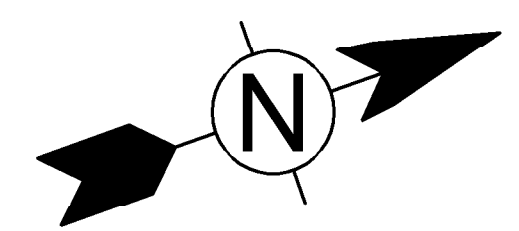
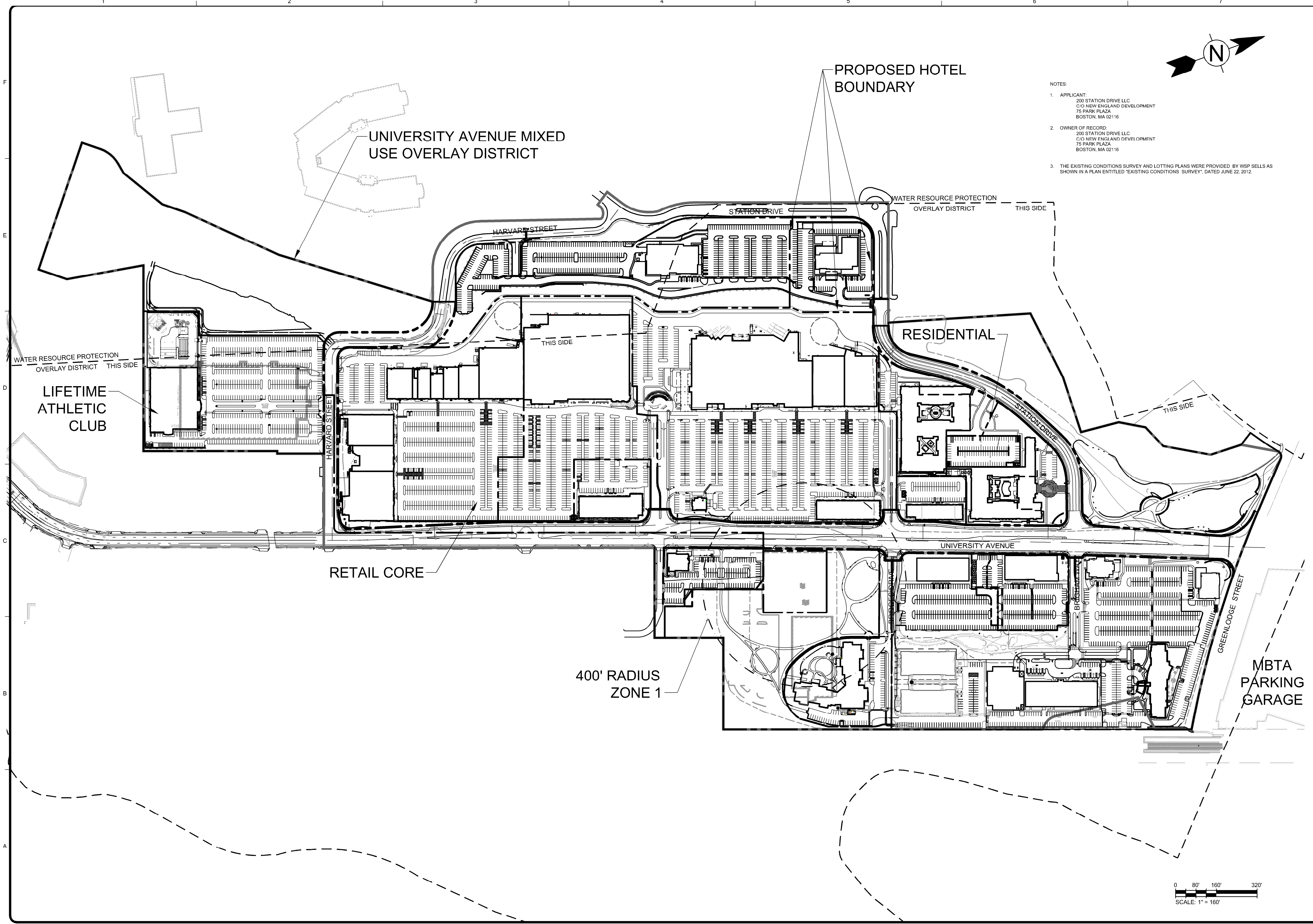




HOME2
HOTELS & SUITES

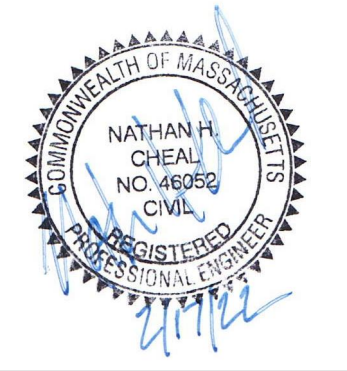
HOME2
HOTELS & SUITES

2/23/2022 7:57:39 PM - P:\369254\143-369254-22001\CAD\SHEET\FLESCCO - GENERAL LAYOUT MAP.DWG - CHEAL.NATE



- NOTES:
1. APPLICANT:
200 STATION DRIVE LLC
C/O NEW ENGLAND DEVELOPMENT
75 PARK PLAZA
BOSTON, MA 02116
 2. OWNER OF RECORD:
200 STATION DRIVE LLC
C/O NEW ENGLAND DEVELOPMENT
75 PARK PLAZA
BOSTON, MA 02116
 3. THE EXISTING CONDITIONS SURVEY AND LOTTING PLANS WERE PROVIDED BY WSP SELLS AS SHOWN IN A PLAN ENTITLED 'EXISTING CONDITIONS SURVEY', DATED JUNE 22, 2012.

TETRA TECH
www.tetrattech.com
100 Nickerson Road
Marlborough, MA 01752
PHONE: (508) 786-2200 FAX: (508) 786-2201



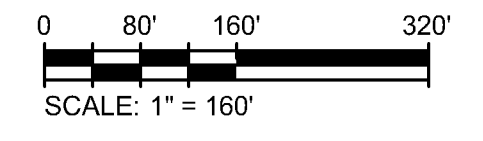
MARK	DATE	DESCRIPTION
1	02-17-22	PDR FILING

Client: WESTWOODHOSPITALITY GROUP
Proj. Loc.: Westwood, MA

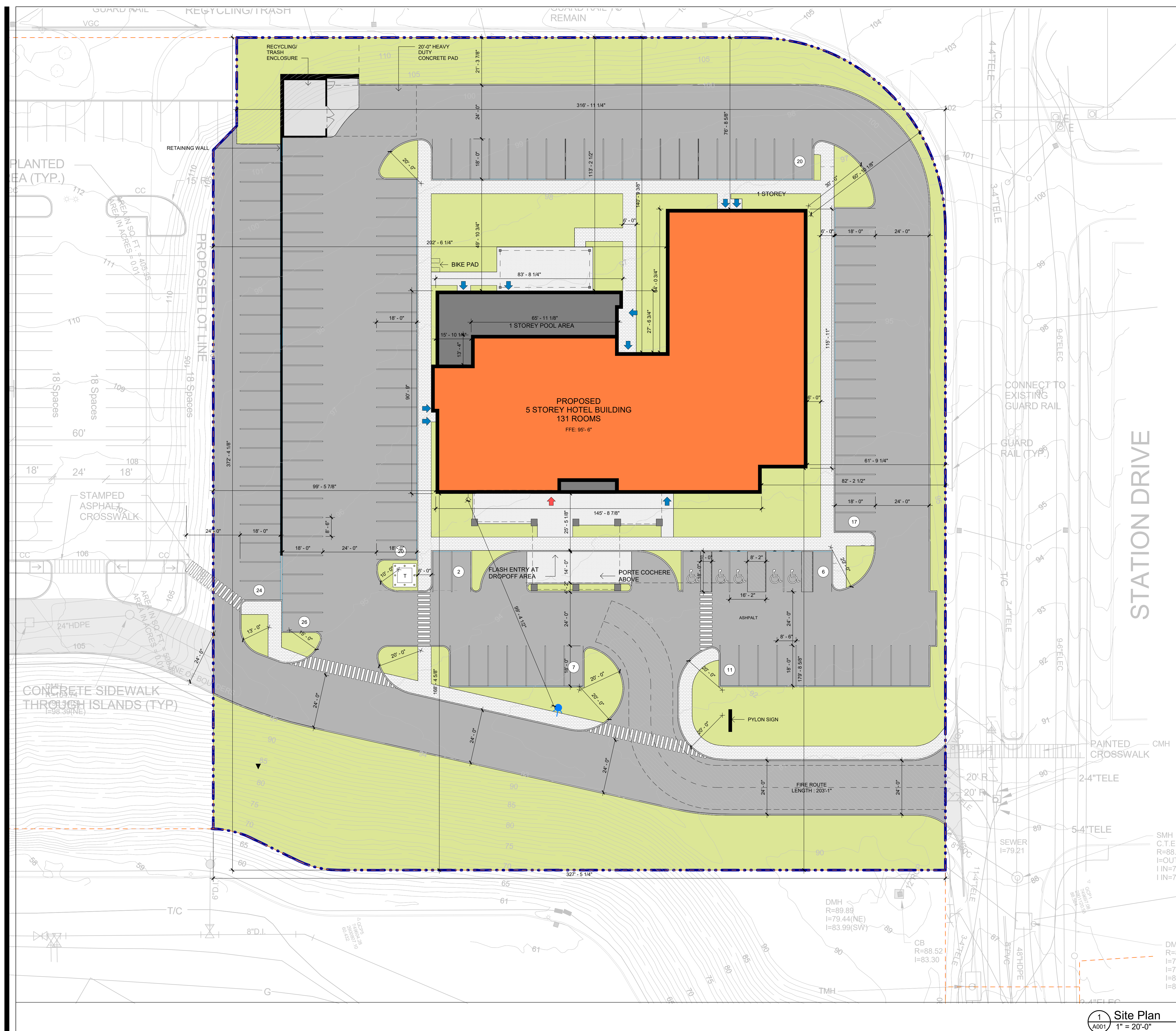
University Station - Proposed Hotel - PDR Submittal
Development Area A of the University Station
Master Development Plan

Proposed Hotel - 100 Station Drive
General Layout Plan

Project No: 143-369254-22001
Designed By: N.H.C.
Drawn By: J.L.P.
Checked By: N.H.C.



C-0
Bar Measures 1 inch

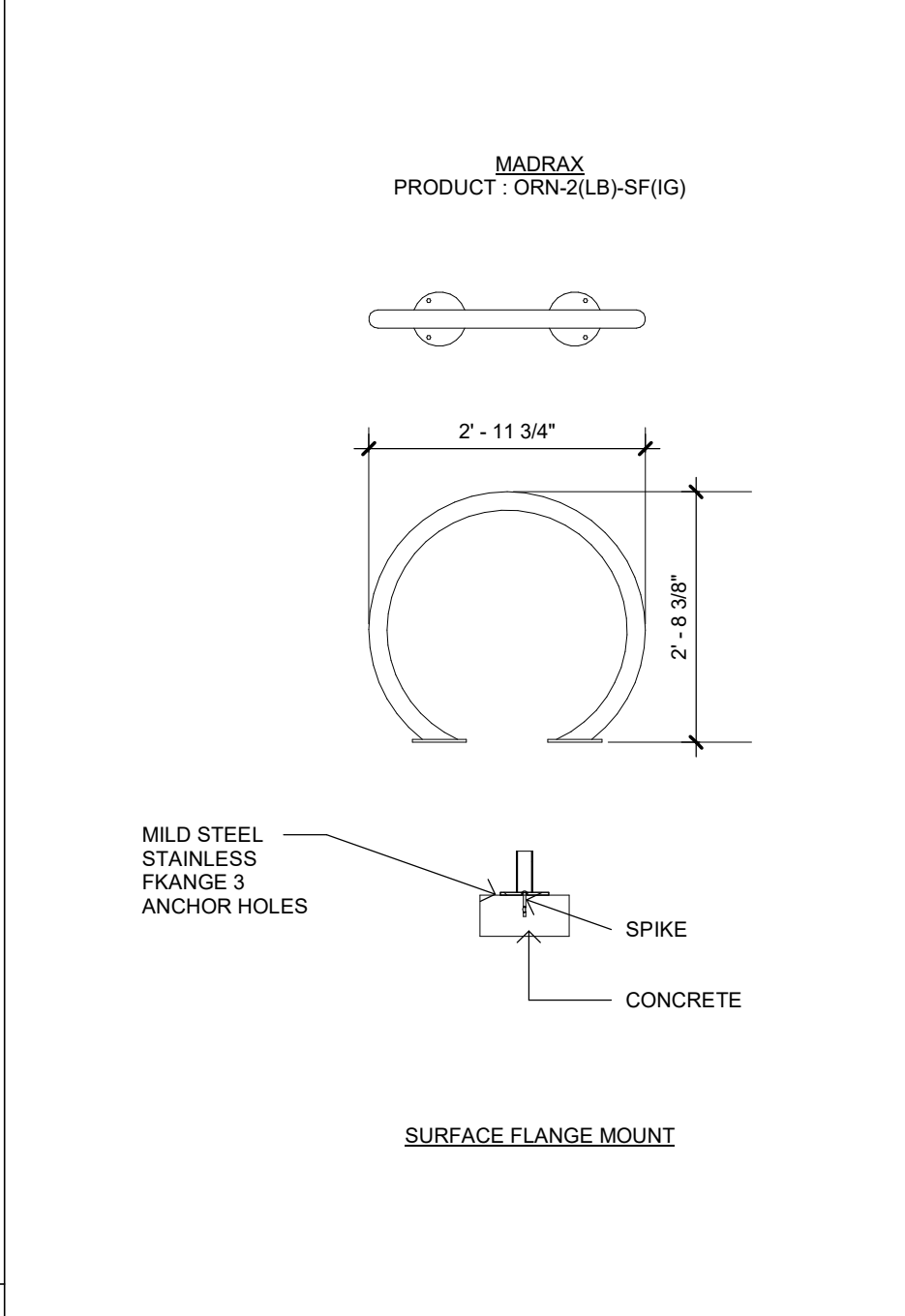


PARKING REQUIREMENTS		
COUNT		
• HOTEL		
REQUIRED = 1 BEDROOM = 1 PARKING SPOT - 131 PARKING SPOTS		
PROVIDED = 133 PARKING SPOTS		
RATIO = 1.00		
ACCESSIBLE PARKING SPACES REQUIRED 5 SPACES		
TOTAL PARKING IN LOT 101-150 = 5		

PARKING SCHEDULE		
TYPE	DESCRIPTION	COUNT
ACCESSIBLE	8' x 18'	5
TYPICAL	8'6" x 18'	128
		133

SITE STATISTICS			
DESCRIPTION	AREA (SF)	Area (Acre)	PERCENTAGE
BUILDING FOOTPRINT			
BUILDING FOOTPRINT	16380 ft ²	0.38 acres	13.8%
	16380 ft ²	0.38 acres	13.8%
HARD LANDSCAPE			
ASPHALT	56382 ft ²	1.29 acres	47.4%
CONCRETE	804 ft ²	0.02 acres	0.7%
CURB	1293 ft ²	0.03 acres	1.1%
PATIO	2468 ft ²	0.06 acres	2.1%
RETAINING WALL	497 ft ²	0.01 acres	0.4%
SIDEWALK	7192 ft ²	0.17 acres	6.0%
	68637 ft ²	1.58 acres	57.7%
SOFT LANDSCAPE			
GRASS	33900 ft ²	0.78 acres	28.5%
	33900 ft ²	0.78 acres	28.5%
	118917 ft ²	2.73 acres	100.0%
OVERALL SITE	119391 ft²	2.74 acres	100.0%

LEGEND			
	PROPOSED BUILDING		SIAMESE CONNECTION
	LANDSCAPE		LIGHT STANDARD
	ASPHALT DRIVEWAY		PROPOSED FIRE HYDRANT
	CONCRETE CURB		DEPRESSED CURB
	CONCRETE SIDEWALK		NO PARKING SIGN FOR FIRE ROUTE, IN ACCORDANCE WITH THE CITY OF WELAND SIGN BY-LAW AND OBC
	PAVERS		SETBACKS
	PAINTED ROAD LINES		PROPERTY LINE
	6m WIDE FIRE ROUTE WITH HEAVY DUTY ASPHALT		HANDICAP PARKING
	MH MANHOLE		PROPOSED PAD MOUNTED TRANSFORMER (REFER TO ELECTRICAL DRAWINGS)
	CB CATCHBASIN		MAIN ENTRANCE
	PROPOSED MECHANICAL CONDENSING UNIT ON CONCRETE HOUSEKEEPING PAD - SEE MECH DWGS		SECONDARY ENTRANCE
			SERVICE ENTRANCE



Chamberlain Architects
Constructors
Managers

Chamberlain Architect
Services Limited

4871 Palladium Way (Unit 1)
Burlington, Ontario, L7M 0W9
CANADA

Phone: 905.631.7777

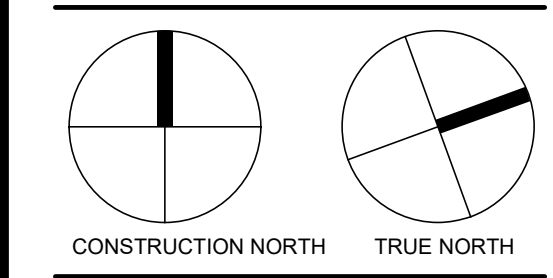
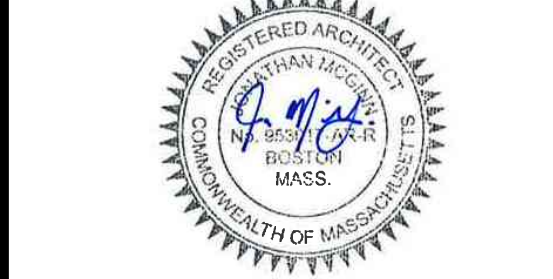
www.chamberlainIPD.com

NO.	ISSUED	DATE
1	CLIENT REVIEW	2021-07-26
2	CLIENT REVIEW	2021-07-13
3	CLIENT REVIEW	2021-11-08
4	CLIENT REVIEW	2021-12-03
5	20% BRAND REVIEW	2021-12-11
6	PDR REVIEW	2022-02-17

THIS SITE PLAN IS BASED UPON AND MUST BE READ IN CONJUNCTION WITH THE REGISTERED PLAN. CHAMBERLAIN ARCHITECT SERVICES LIMITED ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY, OR COMPLETENESS OF THE DATA SUPPLIED AND SUCH DATA IS NOT INCLUDED UNDER SEALS OF CERTIFICATION IF ANY.

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WESTWOOD HOME2

WESTWOOD, MASSACHUSETTS

SHEET NAME

SITE PLAN

START DATE FEB 18, 2021

DRAWN BY NAL

CHECKED BY JM

SCALE As indicated

PROJECT NO. 121011

DRAWING

A001

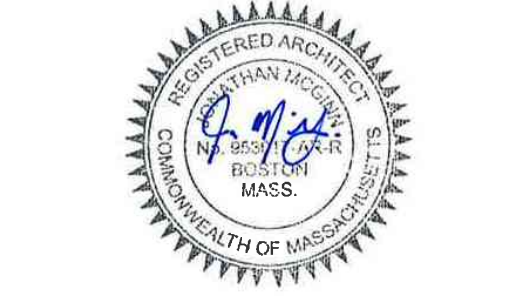
1 Site Plan
A001 1" = 20'-0"

BIKE DETAIL
1/2" = 1'-0"

C:\Users\ccasal\Documents\121011 - Westwood Home2 - Site - 2022-01-10 - coastal@chamberlainipd.com

NO.	ISSUED	DATE
1	CLIENT REVIEW	2021-07-13
2	CLIENT REVIEW	2021-09-03
3	FOR REVIEW	2021-10-28
4	CLIENT REVIEW	2021-11-08
5	20% BRAND REVIEW	2021-12-11
6	FOR REVIEW	2022-02-17

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SEAL



WESTWOOD HOME2
WESTWOOD MASSACHUSETTS

SHEET NAME
GROUND FLOOR PLAN
START DATE: 2021-07-08
DRAWN BY: NAL
CHECKED BY: JM
SCALE: As indicated
PROJECT NO.: 121011
DRAWING

A100

HOTEL BUILDING - UNIT MIX		
Name	Count	%
ACC QUEEN 1 BDRM	1	1%
ACC QUEEN STUDIO	3	2%
ACC STUDIO	3	2%
QQ STUDIO	19	15%
QQ STUDIO ACC	1	1%
QUEEN 1 BEDROOM	8	6%
QUEEN 1 BEDROOM (JOINED)	2	2%
QUEEN STUDIO	88	67%
QUEEN STUDIO (JOINED)	5	4%
QUEEN STUDIO ACC	1	1%
Total	131	100%

HOTEL BUILDING - UNIT MIX PER LEVEL		
Name	Count	%
T/O GROUND FLOOR		
QUEEN 1 BEDROOM	1	1%
QUEEN 1 BEDROOM (JOINED)	1	1%
QUEEN STUDIO	12	9%
QUEEN STUDIO (JOINED)	1	1%
Total	15	11%
T/O SECOND FLOOR		
ACC QUEEN 1 BDRM	1	1%
QQ STUDIO	4	3%
QQ STUDIO ACC	1	1%
QUEEN 1 BEDROOM	1	1%
QUEEN 1 BEDROOM (JOINED)	1	1%
QUEEN STUDIO	16	12%
QUEEN STUDIO (JOINED)	4	3%
QUEEN STUDIO ACC	1	1%
Total	29	22%
T/O THIRD FLOOR		
ACC QUEEN STUDIO	1	1%
ACC STUDIO	1	1%
QQ STUDIO	5	4%
QUEEN 1 BEDROOM	2	2%
QUEEN STUDIO	20	15%
Total	29	22%
T/O FOURTH FLOOR		
ACC QUEEN STUDIO	1	1%
ACC STUDIO	1	1%
QQ STUDIO	5	4%
QUEEN 1 BEDROOM	2	2%
QUEEN STUDIO	20	15%
Total	29	22%
T/O FIFTH FLOOR		
ACC QUEEN STUDIO	1	1%
ACC STUDIO	1	1%
QQ STUDIO	5	4%
QUEEN 1 BEDROOM	2	2%
QUEEN STUDIO	20	15%
Total	29	22%

HOTEL BUILDING - ACC MIX		
Name	Count	%
ACCESSIBLE		
ACC QUEEN 1 BDRM	1	1%
ACC QUEEN STUDIO	3	2%
ACC STUDIO	3	2%
QUEEN STUDIO ACC	1	1%
Total	8	6%
STANDARD		
QQ STUDIO	19	15%
QQ STUDIO ACC	1	1%
QUEEN 1 BEDROOM	8	6%
QUEEN 1 BEDROOM (JOINED)	2	2%
QUEEN STUDIO	88	67%
QUEEN STUDIO (JOINED)	5	4%
Total	123	94%
Total	131	100%

HOTEL GFA		
Level	Area	%
T/O GROUND FLOOR	16573 SF	22%
T/O SECOND FLOOR	14671 SF	20%
T/O THIRD FLOOR	14673 SF	20%
T/O FOURTH FLOOR	14660 SF	19%
T/O FIFTH FLOOR	14660 SF	19%
Total	75236 SF	100%

SYMBOL LEGEND		
Room name	← ROOM NAME	
101	← ROOM NUMBER	
150 SF	← ROOM SQUARE FOOTAGE	
(X) AXXX	← DETAIL REFERENCE	
	← DETAIL NO.	
	← SHEET NO.	
---	← GRID NUMBER	
---	← BUILDING SECTION REFERENCE	
---	← WALL SECTION REFERENCE	
(P)	← PARKING TAG	

SYMBOL LEGEND		
Room name	← ROOM NAME	
101	← ROOM NUMBER	
150 SF	← ROOM SQUARE FOOTAGE	
(X) AXXX	← DETAIL REFERENCE	
	← DETAIL NO.	
	← SHEET NO.	
---	← GRID NUMBER	
---	← BUILDING SECTION REFERENCE	
---	← WALL SECTION REFERENCE	
(P)	← PARKING TAG	

HOTEL GFA		
Level	Area	%
T/O GROUND FLOOR	16573 SF	22%
T/O SECOND FLOOR	14671 SF	20%
T/O THIRD FLOOR	14673 SF	20%
T/O FOURTH FLOOR	14660 SF	19%
T/O FIFTH FLOOR	14660 SF	19%
Total	75236 SF	100%

SYMBOL LEGEND		
Room name	← ROOM NAME	
101	← ROOM NUMBER	
150 SF	← ROOM SQUARE FOOTAGE	
(X) AXXX	← DETAIL REFERENCE	
	← DETAIL NO.	
	← SHEET NO.	
---	← GRID NUMBER	
---	← BUILDING SECTION REFERENCE	
---	← WALL SECTION REFERENCE	
(P)	← PARKING TAG	

SYMBOL LEGEND		
Room name	← ROOM NAME	
101	← ROOM NUMBER	
150 SF	← ROOM SQUARE FOOTAGE	
(X) AXXX	← DETAIL REFERENCE	
	← DETAIL NO.	
	← SHEET NO.	
---	← GRID NUMBER	
---	← BUILDING SECTION REFERENCE	
---	← WALL SECTION REFERENCE	
(P)	← PARKING TAG	



Seats
Banquet 25
Breakfast 16
Bar 6
Perch Seating 3
Boardroom 10
Total: 60

1 GROUND FLOOR PLAN
1" = 10'-0"

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NO.	ISSUED	DATE
1	CLIENT REVIEW	2021-07-13
2	CLIENT REVIEW	2021-09-03
3	FOR REVIEW	2021-10-28
4	CLIENT REVIEW	2021-11-08
5	20% BRAND REVIEW	2021-12-11
6	FOR REVIEW	2022-02-17

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SEAL



WESTWOOD HOME2
WESTWOOD MASSACHUSETTS

SHEET NAME
2ND FLOOR PLAN (TYP)

START DATE: 2021-07-08
DRAWN BY: NAL
CHECKED BY: JM
SCALE: As indicated
PROJECT NO.: 121011
DRAWING

A101

HOTEL BUILDING - UNIT MIX		
Name	Count	%
ACC QUEEN 1 BDRM	1	1%
ACC QUEEN STUDIO	3	2%
ACC STUDIO	3	2%
QQ STUDIO	19	15%
QQ STUDIO ACC	1	1%
QUEEN 1 BEDROOM	8	6%
QUEEN 1 BEDROOM (JOINED)	2	2%
QUEEN STUDIO	88	67%
QUEEN STUDIO (JOINED)	5	4%
QUEEN STUDIO ACC	1	1%
Total	131	100%

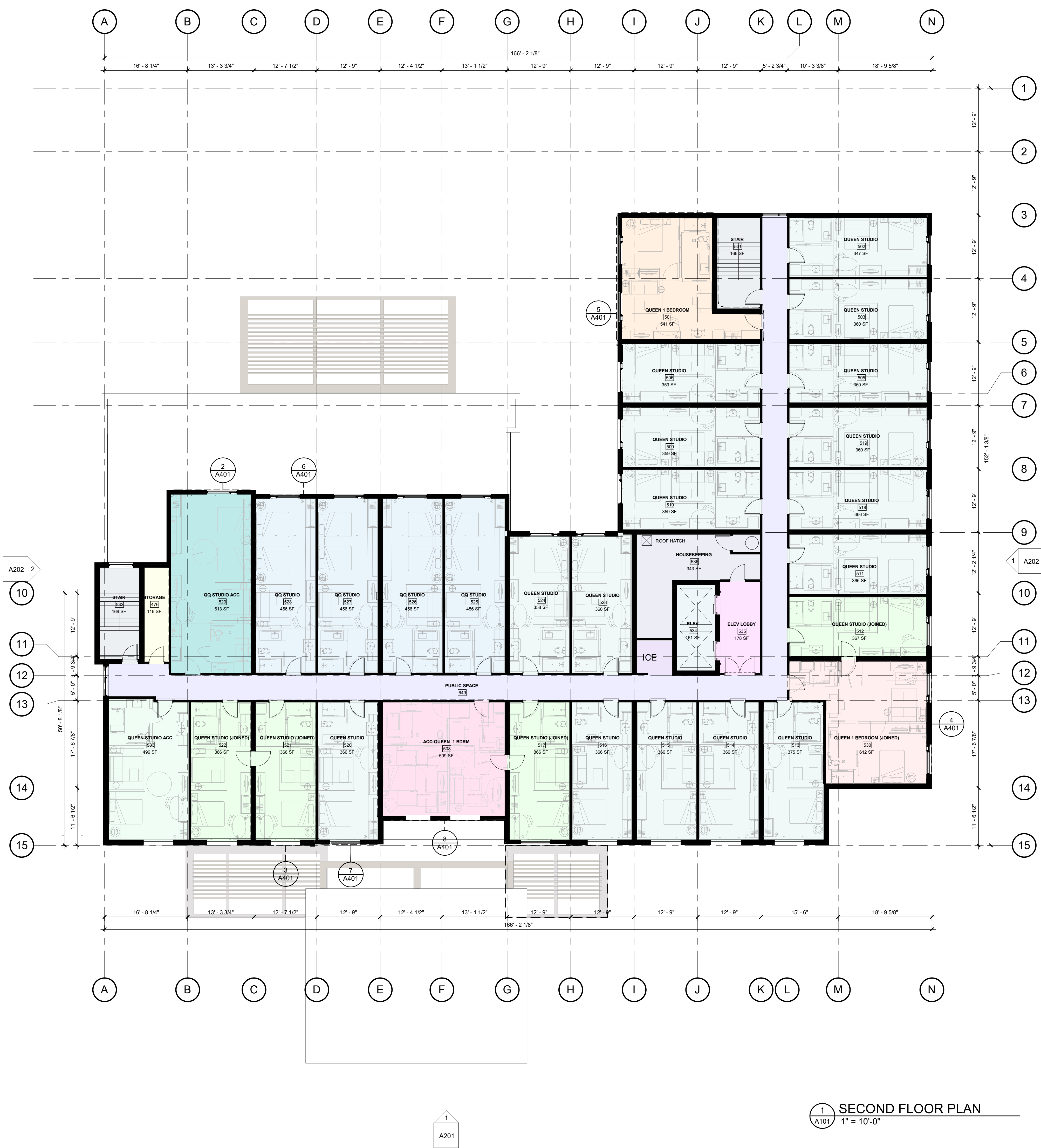
HOTEL BUILDING - UNIT MIX PER LEVEL		
Name	Count	%
T/O GROUND FLOOR		
QUEEN 1 BEDROOM	1	1%
QUEEN 1 BEDROOM (JOINED)	1	1%
QUEEN STUDIO	12	9%
QUEEN STUDIO (JOINED)	1	1%
Total	15	11%
T/O SECOND FLOOR		
ACC QUEEN 1 BDRM	1	1%
QQ STUDIO	4	3%
QQ STUDIO ACC	1	1%
QUEEN 1 BEDROOM	1	1%
QUEEN 1 BEDROOM (JOINED)	1	1%
QUEEN STUDIO	16	12%
QUEEN STUDIO (JOINED)	4	3%
QUEEN STUDIO ACC	1	1%
Total	29	22%
T/O THIRD FLOOR		
ACC QUEEN STUDIO	1	1%
ACC STUDIO	1	1%
QQ STUDIO	5	4%
QUEEN 1 BEDROOM	2	2%
QUEEN STUDIO	20	15%
Total	29	22%
T/O FOURTH FLOOR		
ACC QUEEN STUDIO	1	1%
ACC STUDIO	1	1%
QQ STUDIO	5	4%
QUEEN 1 BEDROOM	2	2%
QUEEN STUDIO	20	15%
Total	29	22%
T/O FIFTH FLOOR		
ACC QUEEN STUDIO	1	1%
ACC STUDIO	1	1%
QQ STUDIO	5	4%
QUEEN 1 BEDROOM	2	2%
QUEEN STUDIO	20	15%
Total	29	22%

HOTEL GFA		
Level	Area	%
T/O GROUND FLOOR	16573 SF	22%
T/O SECOND FLOOR	14671 SF	20%
T/O THIRD FLOOR	14673 SF	20%
T/O FOURTH FLOOR	14660 SF	19%
T/O FIFTH FLOOR	14660 SF	19%
Total	75236 SF	100%

HOTEL BUILDING - ACC MIX		
Name	Count	%
ACCESSIBLE		
ACC QUEEN 1 BDRM	1	1%
ACC QUEEN STUDIO	3	2%
ACC STUDIO	3	2%
QUEEN STUDIO ACC	1	1%
Total	8	6%
STANDARD		
QQ STUDIO	19	15%
QQ STUDIO ACC	1	1%
QUEEN 1 BEDROOM	8	6%
QUEEN 1 BEDROOM (JOINED)	2	2%
QUEEN STUDIO	88	67%
QUEEN STUDIO (JOINED)	5	4%
Total	123	94%
Total	131	100%

SYMBOL LEGEND	
Room name	ROOM NAME
101	ROOM NUMBER
150 SF	ROOM SQUARE FOOTAGE
X/AXXX	DETAIL REFERENCE
	DETAIL NO.
	SHEET NO.
- - -	GRID NUMBER
-	BUILDING SECTION REFERENCE
-	WALL SECTION REFERENCE
i	PARKING TAG

SYMBOL LEGEND	
1/4" = 1'-0"	SCALE



1 SECOND FLOOR PLAN
1" = 10'-0"

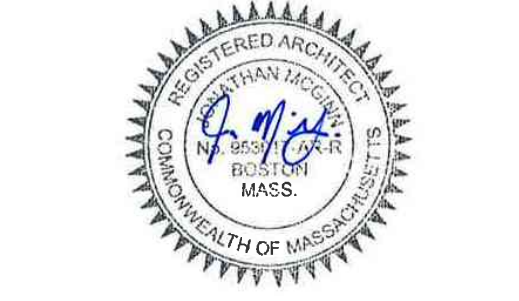
C:\Users\casal\Documents\121011 - Westwood Home2 - Building - CURRENT - 121011 - Westwood Home2 - Building - ChamberlainIPD.com.rvt

NO.	ISSUED	DATE
1	CLIENT REVIEW	2021-07-13
2	CLIENT REVIEW	2021-09-03
3	FOR REVIEW	2021-10-28
4	CLIENT REVIEW	2021-11-08
5	20% BRAND REVIEW	2021-12-10
6	FOR REVIEW	2022-02-17

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WESTWOOD HOME2

WESTWOOD MASSACHUSETTS

SHEET NAME

ROOF PLAN & DETAILS

START DATE: 2021-07-08

DRAWN BY: NAL

CHECKED BY: JM

SCALE: As indicated

PROJECT NO.: 121011

DRAWING

A105

HOTEL BUILDING - UNIT MIX		
Name	Count	%
ACC QUEEN 1 BDRM	1	1%
ACC QUEEN STUDIO	3	2%
ACC STUDIO	3	2%
QQ STUDIO	19	15%
QQ STUDIO ACC	1	1%
QUEEN 1 BEDROOM	8	6%
QUEEN 1 BEDROOM (JOINED)	2	2%
QUEEN STUDIO	88	67%
QUEEN STUDIO (JOINED)	5	4%
QUEEN STUDIO ACC	1	1%

HOTEL BUILDING - ACC MIX		
Name	Count	%
ACC QUEEN 1 BDRM	1	1%
ACC QUEEN STUDIO	3	2%
ACC STUDIO	3	2%
QUEEN STUDIO ACC	1	1%
8	6%	

HOTEL BUILDING - UNIT MIX PER LEVEL		
Name	Count	%
131	100%	

T/O GROUND FLOOR		
Name	Count	%
QUEEN 1 BEDROOM	1	1%
QUEEN 1 BEDROOM (JOINED)	1	1%
QUEEN STUDIO	12	9%
QUEEN STUDIO (JOINED)	1	1%
15	11%	

T/O SECOND FLOOR		
Name	Count	%
ACC QUEEN 1 BDRM	1	1%
QQ STUDIO	4	3%
QQ STUDIO ACC	1	1%
QUEEN 1 BEDROOM	1	1%
QUEEN 1 BEDROOM (JOINED)	1	1%
QUEEN STUDIO	16	12%
QUEEN STUDIO (JOINED)	4	3%
QUEEN STUDIO ACC	1	1%
29	22%	

T/O THIRD FLOOR		
Name	Count	%
ACC QUEEN STUDIO	1	1%
ACC STUDIO	1	1%
QQ STUDIO	5	4%
QUEEN 1 BEDROOM	2	2%
QUEEN STUDIO	20	15%
29	22%	

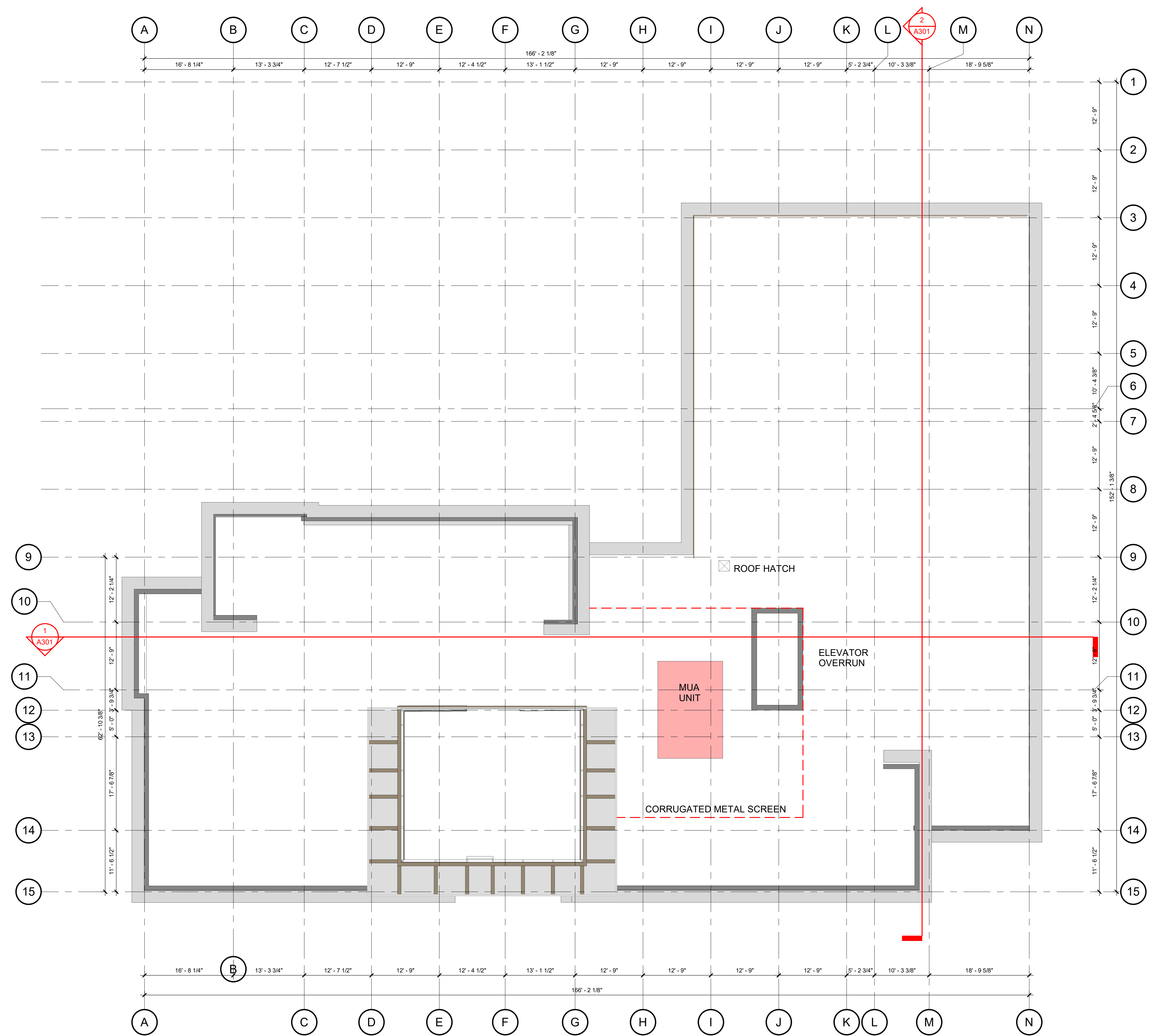
T/O FOURTH FLOOR		
Name	Count	%
ACC QUEEN STUDIO	1	1%
ACC STUDIO	1	1%
QQ STUDIO	5	4%
QUEEN 1 BEDROOM	2	2%
QUEEN STUDIO	20	15%
29	22%	

T/O FIFTH FLOOR		
Name	Count	%
ACC QUEEN STUDIO	1	1%
ACC STUDIO	1	1%
QQ STUDIO	5	4%
QUEEN 1 BEDROOM	2	2%
QUEEN STUDIO	20	15%
29	22%	
131	100%	

HOTEL GFA		
Level	Area	%
T/O GROUND FLOOR	16573 SF	22%
T/O SECOND FLOOR	14671 SF	20%
T/O THIRD FLOOR	14673 SF	20%
T/O FOURTH FLOOR	14660 SF	19%
T/O FIFTH FLOOR	14660 SF	19%
75236 SF	100%	

SYMBOL LEGEND	
Room name	ROOM NAME
101	ROOM NUMBER
150 SF	ROOM SQUARE FOOTAGE
X	DETAIL REFERENCE
AXXX	DETAIL NO. SHEET NO.
---	GRID NUMBER
---	BUILDING SECTION REFERENCE
---	WALL SECTION REFERENCE
11	PARKING TAG

SYMBOL LEGEND	
1/4"	1'-0"



1 ROOF PLAN
A105 1" = 10'-0"

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NO.	ISSUED	DATE
1	CLIENT REVIEW	2021-07-13
2	CLIENT REVIEW	2021-09-03
3	FOR REVIEW	2021-10-28
4	CLIENT REVIEW	2021-11-08
5	20% BRAND REVIEW	2021-12-11
6	PDR REVIEW	2022-02-17

MATERIAL FINISHES LEGEND

- 1. EIFS (LIGHT)
- 2. EIFS (DARK)
- 3. MASONRY VENEER (STONE)
- 4. MASONRY VENER (BRICK)
- 5. GLAZING
- 6. SPANDREL (PANEL)
- 7. SPANDREL (ELEMENT)
- 8. TRIM
- 9. SIGNAGE (PLASTIC)
- 10. FLOOR SLAB (CONCRETE)
- 11. BEAM (WOOD)
- 12. EIFS (MID)

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CHAMBERLAIN ARCHITECT SERVICES LIMITED AND CHAMBERLAIN CONSTRUCTION SERVICES LIMITED HAVE SIMILAR OWNERSHIP.

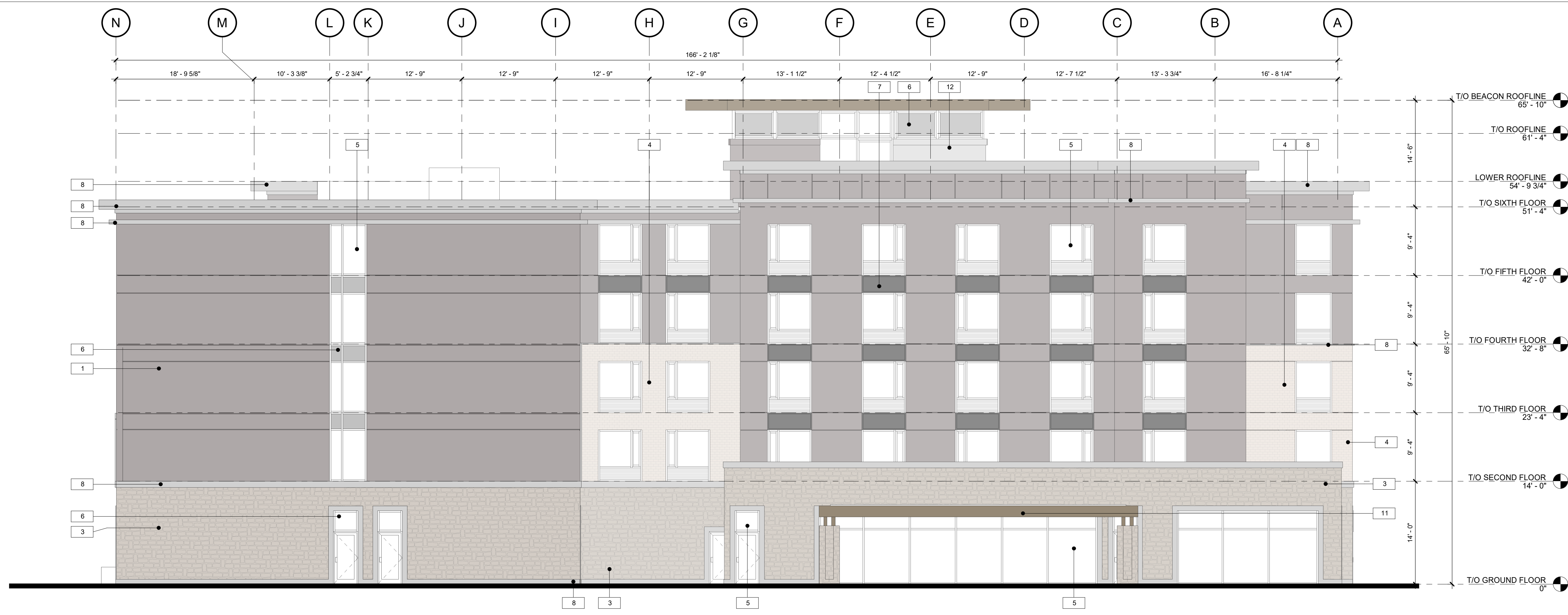
CHAMBERLAIN ARCHITECT SERVICES LIMITED HAS COPYRIGHT, CONSTRUCTING A SUBSTANTIALLY SIMILAR BUILDING WITHOUT PERMISSION MAY INFRINGE THE COPYRIGHT OWNERS RIGHTS. MAKING MINOR CHANGES TO PLANS DOES NOT NECESSARILY AVOID COPYRIGHT INFRINGEMENT. INNOCENT INFRINGEMENT IS NOT A DEFENSE TO COPYRIGHT INFRINGEMENT. ©



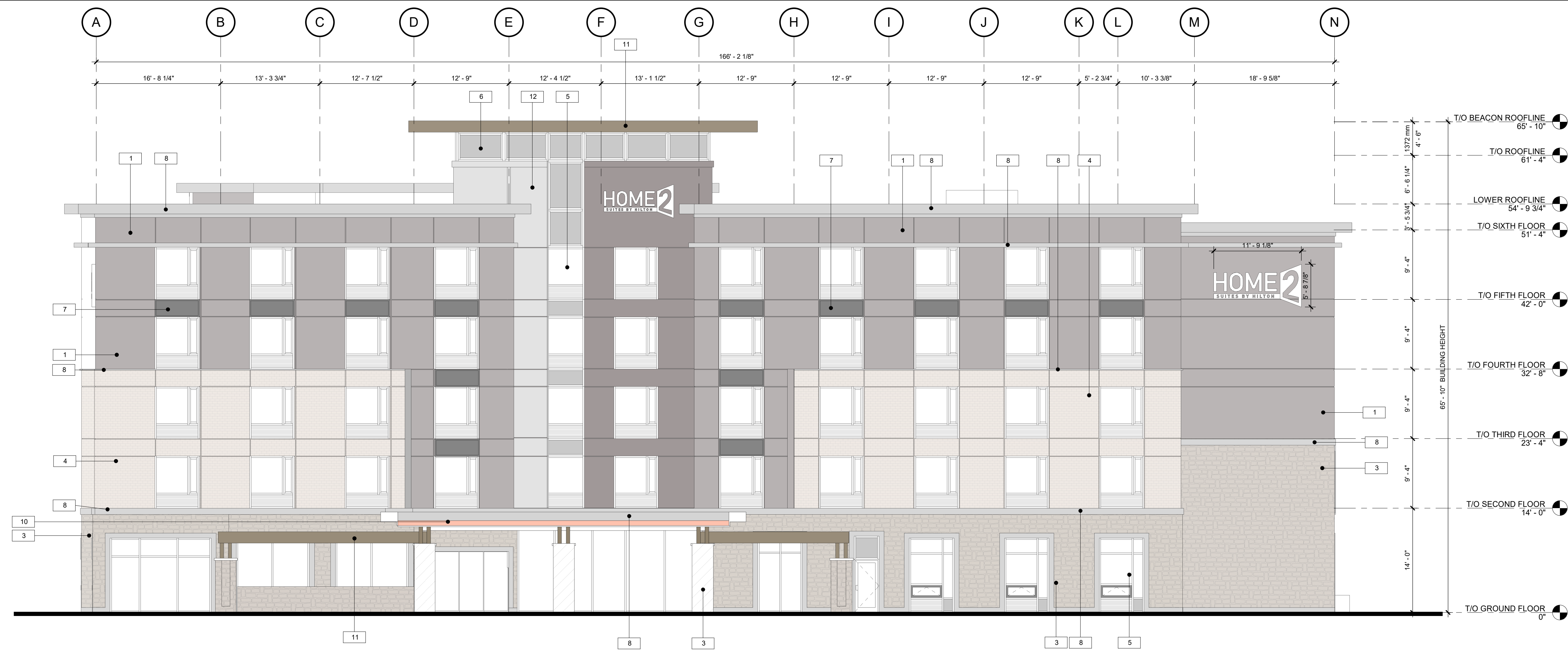
WESTWOOD HOME2

WESTWOOD MASSACHUSETTS

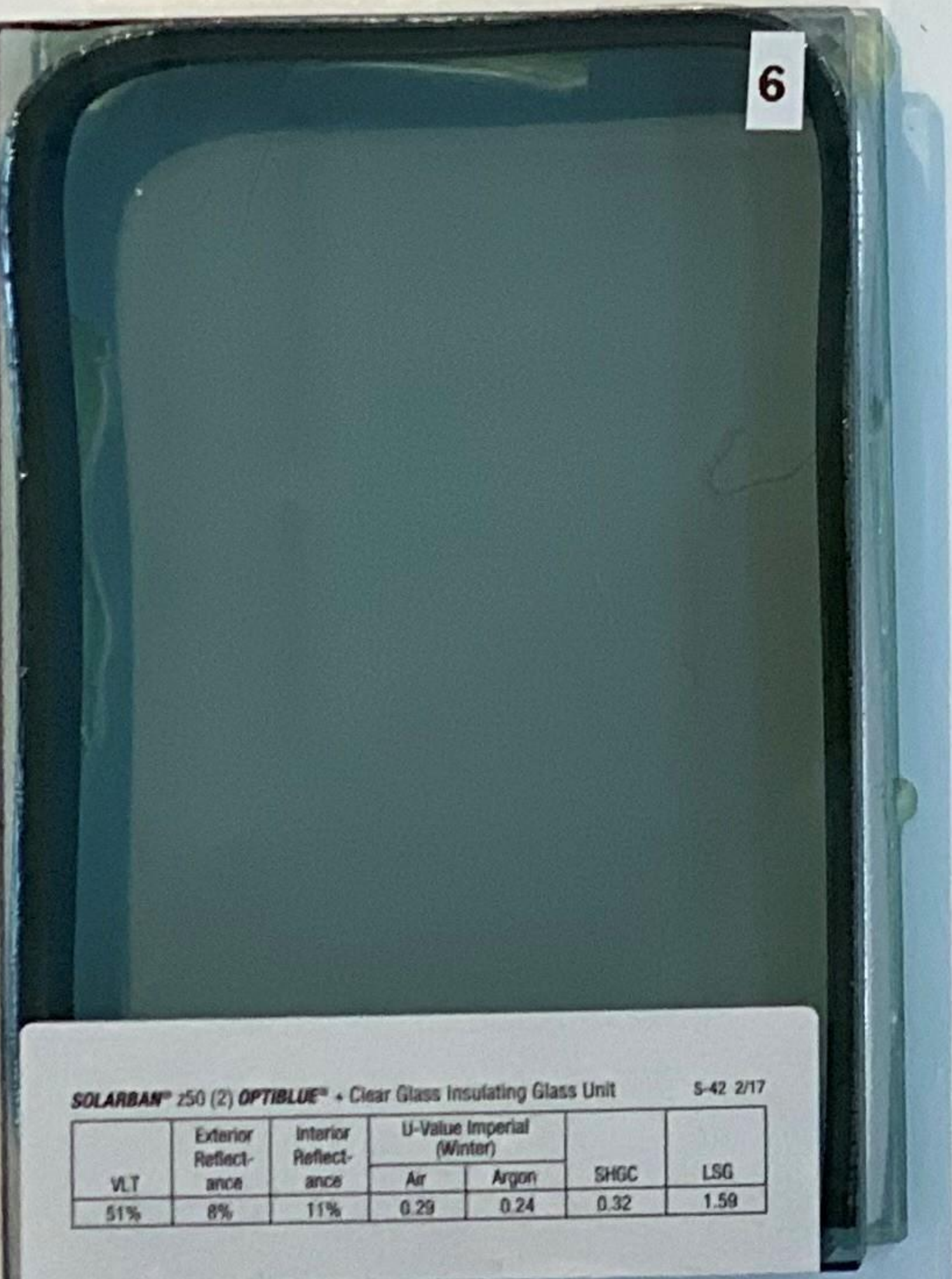
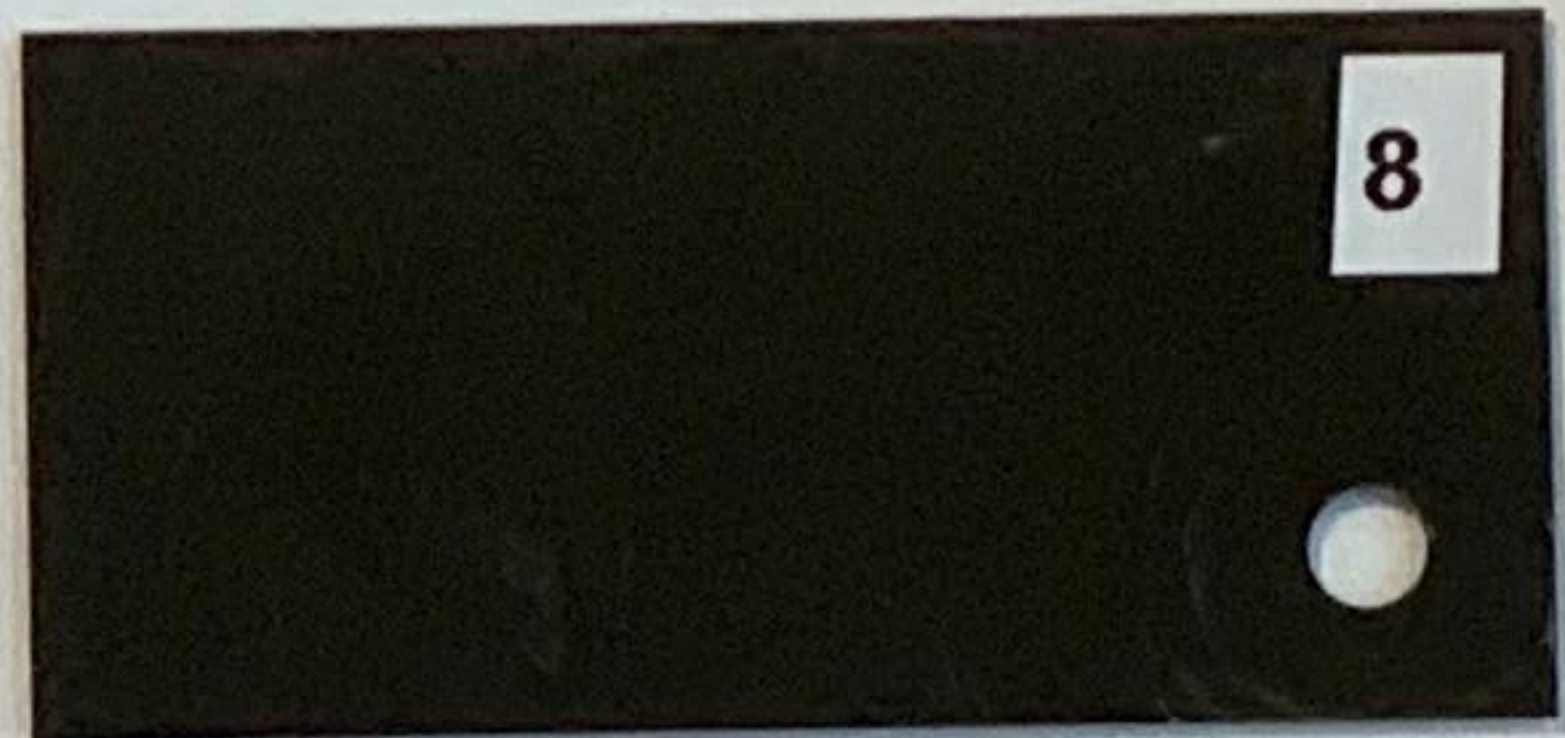
SHEET NAME	
EXTERIOR ELEVATION I	
START DATE	2021-07-08
DRAWN BY	NAL
CHECKED BY	JM
SCALE	1/8" = 1'-0"
PROJECT NO.	121011
DRAWING	



3 NORTH ELEVATION (POOL)
1/8" = 1'-0"



1 SOUTH ELEVATION (MAIN ENTRY)
1/8" = 1'-0"



SOLARBAN® 250 (2) OPTIBLUE® + Clear Glass Insulating Glass Unit 5-42 2/17

VLT	Exterior Reflectance	Interior Reflectance	U-Value Imperial (Winter)		SHGC	LSG
			Air	Argon		
51%	8%	11%	0.29	0.24	0.32	1.59



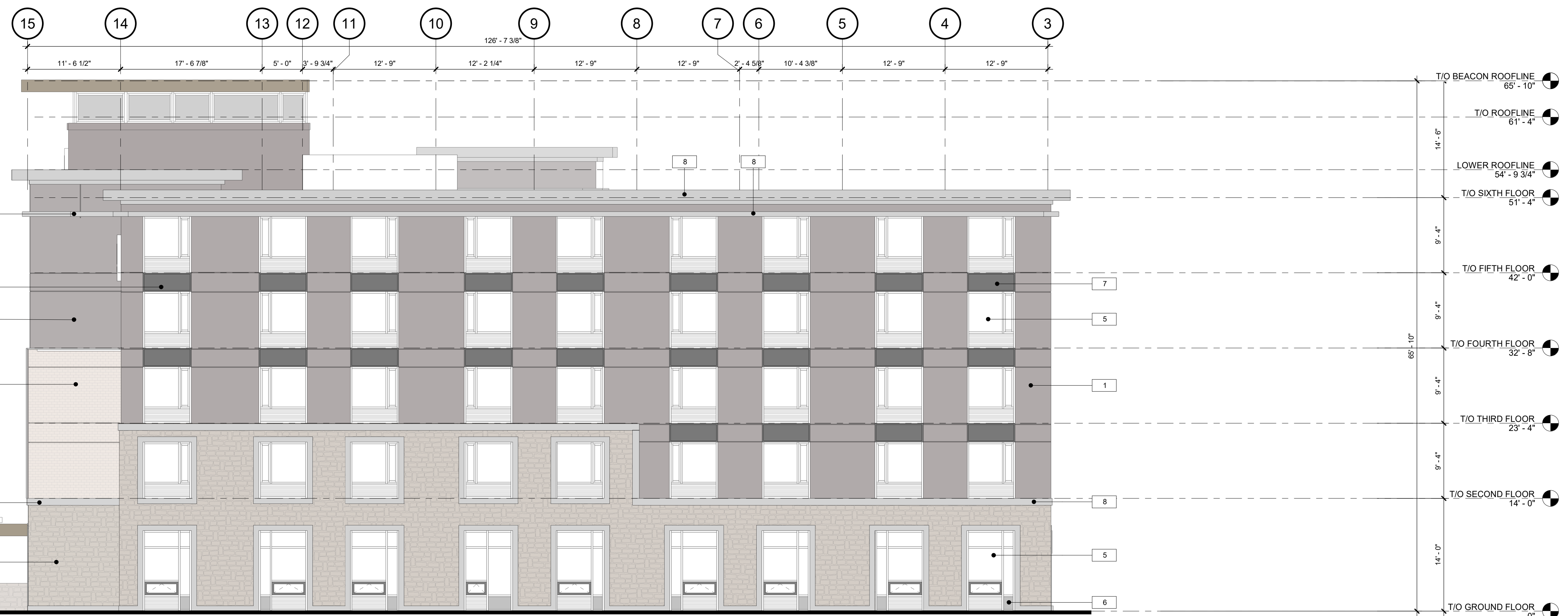
NO.	ISSUED	DATE
1	CLIENT REVIEW	2021-07-13
2	CLIENT REVIEW	2021-09-03
3	FOR REVIEW	2021-10-28
4	CLIENT REVIEW	2021-11-08
5	20% BRAND REVIEW	2021-12-13
6	PDR REVIEW	2022-02-17

DO NOT SCALE DRAWINGS. USE ONLY DRAWINGS MARKED "ISSUED FOR CONSTRUCTION". VERIFY CONFIGURATIONS AND DIMENSIONS ON SITE BEFORE BEGINNING WORK. NOTIFY ARCHITECT IMMEDIATELY OF ANY ERRORS, OMISSIONS OR DISCREPANCIES.
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 CHAMBERLAIN ARCHITECT SERVICES LIMITED HAS COPYRIGHT, CONTRACTING A SUBSTANTIALLY SIMILAR BUILDING WITHOUT PERMISSION MAY INFRINGE THE COPYRIGHT OWNERS RIGHTS. MAKING MINOR CHANGES TO PLANS DOES NOT NECESSARILY AVOID COPYRIGHT INFRINGEMENT. INNOCENT INFRINGEMENT IS NOT A DEFENSE TO COPYRIGHT INFRINGEMENT. ©
 SEAL



SHEET NAME

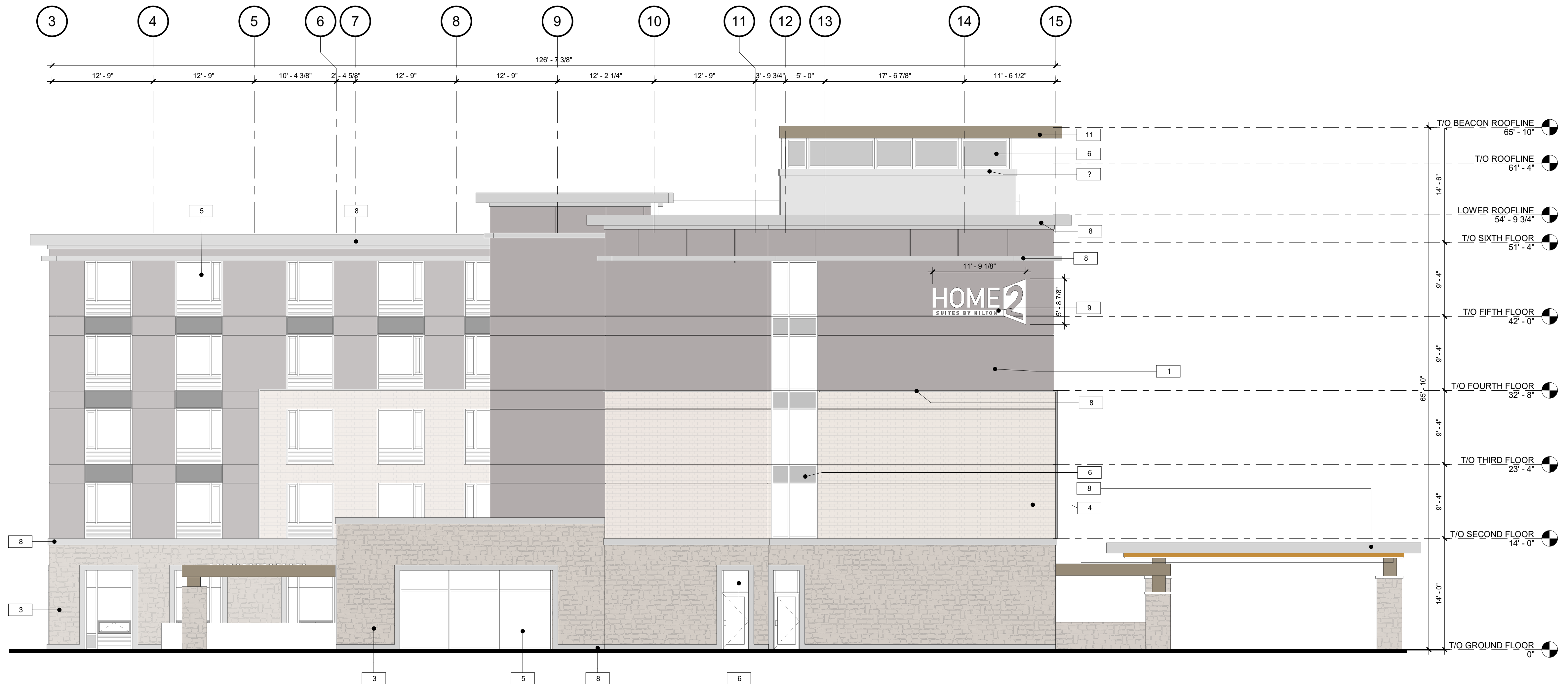
DRAWING



1 EAST ELEVATION
 A202 1/8" = 1'-0"

MATERIAL FINISHES LEGEND

- 1. EIFS (LIGHT)
- 2. EIFS (DARK)
- 3. MASONRY VENEER (STONE)
- 4. MASONRY VENER (BRICK)
- 5. GLAZING
- 6. SPANDREL (PANEL)
- 7. SPANDREL (ELEMENT)
- 8. TRIM
- 9. SIGNAGE (PLASTIC)
- 10. FLOOR SLAB (CONCRETE)



2 WEST ELEVATION
 A202 1/8" = 1'-0"

C:\Users\csoal\Documents\121011 - Westwood Home2 - Building - CURRENT - \CHAMBERLAIN IPD\csoal@chamberlainipd.com.rvt 2022-02-17 11:21:25 AM



HOME 2
BY HILTON

HOME 2
BY HILTON



HOME2
SLEEPING BEHAVIOR

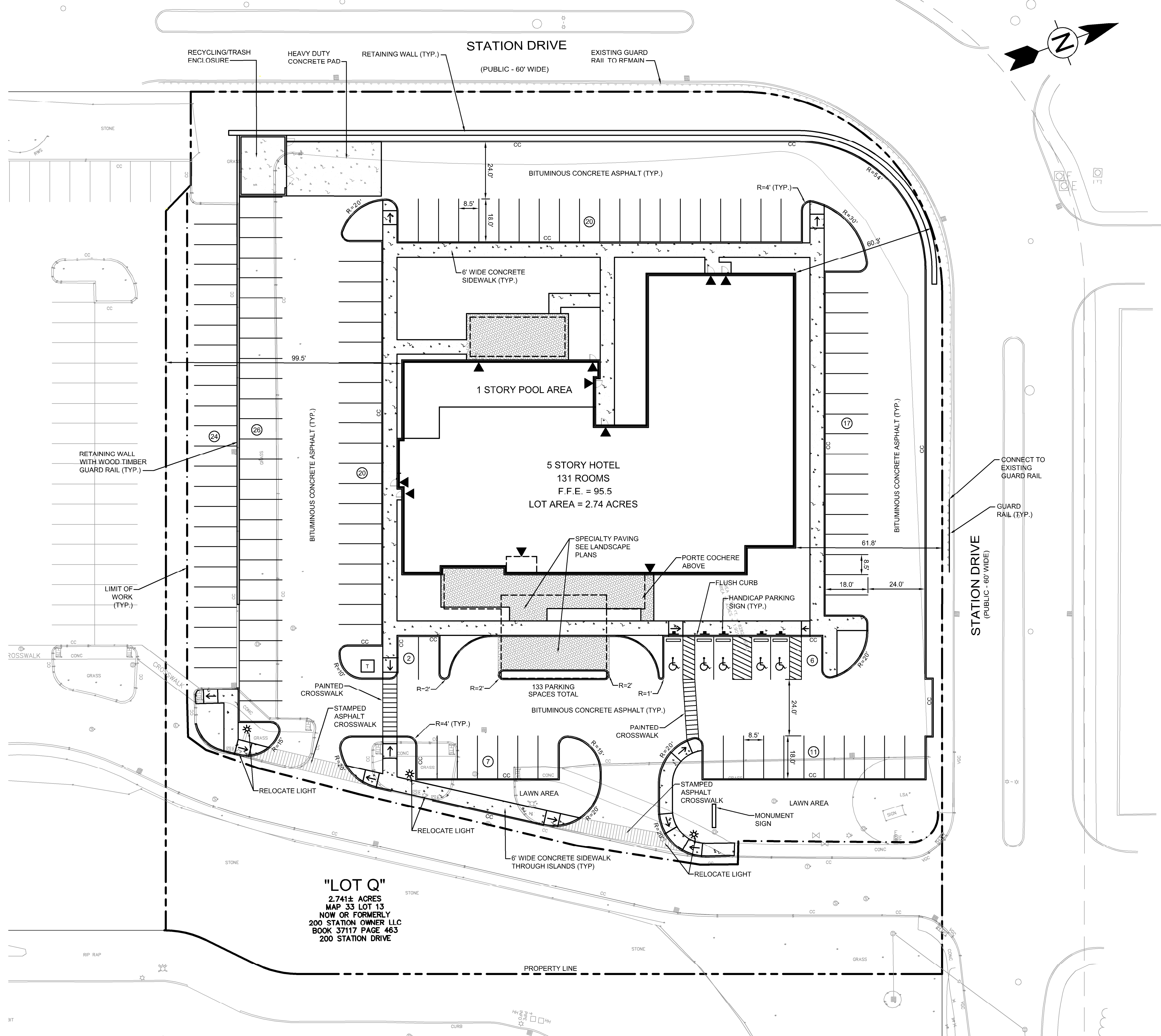
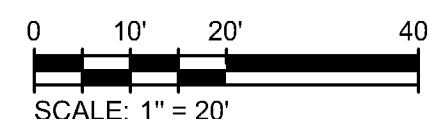
HOME2
SLEEPING BEHAVIOR

NOTES:

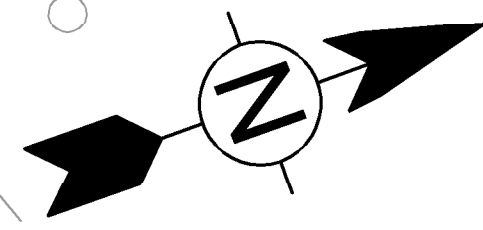
- APPLICANT:
200 STATION OWNER LLC
C/O NEW ENGLAND DEVELOPMENT
75 PARK PLACE
BOSTON, MA 02116
 - OWNER OF RECORD:
200 STATION OWNER LLC
C/O NEW ENGLAND DEVELOPMENT
75 PARK PLACE
BOSTON, MA 02116
 - CURB RADII ARE 3' UNLESS OTHERWISE NOTED.
 - ALL DISTANCES AND DIMENSIONS ARE TO THE FACE OF CURB OR BUILDING UNLESS OTHERWISE NOTED.
 - SEE SITE PLANS FOR CURB TYPE AND LOCATION.
 - HANDICAPPED PARKING SPACES ARE TO BE MARKED IN ACCORDANCE WITH THE CURRENT TOWN OF WESTWOOD SPECIFICATIONS, IF ANY, AND SHALL BE IN COMPLIANCE WITH THE CURRENT AMERICANS WITH DISABILITIES ACT (ADA) STANDARDS.
 - ADA DETECTABLE WARNING STRIPS SHALL BE COLOR COORDINATED WITH THE OVERALL UNIVERSITY STATION DEVELOPMENT.
 - ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE STANDARD SITE SPECIFICATIONS AND THE LATEST EDITION OF THE TOWN OF WESTWOOD CONSTRUCTION SPECIFICATIONS.
 - PARKING SPACES ARE 8.5x18' UNLESS OTHERWISE NOTED.
 - THE PROJECT SHALL OBTAIN NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT COVERAGE AS ISSUED BY THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY (EPA). THE OWNER/DEVELOPER AND OPERATORS SHALL PREPARE AND SUBMIT A NOTICE OF INTENT (NOI) TO THE EPA PRIOR TO THE START OF CONSTRUCTION AND SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND CONTRACT DOCUMENTS.
 - CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD IF ANY CONFLICTS ARISE PRIOR TO CONTINUATION OF CONSTRUCTION. NO FIELD MODIFICATIONS SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION FROM THE ENGINEER OF RECORD.
 - THE USE OF FILL CONTAINING HAZARDOUS MATERIALS OR WASTE IS FORBIDDEN.
 - THE MARKING OF THE LIMITS OF WORK IN THE FIELD PRIOR TO THE START OF CONSTRUCTION OR SITE CLEARING IS REQUIRED.
 - SIGNIFICANT TREES WHICH WILL REMAIN, INCLUDING THEIR BRANCHES AND THEIR ROOT SYSTEMS, SHALL BE PROTECTED WITH SHIELDS, FENCES, OR BARRIERS.
 - THE CLEANING OF CATCH BASIN SUMPS AND STORMWATER BASINS IS REQUIRED FOLLOWING CONSTRUCTION AND ACCORDING TO ANY OPERATIONS AND MAINTENANCE PLAN ADOPTED FOR THE OVERALL UAMUD PROJECT OR FOR THE PDR DEVELOPMENT.
 - THE USE OF CONSTRUCTION MACHINERY IS RESTRICTED TO THE HOURS PERMITTED IN THE TOWN OF WESTWOOD GENERAL BYLAWS, ARTICLE 10, SECTION 24.
 - THE PROPOSED OFFICE IS LOCATED IN DEVELOPMENT AREA A OF THE UNIVERSITY AVENUE MIXED USE DISTRICT (UAMUD).
 - DETAILS NOT INCLUDED IN THIS SUBMISSION SHALL COMPLY WITH THE MASTER PLAN DOCUMENTS.
- PERMITTED USES:
- OFFICE / R&D
- MAXIMUM BUILDING HEIGHT - 70'

LEGEND

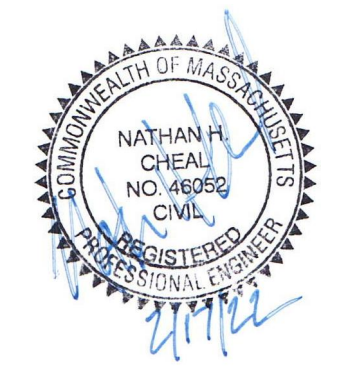
- PROPERTY LINE
- LIMIT OF WORK LINE
- CURBING
- CONCRETE CURB
- VERTICAL GRANITE CURB
- SIGN
- CROSSWALK



"LOT Q"
2.741± ACRES
MAP 33 LOT 13
NOW OR FORMERLY
200 STATION OWNER LLC
BOOK 37117 PAGE 463
200 STATION DRIVE



TETRA TECH
www.tetra-tech.com
100 Nickerson Road
Methuen, MA 01752
PHONE: (508) 786-2200 FAX: (508) 786-2201



MARK	DATE	DESCRIPTION
1	02-17-22	PDR FILING

Client: WESTWOODHOSPITALITY GROUP
Project: Westwood, MA
University Station - Proposed Hotel - PDR Submittal
Development Area A of the University Station
Master Development Plan
**Proposed Hotel - 100 Station Drive
Layout Plan**

Project No.: 143-369254-22001
Designed By: N.H.C.
Drawn By: J.L.P.
Checked By: N.H.C.

C-1

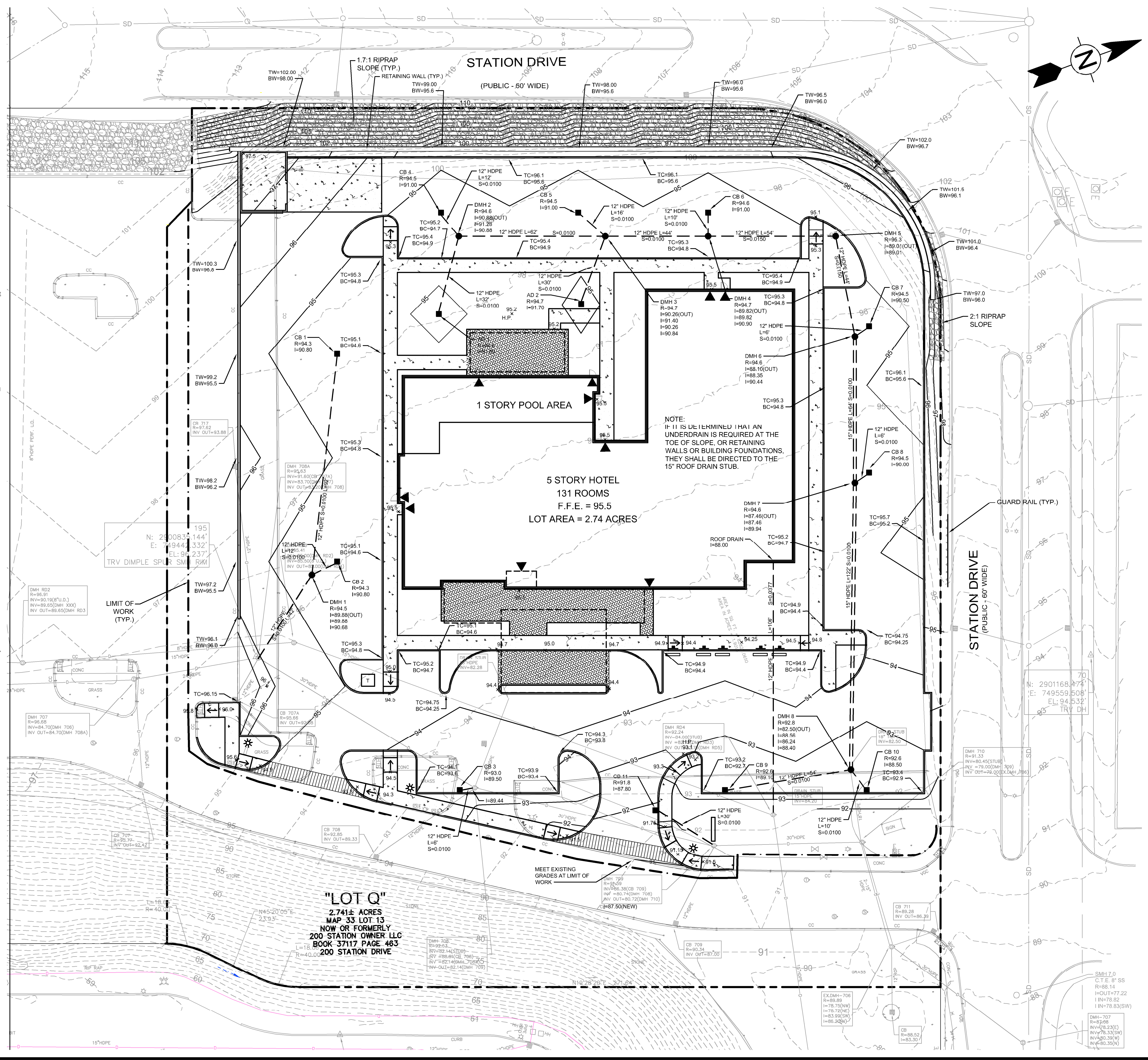
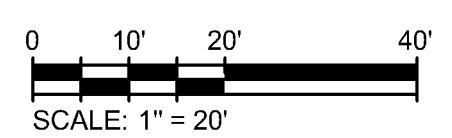
2/24/2022 1:21:36 PM - P:\3632541\143-369254-22001\CAD\SHEETFILES\C-1 LAYOUT PLAN\DWG - CHEAL.NATE

2/24/2022 12:53 PM - P:\3632541\363254-22001\CAD\SHEET\ESC-2 GRADING AND DRAINAGE PLANS DWG - CHEAL.NTE

- NOTES:**
1. APPLICANT:
200 STATION OWNER LLC
C/O NEW ENGLAND DEVELOPMENT
75 PARK PLACE
BOSTON, MA 02116
 2. OWNER OF RECORD:
200 STATION OWNER LLC
C/O NEW ENGLAND DEVELOPMENT
75 PARK PLACE
BOSTON, MA 02116
 3. THE LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES SHALL BE CONSIDERED APPROXIMATE AND MUST BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION. UNDERGROUND UTILITIES SHOWN ARE FROM FIELD OBSERVATIONS AND RECORD INFORMATION AND ARE NOT GUARANTEED TO BE EXACT, NOR IS IT WARRANTED THAT ALL UNDERGROUND PIPES OR STRUCTURES ARE SHOWN. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ANY CROSSINGS OR PROPOSED UTILITIES AND EXISTING UTILITIES. THE CONTRACTOR SHALL CONTACT THE RESPECTIVE UTILITY COMPANIES RELATIVE TO THE LOCATION AND ELEVATION OF THESE LINES. ANY DISCREPANCIES IN THE LOCATION OF ANY UTILITIES SHOWN OR ENCOUNTERED DURING CONSTRUCTION SHALL BE REPORTED TO TETRA TECH, ONE 100 NICKERSON ROAD, MARLBOROUGH, MASSACHUSETTS 01752, ENGINEERING DIVISION, (508) 903-2000.
 4. ALL DRAINAGE STRUCTURES SHALL BE PRE-CAST UNLESS OTHERWISE NOTED.
 5. ALL DMH'S SHALL BE 4' INSIDE DIAMETER UNLESS OTHERWISE NOTED.
 6. ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL MEET HEAVY DUTY TRAFFIC (H20) LOADING AND BE INSTALLED ACCORDINGLY.
 7. ALL DRAIN PIPES EQUAL TO OR LESS THAN 48" ARE TO BE SMOOTH INTERIOR CORRUGATED HIGH DENSITY POLYETHYLENE (HDPE) AND MUST MEET HEAVY DUTY TRAFFIC (H-20) LOADING REQUIREMENTS, UNLESS SPECIFIED OTHERWISE.
 8. GENERAL CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES (HAVING UNDERGROUND UTILITIES ON SITE OR IN RIGHT-OF-WAY) PRIOR TO EXCAVATION. CONTRACTOR SHALL CONTACT UTILITY LOCATING COMPANY AND LOCATE ALL UTILITIES PRIOR TO GRADING START.
 9. THE CONTRACTOR SHALL CALL "DIG-SAFE" AT 1-888-DIG-SAFE (344-7233) 72 HOURS PRIOR TO CONSTRUCTION TO INFORM THE UTILITY COMPANIES OF ANY EXCAVATION ADJACENT TO EXISTING UTILITIES.
 10. SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN STRICT ACCORDANCE WITH THE STORM WATER POLLUTION PREVENTION PLANS.
 11. RETAINING WALL CONSTRUCTION SHALL BE PERFORMED IN STRICT ACCORDANCE WITH RETAINING WALL DESIGN SPECIFICATIONS AND DESIGN DRAWINGS. FOR ANY WALL EXCEEDING 4' IN HEIGHT THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING DESIGN DOCUMENTATION TO THE BUILDING DEPARTMENT FOR APPROVAL PRIOR TO CONSTRUCTION.
 12. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE CONTRACT DOCUMENTS, SPECIFICATIONS, AND GEOTECHNICAL REPORT.
 13. ALL DRAIN PIPE LENGTHS ARE MEASURED FROM CENTER OF MANHOLE TO CENTER OF MANHOLE. DRAIN PIPE LENGTHS FROM CATCH BASINS ARE MEASURED FROM CENTER OF CATCH BASIN TO CENTER OF MANHOLE.
 14. STORMWATER MANAGEMENT SYSTEM SHALL BE MAINTAINED IN ACCORDANCE WITH APPROVED OPERATION AND MAINTENANCE PLAN.
 15. THE CONTRACTOR SHALL COORDINATE ALL OFFSITE WORK WITH THE ONSITE WORK. THE CONTRACTOR SHOULD BE AWARE THAT WORK SHOWN ON BOTH ONSITE AND OFFSITE DOCUMENTS NEEDS TO BE COORDINATED ACCORDING TO THE ANTICIPATED CONSTRUCTION SCHEDULE.
 16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL DRAINAGE AND UTILITIES COMPLETE, INCLUDING ANY REQUIRED TESTING.
 17. THE OWNER/DEVELOPER AND "OPERATORS" SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND CONTRACT DOCUMENTS.
 18. THE GRADING IN AREAS OF ADA PARKING AND ACCESS ROUTE SHALL NOT EXCEED 2% IN ANY DIRECTION.
 19. SITE CONTRACTOR TO COORDINATE ALL ROOF LEADER CONNECTIONS WITH THE BUILDING ARCHITECTURAL PLANS AND BUILDING CONTRACTOR(S).
 20. CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD IF ANY CONFLICTS ARISE PRIOR TO CONTINUATION OF CONSTRUCTION. NO FIELD MODIFICATIONS SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION FROM THE ENGINEER OF RECORD.
 21. WHENEVER EXISTING STRUCTURES ARE ENCOUNTERED, THE CONTRACTOR SHALL REPAIR ANY DAMAGED STRUCTURES OR REPLACE ANY REMOVED STRUCTURES. MAKE ANY IMPROVEMENTS ABOVE OR BELOW GRADE TO A CONDITION BETTER THAN OR EQUAL TO EXISTING CONDITIONS.
 22. ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS.
 23. THE CONTRACTOR SHALL OBTAIN A STREET OPENING PERMIT PRIOR TO ANY CONSTRUCTION WITHIN THE TOWN RIGHT-OF-WAY.
 24. VERIFY LOCATION OF BUILDING UTILITY CONNECTIONS WITH ARCHITECTURAL, MECHANICAL AND PLUMBING PLANS.
 25. THE USE OF FILL CONTAINING HAZARDOUS MATERIALS OR WASTE IS FORBIDDEN.
 26. THE MARKING OF THE LIMITS OF WORK IN THE FIELD PRIOR TO THE START OF CONSTRUCTION OR SITE CLEARING IS REQUIRED.
 27. SIGNIFICANT TREES, INCLUDING THEIR BRANCHES AND THEIR ROOT SYSTEMS, SHALL BE PROTECTED WITH SHIELDS, FENCES, OR BARRIERS.
 28. THE CLEANING OF CATCH BASIN SUMPS AND STORMWATER BASINS IS REQUIRED FOLLOWING CONSTRUCTION AND ACCORDING TO ANY OPERATIONS AND MAINTENANCE PLAN ADOPTED FOR THE OVERALL UMUD PROJECT OR FOR THE PDR DEVELOPMENT.
 29. THE USE OF CONSTRUCTION MACHINERY IS RESTRICTED TO THE HOURS PERMITTED IN THE TOWN OF WESTWOOD GENERAL BYLAWS, ARTICLE 10, SECTION 24.
 30. DUCTILE IRON PIPE SHALL BE PROVIDED WHEN LESS THAN 2 FEET OF COVER IS PROVIDED.
 31. ALL NEW CATCH BASINS SHALL RECEIVE SILT SACK INSERTS.
 32. DETAILS NOT INCLUDED IN THIS SUBMISSION SHALL COMPLY WITH THE MASTER PLAN DOCUMENTS.

LEGEND

	PROPOSED CONTOUR
	PROPOSED TOP OF LEDGE CUT ELEVATION
	PROPOSED BOTTOM OF LEDGE CUT ELEVATION
	PROPOSED TOP OF CURB ELEVATION
	PROPOSED BOTTOM OF CURB ELEVATION
	PROPOSED SPOT GRADE
	EXISTING CATCH BASIN WITH PIPE AND MANHOLE
	PROPOSED CATCH BASIN WITH PIPE AND MANHOLE
	LIMIT OF WORK
	LIMIT OF FINISH GRADES



"LOT Q"
2.741± ACRES
MAP 33 LOT 13
NOW OR FORMERLY
200 STATION OWNER LLC
BOOK 37117 PAGE 463
200 STATION DRIVE

TETRA TECH
www.tetrattech.com
100 Nickerson Road
Marlborough, MA 01752
PHONE: (508) 786-2200 FAX: (508) 786-2201



MARK	DATE	DESCRIPTION
1	02-17-22	PDR FILING

Client: WESTWOODHOSPITALITY GROUP
Proj. Loc.: Westwood, MA
University Station - Proposed Hotel - PDR Submittal
Development Area A of the University Station
Master Development Plan
**Proposed Hotel - 100 Station Drive
Grading and Drainage Plan**

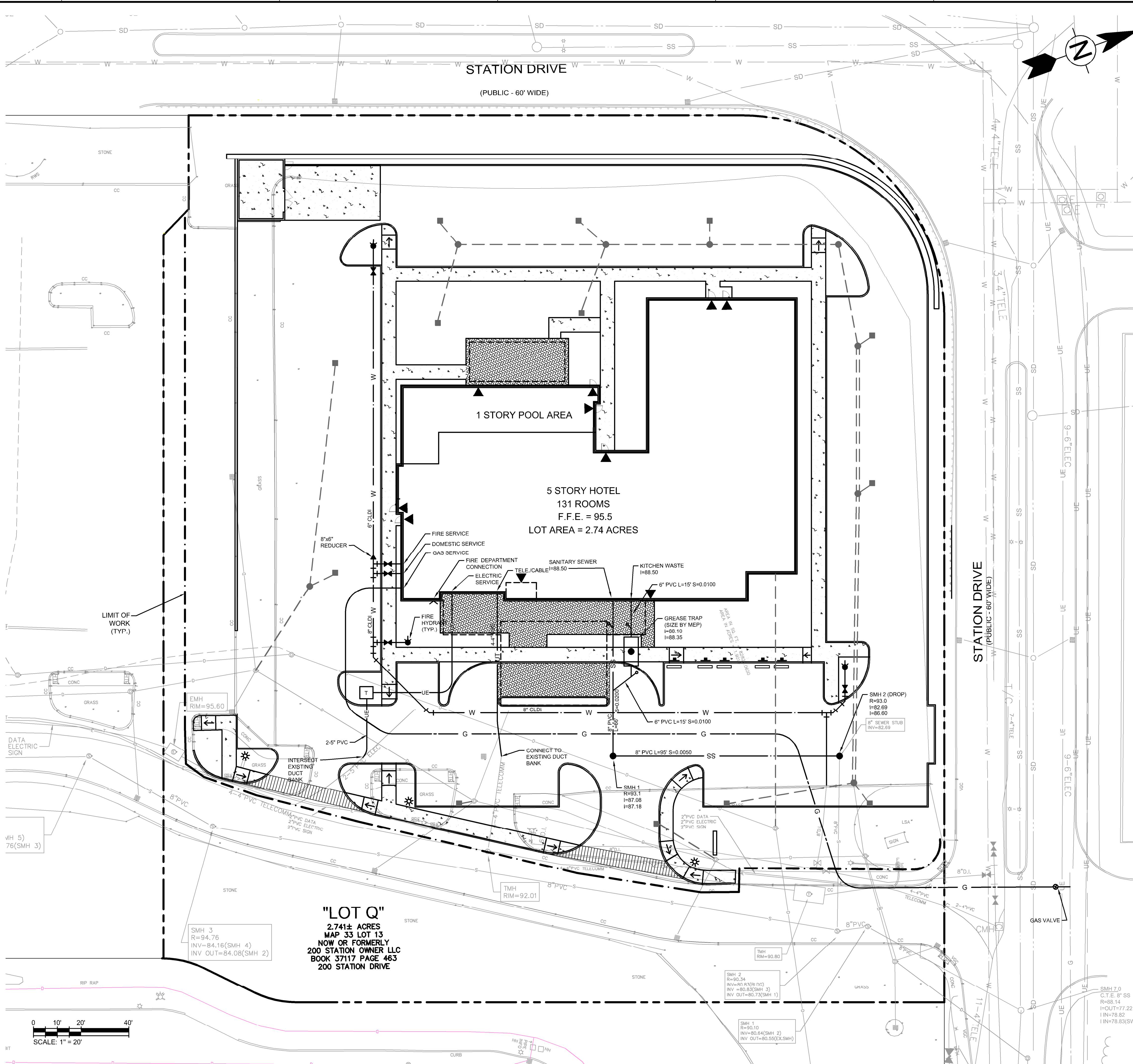
Project No.: 143-369254-22001
Designed By: N.H.C.
Drawn By: J.L.P.
Checked By: N.H.C.

NOTES:

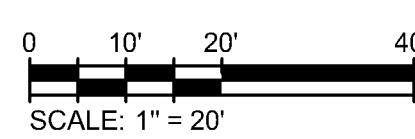
1. APPLICANT:
200 STATION OWNER LLC
C/O NEW ENGLAND DEVELOPMENT
75 PARK PLAZA
BOSTON, MA 02116
2. OWNER OF RECORD:
200 STATION OWNER LLC
C/O NEW ENGLAND DEVELOPMENT
75 PARK PLAZA
BOSTON, MA 02116
3. THE CONSTRUCTION OF ALL UTILITIES SHALL CONFORM TO THE TOWN OF WESTWOOD STANDARD SPECIFICATIONS, MASSACHUSETTS DEPARTMENT OF ENVIRONMENTAL PROTECTION, MASSACHUSETTS DEPARTMENT OF TRANSPORTATION, AND THE DEDHAM-WESTWOOD WATER DISTRICT STANDARDS. CONTRACTOR SHALL CONFORM TO ALL APPLICABLE LOCAL, STATE, AND FEDERAL CODES AND REQUIREMENTS DURING CONSTRUCTION.
4. ALL PROPOSED UTILITY CONNECTIONS MUST BE COORDINATED WITH THE RESPECTIVE UTILITY PROVIDERS. THE PROPOSED WATER CONNECTIONS AND WATER MAIN LAYOUTS ARE SUBJECT TO REVIEW BY THE TOWN OF WESTWOOD AND THE DEDHAM-WESTWOOD WATER DISTRICT.
5. PIPE TO MANHOLE JOINTS SHALL BE ONLY AS APPROVED BY THE ENGINEER OF RECORD AND IN GENERAL WILL DEPEND FOR WATER TIGHTNESS UPON EITHER AN APPROVED NON-SHRINKING MORTAR OR ELASTOMERIC SEALANT.
6. PIPING WITHIN 10 FEET OF A BUILDING SHALL BE INSTALLED IN ACCORDANCE WITH THE MASSACHUSETTS STATE PLUMBING CODE, LATEST EDITION, AS APPLICABLE. SEE BUILDING MEP PLANS AND SPECIFICATIONS.
7. ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS.
8. THE CONTRACTOR SHALL OBTAIN A STREET OPENING PERMIT PRIOR TO ANY CONSTRUCTION WITHIN THE TOWN RIGHT-OF-WAY.
9. ALL WATER AND SEWER MATERIAL AND CONSTRUCTION SHALL CONFORM TO THE TOWN OF WESTWOOD REQUIREMENTS (SEE STREET OPENING PERMIT).
10. ALL WATER AND SEWER CONSTRUCTION SHALL BE INSPECTED BY THE TOWN OF WESTWOOD OR DEDHAM-WESTWOOD WATER DISTRICT BEFORE BEING BACKFILLED (AS REQUIRED).
11. VERIFY LOCATION OF BUILDING UTILITY CONNECTIONS WITH ARCHITECTURAL, MECHANICAL AND PLUMBING PLANS.
12. VERIFY LOCATION OF ELECTRIC, GAS AND TELEPHONE FACILITIES CONNECTIONS WITH THE RESPECTIVE UTILITY COMPANIES.
13. THE LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES SHALL BE CONSIDERED APPROXIMATE AND MUST BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION. UNDERGROUND UTILITIES SHOWN ARE FROM FIELD OBSERVATIONS AND RECORDS INFORMATION AND ARE NOT GUARANTEED TO BE EXACT, NOR IS IT WARRANTED THAT ALL UNDERGROUND PIPES OR STRUCTURES ARE SHOWN. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ANY CROSSINGS OR PROPOSED UTILITIES AND EXISTING UTILITIES. THE CONTRACTOR SHALL CONTACT THE RESPECTIVE UTILITY COMPANIES RELATIVE TO THE LOCATION AND ELEVATION OF THESE LINES. ANY DISCREPANCIES IN THE LOCATION OF ANY UTILITIES SHOWN OR ENCOUNTERED DURING CONSTRUCTION SHALL BE REPORTED TO TETRA TECH, 100 NICKERSON ROAD, MARLBOROUGH, MASSACHUSETTS 01752, ENGINEERING DIVISION, (508) 903-2000.
14. WHENEVER EXISTING STRUCTURES ARE ENCOUNTERED, THE CONTRACTOR SHALL REPAIR ANY DAMAGED STRUCTURES OR REPLACE ANY REMOVED STRUCTURES, AND MAKE ANY IMPROVEMENTS ABOVE OR BELOW GRADE TO A CONDITION BETTER THAN OR EQUAL TO EXISTING CONDITIONS.
15. BARRICADING, TRAFFIC CONTROL, AND PROJECT SIGNS SHALL CONFORM TO THE MASS HIGHWAY AND DEPARTMENT OF TRANSPORTATION CONSTRUCTION SPECIFICATIONS AND STANDARDS, IF APPLICABLE.
16. TRENCH EXCAVATION FOR TRENCHES 5 FEET OR MORE IN DEPTH SHALL BE IN ACCORDANCE WITH ALL PROVISIONS OF PART 1926, SUBPART P, "EXCAVATIONS, TRENCHING AND SHORING OF THE OCCUPATIONAL SAFETY AND HEALTH STANDARDS AND INTERPRETATIONS." IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONFORM TO THE ABOVE PROVISIONS AND PROVIDE NECESSARY TRENCH SAFETY PLANS TO THE TOWNS OF DEDHAM AND WESTWOOD PRIOR TO COMMENCING CONSTRUCTION.
17. PRESSURE AND LEAKAGE TEST, DISINFECTION AND FLUSHING SHALL BE IN ACCORDANCE WITH ALL LOCAL MUNICIPAL STANDARDS AND REQUIREMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS IN CONNECTION WITH UTILITY CONNECTIONS, TESTS, FLUSHING, AND INSPECTIONS AS REQUIRED BY THE LOCAL MUNICIPALITY.
18. PROPOSED GAS SERVICE LOCATIONS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL CONFIRM WITH THE LOCAL GAS COMPANY THAT GAS LINE TRENCHING SHALL BE BY THE CONTRACTOR AND INSPECTED BY THE GAS COMPANY. THE CONTRACTOR SHALL GIVE THE GAS COMPANY ADVANCE NOTICE OF WHEN THE GAS LINE CAN BE INSTALLED.
19. THE CONTRACTOR SHALL NOTIFY UTILITY COMPANIES, POLICE, FIRE, AND DPW PRIOR TO ANY BLASTING.
20. ALL WATER PIPE 4" OR LARGER SHALL BE CEMENT-LINED DUCTILE IRON (CLDI), CLASS 52, ASPHALT COATED INSIDE AND OUT. PIPE SHALL MEET OR EXCEED ALL APPLICABLE AWWA STANDARDS, LATEST REVISION.
21. MECHANICAL JOINT RESTRAINTS SHALL BE PROVIDED AT ALL BENDS, TEES, AND FIRE HYDRANTS AND SHALL BE PROVIDED IN ACCORDANCE WITH THE TOWN OF WESTWOOD AND DEDHAM-WESTWOOD WATER DISTRICT TECHNICAL SPECIFICATIONS.
22. DIMENSIONS SHOWN ARE TO CENTERLINE OF PIPE OR FITTING UNLESS OTHERWISE NOTED.
23. ALL WATER AND SANITARY LEADS TO BUILDING SHALL END 10 FT. OUTSIDE OF THE BUILDING LIMITS AS SHOWN ON THE PLANS AND SHALL BE PROVIDED WITH A TEMPORARY PLUG AT THE END.
24. ALL FIRE HYDRANTS SHALL BE PROVIDED WITH AN APPROVED GATE VALVE LOCATED AT THE TEE AND SHALL BE PROVIDED IN ACCORDANCE WITH THE TOWN OF WESTWOOD AND DEDHAM-WESTWOOD WATER DISTRICT TECHNICAL SPECIFICATIONS.
25. ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS.
26. GENERAL CONTRACTOR SHALL HAVE APPROVAL OF ALL GOVERNING AGENCIES HAVING JURISDICTION OVER THESE UTILITY SYSTEMS PRIOR TO INSTALLATION.
27. THE CONTRACTOR SHALL CALL "DIG SAFE" AT 1-888-DIG-SAFE (1-888-344-7233) 72 HOURS PRIOR TO CONSTRUCTION TO INFORM THE UTILITY COMPANIES OF ANY EXCAVATION ADJACENT TO EXISTING UTILITIES.
28. TELEPHONE/CABLE DESIGN IS APPROXIMATE. THE CONTRACTOR SHALL CONFIRM WITH THE LOCAL UTILITY PROVIDERS THE SIZE AND LOCATION OF PROPOSED SERVICES.
29. EXISTING PIPES TO BE ABANDONED SHALL EITHER BE REMOVED OR FILLED WITH CONCRETE, TO BE DETERMINED BASED ON FIELD CONDITIONS. AS-BUILTS WILL REFLECT FINAL CONDITIONS.
30. THE PROJECT SHALL OBTAIN NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT COVERAGE AS ISSUED BY THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY (EPA). THE OWNER/DEVELOPER AND CONTRACTORS SHALL PREPARE AND SUBMIT A NOTICE OF INTENT (NOI) TO THE EPA PRIOR TO THE START OF CONSTRUCTION AND SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND CONTRACT DOCUMENTS.
31. PROPOSED UTILITIES SHALL BE INSTALLED UNDERGROUND.
32. CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD IF ANY CONFLICTS ARISE PRIOR TO CONTINUATION OF CONSTRUCTION. NO FIELD MODIFICATIONS SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION FROM THE ENGINEER OF RECORD.
33. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE STANDARD SITE SPECIFICATIONS AND THE LATEST EDITION OF THE TOWN OF WESTWOOD CONSTRUCTION SPECIFICATIONS.
34. THE USE OF FILL CONTAINING HAZARDOUS MATERIALS OR WASTE IS FORBIDDEN.
35. THE MARKING OF THE LIMITS OF WORK IN THE FIELD PRIOR TO THE START OF CONSTRUCTION OR SITE CLEARING IS REQUIRED.
36. SIGNIFICANT TREES, INCLUDING THEIR BRANCHES AND THEIR ROOT SYSTEMS, SHALL BE PROTECTED WITH SHIELDS, FENCES, OR BARRIERS.
37. THE CLEANING OF CATCH BASIN SUMPS AND STORMWATER BASINS IS REQUIRED FOLLOWING CONSTRUCTION AND ACCORDING TO ANY OPERATIONS AND MAINTENANCE PLAN ADOPTED FOR THE OVERALL UAMUD PROJECT OR FOR THE PDR DEVELOPMENT.
38. THE USE OF CONSTRUCTION MACHINERY IS RESTRICTED TO THE HOURS PERMITTED IN THE TOWN OF WESTWOOD GENERAL BYLAWS, ARTICLE 10, SECTION 24.
39. DETAILS NOT INCLUDED IN THIS SUBMISSION SHALL COMPLY WITH THE MASTER PLAN DOCUMENTS.

LEGEND

- PROPERTY LINE
- WATER LINE AND GATE VALVE
- UNDERGROUND ELECTRIC
- UNDERGROUND TELECOM LINE
- GAS LINE
- SANITARY SEWER LINE AND MANHOLE
- TRANSFORMER
- FIRE HYDRANT
- METER PEDESTAL
- CLEAN OUT
- LIMIT OF WORK



"LOT Q"
2.741± ACRES
MAP 33 LOT 13
NOW OR FORMERLY
200 STATION OWNER LLC
BOOK 37117 PAGE 463
200 STATION DRIVE



2/24/2022 2:00:43 PM - P:\363254\143-363254-22001\CAD\SHEETFILES\C-3 UTILITY PLAN.DWG - CHEAL.NATE

TETRA TECH
www.tetra-tech.com
100 Nickerson Road
Marlborough, MA 01752
PHONE: (508) 786-2200 FAX: (508) 786-2201



MARK	DATE	DESCRIPTION
1	02-17-22	PDR FILING

Client: WESTWOODHOSPITALITY GROUP
Client Loc.: Westwood, MA
Project Loc.: Westwood, MA

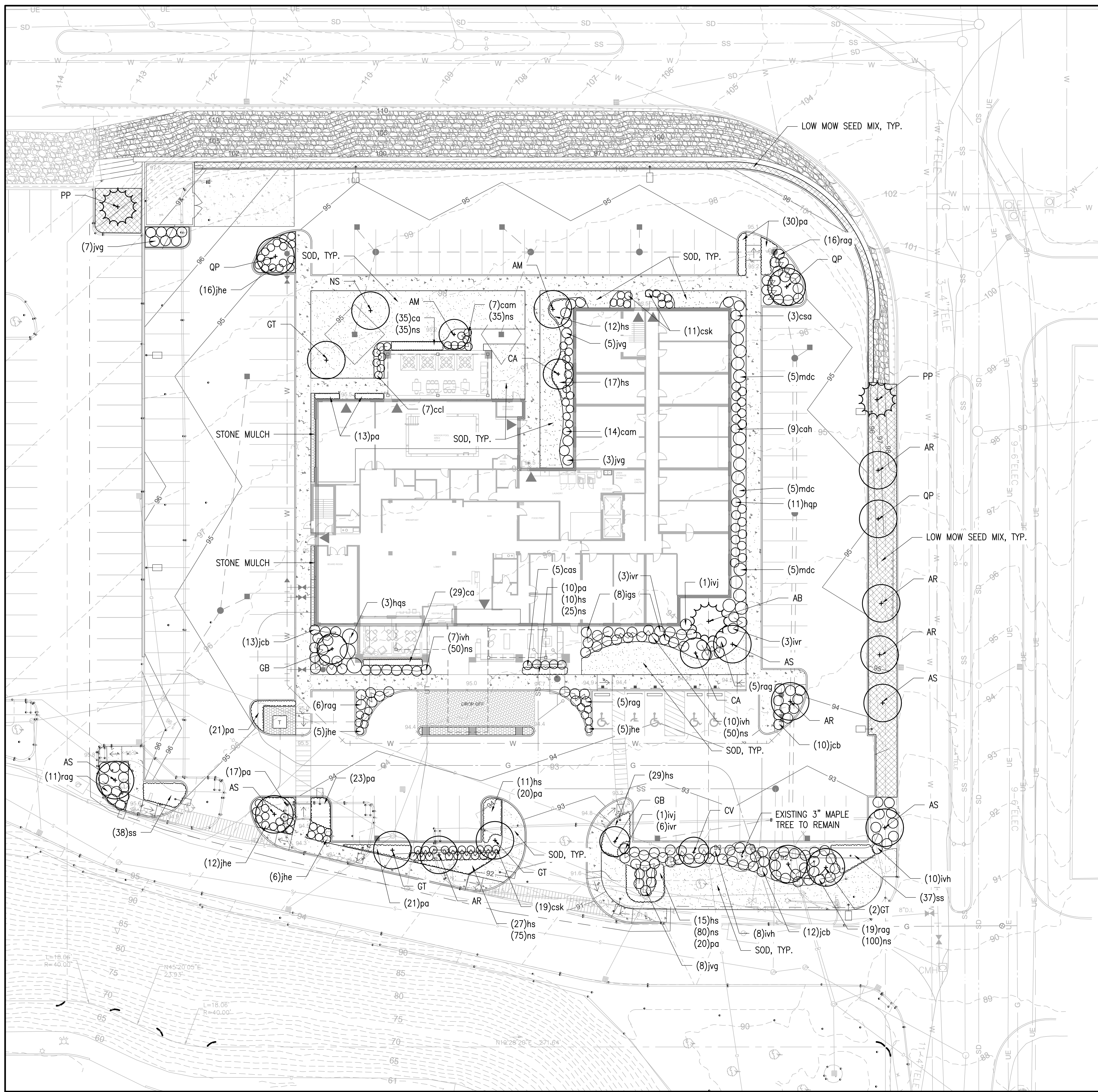
University Station - Proposed Hotel - PDR Submittal
Development Area A of the University Station
Master Development Plan

**Proposed Hotel - 100 Station Drive
Utility Plan**

Project No.: 143-369254-22001
Designed By: N.H.C.
Drawn By: J.L.P.
Checked By: N.H.C.

C-3

Copyright: Tetra Tech
Bar Measures 1 inch



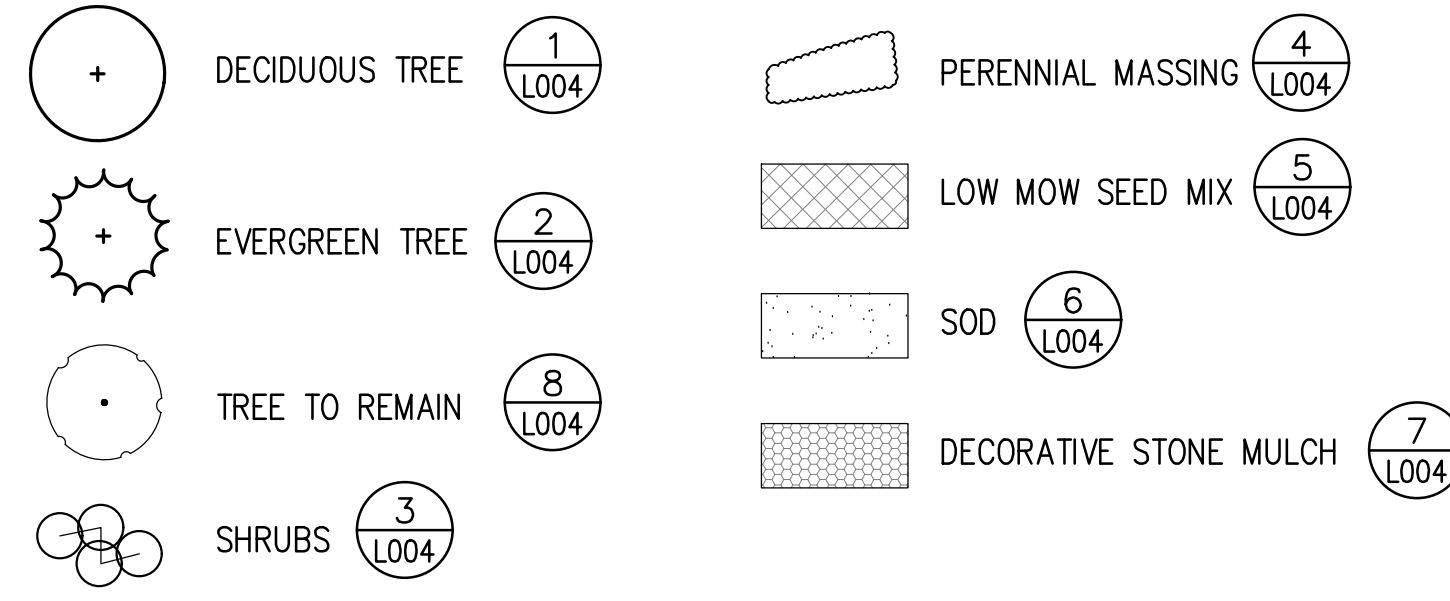
PLANTING NOTES:

1. IF DISCREPANCIES EXIST BETWEEN THE NUMBER OF PLANTS DRAWN ON THE PLANTING PLAN AND THE NUMBER OF PLANTS IN THE PLANT SCHEDULE, THE PLANTING PLAN SHALL GOVERN.
2. ALL NEW PLANT MATERIAL SHALL CONFORM TO THE MINIMUM GUIDELINES ESTABLISHED FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
3. ALL NEW PLANTS TO BE BALLED AND BURLAPPED OR CONTAINER-GROWN, UNLESS OTHERWISE NOTED ON THE PLANT SCHEDULE.
4. THE CONTRACTOR SHALL SUPPLY ALL NEW PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON THE DRAWINGS. ALL PLANT MATERIAL FOR THE PROJECT SHALL BE OF SPECIMEN QUALITY.
5. ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE, AND ONLY AFTER WRITTEN APPROVAL OF THE ARCHITECT.
6. ALL NEW PLANTS SHALL BE TAGGED AND APPROVED BY THE ARCHITECT AT THE NURSERY PRIOR TO DIGGING OR DELIVERY TO THE SITE.
7. STAKE LOCATION OF ALL PROPOSED PLANTING FOR APPROVAL BY ARCHITECT PRIOR TO THE COMMENCEMENT OF PLANTING.
8. NEW SHRUBS AND GROUND COVER SHALL BEAR THE SAME RELATIONSHIP TO GRADE AS IT BORE TO PREVIOUS GRADE. TREES SHALL BE SET 3" HIGHER THAN PREVIOUS GRADE. NO TREES SHALL BE PLANTED BEFORE ACCEPTANCE OF ROUGH GRADING.
9. ALL PLANT BEDS TO RECEIVE THREE INCHES (3") OF BARK MULCH AS PER SPECIFICATIONS.
10. CONTRACTOR SHALL PROVIDE FULL DEPTHS OF LOAM AS NOTED ON DETAILS AND AS SPECIFIED, FOR ALL PLANTING.
11. IN AREAS WHERE EXISTING PAVEMENTS ARE REMOVED AND ARE PROPOSED AS LAWN, THE CONTRACTOR SHALL REMOVE THE PAVEMENT AND BASE, PROVIDE FILL AND 6" TOPSOIL PRIOR TO SEEDING.
12. CONTRACTOR SHALL LOCATE AND VERIFY ALL EXISTING UTILITY LINES PRIOR TO PLANTING AND SHALL REPORT ANY CONFLICTS TO THE LANDSCAPE ARCHITECT.
13. CONTRACTOR SHALL COORDINATE LOCATION OF ALL UTILITIES (LINES, DUCTS, CONDUITS, SLEEVES, FOOTINGS, ETC.) WITH LOCATIONS OF PROPOSED LANDSCAPE ELEMENTS (WALLS, FENCE, FOOTINGS, TREE ROOTBALLS, PROPOSED LIGHTING FOOTINGS, ETC.). CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO ARCHITECT PRIOR TO CONTINUING WORK.
14. ALL EXISTING TREES TO REMAIN SHALL BE PROPERLY PROTECTED DURING CONSTRUCTION. PROTECTION TECHNIQUES SHALL BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT. THE PLACEMENT OF PROTECTION DEVICES ADDITIONAL TO THOSE NOTED SHALL, HOWEVER, BE AT THE CONTRACTOR'S DISCRETION.

NOTE: ALL LANDSCAPED AREAS TO BE IRRIGATED.

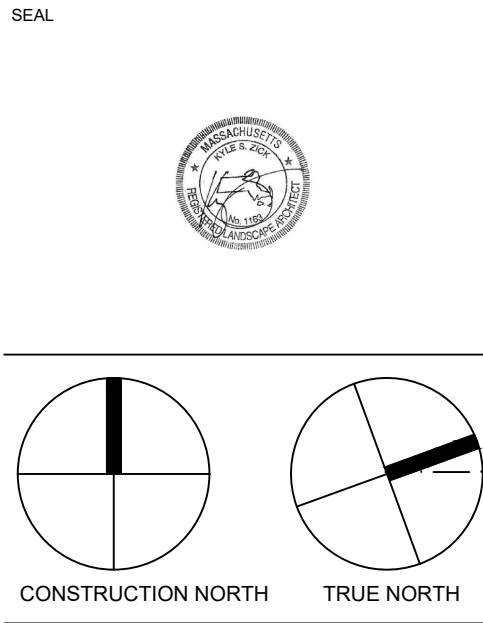
NOTE: SEE PLANT SCHEDULE ON L003.

LEGEND



NO.	ISSUED	DATE
1	FOR	2022-01-31

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**WESTWOOD
HOME2**

WESTWOOD,
MASSACHUSETTS

SHEET NAME
**PLANTING
PLAN**

START DATE	FEB 18, 2021
DRAWN BY	TAH
CHECKED BY	KZ
SCALE	1" = 20'-0"
PROJECT NO.	121011
DRAWING	

L002

C:\Users\eam\Documents\121011 - Westwood Home2 - Sht - 2022-01-10 - r02.dwg 11/2/2022 10:52:27 AM