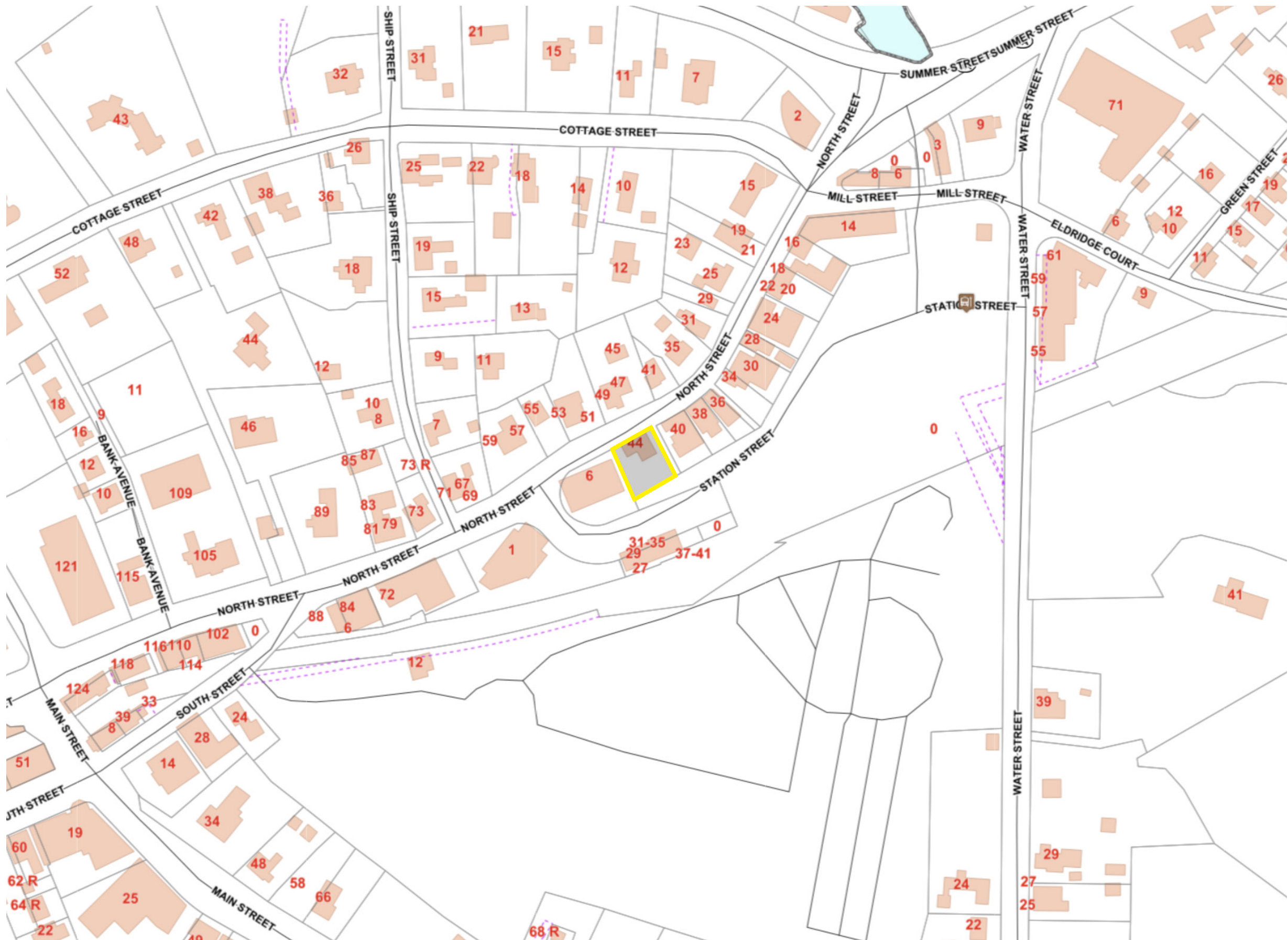






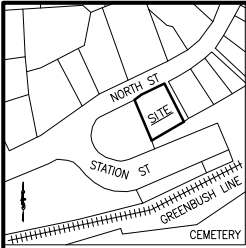
44 NORTH ST, HINGHAM, MA
09/15/2026

SITE LOCATION

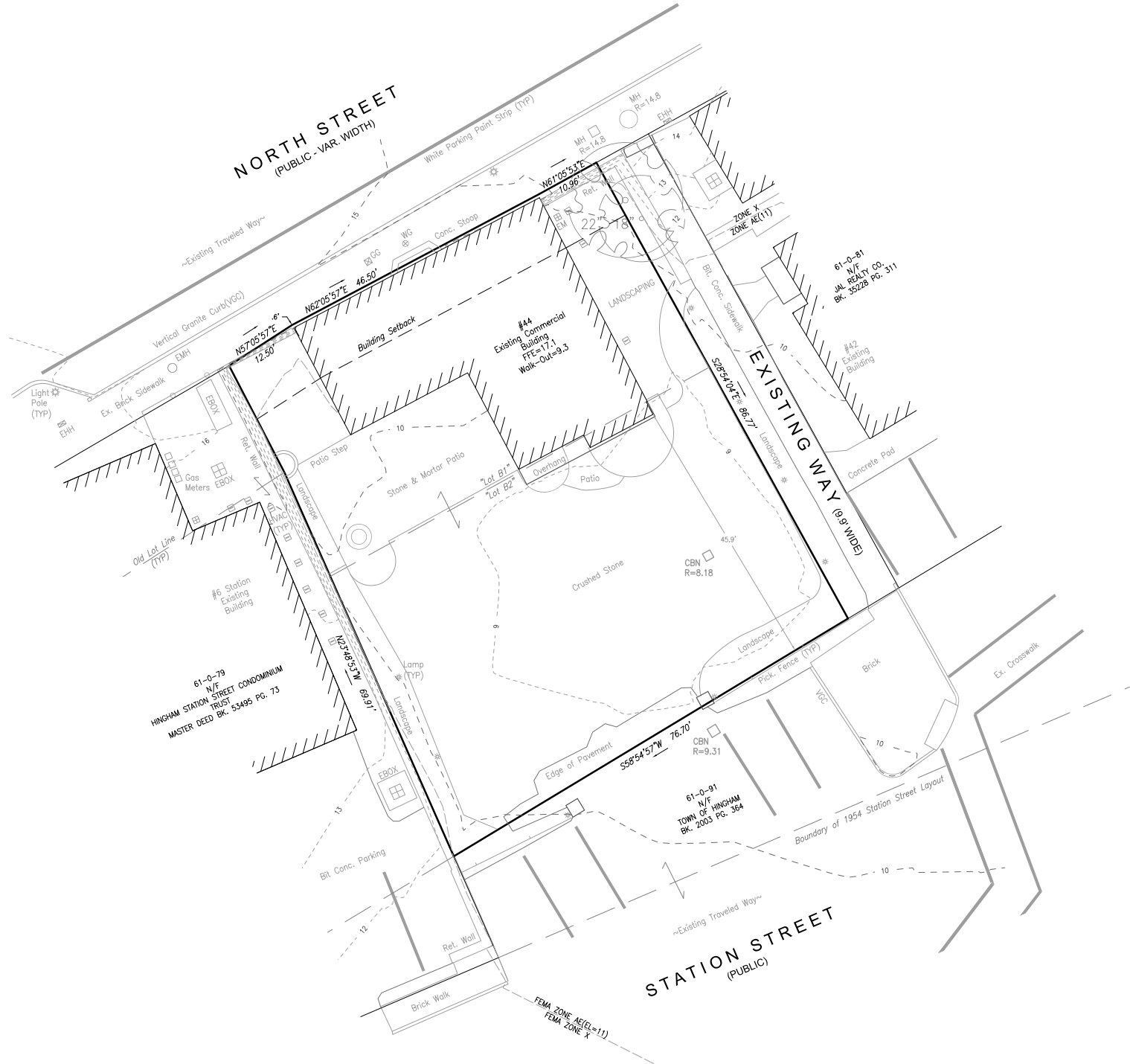


44 NORTH ST, HINGHAM, MA
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LOCUST MAP



VICINITY MAP
NO SCALE



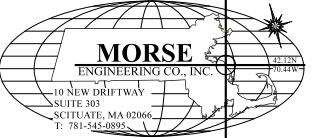
ZONING TABLE

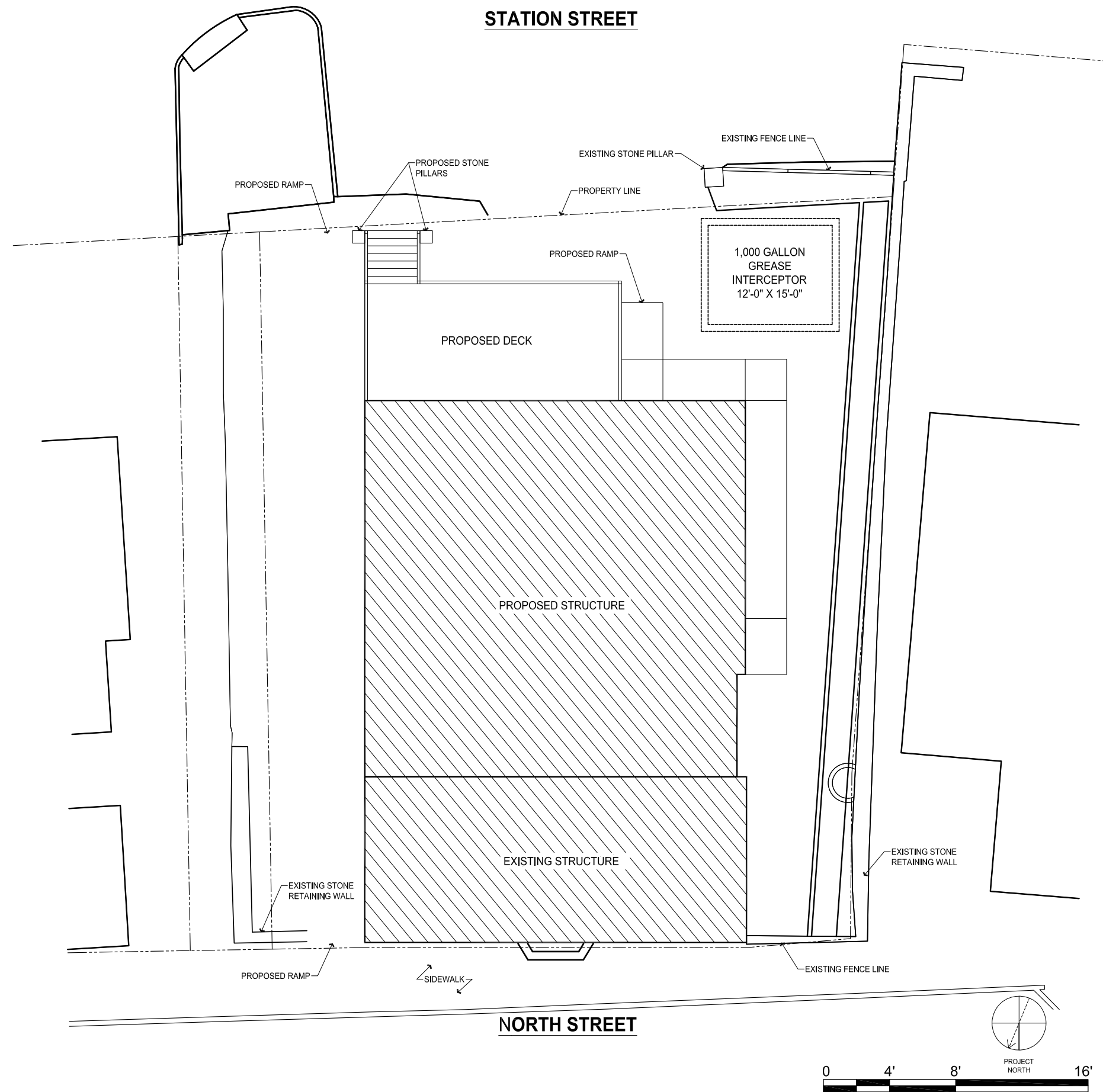
BUSINESS A / DOWNTOWN OVERLAY DISTRICT CRITERIA	REQUIRED	EXISTING
MIN. LOT AREA:	—	6,441 S.F.
FRONTAGE	20'	69.96'
FRONT YARD SETBACK	10'	0.6'
SIDE YARD SETBACK (L)	—	12.7'
SIDE YARD SETBACK (R)	—	11.1'
REAR YARD SETBACK	—	45.9"

GENERAL NOTES

- DEED REFERENCE: PLYMOUTH COUNTY REGISTRY OF DEEDS: BK 45954 PG 292
- PLAN REFERENCES: PLAN BK 7 PG 422
PLAN BK 59 PG 737
- RECORD OWNER(S): 44 NORTH STREET, LLC
- LOCUS IS LOCATED IN FEMA FLOOD ZONE X & ZONE AE(EL 11) AS SHOWN ON F.I.R.M. MAP 25023C 0082K DATED JULY 3, 2024.
- THERE ARE NO KNOWN WETLAND RESOURCE AREAS ON THE SUBJECT PROPERTY.
- THE SUBJECT PROPERTY IS NOT LOCATED IN THE ACCORD POND WATERSHED AND HINGHAM AQUIFER PROTECTION DISTRICT.
- ELEVATIONS SHOWN ARE BASED ON NAVD83.
- THE CONTRACTOR SHALL NOTIFY DIGSAFE PRIOR TO ANY EXCAVATION AT THE SUBJECT PROPERTY. IT IS SPECIFICALLY CAUTIONED THAT THE SUBSURFACE UTILITIES SHOWN ARE APPROXIMATE ONLY AND HAVE BEEN COMPILED FROM AVAILABLE RECORDS AND OBSERVABLE SITE FEATURES. UTILITIES OTHER THAN THOSE SHOWN MAY BE PRESENT AT THIS LOCATION.

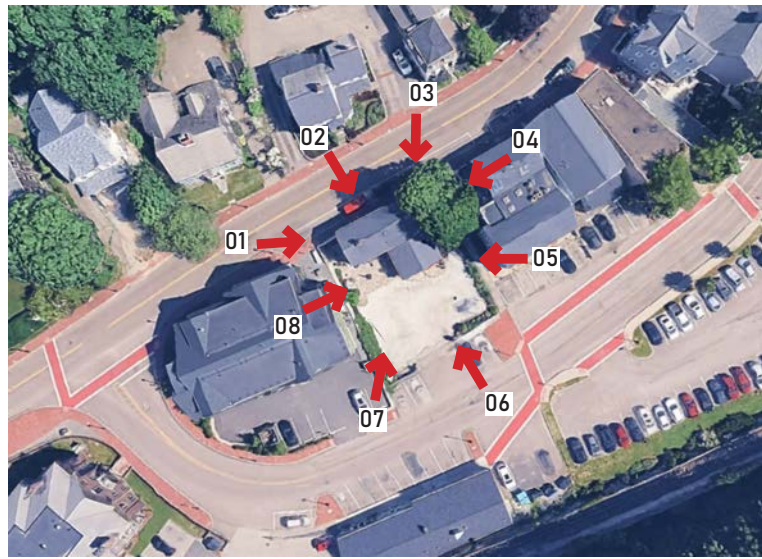


DRAFT ONLY; NOT FOR CONSTRUCTION; PRELIMINARY ONLY		PREPARED BY:  10 NEW DRIFTWAY SUITE 303 SCITUATE, MA 02066 T: 781-545-8895	
PROJECT:	44 NORTH STREET (ASSESSOR'S PARCEL: 61-0-80) HINGHAM, MASSACHUSETTS		DRAFT: PES
APPLICANT:	BRIAN ROBERTS		CHECK: GJM
PLAN TITLE:	EXISTING CONDITIONS PLAN		JOB NO: 25-299
			DATE: 11/24/25
			REV:
			SHEET:
			1



44 NORTH ST, HINGHAM, MA
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PROPOSED SITE PLAN



01



02



03



04



05



06

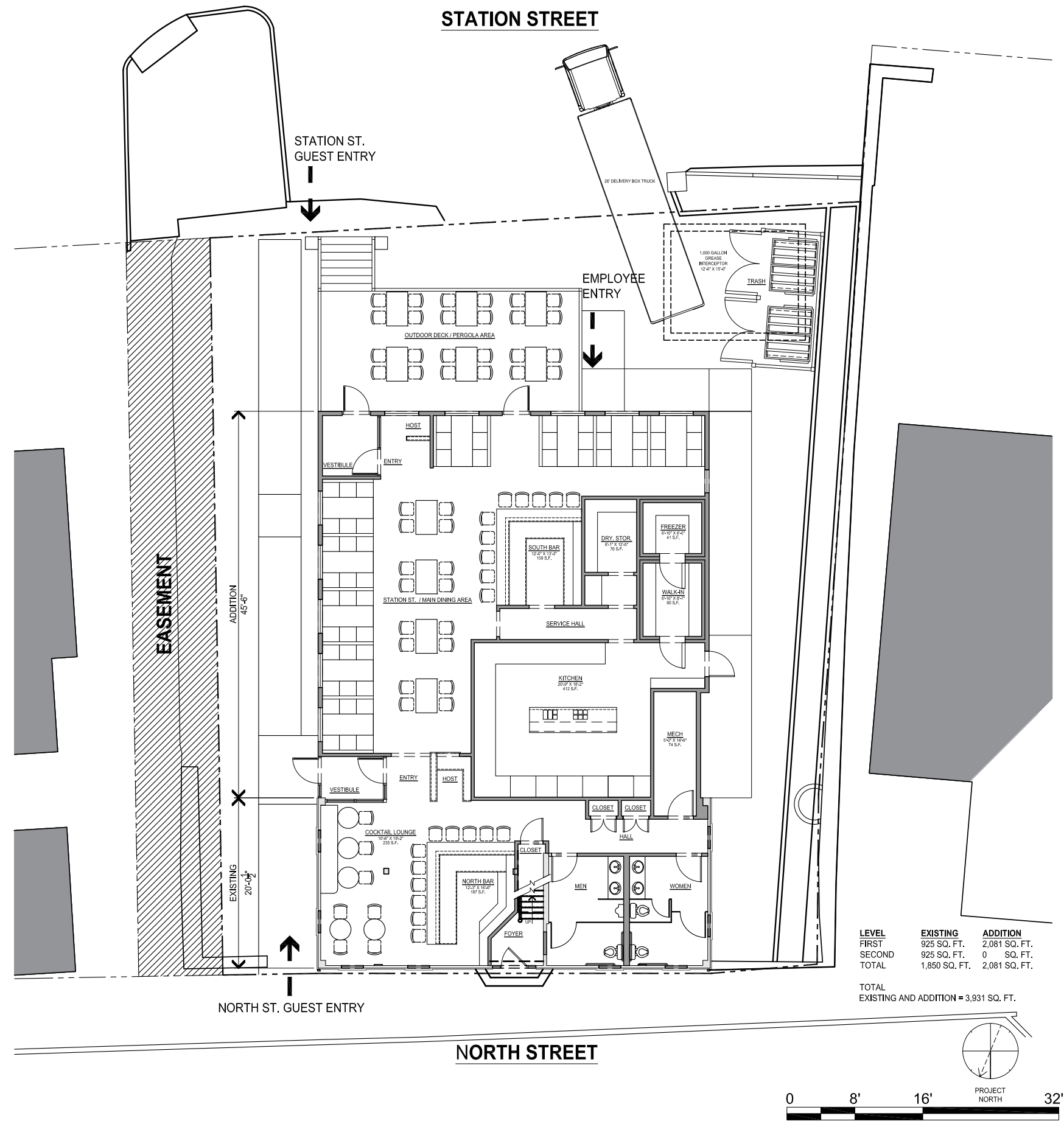


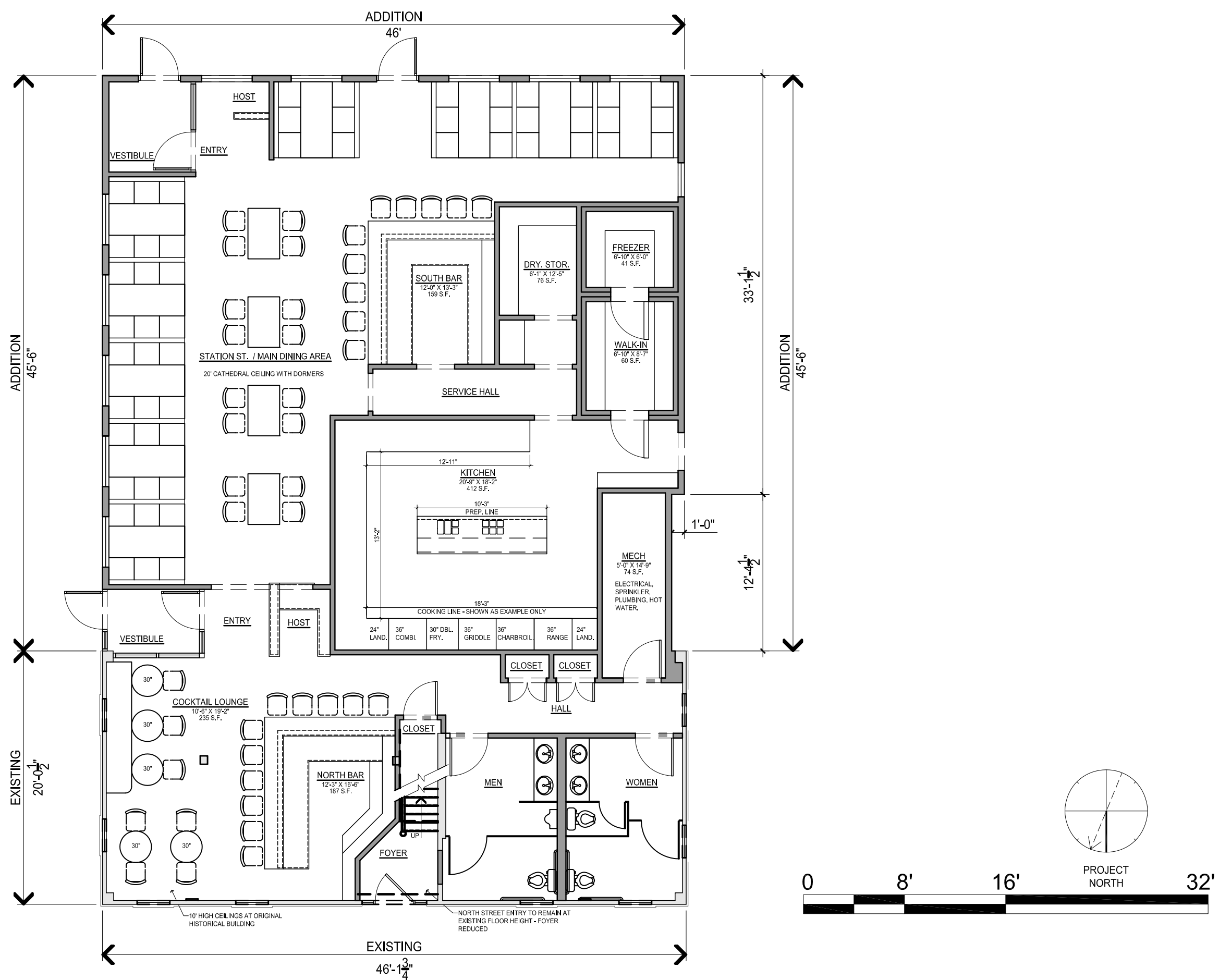
07



08

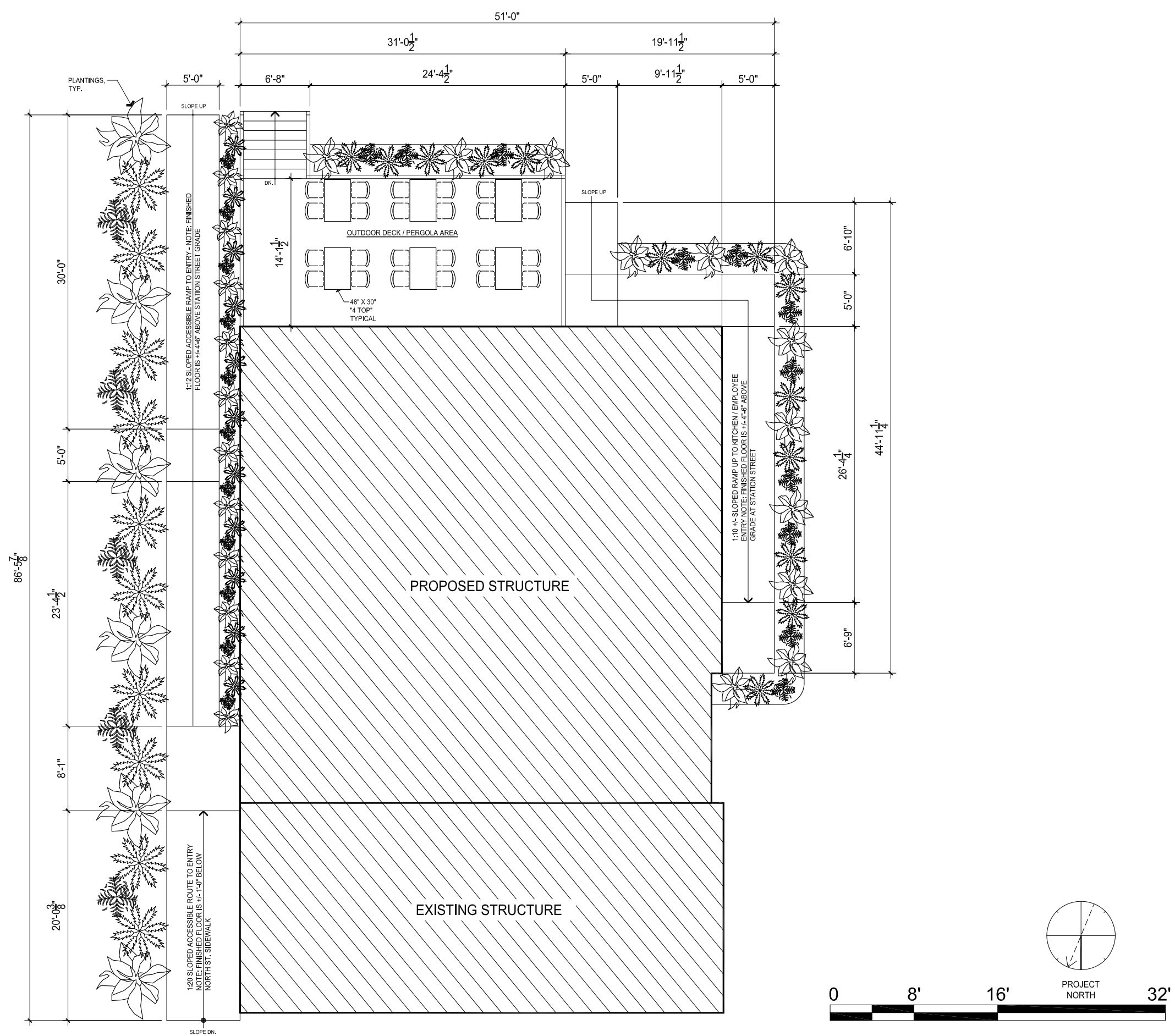


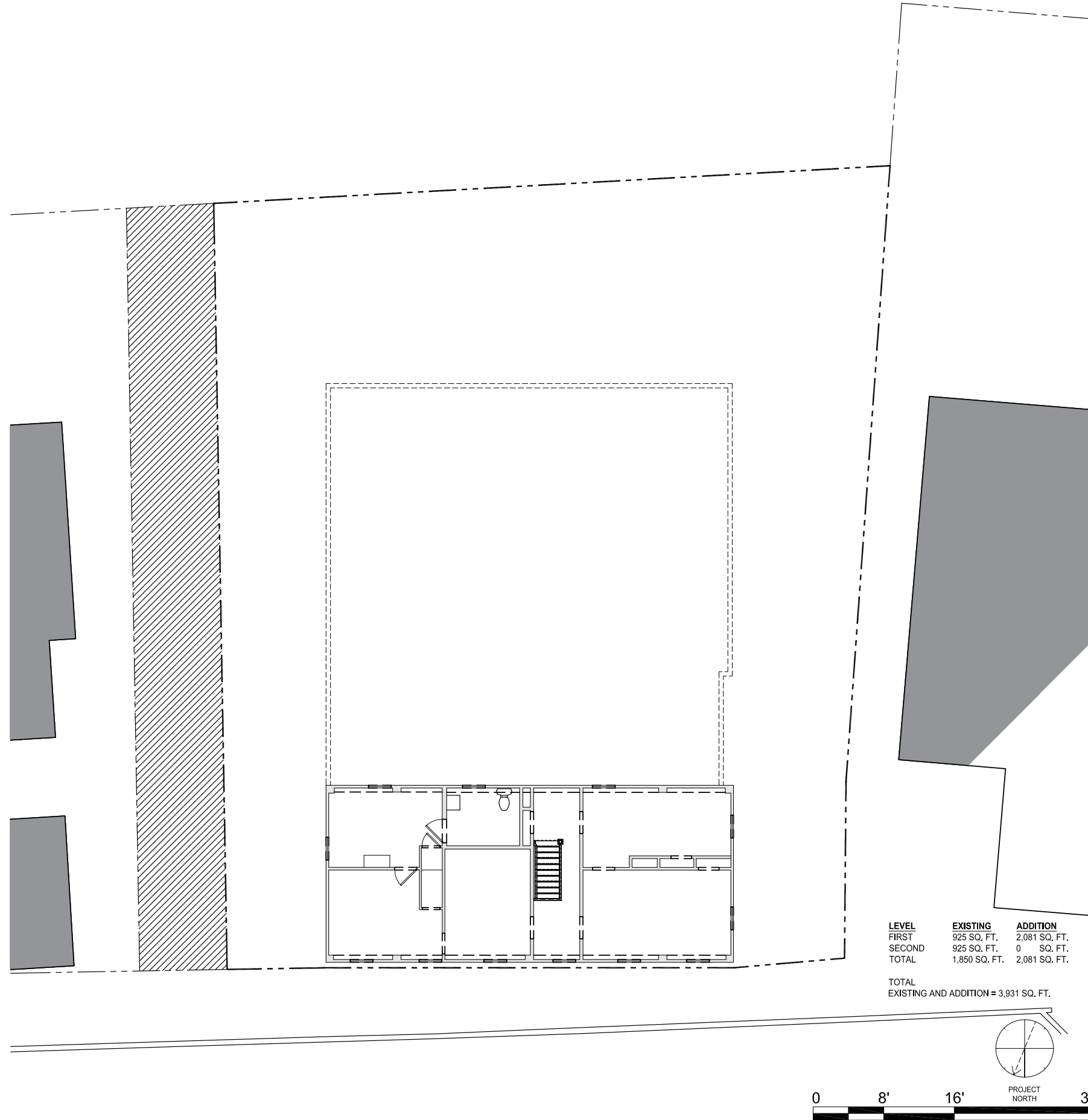




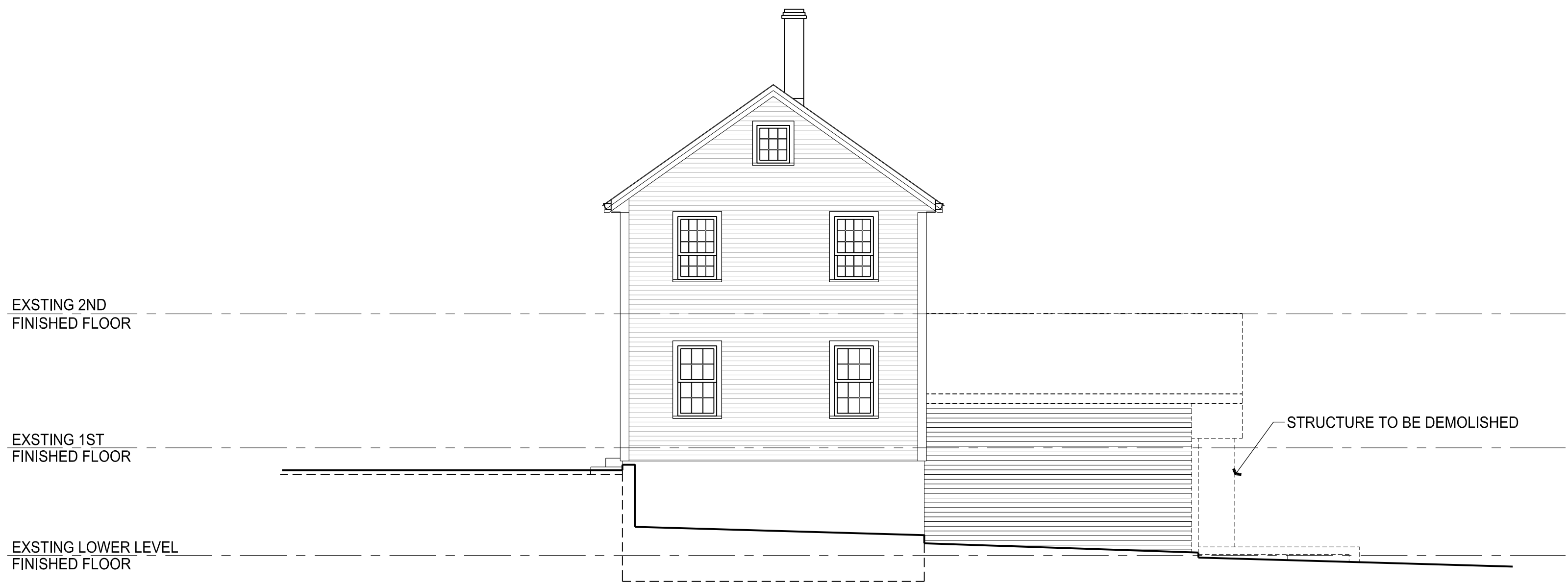
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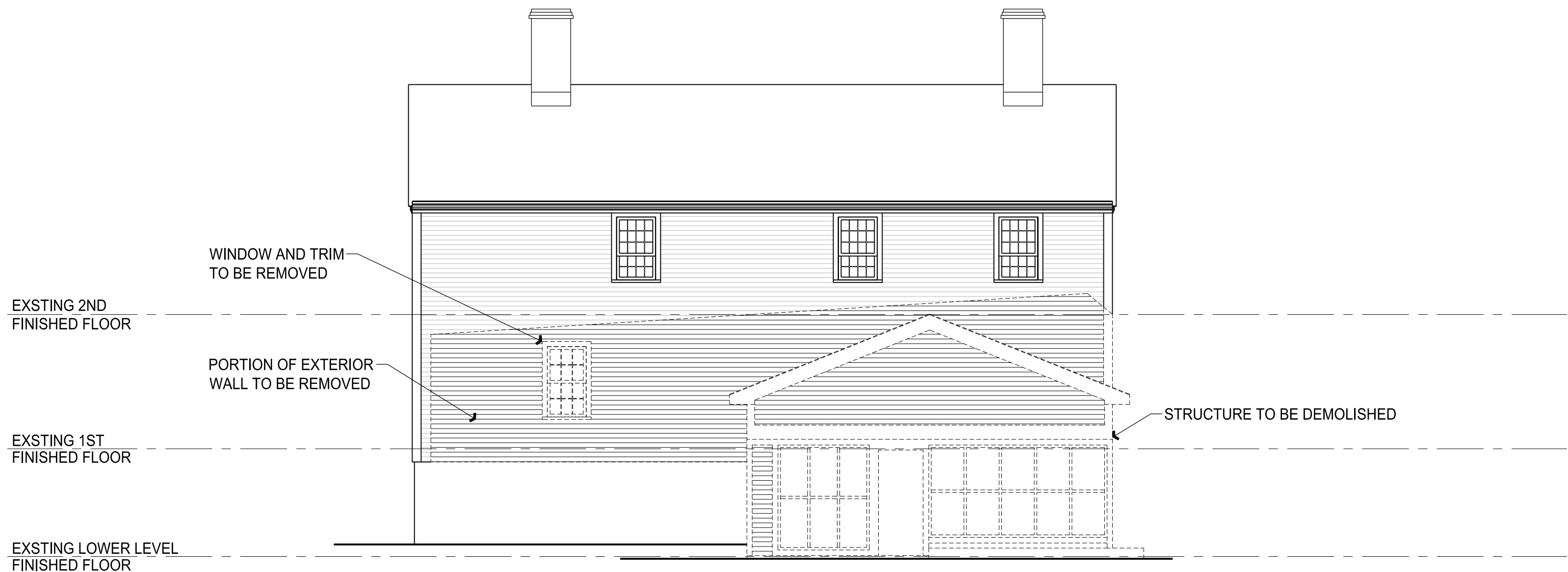
PROPOSED FIRST FLOOR PLAN

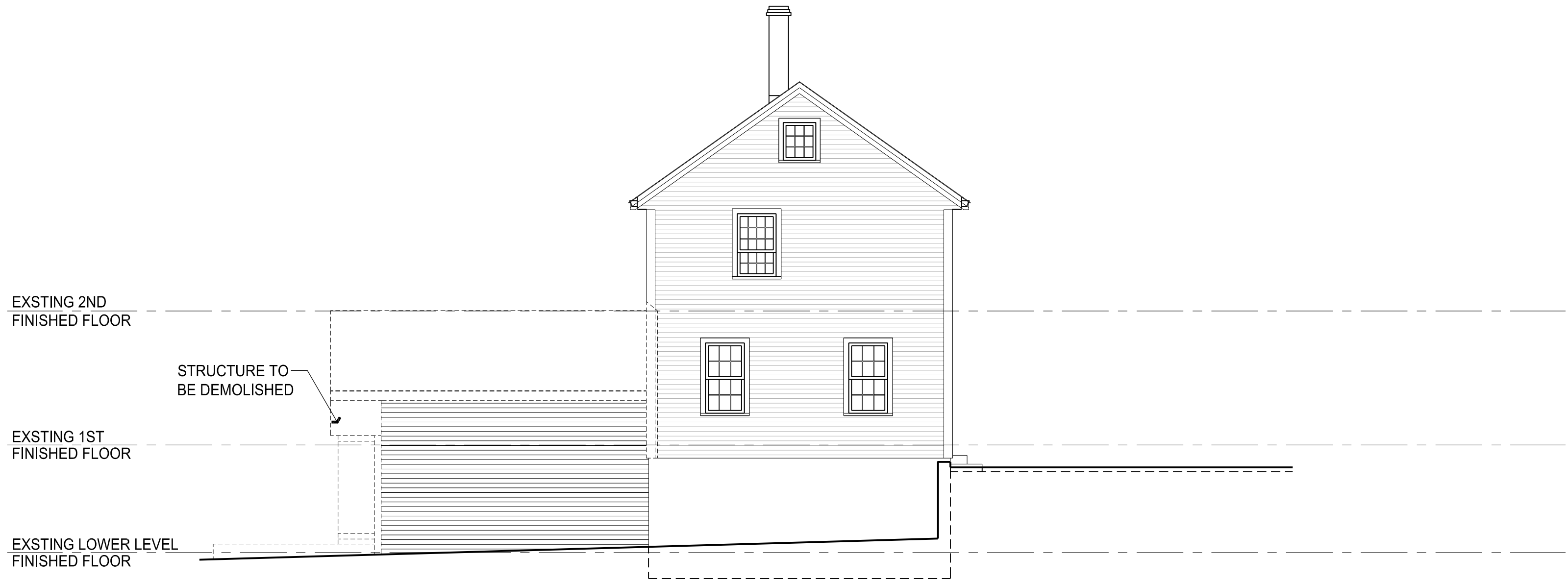




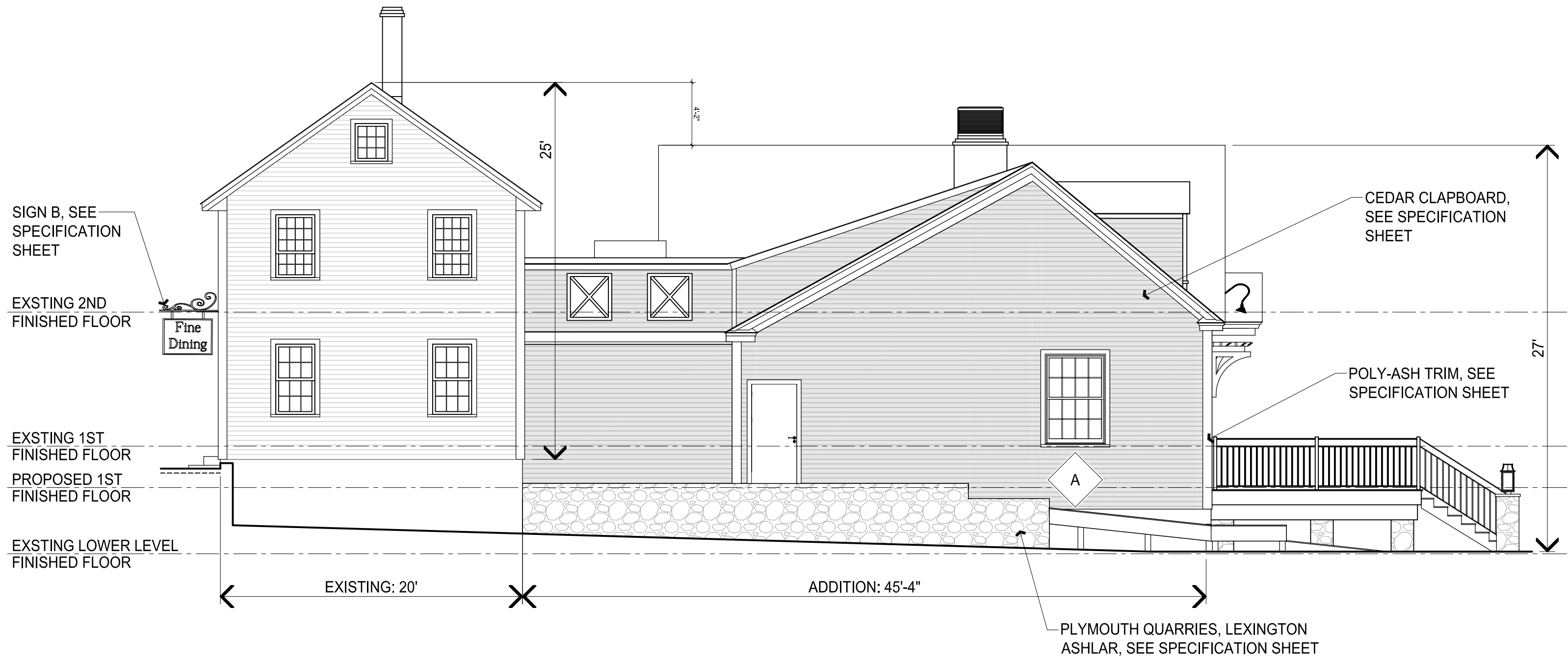


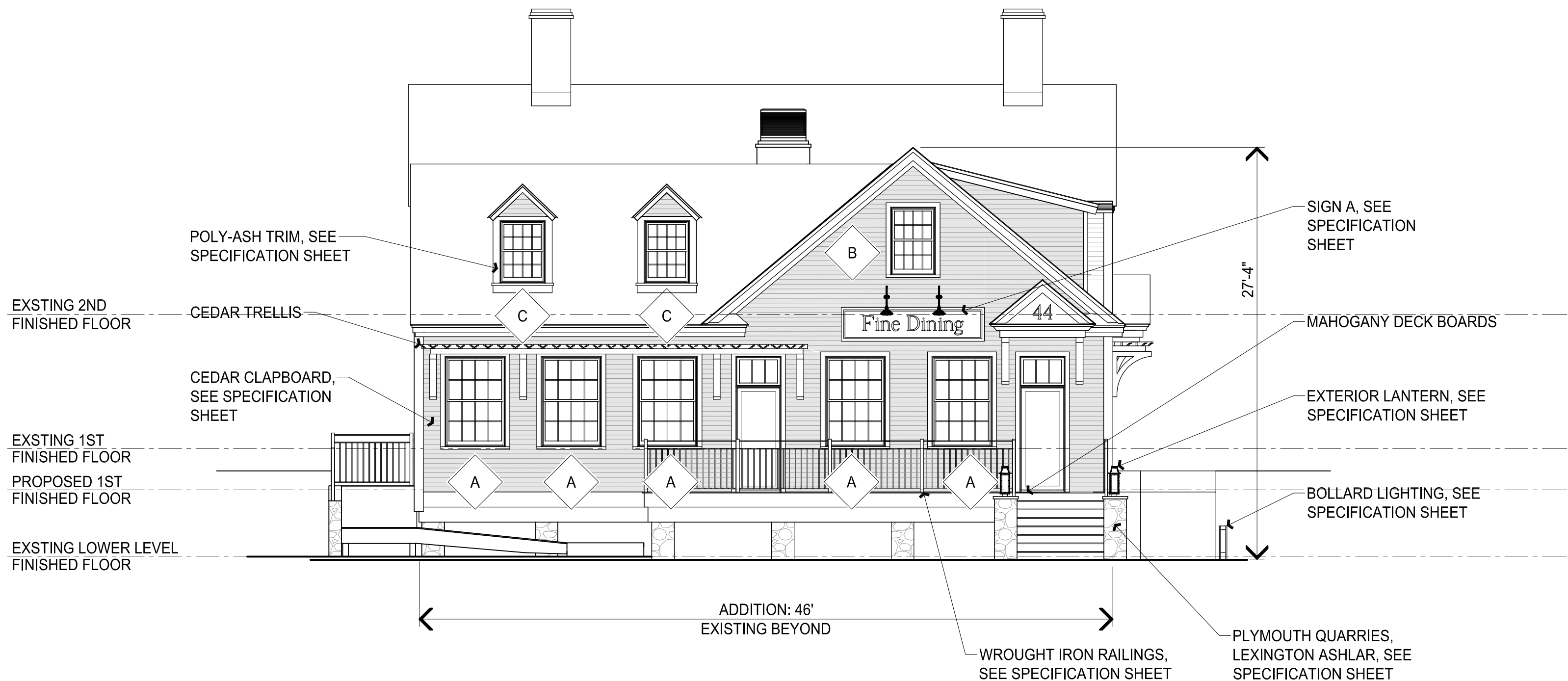


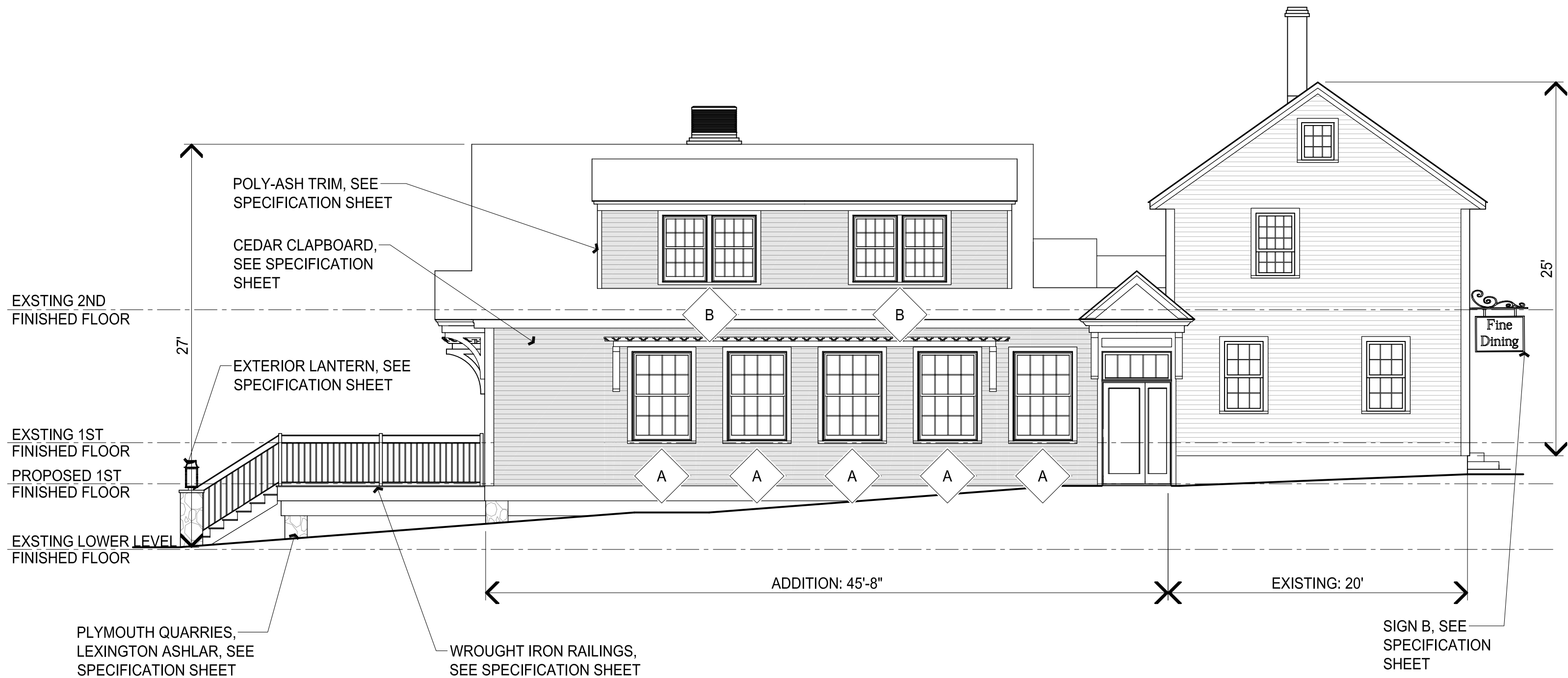






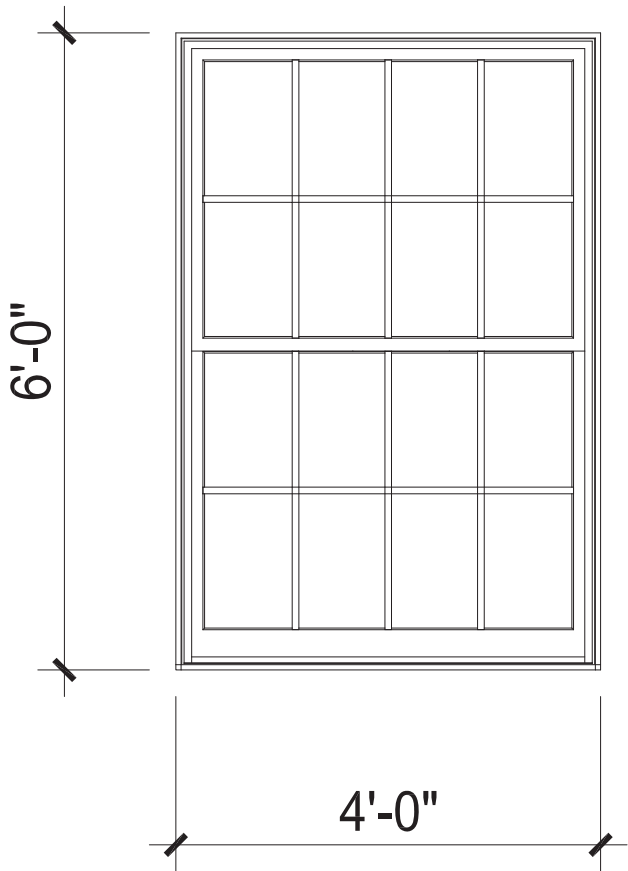




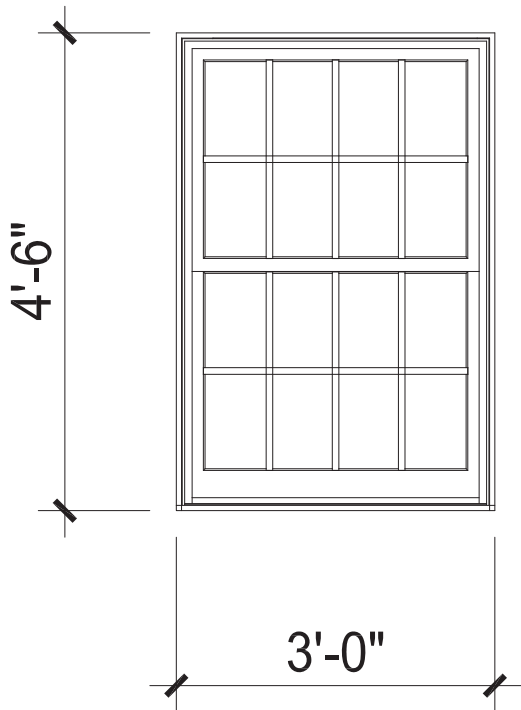


MARVIN ULTIMATE WOOD
WOOD DOUBLE-HUNG WINDOW

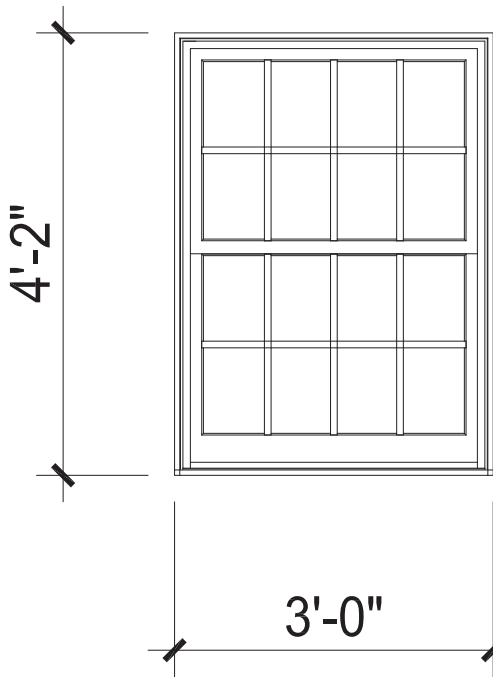
WINDOW A



WINDOW B



WINDOW C



**WINDOW GRILLE
PROFILE**



Authentic divided light,
5/8" grills

**WINDOW MATERIAL
(PAINTED BLACK)**

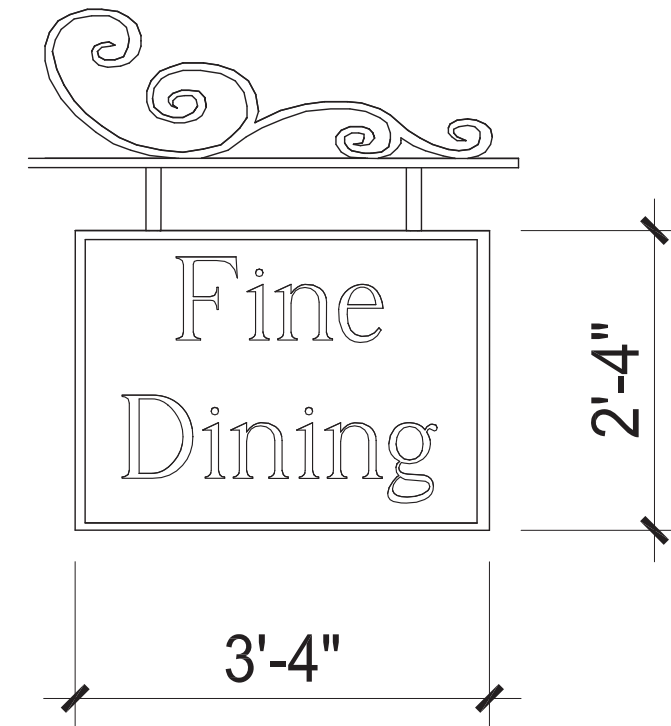


Douglas Fir

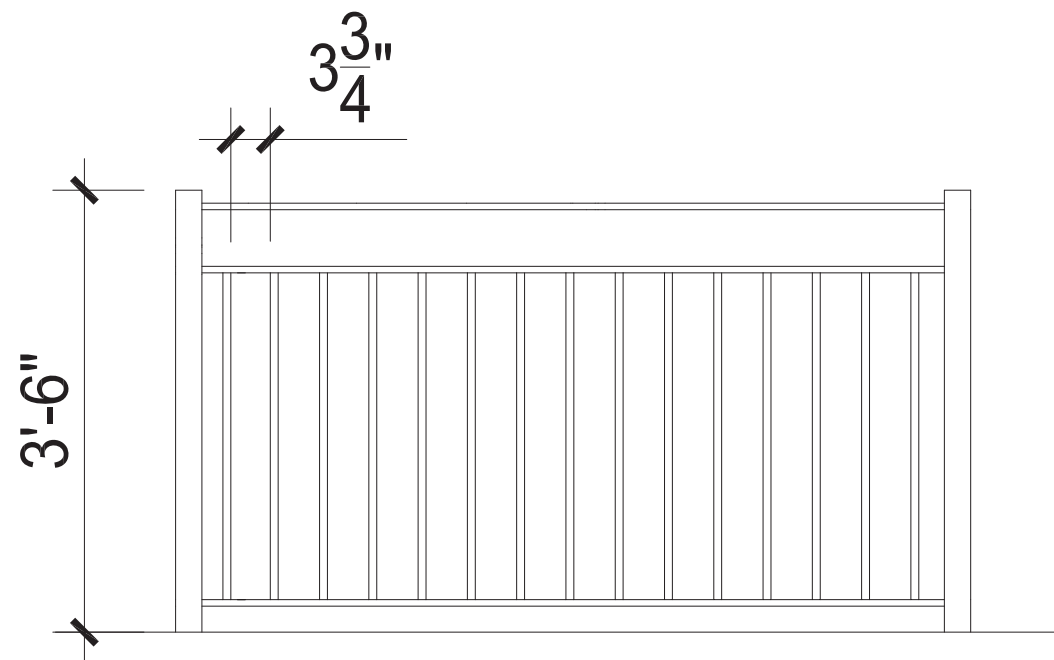
SIGN A



SIGN B



WROUGHT IRON RAILING



Gooseneck Lighting
Ferguson Home Millennium
Lighting RLM 1 Light Outdoor
Wall Sconce with 10" Wide
Angle Shade and 30"
Gooseneck Stem – Satin Black



Exterior Lantern
Cape Cod Lanterns
CCL5633 Concord Pier Mount



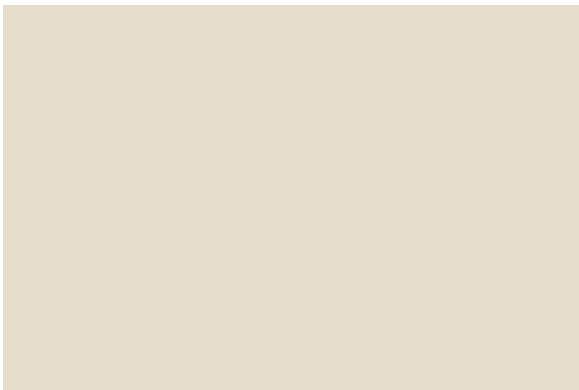
Bollard Lighting - Walkway
WAC Lighting
Archetype 125.5. watt Bronze Bollard
Light in 3000k Warm White LED, WAC
Landscape



Cedar Clapboard Color
Historic Colors of America /
California Paints - Parsnip H0106



Roof Material
CertainTeed
Landmark® PRO UL 2218 Class
3 Impact Resistant - Max Def
Weathered Wood



Poly-Ash Trim Color
Historic Colors of America /
California Paints - Jewett White H0102

Stone Material
Plymouth Quarries
Lexington Ashlar: Square & Rectangle



6 Station St
Existing Dumpster
Screening



44 North St
Existing Retaining Wall

6 Station St
Existing
Retaining
Wall



44 North St
Existing Pillar





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PREVIOUS EXTERIOR RENDERS



44 NORTH ST, HINGHAM, MA
09/15/2026

EXTERIOR RENDERS



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EXTERIOR RENDERS



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44 NORTH ST, HINGHAM, MA
09/15/2026

EXTERIOR RENDERS





EXISITNG

PROPOSED



EXISITNG

PROPOSED



EXISTING

PROPOSED



EXISTITNG

PROPOSED



EXISITNG

PROPOSED

8AM



12PM



6PM



8AM



12PM



6PM

