

SHA RESIDENCE

SINGLE FAMILY NEW CONSTRUCTION

10 Bacon Road Belmont, Massachusetts 02478

PROJECT DESCRIPTION:

- THIS PROJECT IS A NEW-CONSTRUCTION, 2-1/2-STORY, SINGLE FAMILY HOUSE ON A CORNER LOT.
- THE EXISTING HOUSE TO BE DEMOLISHED.

ZONING SUMMARY:

1. ZONE: RESIDENTIAL C (SR-C)			
	<u>REQ'D</u>	<u>EXISTING</u>	<u>PROPOSED</u>
2. LOT SIZE	9,000 SQ-FT	7,582 S.F. (PER SURVEY)	7,582 S.F.
3. FRONT YARD (BACON)	18.6 FT	SEE SURVEY DWG	SEE SURVEY DWG
FRONT YARD (AUDREY)	25 FT	SEE SURVEY DWG	SEE SURVEY DWG
4. SIDE YARD	10 FT	SEE SURVEY DWG	SEE SURVEY DWG
5. REAR YARD	25 FT	SEE SURVEY DWG	SEE SURVEY DWG
6. HEIGHT (RIDGE)	30 FT	-- FT	27.36 FT
			33.67 FT)
7. COVERAGE	25%	SEE SURVEY DWG	SEE SURVEY DWG(23.8%+/-)
8. OPEN SPACE	50%	SEE SURVEY DWG	SEE SURVEY DWG(69.7%+/-)
9. <u>GROSS FLOOR AREA</u>		<u>1,706 S.F.</u>	<u>4,224 S.F.</u>
<u>TOTAL LIVING AREA (TLA)</u>		<u>1,184 S.F.</u>	<u>3,623 S.F.</u>
BASEMENT FINISHED/UNFINISHED		0 S.F.	0 S.F.
GARAGE		522 S.F.	534 S.F.
1ST FLOOR		1,184 S.F.	1225 S.F.
2ND FLOOR		0 S.F.	1740 S.F.
ATTIC (FINISHED LIVABLE)		0 S.F.	658 S.F.
ATTIC (UNFINISHED MECH.)			67 S.F.

(**COVERAGE RATIO & OPEN SPACE CALCULATION AS SHOWN ARE APPROXIMATE ESTIMATE. SEE SURVEYOR DRAWINGS FOR DETAILS.**)

ABBREVIATIONS:

ACT	ACOUSTIC CEILING TILE	F.E.	FIRE EXTINGUISHER	O.C.	ON CENTER
ADJ.	ADJUSTABLE	F.D.	FLOOR DRAIN	O.D.	OUTSIDE DIMENSION
A.F.F.	ABOVE FINISH FLOOR	FDN.	FOUNDATION	OPNG.	OPENING
ALUM.	ALUMINUM	FIN.	FINISHED	OPH.	OPPOSITE HAND
ANOD.	ANODIZED	FIXT.	FIXTURE	OPP.	OPPOSITE
APPROX	APPROXIMATE	FLR.	FLOOR	PC(S)	PIECE(S)
ARCH	ARCHITECTURAL	F.O.	FACE OF	PL.	PLATE
A/V	AUDIO/VIDEO	FTG	FOOTING	PLAM	PLASTIC LAMINATE
B.PL.	BASE PLATE	GALV.	GALVANIZED	PR.	PAIRED
BM.	BEAM	G.C.	GENERAL CONTRACTOR	P.T.	PRESSURE TREATED PRESERVATIVE
BTW'N	BETWEEN	GL.	GLASS	P.TD.	PAINTED
BITUM.	BITUMINOUS	GR.	GRADE	P'WD	PLYWOOD
BLK'G	BLOCKING	GRAV.	GRAVEL	R/A	RETURN/AIR
BD.	BOARD	GWB	GYPSPUM WALL BOARD	RAD.	RADIUS
BOT.	BOTTOM	HDW.	HARDWARE	R.D.	ROOF DRAIN
CAB.	CABINET	HGT.	HEIGHT	REINF	REINFORCEMENT
C.T.	CERAMIC TILE	HORZ.	HORIZONTAL	REQ'D	REQUIRED
C.J.	CONTROL JOINT	H.M.	HALLOW METAL	REV.	REVISION
C/L	CENTER/LINE	H.P.	HIGH POINT	R.O.	ROUGH OPENING
CLOS.	CLOSET	I.D.	INSIDE DIMENSION	S/A	SUPPLY/AIR
CLNG.	CEILING	INSUL	INSULATION	SECT.	SECTION
CLR.	COLOR	INT.	INTERIOR	SIM.	SIMILAR
CMU	CONC. MASONRY UNIT	INV.	INVERT	SQ.	SQUARE
CONN.	CONNECT	JT.	JOINT	S.STL.	STAINLESS STEEL
CONT.	CONTINUOUS	LAV.	LAVATORY	STL.	STEEL
DIA.	DIAMETER	LTG.	LIGHTING	STND.	STAINED
DIAG.	DIAGONAL	L.P.	LOW POINT	SUSP.	SUSPENDED
DIM.	DIMENSION	M.H.	MAN HOLE	T&G	TONGUE & GROOVE
DN	DOWN	MFR.	MANUFACTURER	THK.	THICK
DR	DOOR	M.O.	MASONRY OPENING	T.O.	TOP OF
DTL.	DETAIL	MAX	MAXIMUM	TYP.	TYPICAL
DWG.	DRAWING	MECH.	MECHANICAL	TYP.	TYPICAL
EA.	EACH	MDF	MEDIUM DENSITY FIBERBOARD	U.N.O.	UNLESS NOTED OTHERWISE
ELEC.	ELECTRICAL	MDO	MEDIUM DENSITY OVERLAY	VERT.	VERTICAL
ELEV.	ELEVATION	MET.	METAL	V.I.F.	VERIFIED IN FIELD
ENCL.	ENCLOSURE	MIN.	MINIMUM	W.C.	WATER CLOSET
EQ.	EQUAL	MISC	MISCELLANEOUS	WD.	WOOD
EXP.	EXPANSION	N.I.C.	NOT IN CONTRACT	WDW.	WINDOW
EXST.	EXISTING	NOM.	NOMINAL	WHT.	WHITE
EXT.	EXTERIOR	N.T.S.	NOT TO SCALE	WT.	WEIGHT
				W/	WITH

DRAWING LIST:

A0.0	PROJECT DESCRIPTION, ZONING/CODE SUMMARY, DRAWING LIST, NOTES & ABBREVIATIONS
A0.1	AREA CALCULATION & SITE PLAN
A0.2	LEGENDS, WALL TYPES & SCHEDULES
L.1	LANDSCAPE PLAN
A1.1	PROPOSED BASEMENT PLAN
A1.2	PROPOSED FIRST FLOOR PLAN
A1.3	PROPOSED SECOND FLOOR PLAN
A1.4	PROPOSED ATTIC PLAN
A1.5	PROPOSED ROOF PLAN
A2.1	BASEMENT REFLECTED CEILING PLAN
A2.2	FIRST FLOOR REFLECTED CEILING PLAN
A2.3	SECOND FLOOR REFLECTED CEILING PLAN
A2.4	ATTIC REFLECTED CEILING PLAN
A3.1	PROPOSED BUILDING ELEVATIONS
A3.2	PROPOSED BUILDING ELEVATIONS
A3.3	BUILDING SECTION
A3.4	BUILDING SECTION
A3.5	BUILDING SECTION
A3.6	BUILDING SECTION
A3.7	BUILDING SECTION
A4.1	FRAMING NOTES & FRAMING DETAILS
A4.2	FOUNDATION PLAN
A4.3	FIRST FLOOR FRAMING PLAN
A4.4	SECOND FLOOR FRAMING PLAN
A4.5	ATTIC FRAMING PLAN
A4.6	ROOF FRAMING PLAN

GENERAL NOTES:

- ALL WORK SHALL BE IN ACCORDANCE WITH THE STATE AND LOCAL CODES AND ORDINANCES:
 - MASSACHUSETTS RESIDENTIAL CODE – INTERNATIONAL RESIDENTIAL CODE (IRC) 2015 WITH MASSACHUSETTS AMENDMENTS TO IRC 9TH ED. (2017)
 - MASSACHUSETTS ENERGY CODE – INTERNATIONAL ENERGY CONSERVATION CODE (IECC) 2015 WITH MASSACHUSETTS STRETCH ENERGY CODE AMENDMENTS (2017).
 - LOCAL CITY/TOWN ZONING CODE/ BY-LAW.
 - ALL OTHER APPLICABLE CODES.
- ALL PERMITS AND LICENSES SHALL BE SECURED BY CONTRACTOR(S).
- GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING SUBCONTRACTORS WITH ALL INFORMATION IN REGARDS TO FULL SCOPE OF THE PROJECT AND THEIR RESPECTIVE TRADES DURING BIDDING AND CONSTRUCTION PHASES.
- DO NOT SCALE DRAWINGS FOR DIMENSIONS. ALL GRADE APPROXIMATE. ALL HEIGHTS TO BE CONFIRMED WITH FIELD CONDITIONS.
- ALL DIMENSIONS AND LAYOUTS SHALL BE FIELD VERIFIED AND COORDINATED WITH ARCHITECTURAL DRAWINGS AND SITE PLAN BY GENERAL CONTRACTOR. GENERAL CONTRACTOR SHALL REVIEW ALL PLANS AND REPORT ANY INCONSISTENCIES OR AMBIGUITIES. THE CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES IN THE CONTRACT DOCUMENTS AND THE FIELD CONDITIONS. THE CONTRACTOR SHALL PROCEED ONLY AFTER THESE ISSUES ARE RESOLVED.
- WORK NOT INDICATED ON THE DRAWINGS BUT REASONABLY IMPLIED TO BE SIMILAR TO THAT IS SHOWN AT CORRESPONDING SITUATIONS SHALL BE REPEATED.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ERECTING PROTECTIVE BARRIER TO SEPARATE WORK AREAS FROM AREAS COMPLETED OR BEYOND THE LIMITS OF THE CONTRACT.
- GENERAL CONTRACTOR SHALL COORDINATE PHASING AND SEPARATION OF WORK WITH OWNER.
- CONTRACTOR(S) SHALL RECTIFY, WITHOUT COST OF OWNER, ANY DEFECTS DUE TO FAULTY WORKMANSHIP. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE HIGHEST STANDARDS OF TRADES AND PRACTICES.
- ARCHITECT IS NOT RESPONSIBLE FOR ANALYSIS OF EXISTING STRUCTURE OR FOUNDATION BEYOND VISIBLE AREA. EXISTING STRUCTURAL CONDITIONS ARE ASSUMED TO BE ACCURATE. IF DISCREPANCY OCCURS, CONTRACTOR SHALL NOTIFY ARCHITECT PRIOR TO CONSTRUCTION. FAILURE TO DO SO RELIEVES ARCHITECT OF ANY RESPONSIBILITY. A CERTIFIED STRUCTURAL ENGINEER WILL BE HIRED AT OWNER'S EXPENSE IF REQUIRED BY LOCAL BUILDING OFFICIAL.
- ELECTRICAL CONTRACTOR SHALL PROVIDE DESIGN-BUILD SERVICES. ALL ELECTRICAL WORK SHALL BE IN COMPLIANCE WITH APPLICABLE CODES. THE ELECTRICIAN SHALL PROVIDE ADEQUATE RECEPTACLES, LIGHTING AND APPROPRIATE SWITCH LOCATIONS PER CODE REQUIREMENTS. SCHEDULE ALL INSPECTIONS IN TIMELY MANNER.
- ELECTRICIAN CONTRACTOR SHALL PROVIDE CARBON MONOXIDE (CO), SMOKE AND HEAT DETECTION ALARMS PER CODE REQUIREMENTS. ALL FIRE ALARMS TO BE HOT WIRED WITH BATTERY BACKUP. FIRE ALARM DEVICES AND LOCATIONS OF NEWLY CONSTRUCTED & EXISTING AREAS TO BE REVIEWED & APPROVED BY LOCAL FIRE DEPARTMENT.
- ELECTRICAL CONTRACTOR TO PROVIDE TEL/DATA & CABLE OUTLETS APPROVED BY OWNER.
- PLUMBING CONTRACTOR TO PROVIDE DESIGN-BUILD SERVICES. ALL PLUMBING WORK SHALL BE IN COMPLIANCE WITH APPLICABLE CODES. THE PLUMBER SHALL PROVIDE ANY REQUIRED DRAWINGS FOR PERMIT APPLICATION AND BE RESPONSIBLE FOR THE FIXTURE SCHEDULE FOR THE OWNER'S APPROVAL, IF REQUIRED BY THE OWNER. COORDINATE THE LOCATIONS OF REQUIRED TIE-INS AND THE LAYOUT OF PIPING/VENT WITH THE GENERAL CONTRACTOR. FOLLOW CODE GUIDELINES FOR CUTTING AND NOTCHING FRAMING MEMBERS. SCHEDULE ALL INSPECTIONS IN TIMELY MANNER.
- HVAC CONTRACTOR TO PROVIDE DESIGN-BUILD SERVICES INCLUDING LAYOUT/INSTALLATION WITH COMPLETE LISTING AND SIZES OF ALL EQUIPMENTS PROPOSED FOR USE AND ROUTING OF ALL DUCT WORK AND PIPING. ALL HVAC WORK SHALL BE IN COMPLIANCE WITH APPLICABLE CODES. GENERAL CONTRACTOR SHALL COORDINATE THIS LAYOUT WITH FRAMERS PRIOR TO FRAMING.
- ALL IN WALL PLUMBING & ELECTRICAL COMPONENTS PASSING THRU STUD WALLS TO BE COVERED WITH METAL SHIELD PLATES TO PREVENT PUNCTUATION.

ENERGY CONSERVATION NOTES:

- ALL CONSTRUCTION SHALL COMPLY WITH 2015 IECC, 780 CMR 51.00 AMENDMENTS TO IRC(2015) & MASSACHUSETTS STRETCH ENERGY CODE.
- ALL BUILDING MATERIALS & SYSTEMS INCLUDING BUT NOT LIMITED TO AIR BARRIER, MOISTURE BARRIER, INSULATION PRODUCTS, MECHANICAL/ELECTRICAL/PLUMBING EQUIPMENTS SHALL BE INSTALLED PER MANUFACTURERS' MANUALS & INSTRUCTIONS.
- CONSTRUCTION DOCUMENTS DEMONSTRATE COMPLIANCE FOR THE BUILDING ENVELOPE. THERMAL ENVELOPE REPRESENTED ON CONSTRUCTION DOCUMENTS.
- THE BOTTOM FLOOR OF HEATED SPACE TO BE INSULATED WITH MINIMUM R-30 INSULATION AND VAPOR BARRIER ON WARM SIDE OF THERMAL ENVELOPE, TYP. (IECC TABLE R402.1.1)
- FLOOR INSULATION INSTALLED PER MANUFACTURER'S INSTRUCTIONS AND IN SUBSTANTIAL CONTACT WITH THE UNDERSIDE OF SUBFLOOR, OR FLOOR FRAMING CAVITY INSULATION IS IN CONTACT WITH TOP SIDE OF SHEATHING, OR CONTINUOUS INSULATION IS INSTALL ON THE UNDERSIDE OF FLOOR FRAMING AND EXTENDS FROM THE BOTTOM TO THE TOP OF ALL PERIMETER FLOOR FRAMING MEMBERS. (IECC R303.2 402.2.7)
- ALL NEW EXTERIOR WALLS SHALL BE 2X6 @ 16" O.C. TO BE INSULATED WITH R-20 INSULATION AND VAPOR BARRIER ON WARM SIDE OF THERMAL ENVELOPE, TYP. (2015 IECC TABLE R402.1.2) WALL INSULATION IS INSTALLED PER MANUFACTURER'S INSTRUCTIONS. (IECC R303.2)
- THE CEILING OF HEATED SPACE/OR CAVITY OF ROOF RAFTERS OF HEATED SPACE TO BE INSULATED WITH MINIMUM R-49 INSULATION AND VAPOR BARRIER ON WARM SIDE OF THERMAL ENVELOPE, TYP. (IECC TABLE R402.1.2)
- CEILING INSULATION IS INSTALLED PER MANUFACTURER'S INSTRUCTIONS. BLOWN OR SPRAY INSULATION SHALL BE MARKED IN INCHES EVERY 300 SQ-FT. (IECC R303.1.1.1)
- ATTIC ACCESS HATCH AND DOOR INSULATION >=R-VALUE OF ADJACENT ASSEMBLY. (IECC R402.2.4)
- THE BASEMENT WALL OF OCCUPIED SPACE TO BE INSULATED WITH R-19 IN CAVITY, OR R-15 INTERIOR OR EXTERIOR CONTINUOUS INSULATION. (2015 IECC TABLE R402.1.2)
- BUILDING CAVITIES SHALL NOT BE USED AS DUCTS OR PLENUMS. (IECC 2015 R403.3.5)
- ALL FENESTRATION WINDOWS INSULATED GLASS PANEL WITH MAX. U-FACTOR 0.30. (780CMR51)
- ALL SKYLIGHTS INSULATED GLASS PANEL WITH MAX. U-FACTOR 0.55, OR TO MEET ENERGY STAR FENESTRATION U-FACTOR/SHGC REQUIREMENTS. (IECC TABLE R402.1.2)
- U-FACTORS OF FENESTRATION PRODUCTS ARE DETERMINED IN ACCORDANCE WITH NFRC TEST PROCEDURE OR TAKEN FROM THE DEFAULT TABLE. (IECC R303.1.3)
- BUILDING ENVELOPE AIR TIGHTNESS AND INSULATION INSTALLATION SHALL BE PERFORMED PER IECC R402.4.
- EXTERIOR DOORS TO BE INSULATED AND WEATHER-STRIPPED.
- THE BUILDING THERMAL ENVELOPE SHALL BE DURABLY SEALED TO LIMIT INFILTRATION WITH PROPER CAULK, GASKET, WEATHER-STRIPPING OR OTHER AIR BARRIER MATERIALS.
- WINDOWS, SKYLIGHTS AND SLIDING GLASS DOORS SHALL HAVE AN AIR INFILTRATION RATE OF NO MORE THAN 0.3 CFM PER SQUARE FOOT, AND SWING DOORS NO MORE THAN 0.5 CFM. (IECC R402.4.3)
- AUTOMATIC OR GRAVITY DAMPERS ARE INSTALLED ON ALL OUTDOOR AIR INTAKES AND EXHAUSTS. (IECC 403.6)
- BLOWER DOOR TEST @ 50 PA. <=3 ACH IN MASSACHUSETTS CLIMATE ZONE 5A. (IECC 402.4.1.2)
- HEATING AND COOLING EQUIPMENT IS SIZED PER ACAA MANUAL S BASED ON LOADS CALCULATED PER ACAA MANUAL J OR OTHER METHODS APPROVED BY THE CODE OFFICIAL. (IECC R403.7)
- AT LEAST ONE THERMOSTAT SHALL BE PROVIDED FOR EACH SEPARATE HEATING AND COOLING SYSTEM. PROGRAMMABLE THERMOSTATS INSTALLED FOR CONTROL OF PRIMARY HEATING AND COOLING SYSTEMS AND INITIALLY SET BY MANUFACTURER TO CODE SPECIFICATIONS. (IECC R403.1.1)
- HVAC PIPING INSULATION EXPOSED TO WEATHER SHALL BE PROTECTED. (IECC R403.4.1)
- HVAC PIPING CONVEYING FLUIDS ABOVE 105°F OR CHILLED FLUIDS BELOW 55°F SHALL BE INSULATED TO A MINIMUM OF R-3. (IECC R403.4)
- DUCTS AND AIR HANDLERS SHALL BE INSULATED AND SEALED PER R403.3. SUPPLY & RETURN AIR DUCTS IN ATTIC SHALL BE INSULATED TO MIN. R-8 (3"ø OR GREATER) OR R-6 (LESS THAN 3"ø). DUCTS IN OTHER PORTION SHALL BE INSULATED TO MIN. R-6 (3"ø OR GREATER) OR R-4.2 (LESS THAN 3"ø). (IECC R403.3.1)
- DUCTS AND REGISTERS SHALL BE TAPED AND SEALED (ROUGH-IN OR POST-CONSTRUCTION) TO MEASURE W/ A DIFFERENTIAL 0.1 INCH W.G. EXCEPT THE ENTIRE SYSTEM IS WITH IN BUILDING ENVELOPE. (IECC R403.3.3)
- TOTAL LEAKAGE OF THE DUCTS SHALL BE LESS THAN OR EQUAL TO 4 CFM PER 100 S.F. OF CONDITIONED SPACE. (IECC R403.3.4)
- AIR HANDLER LEAKAGE DESIGNATED BY MANUFACTURER AT <=2% OF DESIGN AIR FLOW. (IECC R403.3.2.1)
- ALL MECHANICAL VENTILATION SYSTEM FANS NOT PART OF TESTED AND LISTED HVAC EQUIPMENT MEET EFFICACY AND AIR FLOW LIMITS. (IECC R403.6.1)
- HOT WATER BOILERS SUPPLYING HEAT THROUGH 1- OR 2-PIPE HEATING SYSTEMS HAVE OUTDOOR SETBACK CONTROL TO LOWER BOILER WATER TEMPERATURE BASED ON OUTDOOR TEMPERATURE. (IECC R403.2)
- RECESSED LIGHTING INSTALLED IN BUILDING THERMAL ENVELOPE TO BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES. ALL RECESSED LUMINARIES SHALL BE IC-RATED AND LABELED AS HAVING AN AIR LEAKAGE RATE NOT MORE THAN 2.0 CFM PER ASTM E283 (IECC R402.4.5)
- NOT LESS THAN 75% OF LAMPS IN PERMANENTLY INSTALLED FIXTURES SHALL BE HIGH-EFFICIENT LAMPS OR CONTAIN ONLY HIGH-EFFICIENT LAMPS EXCEPT LOW-VOLTAGE LIGHTING. (IECC R404.1)
- HOT WATER PIPES SHALL BE INSULATED TO R-3 IF PIPING 3/4" OR LARGER, PIPING SERVE MORE THAN ONE UNIT, PIPING LOCATED OUTSIDE CONDITIONED SPACE, PIPING FROM WATER HEATER TO DISTRIBUTION MANIFOLD, OR PIPING UNDER A FLOOR SLAB. (IECC R403.5.3)
- MANDATORY HEATED WATER CIRCULATION AND TEMPERATURE MAINTENANCE SYSTEM TO BE IN ACCORDANCE 2015 IECC R403.5.1, AND TO HAVE AUTOMATIC OR MANUAL CONTROLS. (IECC R403.5.1)
- HEATED WATER CIRCULATION SYSTEM HAVE A CIRCULATION PUMP. THE SYSTEM RETURN PIPE IS A DEDICATED PIPE OR A COLD WATER SUPPLY PIPE. GRAVITY AND THERMOS-SYPHON CIRCULATION SYSTEMS ARE NOT PRESENT. CONTROLS FOR CIRCULATING HOT WATER SYSTEM PUMPS START PUMP WITH SIGNAL FOR HOT WATER DEMAND WITHIN THE OCCUPANCY. CONTROLS AUTOMATICALLY TURN OFF THE PUMP WHEN WATER IS AT SET-POINT TEMPERATURE AND NO DEMAND FOR HOT WATER EXISTS. (IECC R403.5.1.1)
- THE RECIRCULATION PUMPS IN WATER DISTRIBUTION SYSTEMS PUMP WATER BACK TO HEATED WATER SOURCE THROUGH A COLD WATER SUPPLY PIPE, AND THE PUMPS HAVE CONTROLS THAT LIMIT THE TEMPERATURE OF THE WATER ENTERING THE COLD WATER PIPING 104°F. (IECC R403.5.2)

PERMIT SET

ARCHITECT:

OoDD Architects Limited Liability Company

P. O. Box 66001 Newton, Massachusetts 02466
PH: 617.953.9428 EMAIL: OoDDAr@gmail.com

SHA RESIDENCE

SINGLE FAMILY NEW CONSTRUCTION

10 Bacon Road

Belmont, Massachusetts 02478

DRAWING GENERAL NOTES:

THIS DRAWING SHALL ONLY BE USED EXCLUSIVELY FOR THE PROJECT LISTED ABOVE, AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. REPRODUCTION OF THIS DRAWING OR THE SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WITHOUT THE ARCHITECTS AGREEMENT IS FORBIDDEN. THE PLANS AND SPECIFICATIONS OF THIS DRAWING SHALL NOT BE USED BY THE OWNER ON OTHER PROJECTS EXCEPT BY ARCHITECTS AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.

ARCHITECT'S DRAWING REPRESENTS DESIGN INTENT ONLY. CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS AND BE RESPONSIBLE FOR DIMENSIONAL COORDINATION WITH ANY CONTRACTOR'S WORK PRIOR START OF WORK. THE DRAWING IS TYPICALLY DIAGRAMMATIC. DO NOT SCALE.

Date	Notes
3/23/2024	PERMIT SET



Chi-Ming Lee

CHI-MING LEE, AIA ARCHITECT

**PROJECT DESCRIPTION,
ZONING/CODE SUMMARY,
DRAWING LIST, NOTES &
ABBREVIATIONS**

SCALE: NO SCALE
DATE: MARCH 23, 2024
DRAWN BY: CL
CHECKED BY: CL



A0.0

ARCHITECT:
 OoDD Architects Limited Liability Company
 P. O. Box 66001 Newton, Massachusetts 02466
 PH: 617.953.9428 EMAIL: OoDDAr@gmail.com

HALF SIZED SET

SHA RESIDENCE
 SINGLE FAMILY NEW CONSTRUCTION

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 Belmont, Massachusetts 02478

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Date | Notes
 3/23/2024 | PERMIT SET

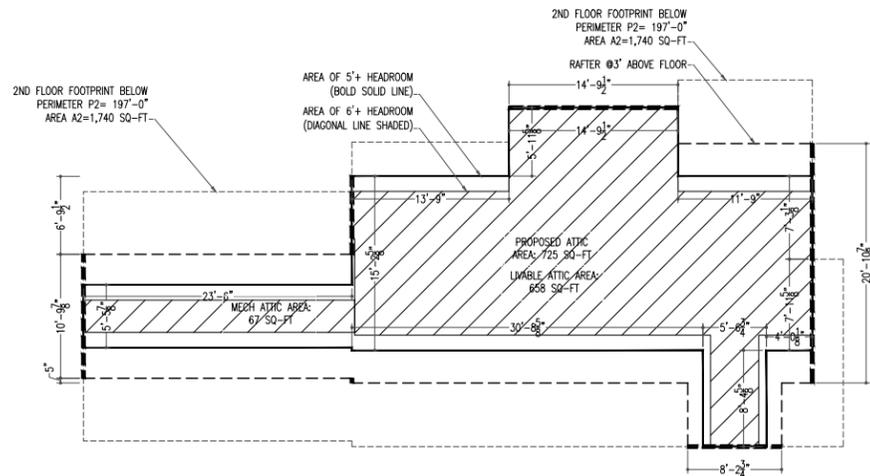


Chi-Ming Lee
 CHI-MING LEE, AIA ARCHITECT

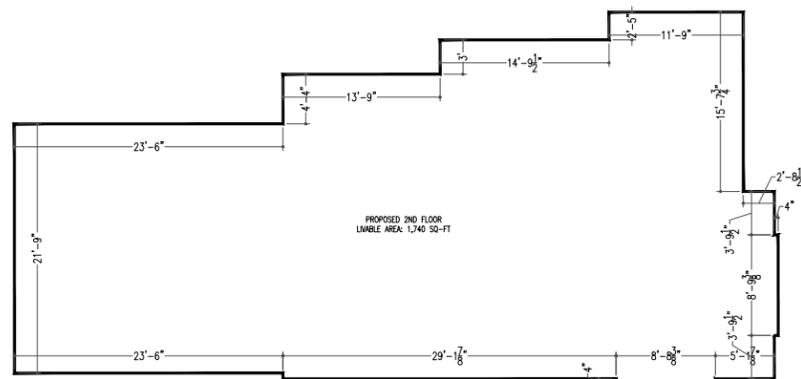
AREA CALCULATION &
 SITE PLAN

SCALE: AS NOTED
 DATE: MARCH 23, 2024
 DRAWN BY: STAFF, CL
 CHECKED BY: CL

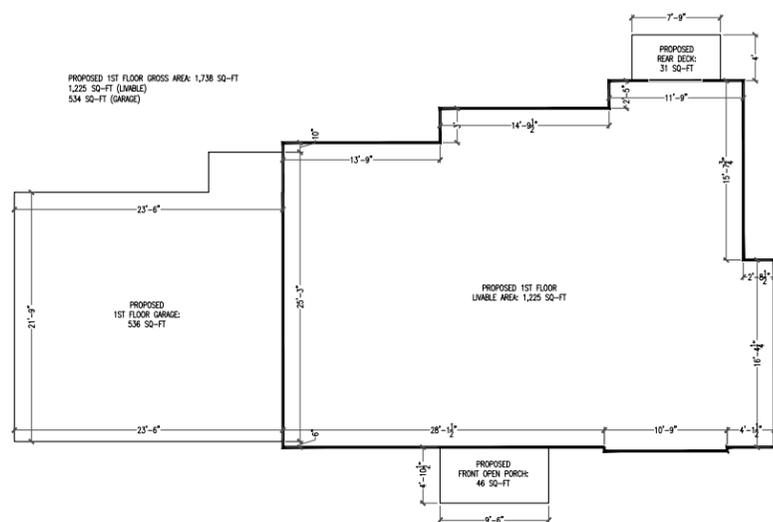
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3 PROPOSED ATTIC
 1/8"=1'-0"



2 PROPOSED SECOND FLOOR
 1/8"=1'-0"



1 PROPOSED FIRST FLOOR
 1/8"=1'-0"

AREA CALCULATION

LOT SIZE: 7,582 SQ-FT

	EXISTING	PROPOSED
TOTAL GROSS AREA a+b+c+d+e+f	1,706	4,224
TOTAL LIVING AREA (TLA) c+d+e	1,184	3,623
a. BASEMENT	0	0
b. GARAGE	522	534
c. 1ST FLOOR	1,184	1,225
d. 2ND FLOOR	0	1,740
e. ATTIC (FINISHED, 6'+)	0	658
f. ATTIC (UNFINISHED MECH. 6'+)	0	67
g. FRONT DECK		46
h. REAR DECK		31
COVERAGE b+c+g		1,805 (23.8%+/-)

"HALF-STORY" CALCULATION:

1. "THE LINE OF INTERSECTION OF THE RAFTER BOTTOMS AND THE INTERIOR WALL SURFACE IS NOT MORE THAN THREE FEET ABOVE FLOOR LEVEL" (DASHED):
 $(20'-10\frac{1}{8}'' + (8'-2\frac{1}{4}'' + (5'' + (10'-9\frac{7}{8}'' + (6'-9\frac{1}{2}'' + (14'-9\frac{1}{2}'' = 61'-11\frac{1}{2}''$

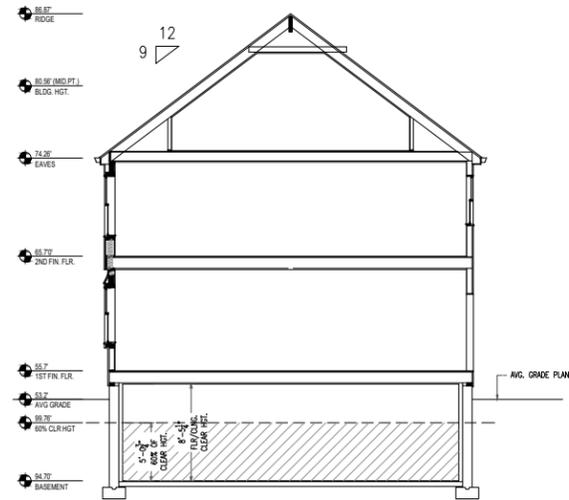
P2 = THE PERIMETER OF THE SECOND FLOOR: 197'-0"

$(61'-11\frac{1}{2}') / (197'-0') = 31.5\%$ (50% MAX.)

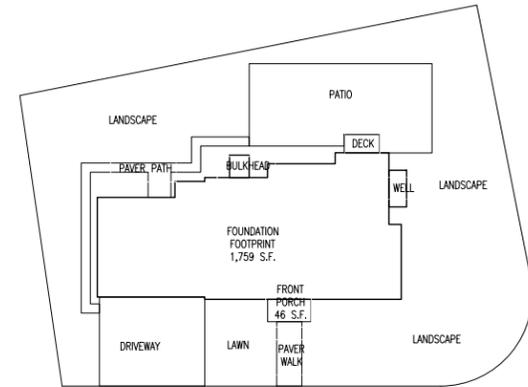
2. "THE POTENTIAL SPACE HAVING HEADROOM OF FIVE FEET OR MORE" (SHADED):
 877 SQ-FT = 50.4% OF A2, (60% MAX.)

A2 = THE AREA OF THE SECOND FLOOR: 1,740 SQ-FT

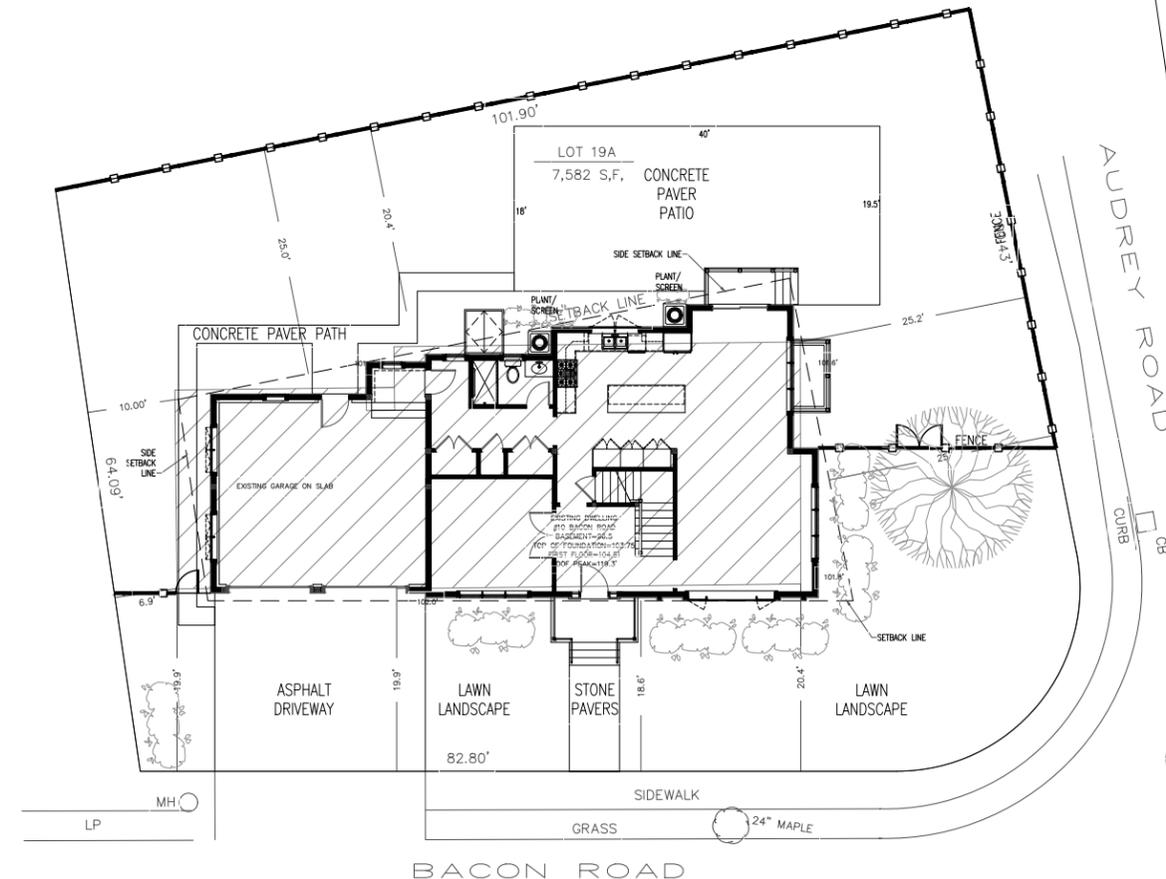
3. ATTIC FLOOR AREA, "NOT INCLUDING...AREA HAVING LESS THAN SIX FEET FLOOR-TO-CEILING HEIGHT" = 725 S.F.



COVERAGE RATIO & OPEN SPACE CALCULATION AS SHOWN ARE APPROXIMATE ESTIMATE. SEE SURVEYOR DRAWINGS FOR DETAILS.



OPEN SPACE CALCULATION



4 SITE PLAN
 1/10"=1'-0"

- DECIDUOUS TREE
- SHRUBS (SEE LANDSCAPE PLAN)
- A.C. CONDENSER, HVAC
- VINYL FENCE, WHITE, 6'-FT

0 5 10 ft

PERMIT SET

ARCHITECT: OoDD Architects Limited Liability Company
P. O. Box 66001 Newton, Massachusetts 02466
Ph: 617.953.9428 EMAIL: OoDDAr@gmail.com

PLAN LEGEND

- STRUCTURAL STL POST/ WOOD POST
PLUMBING DRAIN/ VENT PIPE
PLUMBING CLEANOUT
TUB/ SHOWER VALVE
LAUNDRY HOOKUP
PLUMBING DRAIN LINE
GAS LINE
HEATING BASEBOARD (H.W. OR ELEC.)
HEATING RADIATOR (H.W. OR STEAM)
DOMESTIC COLD WATER VALVE
GAS VALVE
SUMP PUMP
SUPPLY AIR REGISTER ON WALL
RETURN AIR GRILLE ON WALL

SYMBOLS & MATERIALS

- BUILDING SECTION:
WALL DETAIL SECTION:
WINDOW TYPE:
ROOM NAME/NUMBER:
SPOT ELEVATION:
DOOR NUMBER:
WALL TYPE:
DEMOLITION NOTE:
REVISION NOTE:
MATERIALS:
MASONRY:
METAL:
CONCRETE:
WOOD:

WALL/PARTITION TYPES

- EXISTING EXTERIOR WALL TO REMAIN:
NEW EXTERIOR WALL:
INTERIOR 1-HR FIRE RATED PARTITION:
INTERIOR STRUCTURAL BEARING WALL:
INTERIOR NON-RATED, NON-STRC. PARTITION:
INTERIOR NON-RATED, INSULATED PARTITION:
INTERIOR NON-RATED, NON-STRC. PARTITION:

FIRE ALARM NOTES:

- 1. DETECTOR/ ALARM SYMBOL KEYS:
2. ALL DETECTORS TO BE WIRED W/ BATTERY BACKUP PER CODE.
3. THE ALARM DETECTOR DEVICES & LAYOUTS SUBJECT TO THE APPROVAL OF CITY FIRE DEPARTMENT/INSPECTIONAL SERVICES.

R.C.P. LIGHTING/ ELECTRICAL LEGEND

- FIRE SMOKE DETECTOR
CARBON MONOXIDE DETECTOR
FIRE THERMAL HEAT DETECTOR
RECESSED LIGHT FIXTURE, 3000K L.E.D.
MOISTURE RESIST RECESSED LIGHT, 3000K L.E.D.
ANGLED RECESSED LIGHT FIXTURE, 3000K L.E.D.
WALL MOUNTED SCONCE LIGHT FIXTURE
SURFACE MOUNTED FIXTURE, 3000K L.E.D.
SURFACE-MOUNTED LINEAR FIXTURE, 3000K L.E.D.
SURFACE MOUNTED PENDANT LIGHT
UNDER-COUNTER L.E.D. LIGHT STRIP 3000K
TRACK LIGHT
KITCHEN DISPOSAL
CEILING VENTILATION FAN W/ LIGHT
THERMOSTAT
SECURITY ALARM KEYPAD
MOTION DETECTOR
DIGITAL COAXIAL CONNECTION (IN/OUT)
TEL/FAX CONNECTION
HDMI CONNECTION
ETHERNET DATA CONNECTION
AUDIO/SPEAKER CONNECTION
ELECTRIC OUTLET, 120V
ELECTRIC OUTLET, 240V
ELECTRIC OUTLET, GFCI
LIGHT SWITCH STANDARD
LIGHT SWITCH 2-WAY W/ DIMMER
LIGHT SWITCH 3-WAY
LIGHT SWITCH 3-WAY W/ DIMMER
SUPPLY AIR REGISTER
RETURN AIR GRILLE
MINI-SPLIT AC INDOOR UNIT
CROWN MOULDING

FINISHES (PRELIMINARY)

BASE TYPE-1: 3/8"x5 1/4" PTD. PINE ALEXANDIA L163E
BASE TYPE-2: 7/8"x3 1/4" PVC ROYAL BUILDING #5523

DOOR SCHEDULE

Table with columns: DOOR No., WIDTH x HGT., TYPE, DOOR SLAB, FINISH, HINGE, HANDLE, LOCKSET, WALL THK., OTHER, REMARKS. Lists various door types and specifications.

ROOM FINISH SCHEDULE

Table with columns: ROOM, FLOOR, BASE, WALL, CEILING, MOLDING, REMARKS. Lists room finishes for various rooms like kitchenette, storage, exercise, etc.

WINDOW SCHEDULE

WINDOW INSTALLATION NOTES:

- 1. CONTRACTOR TO CHECK W/ MFR. FOR ALL ROUGH OPENINGS, TYP.
2. ALL WINDOWS SHALL MEET STATE ENERGY CONSERVATION STRETCH CODE REQUIREMENTS TO HAVE U VALUE .30 OR LOWER
3. (*) WINDOWS IN ALL BEDROOMS & SLEEPING QUARTERS SHALL MEET REQUIREMENTS FOR EMERGENCY ESCAPE:
4. WINDOW FINISH SILL HEIGHT @ 2ND FLR & ATTIC SHALL NOT BE LOWER THAN 24" A.F.F
5. (T) ALL WINDOWS WITH SILL LOWER THAN 18" A.F.F. OR ON STAIRS WALLS OR IN BATHROOMS SHALL BE TEMPERED GLASS.
6. CONTRACTOR TO VERIFY EXISTING WINDOW DIMENSIONS, STYLE, MULLION PATTERNS & OTHER DETAILS FOR NEW WINDOWS TO MATCH

Table with columns: TYPE, ROUGH OPN'G, FIN. SILL, MATERIAL, STYLE, JAMB, EXT.FIN., INT.FIN., HARDWARE, GRIDS, REMARKS. Lists window specifications for various rooms.

SHA RESIDENCE

SINGLE FAMILY NEW CONSTRUCTION

10 Bacon Road

Belmont, Massachusetts 02478

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Date: 3/23/2024 Notes: PERMIT SET



CHI-MING LEE, AIA ARCHITECT

LEGENDS, WALL TYPES & SCHEDULES

SCALE: NO SCALE
DATE: MARCH 23, 2024
DRAWN BY: STAFF, CL
CHECKED BY: CL



A0.2

PERMIT SET

ARCHITECT:
 OoDD Architects Limited Liability Company
 P. O. Box 66001 Newton, Massachusetts 02466
 PH: 617.953.9428 EMAIL: OoDDAr@gmail.com

HALF SIZED SET

SHA RESIDENCE
 SINGLE FAMILY NEW CONSTRUCTION

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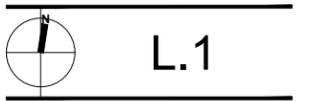
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Date | Notes
 3/23/2024 | PERMIT SET

CHIH-MING LEE, AIA ARCHITECT

LANDSCAPE PLAN

SCALE: AS NOTED
 DATE: MARCH 23, 2024
 DRAWN BY:
 CHECKED BY:



Plants				
	Quantity	Botanical Name	Common Name	Size
A	4	Brunnera macrophylla 'Jack Frost'	JACK FROST BUGLOSS	#1
B	2	Calamintha nepeta 'White Cloud'	WHITE CLOUD CALAMINT	#1
C	3	Coreopsis verticillata 'Zagreb'	ZAGREB TICKSEED	#1
D	1	Cornus x 'Stellar Pink'	STELLAR PINK RUTGERS HYBRID DOGWOOD	#7
E	1	Hibiscus syriacus 'Pink Chiffon'	PINK CHIFFON ROSE OF SHARON	#3
F	2	Hydrangea macrophylla 'Endless Summer'	ENDLESS SUMMER HYDRANGEA	#3
G	4	Iberis sempervirens	EDGING CANDYTUFT	#1
H	5	Ilex crenata 'Compacta'	Compacta JAPANESE HOLLY	#5
I	2	Ilex crenata 'Steeds'	STEEDS JAPANESE HOLLY	#7
J	6	Lavandula angustifolia 'Hidcote'	HIDCOTE TRUE LAVENDER	#1
K	3	Leucanthemum x superbum 'Snowcap'	SNOWCAP SHASTA DAISY	#1
L	2	Nepeta x faassenii 'Walkers Low'	WALKERS LOW CATMINT	#1
M	3	Peony	Peony (Existing Plant)	
N	2	Rhododendron catawbiense 'English Roseum'	ENGLISH ROSEUM RHODODENDRON	#5
O	2	Sedum 'Autumn Joy'	AUTUMN JOY SEDUM	#1
P	1	Acer "Japanese Threadleaf Maple"	RED JAPANESE MAPLE (existing plant)	



A JACK FROST BUGLOSS



G EDGING CANDYTUFT



M Peony (Existing Plant)



B WHITE CLOUD CALAMINT



H COMPACTA JAPANESE HOLLY



N ENGLISH ROSEUM RHODODENDRON



C ZAGREB TICKSEED



I STEEDS JAPANESE HOLLY



O AUTUMN JOY SEDUM



D STELLAR PINK RUTGERS HYBRID DOGWOOD



J HIDCOTE TRUE LAVENDER



P RED JAPANESE MAPLE EXISTING PLANT



E PINK CHIFFON ROSE OF SHARON



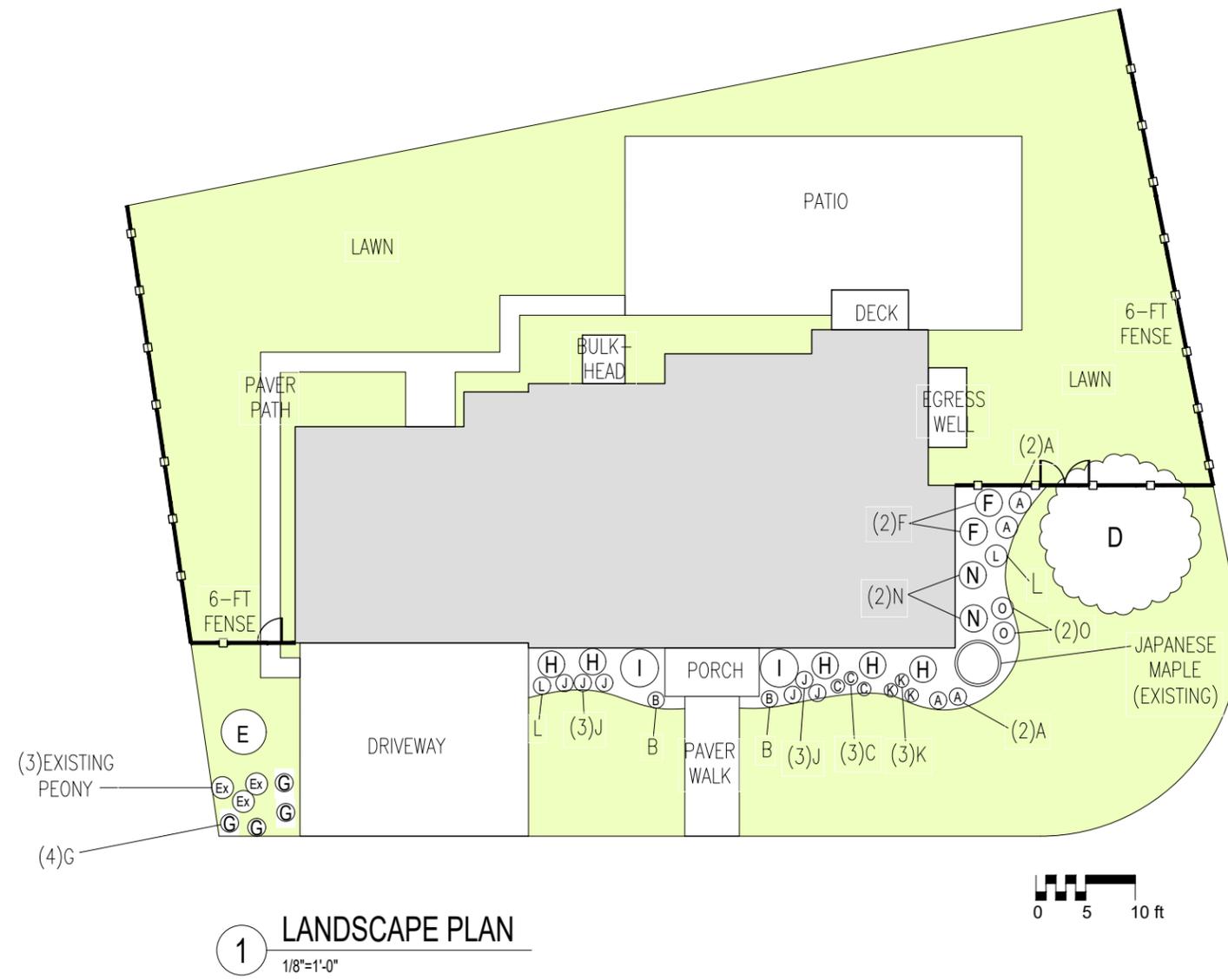
K SNOWCAP SHASTA DAISY



F ENDLESS SUMMER HYDRANGEA



L WALKERS LOW CATMINT



1 LANDSCAPE PLAN
 1/8"=1'-0"

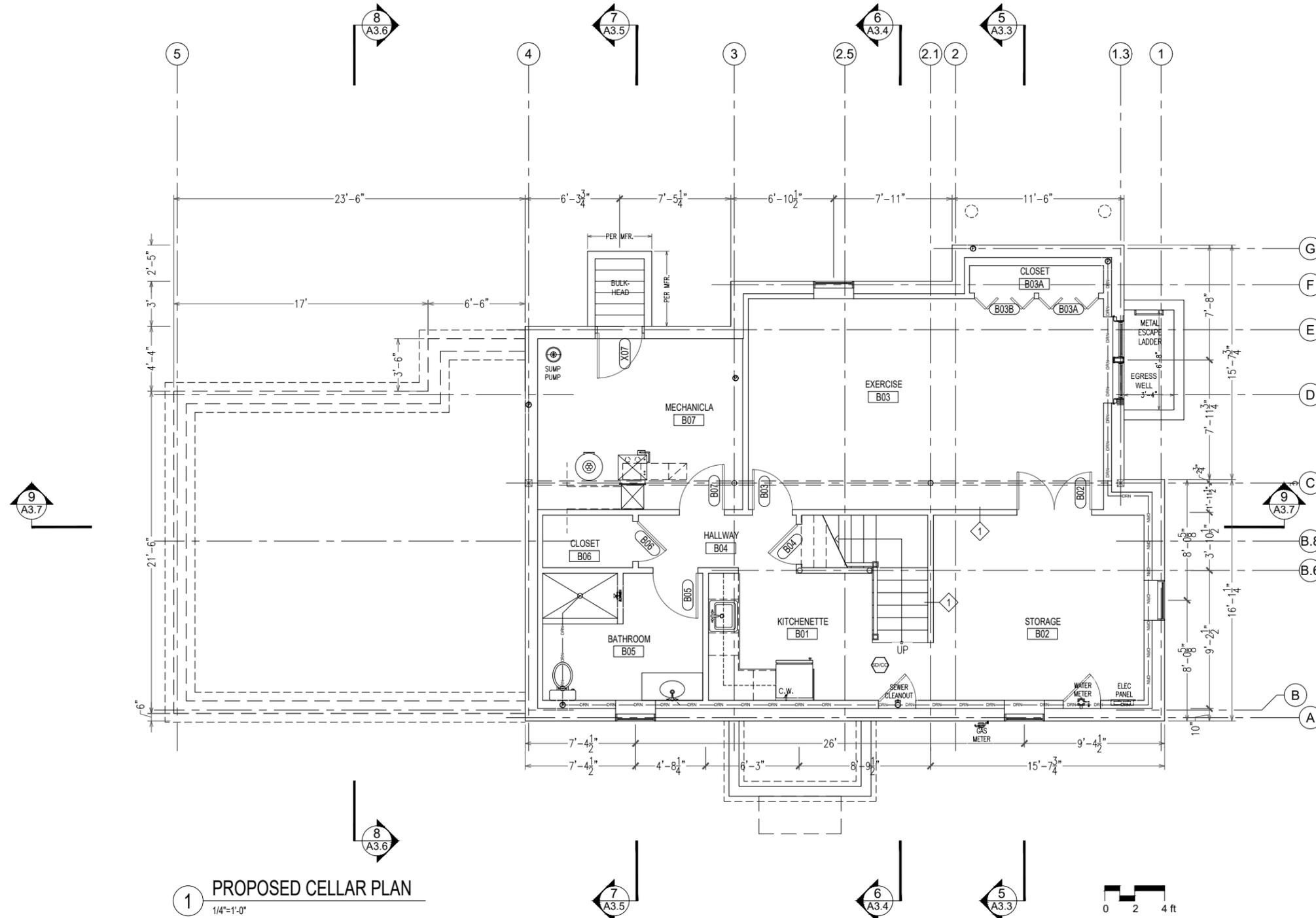
ARCHITECT:
OoDD Architects Limited Liability Company
P. O. Box 66001 Newton, Massachusetts 02466
PH: 617.953.9428 EMAIL: OoDDAr@gmail.com

FIRE ALARM NOTES:

- DETECTOR/ ALARM SYMBOL KEYS:
 SMOKE DETECTOR/ ALARM
 CARBON MONOXIDE DETECTOR/ ALARM
 SMOKE & CARBON MONOXIDE COMBO DETECTOR/ ALARM
 HEAT DETECTOR/ ALARM
- ALL DETECTORS TO BE WIRED W/ BATTERY BACKUP PER CODE.
- THE ALARM DETECTOR DEVICES & LAYOUTS SUBJECT TO THE APPROVAL OF CITY FIRE DEPARTMENT/INSPECTIONAL SERVICES.

UTILITY NOTES:

- G.C. TO VERIFY UNDERGROUND POWER/WATER/SEWER/CABLE DATA PRIOR TO START OF CONSTRUCTION.
- ELECTRICIAN OR TESLA CERTIFIED ROOF CONTRACTOR TO INSTALL BATTERIES AND INTEGRATED WITH ELECTRICAL PANEL.



1 PROPOSED CELLAR PLAN
1/4"=1'-0"

SHA RESIDENCE
SINGLE FAMILY NEW CONSTRUCTION

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Belmont, Massachusetts 02478

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Date	Notes
3/23/2024	PERMIT SET



CHI-MING LEE, AIA ARCHITECT

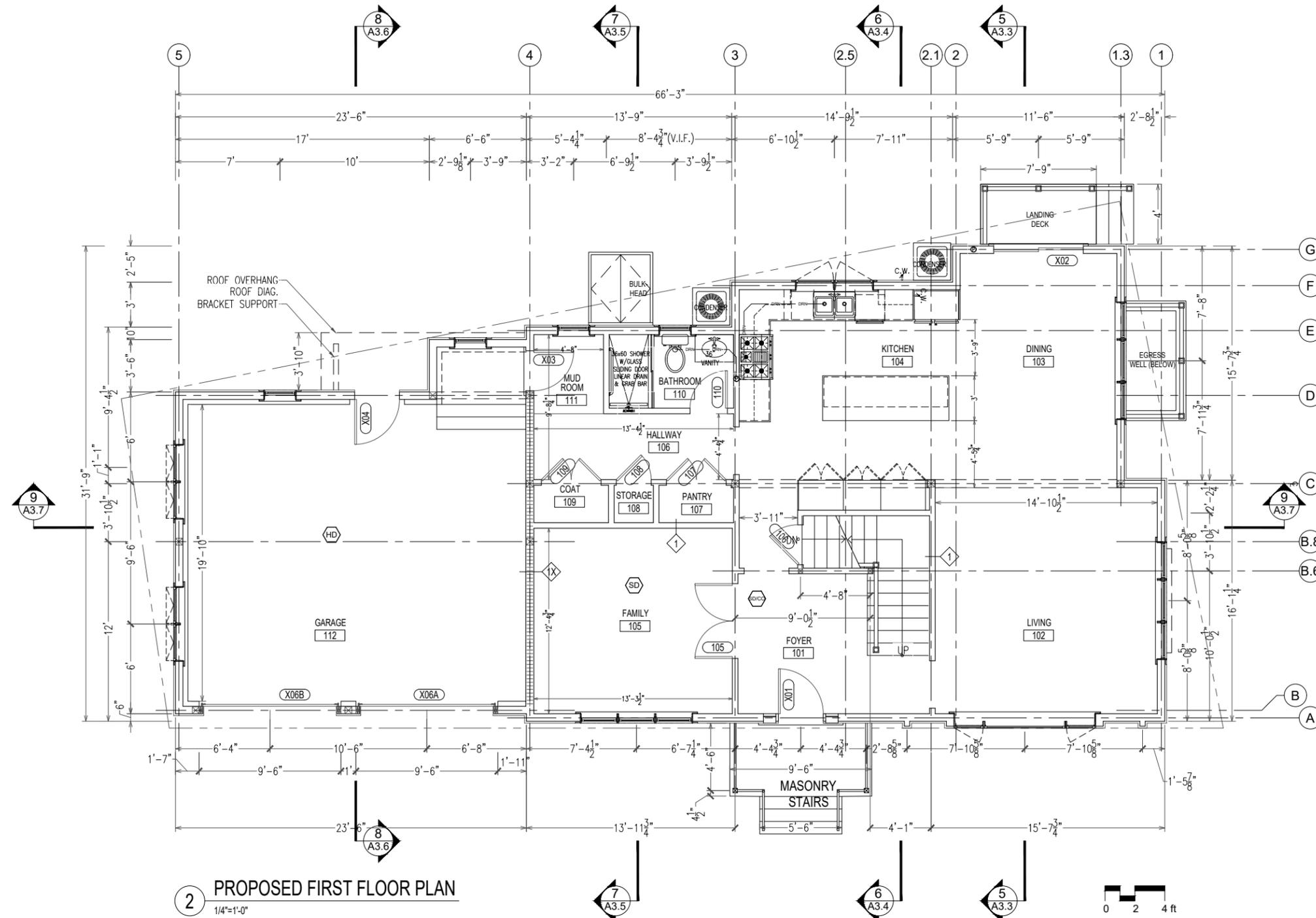
PROPOSED BASEMENT PLAN

SCALE: 1/4"=1'-0"
DATE: MARCH 23, 2024
DRAWN BY: STAFF, CL
CHECKED BY: CL

ARCHITECT:
OoDD Architects Limited Liability Company
P. O. Box 66001 Newton, Massachusetts 02466
PH: 617.953.9428 EMAIL: OoDDAr@gmail.com

FIRE ALARM NOTES:

- DETECTOR/ ALARM SYMBOL KEYS:
 (SD) SMOKE DETECTOR/ ALARM
 (CO) CARBON MONOXIDE DETECTOR/ ALARM
 (SD/CO) SMOKE & CARBON MONOXIDE COMBO DETECTOR/ ALARM
 (HD) HEAT DETECTOR/ ALARM
- ALL DETECTORS TO BE WIRED W/ BATTERY BACKUP PER CODE.
- THE ALARM DETECTOR DEVICES & LAYOUTS SUBJECT TO THE APPROVAL OF CITY FIRE DEPARTMENT/INSPECTIONAL SERVICES.



2 PROPOSED FIRST FLOOR PLAN
1/4"=1'-0"

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SINGLE FAMILY NEW CONSTRUCTION

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Belmont, Massachusetts 02478

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Date	Notes
3/23/2024	PERMIT SET



CHI-MING LEE, AIA ARCHITECT

PROPOSED FIRST FLOOR PLAN

SCALE: 1/4"=1'-0"
DATE: MARCH 23, 2024
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P. O. Box 66001 Newton, Massachusetts 02466
PH: 617.953.9428 EMAIL: OoDDAr@gmail.com

HALF SIZED
SET

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Date: 3/23/2024 Notes: PERMIT SET



Chi-Ming Lee
CHI-MING LEE, AIA ARCHITECT

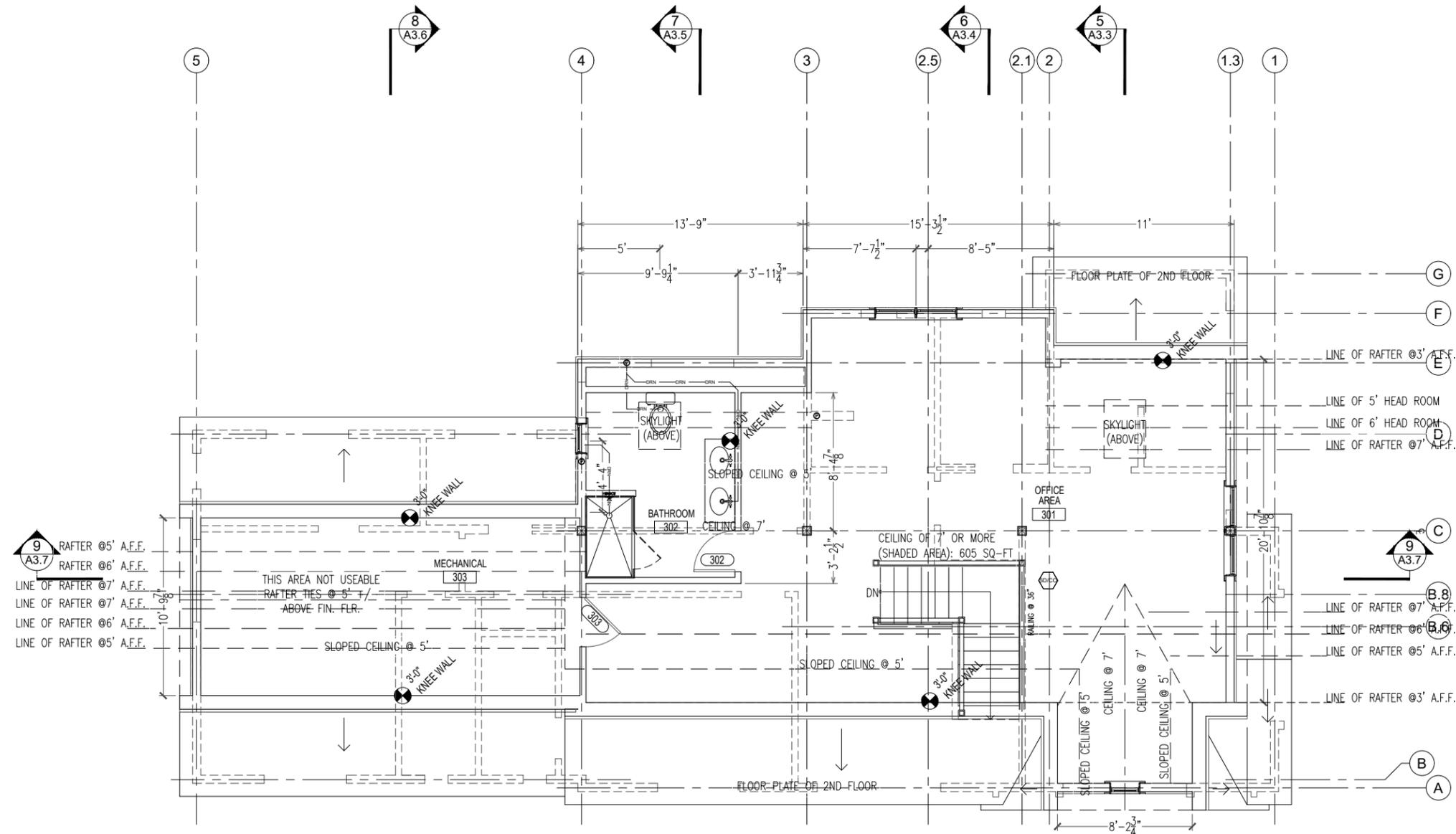
PROPOSED ATTIC PLAN

SCALE: 1/4"=1'-0"
DATE: MARCH 23, 2024
DRAWN BY: STAFF, CL
CHECKED BY: CL

A1.4

FIRE ALARM NOTES:

- DETECTOR/ ALARM SYMBOL KEYS:
 SMOKE DETECTOR/ ALARM
 CARBON MONOXIDE DETECTOR/ ALARM
 SMOKE & CARBON MONOXIDE COMBO DETECTOR/ ALARM
 HEAT DETECTOR/ ALARM
- ALL DETECTORS TO BE WIRED W/ BATTERY BACKUP PER CODE.
- THE ALARM DETECTOR DEVICES & LAYOUTS SUBJECT TO THE APPROVAL OF CITY FIRE DEPARTMENT/INSPECTIONAL SERVICES.



4 PROPOSED ATTIC PLAN
1/4"=1'-0"



ARCHITECT:
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P. O. Box 66001 Newton, Massachusetts 02466
PH: 617.953.9428 EMAIL: OoDDAr@gmail.com

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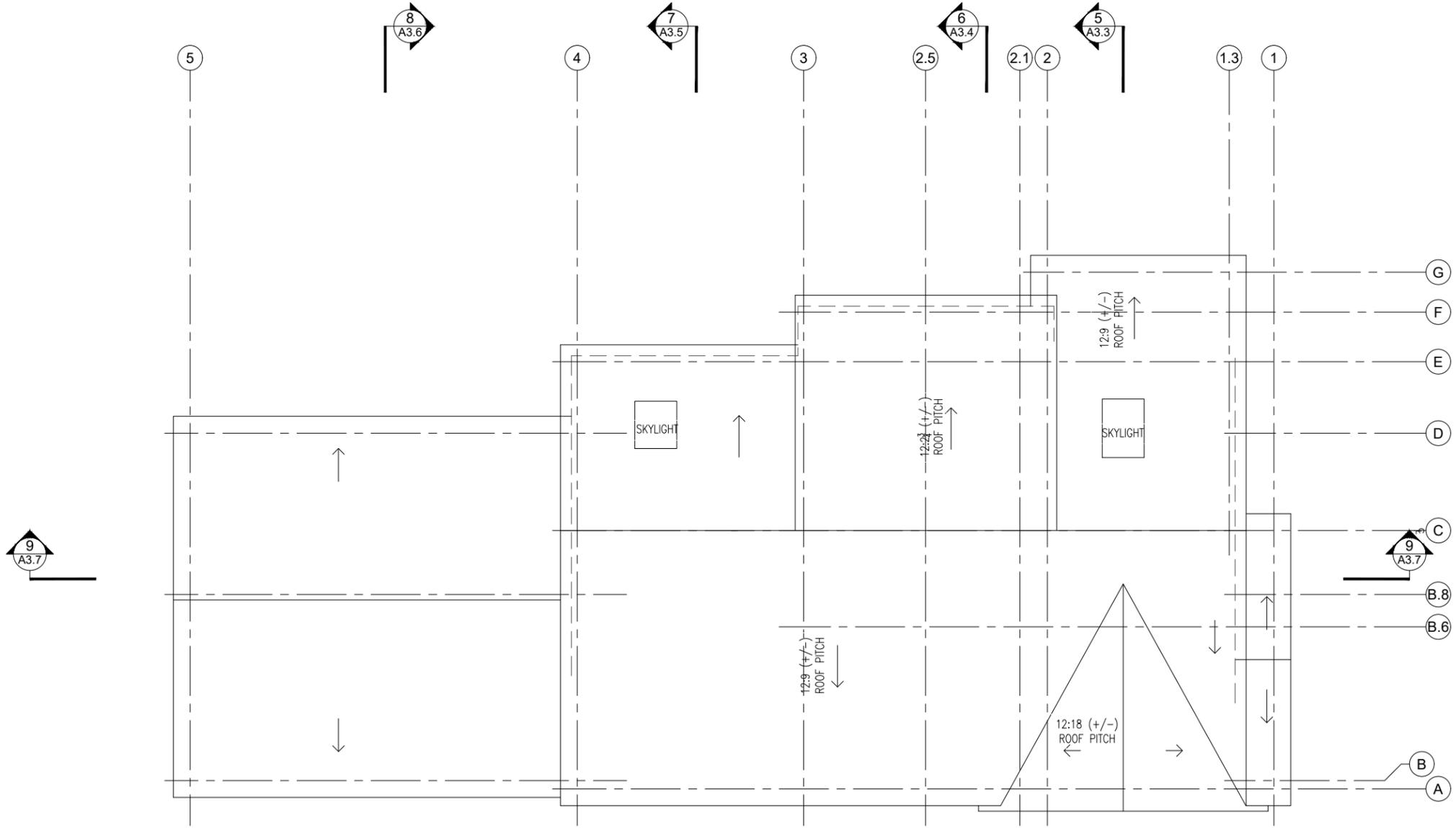
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PROPOSED ROOF PLAN

SCALE: 1/4"=1'-0"
DATE: MARCH 23, 2024
DRAWN BY: STAFF, CL
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A1.5



5 PROPOSED ROOF PLAN
1/4"=1'-0"

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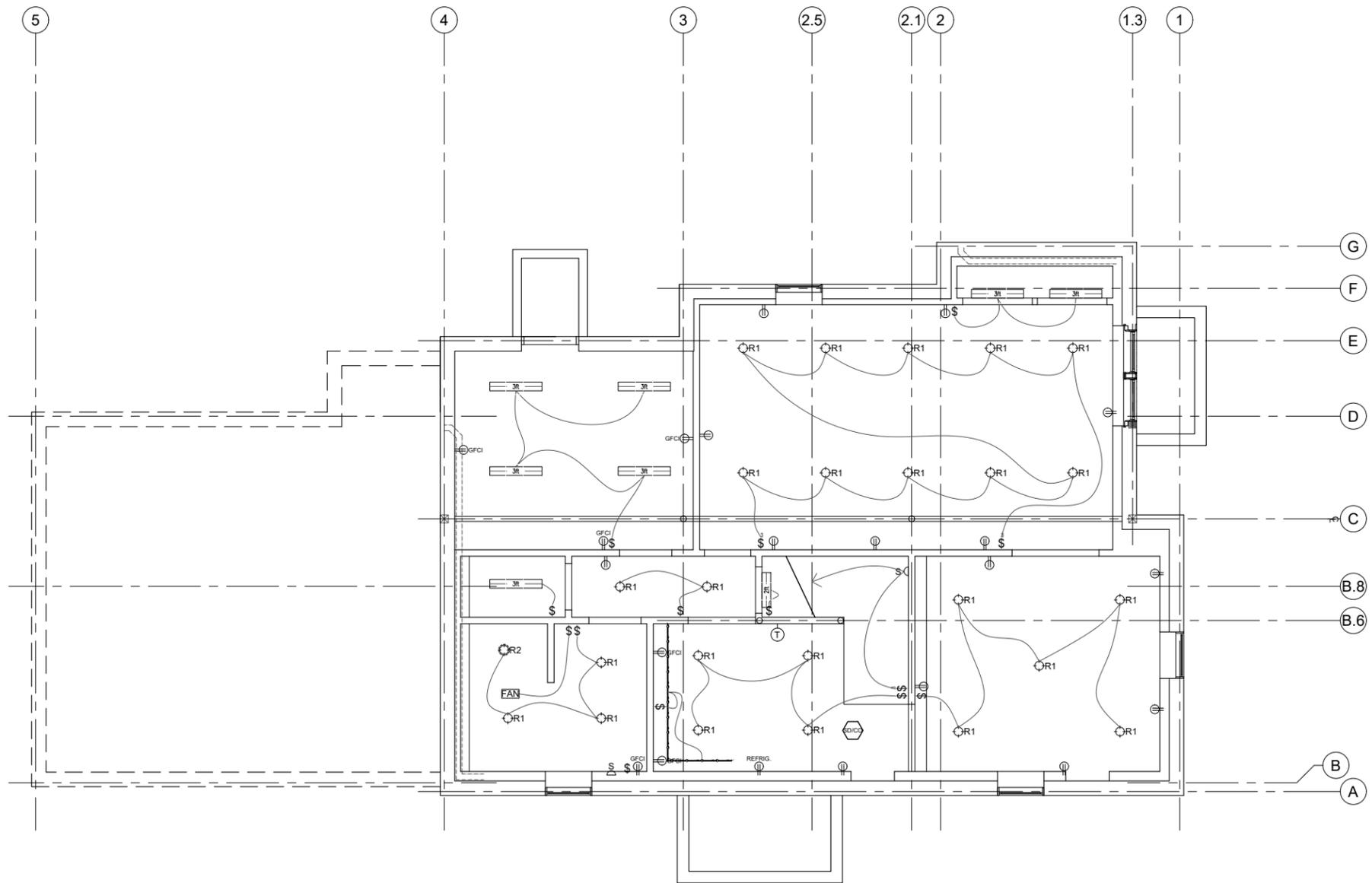
Chi-Ming Lee
CHI-MING LEE, AIA ARCHITECT

BASEMENT REFLECTED
CEILING PLAN

SCALE: 1/4"=1'-0"
DATE: MARCH 23, 2024
DRAWN BY: STAFF, CL
CHECKED BY: CL



A2.1



1 CELLAR REFLECTED CEILING PLAN
1/4"=1'-0"



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SINGLE FAMILY NEW CONSTRUCTION

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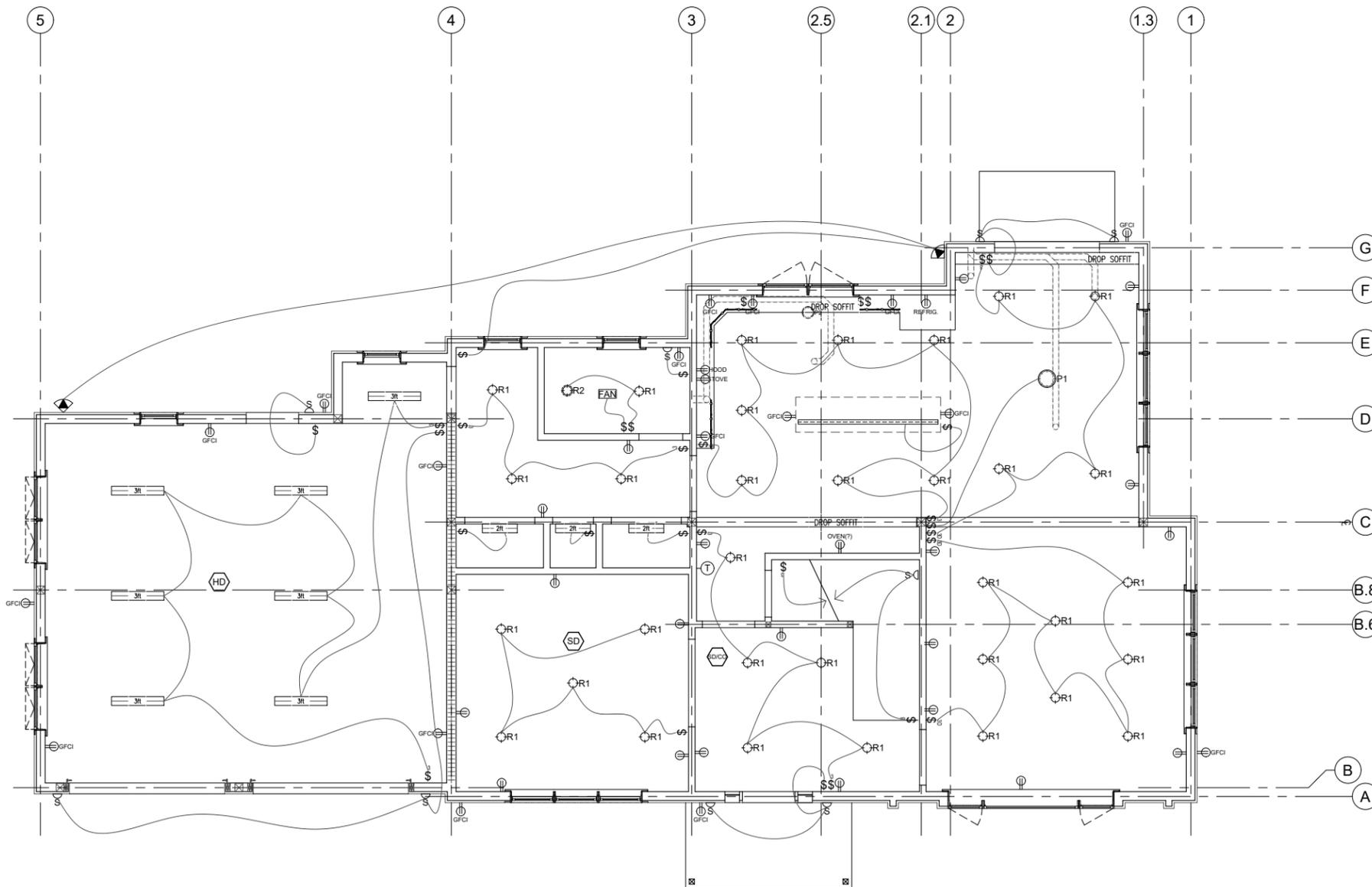
Chi-Ming Lee
CHI-MING LEE, AIA ARCHITECT

FIRST FLOOR REFLECTED
CEILING PLAN

SCALE: 1/4"=1'-0"
DATE: MARCH 23, 2024
DRAWN BY: STAFF, CL
CHECKED BY: CL



A2.2



2 FIRST FLOOR REFLECTED CEILING PLAN
1/4"=1'-0"

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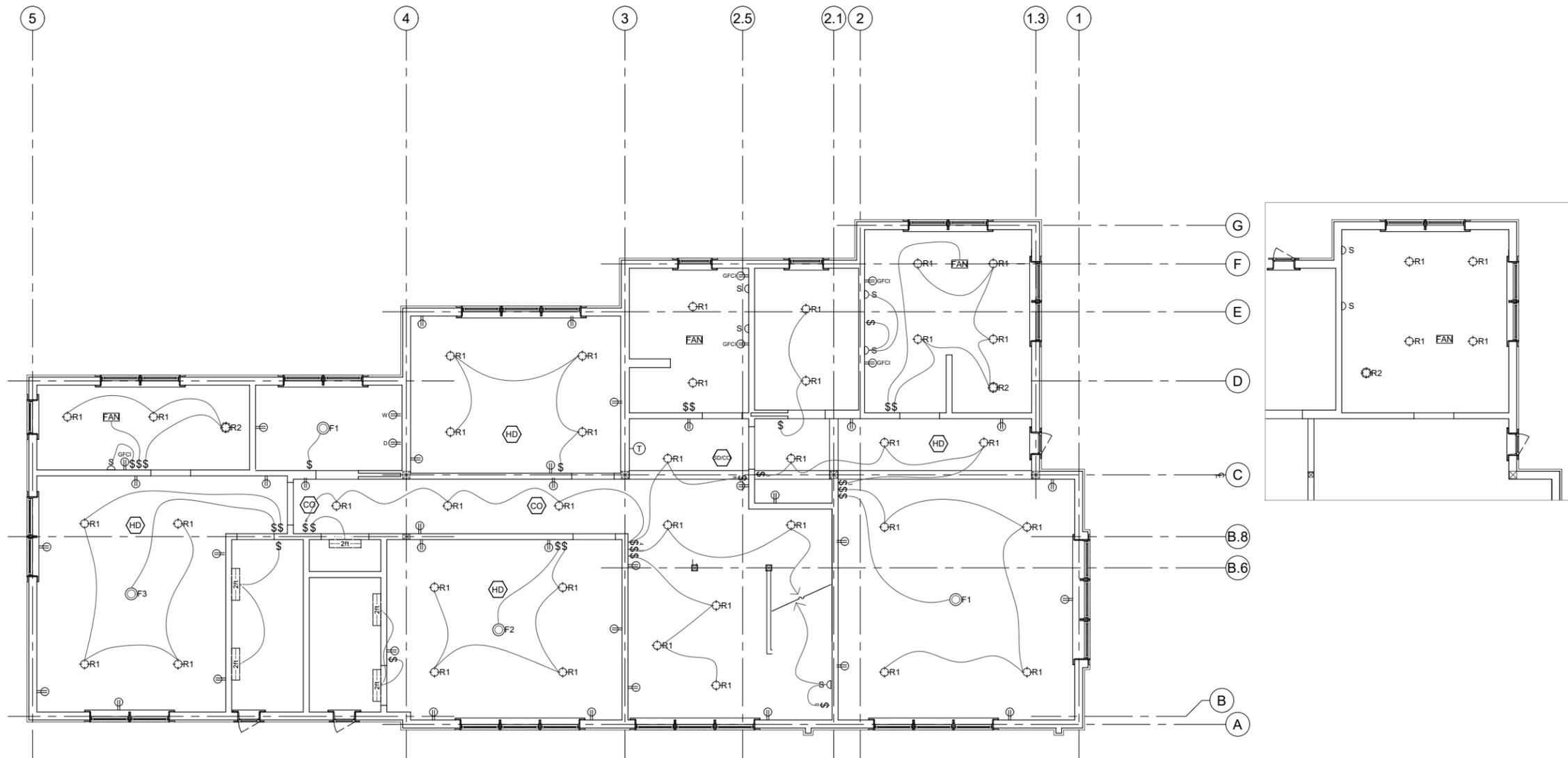
Chi-Ming Lee
CHI-MING LEE, AIA ARCHITECT

SECOND FLOOR REFLECTED
CEILING PLAN

SCALE: 1/4"=1'-0"
DATE: MARCH 23, 2024
DRAWN BY: STAFF, CL
CHECKED BY: CL



A2.3



3 SECOND FLOOR REFLECTED CEILING PLAN
1/4"=1'-0"

ARCHITECT:
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P. O. Box 66001 Newton, Massachusetts 02466
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SINGLE FAMILY NEW CONSTRUCTION

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Date | Notes
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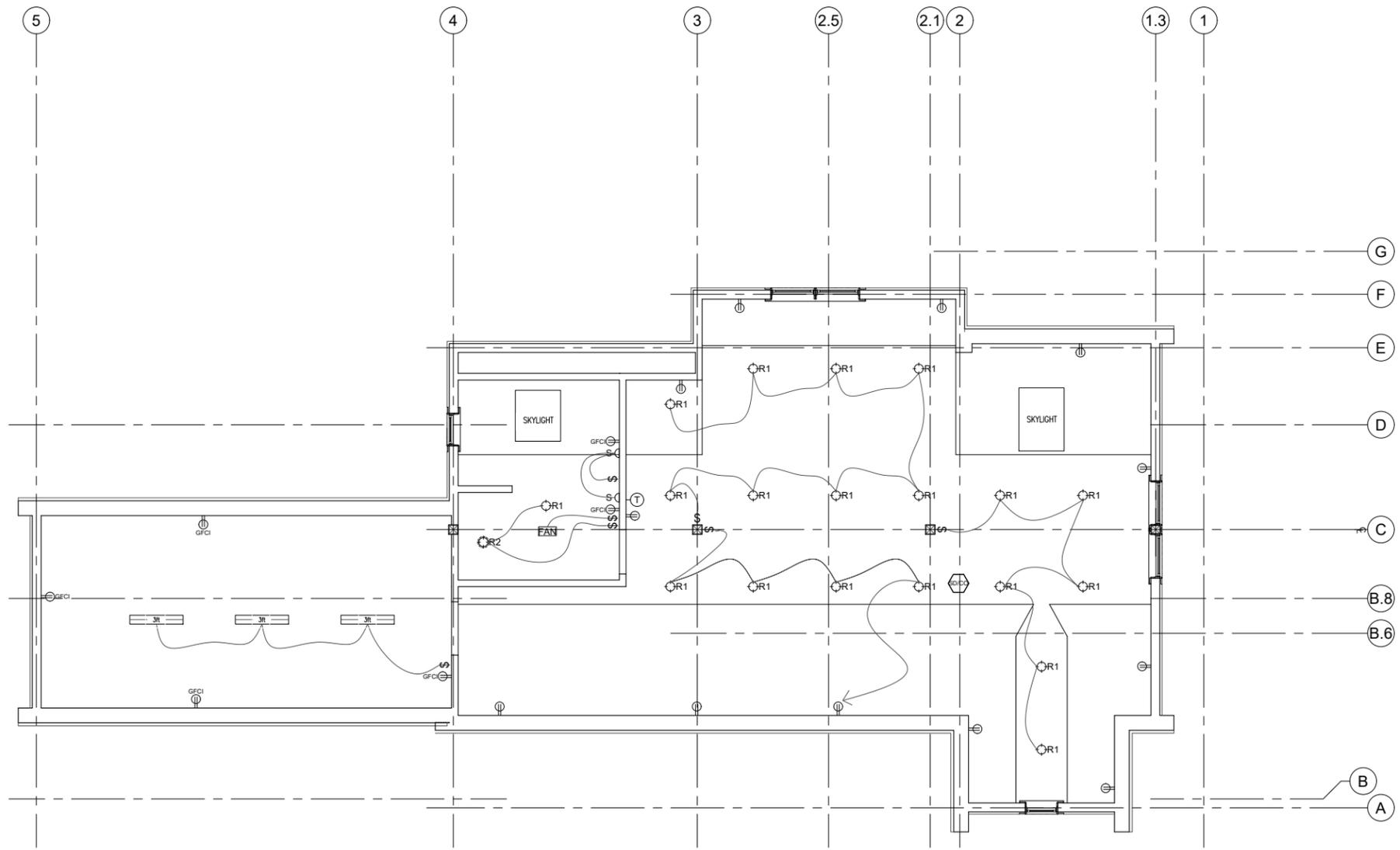
Chi-Ming Lee
CHI-MING LEE, AIA ARCHITECT

ATTIC REFLECTED CEILING PLAN

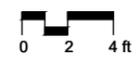
SCALE: 1/4"=1'-0"
DATE: MARCH 23, 2024
DRAWN BY: STAFF, CL
CHECKED BY: CL



A2.4



4 ATTIC REFLECTED CEILING PLAN
1/4"=1'-0"



ARCHITECT:
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2 EAST ELEVATION (AUDREY RD.)
1/4"=1'-0"



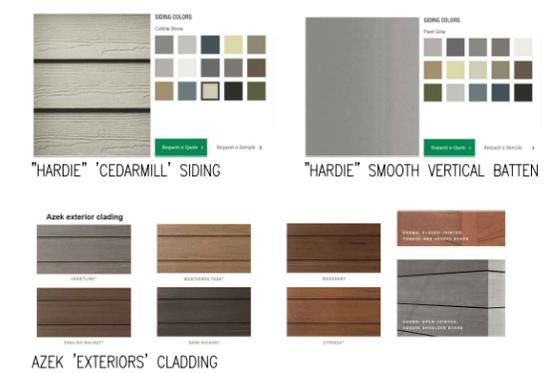
1 SOUTH ELEVATION (BACON RD.)
1/4"=1'-0"

GARAGE & REAR ELEVATIONS
"HARDIE" LAP SIDING
SELECT CEDARMILL
COLOR: COBBLE STONE



FRONT ELEVATION UPPER LEVEL
"HARDIE" VERTICAL SIDING
SMOOTH
COLOR: PEARL GRAY

FRONT ELEVATION LOWER LEVEL
"AZEK" EXTERIOR CLADDING
"TIMBERTECH" VINTAGE COLLECTION
COLOR: WEATHERED TEAK



WOOD STRUCTURAL BRACKET
PROJECTION: 36"
HEIGHT: 36"
WIDTH: 3 1/2"
(architectural-elements.com
BRA781452-36.1 OR EQAUL)
<https://www.architectural-elements.com/structural-wood-bracket-details.html?prodNum=BRA781452>

SHA RESIDENCE
SINGLE FAMILY NEW CONSTRUCTION

10 Bacon Road
Belmont, Massachusetts 02478

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Date	Notes
3/23/2024	PERMIT SET



CHI-MING LEE, AIA ARCHITECT

BUILDING ELEVATIONS

SCALE: 1/4"=1'-0"
DATE: MARCH 23, 2024
DRAWN BY: STAFF, CL
CHECKED BY: CL

ARCHITECT:
OoDD Architects Limited Liability Company
P. O. Box 66001 Newton, Massachusetts 02466
PH: 617.953.9428 EMAIL: OoDDAr@gmail.com

SHA RESIDENCE
SINGLE FAMILY NEW CONSTRUCTION

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Belmont, Massachusetts 02478

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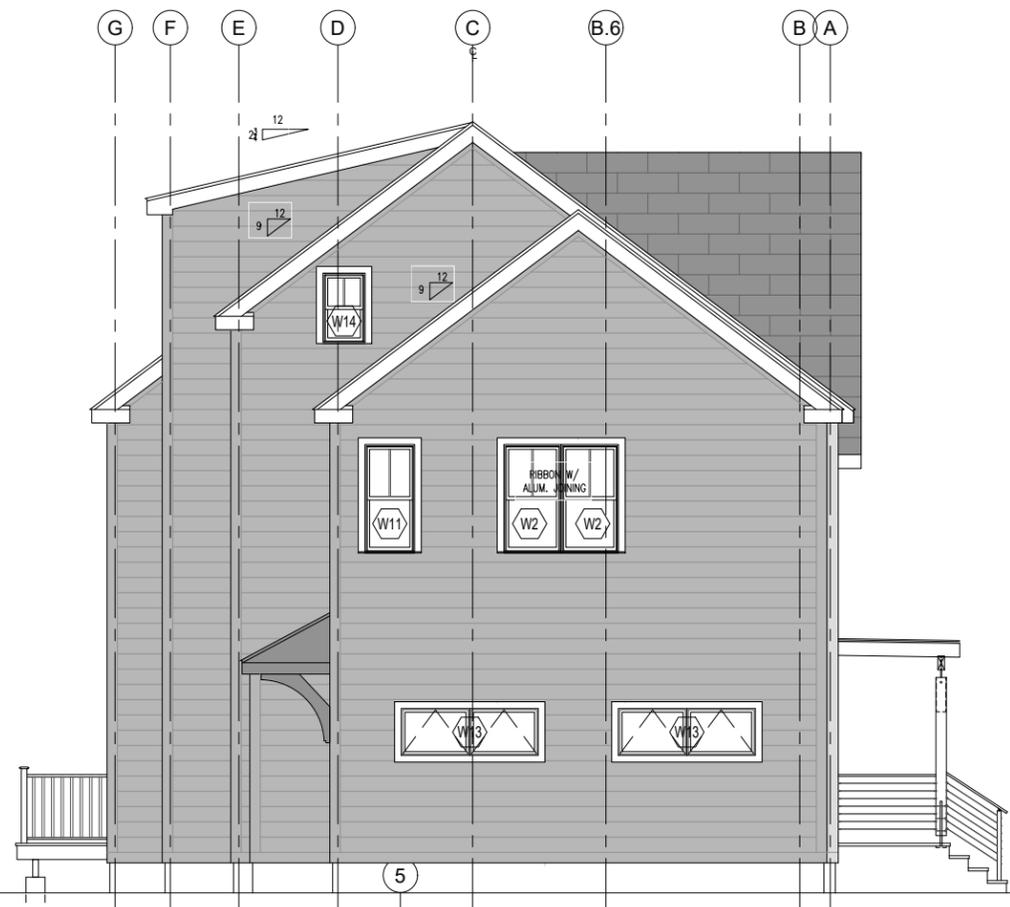
Chi-Ming Lee
CHI-MING LEE, AIA ARCHITECT

BUILDING ELEVATIONS

SCALE: 1/4"=1'-0"
DATE: MARCH 23, 2024
DRAWN BY: STAFF, CL
CHECKED BY: CL



A3.2



4 WEST ELEVATION
1/4"=1'-0"



3 NORTH ELEVATION
1/4"=1'-0"

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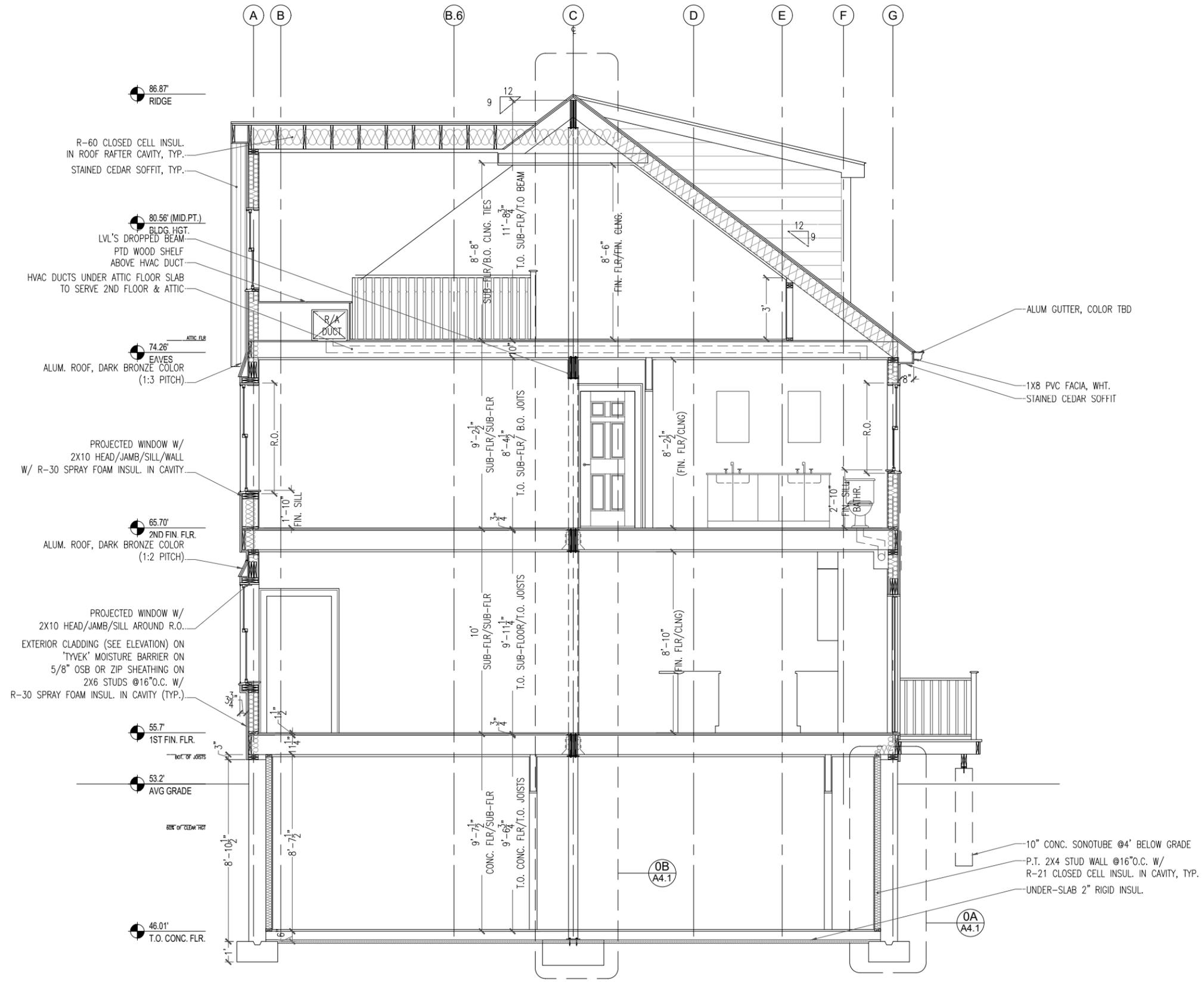
Chi-Ming Lee
CHI-MING LEE, AIA ARCHITECT

BUILDING SECTION

SCALE: 3/8"=1'-0"
DATE: MARCH 23, 2024
DRAWN BY: STAFF, CL
CHECKED BY: CL



A3.3



86.87' RIDGE

80.56' (MID.PT.) BLDG HGT. LVL'S DROPPED BEAM. PTD WOOD SHELF ABOVE HVAC DUCT. HVAC DUCTS UNDER ATTIC FLOOR SLAB TO SERVE 2ND FLOOR & ATTIC.

74.26' ATTIC FLR. EAVES. ALUM. ROOF, DARK BRONZE COLOR (1:3 PITCH).

65.70' 2ND FIN. FLR. ALUM. ROOF, DARK BRONZE COLOR (1:2 PITCH).

55.7' 1ST FIN. FLR.

53.2' AVG GRADE

46.01' T.O. CONC. FLR.

ALUM GUTTER, COLOR TBD

1X8 PVC FACIA, WHT.

STAINED CEDAR SOFFIT

10" CONC. SONOTUBE @4' BELOW GRADE

P.T. 2X4 STUD WALL @16"O.C. W/ R-21 CLOSED CELL INSUL. IN CAVITY, TYP.

UNDER-SLAB 2" RIGID INSUL.

5 BUILDING SECTION
3/8"=1'-0"



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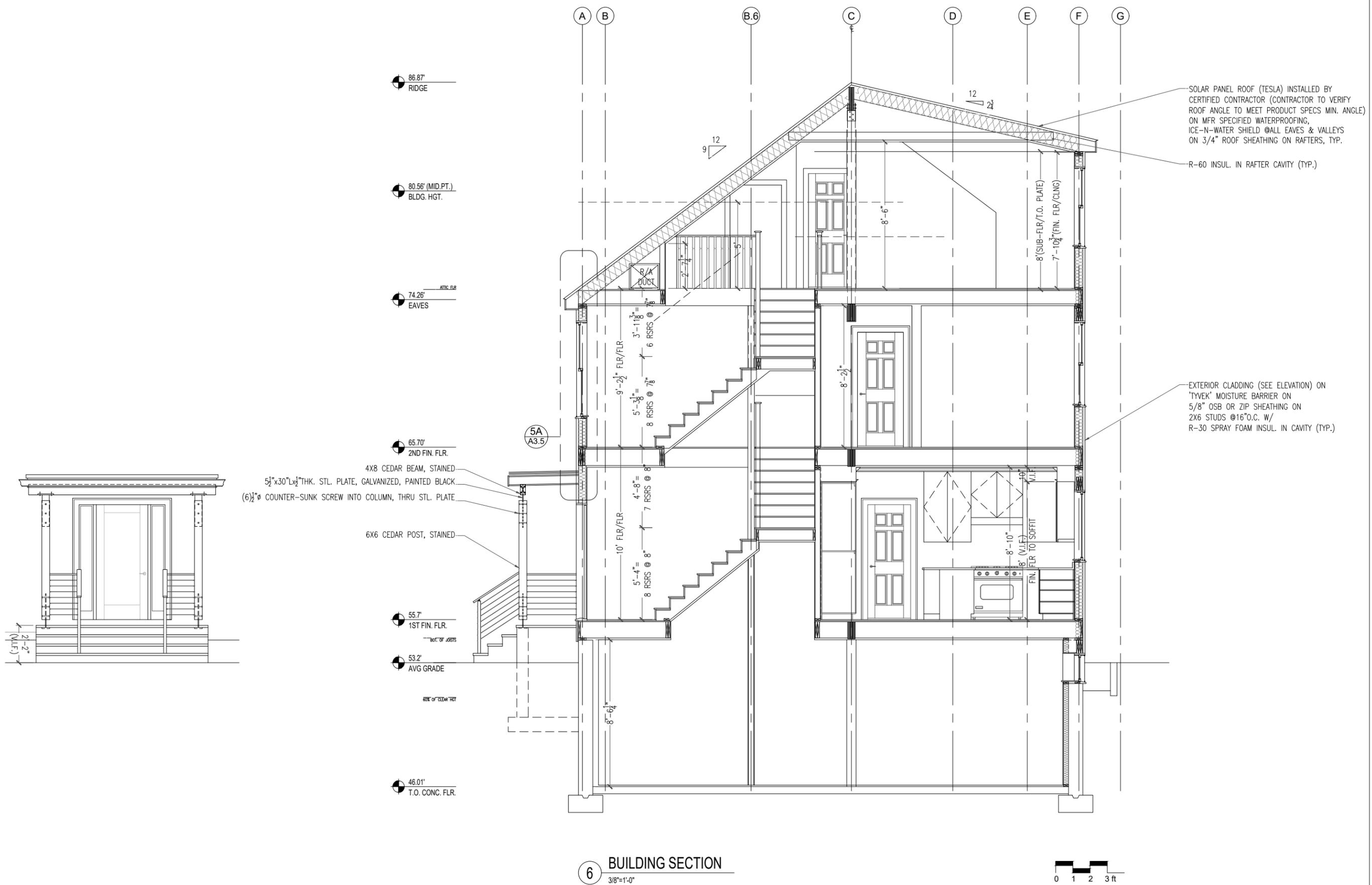


Chi-Ming Lee
CHI-MING LEE, AIA ARCHITECT

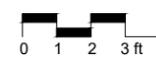
BUILDING SECTION

SCALE: 3/8"=1'-0"
DATE: MARCH 23, 2024
DRAWN BY: STAFF, CL
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A3.4



6 BUILDING SECTION
3/8"=1'-0"



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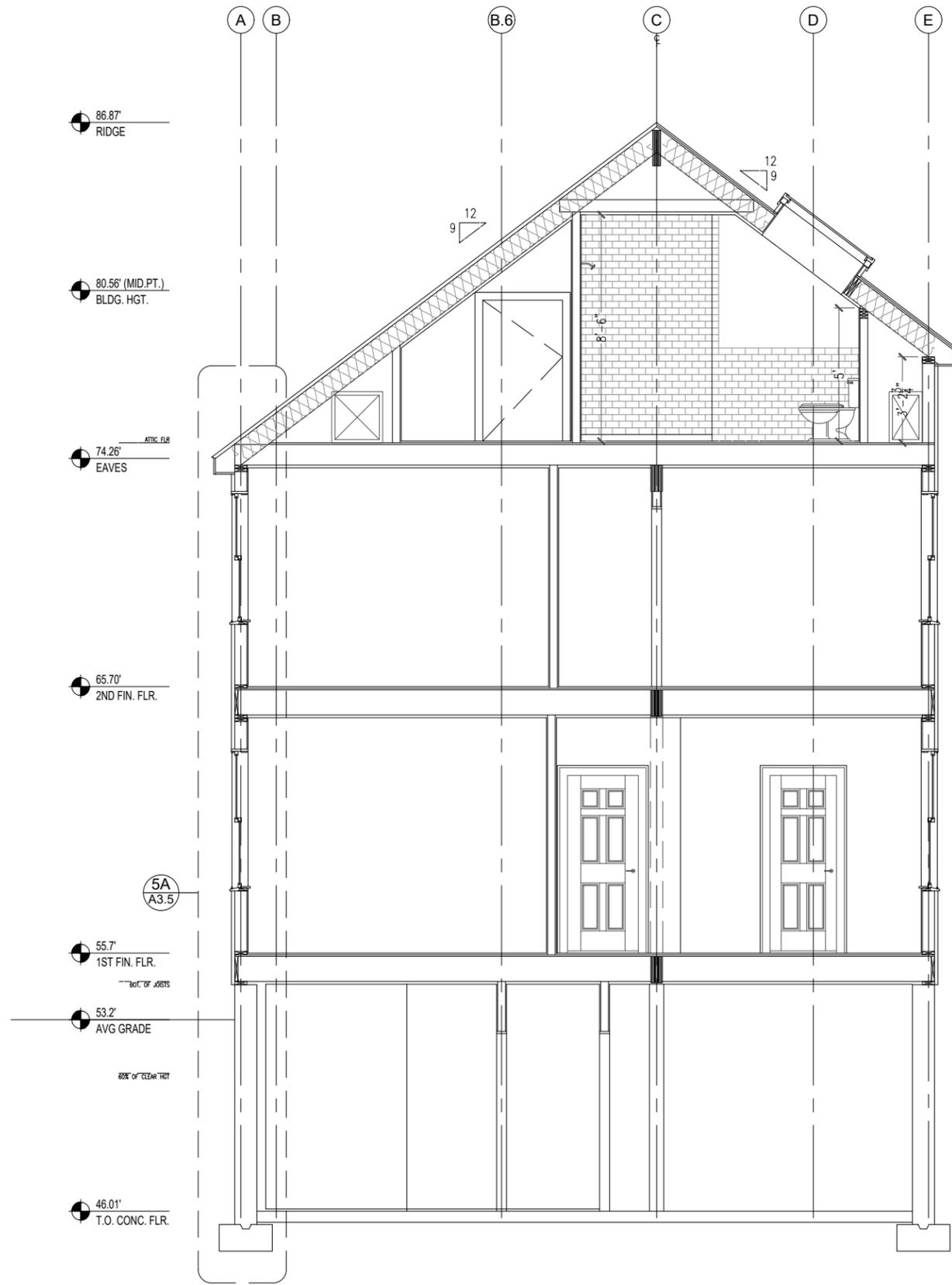
Chi-Ming Lee
CHI-MING LEE, AIA ARCHITECT

BUILDING SECTION

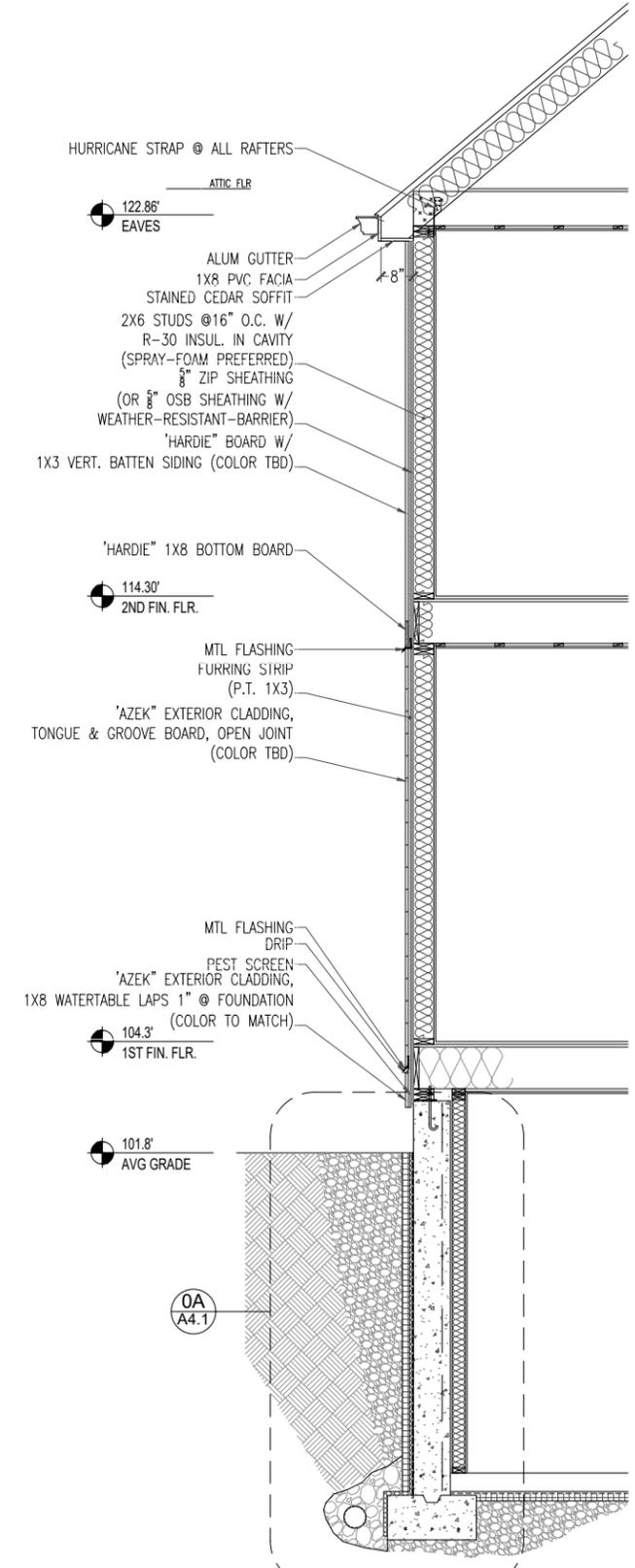
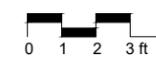
SCALE: 3/8"=1'-0"
DATE: MARCH 23, 2024
DRAWN BY: STAFF, CL
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A3.5



7 BUILDING SECTION
3/8"=1'-0"



5A TYP. WALL SECTION
1/2"=1'-0"



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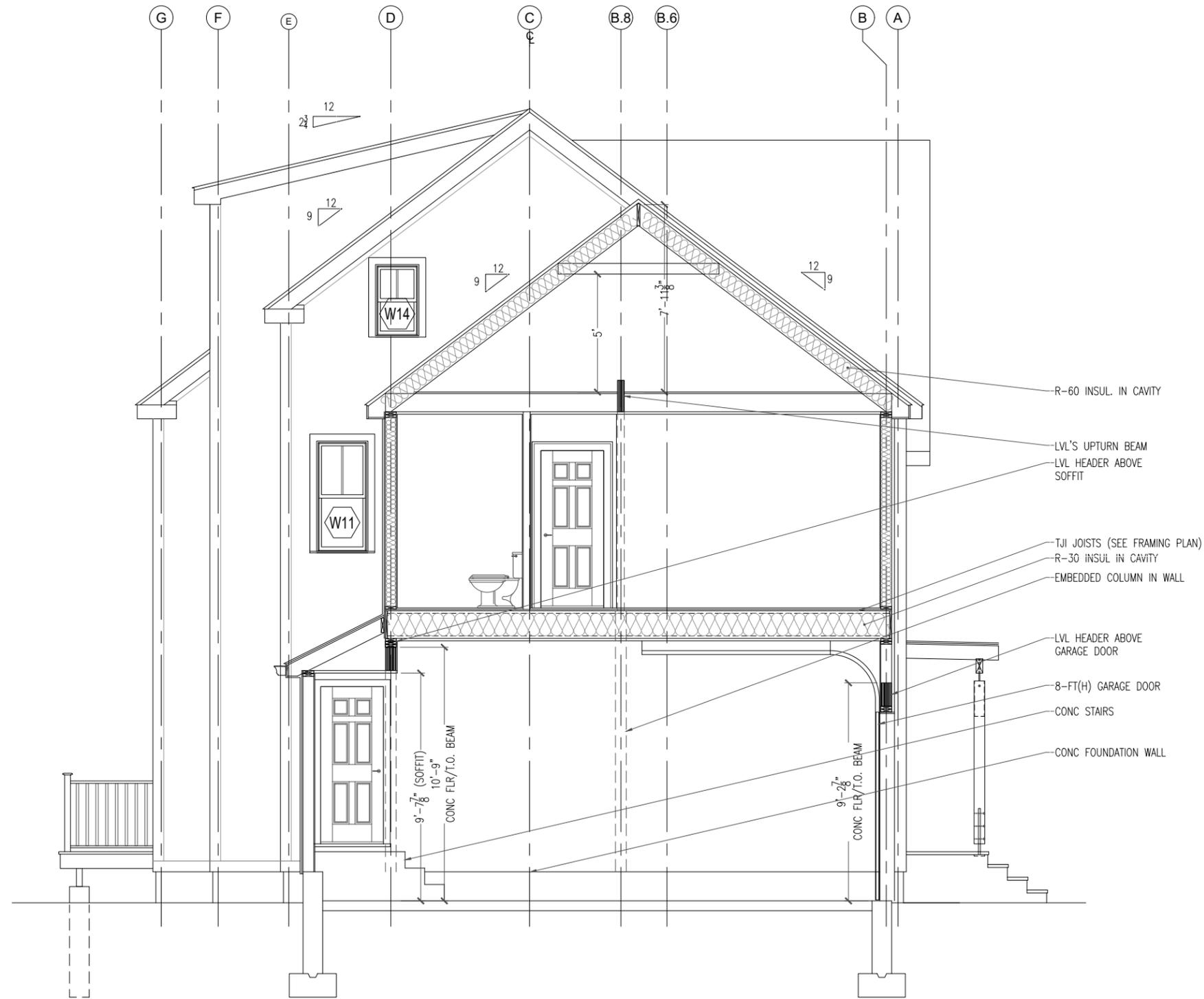
Chi-Ming Lee
CHI-MING LEE, AIA ARCHITECT

BUILDING SECTION

SCALE: 3/8"=1'-0"
DATE: MARCH 23, 2024
DRAWN BY: STAFF, CL
CHECKED BY: CL



A3.6



86.87' RIDGE
80.56' (MID.PT.) BLDG. HGT.
74.26' EAVES
65.70' 2ND FIN. FLR.
55.7' 1ST FIN. FLR.
53.2' AVG GRADE
46.01' T.O. CONC. FLR.

8 BUILDING SECTION
3/8"=1'-0"



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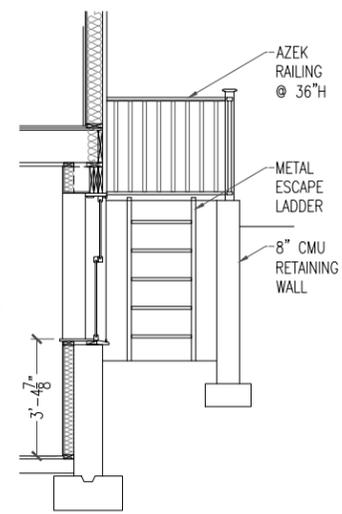
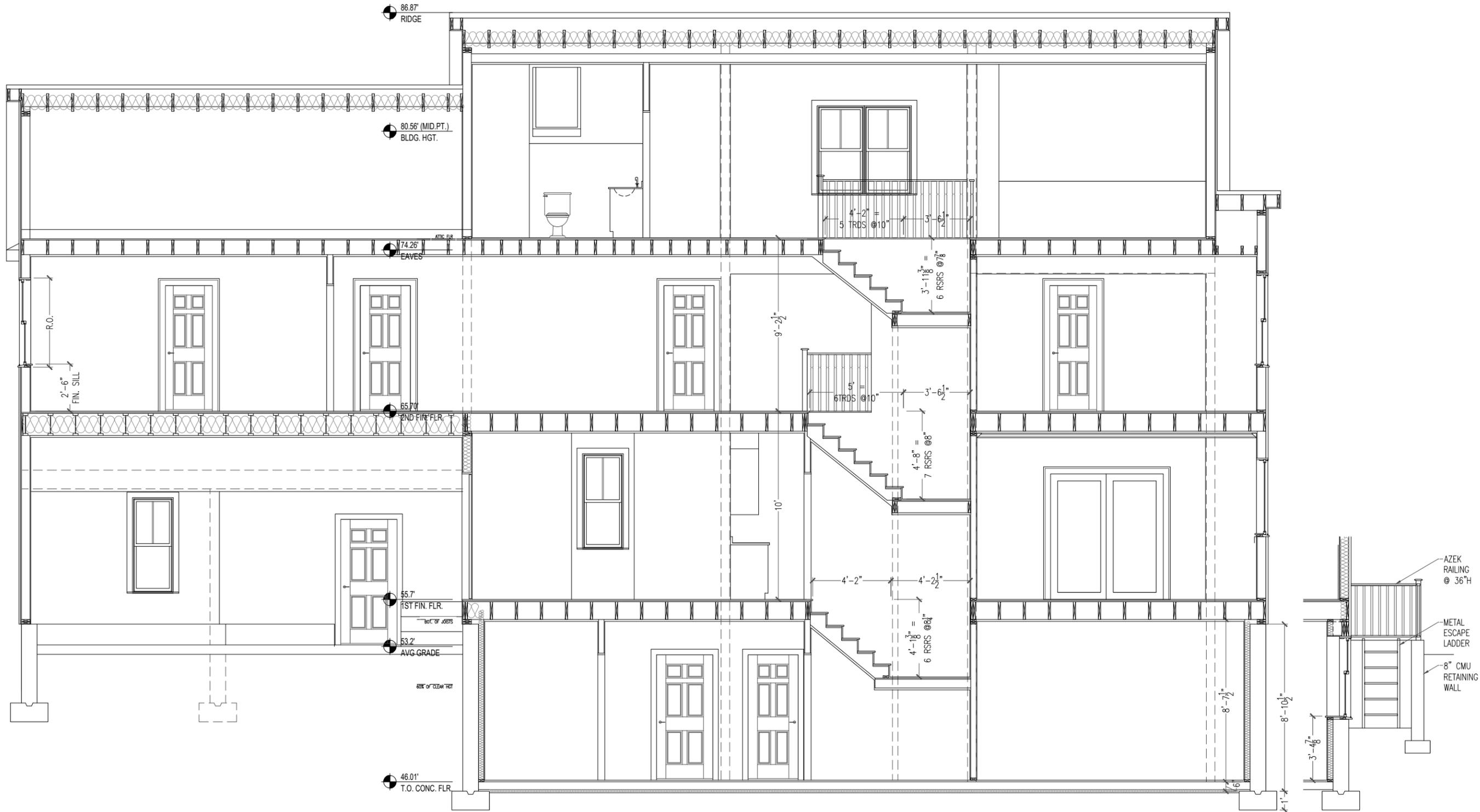
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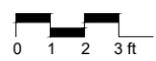
Chi-Ming Lee
CHI-MING LEE, AIA ARCHITECT

BUILDING SECTION

SCALE: 3/8"=1'-0"
DATE: MARCH 23, 2024
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EGRESS WELL DETAIL



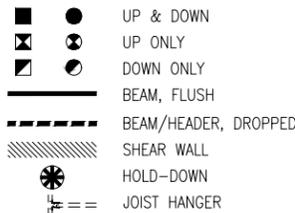
9 BUILDING SECTION
3/8"=1'-0"

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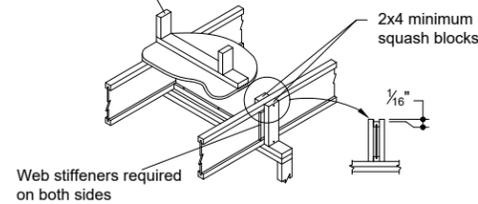
FRAMING NOTES:

- ALL FRAMING AND CONSTRUCTION SHALL CONFORM TO THE STATE BUILDING CODE 780 CMR 9TH EDITION AND OTHER APPLICABLE CODES AND REGULATIONS.
- ALL WOOD FRAMING MEMBERS SHALL BE SPRUCE-PINE-FIR (OR BETTER) W/ THE FOLLOWING MINIMUM GRADES:
 (A) SOLID WOOD POST: DOUGLAS FIR-LARCH, STRUCTURAL SELECT GRADE.
 (B) JOISTS (U.N.O.), RAFTERS, SOLID AND BUILT-UP BEAMS, WALL STUDS, AND LINTELS: NO.2 OR BETTER (U.N.O.).
 (C) SILLS, PLATES, BLOCKING & NAILERS: STUD GRADE.
- WOOD SITS BENEATH ALL INTERIOR/EXTERIOR BEARING WALLS AND ALL MEMBERS EXPOSED TO WEATHER & MOISTURE SHALL BE GRADE #2 DOUGLAS-FIR, HEM-FIR OR BETTER, PRESSURE TREATED WITH PRESERVATIVE IN ACCORDANCE WITH AMERICAN WOOD-PRESERVERS' ASSOCIATION STANDARDS.
 a.DECKING, RAILINGS, JOISTS, AND BEAMS MUST BE TREATED TO A CATEGORY UC3B.
 b.POSTS AND OTHER WOODS LOCATED ON, IN OR IN CONTACT WITH GROUND MUST BE A CATEGORY UC4B.
 c.ANY WOOD LESS THAN 6 INCHES ABOVE GROUND OR IN CONTACT WITH CONCRETE MUST BE A CATEGORY UC4A.
- ALL NAILS USED TO FASTEN THE DECK WOODS SHALL BE COMMON GALVANIZED OR BETTER.
- ALL ENGINEERED LUMBER TO BE SPECIFIED AND SIZED BY LUMBER MANUFACTURER. ALL BEARING LENGTH OF LVL'S AND NAILING, FASTENING SCHEDULE SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- ALL HEADERS TO BE 2X10 WITH 1/2" CDX PLYWOOD SPACER UNLESS NOTED OTHERWISE.
- ALL EXTERIOR WALLS TO BE 2X6 @ 16" O.C. UNLESS NOTED OTHERWISE.
- ALL SUB-FLOOR TO BE 3/4" T&G PLYWOOD, GLUED AND SCREWED TYP.
- CONTRACTOR TO VERIFY ALL FRAMING ELEVATION PRIOR TO SETTING TOP PLATES, TYP.
- PROVIDE HEAVY DUTY SIMPSON JOIST HANGER AT ALL BEAMS, FLOORS, AND DECK CONNECTIONS.
- PROVIDE HURRICANE CLIPS AT ALL ROOF TO WALL INTERSECTIONS AND FLOOR TO FLOOR INTERSECTIONS.
- PLYWOOD SHEETS MUST BE CONTINUOUS FROM SILL TO PLATE PER FRAMING REQUIREMENTS FOR HIGH WIND ZONES AND LARGE WALL OPENINGS.
- ALL CONNECTORS IN CONTACT WITH PRESSURE TREATED WOOD OR CONCRETE MUST BE HOT-DIPPED GALVANIZED STEEL.
- PROVIDE SOLID BLOCKINGS AT MID-SPAN OF ALL FLOOR JOIST SPANS AND AT ALL CORNER WALLS.
- ALL BEARING POSTS MUST ALIGN WITH BEAMS BELOW DOWN TO FOUNDATIONS/ FOOTINGS.
- ALL COLLAR TIES TO BE 2X6 @ 16" O.C. UNLESS NOTED OTHERWISE.
- GENERAL CONTRACTOR TO PROVIDE GENERAL WALL BLOCKINGS FOR ALL HANDRAILS, TOILET ACCESSORIES, MILLWORK AND OTHER MISC. ITEMS, TYP.
- CUTTING, NOTCHING, OR DRILLING THROUGH FLOOR & ROOF FRAMING MEMBERS TO CONFORM TO BUILDING CODE FOR ALLOWABLE PARAMETERS.

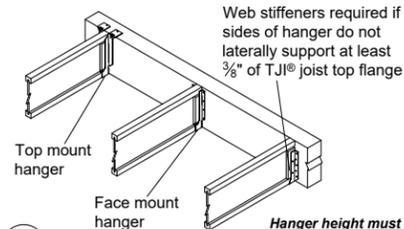
POST SYMBOLS ON PLANS



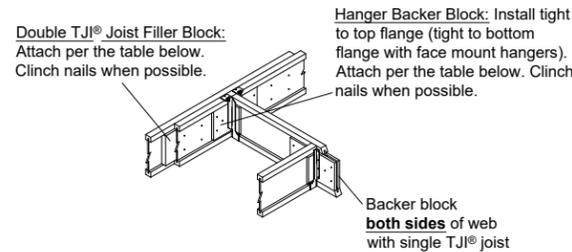
Load bearing or braced/shear wall above (must stack over wall below)



B2 B2W Blocking panels may be required with braced/shear walls above or below — see detail B1



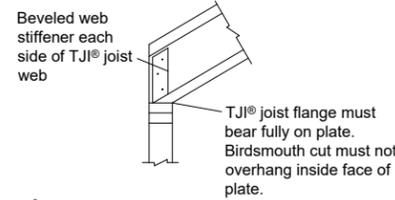
H1 Hanger height must be a minimum of 60% of joist depth



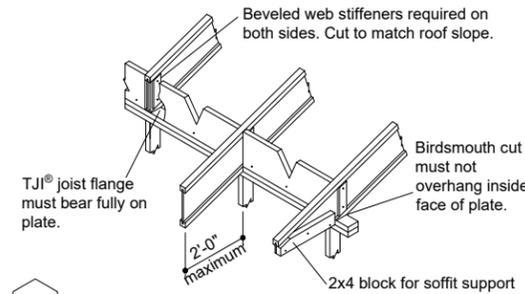
H2 With top mount hangers, backer block required only for downward loads exceeding 250 (395 factored) lbs or for uplift conditions. For filler and backer block sizes see Weyerhaeuser Installation Guide for Floor and Roof Framing, TJ-9001.

TJI® Depth, D	TJI® Flange Width	Block Type	Nail	
			Size	Quantity
9 1/2" <D≤16"	less than 3 1/2"	Filler	10d(0.128" x 3")	10 ⁽¹⁾
		Backer	10d(0.128" x 3")	10 ⁽¹⁾
	3 1/2"	Filler	16d(0.135" x 3 1/2")	10 ⁽¹⁾ - each side
		Backer	10d(0.128" x 3")	10 ⁽¹⁾
16" <D≤20"	less than 3 1/2"	Filler	10d(0.128" x 3")	15
		Backer	10d(0.128" x 3")	15
	3 1/2"	Filler	16d(0.135" x 3 1/2")	15 - each side
		Backer	10d(0.128" x 3")	15
20" <D≤24"	3 1/2"	Filler	16d(0.135" x 3 1/2")	25 - each side
		Backer	10d(0.128" x 3")	15

(1) 15 for multi-family applications



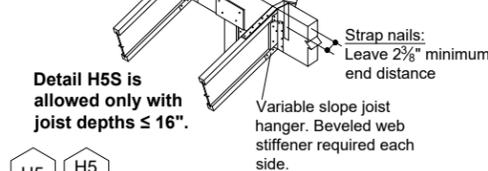
BC BIRDSMOUTH CUT allowed at low end of joist only



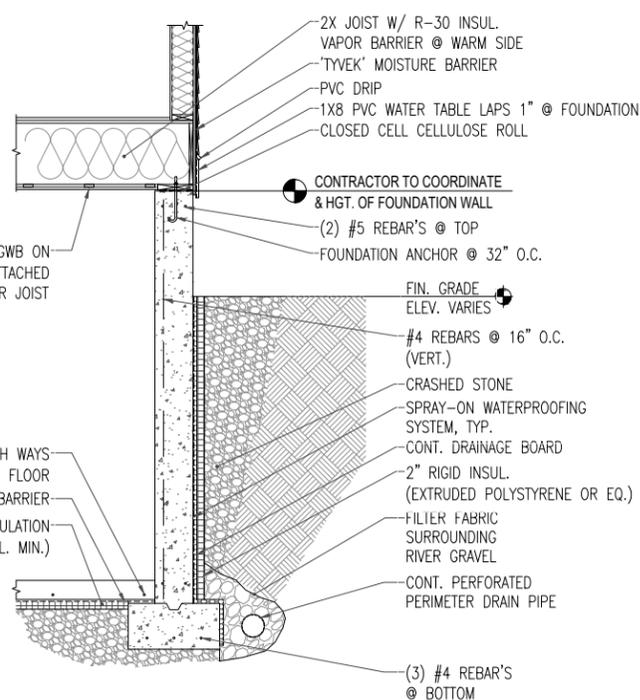
R5 BIRDSMOUTH CUT allowed at low end of joist only

LSTA24 (Simpson Strong-Tie or USP Structural Connectors) strap with twelve 10d (0.148 x 1 1/2") nails required at H5S with slopes greater than 3:12

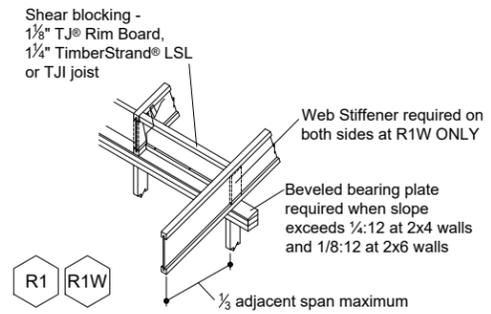
Additional blocking may be required for shear transfer.



H5 H5S

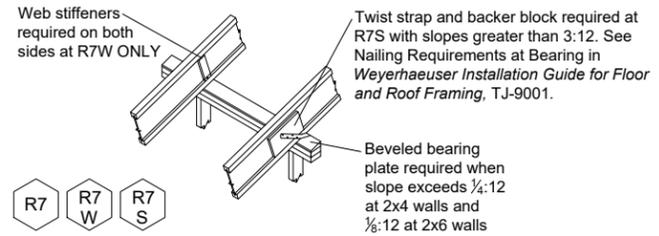


0A FOUNDATION WALL DETAIL
1/2"=1'-0"

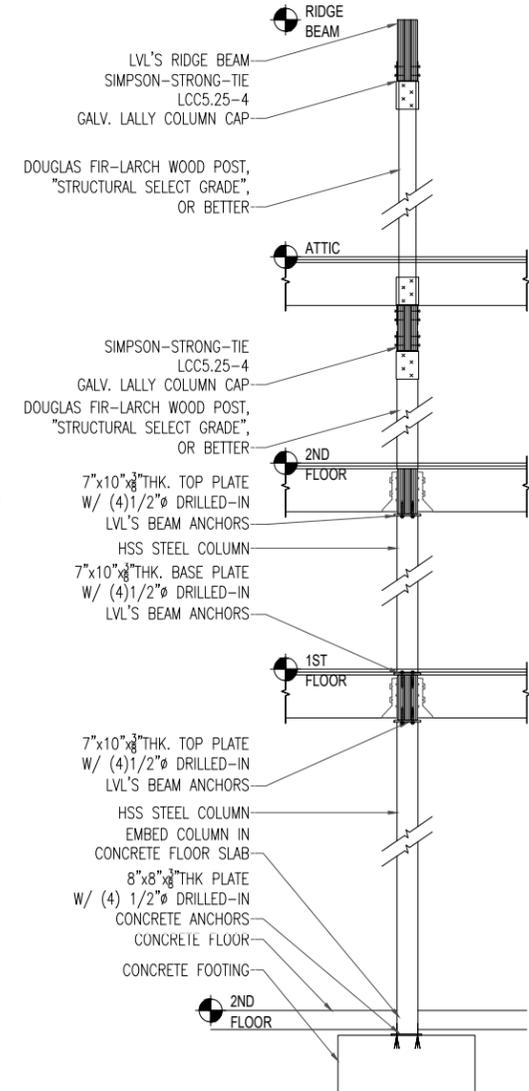


R1 R1W

INTERMEDIATE BEARING
Blocking panels or shear blocking may be specified for joist stability at intermediate supports



R7 R7W R7S



0B COLUMN FOOTING CONNECTION DETAIL
1/2"=1'-0"

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CHI-MING LEE, AIA ARCHITECT

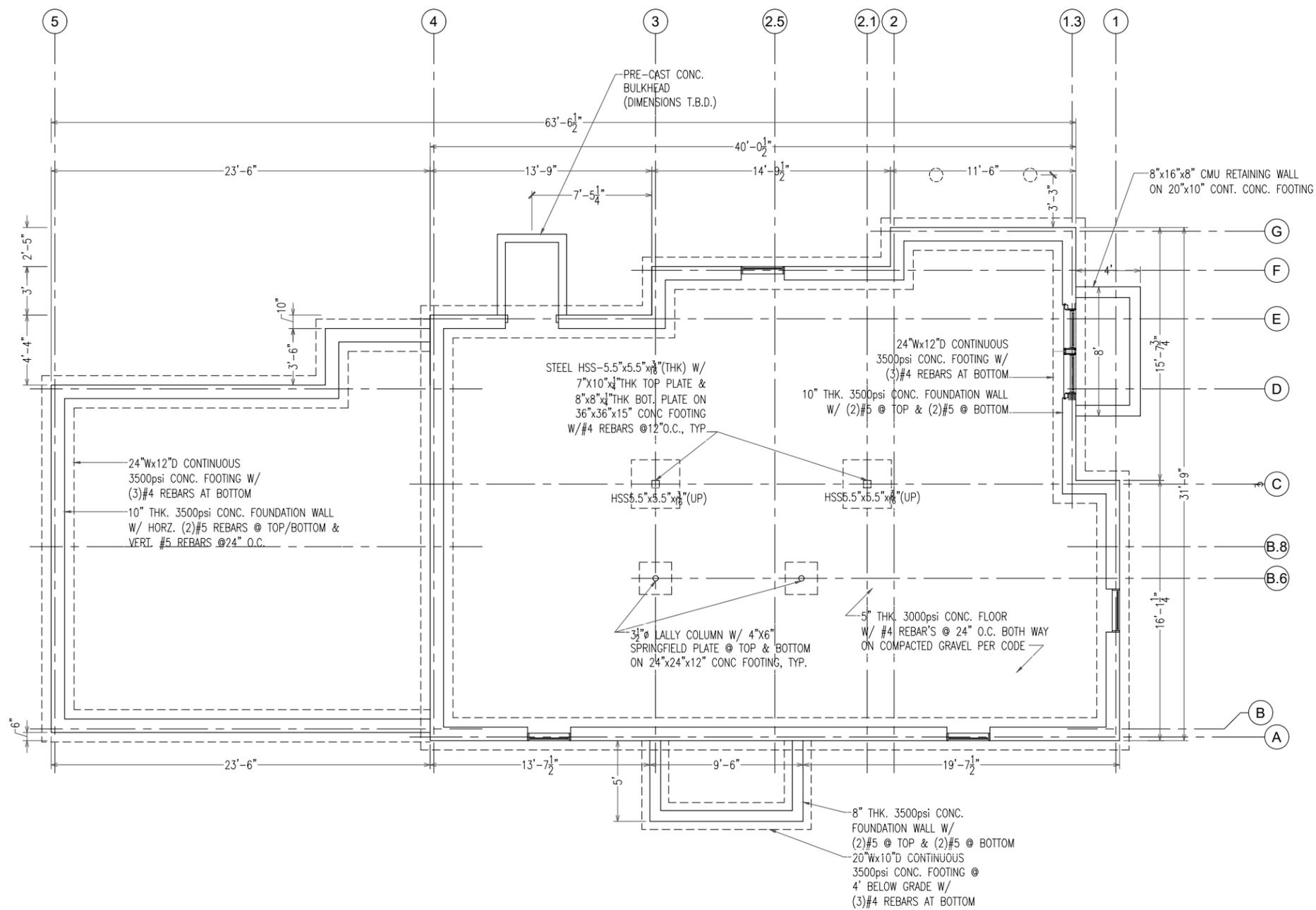
FRAMING NOTES, FRAMING & FOUNDATION DETAILS

SCALE: AS NOTED
 DATE: MARCH 23, 2024
 DRAWN BY: STAFF, CL
 CHECKED BY: CL

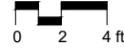


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NOTES:
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2. STEEL HSS SQUARE PIPE: Fy=46ksi



1 FOUNDATION PLAN
1/4"=1'-0"



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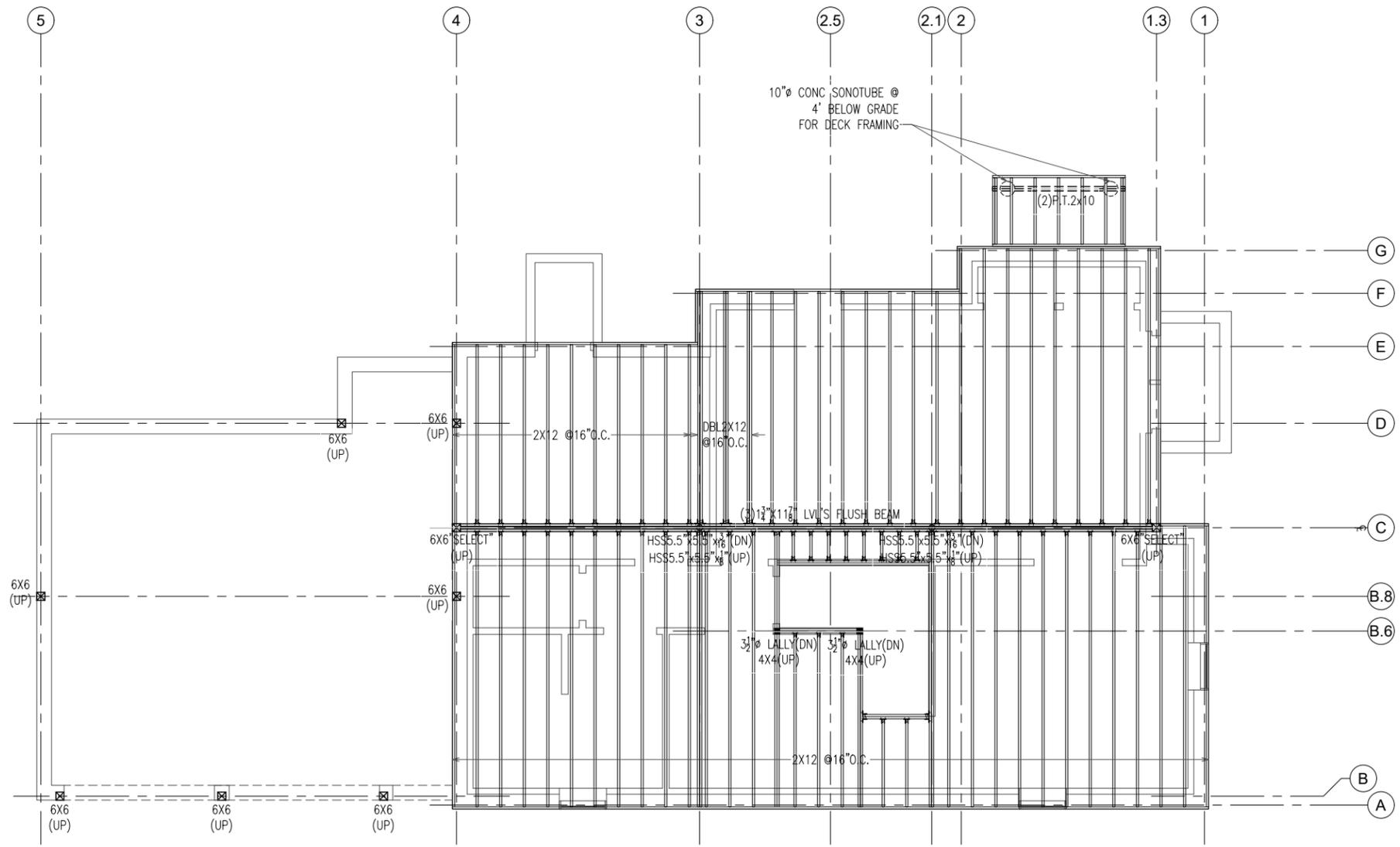
CHI-MING LEE, AIA ARCHITECT

FOUNDATION PLAN

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2. STEEL HSS SQUARE PIPE: Fy=46ksi



2 FIRST FLOOR FRAMING PLAN
1/4"=1'-0"



SHA RESIDENCE
SINGLE FAMILY NEW CONSTRUCTION

10 Bacon Road
Belmont, Massachusetts 02478

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Date	Notes
3/23/2024	PERMIT SET



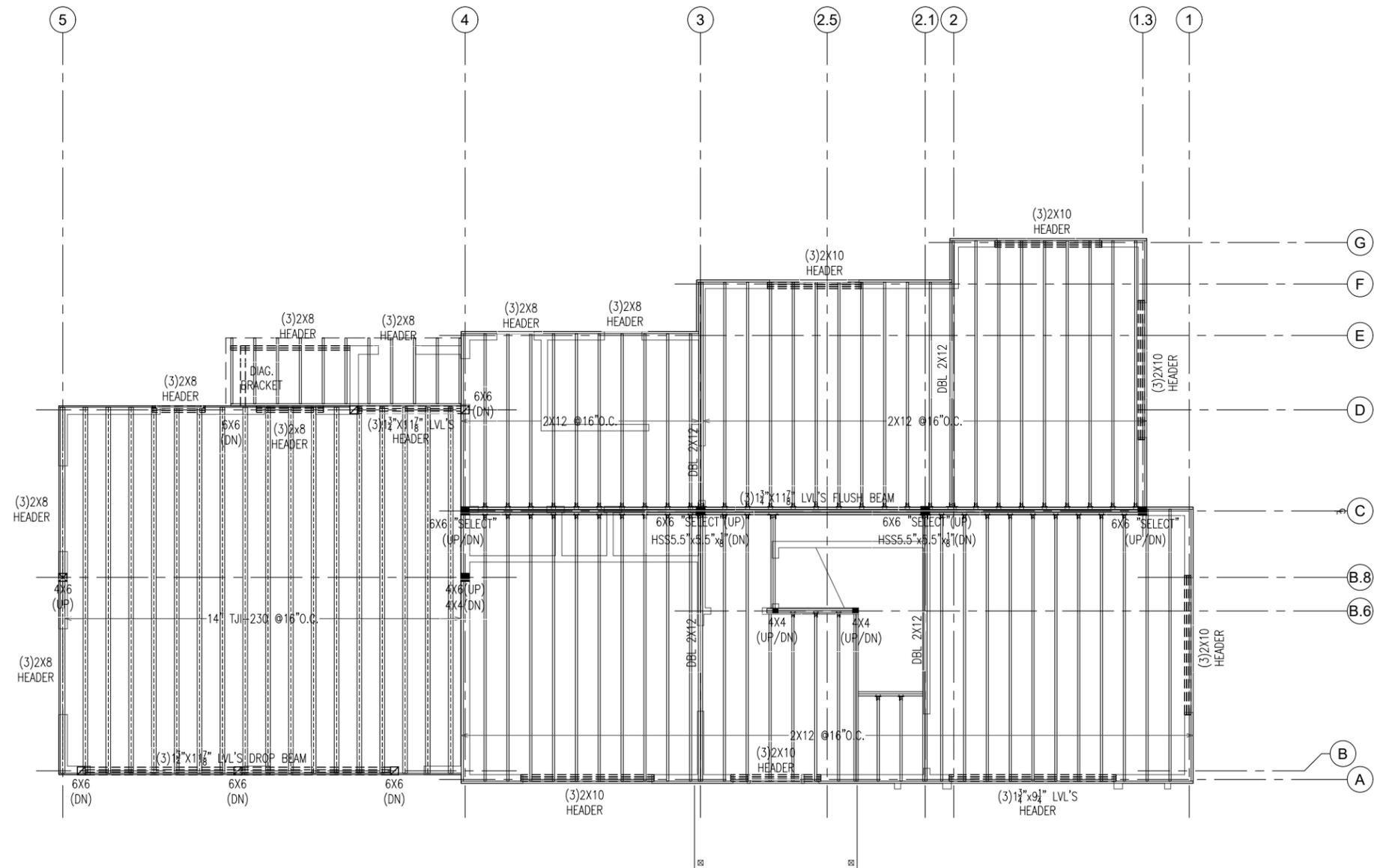
Chi-Ming Lee
CHI-MING LEE, AIA ARCHITECT

FIRST FLOOR FRAMING PLAN

SCALE: 1/4"=1'-0"
DATE: MARCH 23, 2024
DRAWN BY: STAFF, CL
CHECKED BY: CL

ARCHITECT:
OoDD Architects Limited Liability Company
P. O. Box 66001 Newton, Massachusetts 02466
PH: 617.953.9428 EMAIL: OoDDAr@gmail.com

NOTES:
1. ALL SOLID WOOD POSTS: DOUGLAS FIR-LARCH, "STRUCTURAL SELECT" GRADE
2. STEEL HSS SQUARE PIPE: Fy=46ksi



3 SECOND FLOOR FRAMING PLAN
1/4"=1'-0"



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Date	Notes
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Chi-Ming Lee
CHI-MING LEE, AIA ARCHITECT

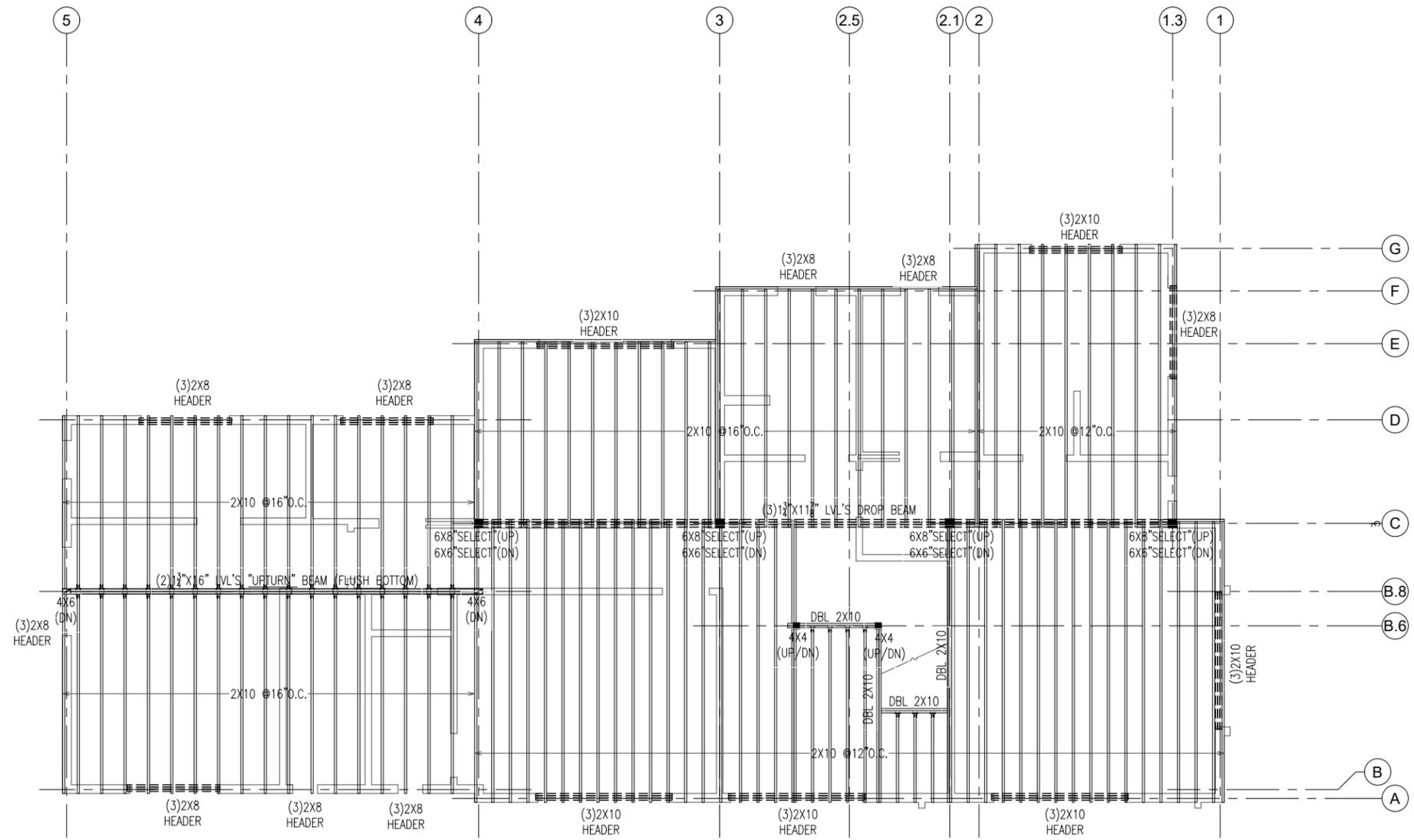
SECOND FLOOR FRAMING PLAN

SCALE: 1/4"=1'-0"
DATE: MARCH 23, 2024
DRAWN BY: STAFF, CL
CHECKED BY: CL



ARCHITECT:
OoDD Architects Limited Liability Company
P. O. Box 66001 Newton, Massachusetts 02466
PH: 617.953.9428 EMAIL: OoDDAr@gmail.com

NOTES:
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2. STEEL HSS SQUARE PIPE: Fy=46ksi



4 ATTIC FRAMING PLAN
1/4"=1'-0"



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Table with 2 columns: Date, Notes. Row 1: 3/23/2024, PERMIT SET.



CHI-MING LEE, AIA ARCHITECT

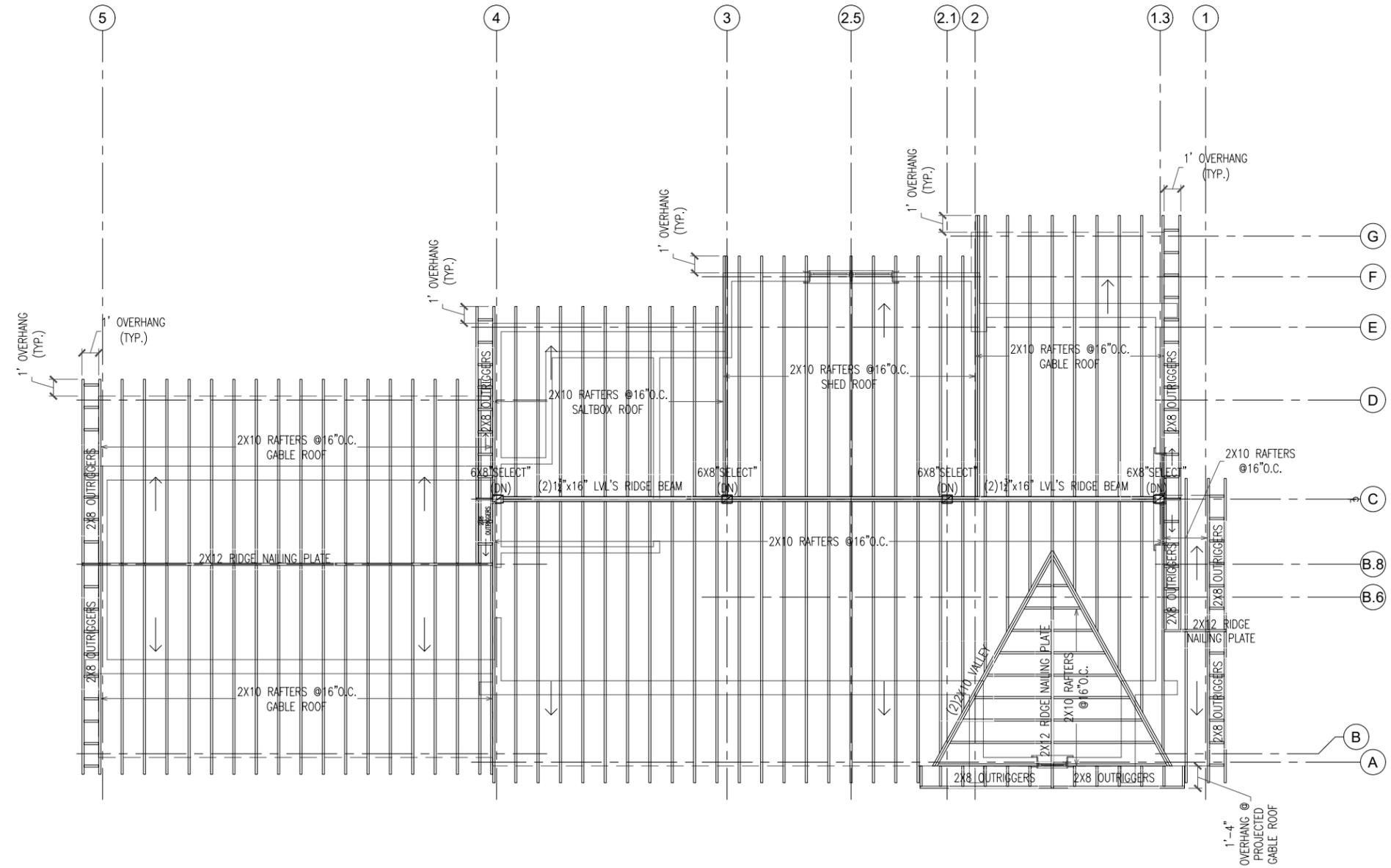
ATTIC FRAMING PLAN

SCALE: 1/4"=1'-0"
DATE: MARCH 23, 2024
DRAWN BY: STAFF, CL
CHECKED BY: CL



ARCHITECT:
OoDD Architects Limited Liability Company
P. O. Box 66001 Newton, Massachusetts 02466
PH: 617.953.9428 EMAIL: OoDDAr@gmail.com

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5 ROOF FRAMING PLAN
1/4"=1'-0"



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Date	Notes
3/23/2024	PERMIT SET



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CHI-MING LEE, AIA ARCHITECT

ROOF FRAMING PLAN

SCALE: 1/4"=1'-0"
DATE: MARCH 23, 2024
DRAWN BY: STAFF, CL
CHECKED BY: CL



A4.6