

PROJECT NARRATIVE

54 Marshall Avenue

Scituate, MA

1.0 Project Summary

The project proposes to raze and rebuild a single-family dwelling at 54 Marshall Avenue in Scituate, MA. The property is shown as Scituate Assessor's Parcel 28-11-2 and is approximately 12,500 square feet in size. The property has frontage along Marshall Avenue to the south, and is abutted by an undeveloped right-of-way, Samoset Avenue to the west, and developed residentially zoned properties on all other sides.

The property is currently developed with a single family dwelling constructed circa 1979 per Scituate assessor's records. The property is located in FEMA Flood Zones "VE" (El. 17) and "AE" (El. 14) as shown on FEMA Community Map Panel 25023C 0128L dated 7/6/2021.

The proposed work is to construct a new single family dwelling on a FEMA compliant foundation. All proposed work lies within Zone "AE" (El. 14). The proposed work is also located within the 100' buffer zone to a bordering vegetated wetland.

The site does not contain any areas designated as Estimated or Priority Endangered Species Habitat or NHESP Certified Vernal Pools and is not classified as an Area of Critical Environmental Concern (ACEC).

2.0 Wetland Resource Areas & Impacts

Land Subject to Coastal Storm Flowage (SWR 10.38)

The proposed work lies within area designated as Land Subject to Coastal Storm Flowage, as defined by SWR 10.38 and located through FEMA flood elevation maps. The proposed work lies within FEMA Flood Zone "AE" (El. 14) as shown on FEMA Community Map Panel 25023C 0128L dated 7/6/2021. Land subject to Coastal Storm Flowage are areas which are subject to hazardous flooding, wave impact, and often significant rates of erosion as a result of storm wave action.

The proposed dwelling will be built on a concrete foundation equipped with flood vents in order to meet FEMA NFIP Building Code requirements. A copy of the Proposed FEMA Certificate is included in Appendix D. The proposed work does not propose any detriment to the resource area's function in regard to storm damage prevention or flood control.

Bordering Vegetated Wetlands (BVW) (310 CMR 10.55)

The proposed work lies within the 100' buffer to a Bordering Vegetated Wetland. Bordering Vegetated Wetlands are often significant to public and private water supplies, flood control, storm damage prevention, the protection of wildlife habitats and fisheries. Bordering Vegetated Wetlands also contribute to pollution control and the removal of harmful substances. Vegetation, soils and hydrologic indicators were used to establish the vegetated wetland boundary.

No work is proposed within the bordering vegetated wetlands. All of the proposed work lies within previously disturbed areas and will be stabilized post-construction. The proposed

work will not have an impact on wildlife habitats, pollution control, storm damage prevention, or any private or public water supply.

3.0 Construction Phase Mitigating Measures

The following are mitigating measures that will be employed to ensure that impacts to wetland interests protected under the Town of Scituate Wetlands Protection By-Law and the Wetlands Protection Act are minimized to the extent possible.

Erosion and Sedimentation Control

The potential for temporary impacts to wetlands due to erosion and migration of sediments into adjacent wetlands will be mitigated by adherence to basic erosion control practices. These include:

1. Install staked 12" diameter mulch sock and/or silt fence (as directed by Conservation Agent) at the upland edge of the limit of work as shown on the Site Plan. This erosion control barrier shall be installed prior to earthwork at the site. An additional stockpile of siltation fence, and stakes will be stored on site for use in repairing the erosion control barrier as needed. Inspections of the erosion control barrier shall be made weekly and after all significant rainfall events.
2. Clearly define the limits of work in the field in order to minimize the extent of clearing and soil disturbance.
3. Regrade, loam and seed exposed soil areas immediately following construction.

NOTE:
ARCHITECTURAL BACKGROUND SHOWN IS INCLUDED
AS A VISUAL AID ONLY. PLEASE REFER TO MOST
CURRENT ARCHITECTURAL DRAWINGS FOR MOST
ACCURATE AND UP TO DATE INFORMATION.

STRUCTURAL DESIGN ON THESE DRAWINGS LIMITED
INFORMATION ONLY.

APPROXIMATE LOCATION OF
SMARTVENT 1540-510 S.S. FLOOD
VENTS OR APPR EQ. INSTALLED
MAX. 12" OFF ADJACENT GRADE
TYPICAL (NINE TOTAL MIN.)

TYPICAL FND. WALL & FOOTING:
10" CONC. FND. WALL W/ 2 - #5 TOP
& BOT. ON FTG. 2'-0" WIDE x 12" TK

NOTE:
G.C. TO COORDINATE ALL FOUNDATION
WALL DIMENSIONS, HEIGHTS, OPENING
SIZES, AND, LOCATIONS, AS WELL AS
WINDOWS AND/OR VENTS, WITH CIVIL,
ARCHITECTURAL, STRUCTURAL
DRAWINGS, AND EXISTING CONDITIONS

50' BUFFER LINE

FEMA LINE

FINAL COLUMN LOCATIONS &
SUPPORTS TO BE
COORDINATED WITH
STRUCTURAL ENGINEER, TYP.
MAINTAIN CLEARANCE TO
FEMA LINE

DECK ABOVE

FLOOD VENT
LOCATIONS (+/-)

SITTING ROOM

OFFICE

OUTDOOR
SHOWER

CLOSET

UTILITY
ROOM

SHOWER

HALL BATH

CRAWLSPACE
MIN. 3/4" CONC. SLAB ON GR.
W/ 6x6 - W2.9xW2.9 W.W.F.

HALL

4'-11 1/2" CLR

ENTRY
(UNFINISHED)

CLOSET

BUILT-IN BENCH &
CURBIES

MUDROOM

FIRST FLOOR
EL: 16'

COVERED
PORCH

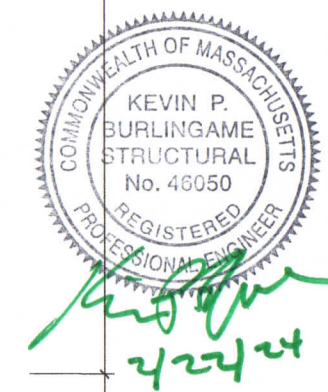
4" CONC. SLAB ON GRADE
W/ 6x6 - W2.9xW2.9 W.W.F.
PITCHED TOWARD O.D.
4" SLAB ON GRADE

TWO-CAR
GARAGE

FLOOD VENTS
PER EVERY 200
SF, TYP.

GARAGE SLAB
EL: 11.3 +/-

1
S1.0
FOUNDATION PLAN
SCALE: 3/16" = 1'-0"
0 5 10 FEET



ANDERSON STRUCTURAL ENGINEERING, INC.
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ASE

DALY/SHEA RESIDENCE
54 MARSHAL AVENUE
SCITUATE, MA

FOUNDATION PLAN

DATE: 2-1-24
DRAWN BY: R.A.
CHECKED BY: R.A.
CAP FILE: 24-003

REVISIONS:

DUE NO. S1.0