


NOTES

THE PURPOSE OF THIS PLAN IS TO SHOW THE MONUMENTS SET AS WELL AS THE APPROXIMATE EXISTING BUILDING, DRIVEWAY AND FENCES. THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY PERFORMED ON AUGUST 12, 2021 BY THIS FIRM. BUILDING SIZE AND LOCATION IS BASED ON CORNER LOCATIONS FROM THE FIELD SURVEY, ASSESSORS FIELD SKETCH AND IMAGES AVAILABLE ON LINE. DRIVEWAY AND FENCES ARE BASED ON FIELD LOCATIONS AND IMAGES AVAILABLE ON LINE. BUILDING HEIGHT IS FROM 2021 LIDAR. ABUTTING BUILDINGS ARE FROM MASS GIS STRUCTURES.

ZONING DISTRICT BOUNDARY WAS GRAPHICALLY COMPILED FROM THE TOWN ONLINE GIS PORTAL. ABUTTING STRUCTURES ARE IMPORTED FROM MASS GIS STRUCTURE SHAPE FILE DOWNLOADED ON MAY 9, 2022 AS ALIGNED TO THE LOCAL ASSUMED HORIZONTAL COORDINATE SYSTEM BASED ON THE LOCUS BUILDING.

ARCHITECTURAL PLANS PROVIDED BY THE CLIENT HAVE BEEN RELIED UPON FOR SIZE AND POSITIONING OF THE PROPOSED ADDITION. THE PROPOSED SHED IS AS DESCRIBE IN SIZE AND LOCATION BY THE CLIENT VIA EMAIL.

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

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

LOCUS TITLE INFORMATION

56 CLOUTMAN'S LANE

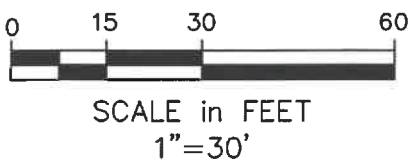
OWNER: BROOK GOODWIN-FULLERTON & CODY FULLERTON

DEED REFERENCE: BK. 39851 PG. 301

ASSESSORS: MAP 179 LOT 27

ZONING DISTRICT - SINGLE RESIDENTIAL

	REQUIRED	EXISTING	PROPOSED
LOT AREA	10000	10001	10001
FRONTAGE	100	111.12	111.12
FRONT	20	18.2	18.2
SIDE	15	10.8	10.8
REAR	15	44.4	40
BLDG HEIGHT	35	24.9	24.9



Reviewed by
Building Department
For Zoning Board
Of Appeals

Winter GEC, LLC

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

ZONING PLAN
56 CLOUTMAN'S LANE

MARBLEHEAD, MASSACHUSETTS
SURVEYED FOR
BROOKE GOODWIN-FULLERTON

FIELD: <u>CO</u>	PROJECT NO. 2021-56CLOUTMAN
CALCS: <u>CO/EC</u>	DATE: <u>SEP 20, 2025</u>
CHECKED: <u>EJC</u>	SHEET NO.
APPROVED: <u>EJC</u>	1 OF 1



EXISTING FRONT ELEVATION

1/4"= 1'-0

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BRADFORD, MA. 01835
(978)374-8719

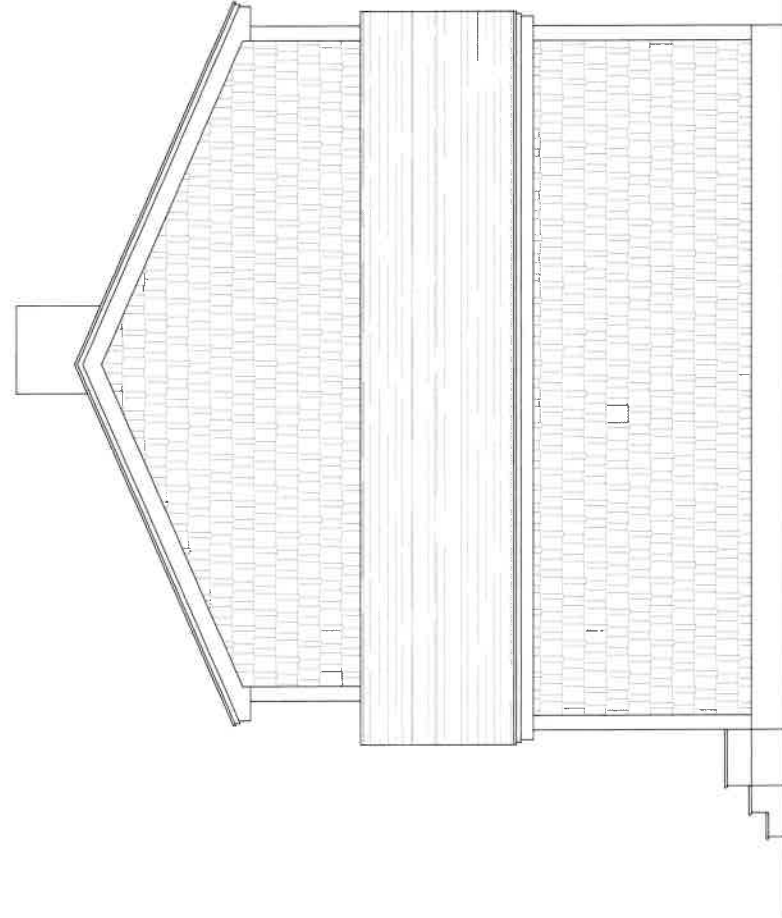
EXISTING CONDITIONS
GOODWIN-FULLERTON RESIDENCE
56 CLOUTMAN'S LANE
MARBLEHEAD, MA.

MAY 30, 2025

X-1



LEFT SIDE ELEVATION
1/4" = 1'-0



RIGHT SIDE ELEVATION
1/4" = 1'-0

Review:
Building Department
For Zoning
Of Appeals

JUNE 5, 2025

X-2

EXISTING CONDITIONS
GOODWIN-FULLERTON RESIDENCE
56 CLOUTMANS LANE
MARBLEHEAD, MA.

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EXISTING REAR ELEVATION

1/4" = 1'-0"

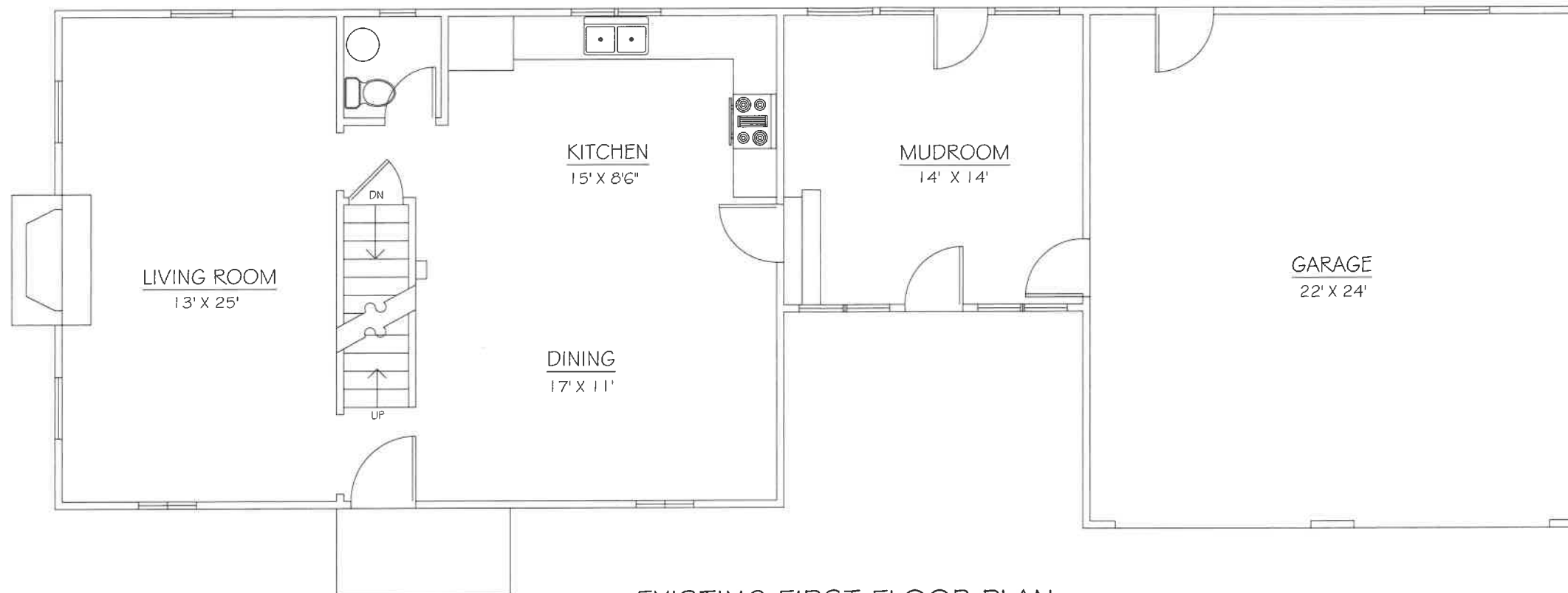
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EXISTING CONDITIONS
GOODWIN-FULLERTON RESIDENCE
56 CLOUTMANS LANE
MARBLEHEAD, MA.

JUNE 5, 2025

X-3



EXISTING FIRST FLOOR PLAN
1/4" = 1'-0"

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EXISTING CONDITIONS
GOODWIN-FULLERTON RESIDENCE
56 CLOUTMANS LANE
MARBLEHEAD, MA.

JUNE 5, 2025

X-5



EXISTING SECOND FLOOR PLAN

1/4" = 1'-0"

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EXISTING CONDITIONS
GOODWIN-FULLERTON RESIDENCE
56 CLOUTMANS LANE
MARBLEHEAD, MA.

JUNE 5, 2025

X-6



FRONT ELEVATION
1/4" = 1'-0"

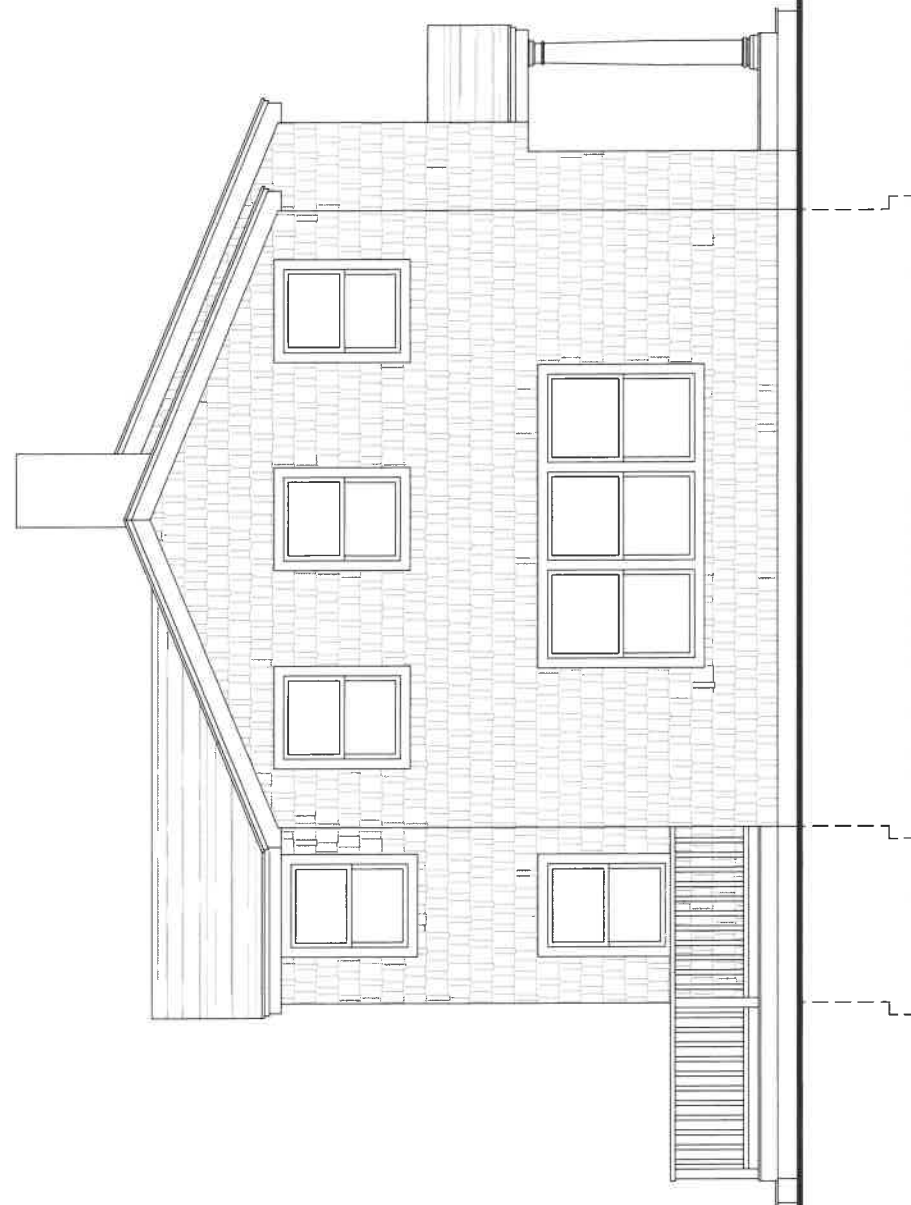
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JUNE 5, 2025

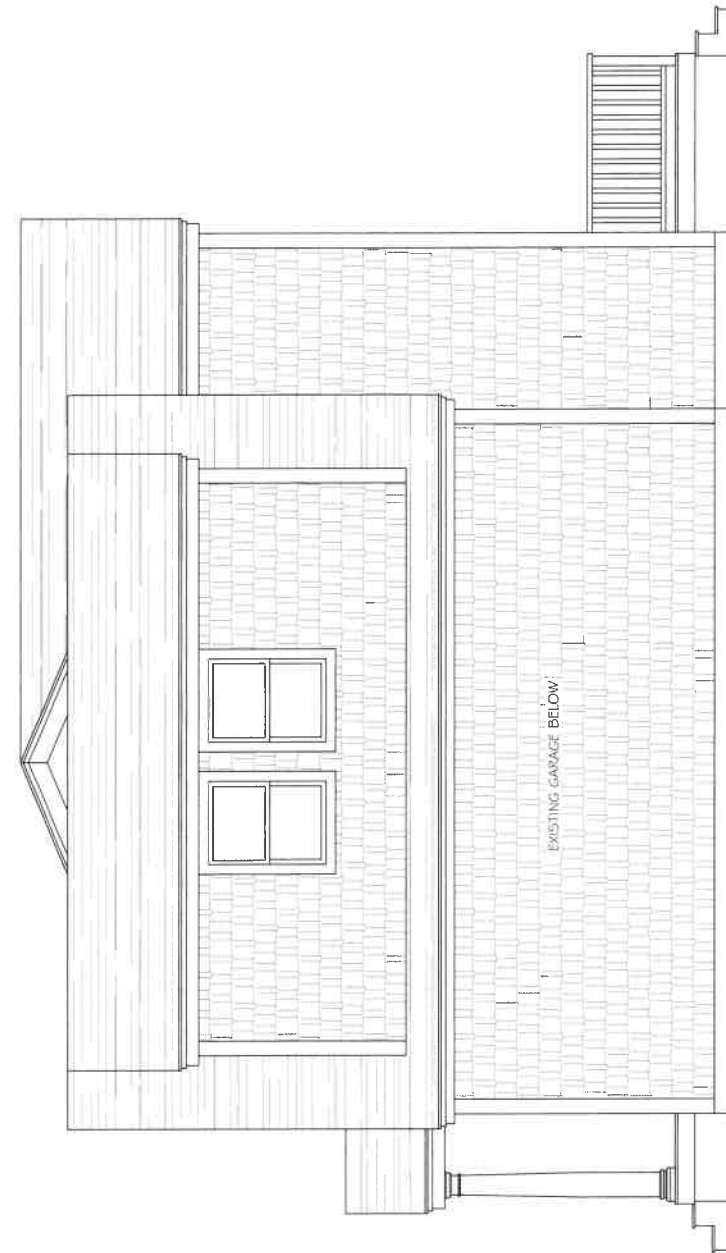
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PROPOSED ADDITIONS & RENOVATIONS
GOODWIN-FULLERTON RESIDENCE
56 CLOUTMANS LANE
MARBLEHEAD, MA.

1



LEFT SIDE ELEVATION
1/4" = 1'-0



RIGHT SIDE ELEVATION
1/4" = 1'-0

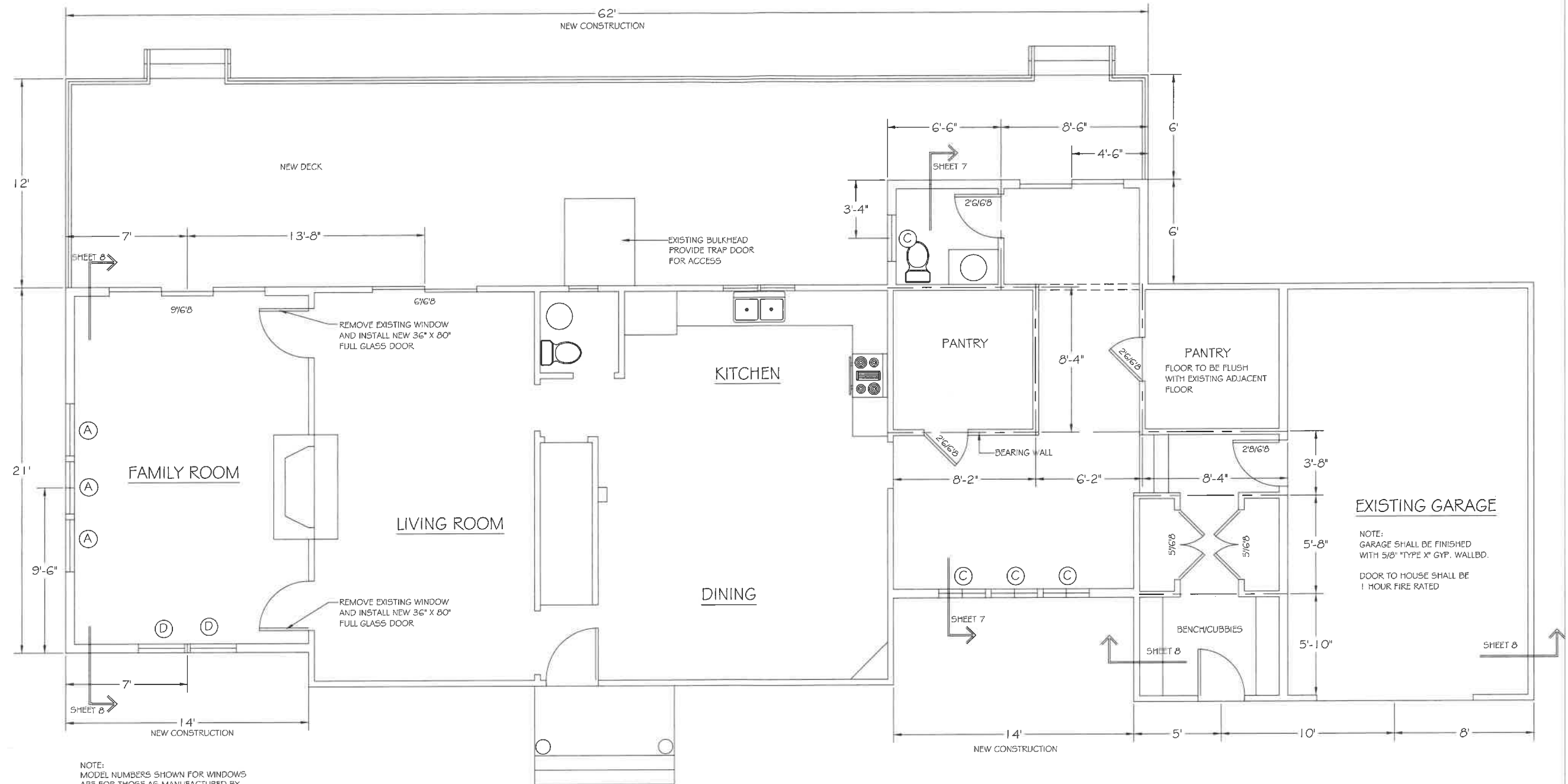
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PROPOSED ADDITIONS & RENOVATIONS
GOODWIN-FULLERTON RESIDENCE
56 CLOUTMANS LANE
MARBLEHEAD, MA.

JUNE 5, 2025

2



FIRST FLOOR PLAN
1/4" = 1'-0"

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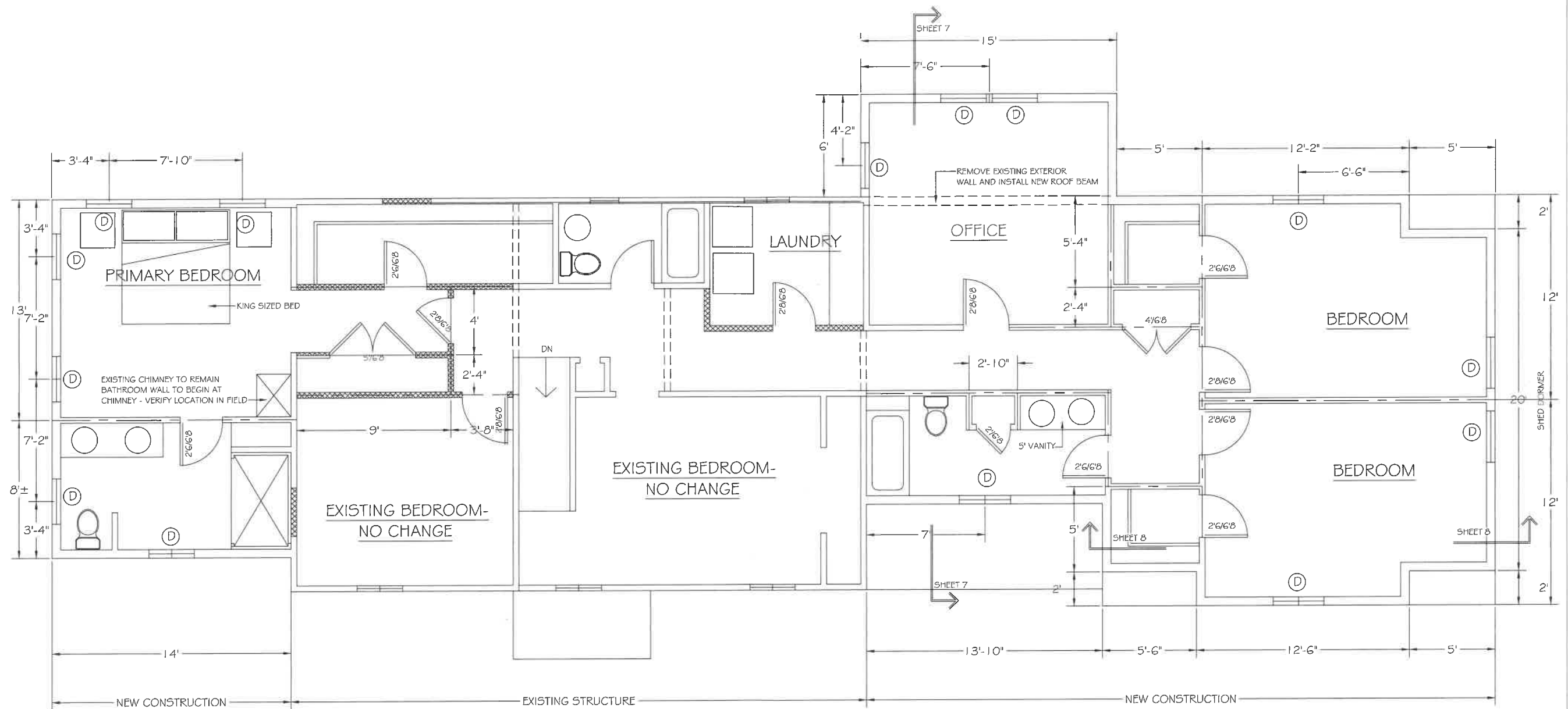
WINDOW SCHEDULE			
No	Model	TYPE	RO
A	30410	DH	3'-2 1/8" x 5'-0 7/8"
B	2768	Fixed	2'-7" x 6'-8"
C	2832	DH	2'-10 1/8" x 3'-4 7/8"
D	2842	DH	2'-10 1/8" x 4'-4 7/8"

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PROPOSED ADDITIONS & RENOVATIONS
GOODWIN-FULLERTON RESIDENCE
56 CLOUTMANS LANE
MARBLEHEAD, MA.

JUNE 5, 2025

5



NOTE:
MODEL NUMBERS SHOWN FOR WINDOWS
ARE FOR THOSE AS MANUFACTURED BY
ANDERSEN

WINDOW SCHEDULE			
No	Model	TYPE	RO
A	30410	DH	3'-2 1/8" x 5'-0 7/8"
B	2768	Fixed	2'-7" x 6'-8"
C	2832	DH	2'-10 1/8" x 3'-4 7/8"
D	2842	DH	2'-10 1/8" x 4'-4 7/8"

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SECOND FLOOR PLAN

1/4" = 1'-0

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JUNE 5, 2025

PROPOSED ADDITIONS & RENOVATIONS
GOODWIN-FULLERTON RESIDENCE
56 CLOUTMANS LANE
MARBLEHEAD, MA.

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