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MEMORANDUM

DATE: October 11, 2021
FROM: Cliff Boehmer
TO: Ara Yogurtian, Robert Hummel
CC:
RE: Zoning Compliance
PROJECT: 115 Mill Street Development

PAGES: 2
PROJECT No.: 2021062.00

Per your request, Davis Square Architects (DSA) has expanded on the letter report to you dated August 3, 2021 by providing a more detailed review of area and height dimensions provided by the Applicant. In order for us to perform our analysis, we requested and were granted access to AutoCAD files of all project drawings from the project architect at The Architectural Team. Using these files, we calculated gross and finished floor areas of a majority of the 11 townhouse types, as well as building heights, and compared these numbers to those submitted by the project architect in summary tables.

Specificity, we reviewed the 2 BR Inline Affordable Unit Plan, 2 BR Inline Unit Plan, 2 BR End Front Entry Garage Unit Plans, 2 BR End Side Entry Garage Unit Plans, 3 BR End – A Front Entry Garage Unit Plans, and 3 BR End – A Side Entry Garage Unit Plans.

For the livable area provided, all measurements were taken to the inside face of finishes except in areas directly adjacent to deck areas open to below where they were taken from outside of the building face. Building areas in this calculation were exclusive of unfinished attic area and exterior porch or deck areas per Subsection 6B.3.1.B.

For the gross area calculations, all measurements were taken to outside building face, centerlines of party walls with adjacent units, or edge of building foundation on the basement floor plan. Building areas in this calculation were inclusive of the basement finished areas, and exclusive of unfinished garage and exterior porch areas. In our calculations, when we also excluded the areas annotated as "Non-habitable/Unconditioned Unfinished Area" our calculations aligned very well with The Architectural Team's, and all fell within what is allowable. If those spaces were to be counted, the gross square footage would exceed 3,600 SF. To the degree that those fully subterranean spaces do not appear to comply with the definition of basement in the Belmont Zoning Bylaw ("...portion of a building between floor and ceiling, which is partly below and partly above grade...."), the exclusion of this area seems appropriate.

Alternatively, if this space were to be interpreted as "countable" basement space, the inclusion of which resulted in gross square footage areas that exceed 3,600 SF, the building foundations could be reconceived to eliminate those spaces, leaving them unexcavated.

One small area where an initial discrepancy appeared between our measurements and The Architectural Team's was the area of the second floor stair that wasn't included within either the livable area or gross area. After a discussion with the project architect, we concurred with their reasoning that this area was already included within

the area calculation for the floor below. As such, counting it in the second floor would have been “double counting.” When we adjusted our numbers, we arrived at the same square footage that was provided by TAT, that under the bylaws was acceptable: not over 2,400 SF livable, and not over 3,600 GSF.

In our review of the building sections, we performed independent calculations on the majority of the unit types to ensure that the building heights complied with McLean District Zone 3 Overlay District Performance and Design standards. Specifically, we reviewed Building Sections 3BR Single & Garage Under Units, Building Sections 3BR End – C Garage Under Units, Building Sections 2BR Inline Units, Building Sections 2BR End Front Garage Units, and Building Section 2BR End Side Garage Unit.

Building height was measured from the average grade elevation of the adjoining building to the highest point of the roof per Subsection 6B.3.1.C. This was done for each unit within the building unit types indicated above, and we arrived at the same building height as was provided by TAT, that under the bylaw is acceptable as being not over 36 feet high.

We hope that this report helps you in your decision regarding this matter. Please let me know if you have any questions.