



# READING VILLAGE ARCHITECTURAL PEER REVIEW PHASE 2

Report by:  
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Submitted to the Town of Reading on July 15<sup>th</sup>, 2016



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# Article I. BACKGROUND

## SECTION 1.01 INTRODUCTION

- A. This report has been prepared by Russel Feldman and Sarah Oakes of TBA Architects, Inc on behalf of the Town of Reading in relation to a Development Application for the proposed Reading Village Development, a 4 story, multi-family residential development on a 42,658 s.f. lot (as indicated on the Civil Drawings)at the corner of Lincoln and Prescott Streets, Reading MA. (Note site area indicated as 42,931 s.f. in the Project Comparison chart.)
- B. This review relates to program, building and site configuration and building design. We will consider life safety issues but this review does not constitute a full building code review. We have not received CAD documents and have therefore not confirmed the gross building area or building height submitted in the Project Comparison chart.
- C. We appreciate the design responses between the first submission and the current design submission. The Developer has clearly considered many of the concerns expressed in the peer reviews and expressed by the town. Obtaining the corner parcel allowed the development to achieve a more residential scale, offers a much improved appearance from Lincoln Street and the train station, and allows a more efficient internal configuration.

## SECTION 1.02 FIRM HISTORY

- A. TBA Architects, Inc. has been in the business of “Supporting the Creative Impulse” for thirty years. We specialize design, planning and project management with a focus on public purpose. TBA proudly serves the public, non-profit and private sectors in Massachusetts and beyond. Our expertise in Physical and Financial Feasibility Assessment, Space Planning, Sustainable Design, Adaptive Reuse, Historic Preservation, Municipal Architecture and forensic analysis ranging from Envelope Repair and Universal Design are the tools by which TBA has firmly established its reputation as a dynamic and creative force within and beyond the design community of the greater Boston area. TBA Architects, Inc. additionally provides developers, underwriters and investors with a targeted review of the critical design to facilitate investment decisions. Through our peer review process we offer our clients quality assurance to better evaluate a project’s development risk and feasibility at every phase from initial feasibility through design and into construction administration.

SECTION 1.03 DOCUMENTATION

- A. This report has been carried out on the basis of the following documentation provided by the Town:
1. Cube 3 Unit Mix Chart Issued 06 15 16
  2. Cube 3 Floor Plans Issued 06 14 16
  3. Cube 3 Lincoln St Elevations Issued 06 14 16
  4. Cube 3 Northeast Perspective Issued 06 14 16
  5. Cube 3 Northwest Perspective Issued 06 14 16
  6. Cube 3 Plan Comparison Issued 06 22 16
  7. Cube 3 Prescott St Elevation Comparison Issued 06 22 16
  8. Cube 3 Prescott St Elevations Issued 06 14 16
  9. Cube 3 Project Comparison Issued 06 15 16
  10. DeCelle Burke Site Plan Issued 06 22 16
  11. MKM Landscape Plan Issued 06 22 16
  12. Correspondence with Town officials Jean J. Delios, Assistant Town Manager and Julie D. Mercier, Community Development Director.
- B. Photo taken below was by Russel Feldman & Sarah Oakes of TBA Architects, Inc. during a site visit on March 7, 2016 and shows the three lots included in this development proposal.

**Image #1**



## Article II. SITE OBSERVATIONS

### SECTION 2.01 BUILDING MASSING AND SITE

A. Development Use Type: Multi-Family Apartments for Low and Moderate Income Residents. The proposed development is comprised of a 4 story building encompassing three lots wrapping around the corner of Lincoln and Prescott streets. The site is located at 39 Lincoln St. and 2 Prescott St. including the corner lot between those two sites in Reading, Massachusetts. (The corner site address was not included in this submission.) The development consists of a mix of 1-3 bedroom units, with 72 units total.

#### 1. Comments:

- i. Site Context: The site appears to be well connected to public transportation, residential buildings, local businesses, and public parks. Residents would have excellent access to local amenities.
- ii. Local Site Zoning: 2 Prescott St & 39 Lincoln St. are both zoned as S15, Single Family Residential Dwellings. The corner parcel now included in the design was previously zoned as a commercial location. The Town of Reading has received a multi-unit residential building application under provisions of MGL chapter 40B ("40B") for this site and is receptive to a multi-family development on the site as long as the scale of the building does not negatively impact the residences around it.
- iii. Density: With the understanding that 40B regulations allow for developments to be built within locally zoned areas that would not otherwise allow them to be built, the previously proposed development was adding a relatively high density of 92.41 units per acre into a moderate density residential neighborhood block where all of the residences are predominantly 1-3 family homes. The newly proposed development has decreased its density per acre to 73 units per acre. While still substantial, it represents a 21% reduction in density. This is roughly comparable (actually 5% lower) to the project at 30/52 Haven Street. Should it be approved, it may establish a new context for similar developments in the future.

#### 2. Recommendations:

- i. Multifamily housing is an appropriate use for a site located immediately opposite to commuter rail and close to neighborhood commercial facilities and a public park.

B. Landscaping: The landscaping plan by Kattman Corporation Landscape Architects has been reviewed by Holly D. Ben-Joseph, PLA. The site includes shrubs along the sidewalk on Prescott St. and Lincoln St. Along the perimeter between the site and the neighboring residences a landscaped disrupted site line has been proposed using various different trees and flowering shrubs.

1. Comments:

- i. The shrubs chosen for along the sidewalks are Ilex Blue Prince which tend to grow horizontally and can become quite large, which will displace the sidewalk if not frequently pruned.
- ii. Evergreen placed at the corner of the property where at the parking lot exit onto Lincoln St. will block sight lines for oncoming cars. Consider a lesser visual barrier.

2. Recommendations:

- i. For the shrubs along the sidewalks consider planting taller, more upright growing shrubs that are easily maintained and will not disrupt the sidewalk. Consider planting lower shrubs between the taller shrubs to create more of a landscaped screen in front of the false windows going into the parking garage.
- ii. Along the back of the property, verify with a sun shadow study that the Picea Pungens Glauca will receive full sunlight as needed for it to be healthy. Although this is located on the south-facing side of the site, adjacent properties have substantial trees that will shade the area.
- iii. Consider in lieu of mulched sod at the base of the shrubs, plant a low shade tolerant ground cover.
- iv. Consider a more ornamental planning at the building entry.
- v. See attached Landscape Plan for more detailed notes.

C. Scale: The proposed height of the building is consistently 45'-2" to the roof ridge as indicated on the Project Comparison Chart.

1. Comments:

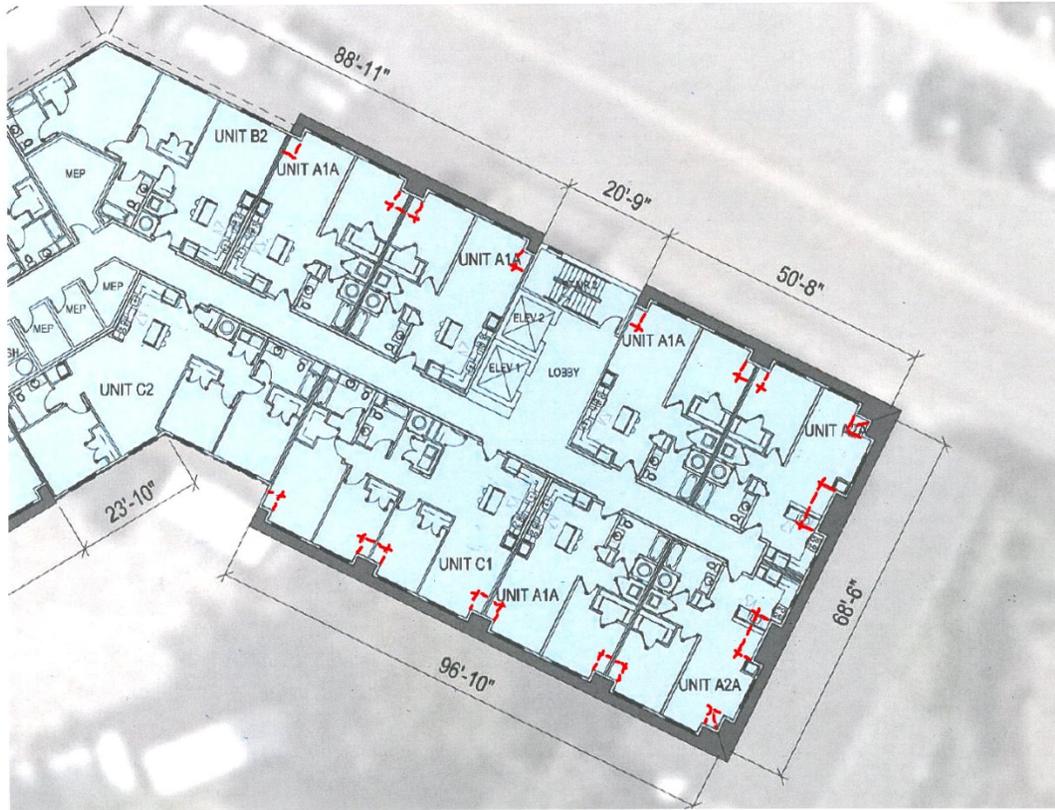
- i. The corner parcel has been included in the project which decreased the scale from the previous submission which is an improvement given the scale of the community and neighborhood.
- ii. The Prescott St. and Lincoln Street elevations were submitted, but the rear elevation was not included and would be very helpful to see
- iii. The residences abutting the site are all under 35 feet high, and fit within the neighborhood zoning height and the commuter rail station across Lincoln Street is approximately 22 feet. This reduced scale of the proposed building fits into the neighborhood and is a clear improvement over the previous design.

- iv. A sun shadow study was included in the previous submission but was not submitted for this submission. Such a study would be appropriate, particularly to assess the impact on neighboring properties and the viability of the proposed landscape solution.
- v. We observe that the proposed site access is limited to vehicles that can pass into the parking lot. This limits access by public safety and service vehicles. (See additional comments below). Raising the first floor level to increase clearance into the parking area will increase building height, affecting the building scale.
- vi. The roof configuration is an important feature to establish the building scale. As proposed, the shingle roof and dormer configuration successfully reduces the apparent scale of the fourth floor level. See detail image (a) below. This has an impact on fourth floor unit size which may not be fully captured in the Unit Mix Summary. See enlarged partial plan (b) below, which illustrates in red the sloped ceiling associated with this configuration.

(a) PERSPECTIVE ELEVATION IMAGE



(b) ENLARGED PARTIAL PLAN



Certain of the eave areas shown in red may have a height of under five feet. This may reduce the functional size of the rooms. Making the roof steeper would reduce this problem but will have an important impact on the building's perceived scale.

2. Recommendations:

- i. Clarify the vehicular clearance to the parking area and provide revised building elevations if the first floor level is revised.
- ii. Provide a fourth floor building section at the pitched roof to clarify the effect on interior occupancy and furnishing. Update the top floor to include ceiling heights and show where ceiling heights change.
- iii. Provide a sun shadow study for this new proposed design to show the impact on the neighboring sites and landscape plan.

D. Local Zoning Set Backs: The existing property setbacks required by zoning are as follows:

- Front Yard 15 feet
- Back Yard 20 feet
- Side Yard 20 feet

The developer had submitted a waiver request to lessen the required minimum setbacks in the previous proposal but, as of this writing, has not done so for this proposal.

1. Comments:

- i. The civil drawing dated December 2, 2015) shows the setback minimums of:
  - Front Yard 4'-10" (4'-11" noted on Project Comparison)
  - Back Yard 13'-5" (13'-3" noted on Project Comparison)
  - Side Yard 16'-7"

2. Recommendations:

- i. Finalize site program in light of issues raised about service vehicle pull-off in section 2.02 below.
- ii. Verify with the town that setback waivers will be accepted.

E. Materials: Materials are not specifically described in the proposal but the elevations show a shingle style roof with bracketed eaves, horizontally lapped cladding systems, smooth panel systems, brick veneer and a masonry base. Along the street the building features a commercial storefront and canopies, overhead doors into the parking area at the.

1. Comments:

- i. The hipped shingle roofs, soffit brackets, shed dormers, double hung windows are associated with traditional residential construction of the Victorian and early 20<sup>th</sup> Century eras. The brick massing and flat roofs create a contemporary commercial element in other portions of the façade, relating to the future development of Lincoln Street. The materials expressed in the elevations are acceptable for the surrounding neighborhood.
- ii. Roof shingle and wall lapped cladding systems seem to blend in with the residential buildings that surround the site. The neighborhood consists predominantly of asphalt shingle gable roofs and lapped vinyl siding.
- iii. The corner along Prescott and Lincoln Streets has a commercial façade with large storefront windows in the "Club," Vestibule and Leasing areas.

2. Recommendations:

- i. None at this time. We observe that the many materials alluded to in this proposal can be quite expensive to install. Financial imperatives often result in materials that, while similar in appearance to historic materials are, when finally constructed, not as durable as those installed in prior generations.

Careful scrutiny is advised to assure that the buildings as actually designed and constructed provide the quality alluded to in the proposal.

## SECTION 2.02 UTILITIES

A. Service Vehicles and Garbage/Recycling Storage: No provision for garbage and recycling storage or pick up, and visitors and residents' moving vehicles are indicated on the civil or architectural drawings.

### 1. Comments:

- i. There is no lane for drop-off or pick-up shown on either Prescott or Lincoln Streets, so any garbage and trash pick-up would affect traffic flow. Although elevation dimensions were not provided, it appears that the proposed overhead door access to the parking area is eight feet high. This will limit the size and type of truck access into the interior of the parking area, where garbage is stored. Depending on the town's garbage collection system, this may require that garbage trucks pull alongside the curb on Lincoln Street.
- ii. The revised building configuration, with building entry and elevator access on Lincoln Street, may result in residents' furniture moving vehicles positioning themselves on Lincoln Street. Additionally, visitor pick-up/drop-off will also impinge on Lincoln Street traffic.
- iii. The parking area is very tightly configured. Larger vehicles cannot maneuver, which may limit access for tow trucks should they be required.

### 2. Recommendations:

- i. Service vehicles should have a pull-off for short-duration parking so the traffic impact of this relatively highly travelled street is not exacerbated by street-side deliveries.
- ii. Consider raising the first floor to increase clearance for service vehicles.
- iii. Confirm tow truck access.

B. Emergency Vehicle Access

1. Comments: The parcel and proposed landscape plan provides access for fire and other emergency vehicles along Prescott and Lincoln Streets. There is no access to the site interior.
2. Recommendations: Confirm with local public safety officials that this site configuration is acceptable.

C. Snow Removal & Storage: No Snow storage locations are indicated on site.

### 1. Comments:

- i. There is very little open site programmed for this site that might serve for snow storage during winter storms. The parking garage has an open area to the rear where vehicles park outside. This area in the winter is likely to develop snow which will need to be moved. A small sod area to the east along Lincoln Street may serve for very limited snow storage.
2. Recommendations:
    - i. Sufficient open space should be provided to store excess snow without impinging on abutting properties or damaging proposed plantings.
    - ii. Provide a management plan to address how snow is handled.

### SECTION 2.03 PARKING

#### A. Off-Street parking and Loading / Unloading Requirements-Apartment: The Town of Reading Bylaw requires 1.5 spaces per unit.

1. Comments:
  - i. At 72 spaces, it appears that all parking will be for residents only, with one or no visitor spaces provided.
  - ii. The Massachusetts Access Board Code 521 CMR Section 23.2.1 indicates that for a multifamily residential building with above 72 parking spaces, 4 spaces must be accessible which are indicated on the parking plan. The proposed plan indicates four handicap parking spaces that are included in the 72 parking spaces count. If at any point, there are fewer than 4 residents who require handicap parking, it appears that the non-handicapped residents will be assigned these spaces. It is unclear whether this is authorized under MAAB regulations.
  - iii. The building's structural columns are indicated on the ground floor plan between parking spaces, which provides a clearer picture of the structural system supporting the building overhead.
  - iv. Floor to floor height is not indicated on the elevations. The parking garage height appears to be the same height as the unit floors, restricting access for anything other than private cars and vans. It does not allow for most public safety or service vehicles such as fire engines, ambulances, or garbage trucks.
  - v. The curbing as indicated on the architectural and civil drawings eliminates parking along the entire length of the project parcel along Prescott Street, eliminating 8 existing parking spaces. This results in a net loss to the existing neighborhood of 8 public parking spaces despite adding 72 apartments.
2. Recommendations:

- i. Provide on-site pick-up and drop-off for service, visitor and public safety vehicles.
- ii. Provide a site solution that does not result in a net reduction of existing neighborhood parking.
- iii. Clarify MAAB restrictions relating to the use of handicap parking spaces.

## Article III. PROGRAMMING OBSERVATIONS

### SECTION 3.01 PUBLIC SPACES

- A. Common space as indicated on the plans includes an entry vestibule leading to two spaces, “Club” and “Leasing.” Other public spaces include corridors, trash/recycling, MEP spaces, and the planted area around the parking lot.
1. Comments:
    - i. The Unit Mix/Summary indicates a building efficiency of 86%, which is extremely high, reflecting little amenity in circulation or provision of common areas.
    - ii. For a development of this size there is very little recreational or meeting space for the residents. Public facilities may be adequately served in the neighborhood however community meeting spaces may be desirable.
    - iii. Observations on specific common spaces are detailed below.
  2. Recommendations:
    - i. Consider additional recreational and meeting spaces for residents.
- B. The main entry from the Lincoln Street sidewalk enters into a vestibule where residents and visitors can turn right into a space designated as “Leasing” or turn left into a space designated as a “Club.” Residents turn into the “Club” space which includes access to the two elevators that allow access to the three floors of units, as well as a door that enters into the parking garage.
1. Comments:
    - i. The “Club” designation is ambiguous. If it is intended as community space or other gathering space, it is not served by public restrooms.
    - ii. Alternatively, this space may act more like a building lobby. If so, there is adequate space to accommodate 72 mailboxes that this building requires for the residents.
    - iii. Including the mailboxes leaves the space somewhat under-programmed.
    - iv. There is no direct access to the stairs that lead to the residential level and exits onto Lincoln Street. This discourages residents from using the stairs.
    - v. Both the “Leasing Area” and the “Club” have large storefront windows. Neither function would seem to require that amount of public display. This may provide an opportunity for collaboration with the larger community and neighborhood to provide display of community events, public art, and the like.
  2. Recommendations:

- i. Clarify the intent of the “Club” space. If intended to be used for anything other than a building lobby, provide public restrooms.
    - ii. Reconfigure the stair to allow access alongside the elevators to encourage residents to use the stairs as well as the elevator. This represents “healthy building design,” which promotes the physical wellbeing of residents.
    - iii. Consider a separate resident entry that allows a more direct access to the parking garage, trash take out, stairs and elevators. Currently if a resident wanted to enter the building from Lincoln Street, pick up their mail, and use the stairs instead of the elevator, they would need to then exit the building to use the separate stairway entrance, or they would need to go into the parking garage to the staircase there.
- C. The “Leasing” space is presumably for use by the developer to facilitate apartment rental.
  1. Comments:
    - i. The space is awkwardly laid out due to it taking up the space around two handicap parking spaces in the parking garage. It may be larger than required for ongoing apartment leasing once the building is occupied.
    - ii. There is no indication that a restroom facility will be located in the space.
    - iii. There are extensive store front windows; see comment A.1.5 above.
  2. Recommendations:
    - i. Consider reconfiguring this space to become more flexible for future uses. It could be a space that residents can lease out for parties and gatherings, an office for leasing units in the building, a community space, or it could be intended for commercial use. If this space is intended for commercial use, there may need to be designated employee parking locations within the parking garage.
    - ii. Include restroom facilities or permanent storage areas for any potential use group in the space. Depending on the use group the space is intended for, it could be a tenant fit out situation, but a restroom facility should be located in the space.
- D. Unit Level Elevator Lobbies.
  1. Comments:
    - i. The proposal now includes two elevators, which is an appropriate number given the number of apartments being served.
    - ii. The space allocated appears sufficient to meet code requirement to accommodate fire department emergency access and emergency medical services (stretchers).
    - iii. The elevator waiting areas only have access to natural light on the ground level.

- iv. Lobby space is minimal but functional for circulation of moving carts.
- 2. Recommendations:
  - i. Consider providing natural light, enlarging the elevator lobby or easing the transition to the corridor.
- E. Corridors:
  - 1. Comments:
    - i. Although dimensions have not been provided, corridors appear to be five feet wide and as much as 200 feet long with no changes in width. This is adequate for the use however is purely utilitarian.
  - 2. Recommendations:
    - i. Consider providing some variation along the walls, recesses, nooks with lighting to provide artwork, small open areas or exposure to the exterior to provide natural light.
- F. Trash/recycling: plans indicate two bins, which appear to be chutes to the parking level however there are no notes or building sections that allow us to confirm this. If they are trash chutes, this is functional. If not, the space is insufficient for the purpose. Our comments are based on the assumption that they are chutes.
  - 1. Comments:
    - i. Dimensions are not provided but the trash / recycling area on each floor appears minimal for handling of large trash bags.
    - ii. The configuration requires single stream recycling by the town. We understand that this is currently planned however, should the town's plans change, the area would need to be reconfigured and enlarged.
    - iii. The location of the trash / recycling area is centrally located but is not located close to the elevators for ease of removal of any bags that might be left in the designated area.
    - iv. The entrance to the trash room is directly across from an apartment entry, which is not amenable and has only a single door.
    - v. The parking level would seem to envision truck pickup via double doors opening on to the exterior rear passage.
  - 2. Recommendations:
    - i. Consider a larger trash disposal area on each floor.
    - ii. Consider larger door access to the trash disposal area.
    - iii. Consider reconfiguring the apartment opposite the trash disposal area to avoid having the apartment entry directly opposite the trash door.
    - iv. Provide a narrative as to the management of trash and recycling, establishing the size of trash bags handled by the chute system, how residents are to dispose

of larger bags or objects, estimates of trash generated, storage of bins and method of pickup.

- v. Confirm that vehicles for garbage and recycling pickup can be accommodated by the overhead doors and can complete the turn clearances required by the parking plan.
- vi. Confirm that single stream recycling is the town's probable recycling policy in the future.

G. Outdoor Spaces:

1. Comments:

- i. Balconies have been included in three units on each floor, which provides an amenity for those units and also animates the building's Prescott Street façade.
- ii. The minimal yard provided does not allow for outdoor activities.

2. Recommendations:

- i. Create outdoor spaces for residents to use for sitting and enjoy.

H. Egress Stairs:

1. Comments:

- i. This proposal provides legal egress for the residents.
- ii. The egress stair exiting onto Lincoln Street has small, square windows allowing some light into the space.
- iii. The egress stair that exits into the parking lot has two windows allowing natural light into the space.
- iv. We note that on the ground floor level plan, the Lincoln Street stair indicates a lower level, not shown on plans.

2. Recommendations:

- i. Increase the size of trash / recycling facilities on unit floors to allow for less over filling and odor build up. Potentially create two trash / recycling facilities on each unit floor so that all residents have convenient access to them.
- ii. Relocate the trash area entry door to not align directly with a unit entry.
- iii. Create more variation in the double loaded corridors.
- iv. Clarify the stair configuration or use and size of a lower level.

### SECTION 3.02 UNIT DESIGN

A. Accessibility: No units have been specifically indicated as Accessible Units on the provided architectural drawings. At the scale of plans presented, we cannot evaluate compliance with unit accessibility requirements.

1. Comments:

- i. Per MAAB Requirements 521 CMR Section 9.4, residential buildings must provide a minimum of 5% of type 2A accessible units, being those with fully accessible bathrooms, kitchens and bedrooms. This proposal therefore requires a minimum of 4 accessible units to be provided, proportionally distributed across the total number of units according to number of bedrooms, size, quality, price and location.
- 2. Recommendations:
  - i. Indicate which units are accessible on floor plans and in Unit Summaries.
- B. General Unit Design: Apartment designs are generally well developed with no obvious organizational problems.
  - 1. Comments:
    - i. The fourth floor units are reduced in functional area due to the effect of the sloped roof and dormer configuration. See the Enlarged Partial Plan in 2.C above. Given how tightly planned each unit is, space reduction, no matter how small, may have a functional impact on occupancy.
  - 2. Recommendations:
    - i. Provide building section of the sloped roof at the fourth floor to assess functional area.
    - ii. Consider reconfiguring the units on the top floor to avoid awkward or difficult to furnish spaces due to the roof pitch and layout.

Suggest substituting SOD to a shade tolerant ground-cover, Carex varies or other. (this is north side)

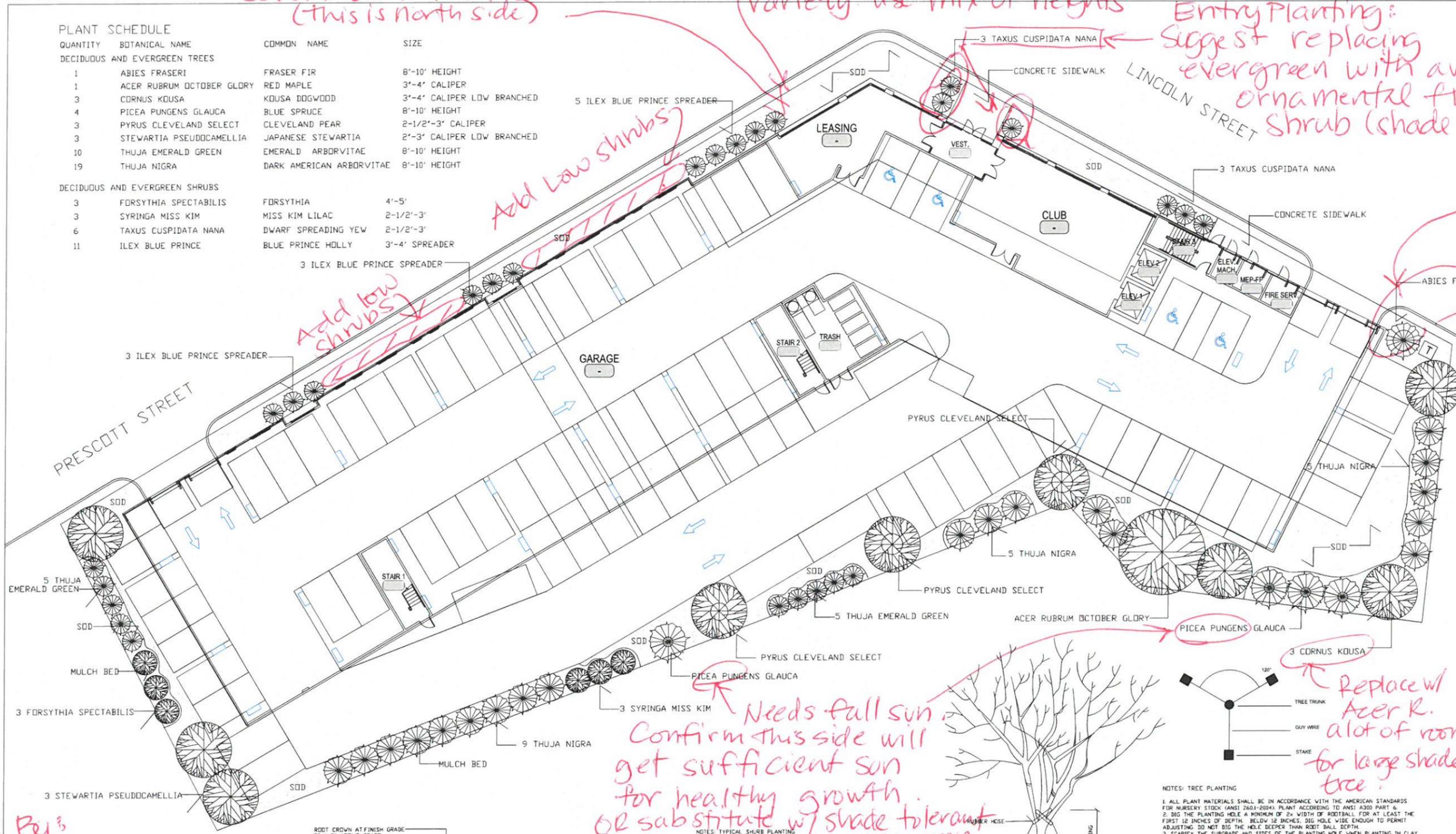
Front Planting - Ilex Blue Prince too large & wide for this location. Suggest using smaller, upright variety use mix of heights

Entry Planting: Suggest replacing evergreen with an ornamental flowering shrub (shade tolerant)

This evergreen block site street. Ref with low sh decid tree watch other

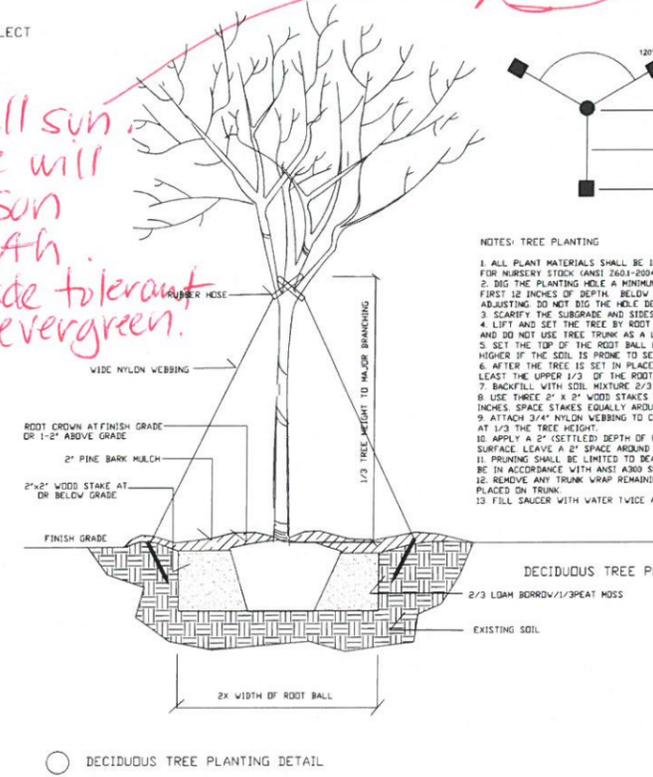
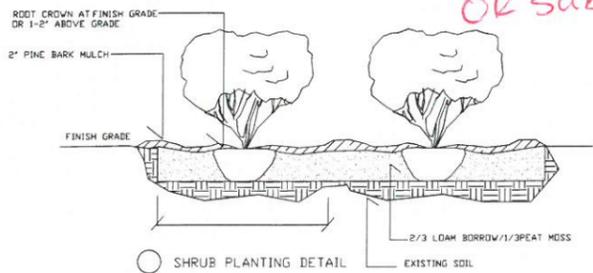
QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE
DECIDUOUS AND EVERGREEN TREES			
1	ABIES FRASERI	FRASER FIR	8'-10' HEIGHT
1	ACER RUBRUM OCTOBER GLORY	RED MAPLE	3'-4" CALIPER
3	CORNUS KOUSA	KOUSA DOGWOOD	3'-4" CALIPER LOW BRANCHED
4	PICEA PUNGENS GLAUCA	BLUE SPRUCE	8'-10' HEIGHT
3	PYRUS CLEVELAND SELECT	CLEVELAND PEAR	2-1/2"-3" CALIPER
3	STEWARTIA PSEUDOCAMELLIA	JAPANESE STEWARTIA	2'-3" CALIPER LOW BRANCHED
10	THUJA EMERALD GREEN	EMERALD ARBORVITAE	8'-10' HEIGHT
19	THUJA NIGRA	DARK AMERICAN ARBORVITAE	8'-10' HEIGHT

QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE
DECIDUOUS AND EVERGREEN SHRUBS			
3	FORSYTHIA SPECTABILIS	FORSYTHIA	4'-5'
3	SYRINGA MISS KIM	MISS KIM LILAC	2-1/2"-3"
6	TAXUS CUSPIDATA NANA	DWARF SPREADING YEW	2-1/2"-3"
11	ILEX BLUE PRINCE	BLUE PRINCE HOLLY	3'-4" SPREADER



Needs full sun. Confirm this side will get sufficient sun for healthy growth. OR substitute w/ shade tolerant evergreen.

Replace w/ Acer R. a lot of room for large shade tree



- NOTES: TYPICAL SHRUB PLANTING
1. DIG PLANTING HOLE AT LEAST 2X THE WIDTH OF THE ROOT BALL OR CONTAINER.
  2. SCARIFY SUBGRADE AND SIDES OF PLANTING HOLE WHEN PLANTING IN CLAY SOIL.
  3. SET THE TOP OF THE ROOT BALL LEVEL WITH THE SOIL SURFACE, OR 1-2" ABOVE IF THE SOIL IS PRONE TO SETTLING.
  4. IF CONTAINER GROWN PLANT, GENTLY SLIDE PLANT OUT OF CONTAINER, DISTURB THE ROOTS.
  5. IF B&B PLANT, REMOVE BURLAP FROM AT LEAST THE TOP 12 INCHES OF THE ROOTBALL, WITHOUT DISTURBING THE ROOTBALL. REMOVE ALL CORD FROM THE TRUNK. REMOVE BURLAP AND WIRE BASKET (IF PRESENT) FROM THE ROOT BALL.
  6. BACKFILL WITH SOIL MIXTURE 2/3 LOAM BORROW/ 1/3 PEAT MOSS, COMPACTED IN LIFTS.
  7. PLACE PINE BARK MULCH ON THE SURFACE TO A (SETTLED) DEPTH 2 INCHES.
  8. FILL SAUCER WITH WATER TWICE AFTER PLANTING.

- NOTES: TREE PLANTING
1. ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z601-2004) PLANTING ACCORDING TO ANSI Z300 PART 6.
  2. DIG THE PLANTING HOLE A MINIMUM OF 2X WIDTH OF ROOTBALL FOR AT LEAST THE FIRST 12 INCHES OF DEPTH. BELOW 12 INCHES, DIG HOLE WIDE ENOUGH TO PERMIT ADJUSTING. DO NOT DIG THE HOLE DEEPER THAN ROOT BALL DEPTH.
  3. SCARIFY THE SUBGRADE AND SIDES OF THE PLANTING HOLE WHEN PLANTING IN CLAY AND DO NOT USE TREE TRUNK AS A LEVER.
  4. LIFT AND SET THE TREE BY ROOT BALL ONLY. DO NOT LIFT USING THE TREE TRUNK AND DO NOT USE TREE TRUNK AS A LEVER.
  5. SET THE TOP OF THE ROOT BALL LEVEL WITH THE SOIL SURFACE OR SLIGHTLY HIGHER IF THE SOIL IS PRONE TO SETTLING.
  6. AFTER THE TREE IS SET IN PLACE, REMOVE BURLAP, WIRE AND STRAPS FROM AT LEAST THE UPPER 1/3 OF THE ROOTBALL.
  7. BACKFILL WITH SOIL MIXTURE 2/3 LOAM BORROW 1/3 PEATMOSS, COMPACTED IN LIFTS.
  8. USE THREE 2" X 2" WOOD STAKES DRIVEN INTO UNDISTURBED SOIL, A MINIMUM OF 16 INCHES SPACE STAKES EQUALLY AROUND THE TREE.
  9. ATTACH 3/4" NYLON WEBBING TO CONNECT THE TREE TO STAKES ATTACH WEBBING AT 1/3 THE TREE HEIGHT.
  10. APPLY A 2" (SETTLED) DEPTH OF PINE BARK MULCH TO THE PLANTING SURFACE. LEAVE A 2" SPACE AROUND THE TRUNK FOR AIR CIRCULATION.
  11. PRUNING SHALL BE LIMITED TO DEAD, DISEASED, OR BROKEN LIMBS ONLY AND SHALL BE IN ACCORDANCE WITH ANSI A300 SPECIFICATIONS.
  12. REMOVE ANY TRUNK WRAP REMAINING AT TIME OF PLANTING. NO WRAPS SHALL BE PLACED ON TRUNK.
  13. FILL SAUCER WITH WATER TWICE AFTER PLANTING.

- NOTES:
1. CONTRACTOR SHALL CONTACT DIG SAFE TO MARK ALL SITE UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
  2. CONTRACTOR SHALL REPLACE TO AS NEW CONDITION ANY SITE UTILITIES/ AMENITIES DAMAGED DURING CONSTRUCTION.
  3. CONTRACTOR SHALL OBTAIN ALL PERMITS AND TOWN OF READING APPROVALS REQUIRED FOR THE WORK OF THE CONTRACT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
  4. ALL PLANT MATERIALS SHALL CONFORM TO AMERICAN STANDARD FOR NURSERY STOCK.
  5. LANDSCAPE ARCHITECT SHALL TAG ALL PLANT MATERIALS AT THE NURSERY.
  6. ALL METHODS AND MATERIALS FOR CONSTRUCTION SHALL CONFORM TO COMMONWEALTH OF MASSACHUSETTS DEPARTMENT OF PUBLIC WORKS STANDARD SPECIFICATIONS, LATEST EDITION.
  7. CONTRACTOR SHALL DESIGN AND INSTALL AN IRRIGATION SYSTEM WITH CONTROLLER AND BACK FLOW PREVENTER TO CONFORM TO THE KATTMAN CORPORATION DESIGN, PER REVIEW AND APPROVAL PRIOR TO INSTALLATION.

Reviewed By

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