

ESTABLISHED 1916
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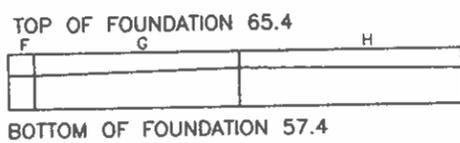
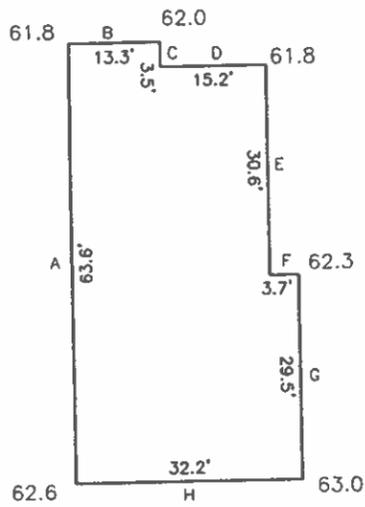
EVERETT M. BROOKS CO.
SURVEYORS & ENGINEERS
49 LEXINGTON STREET
WEST NEWTON, MA 02465

(617) 527-8750
info@everettbrooks.com

316 ORCHARD STREET
CELLAR CALCULATIONS

SCALE: 1 IN. = 20 FT.
DATE: APRIL 15, 2025
DRAWN: LNS
CHECK: BB
REV: 9/15/25

PROJECT NO. 27025



TOP FOUNDATION	65.4
BOT. FOUNDATION	57.4
HEIGHT OF FOUND WALL	8

SEGMENT:	LENGTH (FEET)	GRADE AT START OF SEGMENT	GRADE AT END OF SEGMENT	AREA OF EXPOSED FOUND. WALL	TOTAL AREA OF FOUND. WALL
A	63.6	62.6	61.8	203.52	508.8
B	13.3	61.8	62.0	46.55	106.4
C	3.5	62.0	62.0	11.9	28
D	15.2	62.0	61.8	53.2	121.6
E	30.6	61.8	62.3	102.51	244.8
F	3.7	62.3	62.3	11.47	29.6
G	29.5	62.3	63.0	81.125	236
H	32.2	63.0	62.6	83.72	257.6
I	0.0	62.6	0.0	0	0
J	0.0	0.0	0.0	0	0
K	0.0	0.0	0.0	0	0
L	0.0	0.0	0.0	0	0
M	0.0	0.0	0.0	0	0
N	0.0	0.0	0.0	0	0
O	0.0	0.0	0.0	0	0
P	0.0	0.0	0.0	0	0
Q	0.0	0.0	0.0	0	0
R	0.0	0.0	0.0	0	0
S	0.0	0.0	0.0	0	0
T	0.0	0.0	0.0	0	0

SUMS:	593.995	1532.8
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$[1 - (\text{SUM OF EXPOSED AREA}) / (\text{SUM OF SEGMENT AREA})] \times 100$

$[1 - (594.00 / 1532.80)] \times 100$

61.2% THEREFORE THIS SPACE IS A CELLAR AS DEFINED IN THE ZONING BY-LAW

Cellar - A portion of a building partially underground, having 60% or more of its clear height below grade.
(see basement)

SHAO RESIDENCE

TWO FAMILY NEW CONSTRUCTION

316 Orchard Street
Belmont, Massachusetts 02478

RECEIVED
TOWN CLERK
BELMONT, MA
2025 OCT 20 PM 1:52

PROJECT DESCRIPTION:

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

ZONING SUMMARY:

ZONE: RESIDENTIAL OR GENERAL RESIDENCE	EXISTING	PROPOSED
1. LOT AREA	5,000 S.F.	6,605 S.F.
2. LOT AREA PER UNIT	3,500 S.F.	6,605 S.F.
3. FRONT YARD (ORCHARD ST)	17.9 FT	17.9 FT PER SURVEY
4. FRONT YARD (BEECH ST)	14.2 FT	17.5 FT PER SURVEY
5. SIDE YARD	10 FT	12.0 FT PER SURVEY
6. REAR YARD	38.9 FT	16.0 FT PER SURVEY
7. HEIGHT, MIDPOINT	16 FT	29.3 FT
8. HEIGHT, RIDGE	33 FT	35.3 FT
9. COVERAGE	30%	29.9% PER SURVEY
10. OPEN SPACE	40%	51.0% PER SURVEY
11. FLOOR AREA		(1,867 S.F.)
CELLAR		0
BASEMENT	781 S.F.	1,867 S.F.
1ST FLOOR	690 S.F.	1,867 S.F.
2ND FLOOR		755 S.F.
ATTIC (7+)		(50 S.F.)
OPEN PORCH		(42 S.F.)
DECK		

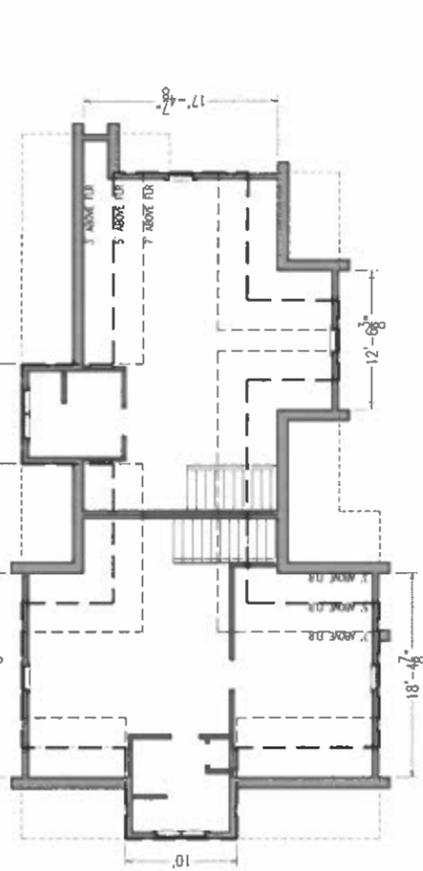
DRAWING LIST:

- 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:

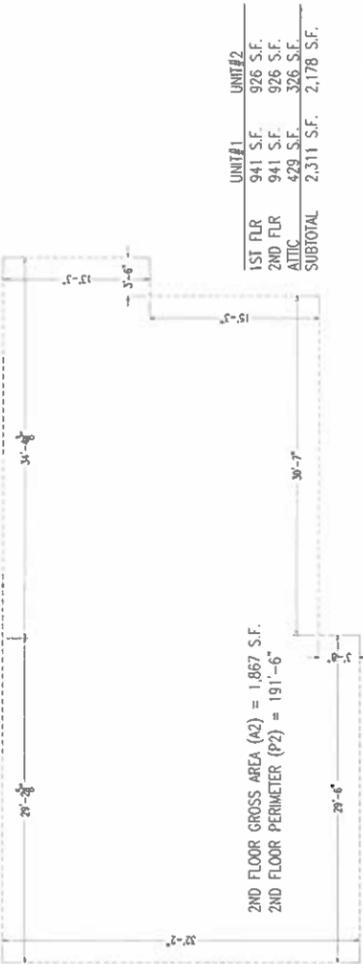
1. THE LINE OF INTERSECTION OF THE RAFTER BOTTOMS AND THE INTERIOR WALL SURFACE IS NOT MORE THAN THREE FEET ABOVE FLOOR LEVEL:
 $18'-4\frac{1}{2}" + 9' + 17'-4\frac{1}{2}" + 12'-8\frac{1}{2}" + 18'-4\frac{1}{2}" + 10' = 85'-9"$
 P2: THE PERIMETER OF THE SECOND FLOOR = $192'-6"$
 $(85'-9") / (191'-6") = 44.8\%$ (50% MAX.)

2. THE POTENTIAL SPACE HAVING HEADROOM OF FIVE FEET OR MORE" = 1,104 SQ-FT
 $1,104 \text{ SQ-FT} = 59.1\%$ OF A2. (60% MAX.)
 A2 = THE AREA OF THE SECOND FLOOR: 1,867 SQ-FT
3. ATTIC FLOOR AREA, "NOT INCLUDING...AREA HAVING LESS THAN SEVEN FEET FLOOR-TO-CEILING HEIGHT" = 755 S.F.



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

0 4 8 ft

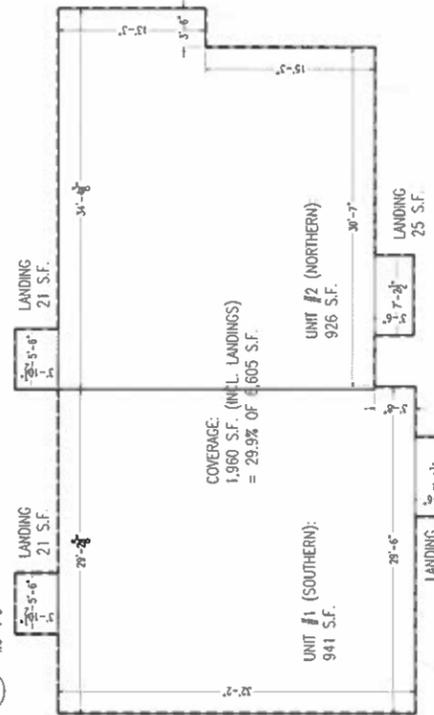


	UNIT#1	UNIT#2
1ST FLR	941 S.F.	926 S.F.
2ND FLR	941 S.F.	926 S.F.
ATTIC	429 S.F.	326 S.F.
SUBTOTAL	2,311 S.F.	2,178 S.F.

2ND FLOOR GROSS AREA (A2) = 1,867 S.F.
 2ND FLOOR PERIMETER (P2) = 191'-6"

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

0 4 8 ft



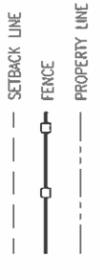
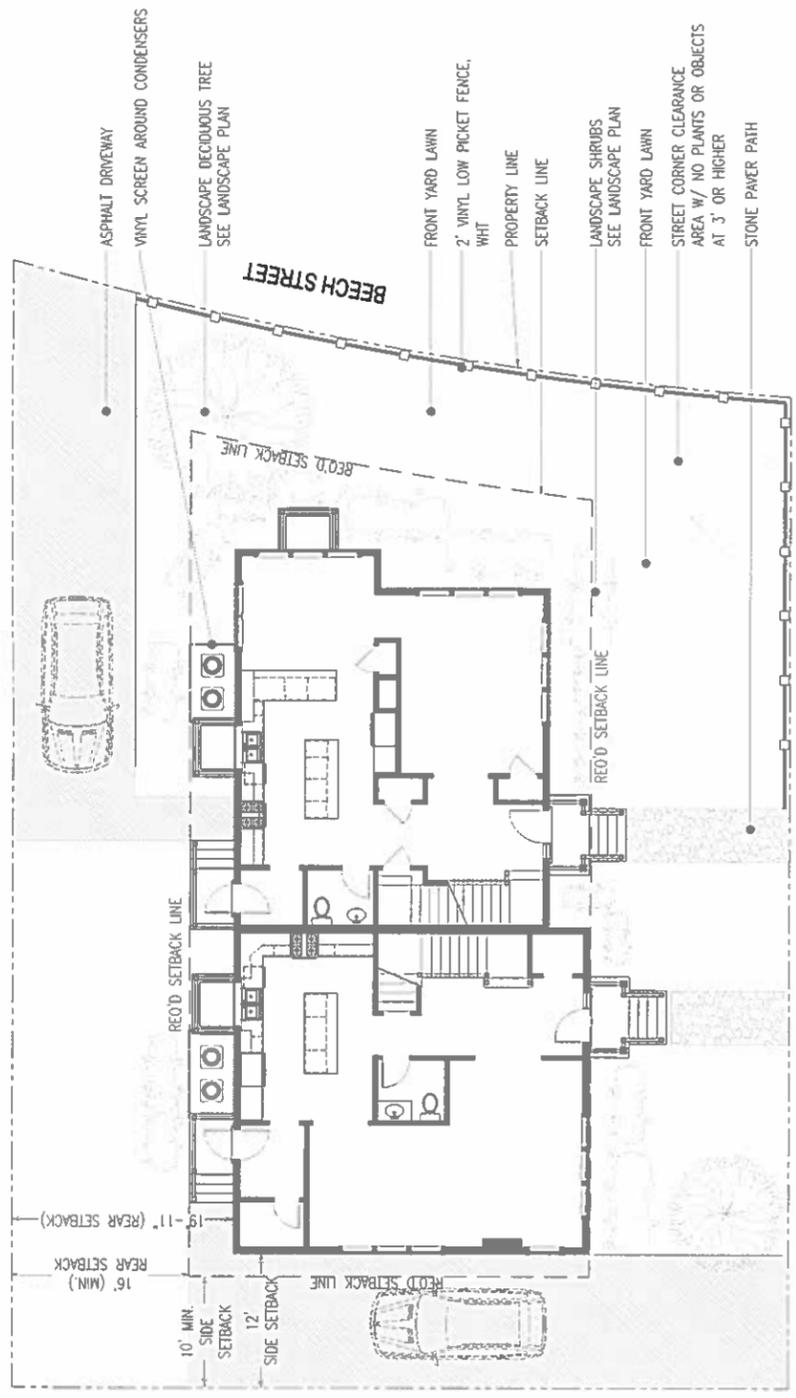
COVERAGE:
 1,960 S.F. (INCL. LANDINGS)
 = 29.9% OF 6,605 S.F.

UNIT #1 (SOUTHERN):
 941 S.F.

UNIT #2 (NORTHERN):
 926 S.F.

1 FIRST FLOOR (FOOTPRINT) DIAGRAM
1/8"=1'-0"

0 4 8 ft



0 4 8 ft

1A SITE PLAN
1/8"=1'-0"

ARCHITECT:
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SHAO RESIDENCE
 TWO-FAMILY NEW CONSTRUCTION
 316 Orchard Street
 Belmont, Massachusetts 02478

DRAWING GENERAL NOTES
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Date: 9/10/2025 | Planning Review Set



CHRIS-HUNG LEE, ARCHITECT
 SITE PLAN, FOOTPRINT
 DIAGRAM & ATTIC AREA CALC

SCALE: 1/16"=1'-0"
 DATE: SEPTEMBER 10, 2025
 DRAWN BY: STAFF, CL
 CHECKED BY: CL



**SCHEMATIC DESIGN
PLANNING REVIEW SET**

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Limited Liability Company
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E-MAIL: OOD@ood.com

**SHAO RESIDENCE
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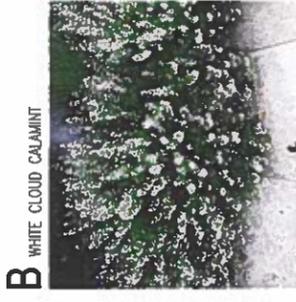
Cherry
CHERRY-MING LEE, ARCHITECT

LANDSCAPE PLAN

SCALE: 1/16"=1'-0"
DATE: SEPTEMBER 10, 2025
DRAWN BY: STAFF, CL
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A JACK FROST BUGLOSS



B WHITE CLOUD CALAMINT



C ZAGREB TICKSEED



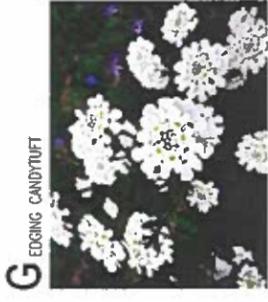
D STELLAR PINK RUTGERS HYBRID DOGWOOD



E PINK CHIFFON ROSE OF SHARON



F ENDLESS SUMMER HYDRANGEA



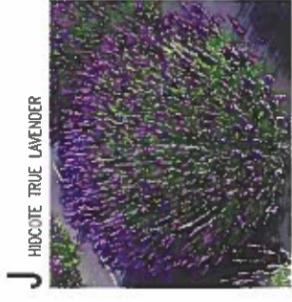
G EDGING CANDYTUFT



H COMPACTA JAPANESE HOLLY



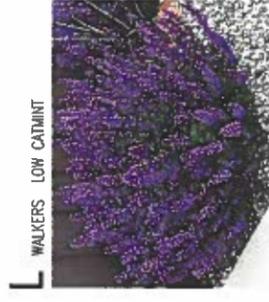
I STEEDS JAPANESE HOLLY



J HIDCOTE TRUE LAVENDER



K SNOWCAP SHASTA DAISY



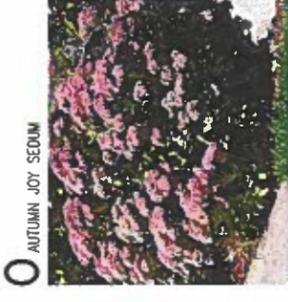
L WALKERS LOW CATMINT



M PEONY



N ENGLISH ROSEUM RHODODENDRON

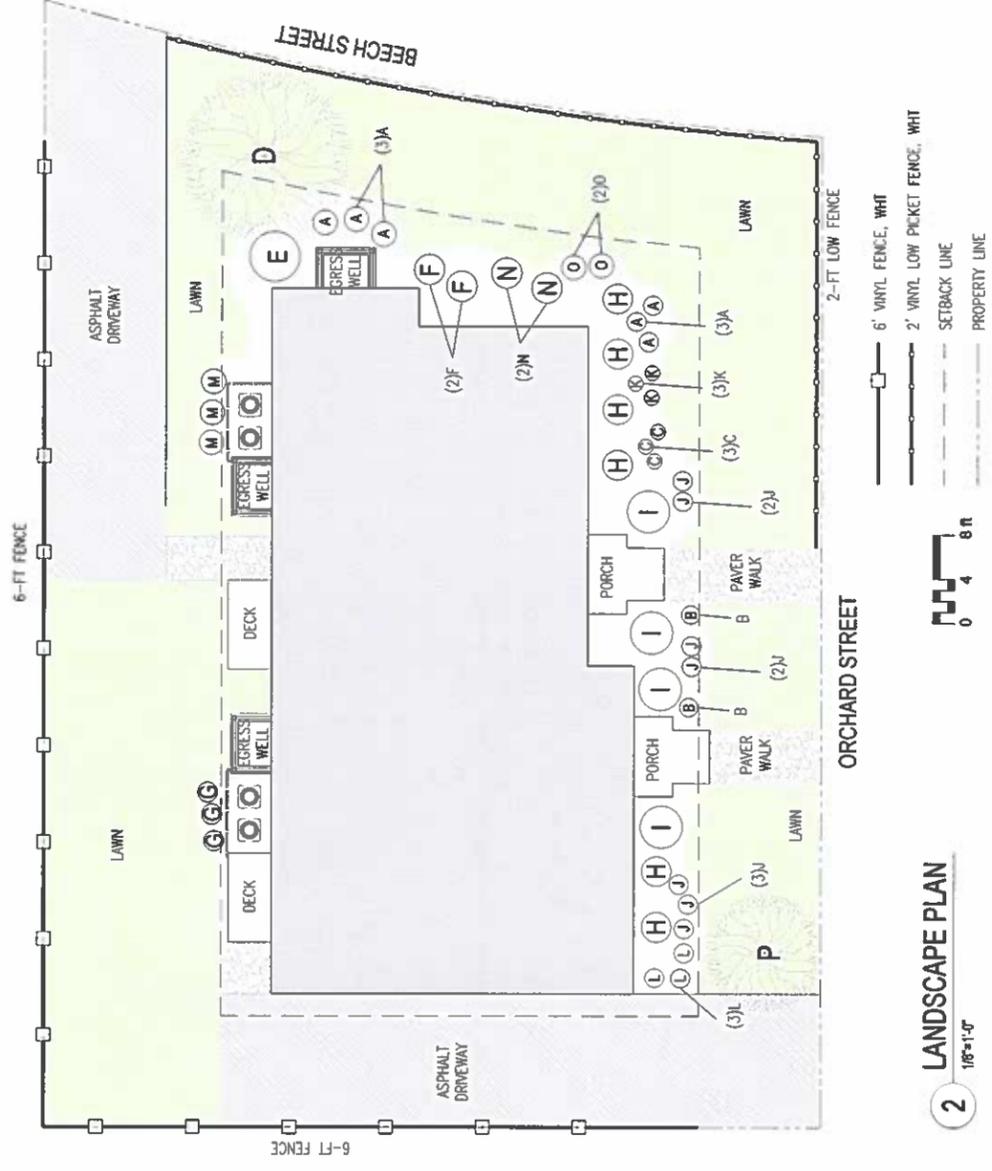


O AUTUMN JOY SEDUM



P RED JAPANESE MAPLE

QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE
A 6	Brunnera macrophylla 'Jack Frost'	Jack Frost Bugloss	#1
B 2	Colamintha 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
M 3	Peony	Peony	#1
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	#5



**SCHEMATIC DESIGN
PLANNING REVIEW SET**

ARCHITECT:
OCCO Architects Limited Liability Company
P.O. Box 60001
Needham, Massachusetts 02468
PH: 617.863.9429 FAX: 617.863.9428
www.occoarch.com

**SHAO RESIDENCE
TWO-FAMILY NEW CONSTRUCTION**

**316 Orchard Street
Belmont, Massachusetts 02478**

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Date: 9/10/2025 | Notes: PLANNING REVIEW SET



BUILDING ELEVATIONS

SCALE: 1/8"=1'-0"
DATE: SEPTEMBER 10, 2025
DRAWN BY: STAFF, CL
CHECKED BY: CL



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

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

- 97.61'-4" RIDGE ROOF
- 91.61'-4" MIDPOINT ROOF
- 86.40' ATTIC
- 76.40' 2ND FLR
- 66.40' 1ST FLR
- 63.37' 6th ABOVE AVG GRADE
- 57.40' BASEMENT

- 97.61'-4" RIDGE ROOF
- 91.61'-4" MIDPOINT ROOF
- 86.40' ATTIC
- 76.40' 2ND FLR
- 66.40' 1ST FLR
- 63.37' 6th ABOVE AVG GRADE
- 57.40' BASEMENT

ARCHITECT:
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Belmont, Massachusetts 02478

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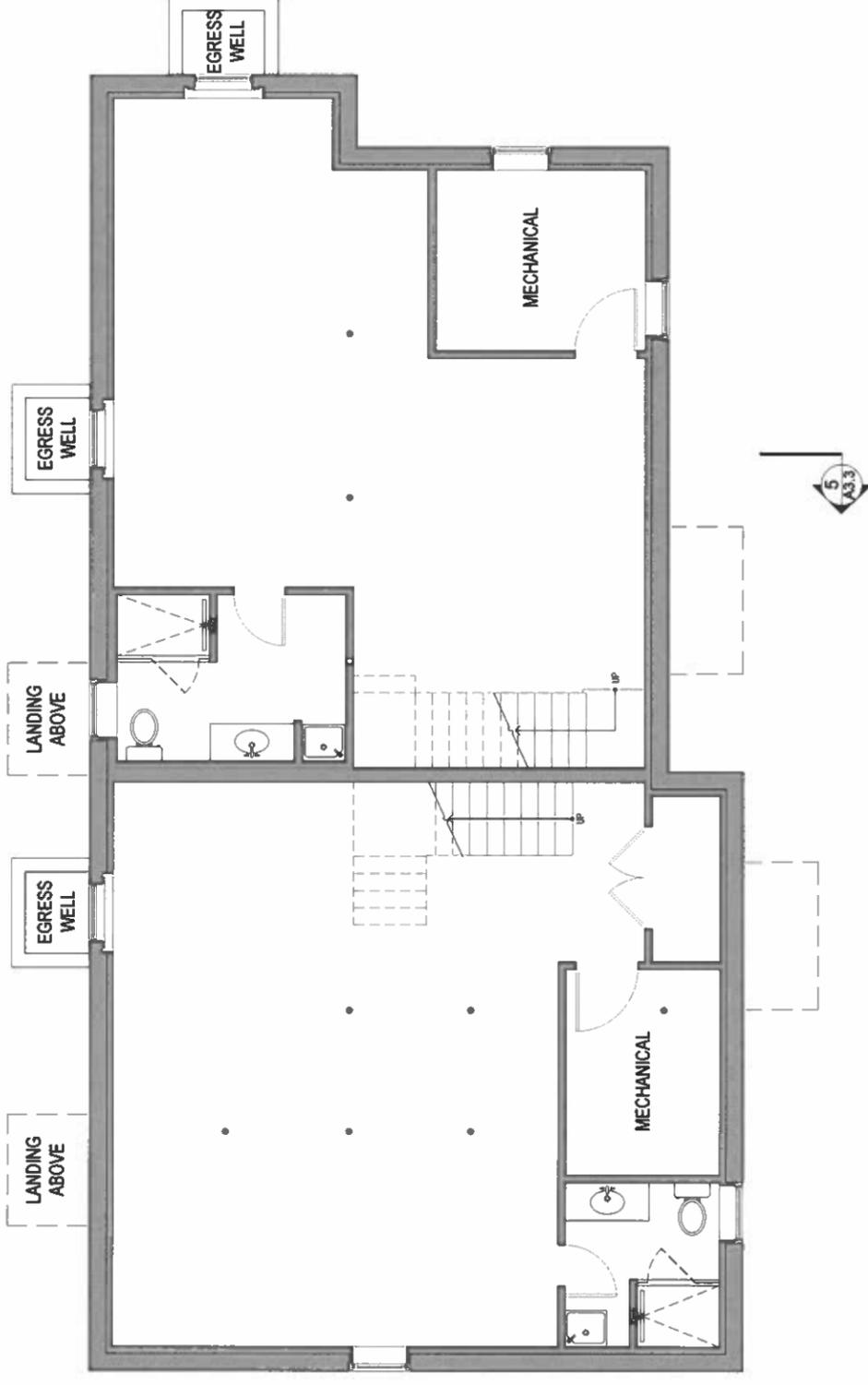
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CHI-MING LEE, ARCHITECT

PROPOSED BASEMENT PLAN

SCALE: 1/8"=1'-0"
DATE: SEPTEMBER 10, 2025
DRAWN BY: STAFF, CL
CHECKED BY: CL



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



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Belmont, Massachusetts 02478

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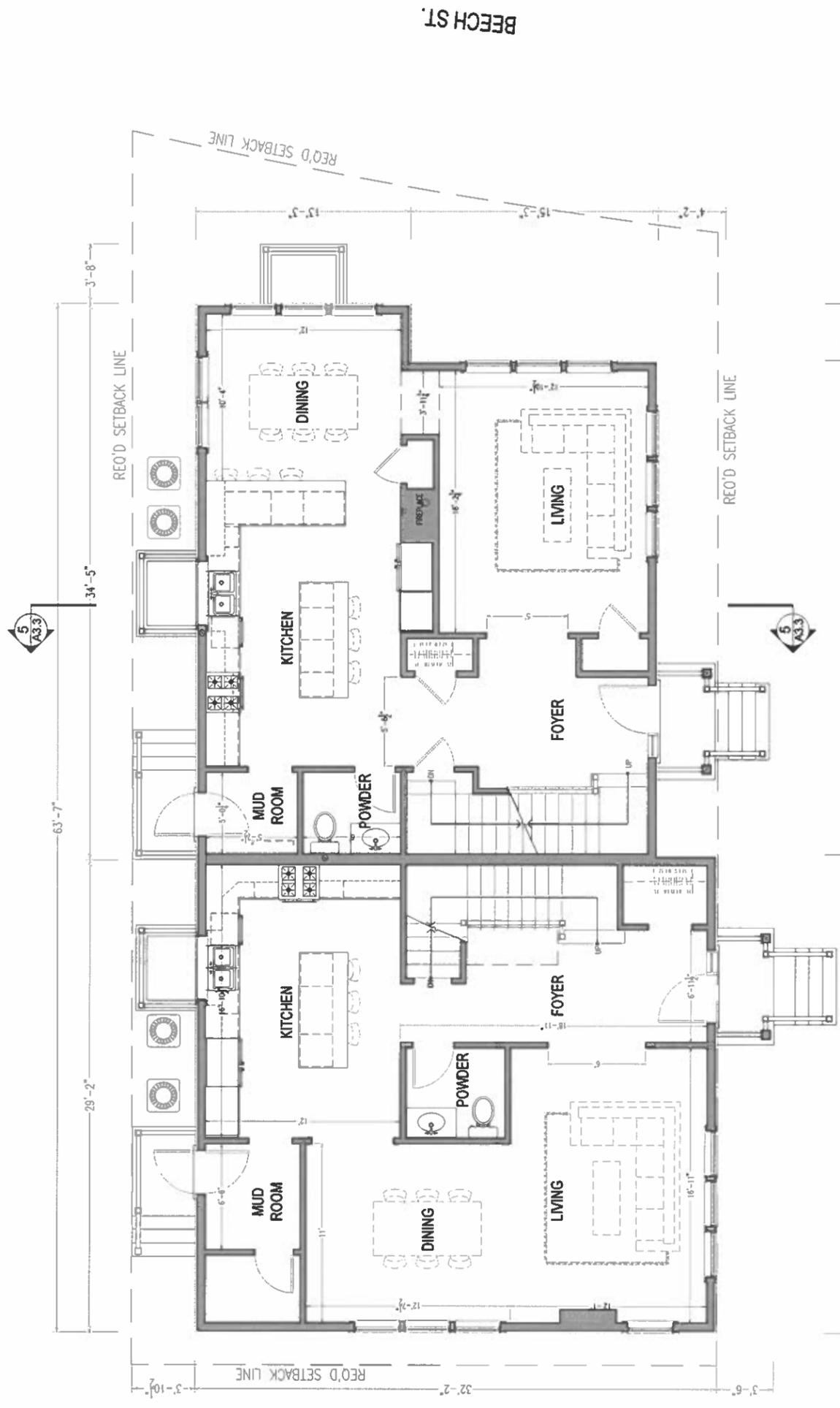
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Chi-Ming Lee
CHI-MING LEE, ARCHITECT

PROPOSED FIRST FLOOR
PLAN

SCALE: 1/8"=1'-0"
DATE: SEPTEMBER 10, 2025
DRAWN BY: STAFF, CL
CHECKED BY: CL



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

ORCHARD ST.



A2.2

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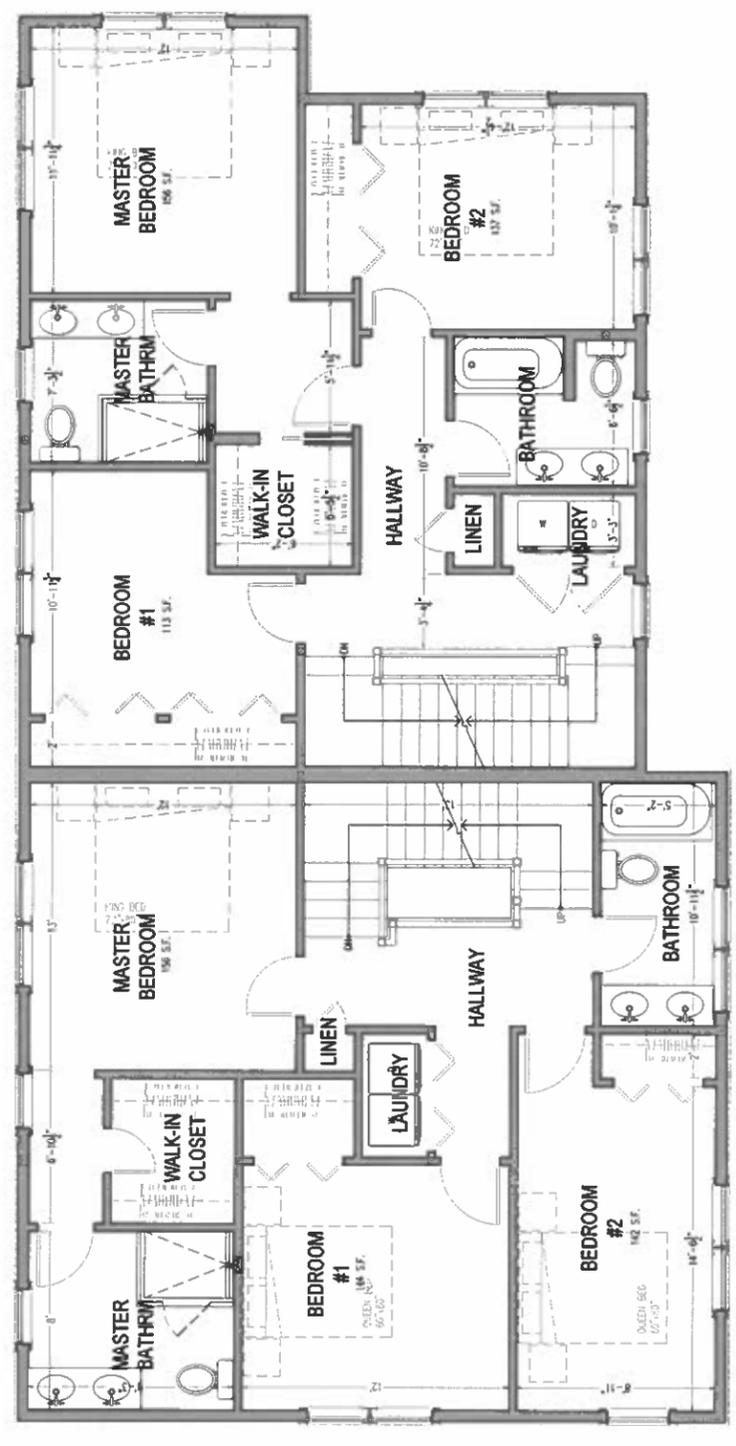
Date: 9/10/2025 | Notes: PLANNING REVIEW SET



CHRISTINE LIU, ARCHITECT

PROPOSED SECOND FLOOR
PLAN

SCALE: 1/8"=1'-0"
DATE: SEPTEMBER 10, 2025
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CHECKED BY: CL



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

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TWO-FAMILY NEW CONSTRUCTION
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Belmont, Massachusetts 02478

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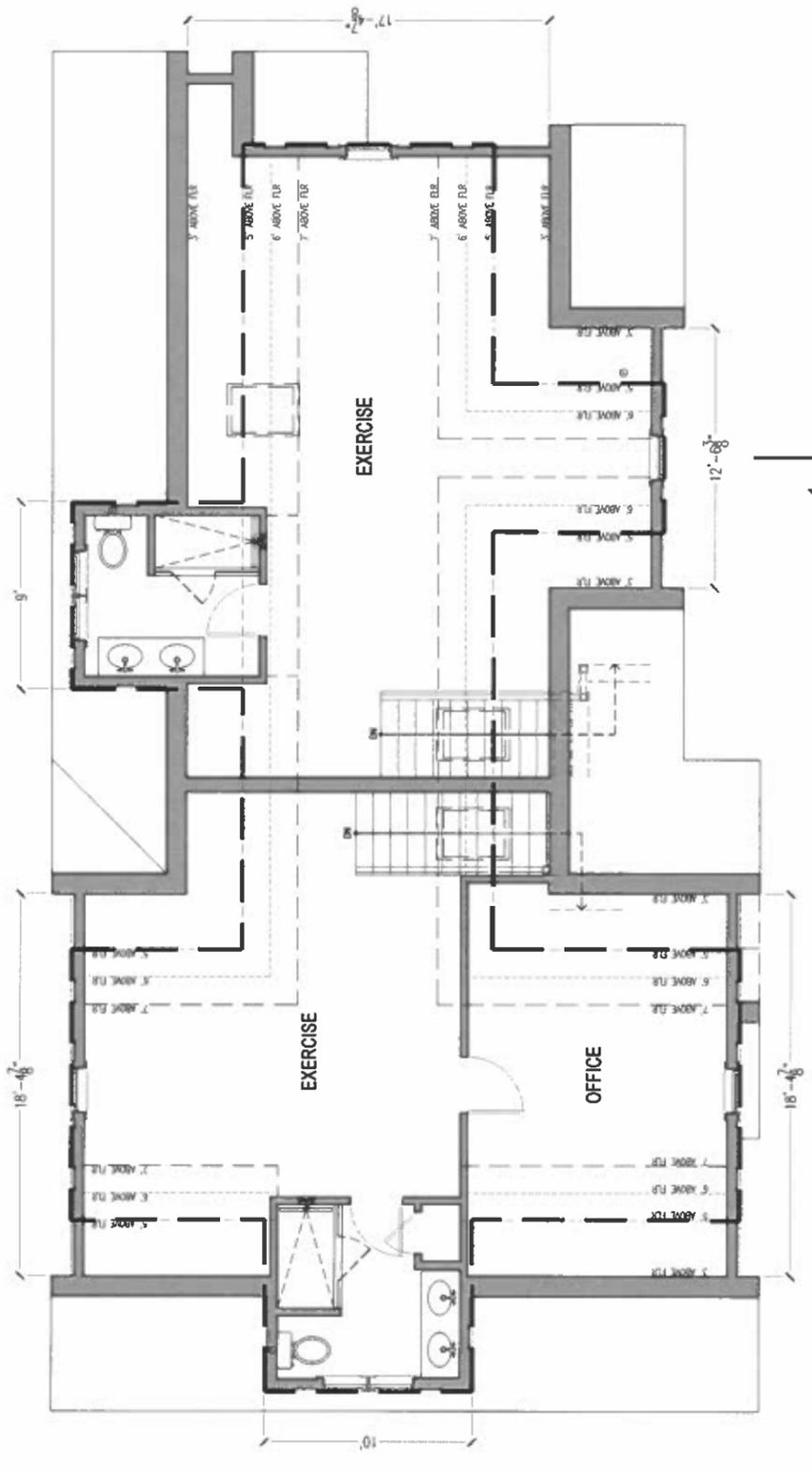
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Date: _____
Notes: _____
9/16/2025 PLANNING REVIEW SET



CHI-MING LEE, ARCHITECT
PROPOSED ATTIC PLAN

SCALE: 1/8"=1'-0"
DATE: SEPTEMBER 10, 2025
DRAWN BY: STAFF, CL
CHECKED BY: CL



THE INTERNAL SPACE HAVING
HANDICAP OF FIVE FEET OR MORE

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

**SCHMATIC DESIGN
PLANNING REVIEW SET**

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 Belmont, Massachusetts 02478

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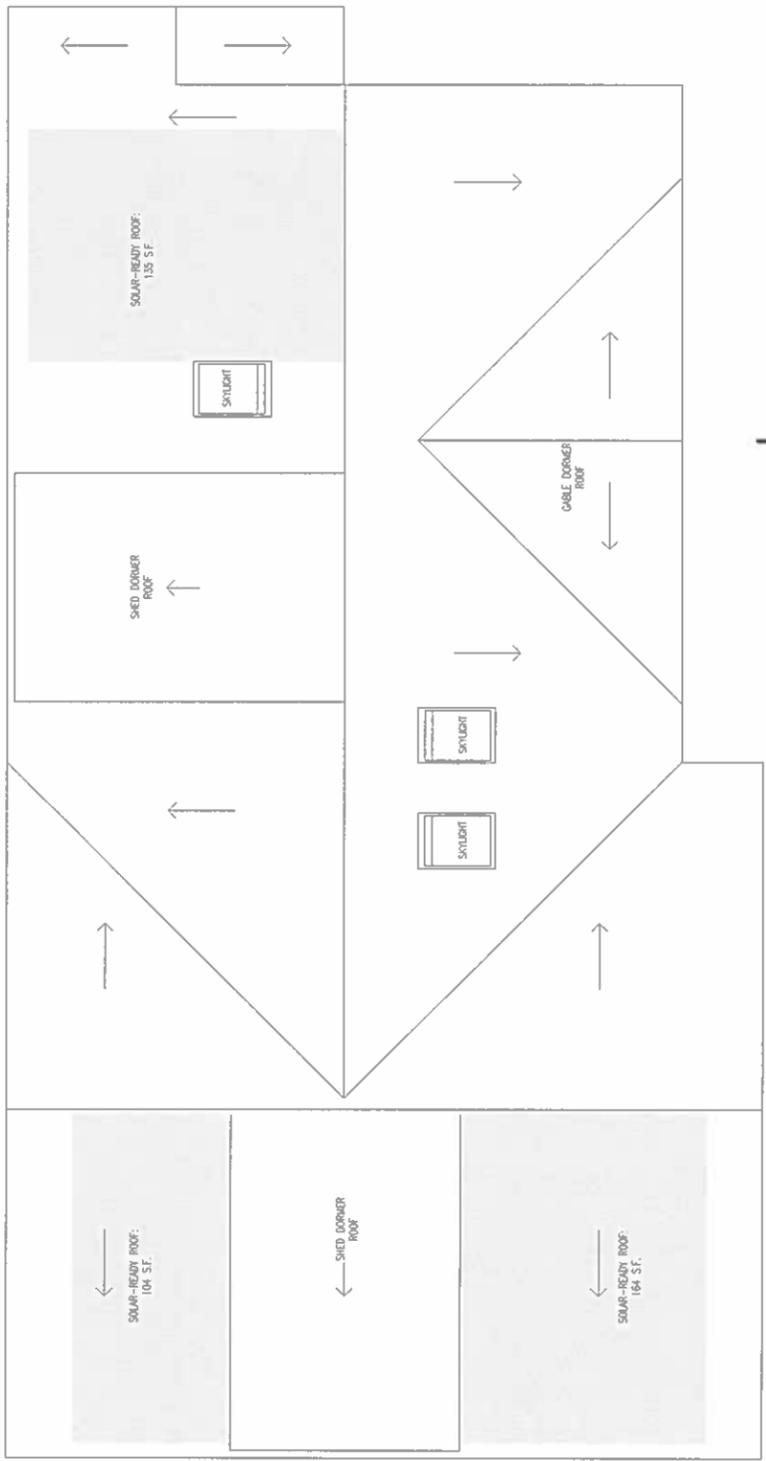
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Date | **Notes**
 9/10/2025 | PLANNING REVIEW SET



CHI-MING LEE, ARCHITECT
PROPOSED ROOF PLAN

SCALE: 1/8"=1'-0"
 DATE: SEPTEMBER 10, 2025
 DRAWN BY: STAFF, CL
 CHECKED BY: CL



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 WINDROTOR TRE SET BACK.



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

**SCHEMATIC DESIGN
PLANNING REVIEW SET**

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 Tel: 617.953.9429 Email: COOD.A@pmil.com

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 316 Orchard Street
 Belmont, Massachusetts 02478

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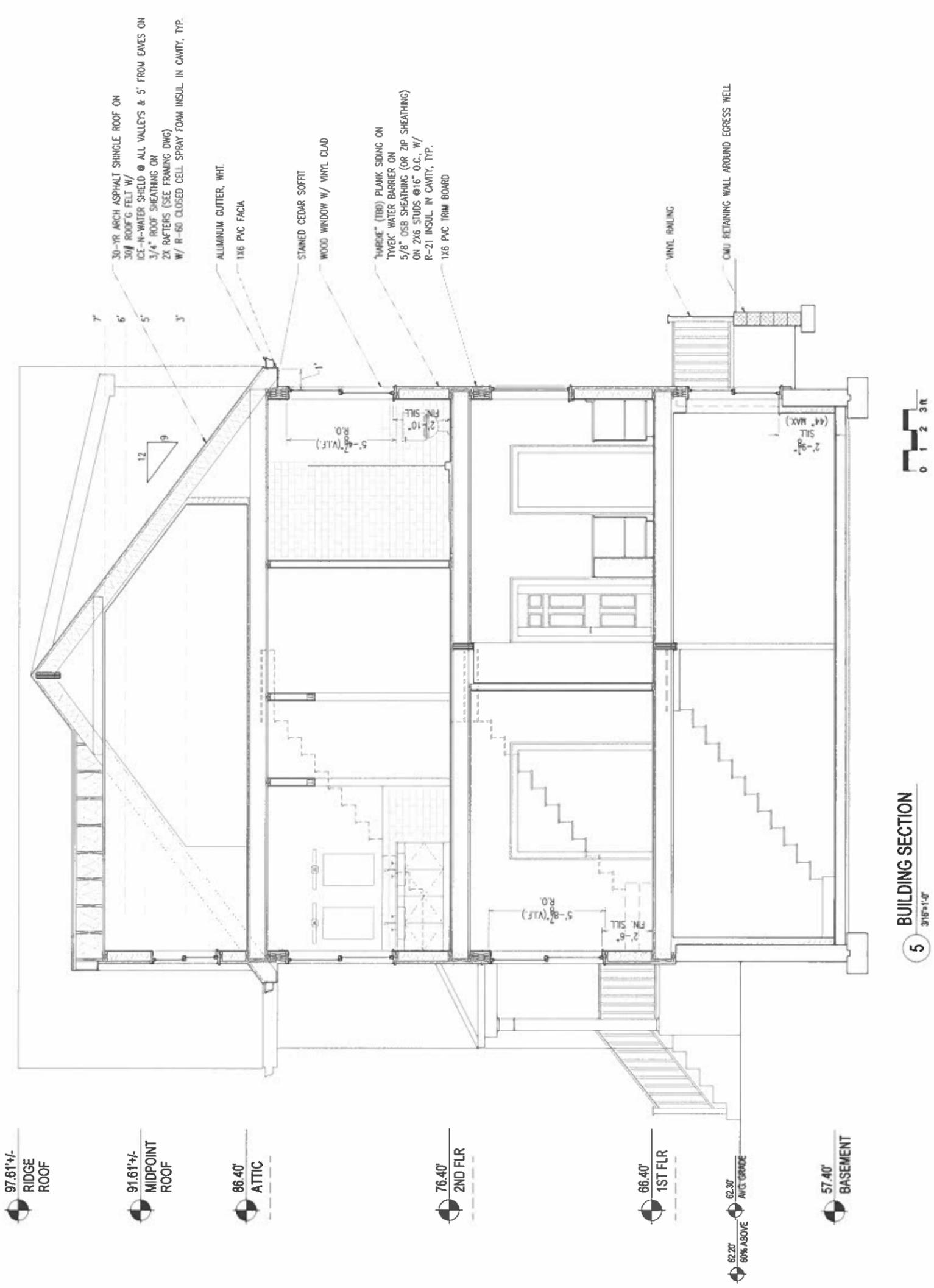
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Date: 9/10/2025
 Notes: PLANNING REVIEW SET



CHEN-MING LI, ARCHITECT
BUILDING SECTION

SCALE: 3/16"=1'-0"
 DATE: SEPTEMBER 10, 2025
 DRAWN BY: STAFF, CL
 CHECKED BY: CL



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