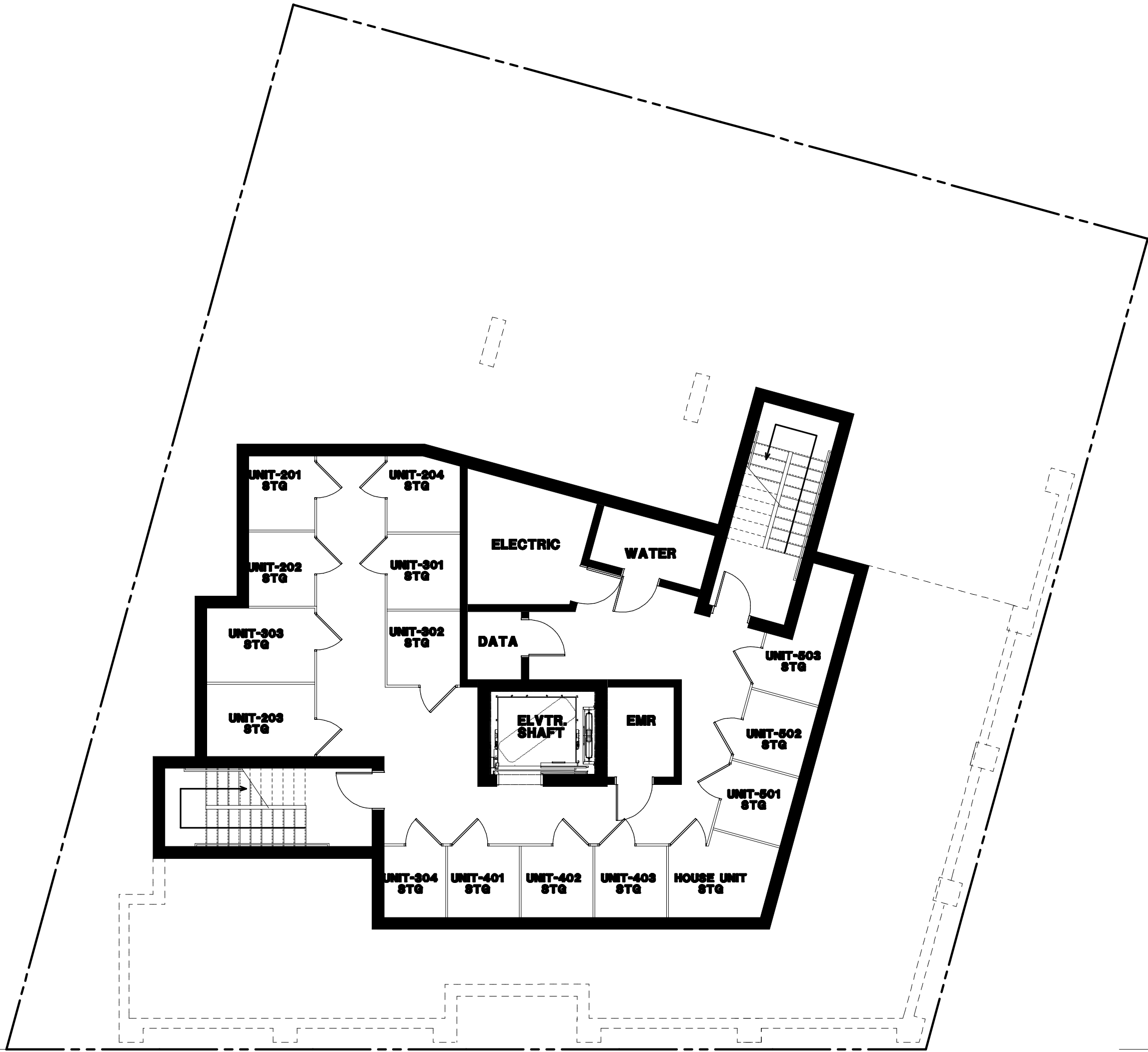
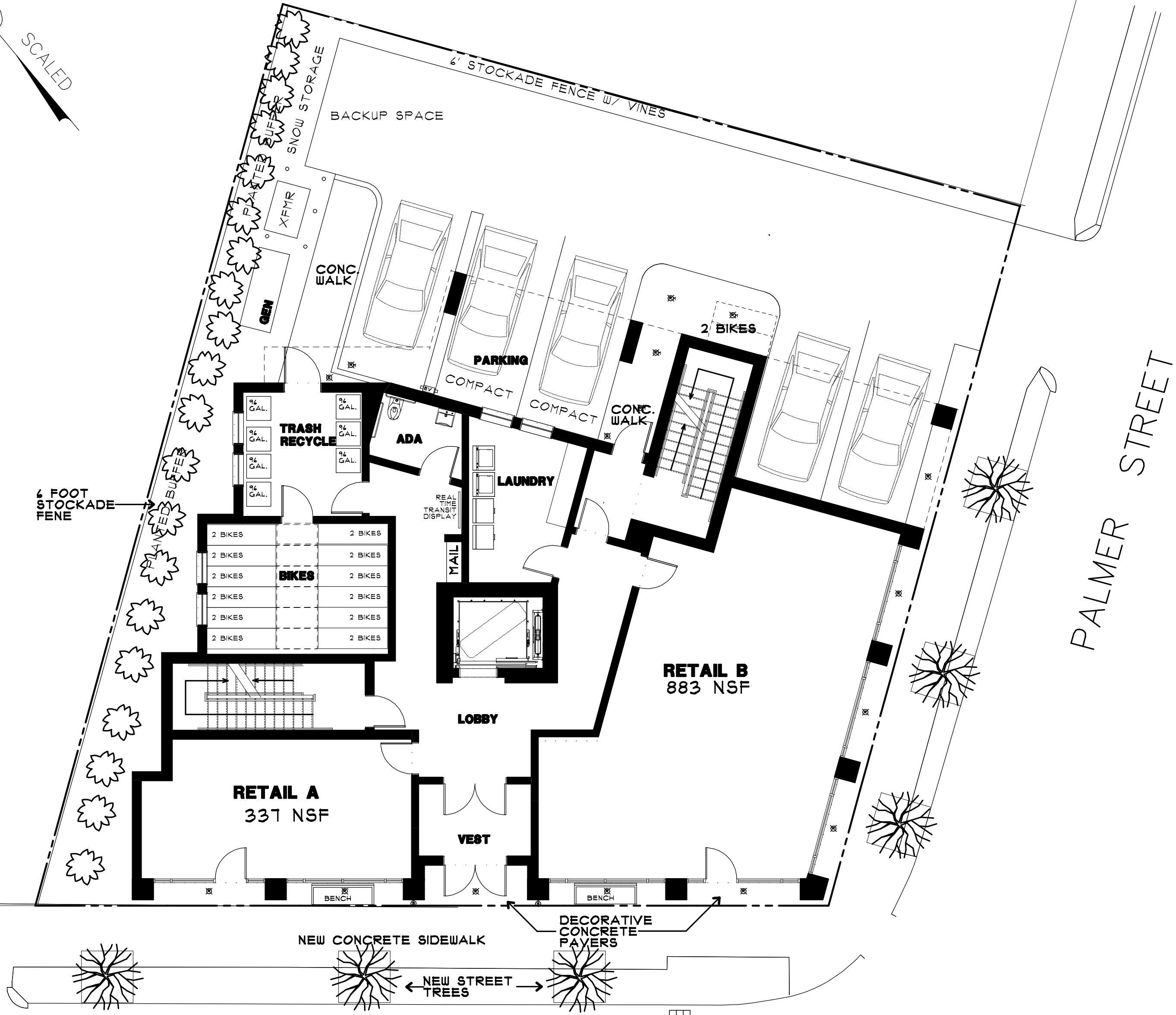


259 Broadway, Arlington, MA 02474						
Zoning Summary						
Lot size	Reference Section	R-2 Zone	Existing	MBMF	Bonus	Proposed
Lot Frontage	Section 5.9.4 D(8)	6000	5914	None	None	5914
Yards	Section 5.9.4 D(8)	60	146.66	None	None	146.66
	Front	15	11.4	15	0	0
	Side	10	7.5	5	5	5
	Rear	20	15.1	20	20	20
		N/A		None	None	
FAR			1			14
Dwelling Units						Units
Open Space Percent	Section 5.9.4 D(8)	30%		None	None	
Green Space Useable	Section 5.9.4 D(8)	10%		None	None	
Lot Coverage	Section 5.9.4 D(8)	35%		None	None	
Maximum Height (Stories)	Section 5.9.4 e(1)	2.50	2.50	4.00	5.00	5.00
Maximum Height (Feet)	Section 5.9.4 e(1)	35.00	37.00	52.00	65.00	61.17
Parking		1/du	3	14	25% w/ TDM	5
Bicycle Parking	Section 6.1.12	1.5/du		21		24
Bicycle Parking	Section 6.1.12	.10/du		1.4		2
Ground Floor Use for Bonus	Section 5.9.4 e(1)			N/A	60%	67.44%
Non-res frontage for bonus	Section 5.9.4 e(1)			N/A	80%	92%
Affordable Housing	Section 5.9.4 G		0		10%	2
						Units
Solar Area	Section 6.4		0	50 % roof	50 % roof	53.07%
Shade Trees	Section 6.3		0	1/25 ft	1/25 ft	6
						Trees



BASEMENT LEVEL



BROADWAY
GROUND FLOOR PLAN

TOTAL AREA = 2,932 S.F.
(PUBLIC - 64' WIDE)

- LIGHTING KEY
- RECESSED DOWNLIGHT
 - BALL MOUNTED SHOT LIGHT
 - DECOACTIVE BALL SOURCE
 - NOTCH ACTIVATED RECESSED DOWNLIGHT

0 5 10 20
SCALE: 1/8" = 1'-0"

HARRISON MULHERN ARCHITECTS

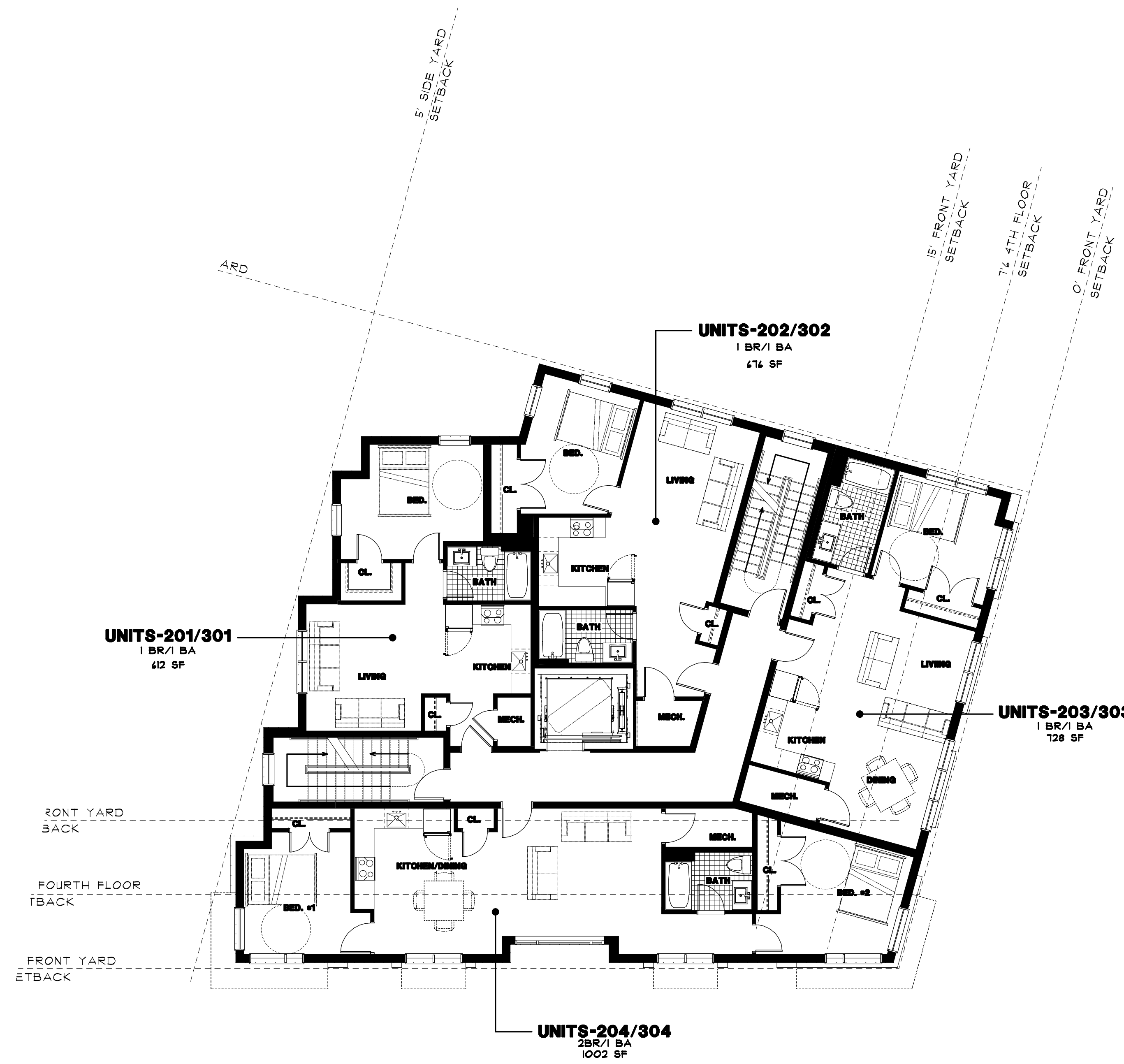
611 Main Street, Suite 200
Winchester, MA 01890
v. 781-729-3700 f. 781-729-3672
email: cmulhern@hmarcitects.com

259 BROADWAY
RESIDENTIAL DEVELOPMENT
Arlington, MA 02474
Homer Contracting, Arlington, MA

BASEMENT
&
GROUND FLOOR
PLANS

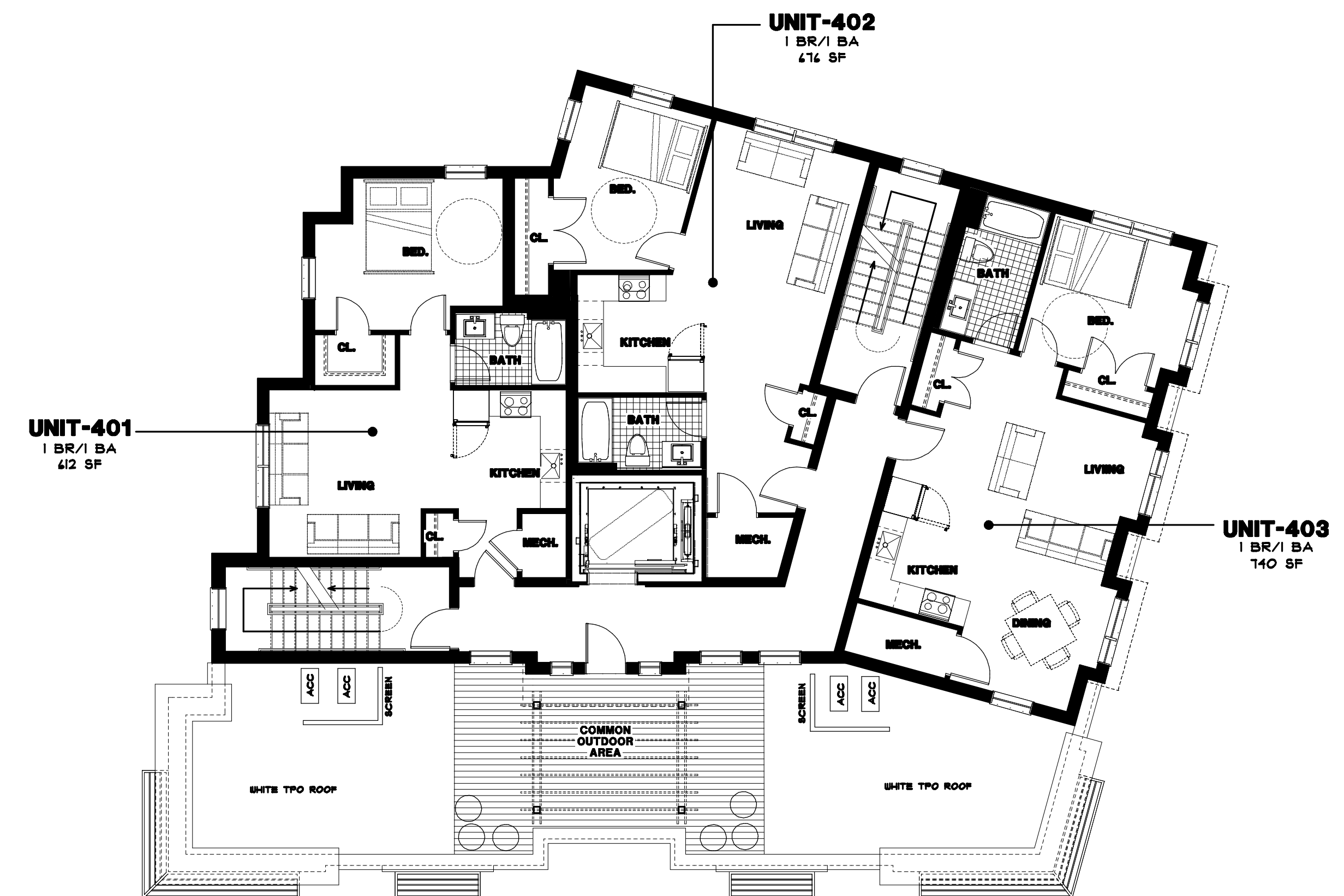
LIC. NO. 8710

A1.0
12.05.2025



SECOND / THIRD FLOOR PLAN

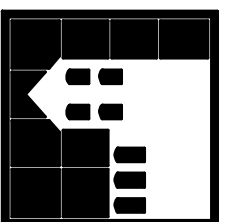
TOTAL AREA = 3,678 S.F.



FOURTH FLOOR PLAN

TOTAL AREA = 2,691 S.F.

HARRISON MULHERN ARCHITECTS
611 Main Street, Suite 200



**611 Main Street, Suite 200
Winchester, MA 01890
v. 781-729-3700 f. 781-729-
email: cmullhern@hmarchit**

259 BROADWAY
RESIDENTIAL DEVELOPMENT

**259 Broadway
Arlington, MA 02474
Homer Contracting, Arlington, MA**

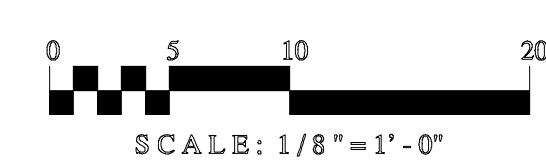
P.RESHNER CONSTR-354 BROADWAYBCHOR-354 BROADWAY SHEET ALL 35023.AEC

SECOND/THIRD & FOURTH FLOOR PLANS

C. NO. 6710

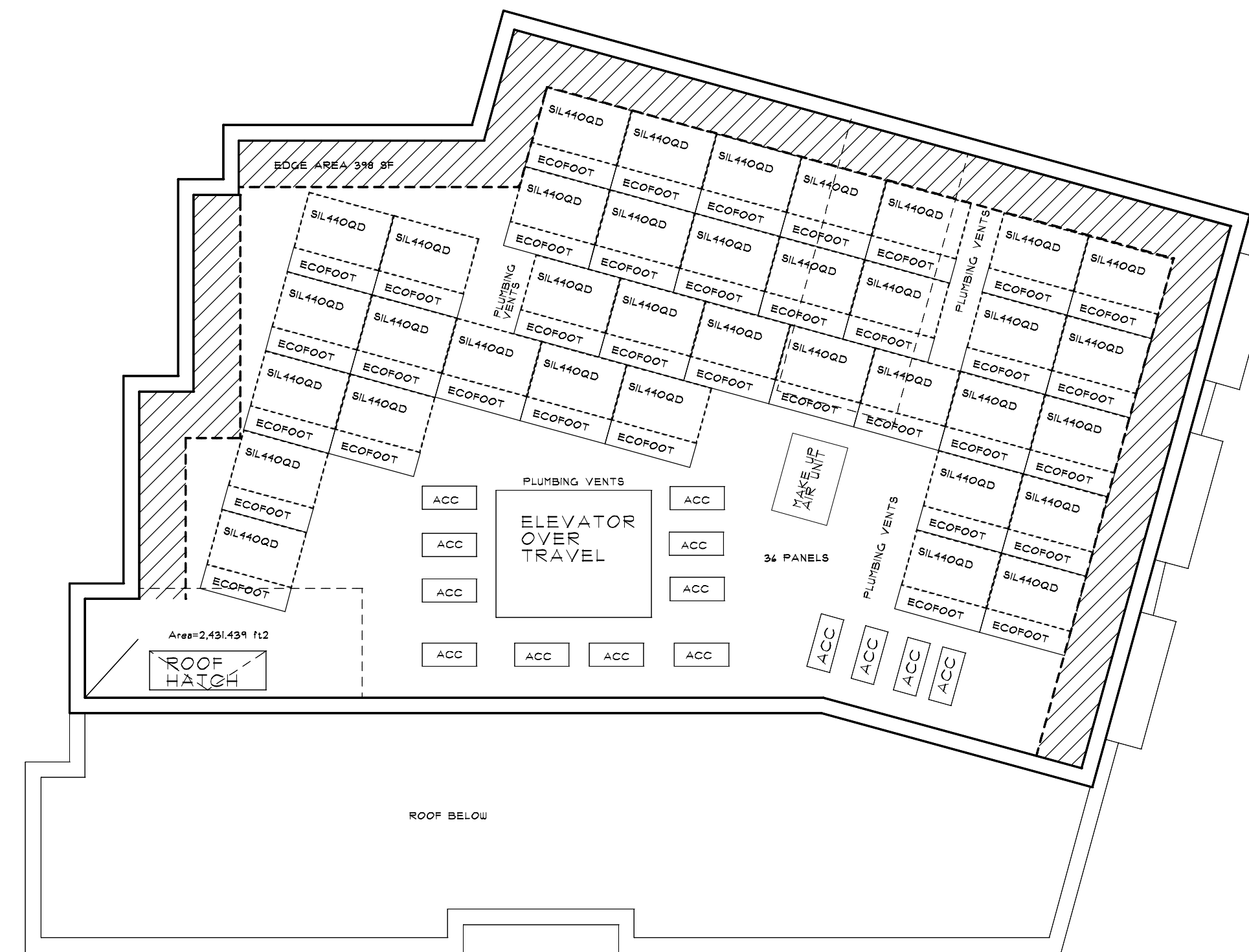
A1.1

2.05.2025

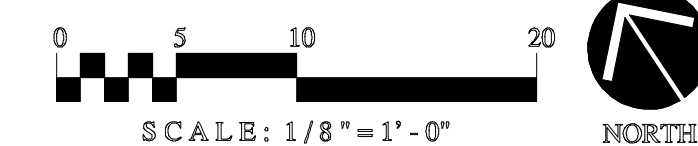




FIFTH LEVEL

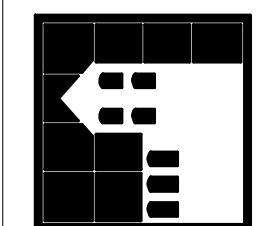


ROOF LEVEL



REVISIONS:
ARLINGTON
REDEVELOPMENT
AUTHORITY
FILING 12.05.2025

HARRISON MULHERN ARCHITECTS
611 Main Street, Suite 200
Winchester, MA 01890
v. 781-729-3700 f. 781-729-3672
email: cmulhern@hmarcitects.com



259 BROADWAY
RESIDENTIAL DEVELOPMENT
Arlington, MA 02474
Homer Contracting, Arlington, MA

FIFTH FLOOR
&
ROOF PLANS

LIC. NO. 6710

A1.2
12.05.2025



FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



REVISIONS:
ARLINGTON
REDEVELOPMENT
AUTHORITY
FILING 12.05.2025

HARRISON MULHERN ARCHITECTS

611 Main Street, Suite 200
Winchester, MA 01890
v. 781-729-3700 f. 781-729-3672
email: cmulhern@hmarcitects.com

259 BROADWAY

RESIDENTIAL DEVELOPMENT
259 Broadway
Arlington, MA 02474
Homer Contracting, Arlington, MA

EXTERIOR
ELEVATIONS

LIC. NO. 8710

A2.1

12.05.2025

COPYRIGHT 2025 HARRISON MULHERN ARCHITECTS

REVISIONS:
ARLINGTON
REDEVELOPMENT
AUTHORITY
FILING 12.05.2025

HARRISON MULHERN ARCHITECTS

611 Main Street, Suite 200
Winchester, MA 01890
v. 781-729-3700 f. 781-729-3672
email: cmulhern@hmarchitects.com

259 BROADWAY
RESIDENTIAL DEVELOPMENT
Arlington, MA 02474
Homer Contracting, Arlington, MA

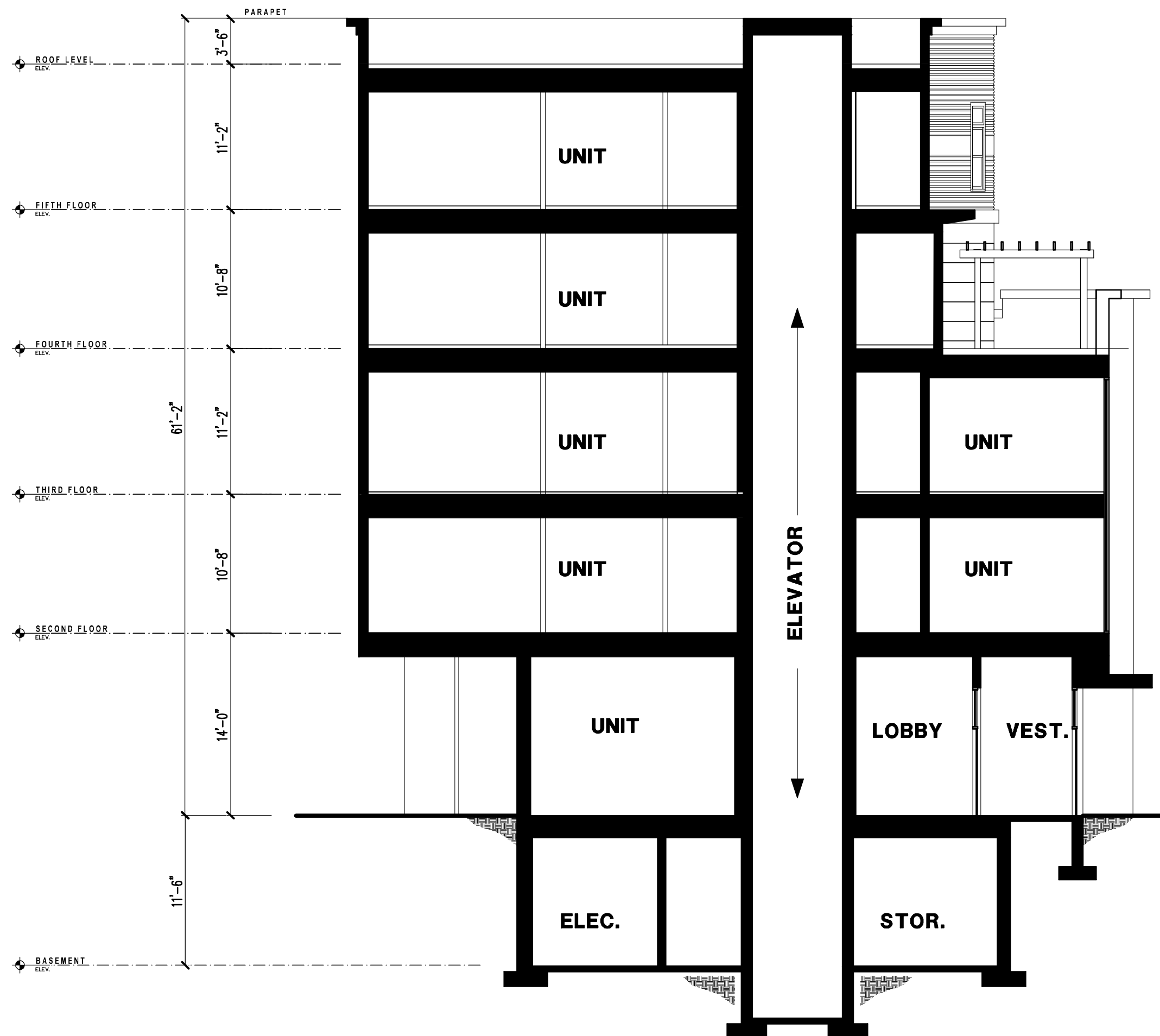
SECTIONS

LIC. NO. 8710

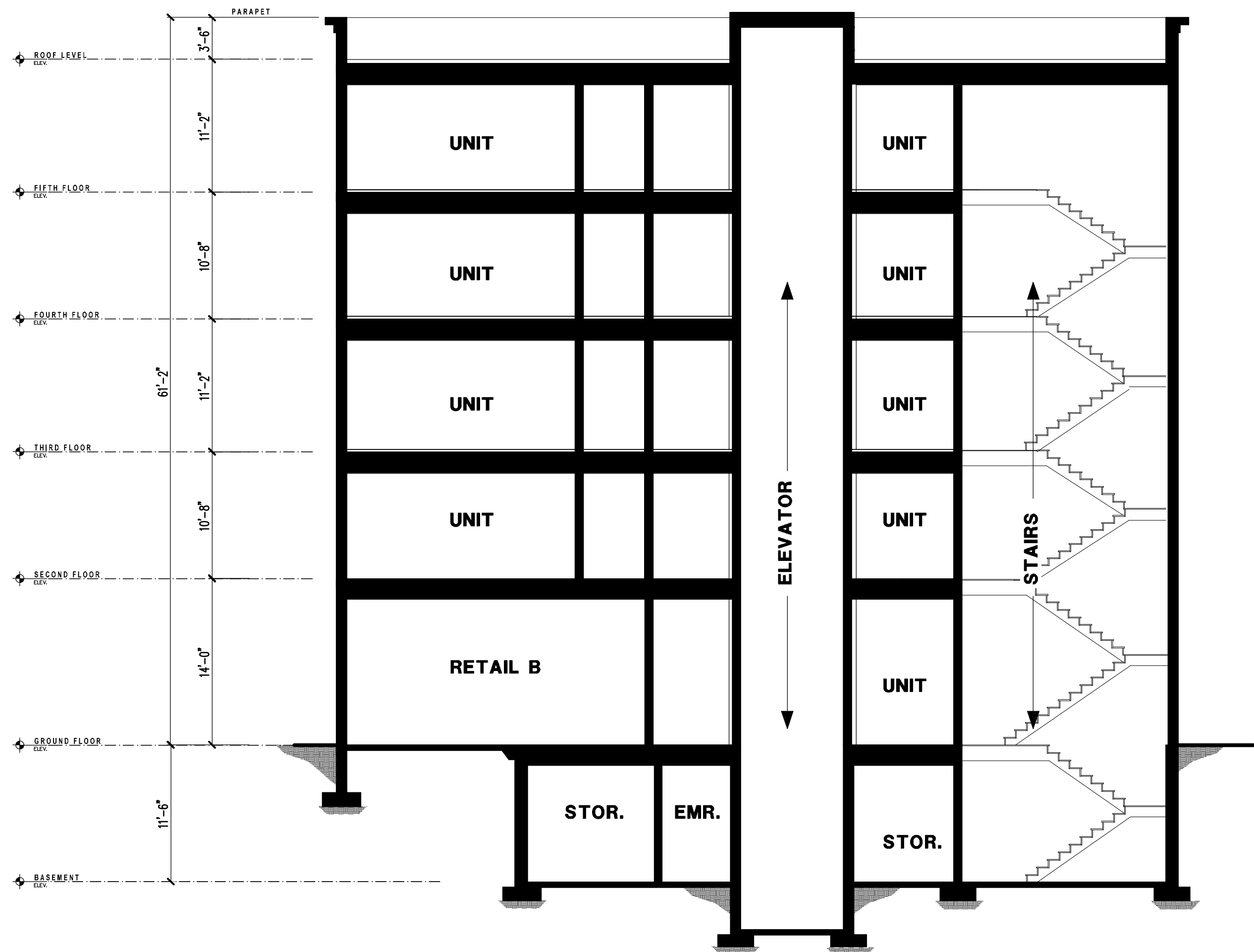
A3.1

12.05.2025

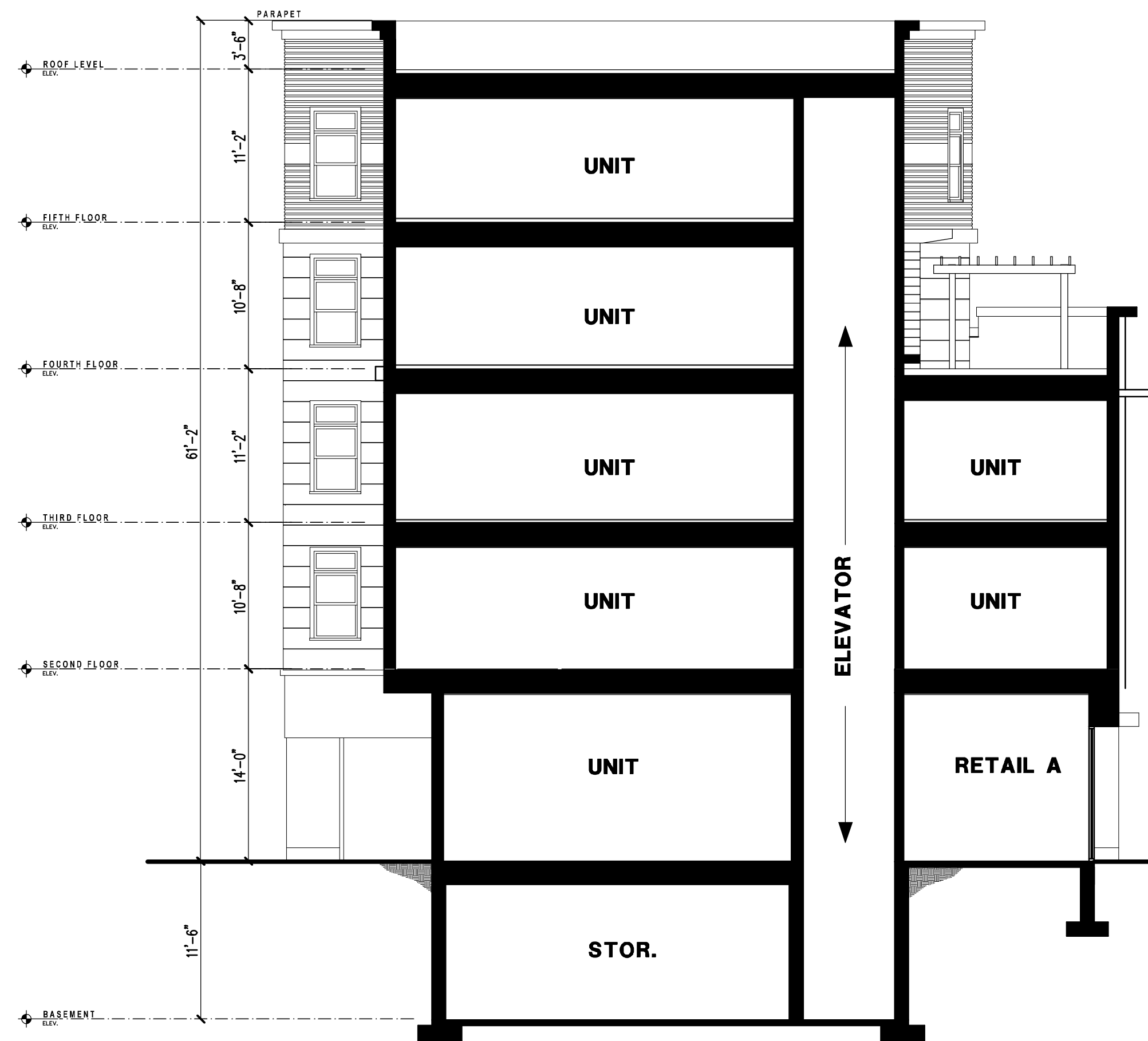
COPYRIGHT 2025 HARRISON MULHERN ARCHITECTS



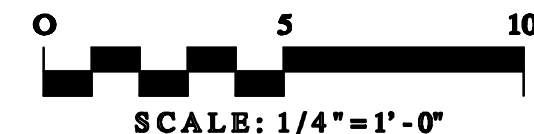
SECTION - AA

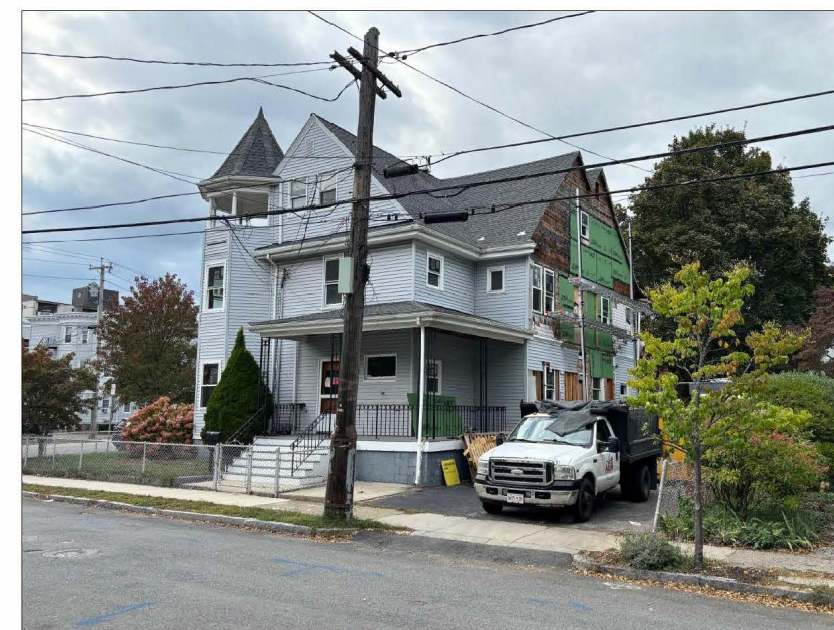
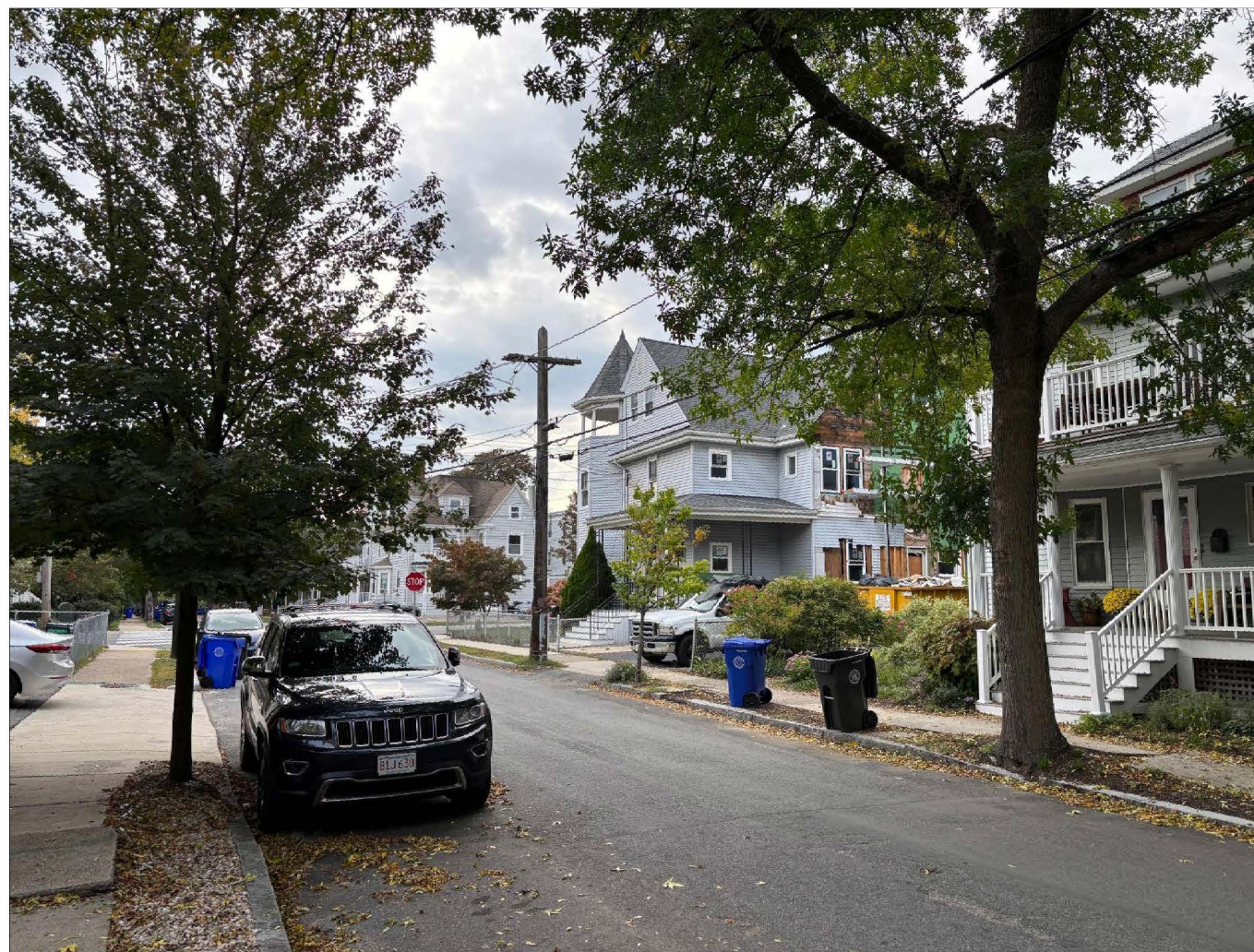


SECTION - CC



SECTION - BB





REVISIONS.
ARLINGTON
REDEVELOPMENT
AUTHORITY
FILED 12.06.2025

HARRISON MULHERN ARCHITECTS
212 3rd St. New York, N.Y. 10003

259 BROADWAY
RESIDENTIAL DEVELOPMENT
259 Broadway
Arlington, MA 02474
Homer Contracting, Arlington, MA

EXISTING SITE PHOTOS

LIC. NO. 6710

A5.1
12.05.2025

[illegible]



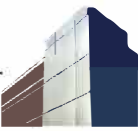
VIEW 1 - BROADWAY (LOOKING EAST)

- 

**NICHIHA
SMOOTH PANELS
WHITE - 1'-6" X 6'-0" PANELS**

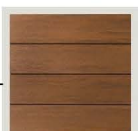
WARM WHITE
- 

**NICHIHA
RIBBED PANELS
IVORY - 1'-6" X 10'-0" PANELS**

RIBBED
Ivory
- 

**ALUMINUM CLAD PANEL (ACM)
GRAY**
- 

**NICHIHA
LATURA V-GROOVE PANELS
GRAY - 1'-6" X 10'-0" PANELS**

LATURA V-GROOVE
Gray
- 

**AZEK
TIMBERTECK
CYPRUS**

Cypress
- 

**NICHIHA
SMOOTH PANELS
YELLOW - 1'-6" X 6'-0" PANELS**

WARM WHITE
- 

**MORIN BRICK
ACADEMY SMOOTH NARROW FLASHED RANGE**
- 

**CAST STONE
LIGHT GRAY**
- 

**GLAZING (STOREFRONT & UNIT)
SOLARBAN 60
CLEAR**
- 

**KAWNEER STOREFRONT FRAMING
BLACK ANODIZED ALUMINUM
UNIT WINDOW FRAMES SIMILAR**

REVISIONS:
ARLINGTON
REDEVELOPMENT
AUTHORITY
PLING 12.06.2025

HARRISON MULHERN ARCHITECTS

611 Main Street, Suite 200
Winchester, MA 01890
P: 781-729-3700 F: 781-729-3672
email: cmulhern@hmarchitects.com



259 BROADWAY
RESIDENTIAL DEVELOPMENT
Arlington, MA 02474
Homer Contracting, Arlington, MA

**MATERIALS &
BROADWAY VIEW**

LIC. NO. 6730

A5.2

12.05.2025

PLANT SCALE: 1/8" = 1'-0" INCHES: 3/4" = 1'-0"

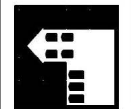
PROJECT: 259 BROADWAY, ARLINGTON, MA 02474



VIEW 2 - PALMER STREET (LOOKING NORTH)

REVISIONS:
ARLINGTON
REDEVELOPMENT
AUTHORITY
FILING 12.06.2025

HARRISON MULHERN ARCHITECTS
611 Main Street, Suite 200
Winchester, MA 01890
T: 781-729-3700 F: 781-729-3672
email: cmulhern@hmarchitects.com



259 BROADWAY
RESIDENTIAL DEVELOPMENT
259 Broadway
Arlington, MA 02474
Homer Contracting, Arlington, MA

VIEW
FROM CROSSWALK

LEG. NO. 6793

A5.3

12.06.2025

COPYRIGHT 2025 HARRISON MULHERN ARCHITECTS

PROJECT: 259 BROADWAY, ARLINGTON, MASSACHUSETTS

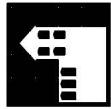
PLAT SCALE 1/8" = 1'-0" 12.06.2025



VIEW 3 - PALMER STREET (LOOKING SOUTH)

REVISIONS:
ARLINGTON
REDEVELOPMENT
AUTHORITY
FILING 12.05.2025

HARRISON MULHERN ARCHITECTS



611 Main Street, Suite 200
Winchester, MA 01890
v. 781-729-3700 f. 781-729-3672
email: emulhern@hmarcitects.com

259 BROADWAY

RESIDENTIAL DEVELOPMENT

259 Broadway
Arlington, MA 02474
Jomer Contracting, Arlington, MA

VIEW FROM
PALMER STREET

LIC. NO. 6730

A5.4

12.05.2025

COPYRIGHT 2025 HARRISON MULHERN ARCHITECTS

FILENAME: C:\PROJECTS\259 BROADWAY\259 BROADWAY_A5.4_2025.DWG

PLOT SCALE: 1/8" = 1'-0" 1/8/2025 3:43 PM