



Ashland Conservation Commission
101 Main Street
Ashland, MA 01721

January 26, 2024

Re: Notice of Intent
230 Olive Street, Ashland, MA 01721
(Map: 27, Parcel: 110)

Dear Ashland Conservation Commission,

Goddard Consulting, LLC is pleased to submit this Notice of Intent (NOI) on behalf of the Applicant, Srinivasa Bachina, for the property known as 230 Olive Street (Map: 27, Parcel: 110) in Ashland, MA. The Applicant is filing a Notice of Intent for construction of a sunroom, associated with the existing single-family house, within the 100-foot Buffer Zone associated with the on-site Bordering Vegetated Wetlands (BVW). In order to mitigate the effects of erosion that construction and grading have the potential to cause, the Applicant proposes the installation of an erosion control barrier (ECB) in the form of straw wattles at the Limit of Work (approximately the 50-foot Buffer to BVW). This application is being filed under the Massachusetts Wetlands Protection Act (the WPA), Regulations 310 CMR 10.00 et. al, and the Town of Ashland Wetlands Protection Bylaw, Chapter 280, and Regulations, Chapter 348 (collectively, the Bylaw).

A list of enclosed documents is as follows:

- Notice of Intent Application (WPA Form 3)
- MassDEP NOI Wetland Fee Transmittal Form
- Town of Ashland Conservation Commission Local Filing Fee Calculation Worksheet
- Copy of Checks
- Affidavit of Service, Notification to Abutters- Letter, and Certified Abutters List
- *Wetland Border Report, 230 Olive Street, Ashland, MA*, Goddard Consulting, LLC. 01/26/2024
- *USGS of Locus Site*, Goddard Consulting, LLC. 01/19/2024
- *Orthophoto of Locus Site*, Goddard Consulting, LLC. 01/19/2024
- *FEMA Flood Map of Locus Site*, Goddard Consulting, LLC. 01/19/2024
- *NRCS Soil Map of Locus Site*, Goddard Consulting, LLC. 01/19/2024
- NRCS Map Unit Description: Middlesex County, Massachusetts. Accessed 01/22/2024
- *Proposed Addition Plan of 230 Olive Street in Ashland, MA*, Connorstone Engineering Inc. 01/12/2024
- *Renovations to 230 Olive Street, Ashland, MA*, CJ Associates, LLC. 07/01/2023

Existing Conditions

The site of the proposed project consists of a lot known as 230 Olive Street (Map: 27, Parcel: 110). The site totals 51,651 square feet (SF), or +/- 1.2 acres and is characterized by an existing single-family dwelling, deck, patio, driveway, shed, and septic tank; 7 concrete bounds demarcating the edge of lawn are also located on-site. A Bordering Vegetated Wetland (BVW) boundary (delineated by Goddard Consulting, LLC in August 2023) is found in the center of the property. The BVW extends southeast towards the back of the lot (i.e., behind the existing house and lawn).

Due to the presence of resource areas on-site, the site is subject to regulated Buffer Zones. The Buffer Zones consist of the 25-foot No Disturb Zone (NDZ) under the Bylaw, and the 100-foot Buffer Zone under both the Bylaw and the WPA.

According to MassGIS data layers, this site is not located within an Estimated and/or Priority Habitat of Rare Wildlife, has no mapped vernal pools, and is not located within an Area of Critical Environmental Concern (ACEC), Outstanding Resource Waters (ORW), or FEMA Flood Zone.

Project Summary & Regulatory Compliance

The proposed project will remove the stairs associated with the existing deck, construct a sunroom over the existing patio, and construct a new set of stairs associated with the existing deck. The existing deck shall remain as it is. There shall be no alterations to the 25-foot NDZ. The proposed sunroom, ECB, and stairs are located within the 100-foot Buffer Zone. The proposed structure (i.e., the sunroom) located closest to the BVW boundary is 57-feet from the BVW boundary at its nearest point.

The Applicant proposes the removal of the stairs associated with the existing 14' by 10' deck, the construction of an 18' by 17'-5" sunroom located partially within the footprint of the existing deck stairs and patio, and the construction of a 3'-8"-long set of stairs associated with the existing deck—outside of the footprint of the proposed sunroom.

100-foot Buffer Zone – Under the WPA & the Bylaw

The Applicant proposes the removal of the existing deck stairs and the construction of a sunroom, and a new flight of stairs associated with the existing deck within 100-foot Buffer Zone to BVW. Adequate sedimentation controls in the form of straw wattles shall be installed at the Limit of Work to prevent sediment from entering the resource areas.

25-foot No Disturb Zone – Under the Bylaw

The entirety of the work proposed under this application will occur outside of the 25-foot NDZ. ECB in the form of straw wattles will be installed +/- 32 feet outside of the 25-foot NDZ to protect BVW and NDZ from sediment generated during construction.

Conclusion

Goddard Consulting believes that the proposed project will not have any adverse impacts on the interests identified in M.G.L c. 131 section 40 and under the Town of Ashland Wetlands Protection Bylaw and Regulations. No alteration is proposed within the 25-foot NDZ and ECB will be installed at the Limit of Work to protect downgradient resource areas—therefore, Goddard Consulting respectfully requests that the Commission issues an Order of Conditions approving the proposed project. Please feel free to contact us if you have any questions.

Sincerely,

Goddard Consulting, LLC



Mitch Maslanka
Wetland Scientist



Sophie Shapiro
Wetland Scientist

CC: MassDEP – NERO, 150 Presidential Way, Woburn, MA 01801
Srinivasa Bachina, 230 Olive Street, Ashland, MA 01721



WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40
& the Town of Ashland Wetlands Protection Bylaw

Provided by MassDEP:
MassDEP File Number
Document Transaction Number
Ashland
City/Town

A. General Information (continued)

6. General Project Description:

The Applicant proposes the removal of the existing deck stairs and the construction of a sunroom, and a new flight of stairs associated with the existing deck.

7a. Project Type Checklist: (Limited Project Types see Section A. 7b.)

- 1. Single Family Home
- 2. Residential Subdivision
- 3. Commercial/Industrial
- 4. Dock/Pier
- 5. Utilities
- 6. Coastal engineering Structure
- 7. Agriculture (e.g., cranberries, forestry)
- 8. Transportation
- 9. Other

7b. Is any portion of the proposed activity eligible to be treated as a limited project (including Ecological Restoration Limited Project) subject to 310 CMR 10.24 (coastal) or 310 CMR 10.53 (inland)?

- 1. Yes No If yes, describe which limited project applies to this project. (See 310 CMR 10.24 and 10.53 for a complete list and description of limited project types)

2. Limited Project Type

If the proposed activity is eligible to be treated as an Ecological Restoration Limited Project (310 CMR10.24(8), 310 CMR 10.53(4)), complete and attach Appendix A: Ecological Restoration Limited Project Checklist and Signed Certification.

8. Property recorded at the Registry of Deeds for:

Middlesex South

a. County

62657

c. Book

b. Certificate # (if registered land)

0157

d. Page Number

B. Buffer Zone & Resource Area Impacts (temporary & permanent)

- 1. Buffer Zone Only – Check if the project is located only in the Buffer Zone of a Bordering Vegetated Wetland, Inland Bank, or Coastal Resource Area.
- 2. Inland Resource Areas (see 310 CMR 10.54-10.58; if not applicable, go to Section B.3, Coastal Resource Areas).

Check all that apply below. Attach narrative and any supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.



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Massachusetts Wetlands Protection Act M.G.L. c. 131, §40
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B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

For all projects affecting other Resource Areas, please attach a narrative explaining how the resource area was delineated.

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. <input type="checkbox"/> Bank	1. linear feet	2. linear feet
b. <input type="checkbox"/> Bordering Vegetated Wetland	1. square feet	2. square feet
c. <input type="checkbox"/> Land Under Waterbodies and Waterways	1. square feet	2. square feet
	3. cubic yards dredged	

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
d. <input type="checkbox"/> Bordering Land Subject to Flooding	1. square feet	2. square feet
	3. cubic feet of flood storage lost	4. cubic feet replaced
e. <input type="checkbox"/> Isolated Land Subject to Flooding	1. square feet	
	2. cubic feet of flood storage lost	3. cubic feet replaced
f. <input type="checkbox"/> Riverfront Area	1. Name of Waterway (if available) - specify coastal or inland	

2. Width of Riverfront Area (check one):

- 25 ft. - Designated Densely Developed Areas only
- 100 ft. - New agricultural projects only
- 200 ft. - All other projects

3. Total area of Riverfront Area on the site of the proposed project: _____ square feet

4. Proposed alteration of the Riverfront Area:

- a. total square feet _____
- b. square feet within 100 ft. _____
- c. square feet between 100 ft. and 200 ft. _____

5. Has an alternatives analysis been done and is it attached to this NOI? Yes No

6. Was the lot where the activity is proposed created prior to August 1, 1996? Yes No

3. Coastal Resource Areas: (See 310 CMR 10.25-10.35)

Note: for coastal riverfront areas, please complete **Section B.2.f.** above.



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& the Town of Ashland Wetlands Protection Bylaw

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B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

Check all that apply below. Attach narrative and supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.

Online Users:
Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

Table with columns: Resource Area, Size of Proposed Alteration, Proposed Replacement (if any). Rows include Designated Port Areas, Land Under the Ocean, Barrier Beach, Coastal Beaches, Coastal Dunes, Coastal Banks, Rocky Intertidal Shores, Salt Marshes, Land Under Salt Ponds, Land Containing Shellfish, Fish Runs, Land Subject to Coastal Storm Flowage, Restoration/Enhancement, and Project Involves Stream Crossings.



WPA Form 3 – Notice of Intent

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C. Other Applicable Standards and Requirements

- This is a proposal for an Ecological Restoration Limited Project. Skip Section C and complete Appendix A: Ecological Restoration Limited Project Checklists – Required Actions (310 CMR 10.11).

Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

- Is any portion of the proposed project located in **Estimated Habitat of Rare Wildlife** as indicated on the most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife published by the Natural Heritage and Endangered Species Program (NHESP)? To view habitat maps, see the *Massachusetts Natural Heritage Atlas* or go to http://maps.massgis.state.ma.us/PRI_EST_HAB/viewer.htm.

a. Yes No **If yes, include proof of mailing or hand delivery of NOI to:**

**Natural Heritage and Endangered Species Program
Division of Fisheries and Wildlife
1 Rabbit Hill Road
Westborough, MA 01581**

August 2021
b. Date of map

If yes, the project is also subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18). To qualify for a streamlined, 30-day, MESA/Wetlands Protection Act review, please complete Section C.1.c, and include requested materials with this Notice of Intent (NOI); *OR* complete Section C.2.f, if applicable. *If MESA supplemental information is not included with the NOI, by completing Section 1 of this form, the NHESP will require a separate MESA filing which may take up to 90 days to review (unless noted exceptions in Section 2 apply, see below).*

c. Submit Supplemental Information for Endangered Species Review*

- Percentage/acreage of property to be altered:
 - (a) within wetland Resource Area _____ percentage/acreage
 - (b) outside Resource Area _____ percentage/acreage
- Assessor's Map or right-of-way plan of site
- Project plans for entire project site, including wetland resource areas and areas outside of wetlands jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work **
 - (a) Project description (including description of impacts outside of wetland resource area & buffer zone)
 - (b) Photographs representative of the site

* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see <https://www.mass.gov/endangered-species-act-mesa-regulatory-review>).

Priority Habitat includes habitat for state-listed plants and strictly upland species not protected by the Wetlands Protection Act.

** MESA projects may not be segmented (321 CMR 10.16). The applicant must disclose full development plans even if such plans are not required as part of the Notice of Intent process.



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Massachusetts Wetlands Protection Act M.G.L. c. 131, §40
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City/Town

Online Users:
Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

C. Other Applicable Standards and Requirements (cont'd)

4. Is any portion of the proposed project within an Area of Critical Environmental Concern (ACEC)?
 a. Yes No If yes, provide name of ACEC (see instructions to WPA Form 3 or MassDEP Website for ACEC locations). **Note:** electronic filers click on Website.
 b. ACEC
5. Is any portion of the proposed project within an area designated as an Outstanding Resource Water (ORW) as designated in the Massachusetts Surface Water Quality Standards, 314 CMR 4.00?
 a. Yes No
6. Is any portion of the site subject to a Wetlands Restriction Order under the Inland Wetlands Restriction Act (M.G.L. c. 131, § 40A) or the Coastal Wetlands Restriction Act (M.G.L. c. 130, § 105)?
 a. Yes No
7. Is this project subject to provisions of the MassDEP Stormwater Management Standards?
 a. Yes. Attach a copy of the Stormwater Report as required by the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q) and check if:
 1. Applying for Low Impact Development (LID) site design credits (as described in Stormwater Management Handbook Vol. 2, Chapter 3)
 2. A portion of the site constitutes redevelopment
 3. Proprietary BMPs are included in the Stormwater Management System.
 b. No. Check why the project is exempt:
 1. Single-family house
 2. Emergency road repair
 3. Small Residential Subdivision (less than or equal to 4 single-family houses or less than or equal to 4 units in multi-family housing project) with no discharge to Critical Areas.

D. Additional Information

- This is a proposal for an Ecological Restoration Limited Project. Skip Section D and complete Appendix A: Ecological Restoration Notice of Intent – Minimum Required Documents (310 CMR 10.12).

Applicants must include the following with this Notice of Intent (NOI). See instructions for details.

Online Users: Attach the document transaction number (provided on your receipt page) for any of the following information you submit to the Department.

1. USGS or other map of the area (along with a narrative description, if necessary) containing sufficient information for the Conservation Commission and the Department to locate the site. (Electronic filers may omit this item.)
2. Plans identifying the location of proposed activities (including activities proposed to serve as a Bordering Vegetated Wetland [BVW] replication area or other mitigating measure) relative to the boundaries of each affected resource area.



WPA Form 3 - Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40
& the Town of Ashland Wetlands Protection Bylaw

Provided by MassDEP:
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City/Town

D. Additional Information (cont'd)

3. [X] Identify the method for BVW and other resource area boundary delineations (MassDEP BVW Field Data Form(s), Determination of Applicability, Order of Resource Area Delineation, etc.), and attach documentation of the methodology.

4. [X] List the titles and dates for all plans and other materials submitted with this NOI.

Proposed Addition Plan of 230 Olive Street in Ashland, MA

a. Plan Title

Connorstone Engineering Inc.

Varoujan H. Hagopian

b. Prepared By

c. Signed and Stamped by

01/12/2024

1" = 20'

d. Final Revision Date

e. Scale

Renovations to 230 Olive Street, Ashland, MA

07/01/2023

f. Additional Plan or Document Title

g. Date

- 5. [] If there is more than one property owner, please attach a list of these property owners not listed on this form.
6. [] Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed.
7. [] Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed.
8. [X] Attach NOI Wetland Fee Transmittal Form
9. [] Attach Stormwater Report, if needed.

E. Fees

1. [] Fee Exempt: No filing fee shall be assessed for projects of any city, town, county, or district of the Commonwealth, federally recognized Indian tribe housing authority, municipal housing authority, or the Massachusetts Bay Transportation Authority.

Applicants must submit the following information (in addition to pages 1 and 2 of the NOI Wetland Fee Transmittal Form) to confirm fee payment:

277

01/18/2024

2. Municipal Check Number

3. Check date

276

01/18/2024

4. State Check Number

5. Check date

Srinivasa

Bachina

6. Payor name on check: First Name

7. Payor name on check: Last Name



WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40
& the Town of Ashland Wetlands Protection Bylaw

Provided by MassDEP:
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Ashland
City/Town

F. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Notice of Intent and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Conservation Commission will place notification of this Notice in a local newspaper at the expense of the applicant in accordance with the wetlands regulations, 310 CMR 10.05(5)(a).

I further certify under penalties of perjury that all abutters were notified of this application, pursuant to the requirements of M.G.L. c. 131, § 40. Notice must be made by Certificate of Mailing or in writing by hand delivery or certified mail (return receipt requested) to all abutters within 100 feet of the property line of the project location.



1. Signature of Applicant (Srinivasa Bachina)

01/18/2024

2. Date

3. Signature of Property Owner (if different)

4. Date

Mitch Maslanka

01/18/2024

5. Signature of Representative (Mitch Maslanka – Goddard Consulting, LLC)

6. Date

For Conservation Commission:

Two copies of the completed Notice of Intent (Form 3), including supporting plans and documents, two copies of the NOI Wetland Fee Transmittal Form, and the city/town fee payment, to the Conservation Commission by certified mail or hand delivery.

For MassDEP:

One copy of the completed Notice of Intent (Form 3), including supporting plans and documents, one copy of the NOI Wetland Fee Transmittal Form, and a copy of the state fee payment to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery.

Other:

If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

The original and copies must be sent simultaneously. Failure by the applicant to send copies in a timely manner may result in dismissal of the Notice of Intent.



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
NOI Wetland Fee Transmittal Form
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40
 & the Town of Ashland Wetlands Protection Bylaw

Important: When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



A. Applicant Information

1. Location of Project:

230 Olive Street Ashland
 a. Street Address b. City/Town
 276 \$42.50
 c. Check number d. Fee amount

2. Applicant Mailing Address:

Srinivasa Bachina
 a. First Name b. Last Name
 c. Organization
 230 Olive Street
 d. Mailing Address
 Ashland MA Ashland
 e. City/Town f. State e. City/Town
 (860) 514-3518 (860) 514-3518
 h. Phone Number i. Fax Number h. Phone Number

3. Property Owner (if different):

a. First Name b. Last Name
 c. Organization
 d. Mailing Address
 e. City/Town f. State g. Zip Code
 h. Phone Number i. Fax Number j. Email Address

To calculate filing fees, refer to the category fee list and examples in the instructions for filling out WPA Form 3 (Notice of Intent).

B. Fees

Fee should be calculated using the following process & worksheet. **Please see Instructions before filling out worksheet.**

Step 1/Type of Activity: Describe each type of activity that will occur in wetland resource area and buffer zone.

Step 2/Number of Activities: Identify the number of each type of activity.

Step 3/Individual Activity Fee: Identify each activity fee from the six project categories listed in the instructions.

Step 4/Subtotal Activity Fee: Multiply the number of activities (identified in Step 2) times the fee per category (identified in Step 3) to reach a subtotal fee amount. Note: If any of these activities are in a Riverfront Area in addition to another Resource Area or the Buffer Zone, the fee per activity should be multiplied by 1.5 and then added to the subtotal amount.

Step 5/Total Project Fee: Determine the total project fee by adding the subtotal amounts from Step 4.

Step 6/Fee Payments: To calculate the state share of the fee, divide the total fee in half and subtract \$12.50. To calculate the city/town share of the fee, divide the total fee in half and add \$12.50.



Massachusetts Department of Environmental Protection

Bureau of Resource Protection - Wetlands

NOI Wetland Fee Transmittal Form

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40
& the Town of Ashland Wetlands Protection Bylaw

B. Fees (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
1a.) work on single family lot	1	\$110	\$110
C1: Work on Existing Single Family Lot (Bylaw)	1	\$110	\$110
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

Step 5/Total Project Fee: _____

Step 6/Fee Payments:

Total Project Fee: \$110 + \$110 (Bylaw)
a. Total Fee from Step 5

State share of filing Fee: \$42.50
b. 1/2 Total Fee **less** \$12.50

City/Town share of filing Fee: \$67.50 + \$110 (Bylaw)
c. 1/2 Total Fee **plus** \$12.50

C. Submittal Requirements

- a.) Complete pages 1 and 2 and send with a check or money order for the state share of the fee, payable to the Commonwealth of Massachusetts.

Department of Environmental Protection
Box 4062
Boston, MA 02211

- b.) **To the Conservation Commission:** Send the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and the city/town fee payment.

To MassDEP Regional Office (see Instructions): Send a copy of the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and a **copy** of the state fee payment. (E-filers of Notices of Intent may submit these electronically.)

Town of Ashland Conservation Commission

LOCAL FILING FEE CALCULATION WORKSHEET

1. NOTICE OF INTENT (NOI)

C1: Work on Existing Single Family Lot \$110.00 1
This includes pools, additions, etc.

C2: Construction of Single Family House, Crossings for Driveways, etc. \$500.00 _____

C3: Commercial Building, Road Construction, etc. \$1050.00 _____

C4: Crossings for Development or Commercial Road, Bridge, etc. \$1450.00 _____

C5: Work on Docks, Piers, Dikes, or other Engineering Structures in inland resource areas _____ *\$4=
Linear Feet _____

C6: Resource Area Delineation Review _____ *\$2=
Includes boundary delineations for vegetated wetlands as part of a permit application (ANRAD/ RDA with delineations/ NOI with delineations)
Linear Feet _____

*single family lots limited to \$200;
\$2000 limit for all others

All NOIs add 50% of the fee for work in Riverfront Area _____ *\$0.5=
Above Fee _____

2. STORMWATER MANAGEMENT PERMIT

Basic Residential Application \$100.00 _____

Application for Residential Subdivision or Multifamily Development \$500.00 _____

Commercial Application \$750.00 _____

Notice of Completion for Non-Basic Residential \$150.00 _____

Permit Extension \$150.00 _____

True Copy Attest	\$50.00	_____
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Re-Inspection	\$50.00	_____
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3. OTHER PERMITS AND APPLICATIONS

Request for Determination of Applicability Without boundary delineation	\$125.00	_____
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Request for Permit Extension Not for Stormwater Management Permits	\$100.00	_____
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Amended Notice of Intent Significant Revisions	SEE NOI	_____
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Certificate of Compliance Without boundary delineation	Single Family Lots \$100.00	_____
	All Other Projects \$250.00	_____

Reissuance/ True Copy Attest Not for Stormwater Management Permits	\$50.00	_____
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6. FILING FEE CALCULATION

Town Share of State Fees (See NOI Wetland Fee Transmittal Form) (Check No. 1)	\$ <u>67.50</u>
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Local Filing Fee Calculated Above (Check No.2)	\$ <u>110.00</u>
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State Share of Filing Fee (See NOI Wetland Fee Transmittal Form)	
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TOTAL Due DEP (Check No. 3)	\$ <u>42.50</u>
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7. ADVERTISING FEE (Paid by phone to newspaper) **TBD**

The fee will be the exact amount the newspaper charges for that specific advertisement. Once the advertisement is placed with the paper by the Conservation Commission, the applicant will be notified of the cost and will be expected to contact the newspaper for payment within the specified deadline.

SEETAMAHALKSHMI BACHINA
SRINIVASA R BACHINA
230 OLIVE ST
ASHLAND, MA 01721-1439

276

51-57/119 CT
301

01/18/2024
Date

Pay to the
Order of

Commonwealth of Massachusetts

\$ 42.50

Fourty two & 50/100 only

Dollars



Photo
Safe
Deposit®
Circle on back

Bank of America

ACH R/T 011900571

For WPA NOI Filling Fee

Member Since

AMERICA THE BEAUTIFUL

SEETAMAHALKSHMI BACHINA
SRINIVASA R BACHINA
230 OLIVE ST
ASHLAND, MA 01721-1439

277

51-57/119 CT
301

01/18/2024
Date

Pay to the
Order of

Town of Ashland

\$ 67.50

Sixty Seven & 50/100 only

Dollars



Photo
Safe
Deposit®
Circle on back

Bank of America

ACH R/T 011900571

For WPA NOI Filling fee

Member Since

AMERICA THE BEAUTIFUL

SEETAMAHALKSHMI BACHINA
SRINIVASA R BACHINA
230 OLIVE ST
ASHLAND, MA 01721-1439

278

51-57/119 CT
301

01/18/2024
Date

Pay to the
Order of

Town of Ashland

\$ 110.00

One hundred ten & 00/100 only

Dollars



Photo
Safe
Deposit®
Circle on back

Bank of America

ACH R/T 011900571

For Bylaw NOI Filling Fee

Member Since

AMERICA THE BEAUTIFUL



Town of Ashland

MASSACHUSETTS

Conservation Commission

Affidavit of Service

I, Sophie Shapiro, hereby certify under the pains and penalties of perjury that on 01/25/2024, I gave notification to abutters in compliance with the second paragraph of Massachusetts General Laws Chapter 131, Section 40, and 310 CMR 10.00, and Chapter 280 of the Ashland Town Code in connection with a Notice of Intent permit application, filed under the Wetlands Protection Act, and the Ashland Wetlands Protection Bylaw by the applicant, Srinivasa Bachina. Said permit application was filed with the Ashland Conservation Commission on 01/26/2024 for property located at 230 Olive Street (Parcel ID: 27-110-00-0000), in Ashland, Massachusetts.

Sophie Shapiro
Name

01/26/2024
DATE

Sophie Shapiro
Signature

01/26/2024
DATE



Town of Ashland

MASSACHUSETTS

Conservation Commission

NOTIFICATION TO ABUTTERS - Letter

A **Notice of Intent (NOI) Application** has been filed with the **Ashland Conservation Commission** pursuant to the *Wetlands Protection Act (M.G.L. c. 131 §40)*, *Wetlands Protection Act Regulations 310 C.M.R. 10.05 (4)(a)* and the *Wetlands Protection Bylaw Chapter 280 Section 9*.

The applicant is **Srinivasa Bachina**.

The proposed project is located at **230 Olive Street** in Ashland, Massachusetts.

The Applicant proposes the removal of the existing deck stairs and the construction of a sunroom, and a new flight of stairs associated with the existing deck within the 100-foot Buffer Zone to BVW.

The filing may be examined at the Ashland Town Hall, at 101 Main Street, by appointment during business hours on the weekdays. Town Hall business hours are:

Monday 8:00 a.m.- 3:30 p.m.,

Tuesday 8:00 a.m.- 3:30 p.m.,

Wednesday 8:00 a.m.-7:00 p.m., and

Thursday 8:00 a.m.-3:30 p.m.

Note that Town Hall is closed for most federal and state holidays. For more information, or to schedule a time to review the filing, please call 508-532-7924, and ask for the Conservation Agent.

The public hearing information is scheduled for Monday, **February 12, 2024**, at 7:15 p.m. (Note that all hearings are posted for 7:15. Hearings are taken in order of the posted agenda.). Otherwise, further information of the public hearing can be obtained from the Ashland Conservation Commission.

January 18, 2024

To The Conservation Commission
230 Olive Street
Srinivasa Rao and Seetamahalakshmi Bachina
Abutters To Map 27 Parcel 110

PARCEL ID	PARCEL LOCATION	OWNER NAME 1	OWNER NAME 2	MAILING ADDRESS	CITY/TOWN	STATE	ZIP
014/027.0-0068-0000.0	0 OLIVE ST	TOWN OF ASHLAND		101 MAIN ST	ASHLAND	MA	01721
014/027.0-0069-0000.0	0 OLIVE ST	TOWN OF ASHLAND		101 MAIN ST	ASHLAND	MA	01721
014/027.0-0070-0000.0	243 OLIVE ST	ST DENIS JAMES KEITH	YOUSSEF PAMELA CAMILLE	243 OLIVE ST	ASHLAND	MA	01721
014/027.0-0103-0000.0	228 OLIVE ST	FRIAS MATTHEW J	SHANNON M FRIAS	228 OLIVE ST	ASHLAND	MA	01721
014/027.0-0109-0000.0	226 OLIVE ST	CHANDRAN PONRAJA	PRIYA PUGAZANTHI	226 OLIVE ST	ASHLAND	MA	01721
014/027.0-0111-0000.0	232 OLIVE ST	232 OLIVE STREET NOMINEE TI	KRISHNA HARE & RAMASESHAN MALA TRUSTEES	232 OLIVE ST	ASHLAND	MA	01721
014/027.0-0112-0000.0	224 OLIVE ST	RITZENTHALER DANIEL	LINDSAY RITZENTHALER	224 OLIVE ST	ASHLAND	MA	01721

The above reflects the latest information available on our records.

Richard E. Ball, M.A.A.
Director of Assessing

Date

Srinivasa Bachina
230 Olive Street
Ashland, MA 01721

January 26, 2024

Re: Wetland Border Report
230 Olive Street, Ashland, MA
(Map 27, Parcel 110)

Dear Srinivasa Bachina,

On October 6, 2023, the wetland resources on land located on and near the lots known as 2130 Olive Street were delineated. Please refer to the attached locus maps for additional information about the parcel. The wetland borders were flagged using the criteria in the most recent edition of MA Wetland Protection Act (the WPA) and Regulations 310 CMR 10.00 et al and the Town of Ashland Wetlands Protection Bylaw, Chapter 280, and Regulations, Chapter 348 (collectively, the Bylaw). Hydric soil indicators, vegetation changes, hydrological indicators, and topography were all considered for delineation purposes.

One Bordering Vegetated Wetland (BVW) was delineated in the field with Series WF 1 – WF 8. The Bank of an Intermittent Stream was located near the rear parcel boundary and was not delineated due to its distant proximity to the project. The BVW is a wet meadow dominant in herbaceous species like purple loosestrife (*Lythrum salicaria*), lance-leaved goldenrod (*Euthamia graminifolia*), jewelweed (*Impatiens capensis*), sedges (*Carex* sp.), swamp milkweed (*Asclepias incarnata*), sensitive fern (*Onoclea sensibilis*), bulrush (*Scirpus battrianus*) and smartweed (*Polygonum* sp.). The adjacent upland is dominant in European buckthorn (*Rhamnus cathartica*), blackberry (*Rubus allegheniensis*), tall goldenrod (*Solidago altissima*), Canada goldenrod (*Solidago canadensis*), & reed canary grass (*Phalaris arundinacea*). The wetlands are protected under the MA Wetland Protection Act and the local Bylaw.

According to MassGIS data layers for NHESP, this site is not located within Estimated and/or Priority Habitat of Rare Wildlife, Area of Environmental Concern (ACEC), Outstanding Resource Waters, or a FEMA Flood Zone. There are no mapped certified or potential vernal pools on site.

A list of enclosed documents is as follows:

- DEP BVW (310 CMR 10.55) Delineation Field Data Forms, Goddard Consulting, LLC. 10/6/2023
- NRCS Soil Map of Worcester County, Massachusetts, Northeastern Part, accessed 1/26/2024
- USGS of Locus Site, Goddard Consulting, LLC. 1/19/2024
- Orthophoto of Locus Site, Goddard Consulting, LLC. 1/19/2024
- FEMA Flood Map of Locus Site, Goddard Consulting, LLC. 1/19/2024

Section 1. Regulatory Framework, Implications, and Delineation Methodology

1.1 Wetlands Protection Act (WPA)

Inland resource areas were delineated in accordance with the WPA and the Bylaw. As stated in 310 CMR (2)(a), “Bordering Vegetated Wetlands are freshwater wetlands which border on creeks, rivers, streams, ponds, and lakes. The types of freshwater wetlands are wet meadows, marshes, swamps, and bogs. Bordering Vegetated Wetlands are areas where the soils are saturated and/or inundated such that they support a predominance of wetlands indicator plants. The ground and surface water regime and the vegetation community which occur in each type of freshwater wetland are specified in M.G.L. c 131 sec. 40.” The methodology used to delineate Bordering Vegetated Wetlands is detailed in: (1) the BVW Policy “BVW: Bordering Vegetated Wetlands Delineation Criteria and Methodology,”

issued March 1, 1995; and (2) “Massachusetts Handbook for Delineation of Bordering Vegetated Wetlands, Second Edition,” produced by the Massachusetts Department of Environmental Protection, dated September 2022.

1.2 Bylaw

Federal, state, and local authorities regulate wetland jurisdiction. As stated in the Ashland Wetlands Protection Bylaw, “The purpose of this bylaw is to protect the wetlands, water resources, flood prone areas, and adjoining upland areas in the Town of Westborough, Massachusetts by regulating activities deemed by the Conservation Commission likely to have a significant or cumulative effect on resource area values, including but not limited to the following: public or private water supply, groundwater supply, flood control, erosion and sedimentation control, storm damage prevention, water quality, prevention and control of pollution, fisheries, wildlife habitat, rare species habitat including rare plant and animal species, agriculture, aquaculture, and recreation values, deemed important to the community (collectively, the ‘resource area values protected by this bylaw’).”

Section 2. Description of Regulated Inland Resource Area

- | | |
|---|---|
| <input checked="" type="checkbox"/> Bank | <input checked="" type="checkbox"/> Bordering Vegetated Wetland (BVW) |
| <input type="checkbox"/> Land Under Water Bodies and Waterways | <input type="checkbox"/> Land Subject to Flooding |
| <input type="checkbox"/> Riverfront Area | <input type="checkbox"/> Isolated Vegetated Wetlands |
| <input checked="" type="checkbox"/> Buffer Zone | <input type="checkbox"/> Estimated Habitats of Rare Wildlife |
| <input type="checkbox"/> Vernal Pool (Certified and/or Potential) | <input type="checkbox"/> Priority Habitats of Rare Species |

The table below provides the Flag Numbers, Flag Type, and Wetland Types and Locations for the BVW resources delineated.

Resource Area	Regulatory Buffer Zone	Flag Numbers	Flag Type	Wetland Types and Locations
BVW	100-foot Buffer Zone (Buffer Zones not flagged in field)	GC WF 1 - 8	Blue flagging	Up-gradient boundary of off-site BVW
Bank of Intermittent Stream	100-foot Buffer Zone (Buffer Zones not flagged in field)	Not Flagged (due to distant proximity from project area)	Blue flagging	Top of Bank of on-site Intermittent Stream.

2.1 Vegetation

The BVW is a wet meadow dominant in herbaceous species like purple loosestrife (*Lythrum salicaria*), lance-leaved goldenrod (*Euthamia graminifolia*), jewelweed (*Impatiens capensis*), sedges (*carex* sp.), swamp milkweed (*Asclepias incarnata*), sensitive fern (*Onoclea sensibilis*), bulrush (*Scirpus battrianus*) and smartweed (*Polygonum* sp.). Hydrology and soils were also considered during delineation.

2.2 Hydrology

Evidence of surface water and soil saturation within the wetlands was observed during this site visit.

2.3 Soils

Please refer to the attached DEP Data sheets for description on soils.

2.4 Topography

Please see the attached topographic map provided by the U.S. Geological Survey for additional site information regarding elevation and slope changes that inform delineation of BVW boundary points.

Section 3. Buffer Zone

Due to the presence of the BVW on site, much of the site is jurisdictional under the WPA and the local Bylaw.

3.1 Under the WPA

Buffer Zone is defined in 310 CMR 10.04 as the “area of land extending 100 feet horizontally outward from the boundary of any area specified in 310 CMR 10.02(1)(a).”

Section 4. FEMA Flood Zones

The MassGIS National Flood Hazard Layer provided by the Federal Emergency Management Agency (FEMA) does not show chance of flooding on site. The site is not regulated as Bordering Land Subject to Flooding (BLSF).

Section 5. Findings

Based on these hydric soil indicators, vegetation, hydrological indicators, and topography, Series GC WF 1 - 8 was found to be the boundary of BVW.

Sincerely,
Goddard Consulting, LLC



Mitch Maslanka
Wetland Scientist

VEGETATION – Use both common and scientific names of plants.

Tree Stratum Plot size 30'

	Common Name	Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)	% Dominant
1							
2							
3							
4							
5							
6							
7							
8							
9							

0.0% =Total Cover

Shrub/Sapling Stratum Plot size 15'

	Common Name	Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)	% Dominant
1	European Buckthorn	Rhamnus cathartica	FAC	30.0%	X	X	100.0%
2							
3							
4							
5							
6							
7							
8							
9							

30.0% =Total Cover

Herb Stratum Plot size 5'

	Common Name	Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)	% Dominant
1	Blackberry	Rubus allegheniensis	FACU	20.0%	X		25.0%
2	Tall Goldenrod	Solidago altissima	FACU	20.0%	X		25.0%
3	Canada Goldenrod	Solidago canadensis	FACU	20.0%	X		25.0%
4	Reed Canary Grass	Phalaris arundinacea	FACW	20.0%	X	X	25.0%
5							
6							
7							
8							
9							
10							
11							
12							

80.0% =Total Cover

VEGETATION – continued.

Woody Vine Stratum		Plot size <u>30'</u>					
	Common Name	Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)	% Dominant
1							
2							
3							
4							
				0.0%	=Total Cover		

Rapid Test:	Do all dominant species have an indicator status of OBL or FACW?		Yes	No	X
Dominance Test:	Number of dominant species	Number of dominant species that are wetland indicator plants	Do wetland indicator plants make up ≥ 50% of dominant plant species?		
	5	2	Yes	No	X
Prevalence Index:		Total % Cover (all strata)	Multiply by:	Result	
	OBL species	0%	x1	=	0%
	FACW species	20%	x2	=	40%
	FAC species	30%	x3	=	90%
	FACU species	60%	x4	=	240%
	UPL species	0%	x5	=	0%
	Column Totals (A)	110%		(B)	370%
	Prevalence Index	B/A=	3.36	Is the Prevalence Index ≤ 3.0?	
				Yes	No X
Wetland vegetation criterion met?	Yes	No	X		

Definitions of Vegetation Strata

- Tree: Woody plants 3 in. (7.62 cm) or more in diameter at breast height (DBH), regardless of height
- Shrub/Sapling: Woody plants less than 3 in. (7.62 cm) DBH and greater than or equal to 3.3 ft. (1 m) tall
- Herb: All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.3 ft. (1 m) tall
- Woody vines: All woody vines greater than 3.3 ft. (1 m) in height

Cover Ranges	
Range	Midpoint
1-5 %	3.00%
6-15 %	10.50%
15-25 %	20.50%
26-50 %	38.00%
51-75 %	63.00%
76-95 %	85.50%
96-100 %	98.00%

SOIL

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators)							
Depth (inches)	Matrix		Redox Features			Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹		
0-6"	10YR 3/3	100					fine sandy loam fill
6-12"	10YR 6/3	50					fine sandy loam fill
6-12"	10YR 3/3	50					fine sandy loam fill
12-24"	10YR 2/2	98	10R 4/8	2	C=Concentration	M=Matrix	fine sandy loam fill
24-30"	10YR 5/2	100					fine sandy loam fill
30-36"	10YR 2/1	100					organic buried native organic horizon; saturated
36"+	10YR 6/2	100					fine sandy loam native horizon; saturated

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains ²Location: PL=Pore Lining, M=Matrix

Hydric Soil Indicators (Check all that apply)		Indicators for Problematic Hydric Soils	
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Stripped Matrix (S6)	<input type="checkbox"/> 2 cm Muck (A10)	<input type="checkbox"/> 5 cm Mucky Peat or Peat (S3)
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Polyvalue Below Surface (S8)	<input type="checkbox"/> Dark Surface (S7)	<input type="checkbox"/> Polyvalue Below Surface (S8)
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Thin Dark Surface (S9)	<input type="checkbox"/> Loamy Mucky Mineral (F1)	<input type="checkbox"/> Thin Dark Surface (S9)
<input type="checkbox"/> Stratified Layers (A5)	<input type="checkbox"/> Loamy Mucky Mineral (F1)	<input type="checkbox"/> Loamy Gleyed Matrix (F2)	<input type="checkbox"/> Iron-Manganese Masses (F12)
<input type="checkbox"/> Depleted Below Dark Surface (A11)	<input type="checkbox"/> Loamy Gleyed Matrix (F2)	<input type="checkbox"/> Depleted Matrix (F3)	<input type="checkbox"/> Mesic Spodic (A17)
<input type="checkbox"/> Thick Dark Surface (A12)	<input type="checkbox"/> Depleted Matrix (F3)	<input type="checkbox"/> Redox Dark Surface (F7)	<input type="checkbox"/> Red Parent Material (F21)
<input type="checkbox"/> Sandy Mucky Mineral (S1)	<input type="checkbox"/> Redox Dark Surface (F7)	<input type="checkbox"/> Depleted Dark Surface (F8)	<input type="checkbox"/> Very Shallow Dark Surface (TF12)
<input type="checkbox"/> Sandy Gleyed Matrix (S4)	<input type="checkbox"/> Depleted Dark Surface (F8)		<input type="checkbox"/> Other (Include Explanation in Remarks)
<input type="checkbox"/> Dark Surface (S7)			

Restrictive Layer (if observed) Type: _____ Depth (inches): _____

Remarks
 Fill present in variable mixtures and stratifications down 30". Remnant redox concentrations exist in matrix but are randomly oriented and likely not formed in-place when considering current topography and hydrology. Fill likely predates the houses construction due to the historic agricultural use of the site which lasted from at least the 1960s into the 2010s. A normal sequence of soil horizons are found beneath the 30" of fill.

Hydric Soils criterion met? Yes No X

DOWNGRADIENT

Are climatic/hydrologic conditions on the site typical for this time of year? Yes X No (If no, explain in Remarks)
 Are Vegetation , Soil X , or Hydrology X significantly disturbed? (If yes, explain in Remarks)
 Are Vegetation , Soil , or Hydrology naturally problematic? (If yes, explain in Remarks)

SUMMARY OF FINDINGS – Attach site map and photograph log showing sampling locations, transects, etc

Wetland vegetation criterion met?	Yes <u> X </u>	No <u> </u>	Is the Sampled Area within a Wetland?	Yes <u> X </u>	No <u> </u>
Hydric Soils criterion met?	Yes <u> X </u>	No <u> </u>			
Wetlands hydrology present?	Yes <u> X </u>	No <u> </u>			
Remarks, Photo Details, Flagging, etc.:					
Historic drainage ditch & evidence of historic plowing (pre 1963); Historic drainage ditch (pre 1963)					

HYDROLOGY

Field Observations:					
Surface Water Present?	Yes	<u> X </u>	No	Depth (in) 0-4" depth in the drainage ditches	
Water Table Present?	Yes	<u> X </u>	No	Depth (in)	Ranged from 0-12"+
Saturation Present (including capillary fringe)?	Yes	<u> X </u>	No	Depth (in)	Ranged from 0-12"+
Wetland Hydrology Indicators					
Reliable Indicators of Wetlands	Indicators that can be Reliable with		Indicators of the Influence of Water		
<input type="checkbox"/> Water-stained leaves	<input type="checkbox"/> Hydrological records		<input checked="" type="checkbox"/>	Direct observation of inundation	
<input type="checkbox"/> Evidence of aquatic fauna	<input checked="" type="checkbox"/>	Free water in a soil test hole	<input checked="" type="checkbox"/>	Drainage patterns	
<input type="checkbox"/> Iron deposits	<input checked="" type="checkbox"/>	Saturated soil	<input type="checkbox"/>	Drift lines	
<input type="checkbox"/> Algal mats or crusts	<input type="checkbox"/>	Water marks	<input type="checkbox"/>	Scoured areas	
<input type="checkbox"/> Oxidized rhizospheres/pore linings	<input type="checkbox"/>	Moss trim lines	<input type="checkbox"/>	Sediment deposits	
<input type="checkbox"/> Thin muck surfaces	<input type="checkbox"/>	Presence of reduced iron	<input type="checkbox"/>	Surface soil cracks	
<input type="checkbox"/> Plants with air-filled tissue (aerenchyma)	<input type="checkbox"/>	Woody plants with adventitious roots	<input type="checkbox"/>	Sparsely vegetated concave surface	
<input type="checkbox"/> Plants with polymorphic leaves	<input type="checkbox"/>	Trees with shallow root systems	<input type="checkbox"/>	Microtopographic relief	
<input type="checkbox"/> Plants with floating leaves	<input type="checkbox"/>	Woody plants with enlarged lenticels	<input checked="" type="checkbox"/>	Geographic position (depression, toe of slope, fringing lowland)	
<input type="checkbox"/> Hydrogen sulfide odor	<input type="checkbox"/>		<input type="checkbox"/>		
Remarks (describe recorded data from stream gauge, monitoring well, aerial photos, previous inspections, if available):					

This form is only for BWV delineations. Other wetland resource areas may be present and should be delineated according to the applicable regulatory provisions.

VEGETATION – Use both common and scientific names of plants.

Tree Stratum Plot size 30'

	Common Name	Scientific name	Indicator	Absolute %	Dominant?	Wetland Indicator?	% Dominant
1							
2							
3							
4							
5							
6							
7							
8							
9							

0.0% =Total Cover

Shrub/Sapling Stratum Plot size 15'

	Common Name	Scientific name	Indicator	Absolute %	Dominant?	Wetland Indicator?	% Dominant
1	European Buckthorn	Rhamnus cathartica	FAC	30.0%	X	X	100.0%
2							
3							
4							
5							
6							
7							
8							
9							

30.0% =Total Cover

Herb Stratum Plot size 5'

	Common Name	Scientific name	Indicator	Absolute %	Dominant?	Wetland Indicator?	% Dominant
1	Lance-Leaved Goldenrod	Euthamia graminifolia	FAC	20.0%	X	X	23.5%
2	Sensitive Fern	Onoclea sensibilis	FACW	20.0%	X	X	23.5%
3	Bulrush	Scirpus hatterianus*	OBL	20.0%	X	X	23.5%
4	Jewelweed	Impatiens capensis	FACW	15.0%		X	17.6%
5	Purple Loosestrife	Lythrum salicaria	OBL	5.0%		X	5.9%
6	Smartweed	Polygonum sp.	FACW	5.0%		X	5.9%
7							
8							
9							
10							
11							
12							

85.0% =Total Cover

VEGETATION – continued.

Woody Vine Stratum							
Plot size <u>30'</u>							
	Common Name	Scientific name	Indicator	Absolute %	Dominant?	Wetland Indicator?	% Dominant
1							
2							
3							
4							
				0.0%	=Total Cover		

Rapid Test:							
Do all dominant species have an indicator status of OBL or FACW?							
Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>							
Dominance Test:	Number of dominant species	Number of dominant species that are		Do wetland indicator plants make			
	4	4		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>			
Prevalence Index:		Total % Cover	Multiply by:	Result			
	OBL species	25%	x1	= 25%			
	FACW species	40%	x2	= 80%			
	FAC species	50%	x3	= 150%			
	FACU species	0%	x4	= 0%			
	UPL species	0%	x5	= 0%			
	Column Totals (A)	115%		(B)	255%		
	Prevalence Index	B/A=	2.22	Is the Prevalence Index ≤ 3.0?			
Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>							
Wetland vegetation criterion met? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>							

Definitions of Vegetation Strata

- Tree Woody plants 3 in. (7.62 cm) or more in diameter at breast height (DBH), regardless of height
- Shrub/Sapling Woody plants less than 3 in. (7.62 cm) DBH and greater than or equal to 3.3 ft. (1 m) tall
- Herb All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.3 ft. (1 m) tall
- Woody vines All woody vines greater than 3.3 ft. (1 m) in height

Cover Ranges	
Range	Midpoint
1-5 %	3.00%
6-15 %	10.50%
15-25 %	20.50%
26-50 %	38.00%
51-75 %	63.00%
76-95 %	85.50%
96-100 %	98.00%

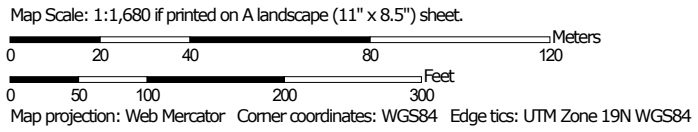
SOIL

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Location ²		
0-4"	10YR 2/2	100					fine sandy loam	
4-11"	10YR 2/2	95	5R 4/8	5	C=Concentration	PL=Pore Lining	fine sandy loam	
11-16"	10YR 4/1	95	5R 4/8	5	C=Concentration	PL=Pore Lining	fine sandy loam	
¹ Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains ² Location: PL=Pore Lining, M=Matrix								
Hydric Soil Indicators (Check all that apply)				Indicators for Problematic Hydric Soils				
<input type="checkbox"/> Histosol (A1)	<input checked="" type="checkbox"/>		<input type="checkbox"/> Sandy Redox (S5)	<input type="checkbox"/> 2 cm Muck (A10)				
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/>		<input type="checkbox"/> Stripped Matrix (S6)	<input type="checkbox"/> 5 cm Mucky Peat or Peat (S3)				
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/>		<input type="checkbox"/> Polyvalue Below Surface (S8)	<input type="checkbox"/> Dark Surface (S7)				
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/>		<input type="checkbox"/> Thin Dark Surface (S9)	<input type="checkbox"/> Polyvalue Below Surface (S8)				
<input type="checkbox"/> Stratified Layers (A5)	<input type="checkbox"/>		<input type="checkbox"/> Loamy Mucky Mineral (F1)	<input type="checkbox"/> Thin Dark Surface (S9)				
<input type="checkbox"/> Depleted Below Dark Surface (A11)	<input checked="" type="checkbox"/>		<input type="checkbox"/> Loamy Gleyed Matrix (F2)	<input type="checkbox"/> Iron-Manganese Masses (F12)				
<input type="checkbox"/> Thick Dark Surface (A12)	<input type="checkbox"/>		<input type="checkbox"/> Depleted Matrix (F3)	<input type="checkbox"/> Mesic Spodic (A17)				
<input type="checkbox"/> Sandy Mucky Mineral (S1)	<input type="checkbox"/>		<input type="checkbox"/> Redox Dark Surface (F7)	<input type="checkbox"/> Red Parent Material (F21)				
<input type="checkbox"/> Sandy Gleyed Matrix (S4)	<input type="checkbox"/>		<input type="checkbox"/> Depleted Dark Surface (F8)	<input type="checkbox"/> Very Shallow Dark Surface (TF12)				
<input type="checkbox"/> Dark Surface (S7)	<input type="checkbox"/>			<input type="checkbox"/> Other (Include Explanation in Remarks)				
Restrictive Layer (if observed)	Type:	Depth (inches):						
Remarks								
Hydric Soils criterion met?	Yes	X	No					

Soil Map—Middlesex County, Massachusetts




Soil Map may not be valid at this scale.



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Middlesex County, Massachusetts
 Survey Area Data: Version 23, Sep 12, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 22, 2022—Jun 5, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
52A	Freetown muck, 0 to 1 percent slopes	5.8	39.9%
71B	Ridgebury fine sandy loam, 3 to 8 percent slopes, extremely stony	0.8	5.2%
310B	Woodbridge fine sandy loam, 3 to 8 percent slopes	6.1	42.0%
317B	Scituate fine sandy loam, 3 to 8 percent slopes, extremely stony	0.0	0.0%
416B	Narragansett silt loam, 3 to 8 percent slopes, very stony	1.9	12.9%
Totals for Area of Interest		14.6	100.0%

Middlesex County, Massachusetts

52A—Freetown muck, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: 2t2q9

Elevation: 0 to 1,110 feet

Mean annual precipitation: 36 to 71 inches

Mean annual air temperature: 39 to 55 degrees F

Frost-free period: 140 to 240 days

Farmland classification: Not prime farmland

Map Unit Composition

Freetown and similar soils: 85 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Freetown

Setting

Landform: Depressions, depressions, swamps, kettles, marshes, bogs

Landform position (two-dimensional): Toeslope

Landform position (three-dimensional): Tread, dip

Down-slope shape: Concave

Across-slope shape: Concave

Parent material: Highly decomposed organic material

Typical profile

Oe - 0 to 2 inches: mucky peat

Oa - 2 to 79 inches: muck

Properties and qualities

Slope: 0 to 1 percent

Surface area covered with cobbles, stones or boulders: 0.0 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Very poorly drained

Runoff class: Negligible

Capacity of the most limiting layer to transmit water

(Ksat): Moderately low to high (0.14 to 14.17 in/hr)

Depth to water table: About 0 to 6 inches

Frequency of flooding: Rare

Frequency of ponding: Frequent

Available water supply, 0 to 60 inches: Very high (about 19.2 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 5w

Hydrologic Soil Group: B/D

Ecological site: F144AY043MA - Acidic Organic Wetlands

Hydric soil rating: Yes

Minor Components

Whitman

Percent of map unit: 5 percent

Landform: Drainageways, depressions

Landform position (two-dimensional): Toeslope

Landform position (three-dimensional): Base slope

Down-slope shape: Concave

Across-slope shape: Concave

Hydric soil rating: Yes

Scarboro

Percent of map unit: 5 percent

Landform: Drainageways, depressions

Landform position (two-dimensional): Toeslope

Landform position (three-dimensional): Base slope, tread, dip

Down-slope shape: Concave

Across-slope shape: Concave

Hydric soil rating: Yes

Swansea

Percent of map unit: 5 percent

Landform: Bogs, swamps, marshes, depressions, depressions, kettles

Landform position (two-dimensional): Toeslope

Landform position (three-dimensional): Tread, dip

Down-slope shape: Concave

Across-slope shape: Concave

Hydric soil rating: Yes

Data Source Information

Soil Survey Area: Middlesex County, Massachusetts

Survey Area Data: Version 23, Sep 12, 2023

Middlesex County, Massachusetts

416B—Narragansett silt loam, 3 to 8 percent slopes, very stony

Map Unit Setting

National map unit symbol: 9940

Elevation: 0 to 1,000 feet

Mean annual precipitation: 45 to 54 inches

Mean annual air temperature: 43 to 54 degrees F

Frost-free period: 145 to 240 days

Farmland classification: Farmland of statewide importance

Map Unit Composition

Narragansett and similar soils: 80 percent

Minor components: 20 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Narragansett

Setting

Landform: Ground moraines

Landform position (two-dimensional): Backslope

Landform position (three-dimensional): Side slope

Down-slope shape: Convex

Across-slope shape: Convex

Parent material: Friable loamy eolian deposits and/or friable silty eolian deposits over loose sandy glaciofluvial deposits derived from metamorphic rock and/or friable sandy basal till derived from metamorphic rock

Typical profile

Oi - 0 to 2 inches: slightly decomposed plant material

A - 2 to 7 inches: silt loam

Bw - 7 to 35 inches: silt loam

2C1 - 35 to 60 inches: very gravelly loamy sand

2C2 - 60 to 65 inches: very gravelly loamy sand

Properties and qualities

Slope: 3 to 8 percent

Surface area covered with cobbles, stones or boulders: 1.6 percent

Depth to restrictive feature: 18 to 35 inches to strongly contrasting textural stratification

Drainage class: Well drained

Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 6.00 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Available water supply, 0 to 60 inches: Moderate (about 6.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 6s

Hydrologic Soil Group: A

Ecological site: F144AY034CT - Well Drained Till Uplands

Hydric soil rating: No

Minor Components

Haven

Percent of map unit: 10 percent

Landform: Plains, terraces

Landform position (two-dimensional): Footslope

Landform position (three-dimensional): Tread, rise

Down-slope shape: Convex

Across-slope shape: Convex

Hydric soil rating: No

Scituate

Percent of map unit: 5 percent

Landform: Hillslopes, depressions

Landform position (two-dimensional): Summit, toeslope

Landform position (three-dimensional): Head slope, base slope

Down-slope shape: Linear

Across-slope shape: Concave

Hydric soil rating: No

Canton

Percent of map unit: 5 percent

Landform: Hills

Landform position (two-dimensional): Backslope, toeslope

Landform position (three-dimensional): Side slope, base slope

Down-slope shape: Linear

Across-slope shape: Convex

Hydric soil rating: No

Data Source Information

Soil Survey Area: Middlesex County, Massachusetts

Survey Area Data: Version 23, Sep 12, 2023

Middlesex County, Massachusetts

310B—Woodbridge fine sandy loam, 3 to 8 percent slopes

Map Unit Setting

National map unit symbol: 2t2ql

Elevation: 0 to 1,470 feet

Mean annual precipitation: 36 to 71 inches

Mean annual air temperature: 39 to 55 degrees F

Frost-free period: 140 to 240 days

Farmland classification: All areas are prime farmland

Map Unit Composition

Woodbridge, fine sandy loam, and similar soils: 82 percent

Minor components: 18 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Woodbridge, Fine Sandy Loam

Setting

Landform: Ground moraines, drumlins, hills

Landform position (two-dimensional): Summit, backslope, footslope

Landform position (three-dimensional): Side slope

Down-slope shape: Concave

Across-slope shape: Linear

Parent material: Coarse-loamy lodgment till derived from gneiss, granite, and/or schist

Typical profile

Ap - 0 to 7 inches: fine sandy loam

Bw1 - 7 to 18 inches: fine sandy loam

Bw2 - 18 to 30 inches: fine sandy loam

Cd - 30 to 65 inches: gravelly fine sandy loam

Properties and qualities

Slope: 3 to 8 percent

Depth to restrictive feature: 20 to 39 inches to densic material

Drainage class: Moderately well drained

Runoff class: Medium

Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.14 in/hr)

Depth to water table: About 18 to 30 inches

Frequency of flooding: None

Frequency of ponding: None

Maximum salinity: Nonsaline (0.0 to 1.9 mmhos/cm)

Available water supply, 0 to 60 inches: Low (about 3.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 2w

Hydrologic Soil Group: C/D

Ecological site: F144AY037MA - Moist Dense Till Uplands
Hydric soil rating: No

Minor Components

Paxton

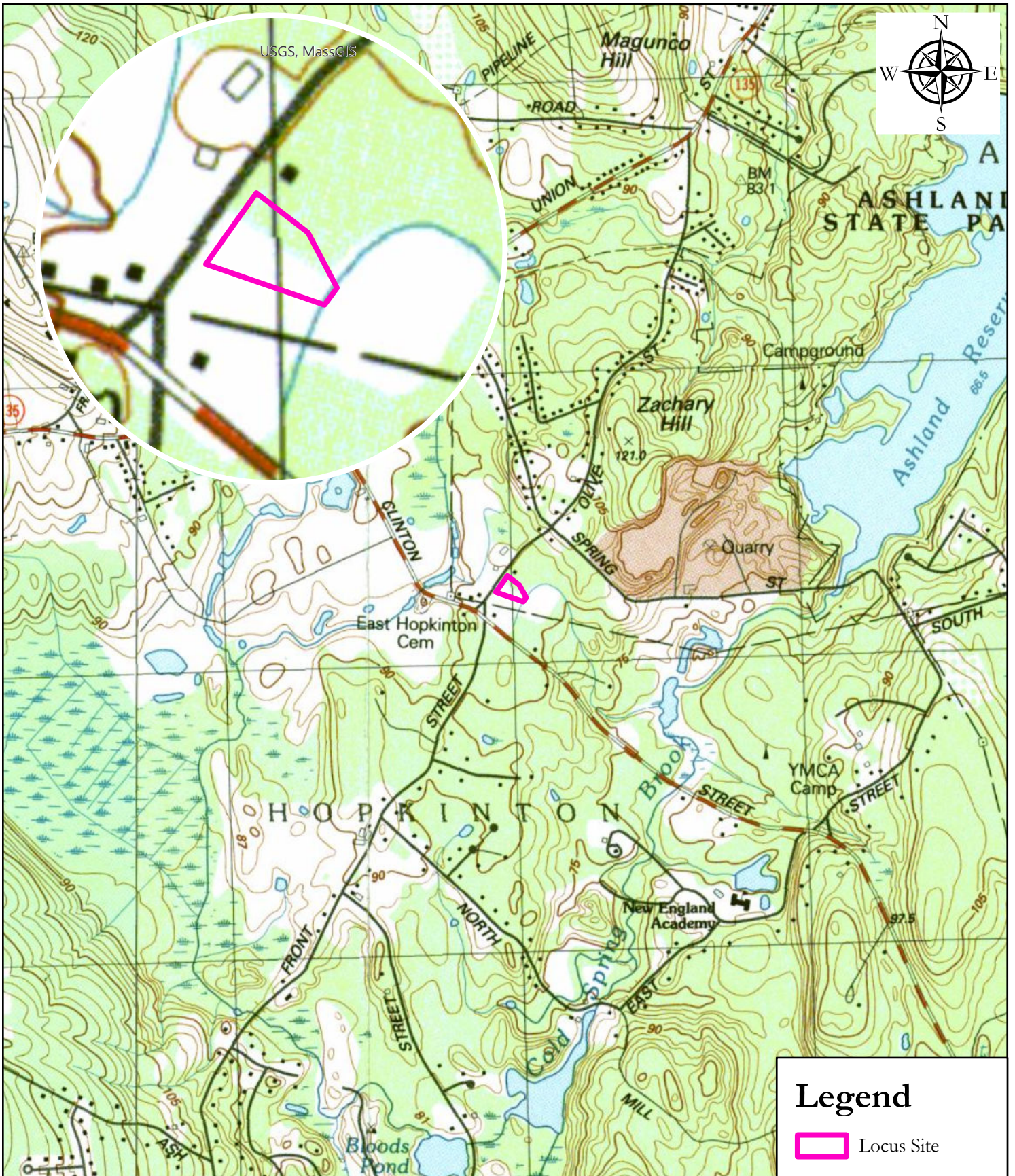
Percent of map unit: 10 percent
Landform: Drumlins, ground moraines, hills
Landform position (two-dimensional): Summit, shoulder, backslope
Landform position (three-dimensional): Nose slope, side slope, crest
Down-slope shape: Convex, linear
Across-slope shape: Convex
Hydric soil rating: No

Ridgebury

Percent of map unit: 8 percent
Landform: Depressions, ground moraines, hills, drainageways
Landform position (two-dimensional): Toeslope, backslope, footslope
Landform position (three-dimensional): Base slope, head slope, dip
Down-slope shape: Concave
Across-slope shape: Concave
Hydric soil rating: Yes

Data Source Information

Soil Survey Area: Middlesex County, Massachusetts
Survey Area Data: Version 23, Sep 12, 2023



Date: 01/19/2024
 GC Job Number: 014-031

USGS of Locus Site

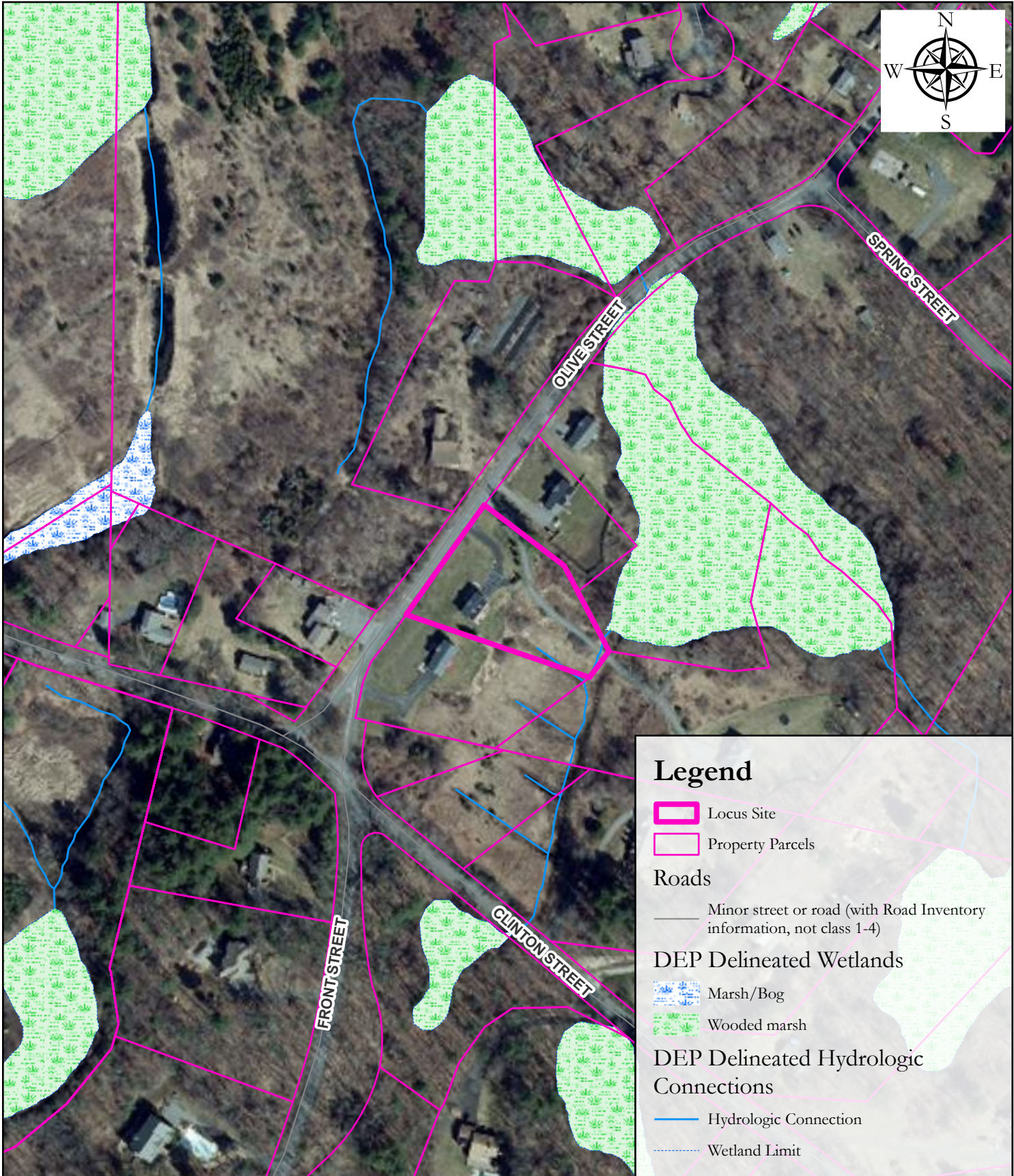
0 1,000 2,000 Feet



230 Olive Street
 Ashland, MA, 01721

Figure 1 | 1" = 2,000'

Parcel ID: 27-110-00-000



Legend

- Locus Site
- Property Parcels
- Roads**
- Minor street or road (with Road Inventory information, not class 1-4)
- DEP Delineated Wetlands**
- Marsh/Bog
- Wooded marsh
- DEP Delineated Hydrologic Connections**
- Hydrologic Connection
- Wetland Limit

Date: 01/19/2024	GC Job Number: 014-031	<h2>Orthophoto of Locus Site</h2>	0 150 300 Feet
GODDARD CONSULTING Strategic Ecological Consulting			230 Olive Street Ashland, MA, 01721



Legend

- Locus Site
- Property Parcels

Roads

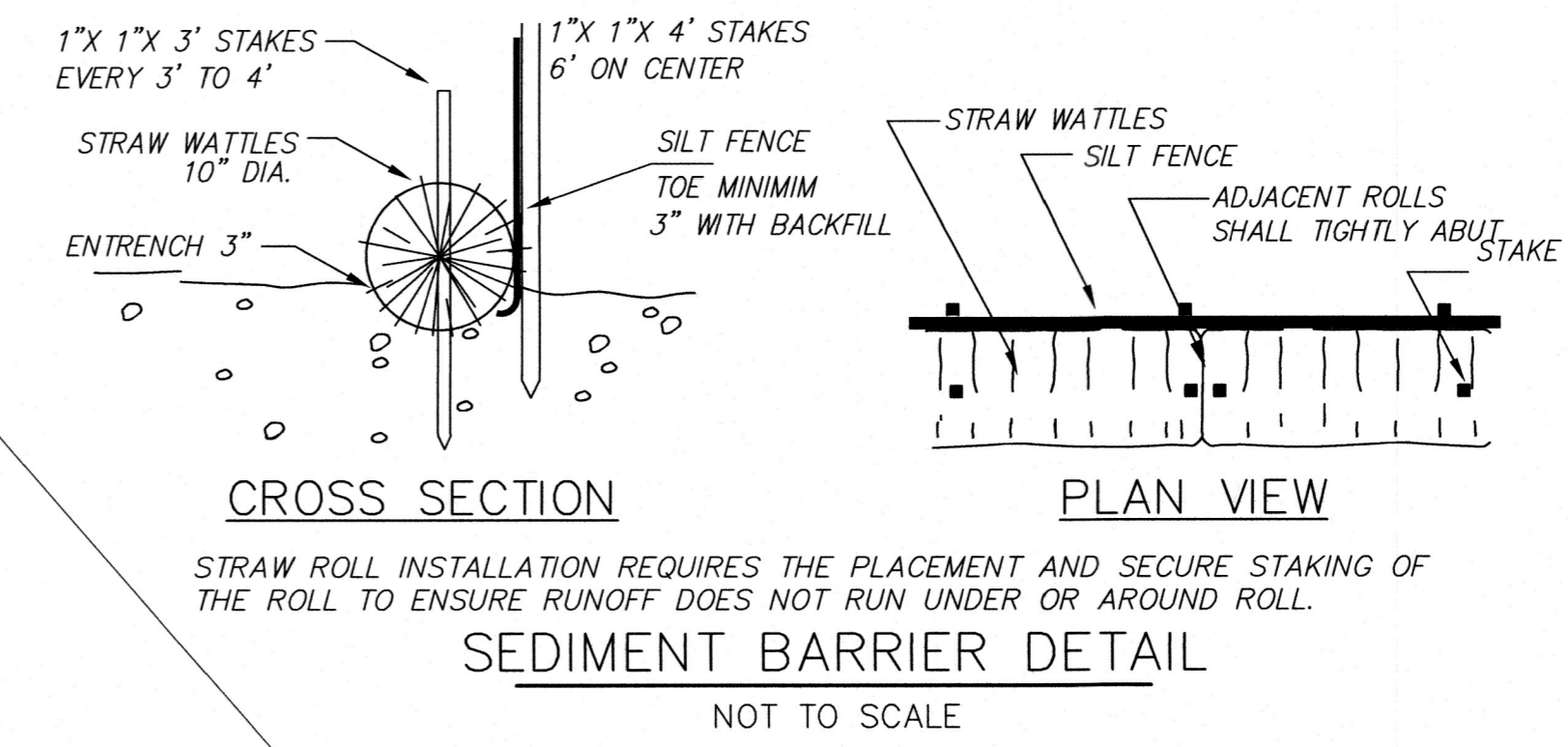
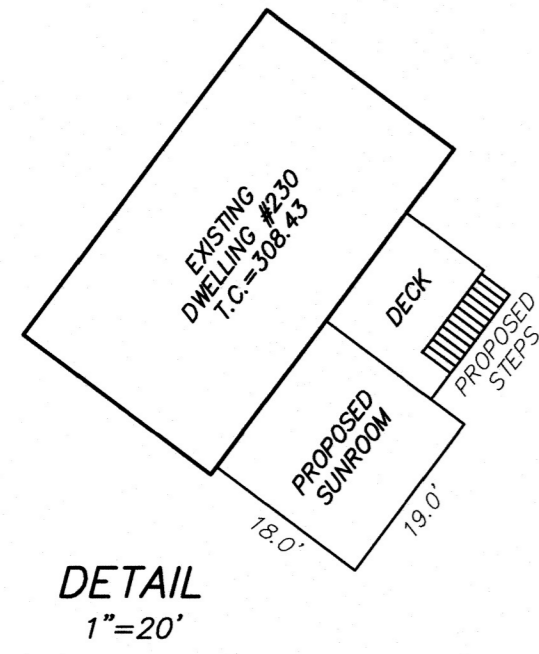
- Minor street or road (with Road Inventory information, not class 1-4)

FEMA National Flood Hazard Layer

- 1% Annual Chance Flood Hazard

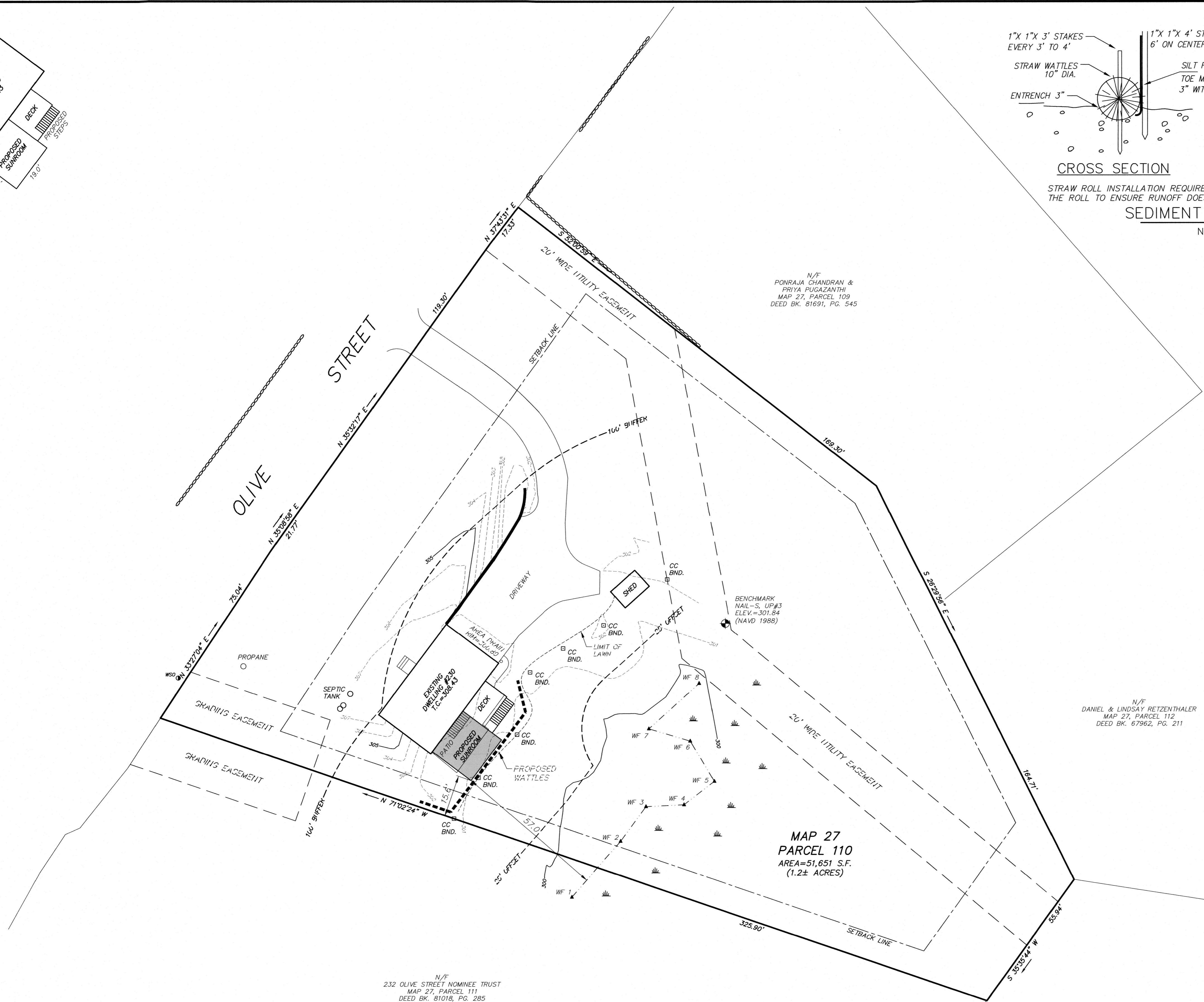
Date: 01/19/2024	GC Job Number: 014-031	<h2 style="margin: 0;">FEMA Flood Map of Locus Site</h2> <p style="margin: 5px 0;">230 Olive Street Ashland, MA, 01721</p>	0 150 300 Feet
<p style="margin: 0;">GODDARD CONSULTING Strategic Ecological Consulting</p>			Figure 3
		Parcel ID: 27-110-00-000	

PLAN No. 701 OF 2012



- GENERAL NOTES:
- OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN OF ASHLAND ASSESSORS RECORDS.
 - THIS PLAN IS BASED ON AN ON-THE-GROUND SURVEY BY CONNORSTONE ENGINEERING INC. PERFORMED ON DECEMBER 19, 2023.
 - LEGAL STATUS OF EASEMENTS AND WAYS, NOT DETERMINED BY THIS SURVEY.
 - WETLANDS SHOWN HEREON WERE FLAGGED BY GODDARD CONSULTING INC. AND LOCATED ON-THE-GROUND BY CONNORSTONE ENGINEERING INC.
 - FOOTINGS FOR THE PROPOSED SUNROOM WILL BE DUG BY HAND.
 - THE PROPOSED SUNROOM CONFORMS TO THE CURRENT TOWN OF ASHLAND HORIZONTAL YARD SETBACK REQUIREMENTS.

ZONED: RESIDENCE A
 AREA = 30,000 sf
 FRONTAGE = 150 feet
 SETBACKS: FRONT = 40 feet
 SIDE = 10 feet
 REAR = 30 feet

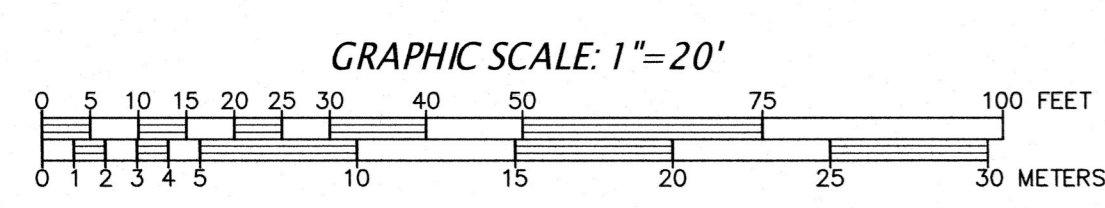


OWNERS:
 SRINIVASA RAO BACHINA
 230 OLIVE STREET
 ASHLAND, MA 01721

CONNORSTONE ENGINEERING INC.
 CIVIL ENGINEERS AND LAND SURVEYORS
 10 SOUTHWEST CUTOFF, SUITE 7
 NORTHBOROUGH, MASSACHUSETTS 01532
 PHONE: 508-393-9727 FAX: 508-393-5242

PROPOSED ADDITION PLAN
 OF
 230 OLIVE STREET
 IN
 ASHLAND, MA

REVISED:	DESCRIPTION:
DRAWN BY: VHH	FIELD SURVEY: SMC, RLS
DATE: JAN. 12, 2024	
SCALE: 1"=20'	SHEET 1 OF 1.



RENOVATIONS TO

230 OLIVE STREET
ASHLAND, MA

STRUCTURAL LOADING INFORMATION

BASIC WIND SPEED (3 SECOND GUST SPEED) 127 MPH
(CATEGORY II)
GROUND SNOW LOAD 40 PSF
ROOF DEAD LOAD 15 PSF
ATTIC LOAD (UNHABITATED SPACE-STORAGE ONLY) 20 PSF
1ST FLOOR 40 PSF
2ND FLOOR 30 PSF
FLOOR DEAD LOAD 10 PSF

CODES REFERENCED

NINTH EDITION 780 CMR
MASSACHUSETTS BUILDING CODE
AMENDMENT TO THE 2015 INTERNATIONAL BUILDING CODE
(IBC)

WOOD NOTES:

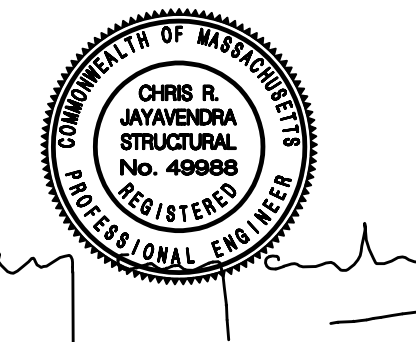
- ALL STRUCTURAL LUMBER SHALL CONFORM TO THE LATEST EDITION OF THE AFPA "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" AND SUPPLEMENT "DESIGN VALUES FOR WOOD CONSTRUCTION".
- ALL SAWN LUMBER FLOOR AND ROOF FRAMING SHALL BE SPRUCE-PINE-FIR NO. 1(KD-19) 19% MAX. MOISTURE CONTENT $F_b=875$ PSI, $F_v=70$ PSI, $F_c=1200$ PSI, $F_{c\perp}=425$, $F_t=425$ PSI AND $E=1,200,000$ PSI OR APPROVED EQUAL.
- DO NOT CUT, NOTCH OR DRILL HOLES IN MICRO LAM (LVL) OR PARALLEL LAM (PSL) BEAMS AND GIRDERS EXCEPT AS APPROVED BY E.O.R OR BASED ON MANUFACTURERS RECOMMENDATIONS
- STUDS SHALL BE "DOUBLED" UP ADJACENT TO OPENINGS, TYPICAL UNLESS NOTED OTHERWISE.
- JOISTS SHALL BE "DOUBLED" UP UNDER NON-BEARING STUD WALLS, TYPICAL.
- HEADERS OVER OPENINGS SHALL BE MIN. 3-2x6 LUMBER OR AS SHOWN ON DETAILS.
- ALL SILLS SHALL BE PRESERVATIVE PRESSURE TREATED SOUTHERN PINE NO. 2 OR BETTER.
- ALL FLUSH CONNECTIONS SHALL HAVE BEAM OR JOIST HANGERS.
- FRAMING CONNECTORS FOR WOOD CONSTRUCTION SHALL BE OF SIZE, TYPE AND MATERIAL TO MEET ICBO APPROVAL FOR INDICATED DESIGN LOADS AS MANUFACTURED BY SIMPSON OR APPROVED EQUAL. PROVIDE HURRICANE ANCHORS AT ALL EAVE CONDITIONS WITH A MINIMUM 500 LB UPLIFT CAPACITY UNLESS OTHERWISE NOTED.
- MINIMUM NAILING SHALL CONFORM TO THE REQUIREMENTS OF THE MASSACHUSETTS STATE BUILDING CODE, UNLESS MORE STRINGENT REQUIREMENTS ARE INDICATED ON DRAWINGS.
- ALL PLYWOOD SHALL HAVE STAGGERED JOINTS AND ALL NAILS SHALL BE THREADED AND SHALL BE BLOCKED SOLID AT EDGES.
- PROVIDE FULL DEPTH WOOD BLOCKING AT ALL JOIST MIDSPAN WHERE SPANS EXCEED 8'-0" AND AT 8'-0" O.C. MAX SPACING FOR SPANS EXCEEDING 16'-0".
- NOT ALL WOOD MEMBERS ARE SHOWN ON THE STRUCTURAL DRAWINGS. GC SHALL COORDINATE ALL DRAWINGS TO DETERMINE THE GEOMETRY REQUIRED AND SIZE ALL MISCELLANEOUS PIECES AS NECESSARY TO COMPLETE THE JOB.
- FLOOR SUBFLOOR SHALL BE 3/4" C-D INT-STRUCTURAL 1 PLYWOOD TONGUE AND GROOVE NAILED TO FLOOR CONSTRUCTION IN ACCORDANCE WITH THE MASSACHUSETTS STATE BUILDING CODE. (BLOCK ALL EDGES).
- ALL ENGINEERED BEAMS SHALL BE VERSA LAM 2.0E 3100 OR EQUIVALENT & COLUMNS TO BE VERSA LAM 1.7 FLOOR CONSTRUCTION IN ACCORDANCE WITH THE MASSACHUSETTS STATE BUILDING CODE. (BLOCK ALL EDGES).
- ALL DIMENSION LUMBER EXPOSED TO EXTERIOR ELEMENTS SHALL BE PRESSURE TREATED (P.T) WOOD.

LOCATION	SHEATHING	FASTENERS	SPACING		BLOCKING REQUIRED AT PLYWOOD JOINTS
			EDGE	FIELD	
EXTERIOR WALLS (EXCEPT DESIGNATED SHEAR WALLS)	1/2" PLYWOOD	8d NAILS	6" O.C.	12" O.C.	YES
INTERIOR WALLS	1/2" DRYWALL	SCREWS	7" O.C.	12" O.C.	NO
ROOF SHEATHING	5/8" PLYWOOD	8d NAILS	6" O.C.	12" O.C.	NO
FLOOR SHEATHING	3/4" PLYWOOD	8d NAILS	6" O.C.	12" O.C.	NO

GENERAL NOTES:

- THE CONTRACTOR/OWNER SHALL INFORM THE ENGINEER OF ALL DISCREPANCIES BETWEEN DRAWINGS OF DIFFERENT TRADES, PRIOR TO INITIATION OF ANY WORK.
- THE DESIGN IS IN ACCORDANCE WITH THE 2015 EDITION OF THE INTERNATIONAL BUILDING CODE (IBC).
- THE CONTRACTOR SHALL BE COMPLETELY RESPONSIBLE FOR THE SAFETY OF ADJACENT STRUCTURES, PROPERTY AND THE PUBLIC.
- WORK NOT INDICATED ON A PART OF THE DRAWINGS, BUT REASONABLE IMPLIED TO BE SIMILAR TO THAT SHOWN AT CORRESPONDING LOCATIONS, SHALL BE INCLUDED.
- CONTRACTOR OR OWNER SHALL BE RESPONSIBLE FOR THE COMPLIANCE OF ALL APPLICABLE STANDARDS, SPECIFICATIONS, MANUALS, CODES OR MANUFACTURER'S INSTRUCTIONS ASSOCIATED WITH HARDWARE, MATERIAL AND ASSEMBLY OF THE FRAMING AND FINISHING COMPONENTS. BEFORE UNDERTAKING SUCH WORK, CONTRACTOR OR OWNER SHALL CAREFULLY STUDY AND COMPARE DRAWINGS AND THE SPECIFICATION PACKAGE PREPARED FOR THIS PROJECT AND CHECK TO VERIFY PERTINENT FIGURES THEREIN ARE CONSISTENT WITH ALL APPLICABLE FIELD MEASUREMENTS. CONTRACTOR OR OWNER SHALL PROMPTLY NOTIFY IN WRITING TO ENGINEER OF RECORD ANY CONFLICT, ERROR, AMBIGUITY OR DISCREPANCY WHICH CONTRACTOR OR OWNER MAY DISCOVER AND SHALL OBTAIN A WRITTEN INTERPRETATION OR CLARIFICATION FROM CJ ASSOCIATES, LLC ON THAT SUBJECT BEFORE PROCEEDING WITH WORK AFFECTED THEREBY.
- ALL DIMENSIONS SHOWN ARE TO BE VERIFIED IN THE FIELD PRIOR TO START OF CONSTRUCTION.
- IF CONDITIONS ARE MET THAT VARY FROM THE DRAWINGS, THE CONTRACTOR OR OWNER SHALL MAKE NON-STRUCTURAL CHANGES IN THE FIELD AS REQUIRED IN CONFORMANCE WITH THE LATEST VERSION OF THE MASSACHUSETTS STATE BUILDING CODE FOR ONE AND TWO FAMILY DWELLING. IF STRUCTURAL CONDITIONS CONFLICT WITH DETAILS SHOWN ON THE DRAWINGS, THE CONTRACTOR OR OWNER SHALL BRING THIS TO THE ATTENTION OF THE DESIGNER OR ENGINEER OF RECORD PRIOR TO WORK PROCEEDING ON THE AFFECTED STRUCTURAL ELEMENT(S).
- THE MEASUREMENTS SHOWN ON THE PLANS ARE ONLY A REPRESENTATION OF THE FIELD MEASUREMENT TAKEN BY THE ENGINEER. CONTRACTOR IS RESPONSIBLE TO CONFIRM THESE MEASUREMENTS, AND IF THERE IS DISCREPANCY IT SHOULD BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER/OWNER.

DESIGN ARCHITECT:



CONSULTANT

CJ Associates, LLC
Consulting Engineers
P.O. Box 13
Westborough, MA 01581
Phone - 617-869-2273
Email: cjassociatesma@gmail.com

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CJ ASSOCIATES

They are not to be copied, duplicated, reproduced or used in part or whole for any other purpose, project, location or owner without the express written consent of CJ ASSOCIATES

Do not scale Drawings. Written dimensions shall take precedence.

All notes on these Drawings are typical and apply to all comparable conditions.

Contractor shall verify in field all dimensions and relations to other work before fabrication and/or installation and notify the owners if there are any discrepancies between drawings and actual conditions.

MARK	DATE	DESCRIPTION
	07-01-2023	

PROJECT NUMBER:

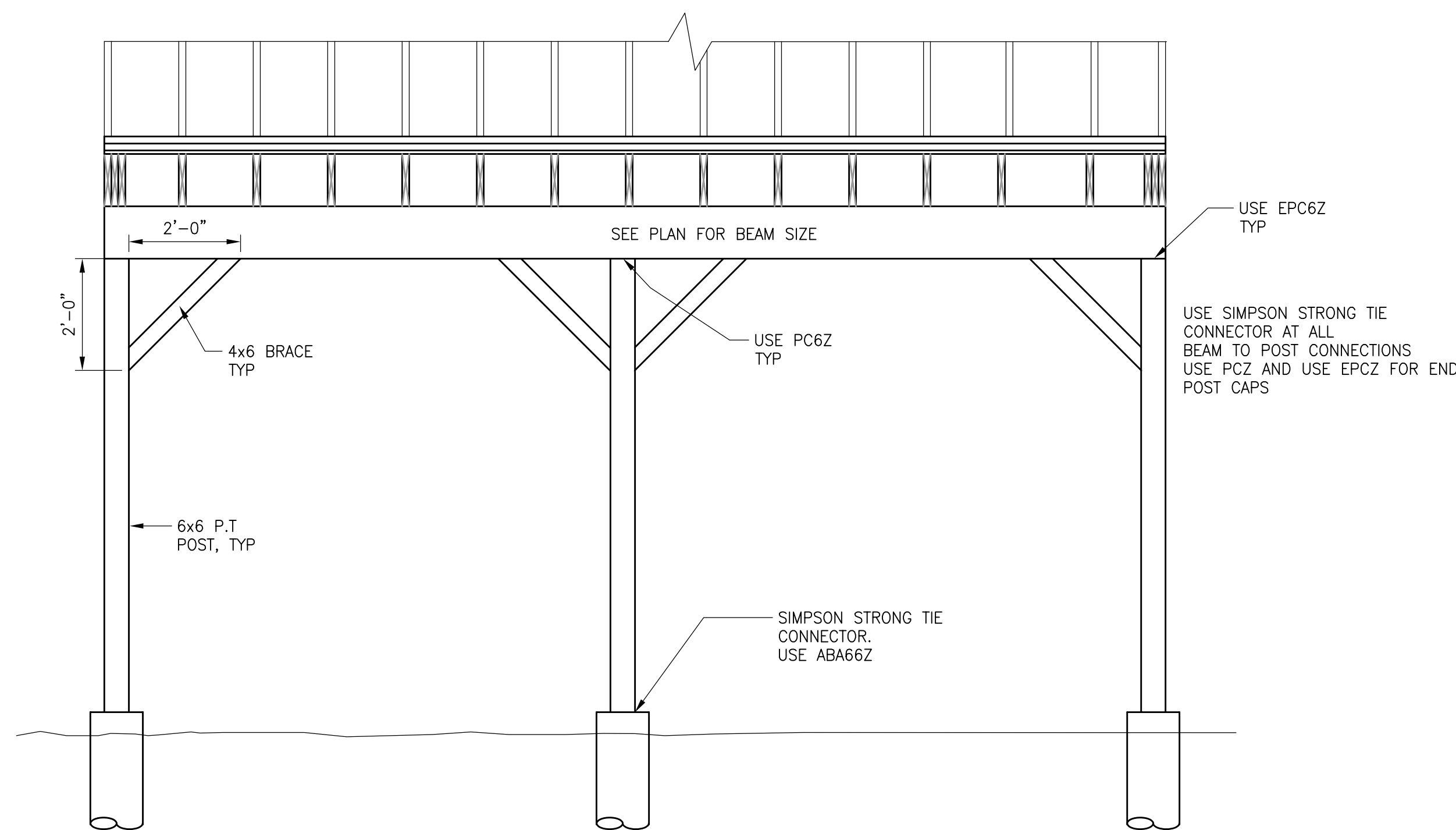
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CHECKED BY: CJ

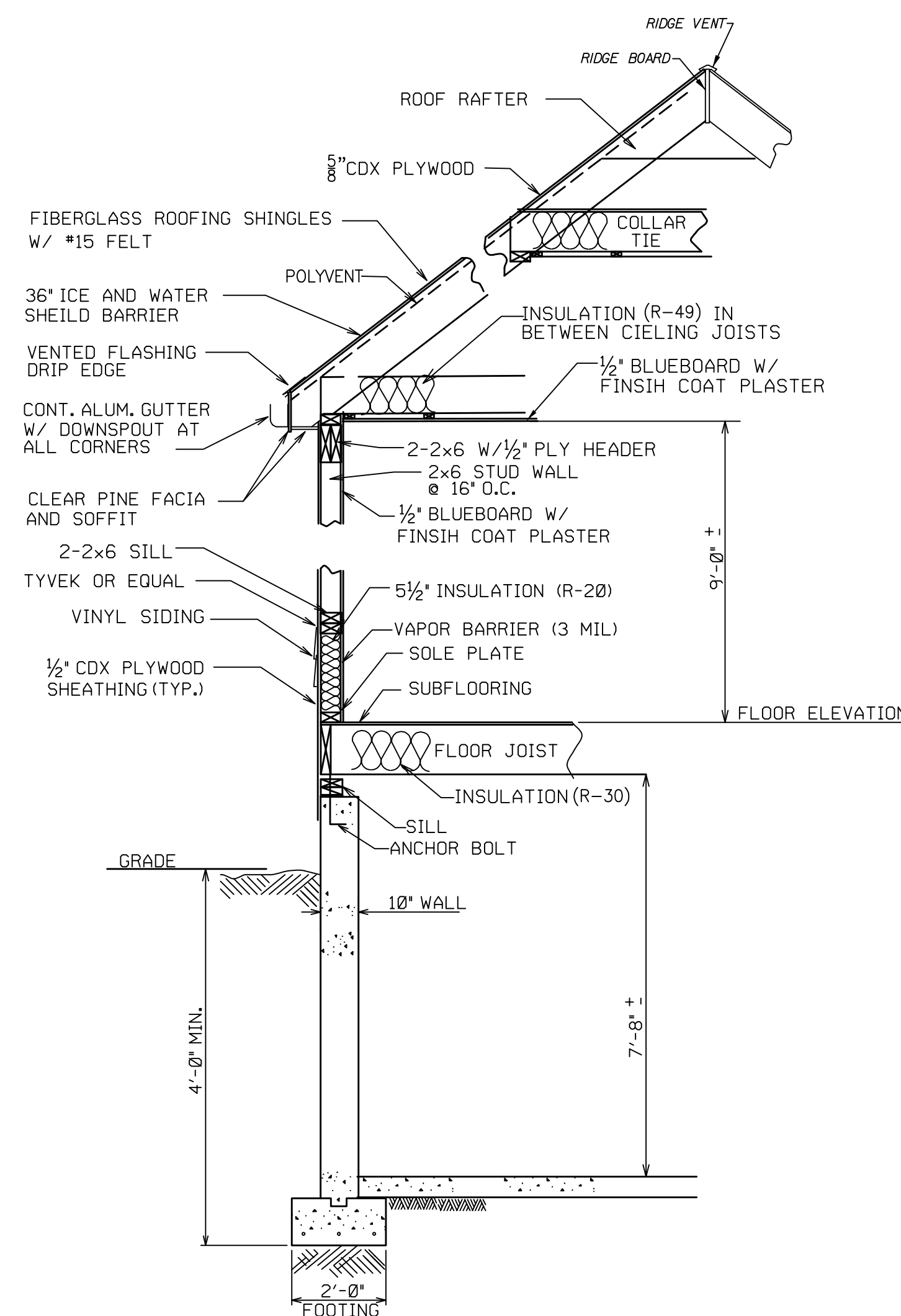
SHEET TITLE

NOTES
&
DETAILS

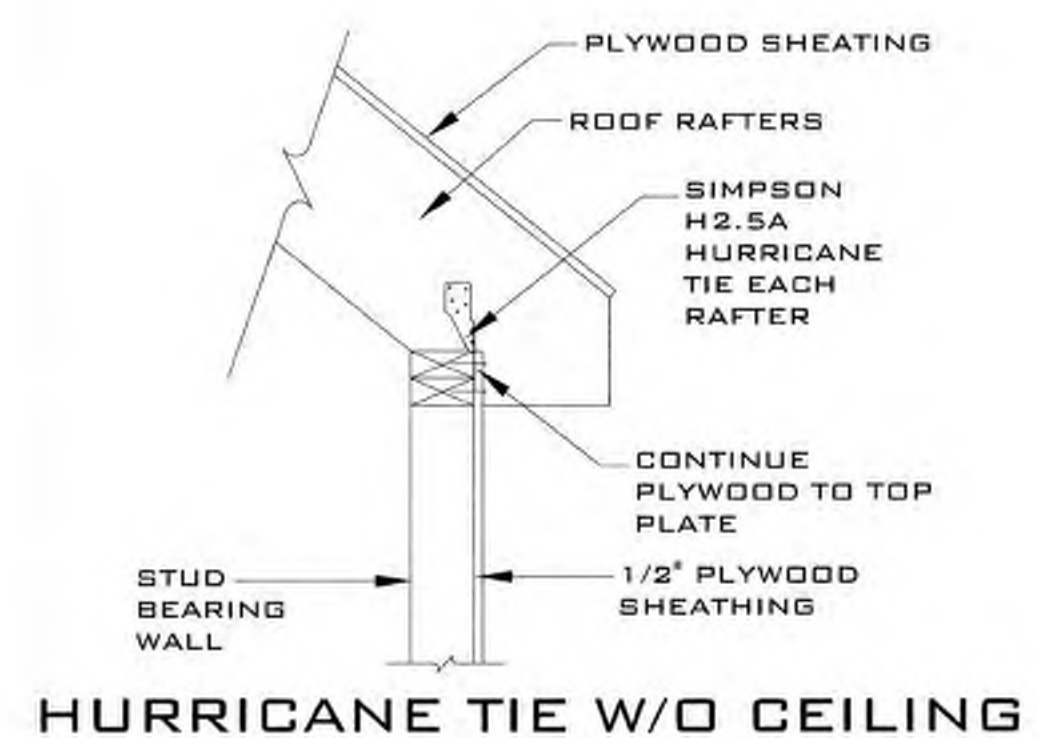
S-2



DETAIL 1
SCALE: 1/2"=1'-0"



TYPICAL HOUSE WALL SECTION
SCALE: N.T.S.



HURRICANE TIE W/O CEILING