SPECIAL PERMIT REVIEW

CUSHING VILLAGE

SCOPE OF REVIEW

(SEE ACCOMPANYING NARRATIVE)

1. UPDATES TO THE HYLAND
2. RELOCATION OF MUNICIPAL PARKING ACCESS
3. EXPANDED ROOF ROOM OF THE WINSLOW
4. GENERAL BUILDING ELEVATIONS - WALL VENTS

LIST OF DRAWINGS

		TITLE SHEET
1.	A 1.1 - A 1.4	COLORED ELEVATIONS
	A 2.1 - A 2.6	3D VIEWS
	AG1.1 / AH1.2 - A1.5	HYLAND PLANS
2.	AP 1.1	POMONA PLAN
3.	AW 1.4	WINSLOW ROOF PLAN
4.	A 3.1 - A 3.4	WINSLOW ELEVATIONS
	A 3.5 - A 3.9	POMONA ELEVATIONS
	A3.10 - A3.14	HYLAND ELEVATIONS

PETER QUINN ARCHITECTS

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COMMUNITY DESIGN

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SEAL

CONSULTANT

CONSULTANT

PROJECT

CUSHING VILLAGE
CUSHING SQUARE
BELMONT, MA

PREPARED FOR

SMITH LEGACY PARTNERS
6 LITTLEFIELD ROAD
ACTON, MA 01720

DRAWING TITLE

TITLE SHEET
SPECIAL PERMIT

SCALE AS NOTED

REVISION	DATE
PB PRESENTATION	25 NOV 2014
UPDATE	18 NOV 2014
SPECIAL PERMIT REVIEW	23 OCT 2014

DRAWN BY	REVIEWED BY
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SHEET

1. UPDATES TO THE HYLAND

HYLAND - COMMON ST. ELEV.

PROPOSED REVISIONS

HYLAND - COMMON ST. ELEV.

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DRAWING TITLE

THE HYLAND
BUILDING 3

SCALE AS NOTED

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SHEET

A 1.1

HYLAND - BELMONT ST. ELEV.

PROPOSED REVISIONS

HYLAND - BELMONT ST. ELEV.

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SHEET
A 1.2

HYLAND - WEST ELEV.

PROPOSED REVISIONS

HYLAND - WEST ELEV.

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A 1.3

HYLAND - HORNE ROAD ELEV.

PROPOSED REVISIONS

HYLAND - HORNE ROAD ELEV.

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THE HYLAND
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A 1.4

HYLAND - HORNE RD. & COMMON ST.

PROPOSED REVISIONS

HYLAND - HORNE RD. & COMMON ST.

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BUILDING 3

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A 2.1

HYLAND - COMMON ST.

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HYLAND - COMMON ST.

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A 2.2

HYLAND - COMMON ST. & BELMONT ST.

PROPOSED REVISIONS

HYLAND - COMMON ST. & BELMONT ST.

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A 2.3

HYLAND - BELMONT ST.

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HYLAND - BELMONT ST.

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A 2.4

HYLAND - WEST ELEVATION (LARGE LANDSCAPING NOT SHOWN)

PROPOSED REVISIONS

HYLAND - WEST ELEVATION (LARGE LANDSCAPING NOT SHOWN)

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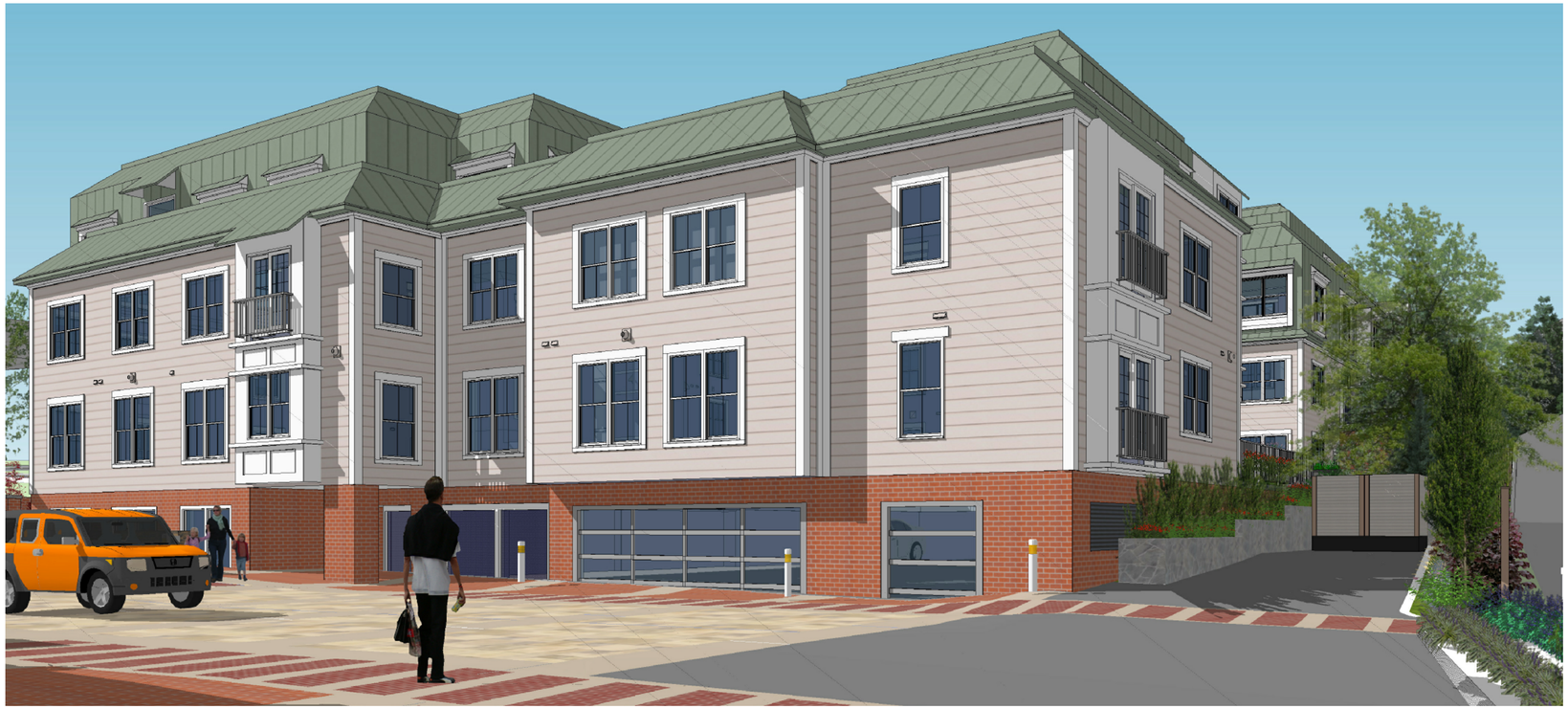
A 2.5



HYLAND - HORNE ROAD

PROPOSED REVISIONS

HYLAND - HORNE ROAD

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DRAWING TITLE

THE HYLAND
BUILDING 3

SCALE AS NOTED

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A 2.6

THE HYLAND BUILDING 3

RETAIL AREA H-1
3,483 SQ

BELOW GRADE (CELLAR) ABOVE GRADE (BASEMENT)

HYLAND BUILDING
1 PARKING ENTRY PLAN
SCALE 1/8" - 1'-0"

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PROPOSED REVISIONS

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DRAWING TITLE
PARKING ENTRY PLAN

THE HYLAND
SCALE AS NOTED

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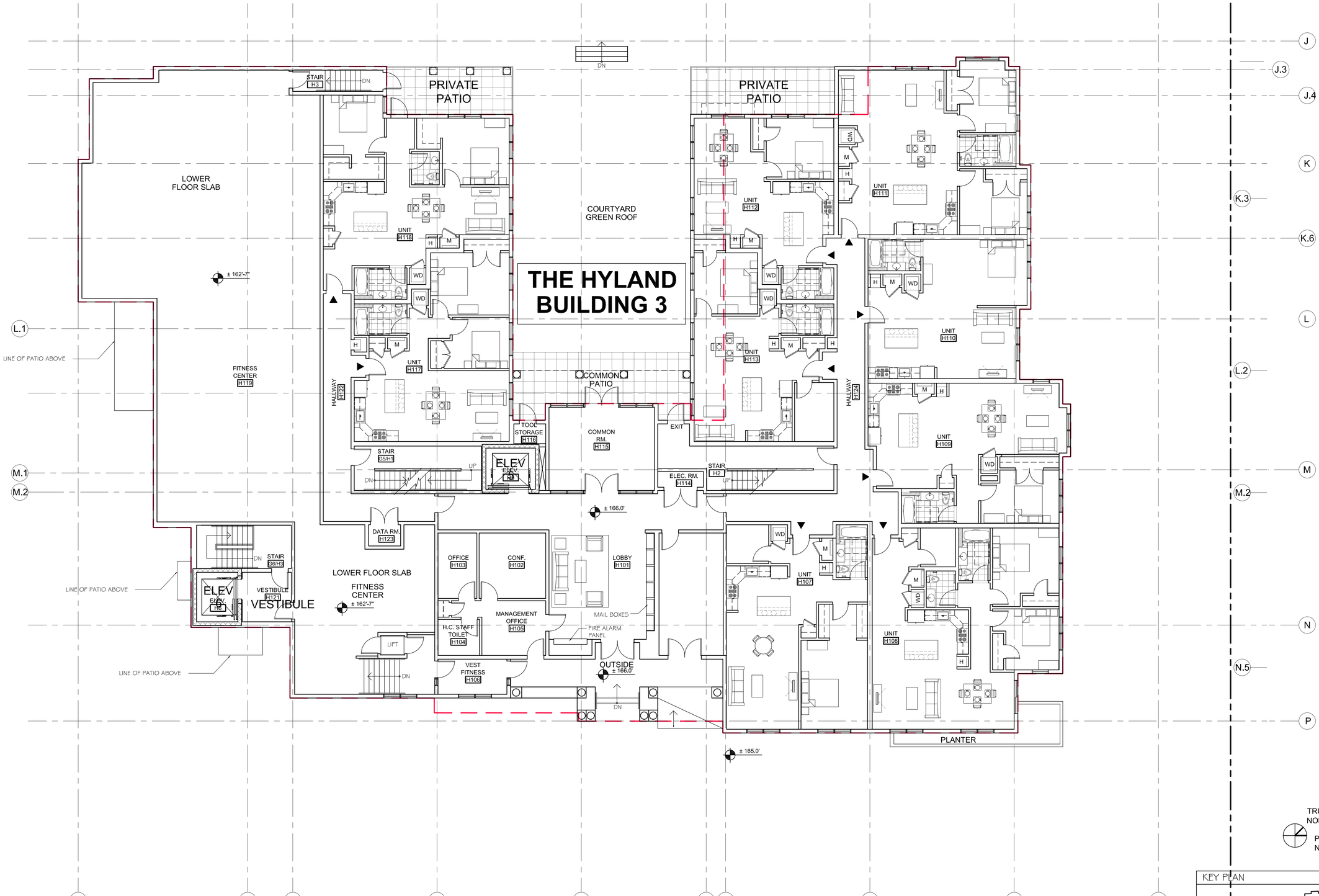
SHEET
AG1.1

KEY PLAN



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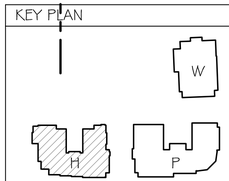
PROPOSED REVISIONS

1 HYLAND BUILDING FIRST FLOOR PLAN
SCALE 1/8" - 1'-0"

TRUE NORTH
PROJECT NORTH

KEY PLAN



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CUSHING SQUARE
BELMONT, MA

PREPARED FOR
SMITH LEGACY PARTNERS
6 LITTLEFIELD ROAD
ACTON, MA 01720

DRAWING TITLE
FIRST FLOOR PLAN

THE HYLAND
SCALE AS NOTED

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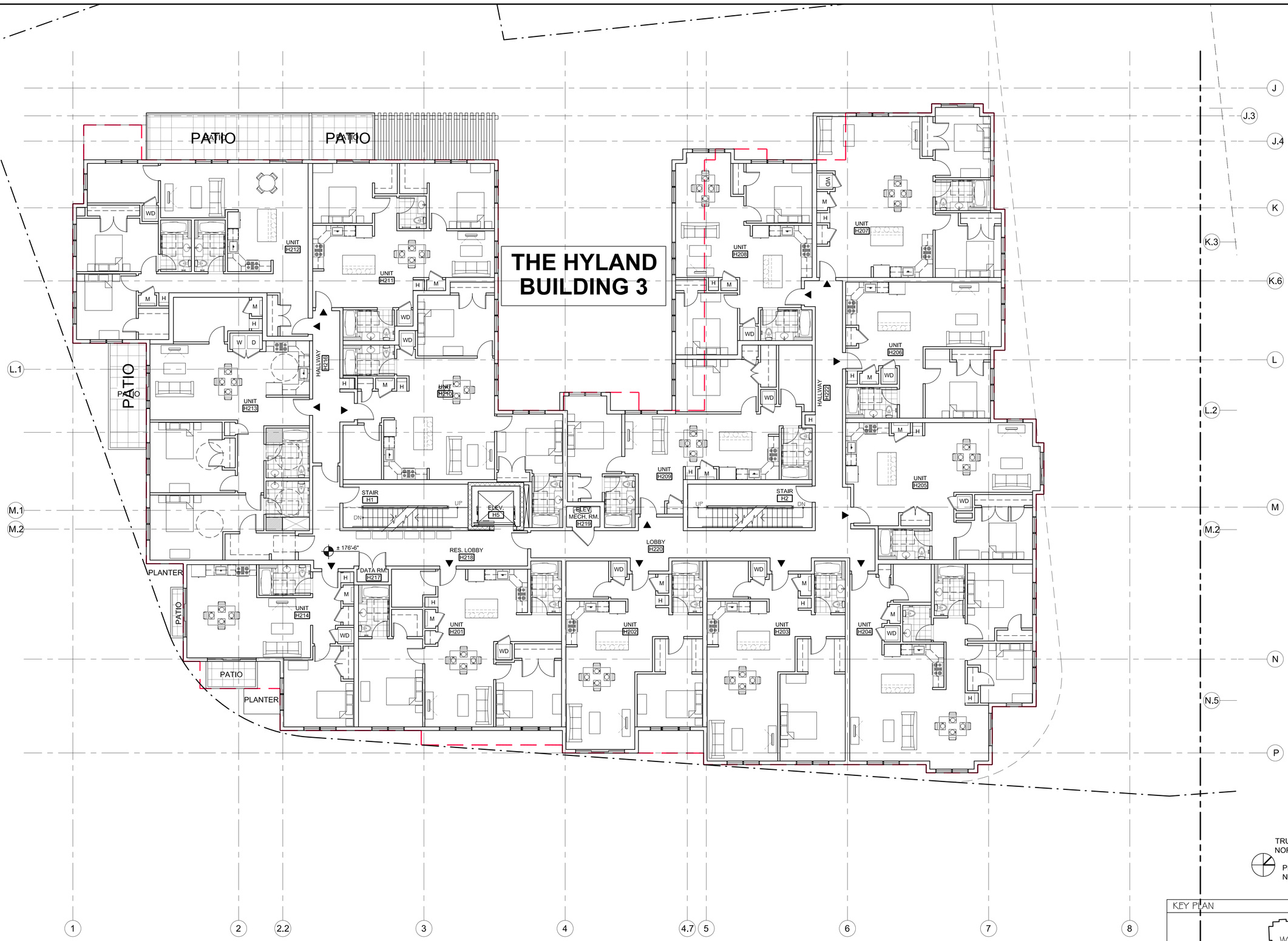
AH1.2



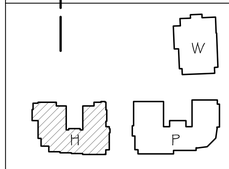
SPECIAL PERMIT APPROVED

PROPOSED REVISIONS

1 HYLAND BUILDING SECOND FLOOR PLAN
SCALE 1/8" - 1'-0"

TRUE NORTH
PROJECT NORTH

KEY PLAN



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CUSHING SQUARE
BELMONT, MA

PREPARED FOR

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6 LITTLEFIELD ROAD
ACTON, MA 01720

DRAWING TITLE

SECOND FLOOR PLAN

THE HYLAND
SCALE AS NOTED

REVISION	DATE
PB PRESENTATION	25 NOV 2014
UPDATE	18 NOV 2014
SPECIAL PERMIT REVIEW	23 OCT 2014

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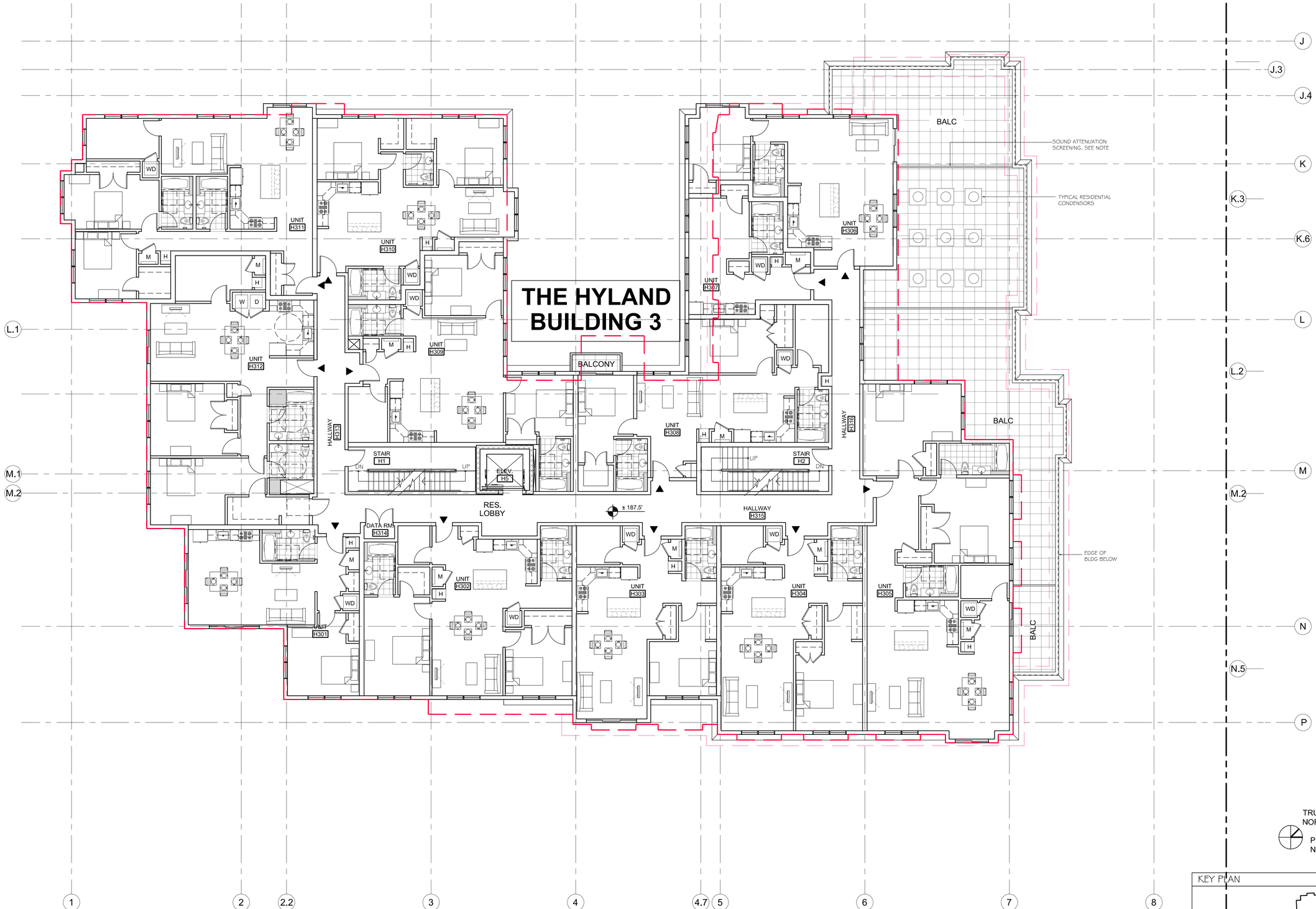
AH1.3



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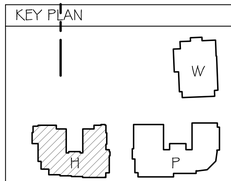
PROPOSED REVISIONS

1 HYLAND BUILDING THIRD FLOOR PLAN
SCALE 1/8" - 1'-0"

TRUE NORTH
PROJECT NORTH

KEY PLAN



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DRAWING TITLE
THIRD FLOOR PLAN

THE HYLAND
SCALE AS NOTED

REVISION	DATE
GMP	5 MAY 2014
PROGRESS	1 APRIL 2014

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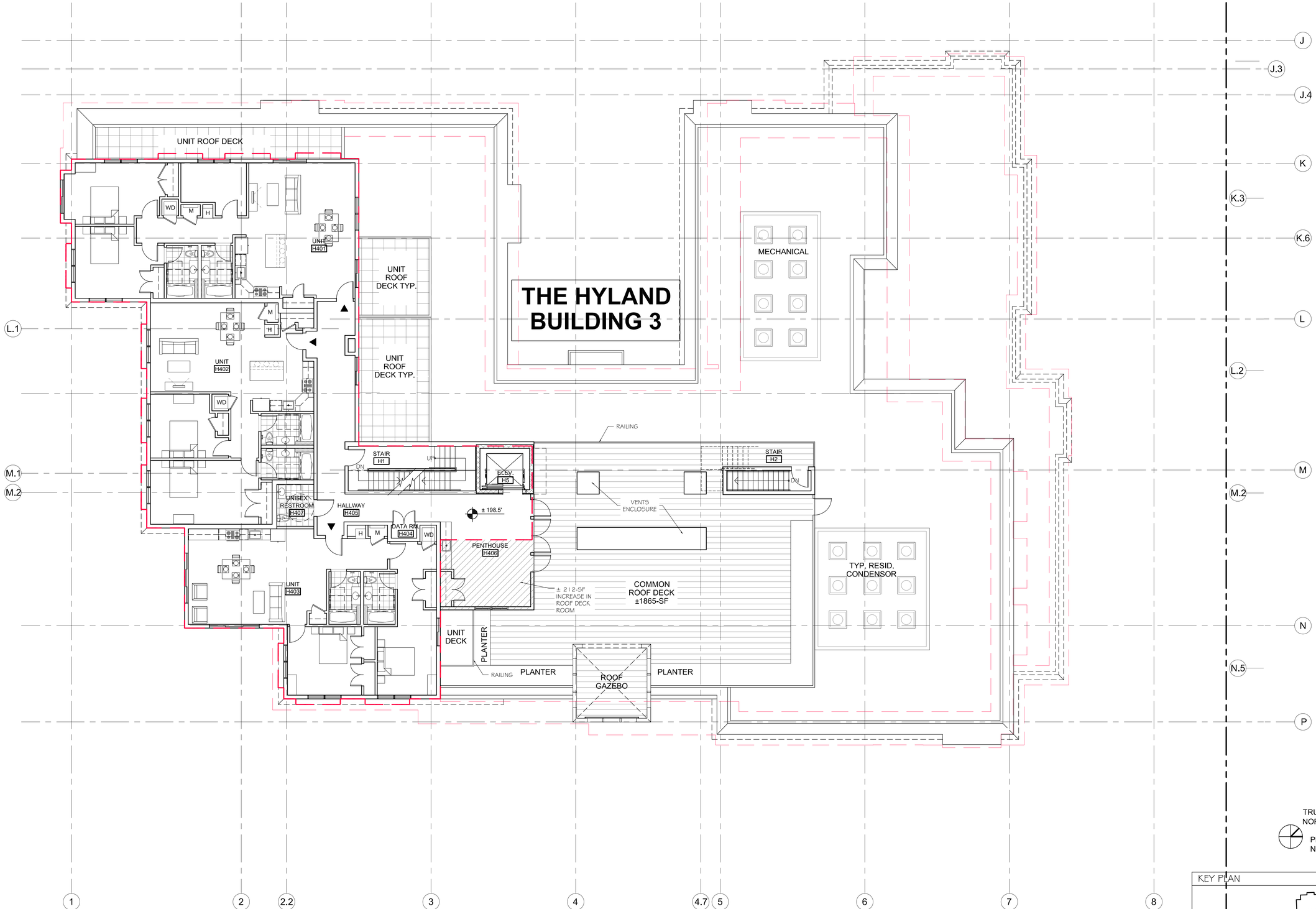
AH1.4



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PROPOSED REVISIONS

1 HYLAND BUILDING FOURTH FLOOR PLAN
SCALE 1/8" - 1'-0"

TRUE NORTH
PROJECT NORTH

KEY PLAN

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FOURTH FLOOR PLAN

THE HYLAND
SCALE AS NOTED

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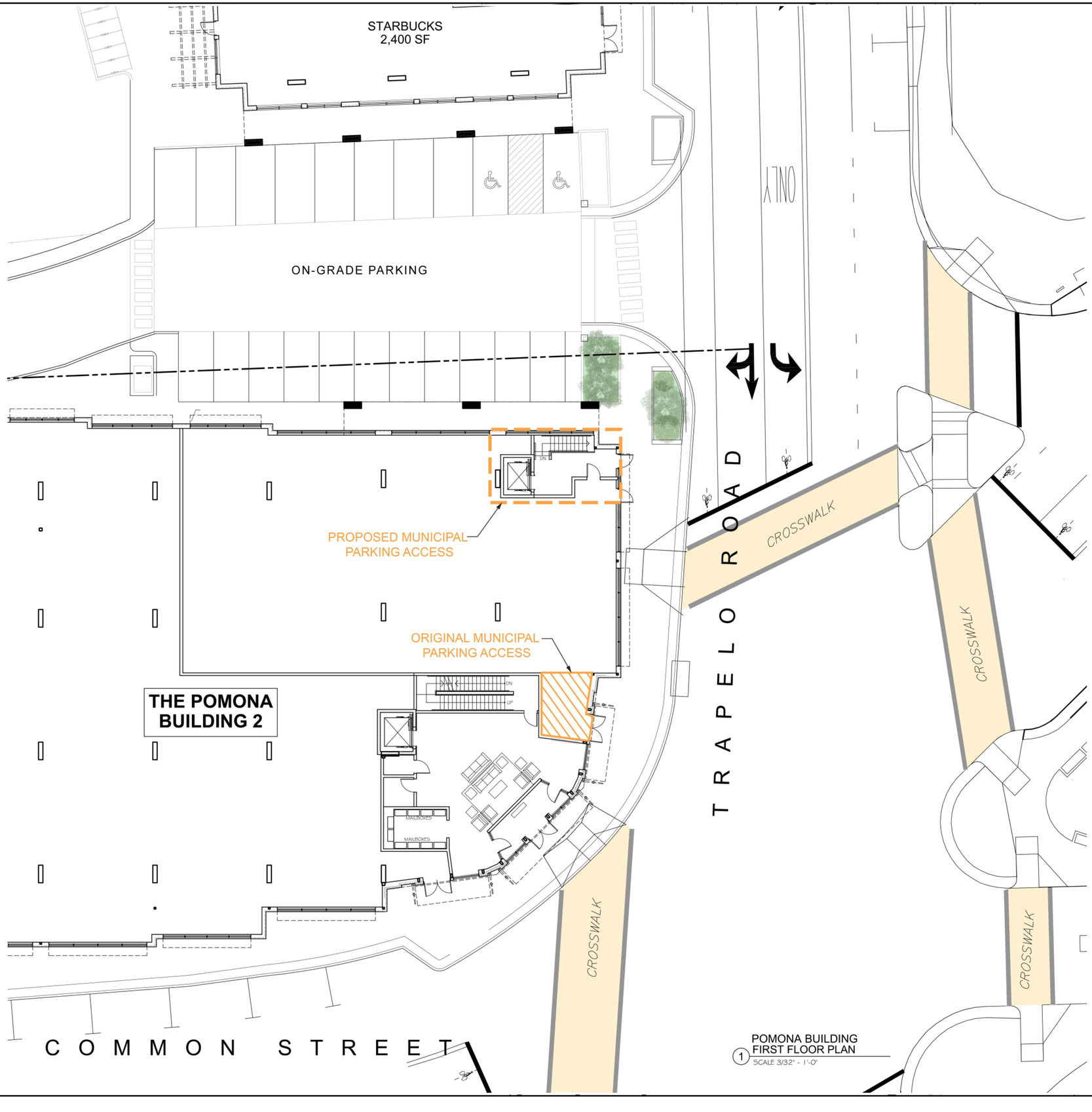
AH1.5

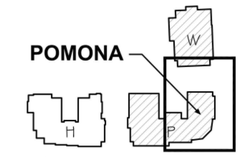
2. RELOCATION PARKING ACCESS



POMONA BUILDING
FIRST FLOOR PLAN
1 SCALE 3/32" - 1'-0"

TRUE NORTH
PROJECT NORTH

KEY PLAN



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ACTON, MA 01720

DRAWING TITLE
FIRST FLOOR PLAN

THE POMONA
SCALE AS NOTED

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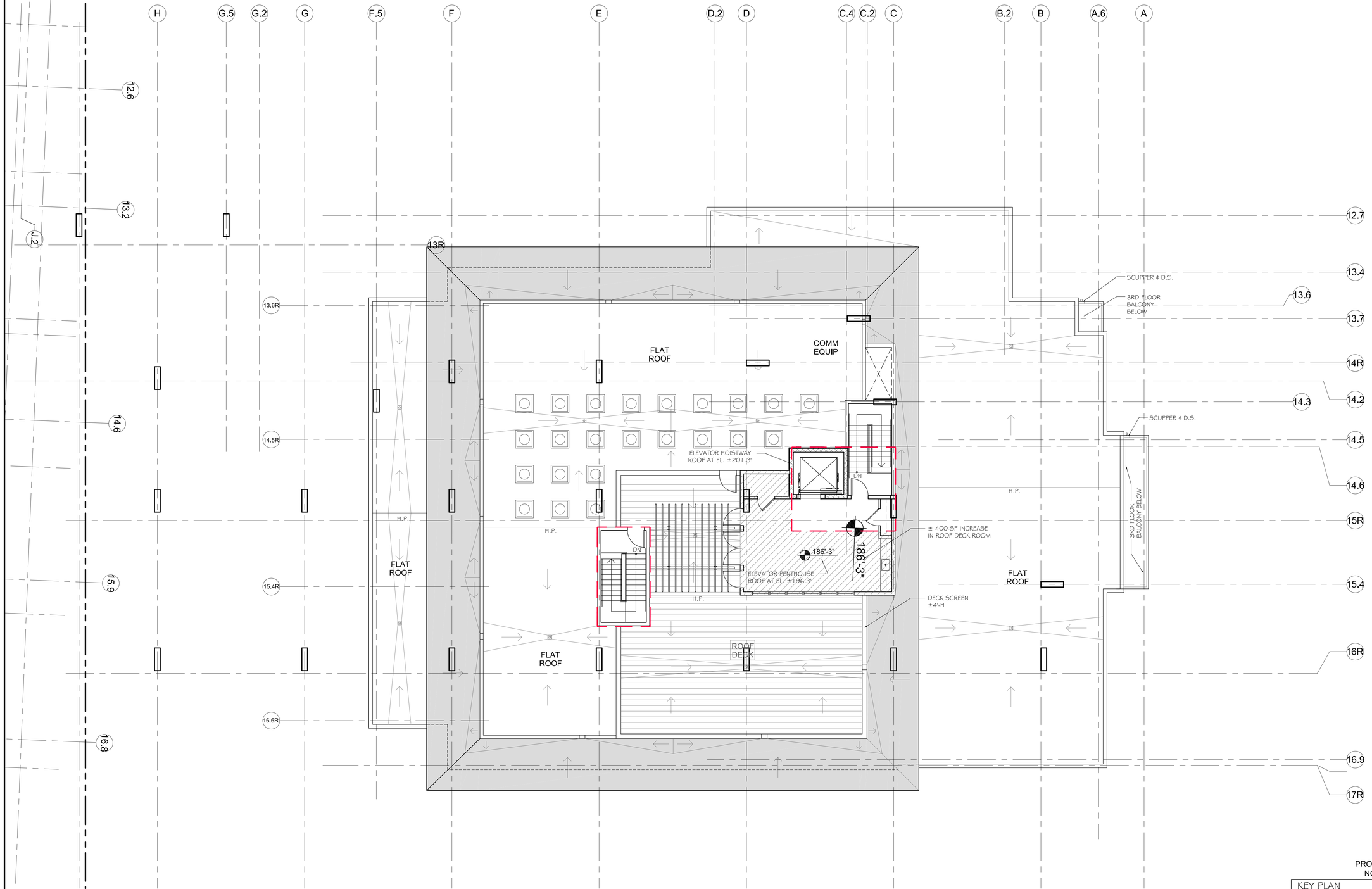
SHEET
AP1.1

3. EXPANDED ROOF ROOMS



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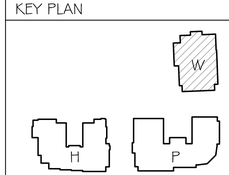
PROPOSED REVISIONS

1 HYLAND BUILDING SECOND FLOOR PLAN
SCALE 1/8" - 1'-0"

PROJECT NORTH / TRUE NORTH

KEY PLAN



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DRAWING TITLE
ROOF PLAN

THE WINSLOW

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SHEET
AW1.4

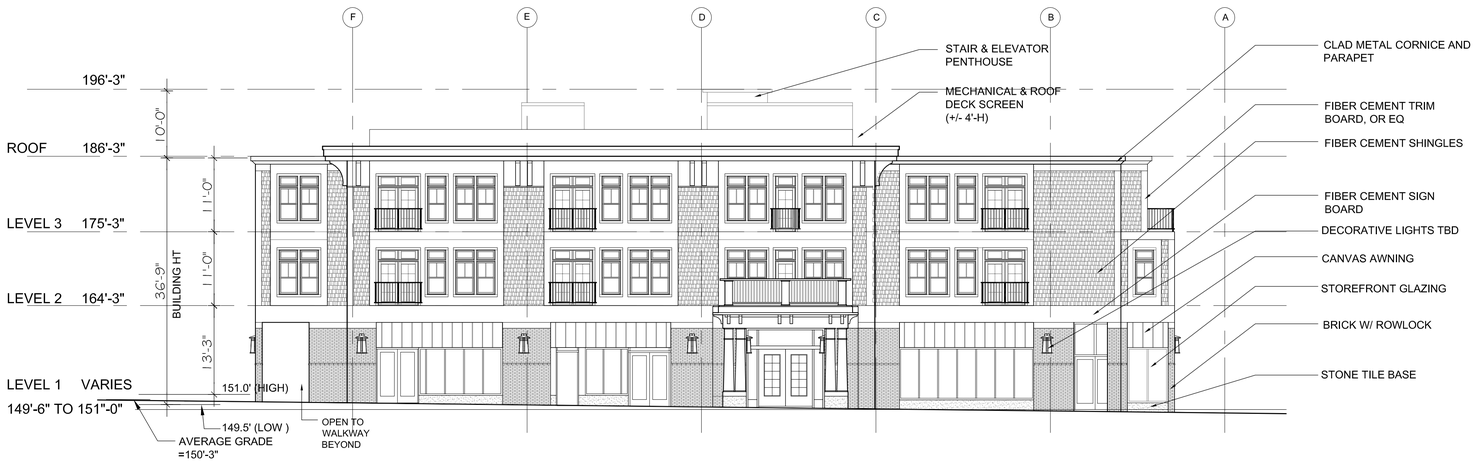
4. GENERAL ELEVATIONS

TYPICAL BUILDING MATERIALS

- CLAD METAL CORNICE AND PARAPET
- FIBER CEMENT TRIM BOARD, OR EQ
- FIBER CEMENT SHINGLES
- FIBER CEMENT SIGN BOARD
- DECORATIVE LIGHTS TBD
- CANVAS AWNING
- STOREFRONT GLAZING
- BRICK W/ ROWLOCK
- STONE TILE BASE

1 TRAPELO ROAD ELEVATION
SCALE: 3/32"=1'-0"

PROPOSED REVISIONS



- CLAD METAL CORNICE AND PARAPET
- FIBER CEMENT TRIM BOARD, OR EQ
- FIBER CEMENT SHINGLES
- FIBER CEMENT SIGN BOARD
- DECORATIVE LIGHTS TBD
- CANVAS AWNING
- STOREFRONT GLAZING
- BRICK W/ ROWLOCK
- STONE TILE BASE

1 TRAPELO ROAD ELEVATION
SCALE: 3/32"=1'-0"

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THE WINSLOW
BUILDING 1

ELEVATIONS

SCALE AS NOTED

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A3.1

2 WILLISTON ROAD ELEVATION
SCALE: 3/32"=1'-0"

PROPOSED REVISIONS

2 WILLISTON ROAD ELEVATION
SCALE: 3/32"=1'-0"

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PROJECT

CUSHING VILLAGE
CUSHING SQUARE
BELMONT, MA

PREPARED FOR

SMITH LEGACY PARTNERS
6 LITTLEFIELD ROAD
ACTON, MA 01720

DRAWING TITLE

THE WINSLOW
BUILDING 1

ELEVATIONS

SCALE AS NOTED

REVISION	DATE
PB PRESENTATION	25 NOV 2014
UPDATE	18 NOV 2014
SPECIAL PERMIT REVIEW	23 OCT 2014

DRAWN BY	*REVIEWED BY*
KVS/AMF	PQ

SHEET

A3.2

3 REAR ELEVATION
SCALE: 3/32"=1'-0"

PROPOSED REVISIONS

3 REAR ELEVATION
SCALE: 3/32"=1'-0"

SPECIAL PERMIT APPROVED

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PETER QUINN ARCHITECTS
ARCHITECTURE
PLANNING
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC
259 ELM ST, SUITE 301
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PH 617-354-3989 FAX 617-868-0280

SEAL

CONSULTANT

CONSULTANT

PROJECT

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KVS/AMF	PQ

SHEET

A3.3

4 SIDE ELEVATION (DRIVEWAY)
SCALE: 3/32"=1'-0"

PROPOSED REVISIONS

4 SIDE ELEVATION (DRIVEWAY)
SCALE: 3/32"=1'-0"

SPECIAL PERMIT APPROVED

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KVS/AMF	PQ

SHEET

A3.4

1 COMMON STREET ELEVATION
SCALE: 3/32"=1'-0"

PROPOSED REVISIONS

1 COMMON STREET ELEVATION
SCALE: 3/32"=1'-0"

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DRAWING TITLE
THE POMONA BUILDING 2

ELEVATIONS

SCALE AS NOTED

REVISION	DATE
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SPECIAL PERMIT REVIEW	23 OCT 2014

DRAWN BY	REVIEWED BY
KVS/AMF	PQ

SHEET
A3.5

2 CORNER ELEVATION (FLATTENED)
SCALE: 3/32"=1'-0"

PROPOSED REVISIONS

2 CORNER ELEVATION (FLATTENED)
SCALE: 3/32"=1'-0"

SPECIAL PERMIT APPROVED

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DRAWING TITLE

THE POMONA
BUILDING 2

ELEVATIONS

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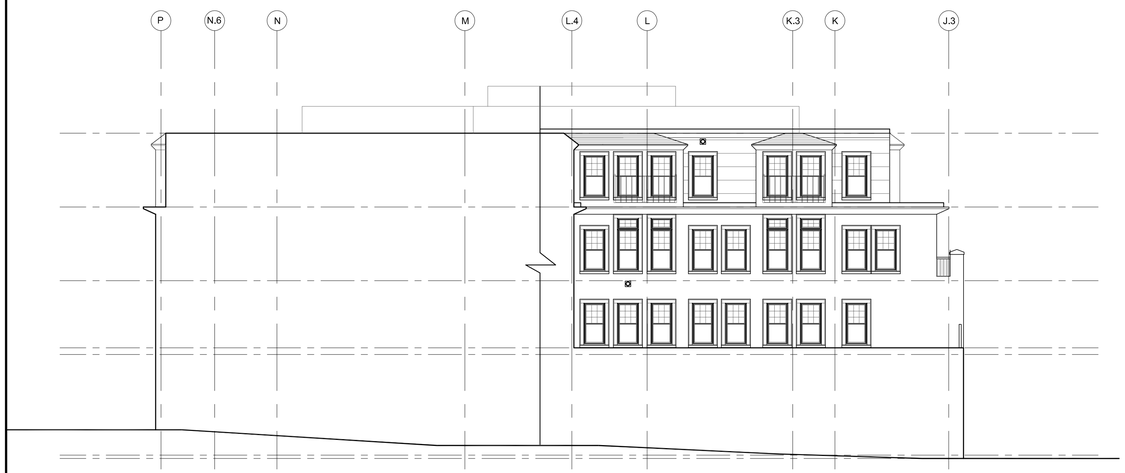
KVS/AMF	PQ

SHEET

A3.6



a COURTYARD ELEVATION
SCALE: 3/32"=1'-0" (VIEWING SOUTH)

3 TRAPELO ROAD ELEVATION
SCALE: 3/32"=1'-0"

PROPOSED REVISIONS

a COURTYARD ELEVATION
SCALE: 3/32"=1'-0" (VIEWING SOUTH)

3 TRAPELO ROAD ELEVATION
SCALE: 3/32"=1'-0"

SPECIAL PERMIT APPROVED

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THE POMONA
BUILDING 2

ELEVATIONS

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KVS/AMF	PQ

SHEET
A3.7

4 REAR ELEVATION (PARKING)
SCALE: 3/32"=1'-0"

PROPOSED REVISIONS

4 REAR ELEVATION (PARKING)
SCALE: 3/32"=1'-0"

SPECIAL PERMIT APPROVED

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ELEVATIONS

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KVS/AMF	PQ

SHEET

A3.8

b COURTYARD ELEVATION
SCALE: 3/32"=1'-0" (VIEWING NORTH)

5 HORNE ROAD ELEVATION
SCALE: 3/32"=1'-0"

PROPOSED REVISIONS

b COURTYARD ELEVATION
SCALE: 3/32"=1'-0" (VIEWING NORTH)

5 HORNE ROAD ELEVATION
SCALE: 3/32"=1'-0"

SPECIAL PERMIT APPROVED

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ELEVATIONS

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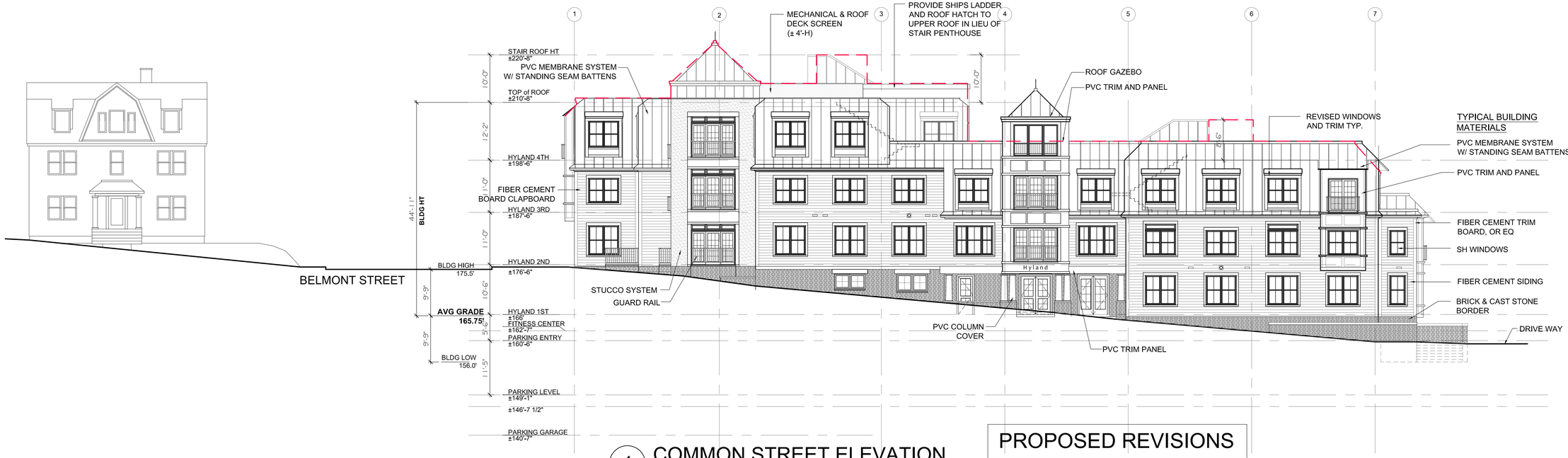
KVS/AMF	PQ

SHEET

A3.9



1 COMMON STREET ELEVATION
SCALE: 3/32"=1'-0"

PROPOSED REVISIONS

1 COMMON STREET ELEVATION
SCALE: 3/32"=1'-0"

SPECIAL PERMIT APPROVED

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DRAWING TITLE
THE HYLAND BUILDING 3

ELEVATIONS

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SHEET
A3.10

2 BELMONT STREET ELEVATION
SCALE: 3/32"=1'-0"

PROPOSED REVISIONS

2 BELMONT STREET ELEVATION
SCALE: 3/32"=1'-0"

SPECIAL PERMIT APPROVED

SPECIAL PERMIT APPROVED

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ELEVATIONS

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KVS/AMF	PQ

SHEET

A3.11

3 WEST ELEVATION
SCALE: 3/32"=1'-0"

PROPOSED REVISIONS

3 WEST ELEVATION
SCALE: 3/32"=1'-0"

SPECIAL PERMIT APPROVED

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SHEET
A3.12

PROPOSED REVISIONS

4 HORNE ROAD ELEVATION
SCALE: 3/32"=1'-0"

4 HORNE ROAD ELEVATION
SCALE: 3/32"=1'-0"

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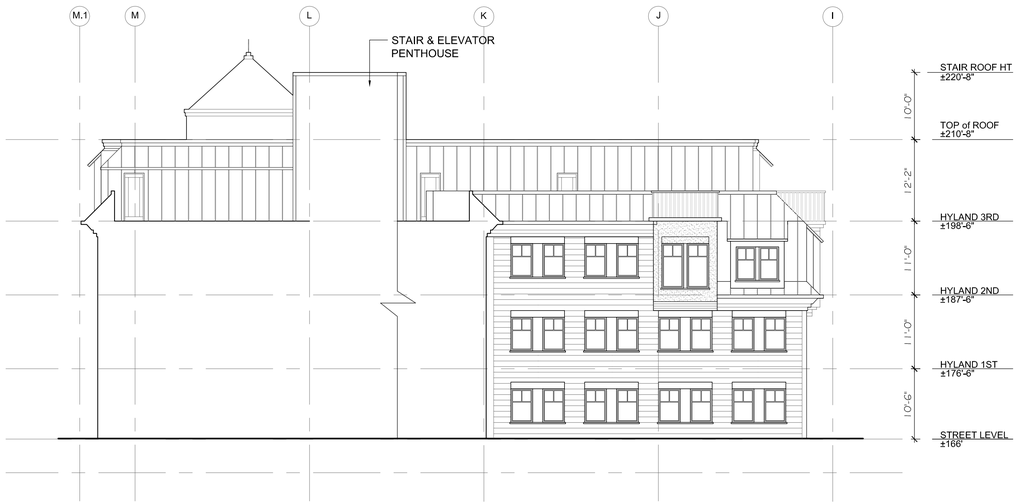
SHEET
A3.13

a COURTYARD ELEVATION
SCALE: 3/32"=1'-0"

b COURTYARD ELEVATION
SCALE: 3/32"=1'-0"

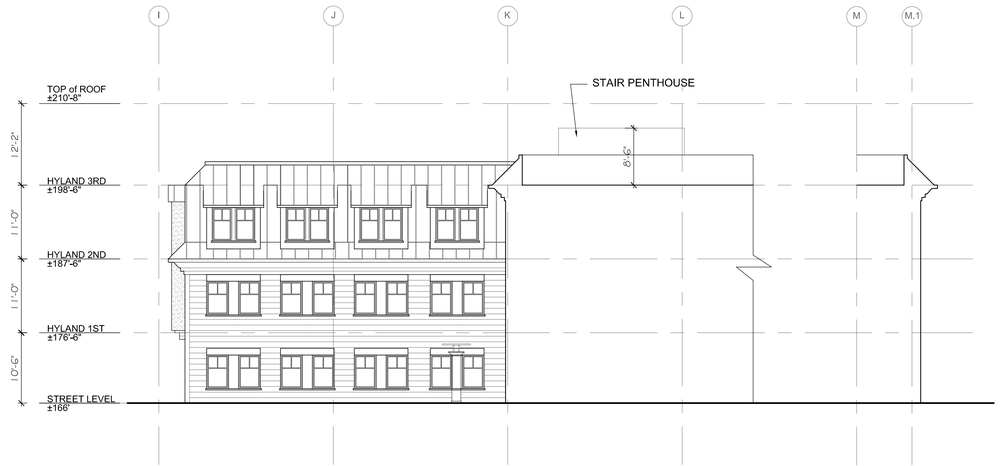
PROPOSED REVISIONS



a COURTYARD ELEVATION
SCALE: 3/32"=1'-0" (VIEWING SOUTH)

SPECIAL PERMIT APPROVED

SPECIAL PERMIT APPROVED — — — — — —



b COURTYARD ELEVATION
SCALE: 3/32"=1'-0" (VIEWING NORTH)

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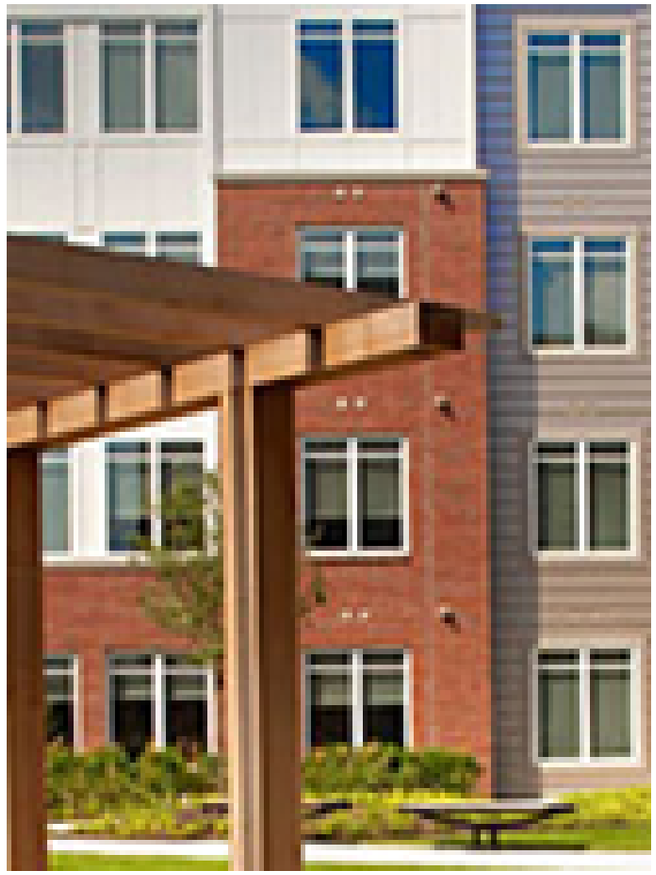
SHEET

A3.14

MECHANICAL VENTING



Thank you!