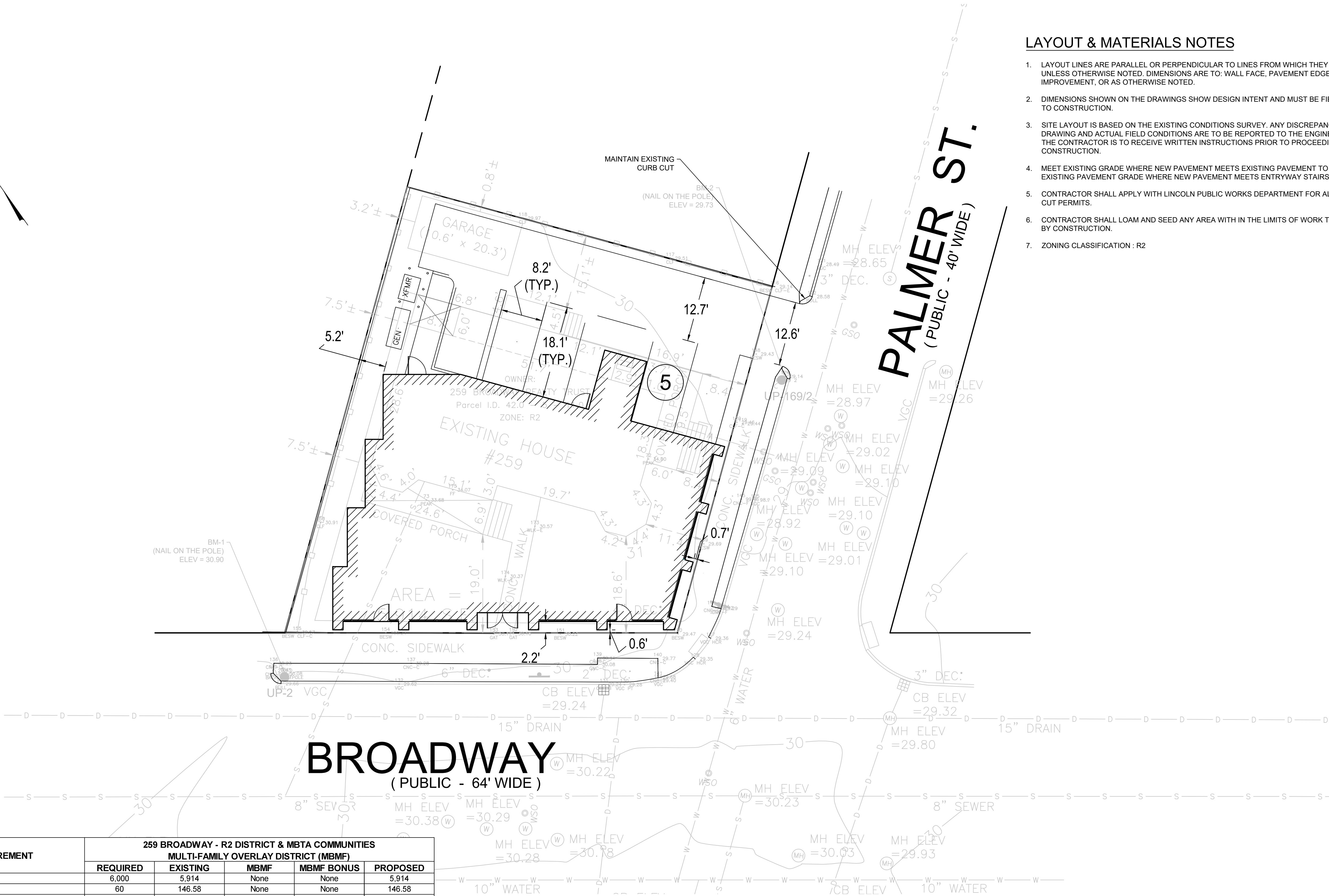


DIMENSIONAL REQUIREMENT	259 BROADWAY - R2 DISTRICT & MBTA COMMUNITIES MULTI-FAMILY OVERLAY DISTRICT (MBMF)				
	REQUIRED	EXISTING	MBMF	MBMF BONUS	PROPOSED
MIN. LOT AREA (SF)	6,000	5,914	None	None	5,914
MIN. LOT FRONTAGE (FT)	60	146.58	None	None	146.58
MIN. LOT DEPTH (FT)	90	90	-	-	90
MIN. FRONT YARD (FT)	0	8.4	15	0	0.6
MIN. SIDE YARD (FT)	0	7.5	5	-	5.2
MIN. REAR YARD (FT)	18.1	7.5	20	-	5.2
MIN. FRONT YARD (FT) - ACCESSORY	20	50.2	-	-	-
MIN. SIDE YARD (FT) - ACCESSORY	6	0.8	-	-	-
MIN. REAR YARD (FT) - ACCESSORY	6.0	0.8	-	-	-
MIN. % LANDSCAPED OPEN SPACE	10	38.4	None	None	11.6
MIN. % USABLE OPEN SPACE	30	38.4	None	None	11.6
MAX. % LOT COVERAGE	35	32.6	None	None	49.6
MAX. BUILDING HEIGHT (STORIES)	2.5	2.5	4.0	5.0	5.0
MAX. BUILDING HEIGHT (FT)	35	40	52.0	65.0	61.7
FLOOR AREA RATIO (FAR)	-	18.0	-	-	-
PARKING (SPACES)	1/DU	3	14	25% W/TDM	5
BICYCLE PARKING (SPACES)	1.5/DU	-	21	-	24
BICYCLE PARKING (SPACES)	0.10/DU	-	1.4	-	2
GROUND FLOOR USE FOR BONUS (%)	-	-	-	60%	67.44%
NON-RESL FRONTAGE FOR BONUS (%)	-	-	-	80%	92%
AFFORDABLE HOUSING (UNITS)	-	0	-	-	2
SOLAR AREA (S)	-	0	50% ROOF	50% ROOF	35.89% 53.07%
SHADE TREES (TREES)	-	0	1/25 FT	1/25 FT	6



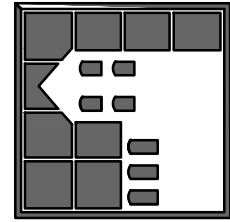
LAYOUT & MATERIALS NOTES

- LAYOUT LINES ARE PARALLEL OR PERPENDICULAR TO LINES FROM WHICH THEY ARE MEASURED, UNLESS OTHERWISE NOTED. DIMENSIONS ARE TO: WALL FACE, PAVEMENT EDGE, EDGE OF IMPROVEMENT, OR AS OTHERWISE NOTED.
- DIMENSIONS SHOWN ON THE DRAWINGS SHOW DESIGN INTENT AND MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
- SITE LAYOUT IS BASED ON THE EXISTING CONDITIONS SURVEY. ANY DISCREPANCY BETWEEN THIS DRAWING AND ACTUAL FIELD CONDITIONS ARE TO BE REPORTED TO THE ENGINEER IMMEDIATELY. THE CONTRACTOR IS TO RECEIVE WRITTEN INSTRUCTIONS PRIOR TO PROCEEDING WITH CONSTRUCTION.
- MEET EXISTING GRADE WHERE NEW PAVEMENT MEETS EXISTING PAVEMENT TO REMAIN. MATCH EXISTING PAVEMENT GRADE WHERE NEW PAVEMENT MEETS ENTRYWAY STAIRS OR STOOP.
- CONTRACTOR SHALL APPLY WITH LINCOLN PUBLIC WORKS DEPARTMENT FOR ALL NECESSARY CURB CUT PERMITS.
- CONTRACTOR SHALL LOAM AND SEED ANY AREA WITH IN THE LIMITS OF WORK THAT IS DISTURBED BY CONSTRUCTION.
- ZONING CLASSIFICATION : R2

REVISIONS.

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259 BROADWAY

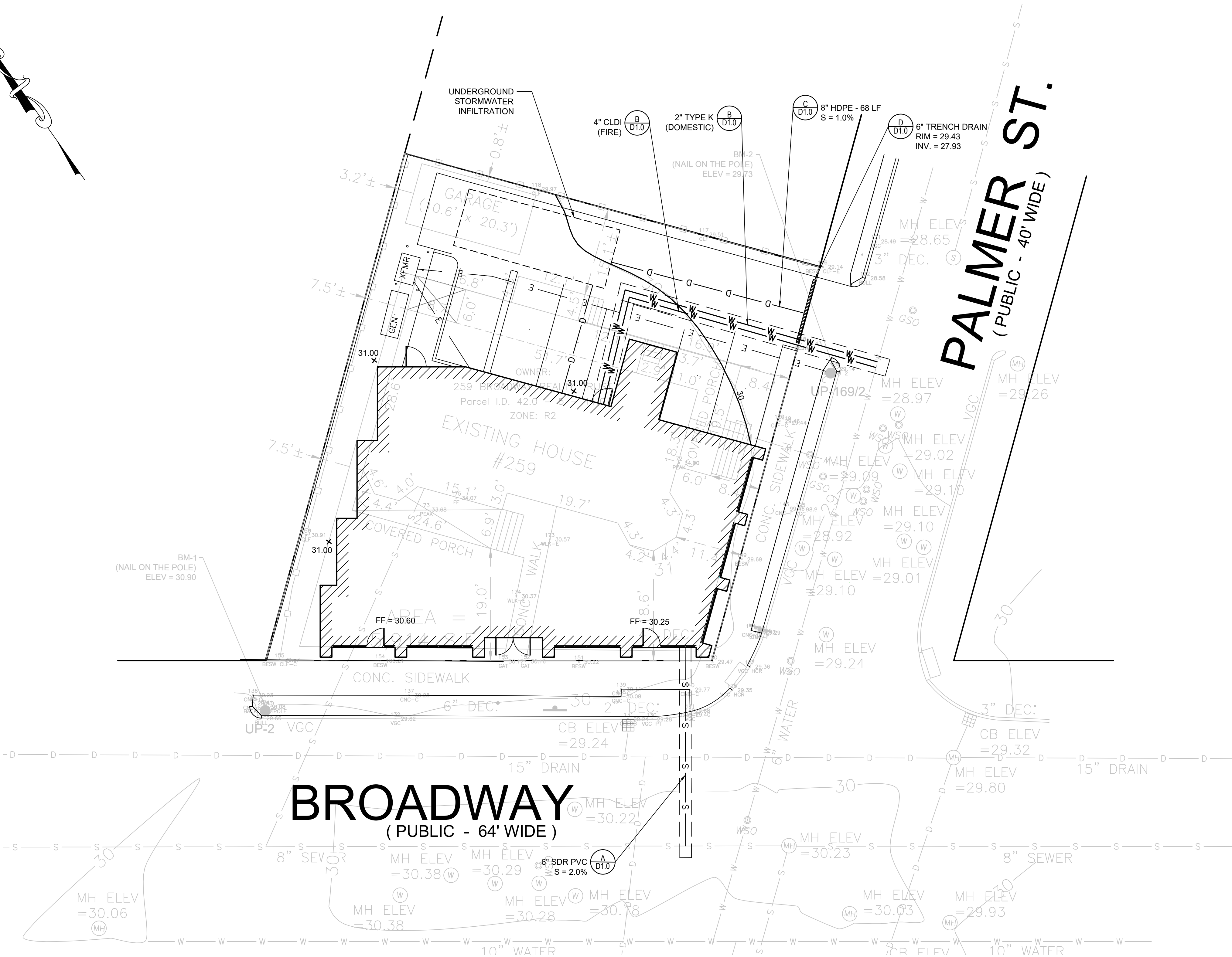
RESIDENTIAL DEVELOPMENT
259 Broadway
Arlington, MA 02474
Home Contracting, Arlington, MA

LAYOUT MATERIALS

LIC. NO. 8710

C1.0

11.7.25



DRAINAGE & UTILITY NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRS TO ANY DISRUPTION OF EXISTING INDIVIDUAL UTILITY SERVICE CONNECTIONS, INCLUDING WATER, ELECTRICITY, TELEPHONE, GAS AND CABLE TELEVISION, RESULTING FROM THE CONTRACTOR'S WORK.
2. EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE VERIFIED BY THE CONTRACTOR IN THE FIELD. THE CONTRACTOR SHALL COORDINATE HIS CONSTRUCTION ACTIVITIES NEAR UTILITY LOCATIONS WITH THE RESPECTIVE UTILITY REPRESENTATIVE. THE CONTRACTOR MUST CALL "DIG-SAFE 888-344-7233" PRIOR TO ANY UNDERGROUND WORK.
3. ALL PROPOSED CATCH BASINS SHALL HAVE 4' DEEP SUMPS AND SHALL BE FITTED WITH CAST IRON HOODS.
4. CONTRACTOR TO CONFIRM THAT EXISTING ABANDONED UNDERGROUND UTILITIES ENCOUNTERED DURING CONSTRUCTION ARE SHUT OFF AT THE PUBLIC RIGHT-OF-WAY.
5. IN THE EVENT THAT CATCH BASIN INVERTS ARE LESS THAN 4'-0" BELOW PROPOSED RIM ELEVATION THE CONTRACTOR SHALL USE A FLAT TOP SLAB AS OPPOSED TO A CONE RISER.
6. WHEN TAPPING EXISTING PRECAST MANHOLES DRILL HOLES AT 4 INCHES CENTER TO CENTER AROUND THE PERIPHERY OF THE OPENING TO CREATE A PLANE OF WEAKNESS PRIOR TO BREAKING THE SECTION OUT.
7. ALL NEW DRAINAGE PIPES SHALL BE CAPPED UNTIL ALL DRAINAGE ITEMS ASSOCIATED WITH THE NEW UNDERGROUND STORM WATER STORAGE UNITS ARE INSTALLED AND CONSTRUCTION IS COMPLETE WITH SITE BEING STABILIZED WITH A HEALTHY STAND OF GRASS. CONTRACTOR SHALL COORDINATE WITH ENGINEER REGARDING THE REMOVAL OF CAPS UPON COMPLETION OF CONSTRUCTION
8. UPON COMPLETION OF CONSTRUCTION CONTRACTOR SHALL PROVIDE VISUAL INSPECTION OF ALL DRAIN LINES WITHIN ON THE SITE PROPERTY. ENGINEER SHALL REVIEW AND APPROVE OF DRAIN LINE INSPECTIONS INCLUDING ANY VIDEO INSPECTIONS BEFORE FINAL PAYMENT IS APPROVED.
9. THE CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY PROTECTION OR DISMANTLING AND REPAIR REQUIRED TO MAINTAIN SITE FEATURES AND TO COMPLETE THE WORK DESCRIBE.
10. CONTRACTOR SHALL SAWCUT THE EDGES OF ALL PAVEMENT SURFACES AND REPLACE WITH MATCHING, IN-KIND MATERIALS WHEN COMPLETED. WHERE CONCRETE, A THERMAL EXPANSION JOINT SHALL BE INSTALLED ON ONE JOINT AND A COLD JOINT IS ALLOWED ON THE OTHER. WHERE BITUMINOUS CONCRETE, NEW JOINTS SHALL BE INFRARED HEAT TREATED AND SEALED BY A TACK COAT TO PROTECT AND CONCEAL THE JOINT BELOW. COLD PATCH BITUMINOUS CONCRETE IS NOT ALLOWED.
11. ALL BRICK, CONCRETE, BITUMINOUS CONCRETE, AND ANY OTHER SURFACE MATERIAL AND ASSOCIATED SUBBASE MATERIALS DISTURBED FOR PIPE TRENCHING SHALL BE REESTABLISHED AND RESURFACED TO MATCH EXISTING SURFACE AND SUBBASE.
12. ALL ITEMS TO BE REMOVED THAT ARE NOT STOCKPILED FOR LATER REUSE ON THE PROJECT OR DELIVERED TO THE TOWN SHALL BE LEGALLY DISPOSED OF OFFSITE BY THE CONTRACTOR.
13. UPON COMPLETION OF CONSTRUCTION ENTIRE SITE SHALL BE CLEANED OF ALL DUST AND DEBRIS.
14. THE LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE BASED ON RECORD INFORMATION. PROVIDED BY OTHERS. THEY ARE NOT WARRANTED TO BE EXACTLY LOCATED. NOR IT IS WARRANTED THAT ALL EXISTING UTILITIES OR OTHER STRUCTURES ARE SHOWN ON THIS PLAN.
15. CONTRACTOR SHALL SUBMIT RED LINE DRAWINGS AND AN AS-BUILT PLAN IN CAD FORMAT UPON SUBSTANTIAL COMPLETION OF WORK.
16. WHERE CONNECTIONS TO EXISTING SYSTEMS ARE PROPOSED, LOCATIONS, SIZES, AND MATERIALS OF EXISTING SERVICES SHALL BE CONFIRMED WITH THE OWNER AN APPROPRIATE UTILITY PROVIDERS PRIOR TO ORDERING MATERIALS.
17. LIMITS OF CONSTRUCTION AND SITE DISTURBANCE SHALL BE REVIEWED BY THE OWNER PRIOR TO PERFORMING THE WORK.
18. WHERE EXISTING MANHOLES, CATCH BASINS, OR HANDHOLES ARE LOCATED NEAR PROPOSED WATER PIPES, THE WATER PIPES SHALL BE INSULATED IN ACCORDANCE WITH TOWN OF ARLINGTON REQUIREMENTS.
19. EXISTING UTILITIES SHALL BE MAINTAINED UNLESS SPECIFICALLY NOTED OTHERWISE ON PLAN.
20. CONTRACTOR SHALL REESTABLISH EXISTING STRUCTURES TO THE SAME OR BETTER STRUCTURAL CAPABILITIES UPON COMPLETION OF CAPPING AND CONNECTING PROPOSED PIPES.

LEGEND

- D — D — DRAIN LINE
- W — W — WATER LINE
- S — S — SEWER LINE
- E — ELECTRICAL LINE
- [Dashed Box] UNDERGROUND STORMWATER STORAGE
- [Hatched Box] TRENCH DRAIN

REVISIONS:

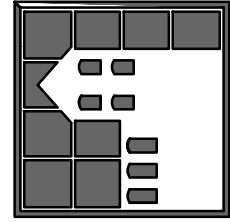
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259 BROADWAY

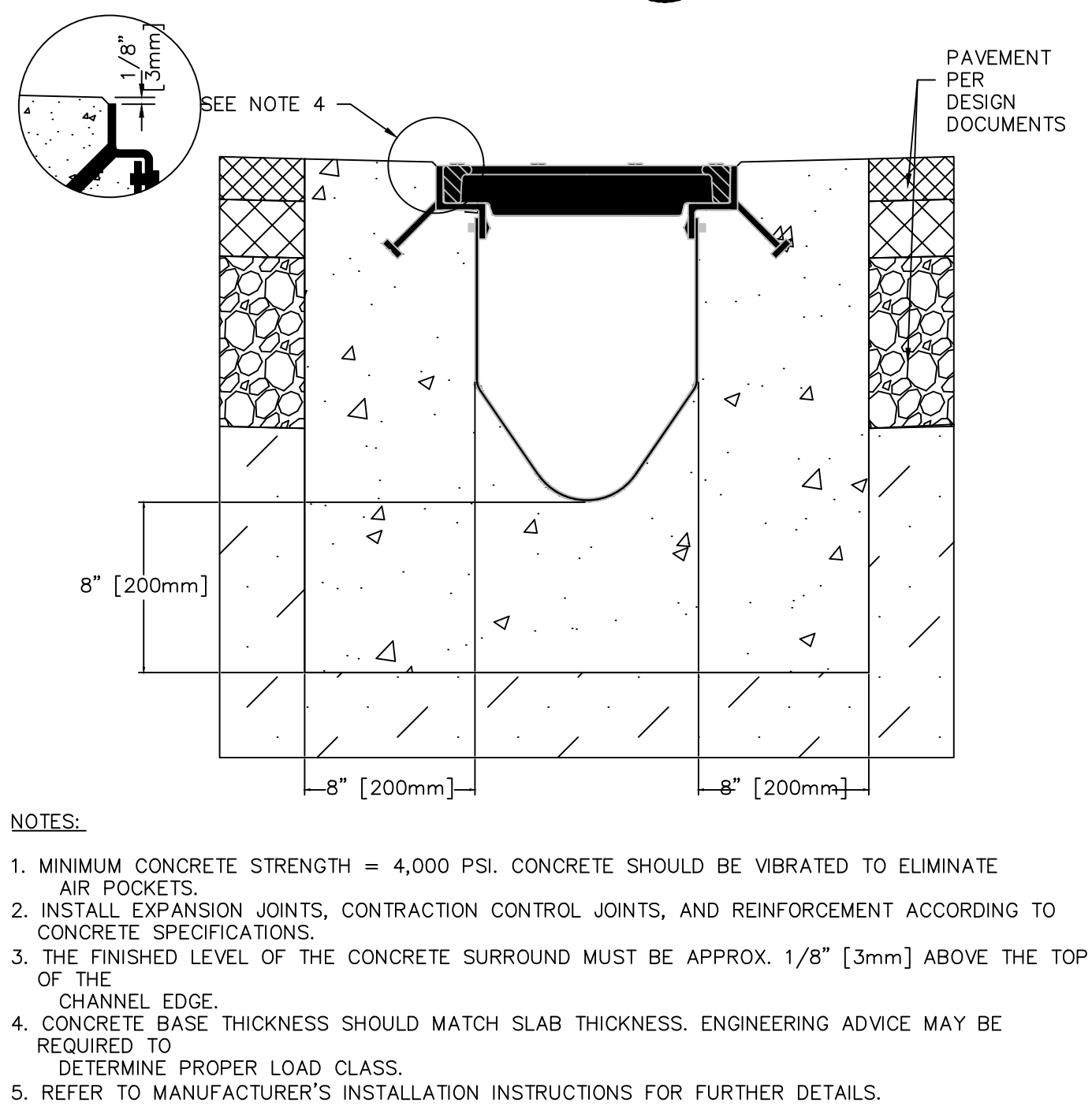
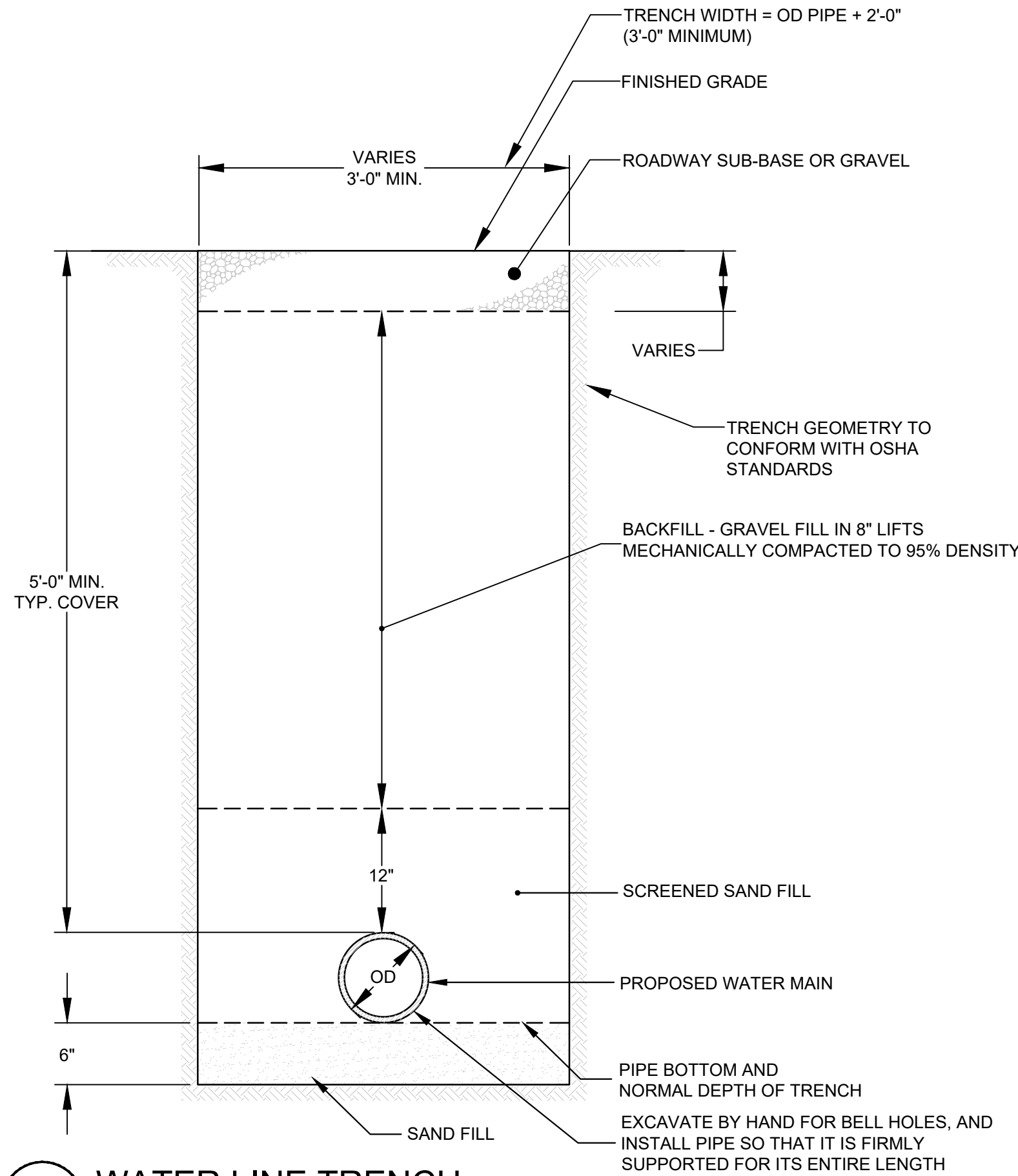
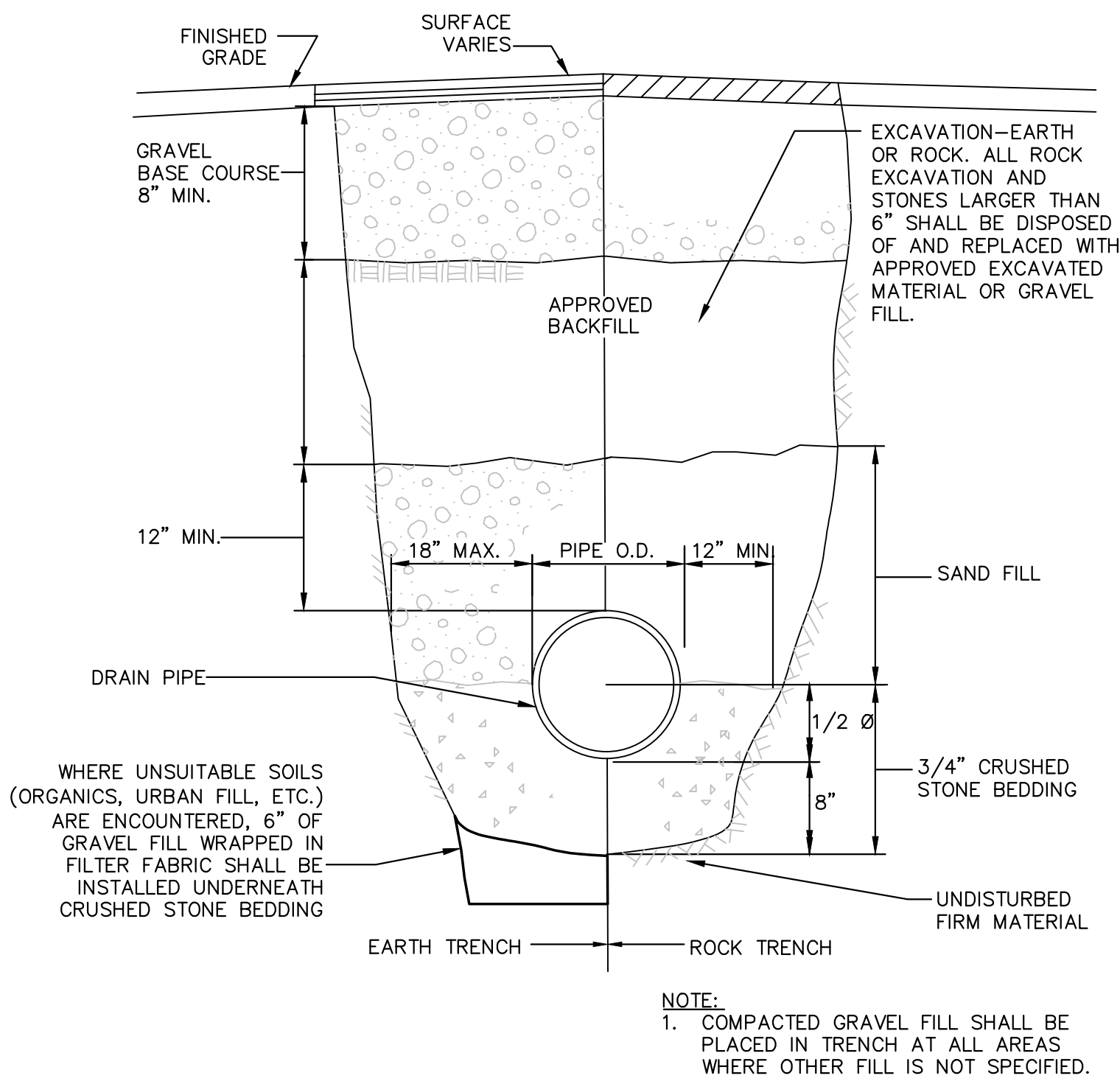
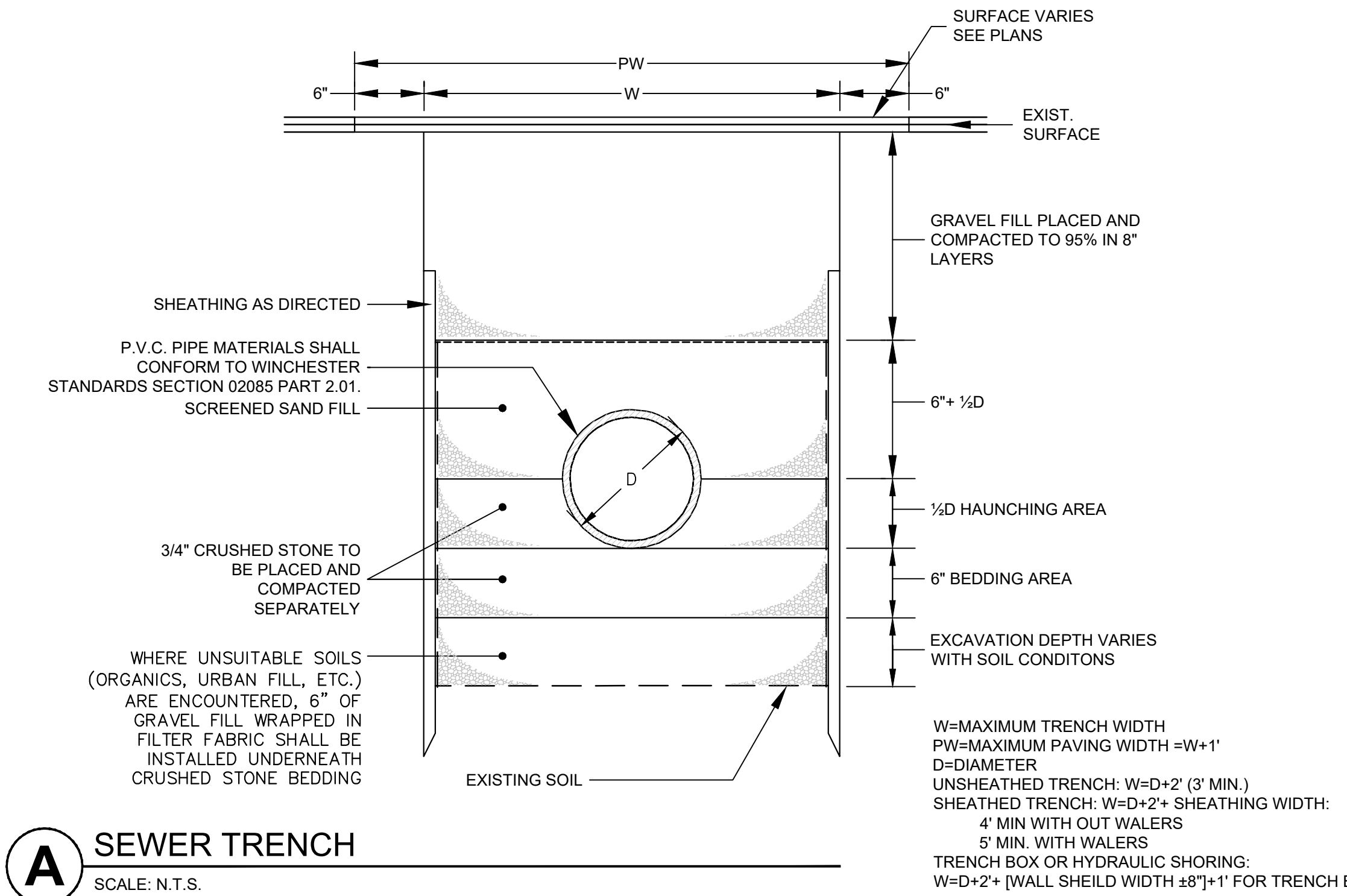
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Foster Contracting, Arlington, MA

**DRAINAGE
& UTILITIES
& GRADING**

LIC. NO. 6710

C1.1

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DETAILS

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