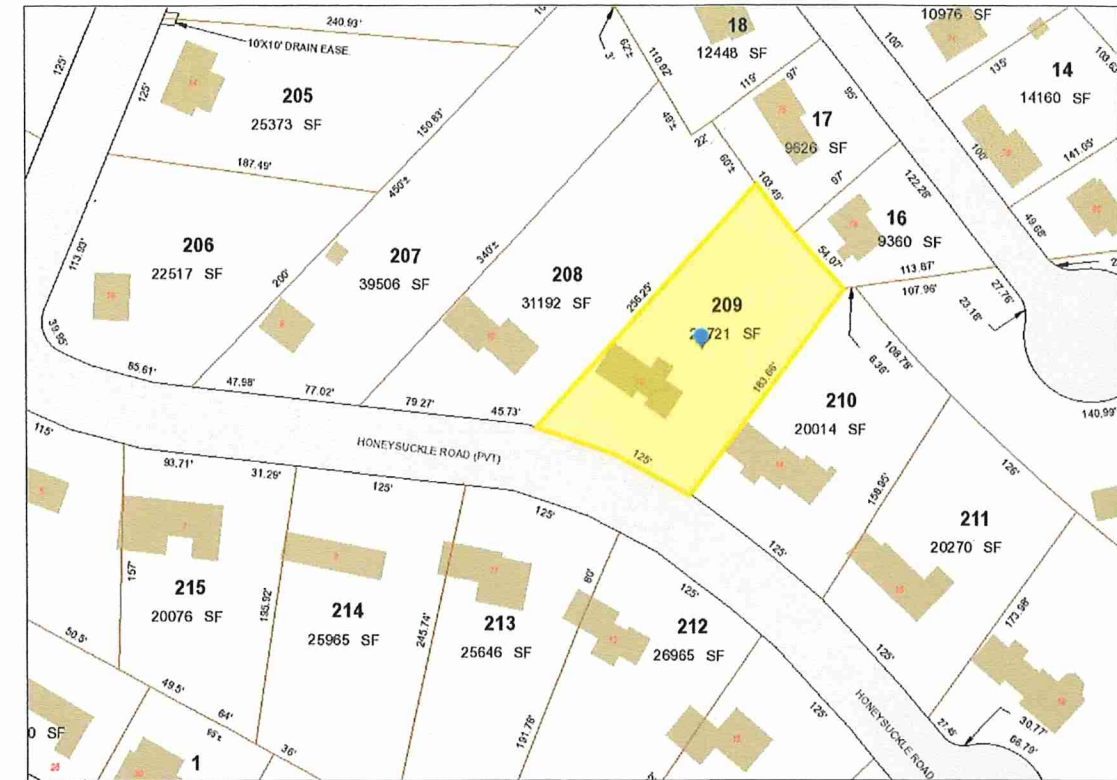


Dragonetti: In-Law Apartment

12 Honeysuckle Rd,
South Hamilton, MA 01982

DRAWING LIST

A0.0	COVER SHEET
CIVIL	
C 1	SITE PLAN
Architectural	
A0.1	SITE PLAN AND CODE ANALYSIS
A0.2	NEW SITE PLAN
A1.0	FLOOR PLANS
A1.1	FLOOR PLANS
A1.2	EX. FLOOR PLANS
A1.3	EX. FLOOR PLANS
A3.0	EXTERIOR ELEVATIONS
A3.1	EXTERIOR ELEVATIONS
A3.2	EX. EXTERIOR ELEVATIONS
A6.0	3D VIEWS
A6.1	3D VIEWS
Grand total: 13	



LOCUS MAP

ZBA DRAWING SET

April. 6th, 2022

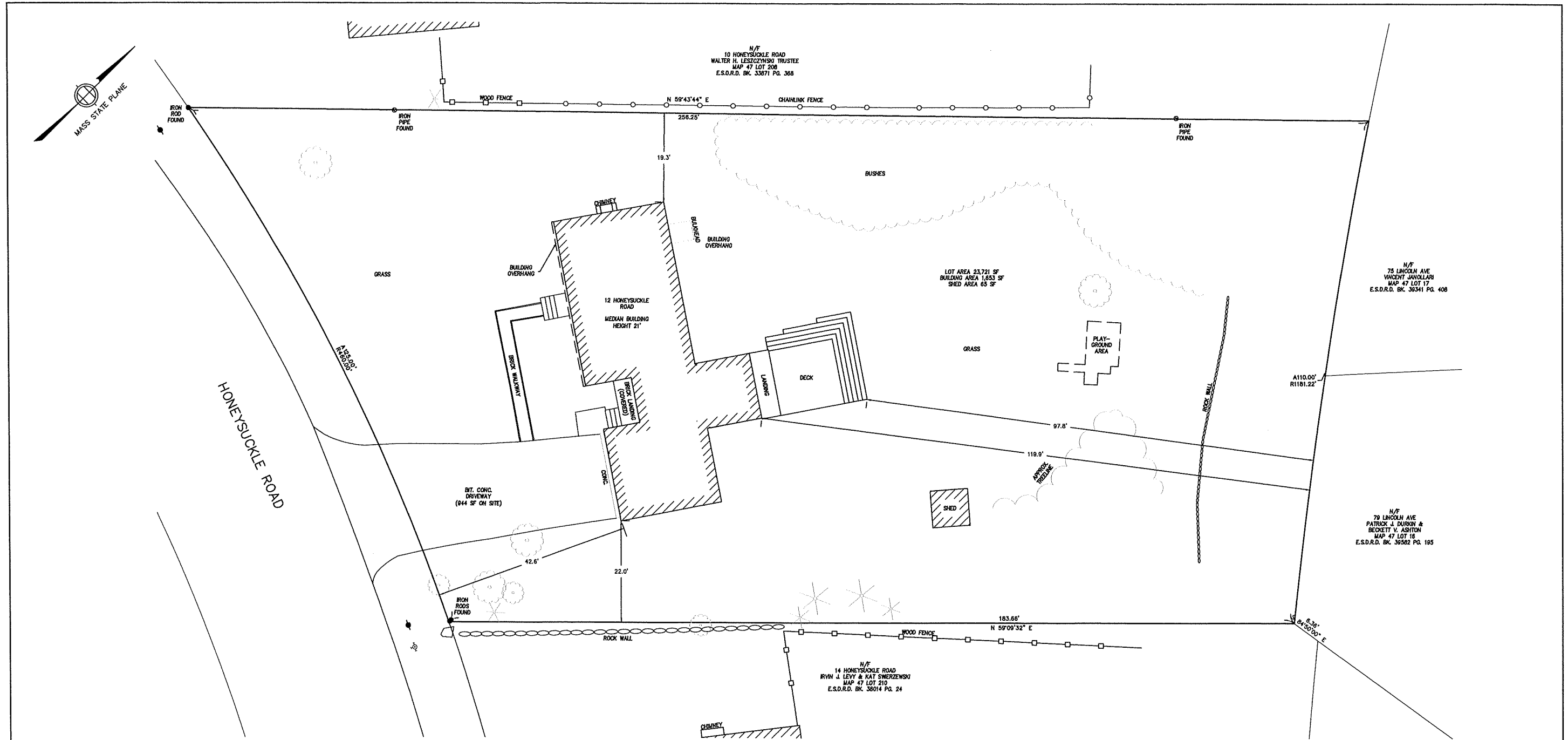


Architectural Firm
PIONARCH
Lidia Szydłowska, AAIA

501 Cabot St., Ste. 8C
Beverly MA, 01915

P: (978) - 887 - 2900
e-mail: lidia@pionarch.com

www.pionarch.com



NOTES

THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS ON THE LOT AND IS THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY PERFORMED ON FEBRUARY 3 AND 16, 2022.

OWNERSHIP INFORMATION USED IN THE PREPARATION OF THIS PLAN WAS OBTAINED FROM THE TOWN OF HAMILTON ASSESSOR'S OFFICES.

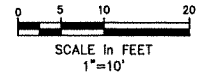
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 25009C0407F WHICH BEARS AN EFFECTIVE DATE OF 07/03/2012 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.

TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THIS PLAN CONFORMS TO THE TECHNICAL AND PROCEDURAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.

LOCUS TITLE INFORMATION

12 HONEYSUCKLE ROAD
 OWNER: JEFFREY & KRISTIN SARTORELLI
 DEED REFERENCE: BOOK 37989 PAGE 209
 ASSESSORS: MAP 47 PARCEL 209

P.L.S. _____
 EVERETT J. CHANDLER, P.L.S. MASS. REGISTRATION NO. 41783
 DATE _____

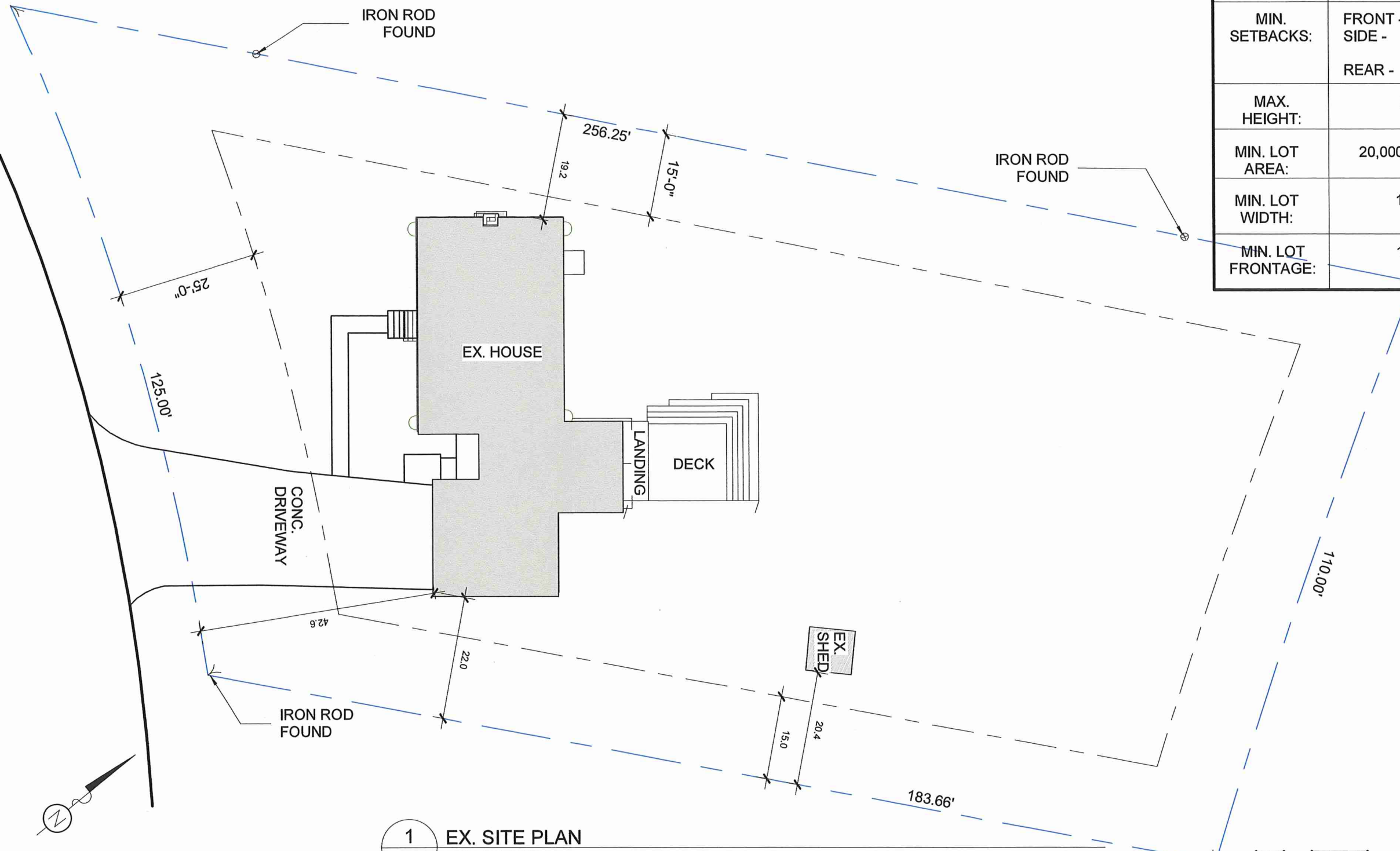


Copyright 2022 Winter GEC, LLC

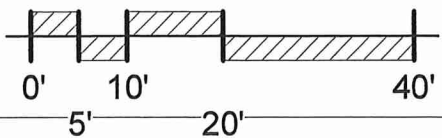
Winter GEC, LLC 44 MERRIMAC STREET NEWBURYPORT, MA 01950 978-270-8626	SCALE: HORIZ: 1" = 10' VERT: N.A.	<table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>BY</th> <th>REVISIONS</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	NO.	DATE	BY	REVISIONS																	FIELD: <u>CO</u> CALCS: <u>EC</u> CHECKED: <u>EJC</u> APPROVED: <u>EJC</u>	LIMITED EXISTING CONDITIONS 12 HONEYSUCKLE ROAD	PLAN OF LAND IN HAMILTON, MASSACHUSETTS SURVEYED FOR ELLEN DRAGONETTI	PROJECT NO. 2022-12HONEYSUCKLE DATE: FEB 22, 2022 SHEET NO. 1 OF 1
	NO.	DATE	BY	REVISIONS																						

ZONING TABLE

ITEM:	REQUIRED BY CODE:	EXISTING CONDITION:	NEW CONDITION:
ZONE:	R-1A Single Residential District	R-1A Single Residential District	R-1A Single Residential District
MIN. SETBACKS:	FRONT - 25' SIDE - 15' REAR - 15'	FRONT - 42.6' SIDE - R: 22' L: 19.3' REAR - 119.9'	FRONT - 42.6' SIDE - R: 10.9' L: 19.3' REAR - 119.9'
MAX. HEIGHT:	35'	± 24'	± 24.4'
MIN. LOT AREA:	20,000 SQ. FT.	23,721 SQ. FT.	23,721 SQ. FT.
MIN. LOT WIDTH:	100'	107'	107'
MIN. LOT FRONTAGE:	125'	125'	125'



1 EX. SITE PLAN
A0.1 1" = 20'-0"



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ZBA DRAWING SET
A0.1

SITE PLAN AND CODE ANALYSIS

2010.03

April. 6th, 2022

Note: Scale May Change When Copied or Faxed



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1 NEW SITE PLAN
A0.2 1" = 20'-0"

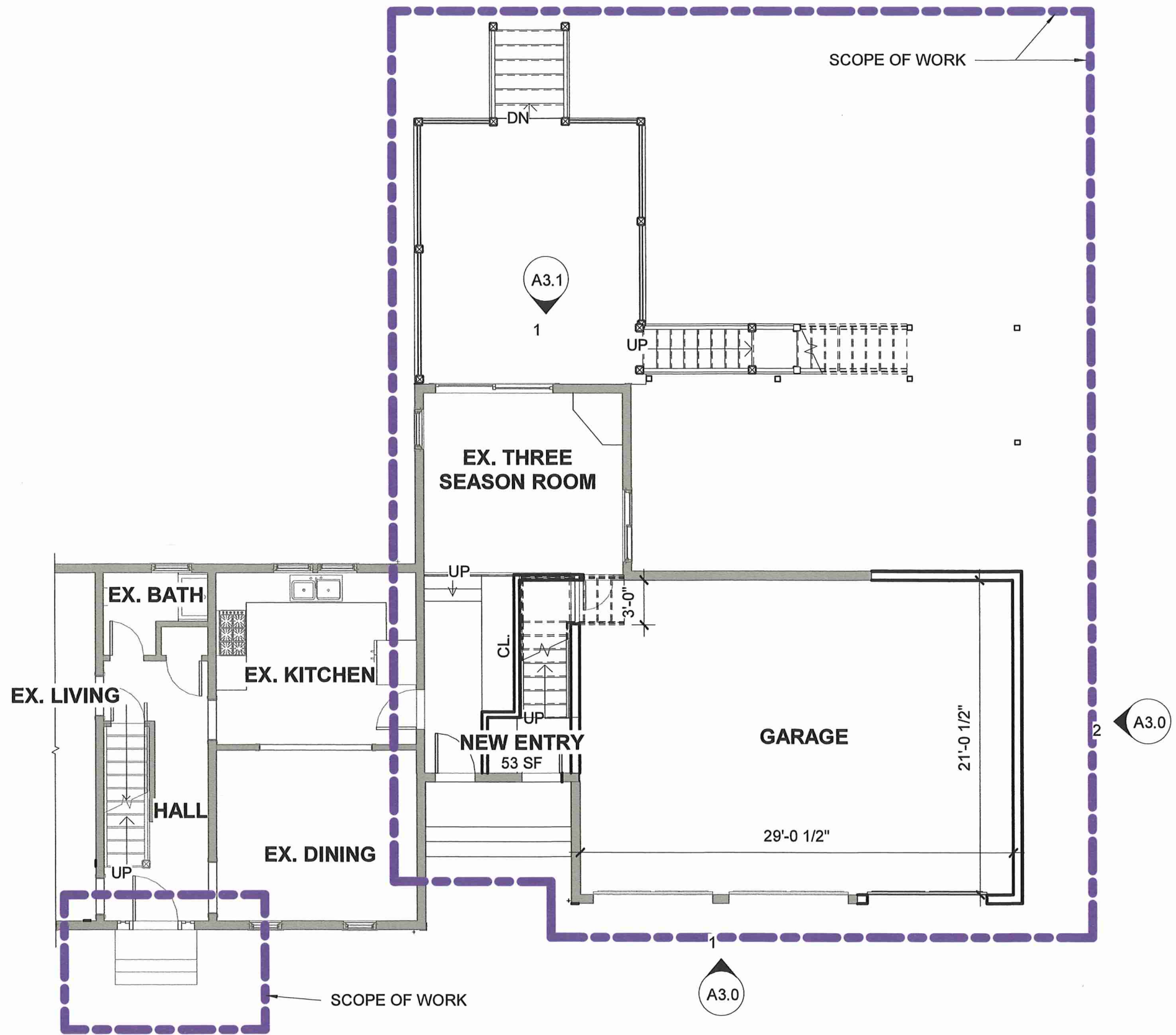
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A0.2
NEW SITE PLAN



2010.03

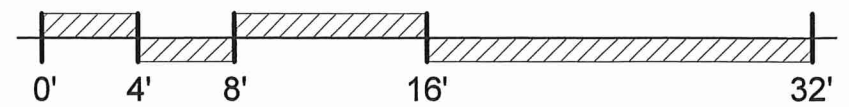
April. 6th, 2022

Note: Scale May Change When Copied or Faxed



NOTES:

1. FIRST FLOOR ACCESSORY APARTMENT SQ FT: 67 SQ FT
 SECOND FLOOR ACCESSORY APARTMENT SQ FT: 735 SQ FT
 TOTAL ACCESSORY APARTMENT SQ FT: 802 SQ FT



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1 NEW FIRST FLOOR
 A1.0 1/8" = 1'-0"

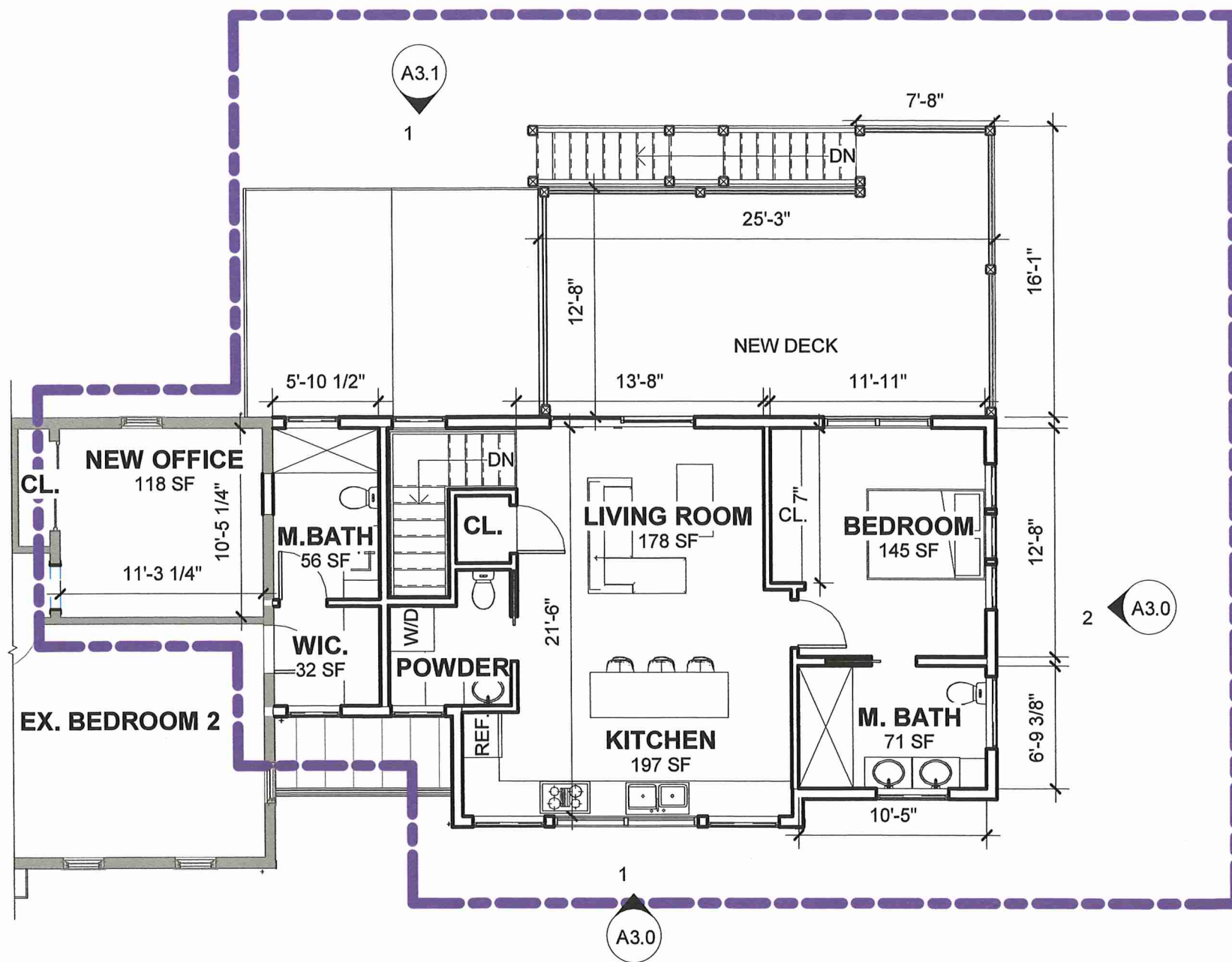
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A1.0
FLOOR PLANS



2010.03

April. 6th, 2022

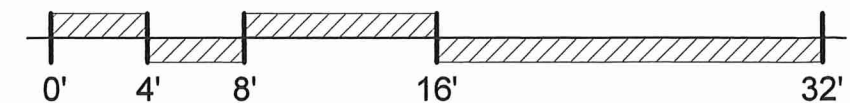
Note: Scale May Change When Copied or Faxed



NOTES:

1. FIRST FLOOR ACCESSORY APARTMENT SQ FT: 67 SQ FT
 SECOND FLOOR ACCESSORY APARTMENT SQ FT: 735 SQ FT
 TOTAL ACCESSORY APARTMENT SQ FT: 802 SQ FT

1 NEW SECOND FLOOR
 A1.1 1/8" = 1'-0"



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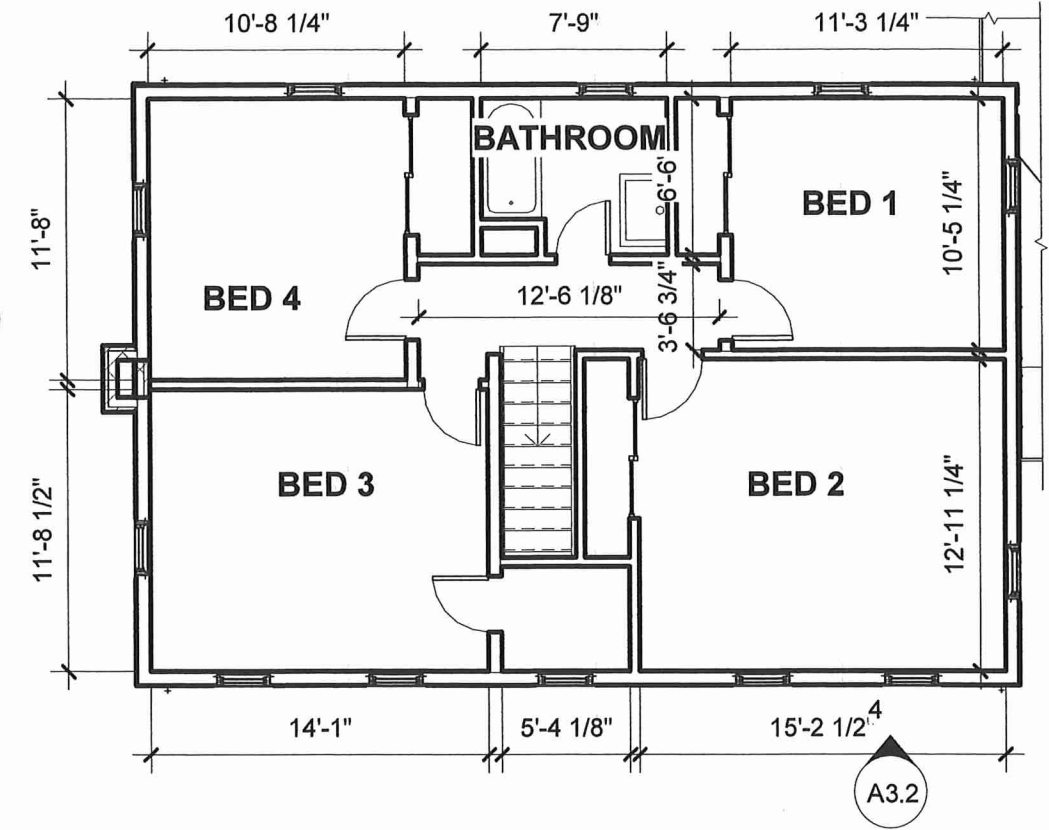
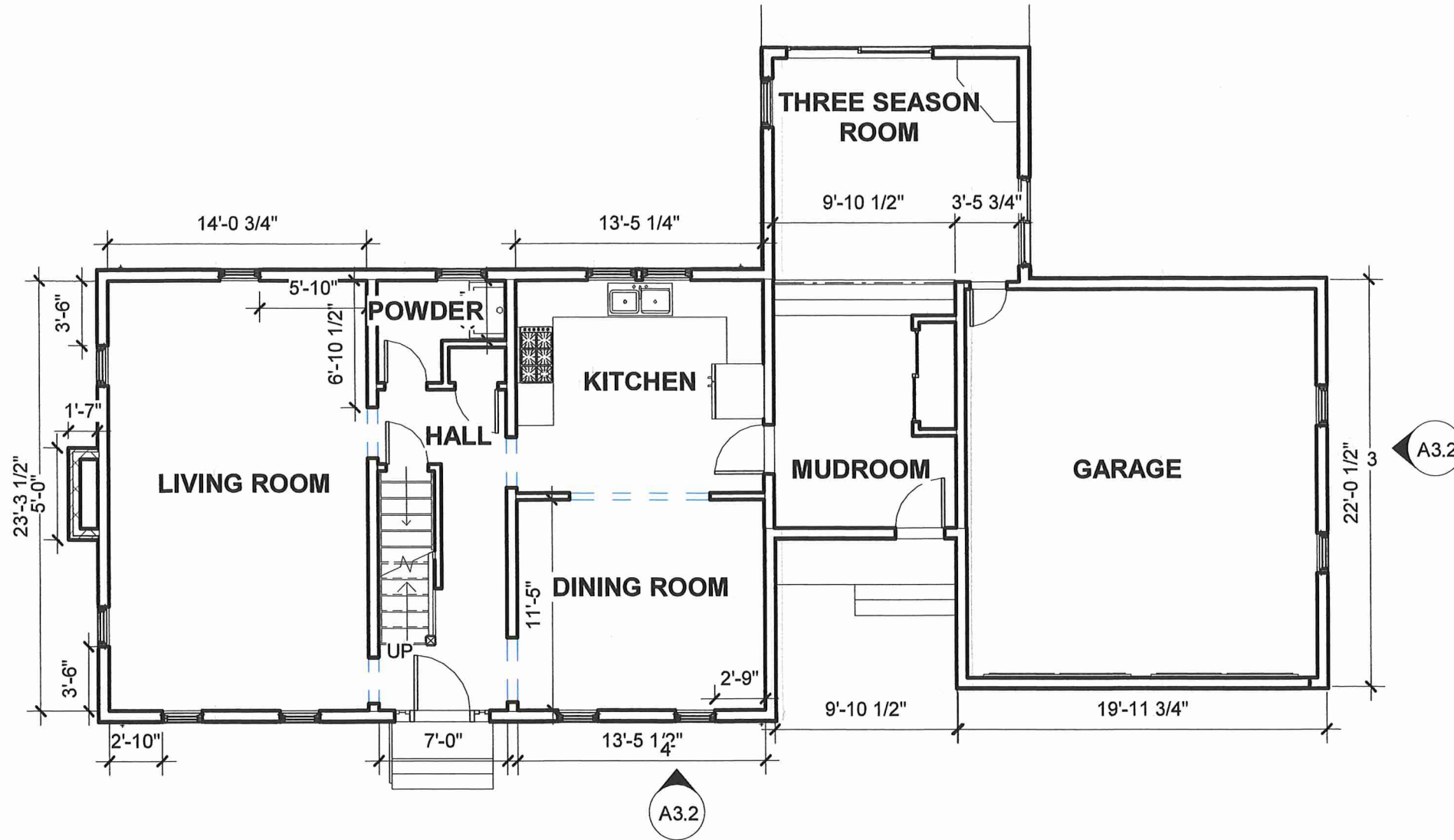
ZBA DRAWING SET
A1.1
FLOOR PLANS



2010.03

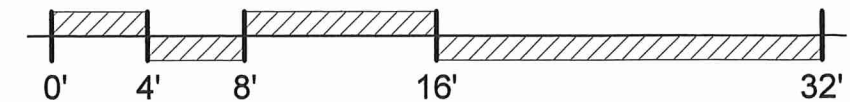
April. 6th, 2022

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1 EX. FIRST FLOOR
A1.2 1/8" = 1'-0"

2 EX. SECOND FLOOR
A1.2 1/8" = 1'-0"



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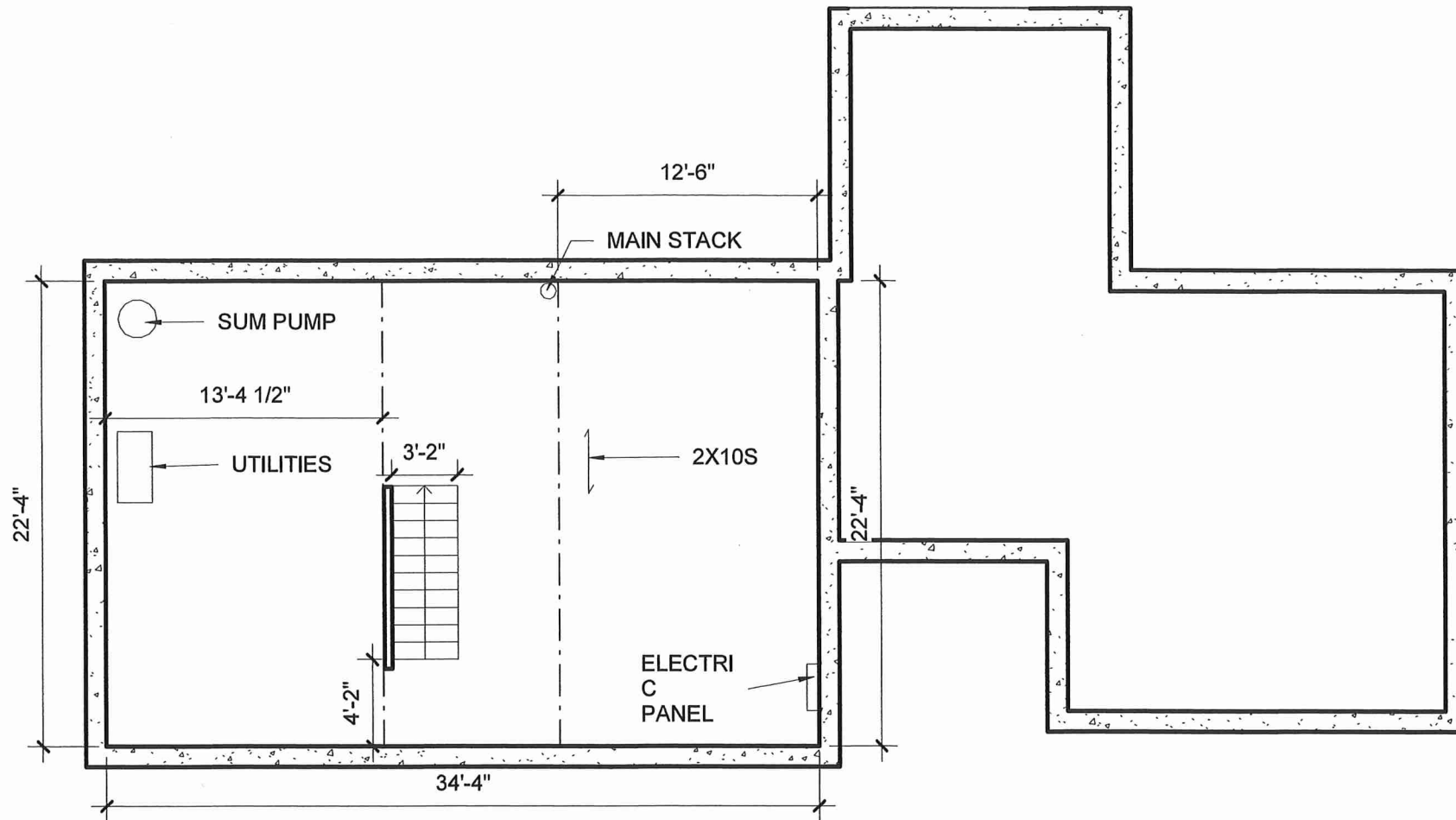
ZBA DRAWING SET
A1.2
EX. FLOOR PLANS



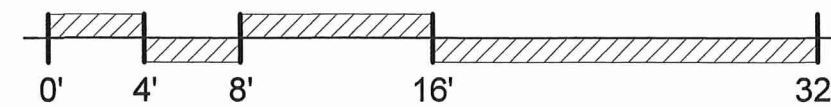
2010.03

April. 6th, 2022

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1 EX. FOUNDATION
 A1.3 1/8" = 1'-0"



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ZBA DRAWING SET
A1.3
EX. FLOOR PLANS



2010.03

April. 6th, 2022

Note: Scale May Change When Copied or Faxed



1 NEW FRONT ELEVATION
A3.0 1/8" = 1'-0"



2 NEW RIGHT ELEVATION
A3.0 1/8" = 1'-0"

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ZBA DRAWING SET

A3.0

EXTERIOR ELEVATIONS



2010.03

April. 6th, 2022

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1 NEW BACK ELEVATION
A3.1 1/8" = 1'-0"

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ZBA DRAWING SET

A3.1

EXTERIOR ELEVATIONS



2010.03

April. 6th, 2022

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4 EX. FRONT ELEVATION
A3.2 1/8" = 1'-0"



3 EX. RIGHT ELEVATION
A3.2 1/8" = 1'-0"

ROOF 20' - 11"
TOP OF PLATE 14' - 0 1/8"
SECOND FLOOR 8' - 1 1/2"
FIRST FLOOR 0"
GARAGE LEVEL -2' - 10 1/2"



2 EX. LEFT ELEVATION
A3.2 1/8" = 1'-0"



1 EX. BACK ELEVATION
A3.2 1/8" = 1'-0"

ROOF 20' - 11"
TOP OF PLATE 14' - 0 1/8"
SECOND FLOOR 8' - 1 1/2"
FIRST FLOOR 0"
GARAGE LEVEL -2' - 10 1/2"

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ZBA DRAWING SET

A3.2

EX. EXTERIOR ELEVATIONS



2010.03

April. 6th, 2022

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3 NEW 3D View
A6.0



4 NEW 3D View 2
A6.0



1 EX. 3D View
A6.0



2 EX. 3D View 2
A6.0

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Note: Scale May Change When Copied or Faxed

ZBA DRAWING SET
A6.0
3D VIEWS



2010.03

April. 6th, 2022



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ZBA DRAWING SET
A6.1
3D VIEWS

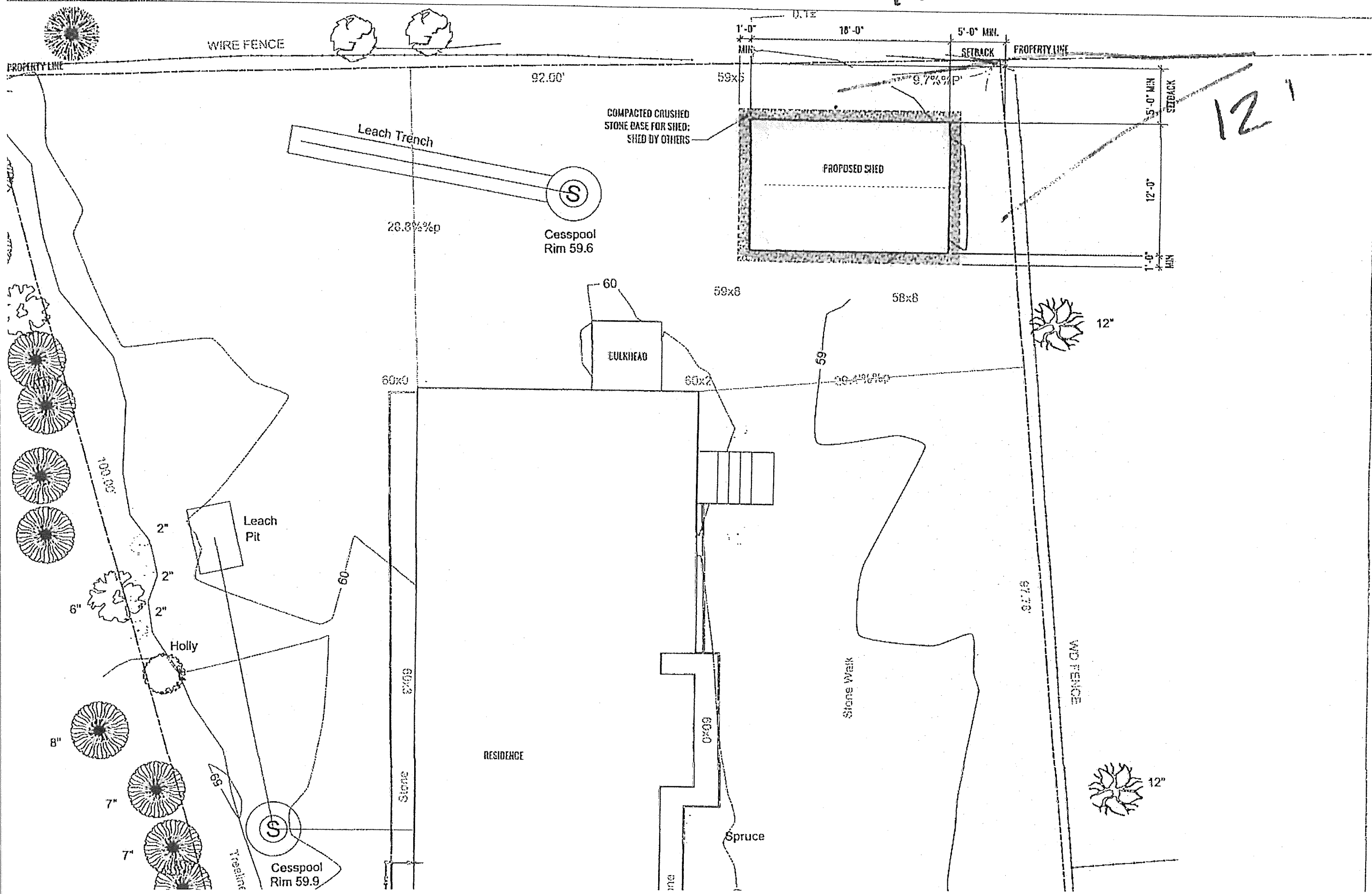
PionArch 

2010.03

April. 6th, 2022

Proposed

18'



17 ARLINGTON STREET
HAMILTON, MA

CLIENT
MICHAEL & MARISA HOWARD
 17 ARLINGTON STREET
 HAMILTON, MA 01024
 (413) 533-4377

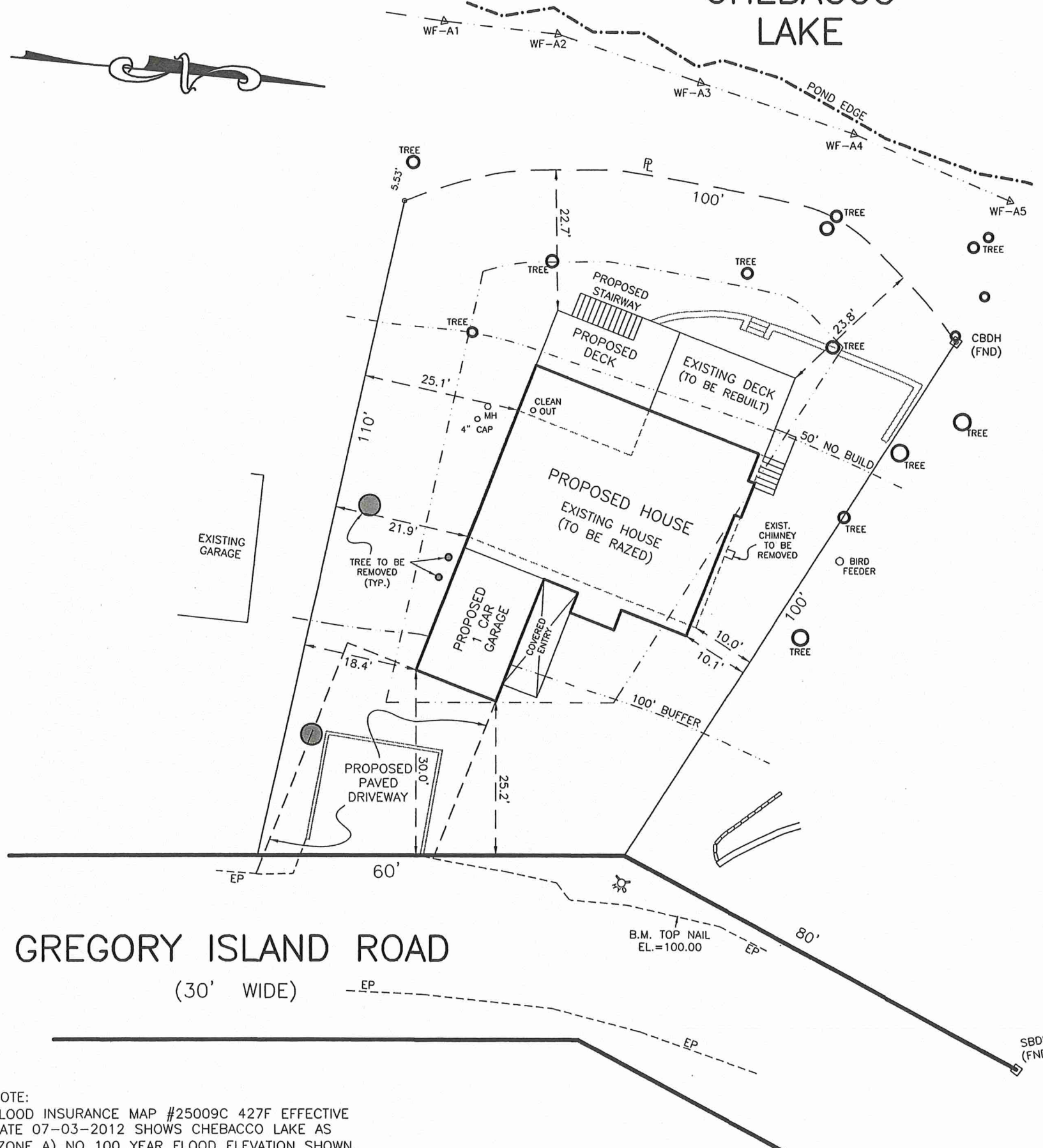
LANDSCAPE ARCHITECT & CONTRACTOR
SKYLINE LANDSCAPES, INC.
 2000 LAKE DRIVE
 WEST HAVEN, CT 06490
 (203) 426-1111

SURVEYOR
GEORGE ZAMBOURAS, P.E.
 11 MONROE ROAD
 HAMILTON, MA 01024

GRAPHIC SCALE AND NORTH ARROW
 3/16" = 1'-0" GRAPHIC SCALE

LANDSCAPE ARCHITECT'S SEAL

CHEBACCO LAKE



PLAN OF LAND
IN
HAMILTON, MASS.

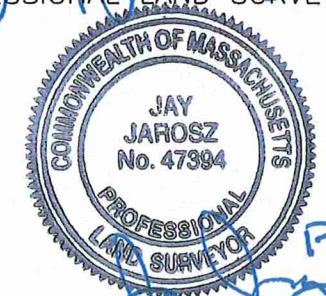
SCALE: 1"=20'
DATE: APRIL 14, 2022



I CERTIFY THAT THIS HOUSE IS LOCATED ON THE GROUND AS SHOWN.
I FURTHER CERTIFY THAT THIS HOUSE DOES NOT LIE WITHIN A FLOOD
HAZARD AREA (ZONE A OR V) AS SHOWN ON FLOOD INSURANCE RATE
MAP COMMUNITY PANEL #25009C 427F EFFECTIVE DATE: 07/03/2012

DATE: APRIL 14, 2022

Jay Jarosz
PROFESSIONAL LAND SURVEYOR



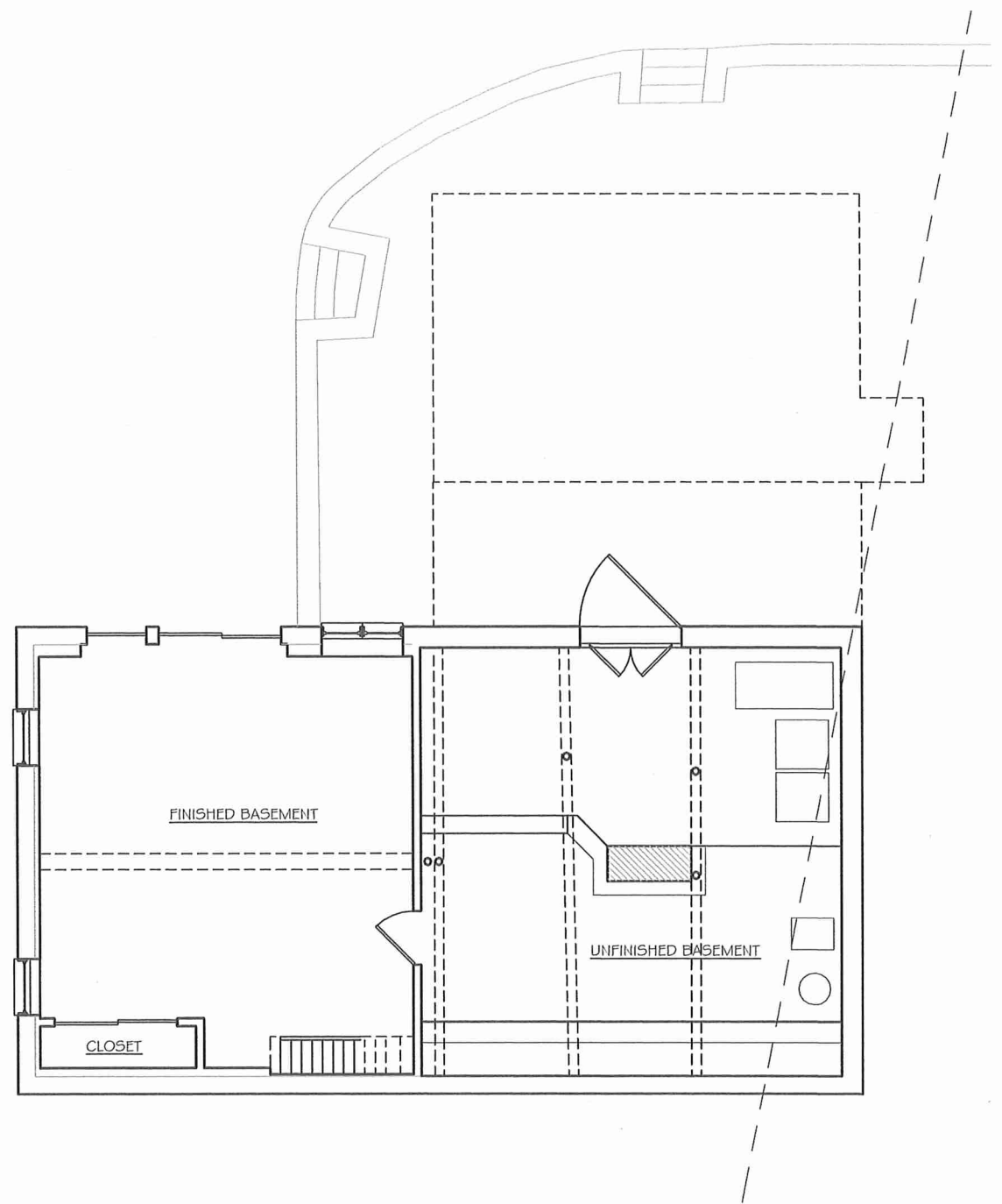
OWNERS:
Warren Scott Brown
#156 Gregory Island Road
Map 60 Lot 56

Deed Reference
Bk. 40565 Pg. 321
Essex South District
Registry of Deeds

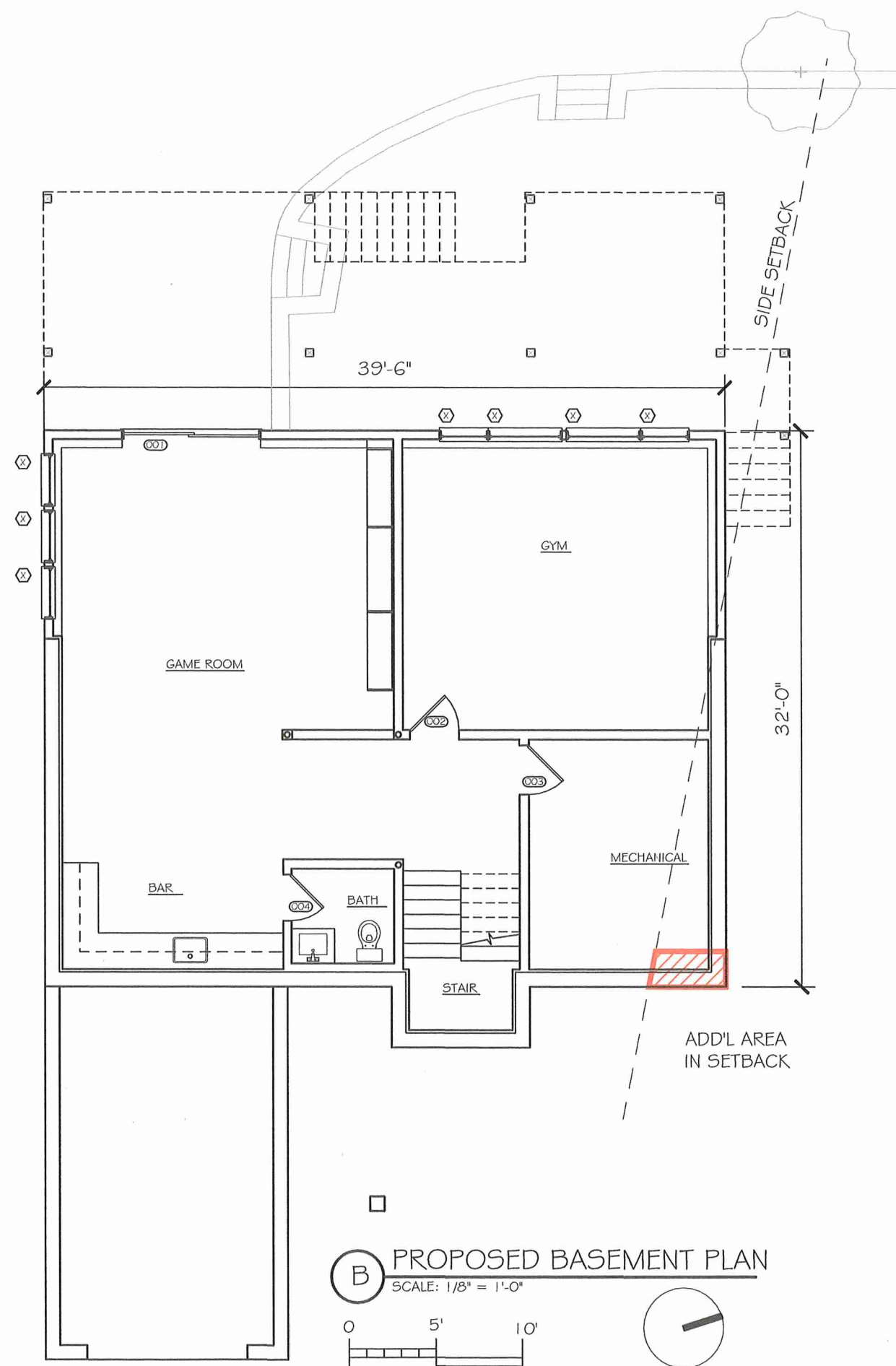
JAROSZ LAND SURVEYING
3 MILL STREET
MANCHESTER, MA. 01944
jj1717@comcast.net
Phone: (781)-710-8484
JAROSZLANDSURVEYOR.COM



NOTE:
FLOOD INSURANCE MAP #25009C 427F EFFECTIVE
DATE 07-03-2012 SHOWS CHEBACCO LAKE AS
(ZONE A) NO 100 YEAR FLOOD ELEVATION SHOWN.



A EXISTING BASEMENT PLAN
 SCALE: 1/8" = 1'-0"
 0 5' 10'
 PROJECT NORTH



B PROPOSED BASEMENT PLAN
 SCALE: 1/8" = 1'-0"
 0 5' 10'
 PROJECT NORTH

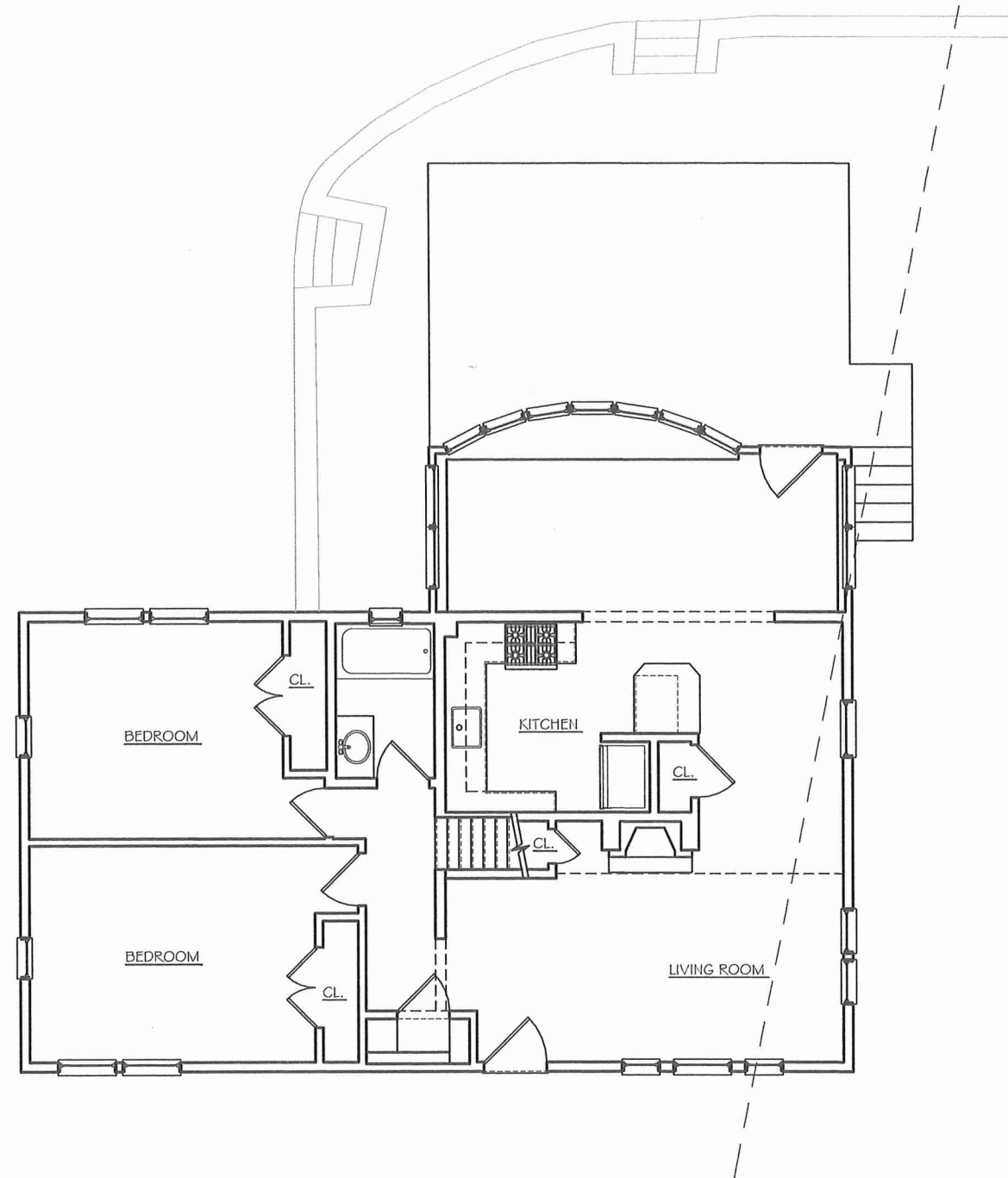
bds design inc
 254 bay road
 hamilton, ma 01982
 p 978.530.4705
 www.bdsdesigninc.com

**BROWN
 RESIDENCE**
 156 Gregory Island Road, Hamilton, MA 01982

REV:	

ZBA REVISED - 4/13/2022
 EXISTING & PROPOSED
 BASEMENT PLAN

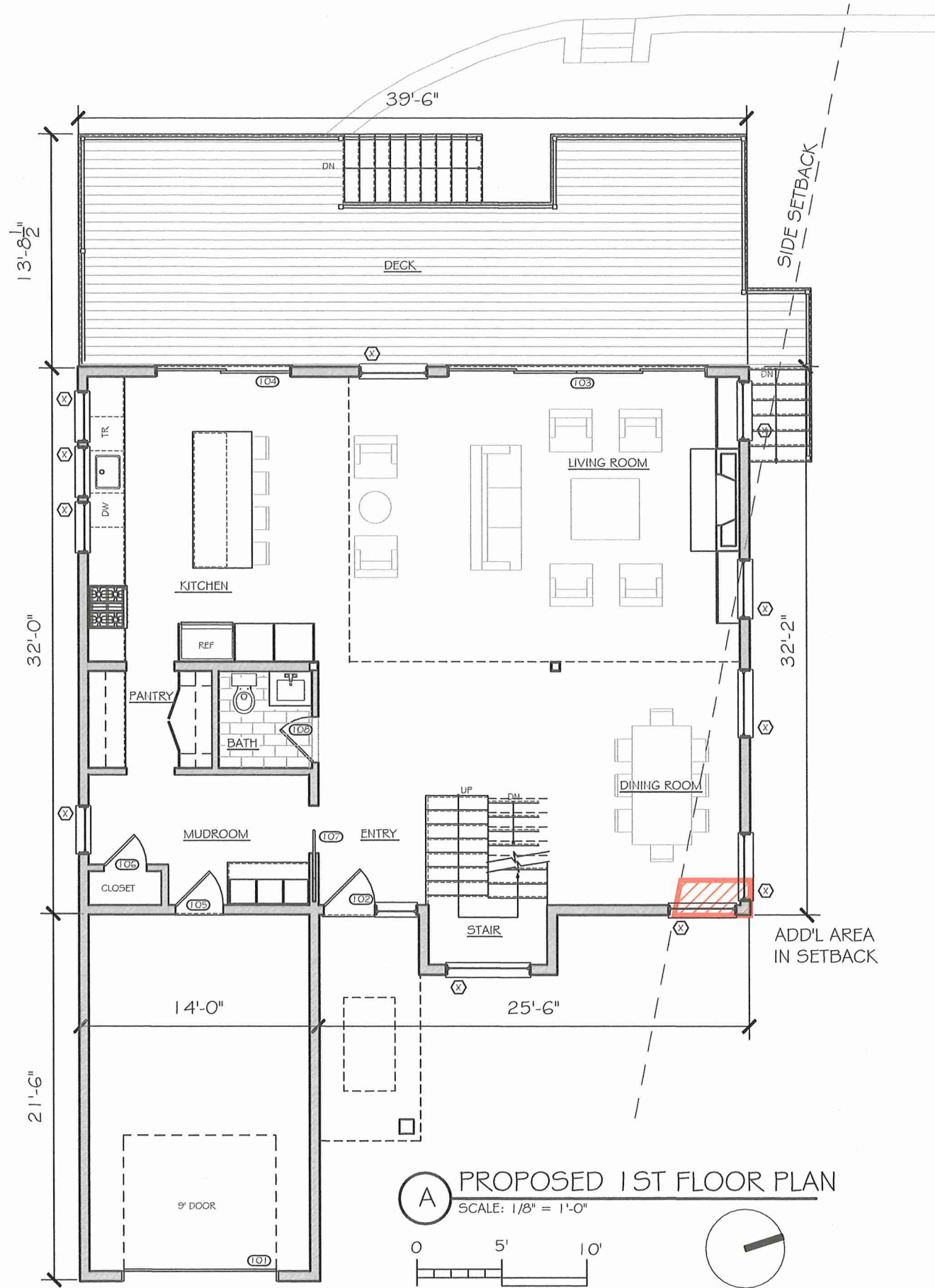
SCALE:	
JOB NO.:	
FILE:	
DRAWN:	
CHECKED:	
SHEET NO.:	A1



A EXISTING FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

0 5' 10'

PROJECT NORTH



A PROPOSED 1ST FLOOR PLAN
SCALE: 1/8" = 1'-0"

0 5' 10'

PROJECT NORTH

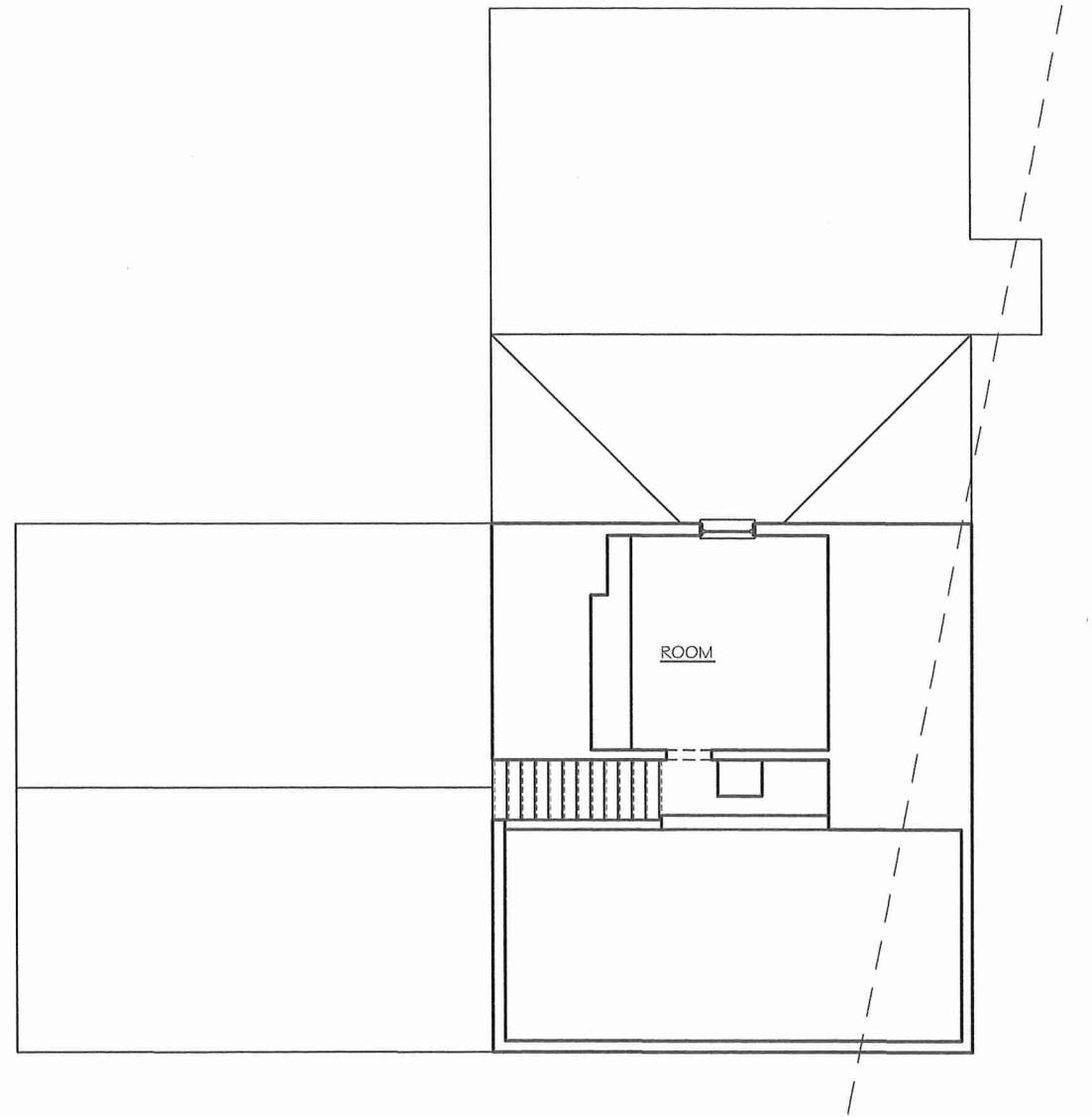
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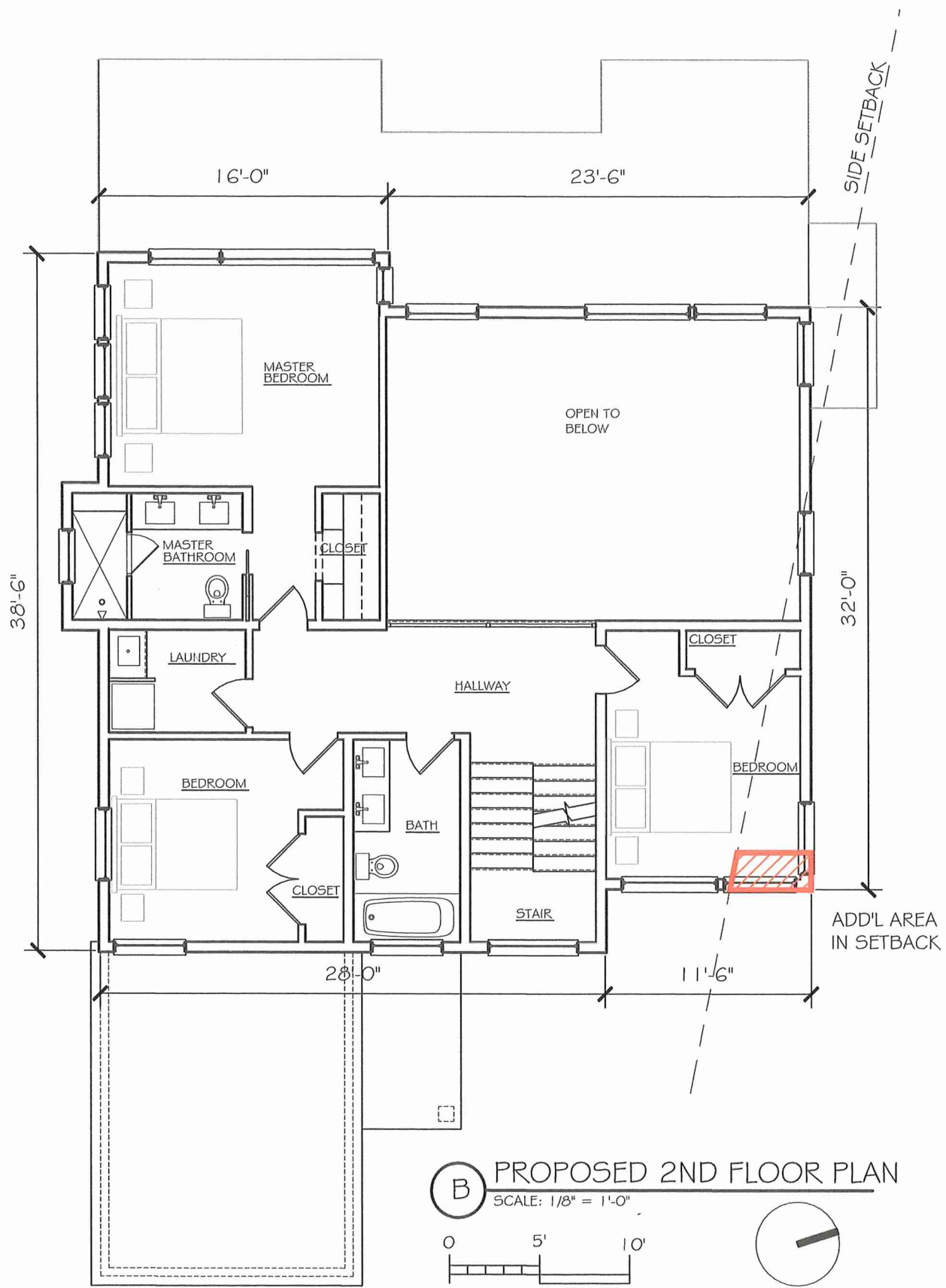
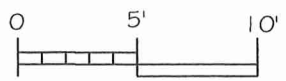
REV.	

ZBA REVISED - 4/13/2022
EXISTING & PROPOSED
FIRST FLOOR PLAN

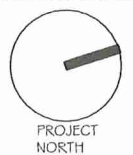
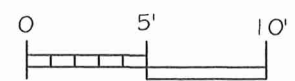
SCALE:	
JOB NO.:	
FILE:	
DRAWN:	
CHECKED:	
SHEET NO.:	A2



A EXISTING SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



B PROPOSED 2ND FLOOR PLAN
SCALE: 1/8" = 1'-0"



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REV.

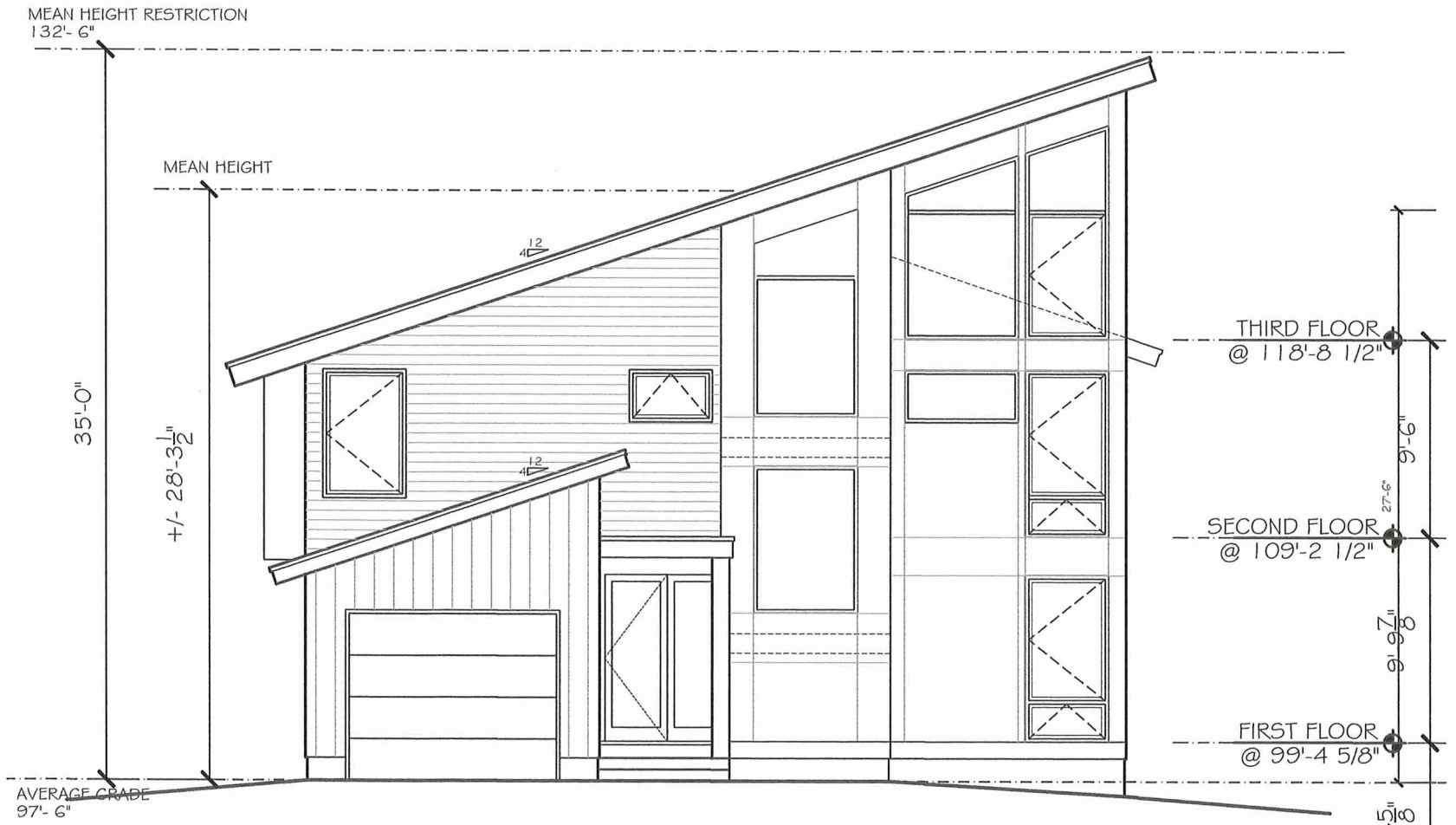
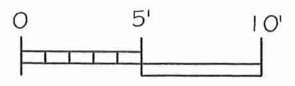
ZBA REVISED - 4/13/2022
EXISTING & PROPOSED
SECOND/THIRD
FLOOR PLAN

SCALE:
JOB NO.:
FILE:
DRAWN:
CHECKED:
SHEET NO.:

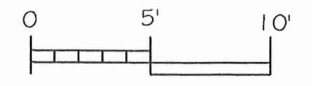
A3



A EXISTING FRONT/EAST ELEVATION
SCALE: 1/8" = 1'-0"



B PROPOSED FRONT/EAST ELEVATION
SCALE: 1/8" = 1'-0"



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REV:

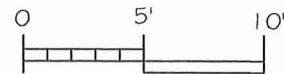
ZBA REVISED - 4/13/2022
EXISTING & PROPOSED
FRONT ELEVATIONS

SCALE:
JOB NO:
FILE:
DRAWN:
CHECKED:
SHEET NO:

A4



A EXISTING NORTH ELEVATION
SCALE: 1/8" = 1'-0"



B PROPOSED NORTH ELEVATION
SCALE: 1/8" = 1'-0"



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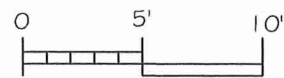
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ZBA REVISED - 4/13/2022
EXISTING & PROPOSED
FRONT ELEVATIONS

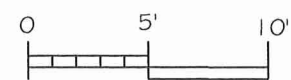
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FILE:	
DRAWN:	
CHECKED:	
SHEET NO.:	

A5

A EXISTING REAR/WEST ELEVATION
SCALE: 1/8" = 1'-0"



B PROPOSED REAR/WEST ELEVATION
SCALE: 1/8" = 1'-0"



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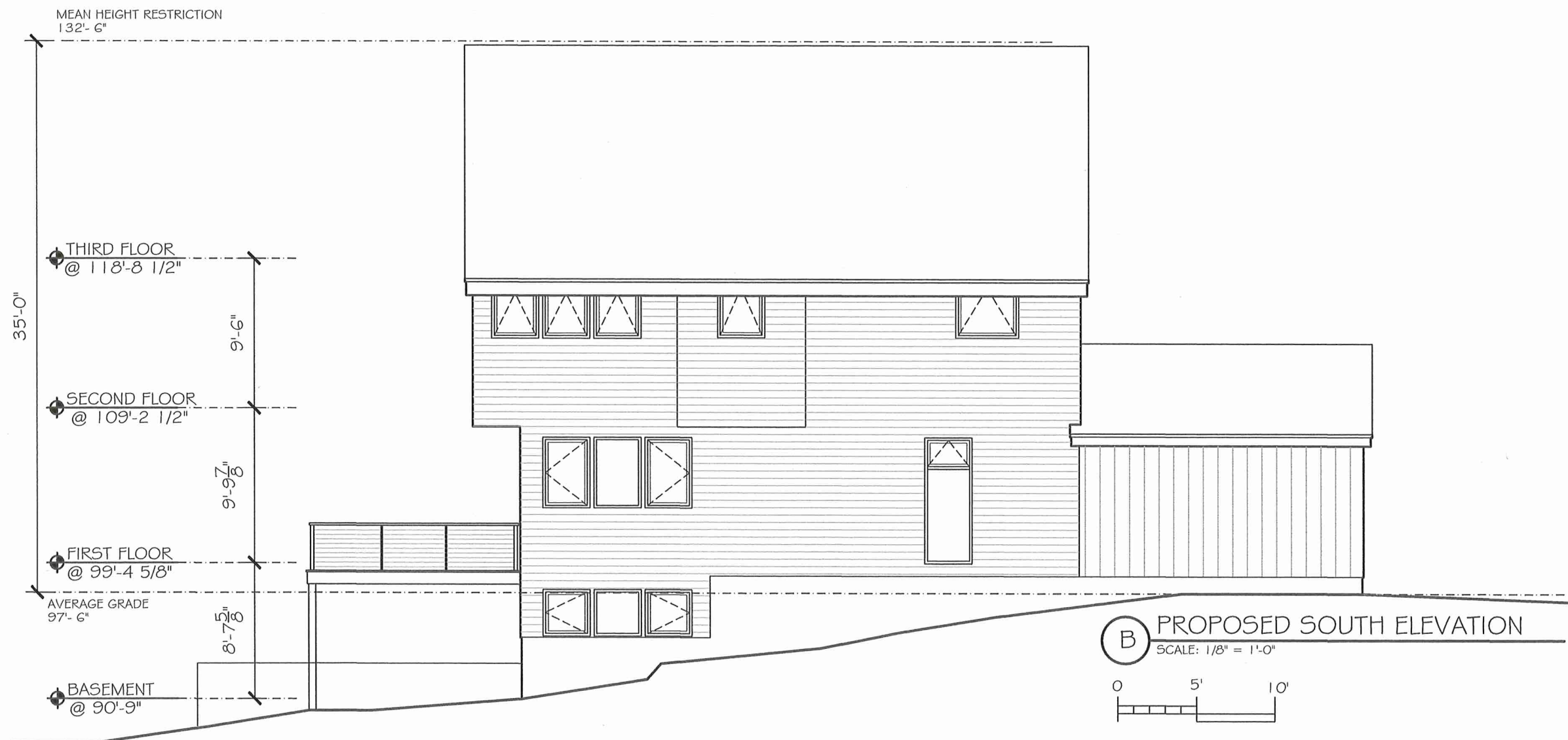
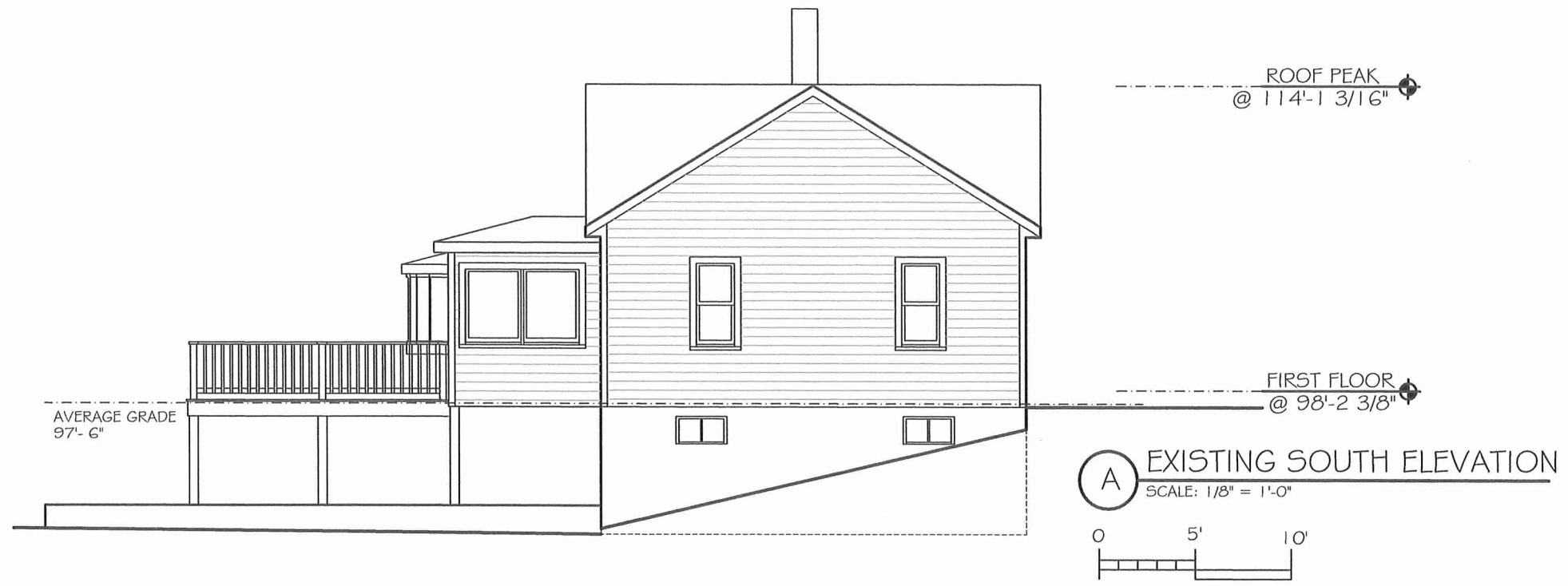
**BROWN
RESIDENCE**
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REV.	

ZBA REVISED - 4/13/2022
EXISTING & PROPOSED
REAR ELEVATIONS

SCALE:	
JOB NO.:	
FILE:	
DRAWN:	
CHECKED:	
SHEET NO.:	

A6



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REV:	

ZBA REVISED - 4/13/2022
 EXISTING & PROPOSED
 SIDE ELEVATIONS

SCALE:	
JOB NO:	
FILE:	
DRAWN:	
CHECKED:	
SHEET NO:	

A7