

## An architectural rendering of a single-story house with a light-colored horizontal siding and a white roof. The house features a covered front porch with a small gabled roof supported by columns. There are several windows, including a large double window on the left and a smaller one on the right. A chimney is visible on the roof. The house is set on a green lawn under a clear blue sky.

An architectural rendering of a single-story house. The house features a covered front porch with a gabled roof supported by columns. The main body of the house has a gabled roof with a chimney on the right side. There are several windows, including a set of double doors on the right side with a small set of stairs leading up to them. The house is set on a green lawn against a light blue sky.

**SITE DIAGRAM NOTES:**

1. PLEASE REFER TO PLOT PLAN, 'PP-1' AS PREPARED BY PROFESSIONAL LAND SURVEYORS AT RJOC FOR LOT LINES AND SETBACKS.
2. THE EXISTING LOT LINES REPRESENTED ON THE ARCHITECTURAL SITE DIAGRAM ON THIS SHEET ARE BASED RJOC PLOT PLAN.
3. PLEASE REFER TO THE LOT COVERAGE PLAN FOR PROPOSED AND EXISTING IMPERVIOUS AREAS. A DISCUSSION OF THESE AREAS APPEARS IN THE ZONING SUMMARY ON THIS SHEET.

The diagram shows a triangular lot with a dashed boundary. Key features include:

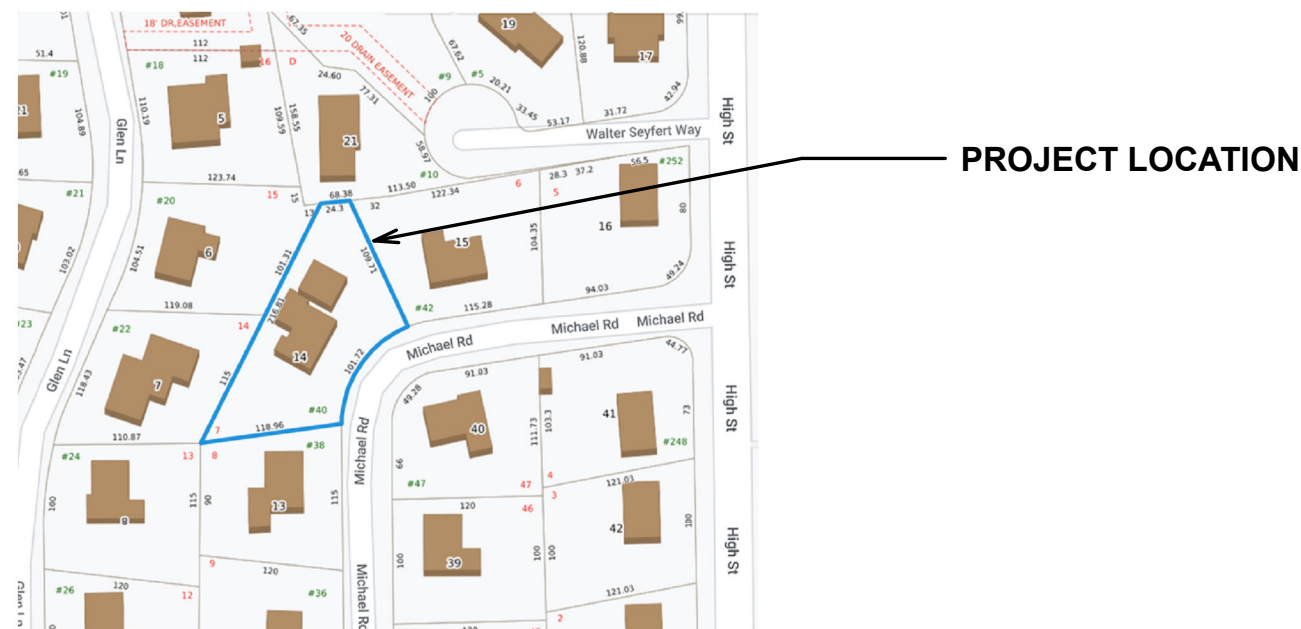
- EXISTING LOT DEPTH:** Labeled as 85.49.
- EXISTING PRIMARY DWELLING:** A central structure with a side entry.
- EXISTING DETACHED GARAGE:** Located at the top of the lot.
- EXISTING SIDE ENTRY:** Indicated with an arrow pointing to the side of the primary dwelling.
- EXISTING DRIVEWAY:** A shaded area on the right side of the lot.
- EXISTING FRONT ENTRY:** Indicated with an arrow pointing to the front of the primary dwelling.
- 800 SF ADDITION, APPROXIMATE LOCATION:** A rectangular area at the bottom left of the lot.
- SETBACK:** A 25'-0" setback line is shown near the front of the lot.
- EXISTING TREE TO REMAIN:** A circle with a cross inside, located near the bottom right corner.
- Michael Road:** A curved road on the right side of the lot.
- Setback Dimensions:** 15'-0" setbacks are shown on the top, left, and bottom-left sides of the lot.
- North Arrow:** Located on the right side of the diagram.

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40 MICHAEL RD, RANDOLPH, MA 'RSFHD' RES. SINGLE-FAMILY HIGH DENSITY				
RANDOLPH ZONING SUBDISTRICT 'RSFHD'	ALLOWED	EXISTING	PROPOSED	RELIEF REQUIRED
MIN LOT AREA SQUARE FEET	12,000	+/-16,197	NO CHANGE	N
MAX LOT COVERAGE BUILDING AS %	20%	14%	20%	N
MAX LOT COVERAGE IMPERVIOUS AS %	5%	9%	NO CHANGE	ENC
GREEN OPEN AREA AS %	75%	78%	70%	Y
MAX. COVERAGE A+B AS %	25%	22%	29%	Y
FLOOR AREA RATIO (FAR)	NA	-	-	N
BUILDING HEIGHT (STORIES)	2.5	1.5	NO CHANGE	N
BUILDING HEIGHT (FEET)	40'	14.96'	NO CHANGE	N
MINIMUM FRONTAGE (FEET)	100'	87.87'	NO CHANGE	ENC
MINIMUM LOT DEPTH (FEET)	100'	85.49'	NO CHANGE	ENC
MINIMUM LOT WIDTH (FEET)	75'	134'	NO CHANGE	N
MIN. STREET SETBACK (FEET) (MINIMUM)	25'	25.7'	NO CHANGE	N
FRONT YARD (FEET) (MINIMUM)	25'	25.7'	NO CHANGE	N
SIDE YARD LEFT (FEET) (MINIMUM)	15'	48.1'	35.2'	N
SIDE YARD RIGHT (FEET) (MINIMUM)	15'	24.2'	NO CHANGE	N
REAR YARD (FEET) (MINIMUM)	15'	15.8'	NO CHANGE	N

**ZONING MAP EXCERPT:**

1. ONLINE MAPPING DATABASE 'randolphma.mapgeo.io'  
2. ACCESSED ON 8/1/2022



**SPECIAL PERMITTING: CHAPTER 200. ZONING. ARTICEL VIII. SPECIAL PERMITS**  
THE PROPOSED IN-LAW APARTMENT USE REQUIRES APPROVAL BY THE RANDOLPH  
PLANNING BOARD.

**RELIEF IS NEEDED FOR:**

1. IMPERVIOUS COVERAGE: THE EXISTING 1,296 SF DRIVEWAY AND 96 SF EXISTING WALK ARE AT 9%, MORE THAN THE ALLOWED 5%, WITH NO NEW IMPERVIOUS SURFACE, THE NON-CORMITY IS AN EXISTING NON-CONFORMING CONDITION.
2. COMBINED BUILDING AND IMPERVIOUS COVERAGE  $20\% + 9\% = 29\%$  (25% FOR A+B)
3. GREEN OPEN AREA IS REDUCED FROM 78% TO 70% WITH THE IN-LAW AND PORCH ADDITION. (75% GREEN OPEN AREA IS THE MINIMUM ALLOWED FOR RSFHD SUBDISTRICT).
4. USE OF INLAW APARTMENT: SECTION 200-46

1. CONSTRUCTION SHALL BE CONSISTENT WITH THE 2015 EDITION OF INTERNATIONAL RESIDENTIAL CODE WITH MASSACHUSETTS AMENDMENTS IN THE 9TH EDITION.
2. INSULATION AND CONSTRUCTION JOINT SEALING TO BE CONSISTENT WITH THE MASSACHUSETTS STATE ENERGY CODE. (AND THE 2015 INTERNATIONAL ENERGY EFFICIENCY CODE WITH NEW MASSACHUSETTS AMENDMENTS).
3. G.C. SHALL ALERT STRUCTURAL ENGINEER AND ARCHITECT TO ANY DISCREPANCIES BETWEEN STRUCTURAL AND ARCHITECTURAL DRAWINGS OR SITE CONDITIONS. AS THEY ARE DISCOVERED IN A TIMELY FASHION SO THEY MAY BE PROPERLY ADDRESSED.
4. IT IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND THE RESPECTIVE SUBCONTRACTORS TO ENSURE THAT ALL INSTALLATIONS ARE DONE IN A WORKMANLIKE MANNER AND COMPLY WITH APPLICABLE CODE REQUIREMENTS.

**EXISTING SINGE-FAMILY RESIDENTIAL STRUCTURE:**

THE EXISTING SINGLE-FAMILY AT 40 MICHAEL ROAD WAS ORIGINALLY BUILT IN 1960  
ACCORDING TO THE ASSESSOR'S RECORDS.

**PROJECT SCOPE:**

1. PROPOSED NEW CONSTRUCTION EXTERIOR ADDITION TO THE LEFT REAR OF THE EXISTING SINGLE-FAMILY HOME. PLEASE REFER TO SITE PLANS AND ENCLOSED PROPOSED PLOT PLAN, NEW INLAW APARTMENT INCLUDING NEW KITCHENETTE, FULL BATH, BEDROOM AND MODEST LIVING AREAS AS PART OF PROPOSED ADDITION.
2. NEW BULKHEAD STAIR AT EXISTING BASEMENT, CUT DOWN EXISTING BASEMENT WINDOW ON SIDE OF HOUSE.
3. STRUCTURAL PLANS TO FOLLOW.
4. PLEASE REFER TO ZONING NOTES AND TABLE ON THIS SHEET FOR ZONING.

THESE DRAWINGS AND DESIGNS CONTAINED HEREIN ARE NOT INTENDED TO MAKE A COMPLETE INVENTORY OF EVERY EXISTING CONDITION AND DO NOT REPRESENT AN OFFICIAL CERTIFICATION OF THE EXISTING STRUCTURE.

SHEET NO.	DRAWING TITLE
-CS1.1-	PROJECT COVERSHEET
-PP-1-	PROPOSED PLOT PLAN
A151	PLANNING APPLICATION

**(CO)** CARBON MONOXIDE DETECTOR  
**(HD)** HEAT DETECTOR  
**(SD)** SMOKE DETECTOR

## SMOKE ALARM NOTES

1. INSTALL AT A MINIMUM ONE SMOKE ALARM IN EACH BEDROOM
2. INSTALL A SMOKE ALARM IN THE IMMEDIATE VICINITY OF ALL BEDROOMS
3. PROTECT ALL STAIRS WITH A SMOKE ALARM AT THE TOP OF THE STAIRS
4. PROTECT ALL STAIRS WITH A SMOKE ALARM AT THE BOTTOM OF ALL STAIRS
5. SELECT AND INSTALL AN ALARM SYSTEM IN CONFORMANCE WITH ALL STATE, LOCAL AND NATIONAL CODES INCLUDING BUT NOT LIMITED TO THE 8TH EDITION OF THE MASSACHUSETTS STATE BUILDING CODE, NFPA 72 AND UL 217
6. SMOKE ALARMS MUST PROVIDE 70 db MINIMUM PRESSURE AT THE PILLOW OF EACH BEDROOM
7. INSTALL A MINIMUM OF ONE SMOKE DETECTOR ON EACH LEVEL INCLUDING THE ATTIC AND BASEMENT LEVELS
8. THE BUILDING WIRING SYSTEM SHALL PROVIDE POWER TO THE INTEGRATED ALARM SYSTEM AND THE SYSTEM SHALL HAVE BATTERIES TO SUPPLY BACKUP POWER WHEN PRIMARY POWER IS INTERRUPTED.
9. THE SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT THE ACTIVATION OF ONE ALARM WILL SOUND ALL OF THE ALARMS
10. LOCATE CO (CARBON MONOXIDE) DETECTORS OUTSIDE OF BEDROOMS IN A CENTRAL LOCATION
11. LOCATE ALL DETECTORS PER BEST PRACTICES AND CODE REQUIREMENTS TO AVOID NUISANCE ALARMS
12. INSTALL DETECTORS AS REQUIRED IN MECHANICAL AND ELECTRIC CLOSETS IN THE BASEMENT AND THROUGHOUT



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**TRUE HALFSIZE SET**  
(WHEN ON 11x17 SHEETS)

[illegible]

40 MICHAEL RD  
RANDOLPH, MA

# PROJECT COVERSHEET

Project number	Project Number
Date	2022-08-03
Drawn by	Author
Checked by	Checker

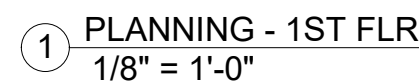
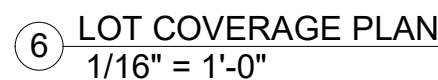
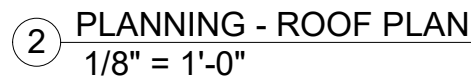
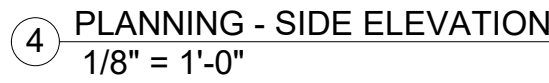
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Scale 1" = 20'-0"





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RANDOLPH, MA

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PLANNING  
APPLICATION

Project number	Project Number
Date	2022-08-03
Drawn by	Author
Checked by	Checker

A151

Scale	As indicated
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