

# 136 HAVEN

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SCHEMATIC DEMOLITION AND EROSION CONTROL PLAN



SCALE: 1"=20'

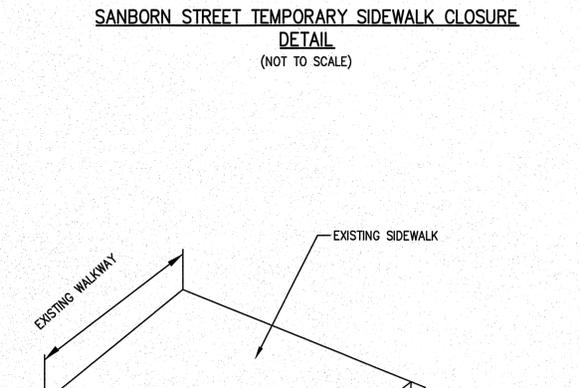
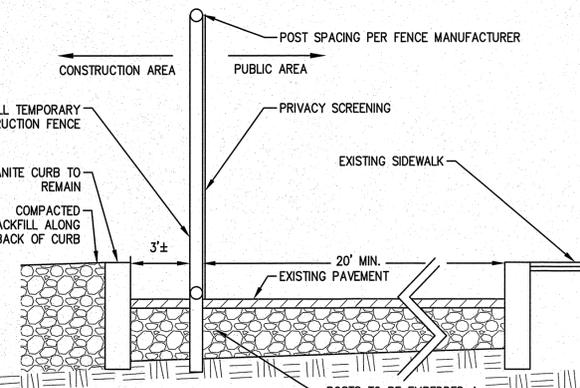
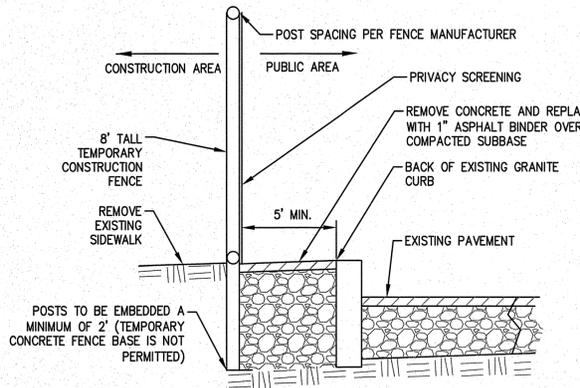
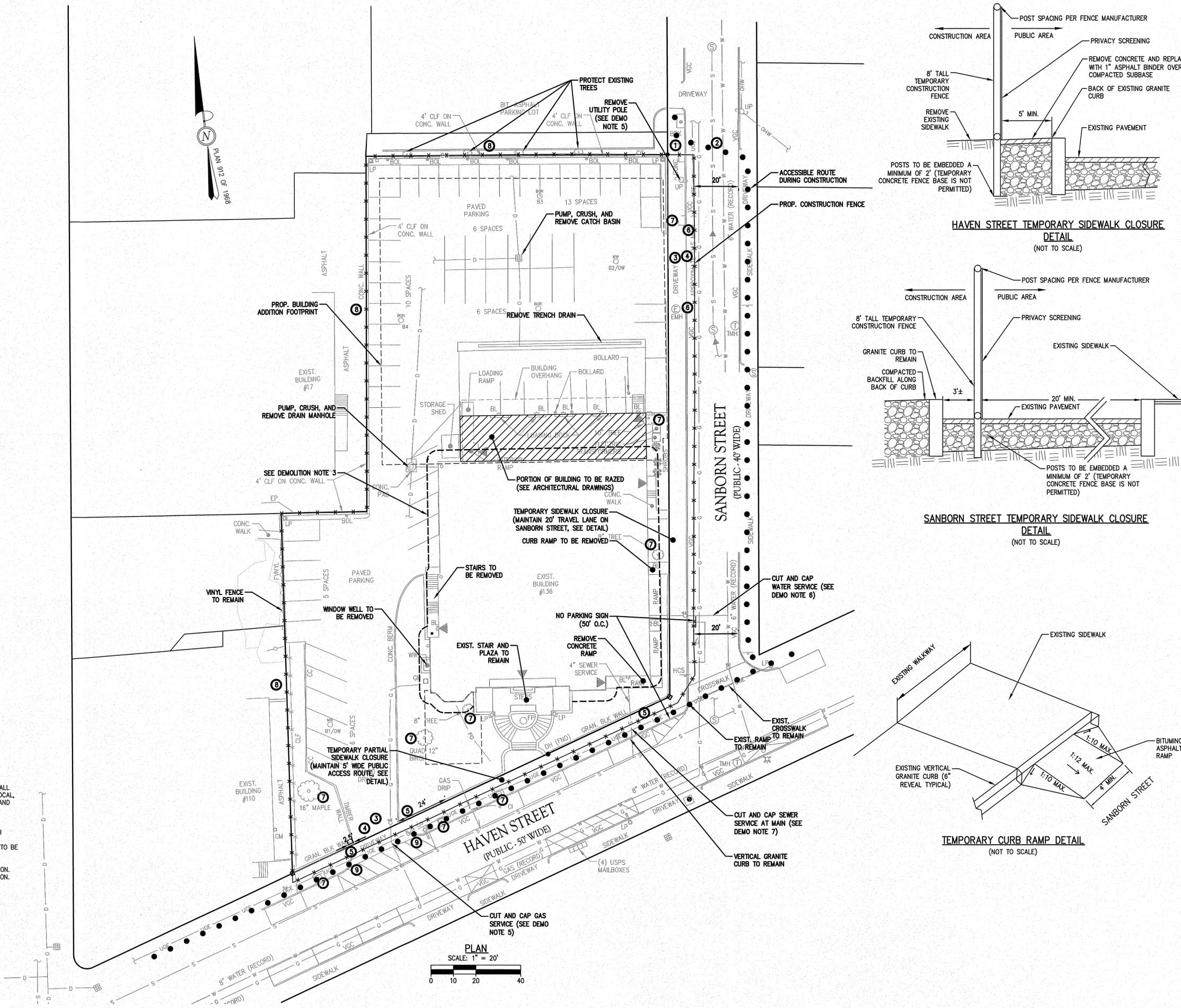
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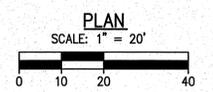
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- KEY:**
- ① TEMPORARY CURB RAMP
  - ② TEMPORARY CROSSWALK
  - ③ CONSTRUCTION ENTRANCE
  - ④ GATE
  - ⑤ REMOVE AND STACK GRANITE BLOCK WALL
  - ⑥ REMOVE AND STACK BULLNOSE CURB
  - ⑦ REMOVE TREE
  - ⑧ REMOVE CHAINLINK FENCE
  - ⑨ REMOVE AND STACK CURB

- DEMOLITION NOTES:**
1. ALL MATERIALS REMOVED FROM THE PREMISES SHALL BE DONE SO IN ACCORDANCE WITH APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS FOR HAULING AND DISPOSAL.
  2. ALL SIGNS ON THIS SHEET ARE TEMPORARY CONSTRUCTION SIGNS.
  3. COORDINATE EXCAVATION ALONG FOUNDATION WITH PROJECT ARCHITECT AND STRUCTURAL ENGINEER.
  4. EXISTING GRANITE BLOCK WALL ALONG FRONTAGE TO BE PRESERVED EXCEPT AS SPECIFICALLY NOTED.
  5. COORDINATE WITH UTILITY PROVIDER.
  6. COORDINATE WITH TOWN OF READING WATER DIVISION.
  7. COORDINATE WITH TOWN OF READING SEWER DIVISION.





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SCHEMATIC SITE LAYOUT PLAN



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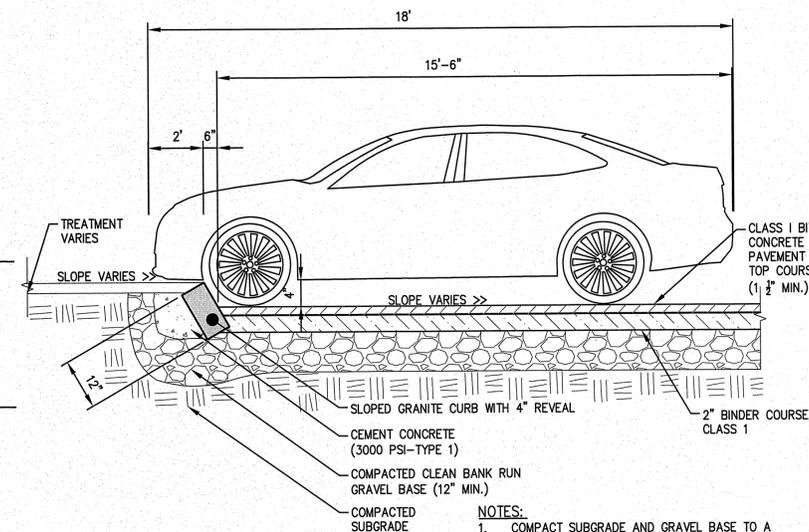
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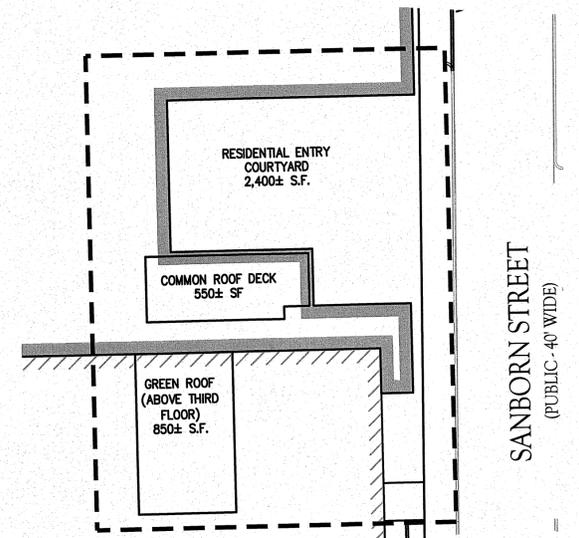
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ZONING MATRIX: DOWNTOWN SMART GROWTH DISTRICT			
DESCRIPTION	REQUIRED	EXISTING	PROPOSED
FLOOR AREA RATIO	2.8 MAX.	N/A	2.00
LOT FRONTAGE	50' MIN.	426.54	426.54
LOT COVERAGE	N/A	29%	53.2%
LOT AREA	N/A	42,160± S.F.	42,160± S.F.
BUILDINGS/LOT	N/A	1	1
FRONT SETBACK (SANBORN)	0' MIN./10' MAX.	8.7'/10.2'	0.5'/9.8'
FRONT SETBACK (HAVEN)	0' MIN./10' MAX.	12.1'/46.7'	8.5'/39.5'
SIDE/REAR SETBACK ABUTTING RESIDENTIAL ZONE	15' MIN.	115.6'	13.4'*
SIDE/REAR SETBACK IN DSOD OR ABUTTING BUSINESS B	0'	31.9'	6.0'
INTERIOR SET BACK (BETWEEN BUILDINGS ON SAME LOT)	15' MIN.	N/A	N/A
BUILDING HEIGHT	45' MAX.	25'	64'*
DENSITY	20 UNITS/ACRE	N/A	57 UNITS/ACRE*

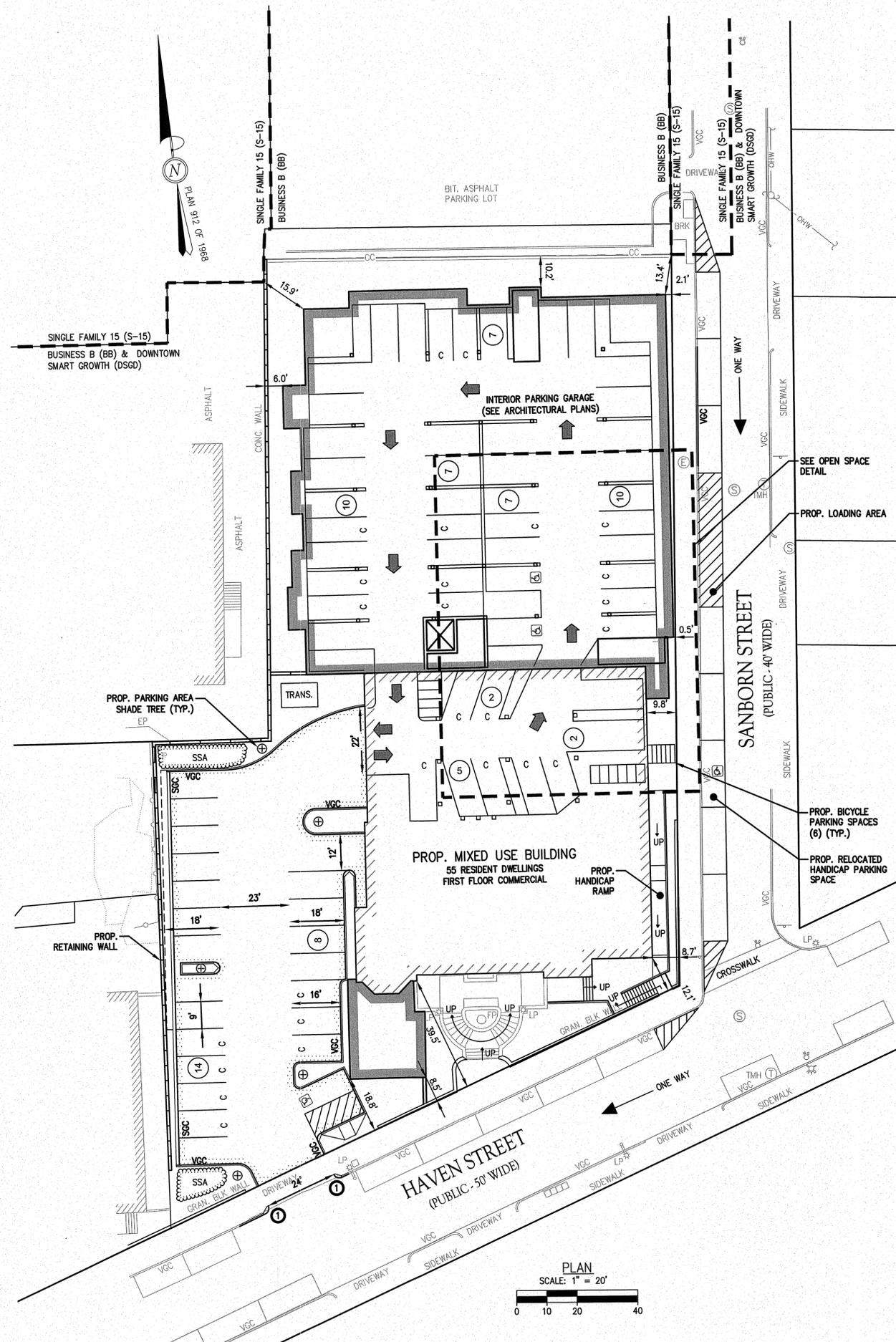
NOTES:  
\* - DIMENSIONAL WAIVER REQUIRED



OVERHANG SURFACE PARKING DETAIL  
(NOT TO SCALE)



OPEN SPACE DETAIL  
1" = 20'



PLAN  
SCALE: 1" = 20'

LEGEND:

- PROPOSED BUILDING
- EXISTING BUILDING
- PAINTED DIRECTIONAL ARROW
- HANDICAP PARKING SPACE
- VERTICAL GRANITE CURB
- SLOPED GRANITE CURB
- ZONING DISTRICT BOUNDARY
- VEHICLE OVERHANG AREA
- RETAINING WALL
- SNOW STORAGE AREA

ABBREVIATIONS:

- C COMPACT PARKING SPACE
- HC HANDICAP PARKING SPACE
- SGC SLOPED GRANITE CURB
- SSA SNOW STORAGE AREA
- TRANS. TRANSFORMER
- VGC VERTICAL GRANITE CURB

LOT COVERAGE SCHEDULE:

BUILDING:  
REQUIRED: N/A  
EXISTING: 12,300± SF (29% OF TRACT)  
PROPOSED: 22,450± SF (53.2% OF TRACT)

WALKWAYS AND OPEN SPACE\*:

REQUIRED: N/A  
EXISTING: 6,800 (16% OF TRACT)  
PROPOSED: 12,150± SF (28.8% OF TRACT)

DRIVEWAY AND PARKING:

REQUIRED: N/A  
EXISTING: 23,000± SF (55% OF TRACT)  
PROPOSED: 7,500± SF (18% OF TRACT)  
\*INCLUDES OPEN SPACE ON BUILDING (SEE DETAIL)

PARKING SCHEDULE:

REQUIRED: DOWNTOWN SMART GROWTH DISTRICT  
1.25/DWELLING UNIT = 55\*1.25= 69 SPACES

PROVIDED:

SURFACE SPACES:  
14 REGULAR SPACES  
7 COMPACT SPACES  
1 HANDICAP SPACE  
= 22 SURFACE SPACES

GARAGE SPACES:  
29 REGULAR SPACES  
19 COMPACT SPACES  
2 HANDICAP SPACES  
= 50 GARAGE SPACES

72 PARKING SPACES (INCLUDES 3 HANDICAP SPACES)  
72 SPACES/55 UNITS = 1.30 SPACES/UNIT

PARKING NOTES:

- REGULAR SURFACE SPACE: 9' x 18'
- COMPACT SURFACE SPACE: 9' x 16'
- COMPACT GARAGE SPACE: 8' x 18' OR 9' x 16'
- REGULAR GARAGE SPACE: 9' x 18'
- HANDICAP SPACE: 8' x 18'
- HANDICAP VAN LOADING AREA: 8' x 18'

KEY:

- RESET BULLNOSE CURB, PRESSURE WASH PRIOR TO INSTALLATION TO REMOVE PAINT



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SCHEMATIC GRADING AND DRAINAGE PLAN



SCALE: 1"=20'

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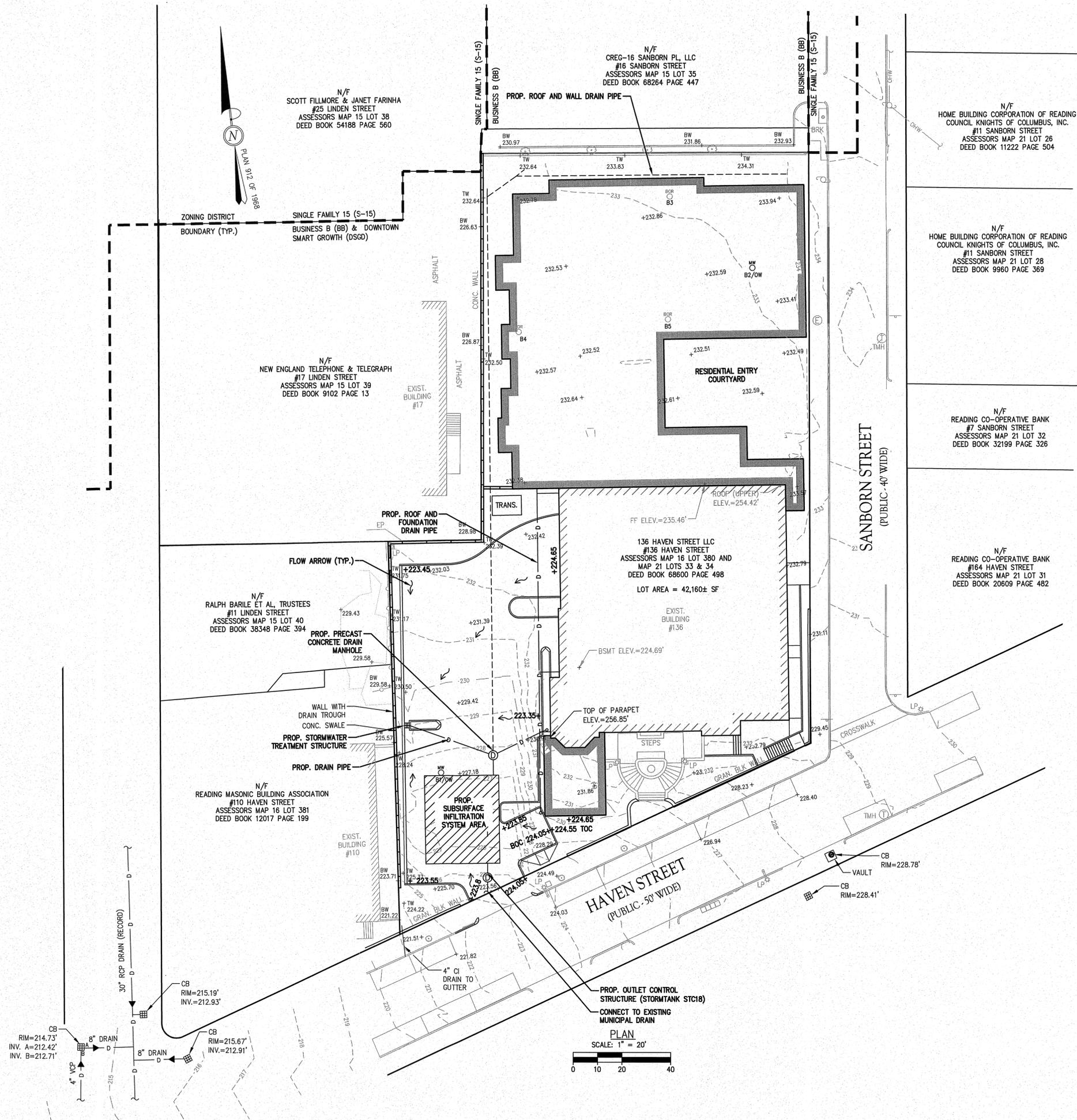
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**DRAIN NOTES:**  
1. ALL DRAINAGE PIPES SHALL BE HDPE (ADS N-12) UNLESS NOTED OTHERWISE.



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SCHEMATIC UTILITY PLAN



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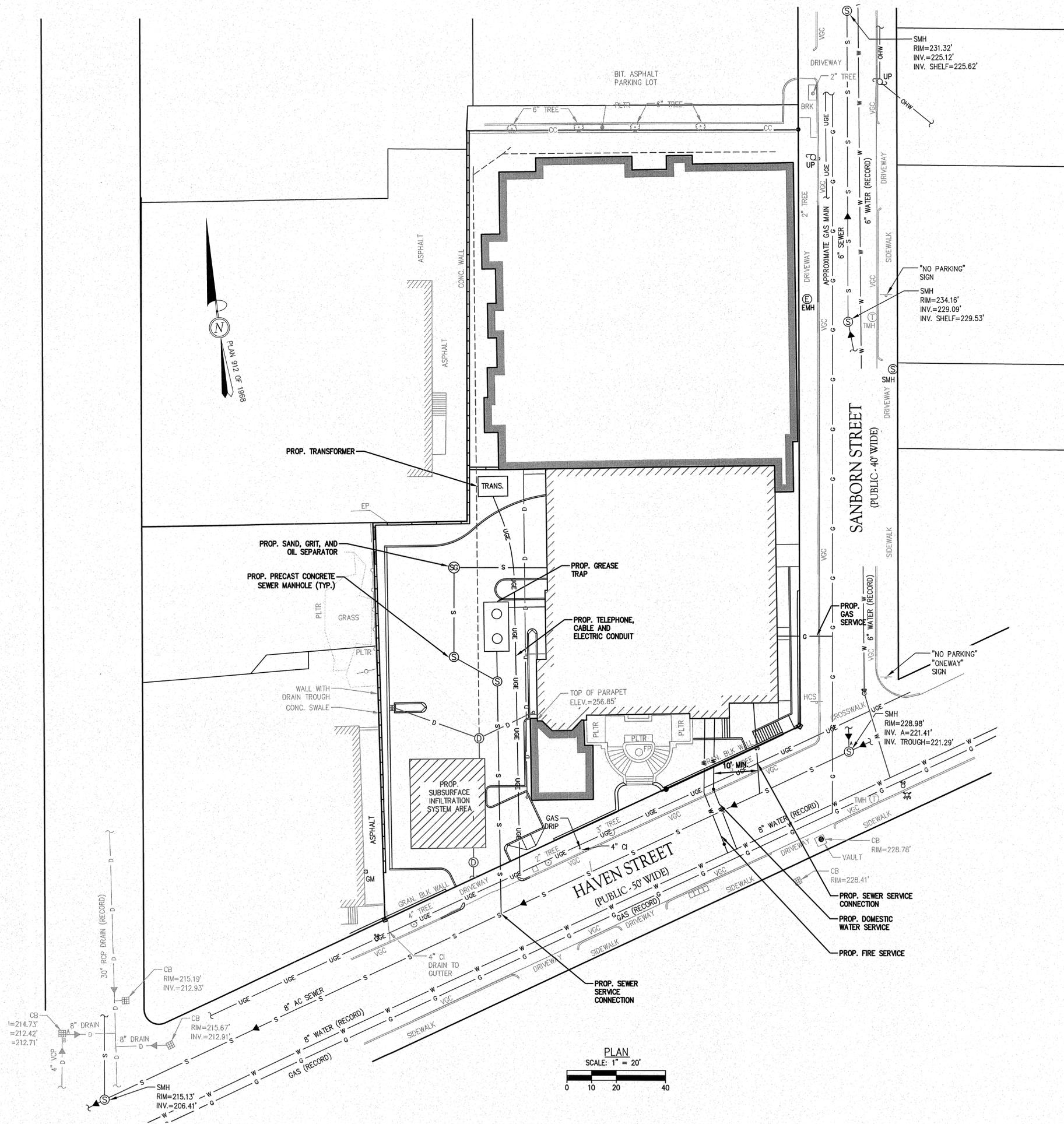
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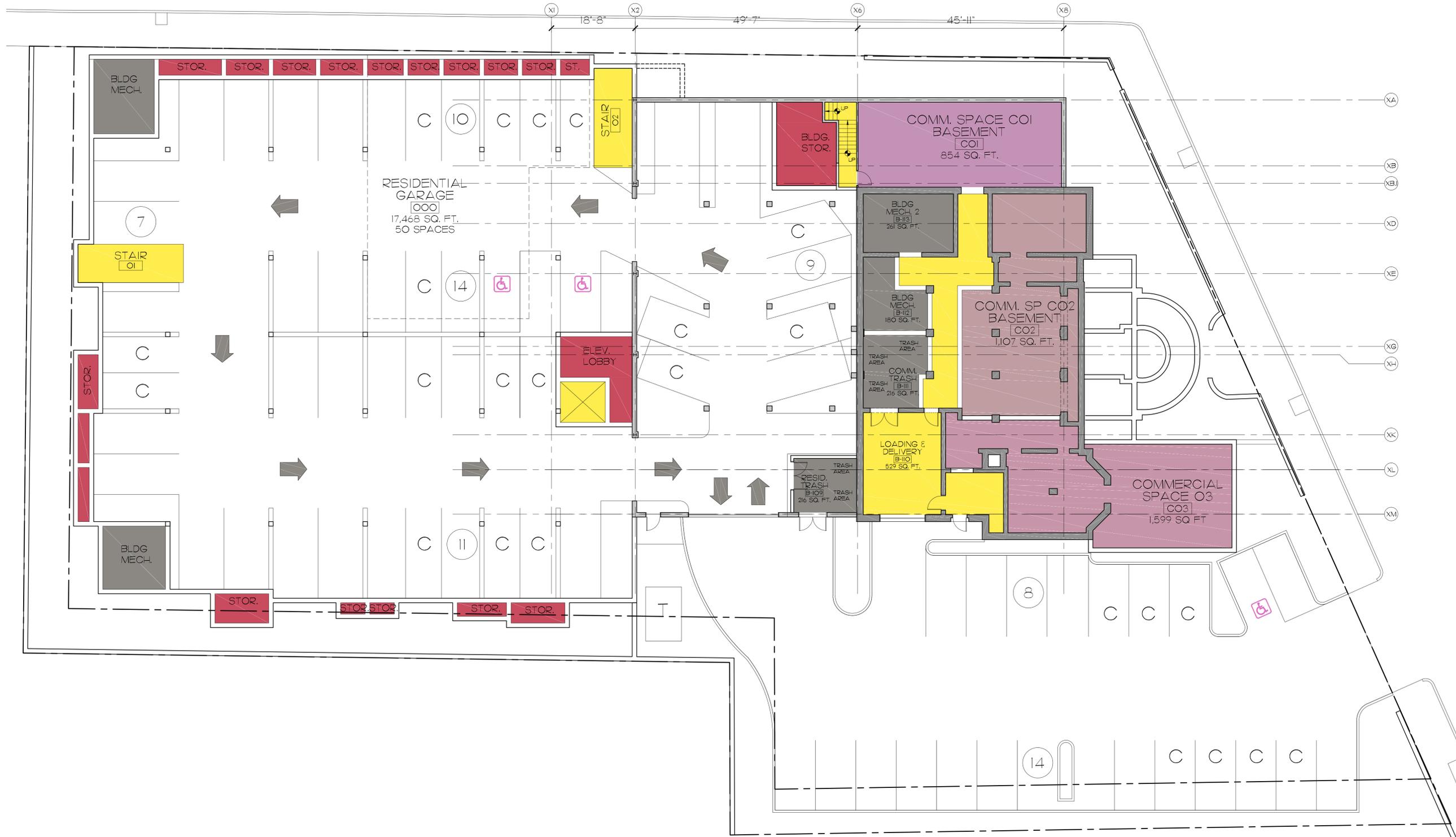
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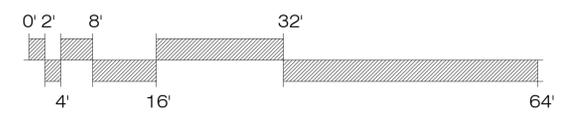
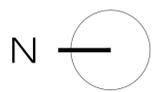
OVERALL FLOOR PLANS



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**0 FLOOR PLANS - BASEMENT LEVEL**  
 Scale: 3/32" = 1'-0"

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SANBORN ST.



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OVERALL FLOOR PLANS

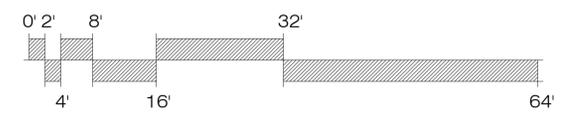
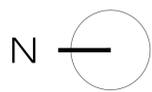


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1 FLOOR PLANS - FIRST LEVEL  
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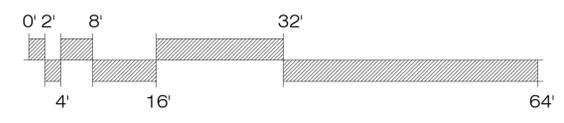
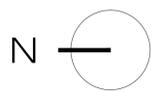
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**2 FLOOR PLANS - SECOND LEVEL**  
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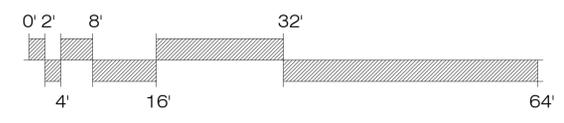
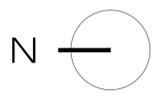
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**4 FLOOR PLANS - FOURTH LEVEL**  
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OVERALL FLOOR PLANS



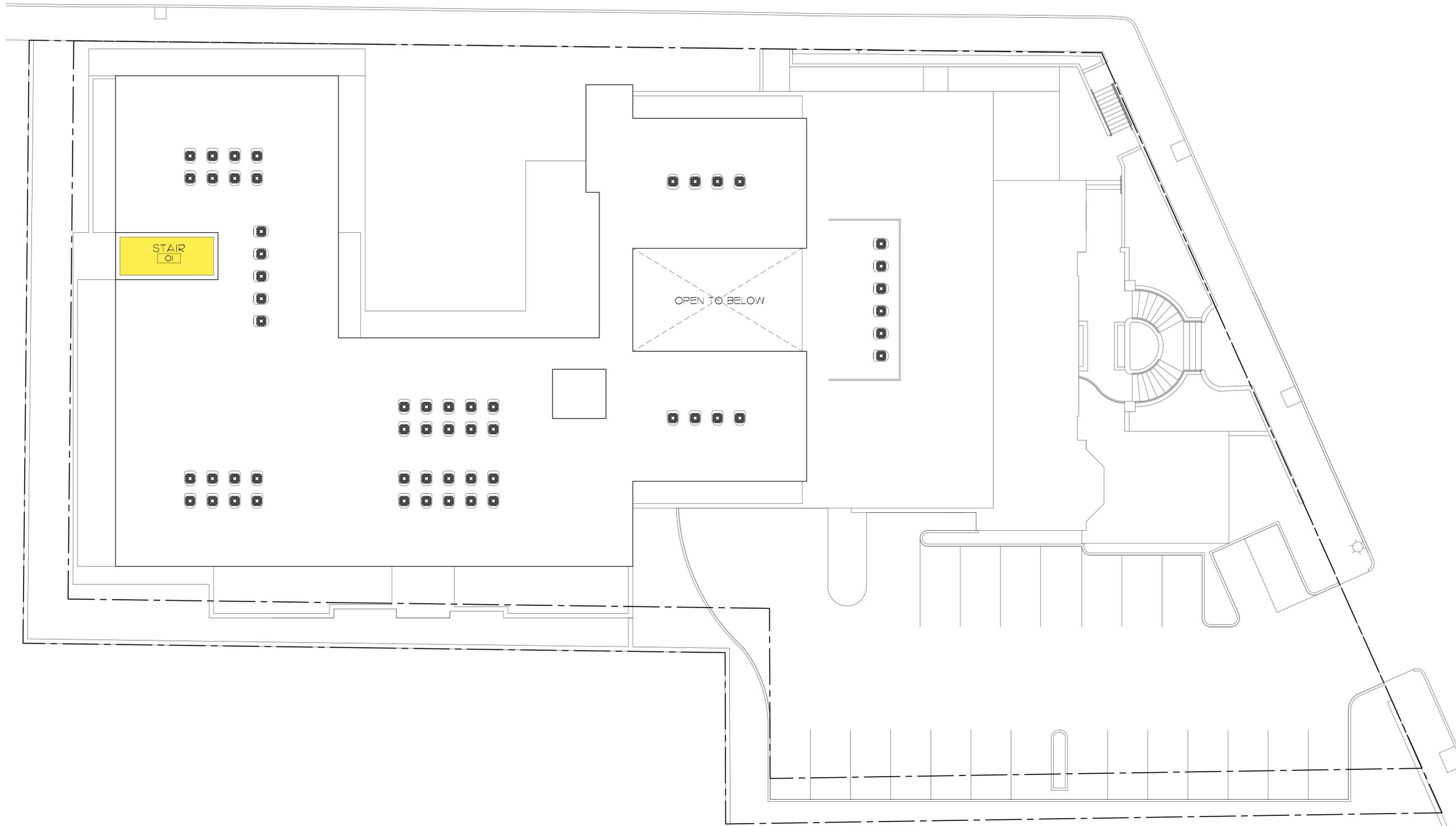
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**5 FLOOR PLANS - PENTHOUSE LEVEL**  
 Scale: 3/32" = 1'-0"

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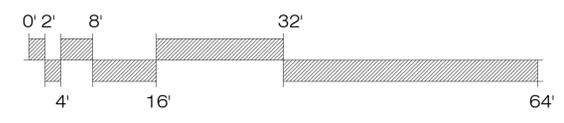
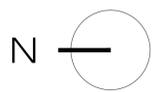
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**6 FLOOR PLANS - ROOF LEVEL**  
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ELEVATIONS



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1 ELEVATIONS - SOUTH  
Scale: 3/32" = 1'-0"



2 ELEVATIONS - EAST  
Scale: 3/32" = 1'-0"



3 ELEVATIONS - NORTH  
Scale: 3/32" = 1'-0"



4 ELEVATIONS - WEST  
Scale: 3/32" = 1'-0"



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SHEET NUMBER  
**A3.02**



5 ELEVATIONS - COURTYARD SOUTH  
Scale: 3/32" = 1'-0"



6 ELEVATIONS - COURTYARD NORTH  
Scale: 3/32" = 1'-0"



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136 HAVEN

136 HAVEN ST.  
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ELEVATIONS



SCALE: As Noted

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A3.03



A1 AERIAL PERSPECTIVE - VIEW OF SOUTHWEST  
NOT TO SCALE



A2 AERIAL PERSPECTIVE - VIEW OF SOUTHEAST  
NOT TO SCALE



A3 AERIAL PERSPECTIVE - VIEW OF NORTHEAST  
NOT TO SCALE



A4 AERIAL PERSPECTIVE - VIEW OF NORTHWEST  
NOT TO SCALE



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AERIAL MODEL  
PERSPECTIVES



SCALE: As Noted

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A3.10



P1 PERSPECTIVE - VIEW OF NEW COMMERCIAL SPACE  
NOT TO SCALE



P2 PERSPECTIVE - VIEW OF CORNER OF HAVEN & SANBORN  
NOT TO SCALE



P3 PERSPECTIVE - VIEW WEST DOWN HAVEN ST.  
NOT TO SCALE



P4 PERSPECTIVE - VIEW OF FRONT OF NEW RESIDENT ENTRY  
NOT TO SCALE



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BUILDING  
PERSPECTIVES



SCALE: As Noted

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A3.11