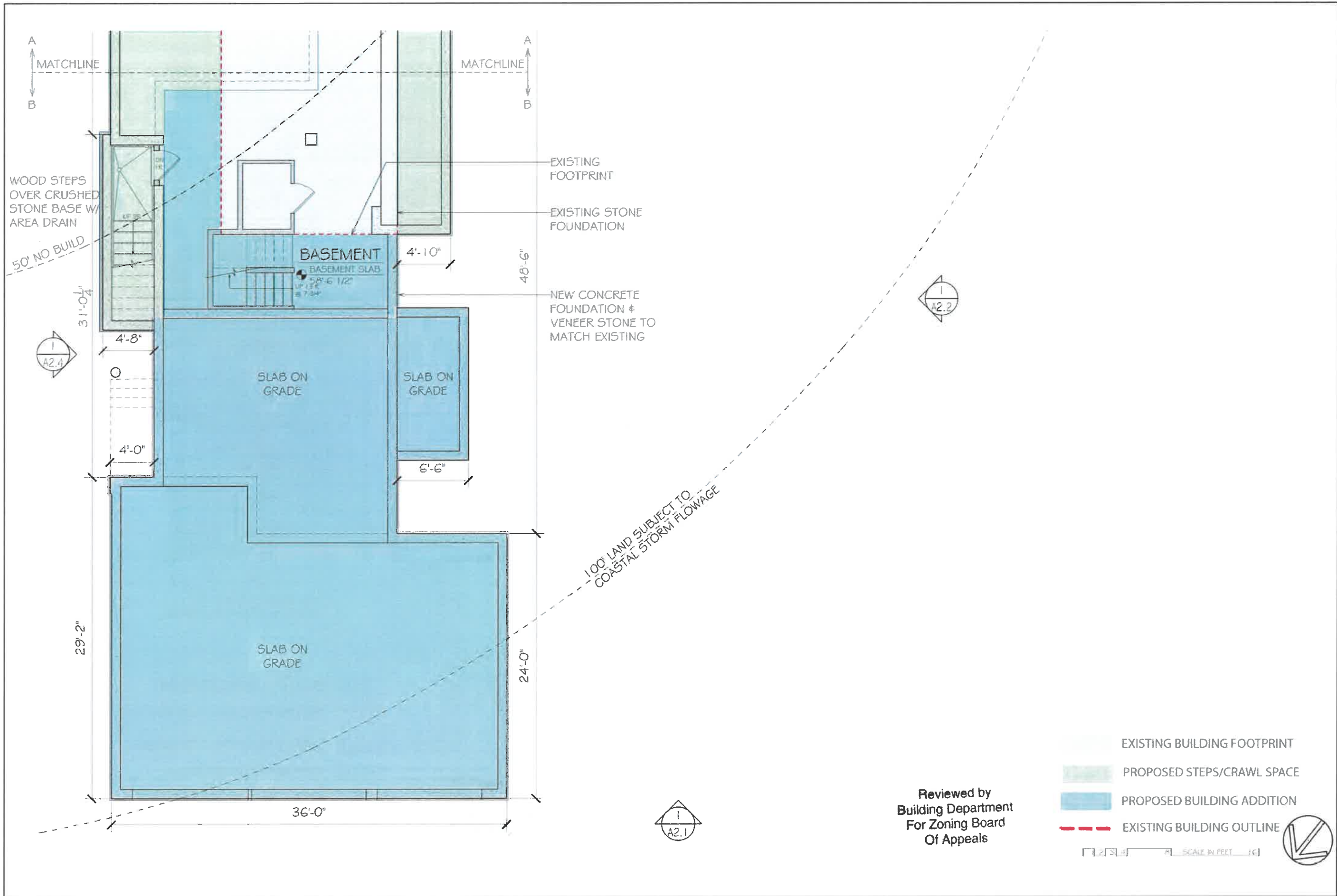
Scale: AS NOTED
Drawn by: A. Harbani
Checked by: J. Napolitano
Date: 02/13/2025

Proposed Renovations and Additions to
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363 Ocean Ave, Marblehead, MA

SV DESIGN
120 Dodge Street, Beverly, Massachusetts 01915
www.svdesign.com
(978) 927-3745

DESIGN
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A1.0A



Reviewed by
Building Department
For Zoning Board
Of Appeals

EXISTING BUILDING FOOTPRINT

PROPOSED STEPS/CRAWL SPACE

PROPOSED BUILDING ADDITION

EXISTING BUILDING OUTLINE

1" = 2'-0"

SCALE IN FEET

SV DESIGN

SV Design, LLC

Proposed Renovations and Additions to

Rosenbaum Residence
363 Ocean Ave, Marblehead, MA

122 Osgood Street, Beverly, Massachusetts 01915
www.svdesign.com
1.978.827.2745

SV DESIGN

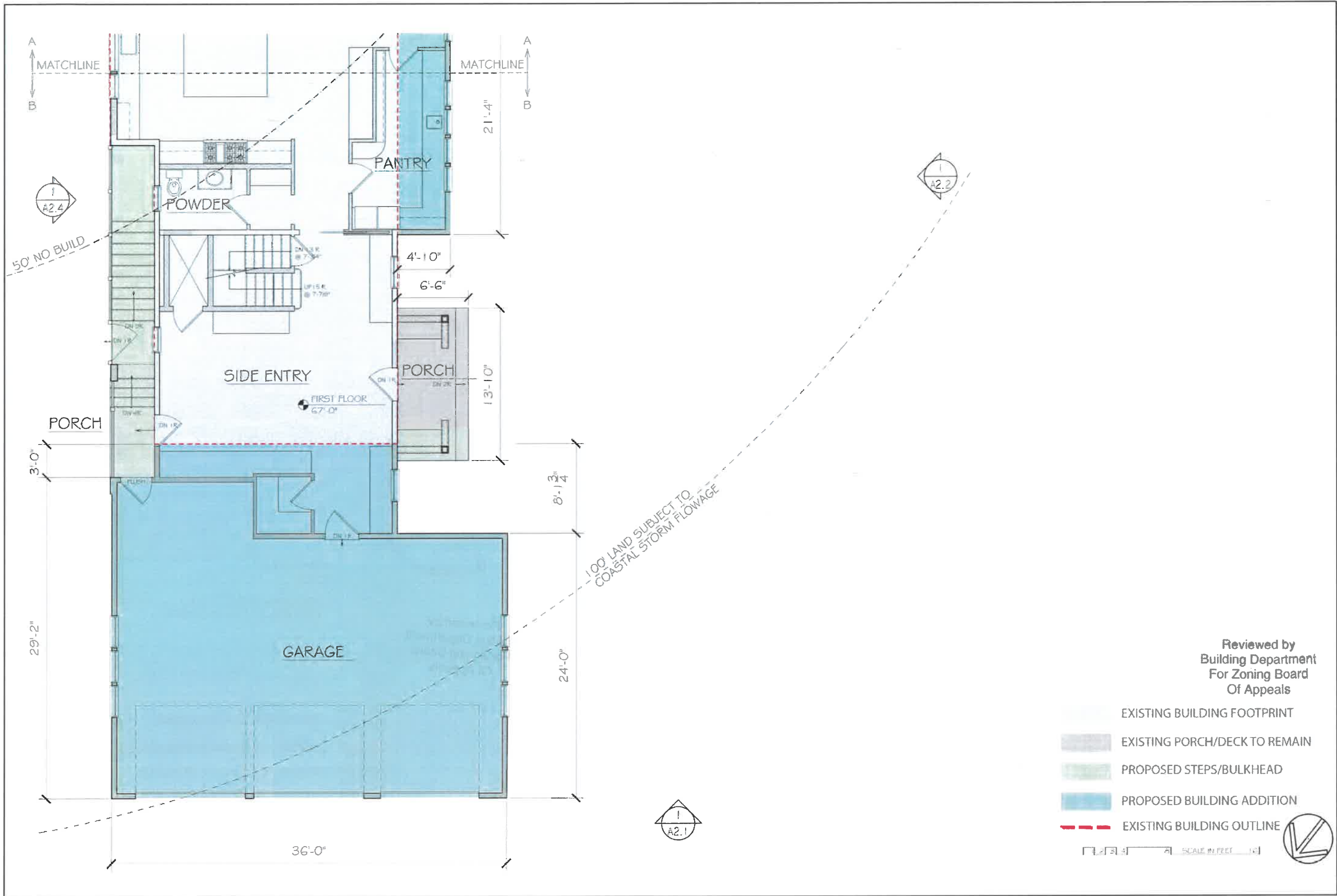
Proposed
Basement Plan

Scale: AS NOTED
Drawn by: T. Hubbard
Date: 12/18/2025
Checked by: T. Hubbard

REVISIONS

#	Description	Date	By

A1.0B

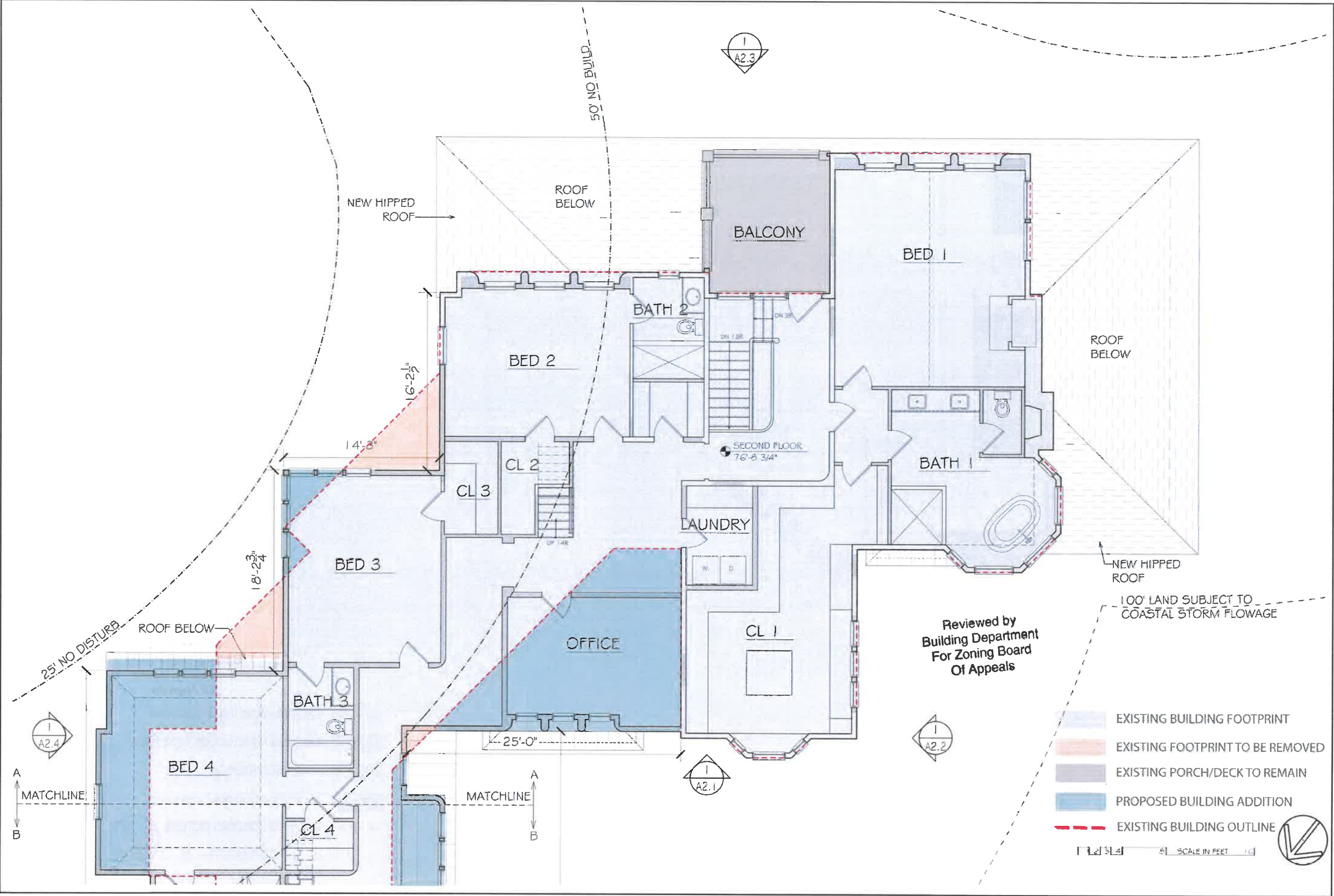


Reviewed by
Building Department
For Zoning Board
Of Appeals

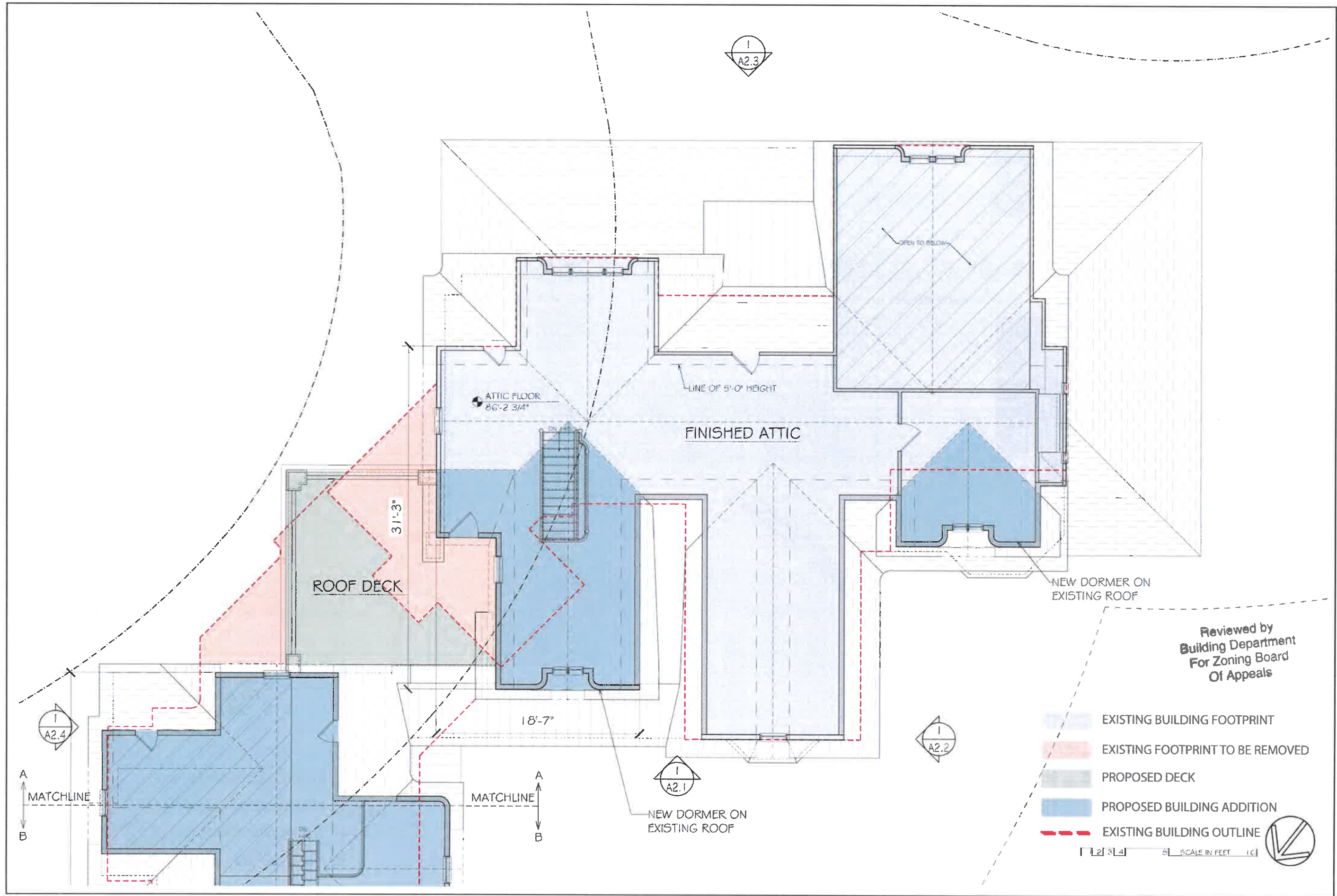
- EXISTING BUILDING FOOTPRINT
- EXISTING PORCH/DECK TO REMAIN
- PROPOSED STEPS/BULKHEAD
- PROPOSED BUILDING ADDITION
- EXISTING BUILDING OUTLINE

SCALE IN FEET 1" = 10'-0"

 DESIGN SV Design, LLC	Proposed Renovations and Additions to Rosenbaum Residence 363 Ocean Ave, Marblehead, MA SV DESIGN 122 Dodge Street, Beverly, Massachusetts 01915 www.svdesign.com t: 978.827.3745	Proposed First Floor Plan Scale: AS NOTED Drawn By: T. J. J. J. J. Checked By: T. J. J. J. J. Date: 11/20/25	REVISIONS	
			#	Description
			Date	By



Proposed Renovations and Additions to	REVISIONS				A1.2A	
	Description	Date	By			
Proposed Second Floor Plan						
Scale: AS NOTED						
Drawn By: J. Lindhart						
Checked By: J. Lindhart						
Drawing 14-2025						
Rosenbaum Residence						
363 Ocean Ave, Marblehead, MA						
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SV Design, LLC

Proposed Renovations and Additions to

Rosenbaum Residence
363 Ocean Ave, Marblehead, MA

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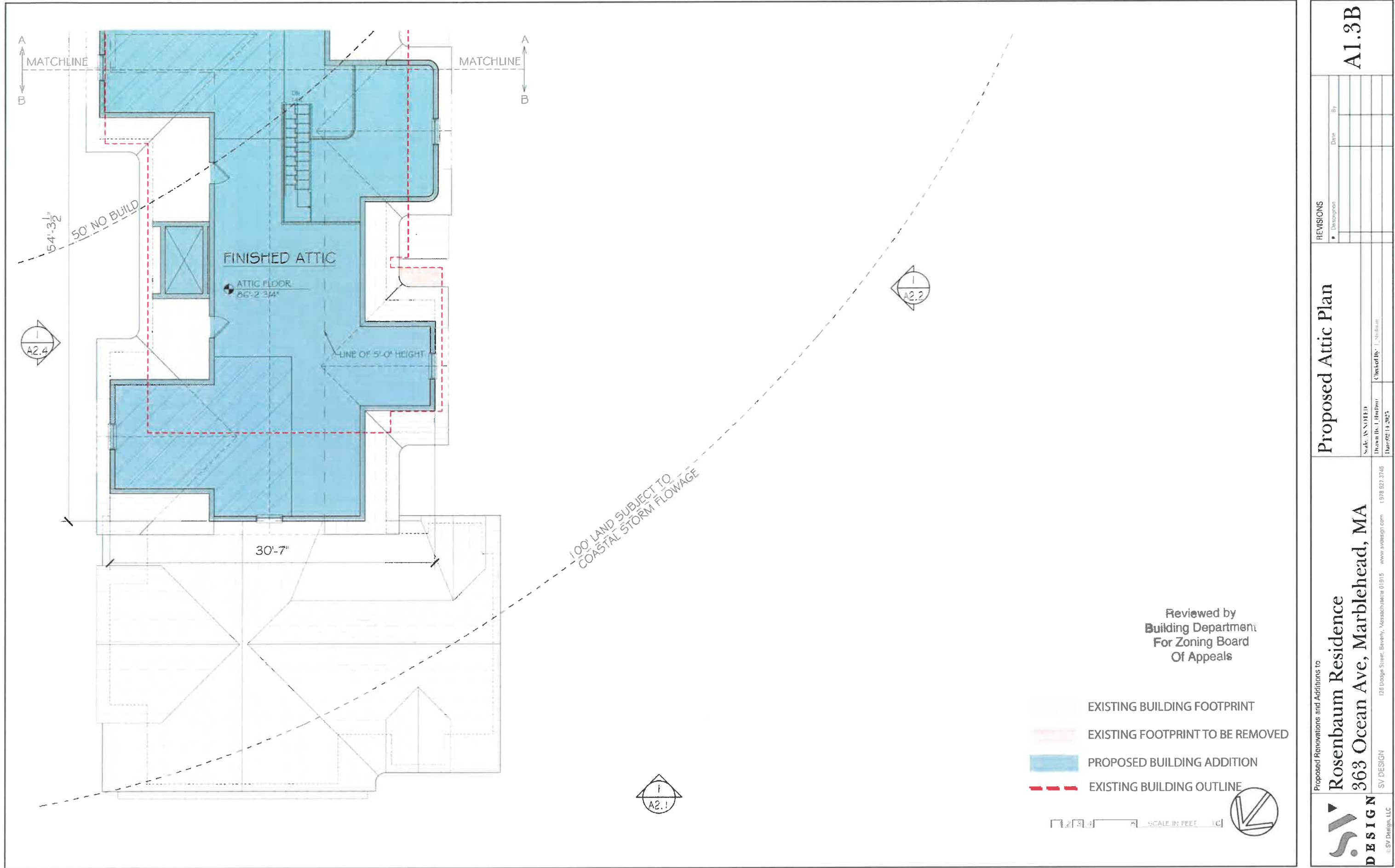
178 Dodge Street, Beverly, Massachusetts 01915
www.svdesign.com 1978-927-3745

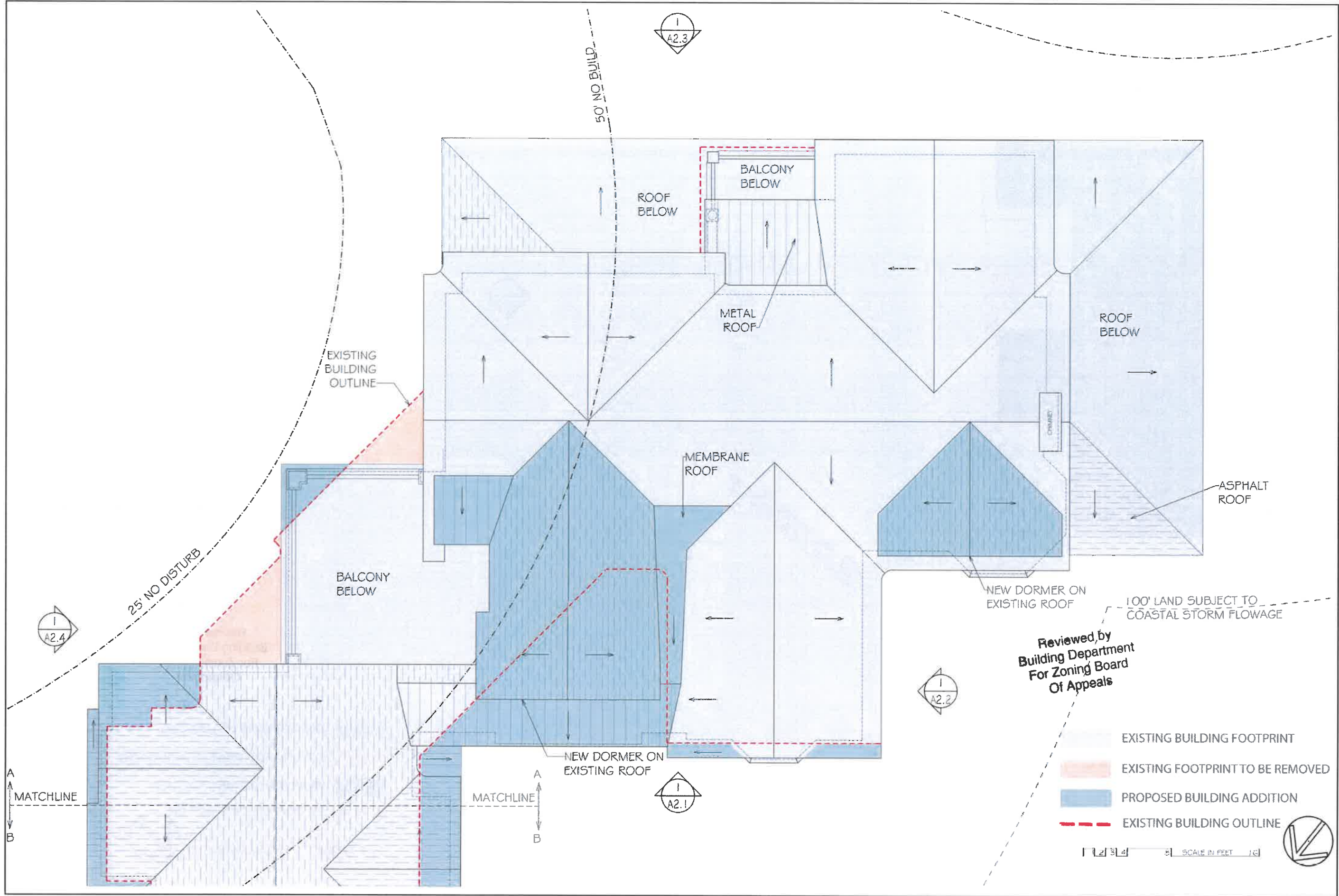
Proposed Attic Plan

Scale: AS NOTED
Drawn By: T. Houlbert
Checked By: T. Sullivan
Date: 12/2025

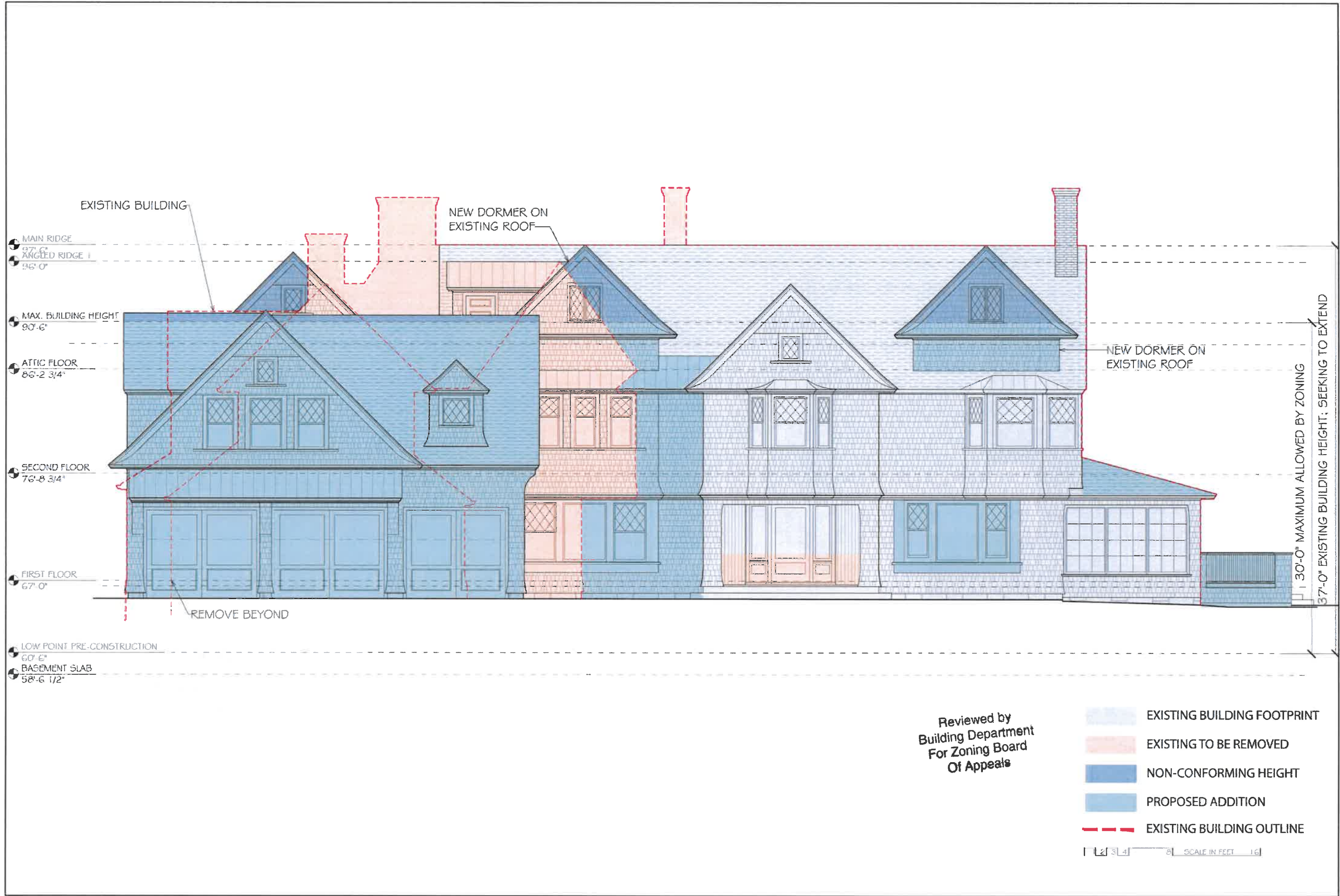
REVISIONS	
#	Description

AL.3A





 SV DESIGN e: SV.Design, LLC.	Proposed Renovations and Additions to		Rosenbaum Residence		363 Ocean Ave, Marblehead, MA		SV DESIGN		126 Dodge Street, Beverly, Massachusetts 01915		www.svdesign.com		1.978.927.3145	
	Proposed Roof Plan													
	Scale: AS NOTED													
	Drawn By: L. Sullivan													
	Checked By: L. Sullivan													
	Date: 02/14/2025													



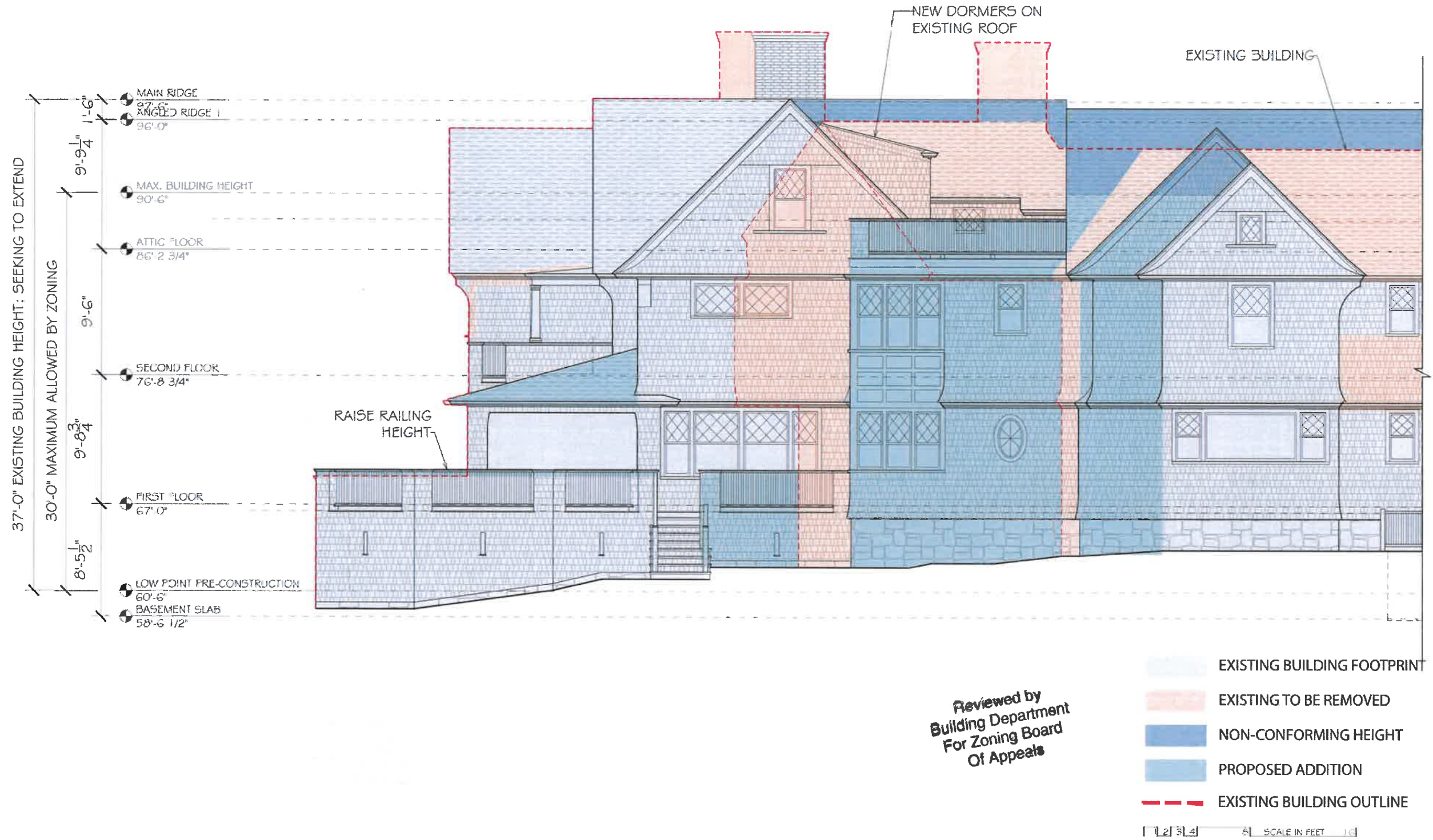
Proposed Renovations and Additions to	A2.1	
	REVISIONS	By
Rosenbaum Residence 363 Ocean Ave, Marblehead, MA	1	
	2	
SV DESIGN 170 Dodge Street, Beverly, Massachusetts 01915 www.svdesign.com 1.978.927.3745	3	
	4	
Proposed Front Elevation		Scale: N. SECTION Drawn By: T. Sullivan Checked By: T. Sullivan Date: 11-14-2025



Proposed Renovations and Additions to	Proposed Right Side Elevation		A2.2A	
	REVISIONS	Description	Date	By
Rosenbaum Residence 363 Ocean Ave, Marblehead, MA	Scale: AS NOTED			
	Drawn By: J. Hubbard Checked by: J. Hubbard			
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	SV DESIGN 14-2025			



Proposed Renovations and Additions to	REVISIONS		A2.2B	
	#	Description	Date	By
Rosenbaum Residence 363 Ocean Ave, Marblehead, MA	Proposed Right Side Elevation			
	Scale: AS NOTED	Drawn By: J. Bulbott	Checked By: L. Shihman	
SV DESIGN SV Design, LLC.	128 Dodge Street, Beverly, Massachusetts 01910 www.svdesign.com 1 978 827 3743			
	Date: 2/12/2025			



Proposed Renovations and Additions to	A2.4A	
	REVISIONS	
Proposed Left Side Elevation	#	Description
	Date	By
Rosenbaum Residence 363 Ocean Ave, Marblehead, MA	Scale: AS NOTED	Checked By: T. Sullivan
	Drawn By: T. Sullivan	Date: 02/14/2025
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