ELKUS | MANFREDI
ARCHITECTS

ARCHITECTURAL DRAWINGS
for
PLANNED DEVELOPMENT DISTRICT, PD-3

WATERSTONE AT LEXINGTON

AN INDEPENDENT/ASSISTED LIVING COMMUNITY

55 WATERTOWN STREET, LEXINGTON, MA

A component of the *WATERSTONE AT LEXINGTON AND BRIDGES AT LEXINGTON PROJECT*

FIRST ISSUE: JUNE 8, 2018
LAST UPDATE: OCTOBER 17, 2018

NOTE: THE DRAWINGS FOR PD-3 CONSIST OF FOUR (4) VOLUMES (TWO ARCHITECTURAL SETS, AND TWO SITE DESIGN SETS).

OWNER / DEVELOPER

ND ACQUISITIONS, LLC
C/O NATIONAL DEVELOPMENT
2310 WASHINGTON STREET
NEWTON LOWER FALLS, MA 02462

LANDSCAPE ARCHITECT / CIVIL ENGINEER/TRAFFIC ENGINEER

STANTEC PLANNING AND LANDSCAPE ARCHITECTURE P.C.
226 CAUSEWAY STREET
BOSTON, MA 02114

ARCHITECT

ELKUS MANFREDI ARCHITECTS
25 DRYDOCK AVENUE
BOSTON, MA 02210

GEOTECHNICAL ENGINEER

SANBORN HEAD & ASSOCIATES, INC.
239 CAUSEWAY STREET
BOSTON, MA 02214

LAND SURVEYOR

CONTROL POINT ASSOCIATES, INC.
325 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772

INDEX OF SHEETS

REGULATORY DRAWINGS

DATE	TITLE
10/17	SITE PLAN
10/17	PHOTOREALISTIC RENDERING - VIEW OF ASSISTED LIVING ENTRY
10/17	PHOTOREALISTIC RENDERING - VIEW OF ENTRY LOOKING NORTHWEST
10/17	ELEVATION - EAST
10/17	ELEVATION - SOUTH
10/17	ELEVATION - WEST
10/17	ELEVATION - NORTH
10/17	ENLARGED ELEVATIONS

NON-REGULATORY DRAWINGS

DATE	TITLE
10/17	FLOOR PLANS - LEVEL 0-1
10/17	FLOOR PLANS - LEVEL 2-3
10/17	FLOOR PLANS - LEVEL 4-5
10/17	BUILDING SECTION - EAST TO WEST
10/17	BUILDING SECTION - NORTH TO SOUTH
10/17	FLOOR PLANS - ROOF

VOLUME 1

WATERSTONE AT LEXINGTON
55 Watertown Street
Lexington, Massachusetts

Regulatory Drawing

Site Plan
OCTOBER 17, 2018

0 15 30 60

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WATERSTONE AT LEXINGTON
55 Watertown Street
Lexington, Massachusetts

Photorealistic Rendering - View of Assisted Living Entry
Regulatory Drawing
OCTOBER 17, 2018

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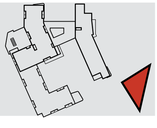
WATERSTONE AT LEXINGTON
55 Watertown Street
Lexington, Massachusetts

Photorealistic Rendering - View of Entry Looking Northwest
Regulatory Drawing
OCTOBER 17, 2018



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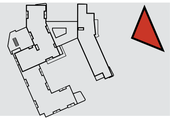
WATERSTONE AT LEXINGTON
55 Watertown Street
Lexington, Massachusetts

Regulatory Drawing

Elevation - East
OCTOBER 17, 2018



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WATERSTONE AT LEXINGTON
55 Watertown Street
Lexington, Massachusetts

Regulatory Drawing

Elevation - South
OCTOBER 17, 2018

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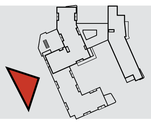
WATERSTONE AT LEXINGTON
55 Watertown Street
Lexington, Massachusetts

Regulatory Drawing

Elevation - West
OCTOBER 17, 2018



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WATERSTONE AT LEXINGTON
55 Watertown Street
Lexington, Massachusetts

Regulatory Drawing

Elevation - North
OCTOBER 17, 2018

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WATERSTONE AT LEXINGTON
55 Watertown Street
Lexington, Massachusetts

Regulatory Drawing

Enlarged Elevations
OCTOBER 17, 2018

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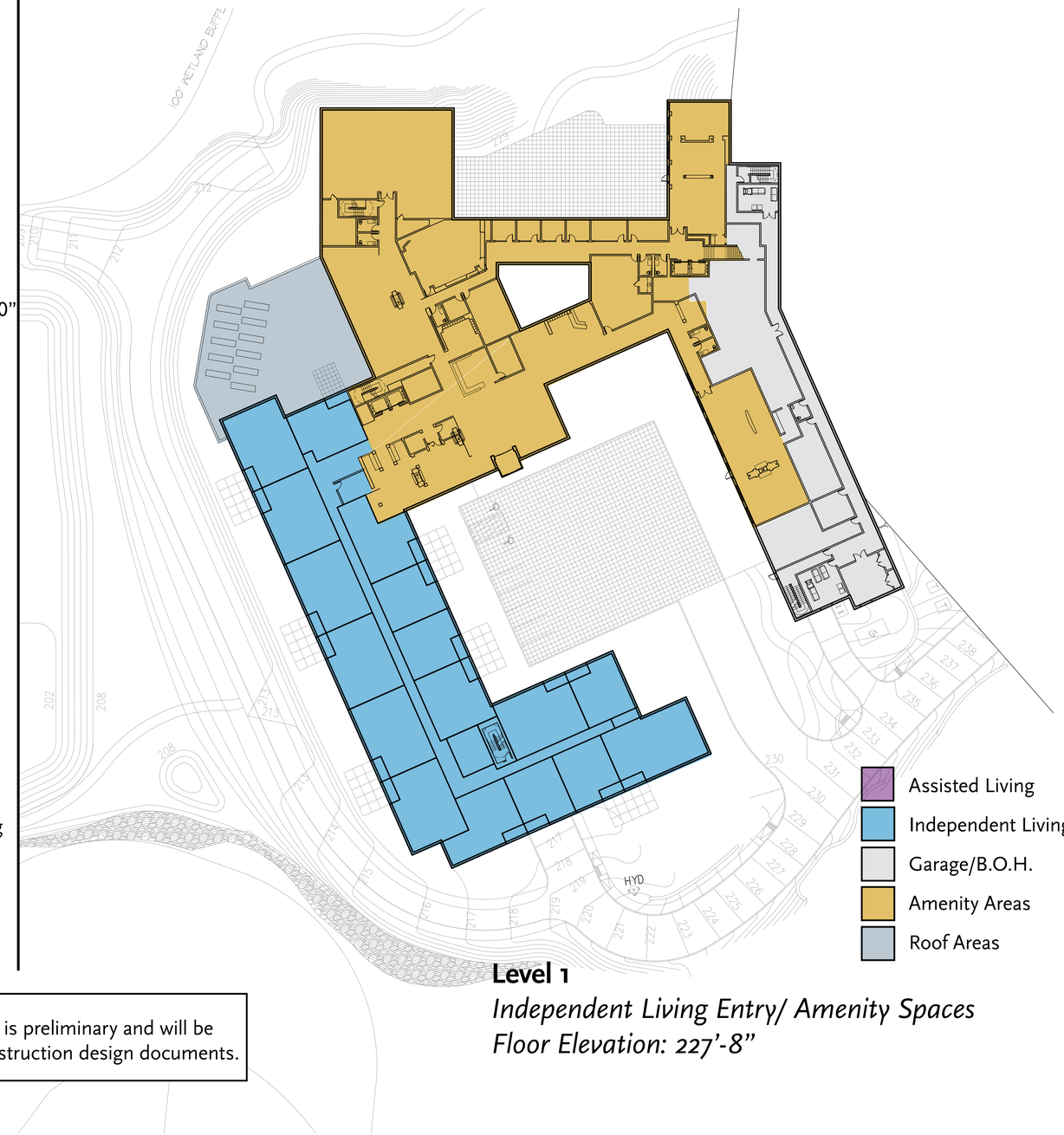

Assisted Living
Independent Living
Garage/B.O.H.
Amenity Areas
Roof Areas

Level 0
Garage Parking;
Lower Level Amenity
Floor Elevation: 217'-0"

Note:
Interior layout is preliminary and will be refined in construction design documents.

Assisted Living
Independent Living
Garage/B.O.H.
Amenity Areas
Roof Areas

Level 1
Independent Living Entry/ Amenity Spaces
Floor Elevation: 227'-8"

WATERSTONE AT LEXINGTON
55 Watertown Street
Lexington, Massachusetts

Non-Regulatory Drawing

Floor Plans - Level 0-1
OCTOBER 17, 2018

0 15 30 60

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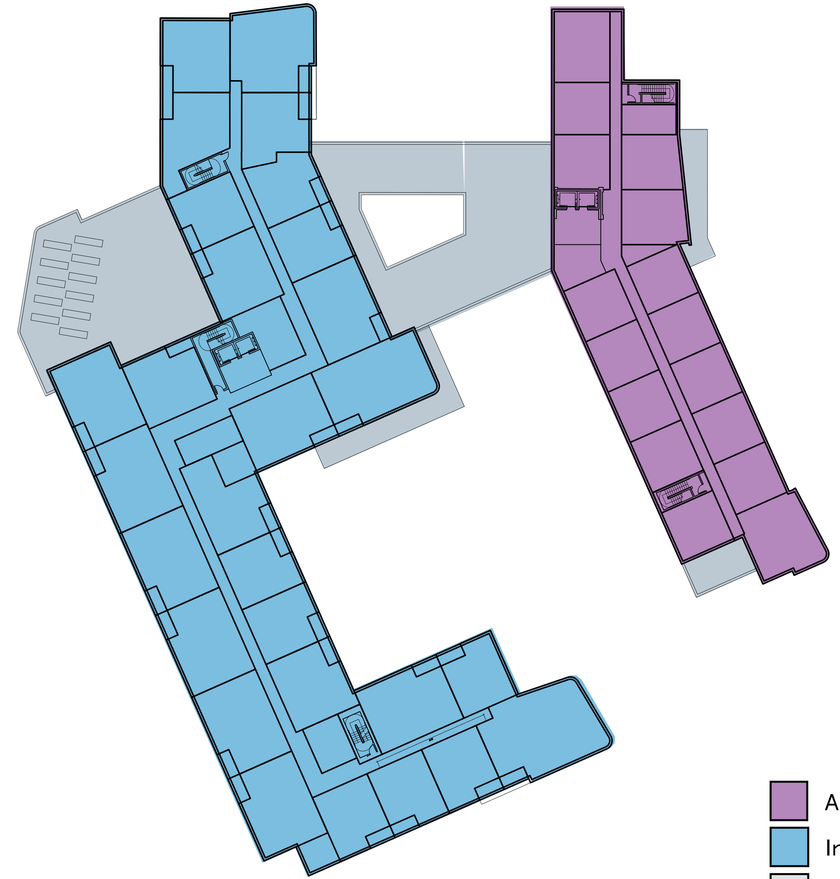
ELKUS | MANFREDI ARCHITECTS

Assisted Living
Independent Living
Garage/B.O.H.
Amenity Areas
Roof Areas

Level 2
2nd Floor Independent Living;
Main Assisted Living Entry + Amenity
Floor Elevation: 245'-0"

Note:
Interior layout is preliminary and will be refined in construction design documents.



Assisted Living
Independent Living
Garage/B.O.H.
Amenity Areas
Roof Areas

Level 3
3rd Floor Independent Living;
2nd Floor Assisted Living
Floor Elevation: 255'-8"; 259'-8"

WATERSTONE AT LEXINGTON
55 Watertown Street
Lexington, Massachusetts

Non-Regulatory Drawing

Floor Plans - Level 2-3
OCTOBER 17, 2018

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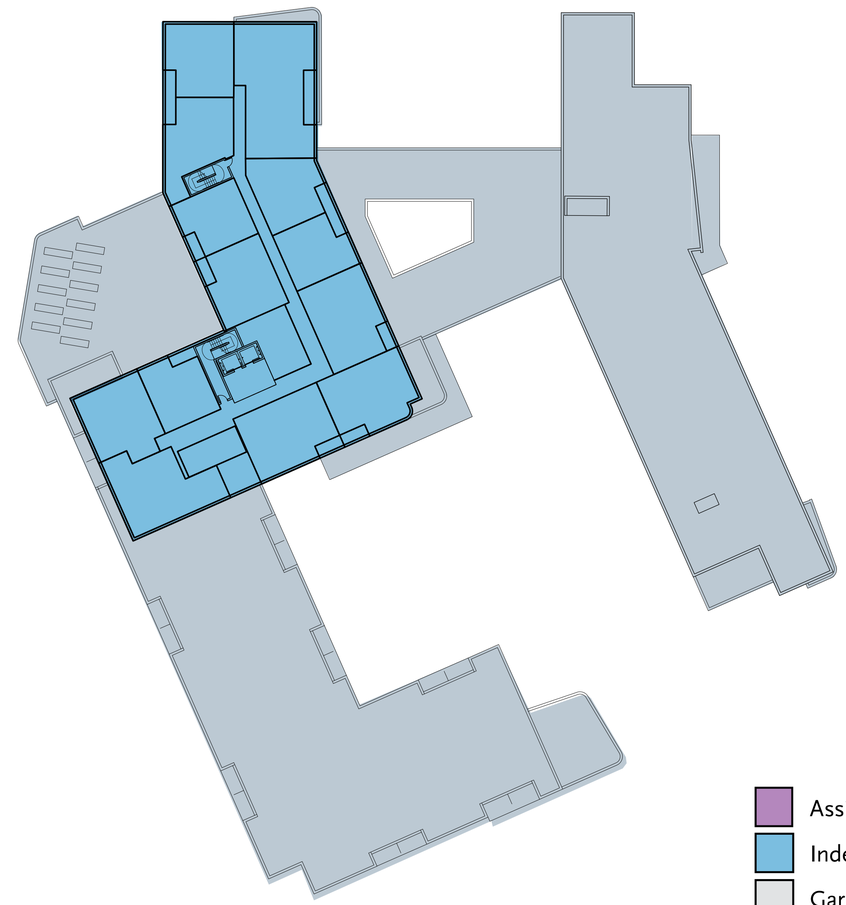
ELKUS | MANFREDI ARCHITECTS

Assisted Living
Independent Living
Garage/B.O.H.
Amenity Areas
Roof Areas

Level 4
4th Floor Independent Living;
2nd Floor Assisted Living
Floor Elevation: 266'-4"; 270'-4"

Note:
Interior layout is preliminary and will be refined in construction design documents.



Assisted Living
Independent Living
Garage/B.O.H.
Amenity Areas
Roof Areas

Level 5
5th Floor Independent Living;
Assisted Living Roof
Floor Elevation: 277'-0"; 281'-0"

WATERSTONE AT LEXINGTON
55 Watertown Street
Lexington, Massachusetts

Non-Regulatory Drawing

Floor Plans - Level 4-5
OCTOBER 17, 2018

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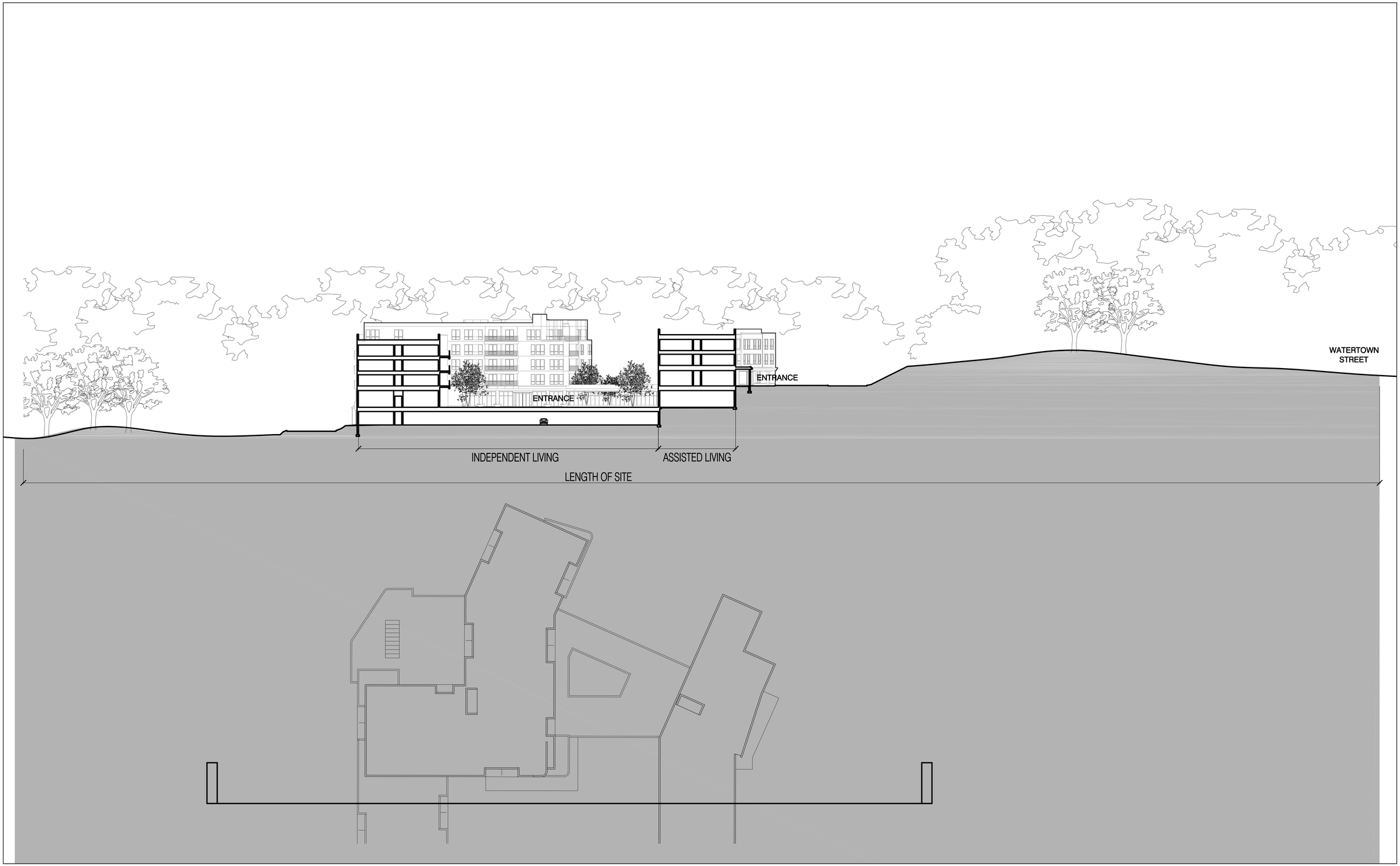

WATERSTONE AT LEXINGTON
55 Watertown Street
Lexington, Massachusetts

Non-Regulatory Drawing

Building Section - East to West
OCTOBER 17, 2018

0 15 30 60

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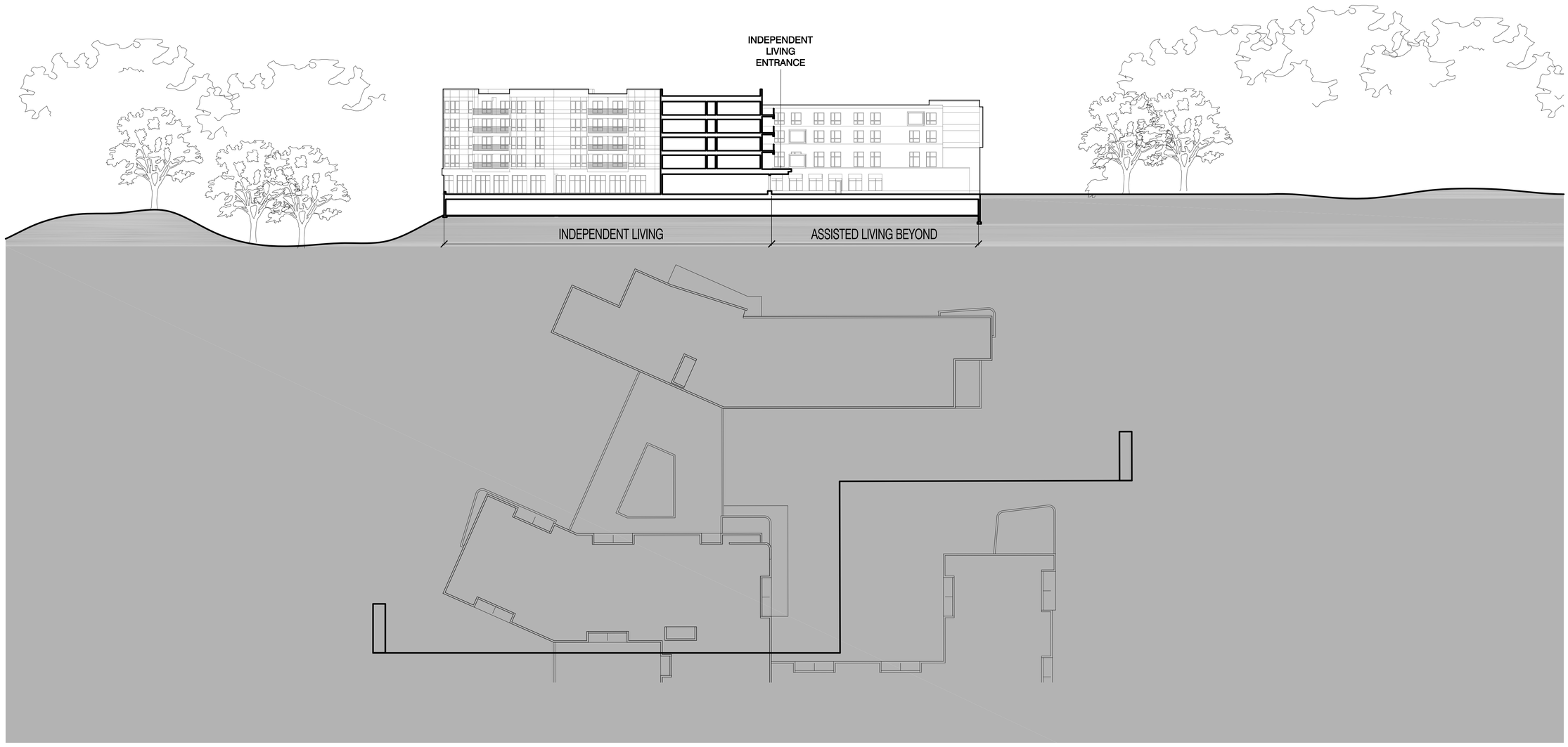

WATERSTONE AT LEXINGTON
55 Watertown Street
Lexington, Massachusetts

Non-Regulatory Drawing

Building Section - North to South
OCTOBER 17, 2018

0 15 30 60

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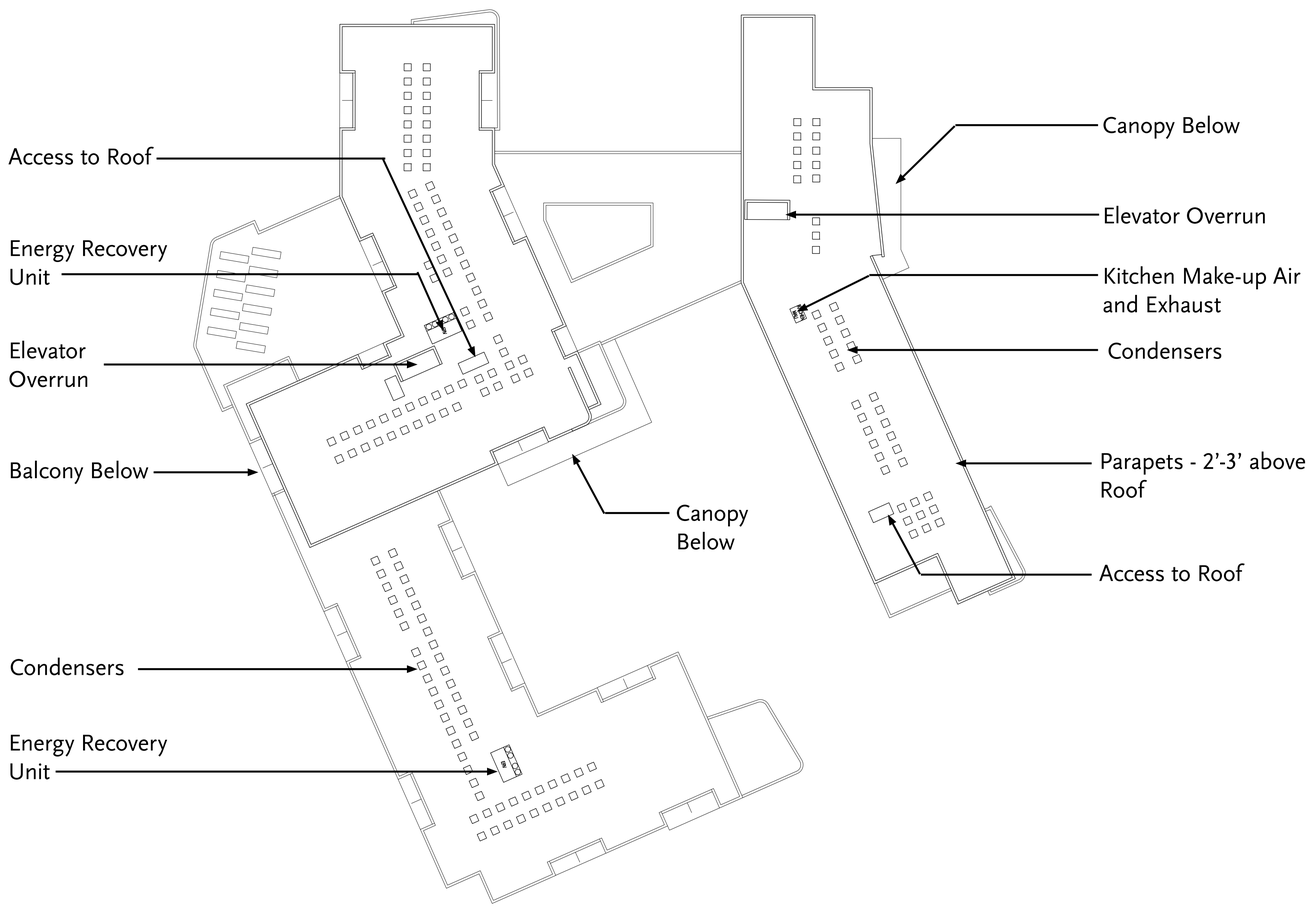

Level Roof
Independent Living;
Assisted Living

Note:
Roof Plan layout is preliminary and will be refined in construction design documents.

Roof top equipment kept 10'-0" away from roof edge

WATERSTONE AT LEXINGTON
55 Watertown Street
Lexington, Massachusetts

Non-Regulatory Drawing

Floor Plans - Roof
OCTOBER 17, 2018

0 15 30 60

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