

## Hummel, Robert

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**From:** Jack Dawley <jdawley@northlandresidential.com>  
**Sent:** Sunday, October 31, 2021 8:34 AM  
**To:** Hummel, Robert; Stephen Pinkerton  
**Cc:** Ed Bradford; Alan Aukeman (AAukeman@ryan-assoc.com); Jack Dawley  
**Subject:** [EXTERNAL]  
**Attachments:** 2021-10-29 SUBDISTRICT A Floor Area Summary.pdf; 2021-10-29 Cellar Locations.pdf

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Good morning Robert and Steve,

Attached please find revised and updated GFA calculations for the Subdistrict A townhome units compiled in response to questions raised following the October 19<sup>th</sup> Public Hearing.

Note the following changes:

1. **Stair Openings** - Following up on a review of the GFA calculations with Steve Pinkerton, we have added the floor opening at the top of all townhome stairs to the GFA for all of the units. This adds 2,050 SF total or about 54 SF per unit.
2. **Cellars** – We have also identified five additional units with lower levels that qualify as cellars. The 5 units are highlighted on the attached along with the 18 cellar units that we highlighted previously. The five additional units, 10.2, 10.3, 13.3, 13.4 & 14.1, all have proposed grades at the rear of the unit that is above the finished floor (i.e. they are 'daylight' or completely buried lower levels, not 'walkouts'). We have excluded the GFA for the cellar levels for these 5 units, lowering the total GFA by 8,295 SF.

We hope that this extinguishes the Subdistrict A GFA matter. Please call with questions.

Best,  
Jack Dawley and the Team.

John C. Dawley  
President & CEO

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Project Number  
**13555.04**

### Parking Summary Chart

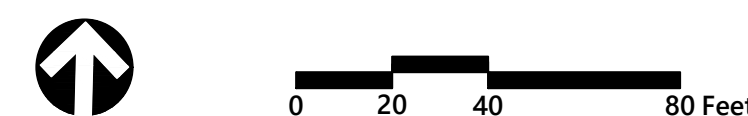
		Subdistrict A				Subdistrict B		
Description	Size		Spaces		Duplex/ Townhome	Garage Spaces	Surface Spaces	Total
	Required	Provided	Required	Provided	Provided	Provided	Provided	
STANDARD SPACES	9 x 18	9 x 18	238	80	94	56	230	
STANDARD ACCESSIBLE SPACES	8 x 18	8 x 18	6	-	4	3	7	
VAN ACCESSIBLE SPACES	8 x 18	8 x 18	1	-	1	1	2	
TOTAL SPACES			245	80	99	60	239	

NOTES:

- 12 GUEST SPACES AND 1 MAIL KIOSK SPACE PROVIDED FOR SUBDISTRICT A USE

### Parking Requirements:

FLATS	110 UNIT	x	1.5 SPACES	/	1 UNIT	=	165 SPACES
DUPLEX/TOWNHOME	38 UNIT	x	2 SPACES	/	1 UNIT	=	76 SPACES
CHAPEL	2 UNIT	x	2 SPACES	/	1 UNIT	=	4 SPACES
TOTAL PARKING REQUIRED						=	245 SPACES



**The Residences at Bel Mont**  
**McLean District Zone 3**  
 Olmsted Drive  
 Belmont, Massachusetts

No.	Revision	Date	Approved

Designed by	Checked by
JRB	

**Local Approvals** April 16, 2021

Not Approved for Construction

# Layout and Materials Plan

Drawing Number

## C3.00

Sheet 3 of 21

Project Number  
13555.04

Building No.	Unit No & Type	Unit Plan Drawing Reference	Cellar Y/N?	Elevation Average Finish Grade	Elevation Highest Point of Roof	Building Height Feet	Building Height Stories <sup>4</sup>	Building Footprint <sup>1</sup> SF	Living Area <sup>3</sup> SF	Gross Floor Area <sup>2</sup> SF
1 (Single)	Unit 1 - 3BR Single	A2.10	Y	180.43	214.1	33.67	2	1,958	2,212	2,466
	Building Sub-Total							1,958	2,212	2,466
2 (Single)	Unit 1 - 3BR Single	A2.10	Y	184.05	217.1	33.05	2	1,958	2,212	2,466
	Building Sub-Total							1,958	2,212	2,466
3 (Duplex)	Unit 1 - 3BR End C - Garage Under	A2.09	Y	186.1	221.6	35.50	2	1,418	2,212	2,458
	Unit 2 - 3BR End C - Garage Under	A2.09	Y	188.1	223.6	35.50	2	1,418	2,212	2,458
	Building Sub-Total							2,836	4,424	4,916
4 (Duplex)	Unit 1 - 3BR End C - Garage Under	A2.09	Y	191.1	226.6	35.50	2	1,418	2,212	2,458
	Unit 2 - 3BR End C - Garage Under	A2.09	Y	193.1	228.6	35.50	2	1,418	2,212	2,458
	Building Sub-Total							2,836	4,424	4,916
5 (Duplex)	Unit 1 - 3BR End C - Garage Under	A2.09	Y	196.1	231.6	35.50	2	1,418	2,212	2,458
	Unit 2 - 3 BR End C - Garage Under	A2.09	Y	198.1	233.6	35.50	2	1,418	2,212	2,458
	Building Sub-Total							2,836	4,424	4,916
6 (Triplex)	Unit 1 - 3BR End C - Garage Under	A2.09	Y	201.1	236.6	35.50	2	1,418	2,212	2,458
	Unit 2 - 3BR Inline - Garage Under	A2.09	Y	203.1	238.6	35.50	2	1,418	2,212	2,457
	Unit 3 - 3BR End - Side Garage Under	A2.09	Y	203.1	238.6	35.50	2	1,418	2,212	2,462
	Building Sub-Total							4,254	6,636	7,377
7 (Quadplex)	Unit 1 - 3BR End A - Front Garage	A2.05	N	179.15	209.88	30.73	2.5	2,099	2,338	4,166
	Unit 2 - 2BR Inline	A2.02	N	179.81	211.88	32.07	2.5	2,123	2,309	4,170
	Unit 3 - 2BR Inline - Affordable	A2.01	N	179.66	211.88	32.22	2.5	2,060	2,256	4,056
	Unit 4 - 3BR End B - Front Garage	A2.07	Y	181.60	215.71	34.11	2	2,099	2,390	2,596
	Building Sub-Total							8,381	9,293	14,988
8 (Quadplex)	Unit 1 - 3BR End B - Front Garage	A2.07	Y	183.03	216.21	33.18	2	2,099	2,390	2,596
	Unit 2 - 2BR Inline	A2.02	N	182.14	214.38	32.24	2.5	2,123	2,309	4,170
	Unit 3 - 2BR Inline - Affordable	A2.01	N	181.93	214.38	32.45	2.5	2,060	2,256	4,056
	Unit 4 - 3BR End A - Side Garage	A2.06	N	182.23	212.88	30.65	2.5	2,266	2,338	4,166
	Building Sub-Total							8,548	9,293	14,988
9 (Quadplex)	Unit 1 - 3BR End A - Side Garage	A2.06	N	182.30	212.88	30.58	2.5	2,266	2,338	4,166
	Unit 2 - 2BR Inline	A2.02	N	180.68	212.88	32.20	2.5	2,123	2,309	4,170
	Unit 3 - 2BR Inline - Affordable	A2.01	N	180.37	212.88	32.51	2.5	2,060	2,256	4,056
	Unit 4 - 3BR End B - Front Garage	A2.07	Y	180.00	212.71	32.71	2	2,099	2,390	2,596
	Building Sub-Total							8,548	9,293	14,988
10 (Triplex)	Unit 1 - 2BR End - Side Garage	A2.04	N	166.54	195.38	28.84	2.5	2,335	2,363	4,275
	Unit 2 - 2BR Inline	A2.02	Y	169.85	197.38	27.53	1.5	2,123	2,309	2,490
	Unit 3 - 2BR End - Front Garage - SIM	A2.03	Y	171.63	199.38	27.75	1.5	2,166	2,316	2,502
	Building Sub-Total							6,624	6,988	9,267
11 (Duplex)	Unit 1 - 3BR End B - Front Garage	A2.07	Y	172.19	203.71	31.52	2	2,099	2,390	2,596
	Unit 2 - 2BR End - Front Garage	A2.03	N	170.90	201.88	30.98	2.5	2,164	2,343	4,245
	Building Sub-Total							4,263	4,733	6,841
12 (Duplex)	Unit 1 - 3BR End B - Front Garage	A2.07	Y	175.58	207.71	32.13	2	2,099	2,390	2,596
	Unit 2 - 2BR End - Front Garage - SIM	A2.03	N	175.42	207.88	32.46	2.5	2,166	2,316	4,222
	Building Sub-Total							4,265	4,706	6,818
13 (Quadplex)	Unit 1 - 3BR End B - Front Garage	A2.07	Y	179.65	212.21	32.56	2	2,099	2,390	2,596
	Unit 2 - 2BR Inline	A2.02	N	180.57	212.38	31.81	2.5	2,123	2,309	4,170
	Unit 3 - 2BR Inline - Affordable	A2.01	Y	182.32	212.38	30.06	1.5	2,060	2,256	2,437
	Unit 4 - 3BR End A - Side Garage	A2.06	Y	184.32	213.88	29.56	1.5	2,266	2,338	2,529
	Building Sub-Total							8,548	9,293	11,732
14 (Quadplex)	Unit 1 - 3BR End A - Side Garage	A2.06	Y	184.02	213.88	29.86	1.5	2,266	2,338	2,529
	Unit 2 - 2BR Inline	A2.02	N	180.85	212.38	31.53	2.5	2,123	2,309	4,170
	Unit 3 - 2BR Inline - Affordable	A2.01	N	179.63	212.38	32.75	2.5	2,060	2,256	4,056
	Unit 4 - 3BR End B - Side Garage	A2.08	Y	179.74	212.21	32.47	2	2,266	2,390	2,596
	Building Sub-Total							8,715	9,293	13,351
Project Total									87,224	120,030

Max Total Gross Floor Area Permitted per Zoning (3,600 SF x 38 Units)	136,800
Proposed Gross Floor Area	120,030
Proposed Average GFA per Unit	3,159

NOTES:

1. **Building Footprint:** is measured to the exterior face of exterior walls, exclusive of outdoor patios.
2. **Gross Floor Area:** *Gross Floor Area* is inclusive of basement areas whether or not finished but exclusive of cellar areas, garages, unfinished attic areas, and exterior porch or deck areas. *Gross Floor Area* is measured to the outside face of exterior walls.
3. **Living Area:** *Living Area* is exclusive of basement and cellar area, garages, unfinished attic areas, and exterior porch or deck areas. *Living Area* is measured to the inside face of exterior walls.
4. **Building Height:** *Building Height* is measured from the average finished grade adjoining the building at all exterior walls to the highest point of the roof. Each townhouse dwelling unit is considered a separate building for the purpose of determining Height. Per the per the McLean District Zone 3 Overlay District Zoning, Subsection 6B.3.1.C, the maximum permitted height is 36 feet.
5. **Story** - That portion of a building, other than a cellar, included between the upper surface of a floor and upper surface of the floor or roof next above.