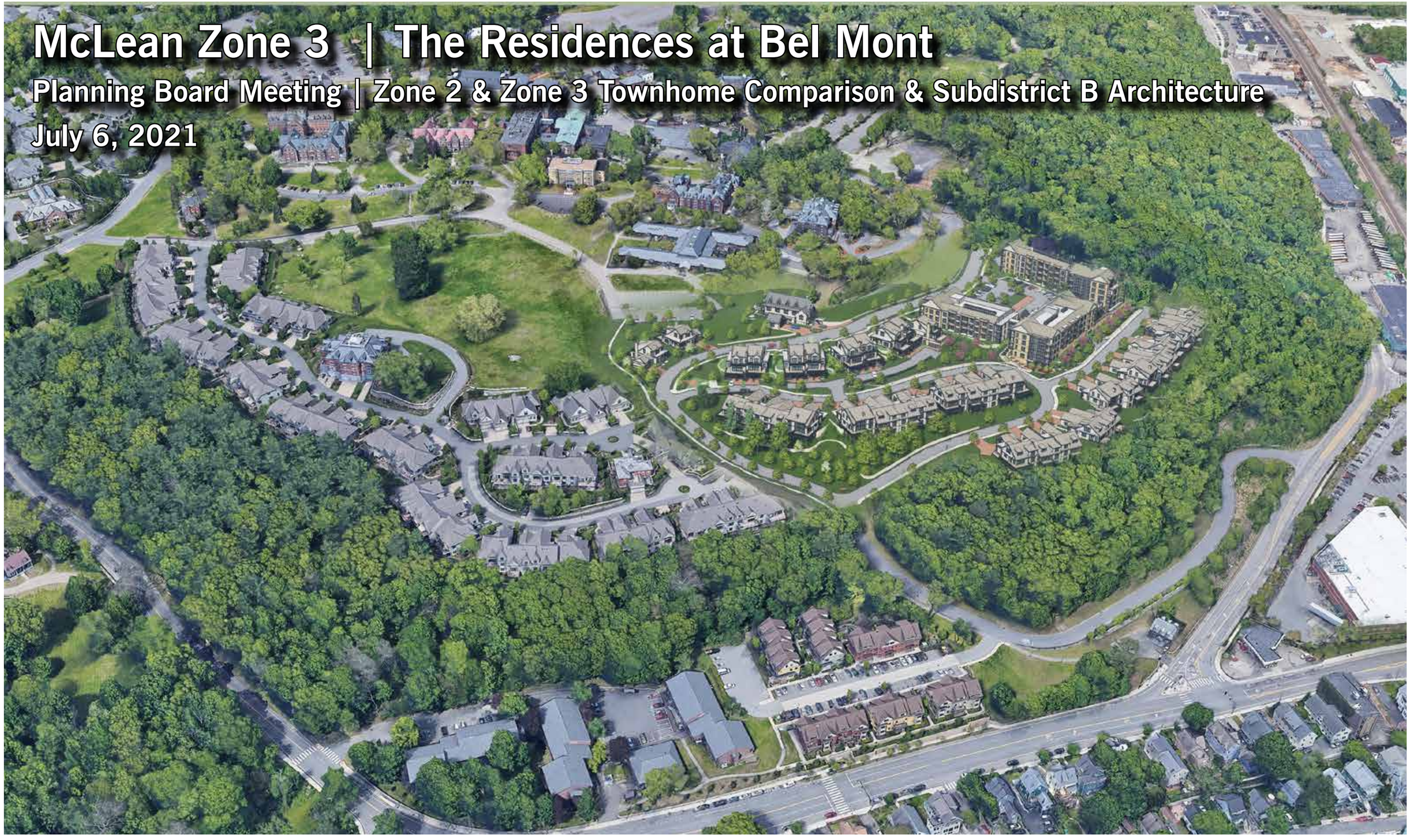
McLean Zone 3 | The Residences at Bel Mont

Planning Board Meeting | Zone 2 & Zone 3 Townhome Comparison & Subdistrict B Architecture

July 6, 2021



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McLean District | Zone 3

The Residences at Bel Mont

Project Team:

NORTHLAND RESIDENTIAL

tat

vhb

RYAN ASSOCIATES

Vanasse & Associates inc
Transportation Engineers & Planners

NEW ECOLOGY
Community-Based Sustainable Development

Epsilon ASSOCIATES INC

Topics of Discussion

1. Zone 2 & Zone 3 Townhome Comparison

2. Subdistrict B Architecture

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McLean Zone 2 & 3 Locus Map

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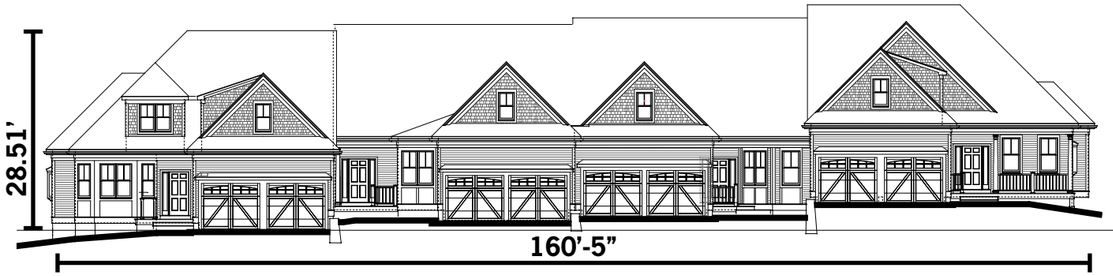
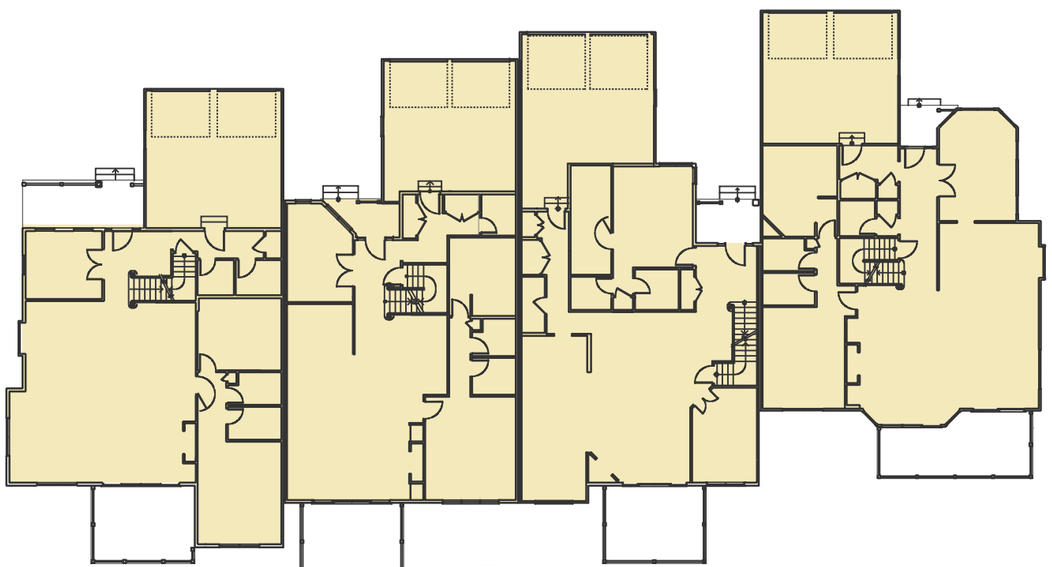
Aerial Perspective

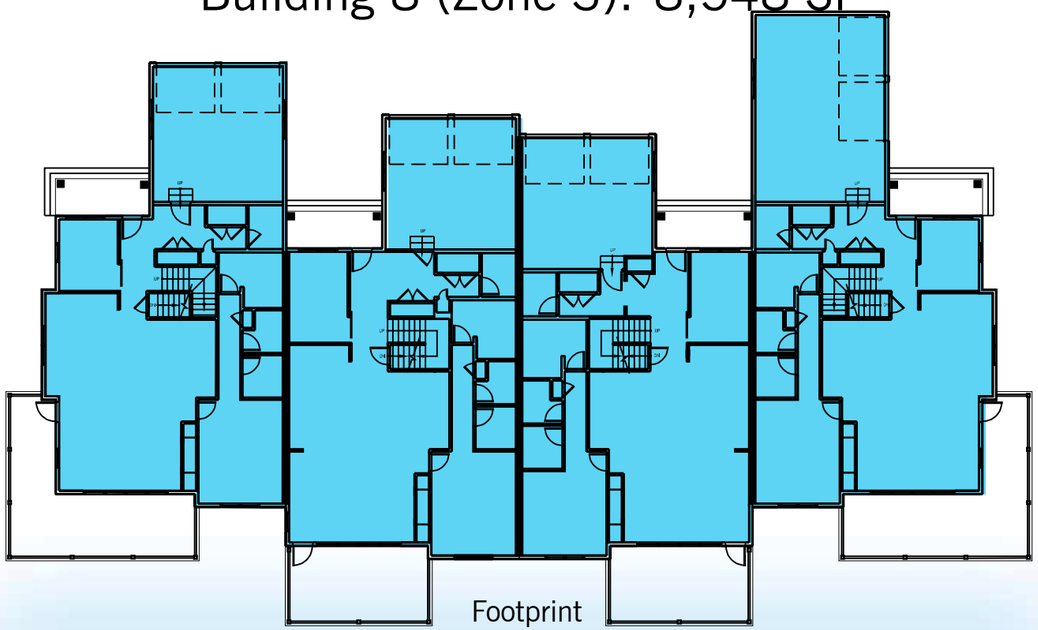


Building 11 (Zone 2): 8,808 SF



Footprint

Building 8 (Zone 3): 8,548 SF



Footprint

THE WOODLANDS

THE RESIDENCES AT Bel Mont

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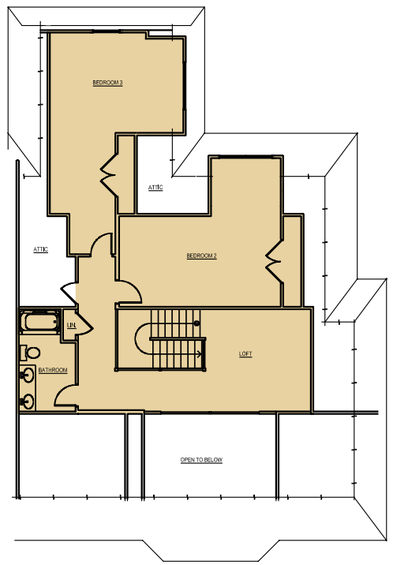
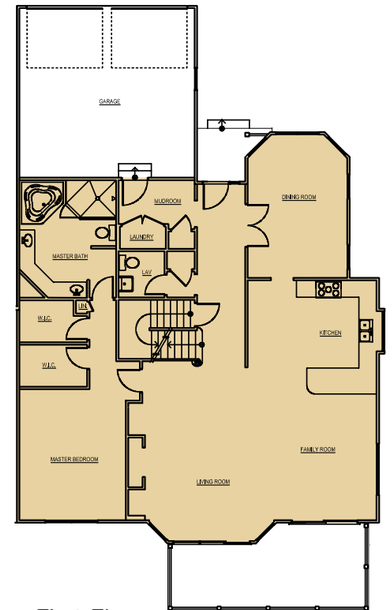
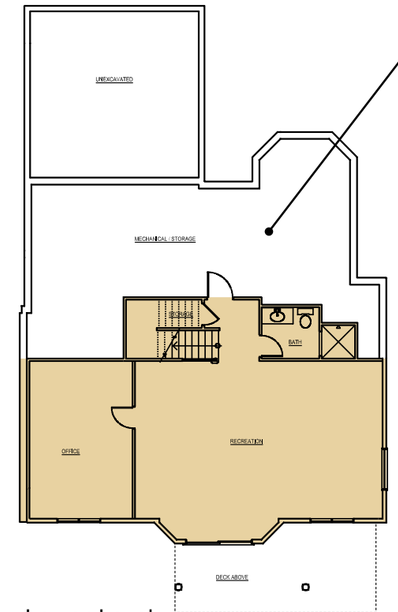
3 Bedroom Unit Comparison | Gross Square Feet



Second Floor
1,052 SF



First Floor
1,838 SF

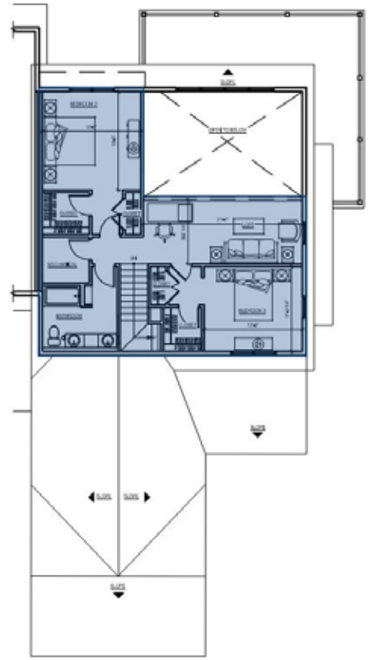


767 SF of Non-Habitable/
Unconditioned/Unfinished Area

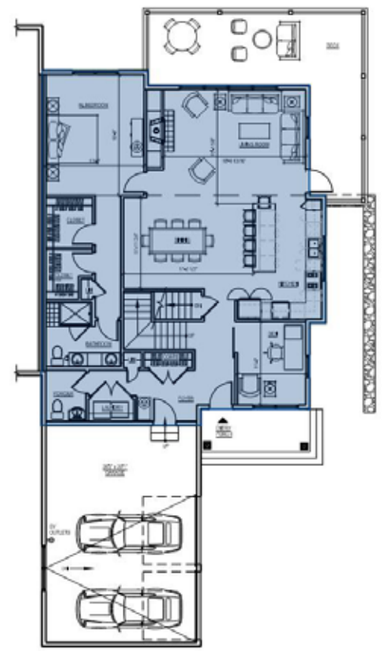
Lower Level
1,076 SF

THE WOODLANDS

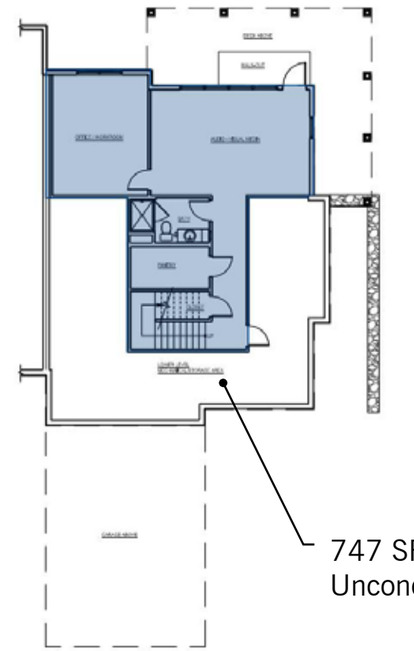
Building 11 (Zone 2)
3 Bedroom End Unit
3,966 GSF



Second Floor
901 SF



First Floor
1,643 SF



Lower Level
890 SF

747 SF of Non-Habitable/
Unconditioned/Unfinished Area

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Building 8 (Zone 3)
3 Bedroom End Unit
3,434 GSF

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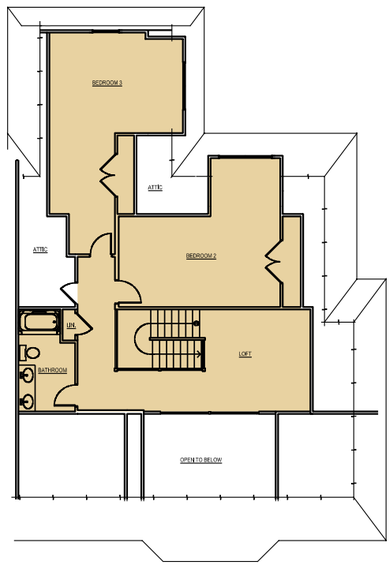
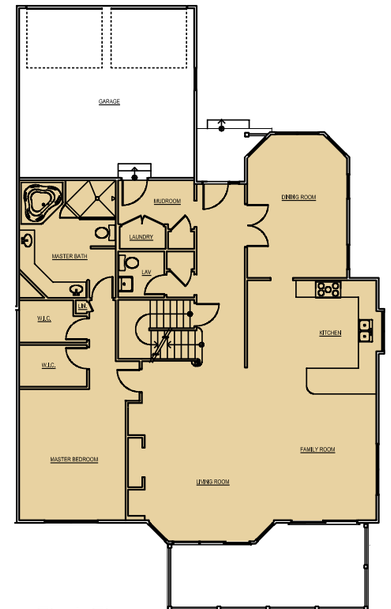
3 Bedroom Unit Comparison | Living Area



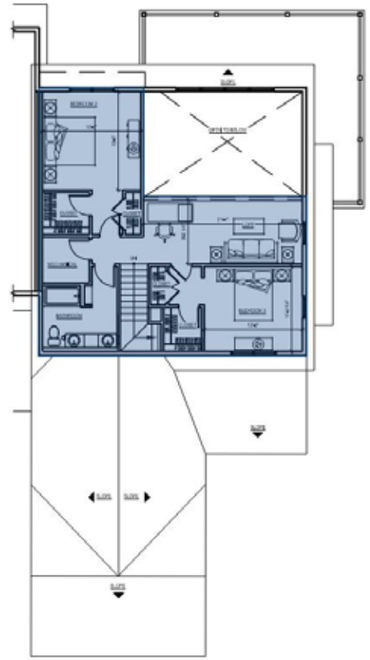
Second Floor
996 SF



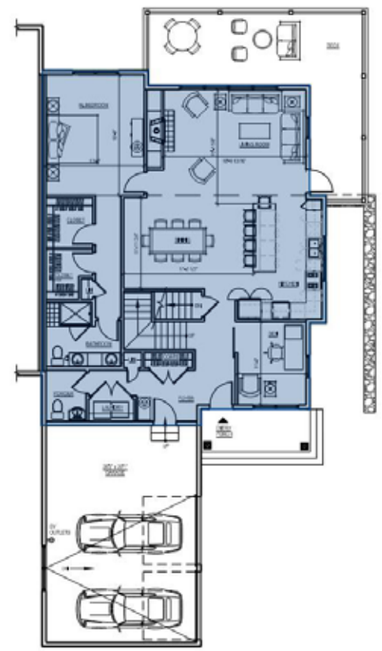
First Floor
1,782 SF

THE WOODLANDS

Building 11 (Zone 2)
3 Bedroom End Unit
2,778 SF Living Area



Second Floor
844 SF



First Floor
1,546 SF

THE RESIDENCES AT Bel Mont

Building 8 (Zone 3)
3 Bedroom End Unit
2,390 SF Living Area

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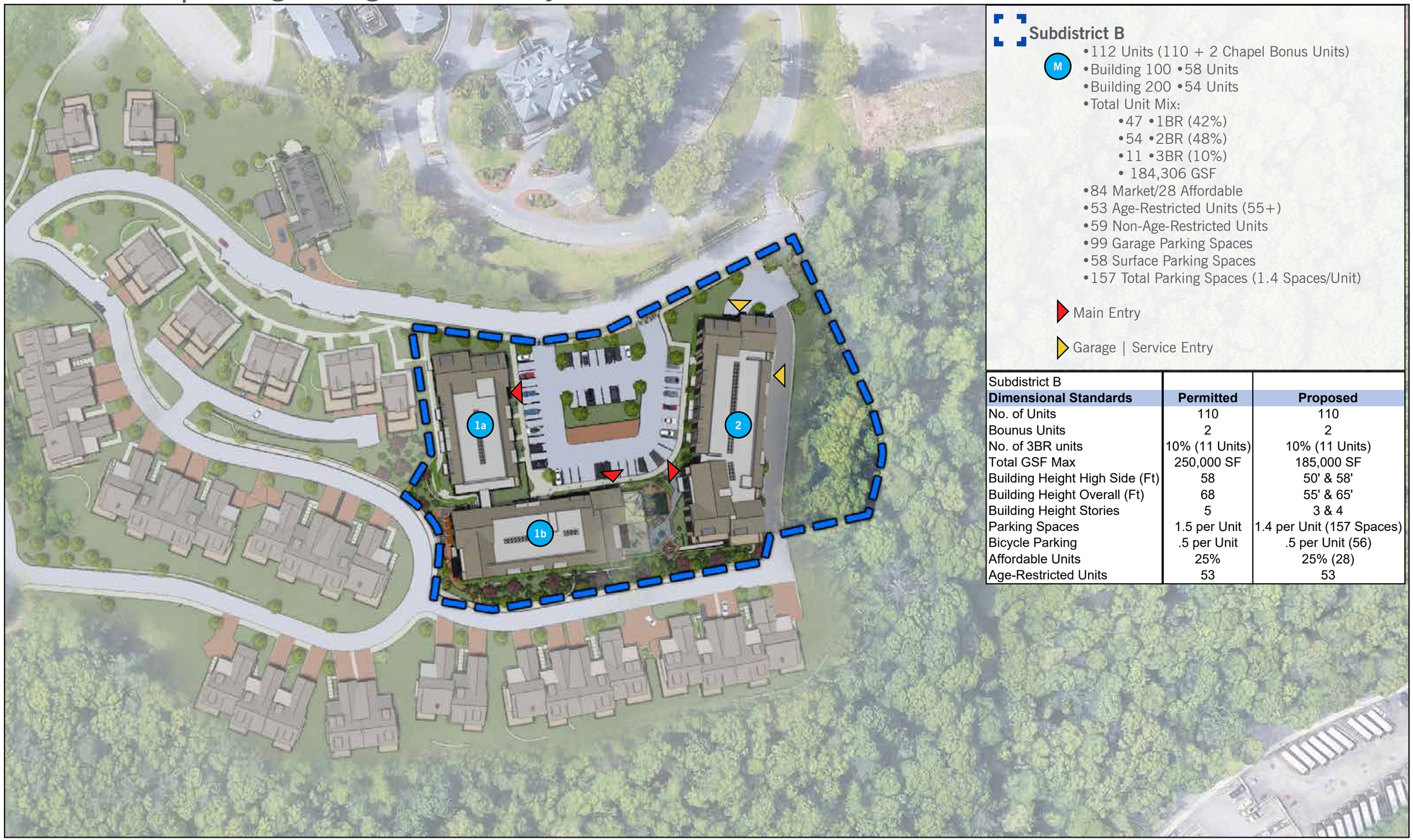
Subdistrict B



Subdistrict B

M

- 112 Units (110 + 2 Chapel Bonus Units)
- Building 100 • 58 Units
- Building 200 • 54 Units
- Total Unit Mix:
  - 47 • 1BR (42%)
  - 54 • 2BR (48%)
  - 11 • 3BR (10%)
  - 184,306 GSF
- 84 Market/28 Affordable
- 53 Age-Restricted Units (55+)
- 59 Non-Age-Restricted Units
- 99 Garage Parking Spaces
- 58 Surface Parking Spaces
- 157 Total Parking Spaces (1.4 Spaces/Unit)

Main Entry

Garage | Service Entry

Subdistrict B		
Dimensional Standards	**Permitted**	**Proposed**
No. of Units	110	110
Bounus Units	2	2
No. of 3BR units	10% (11 Units)	10% (11 Units)
Total GSF Max	250,000 SF	185,000 SF
Building Height High Side (Ft)	58	50' & 58'
Building Height Overall (Ft)	68	55' & 65'
Building Height Stories	5	3 & 4
Parking Spaces	1.5 per Unit	1.4 per Unit (157 Spaces)
Bicycle Parking	.5 per Unit	.5 per Unit (56)
Affordable Units	25%	25% (28)
Age-Restricted Units	53	53

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Building 100 & 200 | First Floor Plan

- 1BR
- 1BR+Den
- 2BR
- 2BR+Den
- 3BR

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1BR

1BR+Den

2BR

2BR+Den

3BR

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Building 100 & 200 | Third Level Plan

- 1BR
- 1BR+Den
- 2BR
- 2BR+Den
- 3BR

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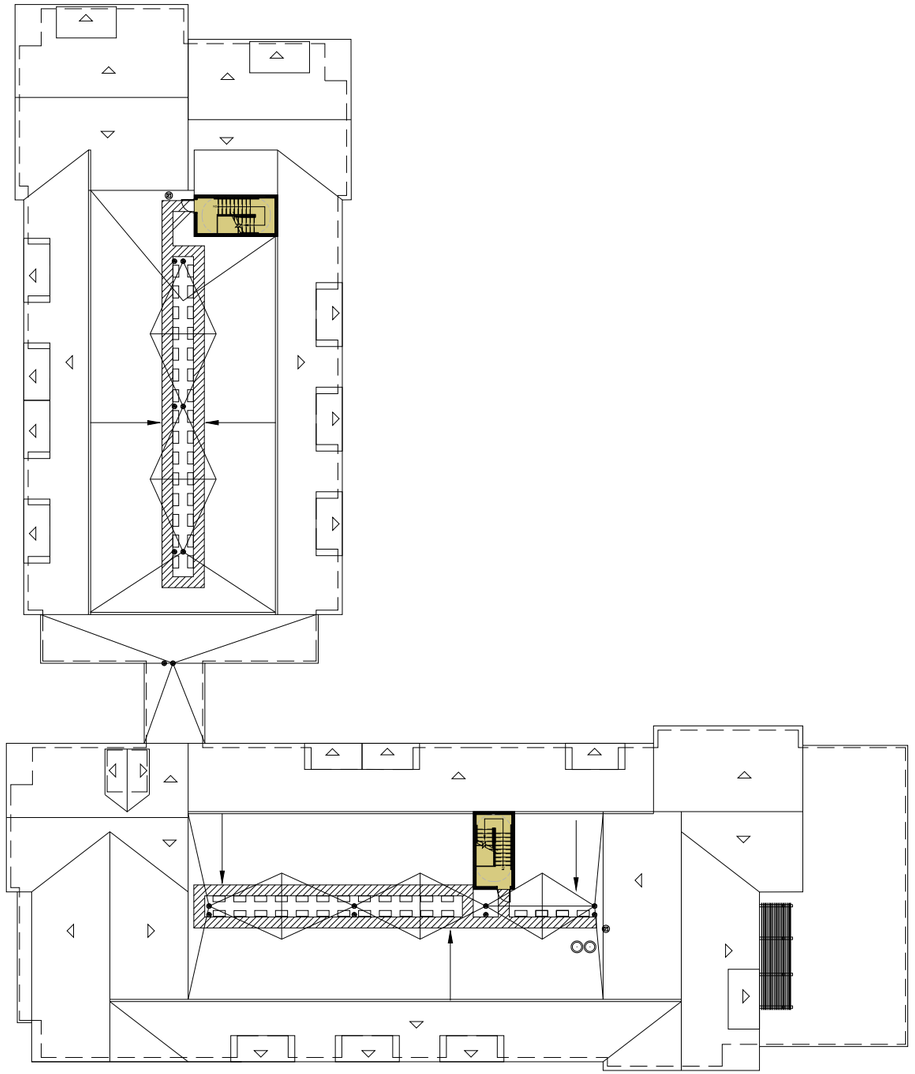
Building 100 & 200 | Roof Level Plan



- 1BR
- 1BR+Den
- 2BR
- 2BR+Den
- 3BR

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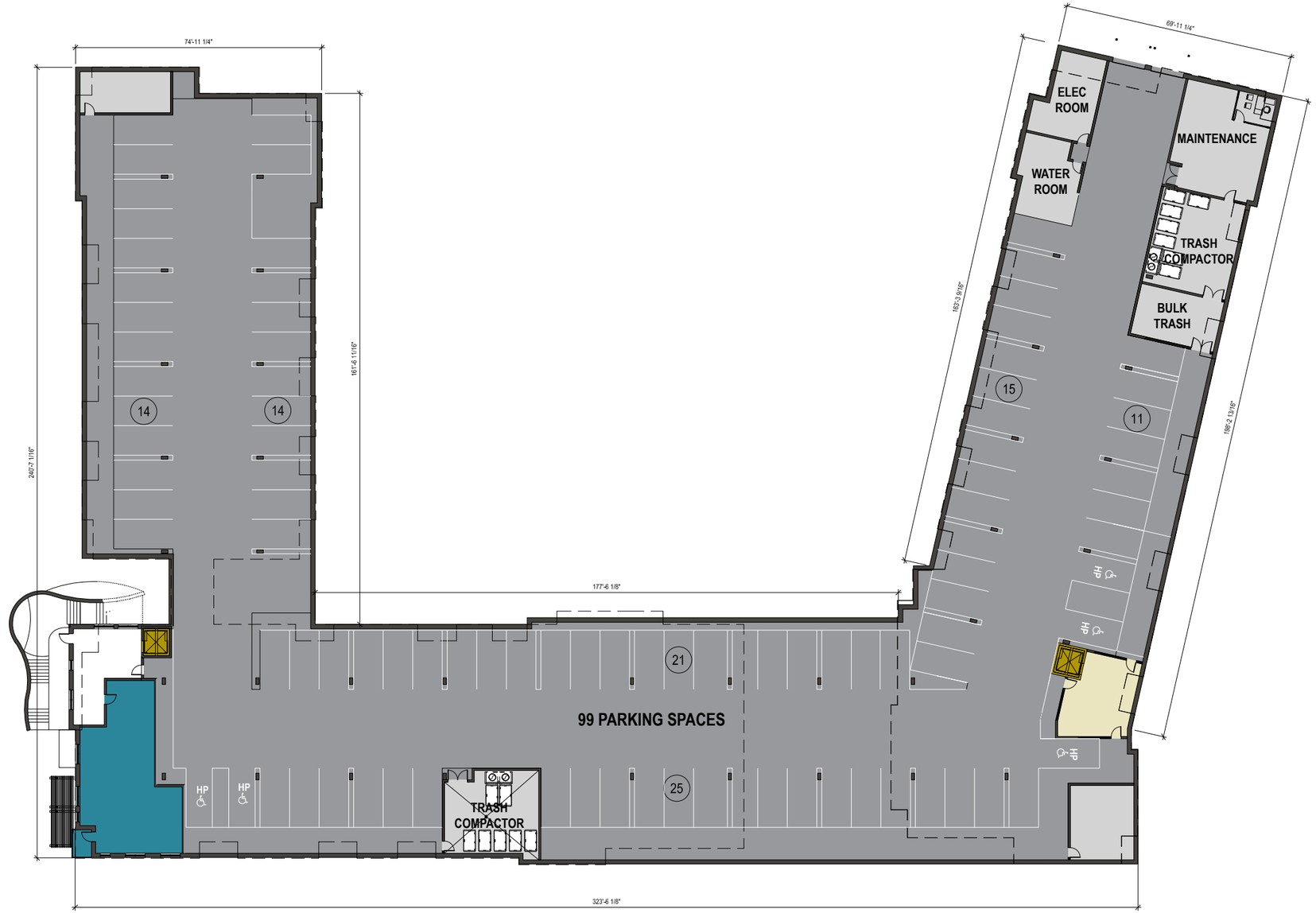
Building 100 & 200 | Garage Level Plan



10 GARAGE PLAN - BUILDINGS 100 & 200
SCALE: 1/16" = 1'-0"

- 1BR
- 1BR+Den
- 2BR
- 2BR+Den
- 3BR

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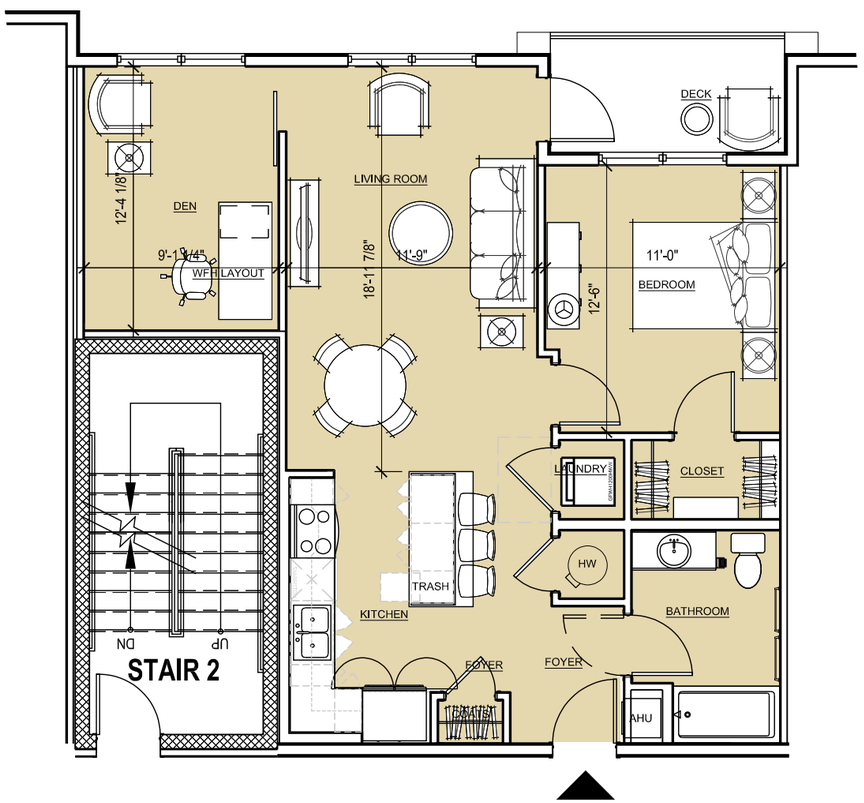
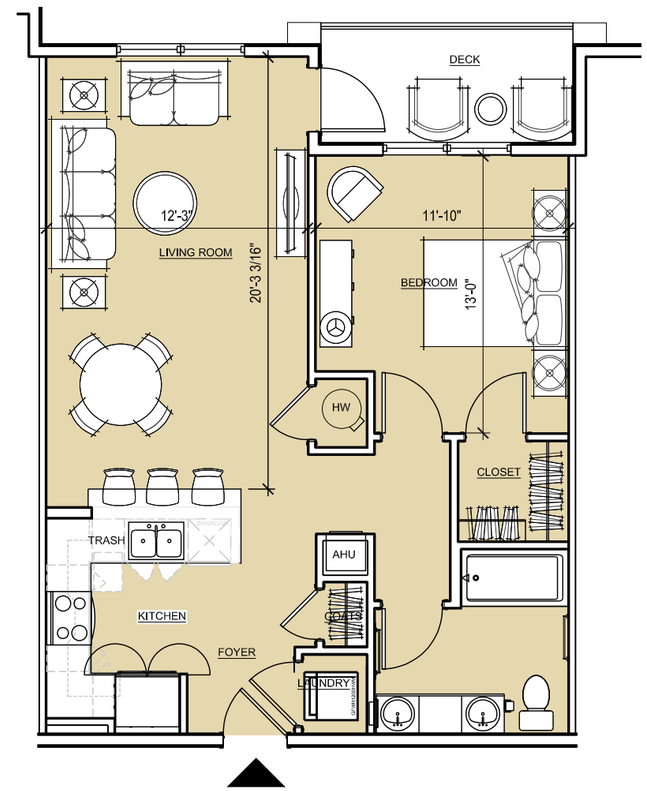
View of Building 100

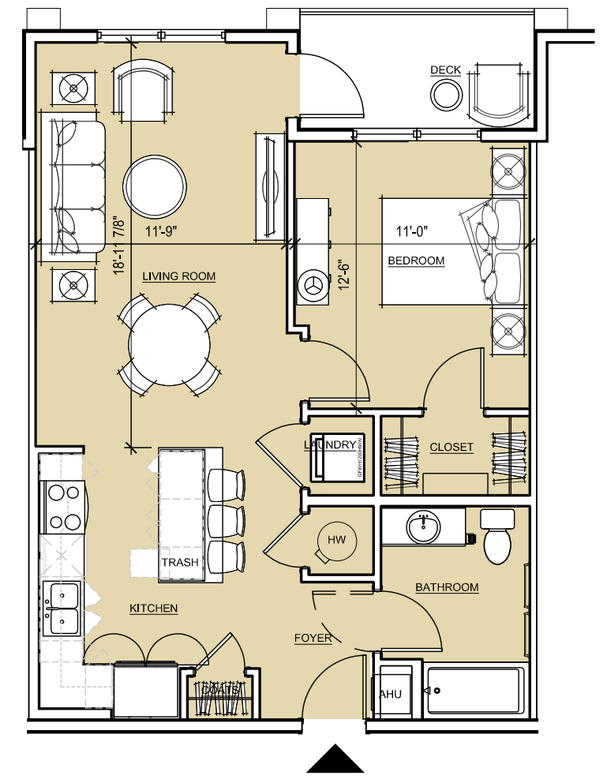
Buildings 100 & 200 | 1BR & 1BR+Den Unit Plans



1BR + Den Type 3
860 SF



1BR Type 2
777 SF



1BR Type 1
733 SF

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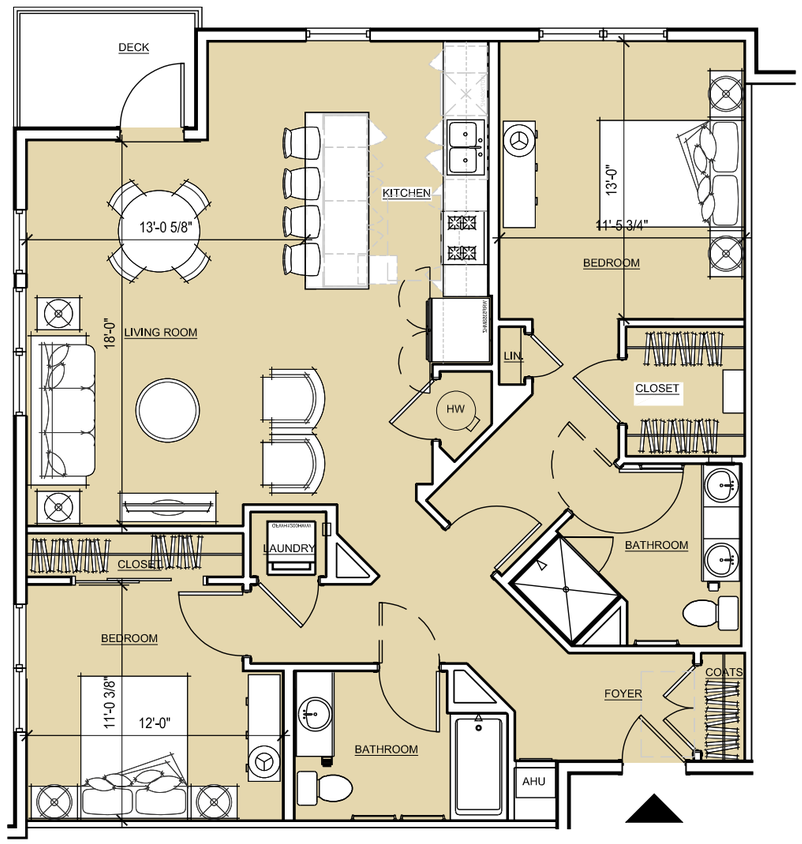
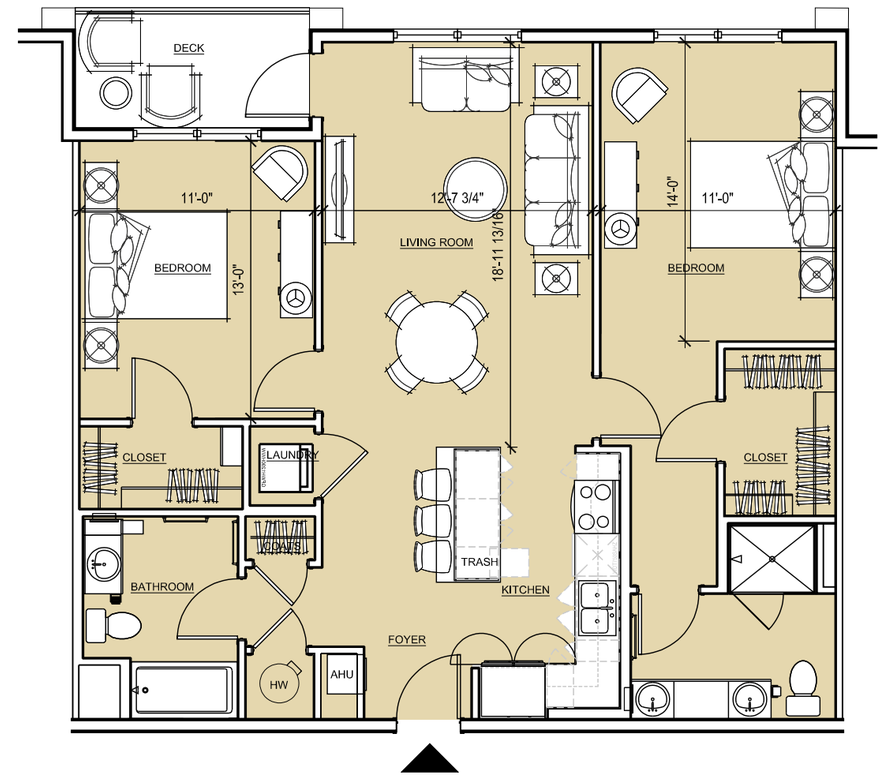
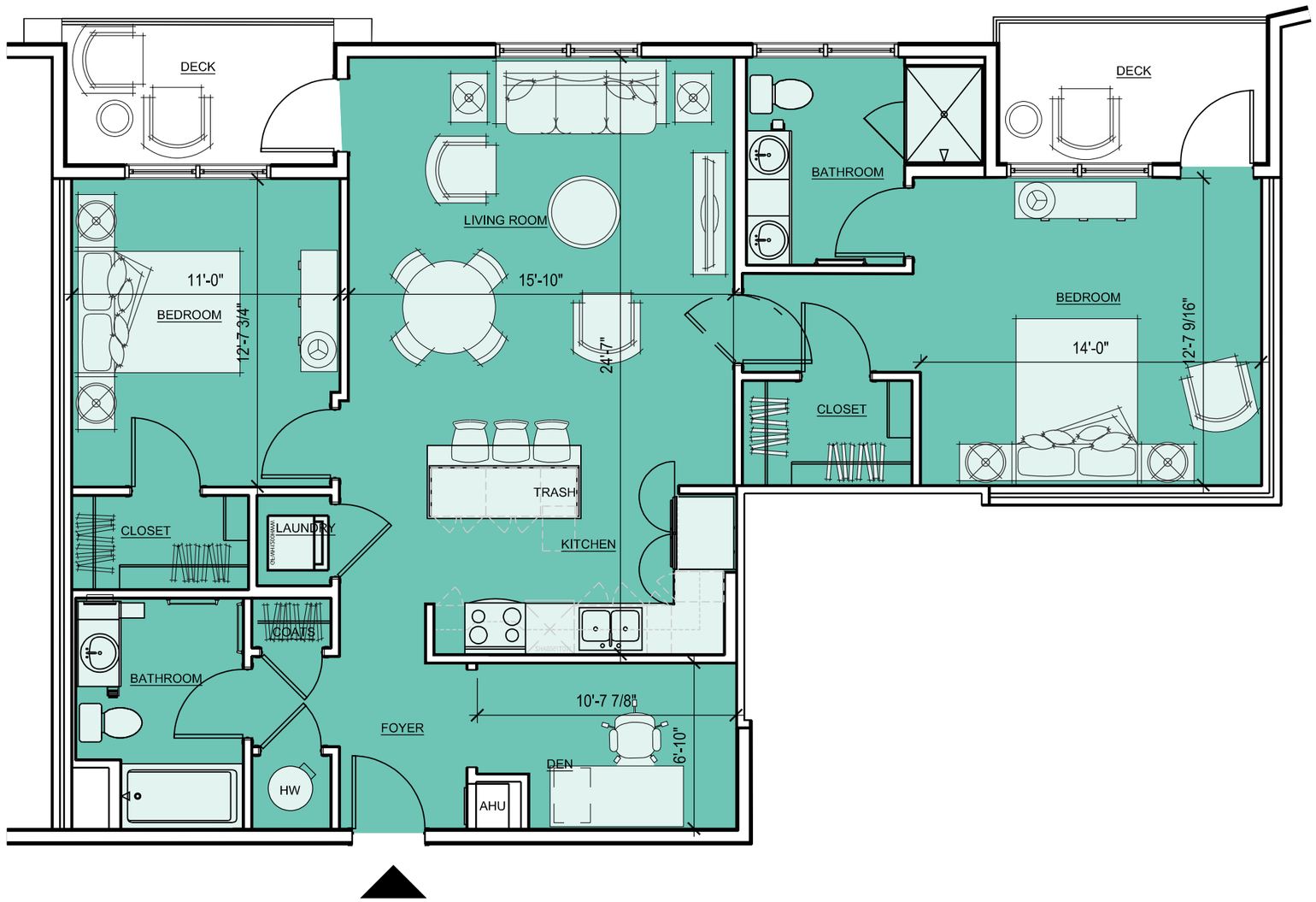


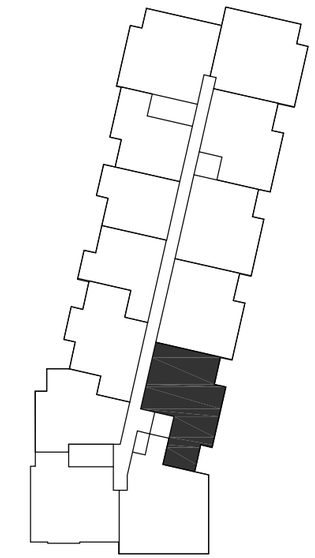
2BR Type 2
1,138 SF



2BR Type 1
1,228 SF



KEY PLAN



BUILDING 200

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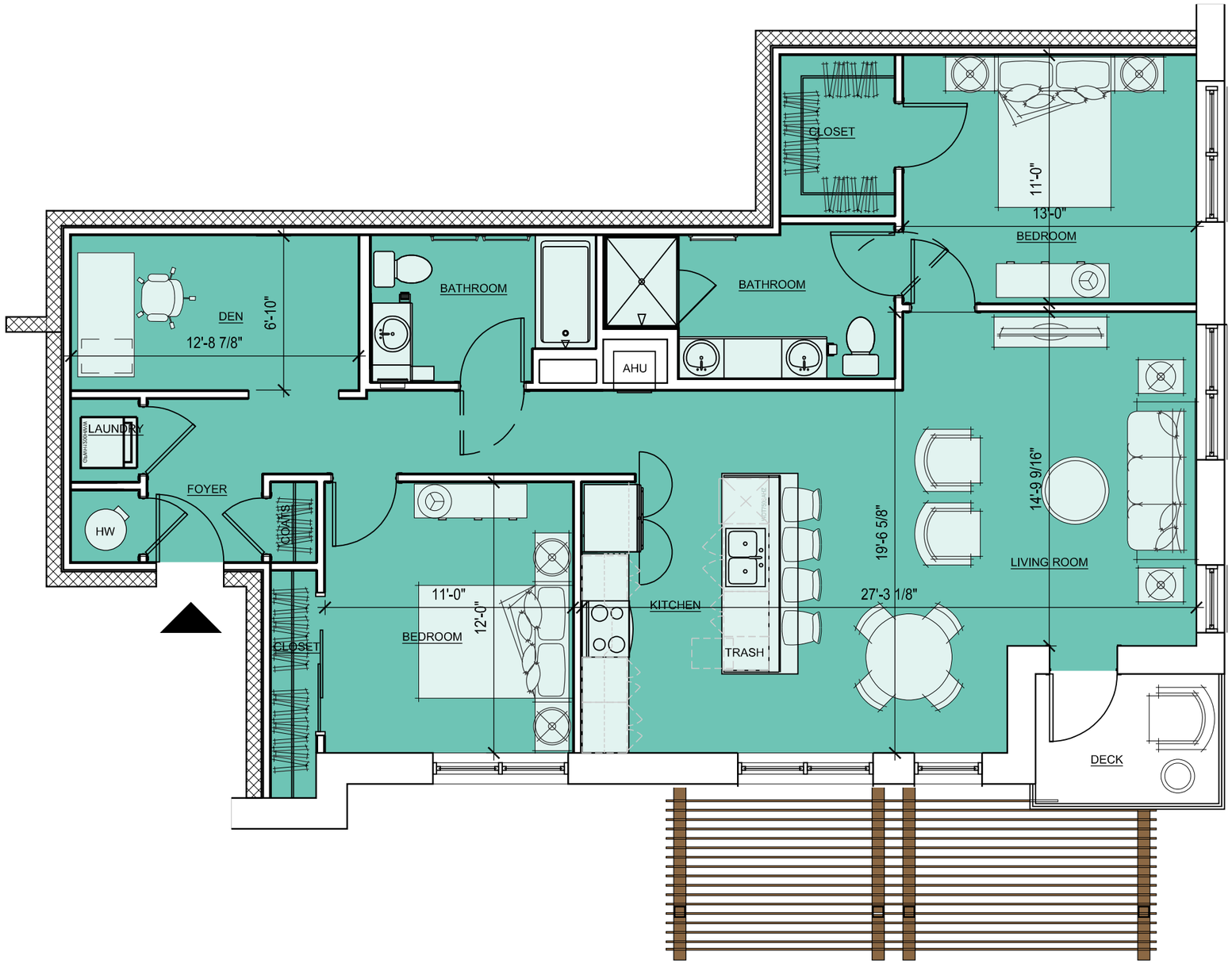
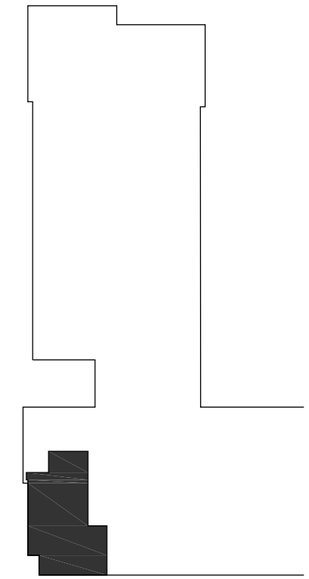
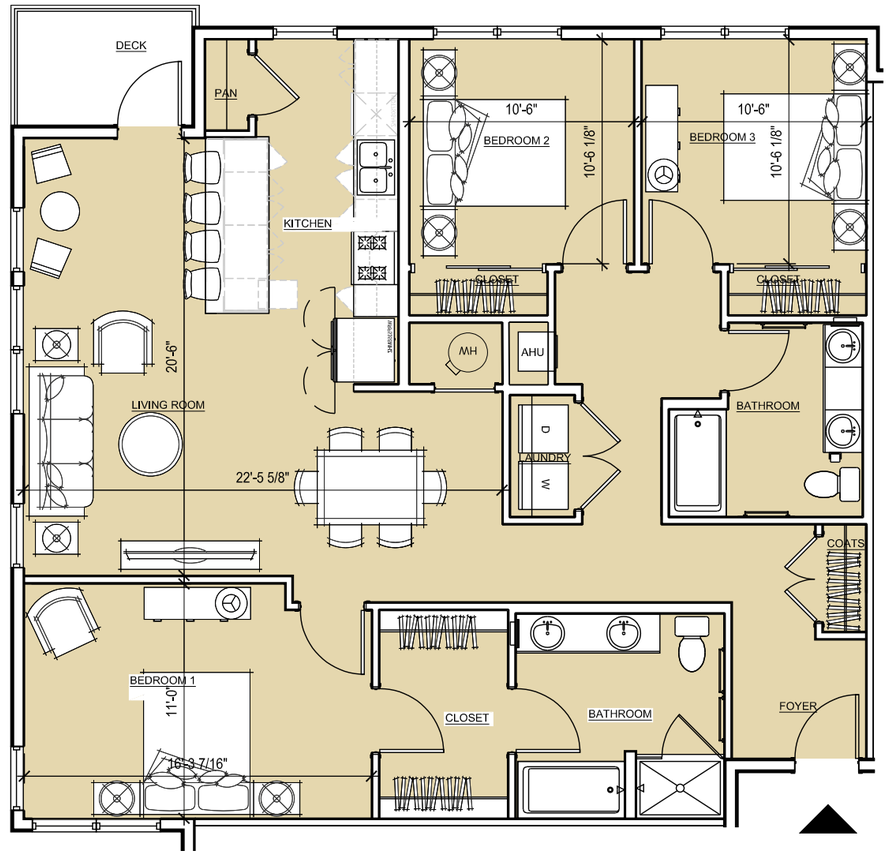


KEY PLAN



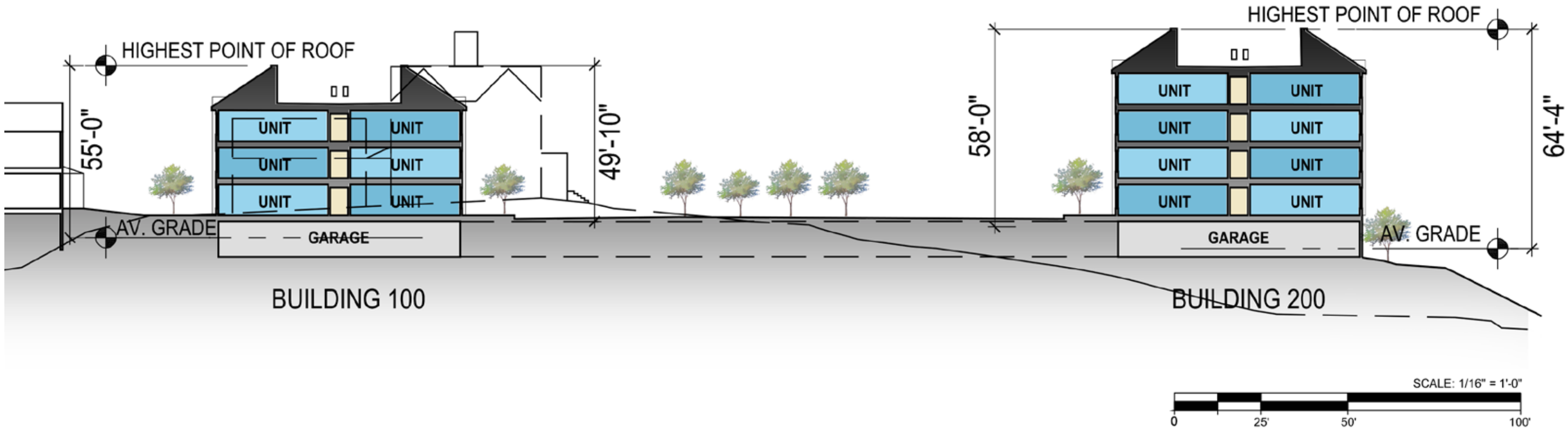
BUILDING 100



3BR Type 1
1,442 SF

Building Section

Building Height per 6B.3.2.c.3 For the purposes of determining the Height of a building in Subdistrict B, if and only if the lowest floor of the building is used for parking, then an alternative Height limit shall be applied: the vertical distance from the average finished grade adjoining the building on the side that has the highest average grade to the highest point of the roof shall not exceed 58 feet and the vertical distance from the average finished grade to the highest point of the roof shall not exceed 68 feet. For buildings using this alternative Height limit, a floor having a ceiling elevation at or below the average finished grade adjoining the building on the side that has the highest average finished grade shall not be considered a story.



BUILDING 100

REQUIRED HIGH SIDE	58'-0"
PROPOSED HIGH SIDE	49'-10"
REQUIRED LOW SIDE	68'-0"
PROPOSED LOW SIDE	55'-0"

BUILDING 200

REQUIRED HIGH SIDE	58'-0"
PROPOSED HIGH SIDE	58'-0"
REQUIRED LOW SIDE	68'-0"
PROPOSED LOW SIDE	64'-4"

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Buildings 100 & 200 | Exterior Cladding Materials

THANK YOU

APPENDIX

View from Northeast Corner of Subdistrict B

View from Entry Court

Northland Residential Belmont

Belmont, MA | July 6, 2021 | 20073 | © The Architectural Team, Inc.

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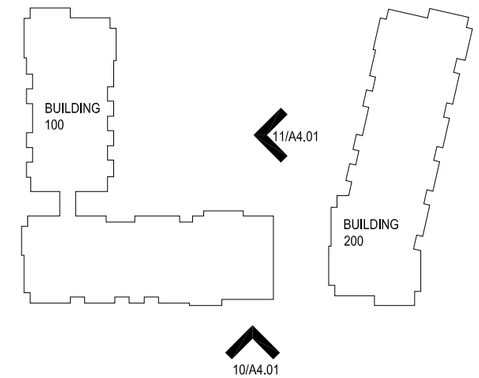
Building Elevations



11 BUILDING 100 - EAST ELEVATION
SCALE: 1/16" = 1'-0"

10 BUILDINGS 100 & 200 - SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

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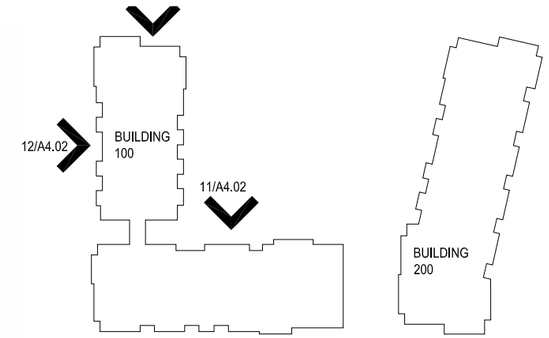
Building Elevations

12 BUILDINGS 100 - WEST ELEVATION
SCALE: 1/16" = 1'-0"

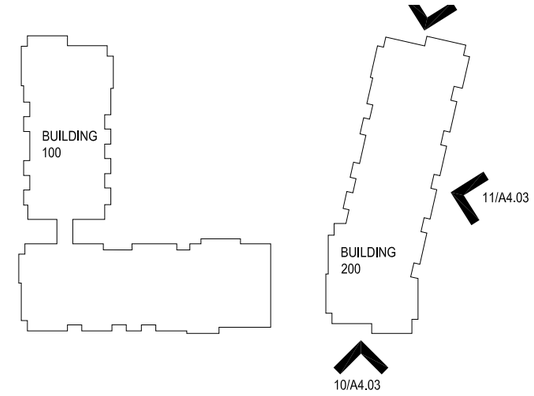
11 BUILDING 100 - NORTH ELEVATION AT COURTYARD
SCALE: 1/16" = 1'-0"

10 BUILDINGS 100 NORTH ELEVATION AT OLMSTED DRIVE
SCALE: 1/16" = 1'-0"



Building Elevations

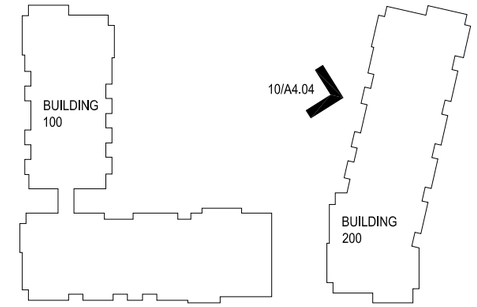
12 BUILDING 200 - NORTH ELEVATION AT OLMSTED DRIVE
SCALE: 1/16" = 1'-0"



11 BUILDING 200 - EAST ELEVATION
SCALE: 1/16" = 1'-0"

10 BUILDING 200 - SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

Building Elevations



10 BUILDING 200 - WEST ELEVATION AT COURTYARD
SCALE: 1/16" = 1'-0"