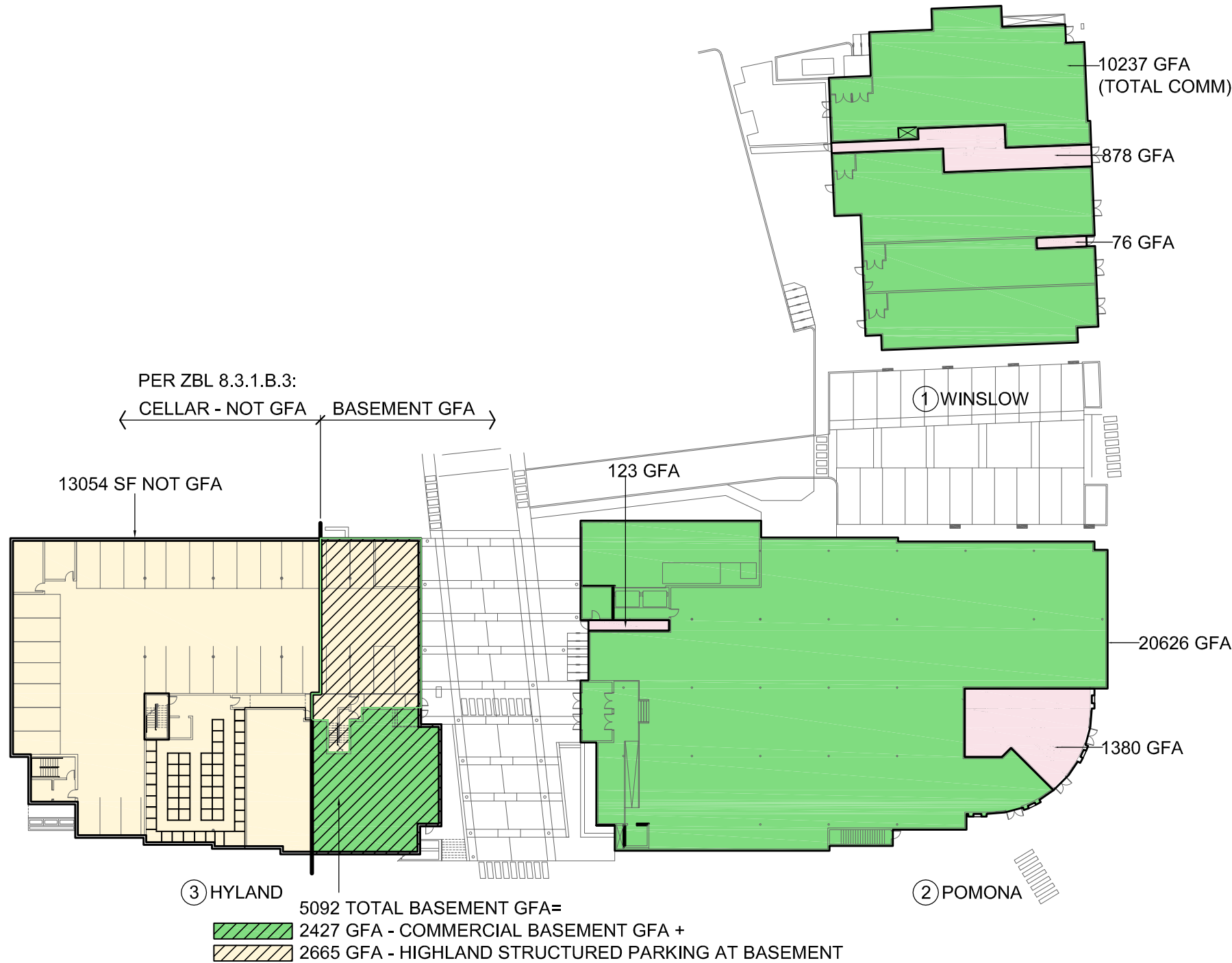
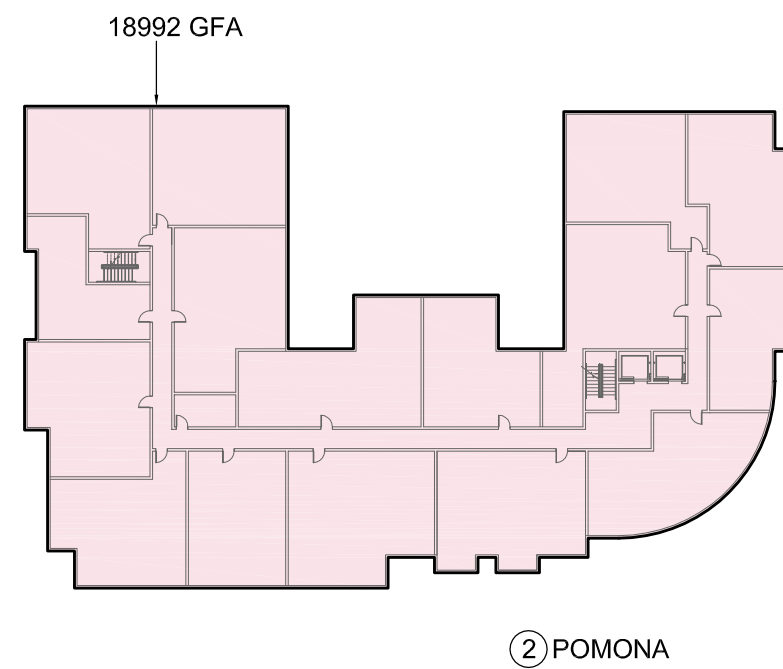
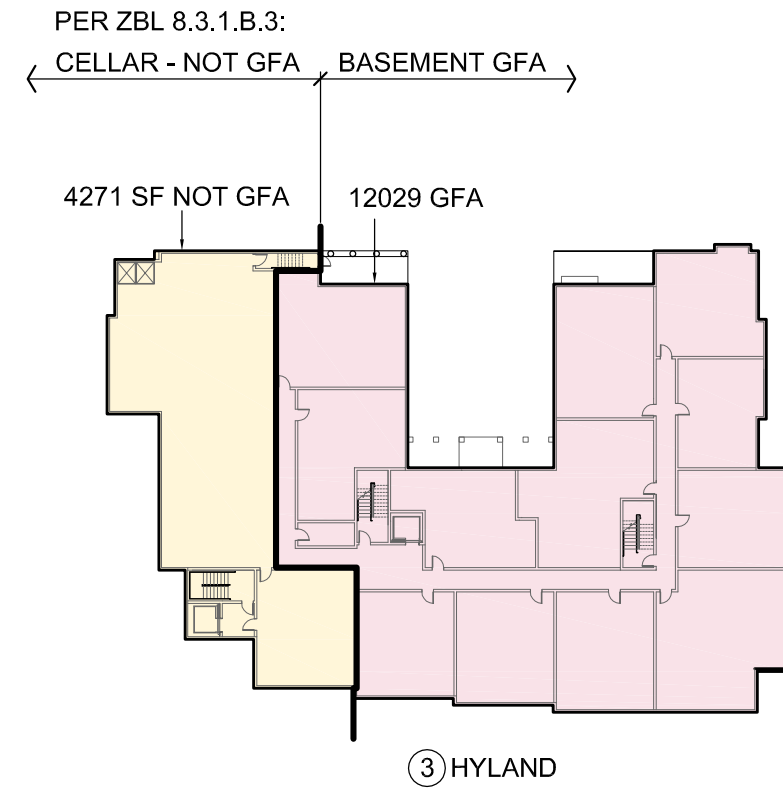


PER ZBL 8.3.1.B.3:
LEVEL IS CELLAR BELOW GRADE - NOT GFA

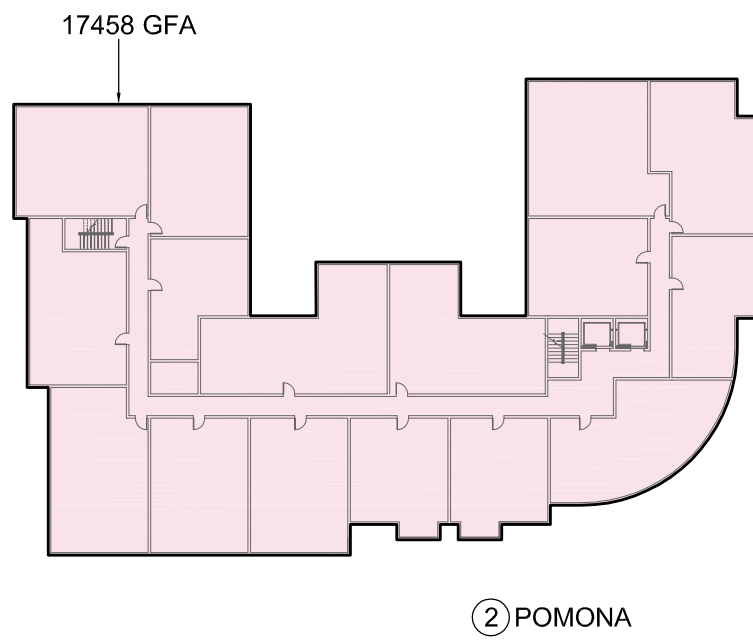
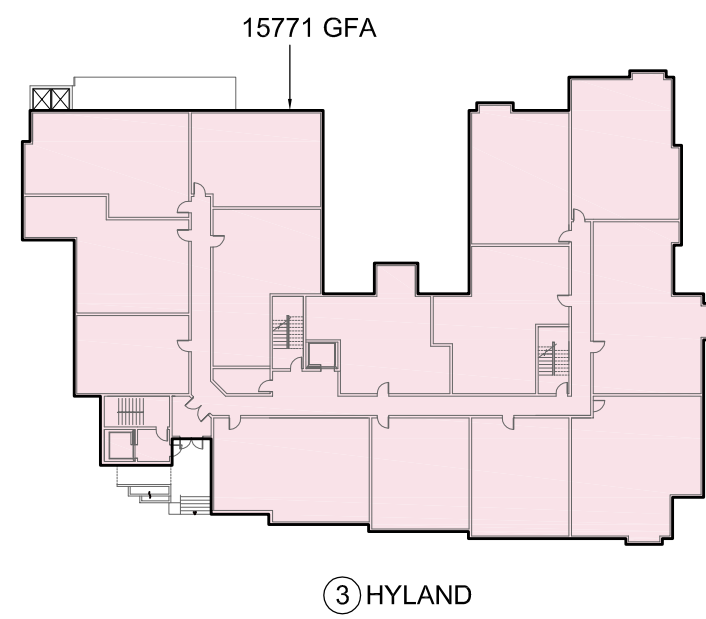
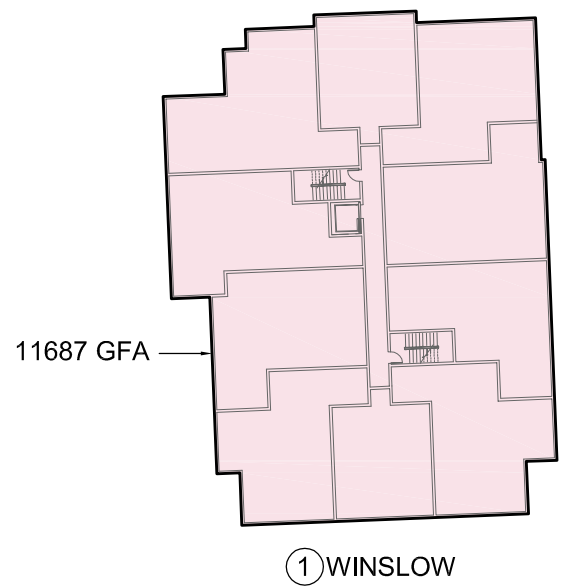
BASEMENT / PARKING
SCALE: 1/50"=1'-0"



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

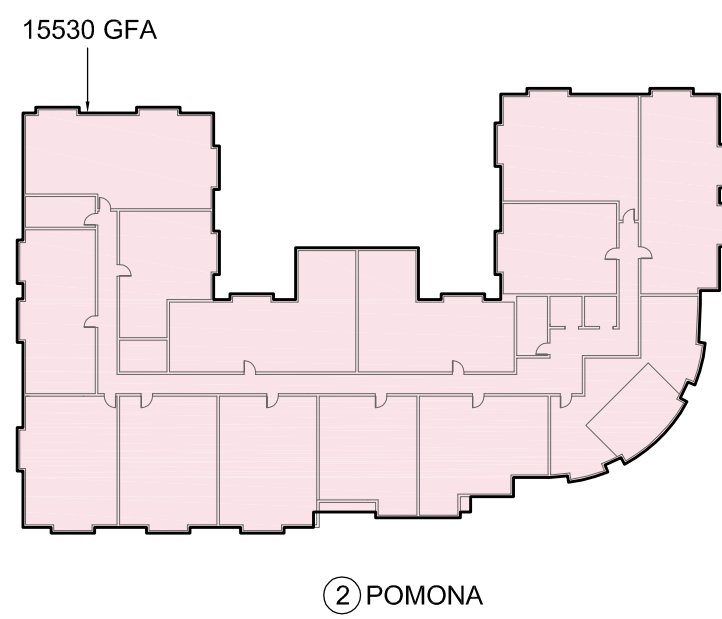
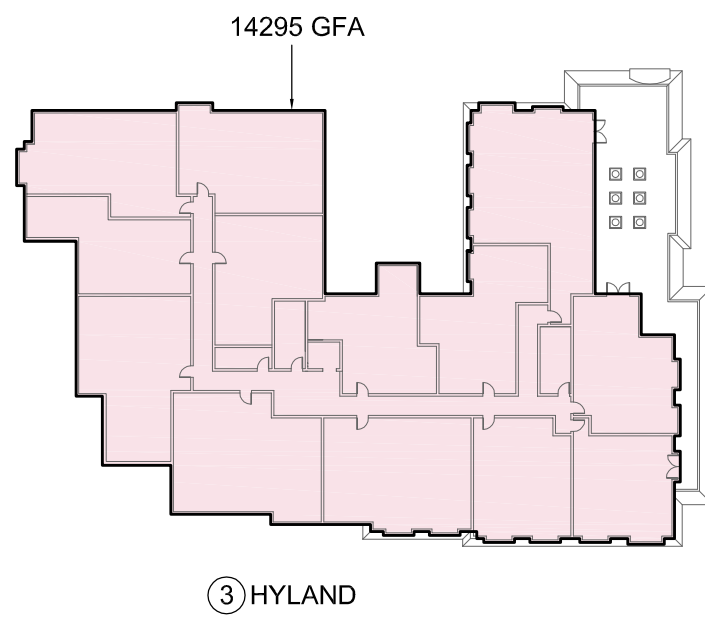
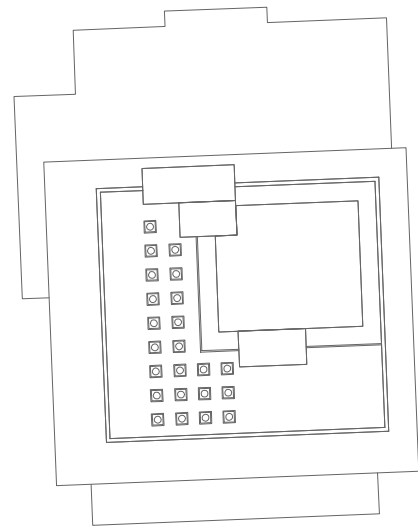


HYLAND 1ST LEVEL, WINSLOW & POMONA LEVEL 2
SCALE: 1/50"=1'-0"

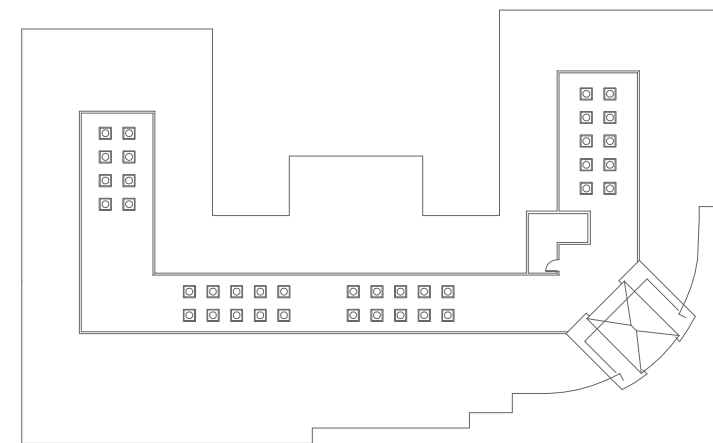
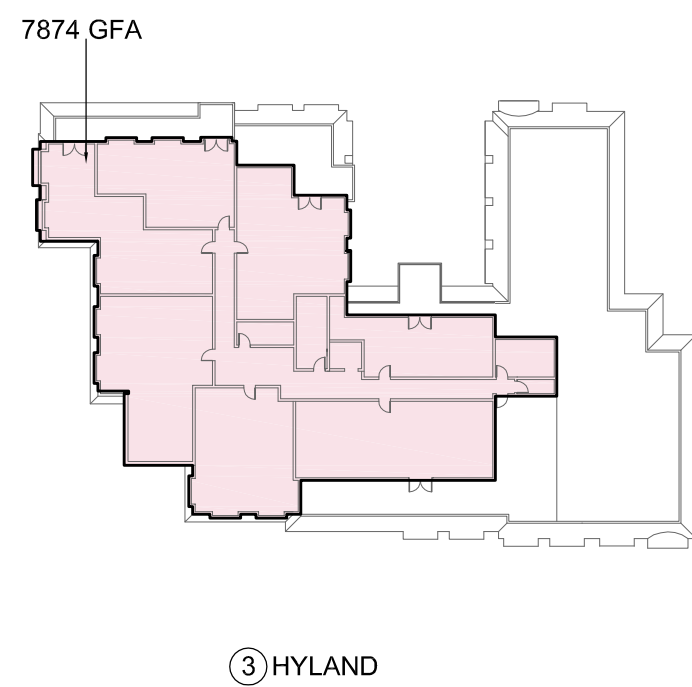


HYLAND 1ST / 2ND LEVEL (STEPPED), WINSLOW & POMONA LEVEL 3
SCALE: 1/50"=1'-0"

- LEGEND**
- COMMERCIAL GFA
 - RESIDENTIAL GFA
 - BASEMENT LESS THAN 60% BELOW GRADE GFA
 - NOT GFA (EXEMPT PER 8.3.1.B.3)



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	05-Mar-13 Plans	09-Jul-'12 Plans	Building	17-Jan-'12 Plans (Corrected)
LEVEL 1	11,191	22,129	3,808	37,128	36,099	LEVEL 1	34,743
commercial	10,237	20,626	3,808	34,671	34,280	commercial	33,333
residential	954	1,503	0	2,457	1,819	residential	1,410
LEVEL 2/HYLAND 1	11,850	18,992	16,300	47,142	45,848	LEVEL 2/HYLAND 1	46,327
Commercial	0	0	4,271	4,271	3,820	commercial	3,642
residential	11,850	18,992	12,029	42,871	42,028	residential	42,685
LEVEL 3/HYLAND 2	11,687	17,458	15,771	44,916	44,964	LEVEL 3/HYLAND 2	45,666
LEVEL 4/HYLAND 3	0	15,530	14,295	29,825	34,823	LEVEL 4/HYLAND 3	42,332
HYLAND LEVEL 3/4	0	0	7,874	7,874	8,352	HYLAND LEVEL 3/4	9,927
TOTAL GFA	34,728	74,109	58,048	166,885	170,086	HYLAND LEVEL 4	5,030
commercial	10,237	20,626	8,079	38,942	38,100	TOTAL GFA	184,025
residential	24,491	53,483	49,969	127,943	131,986	commercial	36,975
						residential	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	20,626	2,427	33,290	LEVEL 1	954	1,503	0	2,457
HYLAND 1ST LEVEL, LEVEL 2	0	0	0	0	HYLAND 1ST LEVEL, LEVEL 2	11,850	18,992	12,029	42,904
HYLAND 1ST / 2ND LEVEL, WINSLOW & POMONA LEVEL 3	0	0	0	0	HYLAND 1ST / 2ND LEVEL, WINSLOW & POMONA LEVEL 3	11,687	17,458	15,771	44,916
HYLAND 2ND / 3RD LEVEL, WINSLOW & POMONA LEVEL 4	0	0	0	0	HYLAND 2ND / 3RD LEVEL, WINSLOW & POMONA LEVEL 4	0	15,530	14,295	29,825
HYLAND 3RD / 4TH LEVEL	0	0	0	0	HYLAND 3RD / 4TH LEVEL	0	0	7,874	7,874
BUILDING TOTALS (COMMERCIAL)	10,237	20,626	2,427	33,290	BUILDING TOTALS (RESIDENTIAL)	24,491	53,483	49,969	127,943
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

GRAND TOTAL GFA (EXCLUDES NON-GFA)				
	BUILDING-1 WINSLOW	BUILDING-2 POMONA	BUILDING-3 HYLAND	LEVEL TOTALS
COMMERCIAL	10,237	20,626	2,427	33,290
RESIDENTIAL	24,491	53,516	49,969	127,976
HIGHLAND STRUCTURED PARKING AT BASEMENT <60% BELOW GRADE GFA	0	0	2,665	2,665
BUILDING TOTALS	34,728	74,142	55,061	163,931

FAR CALCULATION			
GFA	LOT AEA		FAR
163,931 /	86,073 (LOT AREA INCLUDING HORNE RD)		= 1.90
163,931 /	79,702 (LOT AREA EXCLUDING HORNE RD)		= 2.06

UNIT COUNT

SUBJECT TO FINAL CONFIGURATION

UNIT & TYPE	COUNT
1 BD	48 (43%)
2 BD	64 (57%)
BUILDING TOTALS	112

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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 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 = +/- 36'-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	112 units	112
Restaurant (incl Starbucks)	1 per 4 seats	198 seats	50
Commercial (all ground floor)	1 per 550-sf	30,500	56
Total Parking Required exclusive of Municipal Replacement			218
Parking Provided (see Table)			224
Less required Municipal replacement			(50)
Parking provided excl. Municipal			174
Reduction Request			44
Reduction as a percent of required			20%

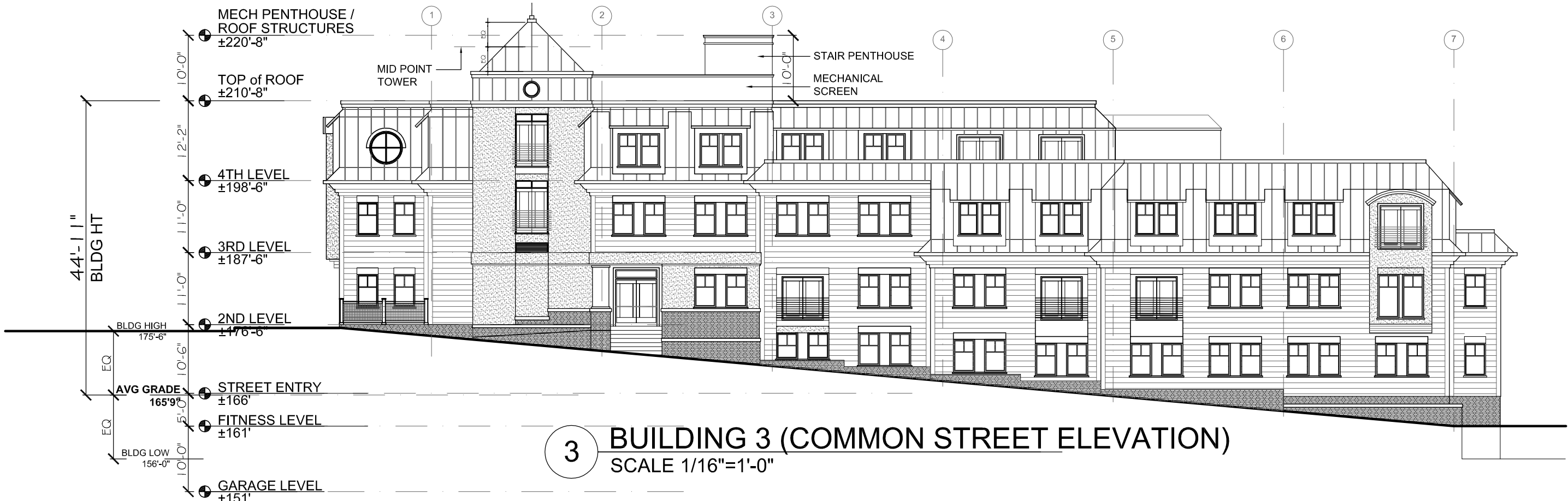
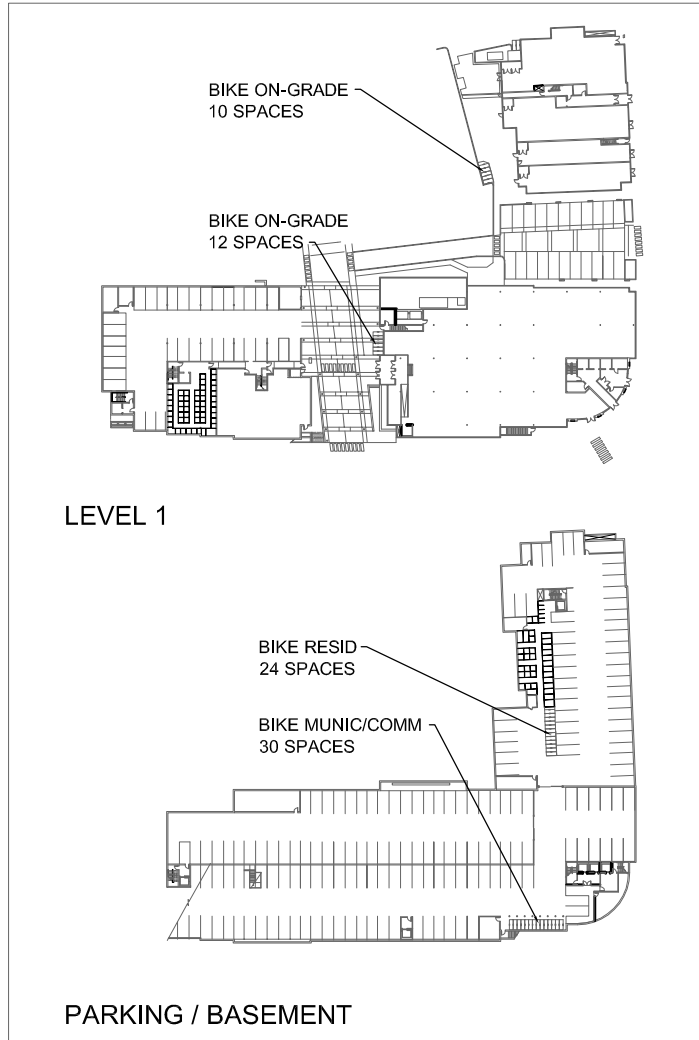
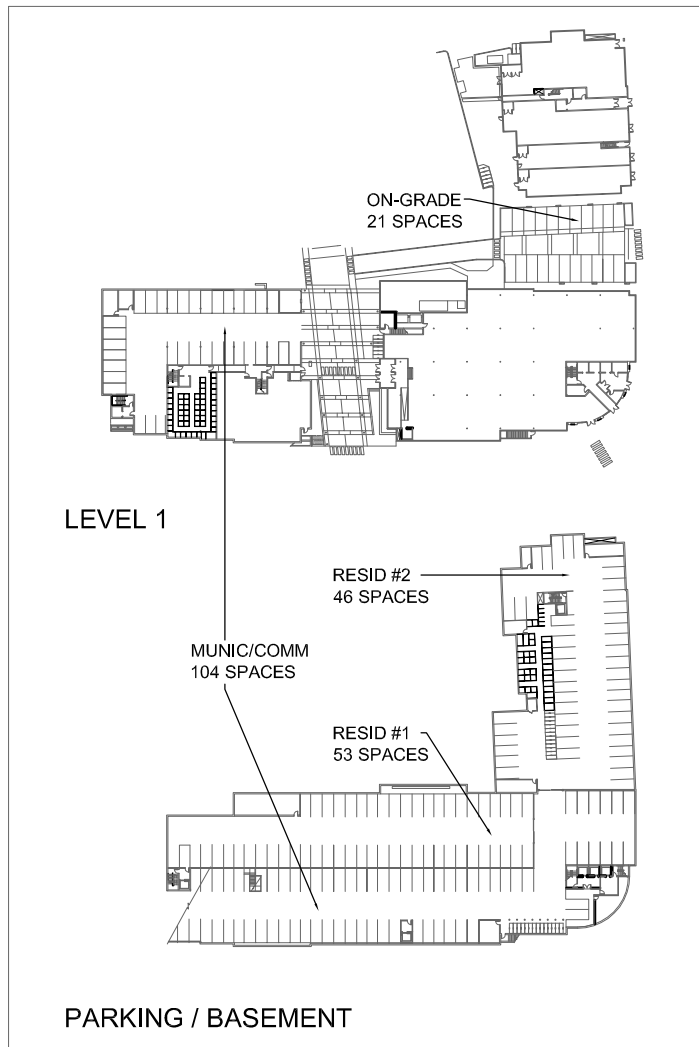
PARKING SPACES PROVIDED

Area	Standard Size (9'-0" X 18'0")	Compact (8'-0" X 16'0" MIN)	HC Spaces Per MABC dlm's	Total
On-Grade	8	11	2	21
Structured - Commercial *	34	18	2	54
Structured - Municipal *	34	14	2	50
Structured - Residential	63	32	4	99
Total	139	75 (33% of total)	10	224

* 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.

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



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DRAWING TITLE

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BUILDING HT &
DIMENSIONAL
TABLE

SCALE AS NOTED

REVISION DATE

SPSR REV 05 MAR 2013

DRAWN BY CY/MY REVIEWED BY PQ

SHEET

Z-2

