

39 MIDDLE STREET

Hingham, MA 02043

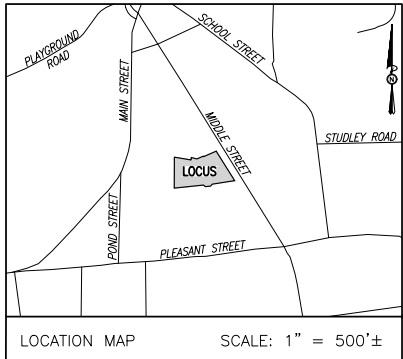


SPECIAL PERMIT APPLICATION SET

8/3/2026

Blue Hour
DESIGN

Blue Hour Design, LLC
450 Harrison Avenue, Suite 412B Boston, MA 02118
www.BlueHourDesign.com



RECORD OWNER:
ASSESSORS MAP 90 LOT 137
39 MIDDLE STREET
HINGHAM, MA 02043

KEVIN GILL, JR. & HEATHER GILL
39 MIDDLE STREET
HINGHAM, MA 02043
DEED BOOK 60904, PAGE 113
PLAN BOOK 22, PAGE 983 (LOT 1 & LOT 3)

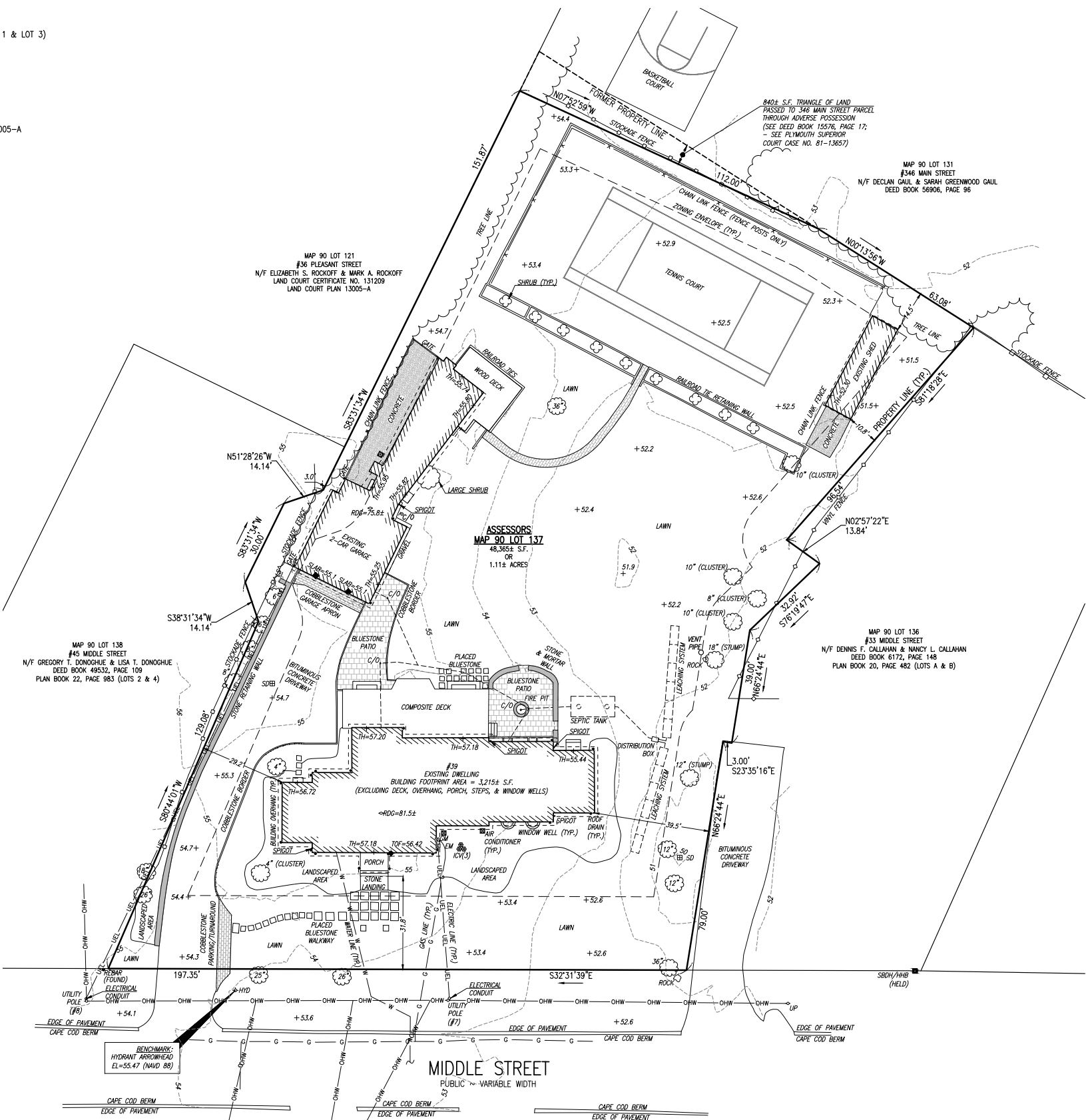
- PLAN REFERENCES:**
1. PLAN BOOK 1, PAGE 498
 2. PLAN BOOK 6, PAGE 280
 3. PLAN BOOK 14, PAGE 509
 4. PLAN BOOK 20, PAGE 482
 5. PLAN BOOK 22, PAGE 983
 6. PLAN BOOK 23, PAGE 282
 7. LAND COURT PLAN NO. 13005-A

FLOOD NOTE:
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, AS SHOWN ON COMMUNITY MAP No. 25023C0082K, WHICH BEARS AN EFFECTIVE DATE OF JULY 3, 2024, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

- NOTES:**
1. PROPERTY LINE, STREET LINE AND OWNER INFORMATION WAS COMPILED FROM RECORDS ON FILE AT THE PLYMOUTH COUNTY REGISTRY OF DEEDS AND THE TOWN OF HINGHAM ASSESSORS DEPARTMENT.
 2. SEE JUDGEMENT RELEVANT TO ADVERSE POSSESSION CLAIM BY PLYMOUTH SUPERIOR COURT IN CASE NO. 81-13657 AND DEED BOOK 15576 PAGE 17 ON FILE AT THE PLYMOUTH REGISTRY OF DEEDS.
 3. TOPOGRAPHIC AND DETAIL INFORMATION SHOWN HEREON IS BASED UPON AN ON THE GROUND SURVEY PERFORMED BY HOMESTEAD CONSULTING ENGINEERS DURING JUNE OF 2026.
 4. ALL ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 AND HAVE BEEN ESTABLISHED USING A CARLSON BRX7 AND CORRECTION REFERENCED TO THE McORS GPS NETWORK ON JUNE 16, 2026.
 5. SUBJECT SITE IS WITHIN THE RESIDENCE A ZONING DISTRICT, THE ACCORD POND WATERSHED AND HINGHAM AQUIFER PROTECTION DISTRICT, THE HINGHAM CENTER (PHASE I) LOCAL HISTORIC DISTRICT (LHD), AND THE HINGHAM CENTER (PHASE I) LHD BUFFER AS SHOWN ON THE TOWN OF HINGHAM ZONING MAP.
 6. EXISTING UTILITIES, WHERE SHOWN, HAVE BEEN COMPILED BASED ON OBSERVED ABOVE-GROUND EVIDENCE AND AVAILABLE RECORD PLANS AND ARE TO BE CONSIDERED APPROXIMATE. HOMESTEAD CONSULTING ENGINEERS DOES NOT GUARANTEE THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN OR THAT ALL EXISTING UTILITIES AND/OR SUBSURFACE STRUCTURES ARE SHOWN.
 7. SUBJECT SITE IS SERVICED BY MUNICIPAL WATER. THE WATER UTILITY COMPONENTS SHOWN HEREON WERE COMPILED FROM THE WATER TIE CARD ON FILE WITH WEIR RIVER WATER AND THE SEPTIC AS-BUILT PLAN ON FILE WITH THE TOWN OF HINGHAM BOARD OF HEALTH, AND SHOULD BE CONSIDERED APPROXIMATE.
 8. SEPTIC COMPONENTS SHOWN HEREON ARE BASED ON THE RECORD AS-BUILT PLAN ON FILE WITH THE TOWN OF HINGHAM BOARD OF HEALTH, AND SHOULD BE CONSIDERED APPROXIMATE.
 9. SUBJECT SITE IS SERVICED BY THE HINGHAM MUNICIPAL LIGHTING PLANT. ELECTRIC UTILITIES SHOWN HEREON WERE TAKEN FROM RECORD MAPPING PROVIDED BY HINGHAM MUNICIPAL LIGHTING PLANT AND OBSERVABLE ABOVE-GROUND EVIDENCE, AND SHOULD BE CONSIDERED APPROXIMATE.
 10. PRIVATE UTILITIES WERE NOT INVESTIGATED FOR THE PURPOSES OF THIS PLAN.
 11. CONTRACTOR TO VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO BEGINNING WORK.

- ENVIRONMENTAL NOTES:**
1. SITE IS NOT LOCATED WITHIN AN A.C.E.C. (AREA OF CRITICAL ENVIRONMENTAL CONCERN).
 2. SITE IS NOT WITHIN AN AREA OF ESTIMATED HABITAT OF RARE WILDLIFE PER NHESP MAP AUGUST 1, 2021 "ESTIMATED HABITATS OF RARE WILDLIFE" FOR USE WITH THE MA WETLANDS PROTECTION ACT REGULATIONS (310 CMR 10)."
 3. SITE DOES NOT CONTAIN A CERTIFIED VERNAL POOL PER NHESP MAP AUGUST 1, 2021 "CERTIFIED VERNAL POOLS."
 4. SITE IS NOT WITHIN A PRIORITY HABITAT PER NHESP MAP AUGUST 1, 2021 "PRIORITY HABITATS OF RARE SPECIES" FOR SPECIES UNDER THE MASSACHUSETTS ENDANGERED SPECIES ACT, REGULATIONS (321 CMR10).
 5. SITE IS NOT LOCATED WITHIN A STATE APPROVED ZONE II GROUND WATER RECHARGE PROTECTION AREA.

ZONING DATA	
RESIDENCE DISTRICT "A"	
AREA	20,000 SF
FRONTAGE	125 FEET
BUILDING HEIGHT	35 FEET
MINIMUM YARDS:	
FRONT	25 FEET*
SIDE	15 FEET
REAR	15 FEET
* IN ALL RESIDENCE DISTRICTS, THE FRONT SETBACK MAY BE AS NEAR THE STREET AS THE AVERAGE OF THE BUILDINGS OR STRUCTURES IN THE ADJOINING LOTS.	



LEGEND

CLEAN-OUT	○ C/O
CONCRETE BOUND WITH NAIL	▣ CB/NAIL
ELECTRIC METER	▣ EM
GAS METER	▣ GM
HINGHAM HIGHWAY BOUND	▣ HHB
HYDRANT	~ HYD
IRRIGATION CONTROL VALVE	● ICV
REBAR	• REBAR
RIDGE ELEVATION	~ RDG=100.0±
SLAB ELEVATION	◆ SLAB=100.0
STONE BOUND WITH DRILL HOLE	▣ SBDH
STORM DRAIN	▣ SD
THRESHOLD ELEVATION	+TH=100.00
TOP OF FOUNDATION ELEVATION	◆ TOF=100.00
TREE - DECIDUOUS	○ UEL
ELECTRIC LINE	— UEL —
GAS LINE	— G —
OVERHEAD WIRE	— OHW —
PROPERTY LINE	— W —
WATER LINE	— W —
ZONING ENVELOPE	---

EXISTING CONDITIONS PLAN

39 MIDDLE STREET

HINGHAM, MASSACHUSETTS 02043

PROJECT NO: 900-113

SCALE: 1" = 20'

DATE: 07-29-26

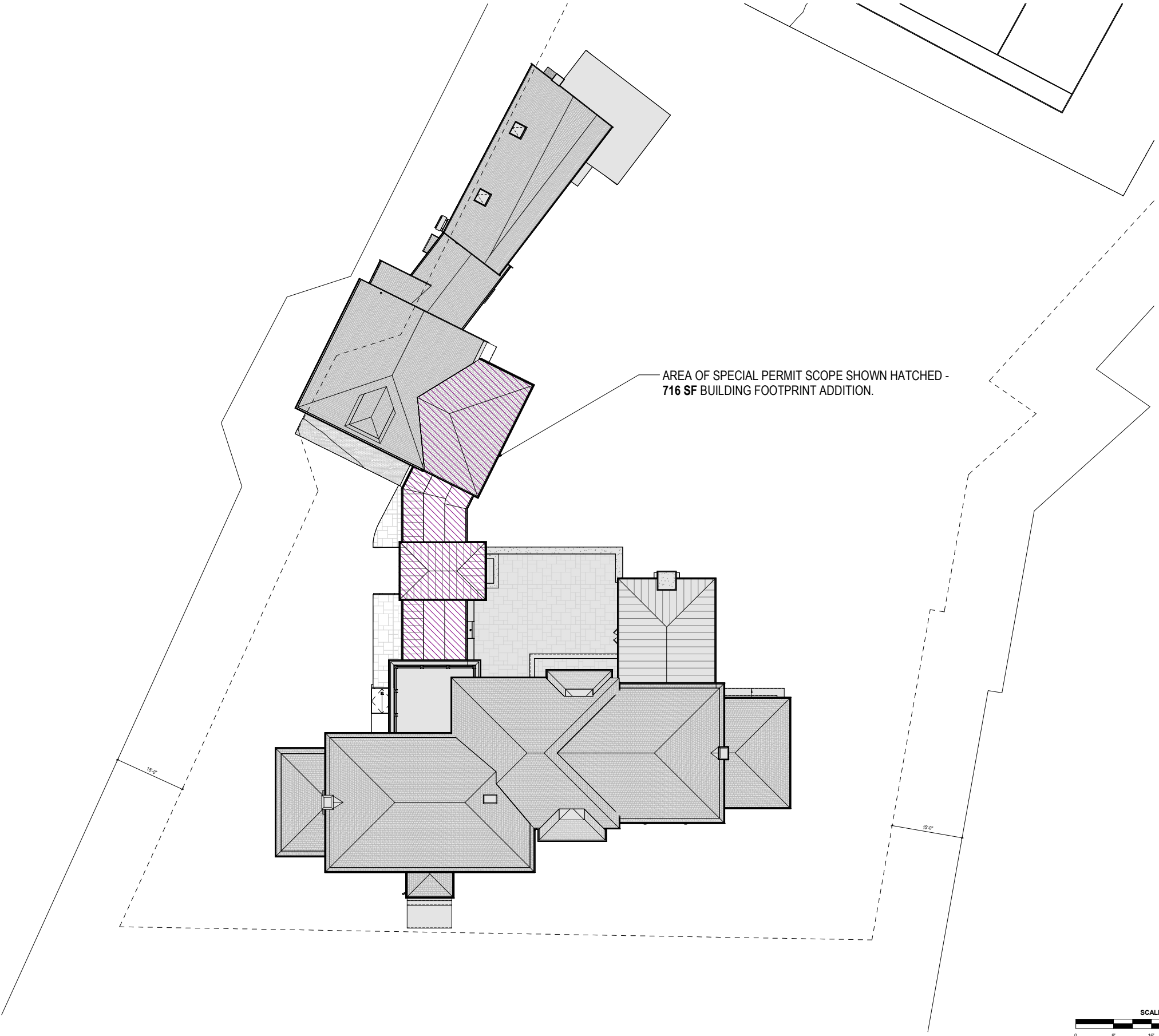
DRAWN BY: JDG

DESIGNED BY:

CHECKED BY: SNB

EXISTING CONDITIONS PLAN

SHEET 1 OF 1

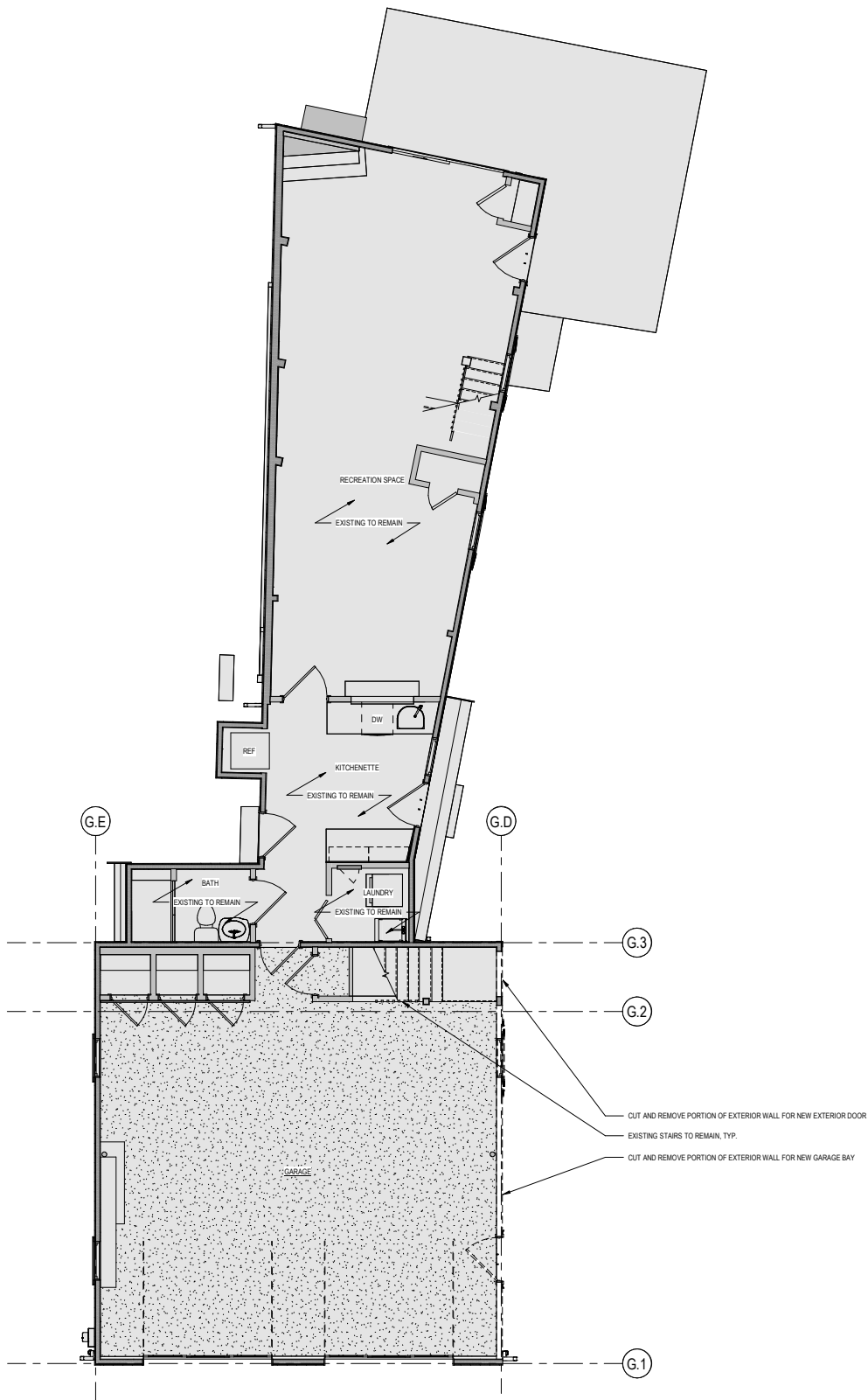


GENERAL DEMOLITION NOTES

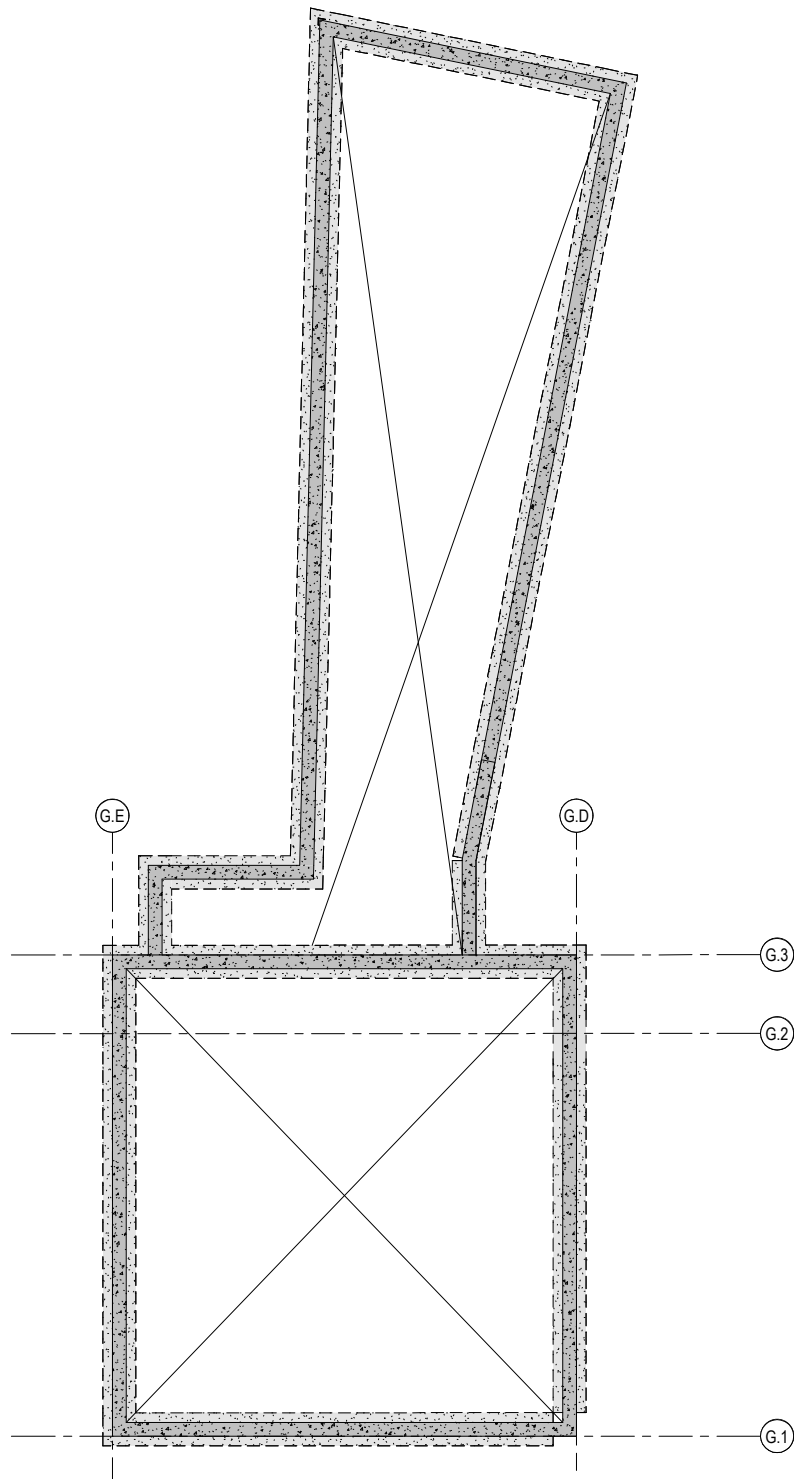
1. TAKE CARE TO PROTECT AREAS OUTSIDE THE SCOPE OF WORK FROM DAMAGE OR CONTAMINATION BY CONSTRUCTION DUST & DEBRIS
2. SALVAGE EXISTING DOORS / WINDOWS FOR DONATION
- 3.

DEMOLITION KEY

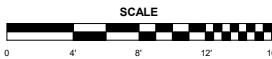
- EXISTING WALLS TO REMAIN
- EXISTING TO REMAIN
- EXISTING WALLS TO BE REMOVED



1 GARAGE FIRST FLOOR DEMOLITION PLAN
SCALE: 1/4" = 1'-0"



2 GARAGE FOUNDATION DEMOLITION PLAN
SCALE: 1/4" = 1'-0"



39 MIDDLE STREET

200801.00

Hingham, MA 02043

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Boston, MA 02118
www.BlueHourDesign.com

ISSUANCE:
SPECIAL PERMIT APPLICATION SET

REVISION:

DATE: 8/3/2025

SCALE: 1/4" = 1'-0"

DRAWN: AD

CHECKED: JD.KS

SHEET INFO:
GARAGE DEMOLITION PLANS

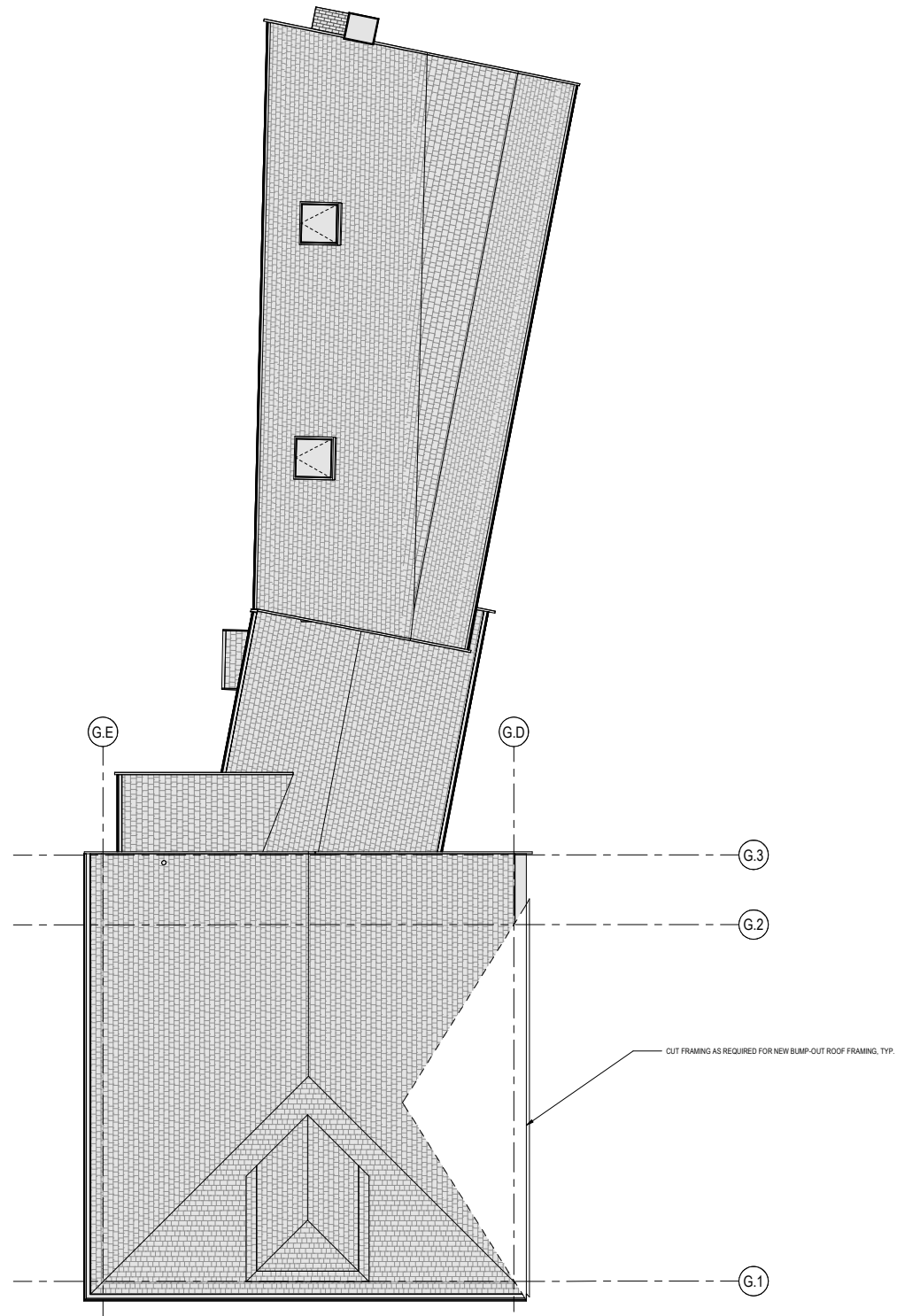
DZ101

GENERAL DEMOLITION NOTES

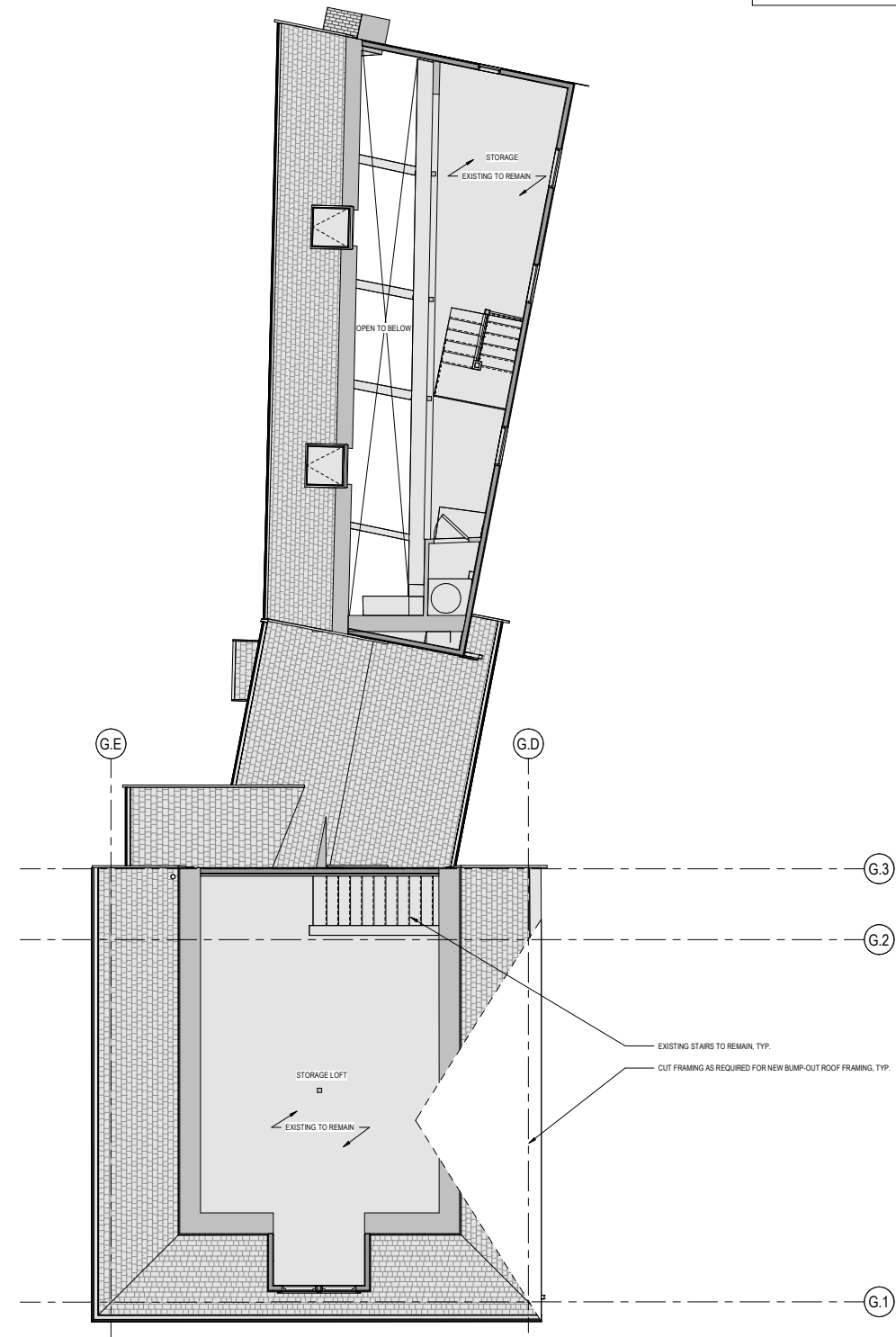
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2. SALVAGE EXISTING DOORS / WINDOWS FOR DONATION.
- 3.

DEMOLITION KEY

[Solid Grey]	EXISTING WALLS TO REMAIN
[Light Grey]	EXISTING TO REMAIN
[Dashed Line]	EXISTING WALLS TO BE REMOVED



2 GARAGE ROOF DEMOLITION PLAN
SCALE: 1/4" = 1'-0"



1 GARAGE SECOND FLOOR DEMOLITION PLAN
SCALE: 1/4" = 1'-0"



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20001.00
Hingham, MA 02043

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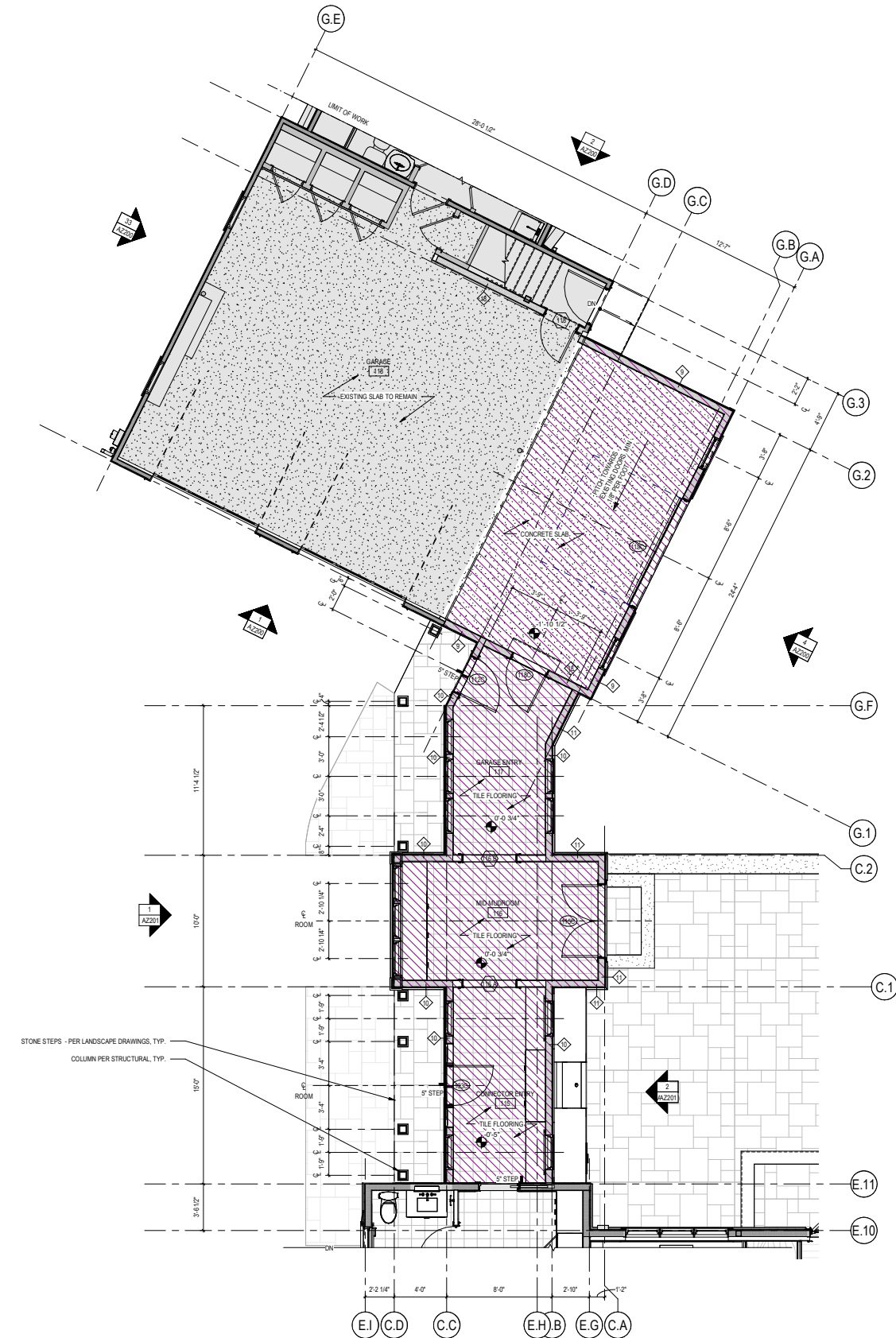
REVISION:

DATE: 8/3/2025
SCALE: 1/4" = 1'-0"
DRAWN: AD
CHECKED: J.D.KS
SHEET INFO:
GARAGE DEMOLITION PLANS

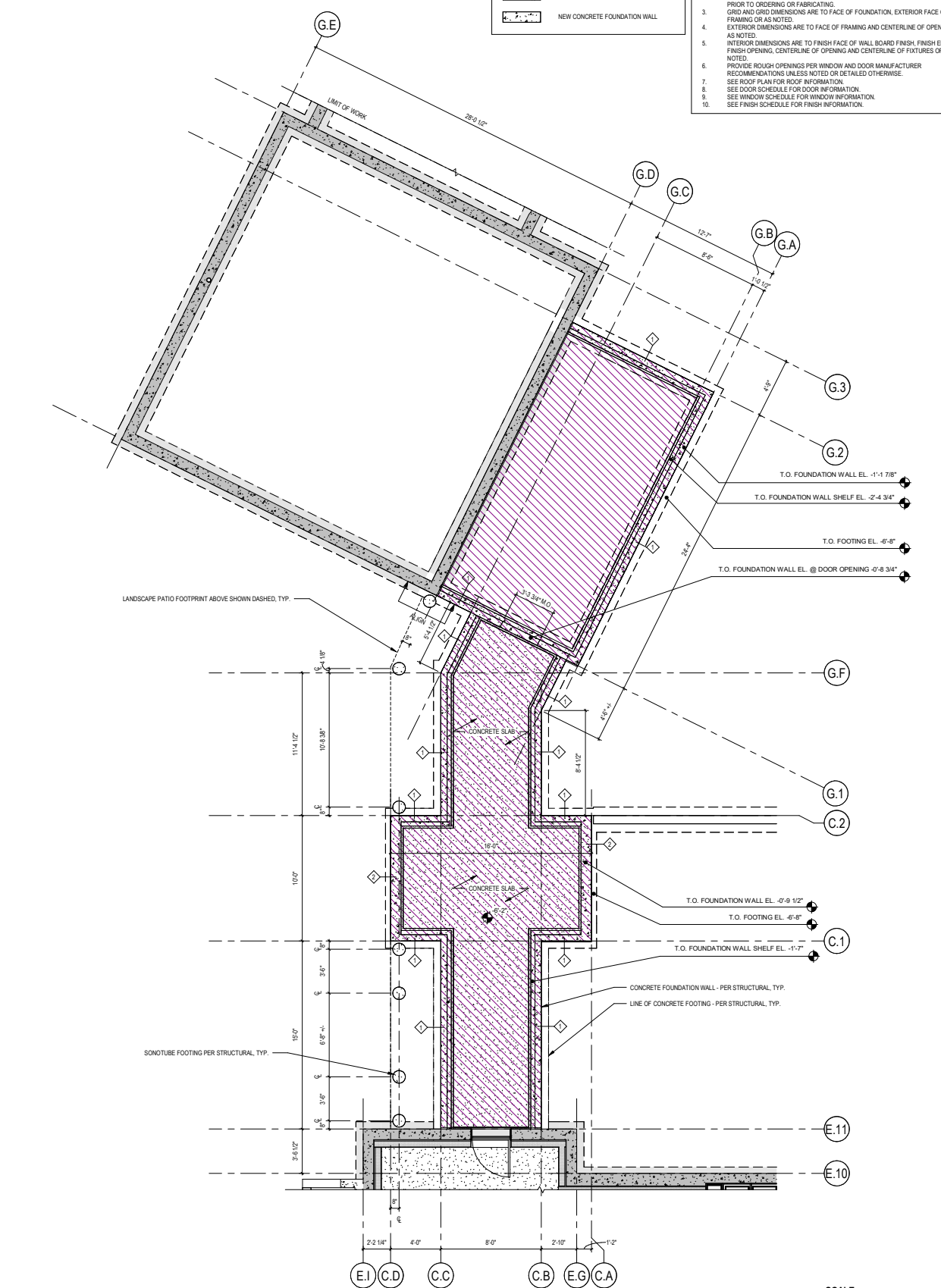
DZ100

WALL KEY	
	EXISTING TO REMAIN
	NEW INTERIOR PARTITION
	NEW INSULATED INTERIOR FURRING WALL
	NEW EXTERIOR WALL
	NEW CONCRETE FOUNDATION WALL

- GENERAL FLOOR PLAN NOTES**
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW EXISTING AND PROPOSED DIMENSIONS AND ALIGNMENTS AND CONFIRM LOCATIONS AND ALIGNMENTS SHOWN CAN BE ACHIEVED. DISCREPANCIES BETWEEN PROPOSED ALIGNMENTS AND LOCATIONS AND EXISTING CONDITIONS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO INSTALLATION OF THE WORK.
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 - EXTERIOR DIMENSIONS ARE TO FACE OF FRAMING AND CENTERLINE OF OPENINGS OR AS NOTED.
 - INTERIOR DIMENSIONS ARE TO FINISH FACE OF WALL, BOARD FINISH, FINISH EDGE, FINISH OPENING, CENTERLINE OF OPENING AND CENTERLINE OF FIXTURES OR AS NOTED.
 - PROVIDE ROUGH OPENINGS PER WINDOW AND DOOR MANUFACTURER RECOMMENDATIONS UNLESS NOTED OR DETAILED OTHERWISE.
 - SEE ROOF PLAN FOR ROOF INFORMATION.
 - SEE DOOR SCHEDULE FOR DOOR INFORMATION.
 - SEE WINDOW SCHEDULE FOR WINDOW INFORMATION.
 - SEE FINISH SCHEDULE FOR FINISH INFORMATION.



1 CONNECTOR FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 CONNECTOR FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

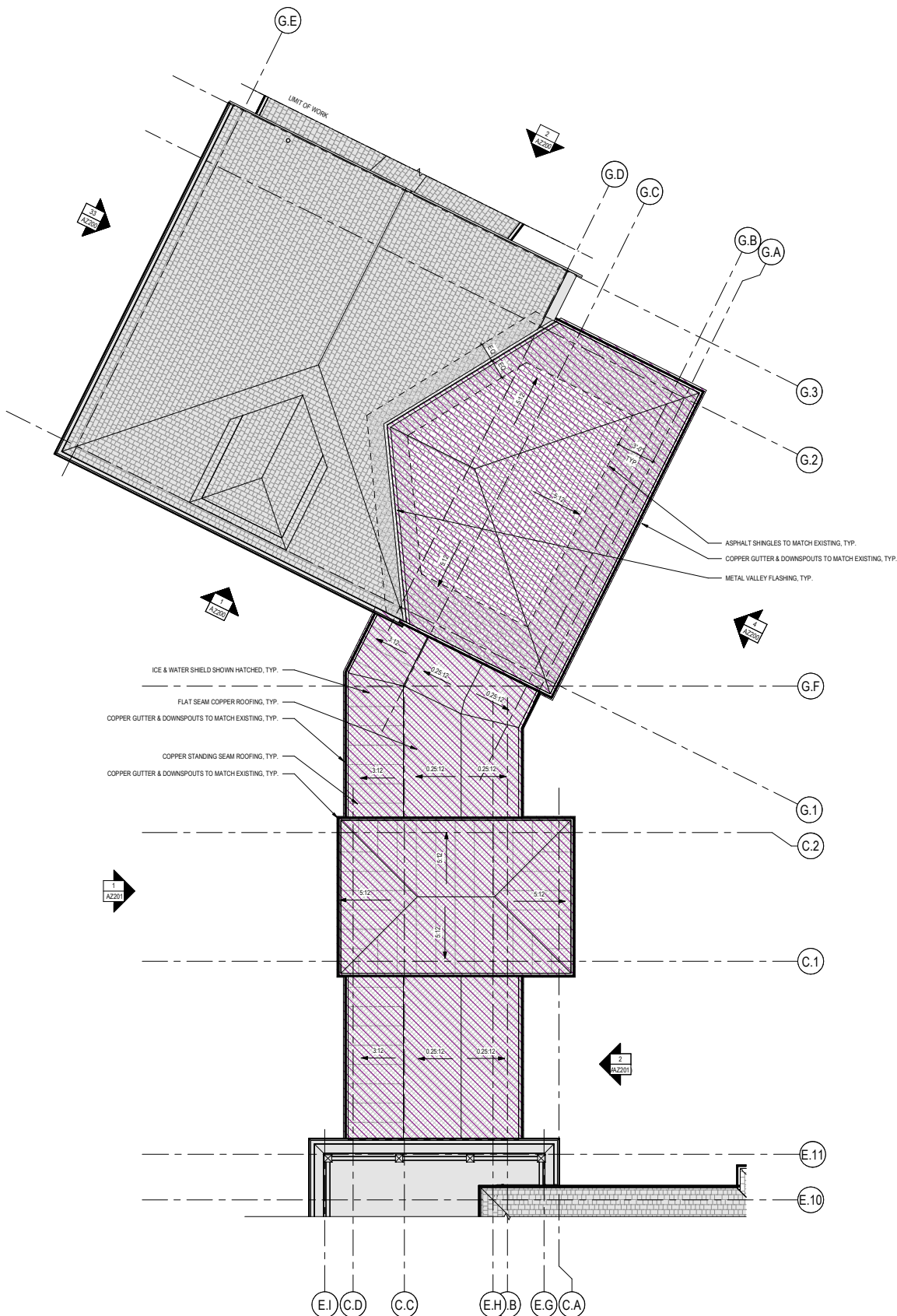


WALL KEY

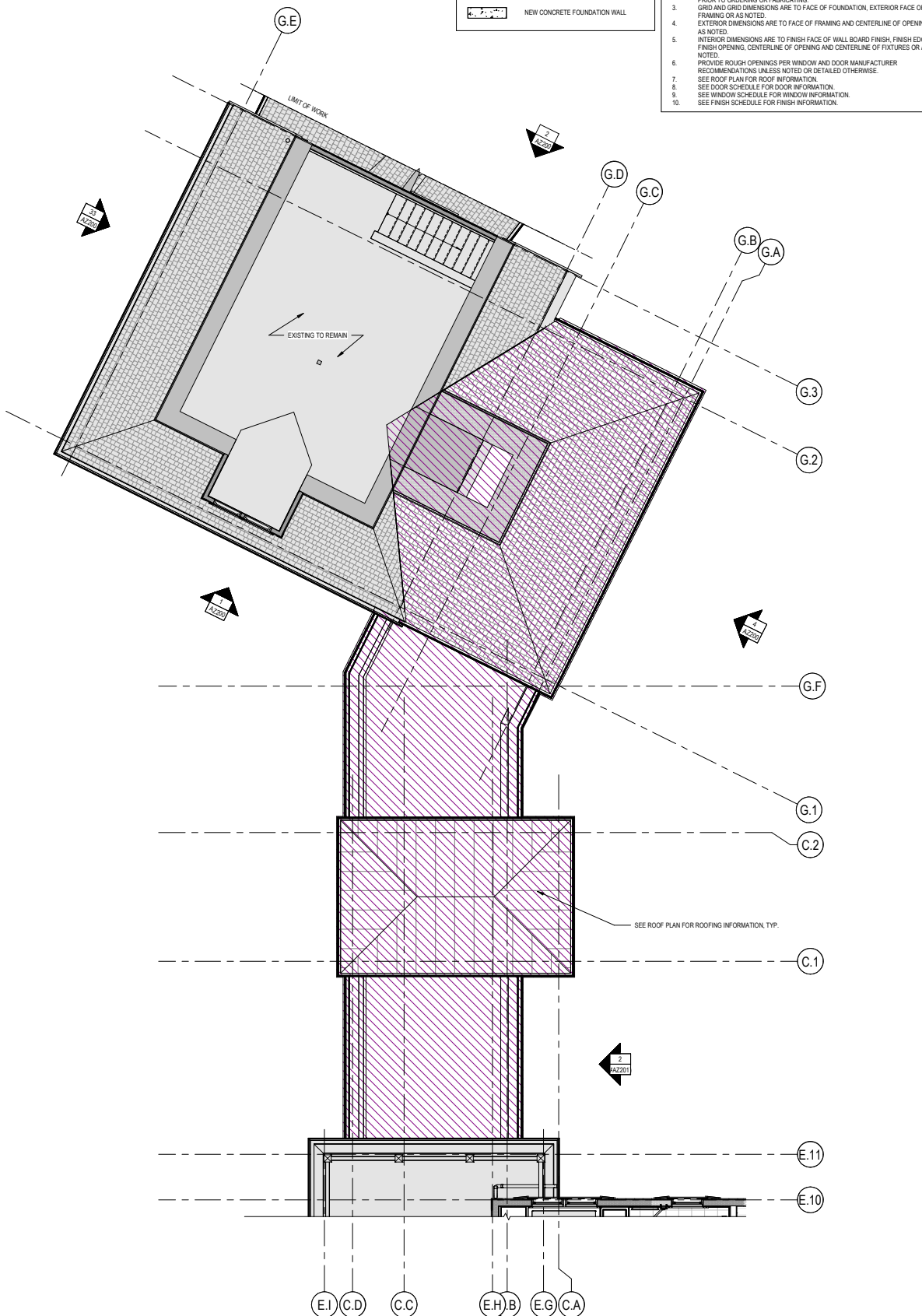
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2 GARAGE ROOF PLAN
SCALE: 1/4" = 1'-0"



1 GARAGE SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



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200801.00
Hingham, MA 02043

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ISSUANCE:
SPECIAL PERMIT APPLICATION SET
REVISION:

DATE: 8/3/2025
SCALE: 1/4" = 1'-0"
DRAWN: AD
CHECKED: J.D.KS
SHEET INFO: BASEMENT PLAN

AZ102

WALL KEY	
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	NEW INTERIOR PARTITION
	NEW INSULATED INTERIOR FURRING WALL
	NEW EXTERIOR WALL
	NEW CONCRETE FOUNDATION WALL

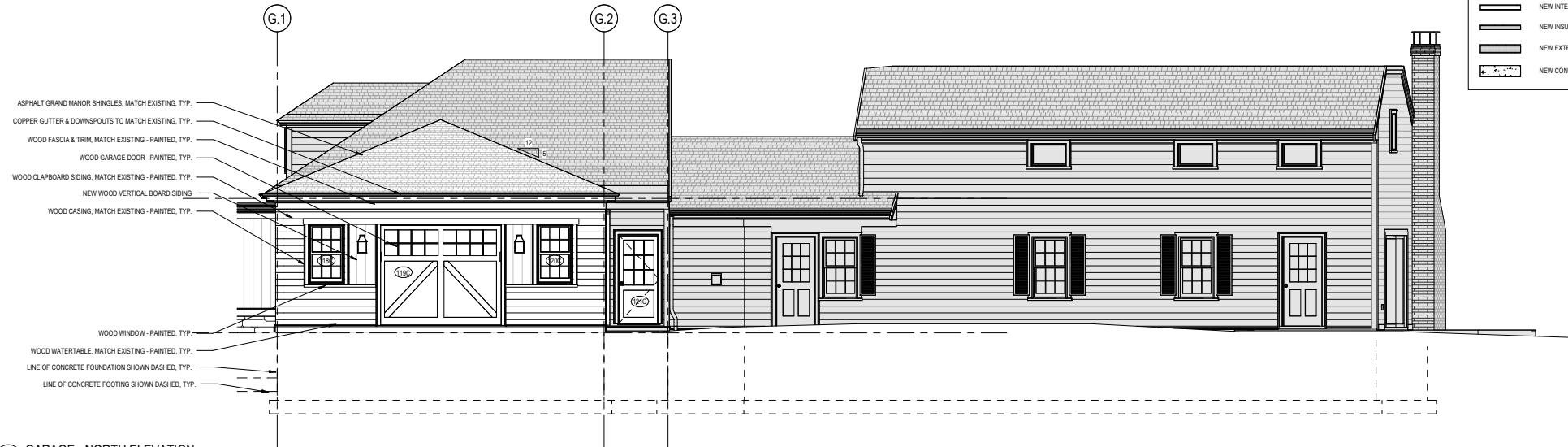
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WALL KEY	
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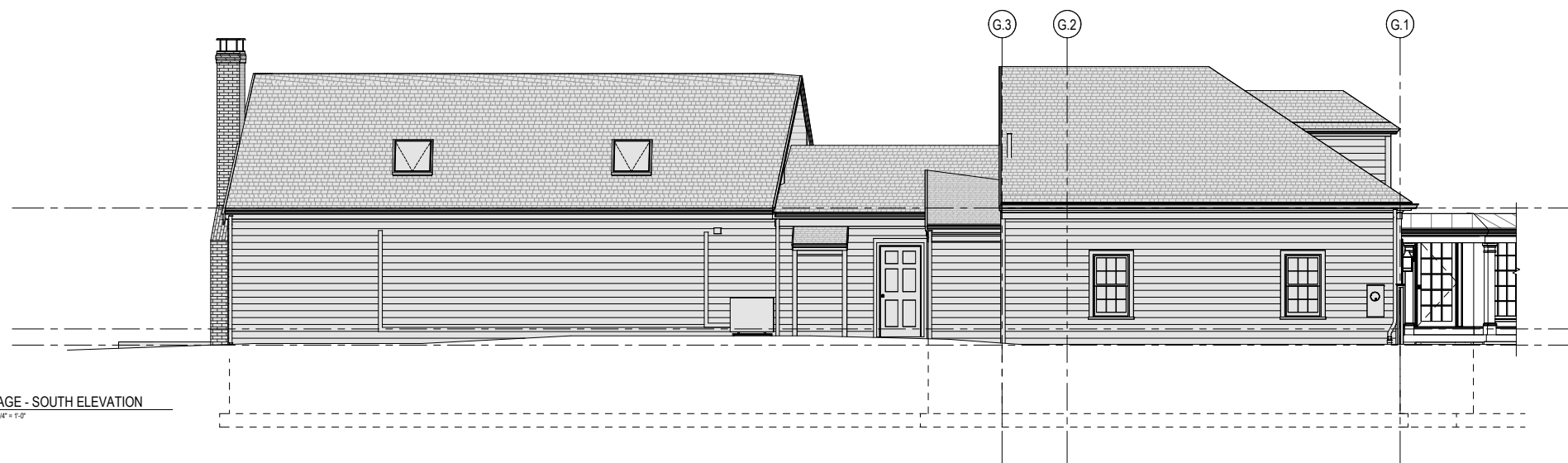




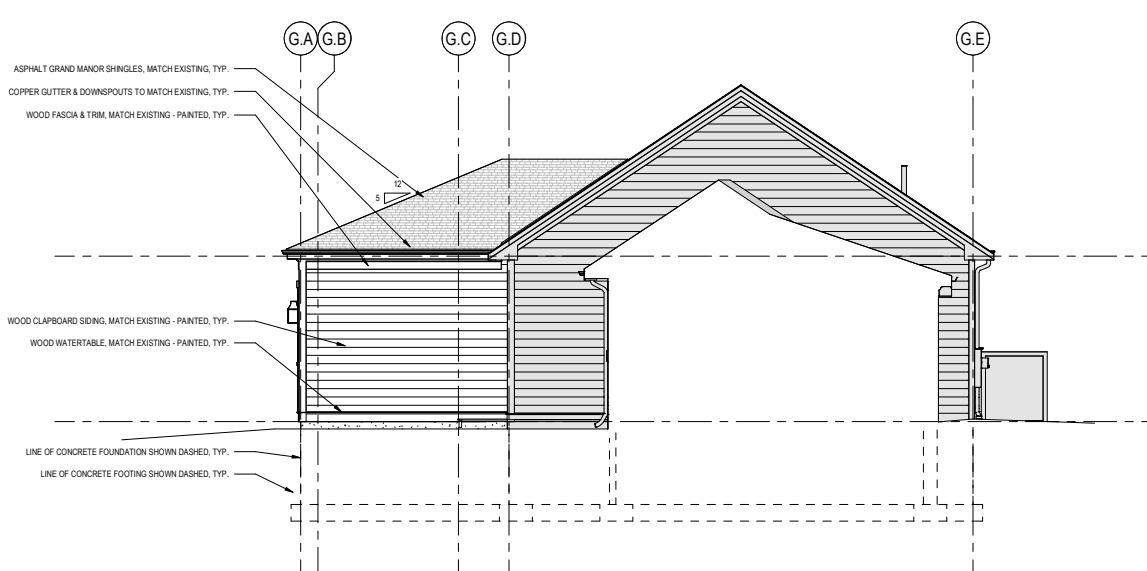
WALL KEY	
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 - SEE BUILDING SECTIONS FOR HEADER HEIGHT DIMENSIONS.
 - SEE SHEET 0101 FOR WINDOW TYPE ELEVATIONS.
 - SEE SHEET XXXX FOR WINDOW FLASHING AND INSTALLATION DETAIL.

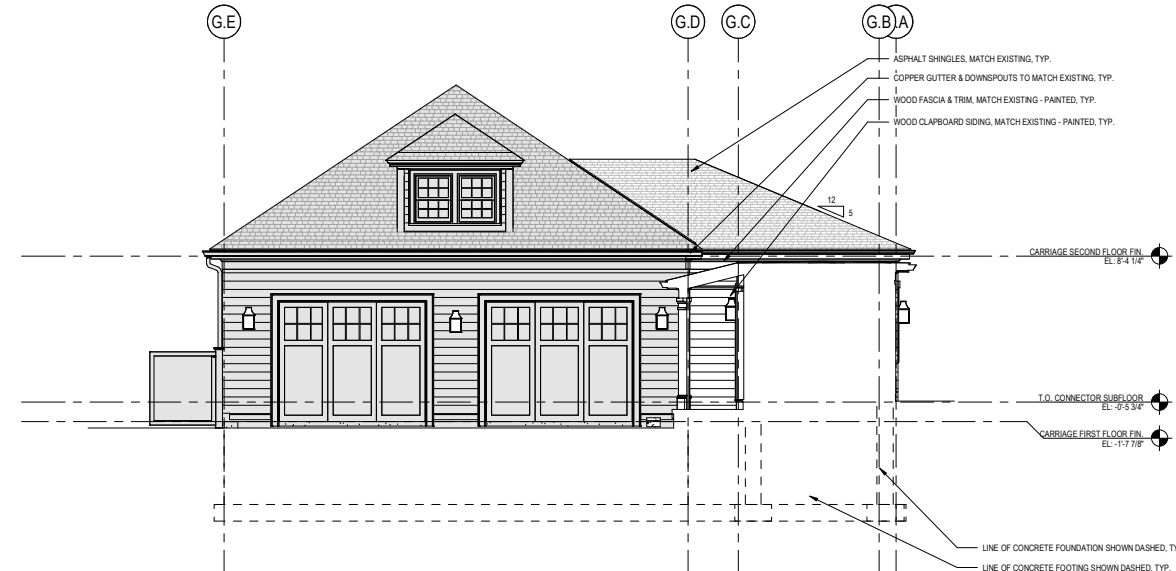
4 GARAGE - NORTH ELEVATION
SCALE: 1/4" = 1'-0"



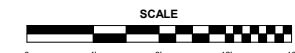
33 GARAGE - SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 GARAGE - WEST ELEVATION
SCALE: 1/4" = 1'-0"



1 GARAGE - EAST ELEVATION
SCALE: 1/4" = 1'-0"



39 MIDDLE STREET

202001.00

Hingham, MA 02043

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ISSUANCE:
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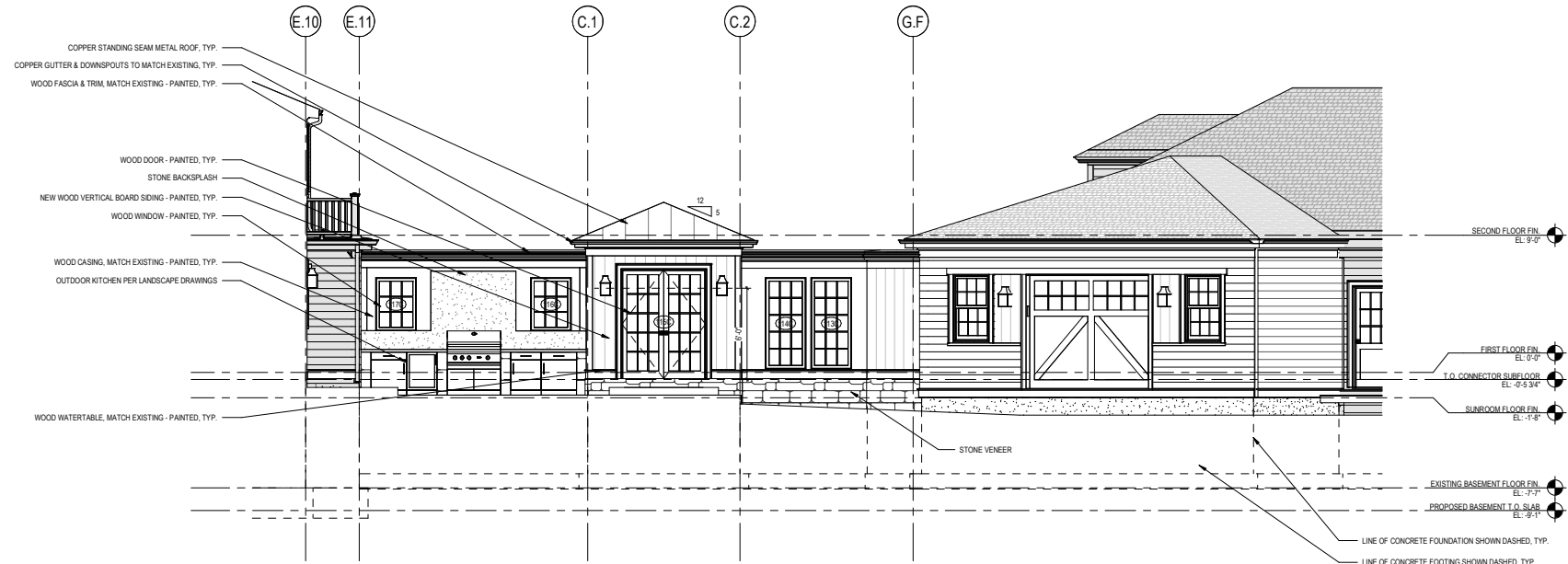
REVISION:

DATE: 8/3/2025
SCALE: 1/4" = 1'-0"
DRAWN: AD
CHECKED: J.D.KS
SHEET INFO:
EXTERIOR ELEVATIONS - GARAGE

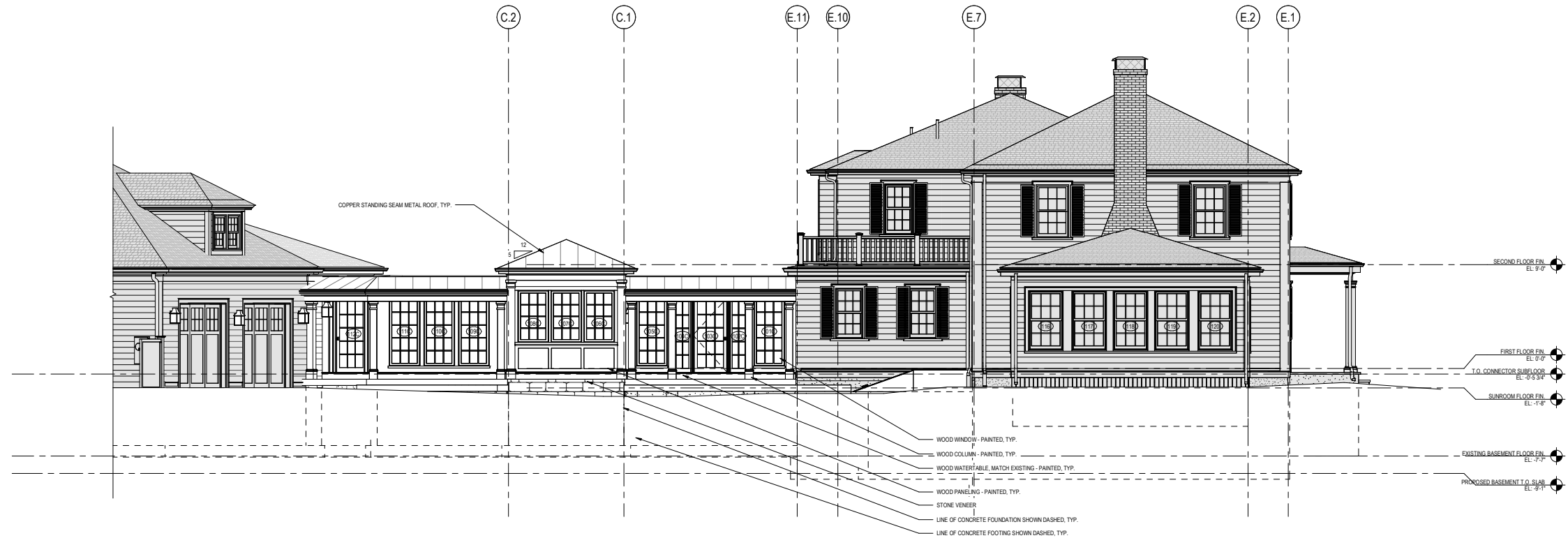
AZ200

WALL KEY	
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 - SEE SHEET 0101 FOR WINDOW TYPE ELEVATIONS.
 - SEE SHEET 0000 FOR WINDOW FLASHING AND INSTALLATION DETAIL.



2 NORTH ELEVATION - CONNECTOR
SCALE: 1/4" = 1'-0"



1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



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SHEET INFO:
EXTERIOR ELEVATIONS

AZ201