

ARCHITECTURAL PLANS

FOR

COLD BROOK CROSSING

NORTH ROAD RESIDENTIAL OVERLAY DISTRICT (NRROD)
& SMART GROWTH OVERLAY DISTRICT (SGOD)
NORTH ROAD
SUDBURY, MASSACHUSETTS

MARCH 11, 2020

PREPARED FOR:

QUARRY NORTH ROAD, LLC

2134 SEVILLA WAY
NAPLES, FL 34109

PREPARED BY:

CIVIL DESIGN GROUP, LLC

21 HIGH STREET SUITE 207
NORTH ANDOVER, MA 01845
www.cdengineering.com
p: 978-794-5400
f: 978-965-3971
CONTACT: MATTHEW LEIDNER, P.E.

RENDERINGS, ELEVATIONS, AND FLOOR PLANS PROVIDED CONTAIN A GREAT AMOUNT OF DETAIL TO PROVIDE A HIGH LEVEL OF VISUAL UNDERSTANDING OF THE PROPOSED ARCHITECTURAL PROGRAM. MINOR CHANGES TO THE ARCHITECTURAL ELEMENTS AND DETAILS PROVIDED MAY VARY THROUGHOUT THE PROJECT BUT THE DESIGN INTENT WILL REMAIN UNCHANGED.

SHEET NUMBER	SHEET DESCRIPTION	PROJECT
A-1 ~ A-3	BUILDING 1 COLOR ELEVATIONS	SGOD
A-4 ~ A-6	BUILDING 2 COLOR ELEVATIONS	SGOD
A-7 ~ A-9	BUILDING 1 FLOOR PLANS	SGOD
A-10 ~ A-12	BUILDING 2 FLOOR PLANS	SGOD
A-13	BUILDING A COLOR RENDERING	NRROD
A-14 ~ A-15	TOWNHOMES COLOR RENDERINGS	NRROD
A-16 ~ A-22	BUILDING A ELEVATIONS AND FLOOR PLANS	NRROD
A-23 ~ A-30	TOWNHOMES ELEVATIONS AND FLOOR PLANS	NRROD
A-31	CLUBHOUSE COLOR RENDERING	NRROD
A-32 ~ A-34	CLUBHOUSE ELEVATIONS AND FLOOR PLAN	NRROD
A-35	WASTE WATER TREATMENT FACILITY COLOR RENDERING	SGOD/ NRROD
A-36 ~ A-38	WASTE WATER TREATMENT FACILITY ELEVATIONS AND FLOOR PLAN	SGOD/ NRROD



Roof Plan
+47'-2"

Building 1 - East Elevation

4th Floor
+33'-6"

3rd Floor
+22'-8"

2nd Floor
+11'-10"

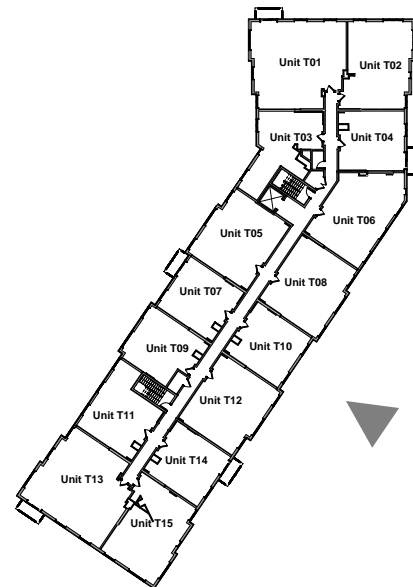
1st Floor
±0"

Basement
-11'-0"

Building 1- East Elevation 1

SCALE: 1/16" = 1'-0"

Renderings, elevations, and floor plans provided contain a great amount of detail to provide a high level of visual understanding of the proposed architectural program. Minor changes to the architectural elements and details provided may vary throughout the Project but the design intent will remain unchanged.



Key Plan - 2nd -4th Floor



Roof Plan
+47'-2"

4th Floor
+33'-6"

3rd Floor
+22'-8"

2nd Floor
+11'-10"

1st Floor
±0"

Basement
-11'-0"

A-1

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Building 1 - East Elevation 2

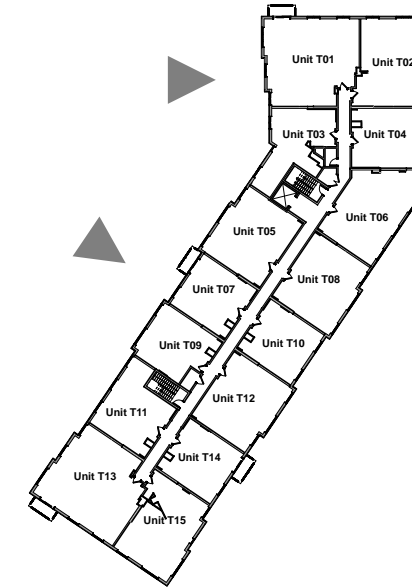
SCALE: 1/16" = 1'-0"



Building 1 - West Elevation 1

SCALE: 1/16" = 1'-0"

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Key Plan - 2nd -4th Floor

Building 1 - West Elevation



Building 1 - West Elevation 2

SCALE: 1/16" = 1'-0"

- Roof Plan +47'-2"
- 4th Floor +33'-6"
- 3rd Floor +22'-8"
- 2nd Floor +11'-10"
- 1st Floor ±0"
- Basement -11'-0"

A-2

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Building 1 - North & South Elevations



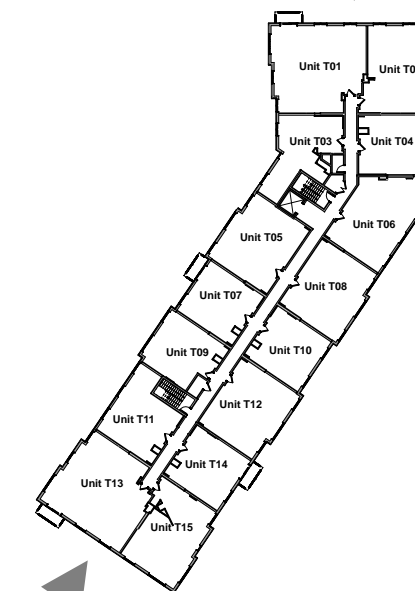
Building 1 - North Elevation

SCALE: 1/16" = 1'-0"



Building 1 - South Elevation

SCALE: 1/16" = 1'-0"



Key Plan - 2nd -4th Floor

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A-3

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Building 2 - South Elevation

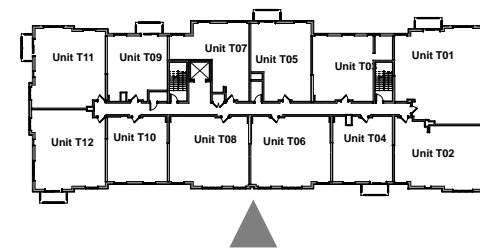


Building 2 - South Elevation

SCALE: 1/16" = 1'-0"

A-4

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Key Plan - 2nd -4th Floor

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Building 2 - North Elevation



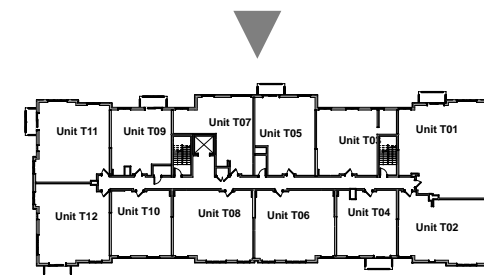
- Roof Plan
+47'-2"
- 4th Floor
+33'-6"
- 3rd Floor
+22'-8"
- 2nd Floor
+11'-10"
- 1st Floor
±0"
- Basement
-11'-0"

Building 2 - North Elevation

SCALE: 1/16" = 1'-0"

A-5

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Key Plan - 2nd -4th Floor

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2/27/20
 PH # 192709

These plans are schematic and are subject to further refinement for compliance with code required existing, life safety improvements and coordination with existing systems.

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Building 2 - East & West Elevations



Building 2 - East Elevation

SCALE: 1/16" = 1'-0"

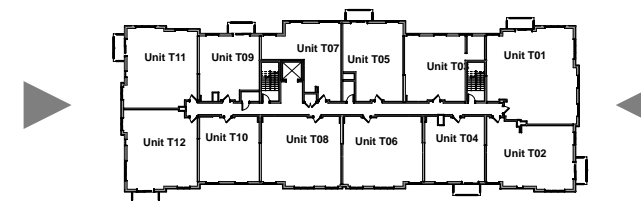


Building 2 - West Elevation

SCALE: 1/16" = 1'-0"

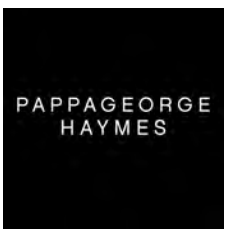
A-6

Renderings, elevations, and floor plans provided contain a great amount of detail to provide a high level of visual understanding of the proposed architectural program. Minor changes to the architectural elements and details provided may vary throughout the Project but the design intent will remain unchanged.



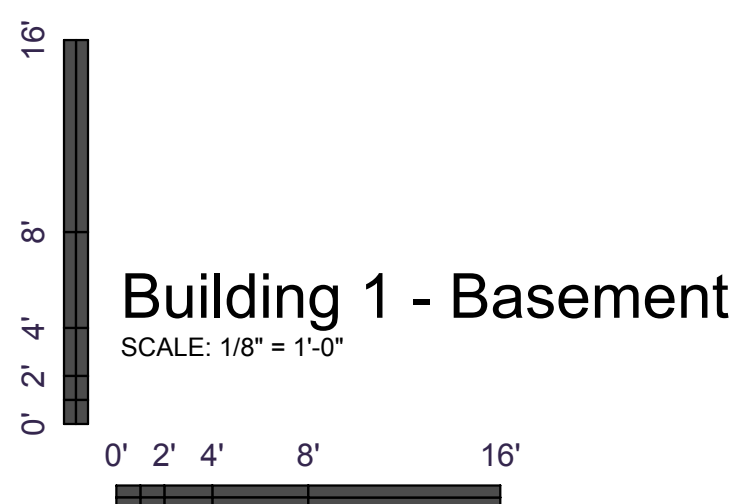
Key Plan - 2nd -4th Floor

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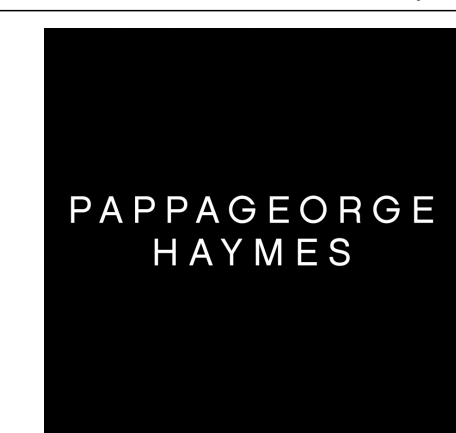
Building 1 - Basement
Scale: 1/8" = 1'-0"



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A-7

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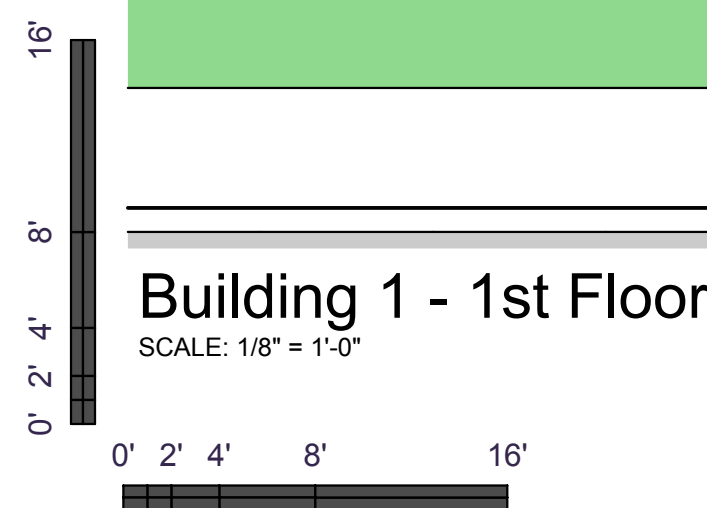
Pappageorge Haymes Partners
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3/4/20
PH # 192709

These plans are schematic and are subject to further refinement for compliance with code required existing, life safety requirements and coordination with existing systems.

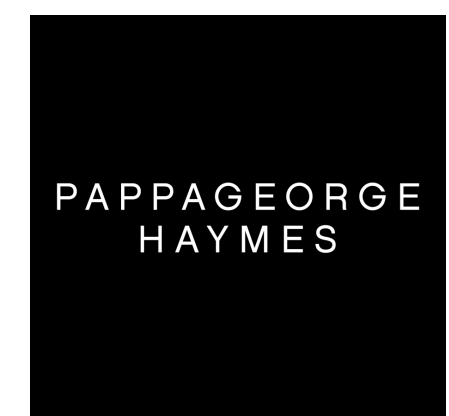


Gross Area: 17,360 sq ft



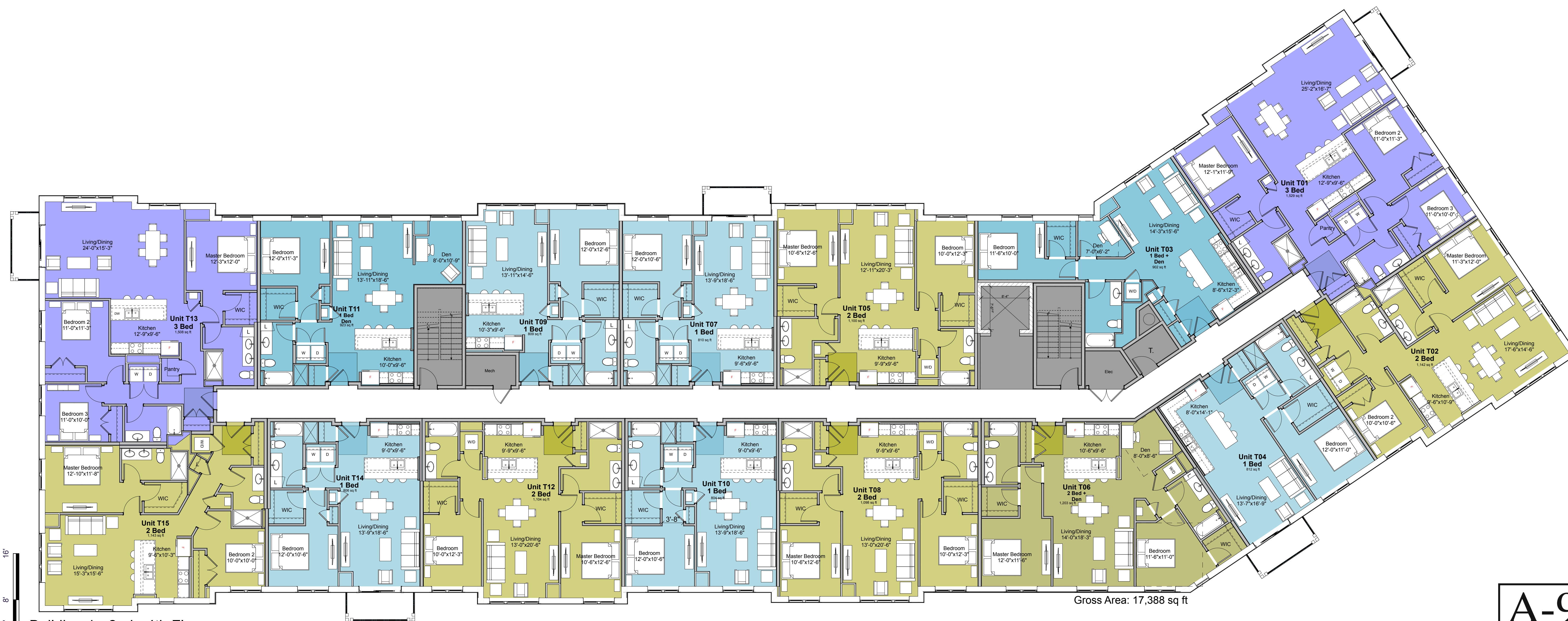
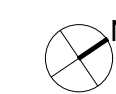
A-8

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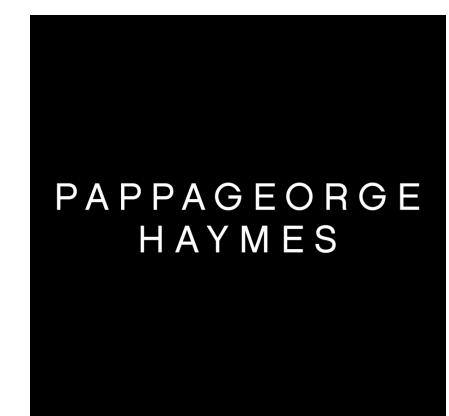
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Building 1 - 2nd - 4th Floor
 SCALE: 1/8" = 1'-0"

A-9

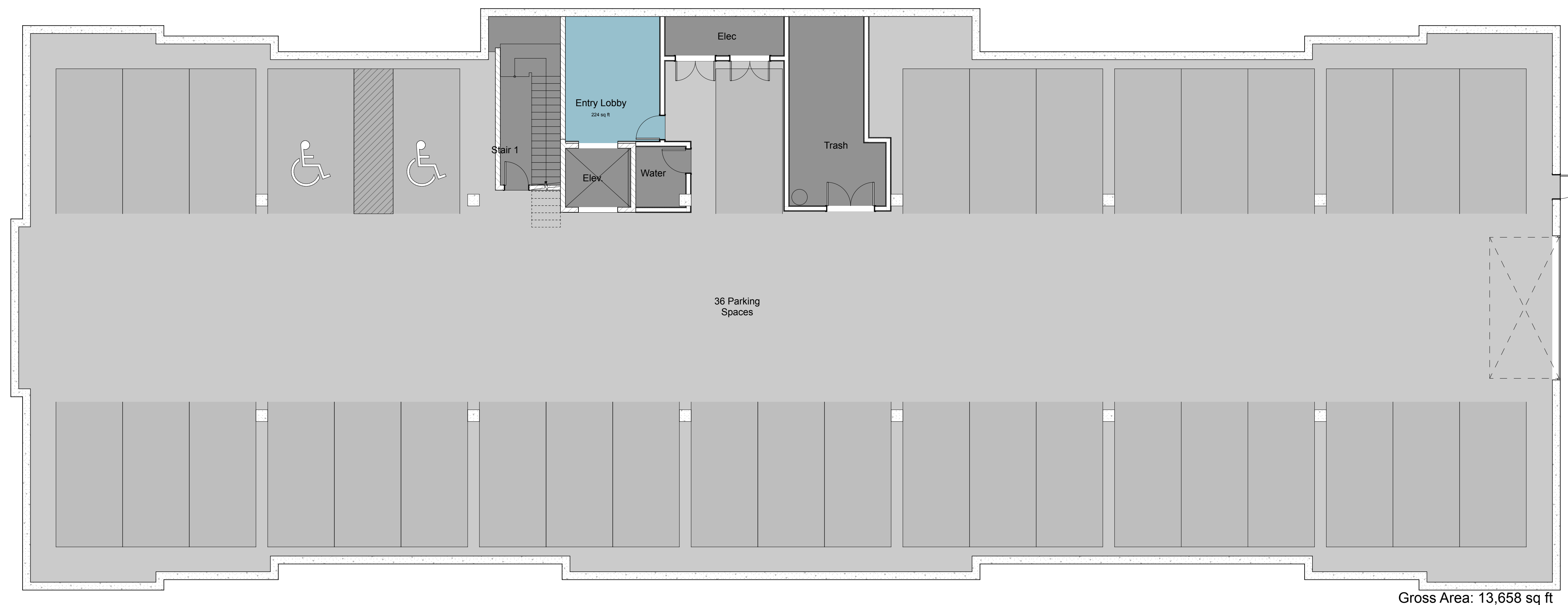
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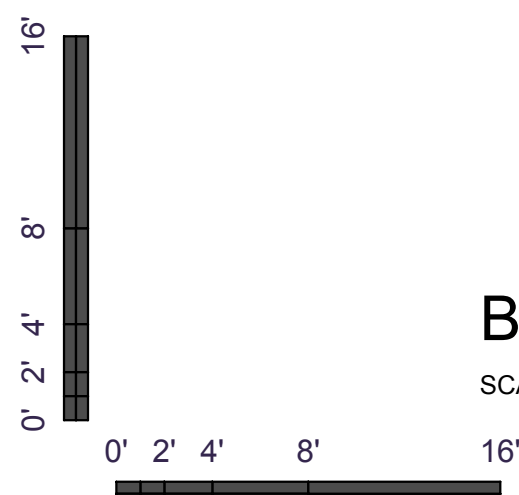
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Building 2 - Basement
Scale: 1/8" = 1'-0"



Gross Area: 13,658 sq ft

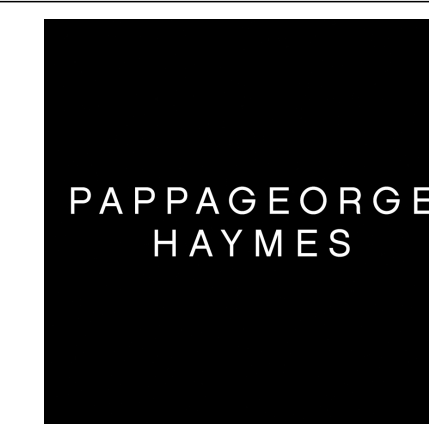


Building 2 - Basement

SCALE: 1/8" = 1'-0"

A-10

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Building 2 - 1st Floor Plan
Scale: 1/8" = 1'-0"

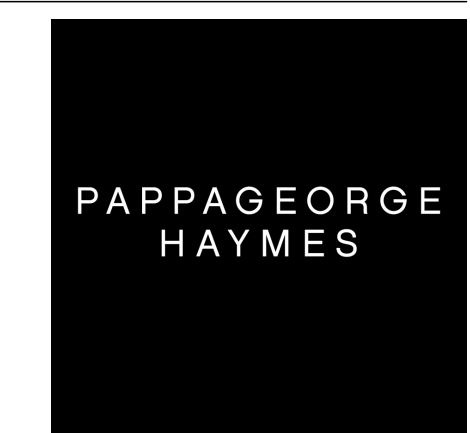


Building 2 - 1st Floor
SCALE: 1/8" = 1'-0"

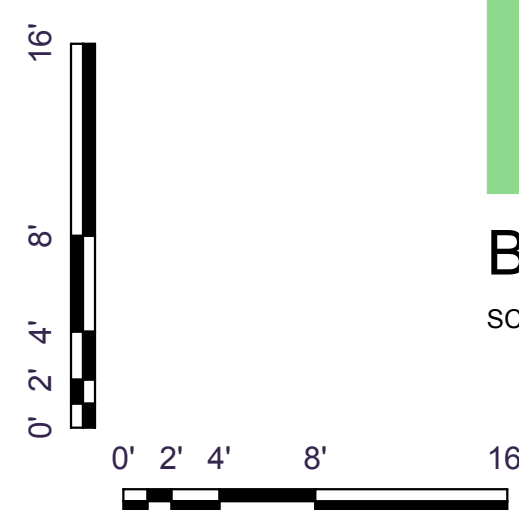
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A-11

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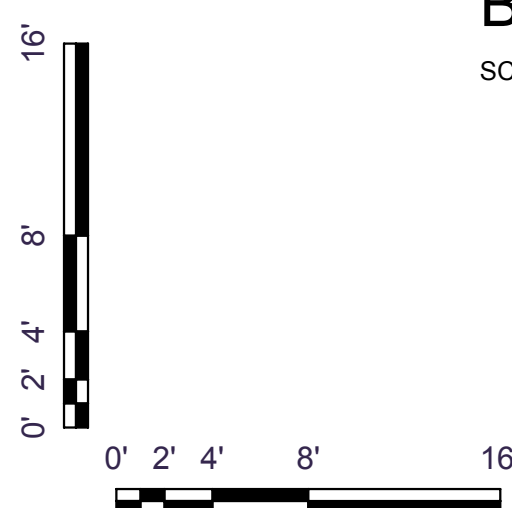


Building 2 - 2nd - 4th Floor Plan
 Scale: 1/8" = 1'-0"



Building 2 - 2nd - 4th Floor

SCALE: 1/8" = 1'-0"



A-12

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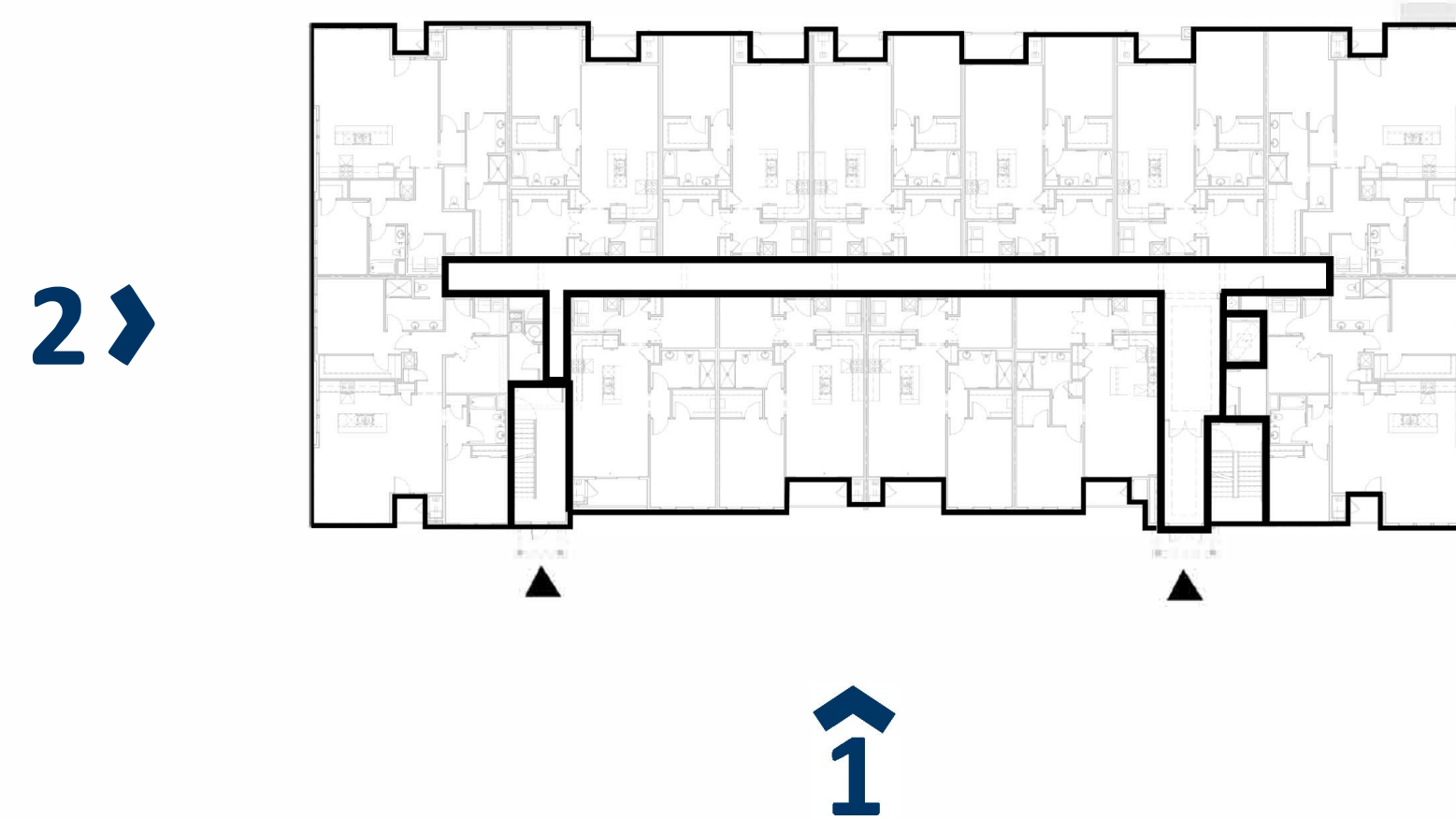
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1 50 UNIT EMERY BUILDING - FRONT FACADE



2 GARAGE ENTRY FACADE

A-16

Quarry North Road LLC

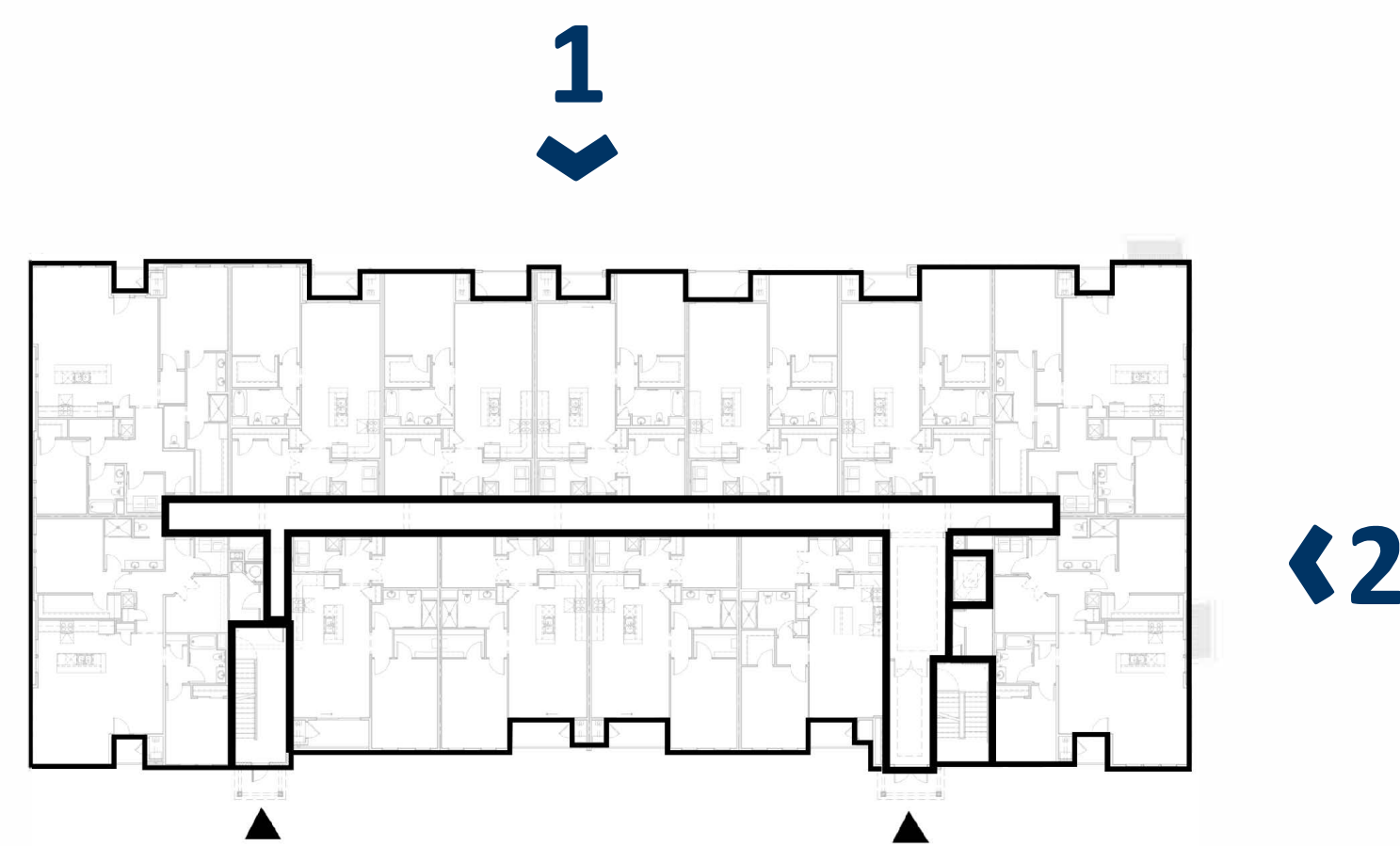
2134 Sevilla Way
Naples, FL 34109

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Emery at Cold Brook Crossing
50 Unit Age Restricted Multi-Family Building

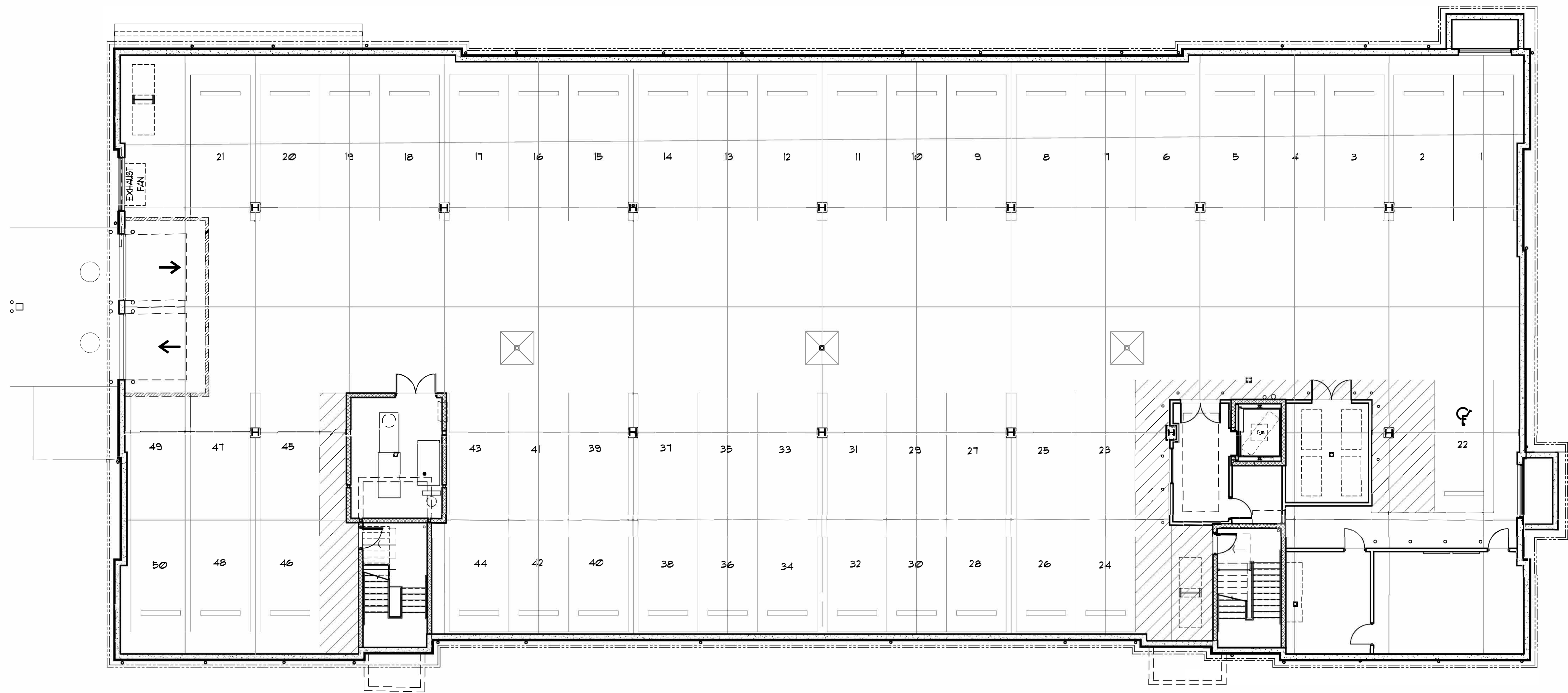


1 50 UNIT EMERY BUILDING - REAR FACADE



2 SIDE FACADE

A-17



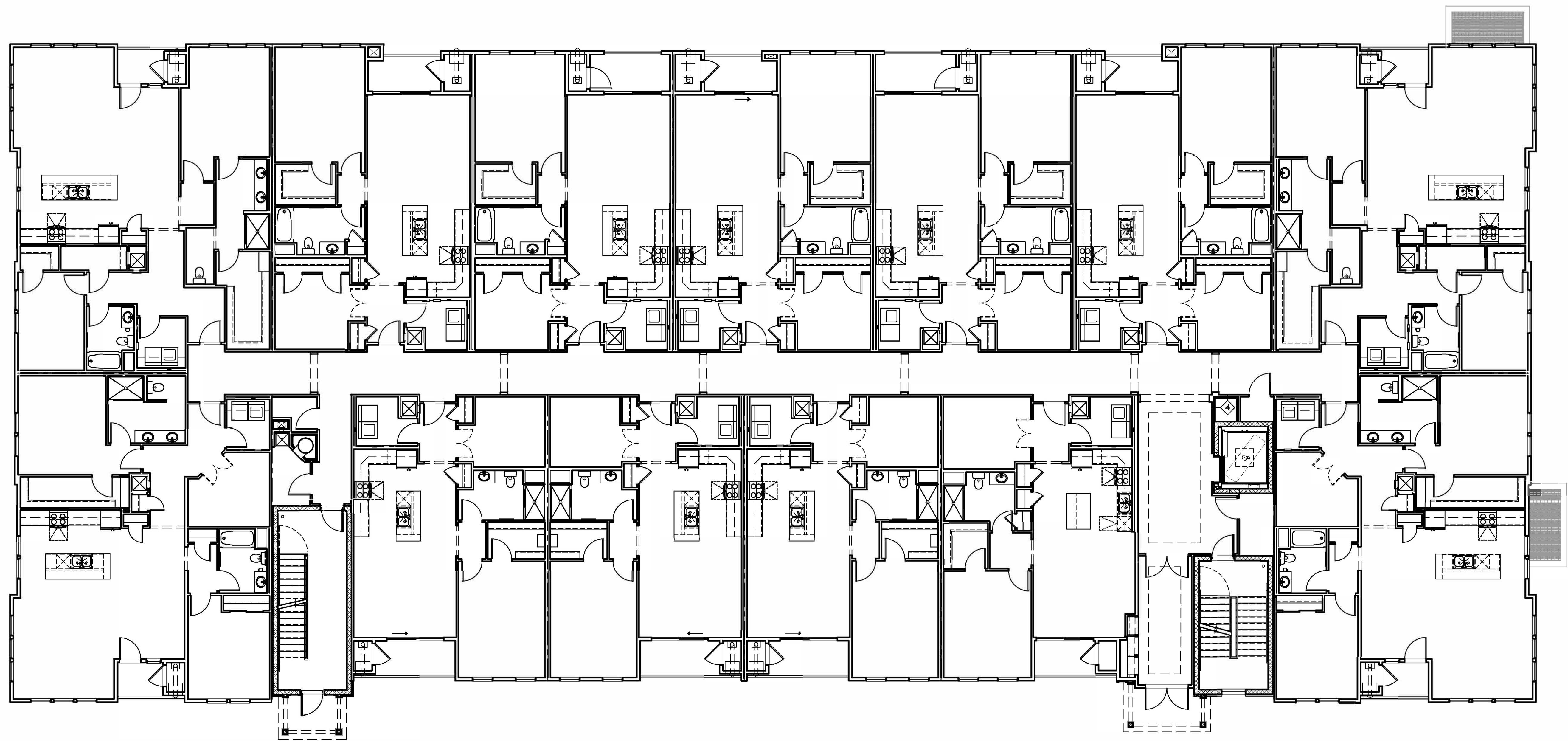
50 UNIT EMERY BUILDING - GARAGE LEVEL

A-18

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 Naples, FL 34109

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Emery at Cold Brook Crossing
 50 Unit Age Restricted Multi-Family Building



50 UNIT EMERY BUILDING - 1st FLOOR ENTRY LEVEL

A-19

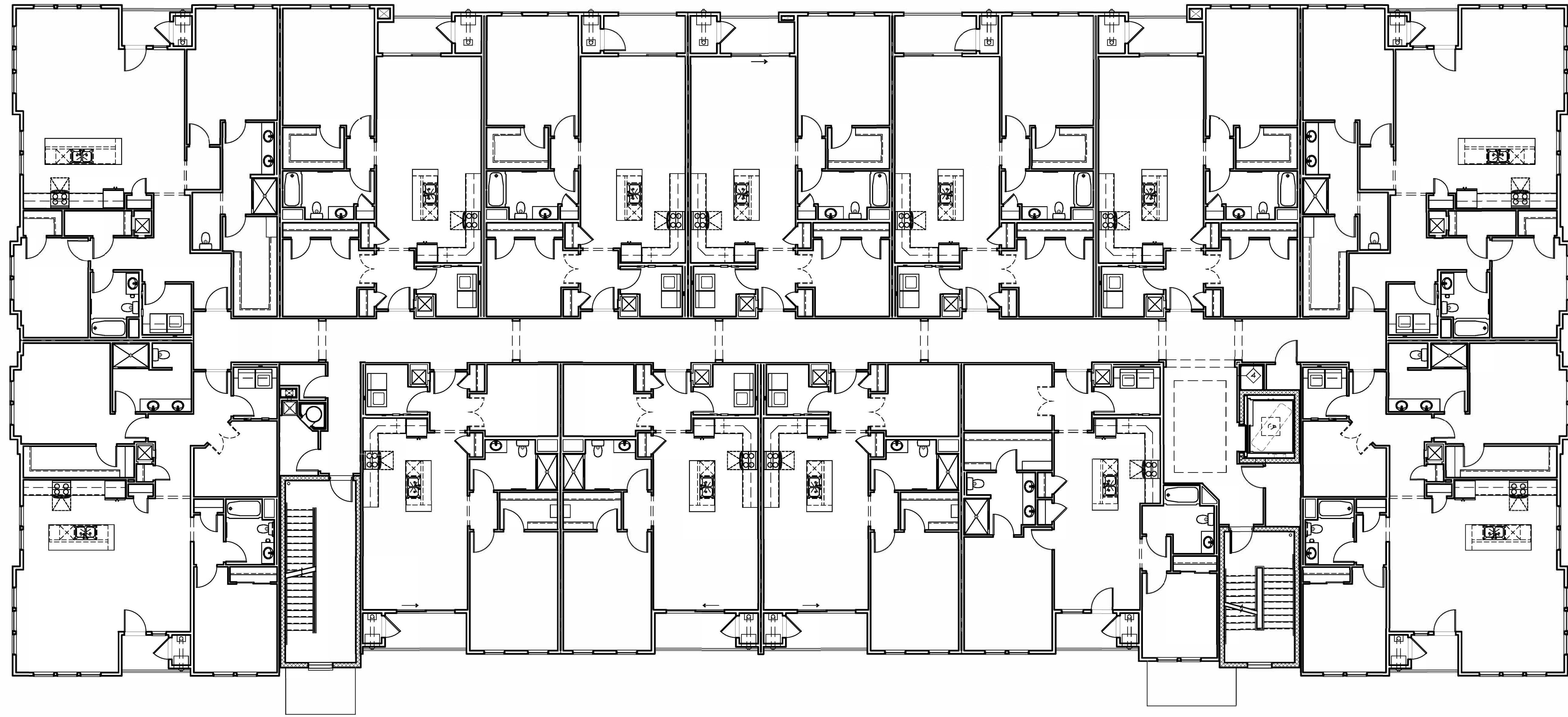
Quarry North Road LLC

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Emery at Cold Brook Crossing

50 Unit Age Restricted Multi-Family Building



50 UNIT EMERY BUILDING - 2nd FLOOR

A-20

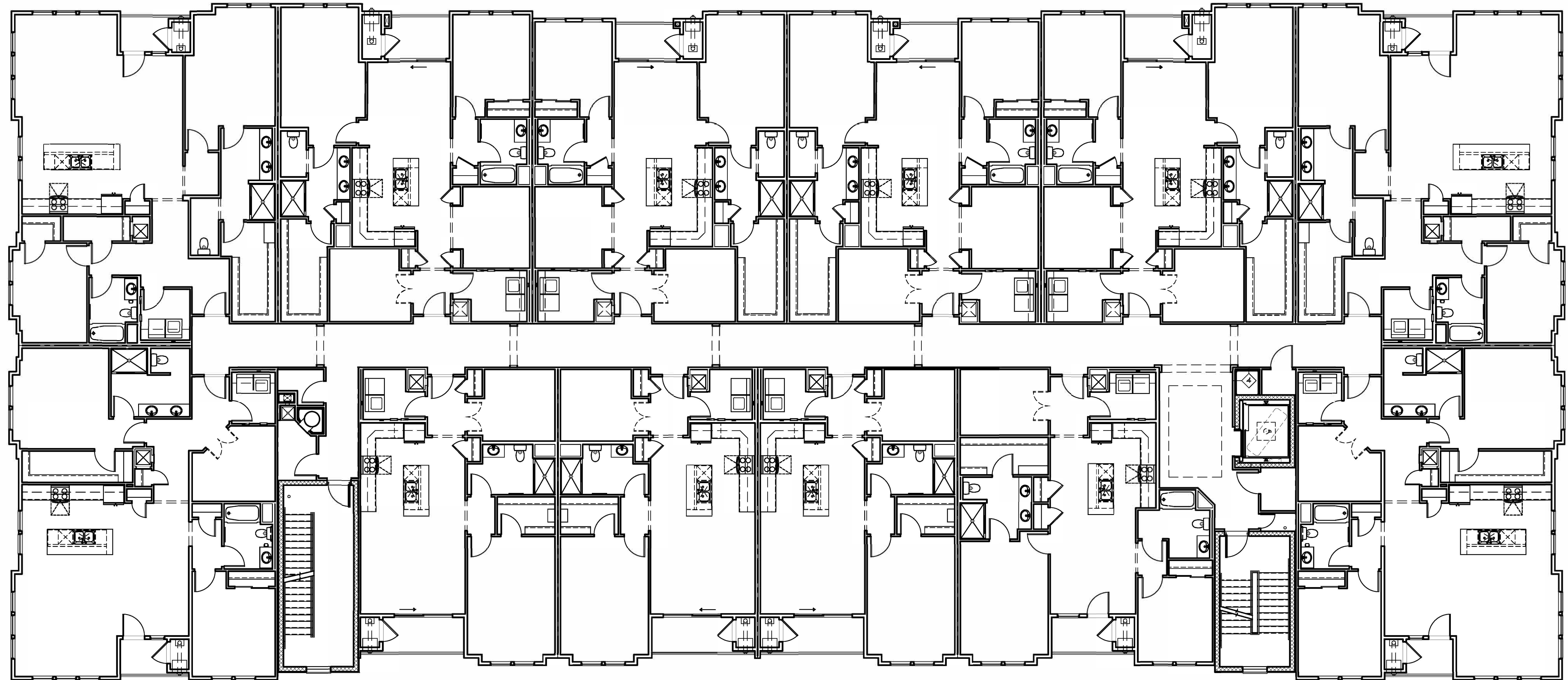
Quarry North Road LLC

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Emery at Cold Brook Crossing

50 Unit Age Restricted Multi-Family Building



50 UNIT EMERY BUILDING - 3rd FLOOR

Quarry North Road LLC

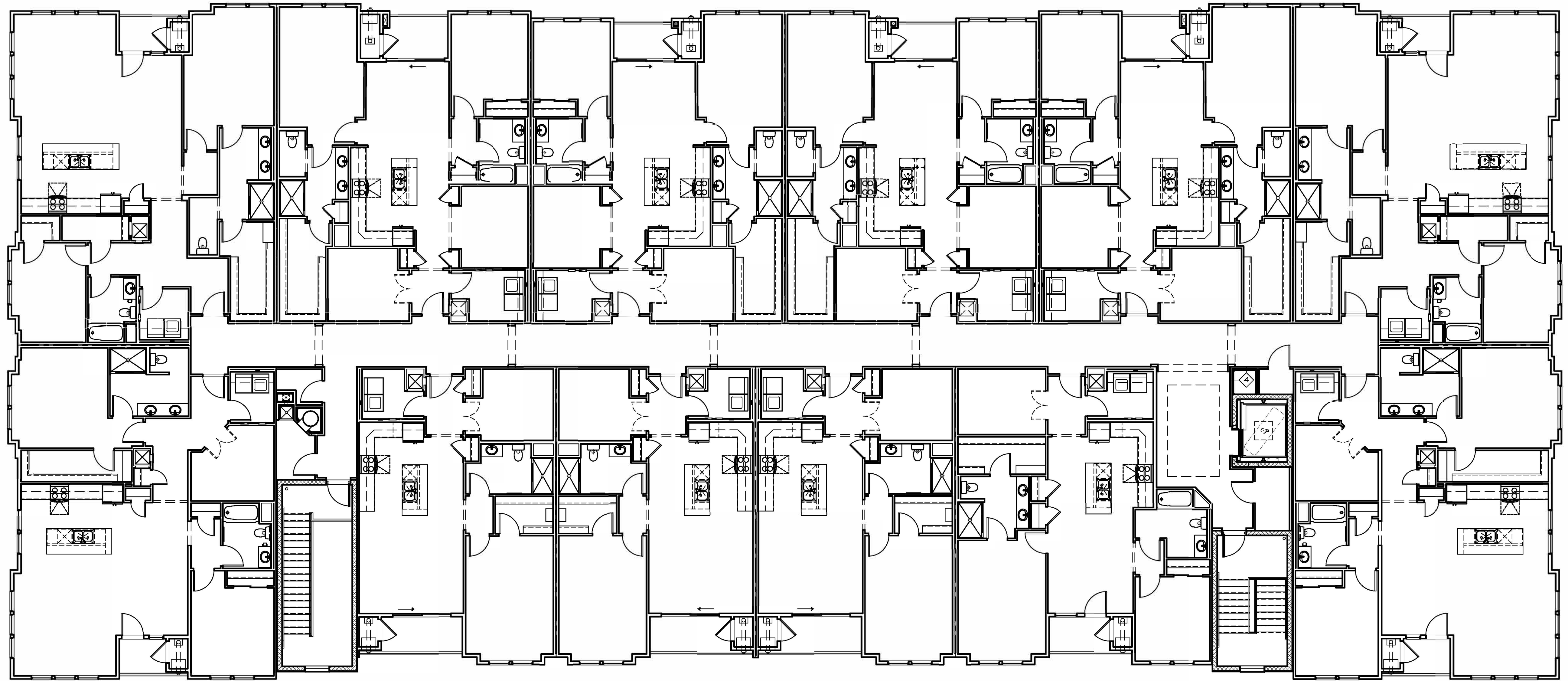
2134 Sevilla Way
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A-21

Emery at Cold Brook Crossing

50 Unit Age Restricted Multi-Family Building



50 UNIT EMERY BUILDING - 4th FLOOR

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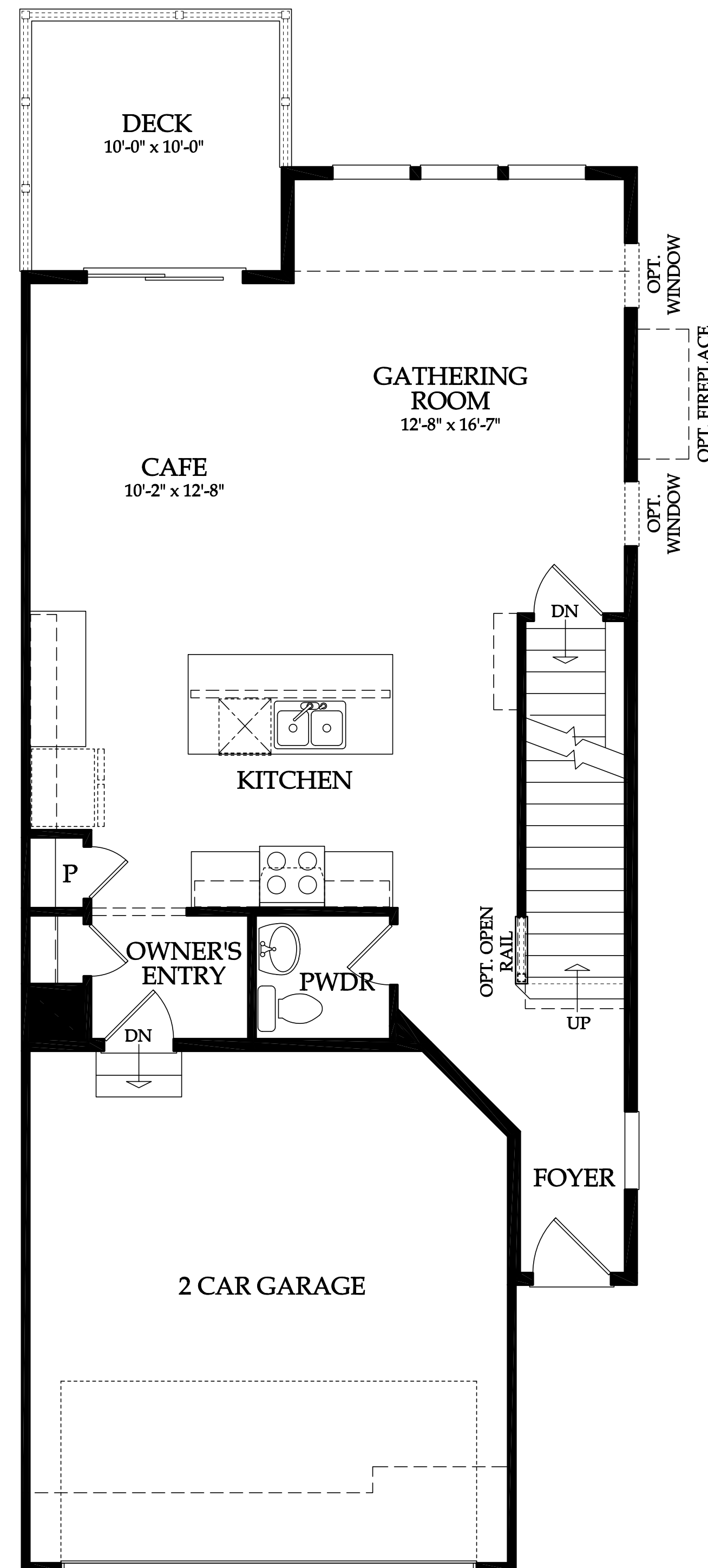
A-22

Emery at Cold Brook Crossing

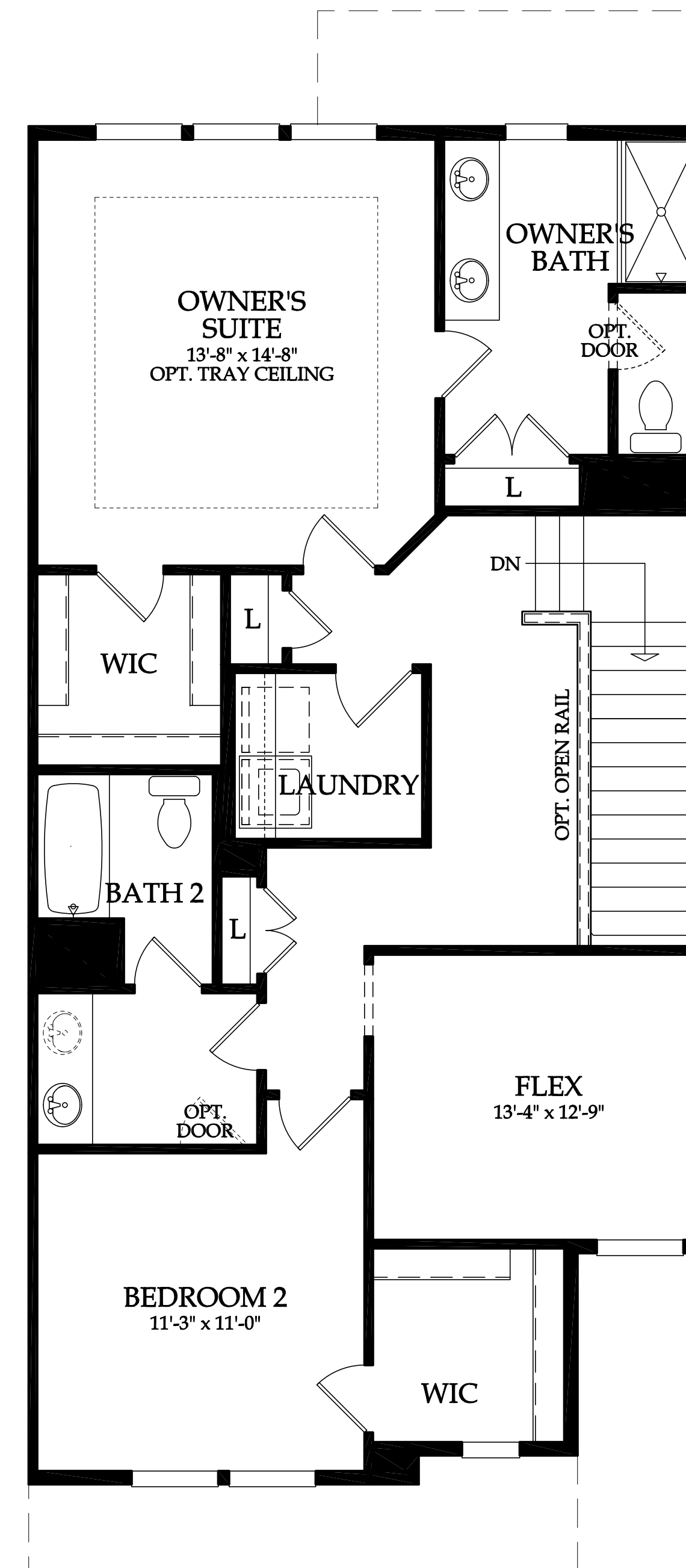
50 Unit Age Restricted Multi-Family Building

COLD BROOK CROSSING

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First Floor



Second Floor

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Naples, FL 34109

The Pines at Cold Brook Crossing

A-23

COLD BROOK CROSSING

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FRONT ELEVATION # 1

3/16"=1'-0"



FRONT ELEVATION # 2

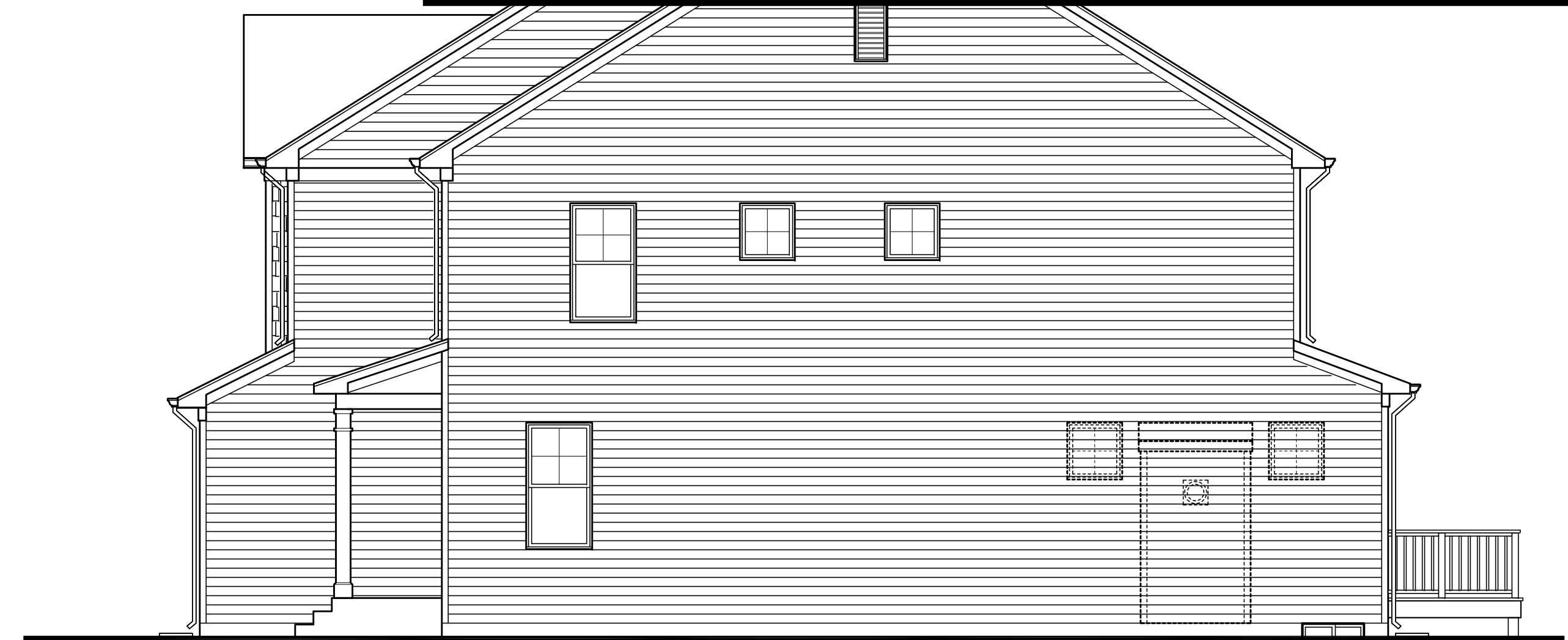
GARAGE DOOR WITH OPTIONAL WINDOWS

3/16"=1'-0"



FRONT ELEVATION # 3

3/16"=1'-0"



RIGHT SIDE ELEVATION (END CONDITION) - ELEV. #1

3/16"=1'-0"



FRONT ELEVATION # 4

3/16"=1'-0"



FRONT ELEVATION # 5

3/16"=1'-0"



FRONT ELEVATION # 6

GARAGE DOOR WITH OPTIONAL WINDOWS

3/16"=1'-0"



REAR ELEVATION

3/16"=1'-0"

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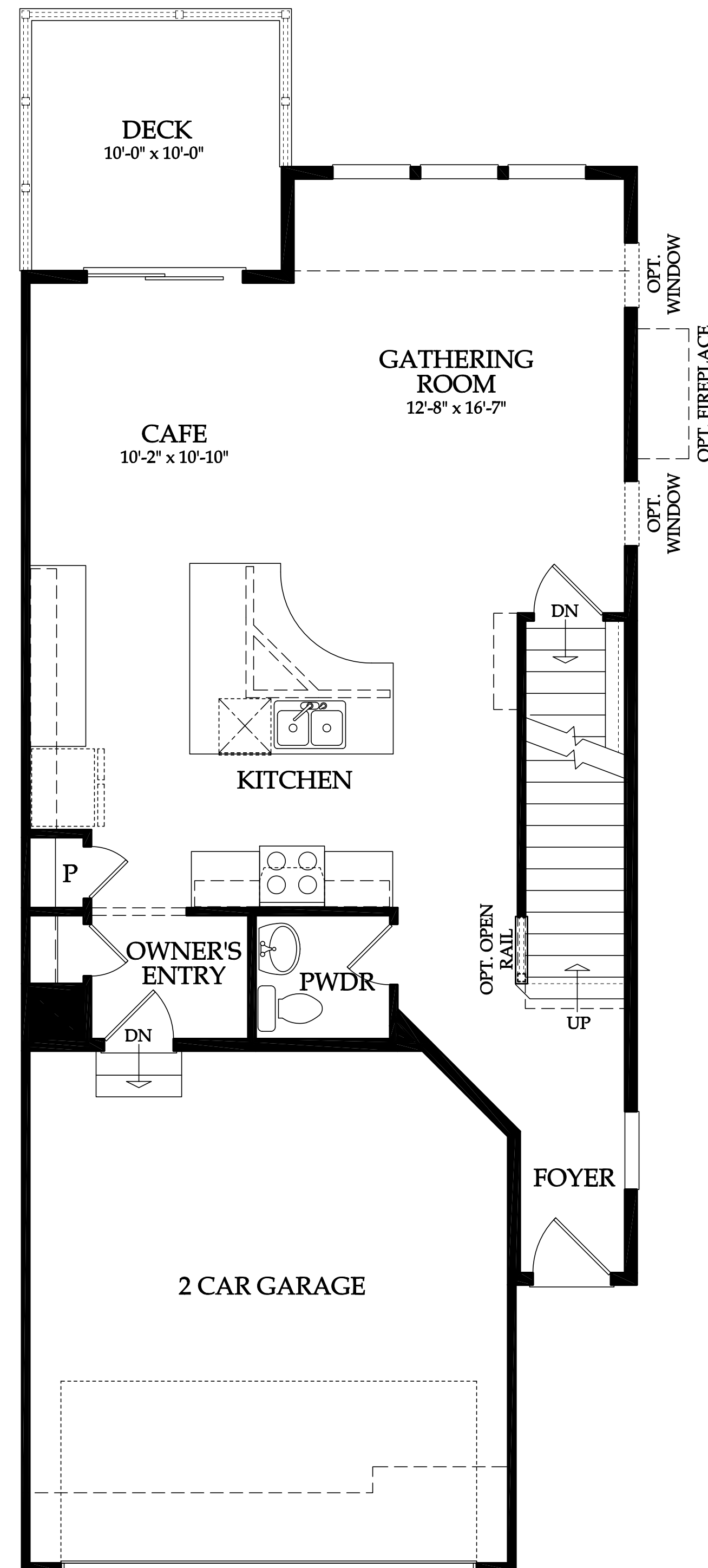
The Pines at Cold Brook Crossing

A-24

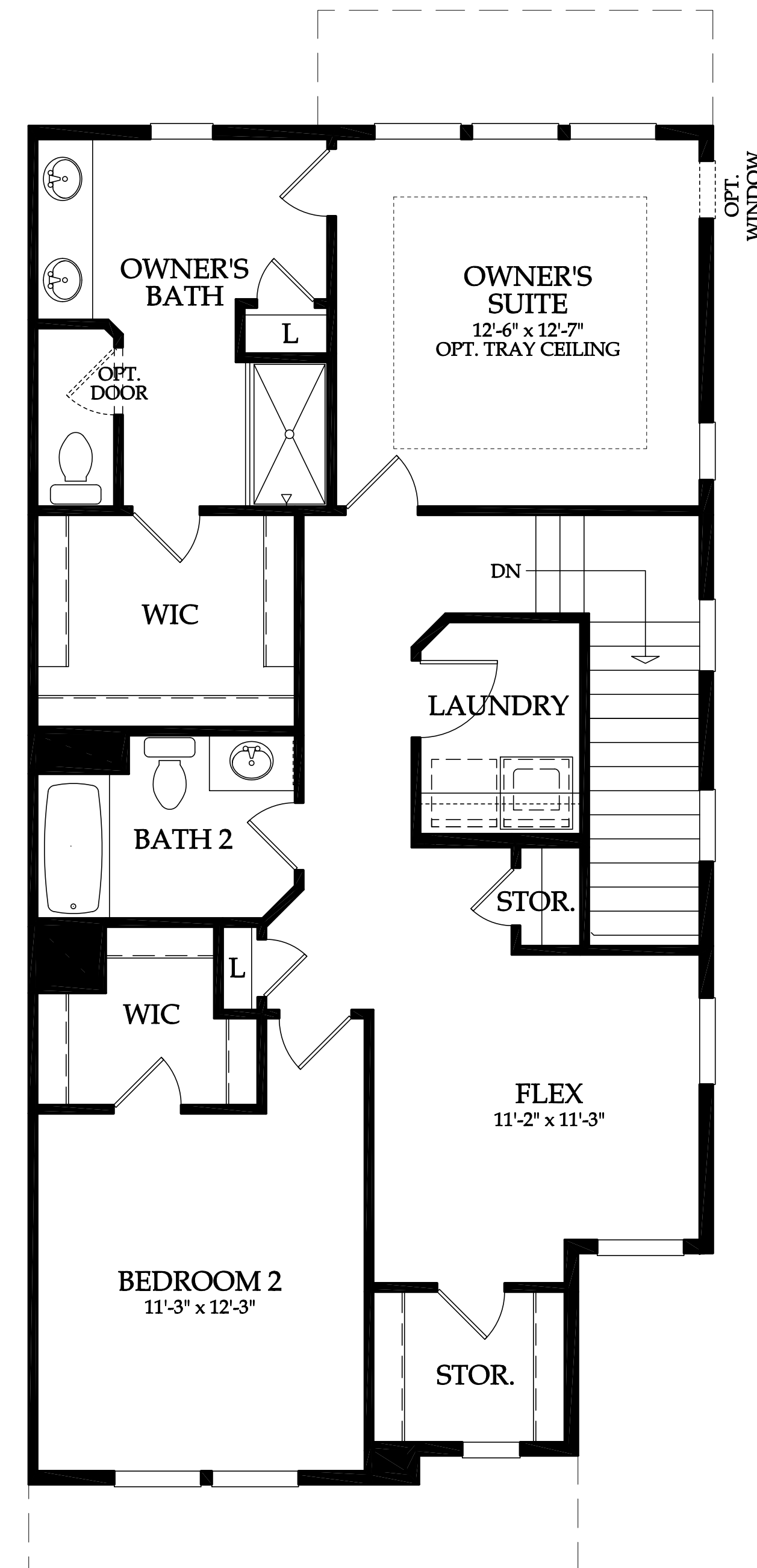
February 4, 2020

COLD BROOK CROSSING

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First Floor



Second Floor

Quarry North Road LLC
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Naples, FL 34109

The Pines at Cold Brook Crossing

A-25

COLD BROOK CROSSING



FRONT ELEVATION # 1

3/16"=1'-0"



FRONT ELEVATION # 2

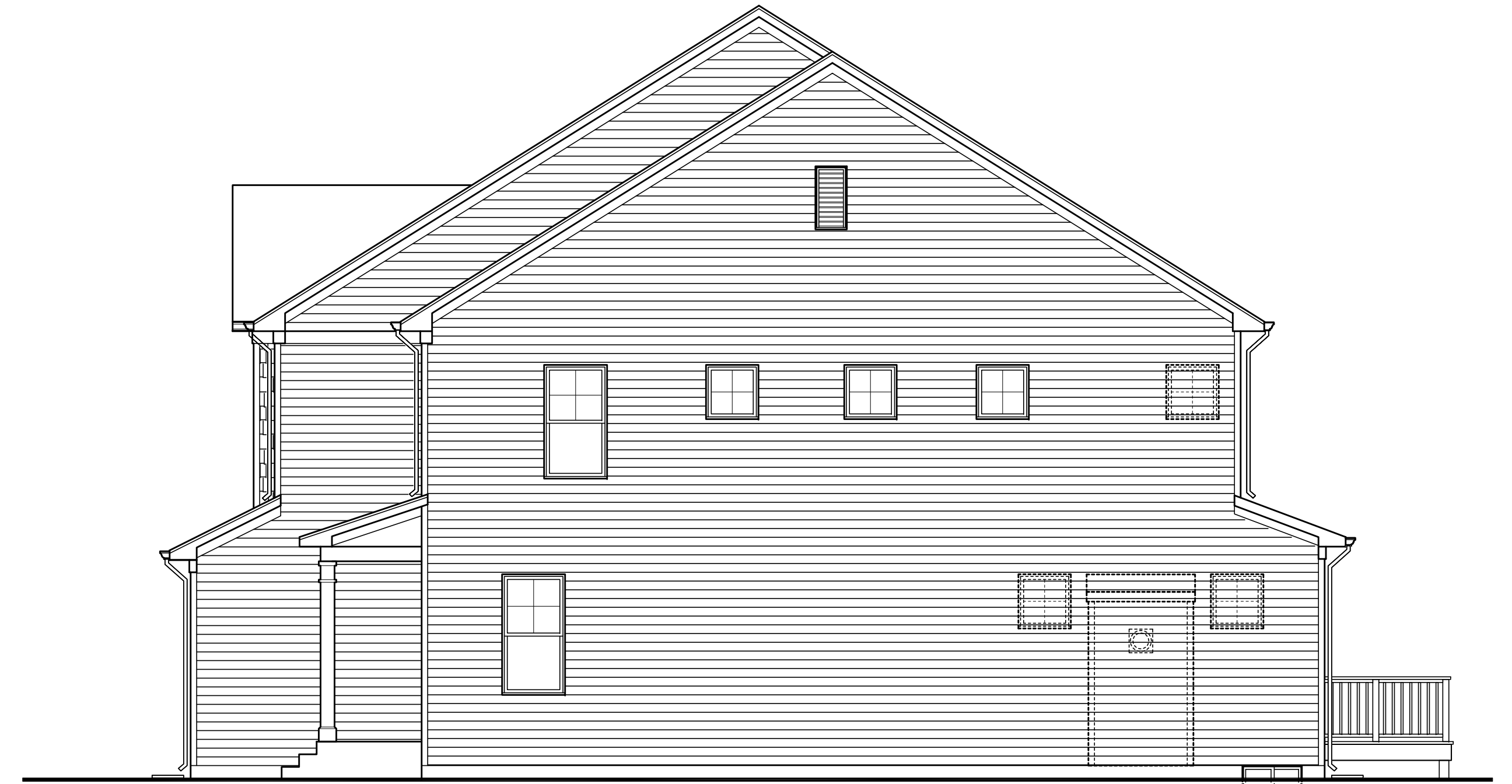
GARAGE DOOR WITH OPTIONAL WINDOWS

3/16"=1'-0"



FRONT ELEVATION # 3

3/16"=1'-0"



RIGHT SIDE ELEVATION (END CONDITION) - ELEV. #1

3/16"=1'-0"



FRONT ELEVATION # 4

3/16"=1'-0"



FRONT ELEVATION # 5

3/16"=1'-0"



FRONT ELEVATION # 6

GARAGE DOOR WITH OPTIONAL WINDOWS

3/16"=1'-0"



REAR ELEVATION

3/16"=1'-0"

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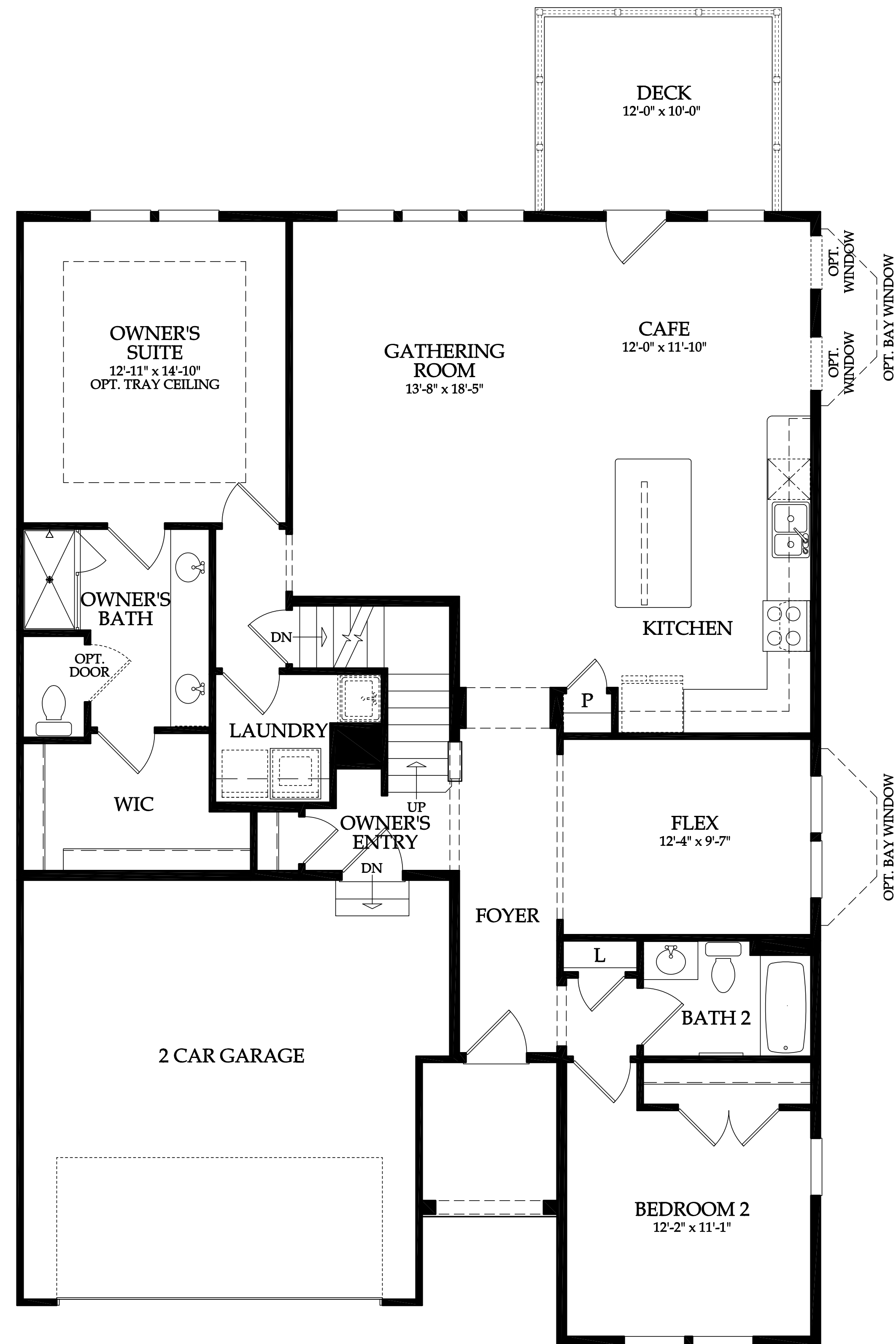
The Pines at Cold Brook Crossing

A-26

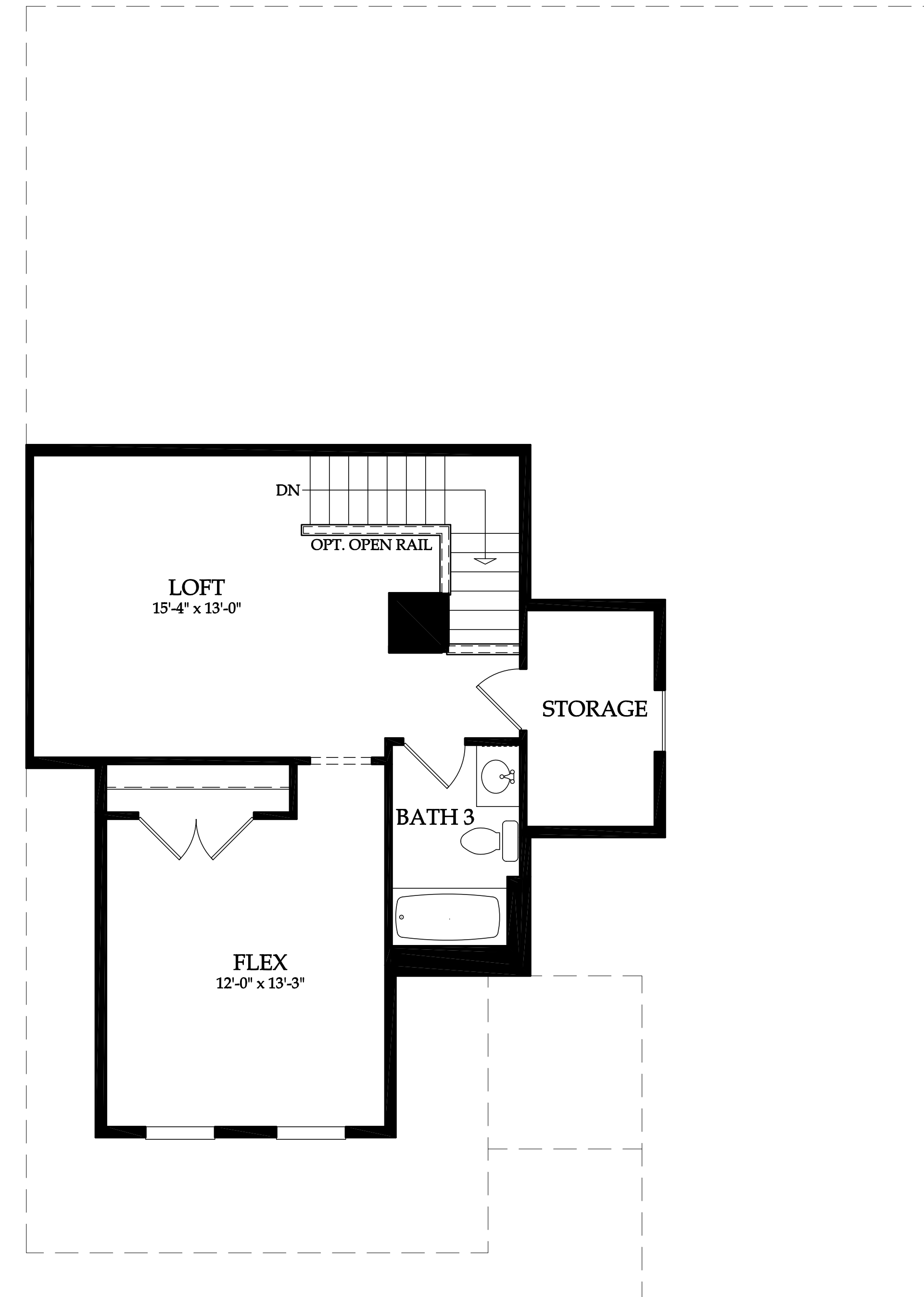
February 4, 2020

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First Floor



Second Floor

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Emery at Cold Brook Crossing

A-27

COLD BROOK CROSSING



FRONT ELEVATION # 1

GARAGE DOOR WITH OPTIONAL WINDOWS

3/16"=1'-0"



RIGHT SIDE ELEVATION (END CONDITION) - ELEV. #1

3/16"=1'-0"



FRONT ELEVATION # 2

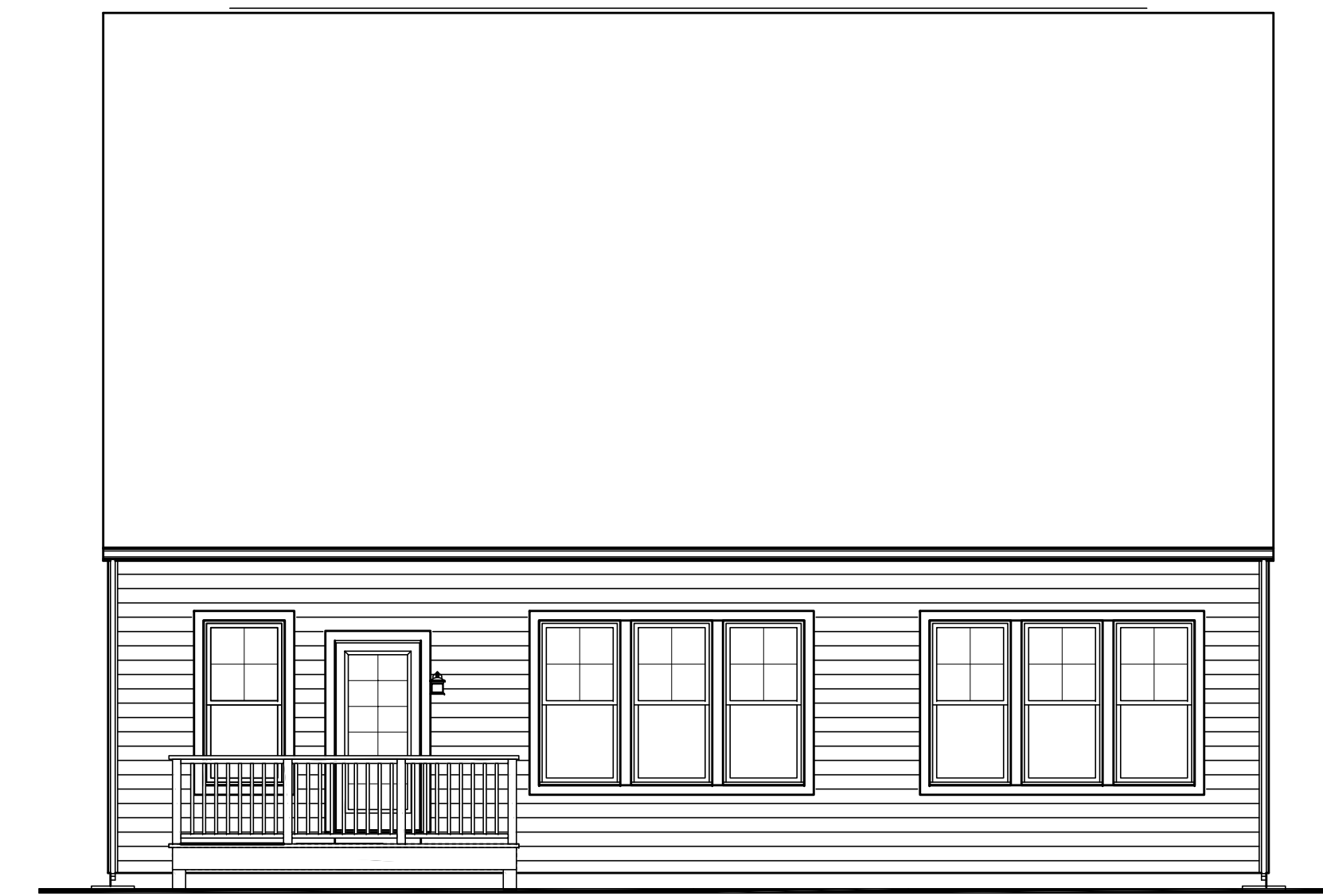
GARAGE DOOR WITH OPTIONAL WINDOWS

3/16"=1'-0"



FRONT ELEVATION # 3

3/16"=1'-0"



REAR ELEVATION

3/16"=1'-0"

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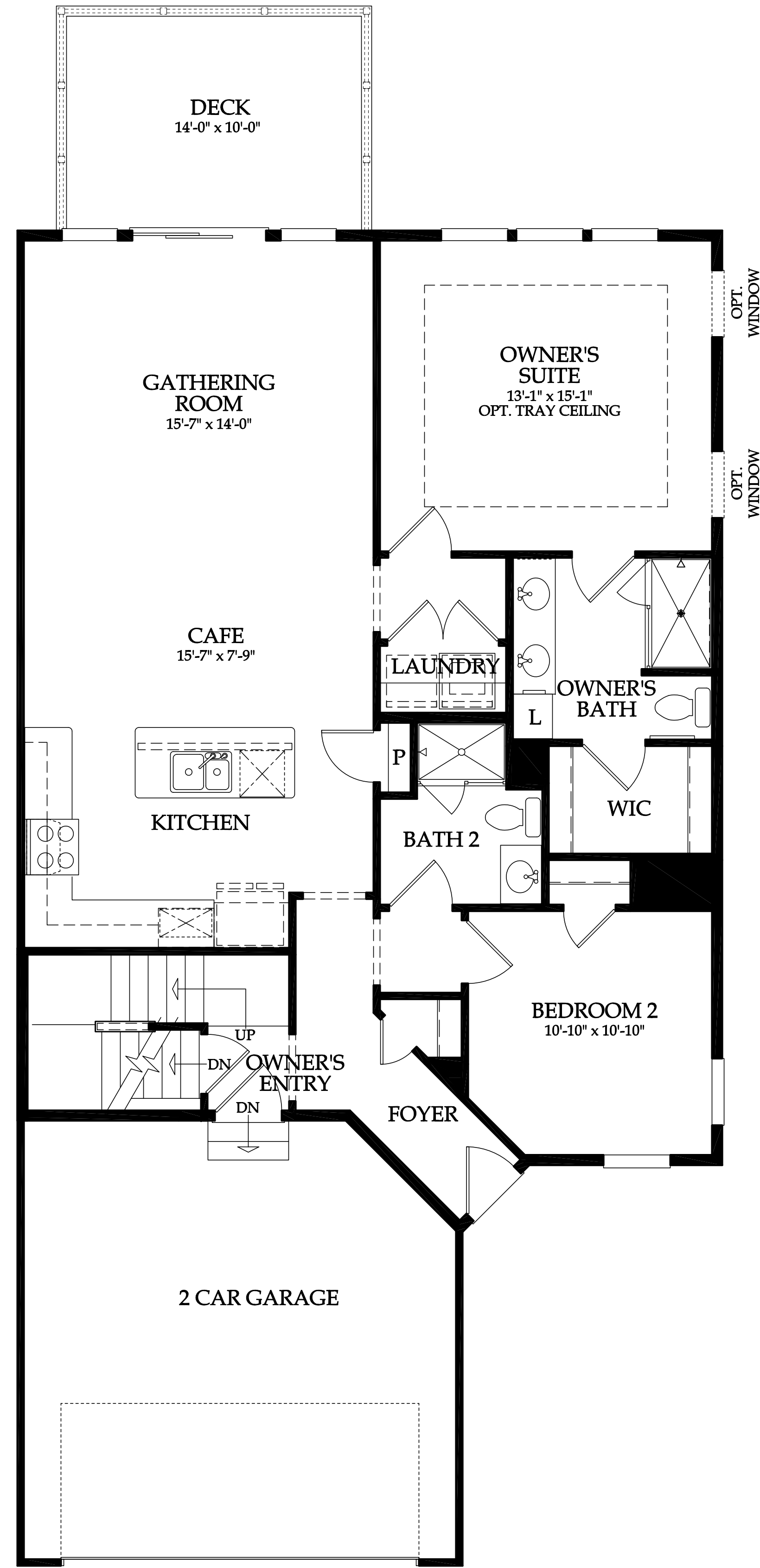
Emery at Cold Brook Crossing

A-28

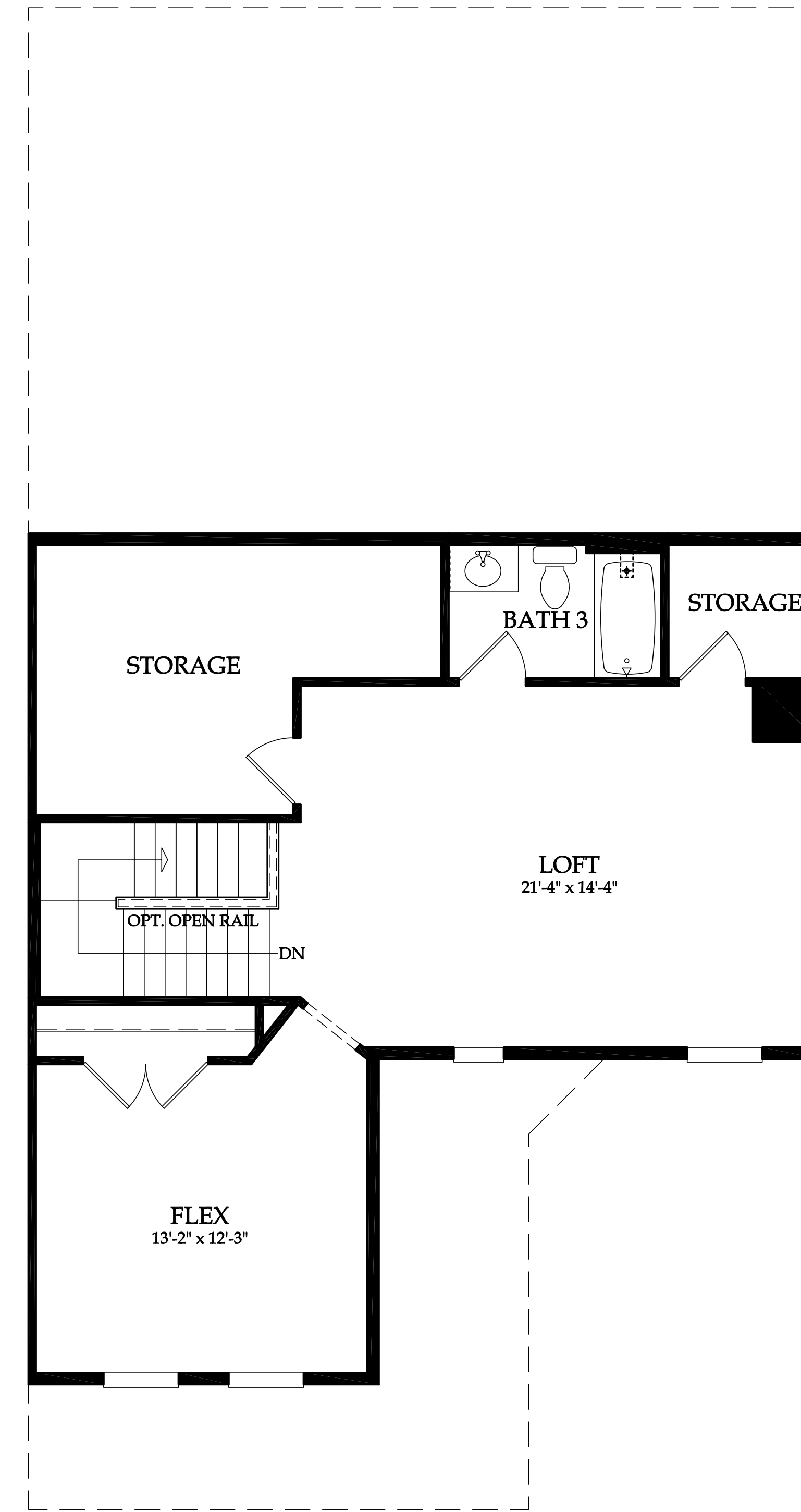
February 4, 2020

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First Floor



Second Floor

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Emery at Cold Brook Crossing

A-29

COLD BROOK CROSSING



FRONT ELEVATION # 1

GARAGE DOOR WITH OPTIONAL WINDOWS

3/16"=1'-0"



FRONT ELEVATION # 2

3/16"=1'-0"



RIGHT SIDE ELEVATION (END CONDITION) - ELEV. #1

3/16"=1'-0"



FRONT ELEVATION # 3

3/16"=1'-0"



FRONT ELEVATION # 4

GARAGE DOOR WITH OPTIONAL WINDOWS

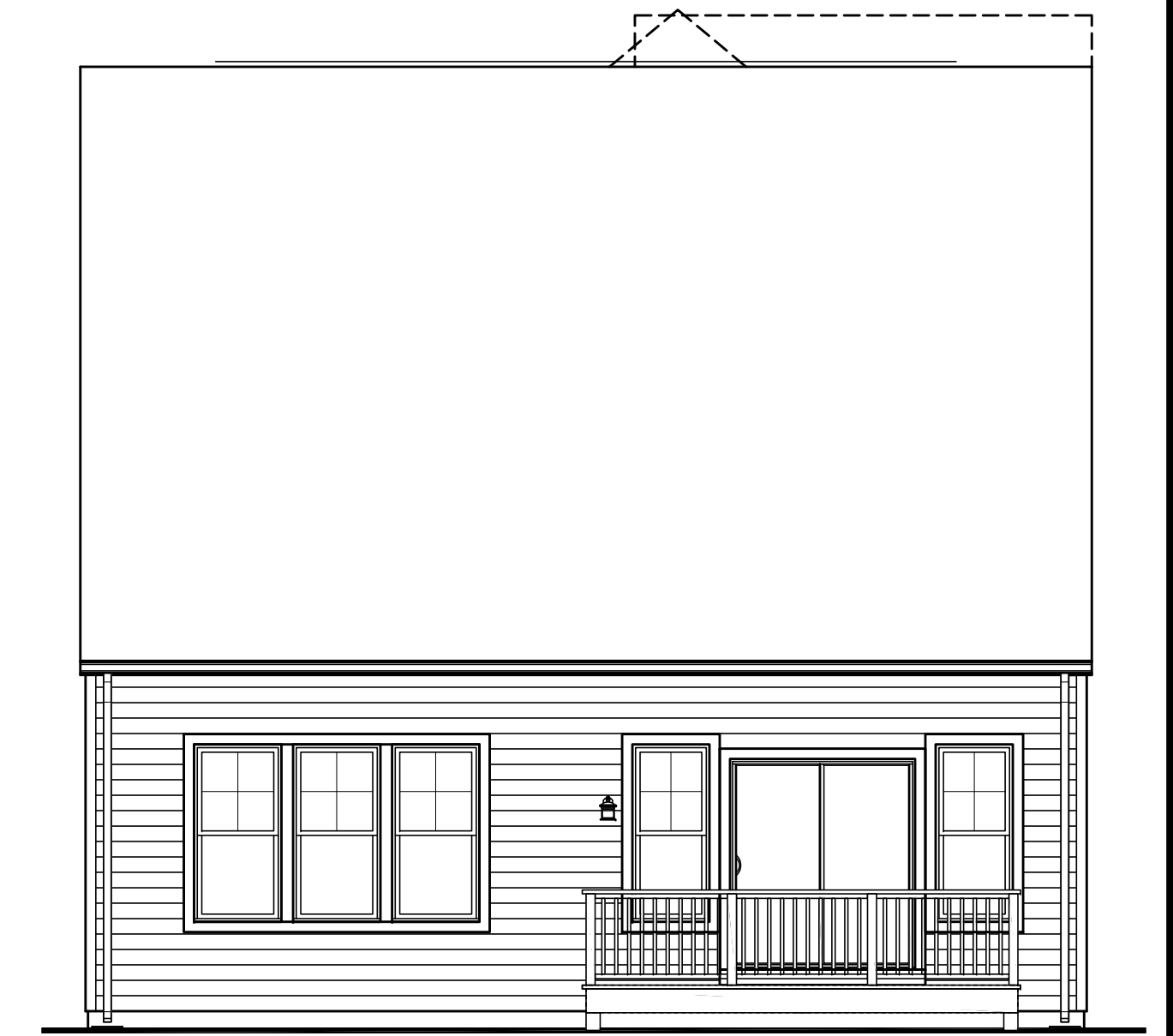
3/16"=1'-0"



FRONT ELEVATION # 5

GARAGE DOOR WITH OPTIONAL WINDOWS

3/16"=1'-0"



REAR ELEVATION

3/16"=1'-0"

Renderings, elevations, and floor plans provided contain a great amount of detail to provide a high level of visual understanding of the proposed architectural program. Minor changes to the architectural elements and details provided may vary throughout the Project but the design intent will remain unchanged.

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Emery at Cold Brook Crossing

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February 4, 2020



CLUBHOUSE

**NOTE: THIS IS A DRAFT
ARTISTIC RENDERING. EXACT
DETAILS ARE SUBJECT TO
CHANGE**

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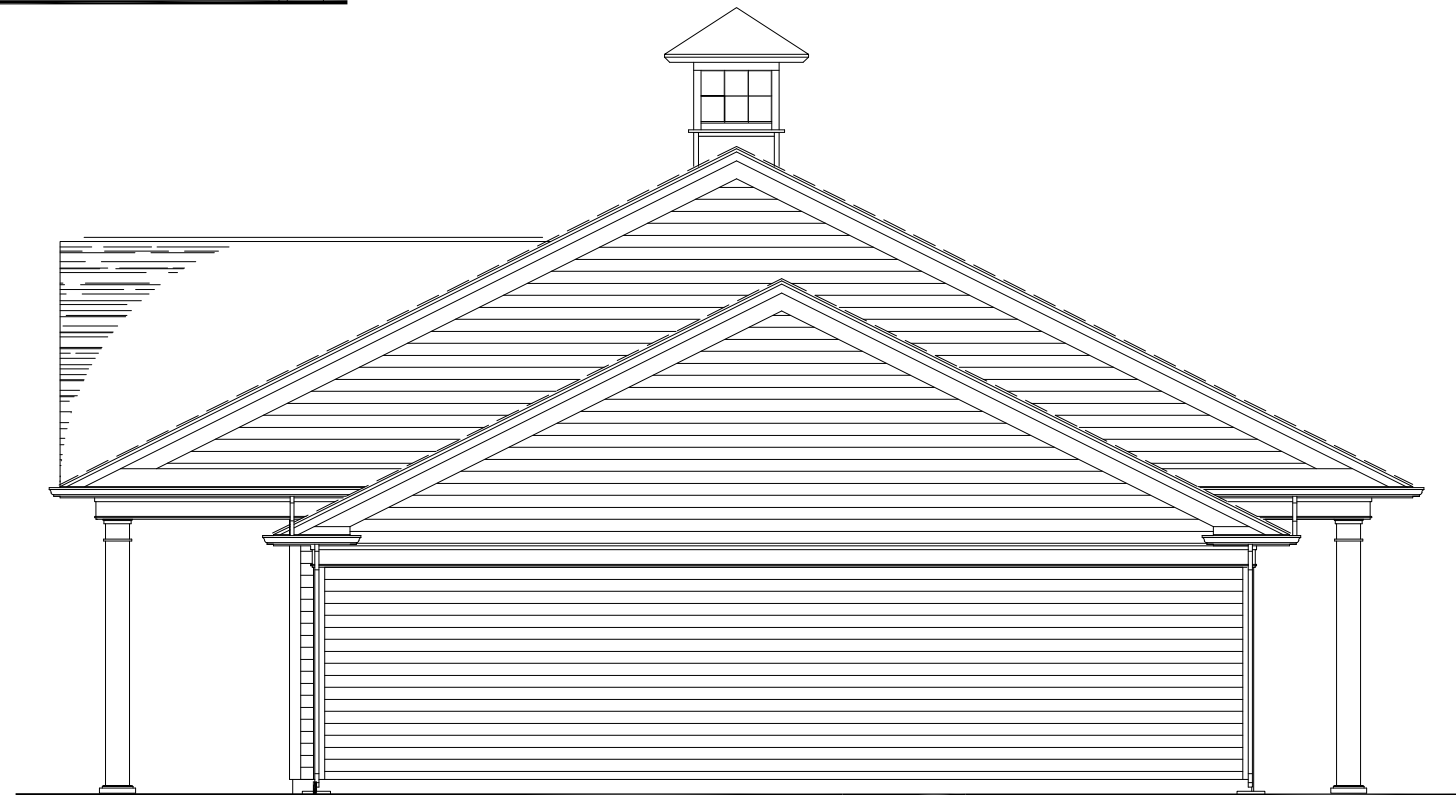
JMA
ARCHITECTS + PLANNERS
Four New Street, Suite 101
Newburyport, MA 01950

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FRONT ELEVATION

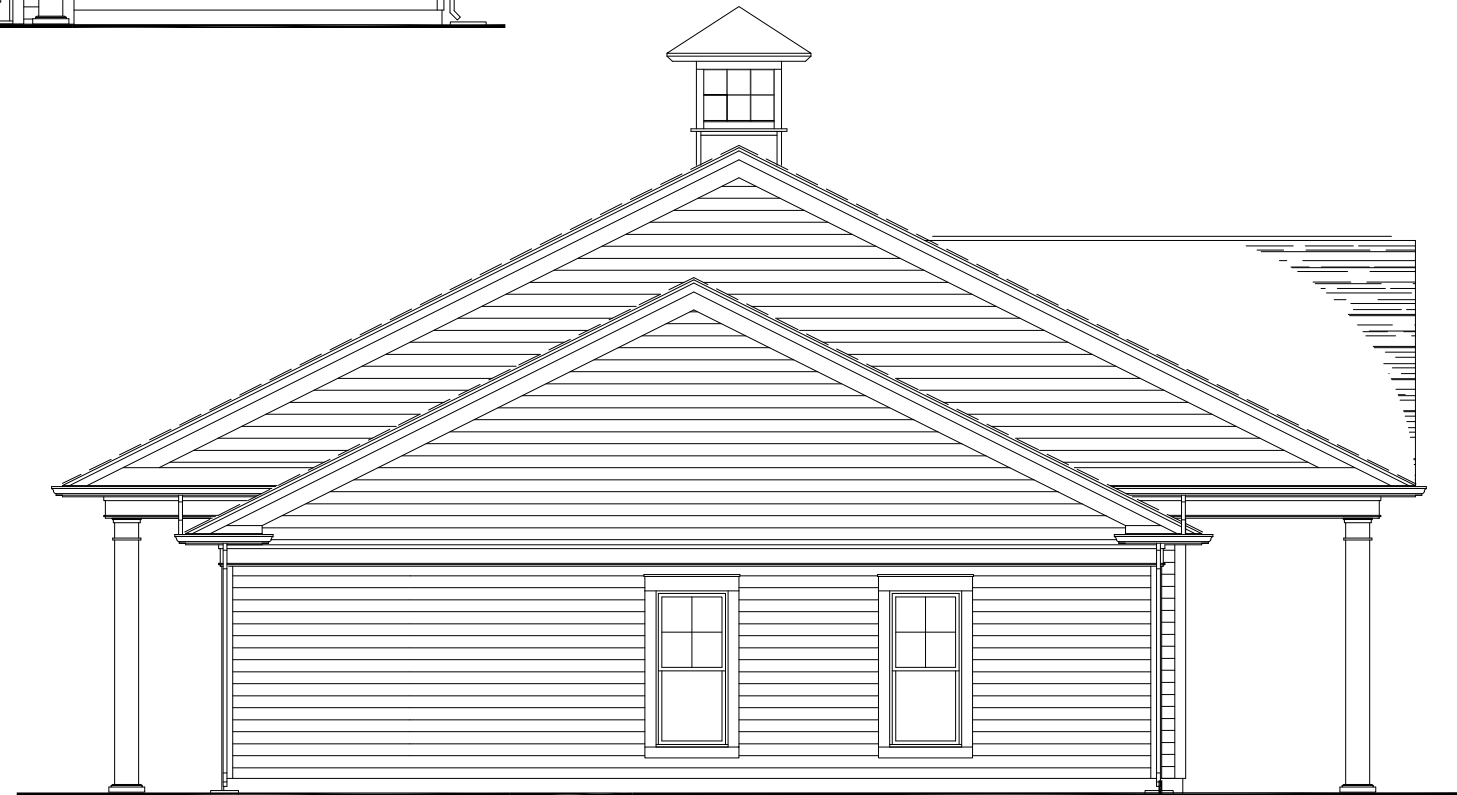
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SIDE ELEVATION

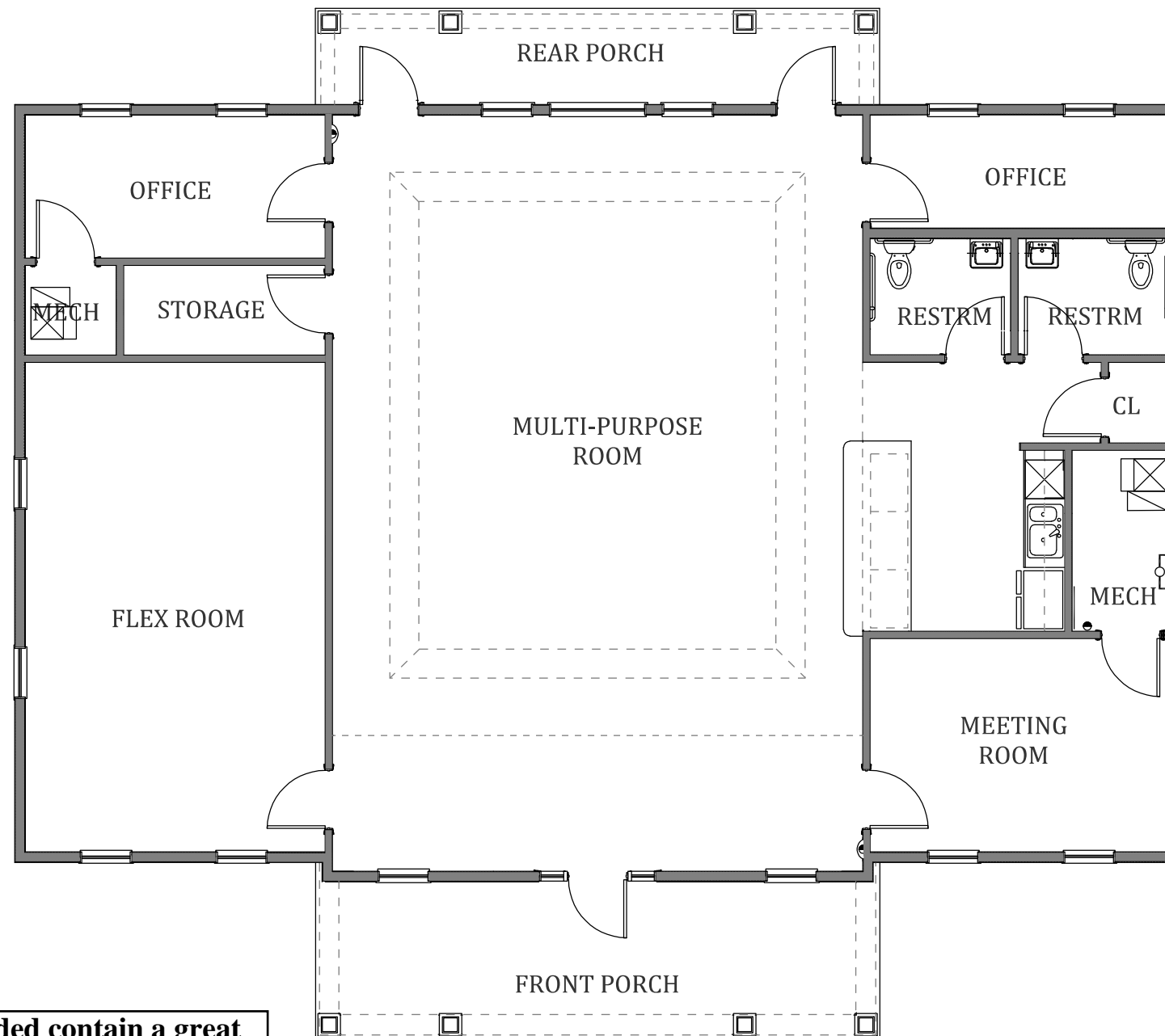


REAR ELEVATION

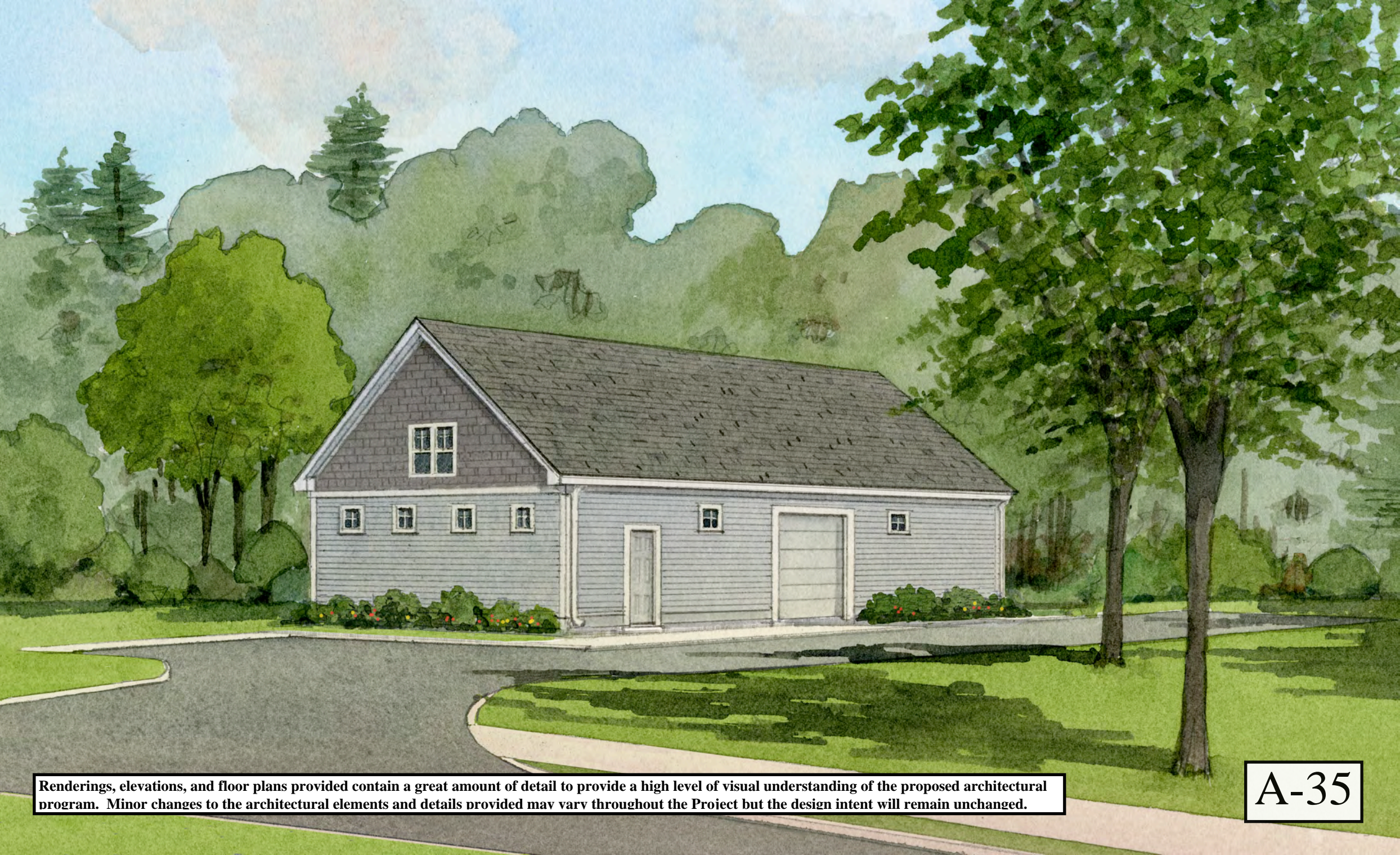


SIDE ELEVATION

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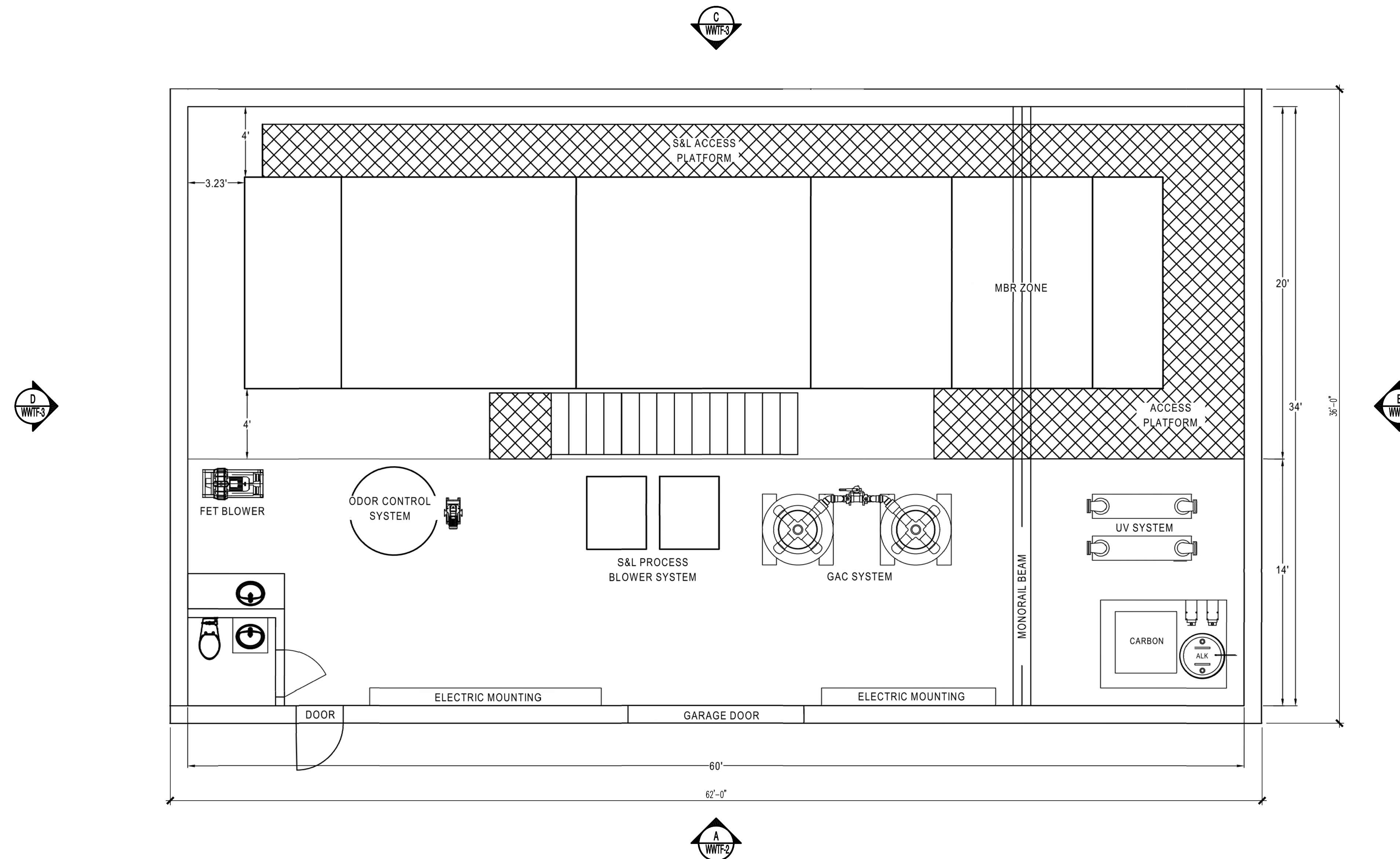


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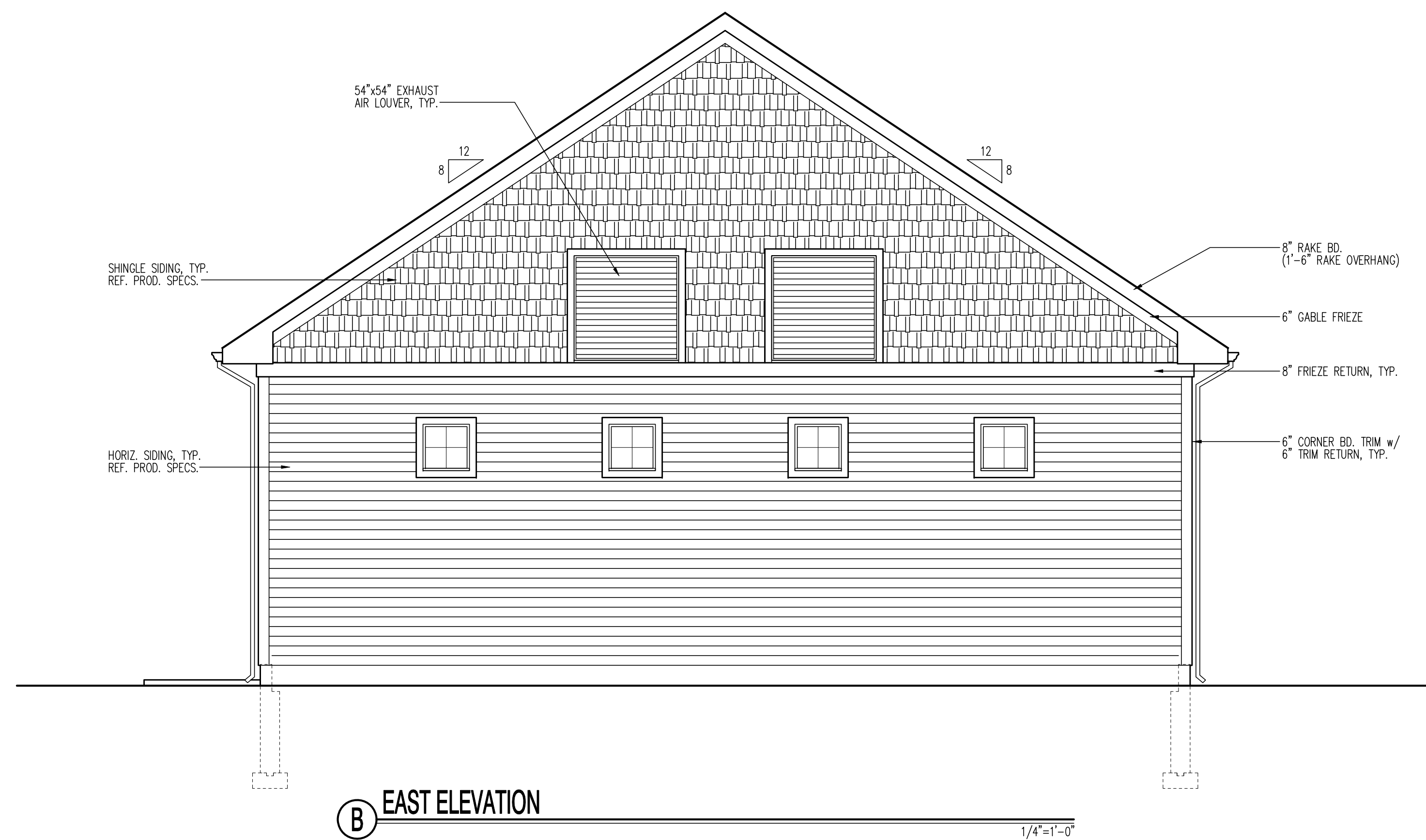
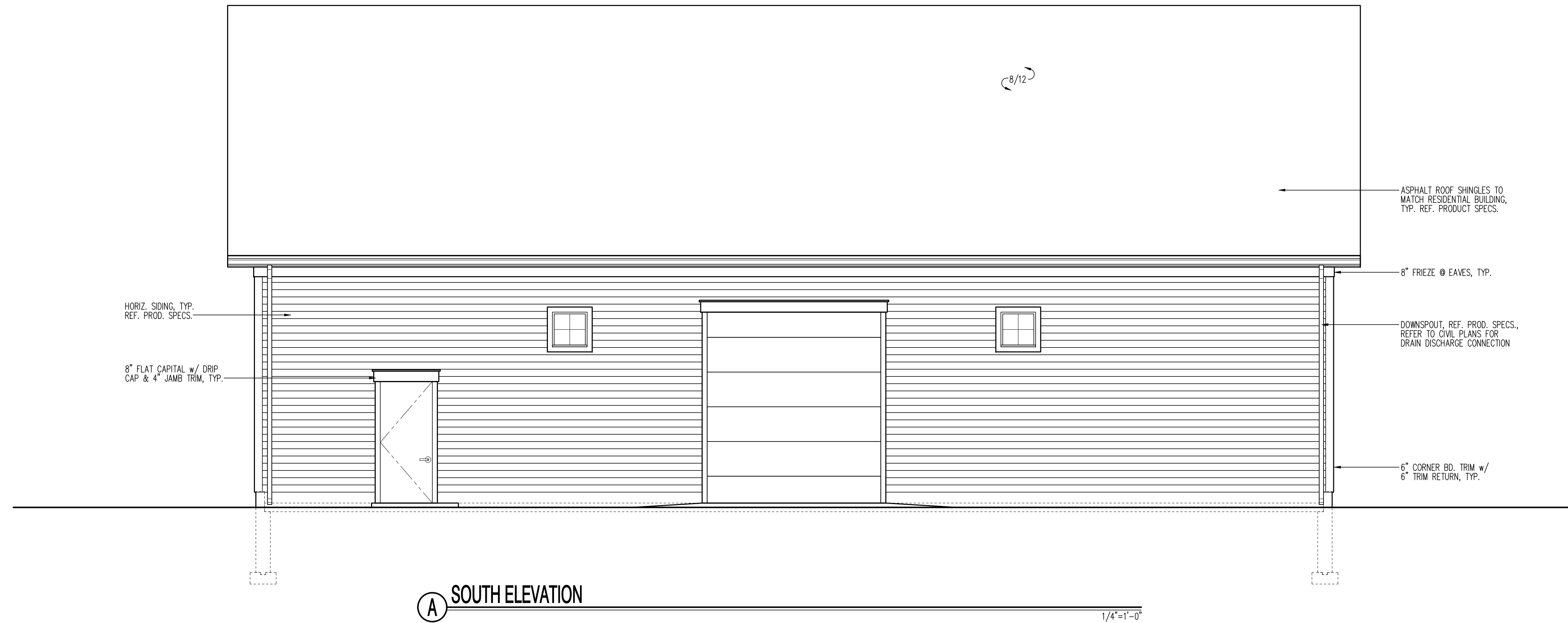
COLD BROOK CROSSING



Waste Water Treatment Facility Floor Plan

Renderings, elevations, and floor plans provided contain a great amount of detail to provide a high level of visual understanding of the proposed architectural program. Minor changes to the architectural elements and details provided may vary throughout the Project but the design intent will remain unchanged.

COLD BROOK CROSSING



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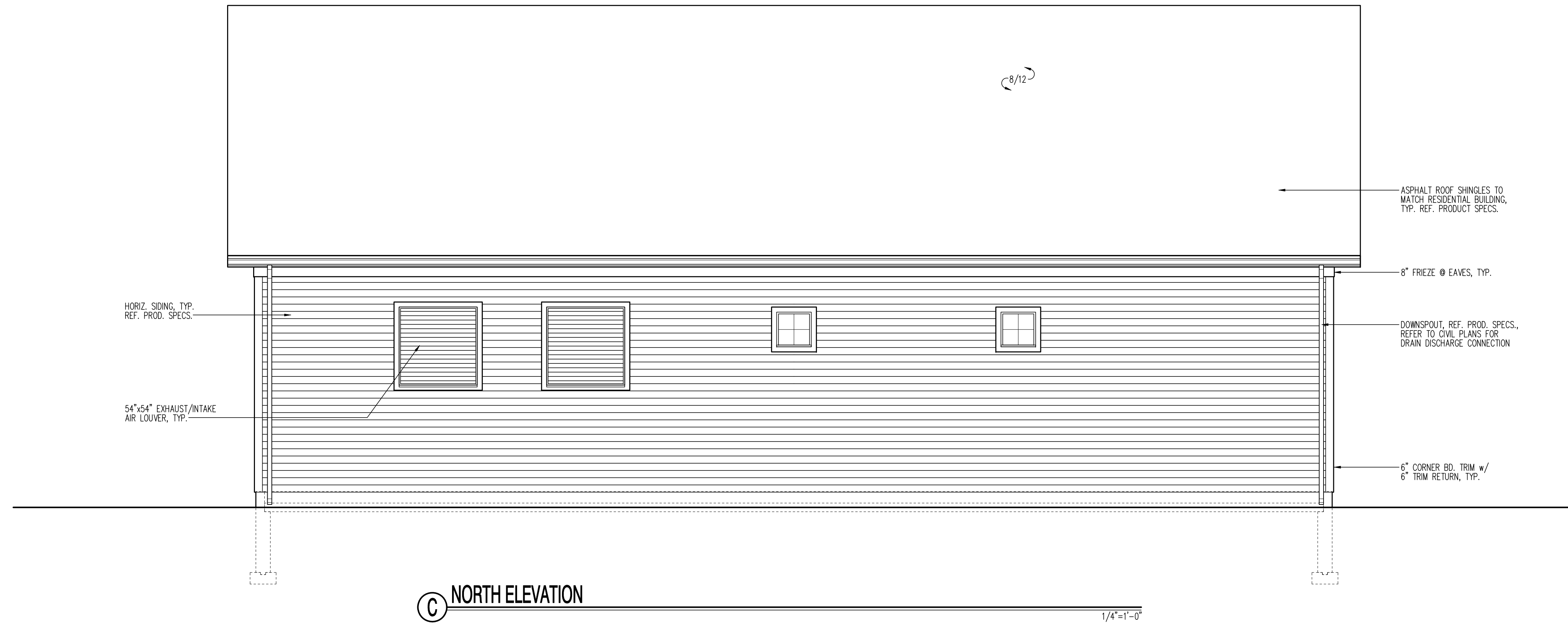
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 2134 Sevilla Way
 Naples, FL 34109

Waste Water Treatment Facility Floor Plan

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February 14, 2020

COLD BROOK CROSSING



Renderings, elevations, and floor plans provided contain a great amount of detail to provide a high level of visual understanding of the proposed architectural program. Minor changes to the architectural elements and details provided may vary throughout the Project but the design intent will remain unchanged.

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