



Reading Village 40B – ZBA Presentation

Reading, Massachusetts

23 June 2016





Reading Village 40B - Reading, MA

Site Location

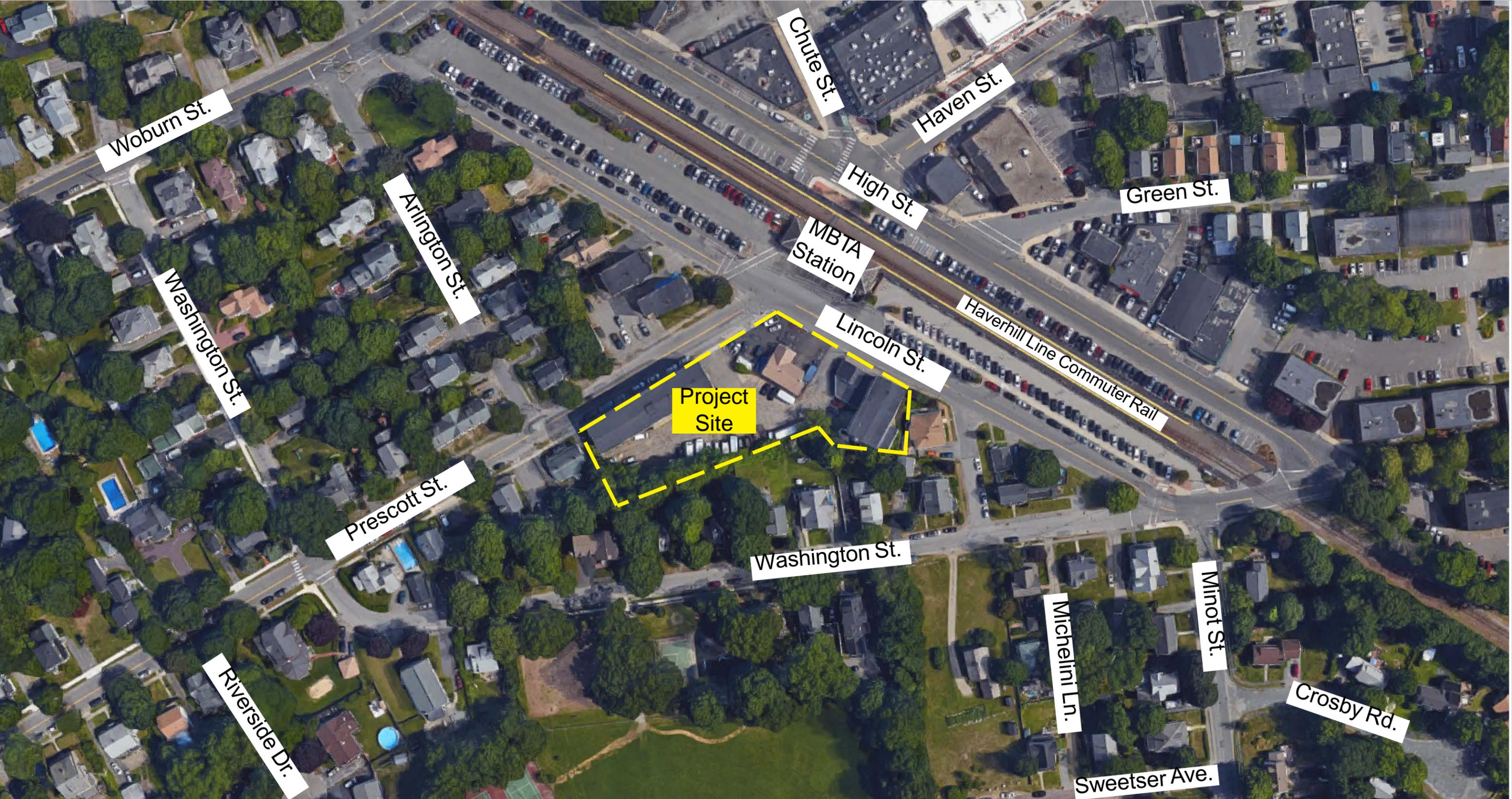
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Site Location

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Woburn St.

Arlington St.

Washington St.

Prescott St.

Riverside Dr.

Chute St.

Haven St.

High St.

Green St.

MBTA Station

Lincoln St.

Haverhill Line Commuter Rail

Project Site

Washington St.

Michellini Ln.

Minot St.

Crosby Rd.

Sweetser Ave.

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Site Location

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Reading Village 40B - Reading, MA

Existing Site Photos

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Reading Village 40B - Reading, MA

Existing Site Photos

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Existing Site Photos

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UNIT COUNT		
	PREVIOUS SCHEME (02.04.16)	UPDATED SCHEME (06.15.16)
ONE BED	53	60
TWO BED	16	3
THREE BED	8	9
TOTAL	77	72
D.U. / ACRE	93	73

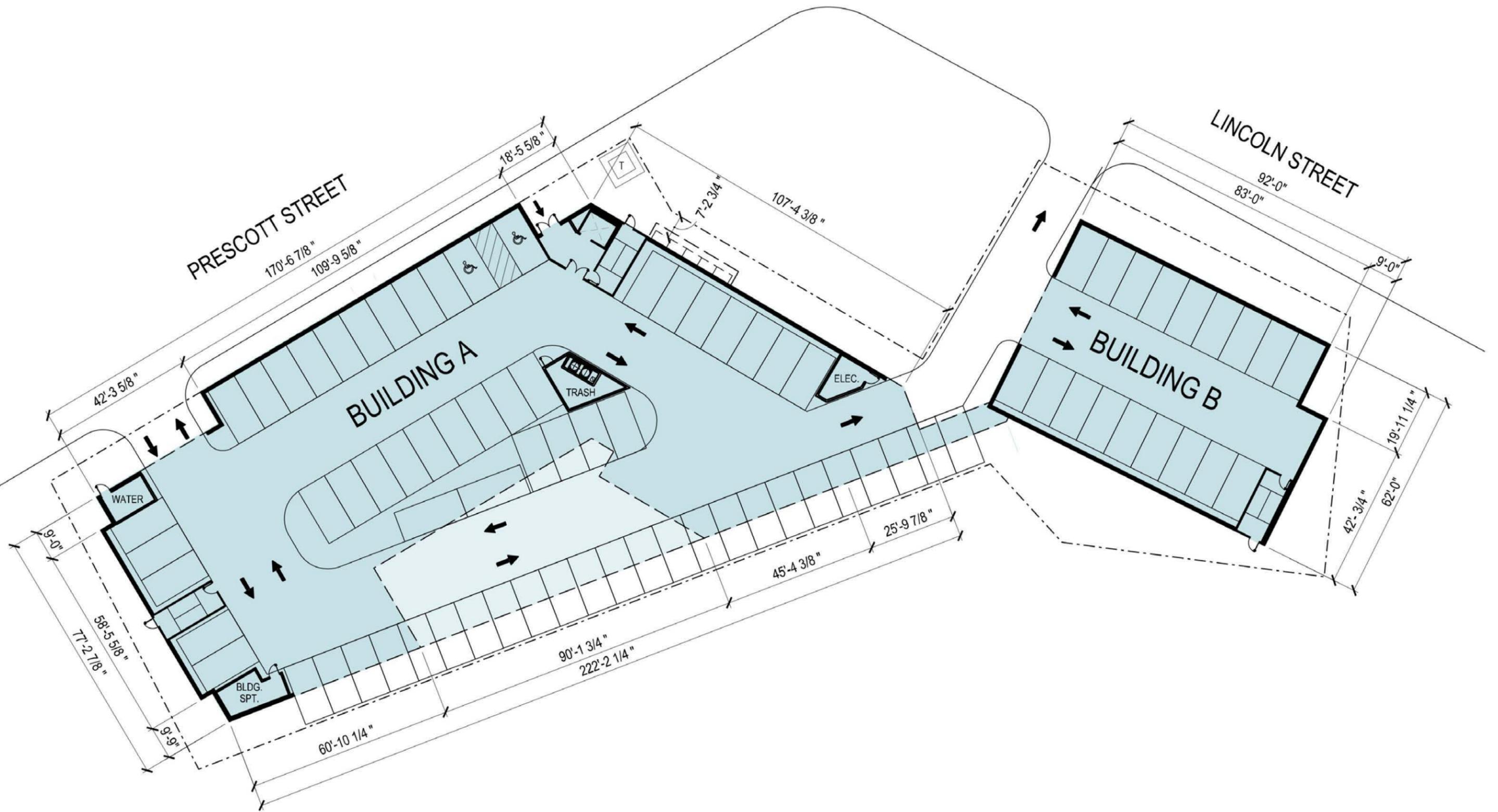
FAR		
	PREVIOUS SCHEME (02.04.16)	UPDATED SCHEME (06.15.16)
PROPERTY GSF	36,271	42,931
BUILDING GSF	119,364	97,740
TOTAL	3.29	2.28

BUILDING COVERAGE		
	PREVIOUS SCHEME (02.04.16)	UPDATED SCHEME (06.15.16)
PROPERTY GSF	36,271	42,931
COVERAGE GSF	29,658	33,485
TOTAL	81.8%	78.0%

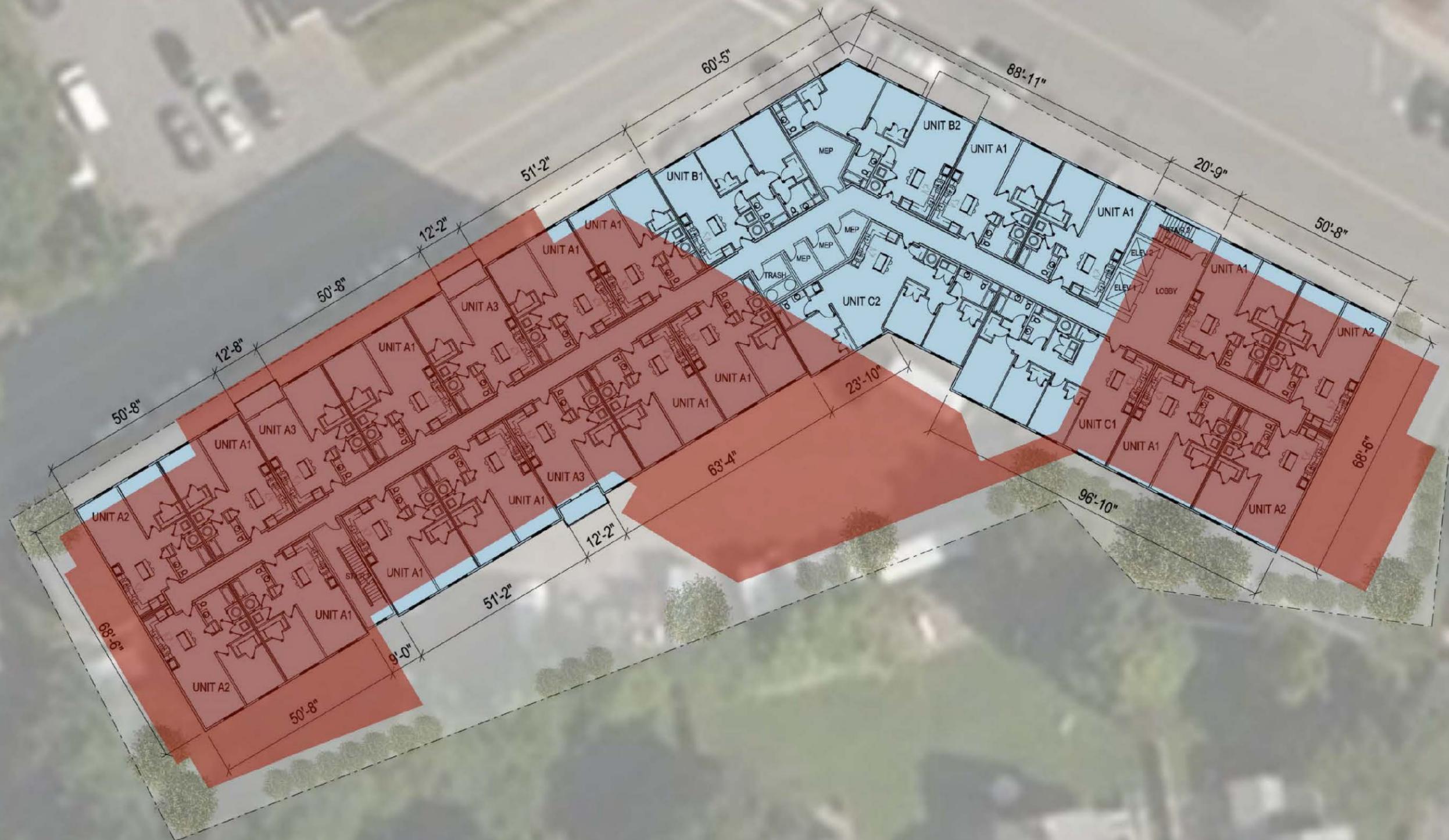
BUILDING SETBACKS		
	PREVIOUS SCHEME (02.04.16)	UPDATED SCHEME (06.15.16)
FRONT	0'-0"	4'-11"
SIDE	3'-7"	16'-7"
REAR	6'-10"	13'-3"

BUILDING HEIGHT		
	PREVIOUS SCHEME (02.04.16)	UPDATED SCHEME (06.15.16)
TOTAL	63'-7"	45'-2"

RESIDENTIAL PARKING		
	PREVIOUS SCHEME (02.04.16)	UPDATED SCHEME (06.15.16)
PODIUM GSF	26,024	24,462
TOTAL	80	72



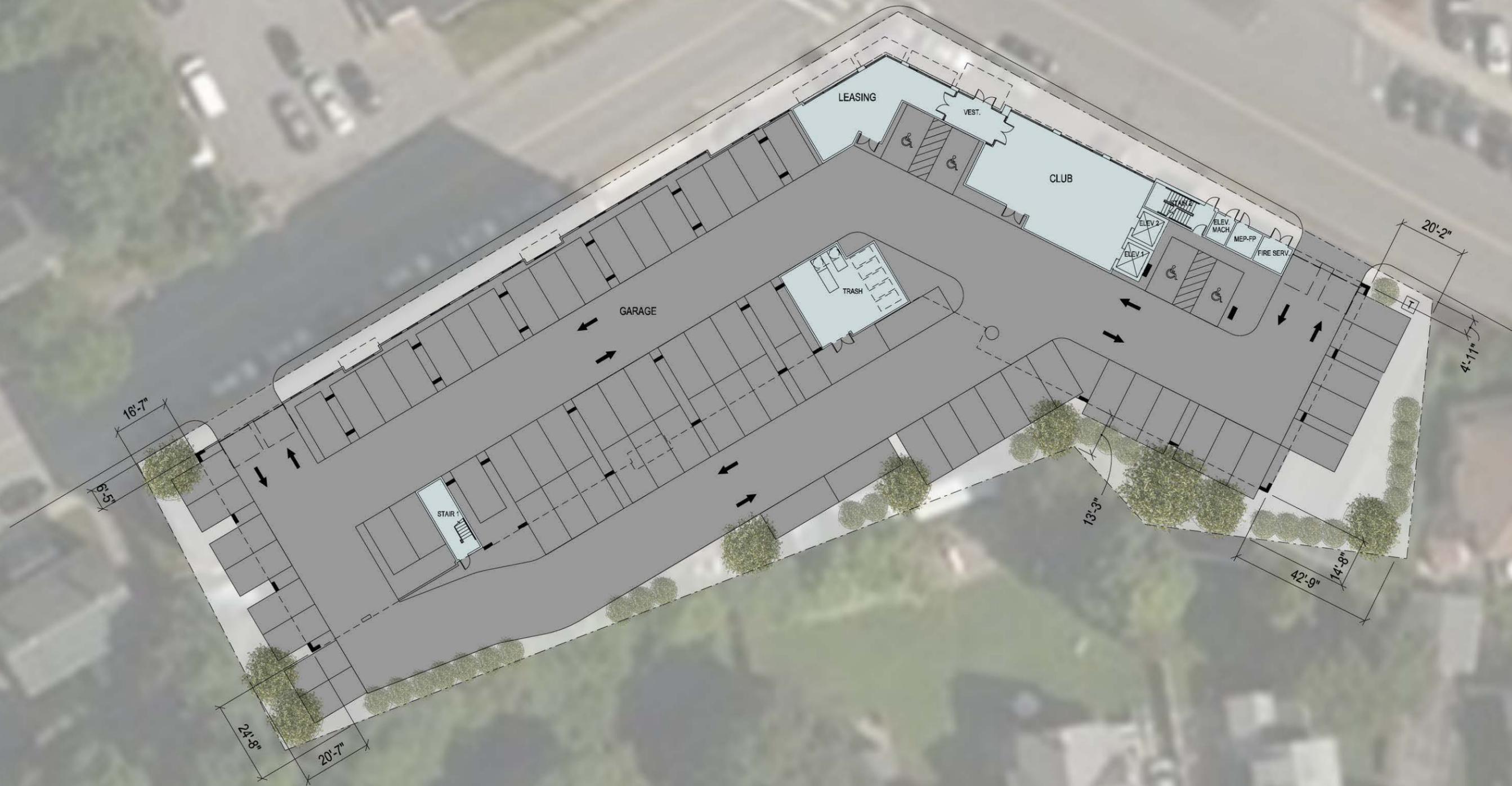




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Plan Comparison Diagram

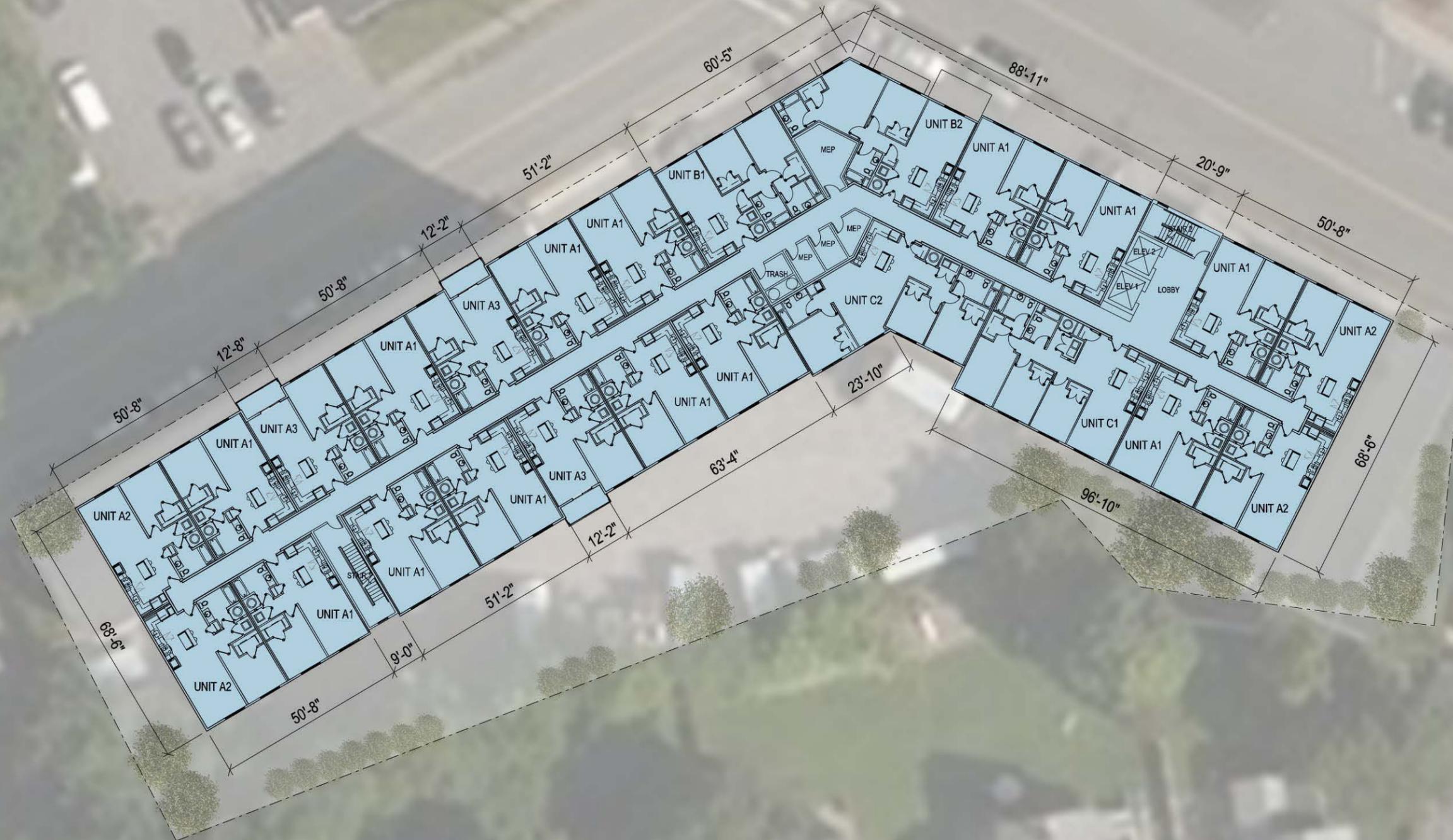
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Ground Floor Plan

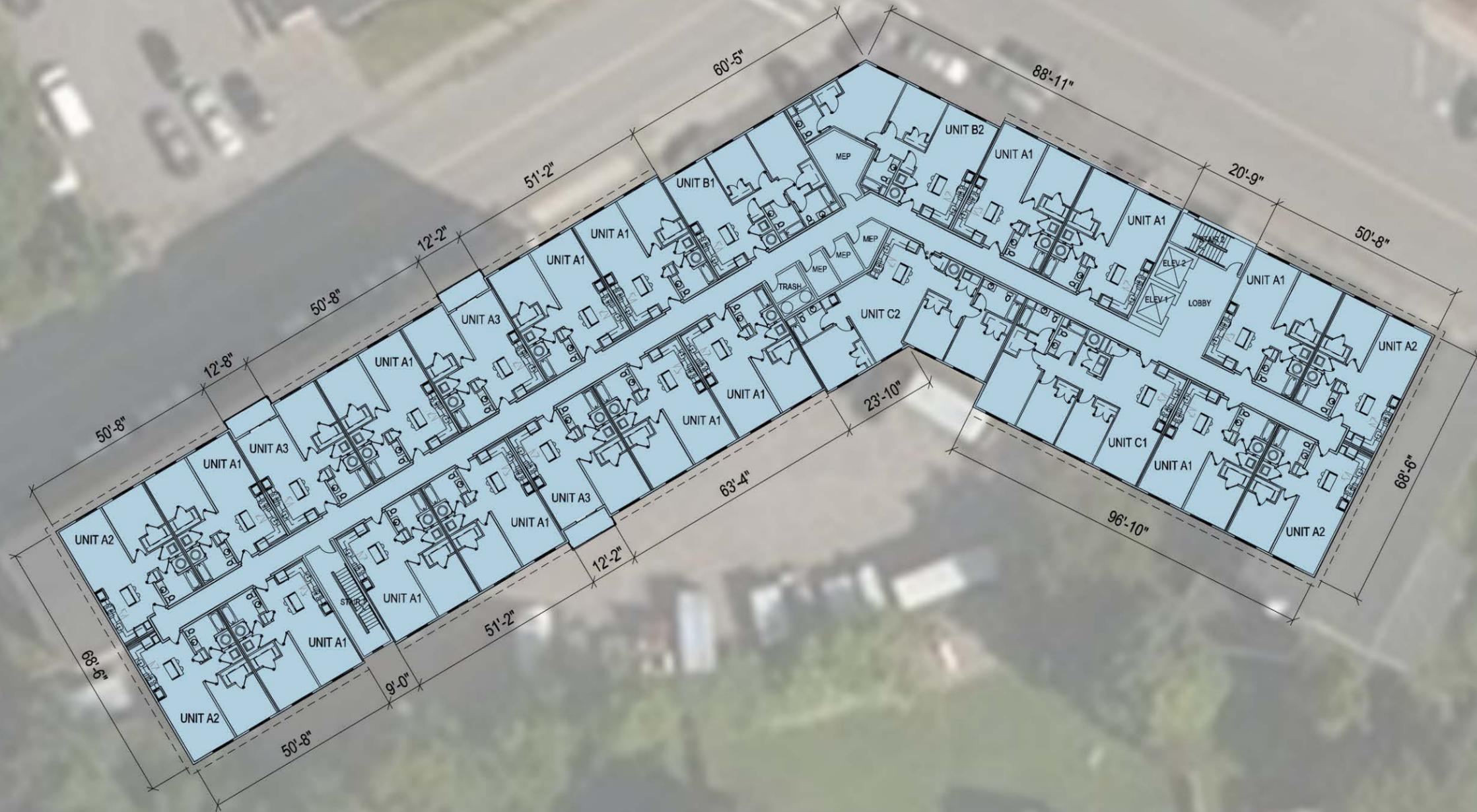
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Second Floor Plan

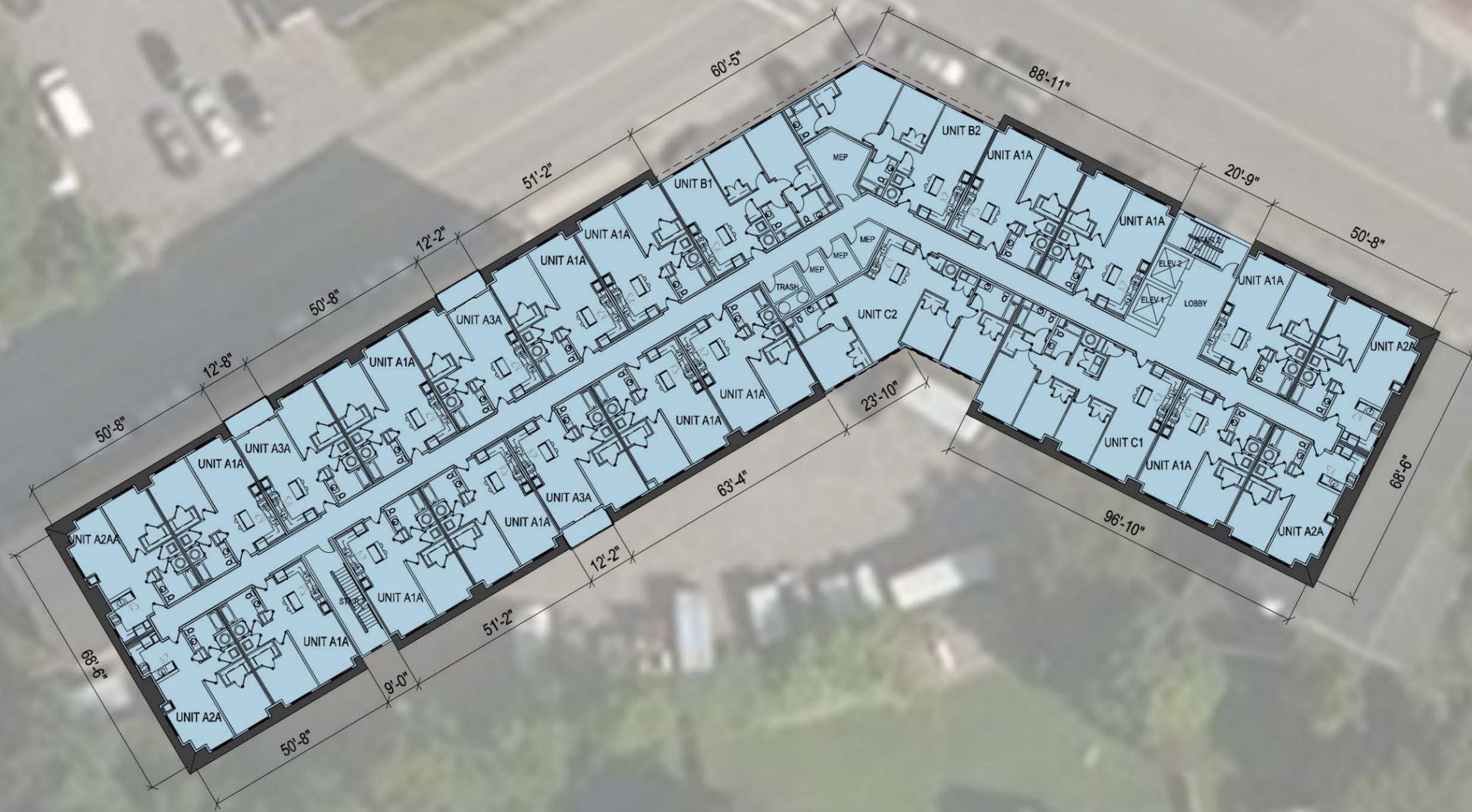
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Third Floor Plan

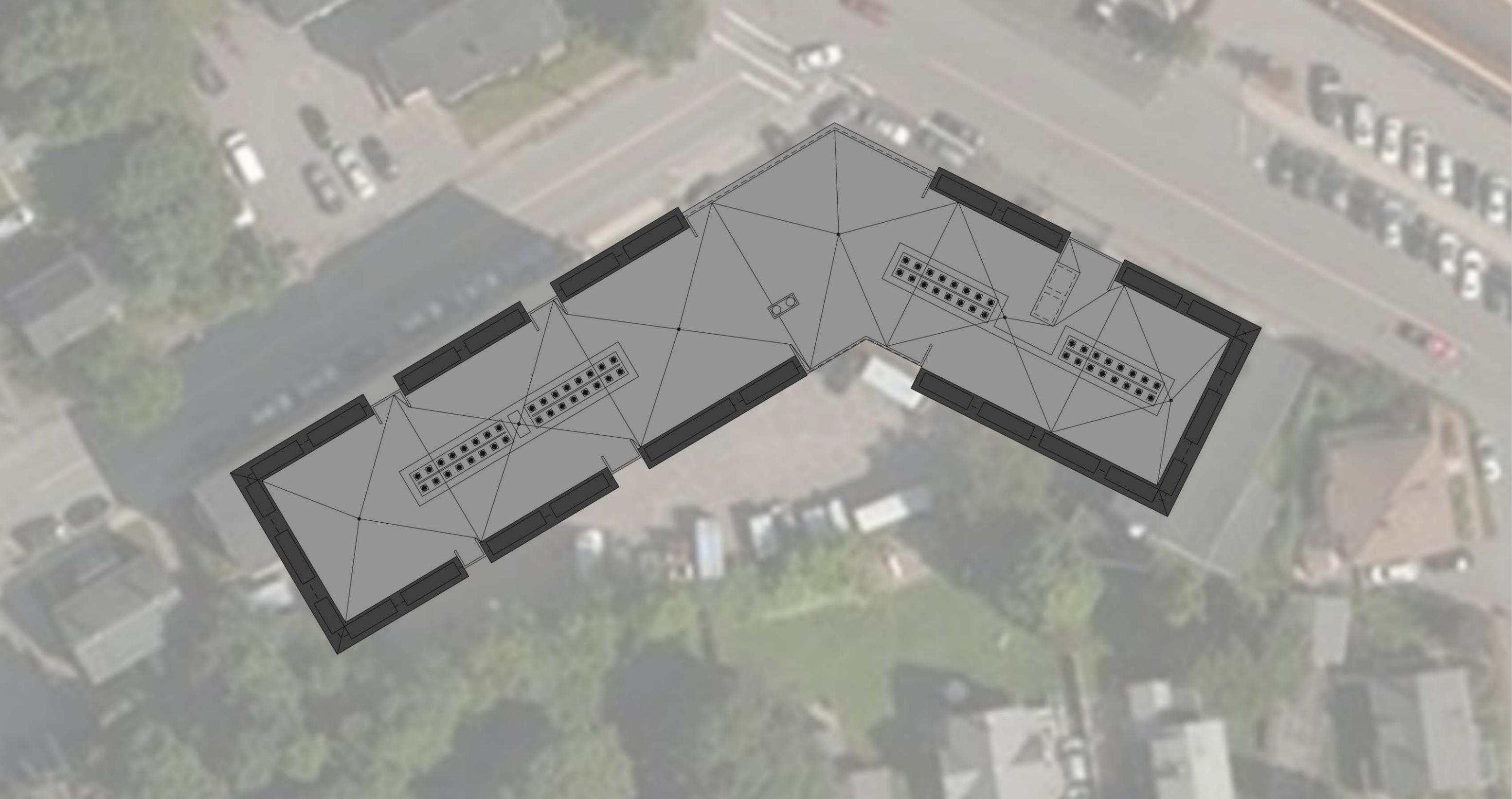
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Fourth Floor Plan

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Fifth Floor Plan

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T.O. MAIN GABLE
63'-7"

LEVEL 5
42'-8"

LEVEL 4
32'-0"

LEVEL 3
21'-4"

LEVEL 2
10'-8"

LEVEL 1
0'-0"



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Previous North Elevation

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Elevation Comparison Diagram

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Current Prescott Street Elevation

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Prescott Street Elevation

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Lincoln Street Elevation

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Lincoln Street Elevation

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Reading Village 40B - Reading, MA

Perspective Facing Northwest Along Lincoln Street

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Reading Village 40B - Reading, MA

Perspective Facing Northeast Along Lincoln Street

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Reading Village 40B - Reading, MA

Previous East Elevation

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Reading Village 40B - Reading, MA

Elevation Comparison Diagram

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Reading Village 40B - Reading, MA

Current East Elevation

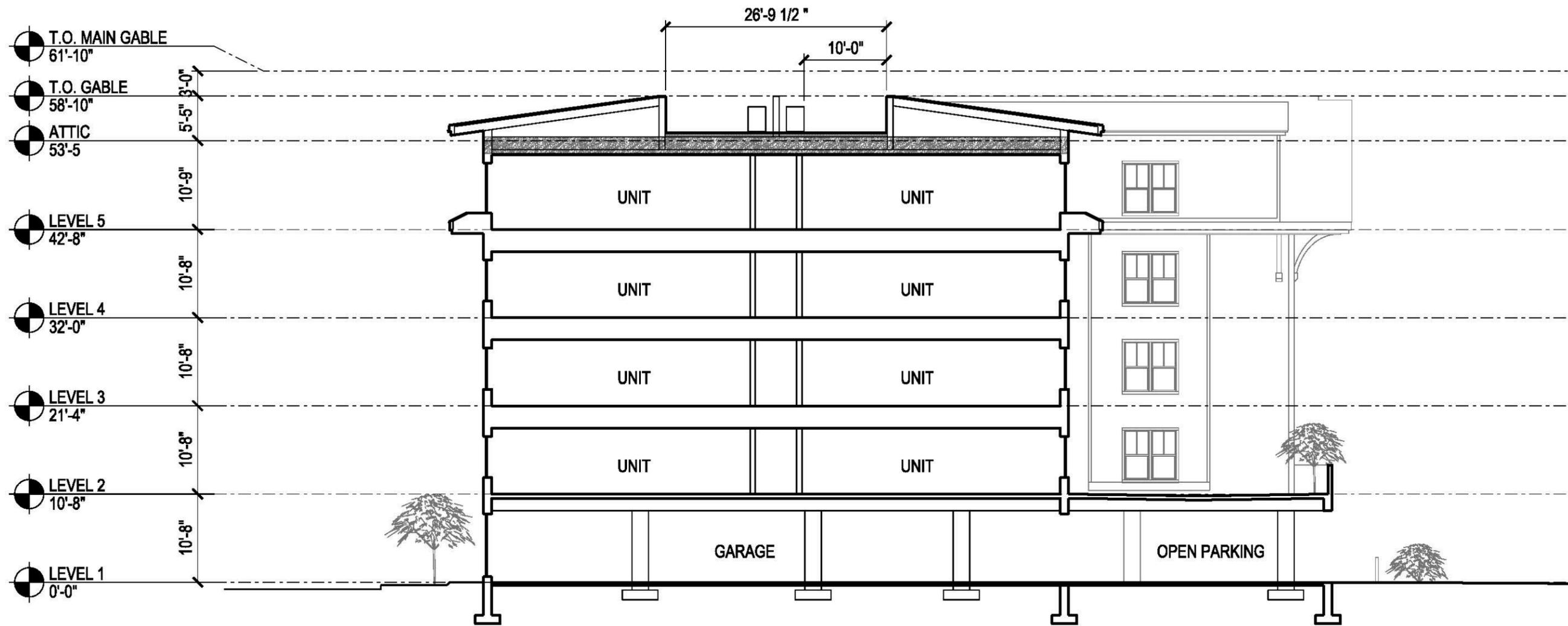
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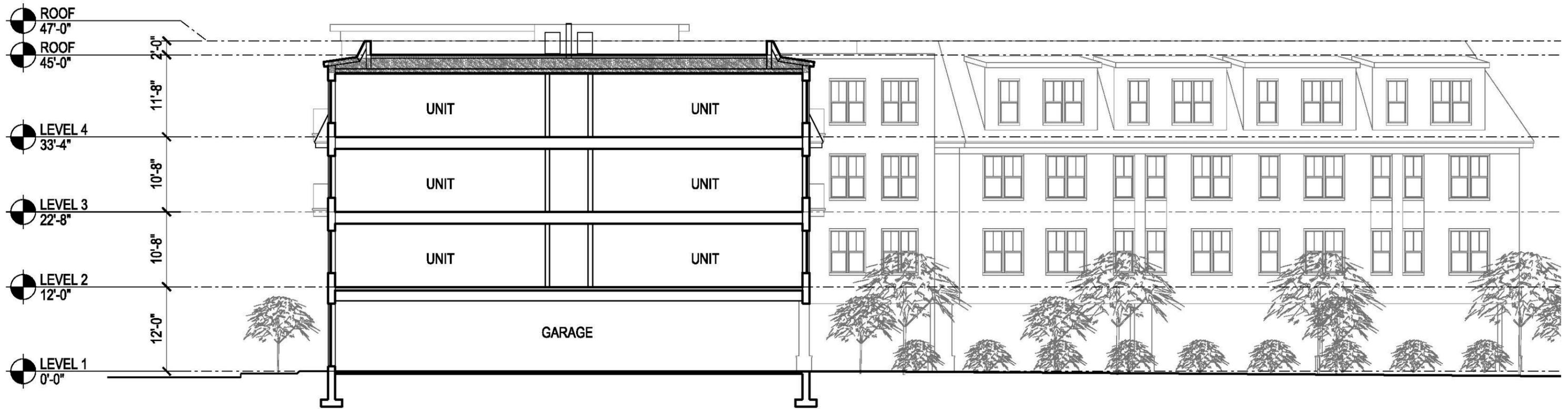


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Perspective Facing North from Washington Street Abutters

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Current Building Section

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Shadow Study – March 21st at 9am

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Reading Village 40B - Reading, MA

Shadow Study – March 21st at 12pm

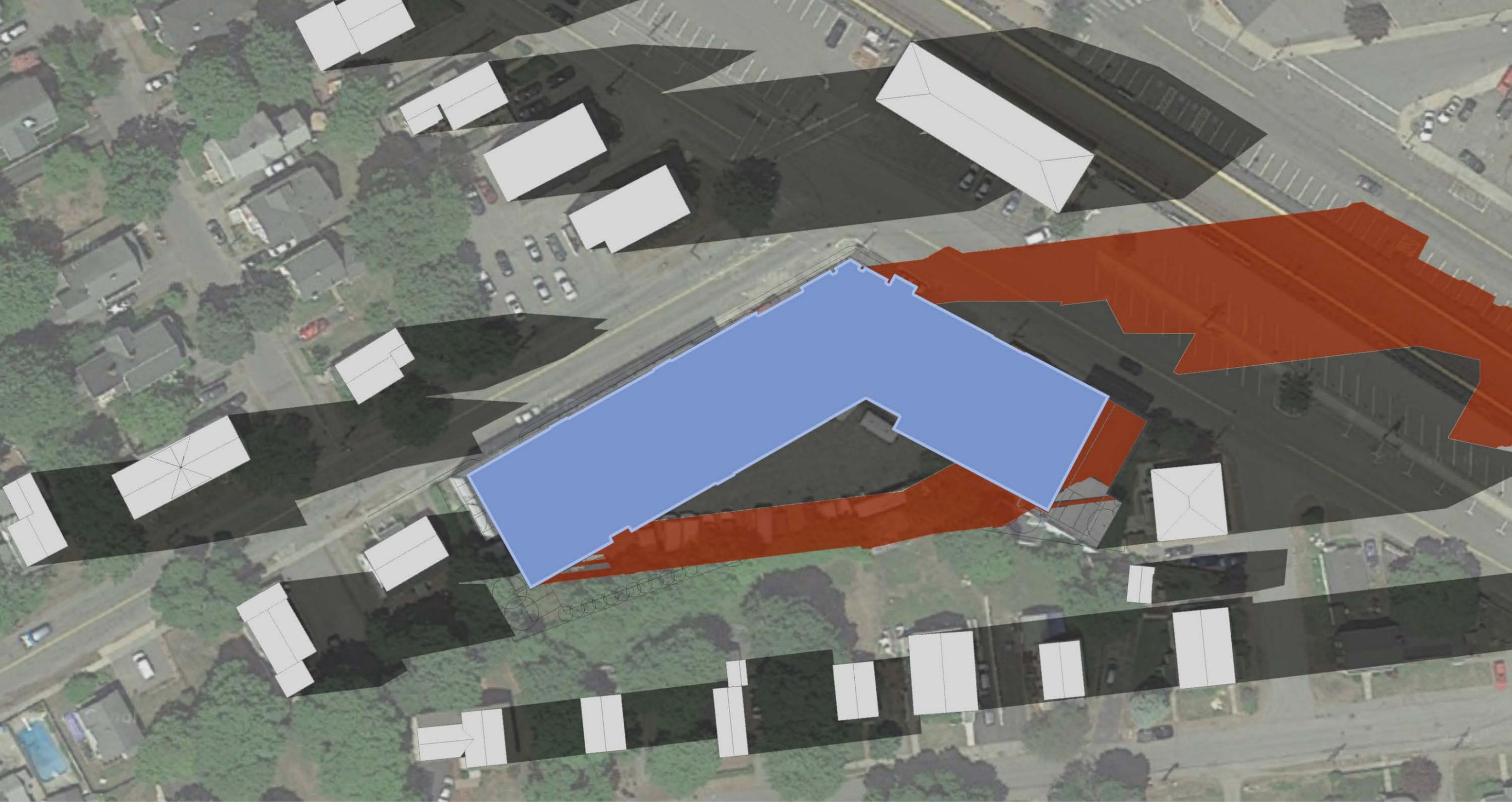
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Reading Village 40B - Reading, MA

Shadow Study – March 21st at 3pm

23 June 2016



Reading Village 40B - Reading, MA

Shadow Study – March 21st at 5pm

23 June 2016



Reading Village 40B - Reading, MA

Shadow Study – June 21st at 9am

23 June 2016



Reading Village 40B - Reading, MA

Shadow Study – June 21st at 12pm

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Reading Village 40B - Reading, MA

Shadow Study - June 21st at 3pm

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Reading Village 40B - Reading, MA

Shadow Study – June 21st at 6pm

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Reading Village 40B - Reading, MA

Shadow Study – September 21st at 9am

23 June 2016



Reading Village 40B - Reading, MA

Shadow Study – September 21st at 12pm

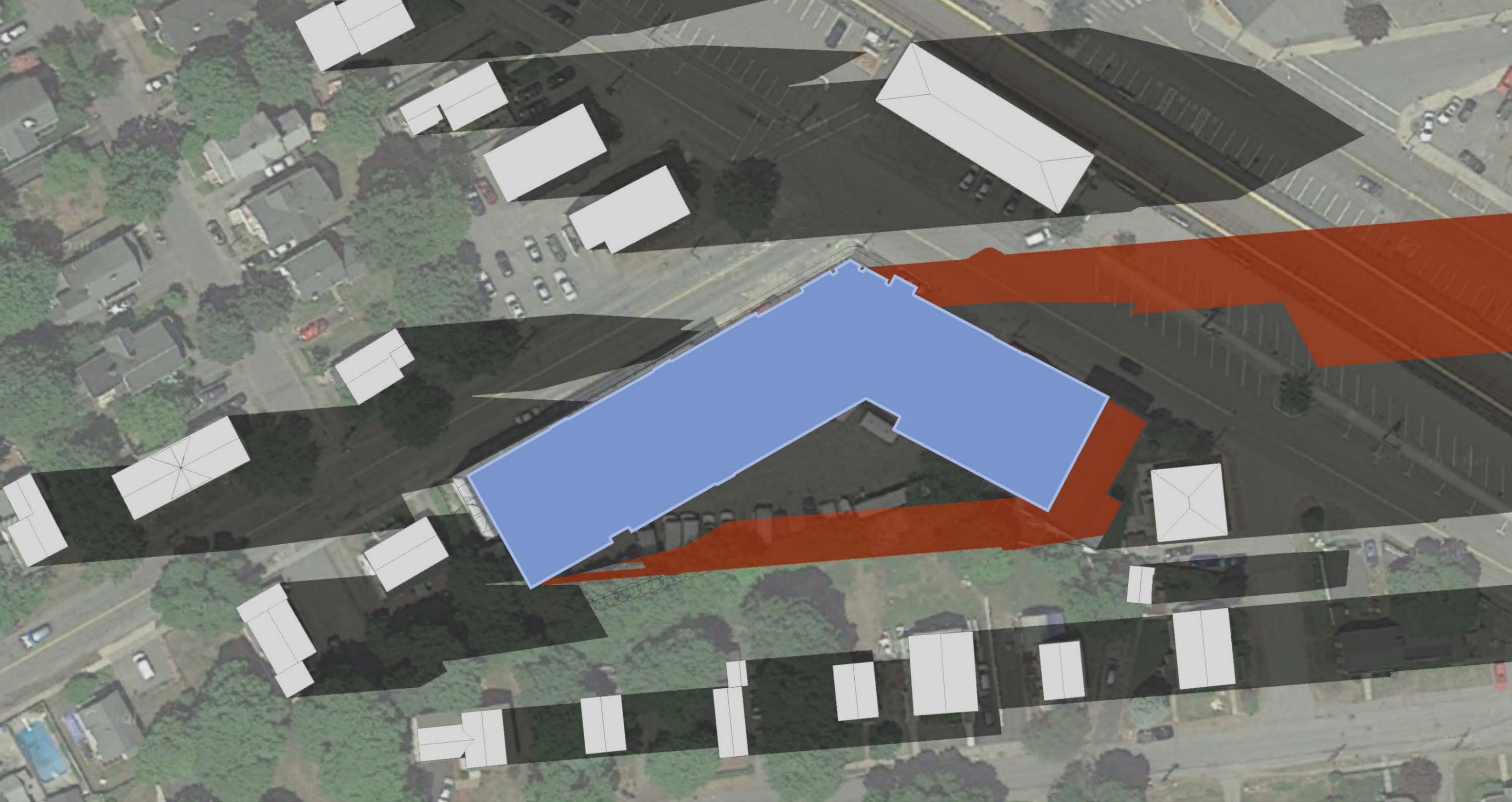
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Shadow Study – September 21st at 3pm

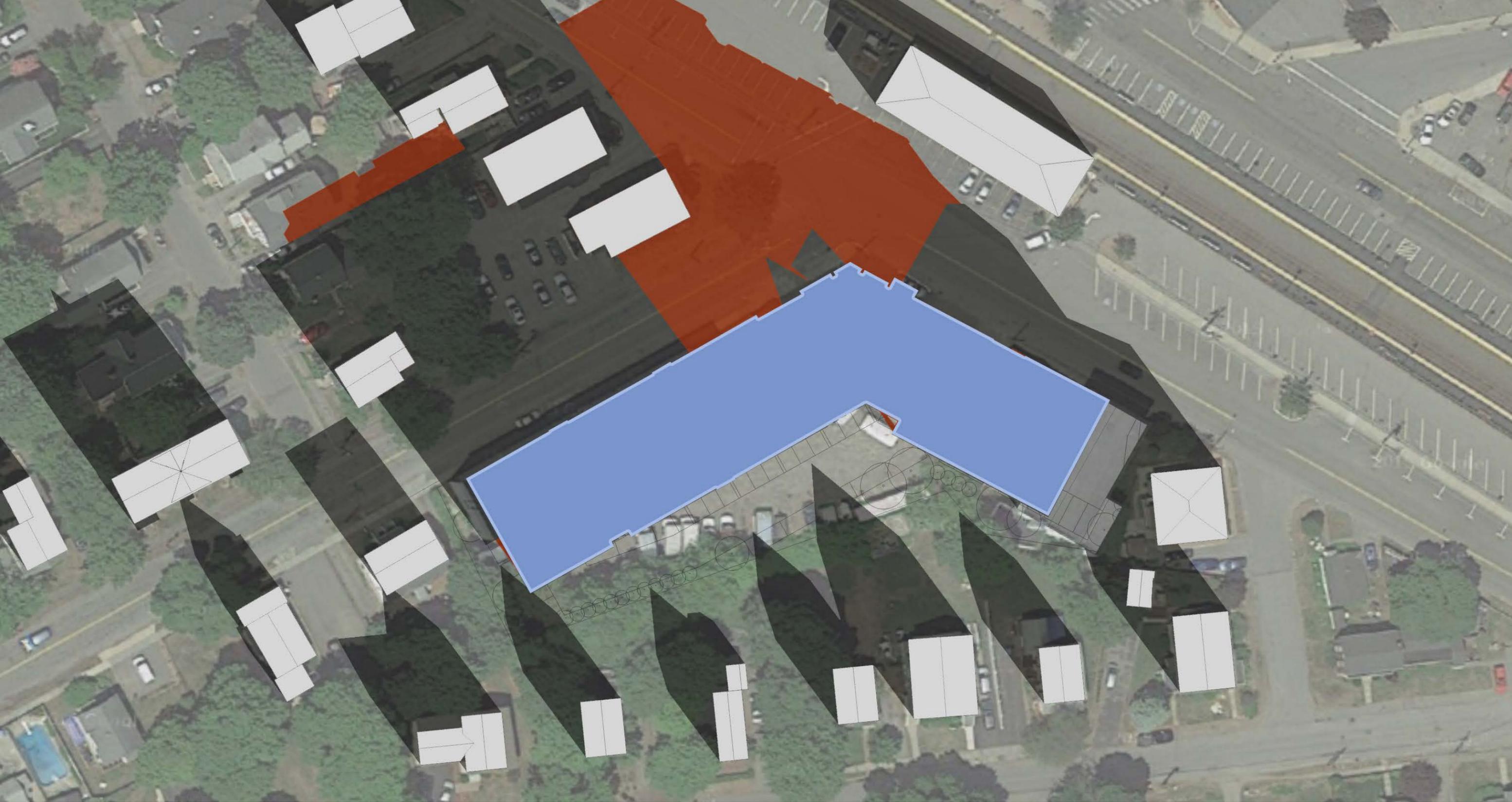
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Shadow Study – September 21st at 5pm

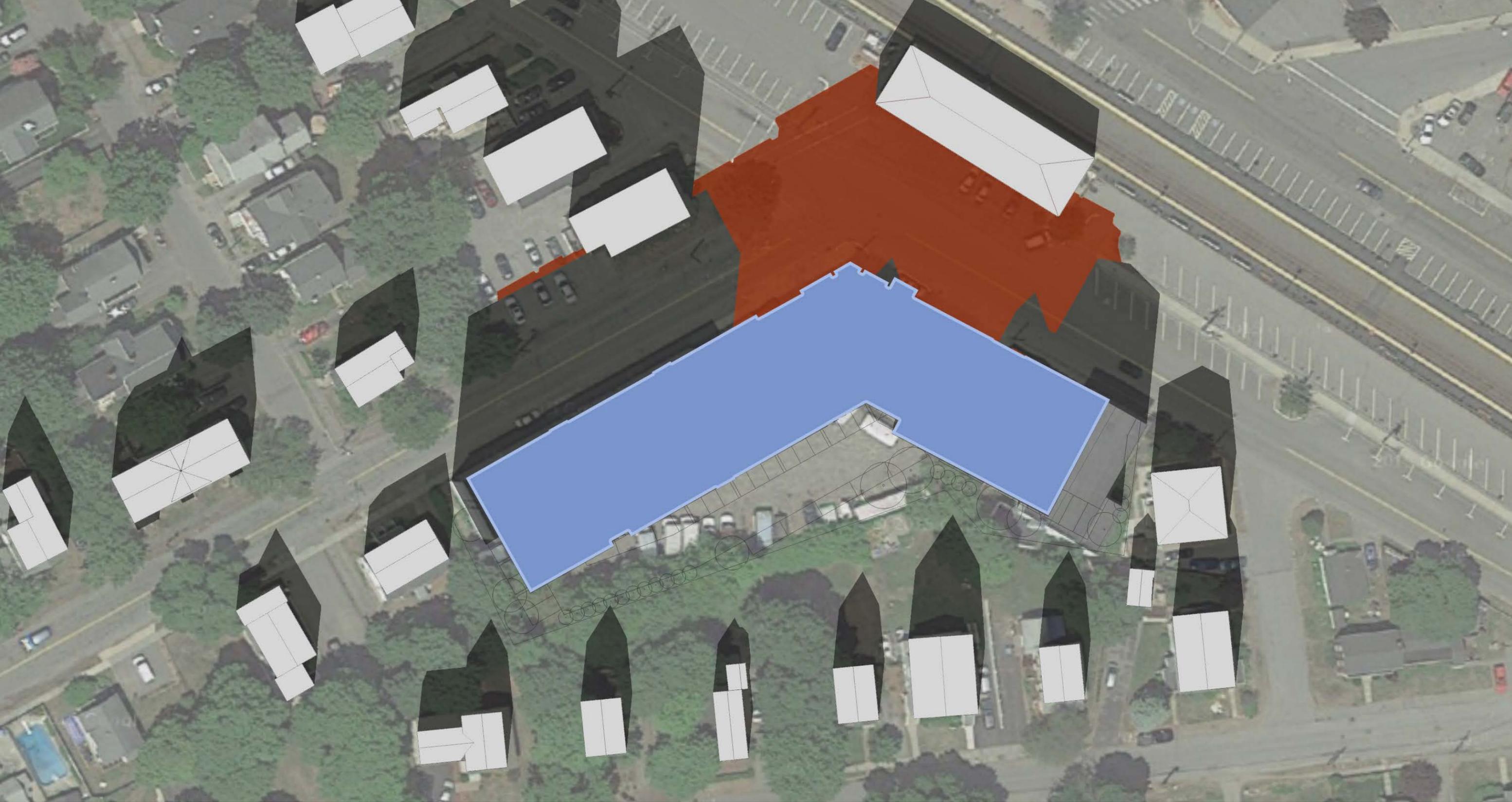
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Shadow Study – December 21st at 9am

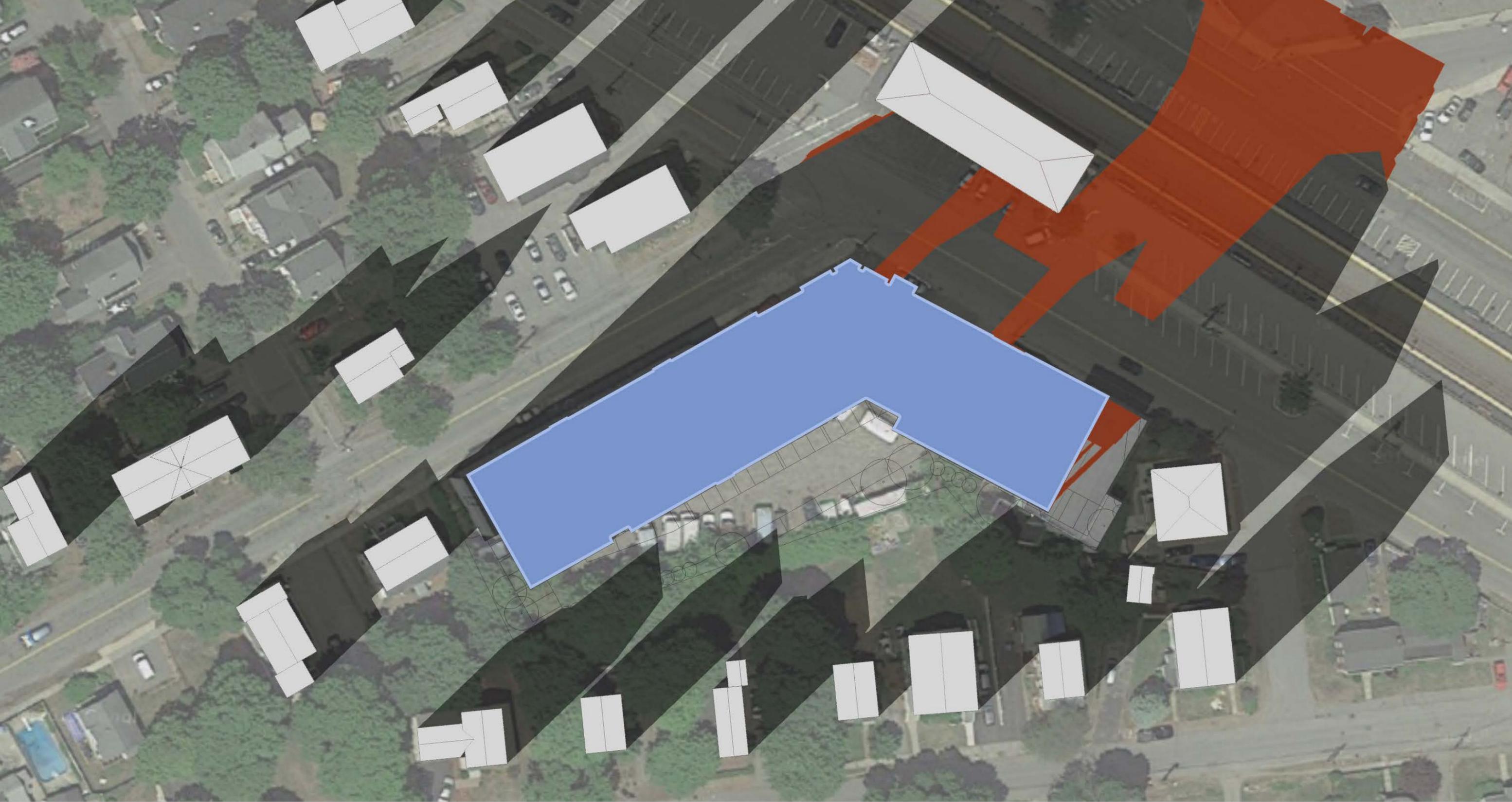
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Reading Village 40B - Reading, MA

Shadow Study – December 21st at 12pm

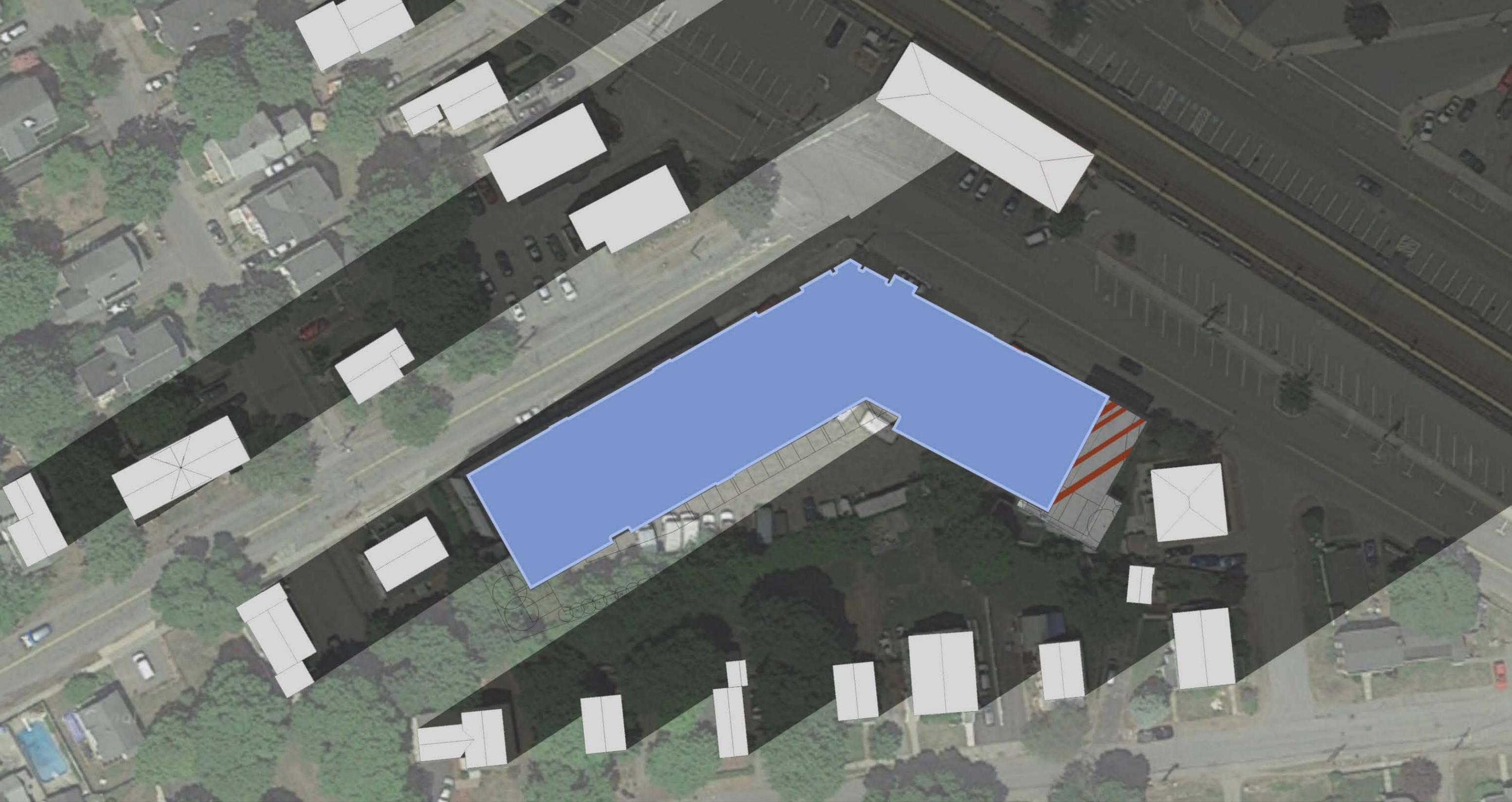
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Reading Village 40B - Reading, MA

Shadow Study – December 21st at 3pm

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Reading Village 40B - Reading, MA

Shadow Study – December 21st at 4pm

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Thank You!

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