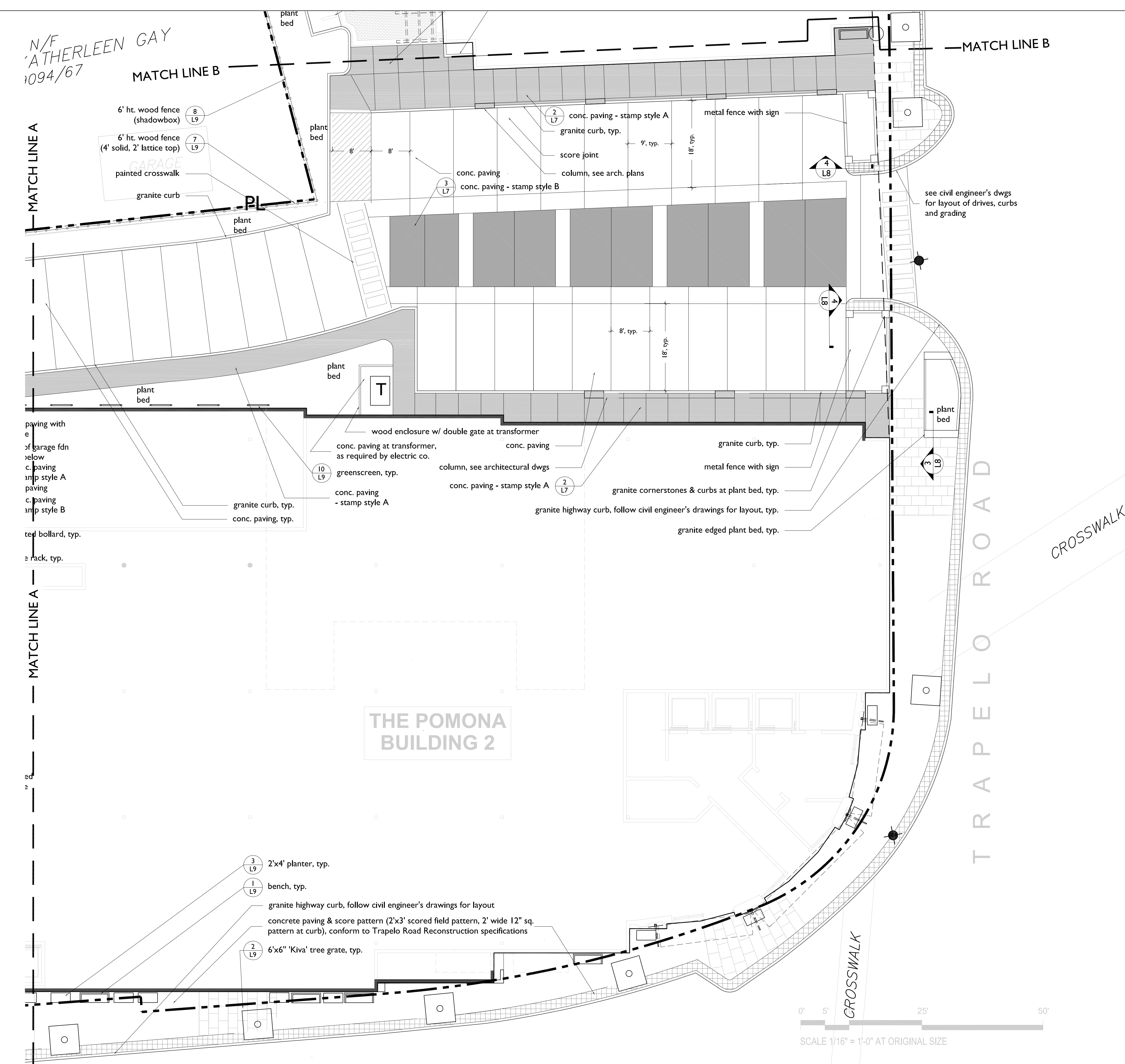


1 LAYOUT & MATERIALS PLAN 1 of 3  
scale: 1"=10'-0"

L-1



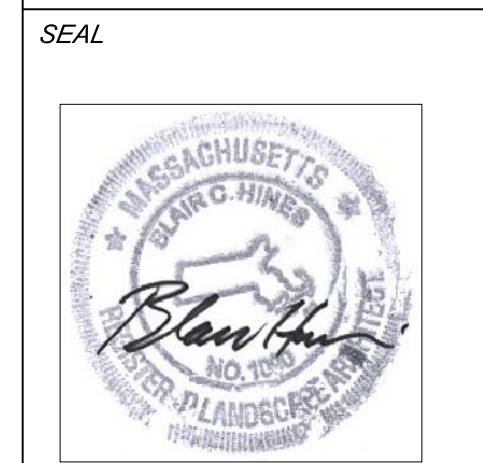


**L-2** LAYOUT & MATERIALS PLAN 2 of 3  
scale: 1"=10'-0"

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PROJECT  
**CUSHING VILLAGE**  
CUSHING SQUARE  
BELMONT, MA

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

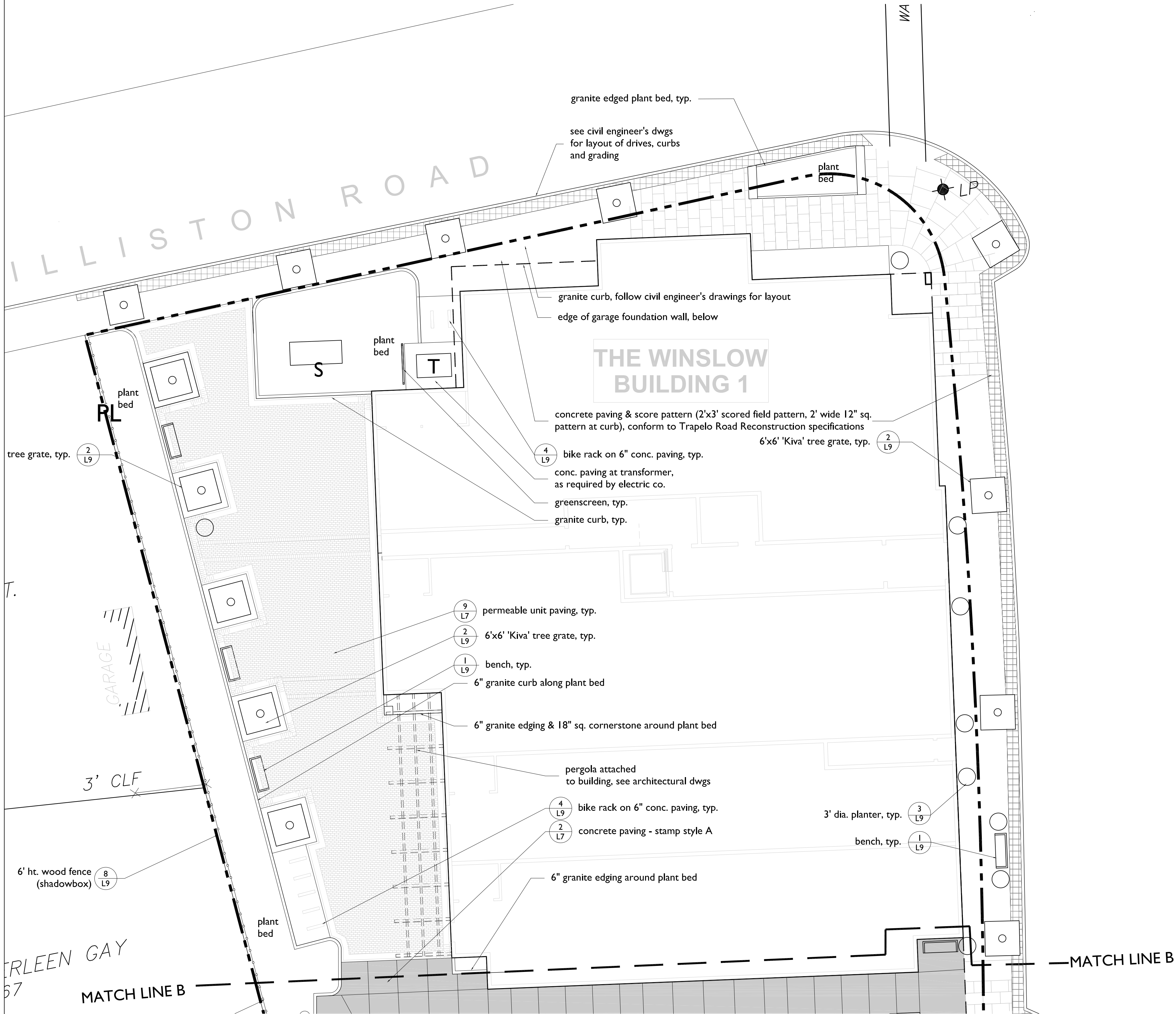
DRAWING TITLE  
**Layout & Materials Plan**

SCALE AS NOTED	
REVISION	DATE
SP REV-#4	11 JULY 2013
SP REV-#3C	18 June 2013
SP REV-2	31 May 2013
DRAWN BY KP	REVIEWED BY BH

SHEET

**L-2**





1 LAYOUT & MATERIALS PLAN 3 of 3  
scale: 1"=10'-0"

LAYOUT AND MATERIALS NOTES

- Contractor shall lay out paths, walls and site improvements for review by the Architect prior to proceeding with the work. Make adjustments to layout as directed. Provide proposed grades at all corners and site features as directed.
- All lines are parallel or perpendicular to lines from which they are measured, unless otherwise noted. Dimensions are to face of wall, to face of curb; to edge of pavement; to edge of improvement or as otherwise noted.
- All pedestrian walkways and patios on one level plane: flush condition between all changes in paver/paving styles.

STREETSCAPE NOTES

- The proposed design for the streetscape along Trapelo Road, Williston and Common Streets will follow the design standards for Cushing Square Improvements that are shown on the Mass DOT Trapelo Road reconstruction. This includes:
  - Paving: a 24" colored concrete accent band with 12"x12" score joints and 2"x3" running bond concrete panels perpendicular to the back of sidewalk.
  - Granite highway curbing.
- Compliant with the Cushing Square Overlay District, the plan shows: 13 benches (1 per 50 l.f. of road frontage). These benches will match the benches that will be provided as part of the Trapelo Road reconstruction. We have been unable to obtain the specified bench from Mass DOT or from the Town of Belmont.
- 30 Street trees of 3-3.5" caliper. The street tree species are the species that are shown on the Mass DOT plans for other areas of Cushing Square.
- The plan shows six (6) granite edged plant beds within the streetscape, consisting of 6" granite landscape curb abutting 18x18 granite blocks. In addition to tree plantings, these planters include low growing deciduous shrubs and herbaceous plants that will allow for snow storage.
- The plan includes twelve (12) 2'x4' & nine (9) 3' diameter fiberglass reinforced planters for seasonal displays, accenting building entrances and passages.

In addition the the current lighting standards, the buildings will have scones and downlights to provide safe and welcoming passage along the public streets.

INTERIOR LANDSCAPE AVAILABLE TO THE PUBLIC NOTES

Pedestrian Pavements:

- Pedestrian walks will consist of a colored textured concrete in a running bond brick pattern. This pavement extends from Trapelo Road along the arcades of the Winslow and Pomona buildings to connect with the oneway drive to Horne Road Plaza. It extends along both sides of the Horne Road plaza distinguishing pedestrian passage from vehicular pavements. The pedestrian crossings across the vehicular drive will be marked and be fully ADA compliant.

- The Winslow Plaza will be paved with a running bond brick with banding.

Vehicular Pavements:

- Vehicular pavement within the Horne Road Plaza and within the parking spaces between the Winslow and Pomona buildings will consist of patterns of colored textured concrete framed with colored concrete.
- The vehicular pavement in the one way drive to the Horne Road Plaza will be concrete.

Site Amentities

- Three (3) benches will be located within the Winslow Plaza. In addition, a concrete seatwall below a pergola structure will be located at the entrance to the Horne Road Plaza.

Fiberglass reinforced planters will be located at the entrances to commercial spaces throughout the pedestrian zones of the interior of the site.

In addition to building lighting, sixteen (16) bollard lights are proposed to mark the edges of the pedestrian zones and to provide additional lighting.

There are thirteen (13) bicycle racks for twenty-six (26) bikes provided in three areas: Horne Road Plaza, and two at Winslow Plaza. As requested by the Town of Belmont additional bicycle racks can be located in the street as directed by the Town of Belmont DPW.

IRRIGATION NOTES

- Contractor shall provide a complete irrigation system for the rooftop garden including all planters as described in specifications.
- Contractor shall provide a separate price for irrigation of street tree pits and planter at front entry.

LEGEND

bit./ bit. conc.	bituminous concrete
bldg.	building
c.i.p.	cast in place
CL	centerline
CP	centerpoint
conc.	concrete
eq.	equal
ex.	existing
ht.	height
jts.	joints
max.	maximum
min.	minimum
o.c.	on center
PC	point of curvature
PL	property line
P.O.B.	point of beginning
R	radius
typ.	typical
+/-	more or less
10'	linear dimension
3 L9	detail number
9 L8	sheet number
1	hose bib
4	wall-mounted light
↑	path light
D	area drain

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PROJECT

CUSHING VILLAGE  
CUSHING SQUARE  
BELMONT, MA

PREPARED FOR



6 LITTLEFIELD ROAD  
ACTON, MA 01720

DRAWING TITLE

Layout &  
Materials  
Plan

SCALE AS NOTED

REVISION	DATE
SP REV-#4	11 JULY 2013
SP REV-#3C	18 June 2013
SP REV-2	31 May 2013
DRAWN BY KP	REVIEWED BY BH

SHEET

L-3





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PROJECT

CUSHING VILLAGE  
CUSHING SQUARE  
ELMONT, MA

PREPARED FOR



6 LITTLEFIELD ROAD  
ACTON, MA 01720

DRAWING TITLE

## Planting Plan

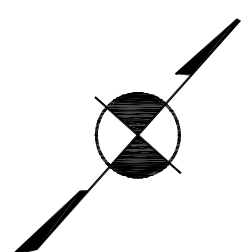
SALE AS NOTED

REVISION	DATE
P REV-#4	11 JULY 2013
P REV-#3C	18 June 2013
P REV-2	31 May 2013
DRAWN BY KP	REVIEWED BY BH

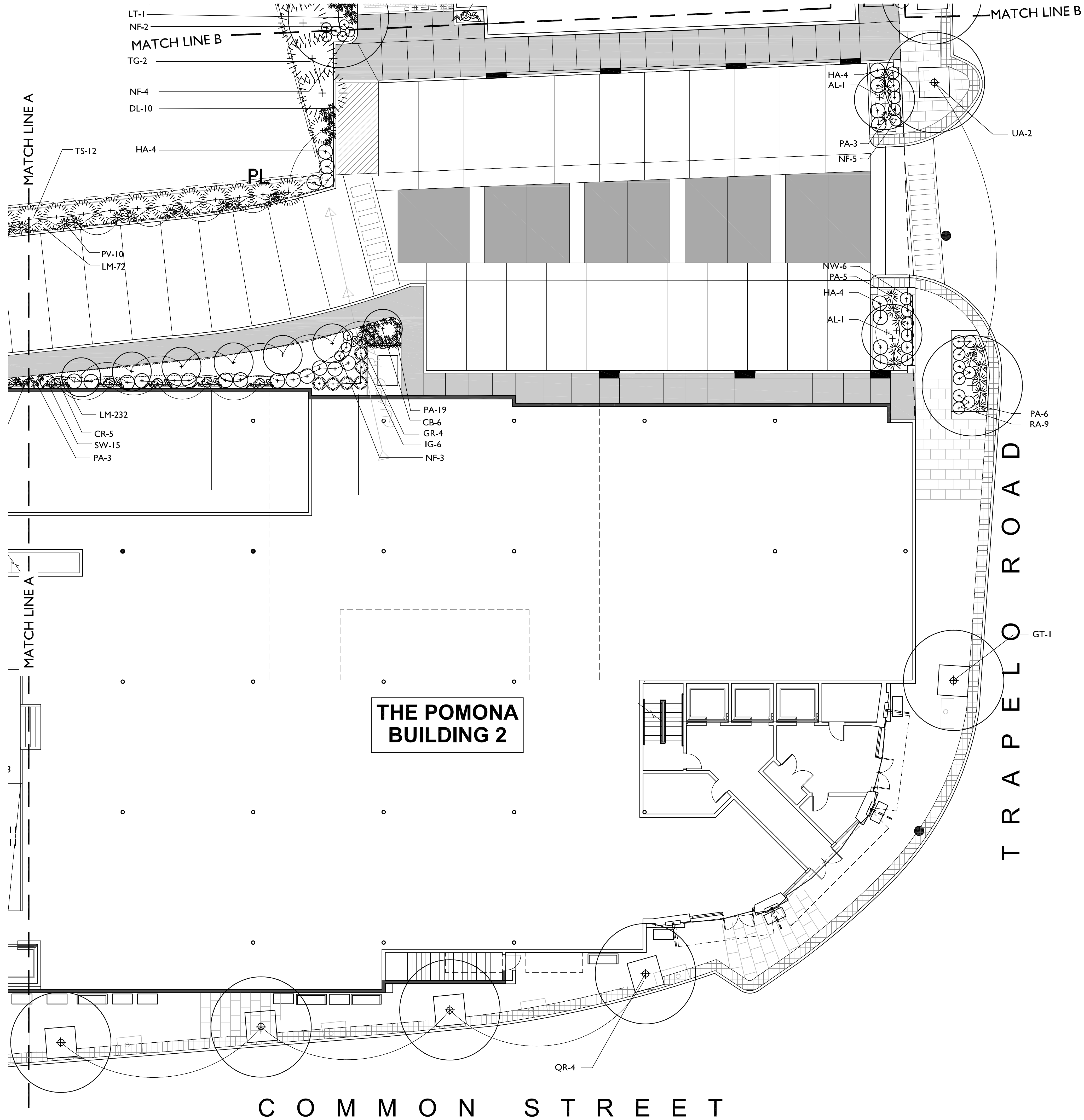
SHEET

**L-4**

See L-6 for PLANT LIST







1 PLANTING PLAN 2 of 3  
scale: 1"=10'-0"

See L-6 for PLANT LIST

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PROJECT

CUSHING VILLAGE  
CUSHING SQUARE  
BELMONT, MA

PREPARED FOR



6 LITTLEFIELD ROAD  
ACTON, MA 01720

DRAWING TITLE

Planting Plan

SCALE AS NOTED

REVISION	DATE
SP REV-#4	11 JULY 2013
SP REV-#3C	18 June 2013
SP REV-2	31 May 2013
DRAWN BY KP	REVIEWED BY BH

SHEET

L-5





## CUSHING VILLAGE

CUSHING SQUARE  
BELMONT, MA



6 LITTLEFIELD ROAD  
ACTON, MA 01720

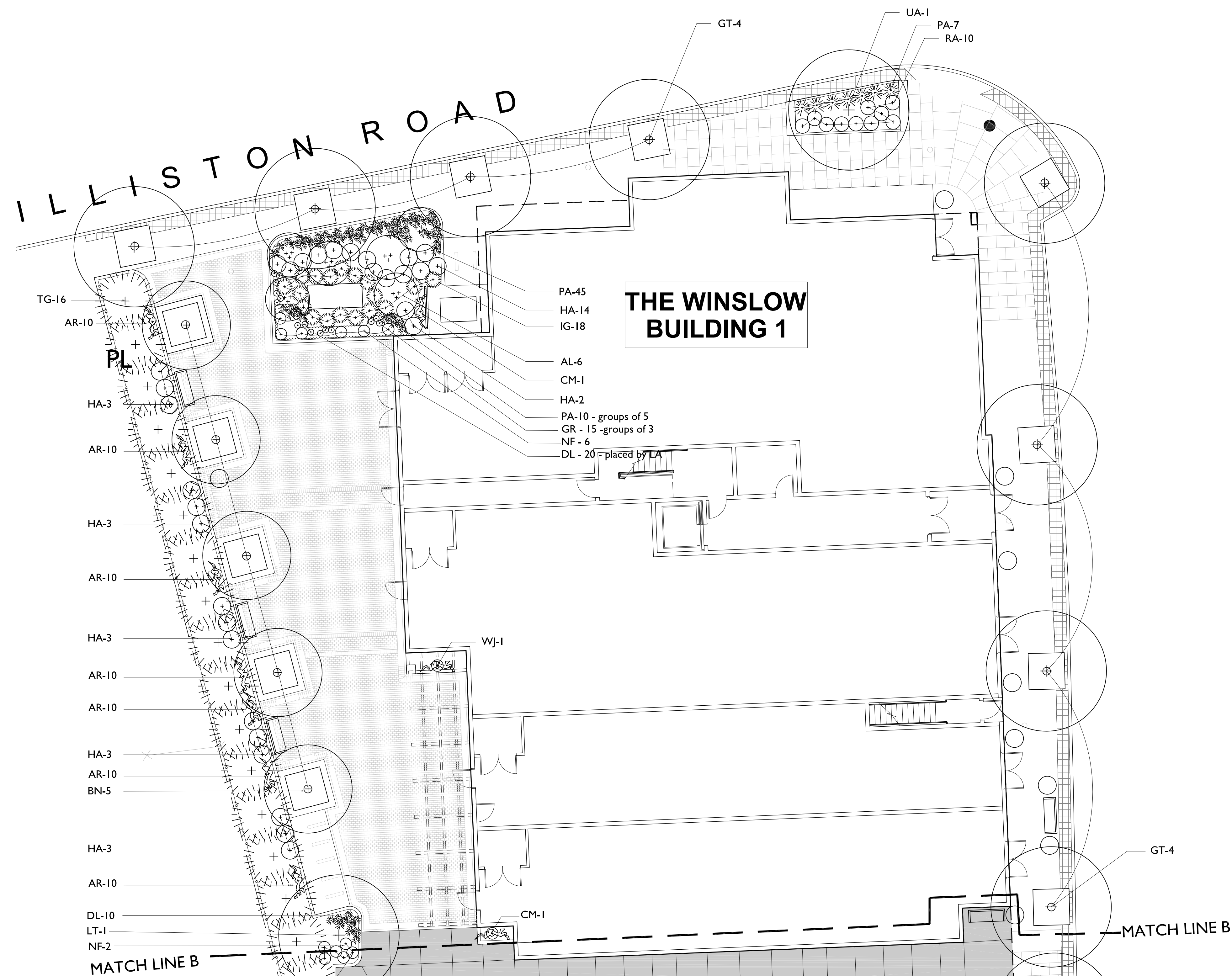
## Planting Plan

SCALE AS NOTED

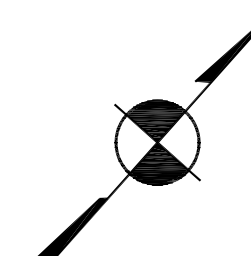
REVISION	DATE
SP REV-#4	11 JULY 2013
SP REV-#3C	18 June 2013
SP REV-2	31 May 2013
DRAWN BY KP	REVIEWED BY BH

SHEET

**L-6**



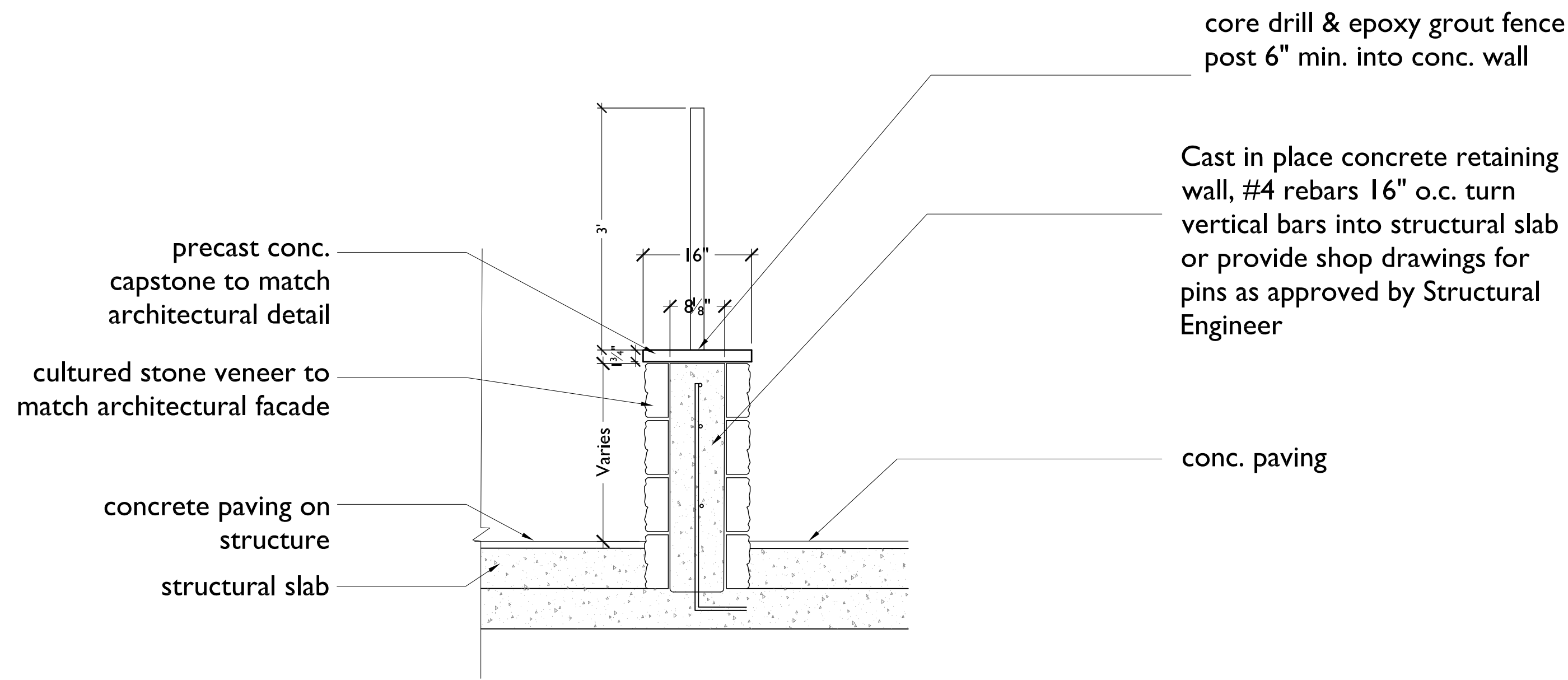
**1 PLANTING PLAN 3 of 3**  
scale: 1"=10'-0"



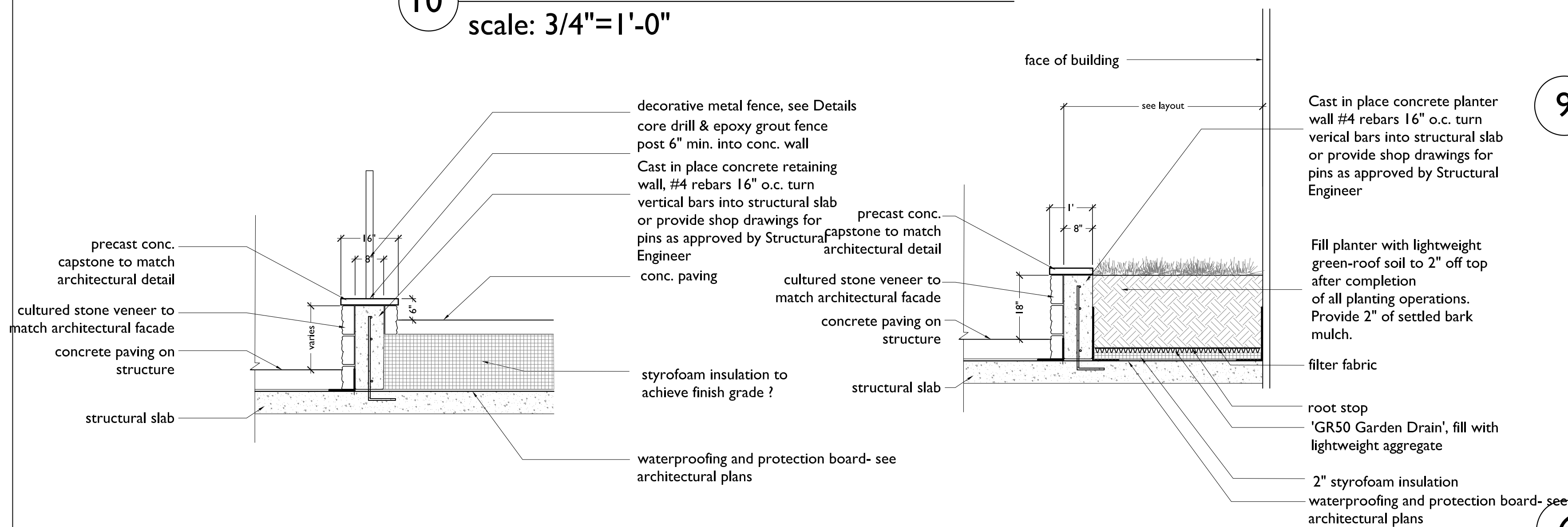




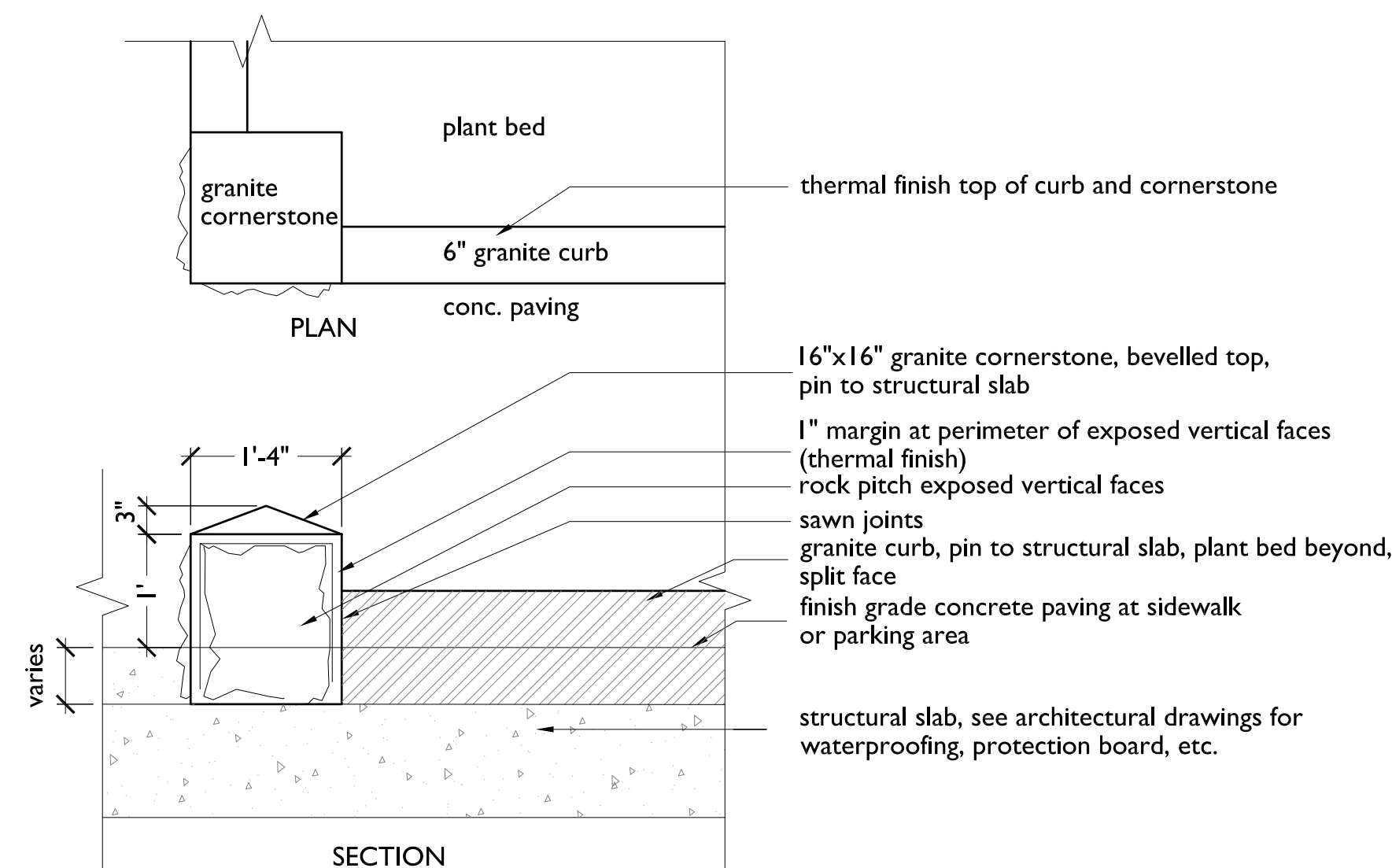




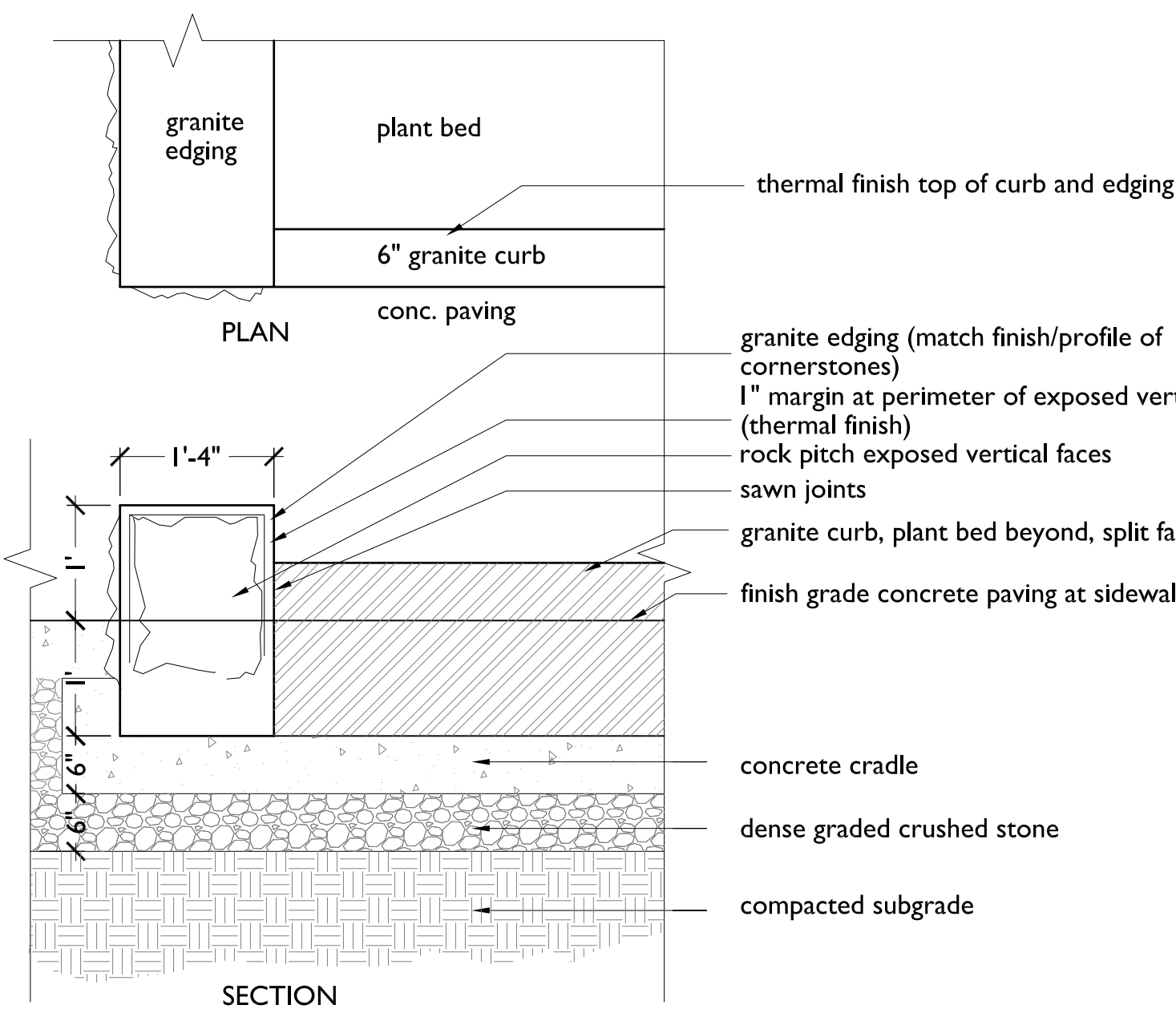
10 DECORATIVE METAL FENCE - SECTION  
scale: 3/4"=1'-0"



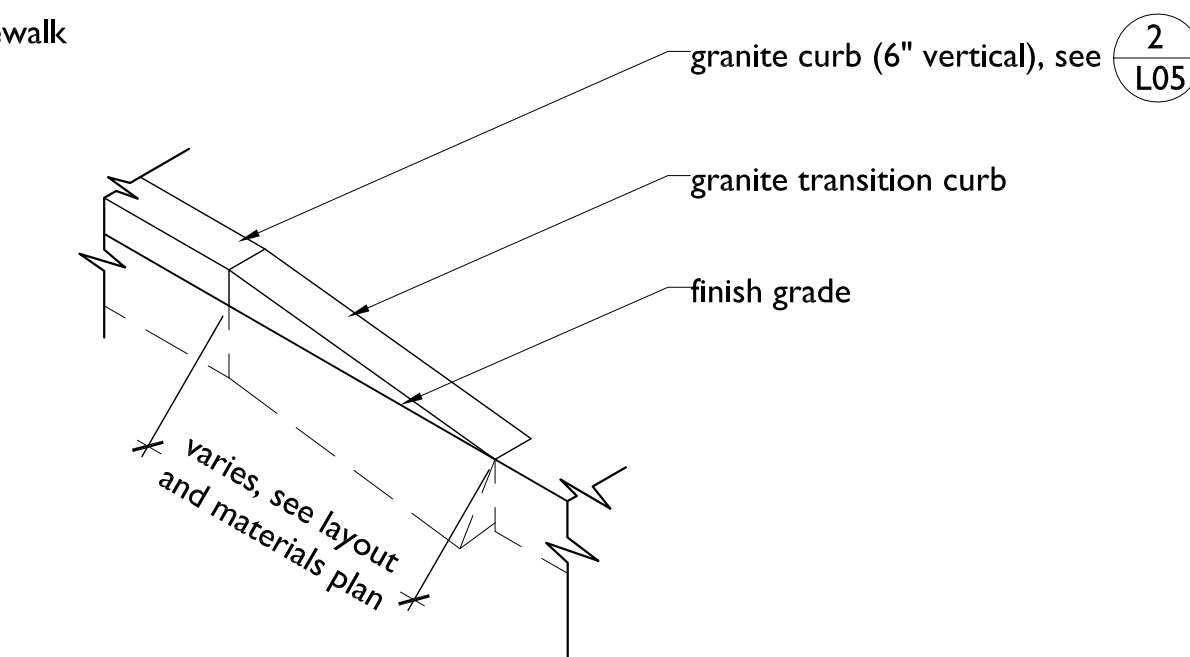
8 RETAINING WALL W/ FENCE - SECTION  
scale: 1/2"=1'-0"



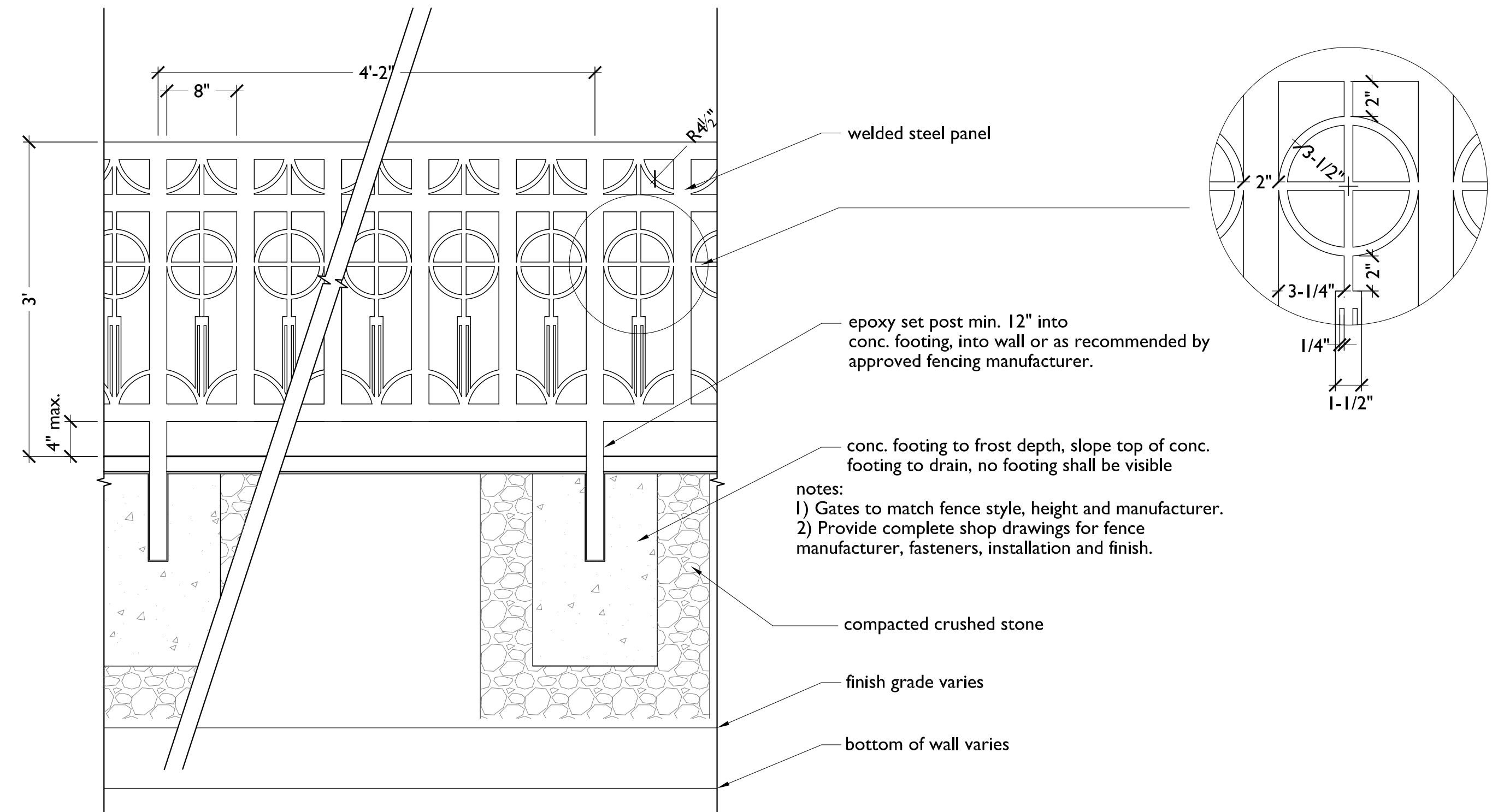
4 GRANITE CORNERSTONE  
scale: 3/4"=1'-0"



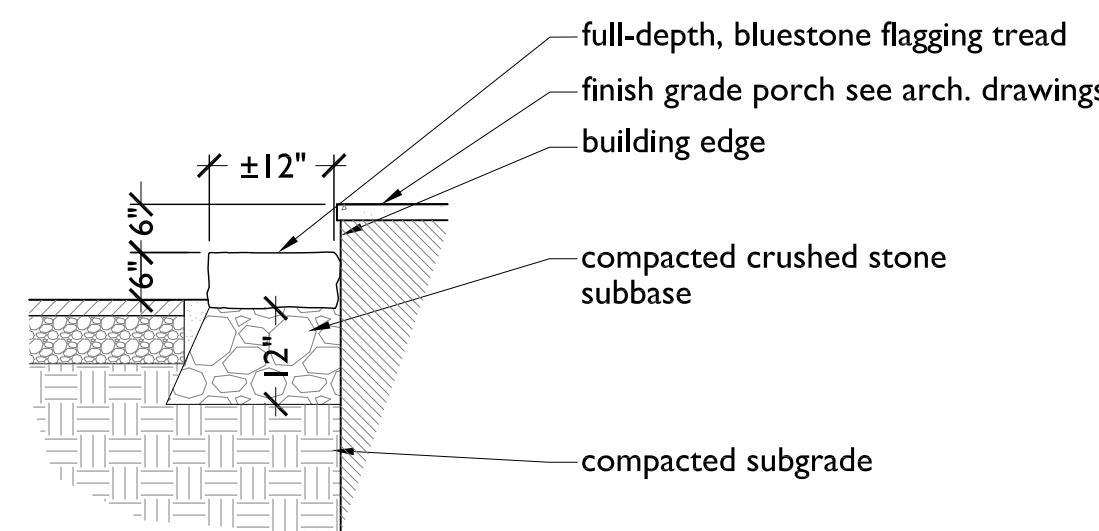
3 GRANITE EDGING AT PLANTER  
scale: 3/4"=1'-0"



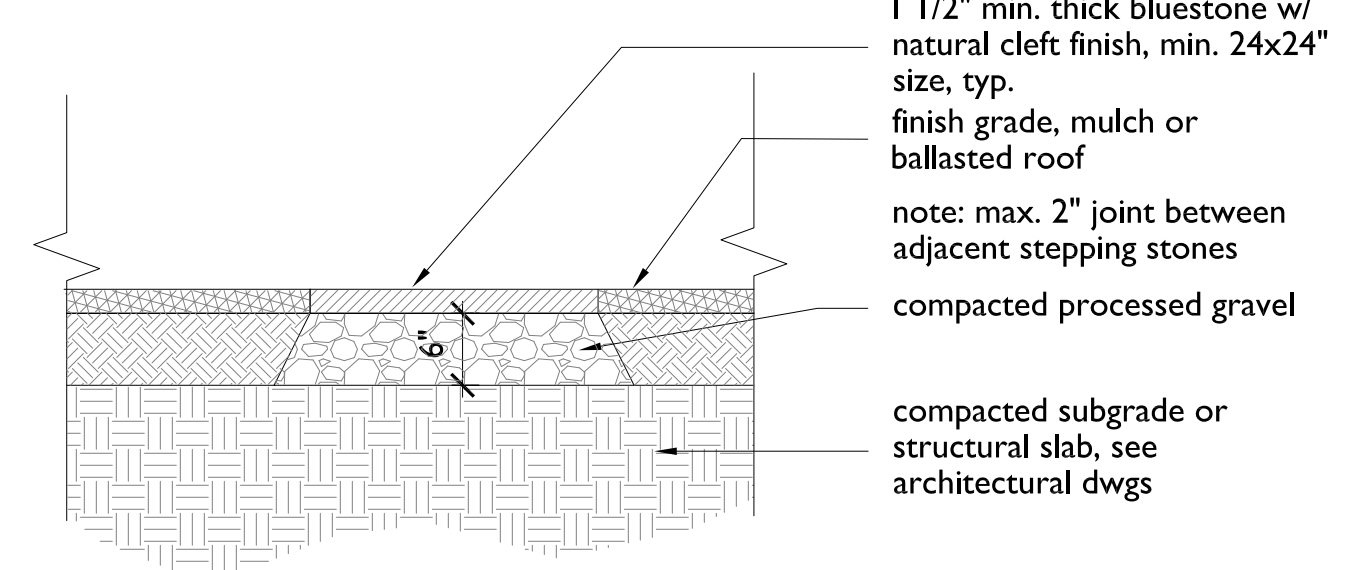
2 GRANITE TRANSITION CURB - ISO  
scale: 3/8"=1'-0"



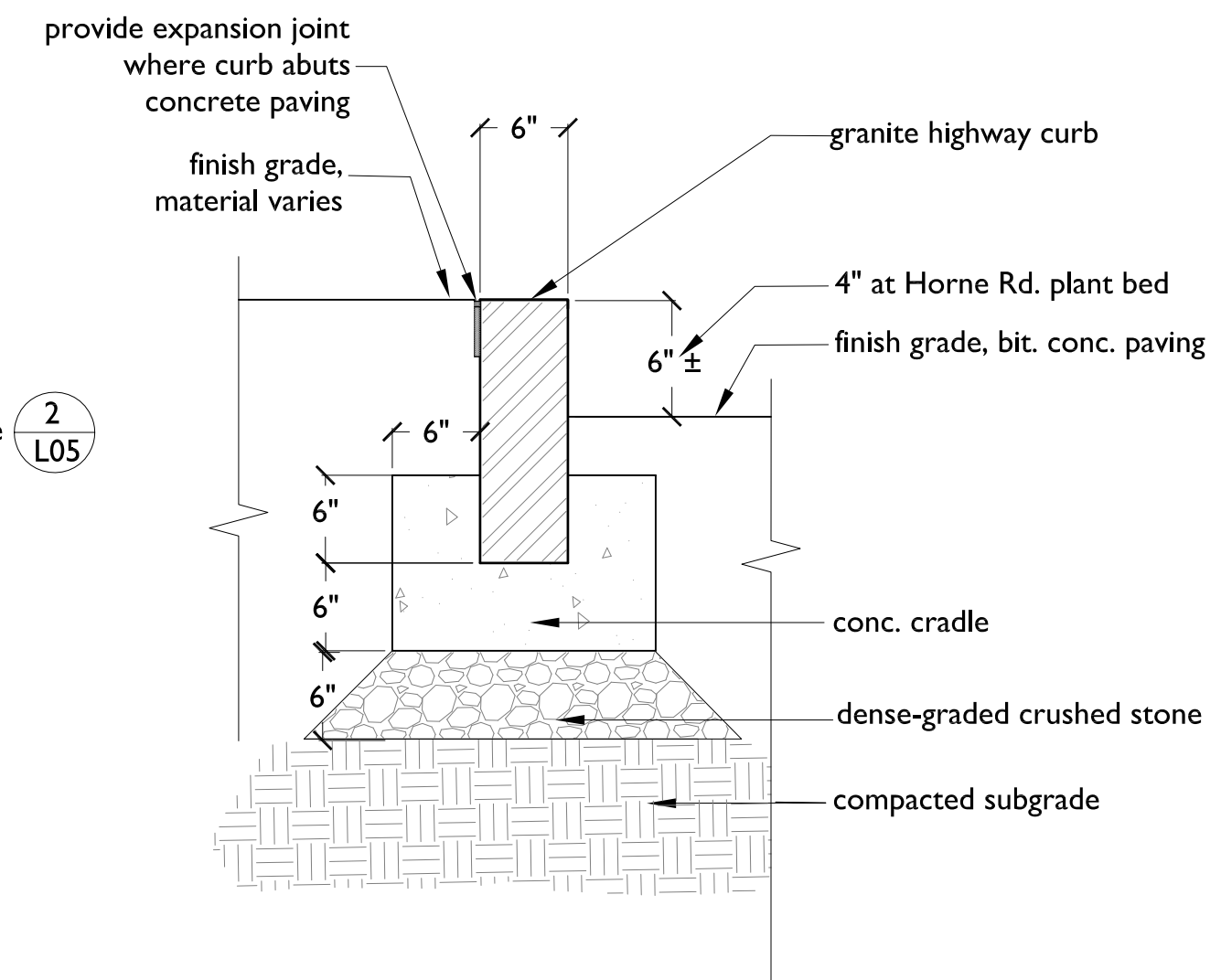
9 DECORATIVE METAL FENCE ELEVATION  
scale: 1" = 1'-0"



6 STONE FLAGGING STEPS - SECTION  
scale: 1/2"=1'-0"



5 BLUESTONE STEP STONES - SECTION  
scale: 3/4"=1'-0"



1 6" GRANITE CURB - SECTION  
scale: 1"=1'-0"

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CONSULTANT



PROJECT

CUSHING VILLAGE  
CUSHING SQUARE  
BELMONT, MA

PREPARED FOR



6 LITTLEFIELD ROAD  
ACTON, MA 01720

DRAWING TITLE

Details

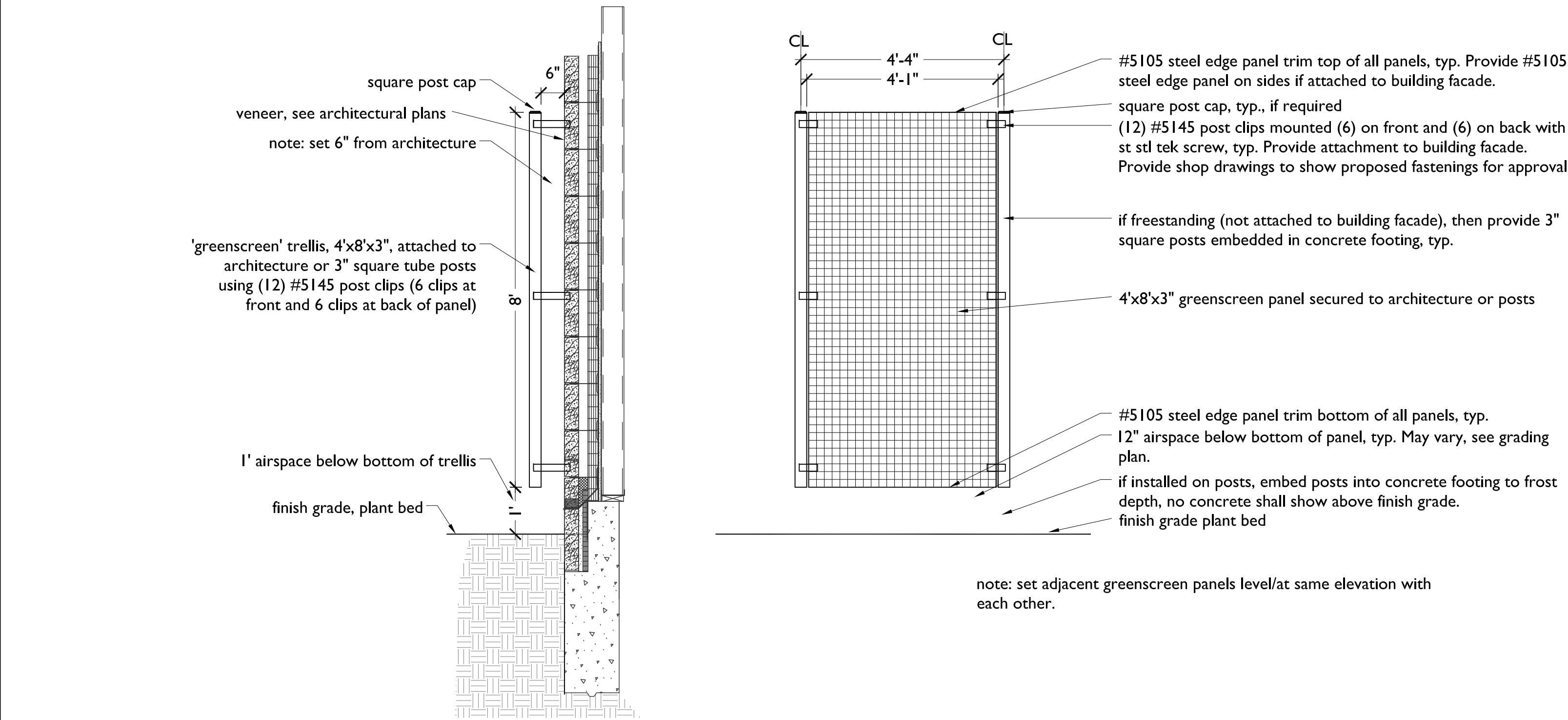
SCALE AS NOTED

REVISION	DATE
SP REV-#4	11 JULY 2013
SP REV-2	31 May 2013
DRAWN BY KP	REVIEWED BY BH

SHEET

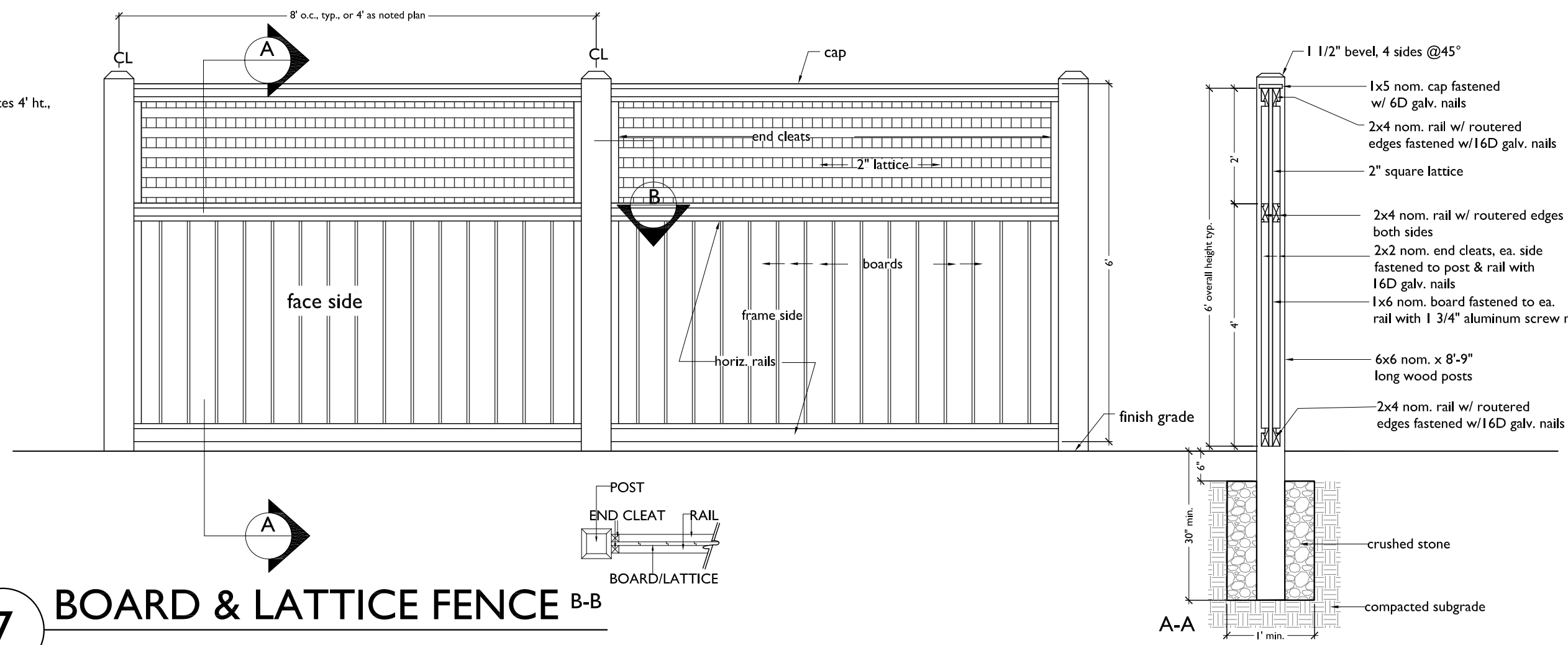
L-8



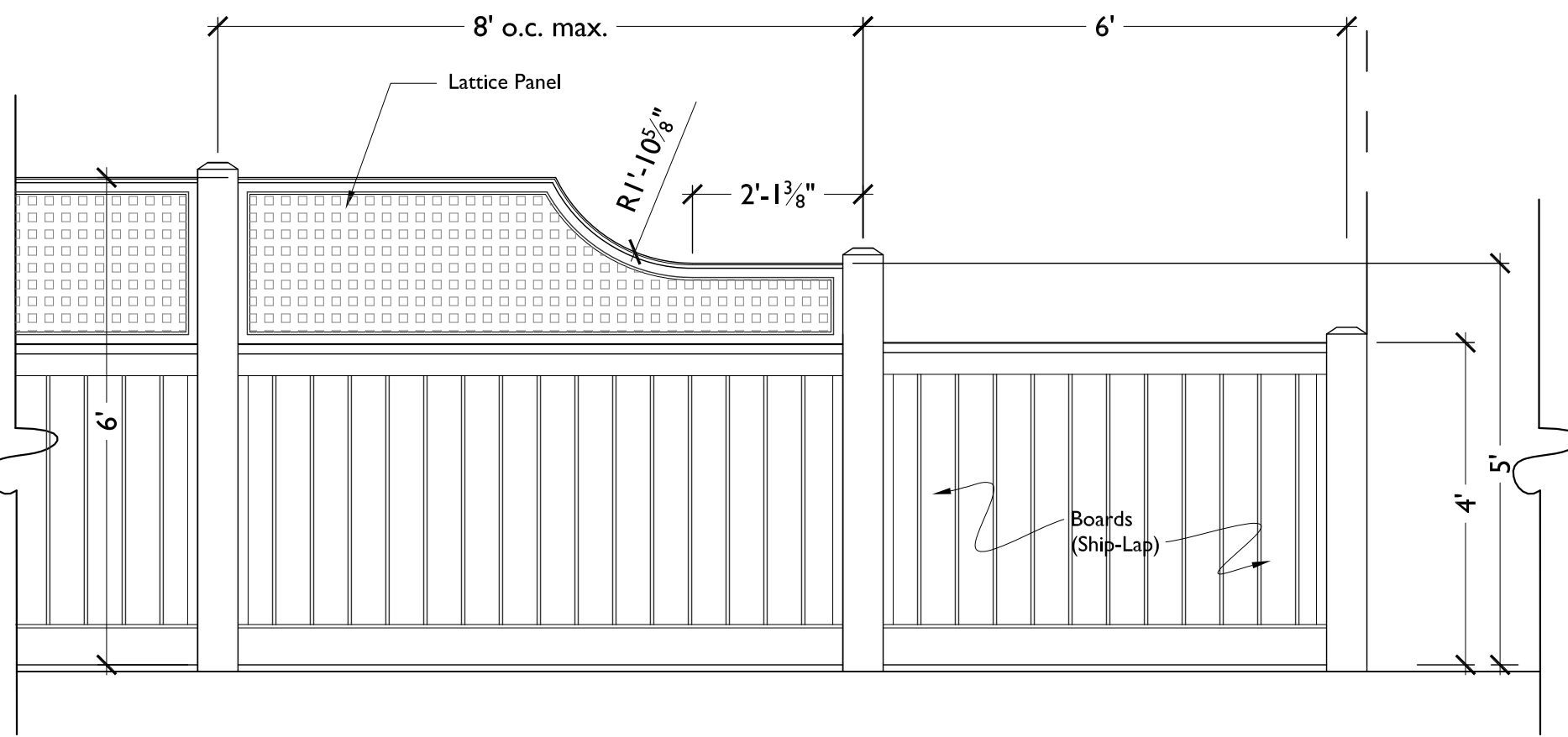


10 GREENSCREEN - TYPICAL  
scale: 1/2"=1'-0"

NOTE:  
Where layout notes 4' ht.,  
omit 2' lattice



7 BOARD & LATTICE FENCE  
scale: 1/2"=1'-0"



6 TRANSITION FENCE PANEL  
scale: 1/2"=1'-0"

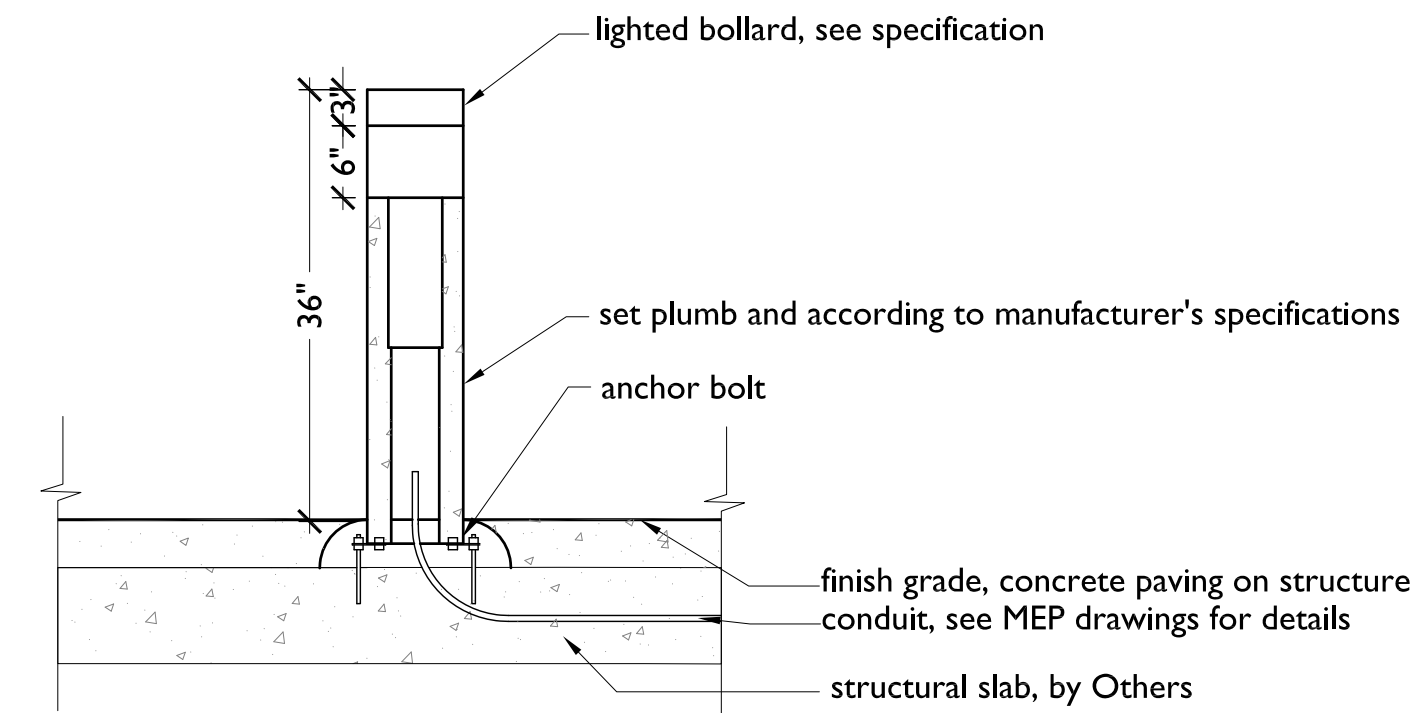


Planters: GRFC 2'x4' Rect. 'Wilshire' style  
Available: Tournesol Siteworks

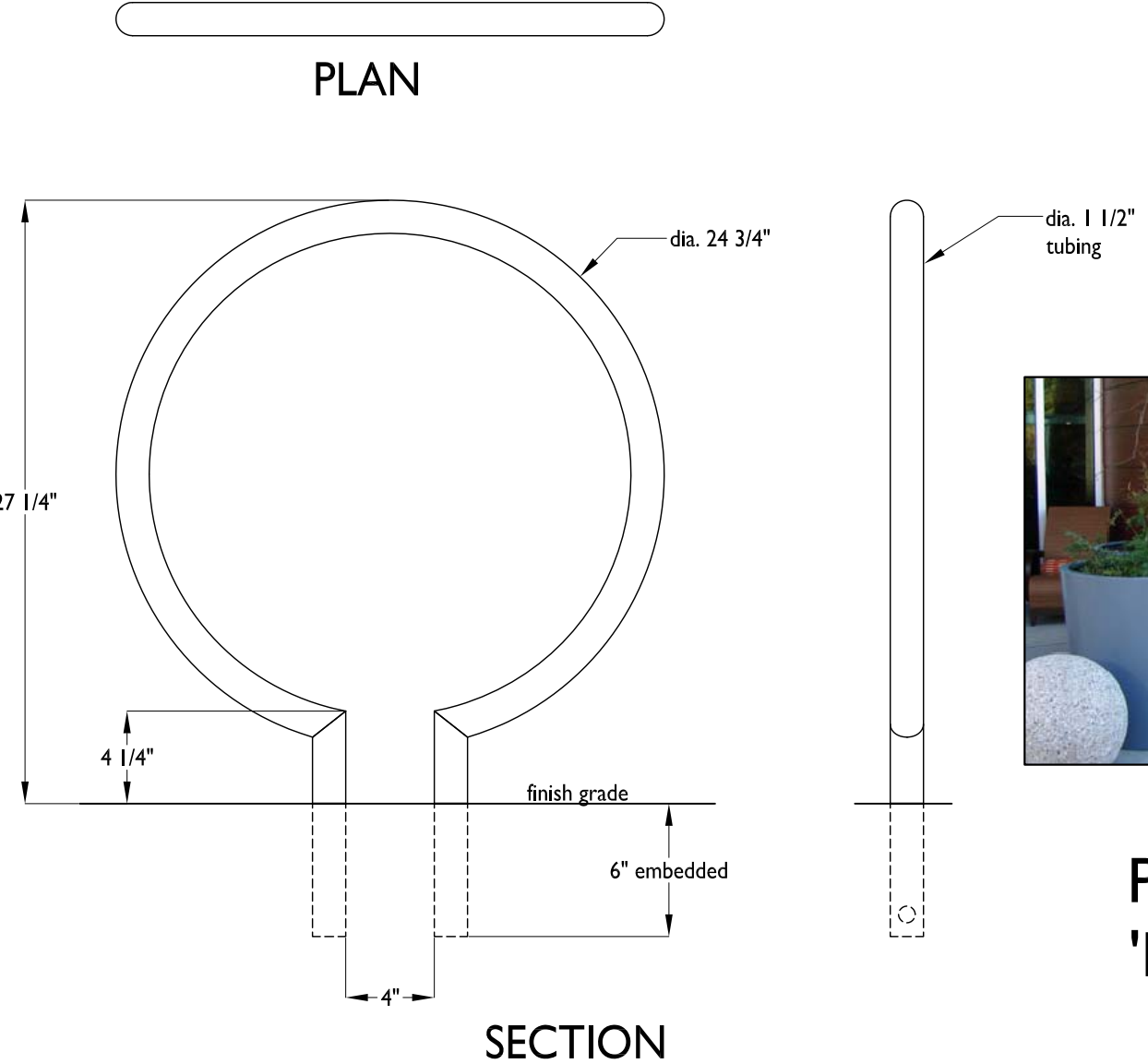
9 PLANTERS AT ROOFDECK  
NTS



8 SHADOWBOX FENCE  
NTS



5 BOLLARD - See LT (Lighting Plans)  
scale: 3/4"=1'-0"

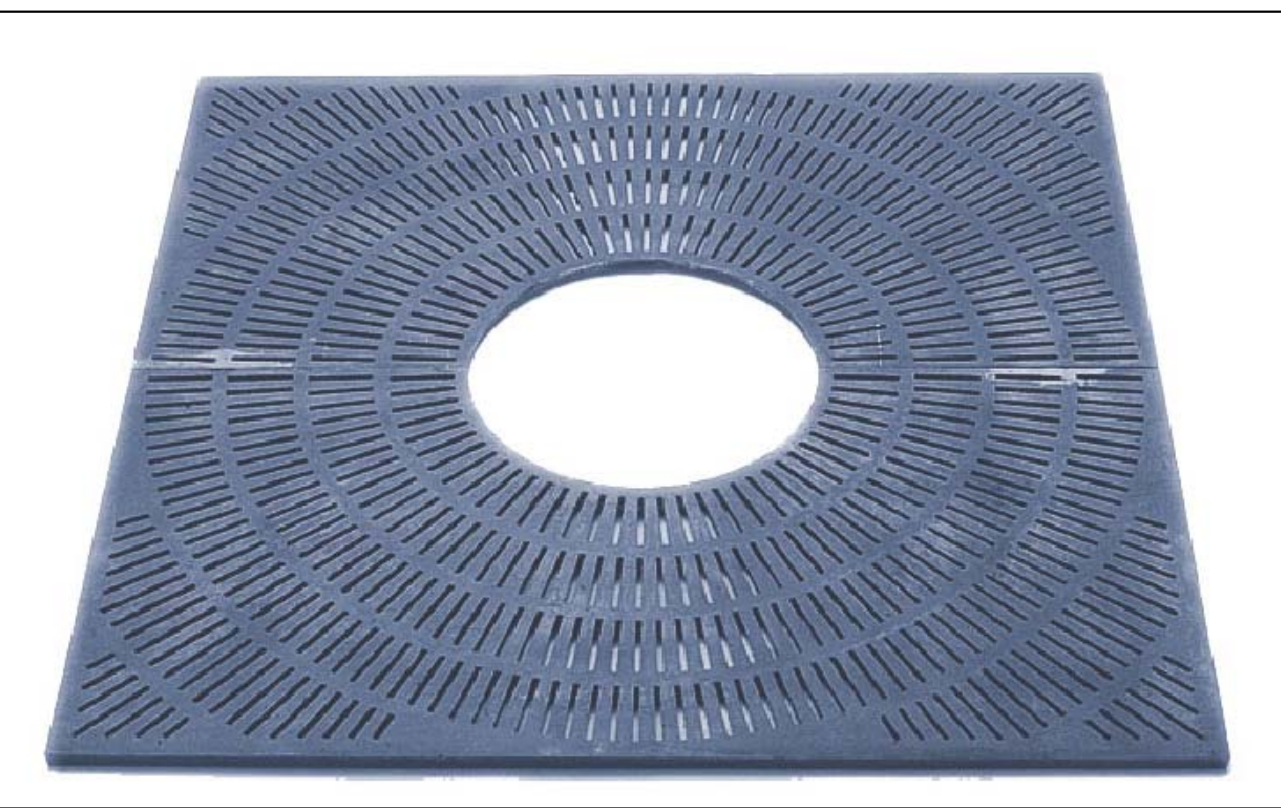


4 BIKE RACK  
scale: 3/4"=1'-0"



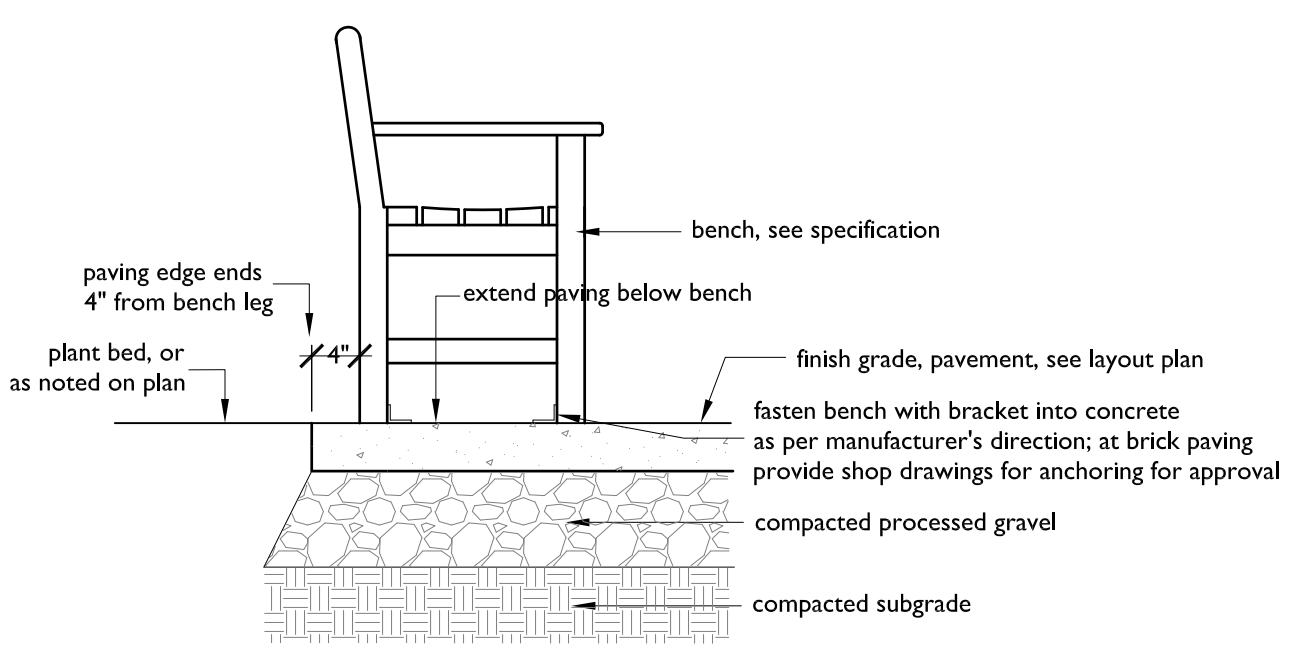
Planters: 36" Round and 2'x4' Rectangular in 'Urban' style & 'Metro' styles. Available: Tournesol Siteworks

3 PLANTERS AT STREETScape  
NTS

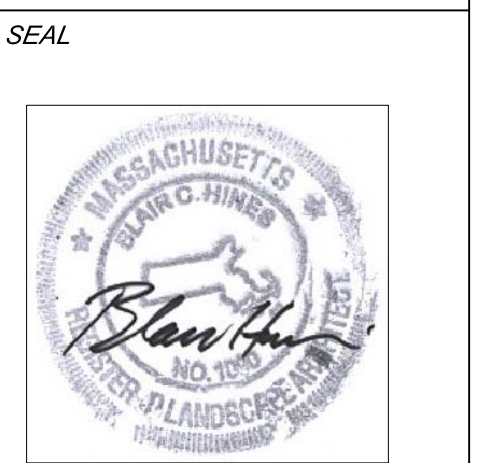


Tree Grate: 'Kiva' style 6'x6'  
Available: Urban Accessories

2 TREE GRATE  
NTS



1 BENCH  
3/4" = 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

Details

SCALE AS NOTED	
REVISION	DATE
SP REV-#4	11 JULY 2013
SP REV-#3C	18 June 2013
SP REV-2	31 May 2013
DRAWN BY KP	REVIEWED BY BH
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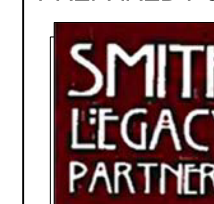


PROJECT

CUSHING VILLAGE

CUSHING SQUARE  
BELMONT, MA

PREPARED FOR



6 LITTLEFIELD ROAD  
ACTON, MA 01720

*DRAWING TITLE*

## Details

SCALE AS NOTED

REVISION	DATE
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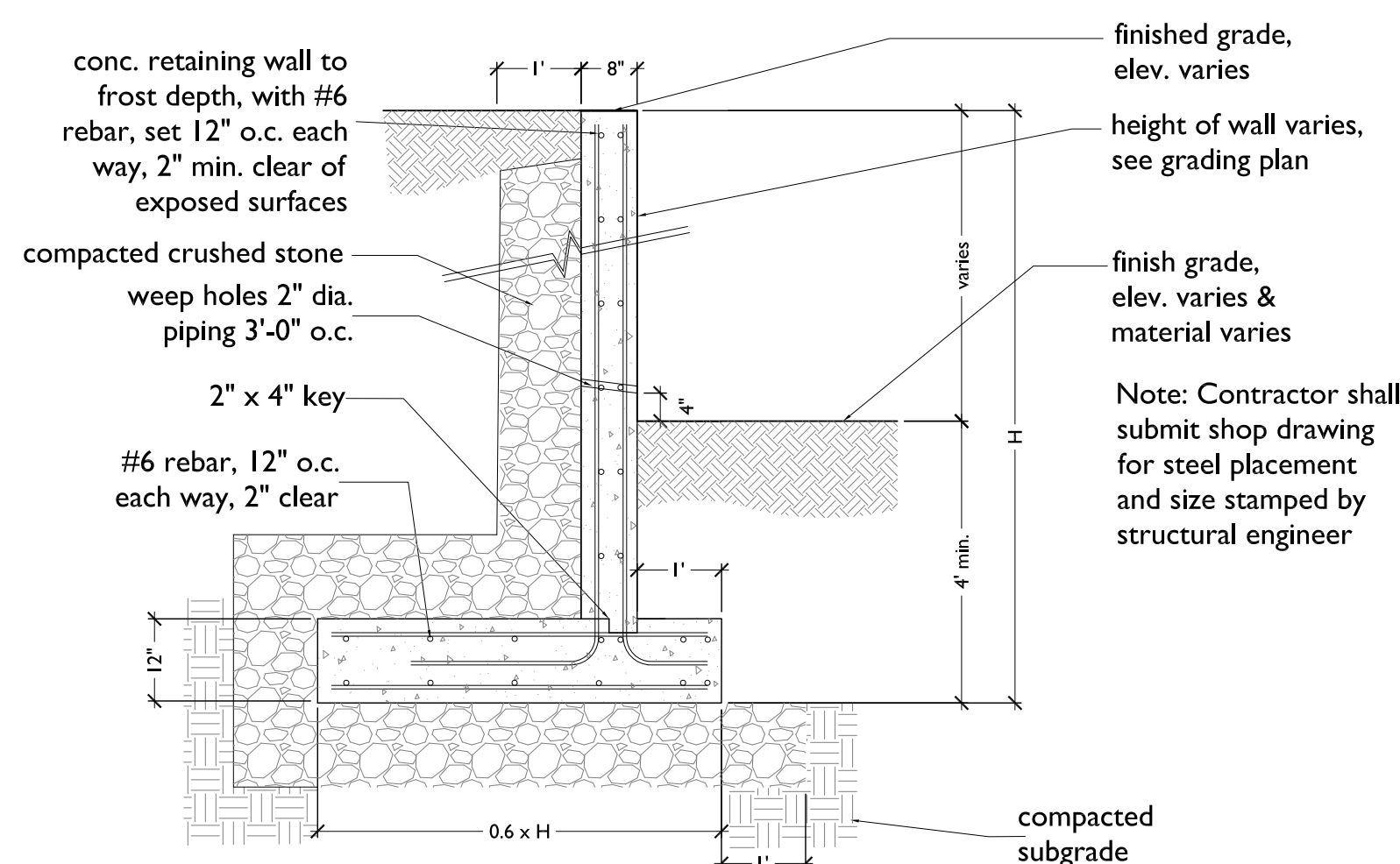
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SP REV-2	31 May 2013
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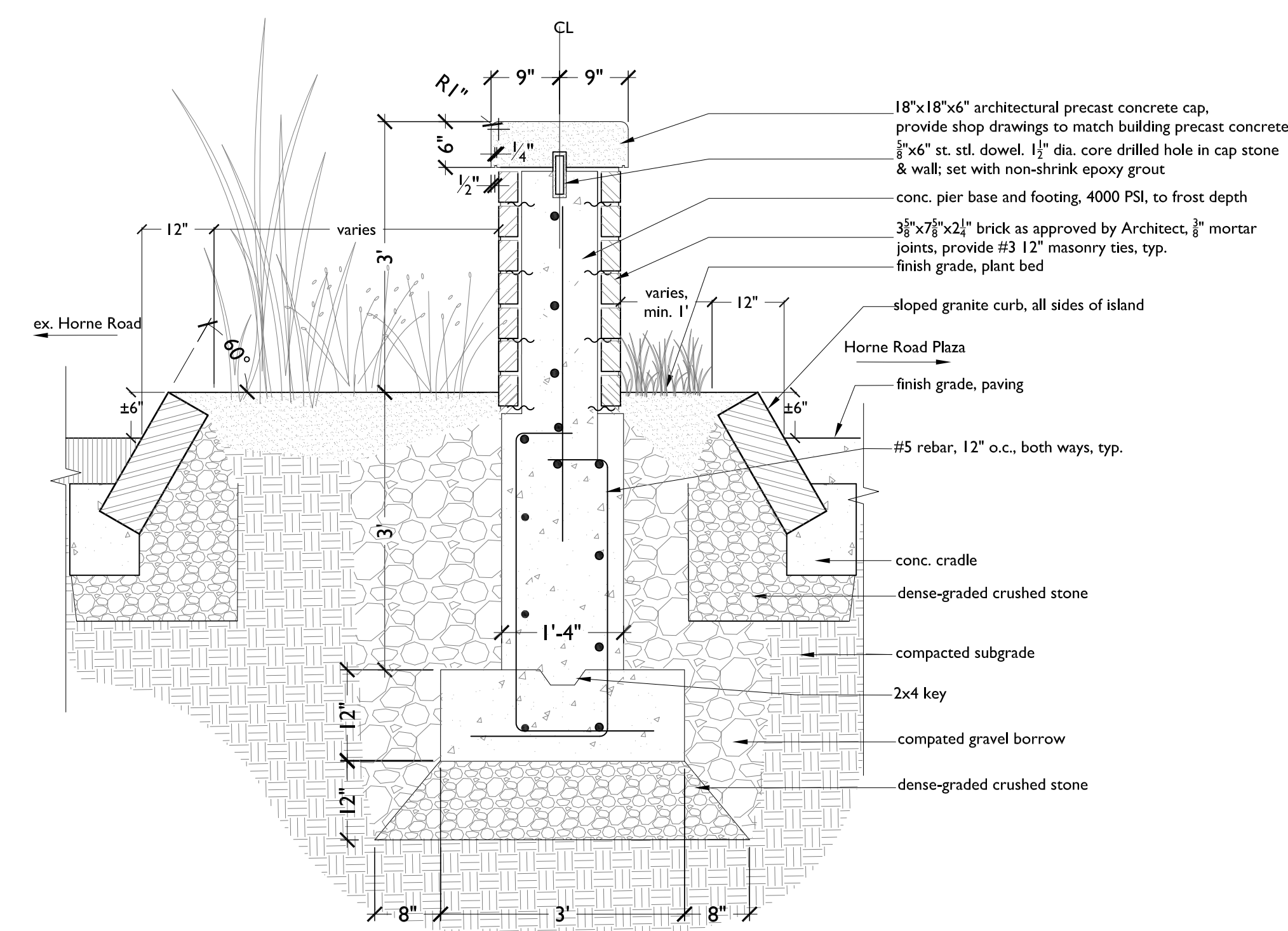
<i>DRAWN BY</i>	<i>REVIEWED BY</i>
KP	BH

SHEET

**L-10**



2 CONCRETE RETAINING WALL - SECTION  
1/2" = 1'-0"



1 SLOPED CURB & BRICK PIER AT PLANT BED  
 $\frac{3}{4}" = 1'-0"$



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CUSHING VILLAGE  
CUSHING SQUARE  
BELMONT, MA

PREPARED FOR



6 LITTLEFIELD ROAD  
ACTON, MA 01720

DRAWING TITLE

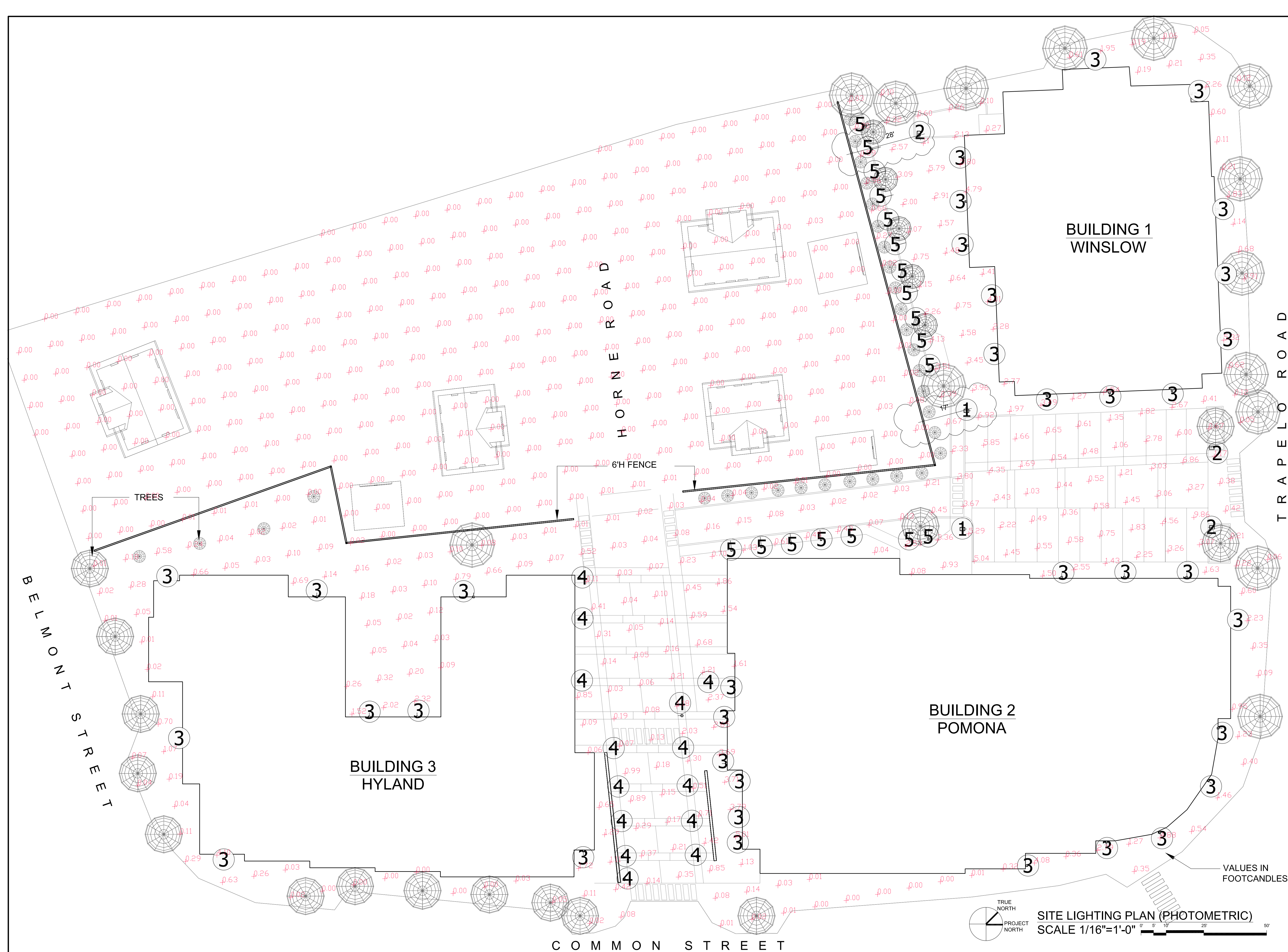
LIGHTING  
LEVEL  
CALCULATION

SCALE AS NOTED

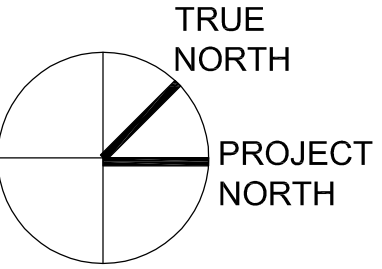
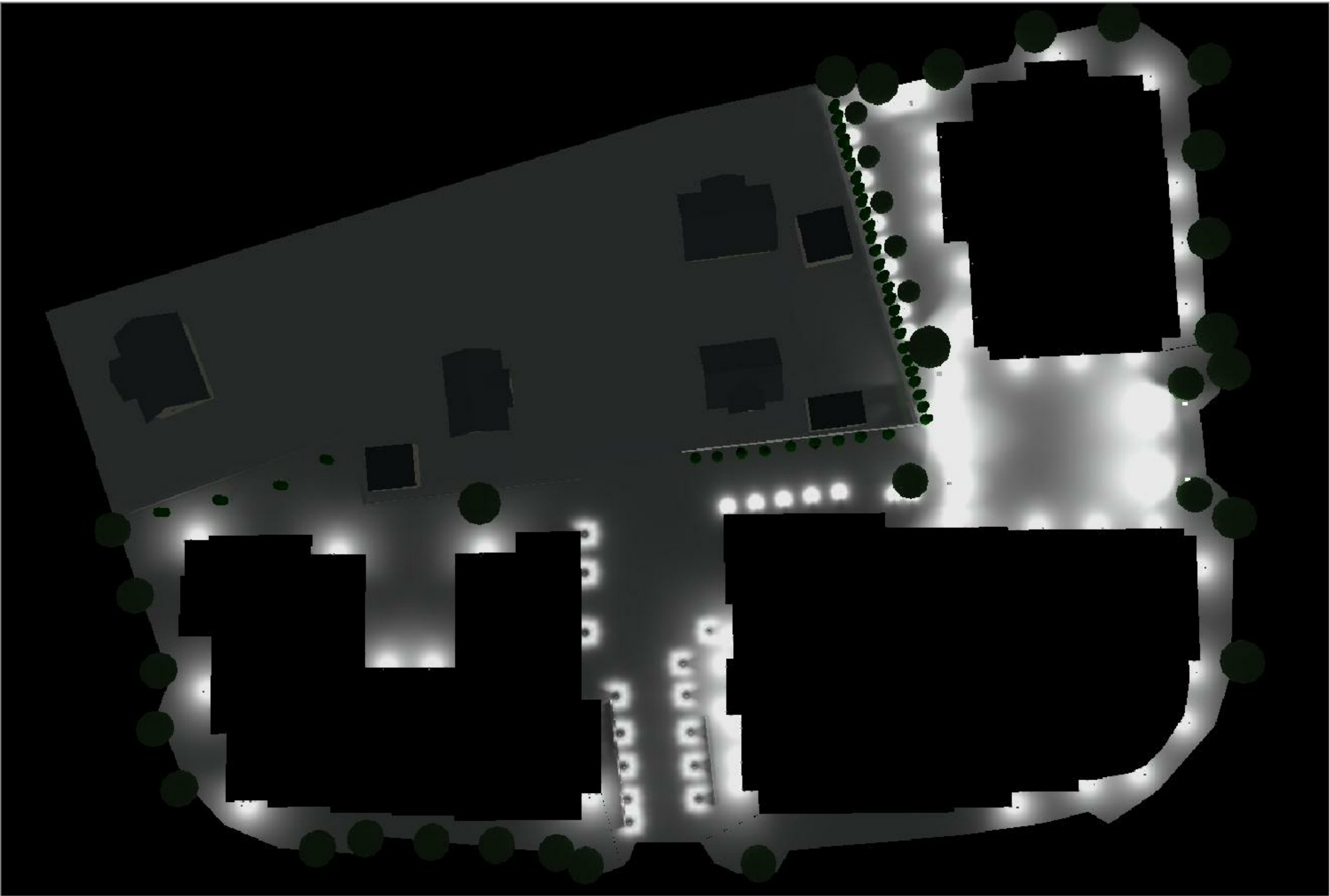
REVISION	DATE
SP REVS - 4	11 JULY 2013
SP REVS	5 MAR 2013
DRAWN BY YC	REVIEWED BY PQ

SHEET

LT-1





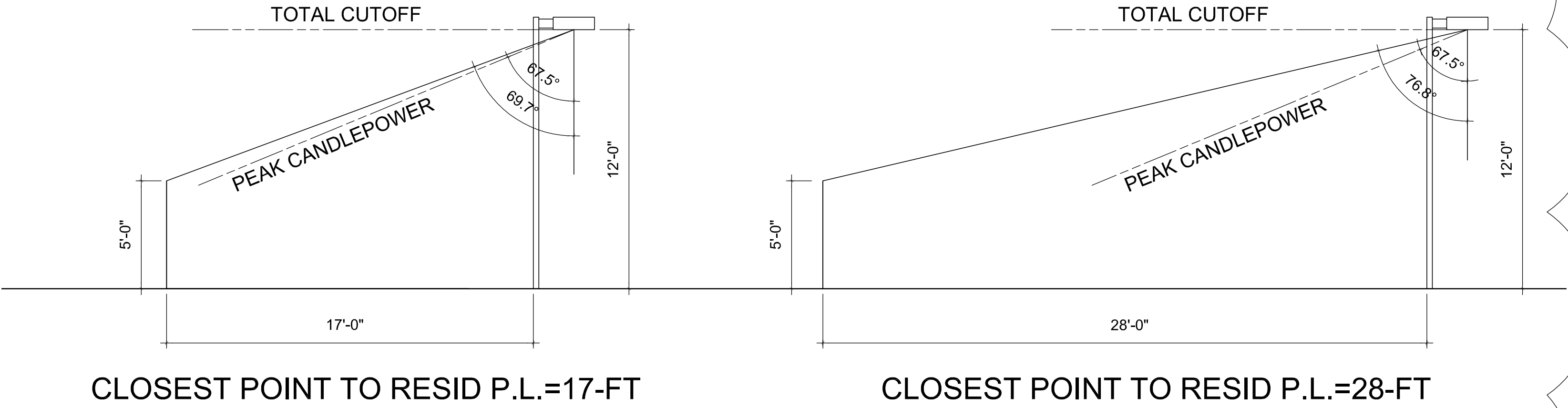


LIGHTING VALUE DRAWING

Note - Existing background light not shown (street lights, off-site buildings, as well as low-level decorative lights)

Fixtures #1 & #2 (see note - all type 2)		
	Allowed (Max)	Proposed
Pole / Light Limitations	CSOD	
Mounting Height	30-ft	12-ft
Off-Site Overspill to Residential	0.3-fc	0.08-fc

Note - All pole lights are fixture type-2 per Article 5.4.3 (diagram)



1 AREA LIGHT ON 12' POLE  
KIM LIGHTING: AR2-120LED-5100K

2 AREA LIGHT ON 12' POLE  
KIM LIGHTING: AR2-120LED-4200K

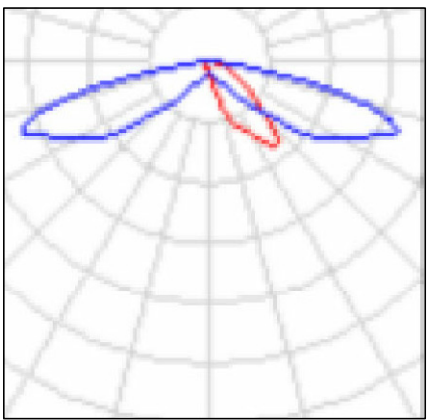
Pieces Designation

1



2

1. AREA LIGHT ON 12' POLE  
KIM LIGHTING: AR2-120LED-5100K  
- ARCHETYPE LED DIE-CAST ALUMINUM HOUSING AND LENS FRAME.  
- FLAT GLASS LENS.  
- LED EMITTER DECK INCLUDES CONSTANT CURRENT LEDS, HEATSINKS, AND REFLECTORS.

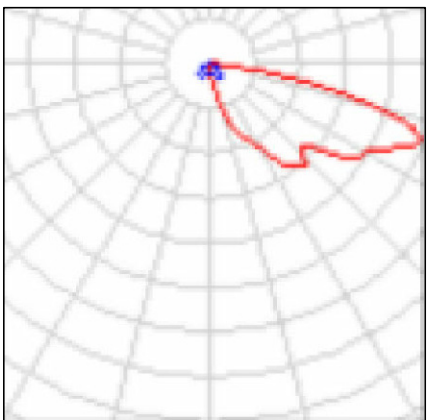


2



3

2. AREA LIGHT ON 12' POLE  
KIM LIGHTING: AR4-120LED-4200K  
- ARCHETYPE LED DIE-CAST ALUMINUM HOUSING AND LENS FRAME.  
- FLAT GLASS LENS.  
- LED EMITTER DECK INCLUDES CONSTANT CURRENT LEDS, HEATSINKS, AND REFLECTORS.

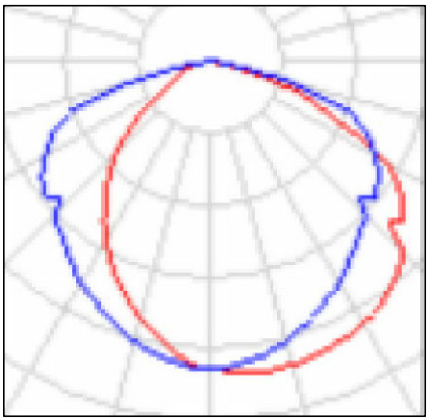


3



36

3. BUILDING MOUNT AT 7'-8" H  
KIM LIGHTING: SW1-18LED-3500K SITE  
- WALLFORM LED DIE CAST ALUMINUM UPPER HOUSING AND BASE.  
- LED BOARDS AND BRACKETS MOUNTED IN HOUSING.  
- CLEAR FLAT GLASS LENS.

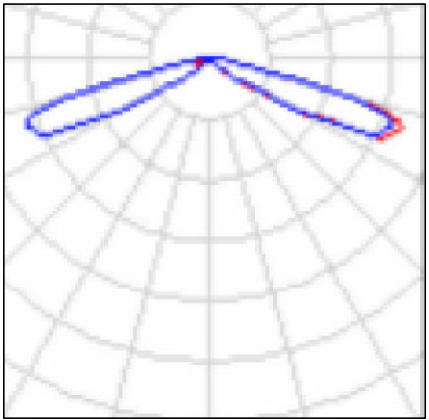


4



14

4. BOLLARD 3'-6" H  
KIM LIGHTING: VRB1-15LED-5100K  
- VANDAL RESISTANT ROUND BOLLARD LED.  
- THREE 5-LED BOARDS FOR A TOTAL OF 15-LED.  
- DARK BRONZE CAST ALUMINUM DOME AND LOUVERS.  
- ATTACHED TO AN ALUMINUM RISER.  
- TEMPERED PRISMATIC GLASS.

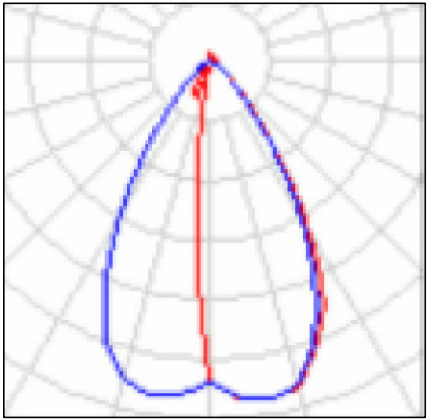


5



18

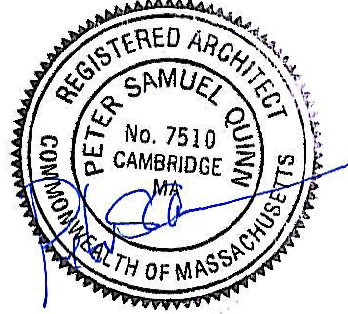
5. PATH LIGHT AT 3' H  
MP LIGHTING: L97-2W30S60-MA  
- LED INPUT VOLTAGE: 24V DC  
- POWER CONSUMPTION: 8W/18W  
- MOUNTS TO 36" OR 48" ANODIZED ALUMINUM POST.  
- COMES WITH 24" CABTIRE LEAD INSIDE POST.



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COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC  
1904 MASS AVE, 2ND FLOOR  
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SEAL



CONSULTANT



CONSULTANT

PROJECT

CUSHING VILLAGE  
CUSHING SQUARE  
BELMONT, MA

PREPARED FOR



6 LITTLEFIELD ROAD  
ACTON, MA 01720

DRAWING TITLE

LIGHTING  
GRAPHICS  
AND FIXTURES

SCALE AS NOTED

REVISION	DATE
SP REVS - 4	11 JULY 2013
SP REVS	5 MAR 2013
DRAWN BY YC	REVIEWED BY PQ
SHEET	

LT-2