

# Cannolly Addition and Renovation

24 Cloutmans Lane, Marblehead, Ma 01945

DRAWING LIST	
A0.0	COVER SHEET
Architectural	
A0.1	ZONING TABLE
A1.0	EX. BASEMENT/FOUNDATION PLAN
A1.1	NEW BASEMENT/FOUNDATION PLAN
A1.2	EX.FIRST FLOOR PLAN
A1.3	NEW FIRST FLOOR PLAN
A2.0	EX. EXTERIOR ELEVATION
A2.1	EX. EXTERIOR ELEVATION
A2.2	NEW EXTERIOR ELEVATIONS
A2.3	NEW EXTERIOR ELEVATIONS
A4.0	3D EXTERIOR VIEWS
A5.0	EXISTING EXTERIOR PHOTOS
Grand total: 12	



## ZBA SET

July 7th, 2023



## ARCHITECTURE FIRM

**PIONARCH, LLC**

501 Cabot Street , Suite 8C  
Beverly, MA 01915

P: (978) - 609 - 1611  
e-mail: lidia@pionarch.com

[www.pionarch.com](http://www.pionarch.com)

Reviewed by  
Building Department  
For Zoning Board  
Of Appeals

DIMENSIONAL REQUIREMENTS

ZONING DISTRICT: SR  
PARCEL ID: 176-28-0

	EXISTING
USE	SINGLE FAMILY
LOT SIZE	10,553 S.F.±
FRONTAGE	37.60'
FRONT YARD	43.6'
SIDE YARD (WEST)	7.8'
SIDE YARD (EAST)	3.6'
REAR YARD	31.0'

RECORD OWNER:

CONNOLY, PATRICK & AMY  
BOOK 36611 PAGE 88

PLAN REFERENCE:

SOUTHERN ESSEX REGISTRY OF DEEDS  
PLAN NO 590 OF 1960  
PLAN NO. 98 OF 1961  
PLAN NO. 263 OF 1956  
PLAN BK 47 PLAN 25-A  
PLAN BK 84 PAGE 55

ABBREVIATIONS

BIT.	BITUMINOUS
BLDG.	BUILDING
CONC.	CONCRETE
EX.	EXISTING

LEGEND

PROPERTY LINE	---
FENCE	-o-o-o-

I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL  
INSTRUMENT SURVEY MADE ON THE GROUND IN NOVEMBER 2021  
AND THE STRUCTURES DEPICTED HEREON ARE LOCATED AS  
SHOWN.

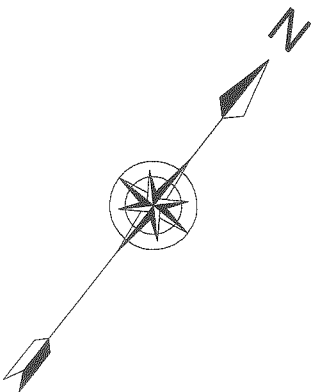
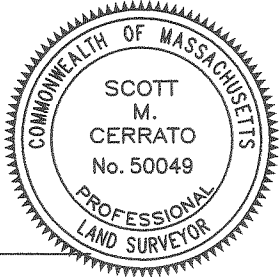
I HEREBY CERTIFY THAT THIS PLAN SHOWS NO NEW LINES OR  
WAYS

07/05/2023

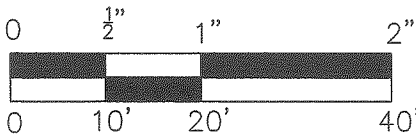
DATE

Scott M. Cerrato

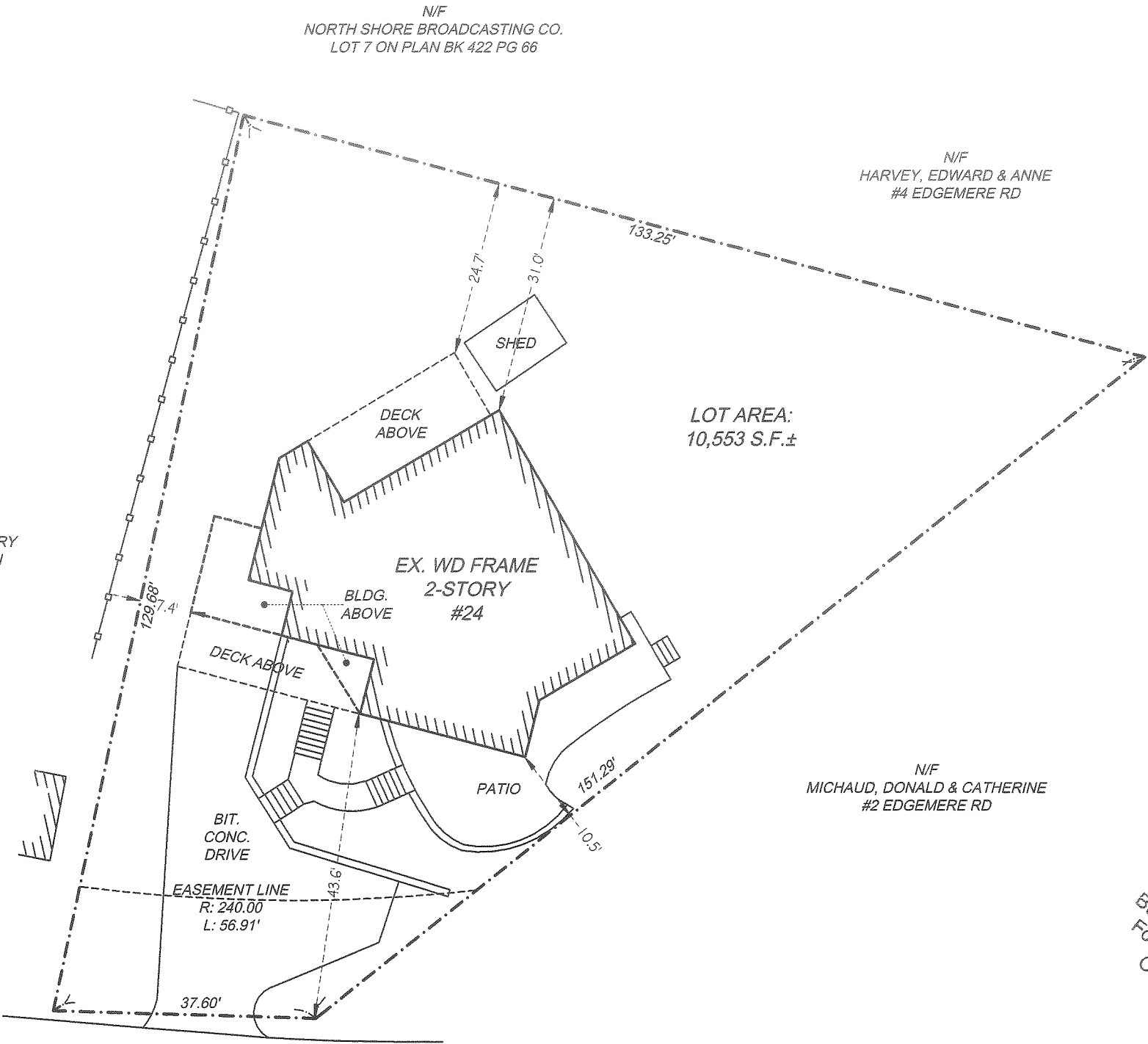
SIGNATURE



SCALE:  
1"=20'



CLOUTMANS (PRIVATE - VARIABLE WIDTH) LANE



SCOTT M. CERRATO  
Professional Land Surveyor

24 Pleasant View Drive • Exeter, NH 03833 • 781-775-3724

EXISTING PLOT PLAN  
24 CLOUTMANS LANE  
MARBLEHEAD, MASSACHUSETTS

JULY 5, 2023

DIMENSIONAL REQUIREMENTS

ZONING DISTRICT: SR  
PARCEL ID: 176-28-0

	EXISTING	PROPOSED
USE	SINGLE FAMILY	SINGLE FAMILY
LOT SIZE	10,553 S.F.±	10,553 S.F.±
FRONTAGE	37.60'	37.60'
FRONT YARD	43.6'	43.6'
SIDE YARD (WEST)	7.4'	7.4'
SIDE YARD (EAST)	3.6'	3.6'
REAR YARD	31.0'	22.2'

RECORD OWNER:

CONNOLY, PATRICK & AMY  
BOOK 36611 PAGE 88

PLAN REFERENCE:

SOUTHERN ESSEX REGISTRY OF DEEDS  
PLAN NO 590 OF 1960  
PLAN NO. 98 OF 1961  
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PLAN BK 47 PLAN 25-A  
PLAN BK 84 PAGE 55

ABBREVIATIONS

BIT. BITUMINOUS  
CONC. CONCRETE  
EX. EXISTING

LEGEND

PROPERTY LINE  
FENCE  
PROPOSED

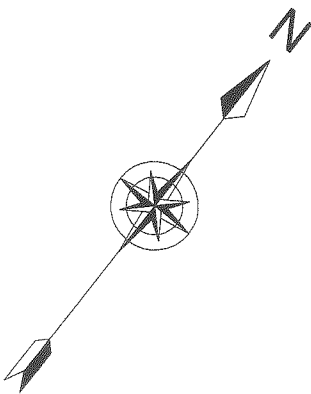
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I HEREBY CERTIFY THAT THIS PLAN SHOWS NO NEW LINES OR  
WAYS

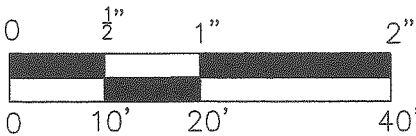


07/05/2023  
DATE

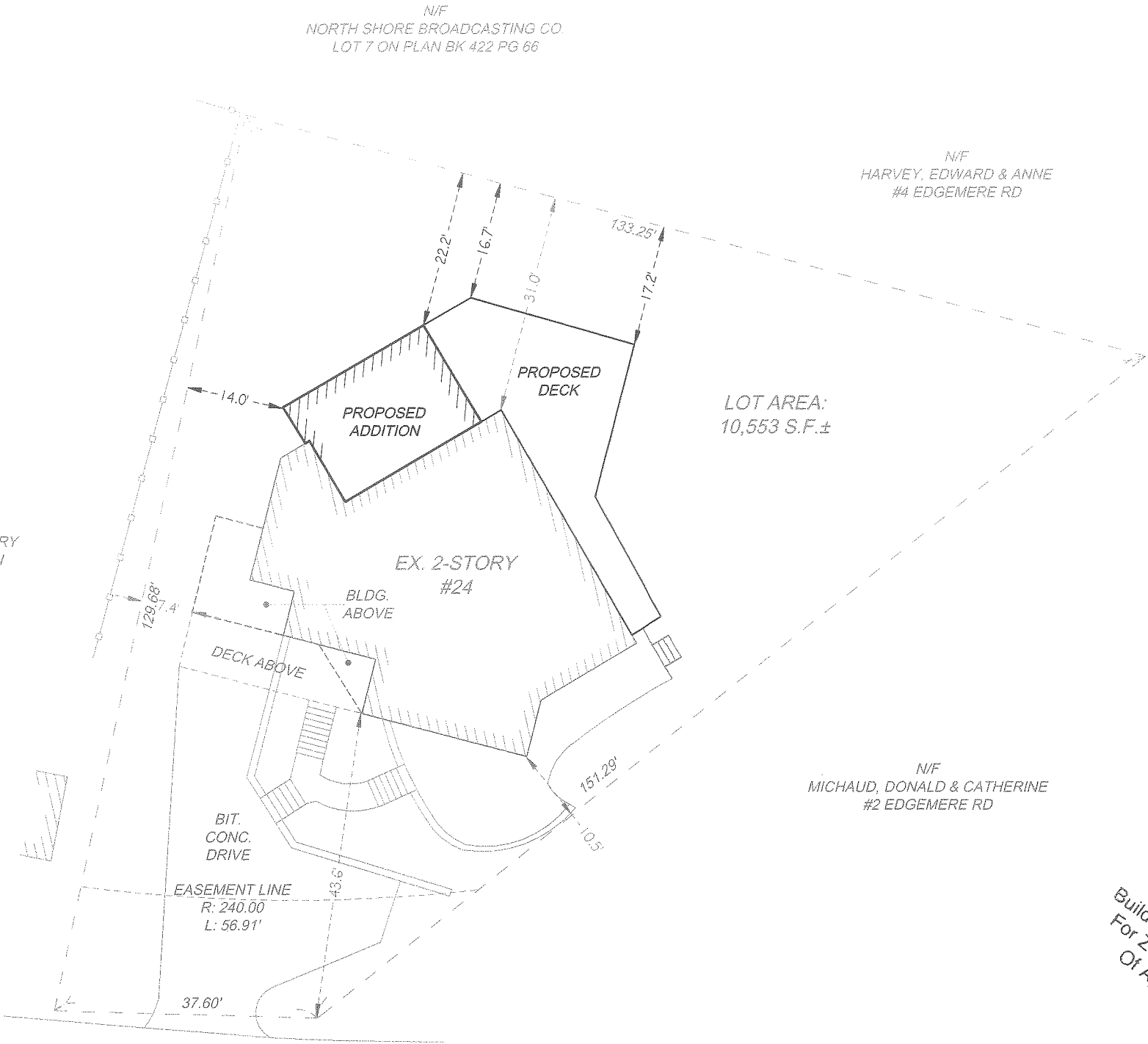
Scott M. Cerrato  
SIGNATURE



SCALE:  
1"=20'



CLOUTMANS (PRIVATE - VARIABLE WIDTH) LANE



SCOTT M. CERRATO  
Professional Land Surveyor

24 Pleasant View Drive • Exeter, NH 03833 • 781-775-3724

PROPOSED PLOT PLAN  
24 CLOUTMANS LANE  
MARBLEHEAD, MASSACHUSETTS

JULY 05, 2023



ZONING TABLE

ITEM:	REQUIRED BY CODE:	EXISTING CONDITION:	NEW CONDITION:
ZONE:	Residential SR District	Residential SR District	Residential SR District
MIN. SETBACKS:	FRONT - 20' SIDE -15' REAR - 15'	FRONT +/- 43.6' SIDE +/- 6.59' L. +/- 10.5' R. REAR +/- 24.7'	FRONT +/- 43.6' SIDE +/- 6'-59' L. +/- 10.5' R. REAR +/- 16.7'
MAX. HEIGHT:	35'	22' - 11" +/-	22' - 11" +/-
MIN. LOT AREA:	10,000 SQ. FT.	10,553+/- SQ. FT.	10,553+/- SQ. FT.
MIN. LOT FRONTAGE:	100'	37.60'	37.60'
MIN. OPEN AREA RATIO:	(1)	(2)	(1.5)

Reviewed by  
Building Department  
For Zoning Board  
Of Appeals

Cannolly Addition and Renovation

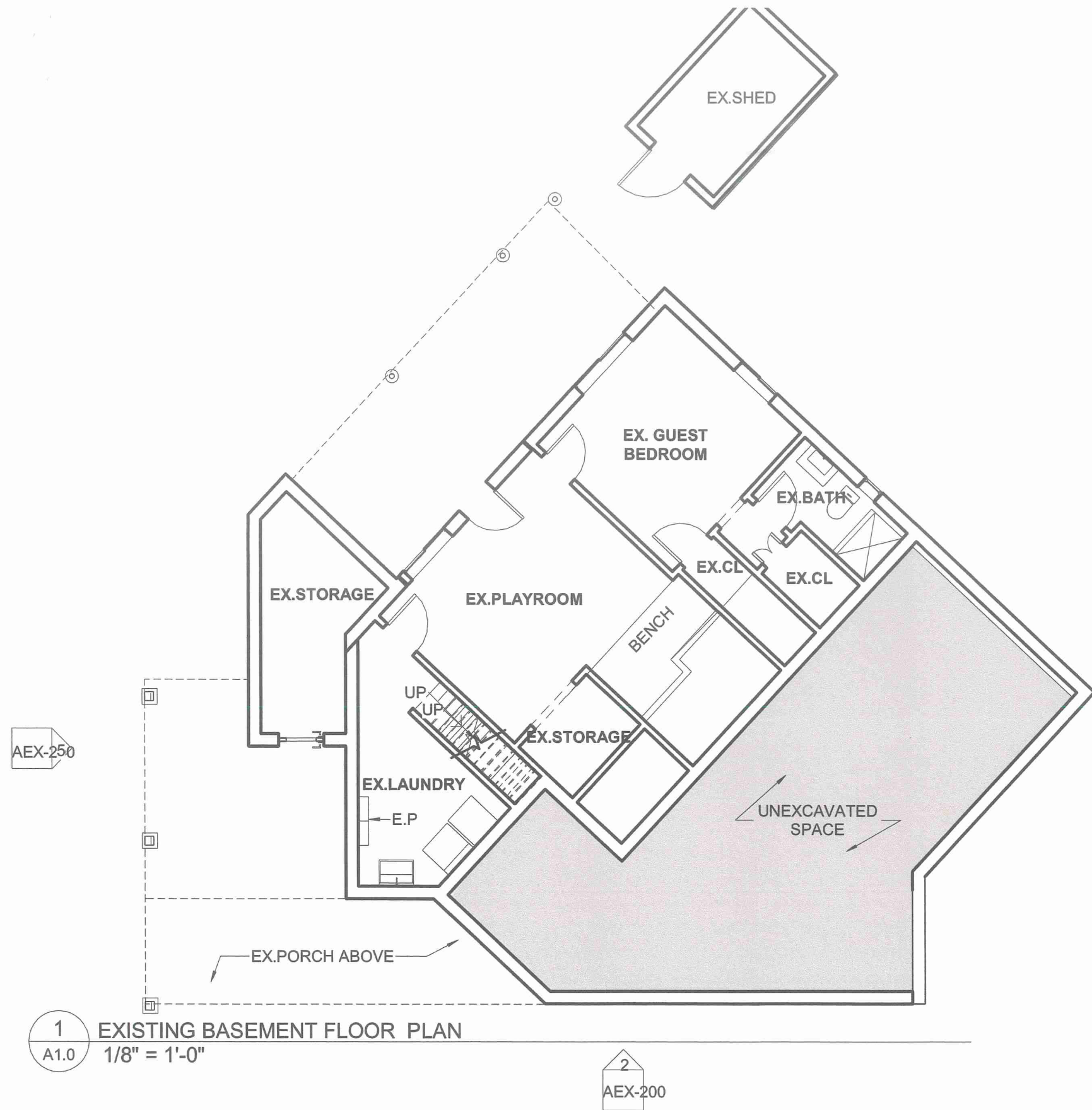
24 Cloutmans Lane, Marblehead, Ma 01945

Note: Scale May Change When Copied or Faxed

ZBA SET  
A0.1  
ZONING TABLE

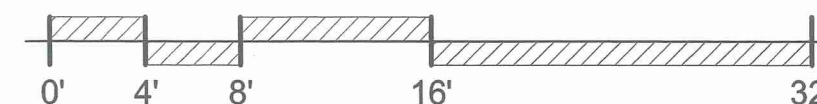


23.02.01  
July 7th, 2023



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GENERAL LEGEND	
	EX.WALL
	NEW WALL
	N.I.C



# Cannolly Addition and Renovation

24 Cloutmans Lane, Marblehead, Ma 01945

ZBA SET

A1.0

23.02.01

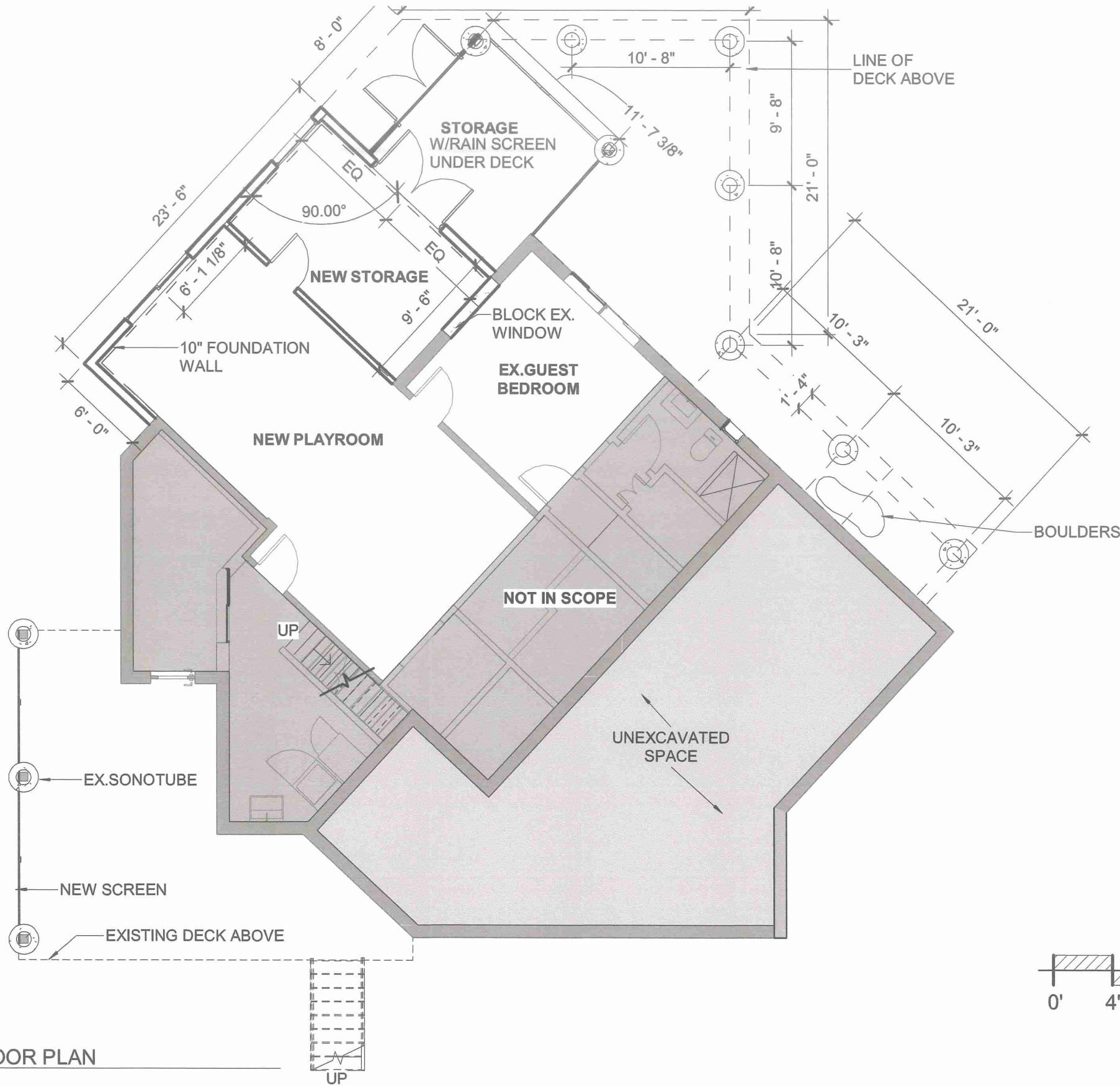
July 7th, 2023

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## EX. BASEMENT/FOUNDATION PLAN

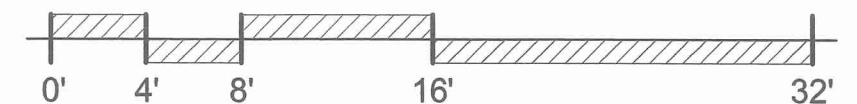
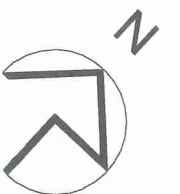






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GENERAL LEGEND	
	EX.WALL
	NEW WALL
	N.I.C



1 PROPOSED BASEMENT FLOOR PLAN  
1/8" = 1'-0"

# Cannolly Addition and Renovation

24 Cloutmans Lane, Marblehead, Ma 01945

ZBA SET  
A1.1

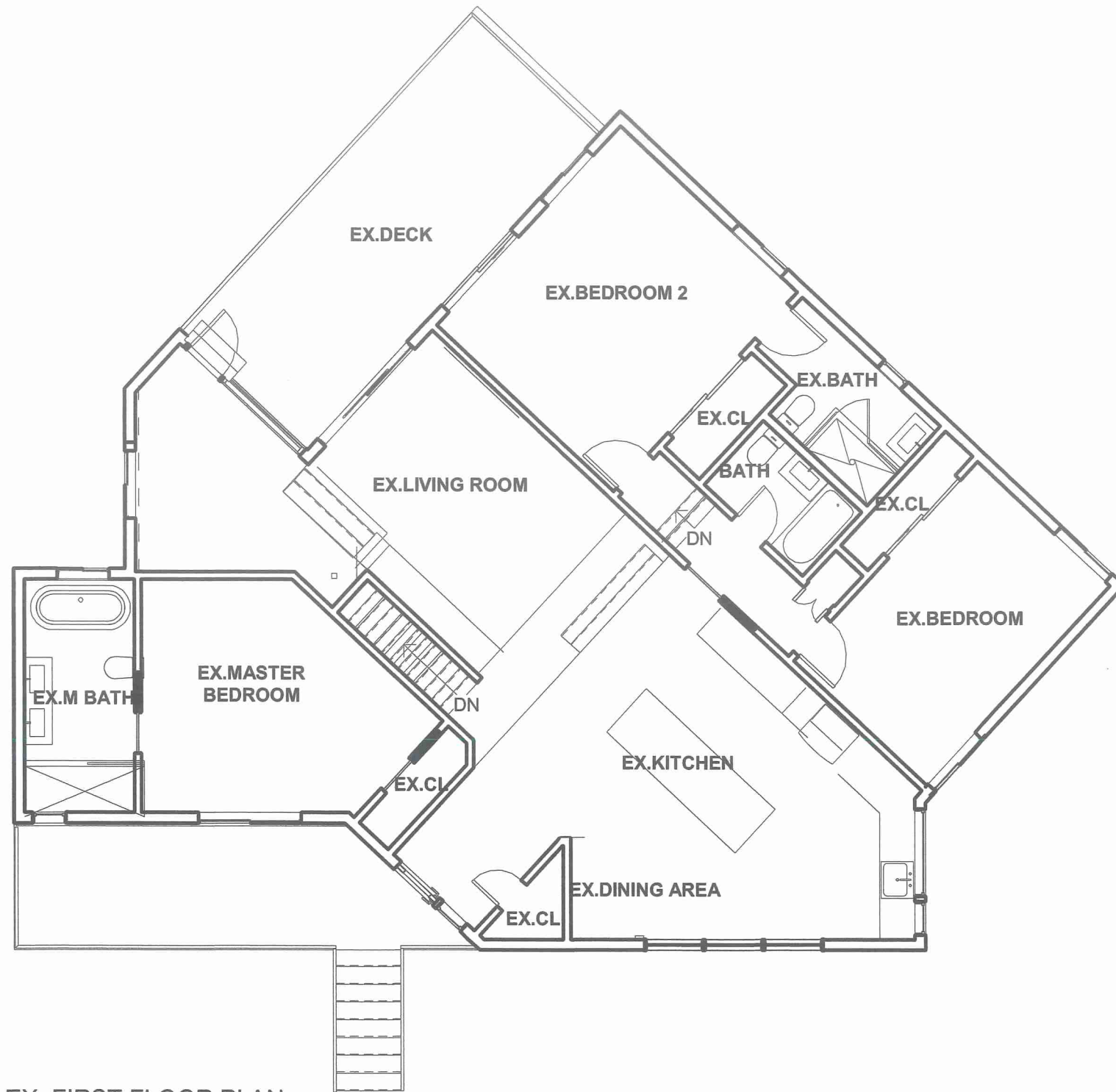
## NEW BASEMENT/FOUNDATION PLAN

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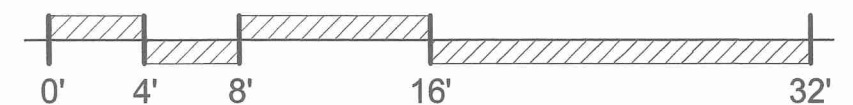
PionArch

23.02.01

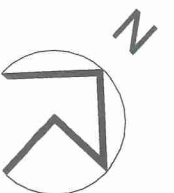
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1 EX. FIRST FLOOR PLAN  
A1.2 1/8" = 1'-0"



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# Cannolly Addition and Renovation

24 Cloutmans Lane, Marblehead, Ma 01945

ZBA SET

A1.2

EX.FIRST FLOOR PLAN

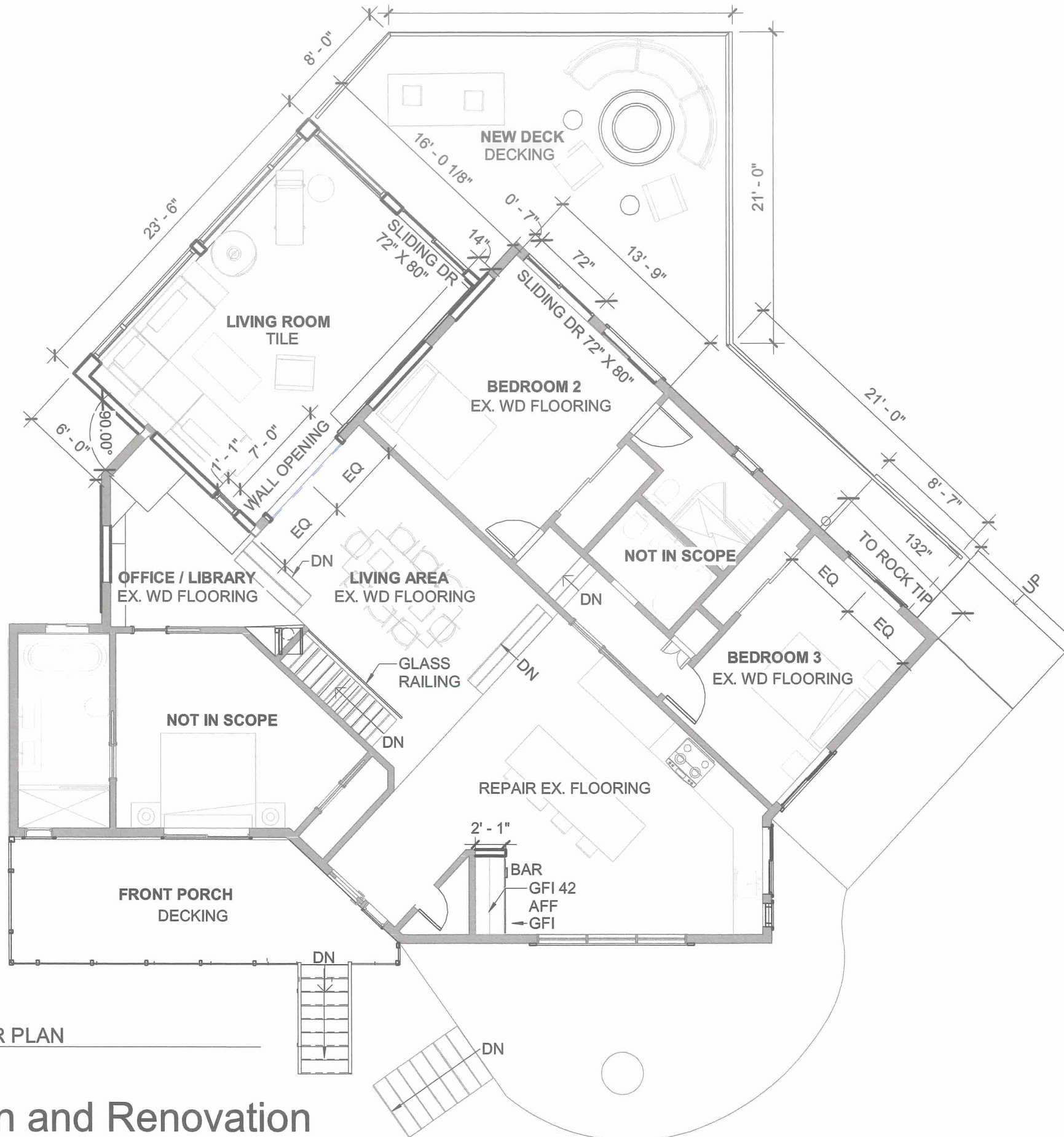
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July 7th, 2023

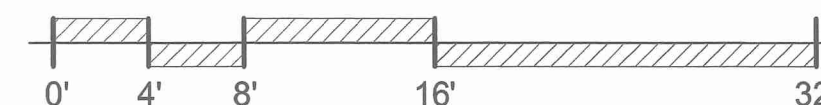
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GENERAL LEGEND	
	EX.WALL
	NEW WALL
	N.I.C

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1 PROPOSED FIRST FLOOR PLAN  
1/8" = 1'-0"

# Cannolly Addition and Renovation

24 Cloutmans Lane, Marblehead, Ma 01945

ZBA SET

A1.3

## NEW FIRST FLOOR PLAN

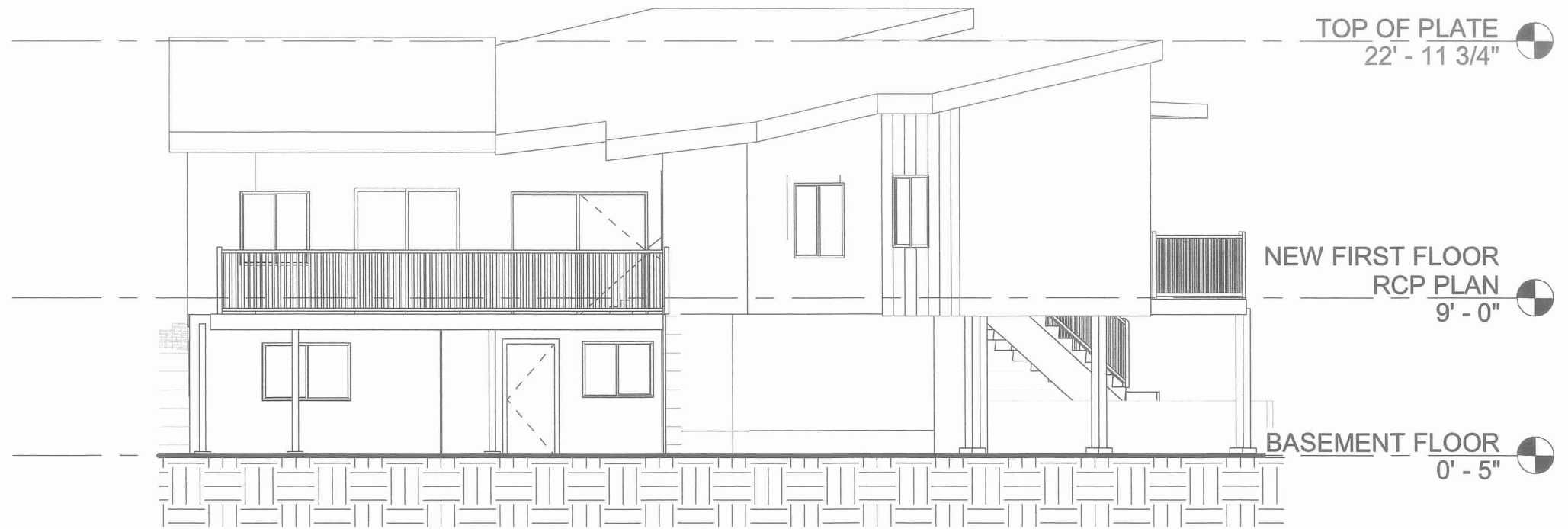
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2 EXISTING WEST ELEVATION  
A2.0 1/8" = 1'-0"



1 EXISTING SOUTH ELEVATION  
A2.0 1/8" = 1'-0"

# Cannolly Addition and Renovation

24 Cloutmans Lane, Marblehead, Ma 01945

ZBA SET  
A2.0

EX. EXTERIOR ELEVATION

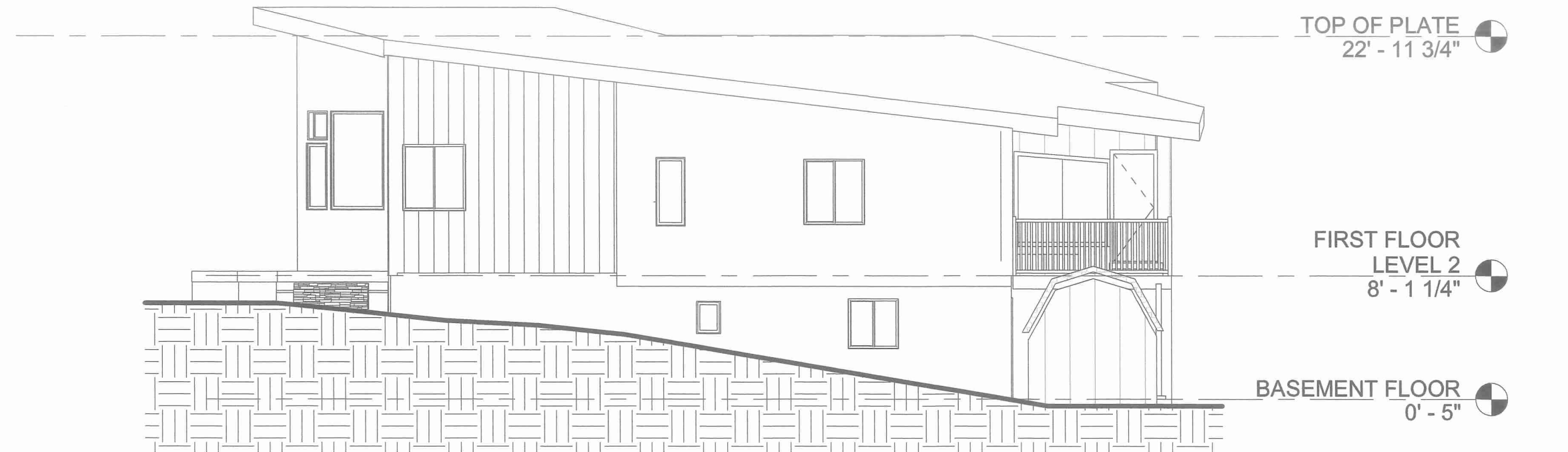
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July 7th, 2023

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2 EXISTING NORTH ELEVATION  
A2.1 1/8" = 1'-0"



1 EXISTING EAST ELEVATION  
A2.1 1/8" = 1'-0"

# Cannolly Addition and Renovation

24 Cloutmans Lane, Marblehead, Ma 01945

ZBA SET  
A2.1

EX. EXTERIOR ELEVATION

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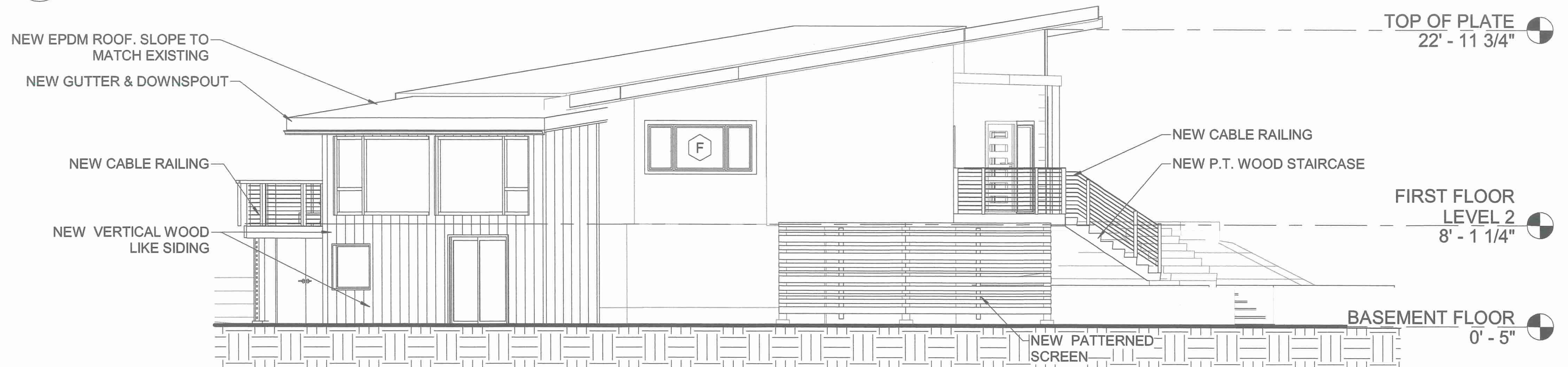
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July 7th, 2023





2 PROPOSED WEST ELEVATION  
A2.2 1/8" = 1'-0"



1 PROPOSED SOUTH ELEVATION  
A2.2 1/8" = 1'-0"

# Cannolly Addition and Renovation

24 Cloutmans Lane, Marblehead, Ma 01945

ZBA SET  
A2.2

## NEW EXTERIOR ELEVATIONS

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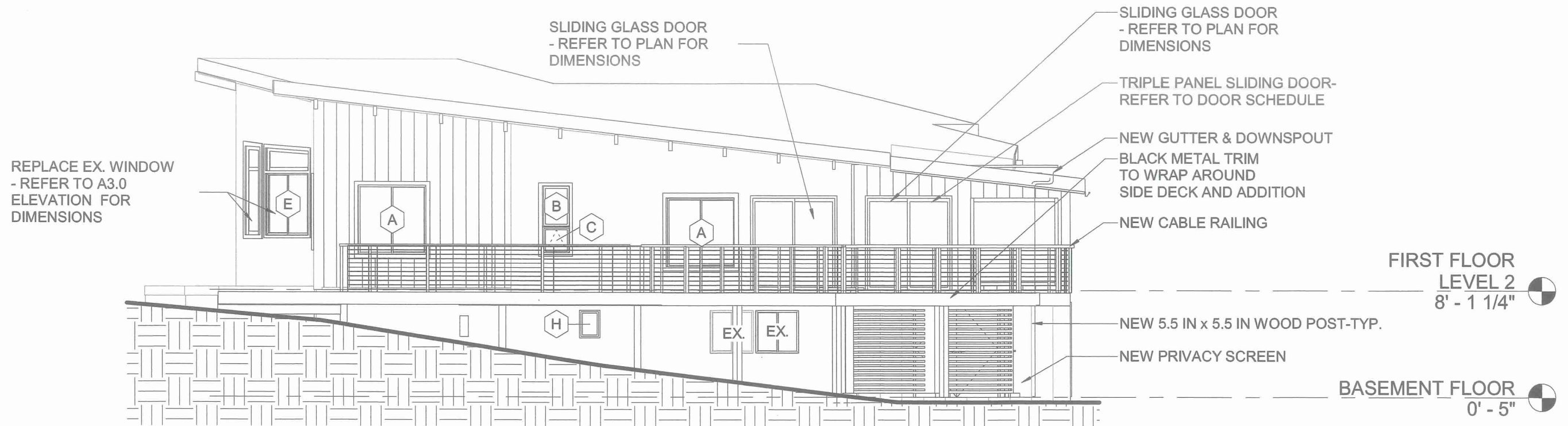
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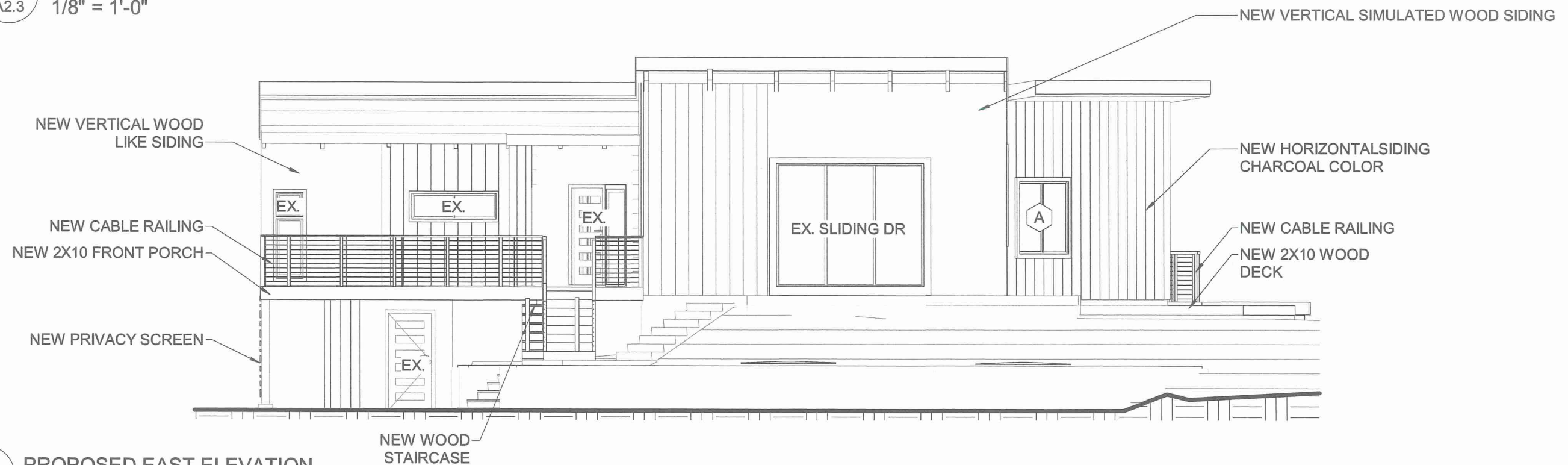
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July 7th, 2023





**2** PROPOSED NORTH ELEVATION  
A2.3 1/8" = 1'-0"



**1** PROPOSED EAST ELEVATION  
A2.3 1/8" = 1'-0"

# Cannolly Addition and Renovation

24 Cloutmans Lane, Marblehead, Ma 01945

ZBA SET  
A2.3

## NEW EXTERIOR ELEVATIONS

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**PionArch**

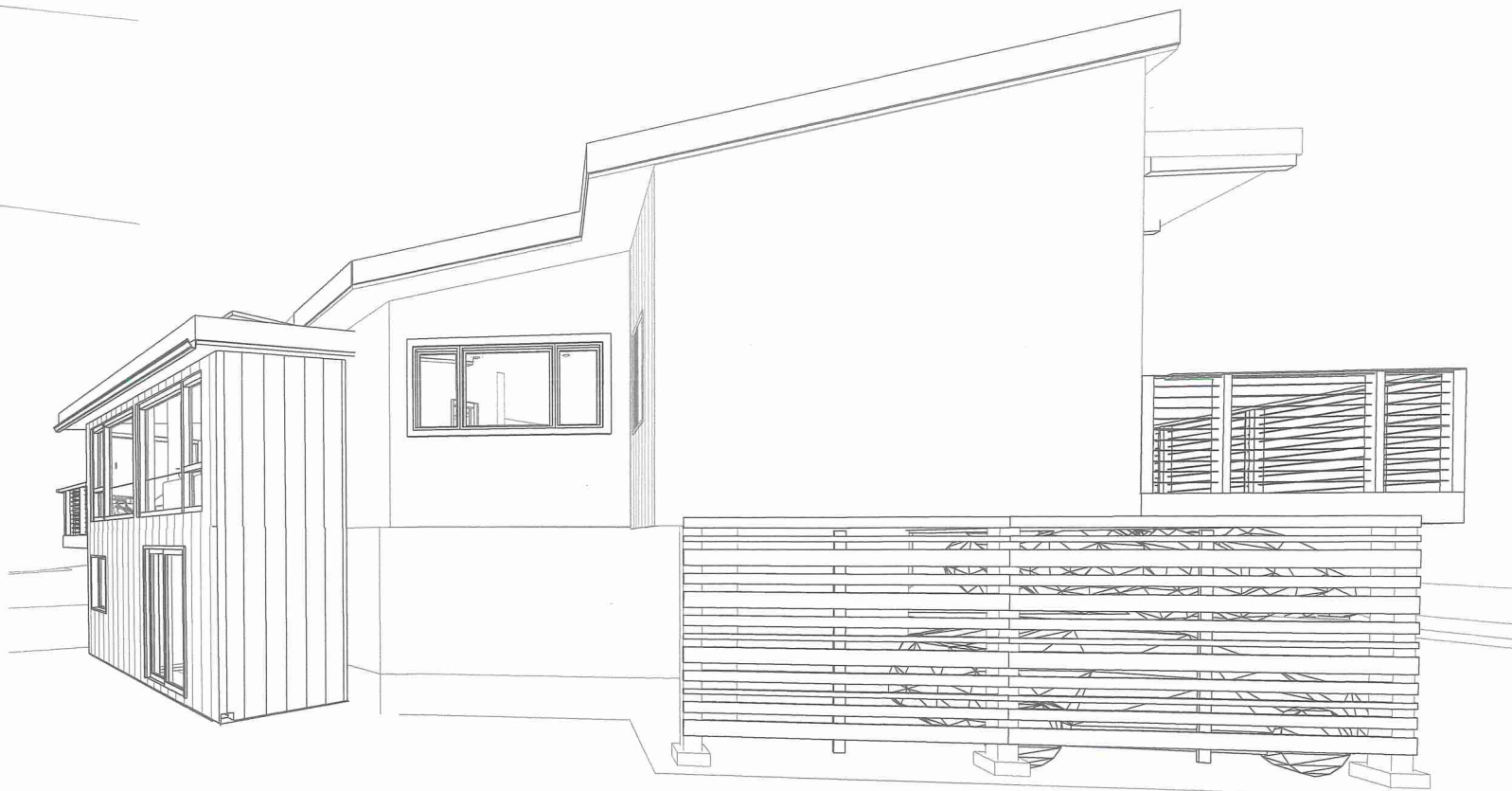
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July 7th, 2023



2  
A3.0

3D RIGHT SIDE ELEVATION



1  
A3.0

3D LEFT SIDE ELEVATION

Cannolly Addition and Renovation

24 Cloutmans Lane, Marblehead, Ma 01945

ZBA SET  
A3.0

3D EXTERIOR VIEWS

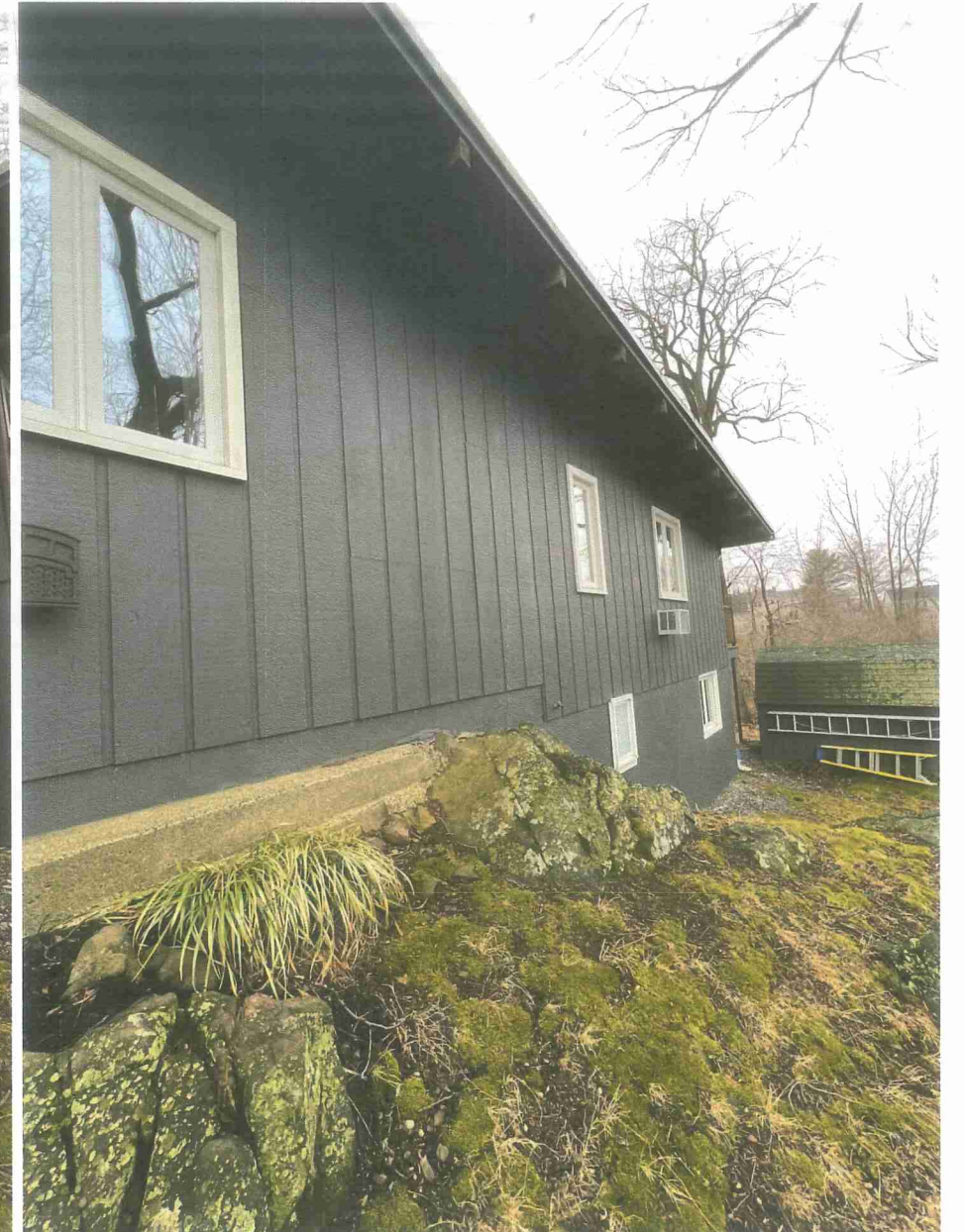
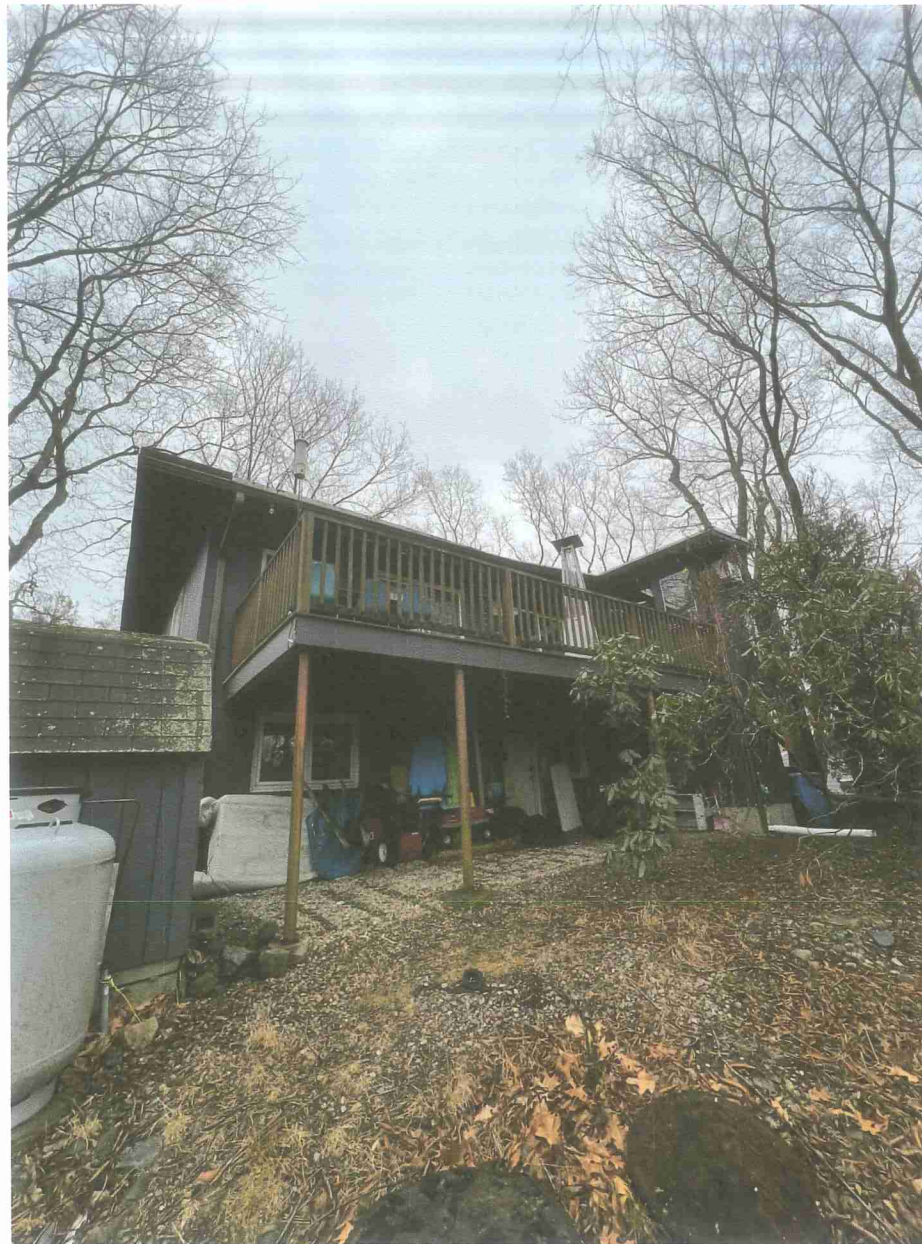
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PionArch LLC

23.02.01  
July 7th, 2023





## Cannolly Addition and Renovation

24 Cloutmans Lane, Marblehead, Ma 01945

ZBA SET  
A4.0

EXISTING EXTERIOR PHOTOS

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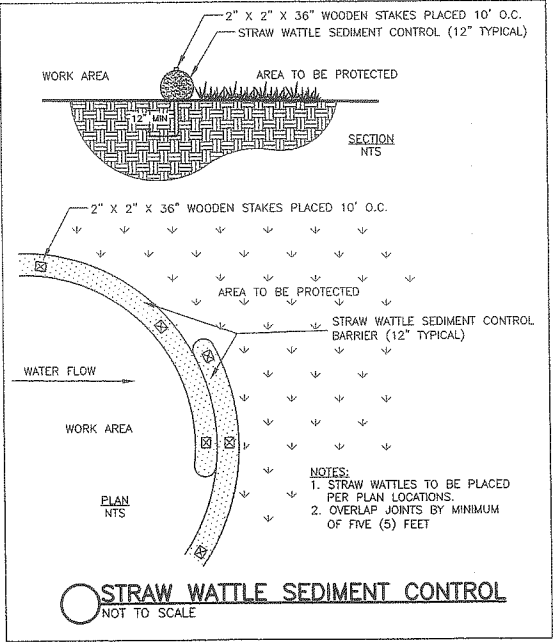
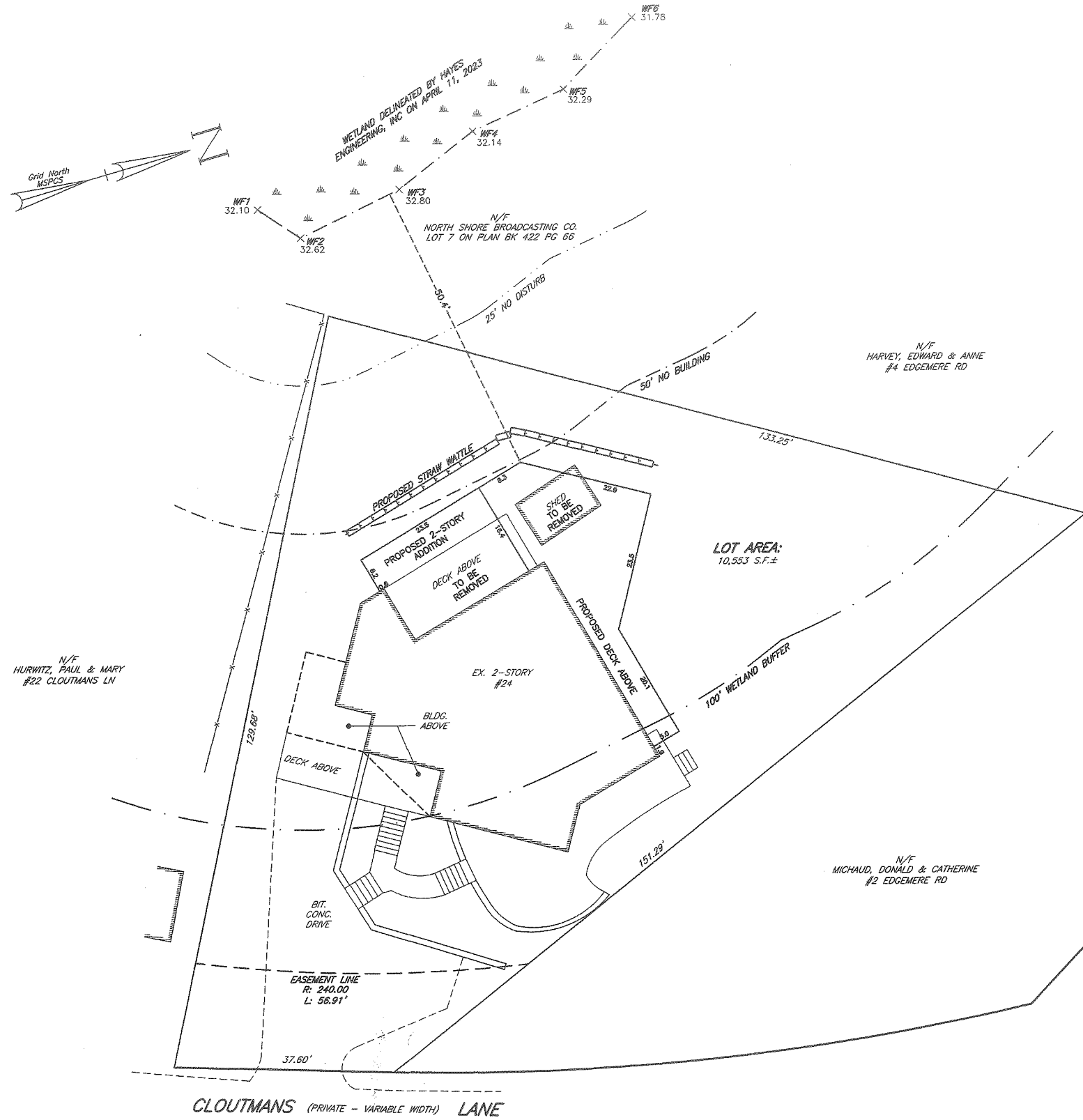
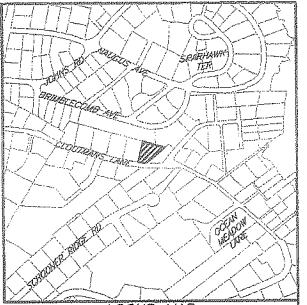
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Of Appeals

PionArch  LLC

23.02.01

July 7th, 2023





- NOTES:
1. THIS EXISTING SITE FEATURES (MINUS SHED AND WETLAND LINE) DEPICTED HEREON WERE OBTAINED FROM AN ELECTRONIC DRAWING FILE PROVIDED BY THE CLIENT OF A PLAN ENTITLED "EXISTING PLOT PLAN 24 CLOUTMANS LANE MARBLEHEAD, MASSACHUSETTS PID. 176 28 0" DATED FEBRUARY 27, 2022, PREPARED BY SCOTT M. CERRATO, PROFESSIONAL LAND SURVEYOR AND A PDF OF SAID ELECTRONIC FILE WITH A DATE OF JULY 5, 2023. HAYES GROUND CHECKED SAID SURVEY ON APRIL 11, 2023 AND LOCATED THE EXISTING SHED AND WETLANDS DEPICTED HEREON.
  2. THE ELEVATIONS DEPICTED HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) BASED UPON MACORS REAL-TIME NETWORK NAD 83 (2011) (EPOCH 2010.00) DATUM USING GEOID 2018 FOR ORTHOMETRIC HEIGHTS.
  3. THE PROPERTY LINES DEPICTED HEREON WERE ESTABLISHED USING THE PLAN REFERENCED ABOVE. HAYES DID NOT PERFORM A BOUNDARY SURVEY.

Reviewed by  
Building Department  
For Zoning Board  
Of Appeals



# Site Plan in MARBLEHEAD, MASS.

Hayes Engineering, Inc.  
Civil Engineers & Land Surveyors  
603 Salem Street  
Wakefield, MA 01880

Telephone: 781.246.2800  
Facsimile: 781.246.7596  
www.hayeseng.com

Scale: 1" = 10'

July 12, 2023

#24 CLOUTMANS LANE  
SHOWING PROPOSED ADDITION AND DECK  
ASSESSORS ID 176-28-0