

675 Somerville Ave. Mixed Use Housing

3 CRAIGIE STREET / 675 SOMERVILLE AVE,
SOMERVILLE MA 02143

Development Review Application

02-10-2025: ORIGINAL SUBMISSION

05-12-2025: REVISION 1

06-09-2025: REVISION 2

07-21-2025: REVISION 3

OWNER: 675 SOMERVILLE AVE, LLC

ARCHITECT: **BOS** | UA, LLC

TRAFFIC: HOWARD STEIN HUDSON

LANDSCAPE: OFFSHOOTS, INC



Site Plans - Change Narrative

Project Name:	675 Somerville Avenue	Plan Revision:	3
Project #:	24.01	Revision Name:	ISD Comment Resolution
Drafted by:	BOS UA, LLC	Date of Issue:	7/21/2025

#	Sheet	Name	Description	SZO Reference
1	A1.001	Site Plan	Added 12' curb setback line with dimension to demonstrate compliance. Background graphic was updated to be coordinated with the proposed architectural changes for compliance with SZO.	4.1.8.a/b
3	L1.002	Ground Level Site Plan	Coordinated transformer location with Architectural. Added note that transformer enclosure must comply with SZO 10.7.4	10.7.4
3	L1.002	Ground Level Site Plan	Increased pervious pavers to include 6'-0" minimum width bordering NR district property line under and around the screened trash area to qualify as landscaped area per SZO 2.1	2.1
3	L1.005	Roof Plan	Minor adjustment of the roof plan to be coordinated with the changes required in Architectural revision 2. Green roof is now 3,407 sf total.	Record
3	L1.006	Green Score and Details	Adjusted green score to reflect the minor reduction of green roof and the additional pervious pavers proposed in revision 3 here. This resulted in a slightly better Green Score for the project.	Record

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EXISTING CONDITIONS PLAN

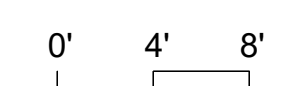
GROUND LEVEL SITE PLAN

GROUND LEVEL PLANTING PLAN

SECOND LEVEL TERRACE PLAN

ROOF PLAN

GREEN SCORE AND DETAILS



L1.001

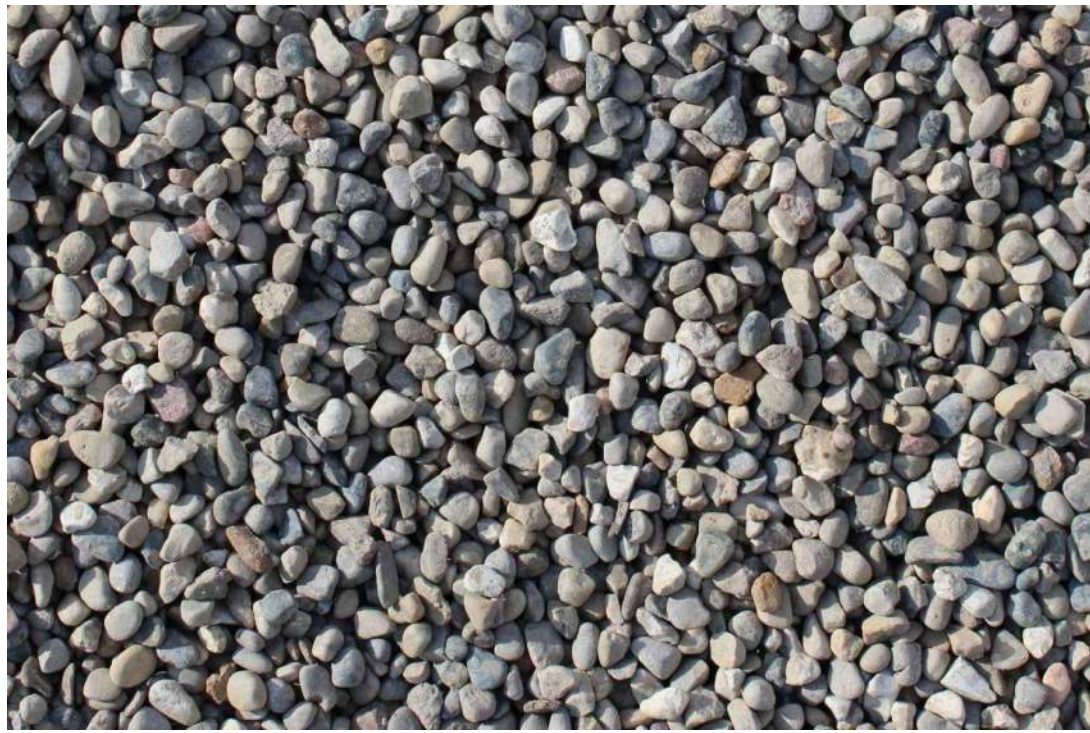
PRECEDENT IMAGES



CAST-IN-PLACE CONCRETE PAVING



UNIT PAVERS
PERVIOUS WITH 6"-24" OF SUBSURFACE SOIL OR GRAVEL



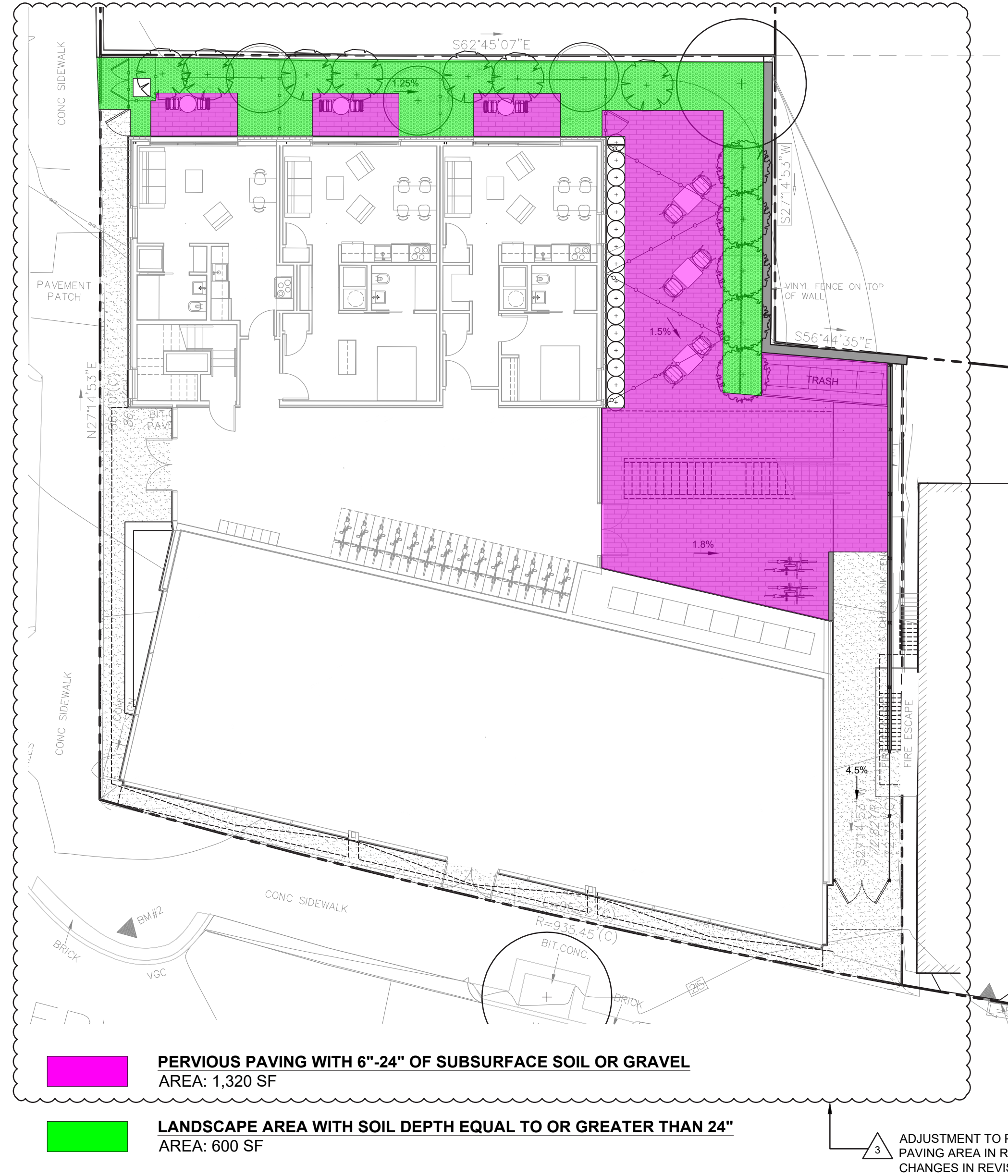
PEASTONE GRAVEL
PERVIOUS LANDSCAPED AREA WITH A SOIL EQUAL OR GREATER THAN 24"



COURTYARD FURNISHINGS

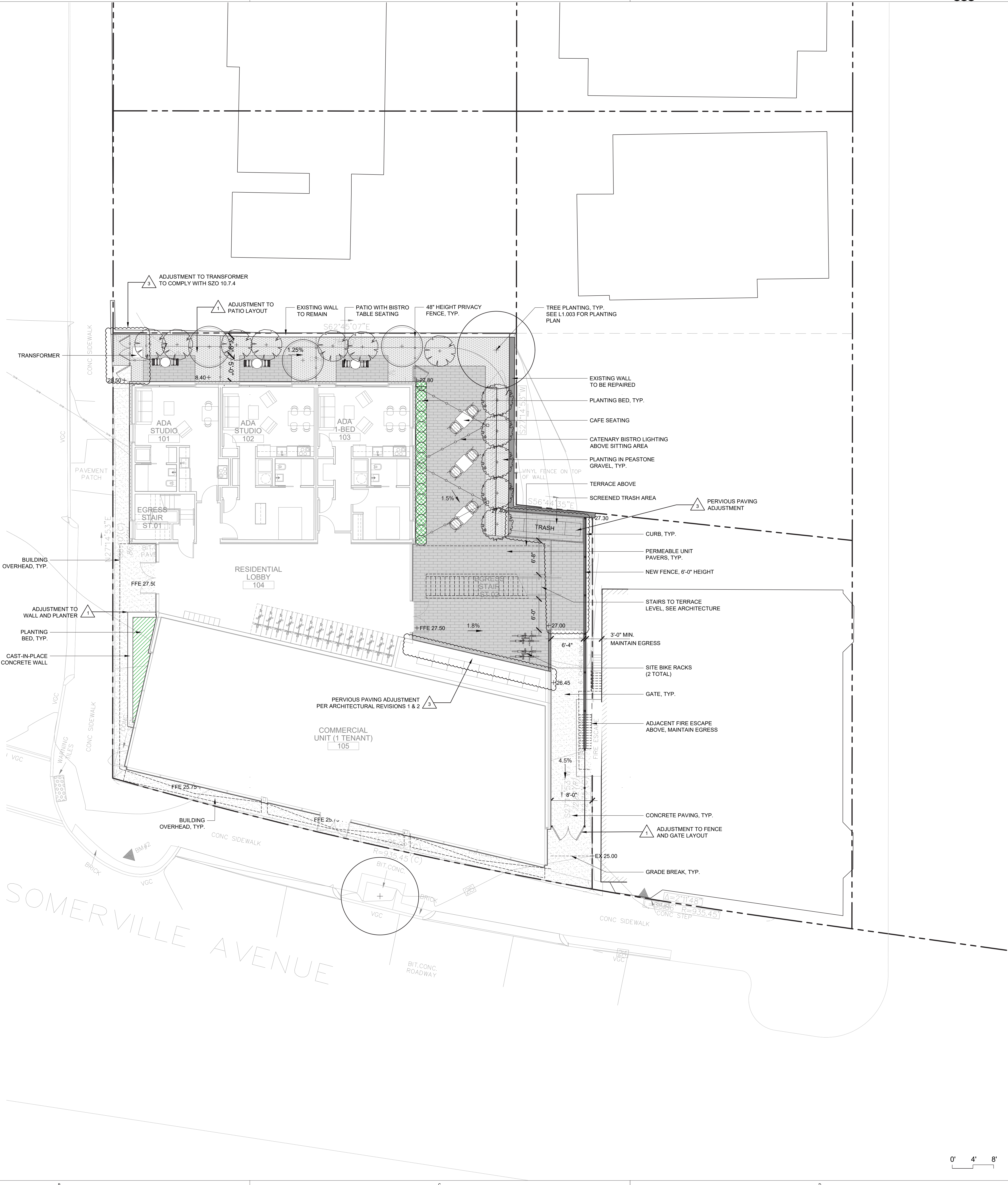


BACK PATIOS

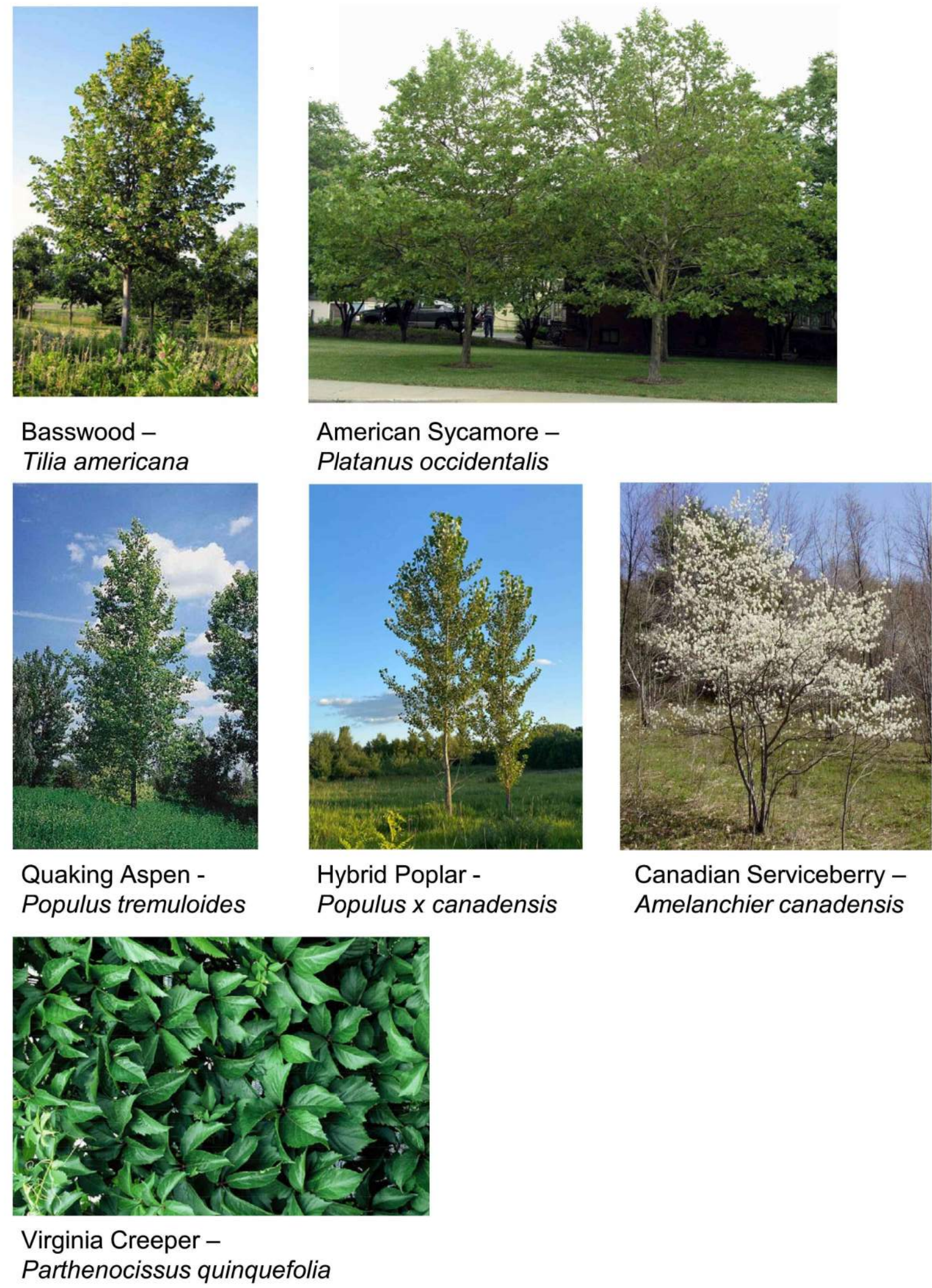


SOIL DEPTH DIAGRAM

NTS



PLANTING IMAGES



POLLINATOR PLANTING



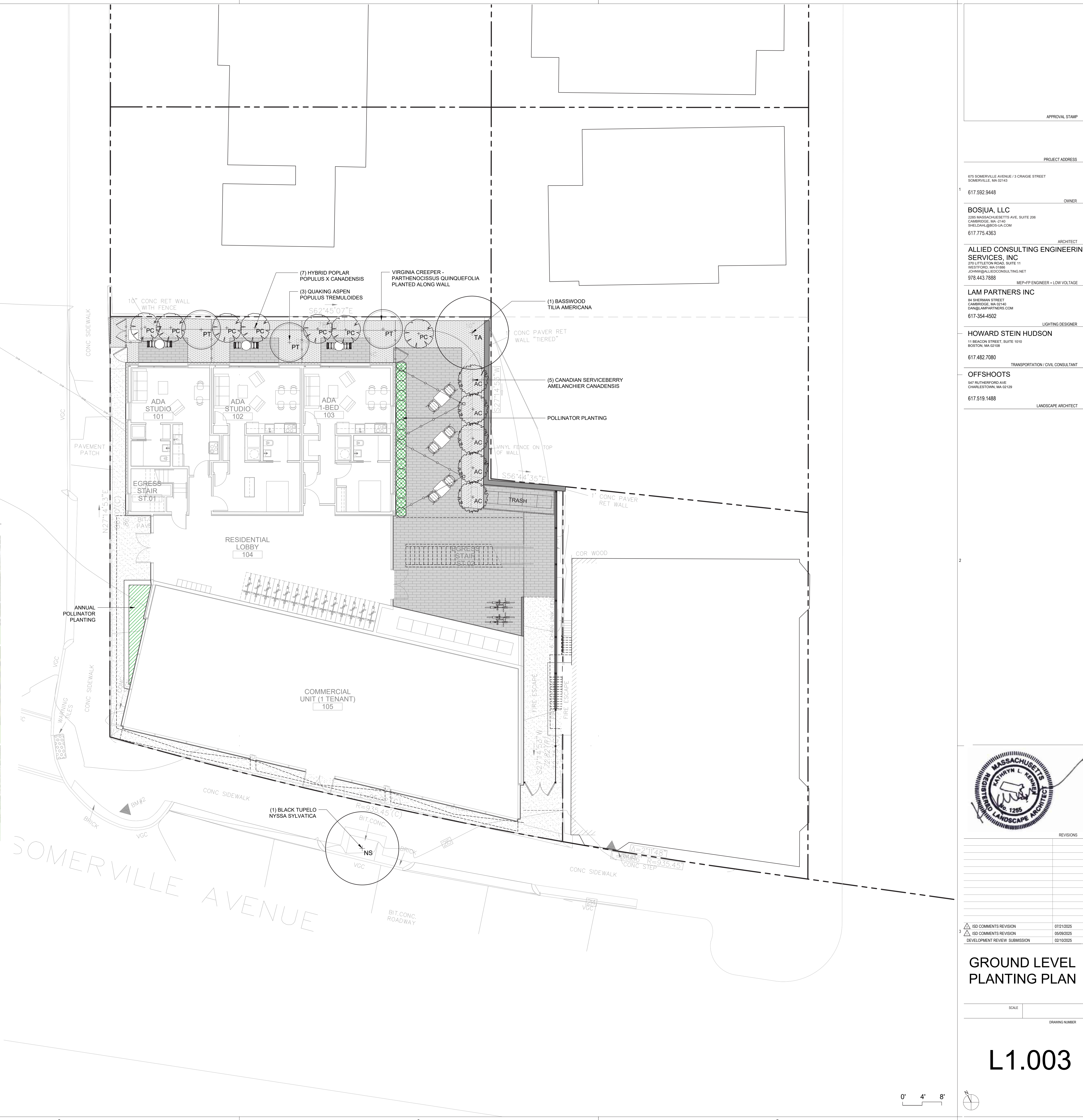
TREE PLANTING SCHEDULE

KEY	SCIENTIFIC NAME	COMMON NAME	QNT.	SIZE	SPACING	DESIGN NOTES
TREES						
AC	AMELANCHIER CANADENSIS	CANADIAN SERVICEBERRY	5	6-7' HT	PER PLAN	B&B, MULTISTEM, REPLACEMENT TREE
NS	NYSSA SYLVATICA	BLACK TUPELO	1	2-2.5" CAL	PER PLAN	B&B, STREET TREE
PC	POPULUS X CANADENSIS	HYBRID POPLAR	7	1-1.5" CAL	PER PLAN	B&B, REPLACEMENT TREE
PT	POPULUS TREMULOIDES	QUAKING ASPEN	3	1-1.5" CAL	PER PLAN	B&B, REPLACEMENT TREE
TA	TILIA AMERICANA	BASSWOOD	1	3.5-4" CAL	PER PLAN	B&B, REPLACEMENT TREE

CALIPER NEEDED FOR TREE REMOVAL MITIGATION:	10"
TOTAL CALIPER OF PROPOSED REPLACEMENT TREES:	13.5"

TREE REMOVAL MITIGATION NOTES

1. REPLACEMENT TREES SHALL BE PLANTED WITHIN 18 MONTHS FROM THE DATE THE TREE PERMIT IS ISSUED, OR PRIOR TO TRANSFER OF PROPERTY OWNERSHIP, WHICHEVER COMES FIRST.
2. REPLACEMENT TREES SHALL BE OF THE SAME OR SIMILAR SPECIES AND SIZE AS DESCRIBED IN THE APPLICATION FOR THE TREE PERMIT, AND SHALL BE PLANTED ACCORDING TO STANDARDS ESTABLISHED BY THE CITY OF SOMERVILLE SENIOR URBAN FORESTRY AND LANDSCAPE PLANNER.
3. IN THE EVENT THAT TREES OF THE SIZE AND SPECIES THAT WERE DESCRIBED IN THE APPLICATION FOR THE TREE PERMIT CANNOT BE OBTAINED AT THE TIME OF PLANTING, MULTIPLE SMALLER REPLACEMENT TREES SHALL BE PLANTED WITH THE AUTHORIZATION OF THE TREE WARDEN.
4. IF A REPLACEMENT TREE DIES WITHIN 18 MONTHS FROM THE DATE OF PLANTING, THE TREE SHALL BE REPLACED. DOCUMENTATION OF THE PLANTING DATE OF THE PLANTING SHALL BE PROVIDED TO THE TREE WARDEN WITHIN 15 DAYS OF THE PLANTING OF SAID REPLACEMENT TREE.



APPROVAL STAMP

PROJECT ADDRESS

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SOMERVILLE, MA 02143

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TRANSPORTATION / CIVIL CONSULTANT

OFFSHOOTS

641 BURNING WOOD AVENUE
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LANDSCAPE ARCHITECT

REVISIONS	
1	ISO COMMENTS REVISION
2	ISO COMMENTS REVISION
3	DEVELOPMENT REVIEW SUBMISSION

GROUND LEVEL PLANTING PLAN

SCALE	
DRAWING NUMBER	

L1.003

A rooftop terrace featuring modern wooden chairs and tables, surrounded by greenery and a city skyline in the background. The terrace is paved with light-colored tiles and has a low wall with potted plants. The city skyline is visible in the distance.

A photograph of a rooftop garden. In the foreground, there are two long, black, rectangular planters filled with a variety of green plants, including tall grasses and ferns. The planters are situated on a wooden deck. In the background, a dense city skyline is visible under a clear sky.

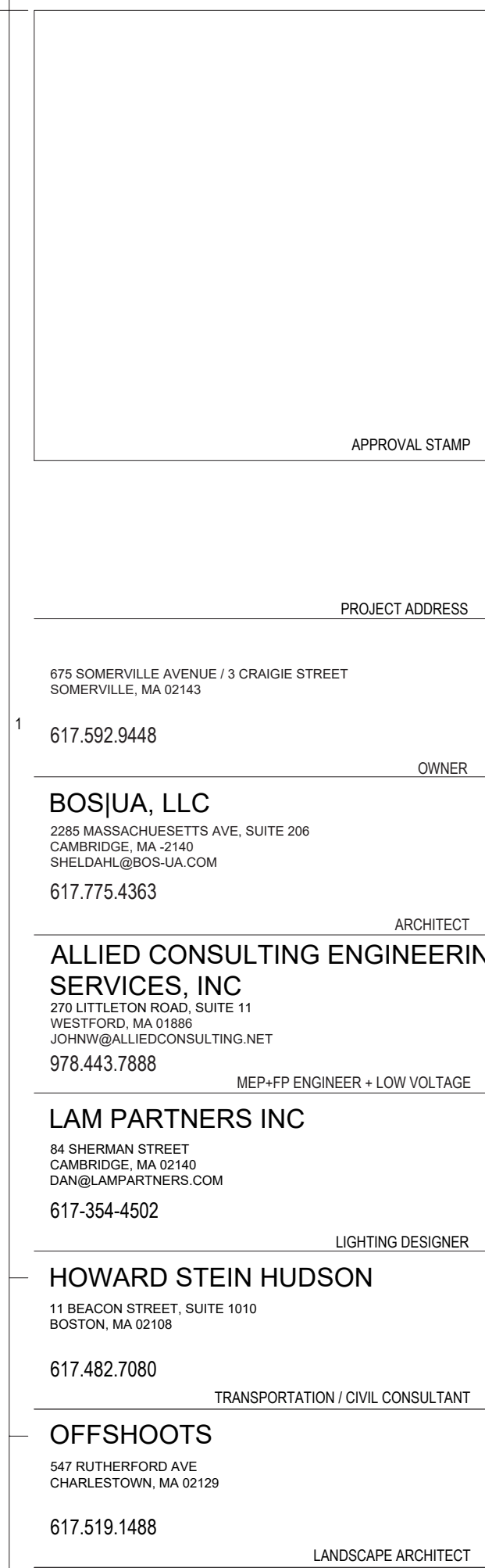
black cohosh
Actaea racemosa
Photo: Sallyann
SP

white wood aster
Eurybia divaricata
Photo: David J. Strang
LS

ostrich fern
Matteuccia struthiopteris
MS

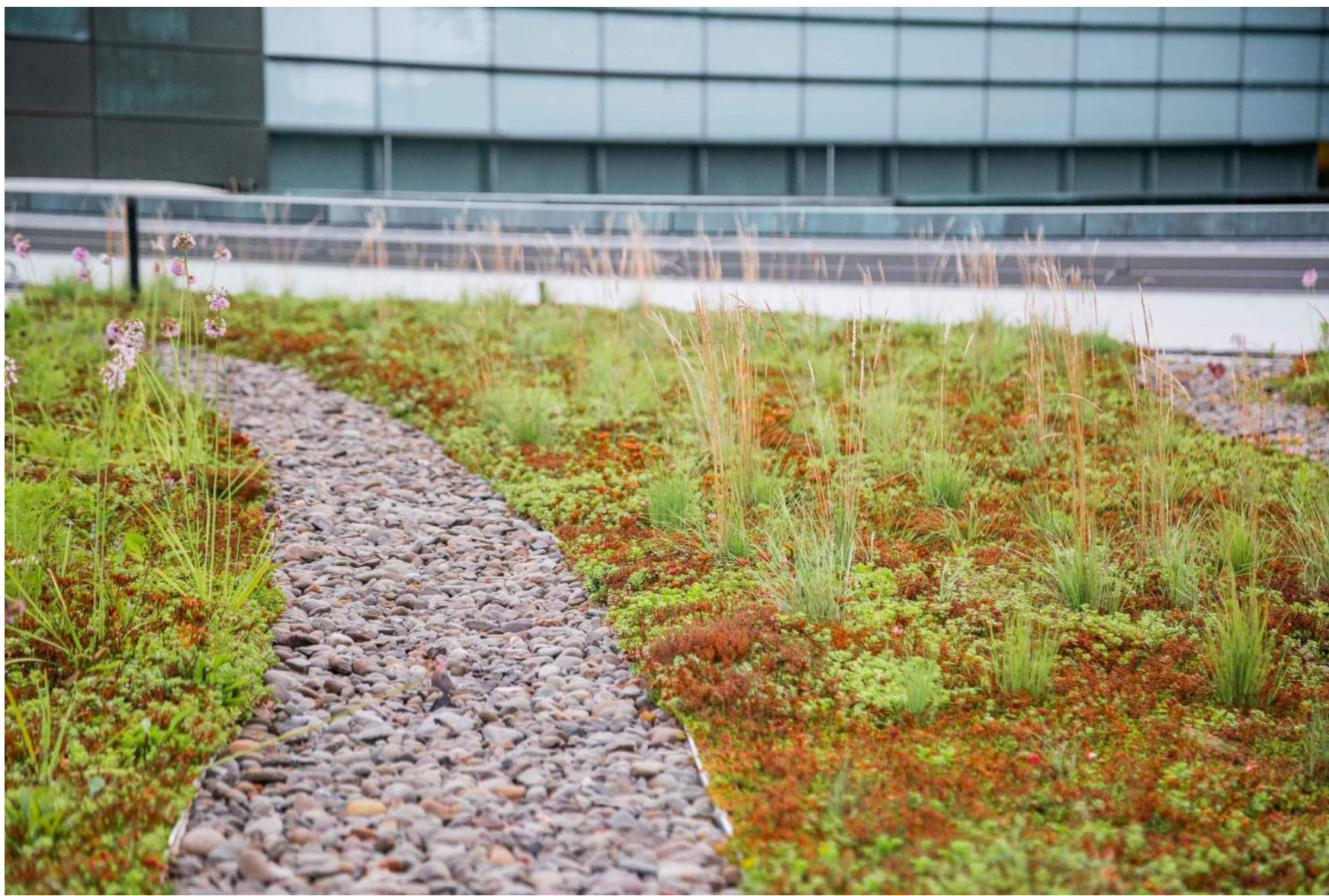
columbine
Aquilegia canadensis
ES

American alumroot
Heuchera americana
Photo: Patrick Standish
ES

[illegible]

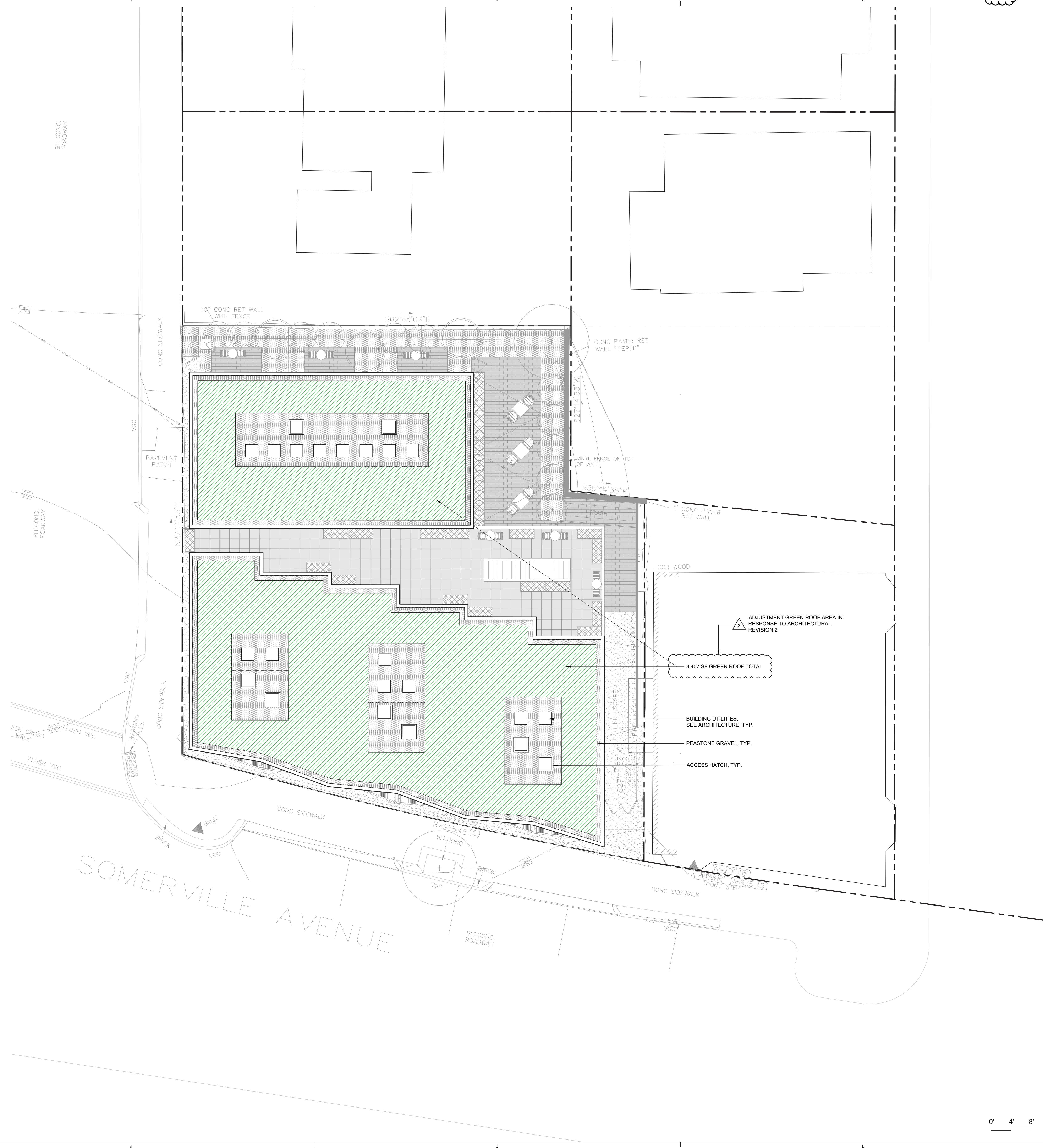
SCALE	
DRAWING NUMBER	

PRECEDENT IMAGES



PRELIMINARY PLANT LIST

Key	Area	Qty	Botanical Name	Common Name	Condition	Spacing	Notes
	Extensive Green Roof						
	Base layer		Sedum mix: minimum 8 species, from the following: <i>Pedicularis toxiomensis</i> <i>Pedicularis elsoomblans</i> <i>Pedicularis floriferum</i> <i>Sedum album</i> 'Coral Carpet', 'Elizabeth', or 'France' <i>Sedum hybridum</i> 'Immergrünchen' <i>Sedum kamtschaticum</i> <i>Sedum reflexum</i> <i>Sedum rupestre</i> <i>Sedum saxatile</i> <i>Sedum spurium</i> 'John Creech', 'White Form', and 'Schorbuser Blut'	mat		throughout planting area	per plans
	15%		<i>Phlox subulata</i>	Phlox subulata	plugs	small groupings of 3-5 in sedum- only zones	Even proportion of species, with <i>Pedicularis</i> species well represented Collectively, <i>Sedum</i> album and <i>Sedum</i> saxatile shall not exceed 10% of the mix. two cultivars mix: blue to blue-purple bloom
	Native Pollinator Mix- Coarse Texture						
	NP1A		Planted into sedum where indicated		plugs	15" o.c.	
	20%		<i>Allium cernuum</i>	Nodding Onion			
	20%		<i>Asclepias tuberosa</i>	Butterfly Weed			
	15%		<i>Penstemon hirsutus</i>	Hairy Beardtongue			
	20%		<i>Lupinus perennis</i>	Wild Lupine			
	10%		<i>Echinacea purpurea</i>	Purple Coneflower			
	15%		<i>Pycnanthemum tenuifolium</i>	Threadleaf Mountain Mint			
			Overseeding mix of the following species:		pure live seed	5' x 100' 5F	
			<i>Coreopsis lanceolata</i>	Lanceleaf Coreopsis			
			<i>Coreopsis grandifolia</i>	Largeflowered Coreopsis			
			<i>Echinacea pallida</i>	Pale Purple Coneflower			
			<i>Echinacea purpurea</i>	Purple Coneflower			
			<i>Gaillardia pulchella</i>	Blanketflower			
			<i>Monarda fistulosa</i>	Wild Bergamot			
			<i>Monarda punctata</i>	Dotted Horsemint			
			<i>Penstemon grandiflorus</i>	Largeflower Beardtongue			
			<i>Oligoneuron album</i>	Upland White Goldenrod			
	NP1B		Planted into sedum where indicated		plugs	15" o.c.	
	20%		<i>Allium cernuum</i>	Nodding Onion			
	20%		<i>Allium nigrum</i>	Ornamental Onion			
	10%		<i>Allium stellatum</i>	Prairie Onion			
	25%		<i>Geum triflorum</i>	Geum Smoke			
	25%		<i>Ruellia humilis</i>	Wild Petunia			
	Native Pollinator Mix- Soft Texture						
			Planted into sedum where indicated		plugs	18" o.c.	
	20%		<i>Bouteloua gracilis</i>	Blue Grama			
	30%		<i>Koeleria macrantha</i>	Prairie June Grass			
	20%		<i>Muhlenbergia reverchonii</i>	Seep Muhly Grass			
	20%		<i>Sporobolus heterolepis</i>	Prairie Dropseed			
	10%		<i>Amsinca hirsutiflora</i>	Threadleaf Bluestar			
			Overseeding mix of the following species:		pure live seed	5' x 100' 5F	
			<i>Andropogon ternarius</i>	Spill Bluestem			
			<i>Bouteloua curtipendula</i>	Sideoats grama			
			<i>Eragrostis spectabilis</i>	Purple Love Grass			
			<i>Eupatorium hyssopifolium</i>	Hyssop-leaved Boneset			
			<i>Schizachyrium scoparium</i>	Little Bluestem			



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ROOF PLAN

SCALE	
DRAWING NUMBER	

L1.005

