

REDEVELOPMENT OF 148 MYRTLE ST MELROSE, MA 02176

**PETER
QUINN
ARCHI
TECTS**

ARCHITECTURE
PLANNING
INTERIOR DESIGN

PETER QUINN ARCHITECTS LLC
259 ELM STREET, SUITE 301
SOMERVILLE, MA 02144
PH 617-354-3989

SEAL



CONSULTANT

PROJECT

148 MYRTLE

148 MYRTLE ST
MELROSE, MA 02176

PREPARED FOR

BROWN DOG
PROPERTIES LLC.

55 MAPLE ST
WENHAM, MA 01984

DRAWING TITLE

TITLE SHEET

SCALE AS NOTED

REVISION / ISSUE	DATE
MINI. BP REVISION 2	11/19/2021
MINI. BP REVISION	06/28/2021
MINI. BLDG PERMIT	04/29/2021
DRAWN BY MN / YC	REVIEWED BY PQ

SHEET

T-1



MYRTLE STREET ELEVATION

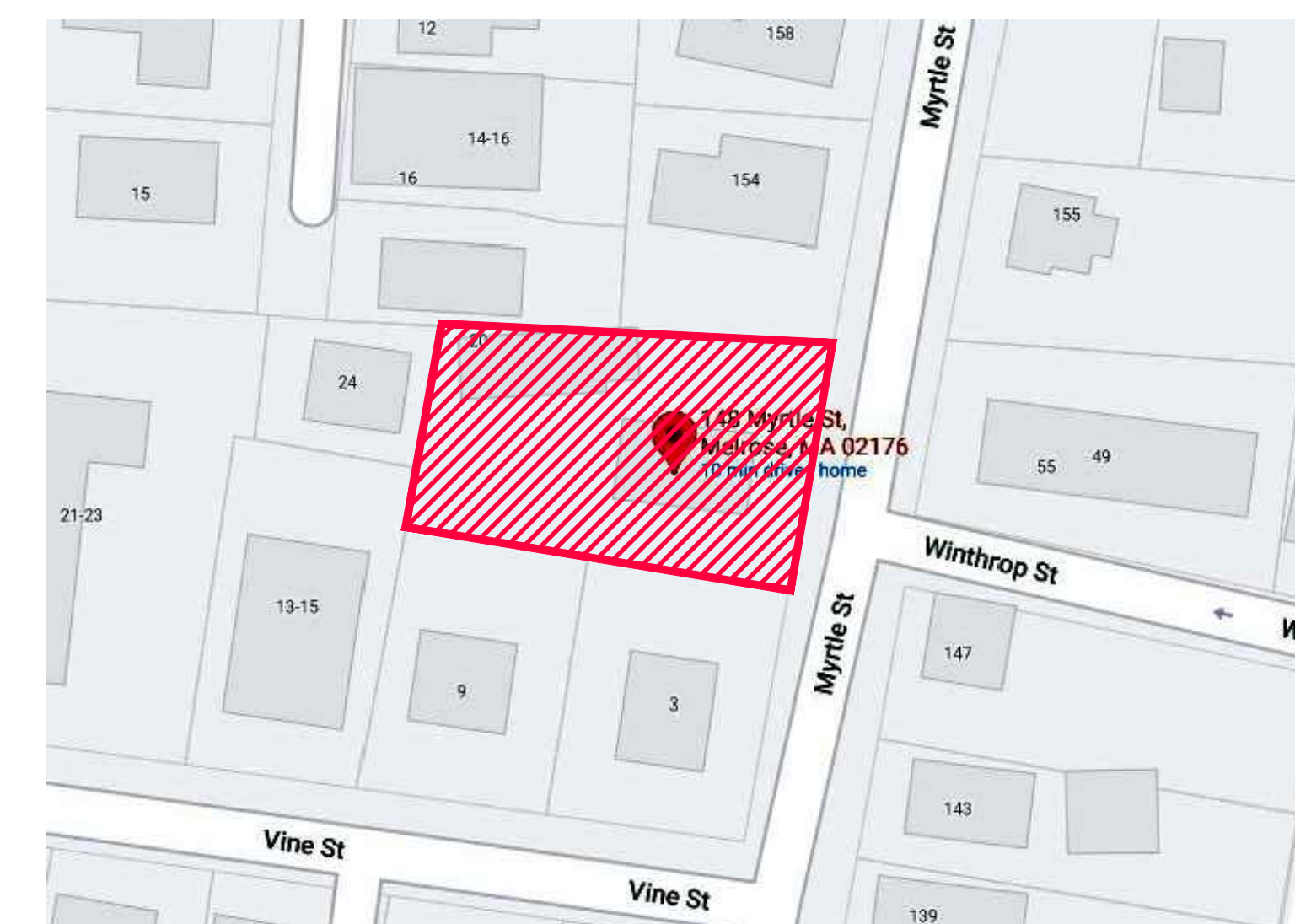
LIST OF DRAWINGS		MINI. BLDG PERMIT APPL 29 APR 2021	MINI. BLDG PERMIT APPL REVISION 28 JUN 2021	MINI. BLDG PERMIT APPL REVISION 2 19 NOV 2021
GENERAL				
T1	TITLE SHEET	X	X	X
	CIVIL PLANS (4 SHEETS)			X
Z1	ZONING COMPLIANCE	X	X	X
Z2	OPEN SPACE & BUILDING COVERAGE	X	X	X
Z3	GROSS FLOOR AREA	X	X	X

ARCHITECTURAL				
A0.1	3D VIEWS	X	X	X
A1	BASEMENT & FIRST FLOOR PLANS	X	X	X
A2	SECOND & THIRD FLOOR PLANS	X	X	X
A3	FRONT & LEFT ELEVATIONS	X	X	X
A4	REAR & RIGHT ELEVATIONS			X
A5	BUILDING SECTION 1		X	X

PREPARED BY:

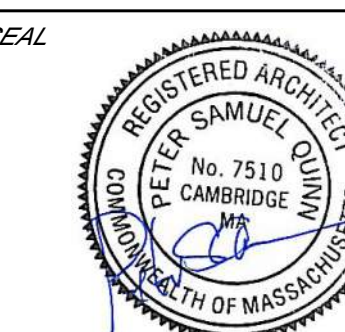
ARCHITECT
**PETER QUINN
ARCHITECTS LLC**
259 ELM ST, STE 301
SOMERVILLE, MA 02144
PH (617) 354 3989

LAND SURVEYORS
**PETER NOLAN &
ASSOCIATES LLC**
80 JEWETT ST, STE 2
NEWTON, MA 02458
PH (857) 891 7478



LOCUS PLAN ↑

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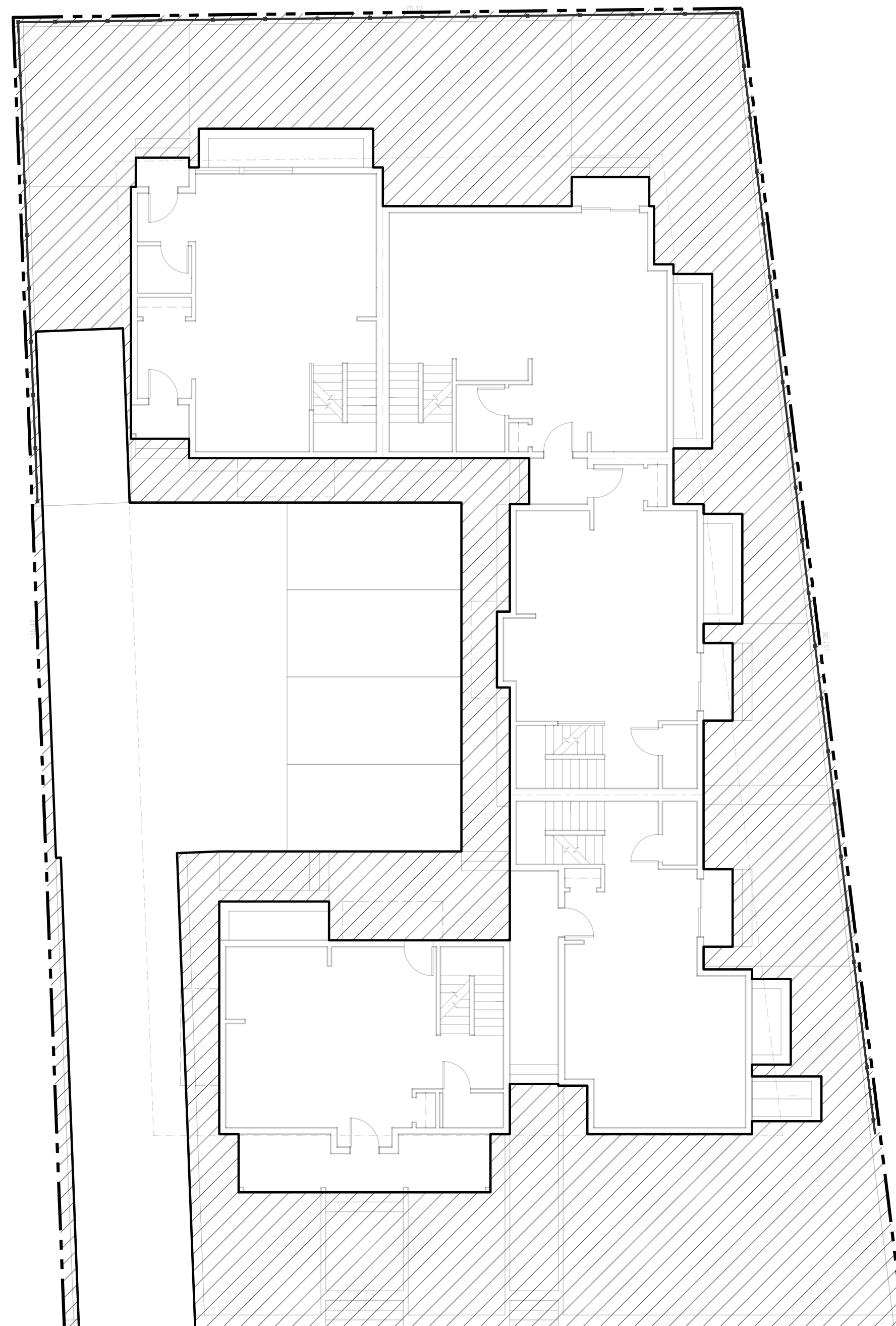
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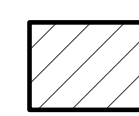
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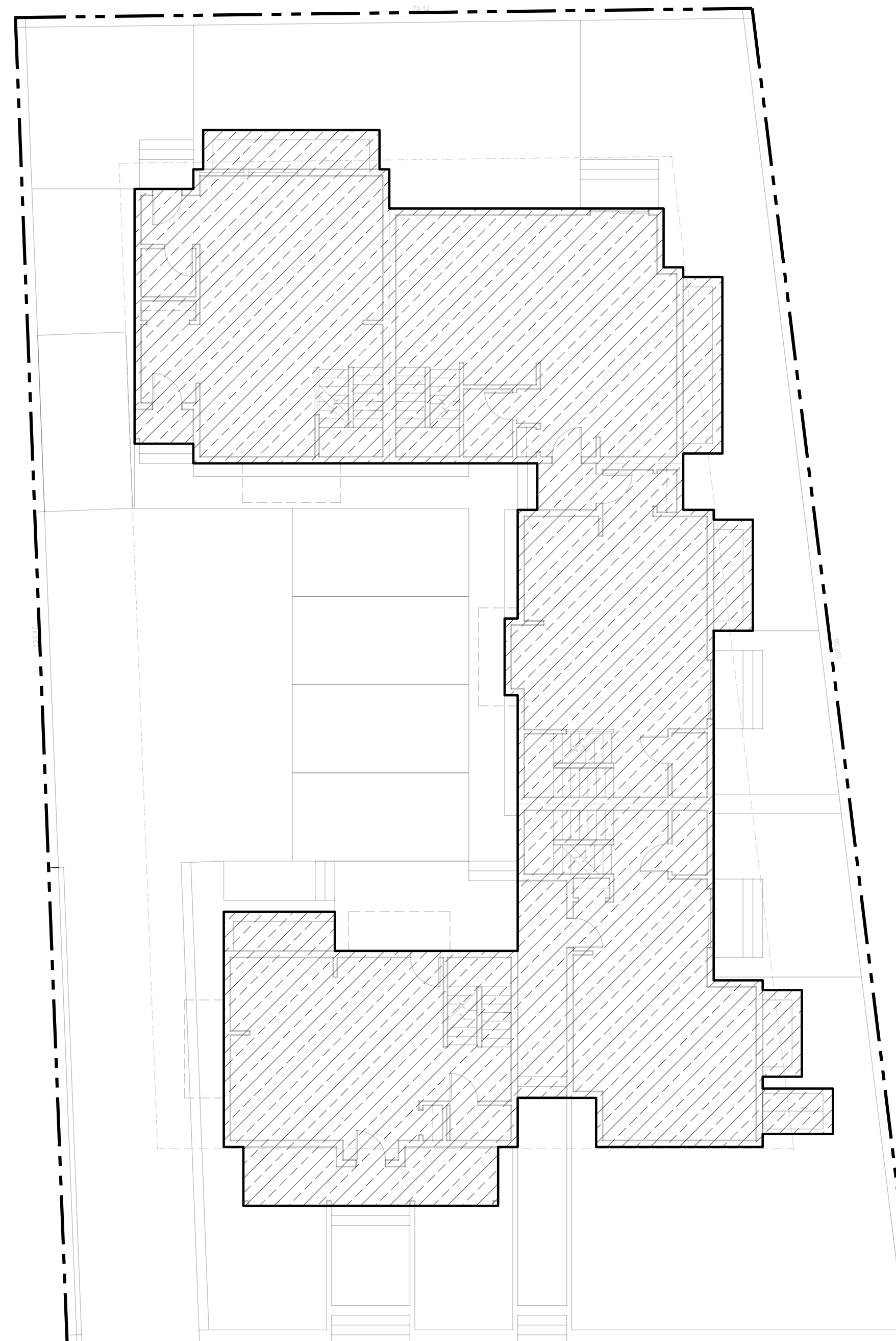
SHEET

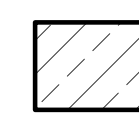
Z-2




OPEN SPACE 4,619 SF
 LOT AREA 11,004 SF = 41.9%

2 OPEN SPACE
SCALE: 1/10" = 1'-0"

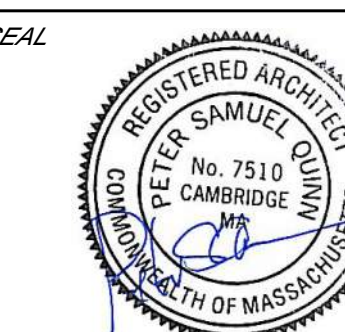



BUILDING AREA COVERAGE 4,009 SF
 LOT AREA 11,004 SF = 36.4%

1 BUILDING AREA COVERAGE
SCALE: 1/10" = 1'-0"



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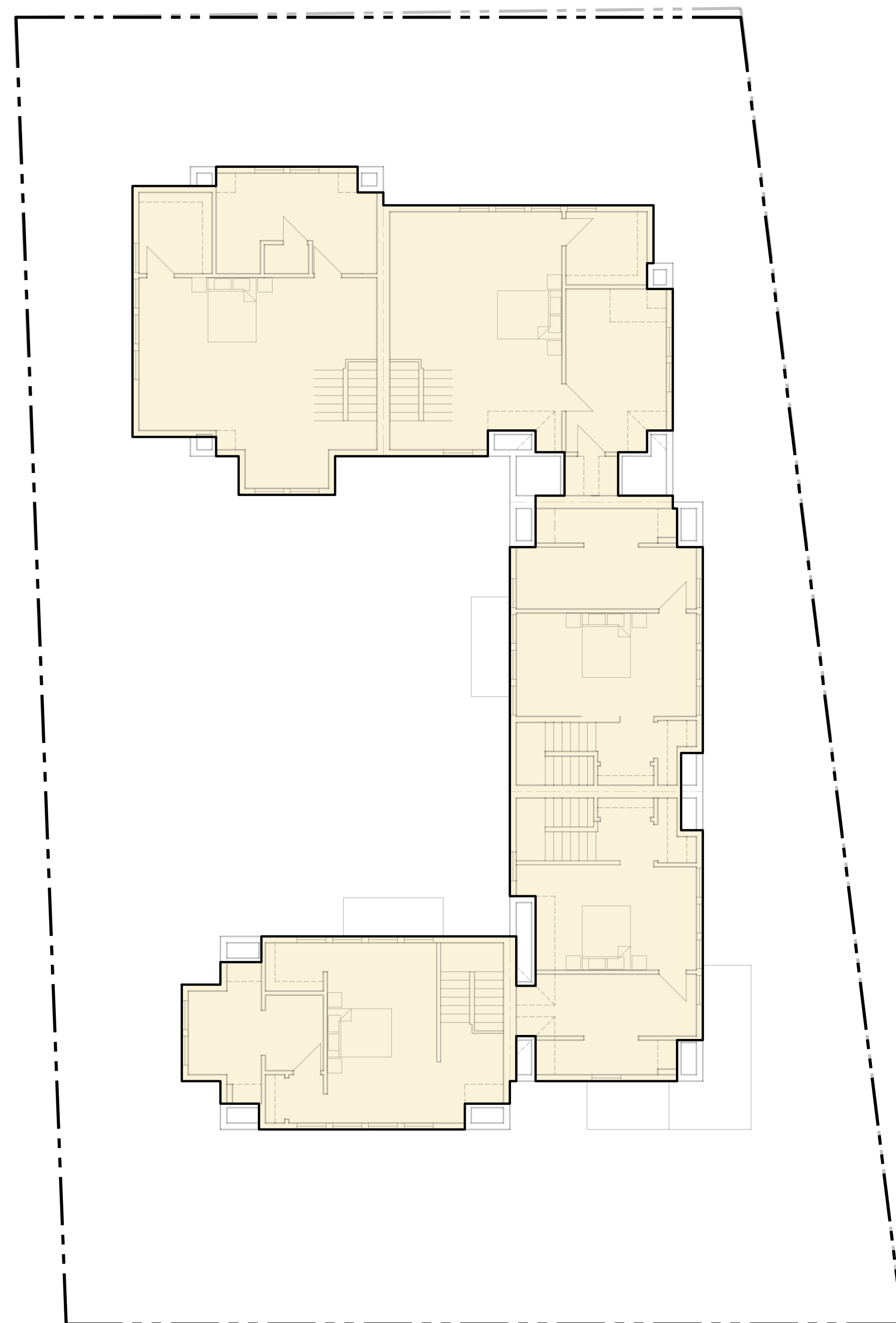
ZONING COMPLIANCE

SCALE AS NOTED

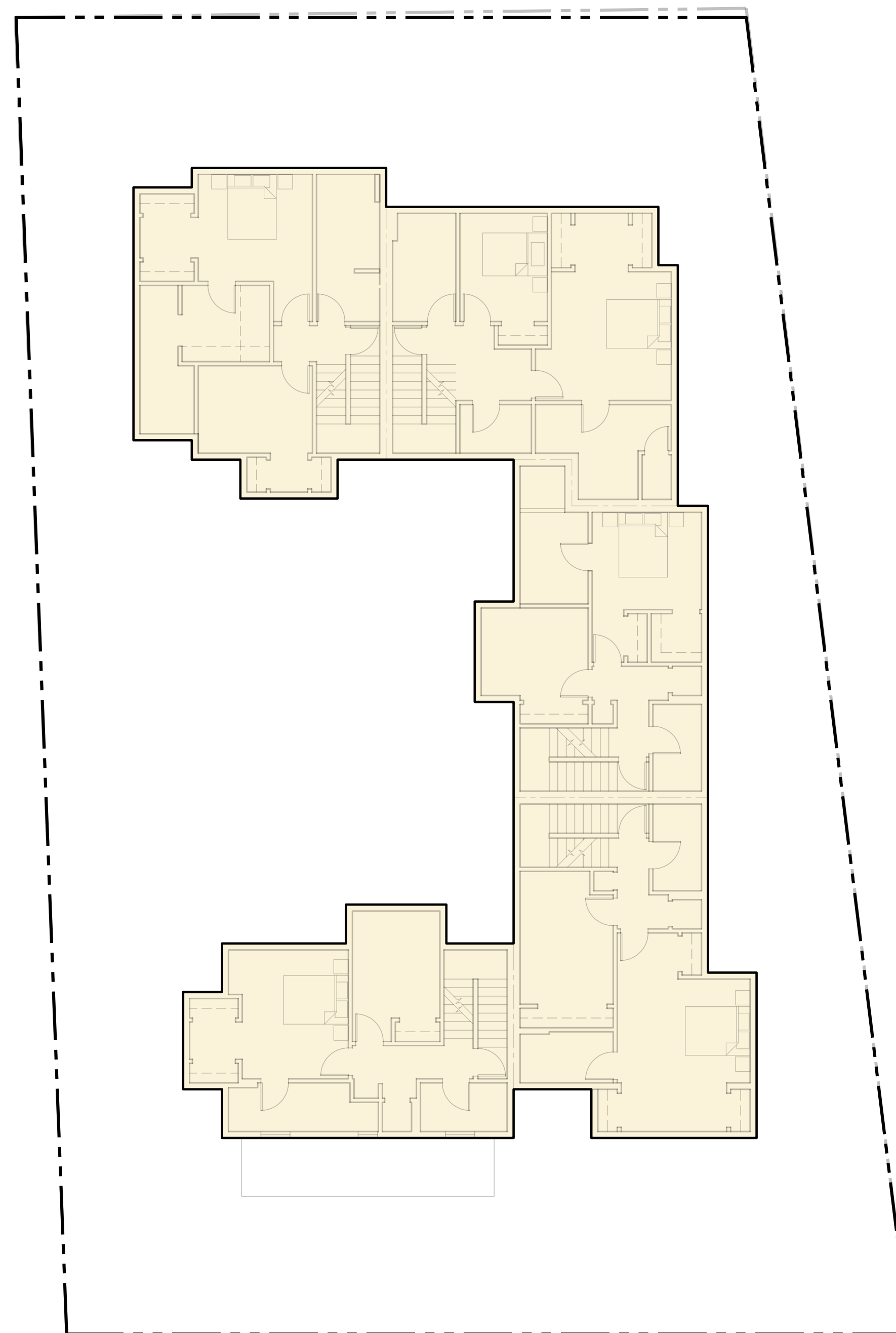
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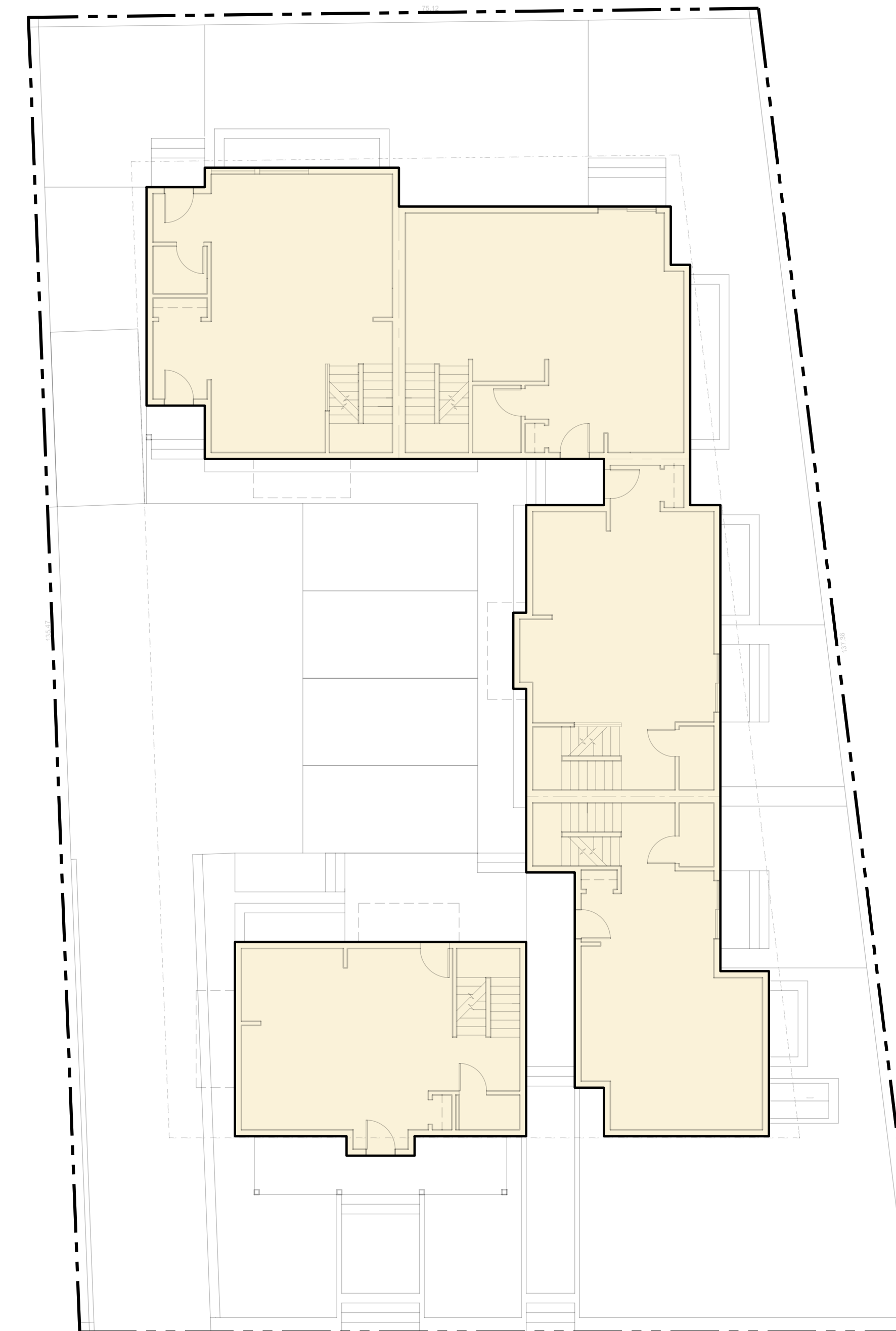
Z-3



THIRD FLOOR: 3,268-GSF



SECOND FLOOR: 3,712-GSF



FIRST FLOOR: 3,404-GSF

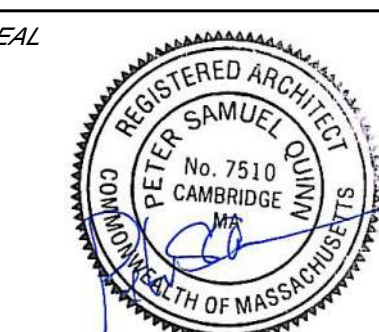
CELLER LEVEL = 0-GSF

FLOOR	PROPOSED NSF
CELLER	0
1ST FL	3,404
2ND FL	3,712
3RD FL	3,268
TOTAL	10,384

② GROSS FLOOR AREA
SCALE: 1/10" = 1'-0"



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3D VIEWS

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A-0.1



3D VIEWS

SCALE: NA

SEAL



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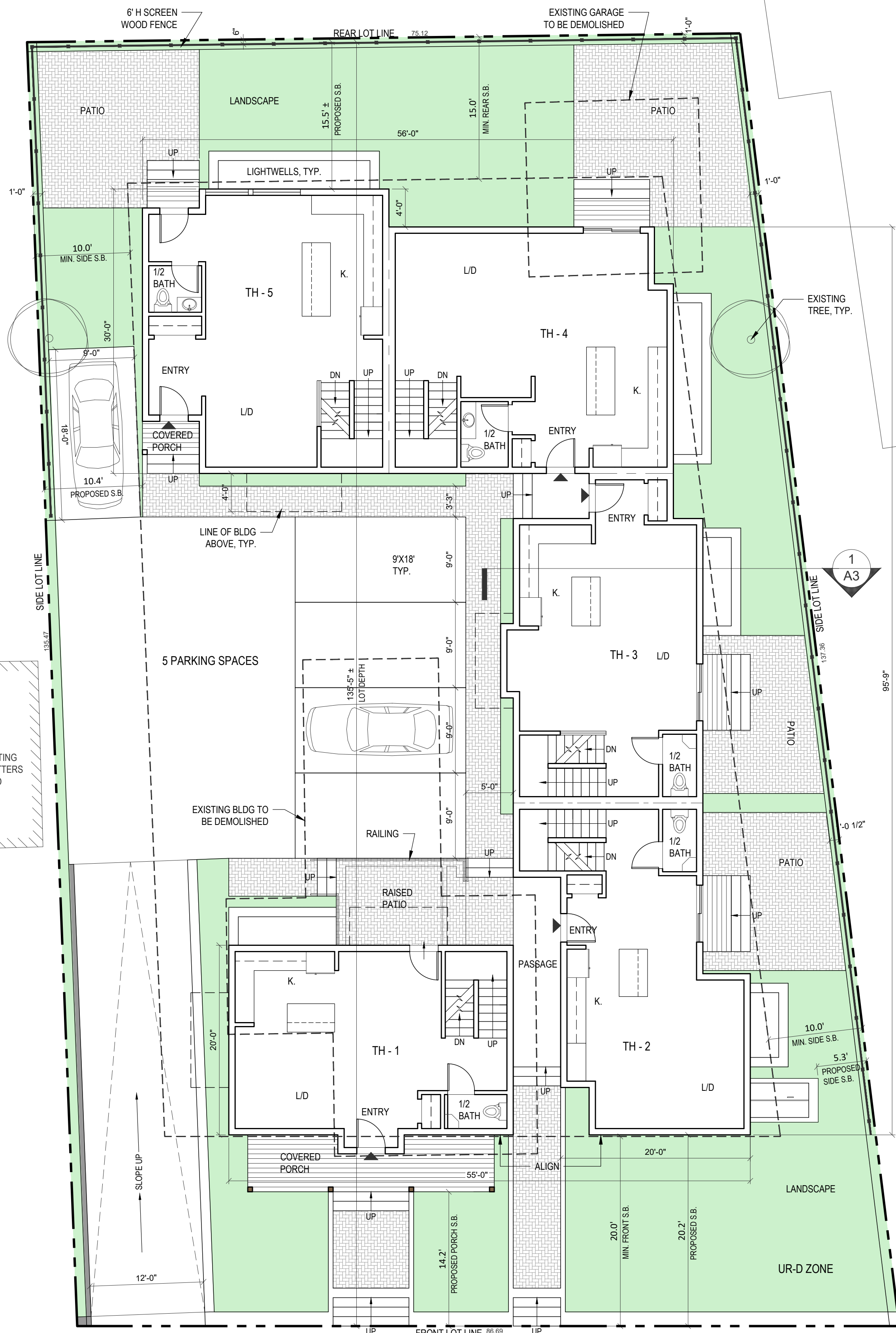
BASEMENT &
FIRST FLOOR
PLANS

SCALE AS NOTED

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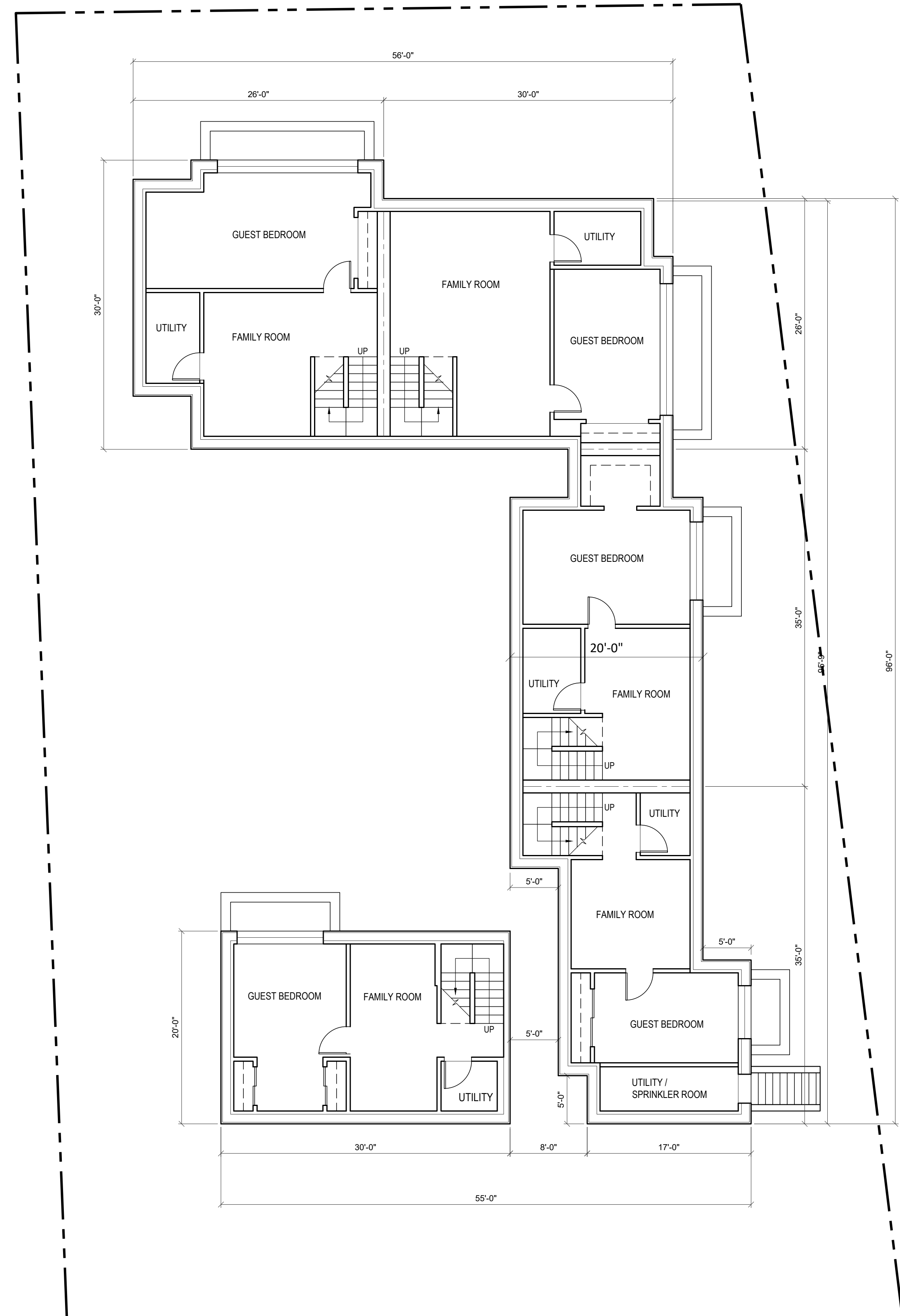
SHEET

A-1



2 SITE / FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

LOT SIZE:
11,004 ± SF



1 BASEMENT PLAN
SCALE: 1/8" = 1'-0"



NOTE - LOT DIMENSIONS AND LOT AREA INDICATED ARE BASED ON SURVEY (PLAN) PROVIDED BY PETER NOLAN AND ASSOCIATES, DATED 4/15/2021.

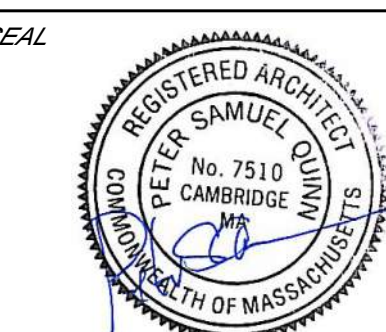
MYRTLE STREET

EXISTING SIDEWALK & CURB CUT

SLOPE UP

C:\Users\pquinn\OneDrive\Documents\148 Myrtle\148 Myrtle\148 Myrtle.dwg, 11/19/2021 10:48:59 AM

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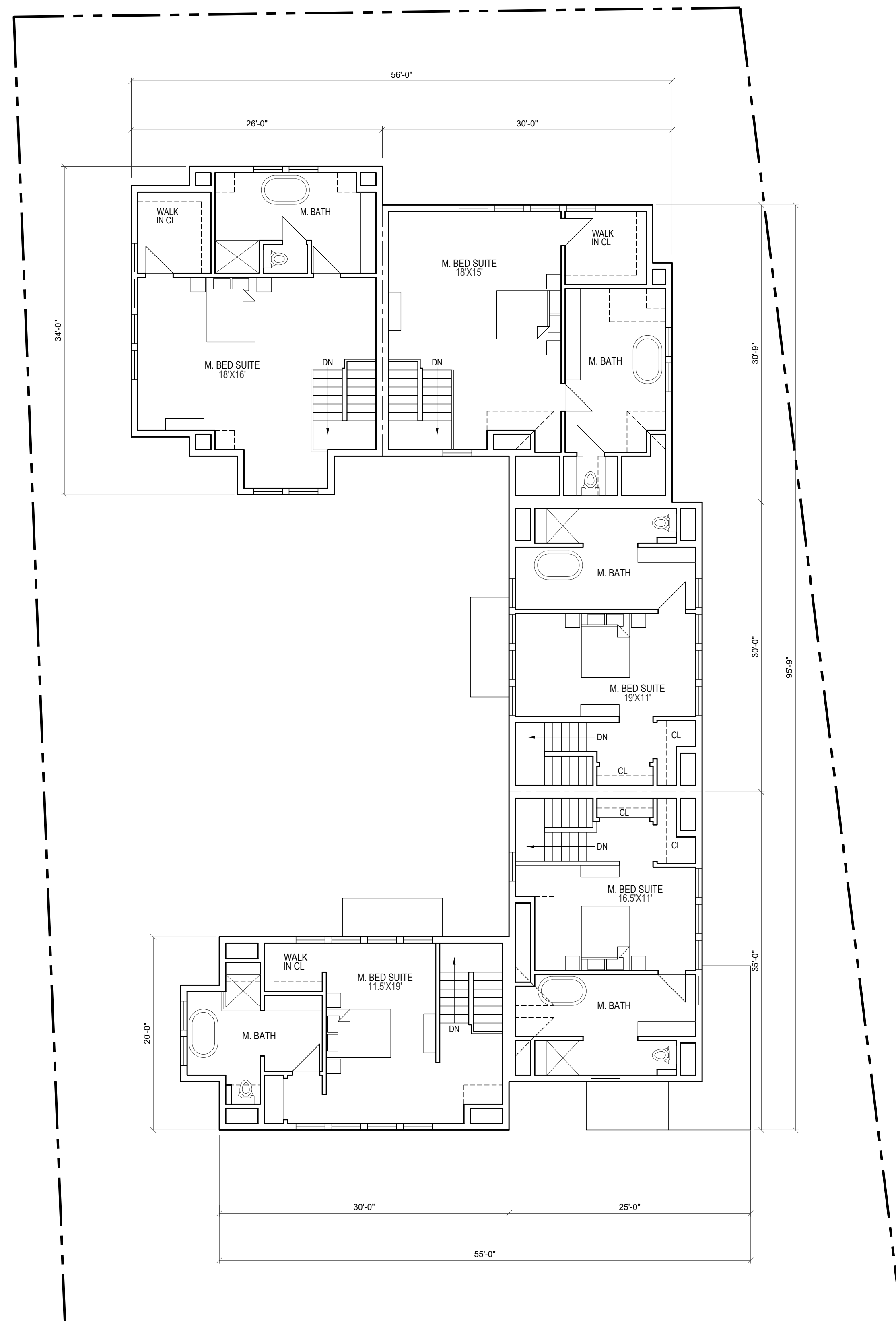
**SECOND & THIRD
FLOOR PLANS**

SCALE AS NOTED

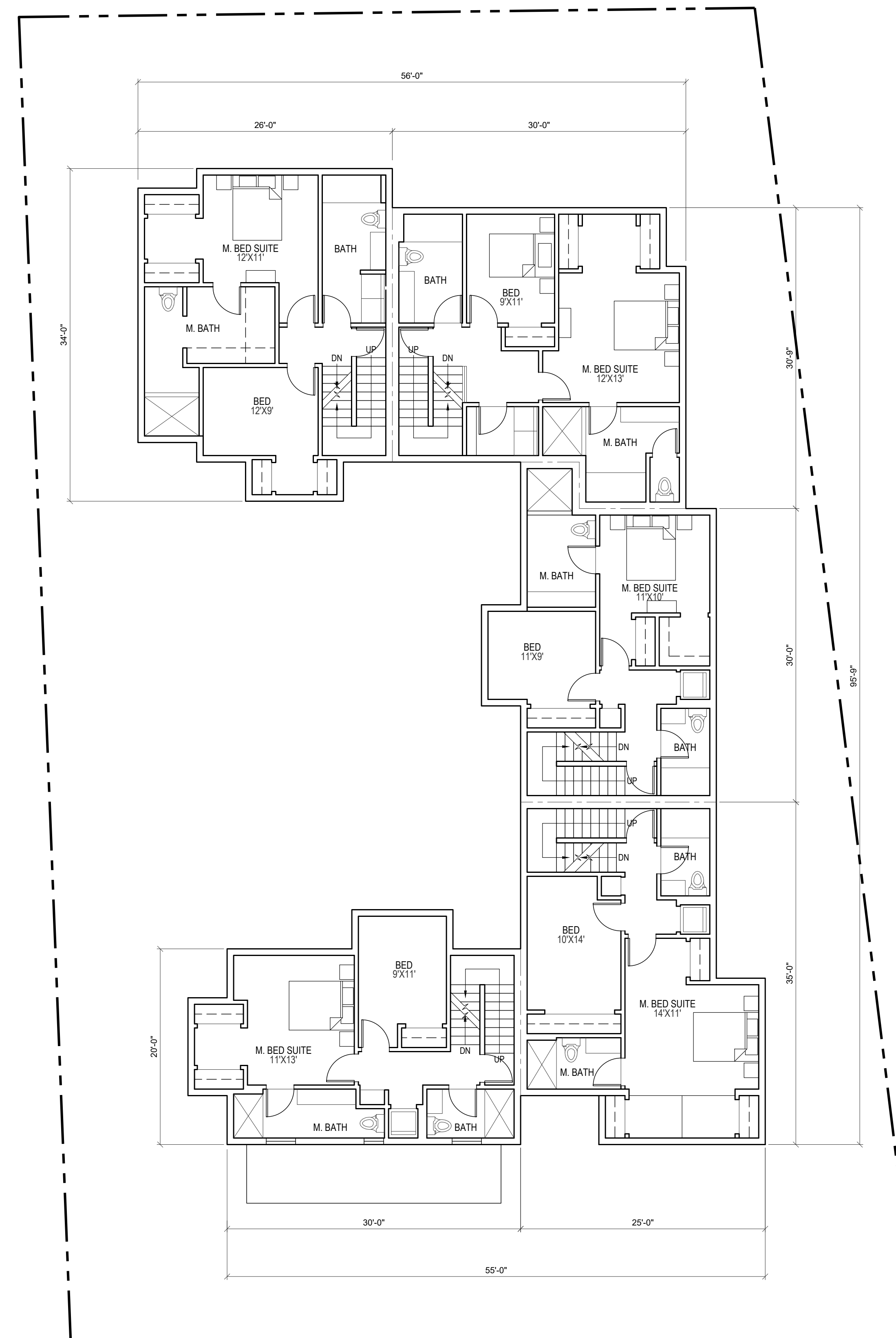
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SHEET

A-2



② THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"



① SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"





② COURTYARD ELEVATION
SCALE: 1/8" = 1'-0"



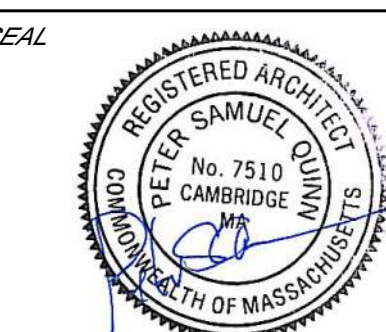
① MYRTLE STREET ELEVATION
SCALE: 1/8" = 1'-0"

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FRONT & LEFT
ELEVATIONS

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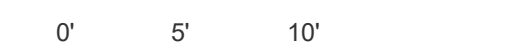
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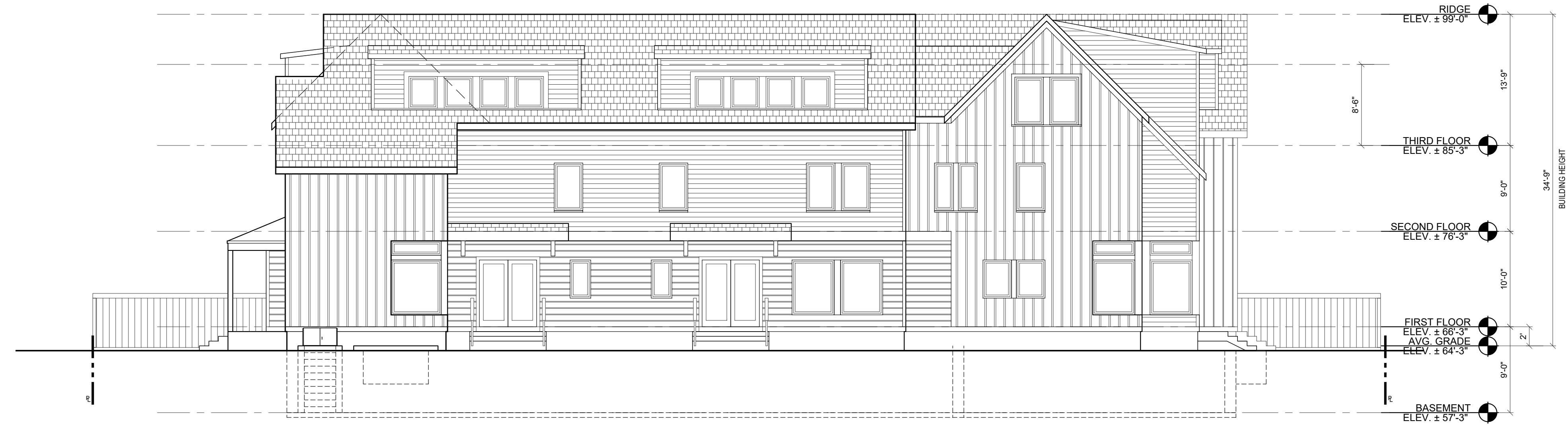
REAR & RIGHT
ELEVATIONS

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A-4



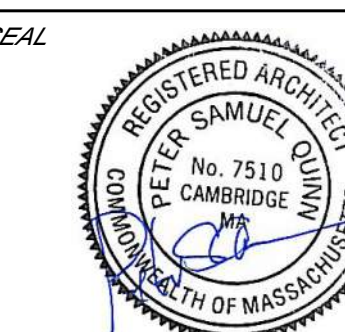
② RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



① REAR ELEVATION
SCALE: 1/8" = 1'-0"



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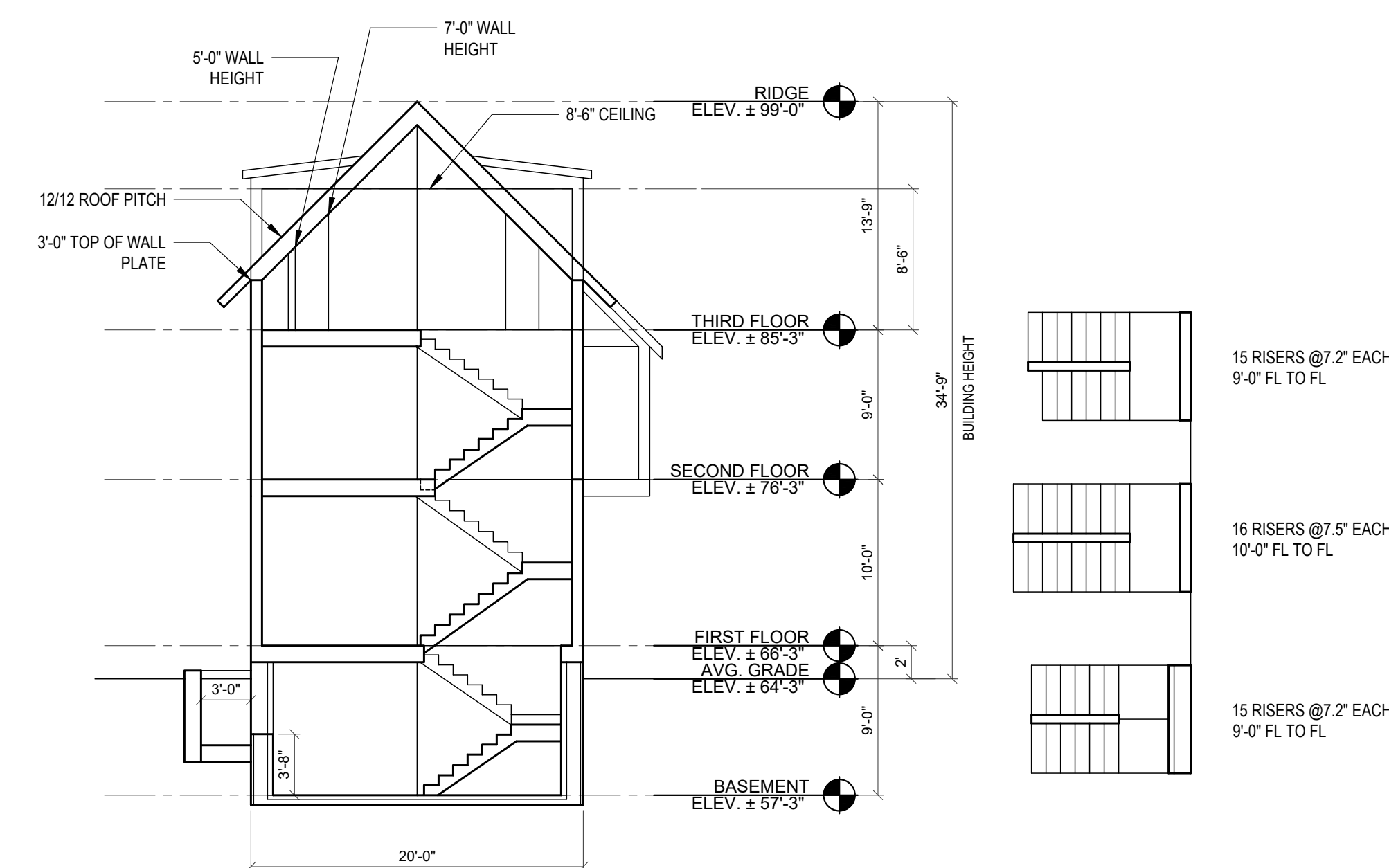
DRAWING TITLE

BUILDING SECTION

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1 BUILDING SECTION
SCALE: 1/8" = 1'-0"

