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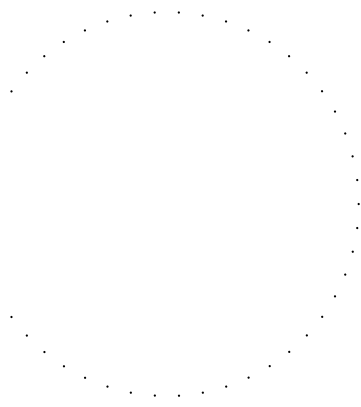
258 Main Street Redevelopment READING, MASSACHUSETTS

March 25th, 2024

PROJECT:
258 Main Street - Mixed use New Construction
Reading, MA

RP Architectural Studio

78 Highland Circle
Wayland, MA 01778
Tel. 617-794-7759



Project Team:

PREPARED FOR:
Community Planning and Development Committee
TOWN HALL
16 Lowell Street
Reading, MA 01867
Tel (781) 942-6612

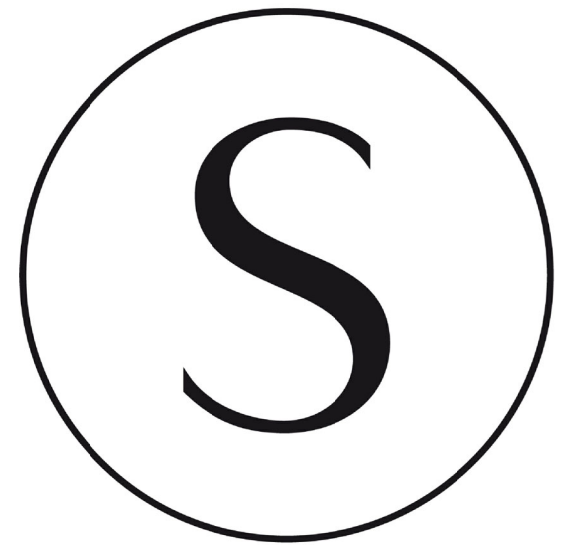
OWNER:
BLVD Reading, LLC
P.O. Box 4449
Peabody, MA 01961
Tel (781) 389-5989

ARCHITECT:
RP ARCHITECTURAL STUDIO
78 Highland Circle
Wayland, MA 01778
Tel (617) 794-7759

CIVIL ENGINEER:
ALLEN & MAJOR ASSOCIATES, INC.
100 Commerce Way, Suite 5
Woburn, MA 01801
Tel (781) 935-6889



Front Elevation



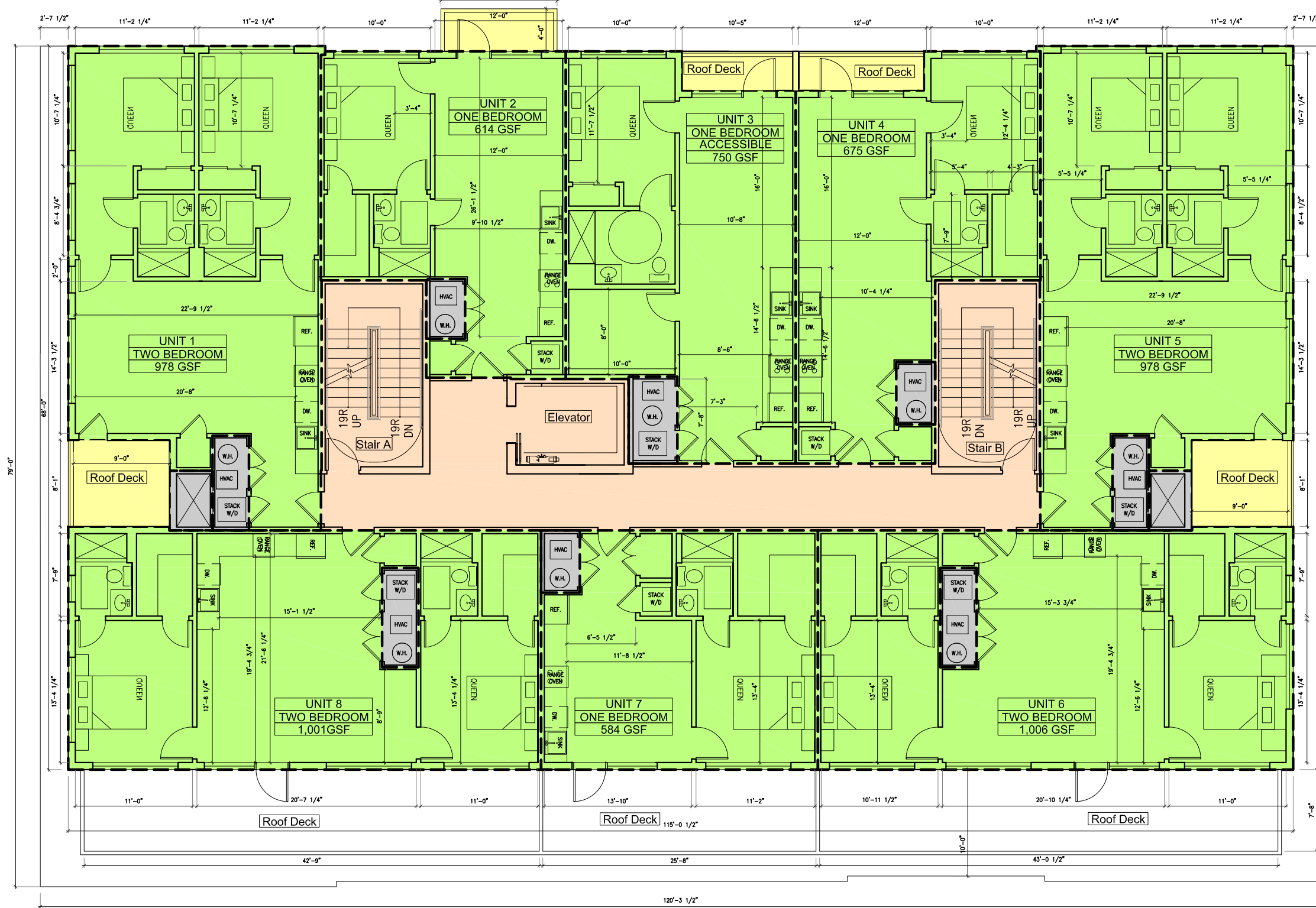
Date:	Revisions:

Drawing Title:

Scale: Drawing No. :

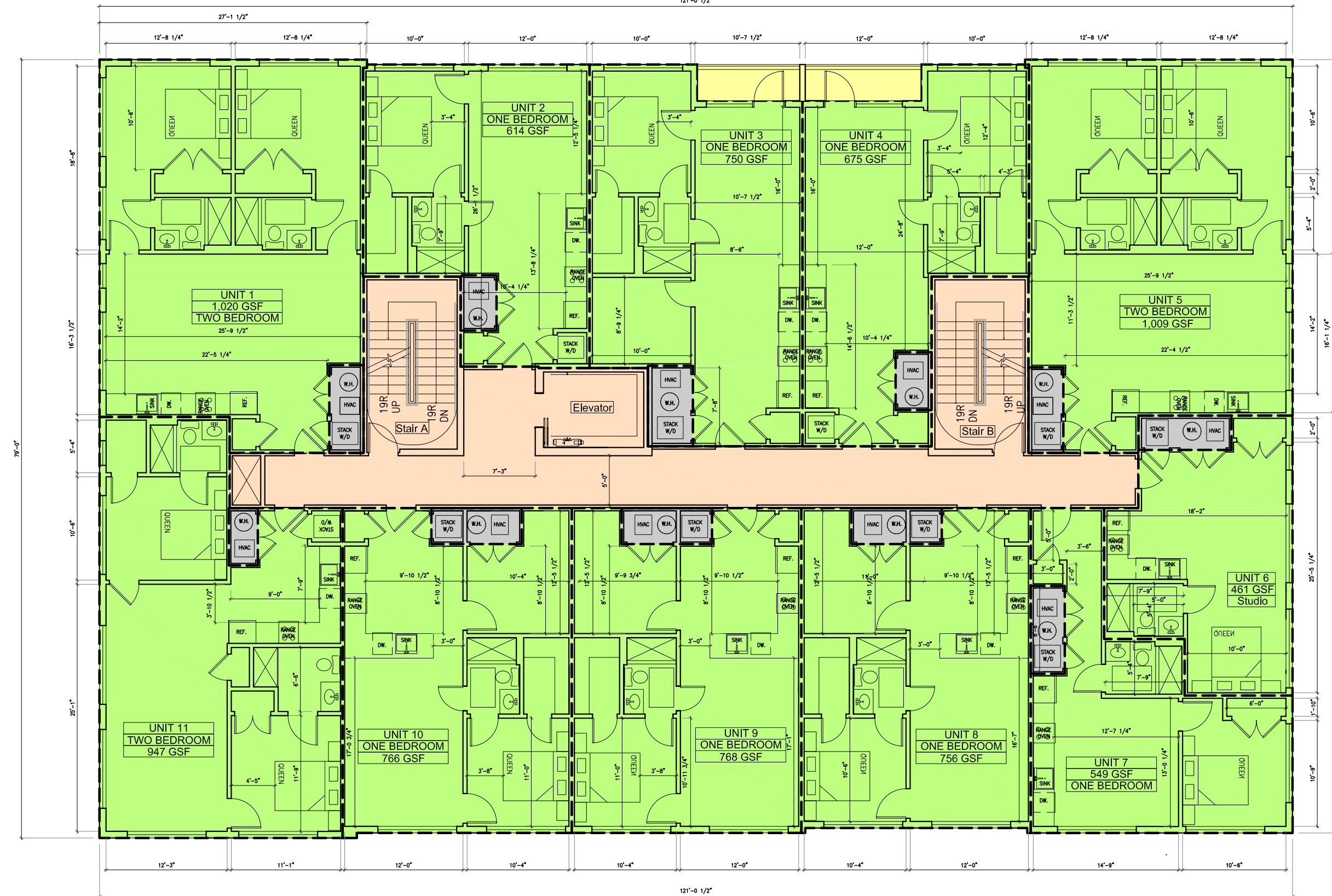
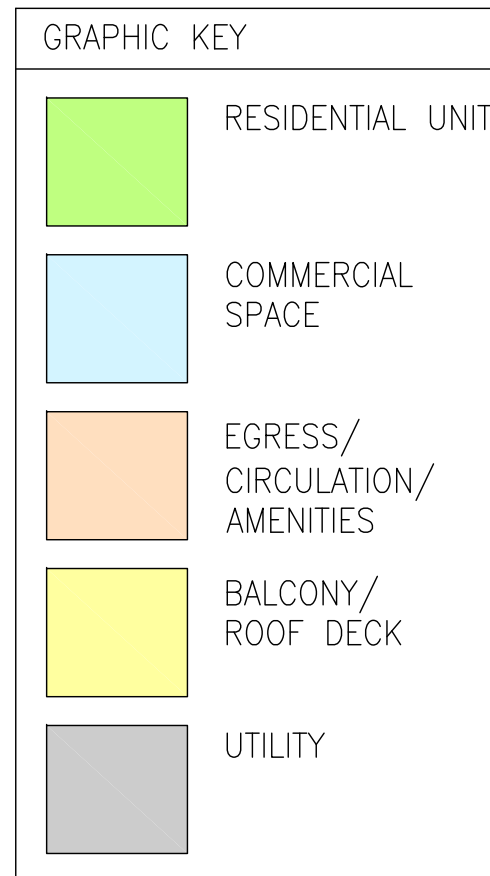
Job No.: 434

Date: 3/25/24



TOTAL RESIDENTIAL GSF = 6,734 - 245 = 6,489
 TOTAL COMMERCIAL GSF = 7,500

4 Fourth Floor Plan
 Scale: 3/32" = 1'-0"

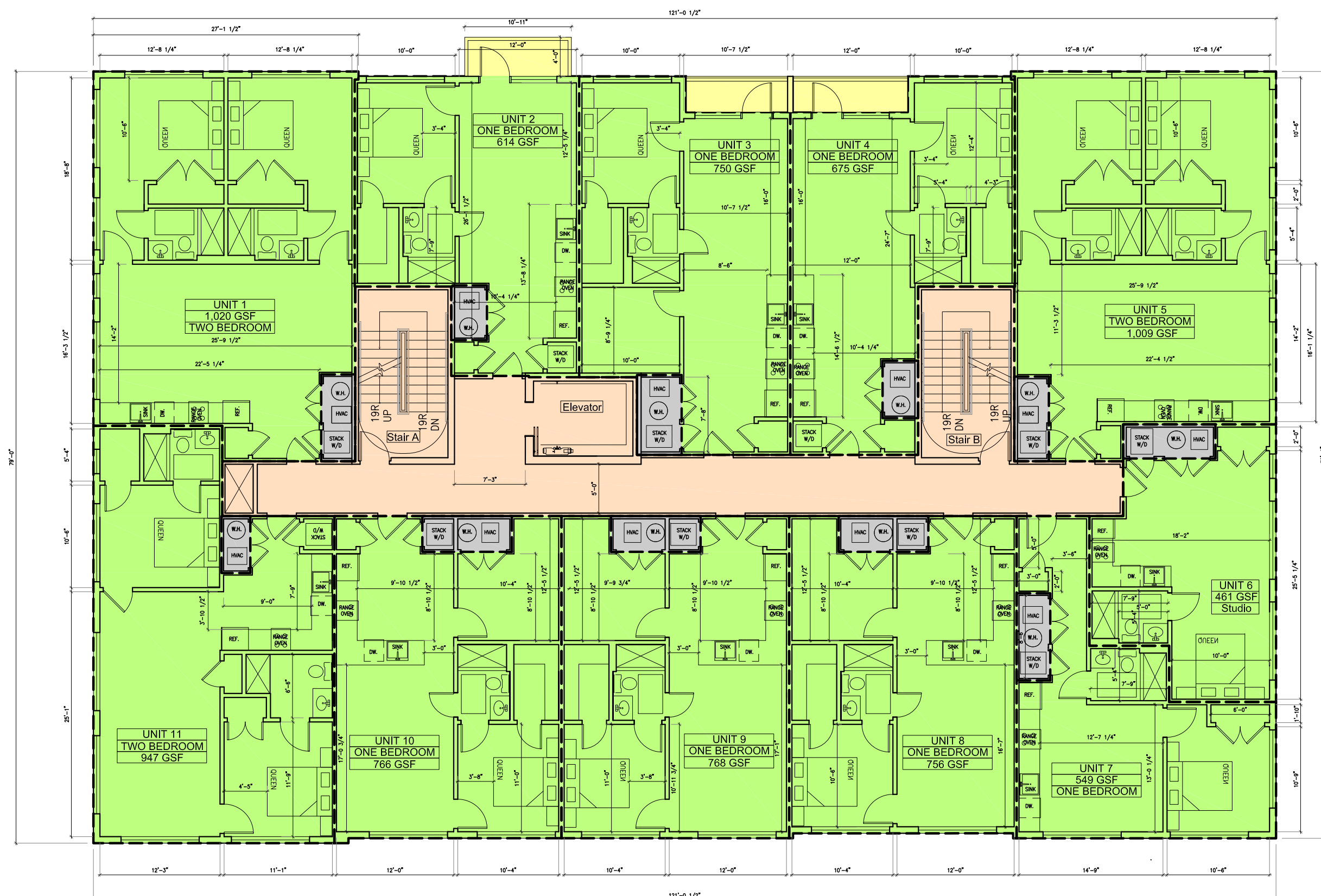


TOTAL RESIDENTIAL GSF = 8,324 - 319 = 8,005
 TOTAL COMMERCIAL GSF = 7,500

2 Second Floor Plan
 Scale: 3/32" = 1'-0"

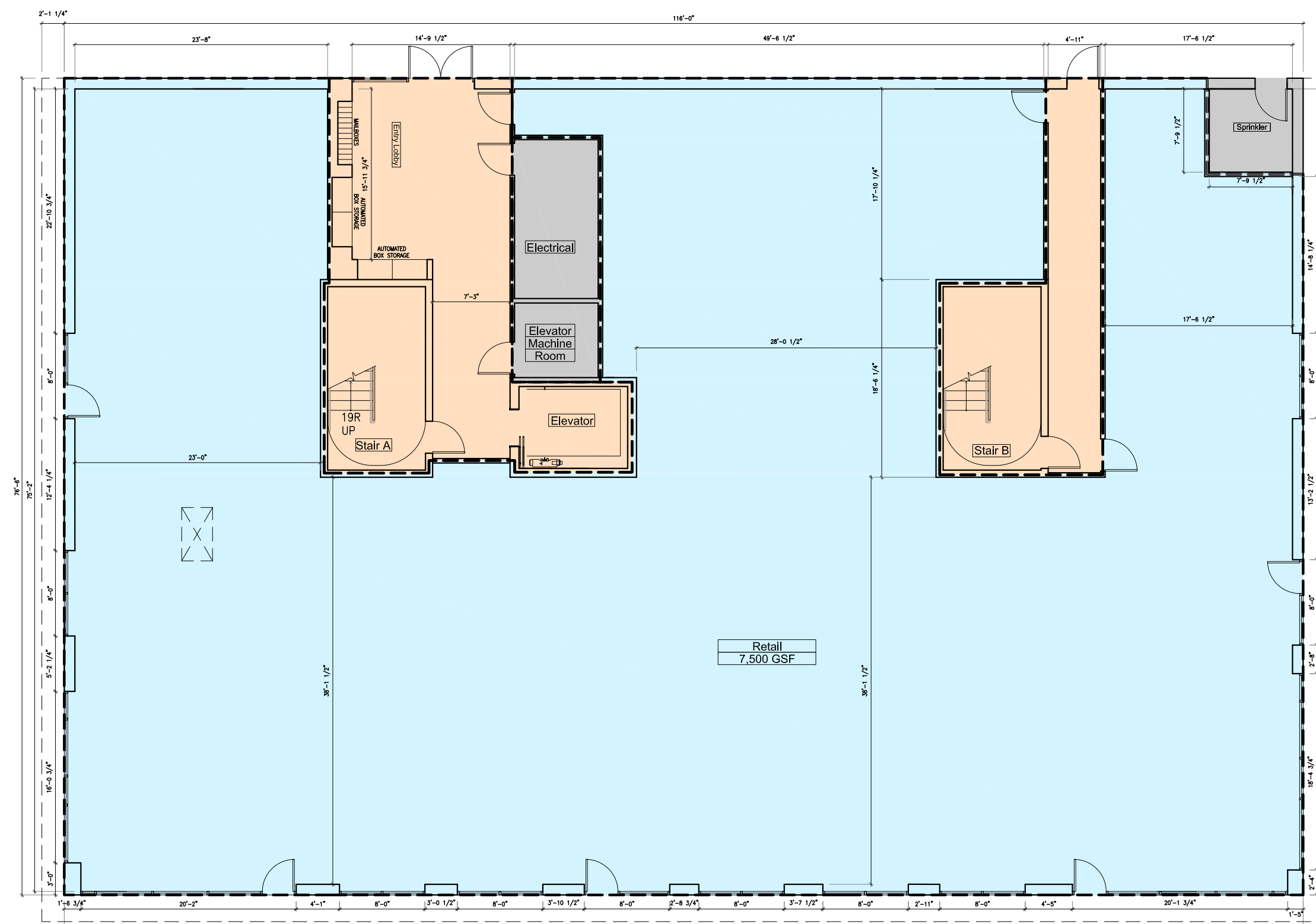
RESIDENTIAL / COMMERCIAL PERCENT RATIO CALCULATION
TOTAL FIRST FLOOR COMMERCIAL GROSS FLOOR AREA= 7,500 GSF
TOTAL SECOND FLOOR RESIDENTIAL GROSS FLOOR AREA= 8,005 GSF
TOTAL THIRD FLOOR RESIDENTIAL GROSS FLOOR AREA= 8,470 GSF
TOTAL FOURTH FLOOR RESIDENTIAL GROSS FLOOR AREA= 6,489 GSF
TOTAL RESIDENTIAL GROSS FLOOR AREA= 22,499 GSF
TOTAL RESIDENTIAL / COMMERCIAL PERCENT = 75% / 25%

TOTAL GROSS FLOOR AREA
TOTAL FIRST FLOOR GROSS FLOOR AREA= 8,873 GSF
TOTAL SECOND FLOOR GROSS FLOOR AREA= 9,470 GSF
TOTAL THIRD FLOOR GROSS FLOOR AREA= 9,470 GSF
TOTAL FOURTH FLOOR GROSS FLOOR AREA= 7,629 GSF
TOTAL ROOF FLOOR GROSS FLOOR AREA= 194 GSF
TOTAL GROSS FLOOR AREA = 35,636



TOTAL RESIDENTIAL GSF = 8,324 - 319 = 8,005
 TOTAL COMMERCIAL GSF = 7,500

3 Third Floor Plan
 Scale: 3/32" = 1'-0"

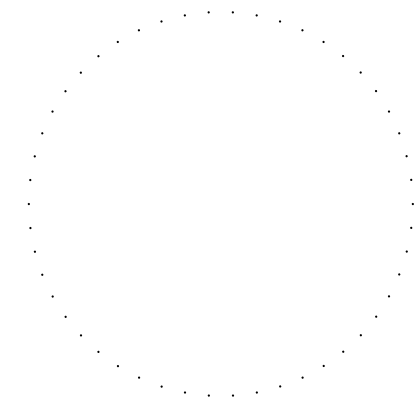


TOTAL COMMERCIAL GSF = 7,500

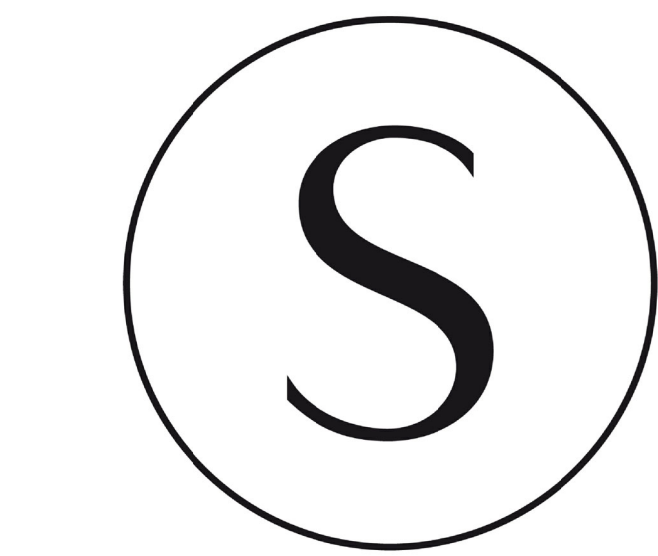
1 First Floor Plan
 Scale: 3/32" = 1'-0"

PROJECT:
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Project Team:



Date: Revisions:

Date	Revisions

Drawing Title:
Plan Diagrams

Scale: Noted Drawing No.:

Job No.: 434

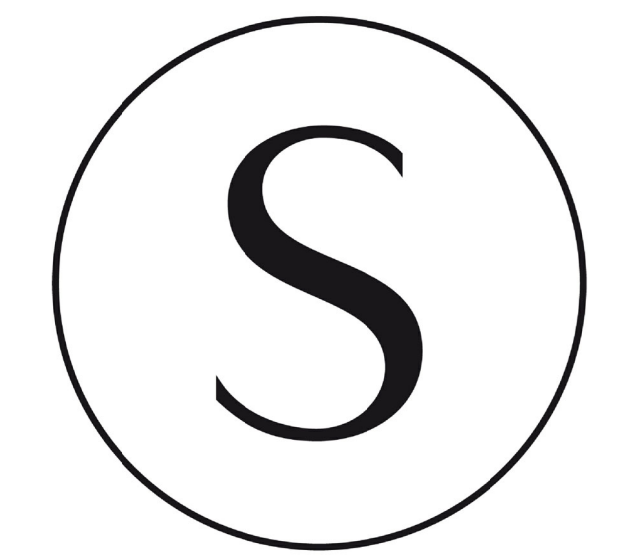
Date: 3/25/24

A0.1

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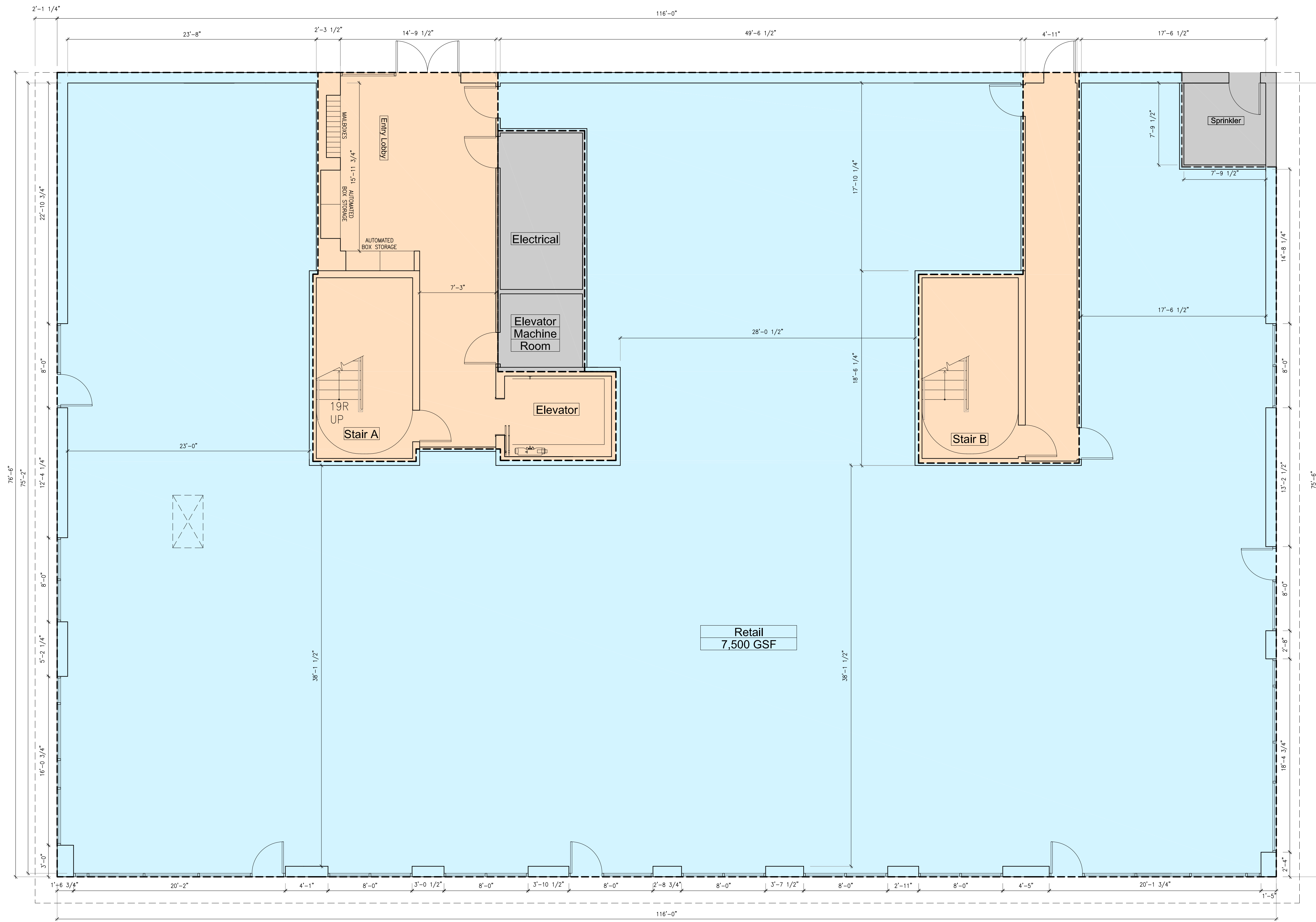
Date:	Revisions:

Drawing Title:
Proposed Floor Plans

Scale: Noted Drawing No.:
 Job No.: 434 **A1.0**
 Date: 3/25/24

GRAPHIC KEY

	RESIDENTIAL UNIT
	COMMERCIAL SPACE
	EGRESS/ CIRCULATION/ AMENITIES
	BALCONY/ ROOF DECK
	UTILITY



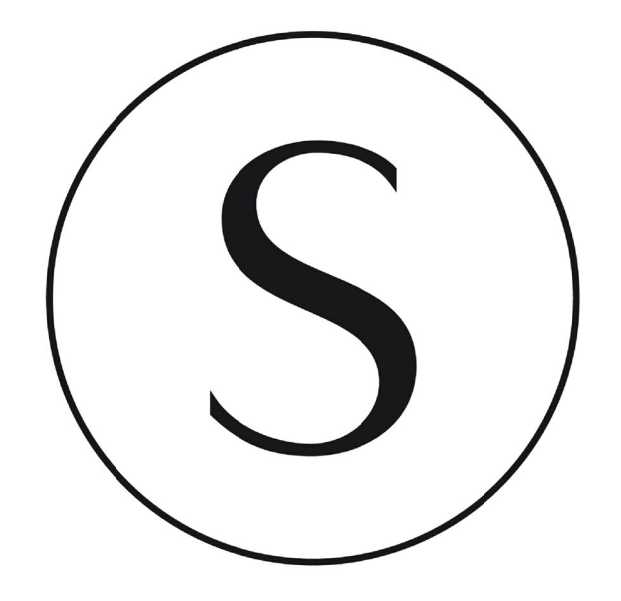
TOTAL COMMERCIAL GSF = 7,500

1 First Floor Plan
 Scale: 3/16" = 1'-0"

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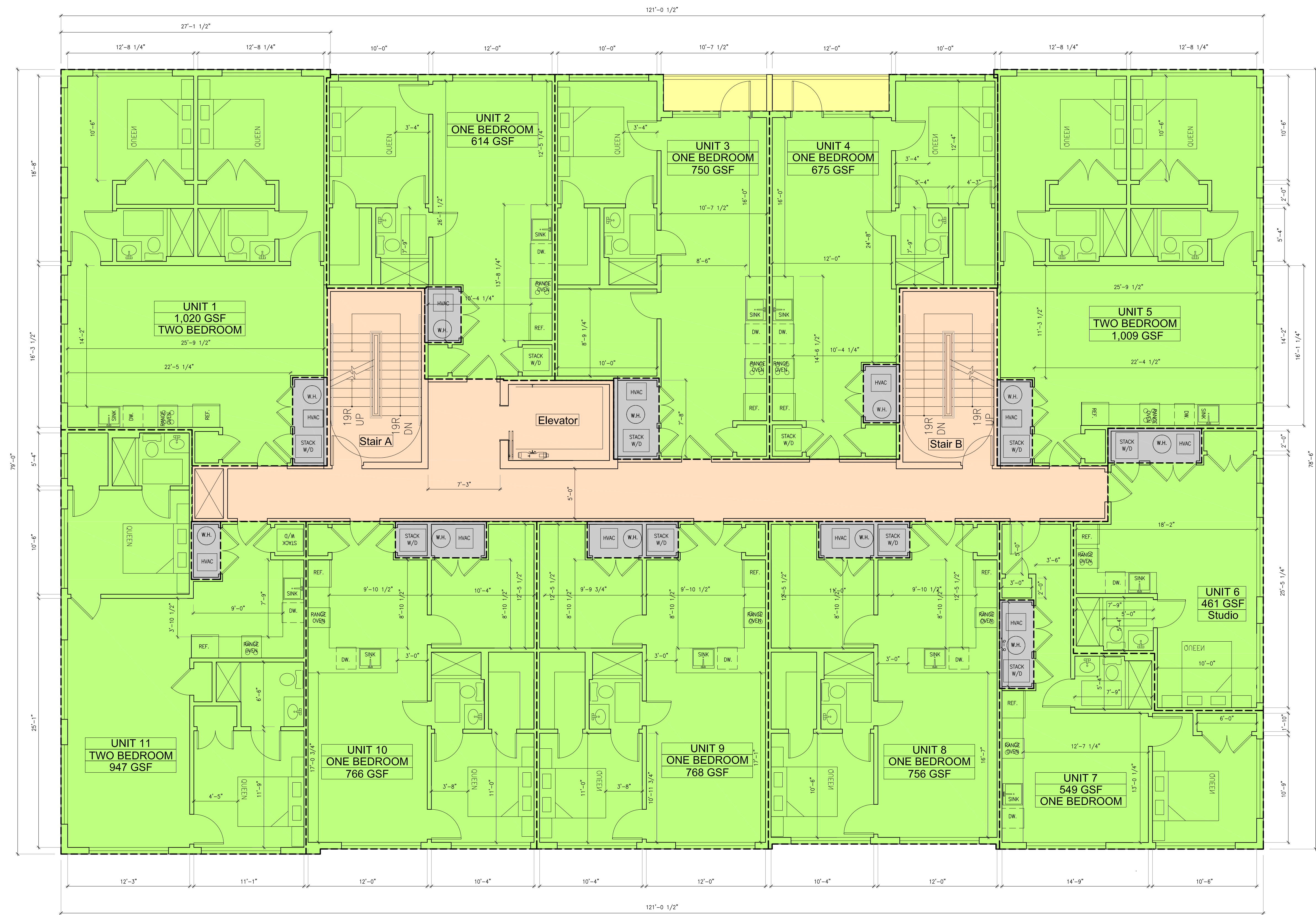
Drawing Title:
Proposed Floor Plans

Scale: Noted Drawing No.:
 Job No.: 434
 Date: 3/25/24 **A1.1**

1 Second Floor Plan
 Scale: 3/16" = 1'-0"

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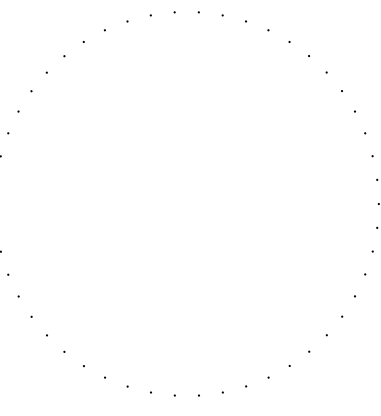


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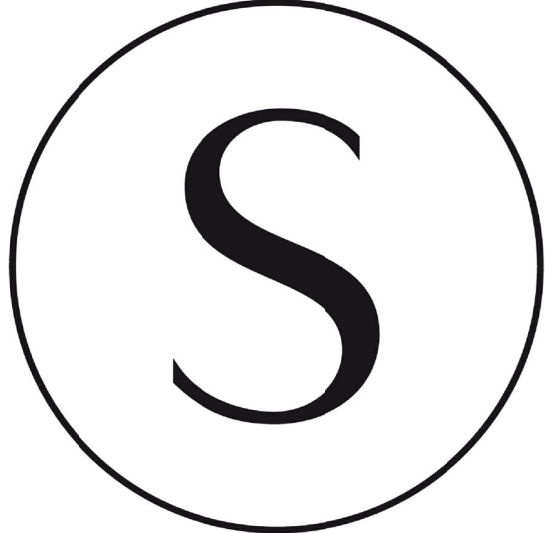
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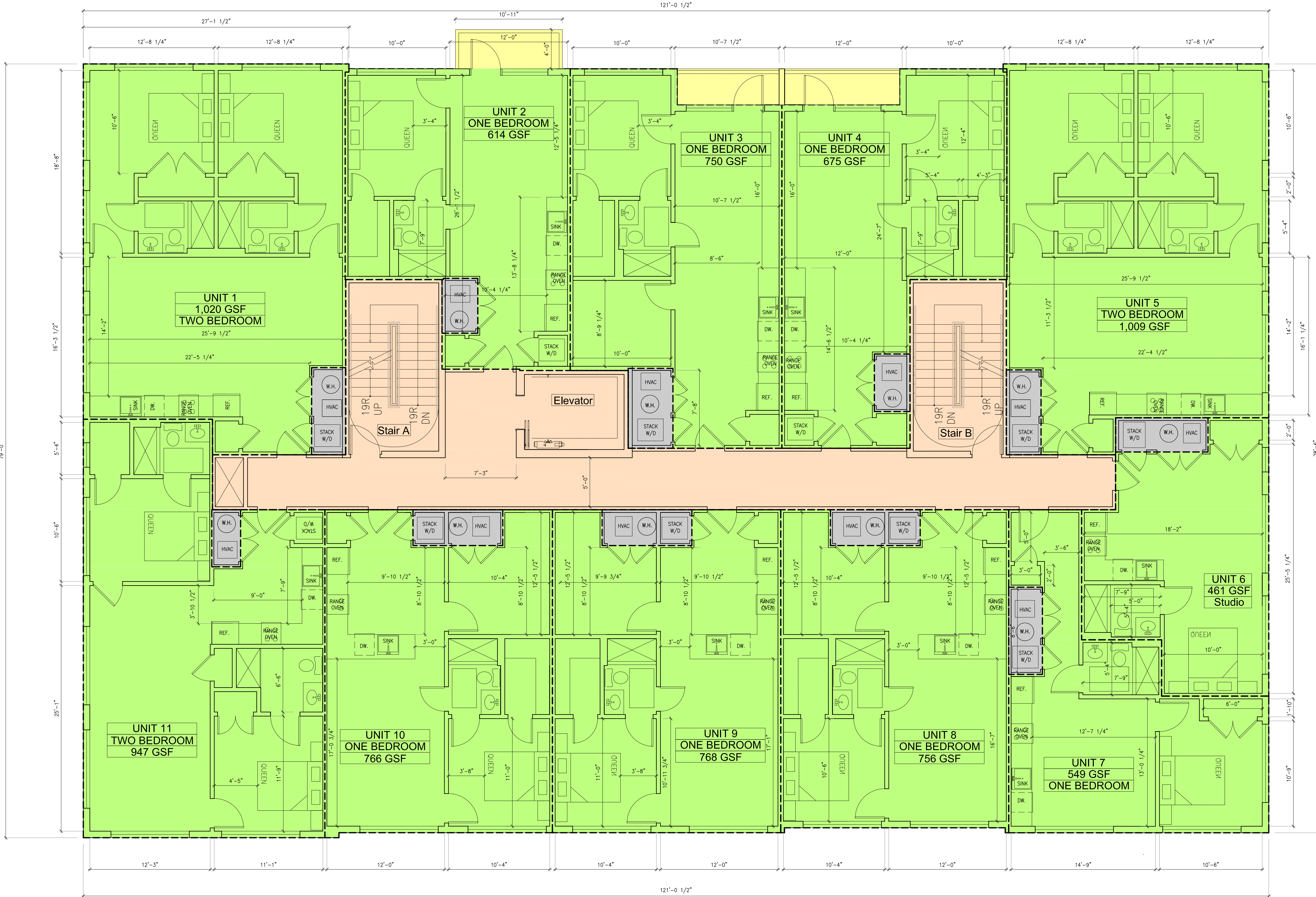
Date:	Revisions:

Drawing Title:
Proposed Floor Plans

Scale: Noted Drawing No.:
 Job No.: 434
 Date: 3/25/24 **A1.2**

GRAPHIC KEY

- RESIDENTIAL UNIT
- COMMERCIAL SPACE
- EGRESS/ CIRCULATION/ AMENITIES
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- UTILITY



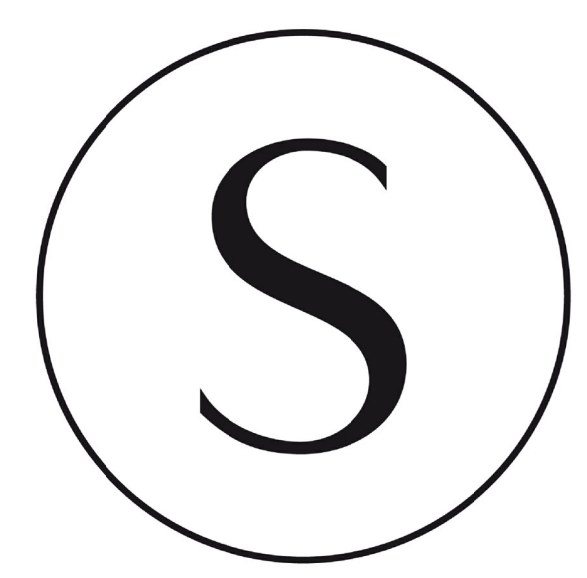
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1 Third Floor Plan
 Scale: 3/16" = 1'-0"

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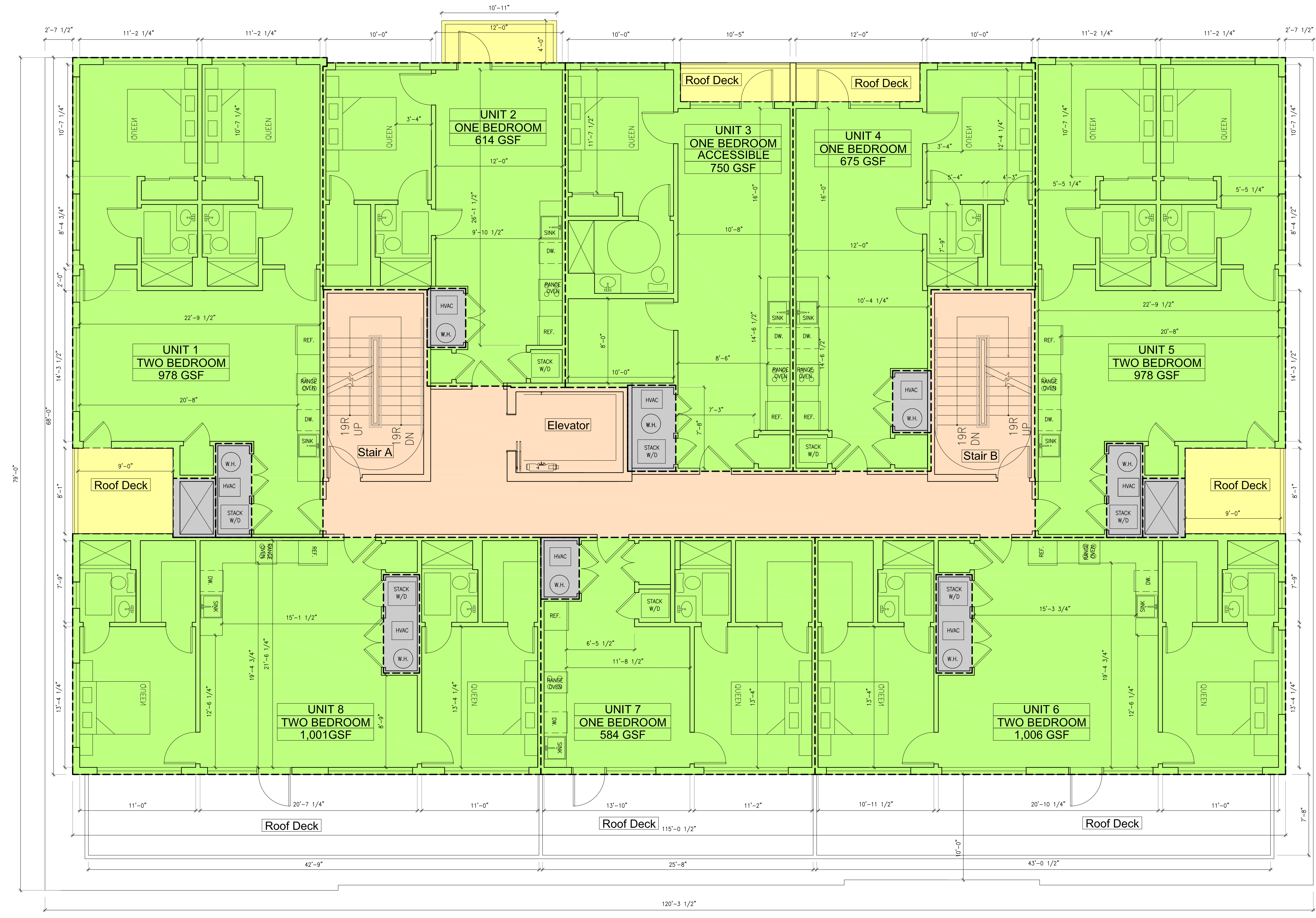
Date:	Revisions:

Drawing Title:
Proposed Floor Plans

Scale: Noted Drawing No.:
 Job No.: 434
 Date: 3/25/24 **A1.3**

GRAPHIC KEY

- RESIDENTIAL UNIT
- COMMERCIAL SPACE
- EGRESS/ CIRCULATION/ AMENITIES
- BALCONY/ ROOF DECK
- UTILITY

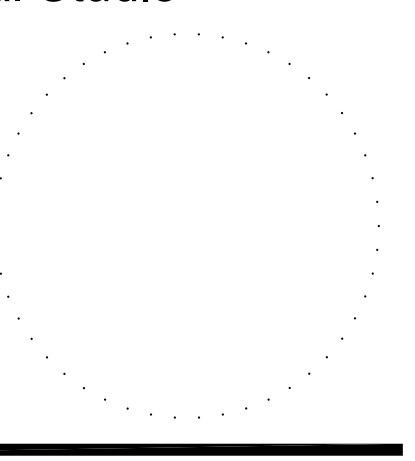


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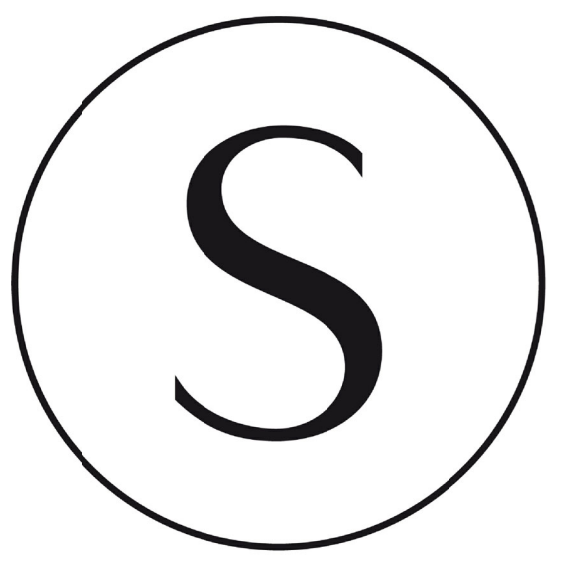
1 Fourth Floor Plan
 Scale: 3/16" = 1'-0"

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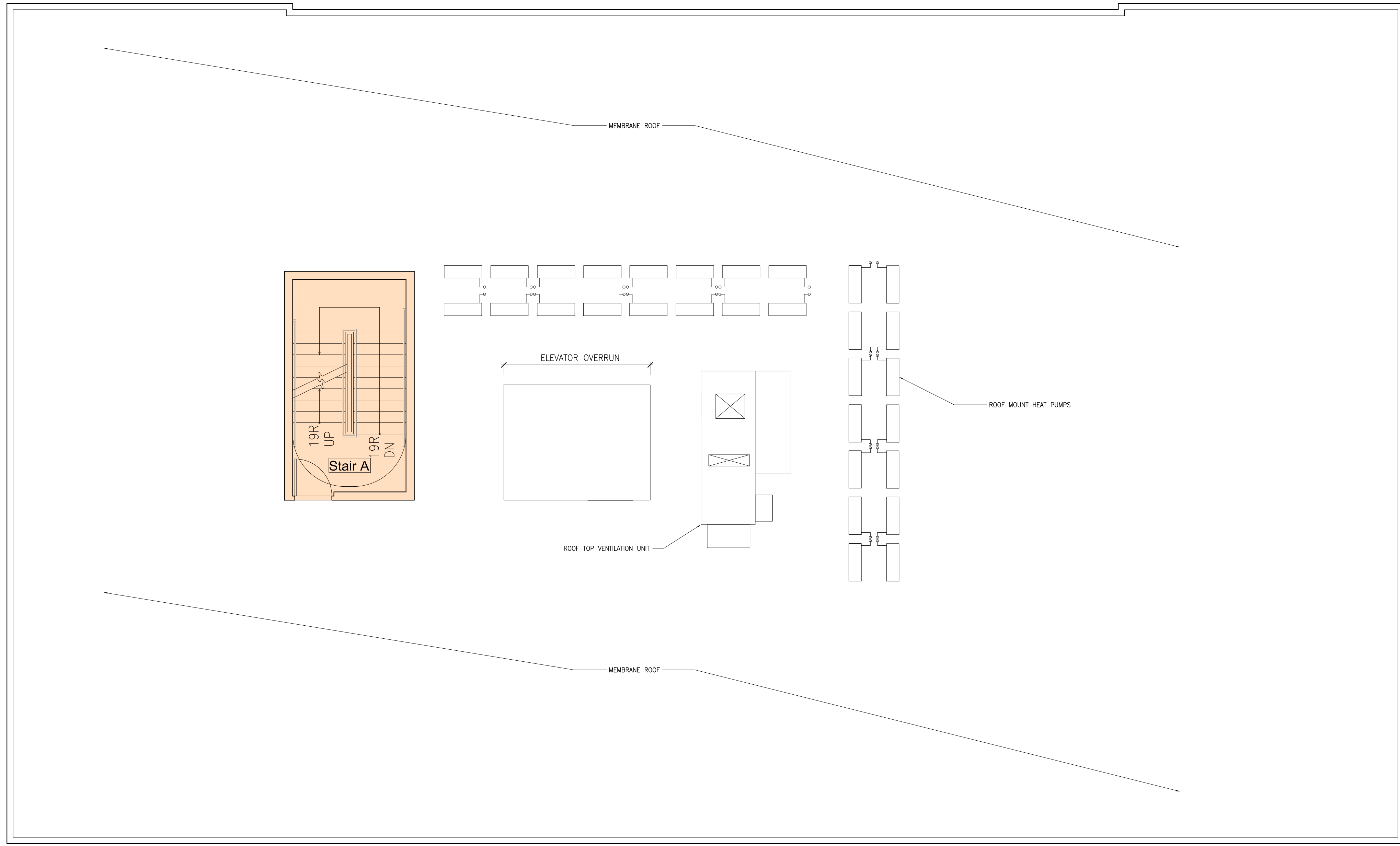


Date:	Revisions:

Drawing Title:
 Proposed Roof Plan

Scale: Noted Drawing No.:
 Job No.: 434
 Date: 3/25/24

A1.4



GRAPHIC KEY

	RESIDENTIAL UNIT
	COMMERCIAL SPACE
	EGRESS/ CIRCULATION/ AMENITIES
	BALCONY/ ROOF DECK
	UTILITY

1 Roof Plan
 Scale: 3/16" = 1'-0"

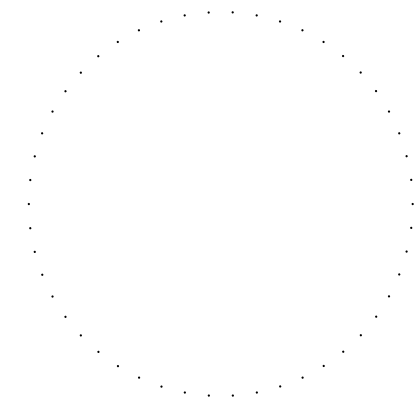


2 Proposed South Elevation
Scale: 1/4" = 1'-0"

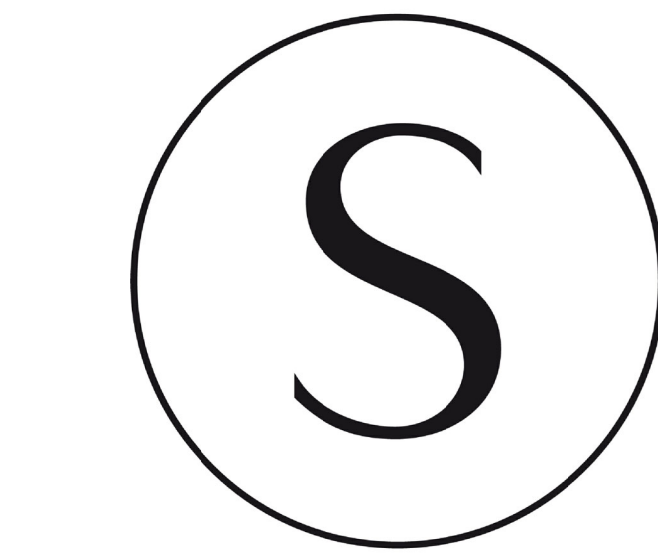
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1 Proposed East Elevation
Scale: 3/16" = 1'-0"



Date:	Revisions:

Drawing Title:
Proposed Elevations

Scale: Noted Drawing No.:
Job No.: 434
Date: 3/25/24 **A2.1**

2 Proposed North Elevation
Scale: 3/16" = 1'-0"



GOOSENECK LIGHTING: LUMENS ELIAS
SIGNAGE TYPE "A"; TYP.
RECESSED DOWNLIGHTS AT ALL OVERHANGS: WILLIAMS 4DR

SIDING COLOR B: NICHHA MASONRY SERIES COMPOSITE PANEL - COLOR "DESERT BEIGE"

SIDING COLOR C: NICHHA CORBOSA CONCRETE SERIES - COLOR "SHADOW"

GOOSENECK LIGHTING: LUMENS ELIAS

- Main Roof 142'-4 1/4"
- Third Floor Ceiling 139' - 7 1/4"
- Third Floor 130' - 9 3/4"
- Third Floor 120'-3 1/2"
- Second Floor 109'-9"
- First Floor Slab 98'-0"
- Average Grade 97.35'

1 Proposed West Elevation
Scale: 1/4" = 1'-0"



GOOSENECK LIGHTING: LUMENS ELIAS

SIDING COLOR C: NICHHA CORBOSA CONCRETE SERIES - COLOR "SHADOW"

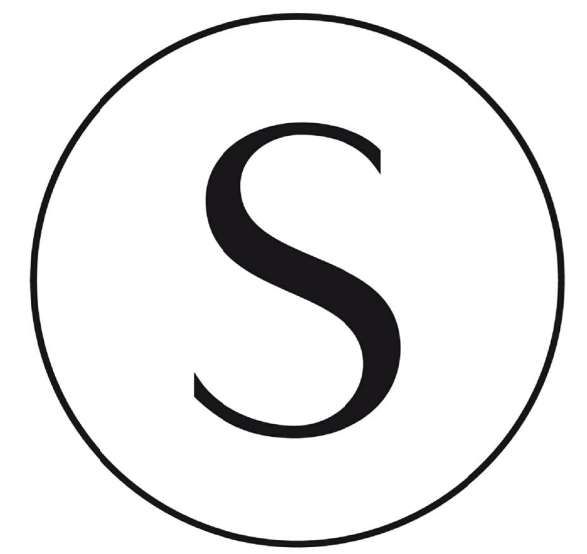
RECESSED DOWNLIGHTS AT ALL OVERHANGS: WILLIAMS 4DR

- Main Roof 142'-4 1/4"
- Third Floor Ceiling 139' - 7 1/4"
- Third Floor 130' - 9 3/4"
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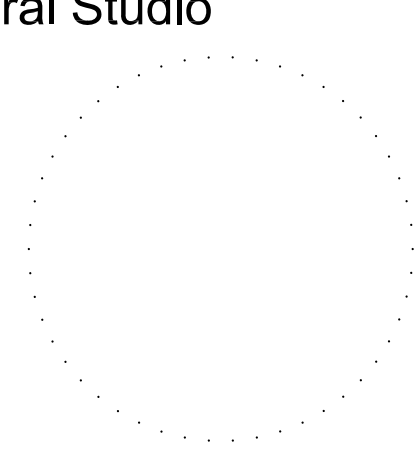
Project Team:



Date:	Revisions:

Drawing Title:
Proposed Elevations

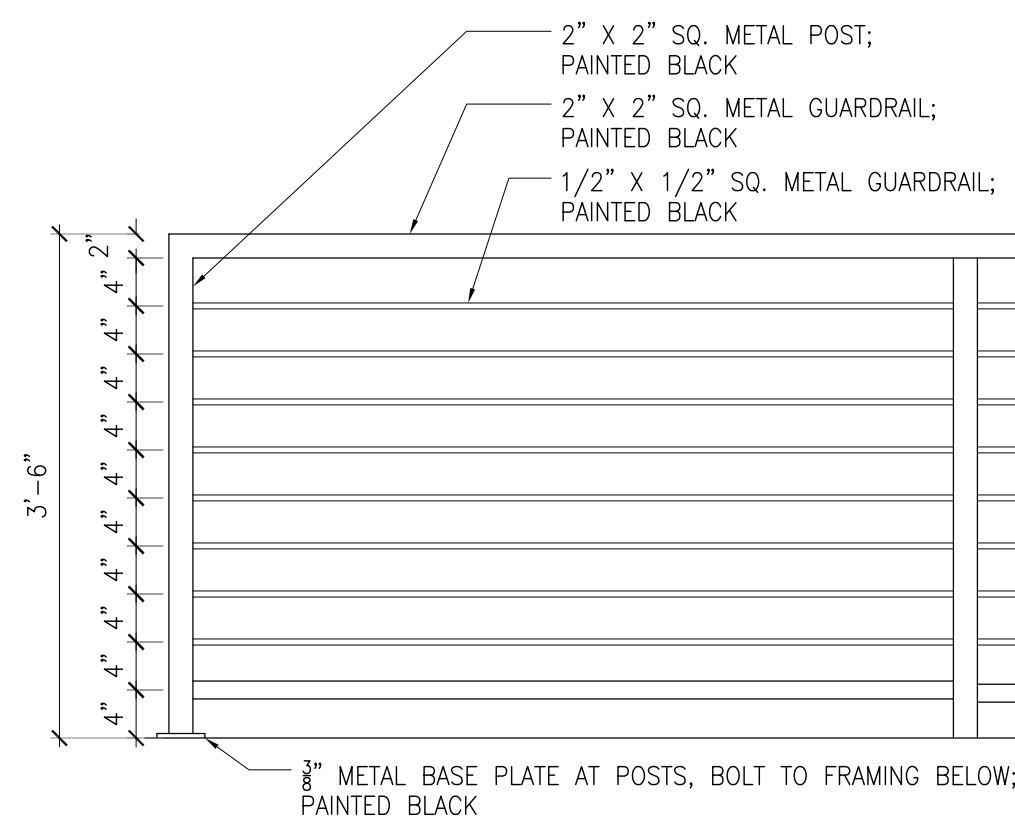
Scale: Noted Drawing No.:
Job No.: 434
Date: 3/25/24 **A2.2**



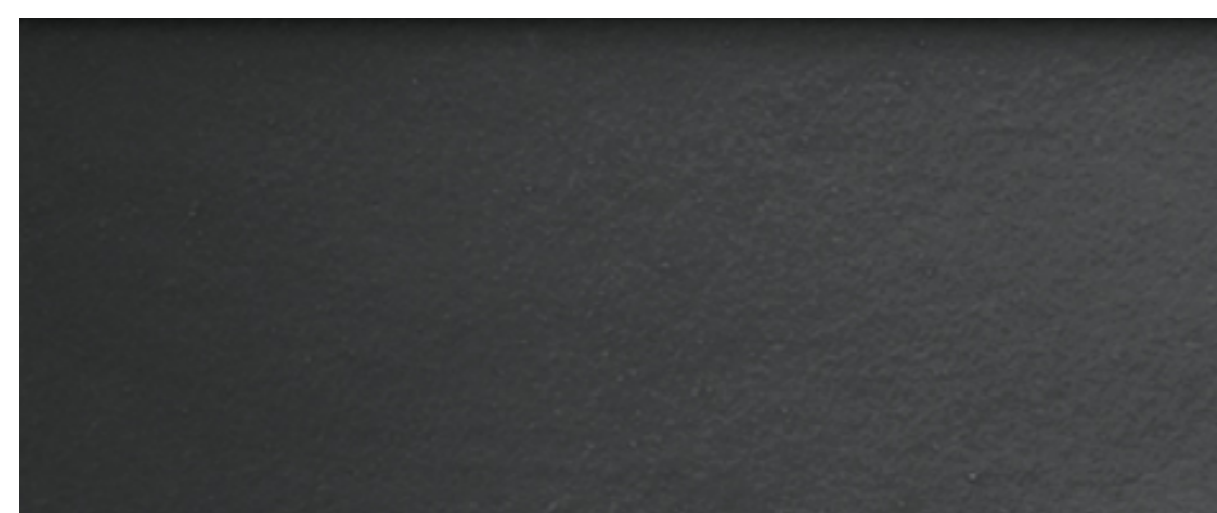
Project Team:



EXAMPLE OF GUARD RAILING STYLE



5 Rooftop Guard Railing Type
SCALE: 3/4" = 1'-0"



4 Door, Window, Trim, and Flashing Color: Black



3 EXTERIOR SIDING COLOR C: Nichiha Concrete Corbosa Series Composite Panel - Color "Shadow"



2 EXTERIOR SIDING COLOR B: Nichiha Masonry Series Composite Panel - Color "Desert Beige"



1 EXTERIOR SIDING COLOR A: Nichiha Vintage Wood Composite Panel - Color "Cedar"

Date:	Revisions:

Drawing Title:
Materials

