

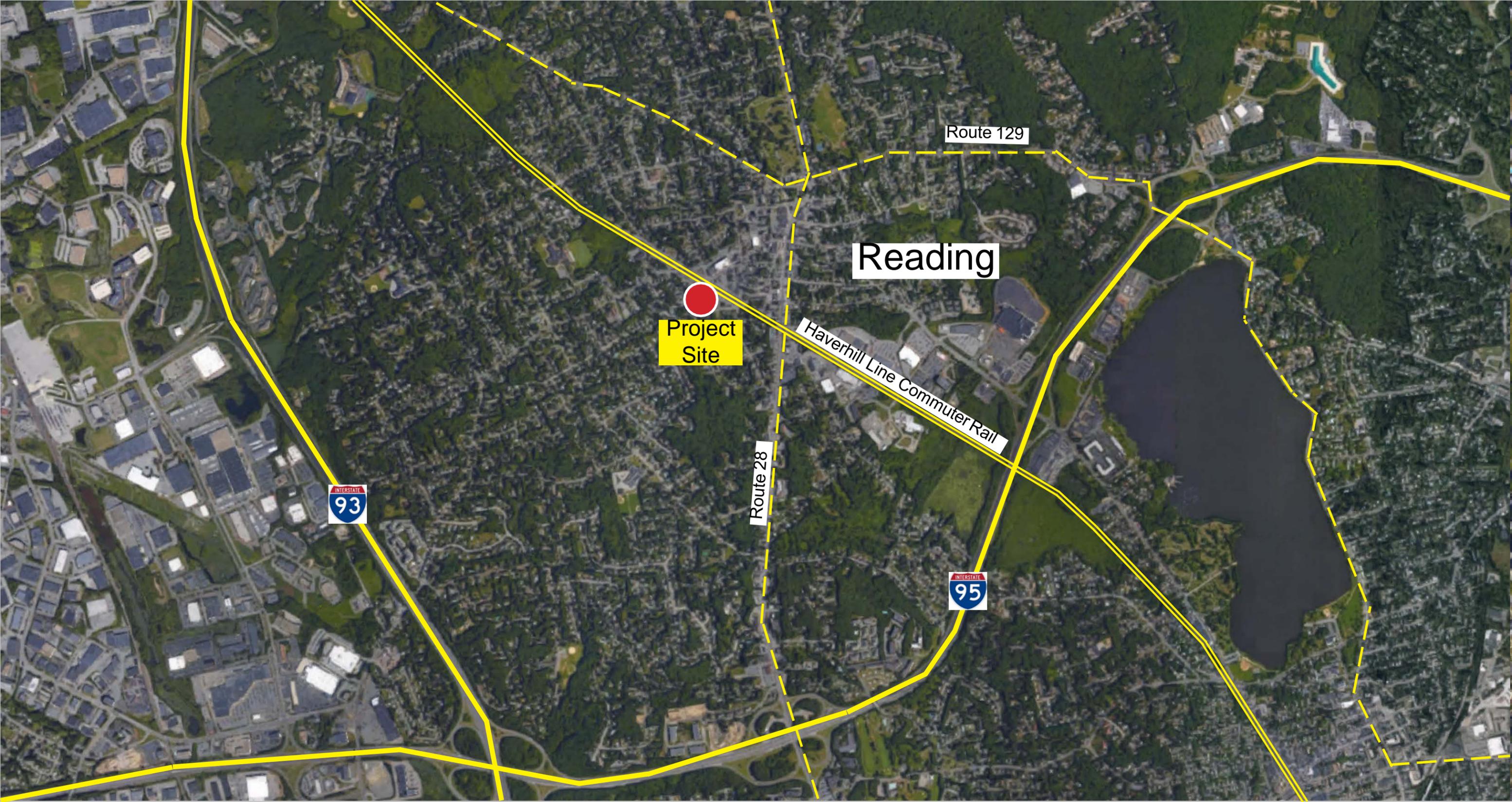


Reading Village 40B – ZBA Presentation

Reading, Massachusetts

27 June 2016





Reading Village 40B - Reading, MA

Site Location

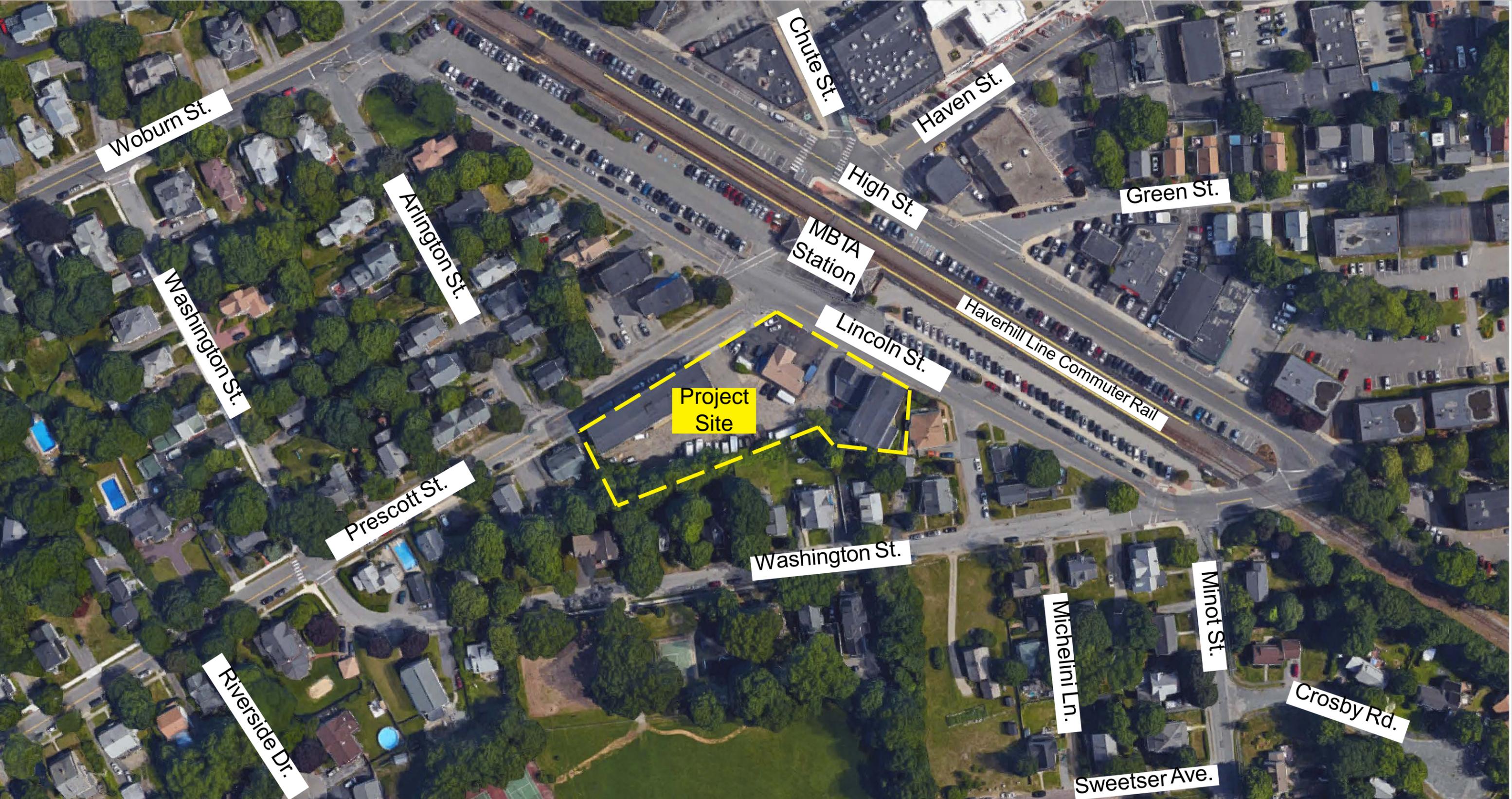
23 June 2016



Reading Village 40B - Reading, MA

Site Location

23 June 2016



Reading Village 40B - Reading, MA

Site Location

23 June 2016



Reading Village 40B - Reading, MA

Existing Site Photos

23 June 2016



Reading Village 40B - Reading, MA

Existing Site Photos

23 June 2016



Reading Village 40B - Reading, MA

Existing Site Photos

23 June 2016

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

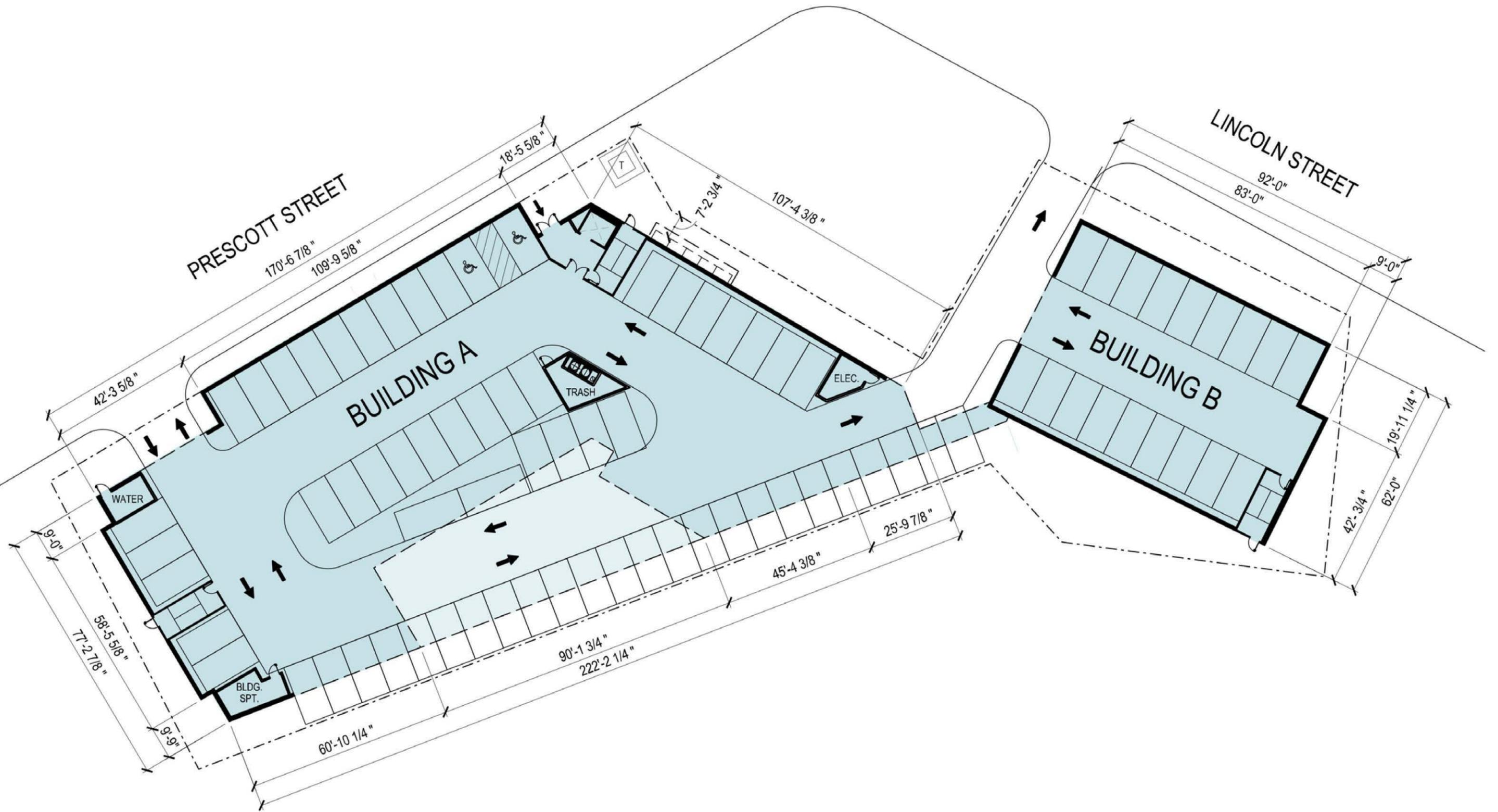
FAR		
	PREVIOUS SCHEME (02.04.16)	UPDATED SCHEME (06.15.16)
PROPERTY GSF	36,271	42,931
BUILDING GSF	119,364	97,740
TOTAL	3.29	2.28

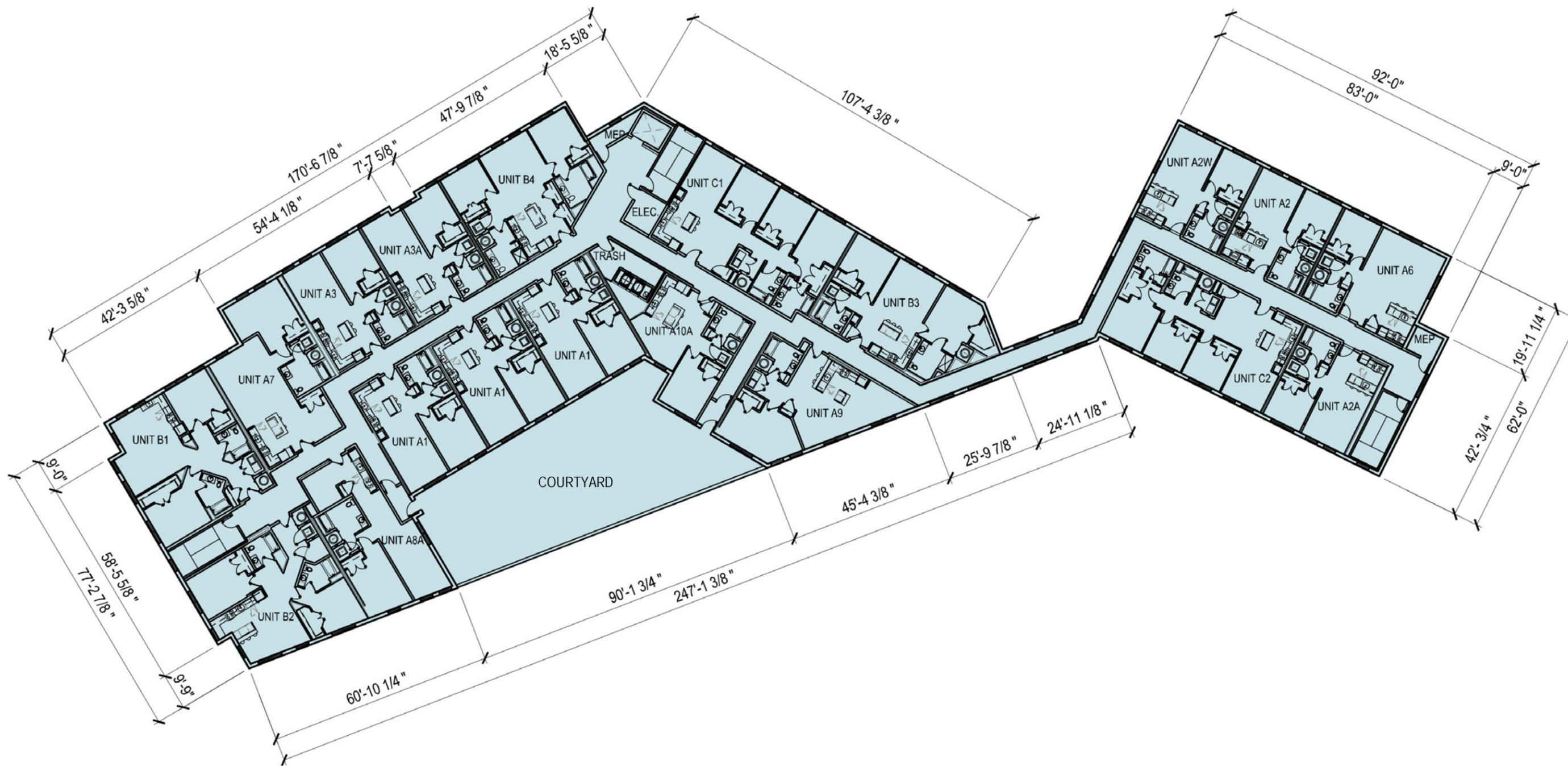
BUILDING COVERAGE		
	PREVIOUS SCHEME (02.04.16)	UPDATED SCHEME (06.15.16)
PROPERTY GSF	36,271	42,931
COVERAGE GSF	29,658	33,485
TOTAL	81.8%	78.0%

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

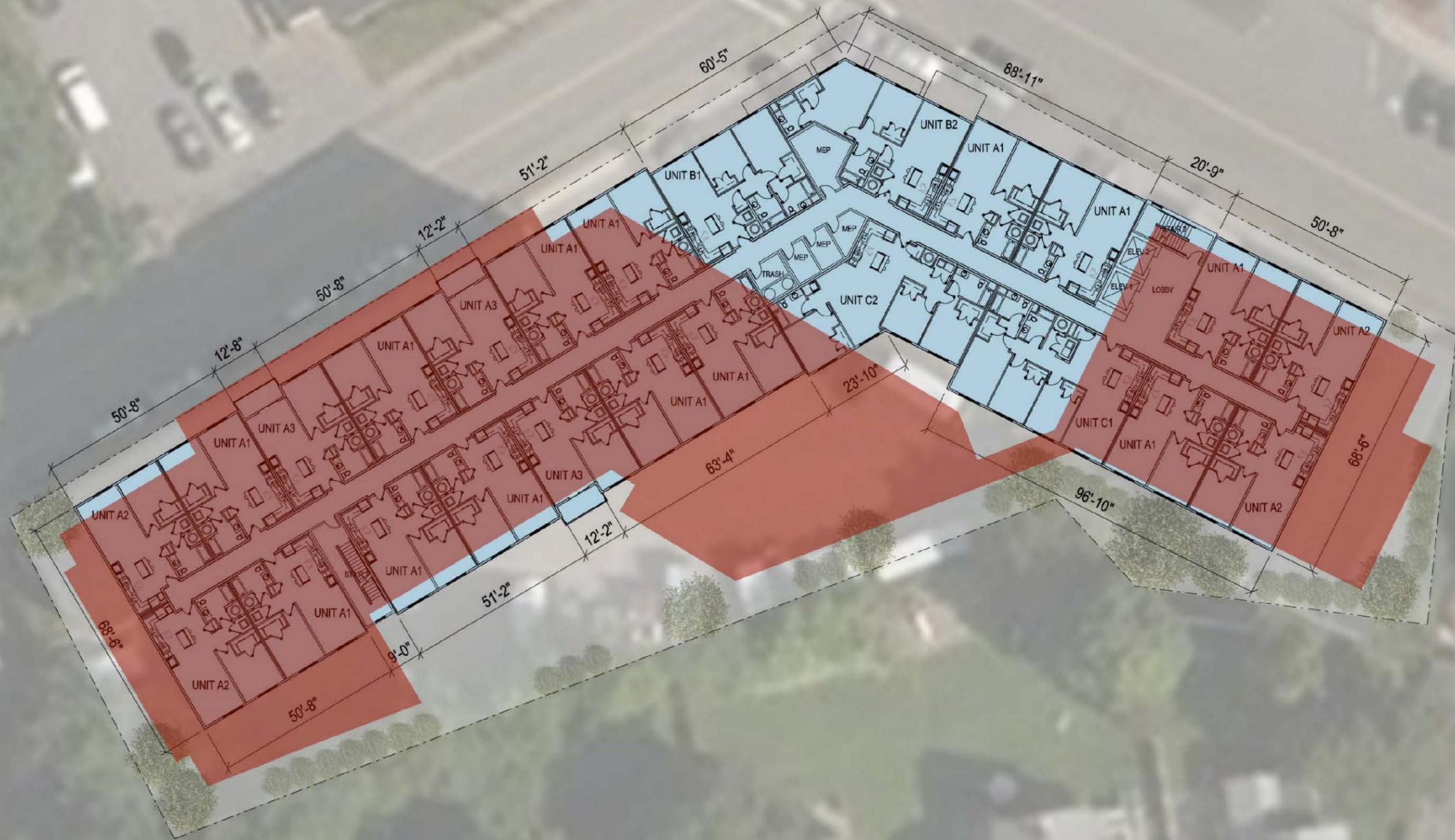




Reading Village 40B - Reading, MA

Previous Courtyard Plan

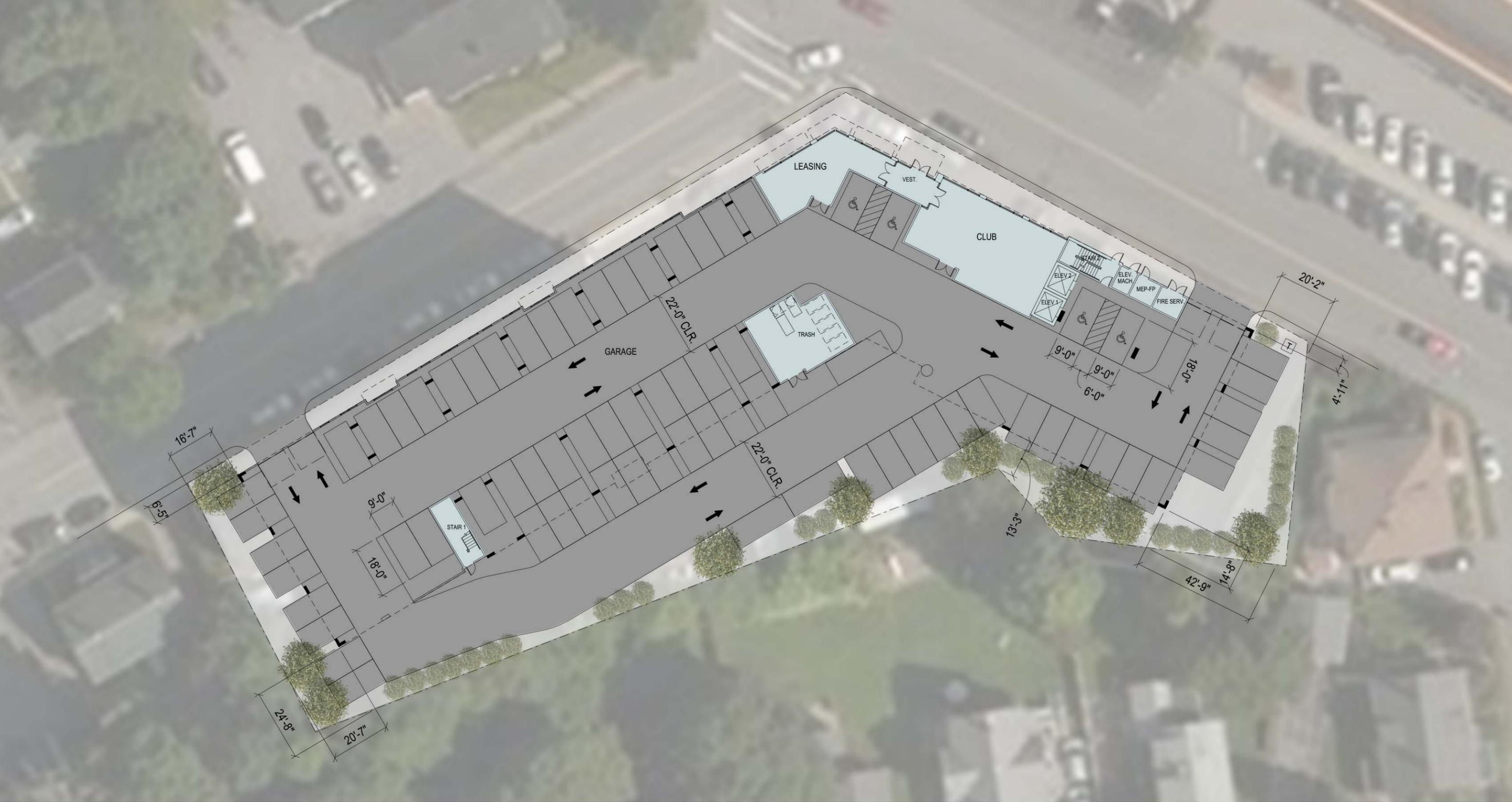
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Reading Village 40B - Reading, MA

Plan Comparison Diagram

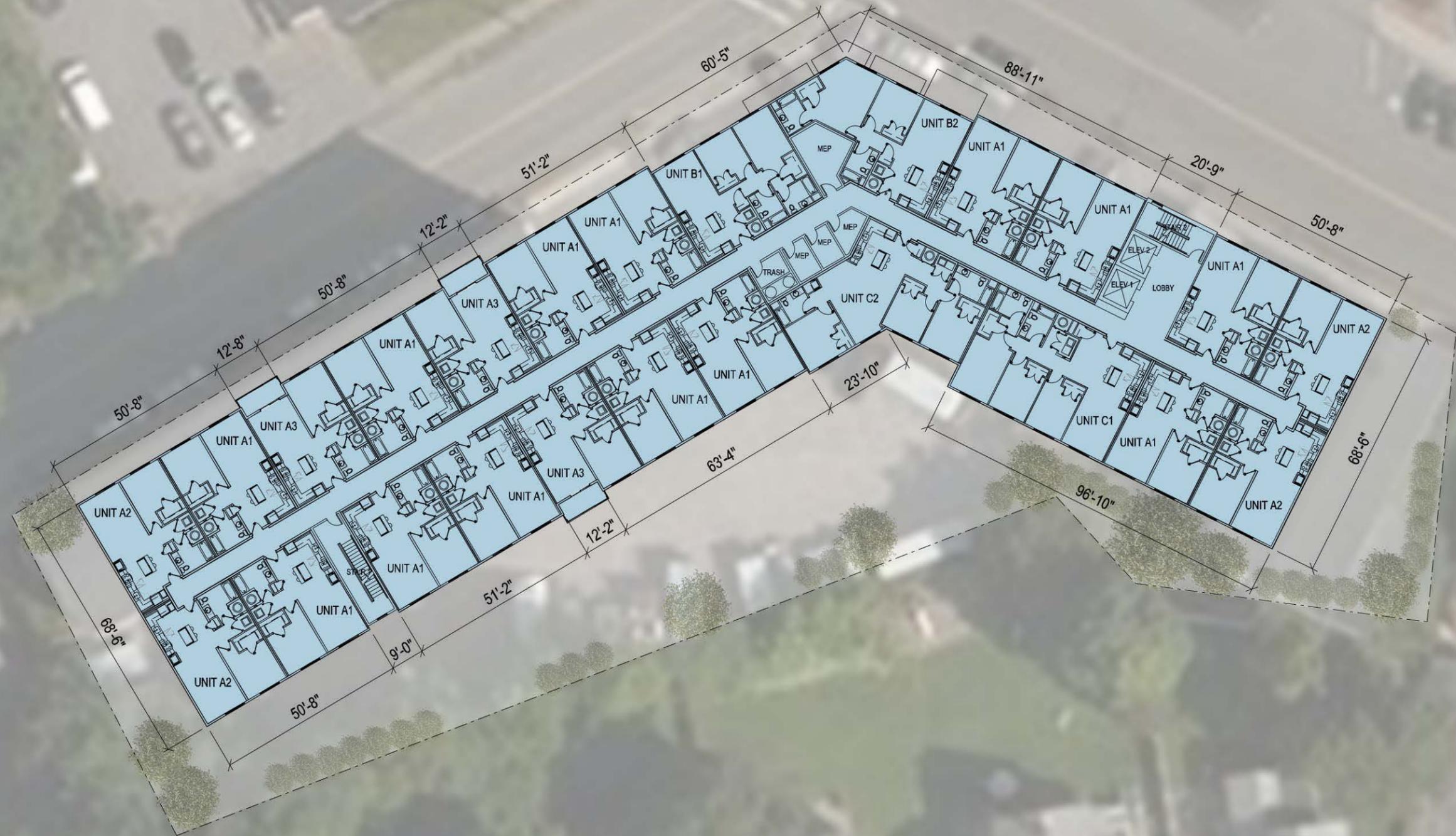
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Prescott Street Residential, Reading, Massachusetts

Ground Floor Plan

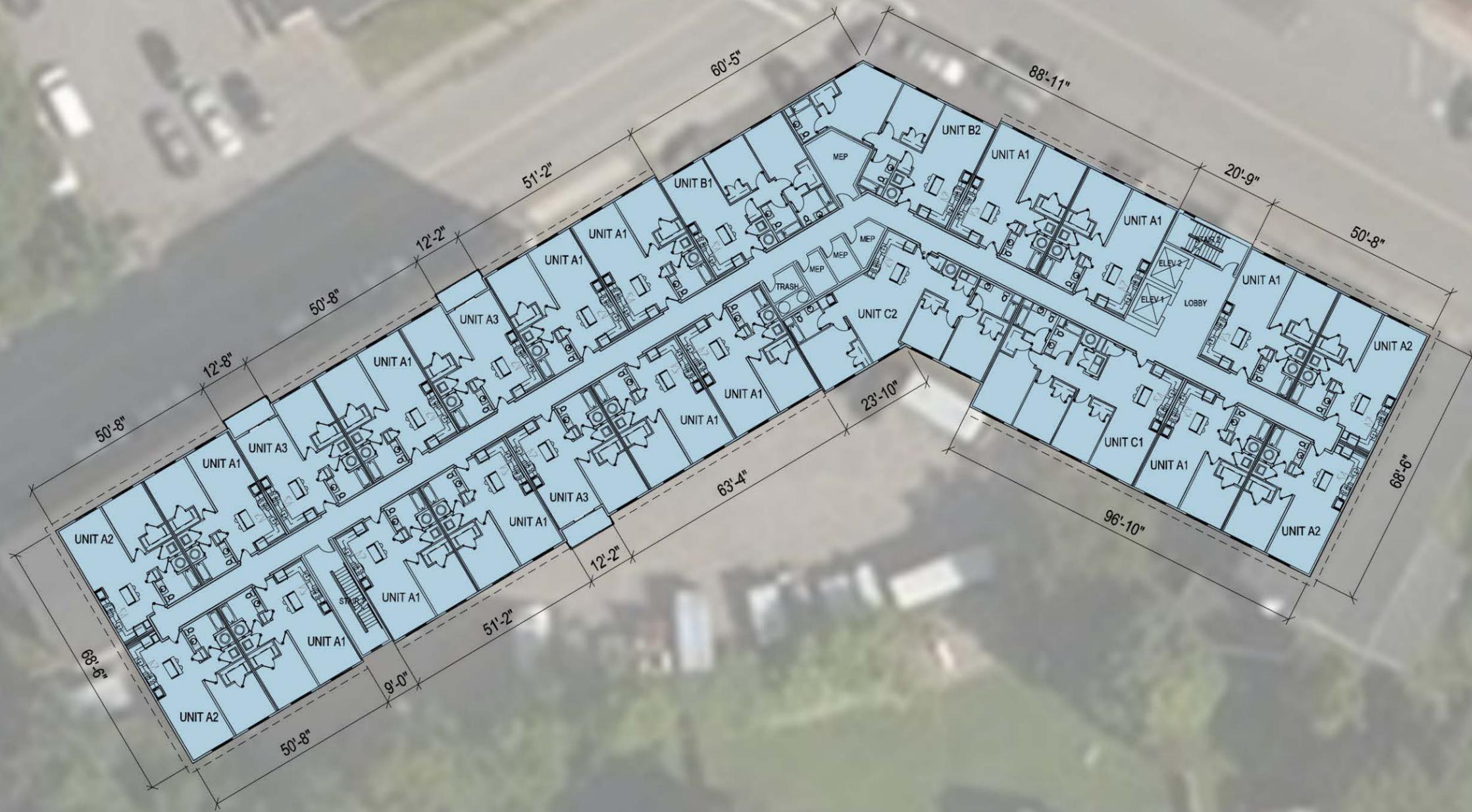
06.14.2016



Reading Village 40B - Reading, MA

Second Floor Plan

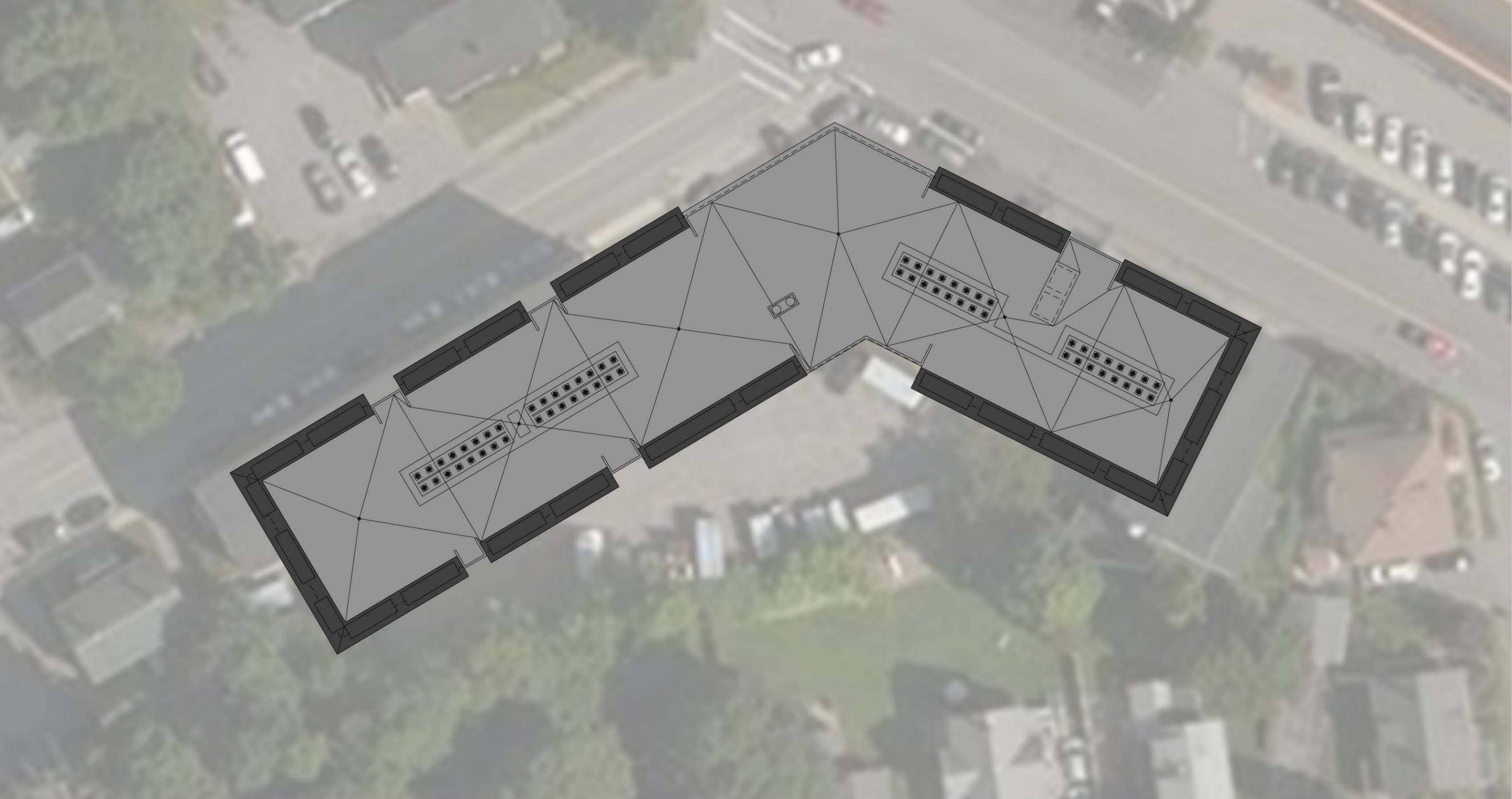
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Reading Village 40B - Reading, MA

Third Floor Plan

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Reading Village 40B - Reading, MA

Fifth Floor Plan

23 June 2016

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"



Reading Village 40B - Reading, MA

Previous North Elevation

23 June 2016



Reading Village 40B - Reading, MA

Elevation Comparison Diagram

23 June 2016



Reading Village 40B - Reading, MA

Current Prescott Street Elevation

23 June 2016



Reading Village 40B - Reading, MA

Prescott Street Elevation

23 June 2016



Reading Village 40B - Reading, MA

Lincoln Street Elevation

23 June 2016



Reading Village 40B - Reading, MA

Lincoln Street Elevation

23 June 2016



Reading Village 40B - Reading, MA

Perspective Facing Northwest Along Lincoln Street

23 June 2016



Reading Village 40B - Reading, MA

Perspective Facing Northeast Along Lincoln Street

23 June 2016



Reading Village 40B - Reading, MA

Previous East Elevation

23 June 2016



Reading Village 40B - Reading, MA

Elevation Comparison Diagram

23 June 2016



Reading Village 40B - Reading, MA

Current East Elevation

23 June 2016



Reading Village 40B - Reading, MA

Current Lincoln Street Rear Elevation

23 June 2016



Reading Village 40B - Reading, MA

Current Prescott Street Rear Elevation

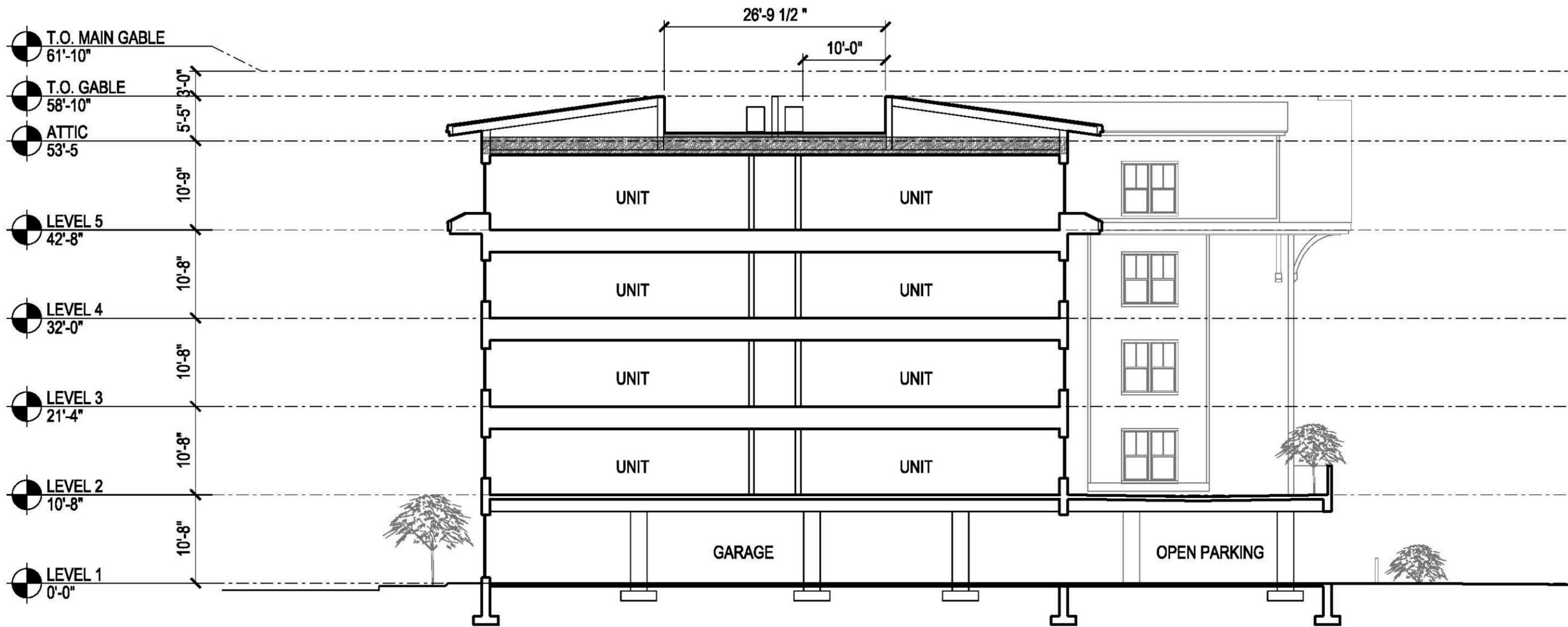
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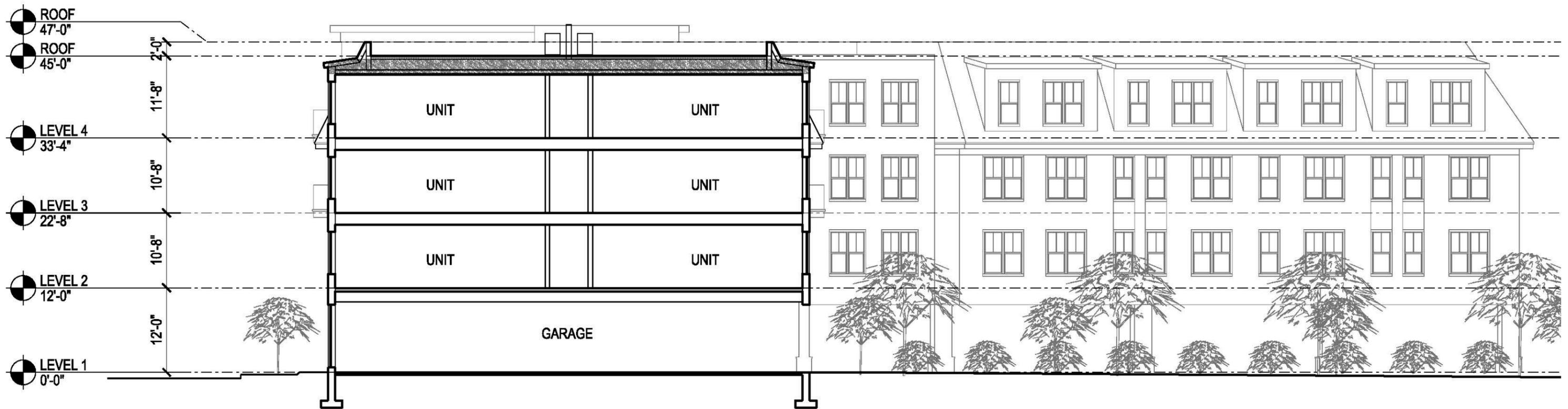


Reading Village 40B - Reading, MA

Perspective Facing North from Washington Street Abutters

23 June 2016





Reading Village 40B - Reading, MA

Current Building Section

23 June 2016



Reading Village 40B - Reading, MA

Shadow Study – March 21st at 9am

23 June 2016



Reading Village 40B - Reading, MA

Shadow Study – March 21st at 12pm

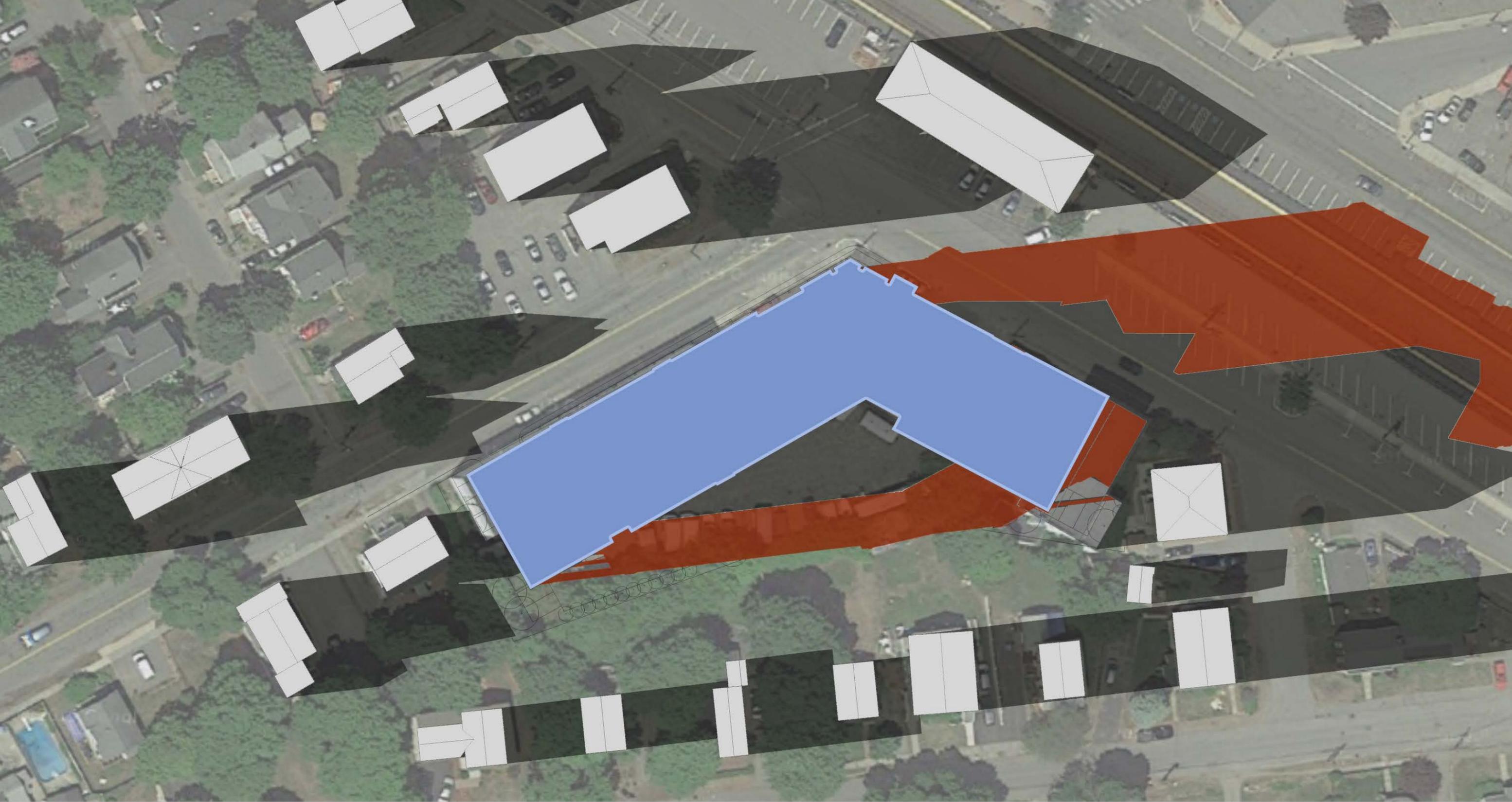
23 June 2016



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

23 June 2016



Reading Village 40B - Reading, MA

Shadow Study –June 21st at 3pm

23 June 2016



Reading Village 40B - Reading, MA

Shadow Study – June 21st at 6pm

23 June 2016



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

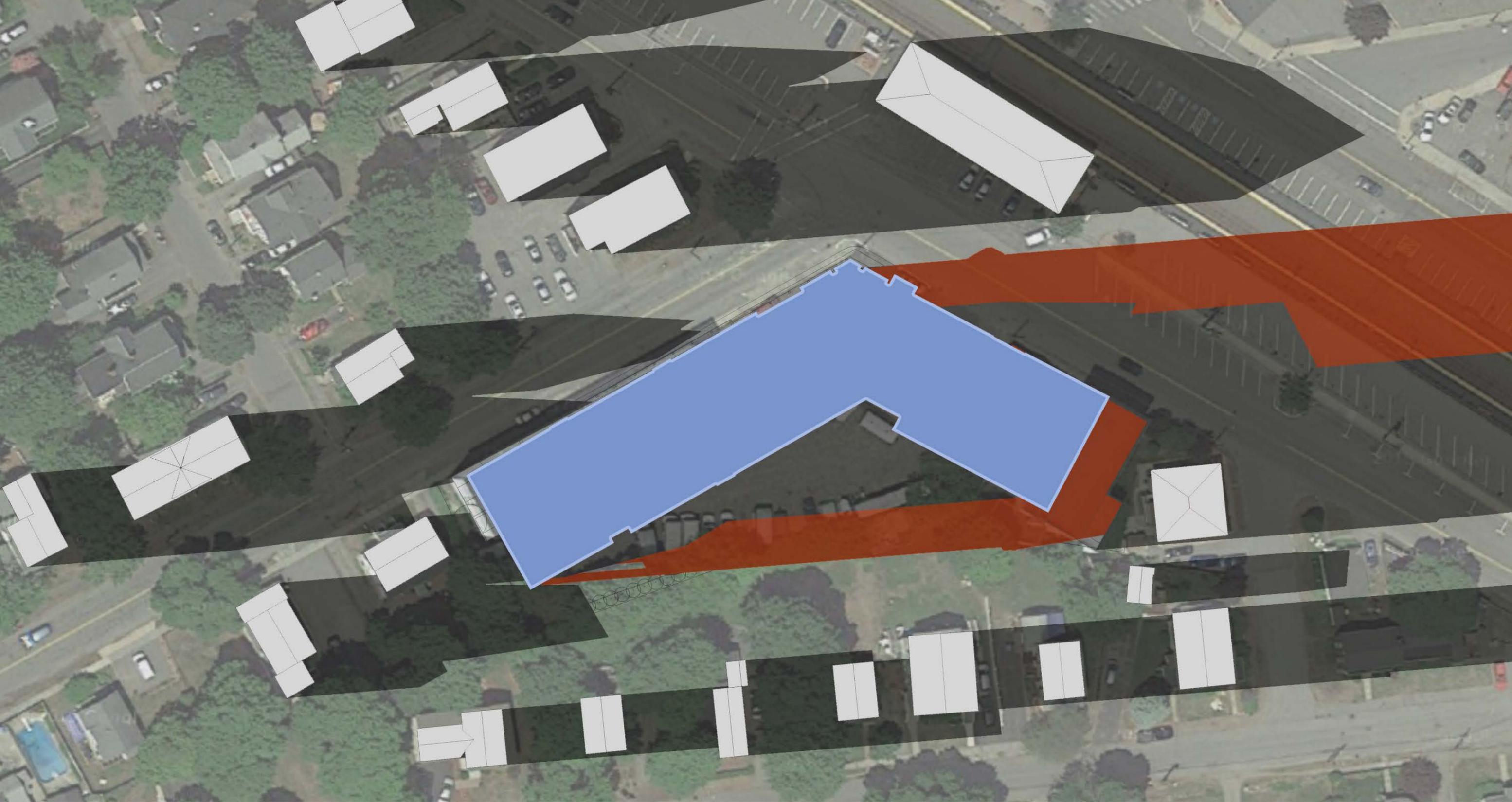
23 June 2016



Reading Village 40B - Reading, MA

Shadow Study – September 21st at 3pm

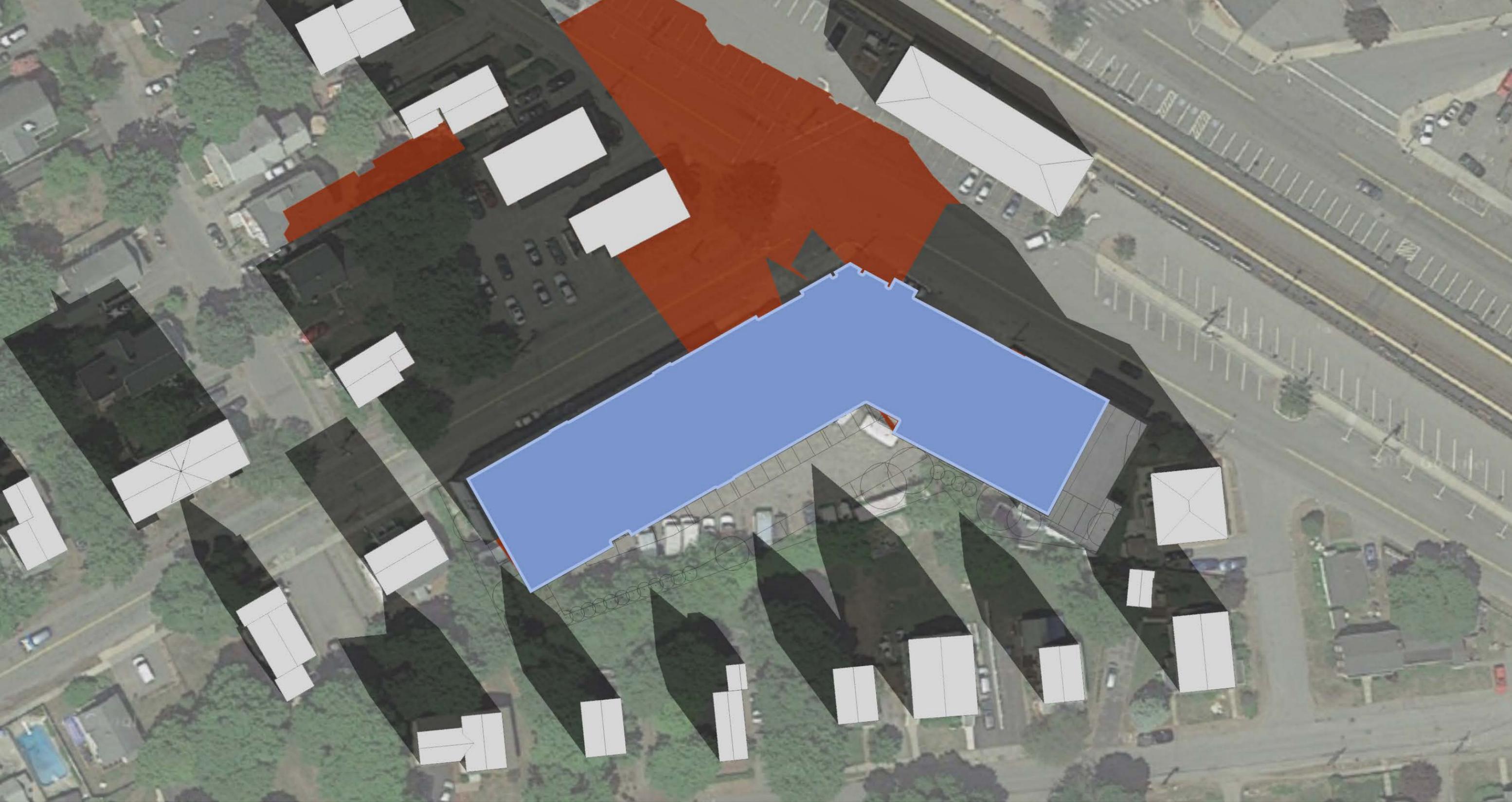
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Reading Village 40B - Reading, MA

Shadow Study – September 21st at 5pm

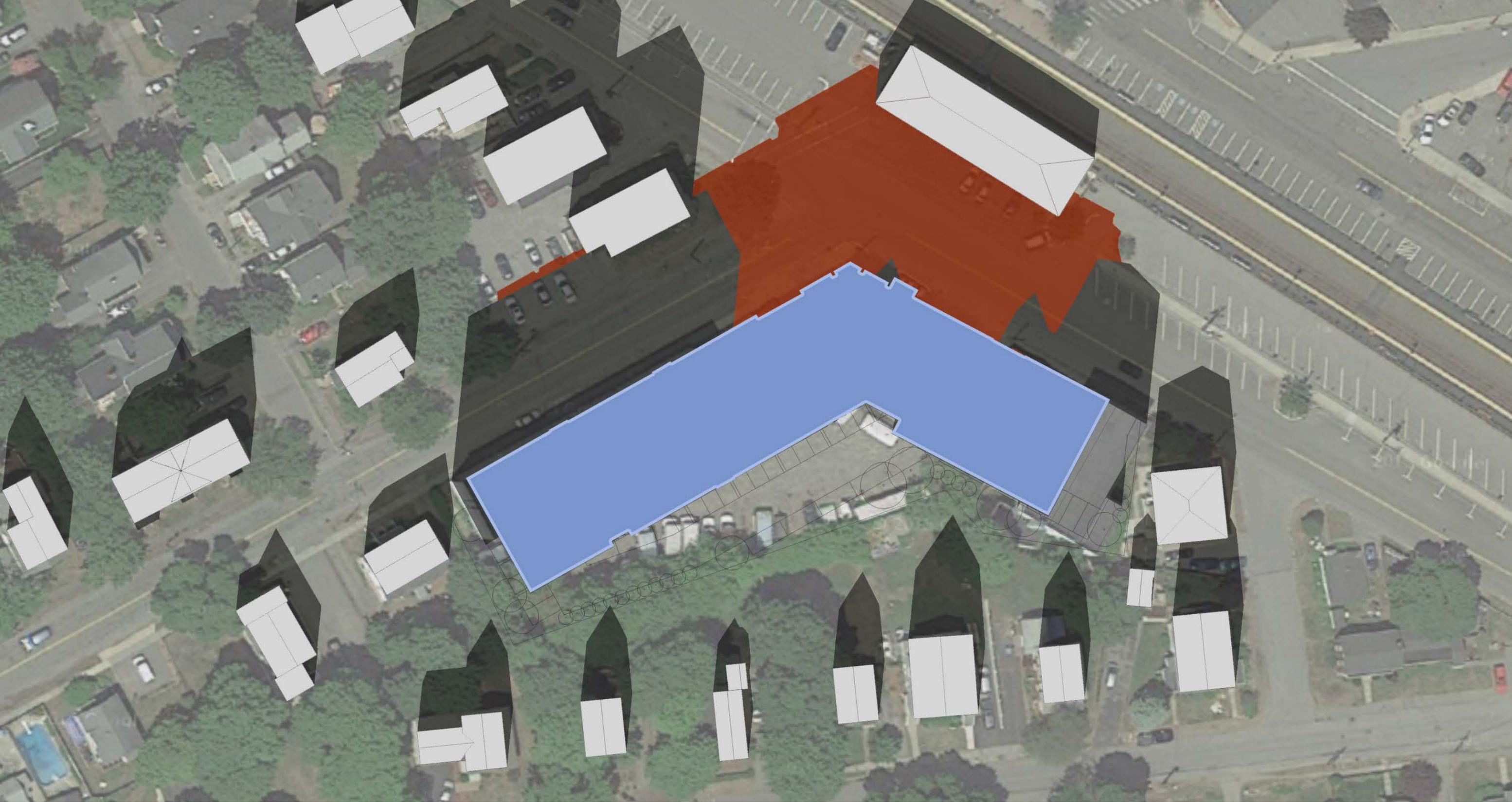
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Reading Village 40B - Reading, MA

Shadow Study – December 21st at 9am

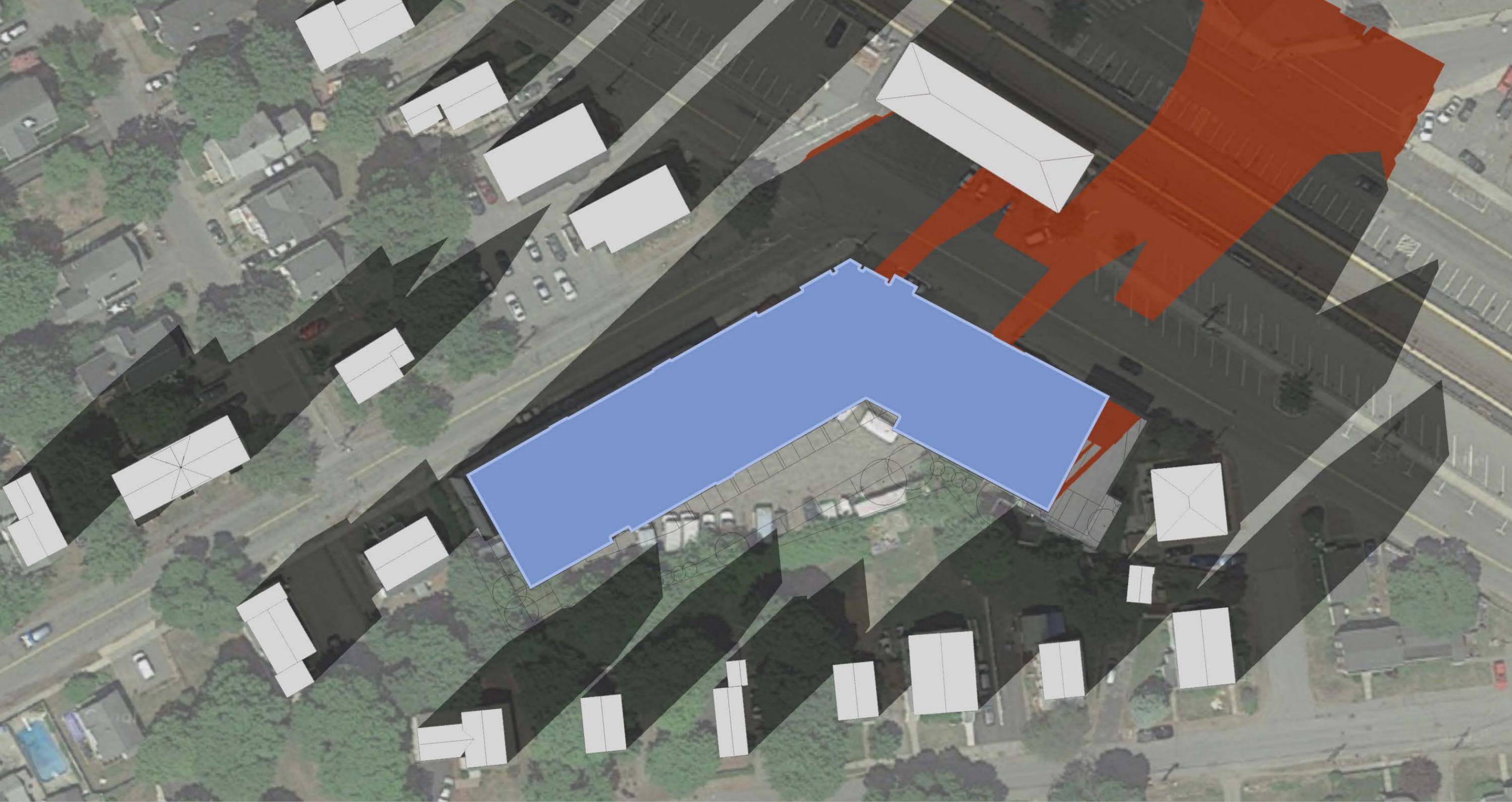
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Reading Village 40B - Reading, MA

Shadow Study – December 21st at 12pm

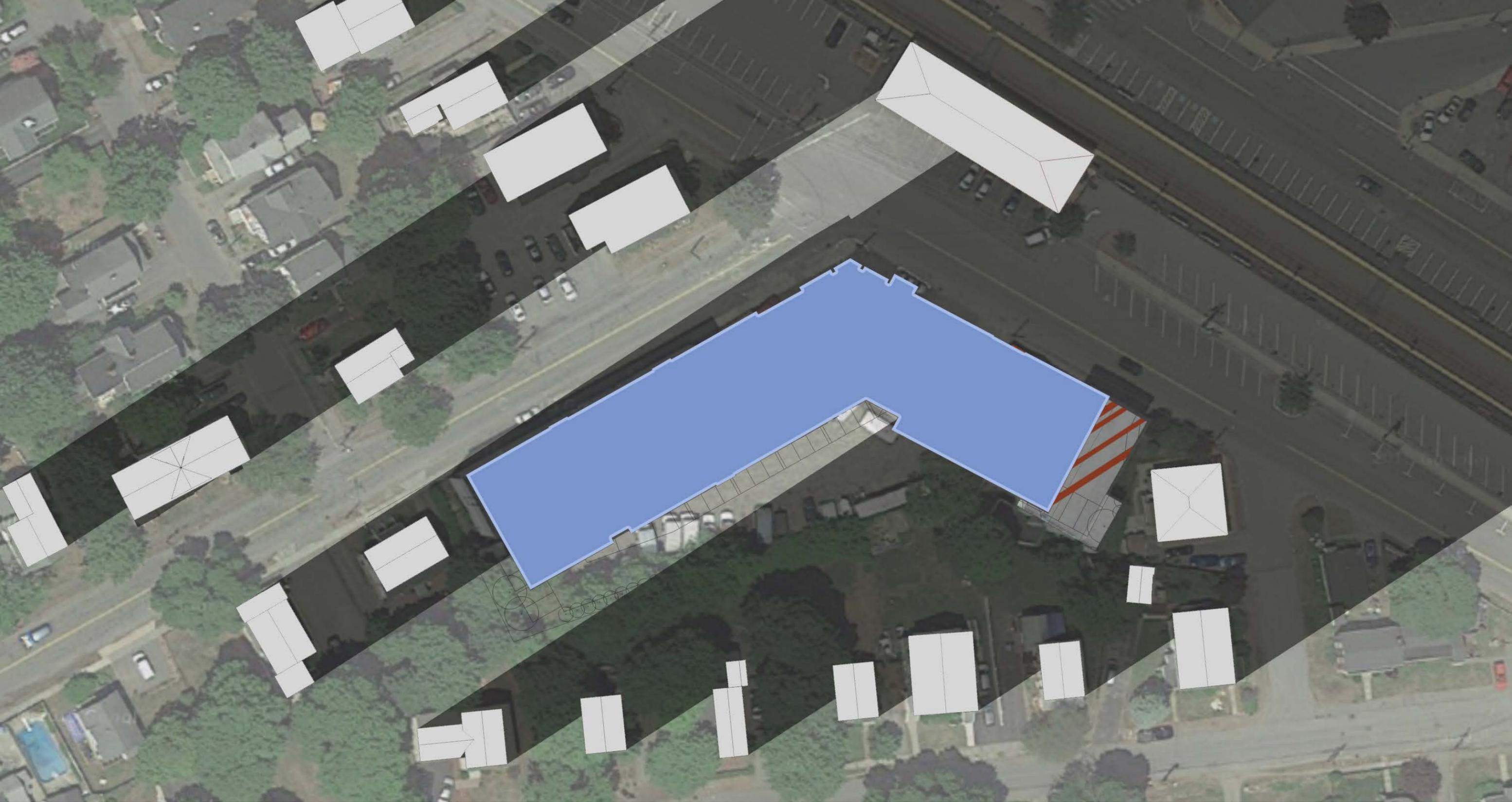
23 June 2016



Reading Village 40B - Reading, MA

Shadow Study – December 21st at 3pm

23 June 2016



Reading Village 40B - Reading, MA

Shadow Study – December 21st at 4pm

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Thank You!

Reading Village 40B – ZBA Presentation

Reading, Massachusetts

23 June 2016



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