

Scott Melching Architect llc

04 December 2023

Summit Ridge – 40B Development

34 Summit Street Melrose Massachusetts 02176

RE : Architectural Project Narrative

BUILDING MASSING & DESIGN NARRATIVE

The Summit Ridge development at the top of Summit Avenue in Melrose will consist of two site-specific townhouse style building designs: townhouses with the garages accessed at the main level and townhouses with the garages accessed from the lower level. The natural contours of the site led to the need to vary driveway elevations of the grouped townhouses to allow them to meld into the natural slope of the site. The townhouses will be built in groups of two, three, four and one structure of five, in order to maximize the open space and privacy screening between each townhouse. Behind each townhome there will be dedicated outdoor space for each unit with either an elevated deck or patio at grade depending on surrounding grade.

Taking cues from the many styles of the neighboring area homes, traditional New England architectural elements were used to articulate each townhome's design throughout this development. Below is a list of Architectural elements that are incorporated into the proposed development:

- Entry porches with arched wood ceilings and pendant lighting
- Gable roofs w/ 12" - 16" deep rake overhangs
- Architectural wood brackets and corbels
- Lap and shake siding
- Fieldstone clad retaining walls

The façade design varies within each of the townhouse building types. Design elements such as dining room bump outs are featured prominently on side elevations. When located on the front facades each bump out is often combined with a shed roof overhang above the garages or supported with architectural wood brackets. On some designs the bump out stretches two-stories. Garage lighting is effective and subtle with a downward focused single gooseneck barn style light centered above each overhead door. Varying the façade design of each townhome with use of varied common earth tones and neutral colors will lead to interest throughout the development and avoid the feeling that each building is simply a "mirror image" of the last.

To achieve this the material palette is classic New England architectural style with modern technologies to help ensure the quality of the construction endures throughout the lifetime of the neighborhood. Below is a list of proposed exterior materials.

- Fieldstone clad retaining walls
- Architectural wood brackets & corbels
- 5" Exposure composite lap siding (arctic white, light grey & beige)
- 6" Exposure composite shake siding (arctic white & light grey)
- 1x PVC trim boards (white)
- Vinyl double hung, casement windows and sliding doors (white)
- Architectural asphalt shingle roofing (charcoal)
- Single car overhead garage doors (painted / wood tones)

The proposed development incorporates references to the architectural vocabulary of Summit Avenue while extending the neighborhood up the hill and making it more vibrant and inviting.