

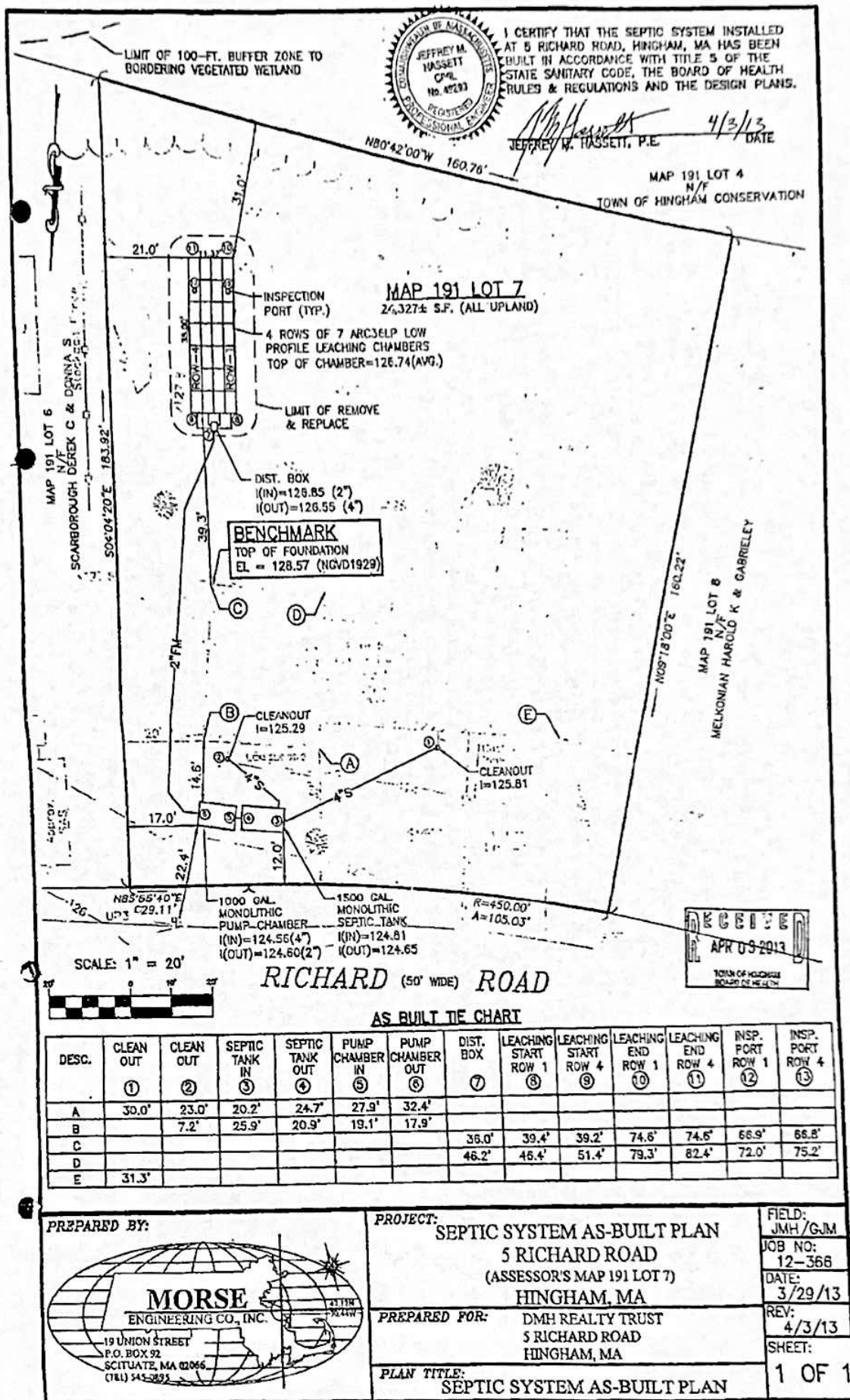
Section IV.

Intensity Regulations

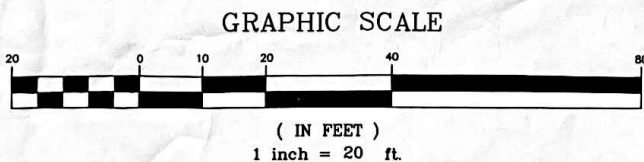
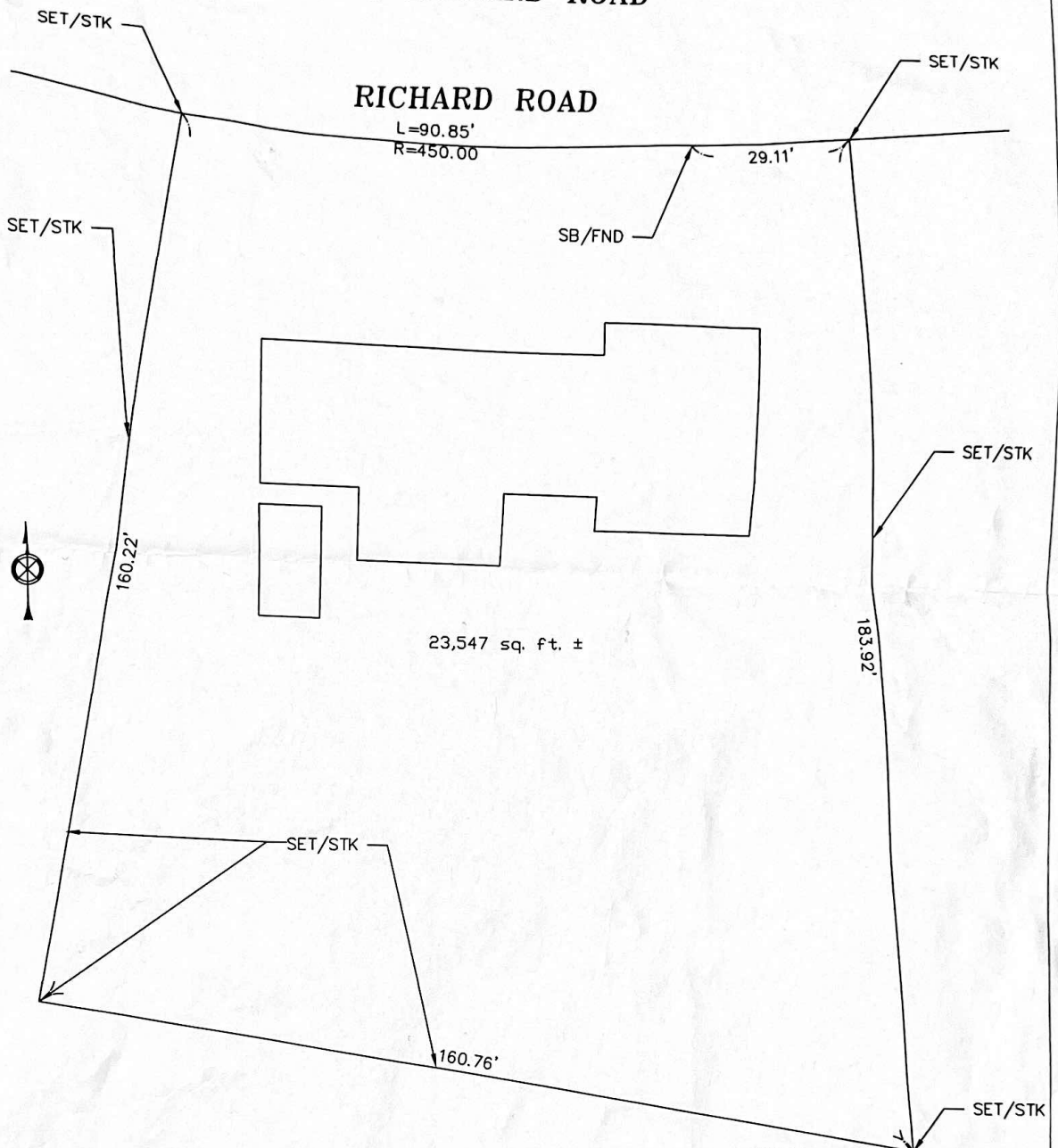
IV-A. Schedule of Dimensional Requirements

No lot shall be created or subdivided and no building or structure shall be built, enlarged or located in such manner as does not conform to the requirements set forth in Sections IV-A, IV-B and IV-C of this By-Law.

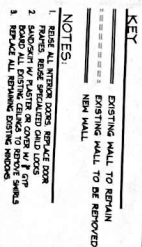
minimum lot size		maximum height		maximum percentage which may be covered by all buildings	minimum yard dimensions <i>per plot plan</i>			special requirements applicable to each district
area	frontage	feet	stories		front	side	rear	
RESIDENCE DISTRICT A								
20,000 sq. ft.	125'	35'	2½		25'	15'	15'	6, 9, 10, 13, 16
RESIDENCE DISTRICT B								
30,000 sq. ft.	150'	35'	2½		35'	20'	20'	6, 9, 13, 16
RESIDENCE DISTRICT C								
40,000 sq. ft.	150'	35'	2½		50'	20'	20'	6, 9, 13, 16
FLEXIBLE RESIDENTIAL DEVELOPMENT IN RESIDENCE DISTRICTS A THROUGH C								
All dimensional requirements for projects in Residence Districts A through C authorized by a Flexible Residential Development Special Permit under Section IV-D are set forth in Section IV-D.								
TOWN HOUSE IN RESIDENCE DISTRICT D								
5,000* sq. ft.	30' per dwelling unit	35'	2½	20%	50'	20'	20'	6, 9, 10, 11, 12, 16
*Per dwelling unit of one bedroom. For each additional bedroom, an additional 1,000 square feet of lot area is required.								
RESIDENCE DISTRICT E								
30,000 sq. ft.	150'	35'	2½		35'	20'	20'	6, 9, 10, 16



SURVEY REPORT
IN
HINGHAM, MASSACHUSETTS
5 RICHARD ROAD




Christopher S. Kelley
C S KELLEY
LAND SURVEYORS
25 CENTER STREET
PEMBROKE MA. 02359
781-294-4454
22-12-5-21-22



- Ⓢ - DENOTES PHOTOELECTRIC SMOKE DETECTOR
- Ⓒ - DENOTES CARBON MONOXIDE DETECTOR
- Ⓛ - DENOTES BATH EXHAUST FAN

REVISIONS			
No.	BY	DATE	DESCRIPTION
01	BAJ	08/11/2004	EXIST. PLANS
02	BAJ	11/09/2002	MECH. PLANS
03	BAJ	02/27/2003	REV. 1
04	BAJ	04/30/2002	FOR PERMIT

DRAWN BY: BAJ
 CHECKED BY: JF
 PROJECT NO: 2021-005

$\delta = 1'-0"$

DORAN RESIDENCE
5 RICHARD ROAD
HINGHAM, MA

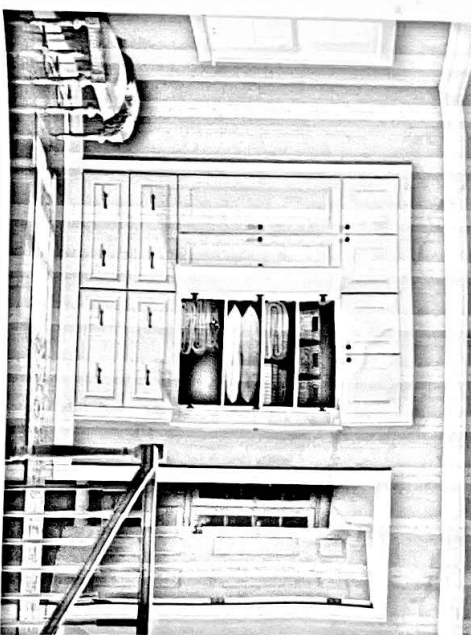
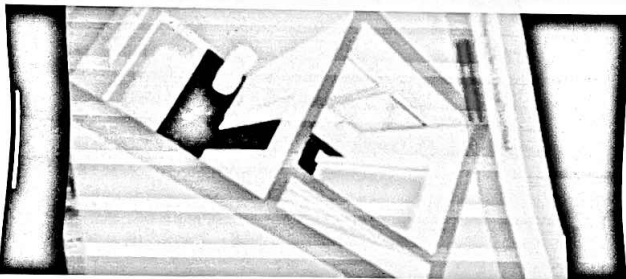
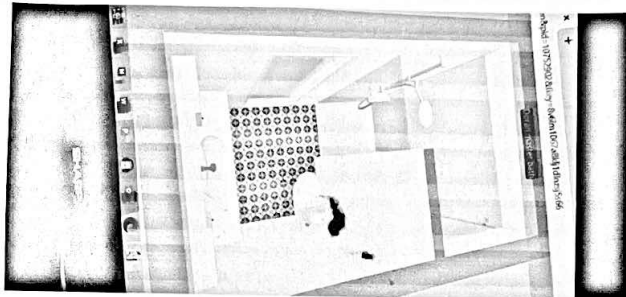
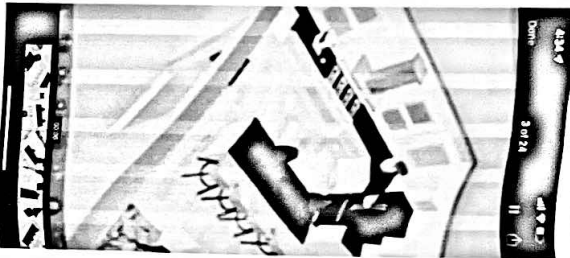


[illegible][illegible][illegible][illegible][illegible]

12. **MATERIALS:** PROVIDE DOOR DOUBLE POWER DOOR AT 4'-0" WIDE OPENING TO AND FROM ROOM. PROVIDE CURBES, SPINDLES AND BENCHES. PROVIDE TWO RECESSED COVINGS FOR MILLWORK.
13. **EXISTING/REMOVE ROOM:** REMOVE ALL EXISTING CABINETS, COUNTERS, SINKS, STOVE, AND REFRIG. PROVIDE NEW HARDWOOD FLOOR TO MATCH LEVEL OF LIVING ROOM FLOOR. PROVIDE NEW WOOD TRIM TO MATCH LEVEL OF LIVING ROOM TRIM. PROVIDE NEW WINDOWS ON EITHER SIDE OF STOVE. PROVIDE TWO WINDOWS ON THE EAST WALL. PROVIDE NEW DOOR THRESHOLD DOUBLE SPINDLE ON THE FRONT ELEVATION AND NEW TRIM AND

15. PAINTED. PROVIDE WOOD FLOOR AT NEW KITCHEN. PROVIDE FLOOR FINISHES BOTH SIDES OF PANTRY. PROVIDE FLOOR FINISH OUTLET AT NEW HALL. SEE ROOM 106 FINISHES.

16. **2ND FLOOR:** REMOVE ALL FLOOR AND WALL FINISHES. OPEN EXTERIOR WALLS TO EXPOSE BRICKS AND COLUMN WITH ONE PLASTER AND FINISH. REMOVE ALL GLASS DOORS, WOOD PARTITION, SHEET SETS, HOOD, REFRIG, DOW DRAIL, TO BE INSTALLED AND REFINISH. PROVIDE CAMBROT LIGHT AT EACH OF THE THREE EXISTENTIAL DOORS. (FLOORING 180)



Built in Linen Cabinets in Hallway 5



Laundry Room – Add shelves to right of machine for laundry basket

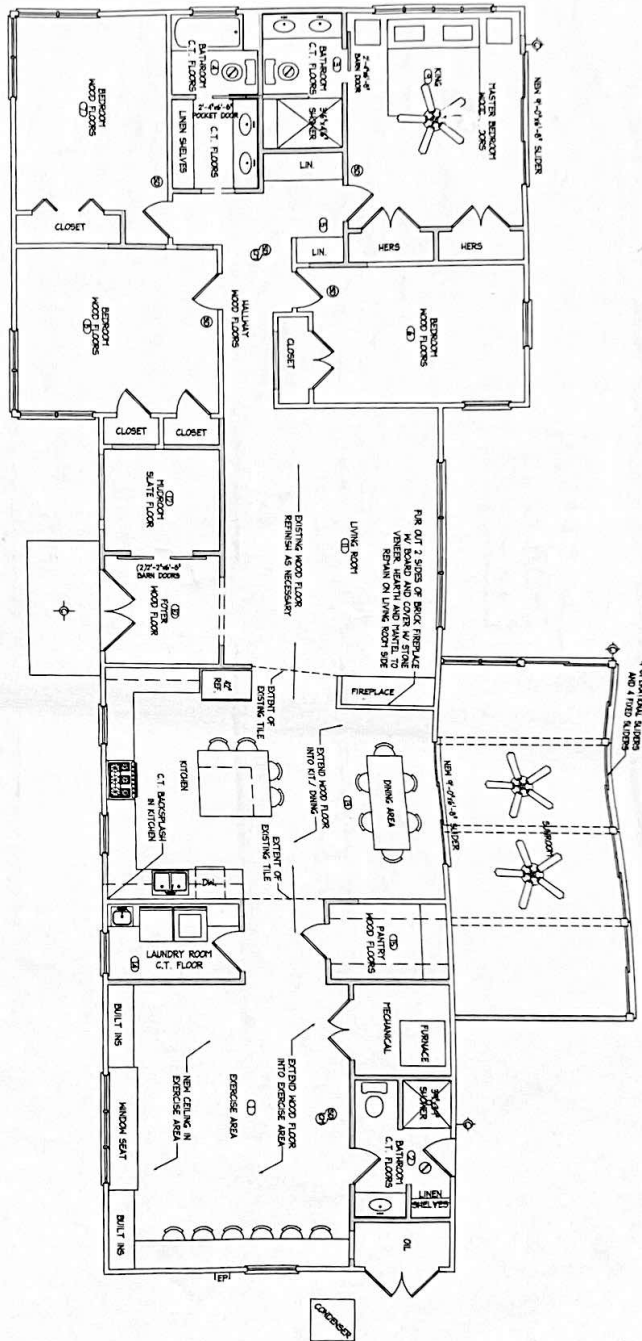
REVISIONS			
NO.	BY	DATE	DESCRIPTION
01	BJ	04/11/2005	EXIST. PLANS
02	BJ	11/09/2005	FINAL PLANS
03	BJ	02/27/2005	REV. 1
04	BJ	04/20/2005	ITEM PERMIT

ECLIP
 DRAWING: BJ
 CHECKED BY: BJ
 PROJECT NO: 2004-0005

CONSTRUCTION NOTES
AND RENDERINGS

DORAN RESIDENCE
5 RICHARD ROAD
HINGHAM MA





KEY

EXISTING WALL TO REMAIN
EXISTING WALL TO BE REMOVED
NEW WALL

REVISIONS

NO.	DATE	DESCRIPTION
01	08/11/2011	EXIST. WALLS
02	11/28/2011	PROJ. PLAN
03	02/27/2012	REV. 1
04	04/29/2012	REV. 2

DESIGNED BY: [Signature]
CHECKED BY: [Signature]
DATE: 02/27/2012

FINISHES PLAN

DORAN RESIDENCE
5 RICHARD ROAD
HINGHAM, MA



A-5

KEY

EXISTING WALL TO BE REPAIR

EXISTING WALL TO BE REMOVED

NEW WALL

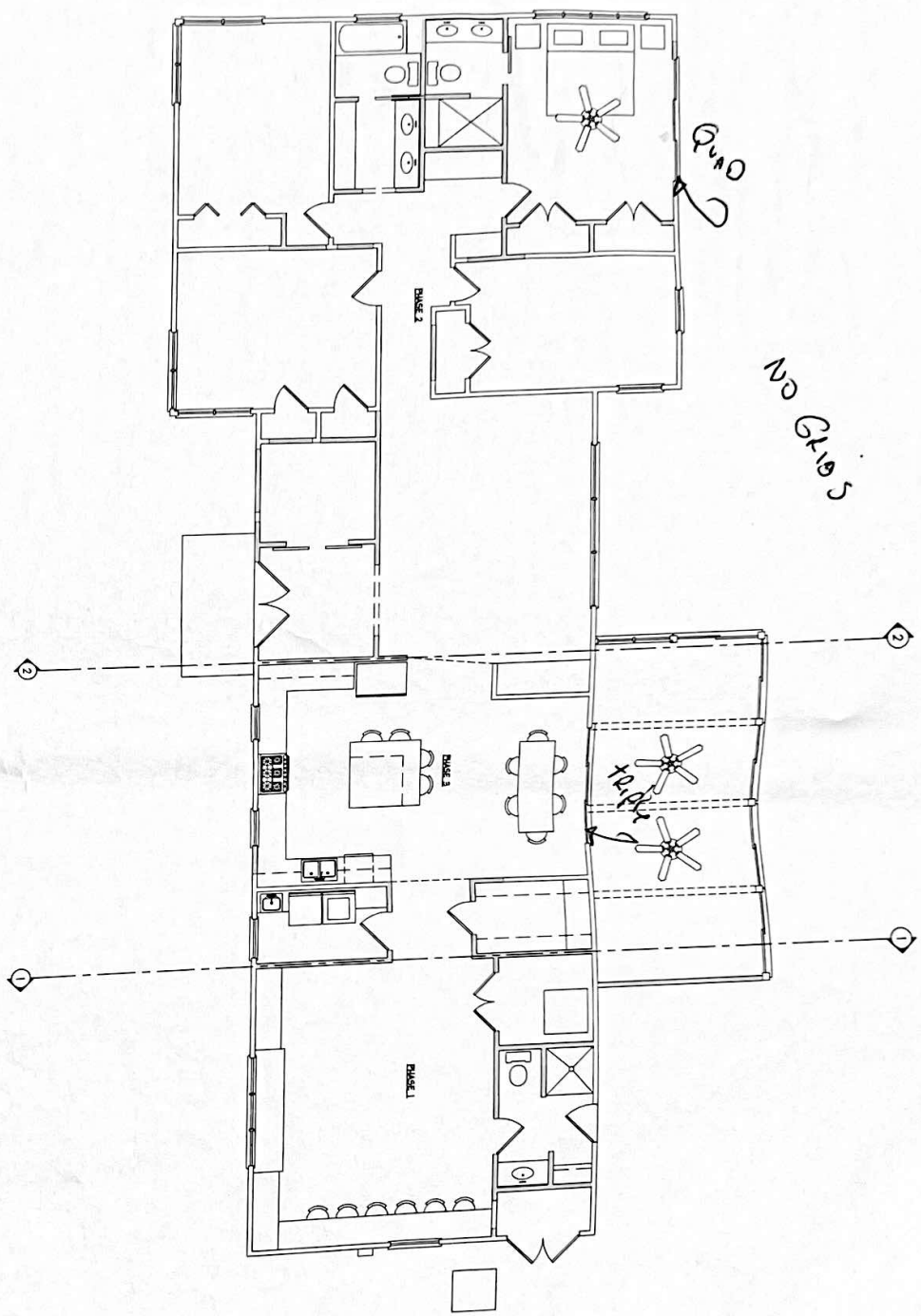
NO.	REV.	DATE	DESCRIPTION
01	01	06/11/2021	EXIST. PLANS
02	02	11/06/2021	REVISION PLANS
03	03	02/27/2022	REV 1
04	04	04/20/2024	FOR REVIEW

PHASING PLAN

DORAN RESIDENCE
5 RICHARD ROAD
HINGHAM, MA



A-1



PHASING PLAN
SCALE 1/4" = 1'-0"

