

SHAO RESIDENCE

TWO FAMILY NEW CONSTRUCTION

316 Orchard Street
Belmont, Massachusetts 02478

PROJECT DESCRIPTION:

1. THIS PROJECT IS A 2-FAMILY NEW CONSTRUCTION TO REPLACE THE EXISTING SINGLE FAMILY HOUSE.

ZONING SUMMARY:

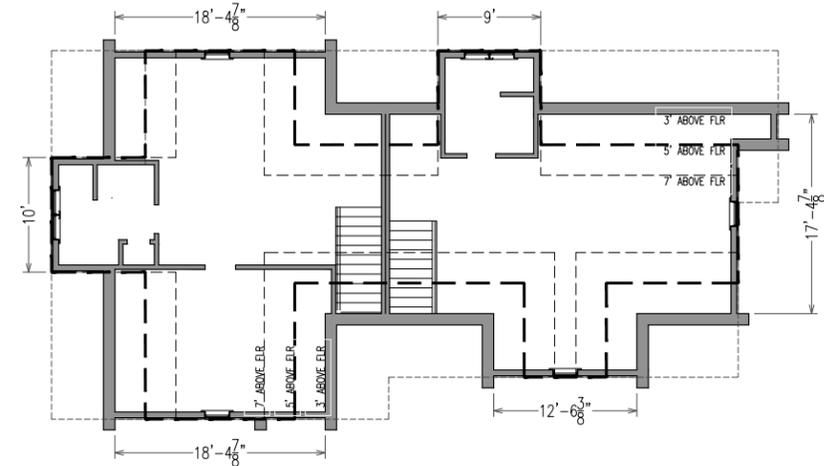
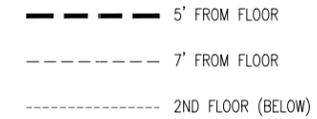
ZONE: RESIDENTIAL GR GENERAL RESIDENCE			
	REQ'D	EXISTING	PROPOSED
1. LOT AREA	5,000 S.F.	6,605 S.F. (PER SURVEY)	6,605 S.F.
2. LOT AREA PER UNIT	3,500 S.F.	6,605 S.F.	3,305 S.F.
3. FRONT YARD (ORCHARD ST)	17.9 FT	5.7 FT	17.9 FT PER SURVEY
4. FRONT YARD (BEECH ST)	14.2 FT	10.9 FT	13.6 FT+/-
5. SIDE YARD	10 FT	38.9 FT	16.0 FT PER SURVEY
6. REAR YARD	16 FT	35.3 FT	16.0 FT PER SURVEY
7. HEIGHT, MIDPOINT	33 FT	25 FT	29.3 FT
8. HEIGHT, RIDGE			35.3 FT
9. COVERAGE	30%	20.1%	29.9% PER SURVEY
10. OPEN SPACE	40%	77%	51.0%+ PER SURVEY
11. FLOOR AREA			
CELLAR			(1,867 S.F.)
BASEMENT			0
1ST FLOOR		781 S.F.	1,867 S.F.
2ND FLOOR		690 S.F.	1,867 S.F.
ATTIC (7'+)			755 S.F.
OPEN PORCH			(50 S.F.)
DECK			(42 S.F.)

DRAWING LIST:

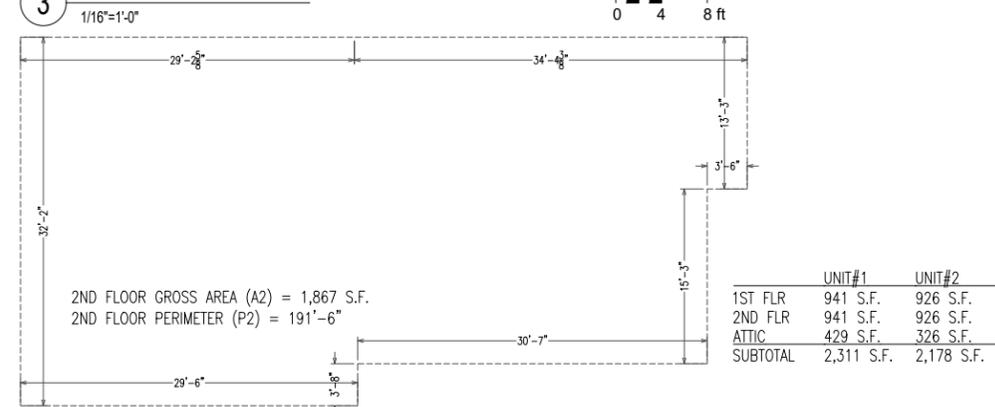
- A0.1 SITE PLAN, FOOTPRINT DIAGRAM & ATTIC AREA CALCULATION
- L1.0 LANDSCAPE PLAN
- A1.1 BUILDING ELEVATIONS
- A1.2 BUILDING ELEVATIONS
- A2.1 PROPOSED BASEMENT PLAN
- A2.2 PROPOSED FIRST FLOOR PLAN
- A2.3 PROPOSED SECOND FLOOR PLAN
- A2.4 PROPOSED ATTIC PLAN
- A2.5 PROPOSED ROOF PLAN
- A3.1 BUILDING SECTION

"HALF-STORY" CALCULATION:

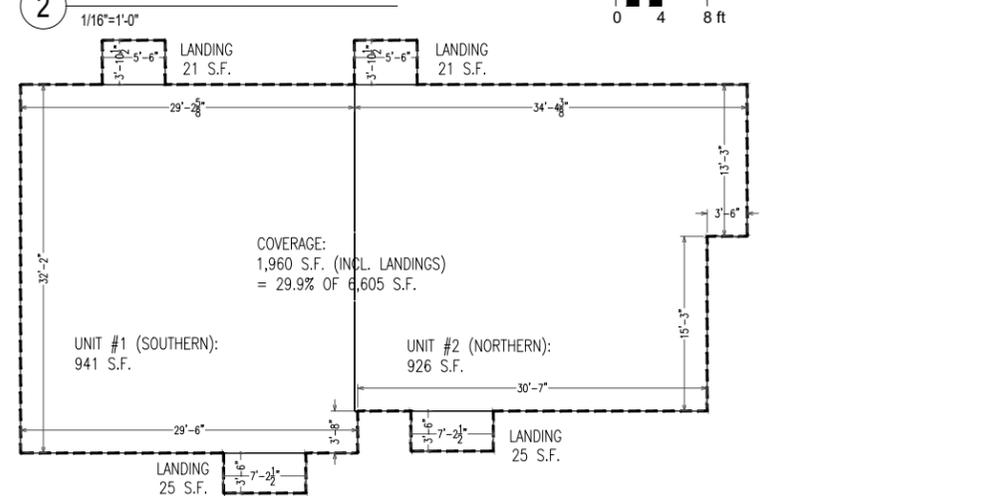
- "THE LINE OF INTERSECTION OF THE RAFTER BOTTOMS AND THE INTERIOR WALL SURFACE IS NOT MORE THAN THREE FEET ABOVE FLOOR LEVEL":
 $18'4\frac{1}{2}" + 9' + 17'4\frac{1}{2}" + 12'6\frac{3}{8}" + 18'4\frac{1}{2}" + 10' = 85'-9"$
 P2: THE PERIMETER OF THE SECOND FLOOR = 192'-6"
 $(85'-9") / (191'-6") = 44.8\% (50\% \text{ MAX.})$
- "THE POTENTIAL SPACE HAVING HEADROOM OF FIVE FEET OR MORE" = 1,104 SQ-FT
 $1,104 \text{ SQ-FT} = 59.1\% \text{ OF } A2, (60\% \text{ MAX.})$
 A2 = THE AREA OF THE SECOND FLOOR: 1,867 SQ-FT
- ATTIC FLOOR AREA, "NOT INCLUDING...AREA HAVING LESS THAN SEVEN FEET FLOOR-TO-CEILING HEIGHT" = 755 S.F.



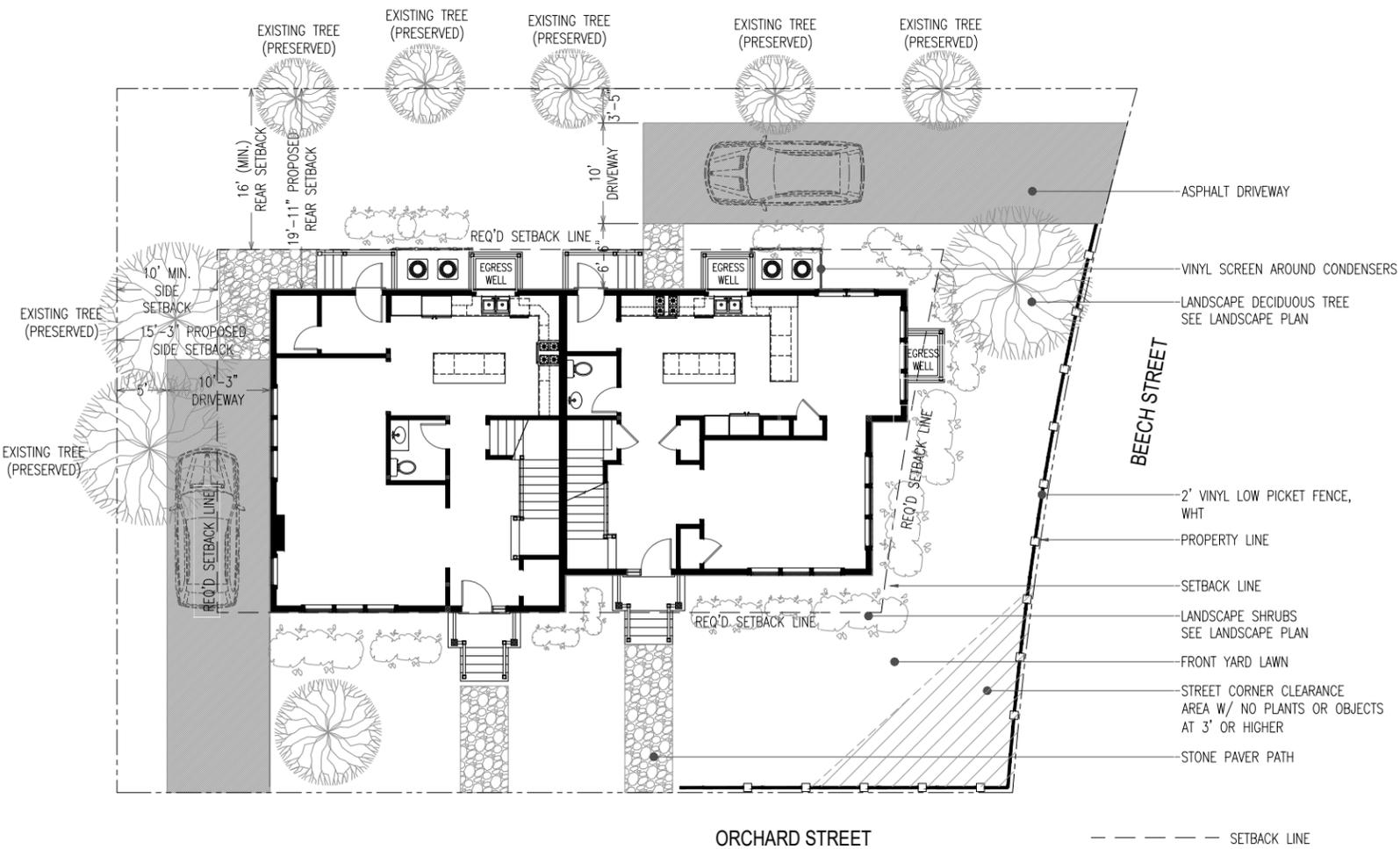
3 ATTIC DIAGRAM
1/16"=1'-0"



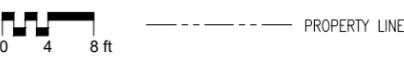
2 SECOND FLOOR DIAGRAM
1/16"=1'-0"



1 FIRST FLOOR (FOOTPRINT) DIAGRAM
1/16"=1'-0"



1A SITE PLAN
1/16"=1'-0"



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

SHAO RESIDENCE
TWO-FAMILY NEW CONSTRUCTION

316 Orchard Street
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 ARCHITECT'S AGREEMENT IS FORBIDDEN. THE PLANS AND SPECIFICATIONS OF THIS DRAWING SHALL NOT BE USED BY THE OWNER ON OTHER PROJECTS EXCEPT BY ARCHITECT'S AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.

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Date	Notes
9/10/2025	PLANNING REVIEW SET



CHI-MING LEE, ARCHITECT

SITE PLAN, FOOTPRINT DIAGRAM & ATTIC AREA CALC

SCALE: 1/16"=1'-0"
DATE: DECEMBER 19, 2025
DRAWN BY: STAFF, CL
CHECKED BY: CL

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1 PROPOSED EAST ELEVATION (ORCHARD ST.)
 1/8"=1'-0"



2 PROPOSED NORTH ELEVATION (BEECH ST.)
 1/8"=1'-0"



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Chi-Ming Lee
 CHI-MING LEE, ARCHITECT

BUILDING ELEVATIONS

SCALE: 1/8"=1'-0"
 DATE: DECEMBER 19, 2025
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BUILDING ELEVATIONS

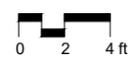
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3 PROPOSED WEST ELEVATION
 1/8"=1'-0"



4 PROPOSED SOUTH ELEVATION
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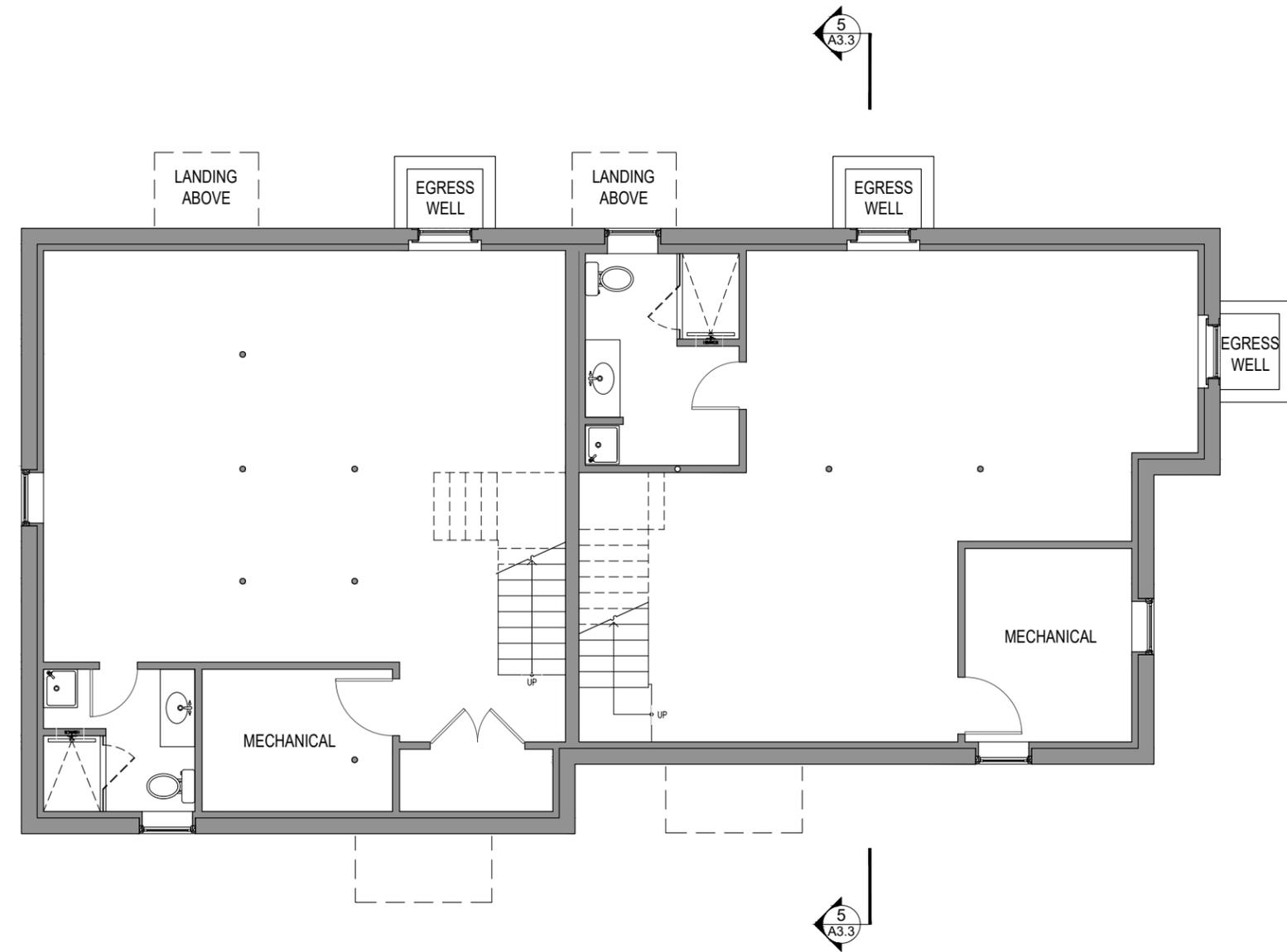
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Chi-Ming Lee
CHI-MING LEE, ARCHITECT

PROPOSED BASEMENT PLAN

SCALE: 1/8"=1'-0"
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DRAWN BY: STAFF, CL
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1 PROPOSED BASEMENT PLAN
1/8"=1'-0"



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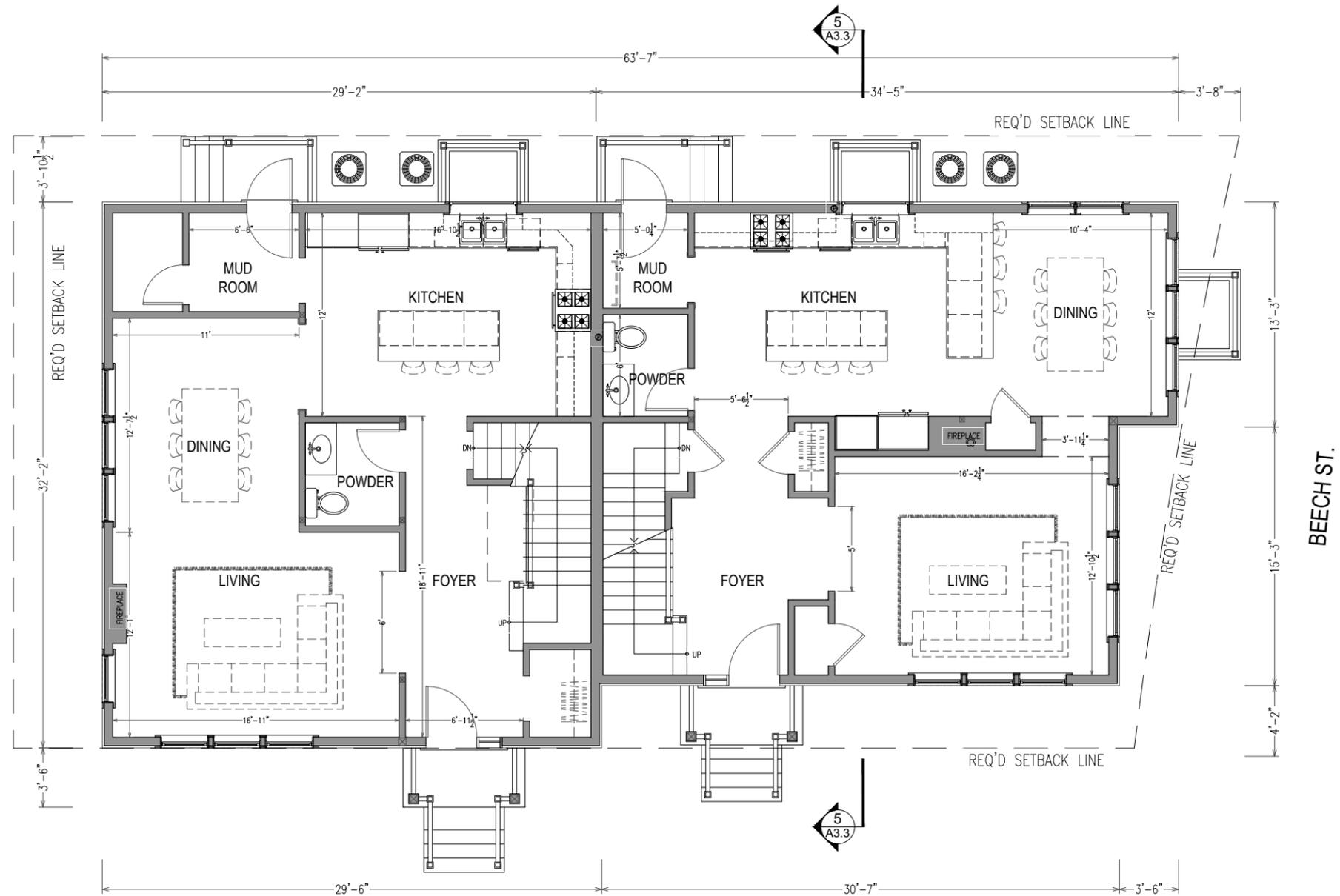
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PROPOSED FIRST FLOOR
 PLAN

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

ORCHARD ST.
 0 2 4 ft

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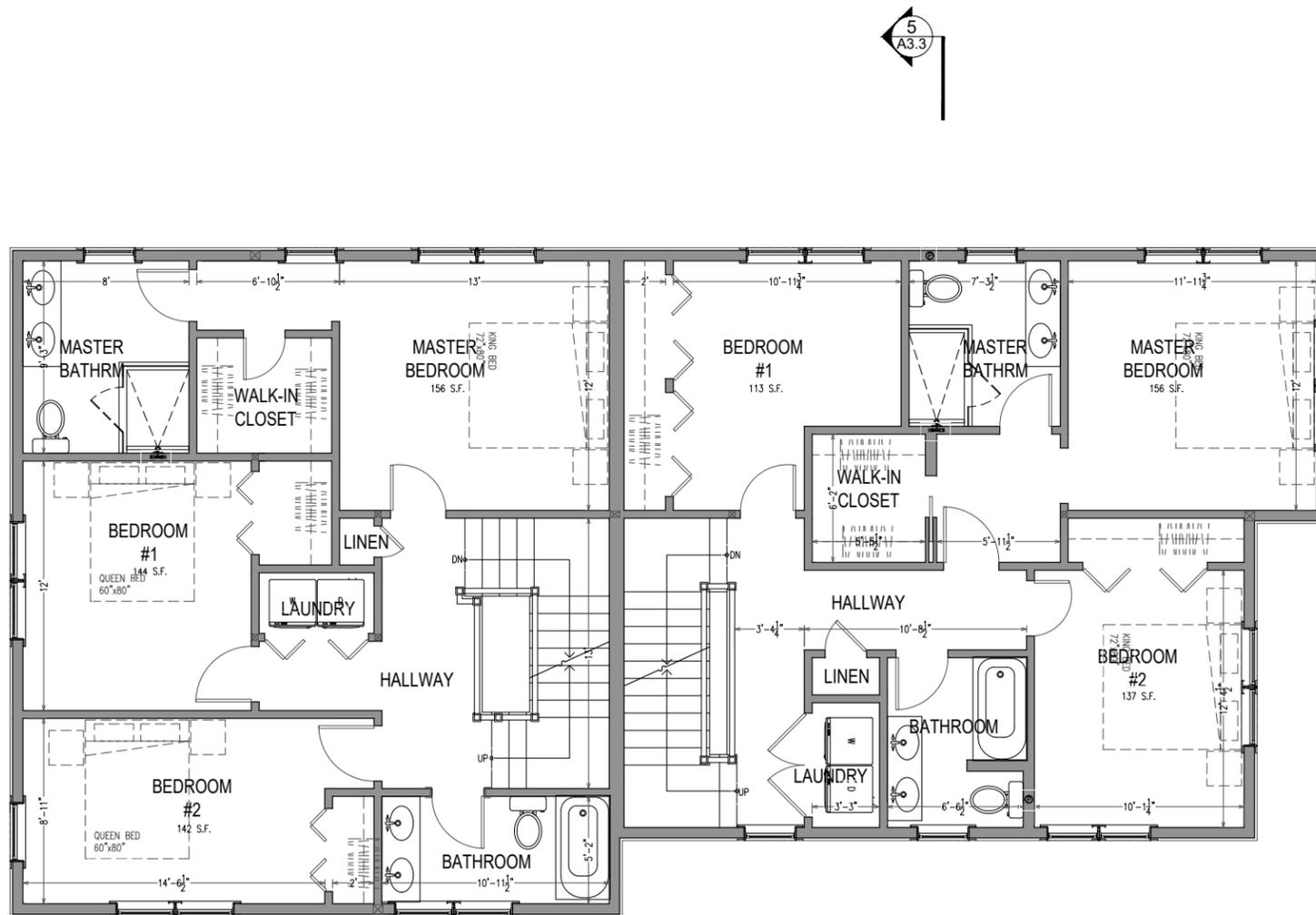
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PROPOSED SECOND FLOOR PLAN

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3 PROPOSED SECOND FLOOR PLAN
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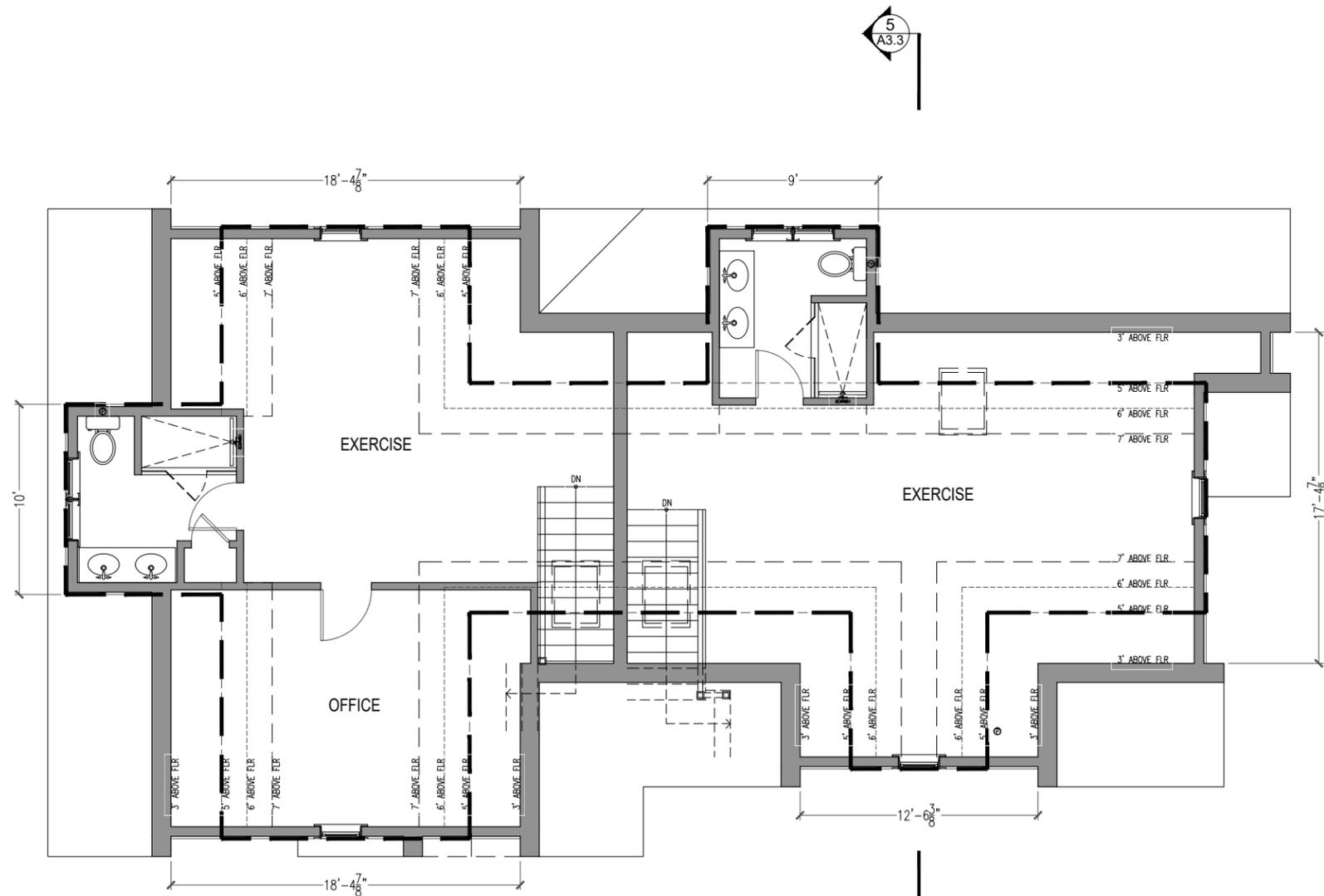
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Chih-Ming Lee
 CHI-MING LEE, ARCHITECT

PROPOSED ATTIC PLAN

SCALE: 1/8"=1'-0"
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 DRAWN BY: STAFF, CL
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THE POTENTIAL SPACE HAVING HEADROOM OF FIVE FEET OR MORE



4 PROPOSED ATTIC PLAN
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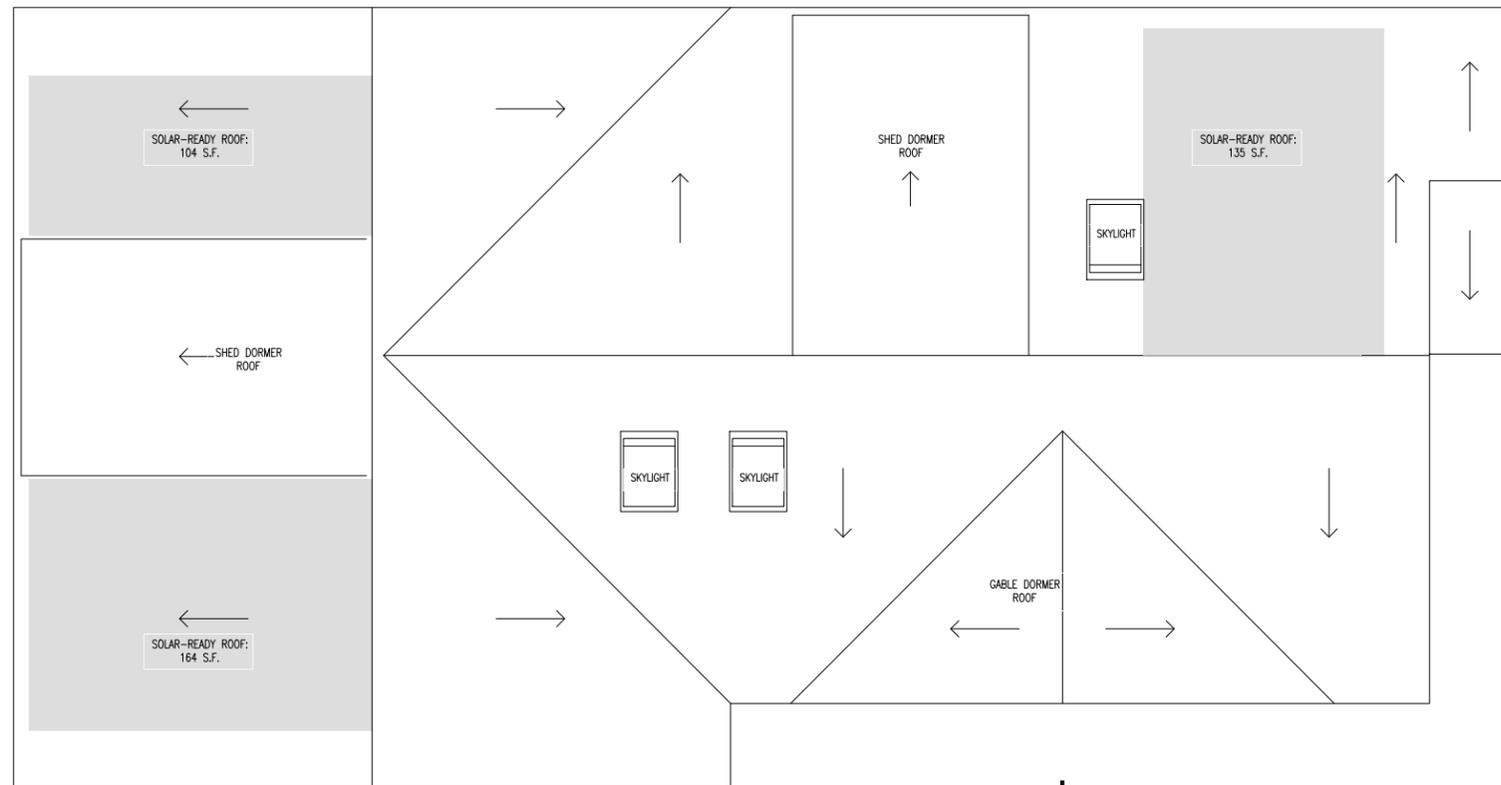
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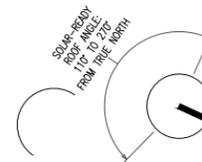
Chi-Ming Lee
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PROPOSED ROOF PLAN

SCALE: 1/8"=1'-0"
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5 PROPOSED ROOF PLAN
 1/8"=1'-0"

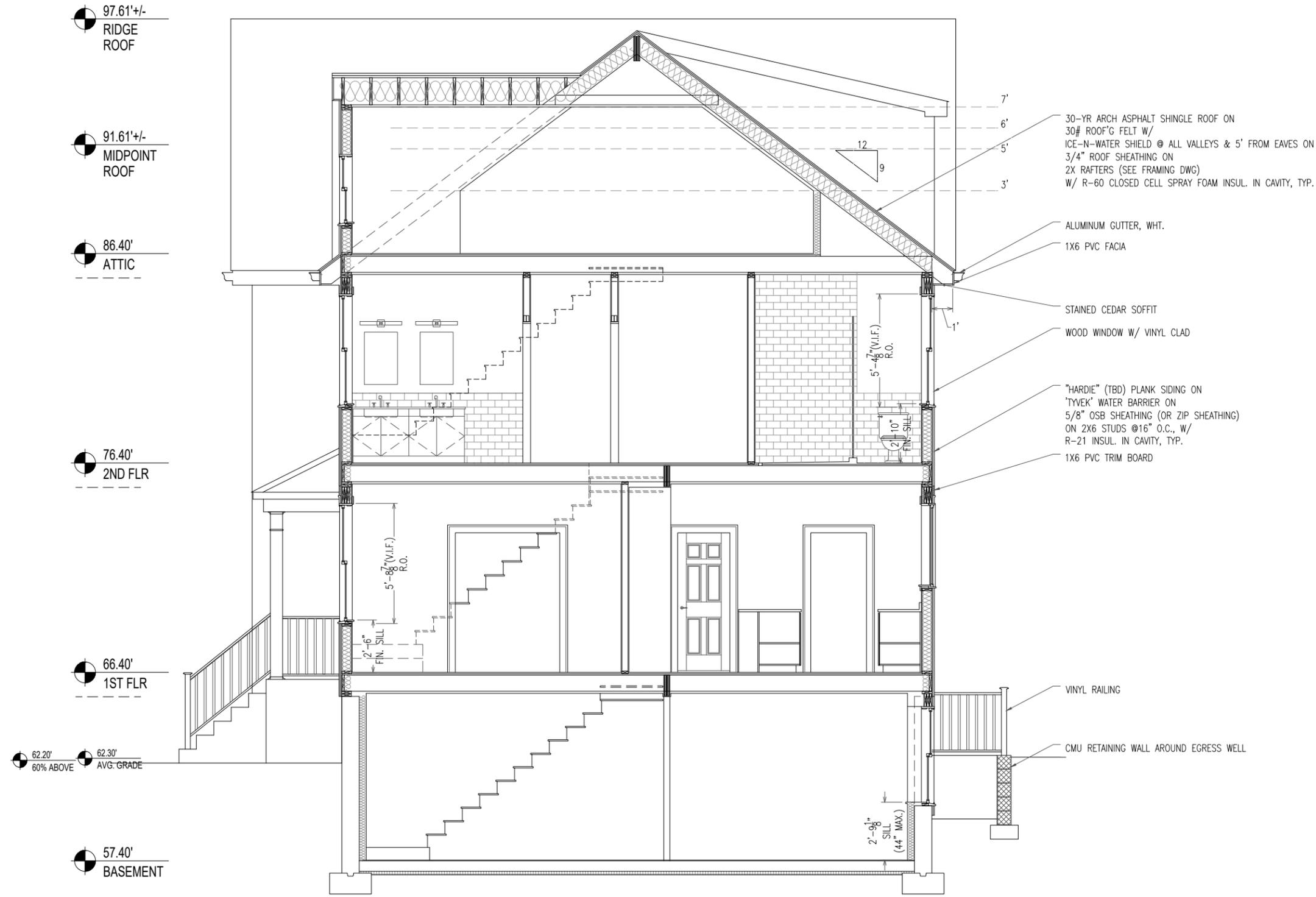


SOLAR-READY ROOF:
 ONE- OR TWO-FAMILY DWELLINGS WITH NOT LESS THAN 600 S.F. ROOF AREA ORIENTED BETWEEN 110 AND 270 DEGREES FROM TRUE NORTH SHALL: TOTAL SOLAR-READY ROOF AREA SHALL BE NOT LESS THAN 300 S.F. EXCLUSIVE OF MANDATORY FIRE SET BACK.

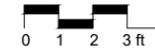
5
 A3.3

5
 A3.3

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5 BUILDING SECTION
 3/16"=1'-0"



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