

# Town of Westwood Planning Board

Project Development Review  
200 Station Drive  
Westwood, MA

April 23, 2019

**NEW ENGLAND**  

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**DEVELOPMENT**



# Project Team

**NEW ENGLAND  
DEVELOPMENT**



**SHADLEY ASSOCIATES**  
LANDSCAPE ARCHITECTS

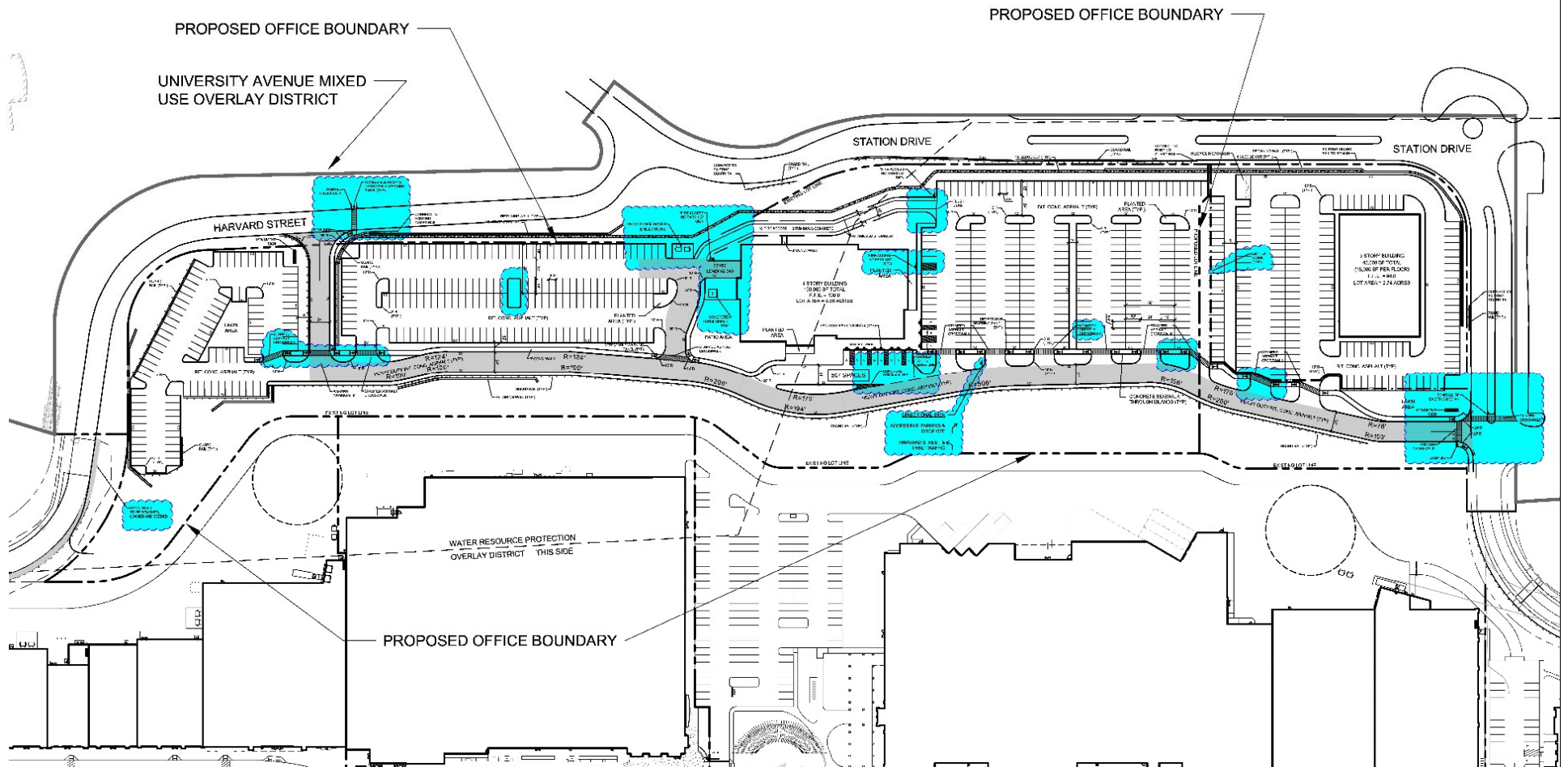
# Agenda

1. PDR Review Comments & Plan Updates

2. ANR

3. Concluding Remarks

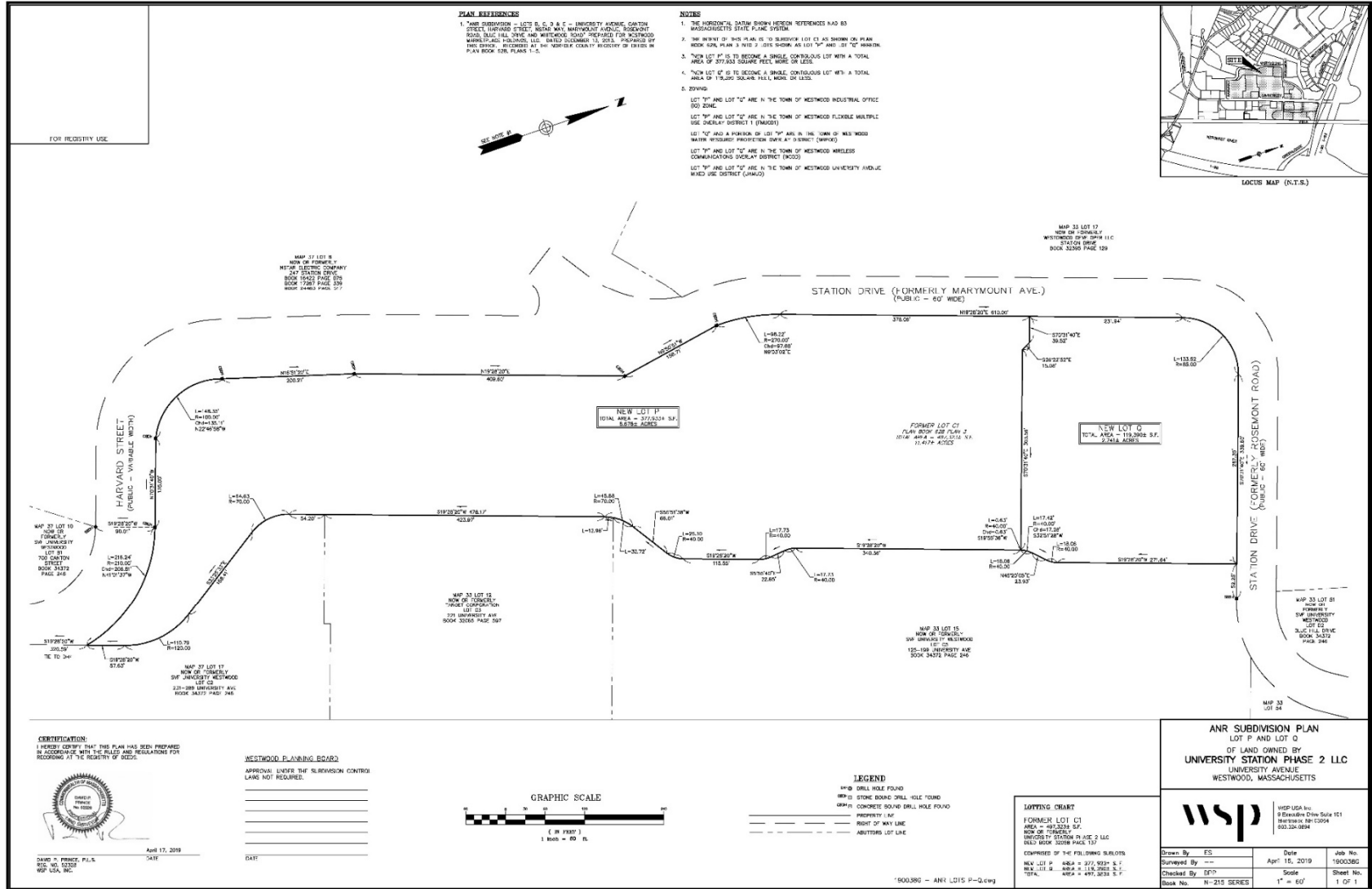
# PDR Modifications





# PDR Modifications







# Concluding Remarks/Q&A



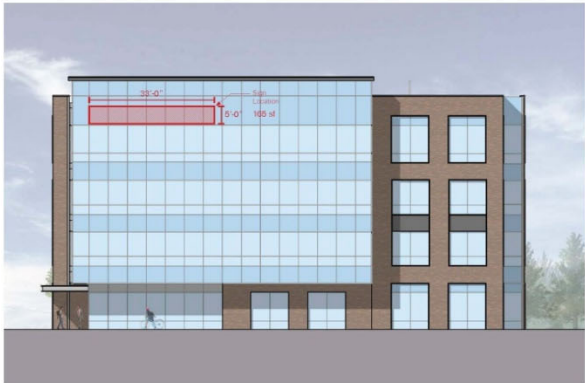
# Supplemental Slides

# Signage View

## STATION DRIVE SIGN LOCATIONS



EAST ELEVATION



NORTH ELEVATION



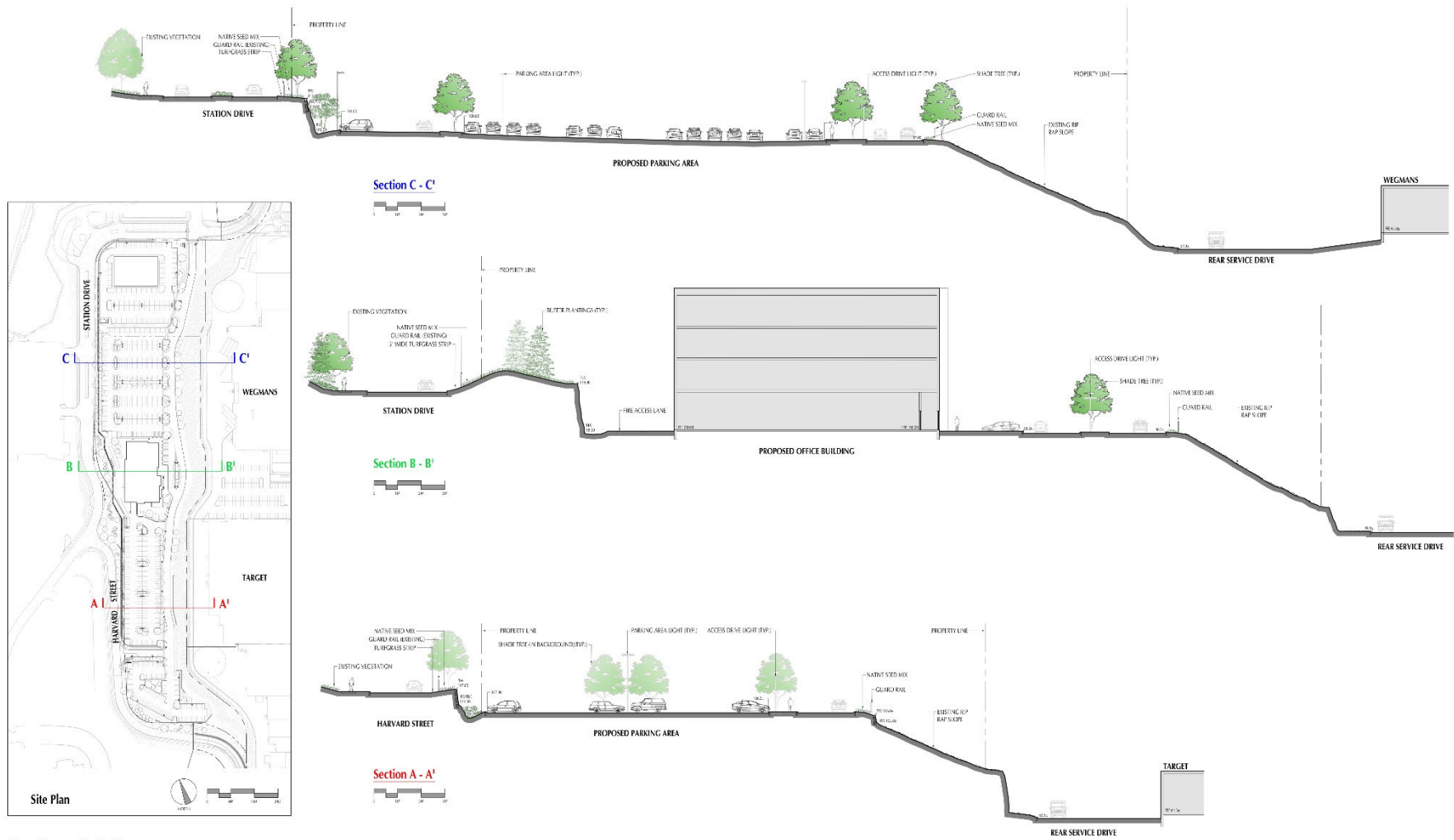
WEST ELEVATION



SOUTH ELEVATION



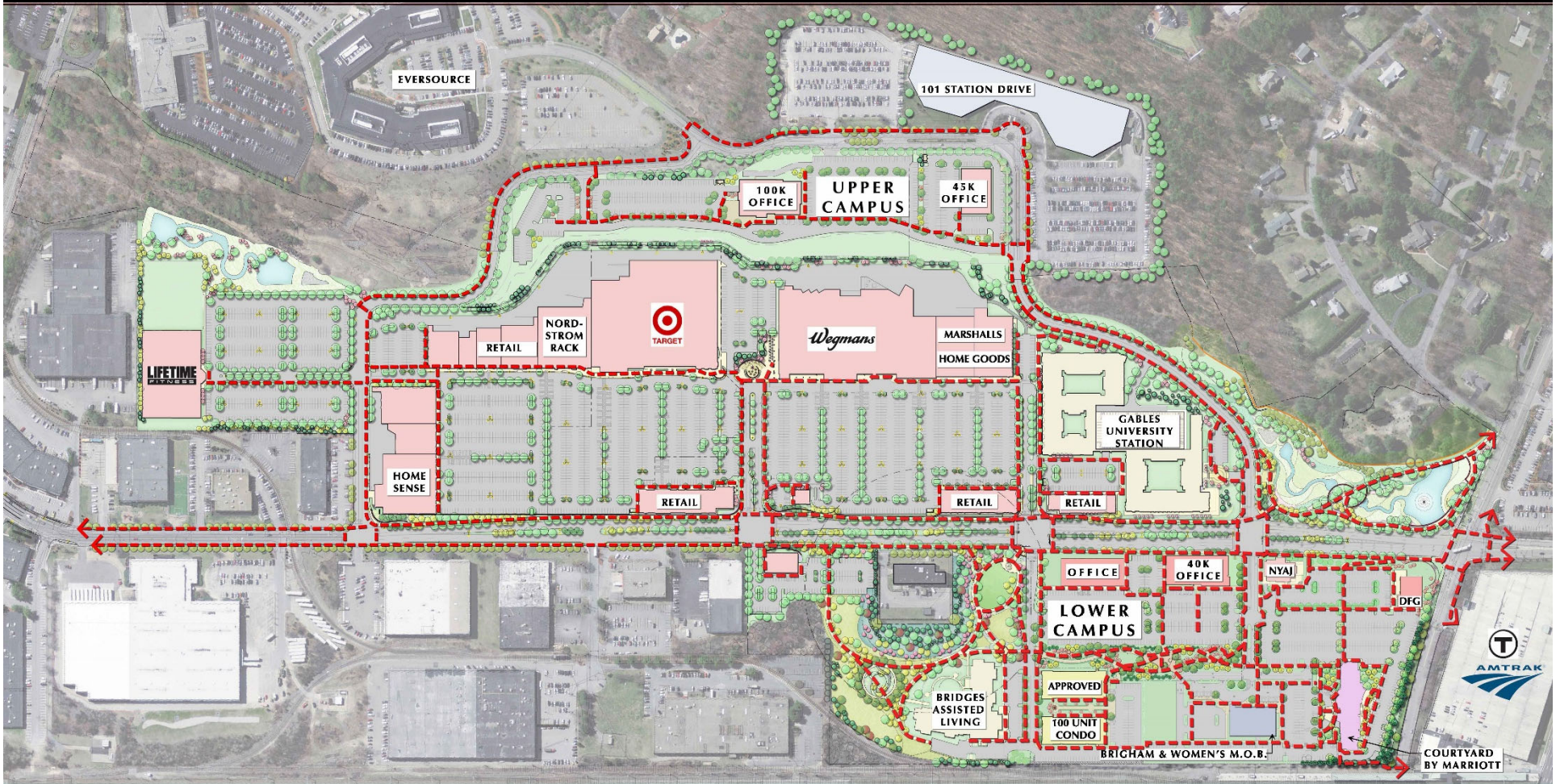
# Site Sections



## Upper Campus Site Sections

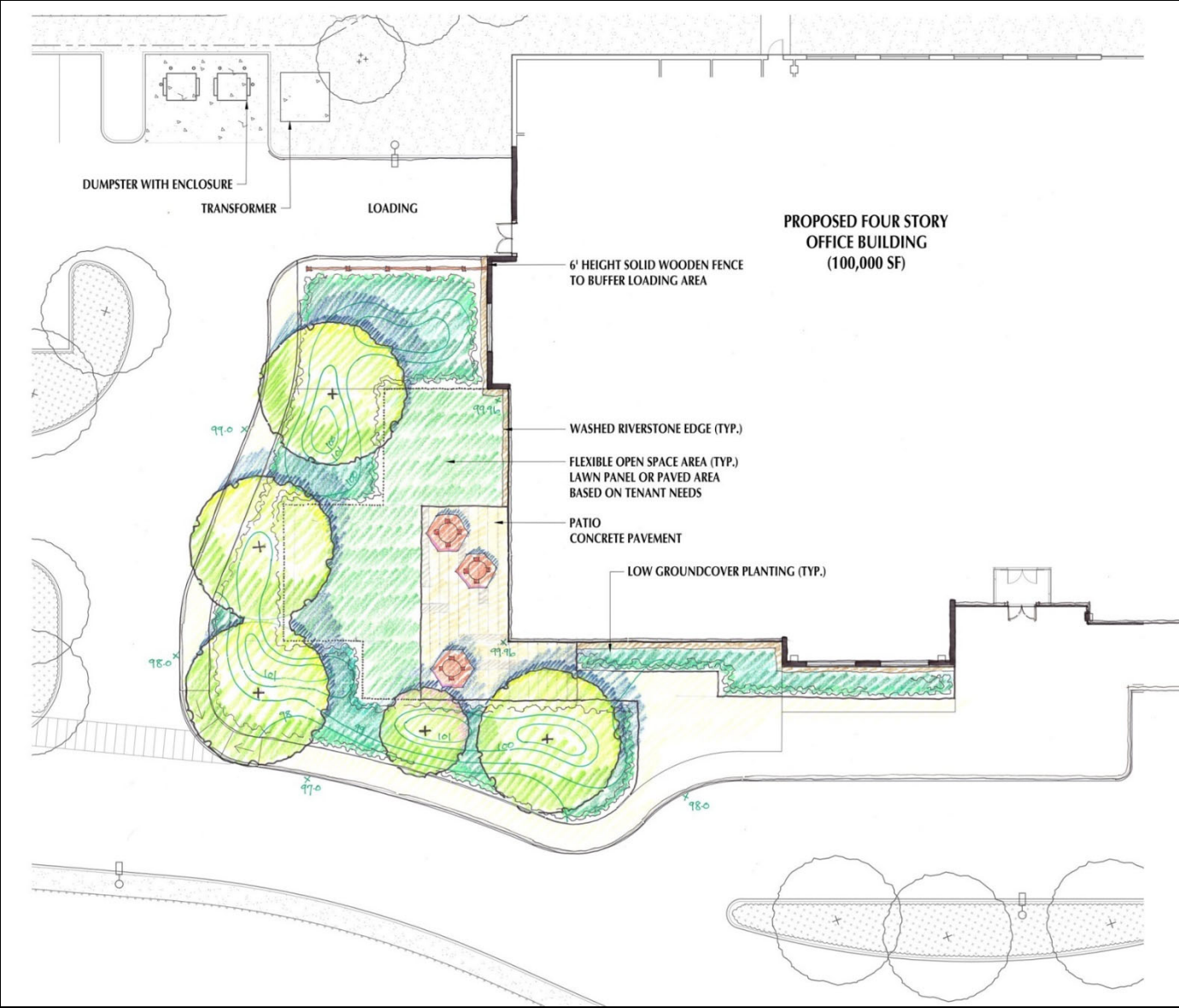
JOHN HENNINGSON & PARTNERS, LLC  
 100 HENNINGSON DRIVE, SUITE 200  
 WASHINGTON, DC 20004  
 TEL: 202.462.1000  
 WWW.HENNINGSON.COM

# Master Plan/Pedestrian Connectivity





# Outdoor Amenity Space









MARK	DATE	DESCRIPTION
1	2/20/19	FOR PLANS
2	4/20/19	REVISED FOR PLANS DRAFT
3	4/27/19	REVISED FOR PLANS DRAFT

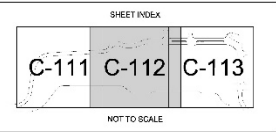
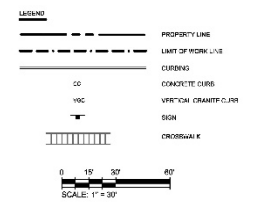
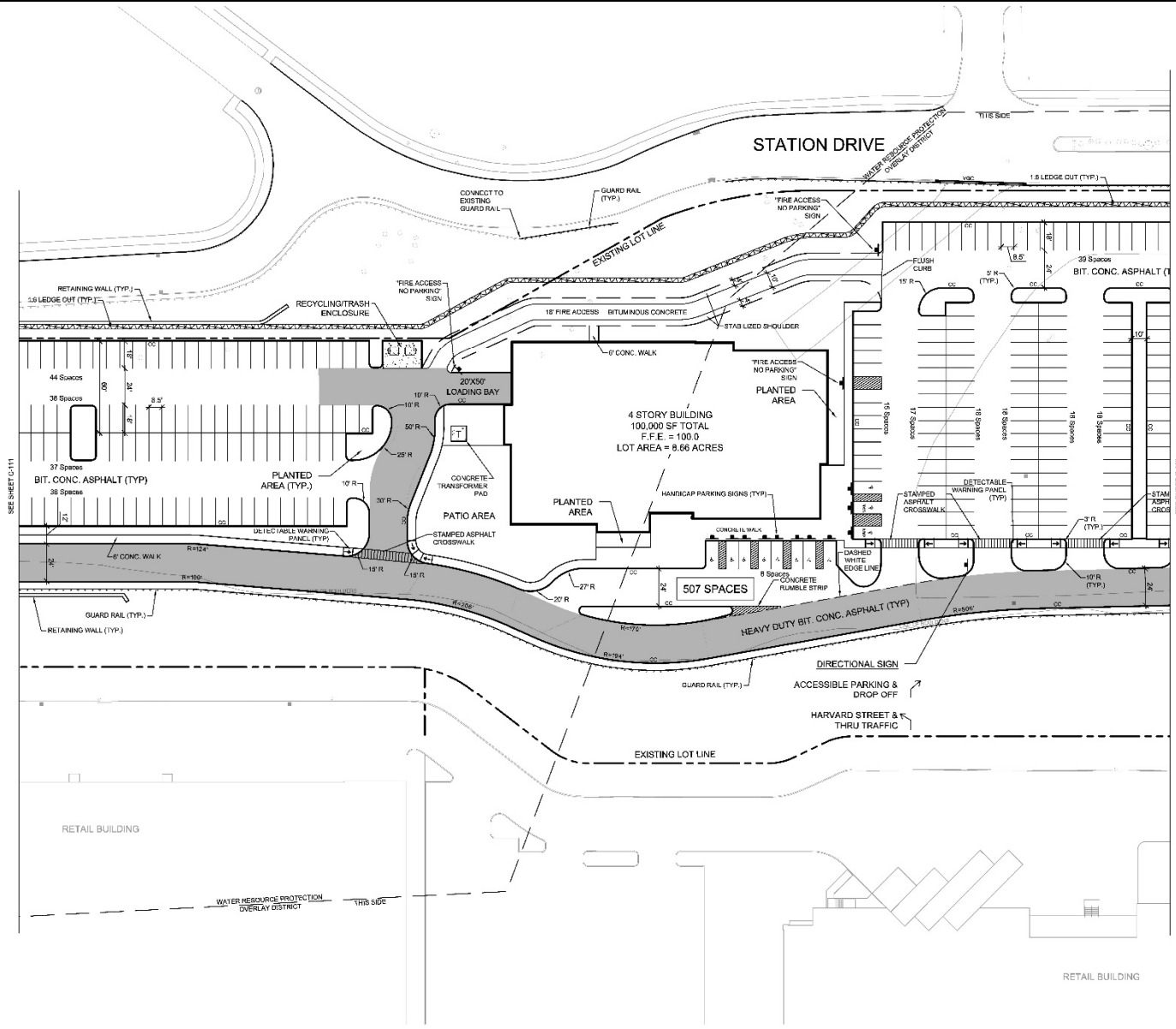
BY	J.L.P.	T.A.B.

CH2M HILL COLLEGE PARK  
 University Station - The College Office - 100 Station Drive  
 University Station - The College Office - 100 Station Drive  
 Master Development Plan

Project No.: 143-3656-10203  
 Designed By: N.H.C.  
 Drawn By: T.A.B./J.L.P.  
 Checked By: N.H.C.

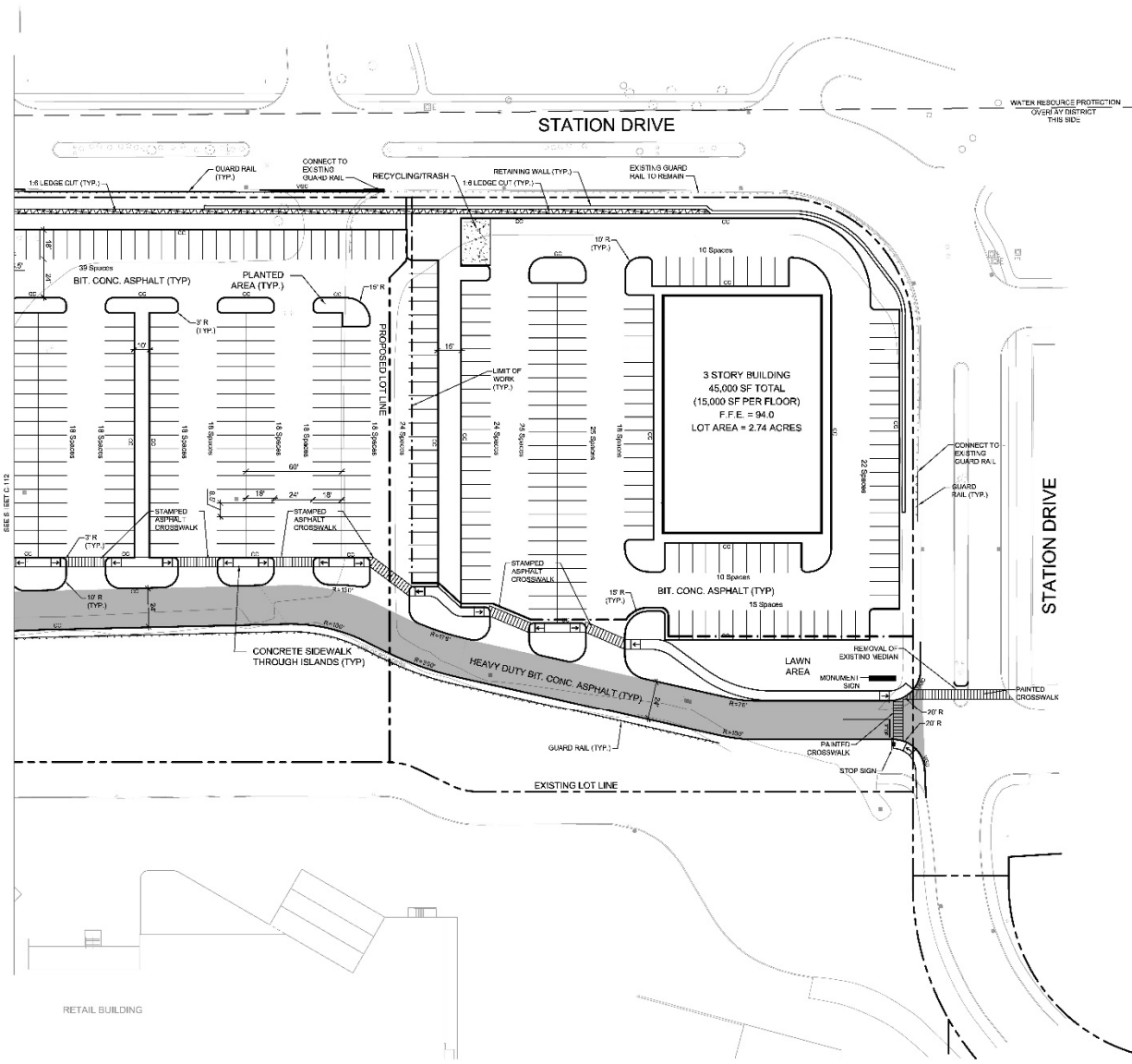
**C-112**

Proposed Office - 100 Station Drive  
 Site Layout Plan



SEE SHEET C-111

SEE SHEET C-113



**TETRA TECH**  
www.tetra-tech.com  
100 Macomber Road  
North Andover, MA 01855  
PHONE: (978) 798-2320 FAX: (978) 798-2321

MARK	DATE	DESCRIPTION	BY
1	2/20/19	MARKED	J.L.P.
2	4/29/19	REVISED PER PLANS 0584*	T.A.B.
3	4/7/19	REVISED PER PLANS 0584*	

Project Name: Proposed Office - 400 Station Drive  
University Station - Proposed Office - FDR Submittal  
City of Andover - Proposed Office - City Station  
Master Development Plan  
Proposed Office - 400 Station Drive  
Site Layout Plan

Project No.: 143-36581-16123	Drafted By: N.H.C.
Drawn By: T.A.B.	Checked By: N.H.C.
<b>C-113</b>	

**LEGEND**

- PROPERTY LINE
- - - LIMIT OF WORK (TYP)
- - - CURBLINE
- CC CONCRETE CURB
- VC VERTICAL CURBLINE CURB
- SIGN
- ▨ CROSSWALK

0 15' 30' 60'  
SCALE: 1" = 30'

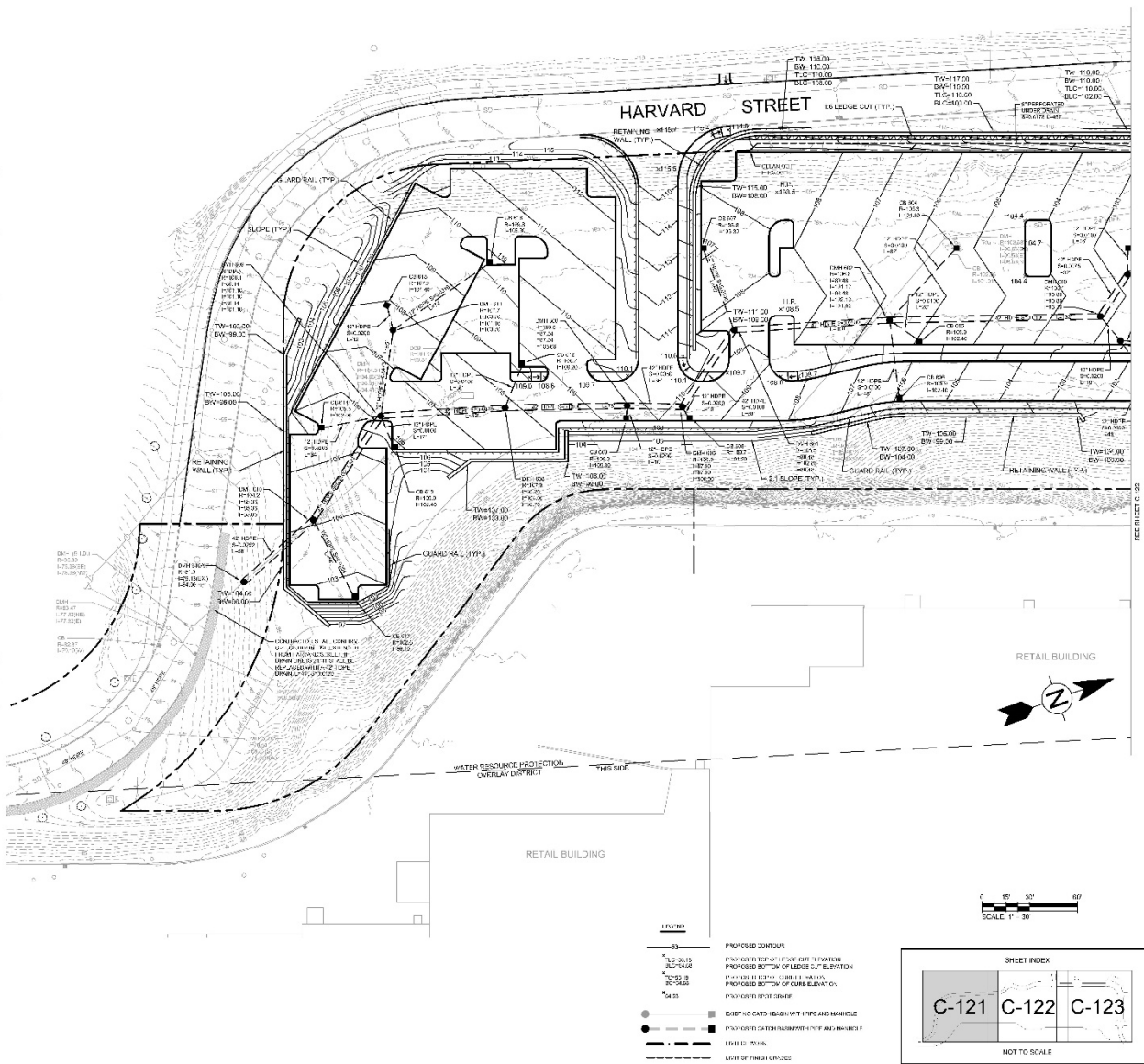
**SHEET INDEX**

C-111	C-112	C-113
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NOT TO SCALE

**NOTES**

1. APPROXIMATE PROPOSED GRADES FOR THE PROPOSED DEVELOPMENT ARE SHOWN ON THIS SHEET.
2. THE PROPOSED DEVELOPMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF BOSTON'S ZONING ORDINANCE AND ALL APPLICABLE REGULATIONS.
3. THE PROPOSED DEVELOPMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF BOSTON'S ZONING ORDINANCE AND ALL APPLICABLE REGULATIONS.
4. ALL DRAINAGE STRUCTURES SHALL BE DESIGNED TO DRAIN TO THE STREET OR TO AN ADJACENT WATERWAY.
5. ALL DRAINAGE STRUCTURES SHALL BE DESIGNED TO DRAIN TO THE STREET OR TO AN ADJACENT WATERWAY.
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31. ALL DRAINAGE STRUCTURES SHALL BE DESIGNED TO DRAIN TO THE STREET OR TO AN ADJACENT WATERWAY.
32. ALL DRAINAGE STRUCTURES SHALL BE DESIGNED TO DRAIN TO THE STREET OR TO AN ADJACENT WATERWAY.



**TETRA TECH**

100 Massachusetts Avenue, Suite 1000  
Boston, MA 02111  
Tel: 617.552.8200

MARK	DATE	DESCRIPTION
1	08/14/2018	PROPOSED DEVELOPMENT
2	08/14/2018	PROPOSED DEVELOPMENT

BY: [Signature]

DATE: 08/14/2018

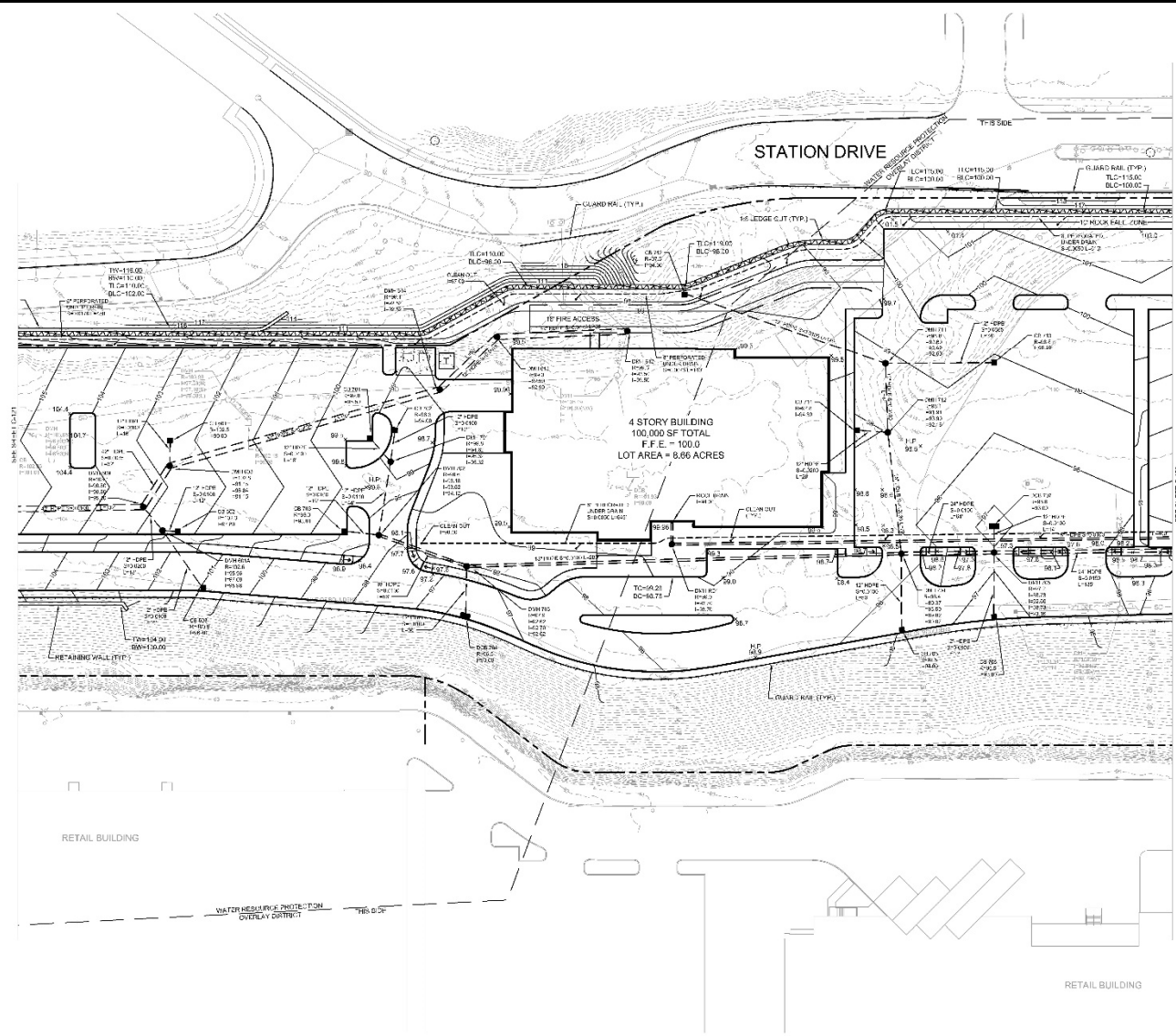
Project Name: Proposed Office - 100 Station Drive  
Grading and Drainage Plan

Project No: 45-360-0000

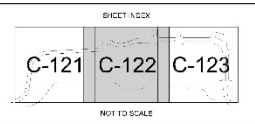
Drawn By: T.A.G./J.P.

Checked By: J.P.

**C-121**



- LEGEND**
- PROPOSED CENTERLINE
  - PROPOSED TOP OF FINISH GRADE ELEVATION
  - PROPOSED BOTTOM OF FINISH GRADE ELEVATION
  - PROPOSED TOP OF CURB ELEVATION
  - PROPOSED BOTTOM OF CURB ELEVATION
  - PROPOSED EXISTING ELEVATION
  - PROPOSED EXISTING FINISH GRADE
  - PROPOSED EXISTING FINISH GRADE WITH PRELIMINARY HOLE
  - PROPOSED LOT - BOUNDARY WITH PRELIMINARY HOLE
  - 1" = 40' FINISH GRADE
  - 1" = 8' FINISH GRADE



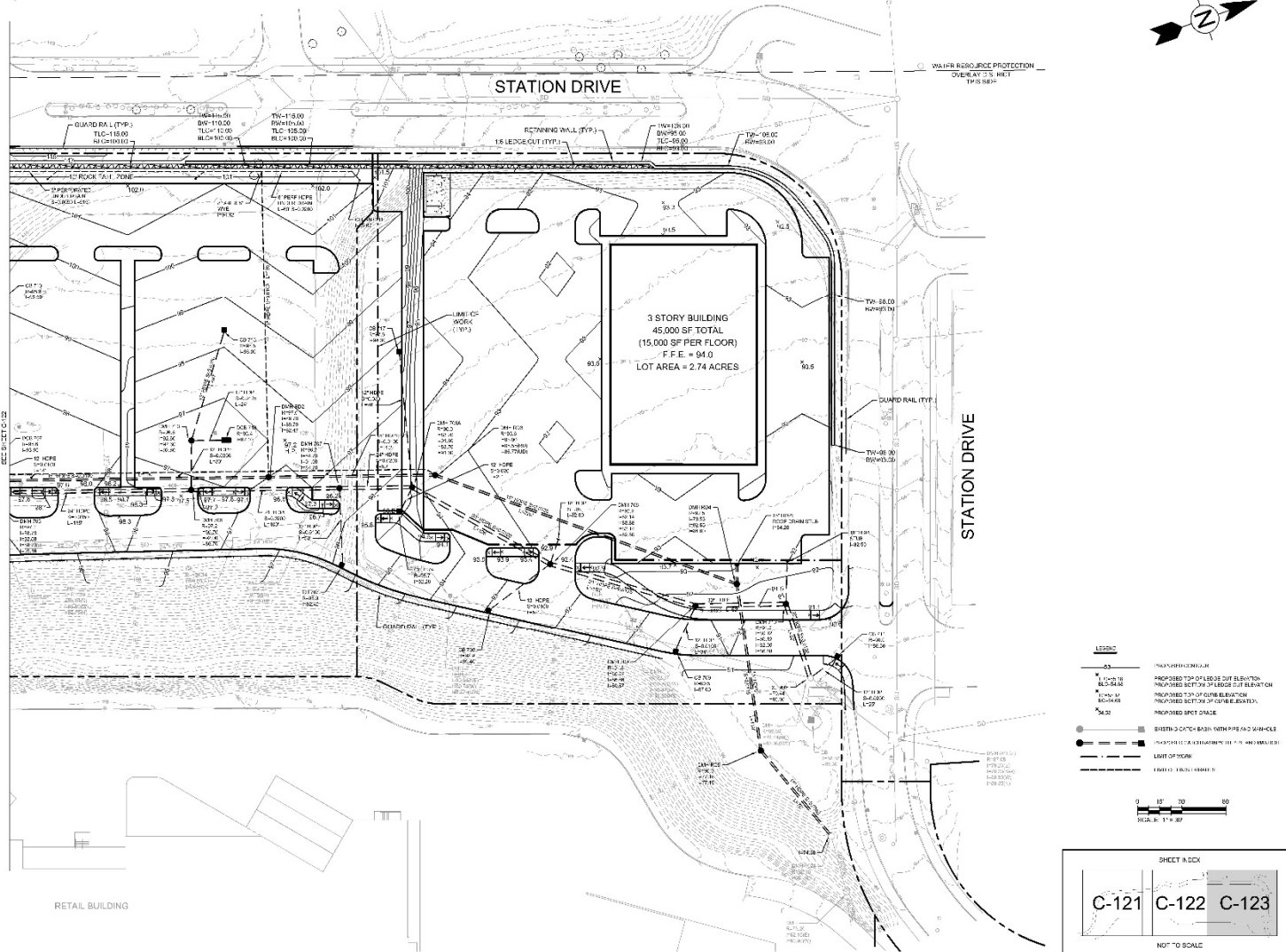
REV.	DATE	DESCRIPTION	BY	DATE
2	10/21	REVISION PER HANS DRAWG		

Project: University Station - Proposed Office - PDR Submittal  
 Location: University Station  
 Development Area: A of the University Station  
 Project Description: Retail Development Plan

**Proposed Office - 100 Station Drive  
 Grading and Drainage Plan**

Prepared By: 45-288-1933  
 Checked By: MFC  
 Drawn By: TAB, J.P.P.  
 Checked By: RFP

**C-122**



**LEGEND**

- PROPOSED FLOOR FINISH
- PROPOSED TOP OF SLABS OUT ELEVATION
- PROPOSED SECTION SPREADS OUT ELEVATION
- PROPOSED TOP OF CURB ELEVATION
- PROPOSED BOTTOM OF CURB (SEWER)
- PROPOSED SECTION SPREADS
- EXISTING 30" DIA. MAIN TRENCH (AS SHOWN)
- EXISTING 18" DIA. MAIN TRENCH (AS SHOWN)
- LEVEL OF FLOOR
- EXISTING 18" DIA. MAIN TRENCH

0 10 20 30 40  
FOOT

SHEET INDEX

C-121	C-122	C-123
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NOT TO SCALE

**TETRA TECH**

100 Blinnwood Blvd  
Austin, TX 78751  
TEL: 512.452.1234  
WWW.TETRA-TECH.COM

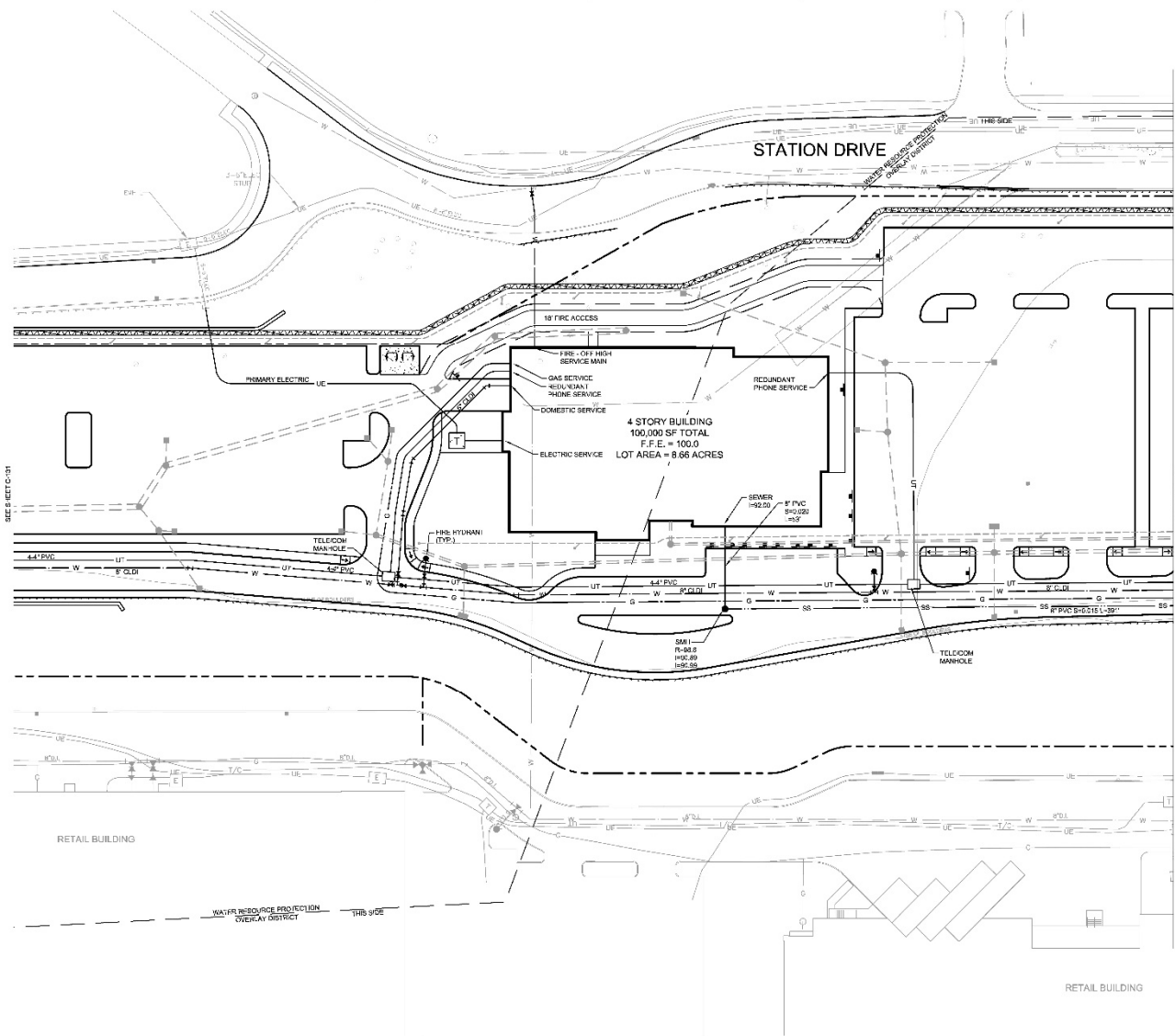
DATE	DESCRIPTION	BY
11/20/11	PRELIMINARY PLAN	TEL
12/15/11	FINAL PLAN	TEL

City of University Station  
University Station - Proposed Office - POI Submittal  
Development Area A of the University Station  
Master Development Plan

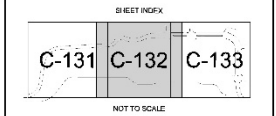
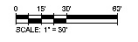
Project No.: 143-2009-0190  
Designed By: RHC  
Checked By: TAB, J, S  
Created By: RHC

**C-123**





- LEGEND**
- PROPERTY LINE
  - WATER LINE AND GATE VALVE
  - UNDERGROUND ELECTRIC
  - UNDERGROUND TELECOMMUNICATIONS
  - GAS LINE
  - SANITARY SEWER LINE AND MANHOLE
  - FIRE HYDRANT
  - METER PIT/ WELL
  - CLEAN OUT
  - LIMIT OF WORK



**TETRA TECH**  
 www.tetratech.com  
 100 Malabar Road  
 Andover, MA 01810  
 PHONE: (978) 786-5200 FAX: (978) 786-5207

NO.	DATE	DESCRIPTION	BY	CHKD.
1	02/07/14	PERMITS	J.P.	
2	4/15/19	REVISED PERMITS - BIDDIT	J.A.B.	

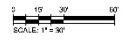
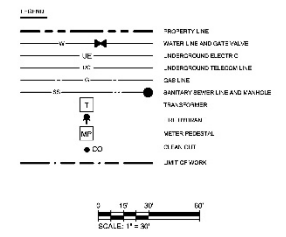
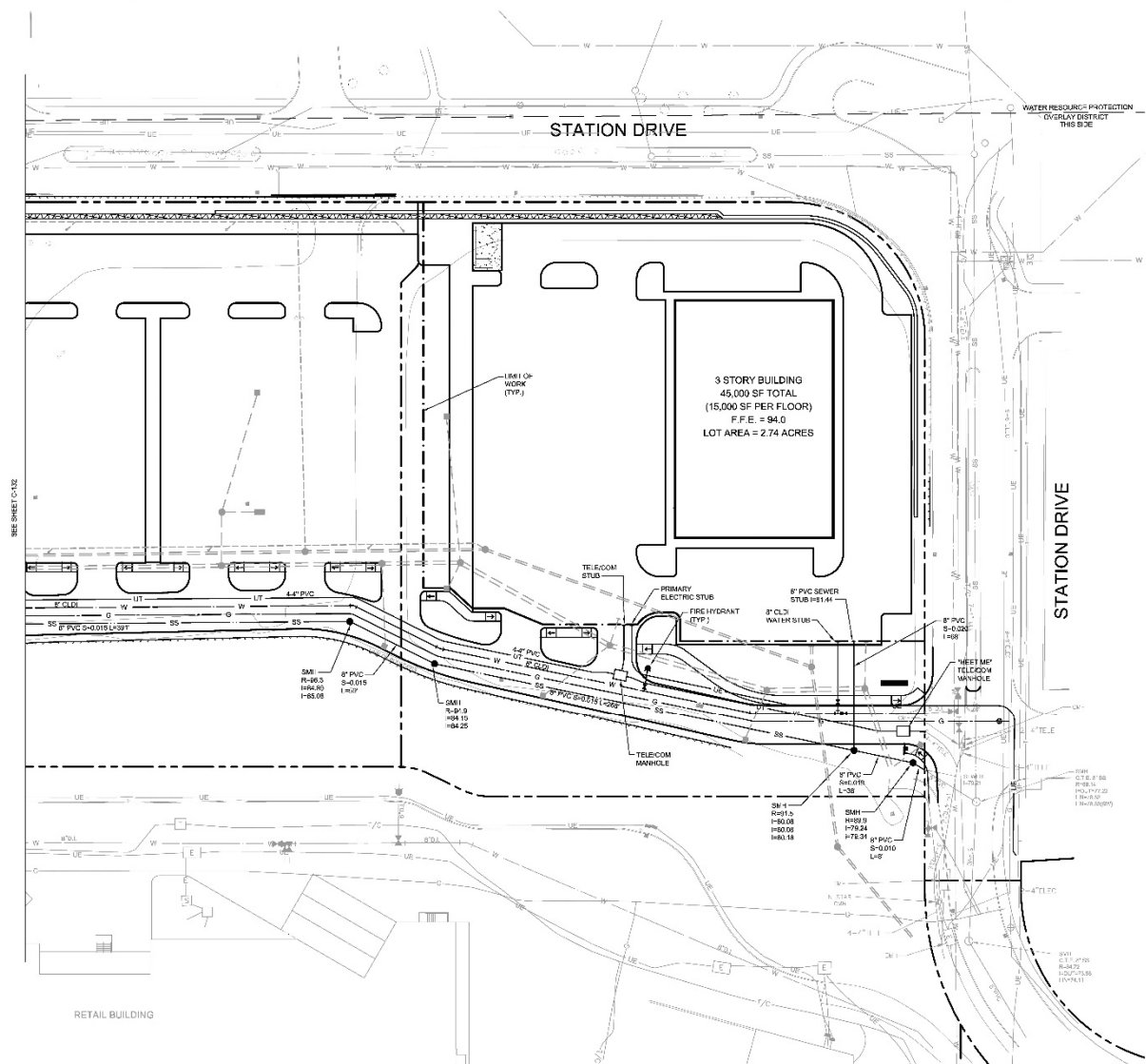
Project No: 1433R6-11000  
 Designer By: N.H.C.  
 Checker By: T.A.B./J.L.H.  
 N.H.C.

**C-132**

Proposed Office - 400 Station Drive  
 Utility Plan

UNIVERSITY DESIGN PARTNERS  
 University Station - Proposed Office - PDR Submittal  
 400 Station Drive  
 Downtown University Station  
 Mixed Development Plan





SHIFF | MERK

C-131 C-132 C-133

NOT TO SCALE

**TETRA TECH**

www.tetra-tech.com  
 10000 University Blvd  
 Suite 1000, WA 98178  
 Phone: (206) 765-2207 Fax: (206) 765-2201

MARK	DATE	DESCRIPTION	BY
1	2/20/18	PER TILING	J.L.P.
2	4/10/18	REVISED PER ILMAS - RM1	T.A.B.

DCM UNIVERSITY STREET PHASE 1  
 10000 University Blvd, Suite 1000, WA 98178  
 Project Area of the University Station  
 Master Development Plan

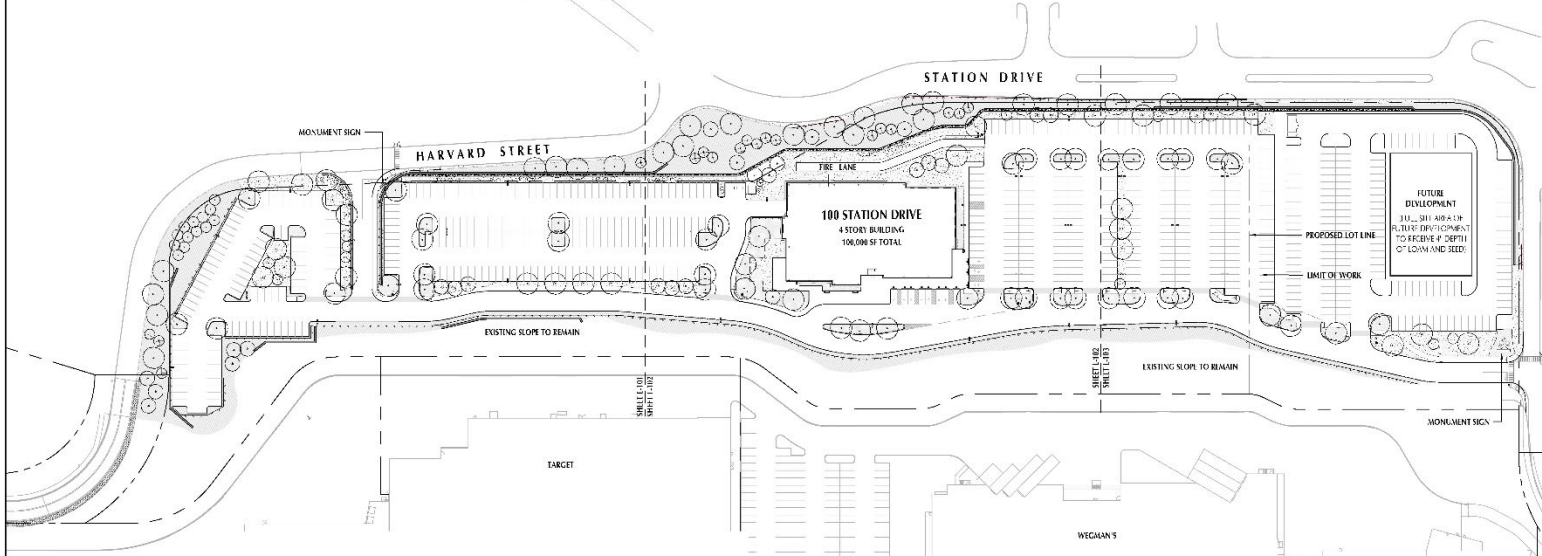
Proposed Office - 100 Station Drive  
 Utility Plan

Project No: 143 9809 - RM1  
 Designed By: RM1  
 Drawn By: T.A.B., J.L.P.  
 Checked By: N.H.C.

**C-133**

39

**Shadley Associates**  
 Landscape Architects  
 1000 Massachusetts Avenue  
 Cambridge, MA 02139  
 Tel: 617.452.2000  
 Fax: 617.452.2001  
 www.shadley.com



**LANDSCAPE NOTES:**

- WORKING CONDITIONS AND PROPOSED CONDITIONS DOWDALLS ROADWAY, PARKING, LIC. 000168, PROJECT SHEET 1000 HAS, JUNE 2014, PLANS AND ALL WORK TO BE BY THE CONTRACTOR. CONTRACTOR TO VERIFY THE DRAWINGS AND REPORT ANY DISCREPANCIES WITH THE LANDSCAPE PLANS TO THE LANDSCAPE ARCHITECT PRIOR TO FIELDWORK, TRIMMING AND BEFORE ANY CONSTRUCTION.
- THE CLEANING OF CATCH BASIN SUMPS IS REQUIRED FOLLOWING CONSTRUCTION, AS IS ACCORDING TO ANY OPERATIONS AND MAINTENANCE MANUALS, THE OFFICIAL CANNED PROJECT AND THE DEVELOPER'S MANUAL.
- THE USE OF CONSTRUCTION MACHINERY IS RESTRICTED TO THE AREAS SHOWN ON THE PLAN.
- STAMPED COLORED ASPHALT TO MATCH EXISTING WITHIN DEVELOPMENT, TO BE STREET PATTERN 18" TO OFFSET BRICK PATTERNS WITH BRIDGE COLORED STREET CONDUCT SURFACING AS MANUFACTURED BY HUSO SURFACE SYSTEMS.
- EXISTING SLOPE TO REMAIN TO BE MAINTAINED THROUGHOUT THE CONSTRUCTION, AND DANGEROUS PLANTS TO BE REPLACED IN KIND.
- GOVT AND OTHER AGENCY EXISTING UTILITIES PRIOR TO PLANTING AND REPORT ANY CONFLICTS TO THE OWNERS REPRESENTATIVE IMMEDIATELY.
- ALL NEW PLANT MATERIAL SHALL CONFORM TO THE MINIMUM GUIDELINES ESTABLISHED FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. IN ADDITION, ALL NEW PLANT MATERIAL FOR THE PROJECT SHALL BE OF SPECIFIED QUALITY:
- ALL NEW WOODY STEEM PLANTS SHALL BE Balled and Rooted or Container Grown, UNLESS OTHERWISE NOTED ON THE PLANT LIST.
- THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON THE DRAWINGS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE NUMBER OF PLANTS SHOWN ON THE PLANTING PLAN AND THE NUMBER OF PLANTS IN THE PLANT LIST, TO PLAN THE PLANTING AND TO REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY.
- NO PLANT MATERIAL SHALL BE PLANTED WITHOUT THE PROPER ACCEPTANCE OF SOIL OR SOIL CONDITION. PLANTS SHALL BE PLANTED AT THE SAME RELATIONSHIP TO FINISHED GRADE AS THEY WOULD BE PLANTED TO FIELD. GRADE ERROR SHALL BE CORRECTED IN THE NURSERY PRIOR TO PLANTING. REMOVE THE TOP OF THE BURLAP AND CONTAINER THAT PLANT ROOT SYSTEMS ARE NOT COVERED BY SOIL FROM THE NURSERY.
- NATIVE SEED MIX TO 2" DEPTH, CONTROL RESTORATION SEED MIX FOR DIRT STEP BY NEW ENGLAND WETLAND PLANTS OR A 90% DIRT MIX.
- ALL AREAS TO BE SEEDDED BY CONSTRUCTION OPERATIONS ARE TO BE SEEDDED WITH THE SEED MIX TO BE LOANED AND SEEDS AS SPECIFIED, UNLESS OTHERWISE DIRECTED BY THE OWNERS REPRESENTATIVE.
- ALL AREAS TO BE SEEDDED SHALL RECEIVE SOIL PREPARATION AS SPECIFIED PRIOR TO SEEDING, UNLESS OTHERWISE NOTED ON THE PLANS.
- ALL NEW PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR FOR ONE YEAR FROM DATE OF INSTALLATION ACCEPTANCE OF THE PROJECT.
- SEE THE PROTECTION SPECIFICATIONS FOR EXTENSIVE AREAS TO BE REVEGETATED (DETAIL 11-14) - BURNOUT OR TO BE REVEGETATED BY CONTRACTOR ON DESIGN-BUILD BASIS.

REV.	DESCRIPTION	DATE

STAMP:  
  
 UNIVERSITY STATION  
 PHASE II  
 100 STATION DRIVE

UNIVERSITY STATION  
 Phase II  
 100 Station Drive

PDR FILING  
 NOT FOR CONSTRUCTION

SA PROJECT NUMBER:  
 100-1000

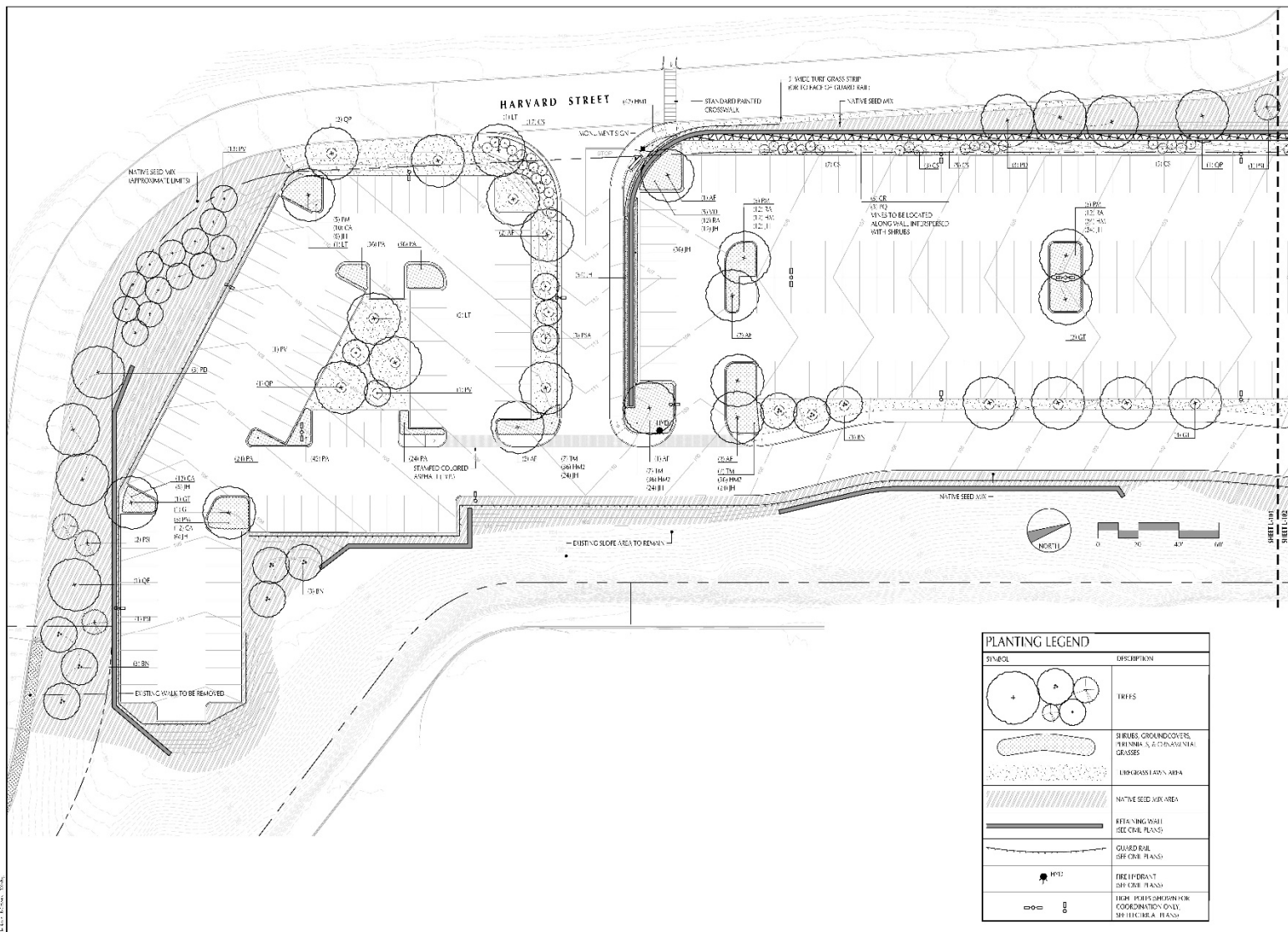
SCALE:  
 DRAWING BY: SHADLEY/JS  
 REVISED BY: SHADLEY/JS

DATE:  
 FEBRUARY 20, 2019

SHEET TITLE:  
 LANDSCAPE PLAN

SHEET NUMBER:  
**L-100**

1000-100-1000



Shadley Associates  
 1000 University Avenue, Suite 200  
 Cambridge, MA 02138  
 (617) 452-2200  
 www.shadley.com

REVISIONS

NO.	DATE	DESCRIPTION



University Station  
 Phase II  
 100 Station Drive

PDR FILING  
 NOT FOR CONSTRUCTION

SY PROJECT NUMBER:  
 1505-2009  
 SCALE:  
 1" = 20'  
 DRAWN BY:  
 SW/RS/PJS  
 REV. LEVEL BY:  
 PJS/PJS

DATE:  
 FEBRUARY 22, 2010

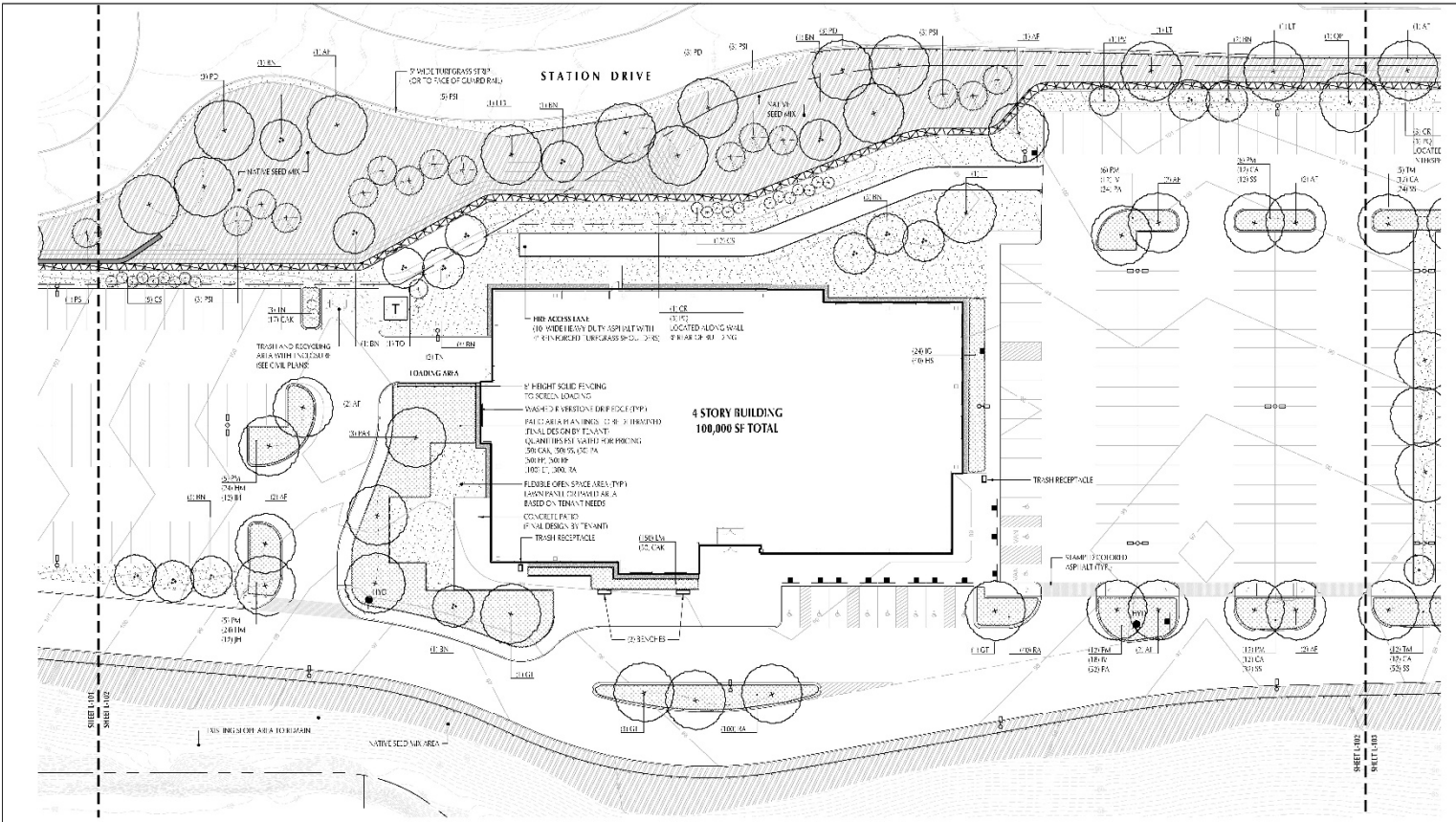
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 PLANTING PLAN 1

SHEET NUMBER:

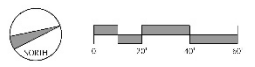
L-101

PLANTING LEGEND	
SYMBOL	DESCRIPTION
	TREES
	SHRUBS, GROUNDCOVERS, PERENNIALS, & TRANSIENTAL GRASSES
	LAWN GRASS LAWNS AREA
	NATIVE SEED MIX AREA
	RETAINING WALL (SEE CIVIL PLANS)
	GUARD RAIL (SEE CIVIL PLANS)
	TREE PIT (SEE CIVIL PLANS)
	HIGH PRESSURE WASHING COORDINATES ONLY (SEE CIVIL PLANS)

S. L. & S. L. ASSOCIATES, INC.



PLANTING LEGEND	
SYMBOL	DESCRIPTION
	TREES
	SHRUBS, GROUND COVERS, PERENNIALS & ENVIRONMENTAL PLANTS
	TURF GRASS LAWN AREA
	NATIVE SEED AREA
	RETAINING WALL (SCORE PLANS)
	CURBED AREA (SCORE PLANS)
	HIGH VOLTAGE ELECTRICAL PLANS
	LIGHT POLES (SMOKE) FOR COORDINATION ONLY. SEE ELECTRICAL PLANS.



Shadley Associates  
 1111 North Main Street, Suite 200  
 Raleigh, NC 27601  
 Phone: 919.876.1111  
 Fax: 919.876.1112  
 www.shadley.com

REVISIONS	
NO.	DESCRIPTION



University Station  
 Phase II  
 100 Station Drive

PDR FILING  
 NO. FOR CONSTRUCTION

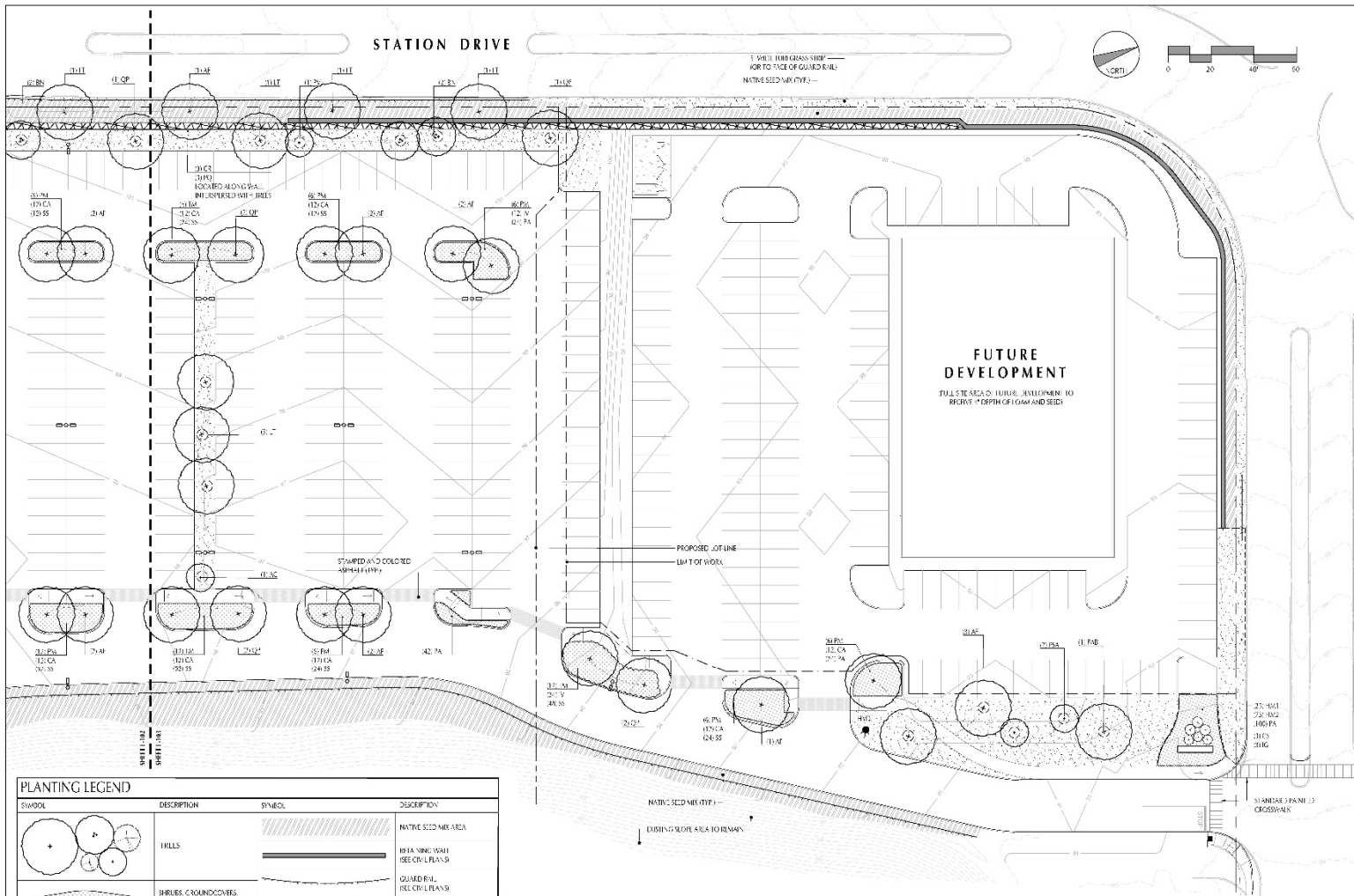
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 CHECKED BY: JPS/JPS  
 DATE:  
FEBRUARY 23, 2009  
 SHEET TITLE:

PLANTING PLAN 2

SHEET NUMBER

L-102

PLANTING PLAN 2



SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	TREES		NATIVE SEED MIX AREA
	ERECTING SIGN (SEE CIVIL PLAN)		GULCHED RAIL (SEE CIVIL PLAN)
	SHRUBS, CRANDCOVERS, PERENNIALS, & ORNAMENTAL GRASSES		LIGHT POLES (SEE CIVIL PLAN)
	TURFGRASS LAWN AREA		COORDINATION ONLY (SEE ELECTRICAL PLAN)

**Sharley Associates**  
 1100 University Station Drive  
 University Station, TX 76798  
 (817) 499-1100

NO.	DATE	DESCRIPTION



**University Station  
Phase II**  
 100 Station Drive

**PDR FILING**  
 NOT FOR CONSTRUCTION

SA PROJECT NUMBER:  
005-1000

SCALE: 1" = 20'

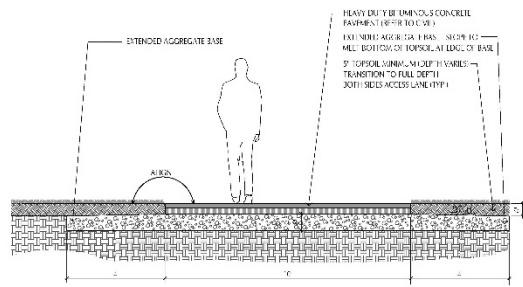
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CHECKED BY: JSS / JSS

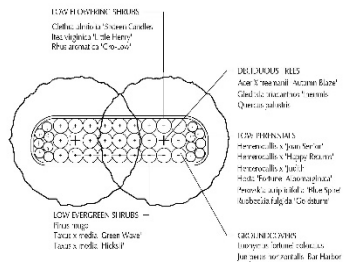
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SHEET TITLE:  
**PLANTING PLAN 3**

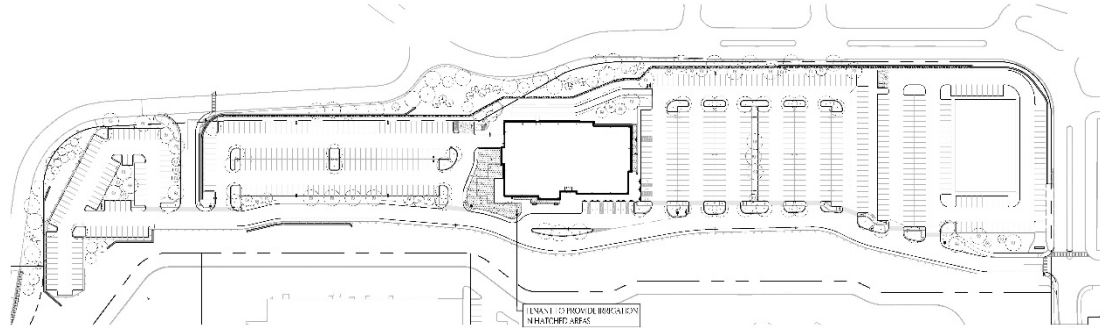
SHEET NUMBER:  
**L-103**



2 BITUMINOUS CONCRETE EMERGENCY ACCESS LANE WITH REINFORCED TURFGRASS EDGES  
SCALE: 1/4" = 1'-0"



3 REPRESENTATIVE ISLAND PLANTING  
SCALE: 1" = 10'-0"



1 IRRIGATION DIAGRAM  
SCALE: 1" = 30'

REPRESENTATIVE PLANTING SCHEDULE (FINAL SELECTION TO BE DETERMINED AT CD PHASE)

SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
<b>DECIDUOUS SHADE TREES</b>					
AT	39	Acer Freemanii 'Satan's Blaze'	Autumn Blaze Red Maple	22' - 37' CAL	
GT	15	Geukensia laevis 'Green Jewel'	Thornless Honeylocust	22' - 37' CAL	
LI	14	Liriodendron tulipifera	Yellow Poplar	24' - 37' CAL	
PD	1	Prunella coccinea 'Bloodstone'	Lawson Cherry	22' - 37' CAL	
RO	15	Rosa rugosa	Eden Rose	22' - 24' CAL	
Q*	12	Quercus palustris	Pin Oak	24' - 37' CAL	
<b>ORNAMENTAL TREES</b>					
AC	1	Aspidistra elatior	Shield-like Spider Plant	8' - 10' HT.	
EL	27	Elm 'Sage' Heritage	Heritage Elm Tree	10' - 17' HT.	
SA	3	Prunella coccinea 'Autumnal'	Autumnal Flowering Lawson Cherry	8' - 10' HT.	
SC	17	Prunella coccinea	Cherry Cherry	8' - 10' HT.	
<b>EVERGREEN TREES</b>					
NO	18	Pinus strobus	Eastern White Pine	8' - 10' HT. SINGLE LEADER	
TC	1	Thuja occidentalis 'Emerald Green'	Emerald Arborvitae	8' - 10' HT.	10' O.C.
TN	5	Thuja occidentalis 'Sipex'	Dark American Arborvitae	6' - 8' HT.	
<b>SHRUBS</b>					
CA	154	Calluna heisteria 'Savon Candies'	Savon Candies Sarawak Sweet	12' - 24' T.	
CE	51	Coreopsis grandiflora 'Avalanche'	Avalanche Coreopsis	2' - 3' HT.	3' O.C. AT MID-SPAN
CS	37	Coreopsis grandiflora 'Sunburst'	Sunburst Coreopsis	2' - 3' HT.	3' O.C. AT MID-SPAN
W	66	Asplenium platyneuron	Large Rock Fern	18" - 24" HT.	#3 CONT.
FD	114	Phlox paniculata	Phlox	18" - 24" HT.	#3 CONT.
GA	477	Geranium 'Blue Bird'	Blue Bird Geranium	12" - 18" HT.	#3 CONT.
TU	20	Thuja occidentalis 'Green Suede'	Green Suede Tree	24" - 32" HT.	
VO	5	Viburnum dentatum 'Blue Chip'	Blue Chip Viburnum	24" - 32" HT.	
<b>PERENNIALS, ORNAMENTAL GRASSES, GROUND COVERS, AND VINIS</b>					
SAK	117	Salvia nemorosa 'Savon Candies'	Savon Candies Salvia	1' CAL.	10' O.C.
CR	7	Coreopsis grandiflora	Coreopsis	1' CAL.	
ET	100	Euphorbia corollata	Spreading Euphorbia	4" POT.	12" O.C.
FR	30	Festuca ovina 'Blue Star'	Blue Star Fescue	1' CAL.	24" O.C.
HA	84	Hemerocallis 'Happy Returns'	Happy Returns Day Lily	1' CAL.	24" O.C.
HL	67	Hemerocallis 'Happy Returns'	Happy Returns Day Lily	1' CAL.	24" O.C.
HL	81	Hemerocallis 'Jolly'	Jolly Day Lily	1' CAL.	24" O.C.
IS	6	Impatiens 'Blue Bird'	Blue Bird Impatiens	1' CAL.	24" O.C.
JR	212	Juncus communis 'Savon Candies'	Savon Candies Juncus	1" - 1.5" SP.	12" O.C.
LB	150	Lupinus 'Blue Bird'	Blue Bird Lupine	4" POT.	12" O.C.
PA	448	Phlox paniculata 'Savon Candies'	Savon Candies Phlox	1' CAL.	12" O.C.
QJ	3	Quercus laevis	White Oak	1' CAL.	
RF	20	Rudbeckia hirta 'Goldensun'	Black-eyed Susan	1' CAL.	24" O.C.
SB	232	Salvia nemorosa 'Savon Candies'	Savon Candies Salvia	1' CAL.	24" O.C.

Shadley Associates  
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1100 University Station Drive, Suite 100  
University Station, NC 27599  
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REVISIONS

NO.	DATE	DESCRIPTION
1	05/11/2010	ISSUED FOR PERMIT
2	05/11/2010	ISSUED FOR CONSTRUCTION



University Station  
Phase II  
100 Station Drive

PDR FILING  
NOT FOR CONSTRUCTION

SA PROJECT NUMBER:  
18024-0000

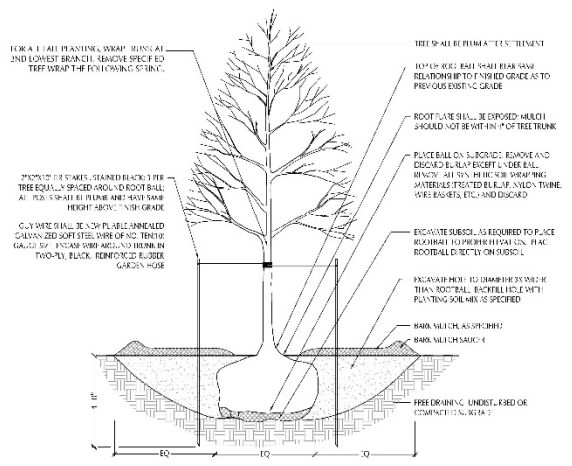
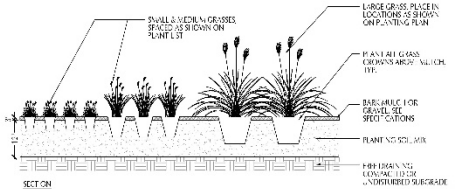
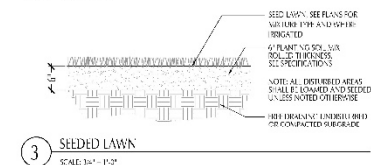
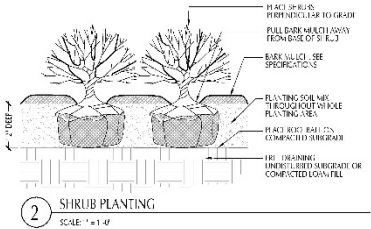
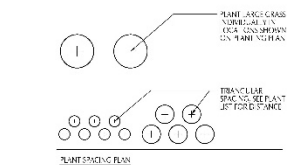
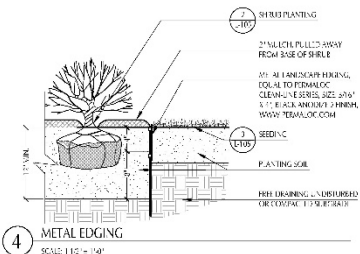
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REVIEWED BY: JPC/TPS

DATE: FEBRUARY 23, 2010  
SHEET TITLE:

LANDSCAPE DETAILS

SHEET NUMBER:

L-104



11/20/10 10:00 AM

**Shadley Associates**  
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 Suite 1000  
 Houston, TX 77055  
 Phone: 713.865.1111  
 Fax: 713.865.1112  
 www.shadley.com

REVISION	
NO.	DESCRIPTION
1	ISSUED FOR CONSTRUCTION



University Station  
 Phase II  
 100 Station Drive

PDR FILING  
 NOT FOR CONSTRUCTION

SA PROJECT NUMBER:  
 1005-1000

SCALE: AS NOTED  
 DRAWN BY: SWS/STC  
 REVIEWED BY: JES/MS

DATE: 11/20/10 10:00 AM

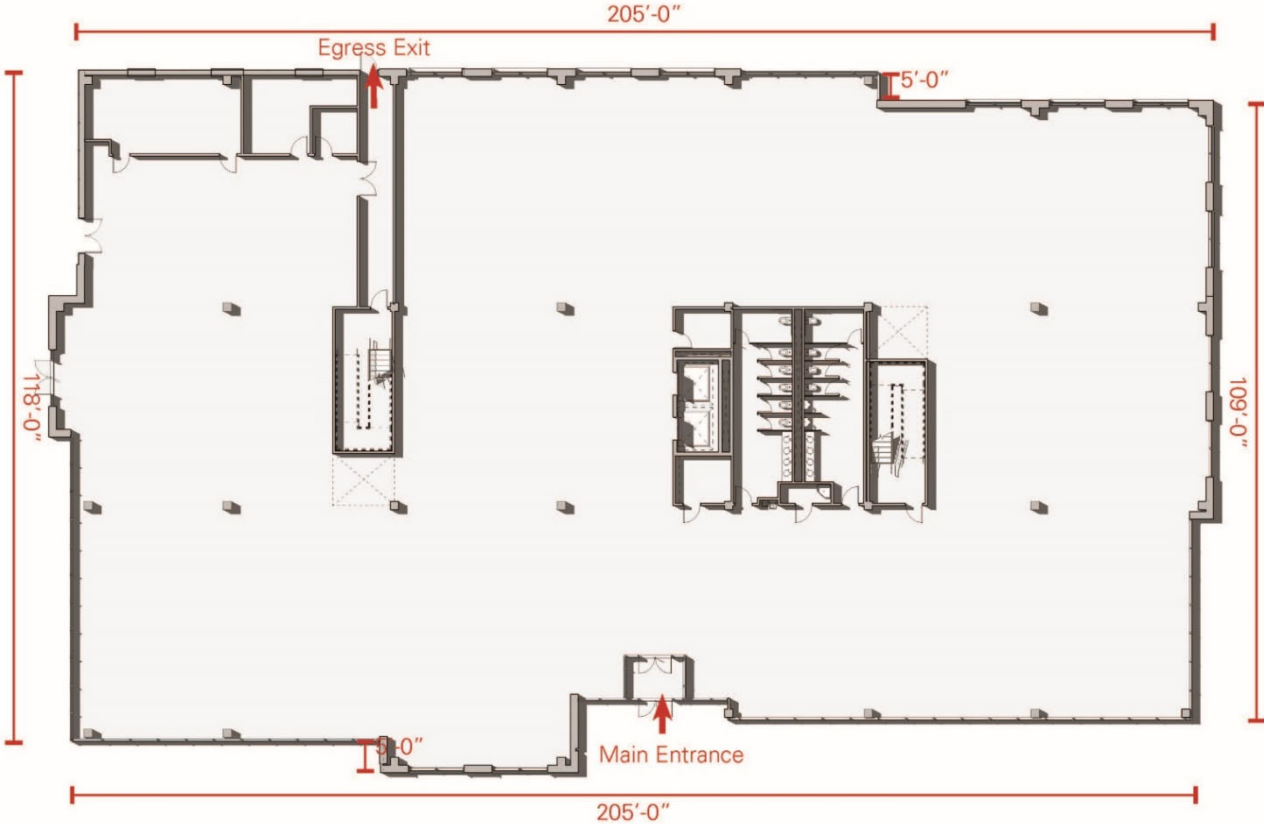
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 LANDSCAPE DETAILS

SHEET NUMBER:

**L-105**

# First Floor Plan

LEVEL 1

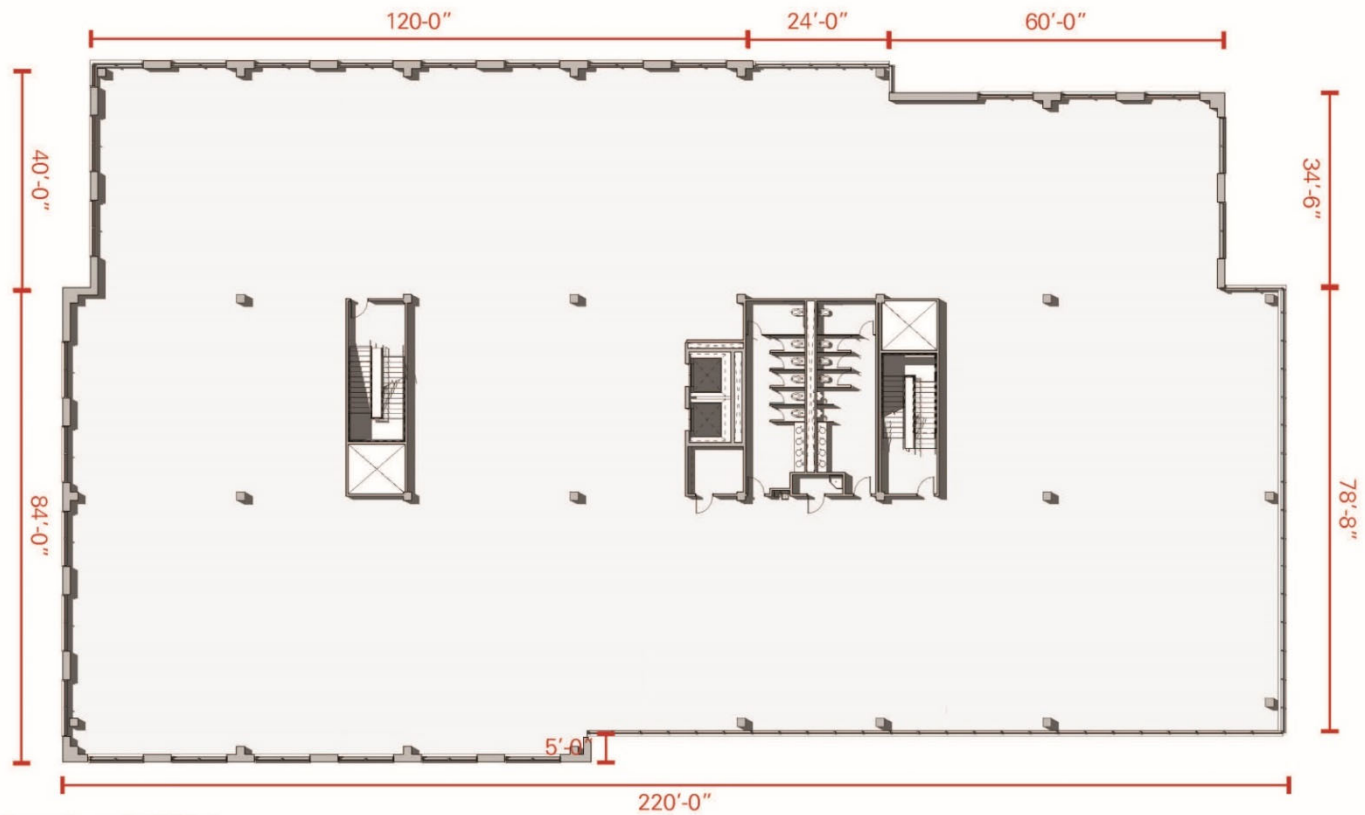


Gross Area: 23,500 sf



# Typical Floor Plan (2-4)

LEVELS 2-4



Gross Area: 25,500 sf



# Prospective View of East Facade





# Prospective View of South Facade



# Prospective View of Northwest Corner Facade





# Prospective View of Northeast Corner Facade



# Prospective View of Main Entry





# Prospective View of Northeast Entrance

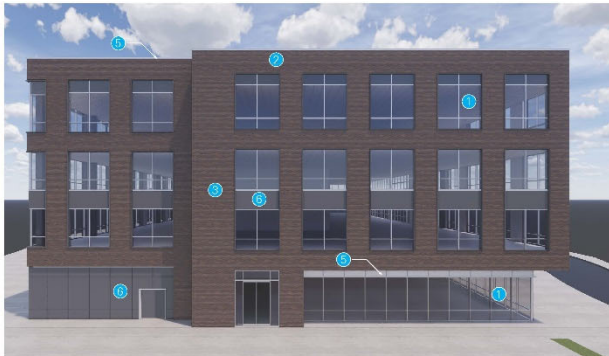




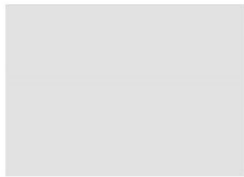
# Prospective View of Cantilever Corner



# Materials



**1 High Performance Glass Panel**  
Viracon  
1" VF1-2M



**2 Spandrel Glass Panel**  
Viracon  
1" VE1 2M Insulating HS/HS Spandrel



**3 70% Bedlands Blend/ 30% Toasted Fine Arts Blend**  
Sioux City Brick  
Gixul - Platinum



**4 Copper Penny Metal Panel**  
Reynobond



**5 Titanium Metal Panel**  
Reynobond



**6 Pewter Metal Panel**  
Reynobond



# Rendered Elevations



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION