

# 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:**

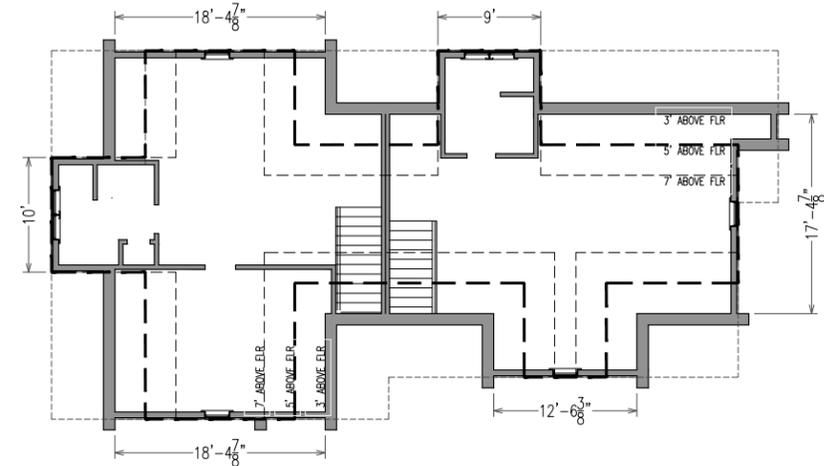
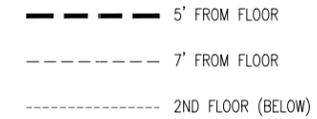
ZONE: RESIDENTIAL GR GENERAL RESIDENCE			
	REQ'D	EXISTING	PROPOSED
1. LOT AREA	5,000 S.F.	6,605 S.F. (PER SURVEY)	6,605 S.F.
2. LOT AREA PER UNIT	3,500 S.F.	6,605 S.F.	3,305 S.F.
3. FRONT YARD (ORCHARD ST)	17.9 FT	5.7 FT	17.9 FT PER SURVEY
4. FRONT YARD (BEECH ST)	14.2 FT	10.9 FT	13.6 FT+/-
5. SIDE YARD	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

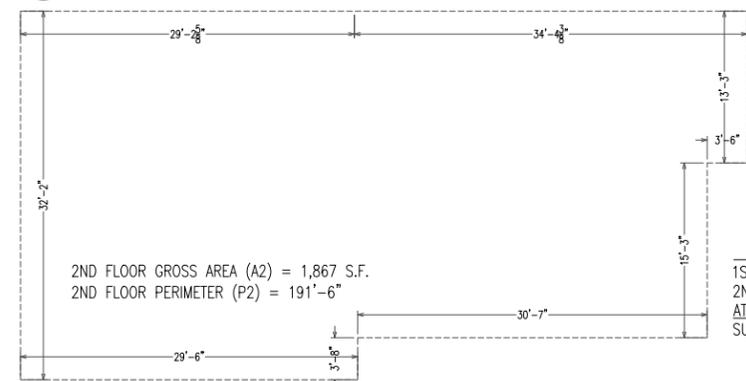
**"HALF-STORY" CALCULATION:**

- "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.



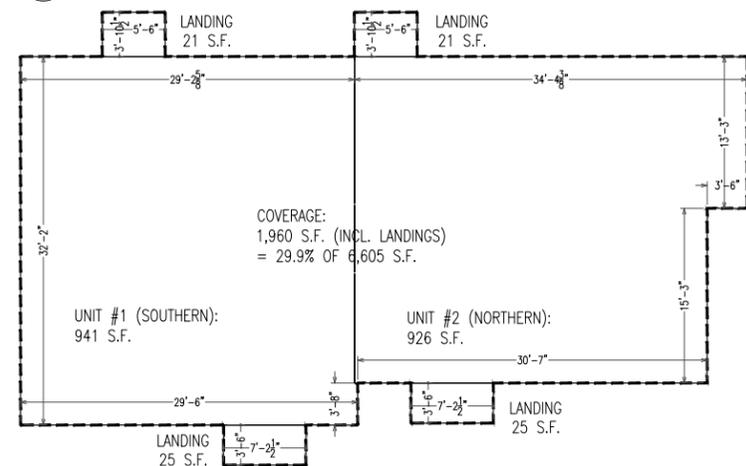
**3 ATTIC DIAGRAM**

1/16"=1'-0"



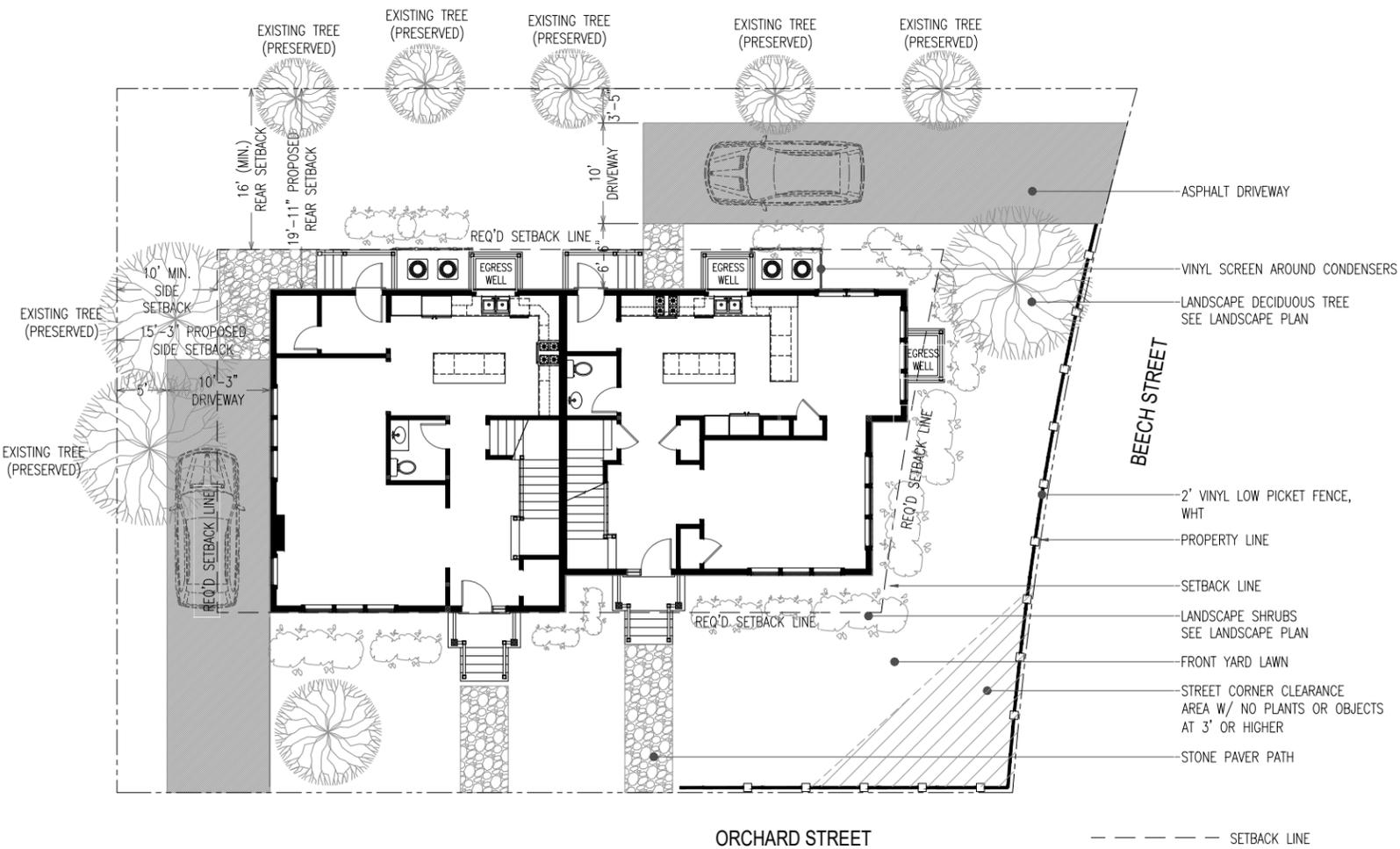
**2 SECOND FLOOR DIAGRAM**

1/16"=1'-0"



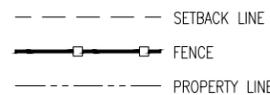
**1 FIRST FLOOR (FOOTPRINT) DIAGRAM**

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

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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

ARCHITECT:  
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PLANTS

	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE																				
A	6	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	3	Iberis sempervirens	Edging Candytuft	#1																				
H	6	Ilexcrenata 'Compacta'	Compacta Japanese Holly	#5																				
I	4	Ilexcrenata 'Steeds'	Steeds Japanese Holly	#7																				
J	7	Lavandula angustifolia 'Hidcote'	Hidcote True Lavender	#1																				
K	3	Leucanthemum x superbum 'Snowcap'	Snowcap Shasta Daisy	#1																				
L	3	Nepeta x faassenii 'Walkers Low'	Walkers Low Catmint	#1 </tr <tr> <td>M</td> <td>3</td> <td>Peony</td> <td>Peony</td> <td>#1</td> </tr> <tr> <td>N</td> <td>2</td> <td>Rhododendron catawbiense 'English Roseum'</td> <td>English Roseum Rhododendron</td> <td>#5</td> </tr> <tr> <td>O</td> <td>2</td> <td>Sedum 'Autumn Joy'</td> <td>Sutumn Joy Sedum</td> <td>#1</td> </tr> <tr> <td>P</td> <td>1</td> <td>Acer "Japanese Threadleaf Maple"</td> <td>Red Japanese Maple</td> <td>#5</td> </tr>	M	3	Peony	Peony	#1	N	2	Rhododendron catawbiense 'English Roseum'	English Roseum Rhododendron	#5	O	2	Sedum 'Autumn Joy'	Sutumn Joy Sedum	#1	P	1	Acer "Japanese Threadleaf Maple"	Red Japanese Maple	#5
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O	2	Sedum 'Autumn Joy'	Sutumn Joy Sedum	#1																				
P	1	Acer "Japanese Threadleaf Maple"	Red Japanese Maple	#5																				

A JACK FROST BUGLOSS



G EDGING CANDYTUFT



M PEONY



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



E PINK CHIFFON ROSE OF SHARON



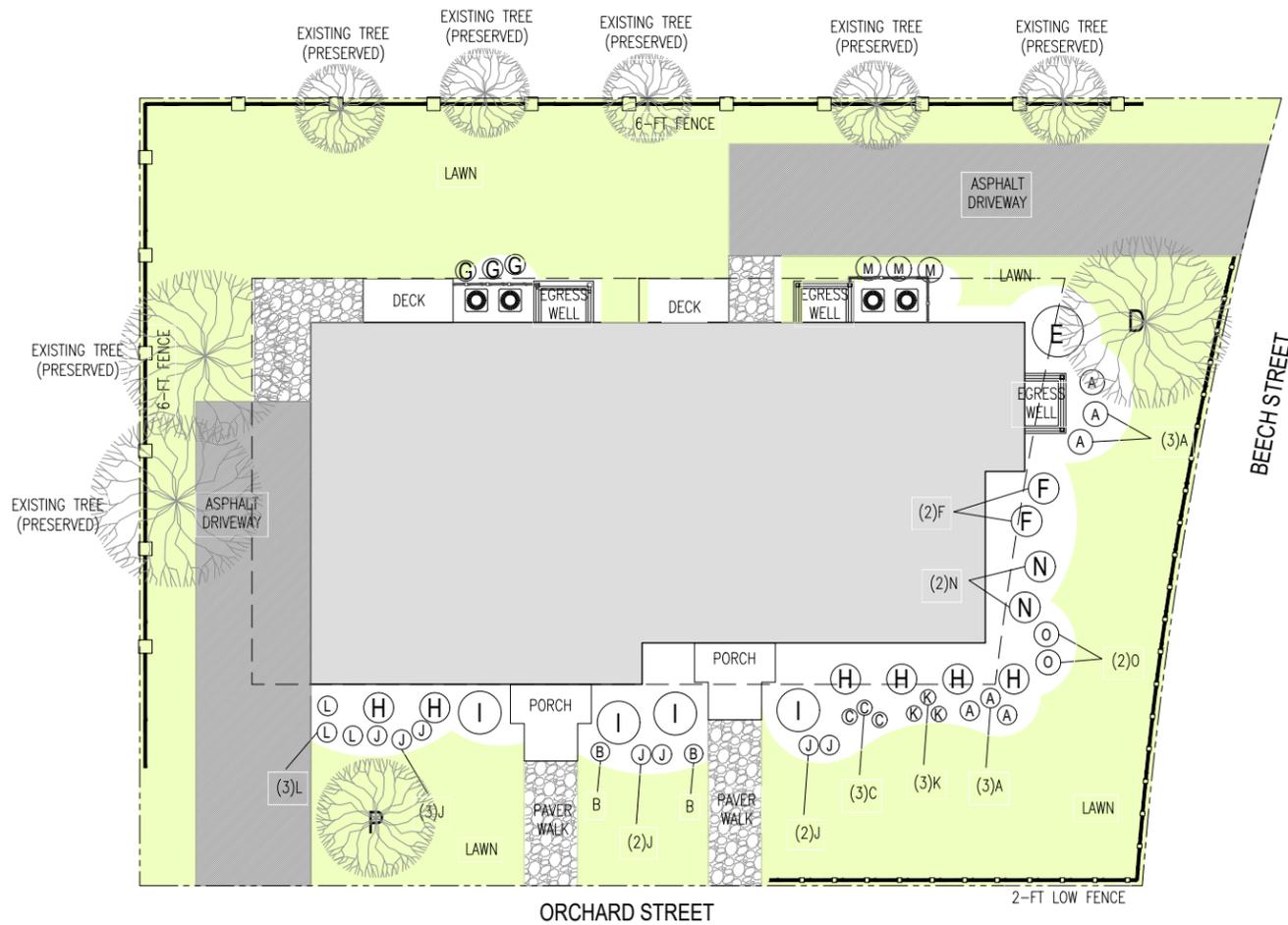
K SNOWCAP SHASTA DAISY



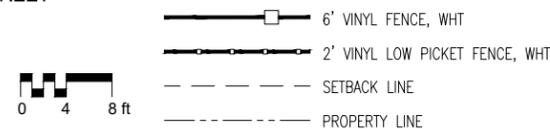
F ENDLESS SUMMER HYDRANGEA



L WALKERS LOW CATMINT



2 LANDSCAPE PLAN  
1/16"=1'-0"



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CHI-MING LEE, ARCHITECT

LANDSCAPE PLAN

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



L1.0

ARCHITECT:  
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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

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**BUILDING ELEVATIONS**

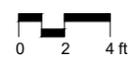
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**3 PROPOSED WEST ELEVATION**  
 1/8"=1'-0"



**4 PROPOSED SOUTH ELEVATION**  
 1/8"=1'-0"



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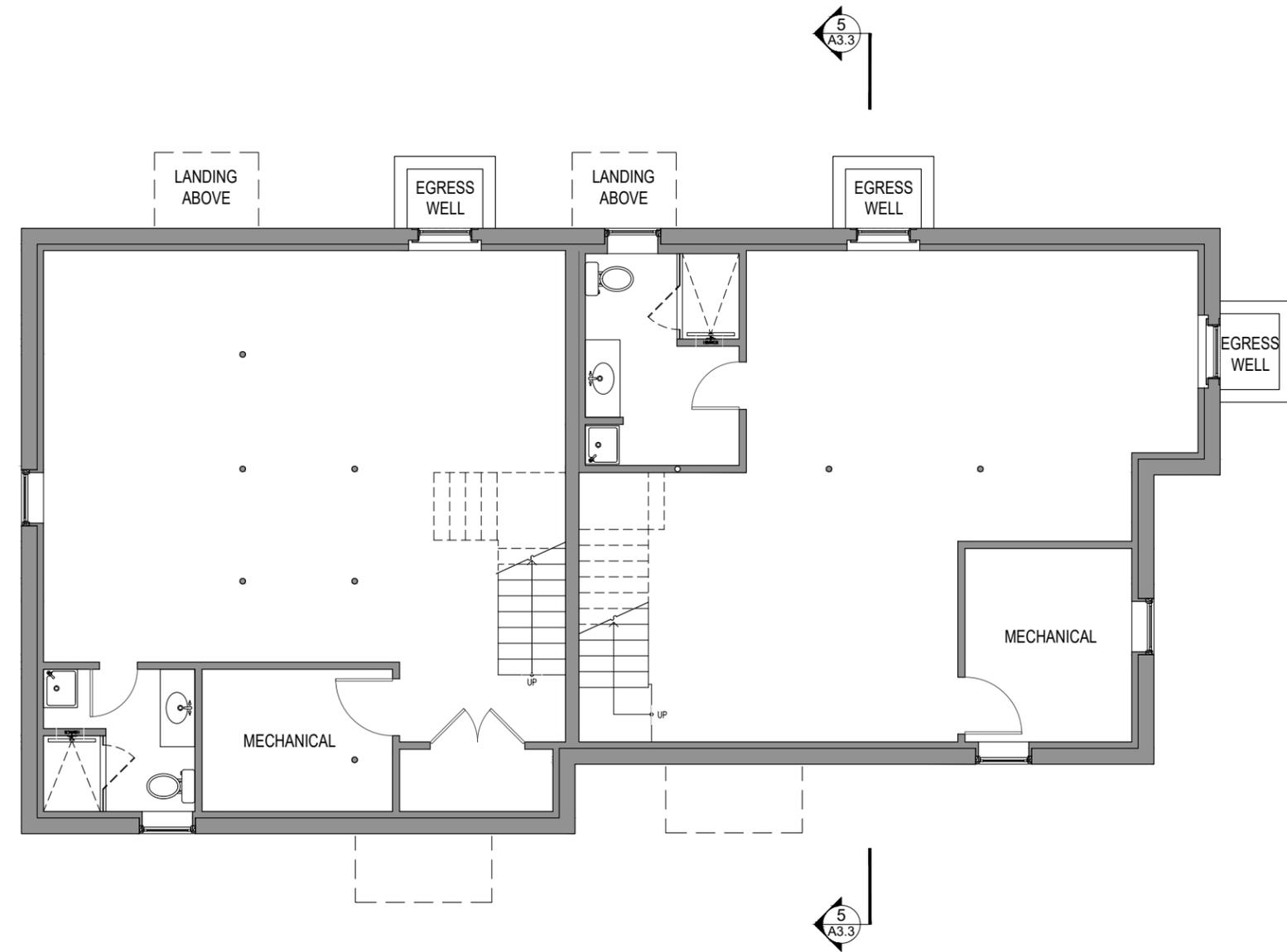
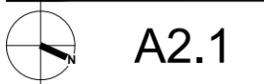
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*Chi-Ming Lee*  
 CHI-MING LEE, ARCHITECT

**PROPOSED BASEMENT PLAN**

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**1 PROPOSED BASEMENT PLAN**  
 1/8"=1'-0"



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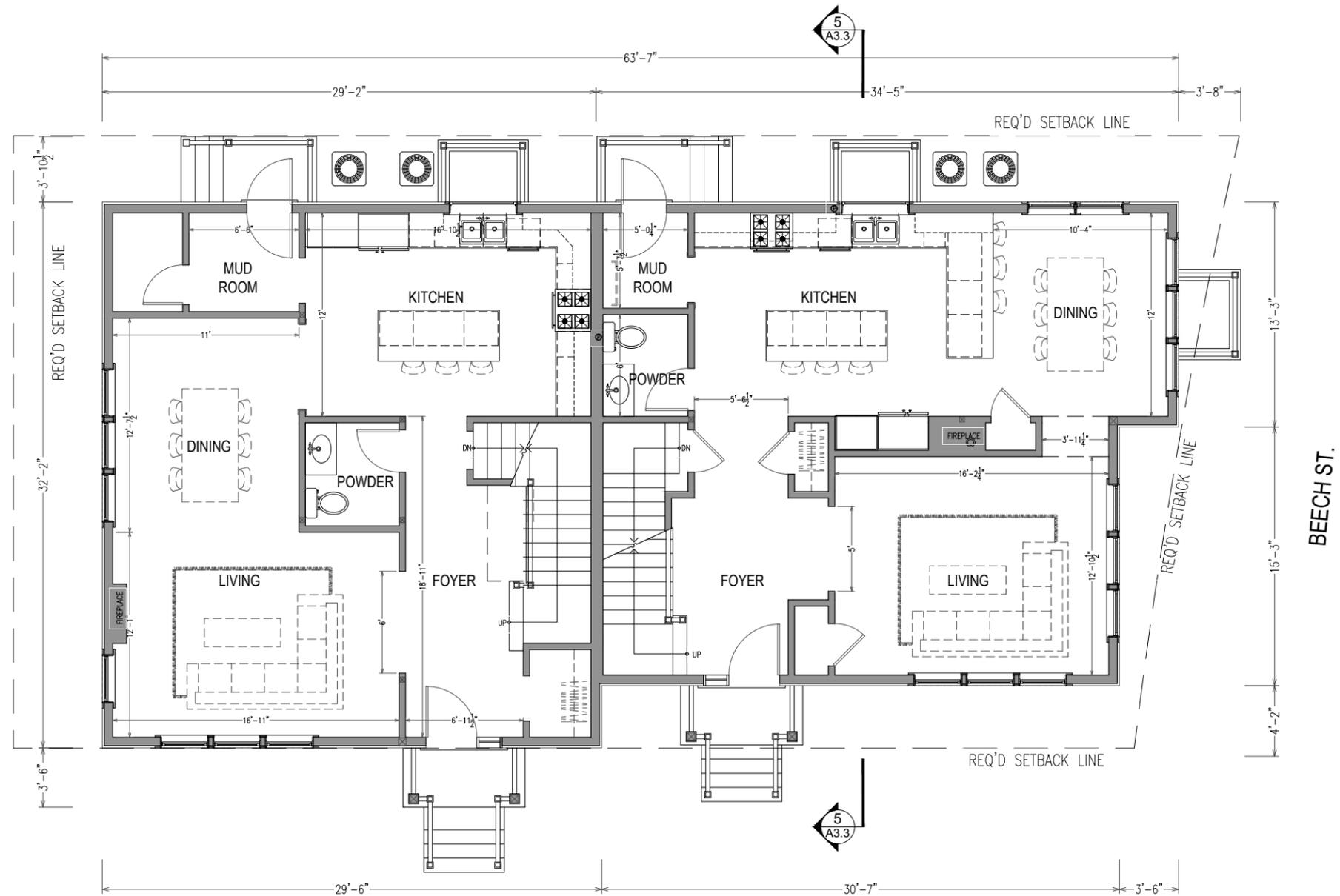
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*Chih-Ming Lee*  
 CHIH-MING LEE, ARCHITECT

PROPOSED FIRST FLOOR  
 PLAN

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

ORCHARD ST.  
 0 2 4 ft

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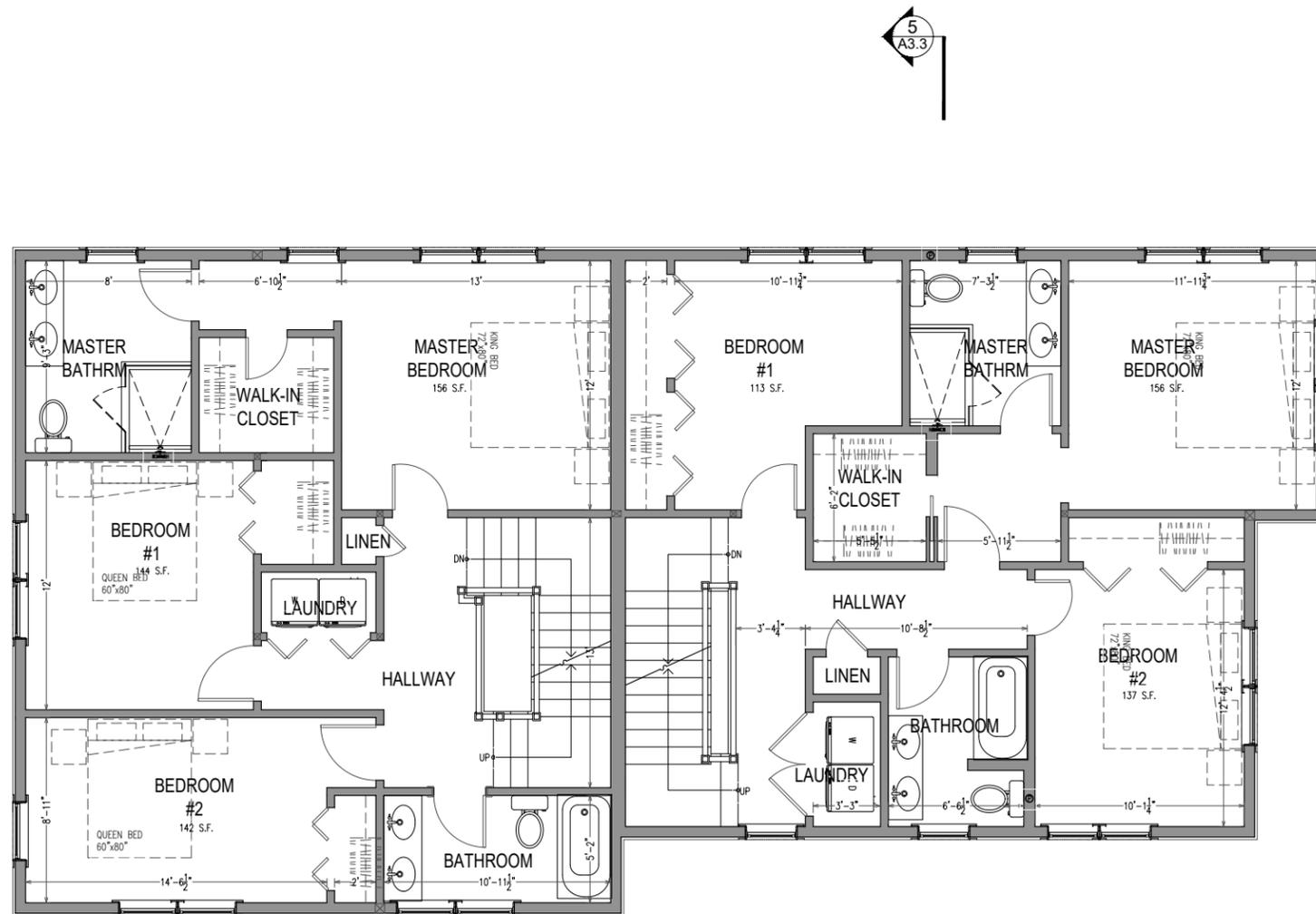
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*Chi-Ming Lee*  
 CHI-MING LEE, ARCHITECT

PROPOSED SECOND FLOOR PLAN

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3 PROPOSED SECOND FLOOR PLAN  
 1/8"=1'-0"



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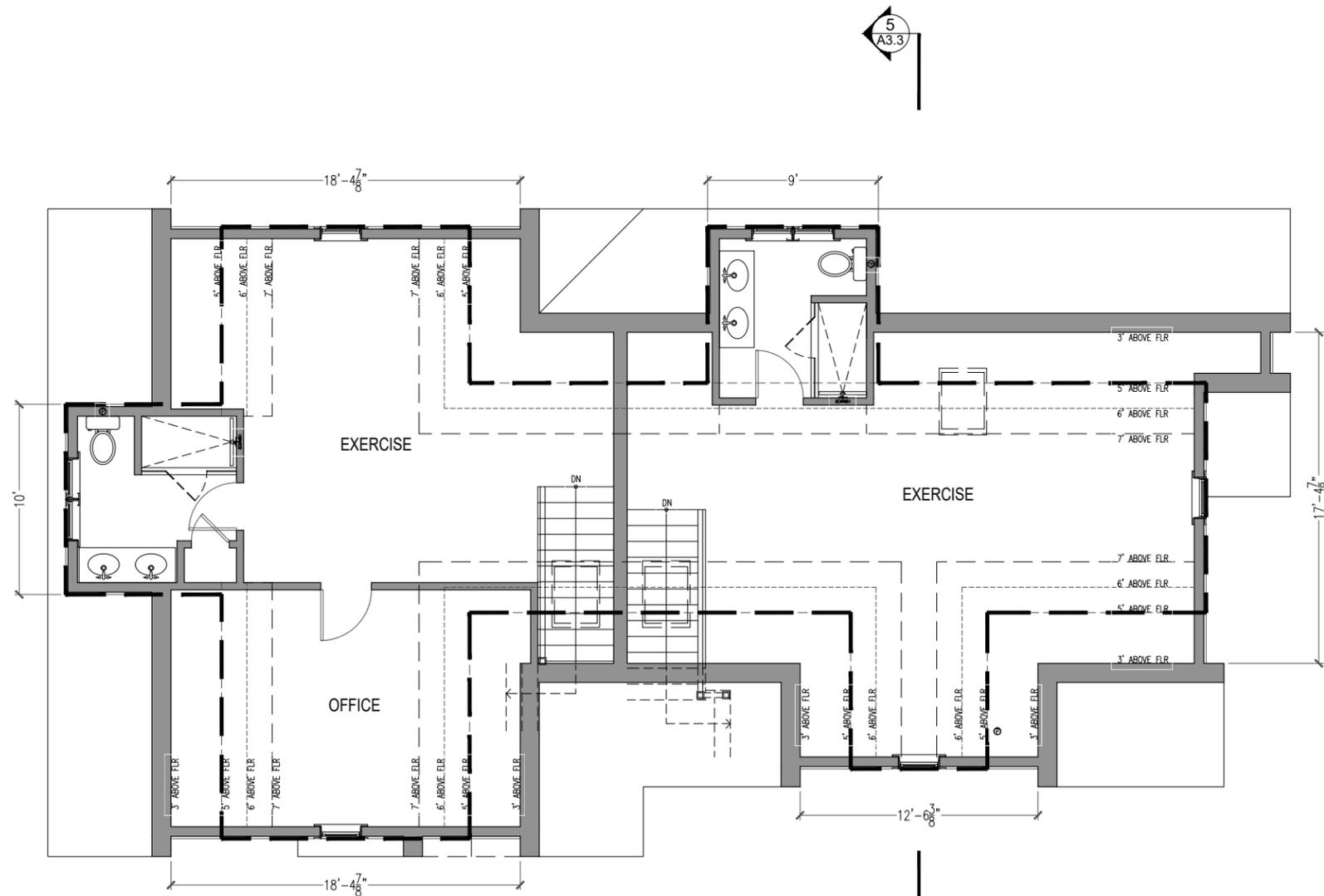
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PROPOSED ATTIC PLAN

SCALE: 1/8"=1'-0"  
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4 PROPOSED ATTIC PLAN  
 1/8"=1'-0"

THE POTENTIAL SPACE HAVING  
 HEADROOM OF FIVE FEET OR MORE



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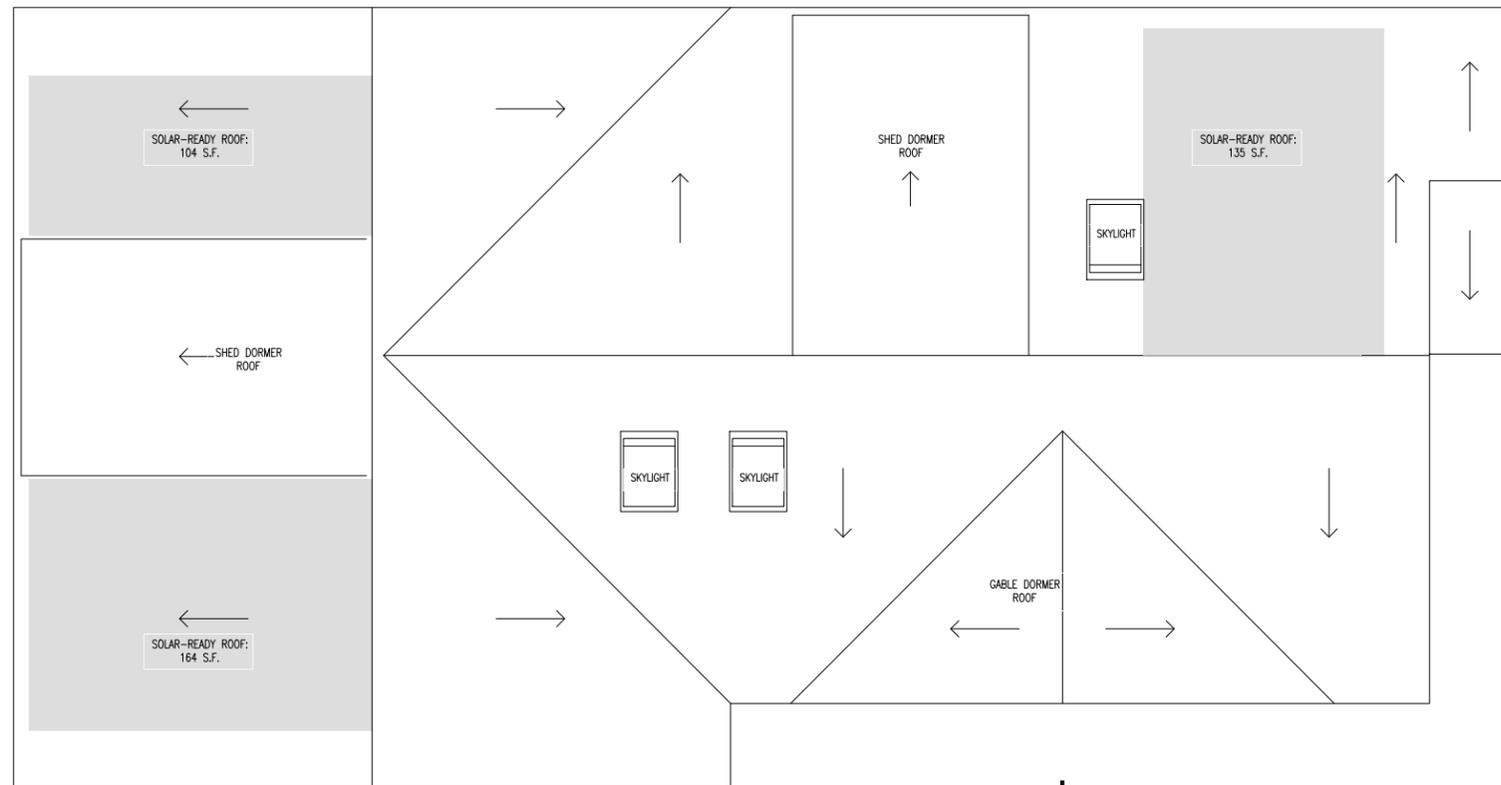
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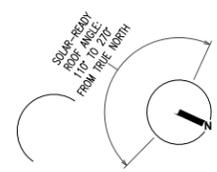
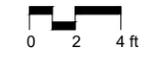
*Chi-Ming Lee*  
 CHI-MING LEE, ARCHITECT

**PROPOSED ROOF PLAN**

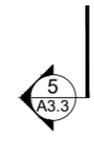
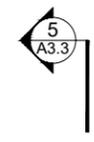
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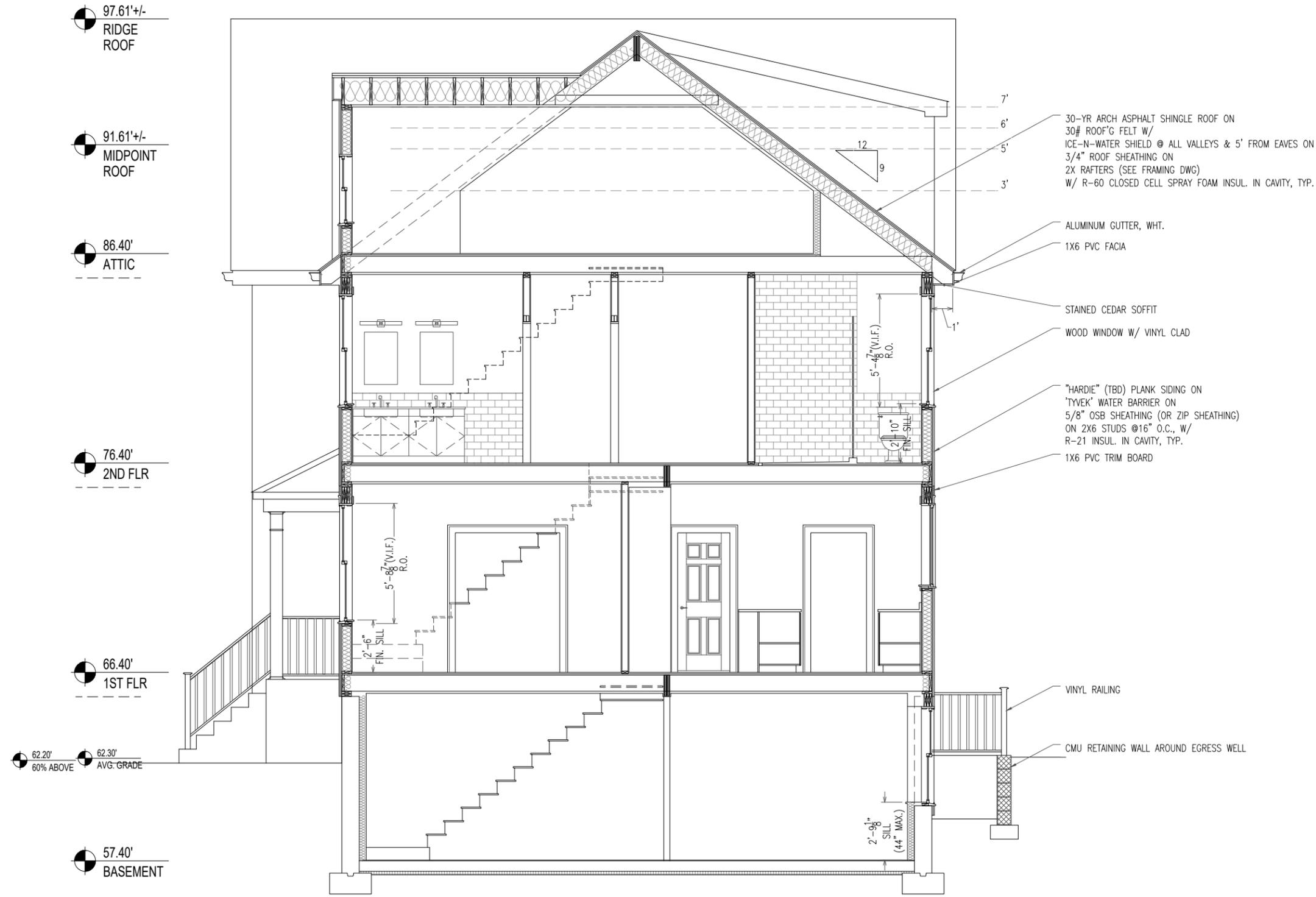
**5 PROPOSED ROOF PLAN**  
 1/8"=1'-0"



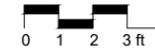
SOLAR-READY ROOF:  
 ONE- OR TWO-FAMILY DWELLINGS WITH NOT LESS THAN 600 S.F. ROOF AREA ORIENTED BETWEEN 110 AND 270 DEGREES FROM TRUE NORTH SHALL TOTAL SOLAR-READY ROOF AREA SHALL BE NOT LESS THAN 300 S.F. EXCLUSIVE OF MANDATORY FIRE SET BACK.



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 OoDD Architects Limited Liability Company  
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5 BUILDING SECTION  
 3/16"=1'-0"



SHAO RESIDENCE  
 TWO-FAMILY NEW CONSTRUCTION

316 Orchard Street  
 Belmont, Massachusetts 02478

DRAWING GENERAL NOTES:  
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Date	Notes
9/10/2025	PLANNING REVIEW SET



*Chi-Ming Lee*  
 CHI-MING LEE, ARCHITECT

BUILDING SECTION

SCALE: 3/16"=1'-0"  
 DATE: DECEMBER 19, 2025  
 DRAWN BY: STAFF, CL  
 CHECKED BY: CL