

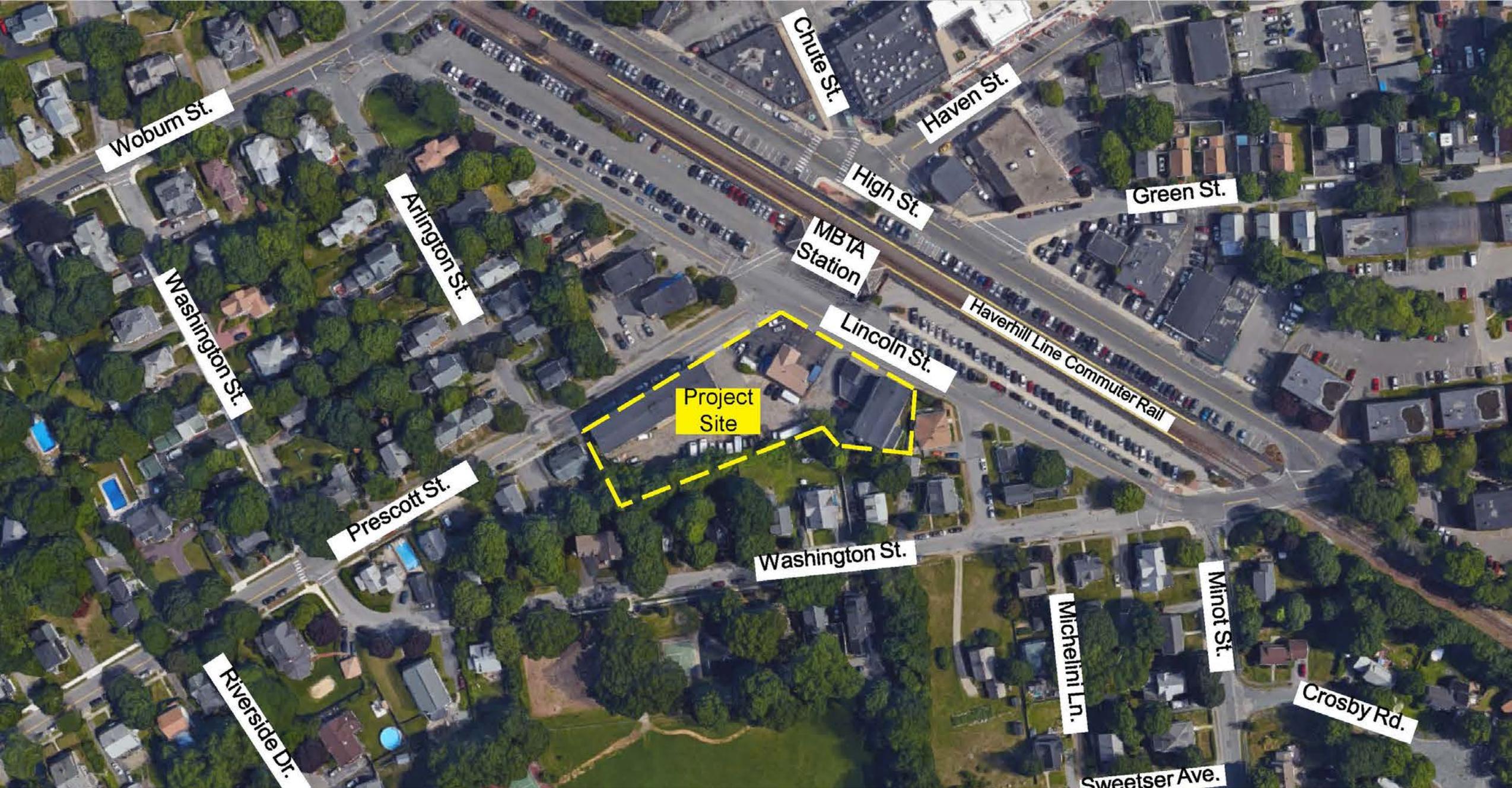


# Reading Village Architectural Peer Review



Russel Feldman  
Sarah Oakes  
TBA Architects, Inc.

Reading Zoning Board of Appeals  
July 21, 2016



Wobum St.

Chute St.

Haven St.

Arlington St.

High St.

Green St.

Washington St.

MBTA Station

Haverhill Line Commuter Rail

Lincoln St.

Project Site

Prescott St.

Washington St.

Riverside Dr.

Michellelni Ln.

Minnot St.

Crosby Rd.

Sweetser Ave.

**PROJECT COMPARISON**  
**READING, MA**  
**06/15/16**



architecture □ interiors □ planning

UNIT COUNT		
	PREVIOUS SCHEME (02.04.16)	UPDATED SCHEME (06.15.16)
ONE BED	52	60
TWO BED	16	3
THREE BED	8	9
TOTAL	76	72
D.U. / ACRE	91	73

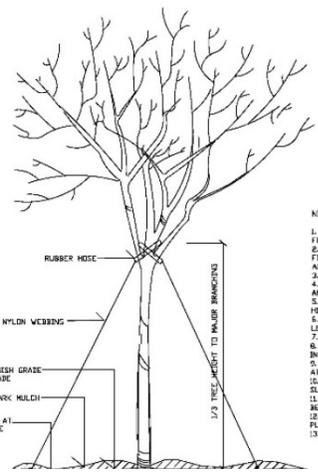
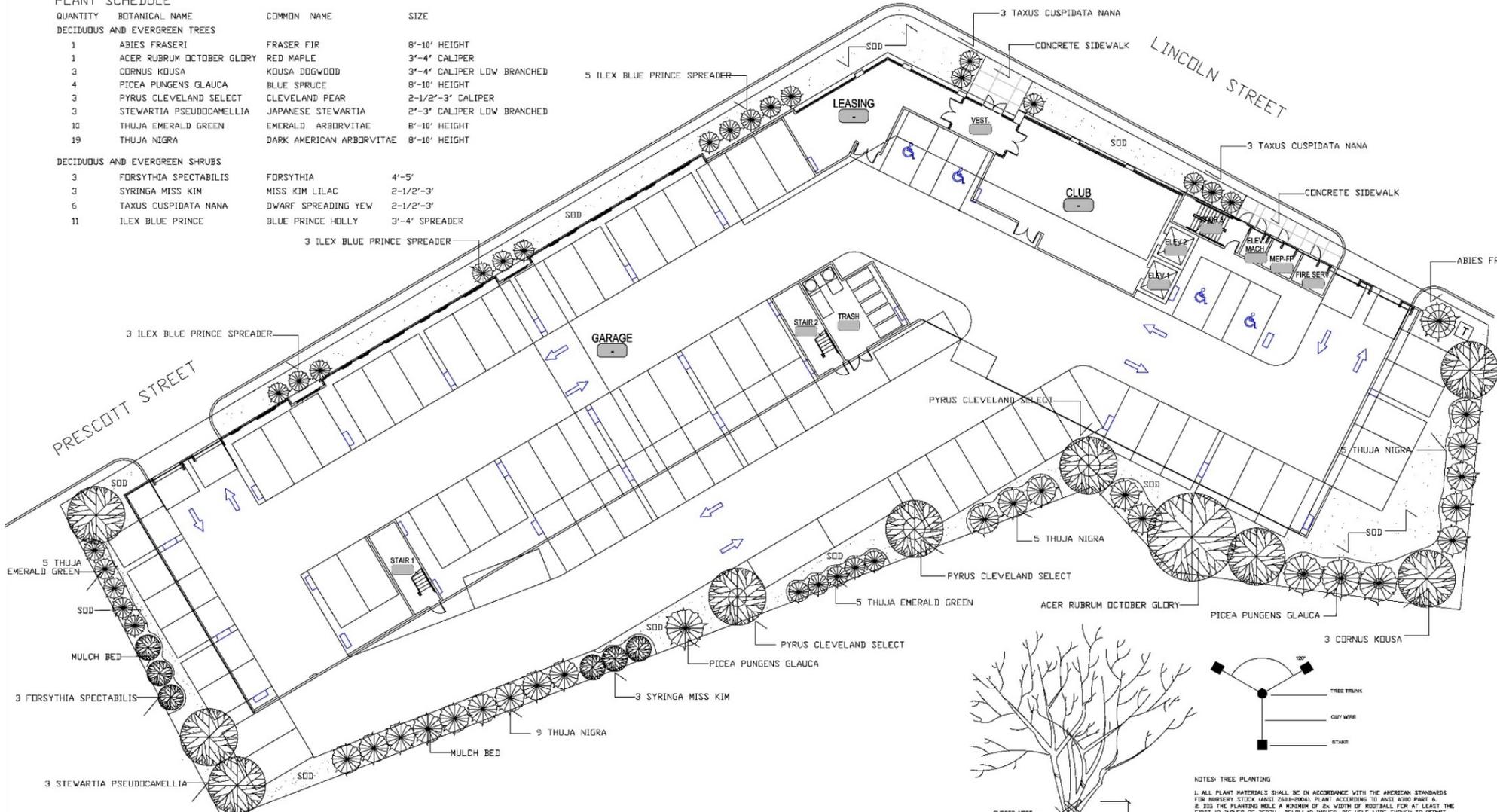
FAR		
	PREVIOUS SCHEME (02.04.16)	UPDATED SCHEME (06.15.16)
PROPERTY GSF	36,271	42,931
BUILDING GSF	119,364	97,740
TOTAL	3.29	2.28



Related Project-Haven Street Development

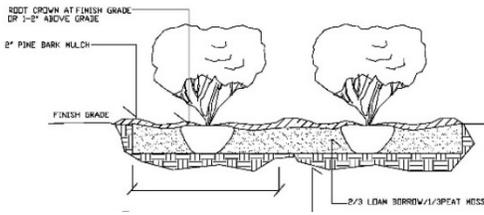
**PLANT SCHEDULE**

QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE
<b>DECIDUOUS AND EVERGREEN TREES</b>			
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
<b>DECIDUOUS AND EVERGREEN SHRUBS</b>			
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



**NOTES TREE PLANTING**

1. ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z602-2006), PLANT ACCORDING TO ANSI AND PART 6.
2. SET THE PLANTING HOLE A MINIMUM OF 2x WIDTH OF ROOTBALL FOR AT LEAST THE FIRST 18 INCHES OF DEPTH. BELOW 18 INCHES, DIG HOLE WIDE ENOUGH TO PERMIT ADJUSTING. DO NOT DIG THE HOLE DEEPER THAN ROOT BALL DEPTH.
3. SCARP THE SUBGRADE AND SIDES OF THE PLANTING HOLE WHEN PLANTING IN CLAY.
4. LIFT AND SET THE TREE BY HEEL 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 BURGLAP, WIRE AND STRAPS FROM AT LEAST THE UPPER 1/3 OF THE ROOTBALL.
7. BACKFILL WITH SOIL MIXTURE 2/3 LOAM BORDOW 1/3 PEATMOSSE; COMPACTED IN LIFTS.
8. USE THREE 2" x 2" x 24" STAKES BROWN PAINT UNPAINTED SOIL, A MINIMUM OF 36 INCHES SPACE STAKES EQUALLY AROUND THE TREE.
9. ATTACH 3/4" NYLON WEBBING TO CONNECT THE TREE TO STAKES ATTACH WEBBING AT 1/2 THE TREE HEIGHT.
10. APPLY 1/2" 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 BRANCHES ONLY AND SHALL BE IN ACCORDANCE WITH ANSI AND 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 TYPICAL SHRUB PLANTING**
1. SOD PLANTING HOLE AT LEAST 2x THE WIDTH OF THE ROOT BALL OR CONTAINER.
  2. SCARP 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, DESTROY THE ROOTS.
  5. IF BURL PLANT, REMOVE BURLAP FROM AT LEAST THE TOP 10 INCHES OF THE ROOTBALL, WITHOUT DESTROYING THE ROOTBALL. REMOVE ALL BURL FROM THE TRUNK. REMOVE BURGLAP AND WIRE BASKET OF PRESENT FROM THE ROOT BALL.
  6. BACKFILL WITH SOIL MIXTURE 2/3 LOAM BORDOW 1/3 PEAT MOSS; COMPACTED IN LIFTS.
  7. PLACE PINE BARK MULCH ON THE SURFACE TO A COLLARED DEPTH FINCHES.
  8. FILL SAUCER WITH WATER TWICE AFTER PLANTING.

Project  
**MKM READING LLC**  
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 NEWTON, MA 02404  
**PRENTISS STREET RESIDENTIAL**  
 READING, MA 01867

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 Landscape Architects  
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Sheet Title  
**LANDSCAPE**  
 PLAN





Proposed Prescott Street Elevation



Proposed Prescott Street Rear Elevation



Proposed Lincoln Street Elevation



Proposed Lincoln Street Side Elevation



Proposed East Elevation





Site Context



9:00 am

Reading Village 40B - Reading, MA

Shadow Study – March 21<sup>st</sup> at 9am

23 June 2016

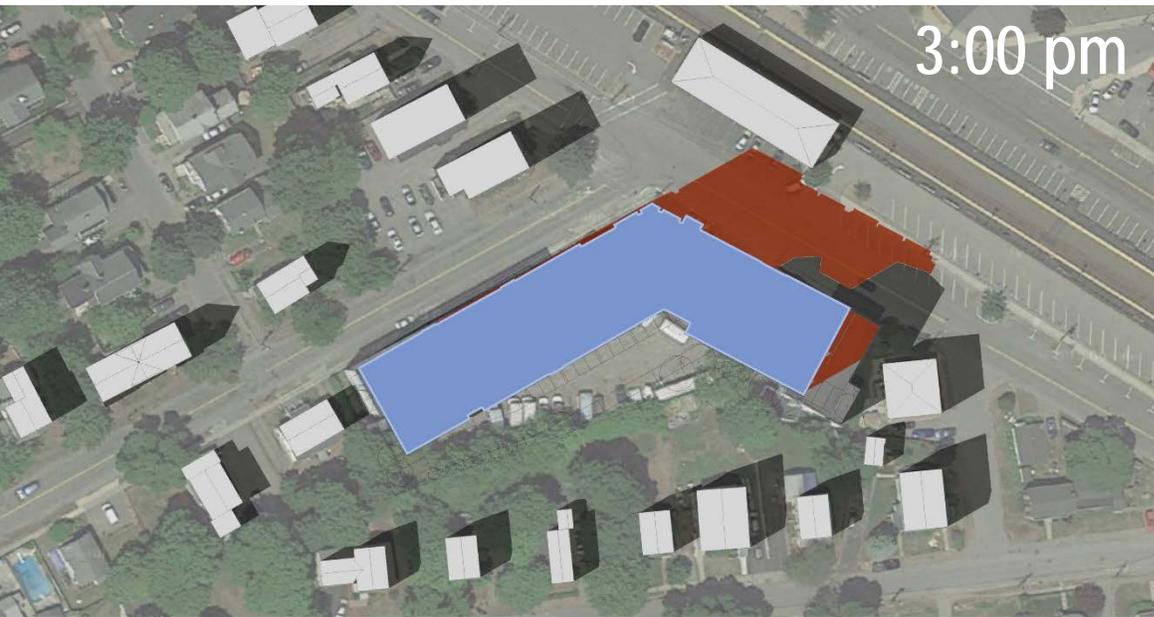


12:00 pm

Reading Village 40B - Reading, MA

Shadow Study – March 21<sup>st</sup> at 12pm

23 June 2016

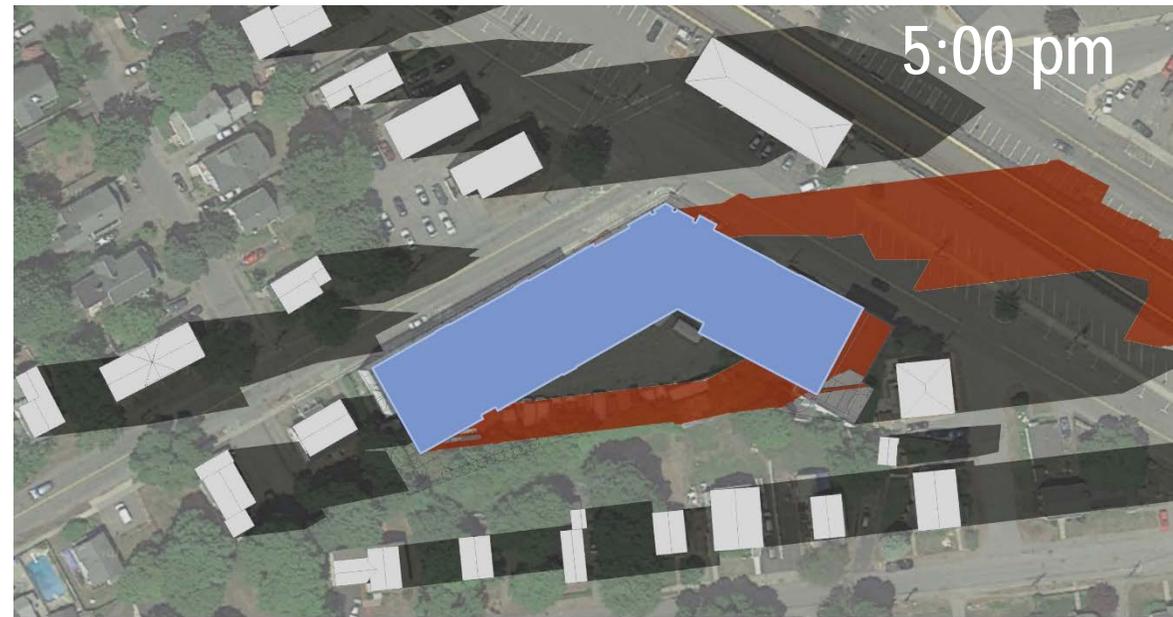


3:00 pm

Reading Village 40B - Reading, MA

Shadow Study – March 21<sup>st</sup> at 3pm

23 June 2016



5:00 pm

Reading Village 40B - Reading, MA

Shadow Study – March 21<sup>st</sup> at 5pm

23 June 2016



9:00 am

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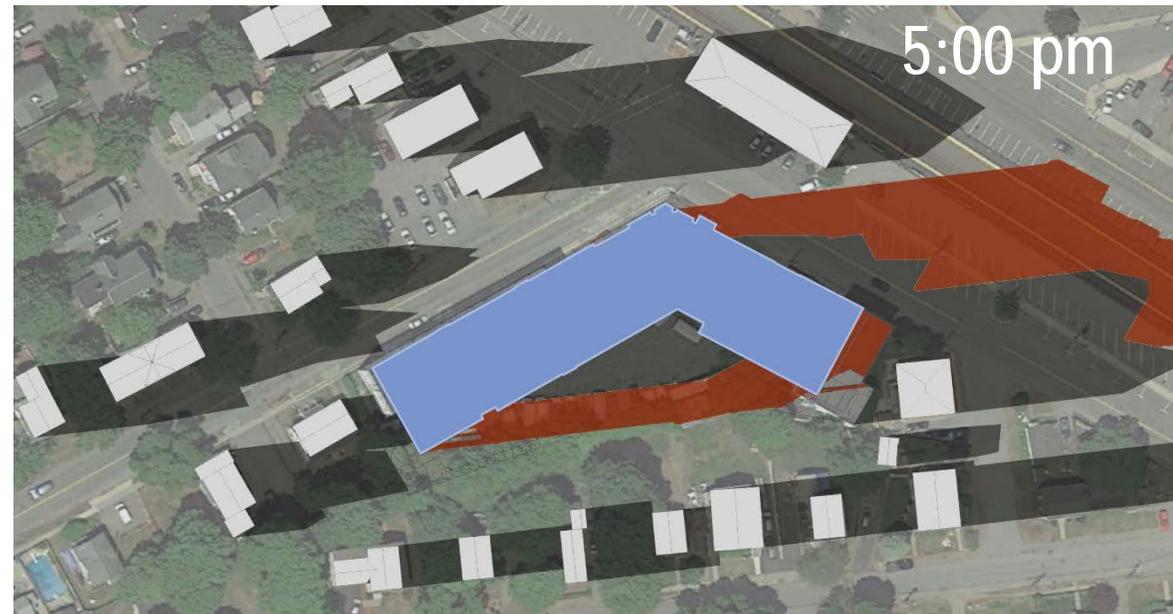


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23 June 2016

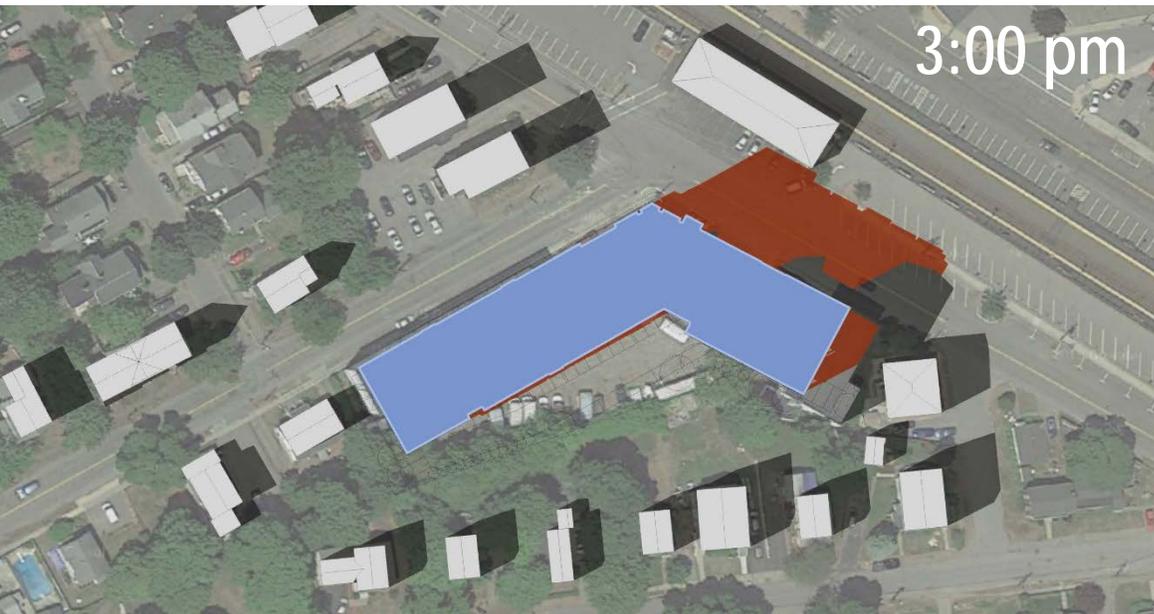


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Reading Village 40B - Reading, MA

Shadow Study – September 21<sup>st</sup> at 12pm

23 June 2016

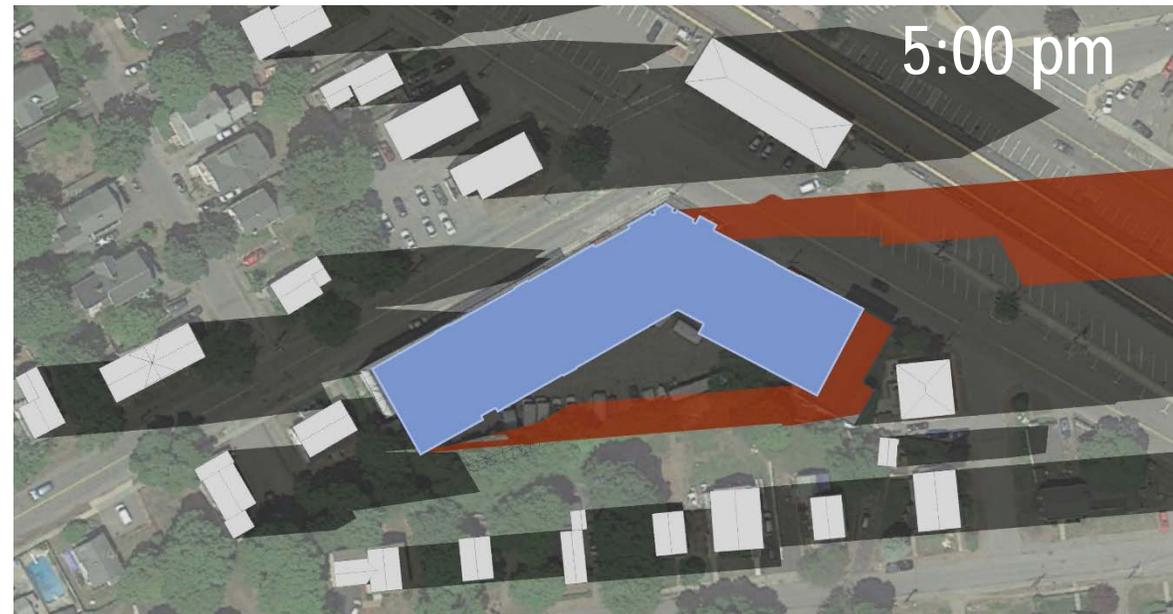


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Reading Village 40B - Reading, MA

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23 June 2016

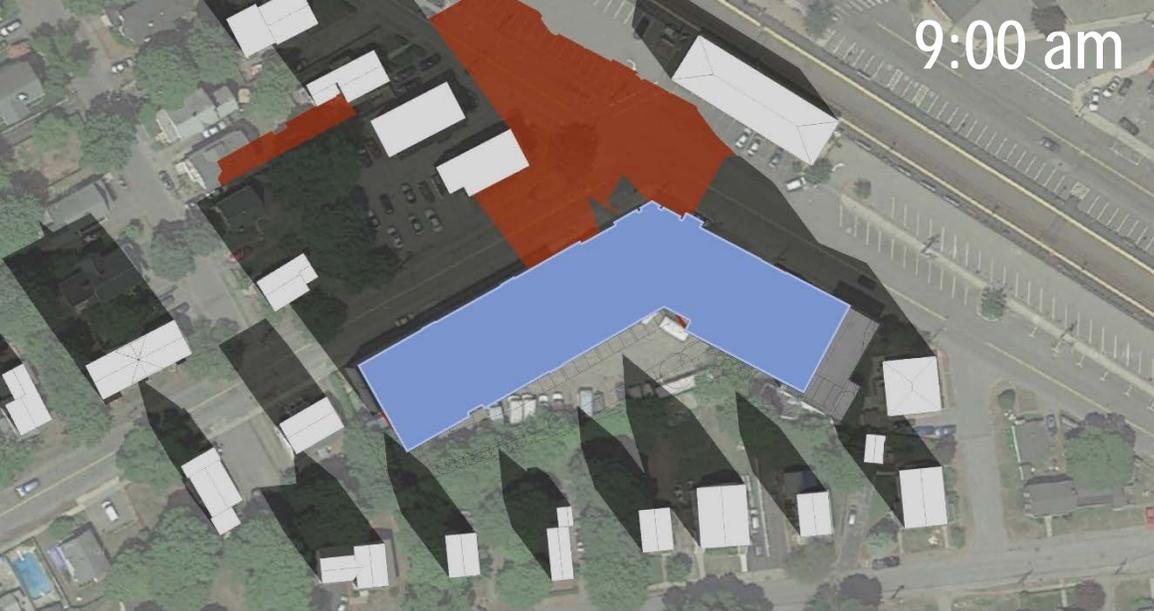


5:00 pm

Reading Village 40B - Reading, MA

Shadow Study – September 21<sup>st</sup> at 5pm

23 June 2016



9:00 am

Reading Village 40B - Reading, MA

Shadow Study – December 21<sup>st</sup> at 9am

23 June 2016

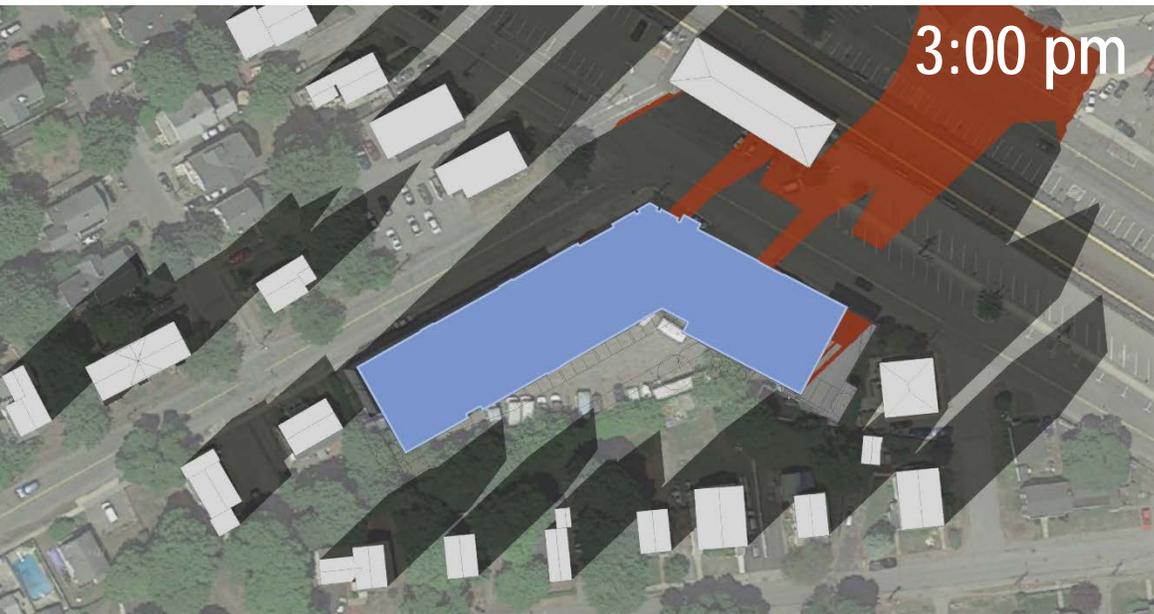


12:00 pm

Reading Village 40B - Reading, MA

Shadow Study – December 21<sup>st</sup> at 12pm

23 June 2016

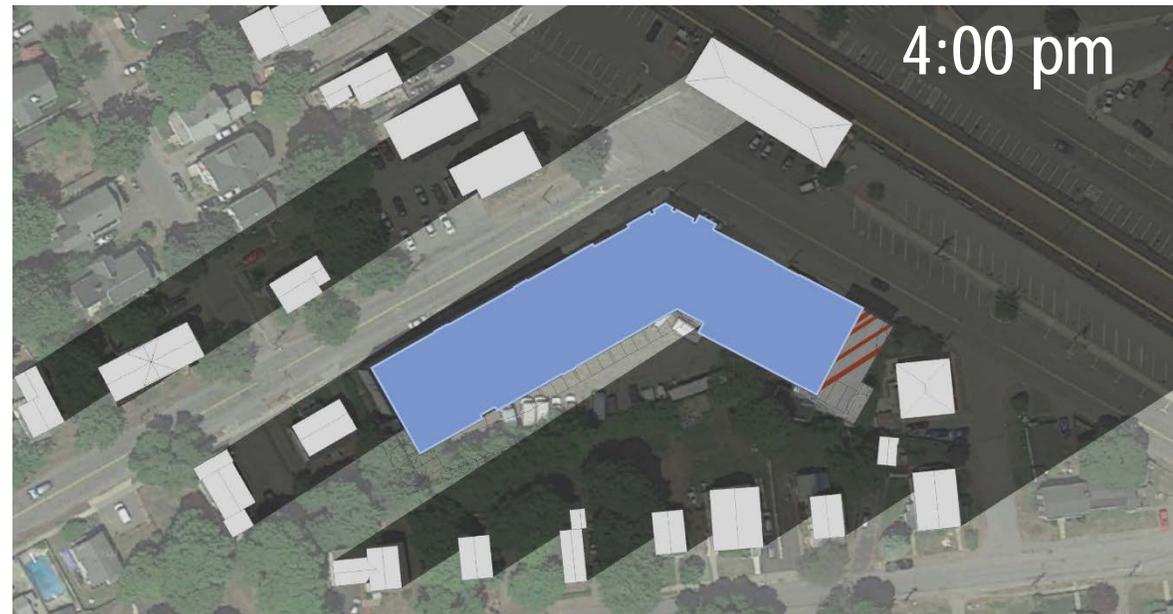


3:00 pm

Reading Village 40B - Reading, MA

Shadow Study – December 21<sup>st</sup> at 3pm

23 June 2016



4:00 pm

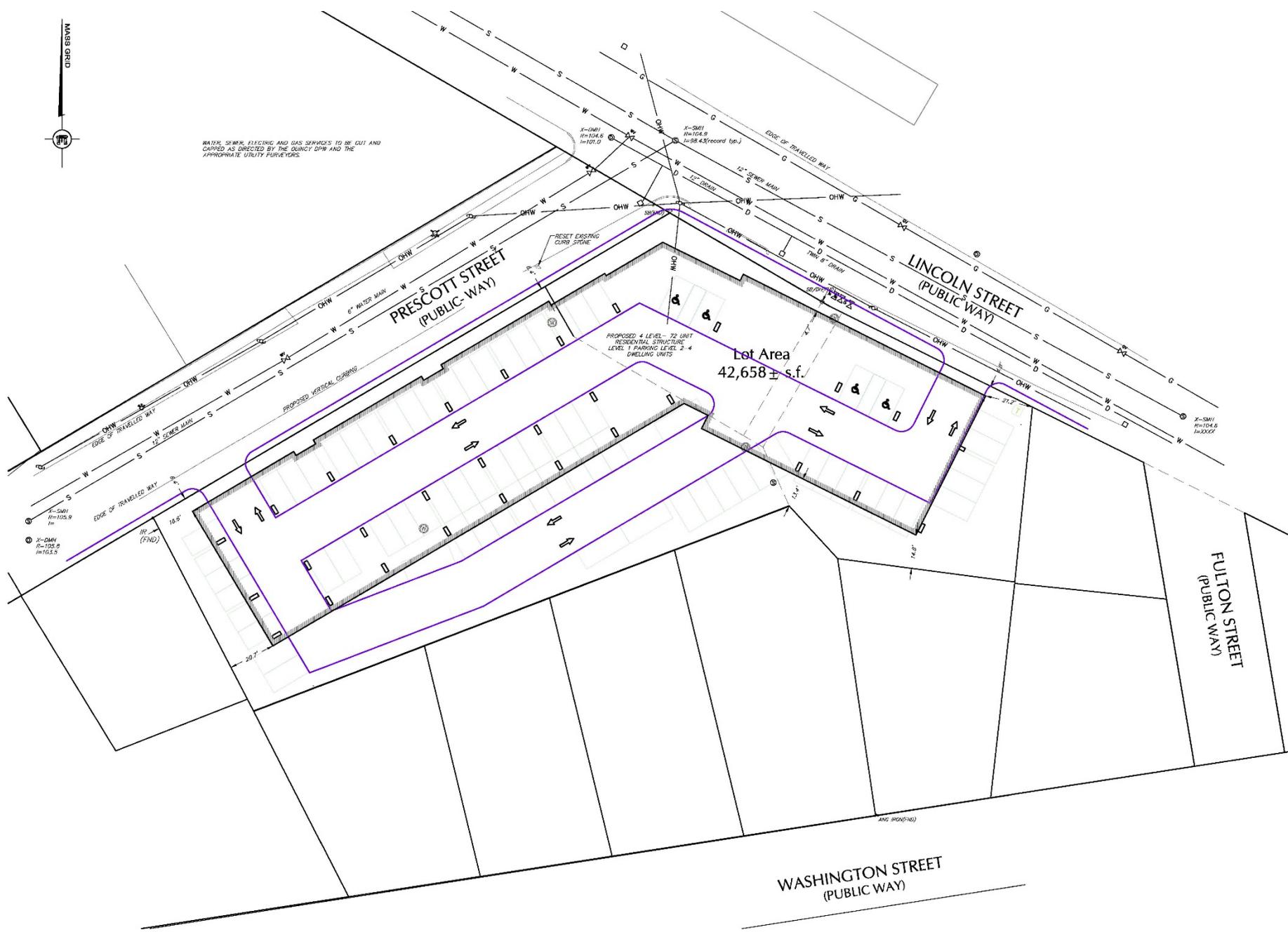
Reading Village 40B - Reading, MA

Shadow Study – December 21<sup>st</sup> at 4pm

23 June 2016

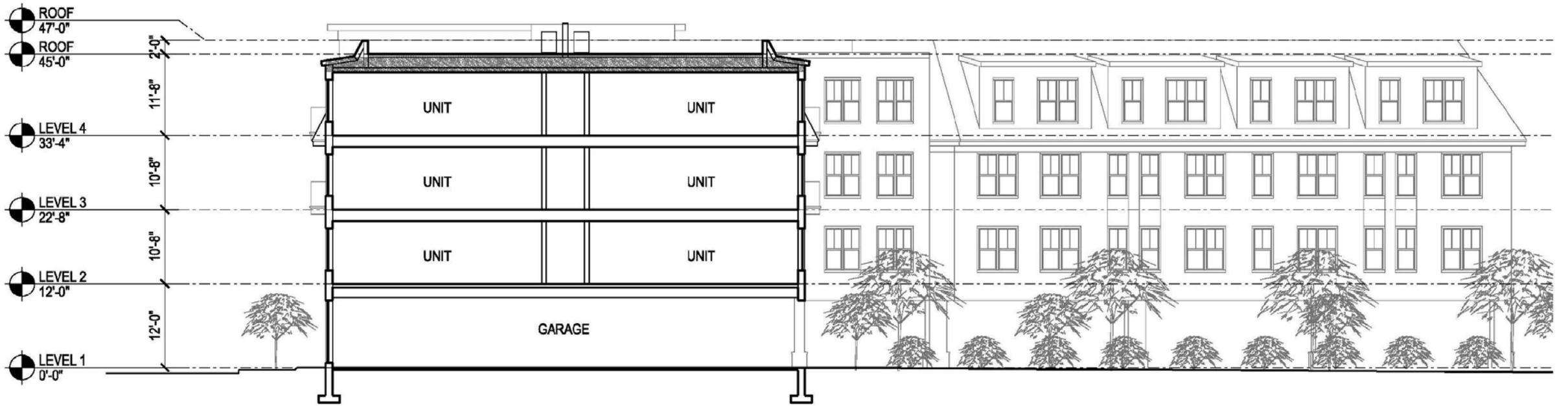


WATER, SEWER, ELECTRIC AND GAS SERVICES TO BE CUT AND CAPPED AS DIRECTED BY THE QUINCY DPW AND THE APPROPRIATE UTILITY SURVEYORS.

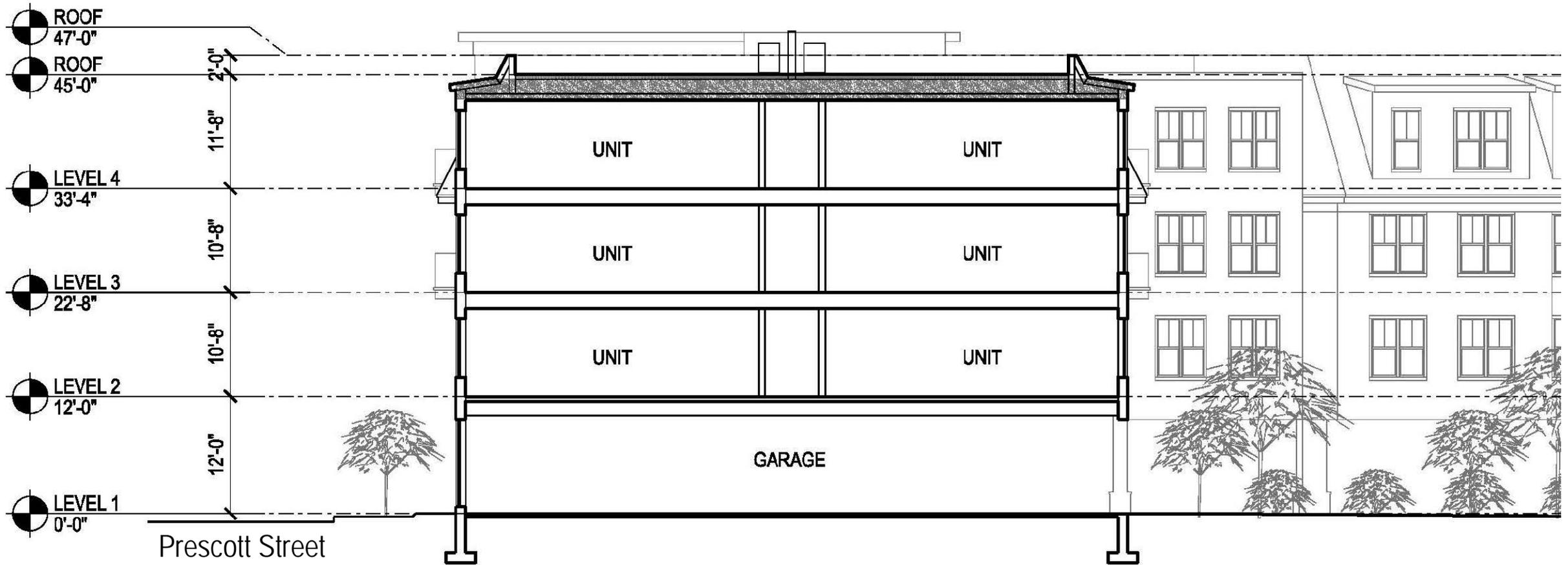




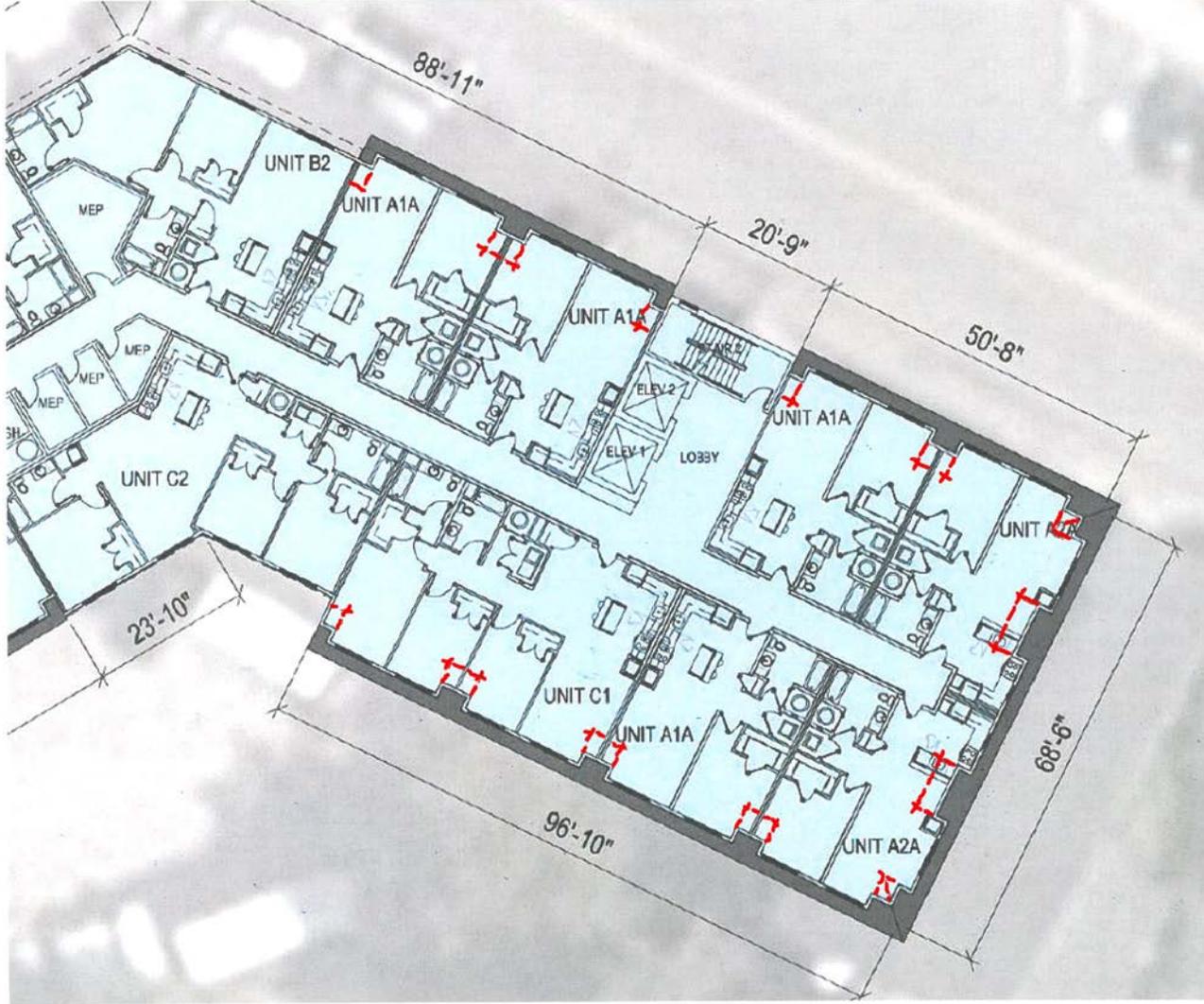
Proposed Perspective Facing North from Washington Street Abutters



Proposed Section

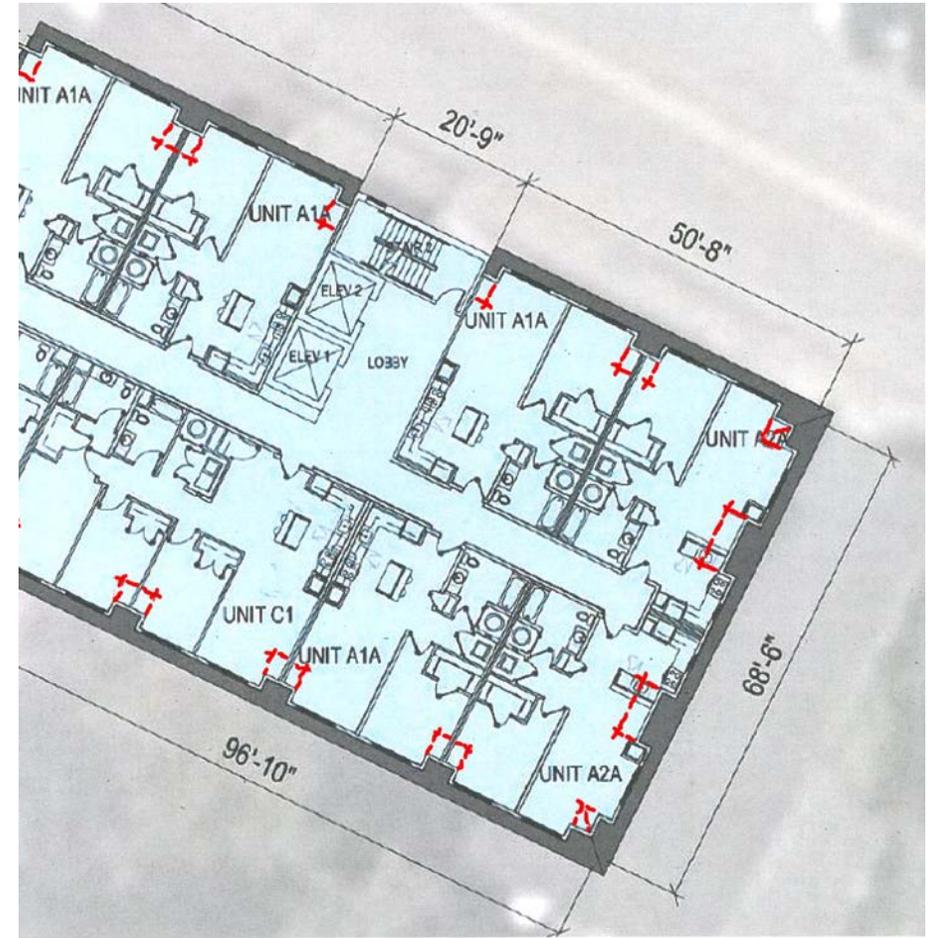


Proposed Section Enlarged



## UNIT MIX/SUMMARY

UNIT TYPE	DESCRIPTION	NRSF	UNITS	BED	BATH	NRSF	MIX
A1	1 Bed/1 Bath	798	24	24	24	19,152	33.3%
A1A	1 Bed/1 Bath	790	13	13	13	10,270	18.1%
A2	1 Bed/1 Bath	824	8	8	8	6,592	11.1%
A2A	1 Bed/1 Bath	788	4	4	4	3,152	5.6%
A3	1 Bed/1 Bath	760	6	6	6	4,560	8.3%
A3A	1 Bed/1 Bath	756	3	3	3	2,268	4.2%
<b>Total TYP A Units</b>			<b>58</b>	<b>58</b>	<b>58</b>	<b>45,994</b>	<b>80.6%</b>
B1	2 Bed/2 Bath	1066	2	4	4	2,132	2.8%
<b>Total TYP B Units</b>			<b>2</b>	<b>4</b>	<b>4</b>	<b>2,132</b>	<b>2.8%</b>
C1	3 Bed/2 Bath	1451	1	3	2	1,451	1.4%





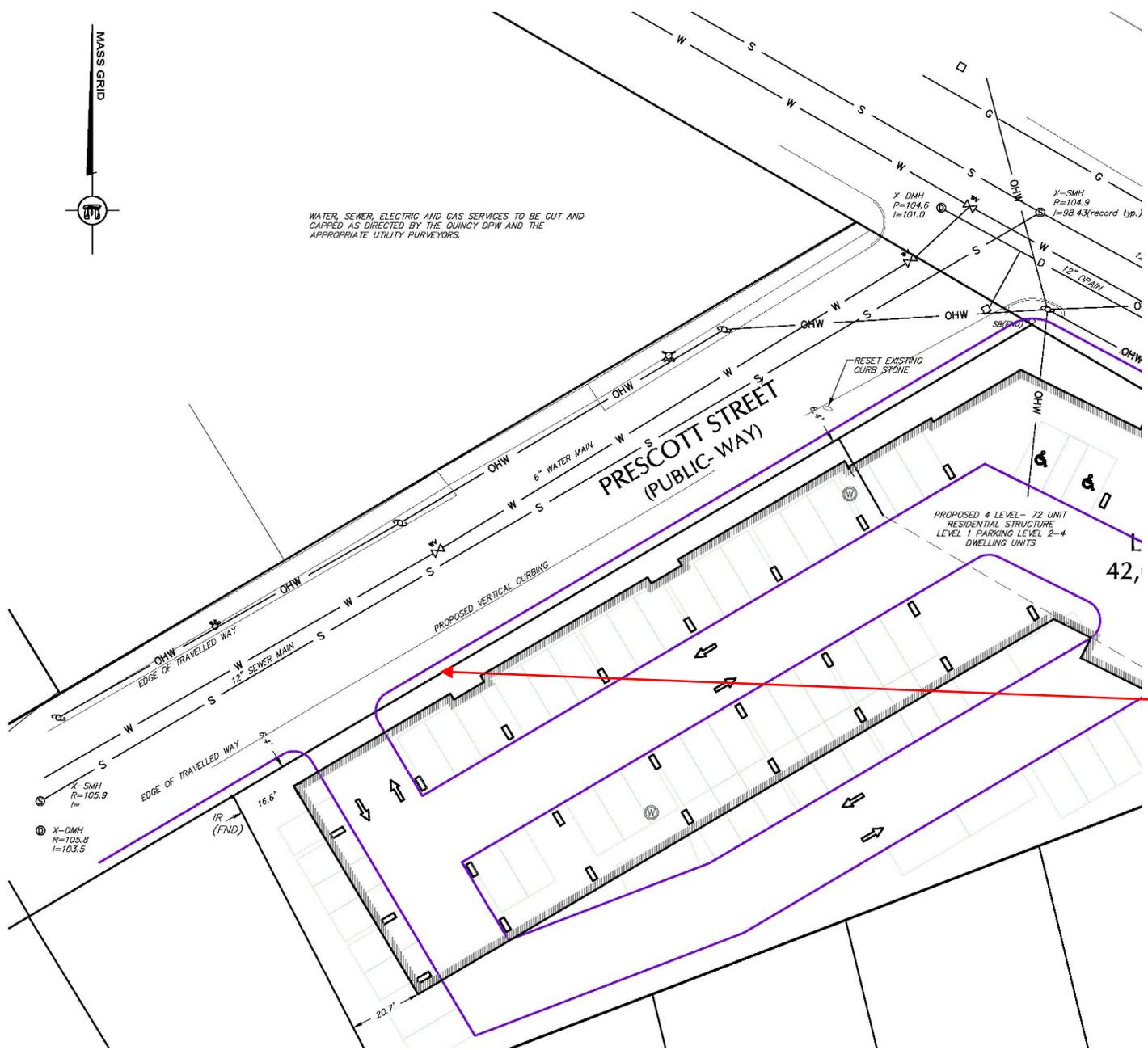


Proposed Lincoln Street and Prescott Street Corner Perspective



Proposed Architectural Ground Floor Plan





Proposed Civil Plan Enlarged with Existing Street Parking 



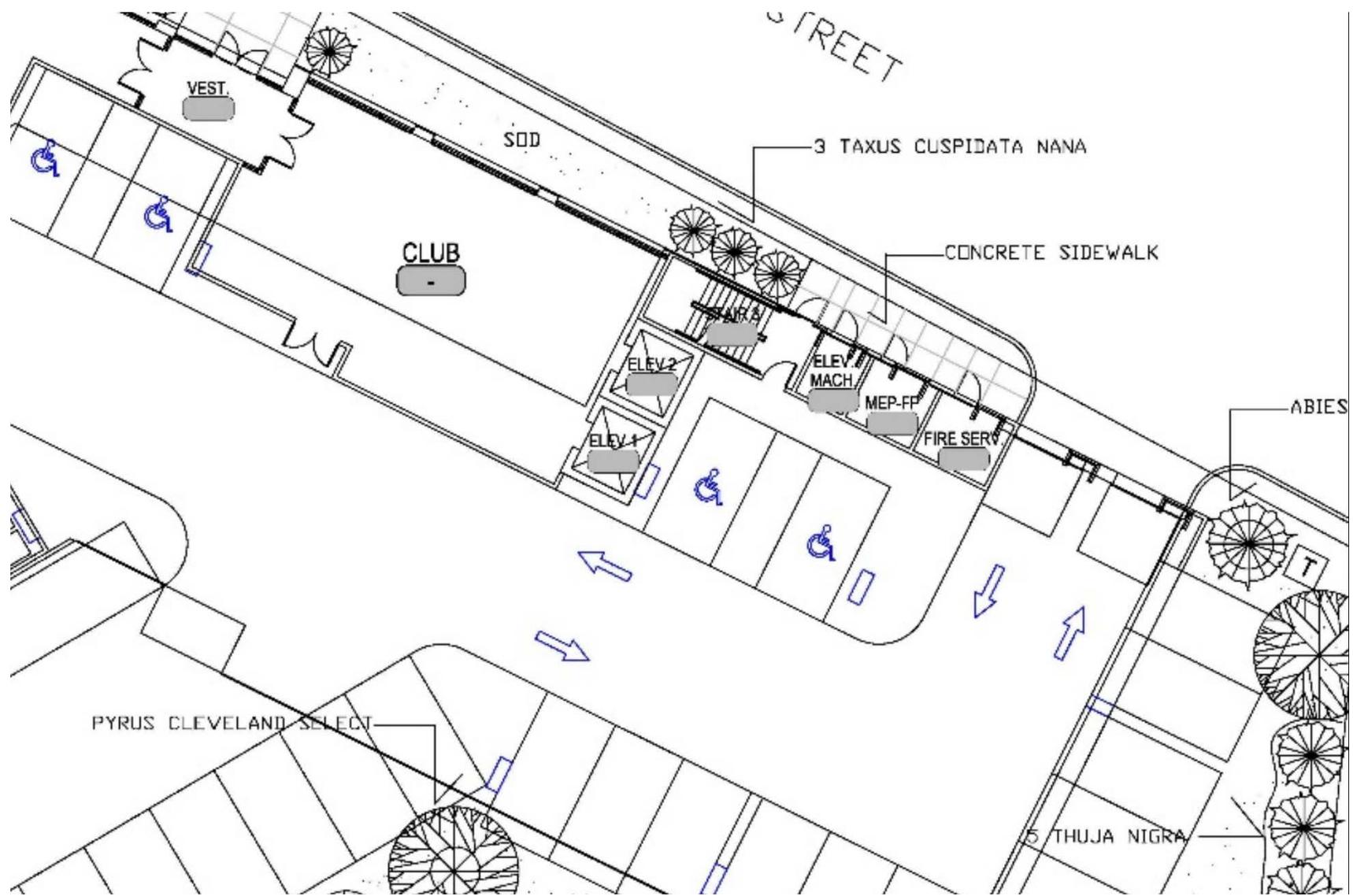
Proposed Architectural Ground Floor Plan





Proposed Architectural Ground Floor Plan





Partial Proposed Landscape Plan



Proposed Lincoln Street and Prescott Street Corner Perspective





Proposed Architectural Ground Floor Plan





# Reading Village Architectural Peer Review



**THANK YOU!**

TBA Architects, Inc.

Reading Zoning Board of Appeals

July 21, 2016