



REAR VIEW LOOKING NORTH



STREET VIEW LOOKING WEST

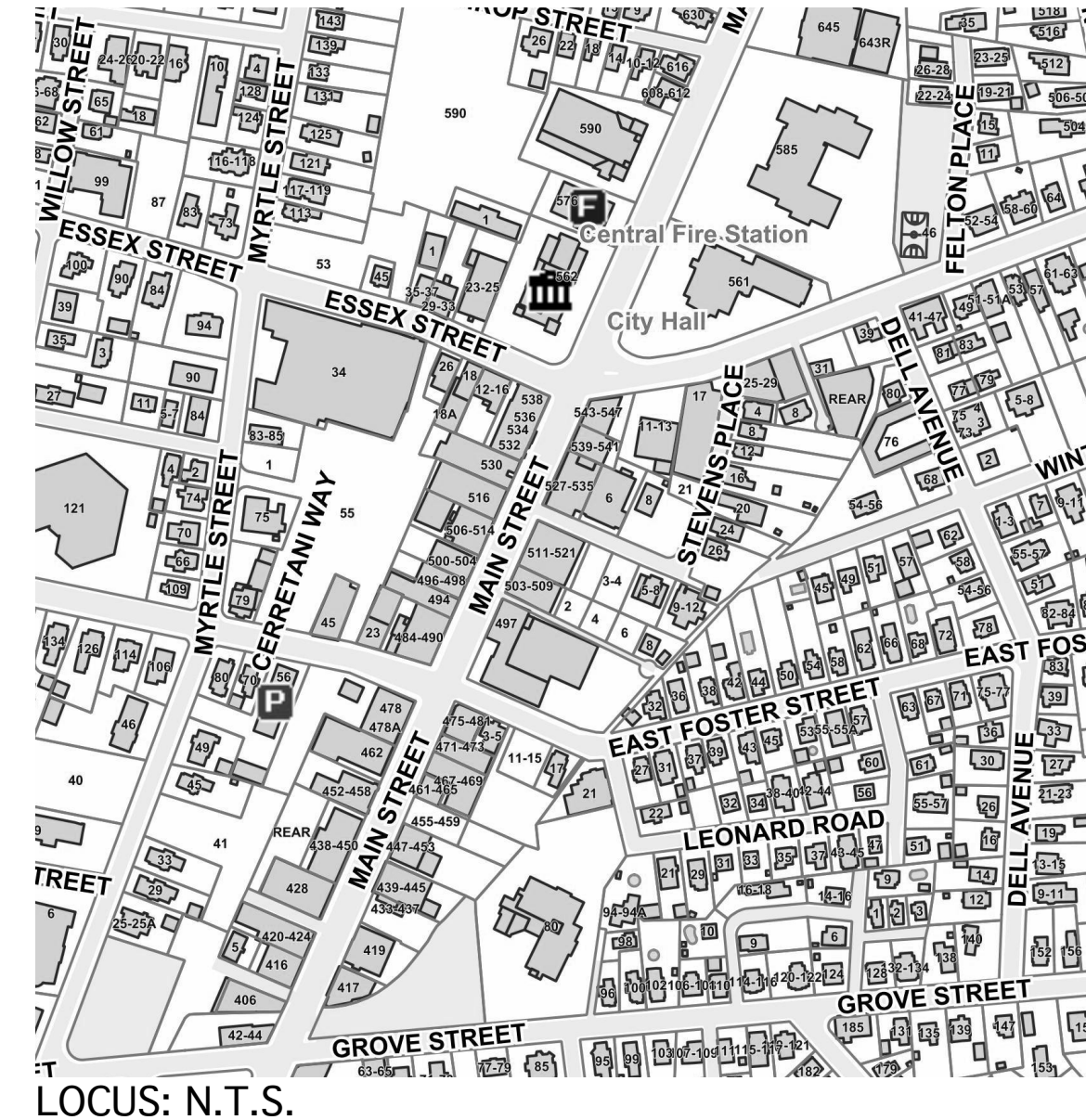
# PROPOSED 4-STORY, MIXED-USE BUILDING 12-16 ESSEX STREET, MELROSE, MA

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

3/10/20					
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 17,903 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.): 15,315 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	10 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: 17,903 sf / 5,777 sf Lot = 3.1 FAR.					



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	5,105.0 sf	4,134.0 sf	5,105.0 sf
3	5,105.0 sf	4,134.0 sf	5,105.0 sf
4	5,105.0 sf	4,134.0 sf	5,105.0 sf
Totals	23,010.0 sf	14,006.0 sf	17,903.0 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	390.0 sf	1BR/1B	
2	2	487.0 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	390.0 sf	1BR/1B	
3	10	487.0 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	390.0 sf	1BR/1B	
4	18	487.0 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		12,402.0		

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

\*\*Affordable Unit

## 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

- A00 PROJECT INFORMATION
- C01 ARCHITECTURAL SITE PLAN
- C02 SURVEYED SITE PLAN
- X01 SHADOW STUDIES
- X02 SHADOW STUDIES
- V01 PERSPECTIVE VIEWS
- V02 COLOR PERSPECTIVE VIEWS
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- A02 FIRST FLOOR PLAN
- A03 SECOND FLOOR PLAN
- A04 THIRD FLOOR PLAN
- A05 FOURTH FLOOR PLAN
- A06 ROOF PLAN
- A07 1-1 BUILDING SECTION
- A08 2-2 BUILDING SECTION
- A09 NORTHEAST (STREET) ELEVATION
- A10 SOUTHWEST (REAR) ELEVATION
- A11 SOUTHEAST (DRIVEWAY) ELEVATION
- A12 NORTHWEST ELEVATION

## REVISIONS

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Tim Johnson Architect, LLC



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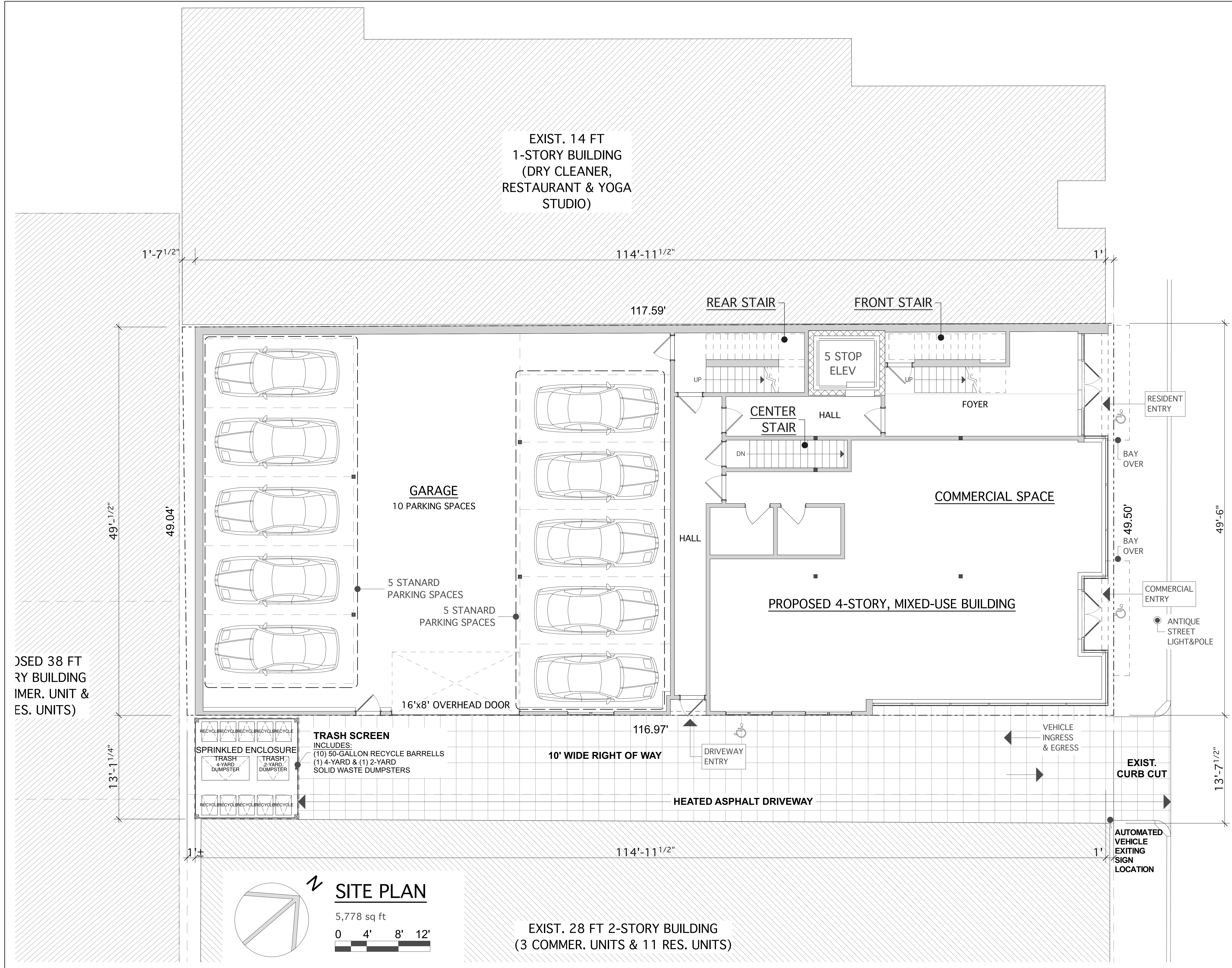
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## PROJECT INFORMATION

DATE: 03/10/20 SC: N. T. S.

# A00





#18-20

#12-16

ESSEX STREET

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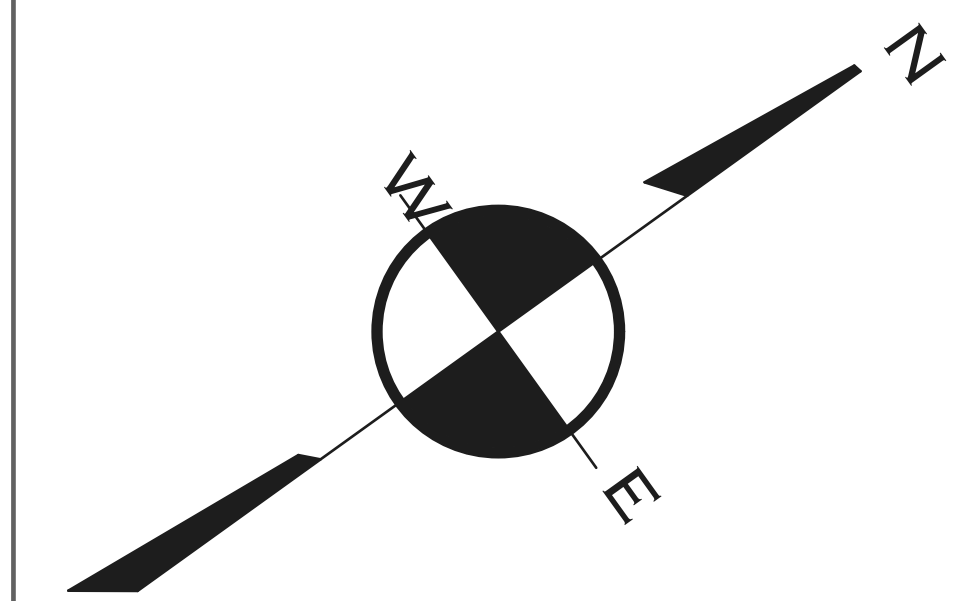
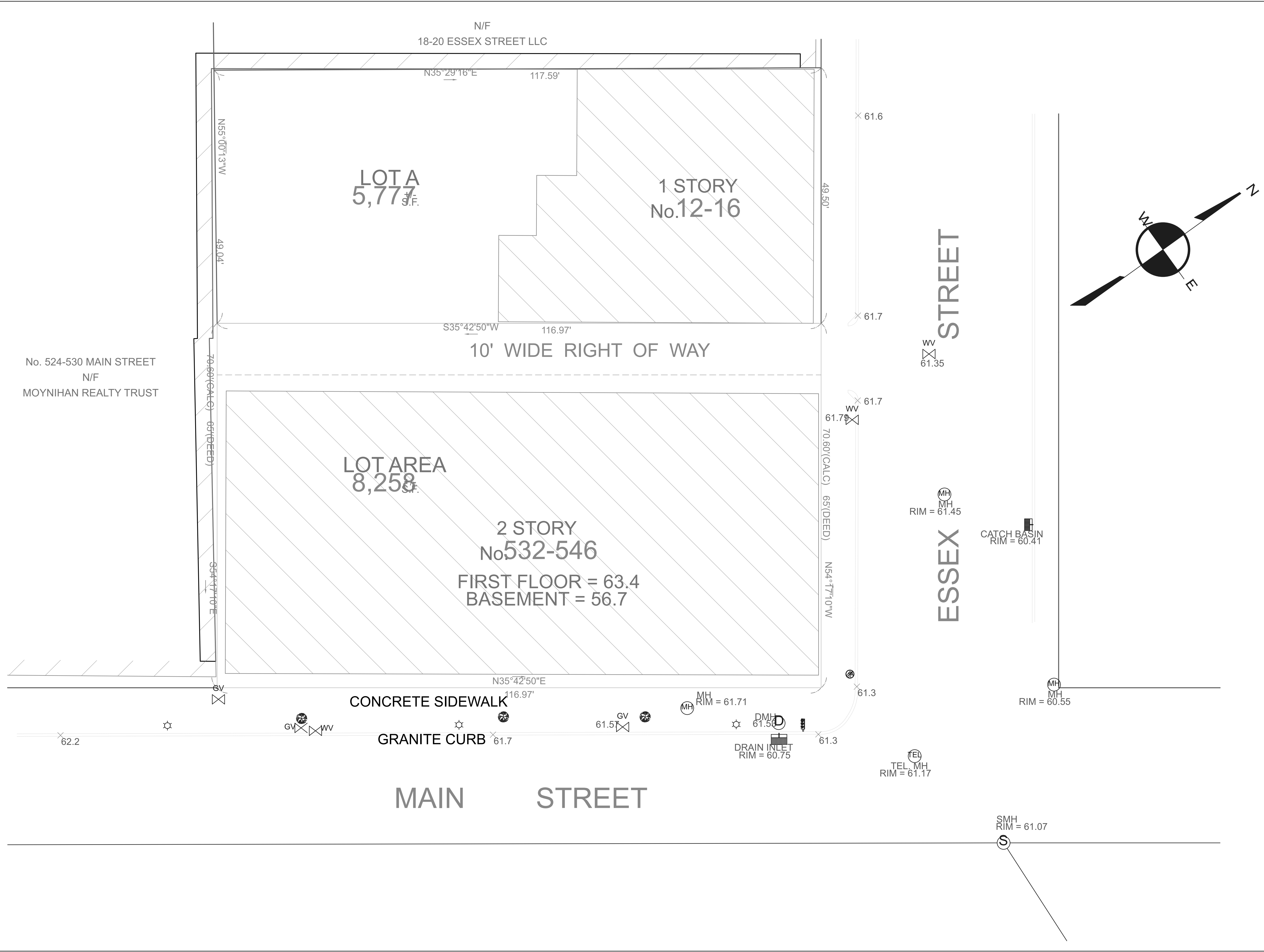
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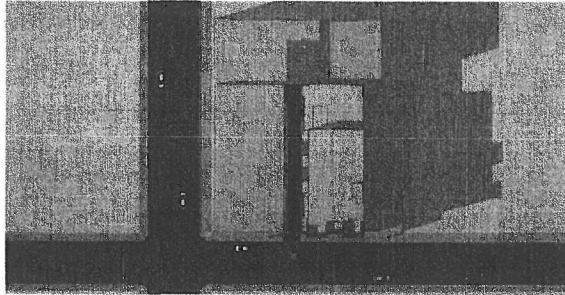
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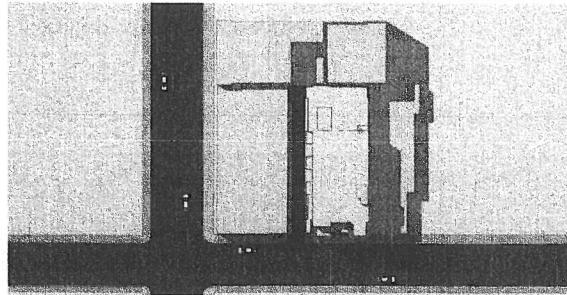
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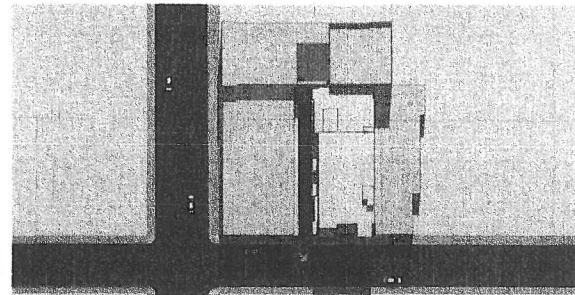
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Tim Johnson Architect, LLC	
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<b>SURVEYED SITE PLAN</b>	
DATE: 03/10/20	SC: 1/8" = 1'-0"
<b>C02</b>	



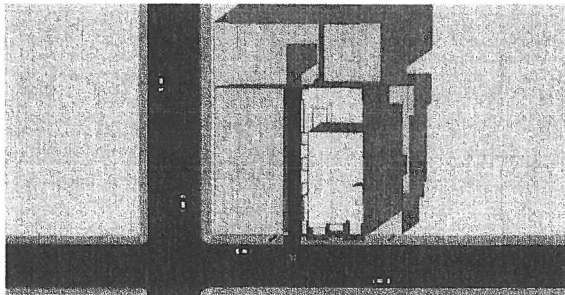
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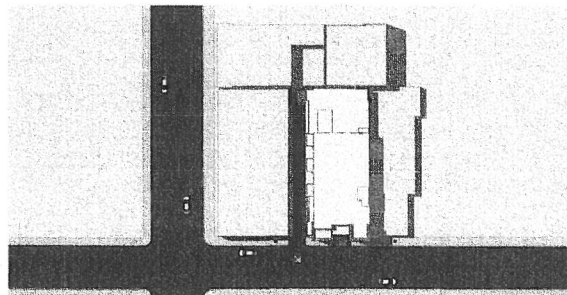
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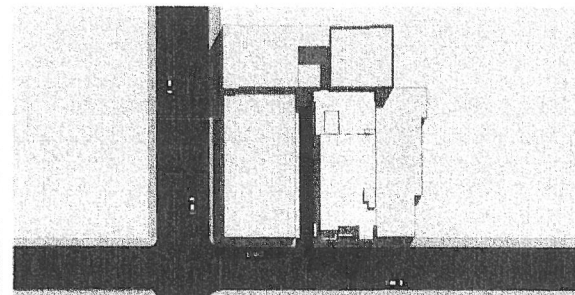
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SUMMER SOLSTICE: 6/21 @ 9AM



SUMMER SOLSTICE: 6/21 @ 12PM



SUMMER SOLSTICE: 6/21 @ 3PM

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REVISIONS

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Tim Johnson Architect, LLC



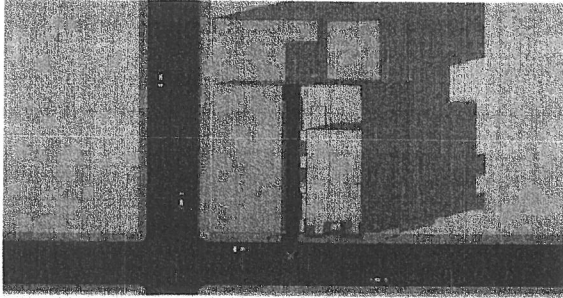
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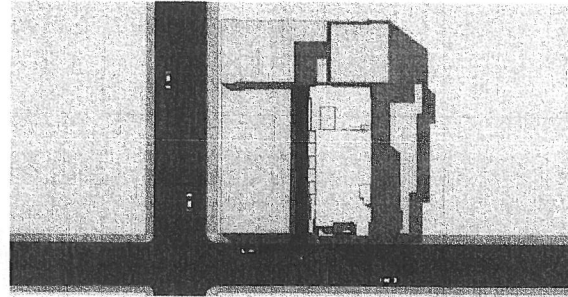
SHADOW STUDIES

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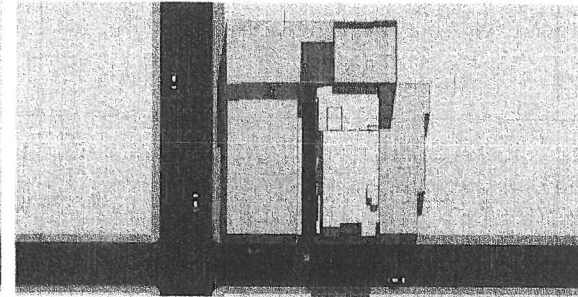
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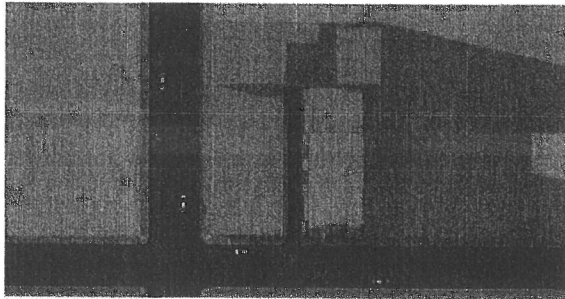
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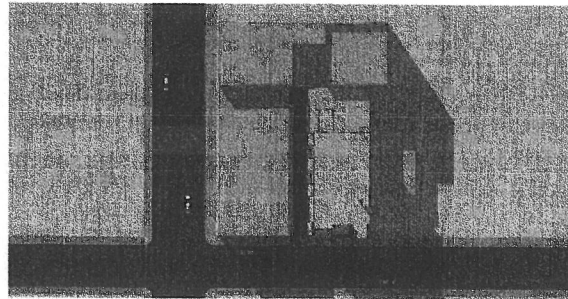
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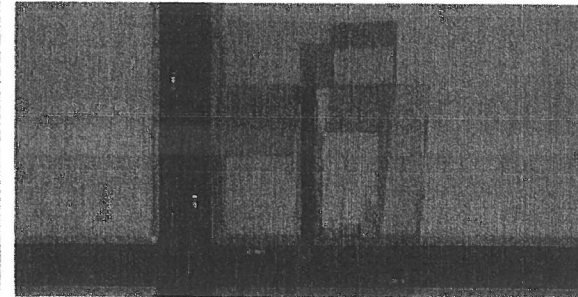
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WINTER SOLSTICE: 12/21 @ 9AM



WINTER SOLSTICE: 12/21 @ 12PM



WINTER SOLSTICE: 12/21 @ 3PM

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REVISIONS

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SHADOW STUDIES

DATE: 07/01/19 SC: N. T. S.

X02





STREET VIEW LOOKING WEST



REAR VIEW LOOKING NORTH

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PERSPECTIVE  
 VIEWS

DATE: 03/10/20 SC: N. T. S.

V01





STREET VIEW LOOKING WEST

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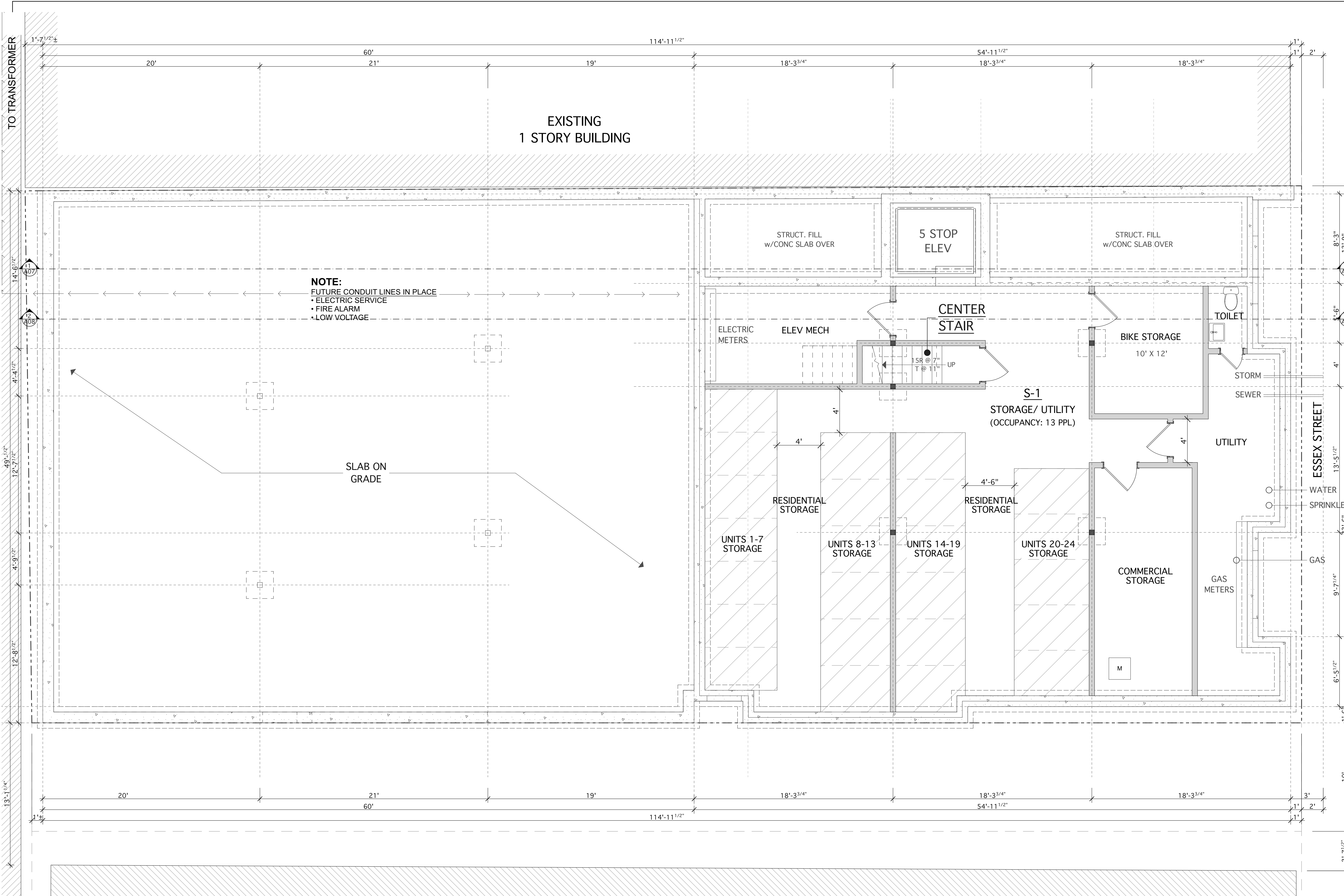
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**COLOR  
 PERSPECTIVE  
 VIEWS**

DATE: 03/10/20 SC: N. T. S.

**V02**



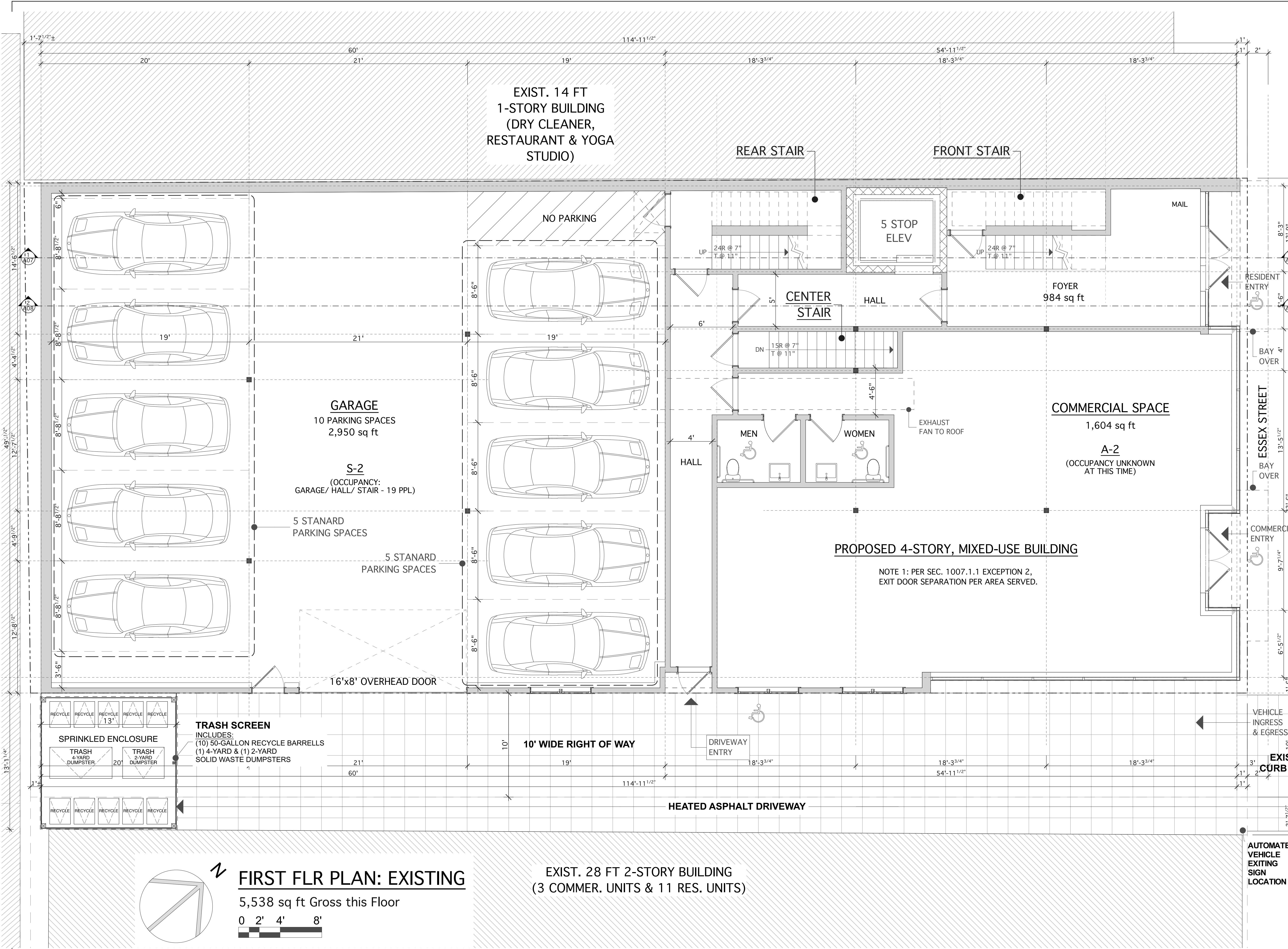


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<b>BASEMENT FLOOR PLAN</b>													
DATE: 03/10/20	SC: 1/4" = 1'-0"												
<b>A01</b>													

**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.





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

**GARAGE**  
10 PARKING SPACES  
2,950 sq ft

**S-2**  
(OCCUPANCY:  
GARAGE/ HALL/ STAIR - 19 PPL)

**COMMERCIAL SPACE**  
1,604 sq ft

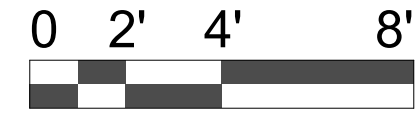
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(OCCUPANCY UNKNOWN  
AT THIS TIME)

**PROPOSED 4-STORY, MIXED-USE BUILDING**

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

**FIRST FLR PLAN: EXISTING**

5,538 sq ft Gross this Floor



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

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**REVISIONS**

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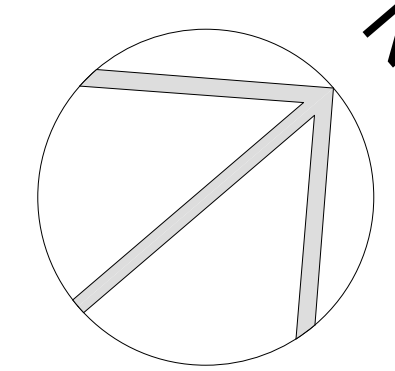
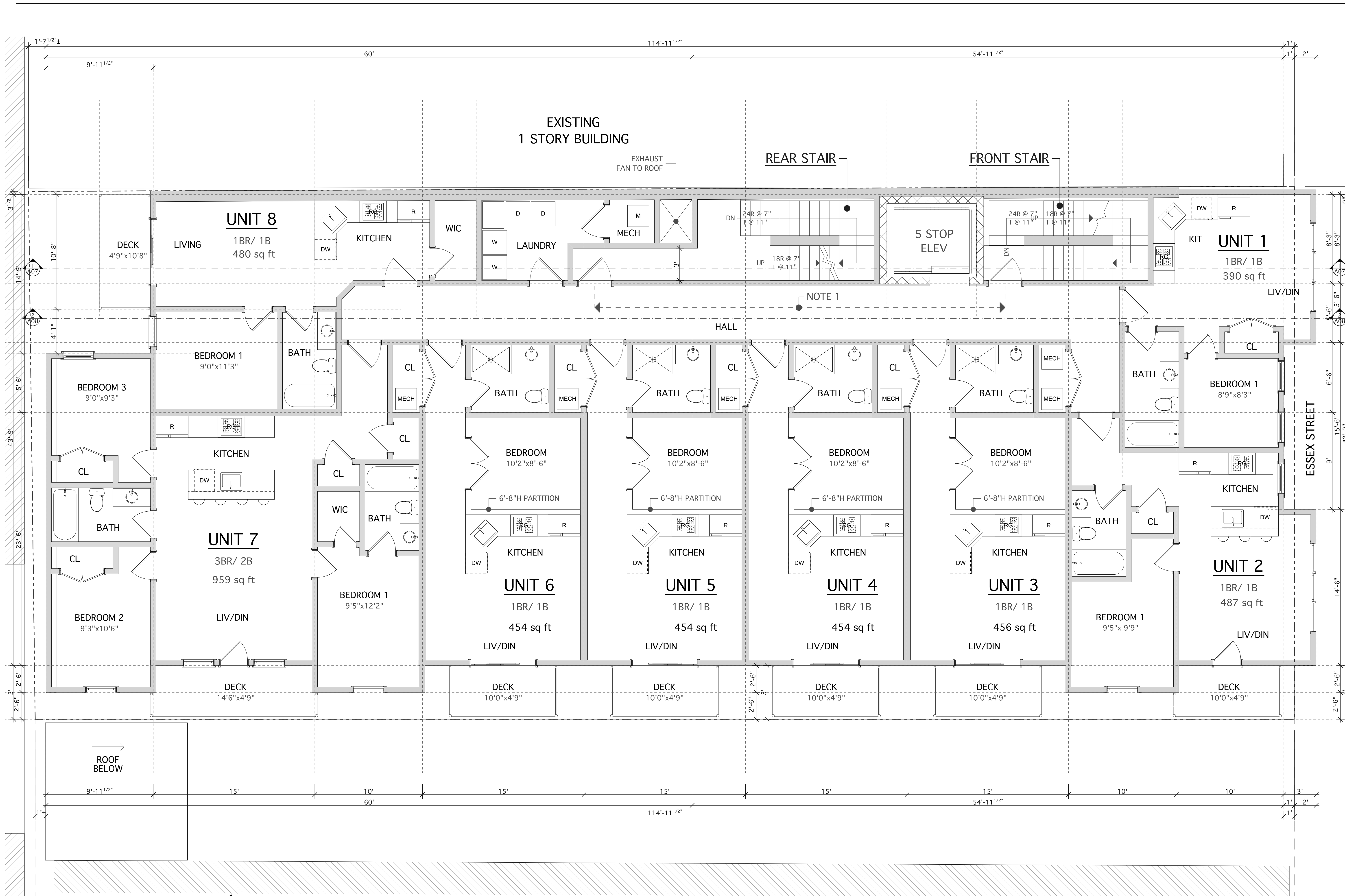
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**FIRST FLOOR PLAN**

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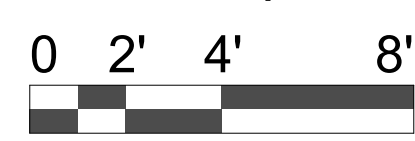
**A02**





**SECOND FLR PLAN**

5,105 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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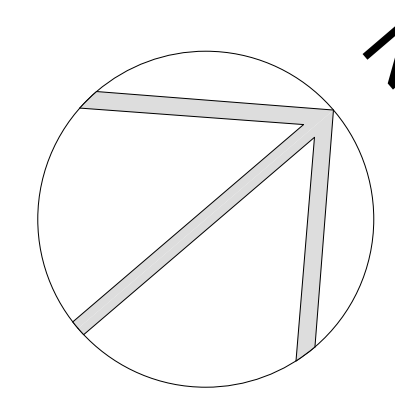
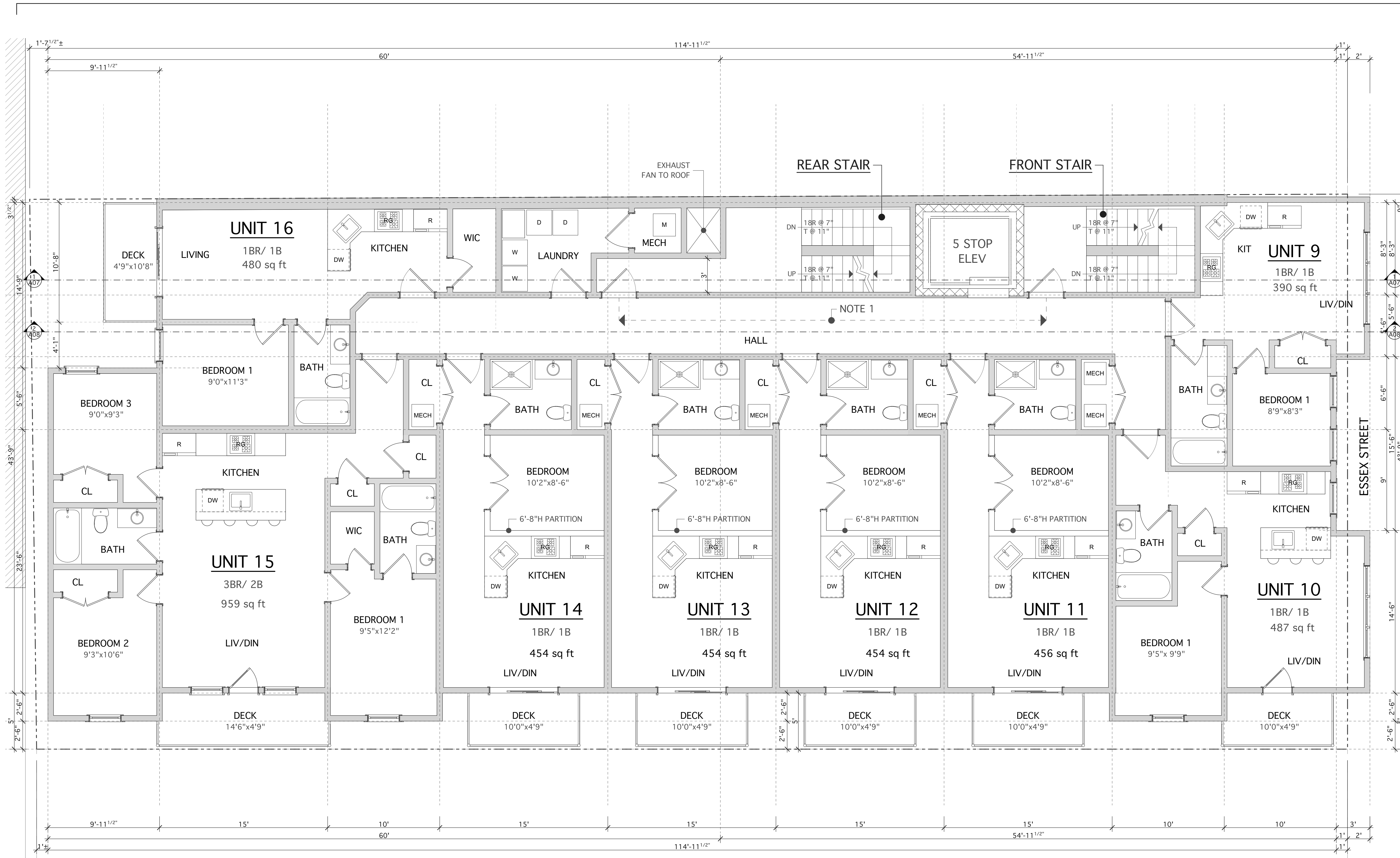
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**SECOND FLOOR  
PLAN**

DATE: 03/10/20 SC: 1/4" = 1'-0"

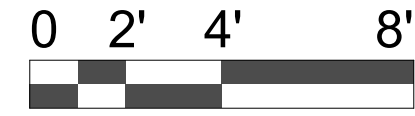
**A03**





**THIRD FLR PLAN**

5,105 sq ft Gross this Floor



R-2  
2ND FLOOR -  
3RD FLOOR -  
4TH FLOOR -

OCCUPANCY  
27 PPL  
27 PPL  
17 PPL

EXISTING  
2 STORY BUILDING

NOTE 1: PER SEC. 1007.1.1 EXCEPTION 2,  
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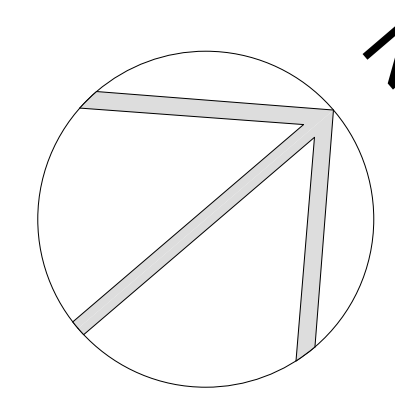
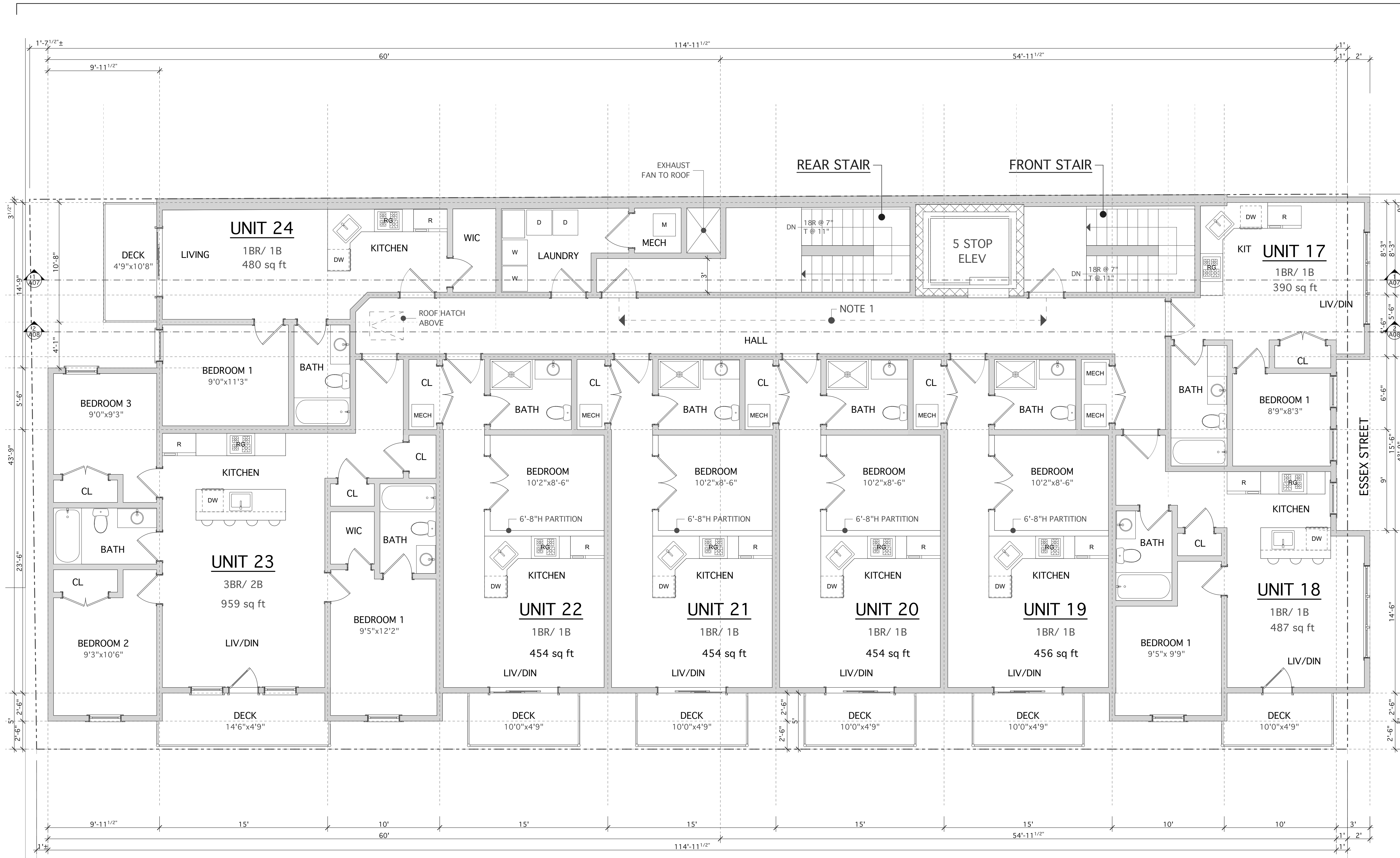
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**THIRD FLOOR  
PLAN**

DATE: 03/10/20 SC: 1/4" = 1'-0"

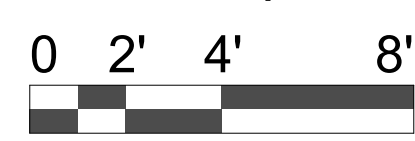
**A04**





**FOURTH FLR PLAN**

5,105 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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Tim Johnson Architect, LLC

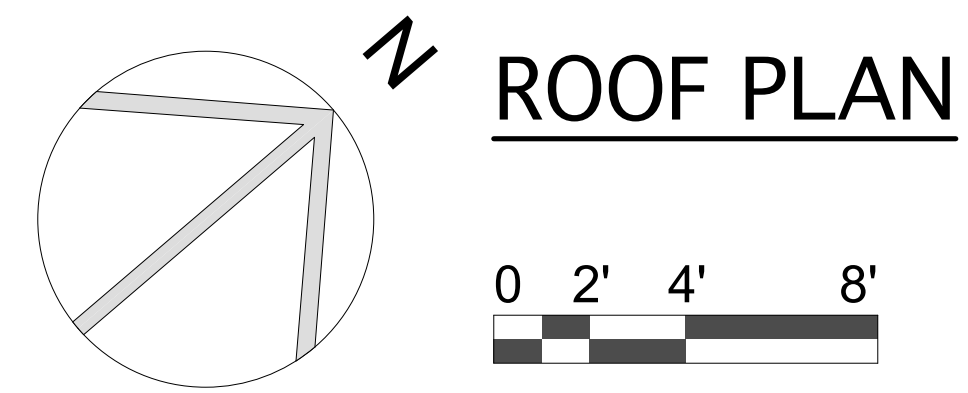
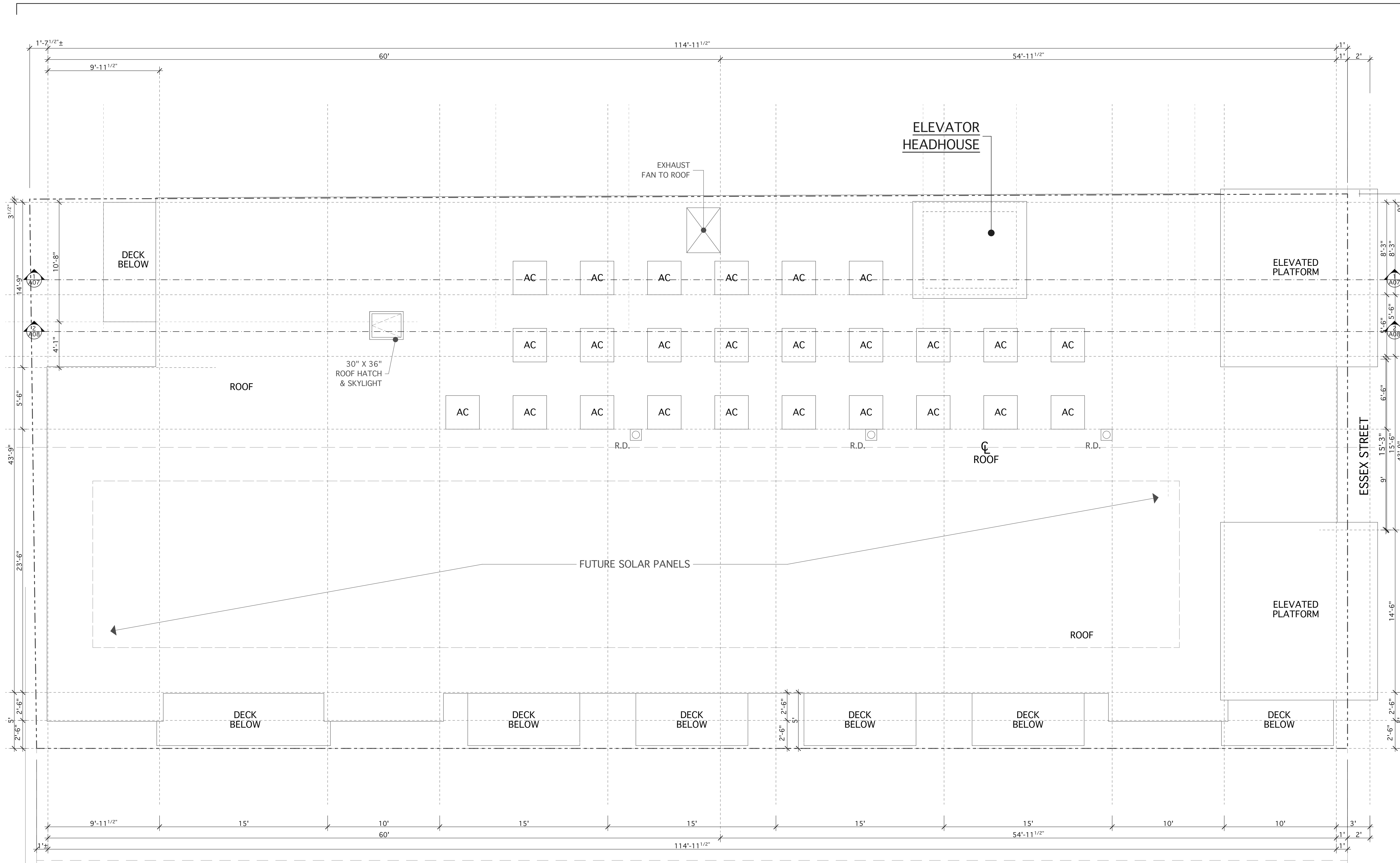


PRELIMINARY DWG. SET

DRAWING TITLE  
**FOURTH FLOOR PLAN**

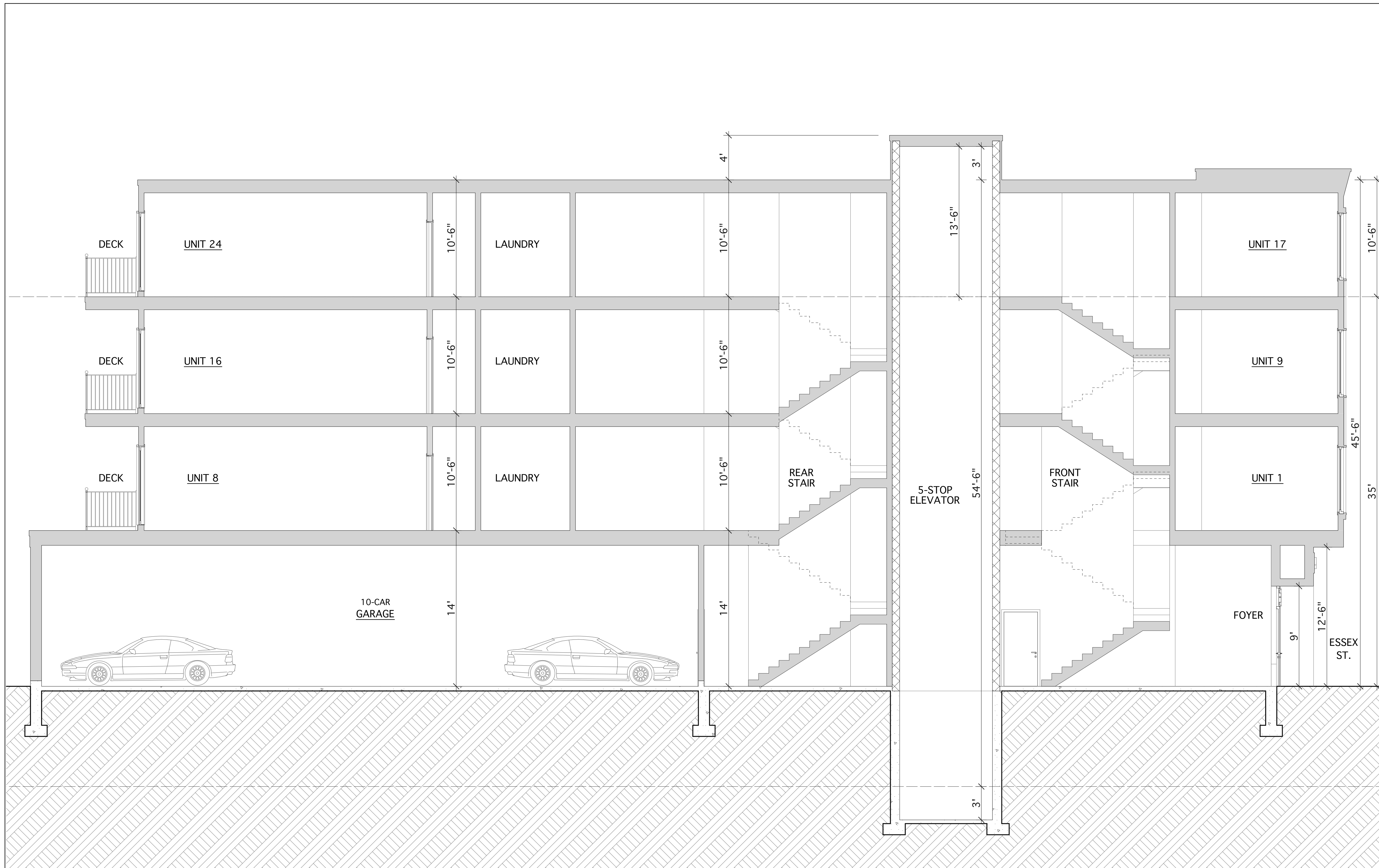
DATE: 03/10/20 SC: 1/4" = 1'-0"

**A05**

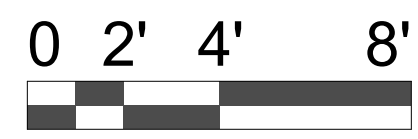


PROJECT ARCHITECT: TIM JOHNSON ARCHITECT, LLC 190 OLD COLONY AVENUE BOSTON, MA 02127 TEL: 617-464-4363	
PROPOSED 4-STORY, MIXED-USE BUILDING 12-16 ESSEX STREET MELROSE, MA 02176	OWNER: CARROLL CO REALTY 607 NORTH AVENUE, STE. 16 WAKEFIELD, MA 01880 TEL: 781-389-4687
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Tim Johnson Architect, LLC	
PRELIMINARY DWG. SET	
DRAWING TITLE	
<b>ROOF PLAN</b>	
DATE: 03/10/20	SC: 1/4" = 1'-0"
<b>A06</b>	

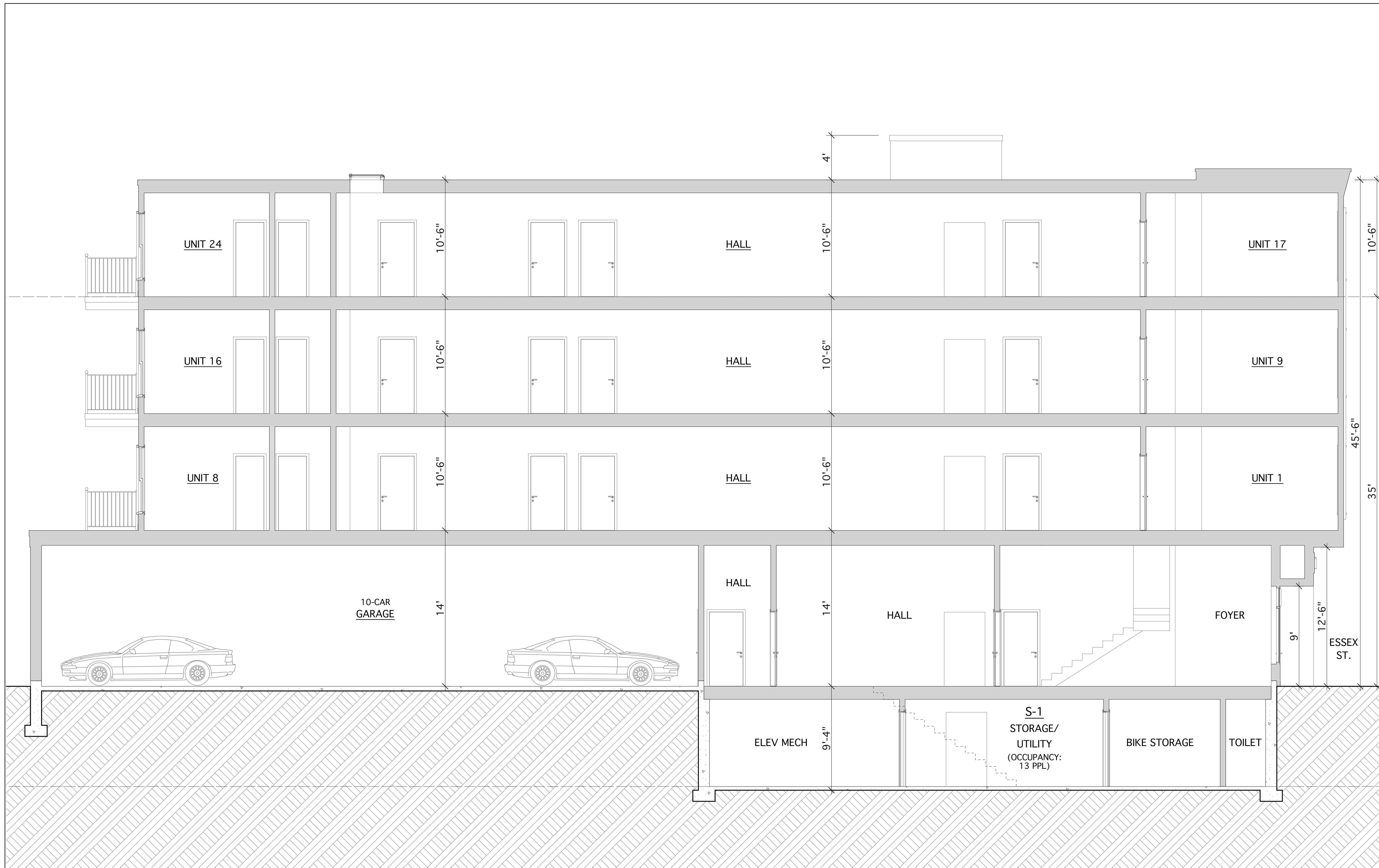




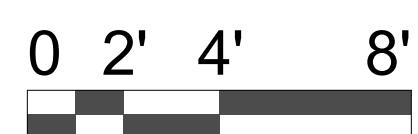
**1-1 BUILDING SECTION**



<p>PROJECT ARCHITECT:          TIM JOHNSON ARCHITECT, LLC          190 OLD COLONY AVENUE          BOSTON, MA 02127          TEL: 617-464-4363</p>											
<p>PROPOSED 4-STORY, MIXED-USE          BUILDING          12-16 ESSEX STREET          MELROSE, MA 02176</p>	<p>OWNER:          CARROLL CO REALTY          607 NORTH AVENUE, STE. 16          WAKEFIELD, MA 01880          TEL: 781-389-4687</p>										
<p>REVISIONS</p> <table border="1"> <tr><td>△</td><td></td></tr> <tr><td>△</td><td></td></tr> <tr><td>△</td><td></td></tr> <tr><td>△</td><td></td></tr> <tr><td>△</td><td></td></tr> </table>		△		△		△		△		△	
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<p>Tim Johnson Architect, LLC</p>											
<p>PRELIMINARY DWG. SET</p>											
<p>DRAWING TITLE</p> <p><b>1-1 BUILDING SECTION</b></p>											
<p>DATE: 03/10/20</p>	<p>SC: 1/4" = 1'-0"</p>										
<p><b>A07</b></p>											

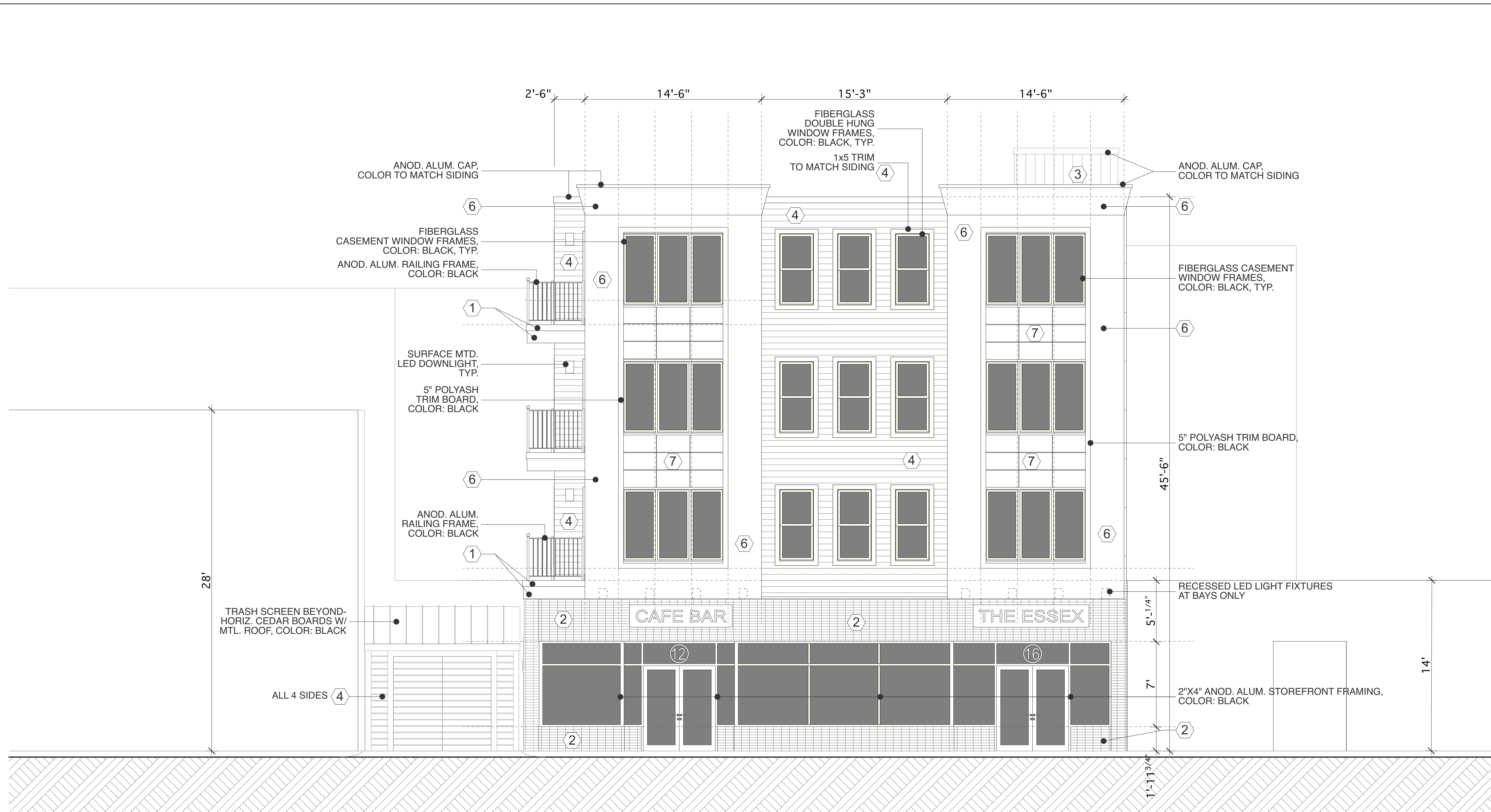


**2-2 BUILDING SECTION**



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
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Tim Johnson Architect, LLC	
PRELIMINARY DWG. SET	
DRAWING TITLE	
2-2 BUILDING SECTION	
DATE: 03/10/20	SC: 1/4" = 1'-0"
A08	



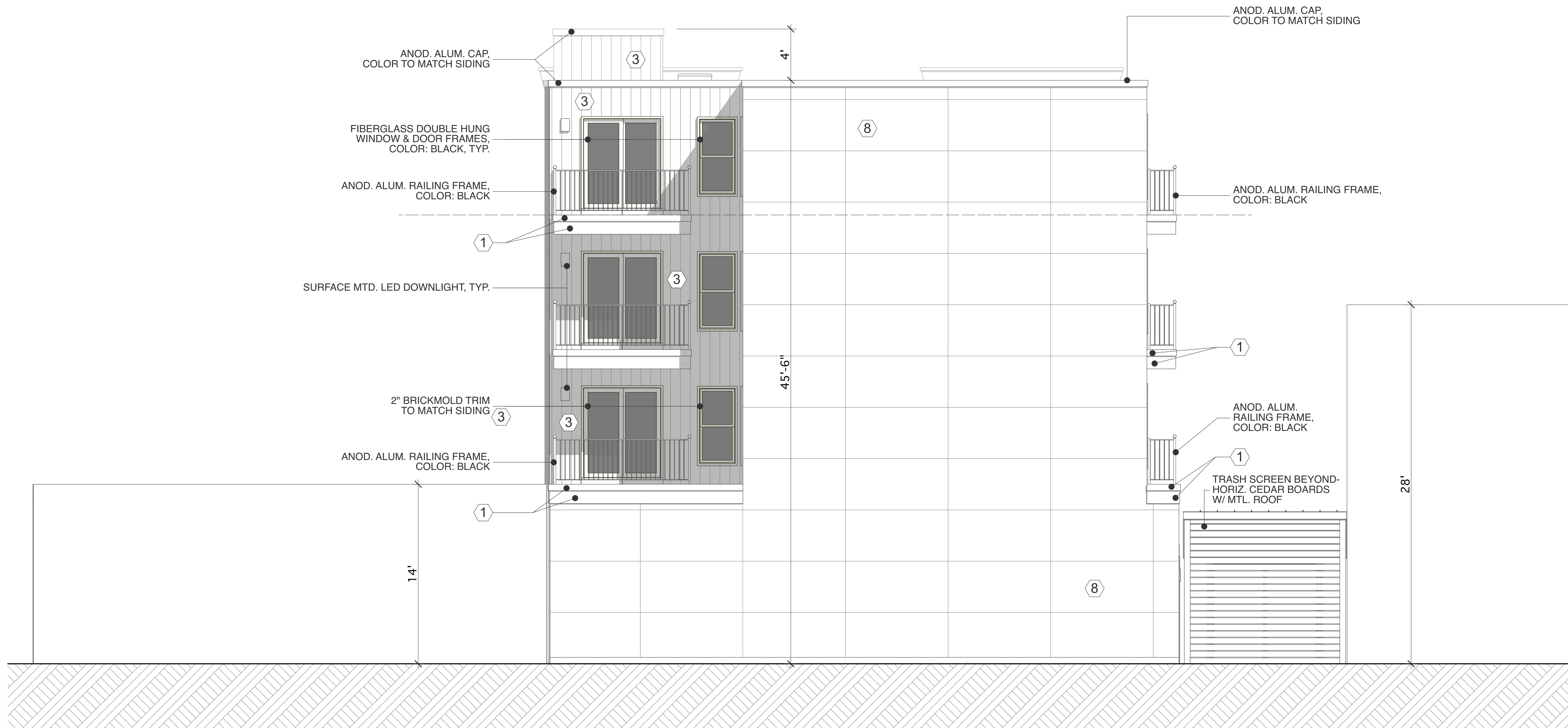


# NORTHEAST (STREET) ELEVATION



- 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
  - ③ 1X10 NICKEL GAP FIBER CEMENT VERTICAL SIDING, BORAL TRUEXTERIOR OR SIM., PTD., COLOR: BENJAMIN MOORE 2082-20 PLUM RAISIN
  - ④ FIBER CEMENT LAP SIDING, 6" EXPOSURE, ARTISAN SERIES BY HARDIEPLANK, COLOR: HC-73 PLYMOUTH 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: IRON GREY

<p><b>PROJECT ARCHITECT:</b>          TIM JOHNSON ARCHITECT, LLC          190 OLD COLONY AVENUE          BOSTON, MA 02127          TEL: 617-464-4363</p>											
<p><b>PROPOSED 4-STORY, MIXED-USE BUILDING</b>          12-16 ESSEX STREET          MELROSE, MA 02176</p>	<p><b>OWNER:</b>          CARROLL CO REALTY          607 NORTH AVENUE, STE. 16          WAKEFIELD, MA 01880          TEL: 781-389-4687</p>										
<p><b>REVISIONS</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="width: 50%;">△</td><td style="width: 50%;">△</td></tr> <tr><td>△</td><td>△</td></tr> <tr><td>△</td><td>△</td></tr> <tr><td>△</td><td>△</td></tr> <tr><td>△</td><td>△</td></tr> </table>		△	△	△	△	△	△	△	△	△	△
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<p>Tim Johnson Architect, LLC</p>											
<p>PRELIMINARY DWG. SET</p>											
<p>DRAWING TITLE</p> <h2 style="margin: 0;">NORTHEAST (STREET) ELEVATION</h2>											
<p>DATE: 03/10/20</p>	<p>SC: 1/4" = 1'-0"</p>										
<p>A09</p>											



### SOUTHWEST (REAR) ELEVATION



#### EXTERIOR FINISH MATERIALS LEGEND

- ① 3/4" FIBER CEMENT TRIM BOARD, SMOOTH FINISH, BORAL TRUXTERIOR 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 TRUXTERIOR OR SIM., PTD., COLOR: BENJAMIN MOORE 2082-20 PLUM RAISIN
- ④ FIBER CEMENT LAP SIDING, 6" EXPOSURE, ARTISAN SERIES BY HARDIEPLANK, COLOR: HC-73 PLYMOUTH 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: IRON GREY

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



PRELIMINARY DWG. SET

DRAWING TITLE  
**SOUTHWEST  
 (REAR)  
 ELEVATION**

DATE: 03/10/20 SC: 1/4" = 1'-0"

# A10





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

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Tim Johnson Architect, LLC



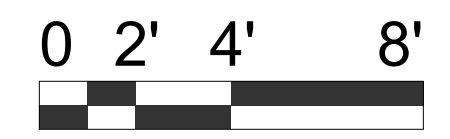
PRELIMINARY DWG. SET

DRAWING TITLE  
**SOUTHEAST  
 (DRIVEWAY)  
 ELEVATION**

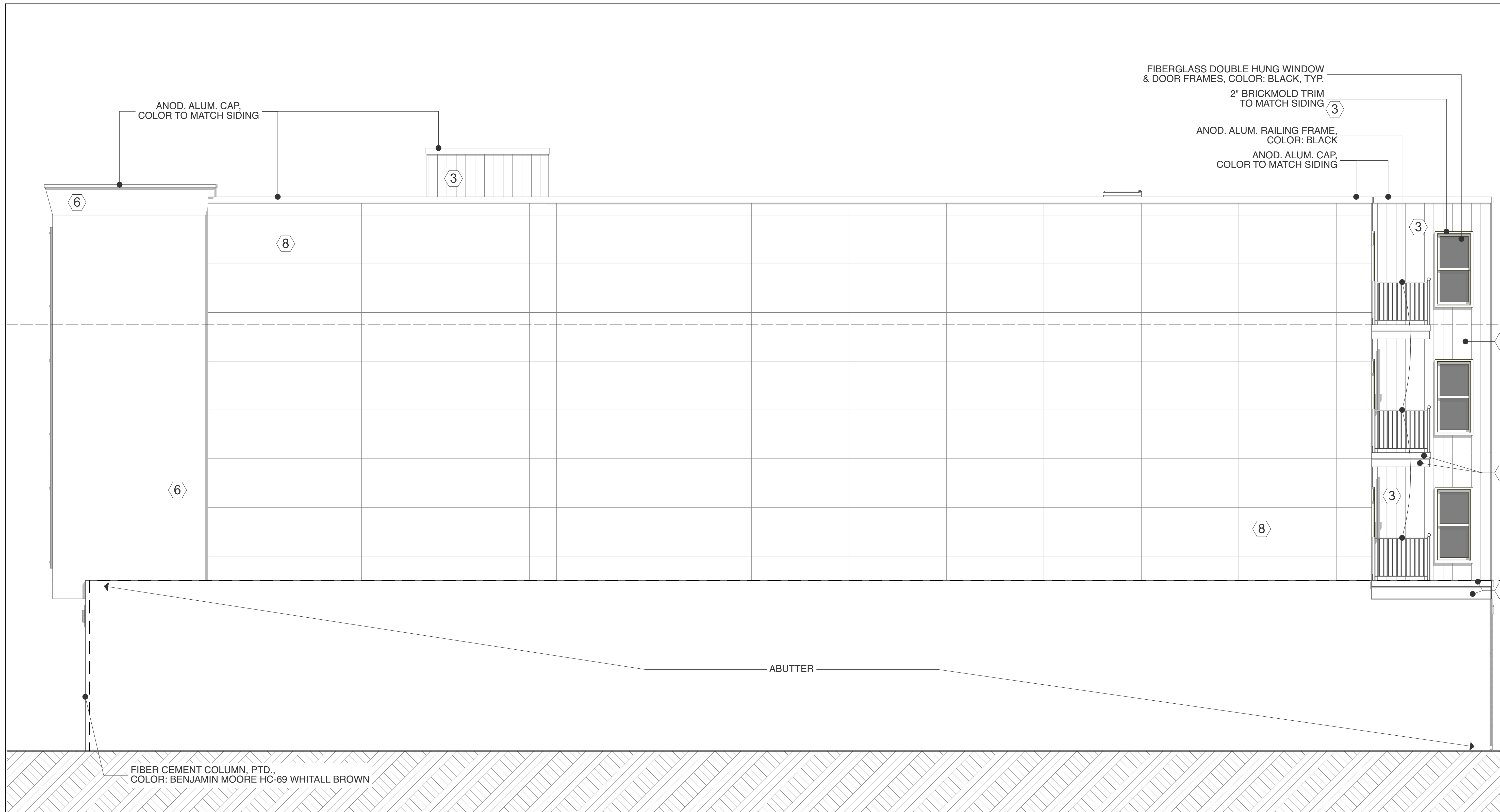
DATE: 03/10/20 SC: 1/4" = 1'-0"

**A11**

**SOUTHEAST 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
  - ③ 1X10 NICKEL GAP FIBER CEMENT VERTICAL SIDING, BORAL TRUEXTERIOR OR SIM., PTD., COLOR: BENJAMIN MOORE 2082-20 PLUM RAISIN
  - ④ FIBER CEMENT LAP SIDING, 6" EXPOSURE, ARTISAN SERIES BY HARDIEPLANK, COLOR: HC-73 PLYMOUTH 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: IRON GREY



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



PRELIMINARY DWG. SET

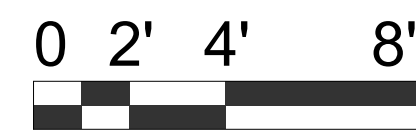
DRAWING TITLE

**NORTHWEST ELEVATION**

DATE: 03/10/20 SC: 1/4" = 1'-0"

**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
  - ③ 1X10 NICKEL GAP FIBER CEMENT VERTICAL SIDING, BORAL TRUEXTERIOR OR SIM., PTD., COLOR: BENJAMIN MOORE 2082-20 PLUM RAISIN
  - ④ FIBER CEMENT LAP SIDING, 6" EXPOSURE, ARTISAN SERIES BY HARDIEPLANK, COLOR: HC-73 PLYMOUTH 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: IRON GREY