



LOCUS: N.T.S.



STREET VIEW LOOKING WEST

PROPOSED 5-STORY, MIXED-USE BUILDING (1-COMMER. UNIT & 14 RESIDENTIAL UNITS) 126 BROADWAY, ARLINGTON, MA

6/23/25				
TOWN OF ARLINGTON ZONING CODE REVIEW				
1.)	Parcel 030.0-0003-0004.0 is located within the Residence 2 (R2) zoning subdistrict and the Multi-family Housing Overlay District: the Mass. Ave./Broadway Multi-family Overlay District (MBMF).			
2.)	The lot contains 0.124 AC or 5,407 sf +/-.			
3.)	The proposed mixed-use development contains 16,463.0 gross sf +/- of floor area			
	a.) Open garage: 1,224 net sf +/-.			
	b.) Commercial space: 1,368 net sf +/- or 41% of gross floor area .			
	c.) Bike storage & foyer: 603 net sf +/-.			
	d.) Residential 14 D.U.: 11,111 net sf +/-.			
4.)	The type of uses permitted in MBMF include several commercial uses, offices, retail, and multi-family.			
	The types of uses permitted in R2 include 1 & 2 family, multi-family & retail uses are forbidden.			
5.)	Section 5.9.4.D (10) Dimensional Requirements:			
	Mixed-use developments on Broadway			
	Item	MBMF	R2 other structure	Proposed Mixed-use bldg. (1-com & 14-res) Remarks
a.)	Lot size min.	None	6,000 sf	5,407 sf +/-
b.)	Lot frontage/width	None	60 ft	48' +/- At Broadway At Everett St.
c.)	Min. lot area/D.U.	None	None	118.66' +/- 386 sf/D.U.
d.)	Lot depth min.	None	None	N/A
e.)	Floor to area ratio	None	0.35	3.0 Note 1
f.)	Max. height/stories	52' / 4 st (65' / 5 st)	35 ft / 2.5 st.	50 ft / 5 st. Note 2
g.)	Min. landscape open space	None	30%	18%
h.)	Min. usable open space	None	None	N/A
i.)	Max. lot coverage	None	35%	62%
j.)	Front yard min. depth	15 ft (0.0')	20 ft	0.0' At Broadway At Everett St. Notes 2 & 5
k.)	Side yard min. depth	5 ft	10 ft	5'
l.)	Rear yard min. depth	20 ft	20% lot depth	20'
m.)	Off-str parking: multi-fam commercial	1 sp/D.U. (10 sp)	1 sp/D.U. or 14 sp	6 std. spaces Note 3 On-street Note 4
n.)	Bike parking, res: long term res: short term commer: long term commer: short term	1.5 sp/D.U. or 21 res: short term 0.10 sp/D.U. or 2 commer: long term 0.10 sp/1,000 sf commer: short term 0.60 sp/1,000 sf	1.5 sp/D.U. or 21 0.10 sp/D.U. or 2 N/A	22 bike sp 2 bike sp 1 bike sp 1 bike sp
✓	denotes zoning relief required.			
	Note 1: 16,463 gross sf + 5,401 sf lot = 3.0 FAR sf.			
	Note 2: Per Sec. 5.9.4.E (1) Bonuses MBMF/Broadway			
	Note 3: Per Sec. 5.9.4.F - Off-street parking, Sec. 6.1.4 - Table of Off-street Parking Regs. and Sec. 6.1.5. 25% parking reductions in B, I & MFR zones.			
	Note 4: Bike parking, Sec. 6.1.12 (D).			
	Note 5: Sec. 5.3.8 Corner lots and Through lots.			

Square Footage & Unit Type			
	Unit	Net*	Unit type
	1	780.0 sf	2BR/1B
†	2	904.0 sf	2BR/1.5B
	3	578.0 sf	1BR/1B
	4	632.0 sf	1BR/1B
	5	780.0 sf	2BR/1B
	6	904.0 sf	2BR/1.5B
	7	596.0 sf	1BR/1B
	8	633.0 sf	1BR/1B
	9	1,319.0 sf	2BR/2.5B
†	10	700.0 sf	1BR/1B
	11	633.0 sf	1BR/1B
	12	1,319.0 sf	2BR/2.5B
†	13	700.0 sf	1BR/1B
	14	633.0 sf	1BR/1B
Total SF		11,111.0 sf	
*Net square footage is measured to exterior face of walls and excludes basement, storage, laundry & mechanical areas.			
†	Affordable unit		

Square Footage				
Level	FAR*		Gross	
G	1,711.0	sf	3,330.0	sf
2	3,343.0	sf	3,343.0	sf
3	3,343.0	sf	3,343.0	sf
4	3,078.0	sf	3,078.0	sf
5	3,078.0	sf	3,078.0	sf
Totals	14,553.0	sf	16,172.0	sf
*FAR square footage is measured to exterior face of walls and excludes basement, storage, laundry & mechanical areas.				

PROJECT INFO:
Address: 126 Broadway, Arlington, MA
Exist. Occupancy:
Proposed Occupancy: Mixed-Use

Lot: 0.124 AC or 5,401 sf +/-
Parcel: 030.0-003-0004.0
District: Residence 2 (R-2)
Ward:

SCHEDULE OF DRAWINGS
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C02 SHADOW STUDIES
C03 SITE PHOTOS
V01 PERSPECTIVE VIEWS
V02 COLOR PERSPECTIVE VIEWS
V03 CONTEXTUAL COLOR VIEW
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A02 GROUND FLOOR PLAN
A03 SECOND FLOOR PLAN
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A07 ROOF PLAN
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A09 2-2 BUILDING SECTION
A10 3-3 BUILDING SECTION
A11 EAST (BROADWAY) ELEVATION
A12 SOUTH (EVERETT ST) ELEVATION
A13 WEST (REAR) ELEVATION
A14 NORTH ELEVATION

PROJECT ARCHITECT:
TIM JOHNSON ARCHITECT, LLC
599 EAST BROADWAY, STE. 102
BOSTON, MA 02127
TEL: 617-464-4363

PROPOSED 5-STORY, MIXED-USE BUILDING
(1-COMMER. UNIT & 14 RESIDENTIAL UNITS)
126 BROADWAY
ARLINGTON, MA 02474

OWNER:
126 BROADWAY LLC
77 OAK STREET, STE. B3
NEWTON, MA 02464
TEL: 978-815-1486

REVISIONS

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Tim Johnson Architect, LLC



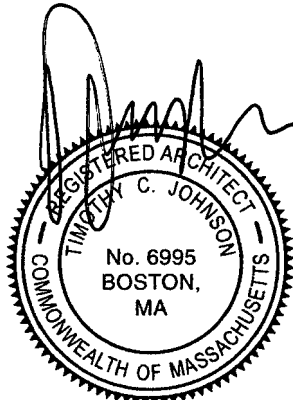
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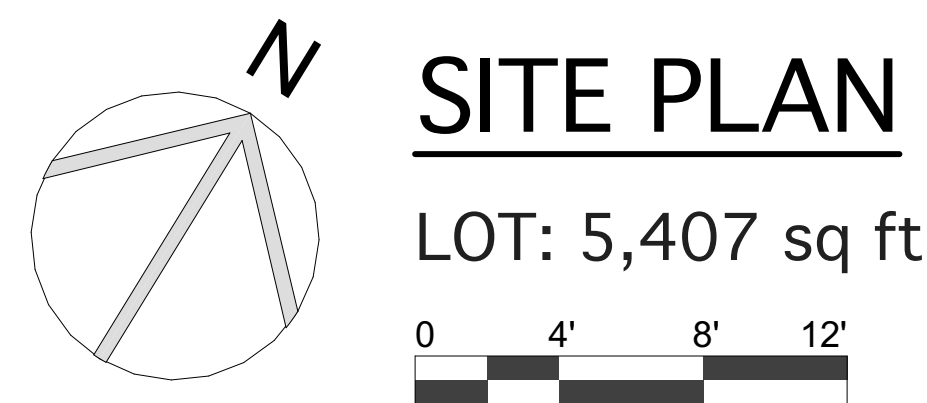
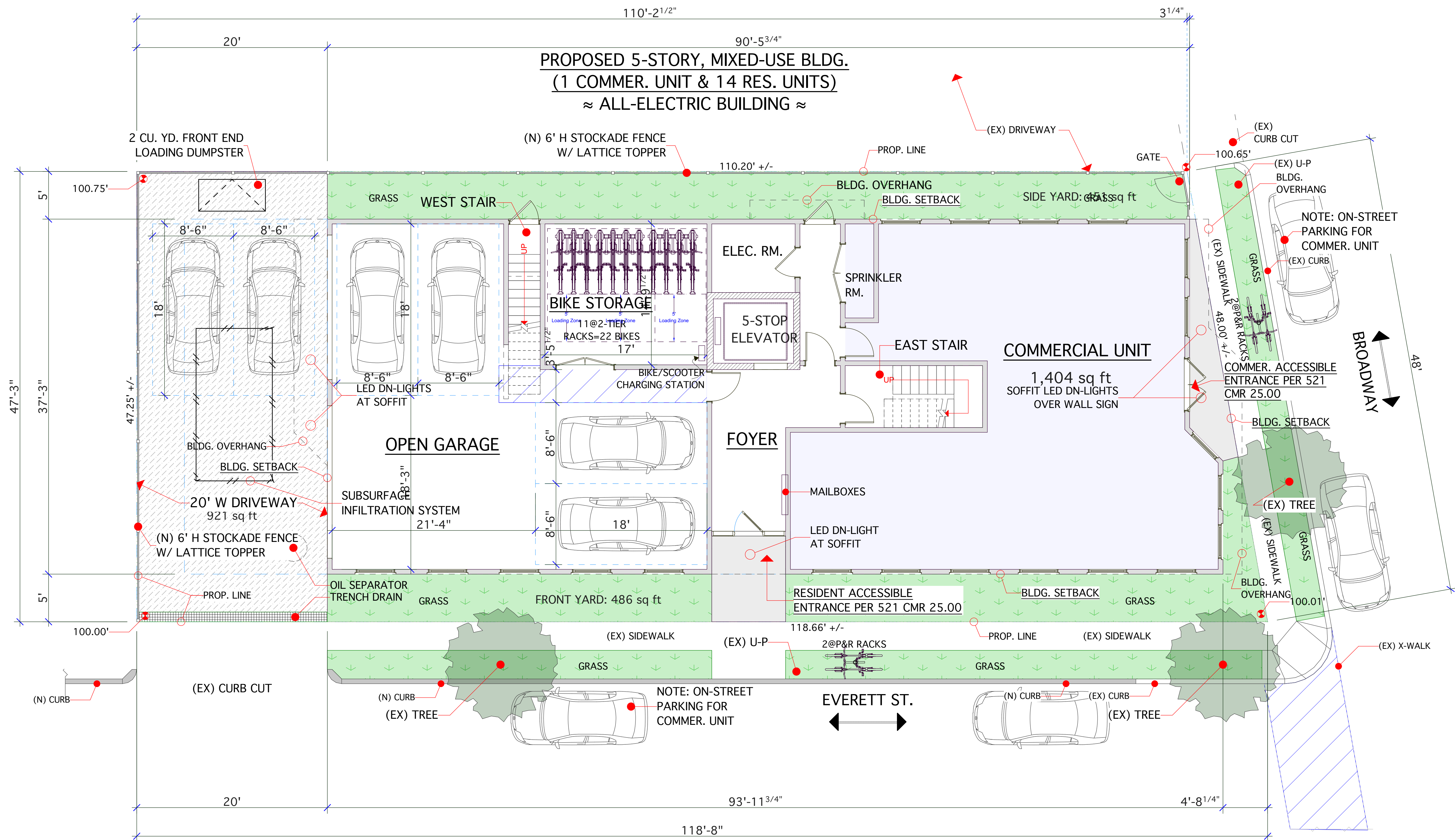
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PROJECT
INFORMATION

DATE: 07/08/25 SC: N. T. S.

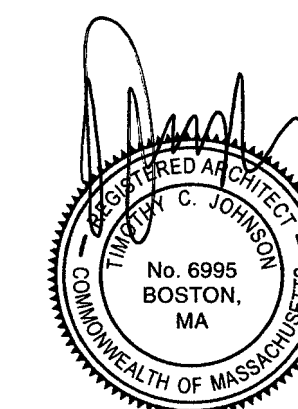
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SITE PLAN

LOT: 5,407 sq ft



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Tim Johnson Architect, LLC	
PRELIMINARY DWG SET	
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ARCHITECTURAL SITE PLAN	
DATE: 07/08/25	SC: 3/16" = 1'-0"
C01	



STREET VIEW LOOKING WEST



STREET VIEW LOOKING SOUTH

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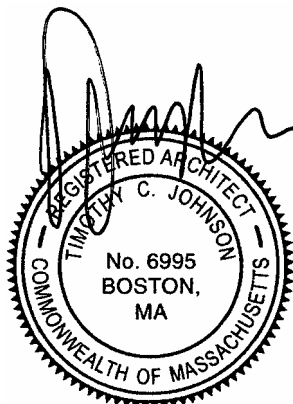


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PERSPECTIVE
VIEWS

DATE: 07/08/25 SC: N. T. S.



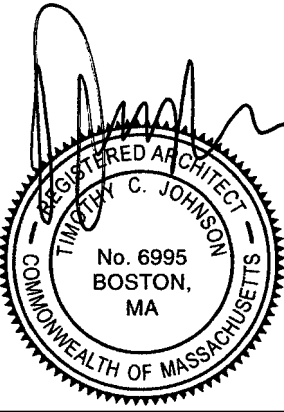
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STREET VIEW LOOKING WEST

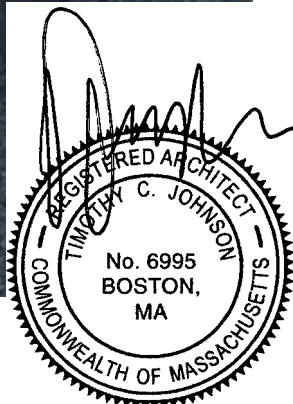


STREET VIEW LOOKING SOUTH

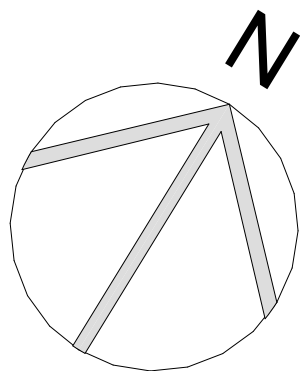
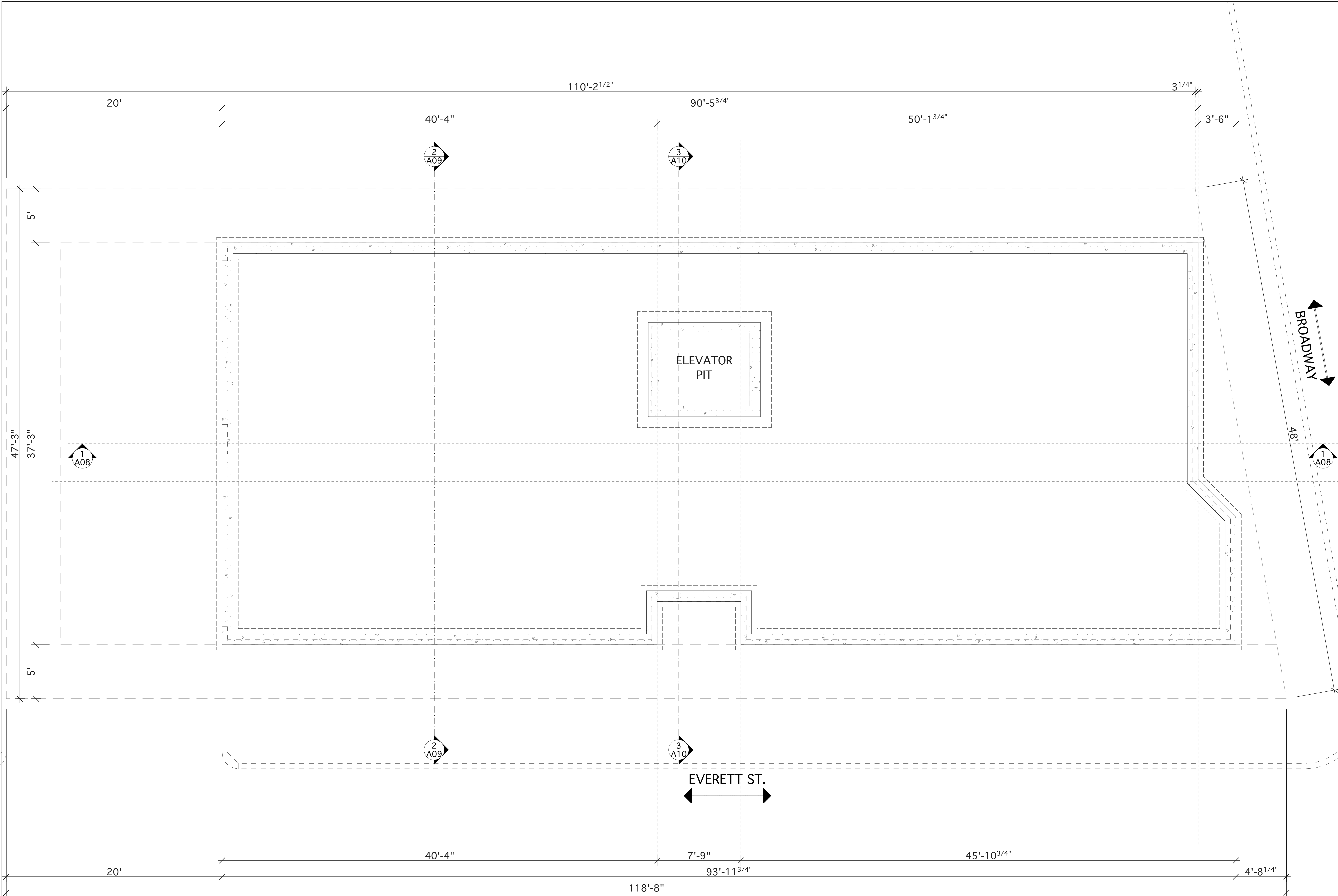
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Tim Johnson Architect, LLC		
		
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DRAWING TITLE COLOR PERSPECTIVE VIEWS		
DATE: 07/08/25	SC:	N. T. S.
V02		
		



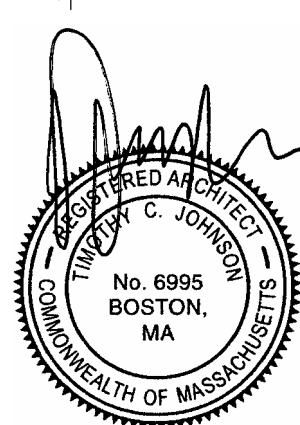
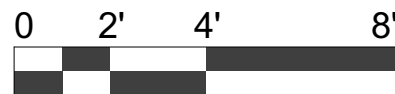
STREET VIEW LOOKING SOUTH



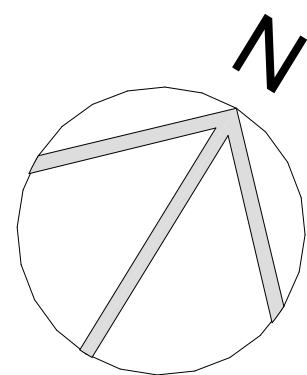
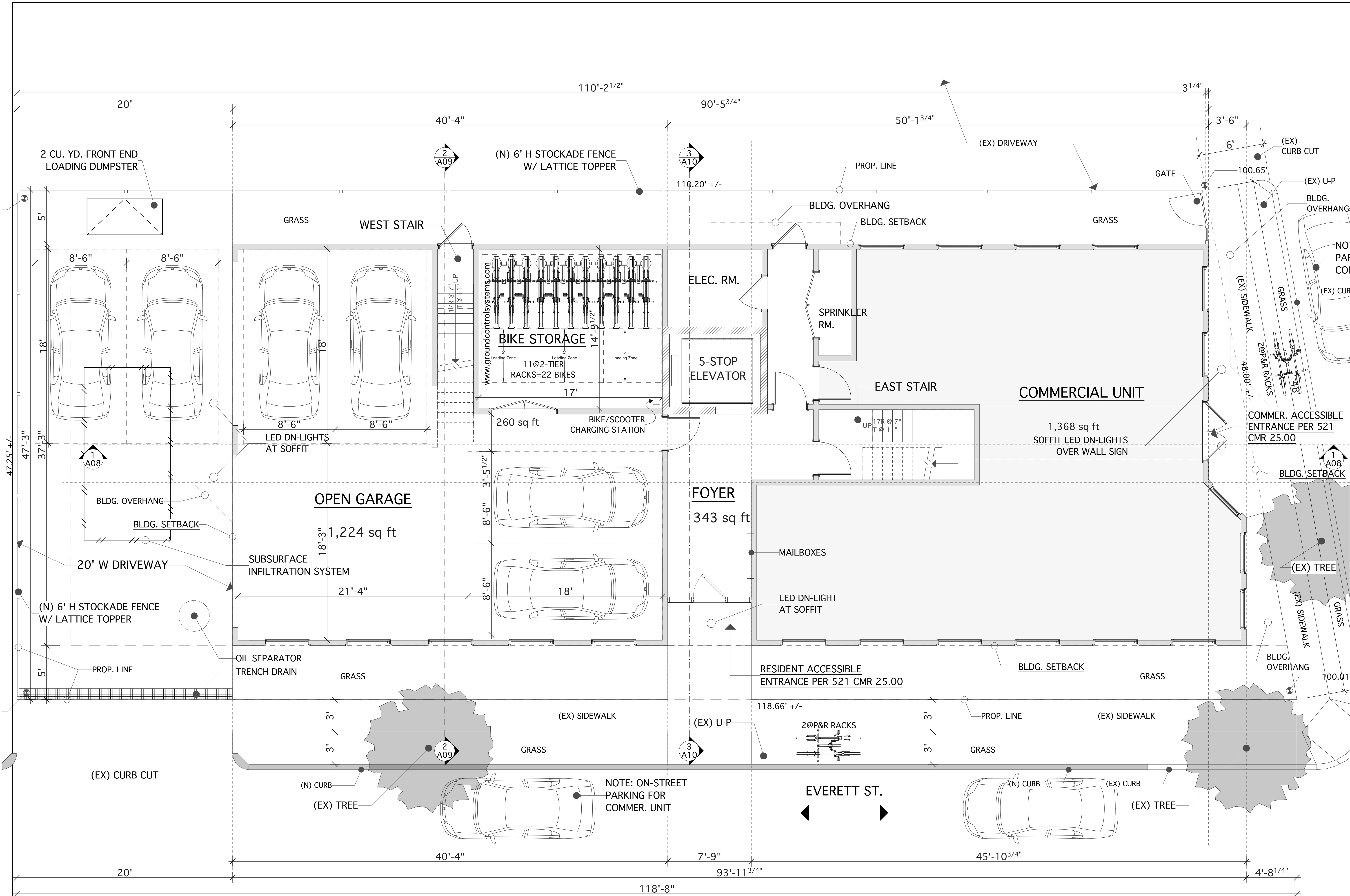
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 TIM JOHNSON ARCHITECT, LLC			
PRELIMINARY DWG SET			
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CONTEXTUAL COLOR VIEW			
DATE: 07/08/25		SC: N. T. S.	
V03			



FOUNDATION PLAN

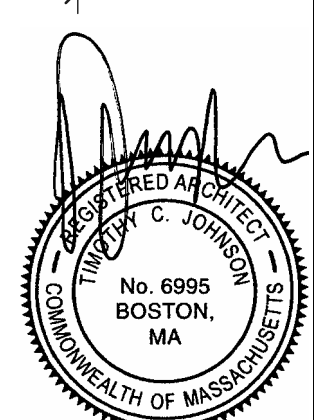
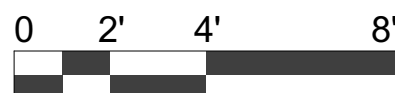


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Tim Johnson Architect, LLC		
		
PRELIMINARY DWG SET		
DRAWING TITLE		
FOUNDATION FLOOR PLAN		
DATE: 07/08/25		SC: 1/4" = 1'-0"
A01		



GROUND FLR PLAN

3,330 sq ft gross this flr



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Tim Johnson Architect, LLC



PRELIMINARY DWG SET

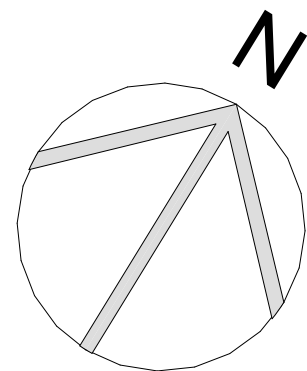
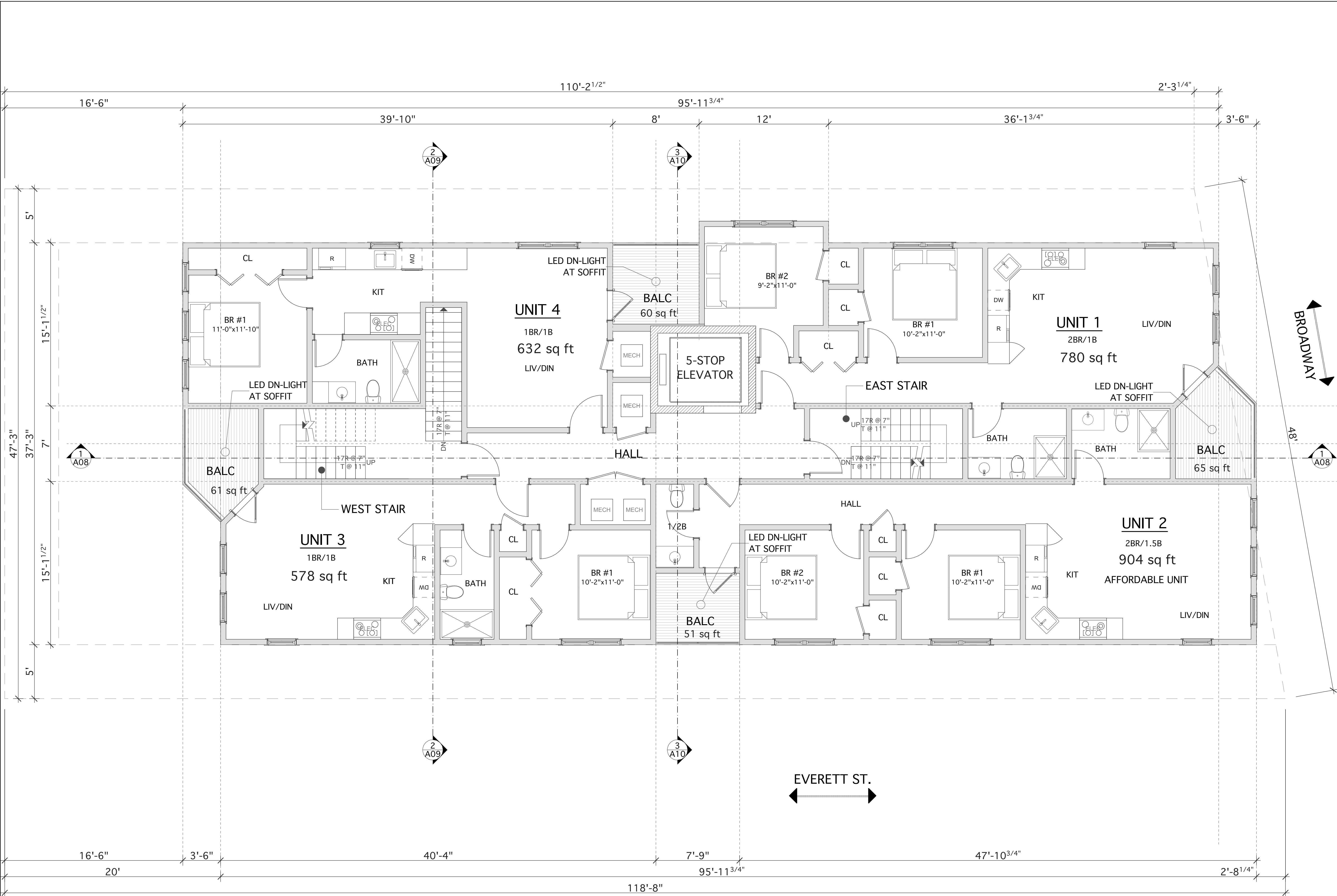
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**GROUND FLOOR
PLAN**

DATE: 07/08/25

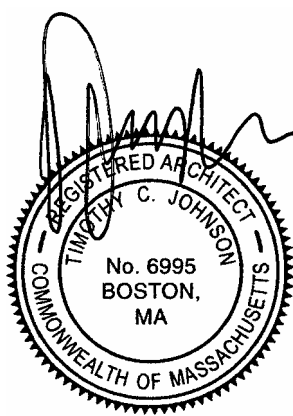
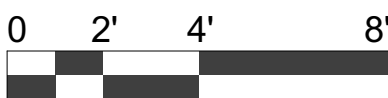
SC: 1/4" = 1'-0"

A02



SECOND FLR PLAN

3,343 sq ft gross this flr



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Tim Johnson Architect, LLC



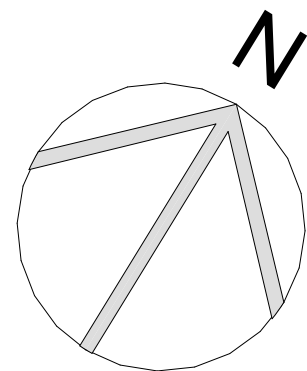
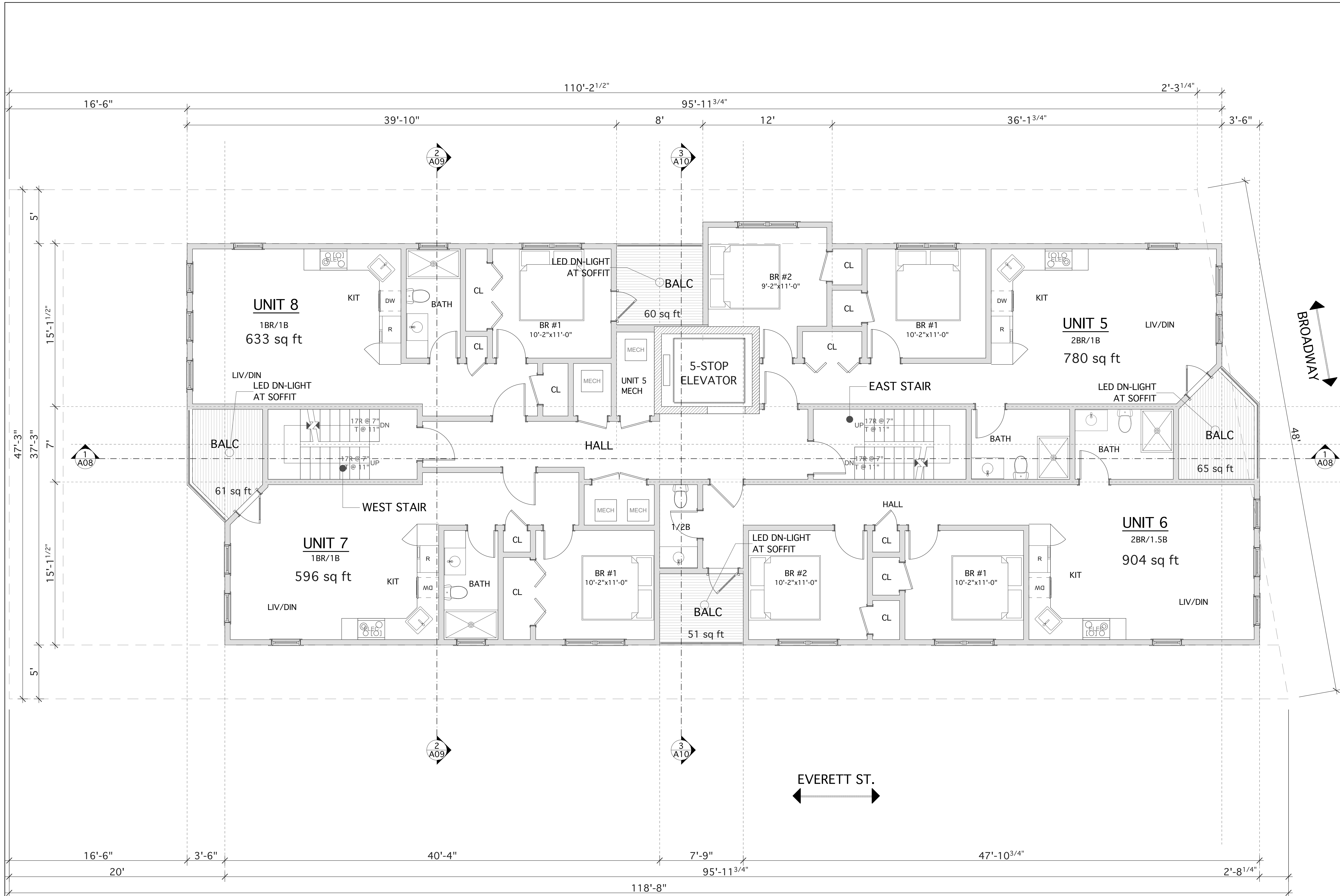
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SECOND FLOOR
PLAN

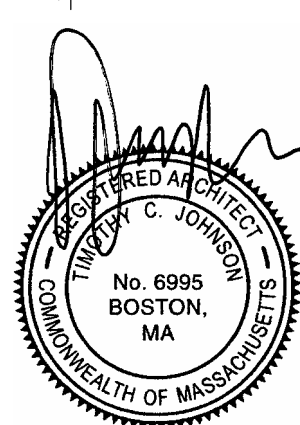
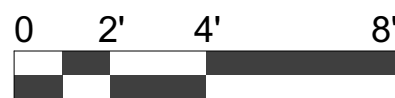
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A03



THIRD FLR PLAN

3,343 sq ft gross this flr



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REVISIONS	
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Tim Johnson Architect, LLC



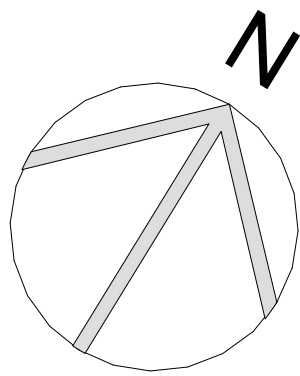
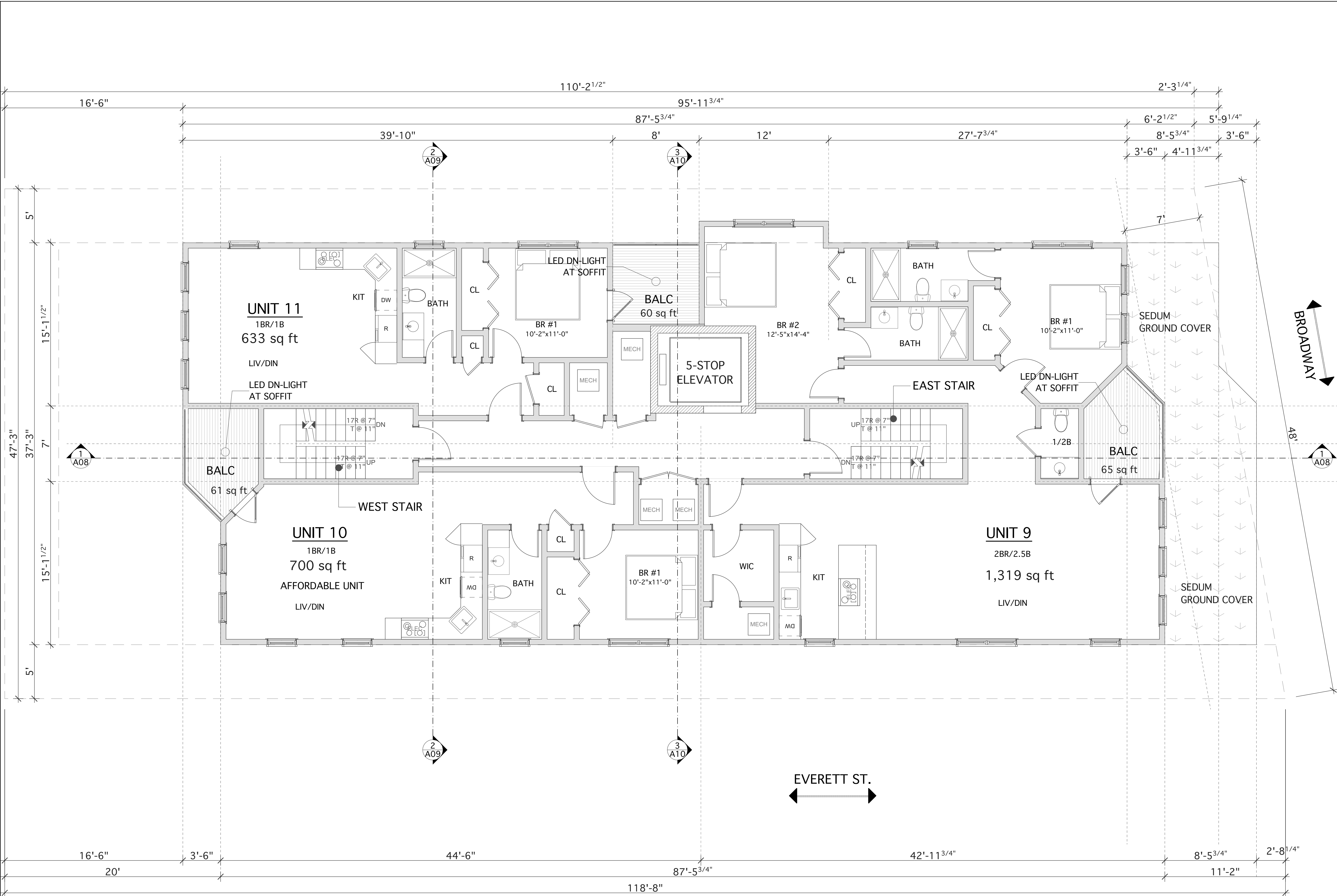
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DRAWING TITLE

THIRD FLOOR
PLAN

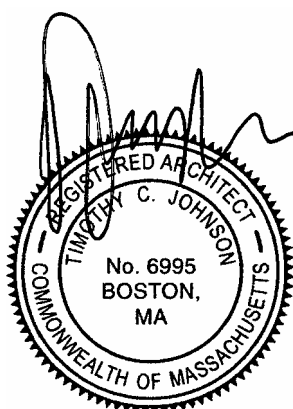
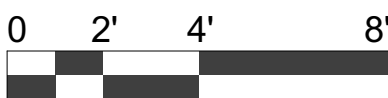
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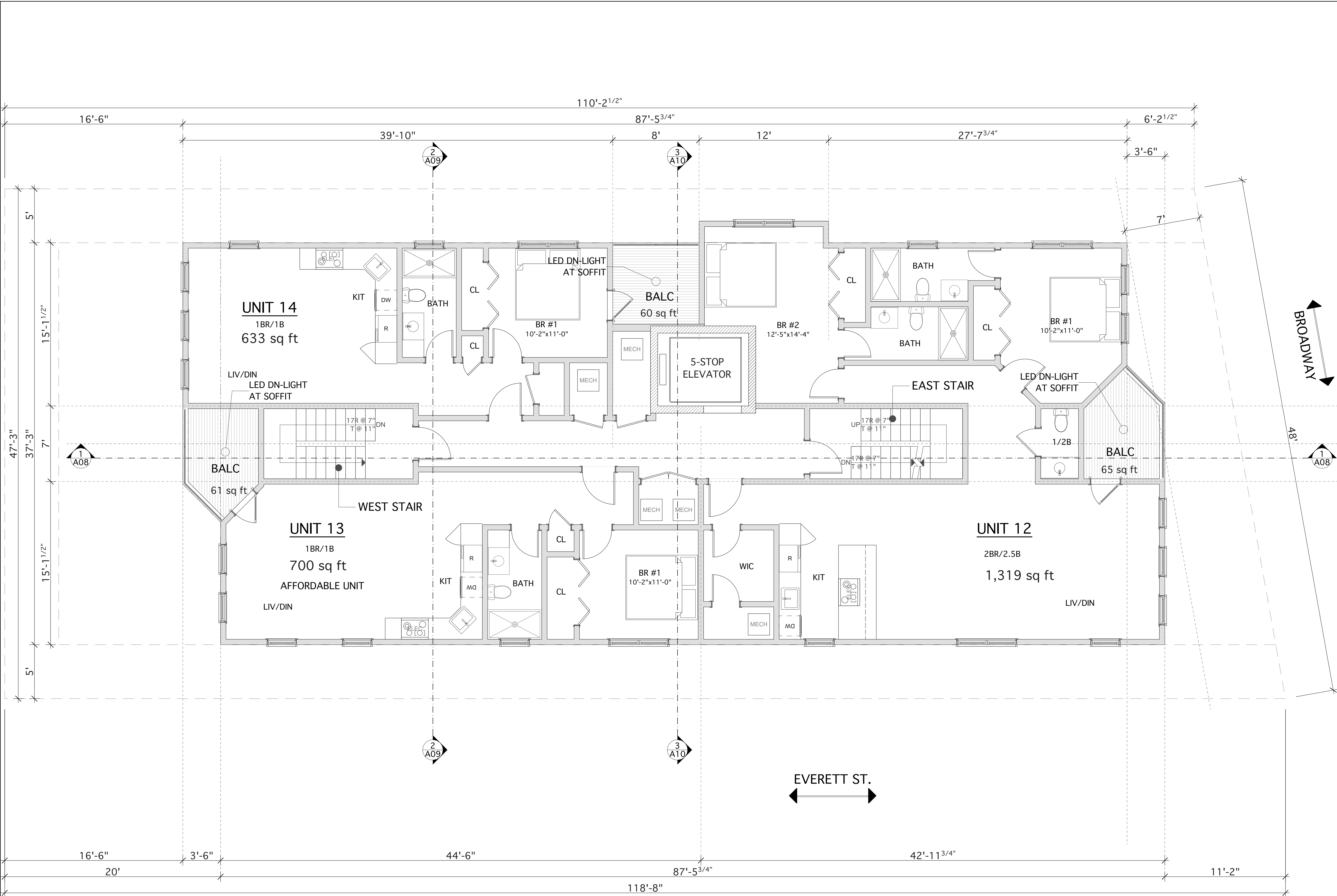


FOURTH FLR PLAN

3,078 sq ft gross this flr



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REVISIONS	
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Tim Johnson Architect, LLC	
PRELIMINARY DWG SET	
DRAWING TITLE	
FOURTH FLOOR PLAN	
DATE: 07/08/25	SC: 1/4" = 1'-0"
A05	





FIFTH FLR PLAN

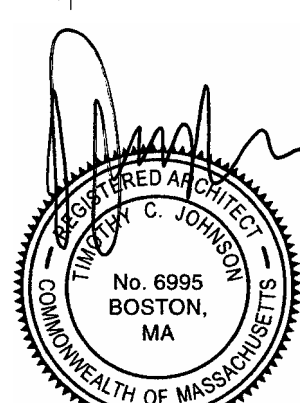
3,078 sq ft gross this flr

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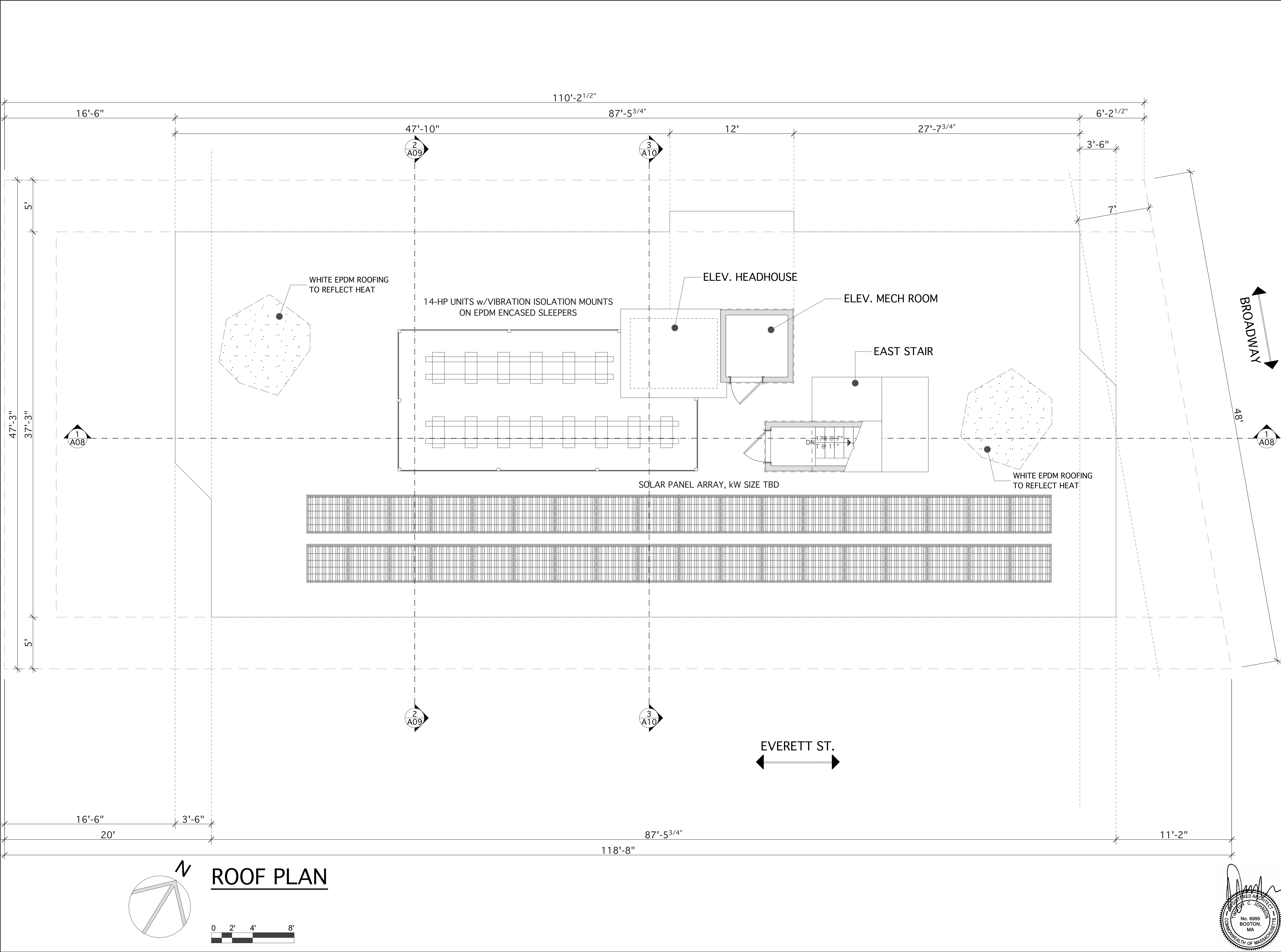
2'

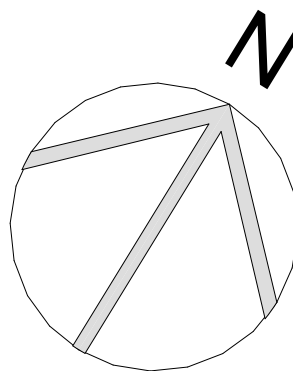
4'

8'



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Tim Johnson Architect, LLC	
	
PRELIMINARY DWG SET	
DRAWING TITLE	
FIFTH FLOOR PLAN	
DATE: 07/08/25	SC: 1/4" = 1'-0"
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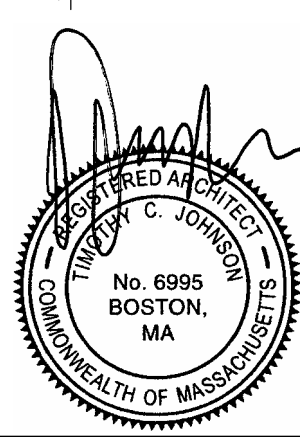
ROOF PLAN

0

2'

4'

8'



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REVISIONS

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Tim Johnson Architect, LLC



TIM
JOHNSON
ARCHITECT, LLC

PRELIMINARY DWG SET

DRAWING TITLE

ROOF PLAN

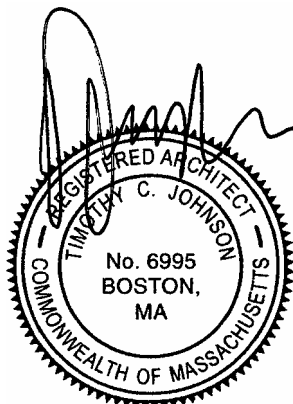
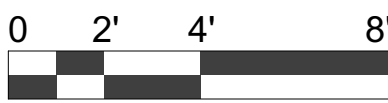
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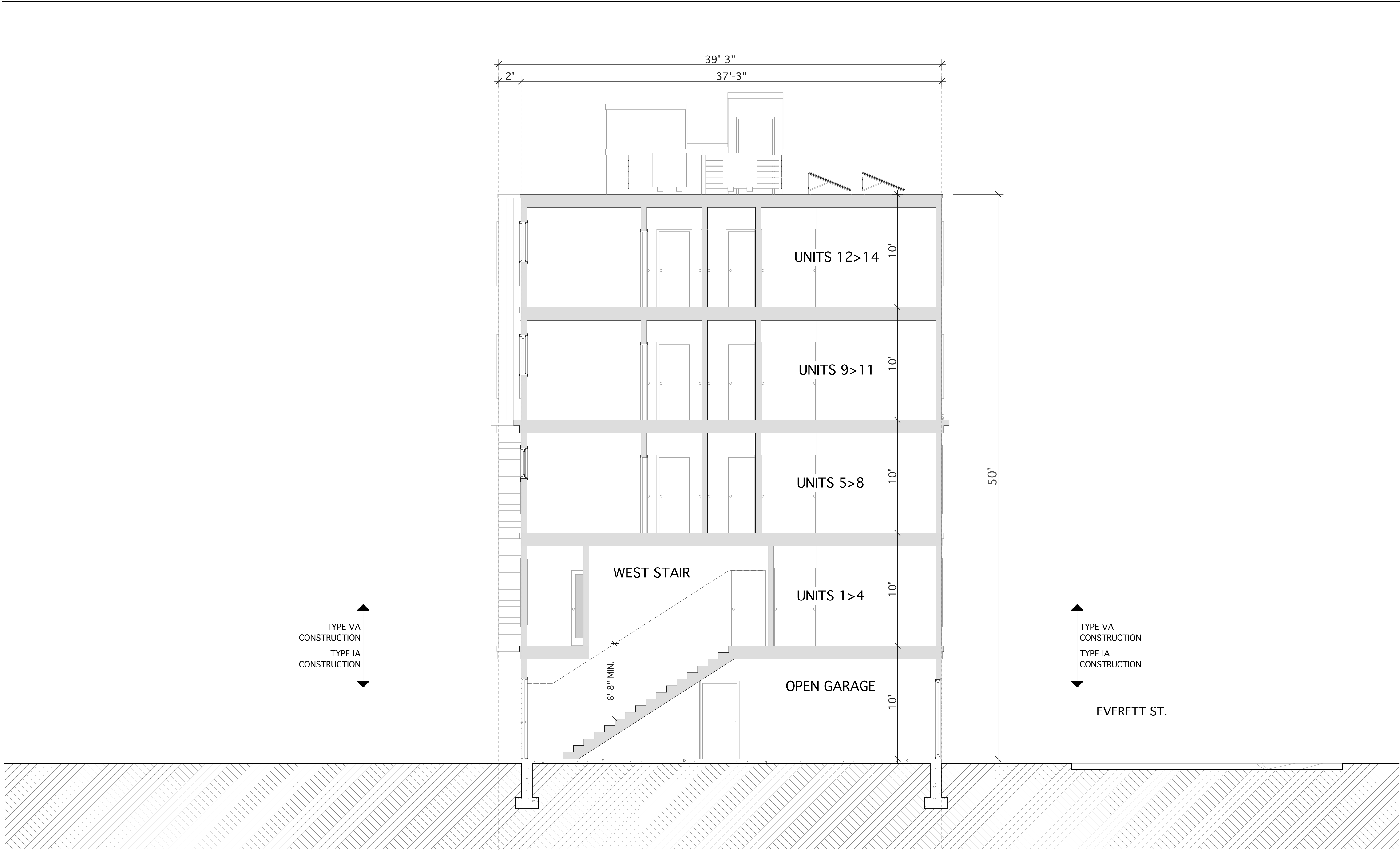
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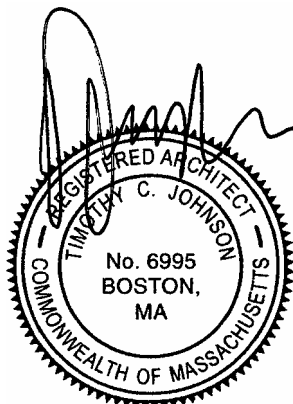
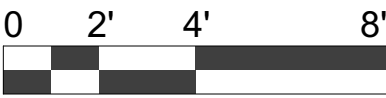
1-1 BUILDING SECTION



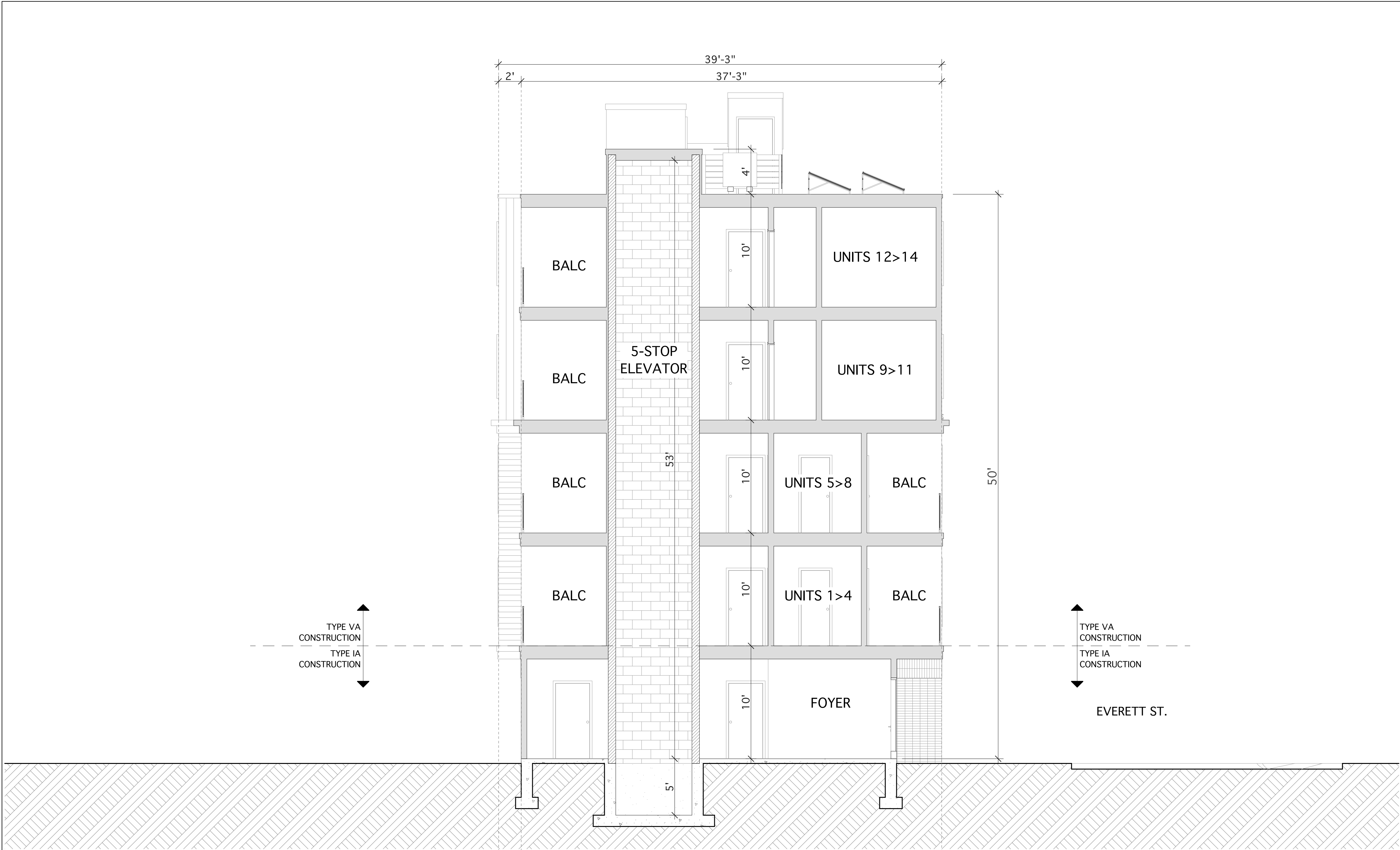
PROJECT ARCHITECT: TIM JOHNSON ARCHITECT, LLC 599 EAST BROADWAY, STE. 102 BOSTON, MA 02127 TEL: 617-464-4363			
PROPOSED 5-STORY, MIXED-USE BUILDING (1-COMMER. UNIT & 14 RESIDENTIAL UNITS) 126 BROADWAY ARLINGTON, MA 02474	OWNER: 126 BROADWAY LLC 77 OAK STREET, STE. B3 NEWTON, MA 02464 TEL: 978-815-1486		
REVISIONS			
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△	△		
△	△		
△	△		
Tim Johnson Architect, LLC			
			
PRELIMINARY DWG SET			
DRAWING TITLE			
1-1 BUILDING SECTION			
DATE: 07/08/25		SC: 1/4" = 1'-0"	
A08			



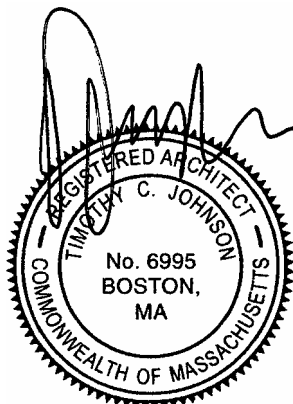
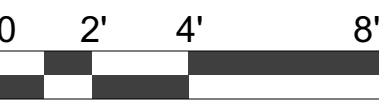
2-2 BUILDING SECTION

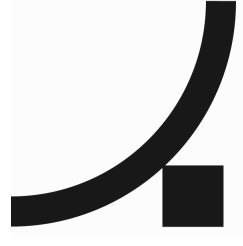


PROJECT ARCHITECT: TIM JOHNSON ARCHITECT, LLC 599 EAST BROADWAY, STE. 102 BOSTON, MA 02127 TEL: 617-464-4363			
PROPOSED 5-STORY, MIXED-USE BUILDING (1-COMMER. UNIT & 14 RESIDENTIAL UNITS) 126 BROADWAY ARLINGTON, MA 02474	OWNER: 126 BROADWAY LLC 77 OAK STREET, STE. B3 NEWTON, MA 02464 TEL: 978-815-1486		
REVISIONS			
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△	△		
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△	△		
△	△		
Tim Johnson Architect, LLC			
 TIM JOHNSON ARCHITECT, LLC			
PRELIMINARY DWG SET			
DRAWING TITLE			
2-2 BUILDING SECTION			
DATE: 07/08/25		SC: 1/4" = 1'-0"	
A09			

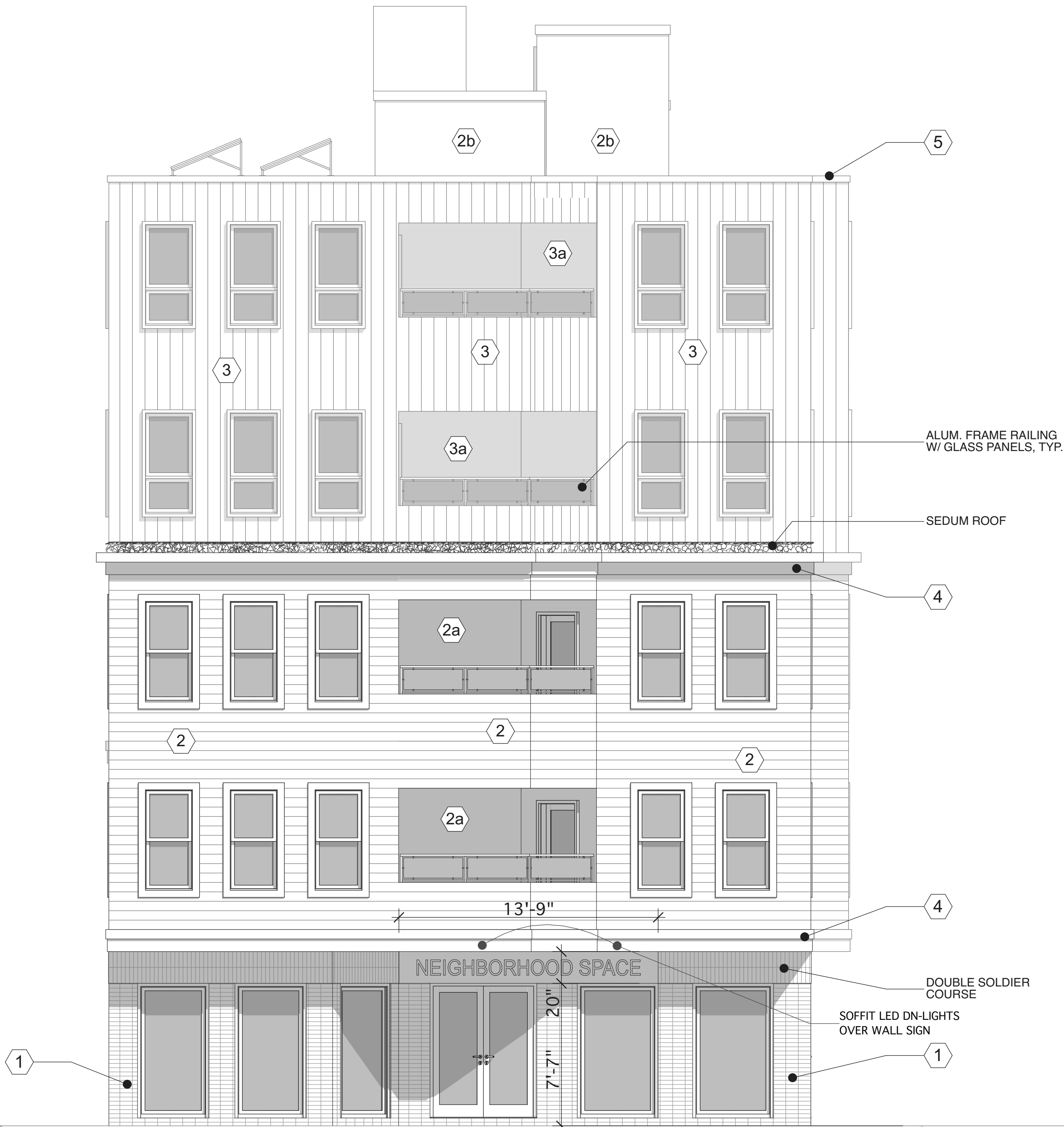


3-3 BUILDING SECTION

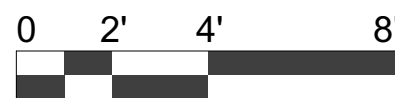


PROJECT ARCHITECT: TIM JOHNSON ARCHITECT, LLC 599 EAST BROADWAY, STE. 102 BOSTON, MA 02127 TEL: 617-464-4363		
PROPOSED 5-STORY, MIXED-USE BUILDING (1-COMMER. UNIT & 14 RESIDENTIAL UNITS) 126 BROADWAY ARLINGTON, MA 02474	OWNER: 126 BROADWAY LLC 77 OAK STREET, STE. B3 NEWTON, MA 02464 TEL: 978-815-1486	
REVISIONS		
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Tim Johnson Architect, LLC		
TIM JOHNSON ARCHITECT, LLC		
PRELIMINARY DWG SET		
DRAWING TITLE		
3-3 BUILDING SECTION		
DATE: 07/08/25	SC: 1/4" = 1'-0"	
A10		

EVERETT ST.

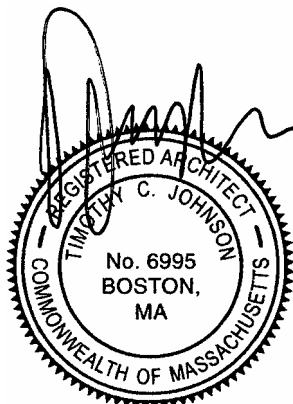


EAST (BROADWAY) ELEVATION



EXTERIOR FINISH MATERIALS LEGEND

- | | | | |
|----|--|----|---|
| 1 | BRICK, STACKED BOND,
COLOR: BENJAMIN MOORE DAVENPORT TAN HC-76 | 3 | VERTICAL SIDING, 8" EXPOSURE,
COLOR: BENJAMIN MOORE REVERE PEWTER HC-172 |
| 2 | FIBER CEMENT LAP SIDING, 6" EXPOSURE,
COLOR: BENJAMIN MOORE PITTSFIELD BUFF HC-24 | 3a | FIBER CEMENT PANELS,
COLOR: BENJAMIN MOORE REVERE PEWTER HC-172 |
| 2a | FIBER CEMENT PANELS,
COLOR: BENJAMIN MOORE PITTSFIELD BUFF HC-24 | 4 | COMPOSITE TRIM,
COLOR: BENJAMIN MOORE SPARROW AF-720 |
| 2b | FIBER CEMENT PANELS,
COLOR: BENJAMIN MOORE BLACK | 5 | COMPOSITE TRIM,
COLOR: BENJAMIN MOORE CHELSEA GRAY HC-168 |
| | | 6 | COMPOSITE TRIM,
COLOR: BENJAMIN MOORE BLACK |



PROJECT ARCHITECT:
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BOSTON, MA 02127
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UNITS)
126 BROADWAY
ARLINGTON, MA 02474

OWNER:
126 BROADWAY LLC
77 OAK STREET, STE. B3
NEWTON, MA 02464
TEL: 978-815-1486

REVISIONS

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Tim Johnson Architect, LLC



PRELIMINARY DWG SET

DRAWING TITLE

EAST
(BROADWAY)
ELEVATION

DATE: 07/08/25

SC: 1/4" = 1'-0"

A11

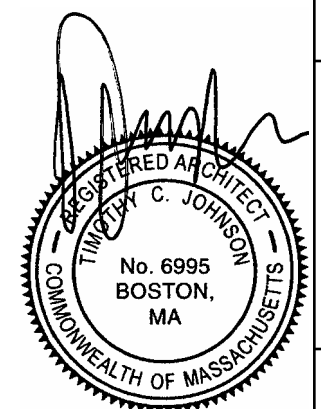


SOUTH (EVERETT ST.) ELEVATION



EXTERIOR FINISH MATERIALS LEGEND

- | | | | |
|---|--|---|---|
|  | BRICK, STACKED BOND,
COLOR: BENJAMIN MOORE DAVENPORT TAN HC-76 |  | VERTICAL SIDING, 8" EXPOSURE,
COLOR: BENJAMIN MOORE REVERE PEWTER HC-172 |
|  | FIBER CEMENT LAP SIDING, 6" EXPOSURE,
COLOR: BENJAMIN MOORE PITTSFIELD BUFF HC-24 |  | FIBER CEMENT PANELS,
COLOR: BENJAMIN MOORE REVERE PEWTER HC-172 |
|  | FIBER CEMENT PANELS,
COLOR: BENJAMIN MOORE PITTSFIELD BUFF HC-24 |  | COMPOSITE TRIM,
COLOR: BENJAMIN MOORE SPARROW AF-720 |
|  | FIBER CEMENT PANELS,
COLOR: BENJAMIN MOORE BLACK |  | COMPOSITE TRIM,
COLOR: BENJAMIN MOORE CHELSEA GRAY HC-168 |
| | |  | COMPOSITE TRIM,
COLOR: BENJAMIN MOORE BLACK |



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ARLINGTON, MA 02474

OWNER:
126 BROADWAY LLC
777 OAK STREET, STE. B3
NEWTON, MA 02464
TEL: 978-815-1486

REVISIONS

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Tim Johnson Architect, LLC



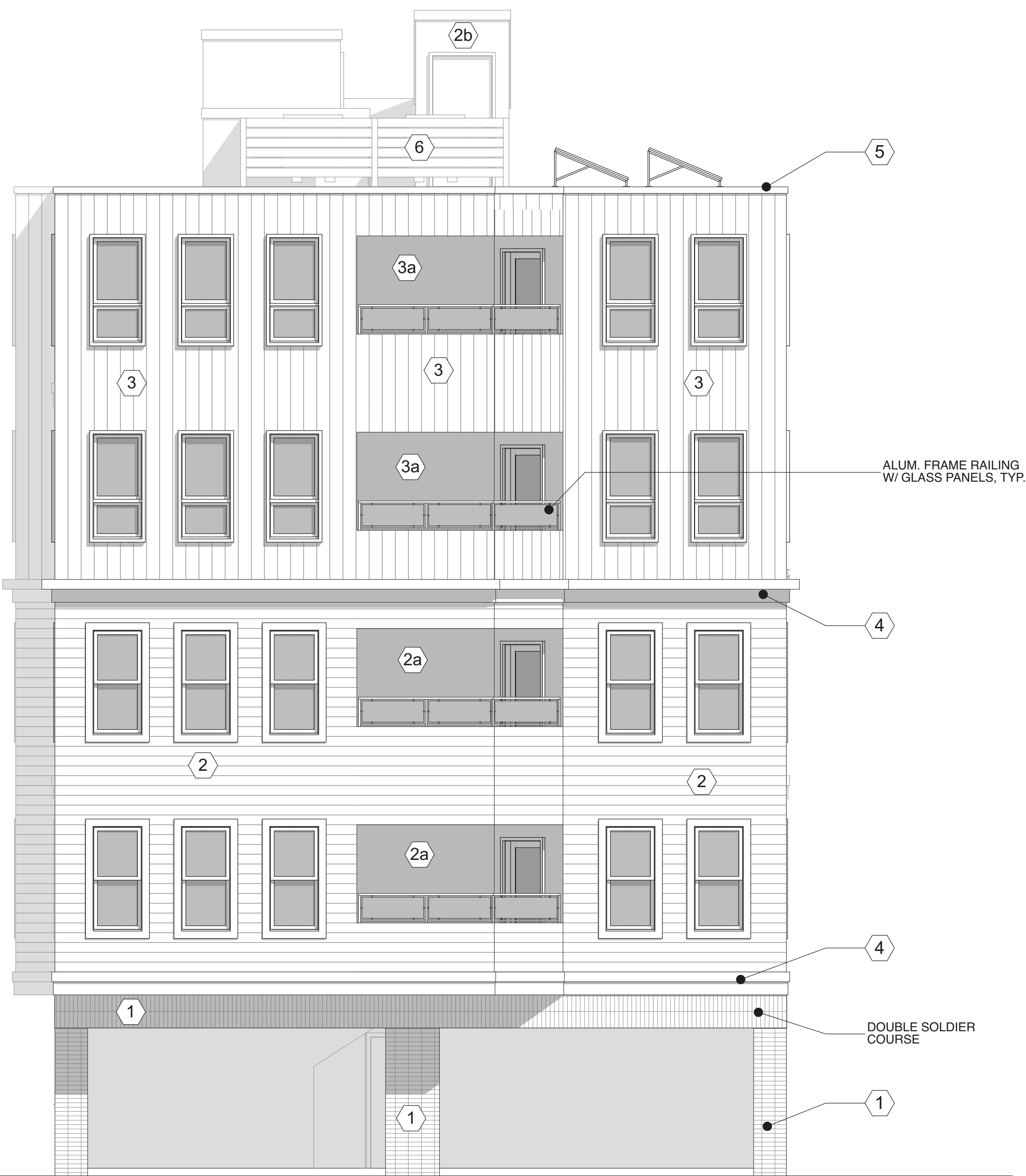
PRELIMINARY DWG SET

DRAWING TITLE

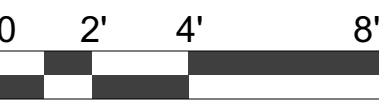
SOUTH (EVERETT
ST) ELEVATION

DATE: 07/08/25	SC: 1/4" = 1'-0"
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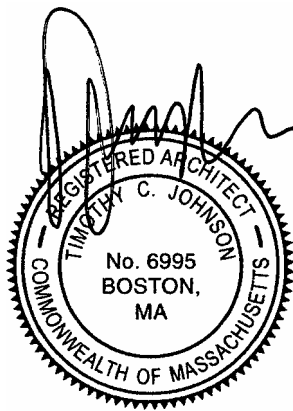
A12



WEST (REAR) ELEVATION



- EXTERIOR FINISH MATERIALS LEGEND**
- | | | | |
|----|--|----|---|
| 1 | BRICK, STACKED BOND,
COLOR: BENJAMIN MOORE DAVENPORT TAN HC-76 | 3 | VERTICAL SIDING, 8" EXPOSURE,
COLOR: BENJAMIN MOORE REVERE PEWTER HC-172 |
| 2 | FIBER CEMENT LAP SIDING, 6" EXPOSURE,
COLOR: BENJAMIN MOORE PITTSFIELD BUFF HC-24 | 3a | FIBER CEMENT PANELS,
COLOR: BENJAMIN MOORE REVERE PEWTER HC-172 |
| 2a | FIBER CEMENT PANELS,
COLOR: BENJAMIN MOORE PITTSFIELD BUFF HC-24 | 4 | COMPOSITE TRIM,
COLOR: BENJAMIN MOORE SPARROW AF-720 |
| 2b | FIBER CEMENT PANELS,
COLOR: BENJAMIN MOORE BLACK | 5 | COMPOSITE TRIM,
COLOR: BENJAMIN MOORE CHELSEA GRAY HC-168 |
| | | 6 | COMPOSITE TRIM,
COLOR: BENJAMIN MOORE BLACK |



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OWNER:
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NEWTON, MA 02464
TEL: 978-815-1486

REVISIONS

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Tim Johnson Architect, LLC



PRELIMINARY DWG SET

DRAWING TITLE

WEST (REAR)
ELEVATION

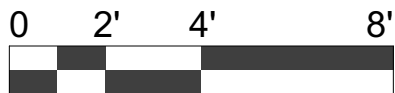
DATE: 07/08/25

SC: 1/4" = 1'-0"

A13

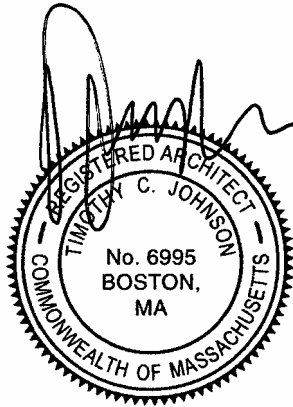


NORTH ELEVATION



- EXTERIOR FINISH MATERIALS LEGEND**
- 1 BRICK, STACKED BOND, COLOR: BENJAMIN MOORE DAVENPORT TAN HC-76
 - 2 FIBER CEMENT LAP SIDING, 6" EXPOSURE, COLOR: BENJAMIN MOORE PITTSFIELD BUFF HC-24
 - 2a FIBER CEMENT PANELS, COLOR: BENJAMIN MOORE PITTSFIELD BUFF HC-24
 - 2b FIBER CEMENT PANELS, COLOR: BENJAMIN MOORE BLACK

- 3 VERTICAL SIDING, 8" EXPOSURE, COLOR: BENJAMIN MOORE REVERE PEWTER HC-172
- 3a FIBER CEMENT PANELS, COLOR: BENJAMIN MOORE REVERE PEWTER HC-172
- 4 COMPOSITE TRIM, COLOR: BENJAMIN MOORE SPARROW AF-720
- 5 COMPOSITE TRIM, COLOR: BENJAMIN MOORE CHELSEA GRAY HC-168
- 6 COMPOSITE TRIM, COLOR: BENJAMIN MOORE BLACK



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ARLINGTON, MA 02474

OWNER:
126 BROADWAY LLC
77 OAK STREET, STE. B3
NEWTON, MA 02464
TEL: 978-815-1486

REVISIONS

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△	△
△	△
△	△

Tim Johnson Architect, LLC



PRELIMINARY DWG SET

DRAWING TITLE

NORTH
ELEVATION

DATE: 07/08/25

SC: 1/4" = 1'-0"

A14