

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
2,874.63 SF AS DESIGNED

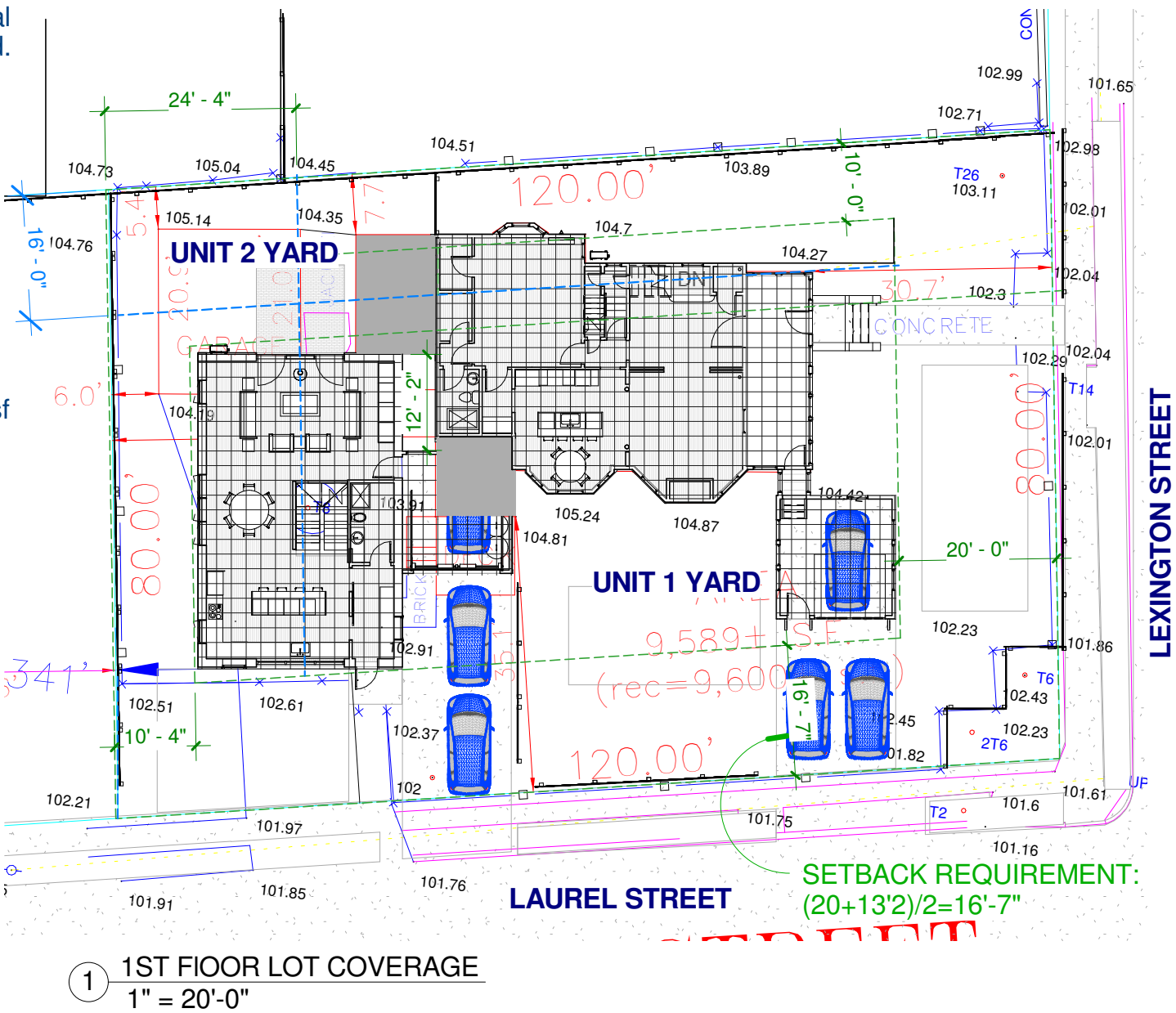
40% Open Space - An open area on a lot, unbuilt on, containing landscape materials, pedestrian walks, patios, recreational facilities, but excluding driveways and parking spaces.

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.



- The project has two separate driveways, in lieu of a wide curb cut and wide expanse of asphalt.
- The project keeps evergreens at the corner of Laurel and Lexington Streets, and along Laurel Street, and the large maples along Lexington Street. There will be new plantings in front of the Barn and between driveways along Laurel Street.
- The goal is that a passerby would think that the barn structure was "just renovated."

PROJECT SUMMARY: NEW DWELLING UNIT TO LOOK LIKE A "BARN" TO THE EXISTING HOME. NEW GARAGE FOR OLDER HOME.

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ARCHITECTURE
DESIGN
CHRISTINEARTHUR@GMAIL.COM

OWNER

ARTHUR-KLEIN
201 LEXINGTON ST
BELMONT MA
02478

DATE: 04.09.2021

SPECIAL PERMIT SET

TITLE

GENERAL
INFORMATION

DWG NO

A0



CA DESIGN STUDIO LLC

ARCHITECTURE
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SPECIAL PERMIT SET

TITLE

SITE PLAN/
ROOF PLAN

DWG NO

A1

REMOVE EXISTING 2 STORY: KITCHEN AND ROOM ABOVE
REMOVE EXISTING 1 STORY BACK ENTRANCE
REMOVE EXISTING GARAGE
REMOVE EXISTING DECK

FENCE

EXISTING

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

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



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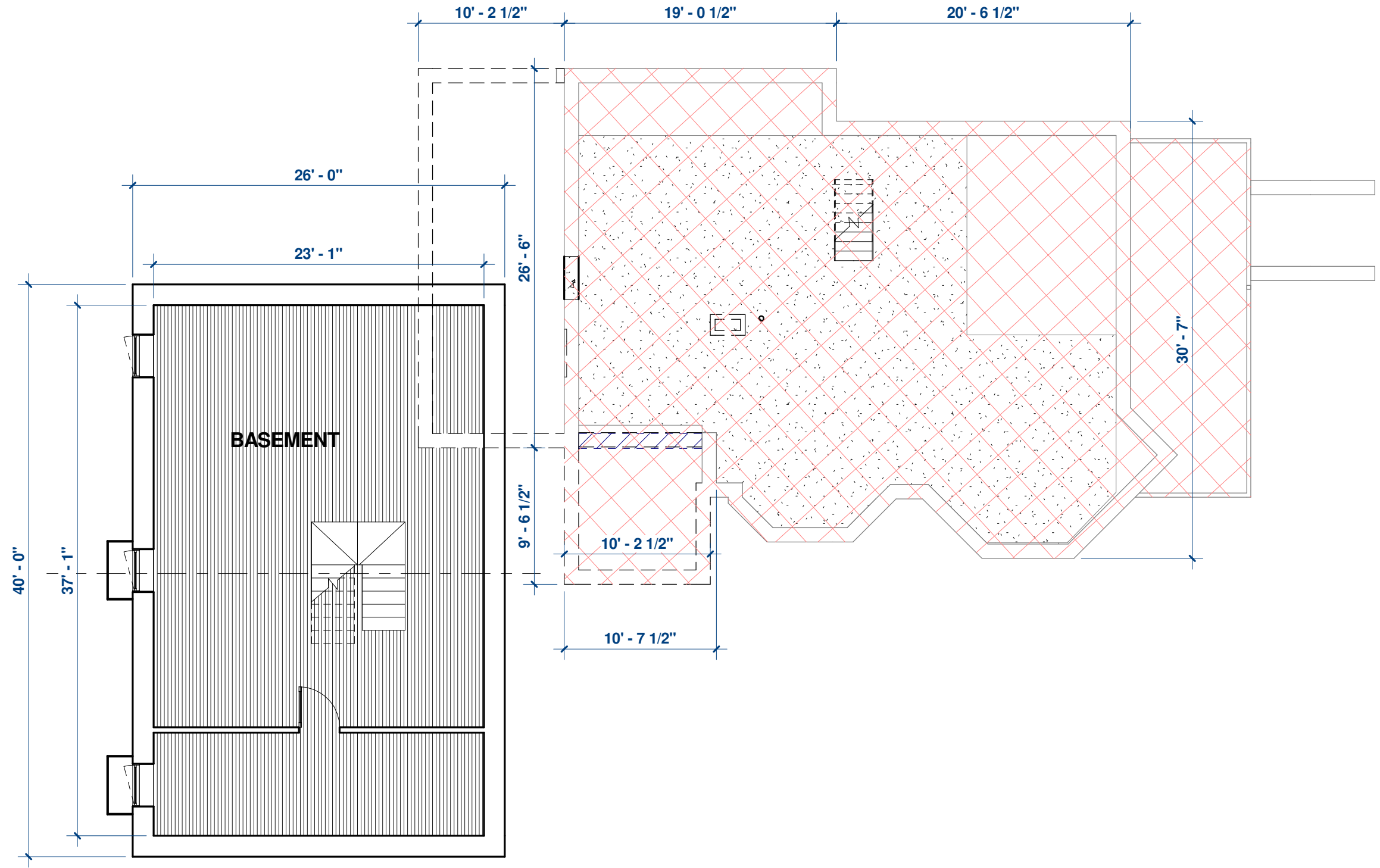
SPECIAL PERMIT SET

TITLE

**BASEMENT
FLOOR
PLAN**

DWG NO

A2



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



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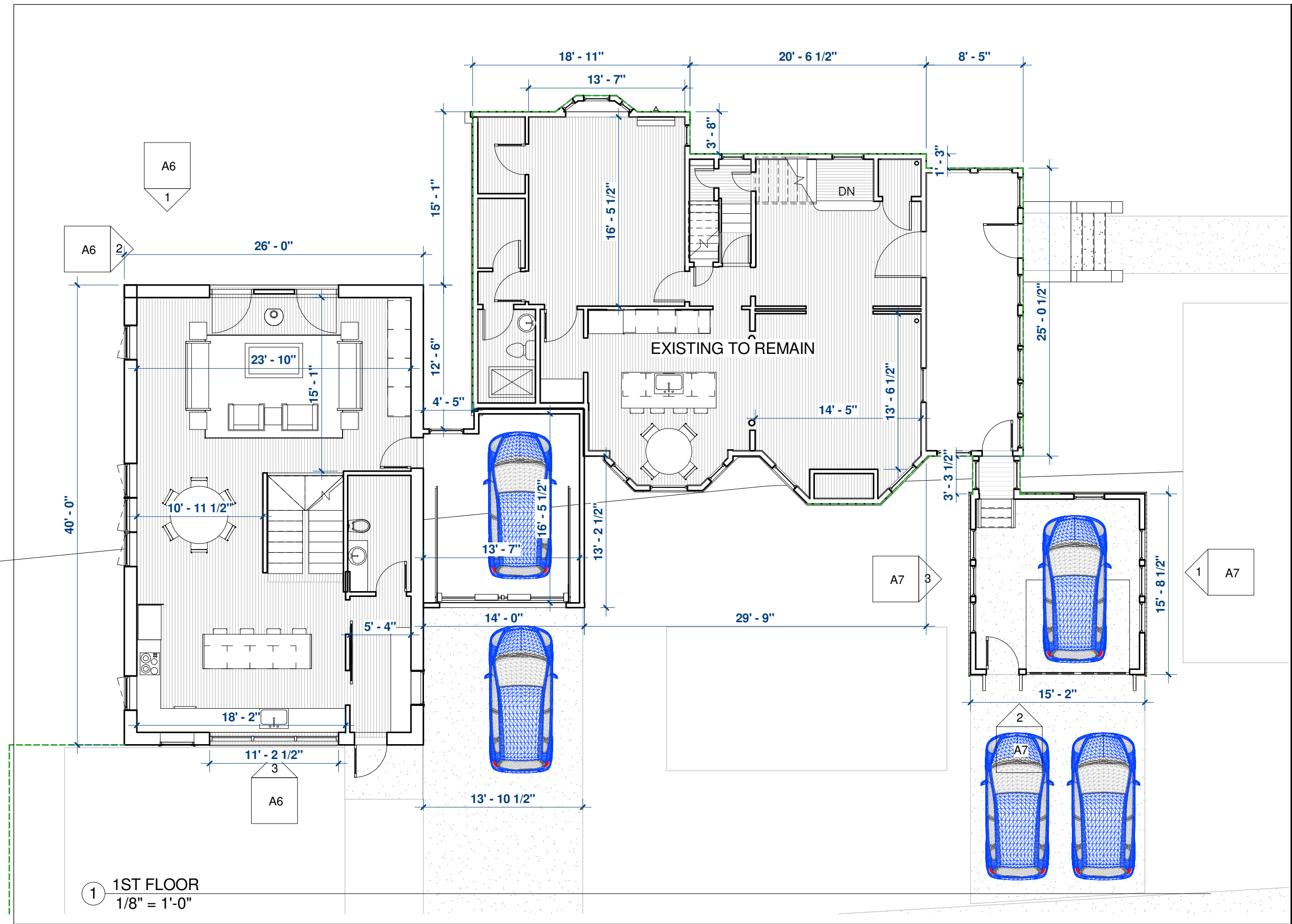
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TITLE

FIRST FLOOR PLAN

DWG NO

A3





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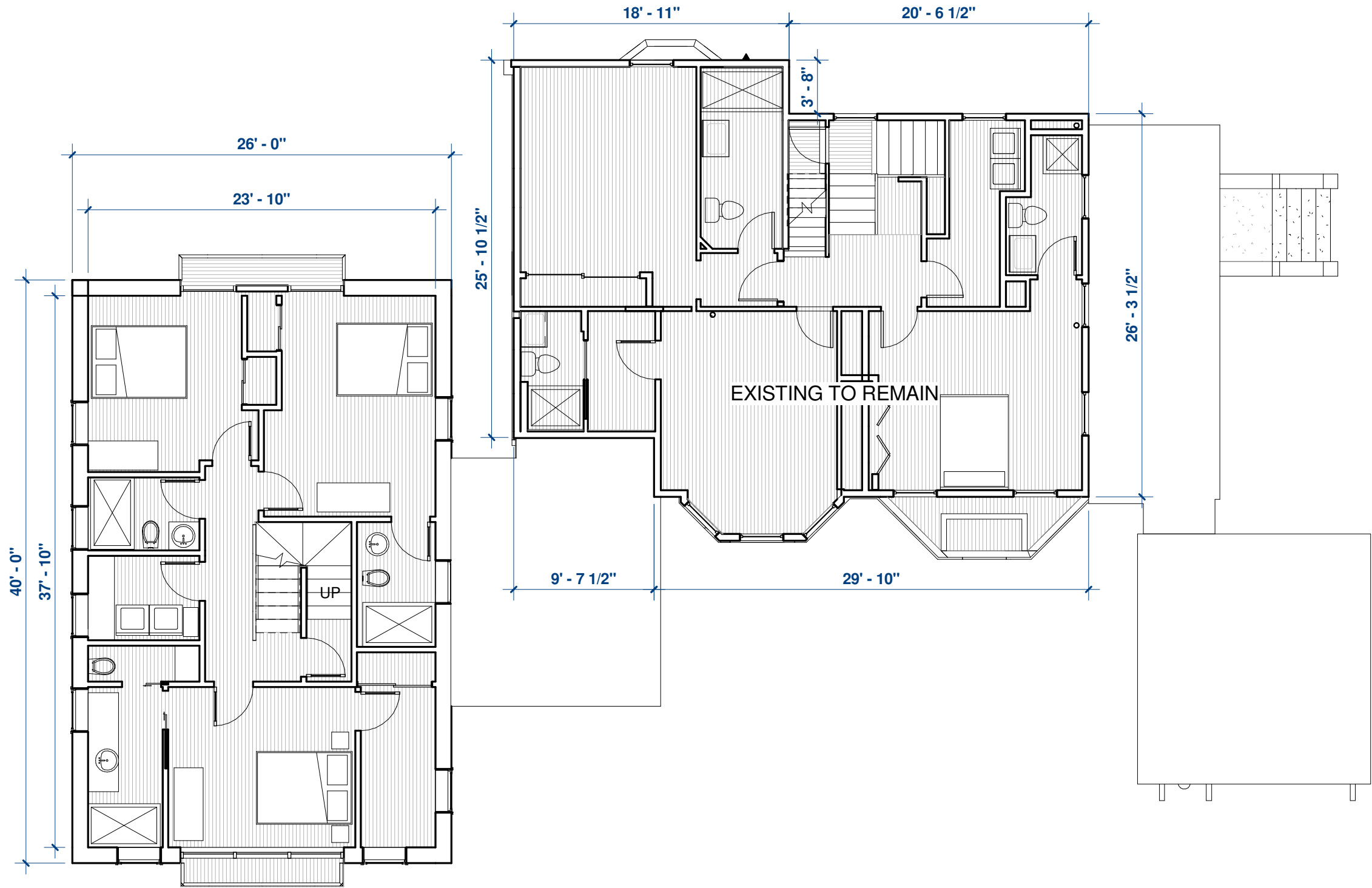
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TITLE

SECOND
FLOOR
PLAN

DWG NO

A4



① 2nd FLOOR
1/8" = 1'-0"



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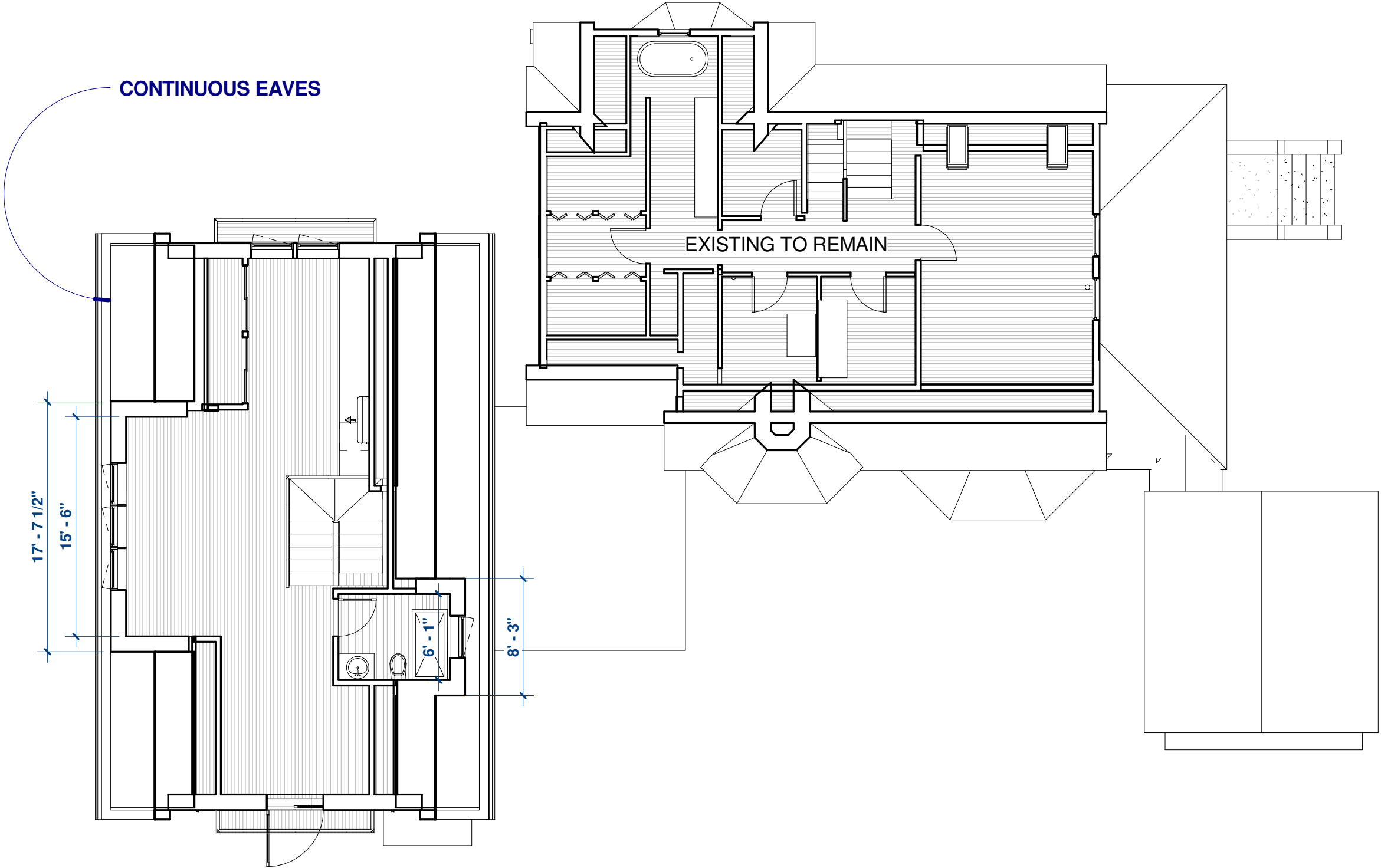
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TITLE

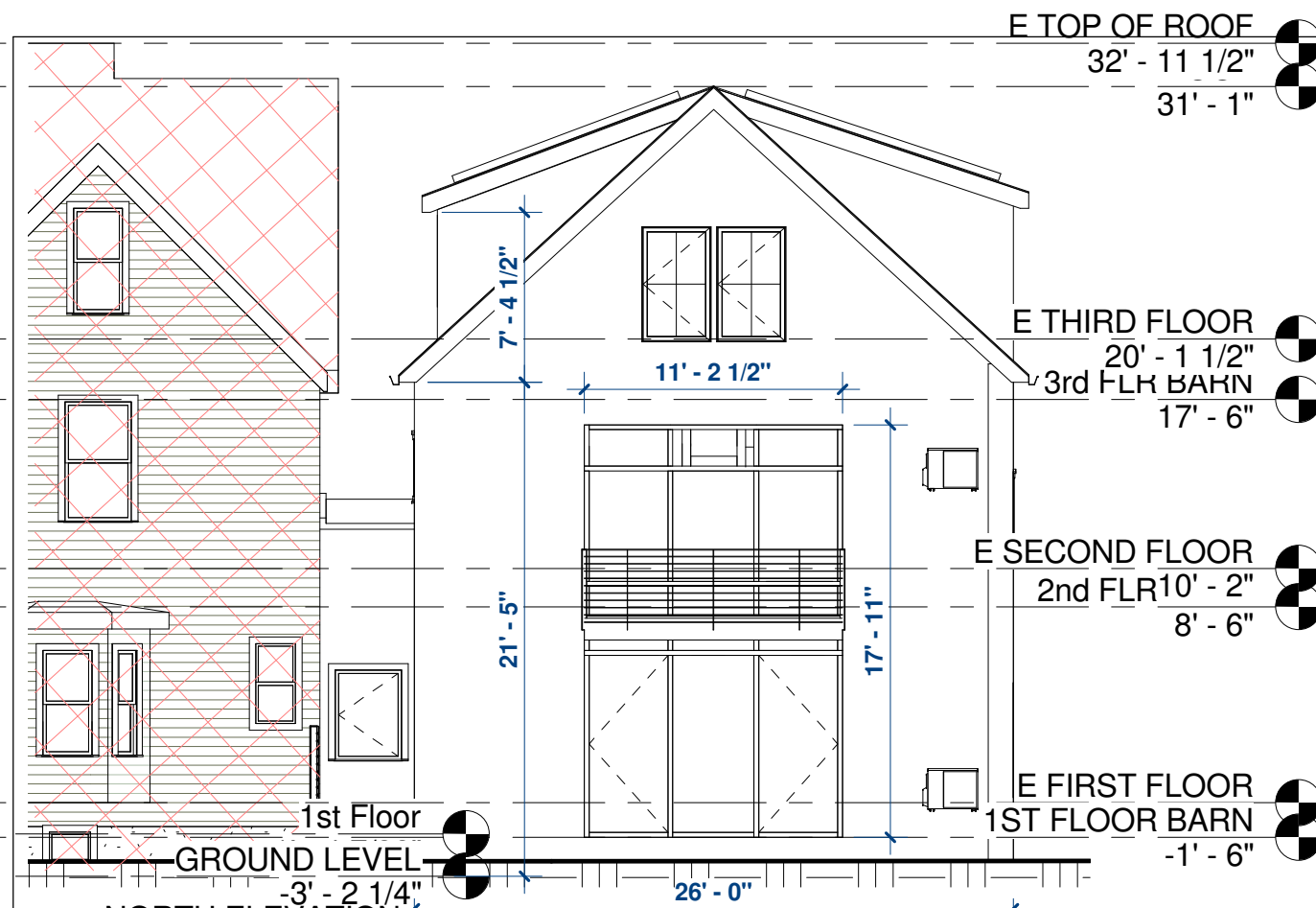
THIRD
FLOOR
PLAN

DWG NO

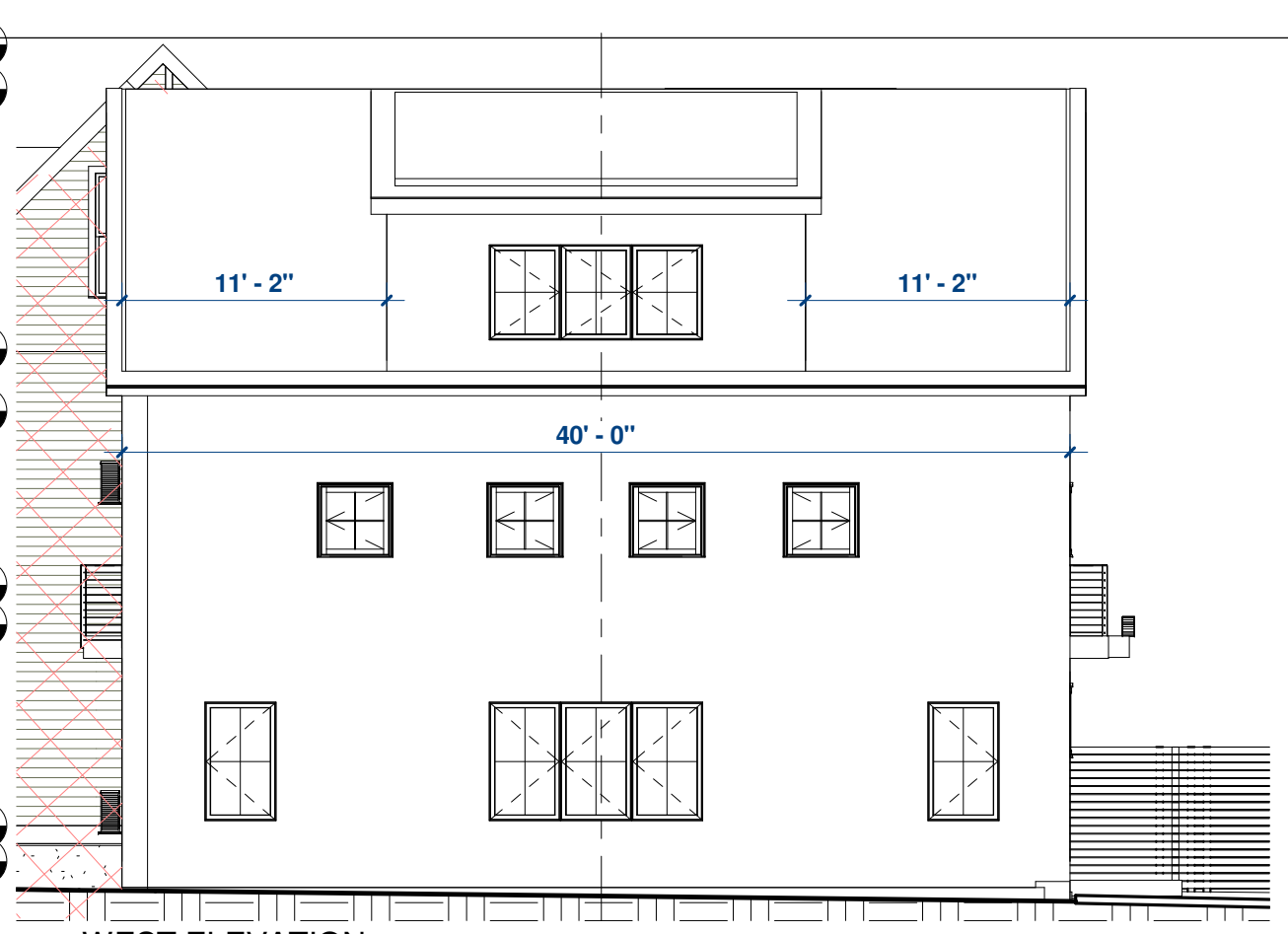
A5



1 3rd FLOOR
1/8" = 1'-0"



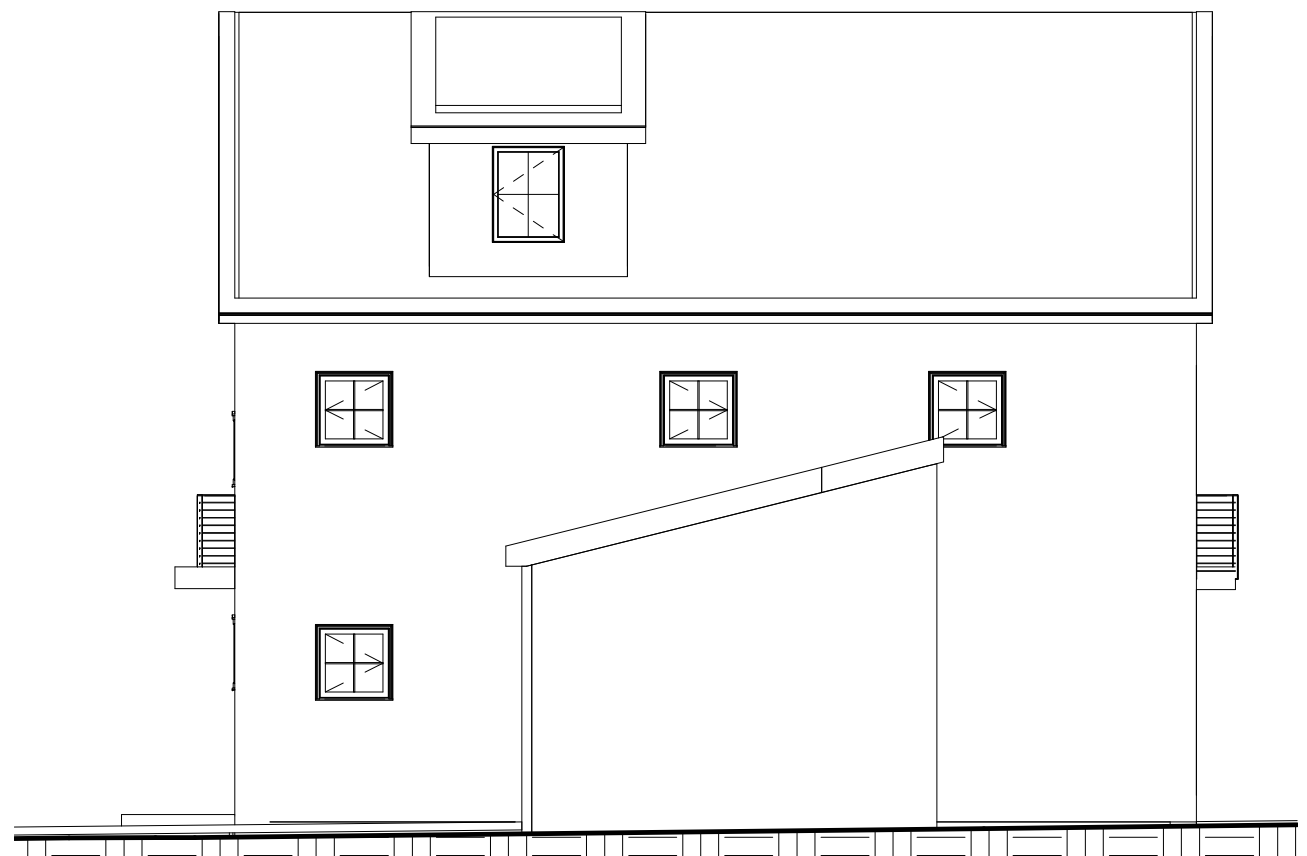
1 NORTH ELEVATION
1/8" = 1'-0"



2 WEST ELEVATION
1/8" = 1'-0"



3 SOUTH ELEVATION
1/8" = 1'-0"



4 EAST ELEVATION
1/8" = 1'-0"



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DATE: 04.09.2021

SPECIAL PERMIT SET

TITLE

**BARN
ELEVATIONS**

DWG NO

A6



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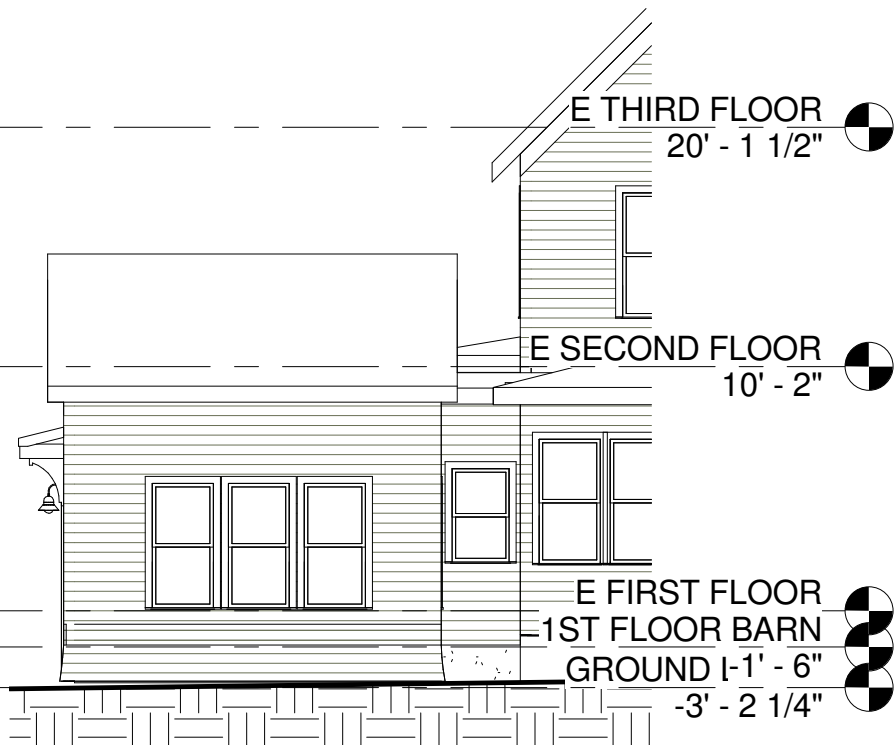
SPECIAL PERMIT SET

TITLE

GARAGE
ELEV AND
PROJECT
VIGNETTE

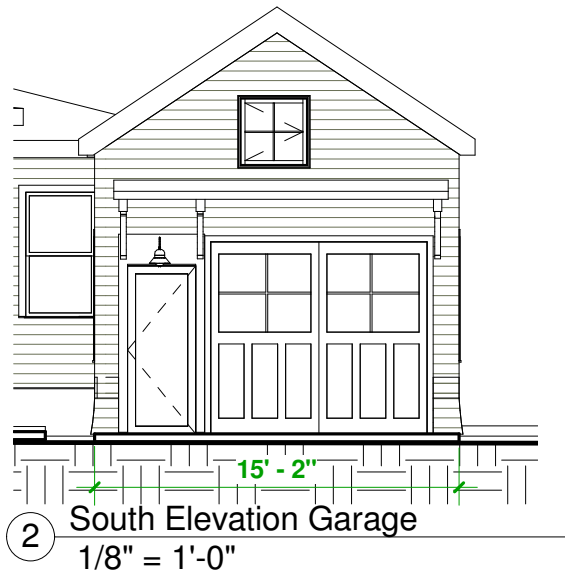
DWG NO

A7



① East Elevation Garage
1/8" = 1'-0"

⑥ North Elevation Garage
1/8" = 1'-0"



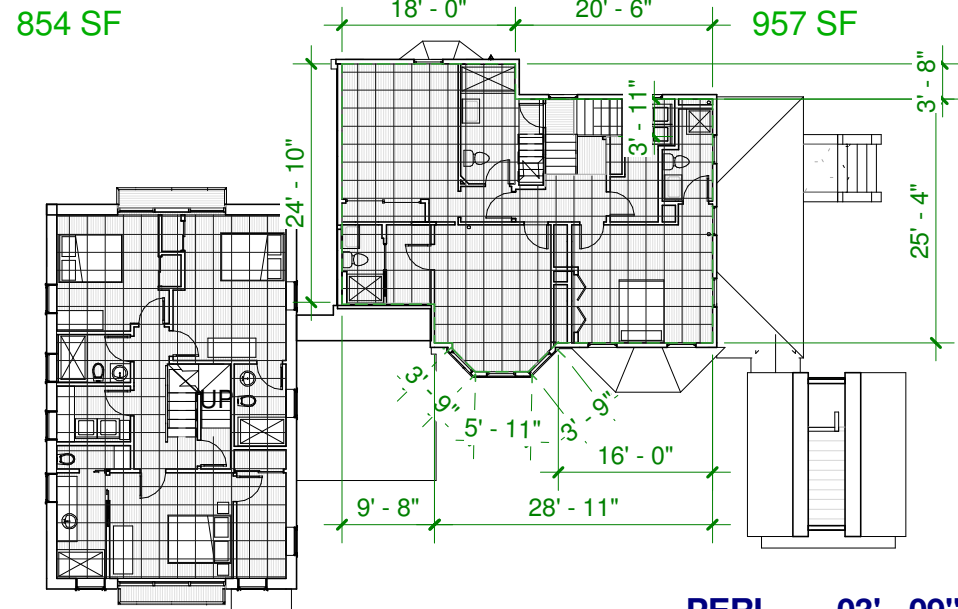
② South Elevation Garage
1/8" = 1'-0"



③ West Elevation Garage
1/8" = 1'-0"



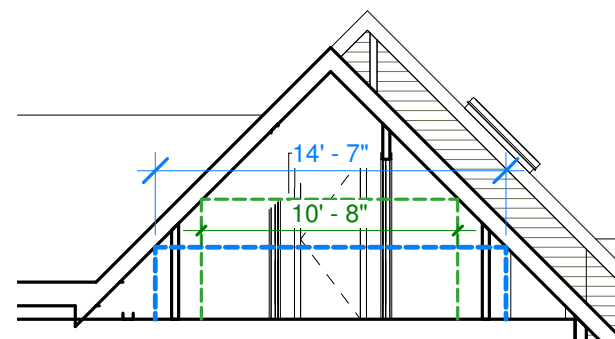
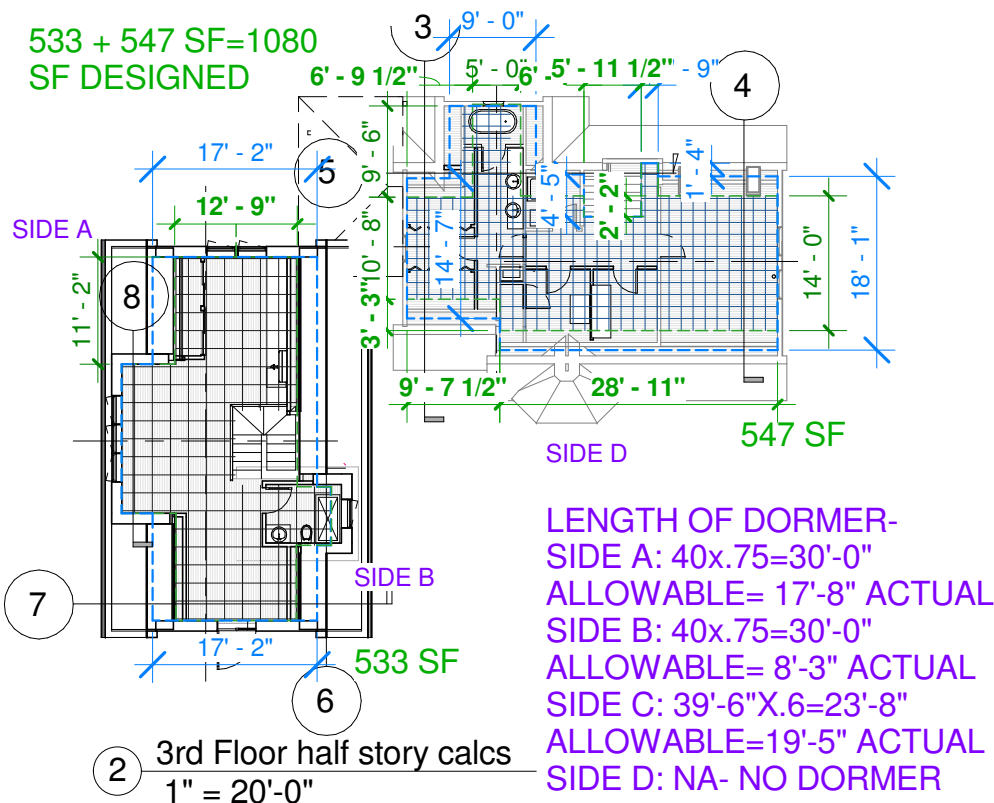
④ TO PROPOSED FROM OPP LEX ST
12" = 1'-0"



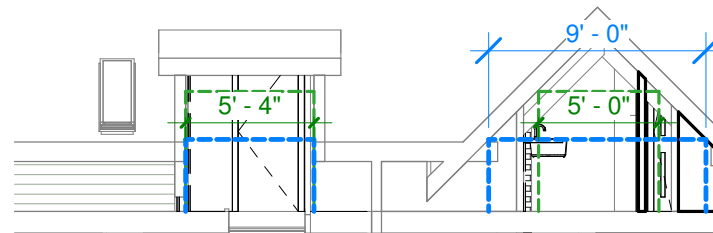
PERIMETER MATH:

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	18'- 11"	03'- 09"
40'-0"	99'-4" as designed	03'- 08"	04"
TOTAL 132'-0"		20'- 07"	01'- 10"
		26'- 03"	04'- 01"
		16'- 10"	09'- 08"
		04"	25'- 11"
		TOTAL:	132'-2"

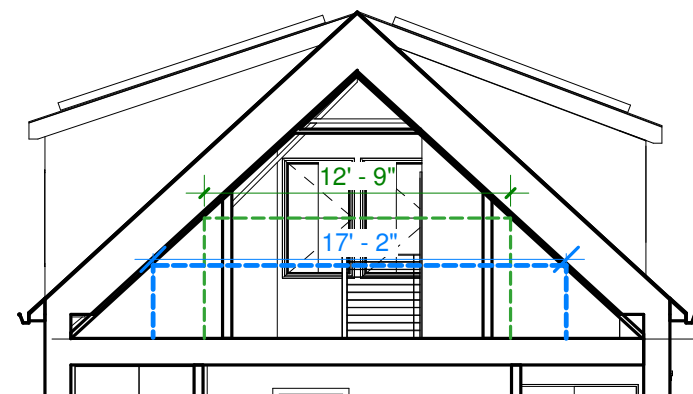
① 2nd Floor half story calcs
1" = 20'-0"



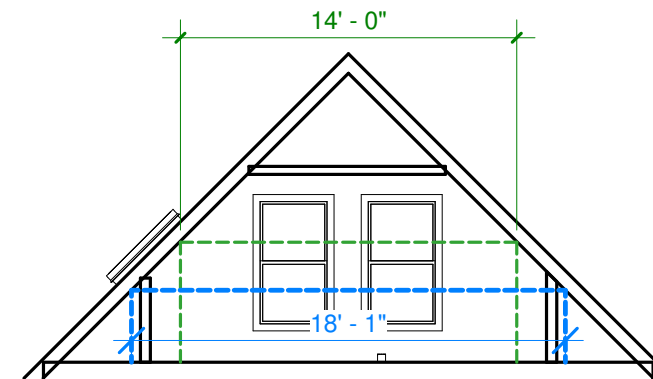
③ NS (E) SECTION
1/8" = 1'-0"



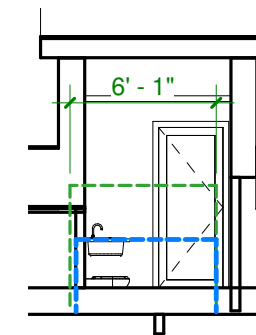
⑤ EW (E) SECTION
1/8" = 1'-0"



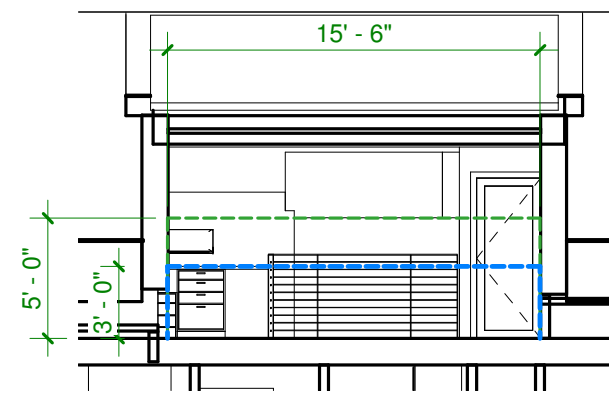
⑦ WE SECTION ADDITION
1/8" = 1'-0"



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



⑥ NS SECTION AT DORMER
1/8" = 1'-0"



⑧ NS SECTION AT ADDITION DORMER
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.



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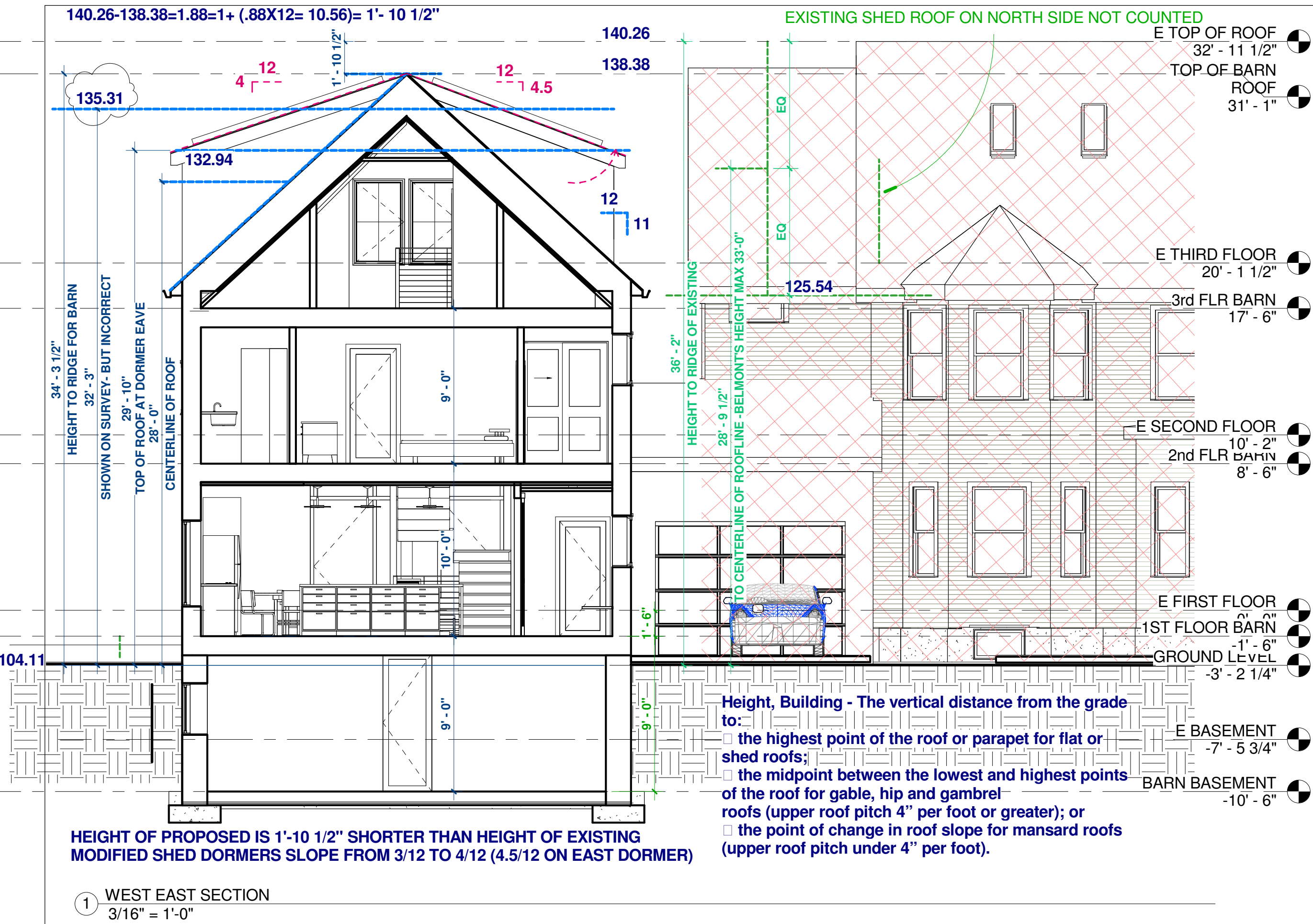
SPECIAL PERMIT SET

TITLE

HALF STORY CALCS

DWG NO

A8



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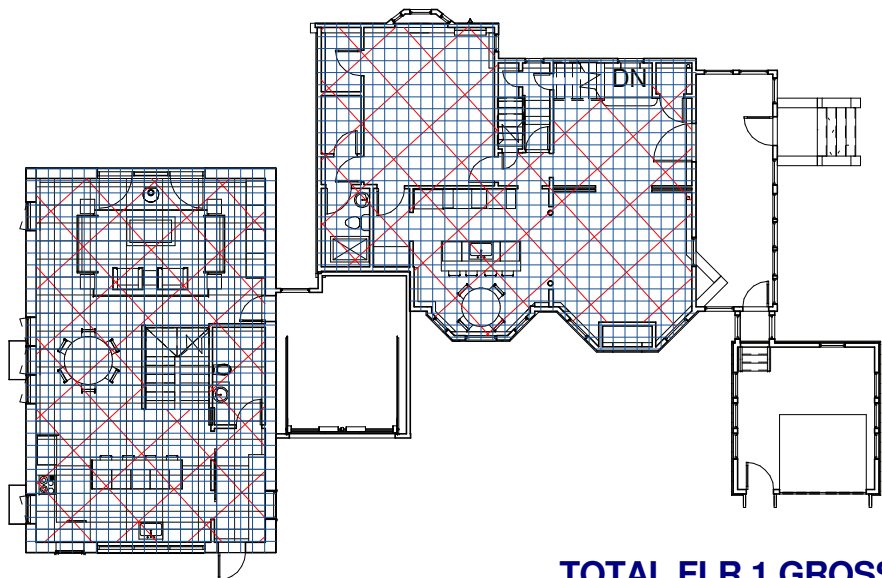
TITLE

**WEST EAST
SECTION
THROUGH
BARN**

DWG NO

A9

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

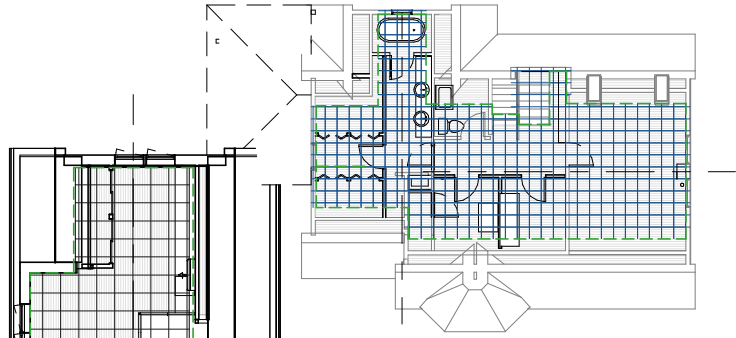


BARN
GROSS AREA (OUTSIDE WALLS) 1,040 SF
INTERIOR EXCL STAIR 854 SF

TOTAL FLR 1 GROSS AREA (OUTSIDE WALLS) 2,175 SF
TOTAL FLR 1 INTERIOR EXCL STAIR 1,814 SF

① 1st Floor AREA CALCS
1" = 20'-0"

(E) GROSS OUTSIDE WALLS 591
(E) INTERIOR EXCL STAIRS 551



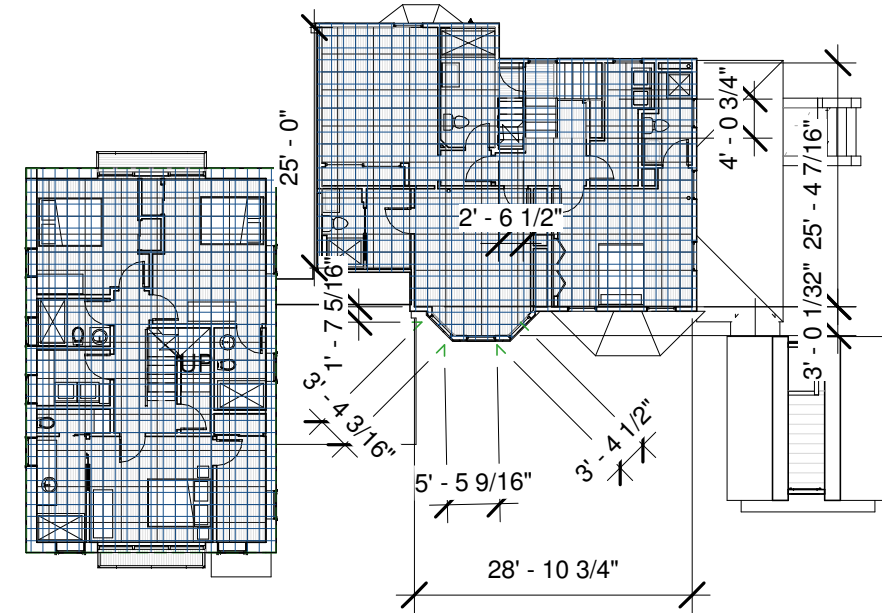
BARN
GROSS AREA (OUTSIDE WALLS) 602 SF
INTERIOR EXCL STAIR 524 SF

TOTAL FLR 3 GROSS AREA (OUTSIDE WALLS) 1,193 SF
TOTAL FLR 3 INTERIOR EXCL STAIR 1,075 SF

③ 3rd Floor AREA CALCS
1" = 20'-0"

BARN GROSS OUTSIDE WALLS 1,040
BARN INTERIOR EXCL STAIRS 850

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



TOTAL FLR 2 GROSS OUTSIDE WALLS 2,135
TOTAL FLR 2 INTERIOR EXCL STAIRS 1,797

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) 5,682 SF
TOTAL PROJECT INTERIOR EXCL STAIR 4,686 SF



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02478

DATE: 04.09.2021

ZBA SET

TITLE

AREA
CALCS

DWG NO

A10



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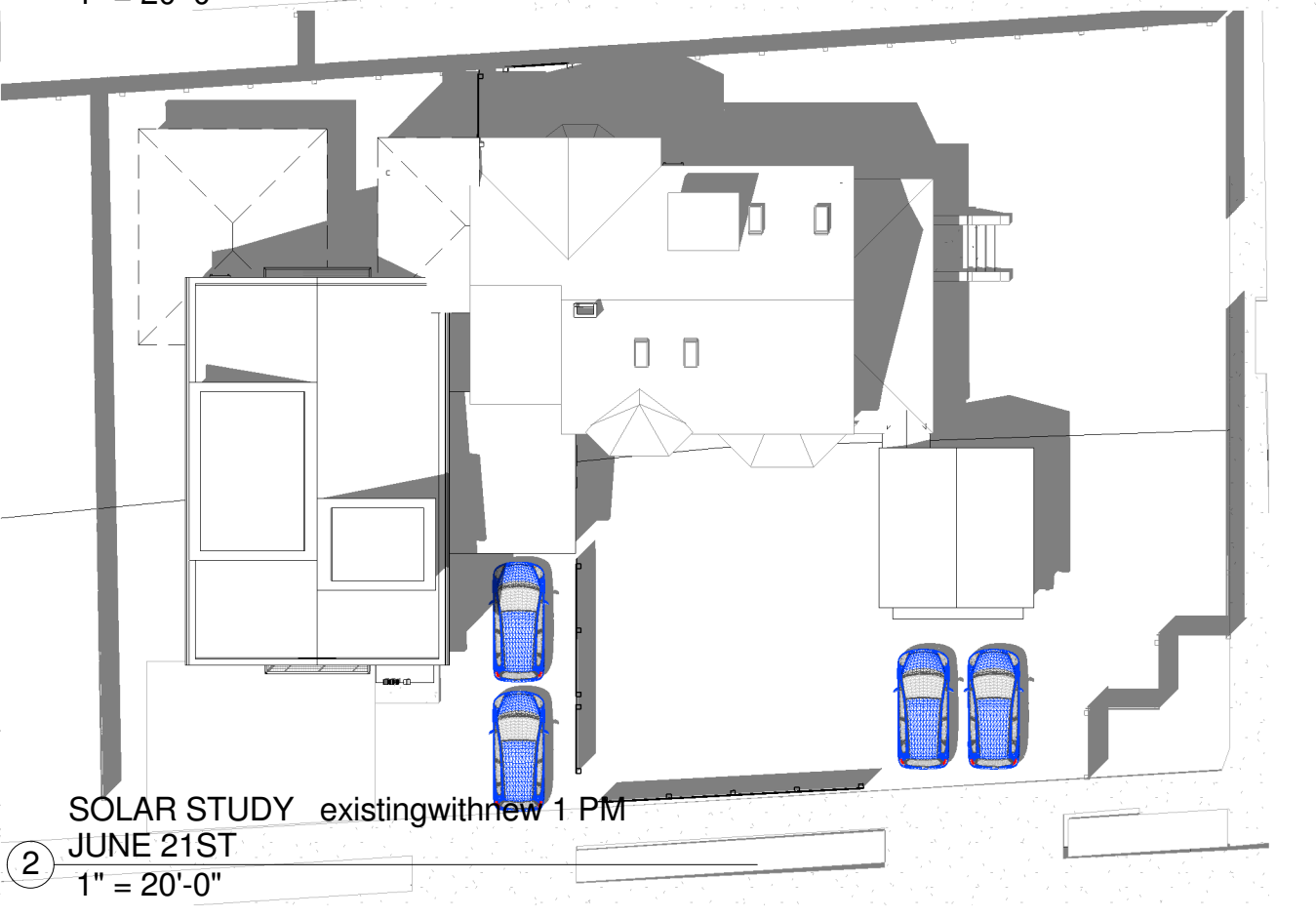
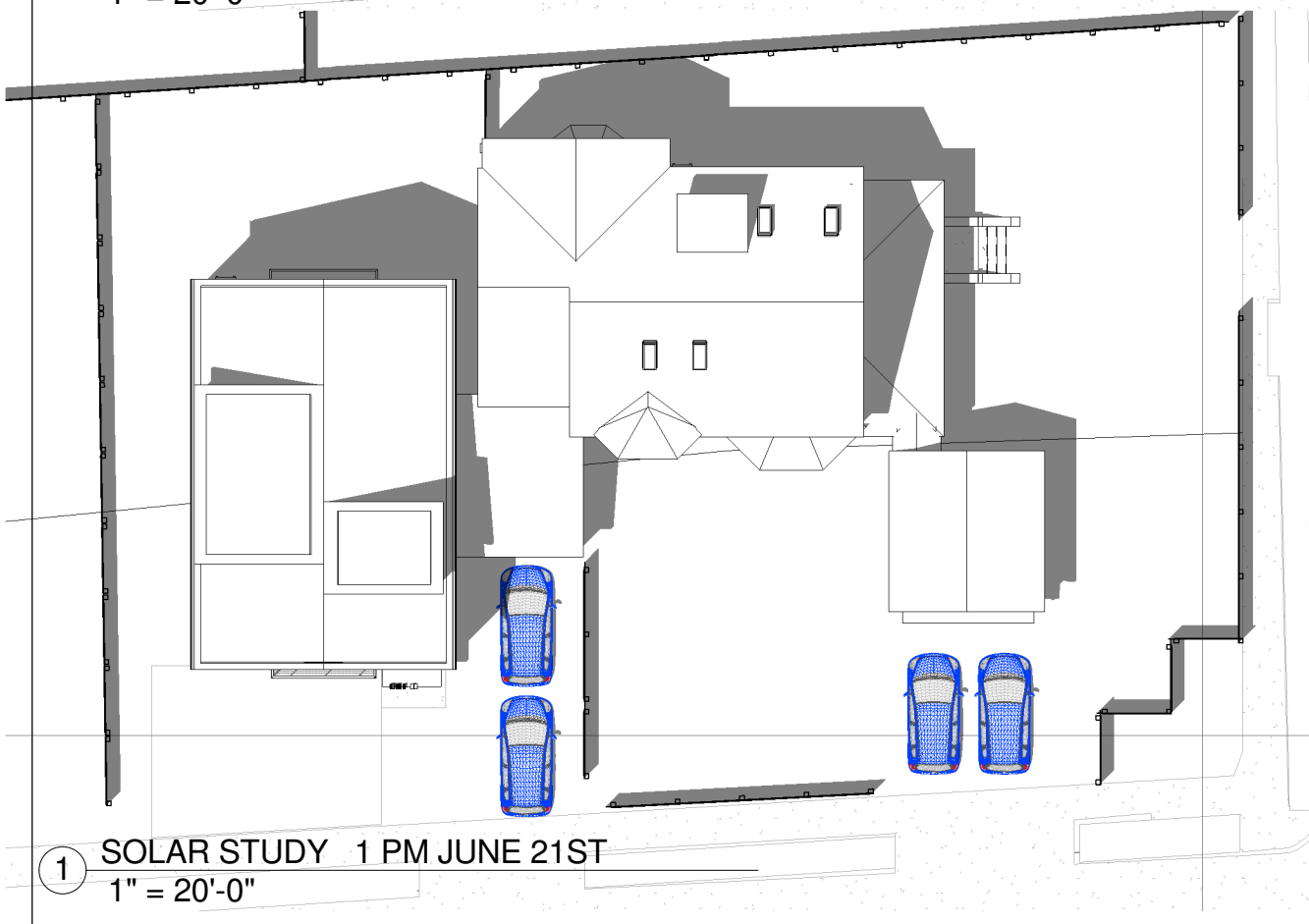
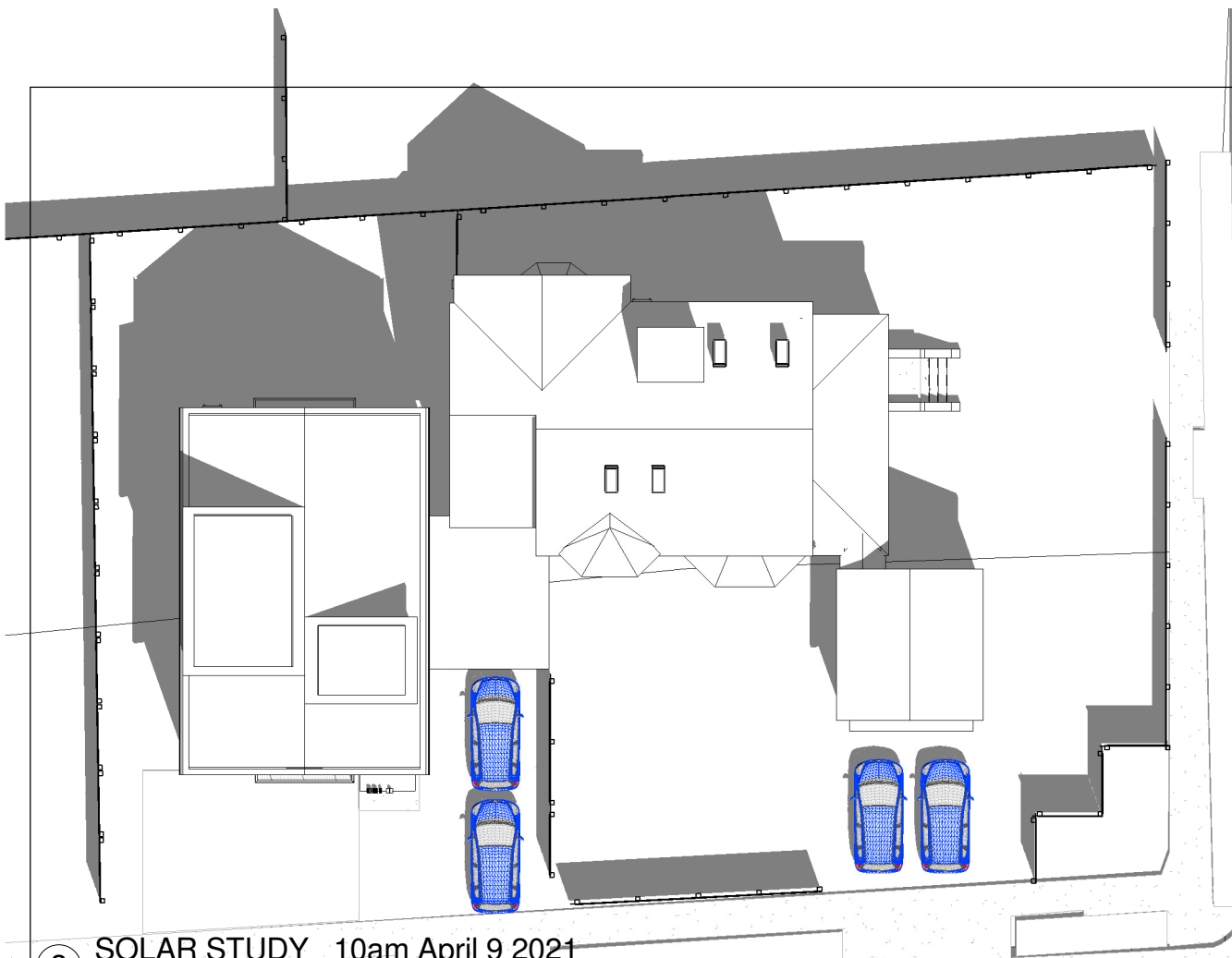
SPECIAL PERMIT SET

TITLE

SOLAR
STUDY

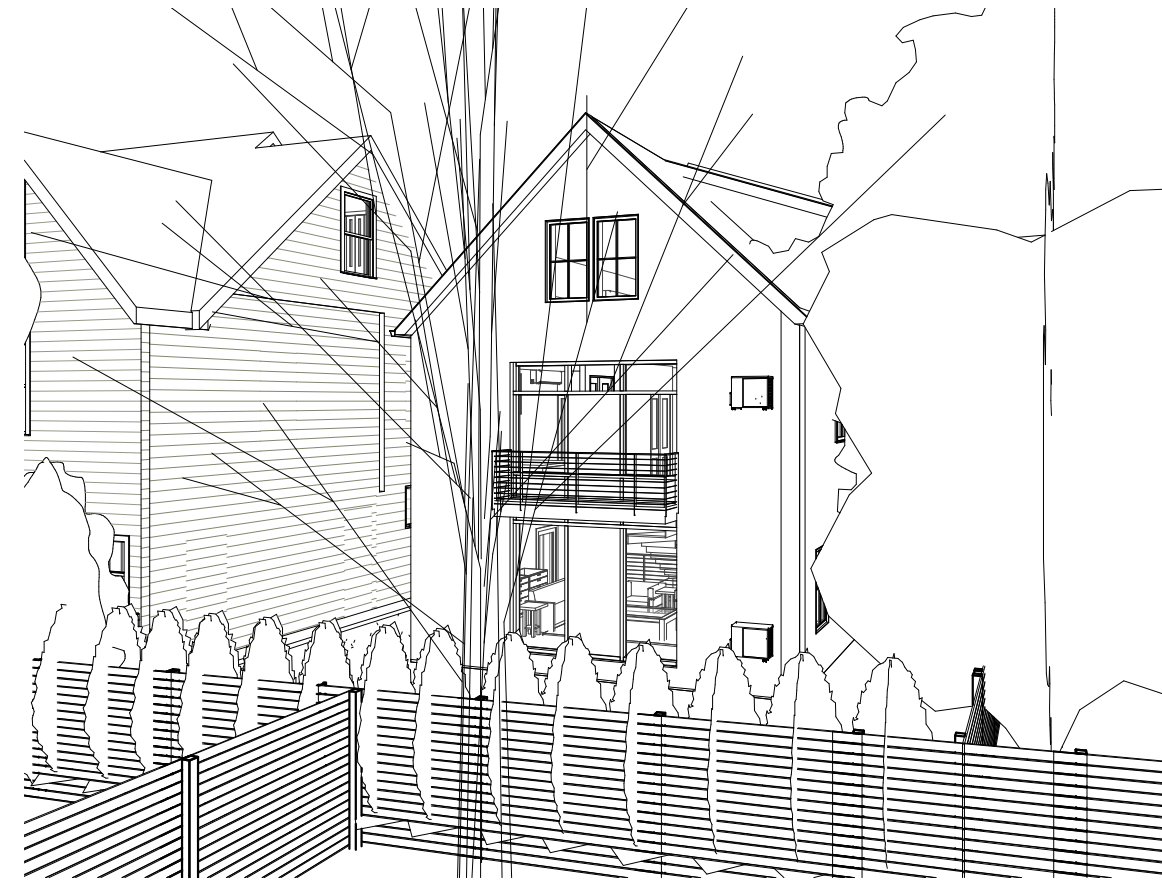
DWG NO

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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ZBA SET

TITLE

VIGNETTES
FROM
NEIGHBORS

DWG NO

A12



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ARCHITECTURE
PLANNING DESIGN

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OWNER

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DATE: 04.09.2021

ZBA SET

TITLE

AXON FROM
SE
LOOKING
NW

DWG NO

A13