

# 91 BEATRICE CIRCLE

BELMONT, MA 02478

AUGUST 2, 2021

## COMPREHENSIVE PERMIT PLAN SUBMISSION

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### PROJECT DESCRIPTION

THE PROPOSED PROJECT AT 91 BEATRICE CIRCLE WILL REPLACE AN EXISTING RESIDENTIAL STRUCTURE AND ACCESSORY BUILDINGS WITH A MULTIFAMILY TOWNHOUSE DEVELOPMENT CONSISTING OF TWELVE (12) RENTAL UNITS

THE STRUCTURES WILL CONSIST OF ONE (1) ROW OF 4-STORY TOWNHOUSES AT THE FRONT OF THE SITE ALONG FRONTAGE ROAD AND ONE (1) ROW OF 3-STORY TOWNHOUSES AT THE REAR OF THE SITE WITH A VEHICLE ACCESS AISLE IN THE CENTER. THE UNITS WILL BE SLAB ON GRADE WITH A DEDICATED PARKING SPACE AND LAUNDRY UNITS INCLUDED WITHIN THE UNITS. NINE (9) ADDITIONAL SURFACE PARKING SPACES ARE ALSO INCLUDED ON SITE

#### 91 BEATRICE CIRCLE

Site Area	23,496
Total Building GSF	24,515
FAR	1.04
Total Footprint GSF	7,235
Site Coverage	31%
Building Height (Four Story Townhouse)	43 FT
Building Height (Three Story Townhouse)	30 FT 6 IN
Total Parking Spaces	21
In-Unit Garage Space	12
Surface Parking Spaces	9
Parking Ratio	1.75

Building Type	Area (GSF)	Footprint (GSF)
Four Story Townhouse (Units 1-7)		3,740
Floor 1 (7 Garage Parking Spaces included)	3,740	
Floor 2	4,030	
Floor 3	4,030	
Floor 4	2,750	
Total Building (GSF)	14,550	
Three Story Townhouse (Units 8-12)		3,495
Floor 1 (5 Garage Parking Spaces included)	3,495	
Floor 2	3,520	
Floor 3	2,950	
Total Building (GSF)	9,965	
<b>TOTAL</b>	<b>24,515</b>	<b>7,235</b>

Total Residential Units	12	Avg. Area
3 Bedroom (Three-Story Townhouse)	5 (42%)	1,995
3 Bedroom (Four-Story Townhouse)	3 (25%)	2,085
4 Bedroom (Four-Story Townhouse)	4 (33%)	2,075

### ARCHITECT EMBARC

580 HARRISON AVE, SUITE 2W  
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#### OWNER

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WAKEFIELD, MA 01880

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##### LANDSCAPE ARCHITECT

##### VERDANT

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COMPREHENSIVE PERMIT PLAN SUBMISSION

#### REVISIONS

MARK	ISSUE	DATE

#### DRAWING INFORMATION

ISSUE: COMPREHENSIVE PERMIT PLAN  
SUBMISSION  
DATE: AUGUST 2, 2021  
PROJECT #: 20004  
SCALE: \_\_\_\_\_

#### DRAWING TITLE

COVER SHEET

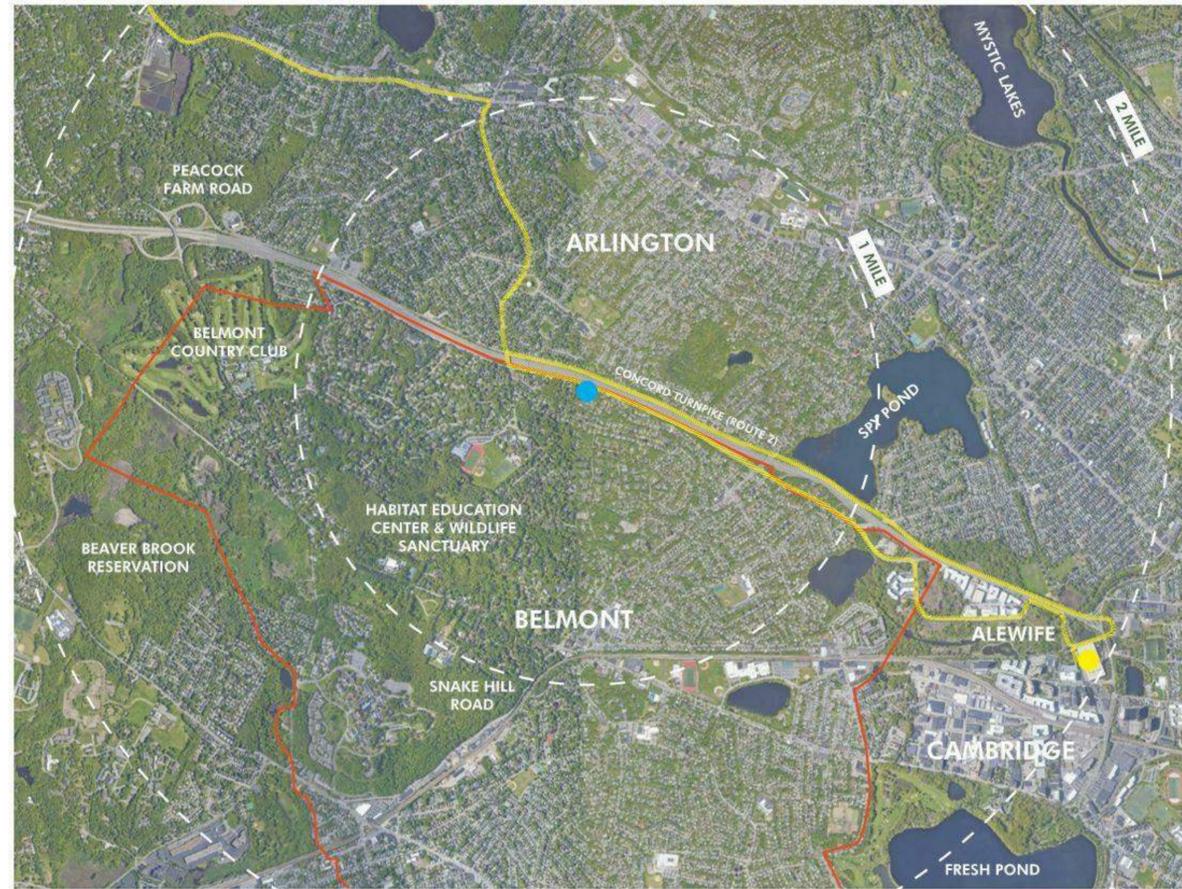
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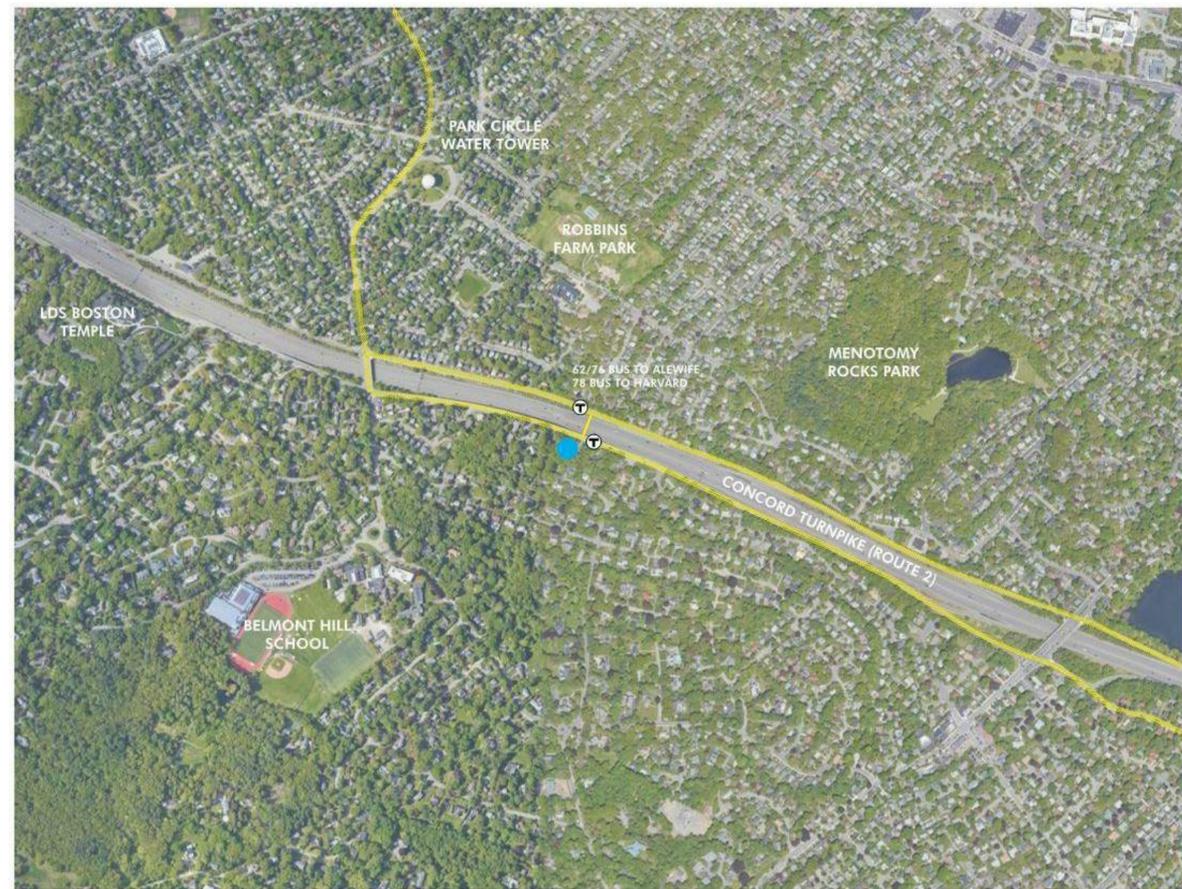
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SITE AERIAL VIEW



TOWN CONTEXT



NEIGHBORHOOD CONTEXT

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VIEW OF TREES AT NORTHWEST CORNER OF SITE



VIEW OF EVERGREENS AT FRONT OF SITE



VIEW OF SIDEWALK AT FRONTAGE ROAD



VIEW OF FRONTAGE ROAD AND PEDESTRIAN BRIDGE AT DRIVEWAY



VIEW OF SOUTHEAST CORNER OF SITE



VIEW OF SOUTH EDGE OF SITE



VIEW OF TREES AT SOUTHWEST CORNER OF SITE



VIEW OF WEST EDGE OF SITE

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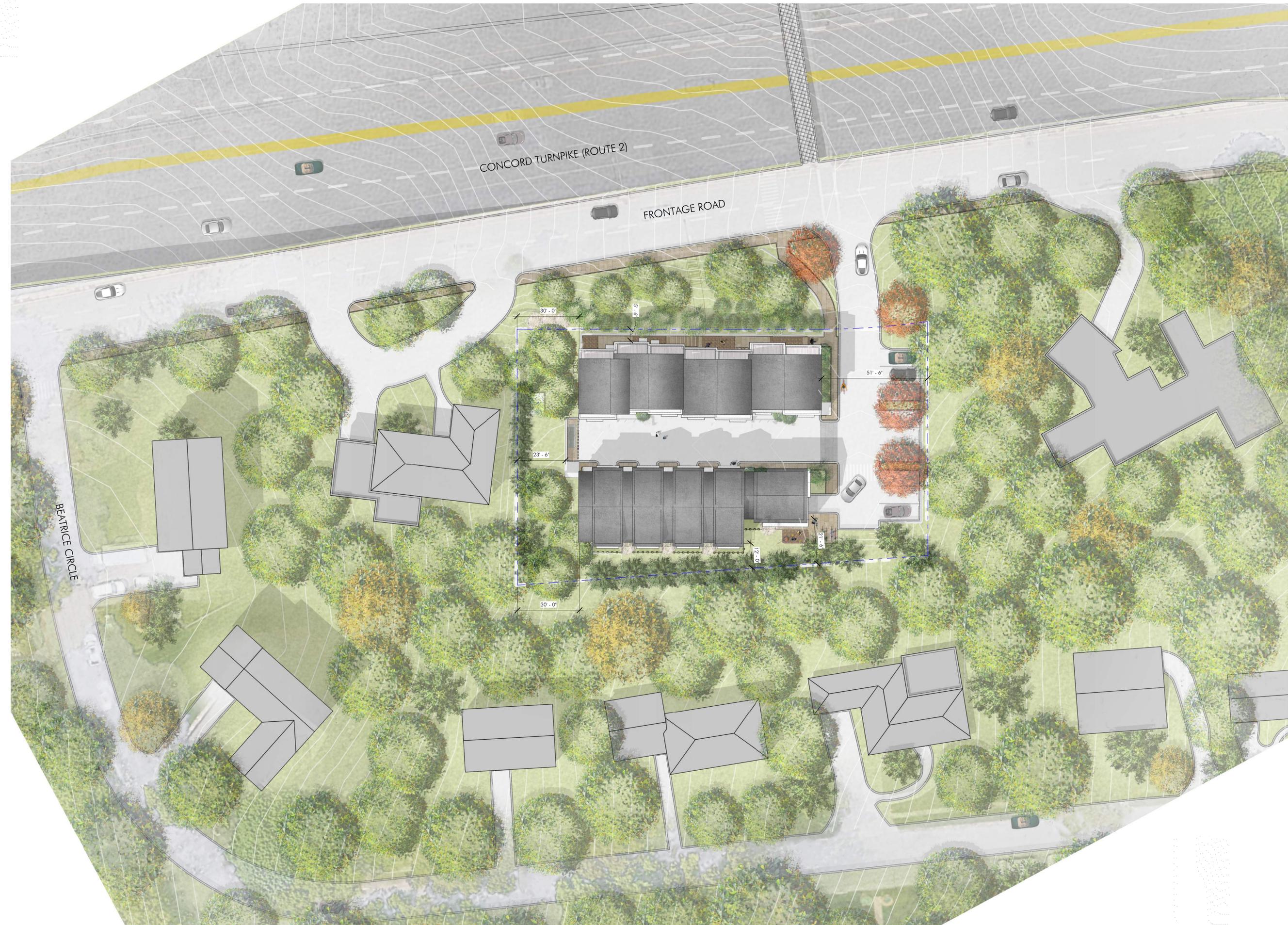
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EXISTING  
CONDITIONS

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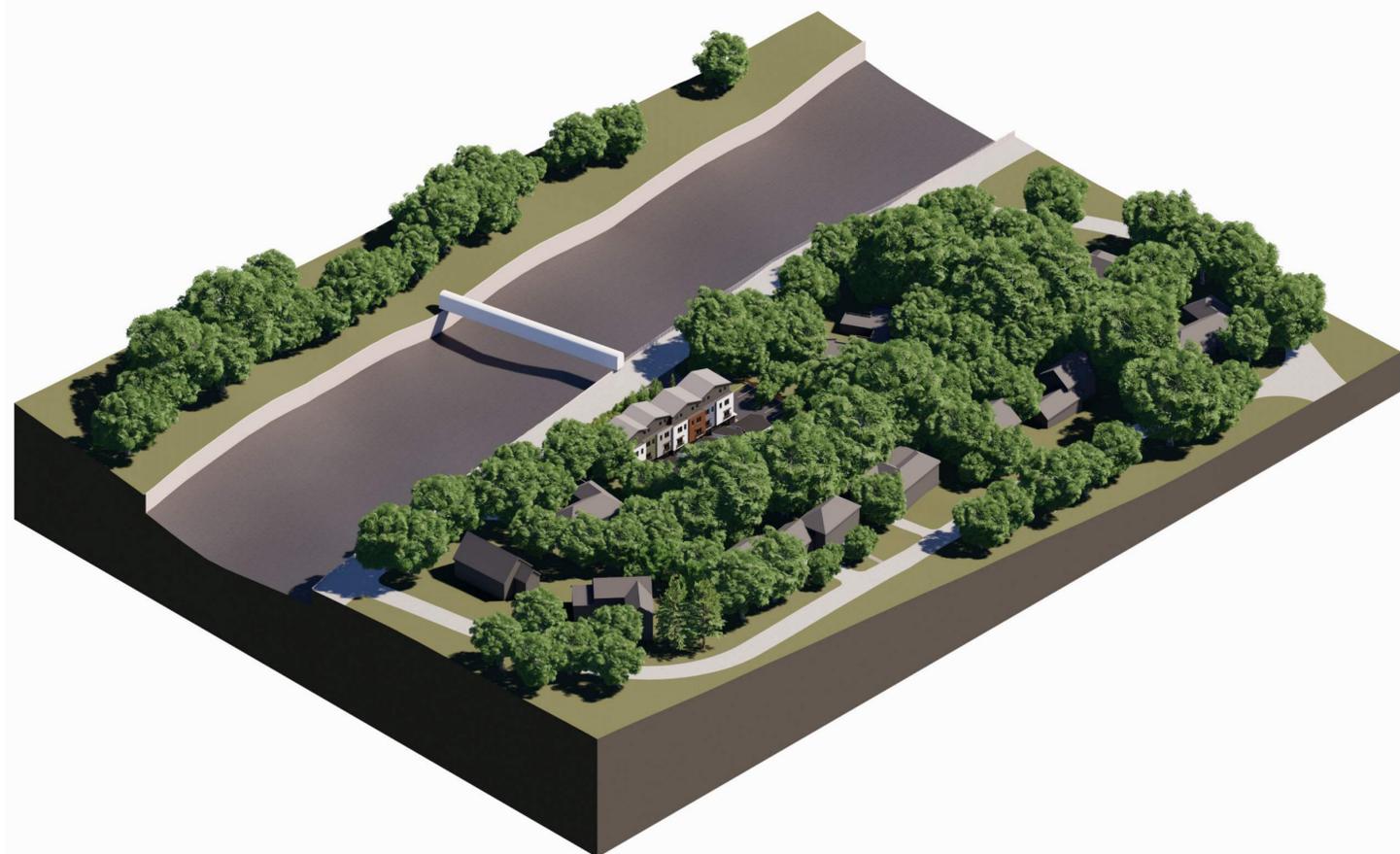
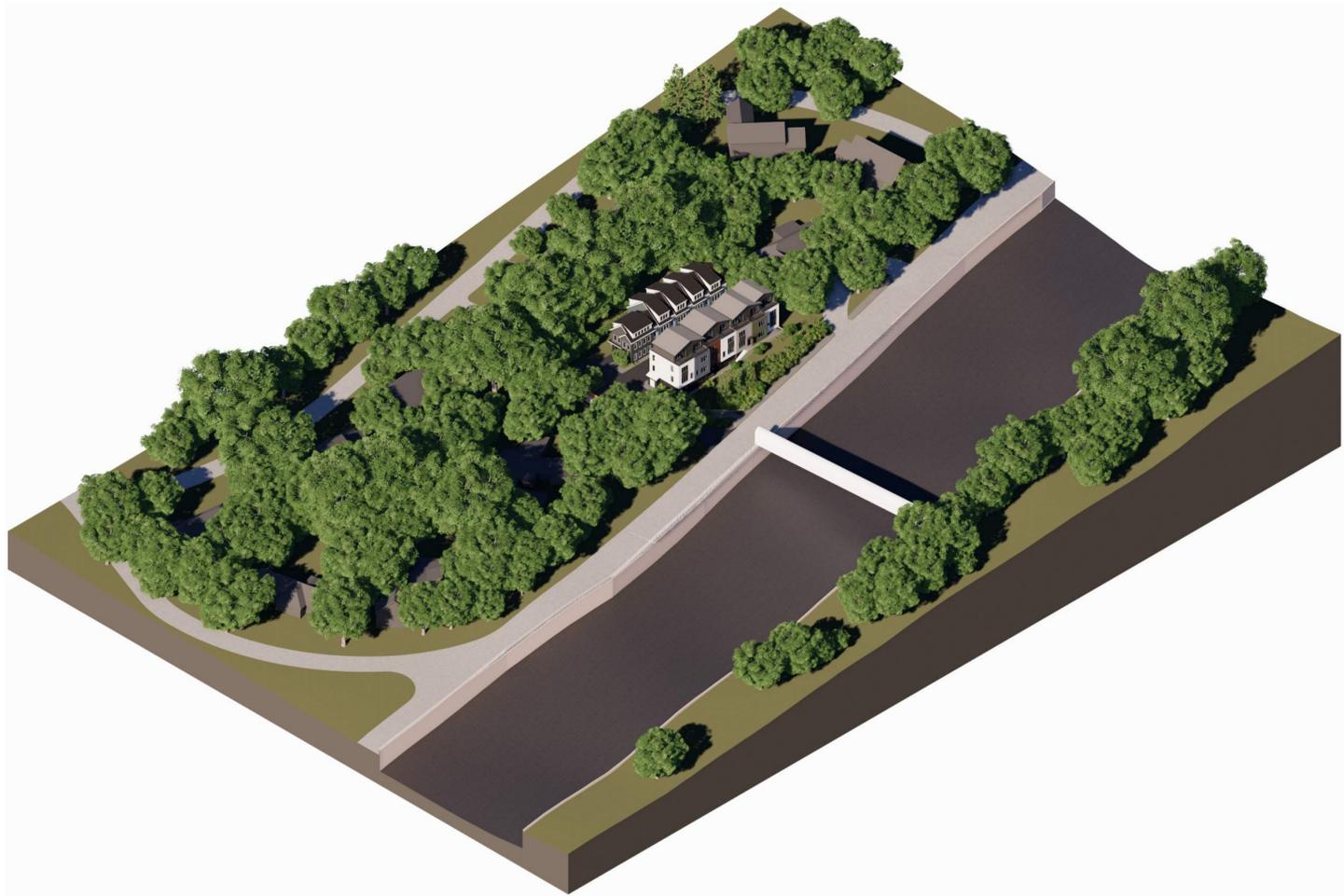
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SITE PLAN

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**CONTEXT  
 AXONOMETRICS**

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DRAWING TITLE

SITE SECTIONS

DRAWING NUMBER

**A030**



2 SITE SECTION - NORTH TO SOUTH  
1" = 20'-0"



1 SITE SECTION - WEST TO EAST  
1" = 20'-0"



EXISTING CONDITIONS



VIEW AT DRIVEWAY ENTRY ON FRONTAGE ROAD

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DRAWING TITLE

CONTEXT  
PERSPECTIVE

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EXISTING CONDITIONS



VIEW LOOKING EAST FROM TOP OF FRONTAGE ROAD

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CONTEXT  
PERSPECTIVE

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PROJECT #:	20004
SCALE:	1/8" = 1'-0"

DRAWING TITLE

FIRST FLOOR  
PLAN

DRAWING NUMBER

**A101**

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**SECOND FLOOR PLAN**

DRAWING NUMBER  
**A102**

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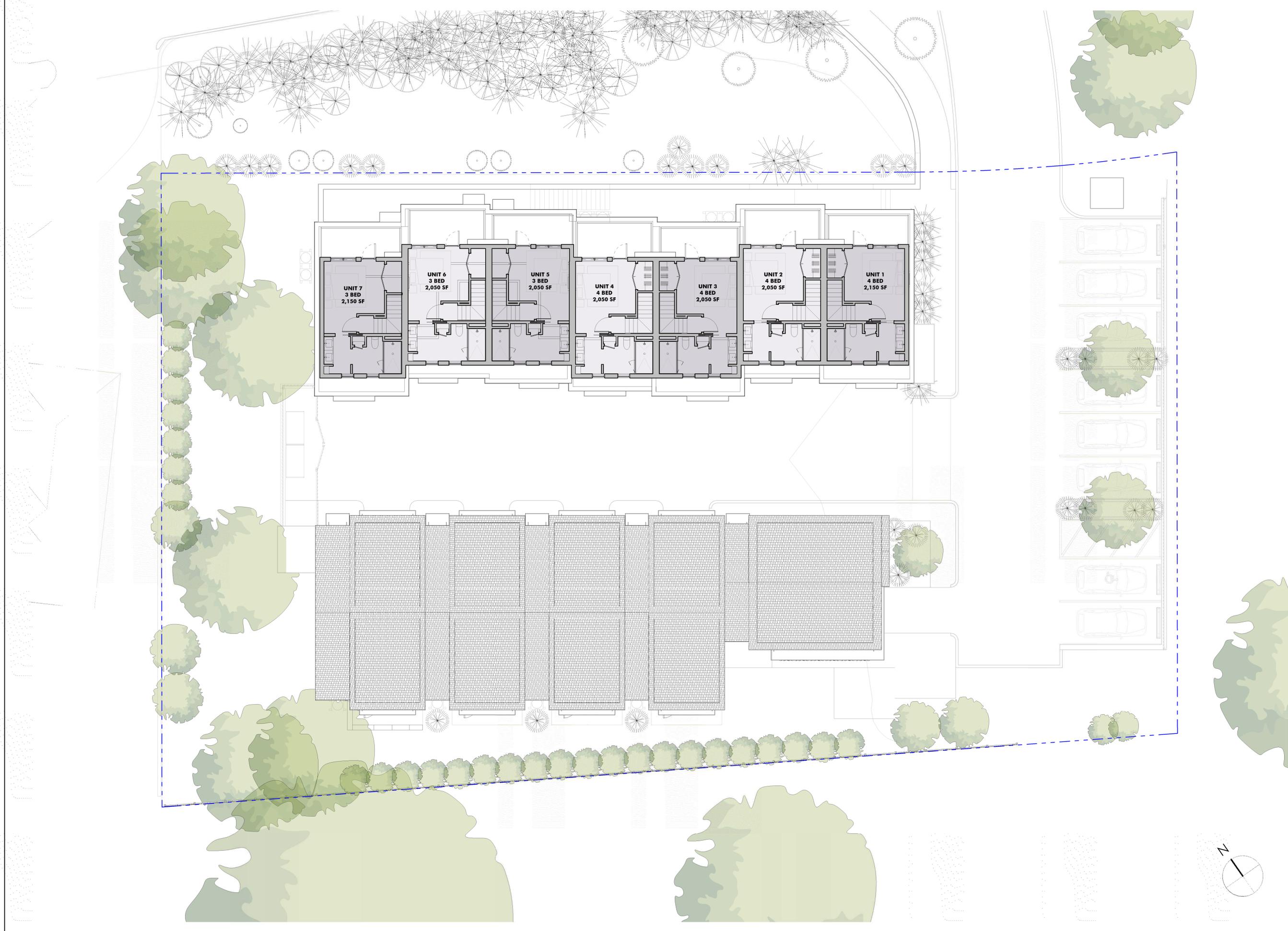
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THIRD FLOOR  
PLAN

DRAWING NUMBER

A103

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UNIT 7  
3 BED  
2,150 SF

UNIT 6  
3 BED  
2,050 SF

UNIT 5  
3 BED  
2,050 SF

UNIT 4  
4 BED  
2,050 SF

UNIT 3  
4 BED  
2,050 SF

UNIT 2  
4 BED  
2,050 SF

UNIT 1  
4 BED  
2,150 SF

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**FOURTH FLOOR PLAN**

DRAWING NUMBER  
**A104**

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4 EAST ELEVATION (FOUR STORY TOWNHOUSE)  
1/8" = 1'-0"



2 NORTH ELEVATION (FOUR STORY TOWNHOUSE)  
1/8" = 1'-0"



3 WEST ELEVATION (FOUR STORY TOWNHOUSE)  
1/8" = 1'-0"



1 SOUTH ELEVATION (FOUR STORY TOWNHOUSE)  
1/8" = 1'-0"

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DRAWING TITLE

EXTERIOR  
ELEVATIONS

DRAWING NUMBER

A201



4 EAST ELEVATION (THREE STORY TOWNHOUSE)  
1/8" = 1'-0"



2 NORTH ELEVATION (THREE STORY TOWNHOUSE)  
1/8" = 1'-0"



3 WEST ELEVATION (THREE STORY TOWNHOUSE)  
1/8" = 1'-0"



1 SOUTH ELEVATION (THREE STORY TOWNHOUSE)  
1/8" = 1'-0"

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EXTERIOR  
ELEVATIONS

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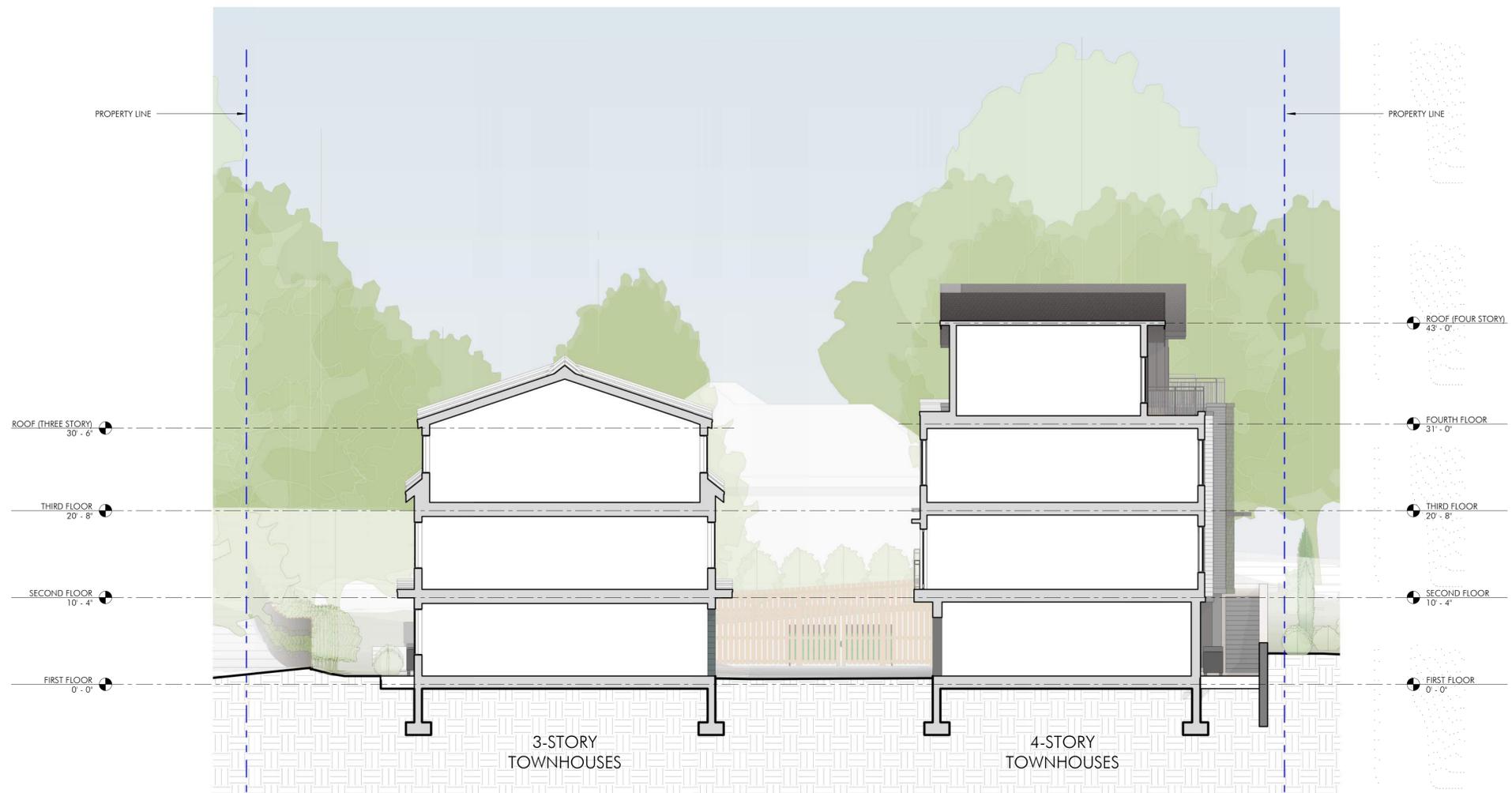
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BUILDING SECTION

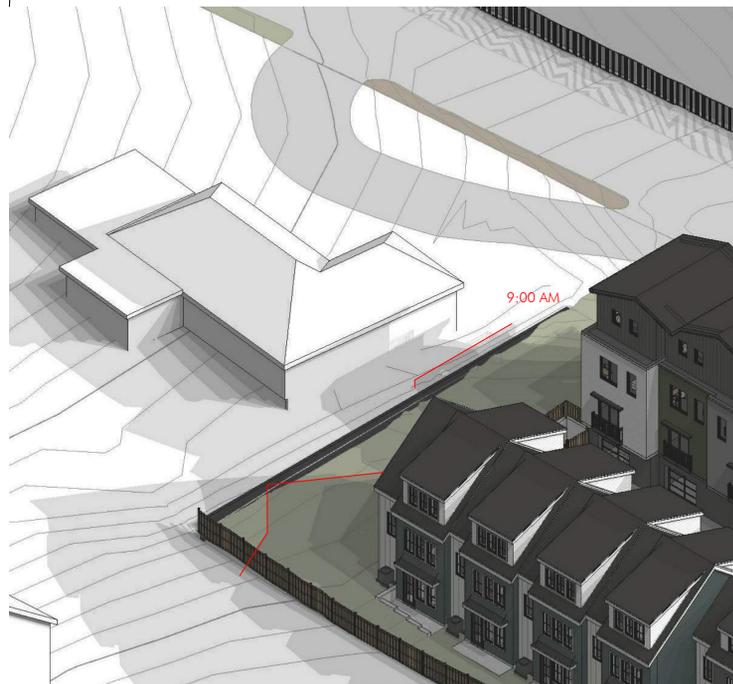
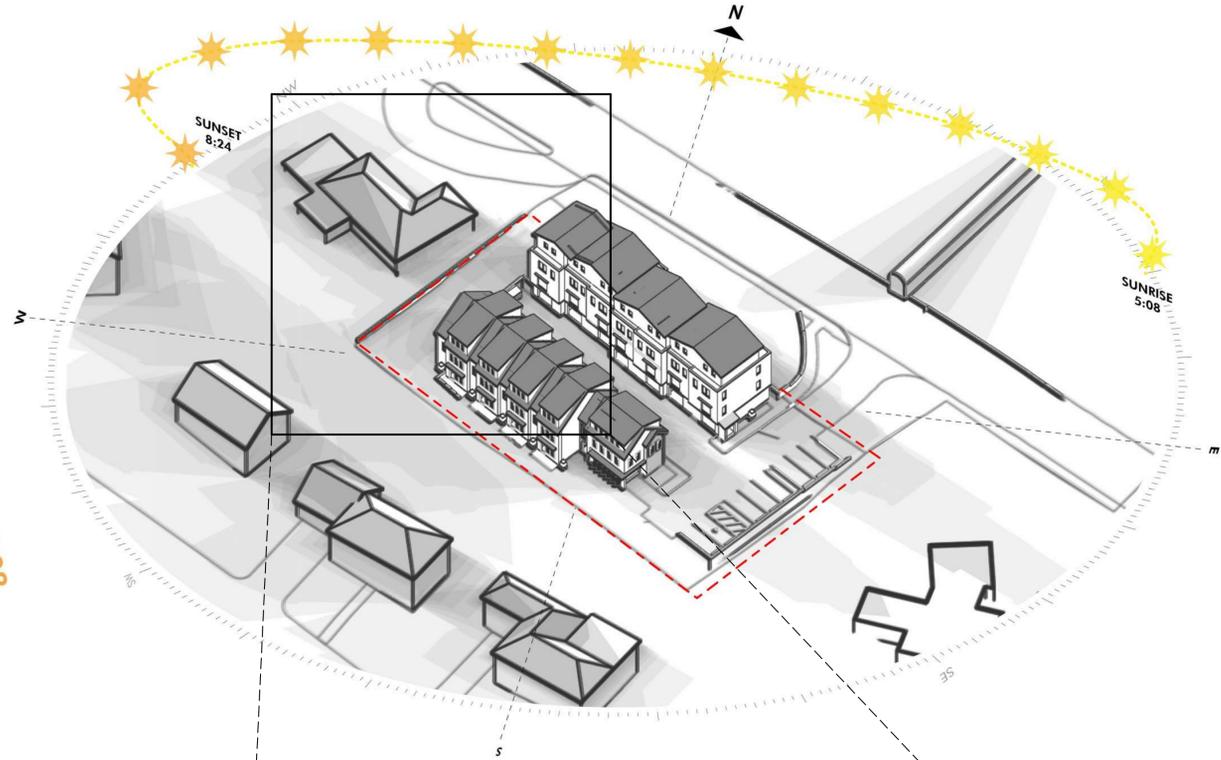
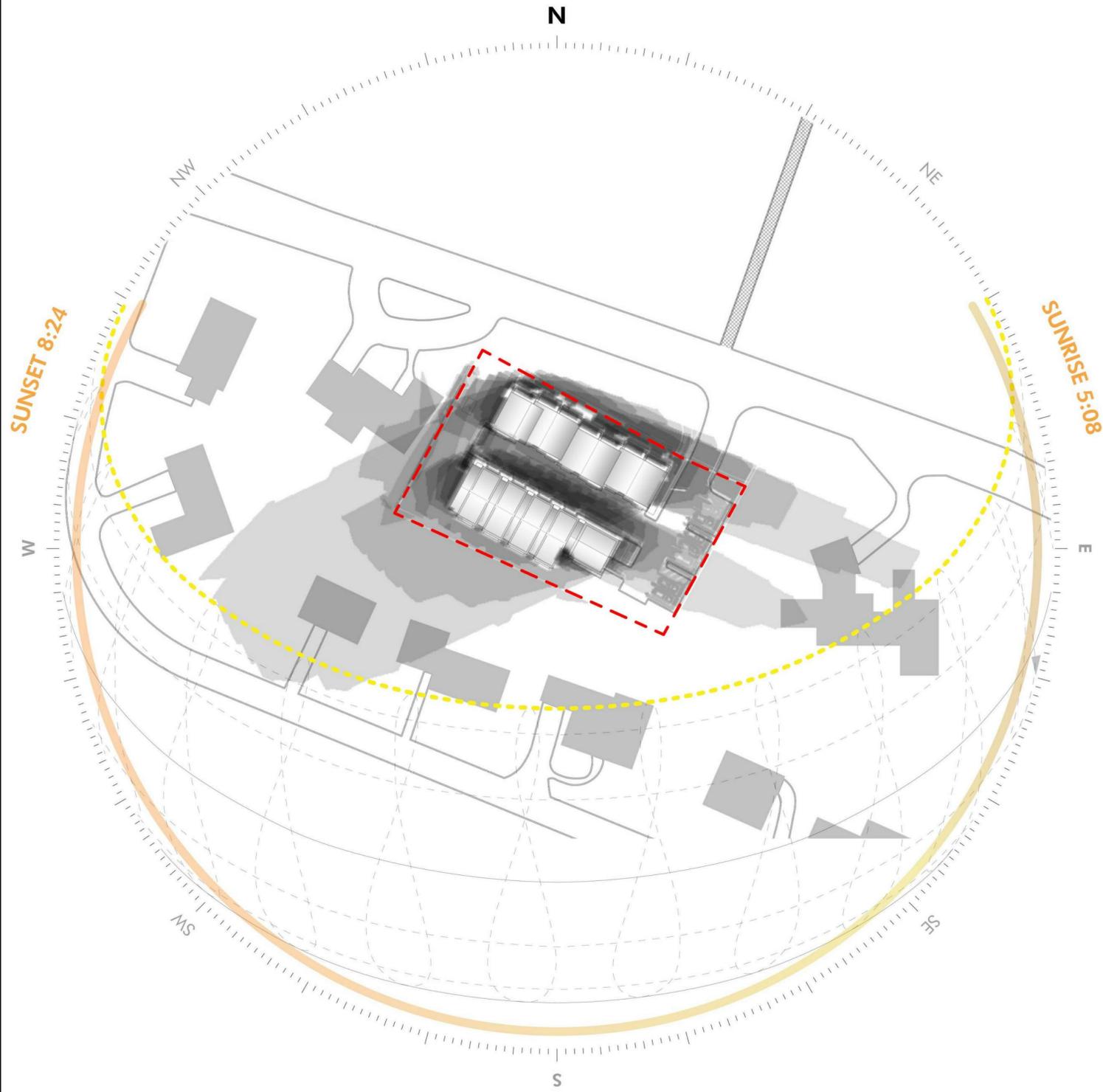
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1 BUILDING SECTION - NORTH TO SOUTH  
1/8" = 1'-0"



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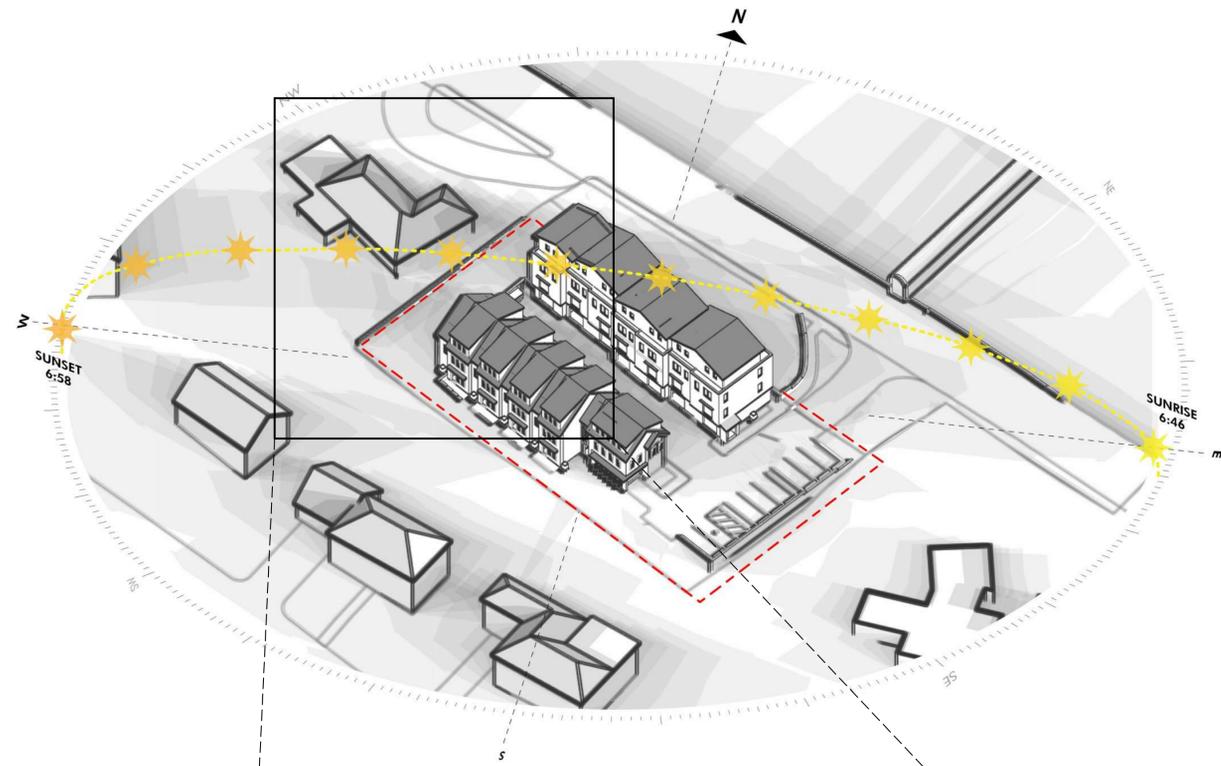
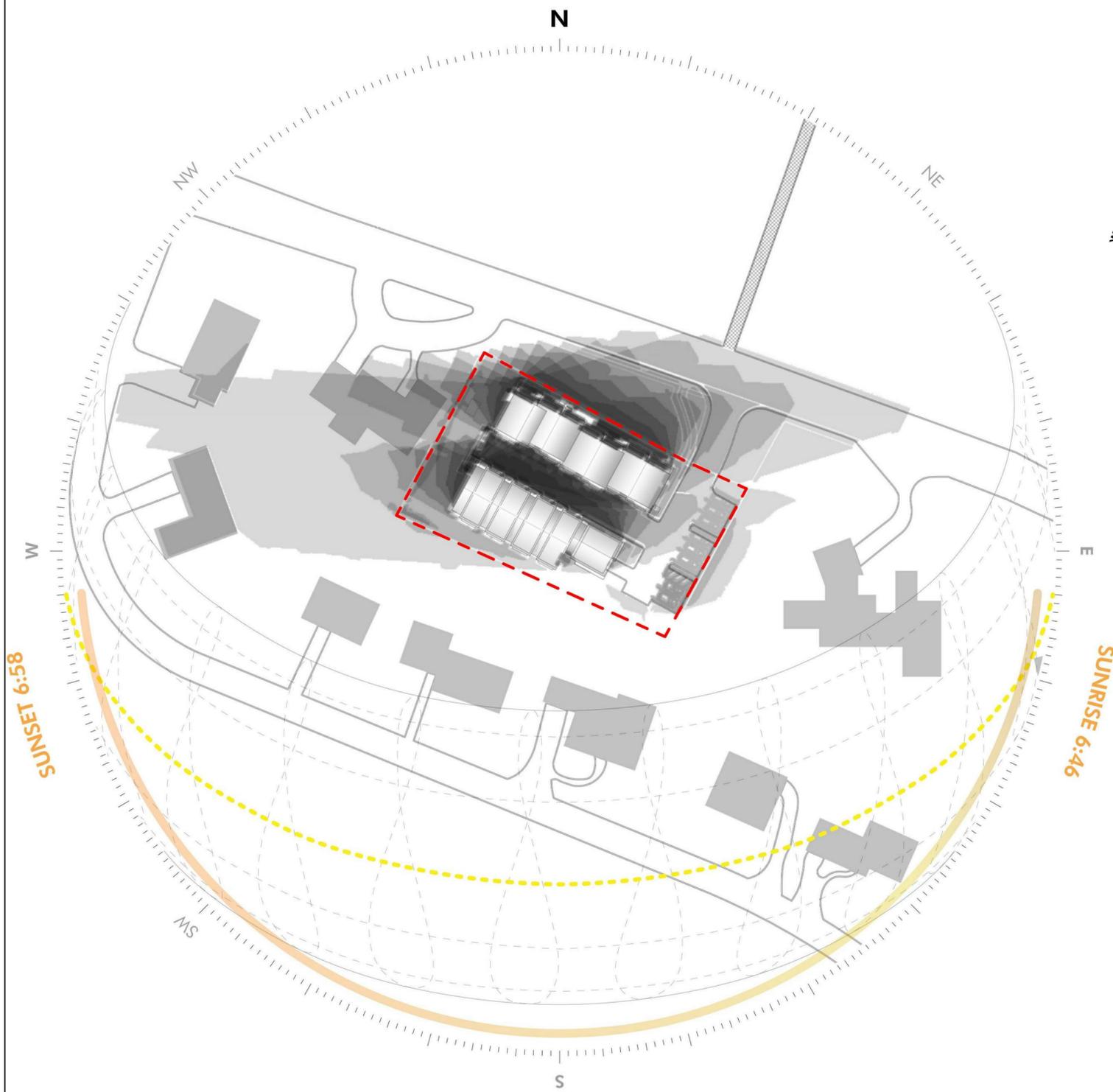
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 ISSUE: COMPREHENSIVE PERMIT PLAN  
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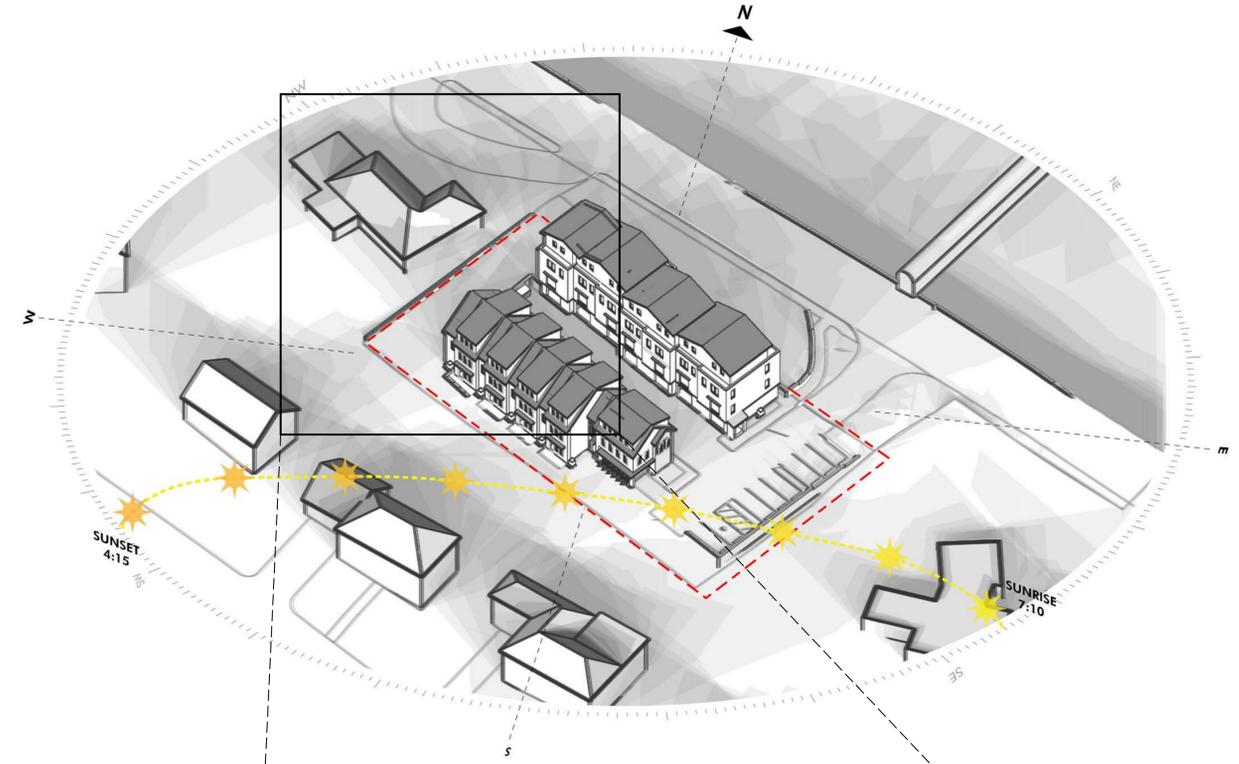
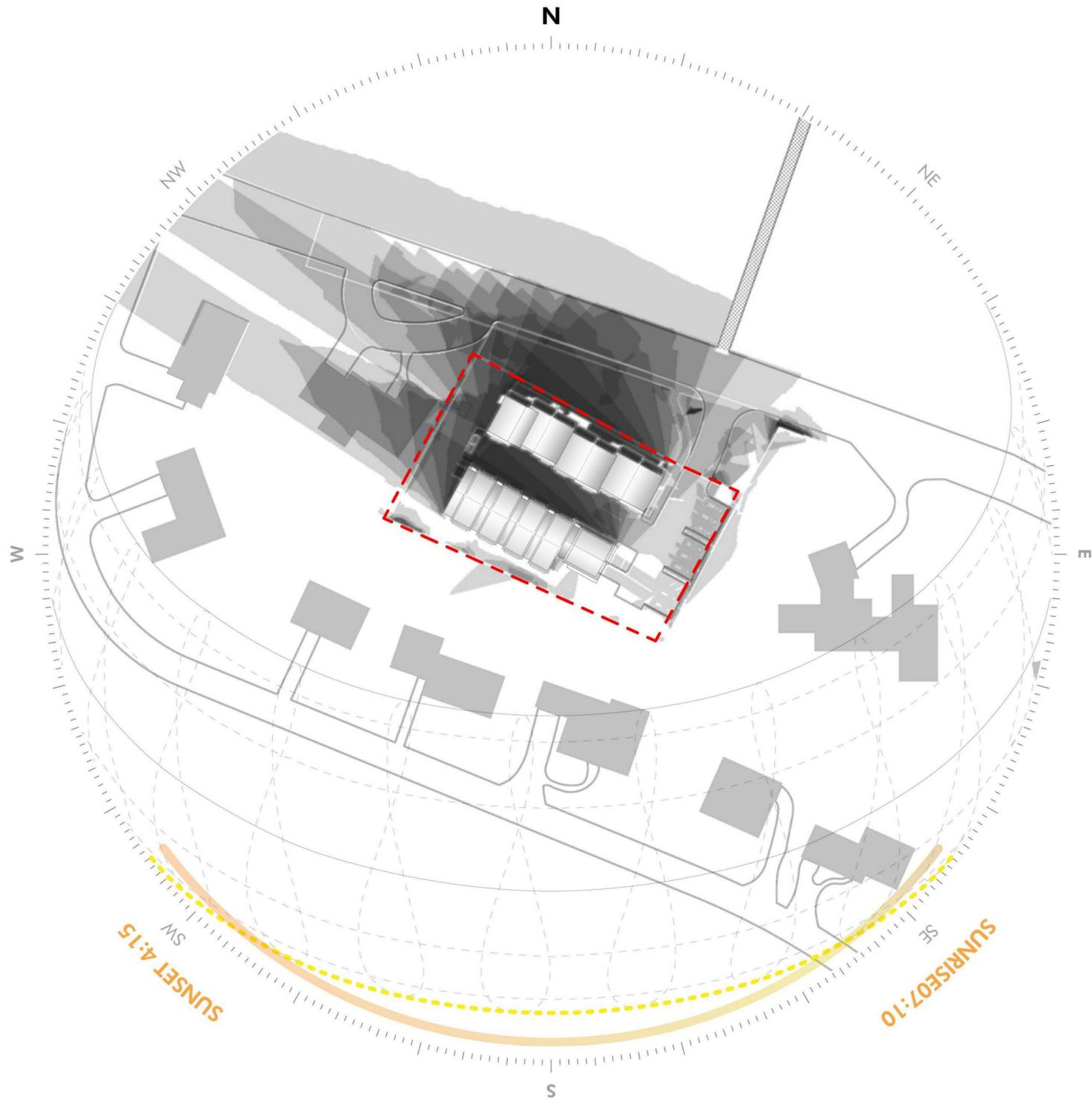
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