

Maple Woods

Responses to Peer review

ITEM	REF-1	REF-2	Comment	Response
<i>I. SITE DESIGN</i>				
A	SITE	Grading	<p>The grading of the parking lot and access driveway should have additional spot grades to assist in the setting of the curbing and grading of the areas to be paved.</p>	<p>The grading plan will be developed to that level of detail during the next phase of design.</p>
			<p>We recommend that the design team consider warping the pavement surface to direct water around the end of the island or adding a drainage structure to collect it rather than using the swale.</p>	<p>The site grading in the area of the open curb will be raised to allow stormwater to be directed around the island towards proposed catchbasin #4. This revision will alleviate the need for an opening in the curb as suggested.</p>
			<p>From discussions with the designer during our site visit we understand that all ground floor units will have patios. The grading indicated by the preliminary grading plan does not reflect this unless the remainder of the patios are actually raised decks.</p>	<p>Patios will be provided at units which meet the adjacent grade. Where the units are above the grade decks will be provided.</p>
			<p>The spot grade of 67.5 at the back south corner of the building appears to be too high for the finish floor of 67.5, though it appears to be required due to the grading of the extension of the dead end vehicular access drive.</p>	<p>The grading at that location is set in order to achieve an at grade entry to the trash room directly adjacent to that spot grade. It will slope down to the top of curb and to the pavement to keep water out of the trash room.</p>
B	SITE	Fire Access Drive	<p>The emergency overflow has been located within the travel way of the fire access. Will this withstand the loads of fire and emergency vehicles? We assume, based on the symbol and its location, that it will be designed like a drainage structure with a frame and grate that fills and overflows in an upwelling fashion, rather than an outlet pipe with an end wall and dispersal apron. If so, will it not be subject to freezing during winter months? If not, what is the design of the structure?</p>	<p>The proposed emergency overflow is a drainage structure with grate that will fill and overflow only in extreme conditions. This emergency overflow structure has been designed to withstand H-20 loading as required for fire and emergency vehicle travel. The subsurface infiltration facility that the emergency overflow structure is connected to has been designed to retain and recharge a 100 year storm event without overflow discharge. Therefore we do not anticipate any flow from the area of the grate. Because of this design, utilizing this type of emergency overflow versus an overflow pipe was suggested by the Town's peer reviewer and implemented into the project. It is worth noting that larger storm events such as the 50 and 100 year events statistically occur during spring and/or fall months. Considering that any overflow from the grate would be the result of a storm in excess of a 100 year event, we do not anticipate freezing of discharged water given that the discharge would occur in months with above freezing temperatures.</p>
C	SITE	Fencing	<p>We understand the need for fencing to delineate property lines and to provide screening. Yet, at the rear of the building, which faces the wood lot, it appears extreme to include a 6' high CLF.</p>	<p>The fence was included as a requirement from the property owner during the negotiations for purchase.</p>
D	SITE	Proximity of Access Loop Road to the Building	<p>The loop road at the end of the parking lot pushes the sidewalk too close to the middle unit's walk out patio, leaving no room for plantings or grading transition between walk and patio. Although the smooth arc of the road is beautiful, possibly a slightly different configuration might provide more space for buffer planting and a better outdoor experience for the occupants.</p>	<p>The radius of the roadway was requested by the Fire Department and can not be altered. We will explore reducing the depth of the patios in that location slightly to accommodate plantings.</p>
			<p>The impact of the headlights of incoming cars should also be taken into account when reviewing this condition. Allowing space for the addition of a planting buffer would mitigate this condition.</p>	<p>See response above.</p>
E	SITE	Building Orientation and Views	<p>If not for the new driveway access and associated fencing, signage, and plantings, it would be unlikely that anyone driving along Maple Street will even know the new housing even exists after it is constructed.</p>	<p>No response required.</p>
F	SITE	Integration of Building and Site	<p>Fortunately, to the northeast through the northwest, and to a lesser amount to the south, the larger site from which this one was carved will continue in its glory with wetlands and woodlands that will, most likely, remain as is for the foreseeable future. In the end, it is this larger site that governs how the building will meet the site.</p>	<p>No response required.</p>

ITEM	REF-1	REF-2	Comment	Response
			Though still at the schematic design level, the intent of the landscape design is clear through the design narrative. The site planting plans still need to be completed at the design development level to fully understand how closely the intent of the narrative will be followed.	The landscape plan submitted is schematic. As we move forward into design development and construction document phases, a full planting plan with individual call outs for plant locations and a full plant list showing sizes and quantities provided. Detailed enlargements will then also be provided at the main driveway entry, building foundation, and seating area.
G	SITE	Landscaping Plan	The locations of all of the plants will need to be indicated on the drawings, along with a quantified list, before the plan can truly be evaluated. The planting plan will need to be at 1" = 20' scale with enlargements of key areas at 1" =10'-0" scale.	See response above.
H	SITE	Plant List	Approximately one half of the plants in the Ornamental Plantings list are perennials, most of which will be relatively insignificant when evaluating the overall massings that will redefine the space. The planting plan needs to fleshed out and detailed, showing the locations all of the plantings, before it truly can be evaluated.	See response above.
I	SITE	Conclusion	The design is well thought out, but will benefit from minor refinement as the design progresses. Most of the issues pointed out are minor, or are simply one person's opinion and should not negatively reflect on the project. In general, the project reflects well on both the developer and the Town.	See response above.

II. BUILDING DESIGN

A	BUILDING	General Arrangement and Configuration		
	1	Entry Sequence	The "L" shaped building is appropriate for the site and creates a defined edge for residents and visitors entering the site. The location of the entry is easily distinguishable and logical.	No response required.
	2	Egress Stairs	The final building will contain an extra egress stair (a total of three) which apparently provides the second means of egress for Phase I. Since the corridors are long with egress stair at the end of the building legs, the extra stair will be well-used by able-bodied residents needing direct access to common areas of each floor. The egress stair does not appear to have enough risers in a single run to reach floor to floor: this should be reviewed.	No response required.
			The two egress stairs at each end of the building occupy building corners which would be better used for resident apartments: we suggest moving the egress stairs inboard to maximize daylight opportunities.	The stairs were drawn schematically, however we have provide sufficient room to accommodate the stair, this will be developed in the next phase.
	3	Corridor	The corridors which access resident apartments are very long (approximately 180LF and 130LF respectively). We strongly recommend that due to wayfinding difficulties experienced by a number of aging seniors, that the Developer and Architect devote significant design attention to mitigating this condition through lighting, recessed apartment entries, changes in wall and floor colors/patterns, art work, etc.	We will consider in the next phase of design.
	4	Common Areas	The common areas are generally located in the "knuckle" or center of the building near the circulation core: this is well-considered.	We will consider in the next phase of design.
				No response required.

ITEM	REF-1	REF-2	Comment	Response
			<p>There are trash (and hopefully recycling) rooms at the end of each building leg each of which appears to have a trash chute. Only one chute deposits trash near a compactor: what is the plan for the other chute? Does maintenance staff have to transport trash to the compactor room?</p>	<p>This was discussed in detail with the building management team. They do intend to transport trash from one end of the building to the trash compactor via the exterior path provided.</p>
			<p>Where and how are recyclables managed?</p>	<p>Recyclables will be deposited in the trash rooms at the ends of the corridors and collected there by maintenance staff.</p>
			<p>There are four (4)-appliance laundry rooms on the second and third floor but none on the ground floor; this is not acceptable.</p>	<p>The laundry rooms are common and will be on accessible levels and on accessible routes as required by MAAB. There is no requirement that every floor have a laundry room.</p>
	5	Other Issues	<p>The disposition of apartments is accomplished in an efficient and logical way; plumbing cores are arranged as efficiently as possible. Care should be taken to separate apartments acoustically and in terms of preventing odor migration.</p>	<p>We will consider in the next phase of design.</p>
B	BUILDING	Floor plan Review		
	1	Basement	<p>Basement: If there is to be an "office" at this level, two means of egress should be provided, or condition should be thoroughly reviewed by the building department.</p>	<p>One means of egress is allowed according to Section 1021.2 and Table 1021.2 in the IBC. We will review it with the building department in the next phase of design.</p>
	2	Floor 1	<p>Main Entry: Benches at covered entry may create uncomfortable "gauntlet" for incoming residents to pass "nosy" seated residents, or opportunities for interaction depending on one's temperament.</p>	<p>We will consider in the next phase of design.</p>
			<p>Main Entry: Entry vestibule (air lock) with multiple doors could be simplified with sliding power doors activated by key fob (exterior) or by motion sensor (interior) for hands free operation.</p>	<p>Agreed. We will consider in the next phase of design.</p>
			<p>Mail Room: Is the access to the Mail Room by the postal service?; check available space for this area and regulations.</p>	<p>We will consider in the next phase of design.</p>
			<p>Lobby: This area is very important to the success of the building; the Developer should carefully consider this space at larger scale and in three-dimensions.</p>	<p>We will consider in the next phase of design.</p>
			<p>Lobby: Visual sight lines to Common Room very important to allow residents to "preview" activities and occupants before entering room.</p>	<p>We will add a visual connection.</p>
			<p>Lobby: Elevator access is assumed to be from the Lobby and not from the hallway.</p>	<p>Correct, Elevator access is from the Lobby.</p>
			<p>Lobby: Sight lines to and from common accessible toilet is not a preferable condition; this toilet should be relocated.</p>	<p>We will consider in the next phase of design.</p>
			<p>Lobby: Is the entry lobby the best place for the janitor closet?</p>	<p>We will consider in the next phase of design.</p>
			<p>Lobby: Back wall cluttered by too many doors: this should be either a blank wall, a place for artwork?</p>	<p>We will consider in the next phase of design.</p>
			<p>Management Office: Good location, verify furnishing and access requirements. Is meeting room large enough? Suggest providing glazing for view to Lobby.</p>	<p>Agreed. We will provide.</p>
			<p>Common Room: Storage will be necessary to permit various seating arrangements</p>	<p>We will add storage for chairs and tables.</p>
			<p>Common Room: Due to odors associated with food preparation, the Developer may want to consider enclosing this space with a serving window, or ensuring that the venting is adequate.</p>	<p>We will adequately vent the space.</p>
			<p>Common Room: Is a projection screen planned for this room; due to the oblique west wall, a recessed ceiling unit would be appropriate.</p>	<p>Agreed. If one is included in the program we will recess it in the ceiling.</p>
			<p>Common Room: "Previewing" extremely important from all possible vantage points.</p>	<p>We will add a visual connection.</p>
			<p>Common Room: A project narrative provided by the Architect indicates a "computer room"; no such room is called out on the drawings.</p>	<p>A Computer Area is provided in the corridor; the public location is preferred to an enclosed room.</p>

ITEM	REF-1	REF-2	Comment	Response
			Common Room: Is there a program benefit to having exterior doors to this room? Laundry: Appears to me missing from this floor.	Yes, exterior doors would be beneficial. See response to laundry question above.
	3	Floor 2	Game Room: Configuration offers some distinction with regard to separate areas. Game Room: "Previewing" opportunities very important from all possible vantage points. Game Room: Location of adjacent Laundry is well-considered. Game Room: Consider importance of storage for this space, which is not indicated, or connect to hall storage.	No response required. A visual connection will be added. No response required. Agreed. A storage closet will be provided.
			Laundry: It's possible to make this a little larger and a little more inviting to accommodate residents who do not want to leave their laundry unattended. Laundry: Consider visual connection from laundry to Game Room. Trash room: See previous comments on trash rooms.	We will add a visual connection to the Game Room as recommended below. See response above. See previous responses.
	4	Floor 3	See Game Room, Laundry and Trash comments above.	See responses above.
	5	Roof Plan	No roof plan was submitted for review; however, the mechanical narrative indicates that the HVAC systems are roof-mounted. It was not possible to evaluate this condition and how mechanical equipment will be screened.	There will be small mechanical units on the roof located above the center corridor. We will provide screening.
C	BUILDING	Dwelling Unit Plan Review	None	Description is accurate.
	1	By definition per MAAB	Entry: See comments on corridors above; recessed entries should be considered to enhance the corridors and support wayfinding.	Agreed. We will consider in the next phase of design.
	2	Group 1 Unit Plans	Kitchen: Appears to be generous in size; it is assumed that wall cabinets will be provided.	Yes.
			Bathroom: Door opens into bathroom which creates obstruction at sink for the user. Suggest that bathroom doors open out: they can be left open for a single resident and facilitates the use of the sink, it makes the bathroom more usable for someone with a disability, and removes the possibility that someone in distress could fall against the door and make it impossible for emergency personnel to gain access.	Agreed. We will adjust the door swing accordingly.
			Bedroom: Suggest consideration of high-quality bi-fold doors such as "Magi-glide" doors by Landquist & Sons to save space and clearances in Bedroom and provide full height access to closet shelving.	Agreed, we will specify accordingly.
			Bedroom: Is it possible to furnish this room with a dresser and maintain healthy clearances around the bed?	Yes.
			Patio/Balcony: Suggest considering some separation between users of a shared balcony (as currently drawn); "good fences make good neighbors" in these conditions.	Agreed. We will add in the next phase of design.
			Closets/Storage: In favor of larger open spaces, there is very little closet space. Where one would expect a coat closet near the entrance, the 6'-0" wide closet is noted as pantry for food storage; the 5'-0" bedroom closet is the minimum size acceptable for one person. What is the provision if two people were to live in this apartment? There is a large storage closet near the front door but this may be occupied by the water heater? There is no linen closet. We recommend a closer look at the storage capacity of these apartments especially since there is no provision for resident storage elsewhere in the building.	The closet labeled as Pantry will be the coat closet as there will be plenty of storage in the kitchen cabinets. The closet labeled as storage will be the mechanical closet with the hot water tank and fan coil.
			Other: It has not been indicated where hot water tank will be located.	It will be located in the closet labeled Storage in the unit.
			Other: It has not been indicated where the fan coil will be located and how this may impact floor plans	It will be located in the closet labeled Storage in the unit. The size of the closet relative to the required clearances will be coordinated during the next phase of design.

ITEM	REF-1	REF-2	Comment	Response
	3	Group 2 Unit Plans	<p>General: It is not clear why the accessible units are the same size as the Group 1 units. The MAAB regulations suggest that additional space is necessary. Also, there is a broad range of assistive devices that require ample clearances.</p> <p>Suggestion: build out outside corner of building to enclose corridor and enlarge Group 2 units. We find that these units need to be larger for the reasons that follow.</p> <p>Entry: See comments on corridors above.</p> <p>Kitchen: Appears to be generous in size; it is assumed that wall cabinets will be provided.</p> <p>Bathroom: Similar comments to Group 1 above.</p> <p>Bathroom: If vanity is not provided, the turning radius is not obstructed. Is a vanity to be installed at construction and removed if requested by tenant?</p> <p>Living Area: Concern about size and clearances around furniture by someone in wheelchair.</p> <p>Bedroom: Can this bedroom accommodate bed and dresser and provide required paths and clearances?</p> <p>Bedroom: See comments above about closet doors.</p>	<p>The Group 2 Units will meet all MAAB requirements. In regard to their size relative to the Group 1 units, it is our intention to keep the overall size of the units consistent so that there is flexibility in their location and so that any unit may be turned in to an accessible unit if required.</p> <p>See responses on corridors above.</p> <p>Yes.</p> <p>See responses on bathrooms above.</p> <p>Vanity will be removable.</p> <p>The furniture layout as shown may be modified to accommodate a person in a wheelchair. There is adequate space to allow for this flexibility.</p> <p>The furniture layout as shown may be modified to accommodate a person in a wheelchair. There is adequate space to allow for this flexibility.</p> <p>See response above about closet doors.</p>
D	BUILDING	Exterior Elevations	<p>Closets/Storage: In favor of larger open spaces, there is very little closet space, even less than the Group 1 units. Where one would expect a coat closet near the entrance, the 6'- 0" wide closet is noted as pantry for food storage; the 5'-0" bedroom closet is the minimum size acceptable for one person. What is the provision if two people were to live in this apartment? There is a large storage closet near the front door but this may be occupied by the water heater? There is no linen closet. There is no storage closet as found in Group 1 units. We recommend a closer look at the storage capacity of these Group 2 apartments especially since there is no provision for resident storage elsewhere in the building.</p> <p>Other: See comments above for Group 1 units.</p>	<p>See response above to previous question about storage.</p>
	1	Front (Main) Elevation	<p>To comply with the height restriction, another alternative would be to provide a flat-roofed building perhaps more familiar in urban centers.</p> <p>If the building roof ridge line were to be raised five to six feet and if this was achievable as a variance, one wonders of other building forms would be preferable or help to simplify construction and reduce cost associates with the current approach, etc.</p>	<p>The gambrel roof was selected in order to lower the height of the overall appearance of the building. With a gambrel it appears to be a 2 story building with an attic rather than a 3 story building.</p> <p>It was the intent to request as few variances as possible and it was the developer's goal to maintain a low building height to reduce the buildings impact on the neighbors.</p>
	2	Windows and Doors	<p>We would expect to see corner boards used at the clapboard siding but believe this may be a drawing omission.</p> <p>We recommend careful detailing of the clapboard siding so that it performs to its full potential: critical areas include window heads, water table trim, flashing at fascia, etc. Cementitious board should be kept away from standing water.</p> <p>The windows appear to be too small for the elevation; if the windows are 54", locating the head to align with interior door heights (80") would likely put the interior stool height at approx. 32" which is high for residential windows. We suggest that the development team review this condition more carefully.</p> <p>We also suggest that the mass of the brick projecting bays can be made more inviting if window sizes and treatments vary: e.g. if the design is recalling a historic pattern, one would expect to see taller windows on the first floor.</p>	<p>They will be provided.</p> <p>Agreed. We will consider in the next phase of design.</p> <p>We will consider in the next phase of design.</p> <p>We will consider in the next phase of design.</p>

ITEM	REF-1	REF-2	Comment	Response
			We suggest that in lieu of the brick header over the window, the development team consider a light colored pre-cast header and sill to help accent the large expanses of brick on the bay projections.	We will consider in the next phase of design.
			Shutters are a decorative element, and if used, are most suited to the front elevation. They are a historic reference, the function of which has been long forgotten in American suburban architecture. We are not certain why the rear of the building needs decorative shutters.	We will consider in the next phase of design.
			The sliding doors at the third floor are incongruent with the rest of the elevation and appear to come from another building. One might expect to see French doors with simulated divided lites. Sliding doors also can permit water and air infiltration and can be difficult to open for seniors. Similarly the steel guard rail (Juliet balcony) is not consistent with the clapboard insets and would be more appropriate on the brick facade	We will consider in the next phase of design.
	3	Roof	If gutters and downspouts are not used, one would expect to see deeper eaves so the building shed water away from the siding; eaves appear to minimal.	We will consider in the next phase of design.
			Give the location of the building in a deciduous forest, water from leaves could cause significant staining on the building exterior.	This will be one of the challenges of the location, but it will be an issue more on the back elevations.
			It is not clear how the roof cavity is vented.	The roof will have roof vents if insulated with batt insulation. Vents will not be required if roof is insulated with foam. This will be detailed in the next phase of design.
			The mechanical narrative mentions roof-mounted equipment: if this is the location for major equipment, this is not shown on the elevations and appears to be a glaring omission. How will it be screened and tie into the elevations?	Mechanical equipment will be located on the roof. It will be consolidated above the corridors at the center of the building. We will provide screening.
			The configuration of the roof guarantees that balconies will be buried in snow and that water will drain directly on to the balconies (with no gutters) causing potential problems.	The detailing of the balconies will take into account both snow and water infiltration. We will consider some gutters at the gambrel roofs in the next phase of design, keeping in mind the potential maintenance issues involved.
			Nothing in the elevations indicates elevator venting or a shaft that may need to penetrate the roof.	There will be an elevator overrun that will project above the roof. This is not included in the overall height limit of 35'.
	4	Balconies	Having access to private exterior space is a great amenity. Construction of the railings will have to assume heavy snow loading.	No response required. This will be taken into account.
			Suggest that balconies are divided to designate separate use space for each resident.	Agreed. We will add in the next phase of design.
E	BUILDING	Materials and Specifications	In general the materials specified are fully consistent with the fixtures and finishes one would expect to see in subsidized supportive housing. The Developer must walk a fine line between competing features of cost, durability, and what might be considered visually and materially desirable. If anything the Developer's materials exceed what would be considered standard.	No response required.
F	BUILDING	Systems:Mechanical,Plumbing, Fire Protection, Electrical		

ITEM	REF-1	REF-2	Comment	Response
	1	Mechanical/HVAC	<p>Providing simultaneous heating and cooling is an amenity not often found in subsidized housing since it requires additional cost associated with extra piping. It does provide residents with maximum environmental control and will be most valuable in the spring/autumn shoulder seasons when solar gains on southern exposures will heat apartments much more quickly than other exposures.</p>	No response required.
			<p>Given the extent to which the Developer has gone to make the building environmentally sensitive with regard to water retainage, sewage treatment, and run-off, it would be interesting to see what might be possible in terms of renewable or reclaimable energy: heat recovery, heat exchange.</p>	We will consider when we design the mechanical systems.
			<p>No details or drawings were available to analyze the impacts of the fan coils on apartment layouts since no chases were identified.</p>	We have included a mechanical closet in each unit for mechanical equipment. The exact size of the closet will be coordinated with the selected equipment and the required clearances.
			<p>There is nothing in the drawings that suggest the rooftop equipment or that any form of architectural screening has been considered or planned for.</p>	See response above regarding mechanical equipment on the roof.
			<p>If kitchen exhaust is combined, care should be taken to prevent migration of odors (sealing) and ducts will likely accumulate grease: there may be ways to facilitate duct cleaning.</p>	We will consider in the next phase of design.
	2	Plumbing	<p>Mechanical narrative refers to gas fuel source; this appears to be in error. Low-flow fixtures are required by code.</p>	Correct, there is no gas provided in the project. Correct. Low-flow fixtures will be provided.
			<p>It is unclear where the dedicated hot water tanks are to be located.</p>	See response above regarding hot water tank locations in the units.
			<p>It appears the gray-water re-use option is only being considered at this point and not part of the base bid documents.</p>	The piping will be included in the design and construction so that the grey water system could be added.
			<p>If less well-off tenants are being charged for their water use, is there a chance that tenants will be less likely to bathe or clean the units?</p>	This is a building management issue.
			<p>The plumbing narrative mentions gutters/downspouts; see D.3 above for possible omission of gutters.</p>	See response above regarding gutters.
			<p>Plumbing narrative may have inconsistencies regarding flow rates of fixtures.</p>	We will clarify in the next phase of design when final fixtures are selected.
	3	Fire Protection	<p>Will a 2HR dedicated corridor be required to the sprinkler room; verify with the Wenham Fire Department.</p>	We will consider in the next phase of design.
			<p>Given the rural location of this development, sprinkler coverage exceeding the minimum requirements is well considered.</p>	We will consider in the next phase of design.
	4	Electrical	<p>The generator has not yet been located on the site plan; the acoustic buffering will mitigate most audible noise from the weekly self-test, which can run about 20 minutes. [location??]</p>	Our analysis shows that the generator will need to be located 21' from the property line in order to fall below the limits as stipulated in the Wenham Zoning By-Law.
			<p>Given that the energy plan is 100% electric, one might expect the project to be able to negotiate rebates from the utility.</p>	Hopefully. This is a building management issue.
			<p>Electrical room is not called out in basement.</p>	The main electrical room will be located in the basement with small electrical closets on each floor.
			<p>It is not clear which generator option is likely to be accepted; one option (100kW) powers only emergency lighting, elevator, common and kitchen ducting and unit bathroom kitchens and bathrooms. The second option 600kW powers the entire building. If the first option is chosen, and since the power source for heating is electric, any generator option should include heat.</p>	Agreed. We will add in the next phase of design.

ITEM	REF-1	REF-2	Comment	Response
			Unclear if low-voltage system included security system or if this is required/pREFERRED.	We will confirm with the developer and include in the next phase of design.
			No motion-activated lighting appears to be included in the scope.	Fixtures in public areas will likely be on motion sensors to conserve use of electricity.
III. ENERGY EFFICIENCY AND SUSTAINABILITY				
			Although this project is not required to be LEED certified, the LEED checklists (e.g. LEED Homes) and other checklists provided by other rating agencies (e.g. Green Communities, etc) are useful guides to demonstrate the extent to which the project is achieving its sustainable goals in terms of renewable and sustainable materials, energy sources, and building systems. Not only can this be a good marketing strategy but some rating protocol may be required or preferred by funding agencies. Building modeling, window and envelope testing, and system commissioning are also steps taken during design and construction to verify that the building is achieving sustainable goals.	The building will not be LEED but the building will be under the Stretch Code and will have commissioning, building modeling and other required testing.
			It us understood that some "green" design choices are a matter of budget decisions and constraints.	Correct.
			We encourage the Developer-team to carefully consider choices of finish materials; e.g. vinyl plank flooring is specified for appearance, cost, and durability. We encourage the installation of non-vinyl products to the greatest extent possible given the detrimental effects of the manufacturing processes.	It is also our goal.
			The Developer has indicated that this is a non-smoking building and that smoking is allowed only in areas further than 15' from the building. This would permit smoking in the covered entryway which is not a desirable condition. While this is a management issue, it may have design implications if a designated smoking area was located further from the building with the use of a gazebo or some other shelter.	Agreed. While this is a building management issue, it is assumed that there will be designated areas for smoking.
			We encourage creativity in the selection and configuration of the building systems; additional money spent on high-efficient systems and building envelope can realize significant operational savings for the life of the building.	Agreed. We will consider in the next phase of design.
ADDITIONAL LANDSCAPE COMMENTS				
		Fire Lane Design and Proximity to Fence and Building:	From a snow removal standpoint, the close proximity of the 6' high CLF will be problematic during heavy accumulations of snow. In the proposed location, damage to the fence will likely occur during snow removal operations.	The developer and the design team met with the Wenham Fire Department to review the site design. All of their comments were incorporated in the site plan including a larger road radius at the building entry and access to the rear of the building. As requested, the rear access provides a 15' lay down spaceat the face of the building and an 18' wide fire access with grass pavers. While we agree that the location of the 6' CLF is not ideal, the developer undersatnds that the maintenance of the fire access is their responsibility.
		Fencing	From our review of the site drawings and details the project, as designed, is in accordance with paragraph 5.2.7.2 Boundary Fences, Walls, or Hedges.	No response required.
		Building orientation and views	Based upon the review of the site plans the project appears to be designed in accordance with the buffer and visual relief requirements of Section 8.0 Landscaping Requirements of the Zoning By-Laws of the Town of Wenham.	No response required.
		Plant List	It should be noted that three of the four evergreen trees listed on the planting plan do not conform to the height requirements (8' minimum) as indicated in Paragraph 8.4 Planted Area Requirements of the Wenham Zoning By-Laws. Some shrubs listed will be difficult or impossible to obtain at the 2.5' ht x 18" spread required by paragraph 8.4 .1 of the Planted Area Requirements, but for those that can be obtained at that size should be. Modify the plant list to reflect the minimum sizes required by the Zoning By-Laws.	We will modify in the next phase of design.

ITEM	REF-1	REF-2	Comment	Response
			Presently the plants are only represented by symbols and are not tied to the plants within the plant list. This must be rectified prior to final approval of the planting plan.	Correct. We will provide a coordinated and detailed planting plan in the next phase of design. The planting list and the current plan indicates the design intent.
		Parking Lot Landscaping	The parking lot appears to follow the requirements of paragraph 6.3.6 Landscaping in Parking Areas with Five Spaces or More. The exact plant size and types are not provided, but the intent of the planting is shown. It is imperative that the shrubs and ground covers with the parking lot islands be selected to withstand the stockpiling of snow.	Agreed. That is our intent.
		Existing trees to be Preserved	Due to the extensive regrading and site coverage of the site there will be little opportunity to preserve existing trees within the proposed property line. With the exception of the existing hedge along the south side of the property, no plantings are indicated to be preserved. Where possible, especially along the edges of the property, the developer should protect trees and native vegetation and incorporate this material into the overall planting scheme. Due to the scale of the building footprint and the need for parking and circulation, attempts to preserve existing trees within the confines of the site, as requested in Paragraph 8.4.2 Planted Area Requirements of the Zoning By-Laws, will be very limited. As previously indicated, the larger site, from which the project site is cut, will provide a borrowed landscape, filled with trees that will enhance the experience of those that will live here. The additional trees and shrubs that are proposed in the landscape plan will, in time, blend the developed site with the woodland, wetlands and meadow that lie outside of the proposed development.	Agreed. That is our intent.
		Dumpsters/Trash Storage	No on site storage for trash has been indicated on the site plans. Will there be a need for trash or recycling storage outside of the building? If so, please indicate where and how it will be screened to meet Paragraph 8.3.2 General Landscaping Requirements of Wenham's Zoning By-Laws.	All trash will be dealt with in the Trash Room with a compactor as indicated in our floor plans. This room will have a garage door for easy access.
		Sight Distance	To achieve sight distances required at the proposed entrance to the property on Maple Street some minor modifications may be required to the evergreen hedge located on the west side of the entrance driveway.	This issue was anticipated. We have kept the planting back behind a stone wall for this purpose. We will make modifications to this design as necessary in order to maintain the sight distances.
		Conclusion	With the possible exception of not having a completed planting plan for review, most of the issues pointed out are minor, or are simply one person's opinion and should not negatively reflect on the project.	No response required.