



# CUSHING VILLAGE

BELMONT, MASSACHUSETTS

2D DRAWING SET  
CURRENT AS OF 11 JULY 2013

FINAL REVIEW SET (SP-REV #4)

ALL SUBSTANTIVE CHANGES FROM REV-#3 SERIES ARE CLOUDED

## PROJECT TEAM

**OWNER**  
SMITH LEGACY PARTNERS LLC  
6 LITTLEFIELD ROAD  
ACTON, MA, 01720

**LEGAL COUNSEL**  
FLETCHER TILTON, P.C.  
370 MAIN ST  
WORCESTER, MA, 01680

**ARCHITECT**  
PETER QUINN ARCHITECTS LLC  
1904 MASSACHUSETTS AVE  
CAMBRIDGE, MA, 02140

**CONSULTING ARCHITECT**  
LINE COMPANY ARCHITECTS, INC  
760 MAIN ST  
WALTHAM, MA, 02451

**CIVIL ENGINEER**  
ALLEN & MAJOR ASSOCIATES INC  
250 COMMERCIAL ST, SUITE 1001  
MANCHESTER, NH, 03101

**LANDSCAPE ARCHITECT**  
BLAIR HINES DESIGN ASSOCIATES  
318 HARVARD ST, SUITE 25  
BROOKLINE, MA, 02446

## LOCUS MAP



## LIST OF DRAWINGS

ALL DRAWINGS ARE MARKED REV- #4

### COVER SHEET / DRAWING LIST

### ZONING COMPLIANCE

Z1	FAR
Z2	BUILDING HEIGHT & DIMENSIONAL TABLE
Z3	SETBACKS & BUILDING STEPPING 4TH LEVEL ANALYSIS

### EXISTING CONDITIONS PLOT PLAN

TOPOGRAPHIC PLAN

### CIVIL ENGINEERING

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C-6	EROSION CONTROL
D-1	DETAILS
D-2	DETAILS
D-3	DETAILS
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### LANDSCAPE

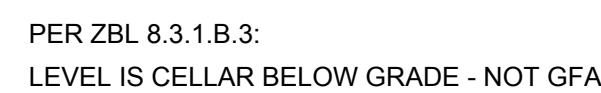
L-1	LAYOUT & MATERIALS PLAN
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### ARCHITECTURAL

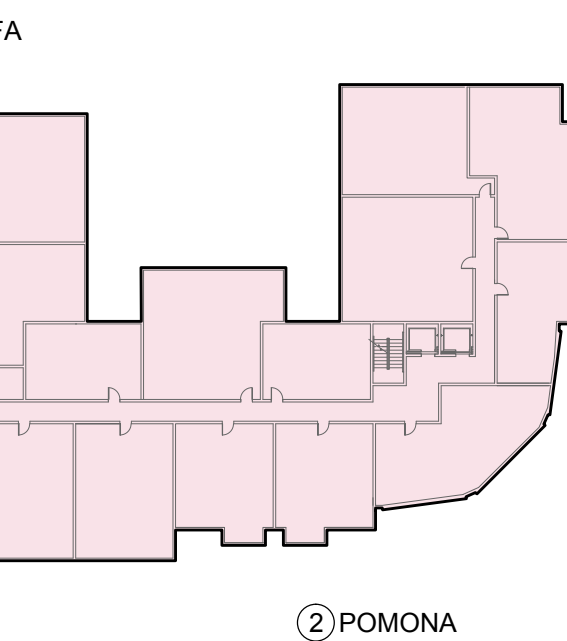
A1.0	UNDERGROUND PARKING PLAN
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A3.1	SITE SECTIONS
A3.2	SITE SECTIONS



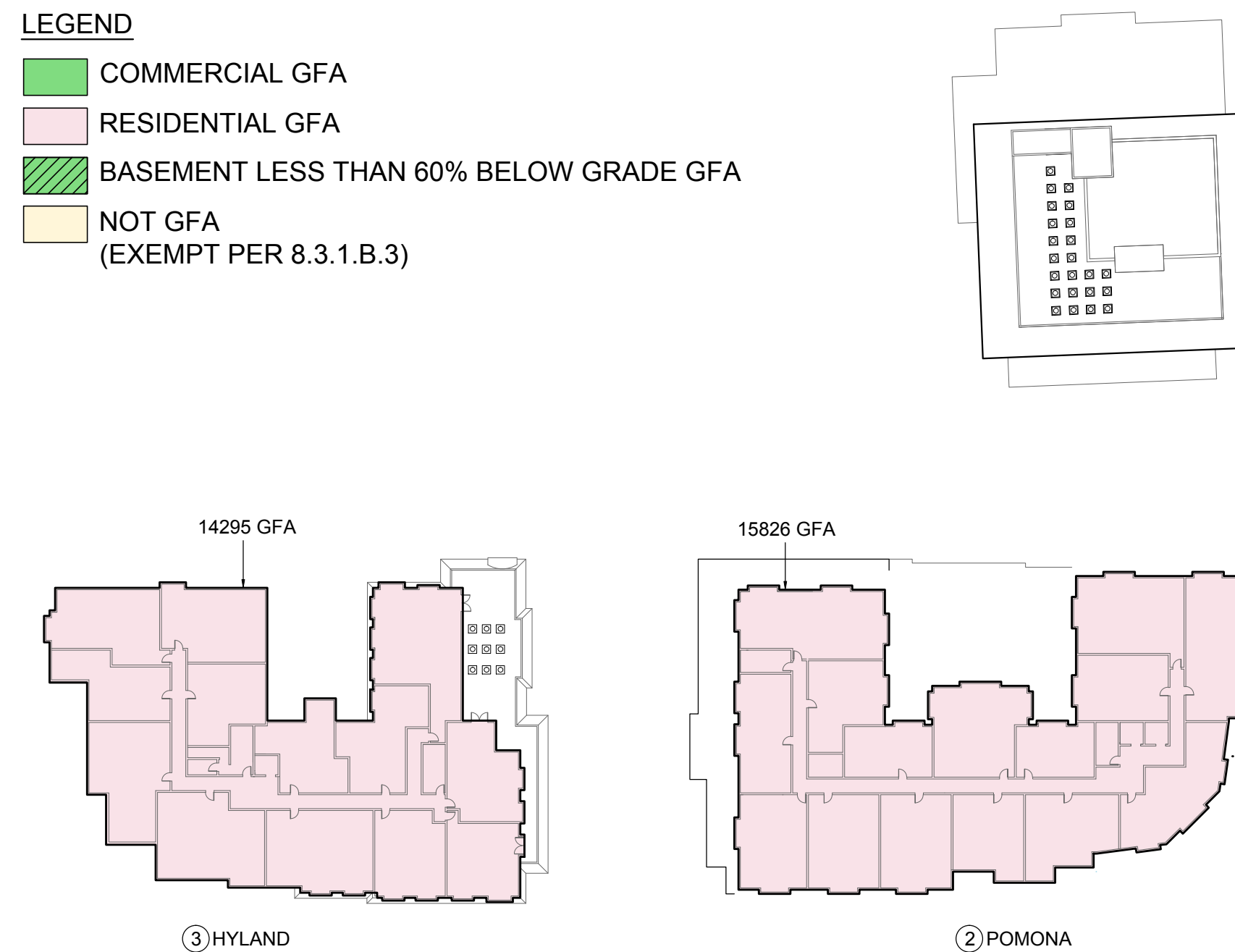




SCALE: 1/50"=1'-0"



HYLAND 1ST / 2ND LEVEL (STEPPED), WINSLOW & POMONA LEVEL 3  
SCALE: 1/50"=1'-0"



HYLAND 2ND / 3RD LEVEL (STEPPED), POMONA LEVEL 4  
SCALE: 1/50"=1'-0"



HYLAND 3RD / 4TH LEVEL (STEPPED)  
SCALE: 1/50"=1'-0"

Building	Winslow	Pomona	Hyland	31-May-13 Plans	09-Jul-'12 Plans	Building	17-Jan-'12 Plans (Corrected)
<b>LEVEL 1</b>	11,191	21,529	3,808	36,528	36,099	<b>LEVEL 1</b>	34,743
commercial	10,237	20,026	3,808	34,071	34,280	commercial	33,333
residential	954	1,503	0	2,457	1,819	residential	1,410
<b>LEVEL 2/HYLAND 1</b>	11,850	18,825	16,300	46,975	45,848	<b>LEVEL 2/HYLAND 1</b>	46,327
Commercial	0	0	4,271	4,271	3,820	commercial	3,642
residential	11,850	18,825	12,029	42,704	42,028	residential	42,685
<b>LEVEL 3/HYLAND 2</b>	11,687	17,659	15,771	45,117	44,964	<b>LEVEL 3/HYLAND 2</b>	45,666
<b>LEVEL 4/HYLAND 3</b>	0	15,826	14,295	30,121	34,823	<b>LEVEL 4/HYLAND 3</b>	42,332
<b>HYLAND LEVEL 3/4</b>	0	0	5,142	5,142	8,352	<b>HYLAND LEVEL 3/4</b>	9,927
<b>TOTAL SF</b>	34,728	73,339	55,316	163,883	170,086	<b>HYLAND LEVEL 4</b>	5,030
commercial	10,237	20,026	8,079	38,342	38,100	<b>TOTAL SF</b>	184,025
residential	24,491	53,813	47,237	125,541	131,986	commercial	36,975
						residential	147,050

COMMERCIAL GFA (EXCLUDES NON-GFA)				
	BUILDING-1 WINSLOW	BUILDING-2 POMONA	BUILDING-3 HYLAND	LEVEL TOTALS
BASEMENT / PARKING	0	0	0	0
LEVEL 1	10,237	20,026	2,427	32,690
HYLAND 1ST LEVEL, LEVEL 2	0	0	0	0
HYLAND 1ST / 2ND LEVEL, WINSLOW & POMONA LEVEL 3	0	0	0	0
HYLAND 2ND / 3RD LEVEL, WINSLOW & POMONA LEVEL 4	0	0	0	0
HYLAND 3RD / 4TH LEVEL	0	0	0	0
<b>BUILDING TOTALS (COMMERCIAL)</b>	<b>10,237</b>	<b>20,026</b>	<b>2,427</b>	<b>32,690</b>

RESIDENTIAL GFA (EXCLUDES NON-GFA)				
	BUILDING-1 WINSLOW	BUILDING-2 POMONA	BUILDING-3 HYLAND	LEVEL TOTALS
BASEMENT / PARKING	0	0	0	0
LEVEL 1	954	1,503	0	2,457
HYLAND 1ST LEVEL, LEVEL 2	11,850	18,825	12,029	42,704
HYLAND 1ST / 2ND LEVEL, WINSLOW & POMONA LEVEL 3	11,687	17,659	15,771	45,117
HYLAND 2ND / 3RD LEVEL, WINSLOW & POMONA LEVEL 4	0	15,826	14,295	30,121
HYLAND 3RD / 4TH LEVEL	0	0	5,142	5,142
<b>BUILDING TOTALS (RESIDENTIAL)</b>	<b>24,491</b>	<b>53,813</b>	<b>47,237</b>	<b>125,541</b>

HIGHLAND STRUCTURED PARKING AT BASEMENT <60% BELOW GRADE GFA				
	BUILDING - 1 WINSLOW	BUILDING - 2 POMONA	BUILDING - 3 HYLAND	LEVEL TOTALS
ALL LEVELS	0	0	2,665	2,665

CELLAR >60% BELOW GRADE NOT GFA				
	BUILDING - 1 WINSLOW	BUILDING - 2 POMONA	BUILDING - 3 HYLAND	LEVEL TOTALS
ALL LEVELS	0	0	0	77,777

GFA		LOT AEA		FAR
160,896	/	86,073 (LOT AREA INCLUDING HORNE RD)	=	1.87
160,896	/	79,702 (LOT AREA EXCLUDING HORNE RD)	=	2.02

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



CONSULTANT



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PROJECT

CUSHING VILLAGE  
CUSHING SQUARE  
BELMONT, MA

PREPARED FOR



6 LITTLEFIELD ROAD  
ACTON, MA 01720

**DRAWING TITLE**

ZONING  
COMPLIANCE:  
FAR

SCALE AS NOTED

REVISION	DATE
SP REVS- 4	11 JULY 2013
SPSR REV 3	31 MAY 2013
SPSR REV 2	05 MAR 2013
DRAWN BY CY/MY	REVIEWED BY PQ
SHEET	

SHEET

# Z-1



ZONING COMPLIANCE TABLE

For Compliance in the CSOD and underlying Zoning, as applicable	By-Law Allowed / Required	Proposed Conditions	Comment
Lot Area (Min SF)	15,000 for SPSR	86,073	Complies - Includes Home Rd Lot Area and Municipal Parking Lot
Total Gross Floor Area (SF)		163,931	Complies
FAR (Max Ratio)	3.0 by SP	1.90	Complies w/SP per 8.3.1.1 See Sheet Z-1
Front Setback (Min ft)	0'	0'	Complies
Side Setback (Min ft)	0' and 20ft abutting Res	0' and 20ft abutting Res	Complies
Rear Setback (Min ft)	20ft	20ft	Complies
Building Height (max ft/stories)	48' and 4 STY by SP per 8.4	Building 1 = +/- 36'-0" and 3 STY Building 2 = +/- 48'-0" and 4 STY Building 3 = +/- 44'-11" and 3 STY	All Comply w/SP per 8.4 See Sheet Z-2
No. Of Dwelling Units	NA	+/-115	Complies w/SP
No. Of Parking Spaces	Per Calculation	174	Complies See Parking Compliance
No. of Bicycle Spaces	Per Calculation	Up to 175	Complies See Bicycle Storage Compliance

PARKING COMPLIANCE

THE ESTIMATED PARKING REQUIREMENT  
BASED ON PROJECTED USES AND PROPOSED REDUCTION

Use	Rate	Unit	Spaces
Residential	1 per unit	115 units	115
Restaurant (incl Starbucks)	1 per 4 seats	198 seats	50
Commercial (all ground floor)	1 per 550-sf	29,800	54
Total Parking Required exclusive of Municipal Replacement			219
Parking Provided (see Table)		225	(175)
Less required Municipal replacement		(50)	
Parking provided excl. Municipal			175
Reduction Request			44
Reduction as a percent of required			20%

PARKING SPACES PROVIDED

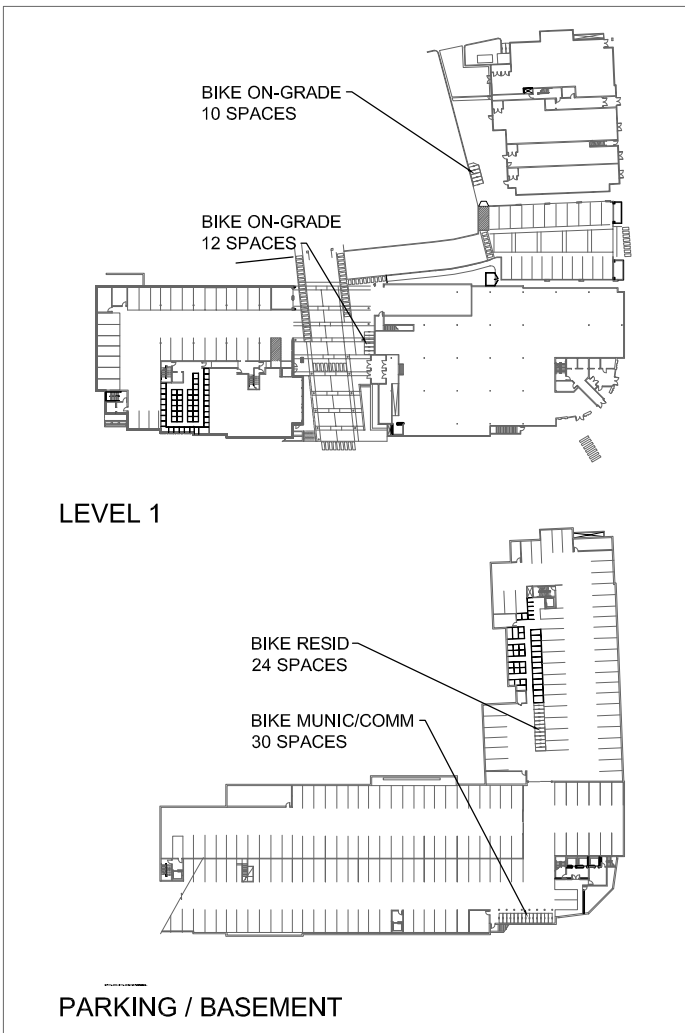
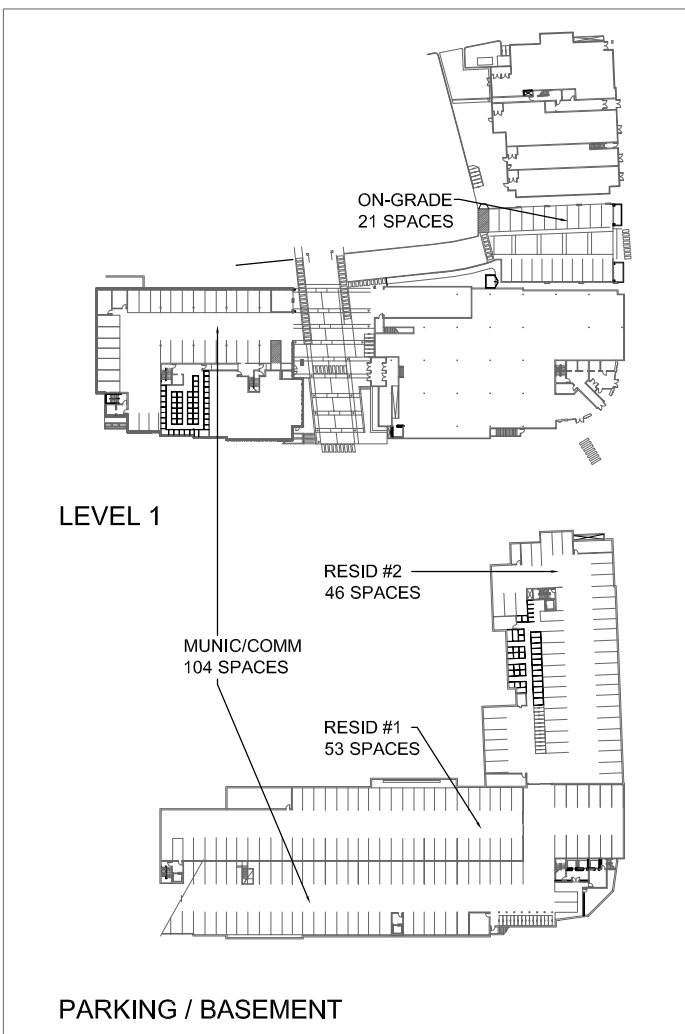
Area	Standard Size (9'-0" X 18'-0")	Compact (8'-0" X 16'-0" MIN)	HC Spaces Per MABC dim's	Total
On-Grade	10	11		22
Structured - Commercial *	34	18	3	54
Structured - Municipal *	34	14	2	50
Structured - Residential	63	32	5	99
Total	141	75 (33% of total)	9**	225

\* The designation of municipal and commercial spaces is subject to a future management agreement between the Applicant and the Town. Therefore, the final ratio of standard vs. compact is only estimated at this point. However, their respective totals are accurate.

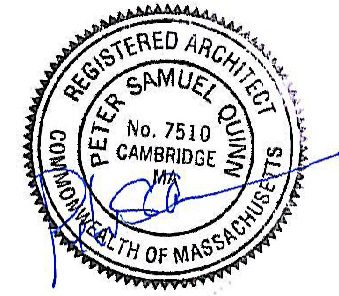
\*\* The MAABC requires between 7 and 9 HC accessible parking spaces, depending on distribution.

BICYCLE STORAGE COMPLIANCE

Bicycle Storage Required For Compliance in the CSOD	Required	Calculation	Required Count
Residential - See Residential Unit Tabulation	One space per unit	115 units X 1.0	115
Commercial - See Commercial Area Tabulation	2 spaces per commercial establishment, assume 7	7 retail X 2	14
Total Bicycle Storage Req'd (Res+Com)			129
Bicycle Storage Provided			Provided Count
Level B - Lot A (Municipal) - all covered			30
Level B - Lot B (Residential) - all covered			24
Level 1 at-grade - 20 covered			22
Additional Residential Available (Rack System above Assigned Residential Parking Space)			Up to 99
Total Bicycle Storage Available			Up to 175 Complies



SEAL



CONSULTANT



CONSULTANT

PROJECT

CUSHING VILLAGE  
CUSHING SQUARE  
BELMONT, MA

PREPARED FOR



6 LITTLEFIELD ROAD  
ACTON, MA 01720

DRAWING TITLE

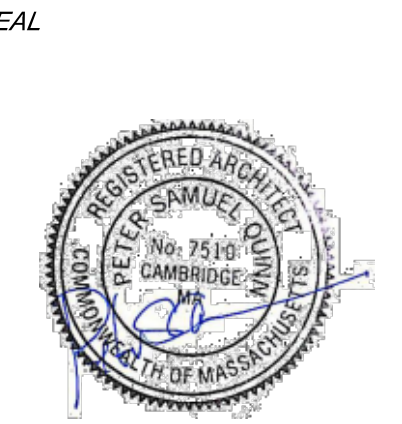
ZONING COMPLIANCE:  
BUILDING HT & DIMENSIONAL TABLE

SCALE AS NOTED

REVISION	DATE
SP REVS- 4	11 JULY 2013
SPSR REV 3D	8 JUL 2013
SPSR REV 3A	7 JUN 2013
SPSR REV 3	31 MAY 2013
SPSR REV 2	05 MAR 2013
DRAWN BY YC/MY	REVIEWED BY PQ

SHEET





CONSULTANT

PROJECT

CUSHING VILLAGE  
CUSHING SQUARE  
BELMONT, MA

PREPARED FOR

SMITH  
LEGACY  
PARTNERS

6 LITTLEFIELD ROAD  
ACTON, MA 01720

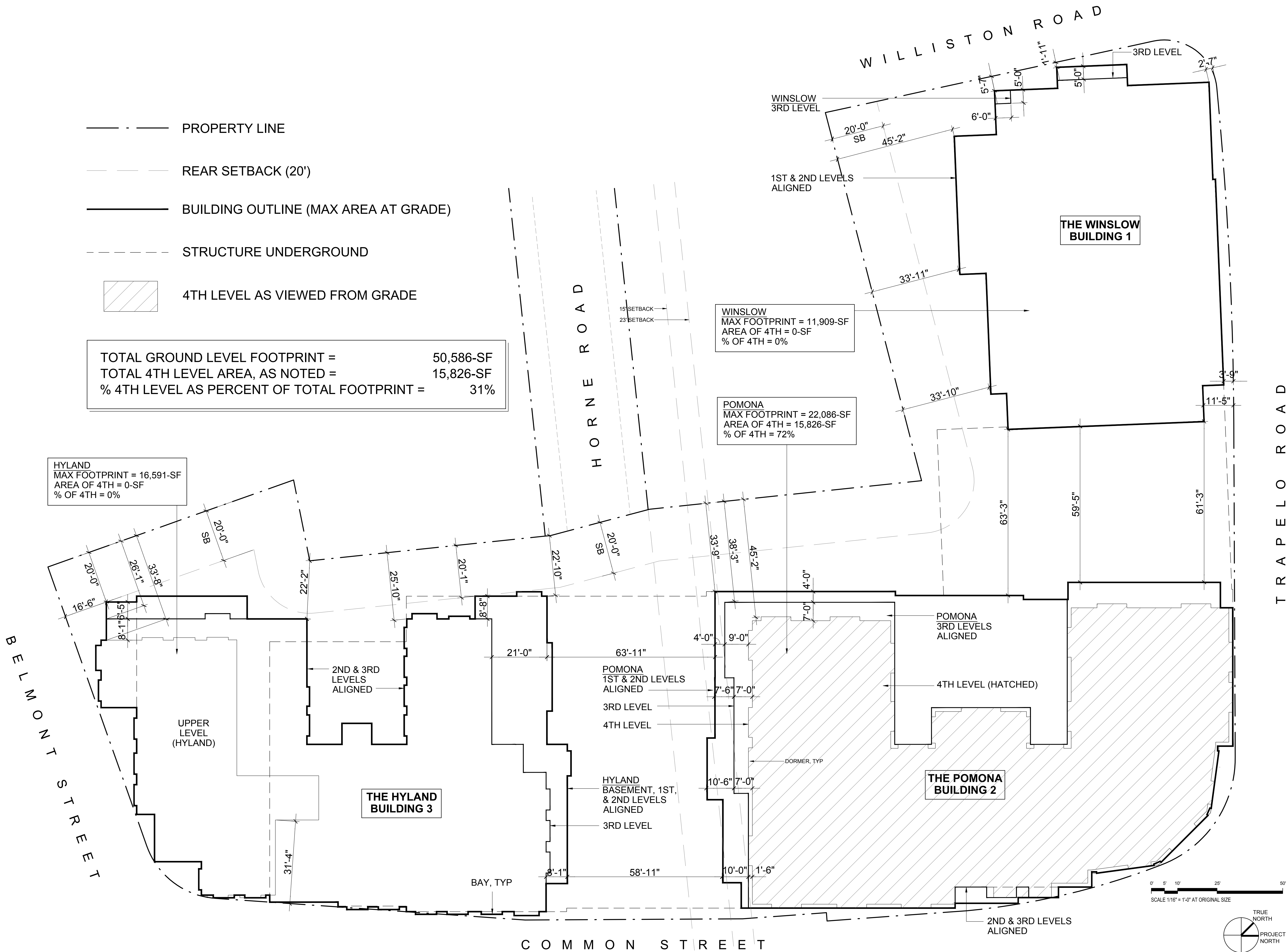
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ZONING  
COMPLIANCE:  
PROPOSED  
SETBACKS &  
BUILDING STEPPING  
4TH LEVEL  
ANALYSIS

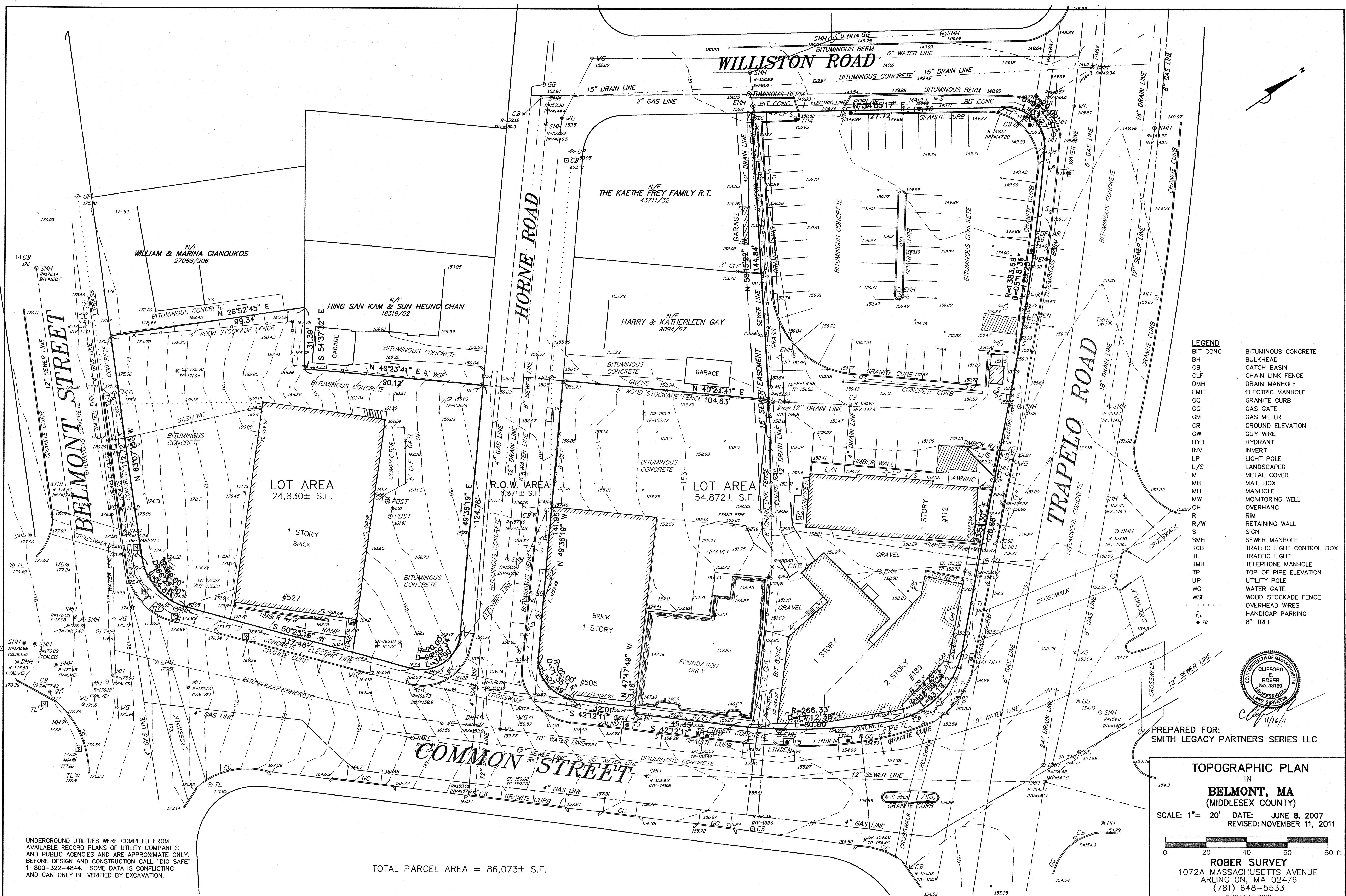
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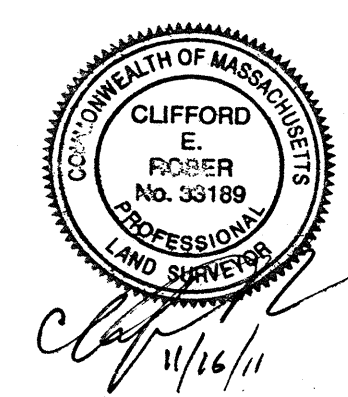
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- LEGEND**
- |          |                           |
|----------|---------------------------|
| BIT CONC | BULKHEAD                  |
| BH       | CATCH BASIN               |
| CB       | CHAIN LINK FENCE          |
| CLF      | DRAIN MANHOLE             |
| DMH      | ELECTRIC MANHOLE          |
| EMH      | GRANITE CURB              |
| GC       | GAS GATE                  |
| GG       | GAS METER                 |
| GM       | GROUND ELEVATION          |
| GW       | GUY WIRE                  |
| HYD      | HYDRANT                   |
| INV      | INVERT                    |
| LP       | LIGHT POLE                |
| L/S      | LANDSCAPED                |
| M        | METAL COVER               |
| MB       | MAIL BOX                  |
| MH       | MANHOLE                   |
| MW       | MONITORING WELL           |
| OH       | OVERHANG                  |
| R        | RETAINING WALL            |
| R/W      | SIGN                      |
| SMH      | SEWER MANHOLE             |
| TCB      | TRAFFIC LIGHT CONTROL BOX |
| TL       | TRAFFIC LIGHT             |
| TMH      | TELEPHONE MANHOLE         |
| TP       | TOP OF PIPE ELEVATION     |
| UP       | UTILITY POLE              |
| WG       | WATER GATE                |
| WSF      | WOOD STOCKADE FENCE       |
| .....    | OVERHEAD WIRES            |
| .....    | HANDICAP PARKING          |
| .....    | 8" TREE                   |



PREPARED FOR:  
SMITH LEGACY PARTNERS SERIES LLC

**TOPOGRAPHIC PLAN**  
IN  
**BELMONT, MA**  
(MIDDLESEX COUNTY)  
SCALE: 1"= 20' DATE: JUNE 8, 2007  
REVISED: NOVEMBER 11, 2011

**ROBER SURVEY**  
1072A MASSACHUSETTS AVENUE  
ARLINGTON, MA 02476  
(781) 648-5533  
2724TP3.DWG

UNDERGROUND UTILITIES WERE COMPILED FROM AVAILABLE RECORD PLANS OF UTILITY COMPANIES AND PUBLIC AGENCIES AND ARE APPROXIMATE ONLY. BEFORE DESIGN AND CONSTRUCTION CALL "DIG SAFE" 1-800-322-4344. SOME DATA IS CONFLICTING AND CAN ONLY BE VERIFIED BY EXCAVATION.

TOTAL PARCEL AREA = 86,073± S.F.