

9 SHORT STREET REAR YARD MODIFICATION RANDOLPH, MASSACHUSETTS

NOVEMBER 17, 2023 PERMIT & CONSTRUCTION SET



PROPOSED RENDERING

**CRAWFORD SQUARE BUSINESS DISTRICT
CSBD**

USE	REQ./ALLOWED	EXISTING	PROPOSED	COMMENTS
MIN LOT AREA	5,000 SF	4,159 SF	4,159 SF	
BLDG LOT COVERAGE	60%	41% EST	41% EST	EXISTING NON-CONFORMING
IMPERVIOUS	30%	22% EST	34% EST	
GREEN AREA	10%	0%	0%	
MAX. COVERAGE	90%	63% EST	75% EST	
STORIES	3	1-1/2	1-1/2	
HEIGHT	40 FT	22 FT EST	22 FT EST	
MIN. FRONTAGE	25 FT	66.25 FT	66.25 FT	
MIN. DEPTH	75 FT	74.49 FT	74.49 FT	
MIN. WIDTH	25 FT	42.25 & 66.25 FT	42.25 & 66.25 FT	STREET FRONT ALIGNMENT
FRONT SETBACK	15 FT	0'	0'	
SIDE YARD	0 FT	0'	0'	
REAR YARD	15 FT	19.9 FT	19.9 FT	

NOTE:
VALUES ABOVE ARE ESTIMATED AND SHOULD BE CONFIRMED BY SURVEYOR

○ ZONING INFORMATION
1/4" = 1'-0"

Sheet List	
Sheet Number	Sheet Name
001	COVER
1/1	EXISTING PLOT PLAN & CERTIFIED PLOT PLAN
A101	FLOOR PLANS
A102	SECTIONS, ELEVATIONS & REAR YARD PERSPECTIVE
S-1	FOUNDATION, FIRST FLOOR PLAN & SECTIONS

7-9 SHORT STREET

RANDOLPH, MA

1 9/14/23 DOUBLE DOOR

No. Date Revision

Seal

Drawing Title

FLOOR PLANS

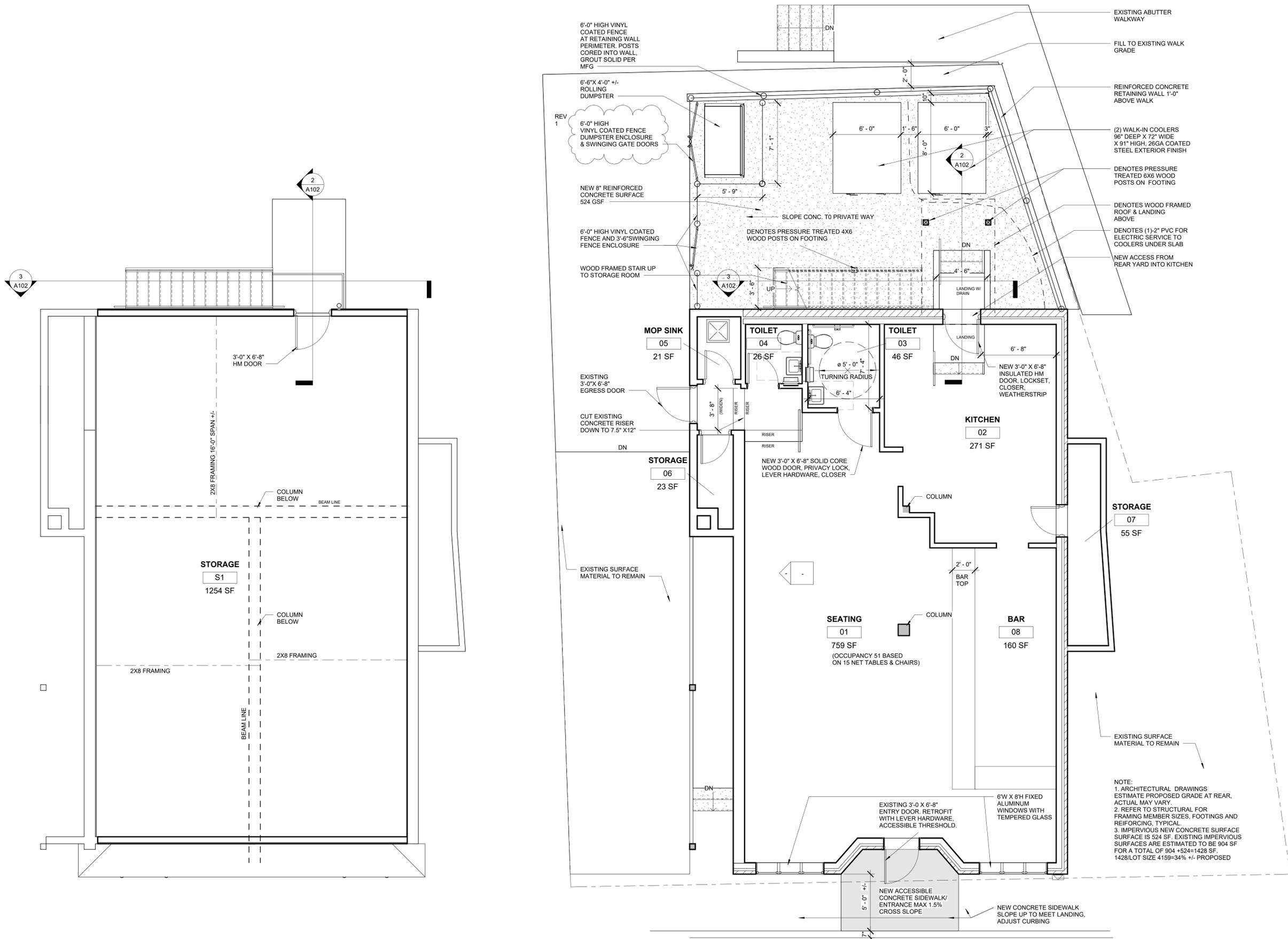
Project No. 7-9 SH 2022

Date 10 19 23

Scale 1/4" = 1'-0"

Drawn By GEO Checked By CFT

A101

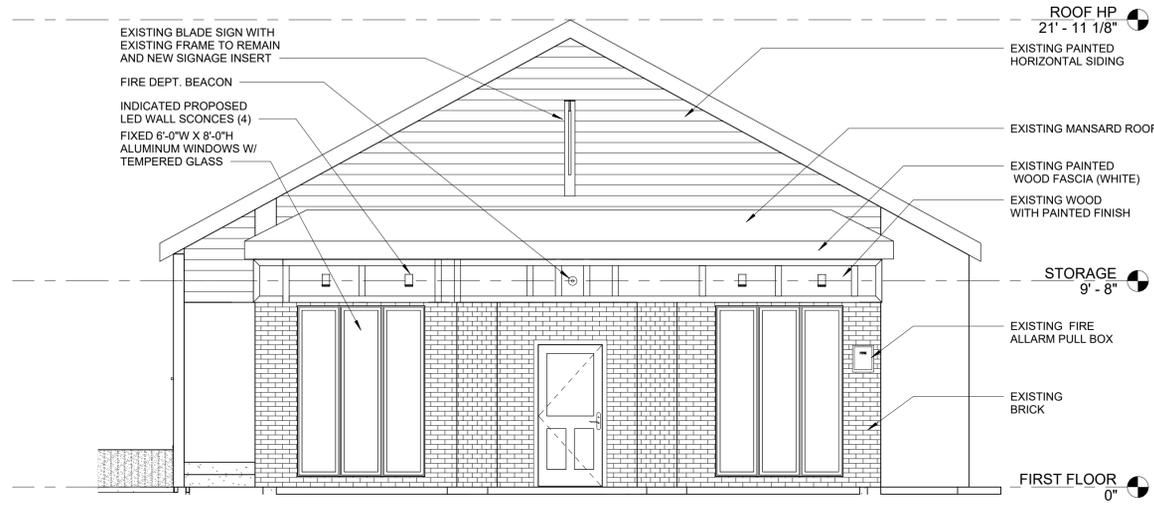


④ ATTIC STORAGE
1/4" = 1'-0"

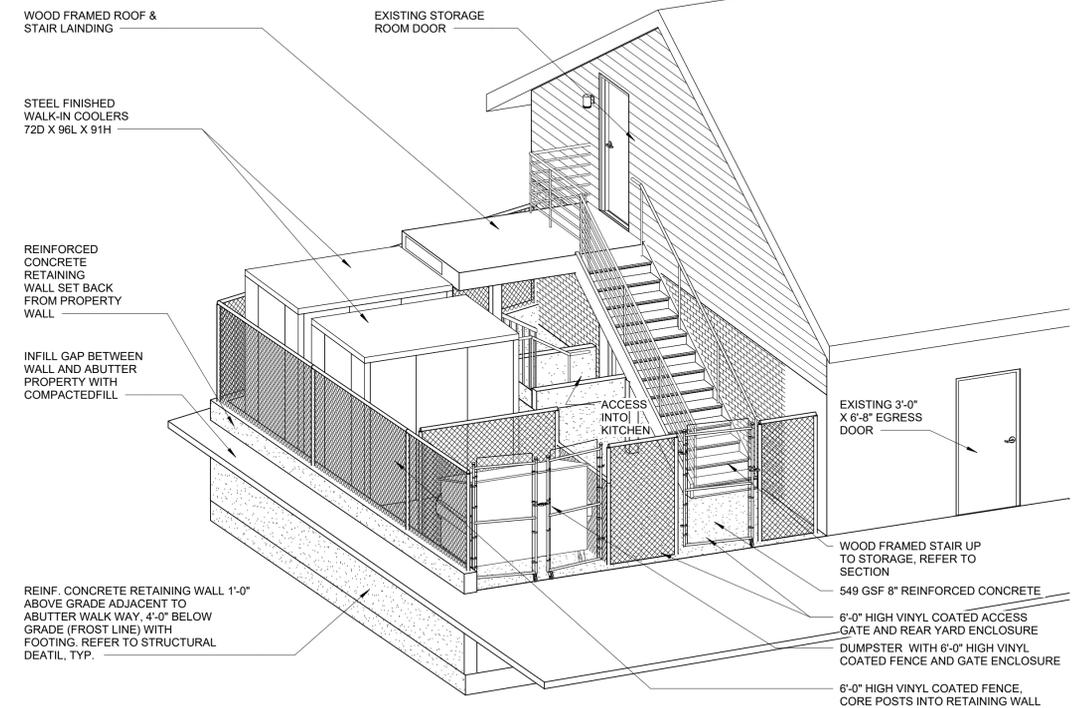
① FIRST FLOOR PLAN
1/4" = 1'-0"

7-9 SHORT STREET

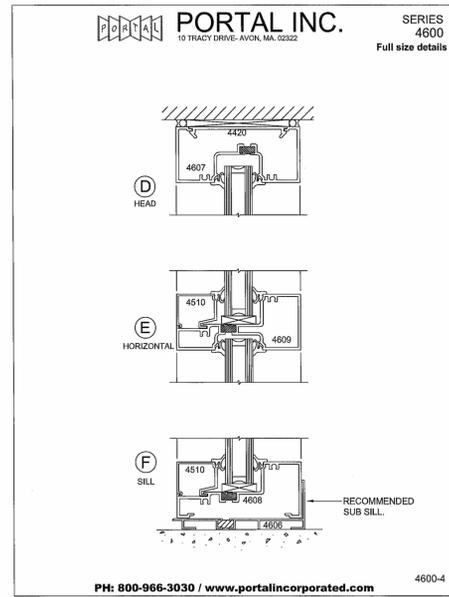
RANDOLPH, MA



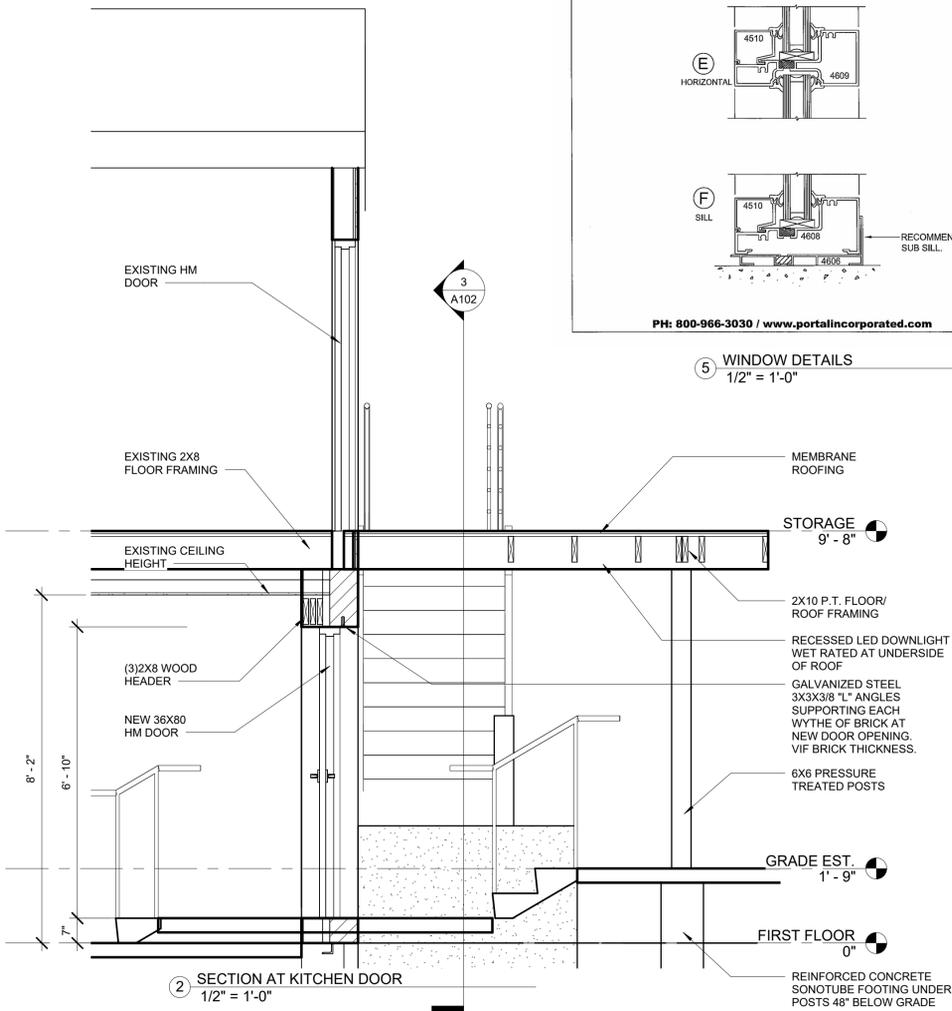
4 SHORT STREET ELEVATION
 1/4" = 1'-0"



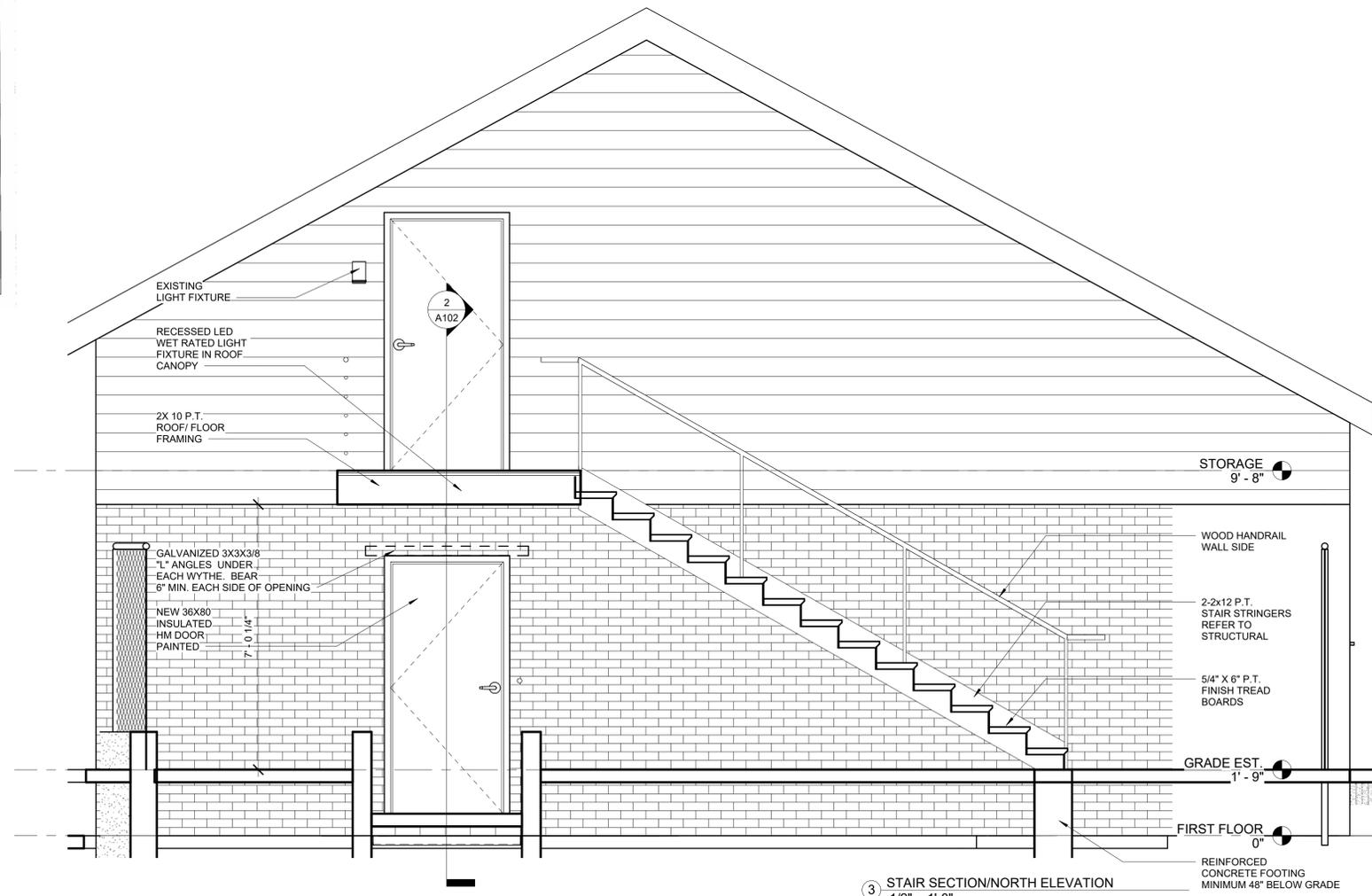
1 3D VIEW



5 WINDOW DETAILS
 1/2" = 1'-0"



2 SECTION AT KITCHEN DOOR
 1/2" = 1'-0"



3 STAIR SECTION/NORTH ELEVATION
 1/2" = 1'-0"

No.	Date	Revision

Seal

Drawing Title

SECTIONS, ELEVATIONS & REAR YARD PERSPECTIVE

Project No.	7-9 SH 2022	Drawing No.	A102
Date	10 19 23	Scale	As indicated
Drawn By	GEO	Checked By	CFT

CLIENT:
KEOHANE COMPANY LTD
BOSTON, MA

DRAWING NOTES:
1. EXISTING CONDITIONS MAY VARY FROM THOSE SHOWN. FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS.
2. THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF LEON A. BOMBARDIER, PE ANY USE WITHOUT WRITTEN CONSENT IS PROHIBITED.

ARCHITECT:
ROUGE DESIGN
JAMES CHRISTIANSON

OWNER:
-

BOMBARDIER
STRUCTURAL ENGINEERING

LEON A. BOMBARDIER, PE
Structural Engineer
131 Lincoln Street
Abington, MA 02351

email: bse05@verizon.net
phone: (508) 631-3332 fax: (781) 878-7986

PROJECT:
RETAIL ALTERATIONS
7-9 SHORT STREET
RANDOLPH, MA

DRAWING TITLE:
BASEMENT
FOUNDATION &
FIRST FLOOR PLAN
& SECTIONS

STAMP:

OCTOBER 4, 2021

SCALE:
AS NOTED
DATE:
10/04/2021
DRAWN BY:
LAB
CHECKED BY:
LAB
PROJECT #:
2021-76

S-1

GENERAL

1. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE MASSACHUSETTS STATE BUILDING CODE (780 CMR) 9TH EDITION (IBC 2015 AND MASSACHUSETTS AMENDMENTS)
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONDITIONS AND DIMENSIONS AFFECTING THE WORK. DISCREPANCIES SHALL BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER
3. THE CONTRACTOR SHALL NOTIFY THE ENGINEER WHEN, IN THE COURSE OF THE WORK, CONDITIONS ARE UNCOVERED WHICH ARE UNANTICIPATED OR OTHERWISE APPEAR TO PRESENT A DANGEROUS CONDITION.
4. STRUCTURAL MATERIALS AND COMPONENTS SHALL HAVE PRIOR APPROVAL OF THE ENGINEER. MATERIAL SAMPLES OR CERTIFICATES AND INSTALLATION SHOP DRAWINGS SHALL BE SUBMITTED FOR ALL PARTS OF THE WORK FOR APPROVAL, ALLOWING SUFFICIENT TIME FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
5. MODIFICATIONS TO THE WORK SHALL NOT BE PERFORMED WITHOUT PRIOR WRITTEN APPROVAL BY THE ENGINEER.
6. STRUCTURAL CONSTRUCTION SHALL BE PRECEDED BY ADEQUATE SHORING AND TEMPORARY BRACING UNTIL ALL MEMBERS ARE PLACED AND TRUE TO PROVIDE ADEQUATE VERTICAL AND LATERAL SUPPORT.
7. THE CONTRACTOR SHALL EXAMINE ALL ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS (INCLUDING OWNER FURNISHED EQUIPMENT DRAWINGS) FOR VERIFICATION, LOCATION, AND DIMENSIONS OF EMBEDDED ITEMS, SLEEVES, CHASES, INSERTS, WASHES, DRIPS, REVEALS, DEPRESSIONS AND OTHER PROJECT REQUIREMENTS EFFECTING THE STRUCTURAL WORK.
8. OPENINGS SHOWN ON DRAWINGS SHALL NOT BE REVISED OR NEW OPENINGS ADDED TO THE WORK WITHOUT PRIOR APPROVAL OF THE ENGINEER
9. TYPICAL DETAILS AND NOTES ON THE STRUCTURAL DRAWINGS SHALL BE APPLICABLE TO ALL PARTS OF THE STRUCTURAL WORK.

STRUCTURAL DESIGN LOADS

1. SNOW LOADS 35 PSF GROUND SNOW
30 PSF FLAT ROOF SNOW
2. WIND LOADS BASIC WIND SPEED ULTIMATE 131 MPH
RISK CATEGORY II
3. LIVE LOADS COMMERCIAL SPACE 100 PSF

SHORING AND BRACING

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER SHORING AND BRACING OF EXCAVATIONS, FOUNDATIONS, AND ALL CONSTRUCTION IN THE WORK.
2. TEMPORARY SHORES SHALL BE INDIVIDUALLY DESIGNED, ERECTED, SUPPORTED, BRACED AND MAINTAINED BY THE CONTRACTOR TO SAFELY SUPPORT ALL LOADS BEING CARRIED BY EXISTING STRUCTURE MEMBERS AND THEIR FOUNDATIONS BEING REMOVED, ALTERED, AND/OR UNDERMINED BY THE WORK.

PROJECT GEOTECHNICAL ENGINEER

1. NO GEOTECHNICAL REPORT WAS AVAILABLE AT THE TIME OF THIS DESIGN. IT IS THE RESPONSIBILITY OF THE OWNER TO RETAIN A GEOTECHNICAL ENGINEER TO ESTABLISH FOUNDATION APPROACH, SOIL BEARING CAPACITY, AND GROUND WATER ELEVATIONS. PRIOR TO RECEIPT OF REPORT, SOIL BEARING CAPACITY WILL BE ASSUMED AS 2,000 PSF AND SOILS SUITABLE FOR EXTERIOR GRADE WALL AND INTERIOR ISOLATED FOOTINGS.

FOUNDATIONS

1. EXTERIOR CONSTRUCTION SHALL BE CARRIED DOWN BELOW FINISHED EXTERIOR GRADE TO A MINIMUM DEPTH OF 4'-0", UNLESS OTHERWISE NOTED.
2. SURFACE AND SUBSURFACE WATER SHALL BE CONTROLLED DURING CONSTRUCTION TO ENSURE THAT ALL FOUNDATION CONCRETE WORK IS DONE IN DRY CONDITIONS. IF REQUIRED, PROVIDE SHEETING, WELL POINTS, AND/OR DE-WATERING WELLS AS REQUIRED FOR PROPER EXCAVATION AND PLACEMENT OF CONCRETE.
3. CONCRETE SHALL BE PLACED ON UNDISTURBED SOIL OR COMPACTED STRUCTURAL FILL MATERIAL.
4. NO FOUNDATION CONCRETE SHALL BE PLACED IN WATER OR ON FROZEN SUB-GRADE MATERIAL.
5. IN-PLACE FOUNDATIONS AND SLABS SHALL BE PROTECTED FROM FROST PENETRATION UNTIL THE PROJECT IS COMPLETE.
7. REMOVAL OF DISTURBED AND UNSUITABLE MATERIALS AND PLACING, COMPACTING AND TESTING OF COMPACTED FILL SHALL ONLY BE PERFORMED BY THE GENERAL CONTRACTOR WHILE A PROFESSIONAL GEOTECHNICAL ENGINEER, REGISTERED IN THE STATE OF MASSACHUSETTS AND RETAINED BY THE OWNER, IS OBSERVING THE WORK.
8. BOTTOM OF FOOTING ELEVATIONS SHOWN ON THE CONTRACT DOCUMENTS ARE MINIMUM DEPTHS AND ARE NOT TO BE CONSTRUED AS LIMITING IN ANY WAY THE AMOUNT OF EXCAVATION NECESSARY TO REACH A SUFFICIENT BEARING STRATUM.

CONCRETE

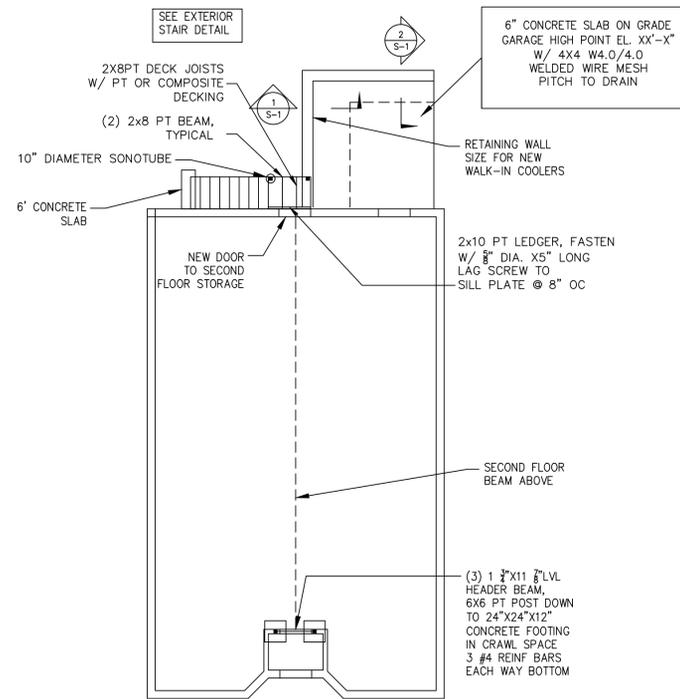
1. CONCRETE WORK SHALL CONFORM TO THE AMERICAN CONCRETE INSTITUTE (ACI) - "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" (ACI-318) AND "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS" (ACI-301).
2. ALL STRUCTURAL CONCRETE, UNLESS OTHERWISE NOTED, SHALL BE NORMAL WEIGHT (145 PCF) AND HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,000 PSI.
3. ALL CONCRETE EXPOSED TO WEATHER SHALL BE AIR ENTRAINED.
4. CONCRETE PLACEMENTS SHALL BE LIMITED TO A 30 FOOT LENGTH MAXIMUM TO CONSTRUCTION JOINT. ADJACENT CONCRETE PLACEMENTS SHALL BE AFTER 72 HOURS OF CURING TIME.
5. MINIMUM PROTECTIVE COVER FOR CONCRETE REINFORCING STEEL SHALL BE AS FOLLOWS:
A) UNFORMED SURFACES CAST AGAINST EARTH - 3 INCHES
B) FORMED SURFACES NOT IN CONTACT TO EARTH - 3/4 INCHES
OR EXPOSED TO WEATHER, WALLS AND SLABS, #11 BARS OR SMALLER
C) FORMED SURFACES IN CONTACT TO EARTH OR EXPOSED TO WEATHER, WALLS AND SLABS, #6 TO #18 BARS - 2 INCHES
#5 AND SMALLER - 1 1/2 INCHES

CARPENTRY

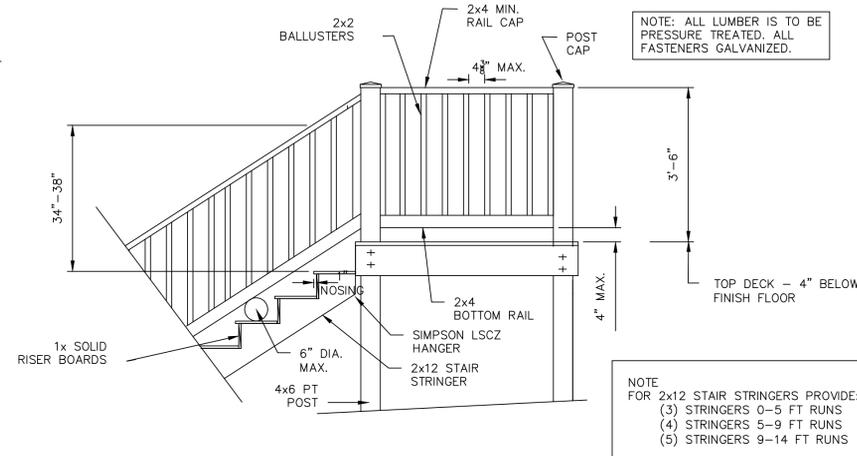
1. ALL STRUCTURAL LUMBER SHALL BE GRADE STAMPED PER STANDARD GRADING RULES. UNLESS OTHERWISE NOTED, ALL STRUCTURAL LUMBER SHALL BE SPRUCE-PINE-FIR.
NO. 2 KD 15% INTERIOR.
2. NON-BEARING STUD WALLS SHALL BE STUD GRADE.
3. PLYWOOD SHEATHING SHALL BE DFPA GRADE STAMPED, TYPE CDS 5 PLY WITH EXTERIOR GLUE UNLESS OTHERWISE NOTED ON PLANS. WALLS SHALL BE A MINIMUM OF 1/2 INCH THICK SHEATHING AND FLOORS 3/4 INCH.
4. PRE-DRILL ALL HOLES FOR 20D AND LARGER NAILS AND LAG BOLTS.
5. DOUBLE TOP PLATES ON ALL EXTERIOR AND BEARING PARTITIONS (NOT OTHERWISE DETAILED). PLATES SHALL LAP 4'-0" MINIMUM AND 8'-0" MAXIMUM AT SPLICES. AND HAVE (14) 16D NAILS MINIMUM THROUGH EACH SIDE OF SPLICE.
6. SILLS AND ROOF BLOCKING SHALL BE PRESSURE TREATED WITH WATERBORNE SALT PRESERVATIVES.

WOOD FLOOR & WALL SHEATHING

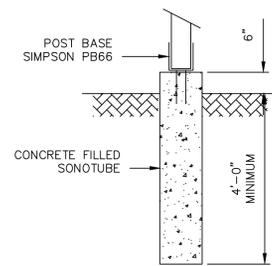
1. ALL METAL CONNECTORS FOR WOOD CONSTRUCTION SHALL BE HOT-DIPPED GALVANIZED METAL SHAPES AS MANUFACTURED BY "SIMPSON STRONG-TIE COMPANY, INC." AND BE ATTACHED BY THE GENERAL CONTRACTOR AS PER THE "SIMPSON STRONG-TIE" SPECIFICATIONS.



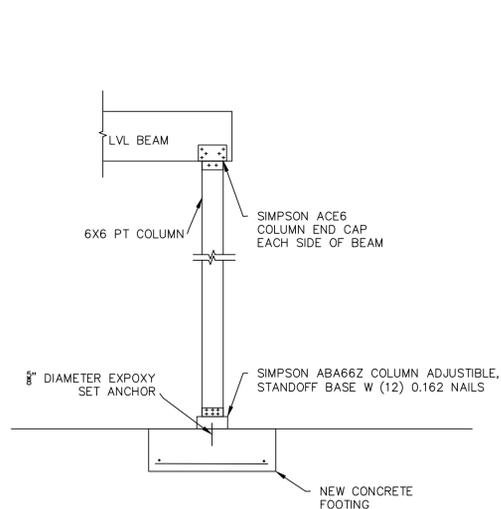
FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



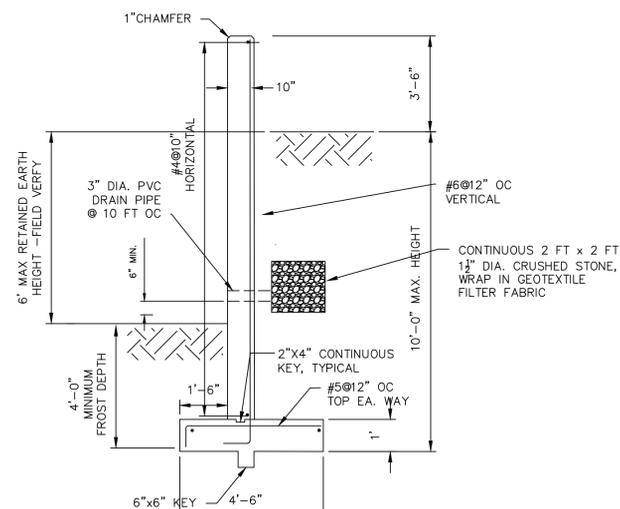
TYPICAL STAIR & PLATFORM RAILING
SCALE: 1/2" = 1'-0"



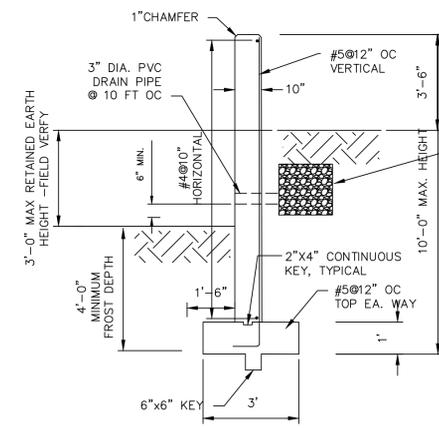
SONOTUBE FOUNDATION
SCALE: 1/2" = 1'-0"



TYPICAL COLUMN/FOOTING CONNECTION DETAIL
SCALE: 1/2" = 1'-0"



SECTION-1
RETAINING WALL
SCALE: 3/8" = 1'-0"



SECTION-2
RETAINING WALL
SCALE: 3/8" = 1'-0"