

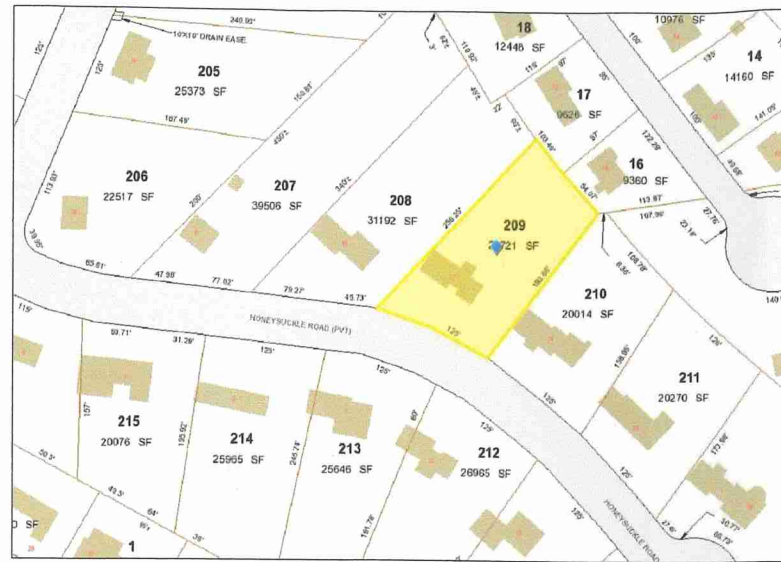
Rec 5-16-22

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
- A0.2 SITE PLAN
- A1.0 FIRST FLOOR & FOUNDATION FLOOR PLAN
- A1.1 SECOND FLOOR & ROOF PLANS
- A1.2 EX FLOOR PLANS
- A3.0 EXTERIOR ELEVATIONS
- A3.2 EXTERIOR ELEVATIONS
- A3.3 EXTERIOR ELEVATIONS
- A6.0 3D VIEWS
- A6.1 3D VIEWS
- Grand total: 12



LOCUS MAP



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 - 102.5'
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'
MAX. BUILDING COVERAGE OF LOT	25%	8% (1,803 SQ FT OF 23,721 SQ FT)	9% (2,015 SQ FT OF 23,721 SQ FT)

ZBA SET

May 13th, 2022

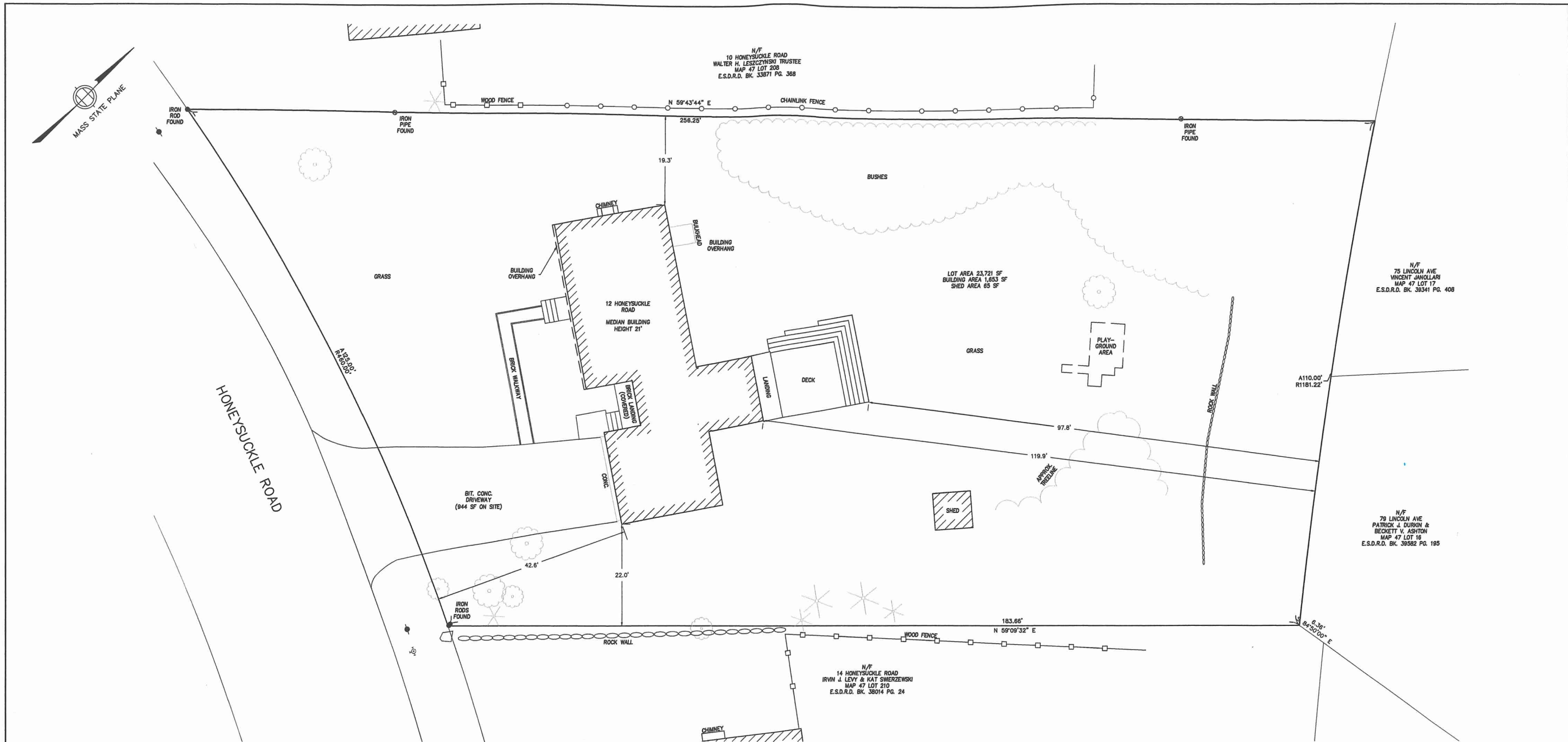


Architectural Firm
PIONARCH
Lidia Szydlowska, AAIA

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

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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.

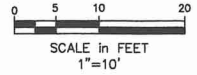
OWNERSHIP INFORMATION USED IN THE PREPARATION OF THIS PLAN WAS OBTAINED FROM THE TOWN OF HAMILTON ASSESSOR'S OFFICES.

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 37969 PAGE 209
 ASSESSORS: MAP 47 PARCEL 209



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

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44 MERRIMAC STREET
 NEWBURYPORT, MA 01950
 978-270-8626

SCALE:			
HORIZ: 1" = 10'			
VERT: N.A.			
NO.	DATE	BY	REVISIONS

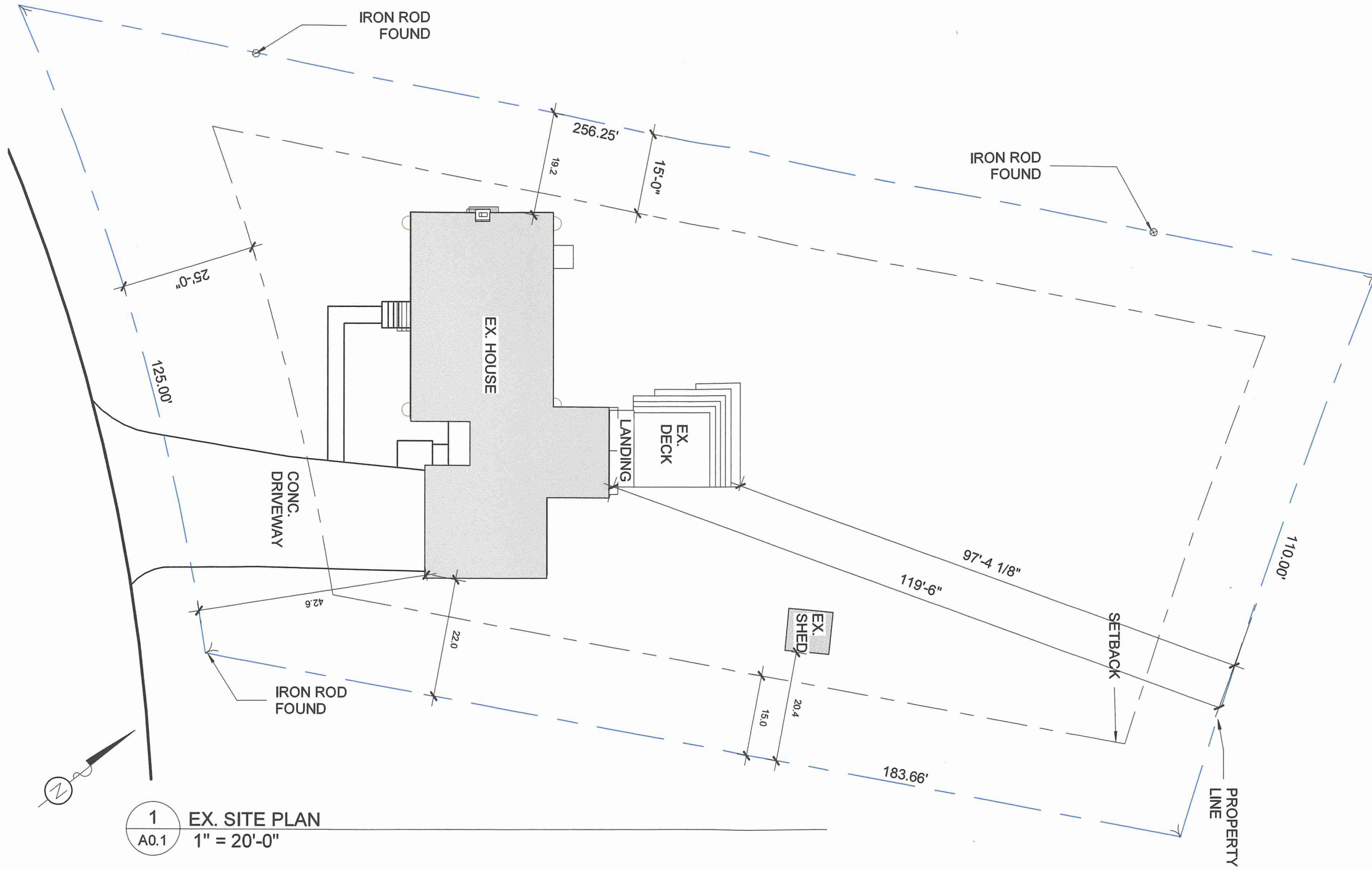
FIELD: CO
 CALCS: EC
 CHECKED: EJC
 APPROVED: EJC

LIMITED EXISTING CONDITIONS

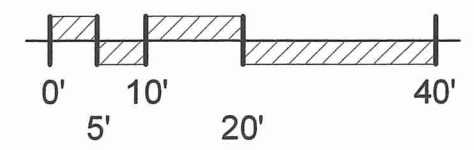
12 HONEYSUCKLE ROAD

PLAN OF LAND IN
 HAMILTON, MASSACHUSETTS
 SURVEYED FOR
 ELLEN DRAGONETTI

PROJECT NO. 2022-12HONEYSUCKLE
DATE: FEB 22, 2022
SHEET NO. 1 OF 1



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



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ZBA SET A0.1 SITE PLAN



22.07.01

May 13th, 2022

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

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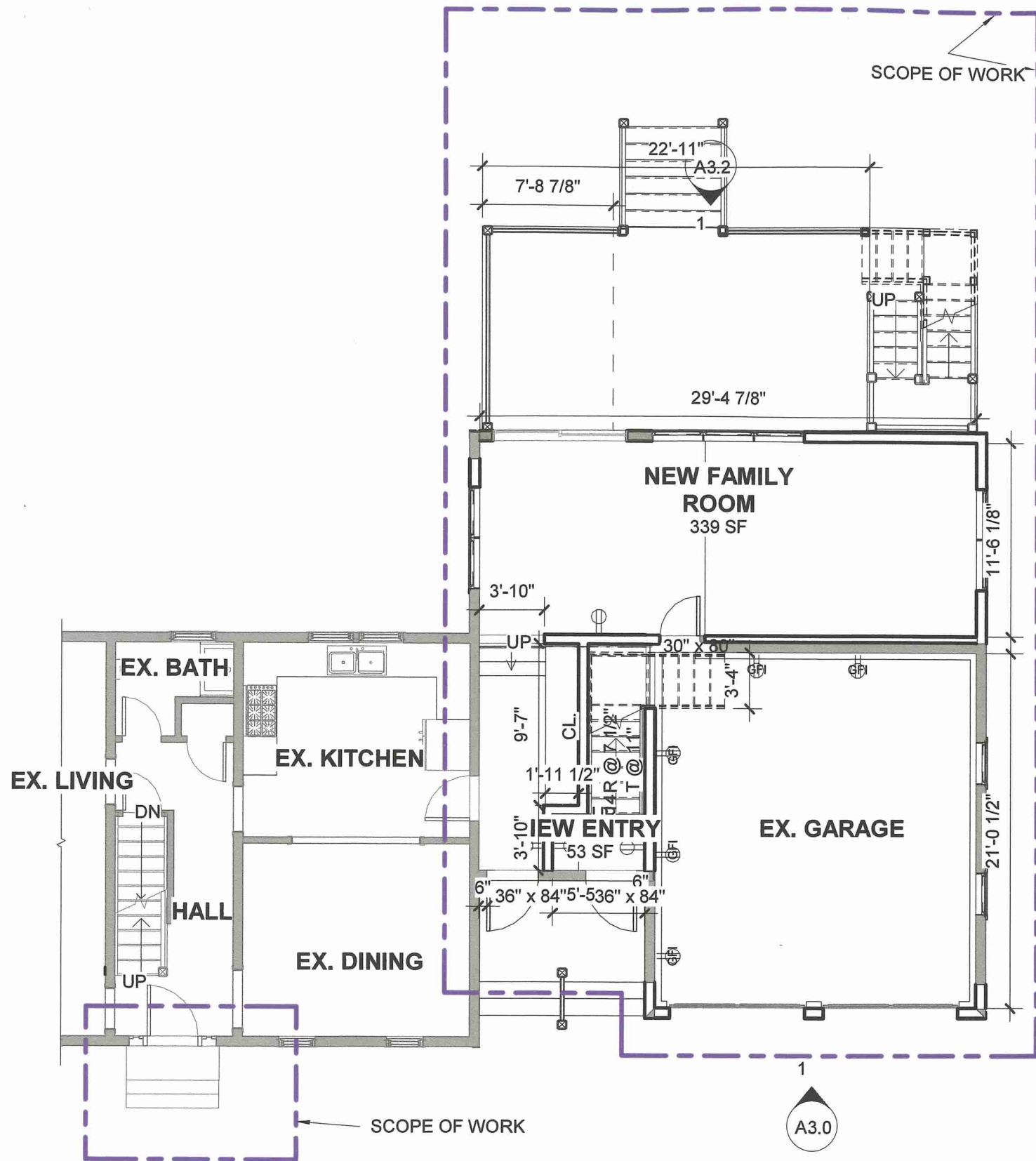
ZBA SET
A0.2
SITE PLAN



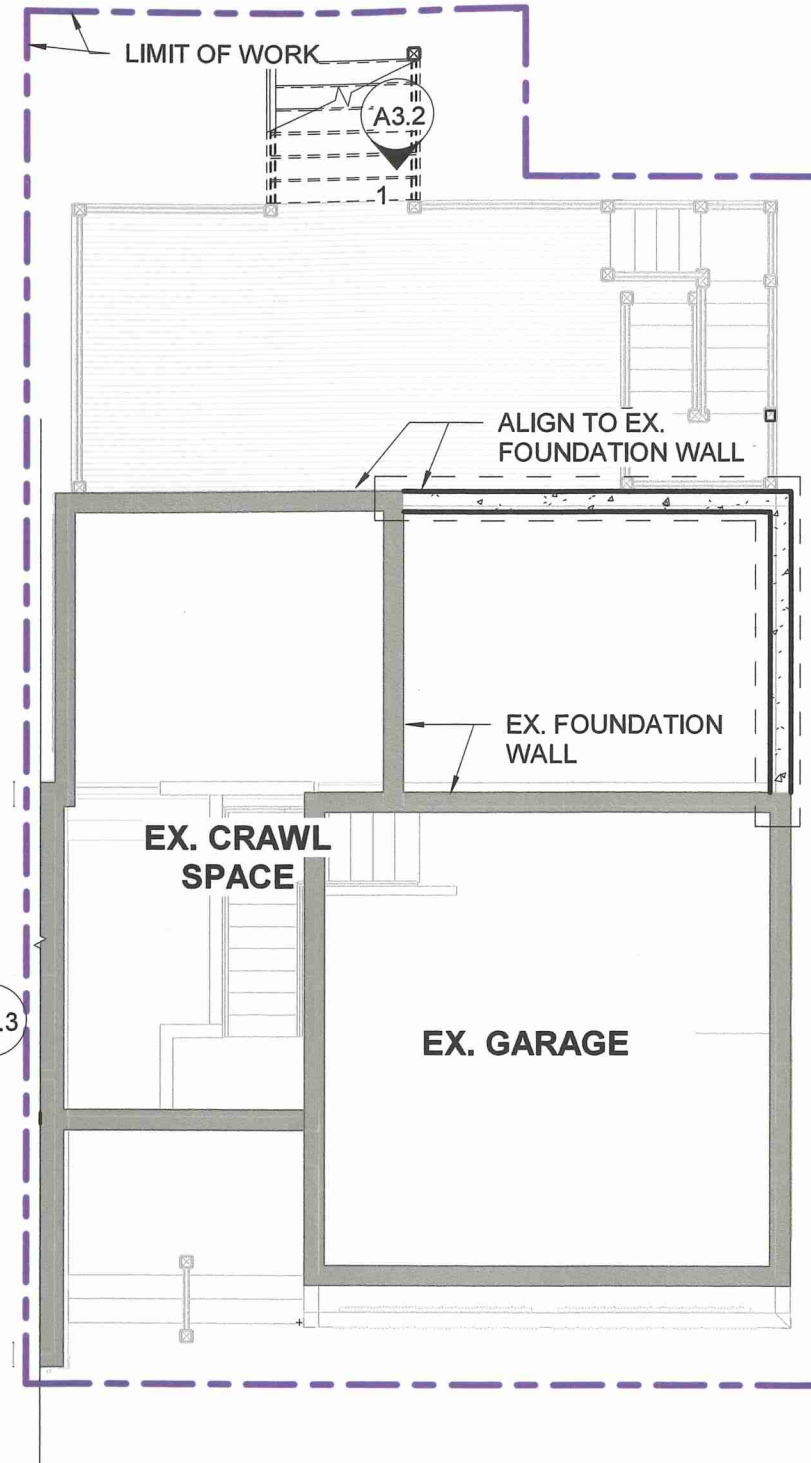
22.07.01

May 13th, 2022

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



2 NEW FOUNDATION
A1.0 1/8" = 1'-0"

NOTES:

1. FIRST FLOOR ACCESSORY APARTMENT SQ FT: 67 SQ FT
SECOND FLOOR ACCESSORY APARTMENT SQ FT: 833 SQ FT
TOTAL ACCESSORY APARTMENT SQ FT: 900 SQ FT

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ZBA SET
A1.0

FIRST FLOOR & FOUNDATION FLOOR PLAN



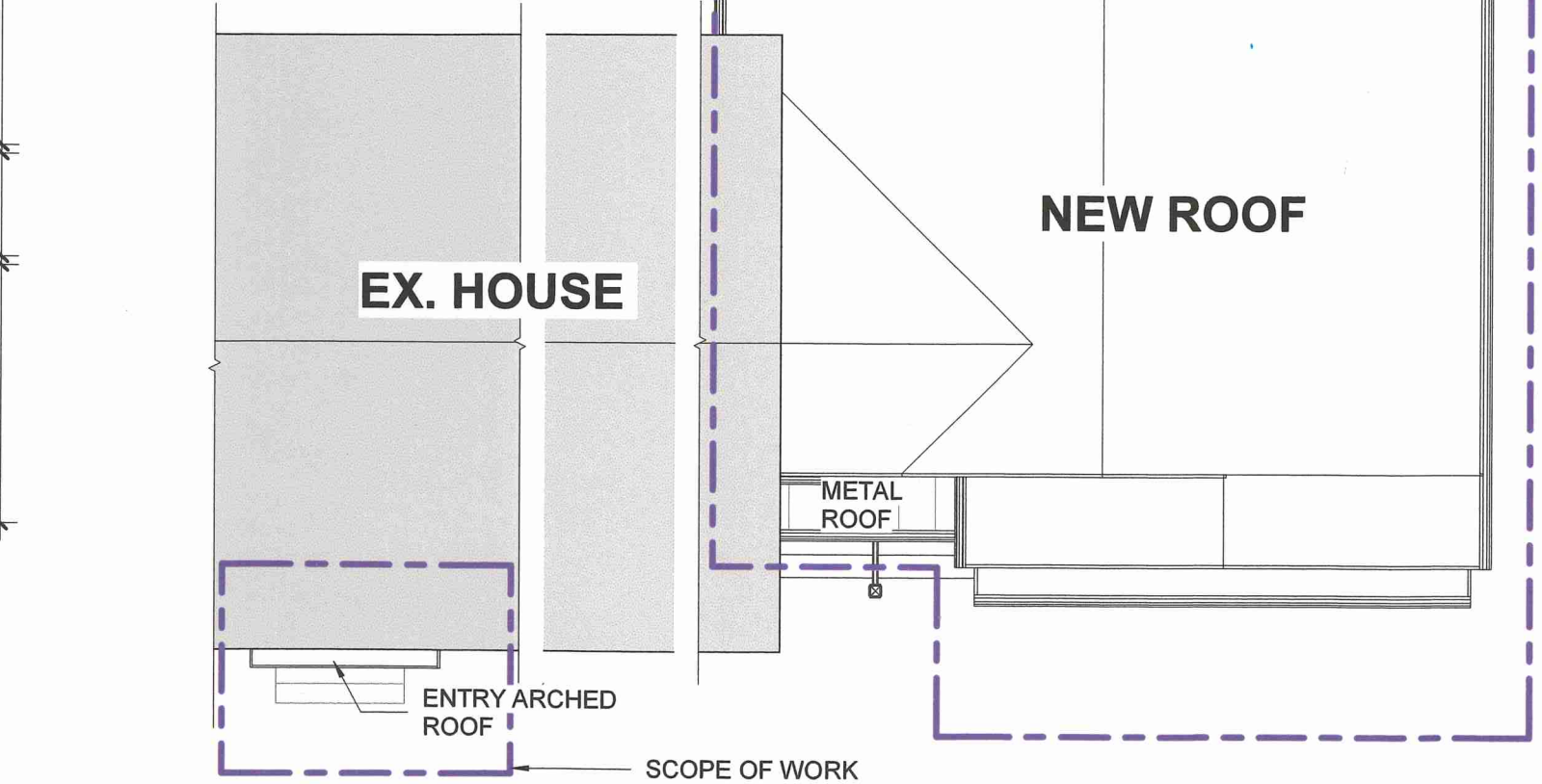
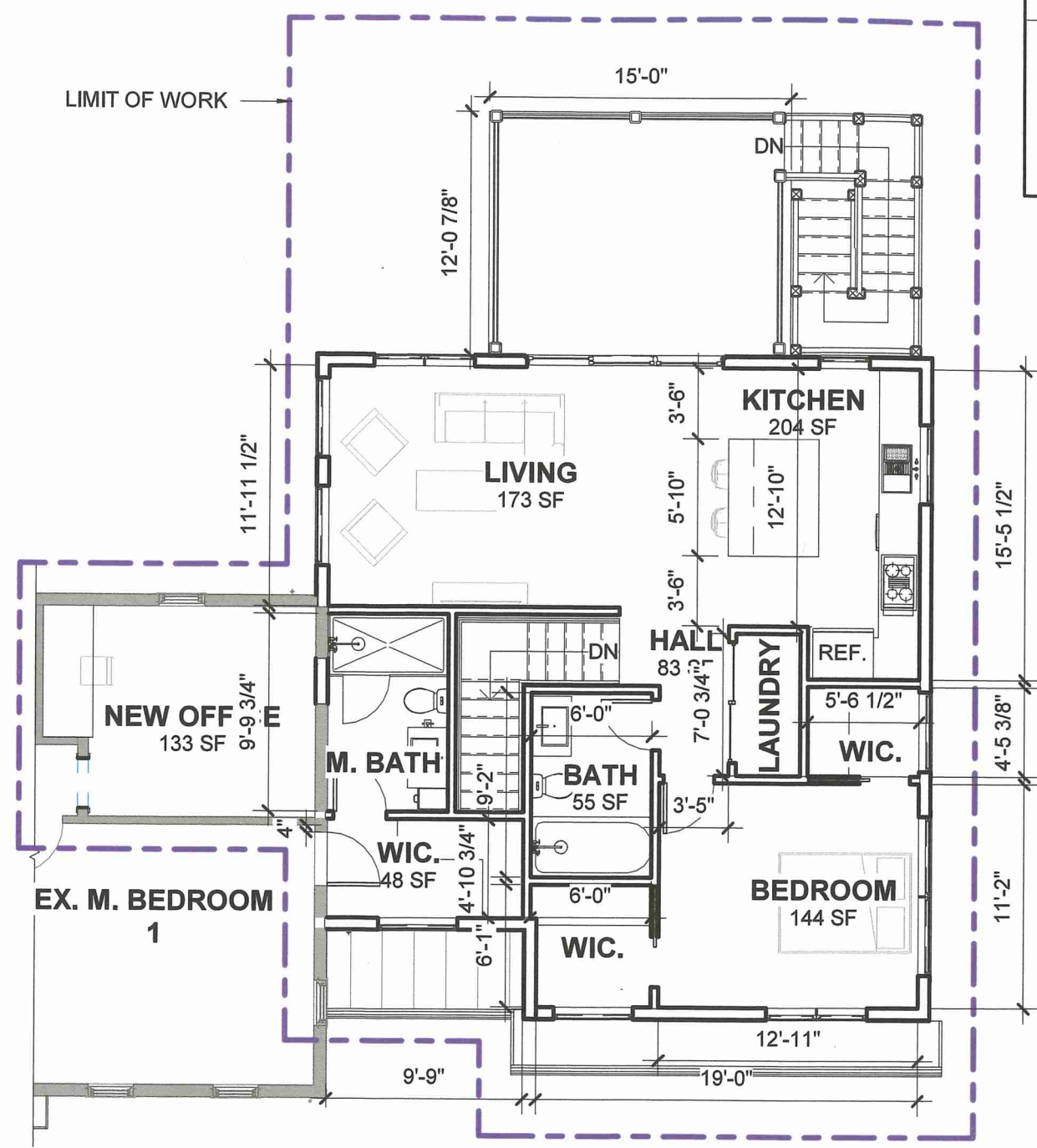
22.07.01

May 13th, 2022

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NOTES:

1. FIRST FLOOR ACCESSORY APARTMENT SQ FT: 67 SQ FT
 SECOND FLOOR ACCESSORY APARTMENT SQ FT: 833 SQ FT
 TOTAL ACCESSORY APARTMENT SQ FT: 900 SQ FT



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

2 NEW ROOF PLAN
 A1.1 1/8" = 1'-0"

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ZBA SET
 A1.1

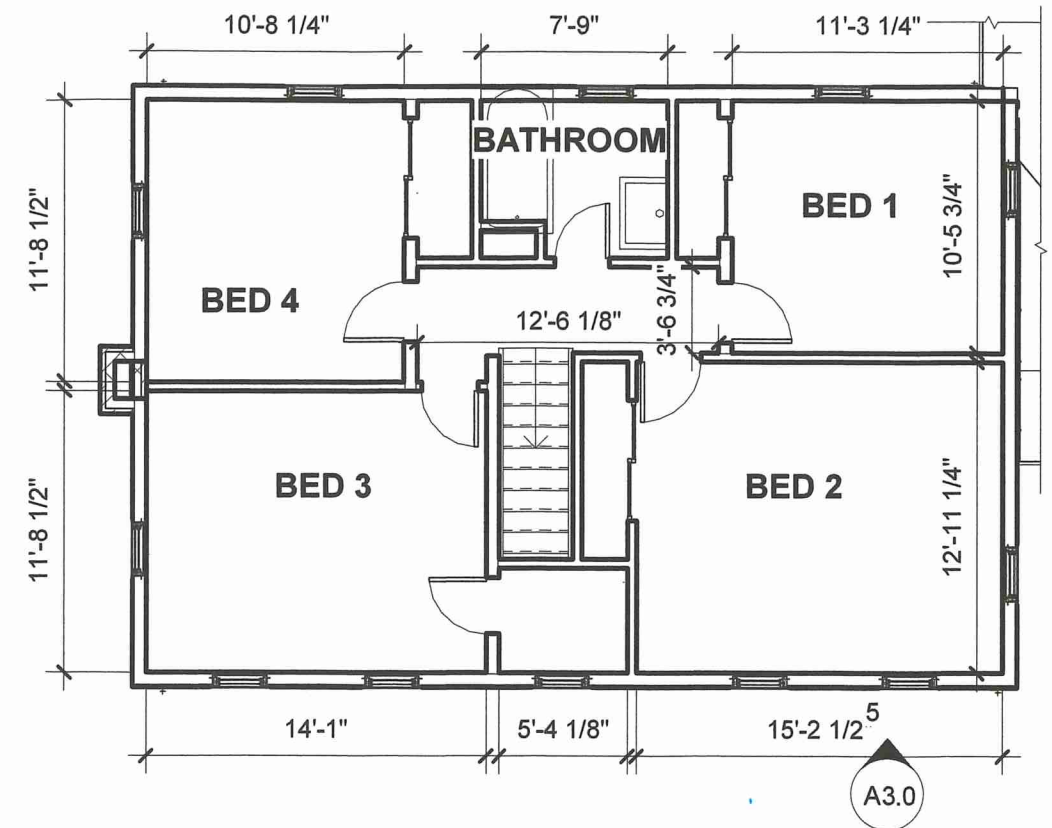
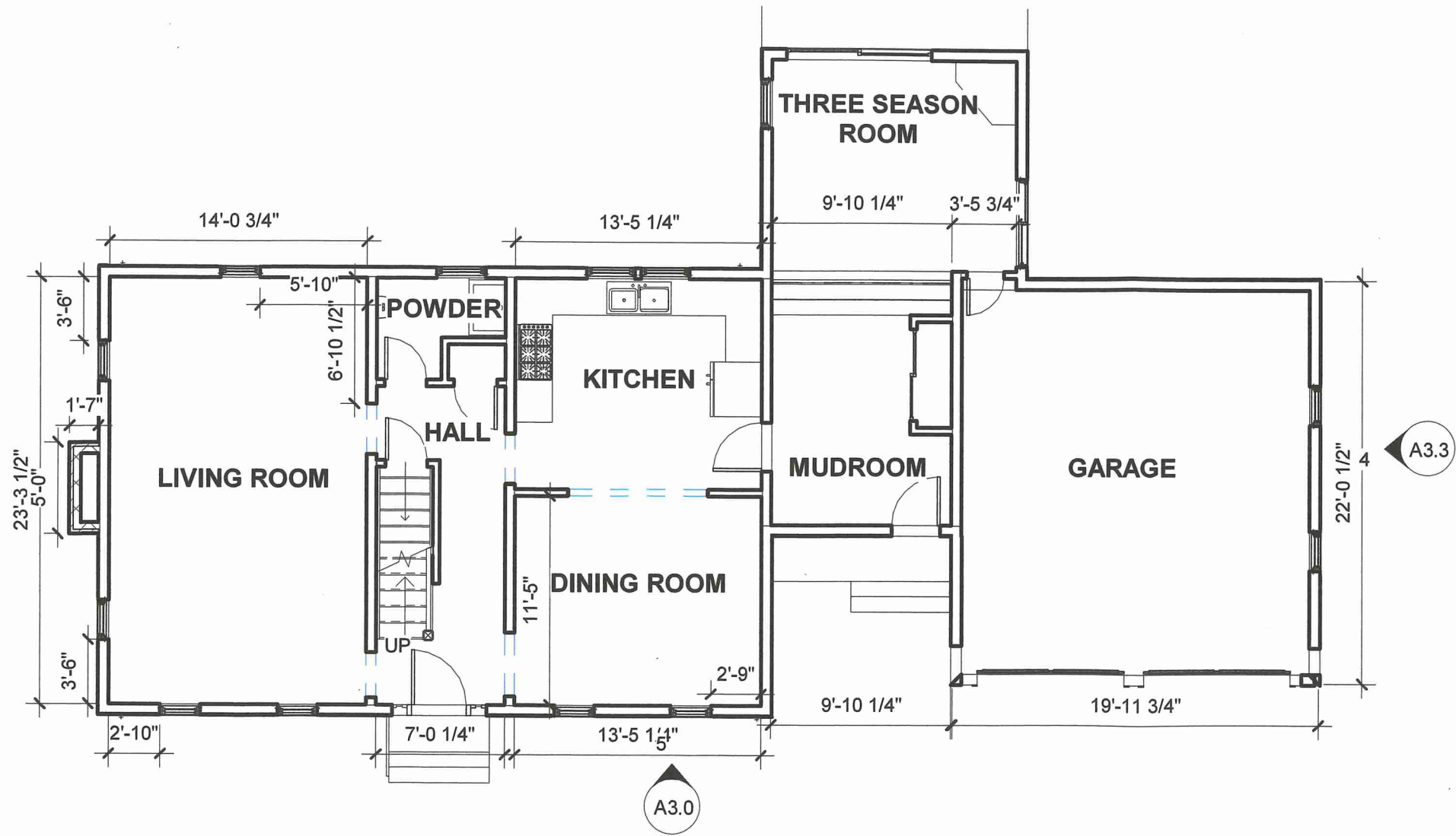
SECOND FLOOR & ROOF PLANS



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May 13th, 2022

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

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

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ZBA SET
A1.2
EX FLOOR PLANS



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



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

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ZBA SET
A3.0

EXTERIOR ELEVATIONS



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



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

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ZBA SET
A3.2

EXTERIOR ELEVATIONS



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



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



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



1 NEW LEFT ELEVATION
A3.3 1/8" = 1'-0"

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ZBA SET
A3.3
EXTERIOR ELEVATIONS



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May 13th, 2022



3 NEW BACK 3D VIEW
A6.0



4 NEW 3D View 2
A6.0



2 EX. BACK 3D VIEW
A6.0



1 EX. 3D View 2
A6.0

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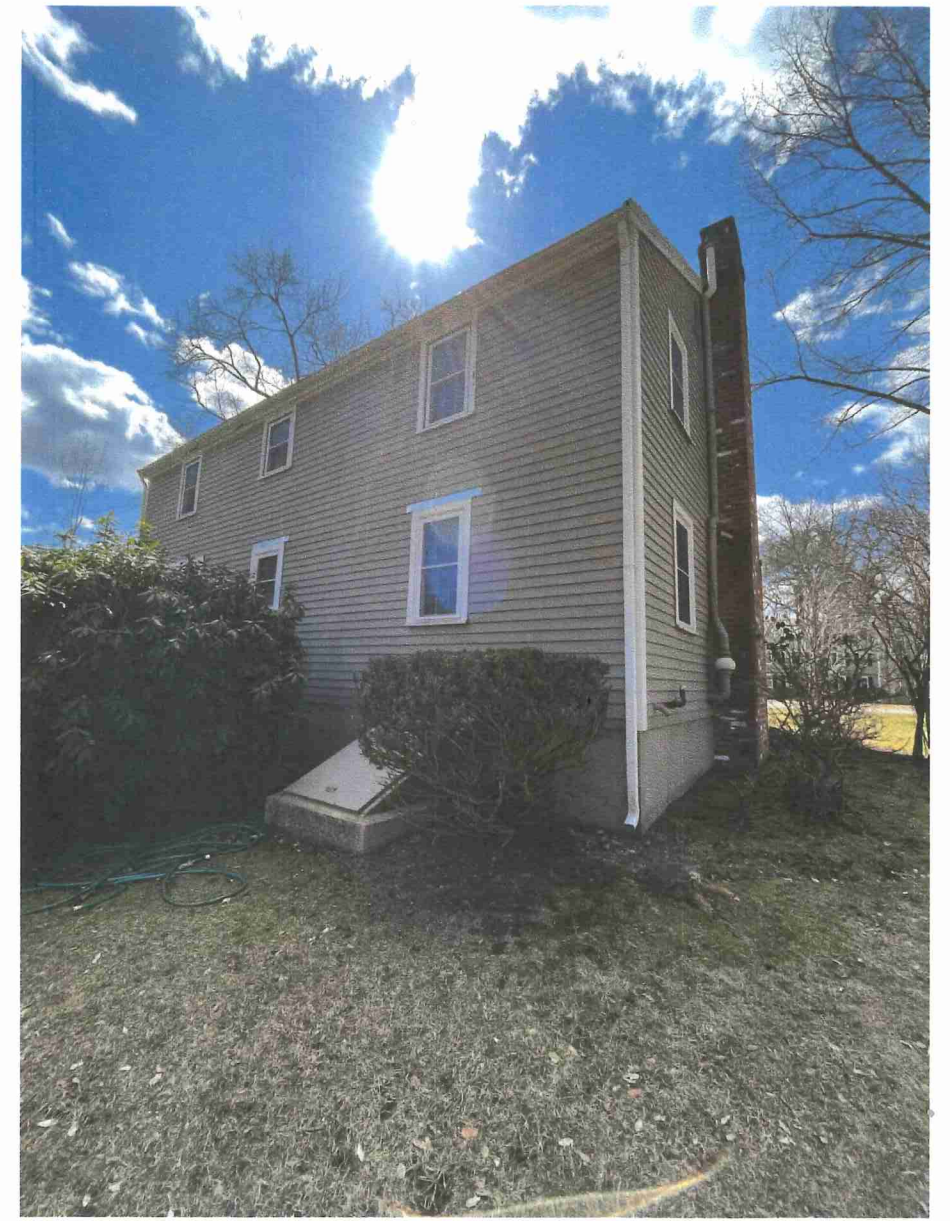
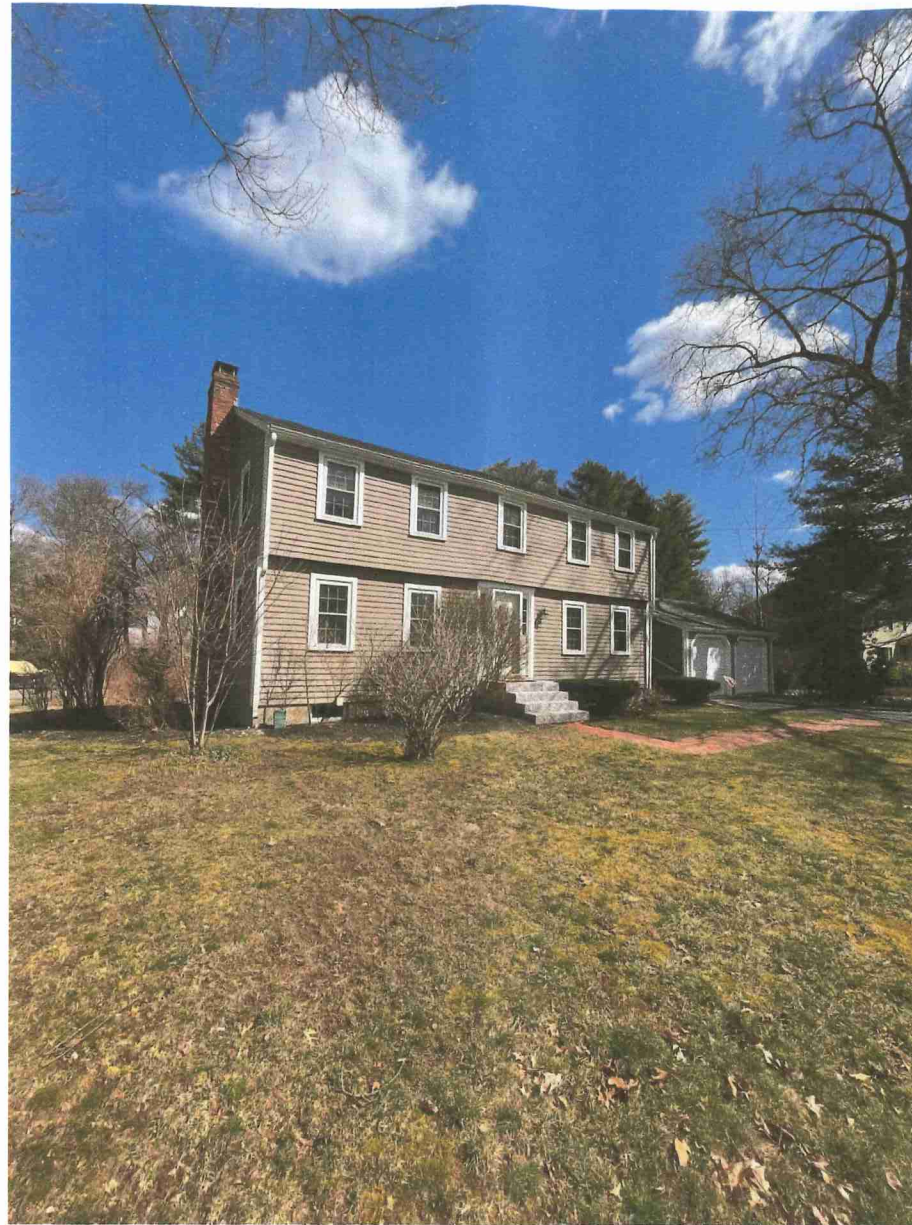
ZBA SET
A6.0
3D VIEWS



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ZBA SET
A6.1
3D VIEWS

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22.07.01

May 13th, 2022