



The MZO GROUP
DESIGNERS ■ ARCHITECTS ■ PLANNERS
IN THE *MIQUELLE* TRADITION

Andrew T. Zalewski AIA
President
(Lic. In MA, PA, NJ, CT, RI, NH, OH)

John J. Cronin Jr., AIA
Vice President
(Lic. In VT, ME, TN)

Claude H. Miquelle
Senior Advisor

28-44 Essex Road Apartments

Project: **194 unit Rental Apartment Development**
Project Location: **28-44 Essex Road, Ipswich, MA**

Builder/Developer:

John Bruni
48 County Street
Ipswich, MA 01938
john@brunismarketplace.net

Architect:

Andrew Zalewski
The MZO GROUP
335 Main Street, Suite 201
Stonham, MA 02180
azalewski@mzogroup.com

Site Engineer:

Chris Mello
Eastern Land Survey Associates Inc
104 Lowell St, Peabody, MA 01960
Phone: (978) 531-8121
easternlandsurvey@gmail.com

Architectural Narrative:

The property at 42-44 Essex Road is presently open land with a single family house and detached garage. Essex Road is a state highway, Mass. Route 133, with a mix of single family residences, multifamily residences and commercial development that connects the Town of Ipswich with the Town of Essex. The proposed residences will be developed on a subdivision of the existing property. The remainder of the property will remain primarily commercial use with some residential units as it exists today.

The proposed design includes two three-story apartment buildings, three four story apartment buildings housing 174 apartment units. The plan also features four townhouse structures providing a total of 20 attached single family residences. The rooflines of the 4 story apartment buildings are kept low as practical, (48'-0" to the mean of the roof and 56'-9" to the top of the ridge). The rooflines of the 3 story apartment buildings are similar in design, (38'-0" to the mean of the roof and

k:\bruni-ipswich\correspondance\narrative2.doc

45'-3" to the top of the ridge) The Townhomes are 3 ½ stories, (34'-8" to the mean of the roof and 40'-8" to the top of the ridge)

Architectural elements are inspired by single family homes. Gables and dormers reduce the visual mass of the structures. Window sizes and placement are consistent with traditional house design. Finish materials have been selected from a single family palate.

Parking is planned to be adequate for this use. The ratio of 1.83 spaces per unit includes garages on the townhouse units and a scattering of freestanding garages for optional rental by the apartment residents.

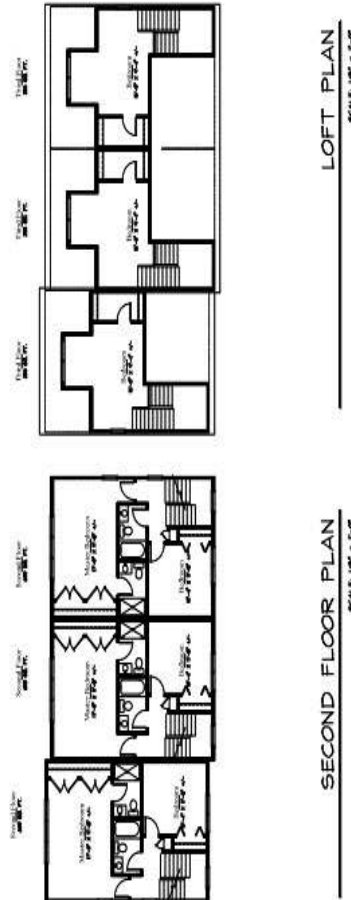
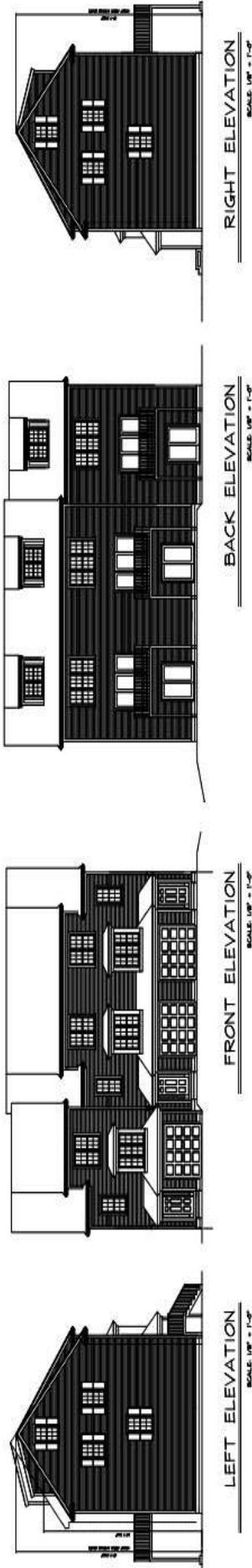
The driveway and surface parking spaces will be intensely landscaped for aesthetic reasons as well as screening from the neighbors. The placement of the proposed buildings provides definite front yards and back yards for all the residential structures. A generous green space is provided in the heart of the property, parking is generally tucked into the back areas. Full emergency access is provided to all sides of all the major buildings.

Elevator access will be provided to all levels of the apartment buildings. All apartments are designed to accommodate tenants with disabilities. 5% will be designed as Type 1 HP units. Apartments are a mix of 1 Bedroom and 2 Bedroom layouts. All 3 Bedroom units are designed as town homes (attached single family residences). Approximately 20% of the units are 1 Bedroom and 10% are 3 Bedroom. 70% have 2 Bedrooms.

Amenities include the nearby YMCA (walking path to be provided) and commuter rail service to the nearby town center. Retail services and a medical office building are presently operating on the street front of this site. The well-respected Crane's Beach is just down the road.

This development will create a high quality residential development in a location of scenic beauty and lifestyle amenities.





28-44 Essex Road Apartments
Ipswich, MA October 3, 2016

The MZO GROUP
DESIGN • ARCHITECT • PLANNING

1000 State Street, Suite 200
Ipswich, MA 01938

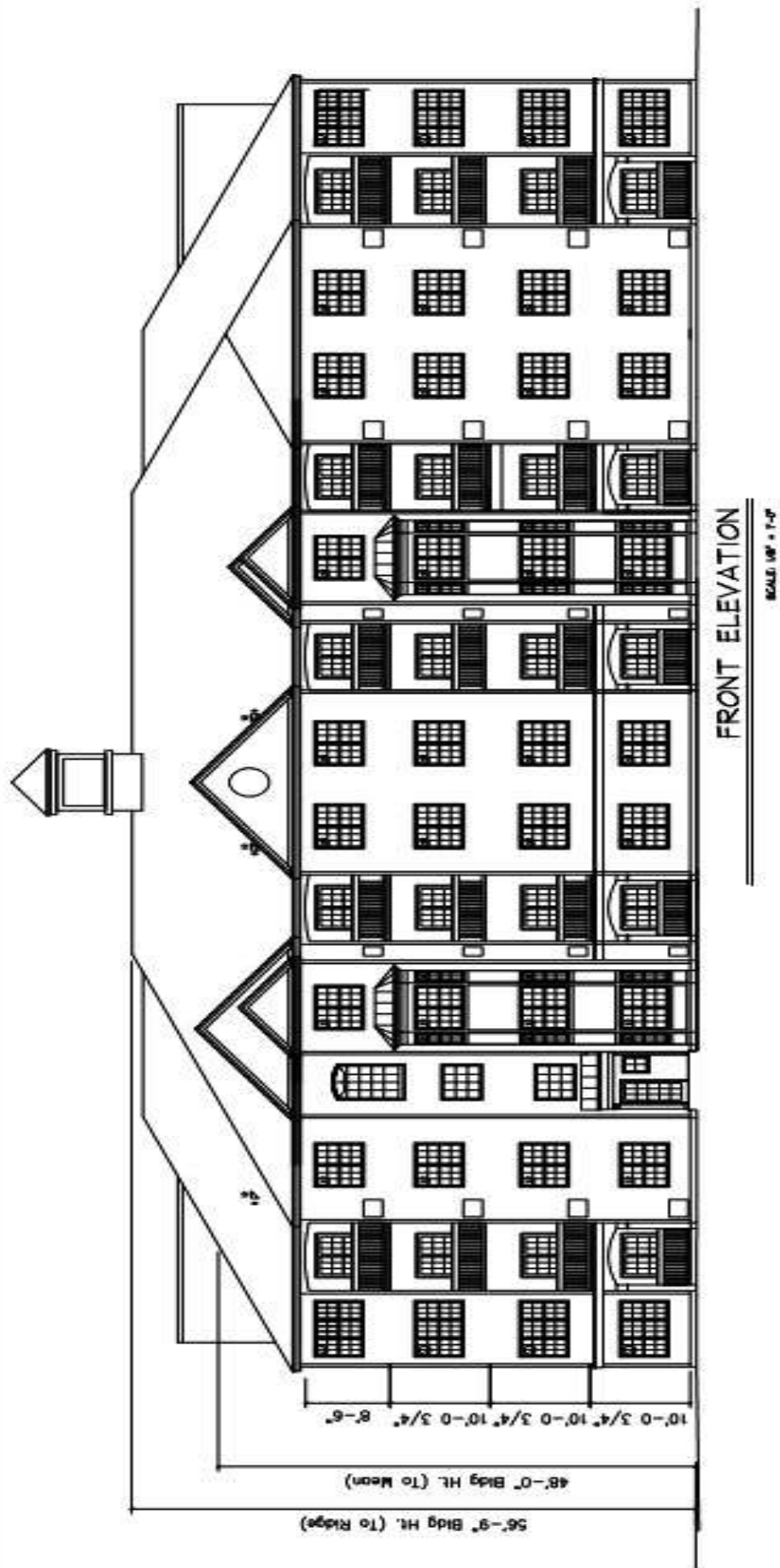
Phone: 508.546.1111
Fax: 508.546.1112
www.mzogroup.com

Sheet A-8

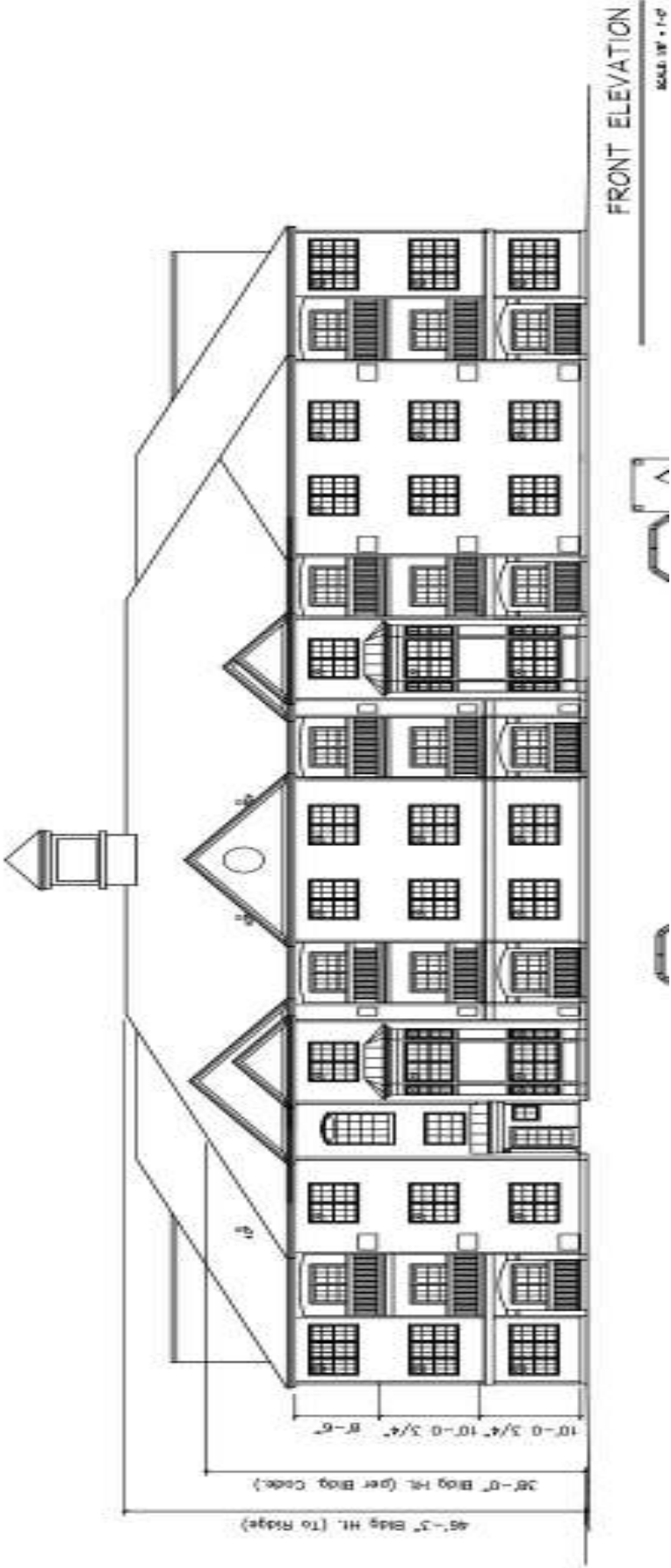
Typical Townhomes

40 Unit Building (4 Stories)

Full size Plans attached to [application](#).



30 Unit (3 Level)
(Full size plans attached)



24 Unit (3 Level)

(Full size plans attached)

