

318 Harvard Street
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Brookline, MA 02446
617.735.1180
Verdantla.com

Date: 12/08/25
To: Planning, Preservation & Zoning, City of Somerville
From: Erin Hossaini-Fitch, Verdant LA
Re: 32 Webster Street

To Estello and Whomever Else this May Concern,

Please see below our responses to the plan review comments received December 3, 2025.

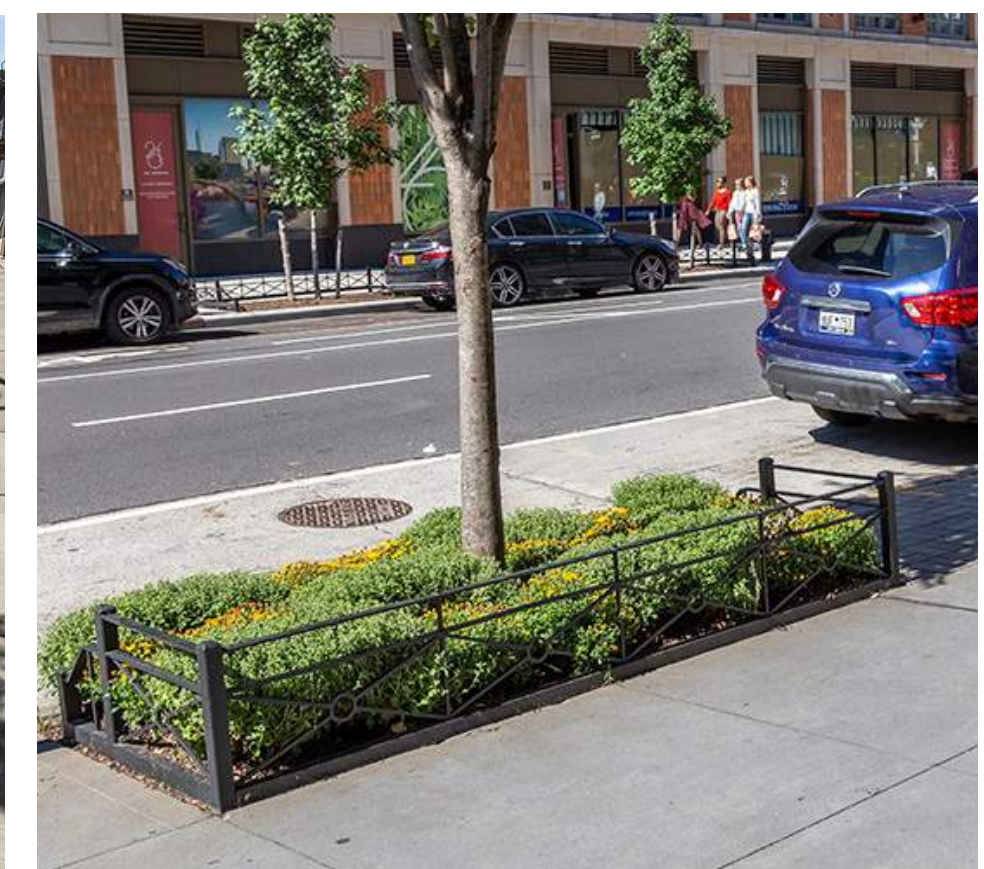
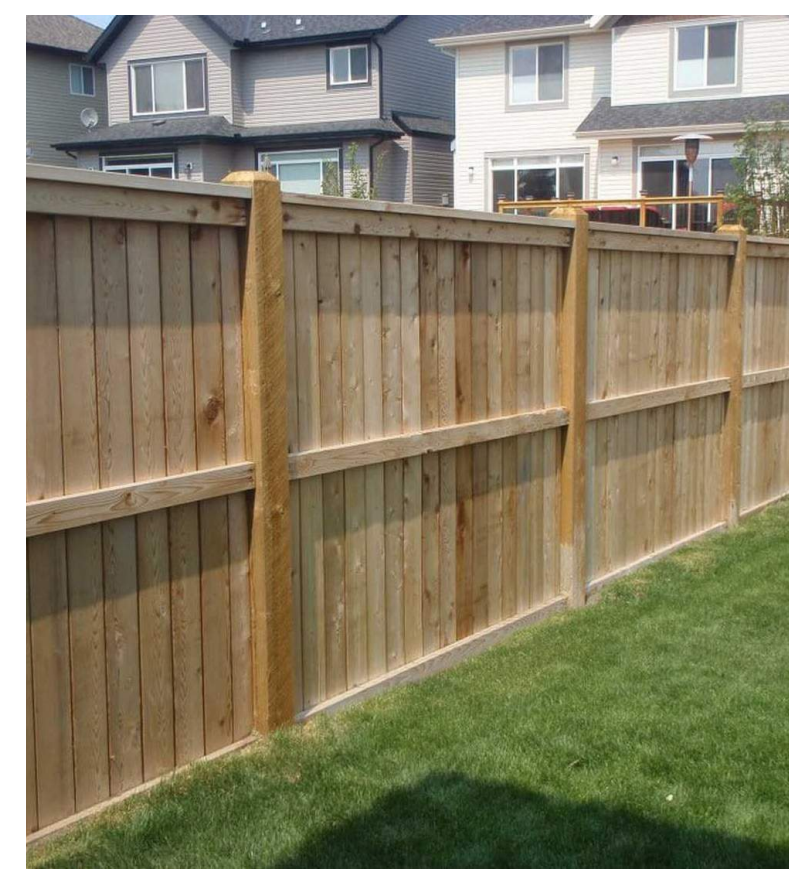
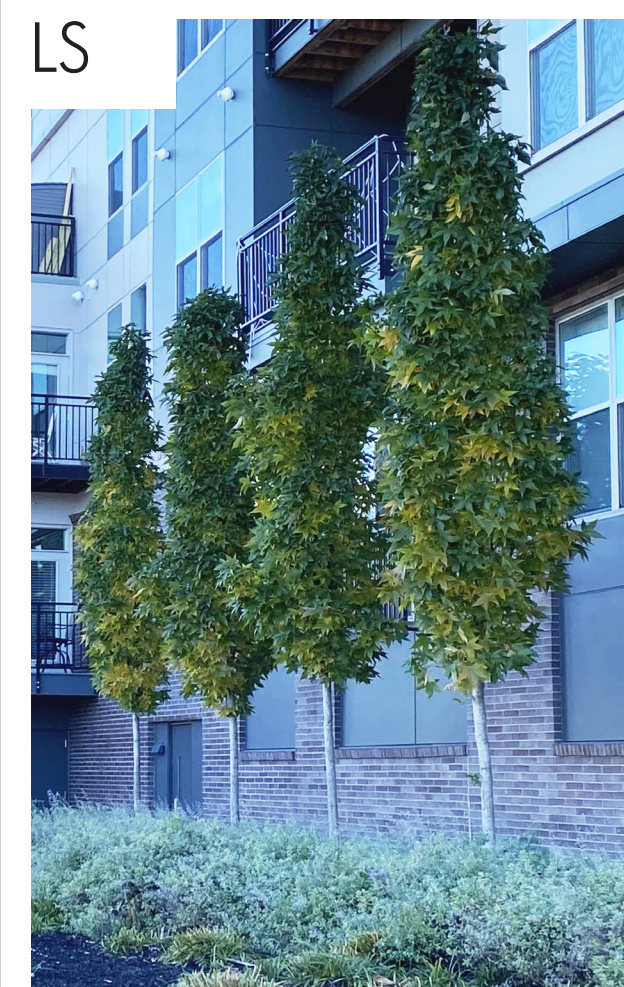
VLA Responses as follows:

1. Tree Protection Detail (1/L3) and layout of tree protection fencing on Landscape Plan (L1) have been revised to not interfere with Public Right of Way.
2. Please refer to At Grade Key Plan on sheet L3 (1"=10' scale). Four (4) plant beds are both highlighted and noted in light green (260sf + 417sf + 126sf + 81sf) totaling 884sf as noted in green score calculations.
3. Please refer to At Grade Key Plan on sheet L3 (1"=10' scale). One (1) permeable unit paver zone is both highlighted and noted in cyan totaling 80sf as noted in green score calculations. *Please note this square footage does not include the additional permeable unit pavers installed over underground transformer vault nor area under building overhang.*
4. Please refer to revised Landscape Set dated 12/08/25, additional Upright Red Maple large tree has been added totaling four (4) large trees within the 6' landscape buffer. Additional layer of Inkberry evergreen shrubs have also been added along the buffer area.

Sincerely,

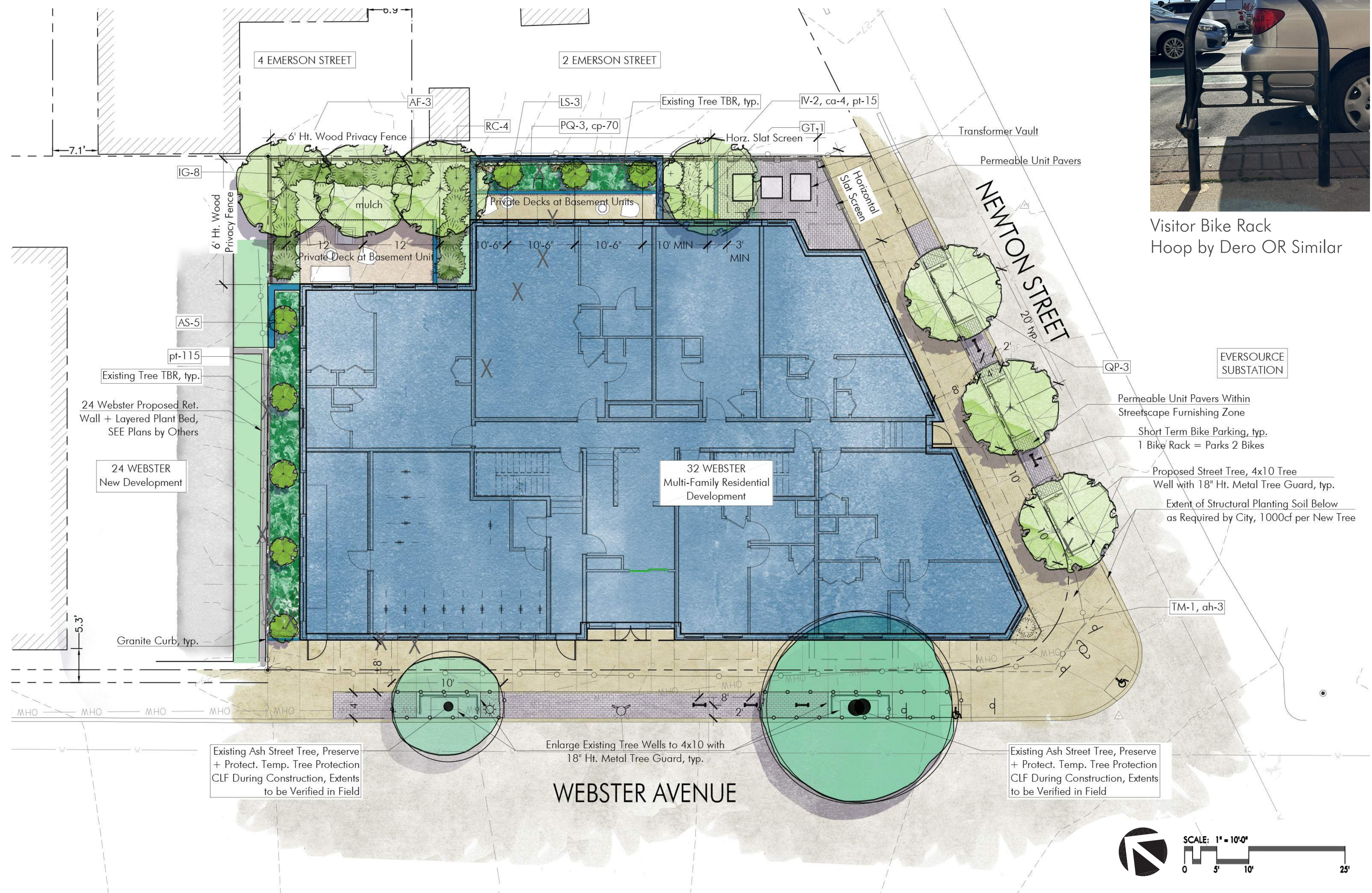
Verdant Landscape Architecture, Inc.

Erin Hossaini-Fitch, PLA
LEED Green Associate
Associate / Project Landscape Architect



KEY	QTY	LATIN NAME	COMMON NAME	SIZE	NOTES
TREES:					
AF	3	<i>Acer x freemanii</i> 'Armstrong'	Upright Red Maple	2.5-3"	B&B
GT	1	<i>Gleditsia triacanthos</i> var. <i>inermis</i> 'Shademaster'	Thornless Honey Locust	2.5-3" cal.	B&B
LS	3	<i>Liquidambar styraciflua</i> 'Slender Silhouette'	Fastigate Sweet Gum	2.5-3" ca.	B&B
QP	3	<i>Quercus palustris</i>	Pin Oak	3-3.5" cal.	B&B
SHRUBS & VINES:					
AS	5	<i>Amelanchier</i> 'Standing Ovation'	Serviceberry (Shrub Variety)	36" Ht.	Pots
IG	8	<i>Ilex glabra</i>	Inkberry	5 gal.	Pots
IV	2	<i>Itea virginica</i> 'Henry's Garnet'	Virginia Sweetspire	5 gal.	Pots
PQ	3	<i>Parthenocissus quinquefolia</i>	Virginia Creeper	1 qt.	Pots
RC	4	<i>Rhododendron catawbiense</i>	Purple Rosebay	5 gal.	Pots
TM	1	<i>Taxus x media</i> 'Stonehenge'	Stonehenge Yew	3 gal.	Pots
PERENNIALS & GRASSES:					
ah	3	<i>Amsonia hubrichtii</i>	Hubricht's Bluestar	1 gal.	Pots
ca	4	<i>Calamagrostis x acutiflora</i> 'Karl Foerster'	Feather Reed Grass	1 gal.	Pots
cp	20	<i>Carex pensylvanica</i>	Pennsylvania Sedge	1 qt.	Pots, 18" o.c.
pt	130	<i>Pachysandra terminalis</i>	Japanese Spurge	18-24" o.c.	plugs

NOTE: All plant beds shall consist of planting soil minimum 24" depth, with loosened subsoils -36" below finish grade.



32 WEBSTER AVENUE
SOMERVILLE, MA



REVISIONS		
MARK	ISSUE	DATE
	REVISED	12/08/2025

DRAWING INFORMATION
ISSUE: _____
DATE: REVISED 12/08/2025
SCALE: AS NOTED

PROJECT NUMBER:
DRAWN BY: EH
CHECKED BY: KP

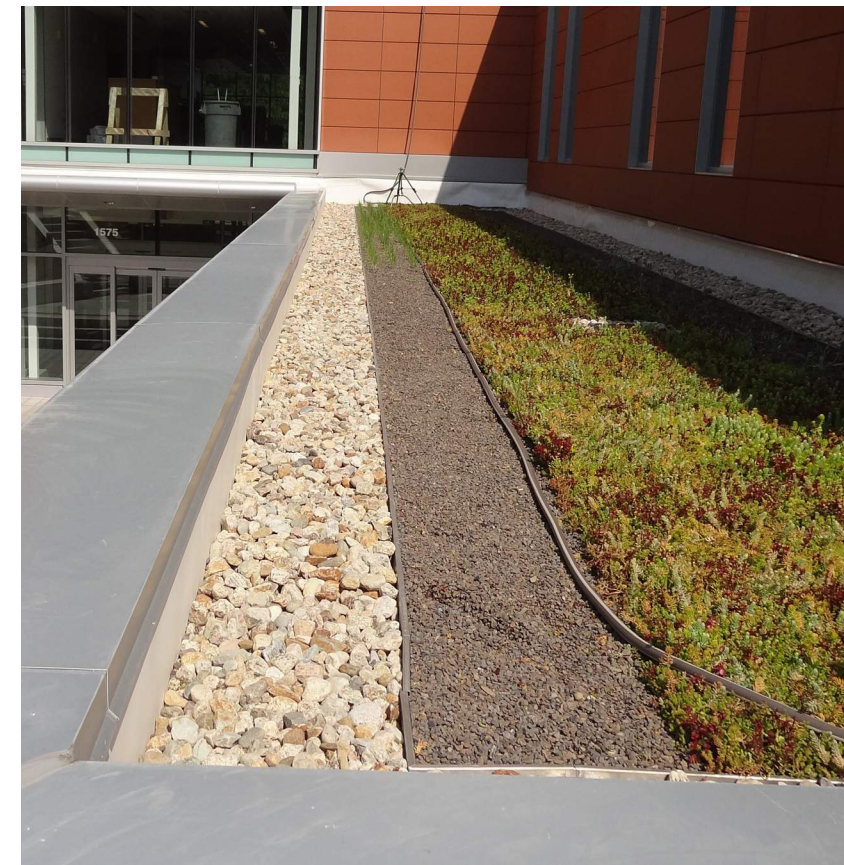
DRAWING TITLE
LANDSCAPE PLAN

DRAWING NUMBER

L1



Lightweight Planters with Wood Cladding at Building Signage Canopy (Lv2)



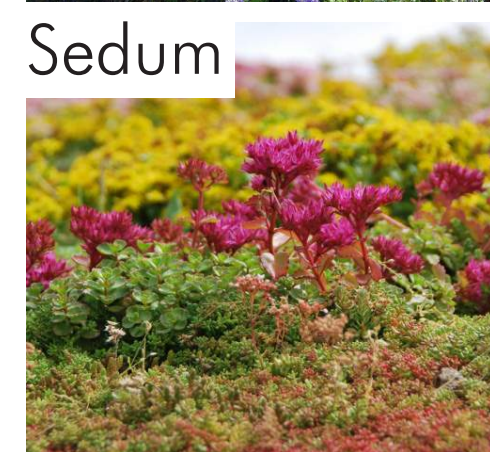
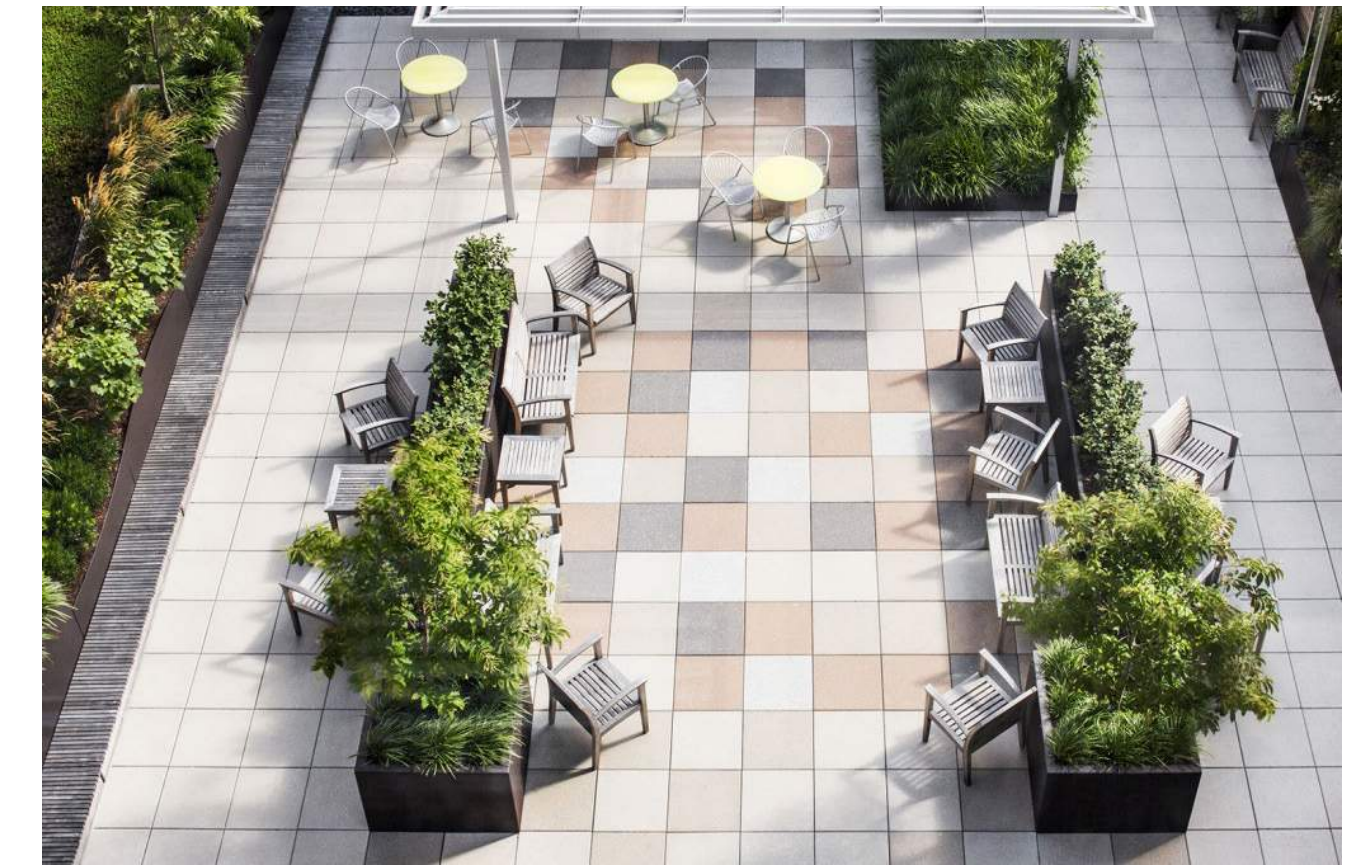
Crushed Stone Ballast and Sedum Green Roof



Lightweight Planters at Roof Decks for Screening



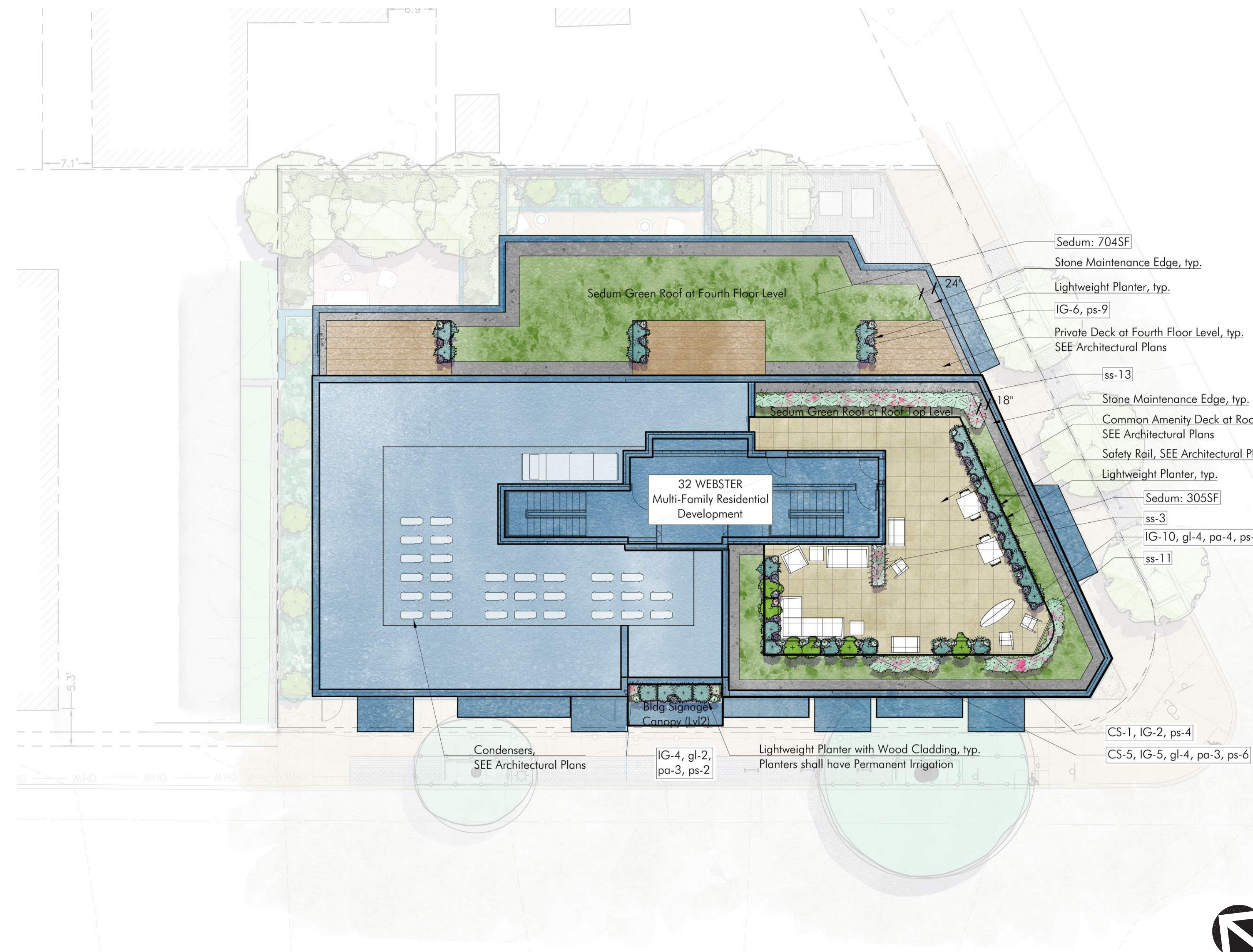
Variety of Gathering Spaces for Residents at Common Roof Deck (Roof Level)



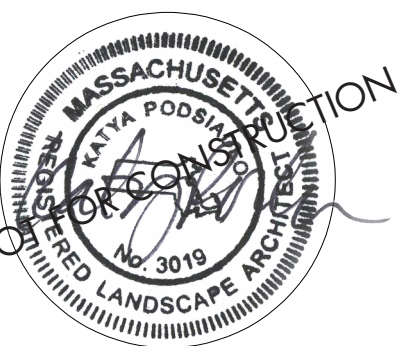
PLANT LIST | 32 WEBSTER ROOF DECKS

KEY	QTY	LATIN NAME	COMMON NAME	SIZE	NOTES
SHRUBS:					
CS	6	Cornus sericea 'Arctic Fire'	Dwarf Red Twig Dogwood	3 gal.	Pots
IG	27	Ilex glabra 'Gem Box'	Dwarf Inkberry	3 gal.	Pots
PERENNIALS & GRASSES:					
gl	10	Gaura lindheimeri 'Whirling Butterflies'	Lindheimer's Beeblossom	1 gal.	Pots
pa	3	Perovskia atriplicifolia 'Little Spire'	Dwarf Russian Sage	1 gal.	Pots
ps	27	Phlox subulata	Creeping Phlox	1 qt.	Pots
ss	27	Schizachyrium scoparium 'Carousel'	Dwarf Little Bluestem	1 gal.	Pots

SEDUM
Sedum Green Roof: 10095F InstaGreen Sedum Carpet by Hydrotech OR Similar



32 WEBSTER AVENUE
SOMERVILLE, MA



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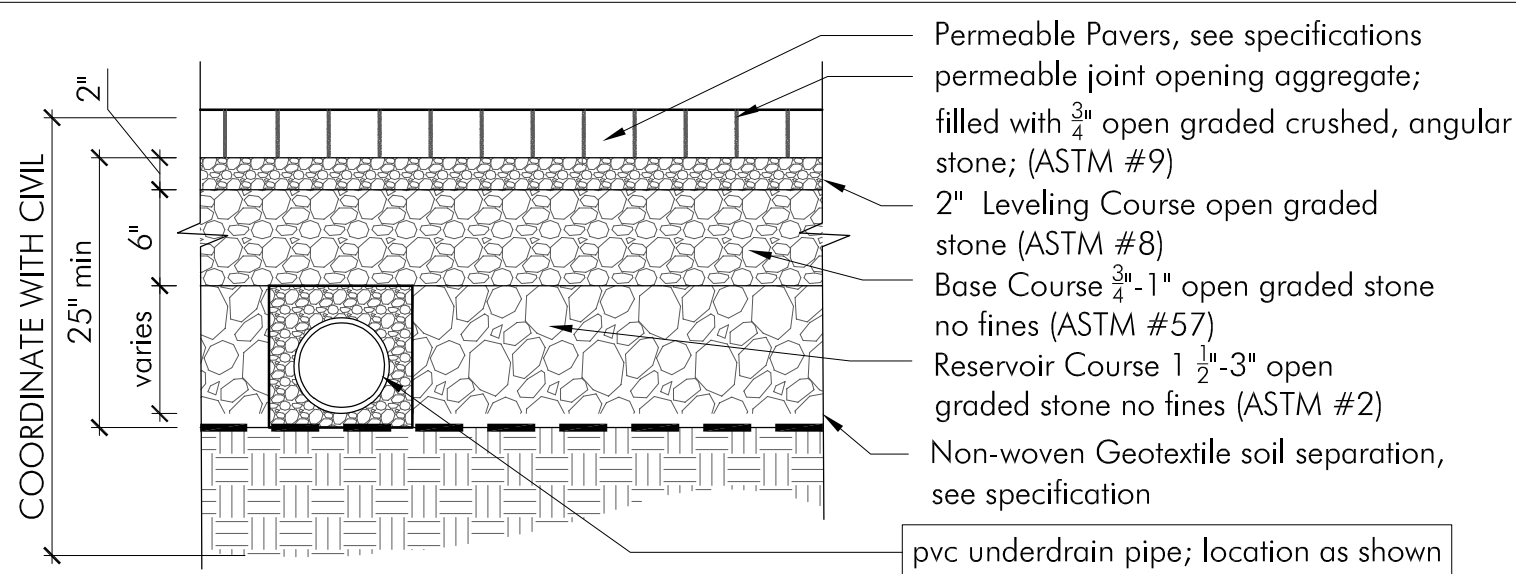
DRAWING INFORMATION
ISSUE: _____
DATE: REVISED 12/08/2025
SCALE: AS NOTED

PROJECT NUMBER: _____
DRAWN BY: EH
CHECKED BY: KP

DRAWING TITLE
ROOF DECK
LANDSCAPE PLAN

DRAWING NUMBER

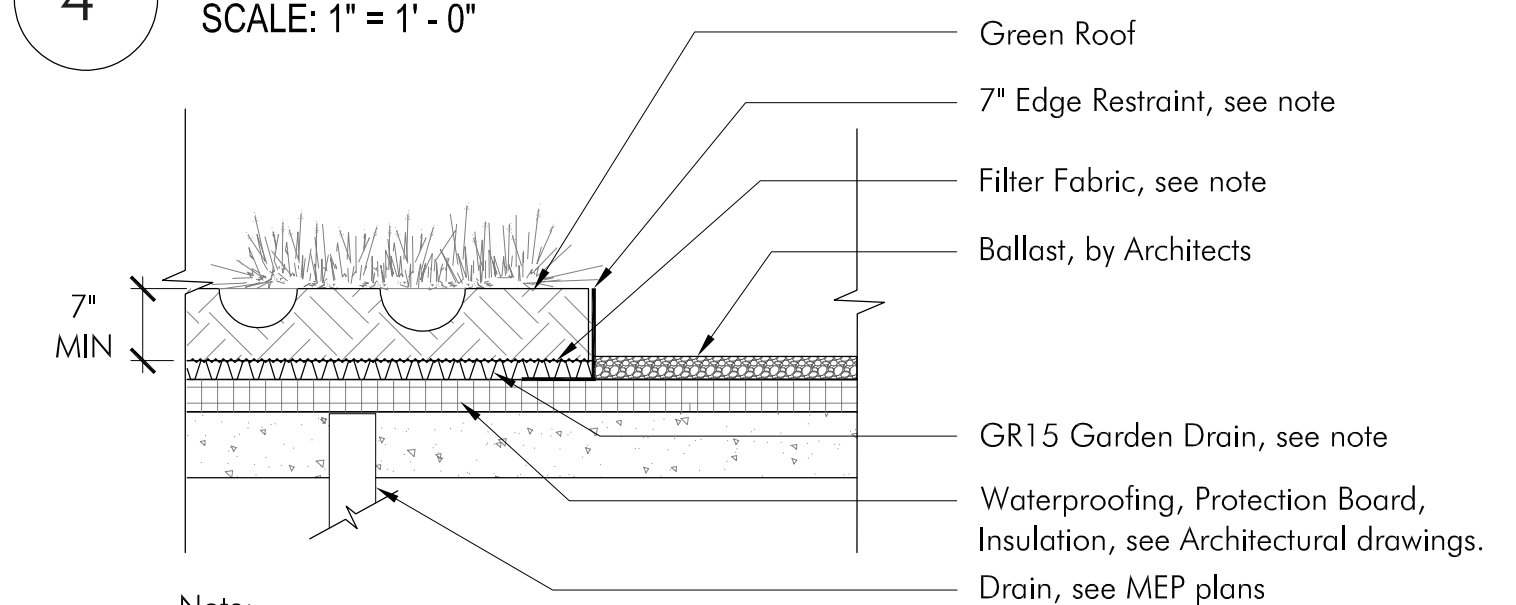
L2



Notes:

- Edge restraints vary see plan.
- All paving areas to have sailor course perimeter unless pattern otherwise shown on plan.
- All aggregate material shall be crushed, angular stone and free of fines.
- Compact subsoil with a California bearing ratio (CBR) of less than 5% as directed by a professional engineer.
- Surface slope shall be a minimum of 1% and a maximum of 5%.
- Install pvc underdrain pipe where infiltration rate of subsoil is less than 0.5 in./hr. size as directed by a professional engineer.
- Never build permeable pavements on organic clay soils of high plasticity and/or peat, mulch, soils with high organic content.
- Maintain a minimum distance of 2" between bottom of permeable base and water table.
- The minimum aggregate thicknesses are after compaction.

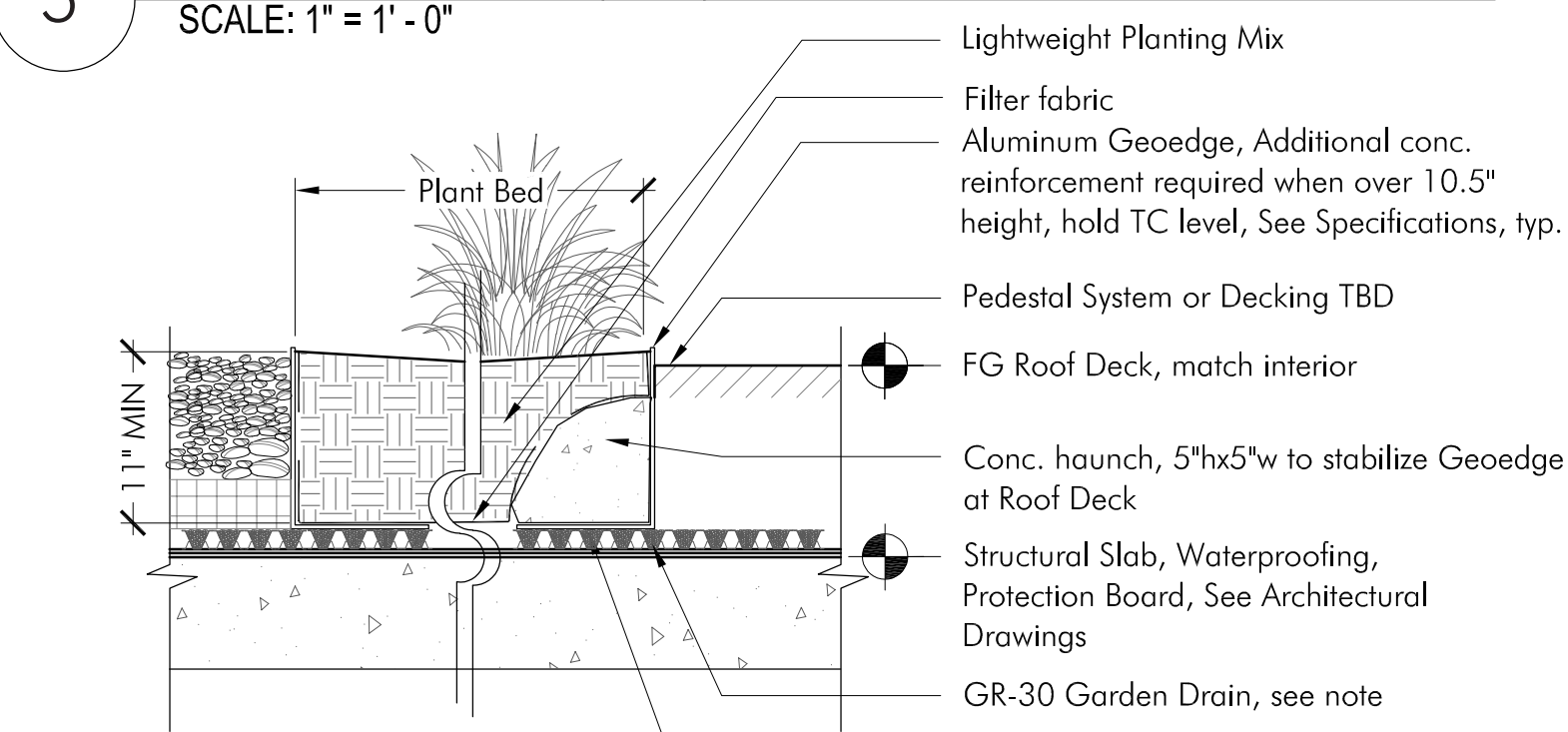
4 Permeable Unit Pavers
SCALE: 1" = 1'-0"



Note:

- Sedum Sod by Hydrotech or similar
- Edge Restraint by Permaloc
- Drainage Mat by Hydrotech GR-15 or similar

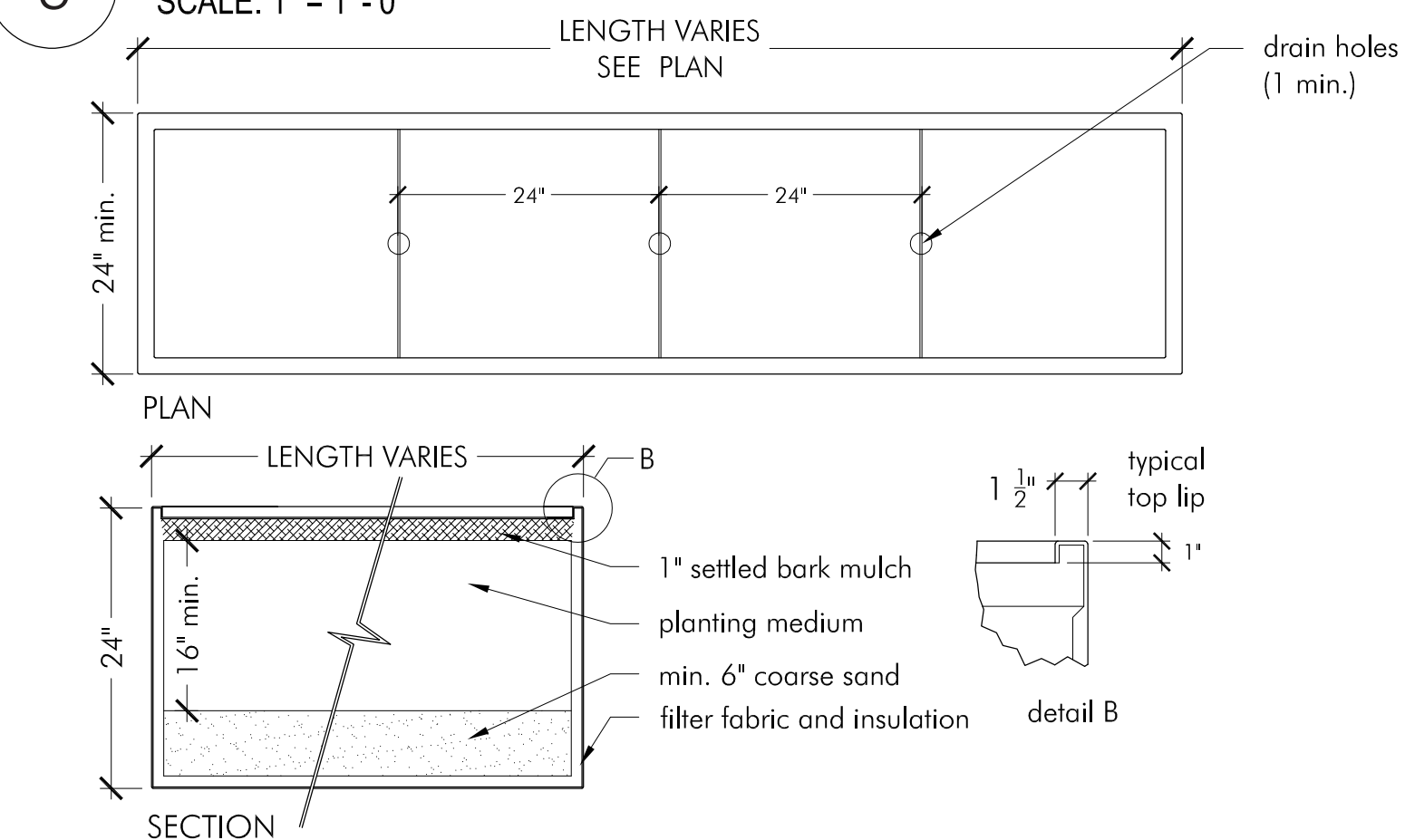
5 Extensive Green Roof (6-10")
SCALE: 1" = 1'-0"



NOTES:

- Edge Restraint by Permaloc
- Drainage Mat by Hydrotech GR-30 or similar

6 Semi-Intensive Green Roof (10-24")
SCALE: 1" = 1'-0"



Note:

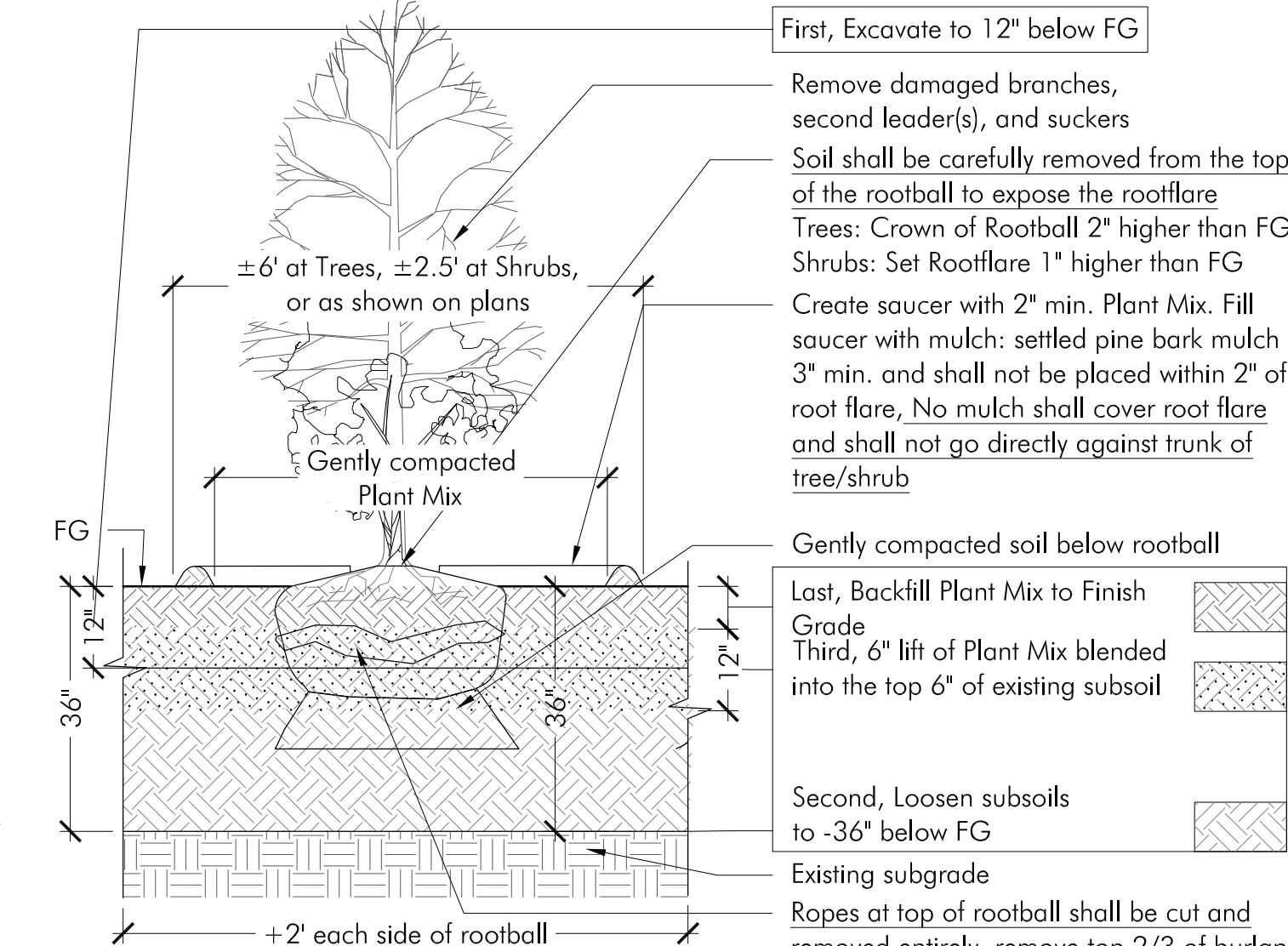
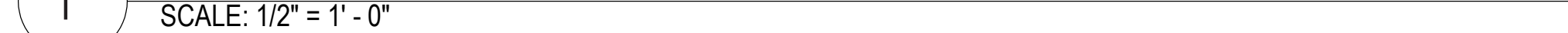
- Provide drain holes, quantity to accommodate size of planter. See Manufacturer's 'Planter Drain Hole Guide' for reference.
- Provide 1" rigid insulation on interior walls and bottom (with drain holes). Align holes for clear drainage.
- Filter fabric shall extend to -2" from top lip.
- Color and texture shall be approved by LA
- Provide drip irrigation

7 Typical Planter
SCALE: 3/4" = 1'-0"

NOTES:

- Installed tree protection must be in place prior to any work (including demolition), and approved by landscape architect. Tree protection to remain in place throughout construction. Remove for final landscape treatment, after approval by landscape architect.
- Tree Protection shall not interfere with Public Right of Way.
- Adjust location of tree protection only when necessary to perform work shown on drawings, and as approved by Landscape Architect and Architect prior to adjusting.
- Stockpiling of soils, storing of materials, parking of vehicles or location of temporary structures shall not occur at any time within the dripline of trees to remain.
- All work within drip line must be done by hand.
- Post spacing a maximum of 6' on center, minimum four posts per tree.
- Adjust location and depth of posts to avoid tree roots.
- Sign material to be weather resistant.

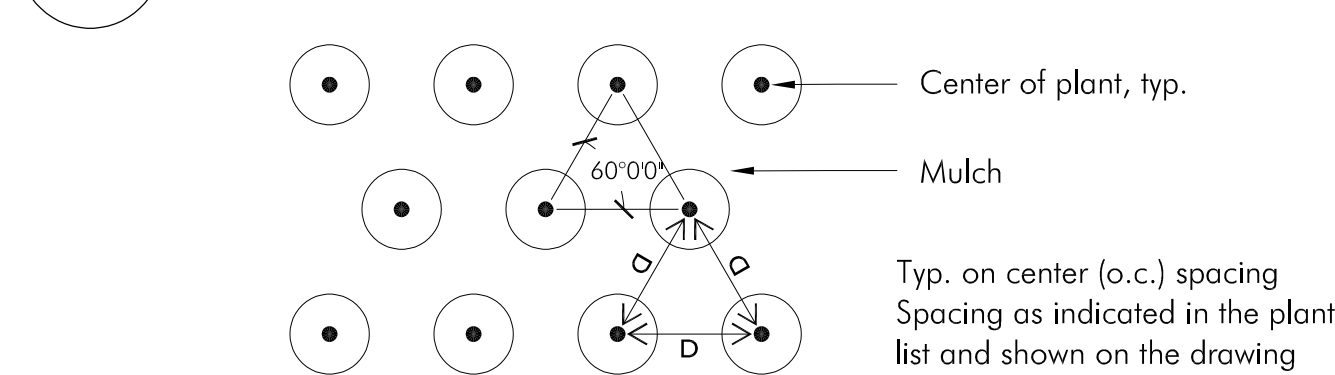
1 Tree Protection
SCALE: 1/2" = 1'-0"



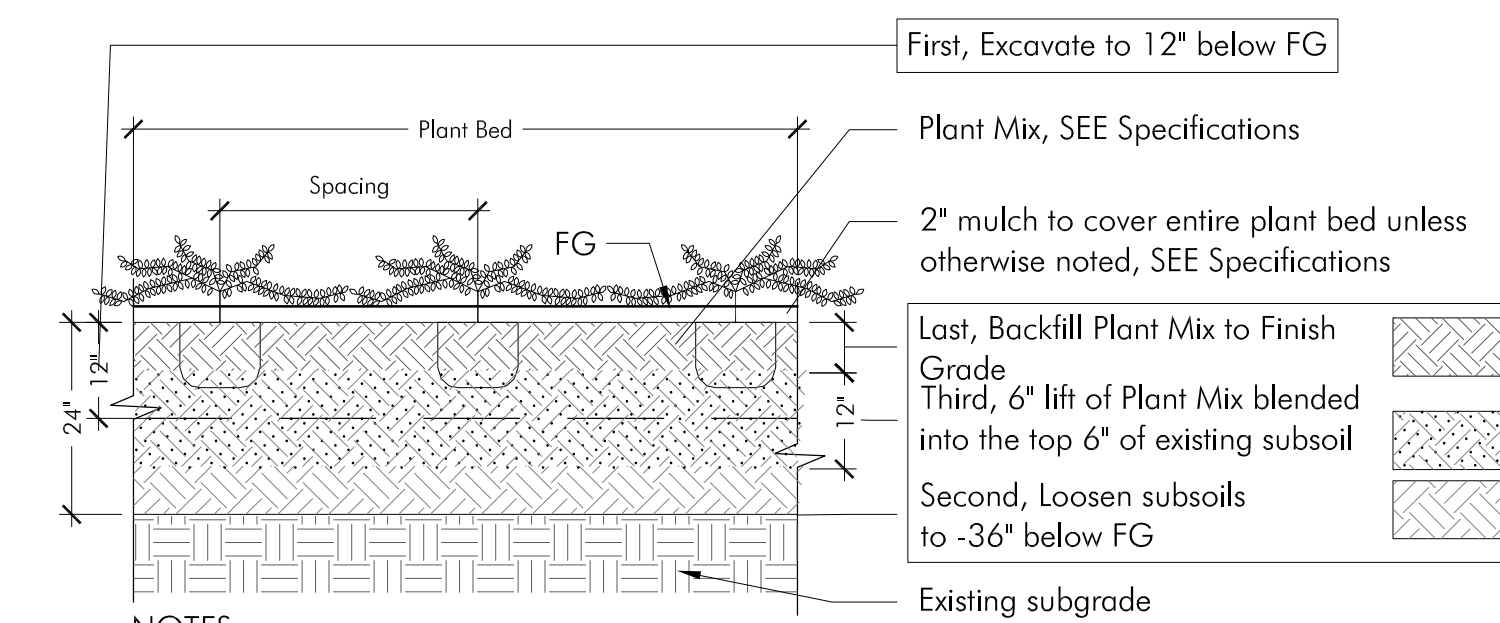
NOTES:

- See Specifications
- Gently remove excess soil around root flare which may have collected during tree spading/B+B operations.
- Provide wooden stakes (3 per tree) and guy wire (rubber hose cover at trunk) in windy locations and as site conditions require, as directed by Landscape Architect.

2 Tree/Shrub Planting
SCALE: 1/2" = 1'-0"



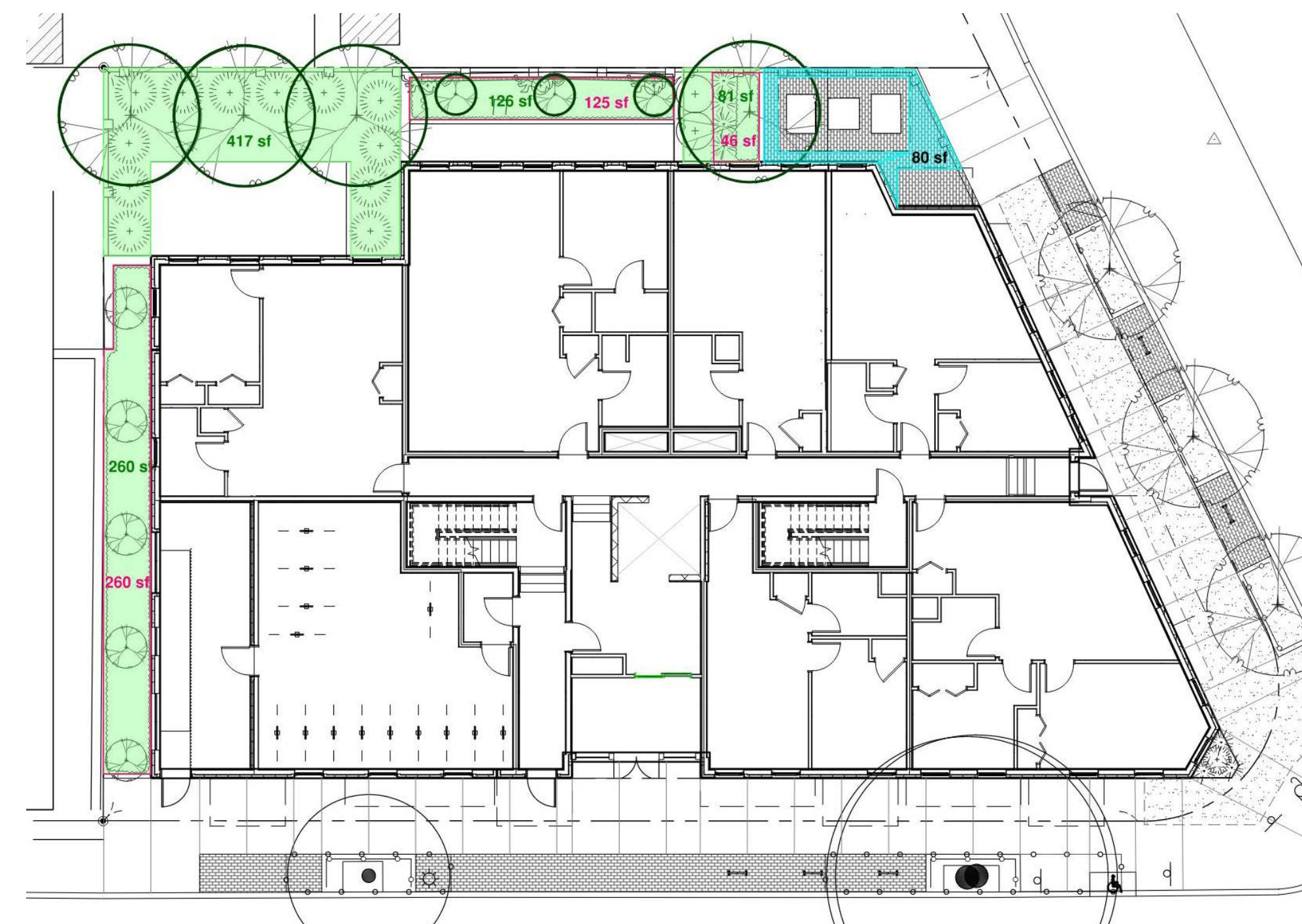
A PLAN VIEW



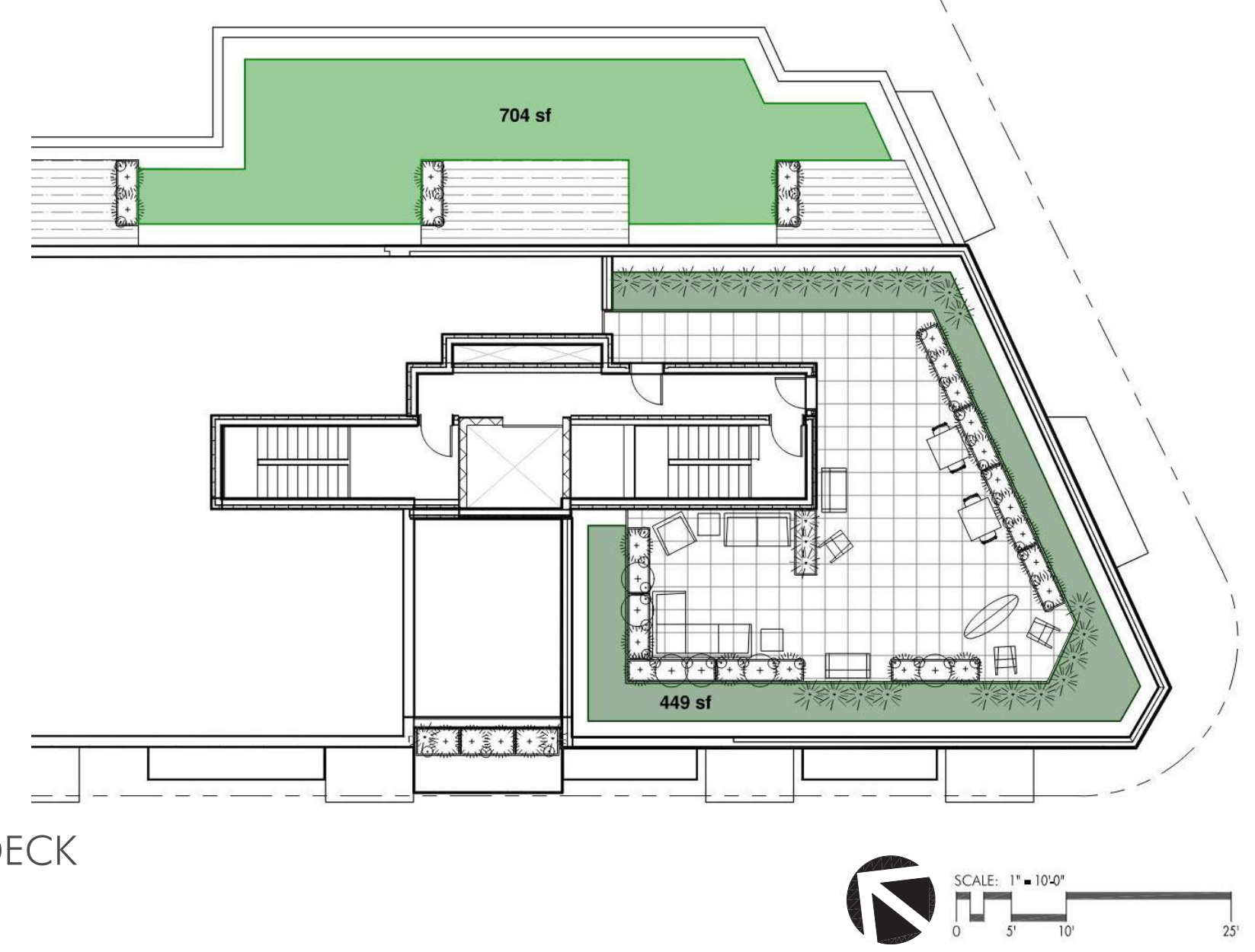
NOTES:

- See Specifications
- Prior to planting, remove plant from container and comb out roots.
- Loosening soil after construction in a plant bed is required because construction activities compact the soil significantly.

3 Groundcover/Perennial Planting
SCALE: 1/2" = 1'-0"



AT GRADE



ROOF DECK

GREEN SCORE KEY

- Landscape area with a soil depth equal to or greater than 24 inches (SF)
- Pervious Paving with 6 to 24 inches of subsurface soil or gravel (SF)
- Pervious Paving with more than 24 inches of subsurface soil or gravel (SF)
- Turf grass, mulch, & inorganic surfacing materials (SF)
- Proposed Vegetation less than two (2) feet tall at maturity (SF)
- Proposed Tree (Small + Large, SEE Plant Schedule)
- Preserved Existing Tree
- Vegetated Wall
- Rain gardens, bioswales, and stormwater planters

GREEN SCORE KEY: Engineered Green Roof

- Green Roof with up to 6" of growth medium (SF)
- Green Roof with 6"-10" of growth medium (SF)
- Green Roof with 10"-24" growth medium (SF)

Somerville Green Score: 32 WEBSTER STREET

Area or Number	8,985	Sq Ft Credit	Multiplier	Weighted Area	Score Value	% of Score
Soils						
Landscape area with a soil depth less than 24 inches (SF)	0	actual sq ft	0.3	0	0.000	0%
Landscape area with a soil depth equal to or greater than 24 inches (SF)	884	actual sq ft	0.6	530.4	0.059	20%
Pervious Paving with 6 to 24 inches of subsurface soil or gravel (SF)	0	actual sq ft	0.2	0	0.000	0%
Pervious Paving with more than 24 inches of subsurface soil or gravel (SF)	80	actual sq ft	0.5	40	0.004	2%
Groundcovers						
Turf grass, mulch, & inorganic surfacing materials (SF)	0	actual sq ft	0.1	0	0.000	0%
Plants - SEE Plant Schedule on L1						
Proposed Vegetation less than two (2) feet tall at maturity (SF)	431	actual sq ft	0.2	86.2	0.010	3%
Proposed Vegetation at least two (2) feet tall at maturity	19	12	0.3	68.4	0.008	3%
Trees - SEE Plant Schedule on L1						
Proposed Small Tree (# of trees) NATIVE	3	50	0.7	105	0.012	4%
Proposed Large Tree (# of trees) NATIVE	4	450	0.7	1260	0.140	48%
Preserved Existing Tree (DBH inches)	0	65	0.8	0	0.000	0%
Engineered Landscape - SEE Plant Schedule on L2						
Vegetated Wall (SF)	0	actual sq ft	0.1	0	0.000	0%
Rain gardens, bioswales, and stormwater planters (SF)	0	actual sq ft	1.0	0	0.000	0%
Green Roof with up to 6" of growth medium (SF)	0	actual sq ft	0.1	0	0.000	0%
Green Roof with 6"-10" of growth medium (SF)	704	actual sq ft	0.4	281.6	0.031	11%
Green Roof of 10"-24" growth medium (SF)	449	actual sq ft	0.6	269.4	0.030	10%
Green Roof of over 24" growth medium	N/A					N/A
Calculate as if soils, groundcovers, plants, and trees						
Green Score =						0.294

Green Score District Requirements: MR4 ZONE

NR & UR	MR3 & MR4	MR5, MR6, & HRFAB, CC, CB, CI
0.35	0.25	0.20
0.40	0.3	0.25
Required Score: 0.294	0.294	0.294
Target Score:		
Actual Green Score:		



REVISIONS

MARK	ISSUE	DATE

DRAWING INFORMATION

ISSUE: _____

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SCALE: AS NOTED

PROJECT NUMBER:
DRAWN BY: EH
CHECKED BY: KP

DRAWING TITLE
GREEN SCORE

DRAWING NUMBER

L3