

ZONING:
GENERAL RESIDENCE "GR"
MINIMUM LOT AREA 5000 SF
MINIMUM LOT FRONTAGE 50 feet
MAXIMUM LOT COVERAGE 30%
MINIMUM OPEN SPACE 40%
GR MINIMUM SETBACK
DIMENSIONS in FEET
Dwelling front: 20 side: 10
rear: 20/.2xL>100' max bldg ht: 35
stories: 2.5

1) In the GR District, a minimum lot area of 7,000 square feet and a minimum lot frontage of 70 feet shall exist for a two-family dwelling.

5. Notwithstanding the front setback requirement listed in Section 4.2.2, the front setback for the GR District shall not exceed the average of the front setbacks of the buildings on the lots contiguous thereto on either side. A vacant lot, a lot occupied by a building set back more than the required minimum, or an intersecting street shall be counted as though occupied by a building set back at that minimum.

6. On lots having depth of less than 100 feet, dwelling setback from the rear lot line shall equal ... not less than 20% of lot depth in General Residence Districts; but in no event shall the rear setback equal less than... 16 feet in General Residence Districts.

8. In the GR Districts, on lots having depth of greater than 100 feet, dwelling setback from the rear lot line shall equal 20% of the lot depth.

30% Lot Coverage - Percentage of total lot area covered by structures or roofed.

9,589 SF X.3= 2,876.7 sf
2,815 SF AS DESIGNED (61.7 SF LESS THAN ALLOWABLE)

40% Open Space - An open area on a lot, unbuilt on, containing landscape materials, pedestrian walks, patios, recreational facilities, but excluding driveways and parking spaces.

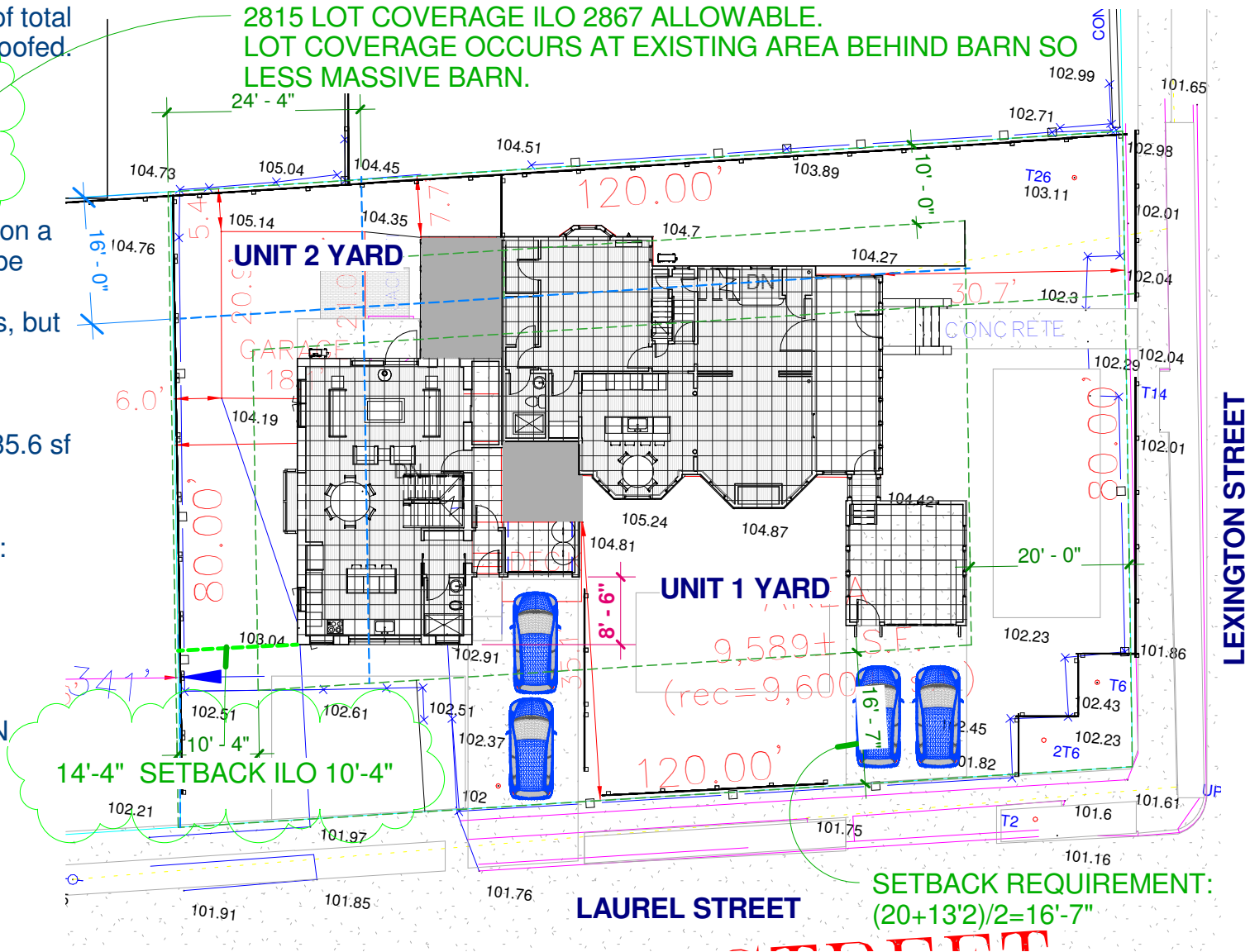
OPEN SPACE: 9,589 sf X.4= 3,835.6 sf or greater:
5,829 SF AS DESIGNED

SUPER INSULATED ENVELOPE:
R20 BASEMENT WALLS;
R40 WALLS;
R60 ROOF
TRIPLE GLAZED WINDOWS
HEAT PUMP
HEAT RECOVERY VENTILATION
SOLAR PV
LED LIGHTING
INDUCTION COOKTOP
CONVECTION OVEN
ENERGY STAR APPLIANCES

Positives:

- Our goal is to create a harmonious complex that supports the neighborhood through its design, use, setbacks and height.
- The project is really about how to add a second dwelling unit into the existing site with the least amount of damage to the existing site and existing home.
- The project keeps the existing 1870's home which we feel is not at the end of its life and should be given the opportunity to be a part of the next phase of this property.
- The project modulates height and scale from the taller elements of the dwelling units to the smaller elements like the garages and porch.
- The project provides buffer areas that can be planted between lots. If the driveways were stacked and to the west of the "Barn" or north of the existing home, there would be little to no planting buffer.

2815 LOT COVERAGE ILO 2867 ALLOWABLE.
LOT COVERAGE OCCURS AT EXISTING AREA BEHIND BARN SO LESS MASSIVE BARN.





CA DESIGN STUDIO LLC

ARCHITECTURE
PLANNING DESIGN

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BELMONT MA
02478

DATE: 06.28.2021

SPECIAL PERMIT
CHANGES TO CREATE
SMALLER VOLUME, BIGGER
SETBACK FROM PROP LINES

TITLE

**SITE PLAN/
ROOF PLAN**

DWG NO

A1

61.7 SF LESS LOT COVERAGE THAN ALLOWABLE.
LOT COVERAGE INCLUDES EXISTING AREA ON MAIN FLOOR AT BACK OF BARN,
WHICH IS SHOWN AS 1 STORY ILO 2 STORIES- SO IS BETTER FOR NEIGHBORS

NO DORMERS ON
ROOF

REMOVE EXISTING 2 STORY: KITCHEN AND ROOM ABOVE
REMOVE EXISTING GARAGE
REMOVE EXISTING DECK

FENCE

1 STORY ILO 2 STORY ELEMENT

EXISTING

BARN IS NOW
22'-0" WIDE X 36'-0" DEEP
ILO
26'-0" WIDE X 40'-0" DEEP

4/12 ROOF

ALMOST
FLAT ROOF

SIDE SETBACK IS 14'-4"
ILO 10'-4"

EXISTING PLANTINGS WITH SOME ADDITIONAL STREET
TREES AND LANDSCAPE AROUND REVISED AREAS.

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



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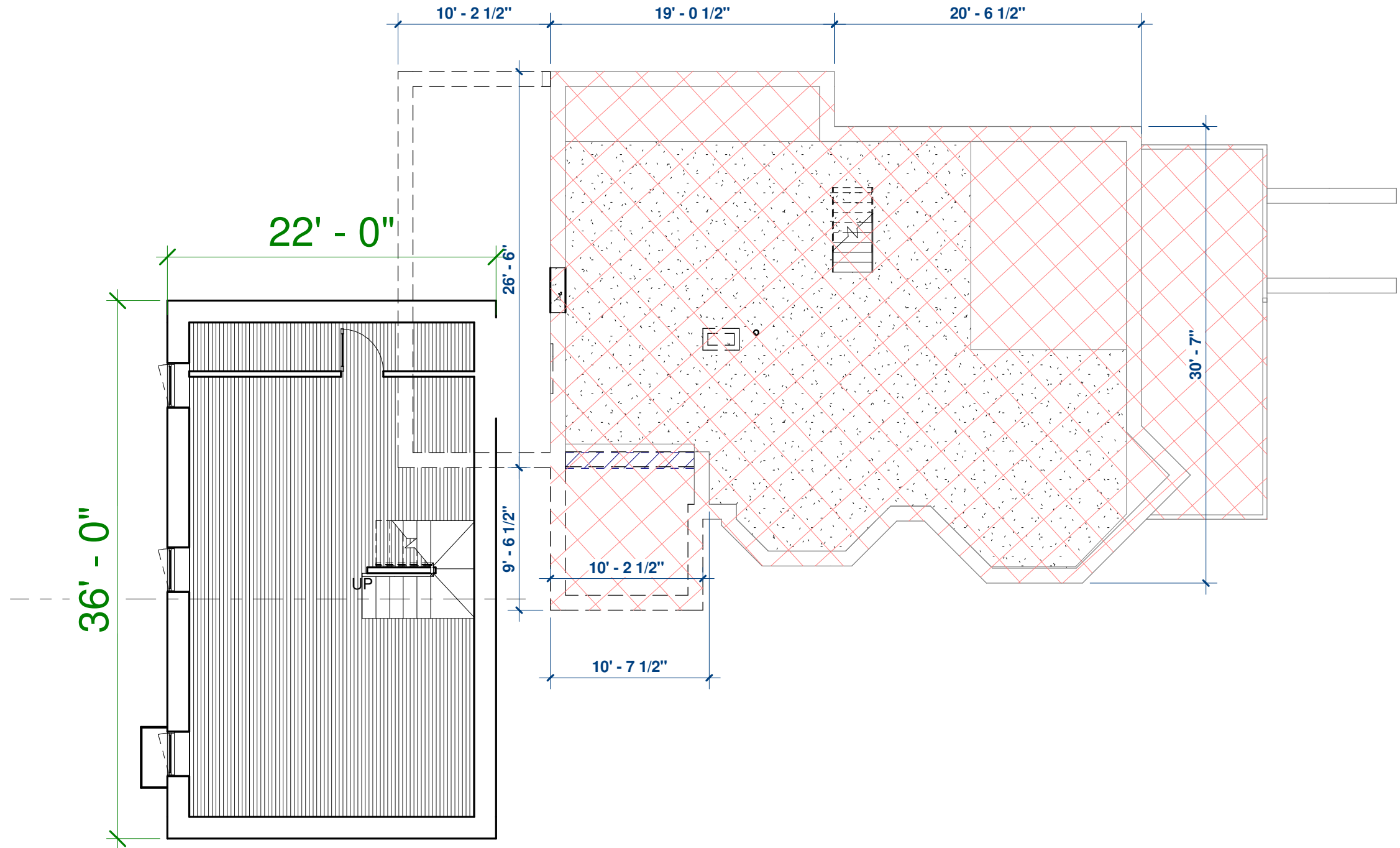
CHANGES TO CREATE
SMALLER VOLUME, BIGGER
SETBACK FROM PROP LINES

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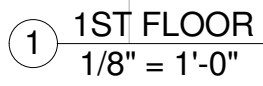
**BASEMENT
FLOOR
PLAN**

DWG NO

A2



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





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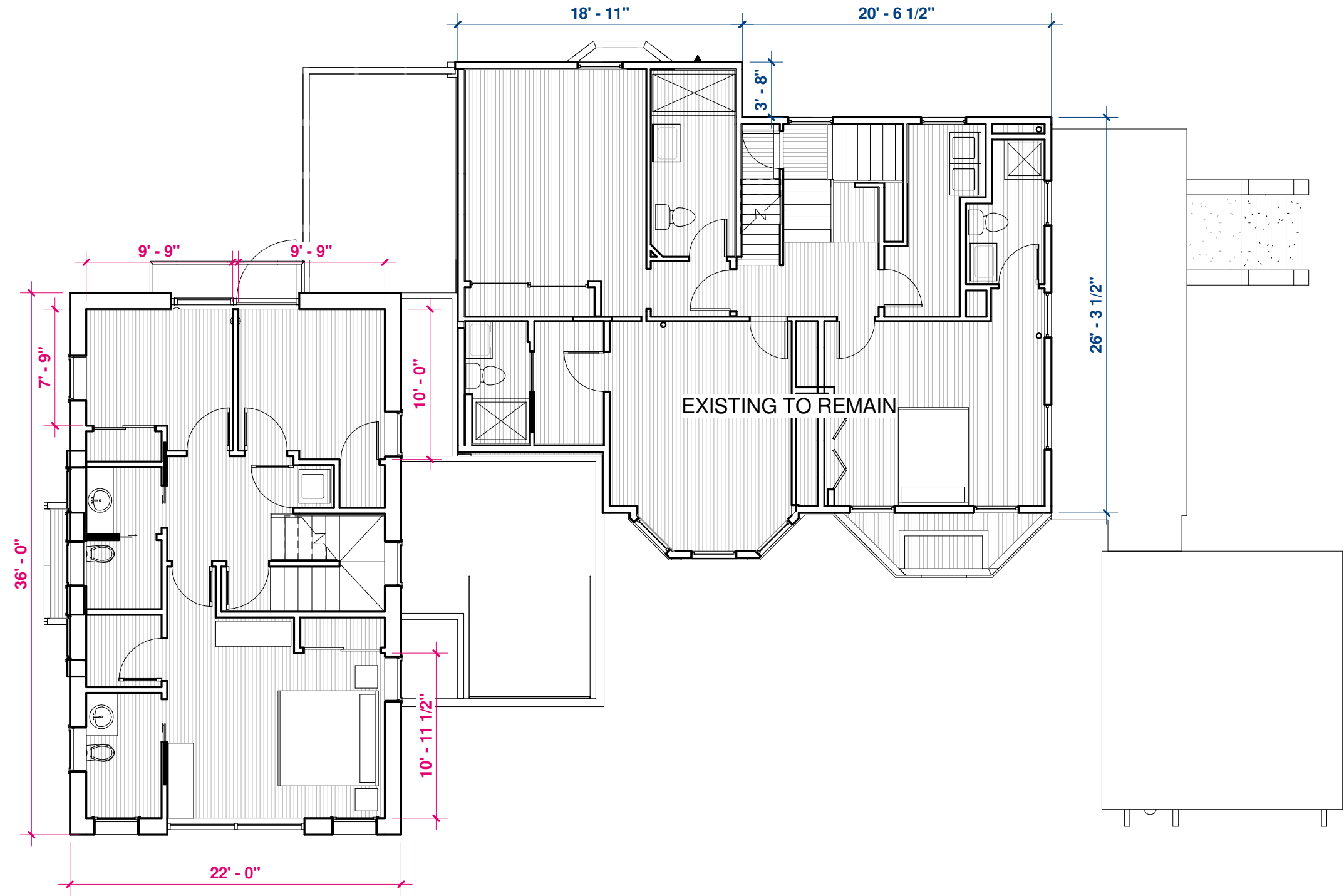
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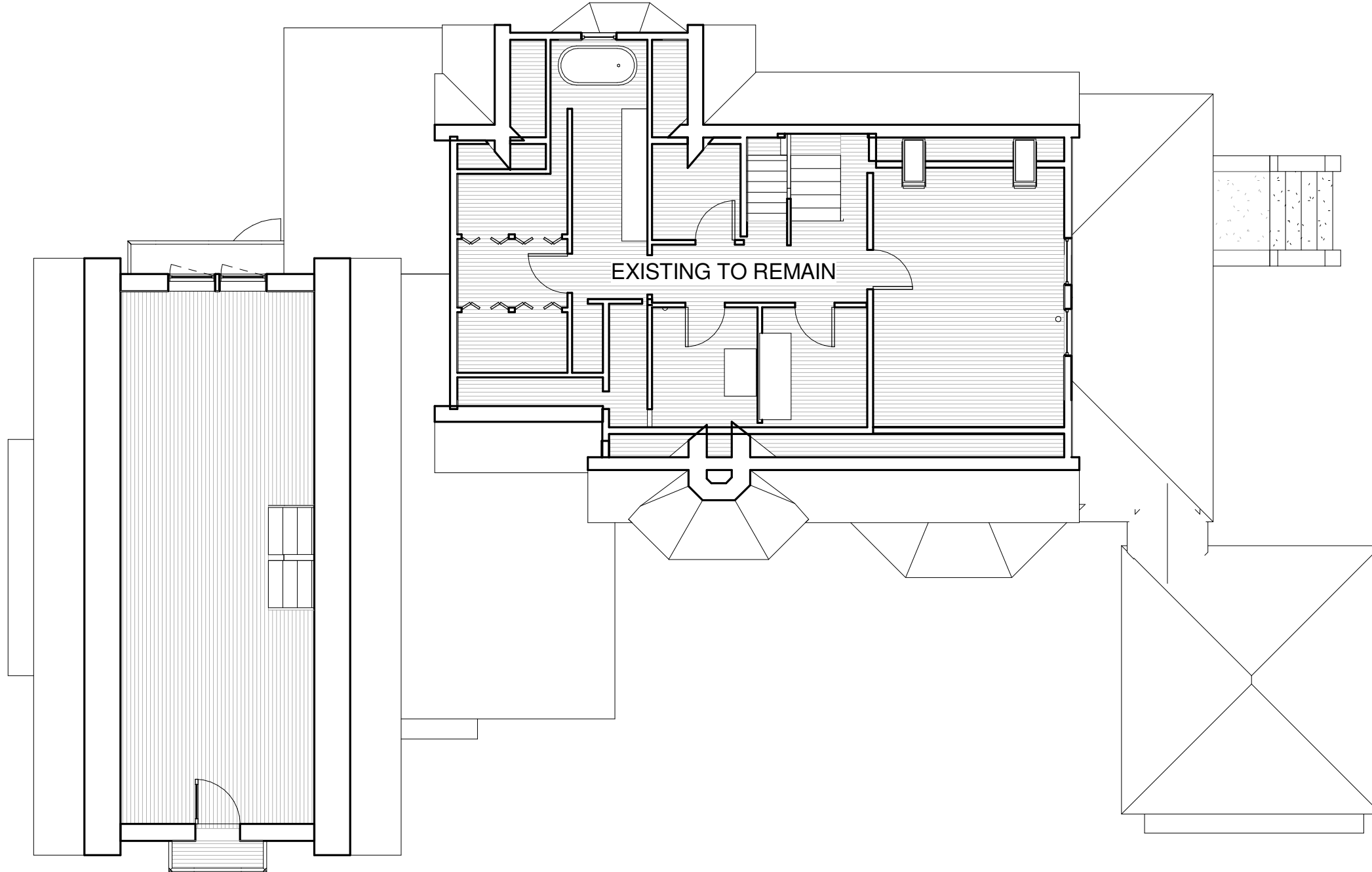
SECOND
FLOOR
PLAN

DWG NO

A4



1 2nd FLOOR
1/8" = 1'-0"



① 3rd FLOOR
1/8" = 1'-0"



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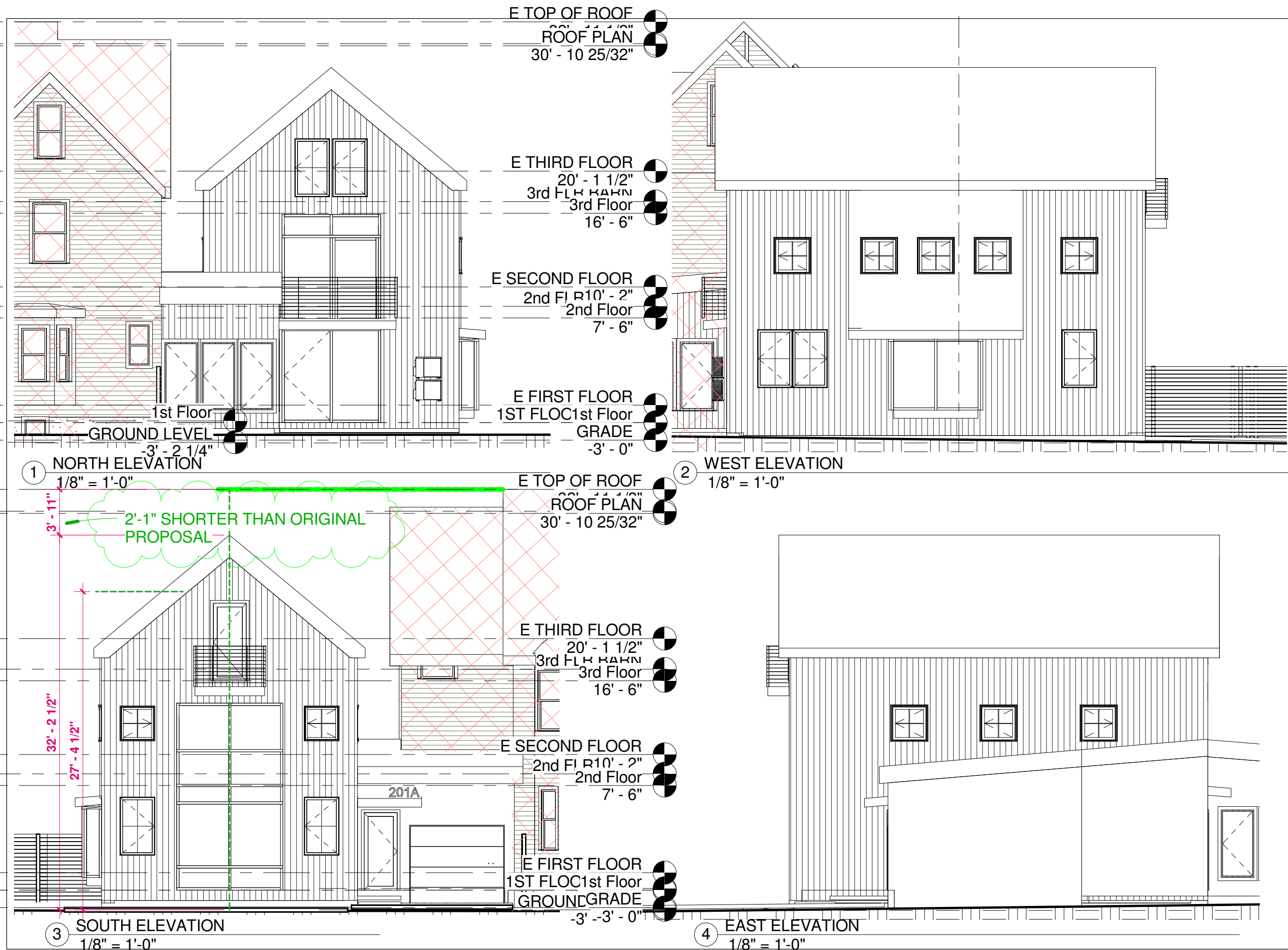
CHANGES TO CREATE
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THIRD
FLOOR
PLAN

DWG NO

A5



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CHANGES TO CREATE
SMALLER VOLUME, BIGGER
SETBACK FROM PROP LINES

TITLE

BARN
ELEVATIONS

DWG NO

A6



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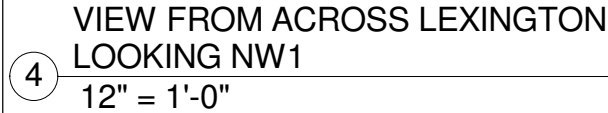
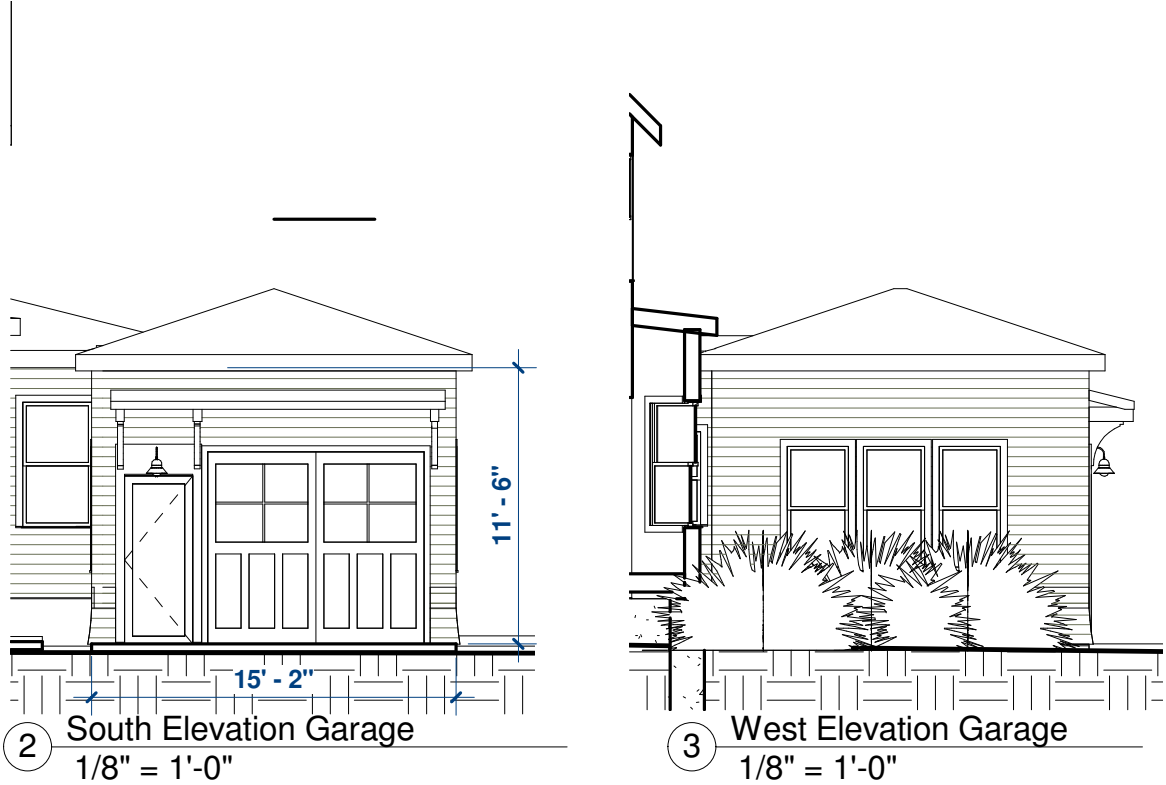
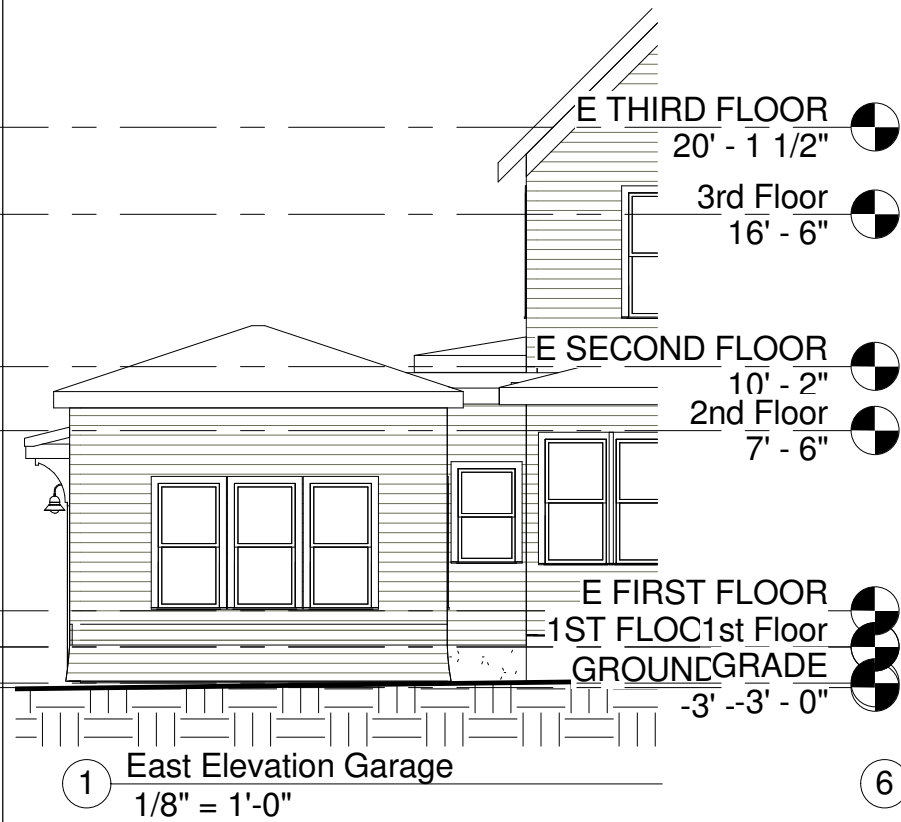
CHANGES TO CREATE
SMALLER VOLUME, BIGGER
SETBACK FROM PROP LINES

TITLE

GARAGE
ELEV AND
PROJECT
VIGNETTE

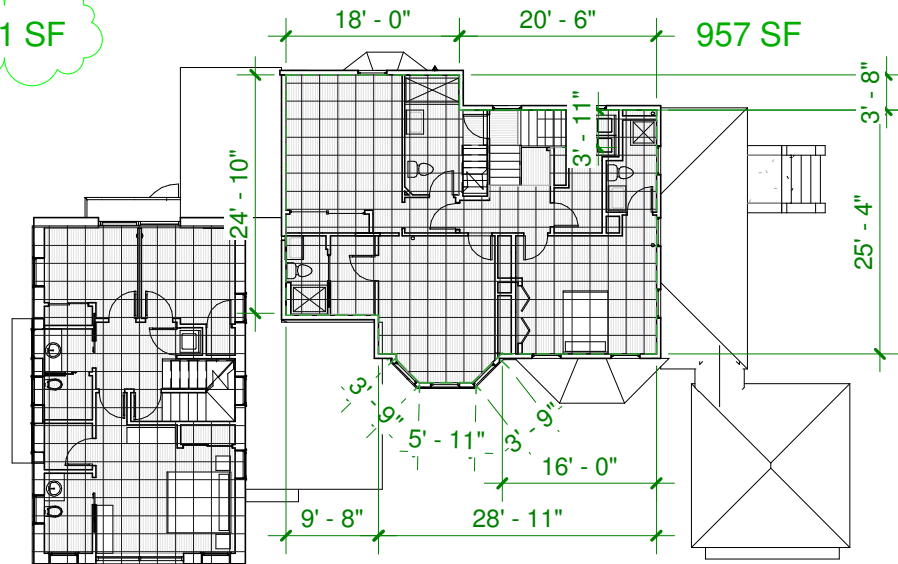
DWG NO

A7



VIEW FROM ACROSS LEXINGTON
LOOKING NW1
12" = 1'-0"

731 SF



PERIMETER MATH:

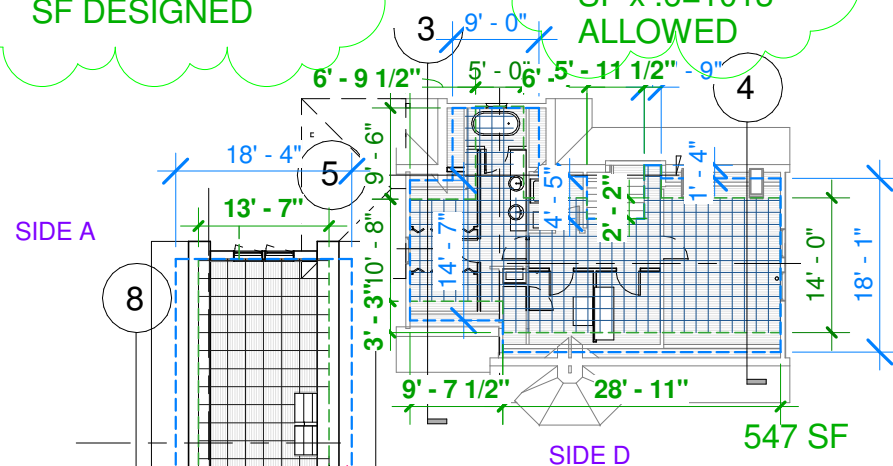
26'-0"	PERIMETER: 132'-0" +	PERI-METER	03'- 09"
26'-0"	132'-2" = 264'-2"	MATH:	05'- 11"
40'-0"	264'-2" / 2 = 132'-1" allowed		03'- 09"
40'-0"	99'-4" as designed		04"
TOTAL 132'-0"			01'- 10"
			04'- 01"
			09'- 08"
			25'- 11"
			04"

1 2nd Floor half story calcs
1" = 20'-0"

439 + 547 SF = 986
SF DESIGNED

FLR 2 AREA:
731 + 957 = 1688
SF x .6 = 1013
ALLOWED

TOTAL:
132'-2"



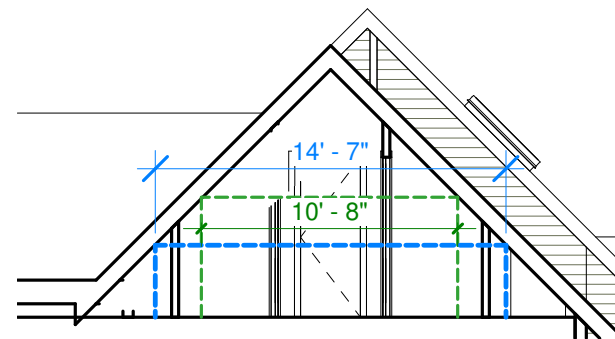
SIDE A

SIDE D

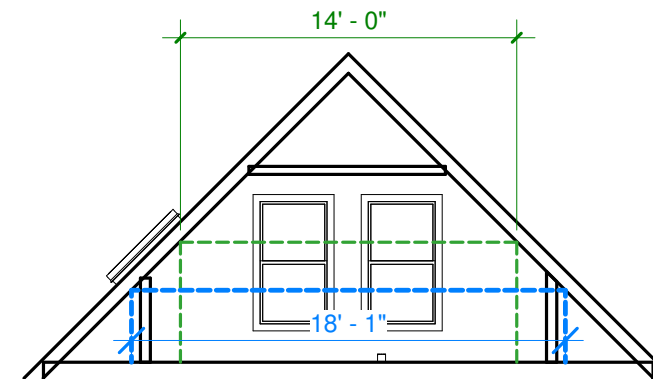
LENGTH OF DORMER-
SIDE A: 40x.75=30'-0"
ALLOWABLE= 17'-8" ACTUAL
SIDE B: 40x.75=30'-0"
ALLOWABLE= 8'-3" ACTUAL
SIDE C: 39'-6"X.6=23'-8"
ALLOWABLE=19'-5" ACTUAL
SIDE D: NA- NO DORMER

439 SF

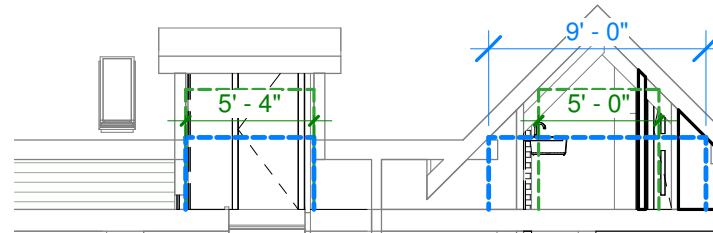
2 3rd Floor half story calcs
1" = 20'-0"



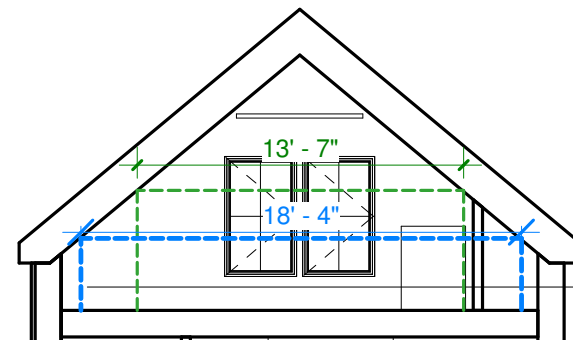
3 NS (E) SECTION
1/8" = 1'-0"



4 NS (E) SECTION AT TALLER ROOF
1/8" = 1'-0"



5 EW (E) SECTION
1/8" = 1'-0"



7 WE SECTION ADDITION
1/8" = 1'-0"

Story, Half - A space under a sloping roof where:

a) the line of intersection of the rafter bottoms and the interior wall surface is not more than three feet above floor level on at least half the perimeter of the second floor,

b) the potential space having headroom of five feet or more is not more than 60% as large as the second floor,

c) provided that the length of any dormer does not exceed 75% of the length of the roofline of the side of the structure where the dormer is constructed, and

d) for purposes of this calculation, when the height of the second floor is indeterminate, the height of the second floor (from finished floor to finished ceiling) shall be equal to 12 feet, the remaining portion of the wall shall be factored into the half-story calculation.



CA DESIGN STUDIO LLC

ARCHITECTURE
PLANNING DESIGN

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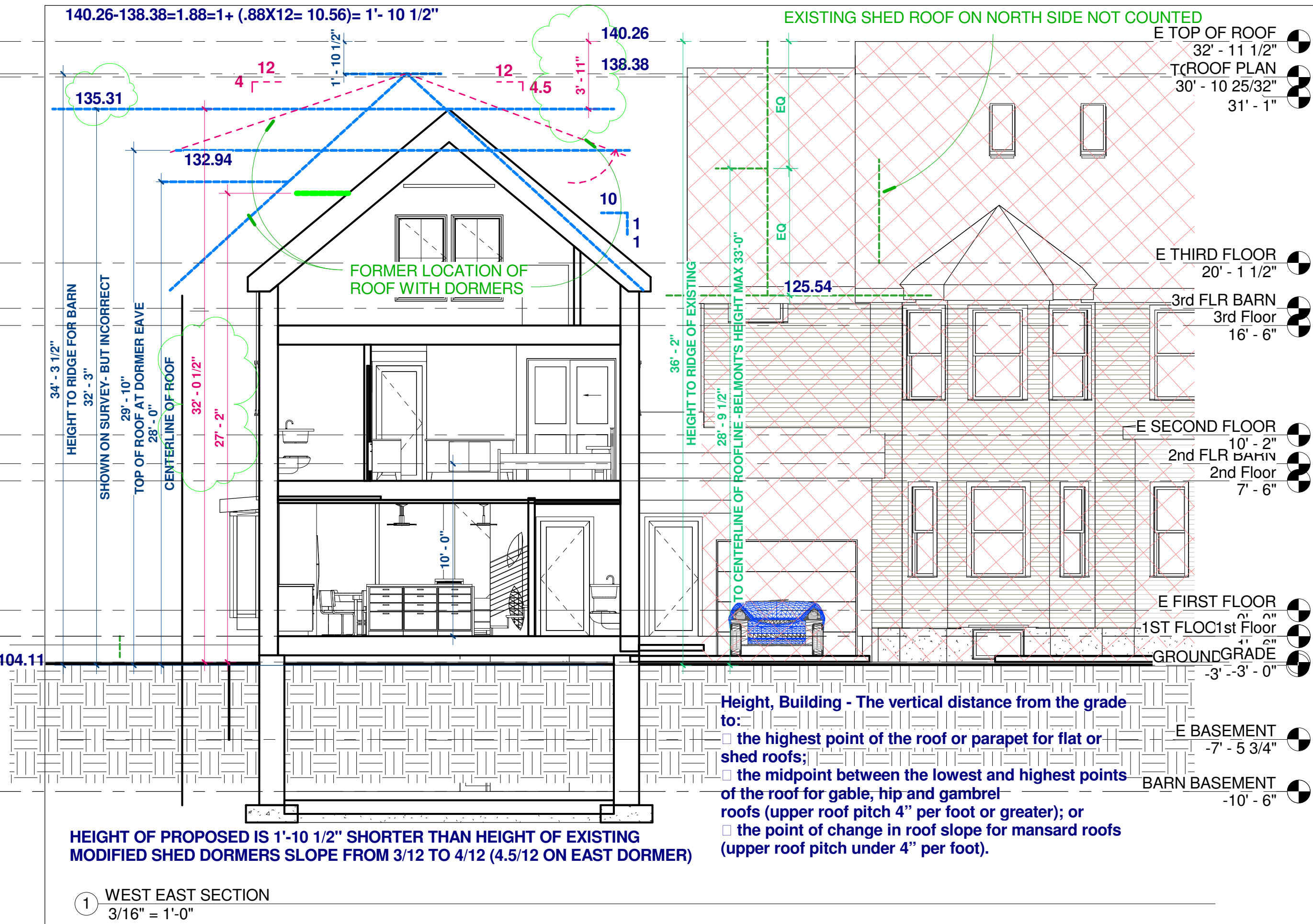
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CHANGES TO CREATE
SMALLER VOLUME, BIGGER
SETBACK FROM PROP LINES

TITLE

HALF
STORY
CALCS

DWG NO

A8



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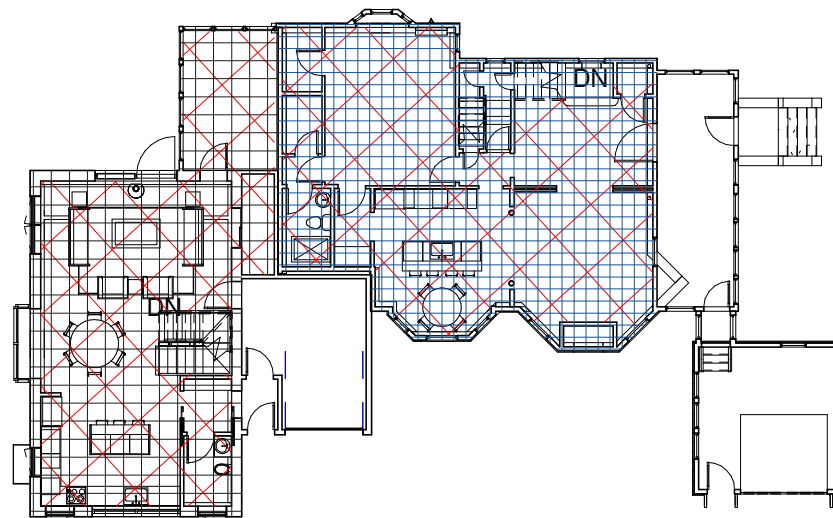
TITLE

**WEST EAST
SECTION
THROUGH
BARN**

DWG NO

A9

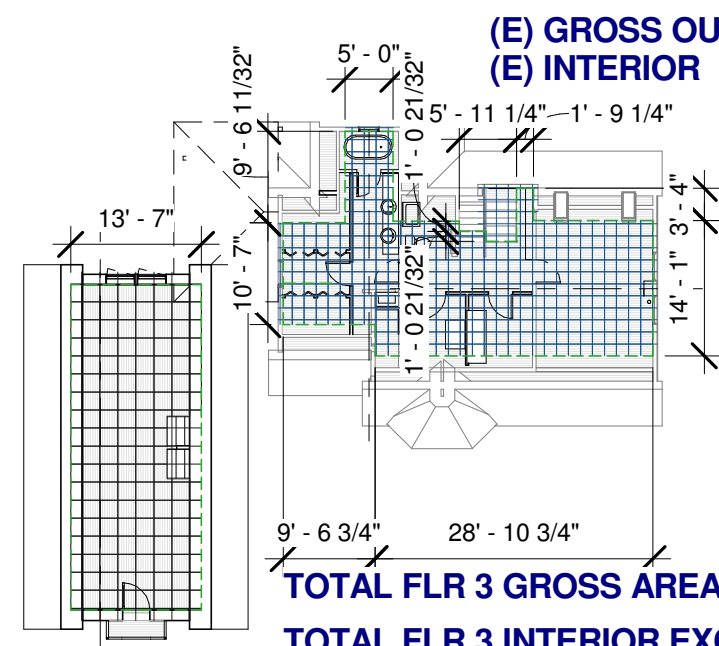
(E) GROSS AREA (OUTSIDE WALLS) 1,136 SF
(E) INTERIOR EXCL STAIRS 960 SF



BARN
GROSS AREA (OUTSIDE WALLS) 987 ILO 1040
INTERIOR EXCL STAIR 815 SF

TOTAL FLR 1 GROSS AREA (OUTSIDE WALLS) 2,123 SF
TOTAL FLR 1 INTERIOR EXCL STAIR 1,775 SF

① 1st Floor AREA CALCS
1" = 20'-0"



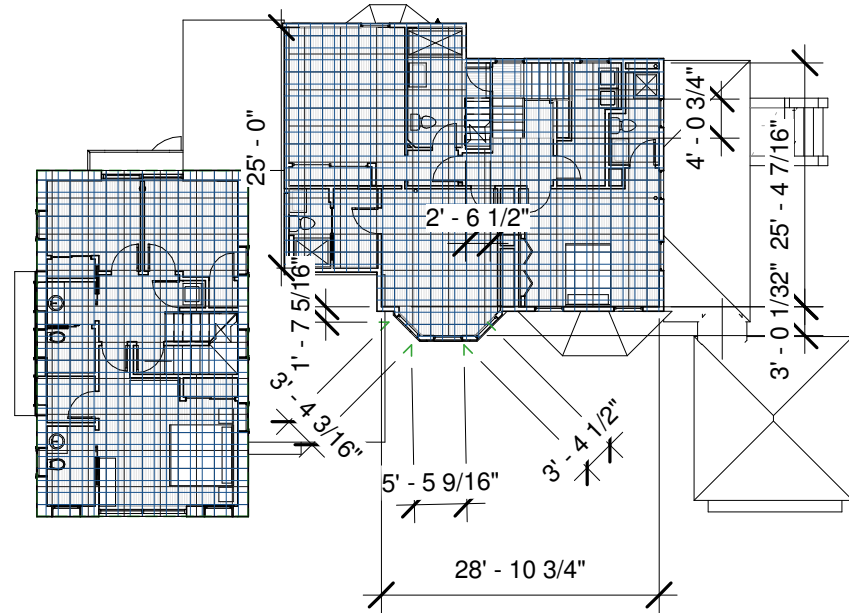
BARN
GROSS AREA (OUTSIDE WALLS) 493 SF
INTERIOR EXCL STAIR 437 SF

TOTAL FLR 3 GROSS AREA (OUTSIDE WALLS) 1,084 SF
TOTAL FLR 3 INTERIOR EXCL STAIR 988 SF

③ 3rd Floor AREA CALCS
1" = 20'-0"

BARN GROSS OUTSIDE WALLS 792
BARN INTERIOR EXCL STAIRS 742

(E) GROSS OUTSIDE WALLS 1,093
(E) INTERIOR EXCL STAIRS 947



TOTAL FLR 2 GROSS OUTSIDE WALLS 1,835
TOTAL FLR 2 INTERIOR EXCL STAIRS 1,689

② 2nd Floor AREA CALCS
1" = 20'-0"

BARN TOTAL BLDG GROSS AREA (OUTSIDE WALLS) 2,862 SF
BARN TOTAL BLDG INTERIOR EXCL STAIR 2,228 SF

(E) TOTAL BLDG GROSS AREA (OUTSIDE WALLS) 2,820 SF
(E) TOTAL BLDG INTERIOR EXCL STAIR 2,458 SF

TOTAL PROJECT GROSS AREA (OUTSIDE WALLS) 5,042 SF
TOTAL PROJECT INTERIOR EXCL STAIR 4,452 SF



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DATE: 06.28.2021
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TITLE

AREA
CALCS

DWG NO

A10



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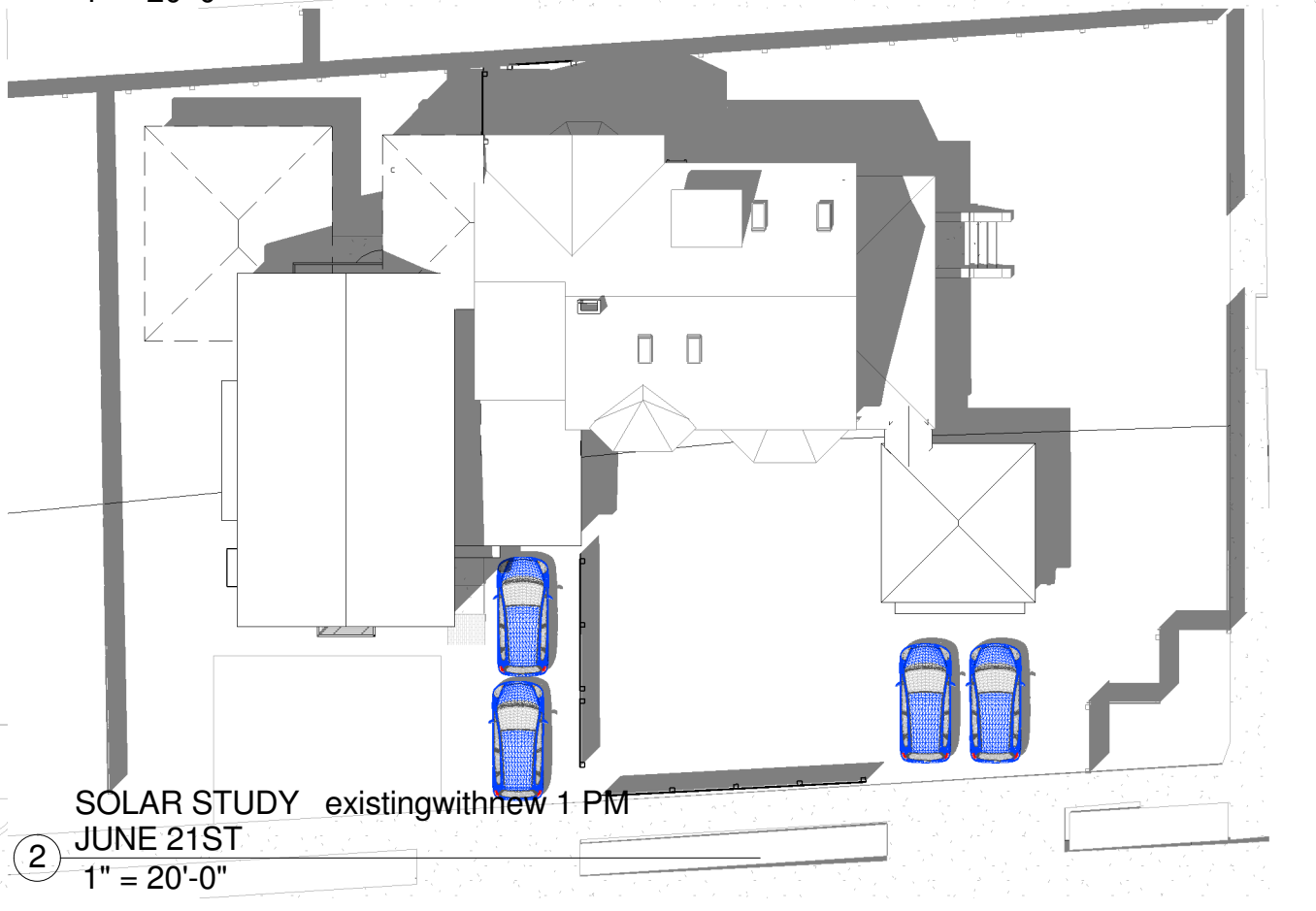
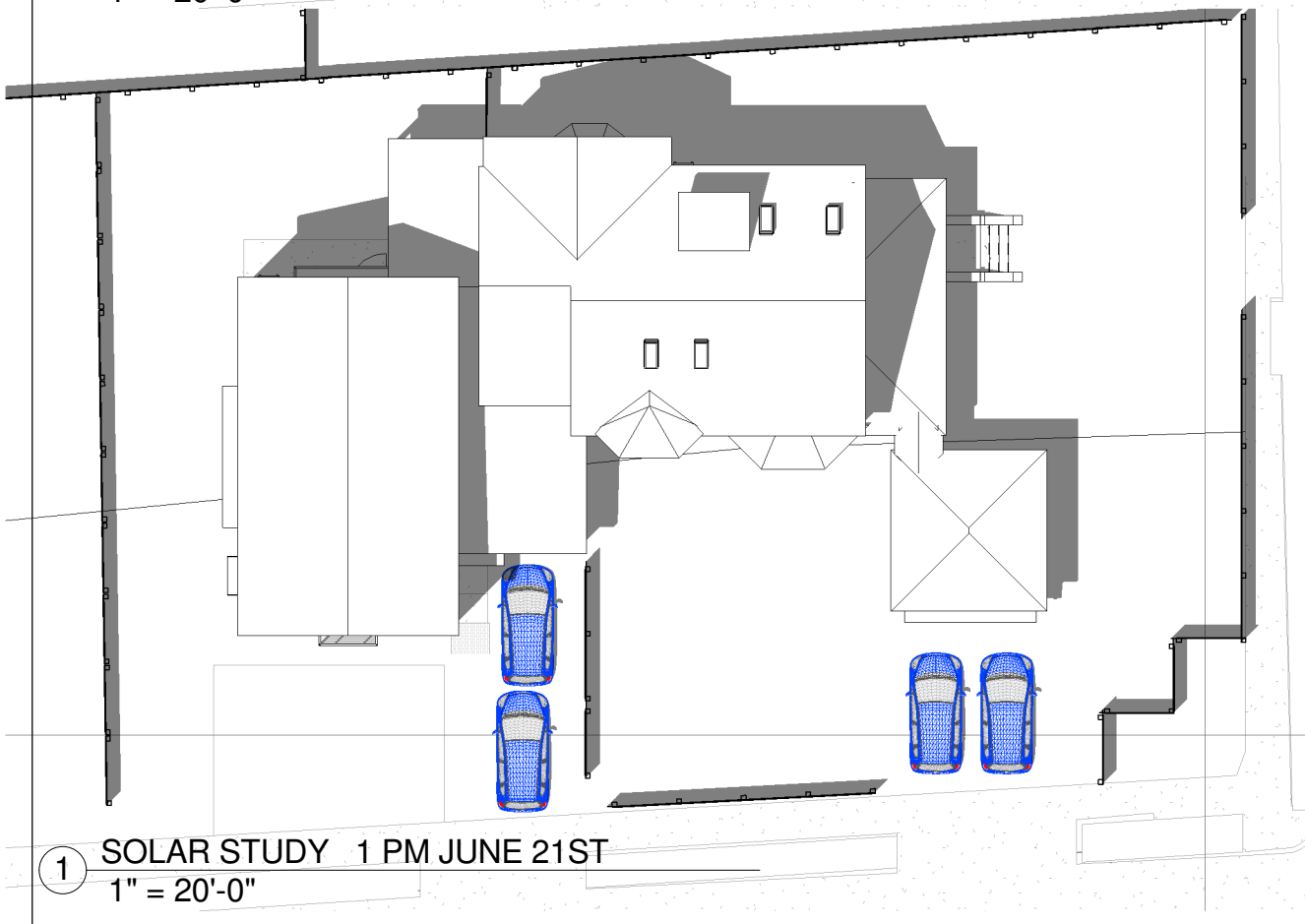
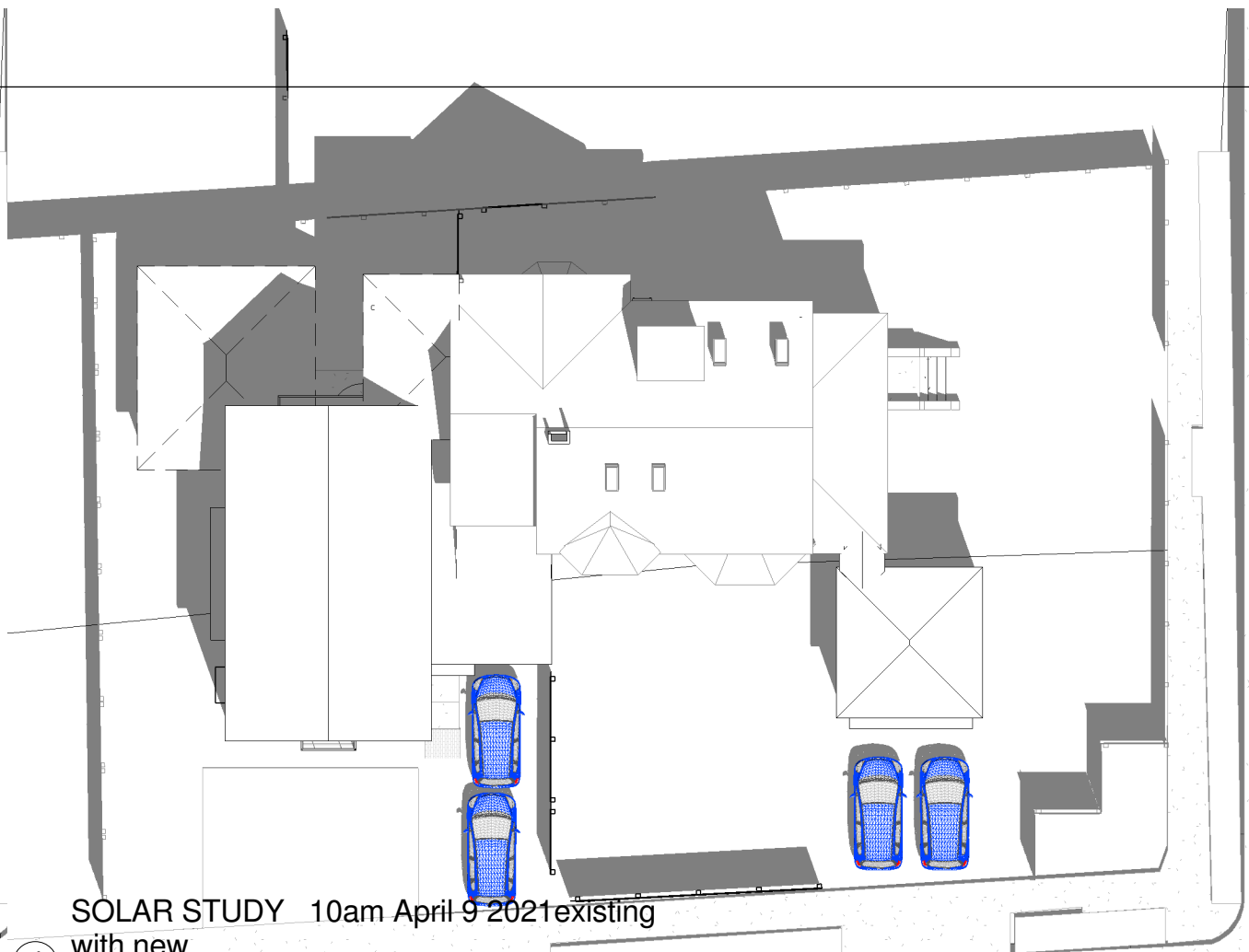
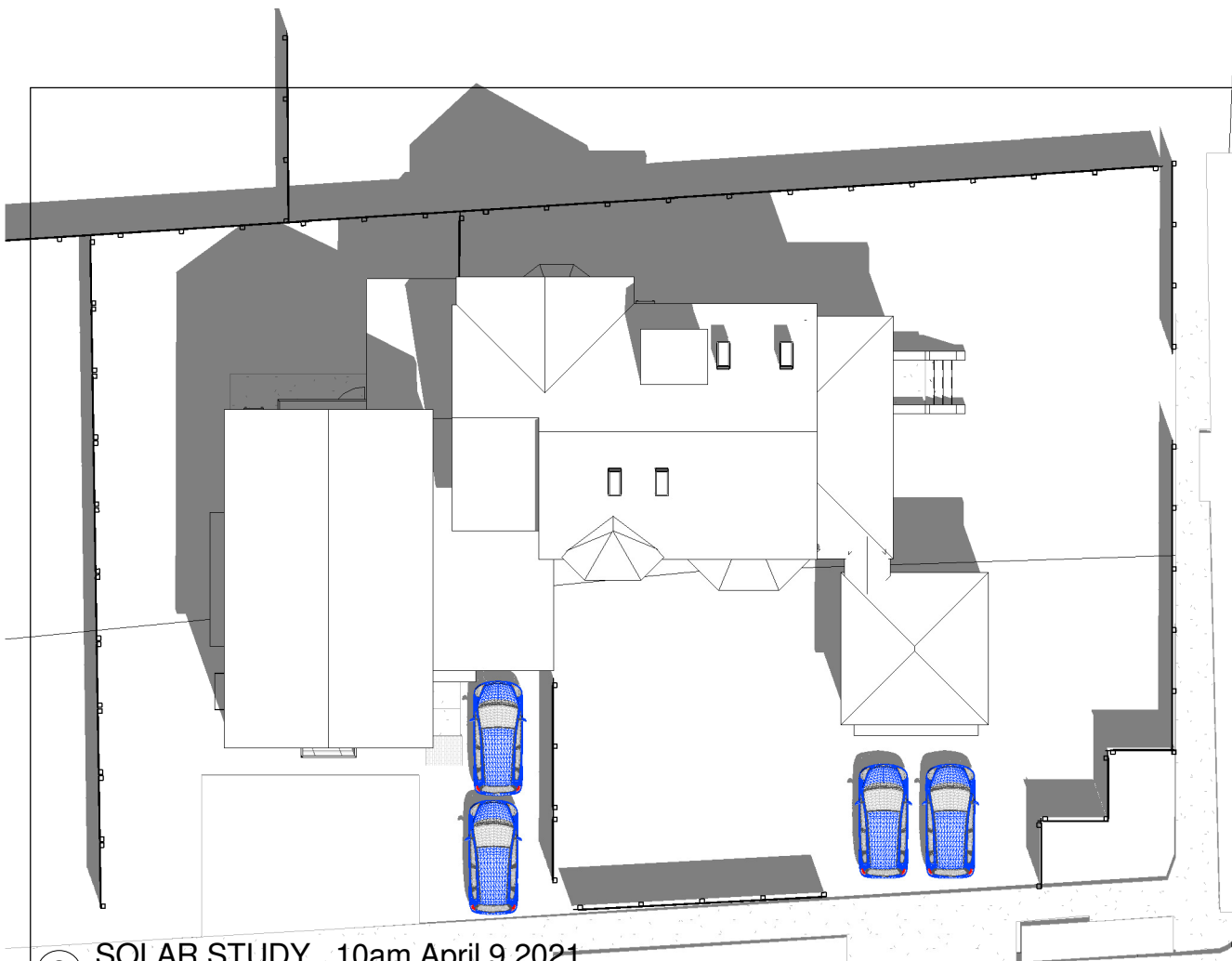
CHANGES TO CREATE
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TITLE

**SOLAR
STUDY**

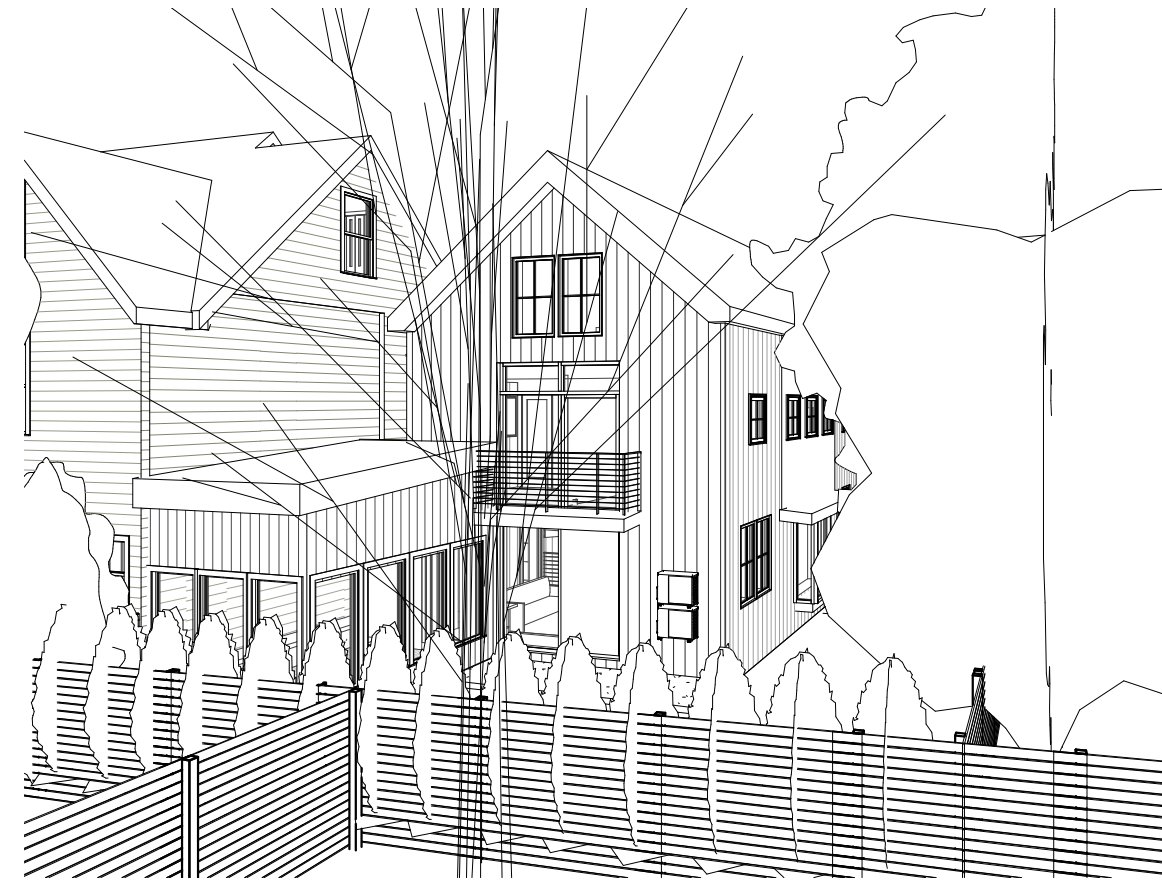
DWG NO

A11





FROM SHEILA AND JACK BAYNES
SECOND FLOOR EXISTING



FROM SHEILA AND JACK BAYNES
SECOND FLOOR PROPOSED



FROM SHEILA AND JACK BAYNES
SECOND FLOOR EXISTING AND NEW



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ARCHITECTURE
PLANNING DESIGN

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201 LEXINGTON ST
BELMONT MA
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DATE: 06.28.2021

SPECIAL PERMIT

CHANGES TO CREATE
SMALLER VOLUME, BIGGER
SETBACK FROM PROP LINES

TITLE

VIGNETTES
FROM
NEIGHBORS

DWG NO

A12



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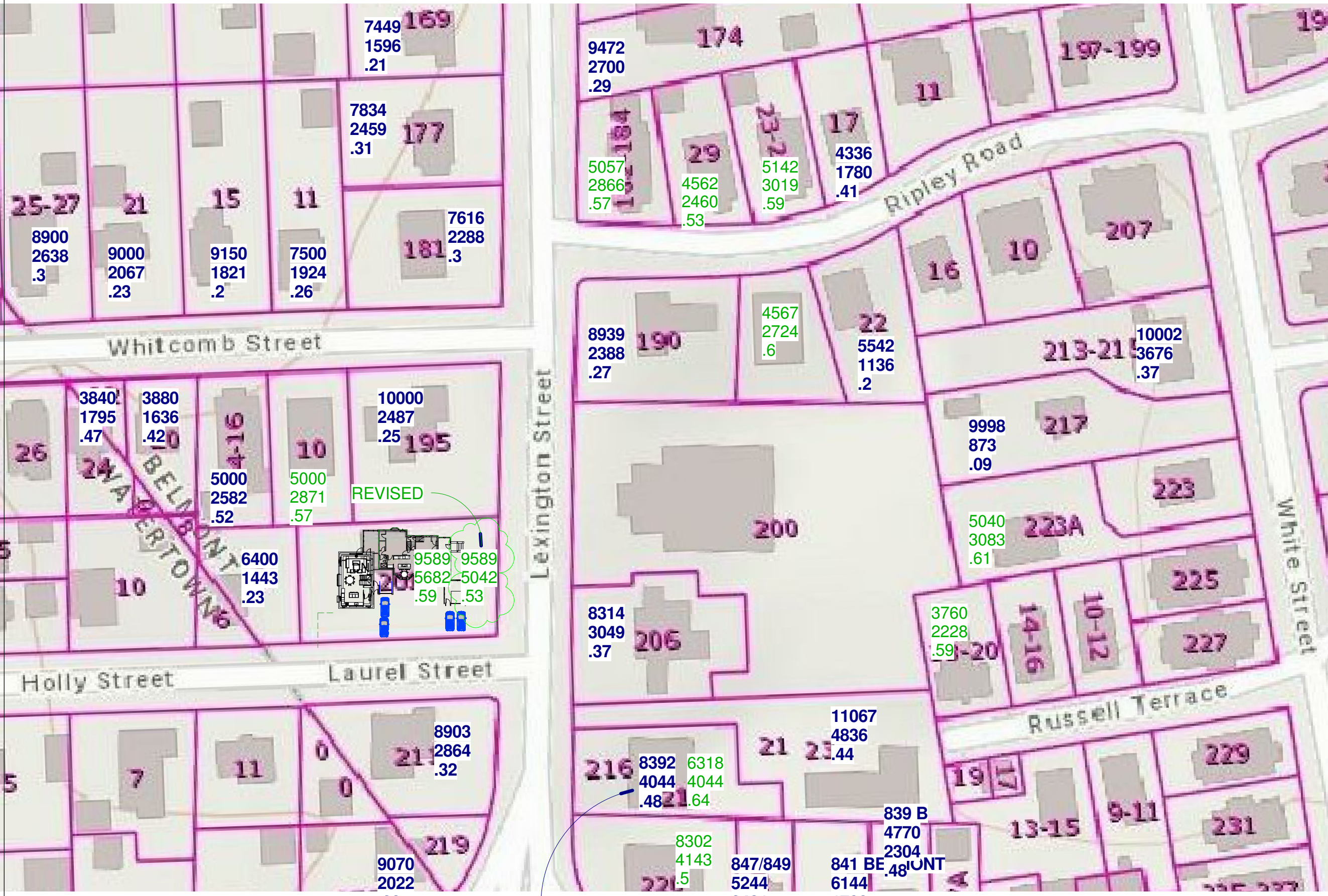
TITLE

AXON FROM
SE
LOOKING
NW

DWG NO

A13

① AXON FROM SE LOOKING NW
12" = 1'-0"



1 MAP OF NEIGHBORHOOD
1/64" = 1'-0"

correct lot coverage?- diff from mass
interactive maps



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DATE: 04/20/21
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CHANGES TO CREATE
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SETBACK FROM PROP LINES

TITLE

SURROUNDING
NEIGHBORHOOD
TLA AND
FAR

DWG NO

A14