

ZONING REQUIREMENTS

RESIDENCE DISTRICT "A"

LOT 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.

ALL YARD LOCATIONS TO BE CONFIRMED WITH BUILDING INSPECTOR PRIOR TO COMPLETION OF FINAL PERMIT PLANS.

LOCUS OWNER:

SARAH C. HANLON TRUSTEE
 138 NOKOMIS ROAD
 HINGHAM, MA 02043
 ASSESSOR'S LOT #26-129
 DEED BOOK: 55382, PAGE: 115
 PLAN BOOK 3, PAGE: 709

FEMA:

LOCUS LIES WITHIN THE FEMA FLOOD ZONE X AS SHOWN ON THE F.I.R.M. MAP #25023C0018J EFFECTIVE 7/17/2012 AS AMENDED BY LOMR 15-01-0904P EFFECTIVE 8/14/2015.

PLAN REFERENCES:

1. PLAN BOOK: 2, PAGE: 731
2. L.C. CONFIRMATION #38846A
3. PLAN BOOK: 5, PAGE: 270
4. PLAN BOOK: 4, PAGE: 181

IMPERVIOUS COVERAGE

EXISTING 5,061± SF OR 27.2%
 PROPOSED 7,063± SF OR 37.9%

EXISTING BUILDING HEIGHT CALCULATIONS

$$\text{WEIGHTED GRADE} = (\text{LENGTH OF WALL} / \text{TOTAL PERIMETER}) \times ((\text{CORNER 1 ELEVATION} + \text{CORNER 2 ELEVATION}) / 2)$$

SUM OF WEIGHTED GRADES = EXISTING GRADE PLANE

RIDGE ELEVATION - EXISTING GRADE PLANE = BUILDING HEIGHT

DWELLING TOTAL PERIMETER = 175 FEET

- 2.4 = (36 FT / 175 FT) x ((11.5 + 11.6) / 2)
- 2.2 = (32.5 FT / 175 FT) x ((11.6 + 11.6) / 2)
- 1.5 = (23 FT / 175 FT) x ((11.6 + 11.7) / 2)
- 0.5 = (7 FT / 175 FT) x ((11.7 + 11.8) / 2)
- 0.7 = (10 FT / 175 FT) x ((11.8 + 11.3) / 2)
- 0.5 = (7 FT / 175 FT) x ((11.3 + 11.4) / 2)
- 0.9 = (15 FT / 175 FT) x ((11.4 + 11.4) / 2)
- 1.1 = (16.5 FT / 175 FT) x ((11.4 + 11.5) / 2)
- 0.8 = (12 FT / 175 FT) x ((11.5 + 11.5) / 2)
- 1.0 = (16 FT / 175 FT) x ((11.5 + 11.5) / 2)

11.6 = SUM OF WEIGHTED GRADES = EXISTING GRADE PLANE

36.2 - 11.6 = 24.6 FEET DWELLING HEIGHT

GARAGE TOTAL PERIMETER = 106

- 2.5 = (24 FT / 106 FT) x ((11.1 + 11.4) / 2)
- 1.2 = (11 FT / 106 FT) x ((11.4 + 11.3) / 2)
- 0.9 = (8.5 FT / 106 FT) x ((11.3 + 11.2) / 2)
- 1.0 = (9.5 FT / 106 FT) x ((11.2 + 11.0) / 2)
- 3.5 = (33 FT / 106 FT) x ((11.0 + 11.2) / 2)
- 2.1 = (20 FT / 106 FT) x ((11.2 + 11.1) / 2)

11.2 = SUM OF WEIGHTED GRADES = EXISTING GRADE PLANE

31.3 - 11.2 = 20.1 FEET GARAGE HEIGHT

GENERAL NOTES

1. PROPERTY LINE DATA AND TOPOGRAPHIC SURVEY BY MORAN SURVEY INCORPORATED AUGUST 2021.
2. SUPPLEMENTAL TOPOGRAPHIC SURVEY PERFORMED BY GRADY CONSULTING, L.L.C. MARCH 8, 2022.
3. THE PROPOSED POOL AND ASSOCIATED FENCING SHOWN ON THIS PLAN ARE PREVIOUSLY APPROVED AS SHOWN HEREON. SAID APPLICATION IS ON FILE WITH THE HINGHAM BUILDING DEPARTMENT UNDER RICHARD BENOIT DATED OCTOBER 21, 2021.

HINGHAM ZONING BY-LAW NOTES

- §V.4. DIMENSIONAL AND DESIGN REQUIREMENTS
- c. THE MAXIMUM AREA OF AN ACCESSORY DWELLING UNIT SHALL BE THE LESSER OF 750 SQUARE FEET OR 30% OF THE GROSS FLOOR AREA OF THE PRINCIPAL DWELLING. FOR THIS CALCULATION, THE GROSS FLOOR AREA SHALL BE AS DEFINED IN SECTION VI OF THIS BY-LAW.

§VI. DEFINITIONS - GROSS FLOOR AREA

THE SUM OF THE HORIZONTAL SURFACES OF ALL FLOORS OF A BUILDING MEASURED FROM THE INTERIOR FACES OF EXTERIOR WALLS OR FROM THE CENTERLINES OF PARTY WALLS, INCLUDING ALL PORCHES OR BALCONIES. AREAS USED FOR ACCESSORY GARAGE PURPOSES AND AREAS USED EXCLUSIVELY FOR HEATING, COOLING, MECHANICAL AND ELECTRICAL EQUIPMENT NECESSARY TO THE OPERATION OF THE BUILDING MAY BE EXCLUDED FROM GFA.

PROPOSED PRINCIPAL DWELLING GROSS FLOOR AREA = 2,718± S.F.
 2,718 S.F. x 30% = 815± S.F.
 USE 750 S.F. MAXIMUM AREA FOR ACCESSORY DWELLING UNIT
 662± S.F. ACCESSORY DWELLING UNIT PROPOSED
 702± S.F. GROSS FLOOR AREA PROPOSED

- f. WATER AND SEWER UTILITIES SERVING THE ACCESSORY DWELLING UNIT SHALL NOT BE METERED SEPARATELY FROM THE PRINCIPAL DWELLING.
- g. ADDITIONAL OR MODIFIED LANDSCAPING, FENCES OR OTHER BUFFERS MAY BE REQUIRED TO PROTECT ADJUTING PROPERTIES FROM POTENTIAL NEGATIVE VISUAL OR AUDITORY IMPACTS OF THE ACCESSORY DWELLING UNIT.
- h. THE PARKING REQUIREMENTS FOR AN ACCESSORY DWELLING UNIT IS ONE SPACE PER BEDROOM IN ADDITION TO THE MINIMUM REQUIRED PARKING SPACE FOR A SINGLE-FAMILY DWELLING.
2. PARKING SPACES REQUIRED PER DWELLING UNIT
 2 UNITS x 2 SPACES = 4 SPACES REQUIRED
 2 PRINCIPAL DWELLING BEDROOMS + 1 ACCESSORY DWELLING BEDROOM = 3
 4 + 3 = 7 SPACES REQUIRED
 8 SPACES + 1 GARAGE SPACE = 9 SPACES PROPOSED

PROPOSED BUILDING HEIGHT CALCULATIONS

$$\text{WEIGHTED GRADE} = (\text{LENGTH OF WALL} / \text{TOTAL PERIMETER}) \times ((\text{CORNER 1 ELEVATION} + \text{CORNER 2 ELEVATION}) / 2)$$

SUM OF WEIGHTED GRADES = PROPOSED GRADE PLANE

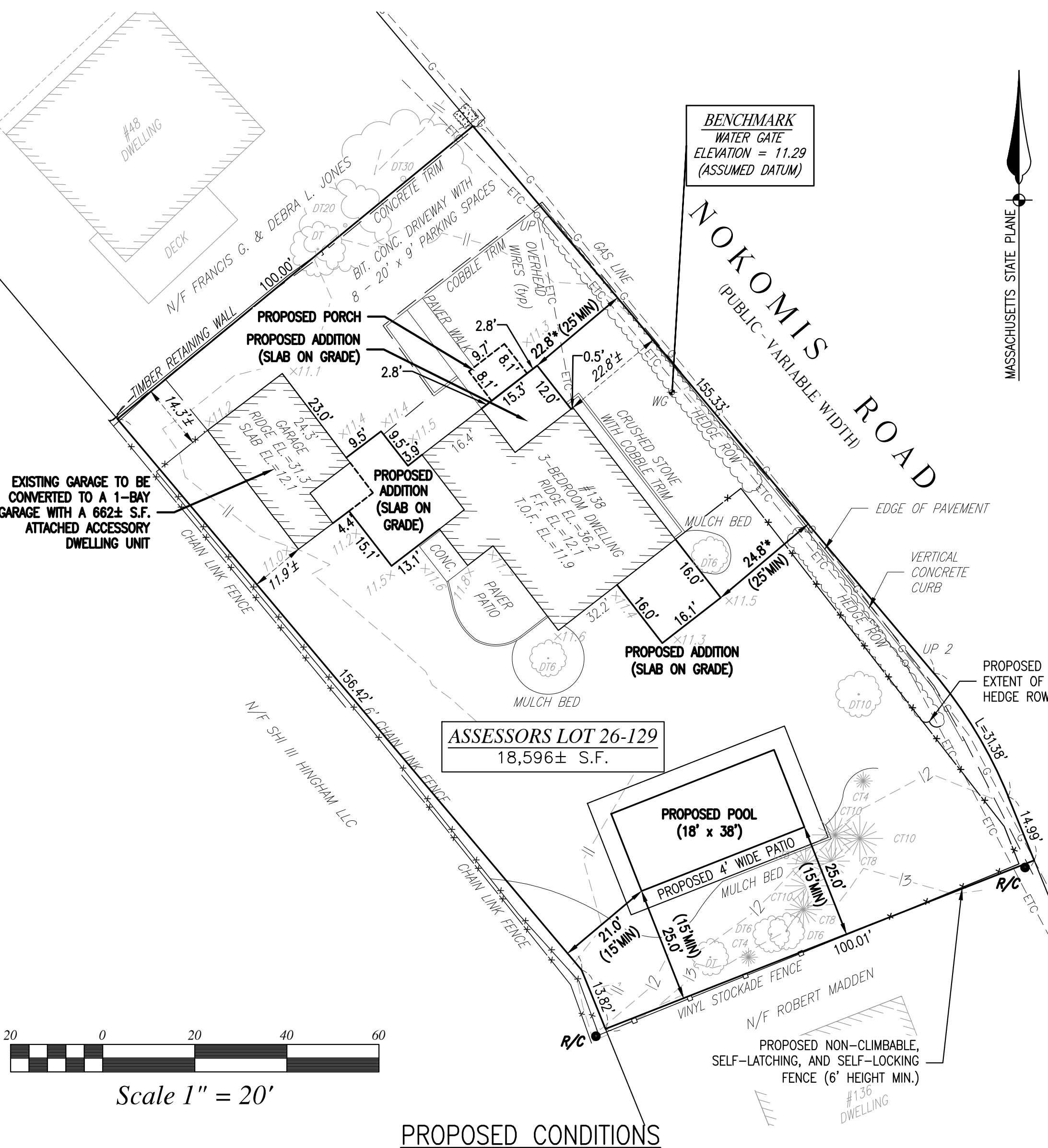
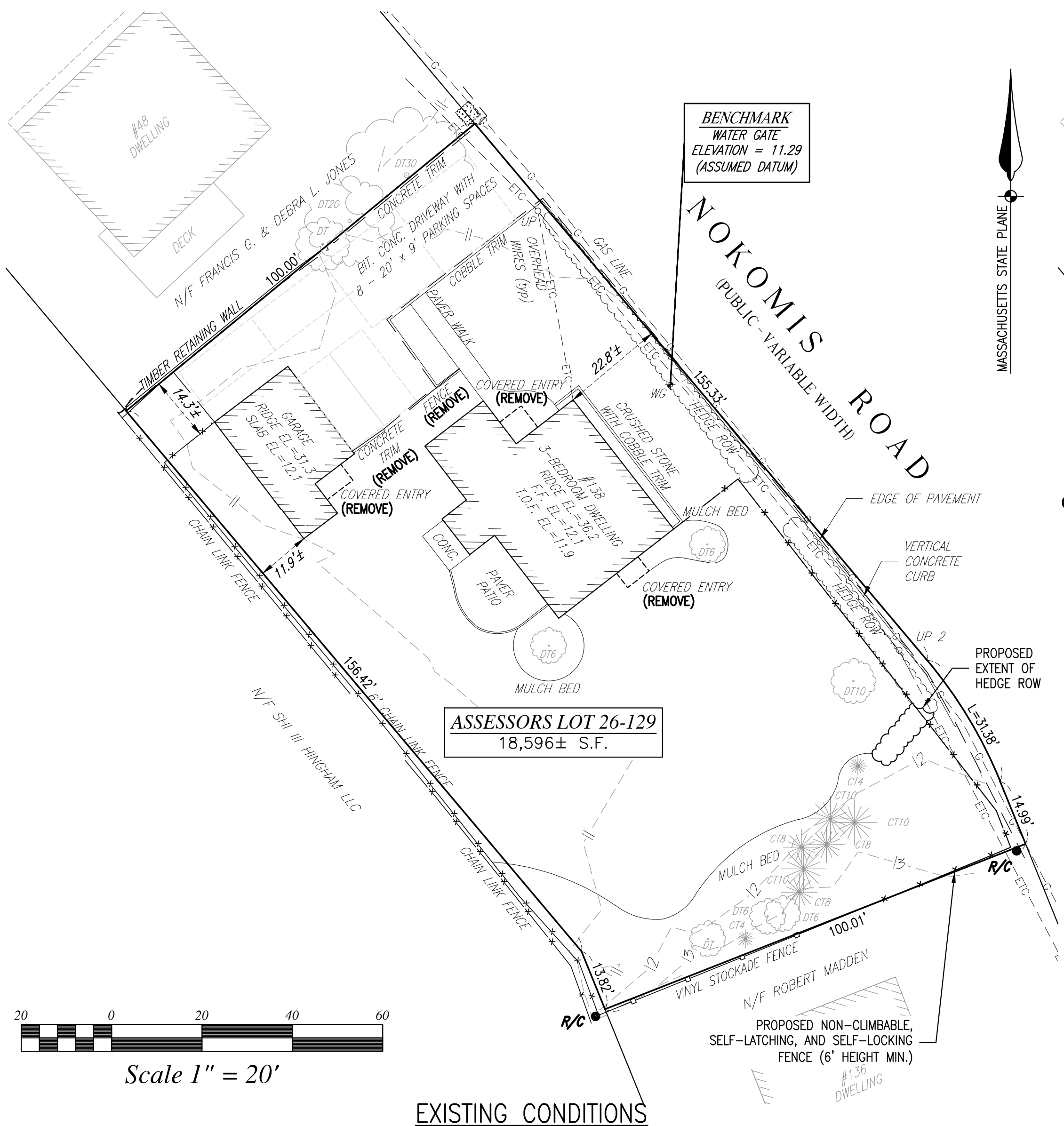
RIDGE ELEVATION - PROPOSED GRADE PLANE = BUILDING HEIGHT

BUILDING TOTAL PERIMETER = 325 FEET

- 2.2 = (64 FT / 325 FT) x ((11.3 + 11.5) / 2)
- 0.6 = (16 FT / 325 FT) x ((11.3 + 11.3) / 2)
- 0.5 = (16 FT / 325 FT) x ((11.3 + 11.4) / 2)
- 0.6 = (16 FT / 325 FT) x ((11.4 + 11.6) / 2)
- 0.8 = (23 FT / 325 FT) x ((11.6 + 11.7) / 2)
- 0.3 = (7 FT / 325 FT) x ((11.7 + 11.8) / 2)
- 0.4 = (10 FT / 325 FT) x ((11.7 + 11.8) / 2)
- 0.5 = (13 FT / 325 FT) x ((11.8 + 11.5) / 2)
- 0.5 = (15 FT / 325 FT) x ((11.5 + 11.2) / 2)
- 0.5 = (14 FT / 325 FT) x ((11.2 + 11.0) / 2)
- 1.1 = (33 FT / 325 FT) x ((11.0 + 11.2) / 2)
- 0.7 = (20 FT / 325 FT) x ((11.2 + 11.1) / 2)
- 0.8 = (23 FT / 325 FT) x ((11.1 + 11.4) / 2)
- 0.3 = (9.5 FT / 325 FT) x ((11.4 + 11.4) / 2)
- 1.3 = (36 FT / 325 FT) x ((11.5 + 11.3) / 2)

11.4 = SUM OF WEIGHTED GRADES = PROPOSED GRADE PLANE

36.2 - 11.4 = 24.8 FEET PROPOSED BUILDING HEIGHT



REVISIONS	
3/31/22	REVISED PROPOSED FOOTPRINT
4/06/22	BUILDING HEIGHT INFORMATION/CALCS
4/07/22	SF AND GFA CALC UPDATES

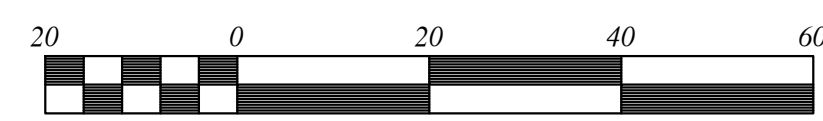
CERTIFIED PLOT PLAN FOR PROPOSED ADDITION #138 NOKOMIS ROAD HINGHAM, MASSACHUSETTS

PREPARED FOR:
 SARAH HANLON
 149 STAYNER DRIVE
 HINGHAM, MA 02043

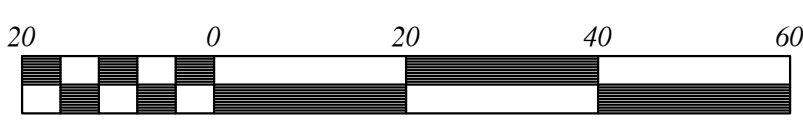
MARCH 14, 2022
 SCALE: 1"=20'
 JOB No. 22-010



GRADY CONSULTING, L.L.C.
 Civil Engineers, Land Surveyors & Landscape Architects
 71 Evergreen Street, Suite 1, Kingsland, MA 02364
 Phone (781) 585-2300 Fax (781) 585-2378



Scale 1" = 20'



Scale 1" = 20'