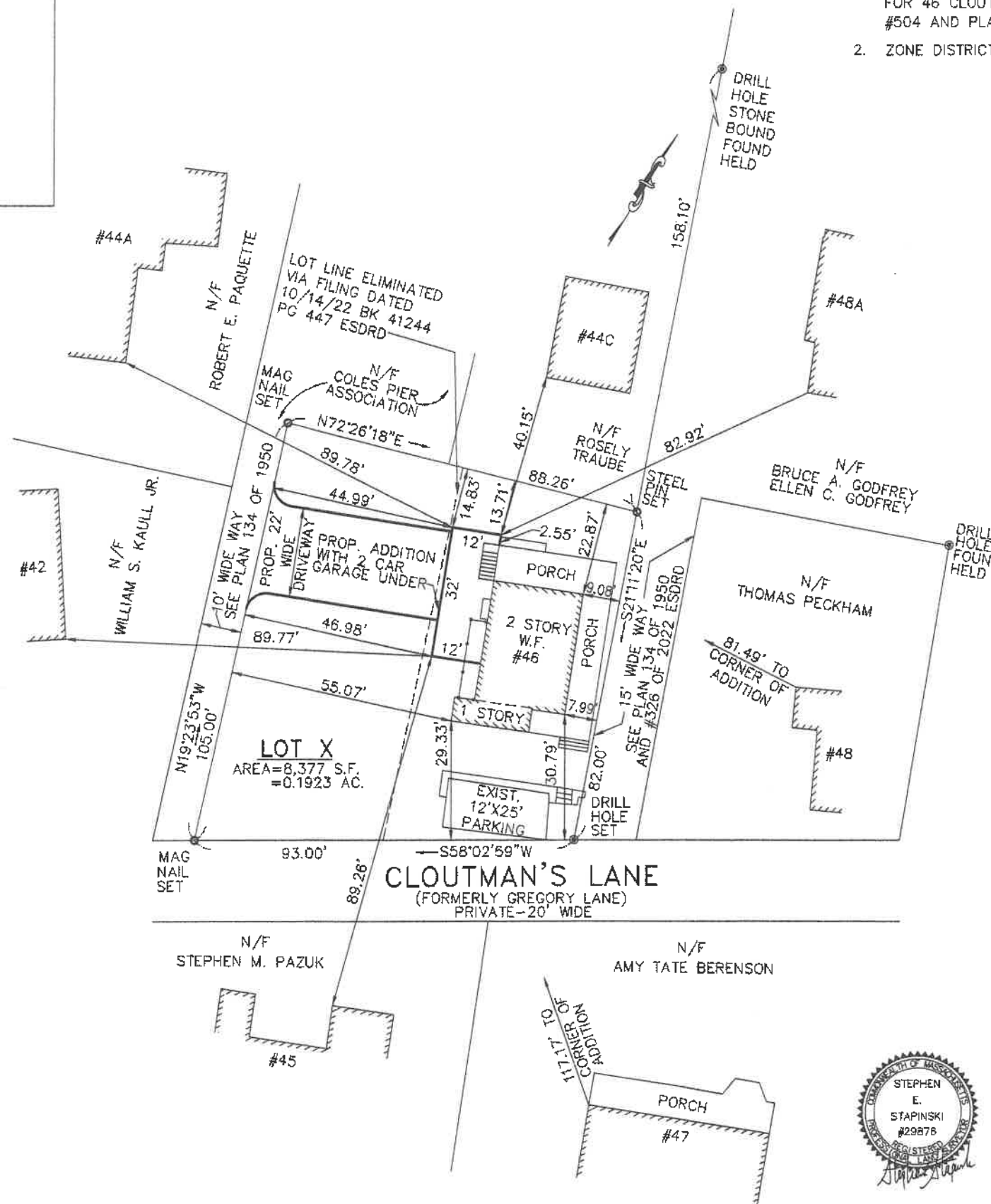


FOR REGISTRY USE

1. SEE TOWN OF MARBLEHEAD PARCEL ID #179-16-0, DEED BOOK #35274 PAGE 455 FOR 46 CLOUTMAN'S LANE AND PARCEL ID # 1799-15-0 , DEED BOOK #30672 #504 AND PLAN 13 OF 1929 FOR 46 CLOUTMAN'S LANE ESDRD FOR BOTH LOTS.
2. ZONE DISTRICT IS SSR (SHORELINE SINGLE RESIDENTIAL)



_____	DATE

_____	HEARING

_____	APPROVED

MERRIMACK ENGINEERING SERVICES
66 PARK STREET
ANDOVER, MASSACHUSETTS 01810
PHONE: (978) 475-3555 FAX: (978) 475-1448
EMAIL: MERRENG@AOL.COM

Reviewed by
Building Department
For Zoning Board
Of Appeals



A RESIDENTIAL ADDITION/RENOVATION

for

Mr. + Mrs. Patrick Rousseau

46 Cloutmans Lane Marblehead, Massachusetts 01945

CLIENT Mr. + Mrs. Patrick + Leslie Rousseau
46 Cloutmans Lane Marblehead, MA 01945
(203) 435-5951

DESIGNER and
CONSTRUCTION CONSULTANT Paul G. Fermano, AIA – Residential Designer
17 Prince Street Marblehead, MA 01945-2223
(978) 764-3404

Reviewed by
Building Department
For Zoning Board
Of Appeals

ZONING DATA

PROPERTY LOCATION: 46 Cloutmans Lane
ASSESSORS MAP No.: 179 PARCEL Nos.: 15 and 16

ZONING DISTRICT: Shoreline Single Residence
PERMITTED USE: One-Family Dwelling

TABLE 2 - DIMENSIONAL REGULATIONS

MIN. LOT AREA	FRONTAGE (FEET)	SETBACKS FRONT	SIDES	REAR	MIN OPEN AREA	MAX. HEIGHT
10,000 sf	100 ft	20 ft	25 ft	15 ft	1:1 RATIO	30 ft

EXISTING CONDITIONS

LOT AREA	FRONTAGE	SETBACKS FRONT	SIDES	REAR	OPEN AREA	ACTUAL HEIGHT
8,371 sf	93 ft	L=28.67 ft R=22.12 ft	L=56.54M ft R=1.33-2.88 ft	L=13.88 ft R=12.84 ft	4,825.14 sf	22.25-29.75 ft

PROPOSED DESIGN

LOT AREA	FRONTAGE	SETBACKS FRONT	SIDES	REAR	OPEN AREA	NEW HEIGHT
8,371 sf	93 ft	L=28.67 ft R=22.12 ft	L=56.54M ft R=1.33-2.88 ft	L=13.88 ft R=12.84 ft	4,825.14 sf	22.25-29.75 ft

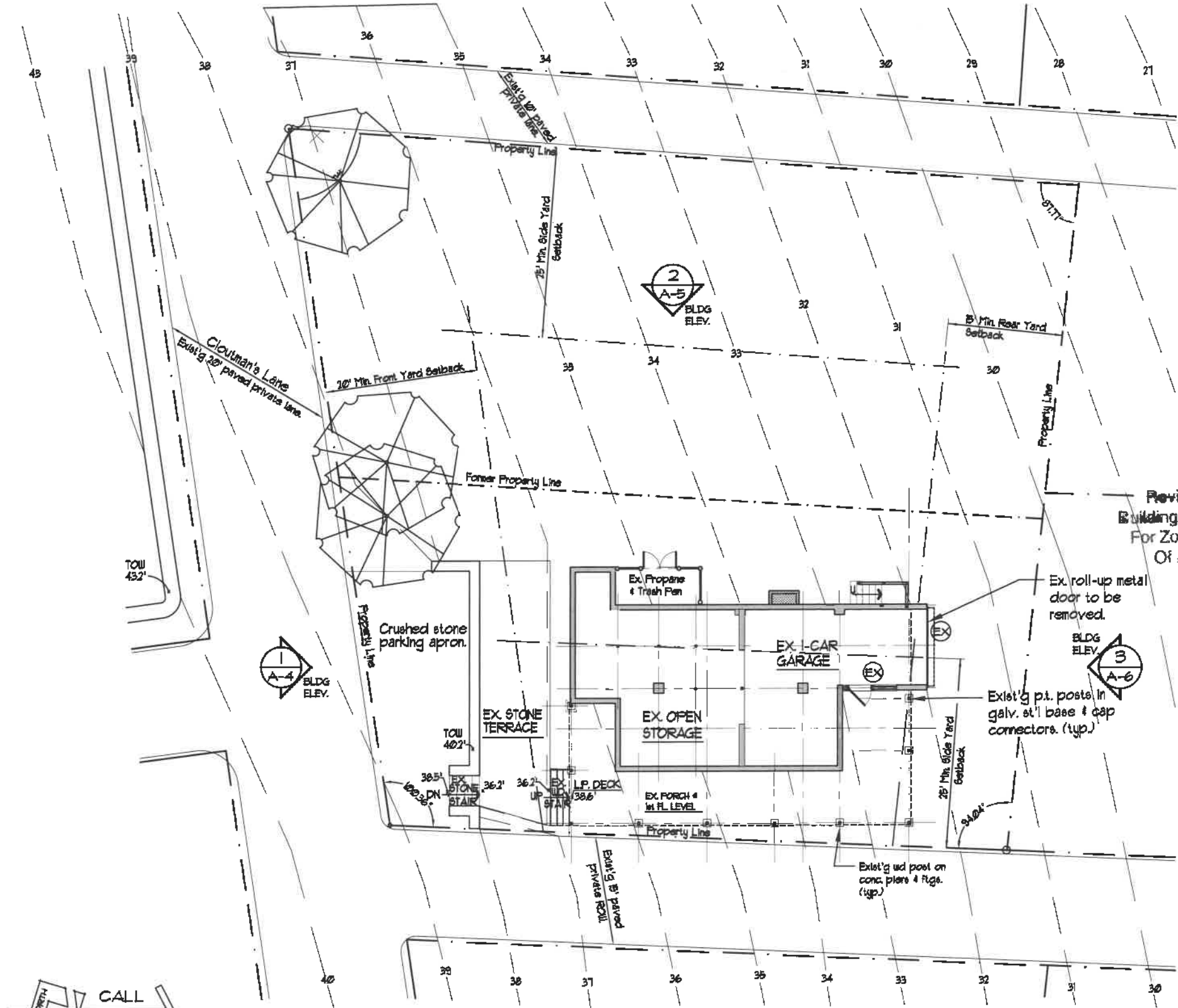
OPEN AREA/GROSS FLOOR AREA RATIO CHANGES

OPEN AREA	EXISTING	PROPOSED	Δ
- Total lot area	8,371.00 sf	8,371.00 sf	
- Less house footprint	- 1,436.88 sf	- 1,716.07 sf	
- Less accessory bldg footprint	0.00 sf	0.00 sf	
- Less deck, porch, steps, bulkhead	- 623.29 sf	- 588.33 sf	
- Less parking area	- 386.69 sf	- 1,422.28 sf	
NET OPEN AREA (NOA)	5,930.14 sf	4,590.32 sf	1,339.82 sf
GROSS FLOOR AREA			
- Accessory bldgs as living area	0.00 sf	0.00 sf	
- Basement	429.87 sf	813.87 sf	
- 1st Floor	796.35 sf	1,180.35 sf	
- 2nd Floor	792.99 sf	793.50 sf	
- Attic (over 5')	0.00 sf	0.00 sf	
- Roofed porches	569.79 sf	569.79 sf	
- Less utility areas	- 4.27 sf	- 27.08 sf	
TOTAL GROSS FLOOR AREA (GFA)	2,584.73 sf	3,330.43 sf	745.70 sf
REQ'D MINIMUM OPEN AREA:	4,188.50 sf		
PROPOSED NET OPEN AREA:	4,590.32 sf		
PROPOSED TOTAL CHANGE IN GFA:	745.70 sf		
PROPOSED % CHANGE IN GFA:	128.9 %		

Existing Ratio NOA/GFA: 2.29 Proposed Ratio NOA/GFA: 1.37

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ZONING REVIEW ONLY



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SITE PLAN - EXISTING CONDITIONS

1/32" = 1'-0"



REVISIONS			
No.	DESCRIPTION	DATE	BY

PAUL G. FERMANO + ASSOCIATES
residential designers · engineering coordinators · construction managers
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PROJECT DESCRIPTION:
A RENOVATION & ADDITION to:
The ROUSSEAU RESIDENCE
46 CLOUTMANS LANE
MARBLEHEAD, MA 01945
(LOT #16 - DEED BOOK 35214 / PAGE 455)

DRAWING TITLE:
**EXISTING CONDITION
SITE PLAN**

SCALE: 1/32" = 1'-0"

PARTNER -	PGF
IN - CHARGE:	PGF
PROJECT ARCHITECT:	EF
DRAWN BY:	-
CHECKED BY:	-
PROJECT NO:	22-001
ISSUE DATE:	12-16-25

EX
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(LOT #16 - DEED BOOK 35274 / PAGE 455)

ISSUE DATE: 12-16-25



PROPOSED
BASEMENT/FOUNDATION PLAN

1/8" = 1'-0"



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PROJECT DESCRIPTION:

A RENOVATION & ADDITION to:

The ROUSSEAU RESIDENCE

46 CLOUTMANS LANE

(LOT #16 MARBLEHEAD BOOK 352 PAGE 455)

DRAWING TITLE:

**PROPOSED
BASEMENT PLAN**

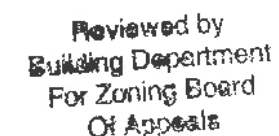
SCALE: 1/8" = 1'-0"

PARTNER - PGF
IN - CHARGE - PGF
PROJECT ARCHITECT - EF
DRAWN BY -
CHECKED BY -
PROJECT NO: 22-001
ISSUE DATE: 08-14-25



1

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For Zoning Board
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No.	DESCRIPTION	DATE	BY

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A RENOVATION & ADDITION to:

46 CLOUTMANS LANE
MARBLEHEAD, MA 0194

(LOT #16 - DEED BOOK 35274 / PAGE 455)

EXISTING CONDITION
1st FLOOR PLAN w/
DEMOLITION NOTES

PARTNER -
IN - CHARGE: FGF

PROJECT PGF

ARCHITECT: FF
 DESIGNER: FF

DRAWN BY: EL
CHECKED BY: -

CHECKED BY: _____
PROJECT NO. 22-001

PROJECT NO: 22-001

ISSUE DATE: 12-16-75

EX

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



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PROJECT DESCRIPTION:

A RENOVATION & ADDITION TO:

The ROUSSEAU RESIDENCE

46 CLOUTMANS LANE
MARBLEHEAD, MA 01945

(LOT #16 - DEED BOOK 32214 / PAGE 455)

DRAWING TITLE:

**PROPOSED
FIRST FLOOR PLAN**

SCALE: 1/8" = 1'-0"

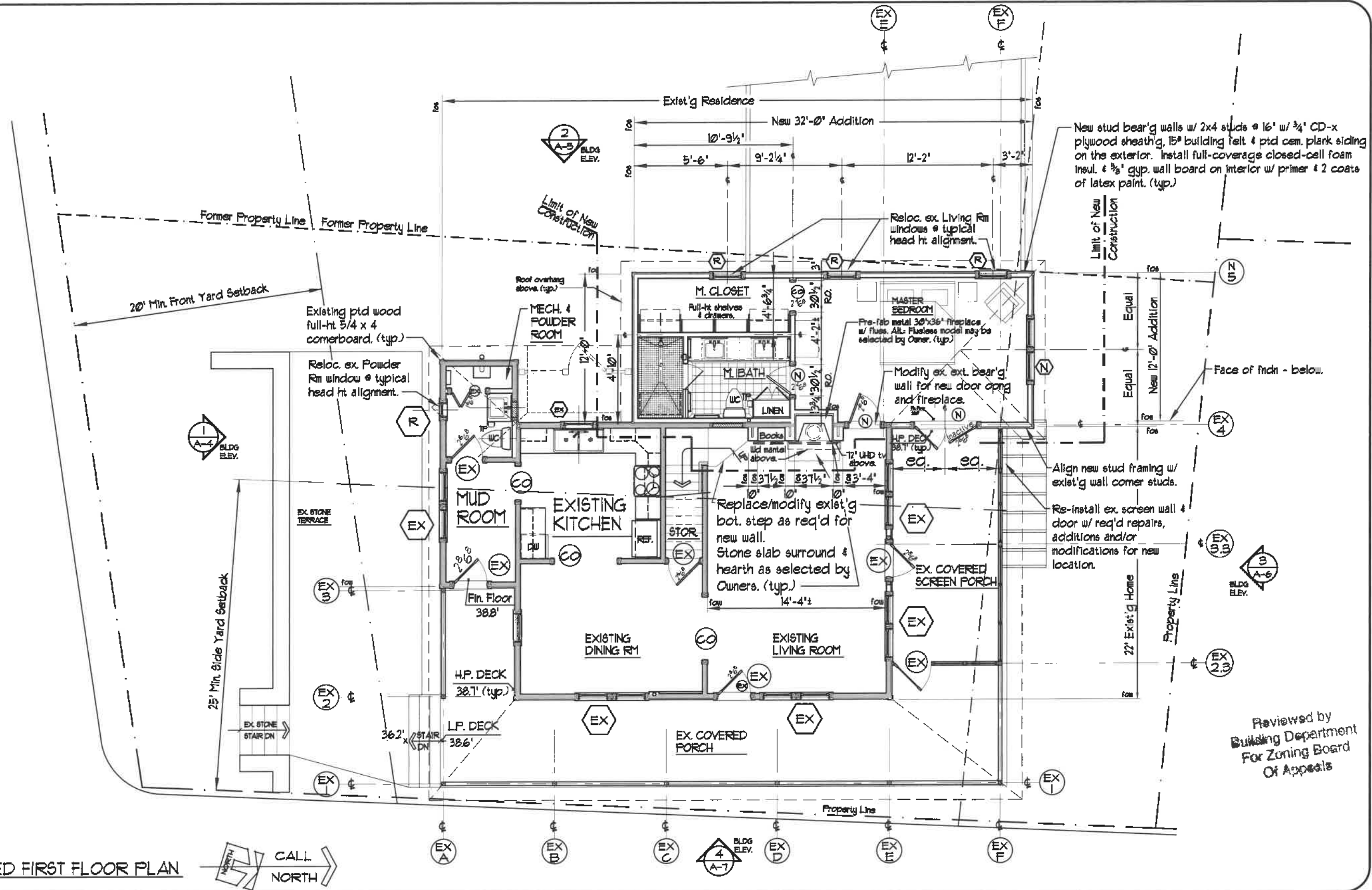
PARTNER - PGF
IN - CHARGE - PGF
PROJECT ARCHITECT - EF
DRAWN BY -
CHECKED BY -
PROJECT NO: 22-001

ISSUE DATE: 09-14-25

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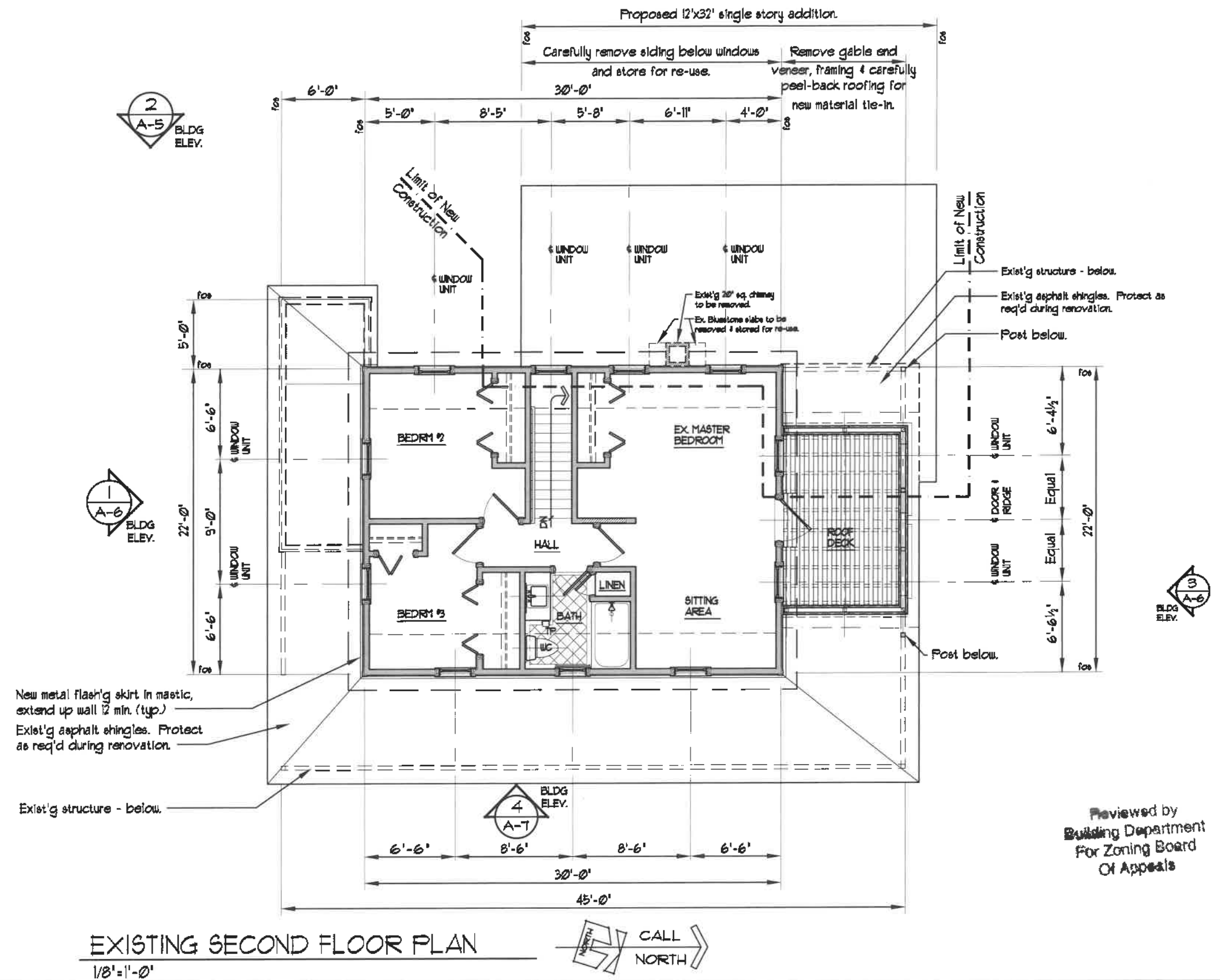
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The ROUSSEAU RESIDENCE

46 CLOUTMANS LANE
MARBLEHEAD, MA 0194

(LOT #16 - DEED BOOK 35274 / PAGE 455)

DRAWING TITLE:

EXISTING CONDITION
SECOND FLOOR PLAN
W/ DEMOLITION NOTES

SCALE: $1/32" = 1'-0"$

PARTNER - PGF
IN - CHARGE:

PROJECT ARCHITECT : PGF

DRAWN BY: EF

CHECKED BY: _____

PROJECT No: 22-001

ISSUE DATE: 12-16-25

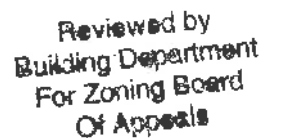
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NOT FOR CONSTRUCTION

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PROGRESS DATE: 08-14-75



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46 CLOUTMANS LANE
MARBLEHEAD, MA 0194

(LOT #16 - DEED BOOK 35274 / PAGE 455)

DRAWING TITLE:

PROPOSED SECOND FLOOR PLAN

SCALE: $1/\text{cm} = 10^4 \text{ cm}^{-1}$

PARTNER - PGF
IN - CHARGE:

IN CHARGE:	PGF
PROJECT	PGF

ARCHITECT: FOR
FF

DRAWN BY: EF

CHECKED BY: _____

PROJECT NO: 22-001

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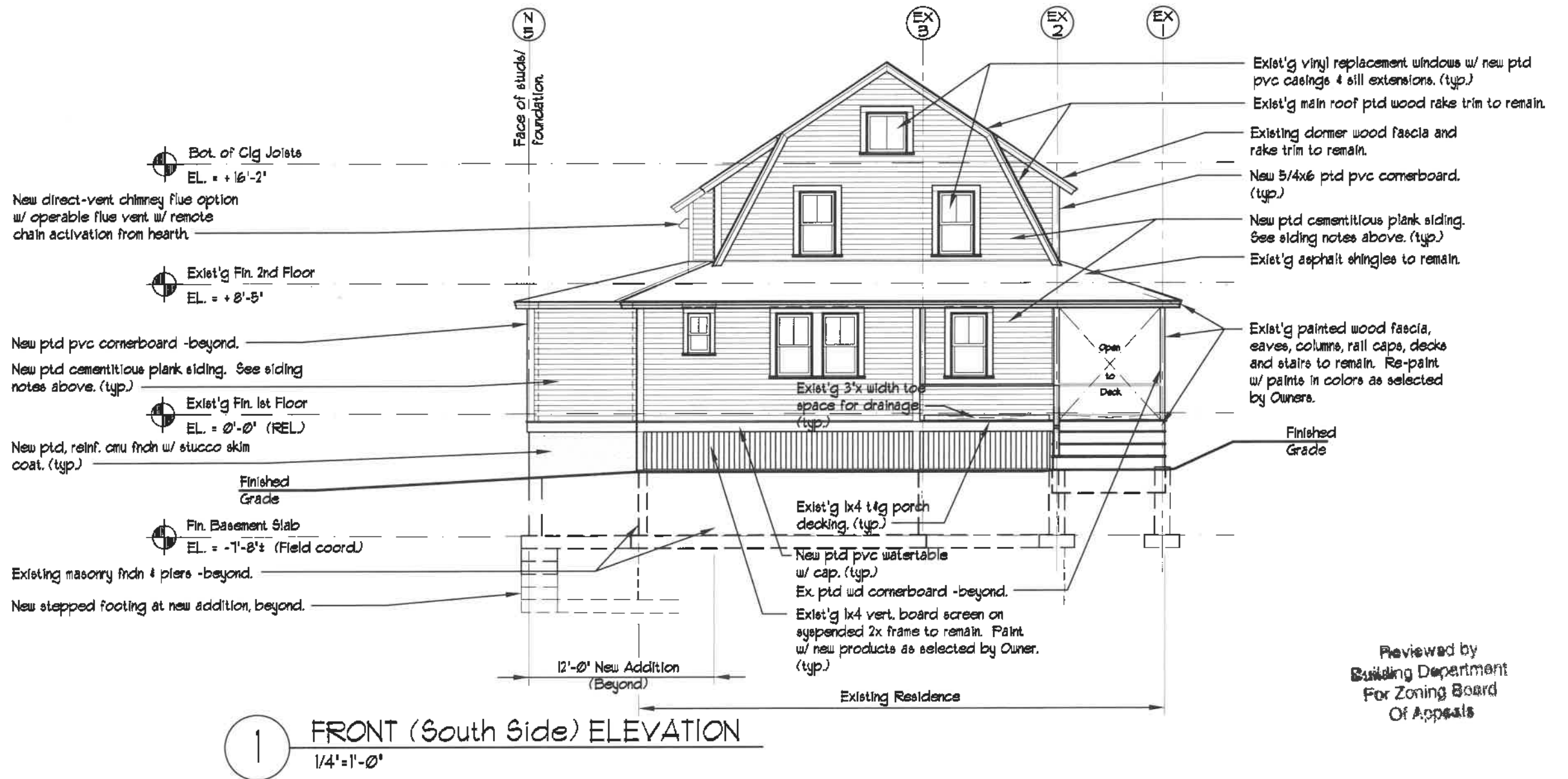
ISSUE DATE: 12-16-25



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1661121 for TBA APPROVAL ONLY

PROGRESS DATE: 08-14-75



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46 CLOUTMANS LANE
MARBLEHEAD, MA 01945
(LOT #16 - DEED BOOK 35274 / PAGE 455)

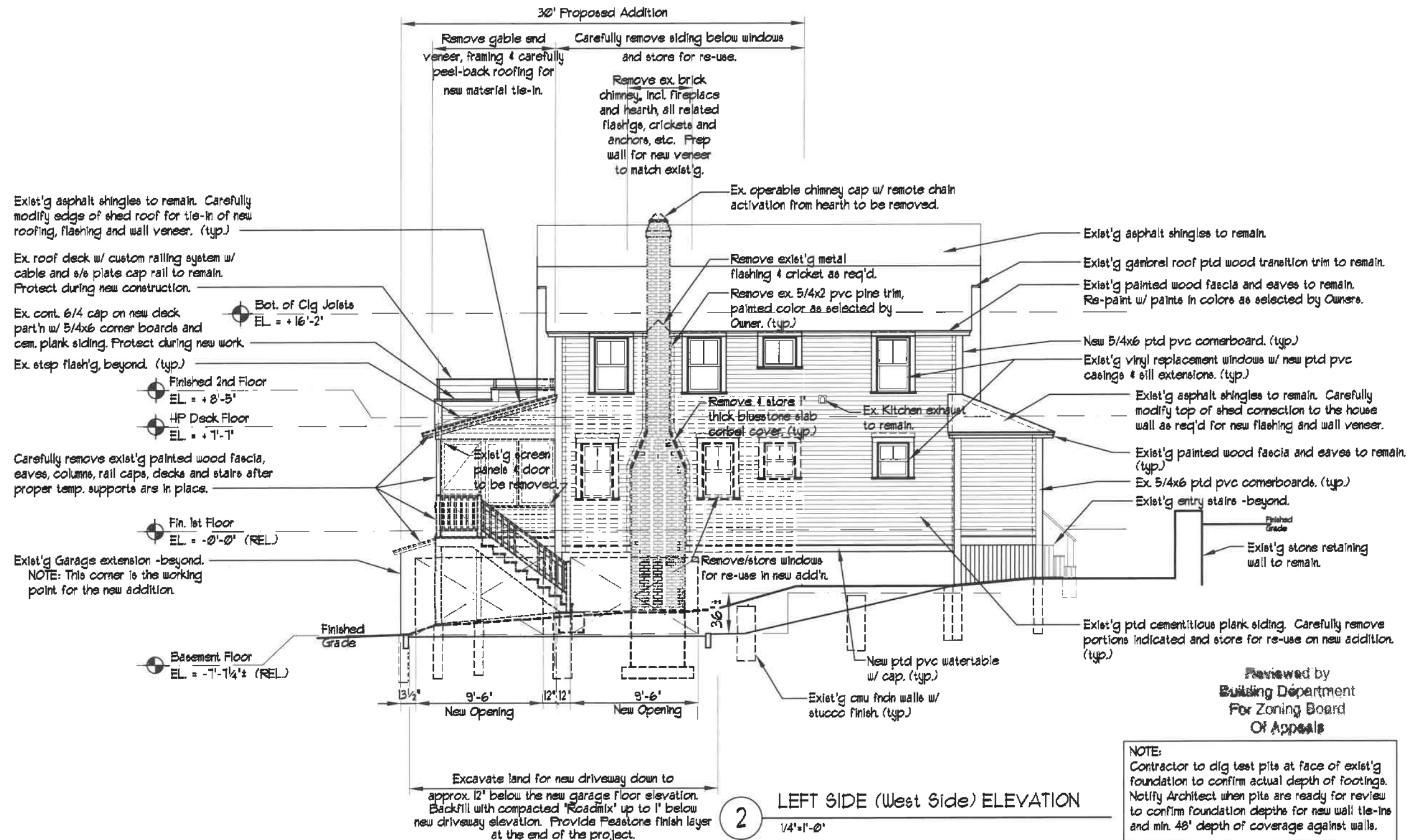
DRAWING TITLE:

**PROPOSED
FRONT ELEVATION**

SCALE:	1/8" = 1'-0"
PARTNER -	PGF
IN - CHARGE:	PGF
PROJECT ARCHITECT:	EF
DRAWN BY:	-
CHECKED BY:	-
PROJECT No:	22-001
ISSUE DATE:	12-16-25

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4





No.	DESCRIPTION	DATE	BY
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(LOT #16 - DEED BOOK 35274 / PAGE 455)

[66] ED for TRA APPROVAL ON Y		PROGRESS DATE: 09-14-75
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ISSUE DATE: 12-16-25

EX



CHIMNEY NOTES:

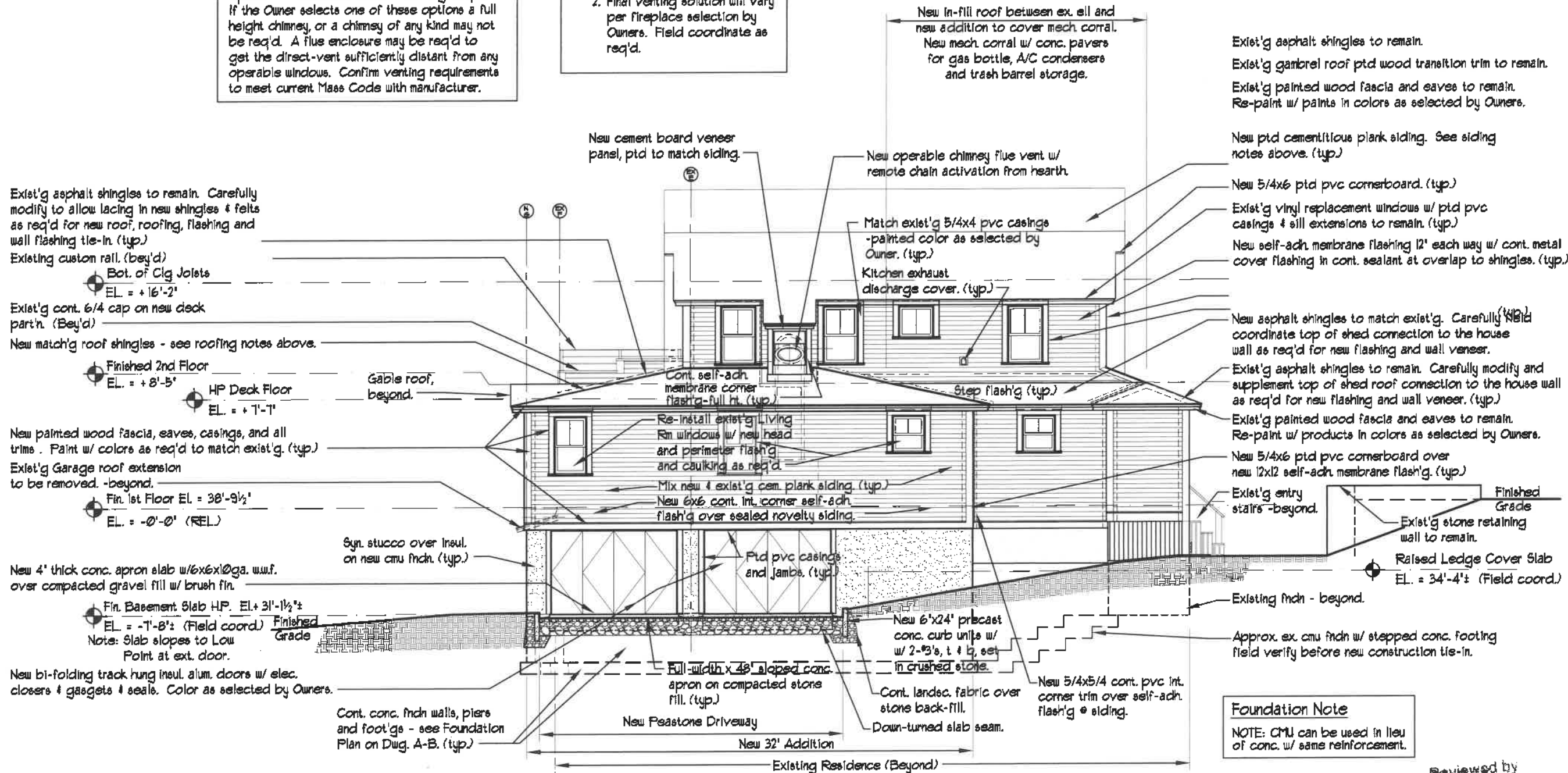
Option 1 - Wood Burning Fireplace

If the owner elects to install a wood burning fireplace a chimney as shown is req'd.

Option 2 - Gas and/or Alcohol Burning Fireplaces
If the Owner selects one of these options a full height chimney, or a chimney of any kind may not be req'd. A flue enclosure may be req'd to get the direct-vent sufficiently distant from any operable windows. Confirm venting requirements to meet current Mass Code with manufacturer.

Chimney Flue Notes

1. New Ø-clearance metal flue in 2x4 stud enclosure w/ s/s vent w/ remote control flue damper.
2. Final venting solution will vary per fireplace selection by Owners. Field coordinate as req'd.



2

LEFT SIDE (West Side) ELEVATION

1/4" = 1'-0"

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For Zoning Board
Of Appeals

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PROJECT DESCRIPTION:

A RENOVATION & ADDITION to:

The ROUSSEAU RESIDENCE

46 CLOUTMANS LANE
MARBLEHEAD, MA 01945

(LOT #16 - DEED BOOK 35274 / PAGE 455)

DRAWING TITLE:

PROPOSED LEFT SIDE ELEVATION

SCALE: 1/8" = 1'-0"

PARTNER -
IN CHARGE: PGF
PROJECT ARCHITECT: PGF
DRAWN BY: EF
CHECKED BY: -
PROJECT NO: 22-001

ISSUE DATE: 12-16-25



No.	DESCRIPTION	DATE	BY

REVISIONS

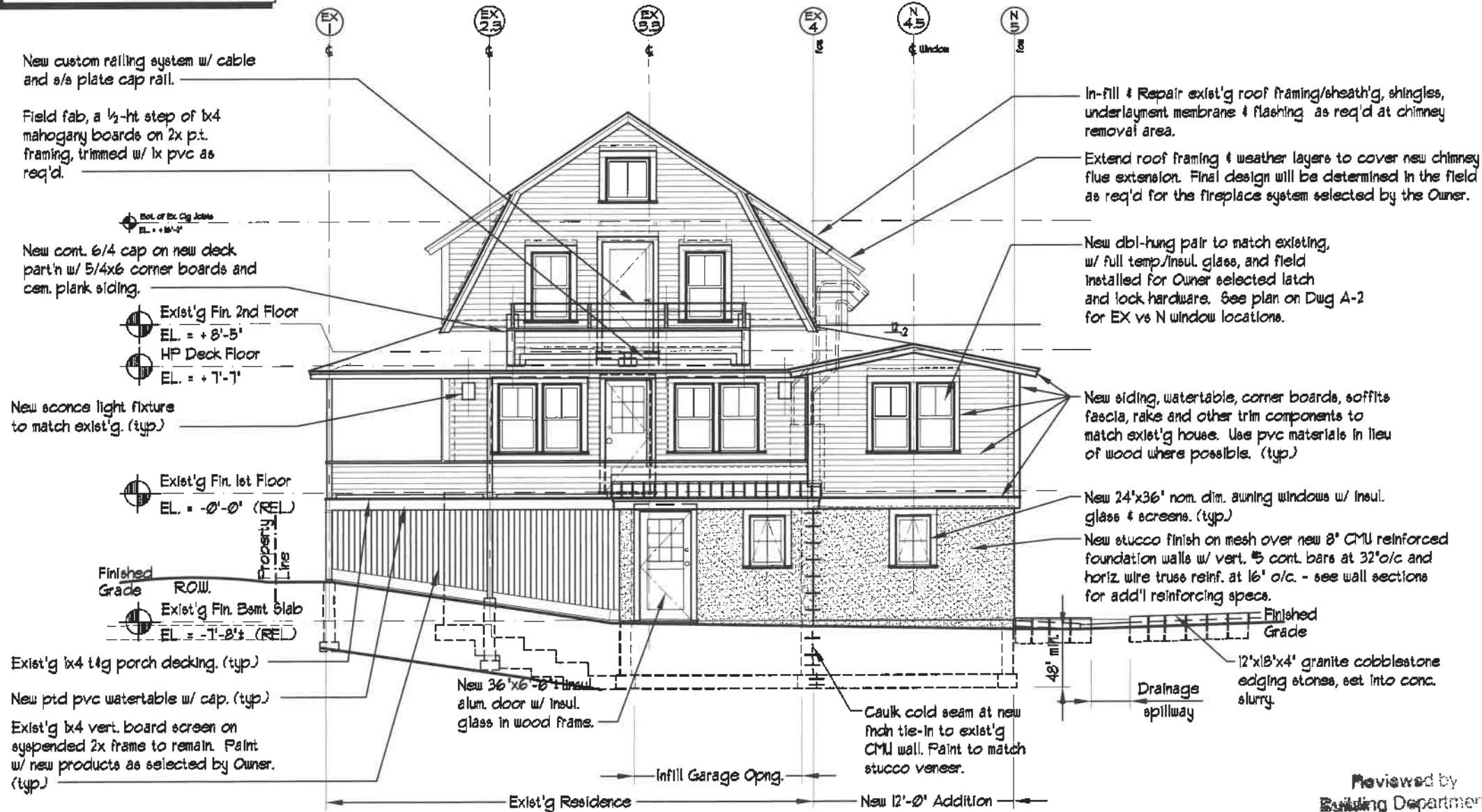
NOT FOR CONSTRUCTION

ISSUED FOR ZBA APPROVAL ONLY

PROGRESS DATE: 08-14-25

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NOTE:
See Front Elevation on Dwg A3 for
typical material notes.



3

REAR (North Side) ELEVATION
1/8" = 1'-0"

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Of Appeals

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PROJECT DESCRIPTION:

A RENOVATION & ADDITION to:

The ROUSSEAU RESIDENCE

46 CLOUTMANS LANE
MARBLEHEAD, MA 01945

(LOT #16 - DEED BOOK 35274 / PAGE 455)

DRAWING TITLE:

PROPOSED
REAR ELEVATION

SCALE: 1/8" = 1'-0"

PARTNER - PGF

IN - CHARGE - PGF

PROJECT ARCHITECT - EF

DRAWN BY: -

CHECKED BY: -

PROJECT NO: 22-001

ISSUE DATE: 12-16-25

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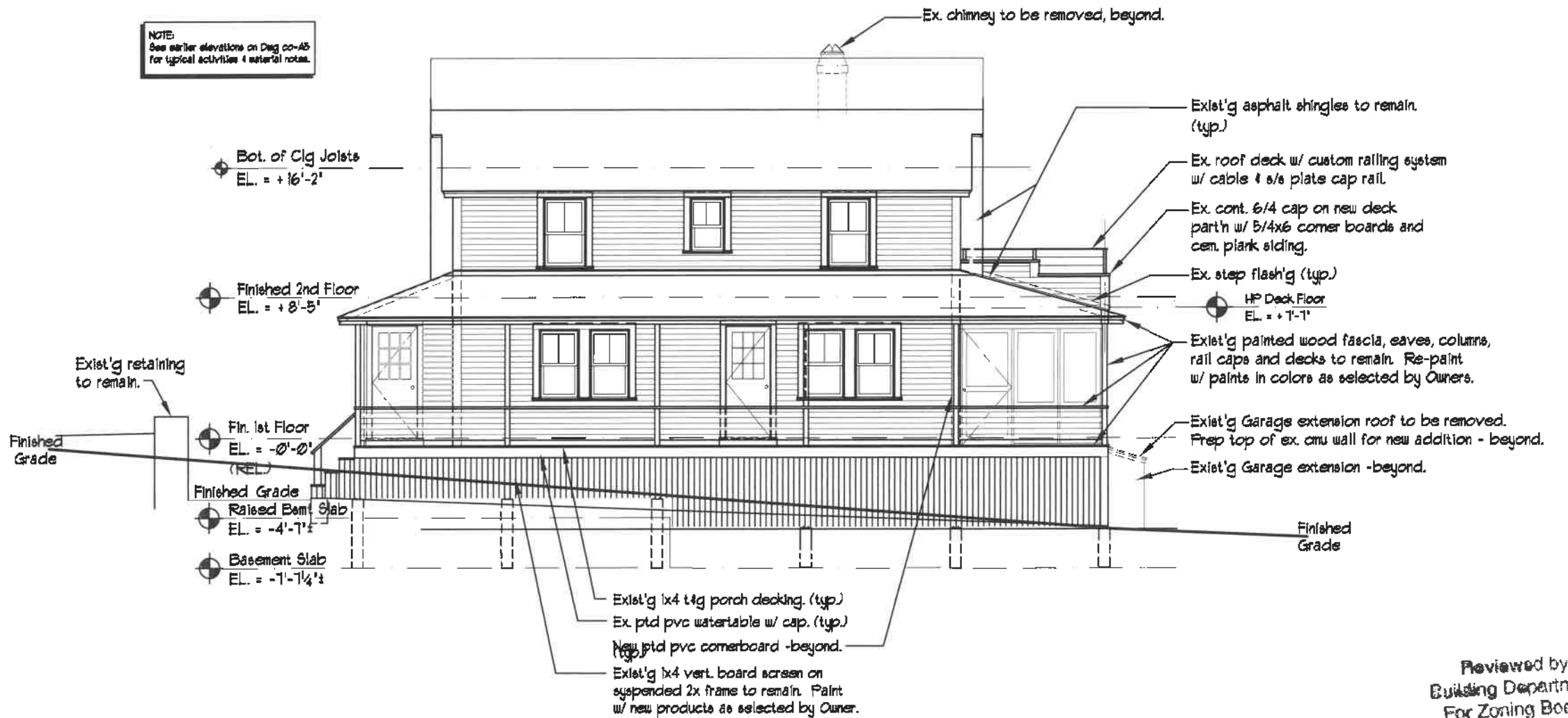
NO.	DESCRIPTION	DATE	BY

REVISIONS

NOT FOR CONSTRUCTION

ISSUED FOR ZBA APPROVAL ONLY

PROGRESS DATE: 06-14-25



Reviewed by
Building Department
For Zoning Board
Of Appeals

4 RIGHT SIDE (East Side) ELEVATION
1/8"=1'-0"

REVISIONS			
NO.	DESCRIPTION	DATE	BY

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PROJECT DESCRIPTION:
A RENOVATION & ADDITION to:

The ROUSSEAU RESIDENCE
46 CLOUTMANS LANE
MARBLEHEAD, MA 01945
(LOT #16 - DEED BOOK 35274 / PAGE 455)

DRAWING TITLE:

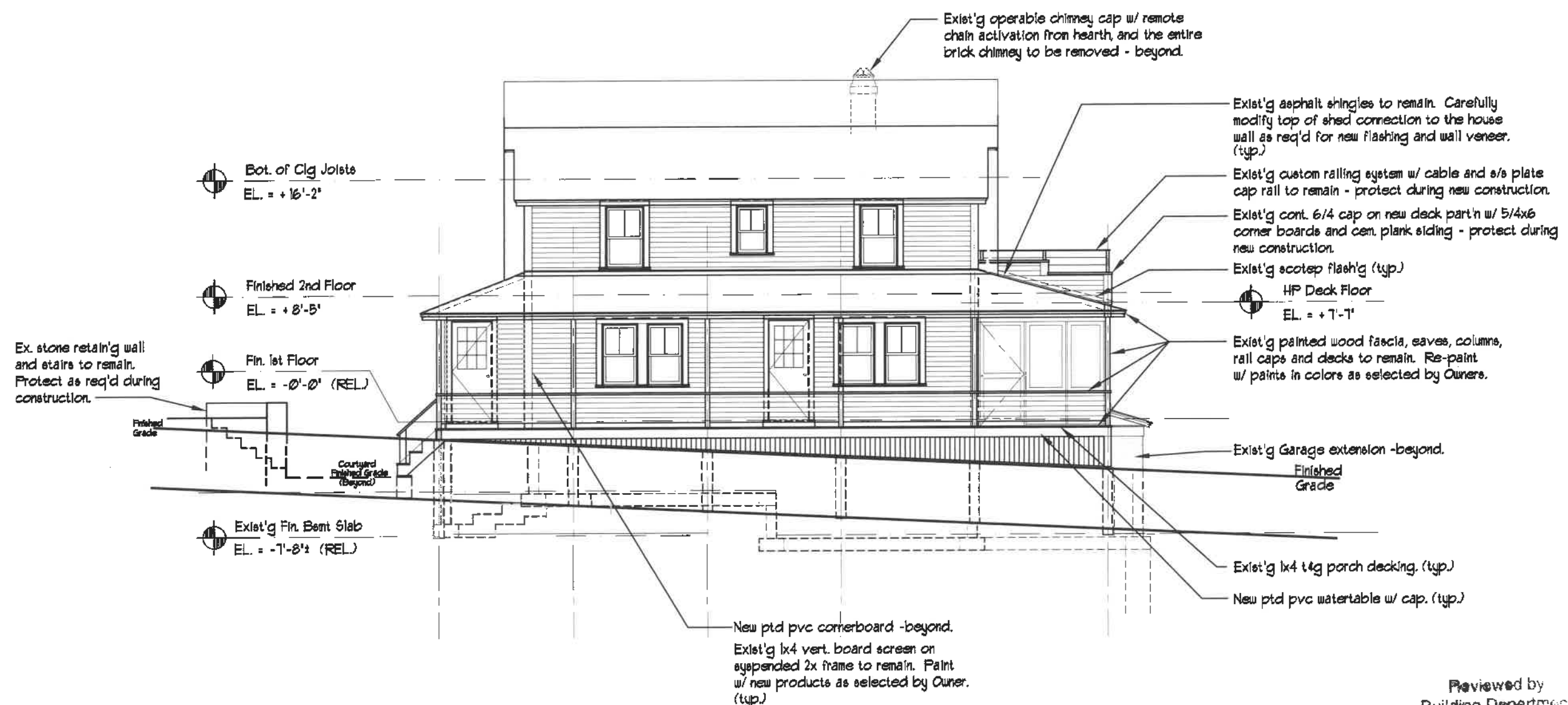
**EXISTING CONDITION
RIGHT SIDE ELEVATION
W/ DEMOLITION NOTES**

SCALE:	1/8" = 1'-0"
PARTNER -	
IN - CHARGE:	PGF
PROJECT ARCHITECT:	PGF
DRAWN BY:	EF
CHECKED BY:	-
PROJECT NO:	22-001
ISSUE DATE:	12-16-25

EX

7

NOTE:
See earlier elevations on DWG CO-A5
for typical activities & material notes.



4 RIGHT SIDE (East Side) ELEVATION
1/8"=1'-0"

Reviewed by
Building Department
For Zoning Board
Of Appeals

REVISIONS			
No.	DESCRIPTION	DATE	BY

PAUL G. FERMANO + ASSOCIATES
residential designers · engineering coordinators · construction managers

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PROJECT DESCRIPTION:
A RENOVATION & ADDITION TO:

The ROUSSEAU RESIDENCE

46 CLOUTMANS LANE
MARBLEHEAD, MA 01945

(LOT #16 - DEED BOOK 35274 / PAGE 455)

DRAWING TITLE:

**PROPOSED
RIGHT SIDE ELEVATION**

SCALE:	1/8" = 1'-0"
PARTNER - IN - CHARGE:	PGF
PROJECT ARCHITECT:	PGF
DRAWN BY:	EF
CHECKED BY:	-
PROJECT NO:	22-001
ISSUE DATE:	12-16-25

A

7