

ST. ANN'S VILLAGE

WAYLAND, MA

124 COCHITUATE ROAD,
WAYLAND, MA 01778



SUBMISSIONS :	
JANUARY 31, 2023	PEL SUBMISSION



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50 Commandant's Way at Admiral's Hill
Chelsea MA 02150
O 617.889.4402
F 617.884.4329
architecturalteam.com

PROJECT CONTACT INFORMATION :	
OWNER	PLANNING OFFICE FOR URBAN AFFAIRS 84 STATE STREET, SUITE 600 BOSTON, MA 02109 PHONE #: FAX #:
GENERAL CONTRACTOR	PHONE #: FAX #:
ARCHITECT	THE ARCHITECTURAL TEAM 50 COMMANDANT'S WAY AT ADMIRAL'S HILL CHELSEA, MA 02150 PHONE # : 617.889.4402 FAX # : 617.884.4329
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

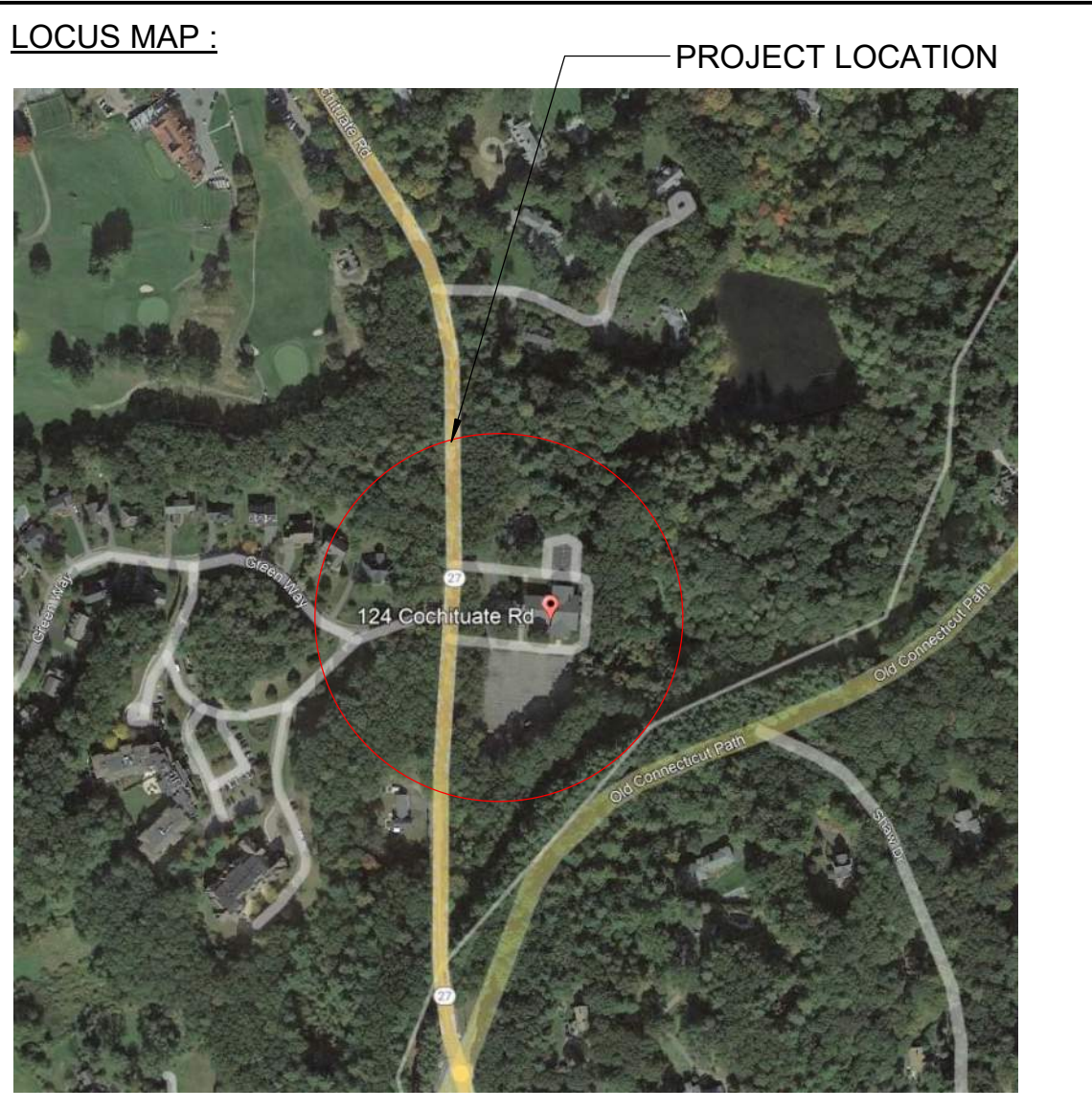
Project Number:

22089

Issue Date:

May 5, 2023

Sheet Number:



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	MSDG	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 NUMBER
CR	CARD READER	OC	ON CENTER
CPT	CARPET	OPNG	OPENING
C	CAULKING	OP	OPERABLE
CLG	CEILING	OPP	OPOSITE
CL	CENTER LINE		
CLR	CLEAR		
COL	COLUMN	PTD	PAINTED
CUNC	CONCRETE	PH	PHONE
CMU	CONCRETE MASONRY UNIT	PL	PLATE / PROPERTY LINE
CONT	CONTINUOUS	PLUMB	PLUMBING
CB	CORNER BEAD	PLYWD	PLYWOOD
CSK	COUNTERSINK	PSP	POUNDS PER SQUARE FOOT
		PF	PRE OR FACTORY FINISH
		PT	PRESSURE TREATED
DTL	DETAIL	R	RADIUS OR RISER
DIA	DIAMETER	RECP	RECEPTACLE
DIM	DIMENSION	RCP	REFLECTED CEILING PLAN
DW	DISH WASHER	REFR	REFRIGERATOR
DIV	DIVIDED (DIVISION)	REQD	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
FIN	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		
GA	GAUGE	W	WASHER
GL	GLASS	WD	WASHER DRYER
GFRG	GLASS FIBER REINFORCED	WD	WATERPROOFING
GFCI	GROUND FAULT CIRCUIT INTERRUPTER	WRB	WEATHER RESISTANT BARRIER
GYP	GYP SUM	W	WEST
GWB	GYP SUM WALL BOARD	WD	WOOD
HGT	HEIGHT		
HP	HIGH POINT OR HANDICAP		
HB	HOSE BIB		
HR	HOUR		
IN	INCH		
ID	INSIDE DIAMETER		
IC	INTERROOM		
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 TITLE		DRAWING NUMBER DRAWING TITLE DRAWING SCALE
ROOM TAG		ROOM NAME ROOM NUMBER ROOM AREA ADDITIONAL REFERENCE
VERTICAL ELEVATION		ELEVATION DESCRIPTION VERTICAL ELEVATION DATUM
BUILDING SECTION		SECTION DIRECTION SECTION NUMBER SHEET NUMBER
WALL SECTION		SECTION DIRECTION SECTION NUMBER SHEET NUMBER
DETAIL CALLOUT		DETAIL AREA DETAIL NUMBER SHEET NUMBER
EXTERIOR ELEVATION		DRAWING NUMBER SHEET NUMBER
INTERIOR ELEVATION		DRAWING NUMBER SHEET NUMBER
GENERAL KEYNOTE		GENERAL KEYNOTE (SEE APPROPRIATE NOTE)
PARTITION TAG		PARTITION TYPE (SEE ASSEMBLY SHEETS)
PARTITION FIRE RATING TAG		PARTITION FIRE RATING (SEE ASSEMBLY SHEETS)
CURTAIN WALL TAG		CURTAIN WALL TYPE (SEE CURTAIN WALL SCHEDULE)
STOREFRONT TAG		STOREFRONT TYPE (SEE STOREFRONT SCHEDULE)
DOOR TAG		DOOR TYPE (SEE DOOR SCHEDULE)
WINDOW TAG		WINDOW TYPE (SEE WINDOW SCHEDULE)
SLAB/FLOOR/ROOF TAG		SLAB/FLOOR/ROOF TYPE (SEE ASSEMBLY SHEETS) SHEET NUMBER
CEILING TAG		CEILING TYPE (SEE ASSEMBLY SHEETS) CEILING HEIGHT
HANDICAP SYMBOL		
HEARING IMPAIRED SYMBOL		
VISUALLY IMPAIRED SYMBOL		

DRAWING LIST :

DRAWING LIST		
SHEET NUMBER	SHEET NAME	DATE
T0.01	PROJECT COVER	May 5, 2023
T0.02	PROJECT INFORMATION AND DRAWING LIST	May 5, 2023
A1.01	OVERALL FLOOR PLAN - LEVEL 1	May 5, 2023
A1.02	OVERALL FLOOR PLAN - LEVEL 2	May 5, 2023
A1.03	OVERALL FLOOR PLAN - LEVEL 3	May 5, 2023
A1.04	OVERALL PLAN - ROOF	May 5, 2023
A4.01	EXTERIOR ELEVATIONS	May 5, 2023
A4.02	EXTERIOR ELEVATIONS	May 5, 2023
A5.01	BUILDING SECTIONS	May 5, 2023
A5.02	RENDERINGS	May 5, 2023
A5.03	RENDERINGS	May 5, 2023

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50 Commandant's Way at Admiral's Hill
Chelsea MA 02150
O 617.889.4402
F 617.884.4329
architecturalteam.com

Consultant:

Revision:

Architect of Record:



Drawn: RP

Checked: JS

Scale: 3/8" = 1'-0"

Key Plan:

Project Name:

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WAYLAND, MA

124 COCHITUATE ROAD,
WAYLAND, MA 01778

Sheet Name:

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AND DRAWING LIST

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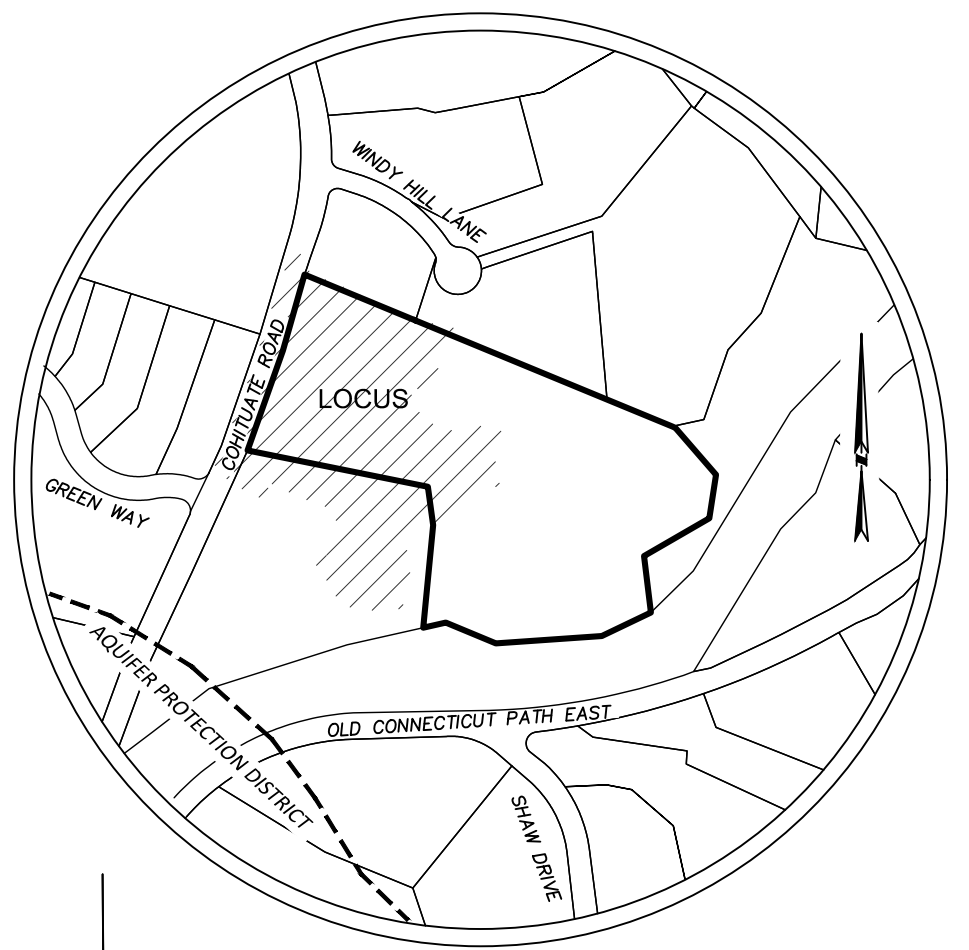
T0.02

NOTES:

1. 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.
2. THIS PLAN IS THE RESULT OF AN INSTRUMENT SURVEY PERFORMED ON JANUARY 9, 10, 11, FEBRUARY 3, MARCH 1, 30 & APRIL 21 OF 2023. TOPOGRAPHIC DETAIL SHOWN HEREON IS LIMITED TO A PORTION OF THE SUBJECT PROPERTY. INDIVIDUAL TREE LOCATIONS SHOWN HEREON ARE LIMITED TO A PORTION OF THE SUBJECT PROPERTY.
3. 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. CONTRACT DISSEASE BY PRIOR TO ANY EXCAVATION. EVERSOURCE DID NOT RESPOND TO A REQUEST FOR UTILITY INFORMATION AS OF THE DATE OF THIS PLAN.
4. ADJUTERS' NAMES REFER TO CURRENT TOWN OF WAYLAND ASSESSOR'S RECORDS.
5. 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 (NIP) FLOOD INSURANCE RATE MAP (FIRM) NUMBER 2507050506, HAVING AN EFFECTIVE DATE OF JULY 7, 2014.
6. 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. 699 of 1998
7. THE CURRENT RECORD OWNER IS ROMAN CATHOLIC ARCHBISHOP OF BOSTON, FOR LOCUS DEED. SEE BOOK 9388 PAGE 18 & BOOK 9457 PAGE 58 RECORDED AT THE MIDDLESEX SOUTH COUNTY REGISTRY OF DEEDS.
8. 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.
9. THE LIMITS OF BORDERING AND ISOLATED VEGETATED WETLANDS WERE FIELD DELINEATED BY ENVIRONMENTAL CONSULTING & RESTORATION, LLC IN JANUARY & APRIL OF 2023. SAID WETLAND DELINEATIONS ARE LIMITED TO A PORTION OF THE SURVEYED PREMISES.
10. THERE IS AN APPARENT DISCREPANCY BETWEEN LOCUS PLAN No. 1414 OF 1959 AND WINDY HILL SUBDIVISION PLAN No. 959 OF 1988. SAID LOCUS PLAN DEPICTS A DISTANCE OF 68.91' ALONG THE 1915 COUNTY LAYOUT OF COCHITUATE ROAD FROM THE NORTHWEST CORNER OF LOT #2 TO A POINT OF CURVATURE HAVING A RADIUS OF 543.45'. SUBSEQUENTLY IN 1966, THE TOWN OF WAYLAND ENGINEERING DEPARTMENT RELOCATED A PORTION OF COCHITUATE ROAD AND EXTENDED SAID RIGHT OF WAY LINE 2.51' TO A NEW POINT OF CURVATURE HAVING A RADIUS OF 540.00' AS SHOWN ON PLAN No. 334 OF 1966. SAMOTES RECOVERED CONCRETE BOUNDS ON BOTH POINTS OF CURVATURE AS SHOWN HEREON. WINDY HILL SUBDIVISION PLAN No. 959 OF 1988 DEPICTS A DISTANCE OF 68.51' ALONG THE RELOCATED PORTION OF COCHITUATE ROAD FROM THE NORTHWEST CORNER OF LAND OF THE ROMAN CATHOLIC ARCHBISHOP OF BOSTON TO THE CONCRETE BOUND AT THE NEW POINT OF CURVATURE. THE CORRECT DISTANCE OF SAID SEGMENT HAS BEEN DETERMINED TO BE 71.42'.
11. 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
- ROOF DRAIN
- STONE WALL
- DRAIN LINE
- SEWER LINE
- WATER LINE
- ELECTRIC LINE
- OVERHEAD WIRE
- INDEX CONTOUR
- INTERMEDIATE CONTOUR
- SPOT GRADE
- TOP OF CURB ELEVATION
- BOTTOM OF CURB ELEVATION
- TOP OF WALL ELEVATION
- BOTTOM OF WALL ELEVATION
- DOOR SILL ELEVATION
- EDGE OF PAVEMENT
- EDGE OF STONE
- SOLID WHITE LINE
- BUTYMINOUS
- LANDSCAPING AREA
- WINDOW WELL
- INVERT
- VITRIFIED CLAY
- REINFORCED CONCRETE PIPE
- TOP OF VERTICAL PIPE
- TOP OF DEBRIS
- TOP OF WATER
- CONCRETE BOUND
- CONCRETE BOUND (BACK CENTER)
- CONCRETE BOUND W/LEAD PLUG
- STONE BOUND DRILL HOLE
- IRON PIPE
- DRILLHOLE



MASSACHUSETTS STATE PLANE
COORDINATE SYSTEM (NAD83)

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50 Commandant's Way at Admiral's Hill
Chelsea MA 02150
617.889.4402
617.884.4329
architecturalteam.com

Consultant: samiotest

Samioes Consultants Inc.
Civil Engineers - Land Surveyors
20 A Street
Framingham, MA 01701
T: 508.877.6688
F: 508.877.8349
CJH30006
www.samioes.com

Revision:
1 - 5/4/23 - Boundary & Topo

Drawn: AJD

Checked: DFF

Scale: 1"=50'

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

NOTES:

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- BITUMINOUS
- LA
- LANDSCAPING AREA
- WINDOW WELL
- INVERT
- VC
- REINFORCED CONCRETE PIPE
- TOP OF VERTICAL PIPE
- TD
- TOP OF DEBRIS
- TW
- TOP OF WATER
- CONCRETE BOUND
- CONCRETE BOUND (BACK CENTER)
- CONCRETE BOUND W/LEAD PLUG
- STONE BOUND DRILL HOLE
- IRON PIPE
- DRILLHOLE

CB (BKCTR)
(LEANING)

COCHITUATE ROAD
(PUBLIC - WIDTH VARIES)

PROJECT BENCHMARK:
X-CUT ON HYDRANT BOLT
ELEVATION=182.67

PROJECT BENCHMARK:
NAIL IN UTILITY POLE
ELEVATION=166.71

1 WINDY HILL LANE
N/F
JOHN L. & BARBARA C. RUTLEDGE
BK.22090, PG.506
PLAN 959 OF 1988

3 WINDY HILL LANE
N/F
C. LAWRENCE MEADOR
& DIANE E. MEADOR
BK.19927, PG.9
PLAN 959 OF 1988

124 COCHITUATE ROAD
N/F
ROMAN CATHOLIC
ARCHBISHOP OF BOSTON
BK.9388, PG.18
BK.9457, PG.55
PLAN 1414 OF 1959

LOT AREA
401,398± S.F.
9.21± ACRES

PROJECT BENCHMARK:
SQUARE CUT ON CONC. BASE
ELEVATION=175.75

SAINT ANN CHURCH
Brick Building

124 COCHITUATE ROAD
N/F
ROMAN CATHOLIC
ARCHBISHOP OF BOSTON
BK.9457, PG.53
PLAN 1414 OF 1959



LOCUS MAP
not to scale

MASSACHUSETTS STATE PLANE
COORDINATE SYSTEM (NABOS)

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50 Commandant's Way at Admiral's Hill
Chelsea MA 02150
O 617.889.4402
F 617.884.4329
architecturalteam.com

Consultant:

Samiotes Consultants Inc.
Civil Engineers - Land Surveyors
20 A Street
Framingham, MA 01701
T: 508.877.6688
F: 508.877.8349
CSH00006
www.samiotes.com

Revision:

1 - 5/4/2023 - Boundary & Topo

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

Drawn: AJD

Checked: DFF

Scale: 1"=20'

Plan Date: 1/31/2023

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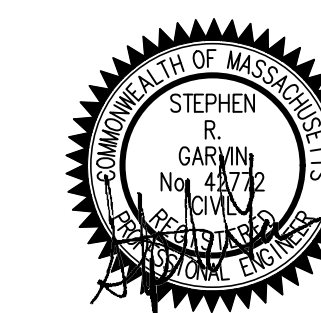
EX-2



samiores

Samiotes Consultants Inc.
Civil Engineers + Land Surveyors
20 A Street
Framingham, MA 01701
T 508.877.6688
F 508.877.8349
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Engineer of Record:



1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 26

ST. ANN'S VILLAGE
WAYLAND, MA

124 COCHITUATE ROAD,
WAYLAND, MA 01778

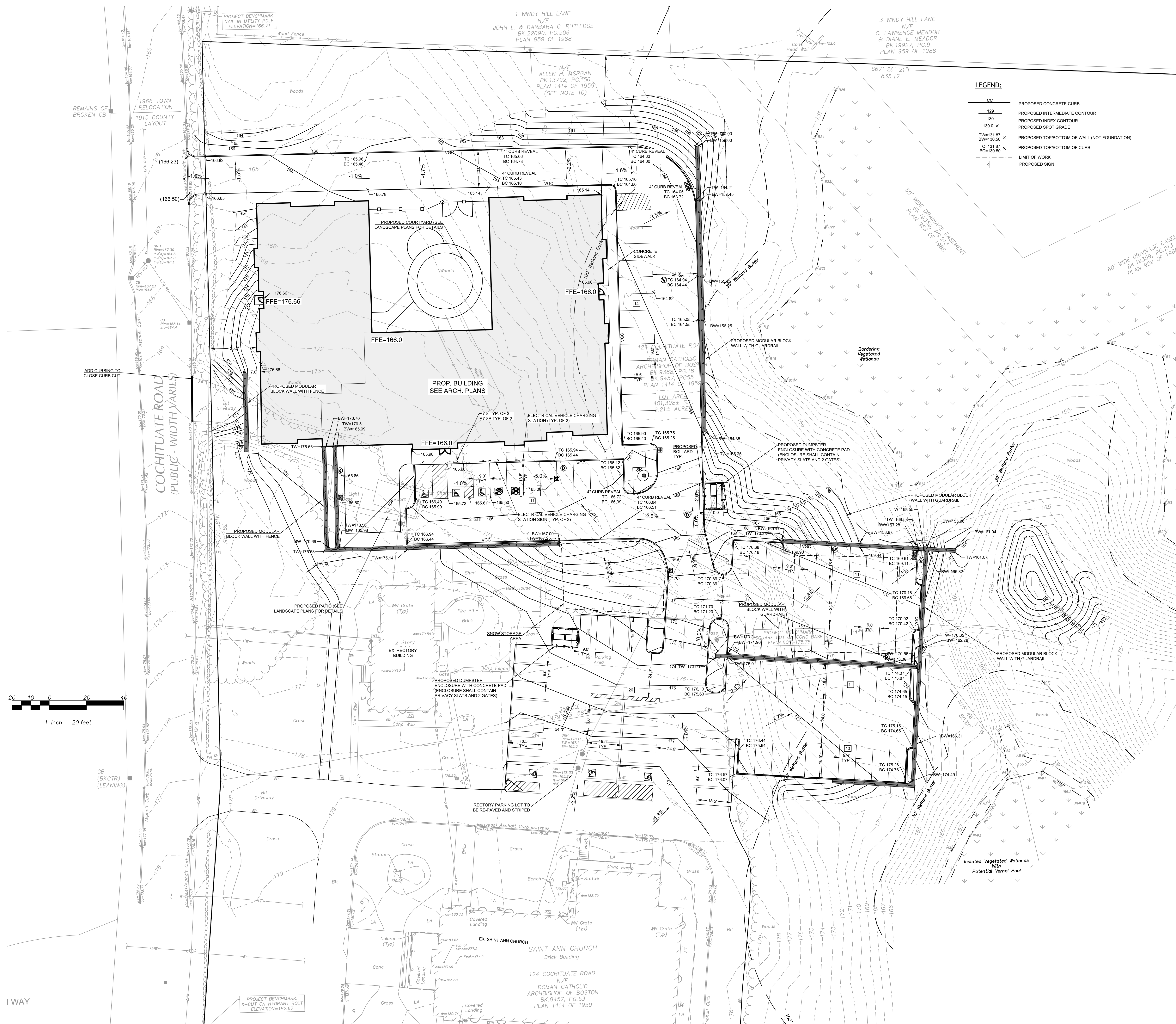
SITE LAYOUT AND GRADING

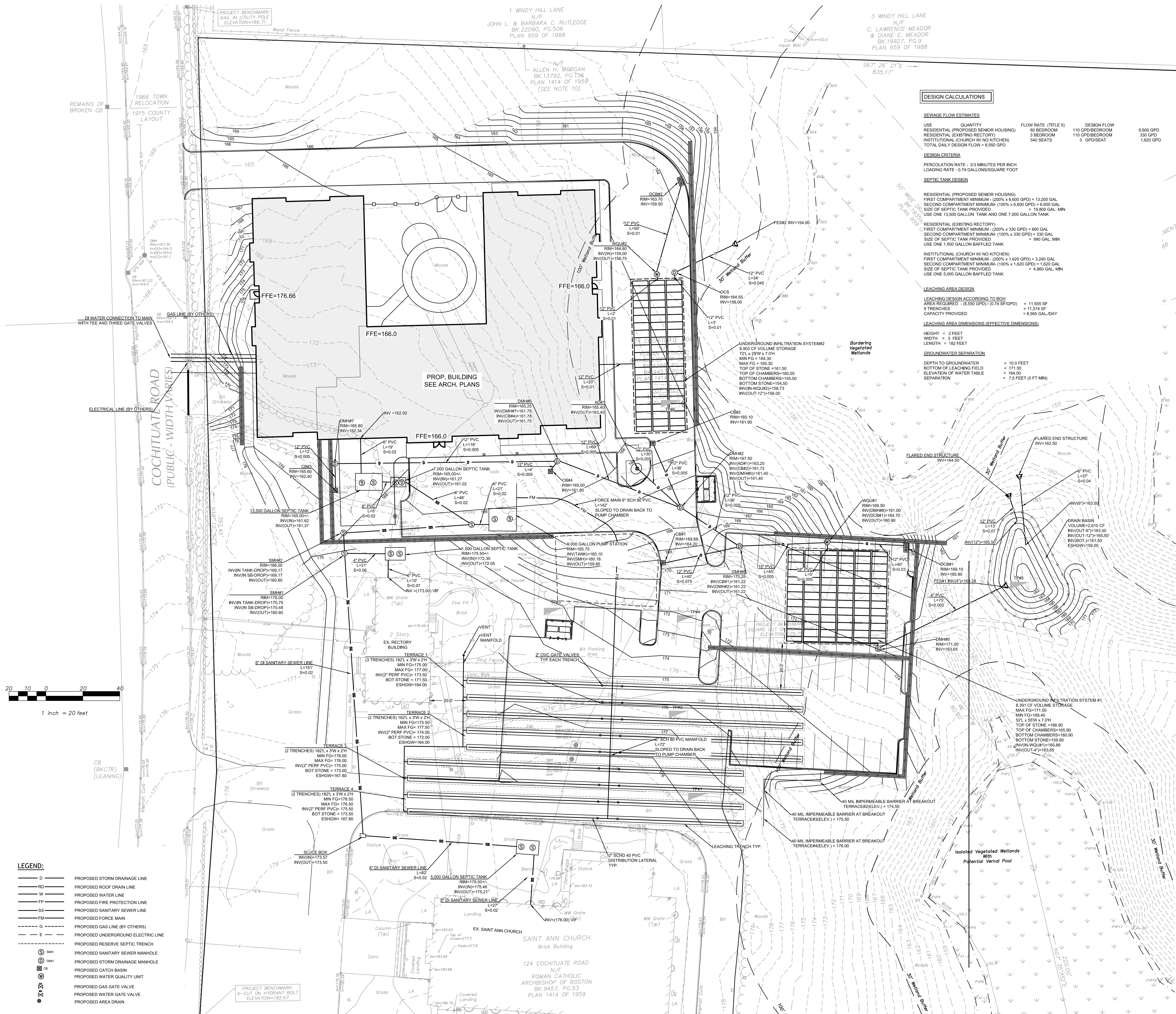
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MAY 05, 2023

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Consultant:
samiotes
Samiotes Consultants Inc.
Civil Engineers • Land Surveyors
20 A Street
Framingham, MA 01701
T 508.877.6688
F 508.877.8349
www.samiotes.com

Revision:

NO.	DESCRIPTION

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:

**UTILITIES AND STORMWATER
MANAGEMENT**

Project Number:
50006.00

Issue Date:
MAY 05, 2023

Sheet Number:

C-2.1

Consultant:



Revision:

Engineer of Record:



Drawn: RBLA

Checked: RAB

Scale: AS SHOWN

Key Plan:

Project Name:

ST. ANN'S VILLAGE
WAYLAND, MA

124 COCHITUATE ROAD,
WAYLAND, MA 01778

Sheet Name:

OVERALL PROPOSED
LANDSCAPE PLAN

Project Number:

2306

Issue Date:

MAY 5, 2023

Sheet Number:

L1.01

NOTES

- DO NOT SCALE DRAWINGS.
- SCREENED IMAGES SHOW EXISTING CONDITIONS. WHERE EXISTING CONDITIONS LIE UNDER OR ARE IMPINGED UPON BY PROPOSED BUILDINGS AND/OR SITE ELEMENTS, THE EXISTING CONDITION WILL BE REMOVED, ABANDONED AND/OR CAPPED OR DEMOLISHED AS REQUIRED.
- EXISTING CONDITIONS INFORMATION IS REPRODUCED FROM THE EXISTING CONDITIONS PLAN OF LAND PREPARED BY SAMIOTES CONSULTANTS INC., FRAMINGHAM, MA, AND DATED 4/5/2023.
- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ALL UNDERGROUND UTILITIES.
- CONTRACTOR(S) SHALL THOROUGHLY FAMILIARIZE THEMSELVES WITH ALL CONSTRUCTION DOCUMENTS, SPECIFICATIONS, CONSERVATION COMMISSION NOTICE OF INTENT, AND SITE CONDITIONS PRIOR TO BIDDING AND PRIOR TO CONSTRUCTION.
- ANY DISCREPANCIES BETWEEN DRAWINGS, SPECIFICATIONS, AND SITE CONDITIONS SHALL BE REPORTED IMMEDIATELY TO THE OWNER'S REPRESENTATIVE FOR CLARIFICATION AND RESOLUTION PRIOR TO BIDDING OR CONSTRUCTION.
- ALL WORK CONDUCTED WITHIN PUBLIC RIGHTS-OF-WAY SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF THE MUNICIPAL HIGHWAY DEPARTMENT AND DEPARTMENT OF PUBLIC WORKS STANDARDS.
- PRIOR TO THE START OF ANY EXCAVATION FOR THE PROJECT, BOTH ON AND OFF THE SITE, THE CONTRACTOR SHALL NOTIFY DIGSAFE AND BE PROVIDED WITH A DIGSAFE NUMBER INDICATING THAT ALL EXISTING UTILITIES HAVE BEEN LOCATED AND MARKED.
- OWNER'S REPRESENTATIVE TO FLAG ALL TREES TO BE TRANSPLANTED PRIOR TO CONSTRUCTION START.
- CONTRACTOR SHALL VERIFY ALL TREE REMOVALS AND/OR TRANSPLANTS WITH OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION START.
- EXISTING TREES SHOWN TO REMAIN IN PROXIMITY TO THE BUILDING OR OTHER SITE IMPROVEMENTS SHALL BE ASSESSED BY AN ARBORIST FOR GENERAL HEALTH AND CONSTRUCTION TOLERANCE PRIOR TO CONSTRUCTION START.
- CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS, STRUCTURES, AND PLANTING BEDS.
- MAXIMUM SLOPE WITHIN DISTURBED AREAS SHALL NOT EXCEED 3:1, UNLESS OTHERWISE NOTED.
- THE LANDSCAPE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE ALL PLANTINGS SHOWN ON THIS DRAWING.
- ALL MATERIALS SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
- ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISH GRADE AS TO ORIGINAL GRADES BEFORE DIGGING.
- ALL PLANTS TO BE BALLED IN BURLAP OR CONTAINERIZED.
- MULCH FOR PLANTED AREAS TO BE AGED PINE BARK; PARTIALLY DECOMPOSED, DARK BROWN IN COLOR AND FREE OF WOOD CHIPS THICKER THAN 1/4 INCH.
- SAFE USE OF MULCH IS REGULATED THROUGH 527 CMR 1.00, SECTION 10.13.10.4. THE REGULATION PROHIBITS THE NEW APPLICATION OF MULCH WITHIN 18" AROUND COMBUSTIBLE EXTERIORS OF BUILDINGS, SUCH AS WOOD OR VINYL, BUT NOT BRICK OR CONCRETE. THE MAINTENANCE EDGE SHOWN ON THE PROJECT DETAIL SHEET SHALL BE USED IN PLANT BEDS WITHIN 18" OF A COMBUSTIBLE BUILDING SURFACE.
- ALL PLANT BEDS SHALL BE EDGED IN 4-INCH COMMERCIAL GRADE BLACK STEEL LANDSCAPE EDGING.
- PLANTING SOIL MIX SHALL BE COMPRISED OF LOAM THOROUGHLY INCORPORATED WITH ROTTED MANURE PROPORTIONED 5 C.Y. TO 1 C.Y. OR EQUIVALENT. FERTILIZER SHALL BE ADDED PER RATES RECOMMENDED IN SOILS ANALYSIS.
- PLANT SPECIES AS INDICATED IN THE PLANT LIST ARE SUGGESTIONS ONLY. FINAL SELECTION OF SPECIES SHALL OCCUR AT THE TIME OF PLANT PURCHASE, DEPENDING ON AVAILABILITY. PLANT SIZE AND QUANTITY SHALL NOT CHANGE WITHOUT APPROVAL OF OWNER'S REPRESENTATIVE.
- ALL PLANT MATERIALS ARE SUBJECT TO THE APPROVAL OF THE OWNER'S REPRESENTATIVE, AT THE NURSERY, AND AT THE SITE.
- ALL AREAS OF THE SITE WHICH HAVE BEEN DISTURBED AND NOT OTHERWISE DEVELOPED SHALL BE LOAMED WITH A MINIMUM DEPTH OF 6" DEPTH TOPSOIL AND SEED.
- CONTRACTOR SHALL BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTING AND CONTINUE UNTIL FINAL WRITTEN ACCEPTANCE OF PLANT MATERIAL.
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE (1) FULL YEAR FROM DATE OF ACCEPTANCE.

LEGEND

	PROPOSED CURB
	PROPOSED INTERMEDIATE CONTOUR
	PROPOSED INDEX CONTOUR
	PROPOSED SPOT GRADE
	PROPOSED TOP/BOTTOM OF WALL (NOT FOUNDATION)
	PROPOSED TOP/BOTTOM OF CURB
	PROPOSED ACCESSIBLE CURB CUT
REFER TO CIVIL DOCUMENTS FOR ABOVE ITEMS	
	PROPOSED WALK
	PROPOSED BIKE RACK, 7-BIKE CAPACITY
	EXISTING TREES TO REMAIN
	PROPOSED SHADE TREES
	PROPOSED ORNAMENTAL TREES
	PROPOSED EVERGREEN TREES
	PROPOSED PLANT BED
	PROPOSED SLOPE STABILIZATION SEED MIX

SUGGESTED PLANT LIST

BOTANICAL NAME	COMMON NAME	☉	☼	☽	☿	♂	♀
TREES							
<i>Acer rubrum</i>	Red Maple	☉	☼	☽	☿	♂	♀
<i>Amelanchier canadensis</i>	Serviceberry	/	☼	☽	☿	♂	♀
<i>Betula nigra</i>	Multi-stem River Birch	☉	☼	☽	☿	♂	♀
<i>Cornus canadensis</i>	Eastern Redbud	/	☼	☽	☿	♂	♀
<i>Chamaecyparis thuyoides</i>	Atlantic White Cedar	/	☼	☽	☿	♂	♀
<i>Juniperus virginiana</i>	Eastern Redcedar	☉	☼	☽	☿	♂	♀
<i>Nyssa sylvatica</i>	Sweetgum	/	☼	☽	☿	♂	♀
<i>Picea abies</i>	Norway Spruce	☉	☼	☽	☿	♂	♀
<i>Picea glauca</i>	White Spruce	☉	☼	☽	☿	♂	♀
<i>Pinus strobus</i>	White Pine	☉	☼	☽	☿	♂	♀
<i>Quercus borealis</i>	Red Oak	☉	☼	☽	☿	♂	♀
<i>Thuja plicata</i>	Green Giant Arborvitae	/	☼	☽	☿	♂	♀
SHRUBS & GROUND COVER							
<i>Arctostaphylos uva-ursi</i>	Bearberry	☉	☼	☽	☿	♂	♀
<i>Clethra alnifolia</i>	Sweet Pepperbush	☉	☼	☽	☿	♂	♀
<i>Hydrangea arborescens</i>	Smooth Hydrangea	/	☼	☽	☿	♂	♀
<i>Hypericum 'Hidcote'</i>	Golden Cup St. John's Wort	/	☼	☽	☿	♂	♀
<i>Ilex glabra</i>	Inkberry	/	☼	☽	☿	♂	♀
<i>Itea virginica</i>	Henry's Garnet	☉	☼	☽	☿	♂	♀
<i>Juniperus horizontalis</i>	Creeping Juniper	☉	☼	☽	☿	♂	♀
<i>Kalmia latifolia</i>	Mountain Laurel	☉	☼	☽	☿	♂	♀
<i>Leucothoe fontanesiana</i>	Doghobble	☉	☼	☽	☿	♂	♀
<i>Rhododendron 'PJM'</i>	PJM Rhododendron	/	☼	☽	☿	♂	♀
<i>Viburnum dentatum</i>	Arrowwood	/	☼	☽	☿	♂	♀
PLANT SUBSTITUTIONS							
		Shade Tolerant ☉ / Part Shade ☼					
		Full Sun Tolerant ☼					
		Drought Tolerant ☽					
		Inundation Tolerant ☿					
		Evergreen ☿					
		North America Native ☽					

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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 FLOOR PLAN -
LEVEL 1

Project Number:

22089

Issue Date:

JANUARY 31, 2023

Sheet Number:

A1.01

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

Consultant:

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Architect of Record:



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Key Plan:

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

124 COCHITUATE ROAD,
WAYLAND, MA 01778

Sheet Name:

**OVERALL FLOOR PLAN -
LEVEL 2**

Project Number:

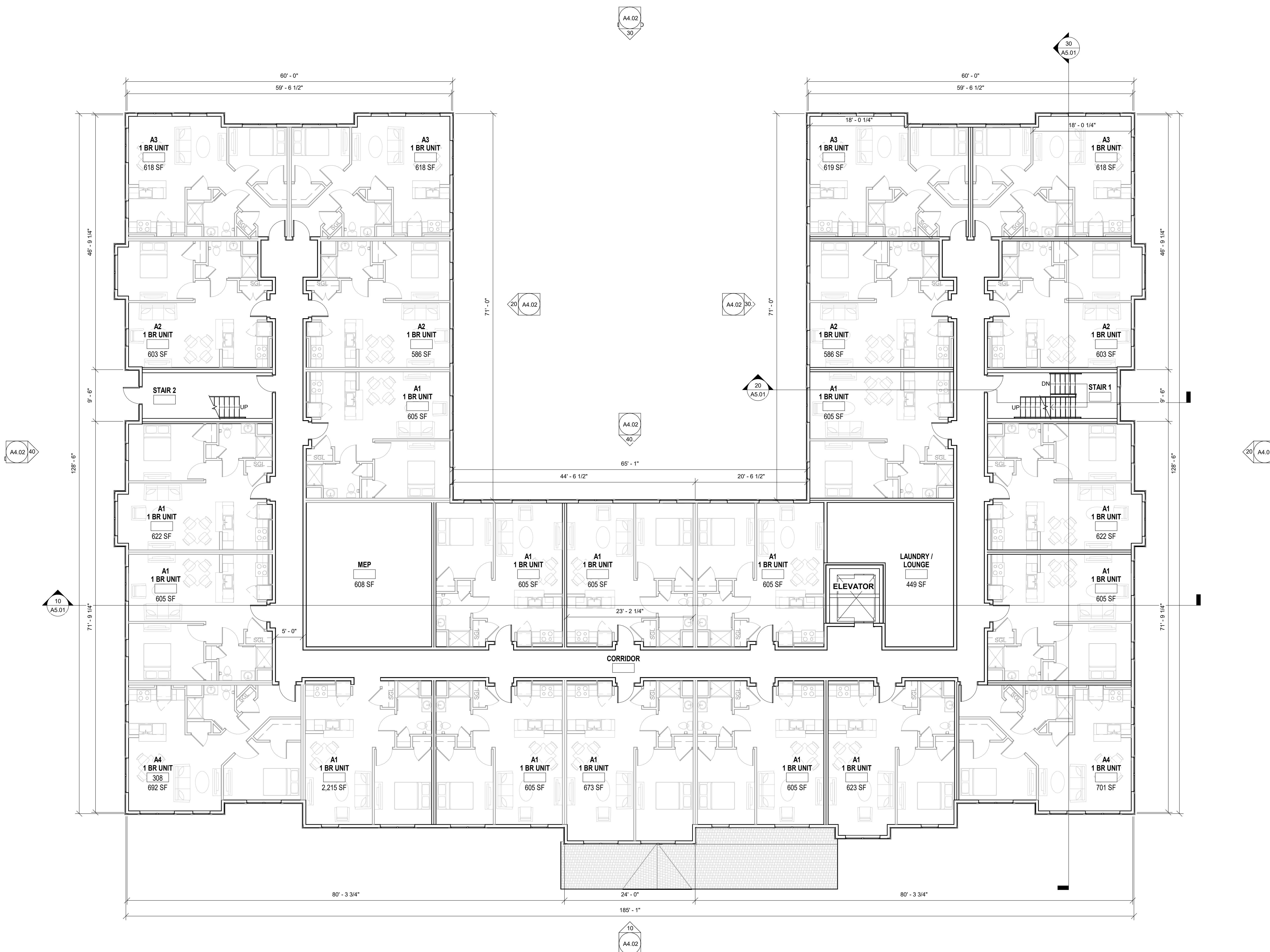
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Issue Date:

May 5, 2023

Sheet Number:

A1.02



Consultant:

Revision:

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:

**OVERALL FLOOR PLAN -
LEVEL 3**

Project Number:

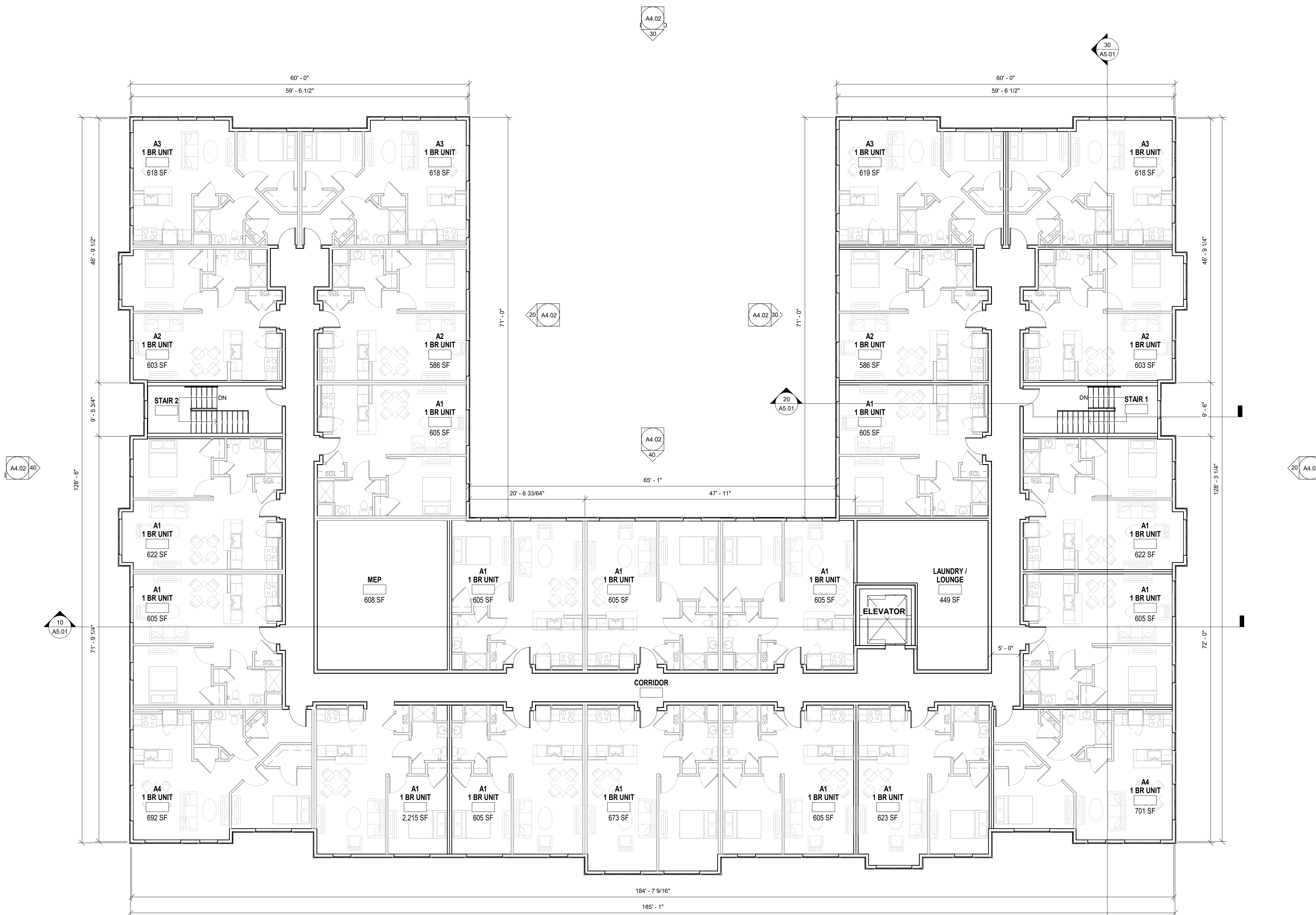
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Issue Date:

May 5, 2023

Sheet Number:

A1.03



Consultant:

Revision:

Architect of Record:



Drawn: RP

Checked: JS

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Key Plan:

Project Name:

ST. ANN'S VILLAGE
WAYLAND, MA

124 COCHITUATE ROAD,
WAYLAND, MA 01778

Sheet Name:

OVERALL PLAN - ROOF

Project Number:

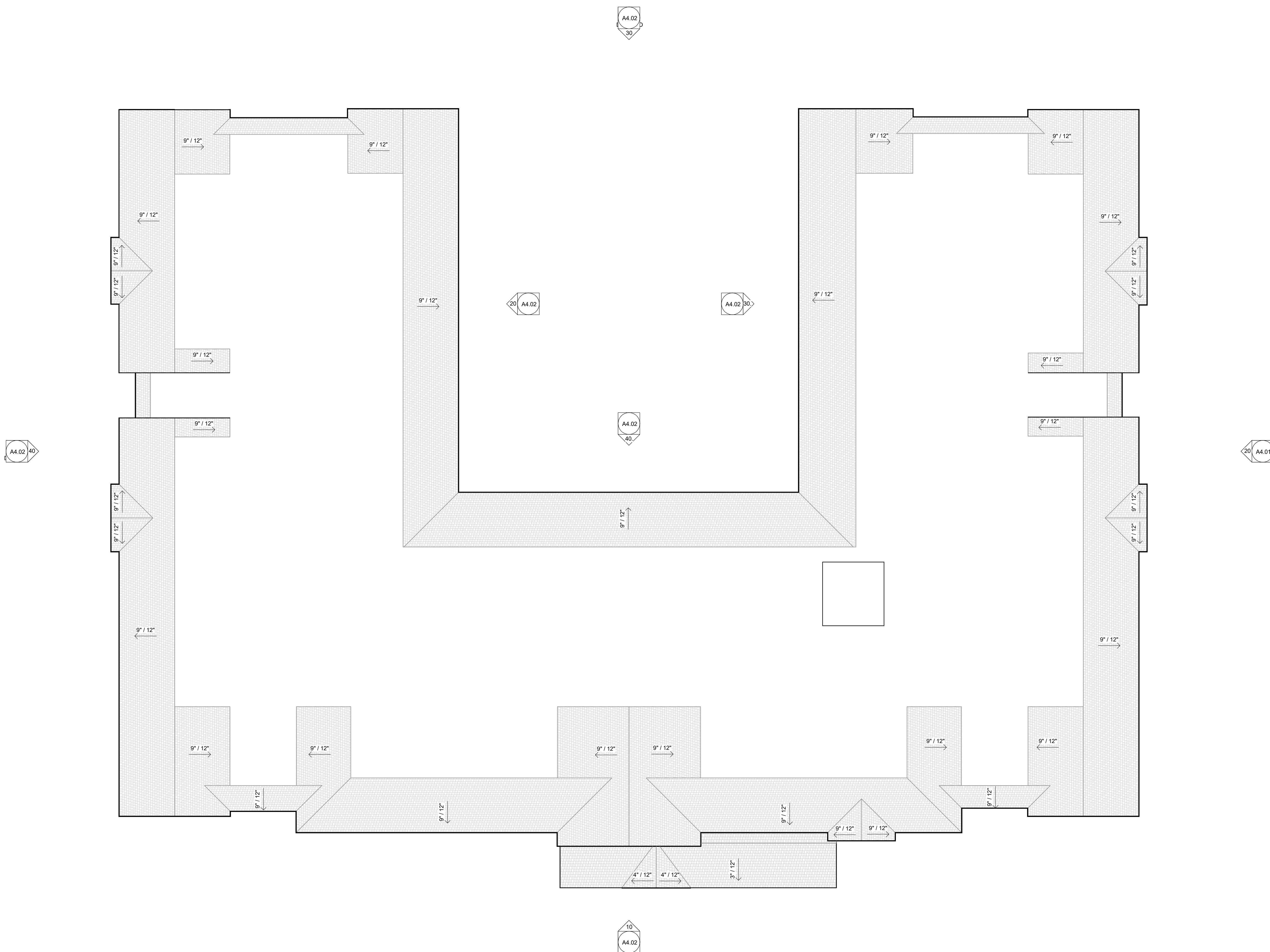
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ST. ANN'S VILLAGE
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124 COCHITUATE ROAD,
WAYLAND, MA 01778

Sheet Name:

EXTERIOR ELEVATIONS

Project Number:

22089

Issue Date:

May 5, 2023

Sheet Number:

A4.01



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



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

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ST. ANN'S VILLAGE
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124 COCHITUATE ROAD,
WAYLAND, MA 01778

Sheet Name:

EXTERIOR ELEVATIONS

Project Number:

22089

Issue Date:

May 5, 2023

Sheet Number:

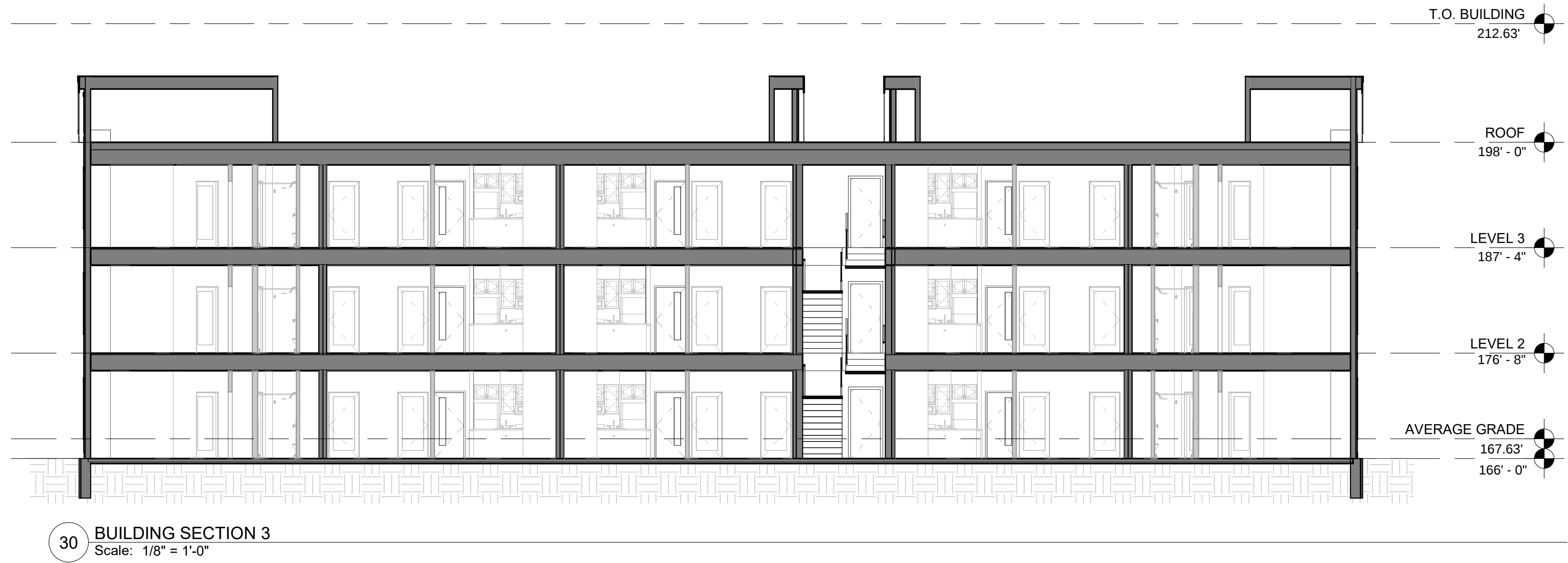
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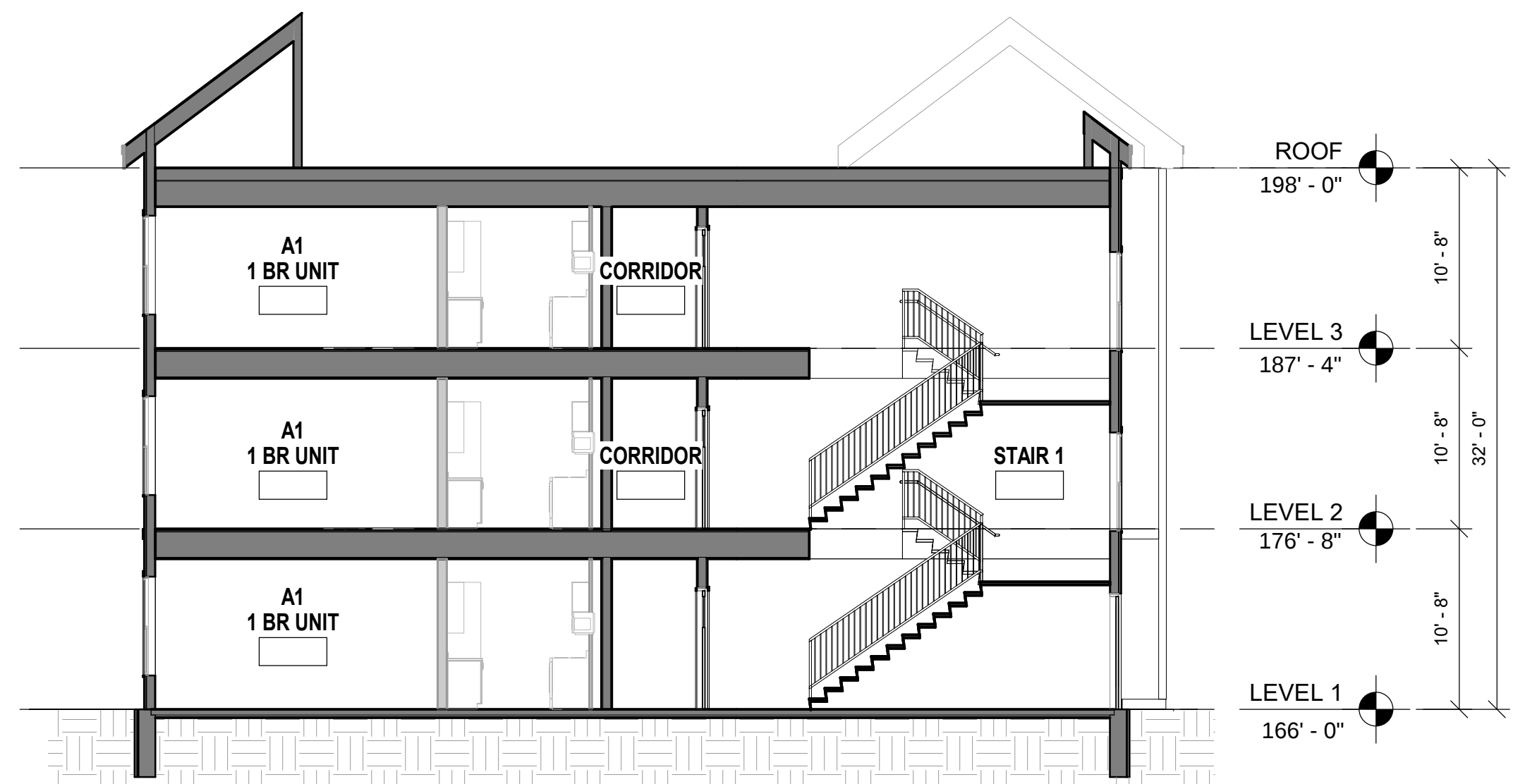
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30 NORTH ELEVATION 03
Scale: 1/8" = 1'-0"



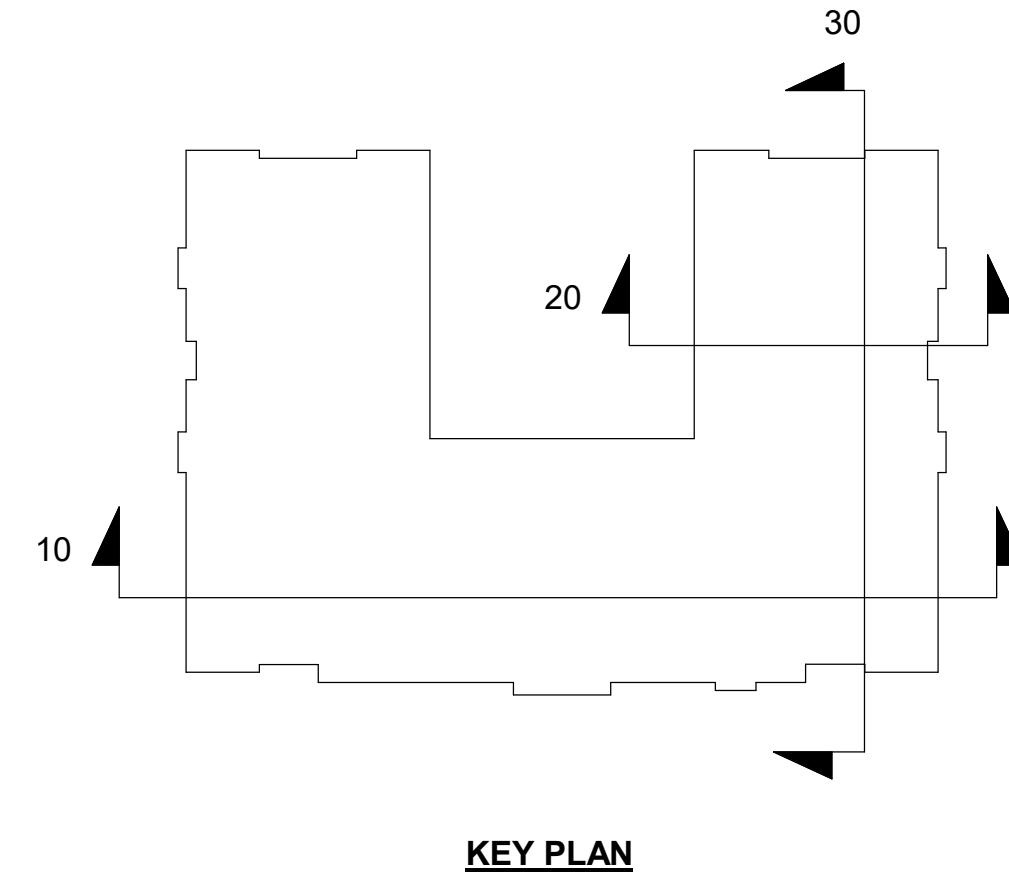
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Scale: 1/8" = 1'-0"



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



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



KEY PLAN

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WAYLAND, MA

124 COCHITUATE ROAD,
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BUILDING SECTIONS

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

124 COCHITUATE ROAD,
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Sheet Name:

RENDERINGS

Project Number:
22089

Issue Date:
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Sheet Number:

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WAYLAND, MA

124 COCHITUATE ROAD,
WAYLAND, MA 01778

Sheet Name:

RENDERINGS

Project Number:

22089

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May 5, 2023

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A5.03