

09.08.23_291 Ocean ADJUSTED TO SURVEY - ZBA SUBMISSION ONLY.pln 12/7/23

PROJECT TEAM

CLIENT

Pratik and Neha Patel
291 Ocean Avenue
Marblehead, MA 01945

ARCHITECT

Walter Jacob Architects LTD.
3 Pleasant Street
Marblehead, MA 01945
T: 781-631-7440
F: 781-631-7441
E: walter@architectwaj.com




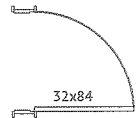



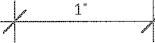
SURVEYOR

North Shore Survey
14 Brown Street
Salem, MA 01970
t: 978.744.4800
e: northshoresurvey@verizon.net

PROJECT LOCATION

291 Ocean Avenue
Marblehead, MA 01945

SYMBOLS

ROOM 100	ROOM/AREA DESIGNATION
	WINDOW TAG
	EXTERIOR ELEVATION REFERENCE
	NORTH ARROW
	DOOR AND DOOR DIMENSION (WIDTH & HEIGHT)
	NEW WALL
	EXISTING WALL TO REMAIN
	WALL TO BE DEMOLISHED
	DIMENSION STRING

DRAWING INDEX

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PROJECT DESCRIPTION:

- a. Kitchen Connector - A 93 sf addition at the first floor, connecting the kitchen to the dining room and family room. Will include modifications to existing kitchen casework and some new casework.
- b. Connector/Bridge: A small second addition at the second floor will connect the house to the accessory structure. The scope of work will include several interior changes including removing walls, relocating doors and patching finishes in three bedrooms and adding a small deck above the new first floor addition. The new roof will be a flat rubber roof
- c. First Floor Addition: Add a first floor bedroom and bathroom, by converting an existing covered porch and building a small addition. Roof to be asphalt shingle, with an alternate for copper.

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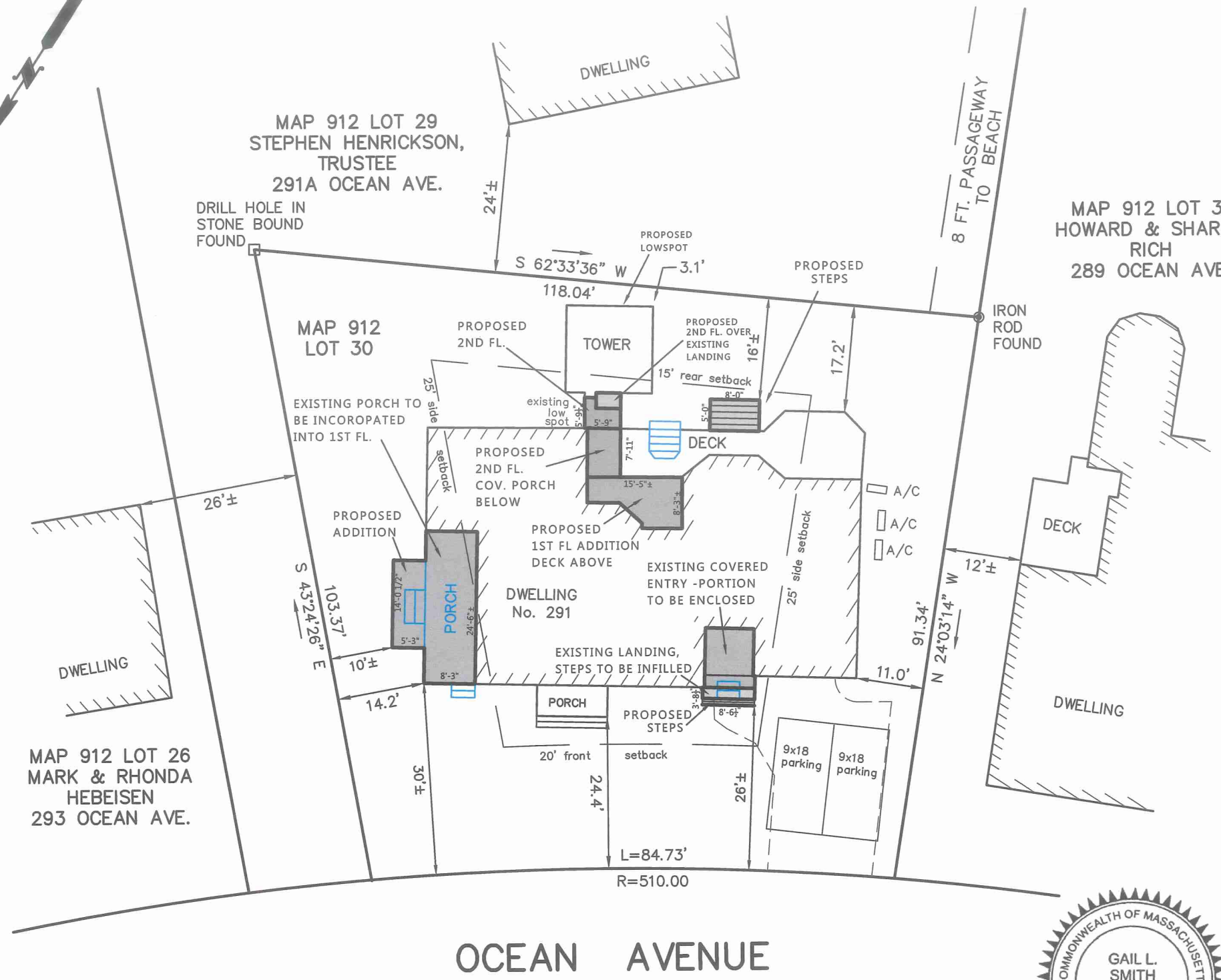
Private Residence

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CS.1

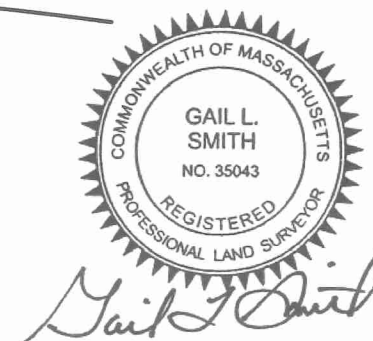
ZONING DISTRICT
SHORELINE EXPANDED SINGLE RESIDENCE

	REQUIRED	EXISTING	PROPOSED
LOT AREA	35000	9577±	9577±
FRONTAGE	100	84.73'	84.73'
FRONT	20	24.4'	24.4'
SIDE	25	11.0'	10'±
REAR	15	17.2'	3.1'
BLDG HEIGHT	35	37.5'±	51.4'



ITEMS IN BLUE TO BE REMOVED.

THIS PLAN IS THE RESULT
OF AN INSTRUMENT SURVEY.



ZONING BOARD OF APPEALS PLAN

291 OCEAN AVENUE

MARBLEHEAD

PROPERTY OF

PRATIK & NEHA PATEL

SCALE 1"=20' DECEMBER 8, 2023

NORTH SHORE SURVEY CORPORATION

14 BROWN ST. - SALEM, MA

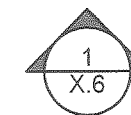
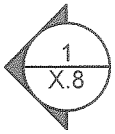
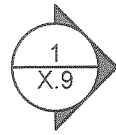
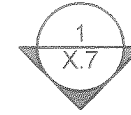
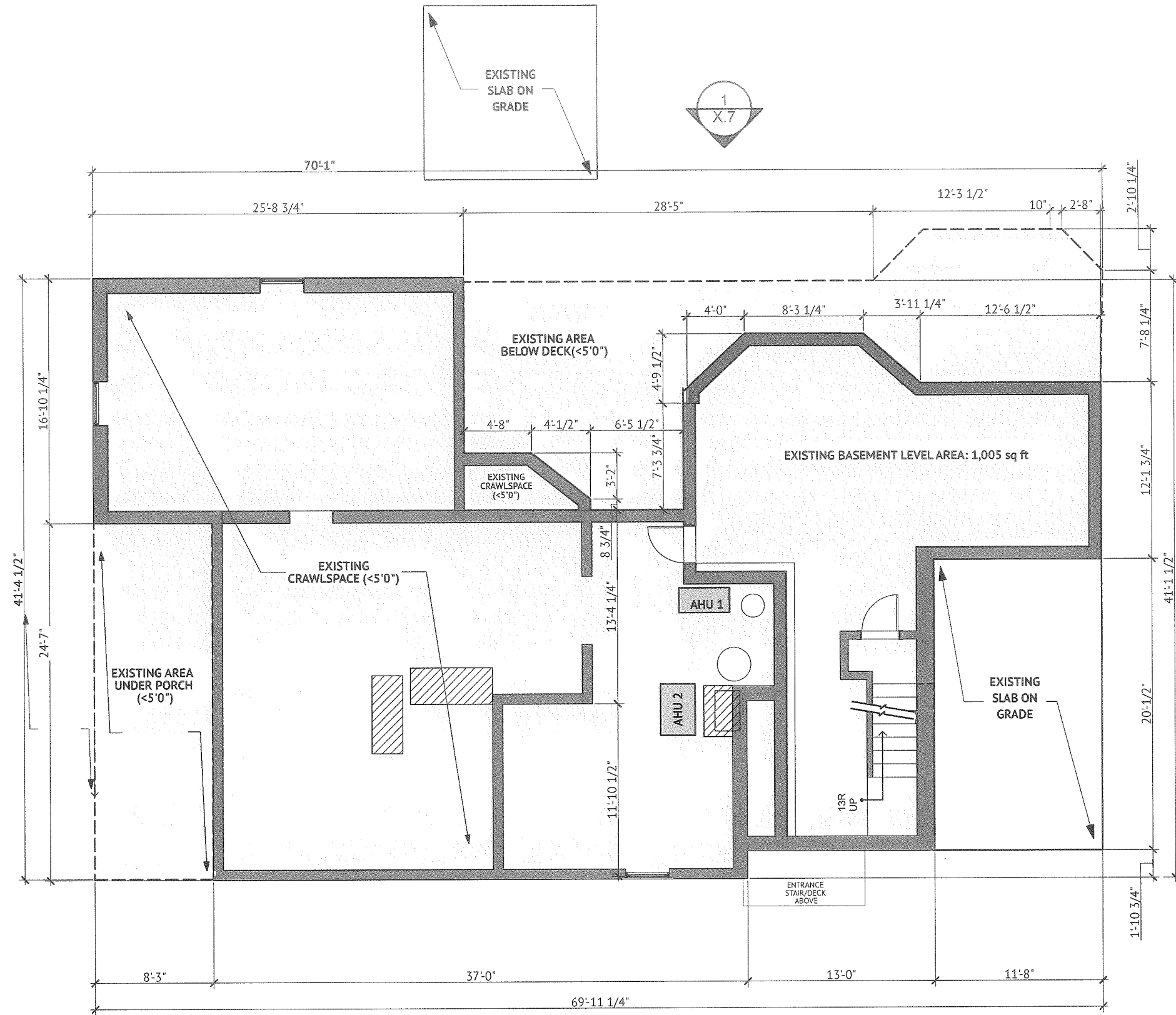
(978) 744-4800

5027

X.1

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Zoning Areas	
EX Basement Level Area:	1,005 sf
EX Crawlspace:	1,019 sf
EX Area Under Decks/porches:	422 sf (420 + 202)



1

Existing Basement Level Plan

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

Existing Basement Level Plan
Marblehead Zoning Board of Appeals 02.27.2023

Private Residence

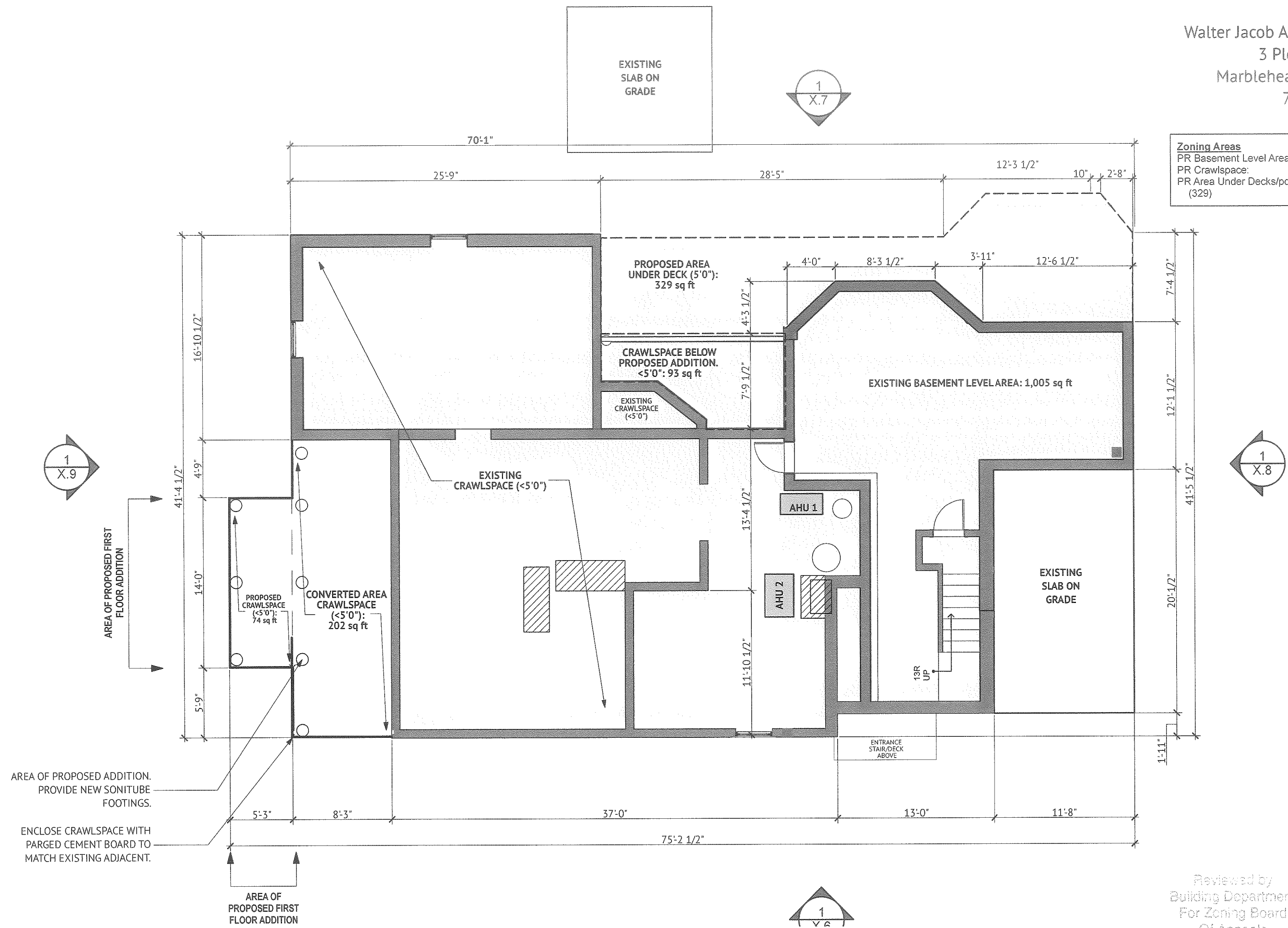
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A.1

Zoning Areas	
PR Basement Level Area:	1,005 sf
PR Crawlspace:	1,019 sf
PR Area Under Decks/porches:	329 sf (329)



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

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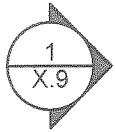
Review
Building -
For Zoning Board
Of Appeals

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Zoning Areas	
EX Accessory Building	207 sf
EX Building (ex first floor)	2,262 sf
EX Decks	436 sf
EX Porches	273 sf
EX Steps	70 sf

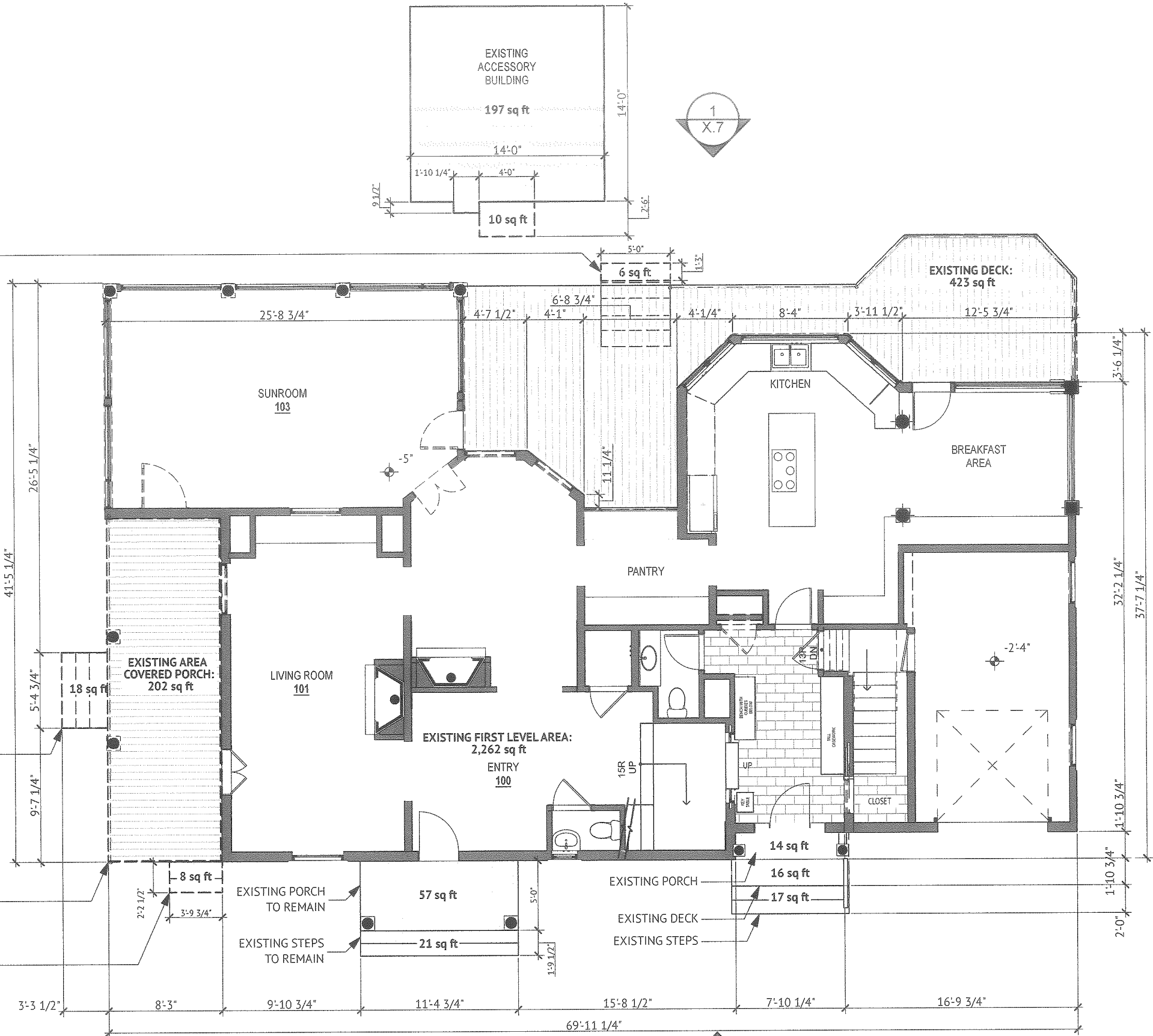
EXISTING
STEPS TO BE
DEMOLISHED



EXISTING
STEPS TO BE
DEMOLISHED

EXISTING
COVERED
PORCH TO BE
ENCLOSED.

EXISTING
STEPS TO BE
DEMOLISHED



1

Existing First Level Plan

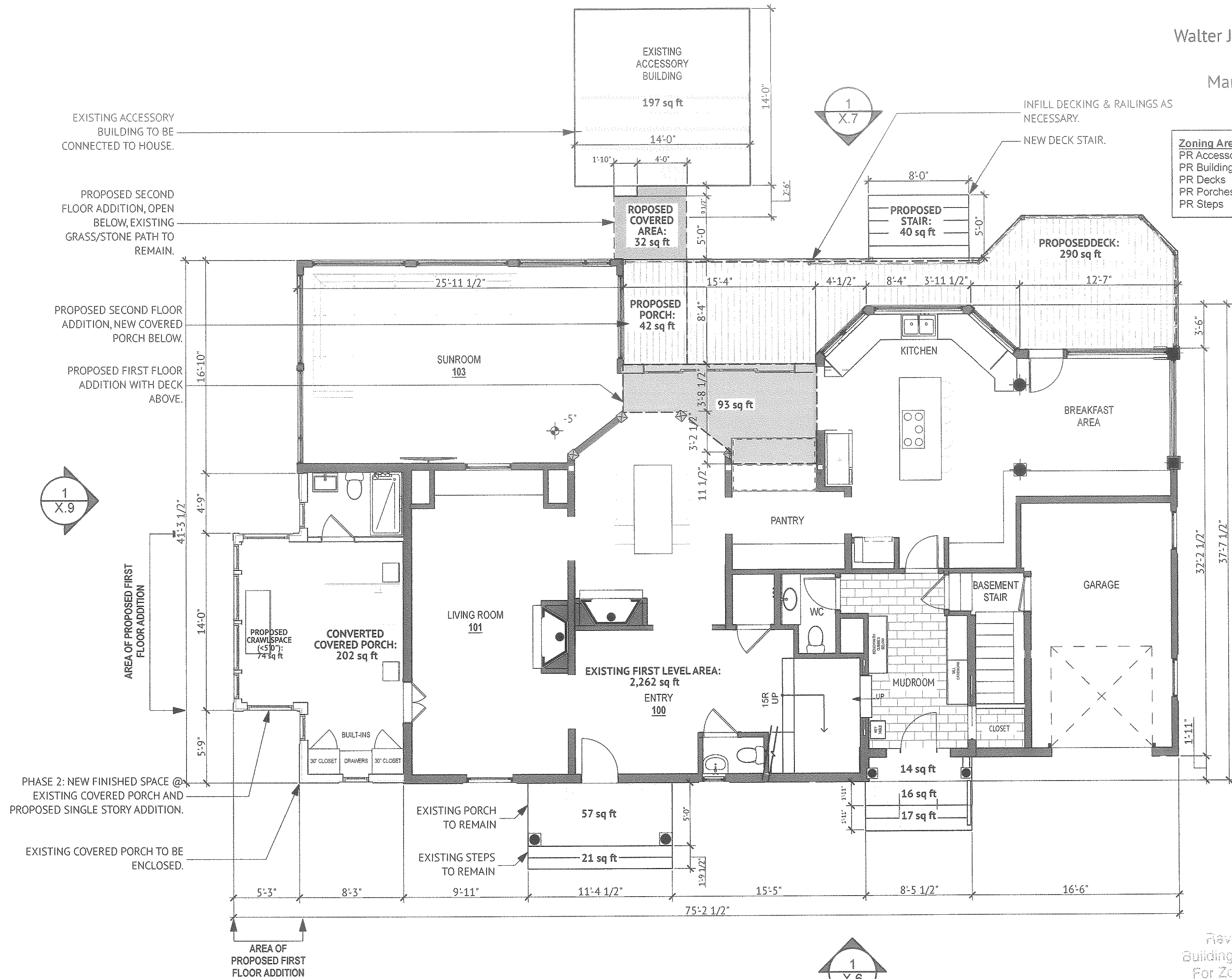
SCALE: 1/8" = 1'-0"

Existing First Level Plan

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CONVERTED AREA
CRAWLSPACE
($<5'0"$):
202 sq ft



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Zoning Areas	
PR Accessory Buildings	— sf
PR Building (first floor area)	2,828 sf
PR Decks	303 sf
PR Porches	145 sf
PR Steps	78 sf

Proposed First Level Plan

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

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Proposed First Level Plan

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A.2

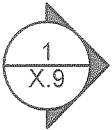
X.3

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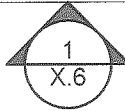
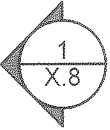
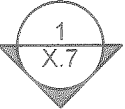
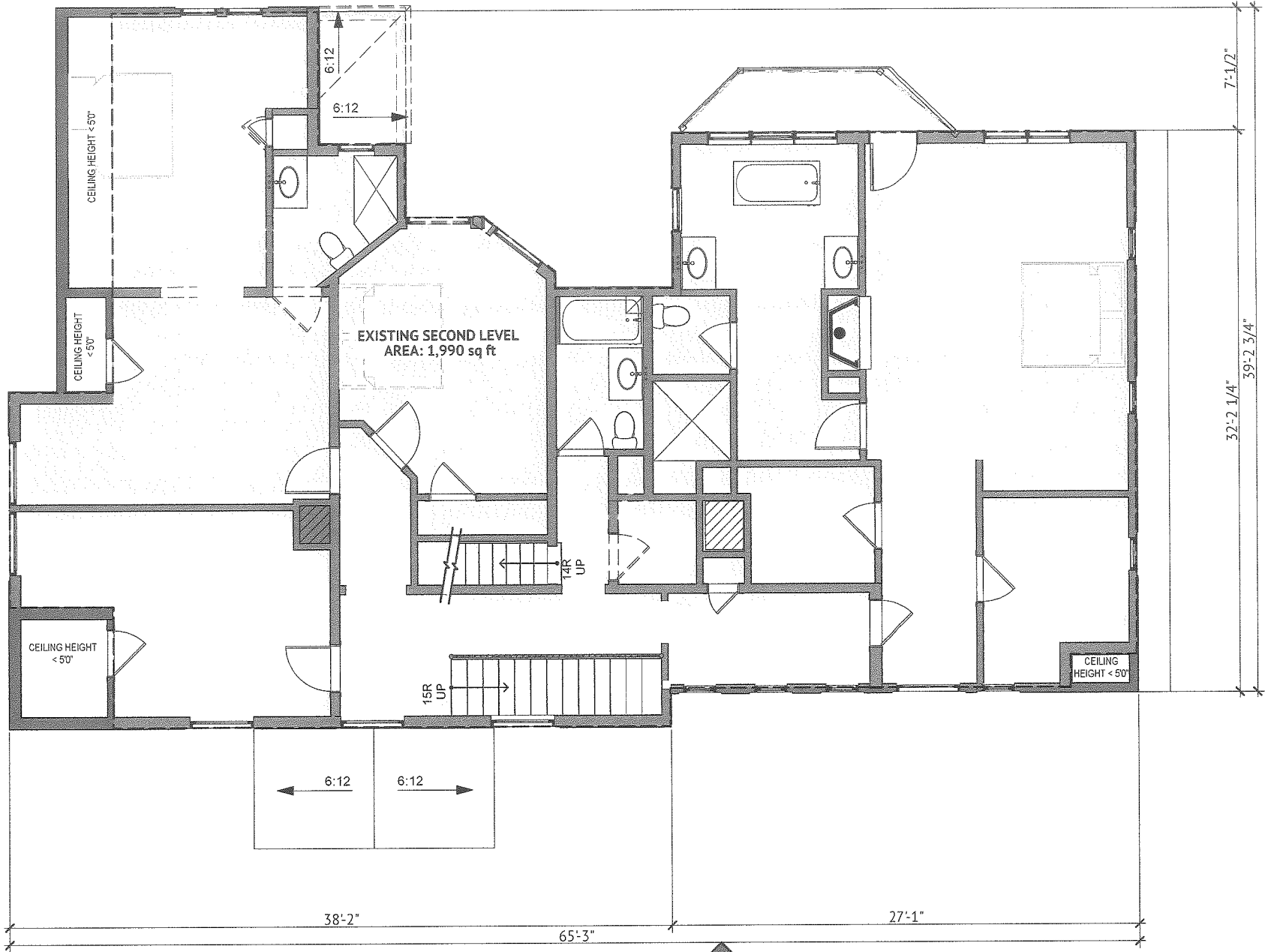
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Zoning Areas
EX Second Floor 1,990 sf



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1

Existing Second Level Plan

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

Existing Second Level Plan
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ENCLOSED SPACE @ SECOND FLOOR ONLY,
CONNECT TO TOWER.

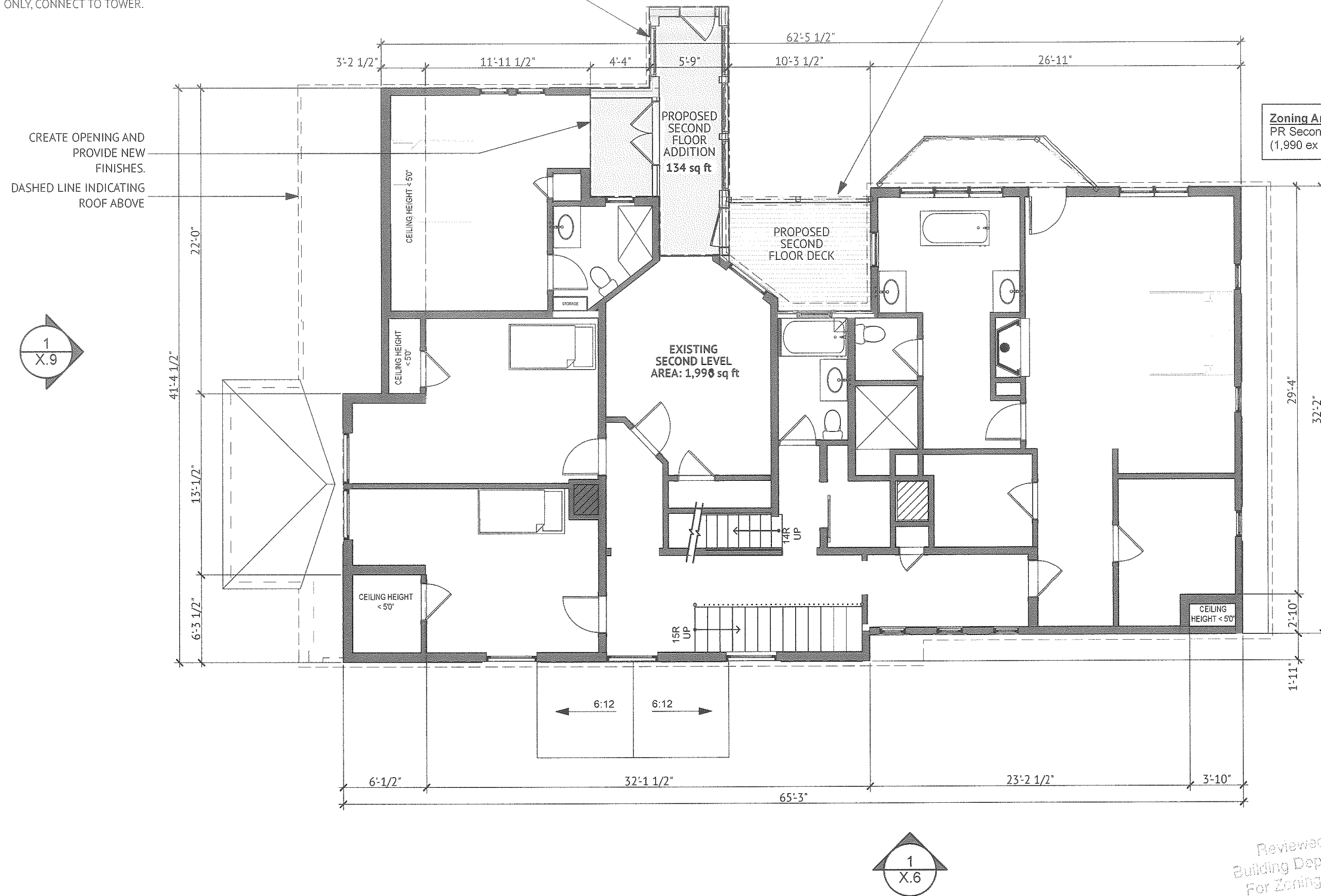
PROPOSED ADDITION:
ENCLOSED SPACE @ SECOND
FLOOR ONLY, CONNECT TO TOWER.

CREATE OPENING AND
PROVIDE NEW
FINISHES.
DASHED LINE INDICATING
ROOF ABOVE

DECK ABOVE FIRST FLOOR ADDITION.
PROVIDE IPE DECKING & POSTS WITH
STAINLESS STEEL CABLE RAILING.

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Zoning Areas
PR Second Level Area: 2,321 sf
(1,990 ex + 197 tower + 134 addition)



1

Proposed Second Level Plan

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

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Proposed Second Level Plan
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A.3

X.4

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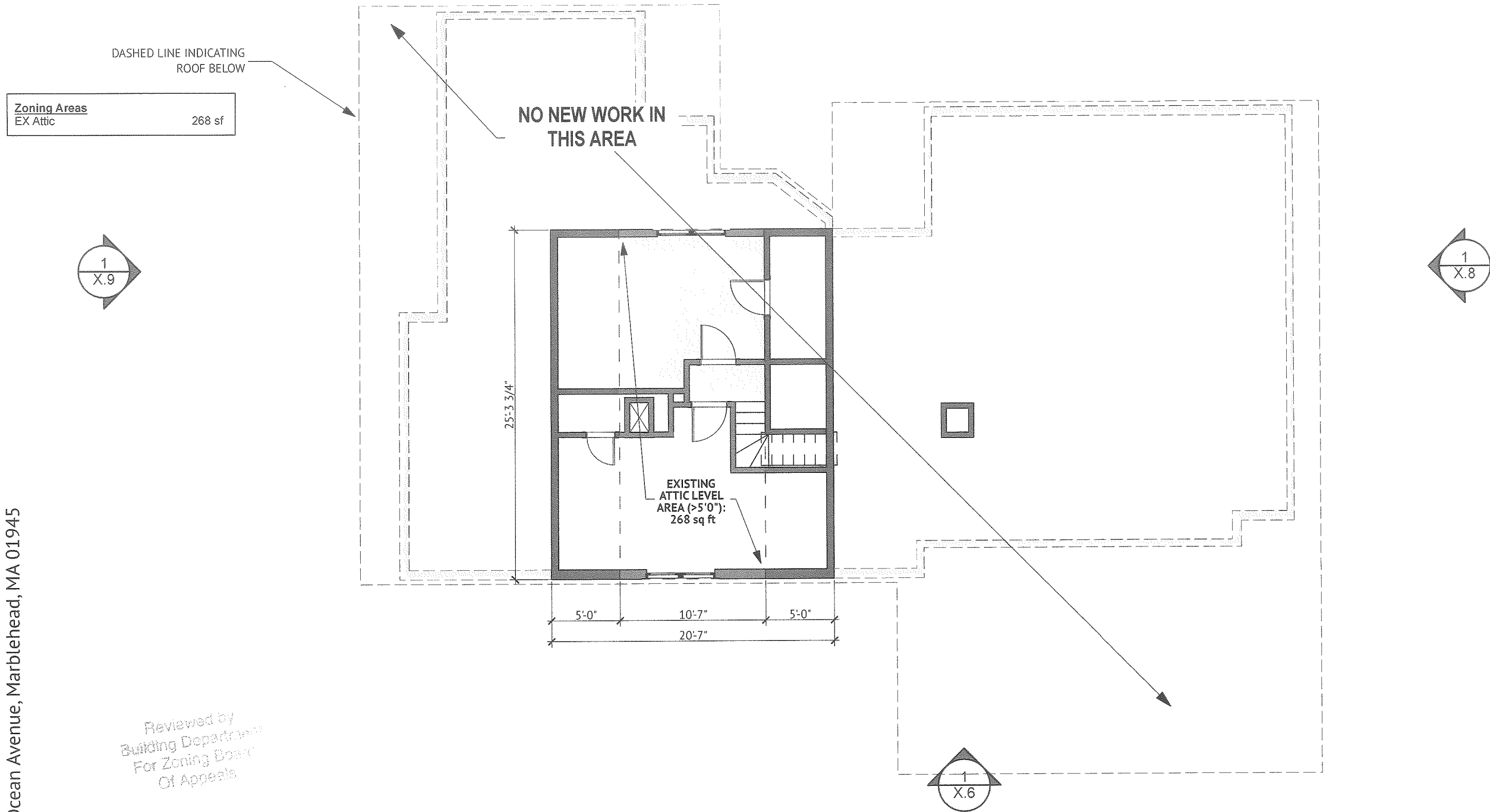
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Existing Attic Level Plan

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

Existing Attic Level Plan

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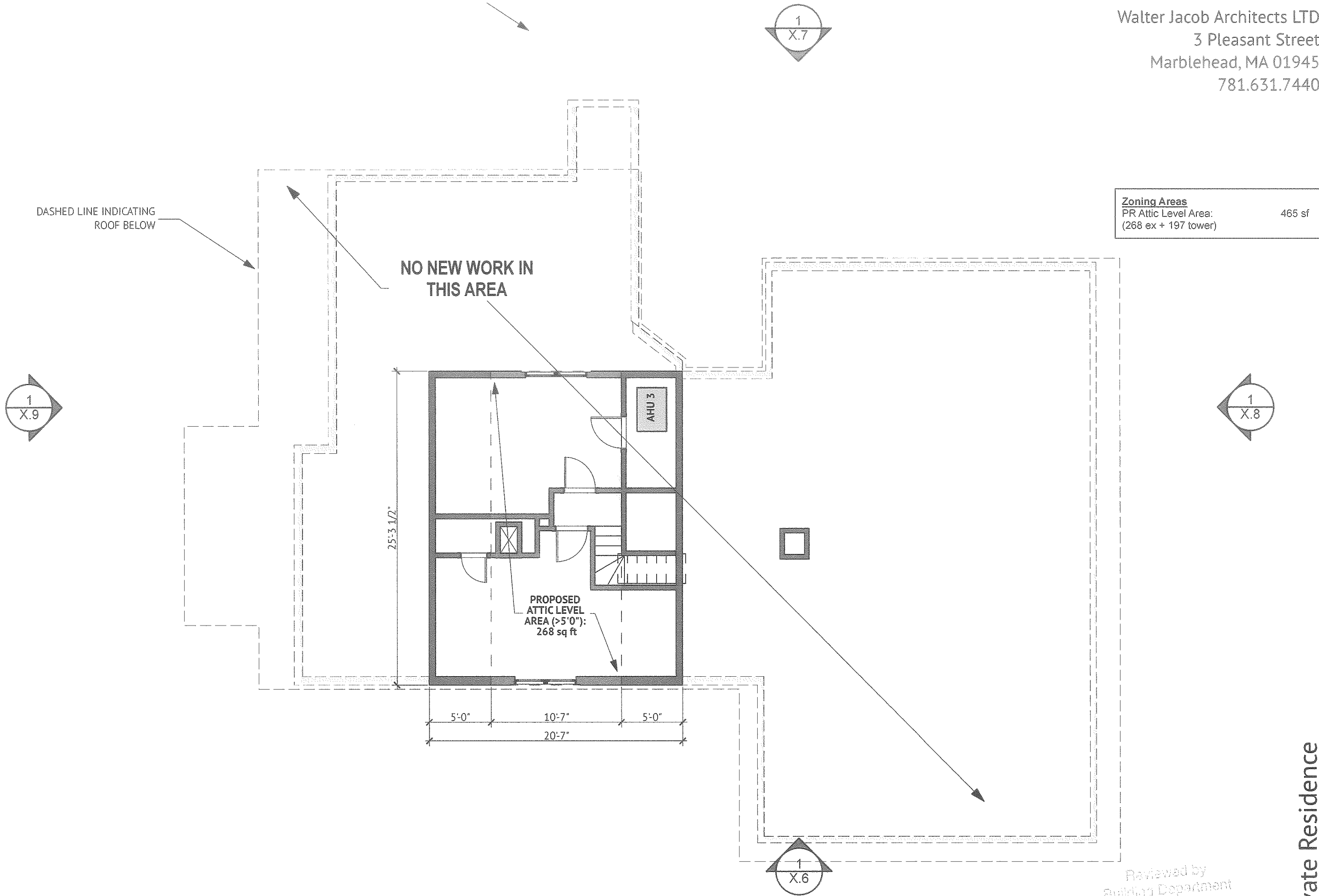


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1

Proposed Attic Level Plan

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



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A.4

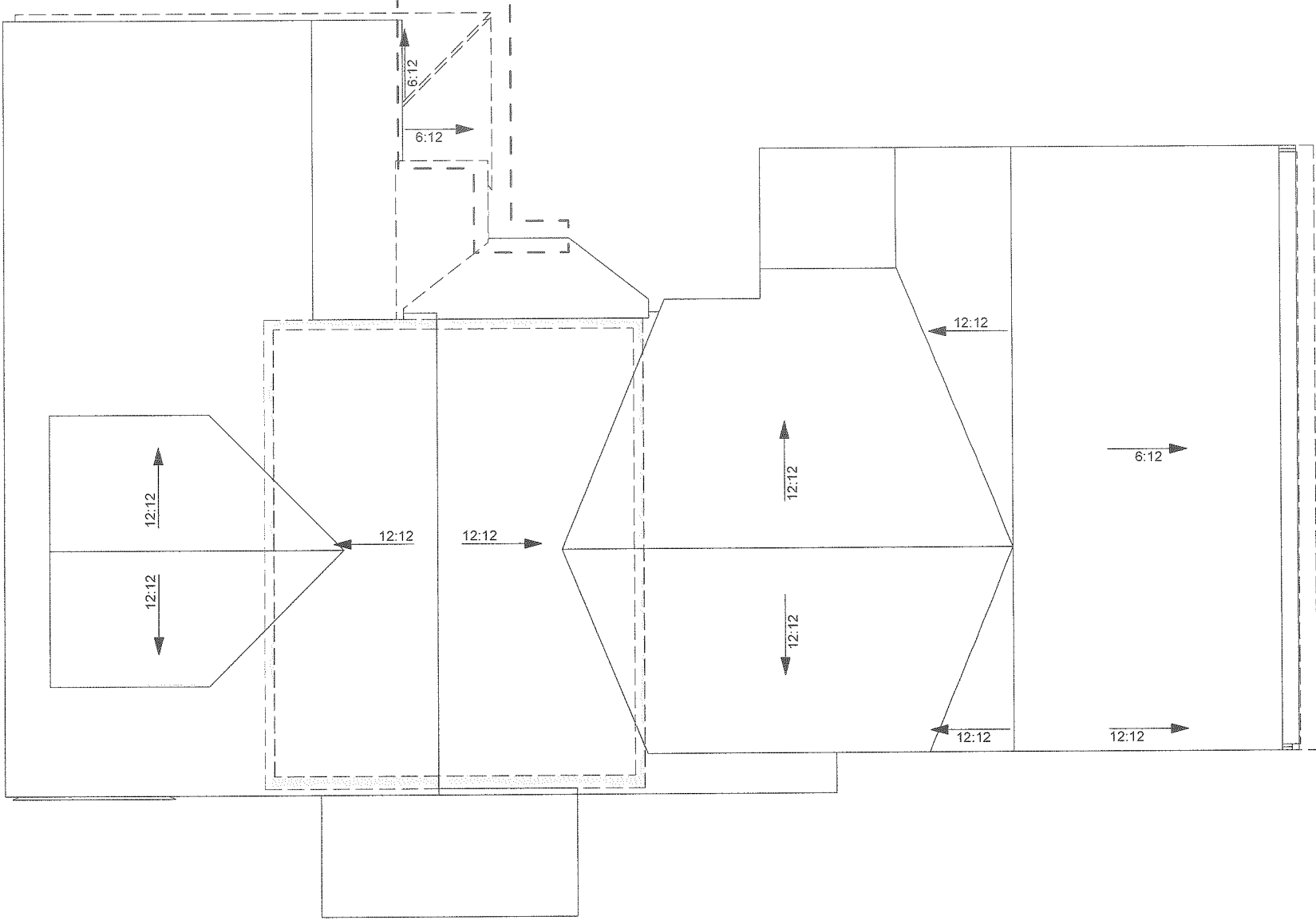
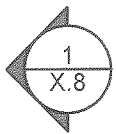
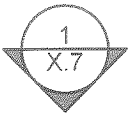
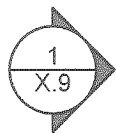
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X.5

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REMOVE ROOFING & EXTERIOR
FINISHES SAVE AND STORE ALL
REUSABLE ELEMENTS
INCLUDING GUTTERS AND
DOWNSPOUTS.



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Existing Roof Plan

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

Existing Roof Plan
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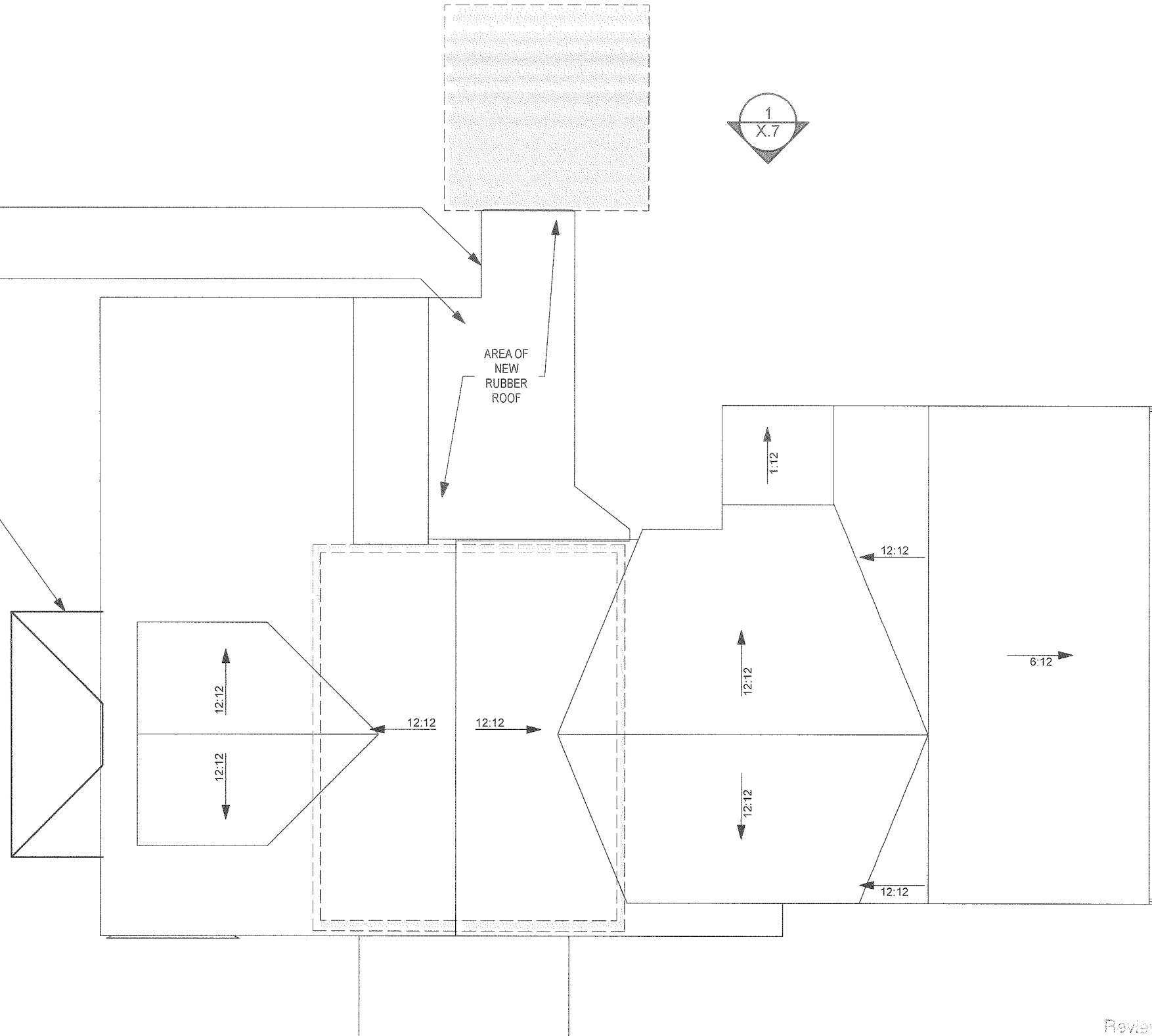
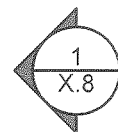
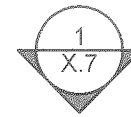
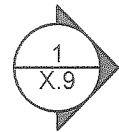
A.5

NEW FLAT RUBBER ROOF.
TIE INTO EXISTING ADJACENT FLAT
ROOF AT BAY.

ALL TRIM, FLASHING AND
GUTTER CONDITIONS TO
MATCH EXISTING ADJACENT.

NEW ASPHALT ROOF WITH COPPER
GUTTERS AND DOWNSPOUTS TO
MATCH EXISTING.
ALTERNATE: COPPER ROOF.

AREA OF
NEW
RUBBER
ROOF



1

Proposed Roof Plan

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

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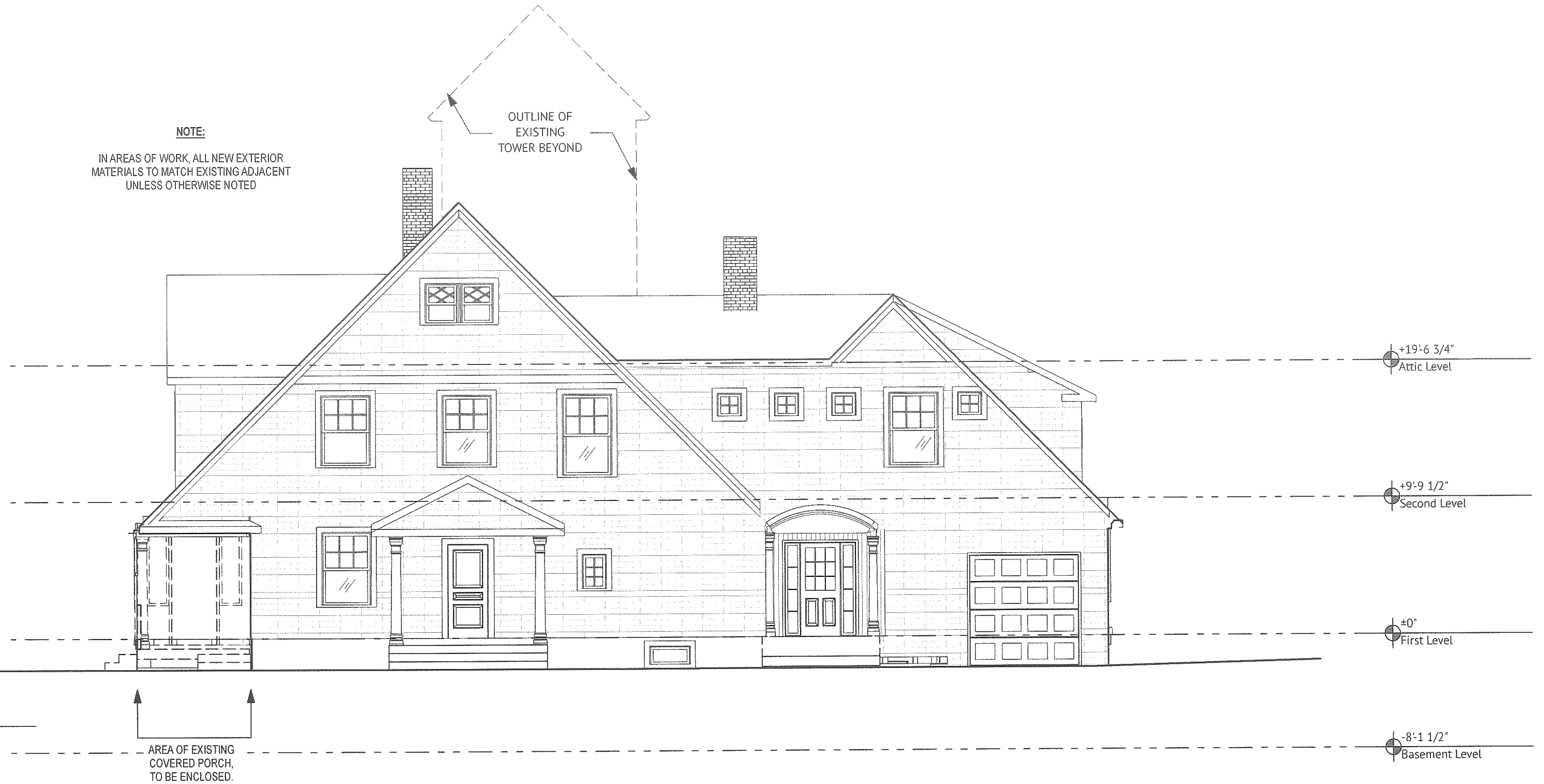
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NOTE:
IN AREAS OF WORK, ALL NEW EXTERIOR
MATERIALS TO MATCH EXISTING ADJACENT
UNLESS OTHERWISE NOTED

OUTLINE OF
EXISTING
TOWER BEYOND



1

Existing North Elevation

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

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Existing Elevations

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A.6

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1

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

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WINDOWS, DOORS, DECKING AND
INCLUDING ROOFING, CREATE
NECESSARY. SAVE AND PROTECT
MATERIALS SUCH AS NEW (BUT NOT
WINDOWS, DECKING AND COPPER

1

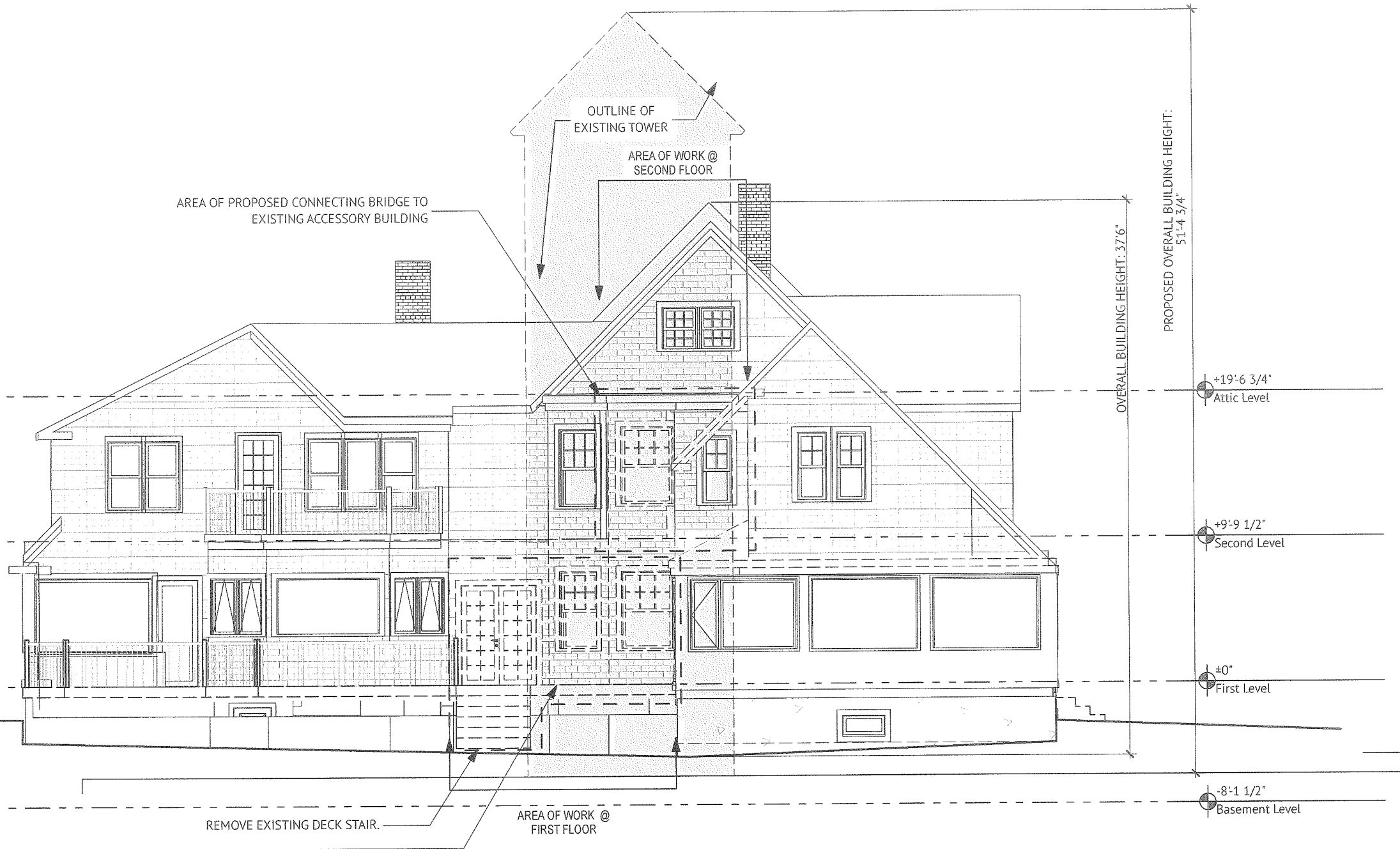
Existing South Elevation

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

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Existing Elevations

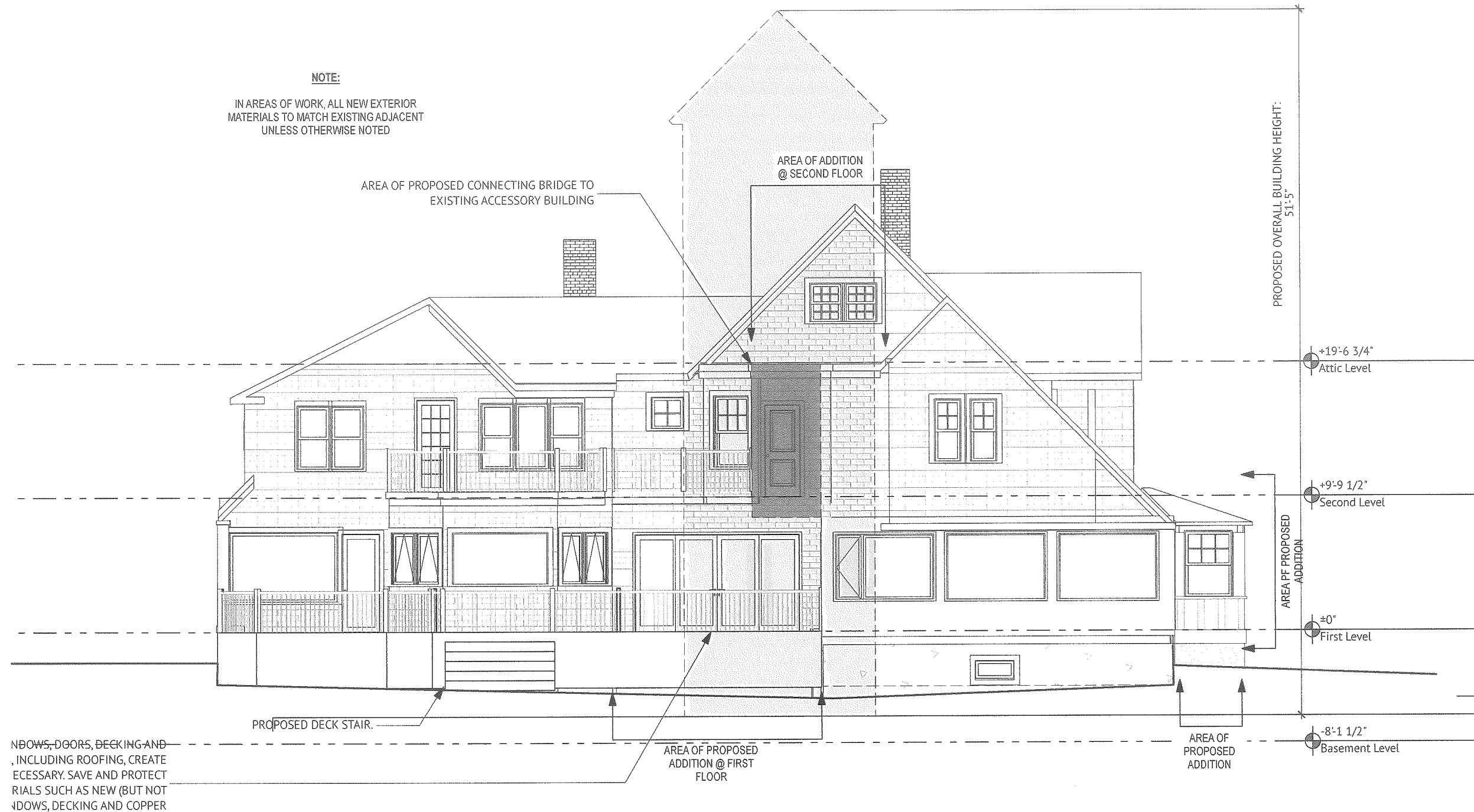
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A.7



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

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Proposed Elevations

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1

Existing West Elevation

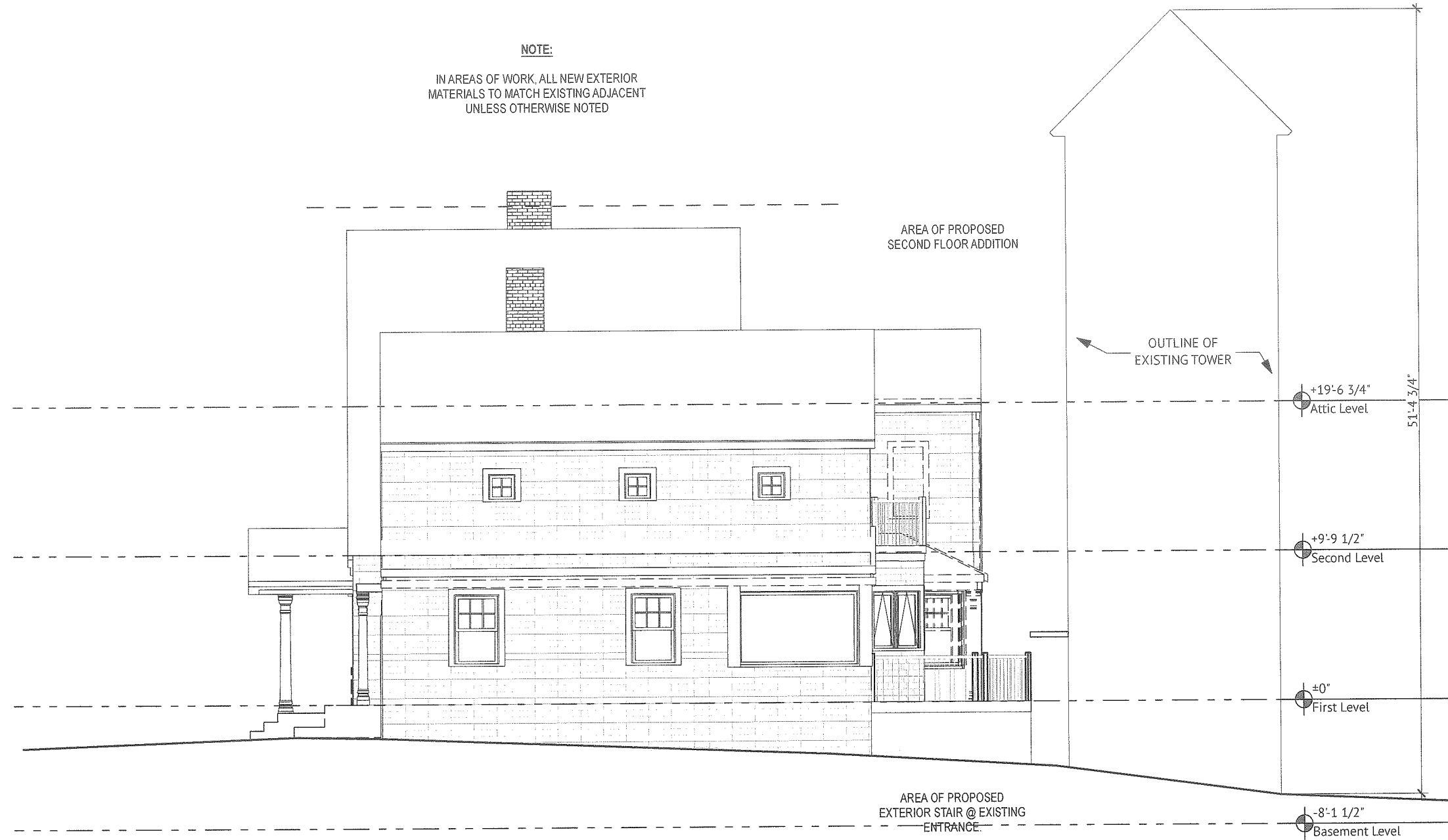
SCALE: 1/8" = 1'-0"

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Existing Elevations

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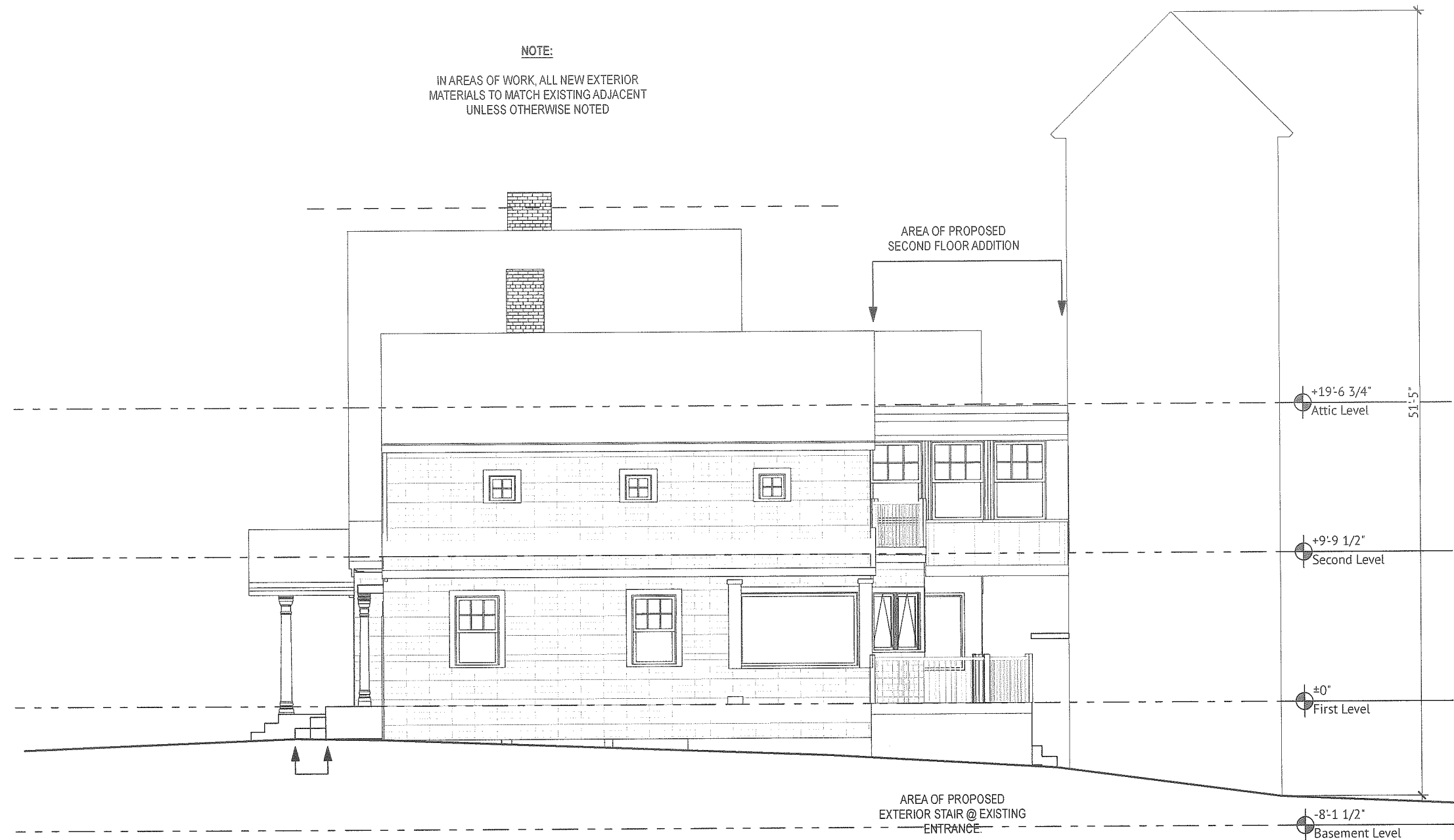
NOTE:
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MATERIALS TO MATCH EXISTING ADJACENT
UNLESS OTHERWISE NOTED



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A.8



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

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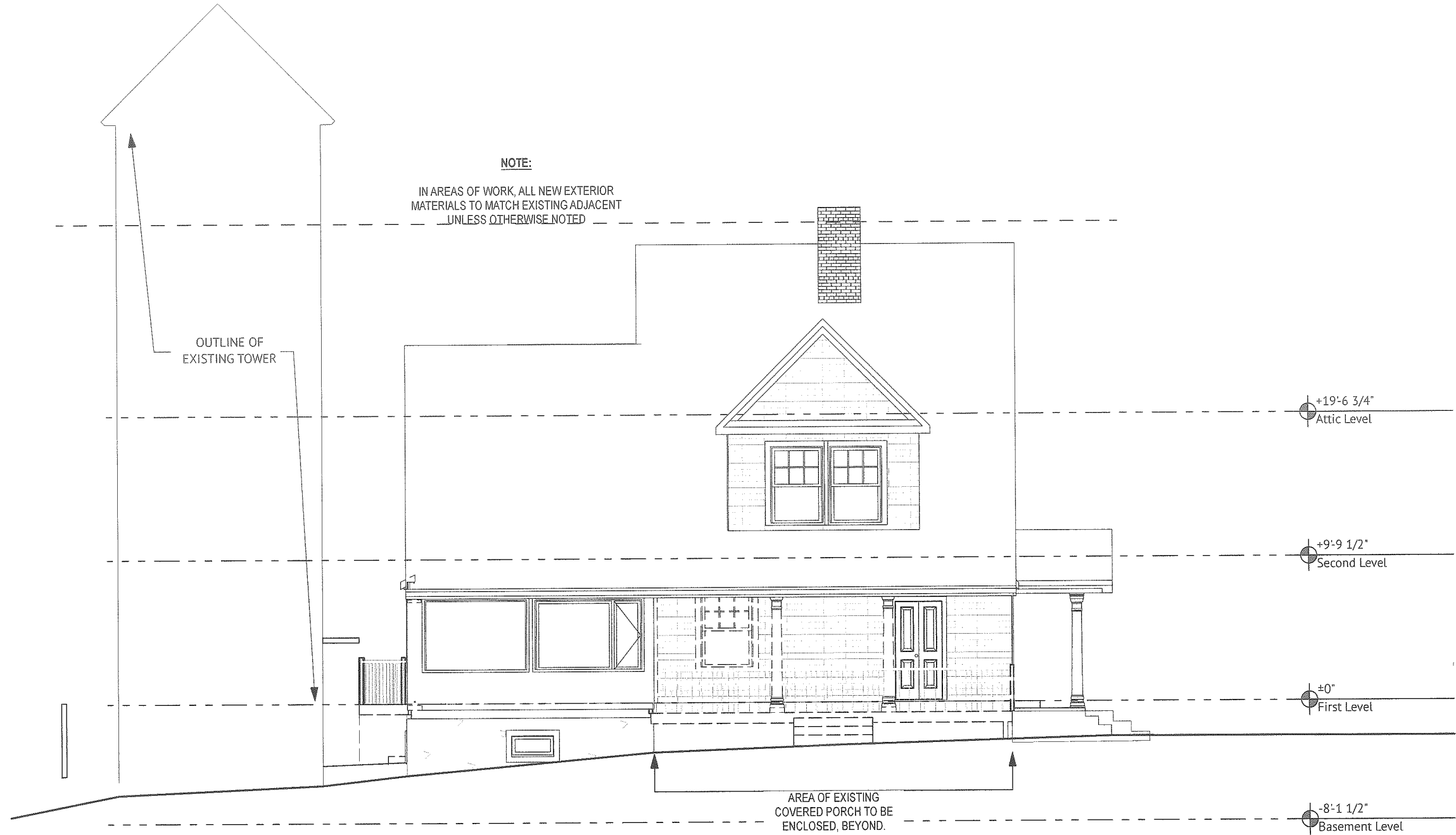
Existing East Elevation

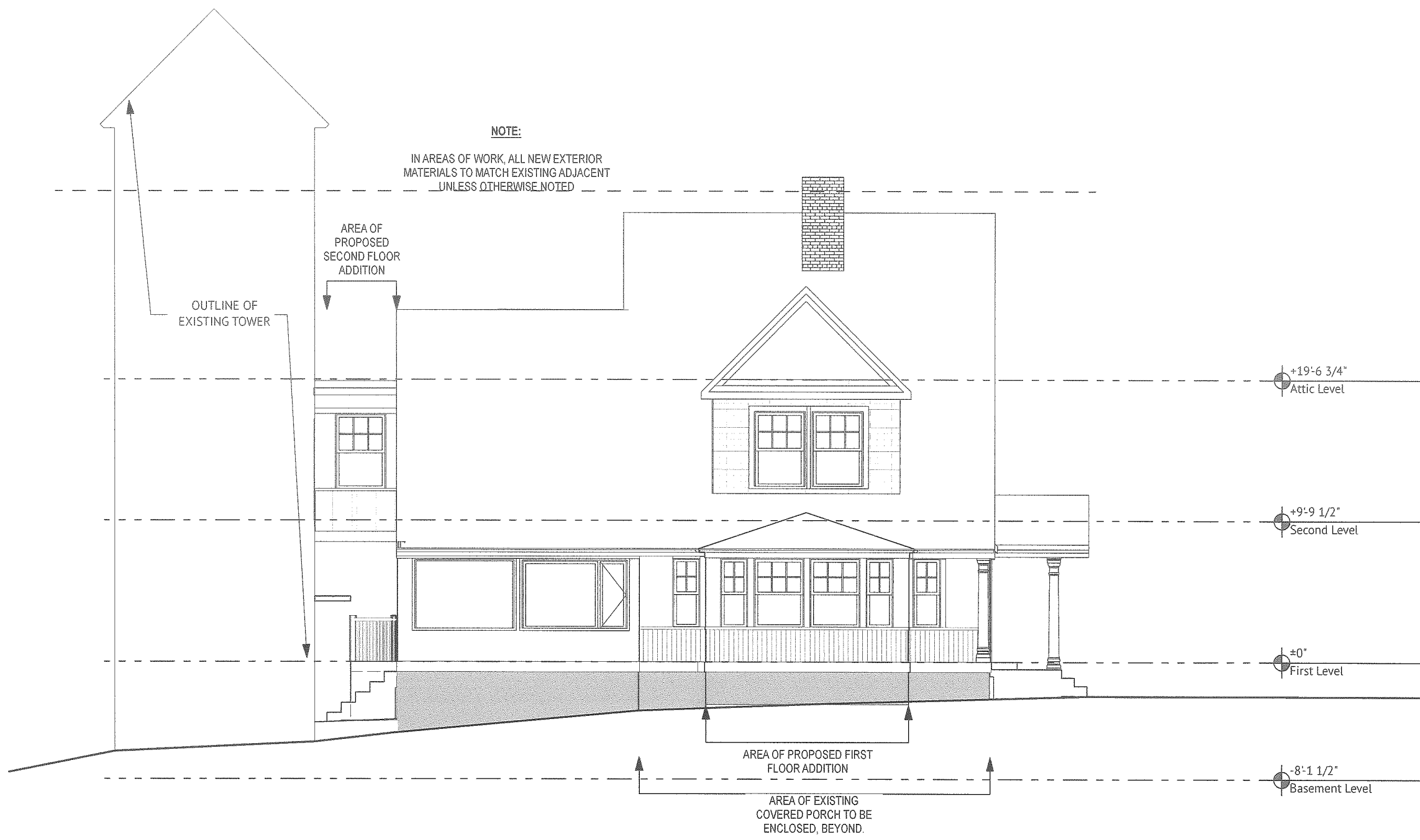
SCALE: 1/8" = 1'-0"

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Existing Elevations

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1 Proposed East Elevation
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View of First Floor Addition @ Side Yard



View of First Floor Addition @ Side Yard & Second Floor Connector



View of First Floor Addition @ Rear of Building, Second Floor Connector and Proposed Deck Stair

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Proposed Perspectives
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