

ZONING TABLE:
 FRONT SETBACK - 25'
 SIDE SETBACK - 15'
 REAR SETBACK - 15'
 MIN. AREA - 20,000 S.F.
 MIN. FRONTAGE - 125'
 MAX. HEIGHT - 35' OR 2.5 STYS.

SALT MARSH NOTE:
 DELINEATION OF SALT MARSH WAS PERFORMED BY ENVIRONMENTAL CONSULTING AND RESTORATION ON 8-28-22.

DATUM NOTE:
 HORIZONTAL - NAD 1983
 MASS MAIN 2001
 VERTICAL - NAVD 1988

LOCUS INFORMATION
 CURRENT OWNER:
 SCOTT L. AND
 BONITA L. McCULLOCH
 OWNERS REFERENCE:
 DEED BOOK 55185 PAGE 151
 PLAN REFERENCE:
 PLAN BOOK 3 PLAN 869
 ASSESSOR'S REFERENCE:
 MAP 38 LOT 89
 LOT AREA:
 57,950 S.F. (R)
 ZONE:
 RES A
 FEMA REFERENCE:
 ZONE X AND ZONE AE6
 FIRM 25023C0019J
 DATED 7-17-2012
 SEE LOMR 15-01-0904P

MEAN HIGH WATER NOTE:

HISTORIC MEAN HIGH WATER AT THE NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION (NOAA) TIDE GAUGE STATION IN BOSTON (STATION ID 8443970) IS 4.32 (NAVD88 DATUM). ON MARCH 14, 2025, THE PREDICTED HIGH TIDE ELEVATION AT HINGHAM HARBOR (STATION ID 8444775) WAS ELEVATION 4.30 (NAVD88 DATUM). THE WATERS OF BROAD COVE ARE CONNECTED TO HINGHAM HARBOR THROUGH A 54" DIAMETER CULVERT THAT RUNS BENEATH ROUTE 3A. THE WATER ELEVATIONS IN BROAD COVE ARE TIDALLY INFLUENCED, BUT THE INCOMING TIDES ARE RESTRAINED BY THE CULVERT. WHERE THE HIGH WATER IN HINGHAM HARBOR ON MARCH 14, 2025 WAS PREDICTED TO BE 4.30 (NAVD88 DATUM) AT 12:23 PM, THE HIGH WATER WAS DIRECTLY MEASURED TO BE ELEVATION 1.77 (NAVD88 DATUM) WITHIN BROAD COVE AT 3:30 PM.

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IMPERVIOUS SURFACE ANALYSIS:

EXISTING CONDITIONS: 21,681 S.F.
 (BIT. CONC. PAVEMENT, WALKS, CONC. PADS & BRICK EDGING NOT INCLUDING BUILDING)
 PROPOSED CONDITIONS: 18,756 S.F.
 (BIT. CONC. PAVEMENT, WALKS & CONC. PADS NOT INCLUDING BUILDING)
 REDUCTION IN IMPERVIOUS SURFACES IN REAR OF BUILDING AS A RESULT OF THE MODIFIED FOOTPRINT: 725 S.F.

NET REDUCTION IN IMPERVIOUS SURFACES:
 (21,681 S.F. - 18,756 S.F.) + 725 S.F. = 3,650 S.F.

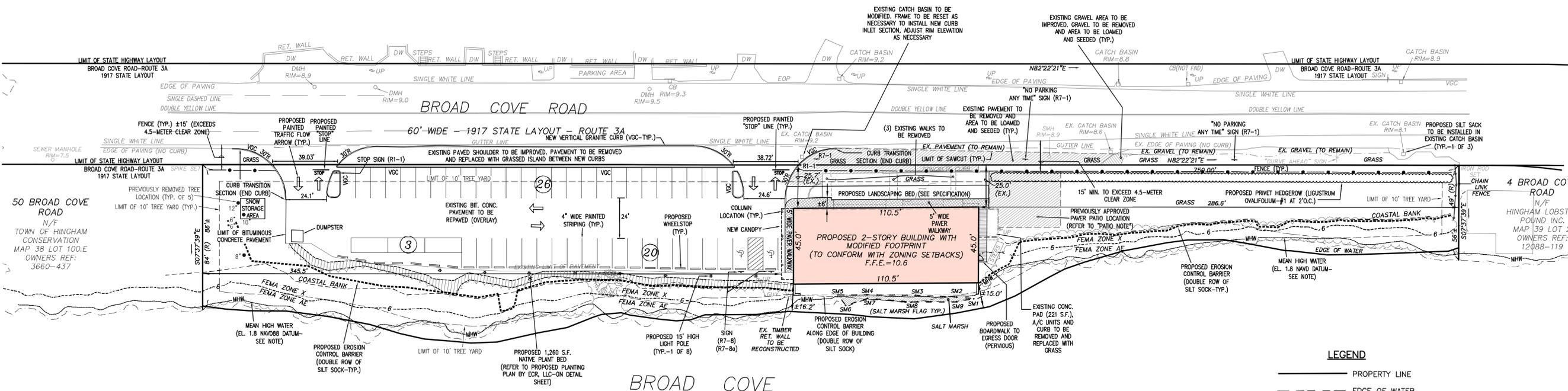
LANDSCAPING BED SPECIFICATION:

NO.	PLANT NAME	SIZE
8	HYDRANGEA ARBORESCENS (SMOOTH HYDRANGEA)	NO. 7
12	ROSA VIRGINIANA (VIRGINIA ROSE)	2-3 FT.
12	ANDROPOGON GERADII (BIG BLUESTEM)	NO. 1
12	PANICUM VIRGATUM (SWITCH GRASS)	NO. 1



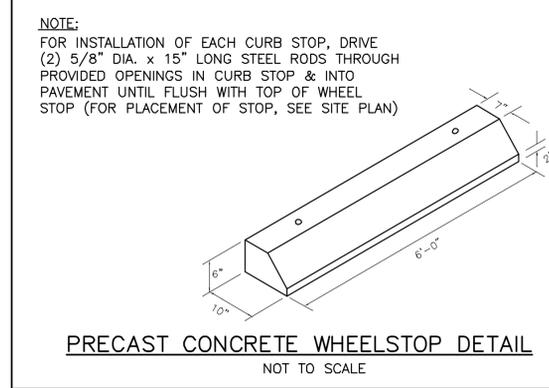
LOCUS MAP

SCALE: 1" = 2,000'



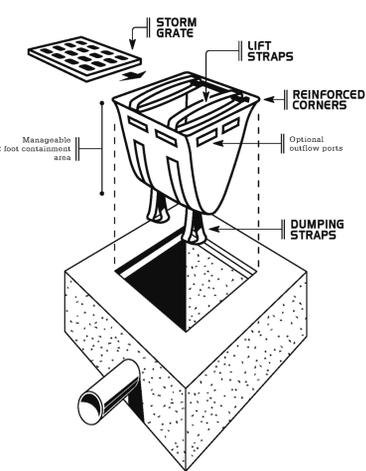
LEGEND

- PROPERTY LINE
- - - EDGE OF WATER
- - - COASTAL BANK
- SM7 EDGE OF SALT MARSH & DELINEATION FLAG
- - - LIMIT OF FEMA FLOODPLAIN
- - - EDGE OF EXISTING PAVEMENT
- - - EDGE OF PROPOSED PAVEMENT
- - - EDGE OF PROPOSED CURB
- ~ TREELINE



PRECAST CONCRETE WHEELSTOP DETAIL
 NOT TO SCALE

DANDY SACK™



EXAMPLE OF PROPOSED SILT SACK FOR INLET PROTECTION

EXISTING CONDITIONS / SURVEY NOTE:
 EXISTING CONDITIONS & PROPERTY LINE INFORMATION TAKEN FROM "EXISTING CONDITIONS PLAN, 20 BROAD COVE ROAD, HINGHAM, MA", LAST REVISED JUNE 19, 2023, PREPARED BY HOYT LAND SURVEYING OF WEYMOUTH, MA 02189.

PARKING SUMMARY
 PROVIDED: 49 SPACES (INCLUDES 2 VAN ACCESSIBLE HANDICAP SPACES)
 PARKING LOT DIMENSIONS:
 • TWO-WAY AISLE WIDTH: 24'
 • STANDARD PARKING SPACE WIDTH: 9'
 • STANDARD PARKING SPACE LENGTH: 18'
 • HANDICAP SPACE: 9' WIDE ACCESSIBLE SPACE PLUS 9' ACCESSIBLE AISLE
 • PARALLEL PARKING SPACE WIDTH: 8.5'
 • PARALLEL PARKING SPACE LENGTH: 22'

LAND DISTURBANCE INFORMATION:
 TOTAL LAND DISTURBANCE: ±19,840 S.F.
 COASTAL BANK TEMPORARY DISTURBANCE (>10% SLOPE - TO BE RESTORED): ±9,500 S.F.
 SITE DISTURBANCE RELATED TO CONSTRUCTION (<10% SLOPE - TO BE RESTORED): ±10,240 S.F.
 POSSIBLE FOUNDATION DISTURBANCE (<10% SLOPE - TO BE RESTORED): ±100 S.F.

PAVEMENT NOTES:
PROPOSED FULL DEPTH PAVEMENT
 SURFACE: 4" HOT MIX ASPHALT (2" MODIFIED TOP COURSE MATERIAL OVER 2" INTERMEDIATE (BINDER) COURSE MATERIAL).
 BASE: 12" GRAVEL BORROW, TYPE B
PROPOSED PAVEMENT OVERLAY (OUTSIDE OF SHLO)
 SURFACE: 2" HOT MIX ASPHALT MODIFIED TOP COURSE MATERIAL
 BITUMEN FOR TACK COAT (RS-1) AT 0.10 GAL. / S.Y. OVER EXISTING PAVEMENT.

GENERAL NOTE:
 ALL WORK WITHIN THE STATE HIGHWAY LAYOUT SHALL CONFORM WITH THE 2024 MASSACHUSETTS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATION FOR HIGHWAYS AND BRIDGES AND THE 2017 MASSACHUSETTS DEPARTMENT OF TRANSPORTATION HIGHWAY DIVISION CONSTRUCTION STANDARD DETAILS.

PATIO NOTE:
 PAVEMENT PATIO SHOWN ON THIS PLAN WAS APPROVED IN THE ORIGINAL ORDER OF CONDITIONS FOR THIS PROJECT ISSUED ON NOVEMBER 9, 2023. THE APPROVED PLANS REFERENCED IN THE ORDER INCLUDED PROPOSED MITIGATION FOR THE PATIO (WHICH INCLUDED THE PATIO) THAT WAS IN COMPLIANCE WITH THE TOWN OF HINGHAM WETLAND BUFFER ZONE MITIGATION POLICY.
 THE PATIO IS NOT PROPOSED AT THIS TIME AS IT WILL REQUIRE FURTHER LOCAL PERMITTING. NOTWITHSTANDING THAT, THE APPLICANT INTENDS TO INSTALL AND MAINTAIN THE PROPOSED MITIGATION APPROVED IN THE ORIGINAL ORDER OF CONDITIONS. SHOULD THE APPLICANT DECIDE TO CONSTRUCT THE PATIO IN THE FUTURE, THE INSTALLATION WILL BE IN COMPLIANCE WITH THE TOWN OF HINGHAM WETLAND BUFFER ZONE MITIGATION POLICY.



Chkd. By	Revision Description	Date
JAC	1. NOV. 13, 2024 RESPONSE TO PGB REVIEW COMMENTS	
JAC	2. NOV. 25, 2024 ADDED TREE YARD AND (S) TREES IN QUESTION	
JAC	3. MAR. 25, 2025 NEW BUILDING FOOTPRINT	

Scale: 1" = 30'
 Date: OCT. 10, 2024
 Drawn: JAC
 Checked: ABT
 Approved: JAC
 Drawing Number: SP-1

PROPOSED SITE IMPROVEMENTS & MAINTENANCE ACTIVITIES
 20 BROAD COVE ROAD
 HINGHAM, MA 02043
 OCEANSIDE BUILDERS, INC.
 C/O DOUGLAS KARO
 22 WOMPATUCK ROAD
 HINGHAM, MA 02043



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 SCOTT L. AND
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 MAP 38 LOT 89

LOT AREA:
 57,950 S.F. (R)

ZONE:
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FEMA REFERENCE:
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 FIRM 25023C0019J
 DATED 7-17-2012

SEE LOMR 15-01-0904P

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EXISTING CONDITIONS & PROPERTY LINE INFORMATION TAKEN FROM "EXISTING CONDITIONS PLAN, 20 BROAD COVE ROAD, HINGHAM, MA", LAST REVISED JUNE 19, 2023, PREPARED BY HOYT LAND SURVEYING OF WEYMOUTH, MA 02189.

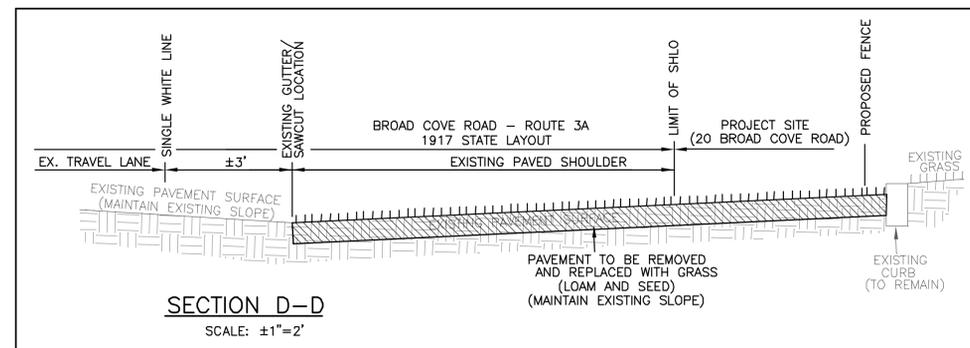
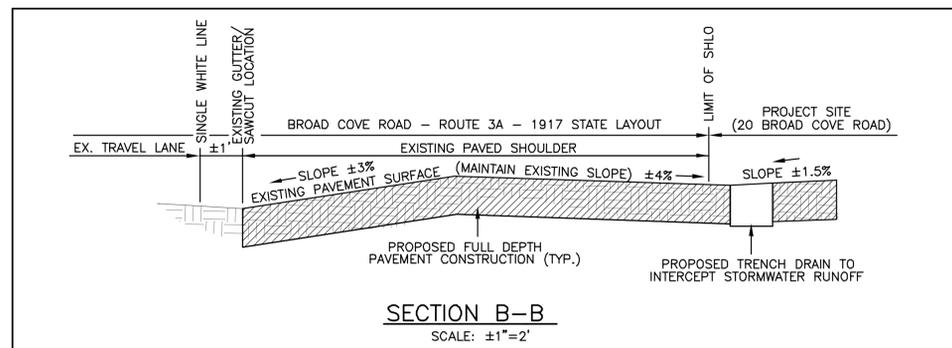
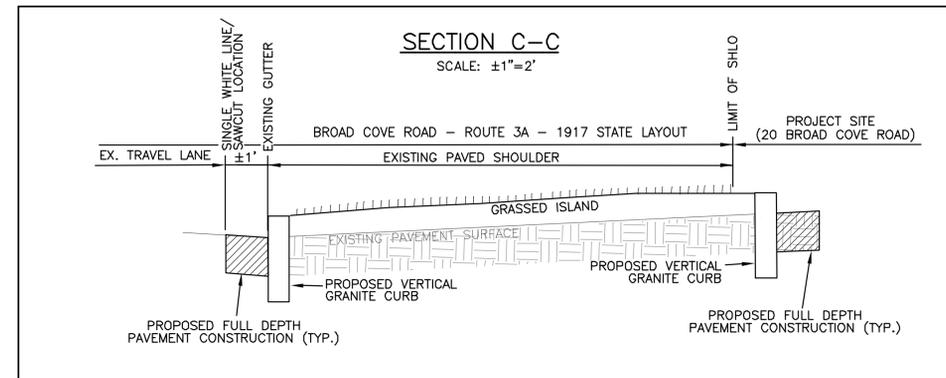
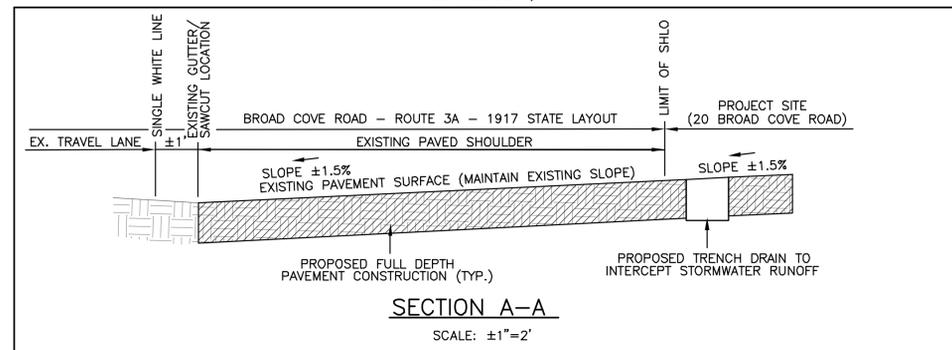
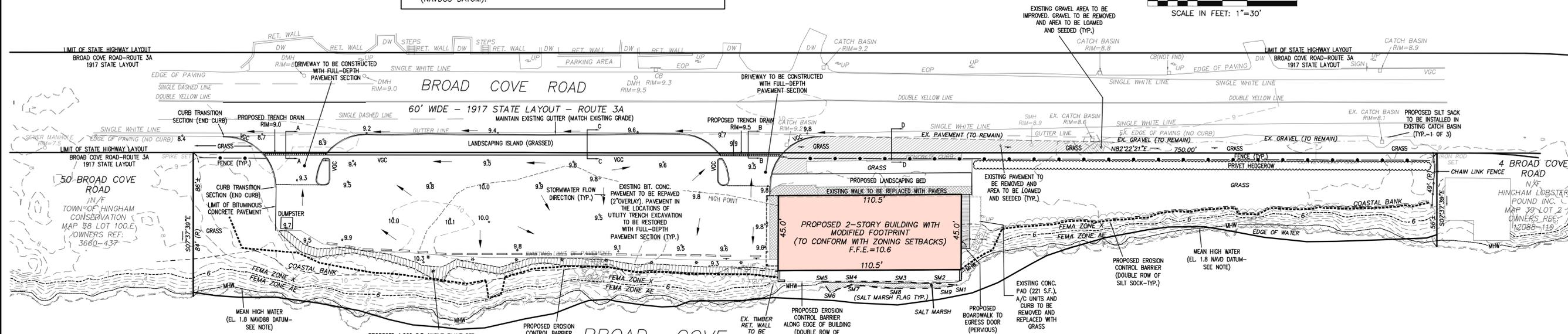
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- - - EDGE OF WATER
- COASTAL BANK
- SM7 EDGE OF SALT MARSH & DELINEATION FLAG
- - - - - LIMIT OF FEMA FLOODPLAIN
- EDGE OF EXISTING PAVEMENT
- EDGE OF PROPOSED PAVEMENT
- EDGE OF PROPOSED CURB
- TREELINE
- - - - - EXISTING CONTOUR
- 100+ EXISTING SPOT GRADE
- STORMWATER FLOW DIRECTION



No.	Date	Revision Description
1	NOV. 13, 2024	RESPONSE TO PGB REVIEW COMMENTS
2	MAR. 25, 2025	NEW BUILDING FOOTPRINT

Scale:	1" = 30'
Date:	OCT. 10, 2024
Drawn:	JAC
Checked:	ABT
Approved:	JAC
Drawing Number:	GP-1

PROPOSED SITE IMPROVEMENTS & MAINTENANCE ACTIVITIES
 PROJECT: 20 BROAD COVE ROAD, HINGHAM, MA 02043
 CLIENT: OCEANSIDE BUILDERS, INC., C/O DOUGLAS KARO, 22 WOMPATUCK ROAD, HINGHAM, MA 02043
 DRAWING TITLE: GRADING PLAN

SITEC ENGINEERING & CONSULTANTS, INC.
 789 Plain Street, Unit C
 Hingham, MA 02043
 Tel: (781) 354-0200 Fax: (781) 854-4783



LOCUS MAP
SCALE: 1" = 2,000'

No.	Date	Revision Description	Checked By	Approved By
1	OCT. 25, 2024	ADDED OVERHEAD WIRES AND ELECTRIC SERVICE	JAC	JAC
2	OCT. 29, 2024	REV. WATER SERVICE CONFIGURATION(S)	JAC	JAC
3	NOV. 13, 2024	RESPONSE TO PGB REVIEW COMMENTS	JAC	JAC
4	MAR. 25, 2025	NEW BUILDING FOOTPRINT	JAC	JAC

Scale: 1" = 30'
 Date: OCT. 10, 2024
 Drawn: JAC
 Checked: ABT
 Approved: JAC
 Drawing Number: UP-1

PROJECT: PROPOSED SITE IMPROVEMENTS & MAINTENANCE ACTIVITIES
 20 BROAD COVE ROAD
 HINGHAM, MA 02043
 CLIENT: OCEANSIDE BUILDERS, INC.
 C/O DOUGLAS KARO
 22 WOMPATUCK ROAD
 HINGHAM, MA 02043
 DRAWING TITLE: UTILITY PLAN

SITEC
 ENGINEERING &
 ENVIRONMENTAL
 CONSULTANTS, INC.
 700 Plain Street, Unit C
 Marshfield, MA 02050
 Tel: (978) 395-0000 Fax: (978) 654-4765

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 MAP 38 LOT 89

LOT AREA:
 57,950 S.F. (R)

ZONE:
 RES A

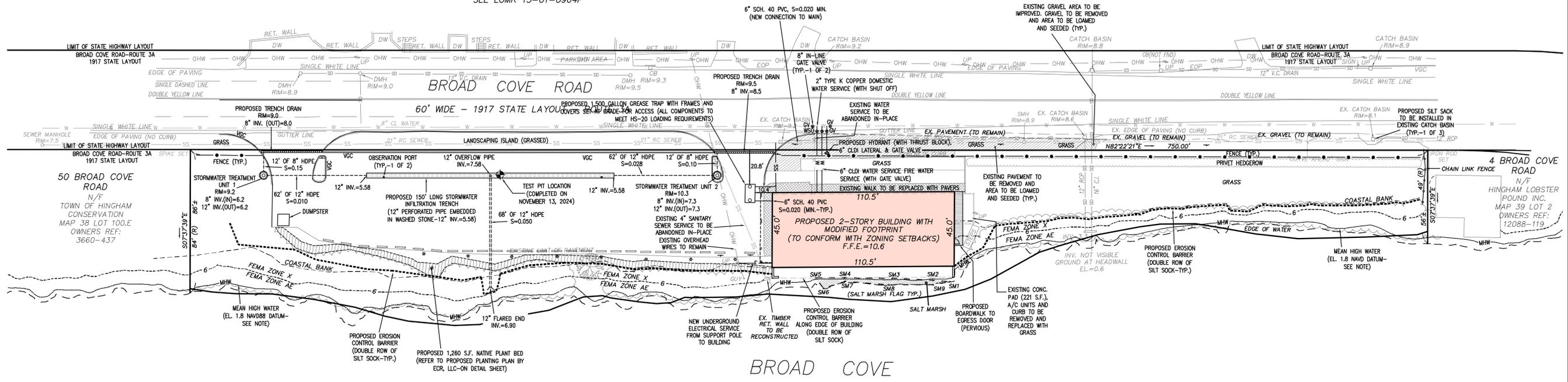
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LEGEND

———	PROPERTY LINE
- - - - -	EDGE OF WATER
———	COASTAL BANK
———	EDGE OF SALT MARSH & DELINEATION FLAG
-----	LIMIT OF FEMA FLOODPLAIN
———	EDGE OF EXISTING PAVEMENT
———	EDGE OF PROPOSED PAVEMENT
———	EDGE OF PROPOSED CURB
~~~~~	TREELINE

**EXISTING CONDITIONS / SURVEY NOTE:**  
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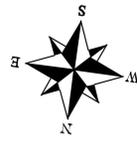
**TEST HOLE DATA**

**TEST PIT** GRND ELEV. = ±10.0 TESTED BY: JEFFREY COUTURE, PE  
 GW ELEV. = --- (SITEC)  
 DATE: NOV. 13, 2024 MOTTLING ELEV. = ---

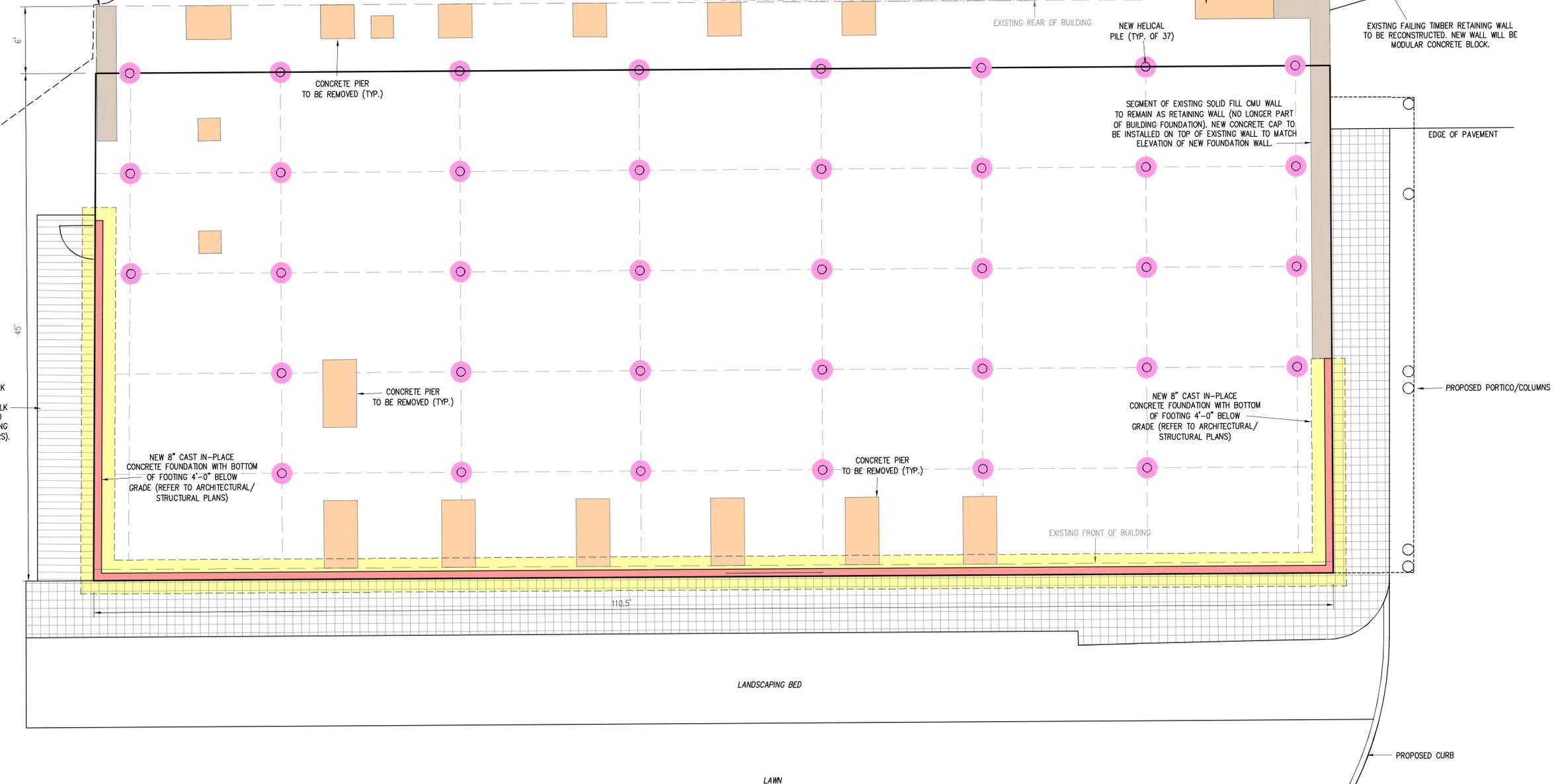
SURFACE DEPTH	SOIL HORIZON	SOIL TEXTURE	SOIL COLOR	SOIL MOTTLING	OTHER
0"-15"	FILL	-	-	-	ASHALT / BASE MATERIAL
15"-120"	C	GRAVELLY FINE SANDY LOAM	2.5 Y 5/3	-	COBBLES PRESENT

-NO STANDING WATER OBSERVED  
 -NO REDOXIMORPHIC FEATURES OBSERVED  
 -SPARSE CLAYEY LENSES WERE OBSERVED IN C LAYER AND PRESENTED FAINT REDOXIMORPHIC VARIATIONS, BUT WERE NOT ATTRIBUTED TO SEASONAL HIGH GROUNDWATER TABLE.





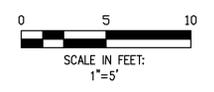
EXISTING SOLID FILL CMU WALL TO REMAIN (NO LONGER PART OF BUILDING FOUNDATION). NEW CONCRETE CAP TO BE INSTALLED ON TOP OF EXISTING WALL TO MATCH ELEVATION OF NEW FOUNDATION WALL.



**KEY:**

	EXISTING CONCRETE PIERS/WALL TO REMAIN, NO EXCAVATION
	EXISTING CONCRETE PIERS/WALLS TO BE REMOVED, EXCAVATION REQUIRED
	NEW CAST IN-PLACE CONCRETE WALL TO BE INSTALLED OVER NEW FOOTING
	NEW FOOTING TO BE INSTALLED BENEATH NEW FOUNDATION WALL, EXCAVATION REQUIRED
	NEW HELICAL PILE, NO EXCAVATION (CAST IN-PLACE CONCRETE CAP ON TOP OF PILE)
	NEW PAVER WALKWAY (APPROVED IN ORIGINAL ORDER OF CONDITIONS)

**NOTE:**  
STRUCTURAL DESIGN BY OTHERS



App'd. By	JAC
Chkd. By	JAC
Revision Description	NEW BUILDING FOOTPRINT
Date	MAR. 25, 2025
No.	1

Scale	1"=5'
Date	FEB. 4, 2025
Drawn	JAC
Checked	JAC
Approved	JAC
Drawing Number	EXHIBIT-1

**PROJECT:** PROPOSED SITE IMPROVEMENTS & MAINTENANCE ACTIVITIES  
20 BROAD COVE ROAD  
HINGHAM, MA 02043

**CLIENT:** OCEANSIDE BUILDERS, INC.  
C/O DOUGLAS KARO  
22 WOMPATUCK ROAD  
HINGHAM, MA 02043

**DRAWING TITLE:** FOUNDATION AND PILE LOCATIONS EXHIBIT



**Attachment 3:**

**Proposed Restoration Plan, prepared by ECR LLC**

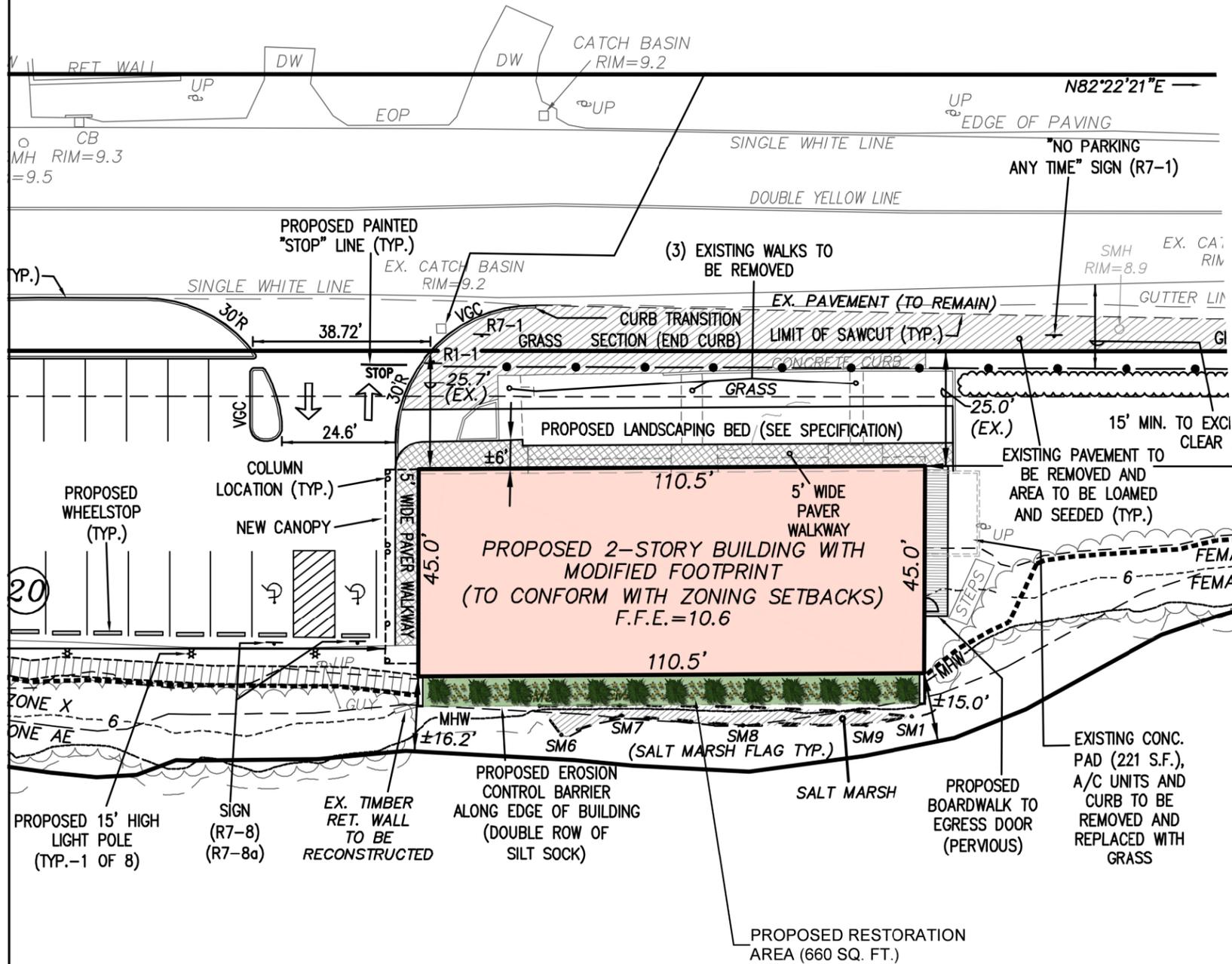
# Proposed Restoration Plan

20 Broad Cove Road  
Hingham, Massachusetts

Date: 3/19/25

Sheet: 1 of 1

Prepared By: Environmental Consulting & Restoration, LLC



## Restoration Notes:

1. This restoration plan has been designed to restore and stabilize the toe of the Coastal Bank onsite. The proposed restoration area is approximately 660 square feet in size and currently exists as bare topsoil located under the footprint of the existing building. The proposed restoration work will be implemented upon completion of the new building.
2. Prior to implementation, the existing erosion control line will be inspected and confirmed to be functioning as designed. The erosion controls should be located along the edge of the restoration area near Broad Cove. Please note, all restoration activities will be under the supervision of a wetland specialist.
3. The existing topsoil within the restoration area will need to be tilled to loosen the hardpack. A small mechanical rototiller will be utilized to till the existing topsoil in preparation for planting. If necessary, a light layer of clean loam (1-2 inches) will be spread over the restoration area to supplement the existing soil.
4. Once the restoration area has been prepared, the area will be hand planted with a mix of native shrubs and flowering perennials suitable for the coastal environment. In total, 13 shrubs and 60 perennials will be hand planted. Shrubs will be spaced in accordance with DEP guidance at 8 feet on center with perennials planted in clusters of five between the shrubs.
5. Upon installation of the plants, the exposed soil throughout the restoration area will be hand seeded with the New England Salt Tolerant seed mix provided by New England Wetland Plants. Please see the seed mix profile for more information.
6. Plantings will be completed during the early spring planting season (April 15th to May 31st) or the fall planting season (September 15th to November 15th).
7. By adhering to the spring/fall planting seasons, the new plantings will take advantage of optimal temperatures and rainfall. If necessary, hand watering will be completed as necessary to ensure the success of the restoration.
8. At the completion of work, a report with photographs will be submitted by the overseeing specialist to the Hingham Conservation Commission. Monitoring will be completed in accordance with the Order of Conditions.

## Plant Legend

Symbol	Qty	Common	Botanical	Size
	13	Hightide Bush	Iva frutescens	2-3 ft.
	60	Seaside Goldenrod	Solidago sempervirens	2" plug

## NEW ENGLAND WETLAND PLANTS, INC New England Coastal Salt Tolerant Grass Mix

Botanical Name	Common Name	Indicator
<i>Elymus canadensis</i>	Canada Wild Rye	FACU+
<i>Festuca rubra</i>	Red Fescue	FACU
<i>Panicum amarum</i>	Atlantic Coastal Panic Grass	FACU-
<i>Andropogon gerardii</i>	Big Bluestem	FAC
<i>Sorghastrum nutans</i>	Indian Grass	UPL
<i>Panicum virgatum</i>	Switch Grass	FAC
<i>Juncus tenuis</i>	Path Rush	FAC

The New England Coastal Salt Tolerant Seed Mix contains a selection of native grasses that tolerate salty conditions. This mix is appropriate for drier coastal areas that receive salt spray or mist. Always apply on clean bare soil. The mix may be applied by hydro-seeding, by mechanical spreader, or on small sites it can be spread by hand. Lightly rake, or roll to ensure proper seed to soil contact. Best results are obtained with a Spring seeding. Late Spring and early Summer seeding will benefit with a light mulching of weed-free straw to conserve moisture. If conditions are drier than usual, watering may be required. Late Fall and Winter dormant seeding require an increase in the seeding rate. Fertilization is not required unless the soils are particularly infertile. Preparation of a clean weed free soil surface is necessary for optimal results.

NOTE: PROPOSED RESTORATION DETAILS OVERLAID BY ECR, LLC ONTO THE SITE PLAN PREPARED BY SITEC ENGINEERING.

**Attachment 4:**

**Foundation Plans, prepared by WAM**



Consulting Engineers  
 278 Washington Street  
 Weymouth, MA 02188  
 Phone: (781) 331-5898  
 www.WAM-Engineers.com



*SCAN QR CODE FOR DIGITAL FILE*

Rev.	Date	Description	NAME
01	03/24/25	FOR CON. COM.	BJJ

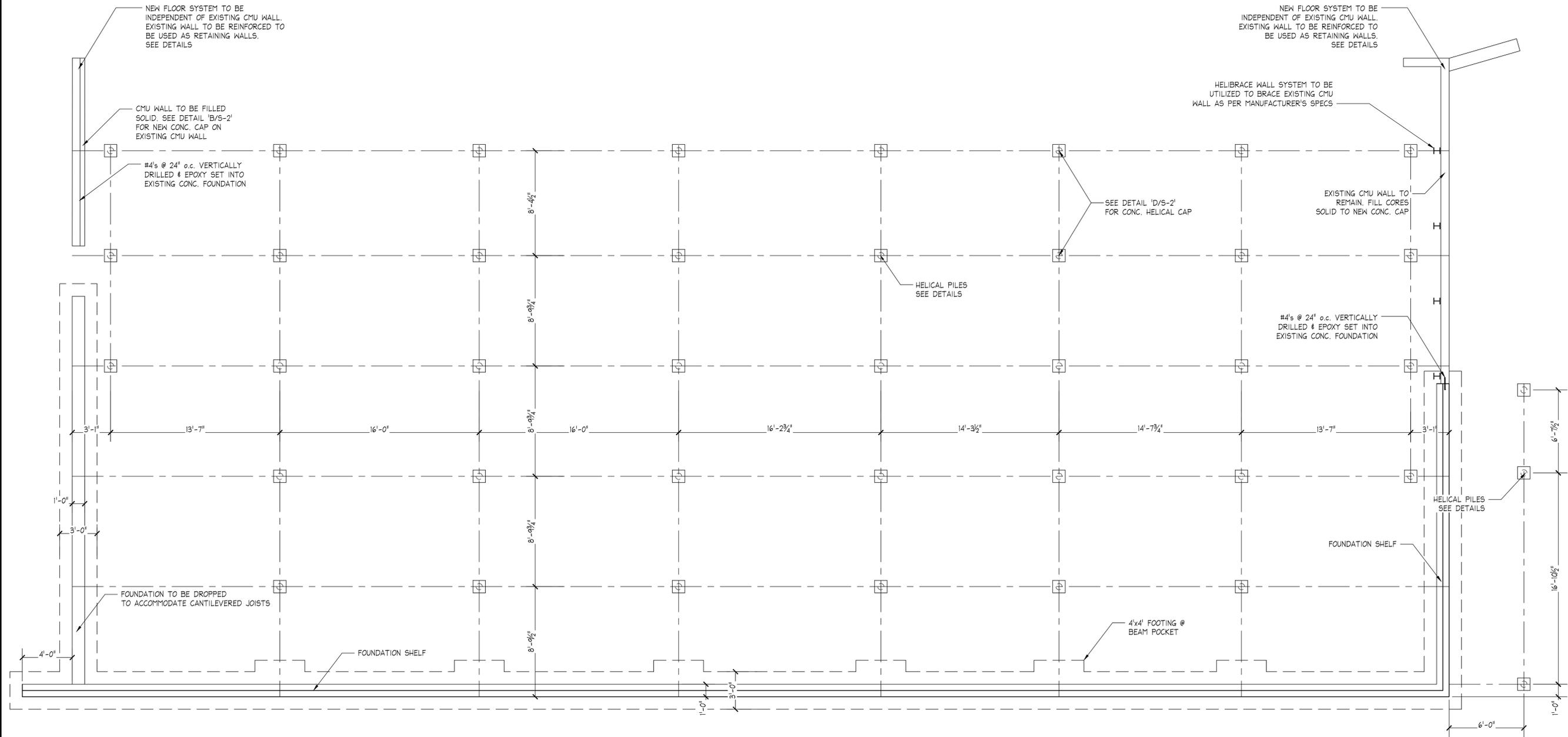
**BROAD COVE CLUB  
 OCEANSIDE BUILDERS**

20 BROAD COVE  
 HINGHAM, MA

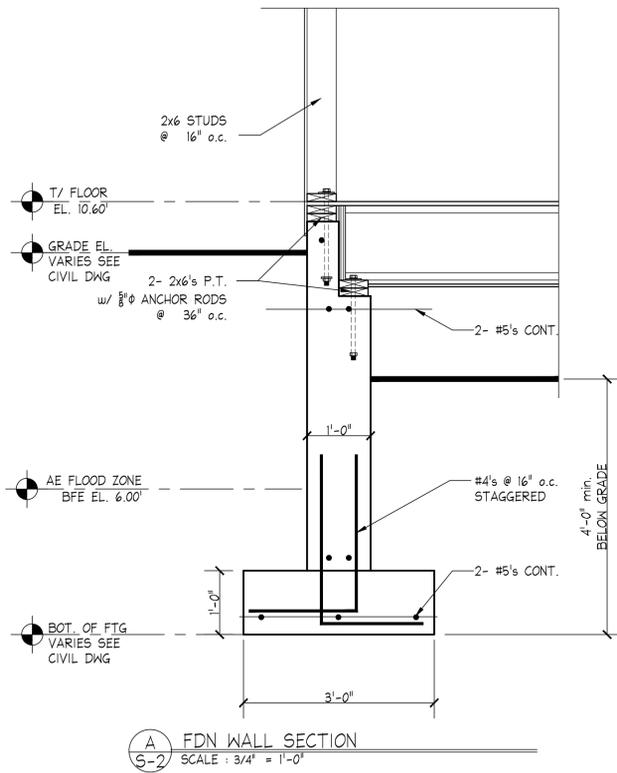
**FOUNDATION PLAN**

SCALE:	1/4" = 1'-0"
DRAWN by:	BJJ
CHK'D by:	MKS
PROJECT No:	2025-056

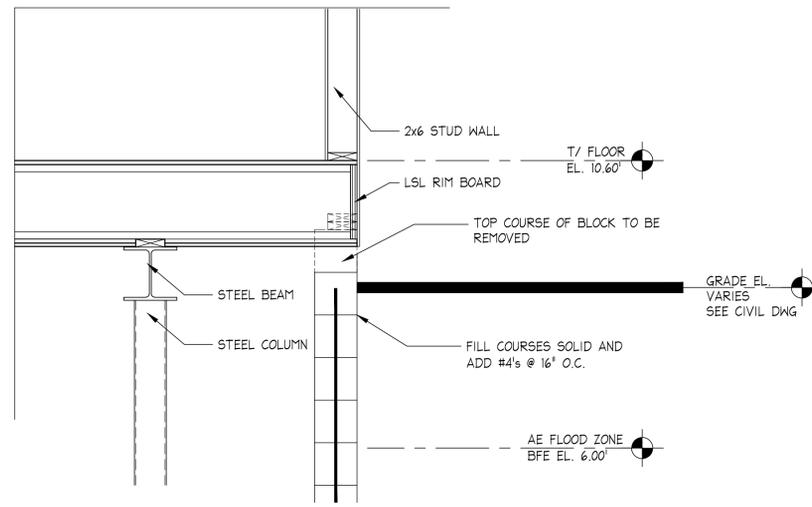
**S-1**



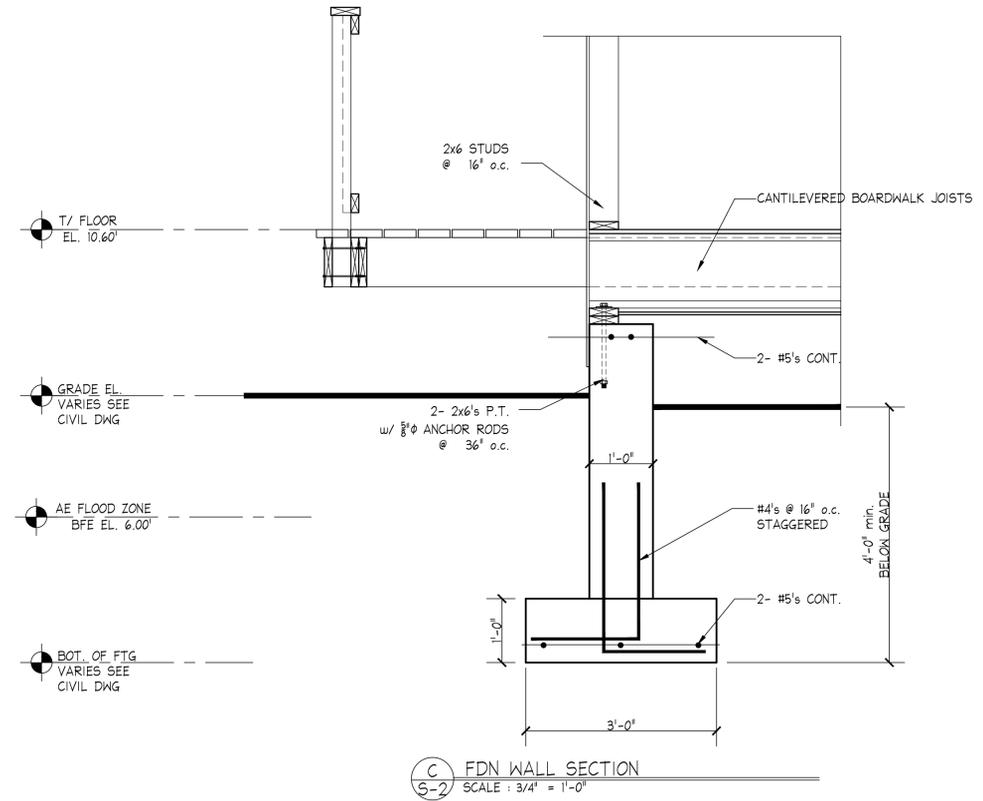
FOUNDATION PLAN  
 SCALE : 1/4"=1'-0"



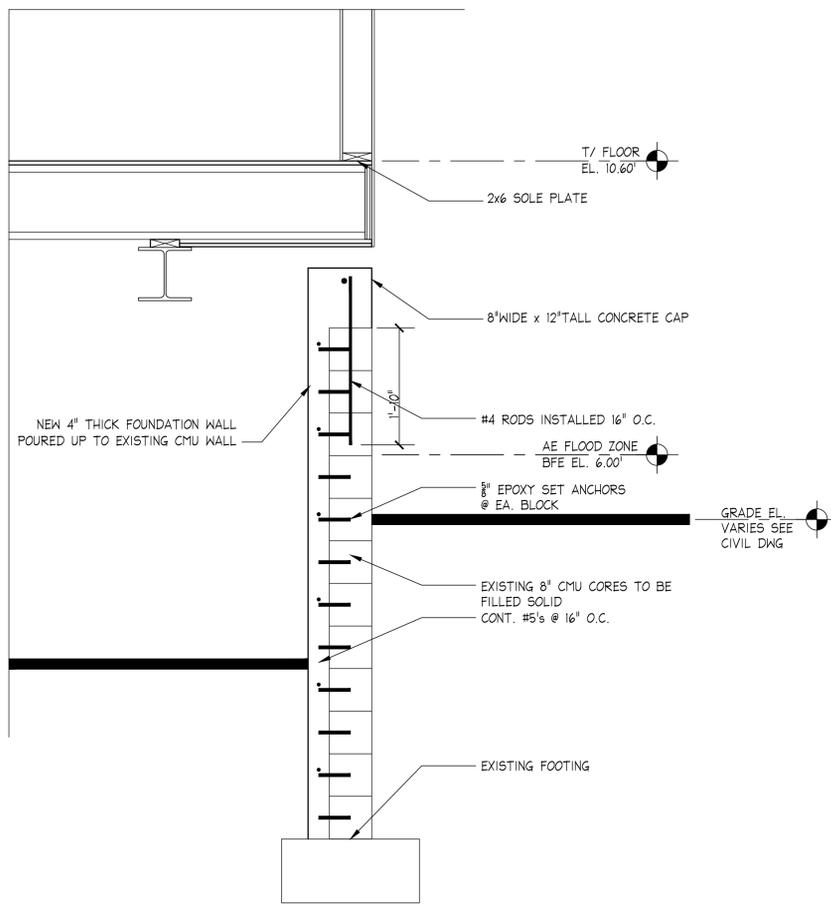
**A** FDN WALL SECTION  
S-2 SCALE: 3/4" = 1'-0"



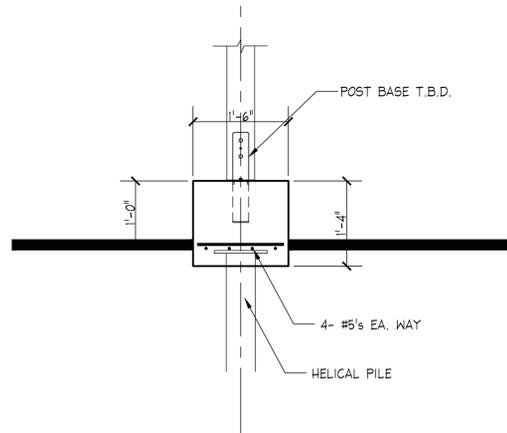
**B** FDN WALL SECTION @ EX. WALL  
S-2 SCALE: 3/4" = 1'-0"



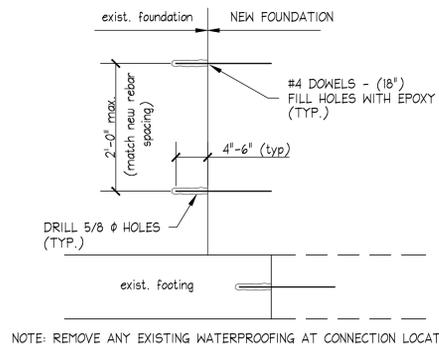
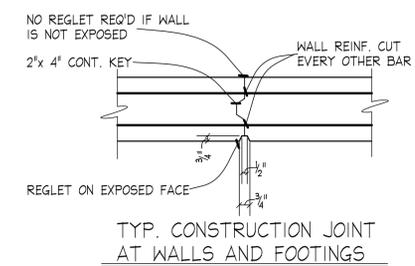
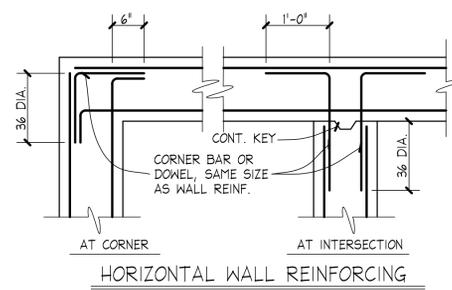
**C** FDN WALL SECTION  
S-2 SCALE: 3/4" = 1'-0"



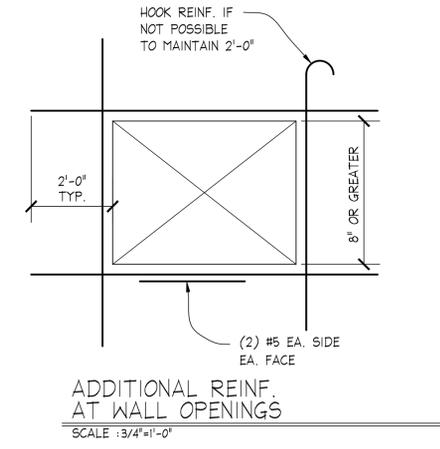
**E** FDN WALL SECTION @ EX. WALL  
S-2 SCALE: 3/4" = 1'-0"



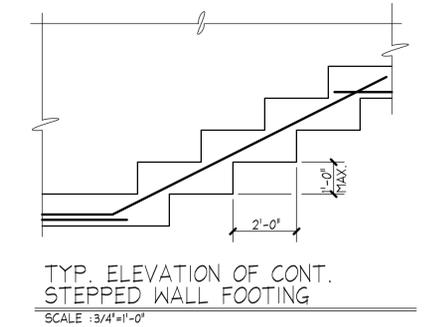
**D** HELICAL PILE DETAIL  
S-2 SCALE: 3/4" = 1'-0"



NOTE: REMOVE ANY EXISTING WATERPROOFING AT CONNECTION LOCATIONS  
**FOUNDATION CONNECTION DETAIL**  
SCALE: 3/4" = 1'-0"



**ADDITIONAL REINF. AT WALL OPENINGS**  
SCALE: 3/4" = 1'-0"



**TYP. ELEVATION OF CONT. STEPPED WALL FOOTING**  
SCALE: 3/4" = 1'-0"



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*SCAN QR CODE FOR DIGITAL FILE*

Revi	Date	Description	NAME
01	03/24/23	FOR CON. COM.	BJJ

**BROAD COVE CLUB  
OCEANSIDE BUILDERS**

20 BROAD COVE  
HINGHAM, MA

**FOUNDATION DETAILS**

SCALE	AS NOTED
DRAWN by	BJJ
CHKD by	MKS
PROJECT No.	2025-056

**S-2**