

PROPOSED ADDITIONS & ALTERATIONS TO EXISTING RESIDENCE FOR:
BRIAN & SARA HELMES

9 ARTHUR AVENUE

ZONE SR
SINGLE RESIDENCE DISTRICT

9 ARTHUR AVENUE

TEMP. BENCH MARK
ON CHIMNEY ELEV. 100.0
ASSUMED

N/F
STEPHEN & CATHERINE CHENEY
7 ARTHUR AVE. PARCEL ID:
54 28 0

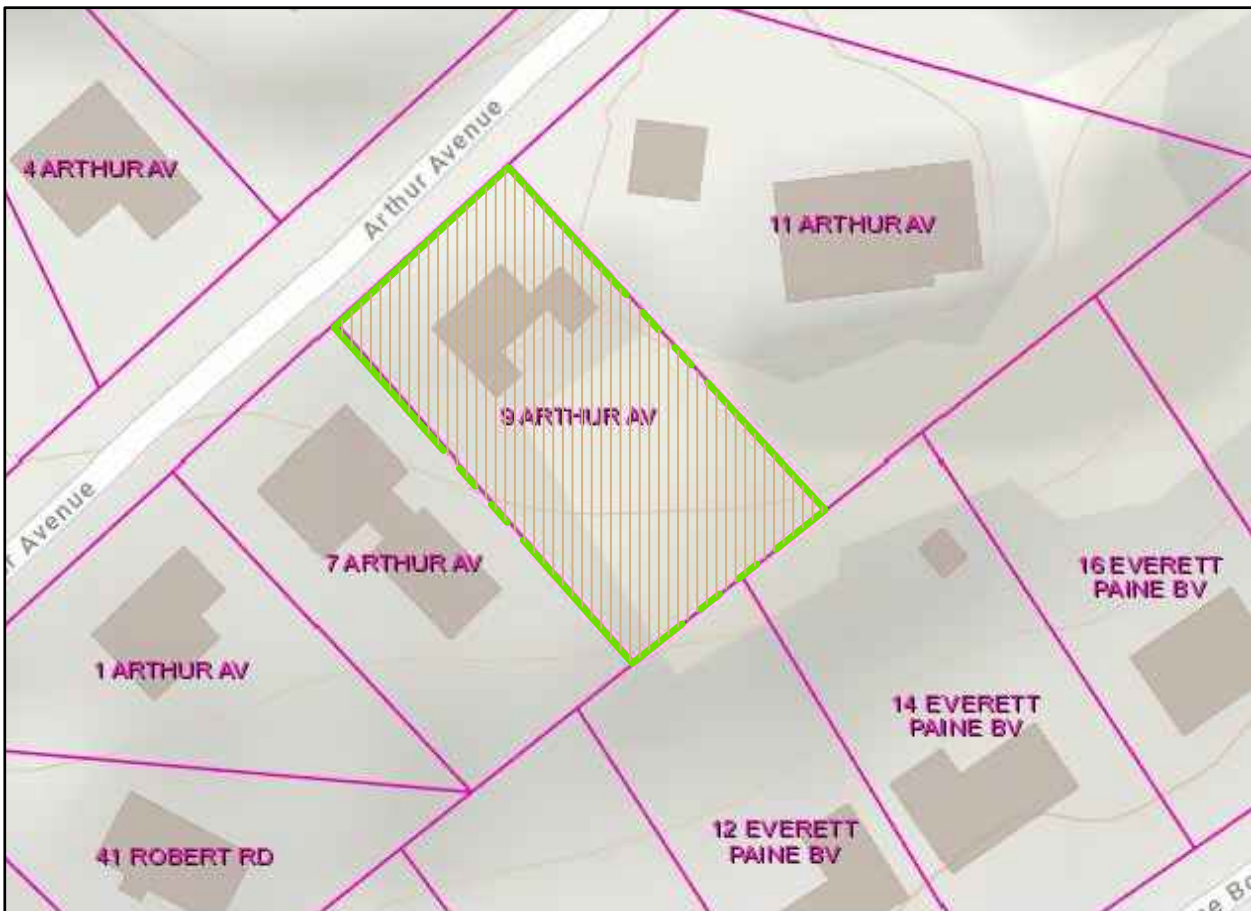
N/F
RICHARD & KAREN O'NEIL
12 EVERETT PAINE BOULD
PARCEL ID: 54 32 0

N/F
JOHN & KRISTEN SCHEFFLER
11 ARTHUR AVE. PARCEL ID:
57 6 0

N/F
JOHN & MINA FUSEGNI
14 EVERETT PAINE BOULD
PARCEL ID: 54 33 0

PROPOSED SITE PLAN

SCALE: 1" = 20'-0"



TAX MAP

SCALE: NOT TO SCALE

ZONE SR
SINGLE RESIDENCE DISTRICT

9 ARTHUR AVENUE

TEMP. BENCH MARK
ON CHIMNEY ELEV. 100.0
ASSUMED

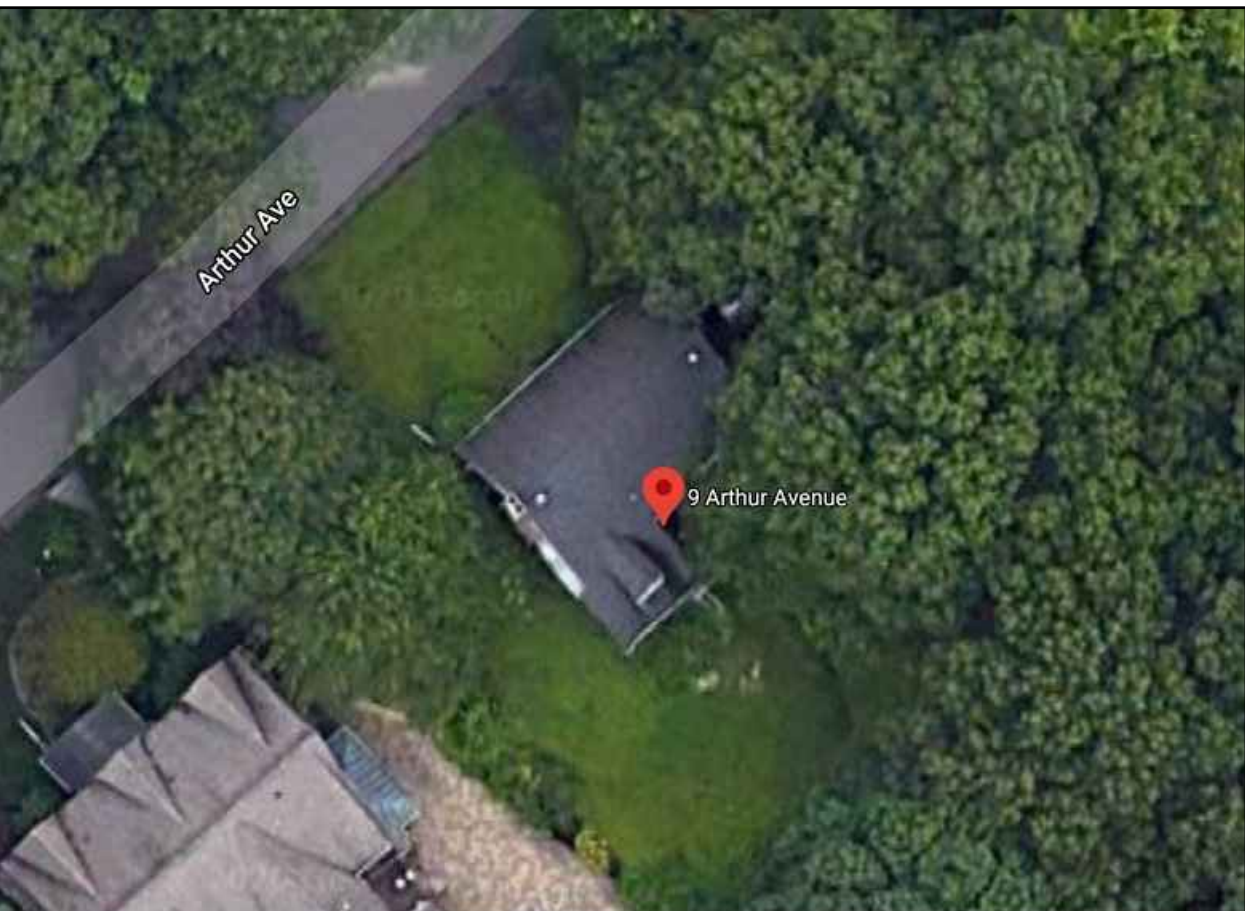
N/F
STEPHEN & CATHERINE CHENEY
7 ARTHUR AVE. PARCEL ID:
54 28 0

N/F
RICHARD & KAREN O'NEIL
12 EVERETT PAINE BOULD
PARCEL ID: 54 32 0

N/F
JOHN & MINA FUSEGNI
14 EVERETT PAINE BOULD
PARCEL ID: 54 33 0

EXISTING SURVEY

SCALE: 1" = 30'-0"



SATELLITE MAP

SCALE: NOT TO SCALE

MARBLEHEAD, MA 01945

BUILDING & ZONING DATA

MARBLEHEAD, MASSACHUSETTS

DIMENSIONAL REGULATIONS

SECTION 54, BLOCK 27, LOT O, SINGLE RESIDENCE

PERMITTED USES - ONE - FAMILY DWELLING

	REQUIRED	EXISTING	PROPOSED
LOT AREA (SQUARE FEET)	10,000	13,450	NO CHANGE
FRONTAGE (FEET)	100	80	NO CHANGE
FRONT SETBACK (FEET)	20	29.40' +/-	21.71'
SIDE SETBACK (FEET) (EAST ELEVATION)	15	6.70'	5.00'
SIDE SETBACK (FEET) (WEST ELEVATION)	15	22.60	17.16'
REAR SETBACK (FEET)	(1)	104.18' +/-	78.47'
MIN. OPEN AREA			
LOT AREA (SQUARE FEET)		13,450	13,450
OPEN AREA (SQUARE FEET)		12,152	11,004
GROSS FLOOR AREA (SQUARE FEET)		3,086	5,391
MAX. HEIGHT	35	27'-6"	27'-6"

FLOOR AREA CALCULATIONS

EXISTING CONDITIONS:	SQUARE FOOTAGE
• BASEMENT LEVEL (UNFINISHED)	675
• FIRST FLOOR LEVEL	848 *
• SECOND FLOOR LEVEL	881 *
• ATTIC LEVEL (UNFINISHED AREA > 5'-0" HEIGHT)	262
TOTAL FLOOR AREAS OF EXISTING HOUSE	1,729 *
• ATTACHED ONE-CAR GARAGE (TO BE REMOVED)	(213)
• COVERED BREEZEAY (TO BE REMOVED)	(37)
• FRONT PORCH (TO BE REMOVED)	(40)
• REAR COVERED PORCH (TO BE REMOVED)	(130)
• BULKHEAD AREAWAY (TO BE REMOVED)	(30)
PROPOSED ADDITIONS & ALTERATIONS:	
• FIRST FLOOR LEVEL ADDITION	741 *
• SECOND FLOOR LEVEL ADDITION	616 *
• BONUS ROOM OVER GARAGE (UNFINISHED)	505
TOTAL FLOOR AREAS OF PROPOSED ADDITIONS	1,357 *
• COVERED FRONT PORCH ADDITION	141
• COVERED BREEZEWAY ADDITION	71
• ATTACHED ONE-CAR GARAGE ADDITION	465
• REAR PORTICO ADDITION (OFF GREAT ROOM)	180
• REAR BALCONY ADDITION (OFF MASTER BEDROOM)	180
TOTAL SQ. FT. OF EXISTING & PROPOSED LIVING AREAS	3,086 *

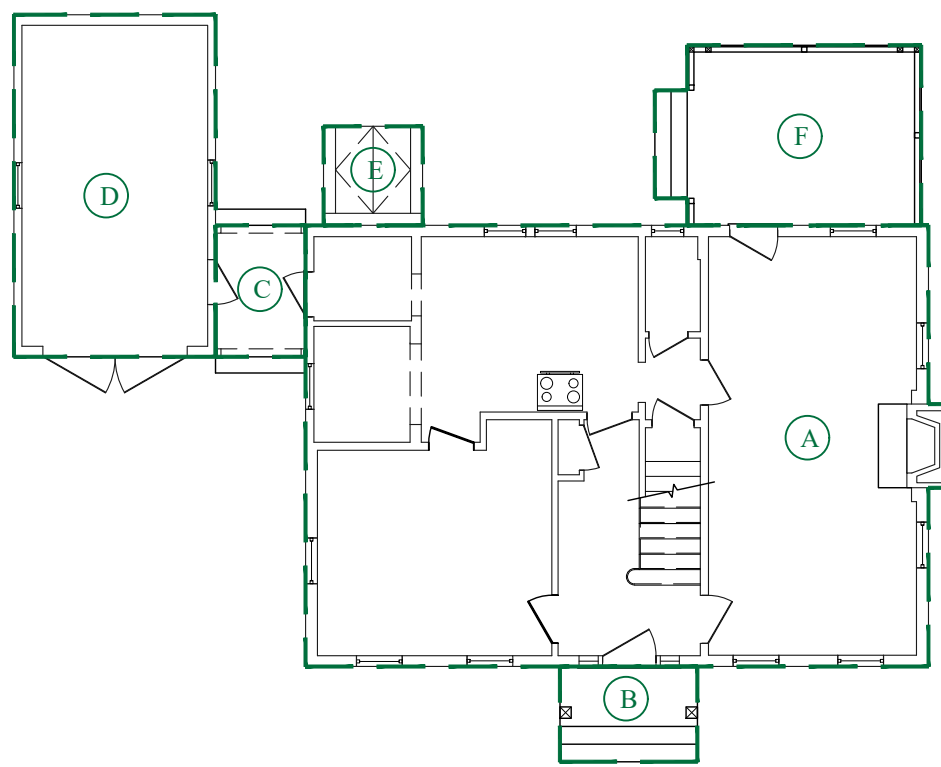
NOTE:

REFER TO DRAWING #2 FOR OPEN AREA &
GROSS FLOOR AREA CALCULATIONS

SECTION 54, BLOCK 27, LOT O

ISSUE DATES:	PROPOSED ADDITIONS & ALTERATIONS TO EXISTING RESIDENCE FOR: BRIAN & SARA HELMES		MARBLEHEAD, MA 01945
	9 ARTHUR AVENUE		
	PROPOSED SITE PLAN/EXISTING SURVEY & ZONING DATA SCALE: AS NOTED		DRAWN BY: GNA CHECKED BY: SCH
	THE HELMES GROUP, LLP ARCHITECTURE • ENGINEERING PROJECT MANAGEMENT 184 KATONAH AVENUE, KATONAH, NY 10536 TEL: (914) 232-4633 FAX: (914) 232-0768 EMAIL: thg@thelmesgroup.com		DRAWING NO:
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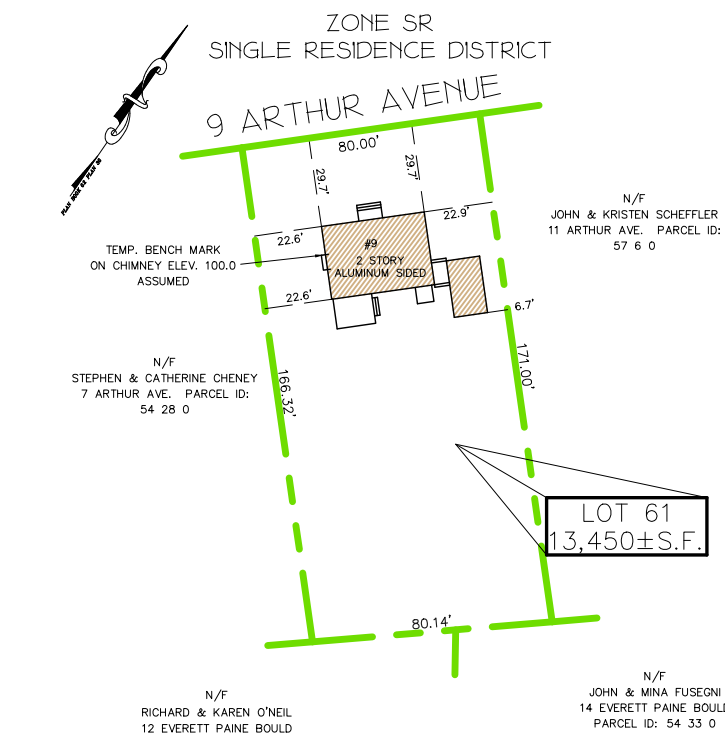
EXISTING CALCULATIONS



EXISTING HOUSE FOOTPRINT
SCALE: 3/32" = 1'-0"

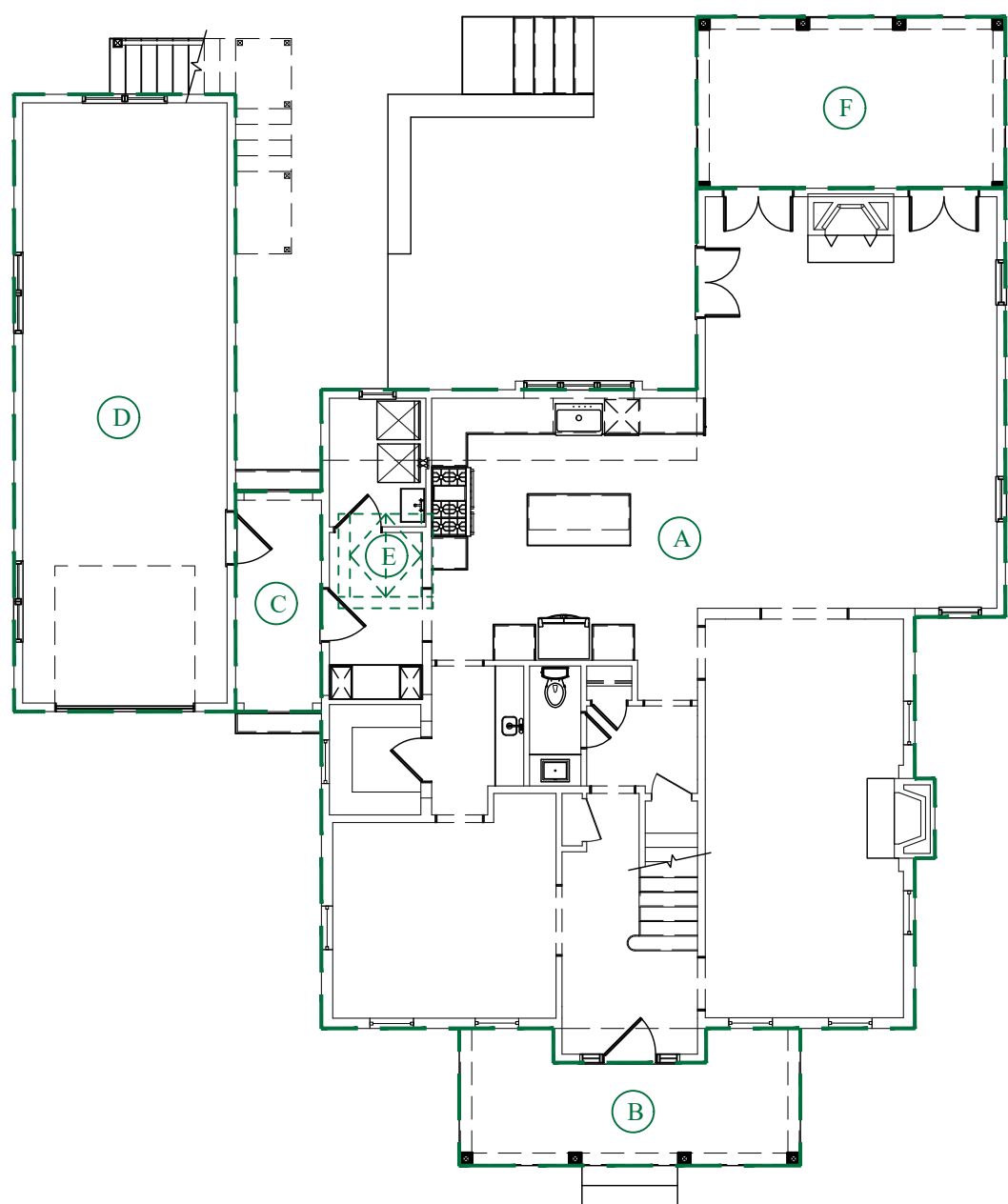
(A)	HOUSE FOOTPRINT	848 S.F.
(B)	FRONT PORCH FOOTPRINT	40 S.F.
(C)	BREEZE WAY FOOTPRINT	37 S.F.
(D)	GARAGE FOOTPRINT	213 S.F.
(E)	AREAWAY FOOTPRINT	30 S.F.
(F)	REAR PORCH FOOTPRINT	130 S.F.
TOTAL EXISTING FOOTPRINT		1,298 S.F.
EXISTING LOT AREA		13,450 S.F.
TOTAL EXISTING FOOTPRINT		1,298 S.F.
TOTAL EXISTING OPEN AREA		12,152 S.F.

OPEN AREA CHART



EXISTING SURVEY
SCALE: 1/64" = 1'-0"

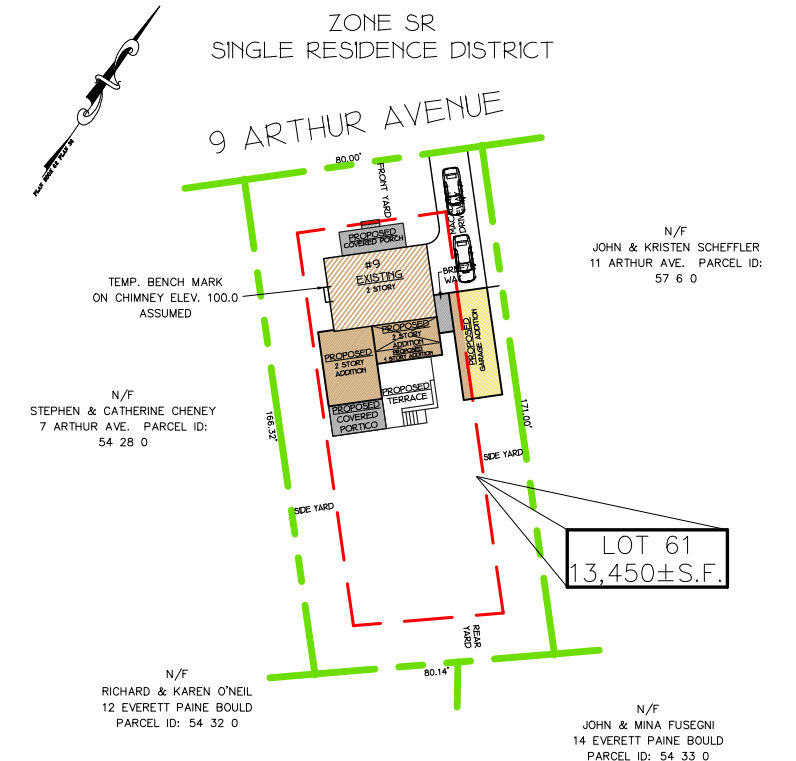
PROPOSED CALCULATIONS



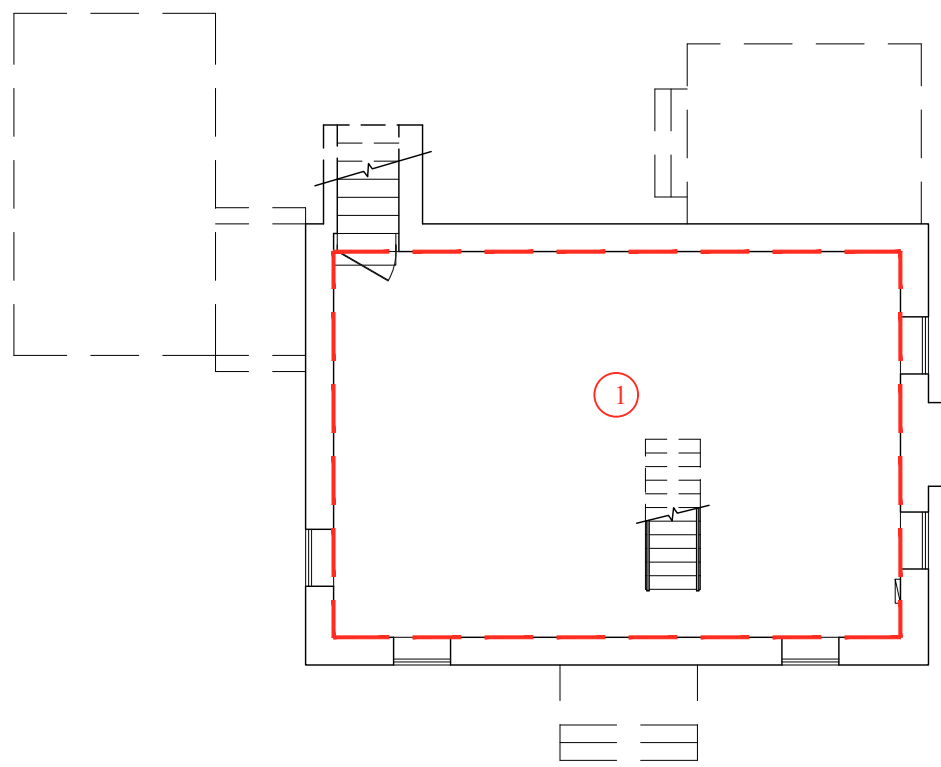
PROPOSED HOUSE FOOTPRINT
SCALE: 3/32" = 1'-0"

	EXISTING	PROPOSED	TOTAL
(A)	HOUSE FOOTPRINT	848 S.F.	741 S.F.
(B)	FRONT PORCH FOOTPRINT	(40 S.F.) (to be removed)	101 S.F.
(C)	BREEZE WAY FOOTPRINT	(37 S.F.) (to be removed)	34 S.F.
(D)	GARAGE FOOTPRINT	(213 S.F.) (to be removed)	252 S.F.
(E)	AREAWAY FOOTPRINT	(30 S.F.) (to be removed)	0 S.F.
(F)	REAR PORCH FOOTPRINT	(130 S.F.) (to be removed)	50 S.F.
TOTAL FOOTPRINT		1,298 S.F.	1,178 S.F.
EXISTING LOT AREA		13,450 S.F.	
TOTAL PROPOSED FOOTPRINT		2,446 S.F.	
TOTAL PROPOSED OPEN AREA		11,004 S.F.	

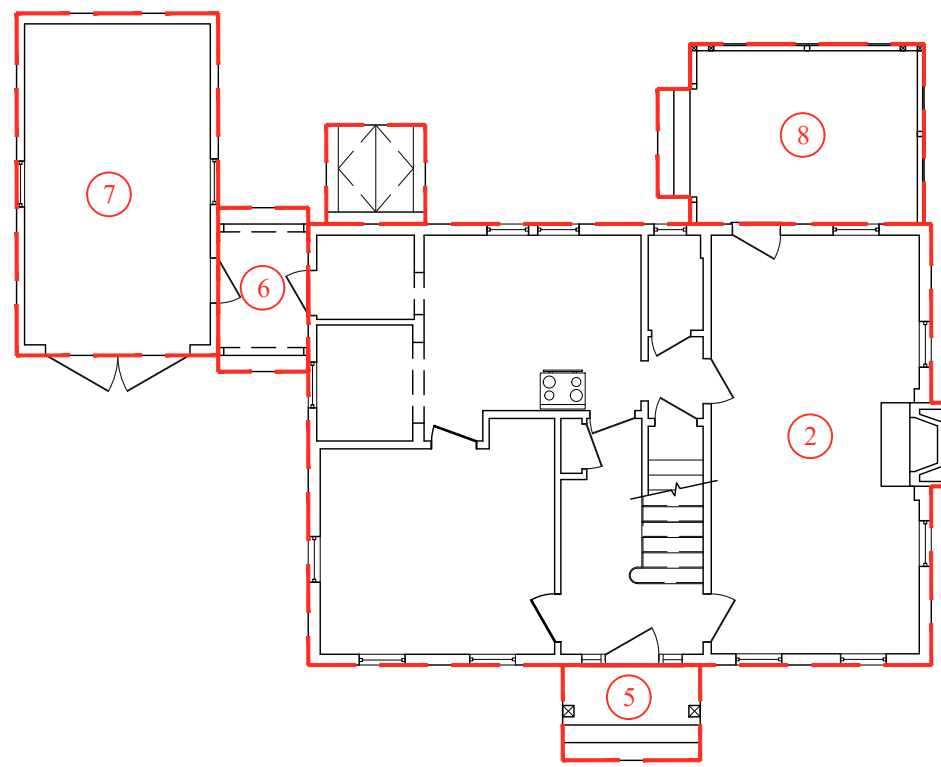
OPEN AREA CHART



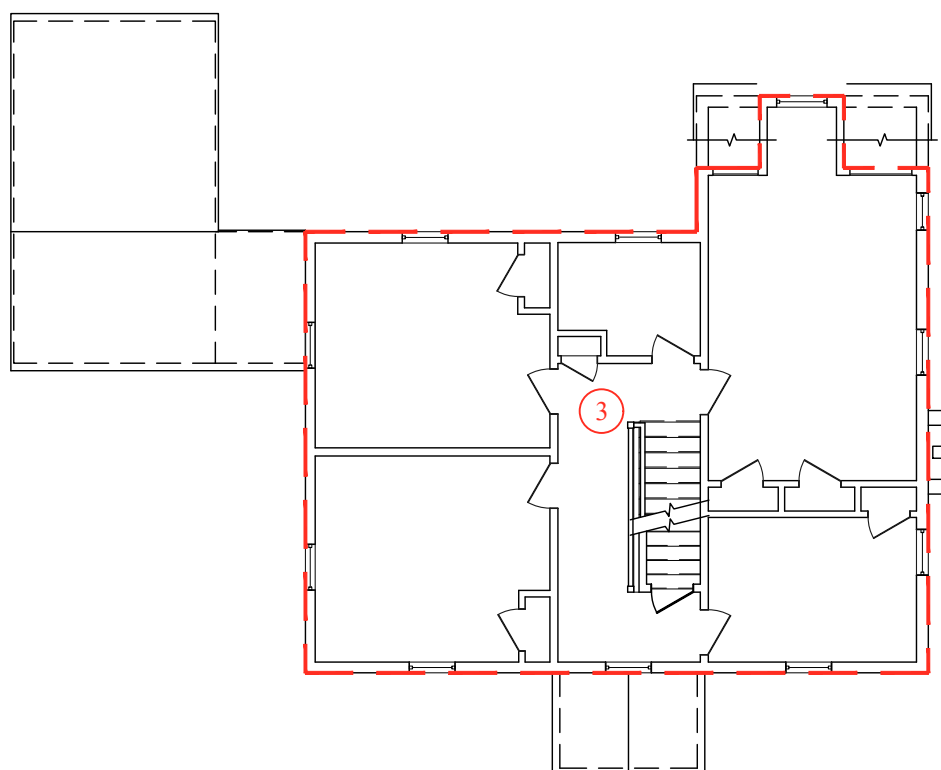
PROPOSED SITE PLAN
SCALE: 1/64" = 1'-0"



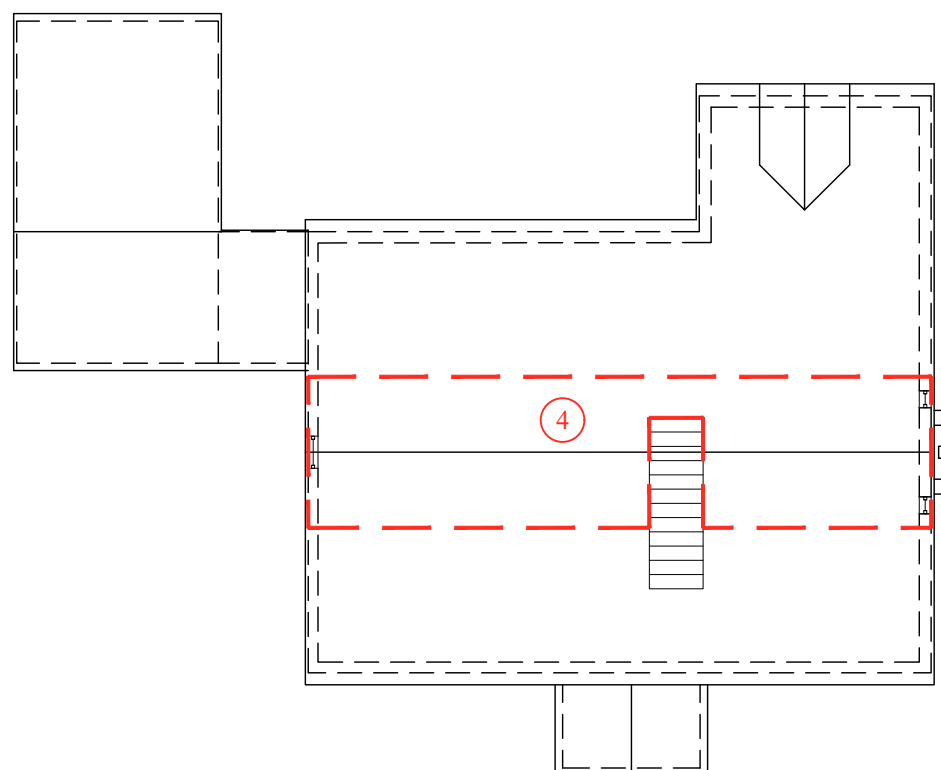
EXISTING BASEMENT/FOUNDATION PLAN
SCALE: 3/32" = 1'-0"



EXISTING FIRST FLOOR PLAN
SCALE: 3/32" = 1'-0"



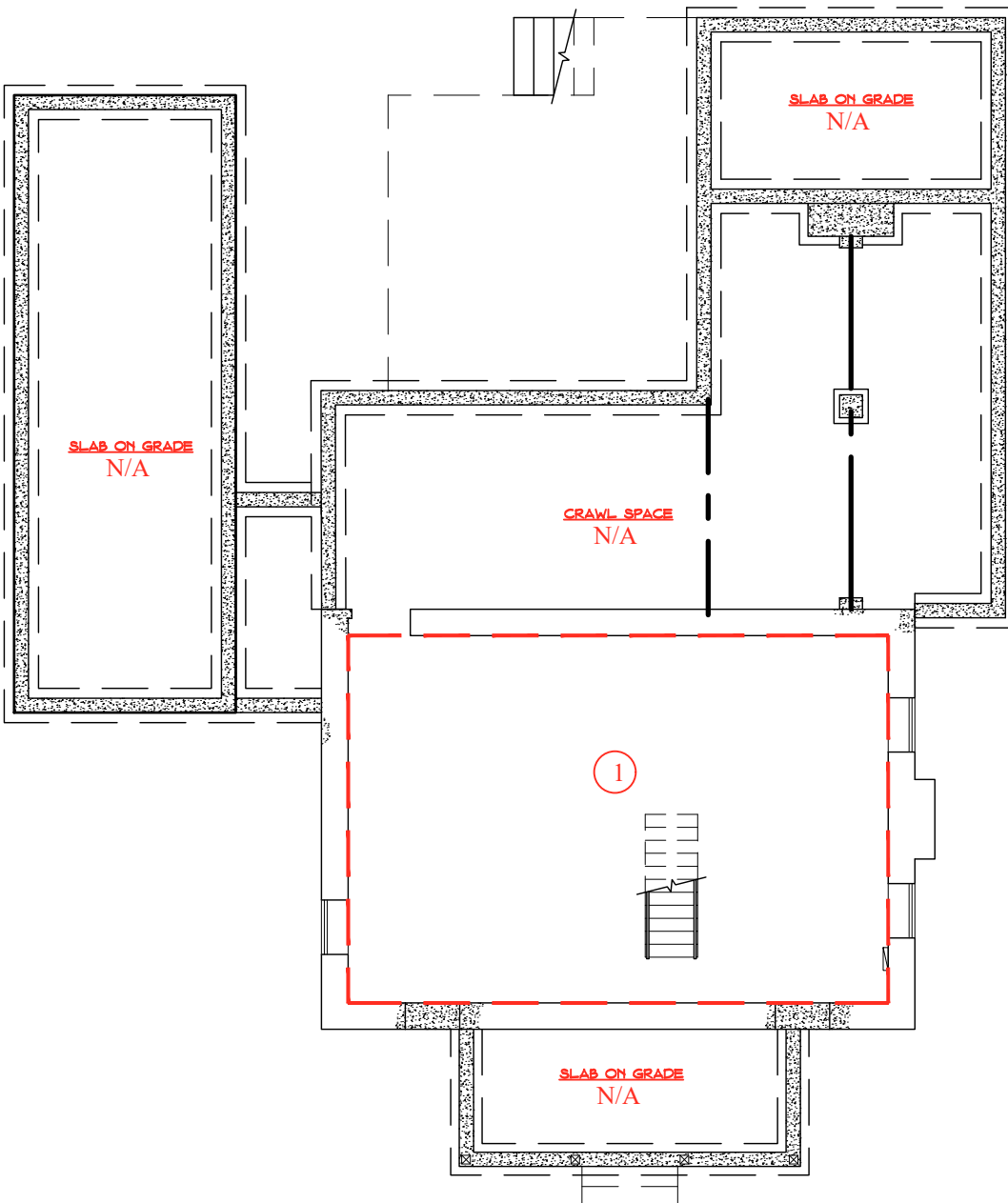
EXISTING SECOND FLOOR PLAN
SCALE: 3/32" = 1'-0"



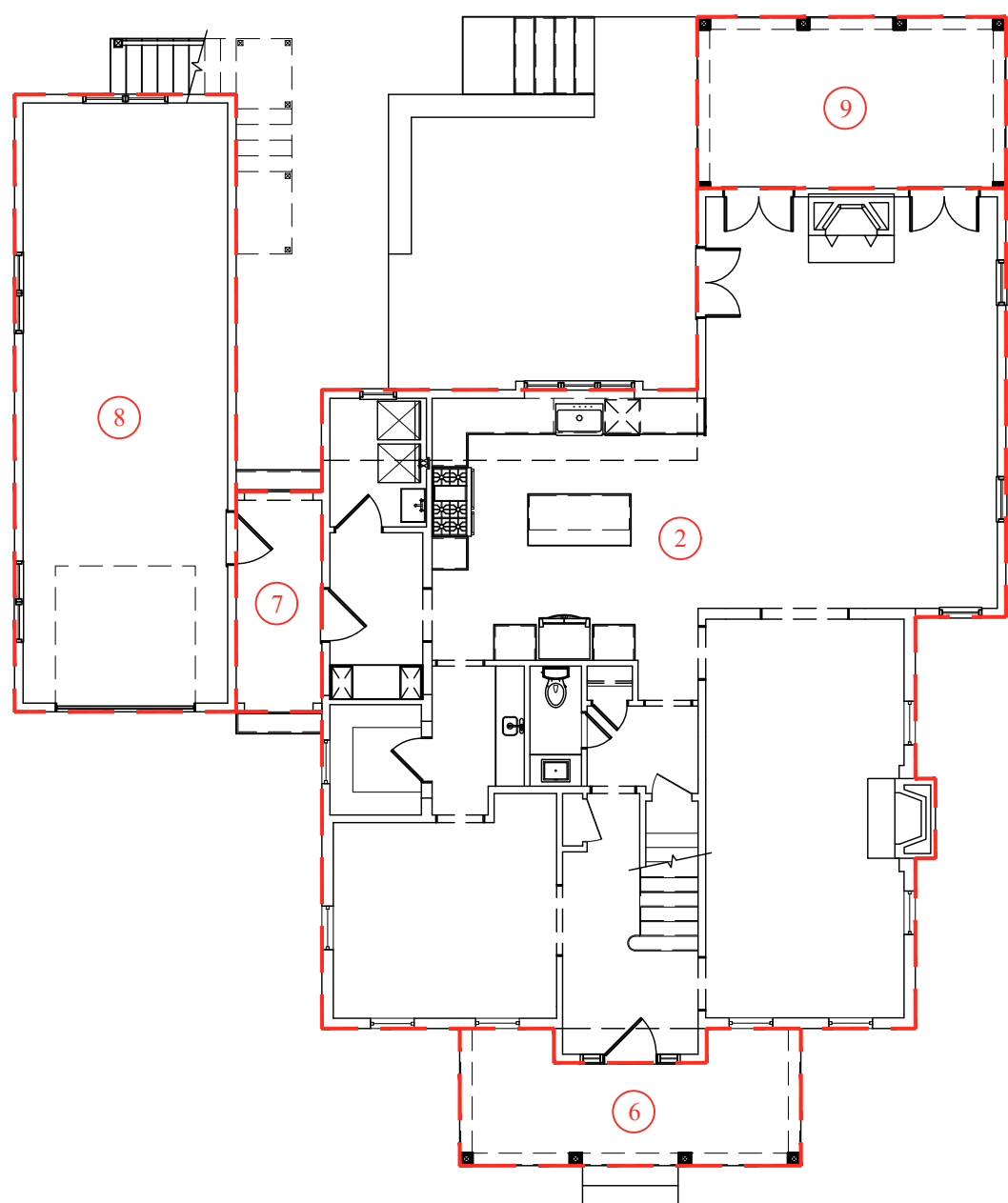
EXISTING ATTIC FLOOR PLAN
SCALE: 3/32" = 1'-0"

(1)	BASEMENT	675 S.F.
(2)	FIRST FLOOR LEVEL	848 S.F.
(3)	SECOND FLOOR LEVEL	881 S.F.
(4)	ATTIC FLOOR LEVEL	262 S.F.
(5)	FRONT PORCH	40 S.F.
(6)	BREEZE WAY	37 S.F.
(7)	GARAGE	213 S.F.
(8)	REAR PORCH	130 S.F.
TOTAL EXISTING GROSS FLOOR AREA		3,086 S.F.

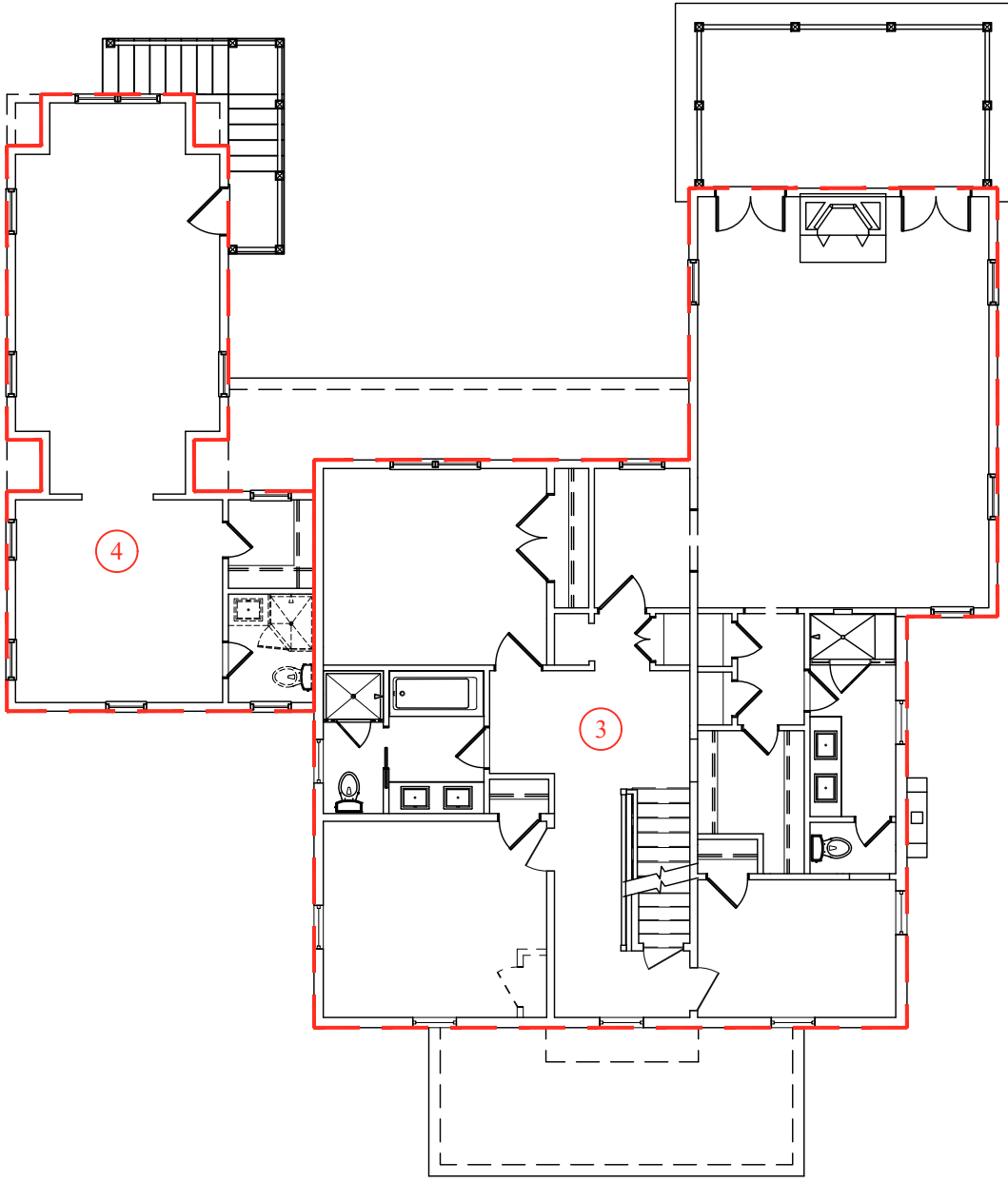
GROSS FLOOR AREA CHART



PROPOSED BASEMENT/FOUNDATION PLAN
SCALE: 3/32" = 1'-0"



PROPOSED FIRST FLOOR PLAN
SCALE: 3/32" = 1'-0"

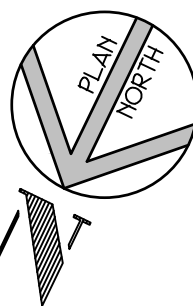


PROPOSED SECOND FLOOR PLAN
SCALE: 3/32" = 1'-0"

(1)	BASEMENT	675 S.F.
(2)	FIRST FLOOR LEVEL	1,589 S.F.
(3)	SECOND FLOOR LEVEL	1,497 S.F.
(4)	BONUS ROOM OVER GARAGE	505 S.F.
(5)	ATTIC FLOOR LEVEL (NO CHANGE)	262 S.F.
(6)	FRONT PORCH	141 S.F.
(7)	BREEZE WAY	71 S.F.
(8)	GARAGE	465 S.F.
(9)	REAR PORCH	180 S.F.
TOTAL PROPOSED GROSS FLOOR AREA		5,385 S.F.

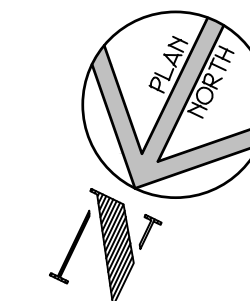
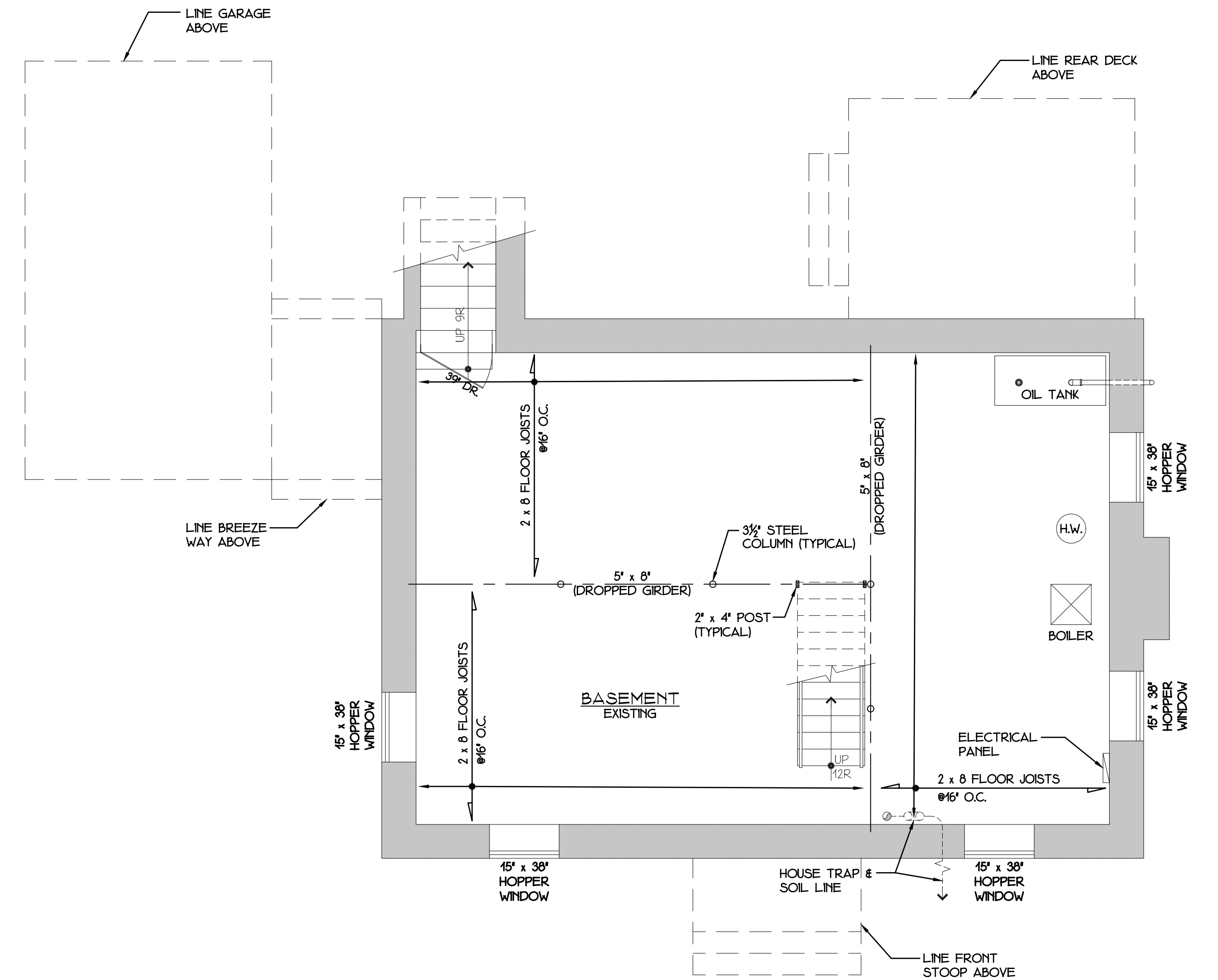
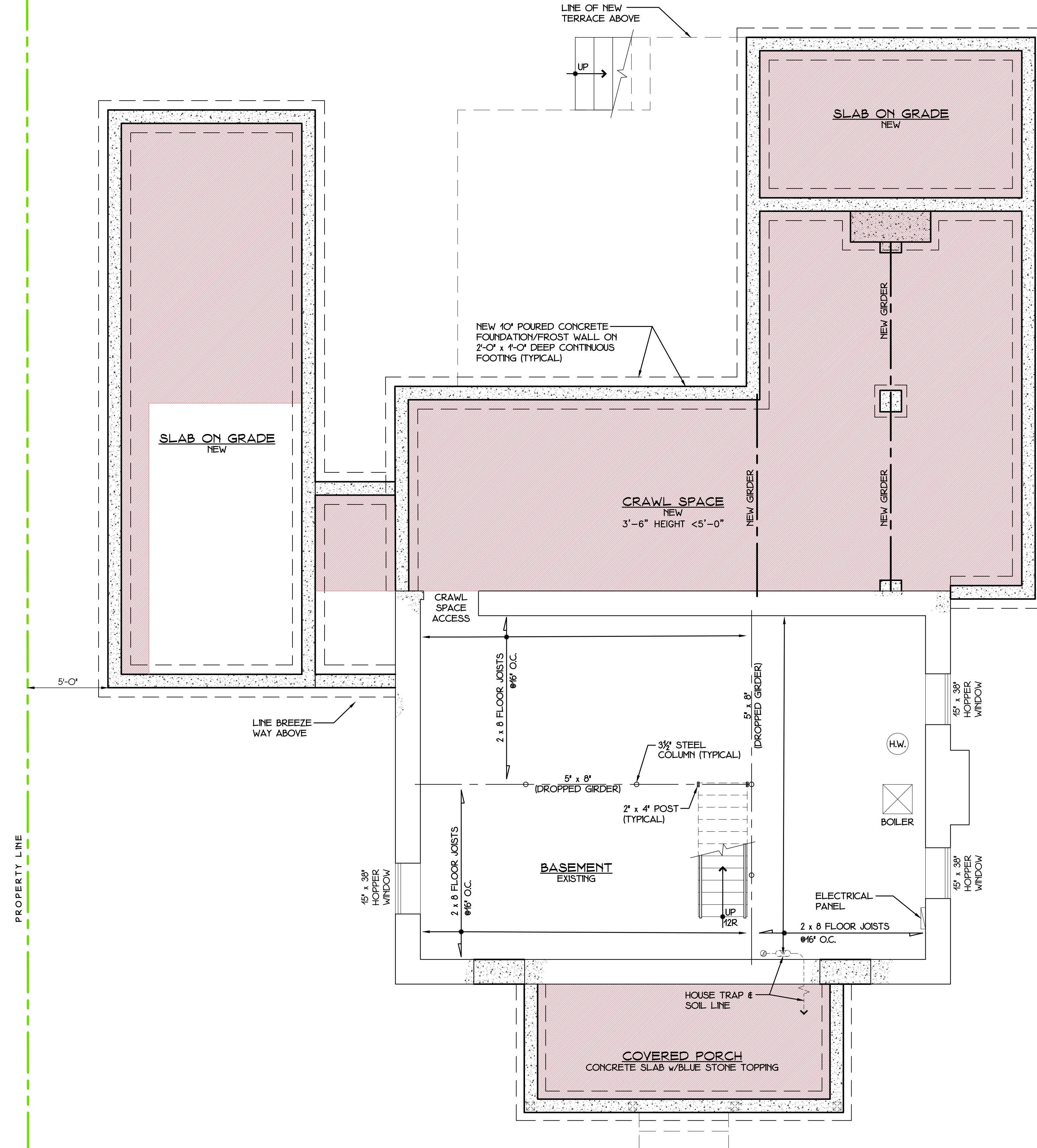
GROSS FLOOR AREA CHART

NOTE:
PROPOSED PROJECT COMPLIES WITH THE TOWN OF
MARBLEHEAD MA. OPEN AREA & GROSS FLOOR AREA
REQUIREMENTS.

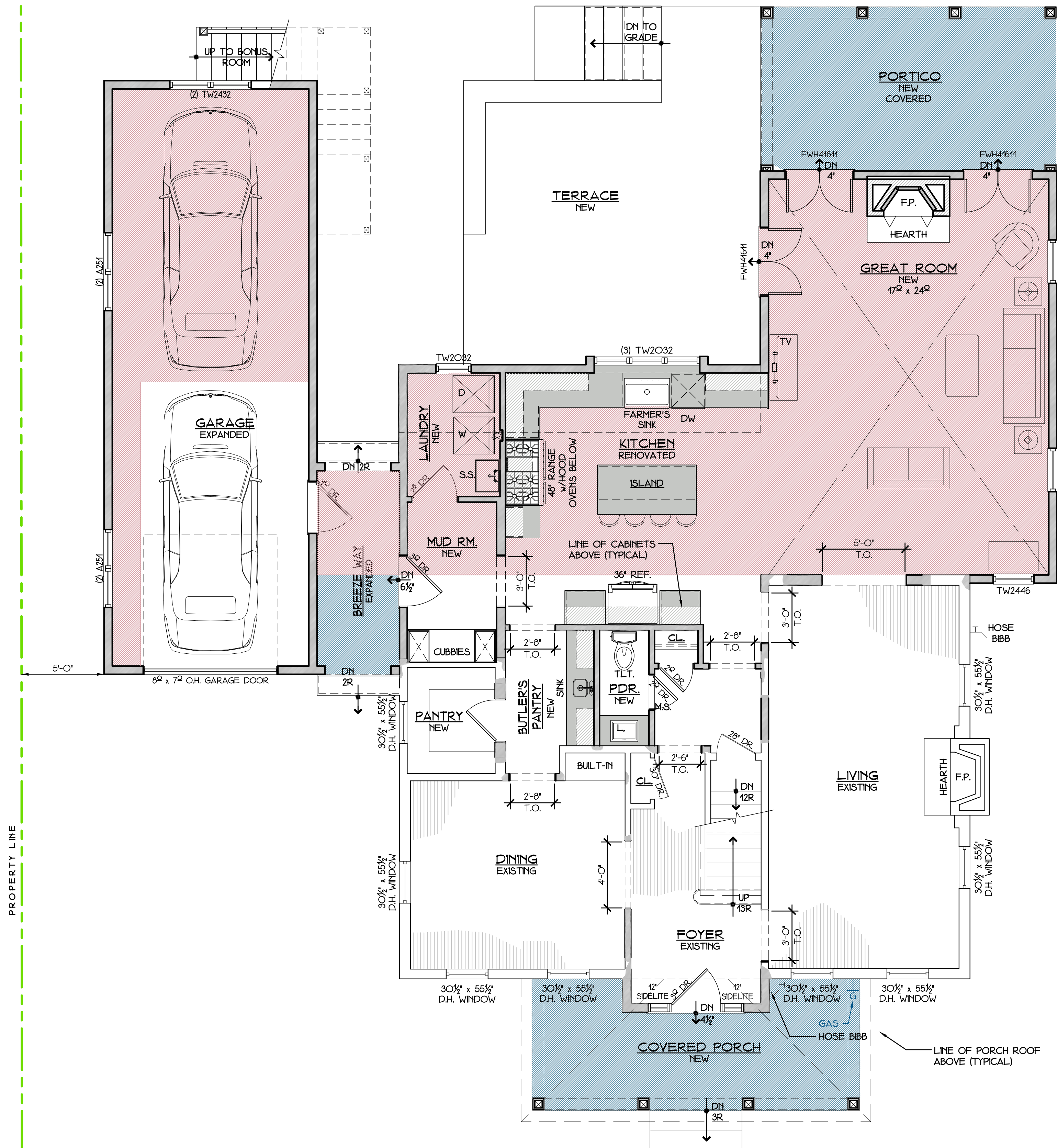


SECTION 54, BLOCK 27, LOT O

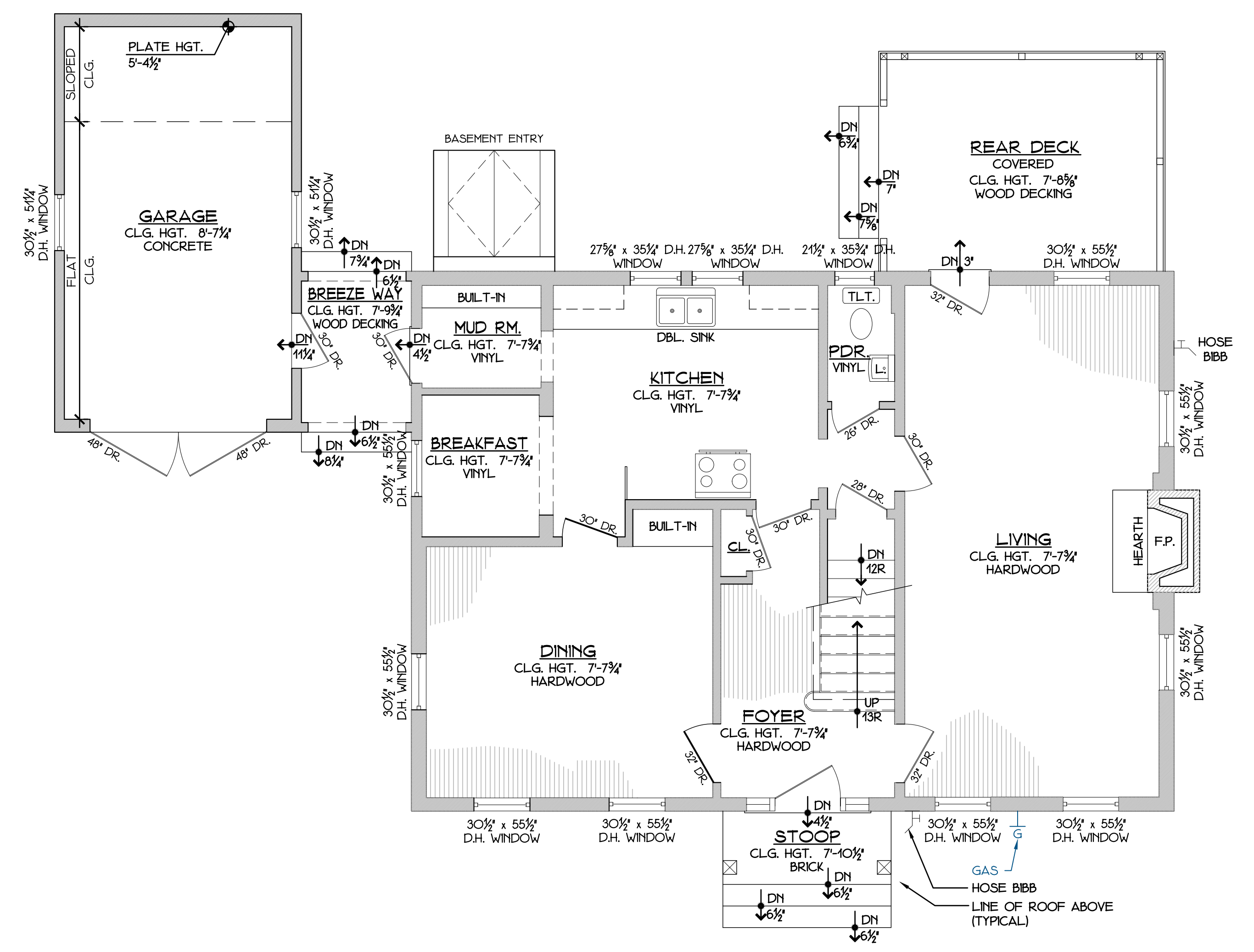
ISSUE DATES:	PROPOSED ADDITIONS & ALTERATIONS TO EXISTING RESIDENCE FOR: BRIAN & SARA HELMES		
	9 ARTHUR AVENUE		MARBLEHEAD, MA 01945
	OPEN AREA & GROSS FLOOR AREA CALCULATIONS SCALE: AS NOTED		DRAWN BY: GNA CHECKED BY: SCH
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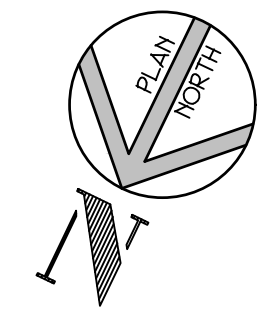
ISSUE DATES:	PROPOSED ADDITIONS & ALTERATIONS TO EXISTING RESIDENCE FOR: BRIAN & SARA HELMES		
	9 ARTHUR AVENUE MARBLEHEAD, MA 01945		
	EXISTING/PROPOSED BASEMENT/FDN. FLOOR PLANS SCALE: AS NOTED		DRAWN BY: GNA
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07/23/20 FOR CLIENT'S REVIEW			
06/24/20 FOR CLIENT'S REVIEW			

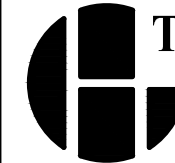


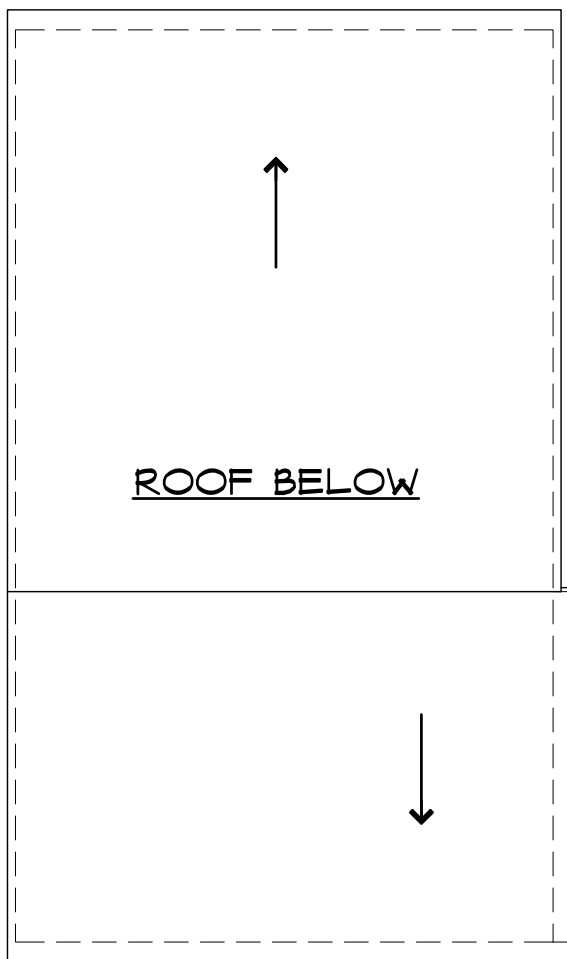
PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



EXISTING FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
FIRST FLOOR: 848 S.F. (GROSS)
GARAGE: 213 S.F. (GROSS)
BREEZE WAY: 37 S.F. (GROSS)



ISSUE DATES:	PROPOSED ADDITIONS & ALTERATIONS TO EXISTING RESIDENCE FOR: BRIAN & SARA HELMES		
	9 ARTHUR AVENUE		MARBLEHEAD, MA 01945
		EXISTING/PROPOSED FIRST FLOOR PLANS SCALE: AS NOTED	DRAWN BY: GNA
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07/13/20 FOR CLIENT'S REVIEW			
06/14/20 FOR CLIENT'S REVIEW			



SCALE: 1/4" = 1'-0"
SECOND FLOOR: 945 S.F. (GROSS)

PROPOSED SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

ISSUE DATES:	PROPOSED ADDITIONS & ALTERATIONS TO EXISTING RESIDENCE FOR: BRIAN & SARA HELMES		MARBLEHEAD, MA 01945
	9 ARTHUR AVENUE		
		<u>EXISTING/PROPOSED SECOND FLOOR PLANS</u>	DRAWN BY: GHA
		SCALE: AS NOTED	CHECKED BY: SCH
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<u>08/03/20 FOR CLIENT'S REVIEW</u>			
<u>07/23/20 FOR CLIENT'S REVIEW</u>			
<u>06/24/20 FOR CLIENT'S REVIEW</u>			
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PROPOSED FRONT (NORTH) ELEVATION

SCALE: 1/4" = 1'-0"

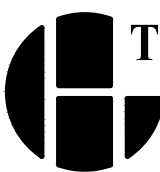


EXISTING FRONT (NORTH) ELEVATION



EXISTING FRONT (NORTH) ELEVATION

SCALE: 1/4" = 1'-0"

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	BRIAN & SARA HELMES	
	9 ARTHUR AVENUE	MARBLEHEAD, MA 01945
	EXISTING/PROPOSED EXTERIOR ELEVATIONS	
	SCALE: AS NOTED	
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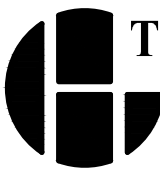
PROPOSED RIGHT (WEST) ELEVATION
SCALE: 1/4" = 1'-0"

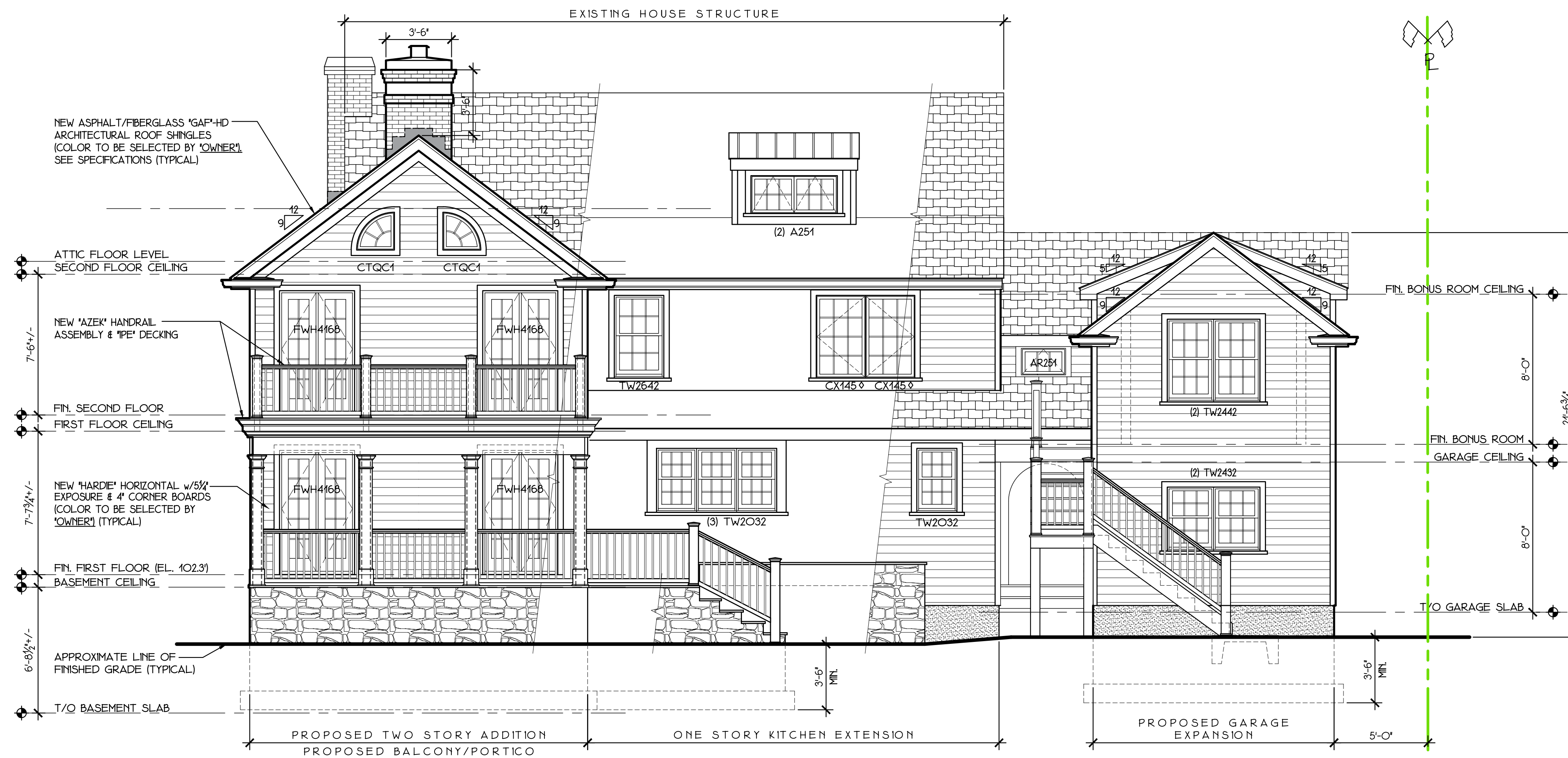


EXISTING RIGHT (WEST) ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING RIGHT (WEST) & REAR (SOUTH) ELEVATIONS

ISSUE DATES:	PROPOSED ADDITIONS & ALTERATIONS TO EXISTING RESIDENCE FOR:	
	BRIAN & SARA HELMES	
	9 ARTHUR AVENUE	MARBLEHEAD, MA 01945
	EXISTING/PROPOSED EXTERIOR ELEVATIONS	
	SCALE: AS NOTED	
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PROPOSED REAR (SOUTH) ELEVATION

SCALE: 1/4" = 1'-0"



EXISTING REAR (SOUTH) ELEVATION

SCALE: 1/4" = 1'-0"



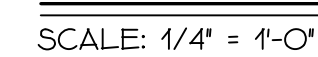
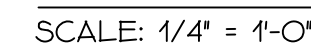
EXISTING RIGHT (WEST) & REAR (SOUTH) ELEVATIONS

ISSUE DATES:	PROPOSED ADDITIONS & ALTERATIONS TO EXISTING RESIDENCE FOR: BRIAN & SARA HELMES	
	9 ARTHUR AVENUE	MARBLEHEAD, MA 01945
		DRAWN BY: GHA CHECKED BY: SCH
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