

35 McGrath Highway

Address: 35 McGrath Highway, Somerville, MA 02143

Submitted by: 35 McGrath Highway Realty Trust



Owner:
35 McGrath Highway Realty Trust
Attorney:
McDermott Quilty & Miller LLP
Owners Representative:



Architecture:
The Stantec logo consists of a stylized circular icon followed by the word 'Stantec' in a bold, sans-serif font.

MEP/FP Engineering:
The Cosentini logo features the name 'Cosentini' in a stylized, cursive font, with 'A TETRA TECH COMPANY' written in a smaller, sans-serif font below it.

Landscape/Civil:
The Bohler logo features the word 'BOHLER' in a bold, sans-serif font, followed by two slanted parallel lines.

Structural Engineering:
The odeh engineers logo features the word 'odeh' in a bold, sans-serif font, with 'engineers' in a smaller, sans-serif font below it.

Traffic:
The Howard Stein Hudson logo features a stylized green icon followed by the text 'HOWARD STEIN HUDSON' in a bold, sans-serif font.

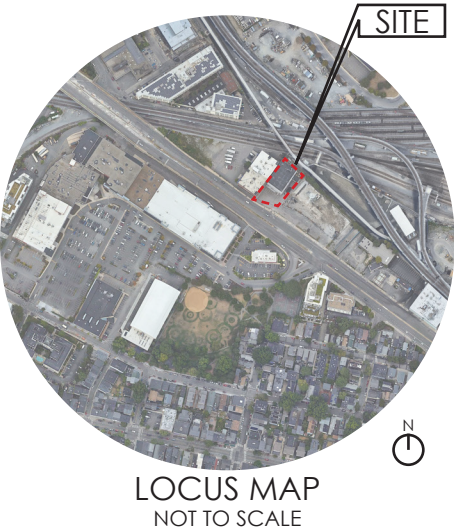
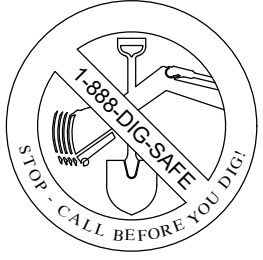


TABLE OF CONTENTS: INCLUDED DOCUMENTS
SUBMISSION FORMS
DEED
CAMPAIGN CONTRIBUTION ORDINANCE MANDATORY DISCLOSURE AND CERTIFICATION FORM
RECORDED HARDSHIP VARIANCE(S)
PROPERTY OWNER AUTHORIZATION
ABUTTERS LIST
ABUTTERS LIST
NARRATIVE
PROJECT NARRATIVE
DESIGN REVIEW REPORT
NEIGHBORHOOD MEETING REPORT(S)
ARCHITECTURAL PLANS
SITE CONTEXT
PROJECT RENDERINGS
ZONING DIMENSIONAL STANDARDS TABLE(S)
BUILDING ELEVATIONS
BUILDING SECTIONS
FLOOR PLANS
GROSS FLOOR AREA CALCULATION
BIKE ROOM DIAGRAMS
FAÇADE COMPOSITION DIAGRAM
LOBBY AND STOREFRONT DIAGRAM
SIGNAGE PLAN(S)
SITE AND LANDSCAPE PLANS
LAND TITLE SURVEY
SITE PLAN(S)
LANDSCAPE PLAN (RENDERED PLAN)
GREEN SCORE CALCULATION
CONTEXT ANALYSIS
SHADOW STUDY
ENVIRONMENTAL IMPACT ANALYSIS
DIGITAL MASSING MODEL
DIGITAL MASSING MODEL
MOBILITY DIVISION DOCUMENTS
MOBILITY MANAGEMENT PLAN (MMP)
TRANSPORTATION ACCESS PLAN
TRANSPORTATION IMPACT STUDY
CERTIFICATE OF REQUIRED MATERIALS FROM THE MOBILITY DIVISION
OSE DOCUMENTS
CERTIFICATE OF REQUIRED MATERIALS FROM THE OFFICE OF SUSTAINABILITY & ENVIRONMENT
SUSTAINABILITY & RESILIENT BUILDINGS QUESTIONNAIRE
EVERSOURCE SERVICE LETTER
LEED CERTIFIABILITY DOCUMENTATION

SITE + LANDSCAPE PLANS

LAND TITLE SURVEY

CONTROL POINT ASSOCIATES, INC. ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF CONTROL POINT ASSOCIATES, INC. IS PROHIBITED.



THE COMMONWEALTH OF MASSACHUSETTS REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE COMMONWEALTH

- LEGEND
- | | | | | | |
|------|--------|-----|---|----------|------------------------------------|
| --- | 124 | --- | EXISTING CONTOUR | -0- | SUBSURFACE UTILITY QUALITY LEVEL C |
| × | 123.45 | --- | EXISTING SPOT ELEVATION | -0- | SUBSURFACE UTILITY QUALITY LEVEL D |
| × | 123.45 | --- | EXISTING TOP OF CURB ELEVATION | MC | METAL COVER |
| × | G | --- | EXISTING GUTTER ELEVATION | RTT WALL | RAILROAD TIE WALL |
| × | 123.45 | --- | EXISTING TOP OF WALL ELEVATION | (TYP) | TYPICAL |
| × | 122.95 | --- | EXISTING BOTTOM OF WALL ELEVATION | FDC | FIRE DEPARTMENT CONNECTION |
| × | 122.95 | --- | EXISTING FINISHED FLOOR ELEVATION | UTO | UNABLE TO OPEN |
| × | 123.45 | --- | HYDRANT | FWD | FULL W/ DEBRIS |
| WV | | | WATER VALVE | | |
| GV | | | GAS VALVE | | |
| GM | | | GAS METER | | |
| EM | | | ELECTRIC METER | | |
| OH | | | OVERHEAD WIRES | | |
| G | | | APPROX. LOC. UNDERGROUND GAS LINE | | |
| E | | | APPROX. LOC. UNDERGROUND ELECTRIC LINE | | |
| T | | | APPROX. LOC. UNDERGROUND TELEPHONE LINE | | |
| W | | | APPROX. LOC. UNDERGROUND WATER LINE | | |
| AC | | | AIR CONDITIONING UNIT | | |
| C/O | | | CLEAN OUT | | |
| • | | | SIGN | | |
| P | | | BOLLARD | | |
| P | | | POST | | |
| DMH | | | DRAINAGE/STORM MANHOLE | | |
| EMH | | | ELECTRIC MANHOLE | | |
| TMH | | | TELEPHONE MANHOLE | | |
| UMH | | | UNKNOWN MANHOLE | | |
| WMH | | | WATER MANHOLE | | |
| CB | | | CATCH BASIN OR INLET | | |
| △ | | | PARKING SPACE COUNT | | |
| SYL | | | SOLID YELLOW LINE | | |
| HT | | | HEIGHT | | |
| BLDG | | | BUILDING | | |
| BFFA | | | BUILDING FOOTPRINT AREA | | |
| NVP | | | NO VISIBLE PIPE | | |
| INV | | | INVERT ELEVATION | | |
| GRT | | | GRATE ELEVATION | | |
| TOW | | | TOP OF WATER | | |
| VC | | | VITRIFIED CLAY PIPE | | |
| CLC | | | CHAIN LINK FENCE | | |
| EDG | | | EDGE OF GRAVEL | | |
| EOP | | | EDGE OF CONCRETE | | |
| EOP | | | EDGE OF PAVEMENT | | |
| LSA | | | LANDSCAPED AREA | | |

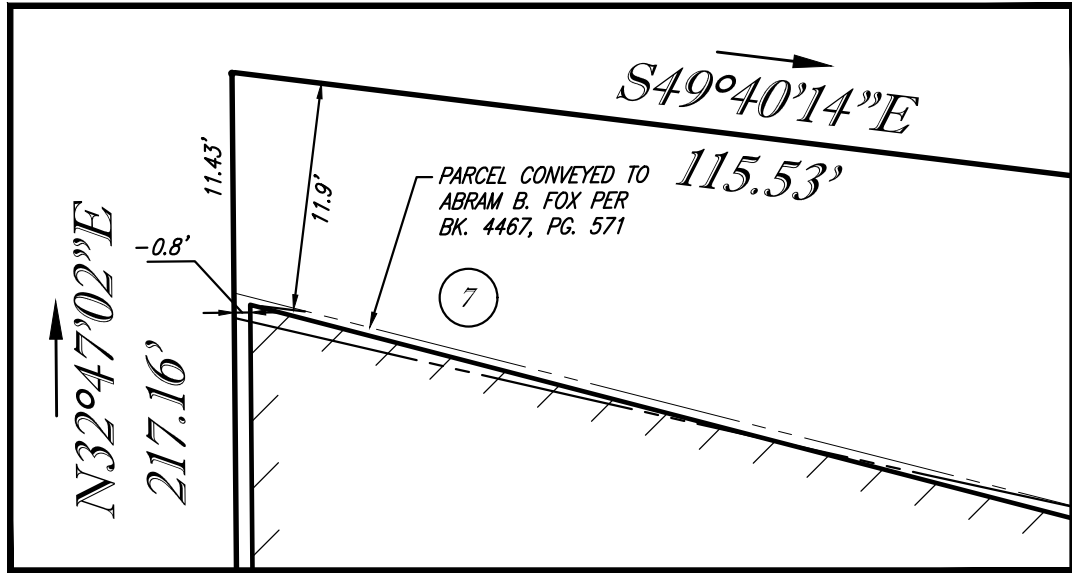


TABLE OF APPARENT ENCROACHMENTS

A	RAILROAD TIE WALL OVER THE EASTERLY PROPERTY LINE BY AS MUCH AS 1.3'
B	UNDERGROUND GAS LINE SERVING LOT 4 FOR WHICH NO EASEMENT OF RECORD WAS FOUND CROSSES LOT 5
C	UNDERGROUND TELEPHONE LINE SERVING LOT 4 FOR WHICH NO EASEMENT OF RECORD WAS FOUND CROSSES LOT 5
D	10' CHAIN LINK FENCE OVER THE NORTHEASTERLY PROPERTY LINE BY AS MUCH AS 1.4'

NOTE: THESE ARE THE POSSIBLE ENCROACHMENTS OBSERVED DURING THE FIELD SURVEY. THERE MAY BE OTHERS NOT RECOGNIZED BY THE SURVEYOR.

SURVEYOR'S
METES AND BOUNDS DESCRIPTION
MAP 115, BLOCK B, LOTS 5 & 13
CITY OF SOMERVILLE
MIDDLESEX COUNTY, MASSACHUSETTS

BEGINNING AT A POINT ON THE NORTHERLY LINE OF MCGRATH HIGHWAY (AKA ROUTE 28) AT A CORNER IN COMMON WITH MAP 115, BLOCK B, LOT 4 (N/F LANDS OF SOVRAN ACQUISITION LIMITED PARTNERSHIP) AND FROM SAID POINT OF BEGINNING, RUNNING THENCE:

1. ALONG THE DIVIDING LINE WITH SAID LOT 4, NORTH 32 DEGREES - 47 MINUTES - 02 SECONDS EAST, A DISTANCE OF 217.16 FEET TO A POINT ON THE DIVIDING LINE WITH LAND OF THE BOSTON & MAINE RAILROAD, THENCE;
2. ALONG THE DIVIDING LINE WITH LAND OF SAID BOSTON & MAINE RAILROAD, SOUTH 49 DEGREES - 40 MINUTES - 14 SECONDS EAST, A DISTANCE OF 115.53 FEET TO POINT A CORNER IN COMMON BETWEEN MAP 115, BLOCK B, LOT 13 (N/F LANDS OF MCGRATH HIGHWAY REALTY TRUST) & MAP 115, BLOCK B, LOT 6 (N/F LANDS OF LABEN REALTY, LLC), THENCE;
3. ALONG THE DIVIDING LINE WITH SAID LOT 6, SOUTH 38 DEGREES - 18 MINUTES - 08 SECONDS WEST, A DISTANCE OF 172.09 FEET, TO A POINT AT A CORNER IN COMMON WITH MAP 115, BLOCK B, LOT 11 (N/F LANDS OF THE CITY OF SOMERVILLE), NORTH 74 DEGREES - 36 MINUTES - 43 SECONDS WEST, A DISTANCE OF 102.82 FEET TO THE POINT AND PLACE OF BEGINNING.
4. ALONG THE DIVIDING LINE WITH SAID LOT 11 & MAP 115, BLOCK B, LOT 12 (N/F LANDS OF THE CITY OF SOMERVILLE), NORTH 74 DEGREES - 36 MINUTES - 43 SECONDS WEST, A DISTANCE OF 102.82 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 20,605 SQUARE FEET OR 0.473 ACRES

- REFERENCES:
1. THE TAX ASSESSOR'S MAP OF SOMERVILLE, MIDDLESEX COUNTY, MASSACHUSETTS, SHEET #115.
 2. MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, MIDDLESEX COUNTY, MASSACHUSETTS (ALL JURISDICTIONS), PANEL 577 OF 656," MAP NUMBER 25017C0577E, EFFECTIVE DATE: JUNE 4, 2010.
 3. MAP ENTITLED "SUBDIVISION PLAN OF LAND IN SOMERVILLE," PREPARED BY BENJAMIN W. PINK, DATED APRIL 17, 1956, LAST REVISED MARCH 20, 1958, LAND COURT CASE 8602B.
 4. MAP ENTITLED "TITLE INSURANCE PLAN OF LAND IN SOMERVILLE, MASS.," PREPARED BY ALLEN & DEMURIAN, INC., DATED JANUARY 23, 1985, RECORDED IN THE MIDDLESEX COUNTY REGISTRY OF DEEDS AS PLAN NO. 228 OF 1985.
 5. UNDERGROUND GAS FACILITY MAPPING PROVIDED BY NATIONAL GRID.
 6. MAP ENTITLED "CONDUIT INSTALLATION, MCGRATH HIGHWAY, SOMERVILLE, MA & CAMBRIDGE, MA," PREPARED BY LEVEL 3 COMMUNICATIONS, DATED JULY 18, 2001, SHEET 22 OF 45.
 7. UNDERGROUND ELECTRIC FACILITY MAPPING PROVIDED BY EVERSOURCE.
 8. MAP ENTITLED "CONSTRUCTION PLAN," PREPARED BY NATIONAL NETWORK TECHNOLOGIES, L.L.C., DATED FEBRUARY 15, 2001, SHEET 22 OF 45.
 9. MAP ENTITLED "RECORD CONST. No.03," PREPARED BY DUFFILL ASSOCIATES, INC., CONSULTING ENGINEERS - BOSTON, MA., DATED AUGUST 16, 1995.

SCHEDULE C

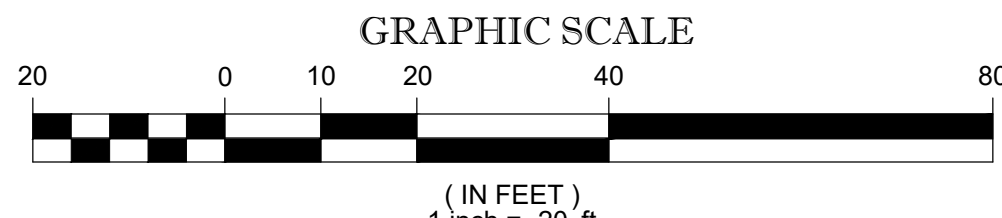
A CERTAIN PARCEL OF LAND, TOGETHER WITH THE BUILDINGS AND OTHER IMPROVEMENTS THEREON, NOW KNOWN AS AND NUMBERED 35 ON MCGRATH HIGHWAY IN SOMERVILLE, MIDDLESEX COUNTY, MASSACHUSETTS, SHOWN AS LOTS 1 AND 2 ON LAND COURT SUBDIVISION PLAN 8602B. SAID PARCEL BEING BOUNDED AND DESCRIBED ACCORDING TO SAID PLAN AS FOLLOWS:

NORTHEASTERLY	BY LAND NOW OR FORMERLY OF THE BOSTON AND MAINE RAILROAD, ONE HUNDRED FIFTEEN AND 53/100 (115.53) FEET;
SOUTHEASTERLY	BY LAND NOW OR FORMERLY OF ERNEST H. WELLINGTON ET AL., ONE HUNDRED SEVENTY-TWO AND 09/100 (172.09) FEET;
SOUTHWESTERLY	BY PARCELS 28 AND 23, AS SHOWN ON SAID PLAN, ONE HUNDRED TWO AND 82/100 (102.82) FEET; AND
NORTHWESTERLY	BY LAND NOW OR FORMERLY OF CHARLES A. CUSHMAN ET AL., TWO HUNDRED SEVENTEEN AND 16/100 (217.16) FEET.

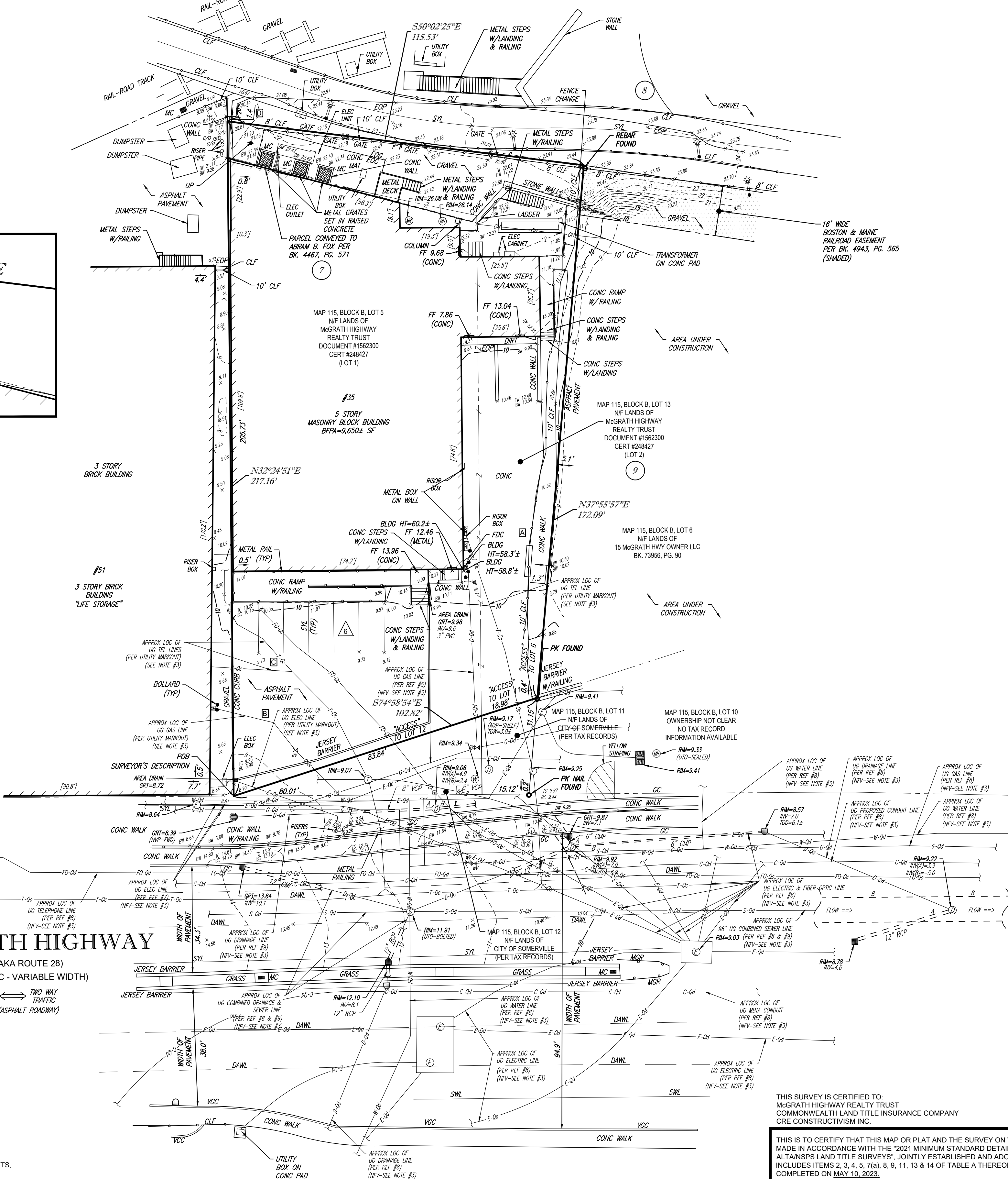
MCGRATH HIGHWAY

(AKA ROUTE 28)
(PUBLIC - VARIABLE WIDTH)

← TWO WAY TRAFFIC
(ASPHALT ROADWAY)



BOSTON & MAINE RAILROAD



THIS SURVEY IS CERTIFIED TO:
MCGRATH HIGHWAY REALTY TRUST
COMMONWEALTH LAND TITLE INSURANCE COMPANY
GRE CONSTRUCTIVISM INC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE "2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 7(a), 8, 9, 11, 13 & 14 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MAY 10, 2023.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR STAMPED WITH A BLUE INK SEAL

GERRY L. HOLDRIGHT, PLS
MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #49211

NOTES:

1. PROPERTY KNOWN AS LOTS 5 & 13 OF BLOCK B AS SHOWN ON THE CITY OF SOMERVILLE, MIDDLESEX COUNTY, COMMONWEALTH OF MASSACHUSETTS MAP NO. 115.
2. AREA = 20,605 SQUARE FEET OR 0.473 ACRES
3. LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE ASBUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES BEFORE ANY EXCAVATION IS TO BEGIN. ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.

THE SOURCE OF UNDERGROUND UTILITIES ARE SHOWN UTILIZING A QUALITY LEVEL SYSTEM:

- QUALITY LEVEL D - UTILITIES SHOWN BASED UPON REFERENCE MAPPING OR ORAL HISTORY. NOT FIELD VERIFIED.
- QUALITY LEVEL C - LOCATION OF UTILITY SURFACE FEATURES SUPPLEMENTS REFERENCE MAPPING. INCLUDES MARKOUT BY OTHERS.
- QUALITY LEVEL B - UTILITY LOCATION DATA IS COLLECTED THROUGH GEOPHYSICAL SENSING TECHNOLOGY TO SUPPLEMENT SURFACE FEATURES AND OR REFERENCE MAPPING. INCLUDES MARKOUT BY CONTROL POINT ASSOCIATES, INC.
- QUALITY LEVEL A - HORIZONTAL AND VERTICAL LOCATION OF UTILITIES ARE OBTAINED USING VACUUM EQUIPMENT EXCAVATION OR OTHER METHODS TO EXPOSE THE UTILITY. LOCATION SHOWN AT SINGLE POINT WHERE EXCAVATION OCCURRED UNLESS UTILITY WAS LOCATED PRIOR TO FILLING.

ALL FOUR TYPES MAY NOT BE PRESENT ON THIS SURVEY.

4. THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
5. THIS SURVEY WAS PREPARED WITH REFERENCE TO A TITLE REPORT PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, HAVING NO FILE NUMBER, WITH AN EFFECTIVE DATE OF APRIL 8, 2021, WHERE THE FOLLOWING SURVEY RELATED EXCEPTIONS APPEAR IN SCHEDULE B - SECTION 2:

GENERAL EXCEPTIONS 1 THRU 6, 12 AND 13 ARE NOT SURVEY RELATED AND HAVE NOT BEEN COMMENTED ON AS A PART OF THIS SURVEY.

7. SUBJECT TO AGREEMENTS AND RESTRICTIONS IN FAVOR OF THE BOSTON AND MAINE RAILROAD CONTAINED IN DEED DATED JULY 21, 1921, RECORDED WITH THE MIDDLESEX COUNTY SOUTH DISTRICT REGISTRY OF DEEDS IN BOOK 4450, PAGE 462 AND DEED DATED OCTOBER 1, 1921, AND RECORDED WITH THE MIDDLESEX COUNTY SOUTH DISTRICT REGISTRY OF DEEDS IN BOOK 4467, PAGE 571 - BOOK 4450, PAGE 462 APPLIES TO LOT 1 OF SURVEYED PARCEL; BOOK 4467, PAGE 571 APPLIES TO A PORTION OF LOT 1 SURVEYED PARCEL (SEE INSET).
8. SUBJECT TO RESTRICTIONS AND RIGHTS TO 16' STRIP OF LAND IN FAVOR OF THE BOSTON AND MAINE RAILROAD CONTAINED IN DEED DATED MARCH 31, 1926, AND RECORDED WITH THE MIDDLESEX COUNTY SOUTH DISTRICT REGISTRY OF DEEDS IN BOOK 4943, PAGE 565, AS APPLICABLE - EASEMENT SHOWN ON MAP 115, BLOCK B, LOT 6 TO SERVICE LOT 2 OF SURVEYED PARCEL.
9. SUBJECT TO RESTRICTIONS IN FAVOR OF THE BOSTON AND MAINE RAILROAD CONTAINED IN DEED DATED MARCH 31, 1926, AND RECORDED WITH THE MIDDLESEX COUNTY SOUTH DISTRICT REGISTRY OF DEEDS IN BOOK 4953, PAGE 364 - APPLIES TO LOT 2 OF SURVEYED PARCEL, EXPIRES 100 YEARS FROM DATE OF DEED.
10. SUBJECT TO EASEMENT TO MASSACHUSETTS BAY TRANSPORTATION AUTHORITY DATED MAY 15, 2017 AND FILED AS DOCUMENT No 1761104. REFERENCED LAND ACQUISITION PLAN NOT PROVIDED - PLAN ENTITLED "LAND ACQUISITION PLAN - CITY OF SOMERVILLE, MIDDLESEX COUNTY," PREPARED BY BRYANT ASSOCIATES, INC., SHOWING TEMPORARY EASEMENTS US-702-TE-1 & US-702-TE-1 NOT PROVIDED FOR REVIEW. THE TEMPORARY EASEMENT MAY HAVE EXPIRED (US-702-TE-1), PERIOD OF 7 MONTHS HAS LAPSED.
11. SUBJECT TO EASEMENT TO NSTAR ELECTRIC COMPANY DATED DECEMBER 28, 2008, AND RECORDED WITH THE MIDDLESEX COUNTY SOUTH DISTRICT REGISTRY OF DEEDS IN BOOK 52503, PAGE 428, AS APPLICABLE - EXHIBIT 'A' REFERENCED WITHIN NOT PROVIDED FOR REVIEW. EXACT CITED LOCATION OF EASEMENT IS UNCLEAR. ELECTRIC FACILITIES OBSERVED ARE SHOWN.

6. BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER REF. #2
7. ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), OBTAINED VIA GPS OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK (KEYNETGPS).
8. THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
9. THE PROPERTY DESCRIBED IN THE TITLE COMMITMENT AS EXHIBIT "A" IS THE SAME AS SHOWN ON THE SURVEY.
10. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
11. PARKING COUNT: REGULAR = 6 SPACES
RESERVED = 0 SPACES
TOTAL = 6 SPACES
12. THERE IS NO DIRECT ACCESS FROM THE SURVEYED PARCEL TO MCGRATH HIGHWAY, ACCESS IS THROUGH ADJOINING PARCELS.

ALTA/NSPS LAND TITLE SURVEY

35 MCGRATH REALTY LLC

35 MCGRATH HIGHWAY
LOTS 5 & 13, BLOCK B, MAP 115
CITY OF SOMERVILLE, MIDDLESEX COUNTY
COMMONWEALTH OF MASSACHUSETTS

CONTROL POINT
ASSOCIATES, INC.
352 TURNPIKE ROAD
SOUTH BOKROUCH, MA 01772
508.948.3000 - 508.948.3003 FAX

ALBANY, NY 518317010
CHIAI FONG, PA 2157129000
MANHATTAN, NY 6467800411
MT LAUREL, NJ 6098572999
WARREN, NJ 9086680099

FIELD DATE
4-1-19

FIELD BOOK NO
19-02MA

FIELD BOOK PG
43-44

FIELD CREW
S.B.H.

DRAWN:
A.M.M.

REVIEWED:
S.P.P.

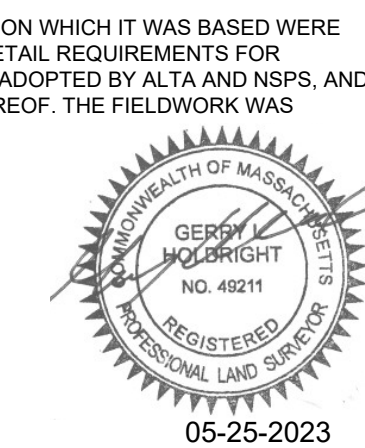
APPROVED:
G.L.H.

DATE
4-11-19

SCALE
1" = 20'

FILE NO.
06-180106-01

DWG. NO.
1 OF 1



DATE
05-25-2023

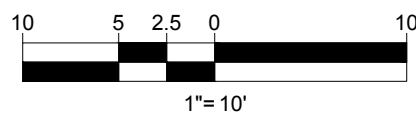
SITE + LANDSCAPE PLANS

SITE PLANS



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11586



BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY



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PROJECT No.: M211056
DRAWN BY: MB
CHECKED BY: JE
DATE: 01/31/2023
CAD ID: M211056-LSCP-1A

PROJECT:

PROPOSED SITE PLAN DOCUMENTS

FOR

THE
DeNUZIO
GROUP, LLC

PROPOSED
DEVELOPMENT

MAP: 115 LOT: 5
35 MCGRATH HIGHWAY,
CITY OF SOMERVILLE,
MIDDLESEX COUNTY,
MASSACHUSETTS

BOHLER

45 FRANKLIN STREET, 5th FLOOR
BOSTON, MA 02110
Phone: (617) 849-8040

www.BohlerEngineering.com



SHEET TITLE:

**LANDSCAPE
PLAN -
GROUND**

SHEET NUMBER:

L-100

ORG. DATE - #####

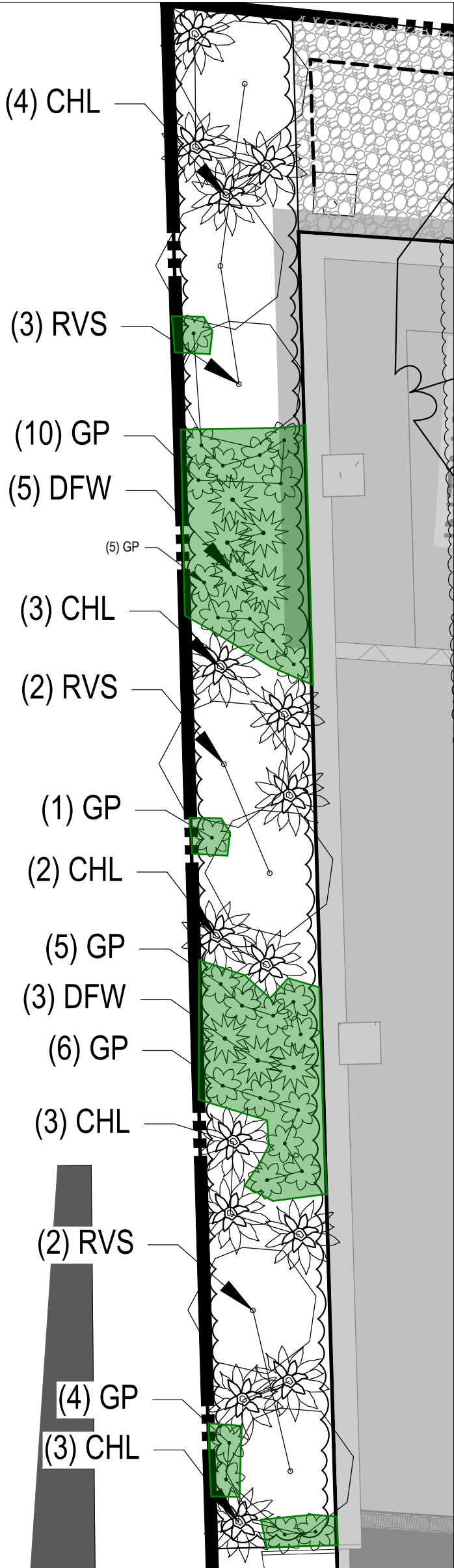
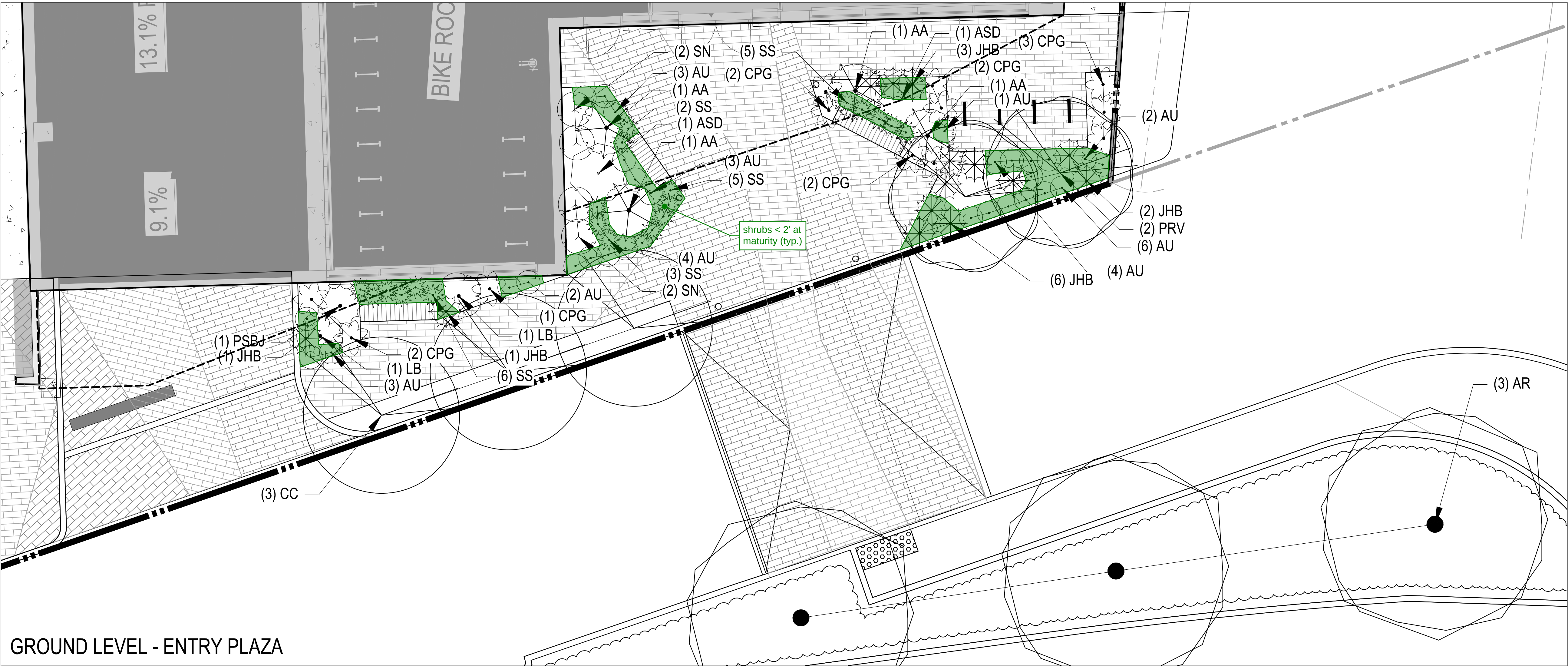
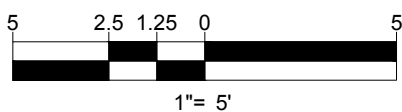
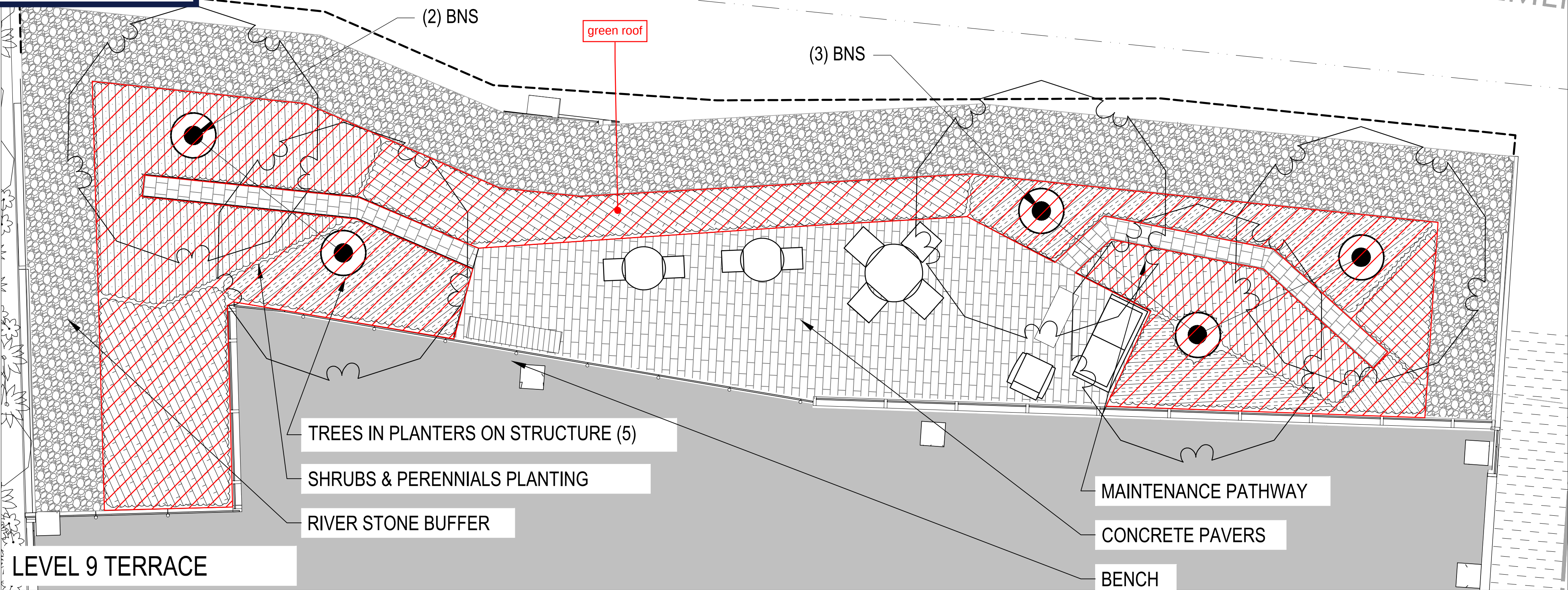


GREEN ROOF SEED MIX

NODDING ONION
WHITEWOOD ASTER
DWARF COLUMBINE
WHITE AVENS
HAIRY PENSTEMON
SWEET ALYSSUM
JAPANESE STONECROP
SPIDERWORT
APPALACHIAN SEDGE
BLUE EYED GRASS
LARINEM PARK SEDUM

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
CANOPY TREES					
AR	3	ACER RUBRUM	RED MAPLE	2.5" CAL.	B&B
ORNAMENTAL TREES					
BNS	5	BETULA NIGRA	RIVER BIRCH	8-10"	B&B
CC	3	CERCIS CANADENSIS	EASTERN REDBUD	8-10"	B&B
PRV	2	PRUNUS VIRGINIANA	CHOKECHERRY	8-10"	B&B
SHRUBS					
AA	4	ARONIA ARBUTIFOLIA	RED CHOKEBERRY	3-4'	B&B
ASD	2	AMELANCHIER SPICATA	DWARF SERVICEBERRY	30-36"	CONTAINER
CPG	12	COMPTONIA PEREGRINA	SWEET FERN	24-30"	CONTAINER
LB	2	LINDERA BENZON	SPICEBUSH	30-36"	CONTAINER
PSBJ	1	PINUS STROBUS 'BLUE JAY'	BLUE JAY WHITE PINE	18-24"	CONTAINER
RVS	7	RHODODENDRON VISCOSUM	SWAMP AZALEA	24-30"	CONTAINER
GRASSES					
CHL	15	CHASMANTHIUM LATIFOLIUM	NORTHERN SEA OATS	1 GAL.	CONTAINER
DFW	8	DESCHAMPSIA FLEXUOSA	WAVY HAIR GRASS	1 GAL.	CONTAINER
SN	4	SORGHASTRUM NUTANS	INDIAN GRASS	1 GAL.	CONTAINER
SS	21	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	1 GAL.	CONTAINER
GROUND COVER					
AU	29	ARCTOSTAPHYLOS UVA-URSI	BEARBERRY	15-18" SPRD	CONTAINER
GP	28	GAULTHERIA PROCUMBENS	WINTERGREEN	1 GAL.	CONTAINER
JHB	14	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	BAR HARBOR CREEPING JUNIPER	15-18" SPRD	CONTAINER



BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
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FOR

THE
DeNUZIO
GROUP, LLC

PROPOSED
DEVELOPMENT

MAP: 115 LOT: 5
35 MCGRATH HIGHWAY,
CITY OF SOMERVILLE,
MIDDLESEX COUNTY,
MASSACHUSETTS

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SHEET TITLE:

PLANTING PLAN -
ENLARGEMENT

SHEET NUMBER:

L-301

ORG. DATE - #####

LANDSCAPE SPECIFICATIONS

1.	SCOPE OF WORK:	9.3.	ANY INJURED ROOTS OR BRANCHES SHALL BE PRUNED TO MAKE CLEAN-CUT ENDS PRIOR TO PLANTING UTILIZING CLEAN, SHARP TOOLS. ONLY INJURED OR DISEASED BRANCHING SHALL BE REMOVED.
1.1.	THE LANDSCAPE CONTRACTOR SHALL BE REQUIRED TO PERFORM ALL CLEARING, FINISHED GRADING, SOIL PREPARATION, PERMANENT SEEDING OR SODDING, PLANTING AND MULCHING INCLUDING ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF THIS PROJECT, UNLESS OTHERWISE CONTRACTED BY THE GENERAL CONTRACTOR.	9.4.	ALL PLANTING CONTAINERS, BASKETS AND NON-BIODEGRADABLE MATERIALS SHALL BE REMOVED FROM ROOT BALLS DURING PLANTING. NATURAL FIBER BURLAP MUST BE CUT FROM AROUND THE TRUNK OF THE TREE AND FOLDED DOWN AGAINST THE ROOT BALL PRIOR TO BACKFILLING.
2.	MATERIALS	9.5.	POSITION TREES AND SHRUBS AT THEIR INTENDED LOCATIONS AS PER THE PLANS AND SECURE THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO EXCAVATING PITS, MAKING NECESSARY ADJUSTMENTS AS DIRECTED.
2.1.	GENERAL - ALL HARDSCAPE MATERIALS SHALL MEET OR EXCEED SPECIFICATIONS AS OUTLINED IN THE STATE DEPARTMENT OF TRANSPORTATION'S SPECIFICATIONS.	9.6.	PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE PROPOSED LANDSCAPE, AS SHOWN ON THE APPROVED LANDSCAPE PLAN, MUST BE INSTALLED, INSPECTED AND APPROVED BY THE APPROVING AGENCY. THE APPROVING AGENCY SHALL TAKE INTO ACCOUNT SEASONAL CONSIDERATIONS IN THIS REGARD AS FOLLOWS. THE PLANTING OF TREES, SHRUBS, VINES OR GROUND COVER SHALL OCCUR ONLY DURING THE FOLLOWING PLANTING SEASONS:
2.2.	TOPSOIL - NATURAL, FRIABLE, LOAMY SILT SOIL HAVING AN ORGANIC CONTENT NOT LESS THAN 5%, A PH RANGE BETWEEN 4.5-7.0. IT SHALL BE FREE OF DEBRIS, ROCKS LARGER THAN ONE INCH (1"), WOOD, ROOTS, VEGETABLE MATTER AND CLAY CLODS.	9.6.1.	PLANTS: MARCH 15 TO DECEMBER 15
2.3.	LAWN - ALL DISTURBED AREAS ARE TO BE TREATED WITH A MINIMUM 6" THICK LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, AND SEEDED OR SODDED IN ACCORDANCE WITH THE PERMANENT STABILIZATION METHODS INDICATED ON THE LANDSCAPE PLAN	9.6.2.	LAWN: MARCH 15 TO JUNE 15 OR SEPT. 1 TO DECEMBER 1
2.3.1.	LAWN SEED MIXTURE SHALL BE FRESH, CLEAN NEW CROP SEED.	9.6.3.	PLANTINGS REQUIRED FOR A CERTIFICATE OF OCCUPANCY SHALL BE PROVIDED DURING THE NEXT APPROPRIATE SEASON AT THE MUNICIPALITY'S DISCRETION. CONTRACTOR SHOULD CONTACT APPROVING AGENCY FOR POTENTIAL SUBSTITUTIONS.
2.3.2.	SOD SHALL BE STRONGLY ROOTED, WEED AND DISEASE/PEST FREE WITH A UNIFORM THICKNESS. SOD INSTALLED ON SLOPES GREATER THAN 4:1 SHALL BE PEGGED TO HOLD SOD IN PLACE.	9.7.	FURTHERMORE, THE FOLLOWING TREE VARIETIES ARE UNUSUALLY SUSCEPTIBLE TO WINTER DAMAGE. WITH TRANSPLANT SHOCK AND THE SEASONAL LACK OF NITROGEN AVAILABILITY, THE RISK OF PLANT DETH IS GREATLY INCREASED. IT IS NOT RECOMMENDED THAT THESE SPECIES BE PLANTED DURING THE FALL PLANTING SEASON:
2.4.	MULCH - ALL PLANTING BEDS SHALL BE MULCHED WITH A 3" THICK LAYER OF DOUBLE SHREDDED HARDWOOD BARK MULCH, UNLESS OTHERWISE STATED ON THE LANDSCAPE PLAN AND/OR LANDSCAPE PLAN NOTES/DETAILS.		ACER RUBRUM PLATANUS X ACERIFOLIA BETULA VARIETIES POPULUS VARIETIES CARPINUS VARIETIES PRUNUS VARIETIES CRATAEGUS VARIETIES PYRUS VARIETIES KOELREUTERIA QUERCUS VARIETIES LIQUIDAMBAR STYRACIFLUA TILIA TOMENTOSA LIRIODENDRON TULIPIFERA ZELKOVA VARIETIES
2.5.	FERTILIZER	9.8.	PLANTING PITS SHALL BE DUG WITH LEVEL BOTTOMS, WITH THE WIDTH TWICE THE DIAMETER OF ROOT BALL. THE ROOT BALL SHALL REST ON UNDISTURBED GRADE. EACH PLANT PIT SHALL BE BACKFILLED IN LAYERS WITH THE FOLLOWING PREPARED SOIL MIXED THOROUGHLY:
2.5.1.	FERTILIZER SHALL BE DELIVERED TO THE SITE MIXED AS SPECIFIED IN THE ORIGINAL UNOPENED STANDARD BAGS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. FERTILIZER SHALL BE STORED IN A WEATHERPROOF PLACE SO THAT IT CAN BE KEPT DRY PRIOR TO USE.	9.8.1.	1 PART PEAT MOSS
2.5.2.	FOR THE PURPOSE OF BIDDING, ASSUME THAT FERTILIZER SHALL BE 10% NITROGEN, 6% PHOSPHORUS AND 4% POTASSIUM BY WEIGHT. A FERTILIZER SHOULD NOT BE SELECTED WITHOUT A SOIL TEST PERFORMED BY A CERTIFIED SOIL LABORATORY.	9.8.2.	1 PART COMPOSTED COW MANURE BY VOLUME
2.6.	PLANT MATERIAL	9.8.3.	3 PARTS TOPSOIL BY VOLUME
2.6.1.	ALL PLANTS SHALL IN ALL CASES CONFORM TO THE REQUIREMENTS OF THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1), LATEST EDITION, AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION (FORMERLY THE AMERICAN ASSOCIATION OF NURSERYMEN).	9.8.4.	21 GRAMS AGRIFORM PLANTING TABLETS (OR APPROVED EQUAL) AS FOLLOWS:
2.6.2.	IN ALL CASES, BOTANICAL NAMES SHALL TAKE PRECEDENCE OVER COMMON NAMES FOR ANY AND ALL PLANT MATERIAL.	9.8.4.1.	2 TABLETS PER 1 GALLON PLANT
2.6.3.	PLANTS SHALL BE LEGIBLY TAGGED WITH THE PROPER NAME AND SIZE. TAGS ARE TO REMAIN ON AT LEAST ONE PLANT OF EACH SPECIES FOR VERIFICATION PURPOSES DURING THE FINAL INSPECTION.	9.8.4.2.	3 TABLETS PER 5 GALLON PLANT
2.6.4.	TREES WITH ABRASION OF THE BARK, SUN SCALDS, DISFIGURATION OR FRESH CUTS OF LIMBS OVER 1/2", WHICH HAVE NOT BEEN COMPLETELY CALLEDUS, SHALL BE REJECTED. PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES.	9.8.4.3.	4 TABLETS PER 15 GALLON PLANT
2.6.5.	ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH: WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE OF DISEASE, INSECTS, PESTS, EGGS OR LARVAE.	9.8.4.4.	LARGER PLANTS: 2 TABLETS PER 1/2" CALIPER OF TRUNK
2.6.6.	CALIPER MEASUREMENTS OF NURSERY GROWN TREES SHALL BE TAKEN AT A POINT ON THE TRUNK SIX INCHES (6") ABOVE THE NATURAL GRADE FOR TREES UP TO AND INCLUDING A FOUR INCH (4") CALIPER SIZE. IF THE CALIPER AT SIX INCHES (6") ABOVE THE GROUND EXCEEDS FOUR INCHES (4") IN CALIPER, THE CALIPER SHOULD BE MEASURED AT A POINT 12" ABOVE THE NATURAL GRADE.	9.9.	FILL PREPARED SOIL AROUND BALL OF PLANT HALF-WAY AND INSERT PLANT TABLETS. COMPLETE BACKFILL AND WATER THOROUGHLY.
2.6.7.	SHRUBS SHALL BE MEASURED TO THE AVERAGE HEIGHT OR SPREAD OF THE SHRUB, AND NOT TO THE LONGEST BRANCH.	9.10.	ALL PLANTS SHALL BE PLANTED SO THAT THE TOP OF THE ROOT BALL, THE POINT AT WHICH THE ROOT FLARE BEGINS, IS SET AT GROUND LEVEL AND IN THE CENTER OF THE PIT. NO SOIL IS TO BE PLACED DIRECTLY ON TOP OF THE ROOT BALL.
2.6.8.	TREES AND SHRUBS SHALL BE HANDLED WITH CARE BY THE ROOT BALL.	9.11.	ALL PROPOSED TREES DIRECTLY ADJACENT TO WALKWAYS OR DRIVEWAYS SHALL BE PRUNED AND MAINTAINED TO A MINIMUM BRANCH HEIGHT OF 7 FEET.
3.	GENERAL WORK PROCEDURES	9.12.	GROUND COVER AREAS SHALL RECEIVE A 1/2" LAYER OF HUMUS RAKED INTO THE TOP 1" OF PREPARED SOIL PRIOR TO PLANTING. ALL GROUND COVER AREAS SHALL BE WEEOED AND TREATED WITH A PRE-EMERGENT CHEMICAL AS PER MANUFACTURER'S RECOMMENDATION.
3.1.	CONTRACTOR TO UTILIZE WORKMANLIKE INDUSTRY STANDARDS IN PERFORMING ALL LANDSCAPE CONSTRUCTION. THE SITE IS TO BE LEFT IN A CLEAN STATE AT THE END OF EACH WORKDAY. ALL DEBRIS, MATERIALS AND TOOLS SHALL BE PROPERLY STORED, STOCKPILED OR DISPOSED OF.	9.13.	NO PLANT, EXCEPT GROUND COVERS, GRASSES OR VINES, SHALL BE PLANTED LESS THAN TWO FEET (2') FROM EXISTING STRUCTURES AND SIDEWALKS.
3.2.	WASTE MATERIALS AND DEBRIS SHALL BE COMPLETELY DISPOSED OF AT THE CONTRACTOR'S EXPENSE. DEBRIS SHALL NOT BE BURIED, INCLUDING ORGANIC MATERIALS, BUT SHALL BE REMOVED COMPLETELY FROM THE SITE.	9.14.	ALL PLANTING AREAS AND PLANTING PITS SHALL BE MULCHED AS SPECIFIED HEREIN TO FILL THE ENTIRE BED AREA OR SAUCER. NO MULCH IS TO TOUCH THE TRUNK OF THE TREE OR SHRUB.
4.	SITE PREPARATIONS	9.15.	ALL PLANTING AREAS SHALL BE WATERED IMMEDIATELY UPON INSTALLATION IN ACCORDANCE WITH THE WATERING SPECIFICATIONS AS LISTED HEREIN.
4.1.	BEFORE AND DURING PRELIMINARY GRADING AND FINISHED GRADING, ALL WEEDS AND GRASSES SHALL BE DUG OUT BY THE ROOTS AND DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES OUTLINED HEREIN.	10.	TRANSPLANTING (WHEN REQUIRED)
4.2.	ALL EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE ANY DAMAGED BRANCHES. THE ENTIRE LIMB OF ANY DAMAGED BRANCH SHALL BE CUT OFF AT THE BRANCH COLLAR. CONTRACTOR SHALL ENSURE THAT CUTS ARE SMOOTH AND STRAIGHT. ANY EXISTING ROOTS SHALL BE CUT BACK WITH CLEAN, SHARP TOOLS AND TOPSOIL SHALL BE PLACED AROUND THE REMAINDER OF THE ROOTS. EXISTING TREES SHALL BE MONITORED ON A REGULAR BASIS FOR ADDITIONAL ROOT OR BRANCH DAMAGE AS A RESULT OF CONSTRUCTION. ROOTS SHALL NOT BE LEFT EXPOSED FOR MORE THAN ONE (1) DAY. CONTRACTOR SHALL WATER EXISTING TREES AS NEEDED TO PREVENT SHOCK OR DECLINE.	10.1.	ALL TRANSPLANTS SHALL BE DUG WITH INTACT ROOT BALLS CAPABLE OF SUSTAINING THE PLANT.
4.3.	CONTRACTOR SHALL ARRANGE TO HAVE A UTILITY STAKE-OUT TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY LANDSCAPE MATERIAL. UTILITY COMPANIES SHALL BE CONTACTED THREE (3) DAYS PRIOR TO THE BEGINNING OF WORK.	10.2.	IF PLANTS ARE TO BE STOCKPILED BEFORE REPLANTING, THEY SHALL BE HEALED IN WITH MULCH OR SOIL, ADEQUATELY WATERED AND PROTECTED FROM EXTREME HEAT, SUN AND WIND.
5.	TREE PROTECTION	10.3.	PLANTS SHALL NOT BE DUG FOR TRANSPLANTING BETWEEN APRIL 10 AND JUNE 30.
5.1.	CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES TO REMAIN. A TREE PROTECTION ZONE SHALL BE ESTABLISHED AT THE DRIP LINE OR AT THE LIMIT OF CONSTRUCTION DISTURBANCE, WHICHEVER IS GREATER. LOCAL STANDARDS THAT MAY REQUIRE A MORE STRICT TREE PROTECTION ZONE SHALL BE HONORED.	10.4.	UPON REPLANTING, BACKFILL SOIL SHALL BE AMENDED WITH FERTILIZER AND ROOT GROWTH HORMONE.
5.2.	A FORTY-EIGHT INCH (48") HIGH WOODEN SNOW FENCE OR ORANGE COLORED HIGH-DENSITY VISI-FENCE, OR APPROVED EQUAL, MOUNTED ON STEEL POSTS SHALL BE PLACED ALONG THE BOUNDARY OF THE TREE PROTECTION ZONE. POSTS SHALL BE LOCATED AT A MAXIMUM OF EIGHT FEET (8') ON CENTER OR AS INDICATED WITHIN THE TREE PROTECTION DETAIL.	10.5.	TRANSPLANTS SHALL BE GUARANTEED FOR THE LENGTH OF THE GUARANTEE PERIOD SPECIFIED HEREIN.
5.3.	WHEN THE TREE PROTECTION FENCING HAS BEEN INSTALLED, IT SHALL BE INSPECTED BY THE APPROVING AGENCY PRIOR TO DEMOLITION, GRADING, TREE CLEARING OR ANY OTHER CONSTRUCTION. THE FENCING ALONG THE TREE PROTECTION ZONE SHALL BE REGULARLY INSPECTED BY THE LANDSCAPE CONTRACTOR AND MAINTAINED UNTIL ALL CONSTRUCTION ACTIVITY HAS BEEN COMPLETED.	10.6.	F TRANSPLANTS DIED, SHRUBS AND TREES LESS THAN SIX INCHES (6") DBH SHALL BE REPLACED IN KIND. TREES GREATER THAN SIX INCHES (6") DBH MAY BE REQUIRED TO BE REPLACED IN ACCORDANCE WITH THE MUNICIPALITY'S TREE REPLACEMENT GUIDELINES.
5.4.	AT NO TIME SHALL MACHINERY, DEBRIS, FALLEN TREES OR OTHER MATERIALS BE PLACED, STOCKPILED OR LEFT STANDING IN THE TREE PROTECTION ZONE.	11.	WATERING
6.	SOIL MODIFICATIONS	11.1.</	

N.T.S

ORG. DATE - #####

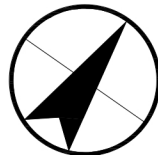
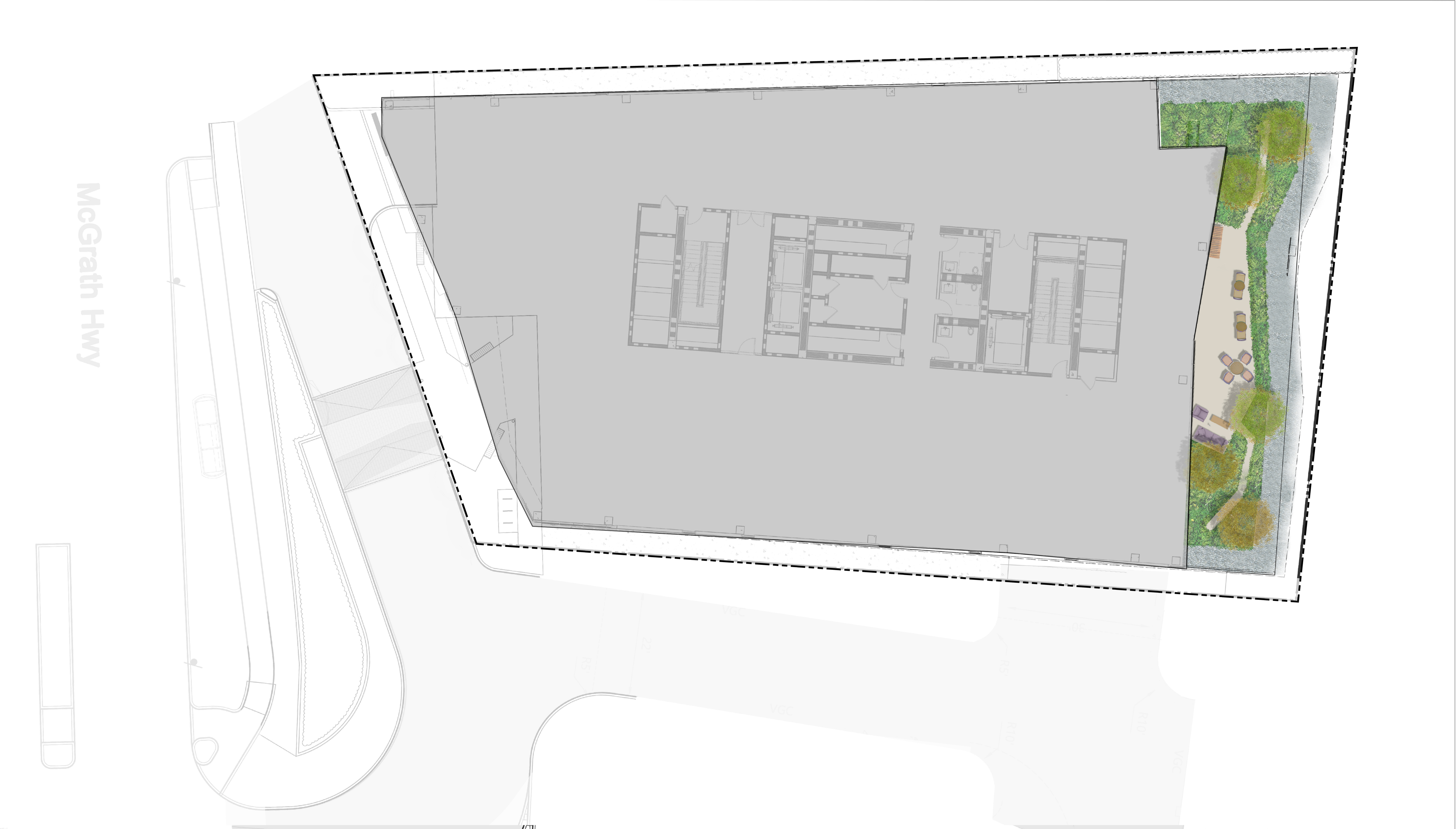
SITE + LANDSCAPE PLANS

LANDSCAPE PLANS (RENDERED PLANS)

GROUND FLOOR RENDERING

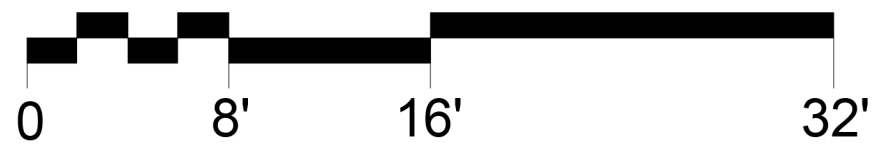
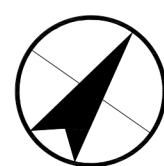


NINTH FLOOR RENDERING

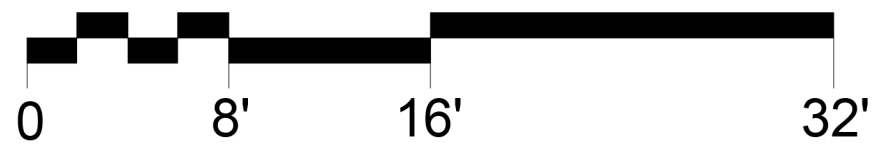
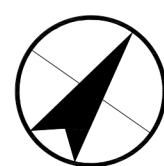
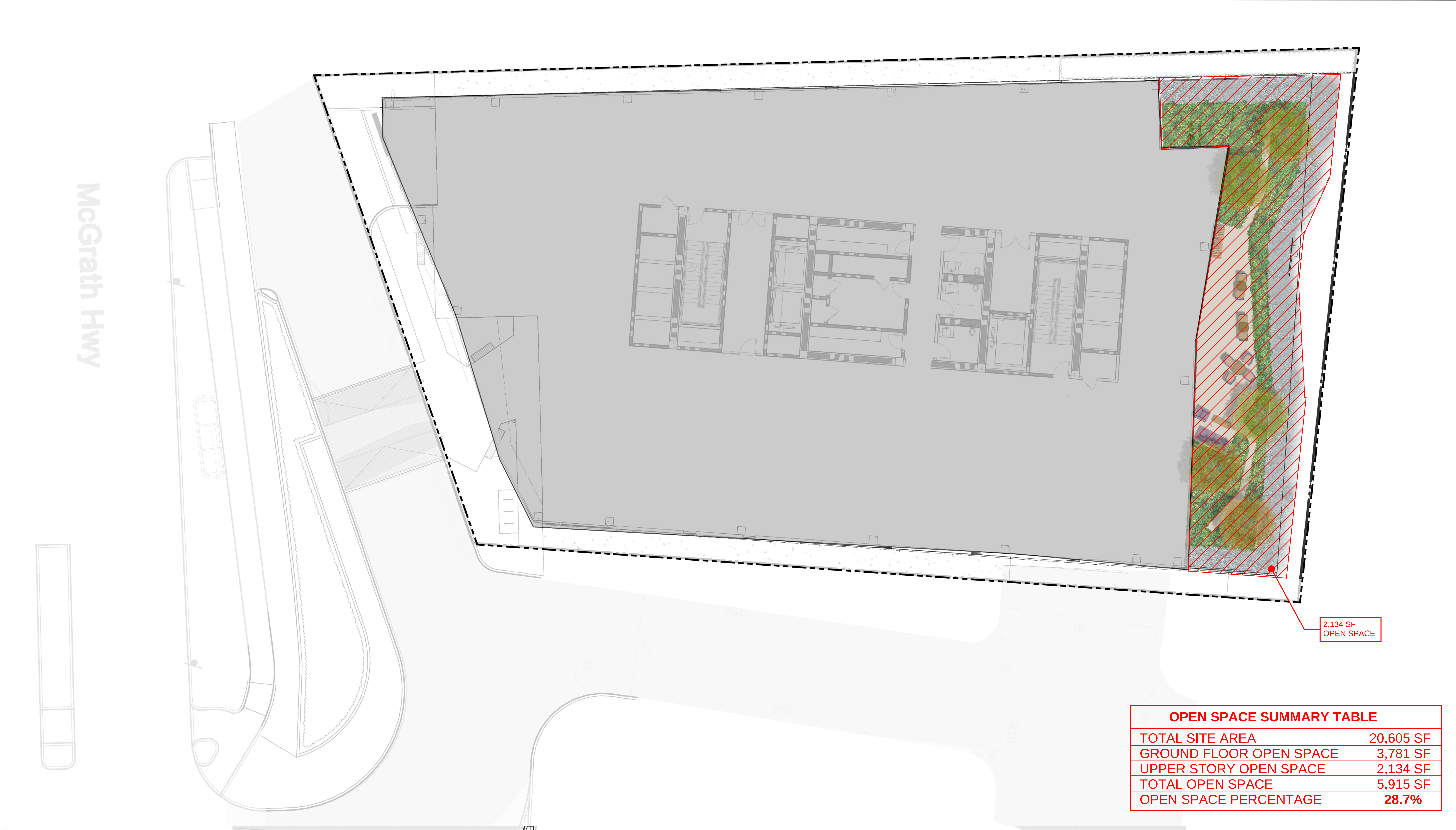


0 8' 16' 32'

GROUND FLOOR RENDERING | OPEN SPACE CALCULATION



NINTH FLOOR RENDERING | OPEN SPACE CALCULATION



SITE + LANDSCAPE PLANS

GREEN SCORE CALCULATION

Category	Credit	Multiplier	Total Area or Number	Weighted Area	Score Value	% of Score
Soils						
Landscaped area with a soil depth < 24 inches	actual sf	0.3				
Landscaped area with a soil depth =< 24 inches	actual sf	0.6	698	418.8	0.020	8.5%
Pervious Paving with 6 to 24 inches of subsurface soil or gravel	actual sf	0.2				
Pervious Paving with more than 24 inches of subsurface soil or gravel	actual sf	0.5	2100	1050	0.051	21.3%
Groundcovers						
Turfgrass, mulch, and inorganic surfacing materials	actual sf	0.1				
Plants						
Vegetation less than two (2) feet tall at maturity	actual sf	0.2	280	56	0.003	1%
Vegetation at least two (2) feet tall at maturity	12 sf/plant	0.3	564	169.2	0.008	3.4%
Trees						
Small Tree	50 sf/tree	0.6				
Large Tree	450 sf/tree	0.6	4500	2700	0.131	54.8%
Preserved Tree	65 sf/tree	0.8				
Engineered Landscape						
Vegetated Wall	actual sf	0.1				
Rain gardens, bioswales, and stormwater planters	actual sf	1				
Green Roof with up to 6" of growth medium	actual sf	0.1				
Green Roof with 6"-10" of growth medium*	actual sf	0.4				
Green Roof with 10"-24" of growth medium	actual sf	0.6	885	531	0.026	11%
Green Roof of over 24" of growth medium	-	per individual landscape elements				
Green Score Bonuses						
Publicly Visible Landscape	-	0.1				
Native Species	-	0.1				
High Value Species	-	0.1				
50% of irrigation is harvested rainwater	-	0.1				
Food cultivation	-	0.1				

*885 sf of green roof is terrace, no additional green roof needed

De-paved Lot Area

-

0.1

Total

0.239

Minimum Required Score
(High Rise District)

0.2