

Dear Committee Members-

Enclosed, please find the updated floor plans for 48 Middlecot property.

We made significant changes to the original proposed floor plans. We worked closely with Jeffrey Wheeler to clarify our understanding of your expectations and be accommodating to the neighbors' concerns. We compromised the size and design of the property and we now believe it perfectly aligns with the town's preferences. The updated floor plans reflect the following changes:

- 1) Total living area per original plans: First floor - 1615 sq. ft., second floor- 1883 sq. ft., Total 3498 sq. ft.  
Total living area per updated plans: First floor -1377 sq. ft., second floor- 1298 sq. ft., Total 2675 sq. ft.  
Overall decrease of the living area – 823 sq. ft. or 24%
- 2) Interior and exterior design changes:
  - a) Kitchen was extended rearwards 6.10 ft. on the original plan which is decreased to 1.9 ft. per updated plans. An identical change/reduction was made to the second floor as well. This factored into overall living area reduction for both floors.
  - b) We kept the original proposed plan for the 4.6 ft. extension of the garage forward to allow for the creation of a stairway entrance into the house from the garage. The extension will still keep the front setbacks in compliance with zoning rules.

Our original proposal also planned to extend the second floor above the garage extension; the updated plans removed the second floor extension, contributing to the overall reduction of GLA on second floor. As a result, there will be no second floor above the garage.

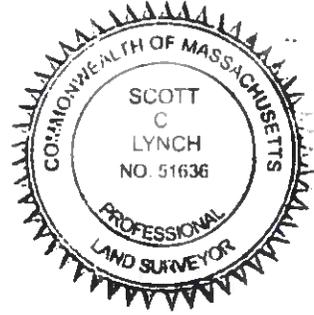
- c) The stairs were pushed back between the kitchen and dining hall, allowing more efficient use of the family room and kitchen area. As a result, both rooms appear larger, while the actual sizes remain about the same as that of the existing house. In the updated proposal, the first floor is shrunk by 238 sq. ft.
- d) We eliminated the nook room (12 X 11) on the second floor. The bedroom overall sizes were slightly reduced as well. In the updated proposal, the second floor is shrunk by 585 sq. ft.
- e) The proposed work done on the roof is simplified. In the amended proposal, the gable roof is replaced by the hip roof, giving the house a smaller appearance. The roof dormer and half round windows are all eliminated and only single or double windows are being implemented.
- f) A small porch is added to the front of the house to give it character.

We are hopeful for no further delays as we strive to get a final resolution/acceptance of these amended floor plans at the upcoming meeting.

Thank you  
Arthur Harutyunyan & Nune Khachatryan

# Zoning Compliance Check List

**Properties Located within the SR-C Districts**  
(To be Completed by a Registered Land Surveyor)



Property Address: 48 Middlecot Street

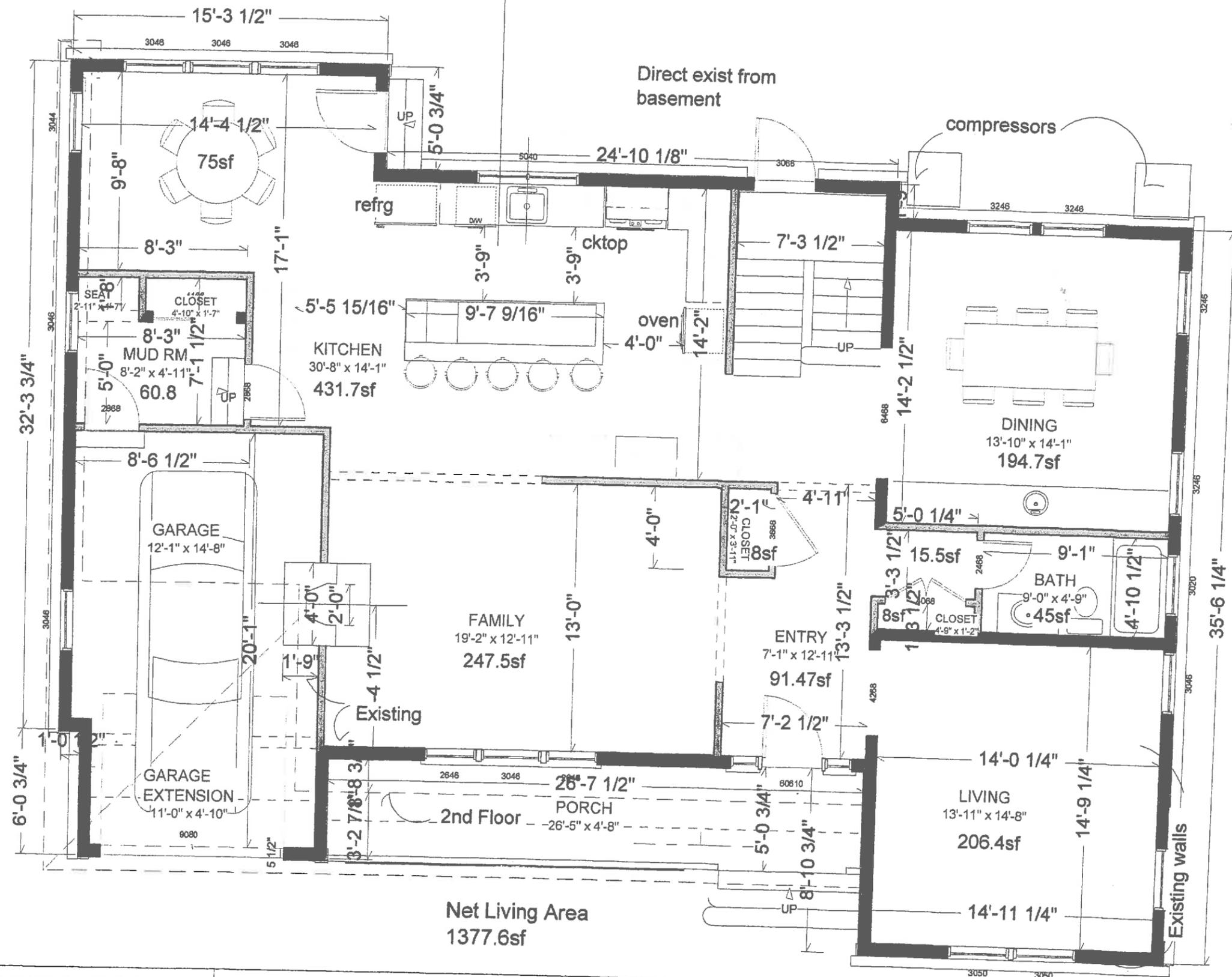
Surveyor Signature and Stamp: Scott Lynch

Date: 5/18/16

<u>Per §4.2 of the Zoning By-Law</u>				
		REQUIRED	EXISTING	PROPOSED
Lot Area (sq. ft.)		9,000	7,847	7,847
Lot Frontage (feet)		75'	73.53	
Lot Coverage (% of lot)		25%	22.7%	24.9%
Open Space (% of lot)		50%	69.4%	68.2%
Setbacks: (feet)	➤ Front <sup>(a)</sup>	25	25.5	25.5
	➤ Side/Side	10'   10'	9.0   10.0	10.1   10.0
	➤ Rear	30'	39.2	39.1
Building Height:	➤ Midpoint (feet)	30	15.2'	26.54
	➤ Ridge (feet)	34	19.4	32.5
	➤ Stories	2 1/2	1	2
1/2 Story (feet) (Per §1.4)	➤ Perimeter (50%)			
	➤ Area (60%)			
	➤ Length (75%)			
HVAC:		Prohibited in Front Yard and Side and Rear Setbacks		

(a) Front setback is equal to the average front setbacks of the abutting properties on either side.

**SUBMIT CALCULATIONS** for all of the requirements listed above on a separate piece of paper(s) to verify how they were calculated



75	
431.7	
60.8	
247	
8	
8	
15.6	
91.4	
194.7	
45	
206.4	
<hr/>	
1377.6sf	
1298 2nd floor	
<hr/>	
2675.6 SF Total	



*[Handwritten signature]*

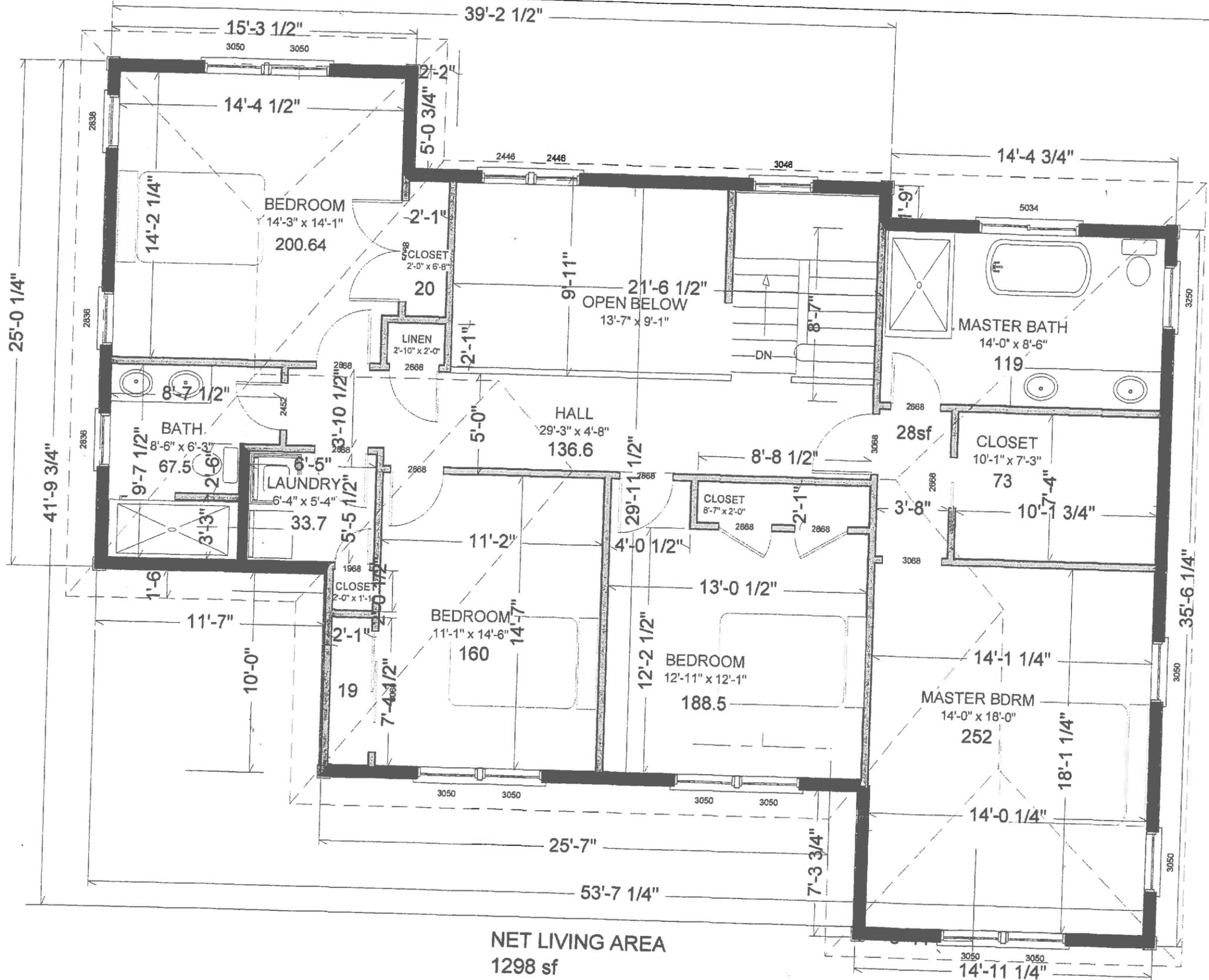
ADDITION AT 48 MIDDLECOT STREET BELMONT MA

NORDESIGN & BUILD LLD ARCHITECTS  
21 HOUGH ROAD BELMONT MA 02478 617-283-5299

PROPOSED 1ST FLOOR  
PLAN 3/16"=1'-0"

5/15/16

A-4



200.6
20
136.6
67.5
33.7
19
160
188.5
252
73
28
119
1298

NET LIVING AREA  
1298 sf



*Handwritten signature*

ADDITION AT 48 MIDDLECOT  
STREET BELMONT MA

NORDESIGN & BUILD LLD ARCHITECTS  
21 HOUGH ROAD BELMONT MA 02478 617-283-5299

PROPOSED 2ND  
FLOOR PLAN 3/16"=1'-0"

5/7/16

A-5



ADDITION AT 48 MIDDLECOTT STREET BELMONT MA

NORDESIGN & BUILD LLC ARCHITECTS  
21 HOUGH ROAD BELMONT MA 02478 617-283-5299

FRONT ELEVATION  
3/16"=1'-0"

5/16/16

A-8



ADDITION AT 48 MIDDLECOT  
STREET BELMONT MA

NORDESIGN & BUILD LLC, ARCHITECTS  
21 HOUGH ROAD BELMONT MA 02478 617-283-5299

SOUTH ELEVATION 3  
1/16" = 1'-0"

5/15/16

A-9



ADDITION AT 48 MIDDLECOTT  
STREET BELMONT MA

NORDESIGN & BUILD LLC ARCHITECTS  
21 HOUGH ROAD BELMONT MA 02478 617-283-5299

REAR ELEVATION  
3/16"=1'-0"

5/16/16

A-10



ADDITION AT 48 MIDDLECOTT STREET BELMONT MA

NORDESIGN & BUILD LLC ARCHITECTS  
21 HOIUGH ROAD BELMONT MA 02478 617-283-5299

NORTH ELEVATION  
3/16"=1'-0"

5/16/16

A-11