

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 LANDSCAPEING REQUIREMENTS SHALL BE A MIN. OF 3" CAL.	MIN. 3" CAL. TREES	MIN. 3" CAL. TREES

LANDSCAPE REGULATIONS - SOMERVILLE, MA ZONING

REGULATION	ITEM	REQUIRED/ALLOWED	PROPOSED
LANDSCAPING	SECTIONS 10.3.1-10.3.7	SEE ZONING	SEE PLAN, PARKING ISLAND WIDTH INCLUDED IN VARIANCE

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 IT'S 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. IT'S 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.

DIG SAFE



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

PLANTING SCHEDULE-TREES, SHRUBS, GROUNDCOVERS & PERENNIALS

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	MIN. SIZE	SPACING	COMMENTS
DECIDUOUS TREES						
AR	2	ACER RUBRUM 'REDPOINTE'	REDPOINTE RED MAPLE	3-3.5" CAL.	AS SHOWN	B&B
QP	5	QUERCUS PALUSTRIS	PIN OAK	3-3.5" CAL.	AS SHOWN	B&B
BN	2	BETULA NIGRA	RIVER BIRCH	12-14' HT., 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

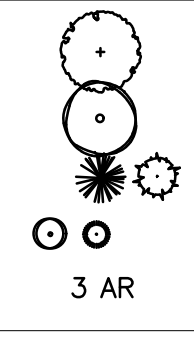
EVERGREEN/FLOWERING TREES						
JVT	9	JUNIPERUS VIRGINIANA 'TAYLOR'	TAYLOR EASTERN RED CEDAR	7-8' HT.	AS SHOWN	B&B - 2" CAL. MIN
JV	5	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	7-8' HT.	AS SHOWN	B&B - 2" CAL. MIN
TO	29	THUJA O. 'WINTERGREEN'	WINTERGREEN ARBORVITAE	8-10' HT.	AS SHOWN	B&B
TOD	8	THUJA O. 'DEGROOT'S SPIRE'	DEGROOT'S SPIRE ARBORVITAE	7-8' HT.	AS SHOWN	B&B
AC	4	AMELANCHEIR CANADENSIS	SERVICEBERRY	3-3.5" CAL.	AS SHOWN	B&B

SHRUBS						
CA	10	CORNUS SERICEA 'ARCTIC FIRE'	ARCTIC FIRE DOGWOOD	#5	AS SHOWN	POT
JB	100	JUNIPERUS HORIZONTALIS 'ANDORRA'	ANDORRA JUNIPER	#3	24" O.C.	POT
IG	43	ILEX GLABRA 'SHAMROCK'	INKBERRY	2'-2.5' HT.	AS SHOWN	POT

PERENNIALS/BULBS						
AH	73	AMSONIA HUBRICHTII	THREADLEAF AMSONIA	#2	18" O.C.	STAGGERED
RF	104	RUDBECKIA FULGIDA	BLACK EYED SUSAN	#2	18" O.C.	STAGGERED
PV	25	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	#2	18" O.C.	STAGGERED

LEGEND

DECIDUOUS TREE
FLOWERING TREE
EVERGREEN TREE
SHRUB
PLANT KEY
PLANT BED

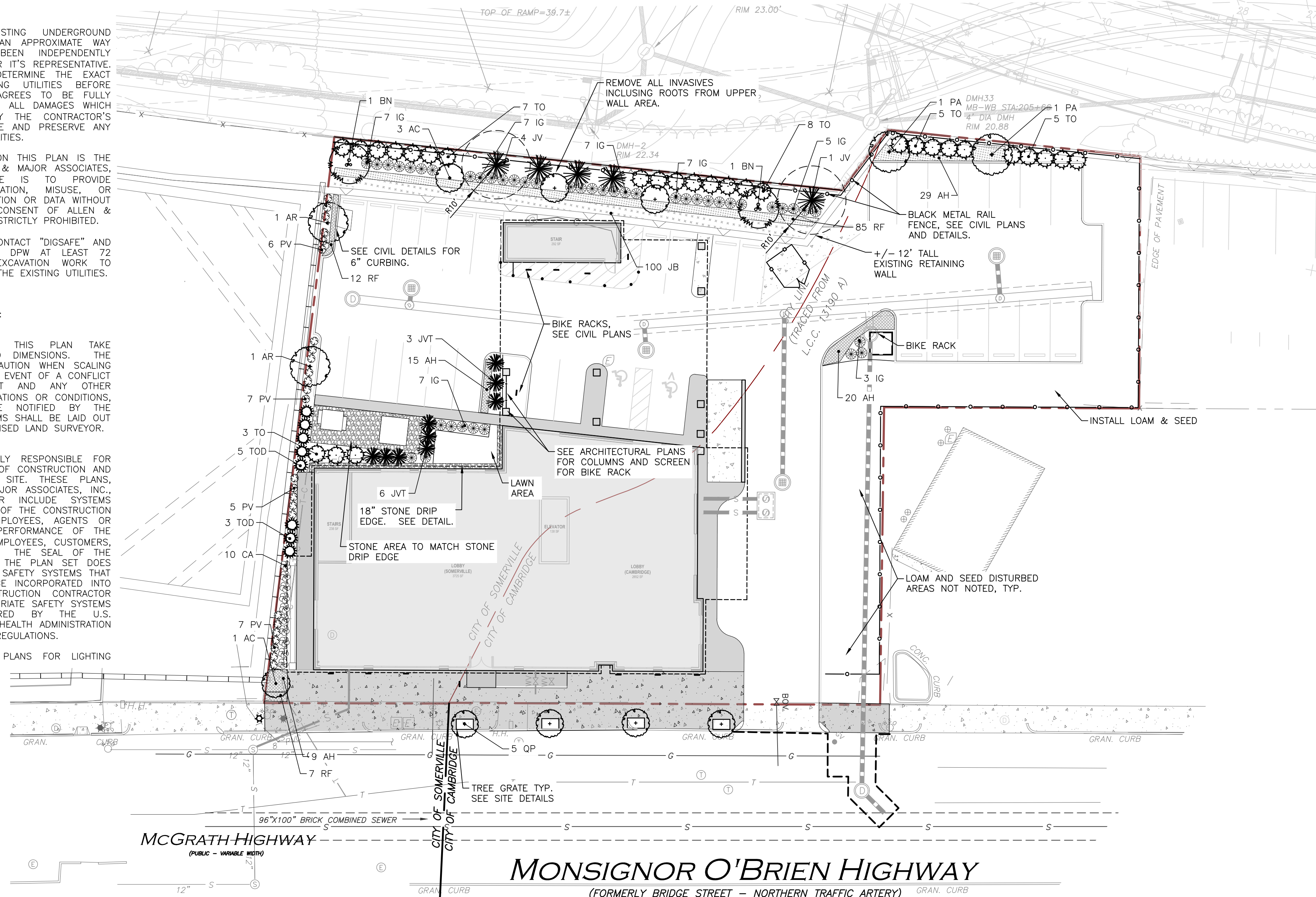
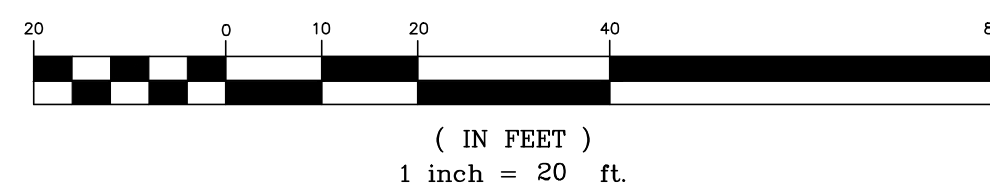


3 AR

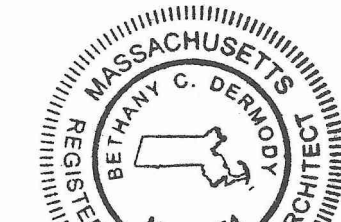
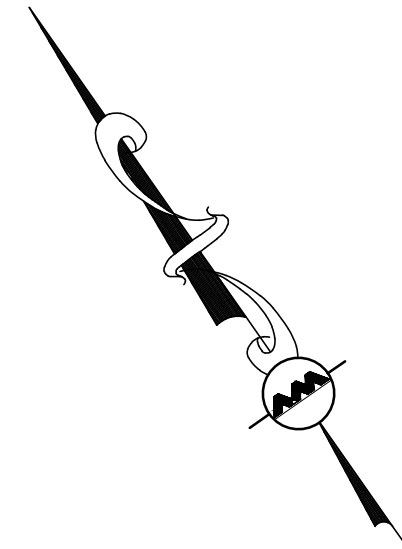
LANDSCAPE NOTES

- ALL WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF CAMBRIDGE AND SOMERVILLE, MA.
- PLANTING PLAN IS DIAGRAMMATIC IN NATURE. FINAL PLACEMENT OF PLANTS TO BE APPROVED BY THE LANDSCAPE ARCHITECT IN THE FIELD.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES, ANY PERMITTING AGENCIES, AND "DIG-SAFE" (1-888-344-7233) AT LEAST 72 HOURS IN ADVANCE OF ANY WORK THAT WILL REQUIRE EXCAVATION. CONTRACTOR SHALL NOTIFY THE OWNERS REPRESENTATIVE OF ANY CONFLICTS IN WRITING.
- 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.
- ALL TREES SHALL BE BALLED AND BURLAPPED (B&B) UNLESS OTHERWISE NOTED OR APPROVED BY THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL VERIFY QUANTITIES SHOWN ON PLANT LIST. QUANTITIES SHOWN ON PLANS SHALL GOVERN OVER PLANT LIST.
- ANY PROPOSED PLANT SUBSTITUTIONS MUST BE APPROVED IN WRITING BY OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT.
- ALL PLANT MATERIALS INSTALLED SHALL MEET THE GUIDELINES ESTABLISHED BY THE STANDARDS FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSEYMEN.
- ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING DATE OF ACCEPTANCE. ANY PLANT MATERIALS WHICH DIE WITHIN THE ONE YEAR PLANT GUARANTEE PERIOD WILL BE REPLACED BY THE LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNERS. OWNERS TO COORDINATE DIRECTLY WITH THE LANDSCAPE CONTRACTOR FOR REPLACEMENT PLANTINGS.
- ALL DISTURBED AREAS NOT OTHERWISE NOTED SHALL RECEIVE 6" OF SUITABLE LOAM & SEED.
- LAWNS OR SEED MIX WITH 3:1 OR STEEPER (GREATER) SLOPES SHALL BE PROTECTED WITH JUTE EROSION CONTROL NETTING.
- ANY FALL TRANSPLANTING HAZARD PLANTS SHALL BE DUG IN THE SPRING AND STORED FOR FALL PLANTING.
- TREES SHALL HAVE A MINIMUM CALIPER AS INDICATED ON THE PLANTING SCHEDULE TAKEN ONE FOOT ABOVE THE ROOT CROWN.
- ALL PLANT BEDS AND TREE SAUCERS TO RECEIVE 3" OF PINE BARK MULCH. GROUND COVER AREAS SHALL RECEIVE 1" OF PINE BARK MULCH.
- 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.
- ALL TREE STAKES SHALL BE STAINED DARK BROWN.
- CONTRACTOR RESPONSIBLE FOR WATERING, MAINTENANCE, FERTILIZING, AND RESEEDING OF LAWN BARE SPOTS UNTIL A UNIFORM STAND OF VEGETATION IS ESTABLISHED AND ACCEPTED.
- ALL PARKING ISLANDS PLANTED WITH SHRUBS OR PERENNIALS SHALL HAVE 24" OF TOPSOIL. FINISH GRADE SHALL BE EQUAL TO THE TOP OF CURB.
- SOIL SAMPLES, TESTS, AND SHOP DRAWINGS SHALL BE PROVIDED TO THE LANDSCAPE ARCHITECT OR THE OWNER FOR APPROVAL PRIOR TO CONSTRUCTION.
- A MINIMUM 18" WIDE BARRIER OF 1" GRAY OR TAN PEASTONE SHALL BE INSTALLED IN ALL PLANT BEDS WHICH ABUT THE BUILDINGS. NO MULCH IS ALLOWED WITHIN 18" OF ALL BUILDINGS PER THE EXECUTIVE OFFICE OF PUBLIC SAFETY AND SECURITY DEPARTMENT OF FIRE SERVICES REGULATION (527 CMR 17.00). INSTALL 4" DEEP OF PEASTONE WITH MIRAFI WEED FABRIC BENEATH AND STEEL EDGING BETWEEN THE PEASTONE AND ADJACENT MULCH BED. PROVIDE SHOP DRAWINGS TO A&M FOR APPROVAL PRIOR TO PURCHASE OF PEASTONE, MIRAFI WEED FABRIC & STEEL EDGING.
- ALL PROPOSED LANDSCAPE AREAS INCLUDING MOWED LAWNS, TREES, SHRUB BEDS, PERENNIALS, AND ANNUALS SHALL BE PROVIDED WITH WATER EFFICIENT UNDERGROUND IRRIGATION. DESIGN AND INSTALLATION OF IRRIGATION SYSTEM TO BE PERFORMED BY AN APPROVED IRRIGATION DESIGN BUILD CONTRACTOR OR BY AN APPROVED EQUAL, TO BE DETERMINED BY THE OWNERS REPRESENTATIVE AND LANDSCAPE ARCHITECT. IRRIGATION SYSTEM IS TO BE DESIGNED FOR EFFICIENT WATER USAGE INCLUDING: USE OF DRIP IRRIGATION FOR TREES, SHRUBS AND PERENNIALS, IRRIGATION SYSTEM WITH HEAD-TO-HEAD COVERAGE, A CENTRAL SHUT-OFF VALVE, SEPARATE ZONES FOR EACH TYPE OF BEDDING AREA BASED ON WATERING NEEDS, AND A RAIN SENSOR TO SHUT OFF IRRIGATION DURING RAIN EVENTS.
- IF NO IRRIGATION SYSTEM IS PROPOSED, CONTRACTOR TO PROVIDE TEMPORARY IRRIGATION FOR AN ESTABLISHMENT PERIOD OF 4 MONTHS FOLLOWING INSTALLATION. TEMPORARY MEASURES SUCH AS BUT NOT LIMITED TO GATOR BAGS, TEMPORARY DRIP SYSTEMS OR HAND WATERING SHALL BE USED 3X PER WEEK. RAIN EVENTS CAN COUNT FOR WATERING AS WELL.
- PRIOR TO LAYING TOPSOIL, ALL SUBSOIL (BELOW PROPOSED TOPSOIL) TO BE TILLED TO A DEPTH OF AT LEAST 18" TO REMOVE CONSTRUCTION COMPACTION AND ALLOW FOR PROPER DRAINAGE OF TOPSOILS.

GRAPHIC SCALE



MONSIGNOR O'BRIEN HIGHWAY
(FORMERLY BRIDGE STREET - NORTHERN TRAFFIC ARTERY)



REGISTERED LANDSCAPE ARCHITECT FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
10	07-09-26	MISC. UPDATES PER CITY COMMENTS

OWNER:
SOMERBRIDGE HOTEL LLC
c/o XSS HOTELS
PO BOX 4430
MANCHESTER, NH 03108

PROJECT:
145 ROOM HOTEL
263 MONSIGNOR O'BRIEN HIGHWAY
CAMBRIDGE, MA

1 McGRATH HIGHWAY
SOMERVILLE, MA

PROJECT NO.	1362-16	DATE:	OCTOBER 15, 2025
SCALE:		DWG.:	1362-16 Landscape
DESIGNED BY:	BCD	CHECKED BY:	MM

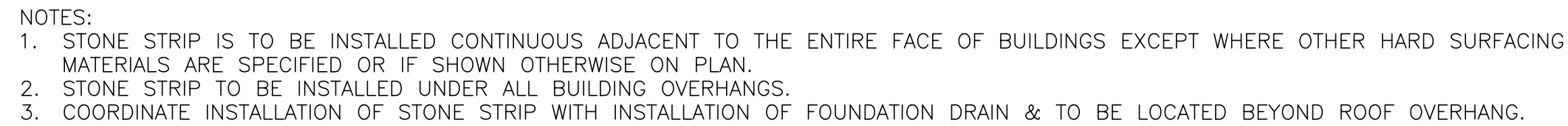
PREPARED BY:
ALLEN & MAJOR ASSOCIATES, INC.
civil engineering • land surveying
environmental consulting • landscape architecture
www.allenmajor.com
400 HARVEY ROAD
MANCHESTER, NH 03103
TEL: (603) 627-5500
FAX: (603) 627-5501

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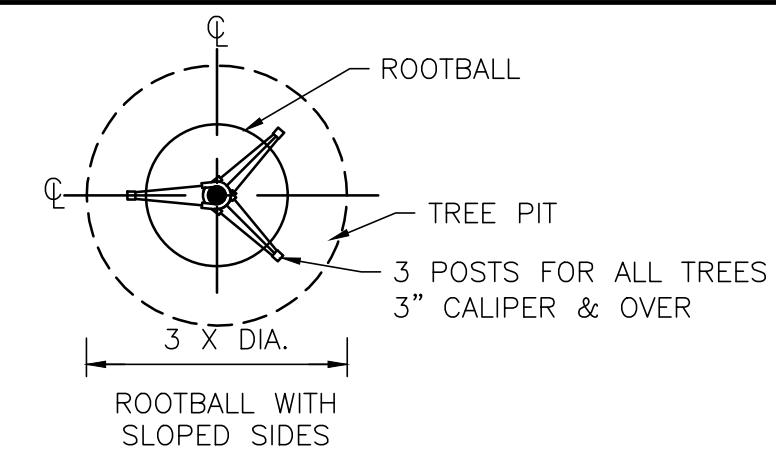
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DRAWING TITLE:	SHEET NO.
LANDSCAPE PLAN	C-5

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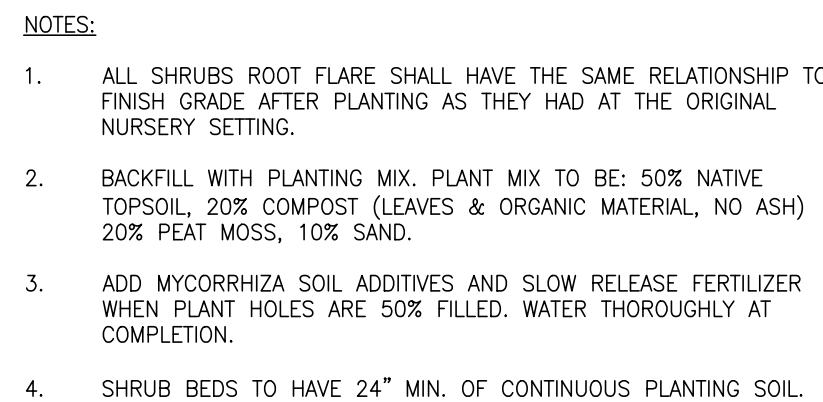
STONE DRIP STRIP
NOT TO SCALE



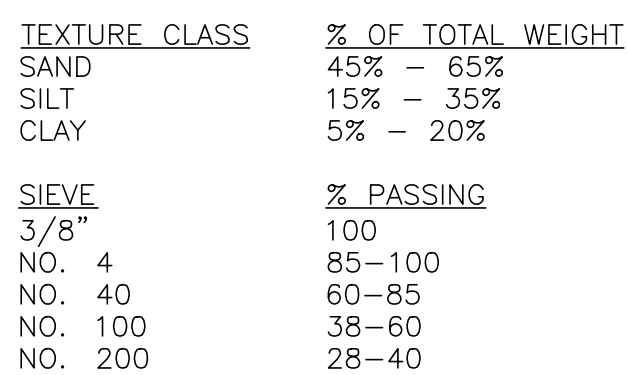
DECIDUOUS TREE
NOT TO SCALE

<u>SCIENTIFIC NAME</u>	<u>COMMON NAME</u>	<u>PROPORTION BY WEIGHT</u>	<u>PERCENT PURITY</u>	<u>PERCENT GERMINATION</u>
FESTUCA RUBRA "RUBRA"	CREEPING RED FESCUE	37%	95%	90%
PAO PRAENTENSIS "BARON"	BARON KENTUCKY BLUEGRASS	40%	85%	90%
LOLIUM PERENNE "PALMER"	PALMER PERENNIAL RYEGRASS	15%	95%	90%
FESTUCA RUBRA COMMUTATA WILMA	WILMA CHEWINGS	8%	95%	80%

- LOAM AND SEED NOTES**
NOT TO SCALE



SHRUB
NOT TO SCALE



TOPSOIL
NOT TO SCALE

-
- Diagram illustrating the layout for a tree pit. The diagram shows a circular area labeled "ROOTBALL WITH SLOPED SIDES" with a diameter of "3' X' DIA.". Inside this area is a smaller circle labeled "TREE PIT". Three lines radiate from the center of the tree pit, labeled "3 POSTS FOR ALL TREES" and "3\" CALIPER & OVER". The diagram also shows a "ROOTBALL" and a "TREE PIT" with a "C" marking.

EVERGREEN TREE
NOT TO SCALE

- 
- 7-9-2
- Bethany C. Long*

10.	07-09-26	MISC. UPDATES PER CITY COMMENTS
REV	DATE	DESCRIPTION

PROJECT NO.	1362-16	DATE:	OCTOBER 15, 2025
SCALE:	AS SHOWN	DWG.:	1362-16_Landscape
DESIGNED BY:	BCD	CHECKED BY:	MM

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DRAWING TITLE:	SHEET No.
LANDSCAPING DETAILS	C-6