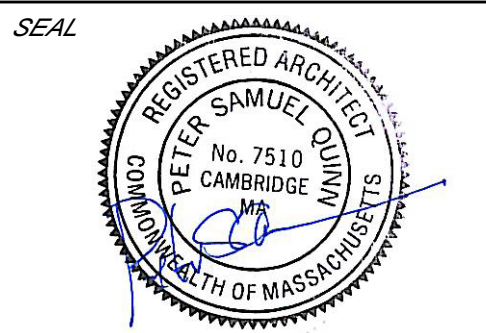


REDEVELOPMENT OF 148 MYRTLE ST MELROSE, MA 02176

**PETER
QUINN
ARCHI
TECTS**

ARCHITECTURE
PLANNING
INTERIOR DESIGN

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



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
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SHEET

T-1



MYRTLE STREET ELEVATION

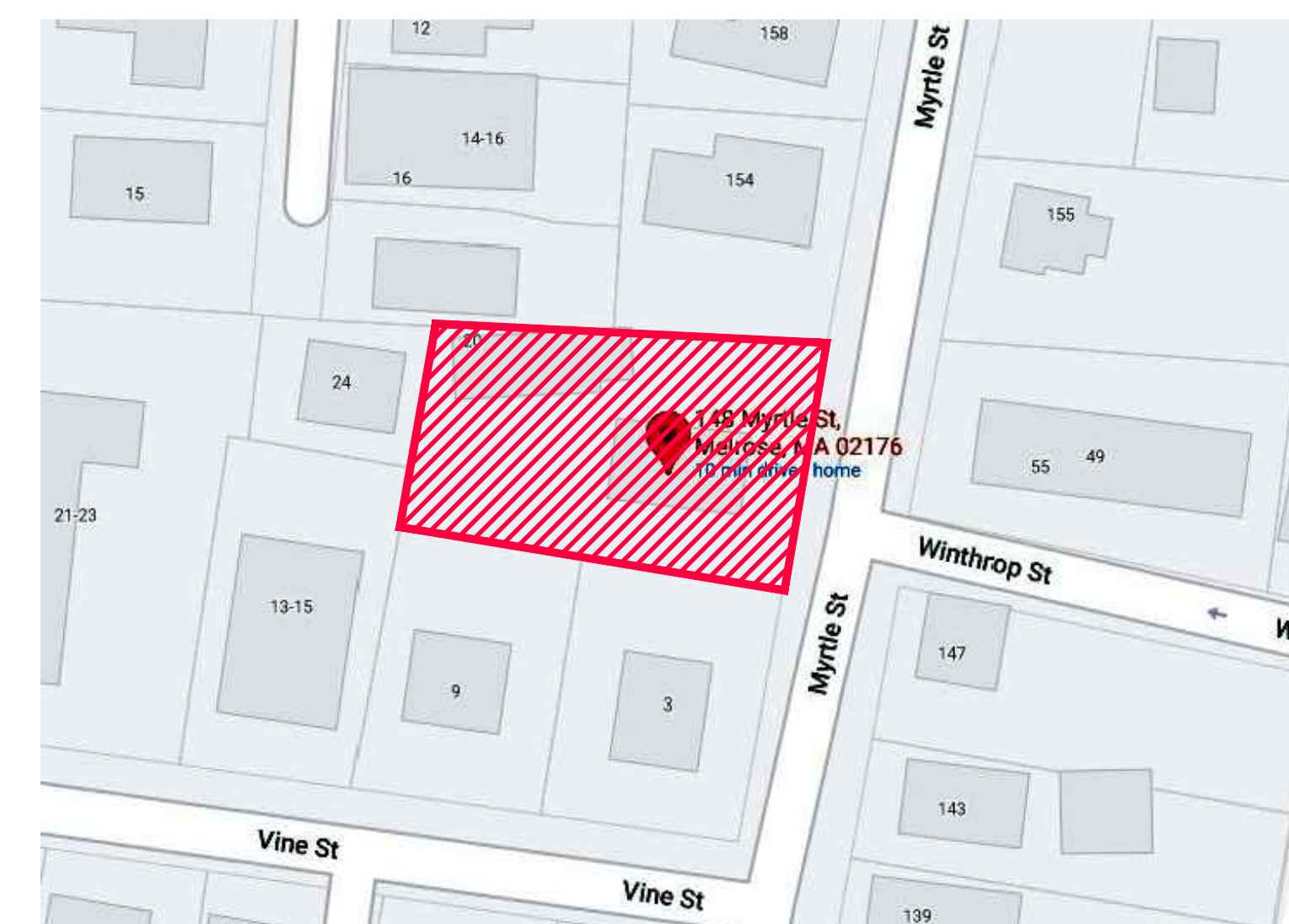
LIST OF DRAWINGS		MINI. BLDG PERMIT APPL 29 APR 2021	MINI. BLDG PERMIT APPL REVISION 28 JUN 2021	MINI. BLDG PERMIT APPL REVISION 2 19 NOV 2021
GENERAL				
T1	TITLE SHEET	X	X	X
	CIVIL PLANS (4 SHEETS)			X
Z1	ZONING COMPLIANCE	X	X	X
Z2	OPEN SPACE & BUILDING COVERAGE	X	X	X
Z3	GROSS FLOOR AREA	X	X	X

ARCHITECTURAL				
A0.1	3D VIEWS	X	X	X
AS1	CONTEXT SITE PLAN			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

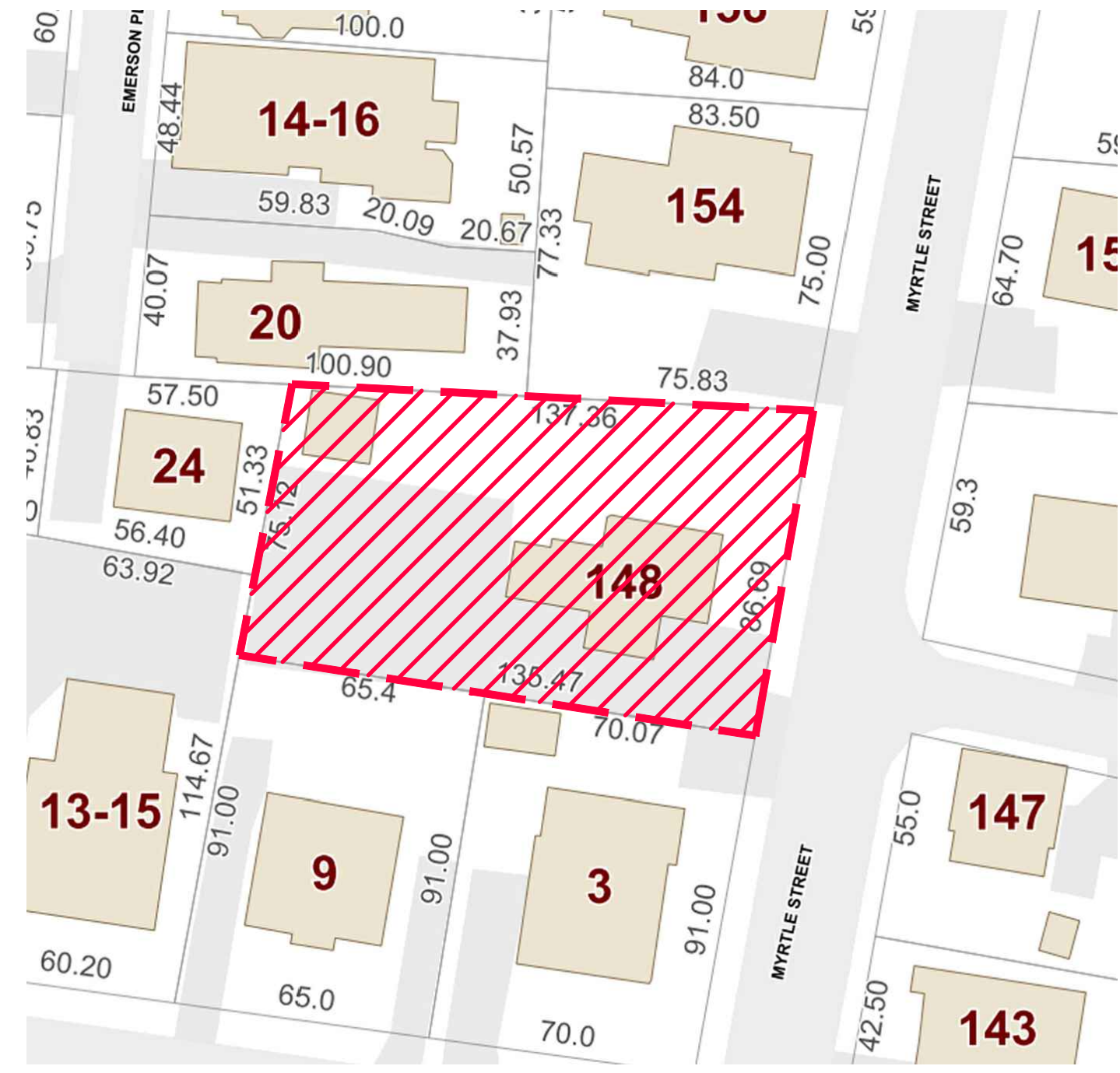
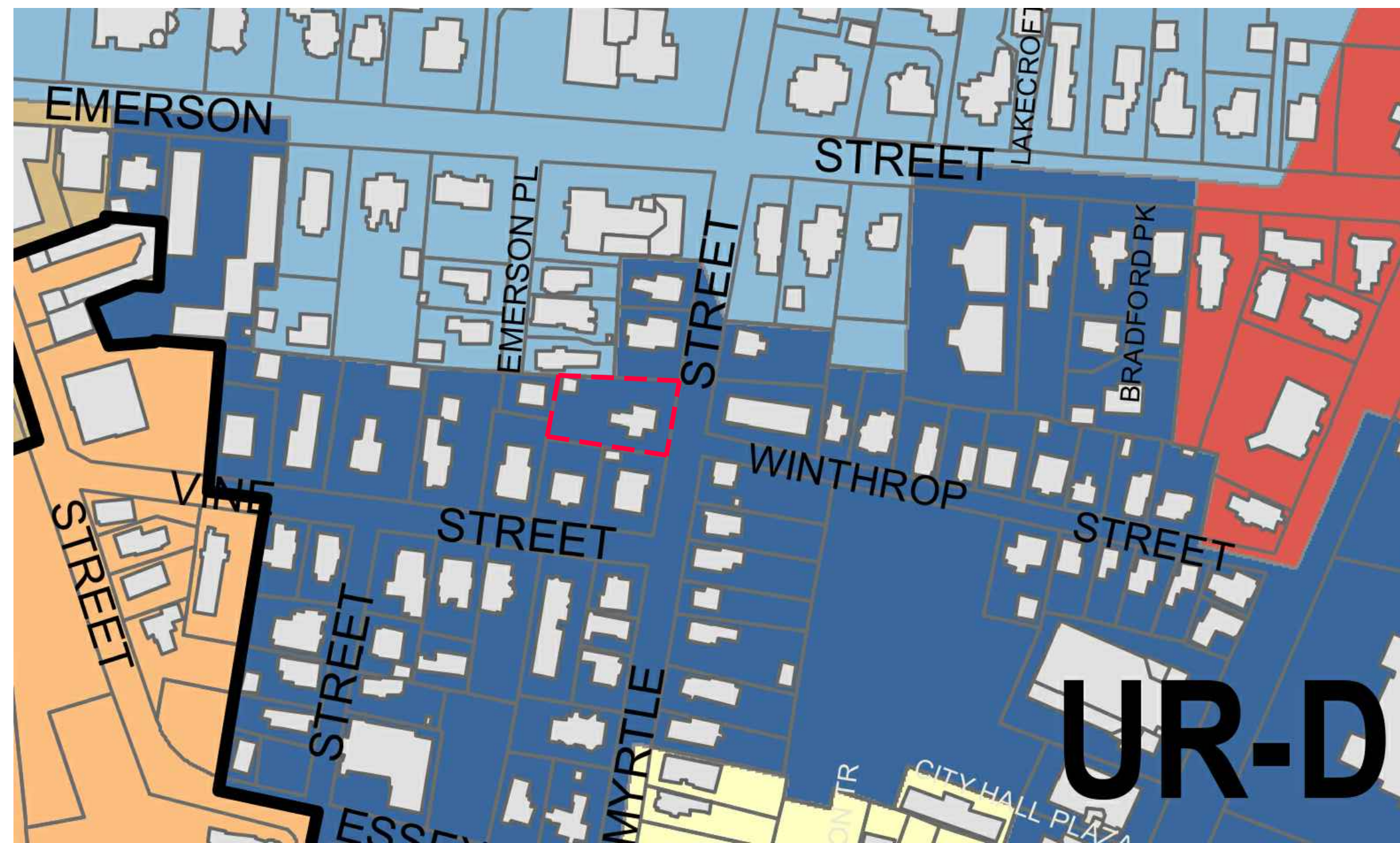
PREPARED BY:

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 ↑



STUDY YIELD SUMMARY:

THIS STUDY ILLUSTRATES A 5 DU TOWNHOUSE SCHEME WITH 5 OFF STREET PARKING SPACES. THE TOTAL FAR GSF IS APPROX. 10,384-GSF.

SEE BREAKDOWN BELOW:

TOWNHOUSE SUMMARY FAR (EXCLUDES CELLARS)

- TH - 1 = 1,901 GSF
- TH - 2 = 1,928 GSF
- TH - 3 = 1,888 GSF
- TH - 4 = 2,358 GSF
- TH - 5 = 2,309 GSF
- TOTAL = 10,384 GSF**

CELLARS SHOW ABOUT 450 ADDITIONAL NSF

District	Use	Minimum Lot Area (square feet)	Minimum Frontage and Lot	Minimum Lot Depth (feet)	Yards (Front, Side, Rear)	Maximum Height (feet)	Maximum Stories	Maximum Coverage	Maximum Floor Area	Minimum Open Space
UR-C UR-D	Two-family and multifamily dwelling uses and townhouses	6,000 plus 1,250 for each dwelling unit more than 1	100	90	20 10' 15'	50	4	50%	1	20%
	Any other permitted use	7,500	75	90	20 10' 15'	50	4	50%	1	20%
BA-1	Any permitted use	5,000	50	90	None' None'	50	4	None	2.0	5%
BA-2	Any permitted use	5,000	50	90	None' None'	50	4	None	2.0	5%
BB	Any permitted use	10,000	100	90	10 12' 15'	30	2	60%	0.75	20%
BB-1	Any permitted use	5,000 ²	50	90	5 None' None'	30	2	None	0.75	10%
BC	Any permitted use	5,000 ²	50	90	10 None' None'	80	8	None	2.0	5%
BD	Any permitted use	20,000	100	90	20 10' 15'	50	4	50%	None	30%
I I-A	Any permitted use	20,000	125	100	30 20' 30'	50	4	25%	2.0	30%

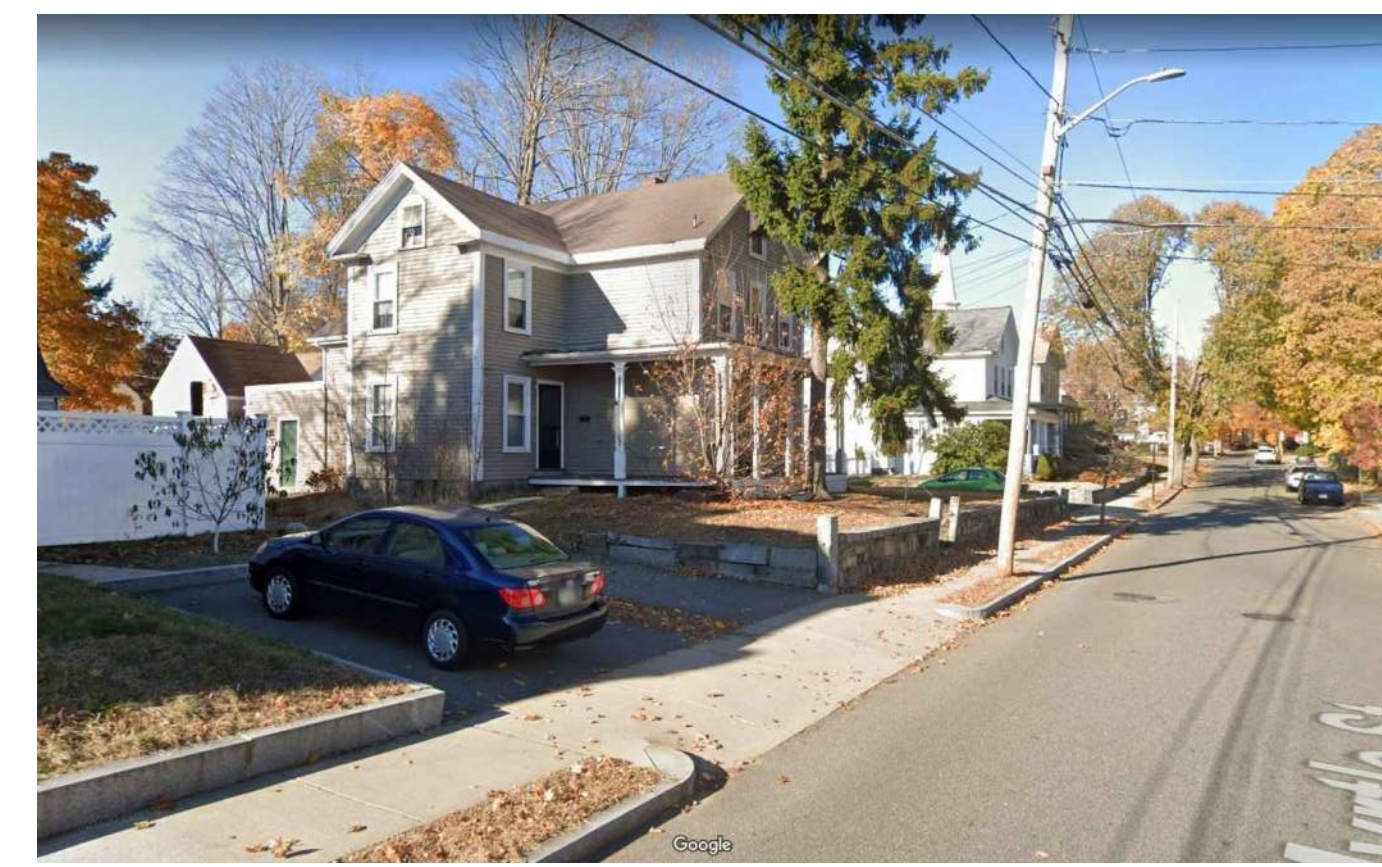
NOTES:
 1 One side only for side-by-side two-family dwelling units; outside for semidetached row unit.
 2 Where off-street parking spaces required by Article VIII of this chapter are located underground and under the building served by the parking, the maximum building coverage may be increased above the percentage limit set forth in this table. This increase shall represent an increase in building area up to the area of the parking spaces which are put underground.
 3 For mixed uses, the minimum lot area shall be increased by 1,000 square feet for each dwelling unit.
 4 The maximum front yard shall be five feet.

Table of Use and Parking Regulations
 [Adopted 4-6-2015 by Ord. No. 2015-90; amended 8-21-2017 by Ord. No. 2017-129; 3-18-2019 by Order No. 2019-31]

Principal Use	Residential Districts										Business Districts				Industrial Districts		Parking Code (see § 235-32)
	SR	SR-A	SR-B	UR-A	UR-B	UR-C	UR-D	BA-1	BA-2	BB	BB-1	BC	BD	I	I-A		
Residential																	
1. One-family detached dwelling	P	P	P	P	P	S	S	-	-	-	-	-	-	S	-	A1	
1A. One-family with in-law apartment (see definition of in-law apartment)	S	S	S	S	S	S	S	-	-	-	-	-	-	S	-	A1	
2. Two-family dwelling	-	-	-	S	P	P	-	-	-	-	-	-	P	-	-	A2	
3. Multifamily dwelling ¹	-	-	-	-	S	P	-	-	-	-	-	-	P	-	-	B	
4. Townhouse	-	-	-	-	S	S	P	-	-	-	-	-	P	-	-	B	
5. Apartment house	-	-	-	-	S	P	-	-	-	-	-	-	P	-	-	B	
6. Lodging house	-	-	-	-	P	P	-	-	-	-	-	-	P	-	-	C	
7. Fraternities and societies	-	-	-	-	P	P	-	-	-	-	-	-	P	-	-	C	
8. Dormitories	-	-	-	-	P	P	-	-	-	-	-	-	P	-	-	C	
9. Planned unit development (see Article XI, §§ 235-68, 235-69 and 235-70)	-	S	-	-	S	S	S	-	-	-	-	-	S	S	-	R	
10. Cluster residential development (see Article XI, § 235-67)	S	S	S	-	-	-	-	-	-	-	-	-	-	-	-	B	
11. Mixed residential/business uses where all dwelling units are above the first floor level ²	-	-	-	-	S	S	P	P	-	-	-	-	P	P	-	Q	

Table of Off-Street Parking Regulations

Parking Code	Use	Number of Off-Street Parking Spaces
A1	Dwelling, single, and single including in-law apartment	2
A2	Dwelling, two-family	4
B	Dwelling, multifamily	2 per dwelling unit, except in the BA-1 and BA-2 Districts, in which case it shall be 1 per dwelling unit
C	Lodging house, dormitory, fraternity, sorority, YMCA, YWCA and similar types of group quarters	1 per rental or sleeping unit; any bedroom or group of 2 beds in a single room constitutes a sleeping unit
D	Theater, restaurant, gymnasium, auditorium or similar place of public assembly with seating facilities	1 for each 4 seats of total seating capacity
E	Automotive retail and service establishment and other retail and service establishments utilizing extensive display areas, either indoor or outdoor, which are unusually extensive in relation to customer traffic	1 per 1,000 square feet of gross floor space; in the case of outdoor display areas, 1 for each 1,000 square feet of lot area in such use



148 MYRTLE ST MELROSE			
ZONING ITEM	ALLOWED / REQ.	PROPOSED	COMMENTS
UR-D ZONE		TOWNHOUSE MULTI-FAMILY	
A. MIN LOT AREA	NA	11,004-SF	EXISTING LOT SIZE
B. MIN LOT AREA / DU	6,000-SF FIRST UNIT 1,250-SF EACH ADDITIONAL UNIT	5 DU REQUIRES 11,000-SF	COMPLIES
C. MIN LOT FRONTAGE	100'	86'	REQUIRES RELIEF
D. MIN LOT DEPTH	90'	135'-5" ±	COMPLIES
E. MAX BUILDING COVERAGE	50%	36.4%	COMPLIES
F. MIN FRONT YARD	20'	20.2' ± HOUSE 14.2' ± FRONT PORCH	COMPLIES REQUIRES RELIEF
G. MIN SIDE YARD (S)	10'	5.3' ±	REQUIRES RELIEF
H. MIN REAR YARD	15'	15.5' ±	COMPLIES
I. MAX HEIGHT (FT)	50'	34'-9"	COMPLIES
J. MAX STORIES	4	3	COMPLIES
K. MAX FAR	1.0	0.94	COMPLIES
L. MIN OPEN SPACE	20%	41.9%	COMPLIES
M. RESIDENTIAL PARKING	2/DU	5 CARS (1/DU)	REQUIRES RELIEF

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PLANNING
INTERIOR DESIGN

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259 ELM STREET, SUITE 301
SOMERVILLE, MA 02144
PH 617-354-3989



CONSULTANT

PROJECT
148 MYRTLE

148 MYRTLE ST
MELROSE, MA 02176

PREPARED FOR
BROWN DOG PROPERTIES LLC.
55 MAPLE ST
WENHAM, MA 01984

DRAWING TITLE
ZONING COMPLIANCE

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
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SHEET
Z-1

SEAL



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WENHAM, MA 01984

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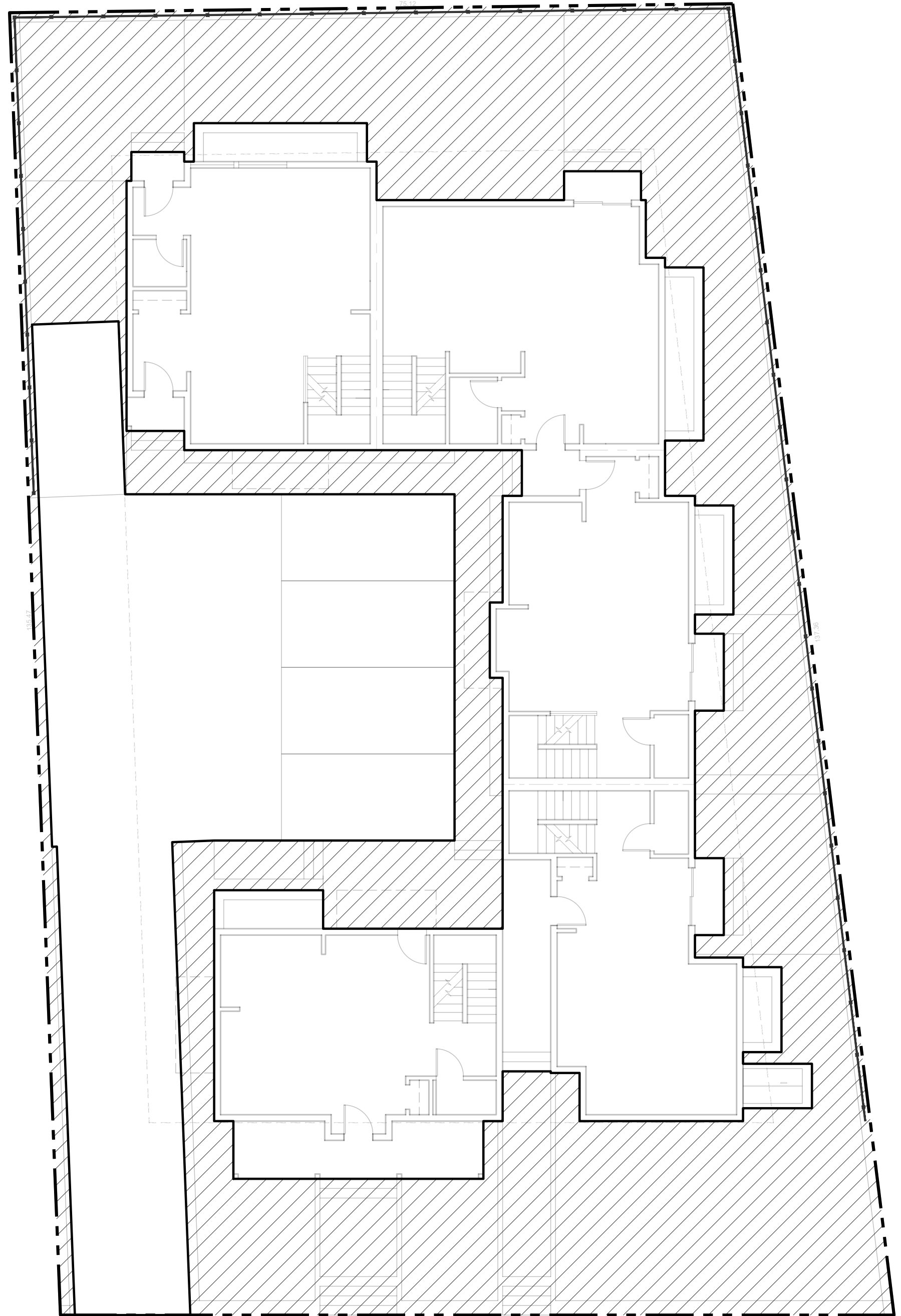
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COMPLIANCE**

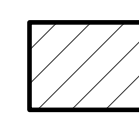
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MINI. BLDG PERMIT	04/29/2021
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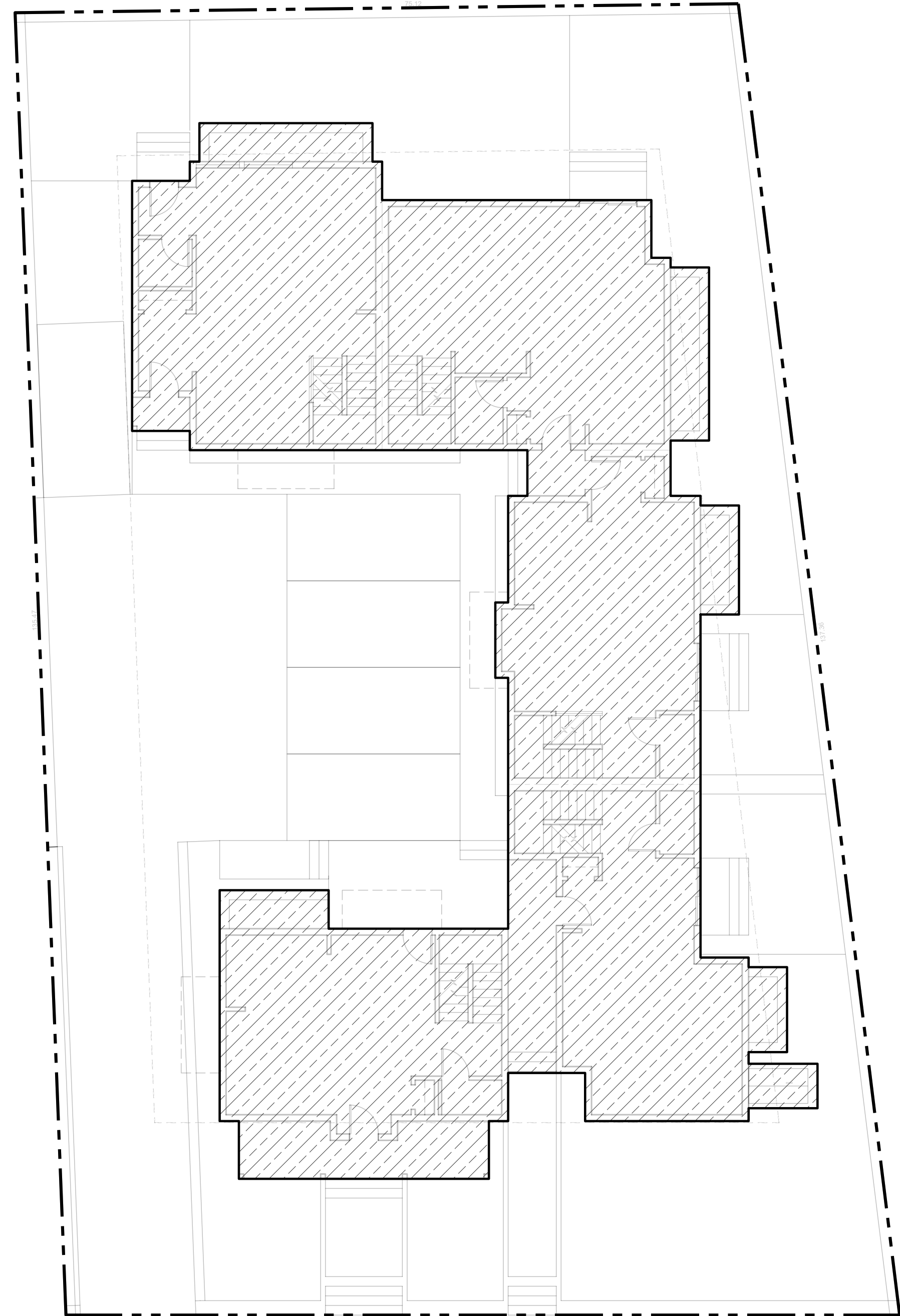
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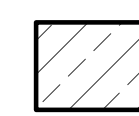
Z-2




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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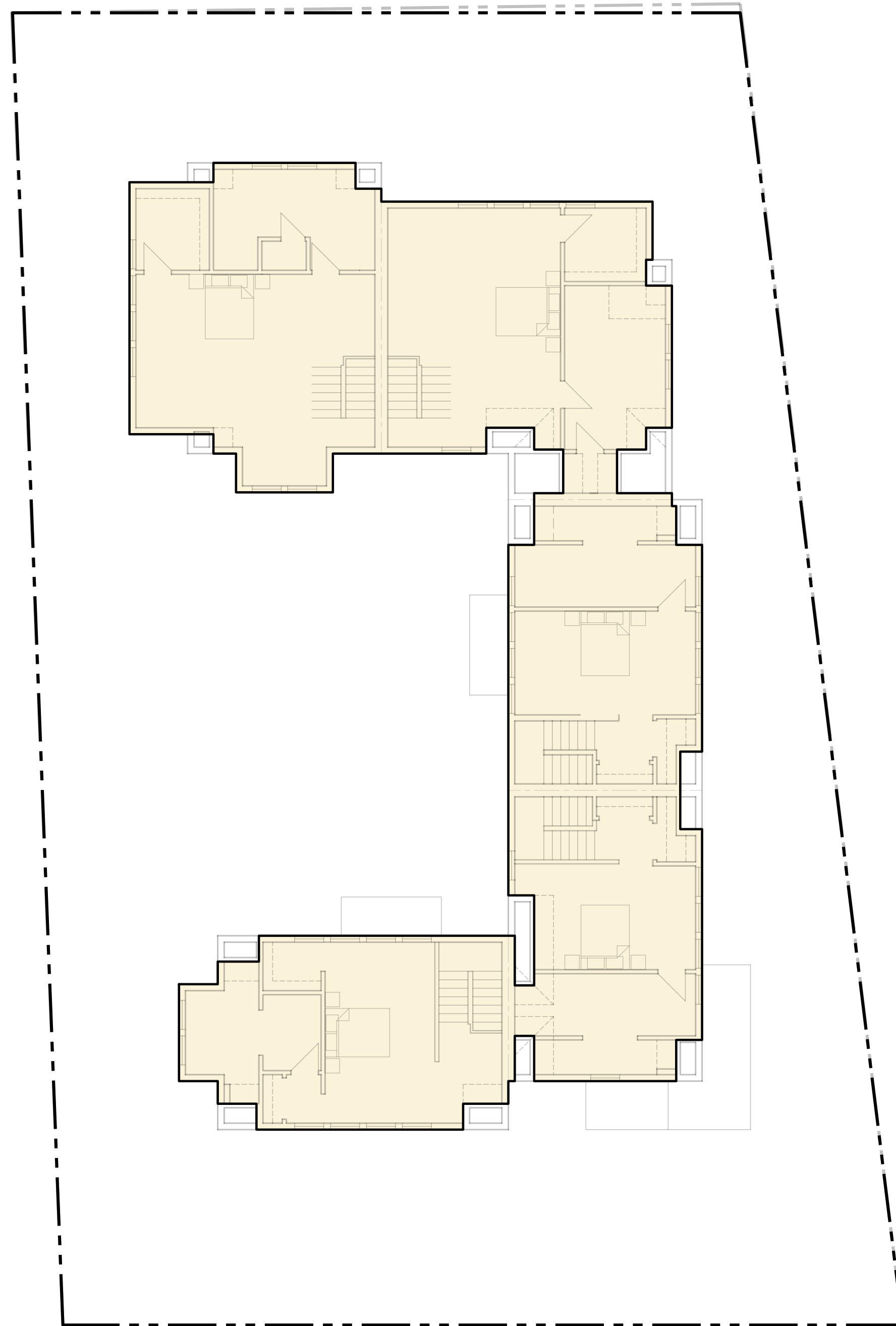
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COMPLIANCE**

SCALE AS NOTED

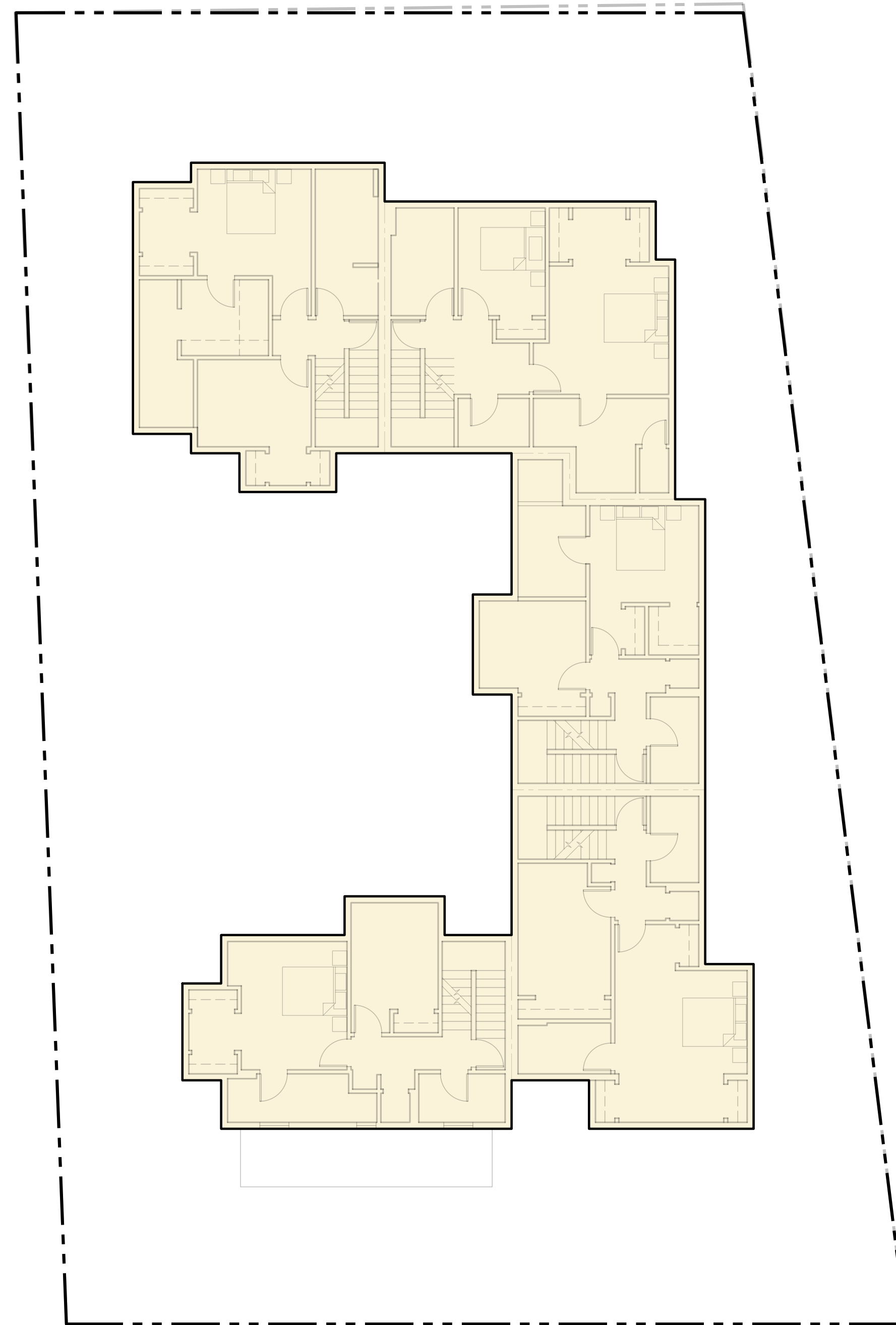
REVISION / ISSUE	DATE
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MINI. BP REVISION	06/28/2021
MINI. BLDG PERMIT	04/29/2021
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SHEET

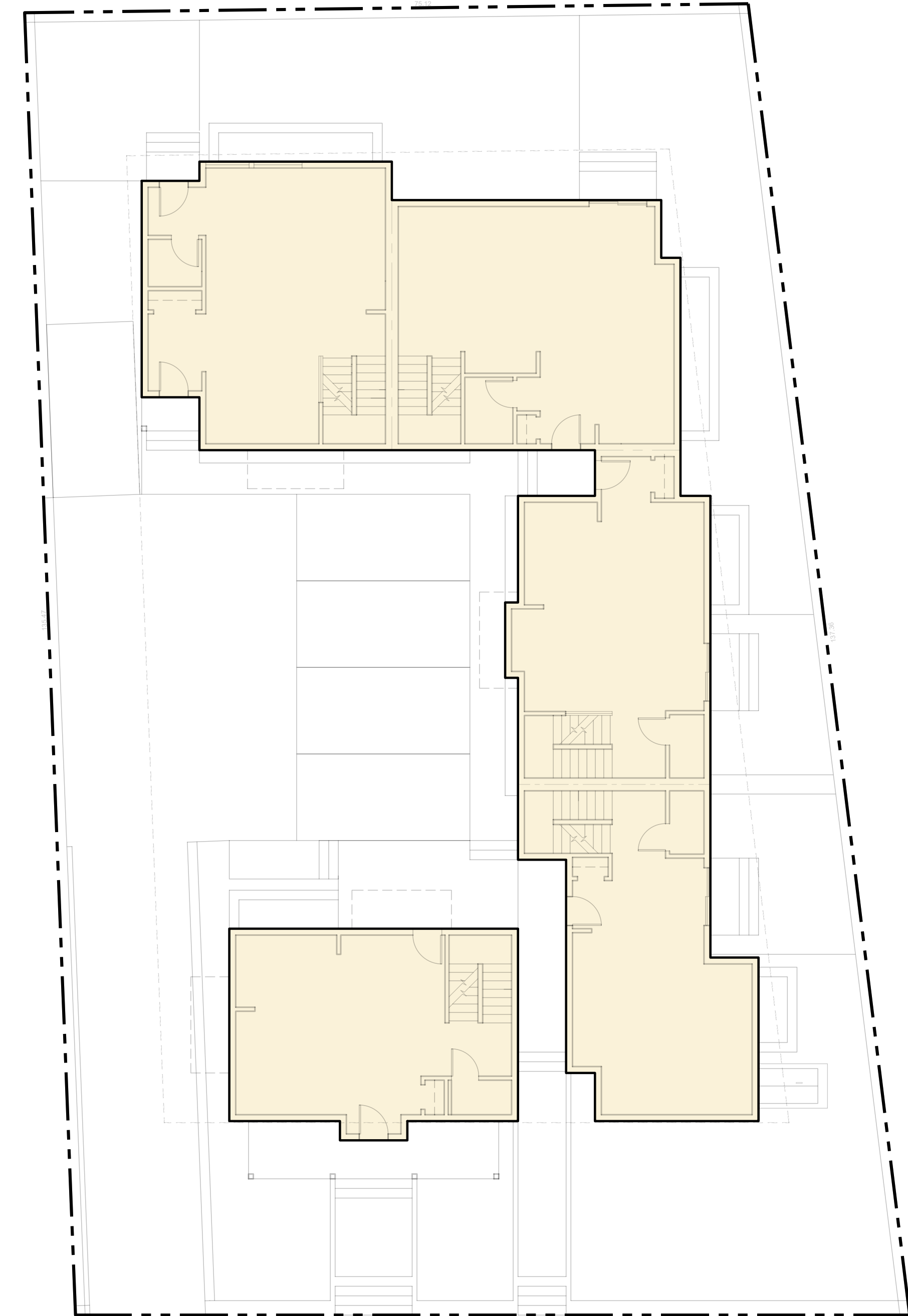
Z-3



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"



PETER QUINN ARCHITECTS

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INTERIOR DESIGN

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

SEAL



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148 MYRTLE

148 MYRTLE ST
MELROSE, MA 02176
PREPARED FOR

BROWN DOG
PROPERTIES LLC.

55 MAPLE ST
WENHAM, MA 01984

DRAWING TITLE

3D VIEWS

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
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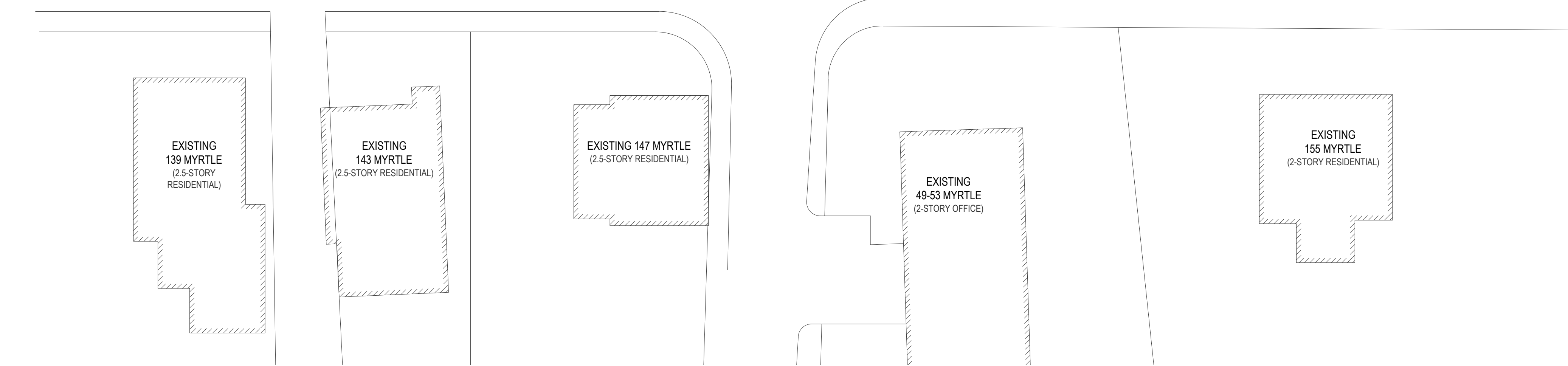
SHEET

A-0.1

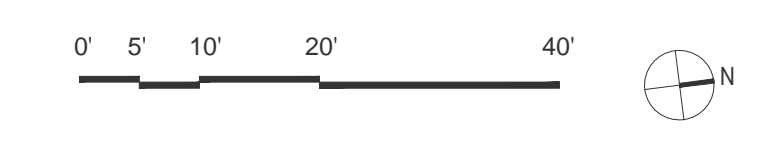


3D VIEWS

SCALE: NA

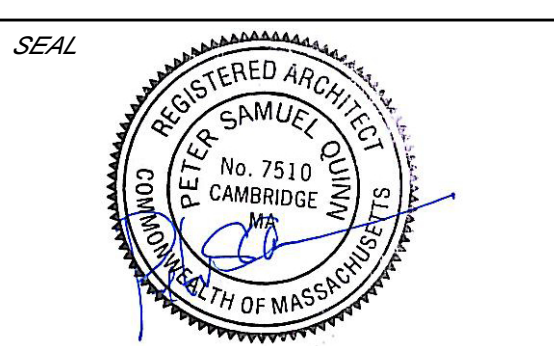


1 CONTEXT SITE PLAN
SCALE: 1/16" = 1'-0"



PETER QUINN ARCHITECTS
ARCHITECTURE
PLANNING
INTERIOR DESIGN

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PH 617-354-3989



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148 MYRTLE

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55 MAPLE ST
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DRAWING TITLE

CONTEXT SITE PLAN

SCALE AS NOTED

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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

AS-1

C:\Users\pquinn\OneDrive - Peter Quinn Architects\Documents\148 Myrtle\148 Myrtle.dwg, 11/19/2021, 10:02:28 AM

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

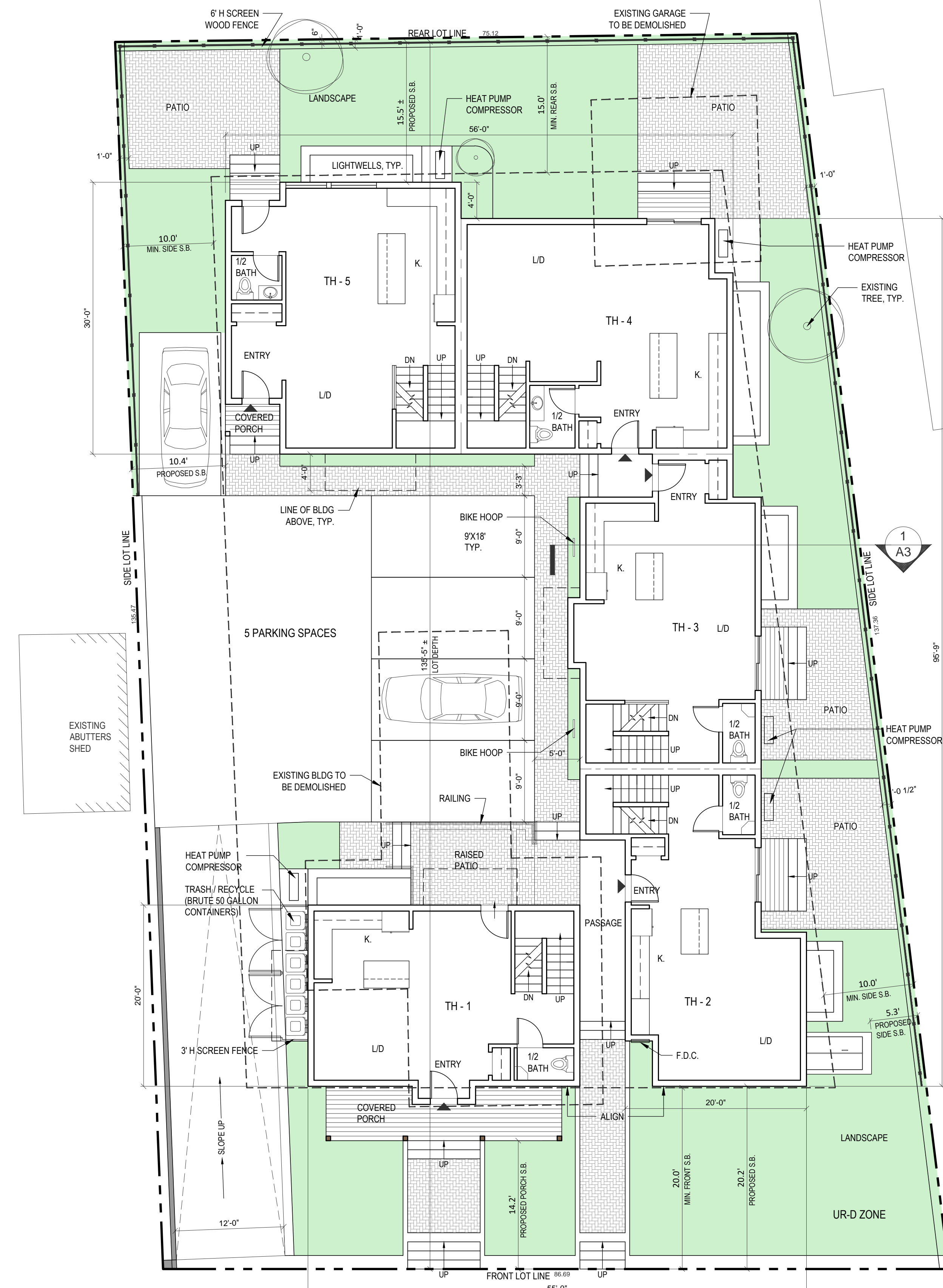
BASEMENT &
FIRST FLOOR
PLANS

SCALE AS NOTED

REVISION / ISSUE	DATE
MINI. BP REVISION 2 UPDATES	02/02/2022
MINI. BP REVISION 2	11/19/2021
MINI. BP REVISION	06/28/2021
MINI. BLDG PERMIT	04/29/2021
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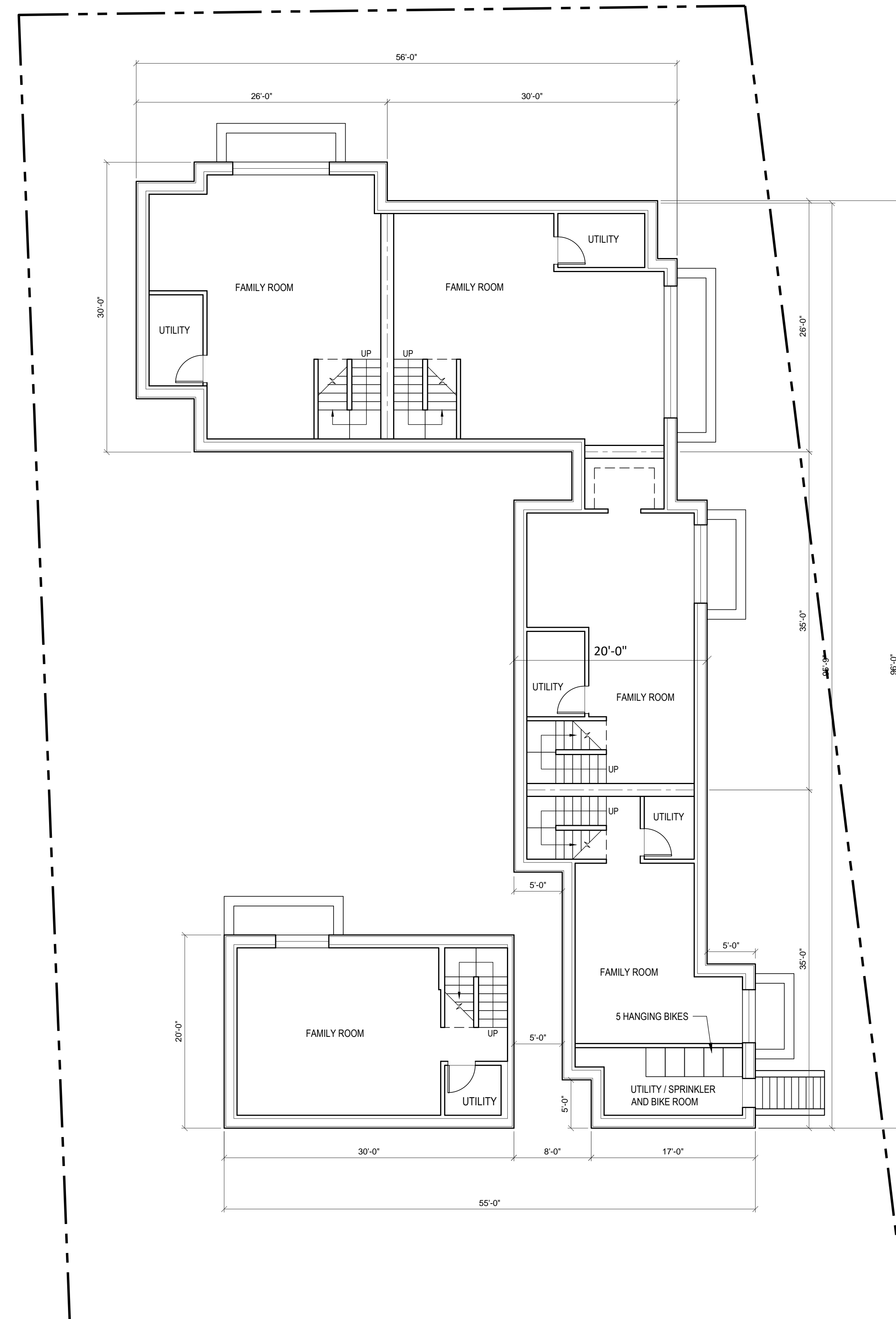
SHEET

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"

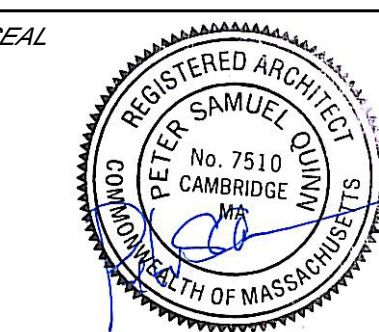


NOTE - LOT DIMENSIONS AND LOT AREA
INDICATED ARE BASED ON SURVEY
(PLAN) PROVIDED BY PETER NOLAN AND
ASSOCIATES, DATED 4/15/2021.

MYRTLE STREET

EXISTING SIDEWALK
& CURB CUT

SEAL



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MELROSE, MA 02176
PREPARED FOR

BROWN DOG
PROPERTIES LLC.

55 MAPLE ST
WENHAM, MA 01984

DRAWING TITLE

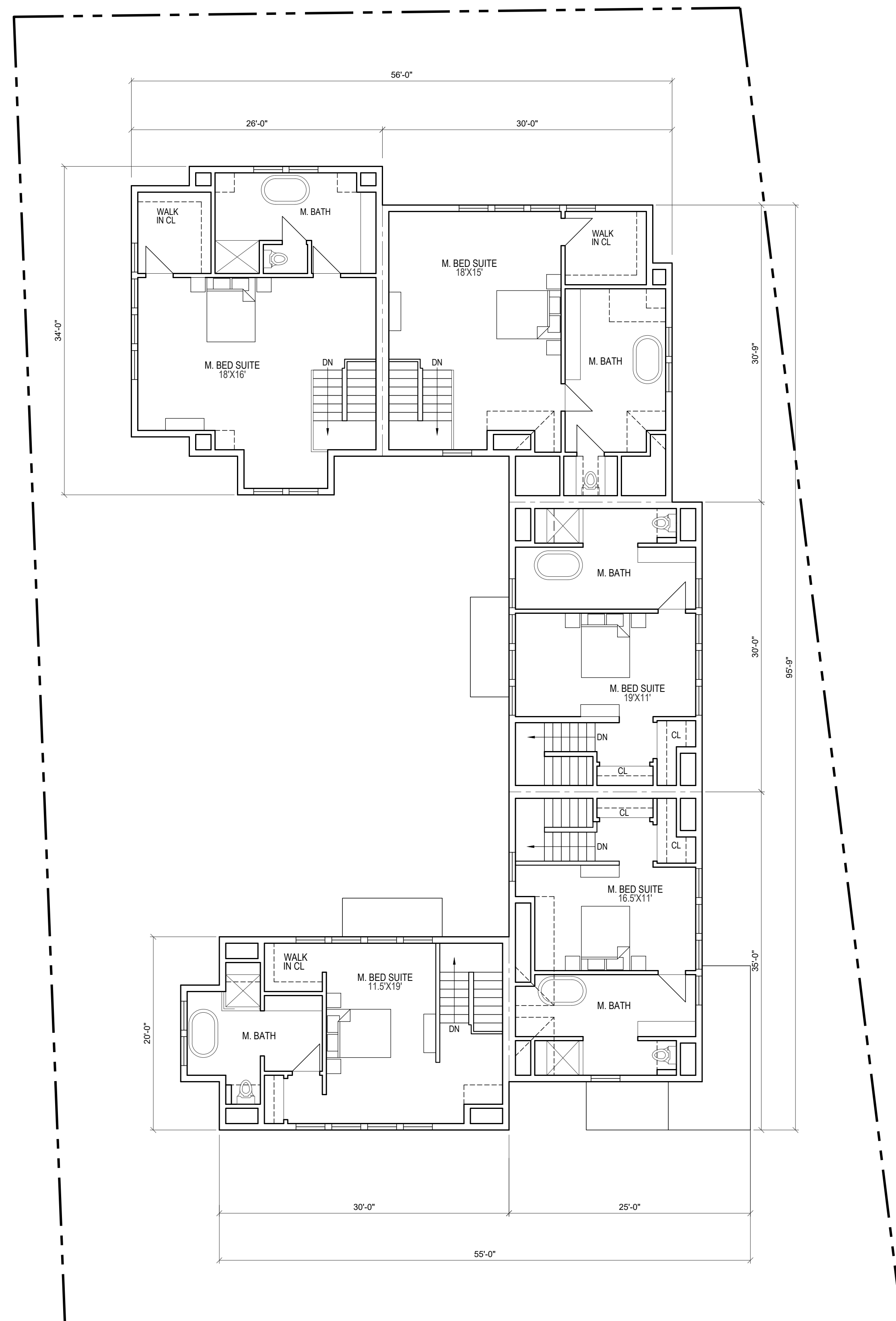
SECOND & THIRD
FLOOR PLANS

SCALE AS NOTED

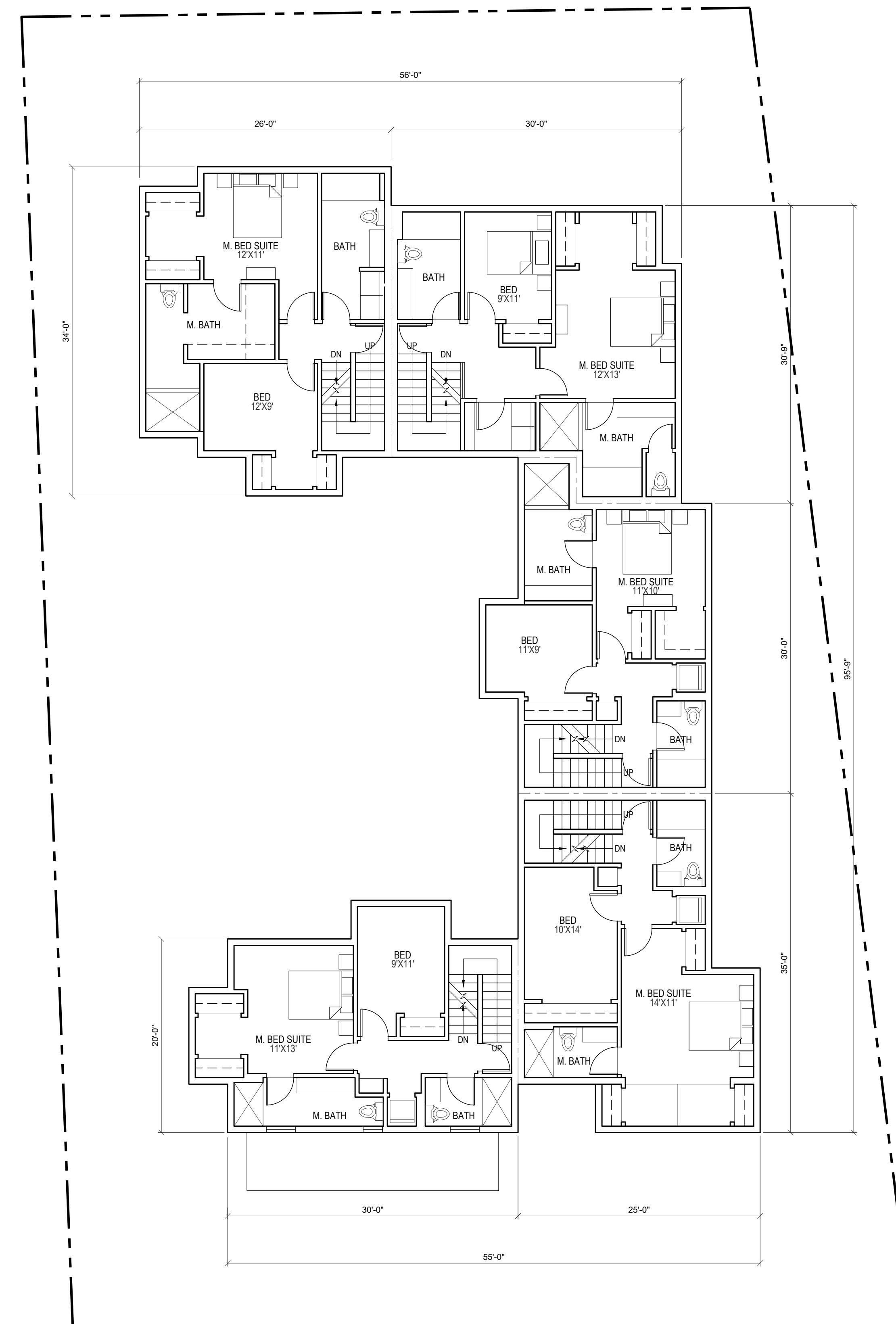
REVISION / ISSUE	DATE
MINI. BP REVISION 2	11/19/2021
MINI. BP REVISION	06/28/2021
MINI. BLDG PERMIT	04/29/2021
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SHEET

A-2



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



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



SEAL

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55 MAPLE ST
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DRAWING TITLE

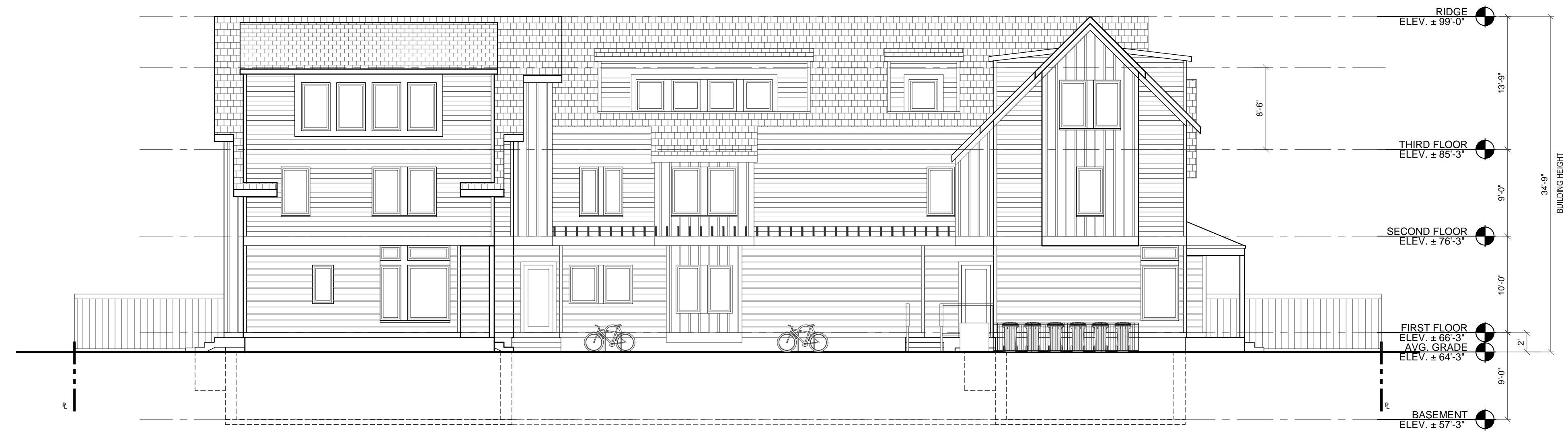
FRONT & LEFT
ELEVATIONS

SCALE AS NOTED

REVISION / ISSUE	DATE
MINI. BP REVISION 2 UPDATES	02/02/2022
MINI. BP REVISION 2	11/19/2021
MINI. BP REVISION	06/28/2021
MINI. BLDG PERMIT	04/29/2021
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SHEET

A-3



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



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

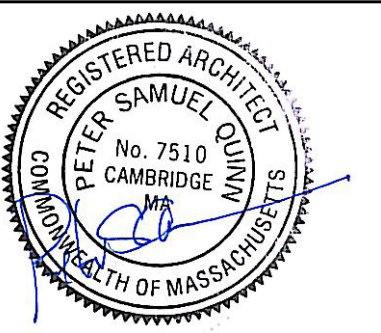


PETER
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ARCHI
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259 ELM STREET, SUITE 301
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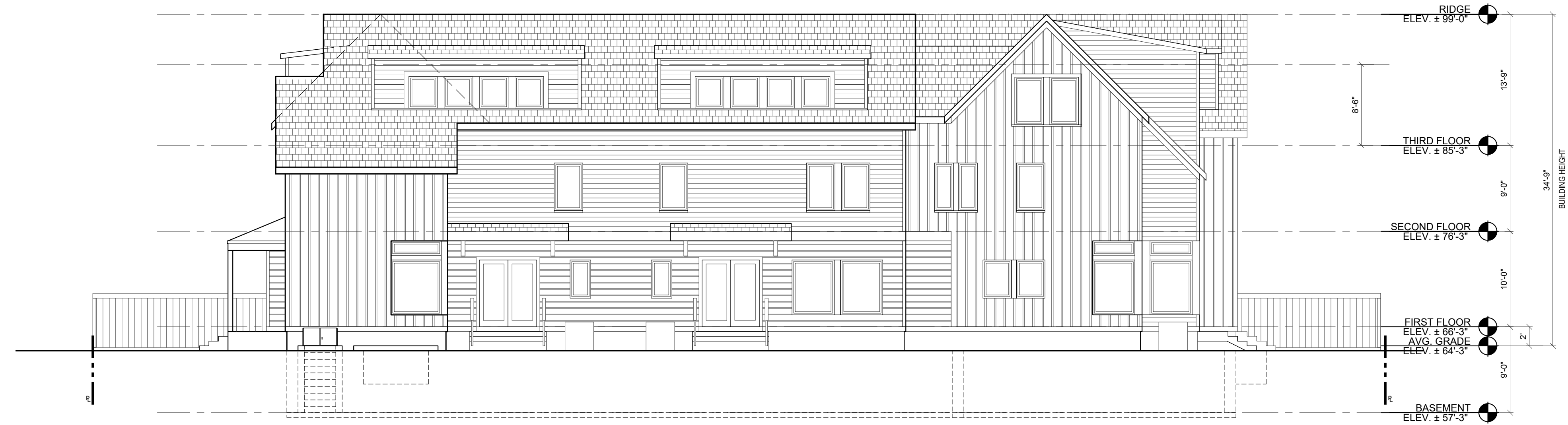
REAR & RIGHT
ELEVATIONS

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

A-4



② RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



① REAR ELEVATION
SCALE: 1/8" = 1'-0"



