



Mid Cambridge Neighborhood Conservation District Commission

Cambridge Historical Commission, 831 Massachusetts Ave., 2nd Fl., Cambridge, MA 02139
Telephone: 617-349-4683 TTY: 617-349-6112 histncds@cambridgema.gov
www.cambridgema.gov/Historic/DistrictsHistoricProperties/MidCambridgeNCD

APPLICATION FOR CERTIFICATE

Section I:

1. The undersigned hereby applies to the Mid Cambridge Neighborhood Conservation District Commission for a Certificate of (check type of certificate): ☒ Appropriateness, ☐ Nonapplicability, or ☐ Hardship, in accordance with Ch. 2.78 of the Municipal Code and the order establishing the district.
2. Address of property: _____ 406 Broadway _____, Cambridge, Massachusetts
3. Describe the proposed alteration(s), construction, or demolition in the space provided below:
(An additional page can be attached, if necessary).

The development at 406 Broadway consists of a new six-story, 34 residential unit building with a mixture of studio, 1 bedroom, and 2 bedroom dwellings. The ground floor will offer a dedicated lobby, mail & package room, and tenant amenity space. The basement level will offer tenants dedicated, secured bicycle parking and available storage cages. Residential units are distributed across all six occupy-able floors, and an amenity roof deck is proposed for the top level.

The existing three family structure and adjacent garage are planned to be fully removed as part of the site preparation. All new streetscape improvements are planned along Broadway and Goodman Rd. to create pleasing outdoor spaces and positive-impact vegetation throughout the site.

Name of Property Owner of Record: <u>S&J BROADWAY RE LLC</u>	
Mailing Address: <u>34 Sevlard Road Newton Ma 02459</u>	
Telephone/Fax: <u>4253895719</u>	E-mail: <u>Sunny.zuo123@gmail.com</u>
Signature of Property Owner of Record*: <u>Jin Sun</u> (Required field; application will not be considered complete without property owner's signature) *I have read the application in full and certify that the information contained herein is true and accurate to the best of my knowledge and belief.	
Name of proponent, if not record owner: _____	
Mailing Address: _____	
Telephone/Fax: _____	E-mail: _____

<u>(for office use only):</u>			
Date Application Received: _____	Case Number: _____	Hearing Date: _____	
Type of Certificate Issued: _____	Date Issued: _____		

Section II:

Is property listed on the National Register of Historic Places? No Publicly owned? No
Current Zoning District: C-1 Current Use: Residential

Section III:

Will this project require: variance No special permit No

If yes, nature of zoning relief sought: setbacks _____ FAR _____ use _____
height _____ parking _____ other (explain) _____

Section IV (Complete any portions that apply to proposed scope of work):

New Construction or Additions:

3,082 GSF floor area of existing structures on the lot
27,856 GSF amount of floor area (gross square feet) of proposed construction
903% percentage increase in total floor area after construction
6,031 SQFT total area of lot in square feet
62% percentage of total lot area covered after construction

Demolition:

2,916 amount of floor area (gross square feet) of proposed demolition
2,916 floor area of existing structure
100% percentage decrease in total floor area after demolition

Alterations:

Does the proposed work include (check all that apply):

Y enclosure or removal of decorative elements (including cornice, fascia, soffit, bay, porch, hood, cornerboard, window sash, or window or door casing);
Y increase or reduction of window or door size;
Y relocation of windows or doors;
Y change in slope, pitch, or configuration of roof;
Y removal of original or historic roofing material.

Administration of the Mid Cambridge NCD

The administration of the Mid Cambridge Neighborhood Conservation District Commission is guided by the Article III, Section 2.78 of the Code of the City of Cambridge and by the order establishing the district. Before a building permit can be issued for the proposed work, the Commission must issue one of three types of certificates. A **Certificate of Appropriateness** is issued when the Commission determines that a project is not incongruous with the conservation of the district. A **Certificate of Hardship** is issued when refusal to issue a Certificate of Appropriateness would cause a substantial hardship, financial or otherwise, to the applicant, and when the project can be approved without substantial detriment to the public welfare or substantial derogation of the purpose of the order. A **Certificate of Non-Applicability** is issued for projects that are not subject to review. The last certificate is issued by the staff of the Commission without the Commission's full review.

In making its determinations, the Commission considers the impact of the proposal on the District as a whole and the potential adverse effects of the proposal on the surroundings. The objectives of the District are to 1) avoid excessive infill, 2) encourage new construction that complements existing buildings, 3) encourage the preservation of neighborhood buildings, 4) protect National Register properties, and 5) enhance the economic vitality of the neighborhood.

Instructions for completing this application

This application must be filed at the offices of the Cambridge Historical Commission, under whose auspices the Mid Cambridge Neighborhood Conservation District Commission is staffed, **before** work begins. It must be accompanied by the required materials indicated on this application form and should include any other materials that may assist the Commission in making its decision. Filing deadlines may be obtained by calling the Cambridge Historical Commission office, 617 349 4683 (TTY 617 349 6112). **The Commission welcomes advance inquiries for interpretation of the order; please contact Allison Crosbie (617-349-4686 or acrosbie@cambridgema.gov) at the Cambridge Historical Commission if you have any questions regarding this process.**

On receipt of a completed application, the Commission staff will schedule a public hearing for the next available regularly scheduled meeting of the Commission and send out the necessary public notifications of the hearing.

On receipt of a completed application, the Commission will schedule consideration of the application at a public hearing for the next available regularly scheduled meeting of the Commission. Owners are **strongly urged** to appear before the Commission in person. Though not required, professional consultants such as architects, attorneys, contractors, engineers, or landscape architects, may attend at the owner's invitation.

Applicants should be aware that exterior construction plans and elevations presented to the Inspectional Services Department for issuance of a building permit must conform to exterior construction plans and elevations presented to the Commission for its approval. **Any modifications to plans and elevations made subsequent to the Commission's approval are subject to additional review.** Failure to ensure conformance between Commission-approved plans and elevations and building permit plans and elevations may result in delays and additional appearances before the Commission.

Application Requirements for Binding Review

(Applications will be subject to binding review if they include any of the following: construction involving additions of more than 750 sf of floor area, increase in lot coverage by more than 33%, enlargement of existing floor area by more than 33%, demolition of more than 33% of floor area, any alteration or construction of National Register listed properties, publicly owned structures, or structures containing a non-conforming use)

Plans not larger than 11" x 17" are preferred. The applicant should provide a total of 10 copies of the application and all supporting materials.

The following are required for ALL applications subject to binding review:

1. Completed application form with a **written description** of the work to be done, including any repair or replacement of features as part of related rehabilitation.
2. Assessor's plan of the area showing currently existing structures and the footprint of all proposed construction.
3. Detailed, dimensioned elevations and plans showing all proposed construction, alteration, or demolition.
4. Schedule of materials (may be described on plans and elevations).
5. If windows are proposed to be altered, provided detailed information about existing windows and renderings of the proposed conditions and product details.
6. Any application also needing zoning relief (variance or special permit) must include a copy of the Dimensional Form from Board of Zoning Appeal application.

In addition, the following are also required for all applications for new structures:

7. Plot plan of existing site, including a dimensioned footprint of all existing buildings, parking areas, and driveways.
8. Sun/shadow study (winter and summer solstices, AM and PM).
9. Streetscape elevation at 1/8th scale showing relative heights and distances of the surrounding buildings in comparison with any proposed new construction.

Application Requirements for Non-Binding (Advisory) Review

(Applications will be subject to non-binding review if they include any of the following: new construction of more than 150 and less than 750 sf of floor area, alterations that require a special permit or variance, alteration that removes, encloses, relocates, increases or diminishes aspects of the exterior architectural fabric of the structure)

Plans not larger than 11" x 17" are preferred. The applicant should provide a total of 10 copies of the application and all supporting materials.

1. Completed application form with a **written description** of the work to be done, including any repair or replacement of features as part of related rehabilitation.
2. Assessor's plan of the area showing currently existing structures and the footprint of all proposed construction.
3. Detailed, dimensioned elevations and plans showing all proposed construction, alteration, or demolition.
4. Any application also needing zoning relief (variance or special permit) must include a copy of the Dimensional Form from Board of Zoning Appeal application.

406 BROADWAY DEVELOPMENT



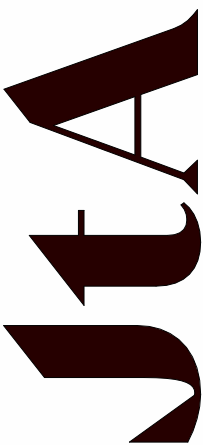
406 Broadway
Cambridge, MA 02139

PROJECT NUMBER: 25049
FOR APPROVAL
DATE: 01/20/2026

SHEET NUMBER	SHEET NAME
01-GENERAL	
0 0.00	COVER SHEET & SHEET LIST
A 0.01	CODE & ZONING ANALYSIS
A 0.02	GENERAL NOTES, STANDARDS & ABBREVIATIONS
03-DEMOLITION	
0 1.01	DEMOLITION PLANS
04-ARCHITECTURAL	
A 1.00	BASEMENT FLOOR PLAN
A 1.01	GROUND FLOOR PLAN
A 1.02	LEVEL 02 - 06 FLOOR PLAN
A 1.03	LEVEL 06 FLOOR PLAN
A 1.04	ROOF PLAN
A 1.05	EXISTING SHADOWS
A 1.06	PROPOSED SHADOWS
A 1.07	AREA PLANS GFA (PER ZONING)
A 1.08	UNIT AREA PLANS
A 3.00	EXTERIOR ELEVATIONS - CONCEPT 1
A 3.01	EXTERIOR ELEVATIONS - CONCEPT 1
A 3.02	EXTERIOR ELEVATIONS - CONCEPT 1
A 3.03	FULL STREET ELEVATIONS
A 3.04	ENLARGED STREET ELEVATIONS
A 3.05	ENLARGED STREET ELEVATIONS
A 3.06	WINDOW & RAILING DETAILS
A 3.07	BRICK FACADE DETAILS
A 9.01	3D VISUALIZATION - CONCEPT 1
A 9.02	3D VISUALIZATION - CONCEPT 1
A 9.03	3D VISUALIZATION - CONCEPT 1

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Contractors to use Architectural drawings for set out. Contractors to check and verify all Dimensions on Site prior to Construction/Fabrication. Figured Dimensions take precedence over Scaled Dimensions. Any discrepancies should be immediately referred to the Architect. All work to comply with I.B.C. Statutory Authorities and relevant American Standards.
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406 BROADWAY DEVELOPMENT
PROJECT NUMBER: 25049
DATE: 01/20/2026

LANDSCAPE ARCHITECT
OFFSHOOTS INC.
547 RUTHERFORD AVENUE
CHARLESTOWN, MA 02129
(617) 500-6530-T

CONTACT: JACK BERESFORD
EMAIL: JACK@OFFSHOOTSINC.COM

CIVIL ENGINEER
R.J. O'CONNELL & ASSOCIATES INC.
80 MONTVALE AVENUE, STE 201
STONEHAM, MA 02180
(781) 279-0180-T

CONTACT: BRIAN TIMM
EMAIL: BRIAN.TIMM@RJOCONNELL.COM

ARCHITECT
JOE THE ARCHITECT
343 MEDFORD STREET, SUITE 4C
SOMERVILLE, MA 02145
(617) 764-3593-T

CONTACT: GEOFFREY FARRELL
EMAIL: GEOFF@JOETHEARCHITECT.COM

CLIENT
JINSHAN ZUO
406 BROADWAY
CAMBRIDGE, MA 02139

CONTACT: SAM ZUO
EMAIL: SUNNY.ZUO123@GMAIL.COM

PREPARED FOR:
OWNER OF RECORD:
S&J BROADWAY RE LLC
406 BROADWAY
CAMBRIDGE, MA 02139

REFERENCES:
DEED: BK 72562, PG 83
BK 320, PG 38
PLAN: BK 4597, PG END
BK 1941, PG 270
BK 1968, PG 479
PL 1981 #326
PL 2003 #1061

LCC:
32810-A
32810-B
32810-C

CITY OF CAMBRIDGE ENGINEERING RECORDS
FB 155, PGS 91, 94

NOTES:
MAP/LOT: 115-86

EXISTING CONDITIONS PLAN

LOCATED AT
406 BROADWAY
CAMBRIDGE, MA

DATE: AUGUST 8, 2025 SCALE: 1.0 INCH = 10.0 FEET

LEGEND

BOUND	□
IRON PIPE/ IRON ROD	○
DRILL HOLE	●
BENCHMARK	⊕
GAS VALVE	⊗
HYDRANT	⊗
WATER SHUTOFF	⊕
WATER VALVE	⊗
CATCH BASIN	□
DRAIN MANHOLE	⊕
SEWER MANHOLE	⊕
ELECTRIC MANHOLE	⊕
TELEPHONE MANHOLE	⊕
SIGN	⊕
LIGHT POLE	⊕
UTILITY POLE	⊕
DRAIN LINE	— DRN —
SEWER LINE	— SVR —
GAS LINE	— GAS —
WATER LINE	— VTR —
CHAIN LINK FENCE	— X — X —
INVERT	INV
POLY VINYL CHLORIDE	PVC
VITRIFIED CLAY	VC
REINFORCED CONCRETE PIPE	RCP
FOUND	FND
CONCRETE BOUND	CB
STONE BOUND	SB

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF JULY 14, 2025 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ARE LINES DIVIDING EXISTING OWNERSHIP AND THE LINES OF STREETS AND WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR THE DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

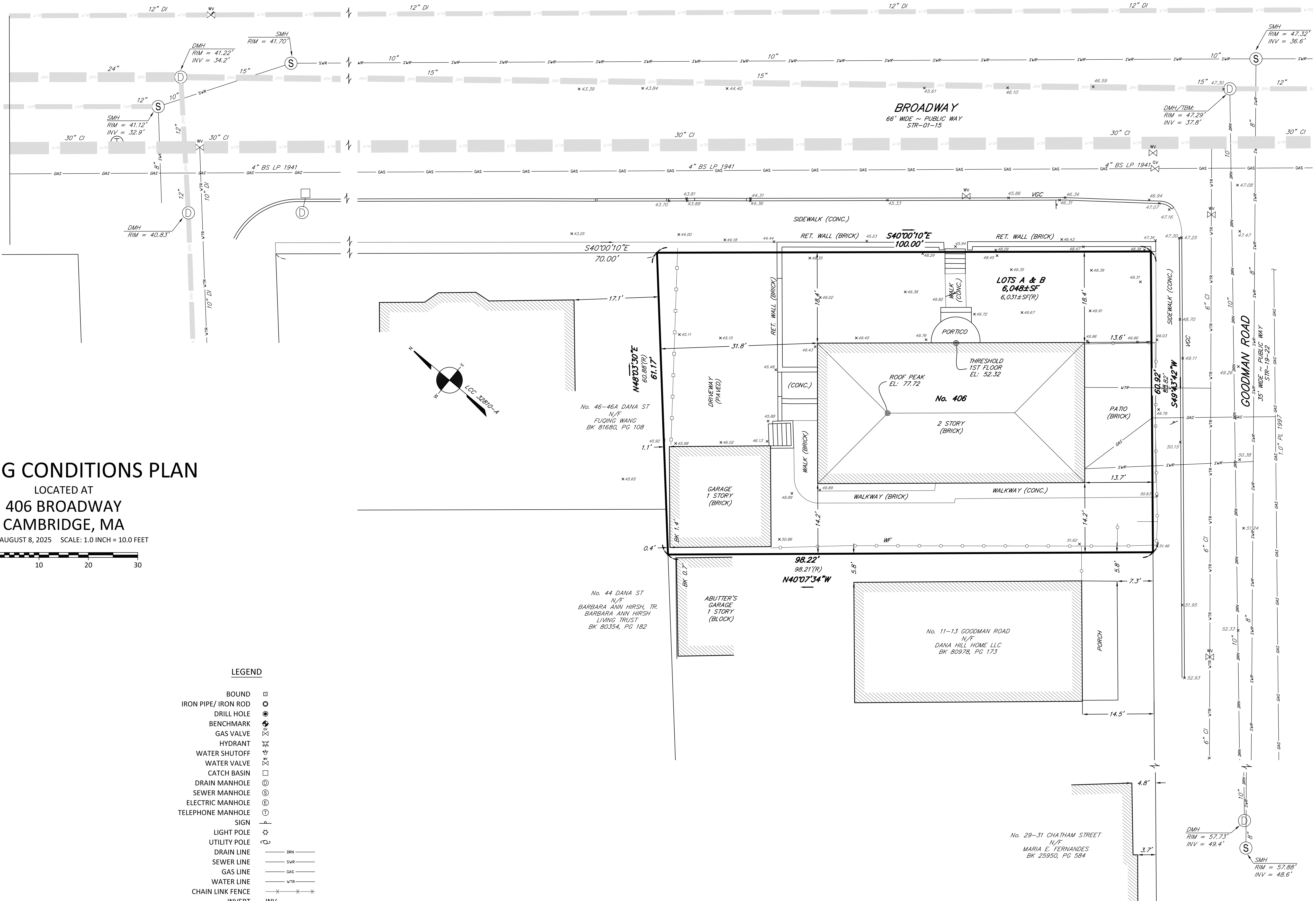
ABUTTERS' NAMES REFER TO CURRENT CITY OF CAMBRIDGE ASSESSOR'S RECORDS AND/OR CURRENT RECORDS AVAILABLE AT THE REGISTRY OF DEEDS.

VERTICAL DATUM
THE ELEVATIONS SHOWN ON THIS PLAN ARE RELATIVE TO CAMBRIDGE DATUM.

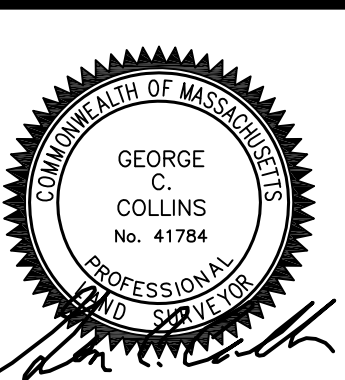
BENCHMARK
1) RIM OF DRAIN MANHOLE
ELEVATION = 47.29'

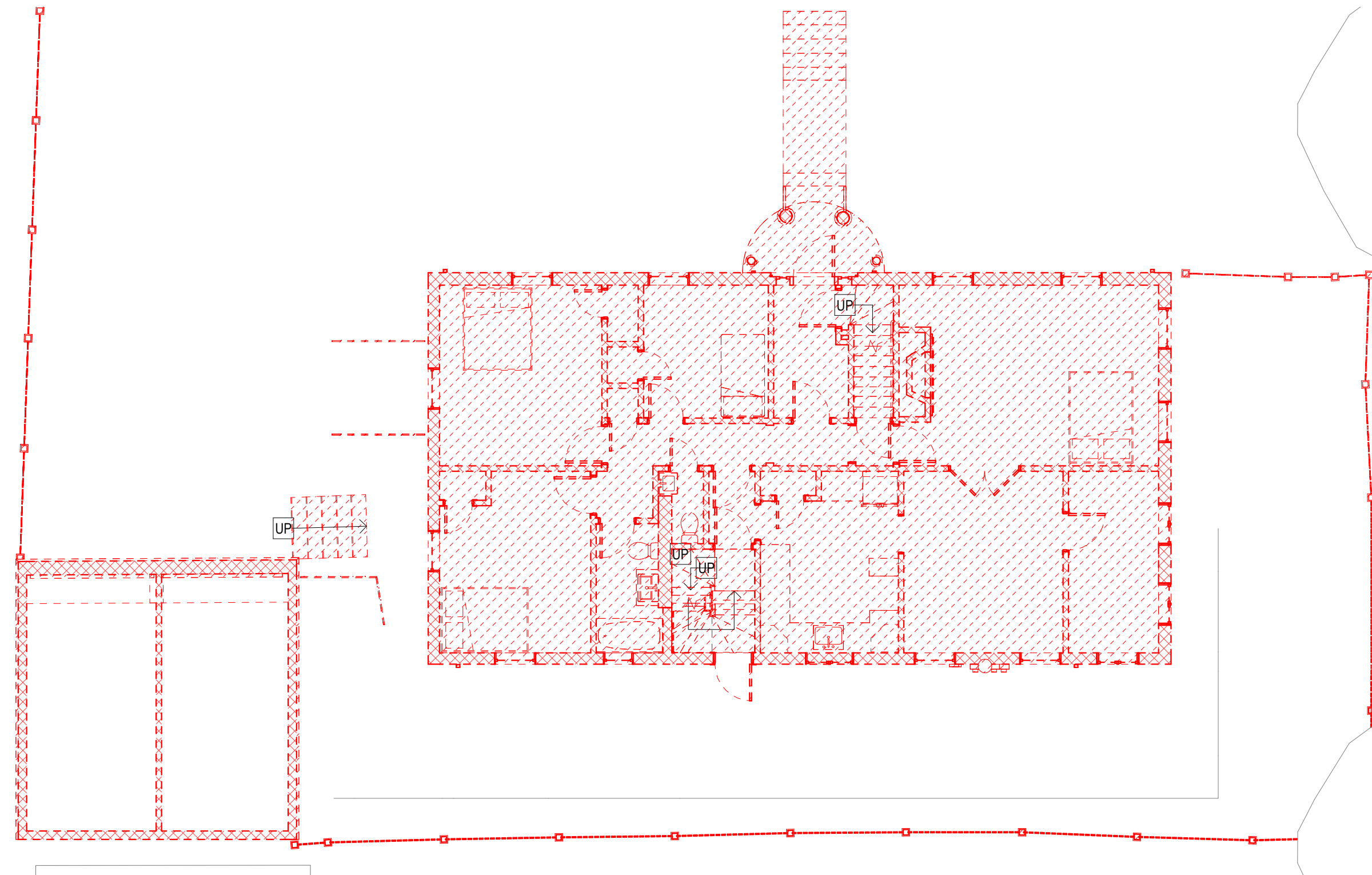
UNDERGROUND UTILITIES ARE BASED UPON AN ACTUAL FIELD SURVEY AND INFORMATION OF RECORD. IT IS NOT WARRANTED THAT THEY ARE EXACTLY LOCATED, NOR THAT ALL UNDERGROUND CONDUITS OR OTHER STRUCTURES ARE SHOWN ON THIS PLAN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY DIG SAFE PRIOR TO ANY EXCAVATIONS.

FEMA
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS
ZONE: X
COMMUNITY PANEL: 25017C0576E
EFFECTIVE DATE: 06/04/2010

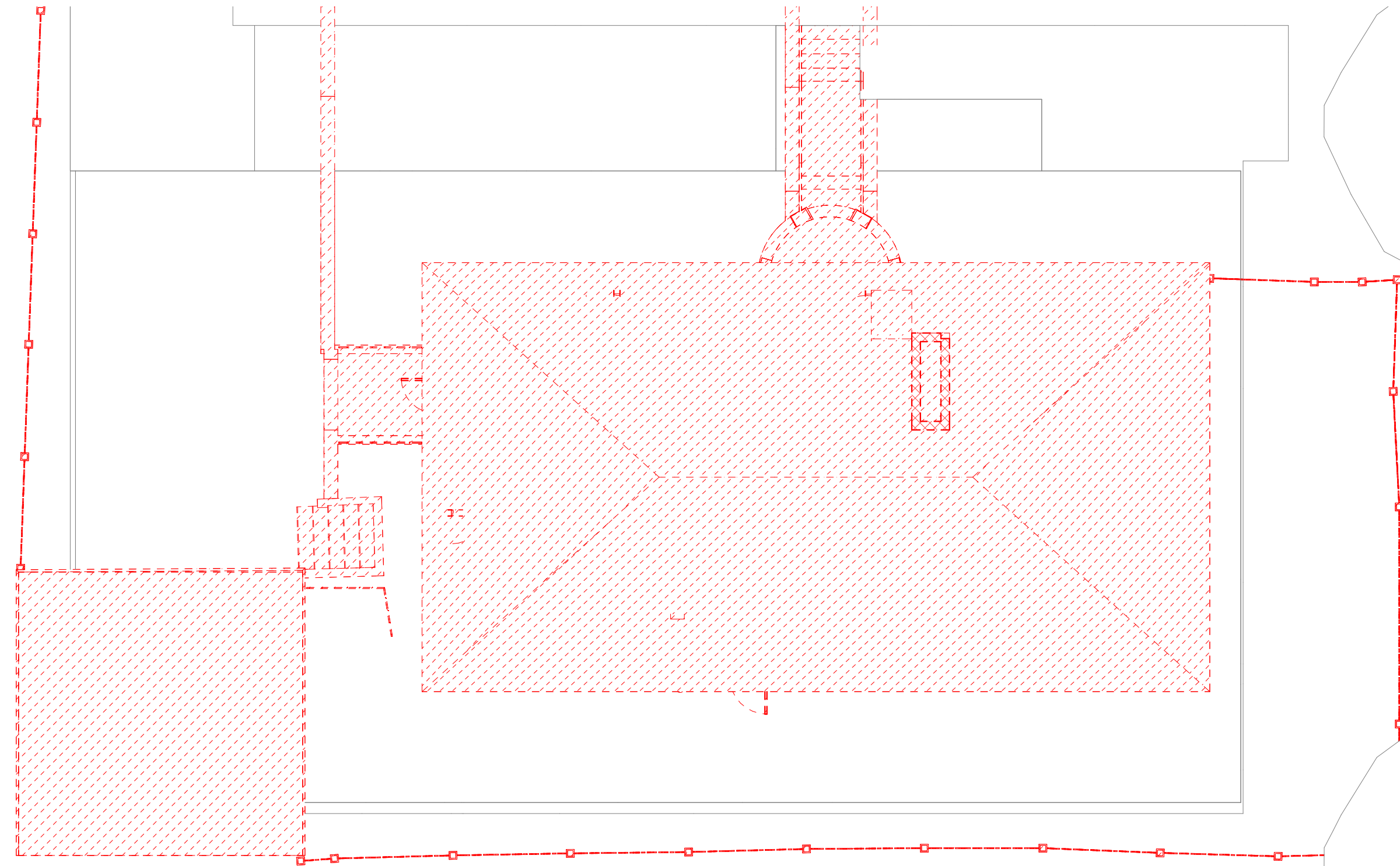


FIELD: MO, SM
DRAFT: RAP, SAP
CHECK: GCC
DATE: 08-08-25
JOB # 25-00403

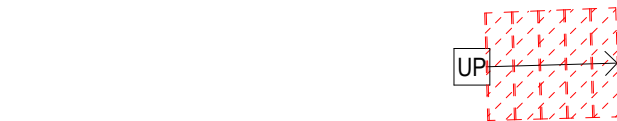




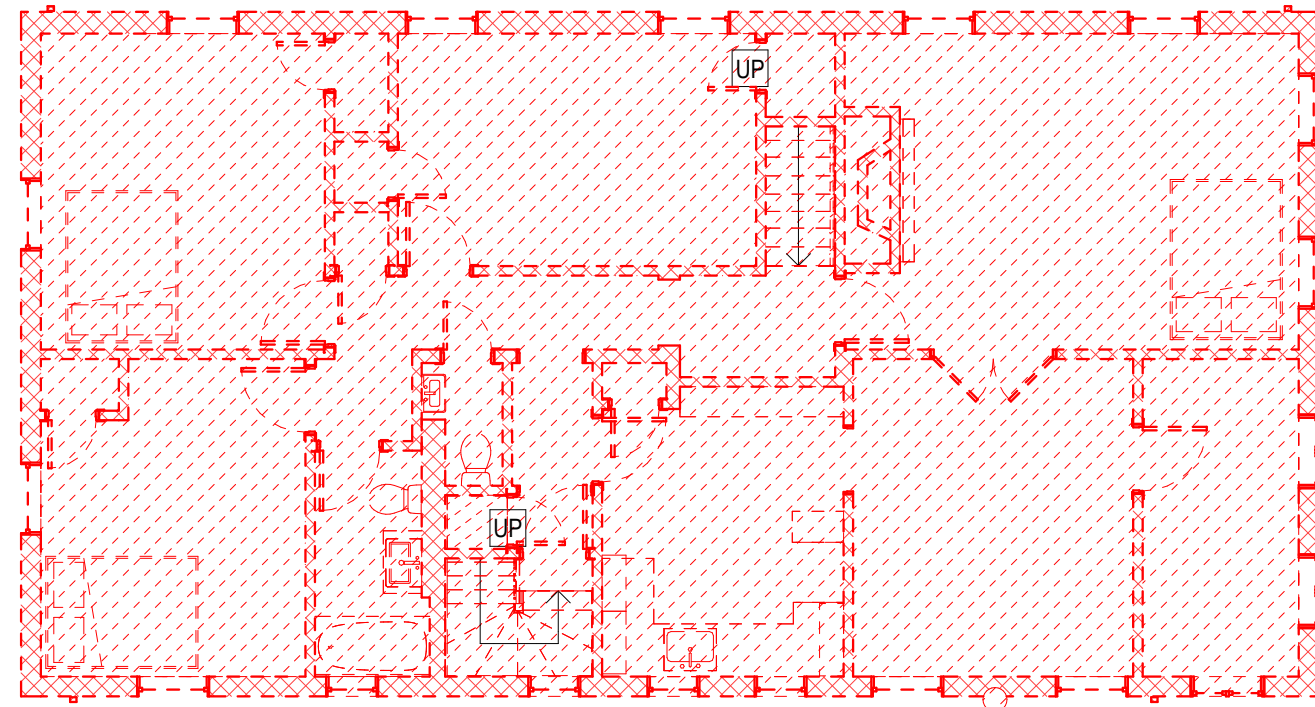
1 Floor 01 Demolition Plan
D 1.01 1/8" = 1'-0"



3 Original Roof
D 1.01 1/8" = 1'-0"



2 Floor 02 Demolition Plan
D 1.01 1/8" = 1'-0"



DEMOLITION LEGEND

- EXISTING SOLID PARTITION TO BE DEMOLISHED
- EXISTING GLAZED OR PARTIALLY GLAZED PARTITION TO BE DEMOLISHED
- EXISTING DOOR AND FRAME TO BE DEMOLISHED
- EXISTING FULL HEIGHT SOLID, GLAZER OR PART GLAZED PARTITION TO REMAIN
- EXISTING DOOR AND FRAME TO REMAIN
- NIC - NOT IN CONTRACT HATCH

GENERAL NOTES - DEMOLITION

- SEE GENERAL CONSTRUCTION NOTES ON SHEET G 0.01.
- THE DRAWINGS HAVE BEEN COMPILED FROM THE BEST AVAILABLE INFORMATION AND ARE NOT INTENDED TO LIMIT THE SCOPE OF WORK. THE CONTRACTOR MAY UNCOVER HIDDEN CONDITIONS NOT SHOWN IN THIS CONTRACT SET. IN SUCH AN EVENT, THE CONTRACTOR SHALL CONTACT THE ARCHITECT IMMEDIATELY.
- SELECTIVELY DEMO WALLS, CEILING, AND FLOOR FINISHES AS SHOWN AND AS REQUIRED FOR NEW LAYOUT AND SYSTEMS.
- GC TO COORDINATE CUTTING OF NEW DOOR OPENINGS WITH REQUIRED DIMS FOR UNITS AS SHOWN ON FLOOR PLANS, ELEVATIONS, AND DOOR SCHEDULE. NOTIFY ARCHITECT OF ANY CONFLICTS.
- THE CONTRACTOR SHALL PERFORM DEMO AS REQUIRED FOR WALL MOUNTED FIXTURES, SHELVING, ACCESSORIES, ETC, WHETHER SPECIFICALLY SHOWN OR NOT.
- WHERE REMOVAL OF EXSITING CONSTRUCTION IS REQUIRED FOR PERFORMANCE OF ANY WORK UNDER THIS CONTRACT, REMOVAL & REINSTALLATION SHALL BE ACCOMPLISHED UNDER THE BASE CONTRACT, WHETHER SPECIFICALLY SHOWN OR NOT, INCLUDING RESTORATION OF UTILITIES AND ANY TEMPORARY SHORING OF STRUCTURAL COMPONENTS.
- PROTECT ALL EXISTING WALLS, DOORS, ETC. TO REMAIN. THE CONTRACTOR IS RESPONSIBLE FOR THE REPAIR OR REPLACEMENT OF ALL FINISHES, FRAMING, AND UTILITIES DAMAGED OR DISTURBED DURING THE COURSE OF THE WORK, INCLUDING SHOP APPLIED FINISHES.
- SEE ELECTRICAL, MECHANICAL, PLUMBING, FIRE PROTECTION DRAWINGS AND SPECIFICATIONS FOR RELEVANT INFO AND COORDINATION FOR SYSTEMS WORK. CUT PENETRATIONS FOR MEPFP, SECURITY AND DATA SYSTEMS, THROUGH WALL, THROUGH CEILING, THROUGH FLOOR AND THROUGH ROOF AS REQUIRED.
- ALL NEW SPRINKLERS & PIPING SHALL BE INSTALLED PRIOR TO DEMOLISHING THE (E) SYSTEM & MAKING FINAL CONNECTIONS, IN ORDER TO MINIMIZE THE IMPACTS OF SHUTDOWNS, DRAIN DOWN, SYSTEM RE-FILL, AND FIRE WATCHES.
- IT IS THE INTENT OF THE DEMOLITION SCOPE TO REMOVE ALL EXISTING ITEMS THAT WILL CONFLICT WITH NEW WORK WHETHER SHOWN OR NOT, ALL EXISTING NON-STRUCTURAL PARTITIONS, CEILINGS, CASEWORK, MEPFP ITEMS, FURR-OUTS, FINISH MATERIALS, STAIRS, DOORS, WINDOWS AND INDUSTRIAL EQUIPMENT SHALL BE REMOVED. THE CONTRACTOR SHALL VISIT THE SITE PRIOR OF THE START OF ANY WORK TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS.
- REFER TO STRUCTURAL DOCUMENTS FOR ADDITIONAL INFORMATION REGARDING REMOVAL AND SHORING OF STRUCTURAL ELEMENTS.
- REFER TO CIVIL ENGINEERING AND LANDSCAPE ARCHITECTURE DOCUMENTS FOR ADDITIONAL INFORMATION REGARDING REMOVAL OF SITE RELATED FIXTURES, EQUIPMENT, AND ASSOCIATED ACCESSORIES.
- ROOFING SUBCONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ALL ROOFING, INCLUDING NON-STRUCTURAL SUBSTRATES, GUTTERS, AND ASSOCIATED FLASHINGS. REMOVED MATERIAL SHALL BE DISPOSED OF BY THE GENERAL CONTRACTOR.
- COORDINATE ALL DEMOLITION WITH HAZARDOUS MATERIAL REMOVAL/ABATEMENT REQUIREMENTS.
- GENERAL CONTRACTOR IS RESPONSIBLE FOR DISPOSAL OF ALL EXCESS SALVAGED ITEMS NOT USED IN THE PROJECT OR REQUESTED TO BE RETURNED TO THE OWNER.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND REVIEW WITH ALL TRADES THE EXTENT OF DEMOLITION REQUIRED.
- THE CONTRACTOR SHALL PROTECT ALL MATERIALS AND EQUIPMENT NOTED TO REMAIN. ALL MATERIAL INDICATED TO BE SALVAGED OR REINSTALLED SHALL BE STORED AND PROTECTED FROM DAMAGE UNTIL READY TO BE PERMANENTLY REINSTALLED.
- ALL MATERIAL INDICATED TO BE REMOVED SHALL BE DISPOSED OF IN ACCORDANCE TO APPLICABLE CODES AND LAWS. THE OWNER RETAINS THE RIGHT TO RECLAIM ANY EXISTING MATERIAL. SUCH MATERIAL SHALL BE PROTECTED FROM DAMAGE AND DELIVERED TO THE OWNER AS PER OWNER 'S REQUIREMENTS AND COMPLIANCE WITH SUSTAINABLE PRACTICES. AT THE END OF DEMOLITION, LEAVE THE AREA FREE AND CLEAR. BROOM CLEAN FOR THE APPLICATION OF NEW WORK.
- THE CONTRACTOR SHALL PROVIDE PROTECTION AROUND AND OVER ALL FLOOR OPENINGS. COORDINATE ALL NEW FLOOR OPENING DIMENSIONS WITH ARCHITECTURAL DRAWINGS.
- WHERE FLOOR FINISH REMOVAL IS INDICATED, REMOVE FLOORING MATERIALS DOWN TO SUBSTRATE.
- CLEAN ANY RESIDUE FROM CONCRETE SURFACE. PREP SUBSTRATE TO RECEIVE FINISH AS INDICATED ON FINISH SCHEDULE AND PER FLOORING MANUFACTURES RECOMMENDATIONS.
- WHERE CEILING REMOVAL IS INDICATED, REMOVE ALL COMPONENTS OF EXISTING CEILING SYSTEMS INCLUDING ALL FASTENERS. ALL MATERIALS AND EQUIPMENT SHALL BE REMOVED TO UNDERSIDE OF STRUCTURE ABOVE. PREP SURFACE OF UNDERSIDE OF STRUCTURE FOR NEW FINISH PER FINISH SCHEDULE.
- SEE MECHANICAL, PLUMBING, FIRE PROTECTION, AND ELECTRICAL DRAWINGS FOR SCOPE OF MECHANICAL, PLUMBING, FIRE PROTECTION, AND ELECTRICAL DEMOLITION. CUT, CAP, AND MAKE SAFE ALL PIPING, CONDUIT, AND WIRING AS INDICATED ON RELATED DRAWINGS.
- CONTRACTOR TO PROVIDE TEMPORARY PROTECTION FOR INTERIOR SIDE OF ALL EXTERIOR WALLS AND SURFACES WHICH WILL REMAIN AFTER DEMOLITION.
- LOCATIONS OF (E) SPRINKLER HEADS, LIGHTING, HVAC DIFFUSERS/REGISTERS, ETC, AND A.C.T. GRIDS ARE NOT FIELD DIMENSIONED. G.C. TO VERIFY LOCATIONS WHERE IN PROXIMITY OF WORK.
- SPRINKLER HEADS, LIGHTING, HVAC DIFFUSERS/REGISTERS, ETC, AND A.C.T. GRIDS ARE EXISTING TO REMAIN U.O.N.
- PROVIDE TEMPORARY ENCLOSURE OF ALL EXTERIOR OPENINGS CREATED AS A RESULT OF DEMOLITION UNTIL PERMANENT ENCLOSURES ARE INSTALLED.
- PROVIDE TEMPORARY SHORING AT ALL DEMOLITION OF NEW OPENINGS TO INSTALL NEW LINTEL AS INDICATED.

S&J BROADWAY REALTY

406 Broadway
Cambridge, MA 02139

DESIGN FIRM

JtA

Joe The Architect, LLC
343 Medford Street, Suite 4C Somerville, MA 02145
t: +1(617) 764-3593 e: askjoe@joethearchitect.com
www.joethearchitect.com

CONSULTANT

SEAL

KEY PLAN

PROJECT INFORMATION

406 BROADWAY DEVELOPMENT

406 Broadway
Cambridge, MA 02139

FOR APPROVAL

1/20/2026 8:49:04 AM

WARNING:
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ISSUE CHART

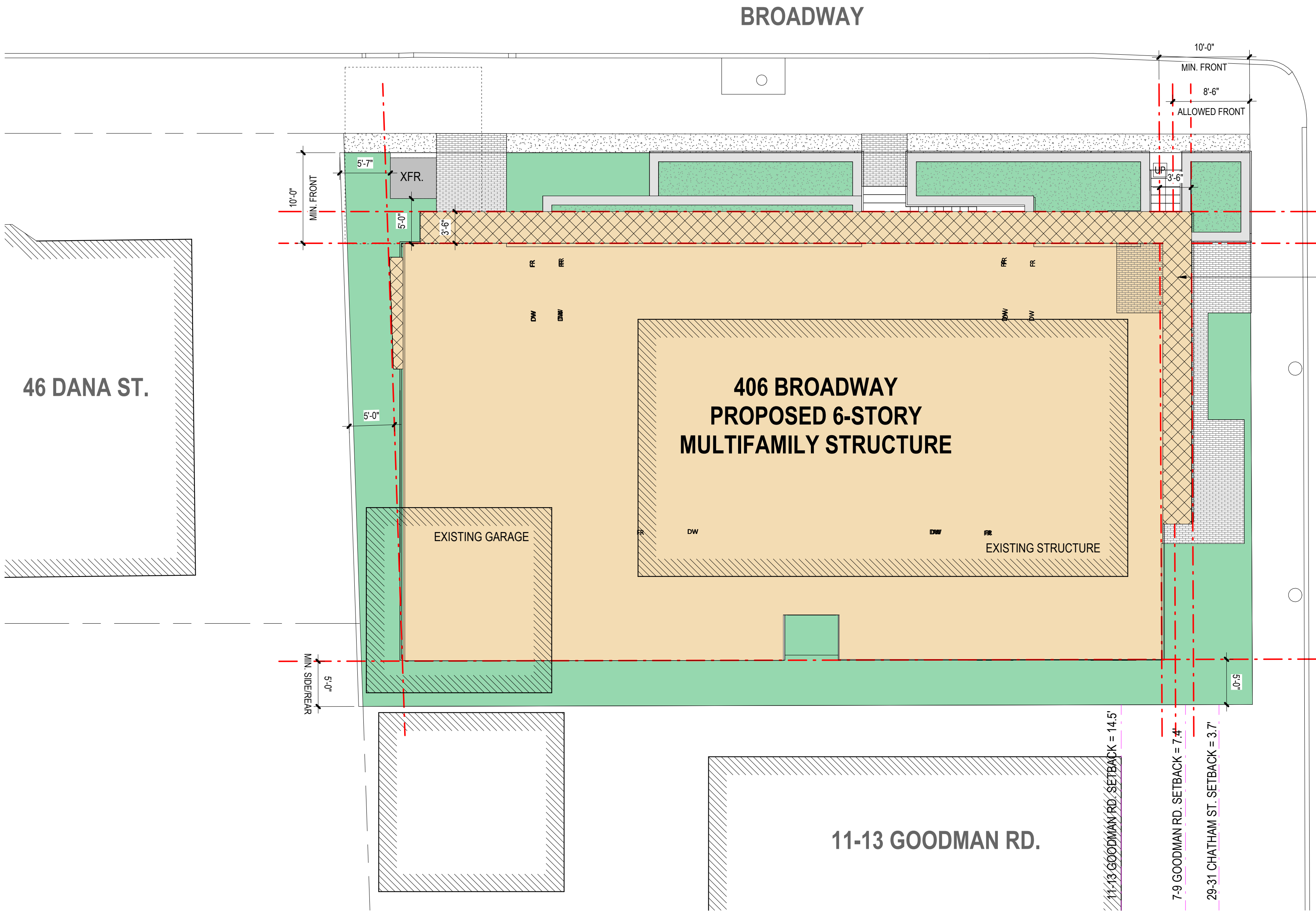
3	HISTORIC APPROVAL REV2	01/20/26
2	HISTORIC APPROVAL REV1	12/19/25
1	HISTORIC APPROVAL	10/24/25

N	ISSUE	DATE
	25049	PROJECT NUMBER
	Checker	CHECKED
	Approver	APPROVED
	As indicated	SCALE
		SHEET NAME

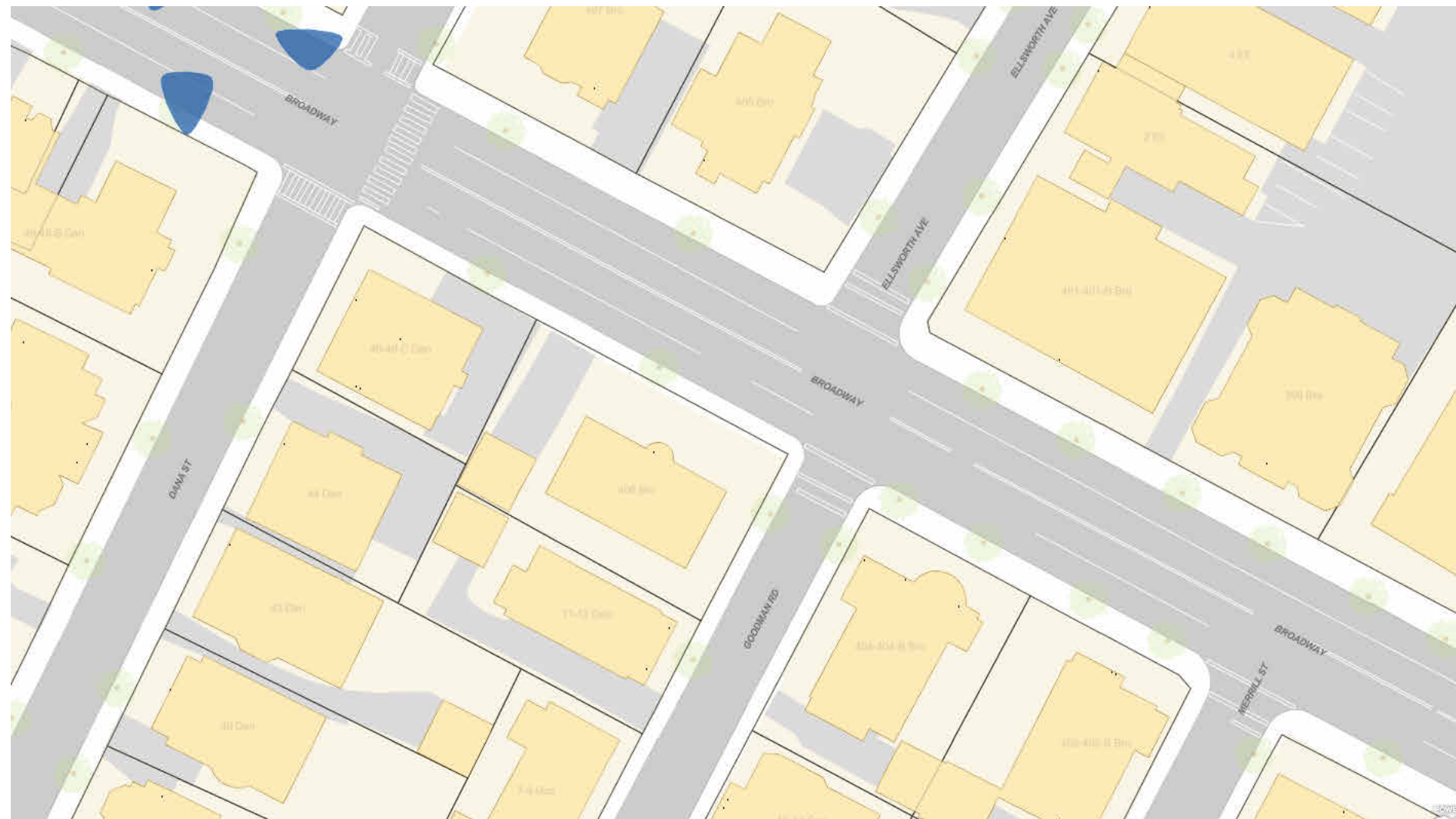
DEMOLITION PLANS

SHEET NUMBER

D 1.01



1 SITE PLAN ANALYSIS
A 0.01 1/8" = 1'-0"



406 BROADWAY IS NOT SUBJECT TO THE 2070 1% LTFE

SITE PLAN NOT TO SCALE

Address: 406 Broadway	
Ground Elevation Min:	43.5 ft-CCB
Ground Elevation Max:	51.9 ft-CCB
2070 - 1% - SLR/SS	N/A
2070 - 1% - Precip	N/A
2070 - 10% - SLR/SS	N/A
2070 - 10% - Precip	N/A
2030 - 1% - Precip	N/A
2030 - 10% - Precip	N/A
Present Day - 1% - Precip	N/A
Present Day - 10% - Precip	N/A
FEMA 500-Year	N/A
FEMA 100-Year	N/A
1% - LTFE	N/A
10% - LTFE	N/A

Selected Map-Lot: 115-86
Selected Address: 406 Broadway

LOCUS MAP



406 Broadway, Cambridge, MA

PROJECT GENERAL INFORMATION (PROJECT DATA SHEET)

Project Number	25049
Project Title	406 Broadway Development
Project Address	406 Broadway, Cambridge, MA 02139
Client Name	Jinshan Zuo
Client Address	406 Broadway, Cambridge, MA 02139

PROJECT DESCRIPTION

The project consists of a new six-story, 34 residential unit development with a mixture of studio, 1 bedroom, and 2 bedroom dwellings. The ground floor will offer dedicated lobby, mail & package, and amenity spaces. The basement will offer tenants dedicated bicycle parking and rentable storage cages. Residential units are distributed across all six occupiable floors, and an amenity roof deck is proposed for the top level.

APPLICABLE CODES & REGULATIONS (10th EDITION 780 CMR)

Code Type	Applicable Code
MA Building	780 CMR: Massachusetts State Building Code - 10th Edition As a reminder, the new, tenth edition code is based on modified versions of the following 2023 codes as published by the International Code Council (ICC).
Accessibility	521 CMR: Massachusetts Architectural Access Board Regulations
Energy	2021 International Energy Conservation Code (IECC 2021) Cambridge, MA Specialized Code Amendments
Plumbing	248 CMR 10.00: Uniform State Plumbing Code
Mechanical	2021 International Mechanical Code (IMC 2021)
Electrical	2023 National Electrical Code (NFPA 70) ; 527 CMR Amendments

This report addresses the key features of these codes and standards. The primary intent of this document is to (1) coordinate the fire protection and life safety approach between all design disciplines, (2) demonstrate building, fire, and life safety code compliance to the Authorities Having Jurisdiction, and (3) serve as a recorded document for the building over. This report is intended to address the code requirements as enforced by the Authorities Having Jurisdiction only.

PROJECT ZONING INFORMATION (LOCAL REGULATIONS)

Zoning Ordinance	Zoning Ordinance - City of Cambridge, MA
Zone	C-1
Neighborhood	Mid-Cambridge

Use & Lot	Zoning Data	Required	Proposed	Compliance
	Use	Residential	Residential	
# of Dwelling Units	no max.	units	34	units
	Lot Area	5,000	sqft	6,031
	Open Space (min.)	30	%	36
	Ground Coverage (max.)	70	%	64
	Private Open Space (min.)	15	%	15
	Pervious Open Space (min.)	15	%	73
Building Main Body & Density	Gross Floor Area	no max.	gsf	27,856
	Floor Area Ratio (FAR)	no max.		4.6
	Building Height *	74	ft	70.25***
Building Setbacks	Front Yard Setback **	10	ft	10
	Rear Yard Setback	5	ft	5
	Side Yard Setback (left)	5	ft	5
	Side Yard Setback (right)	5	ft	n/a
	Street Frontage	none	ft	100
Parking Analysis	# of Parking Spaces	no min.		0
	# of Bicycle Parking Spaces	1 space / du		35

Additional Information
* 6 Stories & 74' Height allowed for buildings on lots greater than 5K sqft and meeting min. inclusionary housing requirements. (5.40 footnote 2)
** Or the average value of adjacent lots (5.40 footnote 3)
*** Average building height to top of roof along Broadway

USE & TYPE OF CONSTRUCTION (780 CMR CH 3 & 6)

Per Massachusetts State Building Code 780 CMR 10th edition / IBC 2021		
	Podium (Level 01 & Basement)	Typical Floor (Level 02-06)
Use Group (780 CMR Section 304)	R-2	R-2
Type of construction (780 CMR Section 602)	Type IA	Type VA
Number of stories	1	5
Fire Protection	Building is Fully Sprinklered	Building is Fully Sprinklered
Building Element	Fire Resistance Rating	
primary structural frame	1	1
bearing walls		
exterior walls	1	1
interior walls	1	1
non bearing walls and interior	0	0
floor construction and secondary members	1	1
roof construction and secondary members	1	1

S&J BROADWAY REALTY

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www.joethearchitect.com

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SEAL

KEY PLAN

PROJECT INFORMATION

406 BROADWAY DEVELOPMENT

406 Broadway
Cambridge, MA 02139

FOR APPROVAL

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ISSUE CHART

3	HISTORIC APPROVAL REV2	01/20/26
2	HISTORIC APPROVAL REV1	12/19/25
1	HISTORIC APPROVAL	10/24/25

N	ISSUE	DATE
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CODE & ZONING ANALYSIS

SHEET NUMBER

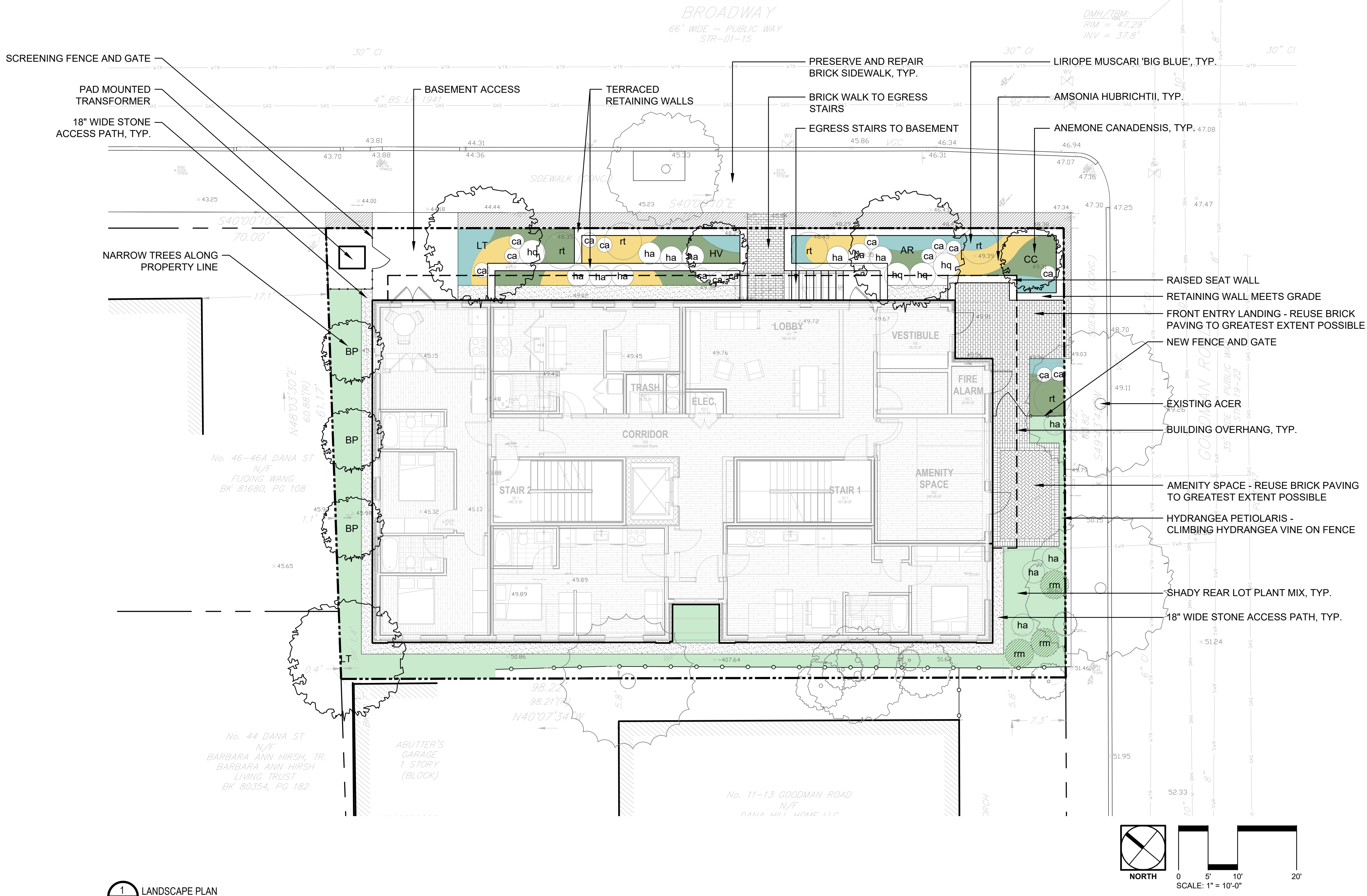
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PLANTING SCHEDULE

KEY SCIENTIFIC NAME	COMMON NAME
TREES	
AR ACER RUBRUM 'ARMSTRONG'	RED MAPLE
BP BETULA POPULIFOLIA	GREY BIRCH
CC CERCIS CANADENSIS	EASTERN REDBUD
HV HAMAMELIS VIRGINIANA	WITCH HAZEL
LT LIRIODENDRON TULIPIFERA	TULIP TREE
SHRUBS	
ca CLETHRA ALNIFOLIA 'SIXTEEN CANDLES'	SWEET PEPPERBUSH
ha HYDRANGEA ARBORESCENS 'HAAS HALO'	SMOOTH HYDRANGEA
h HYDRANGEA PETIOLARIS	CLIMBING HYDRANGEA
hq HYDRANGEA QUERCIFOLIA 'SNOW QUEEN'	OAKLEAF HYDRANGEA
rm RHODODENDRON MAXIMUM 'ALBUM'	ROSEBAY RHODODENDRON
rt RHUS TYPHINA 'TIGER EYES'	STAGHORN SUMAC

KEY SCIENTIFIC NAME	COMMON NAME
PERENNIALS	
AMSONIA HUBRICHTII	BLUESTAR
ANEMONE CANADENSIS	WINDFLOWER
LIRIOPE MORROWI 'BIG BLUE'	LILYTURF
SPRING BULBS	
ALLIUM ATROPURPUREUM	ORNAMENTAL ONION
ALLIUM 'PURPLE RAIN'	ORNAMENTAL ONION
HYACINTHOIDES HISPANICA	SPANISH BLUEBELLS
MUSCARI ARMENIACUM	GRAPE HYACINTH
NARCISSUS 'PUEBLO'	DAFFODIL
NARCISSUS 'THALIA'	DAFFODIL

KEY SCIENTIFIC NAME	COMMON NAME
FRONT YARD PLANTING MIX	
PERENNIALS	
AGERATINA ALTISSIMA	WHITE SNAKEROOT
DENNSTAEDTIA PUNCTILOBULA	HAYSCENTED FERN
DRYOPTERIS MARGINALIS	MARGINAL WOOD FERN
EURYBIA DIVARICATA	WHITE WOOD ASTER
MATTEUCCIA STRUTHIOPTERIS	OSTRICH FERN
POLYGONATUM BIFLORUM	SMOOTH SOLOMON'S SEAL
XANTHORHIZA SIMPLICISSIMA	YELLOWROOT



1 LANDSCAPE PLAN
1" = 10'-0"

CLIENT



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KEY PLAN

PROJECT INFORMATION

406 BROADWAY DEVELOPMENT

406 Broadway
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FOR INFORMATION

OCTOBER 23, 2025

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1" = 10'-0"	SCALE	
SHEET NAME		

PLANTING PLAN
AND SCHEDULE

SHEET NUMBER

L 1.01

Project Address	Special Permit Number	Total Lot Area (SF)
406 Broadway		6,048
Applicant Name	Phone Number	Open Space Requirement (%)
		30%
Applicant Contact / Address	Email Address	Zoning District
		Residence C-1
Project Description		Result
		Pass

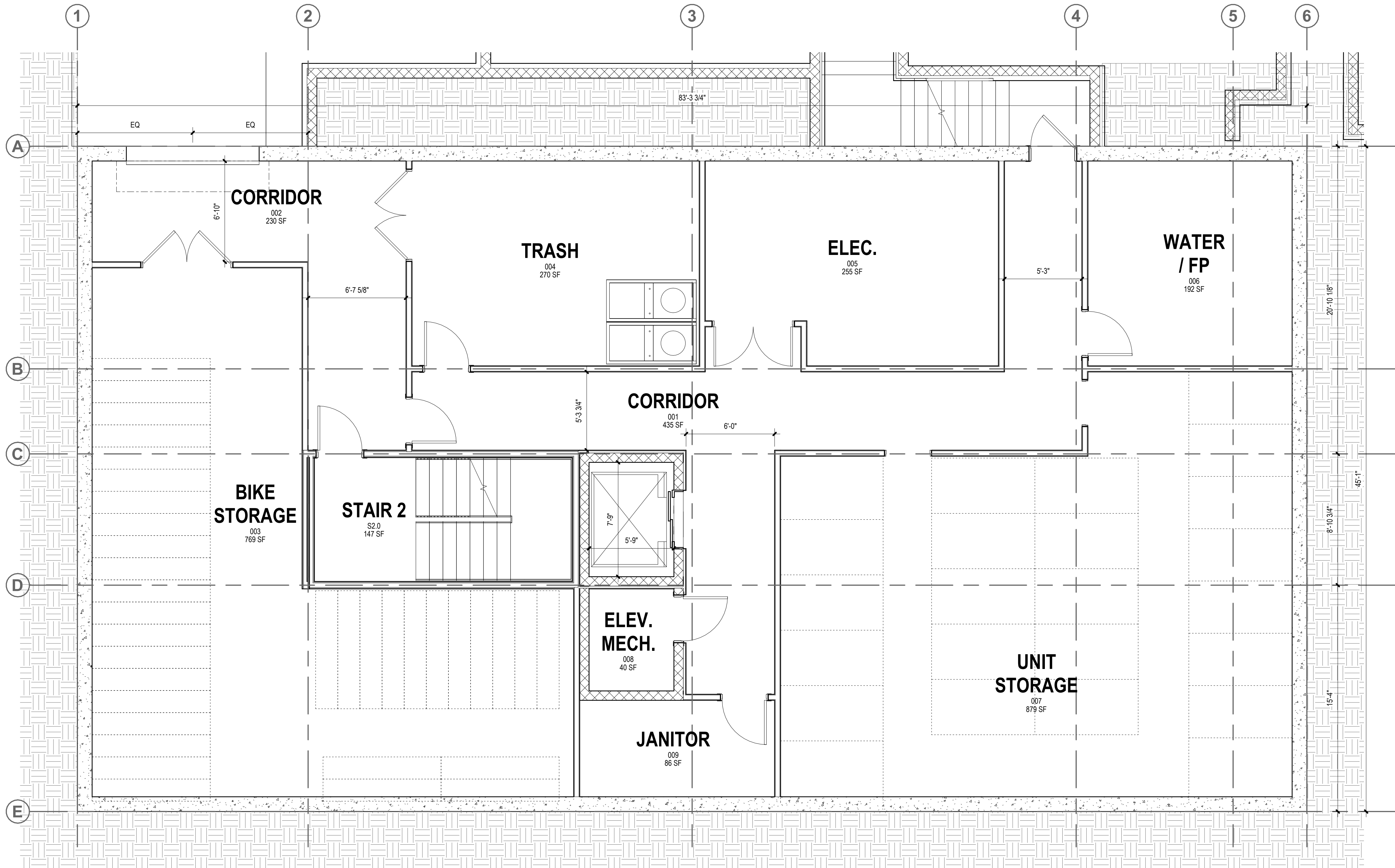
Enter minimum required open space ratio. If the ratio is less than 20%, enter 20 here.

		Outside 20' of Street	Value Factor		Within 20' of Street	Value Factor	Contributing Area	
Trees Enter the number of trees in each category. Count each tree only once on this form.	Preserved Existing Trees							
	A1	Understory tree currently <10' canopy spread	4	0.80	+	1	1.60	720
	A2	Understory tree currently >10' canopy spread		1.00	+	0	2.00	-
	A3	Canopy tree currently <15' canopy spread	0	0.80	+	0	1.60	-
	A4	Canopy tree currently between 15' and 25' canopy spread	2	1.00	+	0	2.00	1,400
	A5	Canopy tree currently >25' canopy spread	0	1.20	+	0	2.40	-
	New or Transplanted Trees							
	A6	Understory tree	4	0.60	+	2	1.20	720
	A7	Canopy tree	1	0.70	+	2	1.40	2,450
Planting Areas Enter area in square feet of each component in the box provided	B1	Lawn Area	0	0.30	+	0	0.60	-
	B2	Low Planting Area	400	0.40	+	630	0.80	664
	B3	High Planting Area	0	0.50	+	0	1.00	-
Green Roofs & Facades For definitions, see reference document.	C1	Green Façade	0	0.10	+	0	0.20	-
	C2	Living Wall	0	0.30	+	0	0.60	-
	C3	Green Roof Area	0	0.30	+	0	0.60	-
	C4	Short Intensive Green Roof Area	0	0.50	+	0	1.00	-
	C5	Intensive Green Roof Area	0	0.60	+	0	1.20	-
Paving & Structures	D1	Low Slope Roof	0	N/A				-
	D2	High-SRI Paving	0	0.1				-
	D3	Shaded Area		0.2	+	300	0.40	120
Project Summary	<div>Portion of lot area utilizing green strategies 98%</div> <div>Portion of score from green strategies 98%</div> <div>Portion of score from trees 87%</div> <div>Portion of score contributing to public realm cooling 52%</div>					Total Contributing Area		6,074
						Total Area Goal		1,814
						COOL FACTOR SCORE		3.35

When entering strategies that are within 20' of the street (including sidewalks), do not also enter them in column H.

High-SRI Paving areas within 20' of a Street do not count towards the Cool Score

If your project scores 1 or above, you have successfully met the requirements of the Cool Factor.



1 BASEMENT FLOOR PLAN
A 1.00 1/4" = 1'-0"

CONSTRUCTION LEGEND

SYMBOL	DEFINITION
	EXISTING DOOR TO REMAIN
	EXISTING GWB PARTITION TO REMAIN
	EXISTING GLAZED PARTITION TO REMAIN
	NEW GWB PARTITION
	NEW GLAZED PARTITION
	NEW DOOR AND FRAME
	NEW FIRE EXTINGUISHER
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GENERAL NOTES - CONSTRUCTION

- SEE INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION ON WALL FINISH MATERIALS AND TYPICAL MOUNTING HEIGHTS REQUIRED.
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KEY PLAN

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406 BROADWAY DEVELOPMENT

406 Broadway
Cambridge, MA 02139

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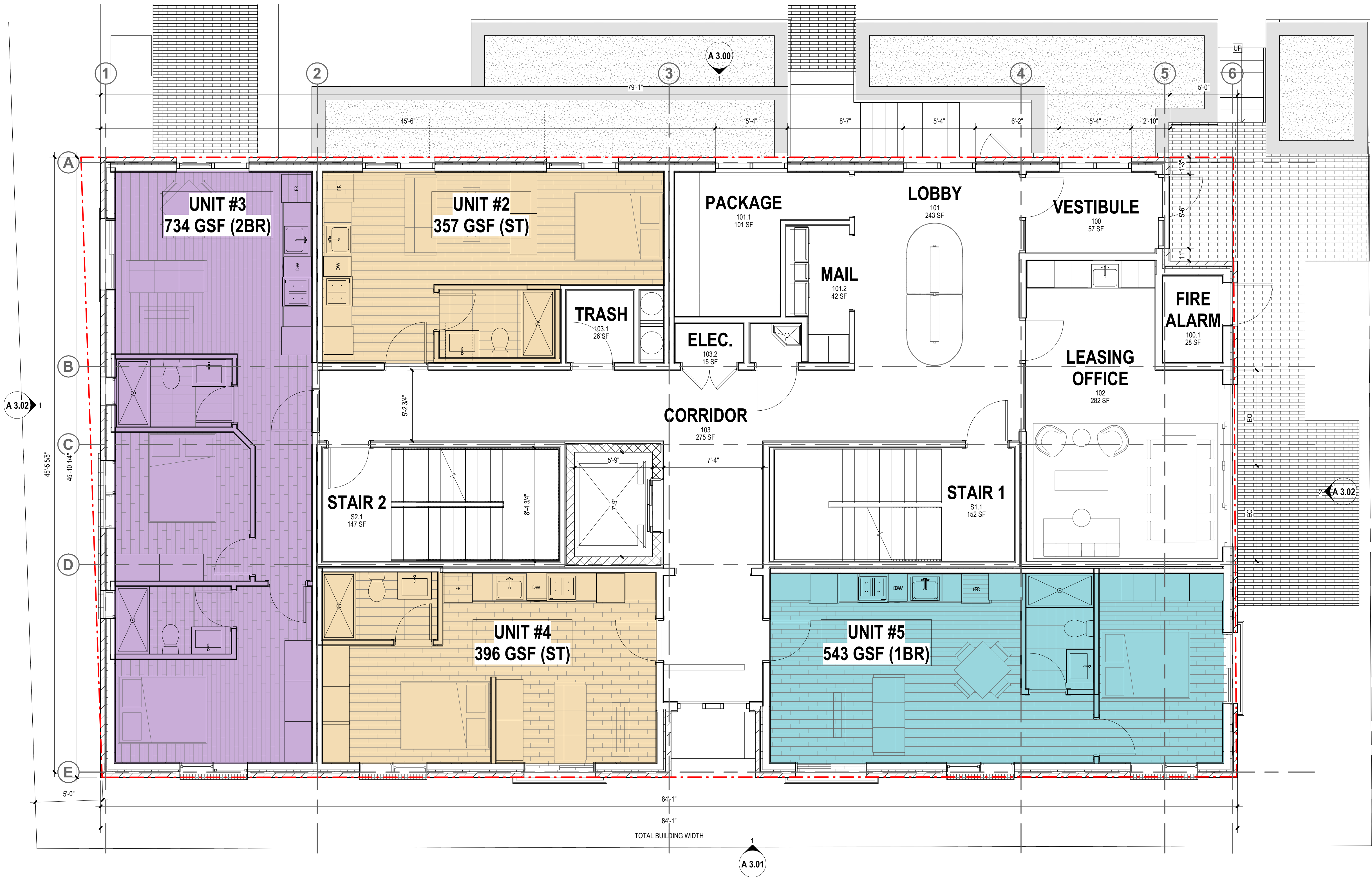
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BASEMENT FLOOR PLAN

SHEET NUMBER

A 1.00



1 GROUND FLOOR PLAN
A 1.01 1/4" = 1'-0"

CONSTRUCTION LEGEND

SYMBOL	DEFINITION
	EXISTING DOOR TO REMAIN
	EXISTING GWB PARTITION TO REMAIN
	EXISTING GLAZED PARTITION TO REMAIN
	NEW GWB PARTITION
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Cambridge, MA 02139

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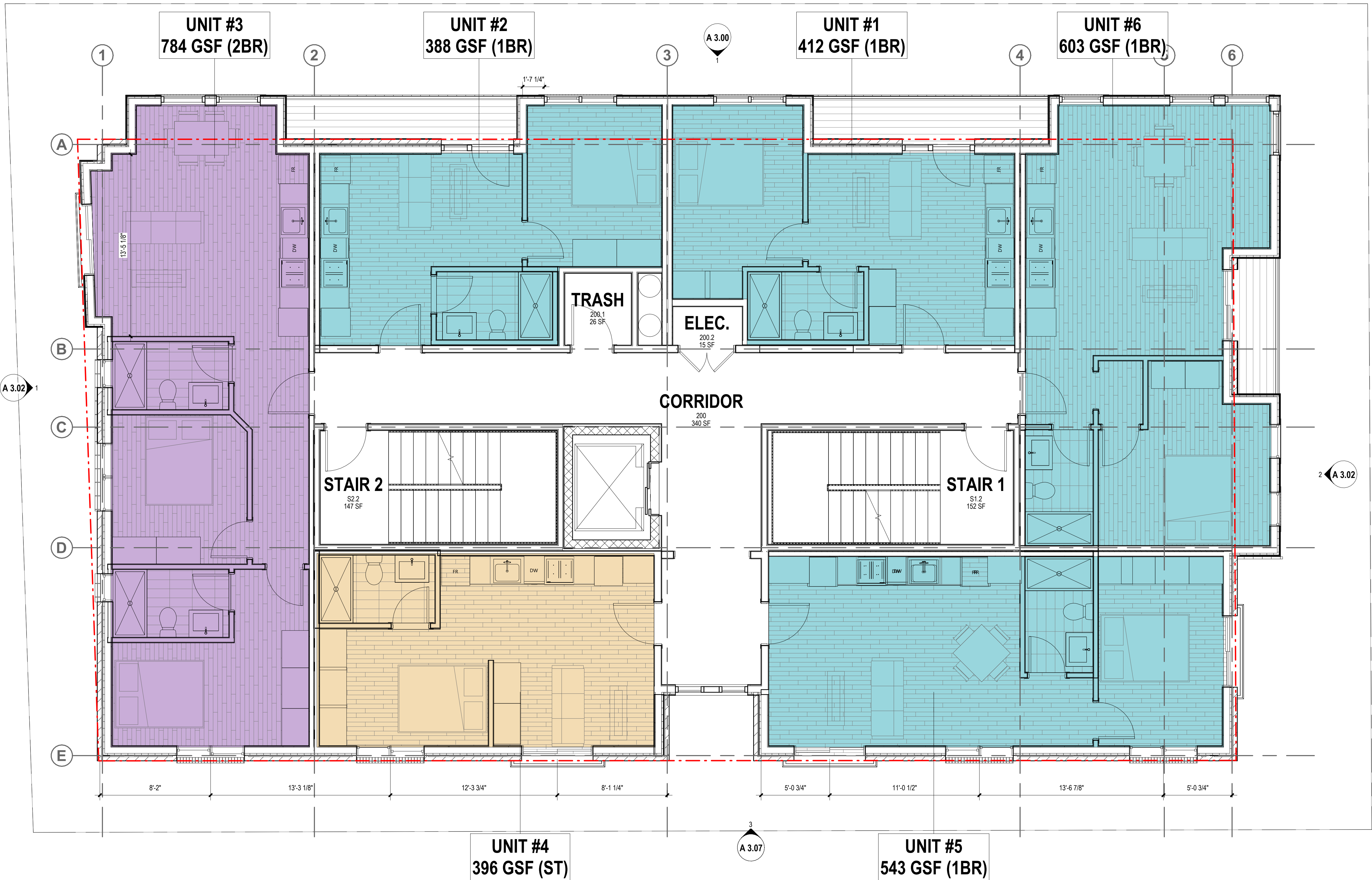
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GROUND FLOOR PLAN

SHEET NUMBER

A 1.01

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1 LEVEL 02-05 FLOOR PLAN
A 1.02 1/4" = 1'-0"

CONSTRUCTION LEGEND	
SYMBOL	DEFINITION
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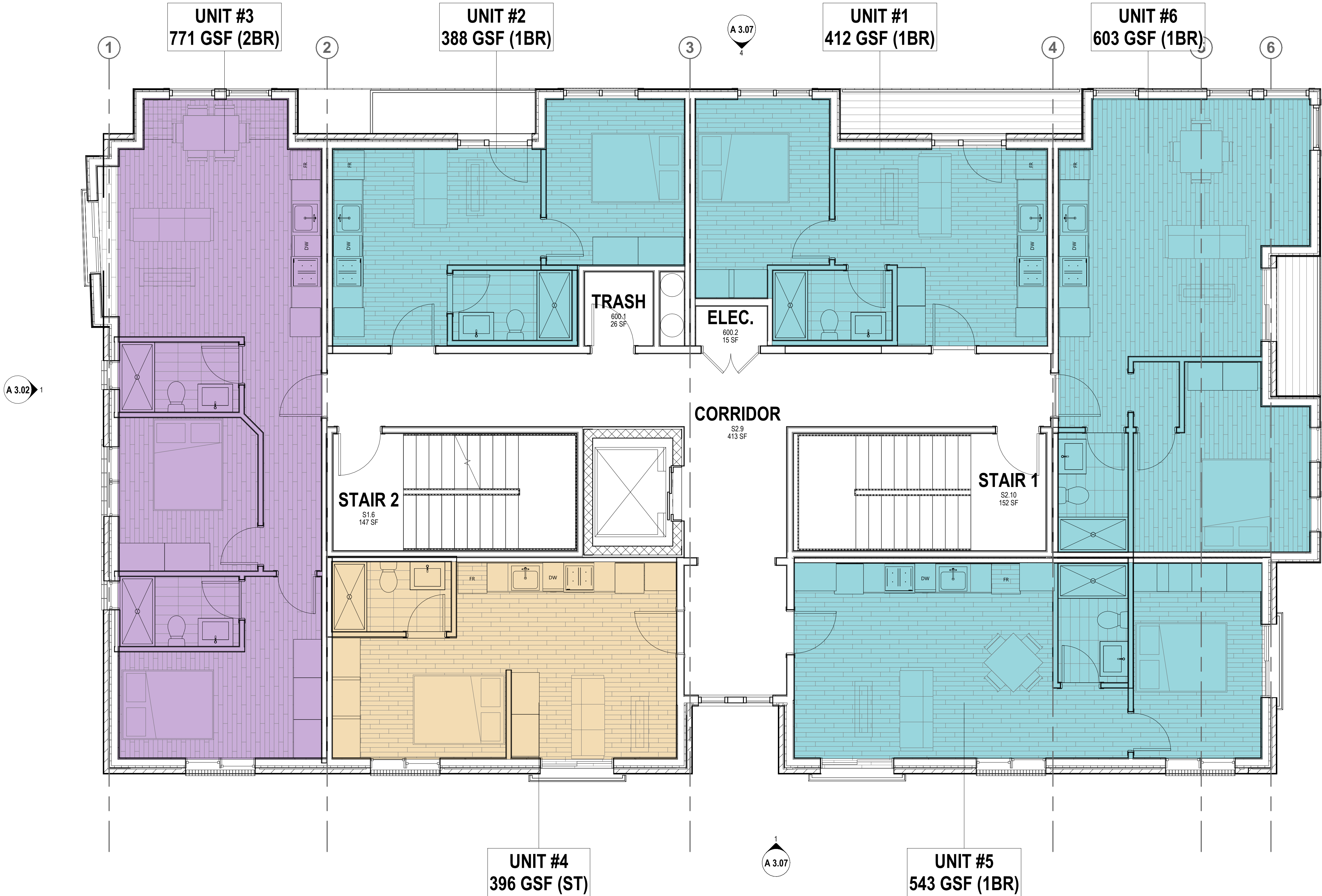
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		SHEET NAME

LEVEL 02 - 06
FLOOR PLAN

SHEET NUMBER

A 1.02



CONSTRUCTION LEGEND	
SYMBOL	DEFINITION
	EXISTING DOOR TO REMAIN
	EXISTING GWB PARTITION TO REMAIN
	EXISTING GLAZED PARTITION TO REMAIN
	NEW GWB PARTITION
	NEW GLAZED PARTITION
	NEW DOOR AND FRAME
	NEW FIRE EXTINGUISHER
	NIC - NOT IN CONTRACT HATCH

GENERAL NOTES - CONSTRUCTION	
1.	SEE INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION ON WALL FINISH MATERIALS AND TYPICAL MOUNTING HEIGHTS REQUIRED.
2.	SEE GENERAL CONSTRUCTION NOTES ON SHEET G001.
3.	SEE REFLECTED CEILING PLANS FOR CEILING FINISH MATERIALS.
4.	THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AFTER DEMOLITION IS COMPLETED.
5.	ALL LOCATIONS WHERE INFILL WALLS MEET EXISTING WALLS WITH NEW GWB FINISH SURFACES SHALL ALIGN AT ADJACENT EDGES UNLESS OTHERWISE NOTED.
6.	EXISTING WALLS SHOWN WITH ADDITIONAL LINES GRAPHICALLY REPRESENT NEW FINISHES AND SHOULD NOT BE SCALED OR DIMENSIONED FROM. PARTITIONS SHOULD BE BUILT AND FINISHED ACCORDING TO PARTITION AND FINISH SCHEDULE.
7.	COORDINATE AREAWAY DRAINS AND FLOOR DRAINS WITH PLUMBING DRAWINGS.
8.	PROVIDE BLOCKING FOR GRAB BARS, PLUMBING FIXTURES, MILL WORK AT ALL REQUIRE LOCATIONS.
9.	ALL DIMENSIONS INDICATED WITH A ± REPRESENT FIELD MEASUREMENTS TO BE PROVIDED TO ARCHITECT AND VERIFIED BY CONTRACTOR.
10.	SEE DOOR SCHEDULE FOR ALL DOOR SIZES, DOOR INFO AND DETAILS.
11.	ALL GLASS WITHIN 18" A.F.F. AND/OR WITHIN 4'-0" OF A DOOR SWING SHALL BE TEMPERED SAFETY GLASS.
12.	ALL EXISTING WALLS TO BE PATCHED WHERE EXISTING WALLS WERE REMOVED.
13.	PROVIDE LEVELING COMPOUND OVER ALL EXISTING CONCRETE FLOOR AREAS TO RECEIVE NEW FLOOR COVERING. NO FLOORING TRANSITIONS ARE TO EXCEED 1/2" IN HEIGHT.
14.	PROVIDE IN-WALL BLOCKING AS REQUIRED.
15.	PROVIDE IN-WALL BLOCKING FOR ALL FUTURE BUILT-IN CASEWORK WHERE INDICATED.
16.	PATCH EXISTING GWB AT ALL LOCATIONS WHERE A PARTITION HAS BEEN REMOVED.
17.	AT ALL AREAS OF MEPFP EQUIPMENT REMOVED FROM WALLS, CONTRACTOR TO PATCH / REPAIR HOLES IN FINISH FROM REMOVED FASTENERS. BLEND PATCHING TO MATCH EXISTING FINISH TO REMAIN.
18.	SEAL AIR TIGHT ANY PENETRATIONS MADE THROUGH AIR & VAPOR BARRIERS.
19.	PAINT ALL (N) AND (E) GWB & PLASTER FINISHES IN WORK AREA UNLESS NOTED OTHERWISE.
20.	INTERIOR DIMENSIONS ARE INDICATED TO FINISH WALL (CMU OR GYPSUM BOARD) MATERIALS. U.N.O.
21.	MEPFP ELEMENTS SHOWN ARE SCHEMATIC AND ARE PROVIDED FOR REFERENCE. ONLY REFER TO MEPFP DRAWINGS & SPECIFICATIONS FOR MORE INFORMATION.
22.	EXTERIOR MASONRY DIMENSIONS ARE INDICATED TO CENTERLINE OF JOINTS.
23.	WINDOW DIMENSIONS ARE TO CENTER LINE OF OPENING; DIMENSIONS ARE NOMINAL. SEE CURTAIN WALL, DOOR & WINDOW SCHEDULE AND DETAILS FOR ACTUAL OPENING DIMENSION REQUIRED.
24.	PROVIDE LEVELING COMPOUND AS REQ. FOR PROPER TILE INSTALLATION TO ACHIEVE SMOOTH LEVEL, FLUSH FINISH.
25.	ALL MATERIAL INSTALLATION TO BE LEVEL & PLUMB.
26.	SEE A130 SERIES FOR ALL FINISHES.

CLIENT

S&J BROADWAY REALTY

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KEY PLAN

PROJECT INFORMATION

406 BROADWAY DEVELOPMENT

406 Broadway
Cambridge, MA 02139

FOR APPROVAL

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ISSUE CHART

N	ISSUE	DATE
3	HISTORIC APPROVAL REV2	01/20/26
2	HISTORIC APPROVAL REV1	12/19/25
1	HISTORIC APPROVAL	10/24/25

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25049	PROJECT NUMBER	
Checker	CHECKED	
Approver	APPROVED	
As indicated	SCALE	
	SHEET NAME	

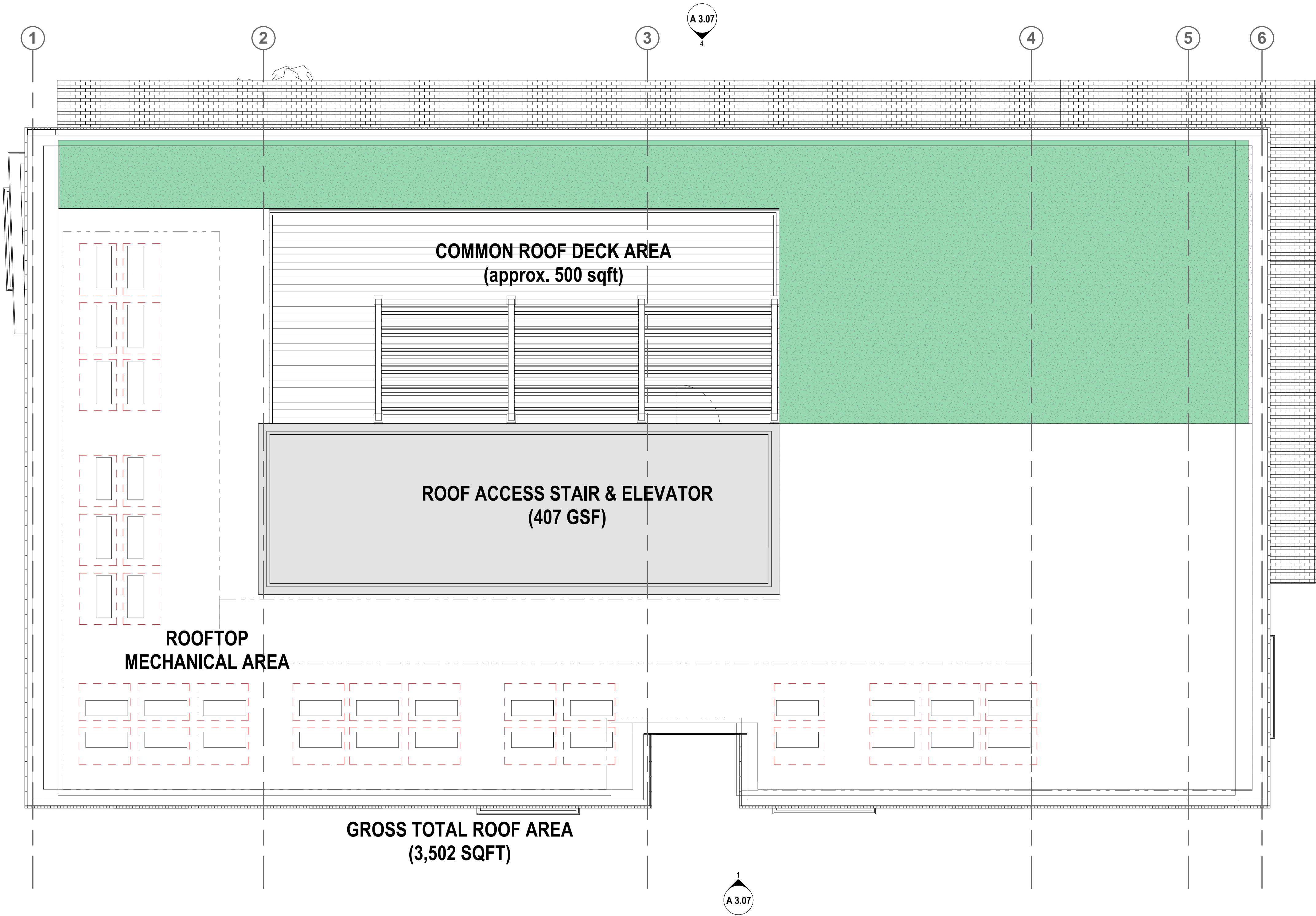
LEVEL 06 FLOOR PLAN

1/4" = 1'-0"

SHEET NUMBER

A 1.03

1/20/2026 8:49:10 AM



1 ROOF PLAN
A 1.04 1/4" = 1'-0"

CONSTRUCTION LEGEND

SYMBOL	DEFINITION
	EXISTING DOOR TO REMAIN
	EXISTING GWB PARTITION TO REMAIN
	EXISTING GLAZED PARTITION TO REMAIN
	NEW GWB PARTITION
	NEW GLAZED PARTITION
	NEW DOOR AND FRAME
	NEW FIRE EXTINGUISHER
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- PROVIDE IN-WALL BLOCKING FOR ALL FUTURE BUILT-IN CASEWORK WHERE INDICATED.
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- AT ALL AREAS OF MEPIFP EQUIPMENT REMOVED FROM WALLS, CONTRACTOR TO PATCH / REPAIR HOLES IN FINISH FROM REMOVED FASTENERS. BLEND PATCHING TO MATCH EXISTING FINISH TO REMAIN.
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- PROVIDE LEVELING COMPOUND AS REQ. FOR PROPER TILE INSTALLATION TO ACHIEVE SMOOTH LEVEL, FLUSH FINISH.
- ALL MATERIAL INSTALLATION TO BE LEVEL & PLUMB.
- SEE A130 SERIES FOR ALL FINISHES.

KEY NOTES_PROPOSED PLAN

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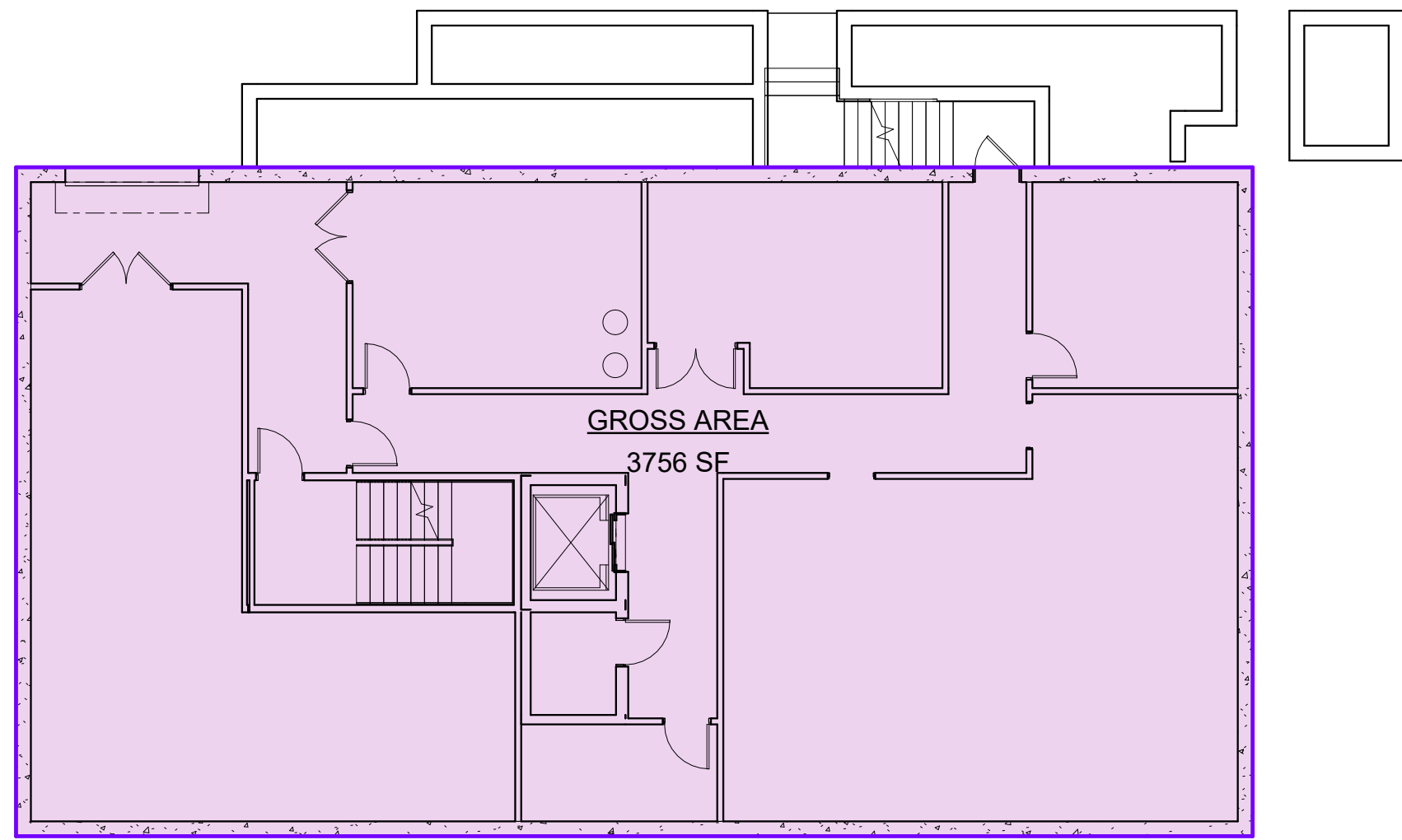
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		SHEET NAME

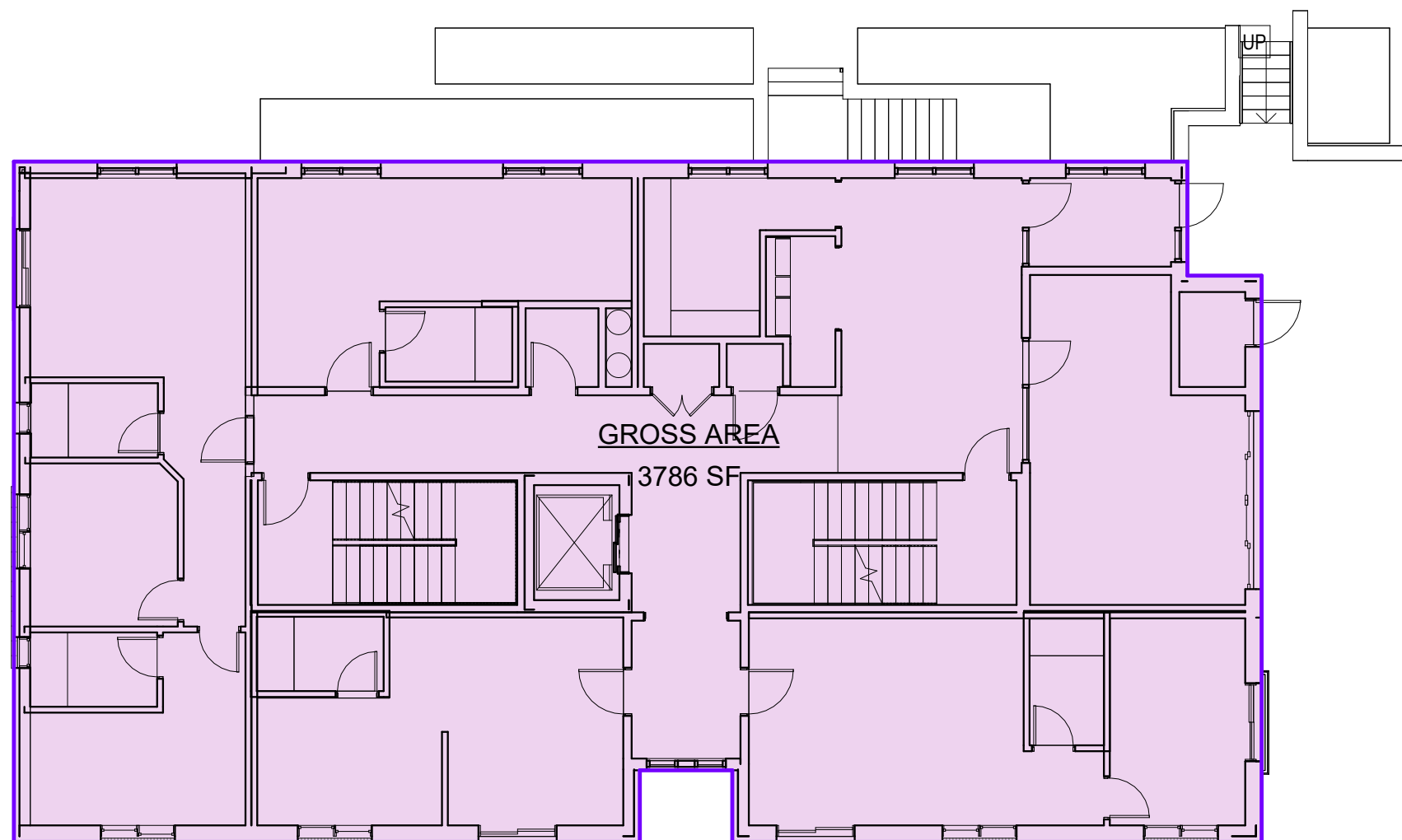
ROOF PLAN

SHEET NUMBER

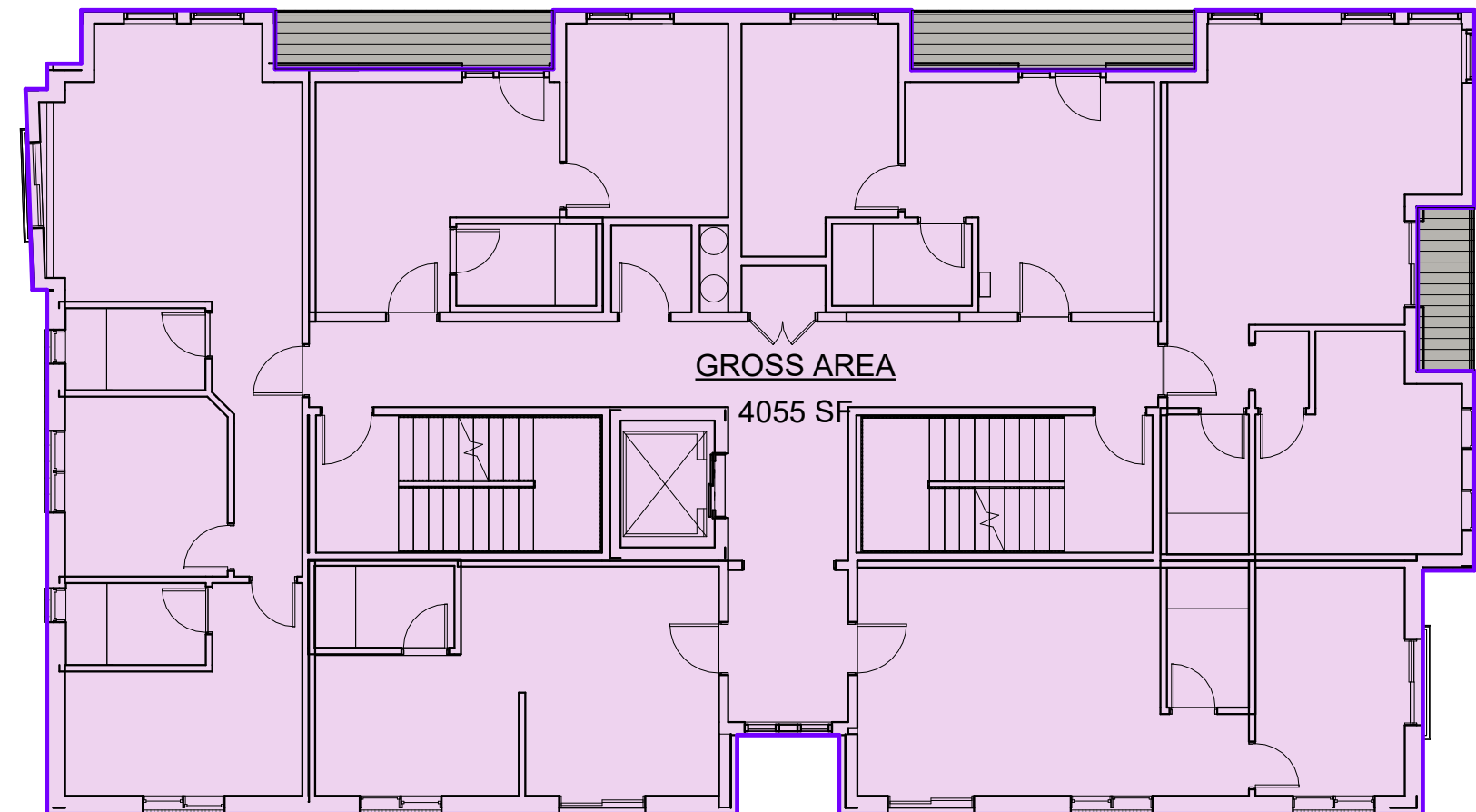
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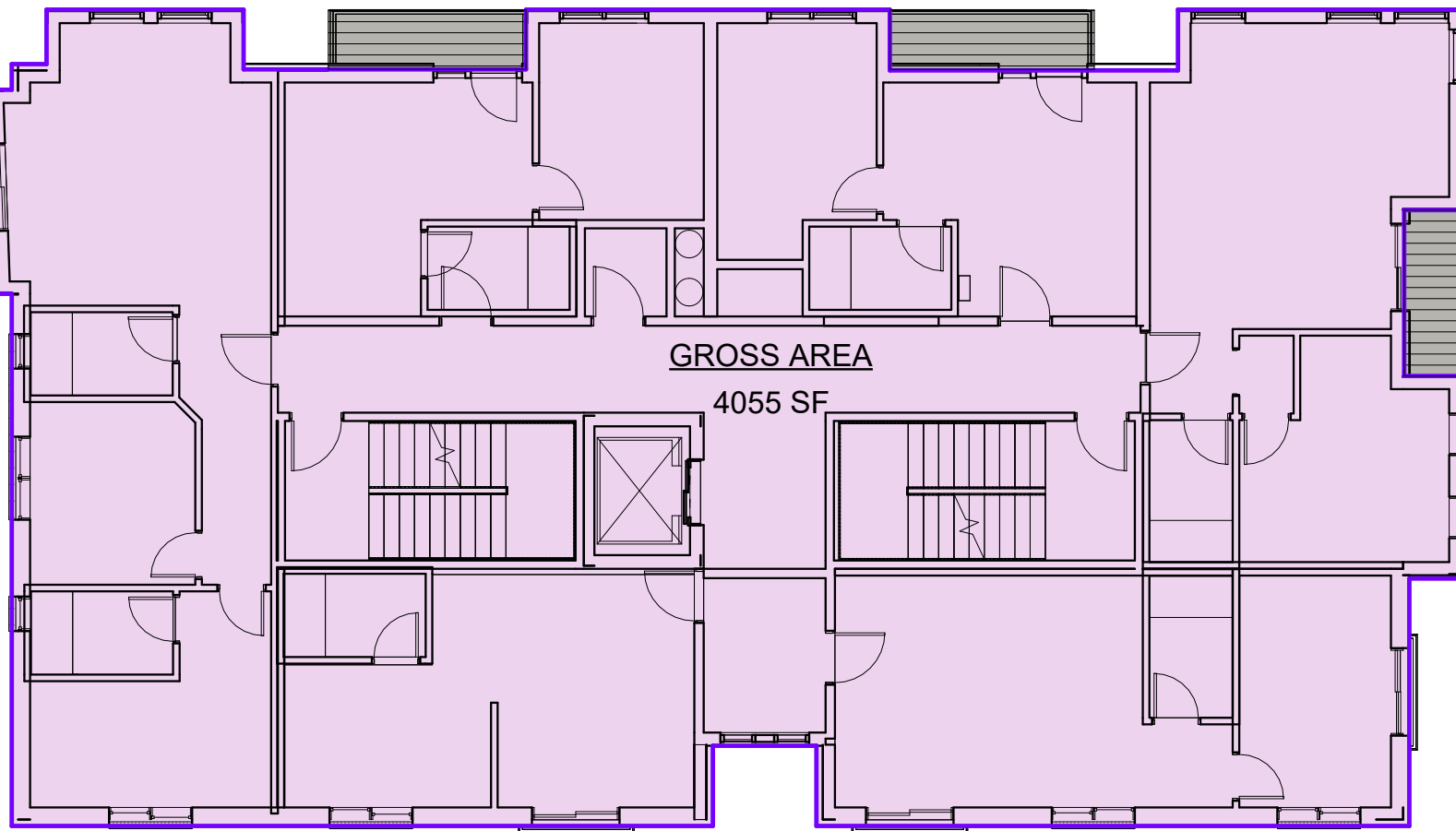
1 BASEMENT
3/32" = 1'-0"



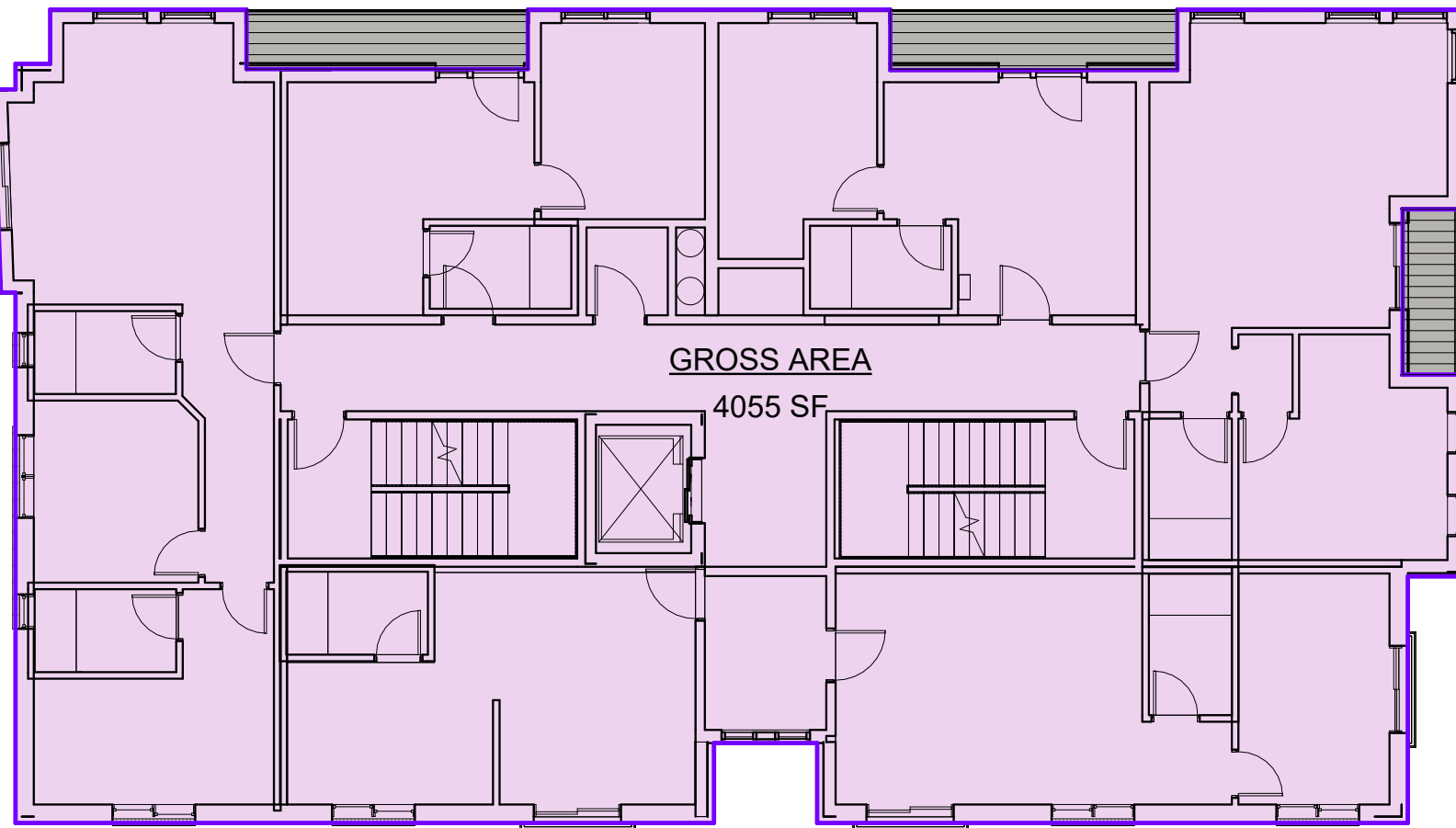
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3/32" = 1'-0"



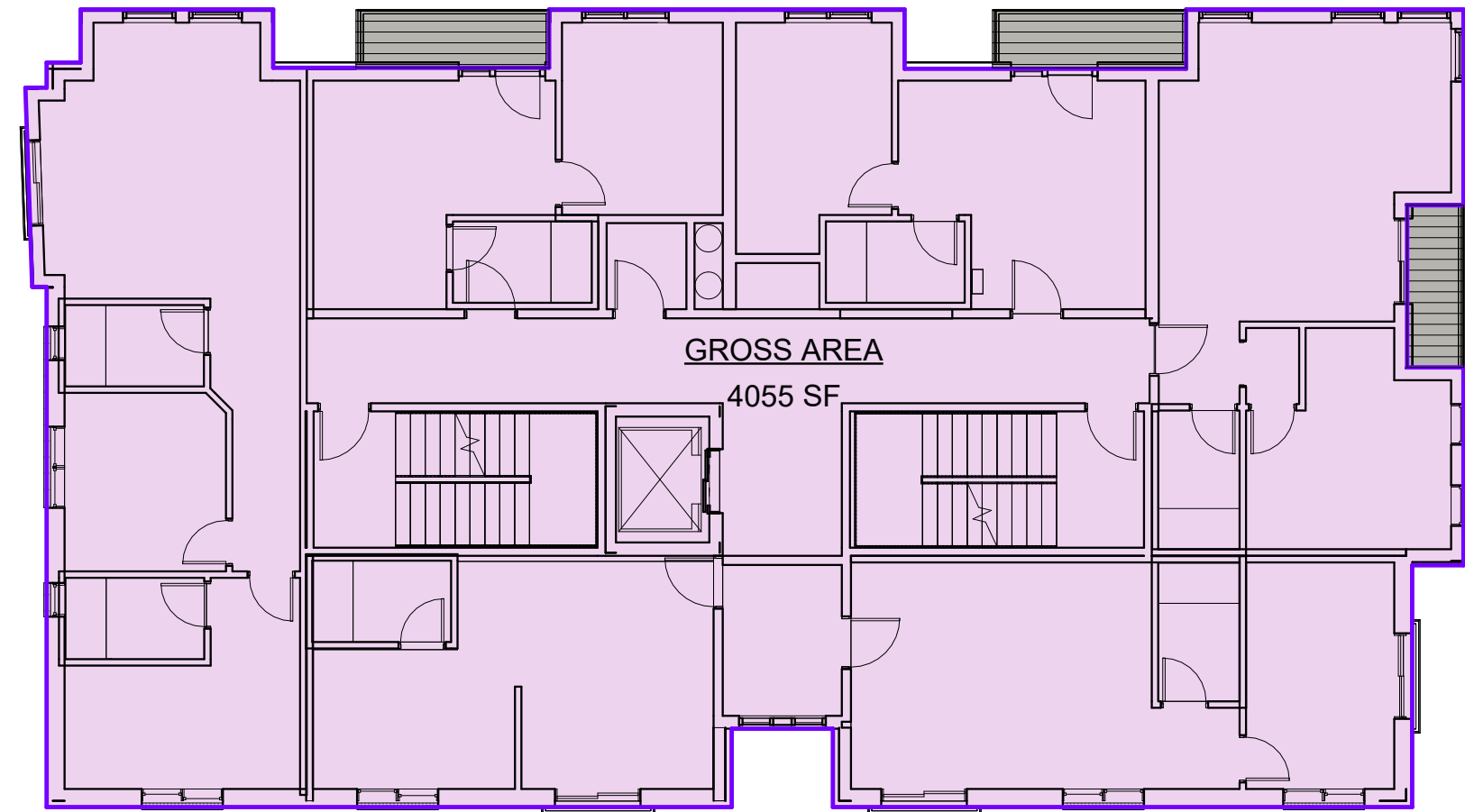
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3/32" = 1'-0"



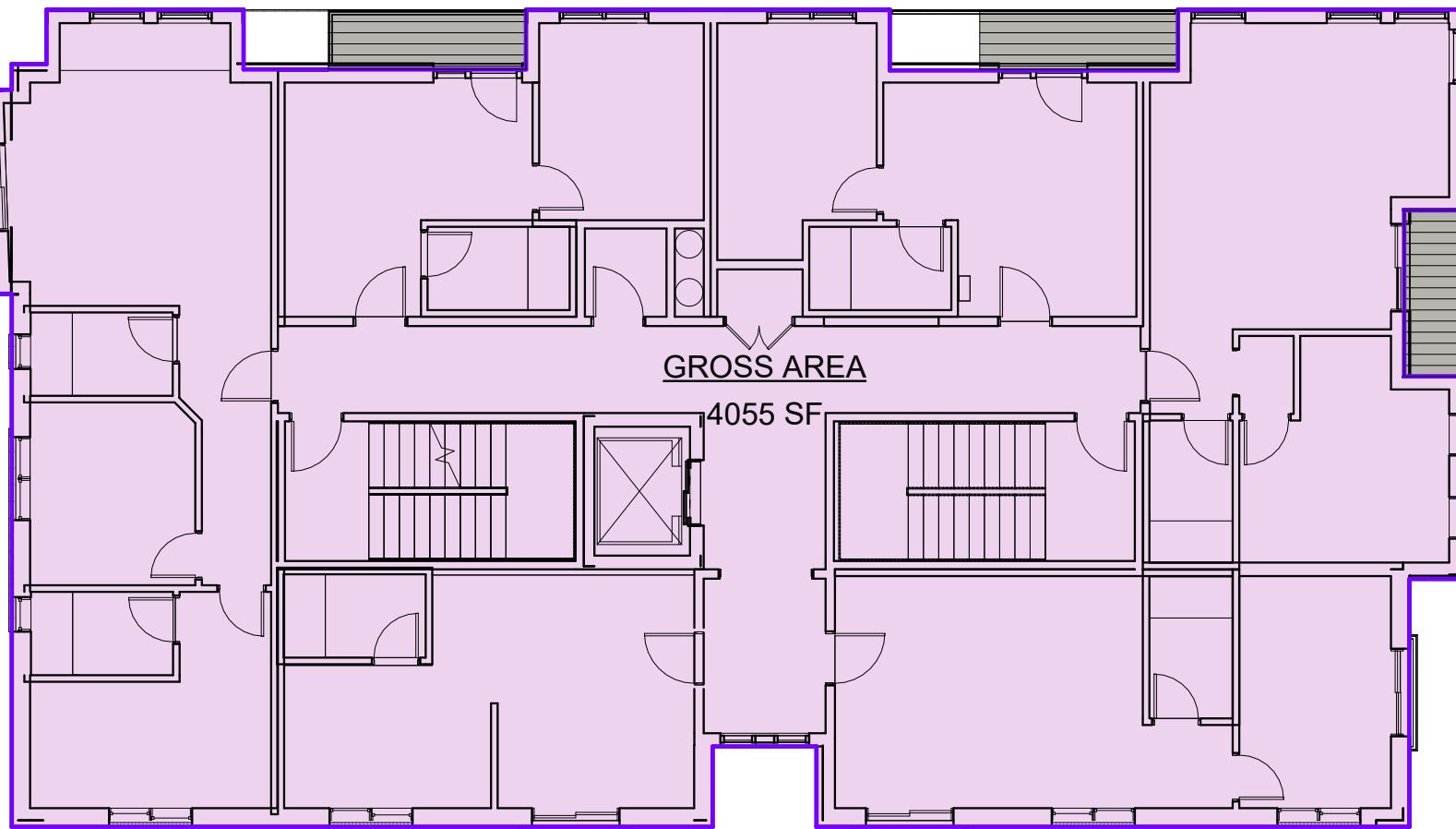
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3/32" = 1'-0"



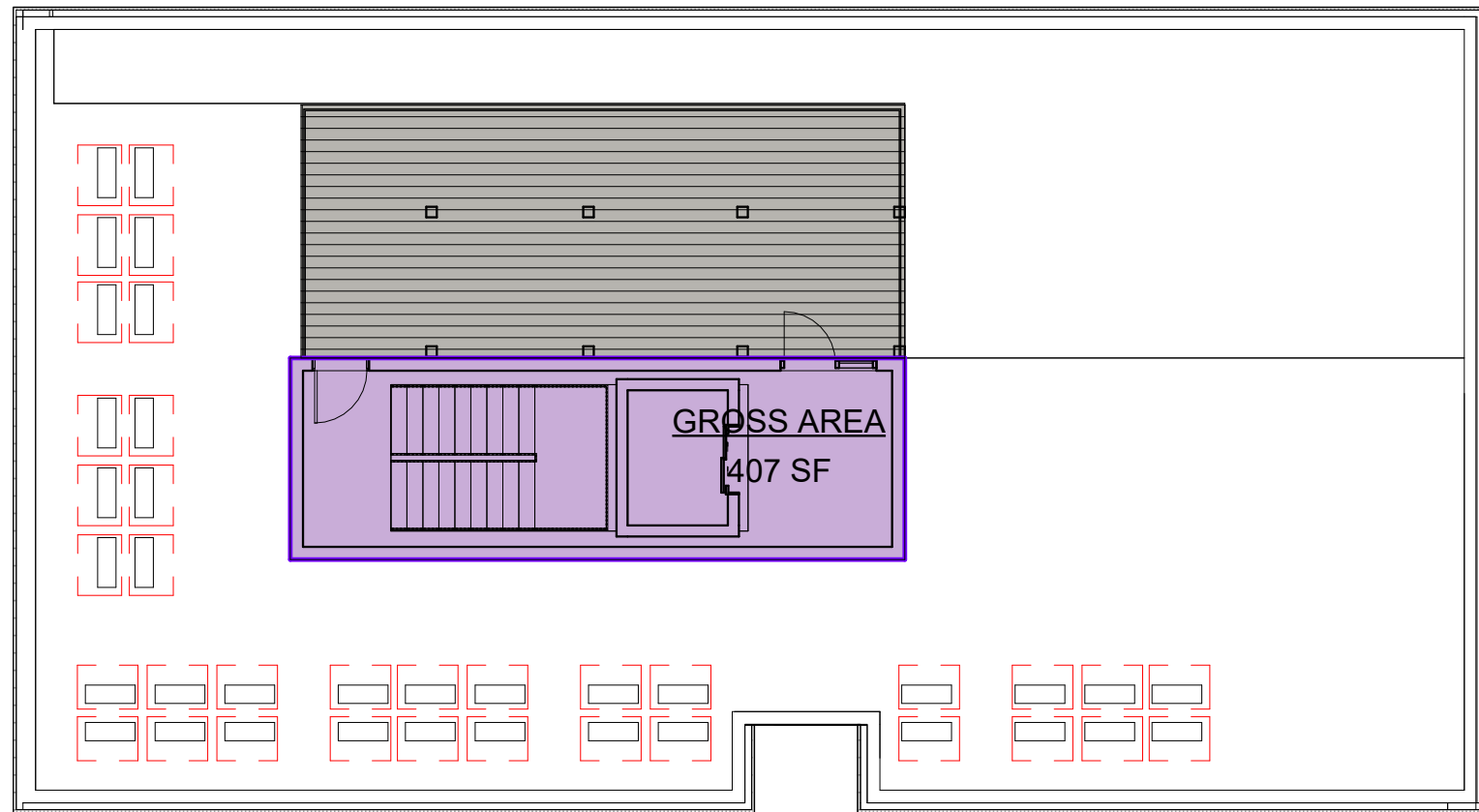
5 4TH FLOOR
3/32" = 1'-0"



6 5TH FLOOR
3/32" = 1'-0"



7 6TH FLOOR
3/32" = 1'-0"



8 ROOF
3/32" = 1'-0"

AREA SCHEDULE-GROSS...	
LEVEL	AREA
Basement	3756 SF
Level 01	3786 SF
Level 02	4055 SF
Level 03	4055 SF
Level 04	4055 SF
Level 05	4055 SF
Level 06	4055 SF
T.O. Roof Structure	407 SF
Grand total: 8	28225 SF

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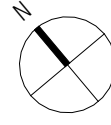
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2 HISTORIC APPROVAL REV1 12/19/25
1 HISTORIC APPROVAL 10/24/25

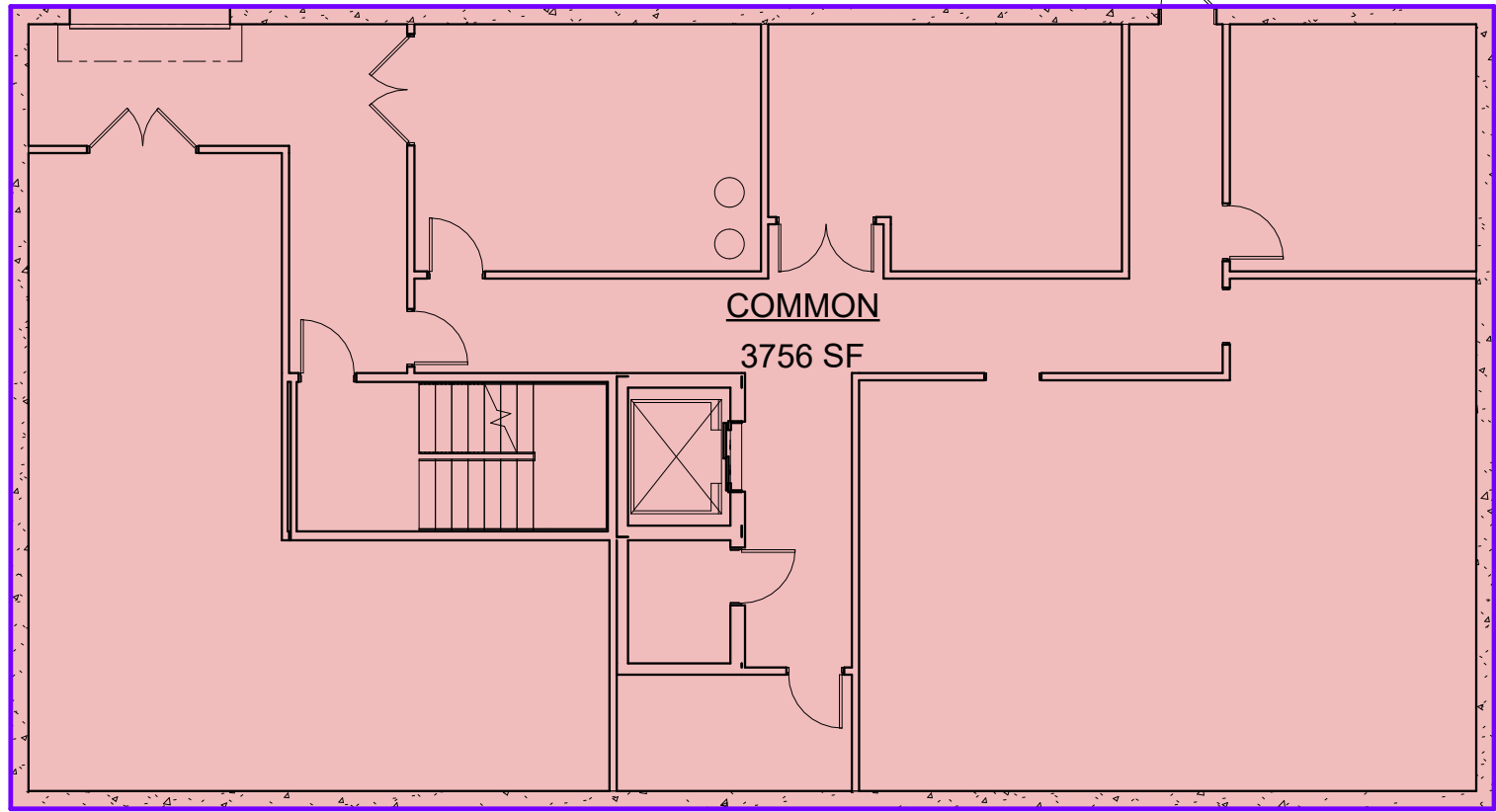
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	Approver	APPROVED
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		SHEET NAME

AREA PLANS GFA
(PER ZONING)

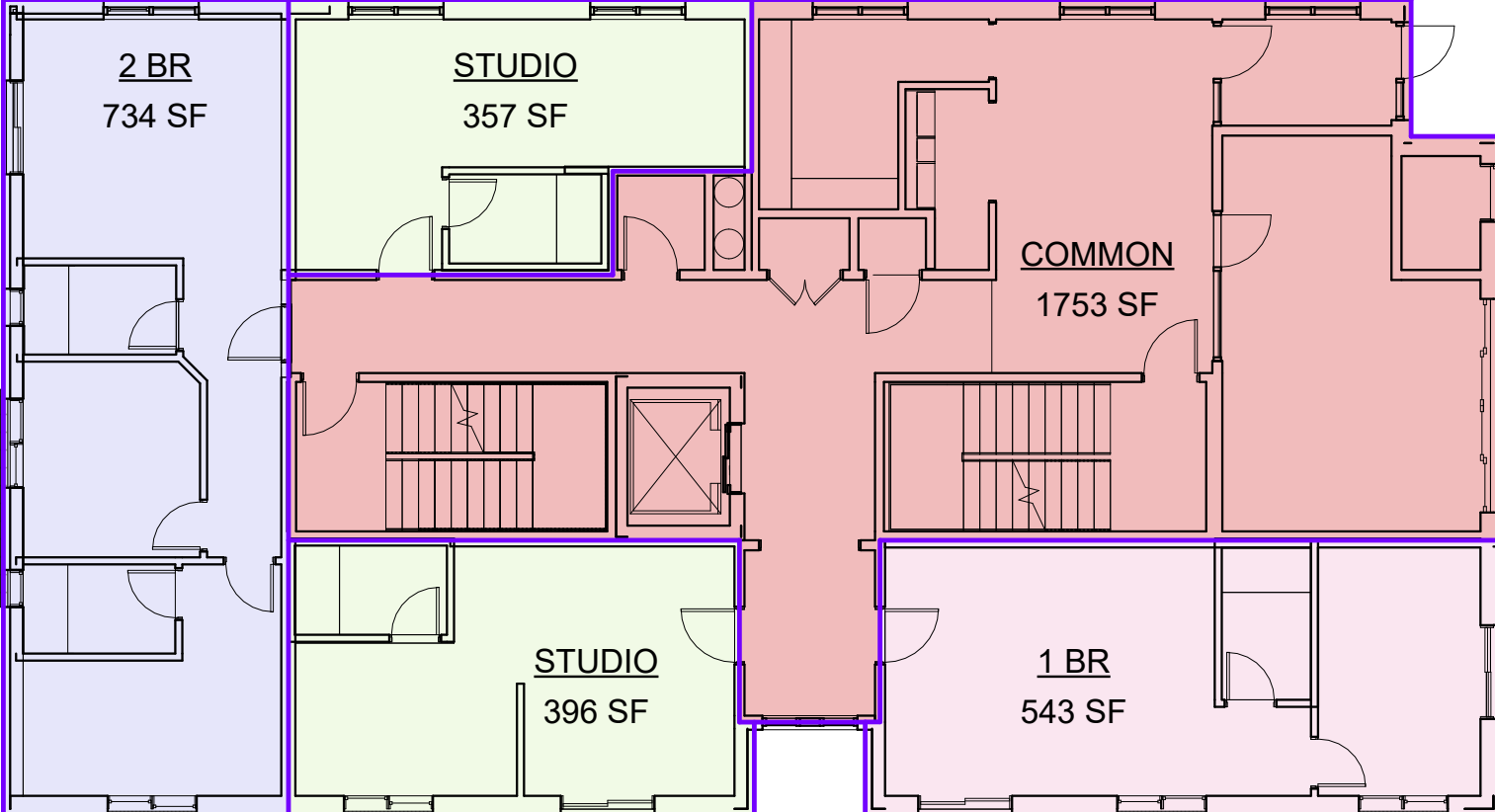
SHEET NUMBER

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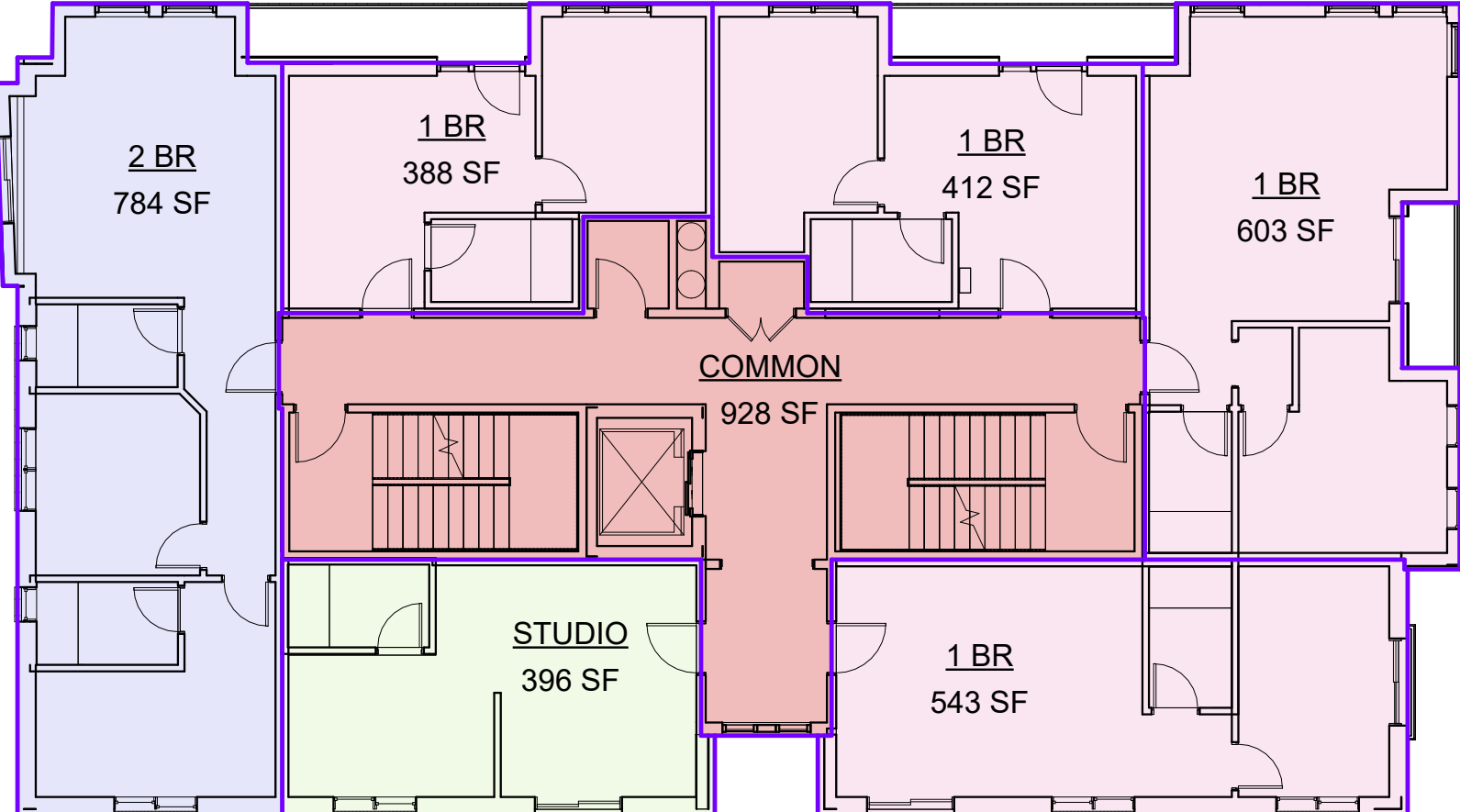




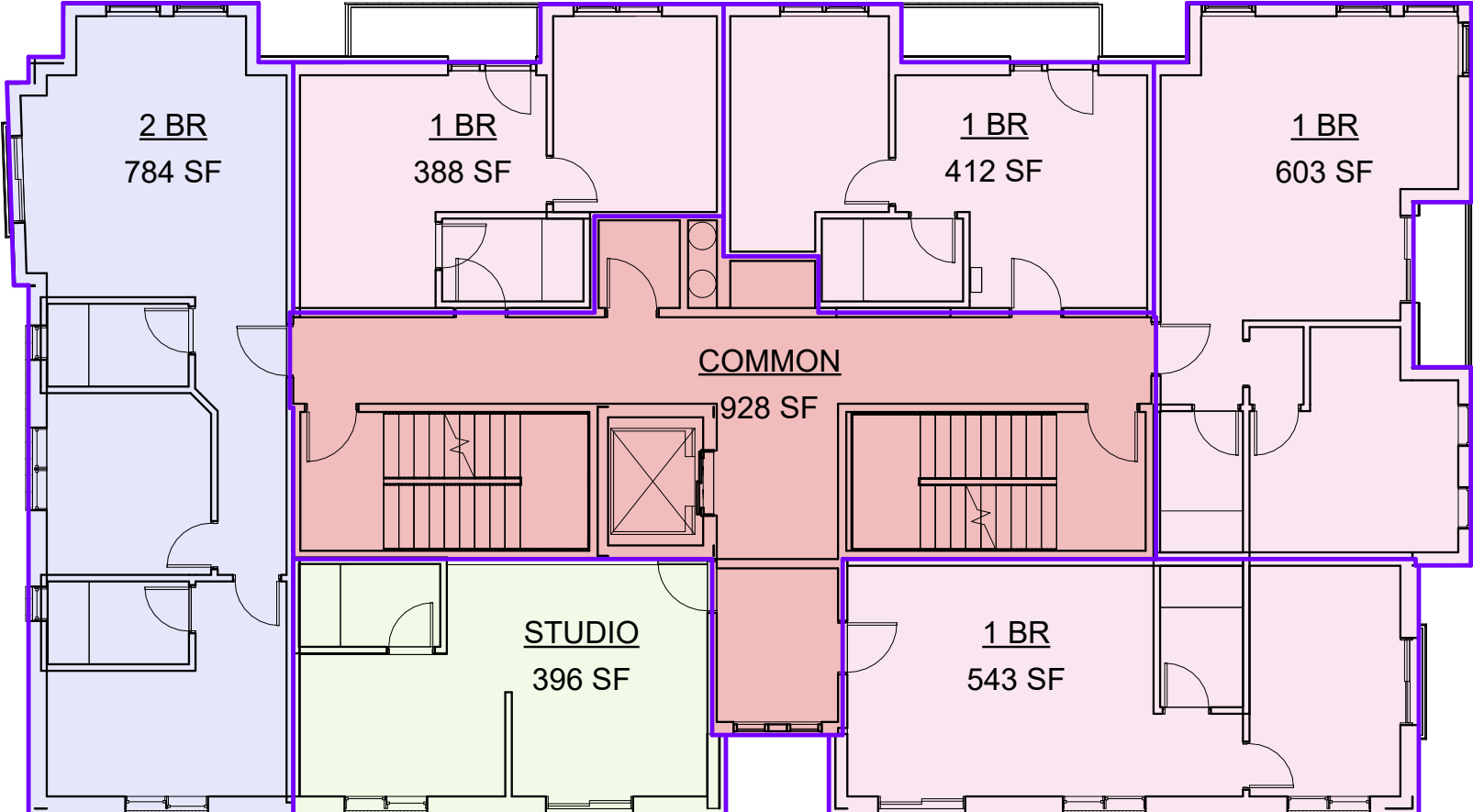
2 BASEMENT
A 1.08 3/32" = 1'-0"



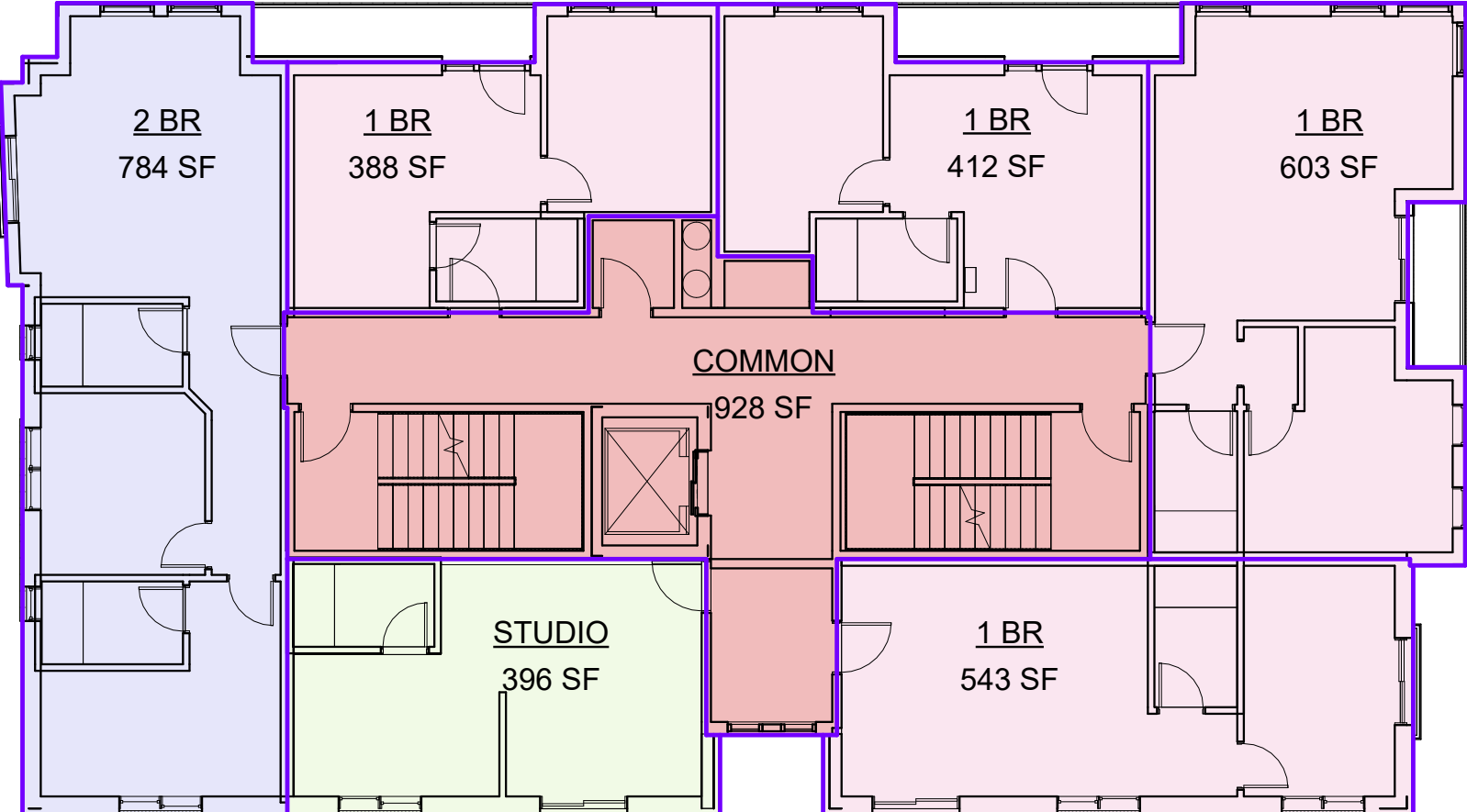
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A 1.08 3/32" = 1'-0"



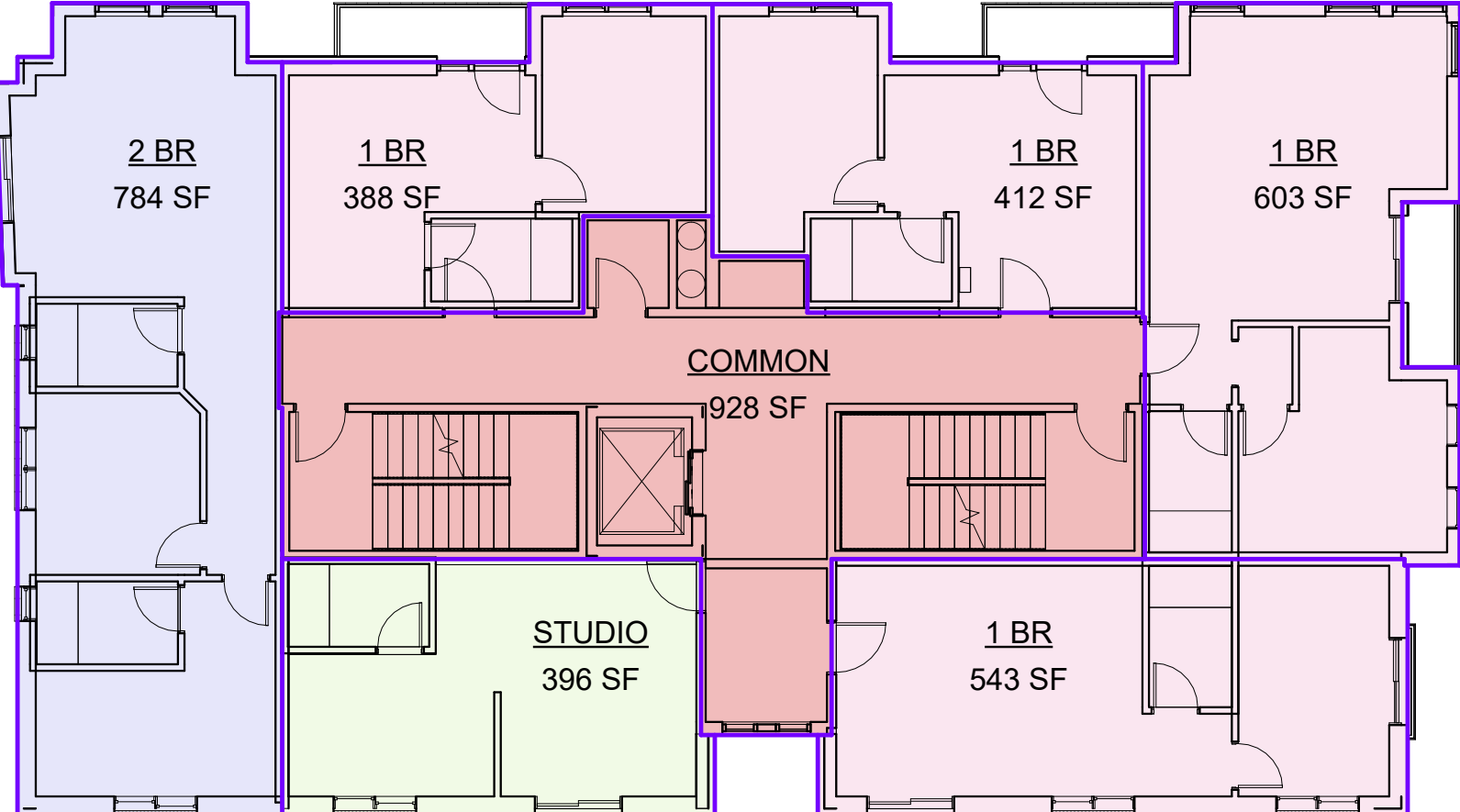
3 2ND FLOOR
A 1.08 3/32" = 1'-0"



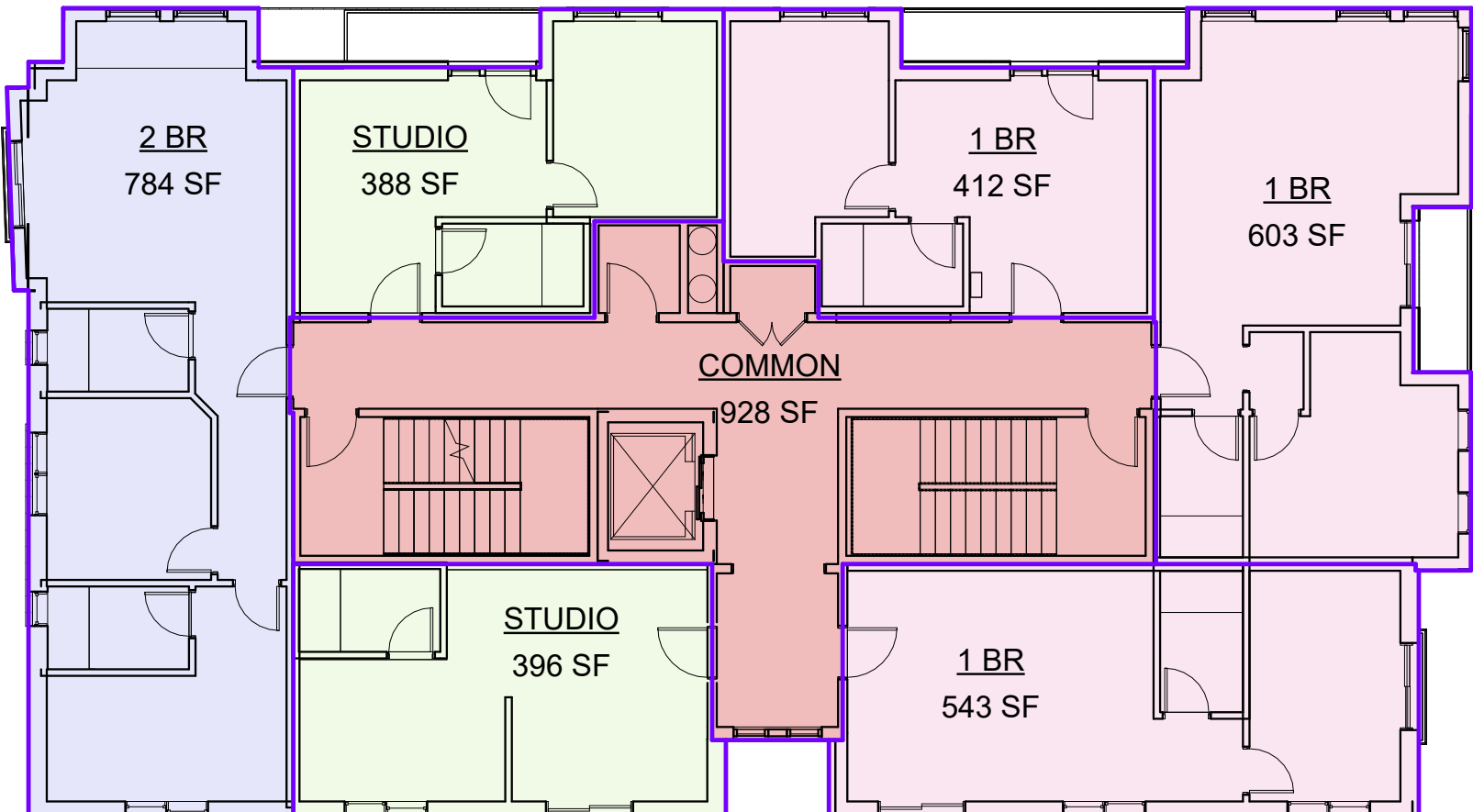
4 3RD FLOOR
A 1.08 3/32" = 1'-0"



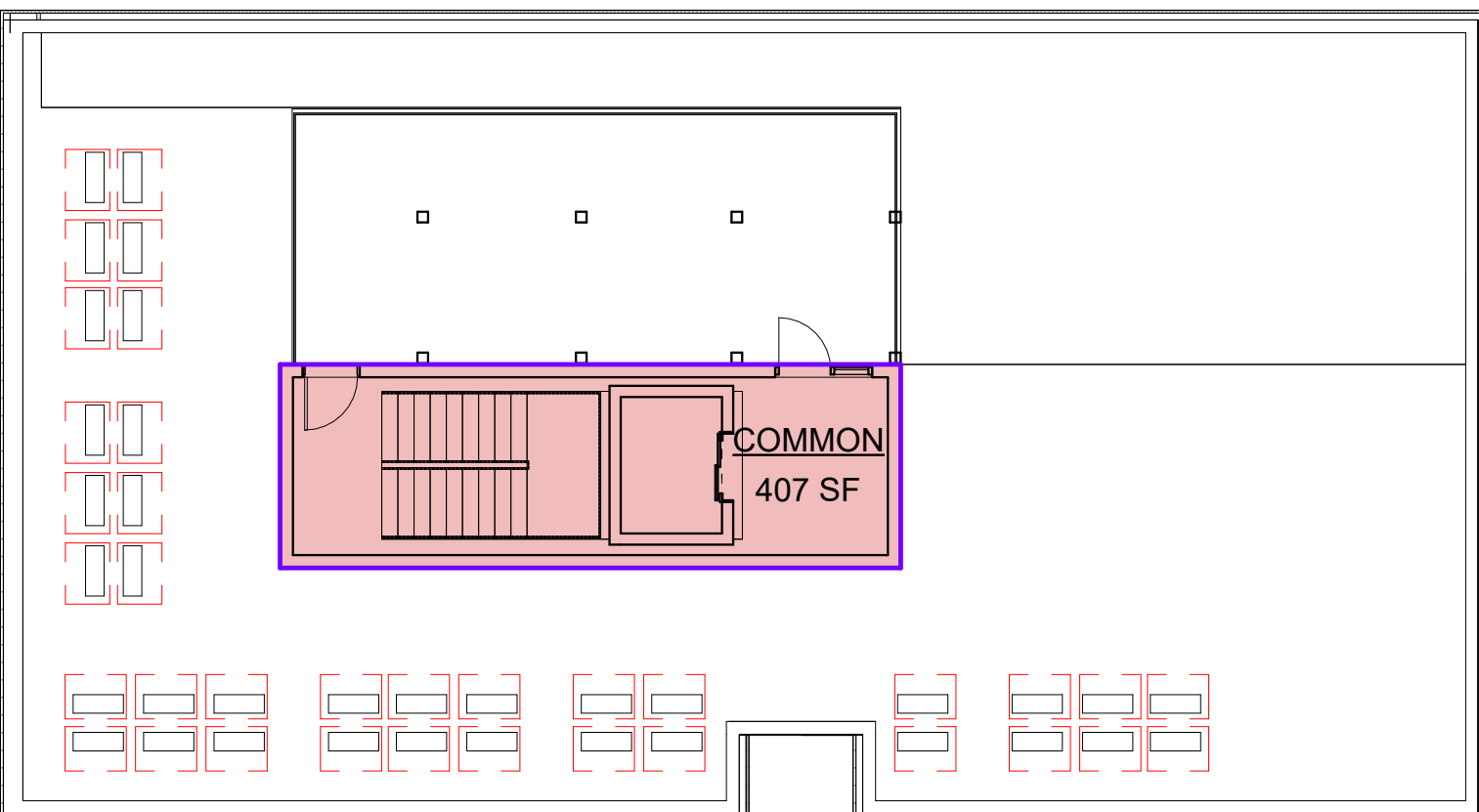
5 4TH FLOOR
A 1.08 3/32" = 1'-0"



6 5TH FLOOR
A 1.08 3/32" = 1'-0"



7 6TH FLOOR
A 1.08 3/32" = 1'-0"



8 ROOF
A 1.08 3/32" = 1'-0"

UNIT GROSS AREA SCHEDULE		
Level	Name	Area

Basement	COMMON	3756 SF
----------	--------	---------

Level 01	1 BR	543 SF
Level 01	2 BR	734 SF
Level 01	COMMON	1753 SF
Level 01	STUDIO	357 SF
Level 01	STUDIO	396 SF

Level 02	1 BR	388 SF
Level 02	1 BR	412 SF
Level 02	1 BR	603 SF
Level 02	1 BR	543 SF
Level 02	2 BR	784 SF
Level 02	COMMON	928 SF
Level 02	STUDIO	396 SF

Level 03	1 BR	388 SF
Level 03	1 BR	412 SF
Level 03	1 BR	603 SF
Level 03	1 BR	543 SF
Level 03	2 BR	784 SF
Level 03	COMMON	928 SF
Level 03	STUDIO	396 SF

UNIT GROSS AREA SCHEDULE		
Level	Name	Area

Level 04	1 BR	388 SF
Level 04	1 BR	412 SF
Level 04	1 BR	603 SF
Level 04	1 BR	543 SF
Level 04	2 BR	784 SF
Level 04	COMMON	928 SF
Level 04	STUDIO	396 SF

Level 05	1 BR	388 SF
Level 05	1 BR	412 SF
Level 05	1 BR	603 SF
Level 05	1 BR	543 SF
Level 05	2 BR	784 SF
Level 05	COMMON	928 SF
Level 05	STUDIO	396 SF

Level 06	1 BR	412 SF
Level 06	1 BR	603 SF
Level 06	1 BR	543 SF
Level 06	2 BR	784 SF
Level 06	COMMON	928 SF
Level 06	STUDIO	388 SF
Level 06	STUDIO	396 SF

T.O. Roof Structure	COMMON	407 SF
---------------------	--------	--------

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PROJECT INFORMATION

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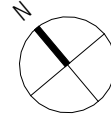
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	3/32" = 1'-0"	SCALE
		SHEET NAME

UNIT AREA PLANS

SHEET NUMBER

A 1.08





1 BROADWAY ELEVATION - NORTH
A 3.00
1/4" = 1'-0"

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EXTERIOR
ELEVATIONS -
CONCEPT 1

SHEET NUMBER

A 3.00



1 REAR ELEVATION - SOUTH
A 3.01 1/4" = 1'-0"

EXTERIOR MATERIAL LEGEND

- BRICK - RUNNING BOND
- BRICK - OFFSET PATTERN
- BRICK - SOLDIER CORSE
- LIGHT BRICK - RUNNING BOND
- LIGHT BRICK - VERTICAL BOND
- PORCELAIN TILE CLADDING - DARK STONE
- SIDING - COMPOSITE LAP SIDING - GRAY (HORIZONTAL)
- EXTERIOR LANDSCAPING STONE - RETAINING WALL
- ALUMINUM FRAME GLAZING
- BLACK METAL RAILING

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	As indicated	SCALE
		SHEET NAME

EXTERIOR ELEVATIONS - CONCEPT 1

SHEET NUMBER

A 3.01



1 SIDE ELEVATION - WEST
A 3.02 1/4" = 1'-0"

2 GOODMAN RD ELEVATION - EAST
A 3.02 1/4" = 1'-0"

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1	HISTORIC APPROVAL	10/24/25

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	25049	PROJECT NUMBER
	Checker	CHECKED
	Approver	APPROVED
	1/4" = 1'-0"	SCALE
		SHEET NAME

EXTERIOR
ELEVATIONS -
CONCEPT 1

SHEET NUMBER

A 3.02



1 BROADWAY ELEVATION - NORTH
A 3.00
1/4" = 1'-0"

EXTERIOR MATERIAL LEGEND

- BRICK - RUNNING BOND
- BRICK - OFFSET PATTERN
- BRICK - SOLDIER CORSE
- PORCELAIN TILE CLADDING - MEDIUM STONE
- PORCELAIN TILE CLADDING - LIGHT STONE
- PORCELAIN TILE CLADDING - DARK STONE
- SIDING - COMPOSITE LAP SIDING - GRAY (HORIZONTAL)
- EXTERIOR LANDSCAPING STONE - RETAINING WALL
- ALUMINUM FRAME GLAZING
- BLACK METAL RAILING

CLIENT

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PROJECT INFORMATION

406 BROADWAY DEVELOPMENT

406 Broadway
Cambridge, MA 02139

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ISSUE CHART

3	HISTORIC APPROVAL REV3	01/20/26
2	HISTORIC APPROVAL REV1	12/19/25
1	HISTORIC APPROVAL	10/24/25

N	ISSUE	DATE
	PROJECT NUMBER	
	25049	
	Checker	CHECKED
	Approver	APPROVED
	As indicated	SCALE
		SHEET NAME

EXTERIOR
ELEVATIONS -
CONCEPT 2

SHEET NUMBER

A 3.00



1 REAR ELEVATION - SOUTH
A 3.01 1/4" = 1'-0"

EXTERIOR MATERIAL LEGEND

- BRICK - RUNNING BOND
- BRICK - OFFSET PATTERN
- BRICK - SOLDIER CORSE
- PORCELAIN TILE CLADDING - MEDIUM STONE
- PORCELAIN TILE CLADDING - LIGHT STONE
- PORCELAIN TILE CLADDING - DARK STONE
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EXTERIOR
ELEVATIONS -
CONCEPT 2

SHEET NUMBER

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1 SIDE ELEVATION - WEST
1/4" = 1'-0"

2 GOODMAN RD ELEVATION - EAST
1/4" = 1'-0"

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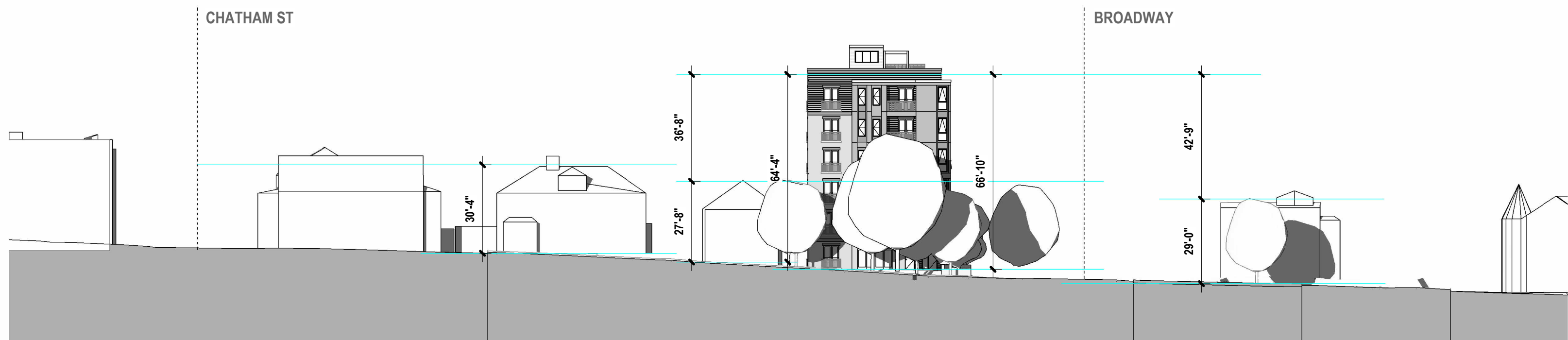
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	SHEET NAME	

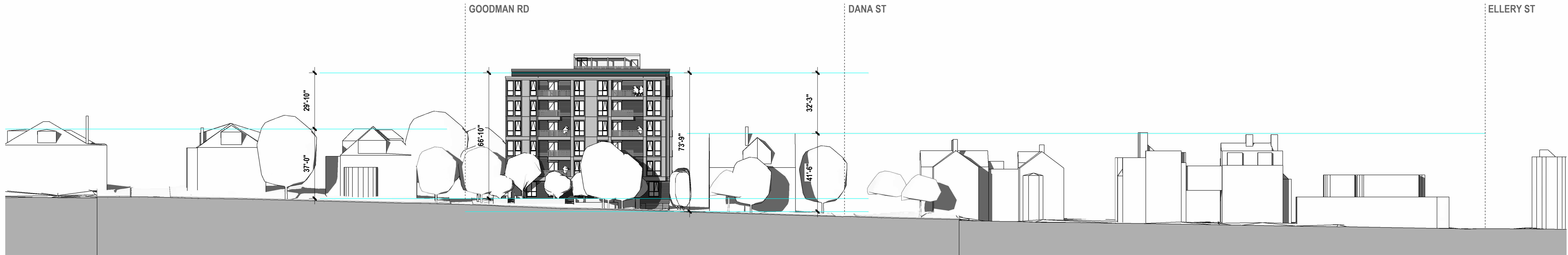
EXTERIOR
ELEVATIONS -
CONCEPT 2

SHEET NUMBER

A 3.02



2 FULL STREET ELEVATION - GOODMAN RD
A 3.03 1/32" = 1'-0"



1 FULL STREET ELEVATION - BROADWAY
A 3.03 1/32" = 1'-0"

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	1/32" = 1'-0"	SCALE
	SHEET NAME	

FULL STREET
ELEVATIONS

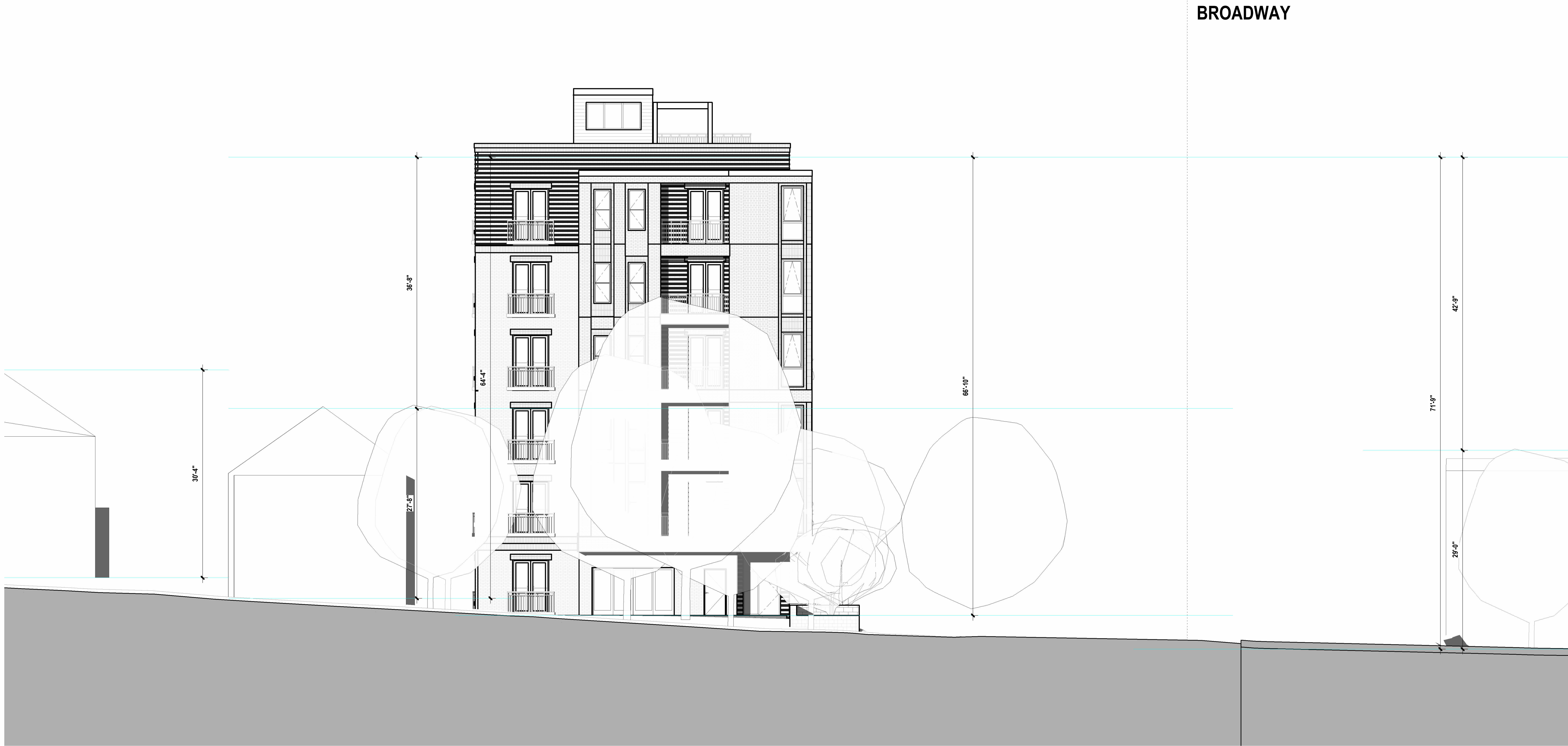
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W:_Active Projects\25049 406 Broadway Cambridge Redevelopment\A Working Files\3 Revit Central\archive_25049 406 Broadway Cambridge Redevelopment_brick option.rvt



2 FULL STREET ELEVATION - GOODMAN RD
A.3.04 1/8" = 1'-0"

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SHEET NAME

ENLARGED
STREET
ELEVATIONS

SHEET NUMBER

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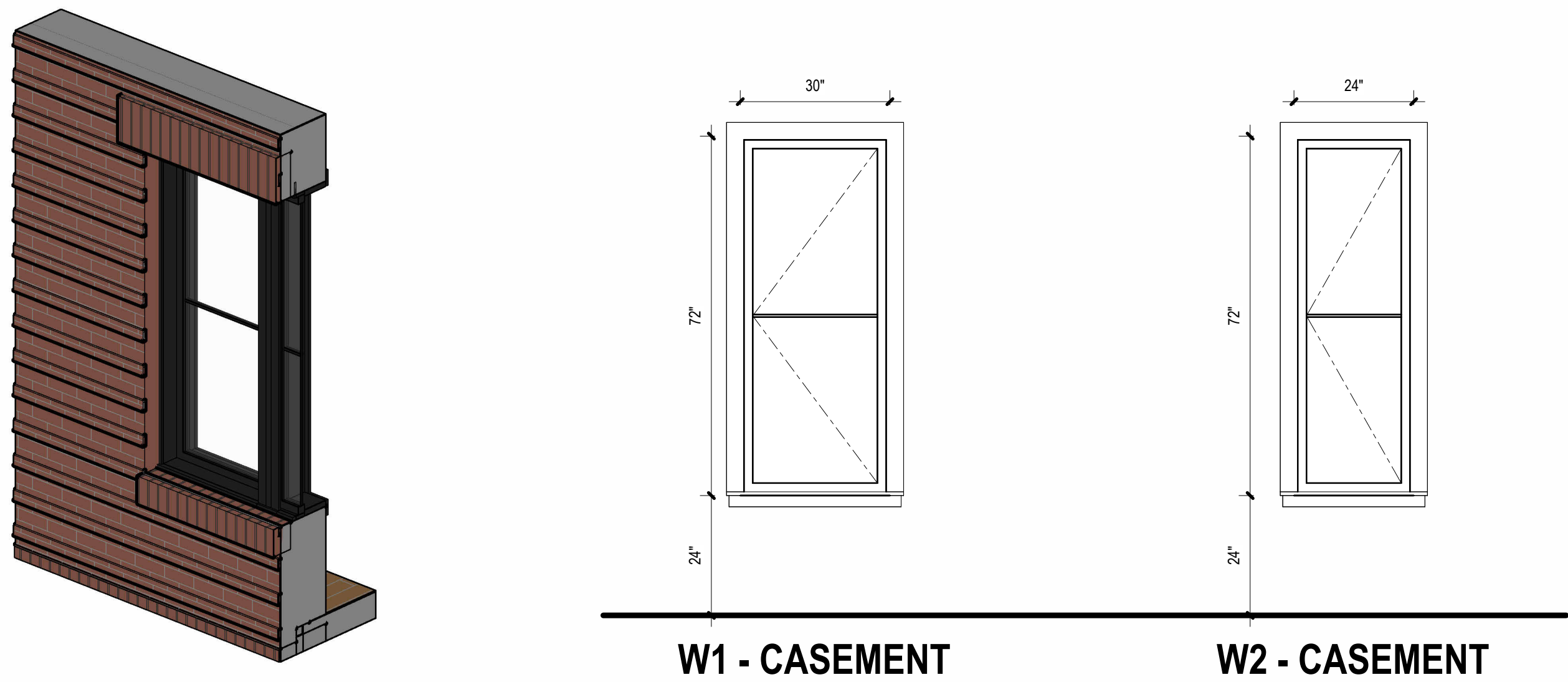
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SHEET NAME

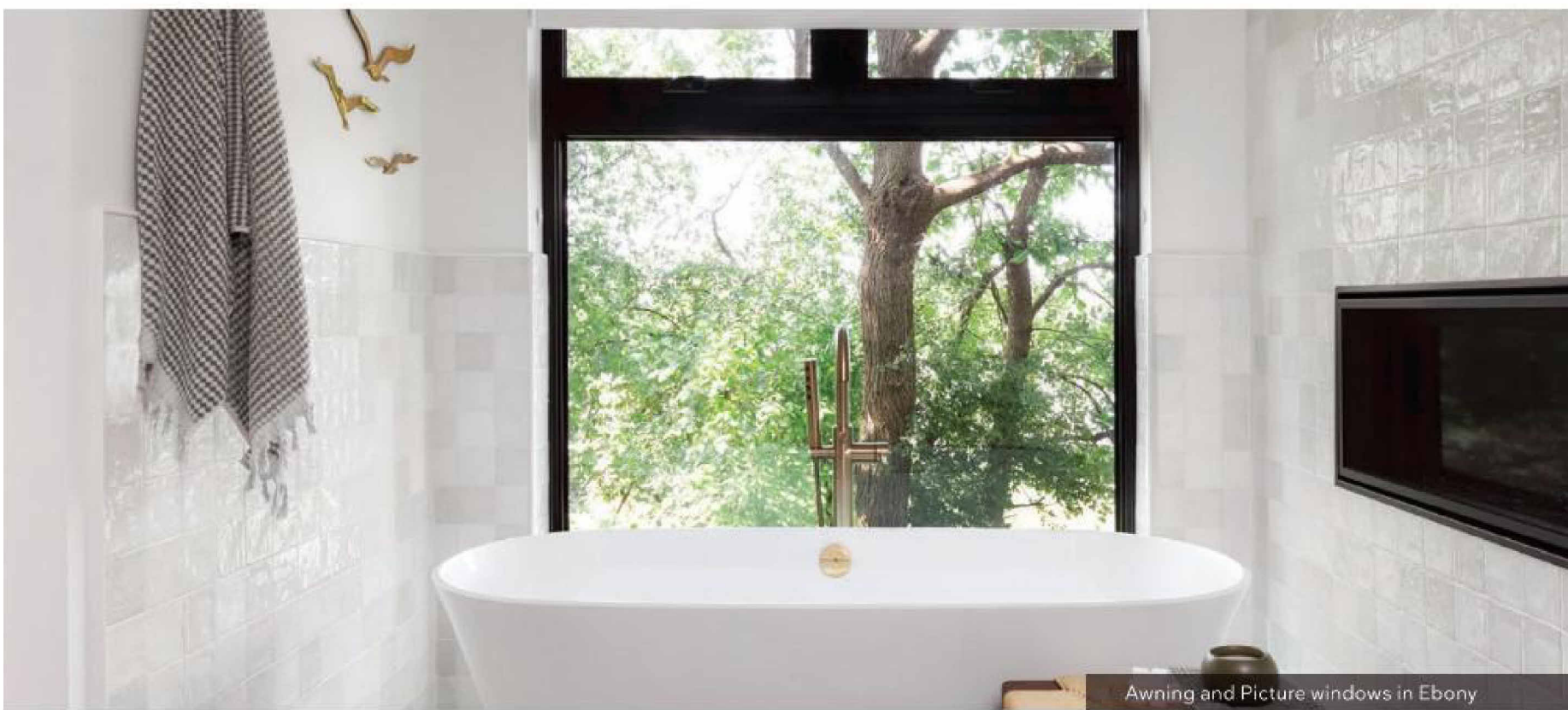
ENLARGED
STREET
ELEVATIONS

SHEET NUMBER

A 3.05



MARVIN WINDOWS - ELEVATE CASEMENT



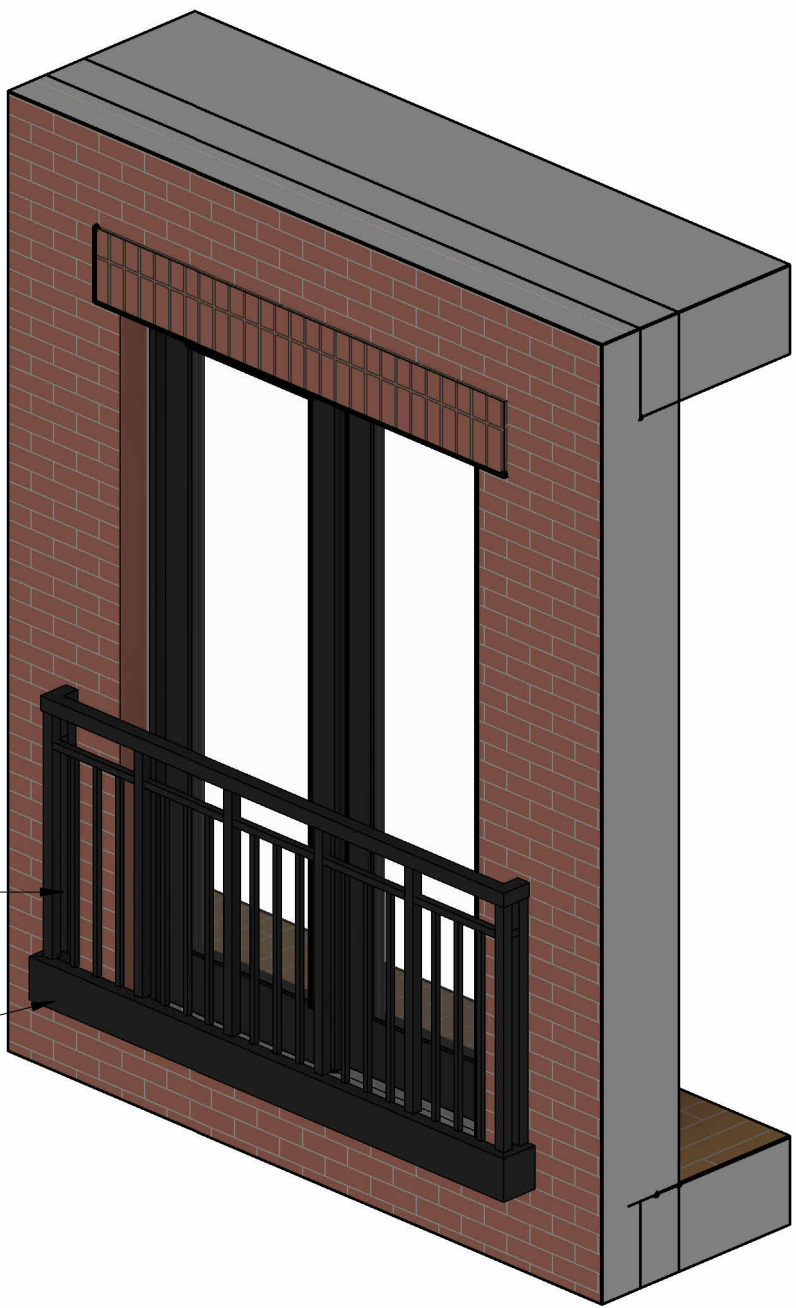
CASEMENT + AWNING

- Multi-point sequential locking system provides superior PG40 performance rating with single lever operation.
- Stationary, operating, direct glaze rectangle and picture units available.
- Folding handle provides easy operation and neatly stows out of the way of window treatments and blinds.
- Casement available in standard and special sizes up to 3 feet wide by 7 feet high.
- Awning available in standard and special sizes up to 5 feet wide by 4 feet high.
- Coordinating Casement Picture window available up to 7 feet high and Casement Transom window available up to 6 feet wide by 2 feet high.
- Features an easy to remove screen with concealed fasteners.
- Crank out operation.



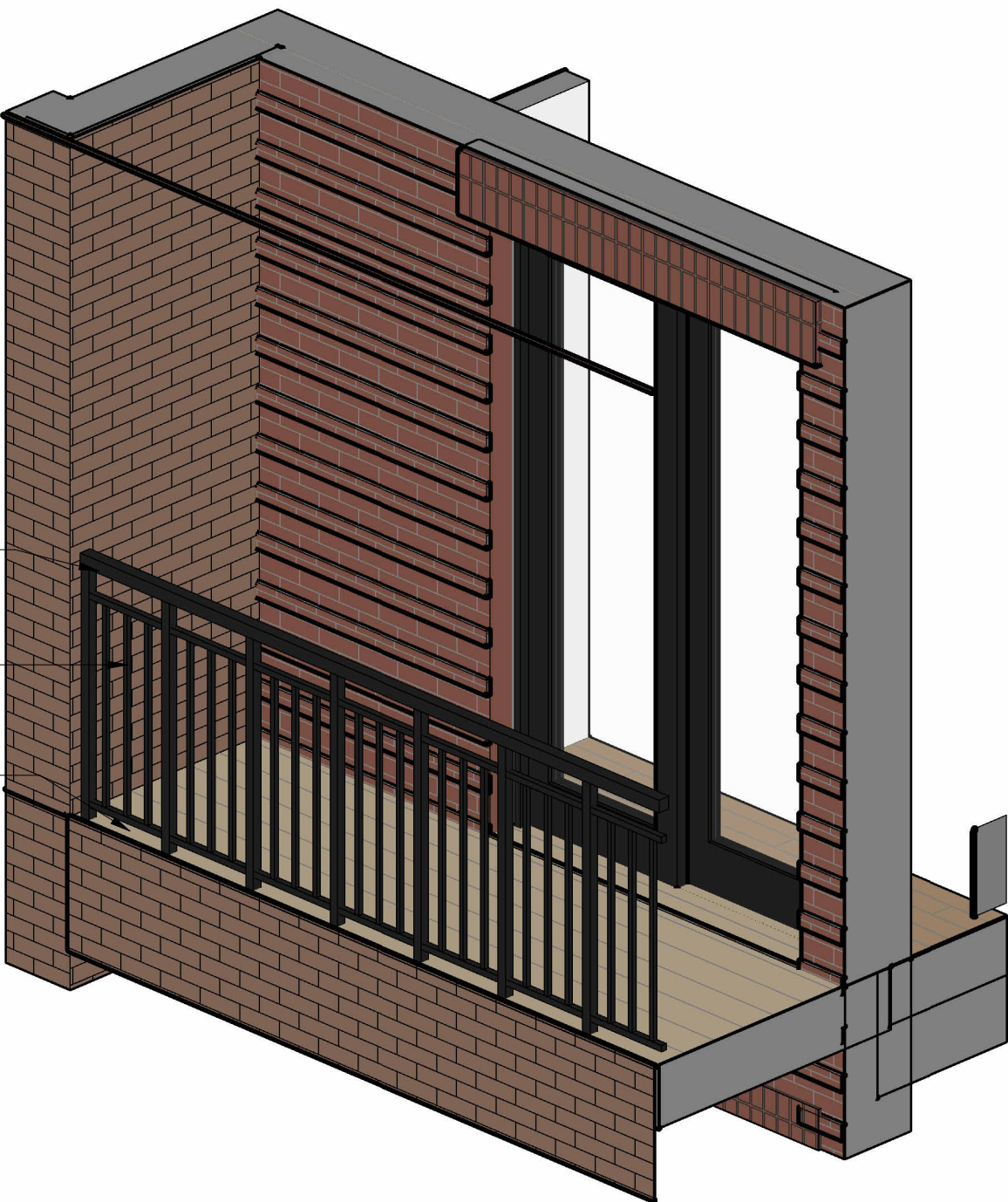
JULIET BALCONY

42" high juliet railing; matte black metal
facade mounting brackets offset
from window opening



BALCONY RAILING

42" high top rail
matte black metal rails & balusters
surface mounting to balcony structure



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	Approver	APPROVED
	1/2" = 1'-0"	SCALE
		SHEET NAME

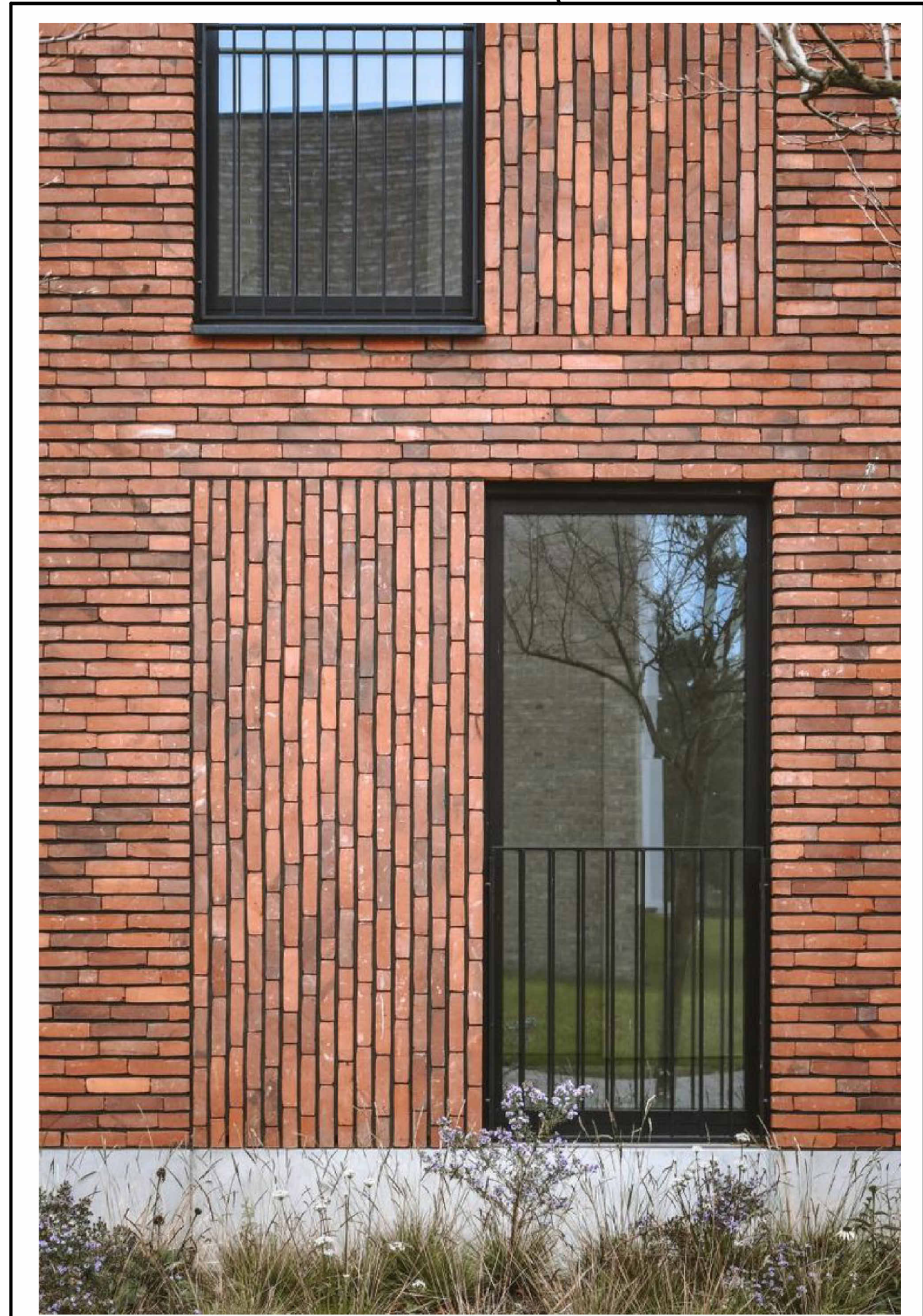
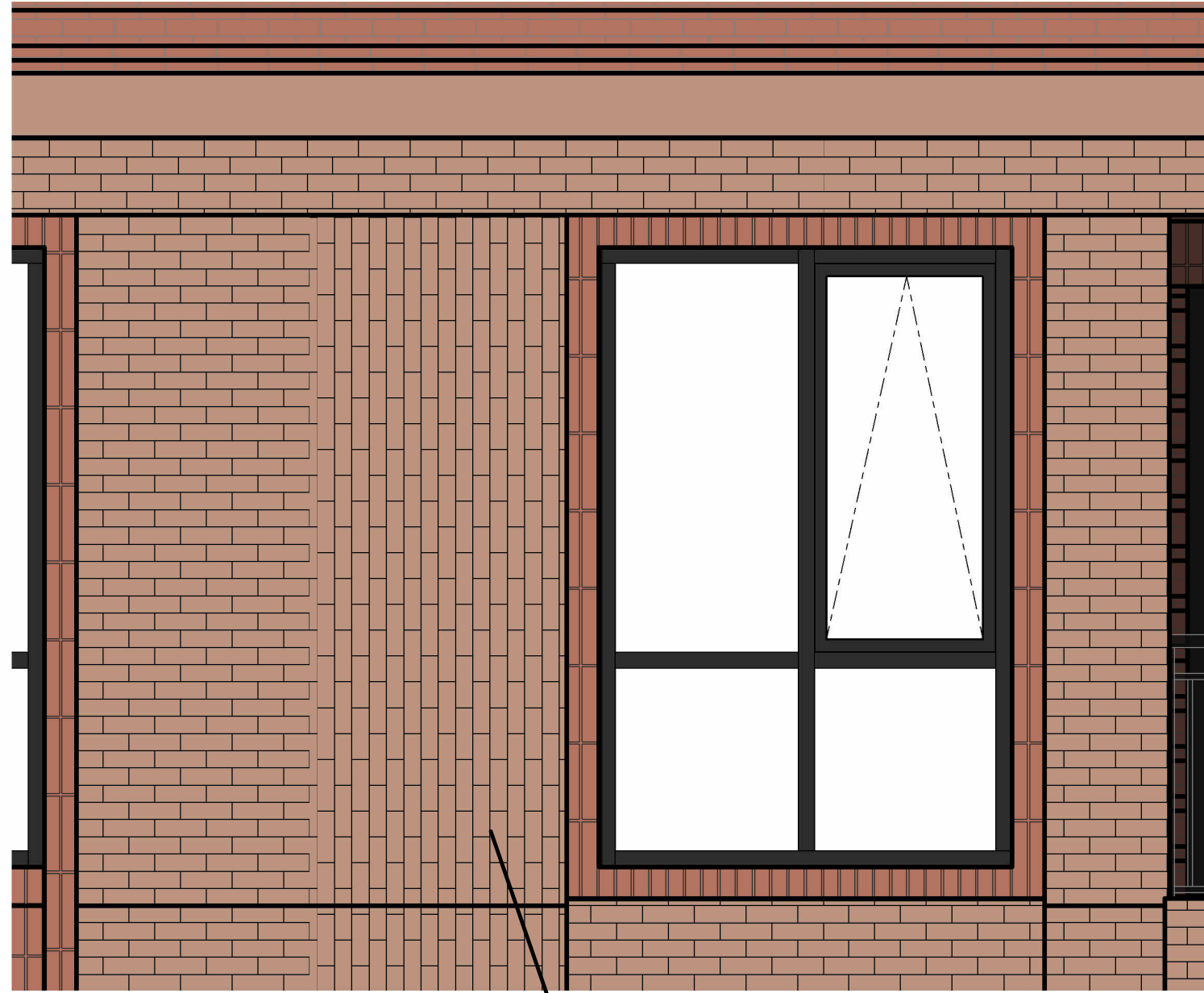
WINDOW & RAILING
DETAILS

SHEET NUMBER

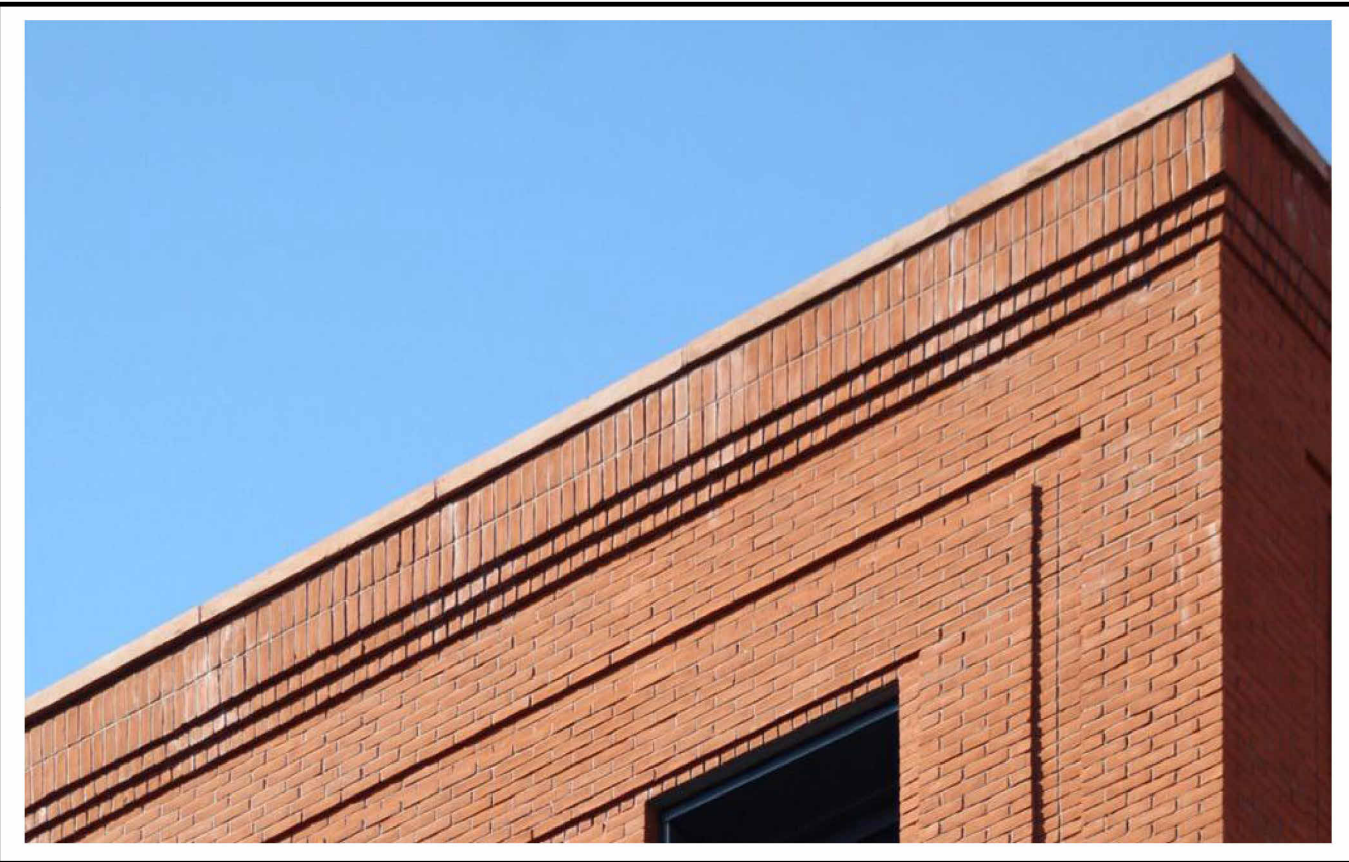
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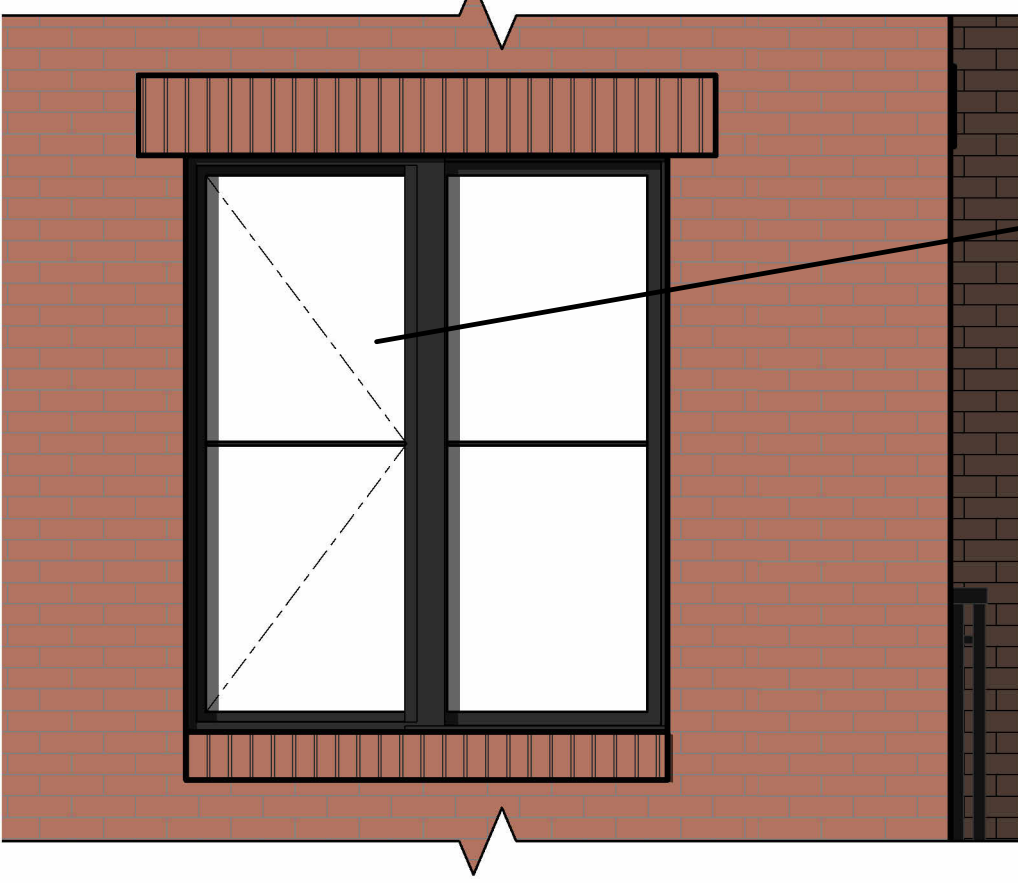
VERTICAL & HORIZONTAL BRICK
PATTERN & WINDOW SURROUND



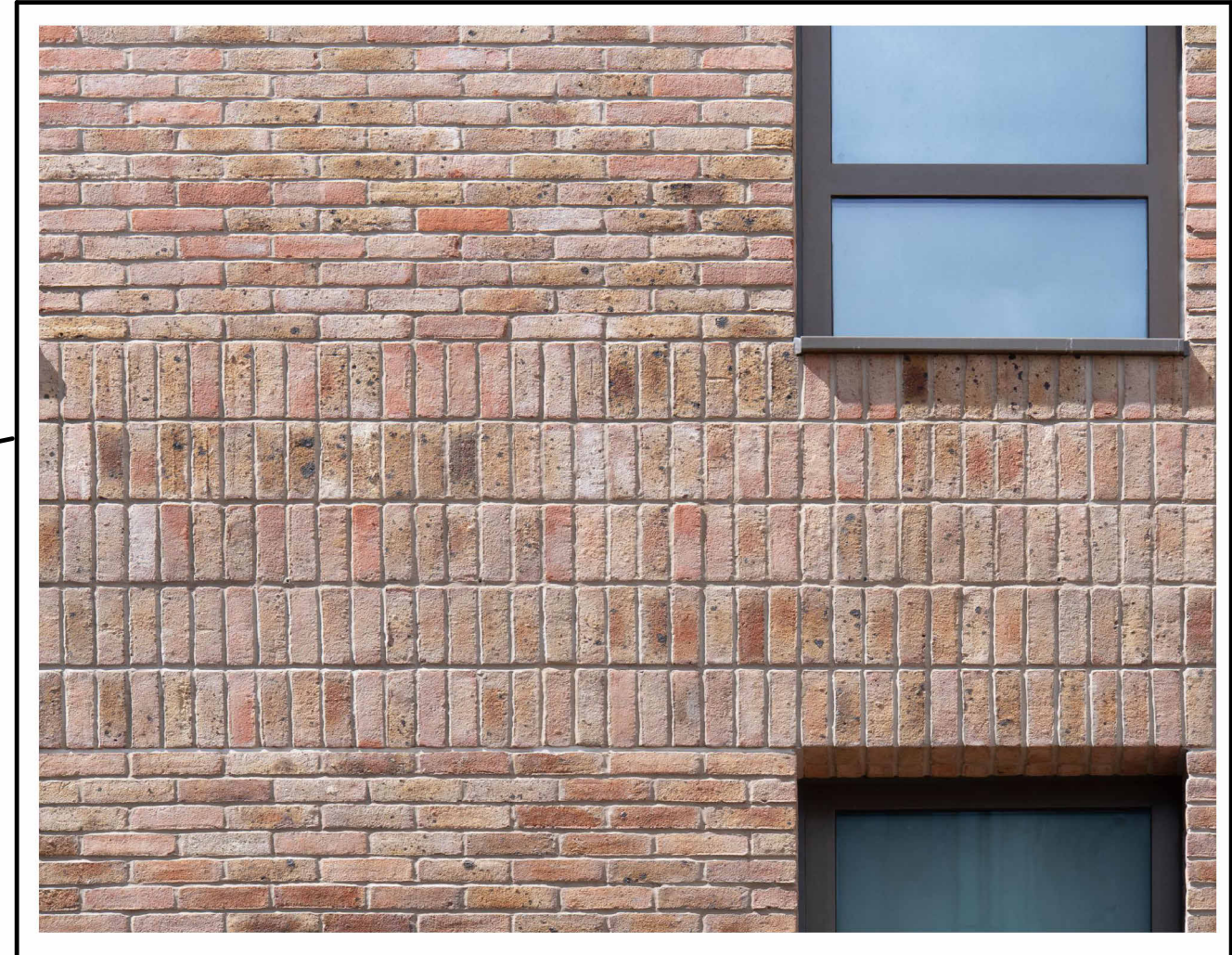
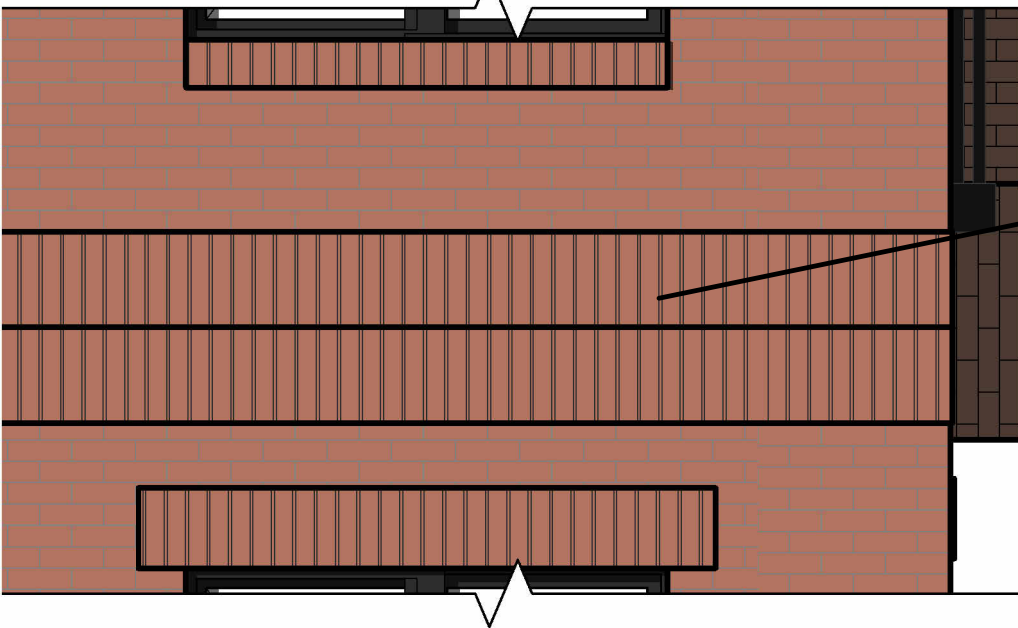
CORNICE & OFFSET
PATTERN BRICK DETAIL



BRICK DETAIL @
WINDOW SURROUND



BRICK DETAIL @
SOLDIER COURSE



3	HISTORIC APPROVAL REV2	01/20/26
2	HISTORIC APPROVAL REV1	12/19/25
1	HISTORIC APPROVAL	10/24/25

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	25049	
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3D VISUALIZATION
- CONCEPT 1

SHEET NUMBER

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3D VISUALIZATION
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3D VISUALIZATION
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	25049	
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3D VISUALIZATION
- CONCEPT 2

SHEET NUMBER

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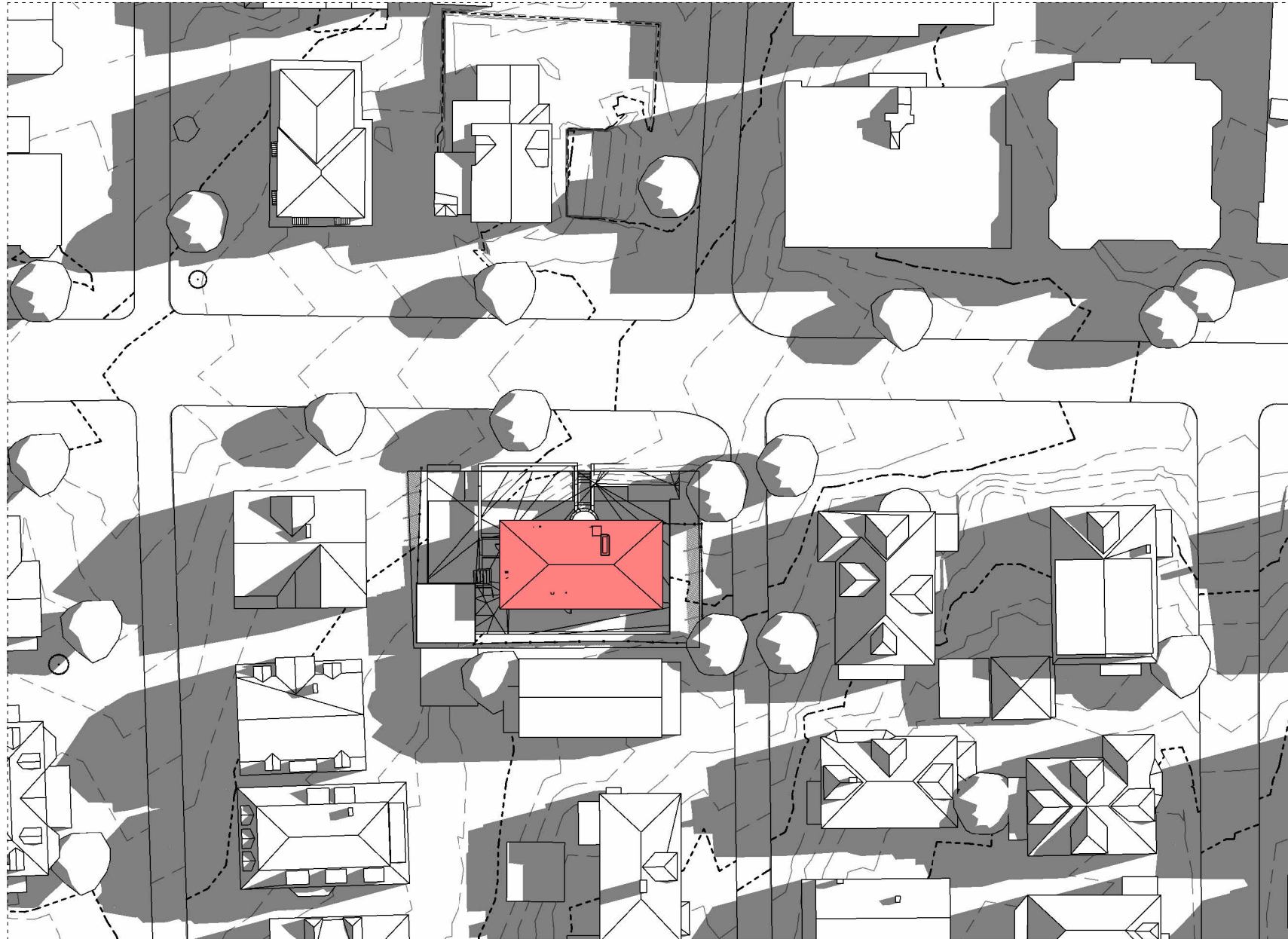


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EXISTING



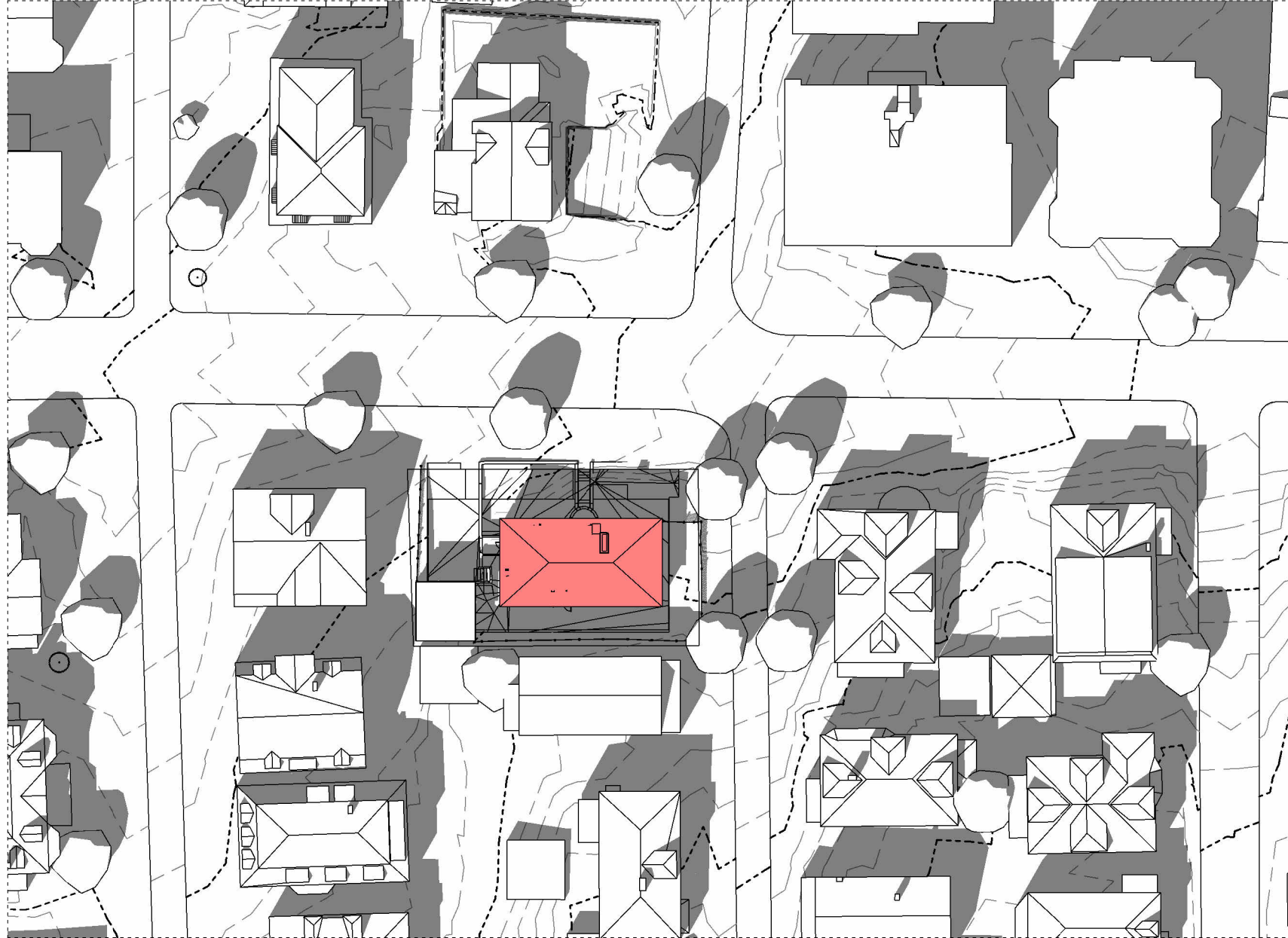
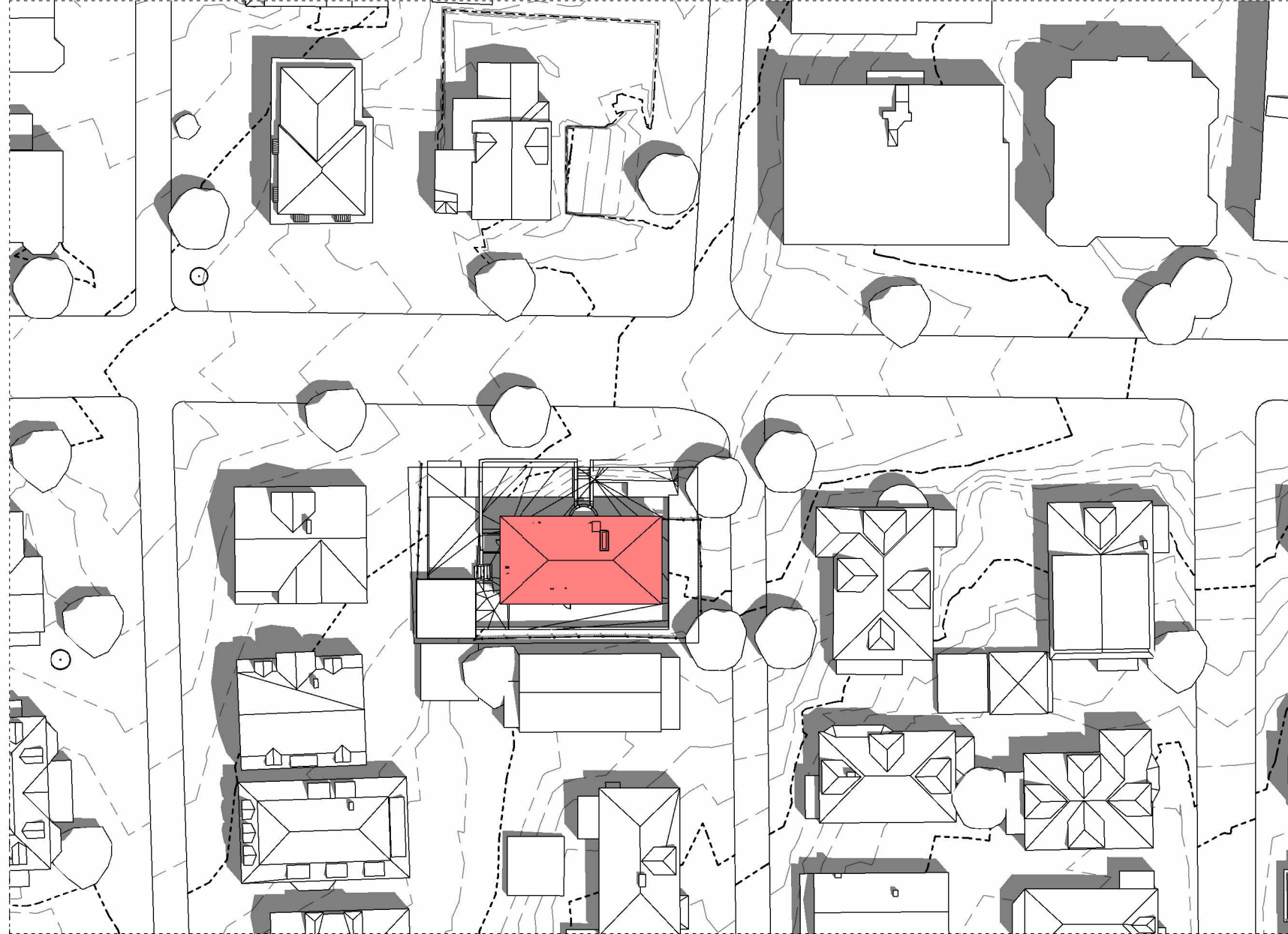
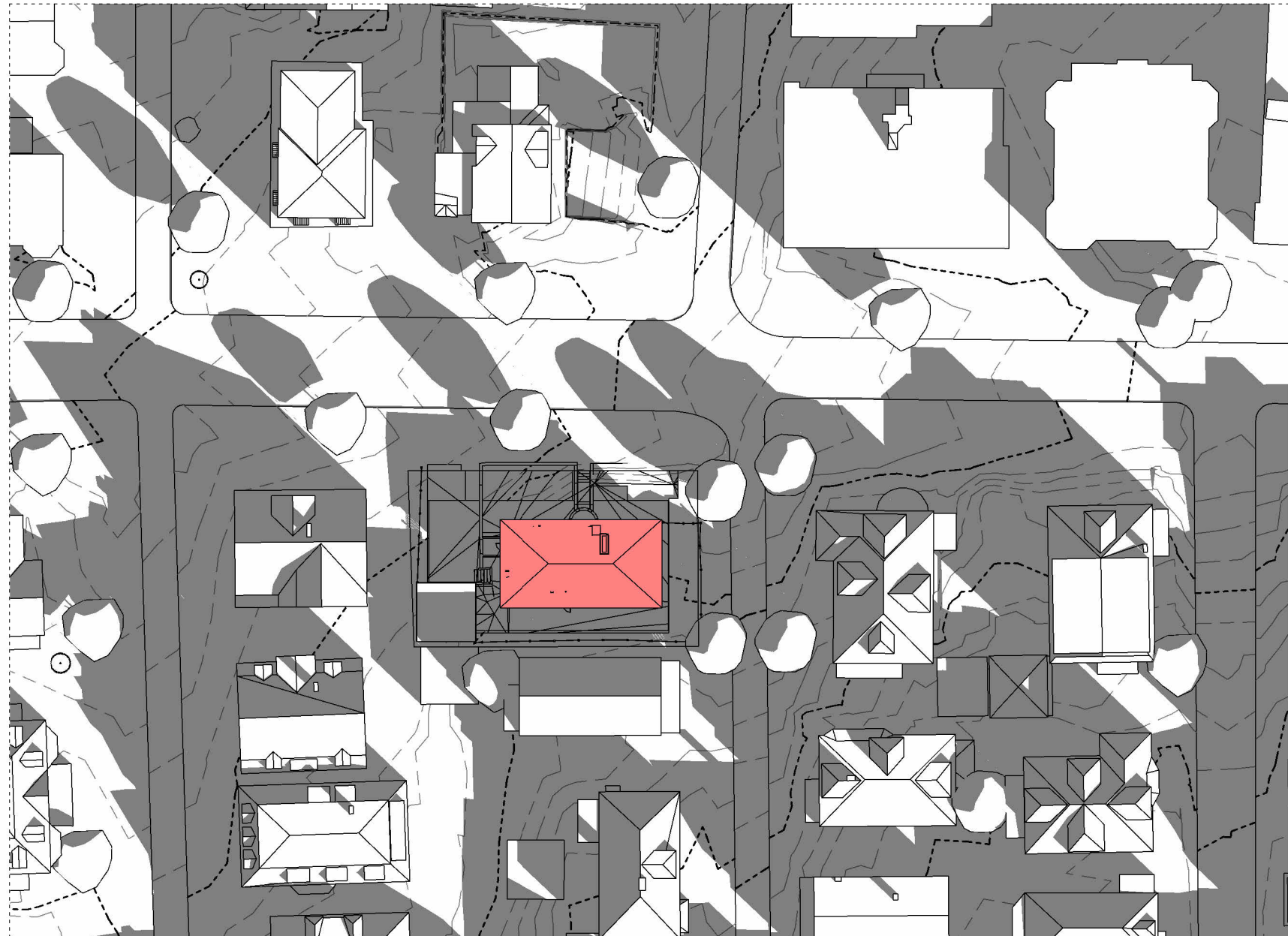
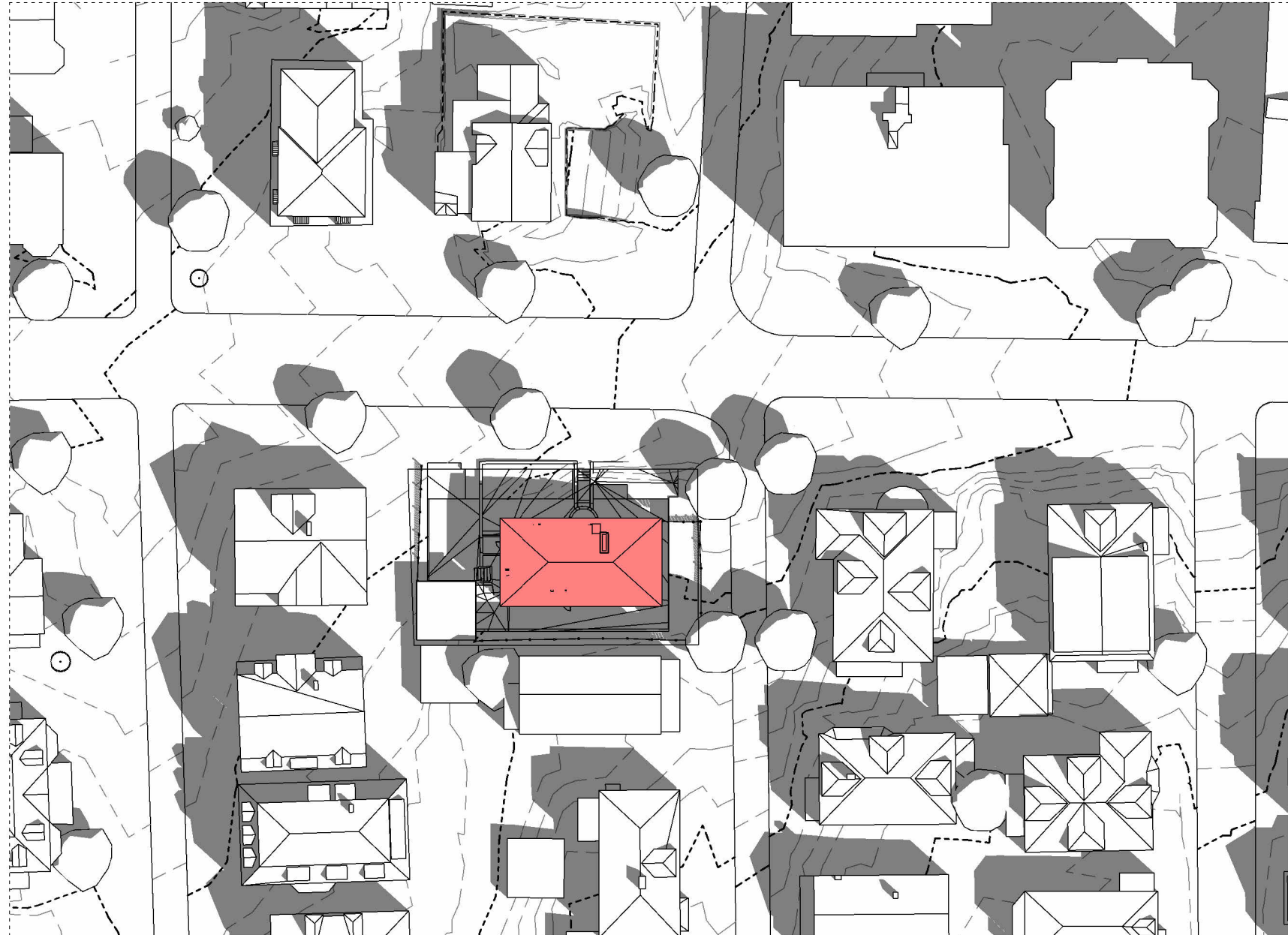
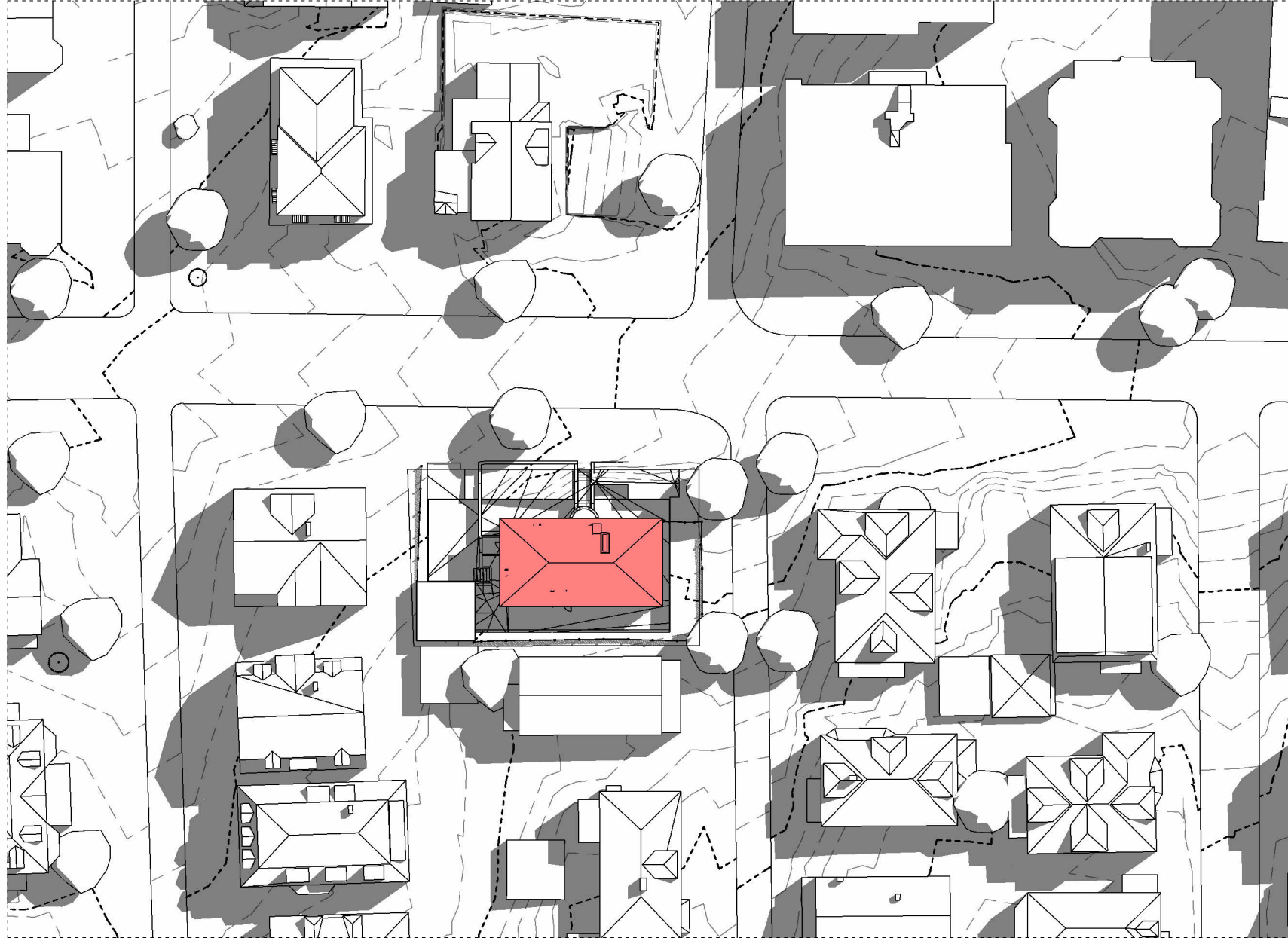
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PROJECT INFORMATION

406 BROADWAY DEVELOPMENT

406 Broadway
Cambridge, MA 02139

FOR APPROVAL

1/20/2026 8:54:13 AM

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3 HISTORIC APPROVAL REV2 01/20/26
2 HISTORIC APPROVAL REV1 12/19/25
1 HISTORIC APPROVAL 10/24/25

N	ISSUE	DATE
	25049	PROJECT NUMBER

Checker	CHECKED
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Approver	APPROVED
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1" = 50'-0" SCALE

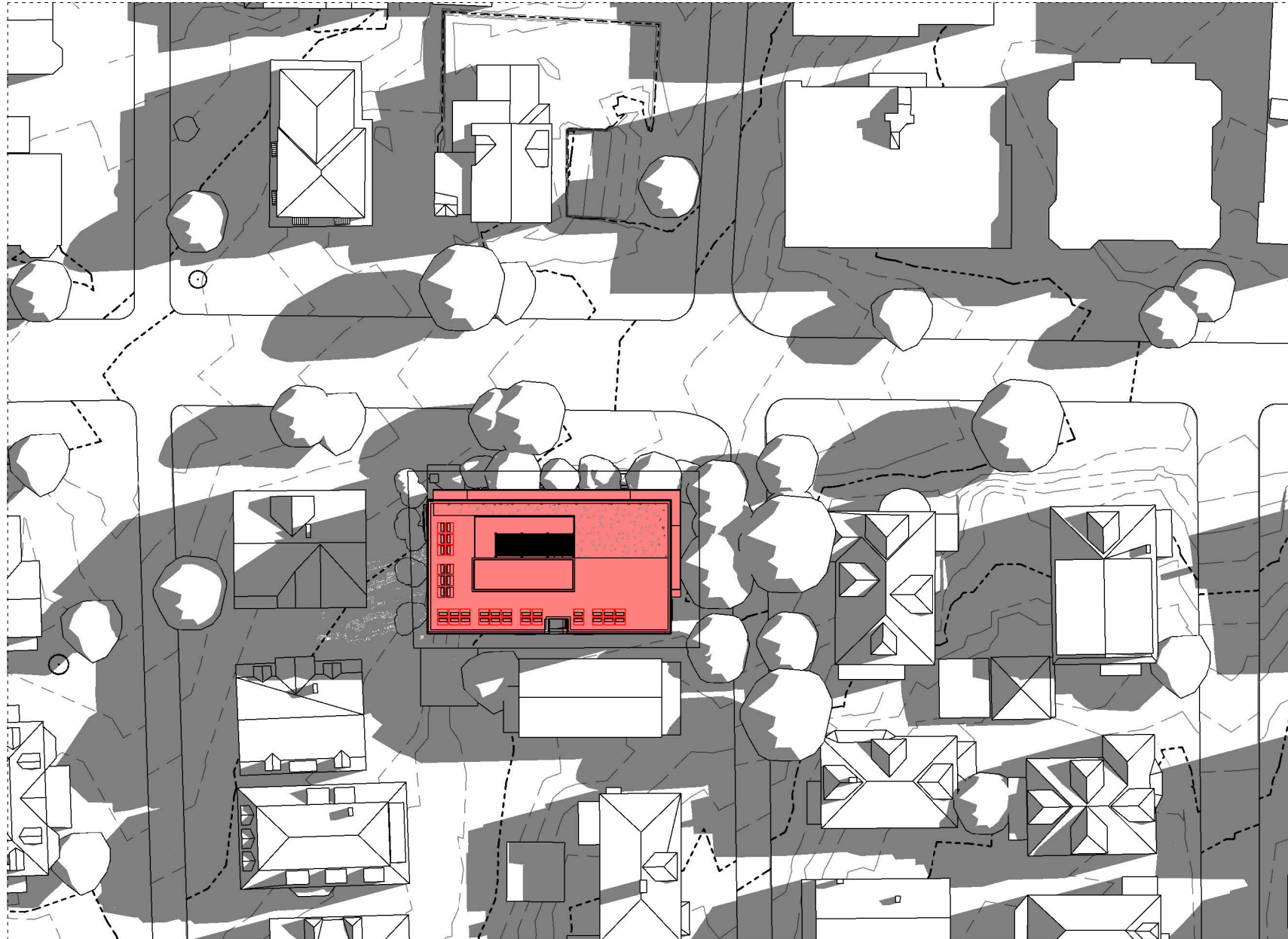
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EXISTING
SHADOWS

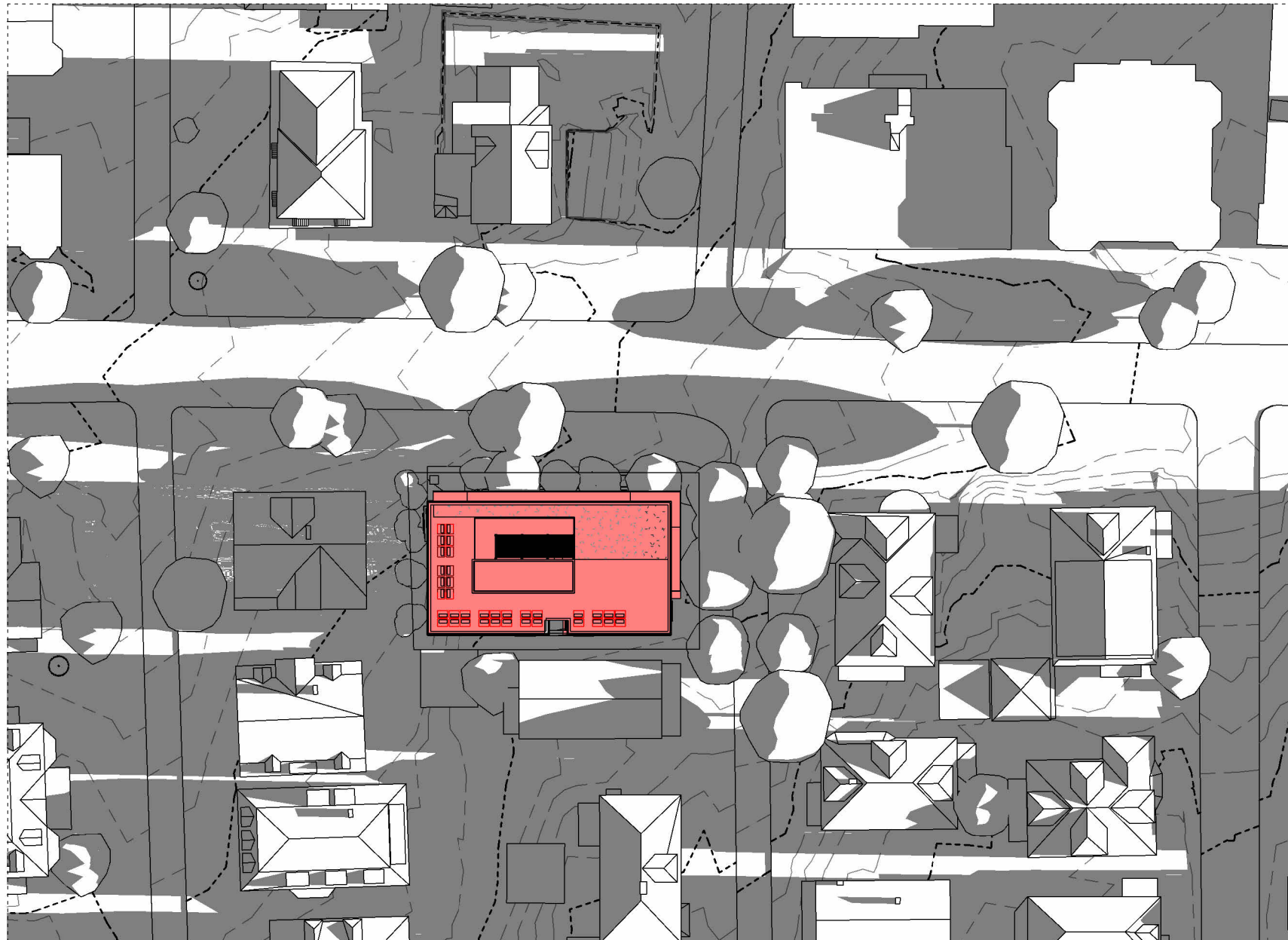
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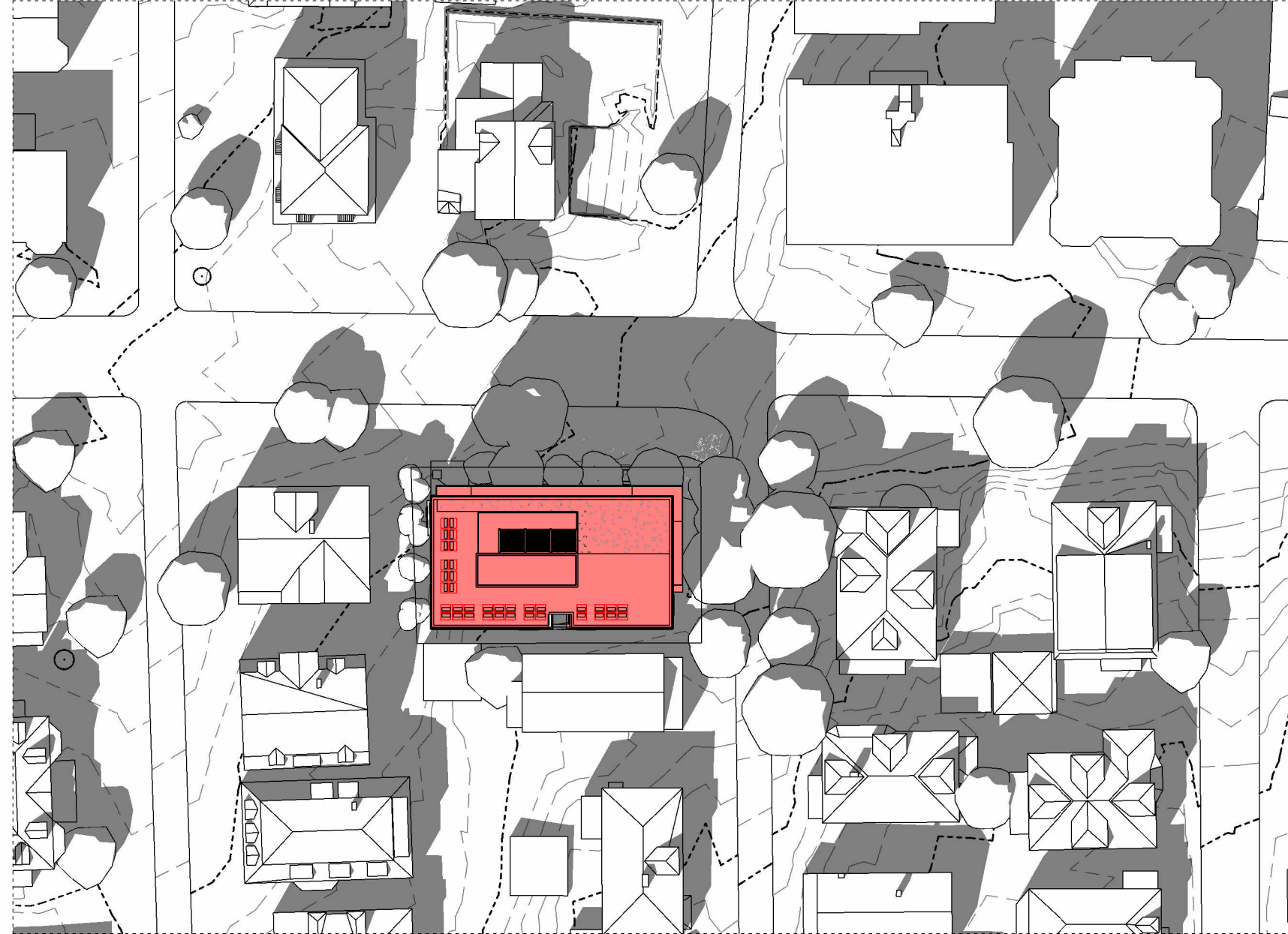
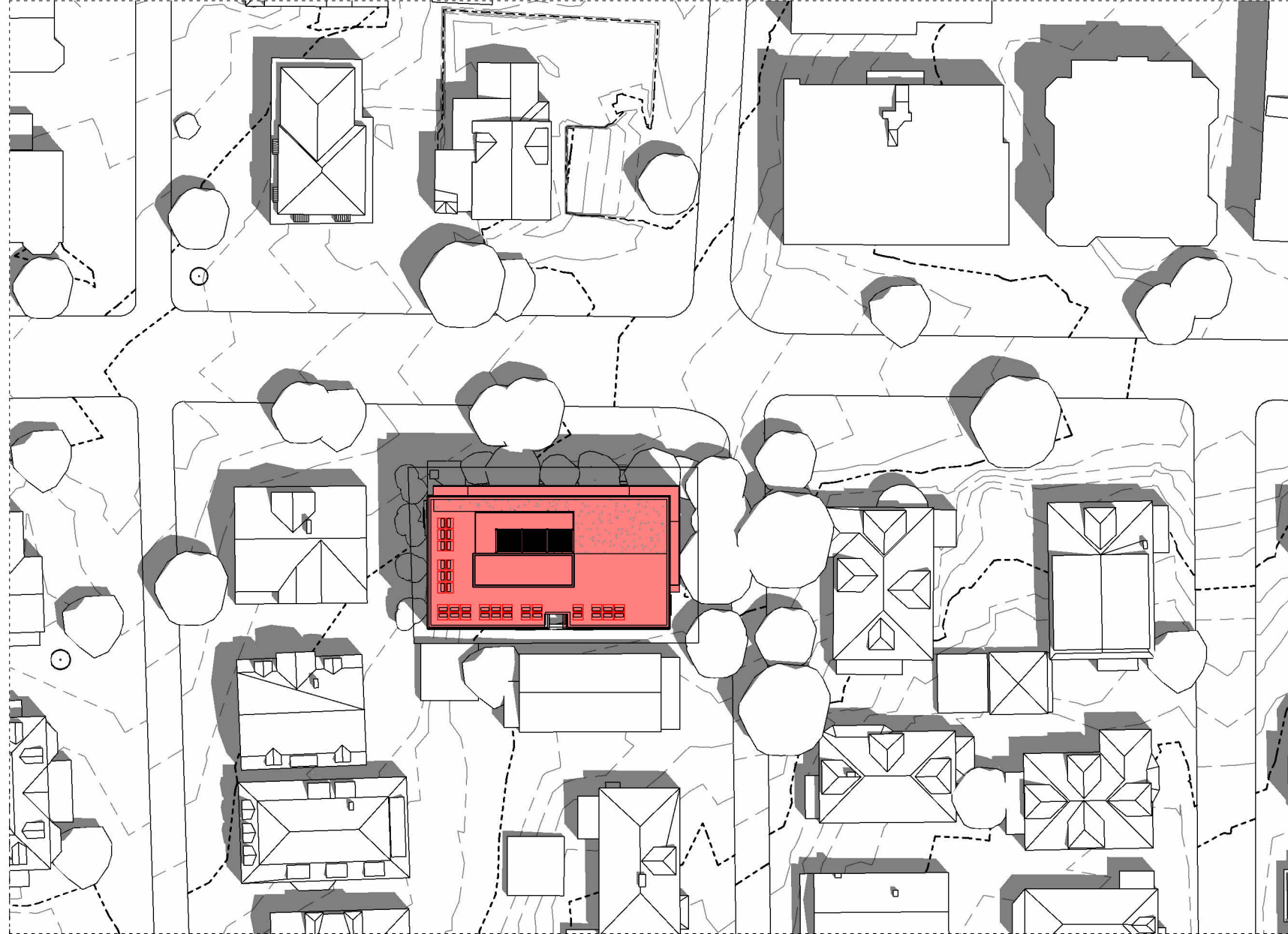
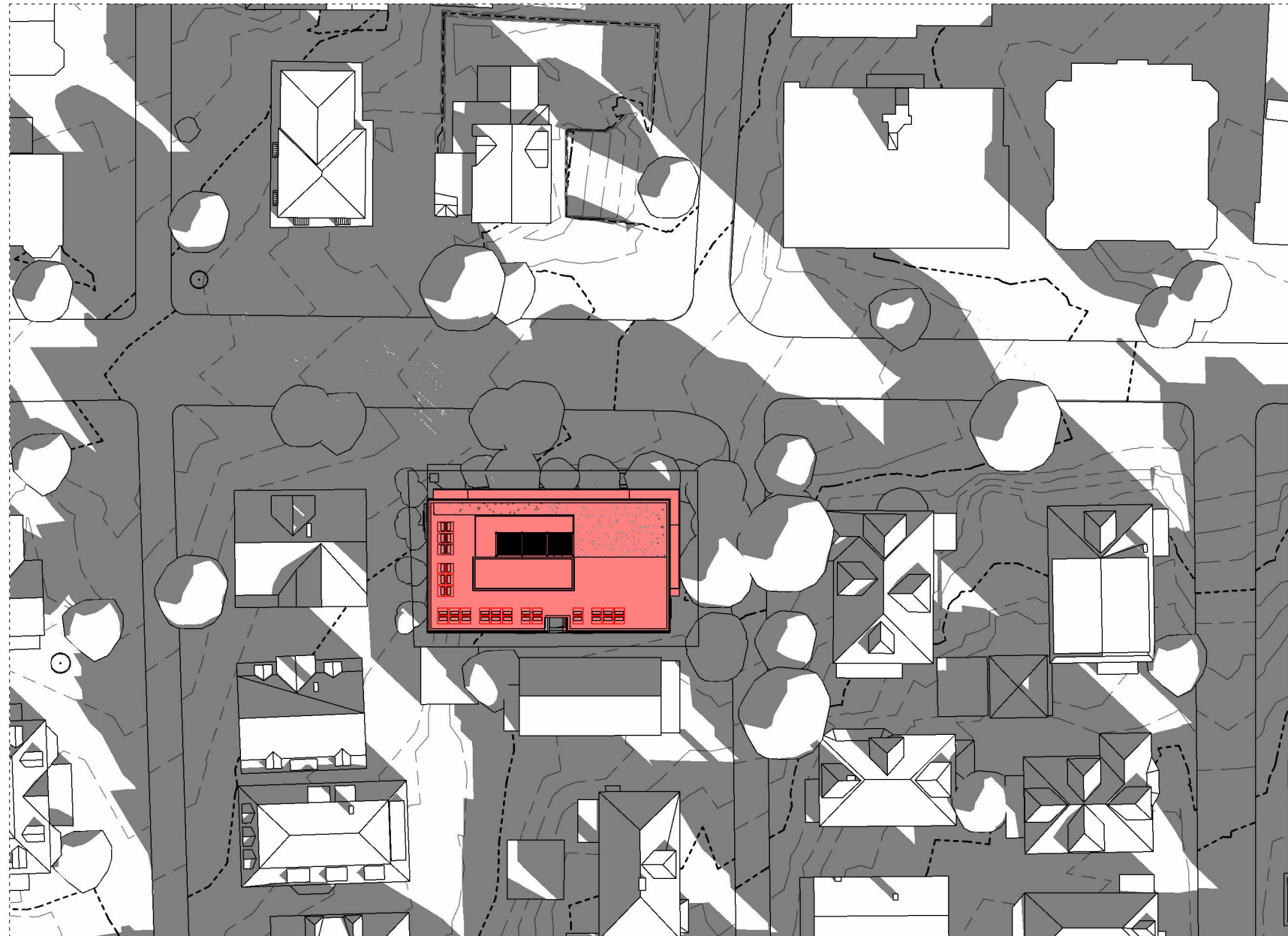
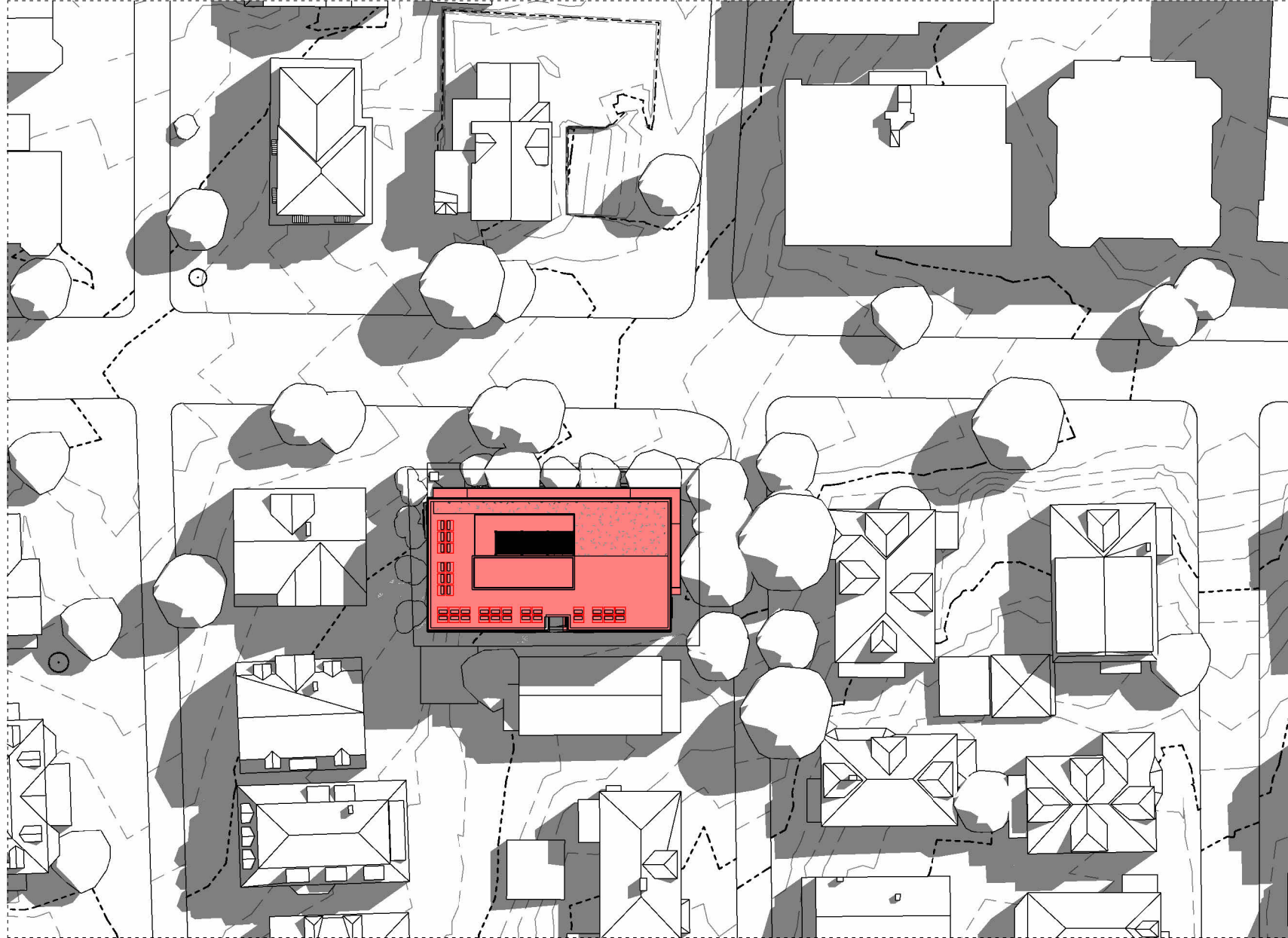
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3 HISTORIC APPROVAL REV2 01/20/26
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N	ISSUE	DATE
25049	PROJECT NUMBER	

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SHEET NAME

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SHADOWS

SHEET NUMBER

A 1.06

