



CUSHING VILLAGE

BELMONT, MASSACHUSETTS

2D DRAWING SET
CURRENT AS OF 18 JUNE 2013

(SP-REV #3, #3A, #3B, AND #3C)

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

COVER SHEET / DRAWING LIST

ZONING COMPLIANCE

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CIVIL ENGINEERING

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C-6	EROSION CONTROL (REV-3C)
D-1	DETAILS
D-2	DETAILS
D-3	DETAILS
D-4	DETAILS

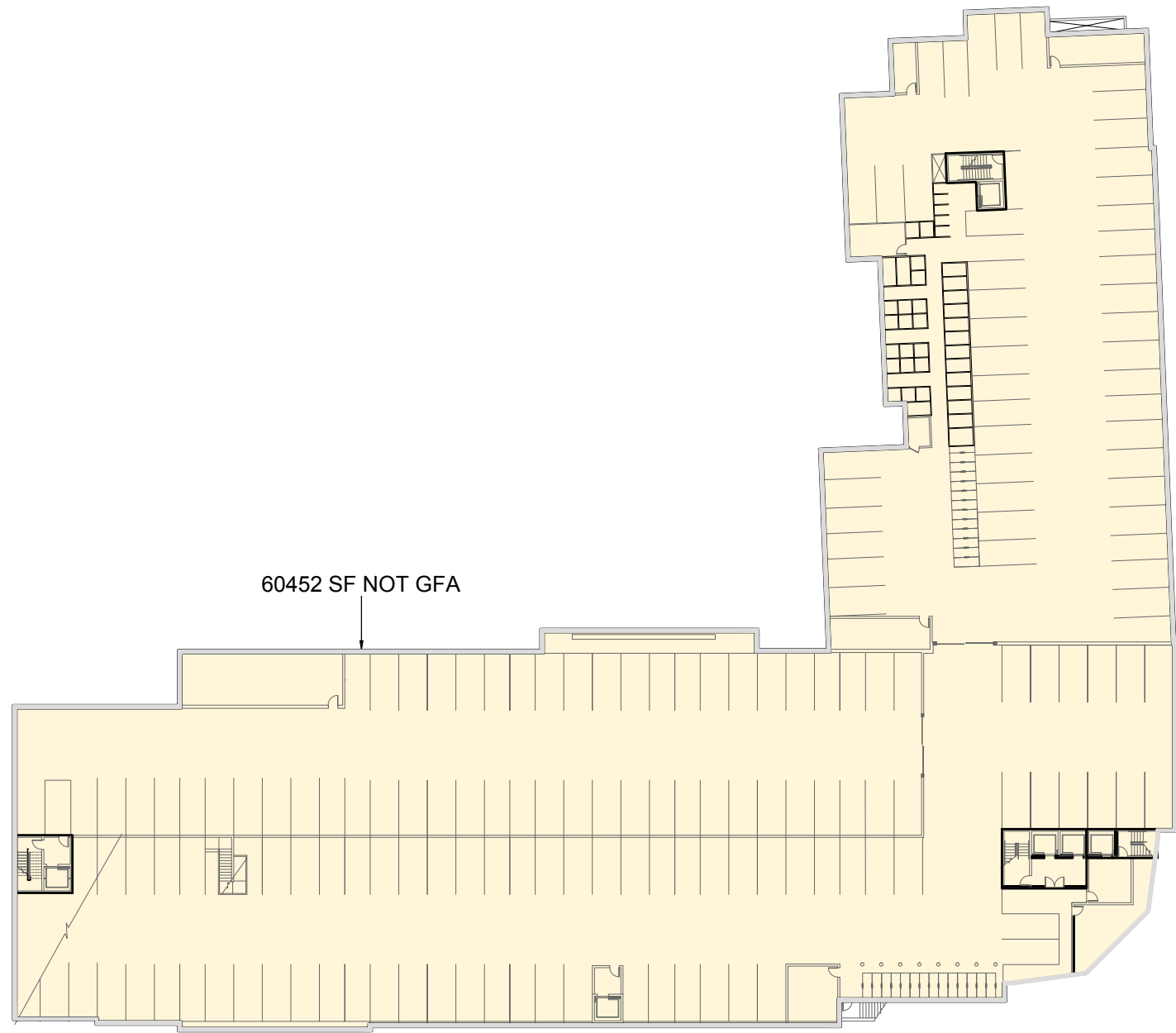
LANDSCAPE

L-1	LAYOUT PLAN (REV-3C)
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L-5	PLANTING PLAN (REV-3C)
L-6	PLANTING PLAN (REV-3C)
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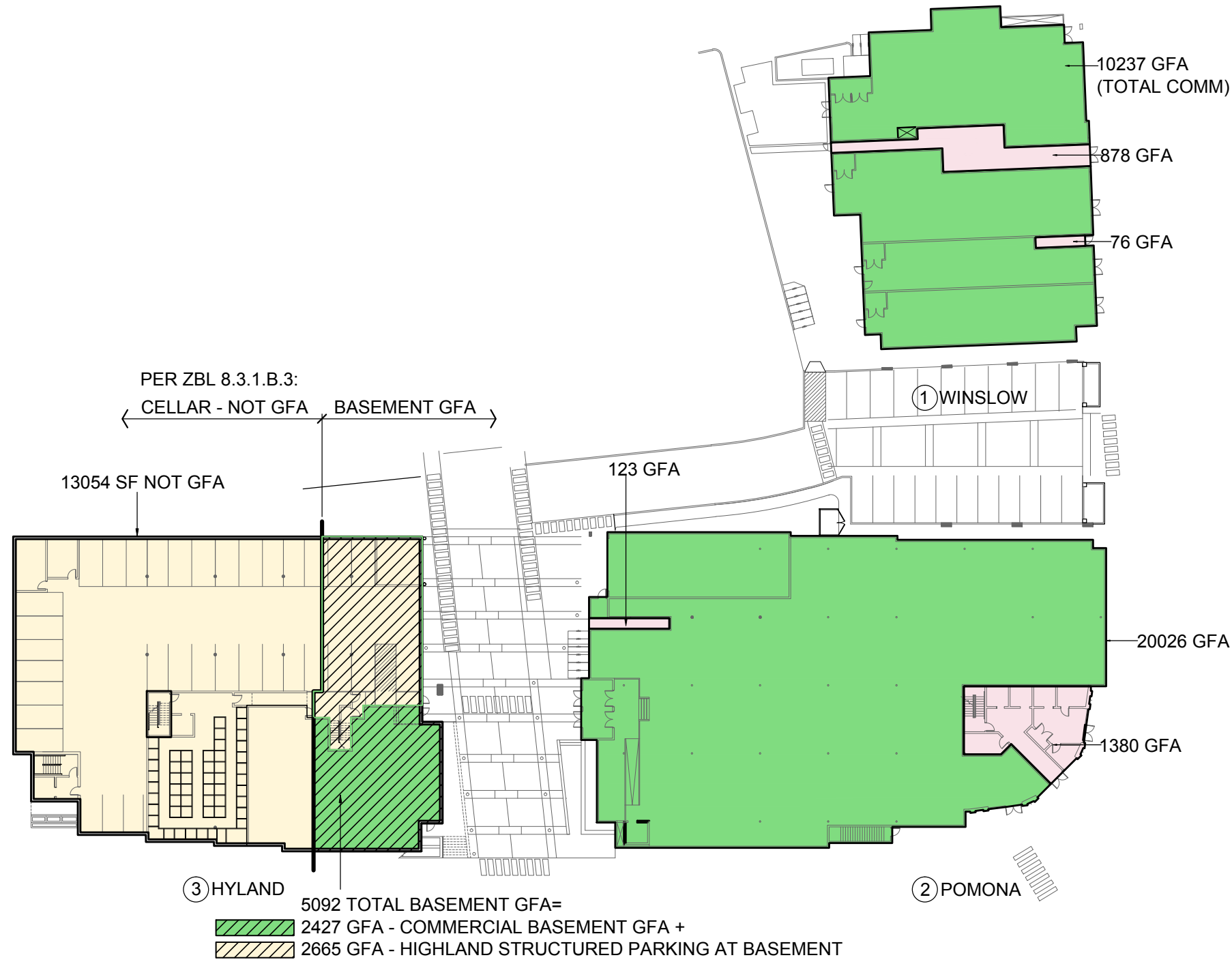
ARCHITECTURAL

A1.0	BASEMENT PLAN (REV-3A)
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A2.5	BUILDING 3 ELEVATIONS
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A3.1	SITE SECTIONS
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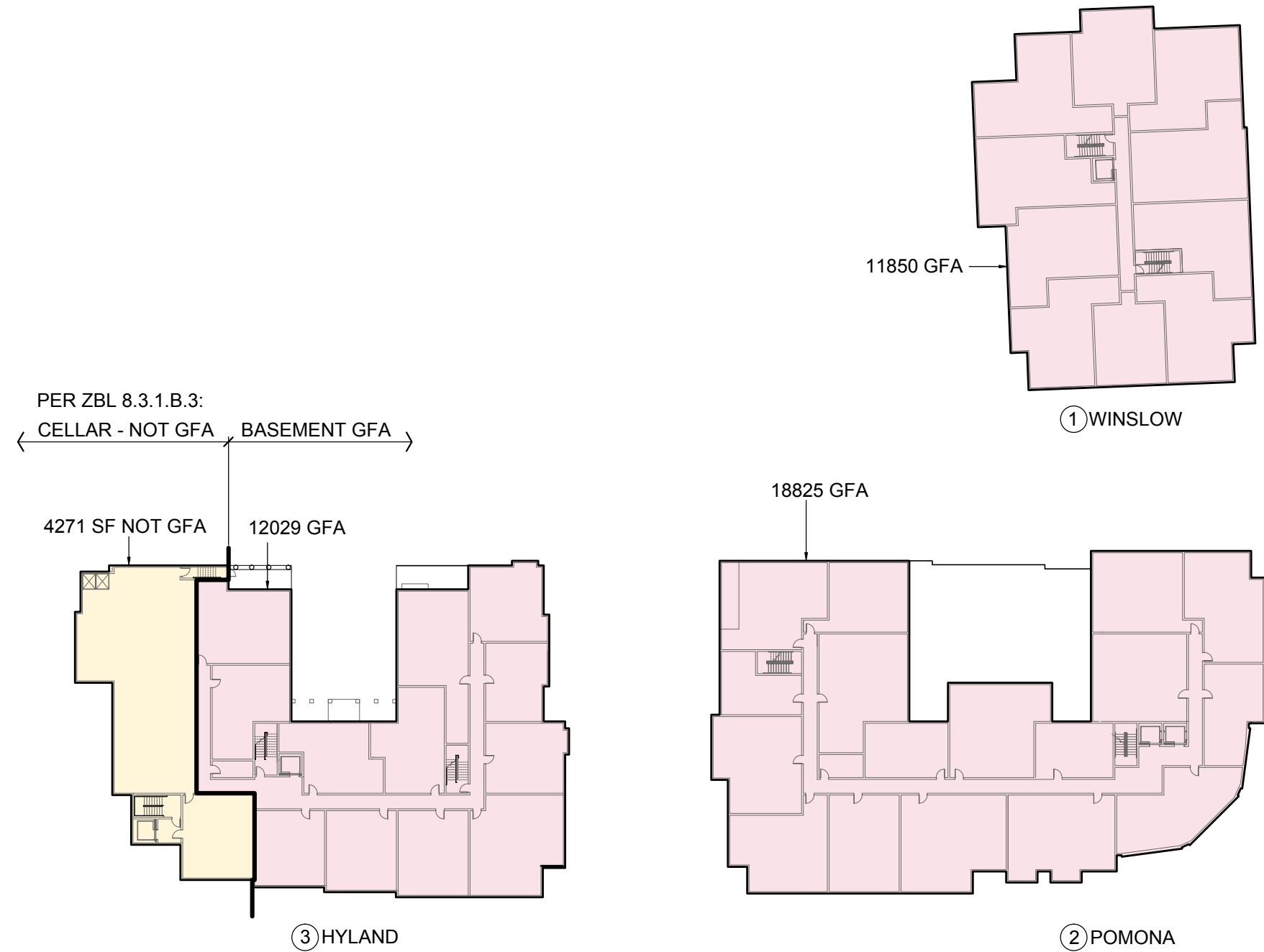




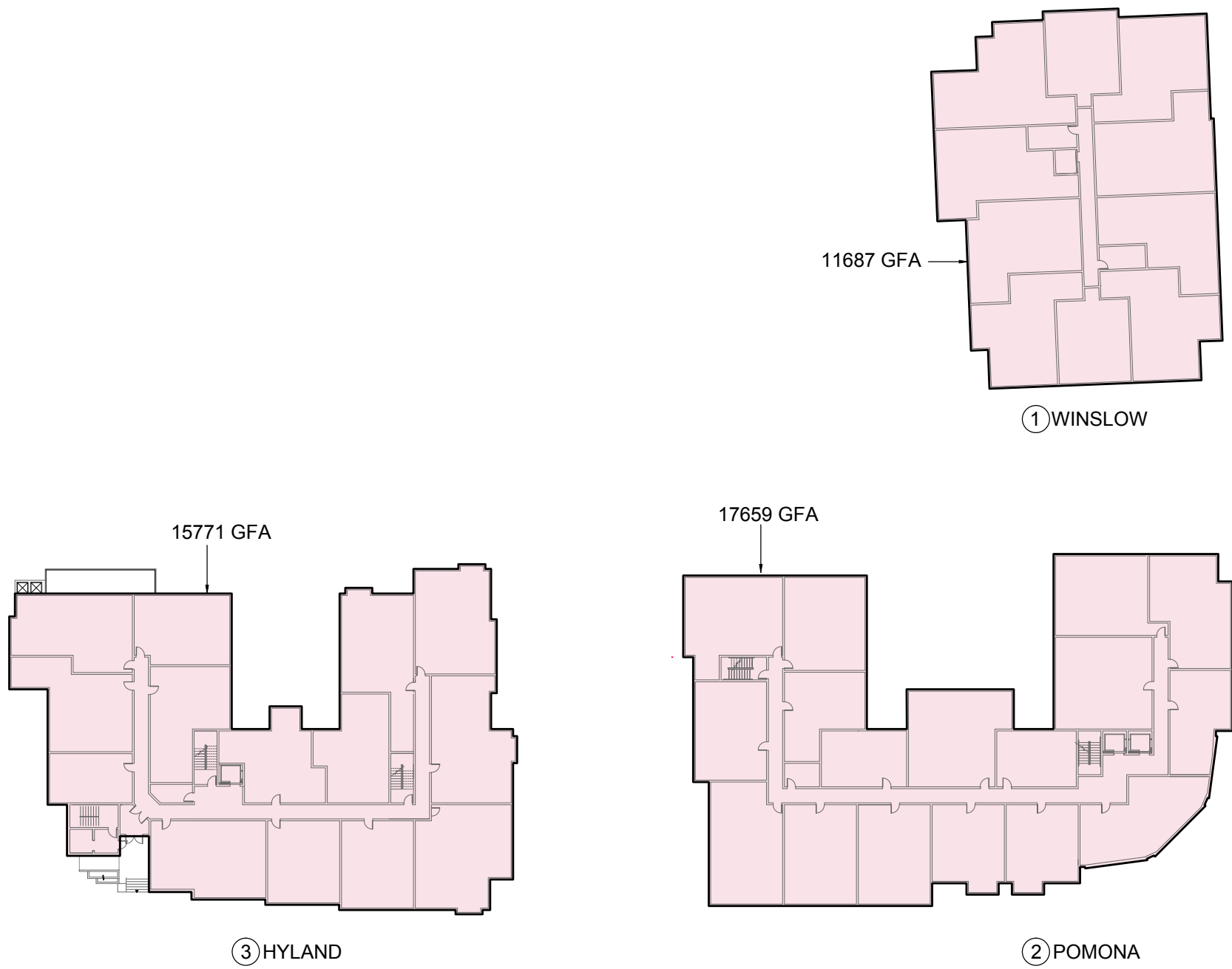
BASEMENT / PARKING
SCALE: 1/50"=1'-0"



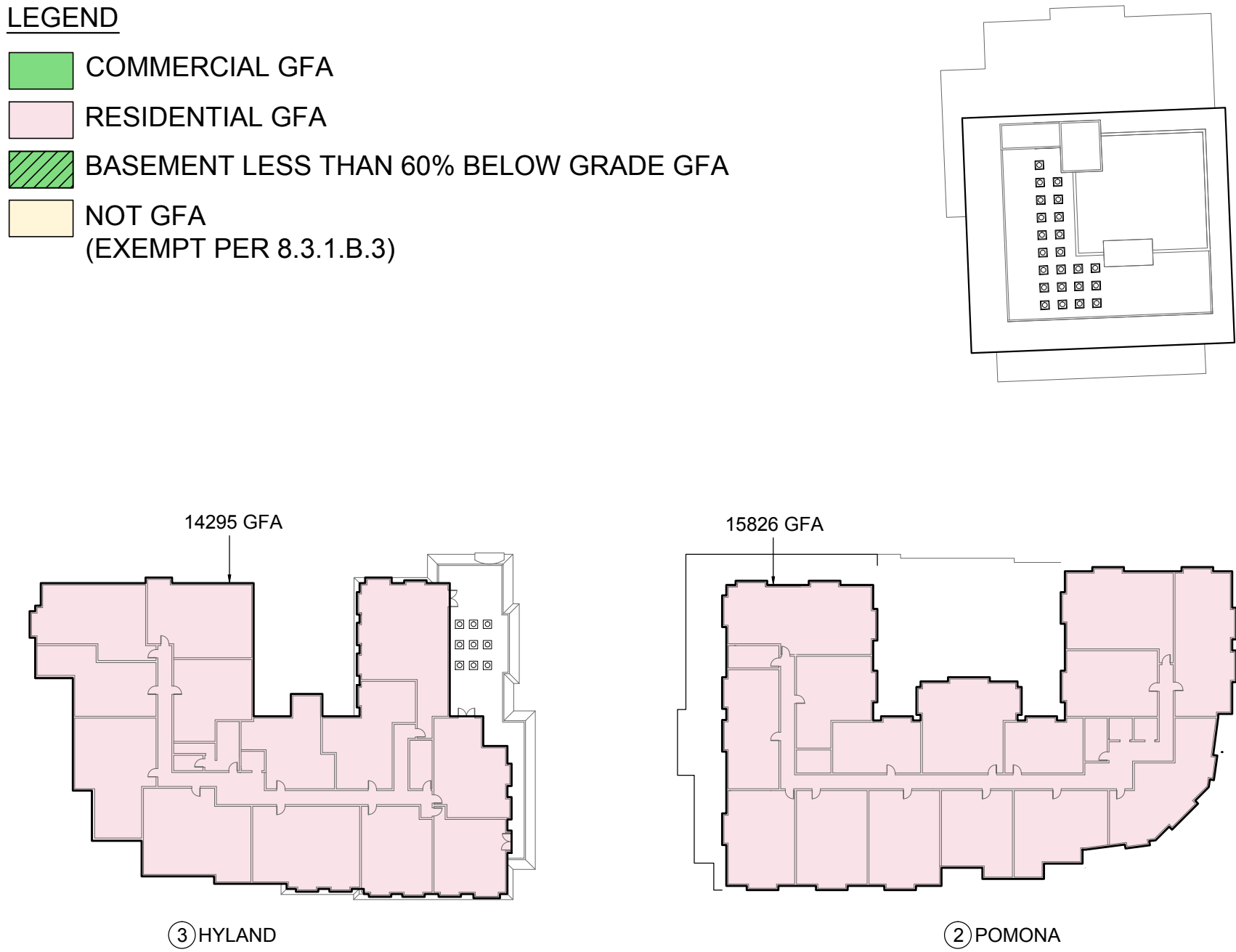
LEVEL 1
SCALE: 1/50"=1'-0"



HYLAND 1ST LEVEL, WINSLOW & POMONA LEVEL 2
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"

CUSHING VILLAGE AREA BASED ON USES (NOT BASED ON ZONING GFA)

Building	Winslow	Pomona	Hyland	31-May-13 Plans	09-Jul-'12 Plans	Building	17-Jan-'12 Plans (Corrected)
LEVEL 1 commercial	11,191	21,529	3,808	36,528	36,099	LEVEL 1 commercial	34,743
residential	954	1,503	0	2,457	1,819	residential	1,410
LEVEL 2/HYLAND 1 Commercial	11,850	18,825	16,300	46,975	45,848	LEVEL 2/HYLAND 1 commercial	46,327
residential	0	0	4,271	4,271	3,820	residential	3,642
LEVEL 3/HYLAND 2	11,687	17,659	15,771	45,117	44,964	LEVEL 3/HYLAND 2	45,666
LEVEL 4/HYLAND 3	0	15,826	14,295	30,121	34,823	LEVEL 4/HYLAND 3	42,332
HYLAND LEVEL 3/4	0	0	5,142	5,142	8,352	HYLAND LEVEL 3/4	9,927
TOTAL SF commercial	34,728	73,839	55,316	163,883	170,086	HYLAND LEVEL 4	5,030
residential	10,237	20,026	8,079	38,342	131,986	TOTAL SF commercial	184,025
	24,491	53,813	47,237	125,541		residential	36,975
							147,050

CUSHING VILLAGE - GROSS FLOOR AREA TABULATION (PER ZONING BYLAW)

COMMERCIAL GFA (EXCLUDES NON-GFA)					RESIDENTIAL GFA (EXCLUDES NON-GFA)				
	BUILDING-1 WINSLOW	BUILDING-2 POMONA	BUILDING-3 HYLAND	LEVEL TOTALS		BUILDING-1 WINSLOW	BUILDING-2 POMONA	BUILDING-3 HYLAND	LEVEL TOTALS
BASEMENT / PARKING	0	0	0	0	BASEMENT / PARKING	0	0	0	0
LEVEL 1	10,237	20,026	2,427	32,690	LEVEL 1	954	1,503	0	2,457
HYLAND 1ST LEVEL, LEVEL 2	0	0	0	0	HYLAND 1ST LEVEL, LEVEL 2	11,850	18,825	12,029	42,704
HYLAND 1ST / 2ND LEVEL, WINSLOW & POMONA LEVEL 3	0	0	0	0	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	0	0	0	HYLAND 2ND / 3RD LEVEL, WINSLOW & POMONA LEVEL 4	0	15,826	14,295	30,121
HYLAND 3RD / 4TH LEVEL	0	0	0	0	HYLAND 3RD / 4TH LEVEL	0	0	5,142	5,142
BUILDING TOTALS (COMMERCIAL)	10,237	20,026	2,427	32,690	BUILDING TOTALS (RESIDENTIAL)	24,491	53,813	47,237	125,541
HIGHLAND STRUCTURED PARKING AT BASEMENT <60% BELOW GRADE GFA					CELLAR >60% BELOW GRADE NOT GFA				
	BUILDING - 1 WINSLOW	BUILDING - 2 POMONA	BUILDING - 3 HYLAND	LEVEL TOTALS					LEVEL TOTALS
ALL LEVELS	0	0	2,665	2,665	ALL LEVELS				77,777

PETER QUINN ARCHITECTS

ARCHITECTURE
PLANNING
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC
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CAMBRIDGE, MA 02140
PH 617-354-3989 FAX 617-868-0280

SEAL



CONSULTANT



CONSULTANT

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
SPSR REV 3	31 MAY 2013
SPSR REV 2	05 MAR 2013
DRAWN BY CY/MY	REVIEWED BY PQ
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 = +/- 38'-0" and 3 STY Building 2 = +/- 48'-0" and 4 STY Building 3 = +/- 44'-11" and 4 STY	All Comply w/SP per 8.4 See Sheet Z-2
No. Of Dwelling Units	NA	+/-112	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-SF	54
Total Parking Required exclusive of Municipal Replacement			219
Parking Provided (see Table)		225	
Less required Municipal replacement		(50)	(175)
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	1	22
Structured - Commercial *	34	18	2	54
Structured - Municipal *	34	14	2	50
Structured - Residential	63	32	4	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	112 units X 1.0	112
Commercial - See Commercial Area Tabulation	2 spaces per commercial establishment, assume 7	7 retail X 2	14
Total Bicycle Storage Req'd (Res+Com)			126
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



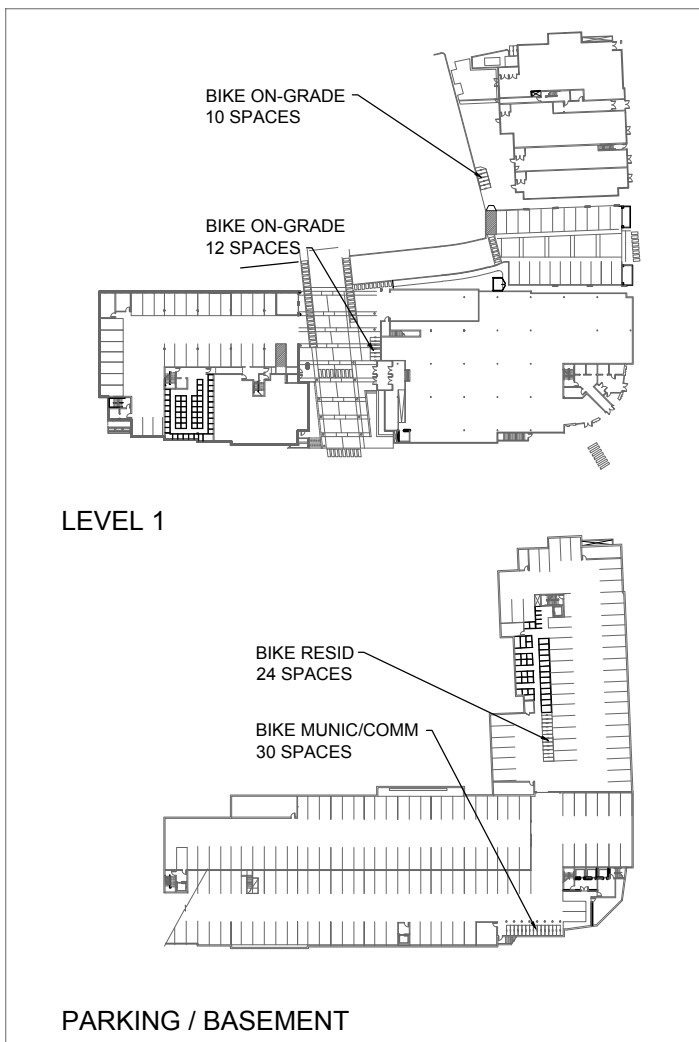
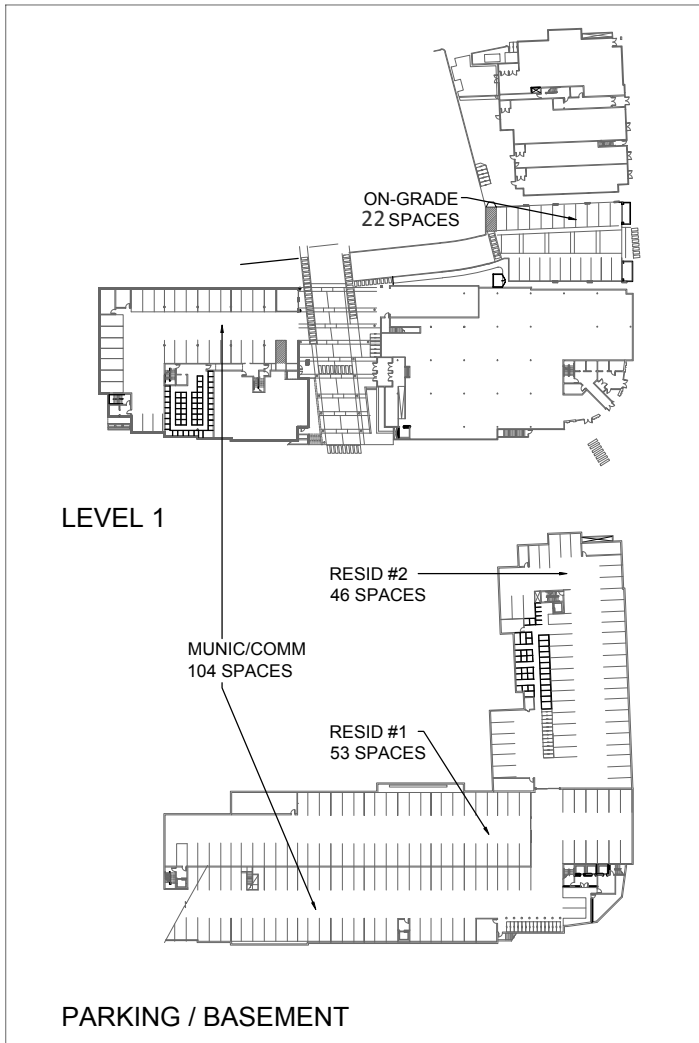
3 BUILDING 3 (COMMON STREET ELEVATION)
SCALE 1/16"=1'-0"



2 BUILDING 2 (COMMON STREET ELEVATION)
SCALE: 1/16"=1'-0"



1 BUILDING 1 (TRAPELO ROAD ELEVATION)
SCALE: 1/16"=1'-0"



PETER
QUINN
ARCHI
TECTS

ARCHITECTURE
PLANNING
COMMUNITY DESIGN

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BELMONT, MA

PREPARED FOR



6 LITTLEFIELD ROAD
ACTON, MA 01720

DRAWING TITLE

ZONING
COMPLIANCE:
BUILDING HT &
DIMENSIONAL
TABLE

SCALE AS NOTED

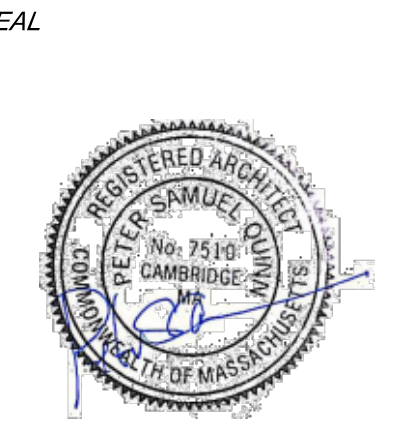
REVISION	DATE
SPSR REV 3A	7 JUNE 2013
SPSR REV 3	31 MAY 2013
SPSR REV 2	05 MAR 2013

DRAWN BY
CY/MY

REVIEWED BY
PQ

SHEET

Z-2



CONSULTANT

PROJECT

CUSHING VILLAGE
CUSHING SQUARE
BELMONT, MA

PREPARED FOR

SMITH
LEGACY
PARTNERS

6 LITTLEFIELD ROAD
ACTON, MA 01720

DRAWING TITLE

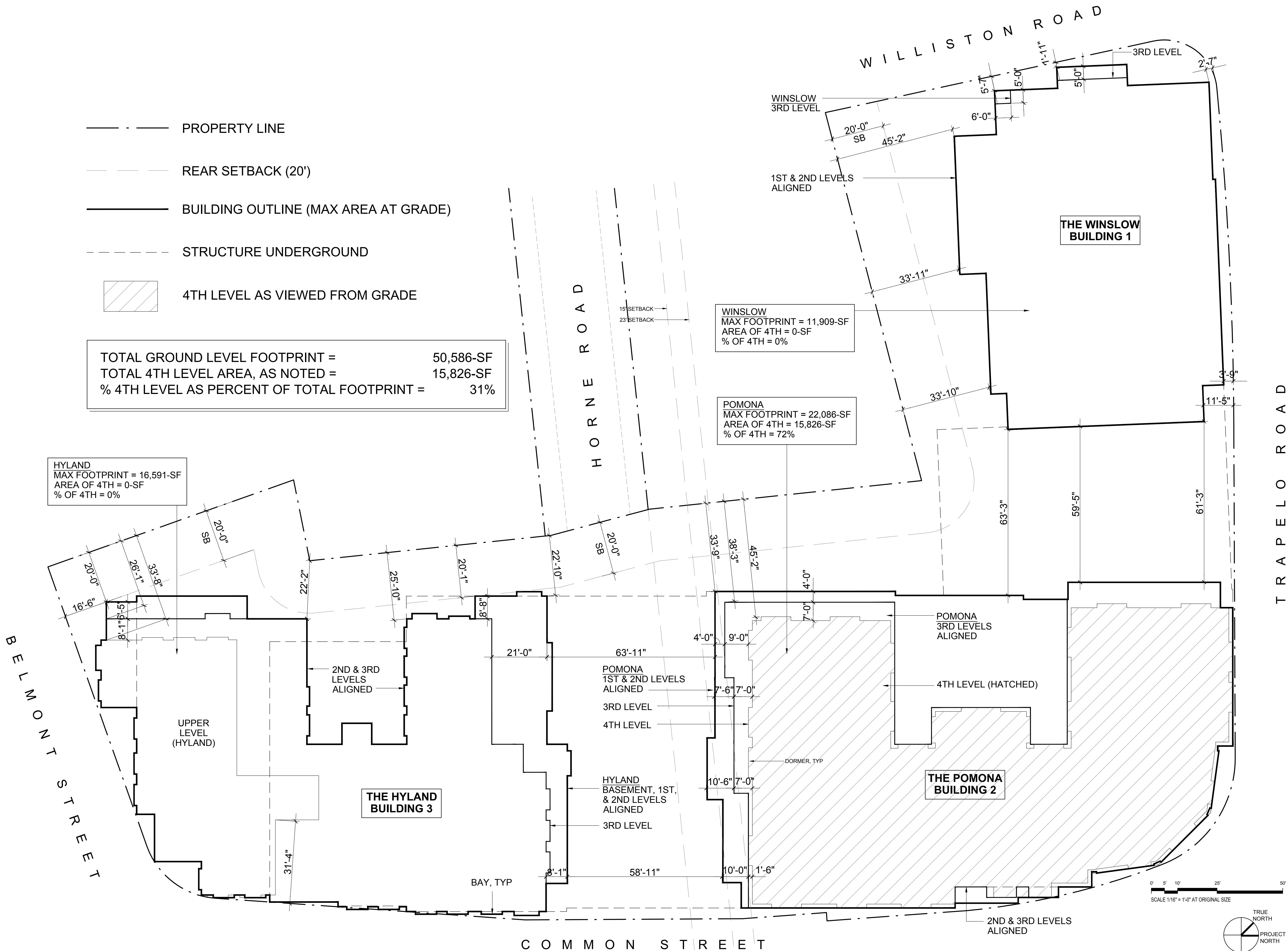
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COMPLIANCE:

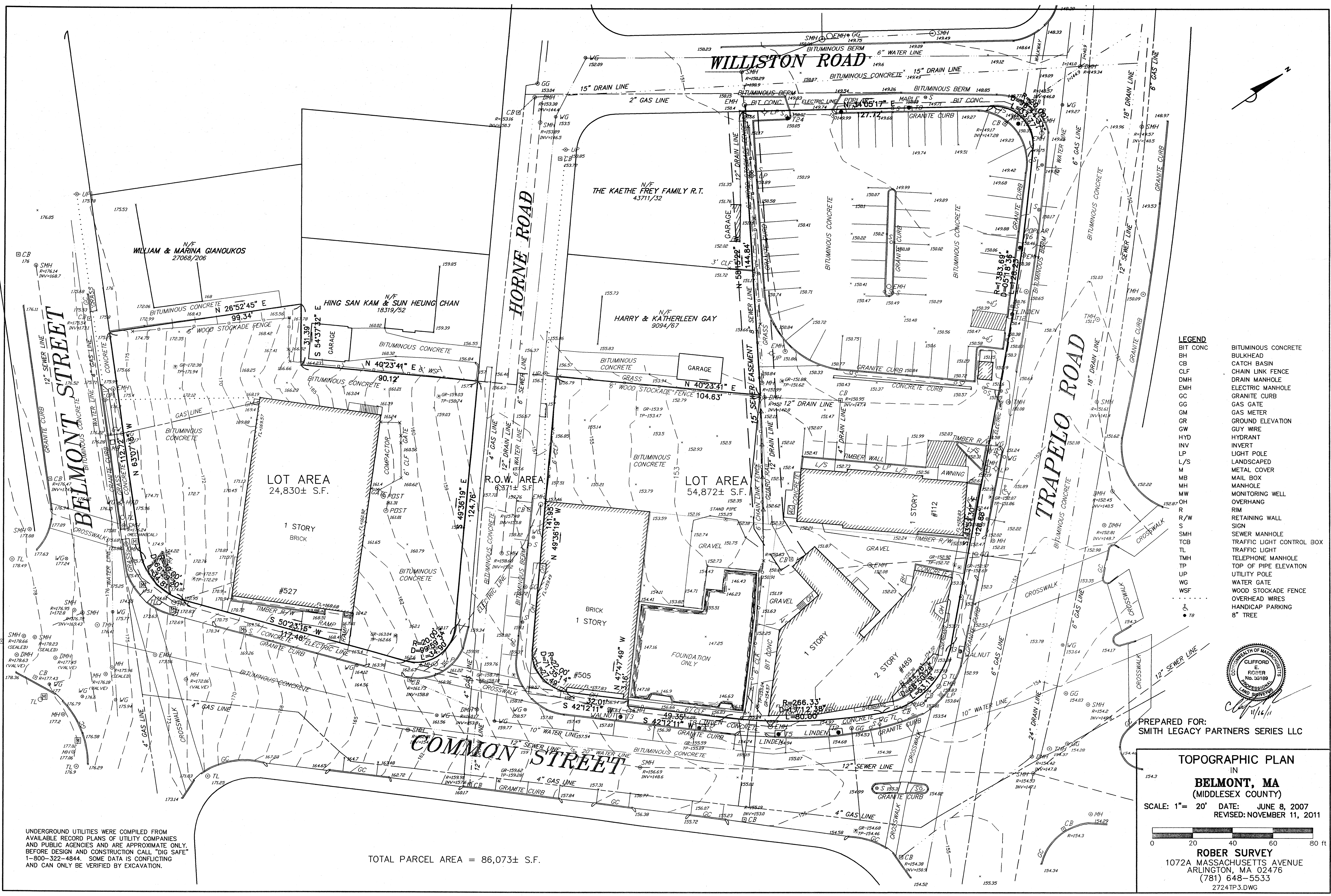
PROPOSED
SETBACKS &
BUILDING STEPPING
4TH LEVEL
ANALYSIS

SCALE AS NOTED

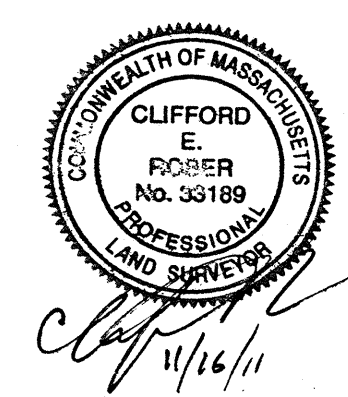
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DRAWN BY CY/MY	REVIEWED BY PQ

SHEET





- 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.