

ST. ANN'S VILLAGE

WAYLAND, MA

124 COCHITUATE ROAD,
WAYLAND, MA 01778



SUBMISSIONS:

JANUARY 31, 2023	PEL SUBMISSION
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PROJECT CONTACT INFORMATION:

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GENERAL CONTRACTOR	PHONE #: FAX #:
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SURVEY CONSULTANT	SAMIOTES CONSULTANTS, INC. CIVIL ENGINEERS + LAND SURVEYORS 20 A STREET FRAMINGHAM, MA 01701-4102 PHONE #: FAX #:
GEOTECHNICAL CONSULTANT	PHONE #: FAX #:
TRANSPORTATION CONSULTANT	PHONE #: FAX #:
CIVIL ENGINEER	SAMIOTES CONSULTANTS, INC. CIVIL ENGINEERS + LAND SURVEYORS 20 A STREET FRAMINGHAM, MA 01701-4102 PHONE #: FAX #:
LANDSCAPE ARCHITECT	PHONE #: FAX #:
STRUCTURAL ENGINEER	PHONE #: FAX #:
FIRE PROTECTION, PLUMBING, MECHANICAL, ELECTRICAL ENGINEER	PHONE #: FAX #:

Consultant: _____

Revision: _____

Architect of Record: _____



Drawn: RP

Checked: JS

Scale: _____

Key Plan: _____

Project Name: **ST. ANN'S VILLAGE WAYLAND, MA**

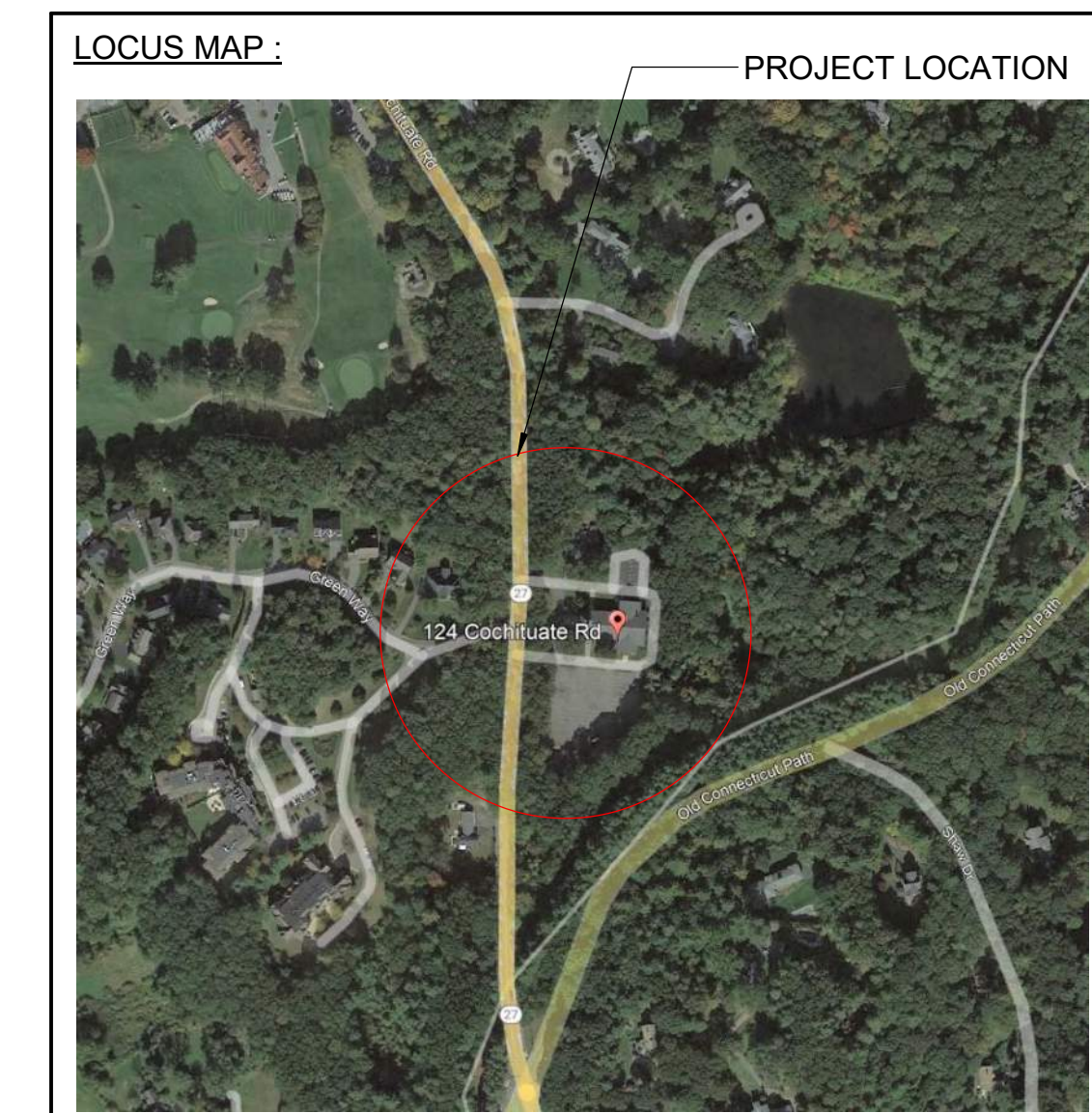
124 COCHITUATE ROAD, WAYLAND, MA 01778

Sheet Name: **PROJECT COVER**

Project Number: **22089**

Issue Date: **JANUARY 31, 2023**

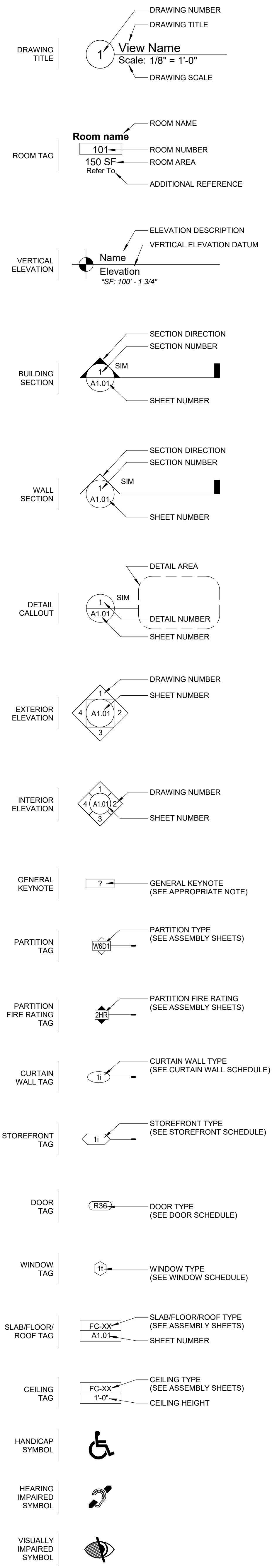
Sheet Number: **T0.01**



TYPICAL ABBREVIATIONS :

AFF	ABOVE FINISH FLOOR	MFR	MANUFACTURER
ASL	ACOUSTIC SEALANT	MAT	MATERIAL
ACT	ACOUSTICAL CEILING TILE	MO	MASONRY OPENING
ALUM	ALUMINUM	MAX	MAXIMUM
ALT	ALTERNATE	MECH	MECHANICAL
ANSI	AMERICAN NATIONAL STANDARD INSTITUTE	MED	MEDIUM
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	MTL	METAL
APPROX	APPROXIMATE	MISDG	METAL SIDING
AV	AUDIO VISUAL FIRE ALARM	MIL	MILLIMETER
AUTO	AUTOMATIC DOOR	MIN	MINIMUM
		MISC	MISCELLANEOUS
		MUL	MULLION
BR	BACKER ROD	NEC	NATIONAL ELECTRIC CODE
BD	BOARD	NOM	NOMINAL
BLDG	BUILDING	N	NORTH
BYOT	BY OTHERS	NIC	NOT IN CONTRACT
		NO	NUMBER
CR	CARD READER	OC	ON CENTER
CPT	CARPET	OPNG	OPENING
C	CAULKING	OP	OPERABLE
CLG	CEILING	OPP	OPPOSITE
CL	CENTER LINE		
CLR	CLEAR		
COL	COLUMN	PTD	PAINTED
CONC	CONCRETE	PH	PHONE
CMU	CONCRETE MASONRY UNIT	PL	PLATE / PROPERTY LINE
CONT	CONTINUOUS	PLUMB	PLUMBING
CB	CORNER BEAD	PLYWD	PLYWOOD
CSK	COUNTERSINK	PSF	POUNDS PER SQUARE FOOT
		PF	PRE OR FACTORY FINISH
		PT	PRESSURE TREATED
DTL	DETAIL	R	RADIUS OR RISER
DIA	DIAMETER	RECP	RECEPTACLE
DM	DIMENSION	RCP	REFLECTED CEILING PLAN
DW	DISH WASHER	REFR	REFRIGERATOR
DV	DIVIDED (DIVISION)	REDD	REQUIRED
DN	DOWN	RD	ROAD
DS	DOWNSPOUT	RUF	ROLL-UP FIRE DOOR
DSL	DOWNSPOUT LEADER	RO	ROUGH OPENING
DWG	DRAWING		
D	DRYER		
EA	EACH	SCH	SCHEDULE
E	EAST	SL	SEALANT
EOD	EDGE OF DECK	SECT	SECTIONAL
EOS	EDGE OF SLAB	SHT	SHEET
ELEC	ELECTRICAL	SIM	SIMILAR
EL	ELEVATION	SOL	SINGLE SHELF
ELEV	ELEVATOR	SLDS	SOLID SURFACE
ENCL	ENCLOSURE	S	SOUTH
ENT	ENTRANCE	SPEC	SPECIFICATION
EP	EPOXY PAINT (SEE SPECS)	SF	SQUARE FEET
EQ	EQUAL	SS	STAINLESS STEEL
EQUIP	EQUIPMENT	STD	STANDARD
EX	EXISTING	STL	STEEL
ETW	EXPOSED TO THE WEATHER	ST	STREET
EXT	EXTERIOR	STRUCT	STRUCTURAL
FOF	FACE OF FINISH	TEL	TELEPHONE
FOS	FACE OF STUD	TEMP	TEMPERATURE
FRP	FIBERGLASS REINFORCED PLASTIC	TST	THERMOSTAT
FM	FINISH	T&G	TONGUE AND GROOVE
FAPS	FIRE ALARM PULL SYSTEM	TS	TRANSITION STRIP
FP	FIRE PROTECTION	T	TREAD OR TAPE
FRT	FIRE RETARDANT	TYP	TYPICAL
FLR	FLOOR		
FD	FLOOR DRAIN		
FLUOR	FLUORESCENT	UON	UNLESS OTHERWISE NOTED
FT	FOOT		
FTG	FOOTING	VB	VAPOR BARRIER
		VENT	VENTILATION
		VERT	VERTICAL
GALV	GALVANIZED	W	WASHER
GA	GAUGE	WD	WASHER/DRYER
GL	GLASS	WP	WATERPROOFING
GFRC	GLASS FIBER REINFORCED CONCRETE	WRB	WEATHER RESISTANT BARRIER
GFCI	GROUND FAULT CIRCUIT INTERRUPTER	W	WEST
GYP	GYPSON	WD	WOOD
GWB	GYPSON WALL BOARD		
HGT	HEIGHT		
HP	HIGH POINT OR HANDICAP		
HB	HOSE BIB		
HR	HOUR		
IN	INCH		
ID	INSIDE DIAMETER		
IC	INTERCOM		
INT	INTERIOR		
INTP	INTERMEDIATE POINT		
JB	J-BEAD		
JT	JOINT		
LAM	LAMINATED SAFETY GLASS		
LDG	LANDING		
LA	LANDSCAPE		
L	LENGTH		
LGM	LIGHT GAUGE METAL		
LS	LINEN SHELVES		
LP	LOW POINT		
LB	POUND		

TYPICAL ANNOTATIONS :



DRAWING LIST :

DRAWING LIST		
SHEET NUMBER	SHEET NAME	DATE
T0.01	PROJECT COVER	JANUARY 31, 2023
T0.02	PROJECT INFORMATION AND DRAWING LIST	JANUARY 31, 2023
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C-1.1	SITE LAYOUT AND GRADING	JANUARY 31, 2023
C-2.1	UTILITIES AND STORMWATER MANAGEMENT	JANUARY 31, 2023
A1.01	OVERALL FLOOR PLAN - LEVEL 1	JANUARY 31, 2023
A1.02	OVERALL FLOOR PLAN - LEVEL 2	JANUARY 31, 2023
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A4.01	EXTERIOR ELEVATIONS	JANUARY 31, 2023
A4.02	EXTERIOR ELEVATIONS	JANUARY 31, 2023
A5.01	BUILDING SECTIONS	JANUARY 31, 2023
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A5.03	RENDERINGS	JANUARY 31, 2023

BUILDING INFORMATION :

Area / Use Summary

Floor	Gross Floor Area					IBR Flat 1 Bath	IBR HP Flat 1 Bath	Total	Parking
	Residential	Common	Amenity	Mechanical	GSF Total				
1	7,921	2,791	1,953	653	13,318 sf	11	1	12	60
2	15,880	2,909		645	19,434 sf	23	1	24	
3	15,880	2,909		645	19,434 sf	23	1	24	
Total	39,681	8,609	1,953	1,943	52,186 sf	57	3	60	60



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Revision:

Architect of Record:



Drawn: RP
 Checked: JS
 Scale: 3/8" = 1'-0"
 Key Plan:

Project Name:
**ST. ANN'S VILLAGE
 WAYLAND, MA**

124 COCHITUATE ROAD,
 WAYLAND, MA 01778

Sheet Name:
**PROJECT INFORMATION
 AND DRAWING LIST**

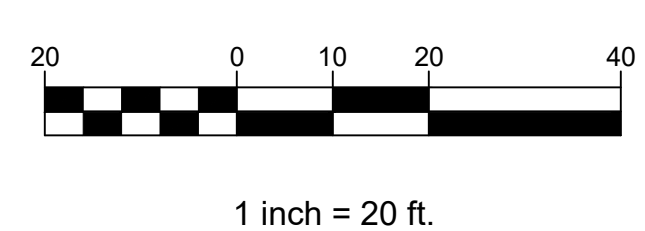
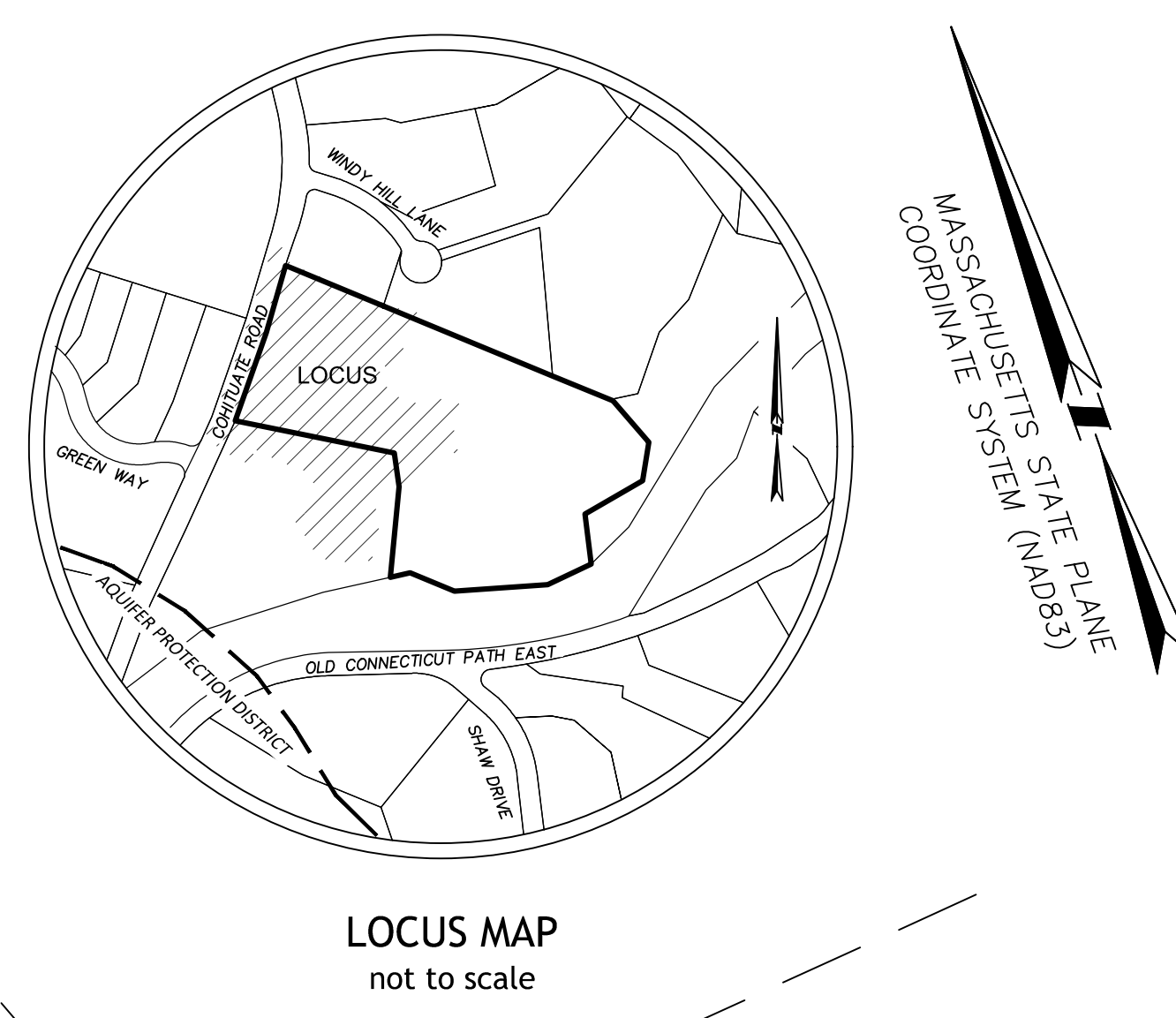
Project Number:
22089

Issue Date:
JANUARY 31, 2023

Sheet Number:
T0.02

- NOTES:**
- THIS PLAN IS REFERENCED HORIZONTALLY TO THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM NORTH AMERICAN DATUM OF 1983 AND VERTICALLY TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 BY RTK GPS OBSERVATIONS TAKEN ON JANUARY 11, 2023. SEE PLAN FOR PROJECT BENCHMARK LOCATION.
 - THIS PLAN IS THE RESULT OF AN INSTRUMENT SURVEY PERFORMED ON JANUARY 9, 10 & 11 OF 2023. TOPOGRAPHIC DETAIL SHOWN HEREON IS LIMITED TO A PORTION OF THE SUBJECT PROPERTY.
 - UNDERGROUND UTILITIES ARE BASED UPON AN ACTUAL FIELD SURVEY AND INFORMATION OF RECORD. IT IS NOT WARRANTED THAT THEY ARE EXACTLY LOCATED, NOR THAT ALL UNDERGROUND CONDUITS OR OTHER STRUCTURES ARE SHOWN ON THIS PLAN. CONTACT DIGSAFE BIT PRIOR TO ANY EXCAVATION. EVERSOURCE DID NOT RESPOND TO A REQUEST FOR UTILITY INFORMATION AS OF THE DATE OF THIS PLAN.
 - ADJUTERS' NAMES REFER TO CURRENT TOWN OF WAYLAND ASSESSOR'S RECORDS.
 - THE SUBJECT LAND AS SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA OR OTHER FLOOD AREA AS SHOWN ON FEMA NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) NUMBER 2501700208F, HAVING AN EFFECTIVE DATE OF JULY 2, 2014.
 - APPROXIMATE PROPERTY LINES SHOWN HEREON WERE DETERMINED FROM THE FOLLOWING PLANS OF RECORD FILED AT THE MIDDLESEX SOUTH COUNTY REGISTRY OF DEEDS.
 - Plan No. 437 of 1937
 - Plan No. 1748 of 1946
 - Plan No. 1414 of 1959
 - Plan No. 334 of 1966
 - Plan No. 959 of 1988
 - Plan No. 659 of 1988
 - THE CURRENT RECORD OWNER IS ROMAN CATHOLIC ARCHBISHOP OF BOSTON, FOR LOCUS DEED, SEE BOOK 9388 PAGE 18 & BOOK 9457 PAGE 55 RECORDED AT THE MIDDLESEX SOUTH COUNTY REGISTRY OF DEEDS.
 - THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH AND MAY NOT SHOW OR REVEAL ANY FACTS THAT WOULD BE DISCLOSED BY ONE.
 - THE LIMIT OF BORDERING VEGETATED WETLANDS WAS FIELD DELINEATED BY ENVIRONMENTAL CONSULTING & RESTORATION, LLC IN JANUARY OF 2023. SAID WETLAND DELINEATIONS ARE LIMITED TO A PORTION OF THE SURVEYED PREMISES.
 - THIS PLAN IS NOT INTENDED TO REPRESENT A FULL BOUNDARY RETRACEMENT SURVEY.
 - THE ZONING DISTRICT FOR THE SUBJECT PROPERTY IS THE SINGLE RESIDENCE ZONE 40,000 SQUARE FEET - 180 FEET FRONT.

- LEGEND**
- CATCHBASIN
 - DRAIN MANHOLE
 - SEWER MANHOLE
 - HYDRANT
 - WATER GATE
 - IRRIGATION CONTROL VALVE
 - ELECTRIC METER
 - ELECTRIC BOX
 - UTILITY POLE
 - GUY WIRE
 - LIGHT POLE
 - SIGN
 - BOLLARD
 - MAILBOX
 - POST
 - WETLAND FLAG
 - DECIDUOUS TREE
 - CONIFEROUS TREE
 - SHRUB
 - HANDICAP PARKING SPACE
 - STONE WALL
 - DRAIN LINE
 - SEWER LINE
 - WATER LINE
 - ELECTRIC LINE
 - H-W OVERHEAD WIRE
 - 6-0 INDEX CONTOUR
 - 5-9 INTERMEDIATE CONTOUR
 - +58.7 SPOT GRADE
 - tc= TOP OF CURB ELEVATION
 - bc= BOTTOM OF CURB ELEVATION
 - tw= TOP OF WALL ELEVATION
 - bw= BOTTOM OF WALL ELEVATION
 - ds= DOOR SILL ELEVATION
 - EP EDGE OF PAVEMENT
 - ES EDGE OF STONE
 - SWL SOLID WHITE LINE
 - BIT BITUMINOUS
 - LA LANDSCAPING AREA
 - WW WINDOW WELL
 - INV INVERT
 - VC VITRIFIED CLAY
 - RCP REINFORCED CONCRETE PIPE
 - TVP TOP OF VERTICAL PIPE
 - TD TOP OF DEBRIS
 - TW TOP OF WATER



Tuesday, January 31, 2023 3:10:46 PM P:\Projects\2020\50006\00 St Ann's Way\land\Survey\DWG\50006\00 Saint Ann ECP.dwg

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F: 508.877.8349
SIC#530000
www.samioetes.com

Revision:

D.F.
DANIEL F. FLEMING - P.L.S. No. 55476
REGISTERED PROFESSIONAL
LAND SURVEYOR FOR
SAMIOETES CONSULTANTS, INC.

Drawn: AJD
Checked: DFF
Scale: 1"=20'
Plan Date: 1/31/2023

Project Name:
ST. ANN CHURCH
WAYLAND, MA

124 COCHITUATE ROAD,
WAYLAND, MA 01778

Sheet Name:
EXISTING CONDITIONS
PLAN OF LAND

Project Number:
22089

Issue Date:
JANUARY 31, 2023

Sheet Number:
EX-1

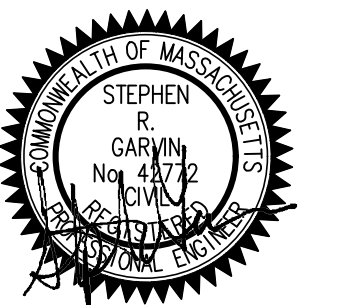
Consultant:



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Revision:

Engineer of Record:



Drawn: DJS

Checked: SRG

Scale: AS SHOWN

Key Plan:

Project Name:

**ST. ANN'S VILLAGE
 WAYLAND, MA**

**124 COCHITUATE ROAD,
 WAYLAND, MA 01778**

Sheet Name:

**SITE LAYOUT AND
 GRADING**

Project Number:

50006.00

Issue Date:

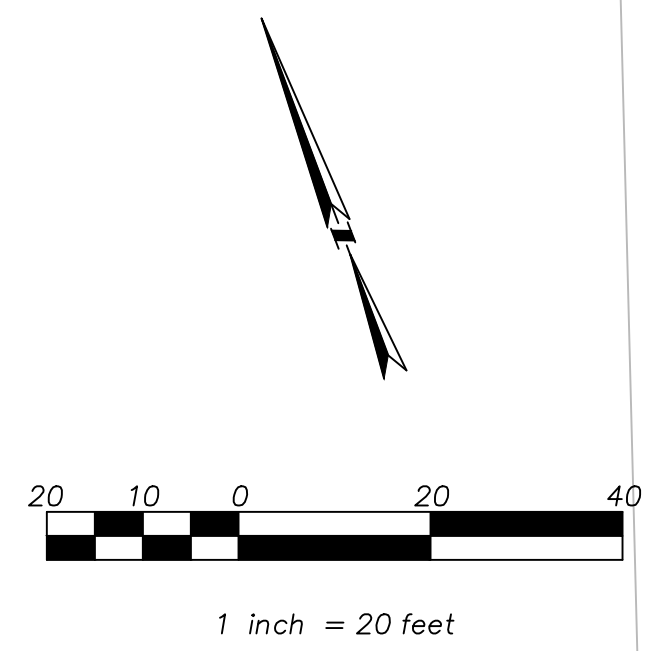
JANUARY 31, 2023

Sheet Number:

C-1.1

LEGEND:

- CC PROPOSED CONCRETE CURB
- 120 PROPOSED INTERMEDIATE CONTOUR
- 130 PROPOSED INDEX CONTOUR
- 130.0 X PROPOSED SPOT GRADE
- TW=131.87 PROPOSED TOP/BOTTOM OF WALL (NOT FOUNDATION)
- BW=130.50 X
- TC=131.87 X
- BC=130.50 X
- PROPOSED TOP/BOTTOM OF CURB



ZONING TABLE BASED ON ZONING BYLAWS		
ZONING DISTRICT:	RESIDENCE ZONE 40,000 - 180' FRONT	
REQUIREMENTS	REQUIRED/ALLOWED	PROPOSED
FRONT YARD SETBACK	30 FT	30 FT
SIDE YARD SETBACK	25 FT	75.2 FT
REAR YARD SETBACK	30 FT	650 FT
MINIMUM FRONTAGE	180 FT	399 FT
MINIMUM LOT AREA	40,000 SF	401,387 SF (9.2 AC)
MAXIMUM BUILDING HEIGHT	35 FT	45
MAXIMUM NUMBER OF STORES	2.5	3

Consultant:



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Project Name:

**ST. ANN'S VILLAGE
WAYLAND, MA**

124 COCHITUATE ROAD,
WAYLAND, MA 01778

Sheet Name:

**UTILITIES AND STORMWATER
MANAGEMENT**

Project Number:

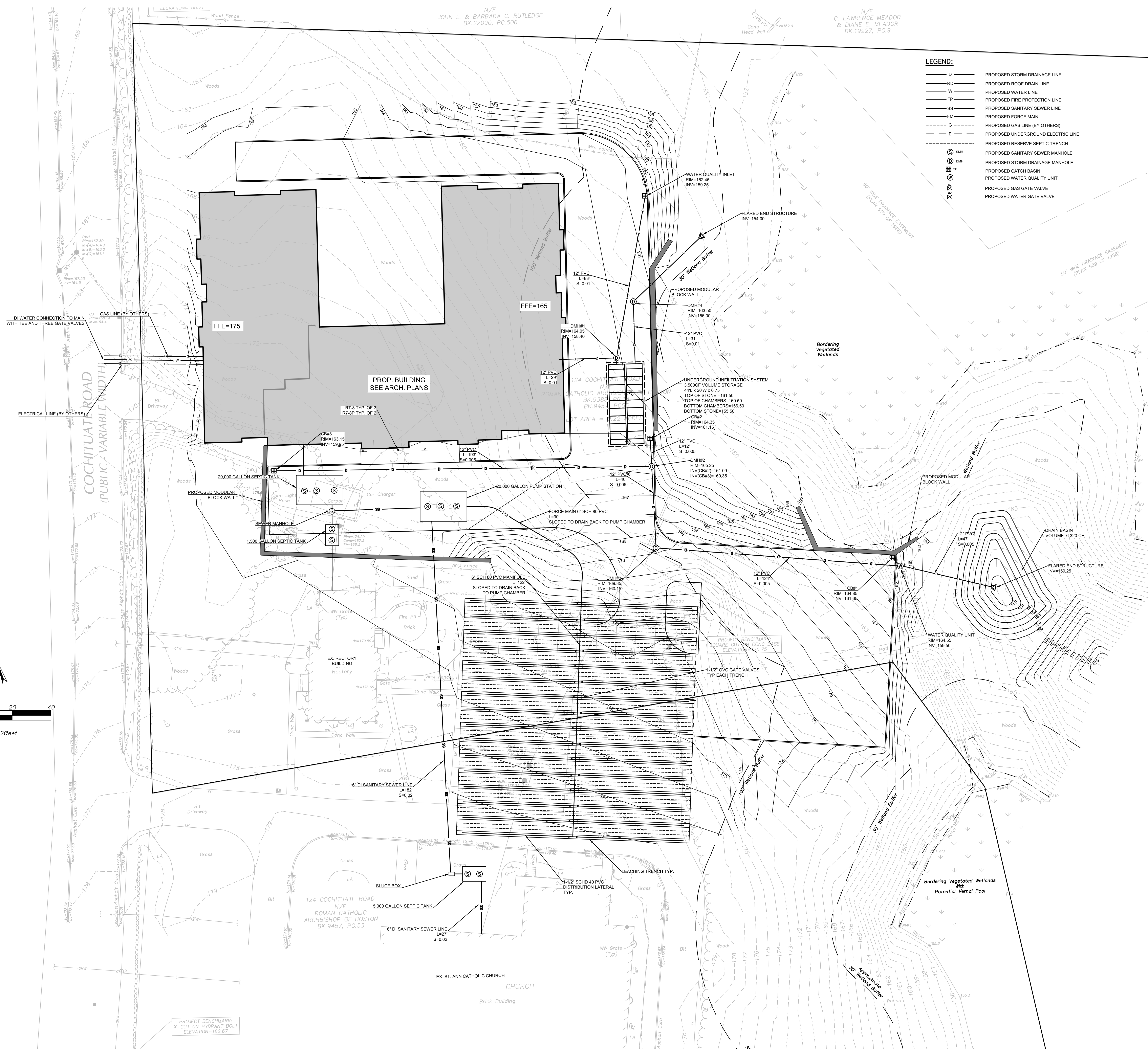
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Issue Date:

JANUARY 31, 2023

Sheet Number:

C-2.1



Consultant:

Revision:

Architect of Record:



Drawn: RP

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Key Plan:

Project Name:
**ST. ANN'S VILLAGE
 WAYLAND, MA**

124 COCHITUATE ROAD,
 WAYLAND, MA 01778

Sheet Name:

**OVERALL FLOOR PLAN -
 LEVEL 1**

Project Number:

22089

Issue Date:

JANUARY 31, 2023

Sheet Number:

A1.01



10 OVERALL FLOOR PLAN - LEVEL 1
 Scale: 1/8" = 1'-0"

Consultant:

Revision:

Architect of Record:



Drawn: RP

Checked: JS

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

Key Plan:

Project Name:

**ST. ANN'S VILLAGE
 WAYLAND, MA**

124 COCHITUATE ROAD,
 WAYLAND, MA 01778

Sheet Name:

**OVERALL FLOOR PLAN -
 LEVEL 2**

Project Number:

22089

Issue Date:

JANUARY 31, 2023

Sheet Number:

A1.02



10 OVERALL FLOOR PLAN - LEVEL 2
 Scale: 1/8" = 1'-0"



10 OVERALL FLOOR PLAN - LEVEL 3
 Scale: 1/8" = 1'-0"

Consultant:

Revision:

Architect of Record:



Drawn: RP

Checked: JS

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

Key Plan:

Project Name:
**ST. ANN'S VILLAGE
 WAYLAND, MA**

124 COCHITUATE ROAD,
 WAYLAND, MA 01778

Sheet Name:

**OVERALL FLOOR PLAN -
 LEVEL 3**

Project Number:

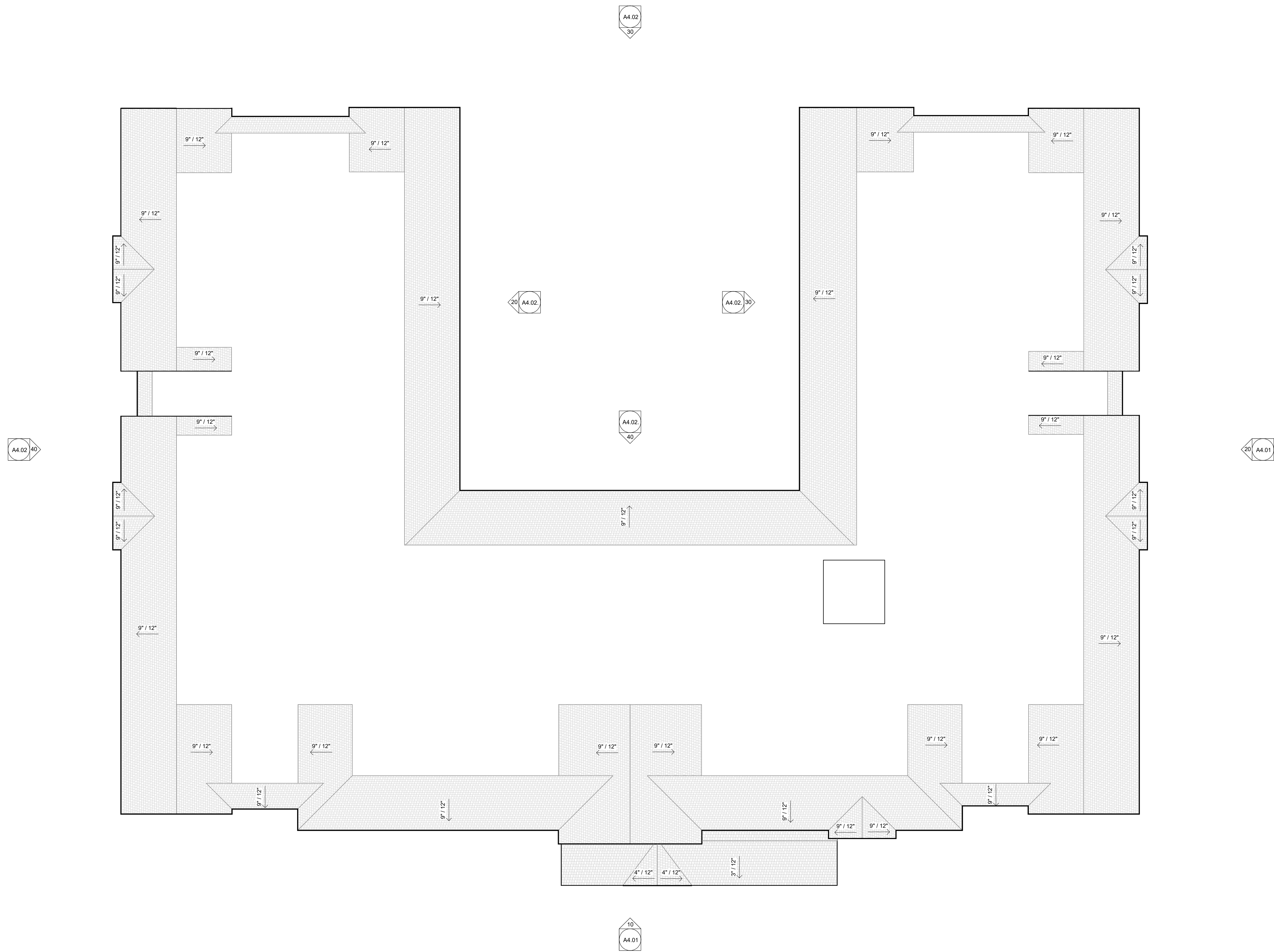
22089

Issue Date:

JANUARY 31, 2023

Sheet Number:

A1.03



10 OVERALL PLAN - ROOF
 Scale: 1/8" = 1'-0"

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Revision:

Architect of Record:



Drawn: RP

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

Key Plan:

Project Name:

**ST. ANN'S VILLAGE
 WAYLAND, MA**

124 COCHITUATE ROAD,
 WAYLAND, MA 01778

Sheet Name:

OVERALL PLAN - ROOF

Project Number:

22089

Issue Date:

JANUARY 31, 2023

Sheet Number:

A1.04

Consultant:

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Architect of Record:



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Key Plan:

Project Name:
**ST. ANN'S VILLAGE
 WAYLAND, MA**

124 COCHITUATE ROAD,
 WAYLAND, MA 01778

Sheet Name:
EXTERIOR ELEVATIONS

Project Number:
22089

Issue Date:
JANUARY 31, 2023

Sheet Number:

A4.01



20 EAST ELEVATION 02
 Scale: 1/8" = 1'-0"



10 SOUTH ELEVATION 01
 Scale: 1/8" = 1'-0"

Consultant:

Revision:

Architect of Record:



Drawn: RP

Checked: JS

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

Key Plan:

Project Name:

**ST. ANN'S VILLAGE
 WAYLAND, MA**

124 COCHITUATE ROAD,
 WAYLAND, MA 01778

Sheet Name:

EXTERIOR ELEVATIONS

Project Number:

22089

Issue Date:

JANUARY 31, 2023

Sheet Number:

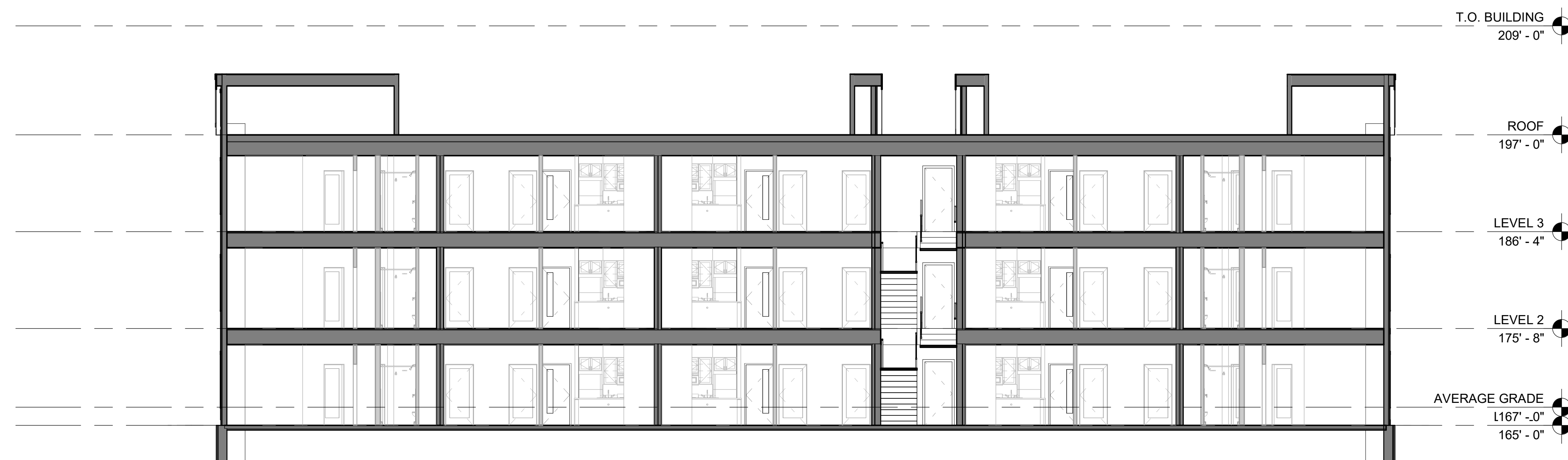
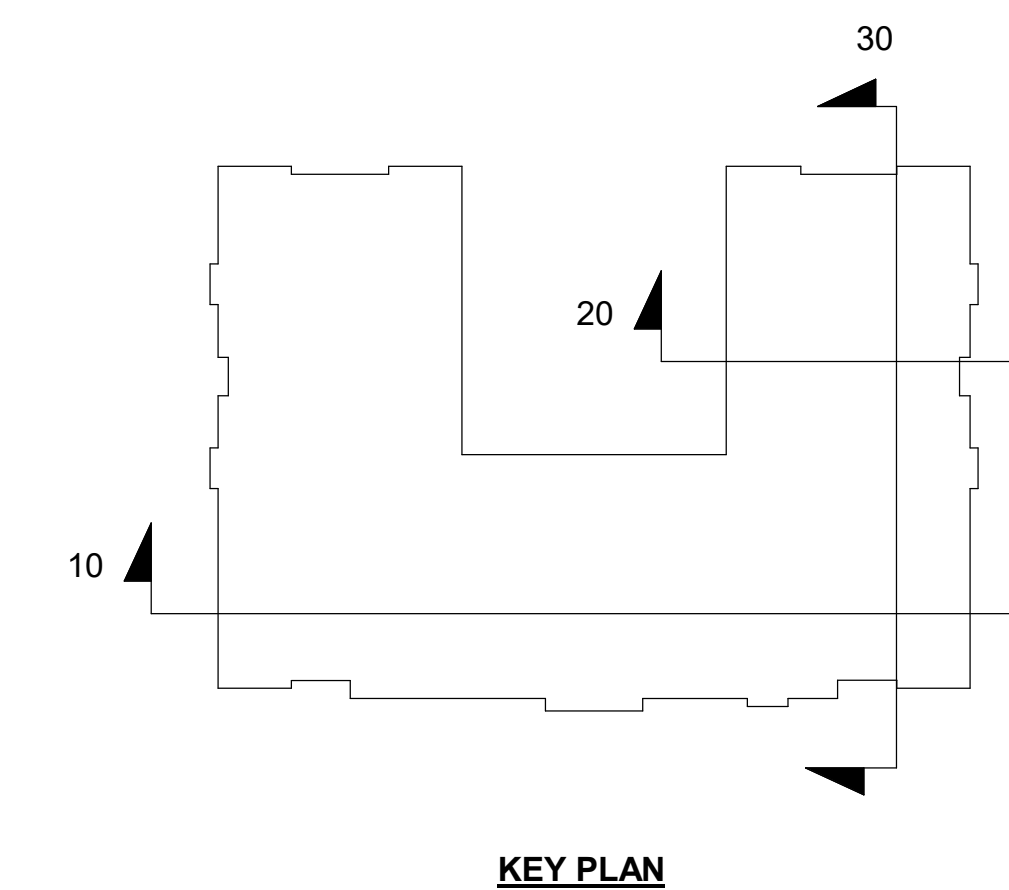
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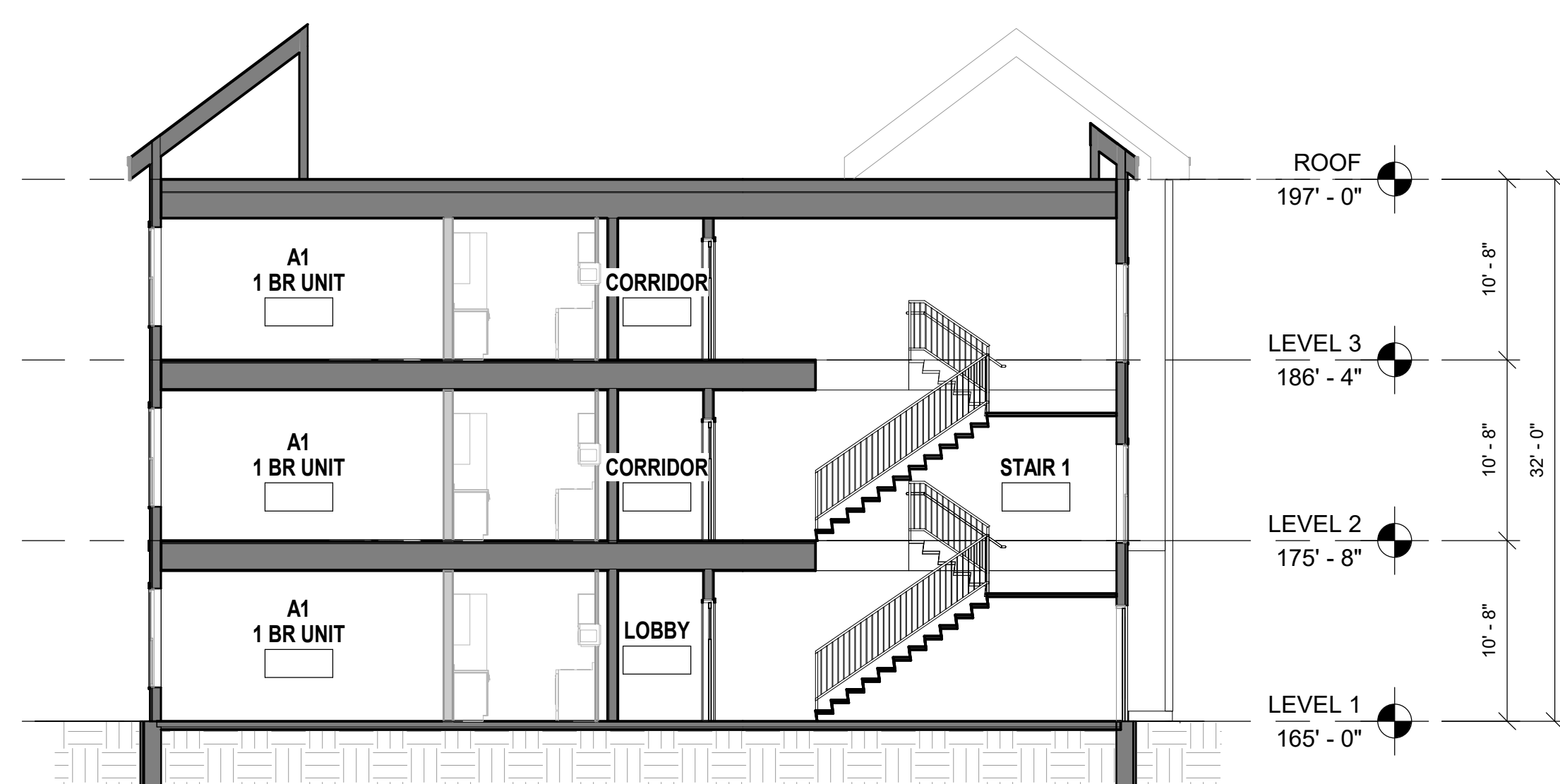
40 WEST ELEVATION 04
 Scale: 1/8" = 1'-0"



30 NORTH ELEVATION 03
 Scale: 1/8" = 1'-0"



30 BUILDING SECTION 3
 Scale: 1/8" = 1'-0"



20 BUILDING SECTION 2
 Scale: 1/8" = 1'-0"



10 BUILDING SECTION 1
 Scale: 1/8" = 1'-0"

Consultant:

Revision:

Architect of Record:



Drawn: RP

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

Key Plan:

Project Name:

**ST. ANN'S VILLAGE
 WAYLAND, MA**

124 COCHITUATE ROAD,
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Sheet Name:

BUILDING SECTIONS

Project Number:

22089

Issue Date:

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Sheet Number:

A5.01



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Project Name:

**ST. ANN'S VILLAGE
 WAYLAND, MA**

124 COCHITUATE ROAD,
 WAYLAND, MA 01778

Sheet Name:

RENDERINGS

Project Number:

22089

Issue Date:

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Sheet Number:

A5.02



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Sheet Name:

RENDERINGS

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22089

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Sheet Number:

A5.03