

# 164 ESSEX ST

## MELROSE, MA 02176



COMPREHENSIVE PERMIT SET: APRIL 10, 2024  
DRAWING LIST

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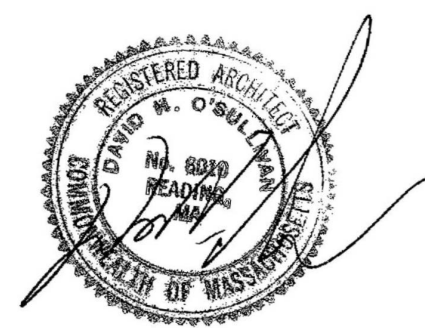
PRELIMINARY YIELD CHART METRICS: 'BB-1' BASE ZONING WITH 'ROOD' DISTRICT OVERLAY

ITEM	REQUIRED	PROPOSED
MINIMUM LOT SIZE	10,000 SF	+/- 32,148 SF (7.4 ACRES)
LOT FRONTAGE	50' (100' BASE)	264'-1"
LOT DEPTH	90'	92'-0"
FRONT YARD	10' (10' BASE)	5'-2"
SIDE YARD	5' (12' BASE)	1'-11" MIN • LEFT & 12'-9" • RIGHT
REAR YARD	10' (15' BASE)	2'-4"
HEIGHT	5 STORIES/62' (10' SETBACK • 5TH LEVEL)	5 STORIES / 61'-4" VARIES MIN. 5'-0" SETBACK PROVIDED
FAR	1.5 (50,187 SF)	2.84 (91,236 GSF)
UNIT DENSITY PER ACRE	35 MAX (27 UNITS)	102.7 UNITS/ACRE
OPEN SPACE	10% (3,346 SF)	17.4% (+/- 5,580 SF)
BUILDING COVERAGE	NO MAXIMUM	72.5% (23,309 SF)
VEHICLE PARKING	1 PER UNIT (74) + 1 PER 10 UNIT VISITOR (7)	54 VEH. PARK. (71 SP/UNIT) [241 COMP.] 76 BICYCLE PARKING (1.0 SP/UNIT)
BICYCLE PARKING	1 PER 5 UNITS (14.8)	

BUILDING METRICS:

FLOOR	STUDIOS	1 BR	2BR	3 BR	TOTAL	BEDROOMS	GROSS FLOOR AREA (1)
GROUND (2)	0	0	0	0	0	0	23,309 GFA
SECOND	1	14	3	3	20	27	22,453 GFA
THIRD	1	14	3	3	20	27	22,453 GFA
FOURTH	1	14	3	3	20	27	22,453 GFA
FIFTH	1	8	5	2	16	25	15,923 GFA
5 TOTAL	4	50	14	8	76 (4)	106	109,597 GFA (1)

(1) BUILDING GROSS FLOOR AREA FOR FAR: 91,236 GSF (EXCLUDES GROSS SQ. FT. OF GARAGE)  
 (2) GROUND FLOOR INCLUDES 963 SF RESIDENT AMENITY SPACE  
 (3) 5TH FLOOR INCLUDES 1180 SF RESIDENT AMENITY SPACE WITH COMMON ROOF DECK.  
 (4) 55 OF 76 RESIDENTIAL UNITS HAVE PRIVATE BALCONY SPACE (723)

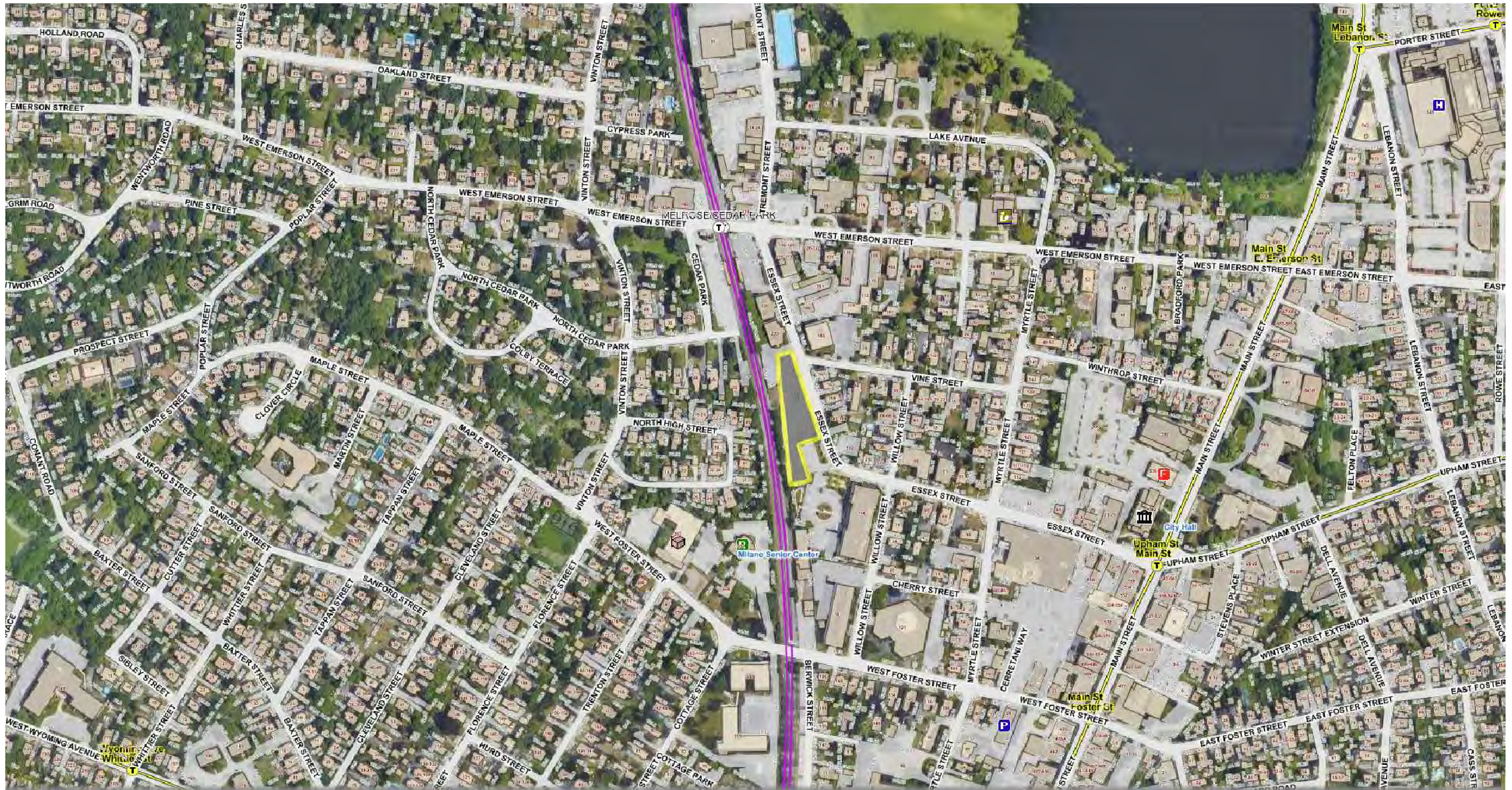


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**O'SULLIVAN ARCHITECTS**  
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**SZECON DEVELOPMENT, INC.**  
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 ANDOVER, MA 01810  
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 189 NORTH MAIN ST, SUITE 101  
 MIDDLETON, MA 01949  
 Voice: (978) 539-8088  
 Web: wsengineers.com

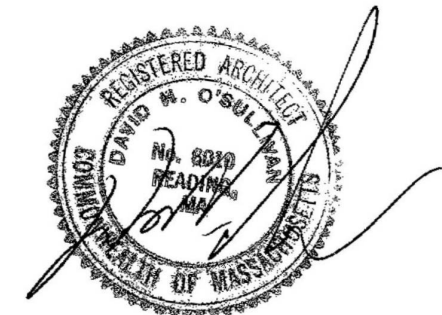
**LANDSCAPE ARCHITECT**  
**JAMES K. EMMANUEL**  
 22 CARLTON RD  
 MARBLEHEAD, MA 01945  
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 Web: jamesemmanuel.com



# 164 ESSEX ST.

MELROSE, MA

COMPREHENSIVE PERMIT SCHEMATIC PLANS  
CONTEXT MAP (MELROSE GIS UNDERLAY)



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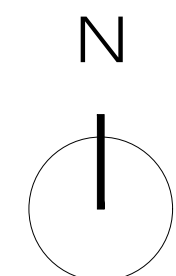
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



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SCHEMATIC LIGHTING LEGEND

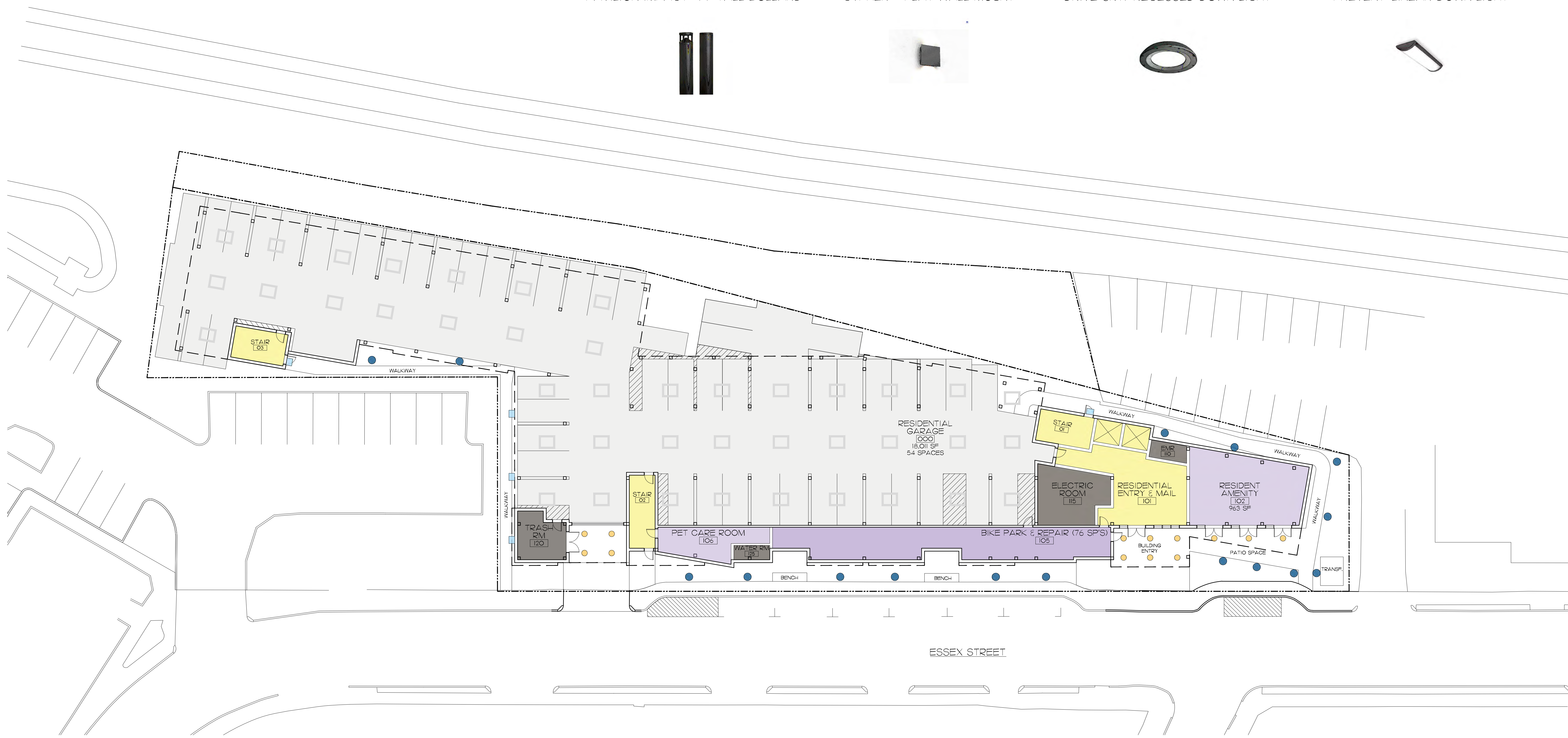
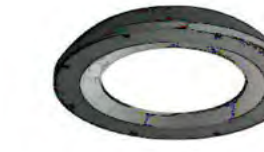
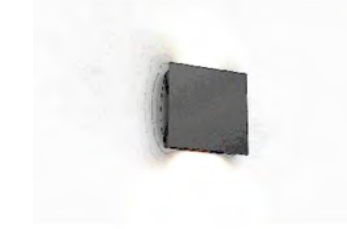
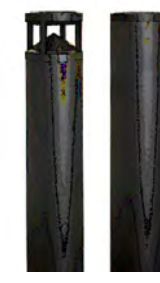
BASIS OF DESIGN - 'DARK SKY' COMPLIANT KIM LIGHTING FIXTURES OR SIMILAR  
(FIXTURES SHOWN NOT TO SCALE - LOCATIONS SHOWN ONLY)

 KIM LIGHTING  
'PAVILION IMPACT' 44" TALL BOLLARD

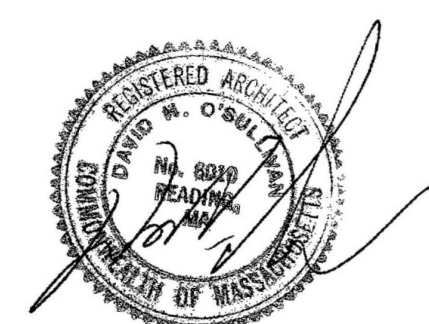
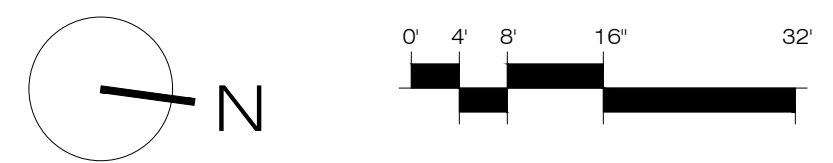
 KIM LIGHTING  
'CYPHER' - FLAT WALL MOUNT

 BEACON LIGHTING  
'DRIVE SRTI' RECESSED DOWN LIGHT

 KIM LIGHTING  
'PREVENT' LINEAR DOWN LIGHT



1 GROUND LEVEL SCHEMATIC LIGHTING PLAN  
Scale: 1/16" = 1'-0"



164 ESSEX ST.  
MELROSE, MA  
COMPREHENSIVE PERMIT SCHEMATIC PLANS  
SCHEMATIC LIGHTING PLAN



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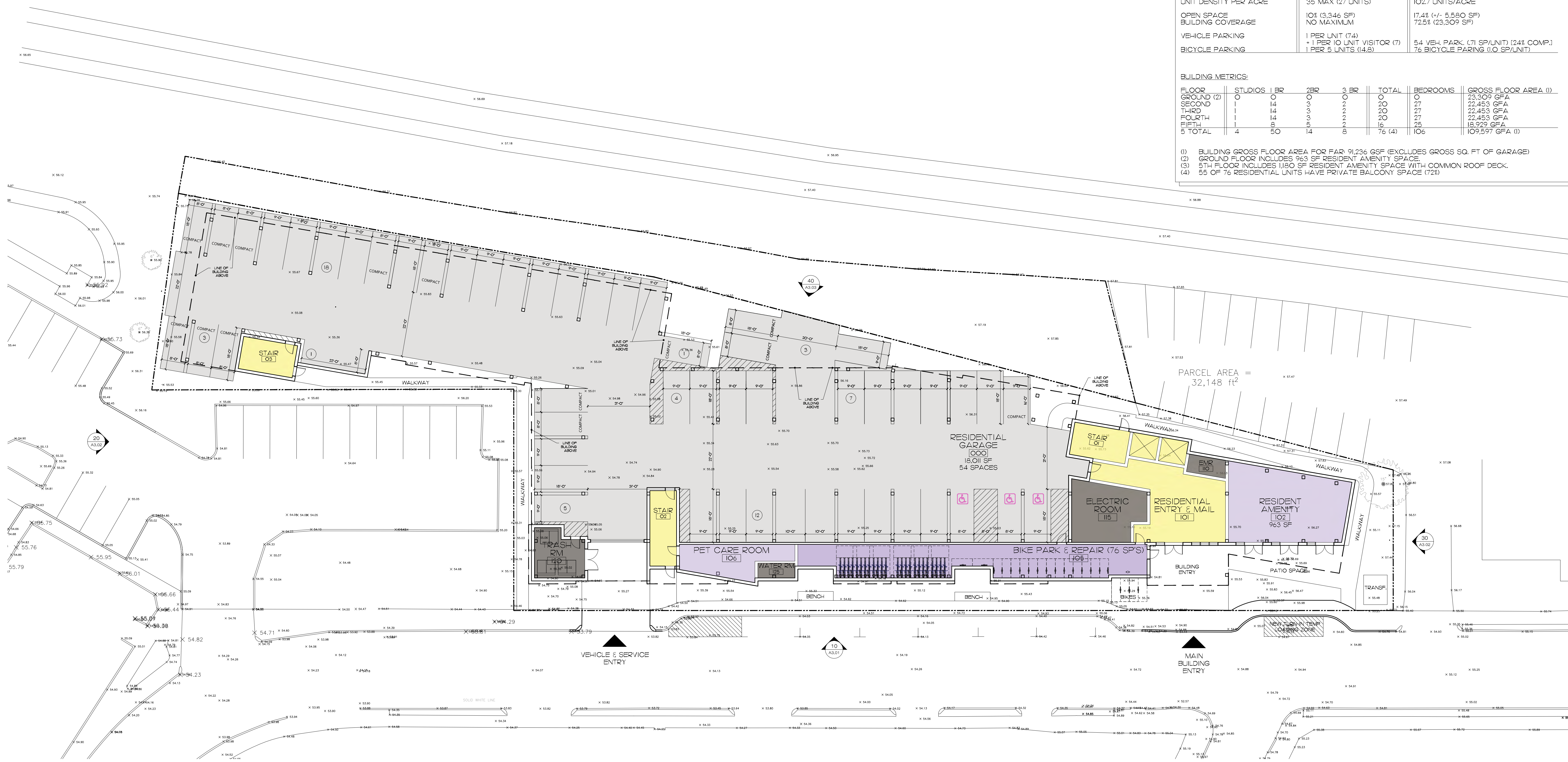
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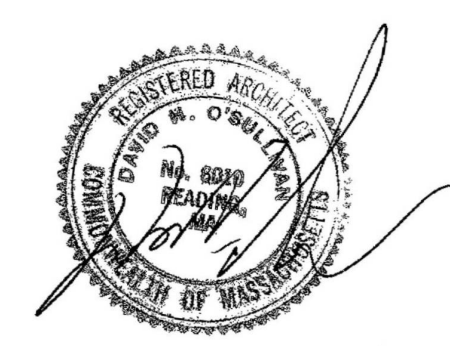
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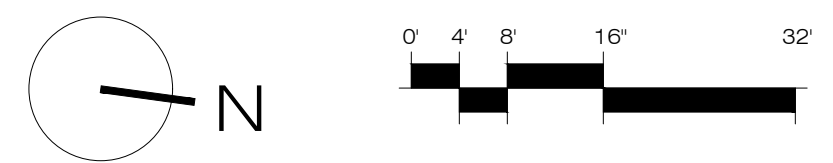
1 GROUND LEVEL PLAN  
Scale: 1/16" = 1'-0"



164 ESSEX ST.  
MELROSE, MA  
COMPREHENSIVE PERMIT SCHEMATIC PLANS  
OVERALL FLOOR PLANS

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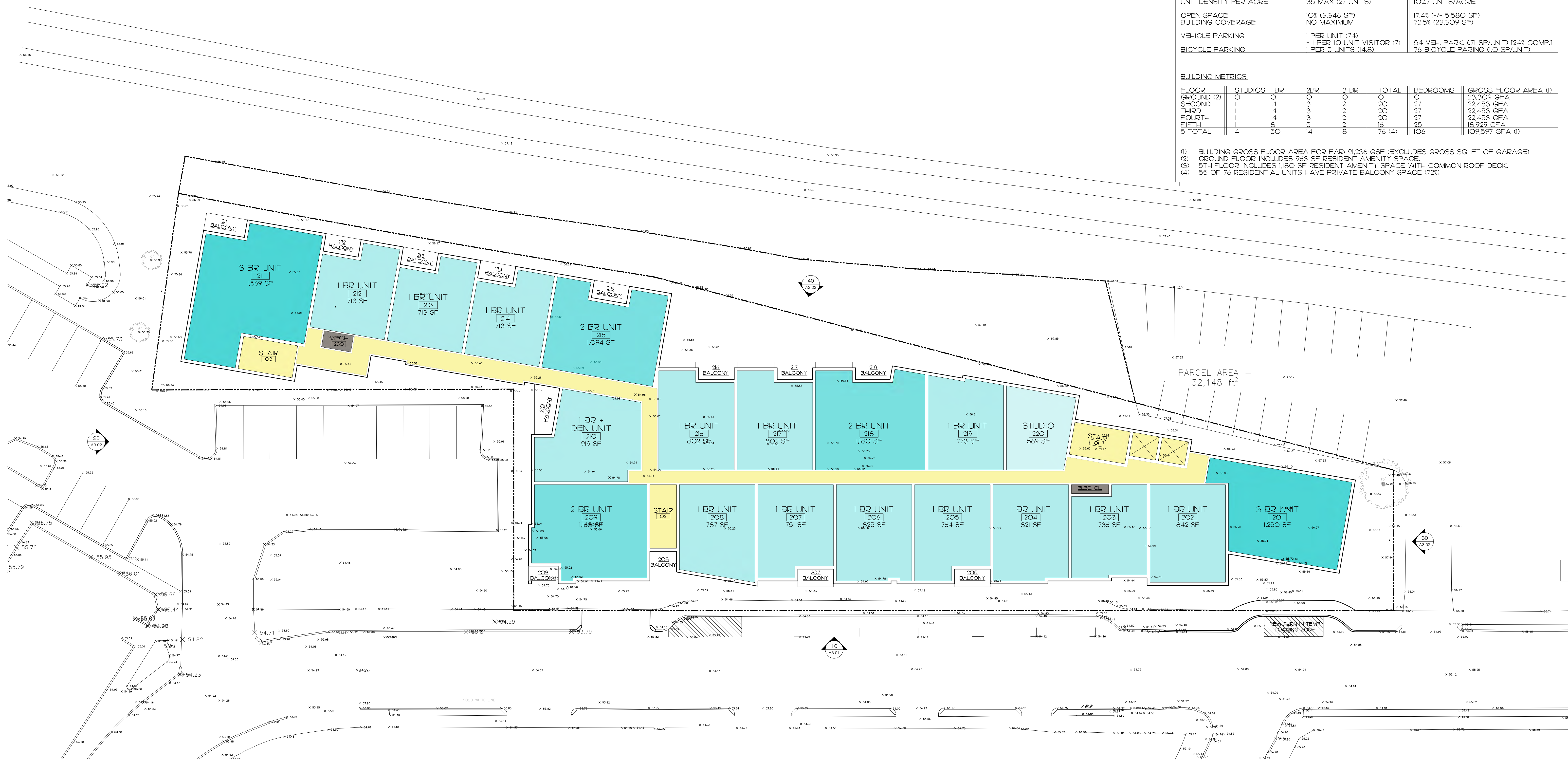
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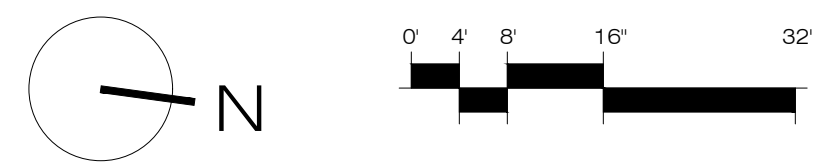
2 SECOND FLOOR - RESIDENTIAL LEVEL  
Scale: 1/16" = 1'-0"



164 ESSEX ST.  
MELROSE, MA  
COMPREHENSIVE PERMIT SCHEMATIC PLANS  
OVERALL FLOOR PLANS

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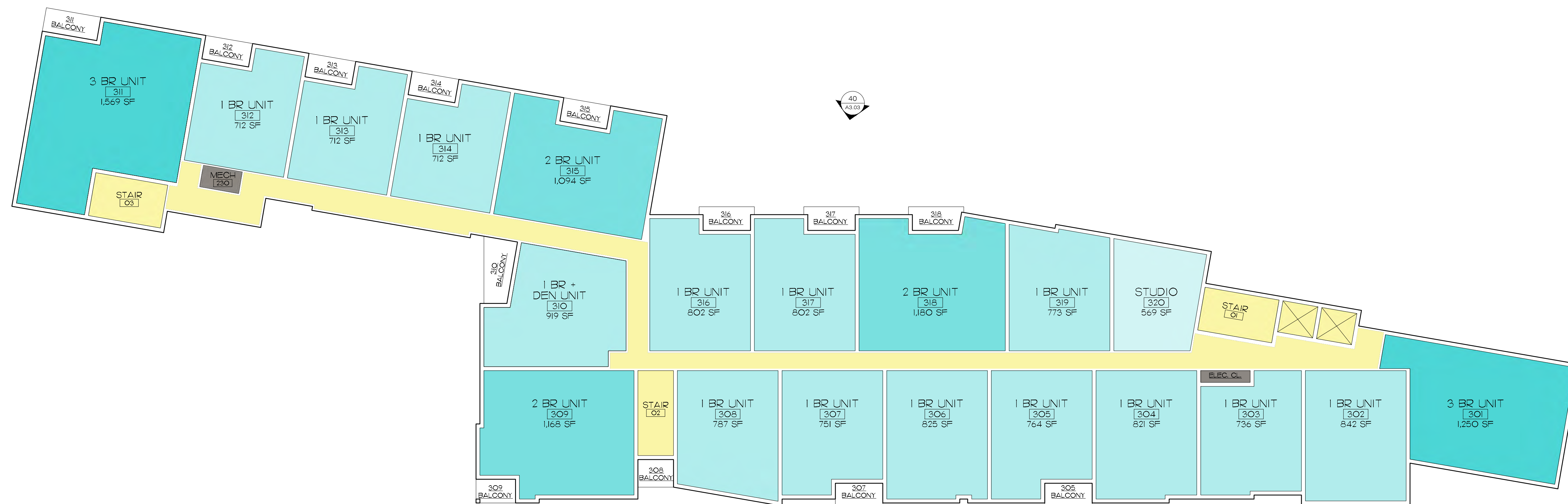
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3 THIRD FLOOR - RESIDENTIAL LEVEL

Scale: 1/16" = 1'-0"

# 164 ESSEX ST.

MELROSE, MA

COMPREHENSIVE PERMIT SCHEMATIC PLANS  
OVERALL FLOOR PLANS



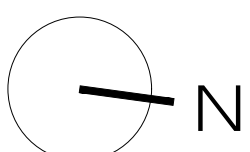
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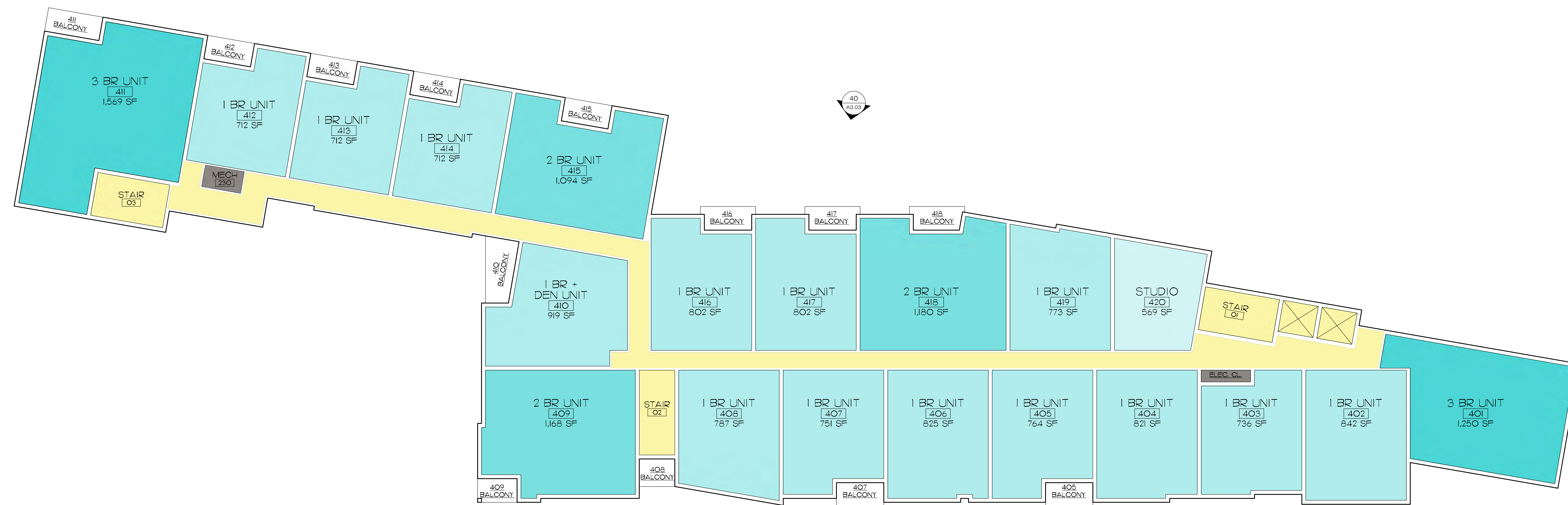
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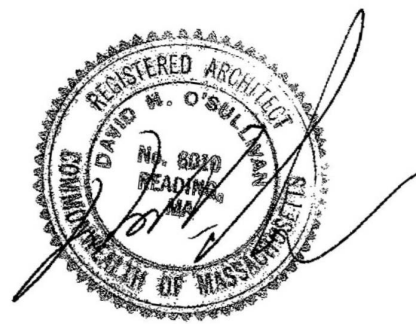
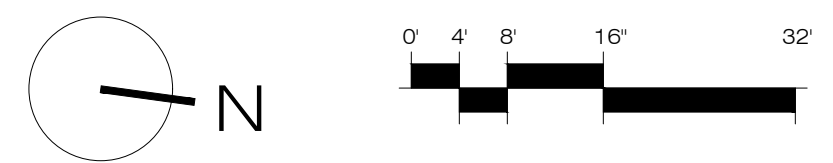
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4 FOURTH FLOOR - RESIDENTIAL LEVEL  
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164 ESSEX ST.  
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OVERALL FLOOR PLANS

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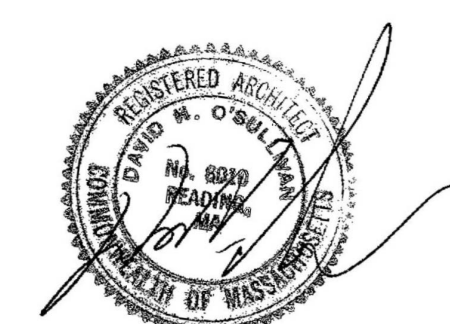
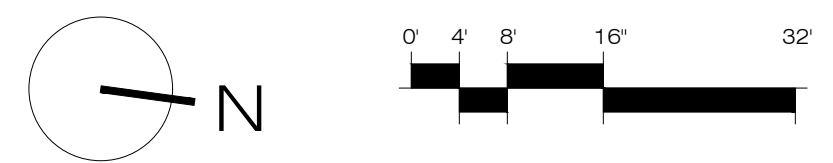
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SECOND	1	14	3	2	20	27	22,453 GFA
THIRD	1	14	3	2	20	27	22,453 GFA
FOURTH	1	14	3	2	20	27	22,453 GFA
FIFTH	1	8	5	2	16	25	18,929 GFA
5 TOTAL	4	50	14	8	76 (4)	106	109,597 GFA (1)

- (1) BUILDING GROSS FLOOR AREA FOR FAR: 91,236 GSF (EXCLUDES GROSS SQ. FT. OF GARAGE)
- (2) GROUND FLOOR INCLUDES 963 SF RESIDENT AMENITY SPACE
- (3) 5TH FLOOR INCLUDES 1,180 SF RESIDENT AMENITY SPACE WITH COMMON ROOF DECK.
- (4) 55 OF 76 RESIDENTIAL UNITS HAVE PRIVATE BALCONY SPACE (72%)



5 PENTHOUSE LEVEL (FLOOR 5) - RESIDENTIAL LEVEL  
Scale: 1/16" = 1'-0"



164 ESSEX ST.  
MELROSE, MA  
COMPREHENSIVE PERMIT SCHEMATIC PLANS  
OVERALL FLOOR PLANS

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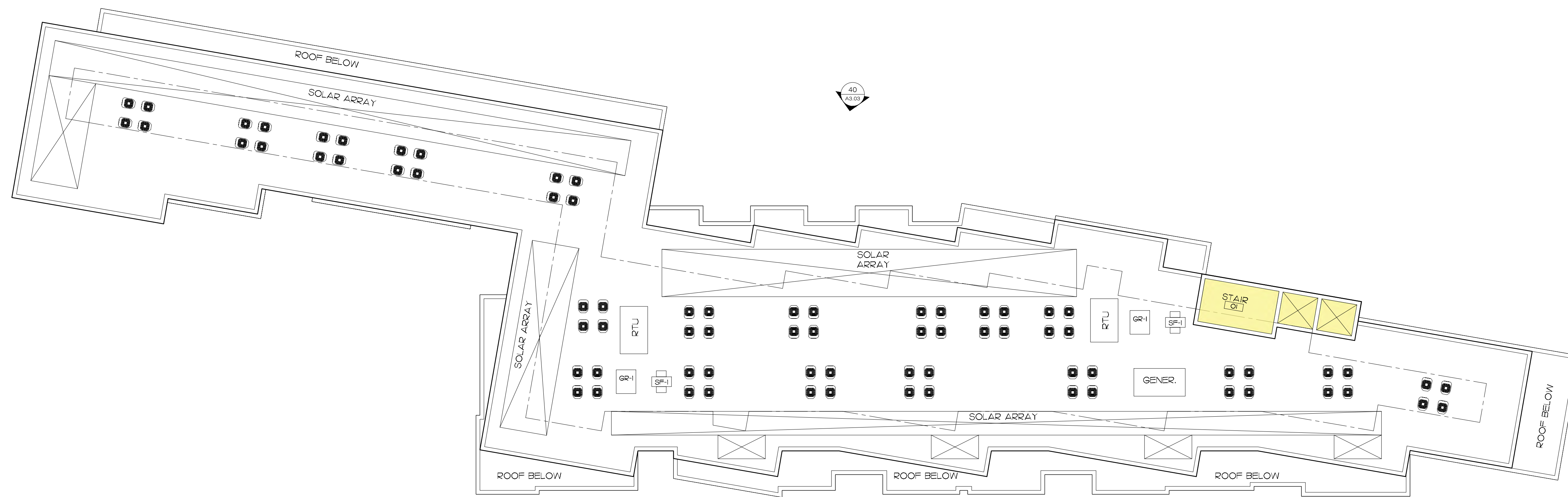
PRELIMINARY YIELD CHART METRICS: 'BB-1' BASE ZONING WITH 'ROOD' DISTRICT OVERLAY

ITEM	REQUIRED	PROPOSED
MINIMUM LOT SIZE	10,000 SF	+/- 32,148 SF (.74 ACRES)
LOT FRONTAGE	50' (100' BASE)	364'-1"
LOT DEPTH	90'	92'-0"
FRONT YARD	10' (10' BASE)	8'-2"
SIDE YARD	5' (12' BASE)	1'-11" MIN. • LEFT & 12'-9" • RIGHT
REAR YARD	10' (15' BASE)	2'-4"
HEIGHT	5 STORIES/62' (10' SETBACK • 5TH LEVEL)	5 STORIES / 61'-4" VARIES MIN. 5'-0" SETBACK PROVIDED
FAR	1.5 (50,187 SF)	2.84 (91,236 GSF)
UNIT DENSITY PER ACRE	35 MAX (27 UNITS)	102.7 UNITS/ACRE
OPEN SPACE	10% (3,346 SF)	17.4% (+/- 5,580 SF)
BUILDING COVERAGE	NO MAXIMUM	72.5% (23,309 SF)
VEHICLE PARKING	1 PER UNIT (74)	54 VEH. PARK. (71 SP/UNIT) (24% COMP.)
BICYCLE PARKING	+ 1 PER 10 UNIT VISITOR (7) 1 PER 5 UNITS (14.8)	76 BICYCLE PARKING (1.0 SP/UNIT)

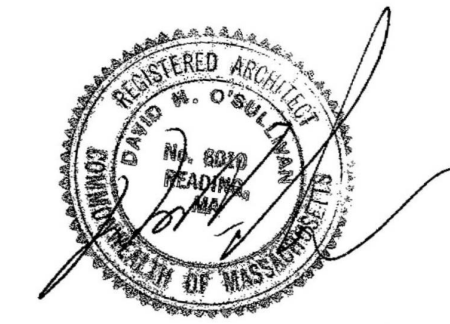
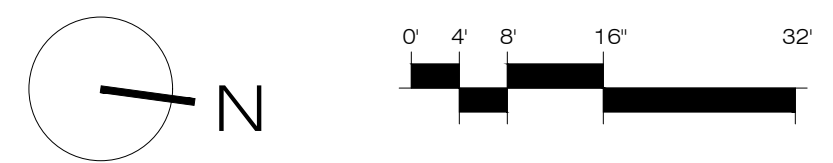
BUILDING METRICS:

FLOOR	STUDIOS	1 BR	2BR	3 BR	TOTAL	BEDROOMS	GROSS FLOOR AREA (1)
GROUND (2)	0	0	0	0	0	0	23,309 GFA
SECOND	1	14	3	2	20	27	22,453 GFA
THIRD	1	14	3	2	20	27	22,453 GFA
FOURTH	1	14	3	2	20	27	22,453 GFA
FIFTH	1	8	5	2	16	25	18,929 GFA
5 TOTAL	4	50	14	8	76 (4)	106	109,597 GFA (1)

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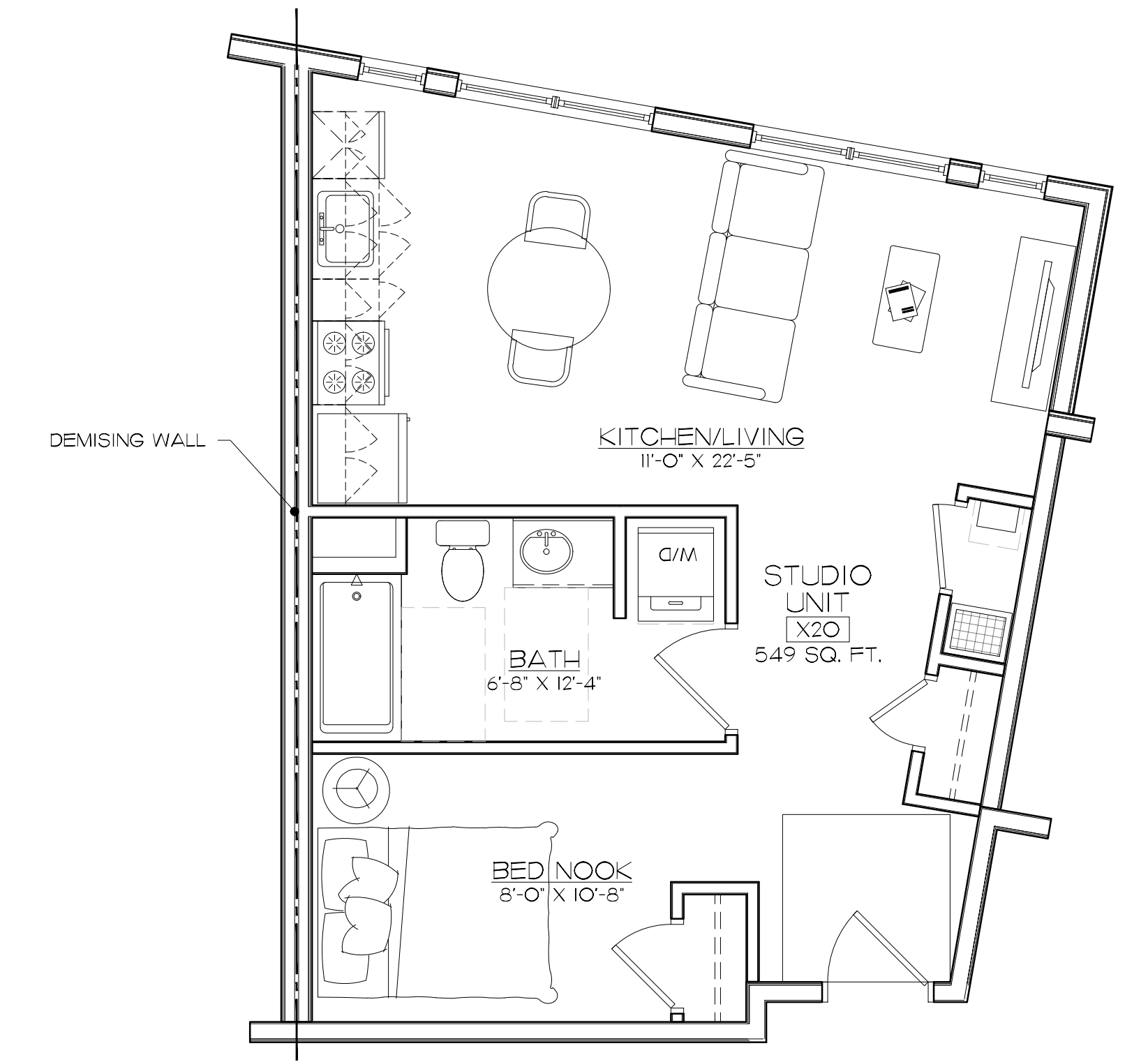
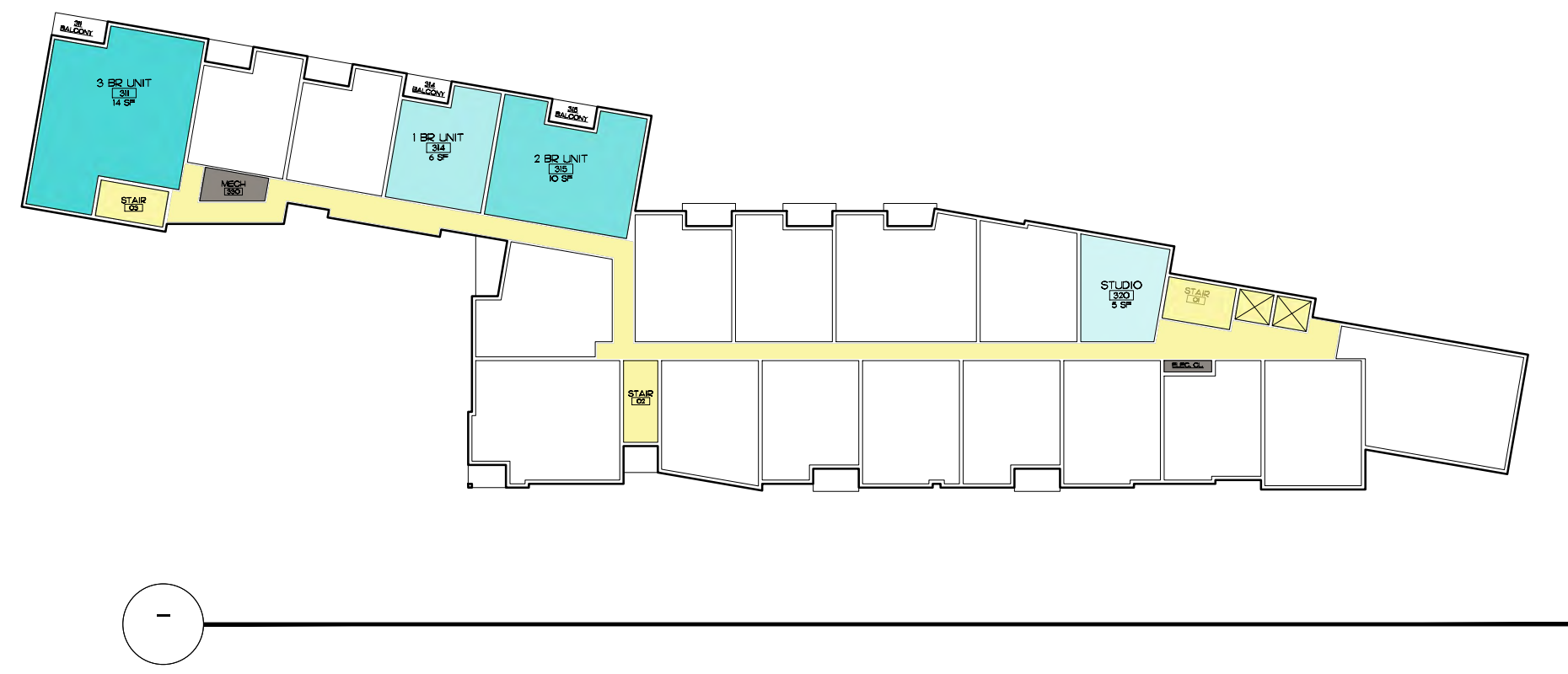
6 ROOF LEVEL  
Scale: 1/16" = 1'-0"



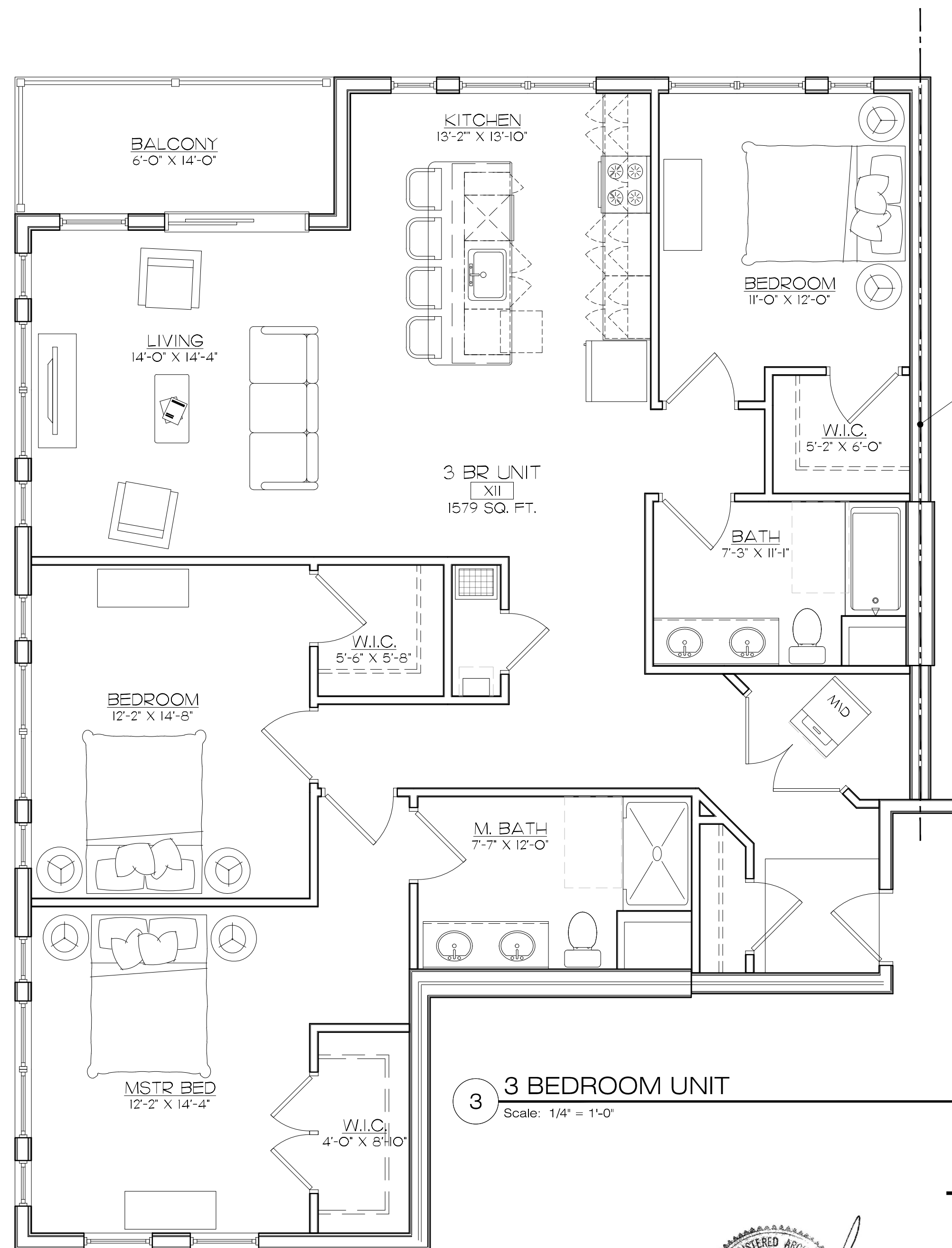
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MELROSE, MA  
COMPREHENSIVE PERMIT SCHEMATIC PLANS  
OVERALL FLOOR PLANS

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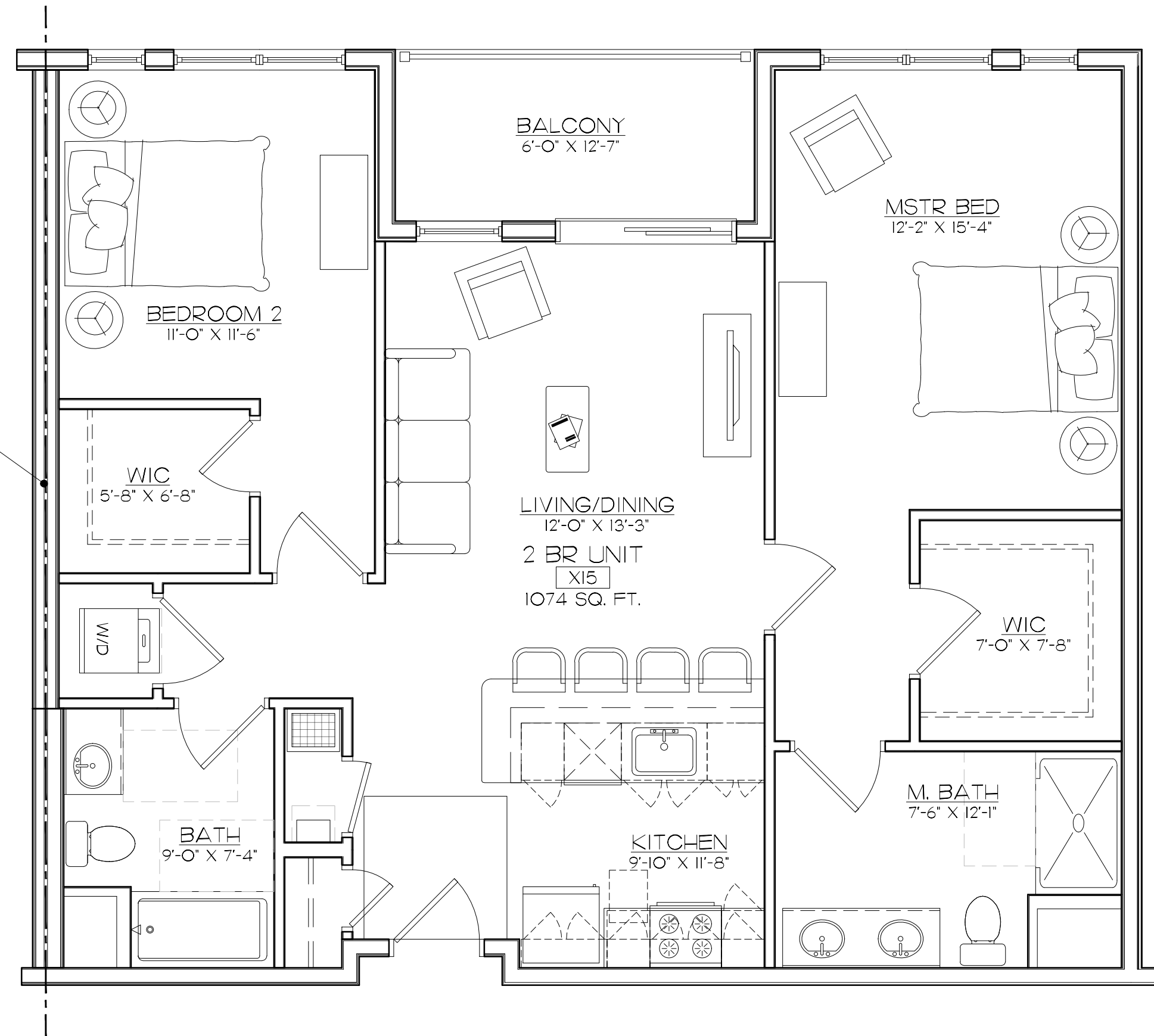
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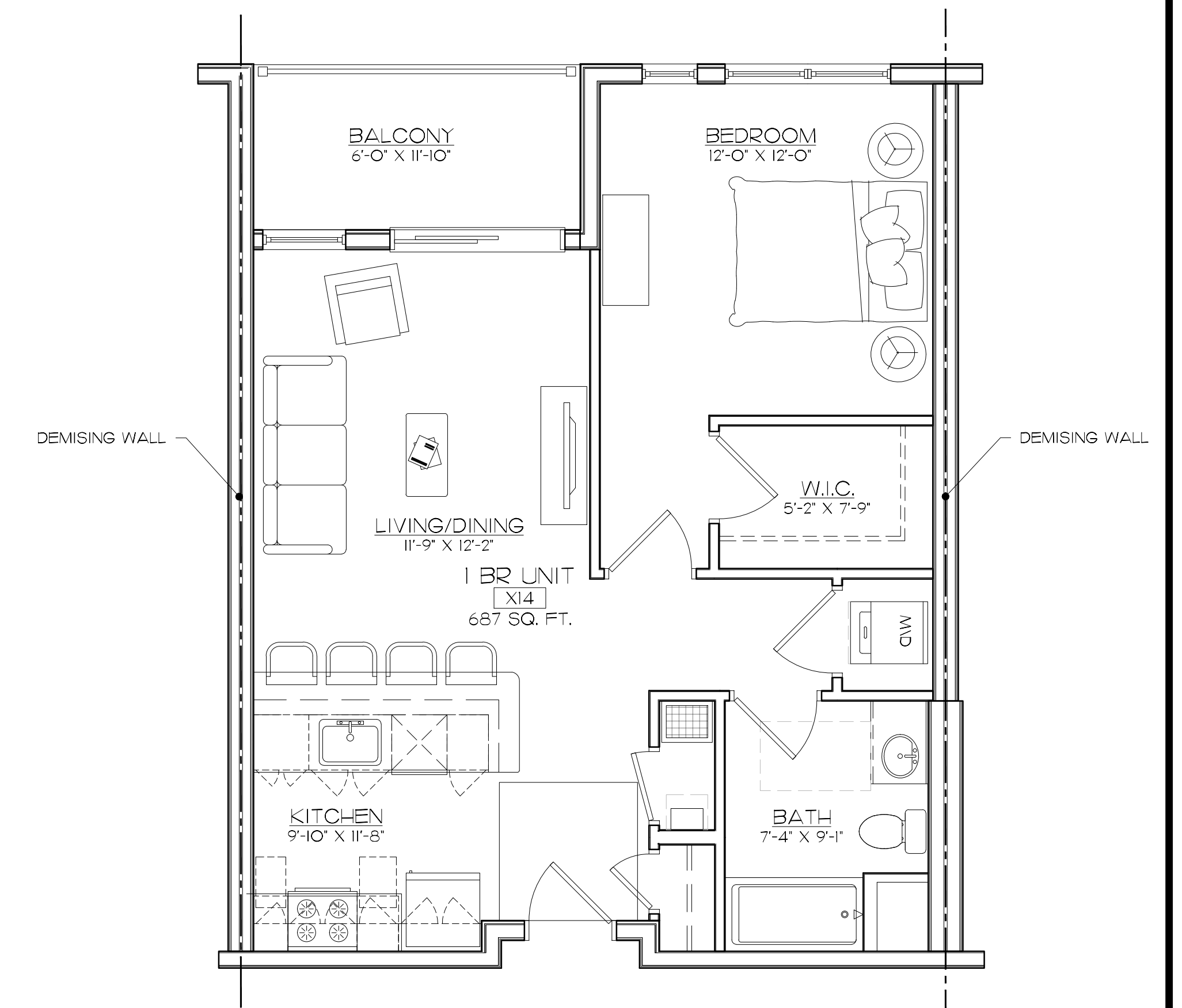
**S STUDIO UNIT**  
Scale: 1/4" = 1'-0"



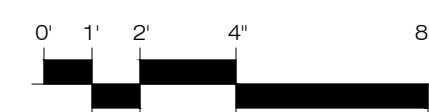
**3 3 BEDROOM UNIT**  
Scale: 1/4" = 1'-0"



**2 2 BEDROOM UNIT**  
Scale: 1/4" = 1'-0"



**1 1 BEDROOM UNIT**  
Scale: 1/4" = 1'-0"



# 164 ESSEX ST.

MELROSE, MA

COMPREHENSIVE PERMIT SCHEMATIC PLANS

TYPICAL RESIDENTIAL UNIT PLANS



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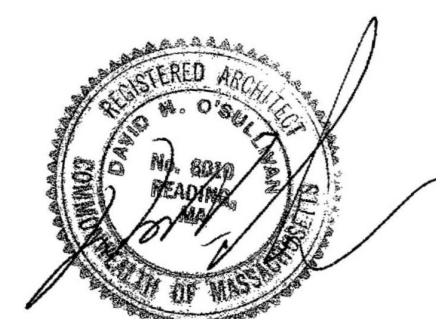
ISSUED 04/10/2024	SHEET NUMBER <b>A3.02</b>
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40 REAR ELEVATION (WEST)  
Scale: 1/16" = 1'-0"



10 FRONT ELEVATION (EAST - ESSEX ST)  
Scale: 1/16" = 1'-0"

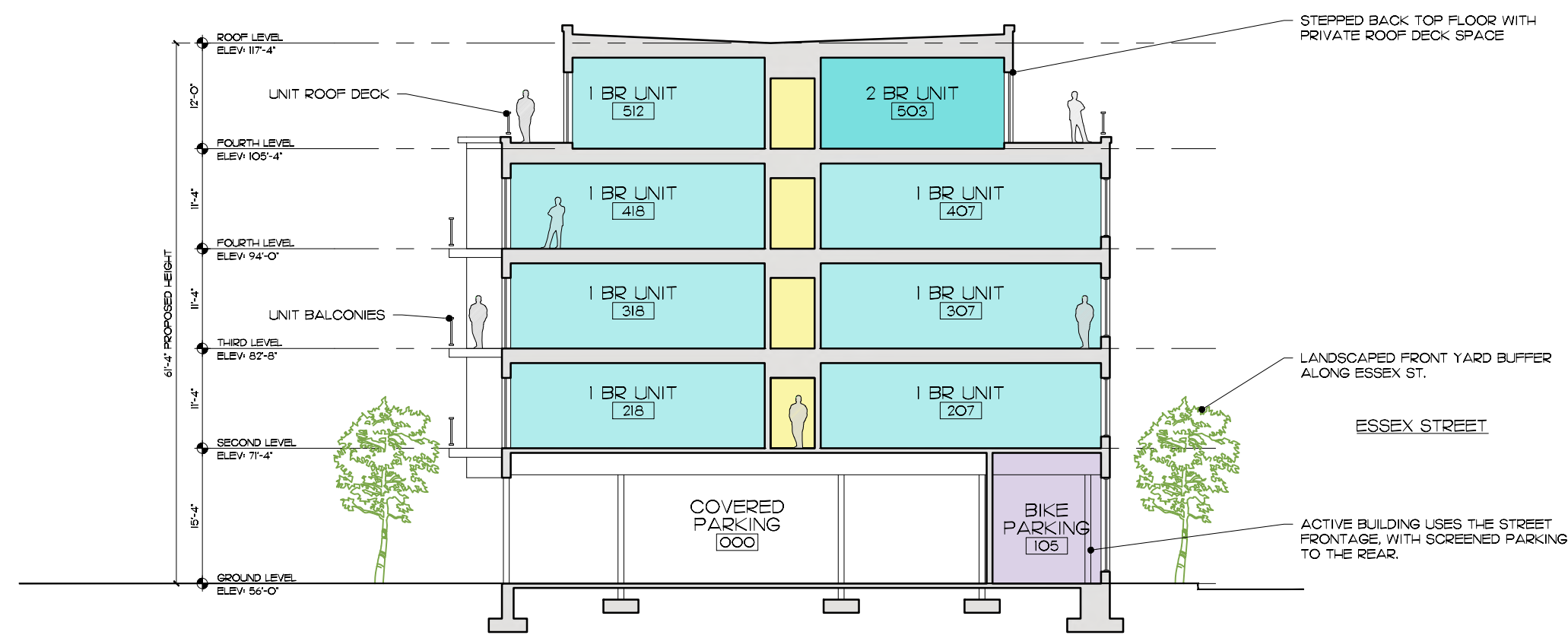


164 ESSEX ST.  
MELROSE, MA  
COMPREHENSIVE PERMIT SCHEMATIC PLANS  
BUILDING ELEVATIONS



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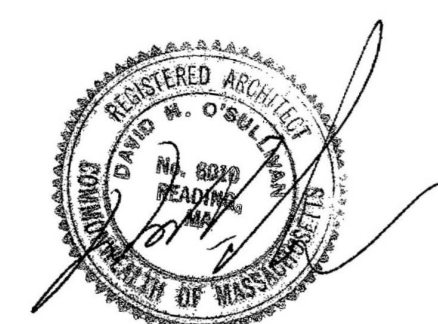
**A SCHEMATIC BUILDING SECTION**  
Scale: 1/16" = 1'-0"



**20 LEFT SIDE ELEVATION (SOUTH)**  
Scale: 1/16" = 1'-0"



**30 RIGHT SIDE ELEVATION (NORTH)**  
Scale: 1/16" = 1'-0"



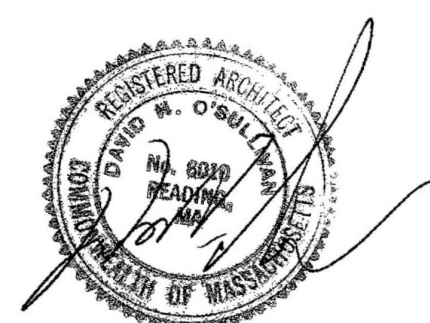
**164 ESSEX ST.**  
MELROSE, MA  
COMPREHENSIVE PERMIT SCHEMATIC PLANS  
BUILDING ELEVATIONS

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A SCHEMATIC PERSPECTIVE VIEW SOUTH DOWN ESSEX ST.  
Scale: N.T.S.



**164 ESSEX ST.**  
MELROSE, MA  
COMPREHENSIVE PERMIT SCHEMATIC PLANS  
BUILDING RENDERINGS



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**B** SCHEMATIC PERSPECTIVE VIEW OF BUILDING ALONG ESSEX ST.  
Scale: N.T.S.



**164 ESSEX ST.**  
MELROSE, MA  
COMPREHENSIVE PERMIT SCHEMATIC PLANS  
BUILDING RENDERINGS



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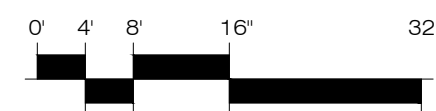
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© SCHEMATIC PERSPECTIVE VIEW NORTH UP ESSEX ST.  
Scale: N.T.S.



**164 ESSEX ST.**  
MELROSE, MA  
COMPREHENSIVE PERMIT SCHEMATIC PLANS  
BUILDING RENDERINGS



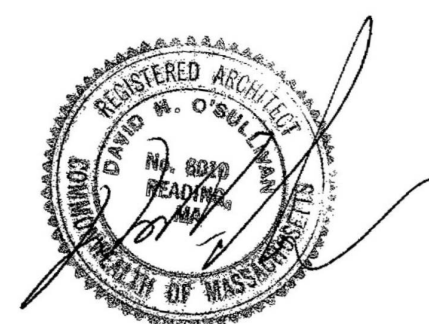
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JOB NO:	23028



D SCHEMATIC PERSPECTIVE AERIAL VIEW NORTH UP ESSEX ST.  
Scale: N.T.S.



**164 ESSEX ST.**  
MELROSE, MA  
COMPREHENSIVE PERMIT SCHEMATIC PLANS  
BUILDING RENDERINGS



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**E** SCHEMATIC PERSPECTIVE VIEW OF BUILDING REAR  
 Scale: N.T.S.



**164 ESSEX ST.**  
 MELROSE, MA  
 COMPREHENSIVE PERMIT SCHEMATIC PLANS  
 BUILDING RENDERINGS



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F SCHEMATIC PERSPECTIVE VIEW OF BUILDING REAR COURTYARD  
Scale: N.T.S.



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MELROSE, MA  
COMPREHENSIVE PERMIT SCHEMATIC PLANS  
BUILDING RENDERINGS



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FACADE MATERIALS &  
EXAMPLE PRECEDENT IMAGES



SET BACK AND  
SAW-TOOTHED  
PENTHOUSE 5TH LEVEL

COMPOSITE DECKING &  
GUARD RAIL SYSTEM AT  
UNIT BALCONIES AND  
ROOF DECKS

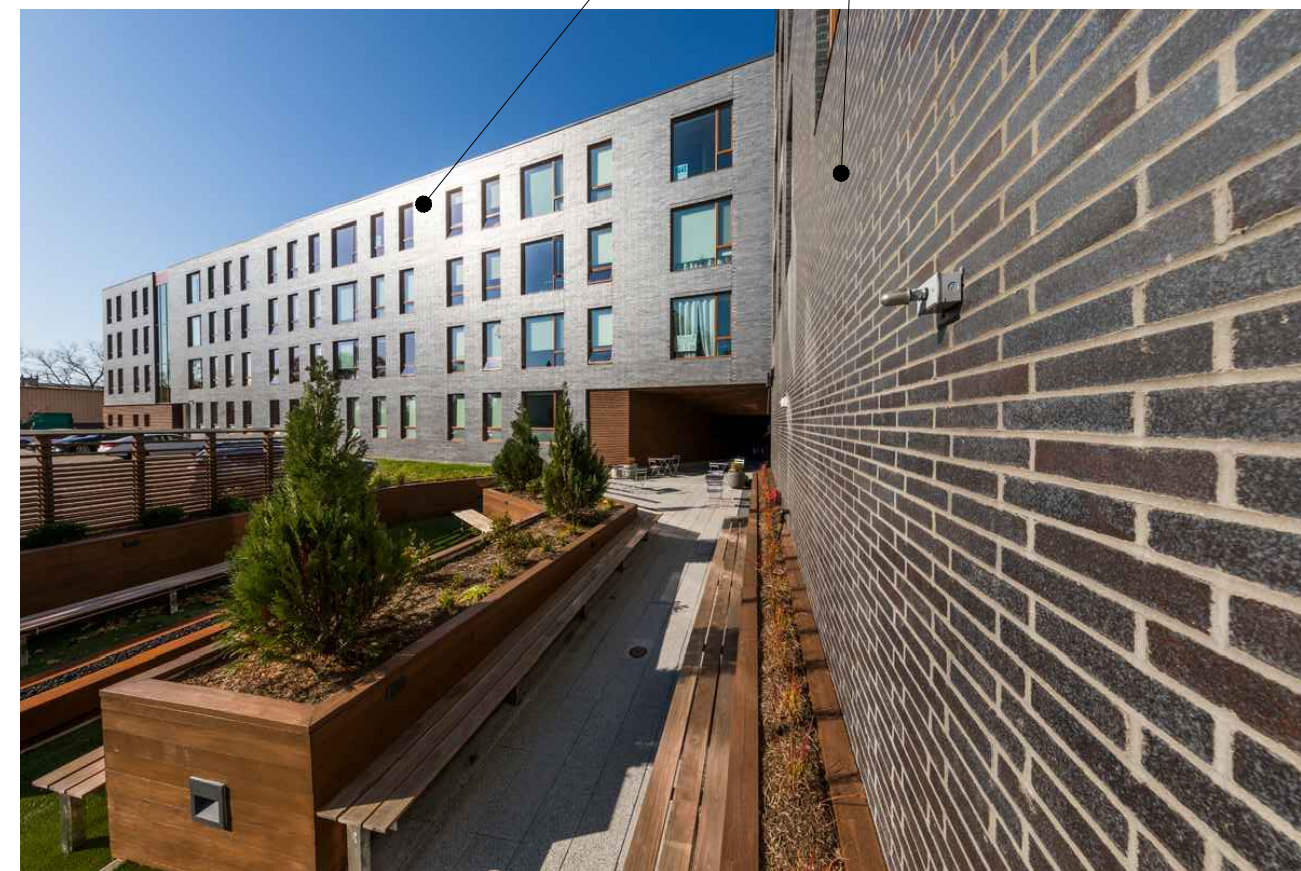
COMPOSITE WOOD LOOK  
ACCENT SIDING, NICHHA  
VINTAGE WOOD OR SIM.

CLAD CASEMENT STYLE  
WINDOWS IN PANEL SIDING  
AREAS

DOUBLE HUNG STYLE  
WINDOWS IN BRICK MASONRY  
SECTIONS

DARK/WARM COLORED BRICK  
VENEER WITH WOOD ACCENT

TREE AND LANDSCAPED  
BUFFER WITHIN FRONT YARD  
ALONG ESSEX ST.



HIGH DENSITY FIBER CEMENT  
TEXTURED ACCENT SIDING AT  
PENTHOUSE. NICHHA NOVENARY LINE  
OR SIM.

HIGH DENSITY FIBER CEMENT PANEL  
SIDING. NICHHA PANEL OR SIM.

METAL ACCENT SIDING AT ENTRY  
BAY WITH COVERED ENTRY &  
SIGNAGE BAND

ALUMINUM STOREFRONT ALONG  
ESSEX STREET AND AT COVERED  
MAIN BUILDING ENTRY



G SCHEMATIC PERSPECTIVE VIEW OF ENTRY AND PROPOSED MATERIALS  
Scale: N.T.S.



164 ESSEX ST.

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COMPREHENSIVE PERMIT SCHEMATIC PLANS

BUILDING RENDERINGS



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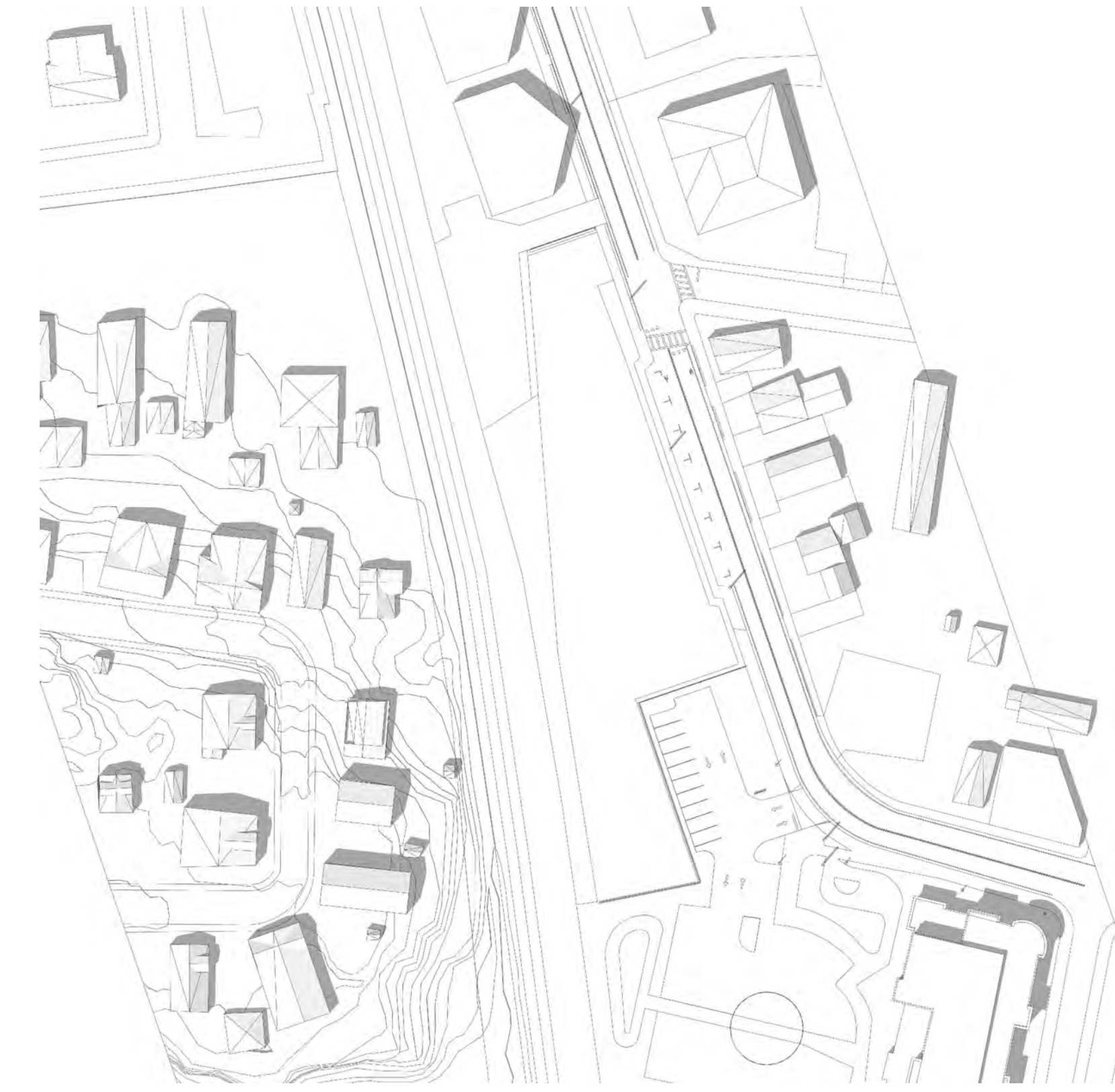
EXISTING SUMMER SHADOW



1 EXISTING SUMMER 10AM  
Scale: N.T.S.

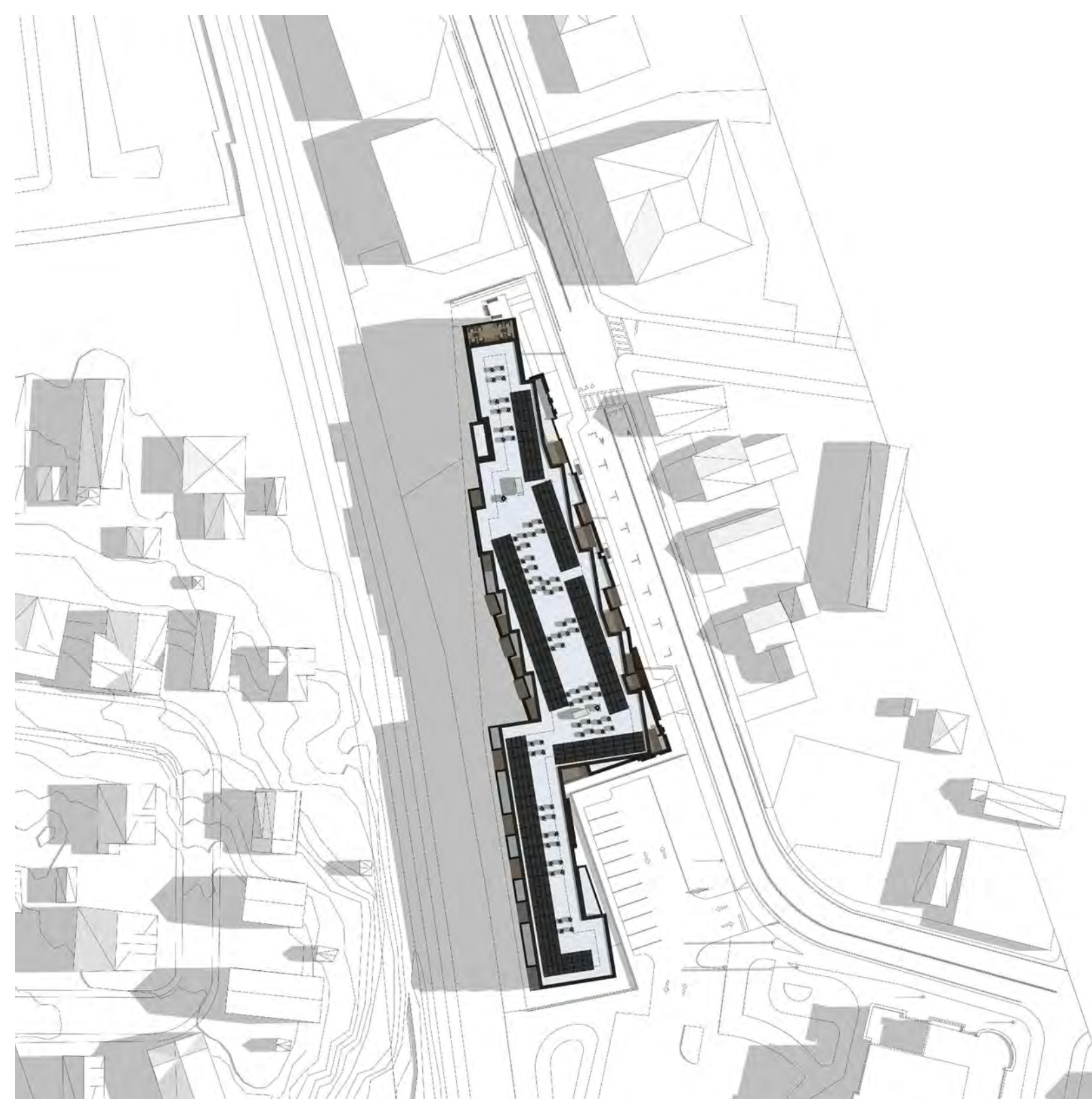


2 EXISTING SUMMER NOON  
Scale: N.T.S.



3 EXISTING SUMMER 3PM  
Scale: N.T.S.

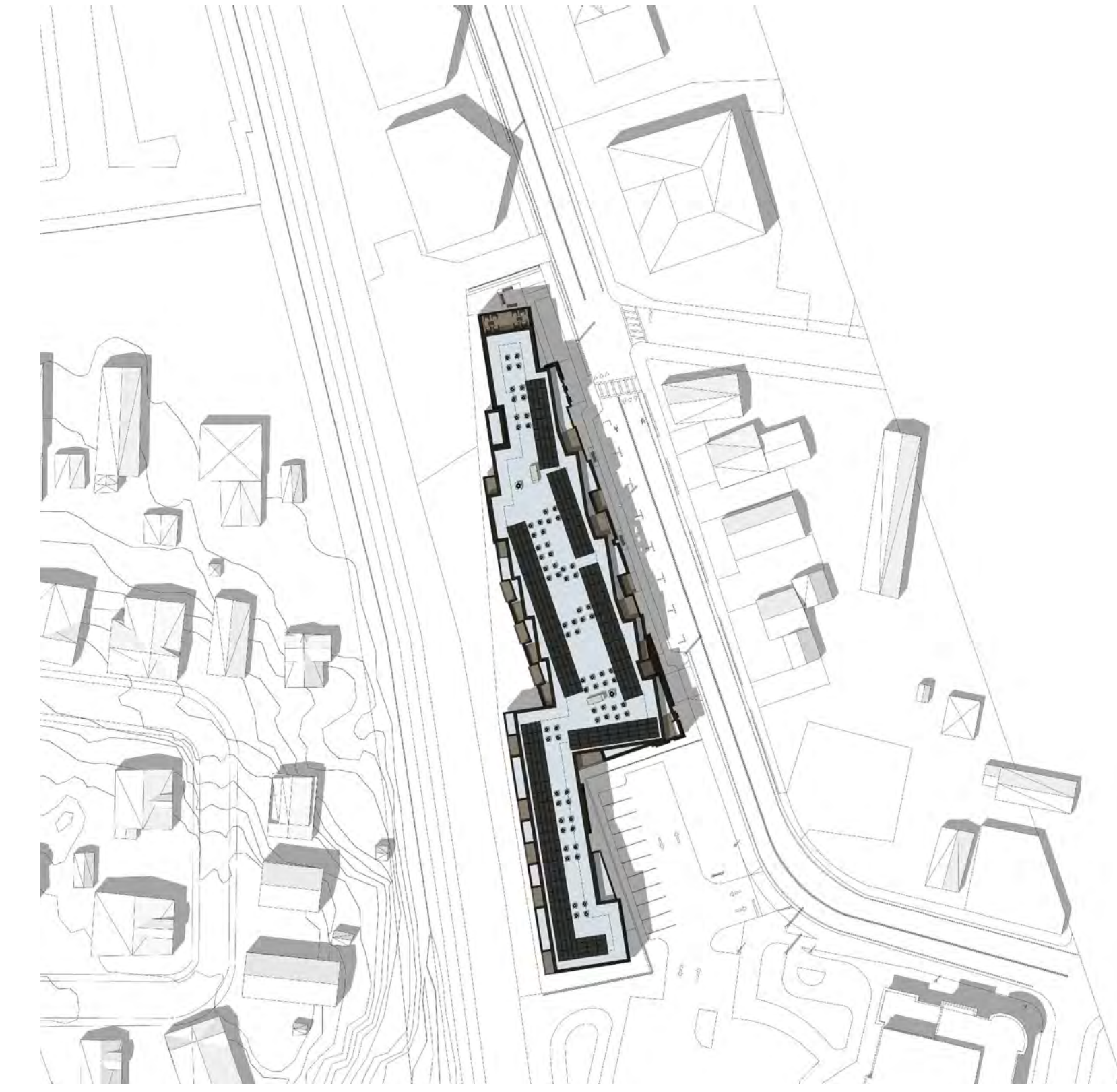
PROPOSED SUMMER SHADOW



A PROPOSED SUMMER 10AM  
Scale: N.T.S.



B PROPOSED SUMMER NOON  
Scale: N.T.S.



C PROPOSED SUMMER 3PM  
Scale: N.T.S.

164 ESSEX ST.

MELROSE, MA

COMPREHENSIVE PERMIT SCHEMATIC PLANS

SHADOW STUDIES



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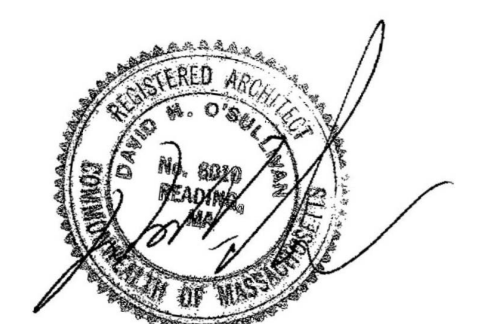
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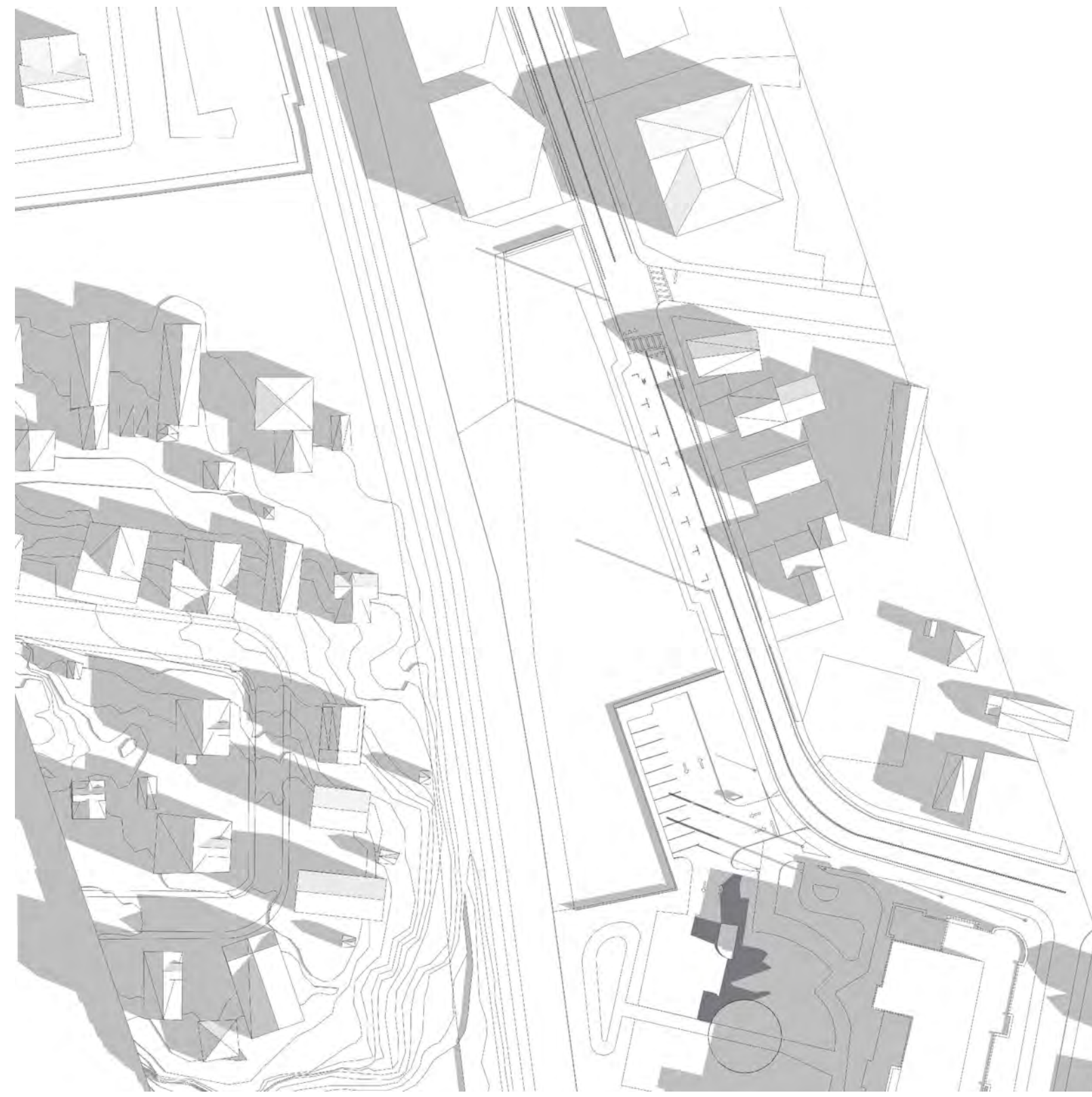
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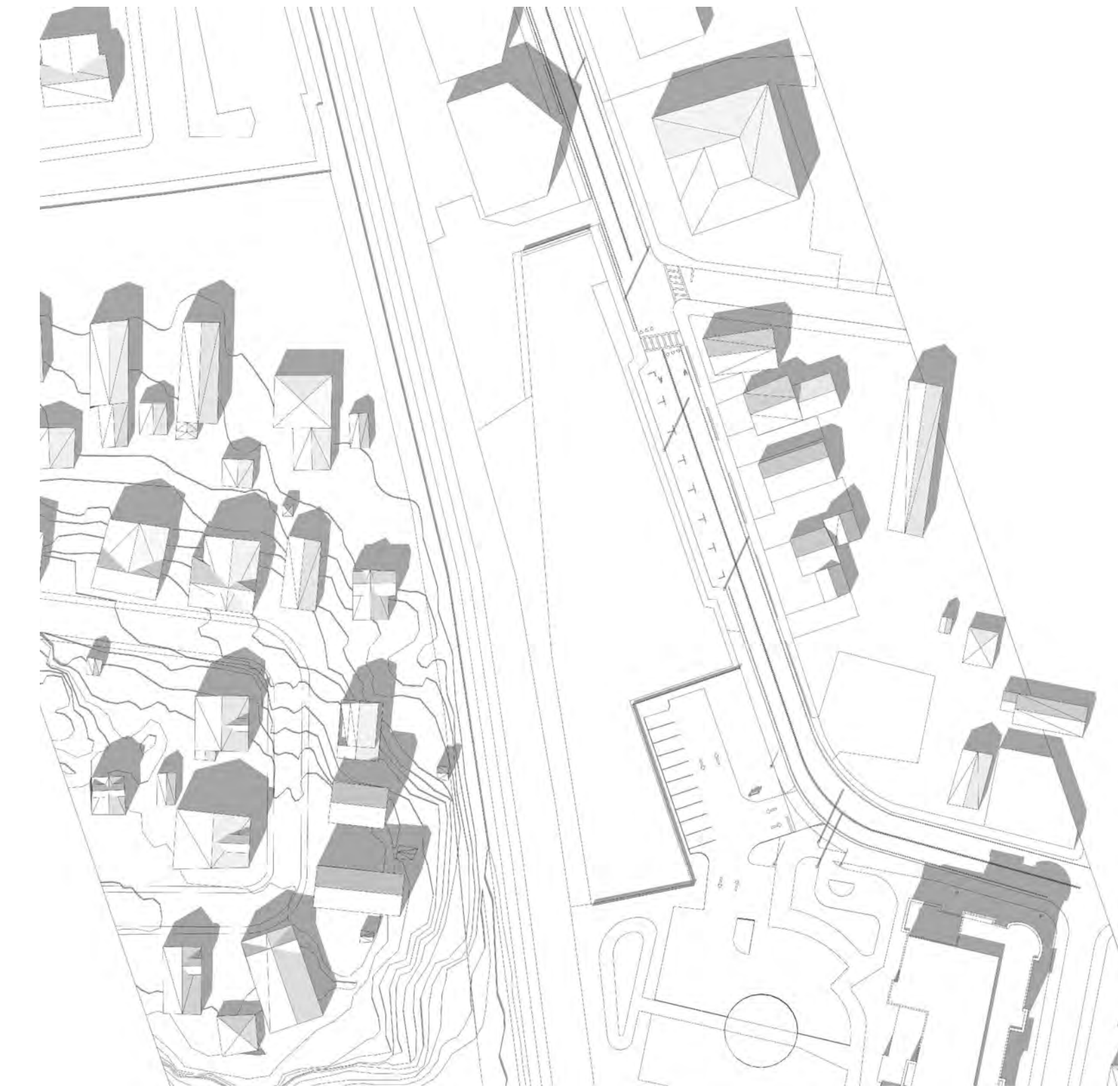
EXISTING FALL SHADOW



1 EXISTING FALL 10AM  
Scale: N.T.S.

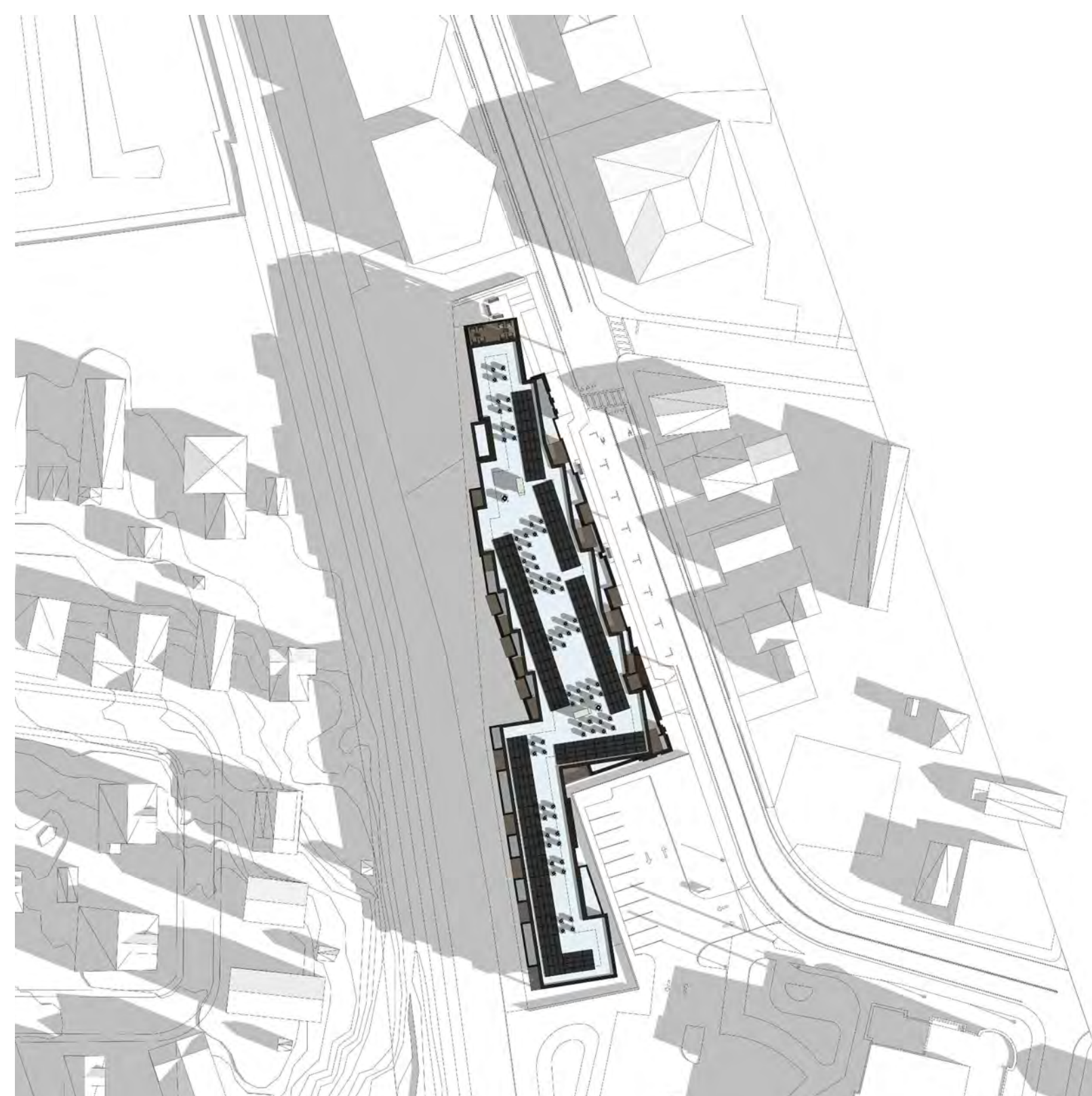


2 EXISTING FALL NOON  
Scale: N.T.S.

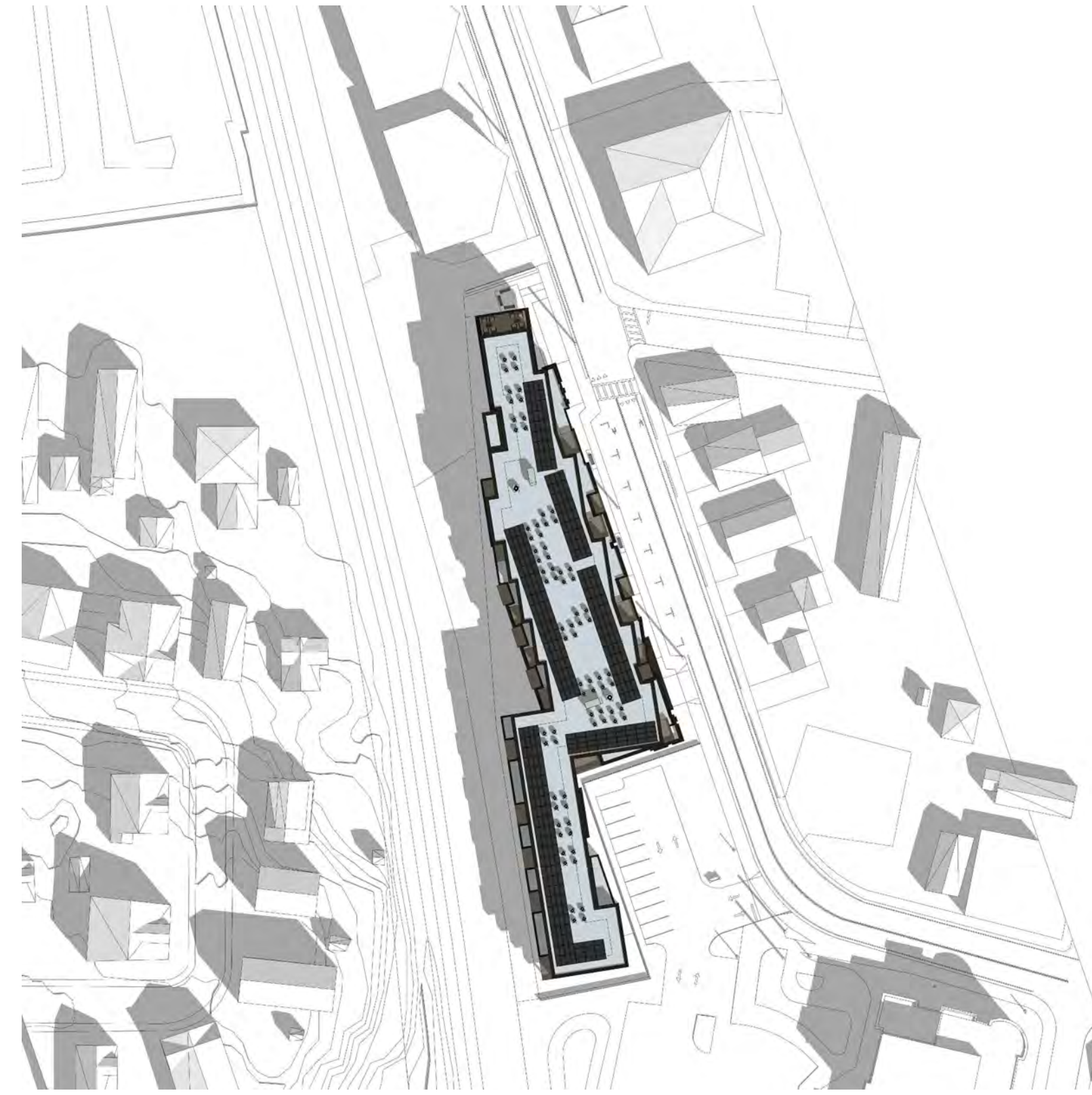


3 EXISTING FALL 3PM  
Scale: N.T.S.

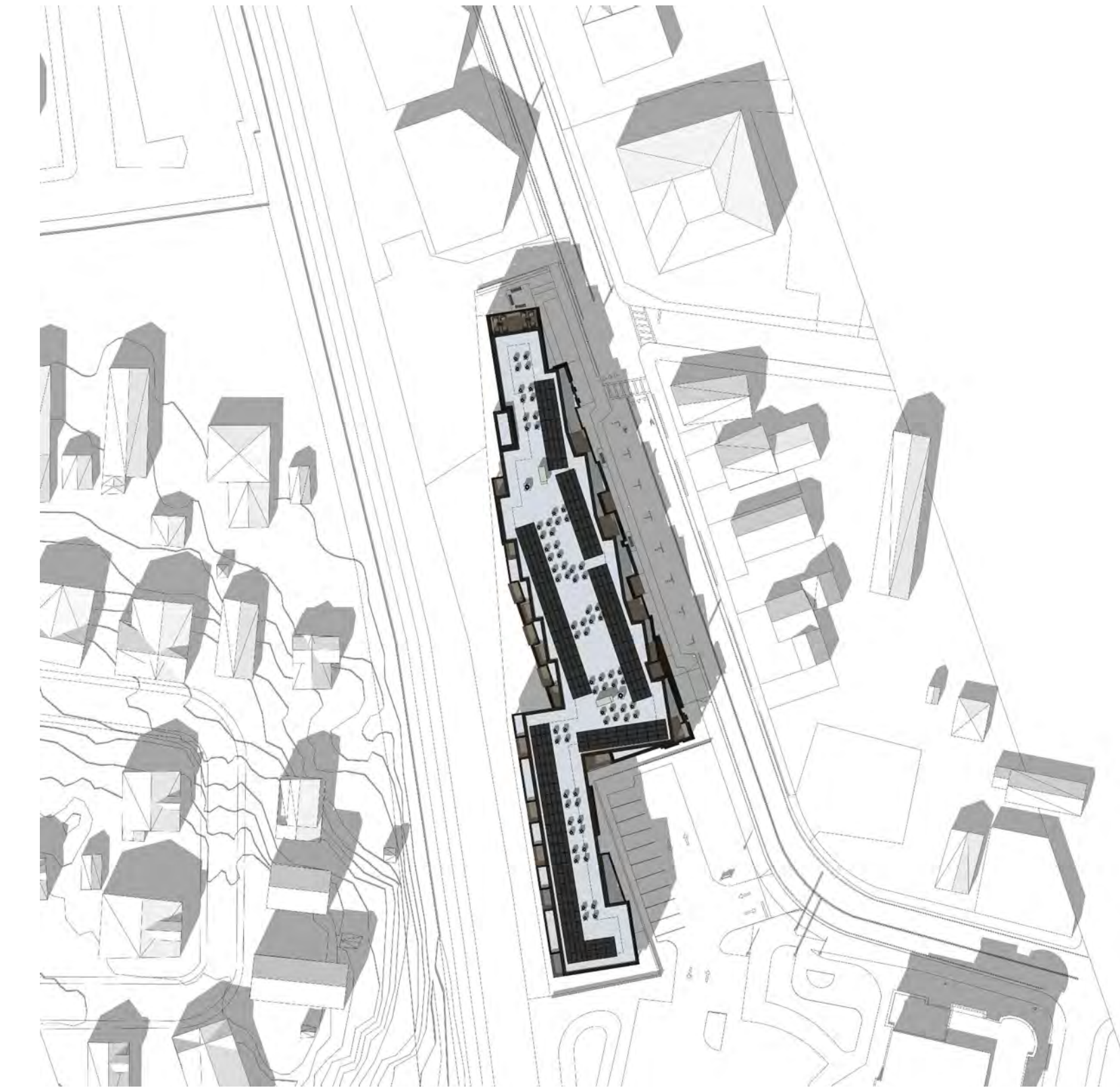
PROPOSED FALL SHADOW



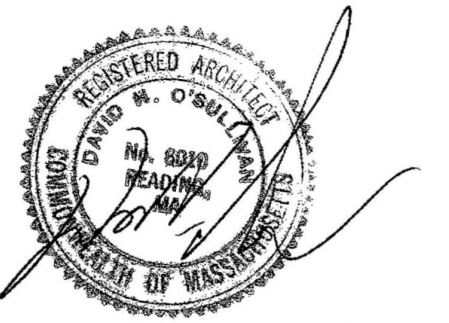
A PROPOSED FALL 10AM  
Scale: N.T.S.



B PROPOSED FALL NOON  
Scale: N.T.S.



C PROPOSED FALL 3PM  
Scale: N.T.S.



164 ESSEX ST.

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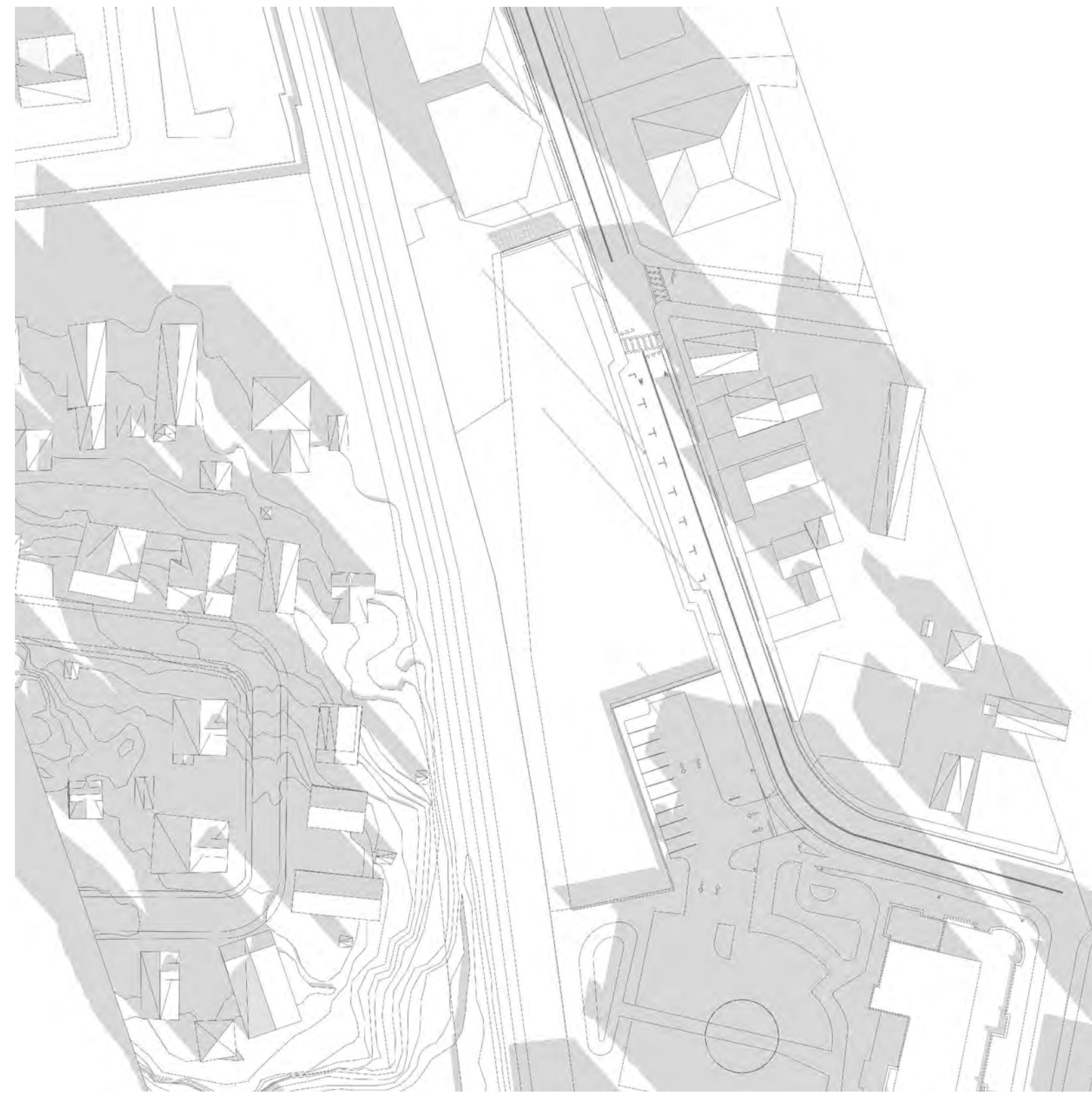
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A3.22

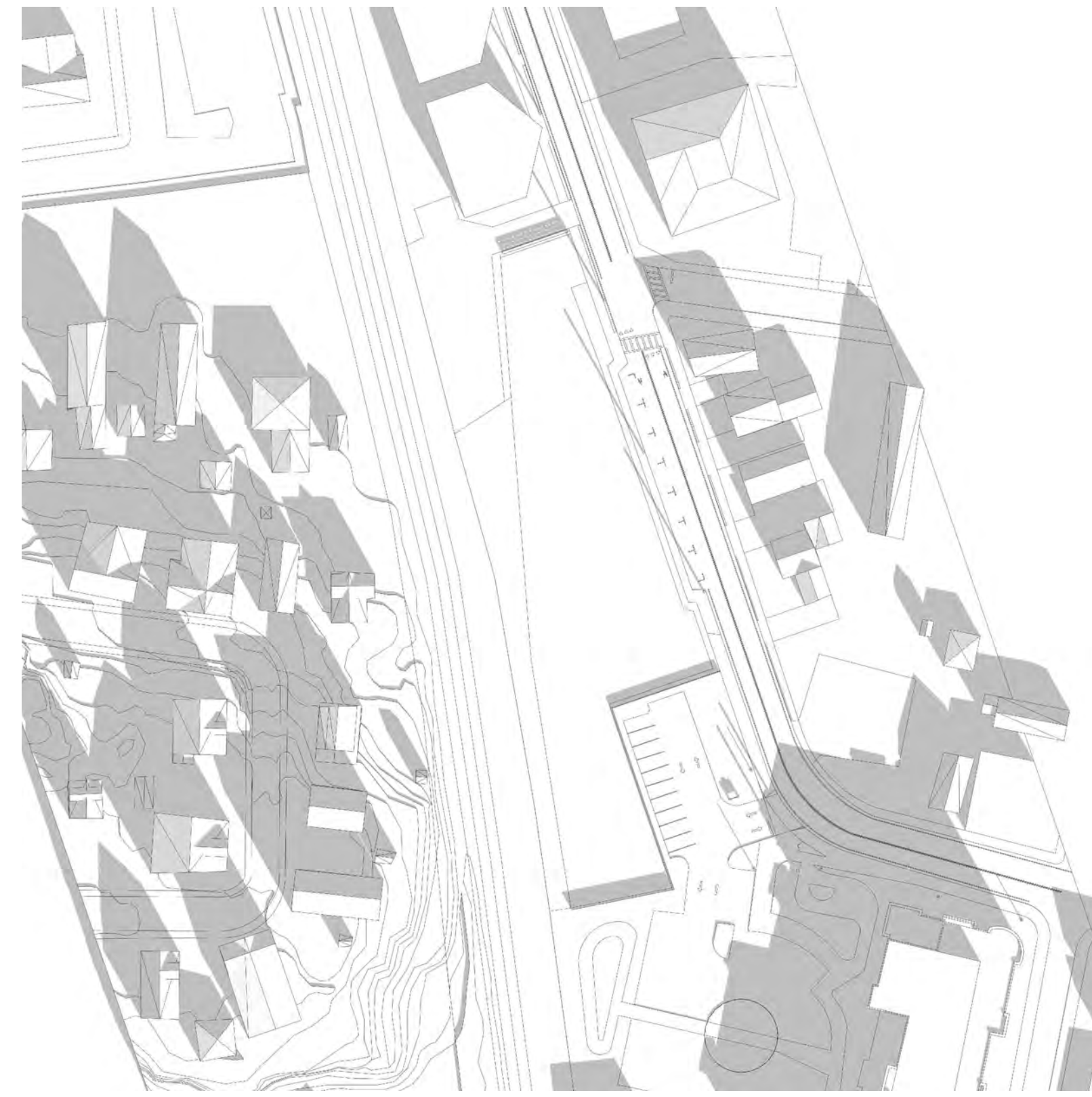
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23028

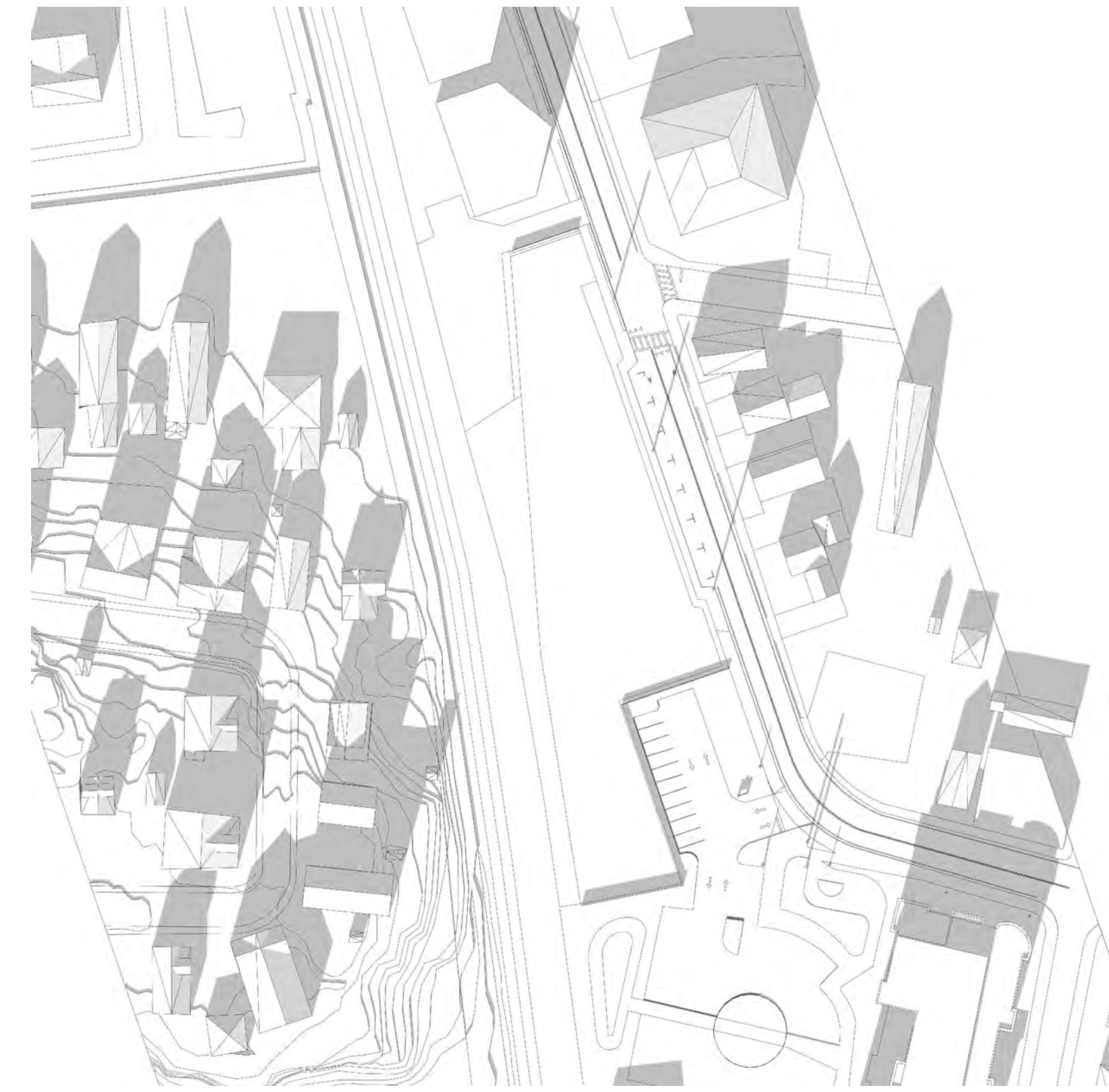
EXISTING WINTER SHADOW



1 EXISTING WINTER 10AM  
Scale: N.T.S.

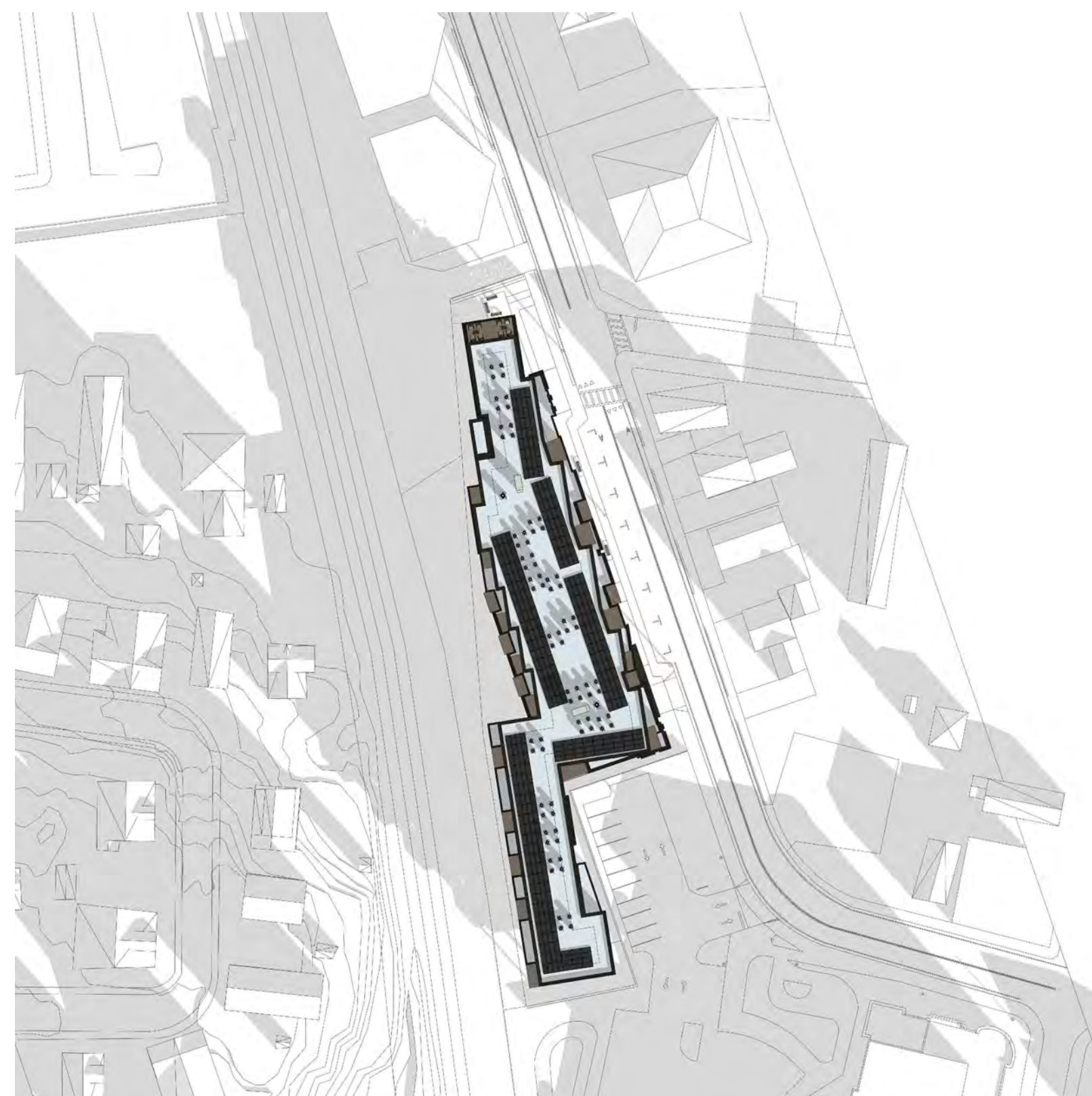


2 EXISTING WINTER NOON  
Scale: N.T.S.

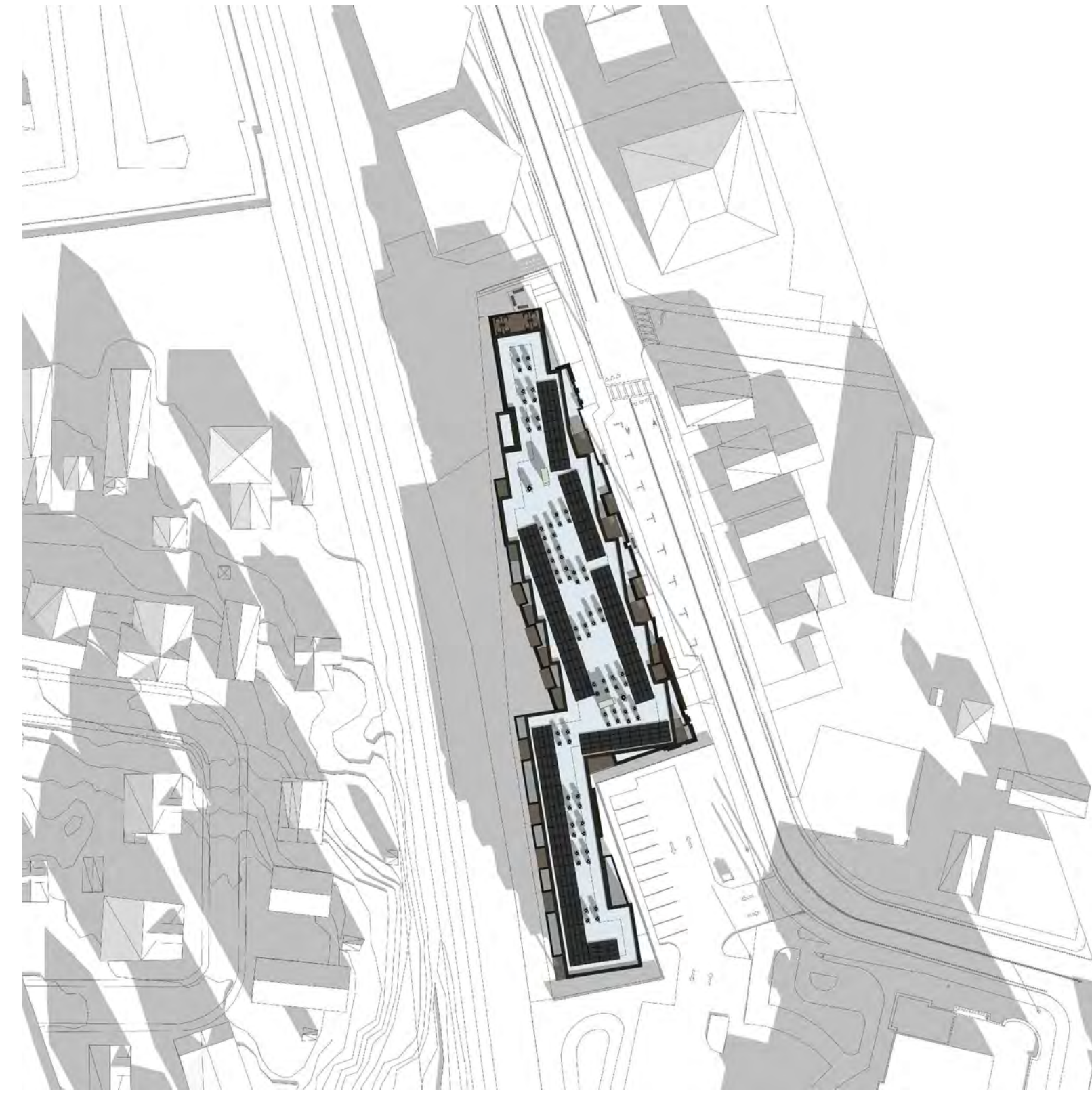


3 EXISTING WINTER 3PM  
Scale: N.T.S.

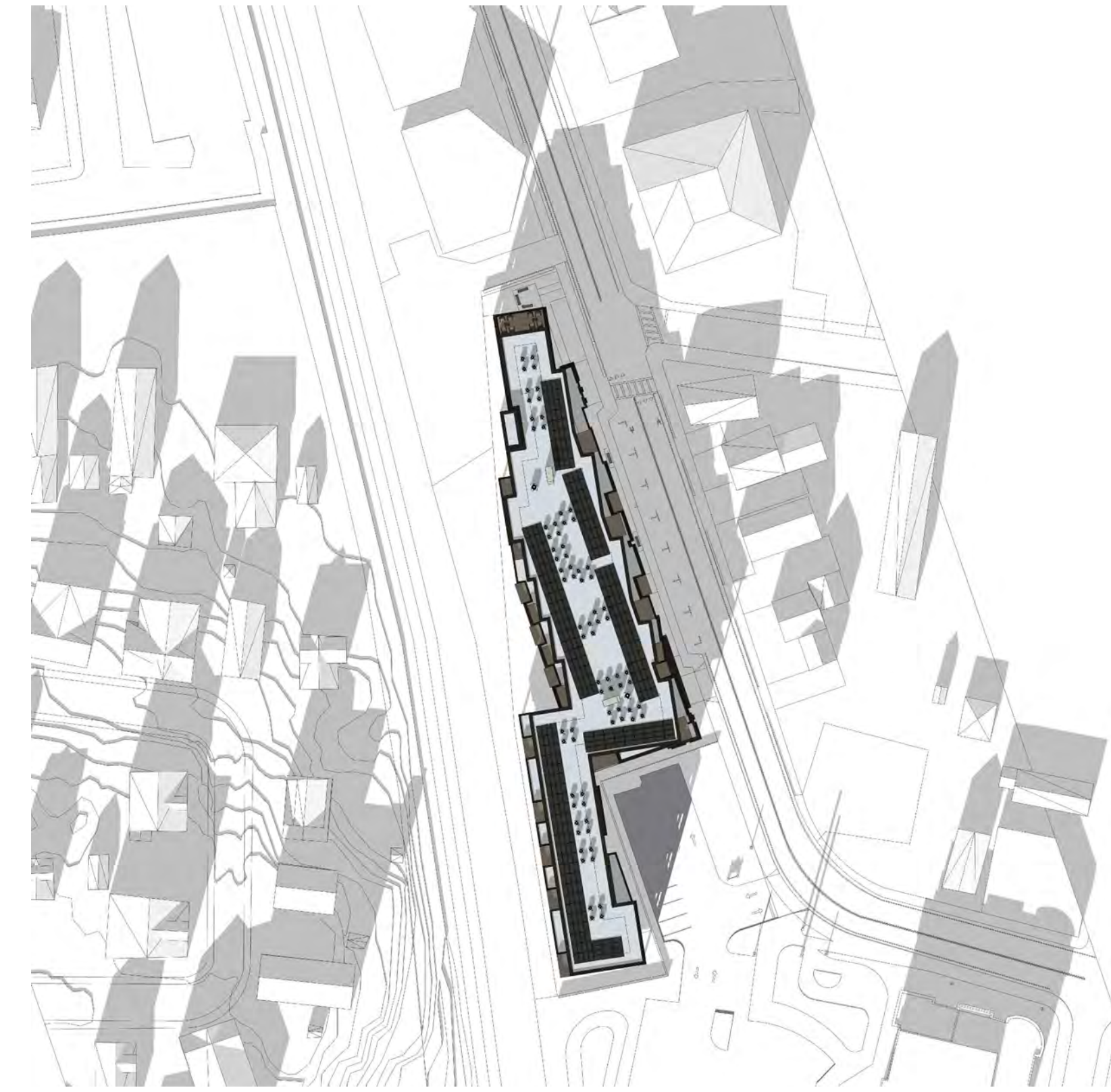
PROPOSED WINTER SHADOW



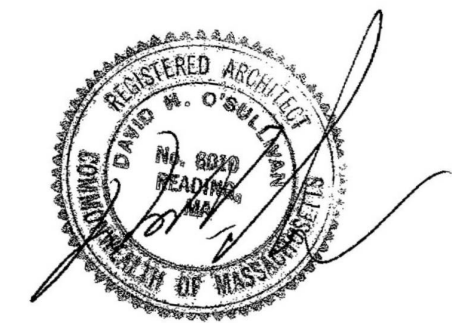
A PROPOSED WINTER 10AM  
Scale: N.T.S.



B PROPOSED WINTER NOON  
Scale: N.T.S.



C PROPOSED WINTER 3PM  
Scale: N.T.S.



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COMPREHENSIVE PERMIT SCHEMATIC PLANS

SHADOW STUDIES



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