

**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

ESTIMATED NUMBERS		REQ'D	EXISTING	PROPOSED
LOT AREA		7000 SF	9589sf	9589 sf
LOT FRONTAGE		50'	80'	50'
FAR		-	-	.48
LOT COVERAGE		30%	22.9%	30%
OPEN SPACE		40%	65.8%	62%
FRONT SETBACK (E)		20	30.7	20'-0"
FRONT SETBACK (B)		16'-8"	-	21'-1"
SIDE SETBACK		10	7.7	7.7
SIDE SETBACK (B)		10	(e) garage 6'-0"	13'-2"
REAR SETBACK (B)		16.7	(e) garage 5'-5"	21'-5 1/2"
BUILDING HEIGHT TOP OF RIDGE	(E) FOLLOWS CODE TO CENTERLINE OF ROOF		35'-11 1/2	30'-6.5"
2 1/2 STORIES			LESS THAN ALLOWABLE	NO CHANGE

Positives:

- Our goal is to create a harmonious complex that supports the neighborhood through its design, use, setbacks and height.
- The project centers on 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. We feel that this will make the massing feel less bulky.

- 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."

We plan on using low embodied energy materials to create a close to net zero home. the list of components includes the following:

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



CA DESIGN STUDIO LLC

ARCHITECTURE  
PLANNING DESIGN

CHRISTINEARTHUR@GMAIL.COM

OWNER

**ARTHUR-KLEIN**  
201 LEXINGTON ST  
BELMONT MA  
02478

DATE: 07.13.2021  
**SPECIAL PERMIT**

CHANGES TO REDUCE  
VOLUME- NO THIRD FLOOR

TITLE

GENERAL  
NOTES

DWG NO

A0



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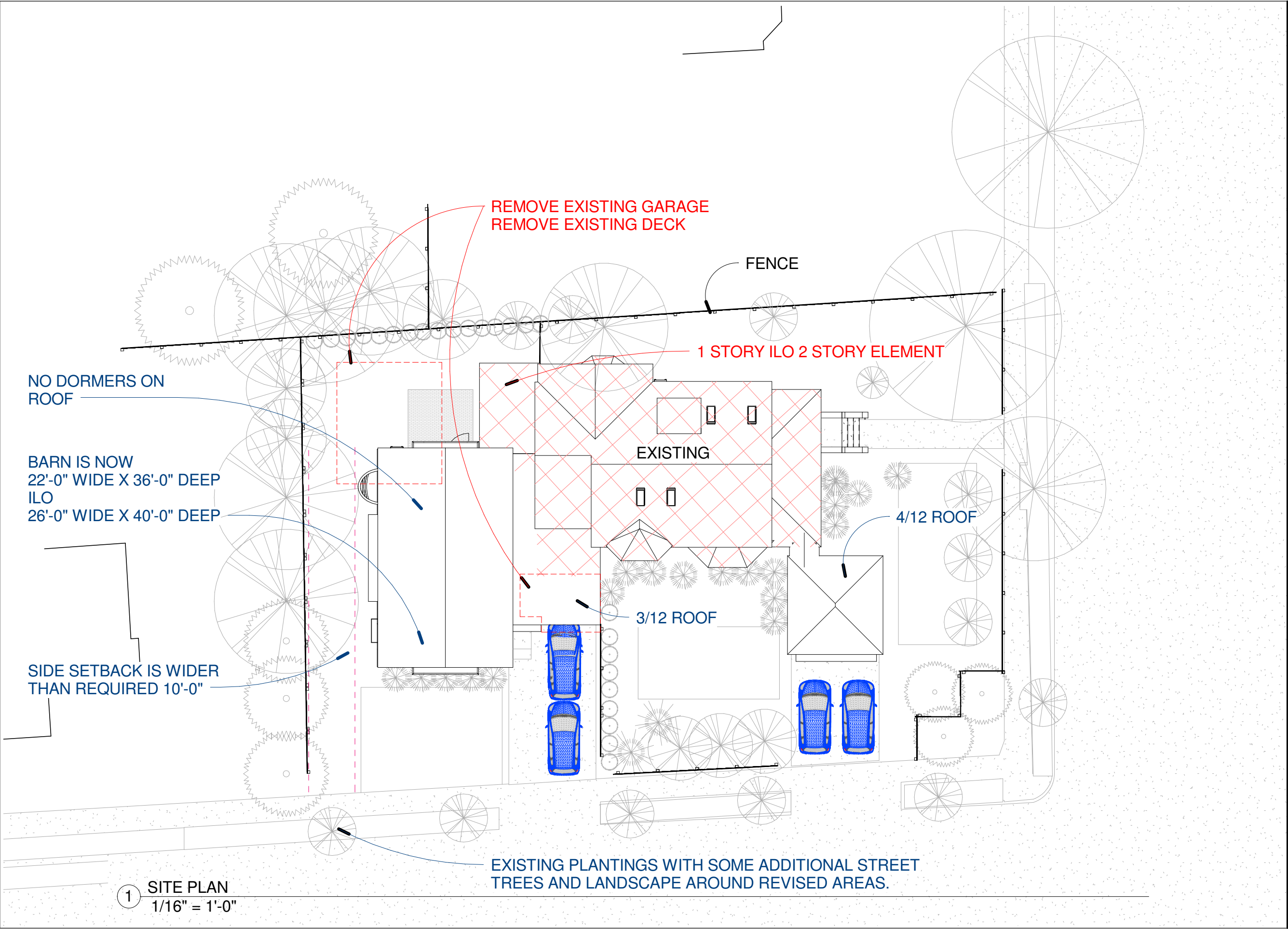
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TITLE

**SITE PLAN/  
ROOF PLAN**

DWG NO

**A1**





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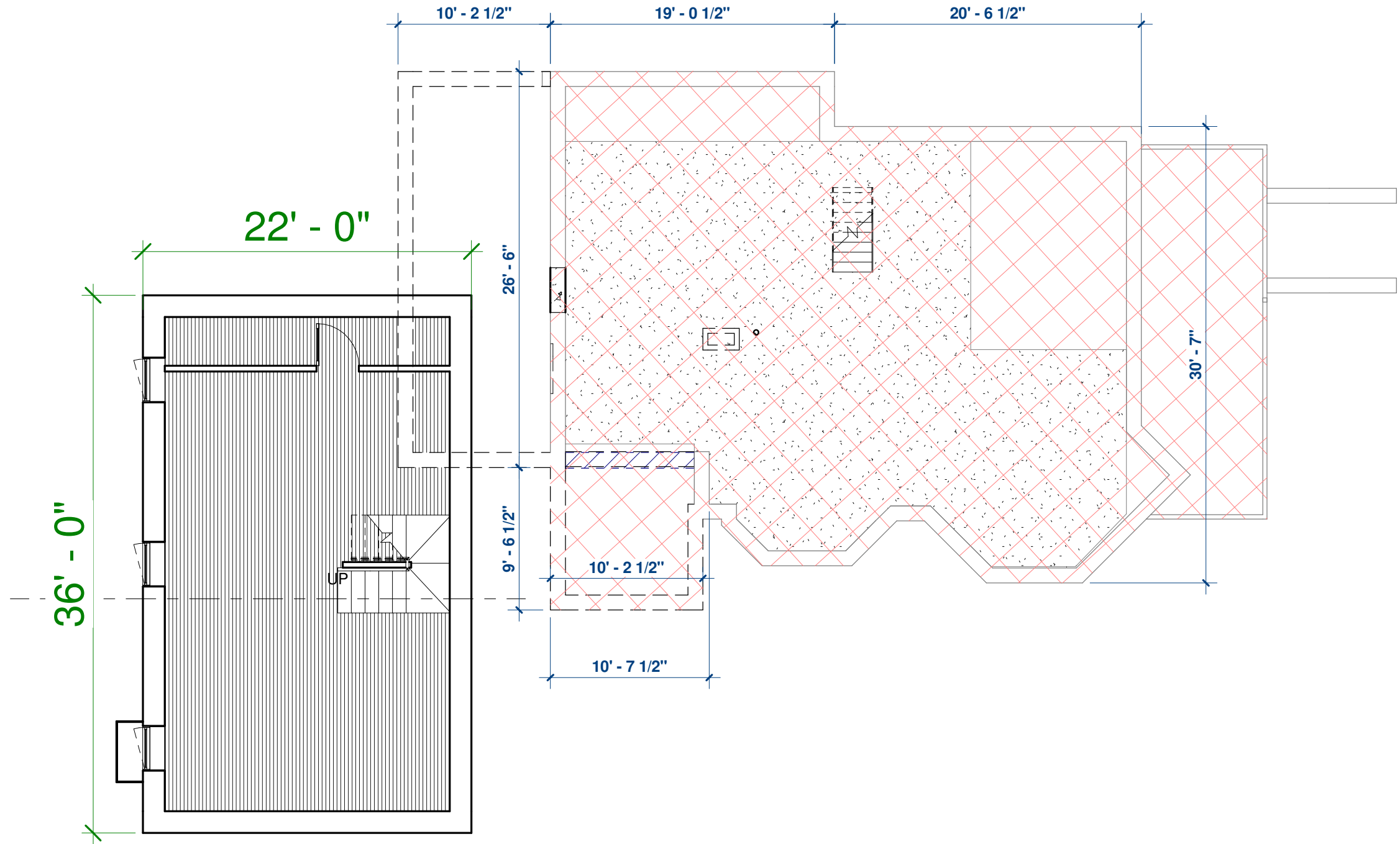
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VOLUME- NO THIRD FLOOR

TITLE

**BASEMENT  
FLOOR  
PLAN**

DWG NO

**A2**



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



# ARCHITECTURE

## PLANNING DESIGN

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# OWNER

# ARTHUR-KLEIN

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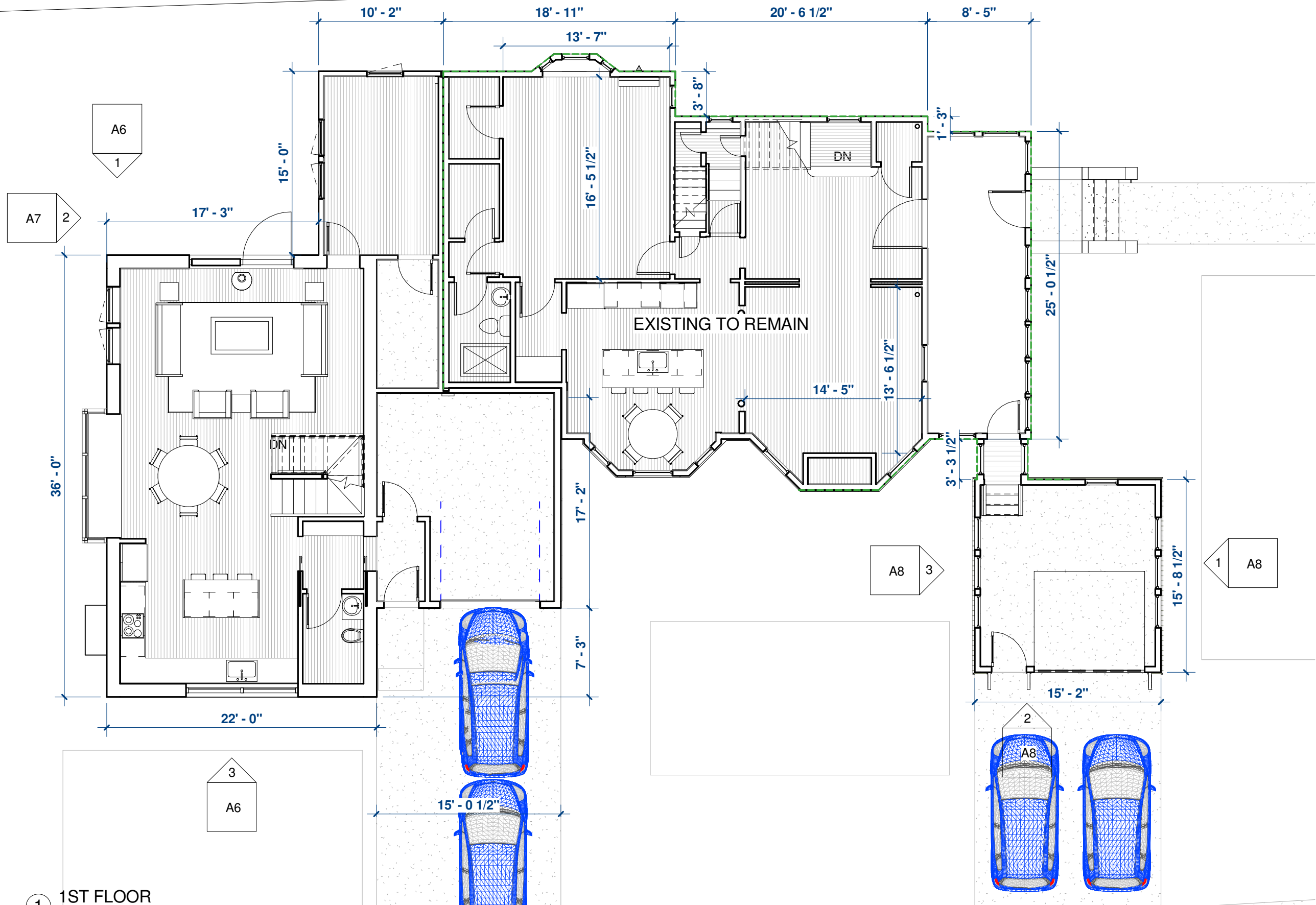
## CHANGES TO REDUCE VOLUME- NO THIRD FLOOR

# TITLE

# FIRST FLOOR PLAN

DWG NO

# A3



1 1ST FLOOR  
1/8" = 1'-0"



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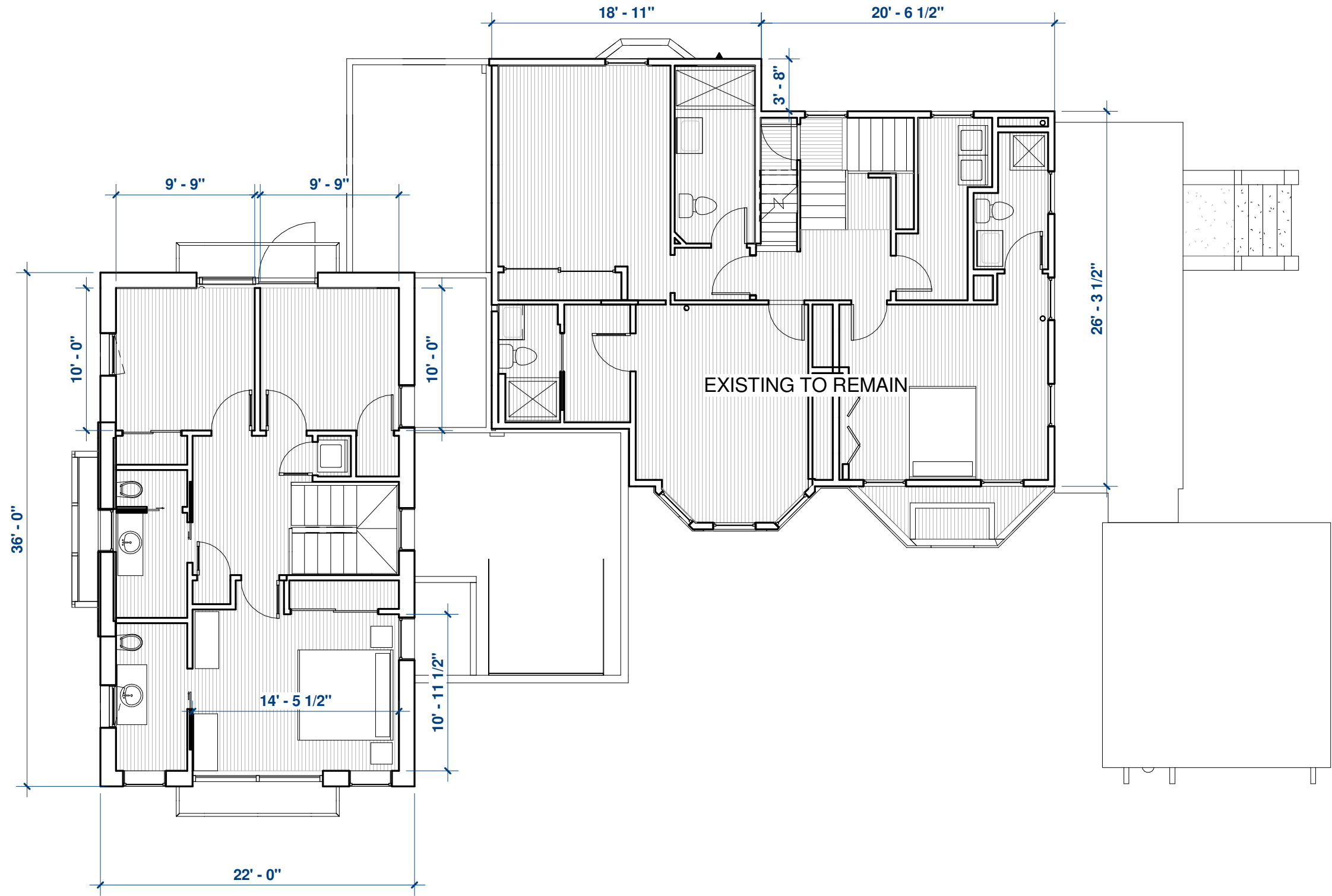
CHANGES TO REDUCE  
VOLUME- NO THIRD FLOOR

TITLE

**SECOND  
FLOOR  
PLAN**

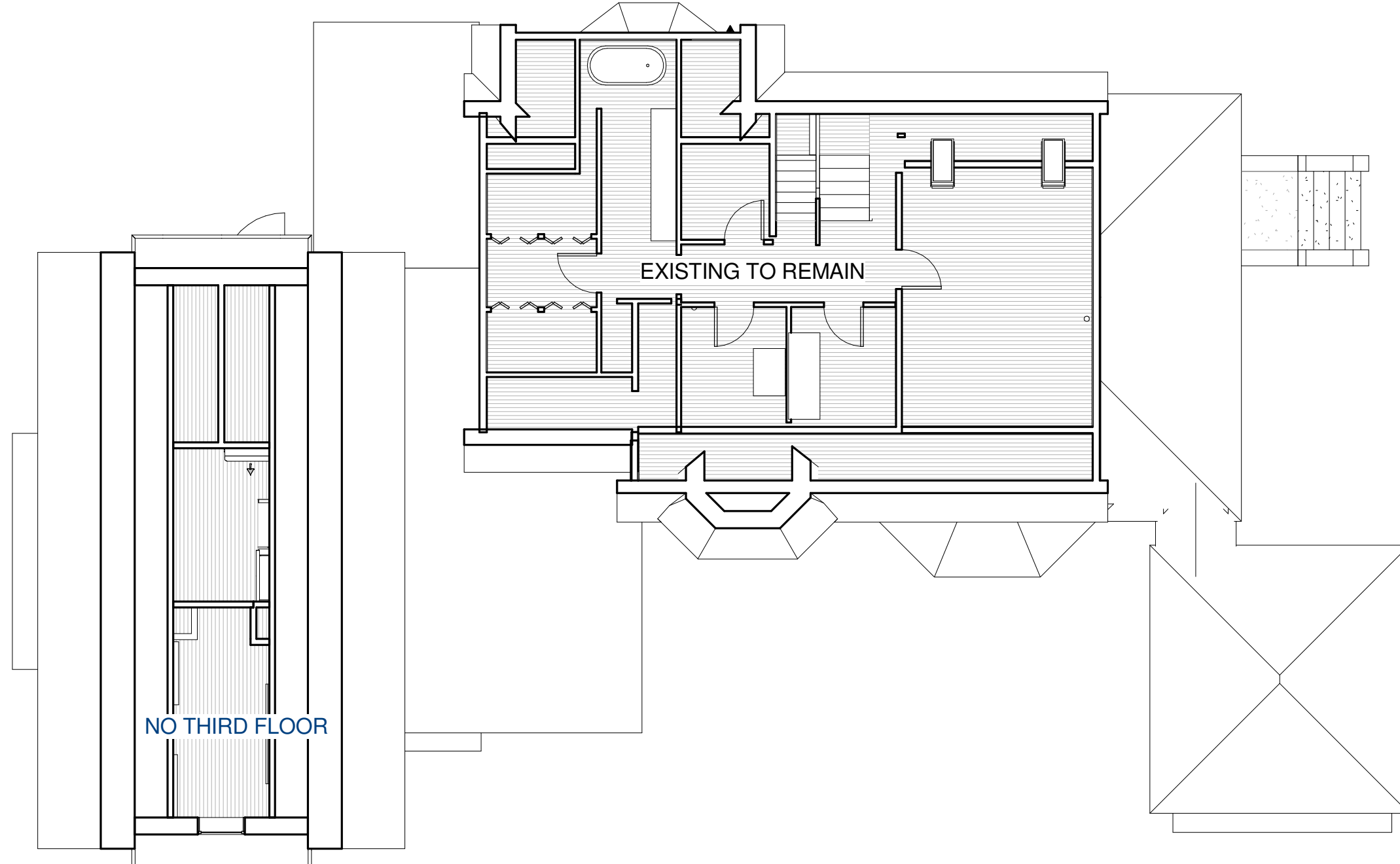
DWG NO

**A4**



① 2nd FLOOR  
1/8" = 1'-0"





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



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CHANGES TO REDUCE  
VOLUME- NO THIRD FLOOR

TITLE

THIRD  
FLOOR  
PLAN

DWG NO

**A5**



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CHANGES TO REDUCE  
VOLUME- NO THIRD FLOOR

TITLE

BARN  
NORTH AND  
SOUTH  
ELEVATIONS

DWG NO

**A6**



① NORTH ELEVATION  
1/8" = 1'-0"



③ SOUTH ELEVATION  
1/8" = 1'-0"



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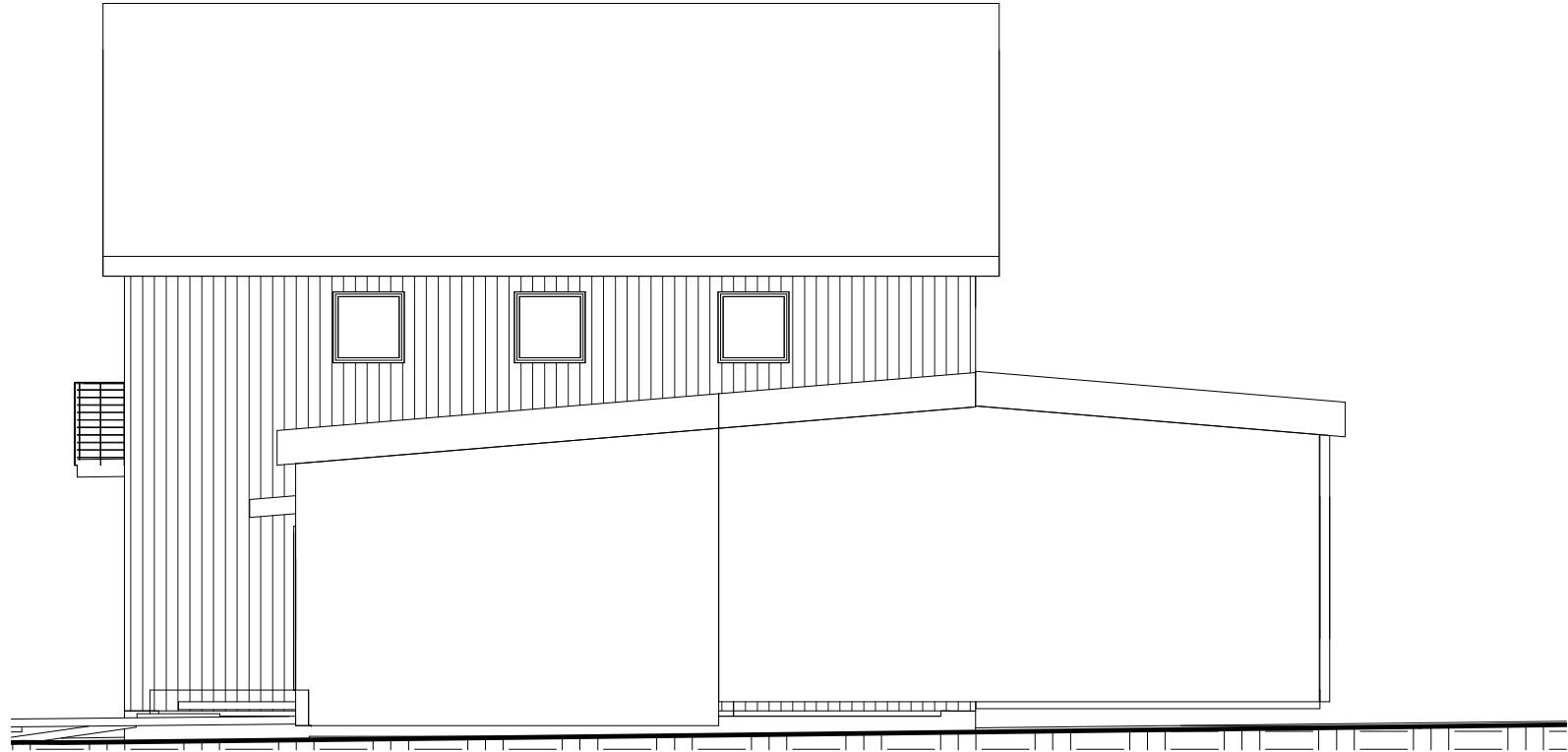
CHANGES TO REDUCE  
VOLUME- NO THIRD FLOOR

TITLE

**BARN EAST  
AND WEST  
ELEVATIONS**

DWG NO

**A7**



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



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





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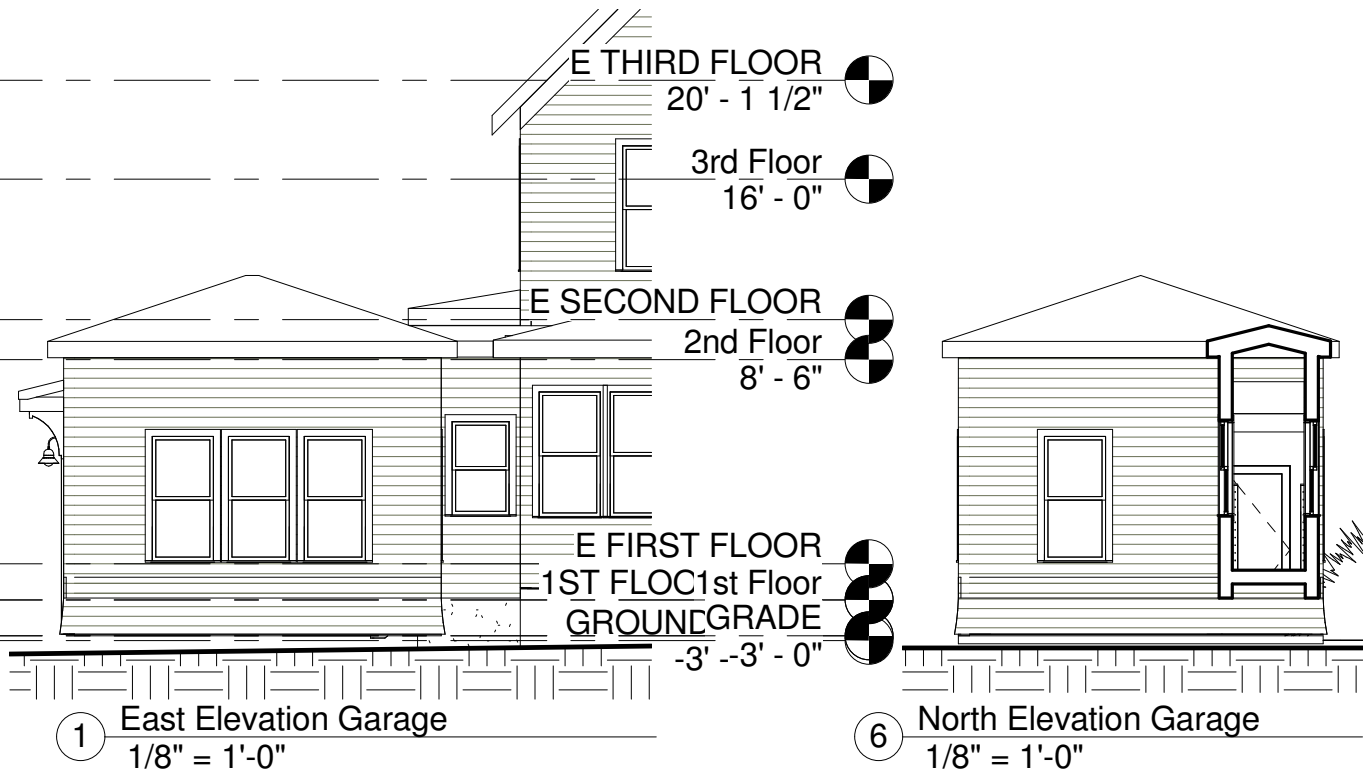
CHANGES TO REDUCE  
VOLUME- NO THIRD FLOOR

TITLE

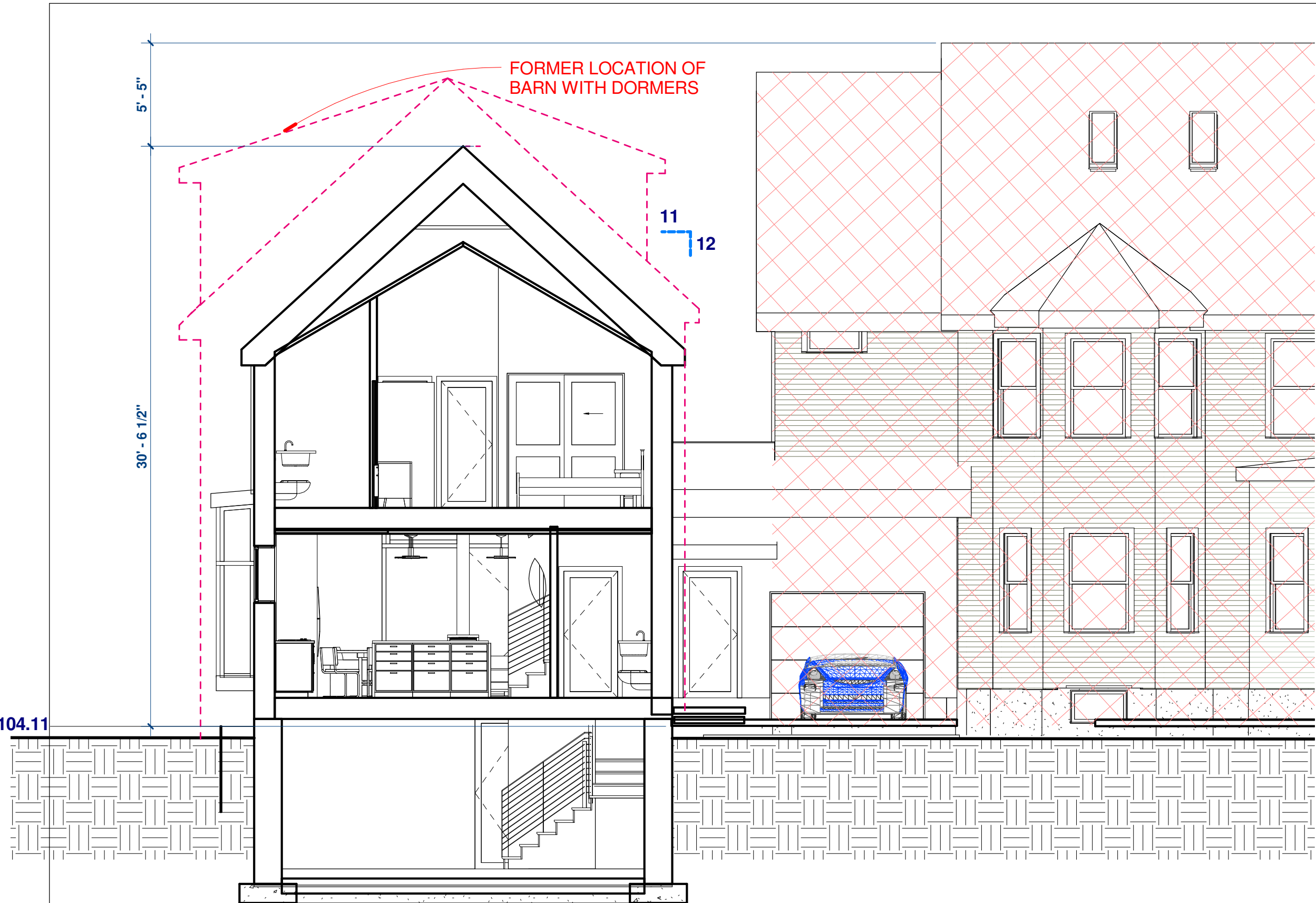
**GARAGE  
ELEV AND  
PROJECT  
VIGNETTE**

DWG NO

**A8**



④ VIEW FROM ACROSS LEX NW  
12" = 1'-0"



1 WEST EAST SECTION  
3/16" = 1'-0"



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VOLUME- NO THIRD FLOOR

TITLE

**WEST EAST  
SECTION  
THROUGH  
BARN**

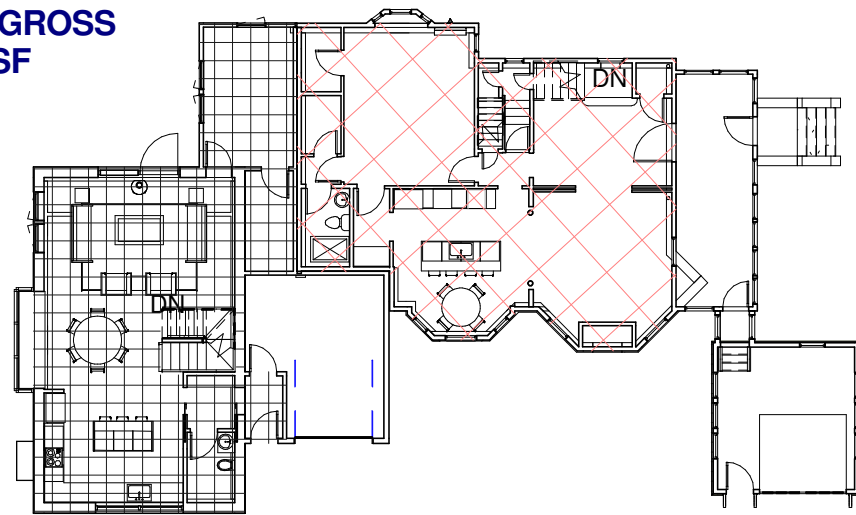
DWG NO

**A9**



(E) GROSS AREA 1,136 SF  
BARN GROSS AREA 985 SF

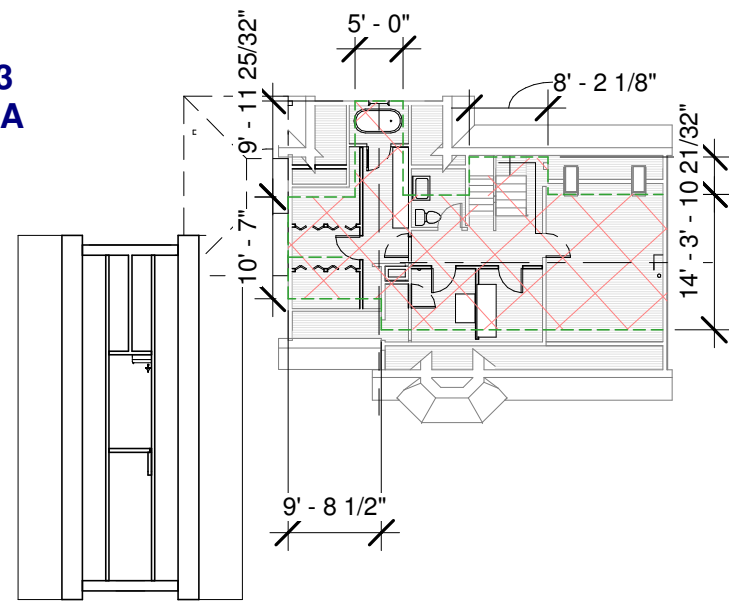
TOTAL FLR 1 GROSS  
AREA 2,121 SF



1 1st Floor AREA CALCS  
1" = 20'-0"

(E) GROSS 591  
BARN GROSS AREA 0 SF

TOTAL FLR 3  
GROSS AREA  
591 SF



3 3rd Floor AREA CALCS  
1" = 20'-0"

(E) TOTAL BLDG GROSS AREA 2,820 SF  
BARN TOTAL BLDG GROSS AREA 1,777 SF  
TOTAL PROJECT GROSS AREA 4,587 SF

FAR: 4,597 SF/9589= .48

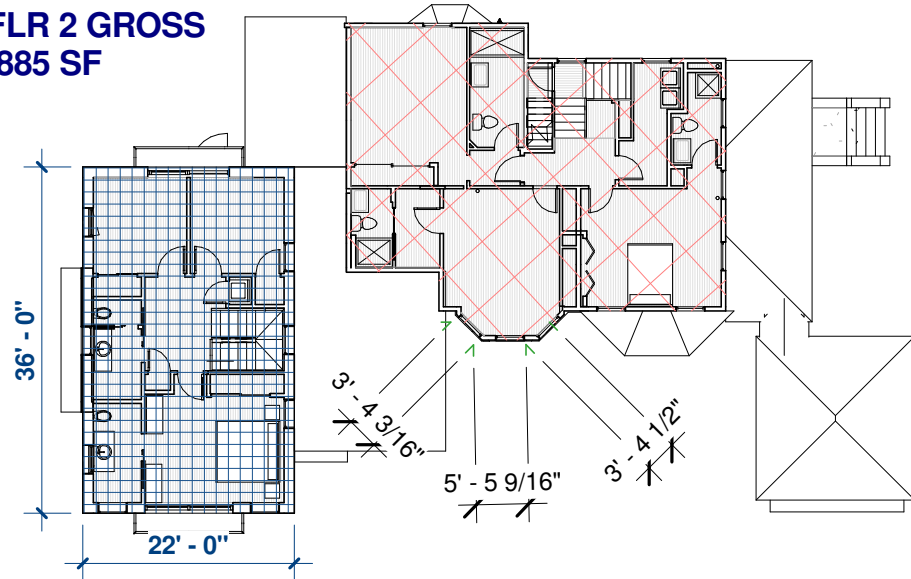
30% Lot Coverage

9,589 SF X.3= 2,876.7 sf  
2,873 SF AS DESIGNED

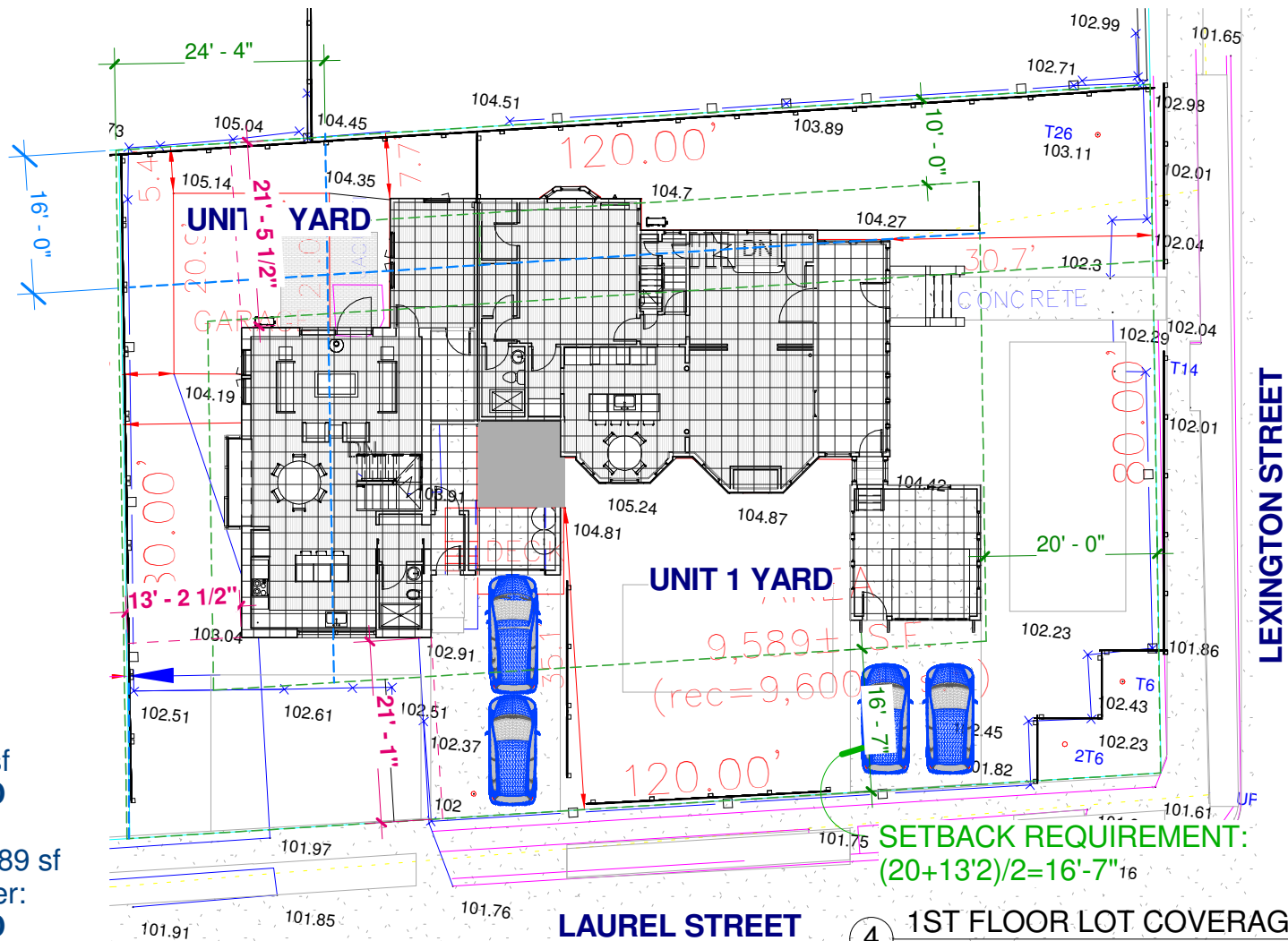
40% OPEN SPACE: 9,589 sf  
X.4= 3,835.6 sf or greater:  
5,829 SF AS DESIGNED

(E) GROSS 1,093  
BARN GROSS OUTSIDE WALLS 792

TOTAL FLR 2 GROSS  
AREA 1,885 SF



2 2nd Floor AREA CALCS  
1" = 20'-0"



4 1ST FLOOR LOT COVERAGE  
1" = 20'-0"



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CHANGES TO REDUCE  
VOLUME- NO THIRD FLOOR

TITLE

AREA  
CALCS

DWG NO

A10



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CHANGES TO REDUCE  
VOLUME- NO THIRD FLOOR

TITLE

**SOLAR  
STUDY**

DWG NO

**A11**

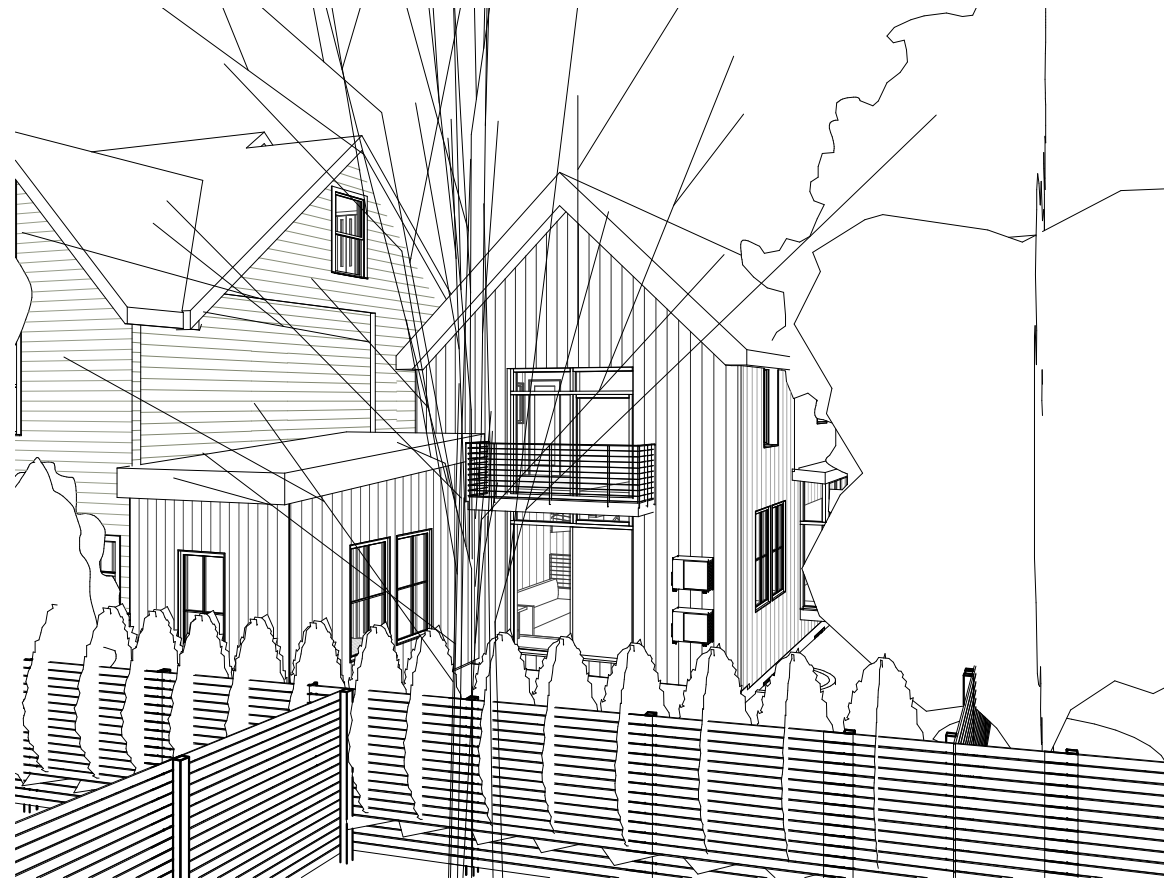


1 SOLAR STUDY PROPOSED 10 AM  
DECEMBER 21ST  
1" = 20'-0"

2 SOLAR STUDY EXISTING 10 AM  
DECEMBER 21ST  
1" = 20'-0"



ESTIMATED VIEW FROM SHEILA AND  
JACK BAYNES SECOND FLOOR EXISTING



ESTIMATED VIEW FROM SHEILA AND  
JACK BAYNES SECOND FLOOR  
PROPOSED



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CHANGES TO REDUCE  
VOLUME- NO THIRD FLOOR

TITLE

VIGNETTES  
FROM  
NEIGHBORS

DWG NO

**A12**





① AXON LOOKING NW 2  
12" = 1'-0"



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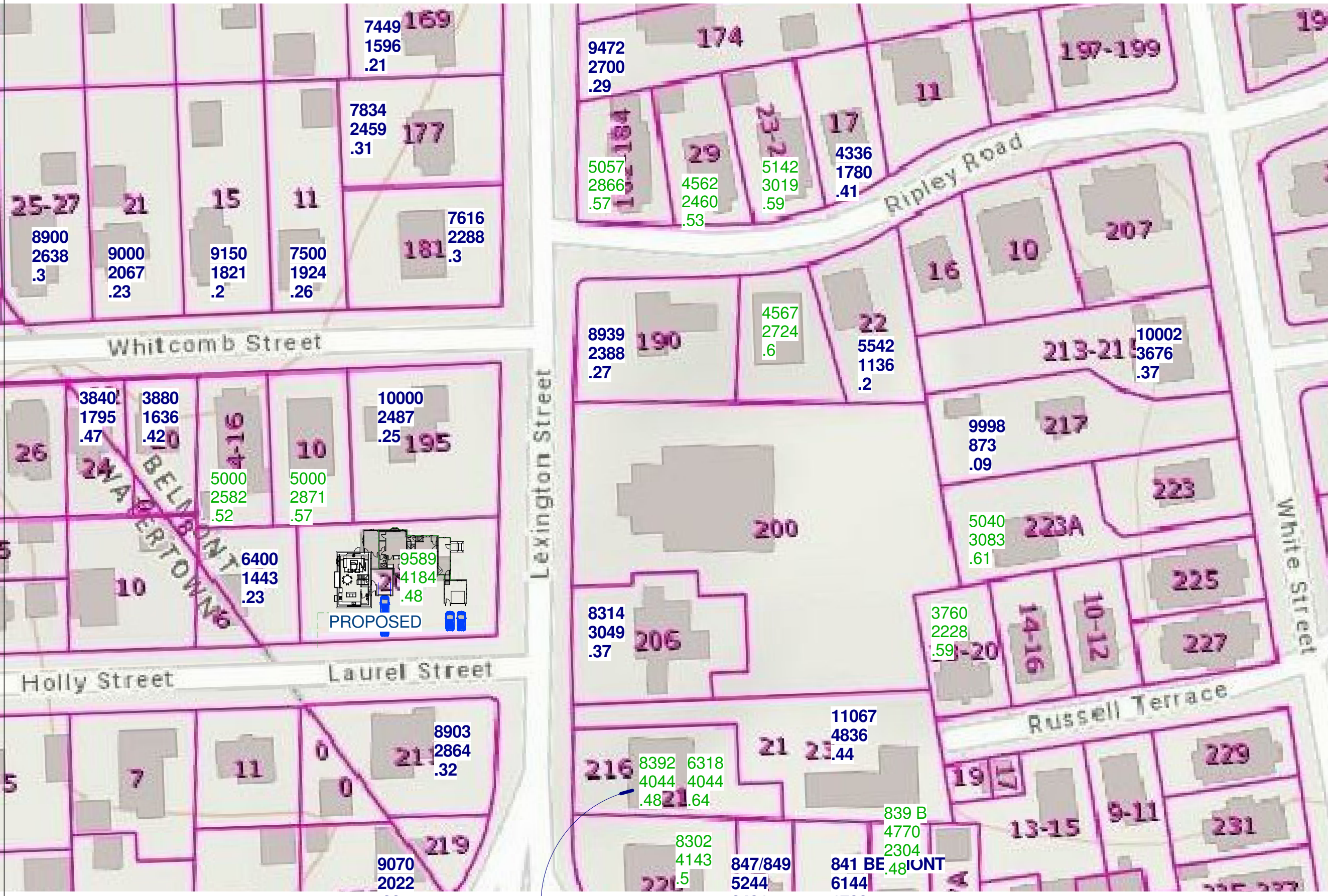
CHANGES TO REDUCE  
VOLUME- NO THIRD FLOOR

TITLE

AXON FROM  
SE  
LOOKING  
NW

DWG NO

**A13**



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

correct lot coverage?- diff from mass  
interactive maps



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VOLUME- NO THIRD FLOOR

TITLE

SURROUNDING  
NEIGHBORHOOD  
TLA AND  
FAR

DWG NO

**A14**