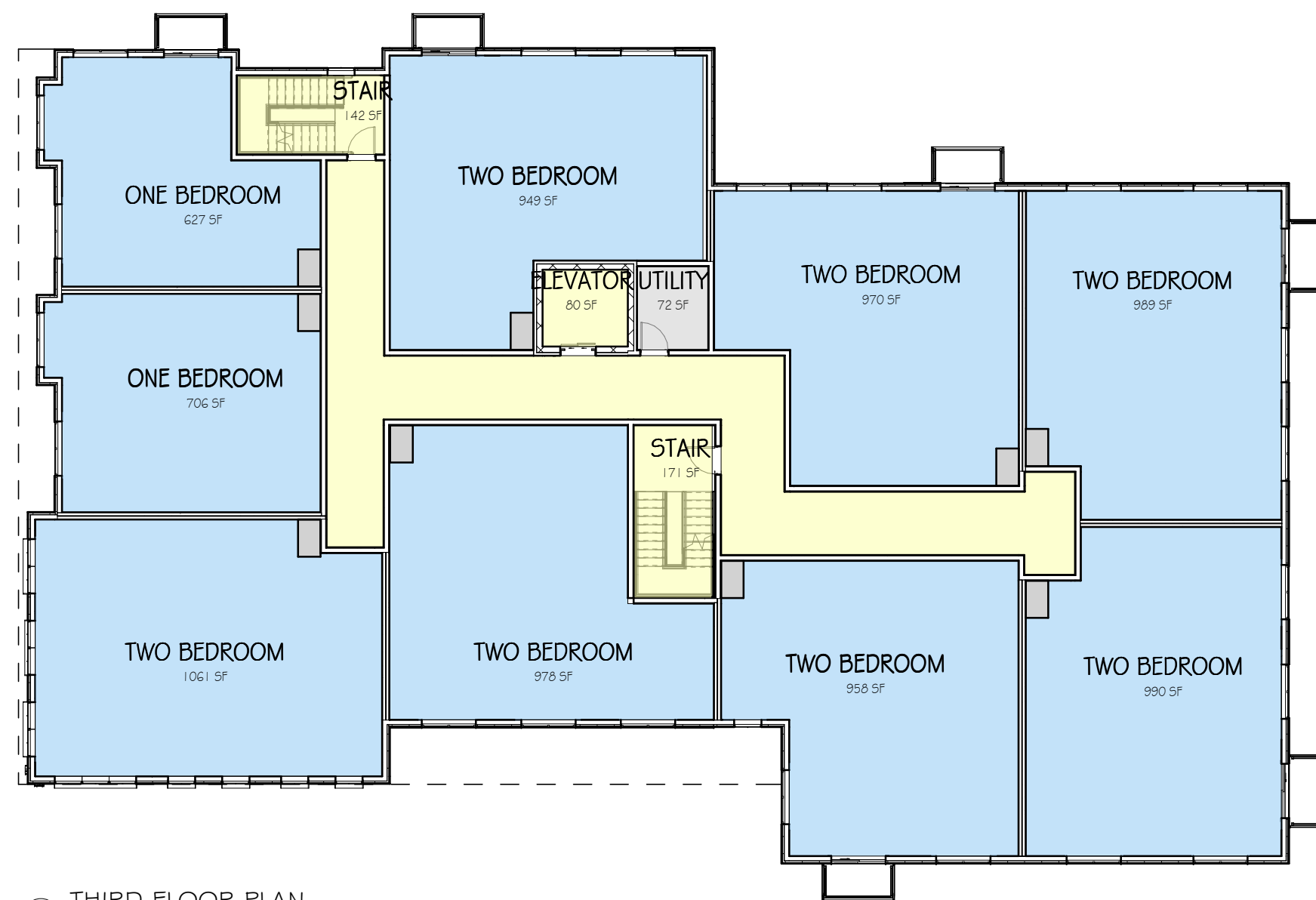
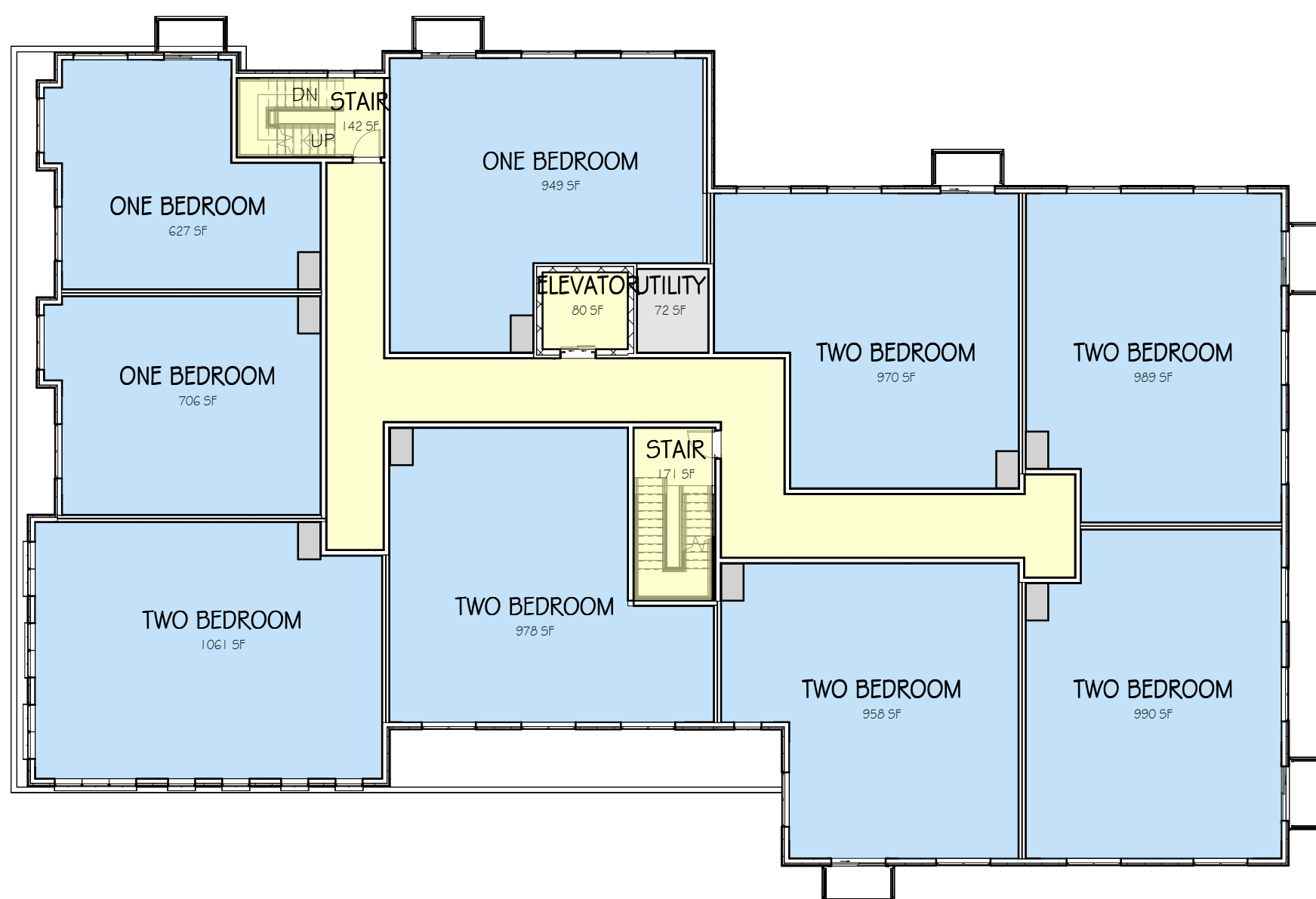


④ FOURTH FLOOR PLAN  
1/16" = 1'-0"

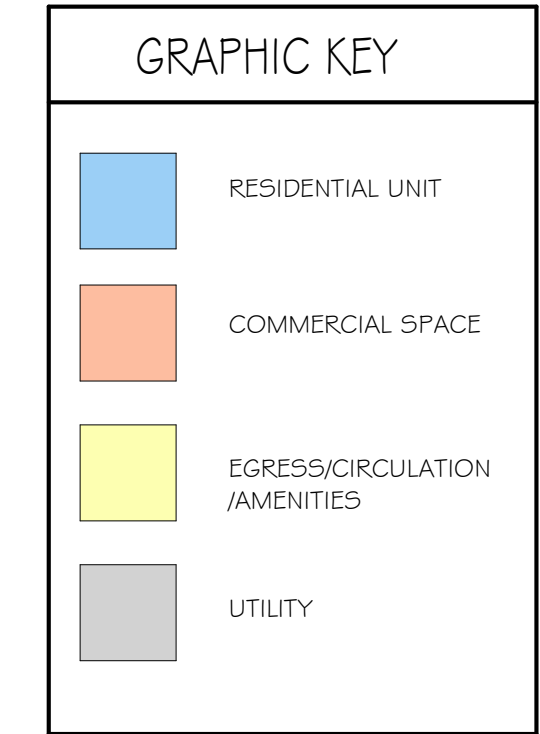


③ THIRD FLOOR PLAN  
1/16" = 1'-0"

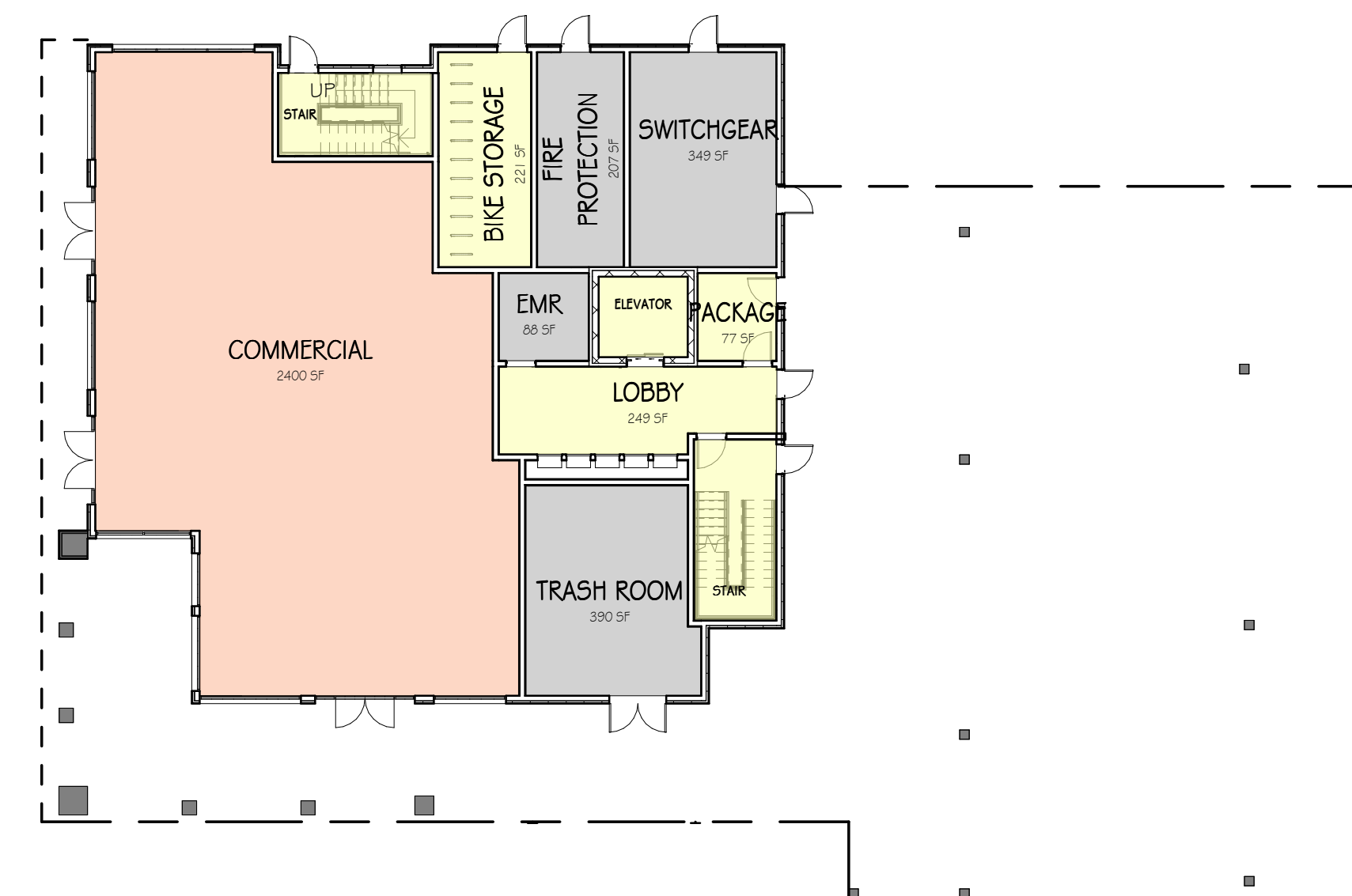


② SECOND FLOOR PLAN  
1/16" = 1'-0"

Gross Floor Area	
Level 1 (excludes parking)	4724
Level 2	10305
Level 3	10305
Level 4	7528
	32862



281 Main Street, Reading, MA						
	Residential Units	Residential Common	Circulation	Utilities	Commercial	Total per Floor
Level 1 (excludes parking)			855	1,034	2,400	4,289
Level 2	8,138		1,329	162		9,629
Level 3	8,138		1,329	162		9,629
Level 4	5,700		1,181	132		7,013
	21,976	-	4,694	1,490	2,400	30,560
<b>Net Area (Gross less Circulation &amp; Utilities)</b>						24,376
<b>Ratio (Commercial over Net)</b>						9.85%



① FIRST FLOOR PLAN  
1/16" = 1'-0"

PROJECT INFORMATION

Revisions  
Issue Date: Description  
Checked By

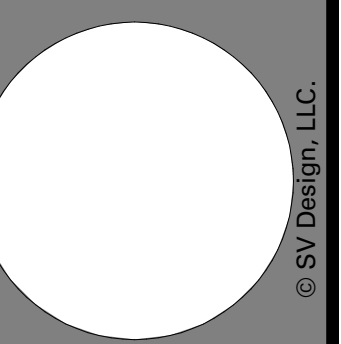
Scale: As indicated  
Drawn By: Author  
Date: 11/25/2025

Checked By: Checker  
Project #: 11.6122.007

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126 Dodge Street

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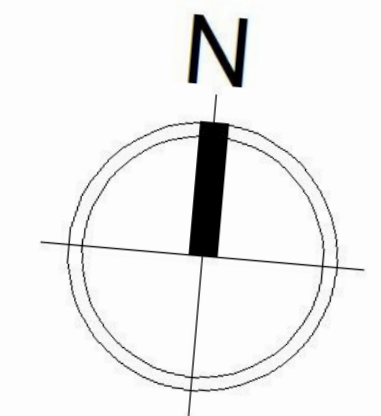
PROJECT INFORMATION

A010

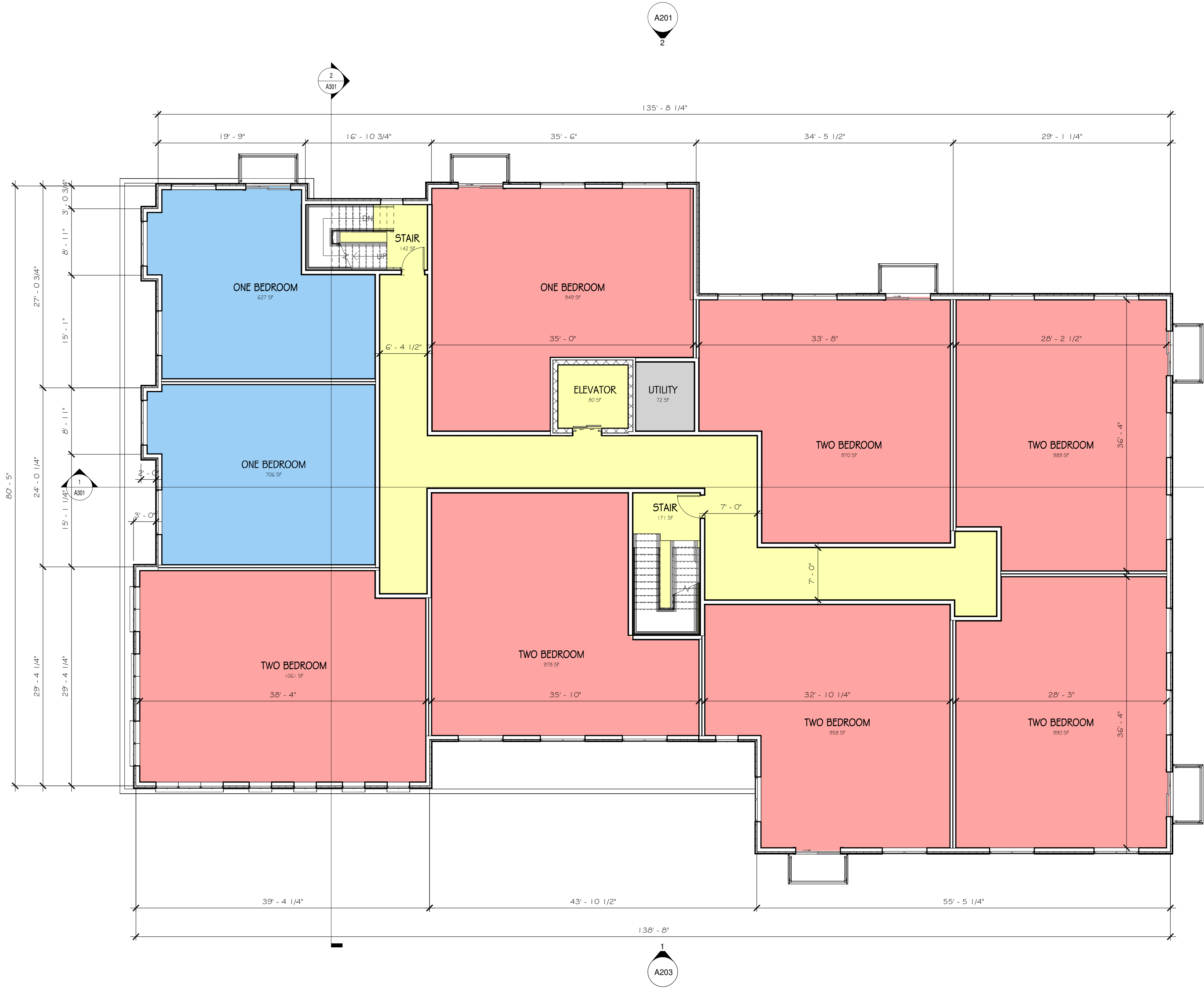


**Legend**

- CIRCULATION
- COMMON SPACES
- MAINTENANCE
- ONE BEDROOM
- RETAIL
- TWO BEDROOM

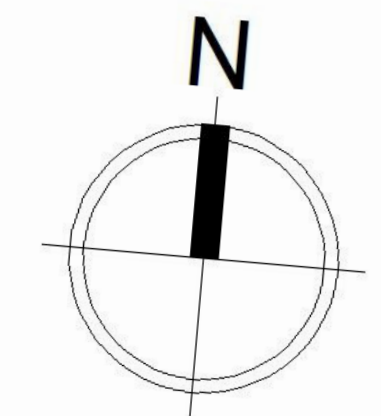


<p><b>281 Reading, LLC</b>          281 Main Street Reading, MA 01867</p>	<p>SV DESIGN 126 Dodge Street          Beverly, Massachusetts 01915          www.svdesign.com          1-978-927-3745</p>	<p>LEVEL 1 PLAN</p>									
<p>Scale: 1/8" = 1'-0"          Drawn By: Author          Date: 11/25/2025</p>		<p>Checked By: Checker          Project #: 11.6122.007</p>									
<p>Revisions</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 5%;">Issue No.</th> <th style="width: 15%;">Date</th> <th style="width: 80%;">Description</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>			Issue No.	Date	Description						
Issue No.	Date	Description									
<p>CPDC Filing 11/25/2025</p>		<p>Checked By</p>									



UNIT MATRIX			
	ONE BEDROOM	TWO BEDROOM	
LEVEL 1	0	0	
LEVEL 2	2	7	
LEVEL 3	2	7	
LEVEL 4	0	6	
TOTAL	4	20	24

- Legend**
- CIRCULATION
  - COMMON SPACES
  - MAINTENANCE
  - ONE BEDROOM
  - RETAIL
  - TWO BEDROOM



1 LEVEL 2 PLAN  
1/8" = 1'-0"

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DESIGN

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LEVEL 2 PLAN

**A102**

Scale: As indicated  
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Date: 11/25/2025

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Project #: 11.6122.007

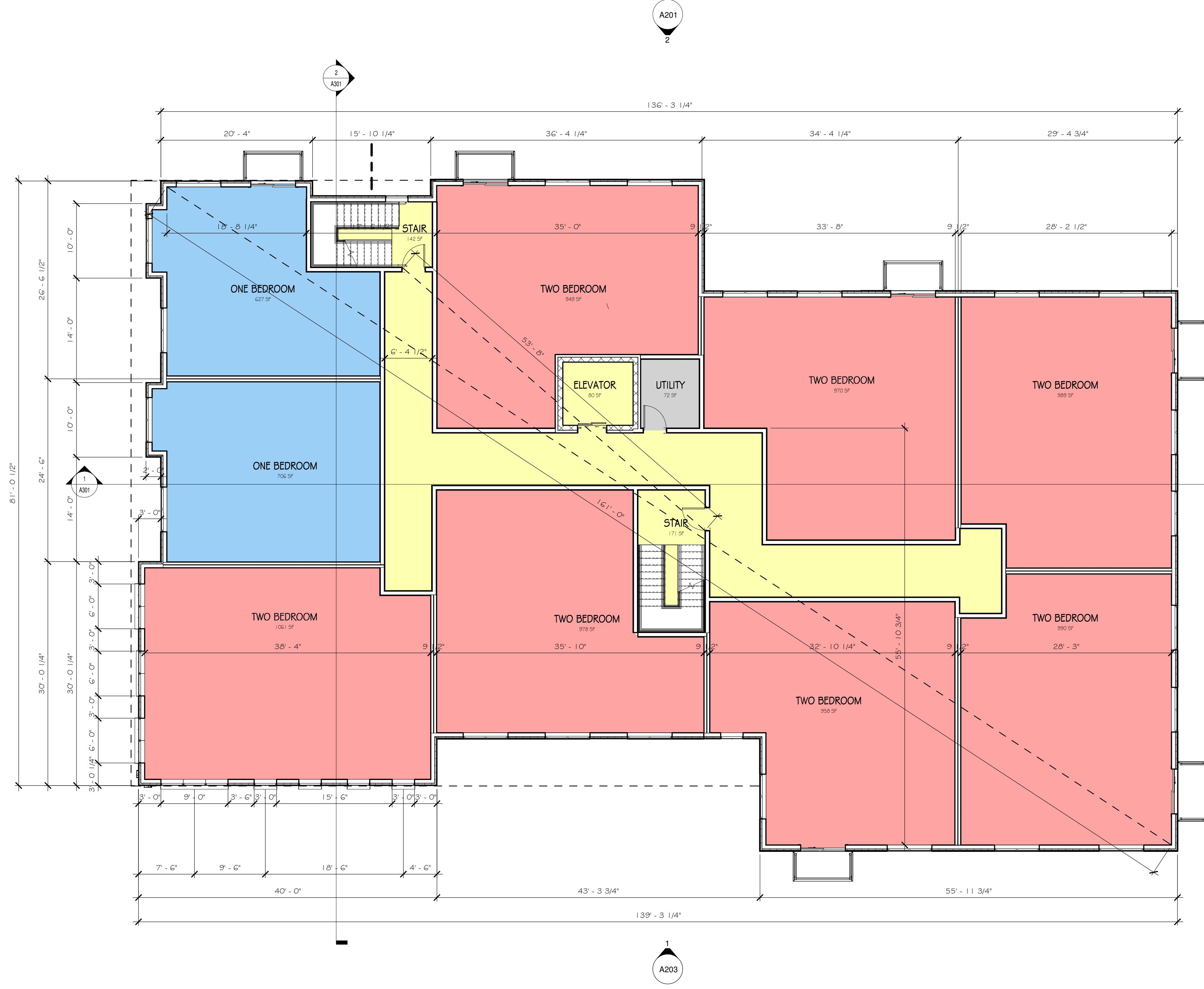
Revisions

Issue No.	Date	Description
1		

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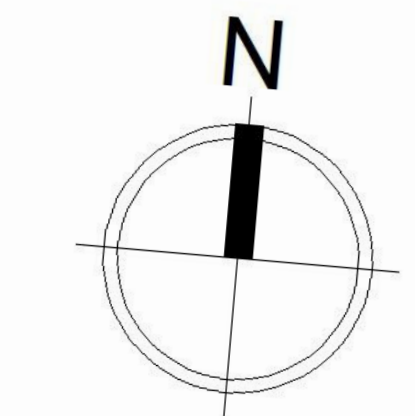
Autodesk Docs://Fulciniti\_Reading 281 Main/Fulciniti\_Reading 281 Main.rvt 11/25/2025 11:53:03 AM



UNIT MATRIX		
	ONE BEDROOM	TWO BEDROOM
LEVEL 1	0	0
LEVEL 2	2	7
LEVEL 3	2	7
LEVEL 4	0	6
TOTAL	4	20
		24

- Legend**
- CIRCULATION
  - COMMON SPACES
  - MAINTENANCE
  - ONE BEDROOM
  - RETAIL
  - TWO BEDROOM

1 LEVEL 3 PLAN  
1/8" = 1'-0"



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Revisions

Issue Date	Description

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Date: 11/25/2025

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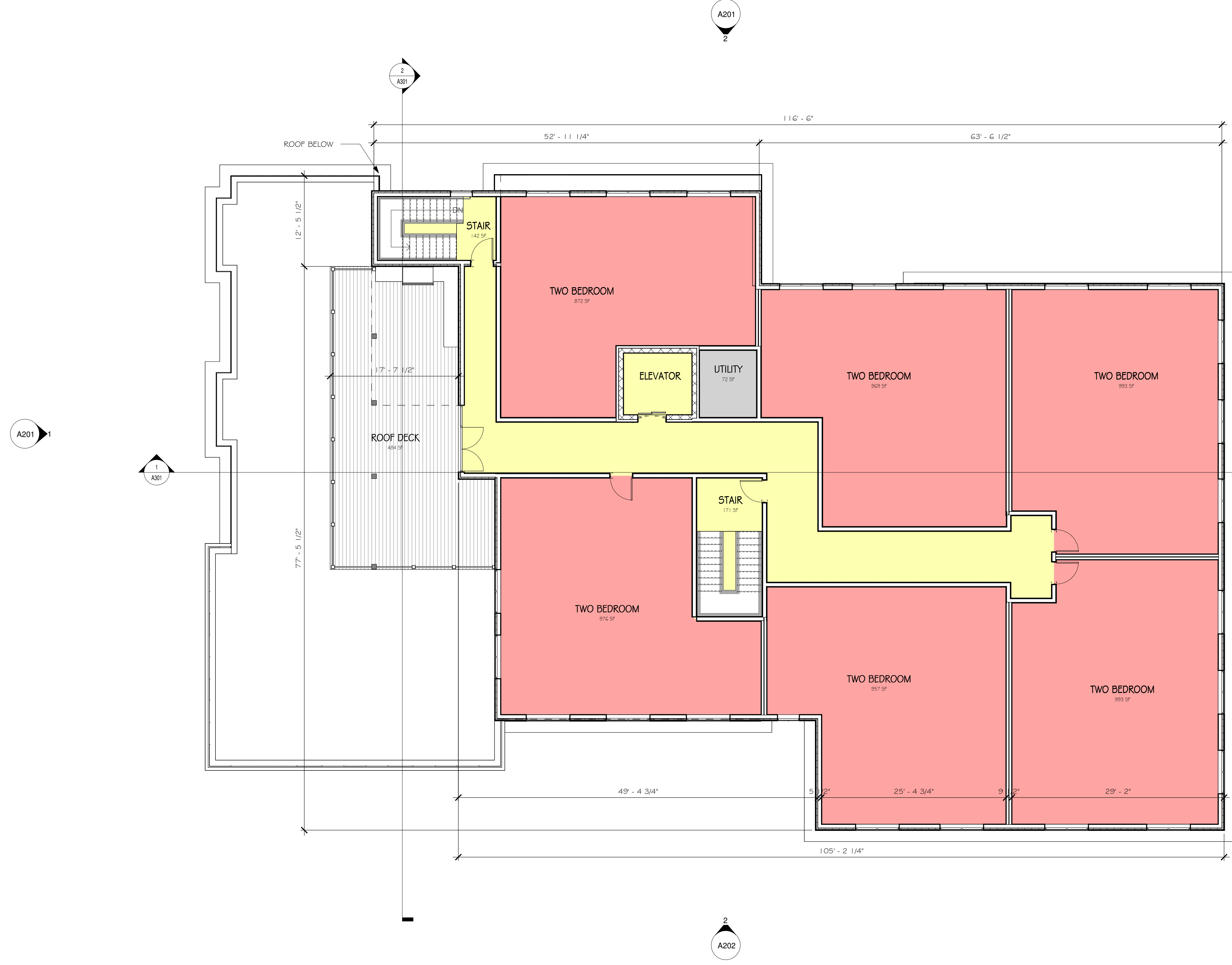
**281 Reading, LLC**

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DESIGN

LEVEL 3 PLAN

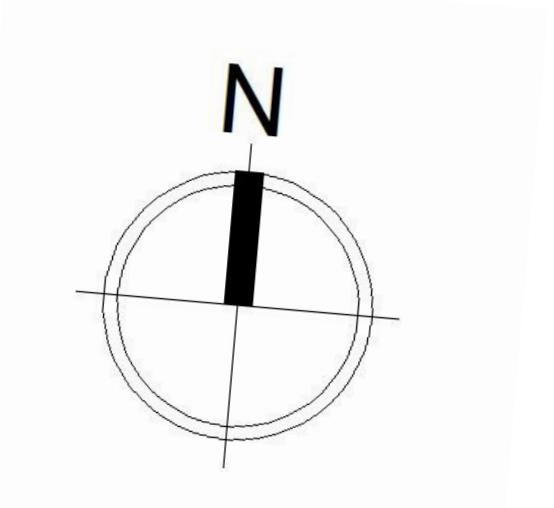
A103



UNIT MATRIX			
	ONE BEDROOM	TWO BEDROOM	
LEVEL 1	0	0	
LEVEL 2	2	7	
LEVEL 3	2	7	
LEVEL 4	0	6	
TOTAL	4	20	24

- Legend**
- CIRCULATION
  - COMMON SPACES
  - MAINTENANCE
  - ONE BEDROOM
  - RETAIL
  - TWO BEDROOM

① LEVEL 4 PLAN  
1/8" = 1'-0"



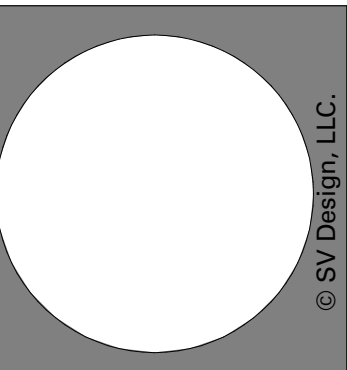
Revisions	Issue Date	Description	Checked By

Scale: As indicated	Checked By: Checker
Drawn By: Author	Project #: 11.6122.007
Date: 11/25/2025	

LEVEL 4 PLAN

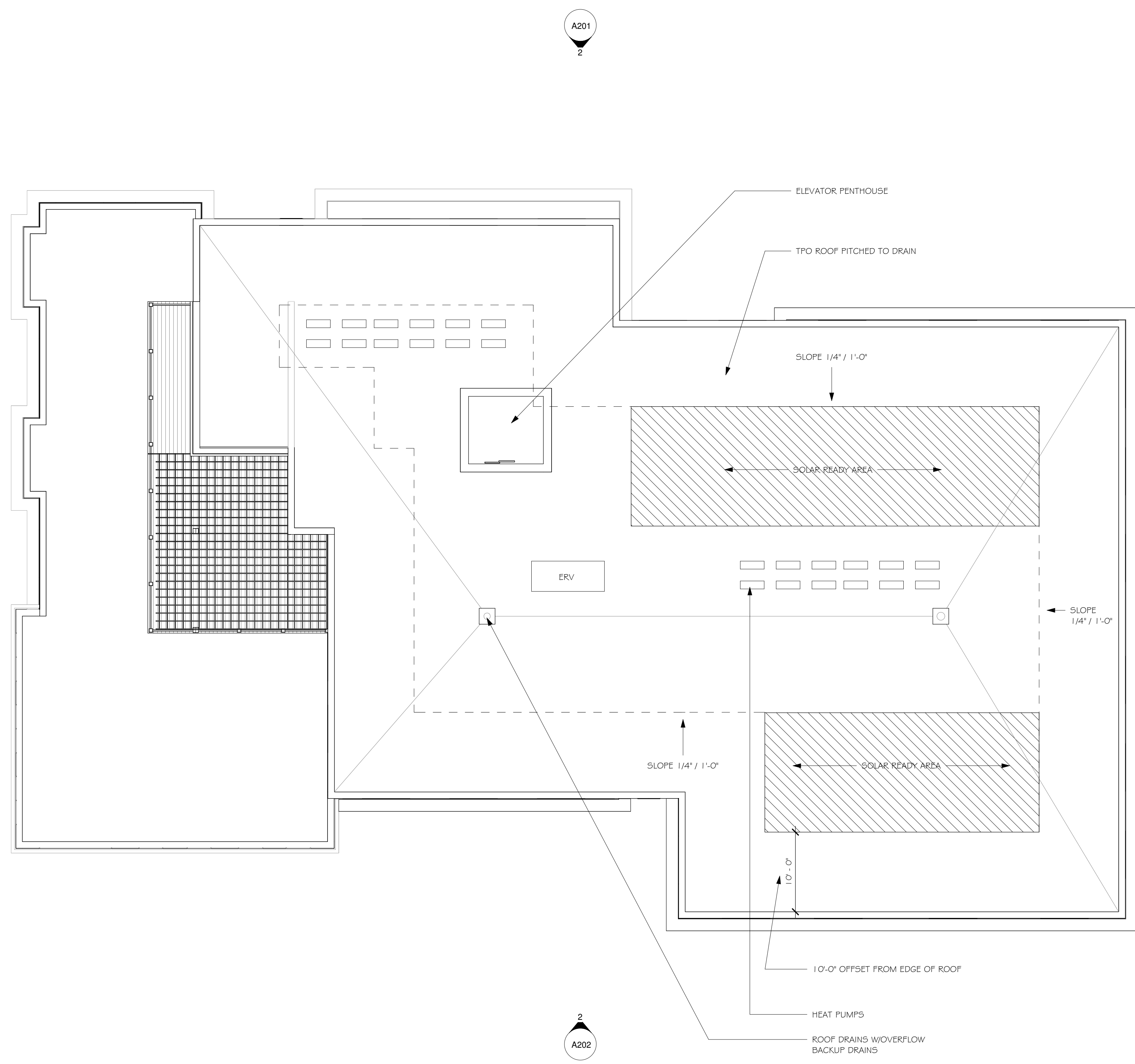
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LEVEL 4 PLAN

A104



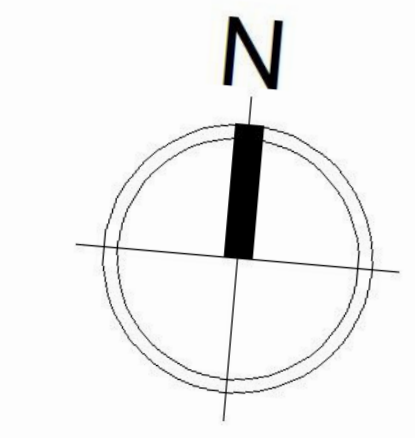
A201 1

A202

A201  
2

A202  
2

1 ROOF PLAN  
1/8" = 1'-0"



Revisions	Issue Date	Description	Checked By

CPDC Filing 11/25/2025

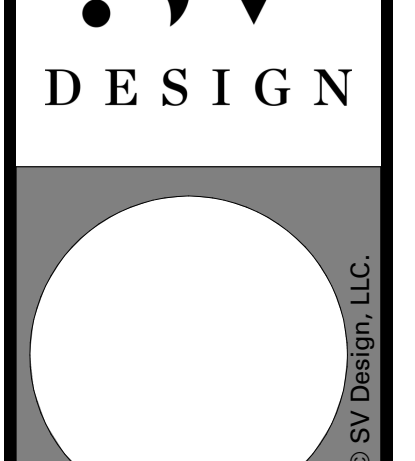
ROOF PLAN

Scale: 1/8" = 1'-0"  
Drawn By: Author  
Date: 11/25/2025

Checked By: Checker  
Project #: 11.6122.007

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ROOF PLAN  
A105



① FRONT (WEST) ELEVATION  
1/8" = 1'-0"



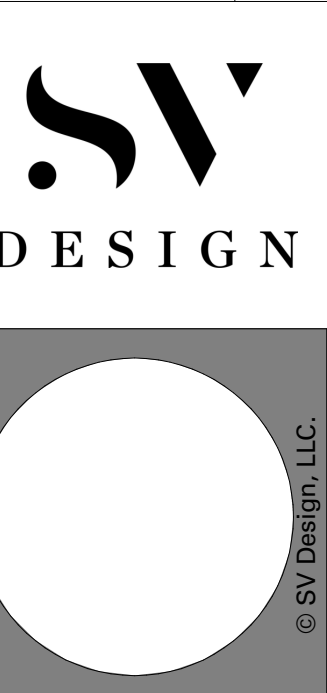
② NORTH ELEVATION  
1/8" = 1'-0"

EXTERIOR ELEVATION KEYNOTES	
NUMBER	ITEM
1	EQUITONE LINEA PANEL, COLOR LIGHT GRAY LT1 5
2	EQUITONE LINEA PANEL, COLOR DARK GRAY LT85
3	CENTRIA - STYLE RIB CORRUGATED METAL PANEL, HORIZONTAL ORIENTATION, RICH BLACK
4	EQUITONE INSPIRA WOOD EFFECT
5	COLUMN, COLOR BLACK
6	ALUMINUM STOREFRONT SYSTEM, COLOR: BLACK
7	WINDOW, SASH BLACK
8	CORNICE, COLOR BLACK
9	CORNICE PROFILE 2, COLOR BLACK
10	PREFABRICATED ALUMINUM BALCONY, BLACK

Revisions	Issue Date	Description	Checked By

EXTERIOR ELEVATIONS	
Scale: 1/8" = 1'-0"	Checked By: Checker
Drawn By: Author	Project #: 11.6122.007
Date: 11/25/2025	

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EXTERIOR ELEVATIONS

A201



① EAST ELEVATION  
1/8" = 1'-0"

EXTERIOR ELEVATION KEYNOTES	
NUMBER	ITEM
1	EQUITONE LINEA PANEL, COLOR LIGHT GRAY LT1 5
2	EQUITONE LINEA PANEL, COLOR DARK GRAY LT85
3	CENTRIA - STYLE RIB CORRUGATED METAL PANEL, HORIZONTAL ORIENTATION, RICH BLACK
4	EQUITONE INSPIRA WOOD EFFECT
5	COLUMN, COLOR BLACK
6	ALUMINUM STOREFRONT SYSTEM, COLOR: BLACK
7	WINDOW, SASH BLACK
8	CORNICE, COLOR BLACK
9	CORNICE PROFILE 2, COLOR BLACK
10	PREFABRICATED ALUMINUM BALCONY, BLACK

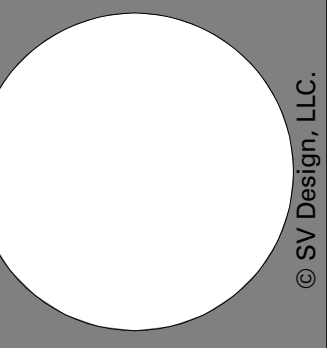


② SOUTH ELEVATION  
1/8" = 1'-0"

Revisions	Issue	Description	Checked By
Issue	Date:		

EXTERIOR ELEVATIONS

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 Project #: 11.6122.007



EXTERIOR ELEVATIONS

A202

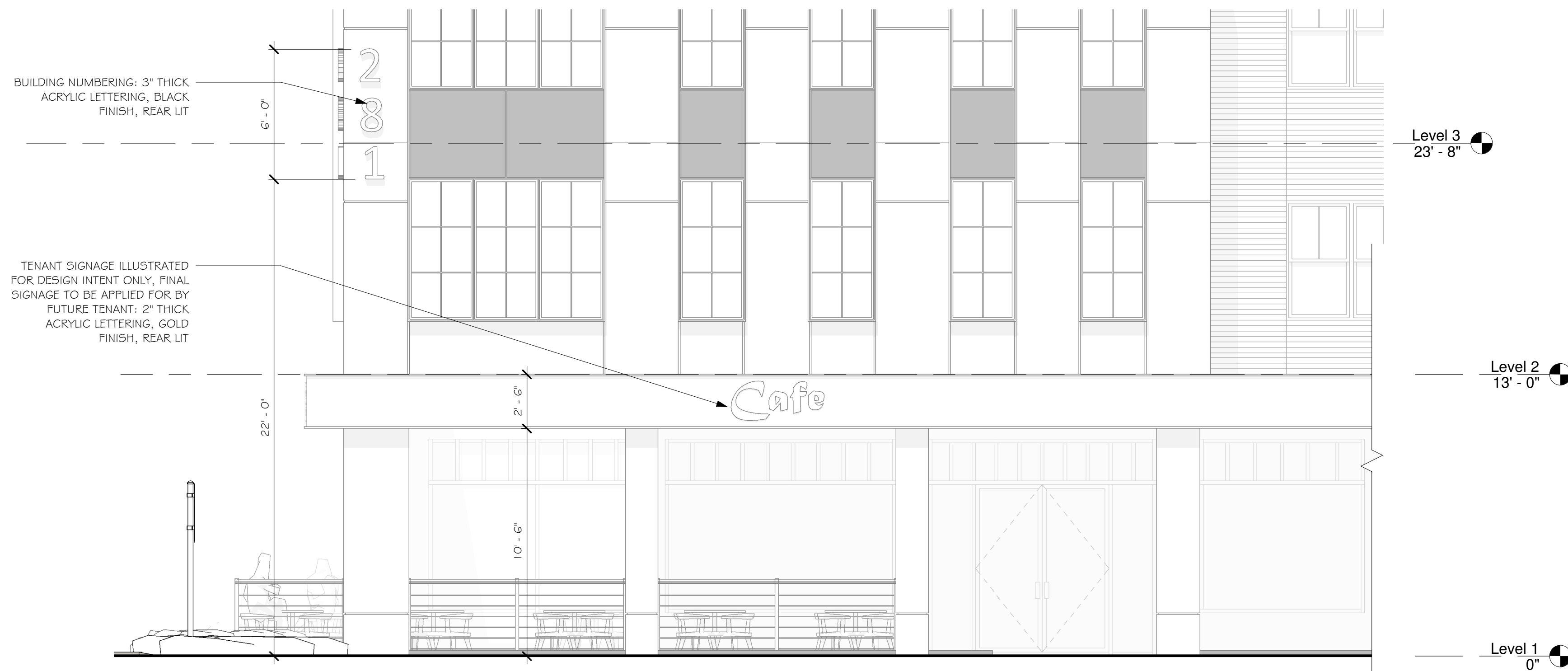


TENANT SIGNAGE ILLUSTRATED FOR DESIGN INTENT ONLY, FINAL SIGNAGE TO BE APPLIED FOR BY FUTURE TENANT: 2" THICK ACRYLIC LETTERING, GOLD FINISH, REAR LIT

BUILDING NUMBERING: 3" THICK ACRYLIC LETTERING, BLACK FINISH, REAR LIT

TENANT SIGNAGE ILLUSTRATED FOR DESIGN INTENT ONLY, FINAL SIGNAGE TO BE APPLIED FOR BY FUTURE TENANT: 2" THICK ACRYLIC LETTERING, GOLD FINISH, REAR LIT

0 SIGNAGE @ WEST ELEVATION  
1/4" = 1'-0"



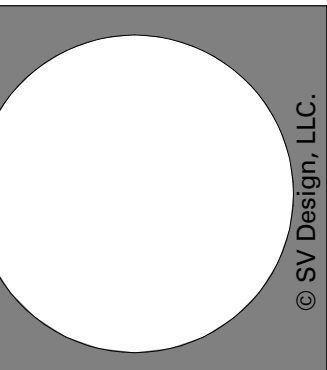
1 SIGNAGE - SOUTH ELEVATION  
1/4" = 1'-0"

Revisions	Issue Date	Description	Checked By

CPDC Filing	11/25/2025
Scale:	1/4" = 1'-0"
Drawn By:	Author
Checked By:	Checker
Date:	11/25/2025
Project #:	11.6122.007

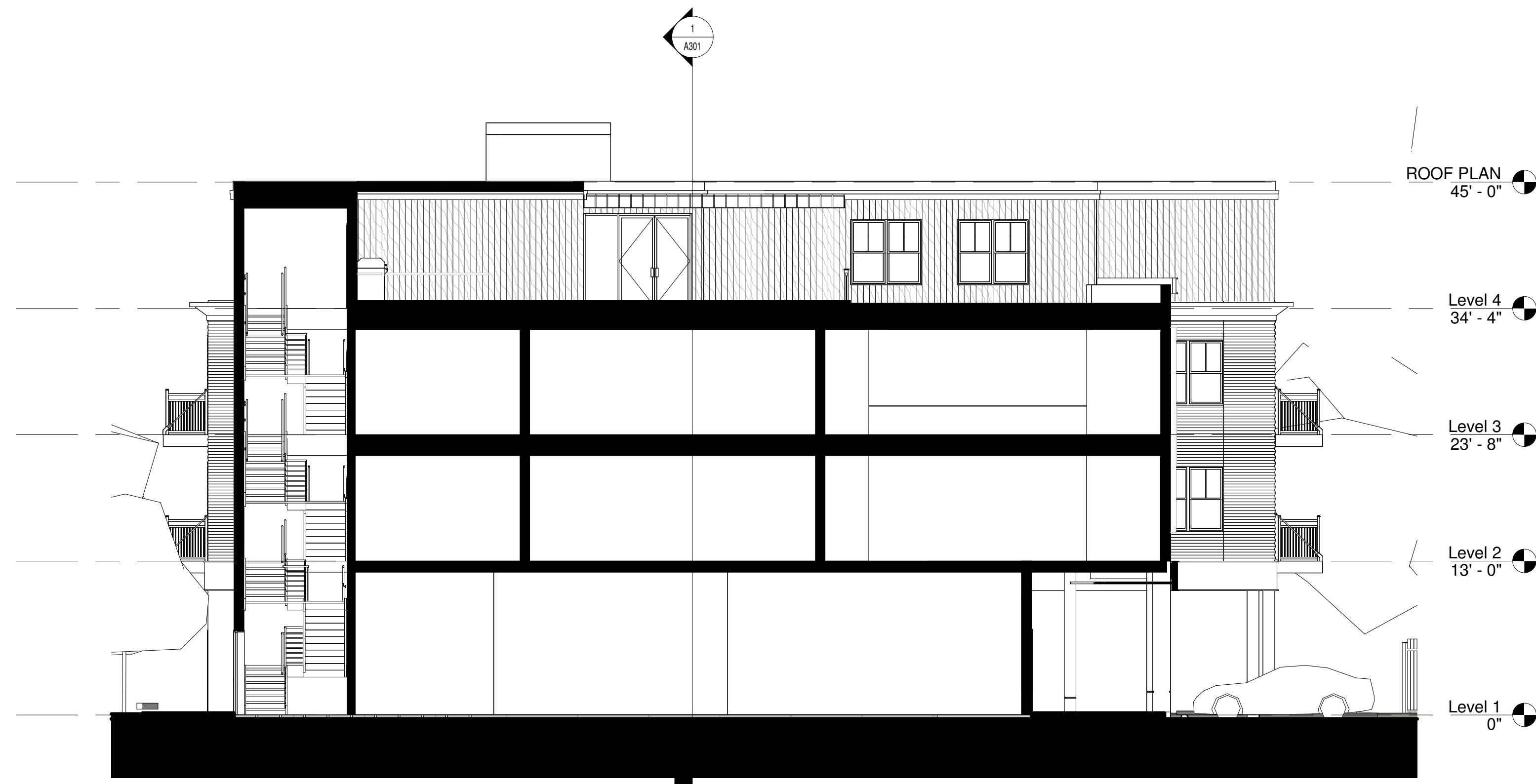
BUILDING SIGNAGE

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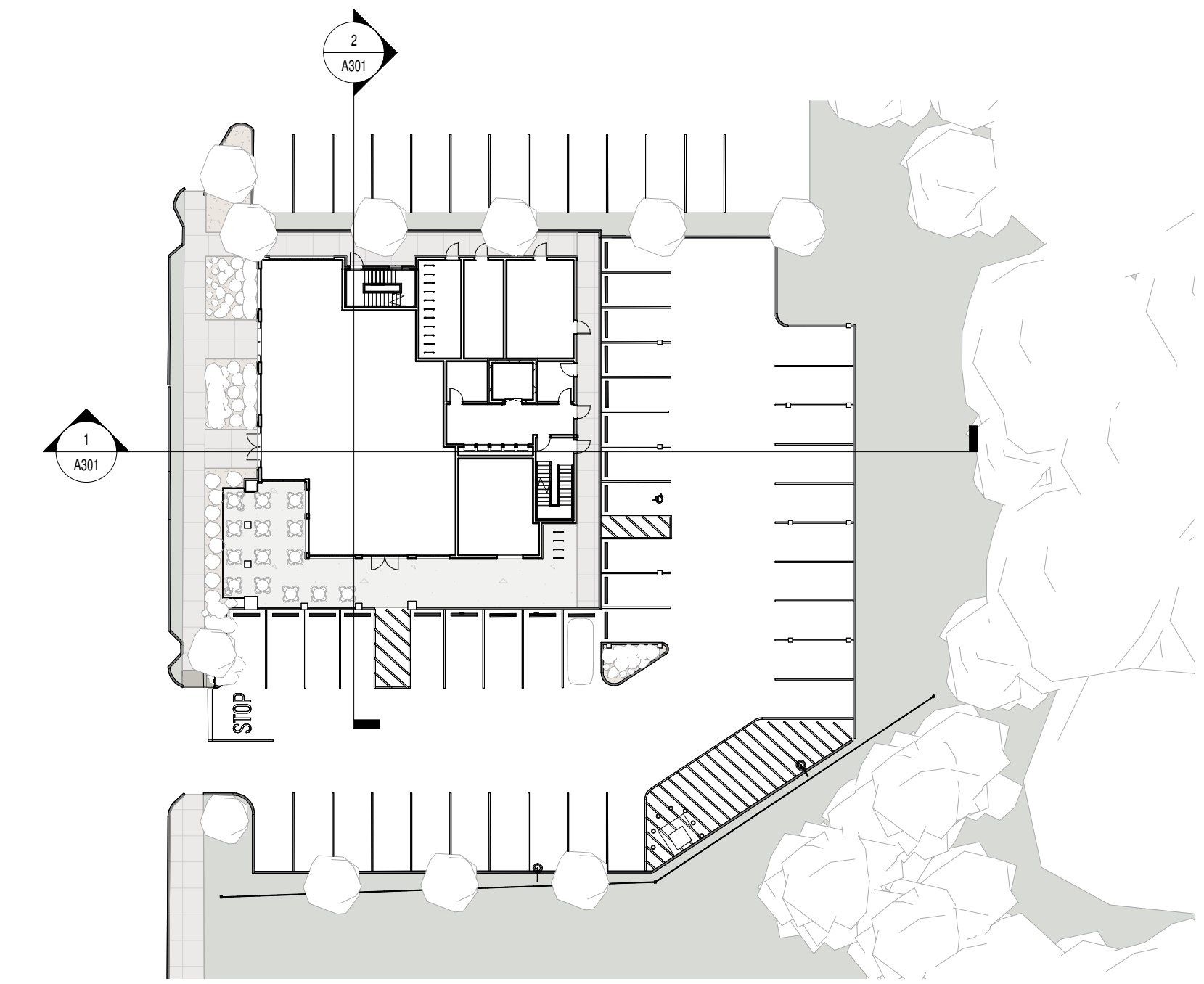
BUILDING SIGNAGE

A203



② SCHEMATIC BUILDING SECTION 1  
1/8" = 1'-0"

KEY PLAN



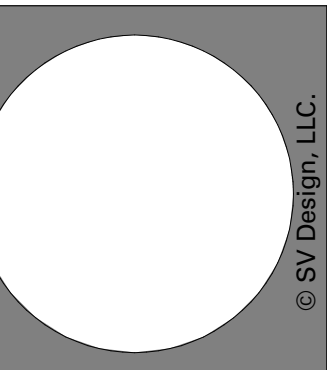
① SCHEMATIC BUILDING SECTION 2  
1/8" = 1'-0"

Revisions	Issue Date	Description

Scale: As indicated	Checked By: Checker
Drawn By: Author	Date: 11/25/2025
	Project #: 11.6122.007

BUILDING SECTIONS

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BUILDING SECTIONS

A301



① MARCH 21ST @ 9AM  
1" = 40'-0"



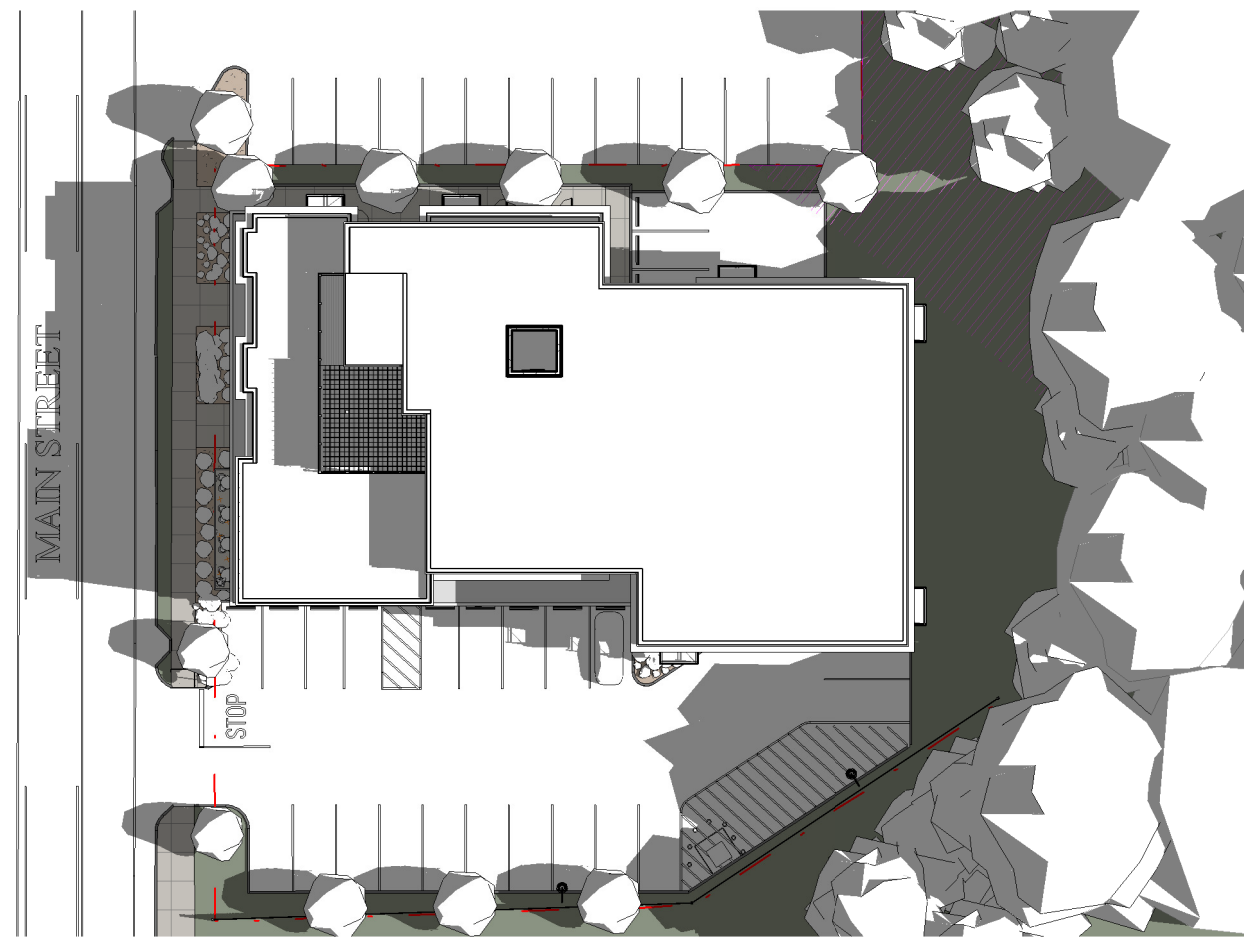
② MARCH 21ST @ 12PM  
1" = 40'-0"



③ MARCH 21ST @ 3PM  
1" = 40'-0"



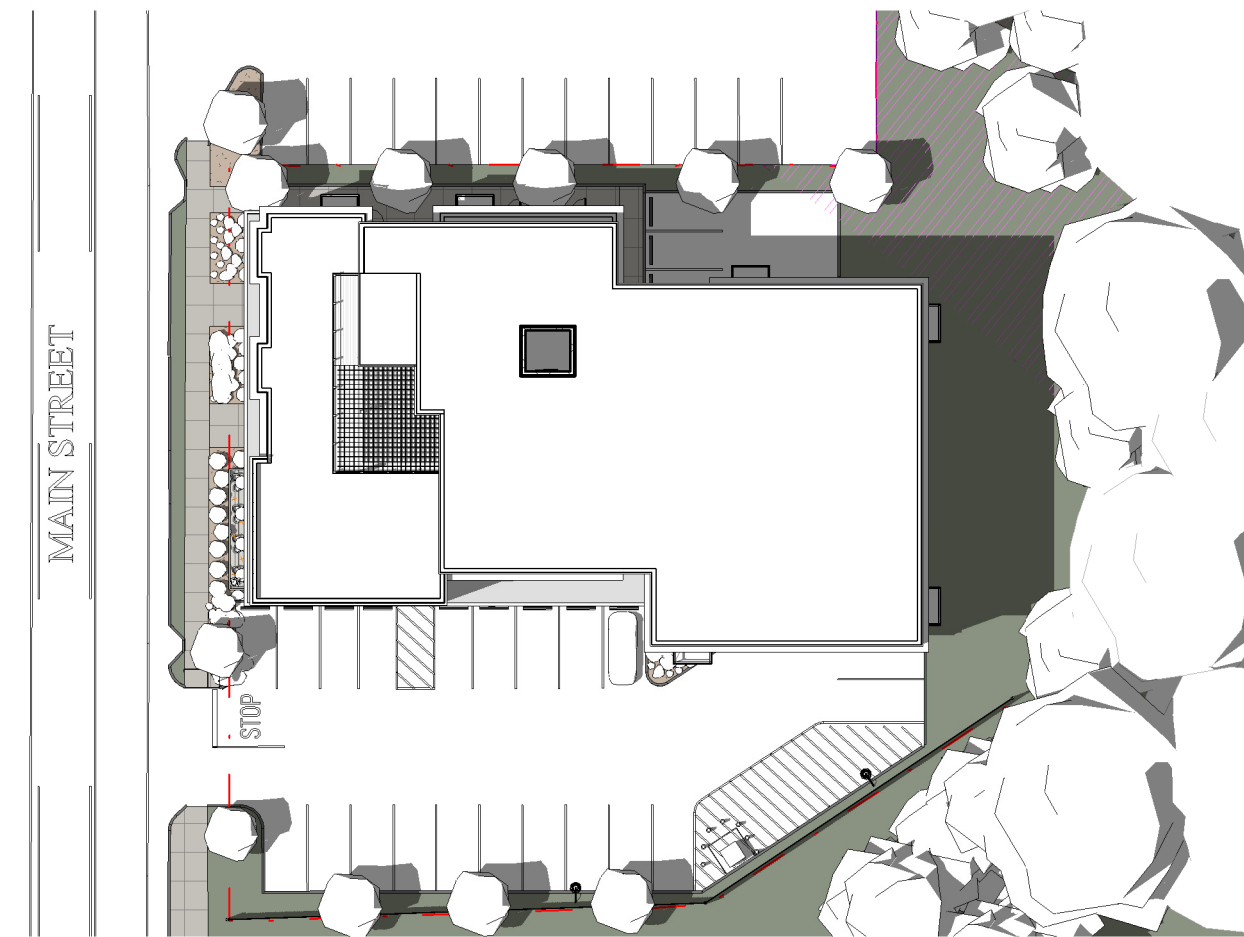
④ MARCH 21ST @ 6PM  
1" = 40'-0"



⑤ JUNE 21ST @ 9AM  
1" = 40'-0"



⑥ JUNE 21ST @ 12PM  
1" = 40'-0"



⑦ JUNE 21ST @ 3PM  
1" = 40'-0"



⑧ JUNE 21ST @ 6PM  
1" = 40'-0"



⑨ DECEMBER 21ST @ 9AM  
1" = 40'-0"



⑩ DECEMBER 21ST @ 12PM  
1" = 40'-0"



⑪ DECEMBER 21ST @ 3PM  
1" = 40'-0"



Revisions	Issue Date	Description

SHADOW STUDY

Scale: 1" = 40'-0"  
 Drawn By: Author  
 Date: 11/25/2025

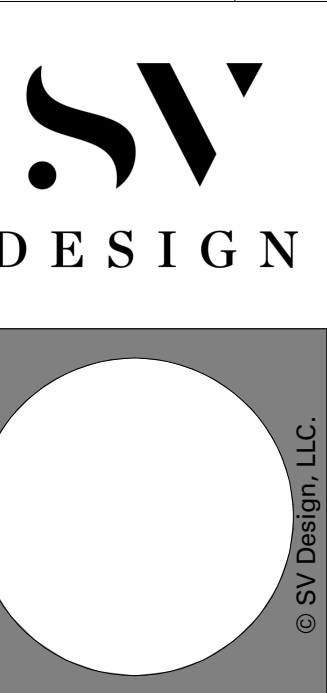
Checked By: Checker  
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SHADOW STUDY

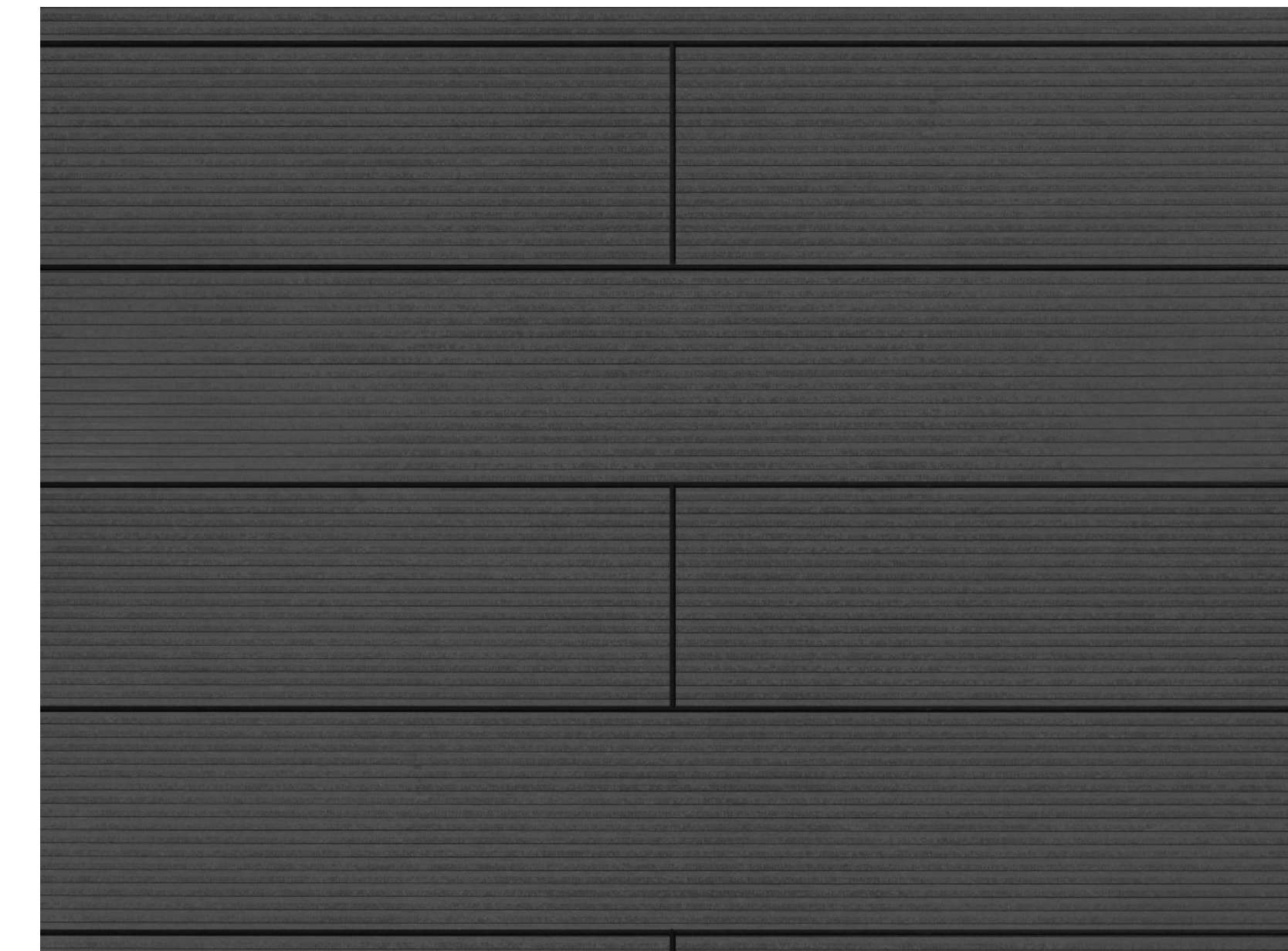
A302



PREFABRICATED ALUMINUM BALCONY, BLACK



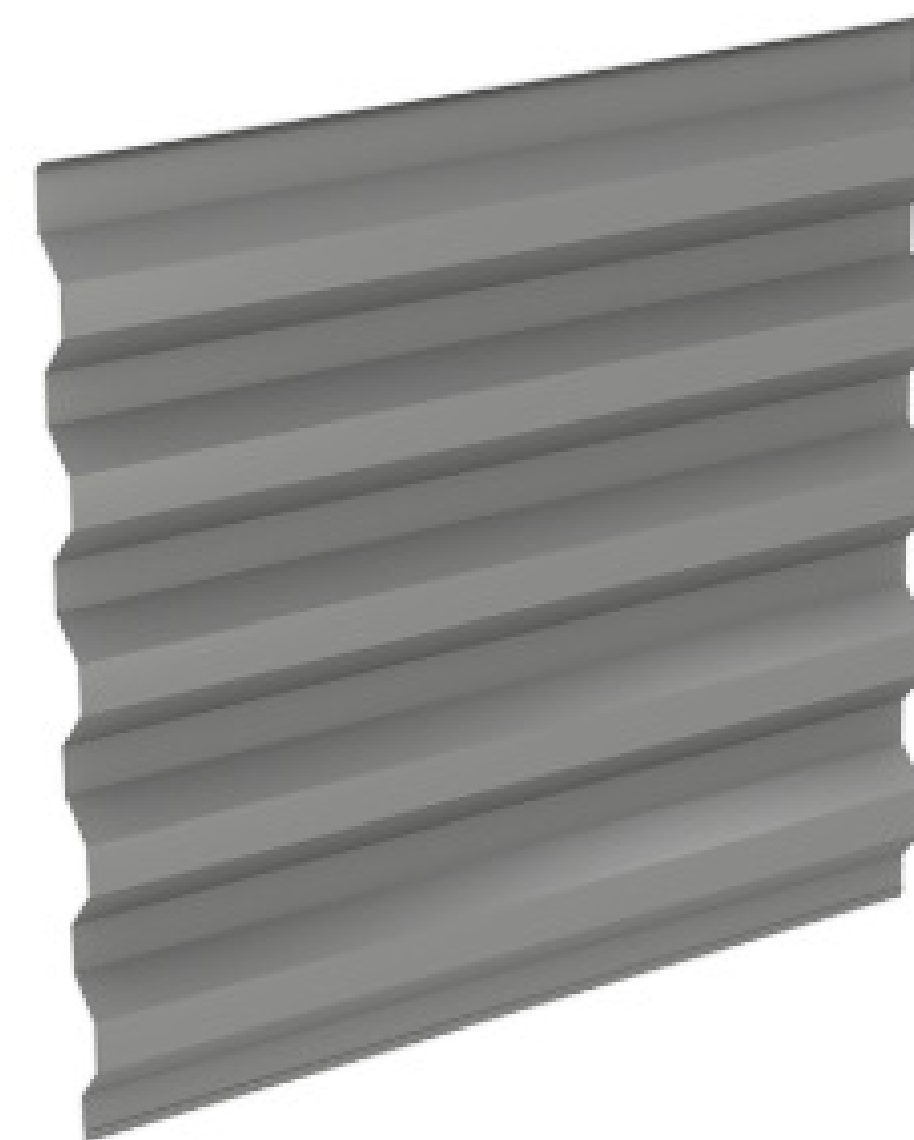
EQUITONE INSPIRA WOOD EFFECT



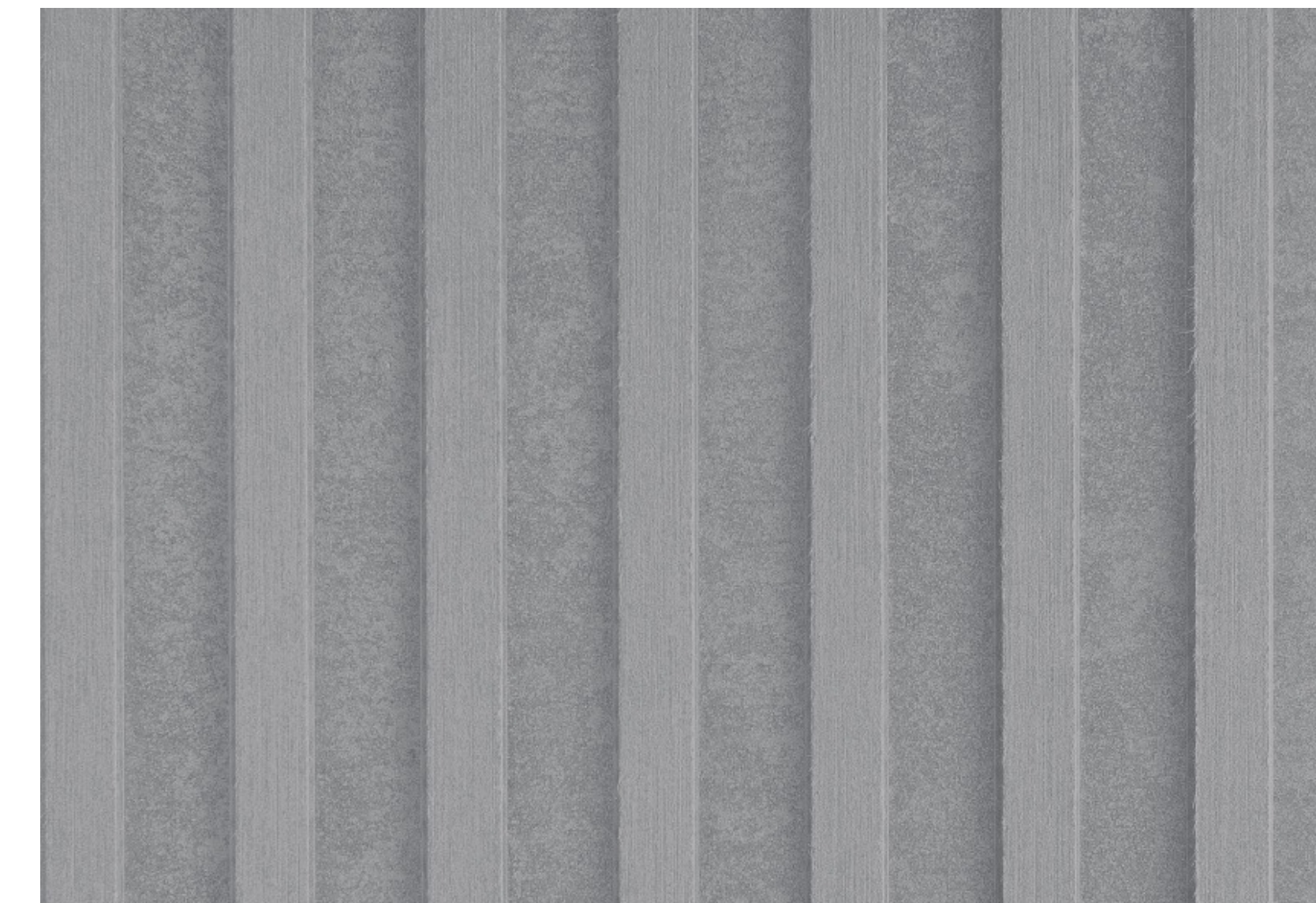
EQUITONE LINEA PANEL, COLOR DARK GRAY LT85



ALUMINUM STOREFRONT SYSTEM, COLOR: BLACK



CENTRIA - STYLE RIB CORRUGATED METAL PANEL,  
HORIZONTAL ORIENTATION, RICH BLACK



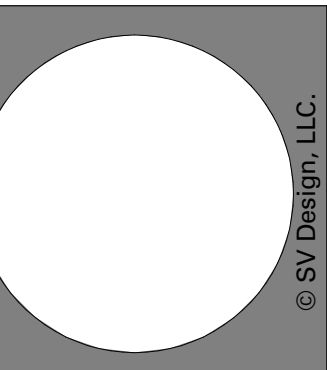
EQUITONE LINEA PANEL, COLOR LIGHT GRAY LT15

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△			

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	Date: 11/25/2025	Project #: 11.6122.007

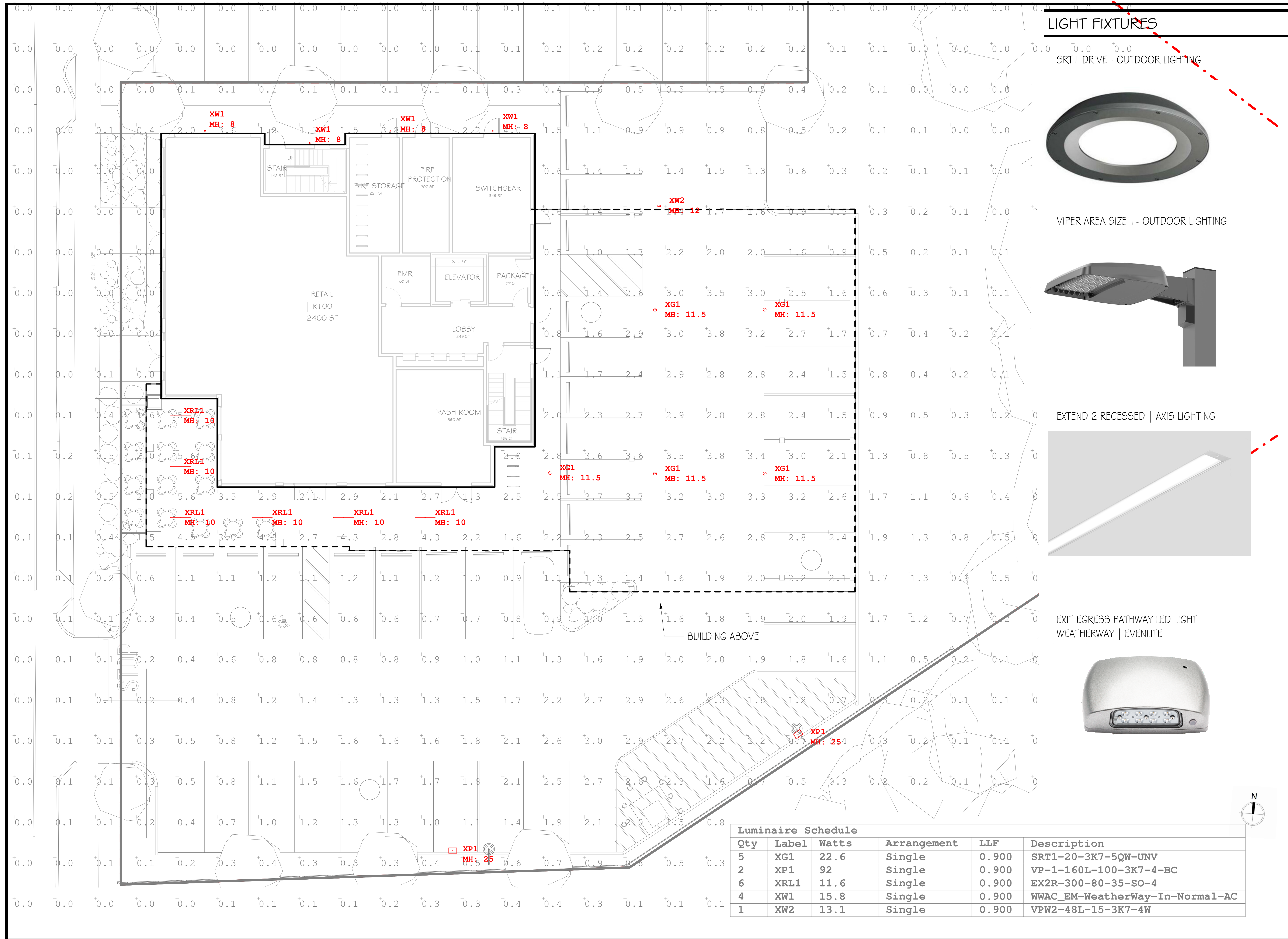
MATERIALS

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MATERIALS

A303

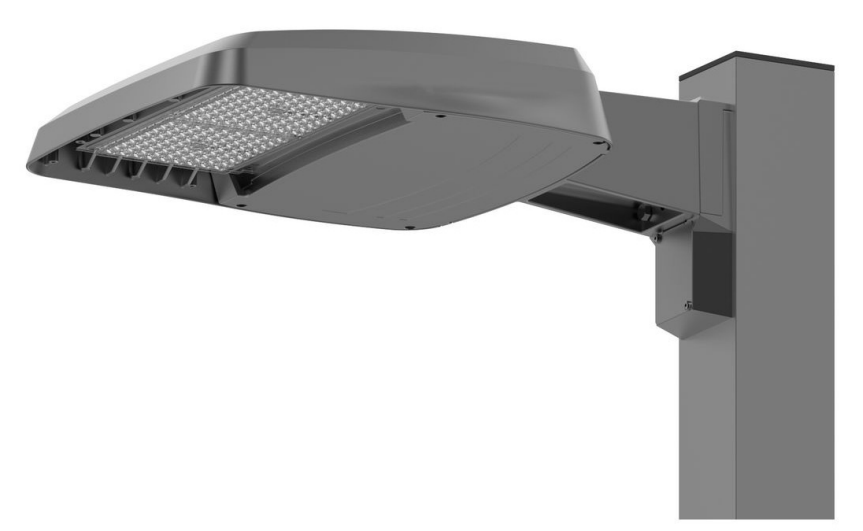


**LIGHT FIXTURES**

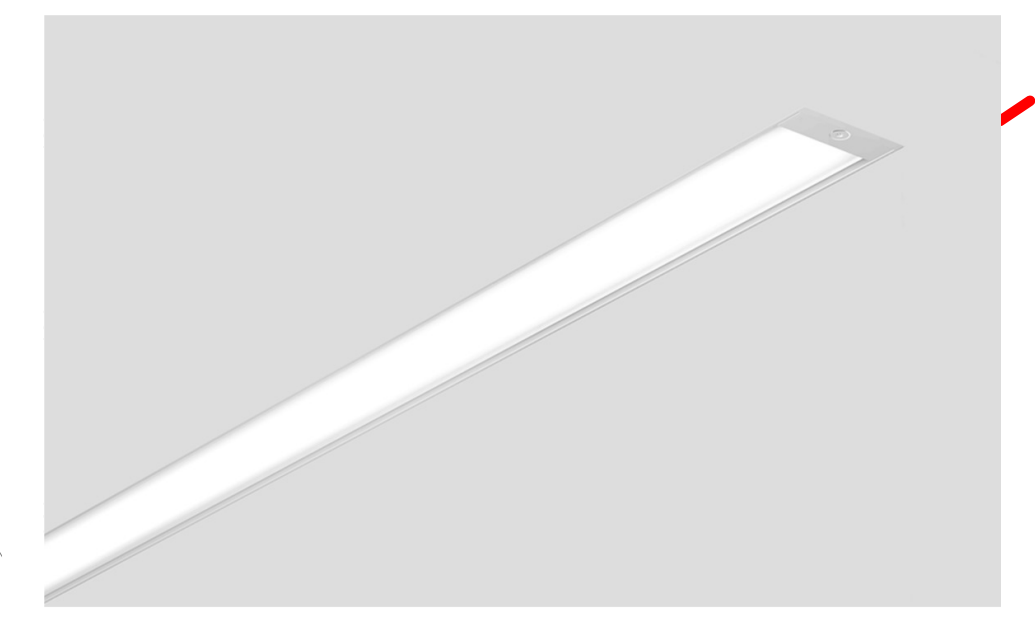
SRT1 DRIVE - OUTDOOR LIGHTING



VIPER AREA SIZE I - OUTDOOR LIGHTING



EXTEND 2 RECESSED | AXIS LIGHTING



EXIT EGRESS PATHWAY LED LIGHT WEATHERWAY | EVENLITE



**Luminaire Schedule**

Qty	Label	Watts	Arrangement	LLF	Description
5	XG1	22.6	Single	0.900	SRT1-20-3K7-5QW-UNV
2	XP1	92	Single	0.900	VP-1-160L-100-3K7-4-BC
6	XRL1	11.6	Single	0.900	EX2R-300-80-35-SO-4
4	XW1	15.8	Single	0.900	WWAC_EM-WeatherWay-In-Normal-AC
1	XW2	13.1	Single	0.900	VPW2-48L-15-3K7-4W

11/25/2025  
 CPDC Filing  
 Revisions  
 Issue Date: Description  
 Scale: As indicated  
 Drawn By: Author  
 Date: 11/25/2025  
 Checked By: Checker  
 Project #: 11.6122.007  
 PHOTOMETRIC STUDY  
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 DESIGN  
 PHOTOMETRIC STUDY  
 P100



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<p>SV DESIGN 126 Dodge Street Beverly, Massachusetts 01915          1-978-927-3745 www.svdesign.com</p>		<p>Scale: 1/4" = 1'-0"          Drawn By: Author          Date: 11/25/2025</p>		<p>Checked By: Checker          Project #: 11.6122.007</p>	
<p>DESIGN</p>		<p>RENDERING</p>		<p>R100</p>	



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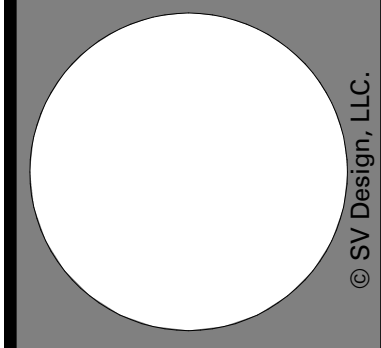
Scale: 1/4" = 1'-0"  
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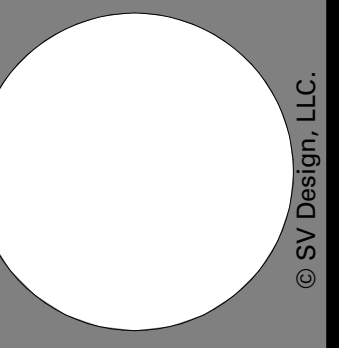
Checked By: Checker  
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**RENDERING**

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RENDERING

R103

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 Project #: 11.6122.007

Revisions

Issue Date: Description

CPDC Filing 11/25/2025

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