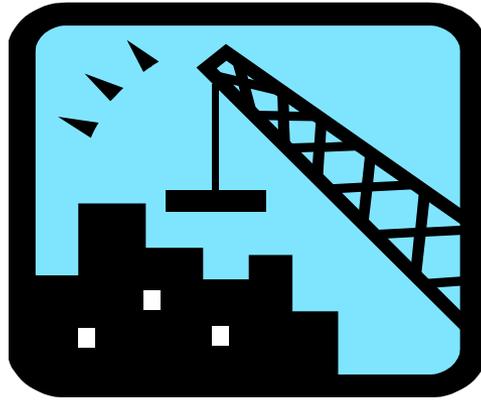




Town of Reading



Status Update on MF Charles
Building

August 20, 2013

Project Overview

- Interior and Exterior Renovation of Main Block (on National Register of Historic Preservation);
- Adjacent single story building also part of project;
- Will meet all codes including handicapped accessibility - exterior glass elevator at rear;
- Property will be ready to start tenant work in about a month.

Benefits

- Preservation of this long vacant property will make a big impact on Downtown;
- Consistent with the Master Plan;
- **Adding new businesses:** Bunratty Tavern; Orange Leaf Frozen Yogurt; D'Amici's Bakery, Northern Bank;
- **Bringing Back existing businesses:** Hitching Post; Cole Insurance;

Main Street - Before



Main Street – Current Full View



After



Before – Side Elevation



Courtyard Elevation



After

Project Narrative continued...

LIGHTING

New additional lighting at the main entry and patio side of the new building.

Recessed lighting at the underside of the reconstructed over hang at the entry.

Patio: All proposed fixtures are full "cut-off", dark sky compliant luminaries (See Proposed Site drawing C-)

All lighting in the interior of the building will be of incandescent lights

EXTERIOR SIGNAGE

Font style will be "UNCIAL" and Lit from over head by using gooseneck lighting (See EXHIBIT A). Signage occurs at Main Street Location as well as Patio side. (See Rendering Exhibit-x and Elevation 10 on A-4.00)

TRASH REMOVAL

Trash will be removed from the premises from the trash room to an exterior location which houses dumpster carts that are stored with in the enclosed rear courtyard of the building.

NEW SITE IMPROVEMENTS

Visually upgrade and improve the existing conditions to attract visitors and locals to use the Patio and Restaurant Patio



e-Volutions Designs

30 Newbury Street
Boston, MA 01833

www.e-olutionsdesigns.com p.781.526.0430

EXHIBIT "A"

Program

First Floor

- Lounge Area
- Bar
- Dry Bar Area
- Men's Room
- Women's Room
- Storage
- Serving Counter

Exterior Patio

- Outdoor Seating

Basement Floor

- Kitchen Area
- Trash Room
- Prep Area
- Employee Bathroom
- Mechanical Room (2)
- Linen Room
- Beer Cooler
- Dry Goods Storage
- Walk in Cooler

Seat Count

DUCE (BOOTH)	52
QUAD (TABLES)	56
HIGHTOP SEATING	12
LOUNGE SEATING	12
SIX TOP BOOTH	6
OUTDOOR PATIO	32
BAR	24
TOTAL S.F.	194



Before – Rear Elevation



Rear Elevation - Status



Status of Construction



After - Rear Elevation



New Transformer



New Windows, Elevator Shaft



Repointing Brick



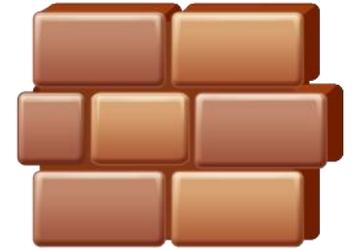
Haven St Elevation



Haven and Main



As of August 15, 2013



- **Repointing of the brick** - Haven Street expected to be completed (staging down) by Fall Street Faire;
- **New windows** – expected to be installed in the next few weeks;
- **Courtyard** - new brick façade and canopy along courtyard;
- **Rough framing** of storefronts;
- **Sprinkler** rough in progress