



REAR VIEW LOOKING NORTH

STREET VIEW LOOKING WEST

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

PROJECT ARCHITECT:
TIM JOHNSON ARCHITECT, LLC
190 OLD COLONY AVENUE
BOSTON, MA 02127
TEL: 617-464-4363

PROPOSED 4-STORY, MIXED-USE BUILDING
12-16 ESSEX STREET
MELROSE, MA 02176

OWNER:
CARROLL CO REALTY
607 NORTH AVENUE, STE. 16
WAKEFIELD, MA 01880
TEL: 781-389-4687

PROJECT INFO:

Address: 12-16 Essex Street, Melrose, MA
Exist. Occupancy:
Proposed Occupancy:

Lot: 5,777 sf±
Parcel: C7 0 72
District: BA-1 Central Business District (CBD)
Ward:

SCHEDULE OF DRAWINGS

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REVISIONS

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Tim Johnson Architect, LLC



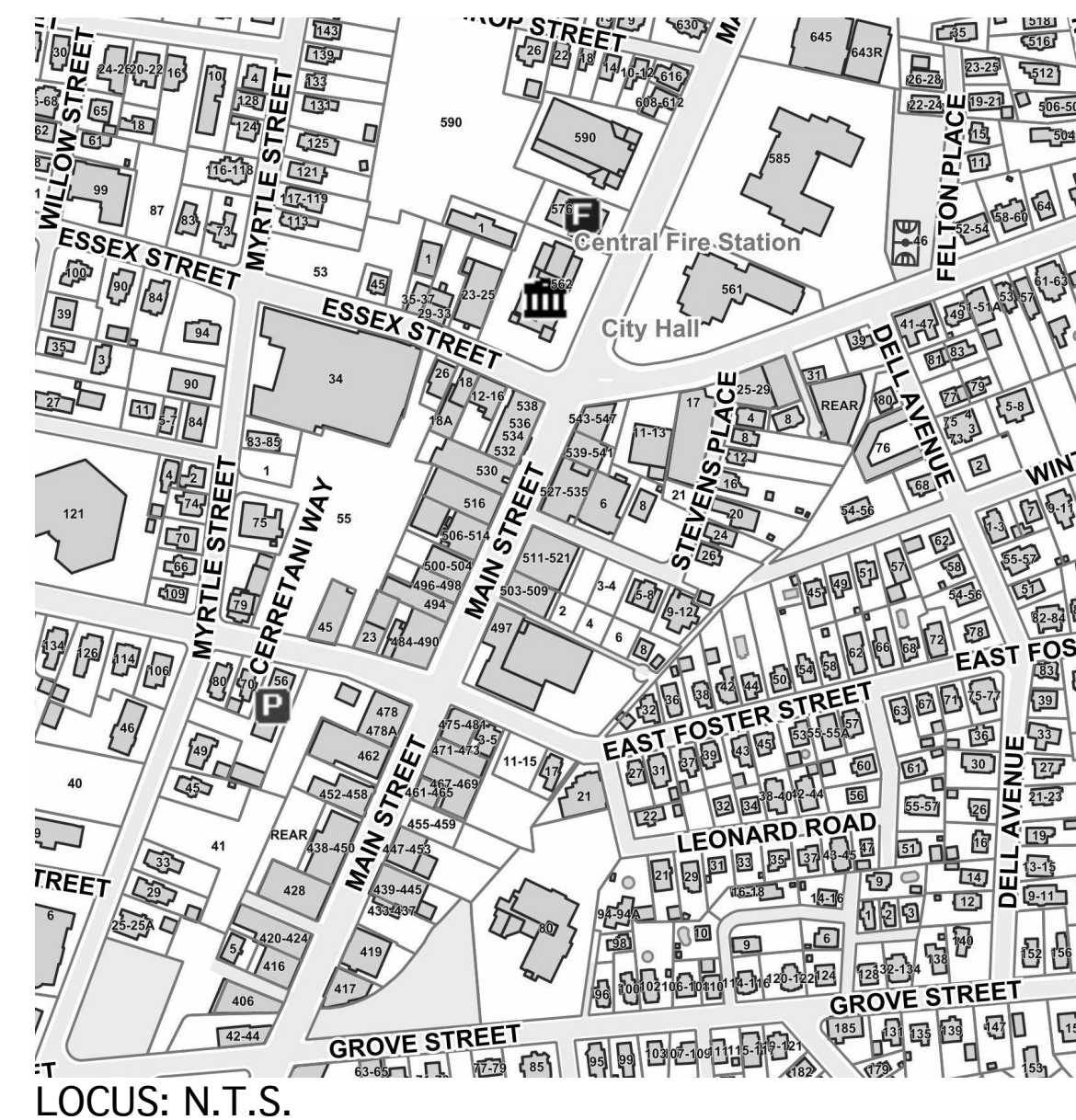
PRELIMINARY DWG. SET

DRAWING TITLE

PROJECT INFORMATION

DATE: 02/22/21 SC: N. T. S.

A00



LOCUS: N.T.S.

Net Square Footage*			
Level	GSF	Net SF*	FAR SF*
B	2,157.0 sf	0.0 sf	0.0 sf
1	5,538.0 sf	1,604.0 sf	2,588.0 sf
2	5,113.0 sf	4,142.0 sf	5,113.0 sf
3	5,113.0 sf	4,142.0 sf	5,113.0 sf
4	5,113.0 sf	4,142.0 sf	5,113.0 sf
Totals	23,034.0 sf	14,030.0 sf	17,927.0 sf

*FAR/ NET square footage is measured to ext. face of walls and dimising walls and excludes basement, storage, laundry and mechanical areas.

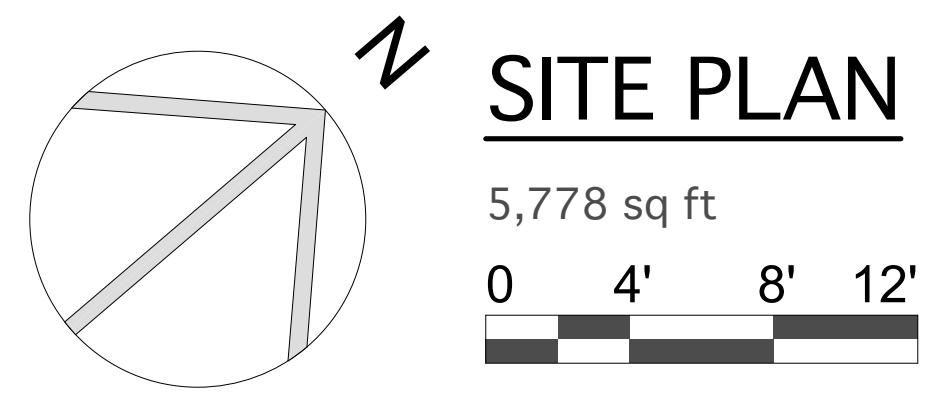
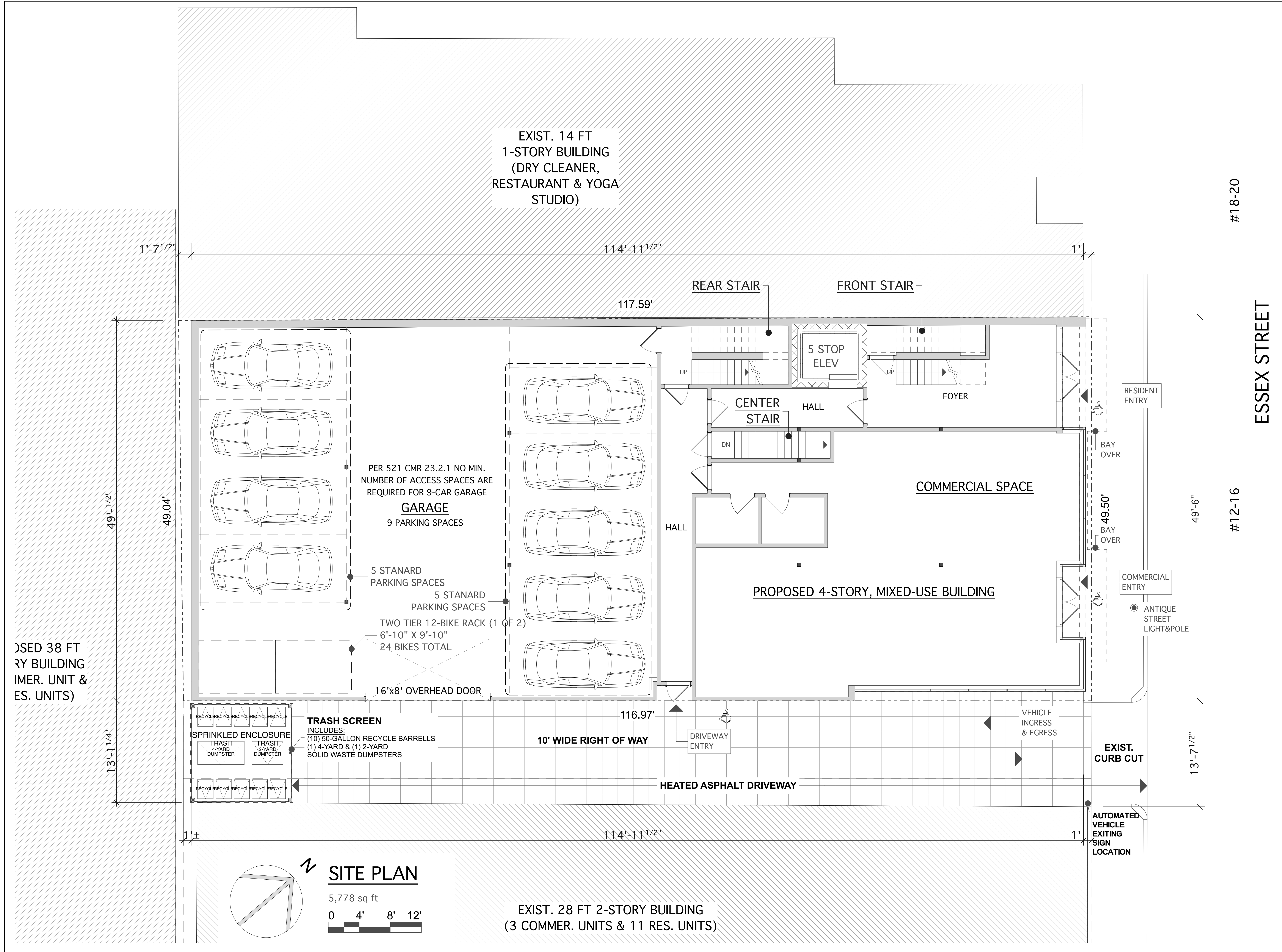
Square Footage & Unit Type*

Floor	Unit	Net*	Unit Ttype
1	C01	1,604.0 sf	COMMER.
2	1	395.0 sf	1BR/1B
2	2	490.0 sf	1BR/1B
2	3	456.0 sf	1BR/1B
2	4	454.0 sf	1BR/1B
2	5	454.0 sf	1BR/1B
2	6	454.0 sf	1BR/1B
2	7	959.0 sf	3BR/2B
2	8	480.0 sf	1BR/1B
3	9	395.0 sf	1BR/1B
3	10	490.0 sf	1BR/1B
3	11	456.0 sf	1BR/1B
3	12	454.0 sf	1BR/1B
3	13	454.0 sf	1BR/1B
3	14	454.0 sf	1BR/1B
3	15	959.0 sf	3BR/2B
3	16	480.0 sf	1BR/1B
4	17	395.0 sf	1BR/1B
4	18	490.0 sf	1BR/1B
4	19	456.0 sf	1BR/1B
4	20	454.0 sf	1BR/1B
4	21	454.0 sf	1BR/1B
4	22	454.0 sf	1BR/1B
4	23	959.0 sf	3BR/2B
4	24	480.0 sf	1BR/1B
Total SF		14,030.0	

*Net square footage is measured to exterior face of walls and excludes basement, storage, laundry & mechanical areas.

**Affordable Unit

2/22/21				
CITY OF MELROSE ZONING CODE REVIEW				
1.) Parcel C7 0 72 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 sf +/-.				
3.) The proposed mixed-use development contains 17,927 sf (+/-) net floor area not including basement and garage areas.				
a.) Basement: 2,157 gross sf.				
b.) Commercial space/foyer/hall: 2,588 net sf.				
c.) Garage: 2,950 net sf.				
d.) Residential (24 D.U.): 15,339 gross sf.				
4.) The type of uses permitted CBD districts include commercial at ground floor in its entirety and residential in the upper floors in mixed use developments.				
5.) Chapter 235 Dimensional Regulations:				
Mixed-use developments				
Item	Zone	Req'd/Allowed permitted uses	Proposed Mixed-use bldg.	Remarks
a.) Lot size min.	BA-1	5000 sf	5,777 sf	
√ b.) Lot lot frontage/width	"	50 ft	49.5 ft	
c.) Lot depth min.	"	90 ft	117 ft	
√ d.) Floor to area ratio	"	2.0	3.1	Note 4
e.) Max. height (feet)	"	50 ft	45.5 ft	
Max. stories	"	4	4	
√ f.) Open space min.	"	5%	< 5%	Note 2
g.) Max. coverage	"	None	N/A	
h.) Front yard min. depth	"	None	1 ft	Note 1
i.) Side yard min. depth	"	None	0 ft	
j.) Rear yard min. depth	BA-1	None	1 ft	
√ k.) Off-street parking	BA-1	1 sp/D.U. or 24 sp	9 std. spaces	Note 3
√ denotes zoning relief required.				
Note 1: Max. front yard shall be 5 ft.				
Note 2: 5,777 sf lot x 5% = 289 sf of open space required.				
Note 3: Per Sec. 235-40, Parking reductions provisions.				
Note 4: FAR Calculation: 17,927 sf / 5,777 sf Lot = 3.1 FAR.				



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Tim Johnson Architect, LLC	
PRELIMINARY DWG. SET	
DRAWING TITLE	
ARCHITECTURAL SITE PLAN	
DATE: 02/22/21	SC: 3/16" = 1'-0"
C01	



STREET VIEW LOOKING WEST



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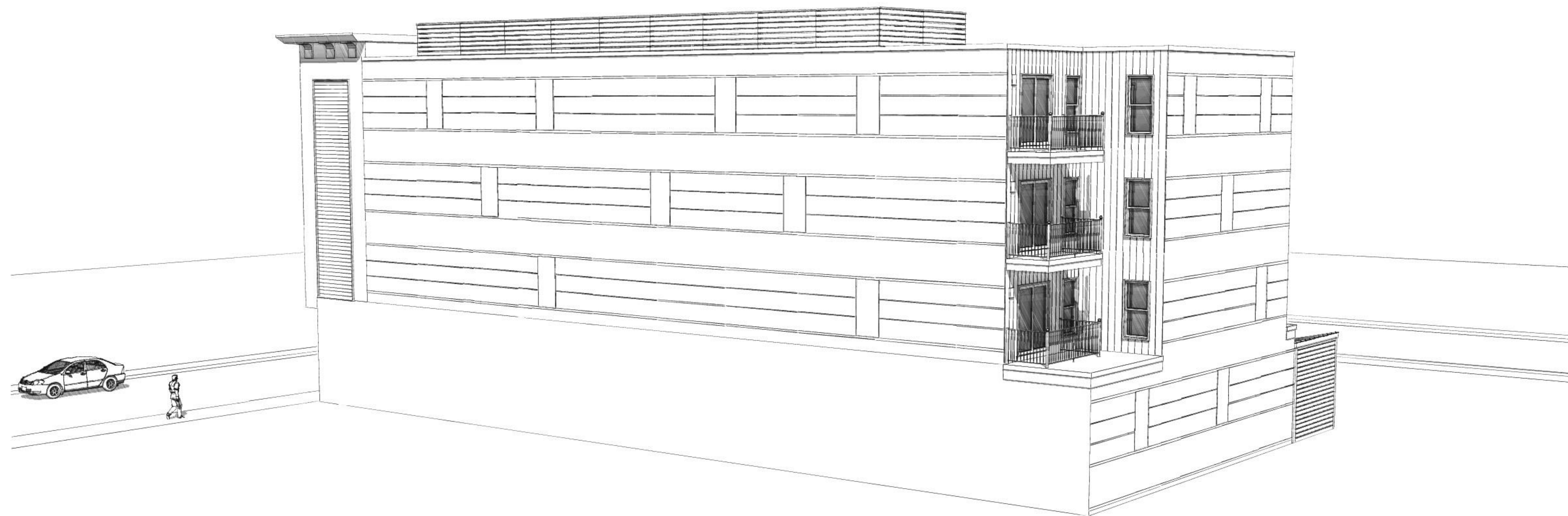
PERSPECTIVE
 VIEWS

DATE: 02/22/21 SC: N. T. S.

V01



STREET VIEW LOOKING WEST



REAR VIEW LOOKING EAST

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PRELIMINARY DWG. SET

DRAWING TITLE

PERSPECTIVE
VIEWS

DATE: 02/22/21 SC: N. T. S.

V02



STREET VIEW LOOKING WEST

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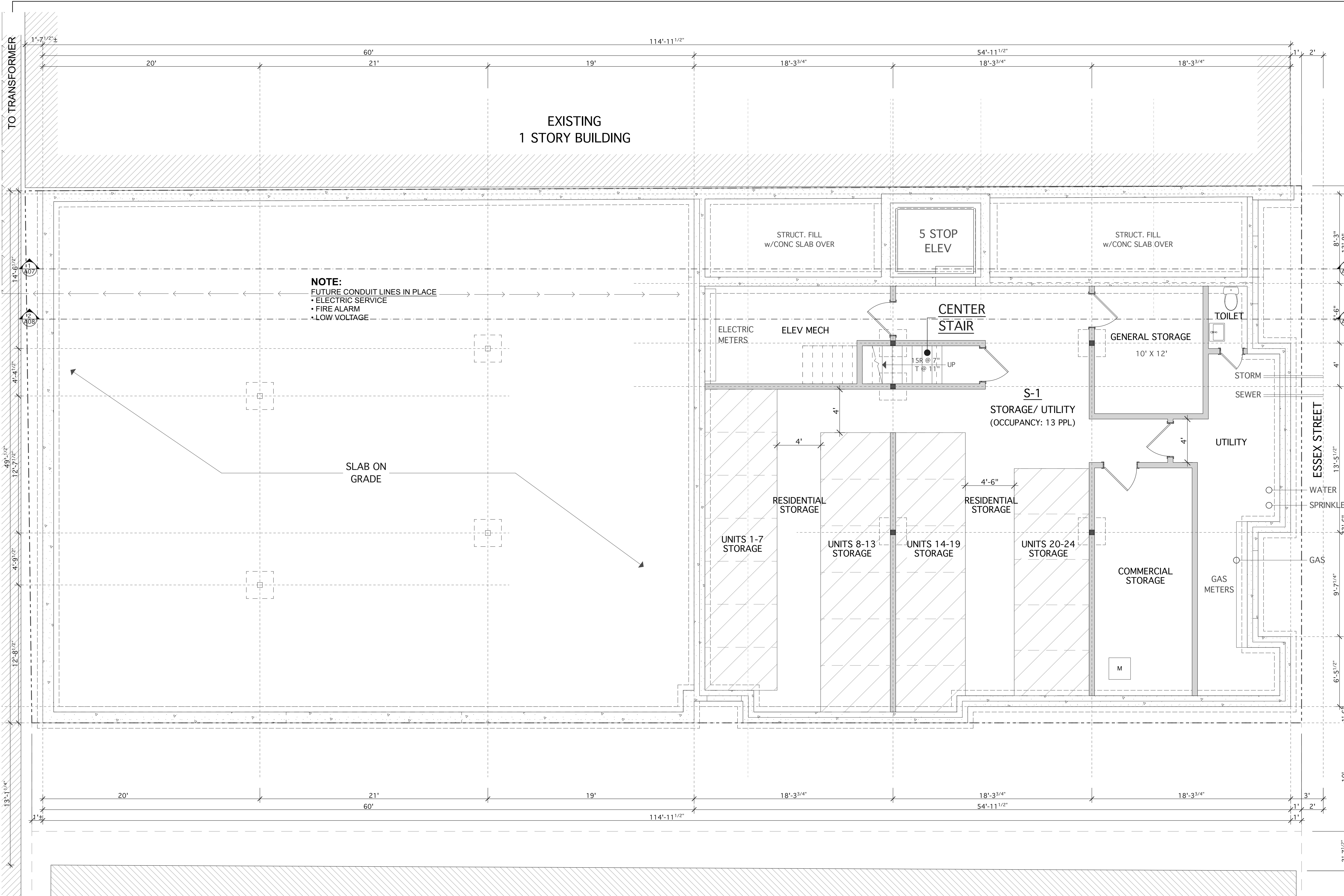


PRELIMINARY DWG. SET

DRAWING TITLE
**COLOR
 PERSPECTIVE
 VIEWS**

DATE: 02/22/21 SC: N. T. S.

V03



BASEMENT FLOOR PLAN
 2,157 sq ft Gross this Floor
 0 2' 4' 8'

NOTE 1: PER SEC. 1007.1.1 EXCEPTION 2, EXIT DOOR SEPARATION PER AREA SERVED.

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Tim Johnson Architect, LLC

TIM JOHNSON ARCHITECT, LLC

PRELIMINARY DWG. SET

DRAWING TITLE
BASEMENT FLOOR PLAN

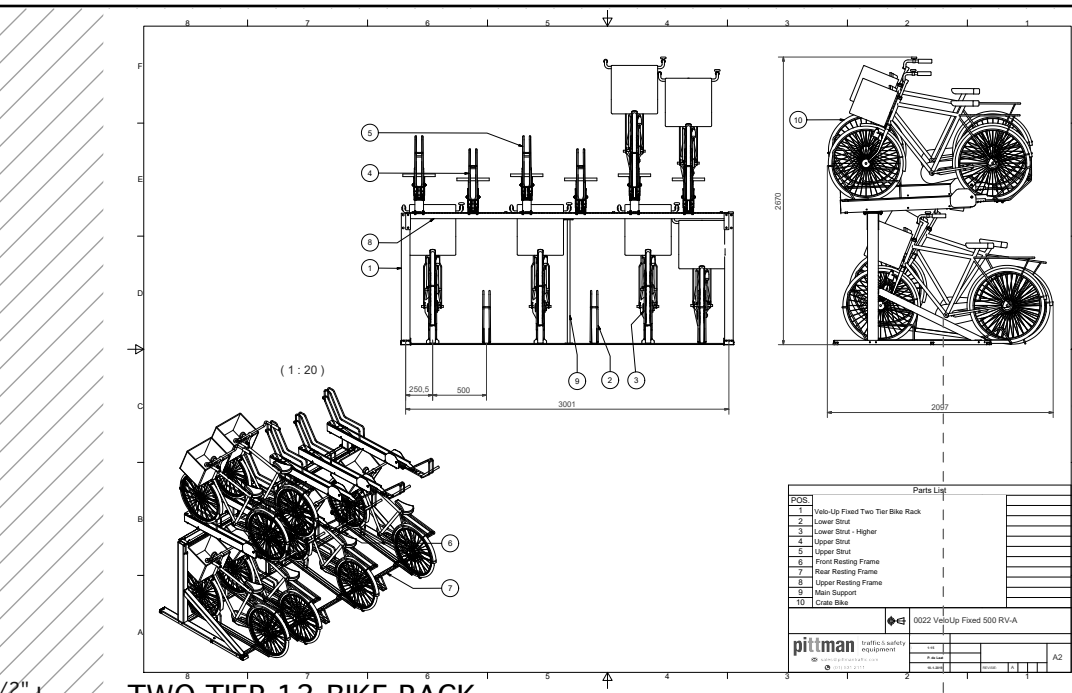
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A01

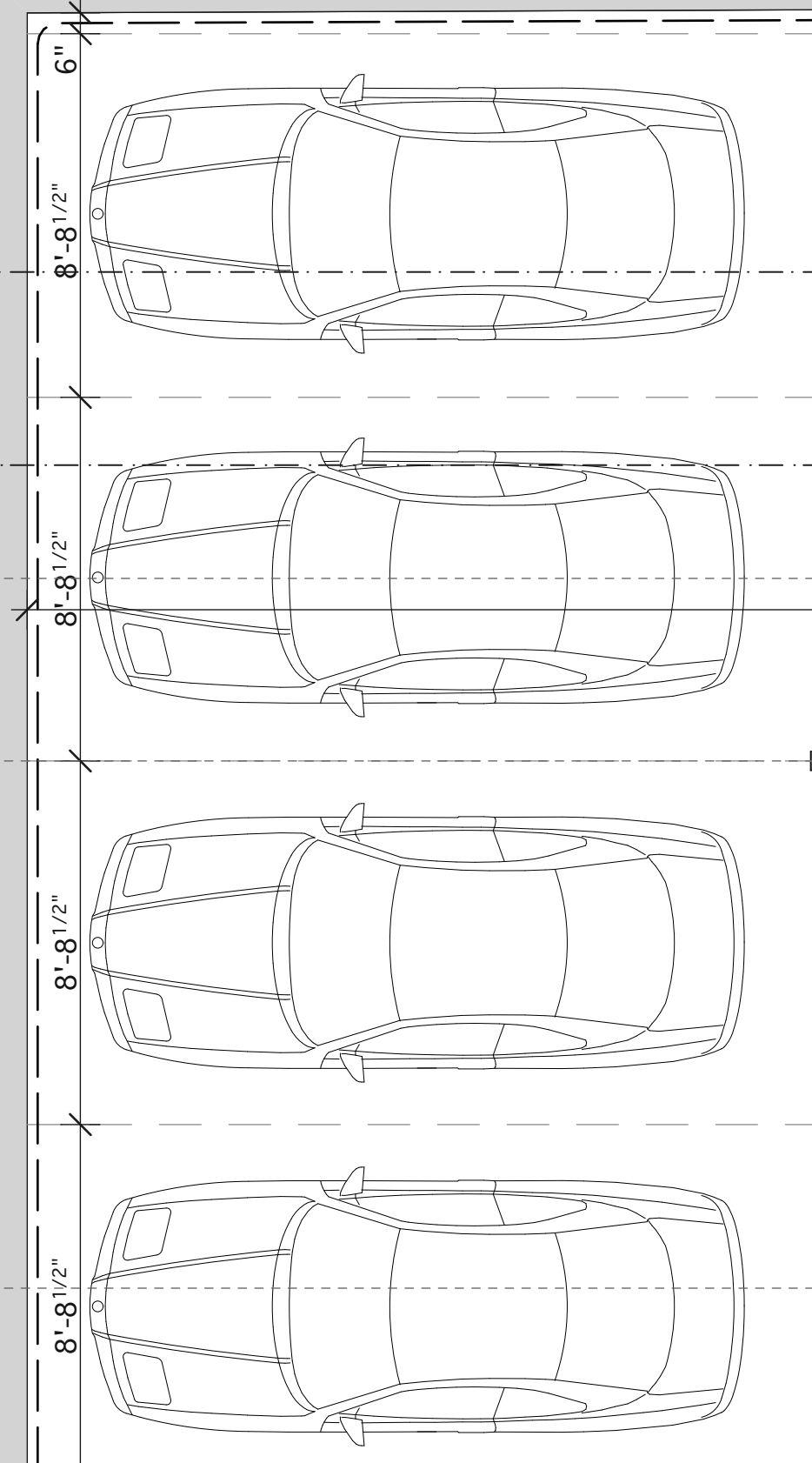
EXIST. 14 FT
1-STORY BUILDING
(DRY CLEANER,
RESTAURANT & YOGA
STUDIO)

REAR STAIR

FRONT STAIR



TWO TIER 12-BIKE RACK



PER 521 CMR 23.2.1 NO MIN.
NUMBER OF ACCESS SPACES ARE
REQUIRED FOR 9-CAR GARAGE

GARAGE

9 PARKING SPACES
2,950 sq ft

S-2

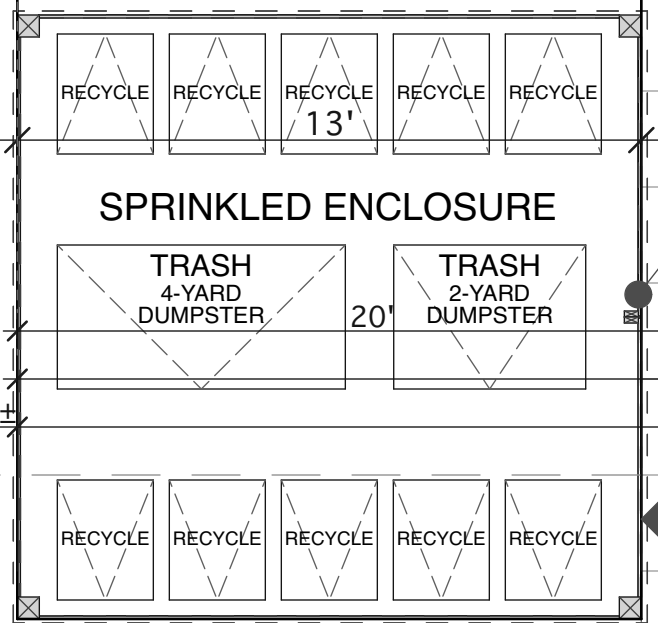
(OCCUPANCY:
GARAGE/ HALL/ STAIR - 19 PPL)

5 STANARD
PARKING SPACES

5 STANARD
PARKING SPACES

TWO TIER 12-BIKE RACK (1 OF 2)
6'-10" X 9'-10"
24 BIKES TOTAL

16'x8' OVERHEAD DOOR

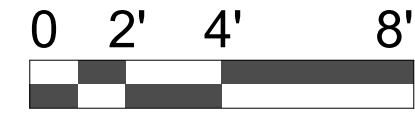


SPRINKLED ENCLOSURE

TRASH SCREEN
INCLUDES:
(10) 50-GALLON RECYCLE BARRELLS
(1) 4-YARD & (1) 2-YARD
SOLID WASTE DUMPSTERS

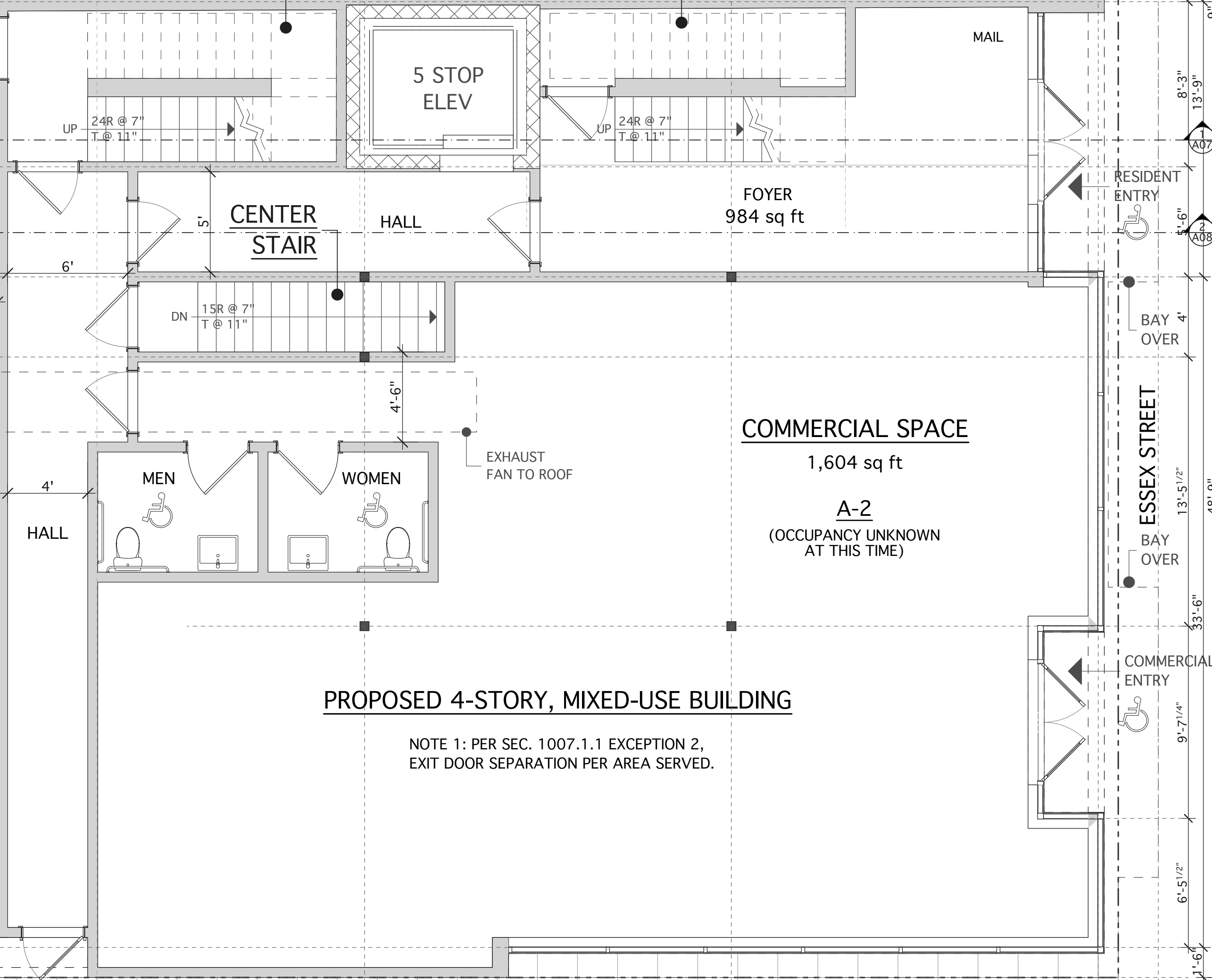
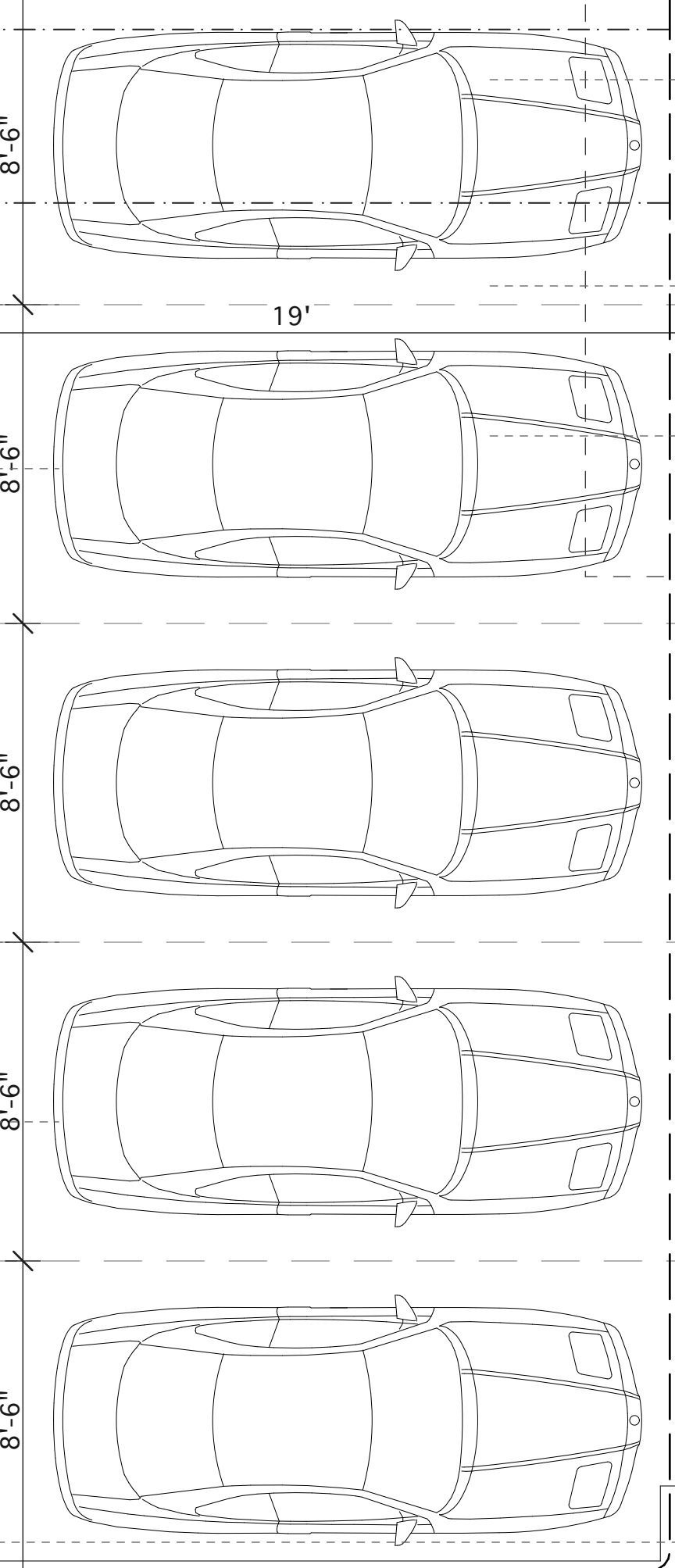
FIRST FLR PLAN: EXISTING

5,538 sq ft Gross this Floor



EXIST. 28 FT 2-STORY BUILDING
(3 COMMER. UNITS & 11 RES. UNITS)

NO PARKING



PROPOSED 4-STORY, MIXED-USE BUILDING

NOTE 1: PER SEC. 1007.1.1 EXCEPTION 2,
EXIT DOOR SEPARATION PER AREA SERVED.

COMMERCIAL SPACE

1,604 sq ft

A-2

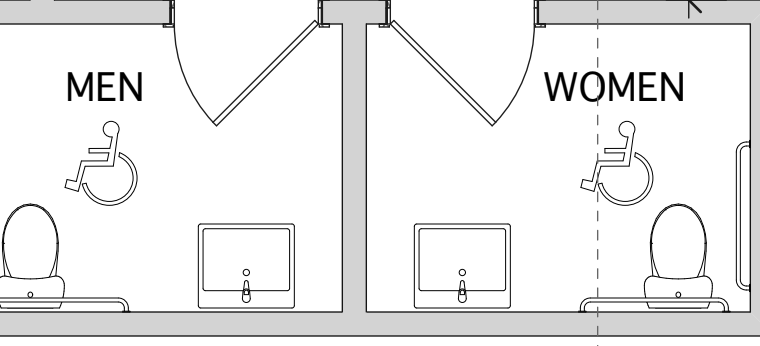
(OCCUPANCY UNKNOWN
AT THIS TIME)

CENTER STAIR

5 STOP ELEV

FOYER

984 sq ft



MEN

WOMEN

RESIDENT ENTRY

BAY OVER

BAY OVER

COMMERCIAL ENTRY

VEHICLE INGRESS & EGRESS

EXIST. CURB CL

AUTOMATED VEHICLE EXITING SIGN LOCATION

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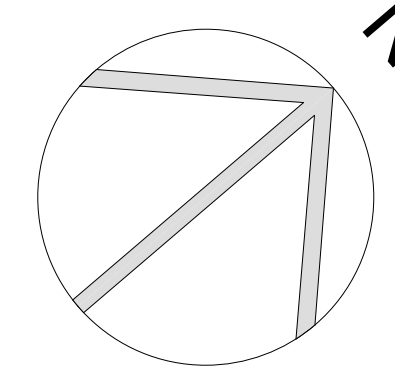
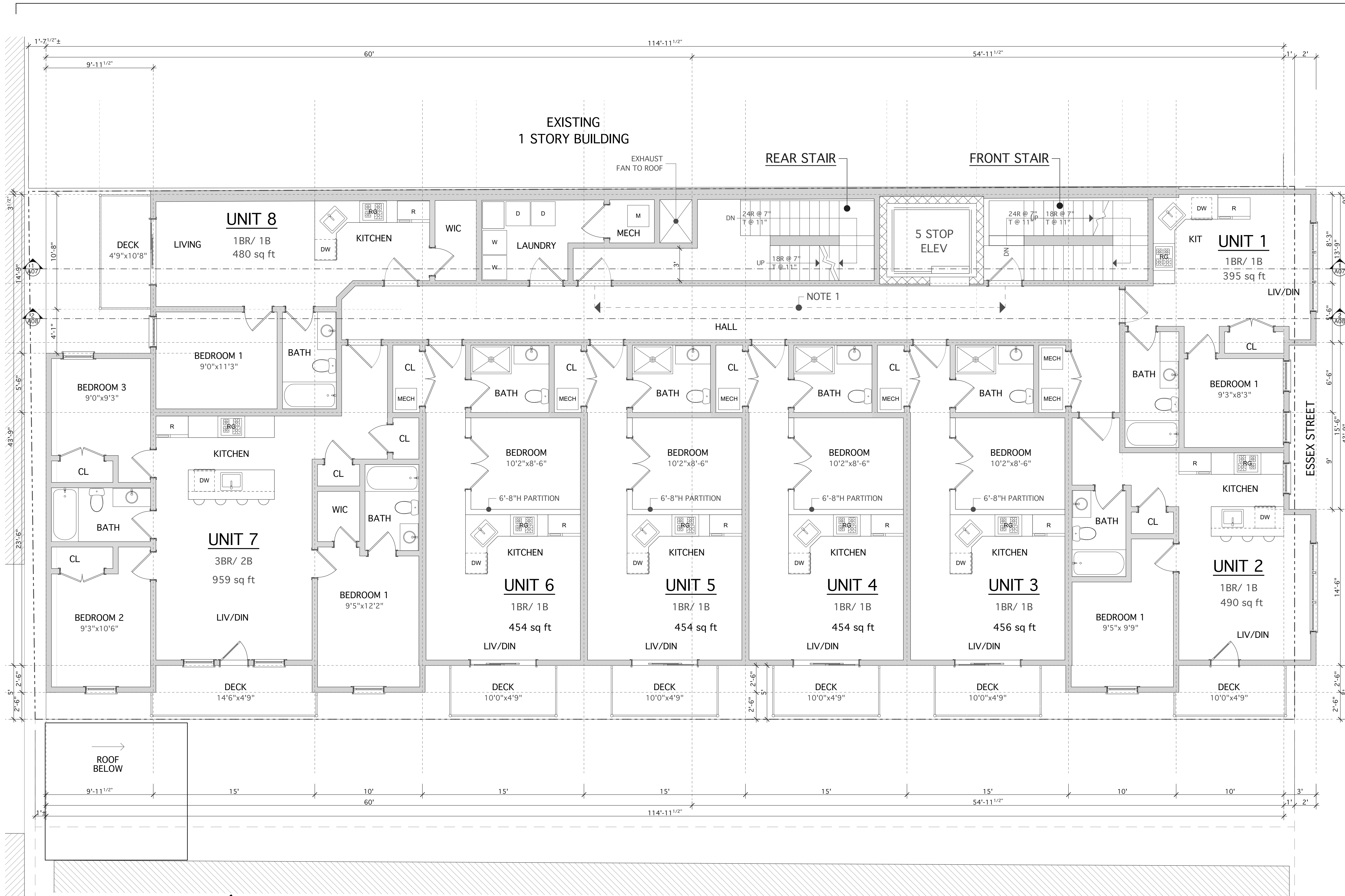
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FIRST FLOOR PLAN

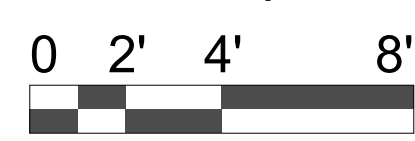
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A02



SECOND FLR PLAN

5,113 sq ft Gross this Floor



R-2
2ND FLOOR - 27 PPL
3RD FLOOR - 27 PPL
4TH FLOOR - 17 PPL

OCCUPANCY
27 PPL
27 PPL
17 PPL

EXISTING
2 STORY BUILDING

NOTE 1: PER SEC. 1007.1.1 EXCEPTION 2,
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Tim Johnson Architect, LLC



PRELIMINARY DWG. SET

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**SECOND FLOOR
PLAN**

DATE: 02/22/21 SC: 1/4" = 1'-0"

A03



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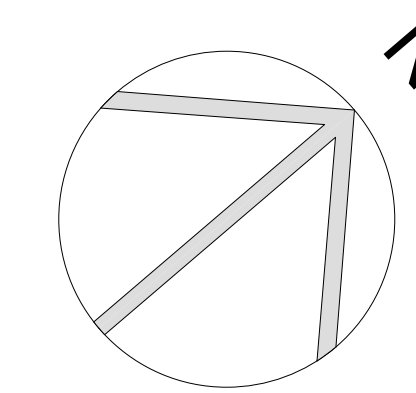


PRELIMINARY DWG. SET

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THIRD FLOOR PLAN

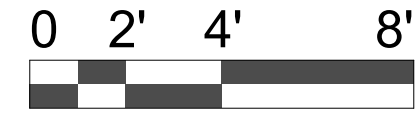
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A04



THIRD FLR PLAN

5,113 sq ft Gross this Floor



R-2
 2ND FLOOR - 27 PPL
 3RD FLOOR - 27 PPL
 4TH FLOOR - 17 PPL

OCCUPANCY
 27 PPL
 27 PPL
 17 PPL

EXISTING
 2 STORY BUILDING

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FOURTH FLOOR PLAN

DATE: 02/22/21 SC: 1/4" = 1'-0"

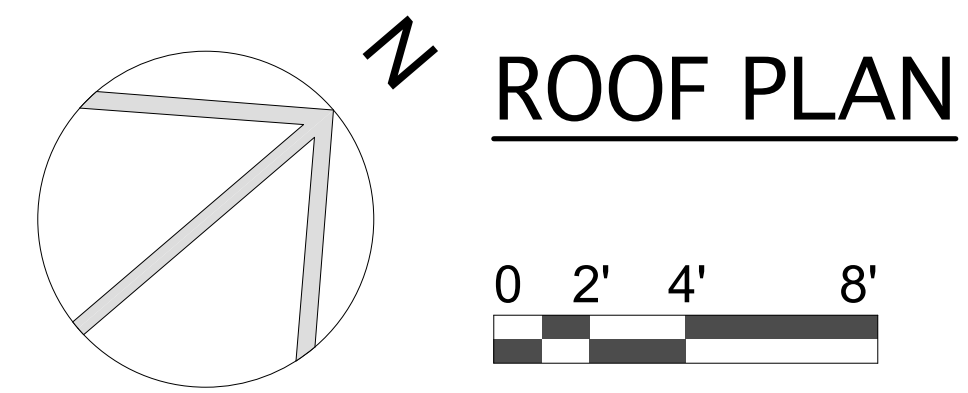
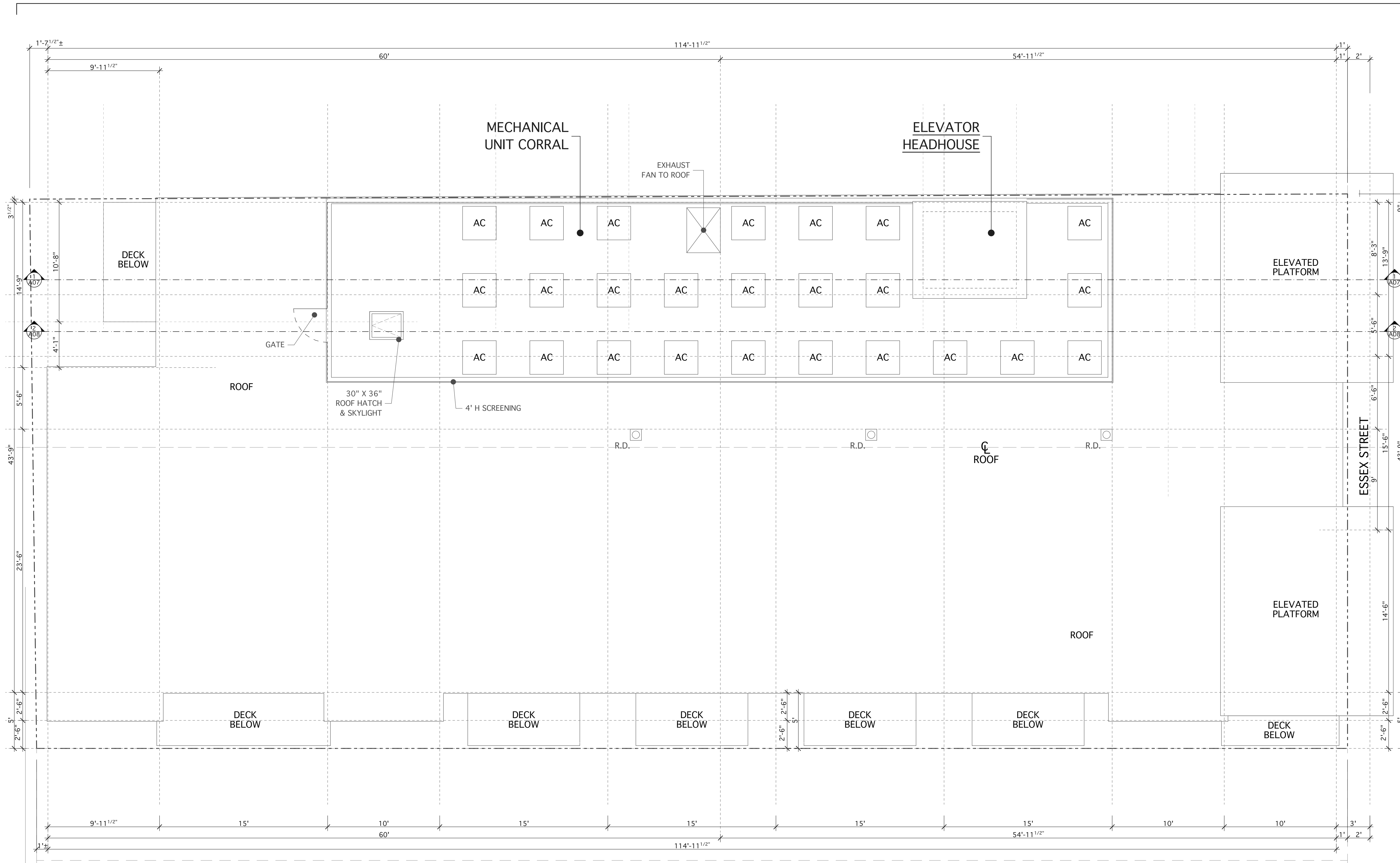
A05

FOURTH FLR PLAN
 5,113 sq ft Gross this Floor

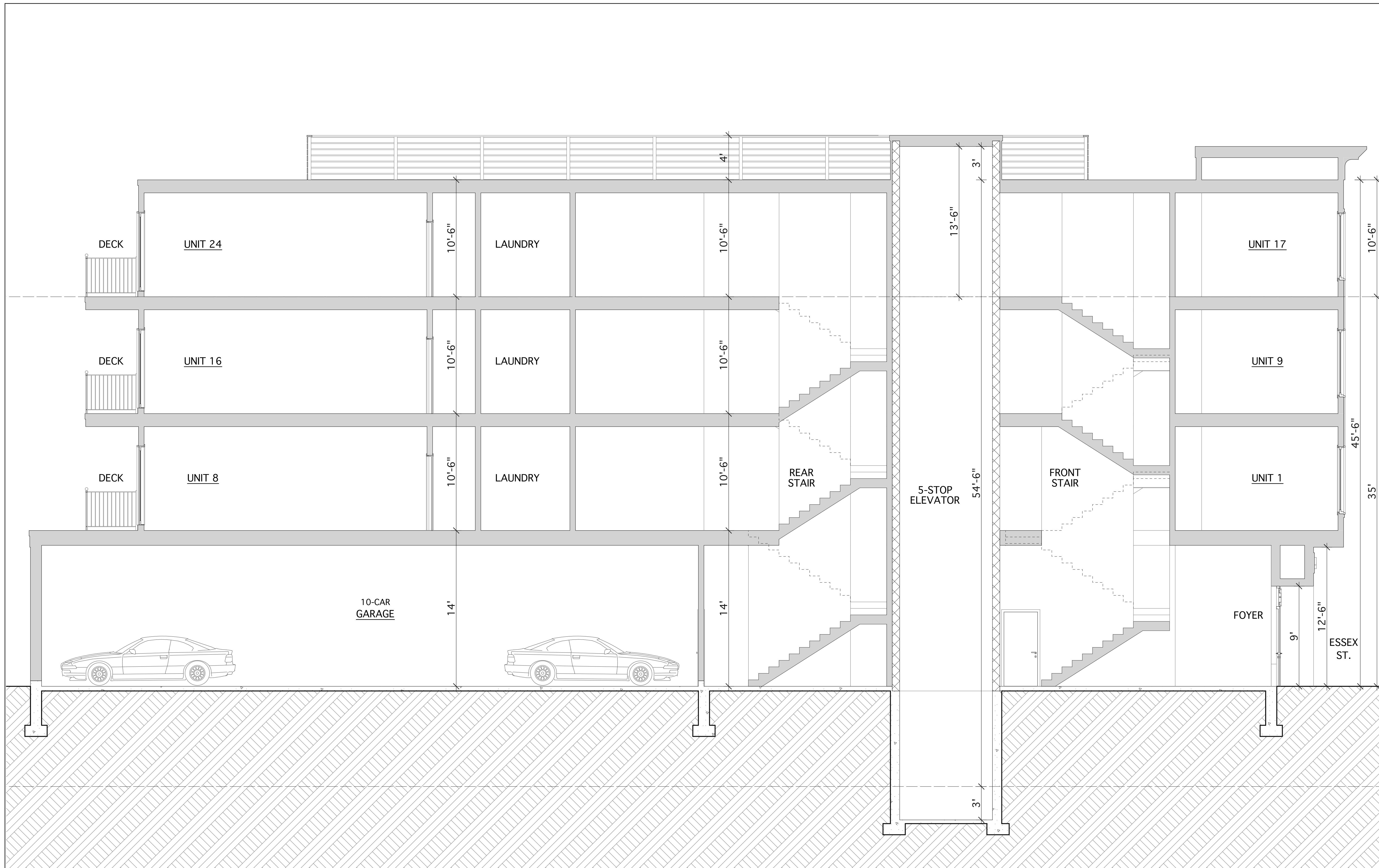
R-2
 2ND FLOOR - 27 PPL
 3RD FLOOR - 27 PPL
 4TH FLOOR - 17 PPL

OCCUPANCY
 27 PPL
 27 PPL
 17 PPL

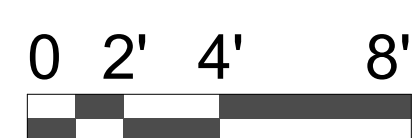
NOTE 1: PER SEC. 1007.1.1 EXCEPTION 2, EXIT DOOR SEPARATION PER AREA SERVED.



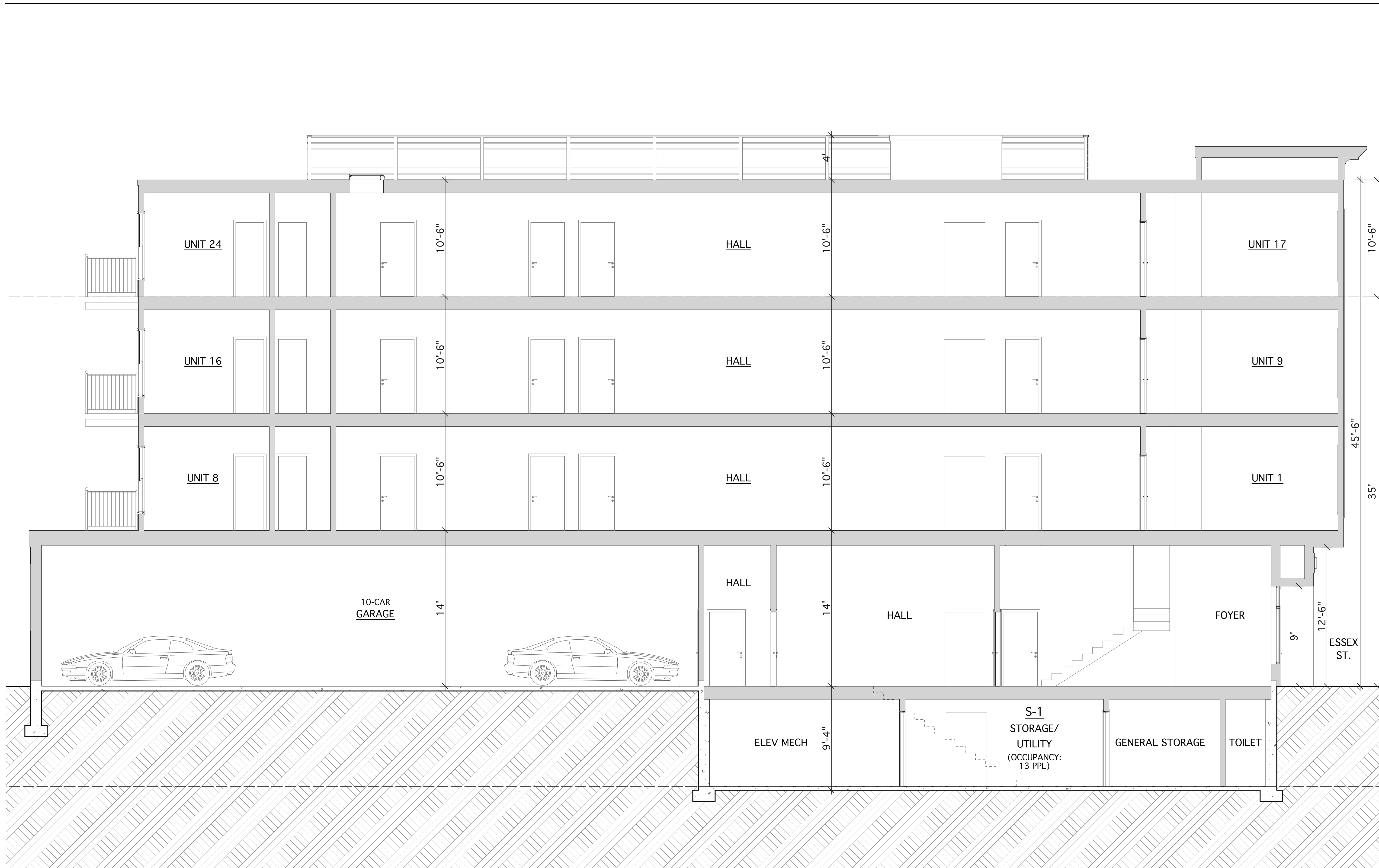
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DRAWING TITLE	
ROOF PLAN	
DATE: 02/22/21	SC: 1/4" = 1'-0"
<h1>A06</h1>	



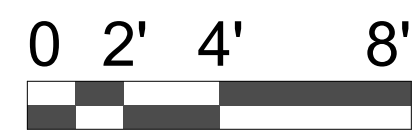
1-1 BUILDING SECTION



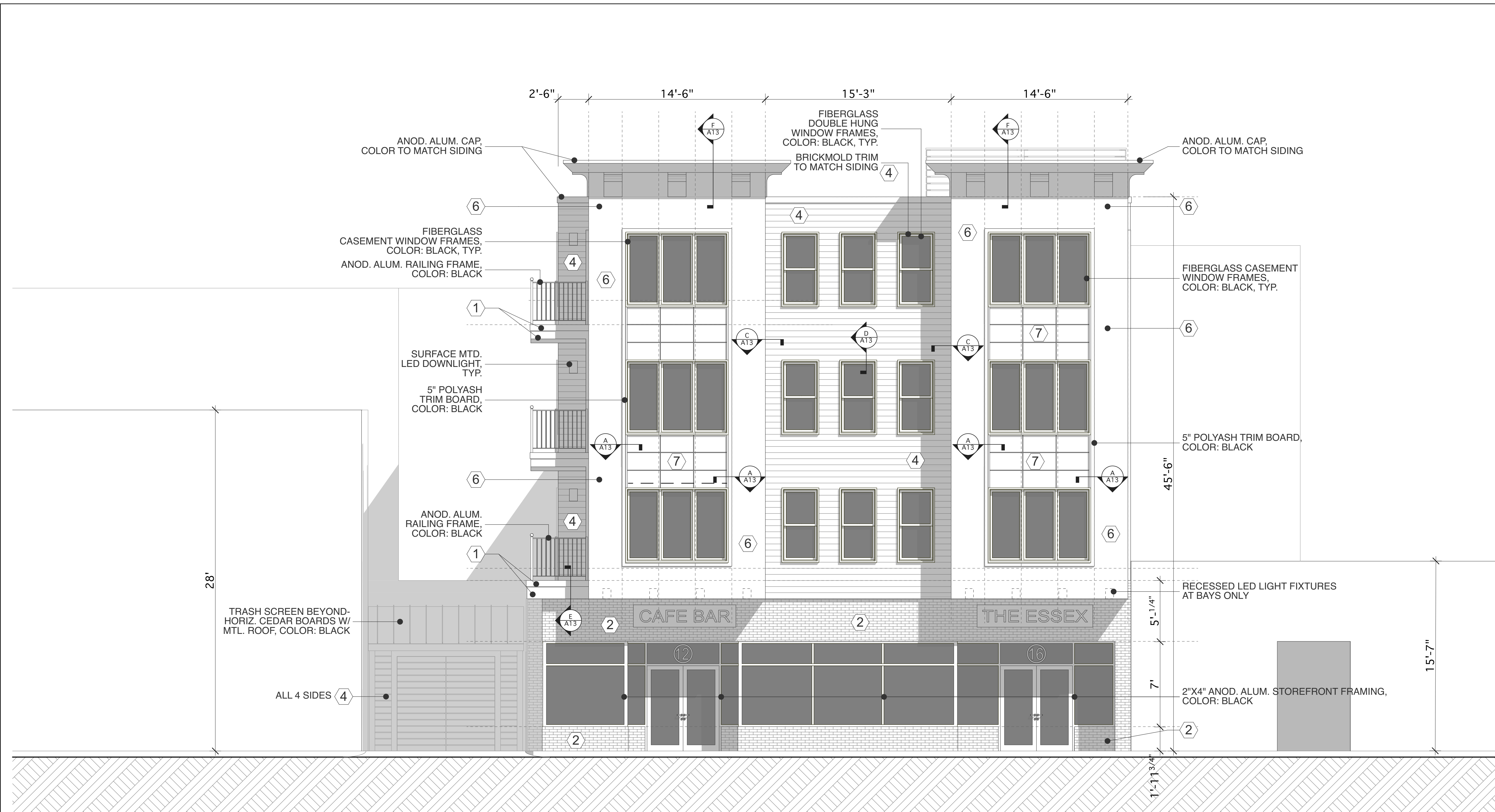
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<p>DATE: 02/22/21</p>	<p>SC: 1/4" = 1'-0"</p>															
<p>A07</p>																



2-2 BUILDING SECTION



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<p>PRELIMINARY DWG. SET</p>											
<p>DRAWING TITLE</p> <p>2-2 BUILDING SECTION</p>											
<p>DATE: 02/22/21</p>	<p>SC: 1/4" = 1'-0"</p>										
<p>A08</p>											



PROJECT ARCHITECT:
 TIM JOHNSON ARCHITECT, LLC
 190 OLD COLONY AVENUE
 BOSTON, MA 02127
 TEL: 617-464-4363

PROPOSED 4-STORY, MIXED-USE
 BUILDING
 12-16 ESSEX STREET
 MELROSE, MA 02176

OWNER:
 CARROLL CO REALTY
 607 NORTH AVENUE, STE. 16
 WAKEFIELD, MA 01880
 TEL: 781-389-4687

REVISIONS

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Tim Johnson Architect, LLC

TIM JOHNSON ARCHITECT, LLC

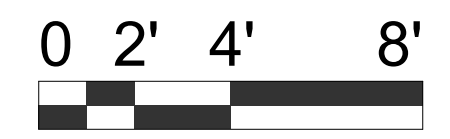
PRELIMINARY DWG. SET

DRAWING TITLE
NORTHEAST (STREET) ELEVATION

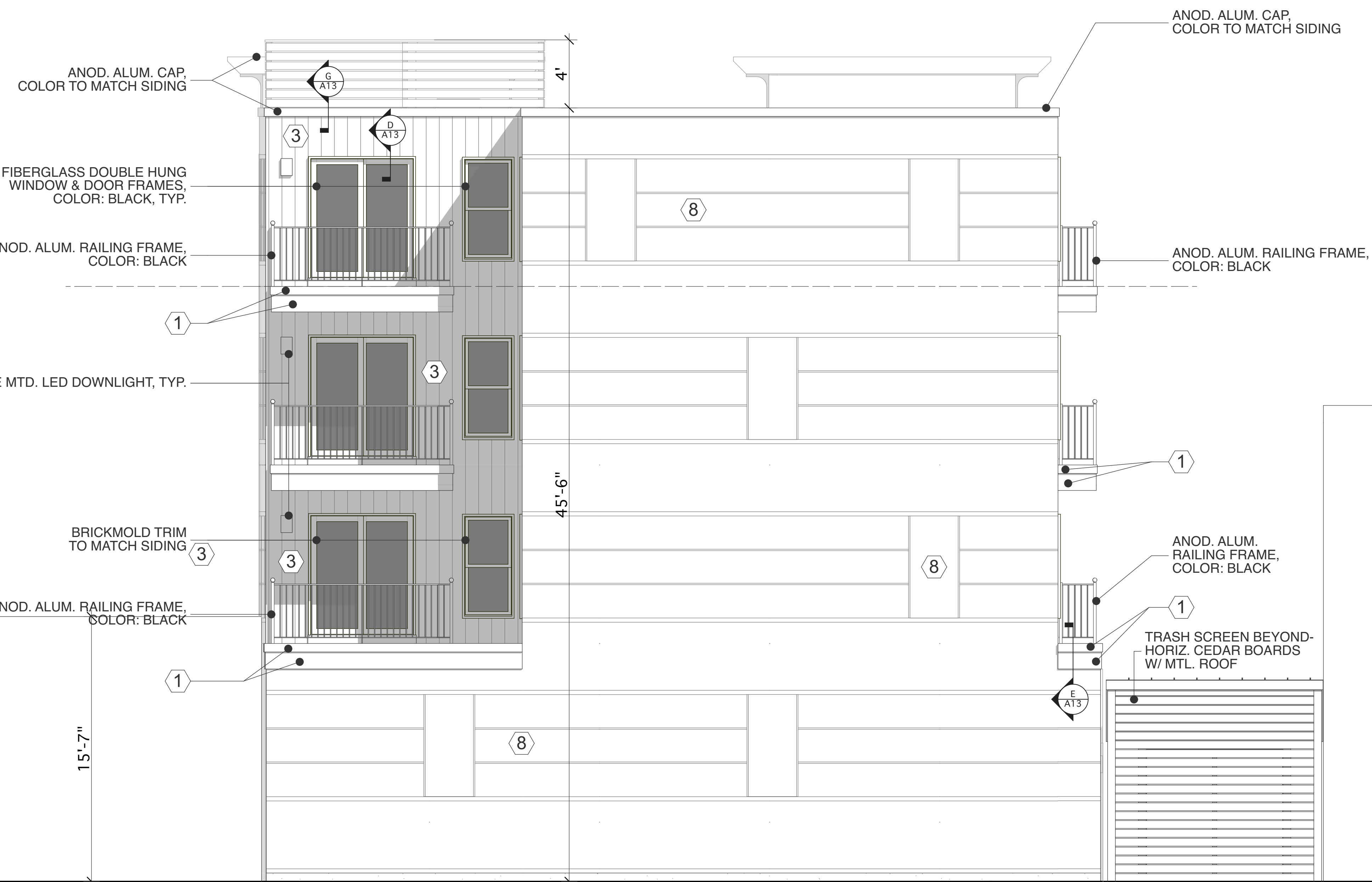
DATE: 02/22/21 SC: 1/4" = 1'-0"

A09

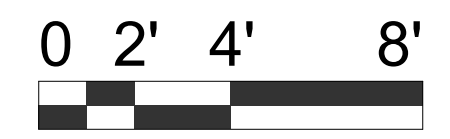
NORTHEAST (STREET) ELEVATION



- EXTERIOR FINISH MATERIALS LEGEND**
- ① 3/4" FIBER CEMENT TRIM BOARD, SMOOTH FINISH, BORAL TRUEXTERNAL OR SIM., PTD., COLOR: BLACK
 - ② STANDARD BRICK, COMMON BOND, COLOR: BENJAMIN MOORE HC-84 ELMIRA WHITE, MORTAR COLOR: GREY CEMENT
 - ③ 1X10 NICKEL GAP FIBER CEMENT VERTICAL SIDING, BORAL TRUEXTERNAL OR SIM., PTD., COLOR: BENJAMIN MOORE 2082-20 PLUM RAISIN
 - ④ FIBER CEMENT LAP SIDING, 6" EXPOSURE, ARTISAN SERIES BY HARDIEPLANK, COLOR: HC-69 WHITALL BROWN
 - ⑤ FIBER CEMENT LAP SIDING, 6" EXPOSURE, SMOOTH, HARDIEPLANK, COLOR: LIGHT MIST
 - ⑥ CEMENT PARTICLE BOARD (12 MM), VIROC OR SIM. COLOR: WHITE
 - ⑦ CEMENT PARTICLE BOARD (12 MM), VIROC OR SIM. COLOR: BLACK
 - ⑧ FIBER CEMENT PANELS, 4'x8', W/ HORIZONTAL & VERTICAL ALUMINUM REVEALS, COLOR: MEDIUM GREY



SOUTHWEST (REAR) ELEVATION



- EXTERIOR FINISH MATERIALS LEGEND**
- ① 3/4" FIBER CEMENT TRIM BOARD, SMOOTH FINISH, BORAL TRUEXTERNAL OR SIM., PTD., COLOR: BLACK
 - ② STANDARD BRICK, COMMON BOND, COLOR: BENJAMIN MOORE HC-84 ELMIRA WHITE, MORTAR COLOR: GREY CEMENT
 - ③ 1X10 NICKEL GAP FIBER CEMENT VERTICAL SIDING, BORAL TRUEXTERNAL OR SIM., PTD., COLOR: BENJAMIN MOORE 2082-20 PLUM RAISIN
 - ④ FIBER CEMENT LAP SIDING, 6" EXPOSURE, ARTISAN SERIES BY HARDIEPLANK, COLOR: HC-69 WHITALL BROWN
 - ⑤ FIBER CEMENT LAP SIDING, 6" EXPOSURE, SMOOTH, HARDIEPLANK, COLOR: LIGHT MIST
 - ⑥ CEMENT PARTICLE BOARD (12 MM), VIROC OR SIM. COLOR: WHITE
 - ⑦ CEMENT PARTICLE BOARD (12 MM), VIROC OR SIM. COLOR: BLACK
 - ⑧ FIBER CEMENT PANELS, 4'x8', W/ HORIZONTAL & VERTICAL ALUMINUM REVEALS, COLOR: MEDIUM GREY

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REVISIONS

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Tim Johnson Architect, LLC

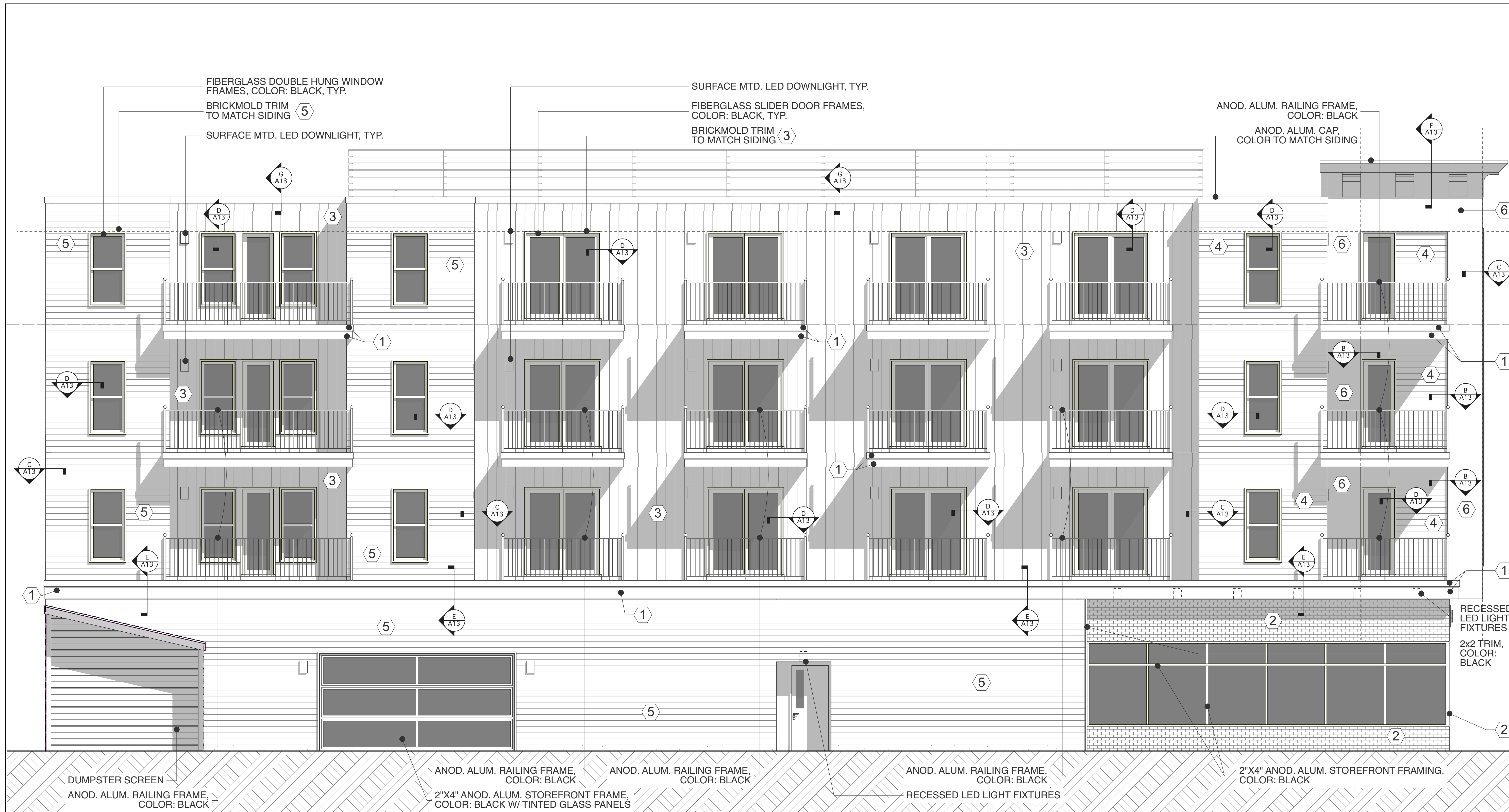


PRELIMINARY DWG. SET

DRAWING TITLE
**SOUTHWEST
 (REAR)
 ELEVATION**

DATE: 02/22/21 SC: 1/4" = 1'-0"

A10



PROJECT ARCHITECT:
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REVISIONS	
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Tim Johnson Architect, LLC



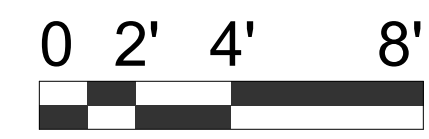
PRELIMINARY DWG. SET

DRAWING TITLE
**SOUTHEAST
 (DRIVEWAY)
 ELEVATION**

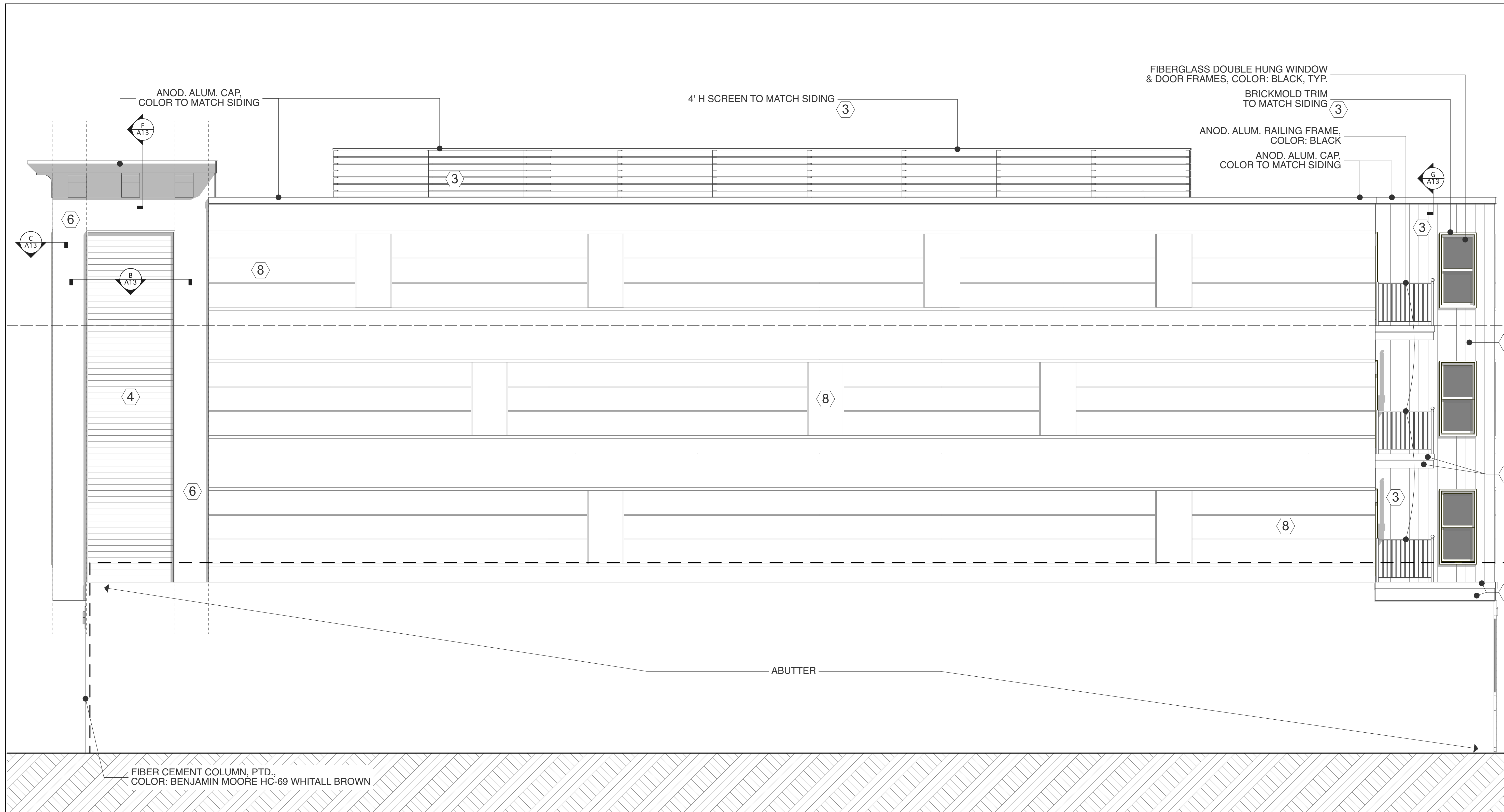
DATE: 02/22/21 SC: 1/4" = 1'-0"

A11

SOUTHEAST ELEVATION



- EXTERIOR FINISH MATERIALS LEGEND**
- ① 3/4" FIBER CEMENT TRIM BOARD, SMOOTH FINISH, BORAL TRUEXTERNAL OR SIM., PTD., COLOR: BLACK
 - ② STANDARD BRICK, COMMON BOND, COLOR: BENJAMIN MOORE HC-84 ELMIRA WHITE, MORTAR COLOR: GREY CEMENT
 - ③ 1X10 NICKEL GAP FIBER CEMENT VERTICAL SIDING, BORAL TRUEXTERNAL OR SIM., PTD., COLOR: BENJAMIN MOORE 2082-20 PLUM RAISIN
 - ④ FIBER CEMENT LAP SIDING, 6" EXPOSURE, ARTISAN SERIES BY HARDIEPLANK, COLOR: HC-69 WHITALL BROWN
 - ⑤ FIBER CEMENT LAP SIDING, 6" EXPOSURE, SMOOTH, HARDIEPLANK, COLOR: LIGHT MIST
 - ⑥ CEMENT PARTICLE BOARD (12 MM), VIROC OR SIM. COLOR: WHITE
 - ⑦ CEMENT PARTICLE BOARD (12 MM), VIROC OR SIM. COLOR: BLACK
 - ⑧ FIBER CEMENT PANELS, 4'x8', W/ HORIZONTAL & VERTICAL ALUMINUM REVEALS, COLOR: MEDIUM GREY



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REVISIONS

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Tim Johnson Architect, LLC



PRELIMINARY DWG. SET

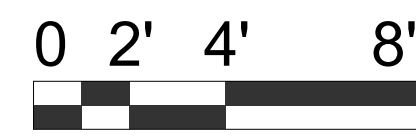
DRAWING TITLE

**NORTHWEST
 ELEVATION**

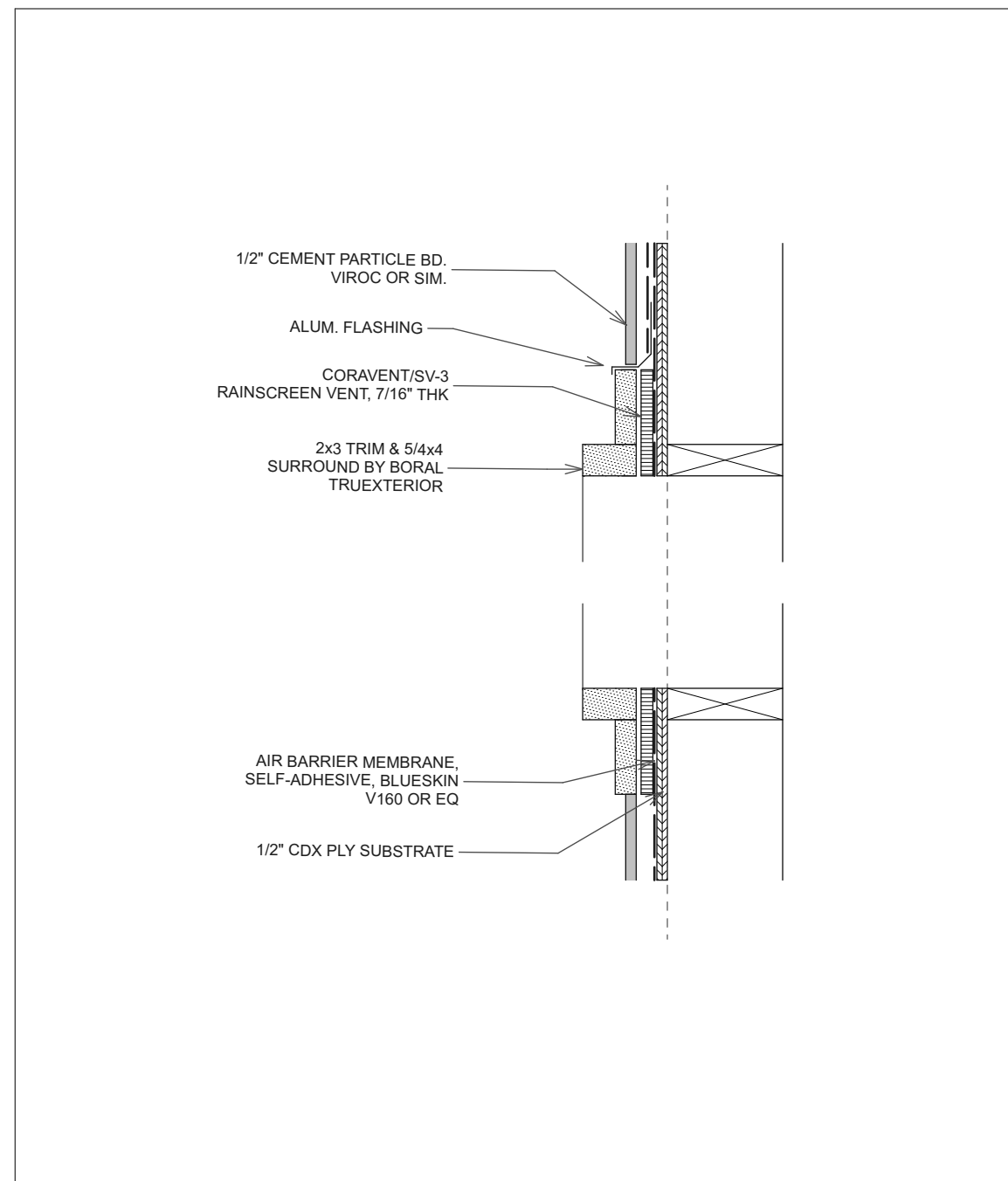
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A12

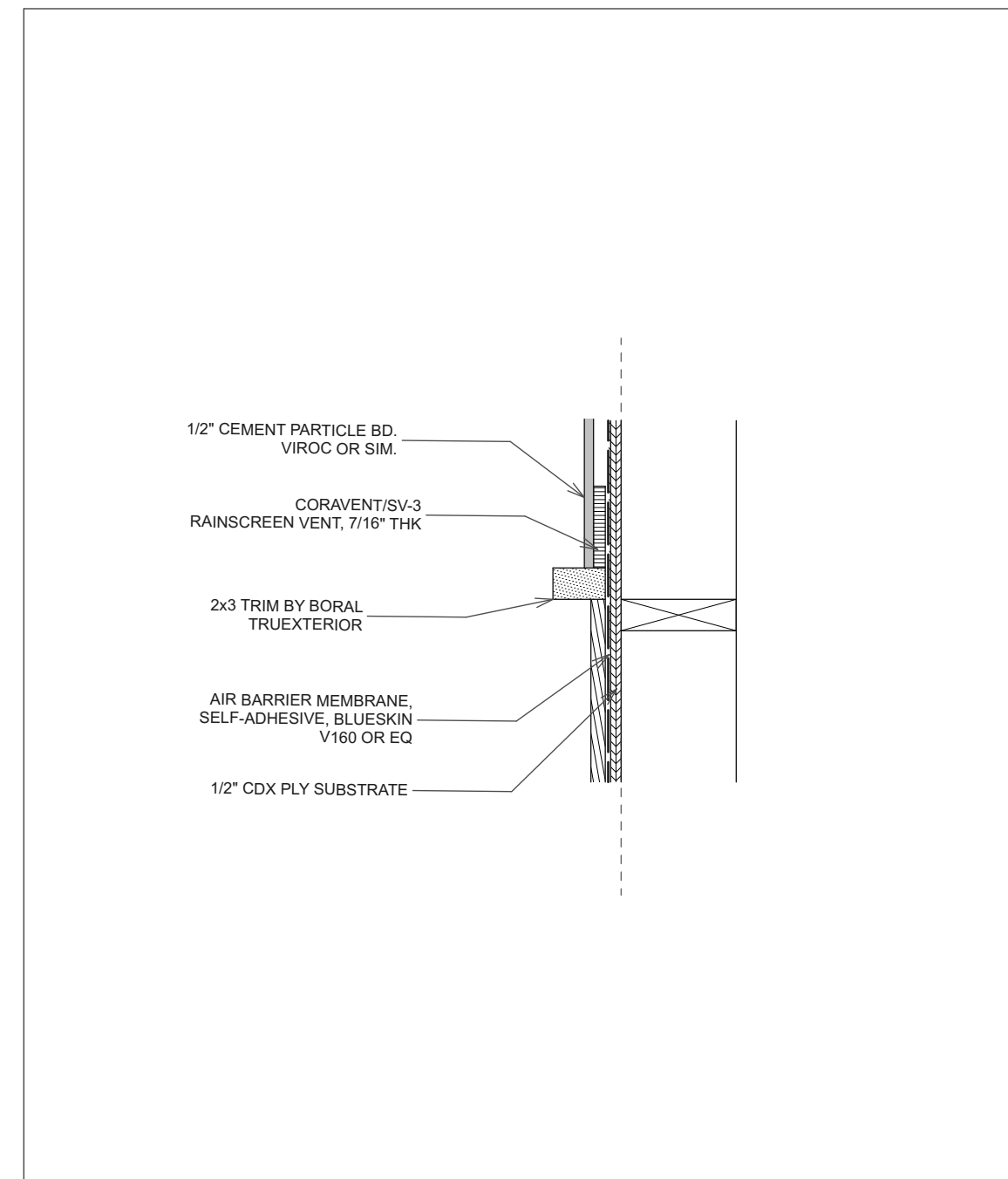
NORTHWEST ELEVATION



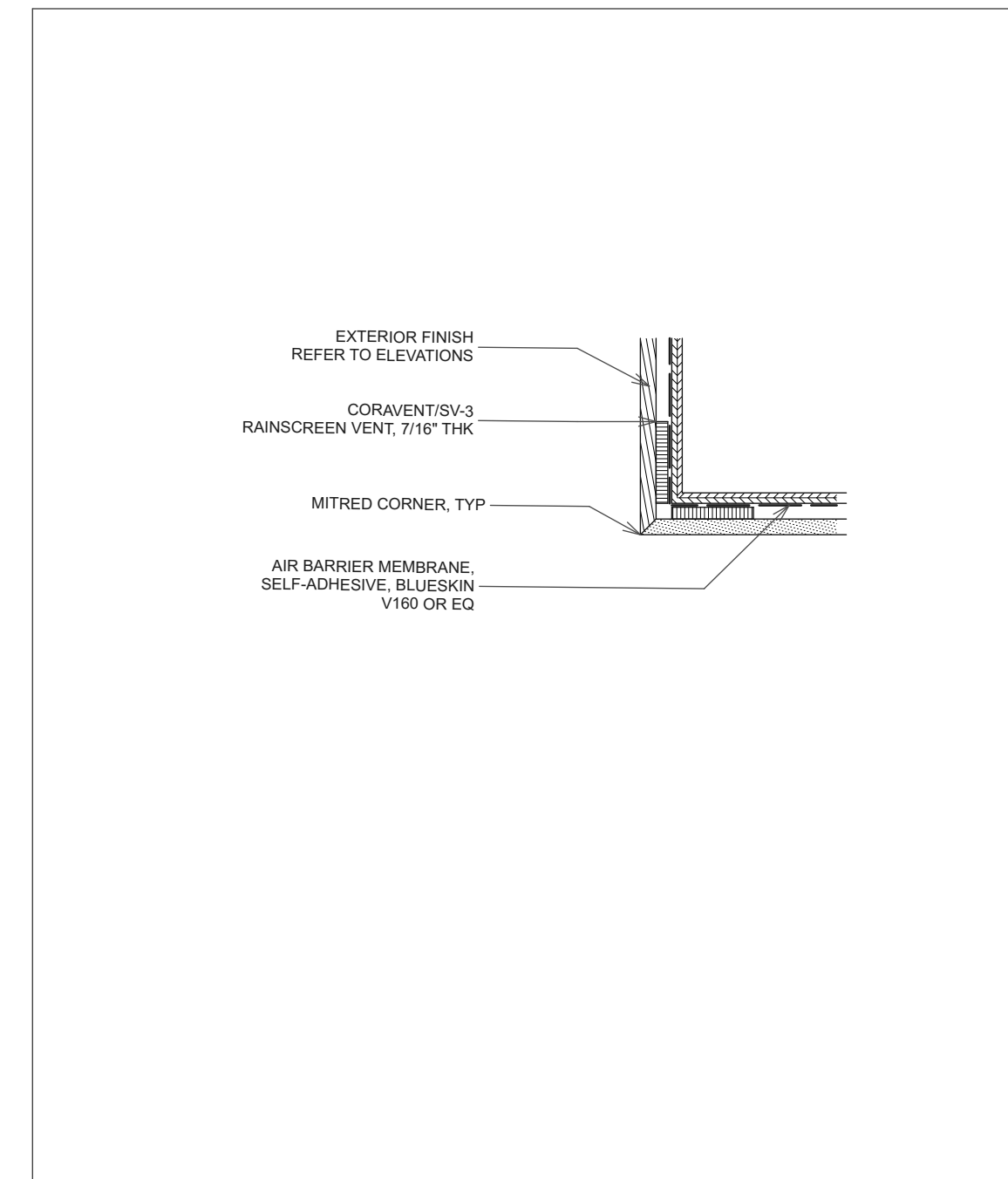
- EXTERIOR FINISH MATERIALS LEGEND**
- ① 3/4" FIBER CEMENT TRIM BOARD, SMOOTH FINISH, BORAL TRUEXTERIOR OR SIM., PTD., COLOR: BLACK
 - ② STANDARD BRICK, COMMON BOND, COLOR: BENJAMIN MOORE HC-84 ELMIRA WHITE, MORTAR COLOR: GREY CEMENT
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 - ⑤ FIBER CEMENT LAP SIDING, 6" EXPOSURE, SMOOTH, HARDIEPLANK, COLOR: LIGHT MIST
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 - ⑧ FIBER CEMENT PANELS, 4'x8', W/ HORIZONTAL & VERTICAL ALUMINUM REVEALS, COLOR: MEDIUM GREY



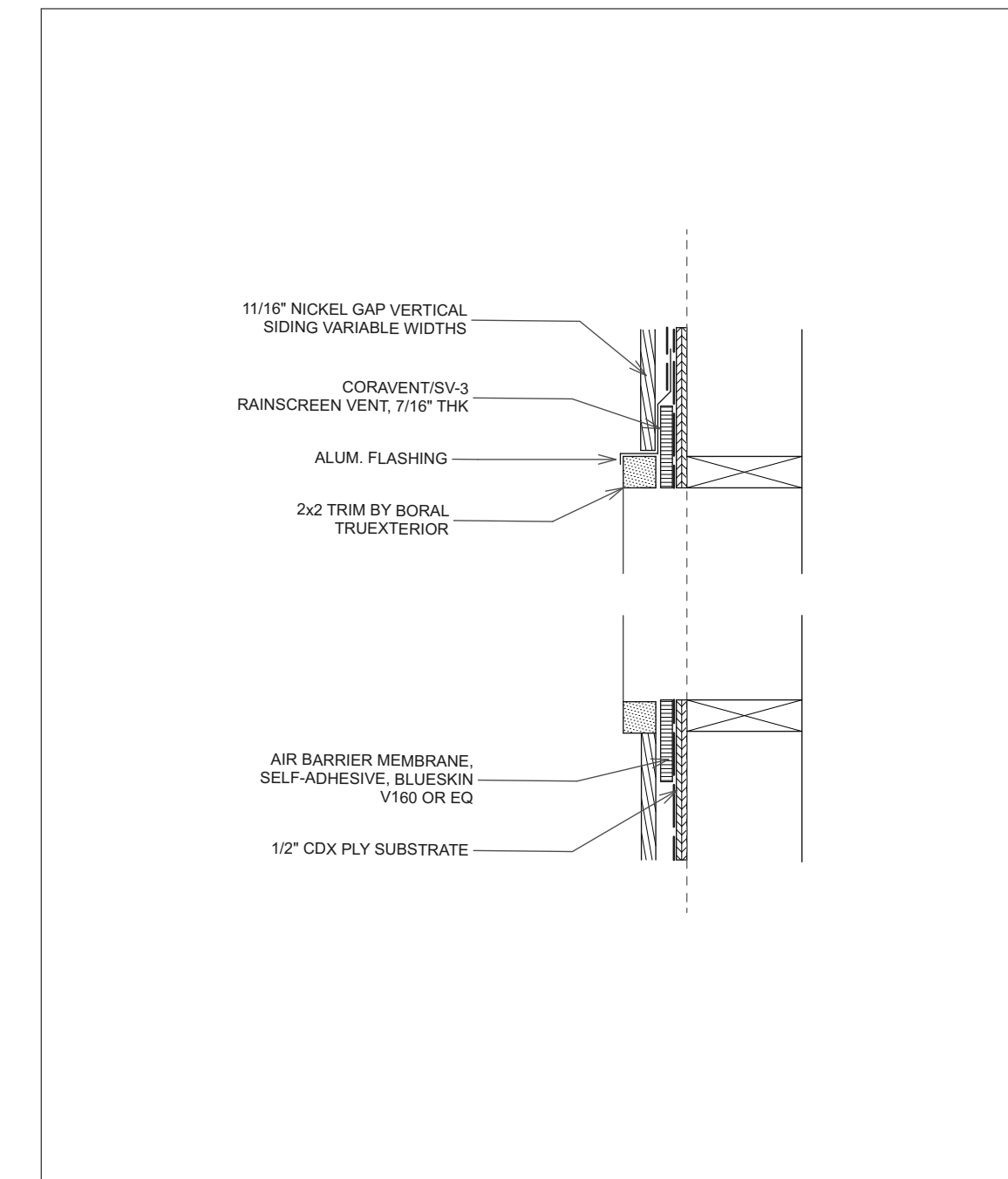
A DETAILS
SCALE: 1 1/2" = 1'-0"



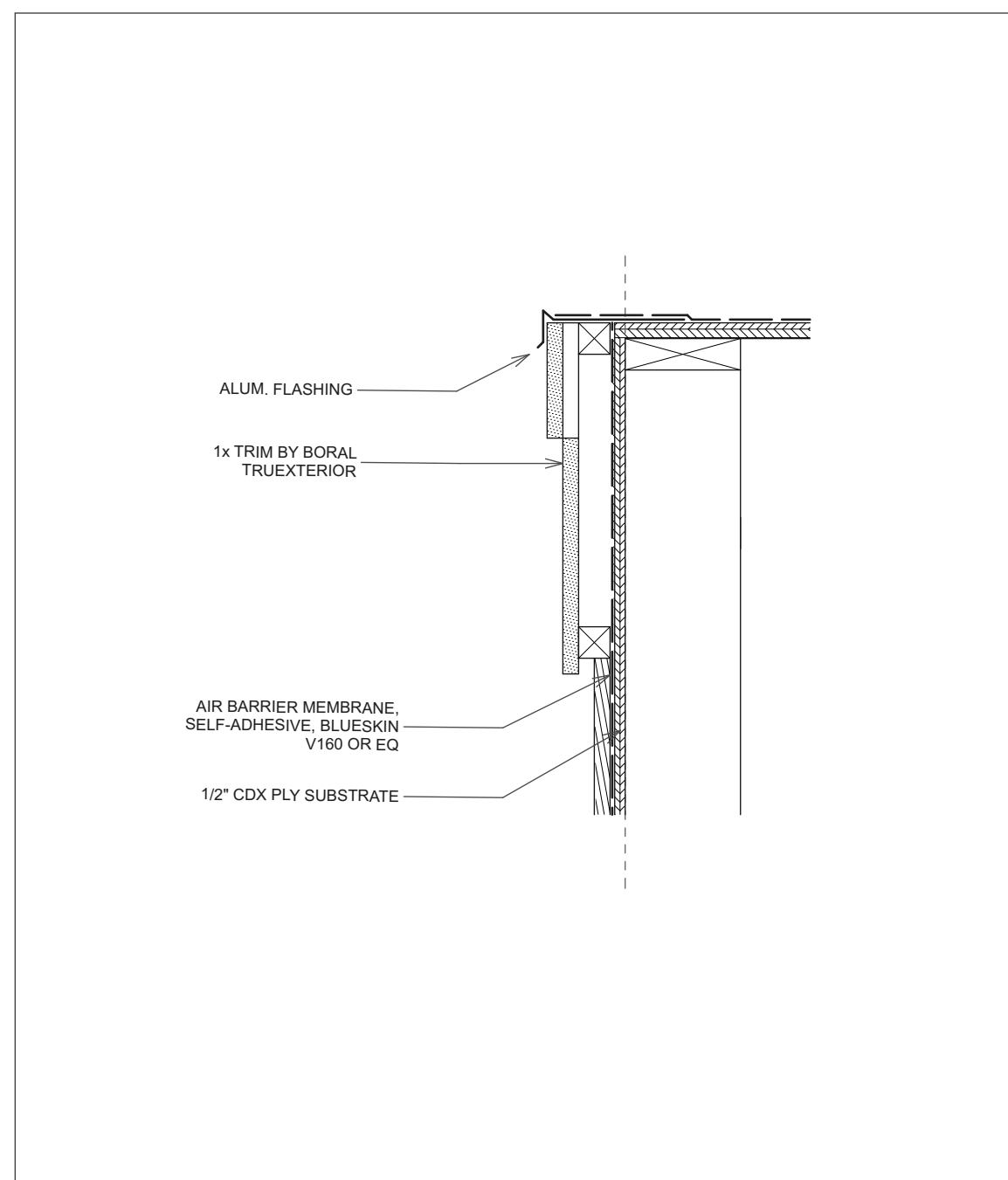
B DETAILS
SCALE: 1 1/2" = 1'-0"



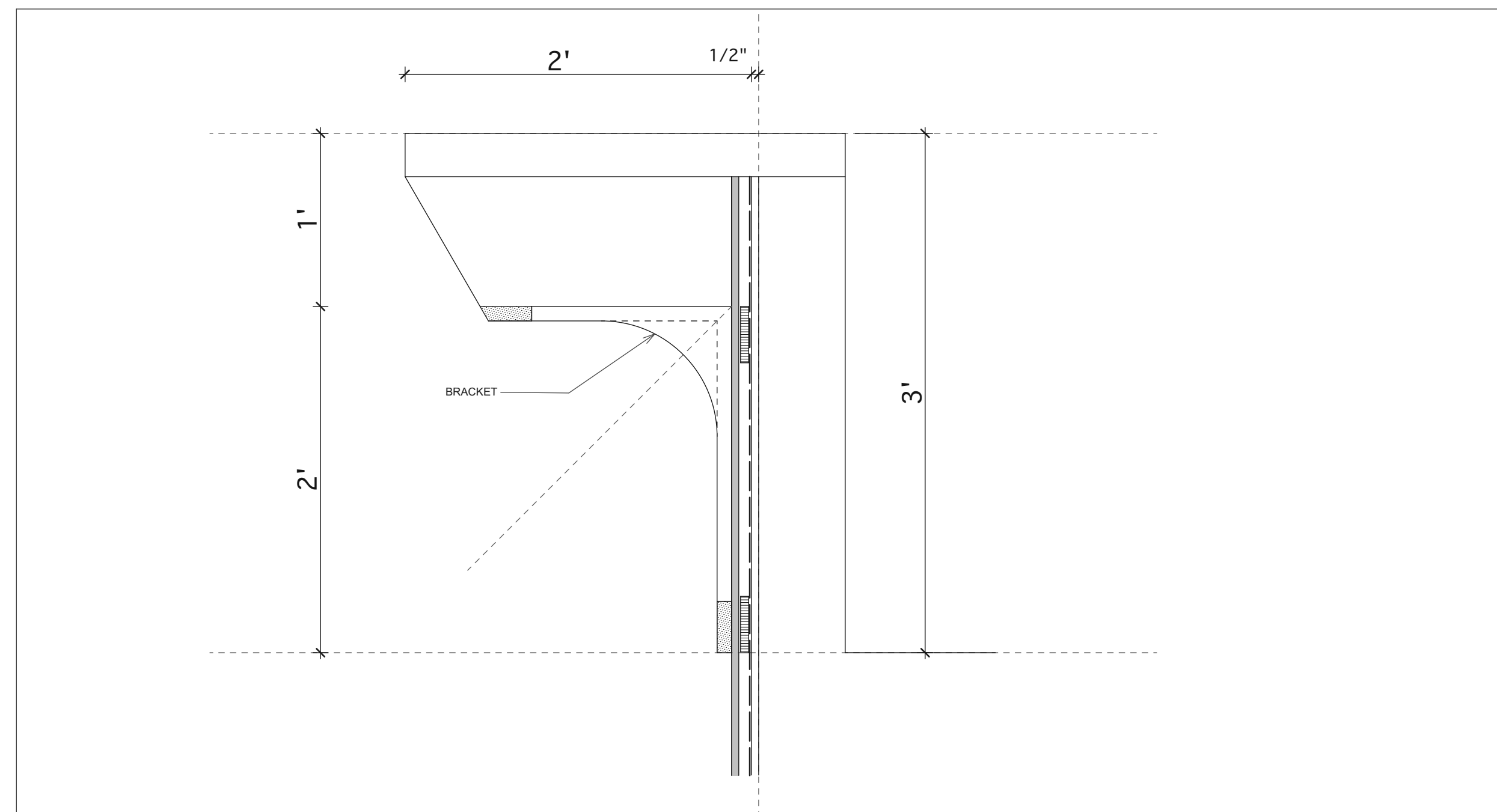
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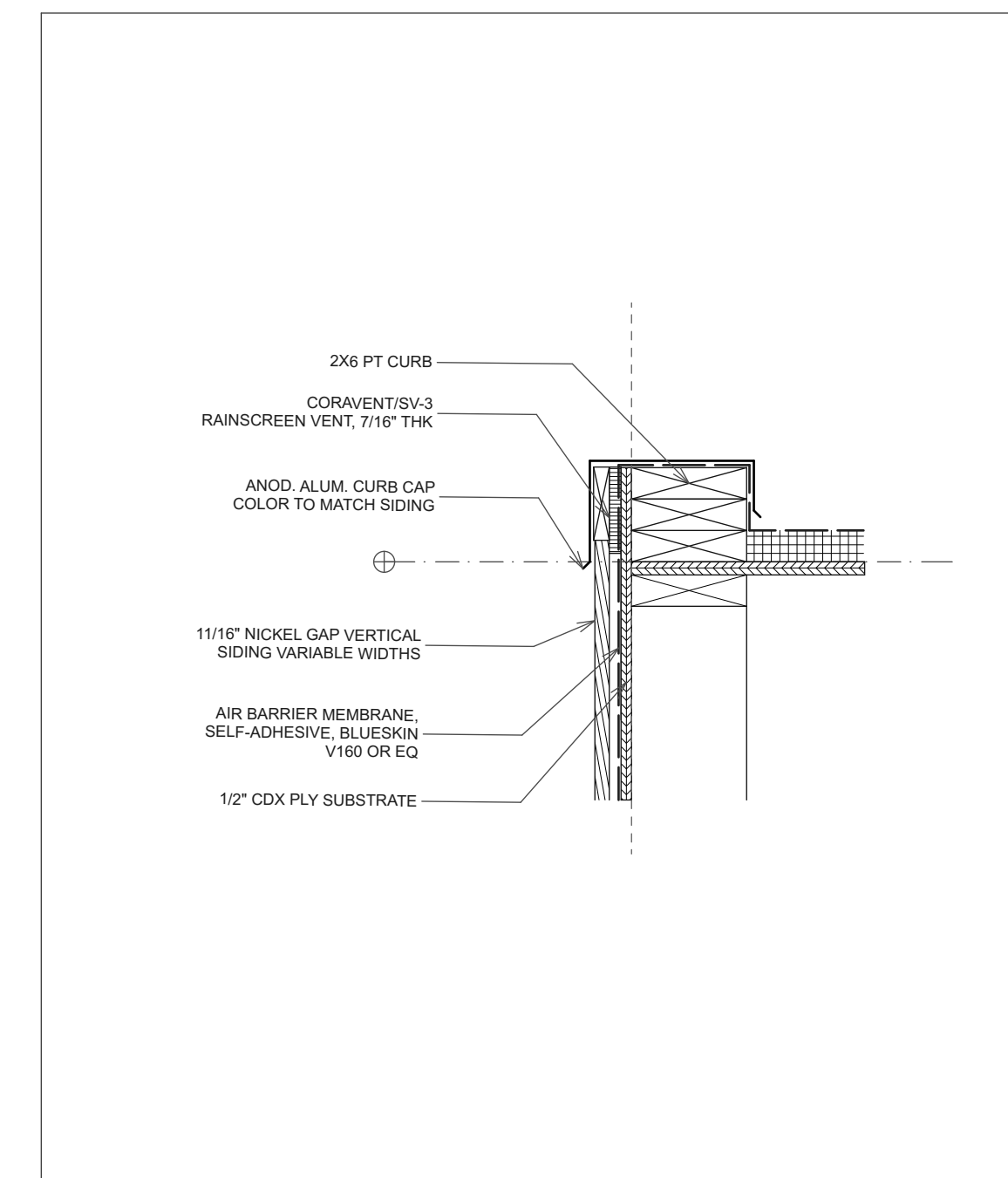
D DETAILS
SCALE: 1 1/2" = 1'-0"



E DETAILS
SCALE: 1 1/2" = 1'-0"



F DETAILS
SCALE: 1 1/2" = 1'-0"



G DETAILS
SCALE: 1 1/2" = 1'-0"

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REVISIONS	
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Tim Johnson Architect, LLC	
PRELIMINARY DWG. SET	
DRAWING TITLE	
DETAILS	
DATE: 02/22/21	SC: AS NOTED
A13	