

**CITY OF SOMERVILLE PLANNING BOARD APPLICATION**

**REVISION TO LANDSCAPE PLANS PREVIOUSLY FILED ON MARCH 24, 2023**

APPLICANT: Somerbridge Hotel LLC

SUBJECT PROPERTY: 1 McGrath Highway, Somerville, Massachusetts

CASE NUMBER: P&Z 21-028

The Applicant is replacing the previously submitted file entitled “McGrath Hwy 1 - Landscape Plans - 2023 03 24” with this new file entitled “McGrath Hwy 1 - Landscape Plans - 2023 04 03” to make the following changes:

- Add Memorandum dated March 31, 2023 from Allen & Major responding to questions and comments from the Public Space and Urban Forestry Division
- Revise the following Sheets in the file as referenced in said March 31, 2023 Memorandum:
  - o Green Score Calculation
  - o Green Score Figure
  - o Sheet C-5A

March 31, 2023

**To:** Emily Hutchings, AICP - Planner  
Planning, Preservation, & Zoning Division  
Mayor's Office of Strategic Planning &  
Community Development  
93 Highland Ave  
Somerville, MA 02143

**A&M Project #:** 1362-16  
**Re:** Somerbridge Hotel  
1 McGrath Highway  
Somerville, MA  
P&Z 22-026, P&Z 21-028

**Copy:**

Dear Ms. Hutchings:

On behalf of our client, Somerbridge Hotel LLC, Allen & Major Associates Inc. (A&M) would like to provide responses, summarized below as related to a peer review email prepared by City of Somerville dated March 29, 2023.

The responses to the comments are shown below in **bold** preceded by the original comment shown in *italics*.

*20230328 PSUF ck - Juniperus virginiana cultivar 'Talyor' does not have the same height and spread as the straight species Juniperus virginiana. Juniperus virginiana 'Talyor' does not meet the large tree definition of 30 ft or more in expected mature height.*

**A&M Response: The Juniperus virginiana cultivar 'Talyor' has been replaced with the straight species for the location atop the existing retaining wall. Additionally, the number to specimens at this location has been reduced to provide appropriate spacing for the larger mature specimen trees.**

*20230328 PSUF ck - Minimum green score is still not met due to Juniperus virginiana 'Taylor' not qualifying as a large tree and cannot be counted as large on the score sheet. Applicant must revise the planting design and score card to demonstrate full green score compliance*

**A&M Response: The green score has been updated to reflect the change and quantity of specimen trees and illustrates compliance with the Green Score.**

Very Truly Yours,  
**ALLEN & MAJOR ASSOCIATES, INC.**



Michael A. Malynowski, PE  
Senior Project Manager

March 24, 2023

**To:** Emily Hutchings, AICP - Planner  
Planning, Preservation, & Zoning Division  
Mayor's Office of Strategic Planning &  
Community Development  
93 Highland Ave  
Somerville, MA 02143

**A&M Project #:** 1362-16  
**Re:** Somerbridge Hotel  
1 McGrath Highway  
Somerville, MA  
P&Z 22-026, P&Z 21-028

**Copy:**

Dear Ms. Hutchings:

On behalf of our client, Somerbridge Hotel LLC, Allen & Major Associates Inc. (A&M) would like to provide responses, summarized below as related to a peer review email prepared by City of Somerville dated March 1, 2023.

The responses to the comments are shown below in **bold** preceded by the original comment shown in *italics*.

*PSUF Response to items 1 & 2: 20230315 PSFU vb - Regarding the tree preservation ordinance, each vegetation clump likely has a combined DBH of 8 inches or more, and thus may be considered significant trees, depending on the species. However based on the condition and location of these clumps I will ask Malik Drayton, who reviews Tree Removal Applications, to issue an exemption to the Tree Removal Permit process. To whom should he issue the exemption?*

**A&M Response: The exception should be issued to "Somerbridge Hotel LLC c/o JAL Hospitality Design, LLC - 10 Cabot Road, Suite 209 - Medford, MA 02155"**

*20230320 PSUF ck - Applicant must submit a revised planting design that meets SZO 10.3.5.e Spacing. Ilex opaca must be planted 10' on center, not 5' on center as drawn in the plans GS-1, C-5A. All relevant submittal materials, including Green Score must incorporate any design modifications.*

**A&M Response: The Ilex Opaca have been replaced with Juniperus Virginiana 'Taylor' (Taylor Eastern Red Cedar). These will be maintained and clipped to keep the pyramidal shape and will support the current spacing as indicated on the plans. This species is also listed as a "large tree" on City of Somerville GreenScore Large Tree List and of sufficient size (2" caliper) to meet the criteria of a tree.**

*20230320 PSUF ck - Green Score will be re-evaluated once the spacing of Ilex opaca and planting design are updated.*

**A&M Response: The Green Score has been updated based on the large tree designations and removal of bonus trees.**

Very Truly Yours,  
**ALLEN & MAJOR ASSOCIATES, INC.**



Michael A. Malynowski, PE  
Senior Project Manager

March 10, 2023

**To:** Emily Hutchings, AICP - Planner  
Planning, Preservation, & Zoning Division  
Mayor's Office of Strategic Planning &  
Community Development  
93 Highland Ave  
Somerville, MA 02143

**A&M Project #:** 1362-16  
**Re:** Somerbridge Hotel  
1 McGrath Highway  
Somerville, MA  
P&Z 22-026, P&Z 21-028

**Copy:**

Dear Ms. Hutchings:

At the request of our client, Somerbridge Hotel LLC, Allen & Major Associates, Inc. conducted a field observation of the above-mentioned property for the purposes of verifying the presence of any vegetation that may be deemed a "significant tree" as described in the City of Somerville Tree Preservation Ordinance as subject to protection. As indicated in the ordinance, a *Significant Tree: Any living tree that is not an Invasive Plant and is 8 inches or more in DBH.*

The existing site consists of two lots located on McGrath Highway in Somerville and Monsignor O'Brien Highway in Cambridge, MA. Currently, both parcels are occupied by light commercial buildings with both parcels nearly entirely paved with no undisturbed green spaces. Several small existing landscape beds along the front perimeter of the buildings is all that this vegetated. An area within the Somerville city limits atop the existing retaining wall is the only area which is not paved, however until recent time was used as a construction staging area for the work being performed by the MBTA for the elevated trolley tracks to the north of the property.

Upon a recent field observation, several small clumps of woody vegetation were noticed atop the existing stone retaining wall. Although there were woody stalks which exceeded 10 feet in height, it was observed that the majority of the clumps had been cut-back as some point as evident by visible stumps with none of the remaining stems exceeding 8" in diameter. Below of several pictures showing the remaining stems.





In our professional opinion, this vegetation poses a threat to the structural integrity of the existing stone retaining wall as evident of roots and samplings protruding through the gaps in the existing stones. This vegetation is proposed to be removed and replaced with less evasive vegetation in the proposed conditions.

To conclude, as the existing site is nearly entirely paved and there is no evidence of any "significant tree" specimens or notable vegetation deemed worthy of protection, the preparation of a formal *"Tree Plan that identifies existing to trees remain and proposed trees for removal; include table with species, DBH, health condition, and tree protection details if any trees are to be saved"* is not warranted nor required.

Should there be any questions or comments regarding these observations, please contact our office.

Very Truly Yours,  
**ALLEN & MAJOR ASSOCIATES, INC.**



Michael A. Malynowski, PE  
Senior Project Manager

March 10, 2023

**To:** Emily Hutchings, AICP - Planner  
Planning, Preservation, & Zoning Division  
Mayor's Office of Strategic Planning &  
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Dear Ms. Hutchings:

On behalf of our client, Somerbridge Hotel LLC, Allen & Major Associates Inc. (A&M) would like to provide responses, summarized below as related to a peer review email prepared by City of Somerville dated March 1, 2023.

The responses to the comments are shown below in **bold** preceded by the original comment shown in *italics*.

*20230228 PSUF ck -- Applicant must submit a Tree Plan that identifies existing to remain and proposed trees for removal; include table with species, DBH, health condition, and tree protection details if any trees are to be saved).*

**A&M Response: As the existing site is fully developed with nearly the entire site covered by building or pavement, there are no existing trees that would be classified as "significant" per the City of Somerville definitions. Therefore, a separate Tree Plan has not been prepared. Please see accompanying observation letter.**

*20230228 PSUF vb -- Most trees are subject to the Tree Preservation Ordinance, please review the ordinance and contact trees@somervillema.gov <https://s3.amazonaws.com/somervillema.gov.if-us-east-1/s3fs-public/tree-preservation-ordinance.pdf>*

**A&M Response: As the existing site is fully developed with nearly the entire site covered by building or pavement, there are no existing trees that would be classified as "substantial" per the City of Somerville definitions. Therefore, a separate Tree Plan has not been prepared.**

*20230227 PSUF vb – Evergreen Tree Detail and Deciduous Tree Planting Detail – ensure that mulch does not touch the trunk of the tree. Mulch should remain at least 3 inches away from the trunk. Revise detail and resubmit.*

**A&M Response: The tree planting details have been updated as requested.**

*20230228 PSUF ck -- New trees must be min. 10 ft in height or 2 in caliper. Thuja O. 'Wintergreen,' Cornus florida, and Ilex opaca as scheduled does not meet this standard. Revise and resubmit.*

**A&M Response: The plans have been updated to ensure that any new trees meet the minimum requirements.**

*20230228 PSUF GS ck -- The applicant's green score shows a minimum passing score, however, there are numerous errors that need to be resolved to received Green Score sign off:*

*1. The applicant must identify the Key, Quantity, Botanical Name, Common Name, Min. Size, Spacing, and Comments in the Planting Schedule for the plants called out and quantified on the plans as "85 NW" and "100 JB." Revise and resubmit.*

**A&M Response: The planting schedule has been updated to include the two omitted plan designations.**

2. *The plant material the applicant is counting towards the 'Small Tree' credit does not meet the minimum landscaping standards for new trees. New trees must be at least (10) feet in height or two (2) inches in caliper when planted. Cornus florida is noted as a #3 pot sized shrub. Ilex opaca is noted as 3.5-4' ht. Revise and resubmit.*

**A&M Response: The plans have been updated to ensure that any new trees meet the minimum requirements. Additionally, the green score calculations have also been updated to more accurately calculate the green score utilizing large & small trees.**

3. *Many species on the plant list are lumped into the "Vegetation less than two (2) feet tall at maturity" credit that could be quantified under other credits with a higher multiplier value. It appears the landscape architect of record is not very familiar with the proposed plant's mature sizes and overall plant characteristics. PSUF recommends reevaluating the proposed species and how they match with the various credits under "Plants" and "Trees." Revise and resubmit.*

**A&M Response: The green score calculations have also been updated to more accurately calculate the green score utilizing individual large & small trees.**

4. *Bonus credit calculations are incorrectly calculated on the GreenScore sheet. Please refer to the Bonus Credits section, p 8, in the GreenScoreGuide (linked) for guidance. Revise and resubmit. [http://www.somervillezoning.com/wp-content/uploads/sites/2/2021/12/PSUGreenScoreGuide\\_v5.pdf](http://www.somervillezoning.com/wp-content/uploads/sites/2/2021/12/PSUGreenScoreGuide_v5.pdf)*

**A&M Response: The green score calculations have also been updated to more accurately calculate the green score utilizing individual large & small trees in both the standard calculations and bonus section. See sheet GS-1 for additional information.**

Very Truly Yours,  
**ALLEN & MAJOR ASSOCIATES, INC.**



Michael A. Malynowski, PE  
Senior Project Manager

Somerville Green Score

DIRECTIONS:

1. Enter the Lot Area in square feet to the right >>>

Area or Number

17,316

2. Enter the area in square feet or the number of landscape elements

Soils	
Landscaped area with a soil depth less than 24 inches (enter square feet)	
Landscaped area with a soil depth equal to or greater than 24 inches (enter square feet)	2,520
Pervious Paving with 6 to 24 inches of subsurface soil or gravel (enter square feet)	
Pervious Paving with more than 24 inches of subsurface soil or gravel (enter square feet)	
Groundcovers	
Turf grass, mulch, and inorganic surfacing materials (enter square feet)	24
Plants	
Vegetation less than two (2) feet tall at maturity (enter square feet)	1,106
Vegetation at least two (2) feet tall at maturity (enter number of individual plants)	61
Trees	
Small Tree (enter number of trees)	4
Large Tree (enter number of trees)	7
Preserved Tree (enter DBH)	
Engineered Landscape	
Vegetated Wall (enter square feet)	
Rain gardens, bioswales, and stormwater planters (enter square feet)	0
Green Roof with up to 6" of growth medium (enter square feet)	868
Green Roof with 6"-10" of growth medium (enter square feet)	
Green Roof of 10"-24" growth medium (enter square feet)	
Green Roof of over 24" growth medium	N/A
Possible Bonuses	
Publicly Visible Landscape	
Native Species	5,188
High Value Species	1,100
50% Irrigation from storm water	
Food cultivation	
De-paved lot area	

Sq Ft Credit				Multiplier	Weighted Area	Score Value
actual sq ft				0.3	0	0.0000
actual sq ft				0.6	1512.12	0.0873
actual sq ft				0.2	0	0.0000
actual sq ft				0.5	0	0.0000
actual sq ft				0.1	2.41	0.0001
actual sq ft				0.2	221.28	0.0128
12				0.3	219.6	0.0127
50				0.6	120	0.0069
450				0.6	1890	0.1091
65				0.8	0	0.0000
actual sq ft				0.1	0	0.0000
actual sq ft				1.0	0	0.0000
actual sq ft				0.1	86.8	0.0050
actual sq ft				0.4	0	0.0000
actual sq ft				0.6	0	0.0000
Calculate as if soils, groundcovers, plants, and trees						
actual sq ft				0.1	0	0.0000
actual sq ft				0.1	518.84	0.0300
actual sq ft				0.1	110	0.0064
actual sq ft				0.1	0	0.0000
actual sq ft				0.1	0	0.0000
actual sq ft				0.1	0	0.0000

% of  
Score

0.00%  
32.30% Landscape next to old Liquor Store parking area & top of existing retaining wall

0.00%  
0.05% Grass area next to old Liquor Store building

4.73%

4.69%

2.56%

40.38% Top of existing retaining wall

0.00%

0.00%

0.00%

1.85%

0.00% Green roof area @ lower level

0.00%

N/A

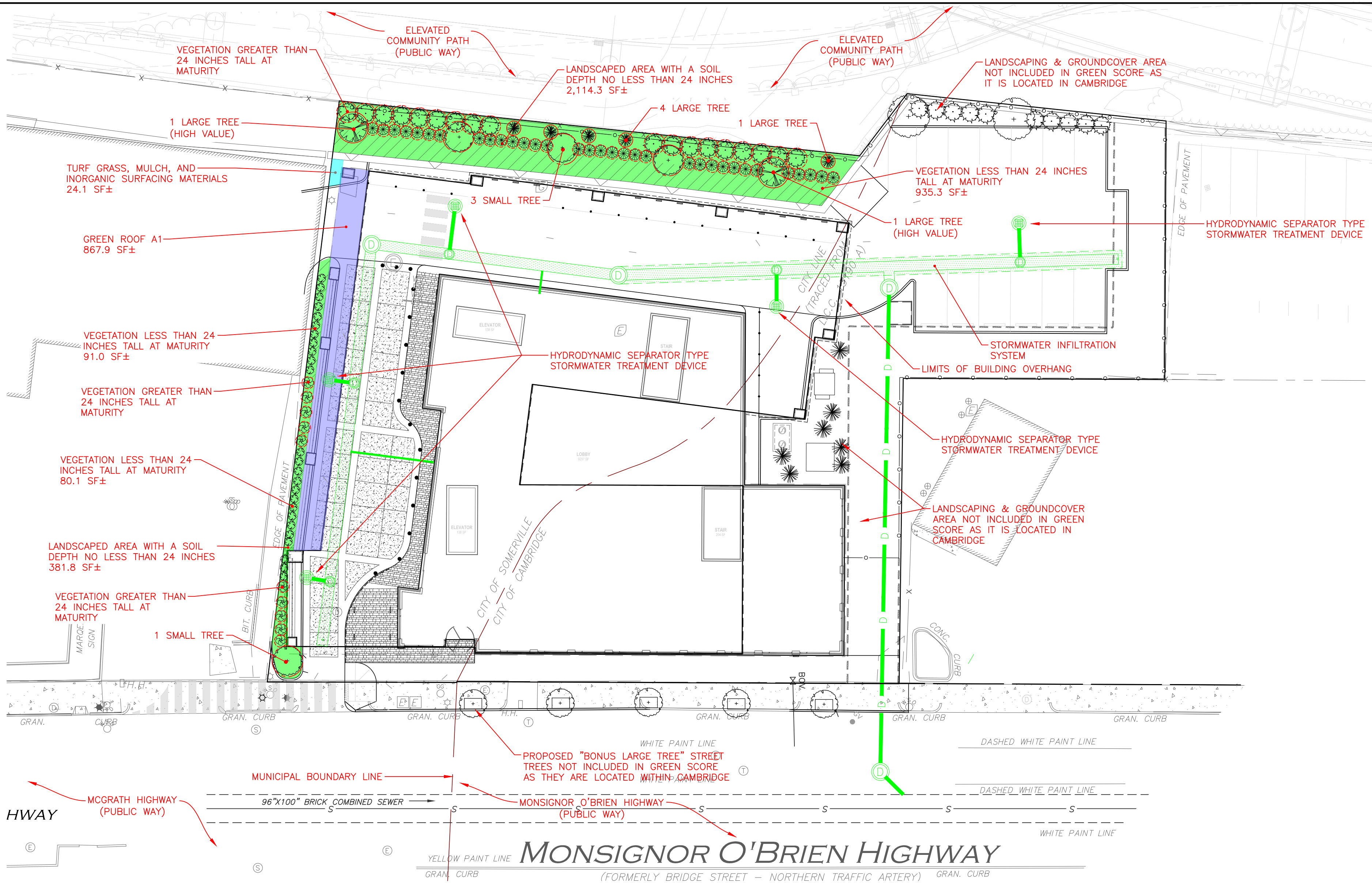
Landscape area next to Liquor Store & roof area

Green Score = 0.2703

Required Score:  
Target Score:  
Actual Green Score:

Green Score District Requirements			
NR & UR	MR3 & MR4	MRS, MR6, & HR	FAB, CC, CB, CI
0.35	0.25	0.20	0.20
0.40	0.3	0.25	-
0.270	0.270	0.2703	0.2703





DIRECTIONS:

1. Enter the Lot Area in square feet to the right >>>  
2. Enter the area in square feet or the number of landscape elements

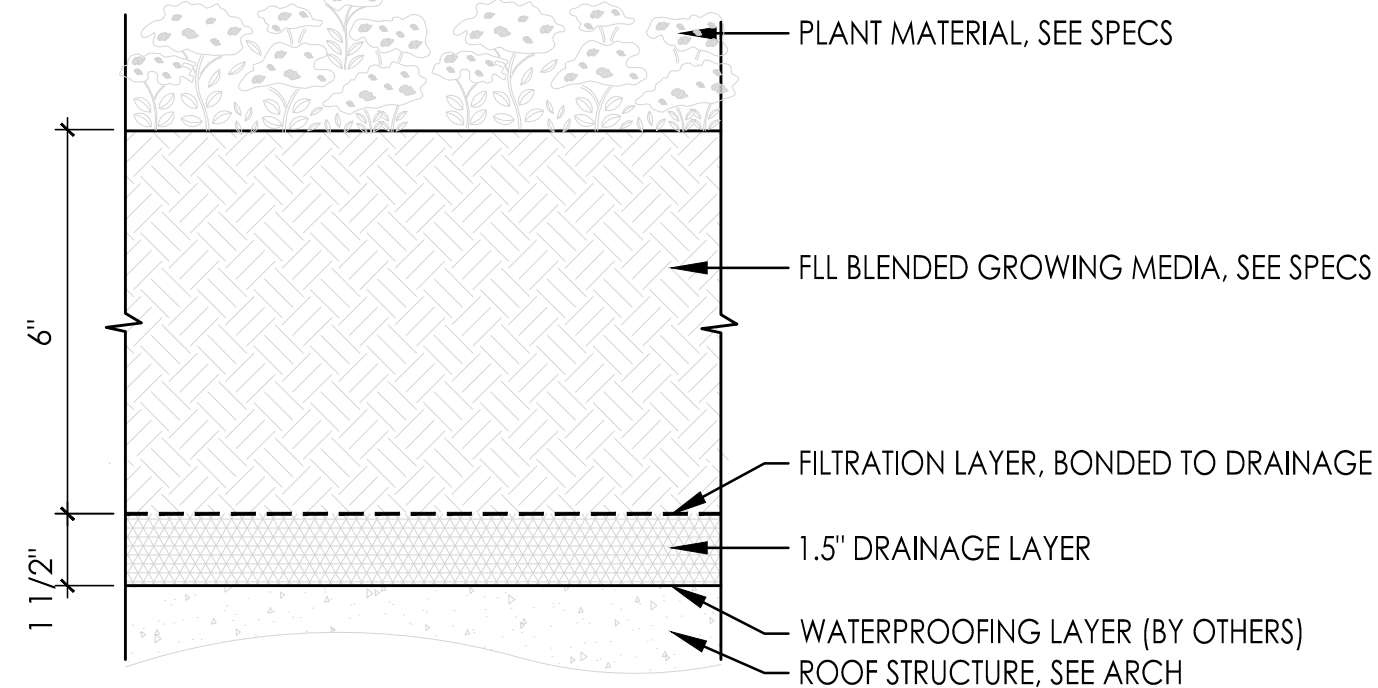
	Area or Number	Sq Ft Credit	Multiplier	Weighted Area	Score Value	% of Score
Landscaped area with a soil depth less than 24 inches (enter square feet)		actual sq ft	0.3	0	0.0000	0.00%
Landscaped area with a soil depth equal to or greater than 24 inches (enter square feet)	2,520	actual sq ft	0.6	1512.12	0.0873	32.30%
Pervious Paving with 6 to 24 inches of subsurface soil or gravel (enter square feet)		actual sq ft	0.2	0	0.0000	0.00%
Pervious Paving with more than 24 inches of subsurface soil or gravel (enter square feet)		actual sq ft	0.5	0	0.0000	0.00%
Turf grass, mulch, and inorganic surfacing materials (enter square feet)	24	actual sq ft	0.1	2.41	0.0001	0.05%
Vegetation less than two (2) feet tall at maturity (enter square feet)	1,106	actual sq ft	0.2	221.28	0.0128	4.73%
Vegetation at least two (2) feet tall at maturity (enter number of individual plants)	61	12	0.3	219.6	0.0127	4.69%
Small Tree (enter number of trees)	4	50	0.6	120	0.0069	2.56%
Large Tree (enter number of trees)	7	450	0.6	1890	0.1091	40.38%
Preserved Tree (enter DBH)		65	0.8	0	0.0000	0.00%
Vegetated Wall (enter square feet)		actual sq ft	0.1	0	0.0000	0.00%
Rain gardens, bioswales, and stormwater planters (enter square feet)	0	actual sq ft	1.0	0	0.0000	0.00%
Green Roof with up to 6" of growth medium (enter square feet)	868	actual sq ft	0.1	86.8	0.0050	1.85%
Green Roof with 6"-10" of growth medium (enter square feet)		actual sq ft	0.4	0	0.0000	0.00%
Green Roof of 10"-24" growth medium (enter square feet)		actual sq ft	0.6	0	0.0000	0.00%
Green Roof of over 24" growth medium	N/A	Calculate as if soils, groundcovers, plants, and trees				N/A
Publicly Visible Landscape		actual sq ft	0.1	0	0.0000	
Native Species	5,188	actual sq ft	0.1	518.84	0.0390	
High Value Species	1,100	actual sq ft	0.1	110	0.0064	
50% Irrigation from storm water		actual sq ft	0.1	0	0.0000	
Food cultivation		actual sq ft	0.1	0	0.0000	
De-paved lot area		actual sq ft	0.1	0	0.0000	

Green Score = 0.2703

Required Score:	NR & UR	MR3 & MR5	MR5, MR6, & HR	FAB, CC, CB, CI
Target Score:	0.40	0.3	0.25	0.20
Actual Green Score:	0.270	0.270	0.2703	0.2703

High Value Species				110	
Large Tree (enter number of trees)	2	450	0.1	90	0.0052
Small Tree (enter number of trees)	4	50	0.1	20	0.0012

Native Species				518.84	
Vegetation less than two (2) feet tall at maturity (enter square feet)	1,106	actual sq ft	0.1	110.64	0.0064
Vegetation at least two (2) feet tall at maturity (enter number of individual plants)	61	12	0.1	73.2	0.0042
Small Tree (enter number of trees)	4	50	0.1	20	0.0012
Large Tree (enter number of trees)	7	450	0.1	315	0.0182



NOTE:

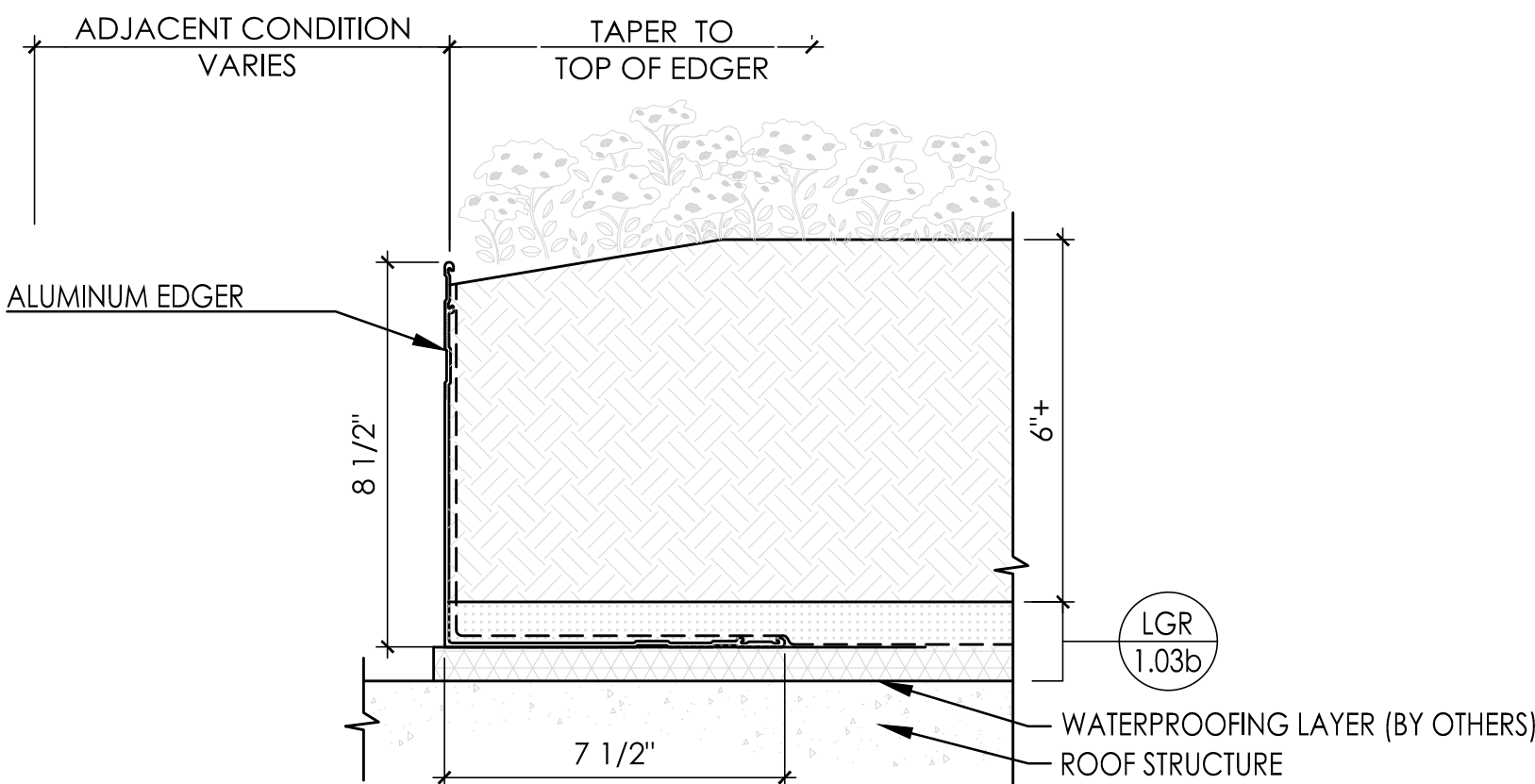
1. SYSTEM COMPONENTS ARE SHOWN AT NOMINAL SIZE. COMPRESSION WILL OCCUR AT RETENTION LAYER BASED ON AMOUNT (HEIGHT/VOLUME) OF GROWING MEDIA PLACED ON SYSTEM. MAXIMUM COMPRESSION 1/8" ±.



LGR1.03b

INTENSIVE LAYERED GREEN ROOF

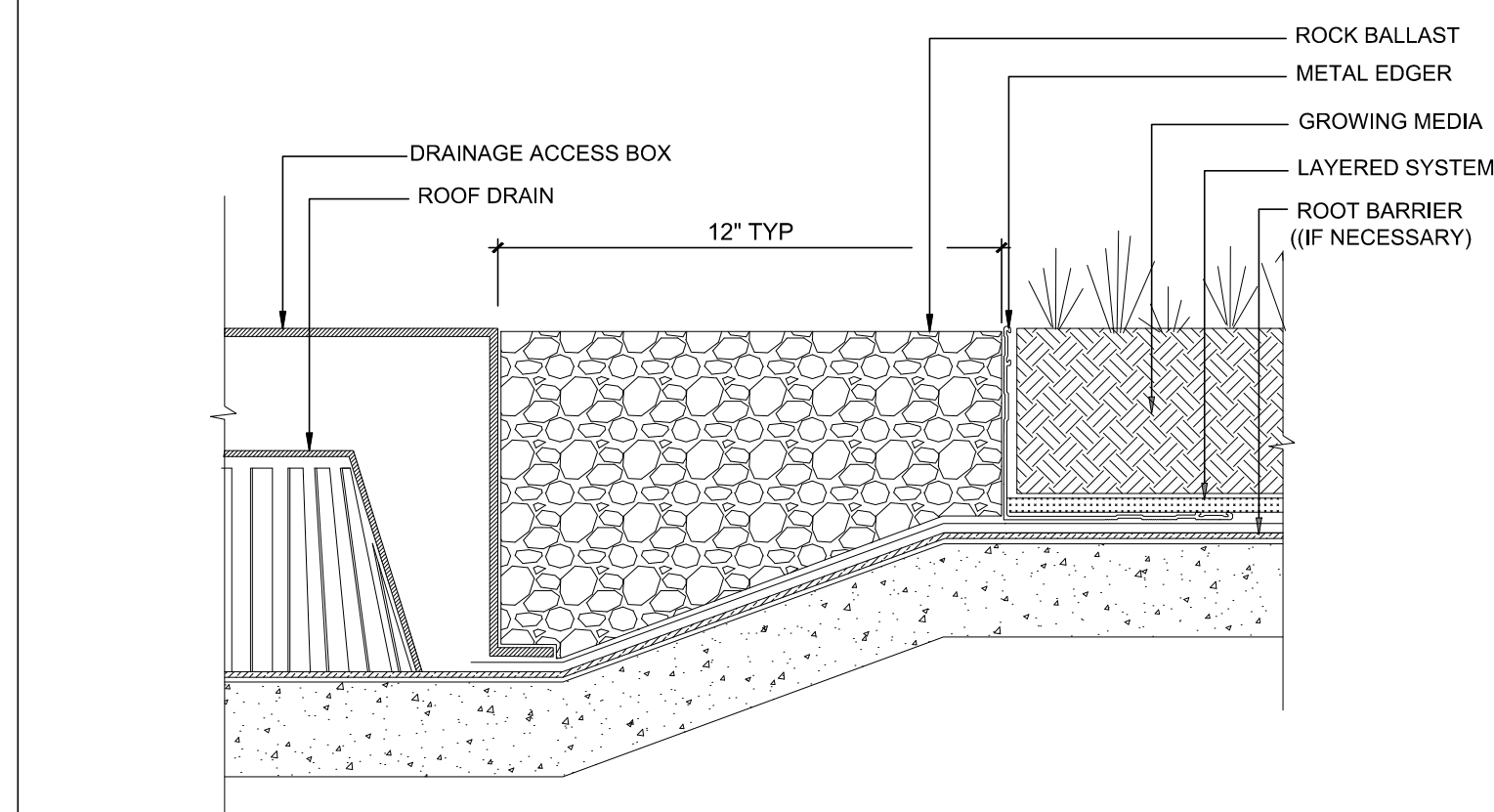
LAYERED SYSTEM	DETAIL SCALE: 3"=1'-0"	ISSUE DATE: 05/08/2014
Corporate Office: 79 SE Taylor Street, Suite 201 Portland, OR 97214 Telephone: (503) 327-8723 · www.columbia-green.com		



LGR5.05

METAL EDGER: 8.5" X 7.5"

LAYERED SYSTEM	DETAIL SCALE: 3"=1'-0"	ISSUE DATE: 05/08/2014
Corporate Office: 79 SE Taylor Street, Suite 201 Portland, OR 97214 Telephone: (503) 327-8723 · www.columbia-green.com		



LGR4.01

GREEN ROOF AT DRAIN

LAYERED SYSTEM	DETAIL SCALE: 3"=1'-0"	
Corporate Office: 79 SE Taylor Street, Suite 201 Portland, OR 97214 Telephone: (503) 327-8723 · www.columbia-green.com		

R:\PROJECTS\1362-16\CIVIL\DRAWINGS\CURRENT\1362-16\_LANDSCAPE.DWG

REV	DATE	DESCRIPTION
4	03-31-23	MISC. UPDATES PER CITY COMMENTS
3	03-23-23	MISC. UPDATES PER CITY COMMENTS
2	03-06-23	MISC. UPDATES PER CITY COMMENTS
1	10-19-22	MISC. UPDATES PER CITY COMMENTS

OWNER: SOMERBRIDGE HOTEL LLC  
c/o JAL HOSPITALITY DESIGN, LLC  
10 CABOT ROAD, SUITE 209  
MEDFORD, MA 02155

PROJECT: 199 ROOM DUAL BRAND HOTEL  
263 MONSIGNOR O'BRIEN HIGHWAY  
CAMBRIDGE, MA

1 McGRATH HIGHWAY  
SOMERVILLE, MA

PROJECT NO. 1362-16 DATE: NOVEMBER 5, 2021

SCALE: AS SHOWN DWG.: 1362-16 Landscape

DESIGNED BY: BCD CHECKED BY: MM

PREPARED BY:

**ALLEN & MAJOR ASSOCIATES, INC.**  
civil engineering • land surveying  
environmental consulting • landscape architecture  
www.allenmajor.com

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DRAWING TITLE: GREEN SCORE DIAGRAM

SHEET No. GS-1

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## LANDSCAPE REGULATIONS - CAMBRIDGE

REGULATION	ITEM	REQUIRED/ALLOWED	PROPOSED
17.152 TREE PLANTING	AT LEAST ONE STREET TREE, MIN. CAL. 3" SHALL BE LOCATED IN THE FRONT YARD ALONG MONSIGNOR O'BRIEN HIGHWAY, FOR EACH 25' OF FRONTAGE ON THE HIGHWAY	1 TREE PER 25' OF FRONTAGE 125' OF FRONTAGE = 5 TREES MIN	5 TREES MIN ALONG MONSIGNOR O'BRIEN HWY.
6.48 PARKING LANDSCAPING	A. AT LEAST 5% OF THE INTERIOR OF THE PARKING FACILITY SHALL BE LANDSCAPED.	MIN 5% INTERIOR OF PARKING AREA LANDSCAPED	6% AREA LANDSCAPED 470 SF LANDSCAPE
	B. EACH PLANTING AREA SHALL BE AT LEAST 25 SF IN AREA AND HAVE NO DIMENSION LESS THAN 5'.	PLANTING AREA MIN. 25 SF AND NO DIMENSION LESS THAN 5'	PLANTING AREA MIN. 25 SF AND NO DIMENSION LESS THAN 5'
	C. EACH PLANTING AREA SHALL CONTAIN AT LEAST 1 TREE AND THE FACILITY AS A WHOLE SHALL CONTAIN AT LEAST 1 TREE FOR EVERY 10 PARKING SPACES	MIN. 1 TREE PER 10 PARKING SPACES	3 TREES PROVIDED AT PARKING AREA
	D. TREES USED TO SATISFY PARKING LOT LANDSCAPING REQUIREMENTS SHALL BE A MIN. OF 3" CAL.	MIN. 3" CAL. TREES	MIN. 3" CAL. TREES

# LANDSCAPE REGULATIONS - SOMERVILLE

REGULATION	ITEM	REQUIRED/ALLOWED	PROPOSED
LANDSCAPING	AT LEAST 15% OF THE LOT AREA SHALL BE LANDSCAPED.	MIN 15% LOT AREA LANDSCAPED  LOT = 17,316 SF 15% = 2,597 SF MIN.	17.2% OF LOT IS LANDSCAPED 2,979 SF

## PLANTING SCHEDULE-TREES, SHRUBS, GROUNDCOVERS & PERENNIALS

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	MIN. SIZE	SPACING	COMMENTS
DECIDUOUS TREES						
QP	5	QUERCUS PALUSTRIS	PIN OAK	3-3.5" CAL.	AS SHOWN	B&B
BN	2	BETULA NIGRA	RIVER BIRCH	2-2.5" CAL.	AS SHOWN	B&B - MULTISTEM
PA	2	PLATANUS ACERIFOLIA 'BLOODGOOD'	BLOODGOOD LONDON PLANETREE	3-3.5" CAL.	AS SHOWN	B&B
EVERGREEN/FLOWERING TREES						
JVT	6	JUNIPERUS VIRGINIANA 'TAYLOR'	TAYLOR EASTERN RED CEDAR	2" CAL.	AS SHOWN	B&B - 6' + HT.
JV	5	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	2" CAL.	AS SHOWN	B&B - 6' + HT.
TO	28	THUJA O. 'WINTERGREEN'	WINTERGREEN ARBORVITAE	8-10' HT.	AS SHOWN	B&B
AC	4	AMELANCHEIR CANADENSIS	SERVICEBERRY	3-3.5" CAL.	AS SHOWN	B&B
SHRUBS						
KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	MIN. SIZE	SPACING	COMMENTS
CA	10	CORNUS SERICEA 'FIREDANCE'	FIREDANCE DOGWOOD	#5	AS SHOWN	POT
JB	100	JUNIPERUS HORIZONTALIS 'ANDORRA'	ANDORRA JUNIPER	#3	24" O.C.	POT
RA	14	RHUS AROMATICA 'GROW LOW'	GROW LOW SUMAC	#3	24" O.C.	POT
IG	26	ILEX GLABRA 'SHAMROCK'	INKBERRY	2'-2.5' HT.	AS SHOWN	POT
PERENNIALS/BULBS						
KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	MIN. SIZE	SPACING	COMMENTS
HH	52	HEMEROCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	#1	18" O.C.	STAGGERED
RF	85	RUBRUECKIA FULGIDA FULGIDA	BLACK EYED SUSAN	#1	18" O.C.	STAGGERED
PV	25	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	#2	18" O.C.	STAGGERED

## GENERAL NOTES

1. 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 MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
2. THE INFORMATION SHOWN ON THIS PLAN IS THE SOLE PROPERTY OF ALLEN & MAJOR ASSOCIATES, INC. ITS INTENDED USE IS TO PROVIDE INFORMATION. ANY ALTERATION, MISUSE, OR RECALCULATION OF INFORMATION OR DATA WITHOUT THE EXPRESSED, WRITTEN CONSENT OF ALLEN & MAJOR ASSOCIATES, INC. IS STRICTLY PROHIBITED.
3. THE CONTRACTOR SHALL CONTACT "DIGSAFE" AND THE TOWN OF CAMBRIDGE DPW AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST THE LOCATION OF THE EXISTING UTILITIES.

DIGSAFE: 1-800-344-7233

TOWN OF CAMBRIDGE DPW: 1-617-349-4800
4. WRITTEN DIMENSIONS ON THIS PLAN TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN THE EVENT OF A CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWINGS AND/OR SPECIFICATIONS OR CONDITIONS, THE ENGINEER SHALL BE NOTIFIED BY THE CONTRACTOR. ALL SITE ITEMS SHALL BE LAID OUT AND AS-BUILT BY A LICENSED LAND SURVEYOR.
5. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS AT THE SITE. THESE PLANS, PREPARED BY ALLEN & MAJOR ASSOCIATES, INC. DO NOT EXTEND TO OR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR THEIR EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK, OR THE OWNER'S EMPLOYEES, CUSTOMERS, OR THE GENERAL PUBLIC. THE SEAL OF THE ENGINEER AS INCLUDED IN THE PLAN SET DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PROVIDE THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), STATE, AND LOCAL REGULATIONS.
6. REFER TO ARCHITECTURAL PLANS FOR LIGHTING PROVIDED ON BUILDING.

#### LEGEND

- |                |  |
|----------------|--|
| DECIDUOUS TREE |  |
| FLOWERING TREE |  |
| EVERGREEN TREE |  |
| SHRUB          |  |
| PLANT KEY      |  |
| PLANT BED      |  |

SPRAY WITH WILT PROOF ACCORDING TO  
MANUFACTURERS INSTRUCTIONS IF FOLIAGE IS PRESENT

## LANDSCAPE NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITIES OF CAMBRIDGE, MA AND SOMERVILLE, MA SPECIFICATIONS.
2. PLANTING PLAN IS GRAPHIC IN NATURE. FINAL PLACEMENT OF PLANTS TO BE APPROVED BY THE LANDSCAPE ARCHITECT IN THE FIELD.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES, ANY PERMITTING AGENCIES, AND "DIG-SAFE"(1-888-DIG-SAFE) AT LEAST 72 HOURS IN ADVANCE OF ANY WORK THAT WILL REQUIRE EXCAVATION. CONTRACTOR SHALL NOTIFY THE OWNERS REPRESENTATIVE OF ANY CONFLICTS IN WRITING.
4. NO PLANT MATERIAL SHALL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA, ANY TREES NOTED AS "SEAL OR SELECTED SPECIMEN" SHALL BE TAGGED AND SEALED BY THE LANDSCAPE ARCHITECT.
5. ALL TREES SHALL BE BALLED AND BURLAPPED (B&B) UNLESS OTHERWISE NOTED OR APPROVED BY THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT.
6. CONTRACTOR SHALL VERIFY QUANTITIES SHOWN ON PLANT LIST. QUANTITIES SHOWN ON PLANS SHALL GOVERN OVER PLANT LIST.
7. ANY PROPOSED PLANT SUBSTITUTIONS MUST BE APPROVED IN WRITING BY OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT.
8. ALL PLANT MATERIALS INSTALLED SHALL MEET THE GUIDELINES ESTABLISHED BY THE STANDARDS FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSEYMEN.
9. ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING DATE OF ACCEPTANCE.
10. ALL DISTURBED AREAS NOT OTHERWISE NOTED SHALL RECEIVE 4" OF LOAM AND SEED. LAWNS WITH OVER 3:1 SLOPES SHALL BE PROTECTED WITH AN EROSION CONTROL BLANKET.
11. ANY FALL TRANSPLANTING HAZARD PLANTS SHALL BE DUG IN THE SPRING AND STORED FOR FALL PLANTING.
12. TREES SHALL HAVE A MINIMUM CALIPER OF 2 1/2" ONE FOOT ABOVE THE ROOT CROWN
13. ALL PLANT BEDS AND TREE SAUCERS TO RECEIVE 3" OF PINE BARK MULCH, AND GROUND COVER AREAS SHALL RECEIVE 1" OF PINE BARK MULCH.
14. ALL DECIDUOUS TREES ADJACENT TO WALKWAYS AND ROADWAYS SHALL HAVE A BRANCHING PATTERN TO ALLOW FOR A MINIMUM OF 7' OF CLEARANCE BETWEEN THE GROUND AND THE LOWEST BRANCH.
15. CONTRACTOR RESPONSIBLE FOR WATERING, AND RESEEDING OF BARE SPOTS UNTIL A UNIFORM STAND OF VEGETATION IS ESTABLISHED AND ACCEPTED.
16. ALL PARKING ISLANDS PLANTED WITH SHRUBS SHALL HAVE 24" OF TOP SOIL. FINISH GRADE SHALL BE EQUAL TO THE TOP OF CURB.
17. SOIL SAMPLES AND TESTS SHALL BE PROVIDED TO THE LANDSCAPE ARCHITECT OR THE OWNER.
18. REFER TO NEW ENGLAND WETLAND PLANS, INC (WWW.NEWP.COM) FOR CURRENT SED MIXES & APPLICATION RATES.

GRAPHIC SCALE

( IN FEET )  
1 inch = 20 ft.

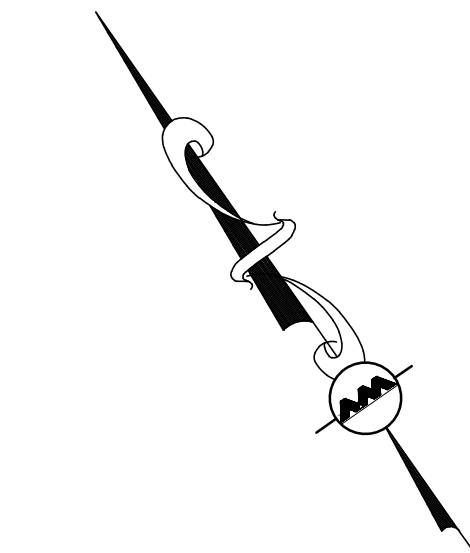


BEFORE YOU DIG  
CALL 811 OR  
1-888-DIG-SAFE  
1-888-344-7233

HWAY

*MONSIGNOR O'BRIEN HIGHWAY*  
(FORMERLY BRIDGE STREET – NORTHERN TRAFFIC ARTERY) GRAN. CURB

R:\PROJECTS\1362-16\CIVIL\DRAWINGS\CURRENT\1362-16\_LANDSCAPE.DWG



REGISTERED LANDSCAPE ARCHITECT FOR  
ALLEN & MAJOR ASSOCIATES, INC.

9	03-31-23	MISC. UPDATES PER CITY COMMENTS
8	03-23-23	MISC. UPDATES PER CITY COMMENTS
7	03-06-23	MISC. UPDATES PER CITY COMMENTS
6	02-10-23	ISSUED TO CAMBRIDGE
5	12-13-22	MISC. UPDATES PER CITY TRAFFIC COMMENTS
REV	DATE	DESCRIPTION

OWNER: SOMERBRIDGE HOTEL LLC  
c/o JAL HOSPITALITY DESIGN, LLC  
10 CABOT ROAD, SUITE 209  
MEDFORD, MA 02155

PROJECT:  
199 ROOM DUAL BRAND HOTEL  
263 MONSIGNOR O'BRIEN HIGHWAY  
CAMBRIDGE, MA

1 McGRATH HIGHWAY  
SOMERVILLE, MA

PROJECT NO.	1362-16	DATE:	NOVEMBER 5, 2021
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SCALE:	DWG.: 1362-16_Landscape
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DESIGNED BY:	BCD	CHECKED BY:	MM
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PREPARED BY:



ALLEN & MAJOR  
ASSOCIATES, INC

civil engineering ♦ land surveying  
environmental consulting ♦ landscape architecture  
www.allenmajor.com

400 HARVEY ROAD  
MANCHESTER, NH 03103  
TEL: (603) 627-5500 FAX: (603) 627-5501

WOBURN, MA LAKEVILLE, MA • MANCHESTER, NH

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**DRAWING TITLE:**

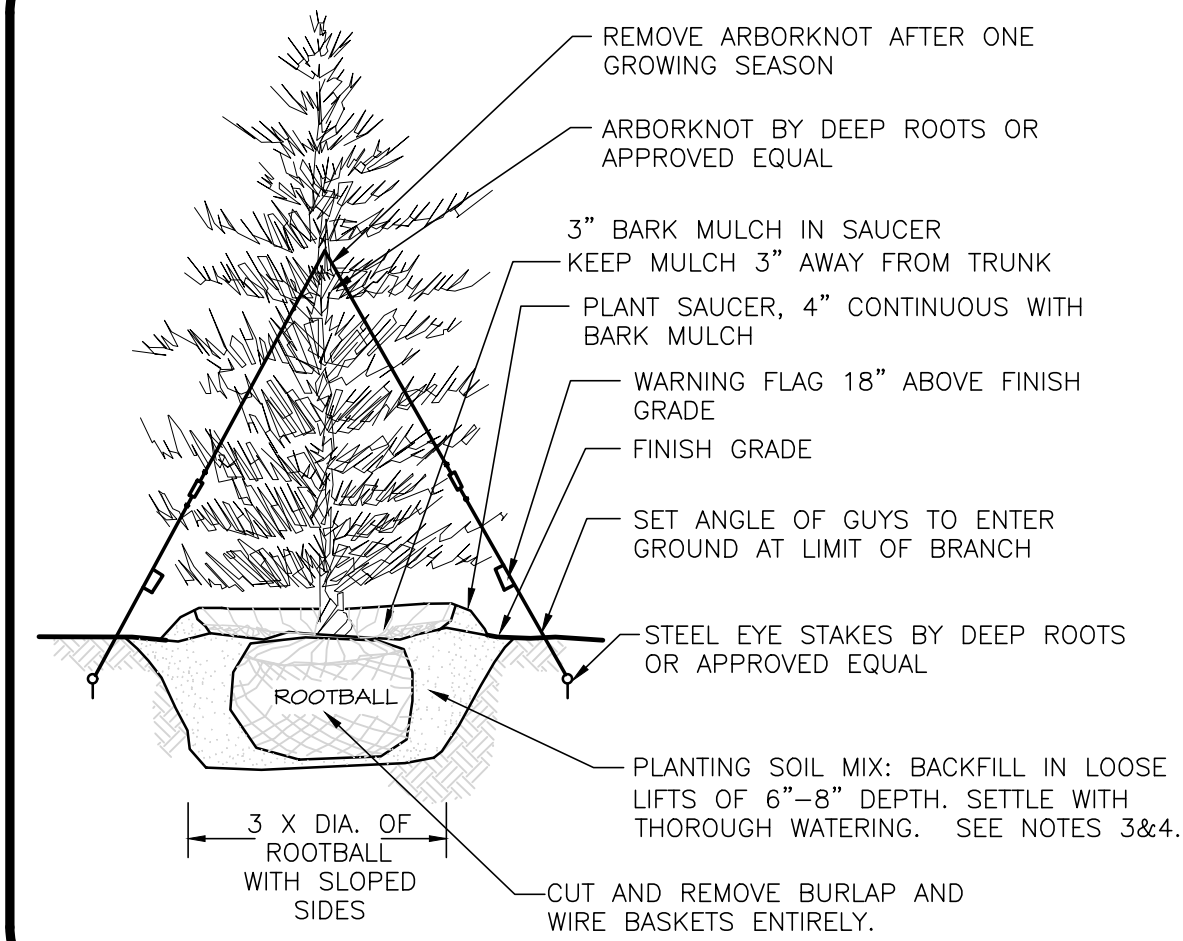
LANDSCAPE PLAN

**SHEET No**

C-5A

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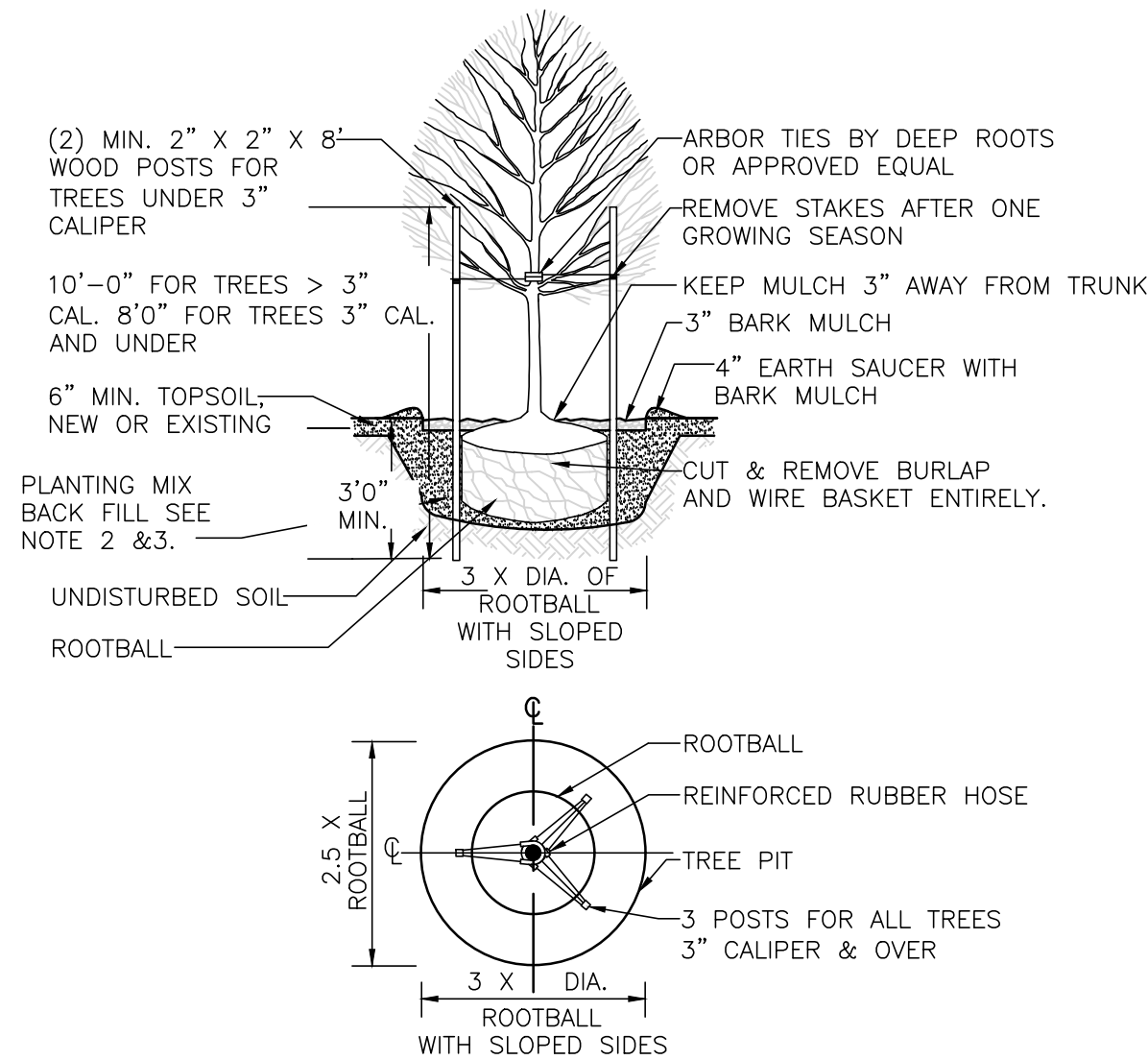


NOTES:

1. TREES SHALL BEAR SAME RELATIONSHIP TO FINISH GRADE AS IT BORE TO NURSERY OR FIELD GRADE. ROOT FLARE SHALL BE 2" ABOVE FINISH GRADE. REMOVE SOIL FROM TRUNK FLARE OF TREE TO DETERMINE ACTUAL TOP OF ROOTBALL AREA.
2. INSTALL THREE GUYS PER TREE; EQUALLY SPACED AROUND BALL.
3. ATTACH GUYS AT 2/3 HEIGHT OF TREE.
4. BACKFILL WITH PLANTING MIX. PLANT MIX TO BE: 50% NATIVE TOPSOIL, 20% COMPOST (LEAVES & ORGANIC MATERIAL, NO ASH) 20% PEAT MOSS, 10% SAND.
5. ADD MYCORRHIZA SOIL ADDITIVES AND SLOW RELEASE FERTILIZER WHEN PLANT HOLES ARE 50% FILLED AND WATER THOROUGHLY AT COMPLETION.

EVERGREEN TREE DETAIL  
NOT TO SCALE

1

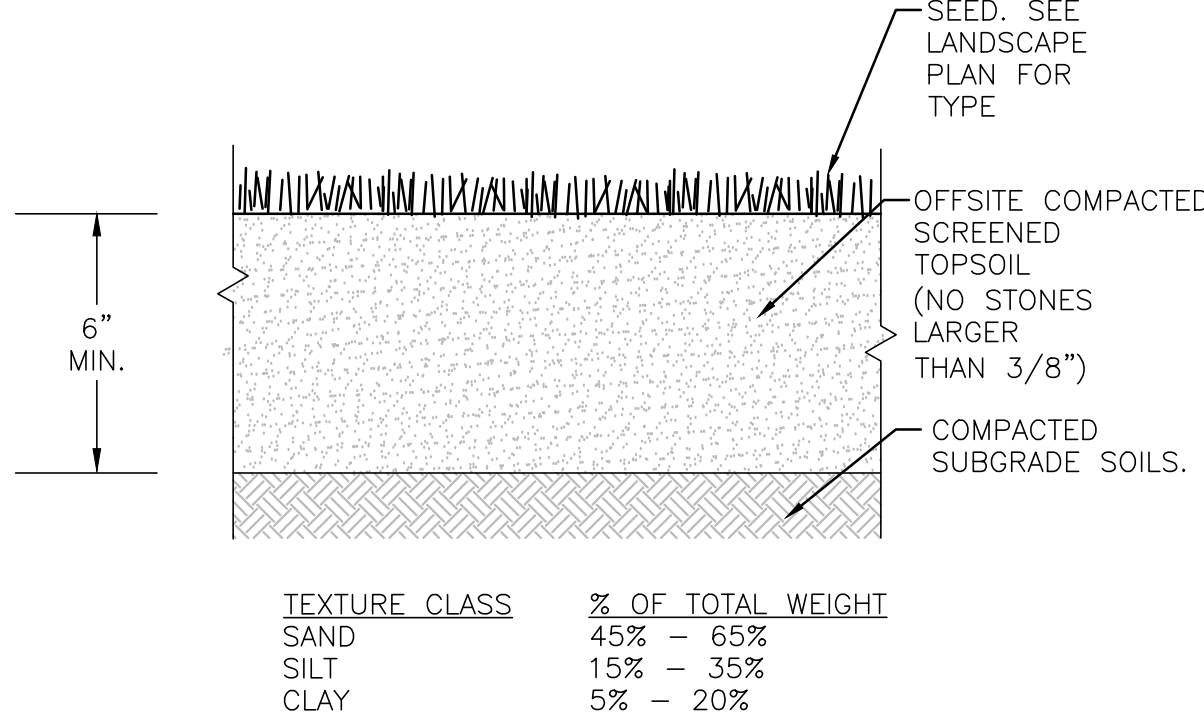


NOTES:

1. ALL TREES SHALL HAVE THE SAME RELATIONSHIP TO FINISH GRADE AFTER PLANTING AS THEY HAD AT THE ORIGINAL NURSERY SETTING. ROOT FLARE SHALL BE 2" ABOVE FINISH GRADE. REMOVE SOIL FROM TRUNK FLARE OF TREE TO DETERMINE ACTUAL ROOTBALL AREA.
2. BACKFILL WITH PLANTING MIX. PLANT MIX TO BE: 50% NATIVE TOPSOIL, 20% COMPOST (LEAVES & ORGANIC MATERIAL, NO ASH) 20% PEAT MOSS, 10% SAND.
3. ADD MYCORRHIZA SOIL ADDITIVES AND SLOW RELEASE FERTILIZER WHEN PLANT HOLES ARE 50% FILLED AND WATER THOROUGHLY AT COMPLETION.

DECIDUOUS TREE PLANTING DETAIL  
NOT TO SCALE

2



SIEVE	% PASSING
3/8"	100
NO. 4	85-100
NO. 40	60-85
NO. 100	38-60
NO. 200	10-35
20 um	LESS THAN 5%

NOTES:

1. TOP OF LOAM (TOPSOIL) IS FINISH GRADE.
2. ALL TOPSOIL (BOTH ONSITE AND OFFSITE SOURCES) SHALL BE COMPOSED OF A NATURAL, FERTILE, FRIABLE SOIL TYPICAL OF CULTIVATED TOPSOILS OF THE LOCALITY. OFFSITE SOIL SHALL BE SUITABLE FOR THE GERMINATION OF SEEDS AND SUPPORT OF VEGETATIVE GROWTH, WITH ADDITIVES, IF REQUIRED, TO ACHIEVE PARTICLE DISTRIBUTION AND ORGANIC CONTENT BELOW. TOPSOIL SHALL BE TAKEN FROM A WELL-DRAINED, ARIABLE SITE, FREE OF SUBSOIL, LARGE STONES, EARTH CLODS, STICKS, STUMPS, CLAY LUMPS, ROOTS, OTHER OBJECTIONABLE, EXTRANEIOUS MATTER OR DEBRIS NOR CONTAIN TOXIC SUBSTANCES.
3. THE CONTRACTOR SHALL PROVIDE THE OWNER / LANDSCAPE ARCHITECT WITH TOPSOIL TEST RESULTS (RECOMMEND UMASS AMHERST SOIL TESTING LAB) FOR APPROVAL PRIOR TO OBTAINING AND PLACING THE SOIL. IF ANY TOPSOIL IS PURCHASED OR PLACED PRIOR TO APPROVAL BY OWNER / LANDSCAPE ARCHITECT, IT IS AT CONTRACTORS RISK, AND IT CAN BE REMOVED AT NO ADDITIONAL COST TO THE OWNER. IF THE PLANTING SOIL (BOTH ONSITE AND OFFSITE SOURCES) DOES NOT FALL WITHIN THE REQUIRED SIEVE ANALYSIS, TEXTURAL CLASS, ORGANIC CONTENT, OR PH RANGE, IT SHALL BE ADJUSTED TO MEET THE SPECIFICATIONS THROUGH THE ADDITION OF SAND, COMPOST, LIMESTONE, OR ALUMINUM SULFATE TO BRING IT WITHIN THE SPECIFIED LIMITS AT NO ADDITIONAL COST TO THE OWNER.
4. TOPSOIL SHALL HAVE A PH VALUE BETWEEN 5.5 AND 6.5. TOPSOIL SHALL CONTAIN BETWEEN 4% AND 8% ORGANIC MATTER OF TOTAL DRY WEIGHT AND SHALL CONFORM TO THE FOLLOWING GRADATION AND TEXTURE CLASS ABOVE.

TOPSOIL FOR LAWN, TREES, SHRUBS, & PERENNIALS  
NOT TO SCALE

3

LANDSCAPE MANAGEMENT NOTES

**LANDSCAPE MANAGEMENT PLAN**  
IT SHOULD BE RECOGNIZED THAT THIS IS A GENERAL GUIDELINE TOWARDS ACHIEVING HIGH QUALITY AND WELL GROOMED LANDSCAPED AREAS. THE GROUNDS STAFF / LANDSCAPE CONTRACTOR MUST RECOGNIZE THE SHORTCOMINGS OF A GENERAL MAINTENANCE PROGRAM SUCH AS THIS, AND MODIFY AND/OR AUGMENT IT BASED ON WEEKLY, MONTHLY, AND YEARLY OBSERVATIONS. IN ORDER TO ASSURE THE HIGHEST QUALITY CONDITIONS, THE STAFF MUST ALSO RECOGNIZE AND APPRECIATE THE NEED TO BE AWARE OF THE CONSTANTLY CHANGING CONDITIONS OF THE LANDSCAPING AND BE ABLE TO RESPOND TO THEM ON A PROACTIVE BASIS.

**FERTILIZER**  
MAINTENANCE PRACTICES SHOULD BE AIMED AT REDUCING ENVIRONMENTAL, MECHANICAL AND PEST STRESSES TO PROMOTE HEALTHY AND VIGOROUS GROWTH. WHEN NECESSARY, PEST OUTBREAKS SHOULD BE TREATED WITH THE MOST SENSITIVE CONTROL MEASURE AVAILABLE. SYNTHETIC CHEMICAL CONTROLS SHOULD BE USED ONLY AS A LAST RESORT TO ORGANIC AND BIOLOGICAL CONTROL METHODS. FERTILIZER, SYNTHETIC CHEMICAL CONTROLS AND PEST MANAGEMENT APPLICATIONS (WHEN NECESSARY) SHOULD BE PERFORMED ONLY BY LICENSED APPLICATORS IN ACCORDANCE WITH THE MANUFACTURER'S LABEL INSTRUCTIONS WHEN ENVIRONMENTAL CONDITIONS ARE CONDUCTIVE TO CONTROLLED PRODUCT APPLICATION.

ONLY SLOW-RELEASE ORGANIC FERTILIZERS SHOULD BE USED IN THE LANDSCAPED AREAS TO LIMIT THE AMOUNT OF NUTRIENTS THAT COULD ENTER DOWNSTREAM RESOURCE AREAS. FERTILIZATION OF DEVELOPED AREAS ON SITE WILL BE PERFORMED WITHIN MANUFACTURERS LABELING INSTRUCTIONS AND SHALL NOT EXCEED AN NPK RATION OF 1:1:1 (I.E. TRIPLE 10 FERTILIZER MIX), CONSIDERED A LOW NITROGEN MIXTURE. ADDITIONALLY, THE FERTILIZER WILL INCLUDE A SLOW RELEASE ELEMENT.

**SUGGESTED AERATION PROGRAM**  
IN-SEASON AERATION OF LAWN AREAS IS GOOD CULTURAL PRACTICE, AND IS RECOMMENDED WHENEVER FEASIBLE. IT SHOULD BE ACCOMPLISHED WITH A SOLID THIN TINE AERATION METHOD TO REDUCE DISRUPTION TO THE USE OF THE AREA. THE DEPTH OF SOLID TINE AERATION IS SIMILAR TO CORE TYPE, BUT SHOULD BE PERFORMED WHEN THE SOIL IS SOMEWHAT DRIER FOR A GREATER OVERALL EFFECT.

DEPENDING ON THE INTENSITY OF USE, IT CAN BE EXPECTED THAT ALL LANDSCAPED LAWN AREAS WILL NEED AERATION TO REDUCE COMPACTION AT LEAST ONCE PER YEAR. THE FIRST OPERATION SHOULD OCCUR IN LATE MAY FOLLOWING THE SPRING SEASON. METHODS OF REDUCING COMPACTION WILL VARY BASED ON THE NATURE OF THE COMPACTION. COMPACTION ON NEWLY ESTABLISHED LANDSCAPED AREAS IS GENERALLY LIMITED TO THE TOP 2-3" AND CAN BE ALLEVIATED USING HOLLOW CORE OR THIN TINE AERATION METHODS.

THE SPRING AERATION SHOULD CONSIST OF TWO PASSES AT OPPOSITE DIRECTIONS WITH 1/4" HOLLOW CORE TINES PENETRATING 3-5" INTO THE SOIL PROFILE. AERATION SHOULD OCCUR WHEN THE SOIL IS MOIST BUT NOT SATURATED. THE CORES SHOULD BE SHATTERED IN PLACE AND DRAGGED OR SWEEPED BACK INTO THE TURF TO CONTROL THATCH. IF DESIRED THE CORES MAY ALSO BE REMOVED AND THE AREA TOP-DRESSED WITH SAND OR SANDY LOAM. IF THE AREA DRAINS ON AVERAGE TOP-DRESSING SHOULD CONTAIN A HIGHER PERCENTAGE OF SAND. IF IT IS DRAINING ON AVERAGE TOO QUICKLY, THE TOP DRESSING SHOULD CONTAIN A HIGHER PERCENTAGE OF SOIL AND ORGANIC MATTER.

**LANDSCAPE MAINTENANCE PROGRAM PRACTICES:**

**LAWN**

- MOW A MINIMUM OF ONCE A WEEK IN SPRING, TO A HEIGHT OF 2: TO 2 1/2: HIGH. MOWING SHOULD BE FREQUENT ENOUGH SO THAT NO MORE THAN 1/3 OF GRASS BLADE IS REMOVED AT EACH MOWING. THE TOP GROWTH SUPPORTS THE ROOTS; THE SHORTER THE GRASS IS CUT, THE LESS THE ROOTS WILL GROW. SHORT CUTTING ALSO DRIES OUT THE SOIL AND ENCOURAGES WEEDS TO GERMINATE.
- MOW APPROXIMATELY EVERY TWO WEEKS FROM JULY 1ST TO AUGUST 15TH DEPENDING ON LAWN GROWTH.
- MOW ON A TEN-DAY CYCLE IN FALL, WHEN GROWTH IS STIMULATED BY COOLER NIGHTS AND INCREASED MOISTURE.
- DO NOT REMOVE GRASS CLIPPINGS AFTER MOWING.
- KEEP MOWER BLADES SHARP TO PREVENT RAGGED CUTS ON GRASS LEAVES, WHICH CAUSE A BROWNISH APPEARANCE AND INCREASE THE CHANCE FOR DISEASE TO ENTER A LEAF.

**SHRUBS**

- MULCH NOT MORE THAN 3: DEPTH WITH SHREDDED PINE OR FIR BARK.
- HAND PRUNE ANNUALLY, IMMEDIATELY AFTER BLOOMING. TO REMOVE 1/3 OF THE ABOVE-GROUND BIOMASS (OLDER STEMS). STEM REMOVALS TO OCCUR WITHIN 6: OF THE GROUND TO OPEN UP SHRUB AND MAINTAIN TWO-YEAR WOOD (THE BLOOMING WOOD).
- FERTILIZE WITH 1/2 LB. SLOW-RELEASE FERTILIZER (SEE ABOVE SECTION ON FERTILIZER) EVERY SECOND YEAR.
- HAND PRUNE EVERGREEN SHRUBS ONLY AS NEEDED TO REMOVE DEAD AND DAMAGED WOOD AND TO MAINTAIN THE NATURALISTIC FORM OF THE SHRUB. NEVER MECHANICALLY SHEAR EVERGREEN SHRUBS.

**TREES**

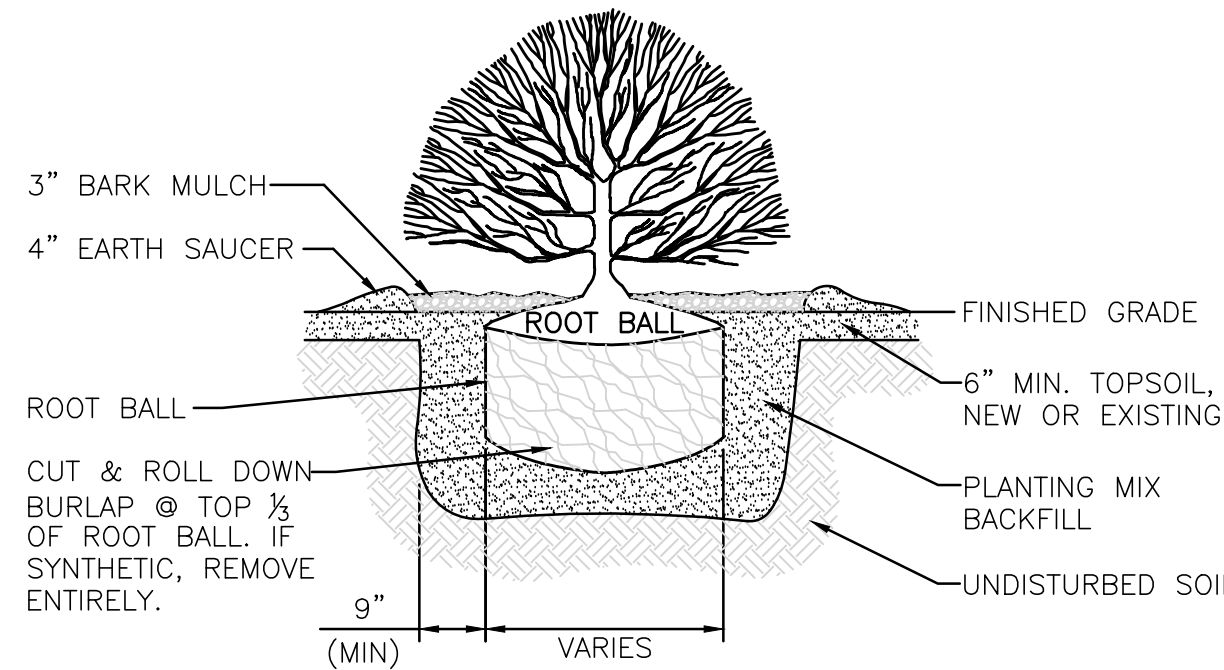
- PROVIDE AFTERCARE FOR NEW TREE PLANTINGS FOR THE FIRST THREE YEARS.
- DO NOT FERTILIZE TREES, IT ARTIFICIALLY STIMULATES THEM (UNLESS TREE HEALTH WARRANTS).
- WATER ONCE A WEEK FOR THE FIRST YEAR; TWICE A MONTH THE SECOND, ONCE A MONTH THE THIRD YEAR.
- PRUNE TREES ON A FOUR-YEAR CYCLE.

**ORNAMENTAL GRASSES**

- APPLY LOW- NITROGEN 10-10-10 FERTILIZER AS GROWTH RESUMES IN THE SPRING. WATER IN THOROUGHLY.
- GRASSES DO NOT NEED TO BE CUT DOWN BEFORE WINTER. IN FACT, THEY ARE ATTRACTIVE WHEN LEFT STANDING AND THE FOLIAGE HELPS TO INSULATE THE CROWN OF THE PLANT. CUT BACK THE FOLIAGE TO ABOUT 4-6 INCHES IN THE SPRING BEFORE GROWTH RESUMES. WHEN FOLIAGE IS REMOVED, SPRING GROWTH WILL BEGIN EARLIER. OLD FOLIAGE LEFT ON THE PLANT CAN DELAY THE CROWN-S WARMING AND SUBSEQUENT GROWTH BY AS MUCH AS 3 WEEKS.

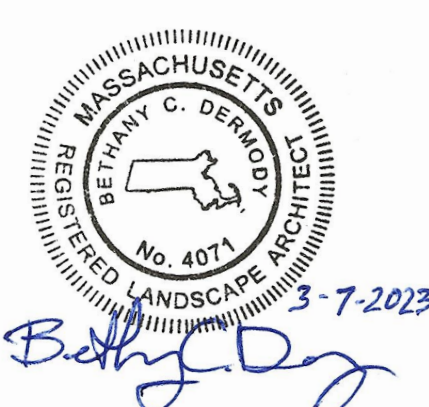
NOTE:

1. ALL SHRUBS SHALL HAVE THE SAME RELATIONSHIP TO FINISHED GRADE AFTER PLANTING AS THEY HAD AT THE ORIGINAL NURSERY SETTING.
2. ALL SHRUBS ARE TO BE PLANTED AT 3'-0" O.C. OR AS SPECIFIED ON THE PLANS.



SHRUB PLANTING DETAIL  
NOT TO SCALE

4



REGISTERED LANDSCAPE ARCHITECT FOR  
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
4	03-06-23	MISC. UPDATES PER CITY COMMENTS
3	02-10-23	ISSUED TO CAMBRIDGE
2	09-01-22	MISC. UPDATES PER CITY COMMENTS
1	06-08-22	MISC. UPDATES PER CITY COMMENTS

OWNER:  
SOMERBRIDGE HOTEL LLC  
c/o JAL HOSPITALITY DESIGN, LLC  
10 CABOT ROAD, SUITE 209  
MEDFORD, MA 02155

PROJECT:  
199 ROOM DUAL BRAND HOTEL  
263 MONSIGNOR O'BRIEN HIGHWAY  
CAMBRIDGE, MA

1 McGRATH HIGHWAY  
SOMERVILLE, MA

PROJECT NO.	1362-16	DATE:	NOVEMBER 5, 2021
SCALE:	AS SHOWN	DWG.:	1362-16 Landscape
DESIGNED BY:	BCD	CHECKED BY:	MM

PREPARED BY:

**ALLEN & MAJOR ASSOCIATES, INC.**  
civil engineering • land surveying  
environmental consulting • landscape architecture  
www.allenmajor.com

400 HARVEY ROAD  
MANCHESTER, NH 03103  
TEL: (603) 627-5500 FAX: (603) 627-5501

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DRAWING TITLE:	SHEET NO.
LANDSCAPING DETAILS	C-6

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R:\PROJECTS\1362-16\CIVIL\DRAWINGS\CURRENT\1362-16\_LANDSCAPE.DWG





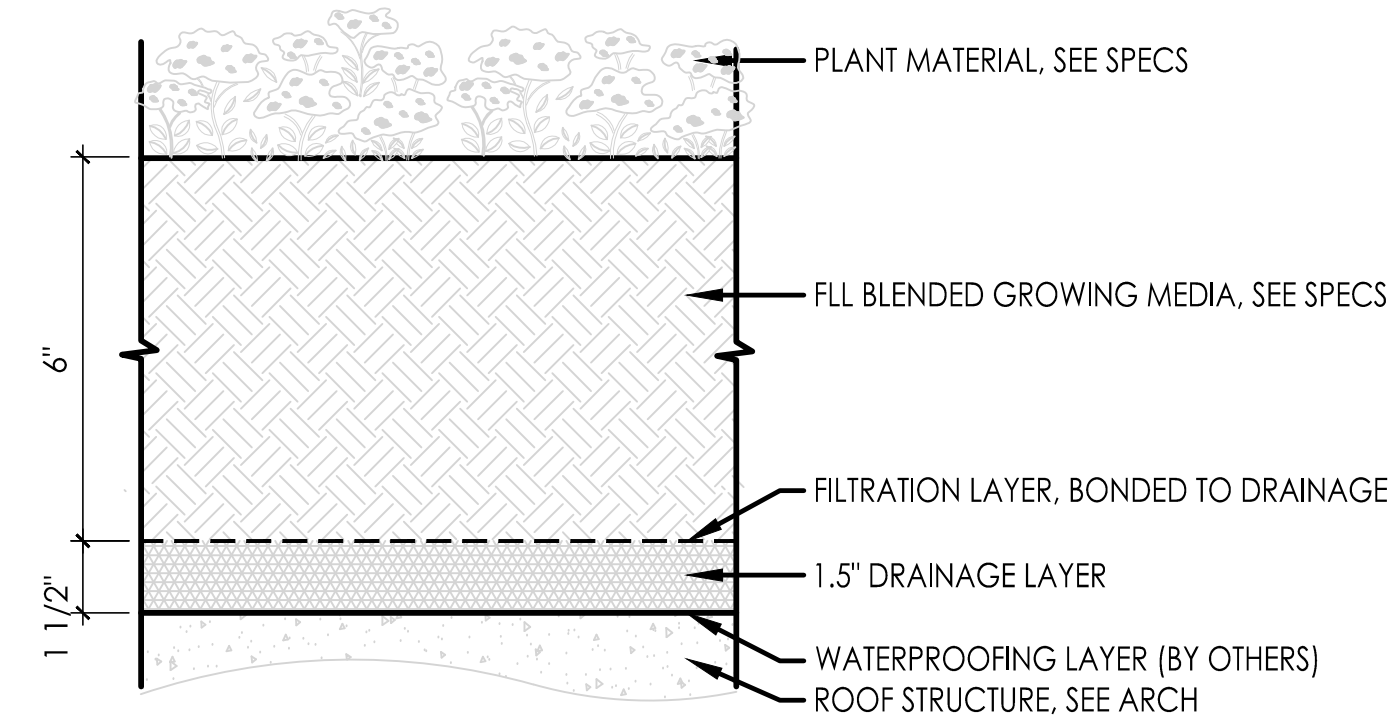
GREEN ROOF AREAS PLAN  
SCALE: 1"=10'

1

PLANTING SCHEDULE -GREEN ROOF PERENNIALS IN 8" MAXX IN PART SHADE

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	MIN. SIZE	SPACING	COMMENTS
SHADE PERENNIALS						
CP	493	CAREX PENSYLVANICA	PENNSYLVANIA SEDGE	1 QT.	12" O.C.	STAGGERED
FV	493	FRAGERIA VIGINIANA	WILD STRAWBERRY	1 QT.	12" O.C.	STAGGERED

- NATIVE SPECIES AVAILABLE AT VANBERKUM NURSERY OR EQUAL.
- WWW.VANBURKUMNURSERY.COM
- PHONE: 603-453-7663



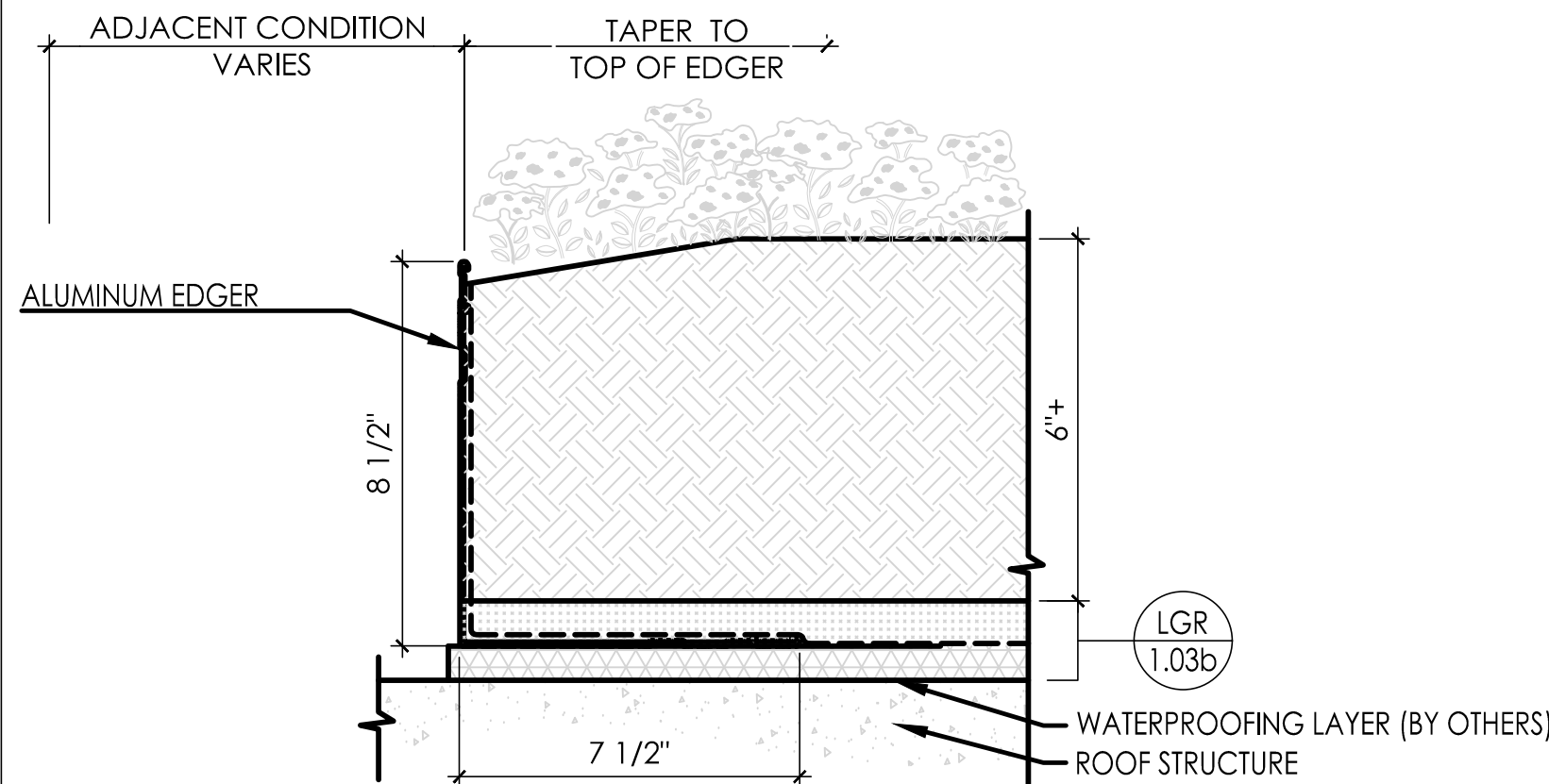
NOTE:  
1. SYSTEM COMPONENTS ARE SHOWN AT NOMINAL SIZE; COMPRESSION WILL OCCUR AT RETENTION LAYER BASED ON AMOUNT (HEIGHT/VOLUME) OF GROWING MEDIA PLACED ON SYSTEM. MAXIMUM COMPRESSION 1/8" ±.



LGR1.03b

INTENSIVE LAYERED GREEN ROOF

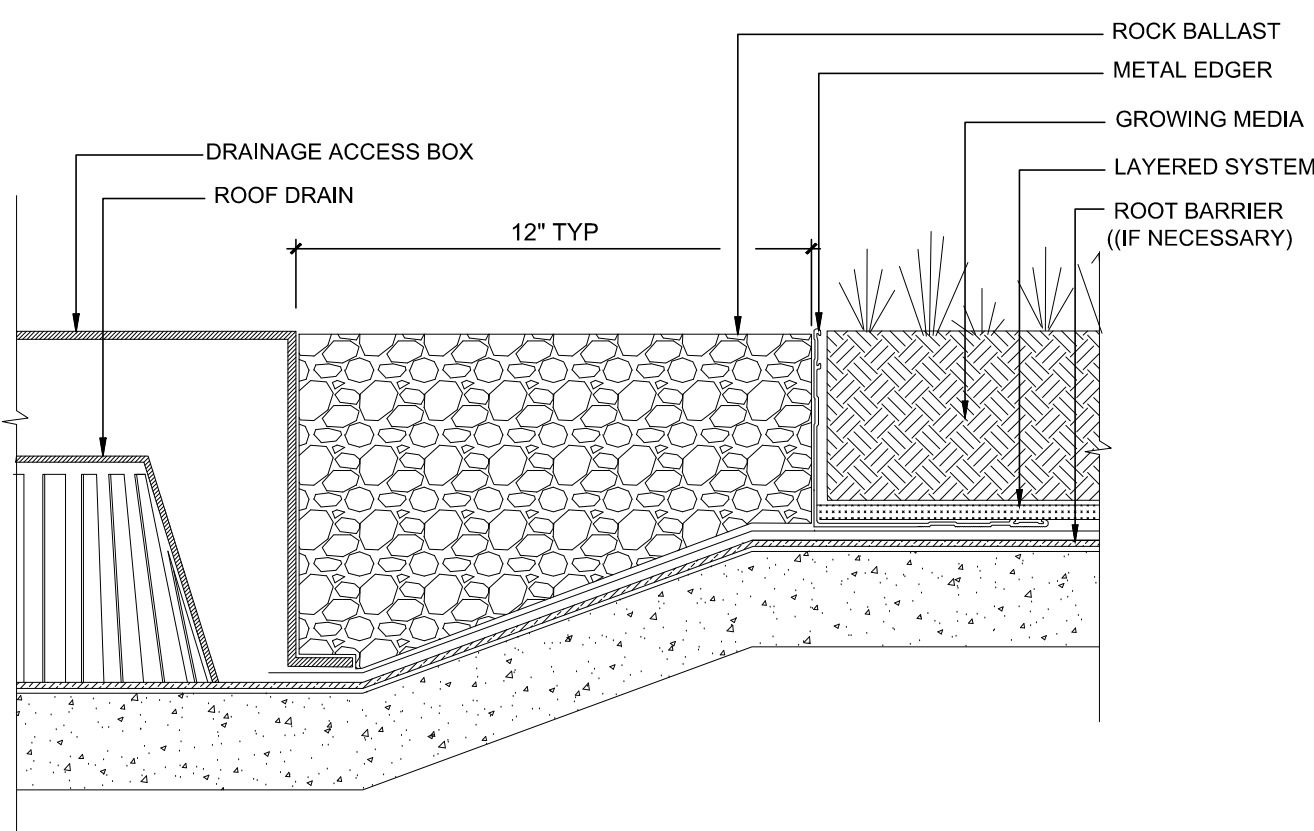
LAYERED SYSTEM	DETAIL SCALE: 3"=1'-0"	ISSUE DATE: 05/08/2014
Corporate Office: 79 SE Taylor Street, Suite 201 Portland, OR 97214 Telephone: (503) 327-8723 • www.columbia-green.com		



LGR5.05

METAL EDGER: 8.5" X 7.5"

LAYERED SYSTEM	DETAIL SCALE: 3"=1'-0"	ISSUE DATE: 05/08/2014
Corporate Office: 79 SE Taylor Street, Suite 201 Portland, OR 97214 Telephone: (503) 327-8723 • www.columbia-green.com		



LGR4.01

GREEN ROOF AT DRAIN

LAYERED SYSTEM	DETAIL SCALE: 3"=1'-0"	
Corporate Office: 79 SE Taylor Street, Suite 201 Portland, OR 97214 Telephone: (503) 327-8723 • www.columbia-green.com		



REGISTERED LANDSCAPE ARCHITECT FOR  
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
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PROJECT:  
199 ROOM DUAL BRAND HOTEL  
263 MONSIGNOR O'BRIEN HIGHWAY  
CAMBRIDGE, MA

1 McGRATH HIGHWAY  
SOMERVILLE, MA

PROJECT NO. 1362-16 DATE: NOVEMBER 5, 2021

SCALE: AS SHOWN DWG.: 1362-16 Landscape

DESIGNED BY: BCD CHECKED BY: MM

PREPARED BY:



ALLEN & MAJOR  
ASSOCIATES, INC.

civil engineering • land surveying  
environmental consulting • landscape architecture  
www.allenmajor.com

400 HARVEY ROAD  
MANCHESTER, NH 03103  
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DRAWING TITLE:

ROOFTOP LANDSCAPING  
PLAN & DETAILS

SHEET No.

C-7

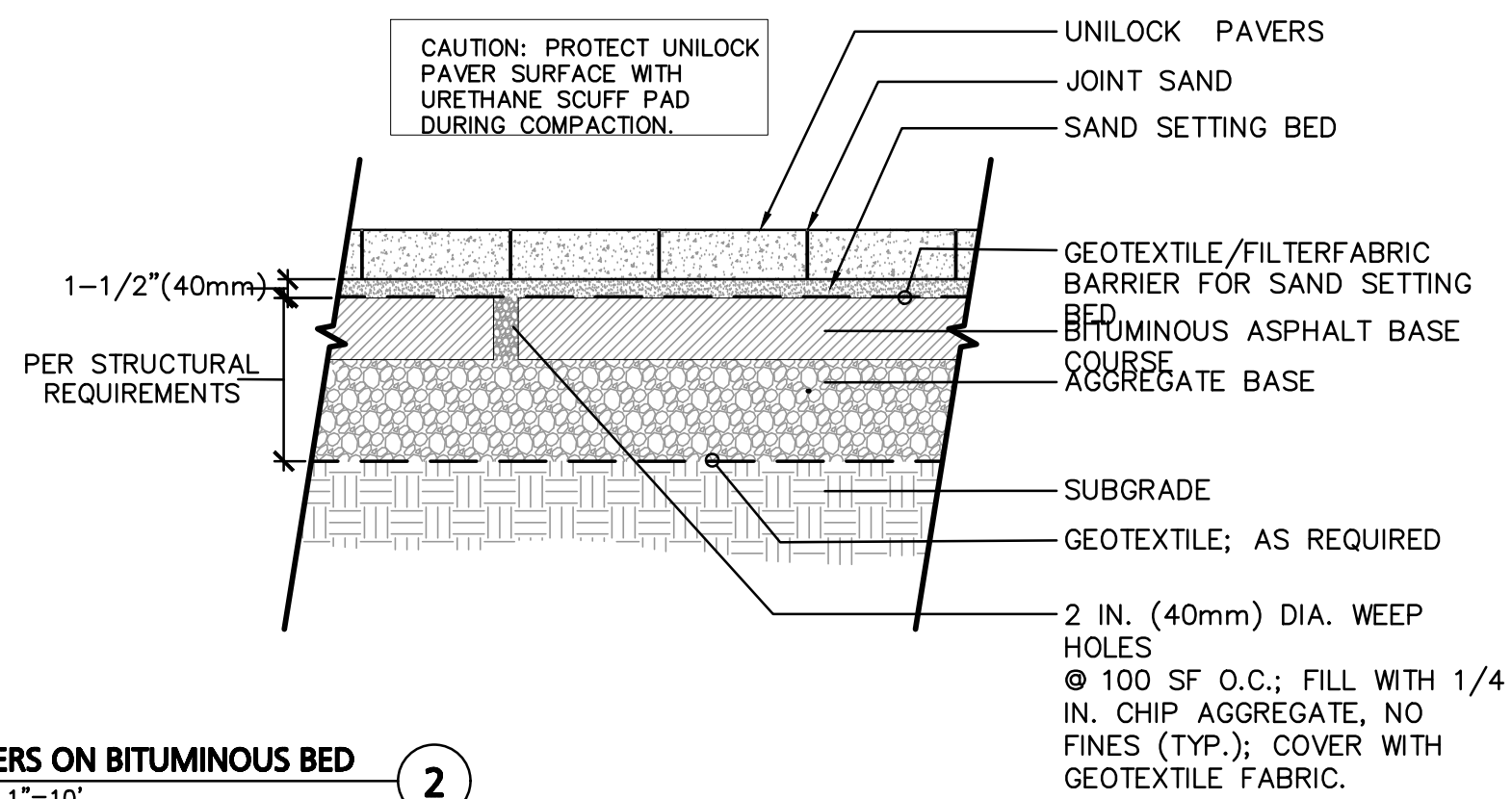
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PAVEMENT PATTERNS AT ENTRANCE PLAN  
SCALE: 1"=10'

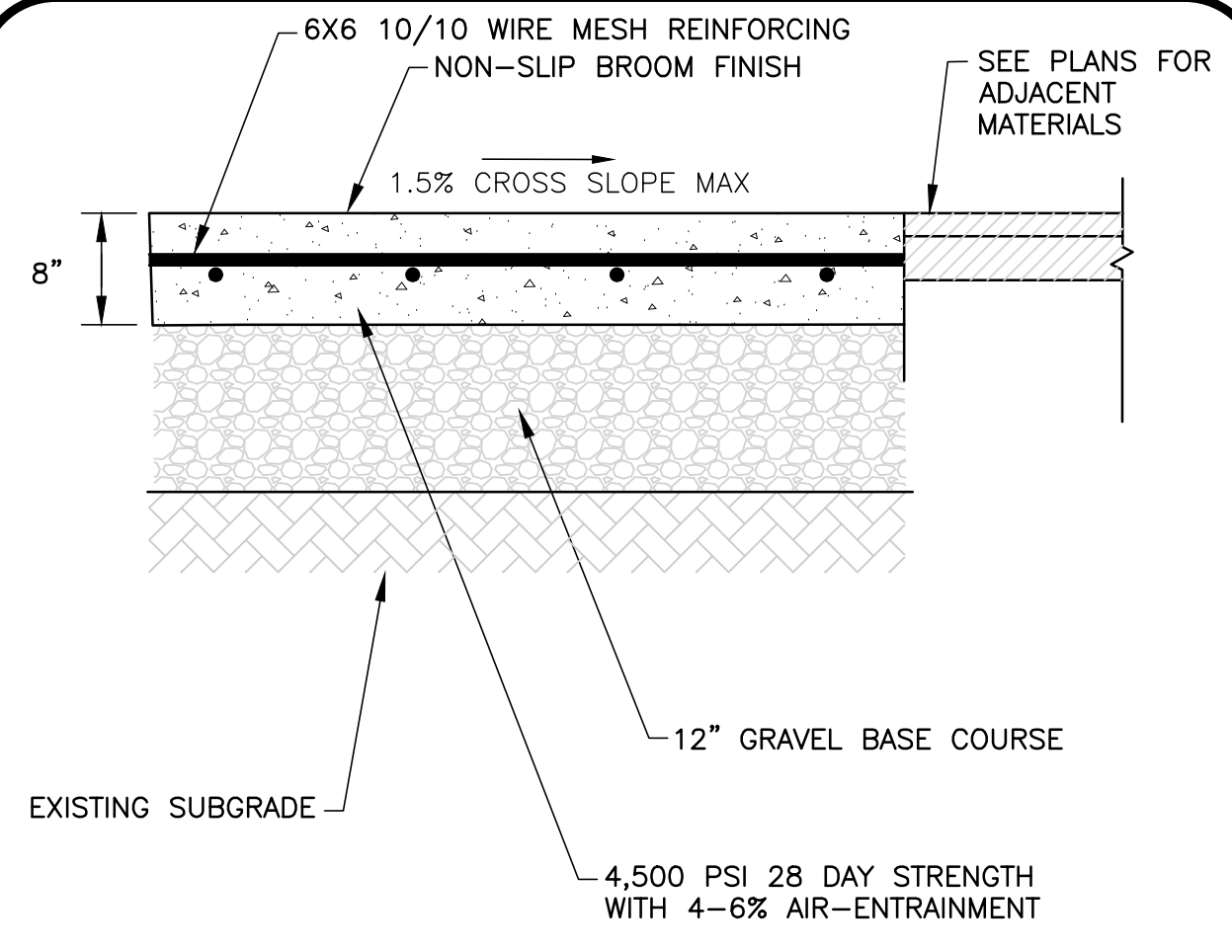
1



UNILOCK CONCRETE PAVERS ON BITUMINOUS BED  
SCALE: 1"=10'

2

- NOTES:
1. PREPARE SHOP DRAWINGS FOR APPROVAL PRIOR TO CONSTRUCTION.
  2. COLORS TO BE FINAL SELECTED BY OWNER. PREPARE MOCK UP FOR APPROVAL.



VEHICULAR CONCRETE WITHIN ENTANCE (FOR TRUCK ACCESS)  
NOT TO SCALE

3

### Artline<sup>®</sup> UMBRIANO<sup>®</sup> FINISH

Exclusive to UNILOCK

#### ADVANTAGES

**EasyClean**  
Factory sealed to provide integral surface protection from stains

**COLORFAST**  
Quality finished color finish

**DRIVE FRIENDLY**  
Can handle vehicular loads



UNILOCK ARTLINE OR EQUAL PAVER  
PATTERN FOR PEDESTRIAN ENTRY  
NOT TO SCALE

4

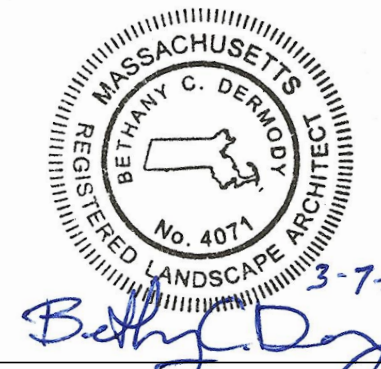
- NOTES:
1. PREPARE SHOP DRAWINGS FOR APPROVAL PRIOR TO CONSTRUCTION.
  2. PAVERS TO BE INSTALLED ON A BITUMINOUS BED.
  3. PAVERS TO BE UNILOCK ARTLINE 7 UNIT RANDOM BUNDLE OR EQUAL. COLOR PALETTE TO BE FRENCH GRAY, WINTERMARVEL AND SERIES 4"x8" SOLDIER COURSE IN BLACK GRANITE. COLORS TO BE FINAL SELECTED BY OWNER. PREPARE MOCK UP FOR APPROVAL.



EXPOSED AGGREGATE LOOK  
NOT TO SCALE

5

- NOTES:
1. PREPARE SHOP DRAWINGS FOR APPROVAL PRIOR TO CONSTRUCTION.
  2. FINE GRAIN AGGREGATES TO BE USED. DARK EXPOSED AGGREGATE AND LIGHT GRAY TO WHITE CONCRETE BORDER. COLORS TO BE FINAL SELECTED BY OWNER. PREPARE MOCK UP FOR APPROVAL.



REGISTERED LANDSCAPE ARCHITECT FOR ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
5	03-06-23	MISC. UPDATES PER CITY COMMENTS
4	02-10-23	ISSUED TO CAMBRIDGE
3	09-01-22	MISC. UPDATES PER CITY COMMENTS
2	06-30-22	MISC. UPDATES PER CITY COMMENTS
1	10-12-21	MISC. UPDATES PAVERS

OWNER:  
SOMERBRIDGE HOTEL LLC  
c/o JAL HOSPITALITY DESIGN, LLC  
10 CABOT ROAD, SUITE 209  
MEDFORD, MA 02155

PROJECT:  
199 ROOM DUAL BRAND HOTEL  
263 MONSIGNOR O'BRIEN HIGHWAY  
CAMBRIDGE, MA  
1 McGrath Highway  
SOMERVILLE, MA

PROJECT NO.	1362-16	DATE	NOVEMBER 5, 2021
SCALE:	AS SHOWN	DWG.:	1362-16 Landscape
DESIGNED BY:	BCD	CHECKED BY:	MM

PREPARED BY:  
**ALLEN & MAJOR ASSOCIATES, INC.**  
civil engineering • land surveying  
environmental consulting • landscape architecture  
www.allenmajor.com

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MANCHESTER, NH 03103  
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DRAWING TITLE:	SHEET NO.
HARDSHIP PLAN & DETAILS	C-8

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