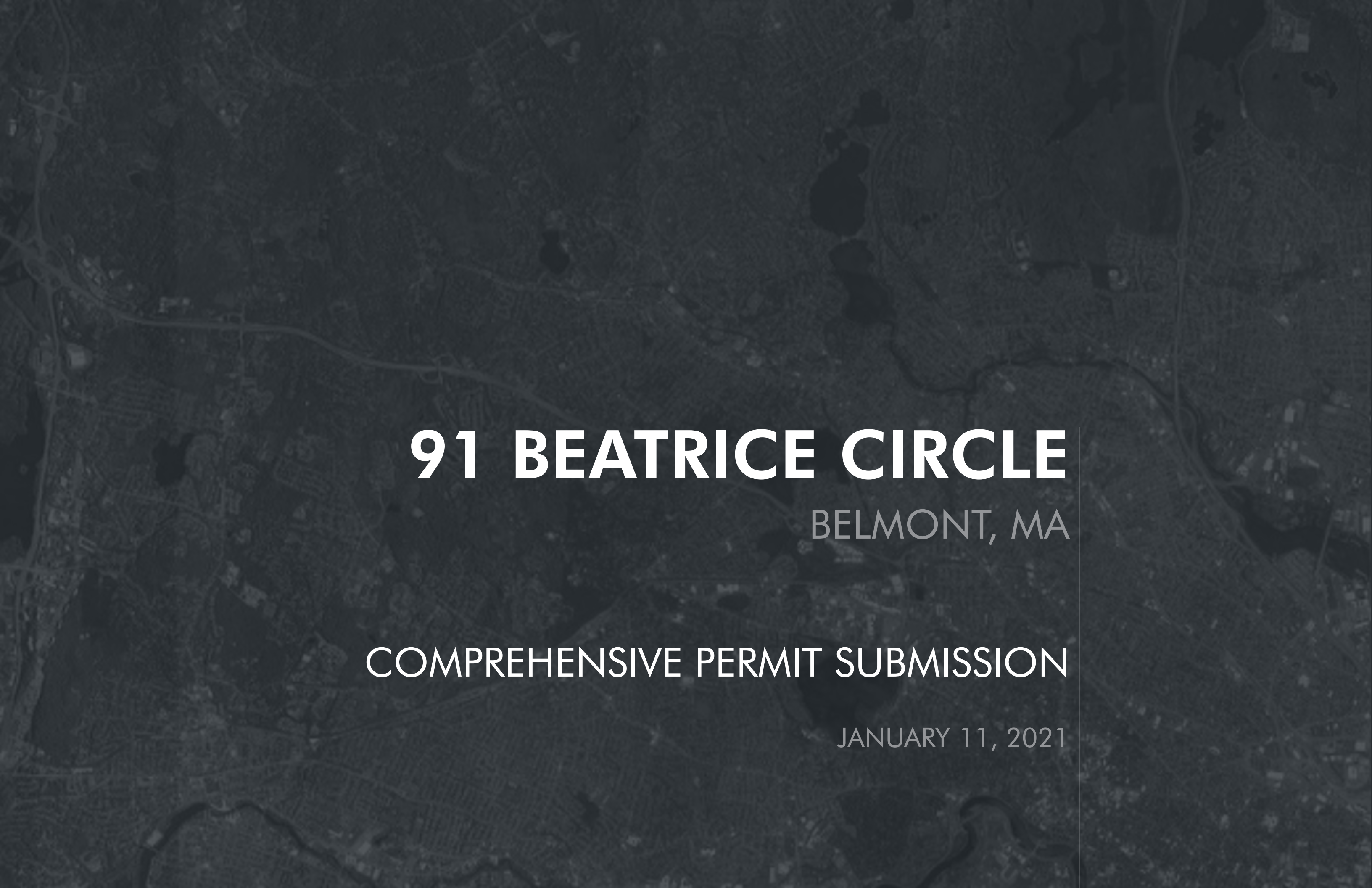


An aerial photograph of a suburban area with houses, streets, and some trees, rendered in a dark, monochromatic style. The text is overlaid on this background.

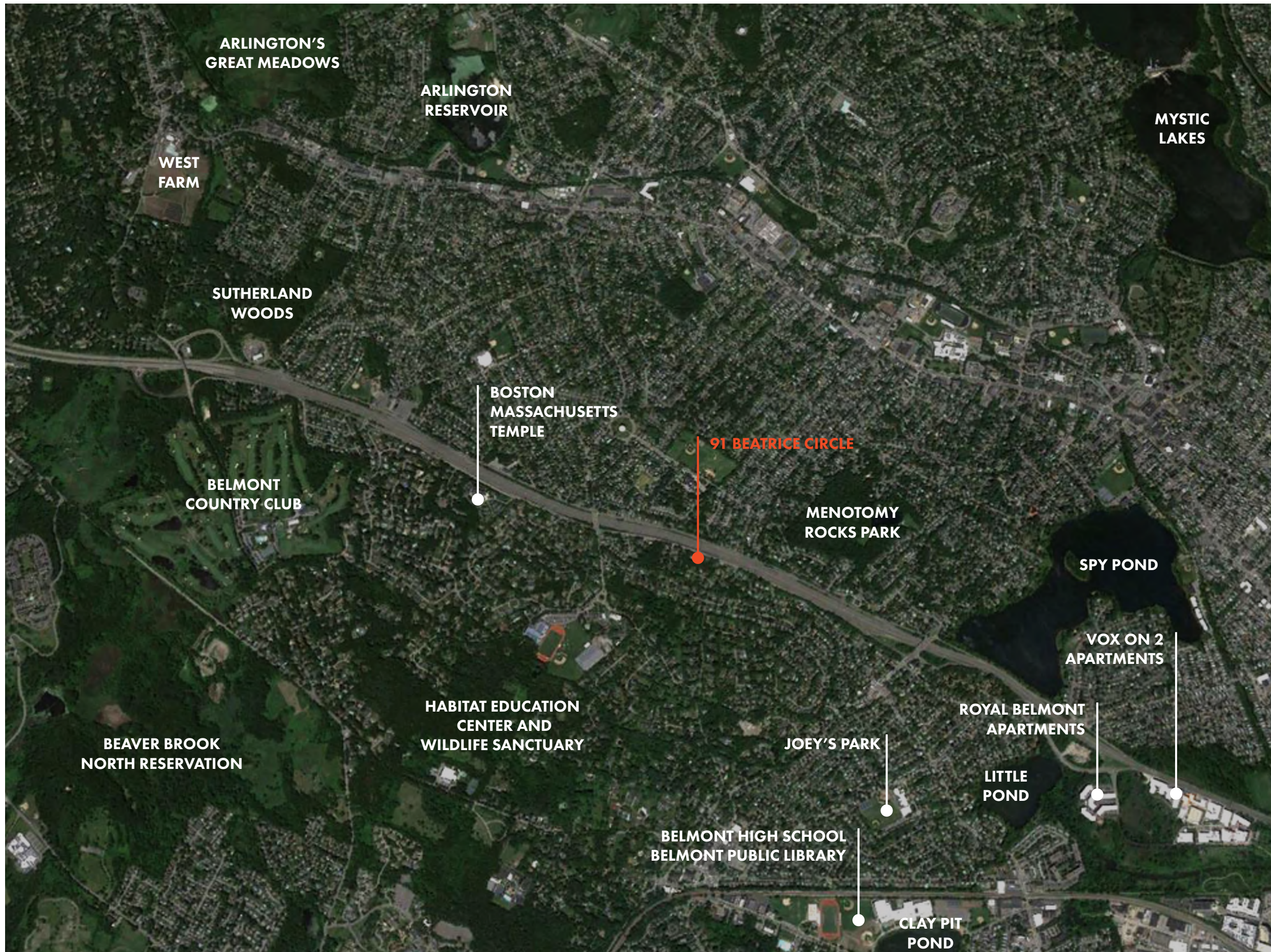
91 BEATRICE CIRCLE

BELMONT, MA

COMPREHENSIVE PERMIT SUBMISSION

JANUARY 11, 2021

ARCHITECTURE





BUS ROUTE
62/76/78/84







A
VIEW OF EXISTING SITE - HINCKLEY ST. - FACING WEST



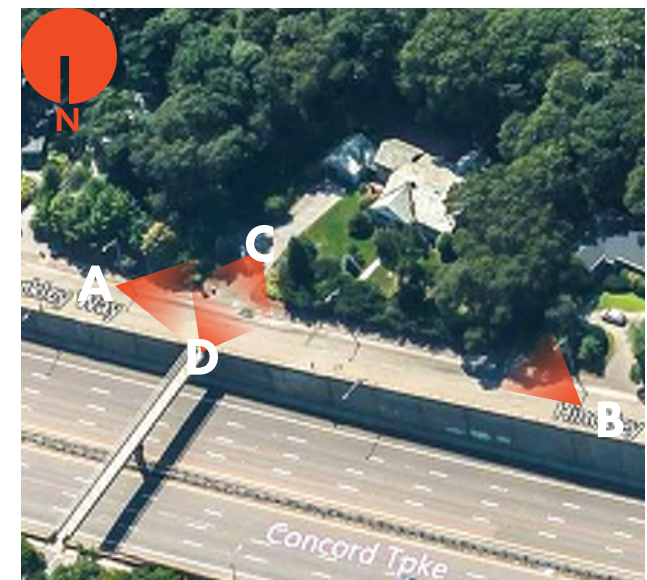
B
VIEW OF EXISTING SITE - HINCKLEY ST. - FACING EAST



C
VIEW OF PEDESTRIAN CROSSING FROM SITE - FACING NORTH



D
VIEW OF EXISTING SITE - HINCKLEY ST. - FACING SOUTH





E

VIEW OF STAIR ENTRY - FACING NORTH



F

VIEW OF EAST NEIGHBORING SITE - FACING EAST



G

VIEW OF SOUTH NEIGHBORING SITE - FACING EAST



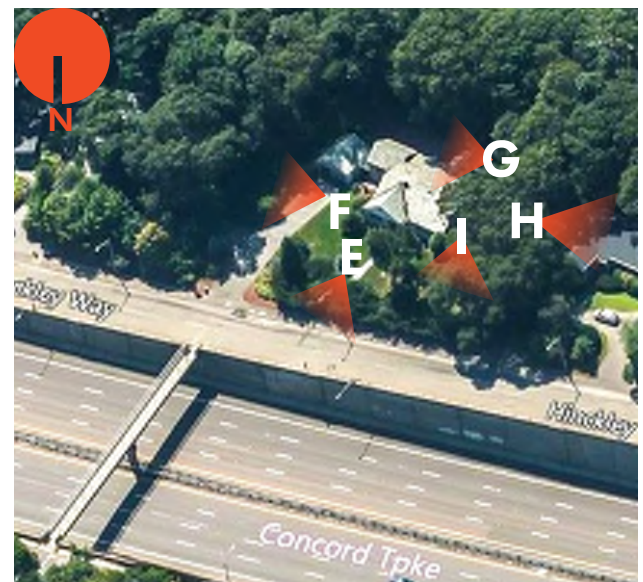
H

VIEW OF WEST NEIGHBORING SITE - FACING WEST



I

VIEW TOWARDS ROUTE 2 - FACING NORTH





69 PINEHURST ROAD



77 SNAKE HILL ROAD



BELMONT TOWN HALL



BOSTON MASSACHUSETTS TEMPLE



9 SUMMER LANE



SABLE RIDGE HOMES - STUDIO COMPLETIVA



108 GRIGGS ROAD - EMBARC



34 CHESTNUT AVE - EMBAR



ROXBURY E+ - IS ARCHITECTS



85TH AND LINDEN - SHUGGART WASS AND WICKWIRE

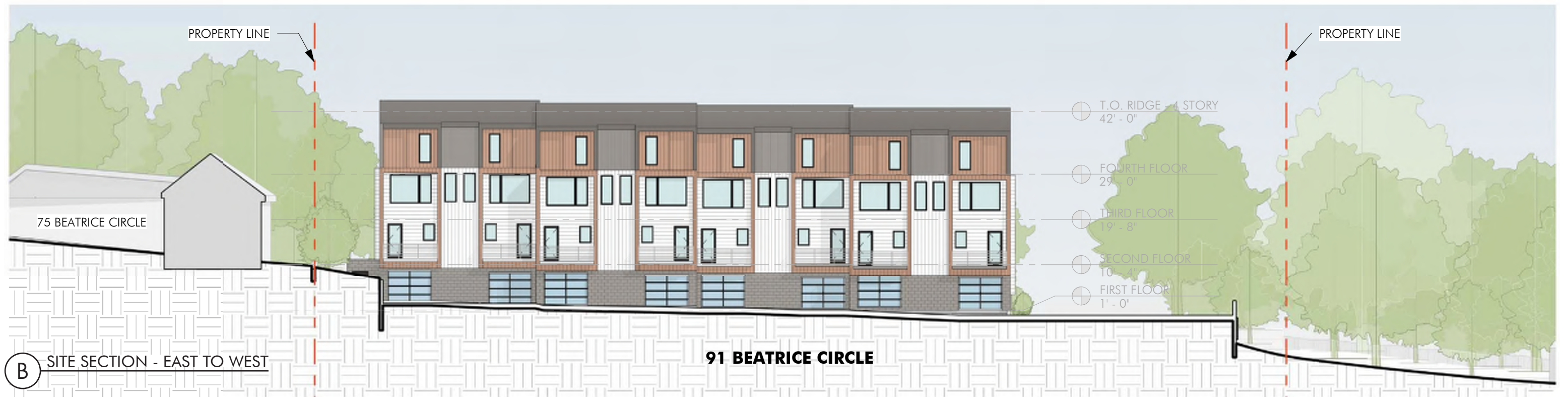
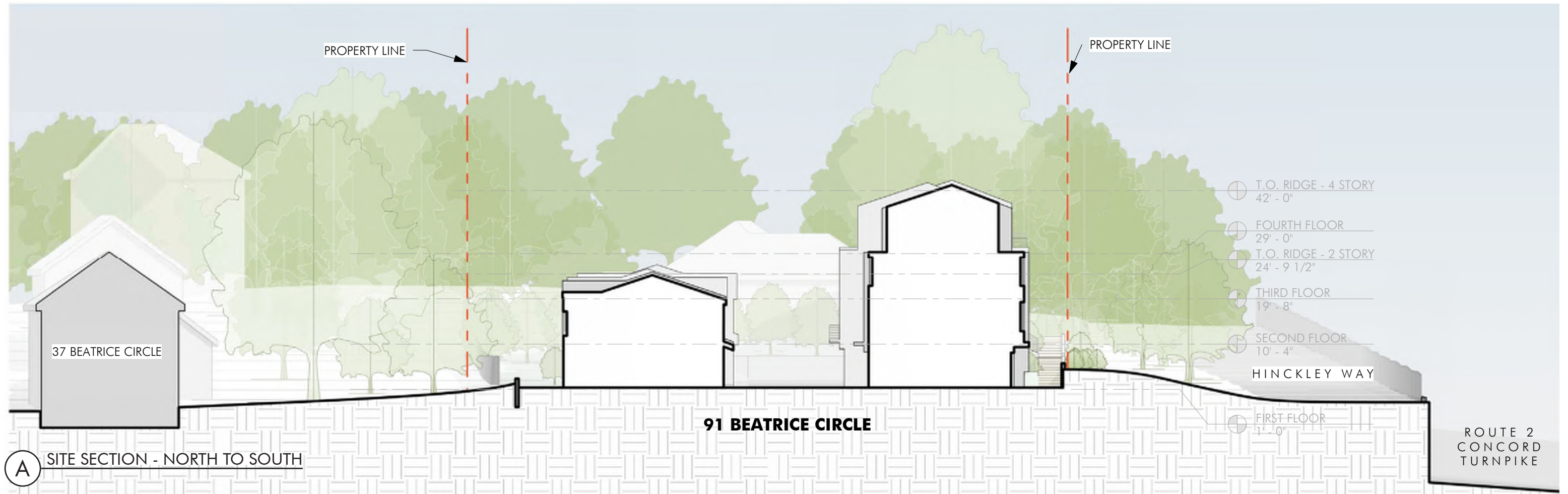


DENNY ROWHOUSES - DAVID FOSTER ARCHITECTS











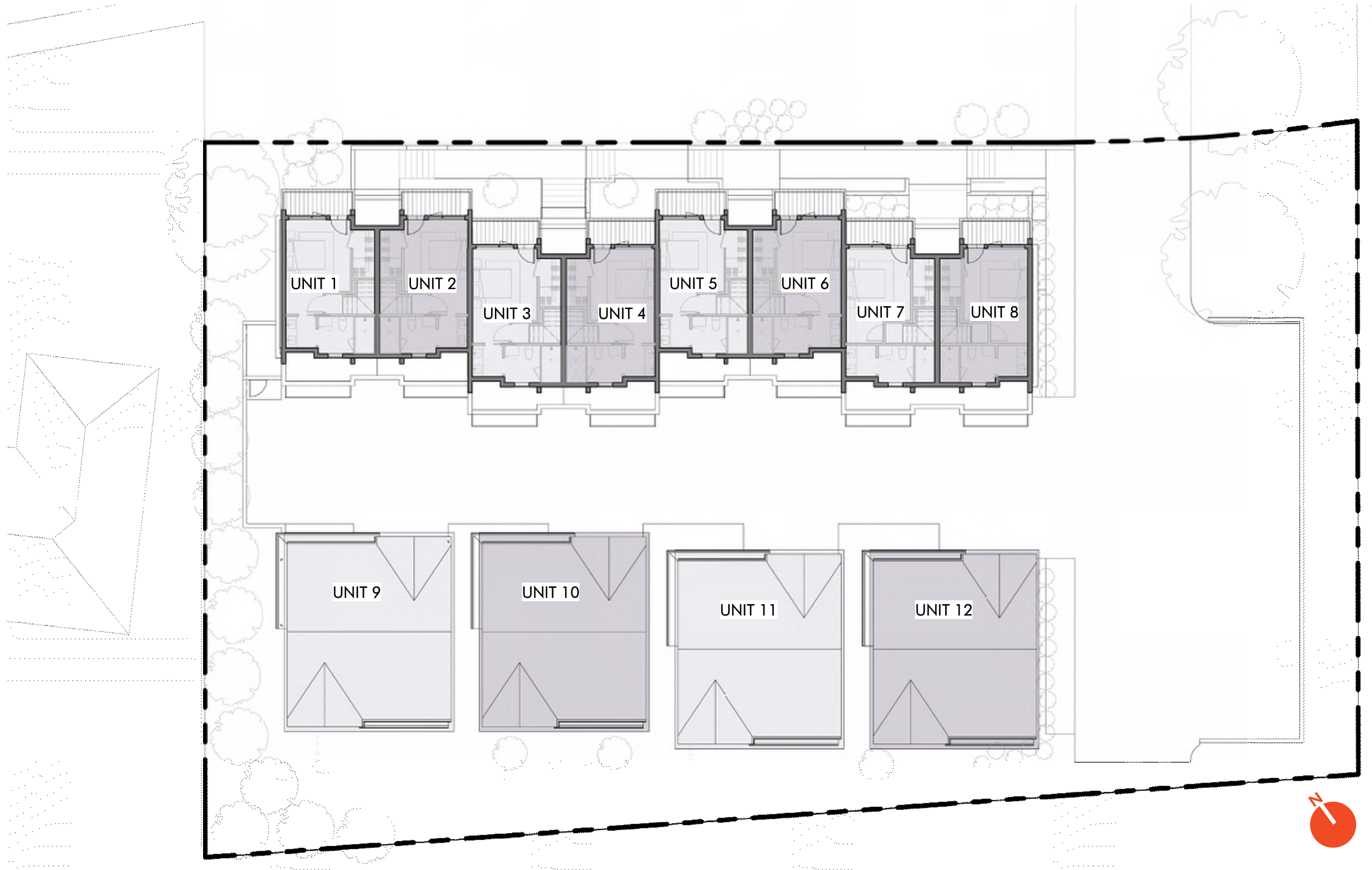
▲ SITE ENTRY

▲ GARAGE ENTRY

△ UNIT ENTRY









PANEL + CEDAR



CEDAR PLANK



CLAPBOARD



2 NORTH ELEVATION (TYPE A UNITS FRONT)



1 SOUTH ELEVATION (TYPE A UNITS REAR)



CLAPBOARD + TRIOM



CEDAR PLANK



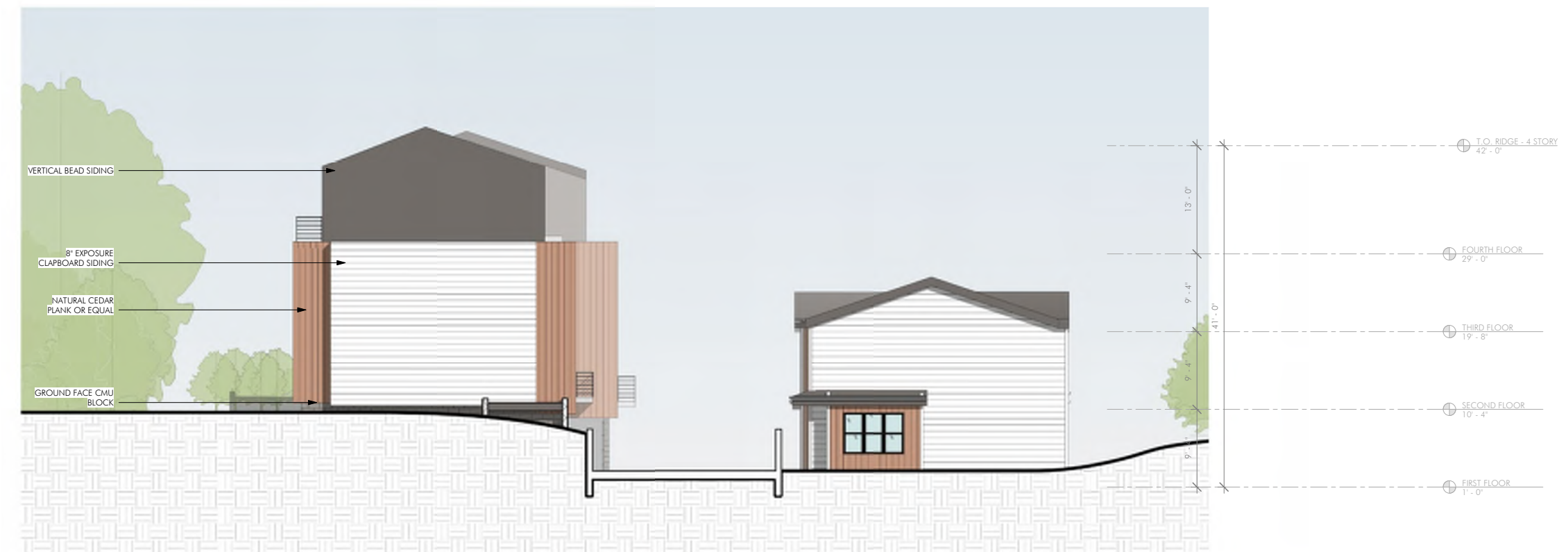
2 NORTH ELEVATION (TYPE B UNITS FRONT)



1 SOUTH ELEVATION (TYPE B UNITS REAR)



1 EAST ELEVATION



2 WEST ELEVATION

91 BEATRICE CIRCLE

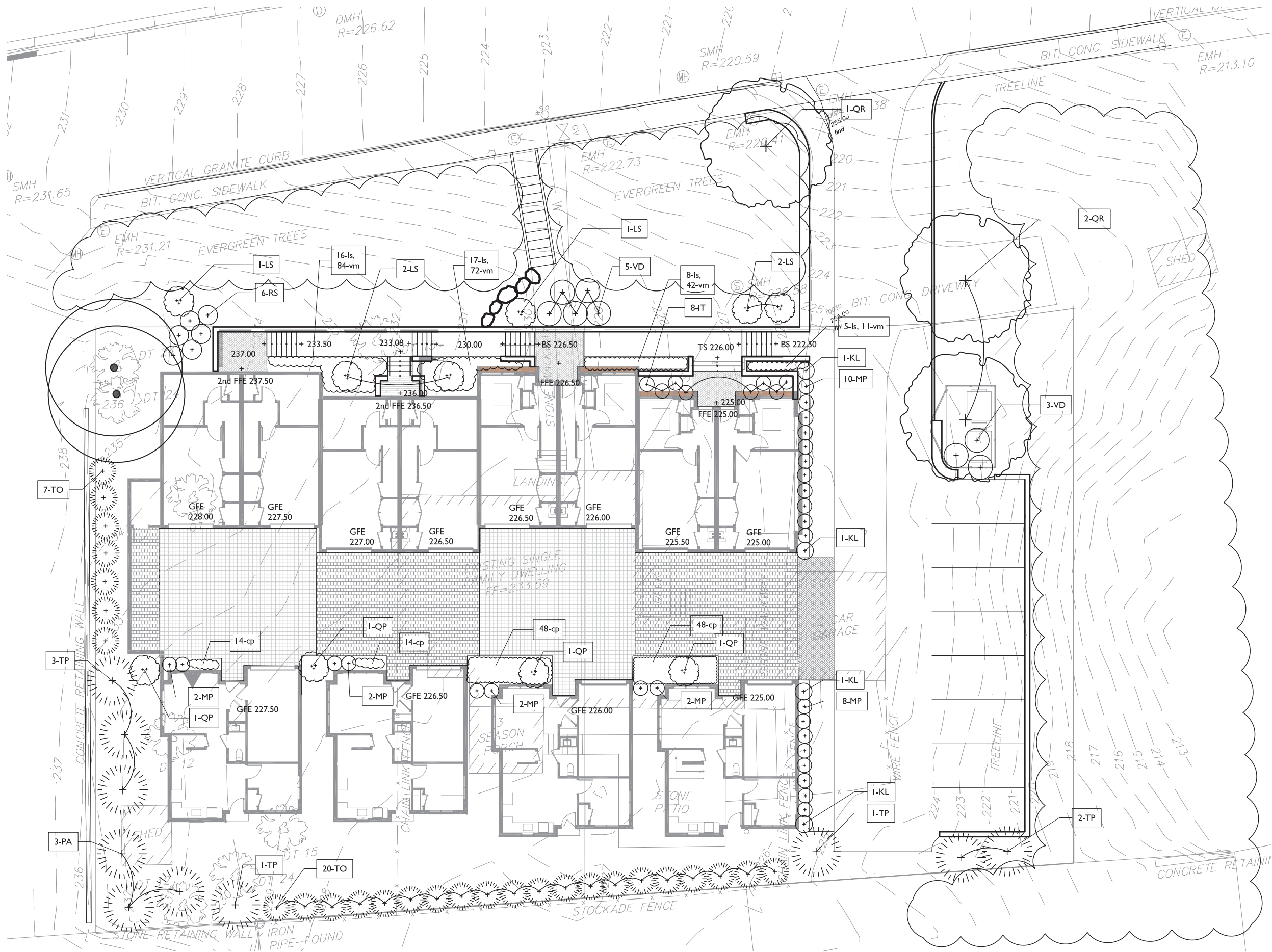
Site Area	23,496	
Total Building GSF	22,656	
FAR	0.96	
Total Footprint GSF	7,759	
Site Coverage	33%	
Building Height	41 FT	
Number of Stories	4	
Total Parking Spaces	20	
In-Unit Garage Space	12	
Surface Parking Spaces	8	
Parking Ratio	1.67	
Total Residential Units	12	Avg. Area
3 Bedroom (Single Family)	4 (33%)	1,695 GSF
4 Bedroom (Townhouse)	8 (67%)	1,985 GSF

Building Type		Area (GSF)	Footprint (GSF)
Townhouse Building (Units 1-8) (4 stories)			4,321
Floor 1 (8 Garage Parking Spaces included)	1	4,321	
Floor 2	1	4,195	
Floor 3	1	4,226	
Floor 4	1	3,136	
Single-Family Rental Apartment Buildings			
Unit 9 (2 total stories)			859.5
Floor 1 (1 Garage Parking Space included)	1	859.5	
Floor 2	1	835	
Unit 10 (2 total stories)			859.5
Floor 1 (1 Garage Parking Space included)	1	859.5	
Floor 2	1	835	
Unit 11 (2 total stories)			859.5
Floor 1 (1 Garage Parking Space included)	1	859.5	
Floor 2	1	835	
Unit 12 (2 total stories)			859.5
Floor 1 (1 Garage Parking Space included)	1	859.5	
Floor 2	1	835	
TOTAL	12	22,656	7,759



LANDSCAPE ARCHITECTURE





PROPOSED PLANT LIST					
SYMB		LATIN NAME	COMMON NAME	SIZE	NOTES
TREES					
PA	3	Picea abies	Norway Spruce	7-8' ht.	b&b
TP	7	Thuja plicata 'Green Giant'	Green Giant Western Red Cedar	7-8' ht.	b&b
TO	27	Thuja occidentalis 'Emerald Green'	Emerald Green Arborvitae	7-8' ht.	b&b
LS	6	Liquidambar styraciflua 'Slend. Silhouette'	Slender Silhouette Sweetgum	2-2.5" cal.	b&b
QP	4	Quercus palustris 'Green Pillar'	Green Pillar Pin Oak	3-3.5" cal.	b&b
QR	3	Quercus rubra	Red Oak	2-2.5" cal.	b&b
SHRUBS					
IT	8	Itea virginica 'Little Henry'	Little Henry Virginia Sweetspire	24" ht.	
KL	4	Kalmia latifolia	Mountain Laurel	24" ht.	
MP	26	Myrica pennsylvanica	Northern Bayberry	24-36" ht.	
RS	6	Rhododendron 'Scintillation'	Scintillation Rhododendron	24-36" ht.	
VD	8	Virburnum dentatum	Arrowwood Viburnum	36" ht.	5 gal.
PERENNIALS & GRASSES					
cp	224	Carex pennsylvanica	Pennsylvania Carex	2" plug	12" o.c
ls	46	Liriope spicata	Lilyturf	2 gal	
vm	209	Vinca minor	Myrtle	2 gal	



Rhododendron



Vinca



Pennsylvania Carex



Green Giant Red Cedar



Red Oak

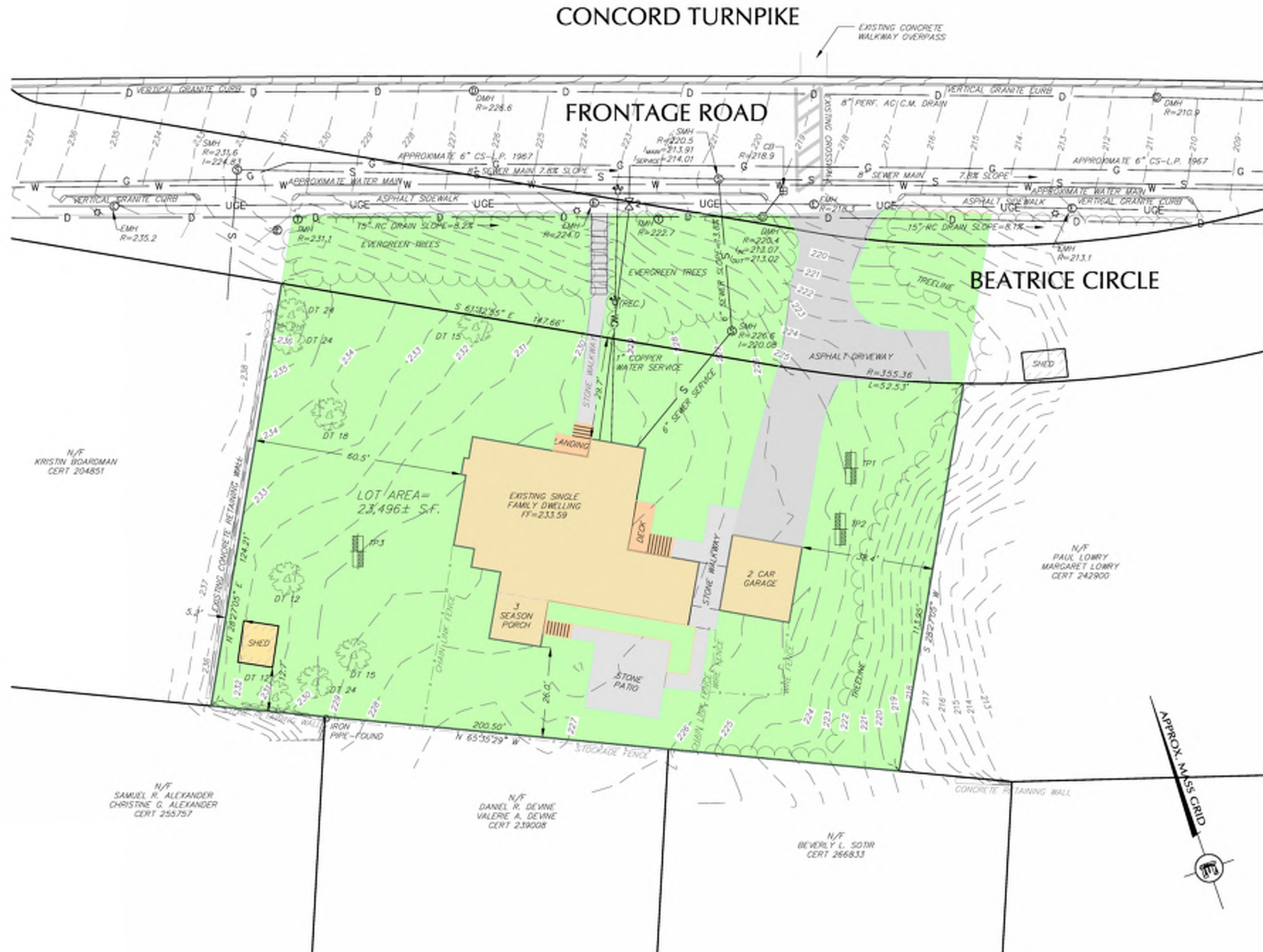


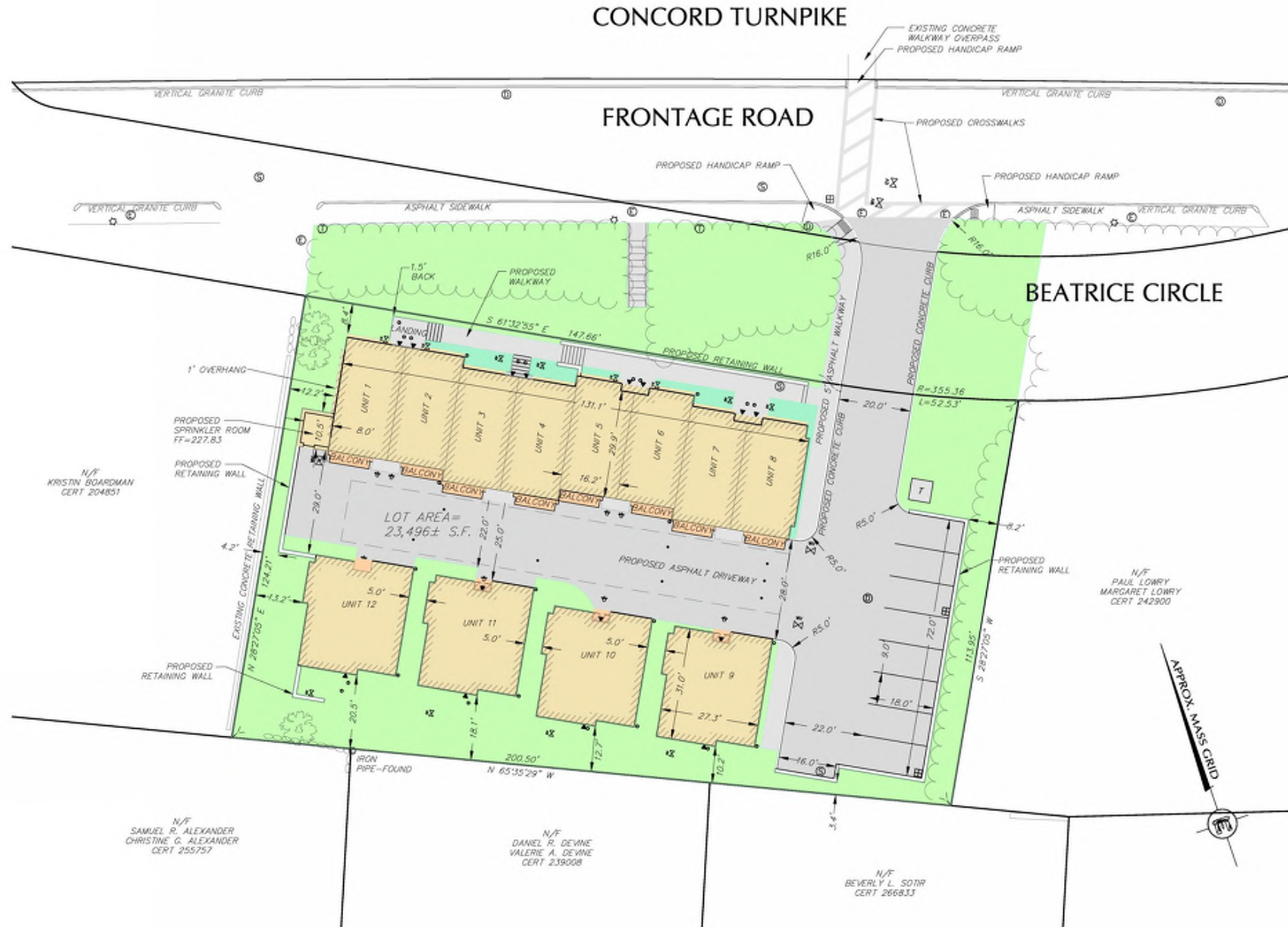
Column Sweet Gum



Pillar Pin Oak

CIVIL ENGINEERING

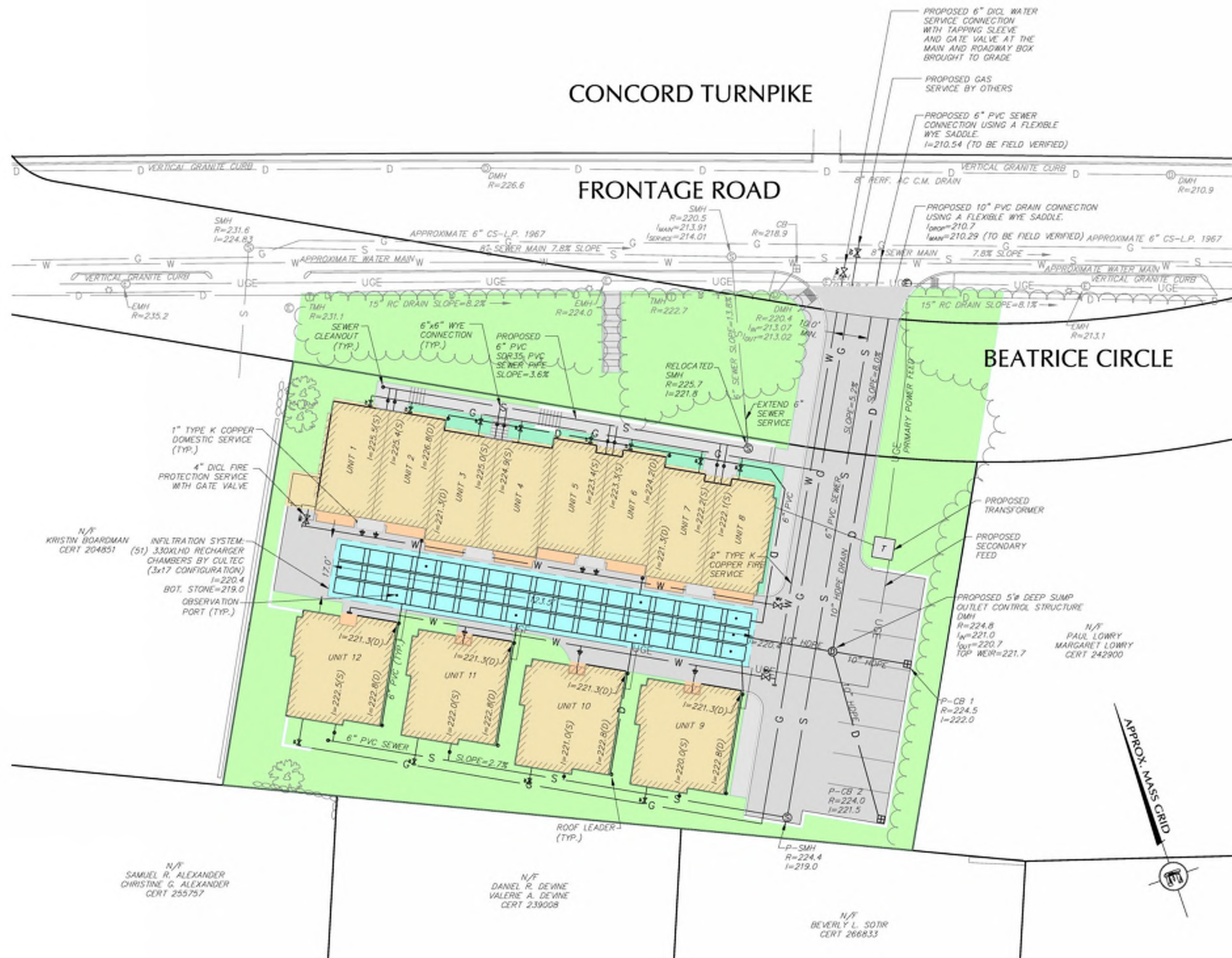




FRONTAGE ROAD

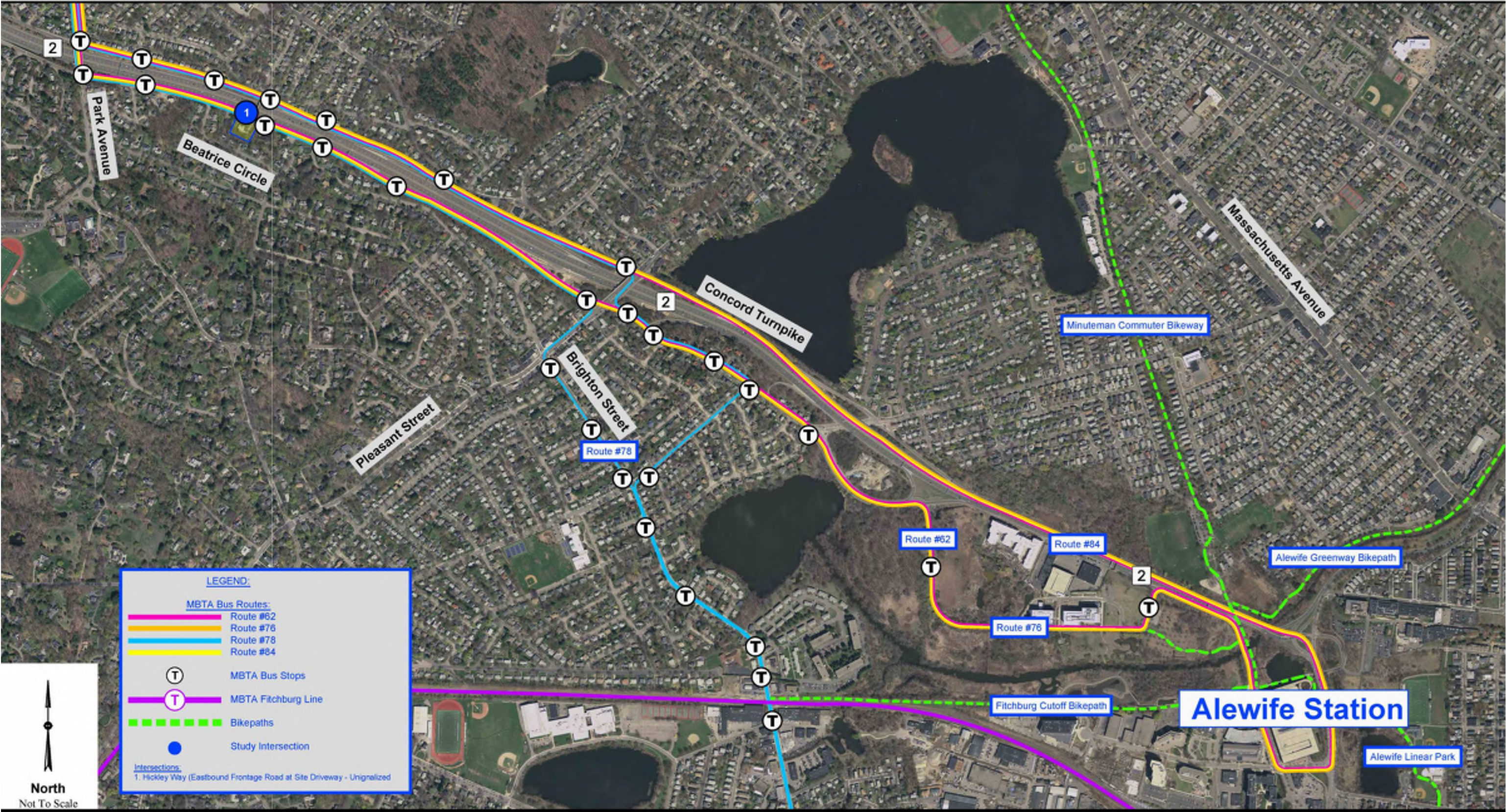
BEATRICE CIRCLE



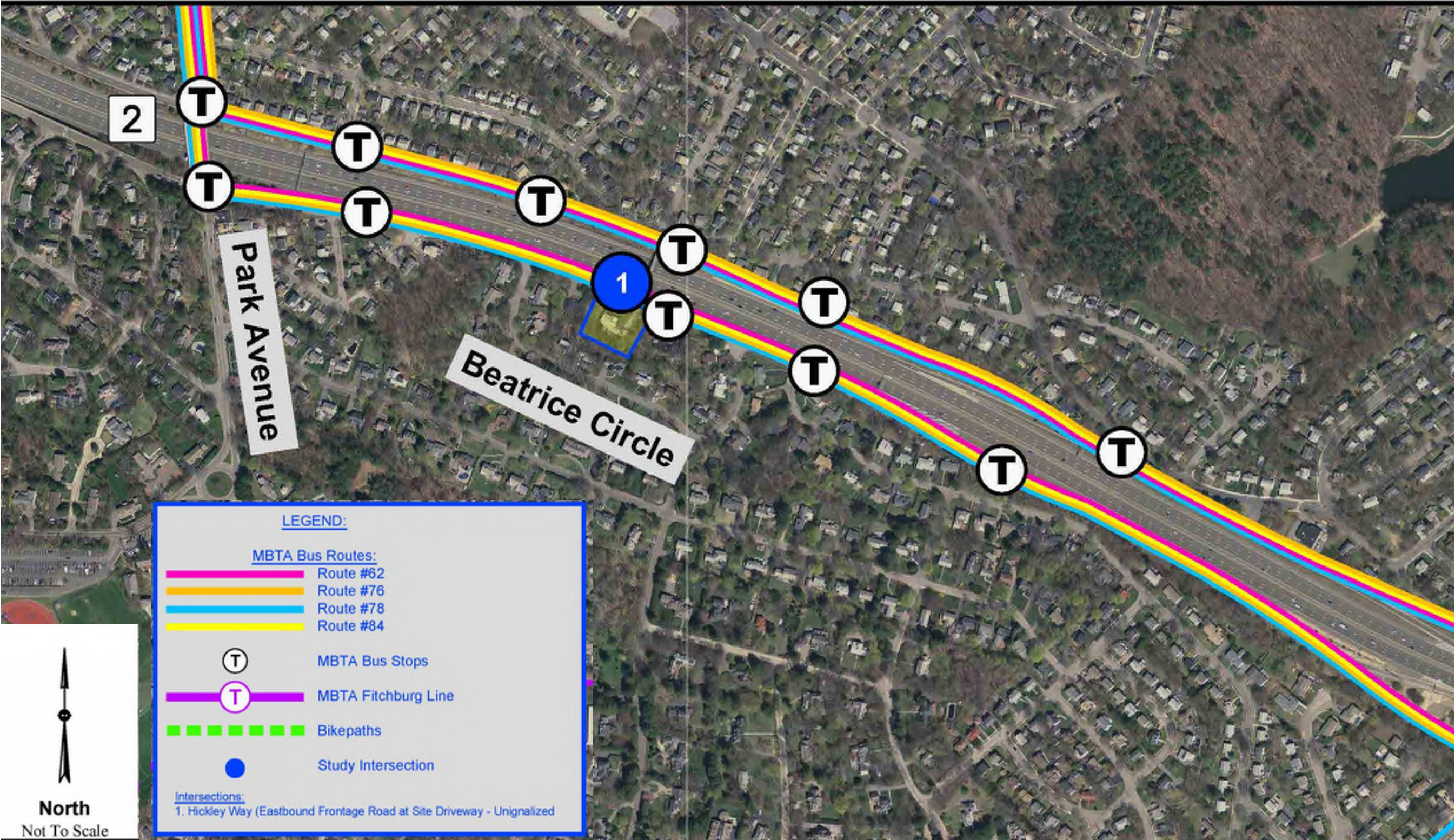


TRAFFIC & TRANSPORTATION

TRANSPORTATION STUDY AREA



TRANSPORTATION STUDY AREA

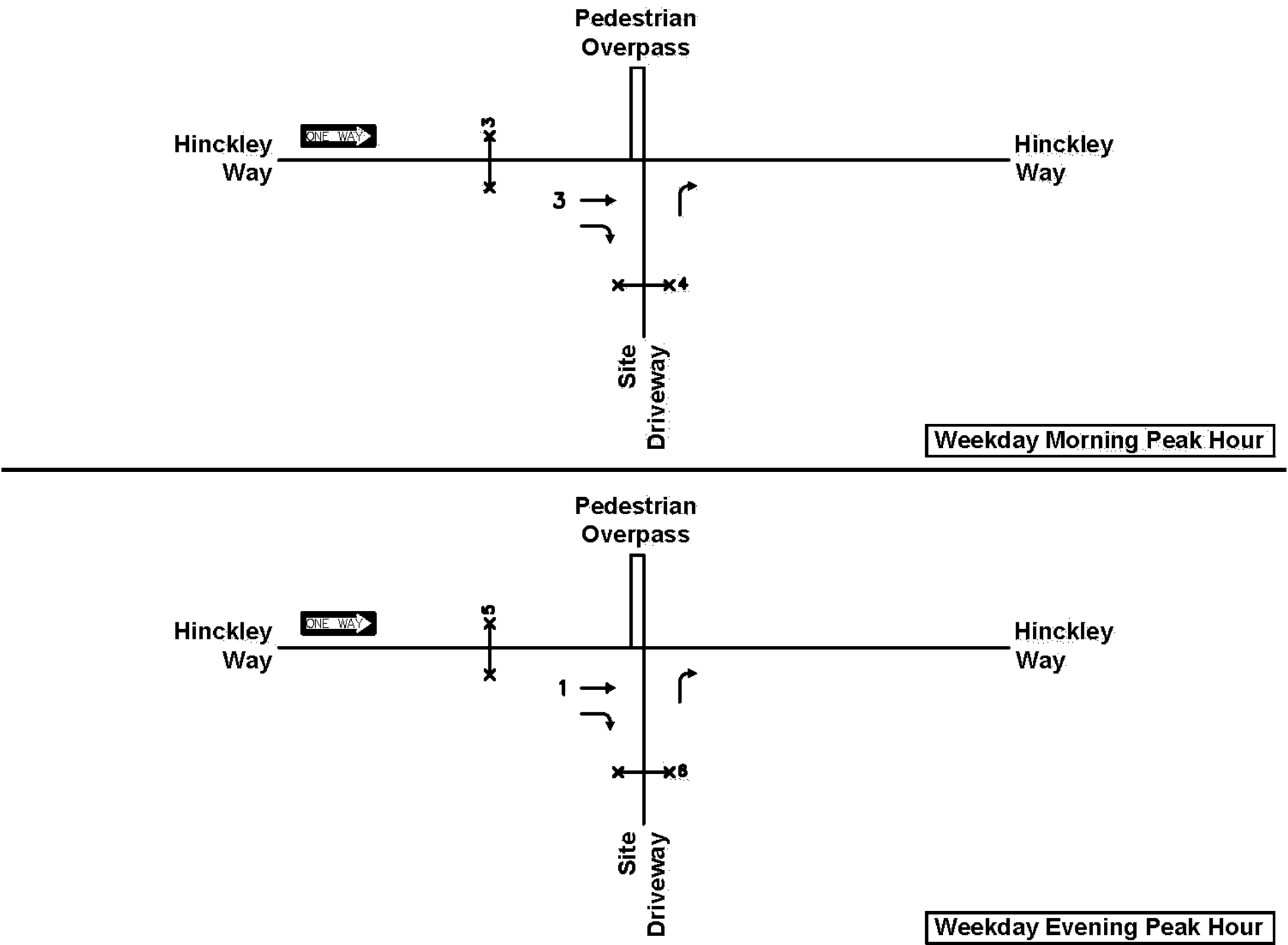


TRIP GENERATION SUMMARY

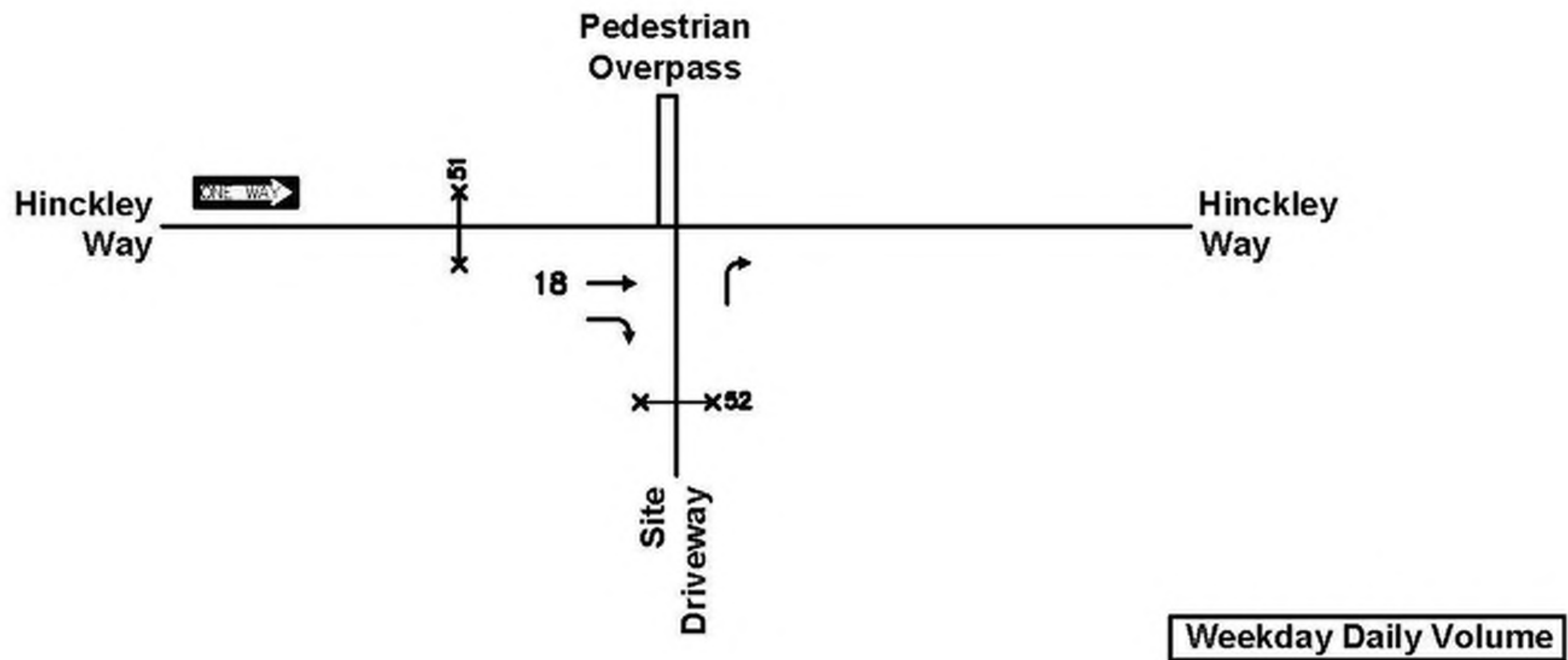
Peak Hour/Direction	Proposed Development (12 Units) ¹
<i>Weekday Morning Peak Hour:</i>	
Entering	2
Exiting	<u>5</u>
Total	7
 <i>Weekday Evening Peak Hour:</i>	
Entering	6
Exiting	<u>2</u>
Total	8
 <i>Weekday Daily (24 hours)</i>	 96

¹ITE LUC 220 – Multifamily Housing – Low-Rise applied to 8 units and ITE LUC 210 – Single Family Detached Housing applied to 4 units.

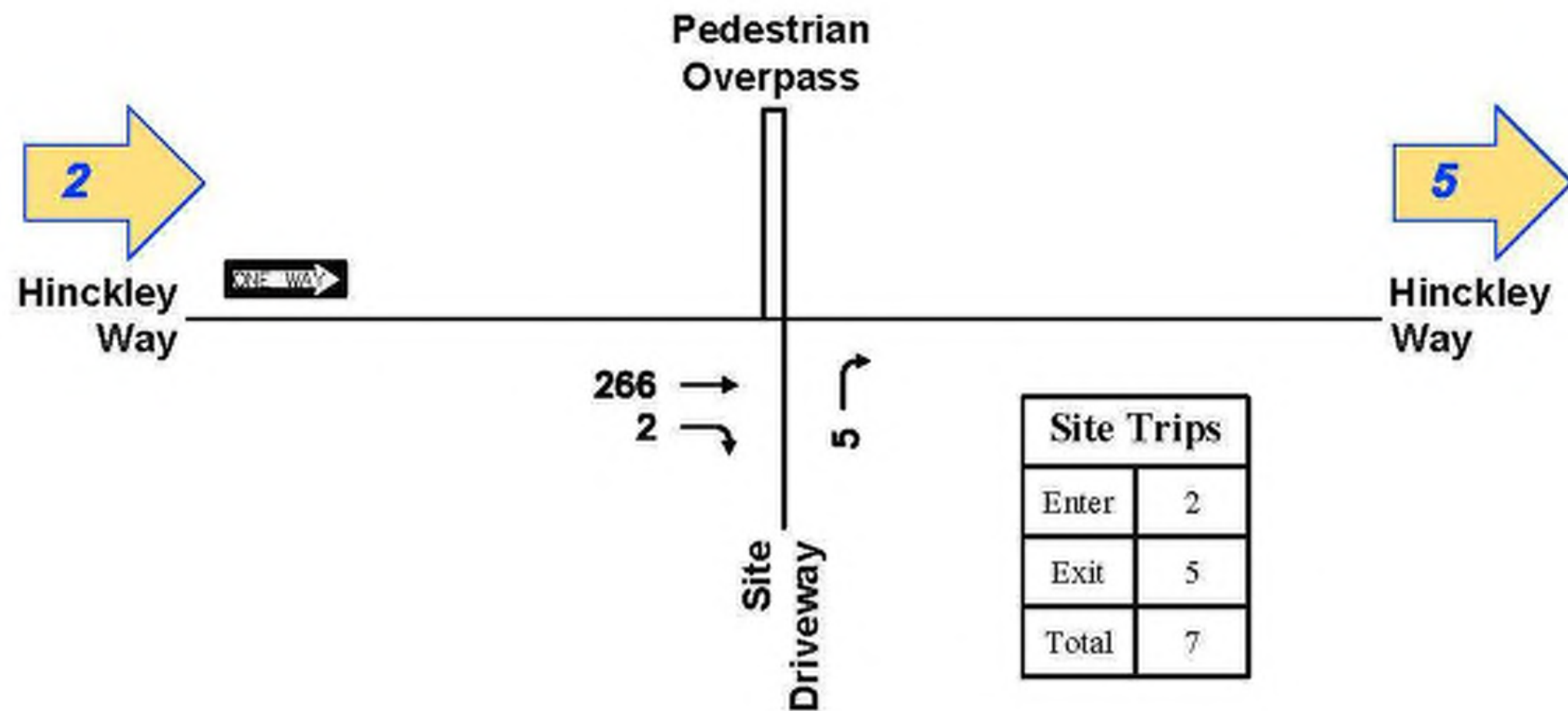
PEDESTRIAN & BICYCLE VOLUMES – PEAK HOUR



PEDESTRIAN & BICYCLE VOLUMES – DAILY

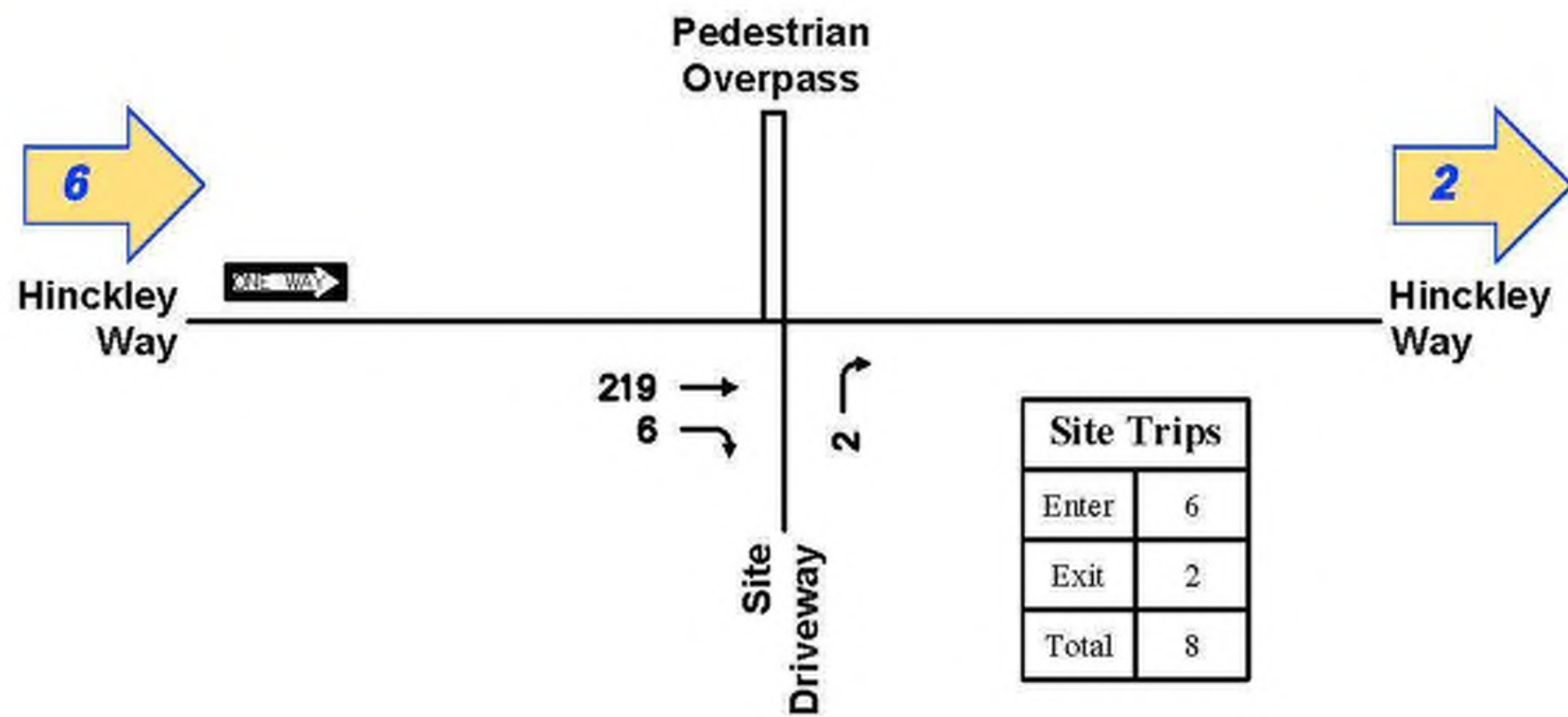


BUILD TRAFFIC VOLUMES – AM PEAK HOUR



Weekday Morning Peak Hour

BUILD TRAFFIC VOLUMES – PM PEAK HOUR



Weekday Evening Peak Hour



SUPPLEMENTAL TRANSPORTATION SLIDES

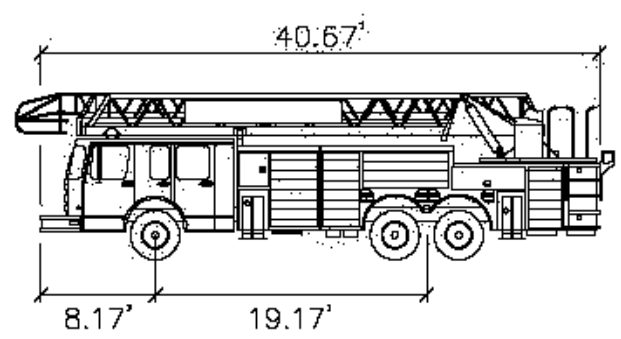
AUTOTURN – FIRE LADDER TRUCK



ENTER



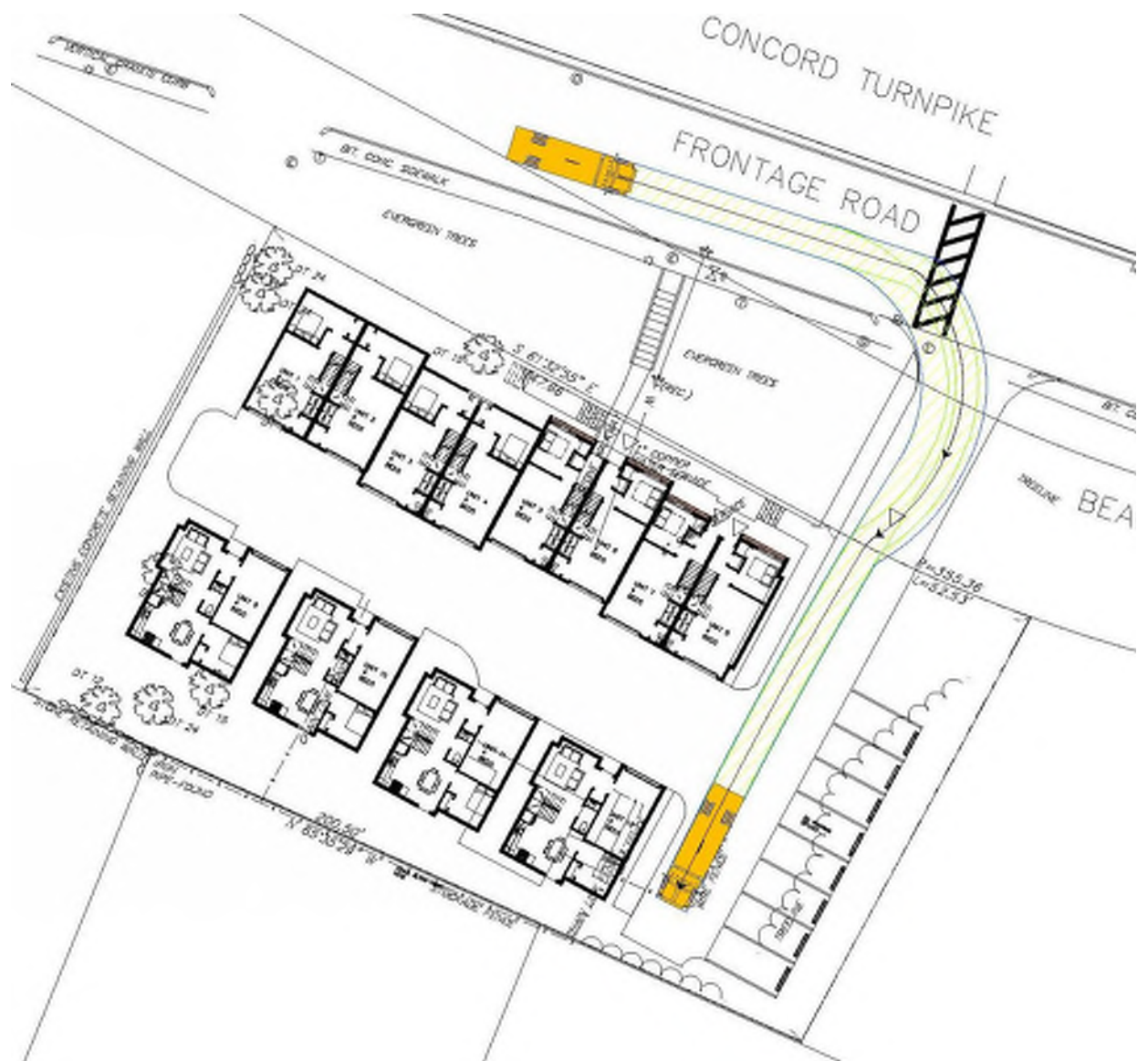
EXIT



Belmont Ladder 2: E-One 110'RMA

	feet
Width	: 8.3'
Track	: 8.3'
Lock to Lock Time	: 6.0 seconds
Steering Angle	: 42.0°

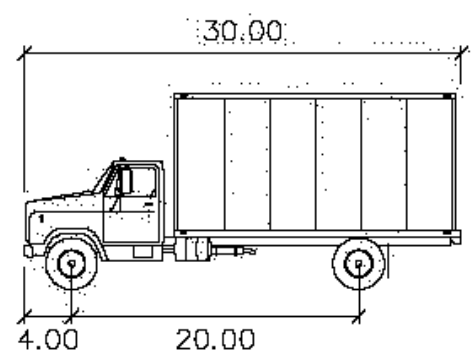
AUTOTURN – SINGLE UNIT TRUCK



ENTER



EXIT



SU-30

Width	: 8.0'
Track	: 8.0'
Lock to Lock Time	: 6.0 seconds
Steering Angle	: 31.8°

CONCEPTUAL IMPROVEMENT PLAN

