



# 299 BROADWAY

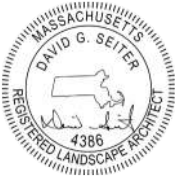
P&Z #21-068

COMPREHENSIVE PERMIT APPLICATION  
CIVIC PLAZA

NOVEMBER 8, 2022  
REVISED: APRIL 15, 2025

## COMPREHENSIVE PERMIT APPLICATION DRAWING LIST

L.000.L1	COVER SHEET
L.050.L2	ILLUSTRATIVE PLAN
L.001.01	EXISTING TREE PLAN
L101.L1	SCALED LAYOUT PLAN
L102.L2	PAVING PLAN
L103.L3	PLANTING PLAN
L104.L4	TREE SOILS PLAN
L105.L5	FRONTAGE DIAGRAM
L105.L5	SITE DIAGRAM
L106.L6	SIGNAGE PLAN
L400.L1	LANDSCAPE DETAILS
L401.L1	LANDSCAPE DETAILS
L402.L1	LANDSCAPE DETAILS
L402.L2	LANDSCAPE DETAILS
G007C	GRADING PLAN



299 BROADWAY - CIVIC PLAZA - DESIGN CHANGE NARRATIVE*	
SHEET**	COMMENT
L050.L1r1	Reduced the total number of trees from 19 to 18, based on removing the café seating area from the total area calculation. Relocated 2 trees within the plaza to improve visibility of Building B retail from Broadway. Increased bike rack quantities from 1 to 8 to meet the bike rack requirement, with 3 placed in the plaza and 5 along the sidewalk. Removed 1 ping pong table. Reduced civic swing quantities from 3 to 2 and relocated them within the plaza. Reduced the café seating area on the north side of the plaza in response to the program change from retail to a fitness center in Building B; this area was converted to planting. Updated the lighting design, including a reduction in catenary lighting. Reconfigured the entry along Broadway by adding two steps at the central entry and a small planter at the bottom right corner, in response to grading changes and the updated door location for Building B. The stone wall and timber seating were also revised to meet frontage seating requirements and better address the slope along Broadway. Adjusted the locations of stone and timber seating to comply with the 15% maximum contribution of stone wall toward the total required seating, as the previous layout included too much stone wall seating. Adjusted planter shapes around the courtyard entry and removed one floating planter to provide a more direct circulation path. <del>Replaced planting area in the plaza center with a timber platform to increase seating length and meet requirements.</del>
L101.L1R1	Shifted the plaza layout 1' to the west to provide better circulation from the east-side ADA entry and increase clearance along Building B retail. Reconfigured the Broadway entry, in response to grading changes along Broadway. Enlarged the east-side ADA access and shortened the two stair entries into the plaza.
L102.L2r1	Specified materials and products for paving, ensuring all selections are ADA compliant. Refer to sheet L050.L1 for additional notes.
L103.L3r1	Updated tree species to reflect revised quantities and layout, enhancing autumn color cohesion. Replaced the previous sun and part-sun mixes with specified shrubs, perennials, and bulbs.
L104.L4r1	Adjusted planting soil and sand-based structural soil areas to align with the updated layout.

\* Note that minor changes may have been made to overall fenestration size or location but have not been clouded because the original design intent is still being met. Additionally, unit mix has been reconfigured to better stack demising walls. These changes have been made to improve overall structural efficiency.

\*\* Note that sheets that are not listed or included in this set have not been modified from previously approved comprehensive permit packages.



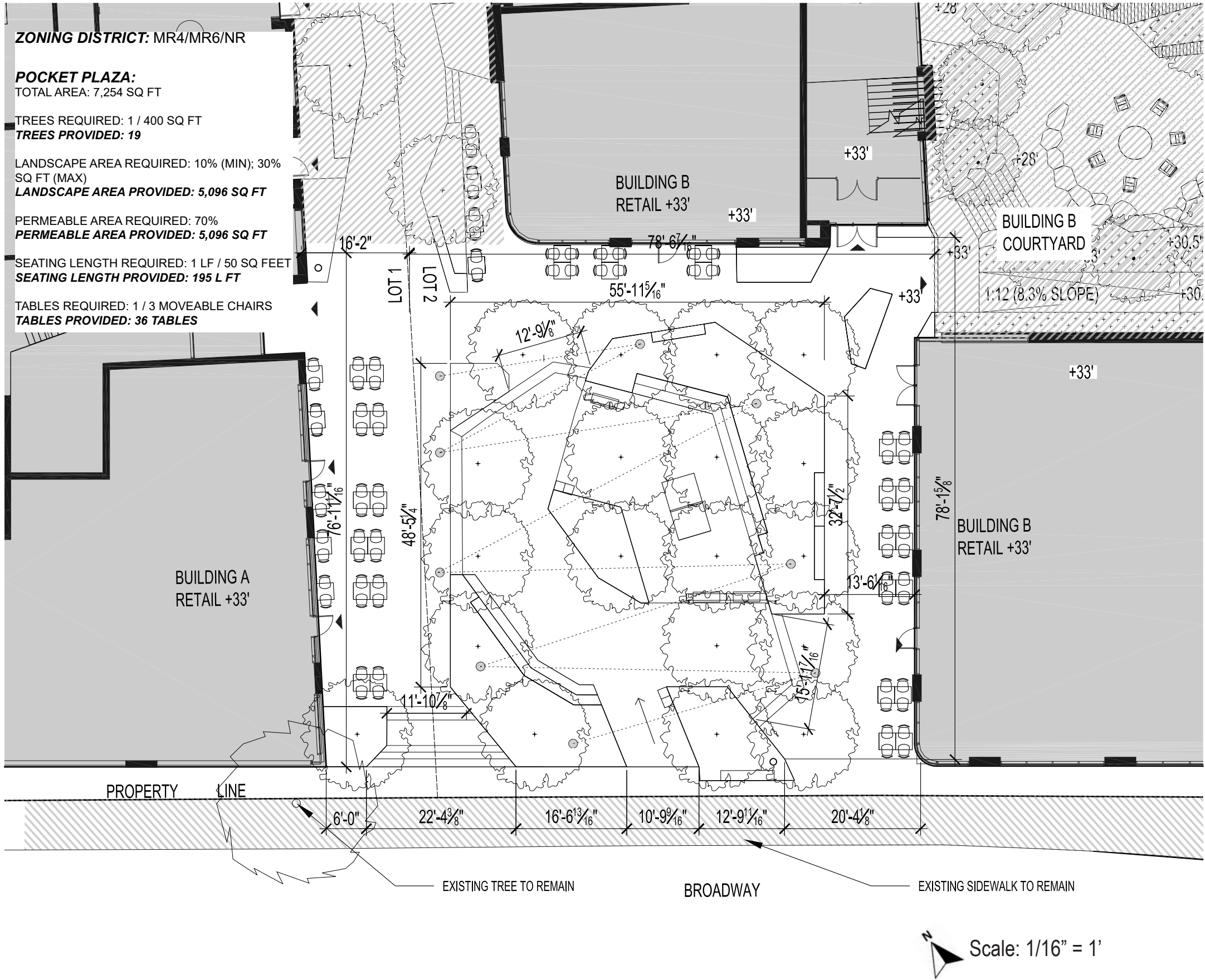


Somerville Green Score - LOT 2				
		Area or Number		
		58,326		
	Sq Ft Credit	Multiplier	Weighted Area	Score Value
<b>Soils</b>				
Landscaped area with a soil depth less than 24 inches	0			
Landscaped area with a soil depth equal to or greater than 24 inches	8,643			
Pervious Paving with 6 to 24 inches of subsurface soil or gravel	0			
Pervious Paving with more than 24 inches of subsurface soil or gravel	3,106			
<b>Groundcovers</b>				
Turf grass, mulch, and inorganic surfacing materials	0			
<b>Plants</b>				
Vegetation less than two (2) feet tall at maturity	2183			
Vegetation at least two (2) feet tall at maturity	5614			
<b>Trees</b>				
Small Tree	18			
Large Tree	39			
Preserved Tree	0			
<b>Engineered Landscape</b>				
Vegetated Wall	0			
Rain gardens, bioswales, and stormwater planters	0			
Green Roof with up to 6" of growth medium	0			
Green Roof with 6"-10" of growth medium	0			
Green Roof of 10"-24" growth medium	0			
Green Roof of over 24" growth medium	N/A			
Calculate as if soils, groundcovers, plants, and trees				
Green Score = 0.659				
<b>Possible Bonuses</b>				
Publicly Visible Landscape	3,434			
Native Species	6500			
High Value Species	3,900			
50% Irrigation from storm water	0			
Food cultivation	0			
De-paved lot area	0			
<b>Green Score District Requirements</b>				
NR & UR	MR3 & MR4	MR5, MR6, & HR	FAB, CC, CB, CI	
0.35	0.25	0.20	0.20	
0.40	0.3	0.25	-	
0.659	0.659	0.659	0.683	









LEGEND

	PROPERTY LINE
	LOT LINE
	PLANTING BED
	PROPOSED TREE
	SITE DIMENSION

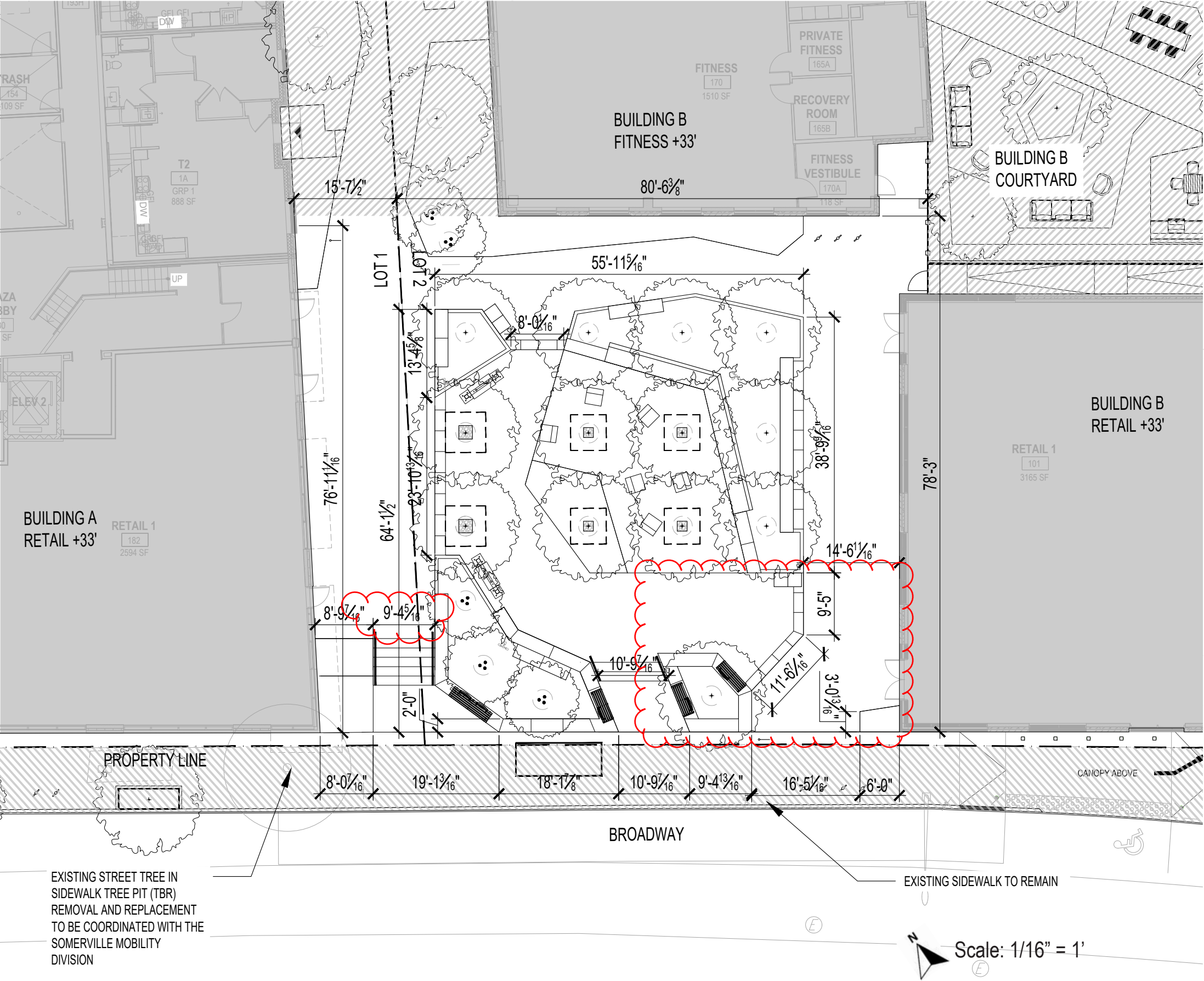
MOVABLE FURNITURE SCHEDULE

SYMB	ITEM	QTY
	CAFE TABLE W/ CHAIRS	16

BUILT-IN FURNITURE SCHEDULE

	BUILT IN TIMBER BENCH WITH BACK	4
	CIVIC SWINGS	3
	TIMBER PLATFORM	1
	LIGHT POSTS WITH CATENARY LIGHTING	9
	PING PONG TABLE	1
	TRASH & RECYCLING RECEPTACLE	2
	SIGN POST, TYPICAL	1
	BIKE RACK	1





LEGEND

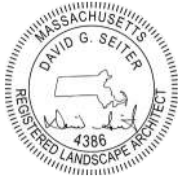
- PROPERTY LINE
- LOT LINE
- PLANTING BED
- PROPOSED TREE
- SITE DIMENSION

MOVABLE FURNITURE SCHEDULE

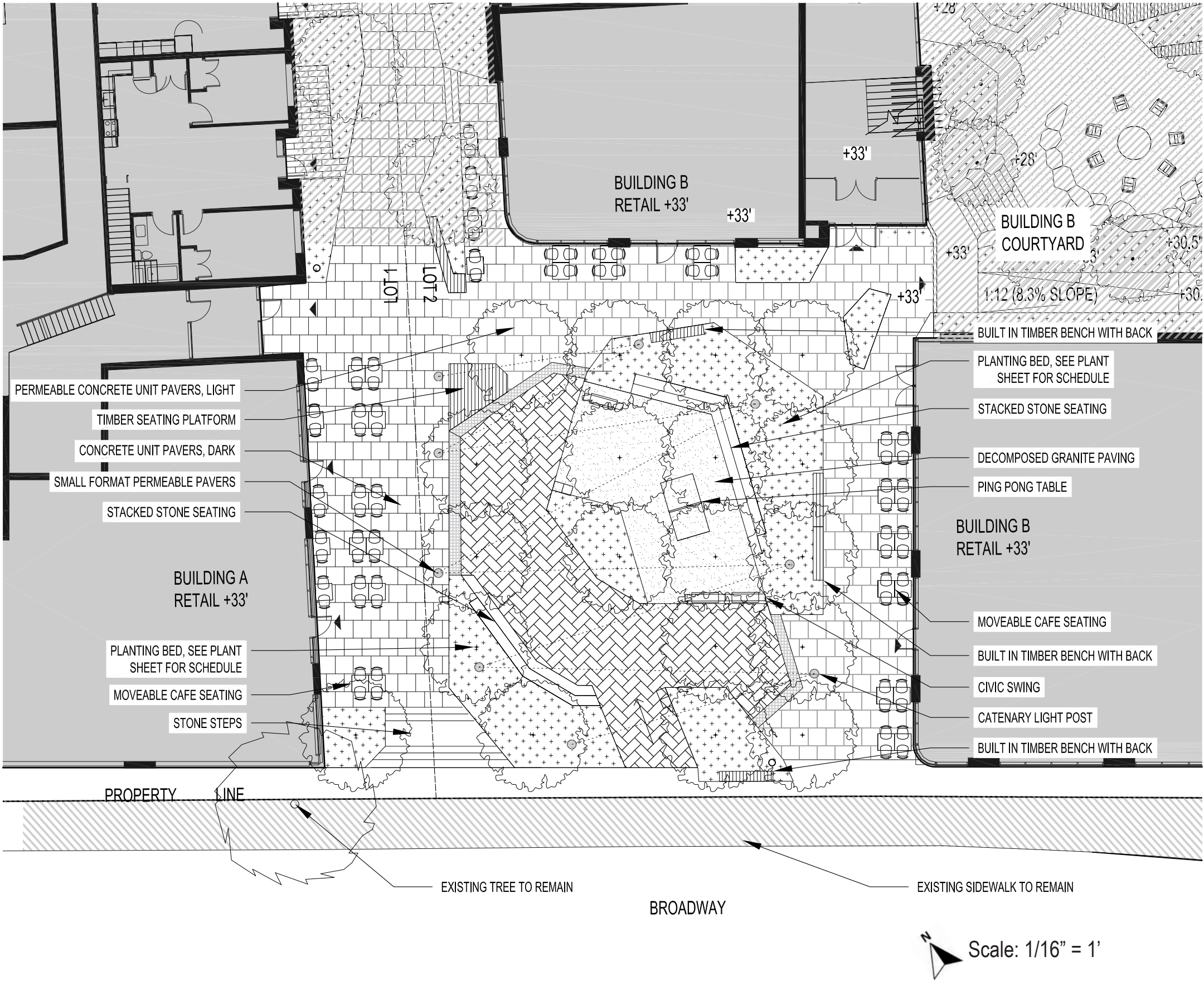
SYMB	ITEM	QTY
[Symbol]	FREESTANDING LOUNGE CHAIR	6
[Symbol]	CAFE TABLE	27
[Symbol]	CAFE CHAIR	49

BUILT-IN FURNITURE SCHEDULE

[Symbol]	TIMBER BENCH WITH BACK AND STONE BASE	4
[Symbol]	LONG TIMBER BENCH WITH BACK AND STONE BASE	1
[Symbol]	CIVIC SWINGS	2
[Symbol]	TIMBER PLATFORM	1
[Symbol]	TIMBER LOUNGE BENCH	1
[Symbol]	TRASH & RECYCLING RECEPTACLE	2
[Symbol]	SIGN POST, CITY OF SOMERVILLE STANDARD	1
[Symbol]	BIKE RACK	3







PAVING SCHEDULE

	TYPE	QTY
	PERMEABLE CONCRETE UNIT PAVERS, LIGHT	1985 SQ. FT
	CONCRETE UNIT PAVERS, DARK	2231 SQ. FT
	SMALL FORMAT PERMEABLE PAVERS	1121 SQ. FT
	DECOMPOSED GRANITE PAVING	635 SQ. FT
	FLUSH STONE BAND	102 SQ. FT



Small Format Permeable Pavers



Concrete unit pavers



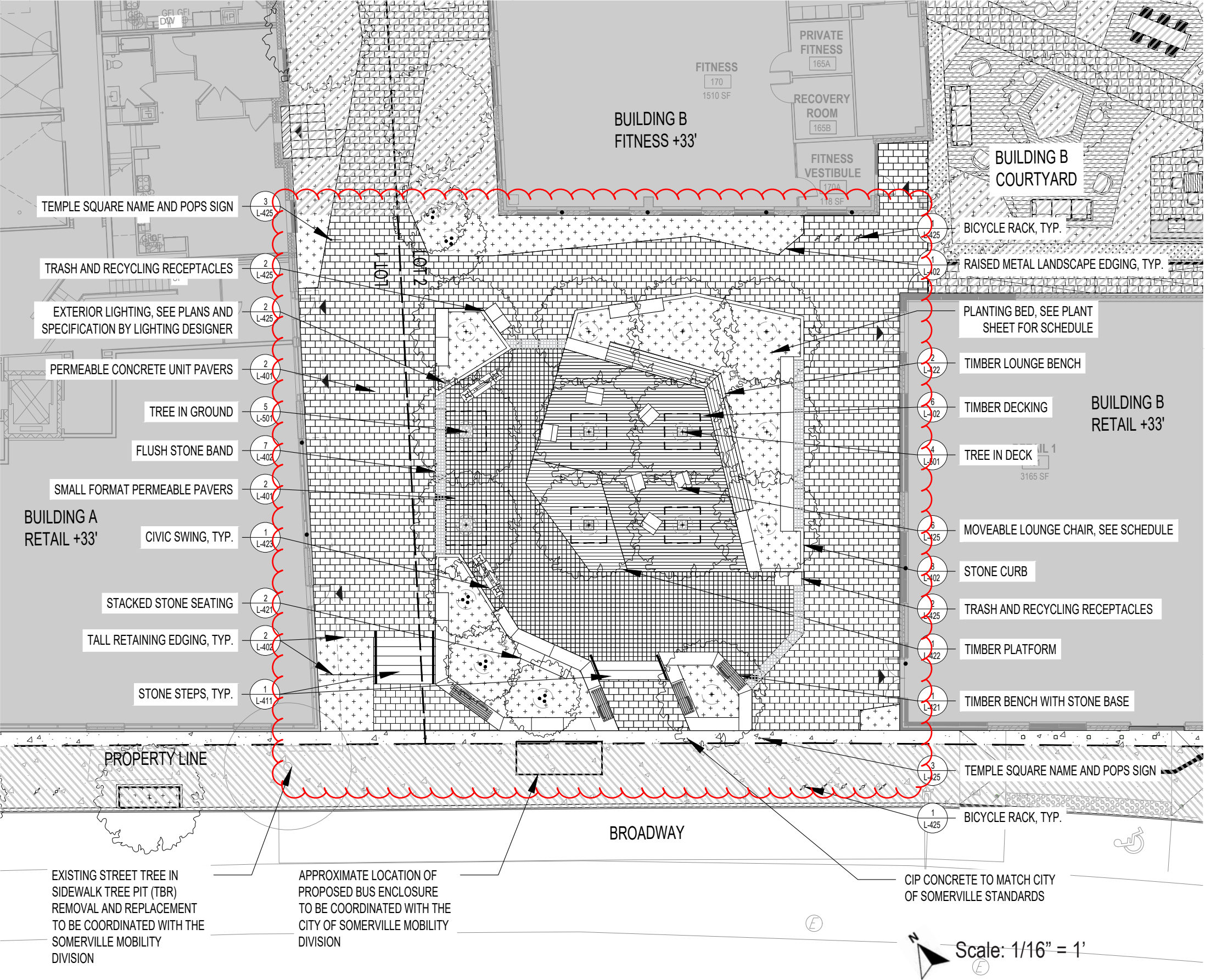
Decomposed granite fines



Flush stone band / Linear drainage







PAVING SCHEDULE

	TYPE	QTY
	PERMEABLE CONCRETE UNIT PAVERS	3308 SQ. FT
	SMALL FORMAT PERMEABLE PAVERS	1055 SQ. FT
	TIMBER DECKING	676 SQ. FT
	FLUSH STONE BAND	122 SQ. FT



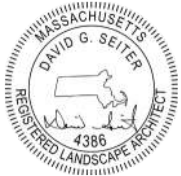
Small Format Permeable Pavers



Permeable Concrete Unit Pavers (color swatch above)



Flush stone band





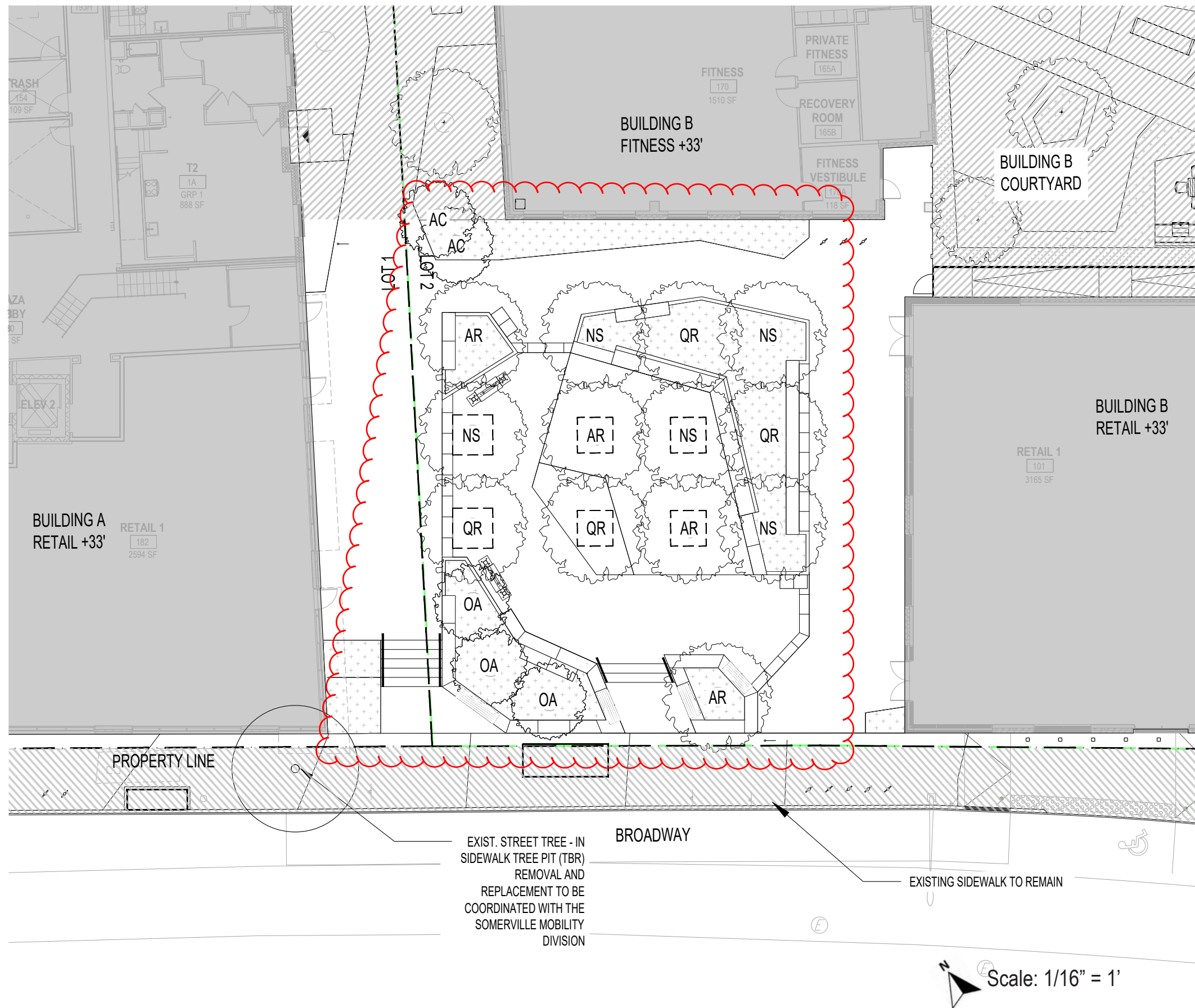




PLANTING AREA		
TYPE	QTY	
FULL SUN MIX	1141 SQ FT	
PART SHADE MIX	214 SQ FT	
PROPOSED TREE	16 TREES	

PLANT SCHEDULE					
QTY	CODE	ROTANICAL NAME	COMMON NAME	SIZE	NOTES
MEDIUM TO LARGE TREES					
8	GT	Gleditsia tricanthos	Honeylocust	3.5" caliper	B&B Specimen; full, well-branched ; Wide, symmetrical canopy spread; 7' + lower branch clearance; Hand-dug, drumlaced rootball; Final selection shall be determined by overall quality, character and form as approved by the Landscape Architect.
5	QP	Quercus palustris	Pin Oak	3.5" caliper	B&B Specimen; full, well-branched ; Wide, symmetrical canopy spread; 7' + lower branch clearance; Hand-dug, drumlaced rootball; Final selection shall be determined by overall quality, character and form as approved by the Landscape Architect.
1	AC	Aesculus x carnea	Red Horsechestnut	3.5" caliper	B&B Specimen; full, well-branched ; Wide, symmetrical canopy spread; 7' + lower branch clearance; Hand-dug, drumlaced rootball; Final selection shall be determined by overall quality, character and form as approved by the Landscape Architect.
1	QB	Quercus bicolor	Swamp White Oak	3.5" caliper	B&B Specimen; full, well-branched ; Wide, symmetrical canopy spread; 7' + lower branch clearance; Hand-dug, drumlaced rootball; Final selection shall be determined by overall quality, character and form as approved by the Landscape Architect.
1	TA	Tilia americana	Basswood	3.5" caliper	B&B Specimen; full, well-branched ; Wide, symmetrical canopy spread; 7' + lower branch clearance; Hand-dug, drumlaced rootball; Final selection shall be determined by overall quality, character and form as approved by the Landscape Architect.
3	NS	Nyssa sylvatica	Black Tupelo	3.5" caliper	B&B Specimen; full, well-branched ; Wide, symmetrical canopy spread; 7' + lower branch clearance; Hand-dug, drumlaced rootball; Final selection shall be determined by overall quality, character and form as approved by the Landscape Architect.
PERENNIALS & GRASSES & SHRUBS					
PART SUN MIX					
42		Thalictrum 'Black Stockings'	Meadow rue	1 GAL	Full, well-developed roots; interplant as per LA in field
42		Monarda fistulosa	Bee balm	1 GAL	Full, well-developed roots; interplant as per LA in field
42		Amsonia hubrichtii	Bluestar	1 GAL	Full, well-developed roots; interplant as per LA in field
42		Rosa virginiana	Virginiana Rose	1 GAL	Full, well-developed roots; interplant as per LA in field
42		Shizachium scoparium	Little bluestem	1 GAL	Full, well-developed roots; interplant as per LA in field
42		Sesleria autumnalis	Autumn moor grass	1 GAL	Full, well-developed roots; interplant as per LA in field
6		Fothergilla gardenii	Dwarf Fothergilla	1 GAL	Full, well-developed roots; interplant as per LA in field
SUN MIX					
144		Baptisia australis	Wild indigo	1 GAL	Full, well-developed roots; interplant as per LA in field
144		Lupinus perennis	Wild Lupine	1 GAL	Full, well-developed roots; interplant as per LA in field
144		Eurybia spectabilis	Eastern showy aster	1 GAL	Full, well-developed roots; interplant as per LA in field
144		Rosa virginiana	Virginiana Rose	1 GAL	Full, well-developed roots; interplant as per LA in field
144		Hyssopifolium	Hyssopifolium	1 GAL	Full, well-developed roots; interplant as per LA in field
144		Deschampsia flexuosa	Wavy Hairgrass	1 GAL	Full, well-developed roots; interplant as per LA in field
144		Carex Rosea	Rosy Sedge	1 GAL	Full, well-developed roots; interplant as per LA in field
144		Eragrostis spectabilis	Purple lovegrass	1 GAL	Full, well-developed roots; interplant as per LA in field
144		Panicum virgatum	Switchgrass	1 GAL	Full, well-developed roots; interplant as per LA in field
34		Amorpha fruticosa	False Indigo	1 GAL	Full, well-developed roots; interplant as per LA in field
34		Ilex glabra 'Shamrock'	Shamrock Inkberry	1 GAL	Full, well-developed roots; interplant as per LA in field
34		Myrica pensylvanica	Northern Bayberry	1 GAL	Full, well-developed roots; interplant as per LA in field
34		Aronia arbutifolia 'Brilliantissim a'	Brilliantissima Red Chokeberry	1 GAL	Full, well-developed roots; interplant as per LA in field
34		Clethra alnifolia 'Crystallina'	Crystallina Sweetspire	1 GAL	Full, well-developed roots; interplant as per LA in field
34		Viburnum dentatum	Arrowwood Viburnum	1 GAL	Full, well-developed roots; interplant as per LA in field
VINES					
20		Parthenocissus quinquefolia	Virginia creeper	1 GAL	Full, well-developed roots; interplant as per LA in field
20		Champsis radicans	Trumpet vine	1 GAL	Full, well-developed roots; interplant as per LA in field





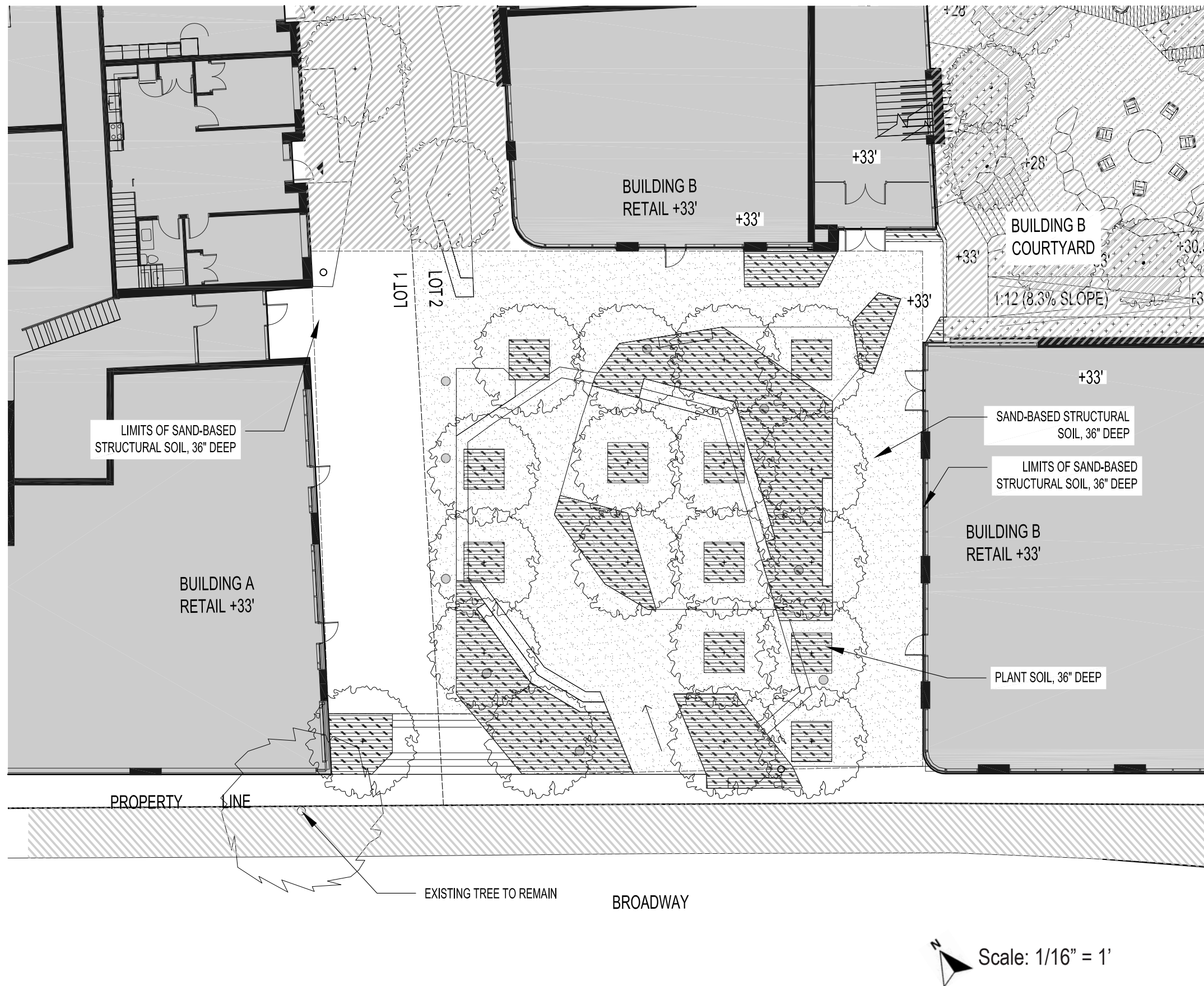


PLANTING AREA		
	TYPE	QTY
	PLANTING AREA	1256 SQ. FT.
	PROPOSED TREE	18 TREES

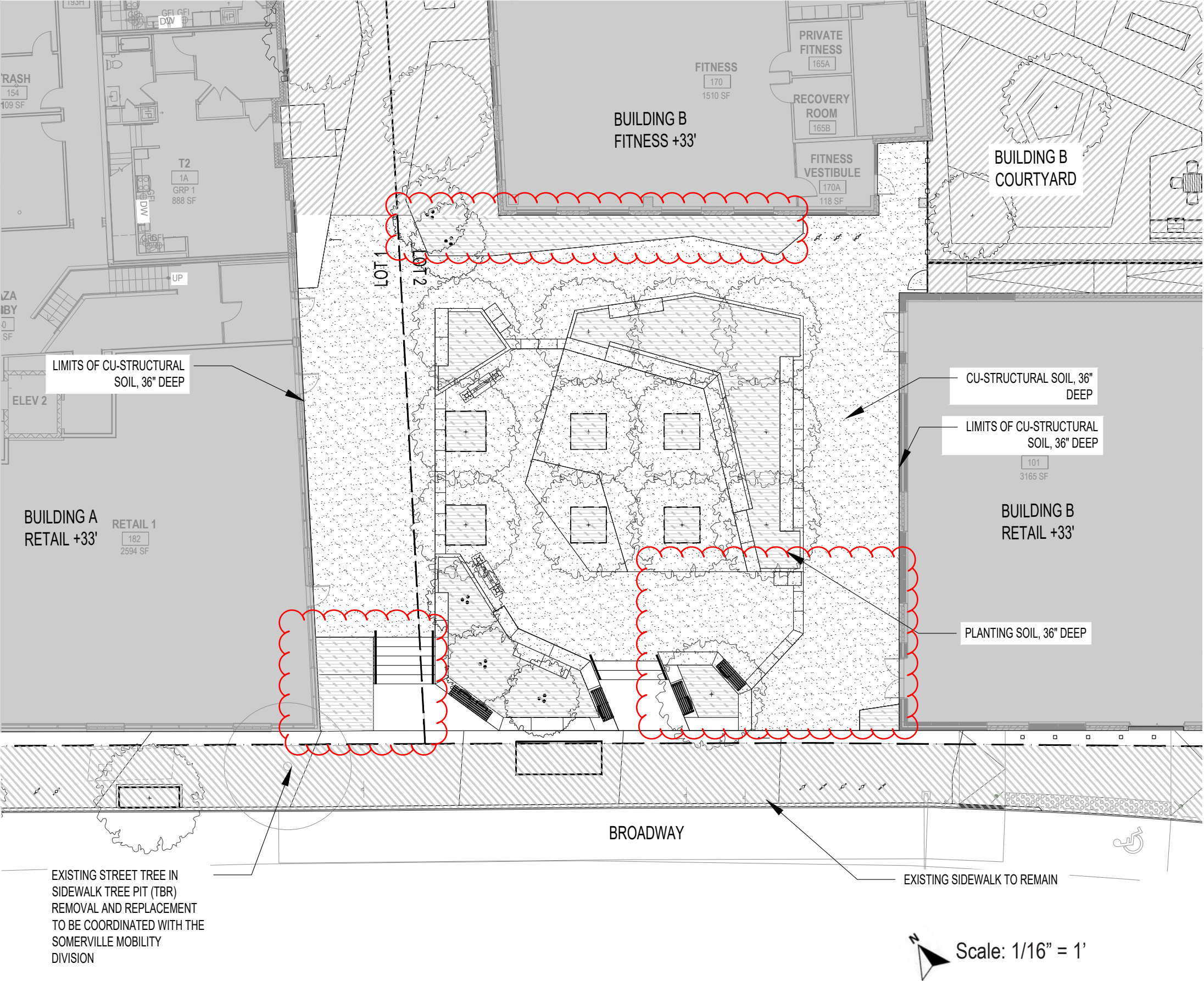
QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
TREES					
4	AR	<i>Acer rubrum</i> 'Red Sunset'	red sunset maple	16-18'- HT	B&B Specimen; full, well-branched, 6-8' ht clear stem required at install for trees planted in paving ; final selection determined by overall quality, form & character as approved by LA
4	QR	<i>Quercus rubra</i>	red oak	16-18'- HT	B&B Specimen; full, well-branched, 6-8' ht clear stem required at install for trees planted in paving ; final selection determined by overall quality, form & character as approved by LA
5	NS	<i>Nyssa sylvatica</i>	black tupelo	16-18'- HT	B&B Specimen; full, well-branched, 6-8' ht clear stem required at install for trees planted in paving ; final selection determined by overall quality, form & character as approved by LA
3	OA	<i>Oxydendrum arboreum</i>	sourwood	16-18'- HT	B&B Specimen; full, well-branched; final selection determined by overall quality, form & character as approved by LA
2	AC	<i>Amelanchier canadensis</i>	serviceberry	10-12'- HT	B&B Specimen; full, well-branched; final selection determined by overall quality, form & character as approved by LA
SHRUBS					
2	Rc	<i>Rhus copallina</i> var. <i>latifolia</i> 'Morton'	dwarf sumac	3' HT & W	B&B or Container Specimens; Full; Symmetrical form
9	Pm	<i>Pinus mugo</i> var. <i>pumilo</i>	mugo pine	3' HT & W	B&B or Container Specimens; Full; Symmetrical form
2	Sl	<i>Spirea latifolia</i>	meadowsweet	3' HT & W	B&B or Container Specimens; Full; Symmetrical form
4	Aa	<i>Aronia arbutifolia</i> 'brilliantissima'	brilliantissima red chokeberry	3' HT & W	B&B or Container Specimens; Full; Symmetrical form
4	Ig	<i>Ilex glabra</i> 'Shamrock'	inkberry	3' HT & W	B&B or Container Specimens; Full; Symmetrical form
2	Pg	<i>Pinus thunbergii</i> 'Thunderhead'	japanese black pine	3' HT & W	B&B or Container Specimens; Full; Symmetrical form
PERENNIALS (GRASSES, FERNS, ACCENT PERENNIALS)					
267	sa	<i>Sesleria autumnalis</i>	autumn moorgrass	1 GAL	Full, well-developed roots; interplant as per LA in field
453	ce	<i>Carex exuberna</i>	bristle-leaf sedge	1 GAL	Full, well-developed roots; interplant as per LA in field
9	pv	<i>Panicum virgatum</i> 'Summer Sunrise'	upright switchgrass	3 GAL	Full, well-developed roots; interplant as per LA in field
53	es	<i>Eragrostis spectabilis</i>	purple lovegrass	1 GAL	Full, well-developed roots; interplant as per LA in field
10	ba	<i>Baptisia australis</i>	wild indigo	3 GAL	Full, well-developed roots; interplant as per LA in field
62	am	<i>Amsonia ciliata</i> var. <i>tenuifolia</i>	fringed bluestar	1 GAL	Full, well-developed roots; interplant as per LA in field
91	at	<i>Asclepias tuberosa</i>	butterflyweed	1 GAL	Full, well-developed roots; interplant as per LA in field
27	hh	<i>Helipopsis helianthoides</i>	false sunflower	1 GAL	Full, well-developed roots; interplant as per LA in field
72	eu	<i>Eurybia spectabilis</i>	eastern showy aster	1 GAL	Full, well-developed roots; interplant as per LA in field
68	pt	<i>Pycnanthemum tenuifolium</i>	mountain mint	1 GAL	Full, well-developed roots; interplant as per LA in field
4	de	<i>Dryopteris erythrosora</i> 'Autumn Brilliance'	brilliance autumn fern	1 GAL	Full, well-developed roots; interplant as per LA in field
5	af	<i>Athyrium filix-femina</i>	lady fern	1 GAL	Full, well-developed roots; interplant as per LA in field
25	cr	<i>Carex rosea</i>	rosy sedge	1 GAL	Full, well-developed roots; interplant as per LA in field
10	cf	<i>Carex flaccosperma</i>	blue wood sedge	1 GAL	Full, well-developed roots; interplant as per LA in field
6	hv	<i>Heuchera villosa</i> 'Autumn Bride'	alumroot	1 GAL	Full, well-developed roots; interplant as per LA in field
10	ea	<i>Euphorbia amygdaloides</i> var. <i>robbiae</i>	wood spurge	1 GAL	Full, well-developed roots; interplant as per LA in field
BULBS					
150	ace	<i>Allium cernuum</i>	nodding onion	BULB	Top quality bulbs, 6" - 12" o.c.; Naturalized clusters; Fall planting











PLANTING AREA		
	TYPE	QTY
	36" SAND BASED STRUCTURAL SOIL	15,822 CU FT
	36" DEEP PLANTING SOIL	4,344 CU FT

