



# 5-7 Belknap Street, Arlington MA

## (4) Town Houses New Construction

### Multi-Family Housing as of Right Development

**APPLICANT:** Michael J. Collins  
**OWNER/BUILDER:** 5-7 Belknap Street, LLC

**ARCHITECT:** InkStone Architects, LLC  
 Brigitte Steines, AIA LEED AP  
 18 Main Street #3B,  
 Concord, MA 01742  
 650.814.8542

**ATTORNEY:** Brian D. McGrail, Esquire  
 Law offices of Brian D. McGrail  
 Lakeside Office Park  
 607 North Avenue, Door 18, Suite 1B,  
 Wakefield, MA 01880  
 P: 781.246.9999 X2  
 F: 781.246.1986

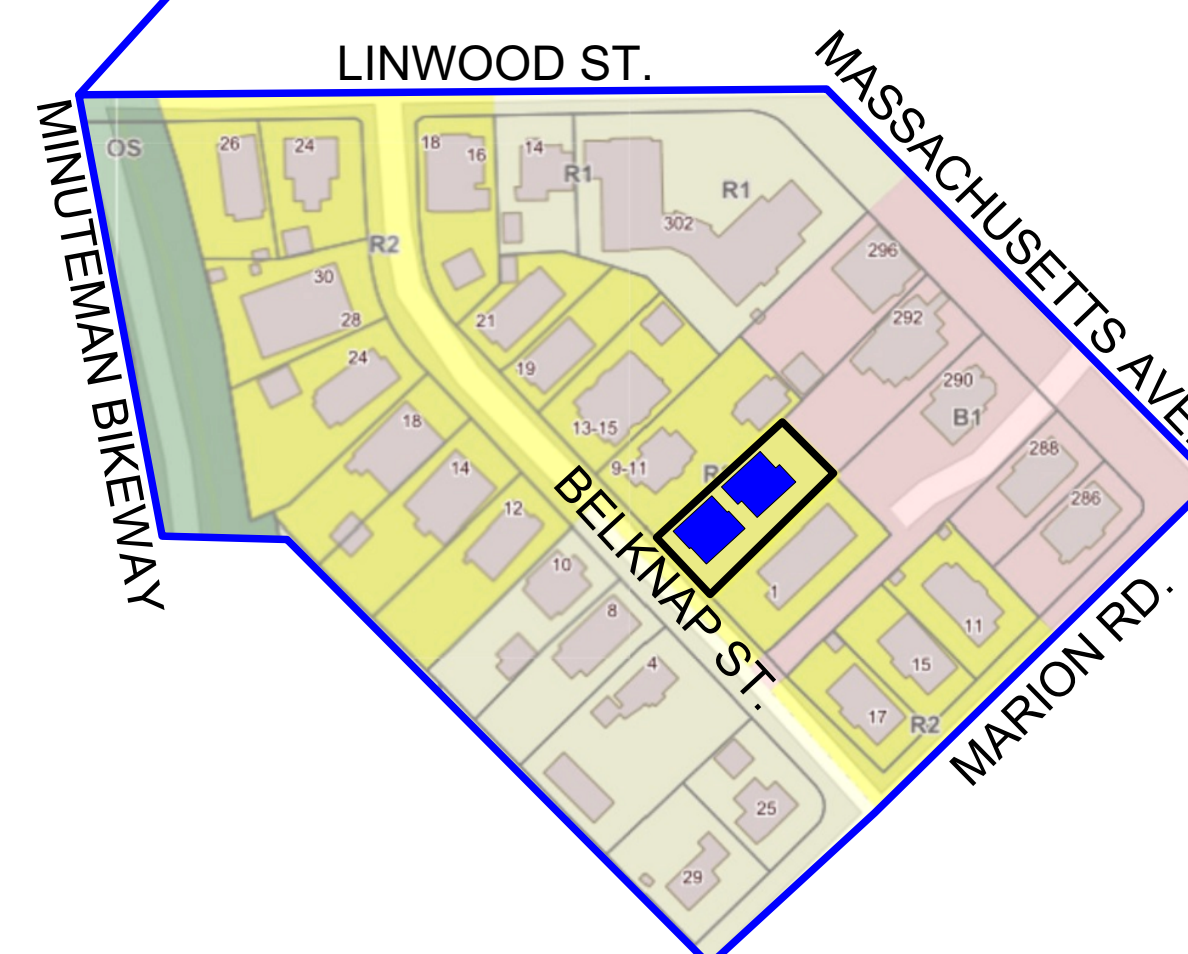
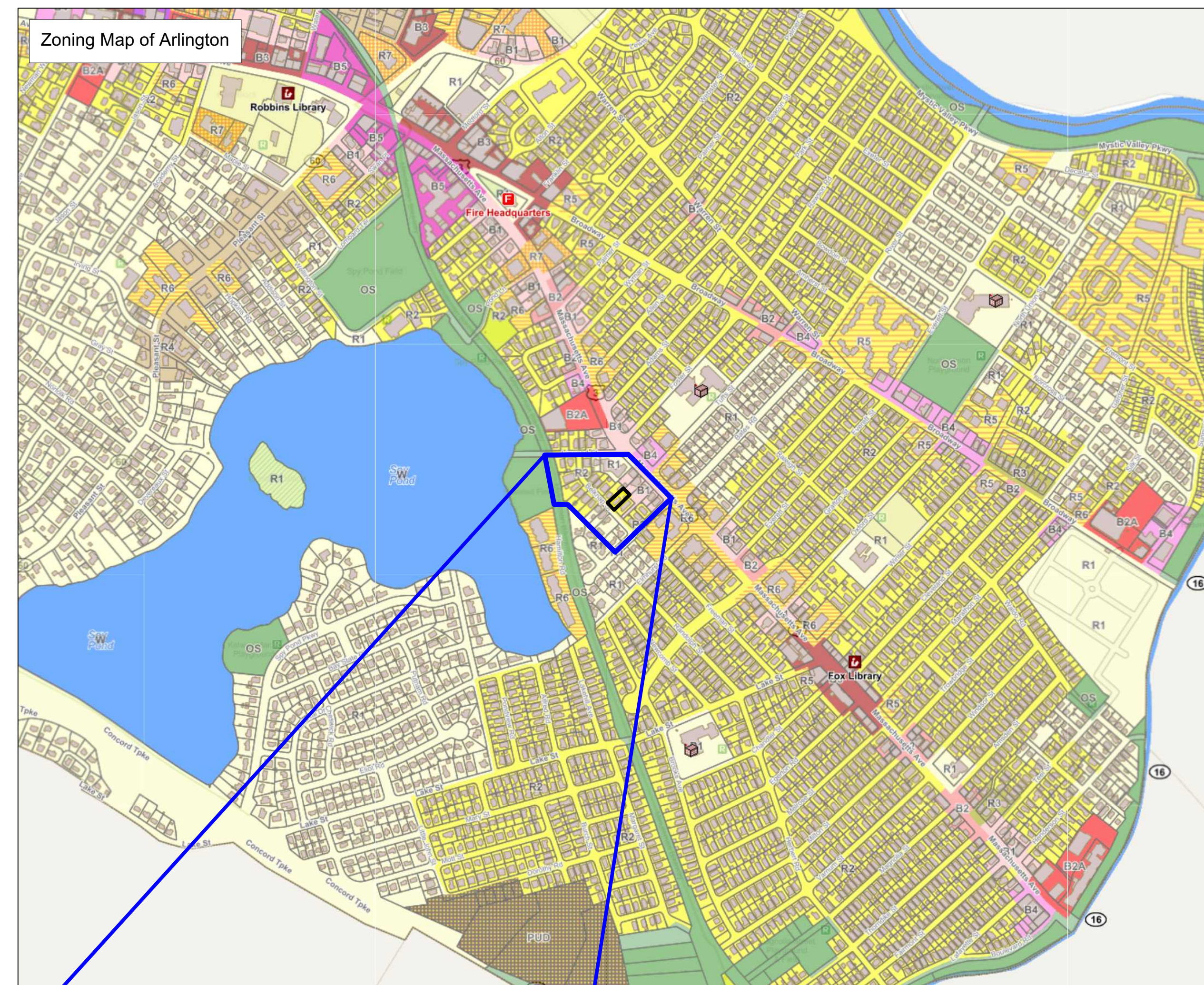
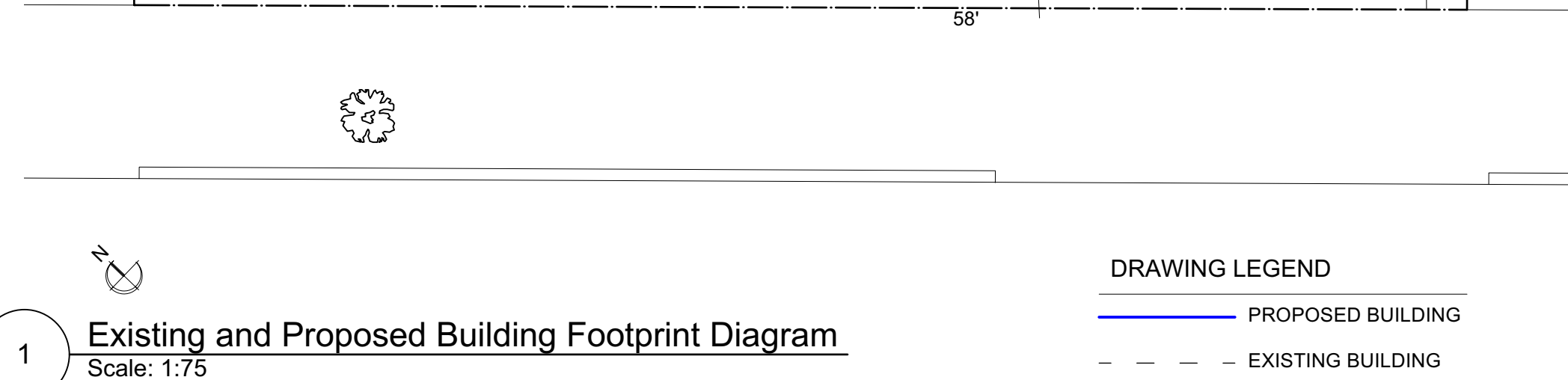
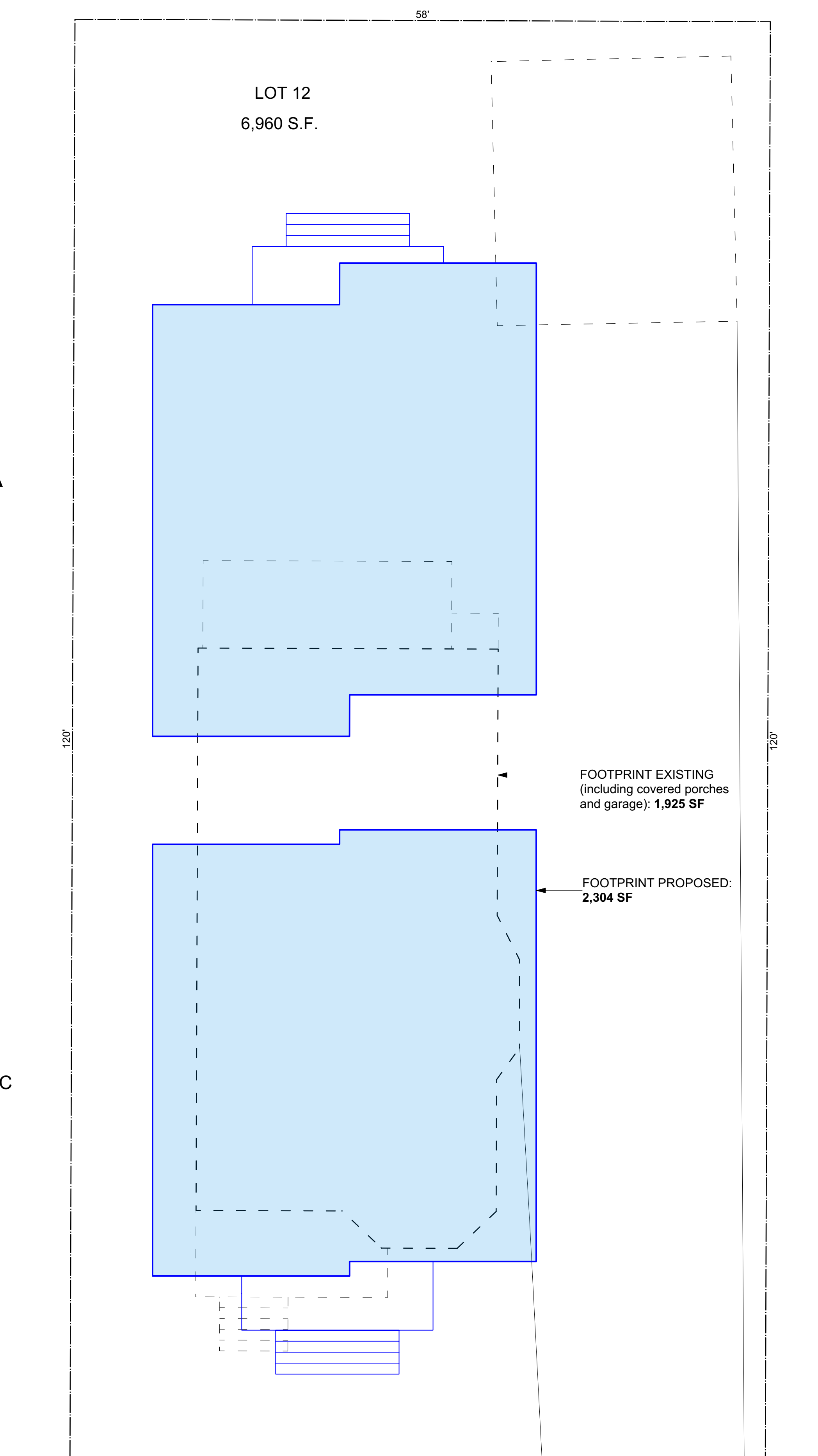
**SURVEYOR:** PJ&F Associates  
 Paul Finocchio  
 Registered Land Surveyor  
 Wakefield, MA  
 781.246.5426

**SITE ENGINEER:** Sullivan Engineering Group, LLC  
 Jack Sullivan  
 P.O. Box 2004  
 Woburn, MA 01888  
 781.854.8644

**LANDSCAPE PLANNING:** Curbs Studio  
 Lucas Machado  
 455 Washington Street,  
 Wellesley Hills, MA 02482  
 781.492.0588

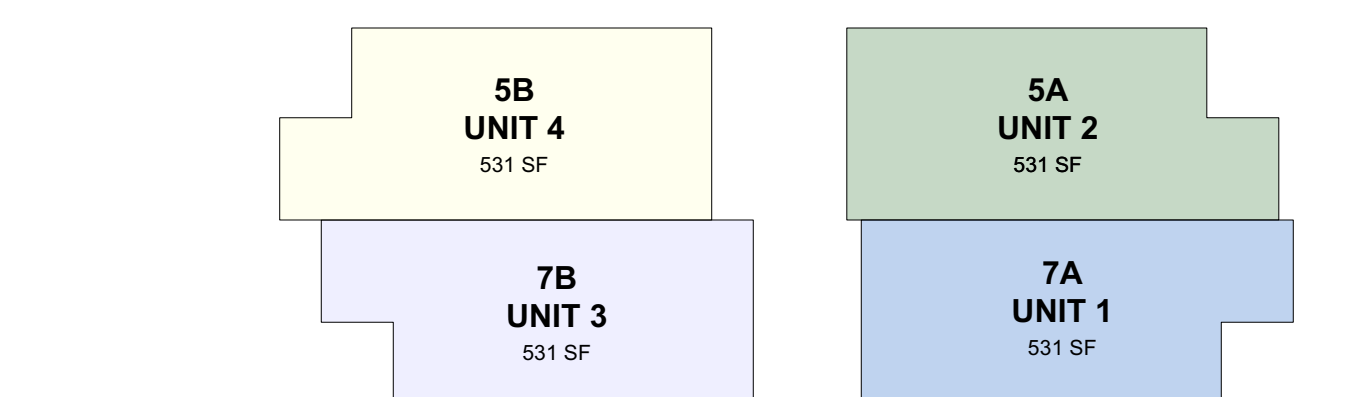
### SHEET INDEX:

- T1 Title Sheet, Gross Floor Areas
- A1 Proposed Basement Floor Plans 1/4" = 1'-0"
- A2 Proposed First Floor Plans 1/4" = 1'-0"
- A3 Proposed Second Floor Plans 1/4" = 1'-0"
- A4 Proposed Third Floor Plans 1/4" = 1'-0"
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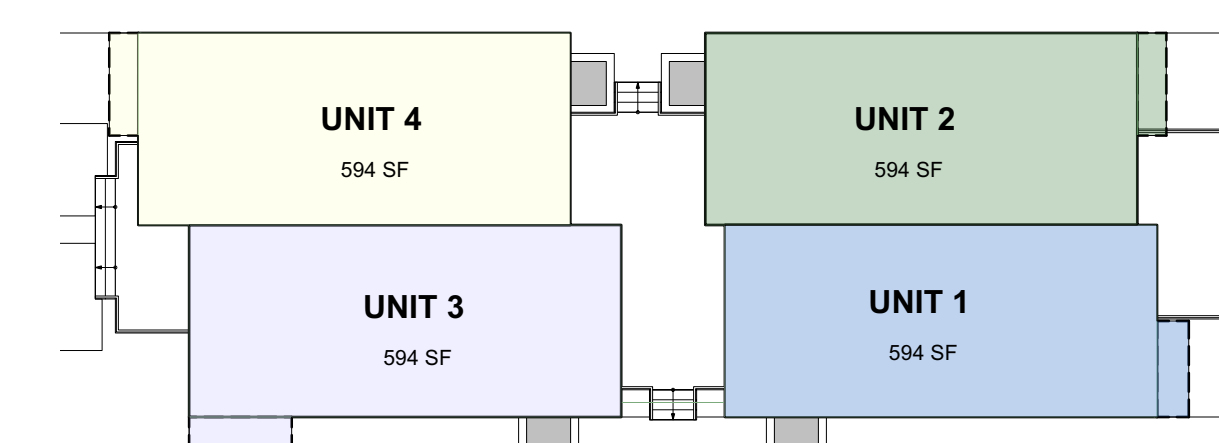


### Gross Floor Areas

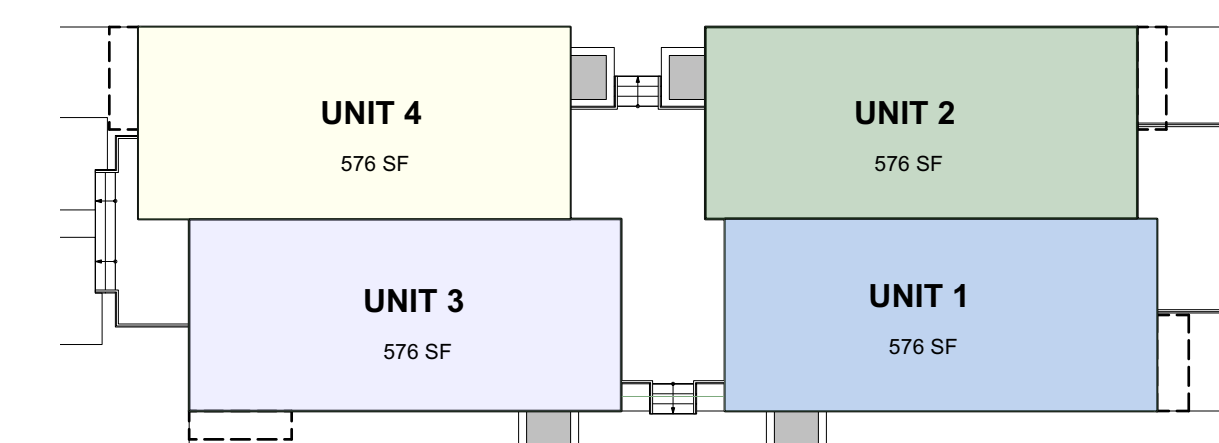
UNIT	Floor	Area (SF)	TOTAL
UNIT 1	Basement	531 SF	2,277 SF
	First Floor	594 SF	
	Second Floor	576 SF	
	Third Floor	576 SF	
UNIT 2	Basement	531 SF	2,277 SF
	First Floor	594 SF	
	Second Floor	576 SF	
	Third Floor	576 SF	
UNIT 3	Basement	531 SF	2,277 SF
	First Floor	594 SF	
	Second Floor	576 SF	
	Third Floor	576 SF	
UNIT 4	Basement	531 SF	2,277 SF
	First Floor	594 SF	
	Second Floor	576 SF	
	Third Floor	576 SF	



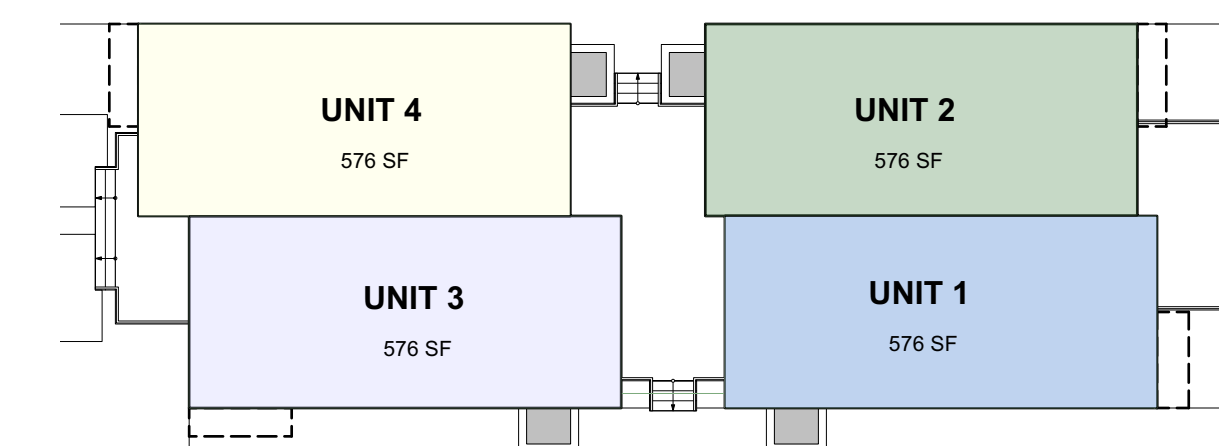
2 Proposed Basement Floor Plans  
 Scale: 1/16" = 1'-0"



3 Proposed First Floor Plans  
 Scale: 1/16" = 1'-0"



4 Proposed Second Floor Plans  
 Scale: 1/16" = 1'-0"



5 Proposed Third Floor Plans  
 Scale: 1/16" = 1'-0"

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## Site Plan Review Application

DATE: August 7, 2024

SCALE: AS NOTED

Title Sheet, Site Context, Gross Floor Areas

T1



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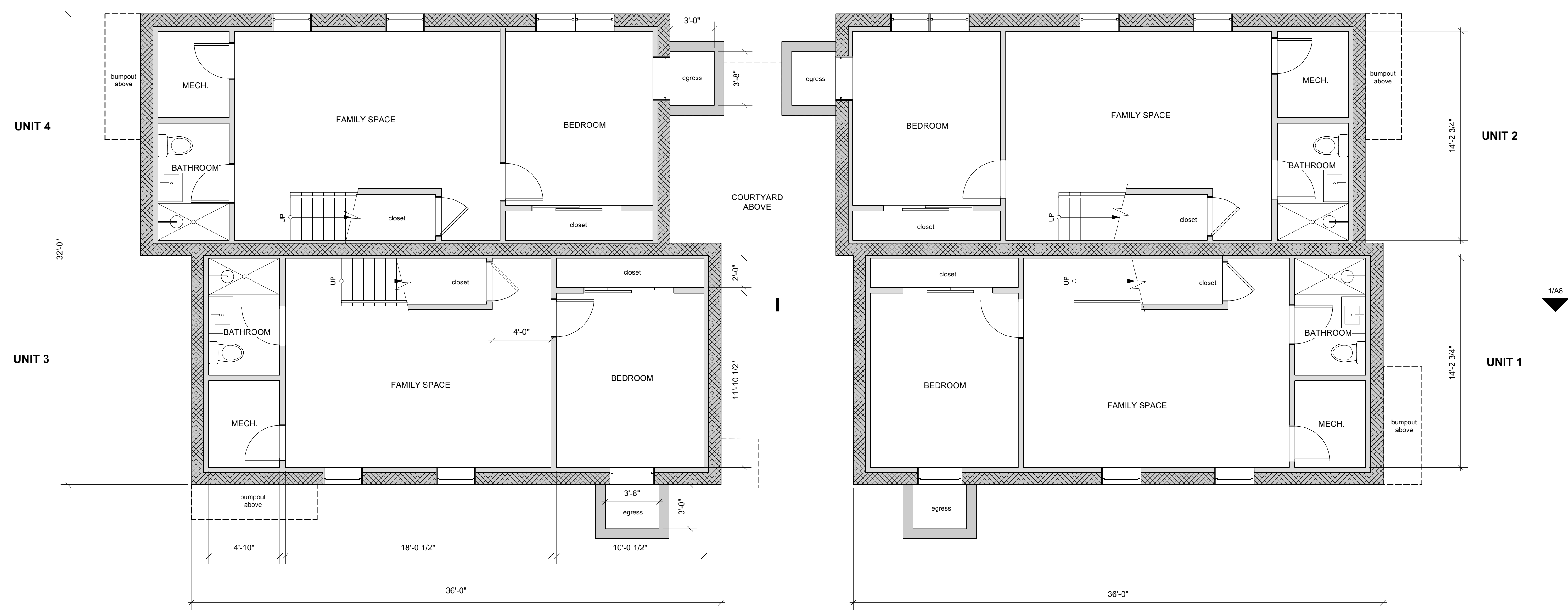
**Site Plan Review Application**

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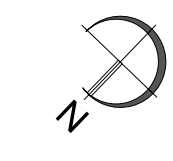
SCALE: 1/4" = 1'-0"

Proposed Basement Floor Plans

**A1**



1 Proposed Basement Floor Plans  
Scale: 1/4" = 1'-0"



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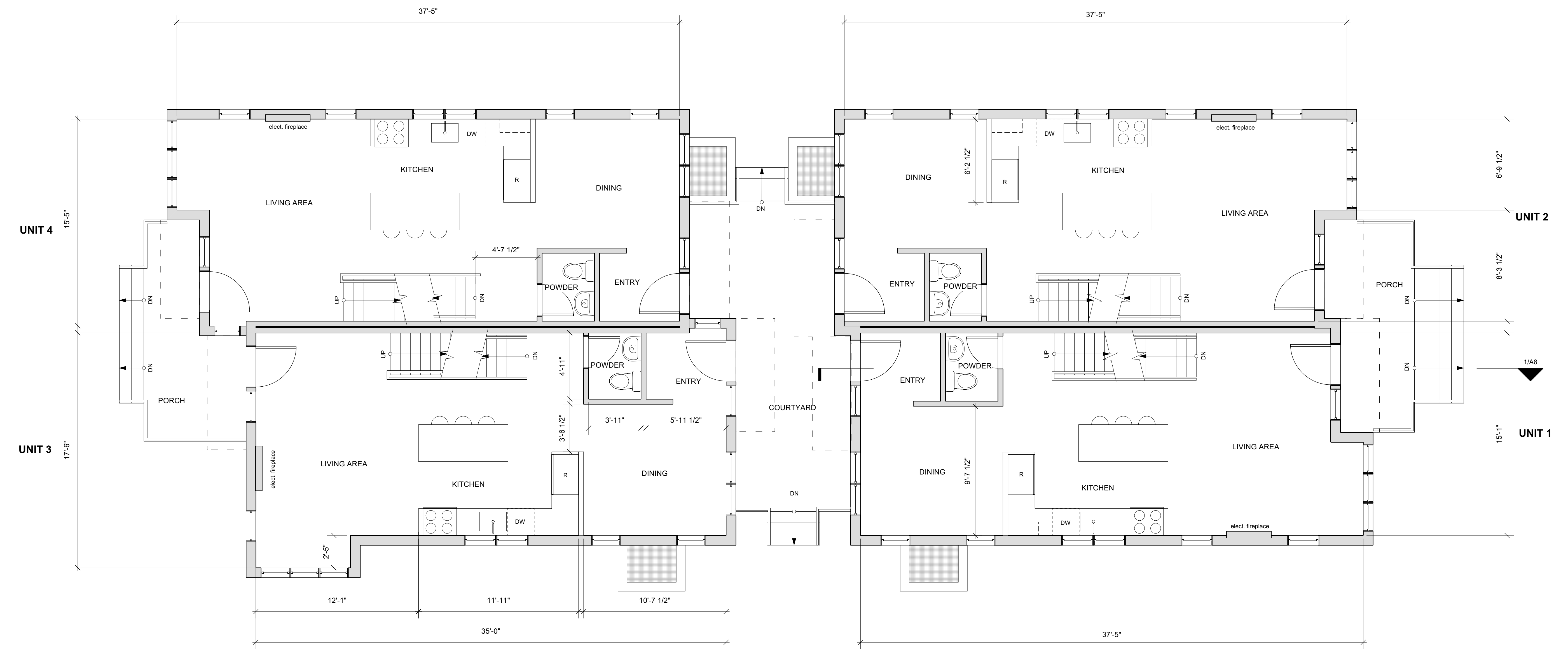
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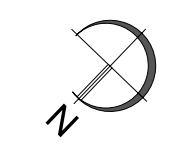
SCALE: 1/4" = 1'-0"

Proposed First Floor Plans

**A2**



1 **Proposed First Floor Plans**  
Scale: 1/4" = 1'-0"



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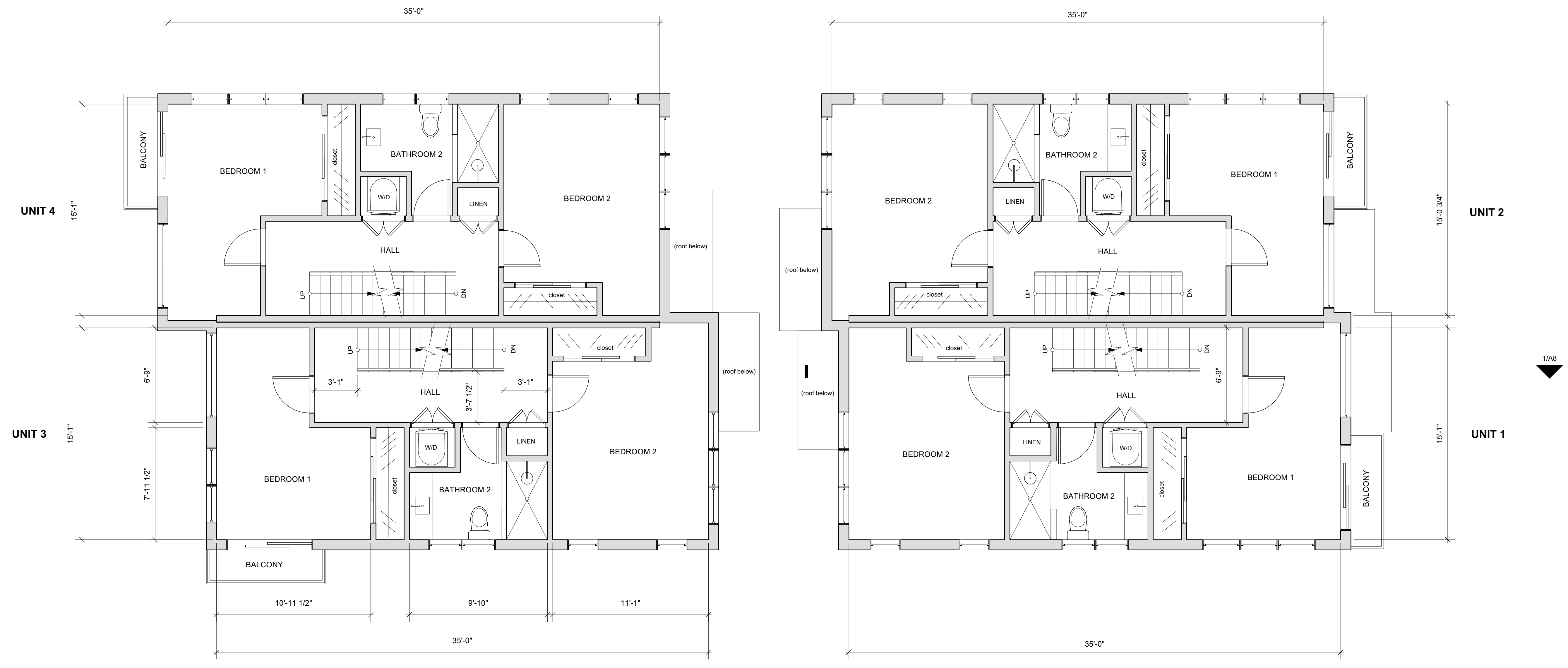
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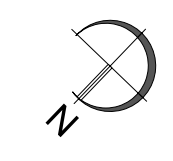
SCALE: 1/4" = 1'-0"

Proposed Second Floor Plans

**A3**



1 **Proposed Second Floor Plans**  
Scale: 1/4" = 1'-0"





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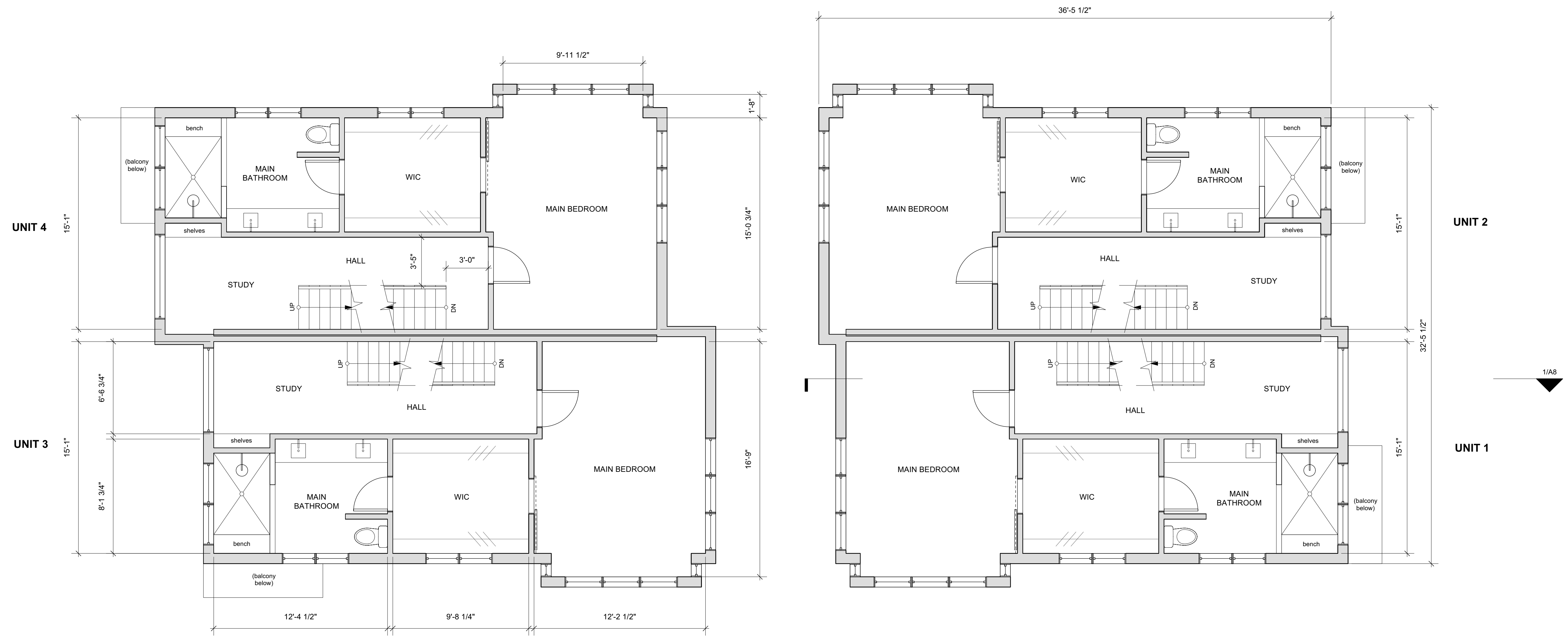
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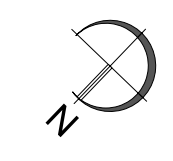
SCALE: 1/4" = 1'-0"

Proposed Third Floor Plans

**A4**



1 Proposed Third Floor Plans  
Scale: 1/4" = 1'-0"





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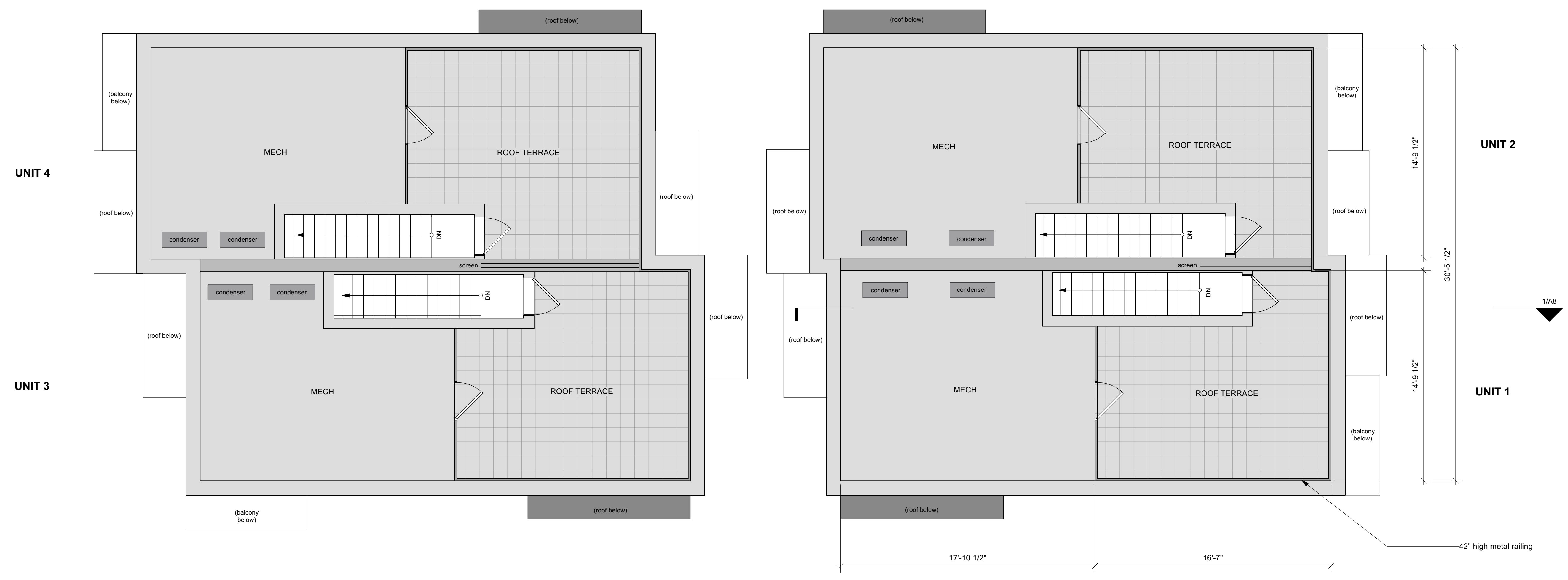
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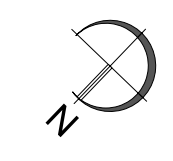
SCALE: 1/4" = 1'-0"

Proposed Roof Floor Plans

**A5**



1 **Proposed Roof Floor Plans**  
Scale: 1/4" = 1'-0"





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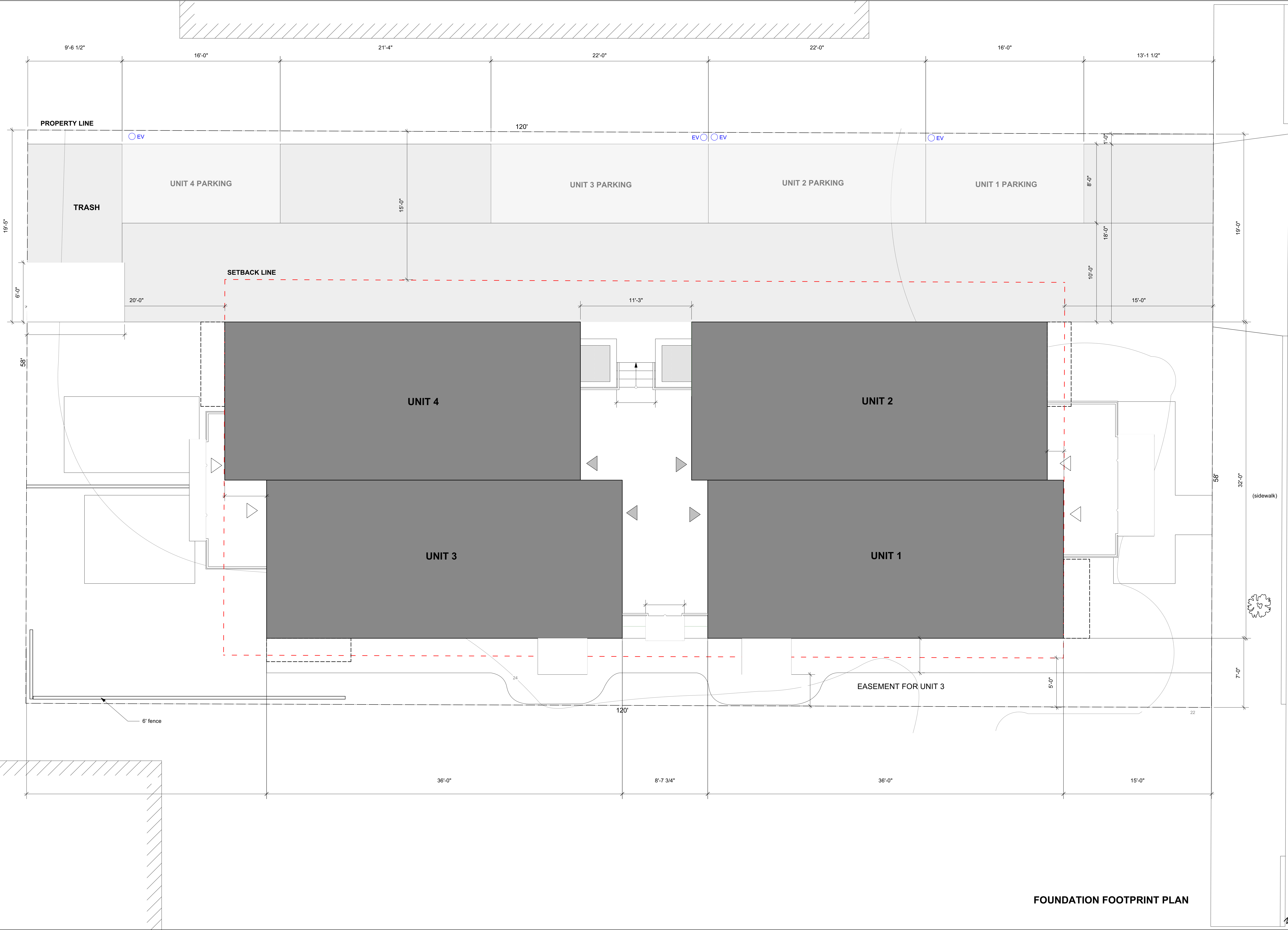
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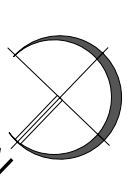
Proposed Site Plan

# A6



**FOUNDATION FOOTPRINT PLAN**

BELKNAP STREET





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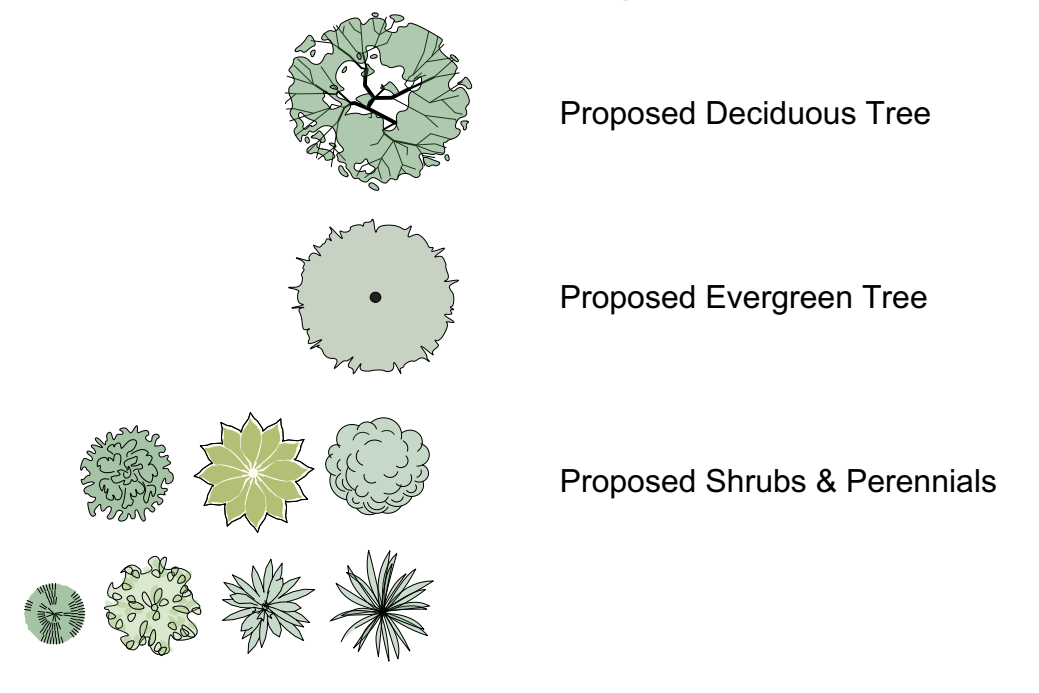
SCALE: 1/4" = 1'-0"

Proposed Landscape Plan

**A7**



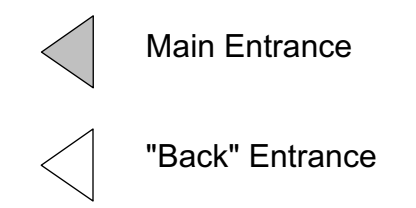
**Legend**



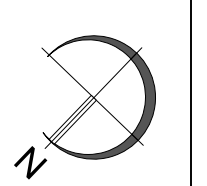
Plant Schedule				
KEY	QTY	Latin Name	Common Name	Size
<b>TREES</b>				
TON	6	Thuja occidentalis 'Nana'	Dark American Arborvitae	6 - 10' B&B
BPW	1	Betula populifolia 'Whitespire' (N)	Whitespire Birch	7 - 8' Clump B&B
<b>SHRUBS</b>				
KEY	QTY	Latin Name	Common Name	Size
IGS	6	Ilex glabra 'Shamrock' (N)	Shamrock Inkberry Holly	#7
TOS	27	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	7 - 8' B&B
<b>VINES</b>				
KEY	QTY	Latin Name	Common Name	Size
HA	2	Hydrangea arborescens 'Petitotian'	Climbing Hydrangea	#5
<b>PERENNIALS/GROUND COVERS</b>				
KEY	QTY	Latin Name	Common Name	Size
AC	19	Asarum canadense (N)	Canadian Wild Ginger	1' QT
CP	30	Carex pennsylvanica (N)	Pennsylvania Sedge	#1
DE	2	Dicentra eximia (N)	Bleeding Heart	#1
EP	6	Echinacea purpurea (N)	Purple Coneflower	#1
GM	11	Geranium maculatum (N)	Wild Geranium	#1
LS	4	Liatris spicata (N)	Blazing Star	#1
PA	4	Panicum aristochloides (N)	Christmas Fern	#1
PV	28	Panicum virgatum (N)	Switch Grass	#1
TC	14	Tiarella cordifolia (N)	Creeping Foamflower	#1

Note: Schedules not updated

Material Schedule		
Key	Description	Dimension
1	Unit 5A - Unilock - Beacon Hill XL Or Equal - EZ-Joint Permeable Sand - Dry Set	57.5 SF
	Unit 5B - Unilock - Beacon Hill XL Or Equal - EZ-Joint Permeable Sand - Dry Set	102 SF
	Unit 7A - Unilock - Beacon Hill XL Or Equal - EZ-Joint Permeable Sand - Dry Set	55 SF
	Unit 7B - Unilock - Beacon Hill XL Or Equal - EZ-Joint Permeable Sand - Dry Set	84.5 SF
2	Peastone Permeable Grid Paving @ Driveway	1142 SF
3	Unit 5A - Trifolium repens/Festuca aurundinacea Seed Mix	33 SF
	Unit 5B - Trifolium repens/Festuca aurundinacea Seed Mix	56 SF
	Unit 7A - Trifolium repens/Festuca aurundinacea Seed Mix	86 SF
	Unit 7B - Trifolium repens/Festuca aurundinacea Seed Mix	144 SF
4	Steel Edging	83 LF
5	Decorative Stone	245 SF
6	Asphalt Driveway	1077 SF



Note:  
 All patios to have 2% pitch toward Trifolium Repens/Festuca Aurundinacea groundcover.





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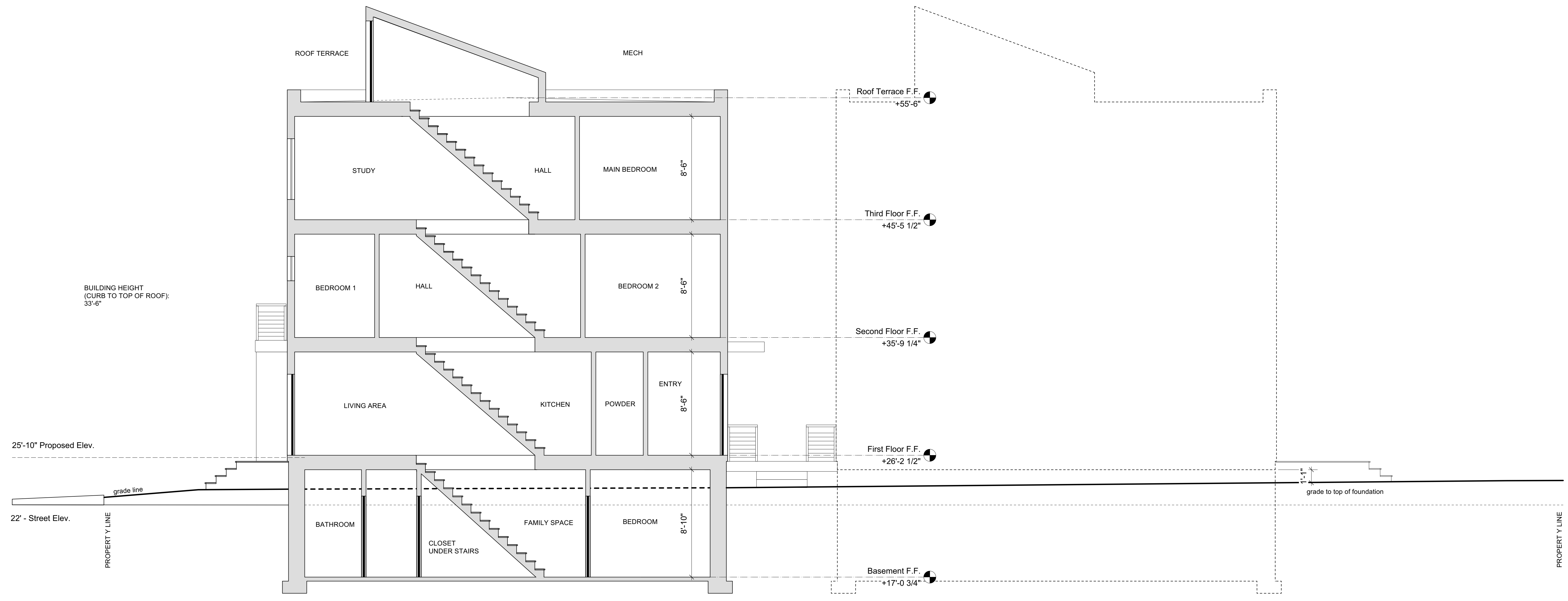
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SCALE: 1/4" = 1'-0"

Proposed Section Cut

**A8**



BUILDING HEIGHT  
(CURB TO TOP OF ROOF):  
33'-6"

1 Proposed Section Cut Through Stairs  
Scale: 1/4" = 1'-0"

NOTE: All elevations reference the curb elevation of +22'-0".



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SCALE:

Proposed Street  
View Image

A9



Street View



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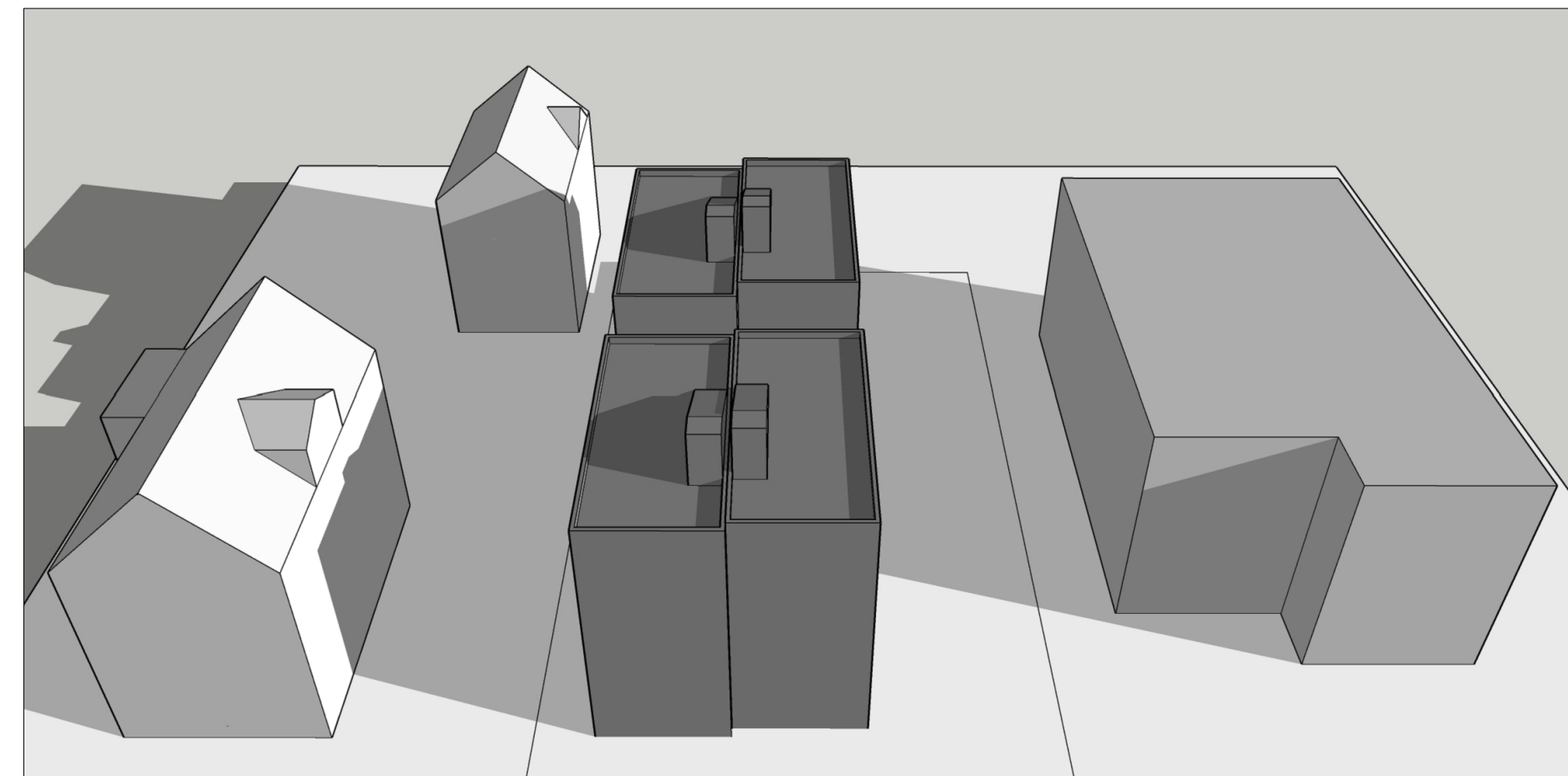
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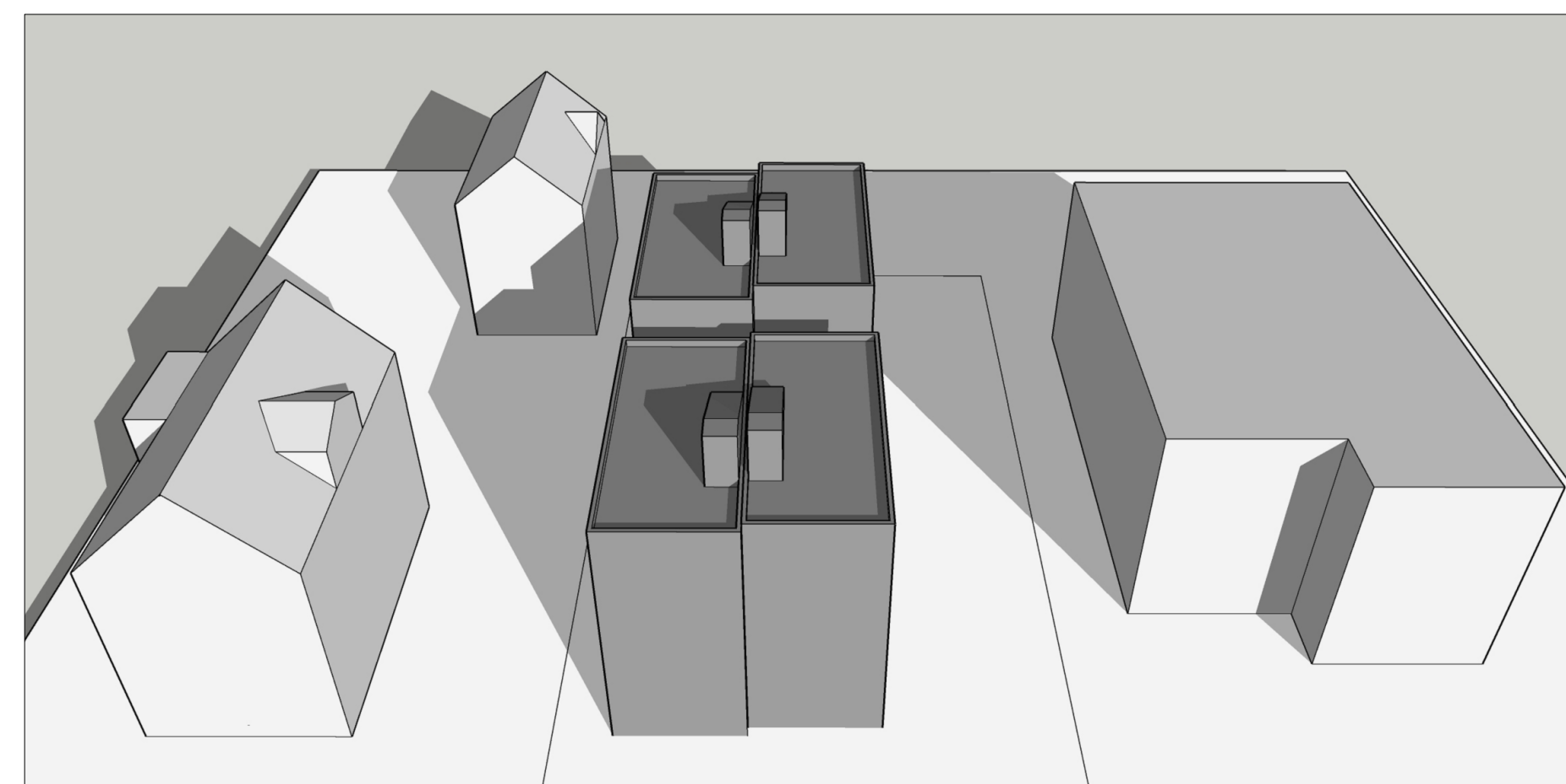
Shade Study

**A10**

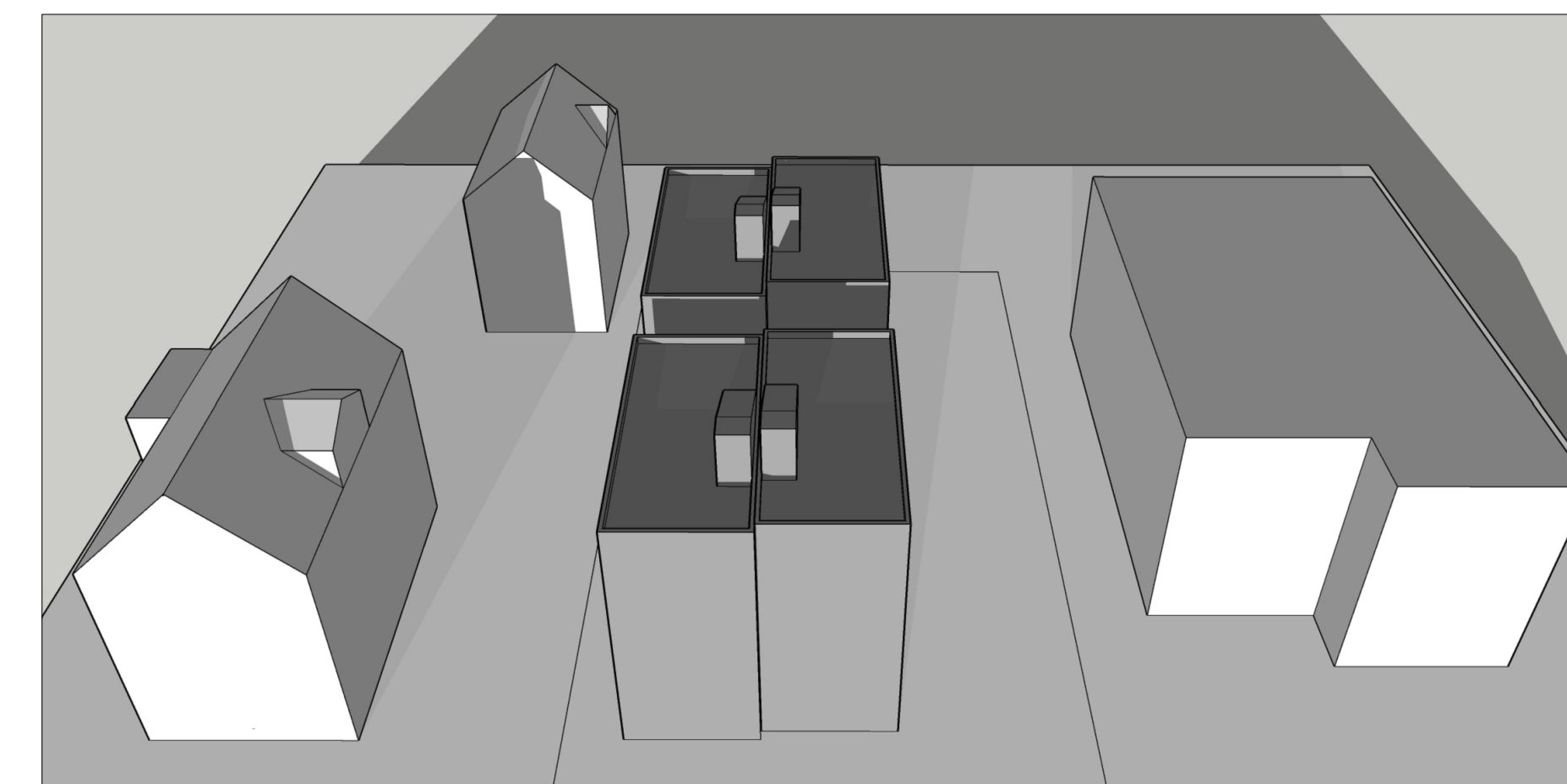
**WINTER**



JANUARY 10 AM

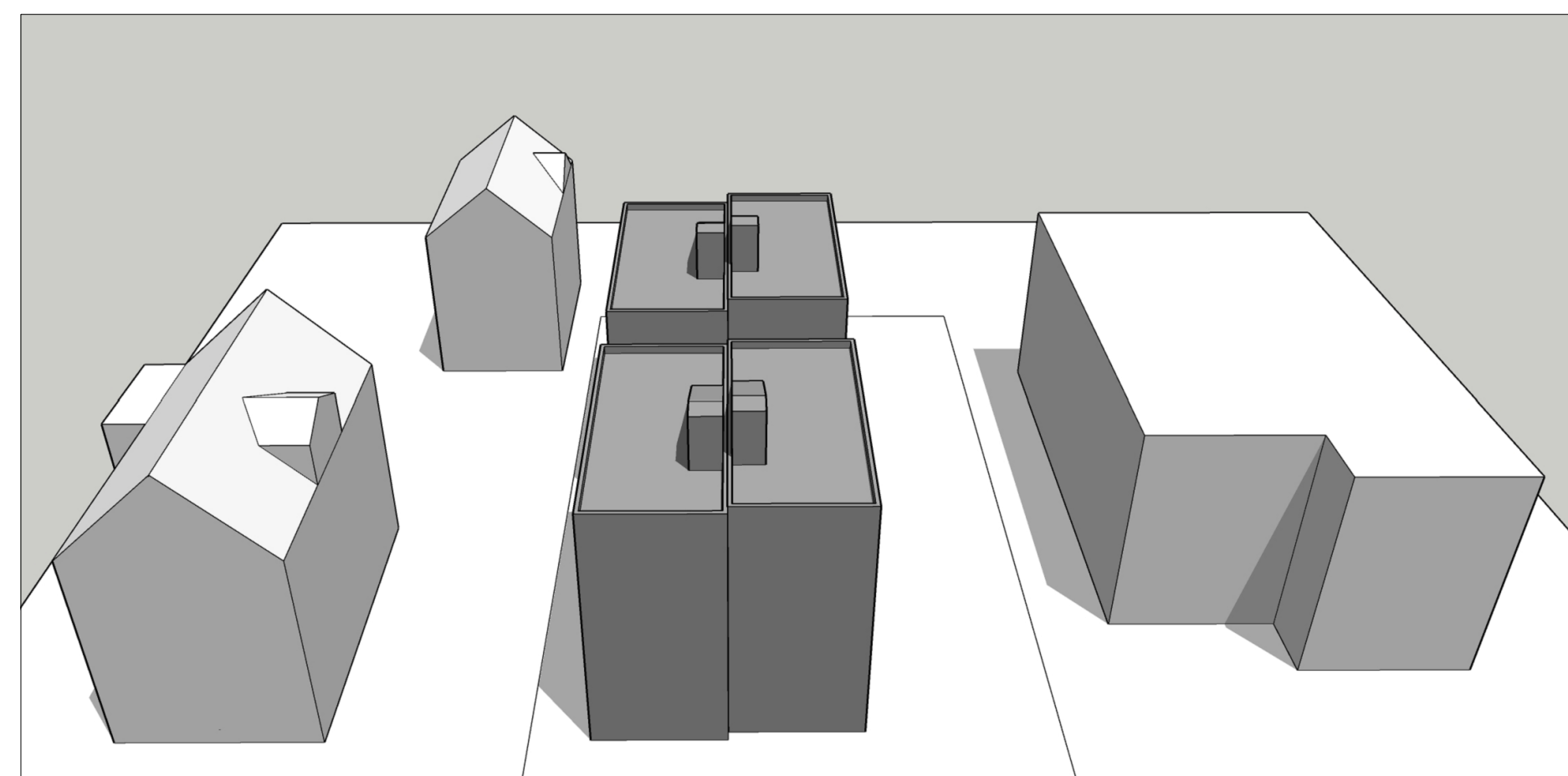


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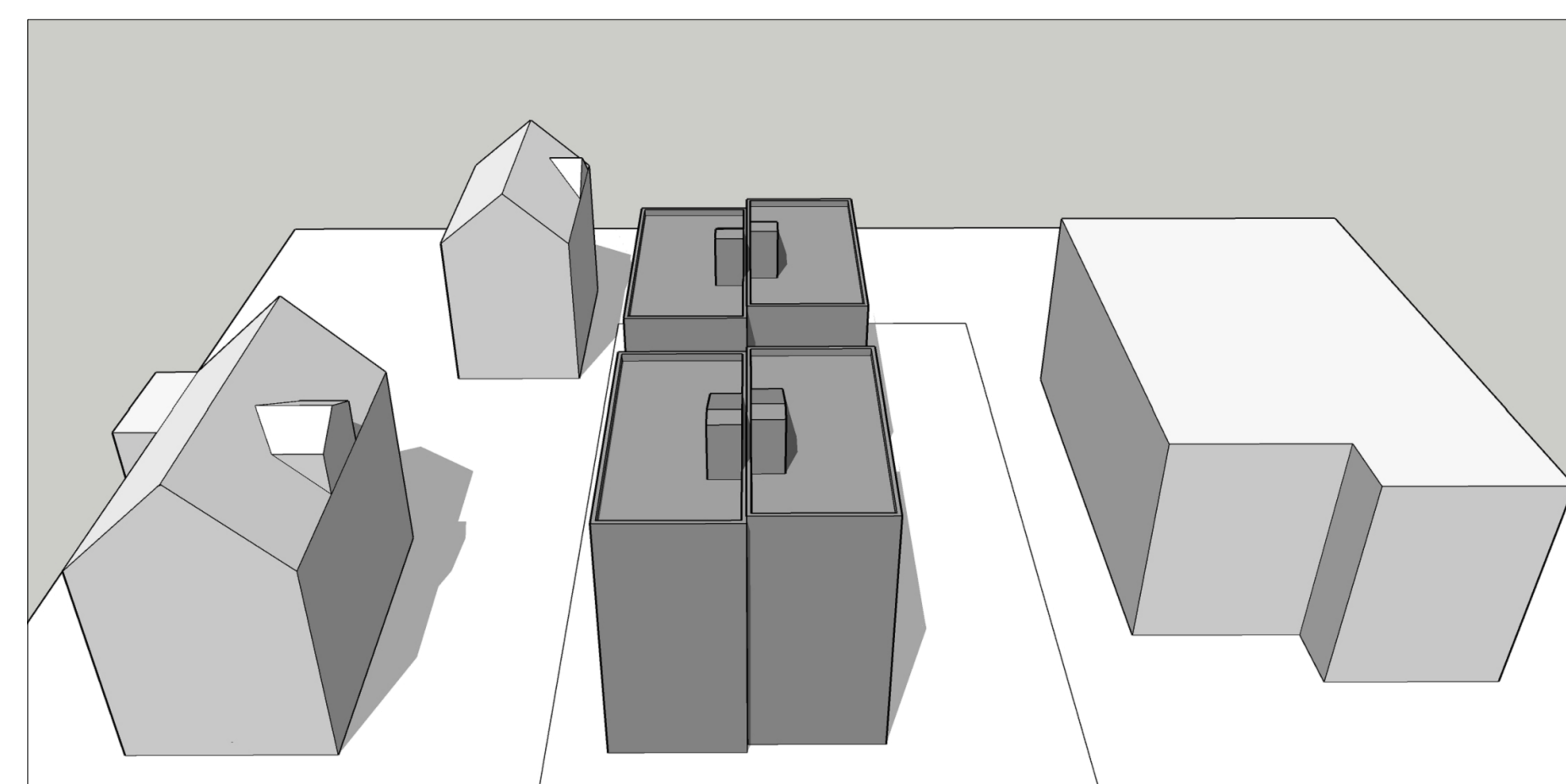


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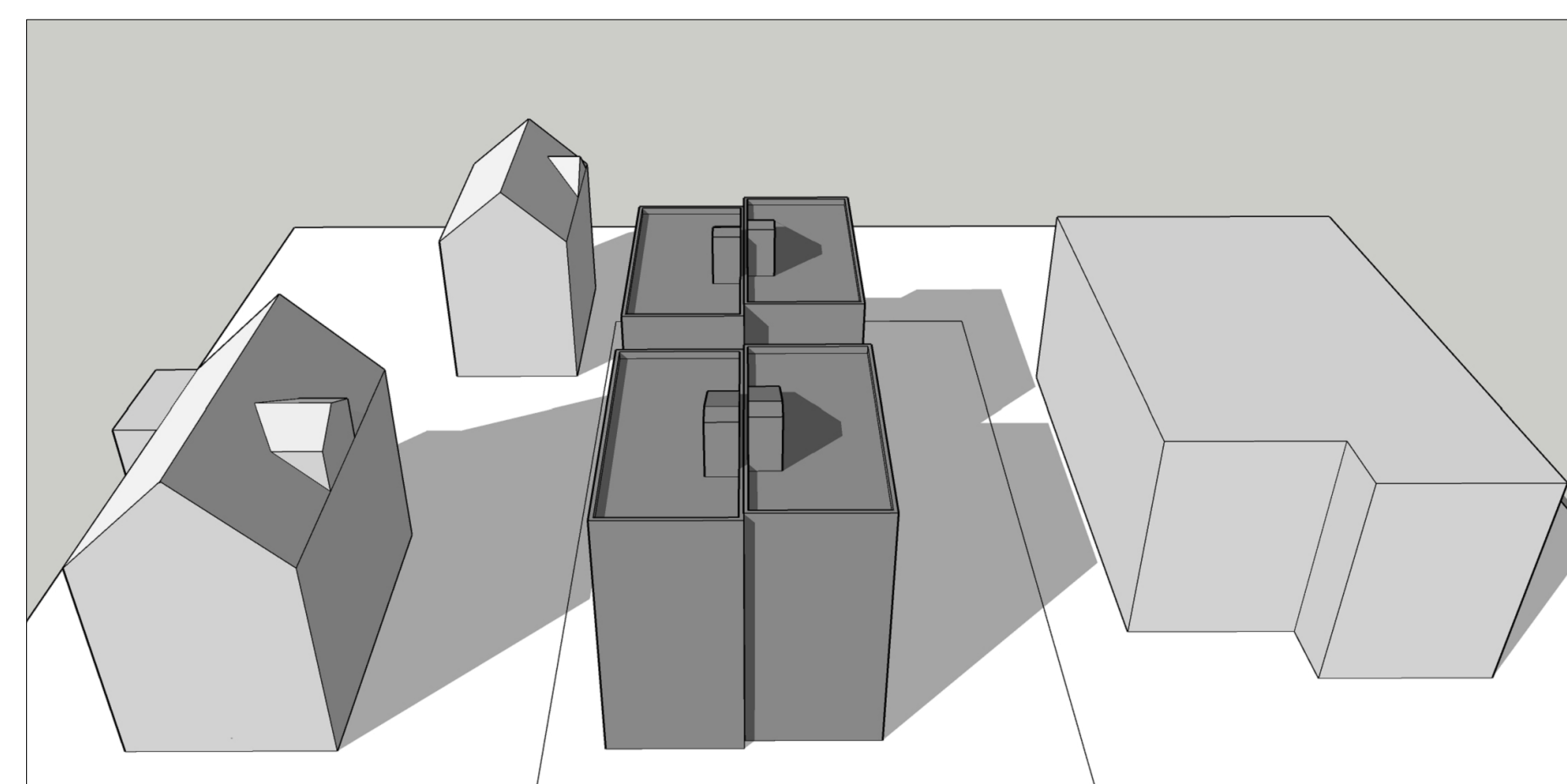
**SUMMER**



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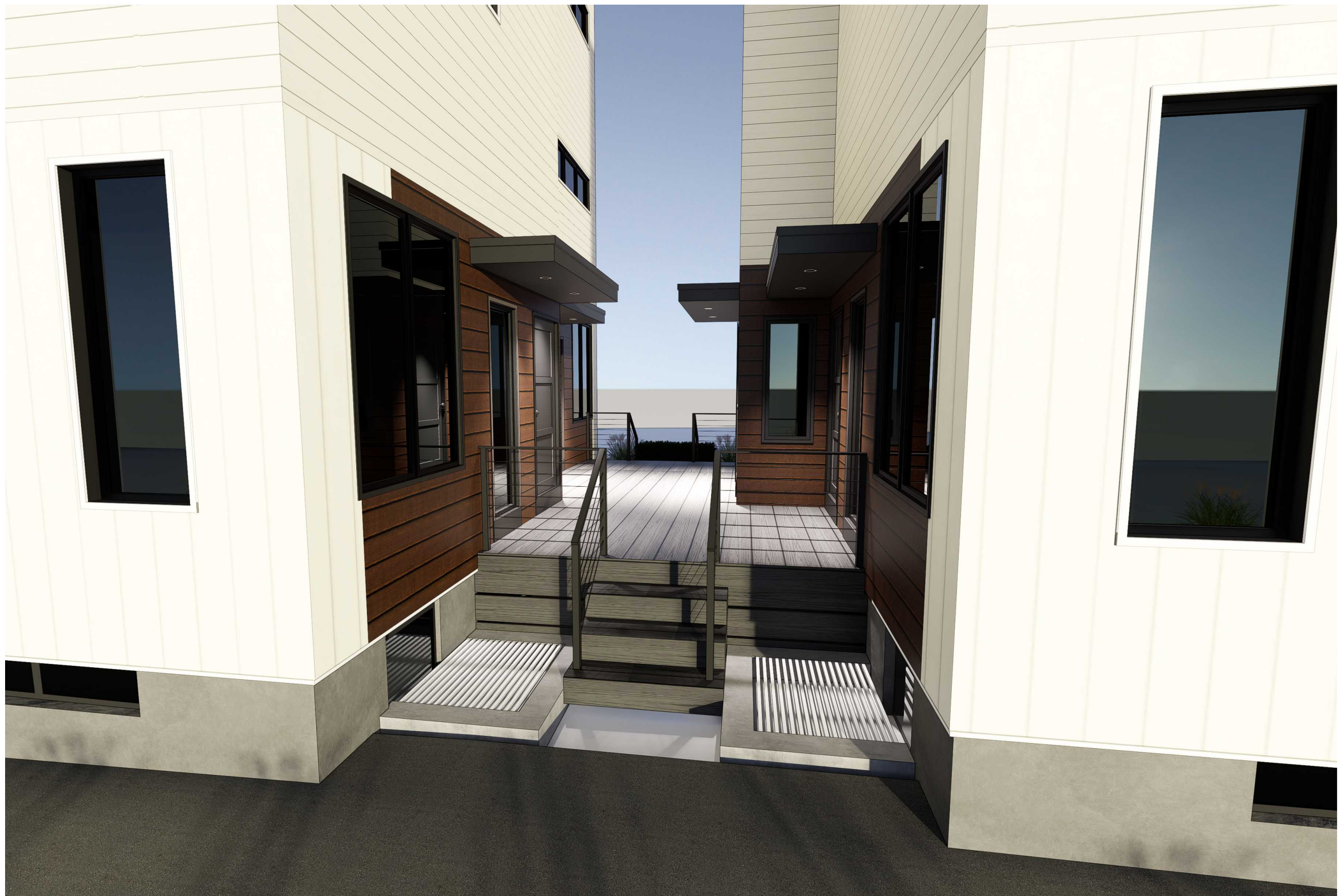


JULY 2 PM



JULY 4 PM





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Model Views