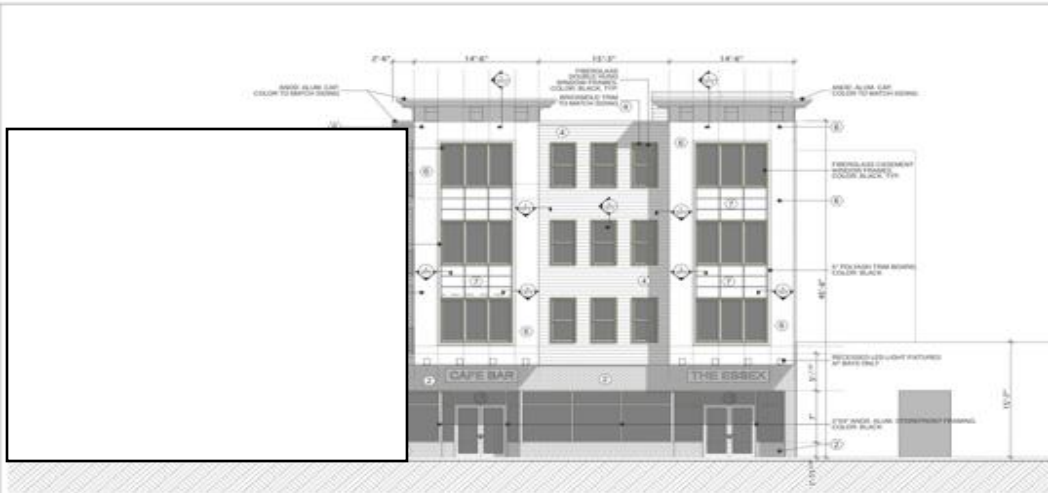


A08



NORTHEAST (STREET) ELEVATION

0 2' 4' 8'

- EXTERIOR FINISH MATERIALS LEGEND
- ① 3/4" FIBER CEMENT 1/8" BEAD, SANDSTITCHED, BURAL TRUXTONOR OR SM, FID, COLOR: BLACK
 - ② STANDARD BRICK, COMMON BOND, COLOR: BENJAMIN MOORE AC-64 CLAWA WHITE, MORTAR COLOR: GREY CEMENT
 - ③ 1/2" FIBER CEMENT LAP SIDING, 4" EXPOSURE, SHROTA HANDPLANK, COLOR: LIGHT MIST
 - ④ CEMENT PARTICLE BOARD (1/2" MIN), VIBOC OR SM, COLOR: WHITE
 - ⑤ 1/2" FIBER CEMENT LAP SIDING, 4" EXPOSURE, SHROTA HANDPLANK, COLOR: LIGHT MIST
 - ⑥ CEMENT PARTICLE BOARD (1/2" MIN), VIBOC OR SM, COLOR: WHITE

PROJECT ARCHITECT:
TIM JOHNSON ARCHITECT, LLC
111 BALDWIN STREET
MELROSE, MA 01827
TEL: 978-244-0000

PROFESSOR & DESIGNER:
ALAN W. BAKER
100 WASHINGTON ST., 11TH FLOOR
MELROSE, MA 01827
TEL: 978-244-0000

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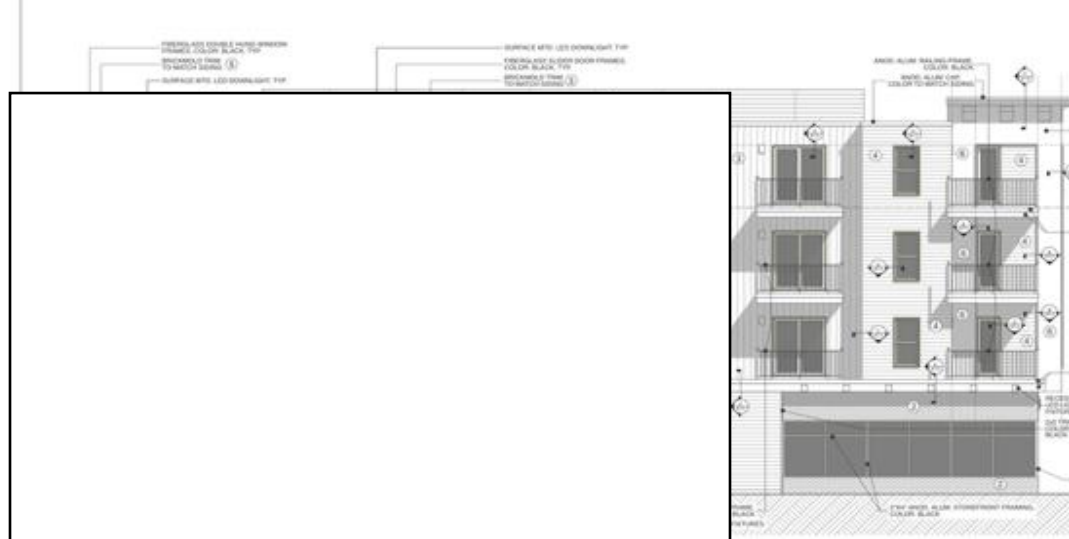
THE JOHNSON ARCHITECT, LLC

TIM JOHNSON ARCHITECT, LLC

PRELIMINARY DWG. SET

PROJECT TITLE:
NORTHEAST (STREET) ELEVATION

DATE: 02/02/21 11:30 AM



SOUTHEAST ELEVATION

0 2' 4' 8'

- EXTERIOR FINISH MATERIALS LEGEND
- ① 3/4" FIBER CEMENT 1/8" BEAD, SANDSTITCHED, BURAL TRUXTONOR OR SM, FID, COLOR: BLACK
 - ② STANDARD BRICK, COMMON BOND, COLOR: BENJAMIN MOORE AC-64 CLAWA WHITE, MORTAR COLOR: GREY CEMENT
 - ③ 1/2" FIBER CEMENT LAP SIDING, 4" EXPOSURE, SHROTA HANDPLANK, COLOR: LIGHT MIST
 - ④ CEMENT PARTICLE BOARD (1/2" MIN), VIBOC OR SM, COLOR: WHITE
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 - ⑨ 1/2" FIBER CEMENT LAP SIDING, 4" EXPOSURE, SHROTA HANDPLANK, COLOR: LIGHT MIST
 - ⑩ CEMENT PARTICLE BOARD (1/2" MIN), VIBOC OR SM, COLOR: WHITE

PROJECT ARCHITECT:
TIM JOHNSON ARCHITECT, LLC
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TEL: 978-244-0000

PROFESSOR & DESIGNER:
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THE JOHNSON ARCHITECT, LLC

TIM JOHNSON ARCHITECT, LLC

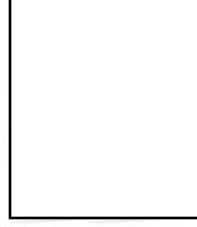
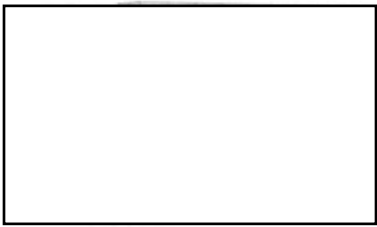
PRELIMINARY DWG. SET

PROJECT TITLE:
SOUTHEAST (DRIVEWAY) ELEVATION

DATE: 02/02/21 11:30 AM

A11

1 of 19



PROPOSED 4-STORY, MIXED-USE BUILDING 12-16 ESSEX STREET, MELROSE, MA

CITY OF MELROSE ZONING CODE REVIEW

1.) Parcel C7-D-22 is located within zoning sub-district BA-1, Central Business District, (CBD) Mixed-Use Developments and the Downtown Historic District.

2.) The lot contains 5,777 sq. ft.

3.) The proposed mixed-use development contains 17,927 sq. ft. net floor area, net including basement and garage areas.

4.) Basement: 2,157 gross sq. ft.

5.) Commercial space/oyer/hall: 2,588 net sq. ft.

6.) Residential (24 D.U.): 15,339 gross sq. ft.

7.) Garage: 2,958 net sq. ft.

8.) The type of uses permitted in C7-D districts include commercial at ground floor in its entirety and residential in the upper floors in mixed-use developments.

9.) Chapter 235 Dimensional Regulations

Standard Dimensional

Item	Zone	Req'd/Allowed Dimensional	Proposed	Remarks
4.1 Lot side min.	BA-1	50.00 ft	57.77 ft	
4.2 Lot side frontage/width		50 ft	45.0 ft	Note 4
4.3 Lot depth min.		70 ft	117 ft	
4.4 Floor to area ratio		2.0	3.1	Note 4
4.5 Max. height (feet)		50 ft	45.0 ft	Note 2
4.6 Max. stories		4	4	
4.7 Open space min.		N/A	0%	Note 2
4.8 Max. coverage		None	N/A	Note 1
4.9 Front yard min. depth		None	0 ft	Note 3
4.10 Side yard min. depth		None	0 ft	Note 3
4.11 Rear yard min. depth		None	0 ft	Note 3
4.12 Off street parking	BA-1	1 sp/200 sq. ft. or 24 sq. ft. min. spaces	0 min. spaces	Note 3

4.) **Setbacks zoning code required**

Note 1: Max. front yard shall be 5 ft.

Note 2: 5,777 sq. ft. of lot = 50% = 289 sq. ft. of open space required.

Note 3: Per Sec. 235-46, Parking reduction provisions.

Note 4: FAR Calculation: 17,927 sq. ft. / 5,777 sq. ft. = 3.1 FAR



Lot, Square Footage

Lot	GSF	Net SF	FAR SF
B	2,157.0 sq. ft.	0.0 sq. ft.	0.0 sq. ft.
1	5,208.0 sq. ft.	1,600.0 sq. ft.	2,588.0 sq. ft.
2	5,113.0 sq. ft.	4,342.0 sq. ft.	5,113.0 sq. ft.
A	5,113.0 sq. ft.	4,342.0 sq. ft.	5,113.0 sq. ft.
Totals	23,294.0 sq. ft.	14,285.0 sq. ft.	17,821.0 sq. ft.

Note: NET square footage is measured to the face of walls and including areas and includes required setbacks, density and mechanical areas.

Stairs, Elevation & Unit Type

Floor	Units	Net	Unit Type
1	021	1,624.0 sq. ft.	COMMERCIAL
2	7	395.0 sq. ft.	1800-18
2	2	490.0 sq. ft.	1800-18
2	3	416.0 sq. ft.	1800-18
2	4	414.0 sq. ft.	1800-18
2	5	414.0 sq. ft.	1800-18
2	6	414.0 sq. ft.	1800-18
2	7	414.0 sq. ft.	1800-18
2	8	490.0 sq. ft.	1800-18
3	9	395.0 sq. ft.	1800-18
3	10	490.0 sq. ft.	1800-18
3	11	416.0 sq. ft.	1800-18
3	12	414.0 sq. ft.	1800-18
3	13	414.0 sq. ft.	1800-18
3	14	414.0 sq. ft.	1800-18
3	15	315.0 sq. ft.	1800-25
3	16	490.0 sq. ft.	1800-18
4	17	395.0 sq. ft.	1800-18
4	18	490.0 sq. ft.	1800-18
4	19	416.0 sq. ft.	1800-18
4	20	414.0 sq. ft.	1800-18
4	21	414.0 sq. ft.	1800-18
4	22	414.0 sq. ft.	1800-18
4	23	315.0 sq. ft.	1800-25
4	24	490.0 sq. ft.	1800-18
Total SF		14,285.0	

Note: Net square footage is measured to the face of walls and includes required setbacks, density & mechanical areas.

PROJECT INFO:

Address: 12-16 Essex Street, Melrose, MA
 Zone: C7-D-22
 Parcel: C7-D-22
 District: BA-1 Central Business District (CBD)
 Work:

SCHEDULE OF DRAWINGS

001 PROJECT INFORMATION
 002 ARCHITECTURAL SITE PLAN
 003 SURVEYED SITE PLAN
 004 SHADOW STUDIES
 005 SHADOW STUDIES
 006 PROPOSED VIEWS
 007 EXISTING PROSPECTIVE VIEWS
 008 EXISTING PROSPECTIVE VIEWS
 009 EXISTING PROSPECTIVE VIEWS
 010 EXISTING FLOOR PLAN
 011 SECOND FLOOR PLAN
 012 THIRD FLOOR PLAN
 013 FOURTH FLOOR PLAN
 014 ROOF PLAN
 015 1-1 BUILDING SECTION
 016 2-2 BUILDING SECTION
 017 NORTHWEST STREET ELEVATION
 018 SOUTHWEST BEACH ELEVATION
 019 SOUTHWEST CORNER ELEVATION
 020 NORTHWEST ELEVATION
 021 DETAILS

TIM JOHNSON ARCHITECT, LLC
 100 WASHINGTON ST., 14th FLOOR
 MELROSE, MA 02126
 TEL: 978-662-8888
 FAX: 978-662-8889

PRELIMINARY DWG. SET
 PROJECT INFORMATION
 DATE: 02/02/21 | 00 | N.Y.S.

A00



PROJECT ARCHITECT:
TIM JOHNSON ARCHITECTS, LLC
1000 N. GARDEN AVENUE, SUITE 100
MESA, AZ 85207
TEL: 480-982-1000

ARCHITECT:
TIM JOHNSON ARCHITECTS, LLC
1000 N. GARDEN AVENUE, SUITE 100
MESA, AZ 85207
TEL: 480-982-1000

REVISIONS:

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THE JOHNSON ARCHITECTS, LLC



TIM JOHNSON ARCHITECTS, LLC

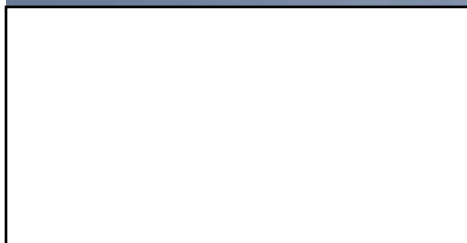
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PROJECT NO. 1704

SECOND FLOOR PLAN

DATE: 02/16/16 1:30 PM

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PROJECT ARCHITECT:
TIM JOHNSON ARCHITECTS, LLC
1000 N. GARDEN AVENUE, SUITE 100
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ARCHITECT:
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TEL: 480-982-1000

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