



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 Sevland 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: _____
(for office use only): _____
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.



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

REFERENCES:
DEEDS:
BK 72562, PG 83
BK 330, PG 38
BK 4597, PG END
BK 1941, PG 270
BK 1968, PG 279
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



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.

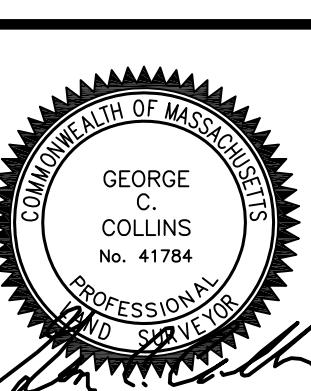
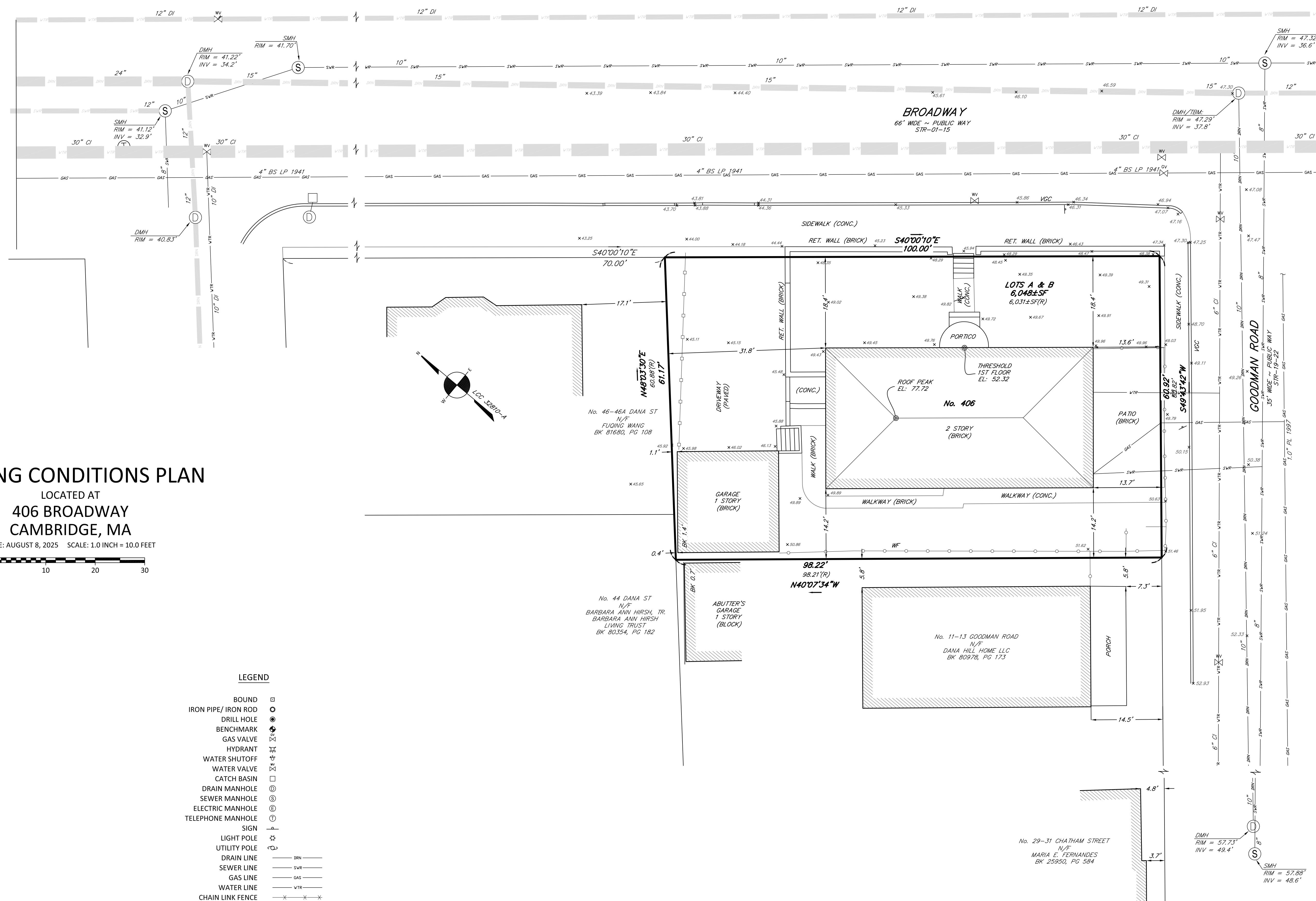
ABUTTERS' NAMES REFER TO CURRENT CITY OF CAMBRIDGE ASSESSOR'S RECORDS AND/OR CURRENT RECORDS AVAILABLE AT THE REGISTRY OF DEEDS.

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: 25017C0576
EFFECTIVE DATE: 06/04/2010

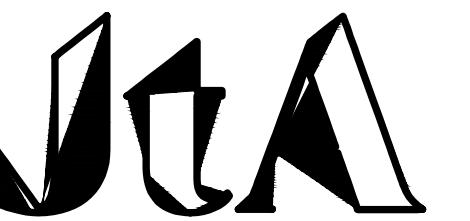


PLANTING SCHEDULE

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

KEY SCIENTIFIC NAME	COMMON NAME
PERENNIALS	
AMMONIA 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
DENNSTADIA PUNCTILOBULA	HAYSCENTED FERN
DRYOPTERIS MARGINALIS	MARGINAL WOOD FERN
EURYBIA DIVARICATA	WHITE WOOD ASTER
MATTEUCIA STRUTHIOPITERIS	OSTRICH FERN
POLYGONATUM BIFLORUM	SMOOTH SOLOMON'S SEAL
XANTHORHIZA SIMPLICISSIMA	YELLOWROOT



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www.joetharchitect.com

DESIGN FIRM

CONSULTANT

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PRODUCTIVE LANDSCAPES
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www.offshootsinc.com



SEAL

KEY PLAN

PROJECT INFORMATION
406 BROADWAY DEVELOPMENT

406 Broadway
Cambridge, MA 02139

FOR INFORMATION
OCTOBER 23, 2025

WARNING:
Joe The Architect, Inc. all drawings and written material herein constitute the original and unpublished work of the architect, and the same may not be duplicated, used, or disclosed without the written consent of the architect. All dimensions are in feet and inches. All dimensions are to be checked against the original drawing on Site prior to Construction/Fabrication. Figure dimensions take precedence over Scaled Dimensions. Any discrepancies should be immediately referred to the Architect. The project manager shall be notified in writing of any discrepancies prior to proceeding with the work. The architect reserves the right to change when copied or faxed. All work to comply with IBC. Registrations and relevant American Standards.

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

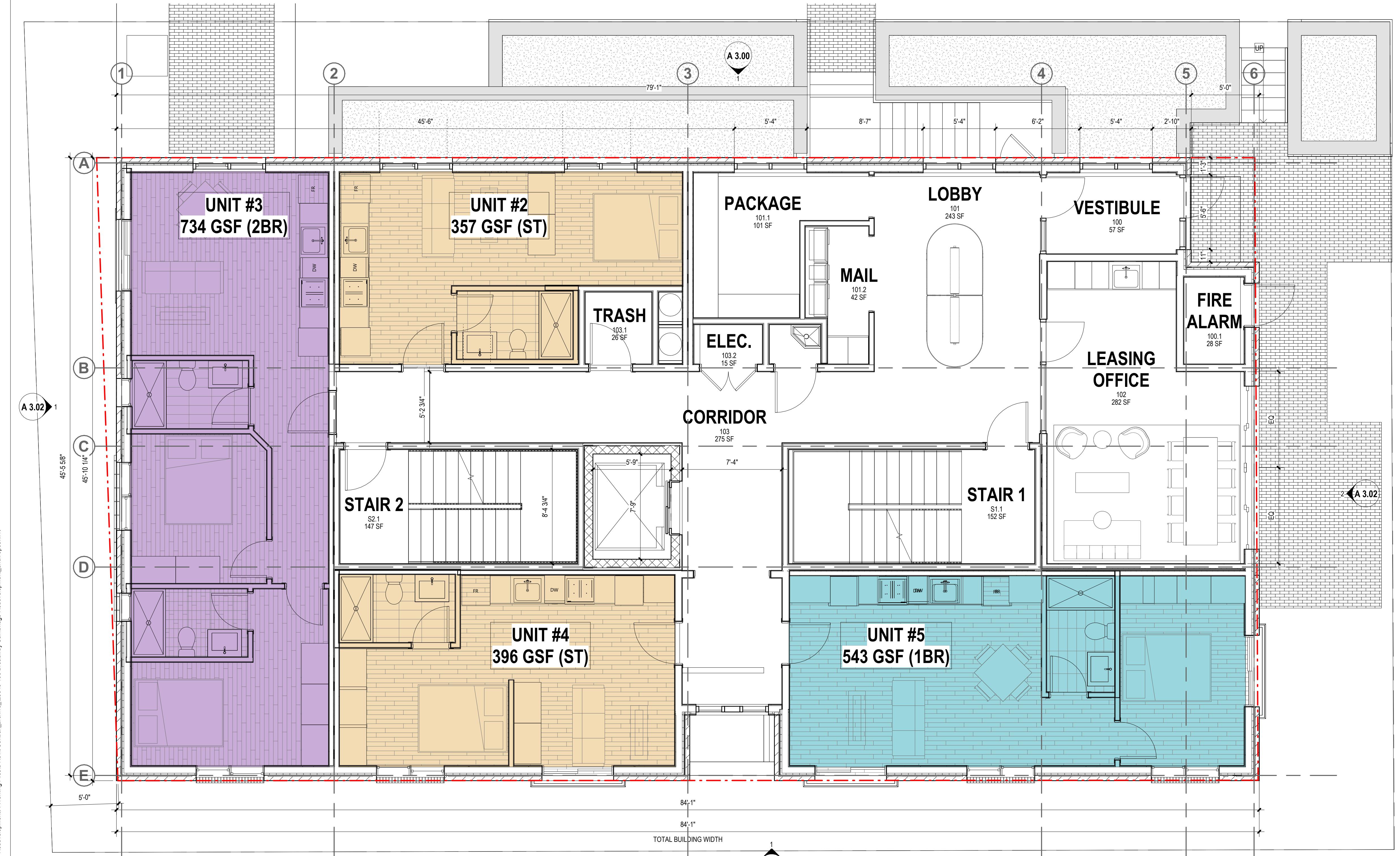
Enter minimum required open space ratio. If the ratio is less than 20%, enter 20 here.

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



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

- SEE INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION ON WALL FINISH MATERIALS AND EQUIPMENT MOUNTING HEIGHTS REQUIRED.
- SEE GENERAL CONSTRUCTION NOTES ON SHEET G001.
- SEE REFLECTED CEILING PLANS FOR CEILING FINISH MATERIALS.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AFTER DEMOLITION IS COMPLETED.
- ALL LOCATIONS WHERE INFILL WALLS MEET EXISTING WALLS WITH NEW GWB FINISH SURFACES SHALL ALIGN AT ADJACENT EDGES UNLESS OTHERWISE NOTED.
- EXISTING WALLS SHOWN WITH ADDITIONAL LINES GRAPHICALLY REPRESENT NEW FINISHES AND SHOULD NOT BE SCALED OR DIMMED. NEW PARTITION SHOULD BE BUILT AND FINISHED ACCORDING TO PARTITION AND FINISH SCHEDULE.
- COORDINATE AREAWAY DRAINS AND FLOOR DRAINS WITH PLUMBING DRAWINGS.
- PROVIDE BLOCKING FOR GRAB BARS, PLUMBING FIXTURES, MILL WORK AT ALL REQUIRE LOCATIONS.
- ALL DIMENSIONS INDICATED WITH A ± REPRESENT FIELD MEASUREMENTS TO BE PROVIDED TO ARCHITECT AND VERIFIED BY CONTRACTOR.
- SEE DOOR SCHEDULE FOR ALL DOOR SIZES, DOOR INFO AND DETAILS.
- ALL DOORS WITHIN 18" A.F.F. AND/OR WITHIN 4'-0" OF A DOOR SWING SHALL BE TEMPERED SAFETY GLASS.
- ALL EXISTING WALLS TO BE PATCHED WHERE EXISTING WALLS WERE REMOVED.
- PROVIDE LEVELING COMPOUND OVER ALL EXISTING CONCRETE FLOOR AREAS TO RECEIVE NEW FLOOR COVERING. NO FLOORING TRANSITIONS ARE TO EXCEED 1/2" IN HEIGHT.
- PROVIDE IN-WALL BLOCKING AS REQUIRED.
- PROVIDE IN-WALL BLOCKING FOR ALL FUTURE BUILT-IN CASEWORK WHERE INDICATED.
- PATCH EXISTING GWB AT ALL LOCATIONS WHERE A PARTITION HAS BEEN REMOVED.
- AT ALL AREAS OF EXPOSED ECLIPSE, REMOVE FREEHOLD WALLS, MANTLE, ETC. TO PATCH / REPAIR HOLES IN FINISH FROM REMOVED FASTENERS. BLEND PATCHING TO MATCH EXISTING FINISH TO REMAIN.
- SEAL AIR-tight ANY PENETRATIONS MADE THROUGH AIR & VAPOR BARRIERS.
- PAINT ALL (N) AND (E) GWB & PLASTER FINISHES IN WORK AREA UNLESS NOTED.
- INTERIOR DIMENSIONS ARE INDICATED TO FINISH WALL (CMU OR GYPSUM BOARD) MATERIALS. U.N.O.
- MEP/P ELEMENTS SHOWN ARE SCHEMATIC AND ARE PROVIDED FOR REFERENCE ONLY. REFER TO MEP/P DRAWINGS & SPECIFICATIONS FOR MORE INFORMATION.
- EXTERIOR VERNIER DIMENSIONS ARE INDICATED TO CENTER LINE TO CENTERS.
- WINDOW DIMENSIONS ARE TO CENTER LINE OF OPENING. DIMENSIONS ARE NOMINAL. SEE CURTAIN WALL, DOOR & WINDOW SCHEDULE AND DETAILS FOR ACTUAL OPENING DIMENSION REQUIRED.
- 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.

S&J BROADWAY REALTY

406 Broadway
Cambridge, MA 02139

DESIGN FIRM

JtA

Joe The Architect, LLC
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www.joethearchitect.com

CONSULTANT

KEY PLAN

406 BROADWAY DEVELOPMENT

406 Broadway
Cambridge, MA 02139

FOR APPROVAL

1/20/2026 8:49:07 AM

WARNING:
Joe The Architect, Inc. all drawings and documents are to be used for the original and unaltered work of the architect. Any changes, additions, removals, or alterations, must be done by the architect or architect's approved. 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 changes or alterations should be made prior to proceeding with the work. The scale of drawings may be noted in writing of any dimension prior to proceeding with the work. The scale of drawings may change when copied or faxed. All work to comply with I.B.C. Regulations and relevant American Standards. © 2021 all rights reserved

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

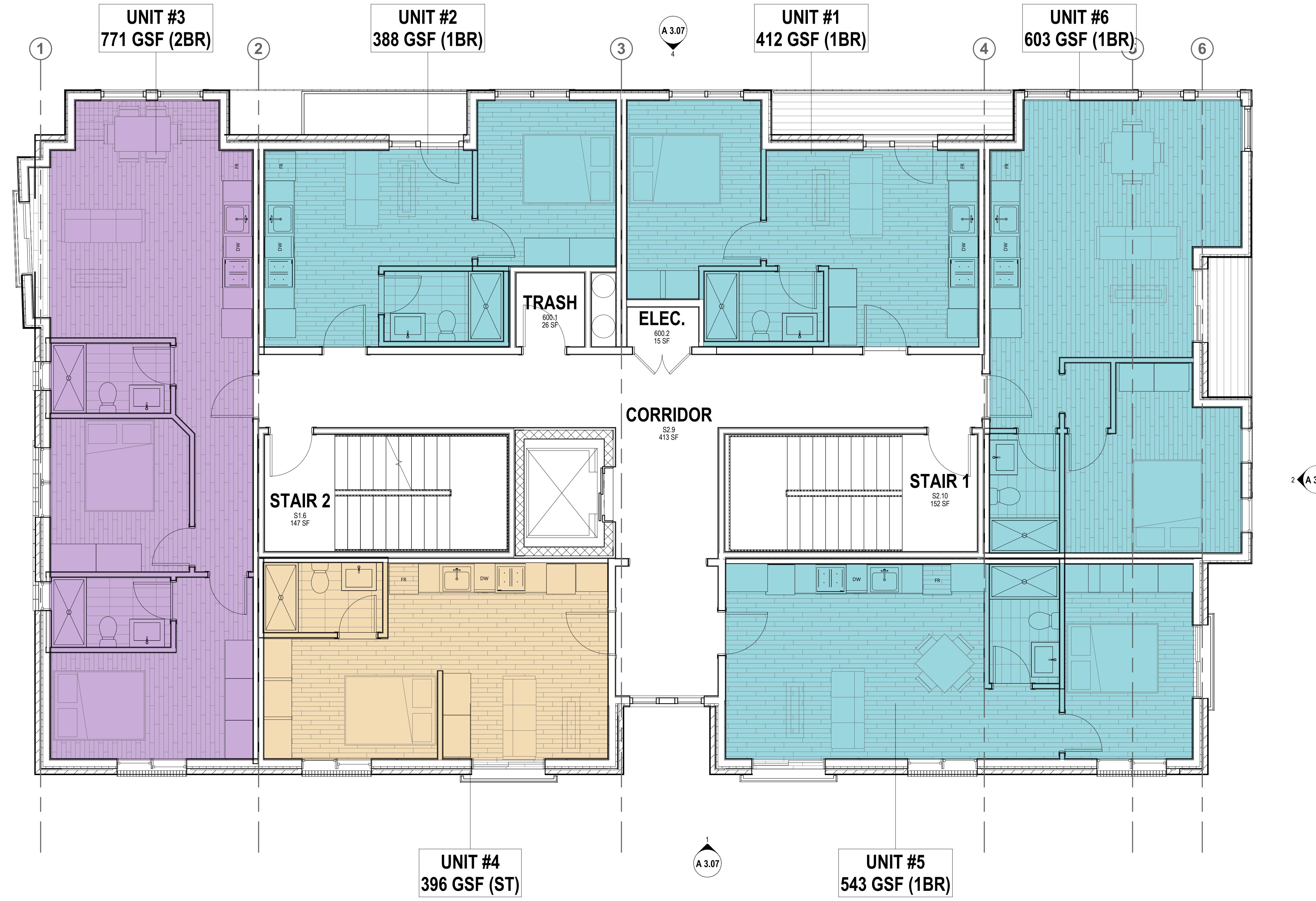
Approver APPROVED

As indicated SCALE

GROUND FLOOR
PLAN

SHEET NUMBER

A 1.01

1 LEVEL 06 FLOOR PLAN
A 1.03
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
	NIC - NOT IN CONTRACT HATCH

S&J BROADWAY REALTY
406 Broadway
Cambridge, MA 02139

DESIGN FIRM

JtA

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CONSULTANT

SEAL

KEY PLAN

PROJECT INFORMATION

406 BROADWAY DEVELOPMENT406 Broadway
Cambridge, MA 02139**FOR APPROVAL**

1/20/2026 8:49:10 AM

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ISSUE CHART

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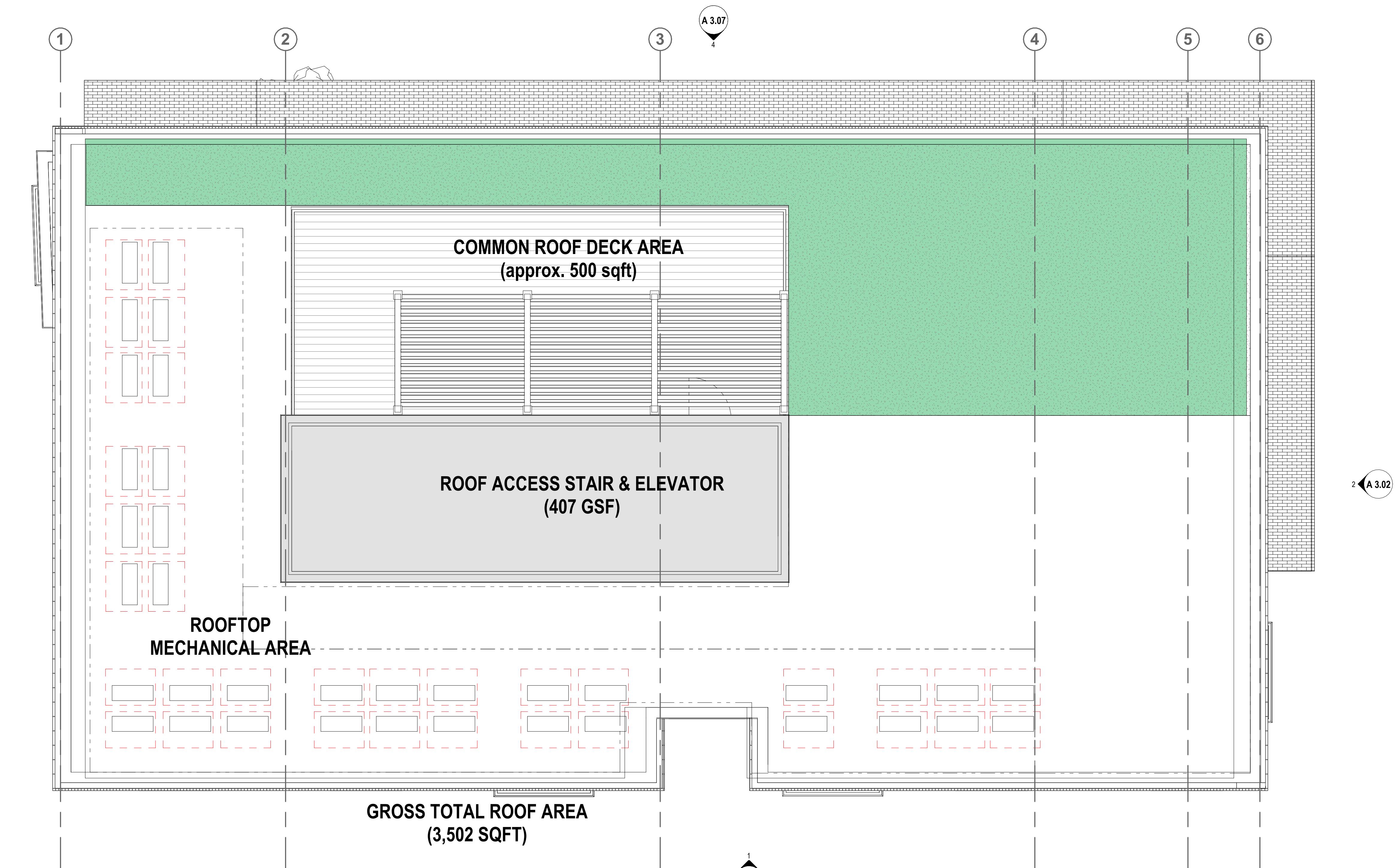
ISSUE	DATE	PROJECT NUMBER
N	25049	
Checker		CHECKED
Approver		APPROVED
As indicated		SCALE
		SHEET NUMBER

**LEVEL 06 FLOOR
PLAN**

SHEET NUMBER

A 1.03

1/20/2026 8:49:10 AM



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

- SEE INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION ON WALL FINISH MATERIALS AND TYPICAL MOUNTING HEIGHTS REQUIRED.
- SEE GENERAL CONSTRUCTION NOTES ON SHEET G01.
- SEE REFLECTED CEILING PLANS FOR CEILING FINISH MATERIALS.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AFTER DEMOLITION IS COMPLETED.
- ALL LOCATIONS WHERE INFILL WALLS MEET EXISTING WALLS WITH NEW GWB FINISH SURFACES SHALL ALIGN AT ADJACENT EDGES UNLESS OTHERWISE NOTED.
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- ALL DOORS WITHIN 18" A.F.F. AND/OR WITHIN 4'0" OF A DOOR SWING SHALL BE TEMPERED SAFETY GLASS.
- ALL EXISTING WALLS TO BE PATCHED WHERE EXISTING WALLS WERE REMOVED.
- PROVIDE LEVELING COMPOUND OVER ALL EXISTING CONCRETE FLOOR AREAS TO RECEIVE NEW FLOOR COVERING. NO FLOORING TRANSITIONS ARE TO EXCEED 1/2" IN HEIGHT.
- PROVIDE IN-WALL BLOCKING AS REQUIRED.
- PROVIDE IN-WALL BLOCKING FOR ALL FUTURE BUILT-IN CASEWORK WHERE INDICATED.
- PATCH EXISTING GWB AT ALL LOCATIONS WHERE A PARTITION HAS BEEN REMOVED.
- AT ALL AREAS OF ELEVATOR EQUIPMENT REMOVE FREE WALLS, CANTILEVER TO PATCH / REPAIR HOLES IN FINISH FROM REMOVED FASTENERS. BLEND PATCHING TO MATCH EXISTING FINISH TO REMAIN.
- SEAL AIR TIGHT ANY PENETRATIONS MADE THROUGH AIR & VAPOR BARRIERS.
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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

SEAL
KEY PLAN
PROJECT INFORMATION

406 BROADWAY DEVELOPMENT

406 Broadway
Cambridge, MA 02139

FOR APPROVAL

1/20/2026 8:49:11 AM

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ISSUE DATE

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

ISSUE DATE

25049 PROJECT NUMBER

Checker CHECKED

Approver APPROVED

As indicated SCALE

SHEET NAME

ROOF PLAN

SHEET NUMBER

A 1.04

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S&J BROADWAY REALTY

406 Broadway
Cambridge, MA 02139

DESIGN FIRM

JtA

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PROJECT INFORMATION
406 BROADWAY DEVELOPMENT406 Broadway
Cambridge, MA 02139

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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	PROJECT NUMBER	DATE
25049	25049		
Checker		CHECKED	
Approver		APPROVED	
3/32" = 1'-0"		SCALE	
SHEET NAME			

AREA PLANS GFA
(PER ZONING)

SHEET NUMBER

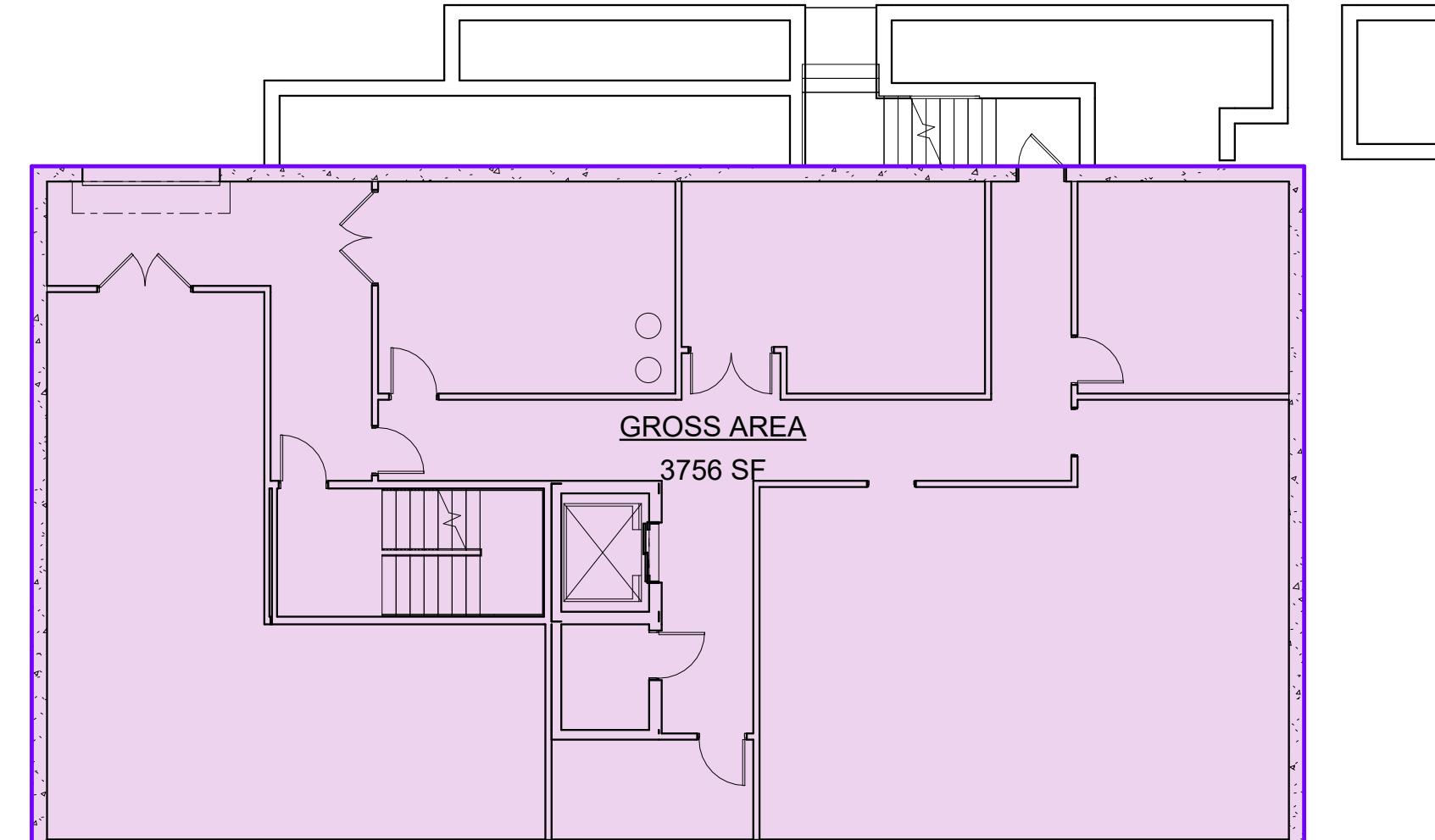
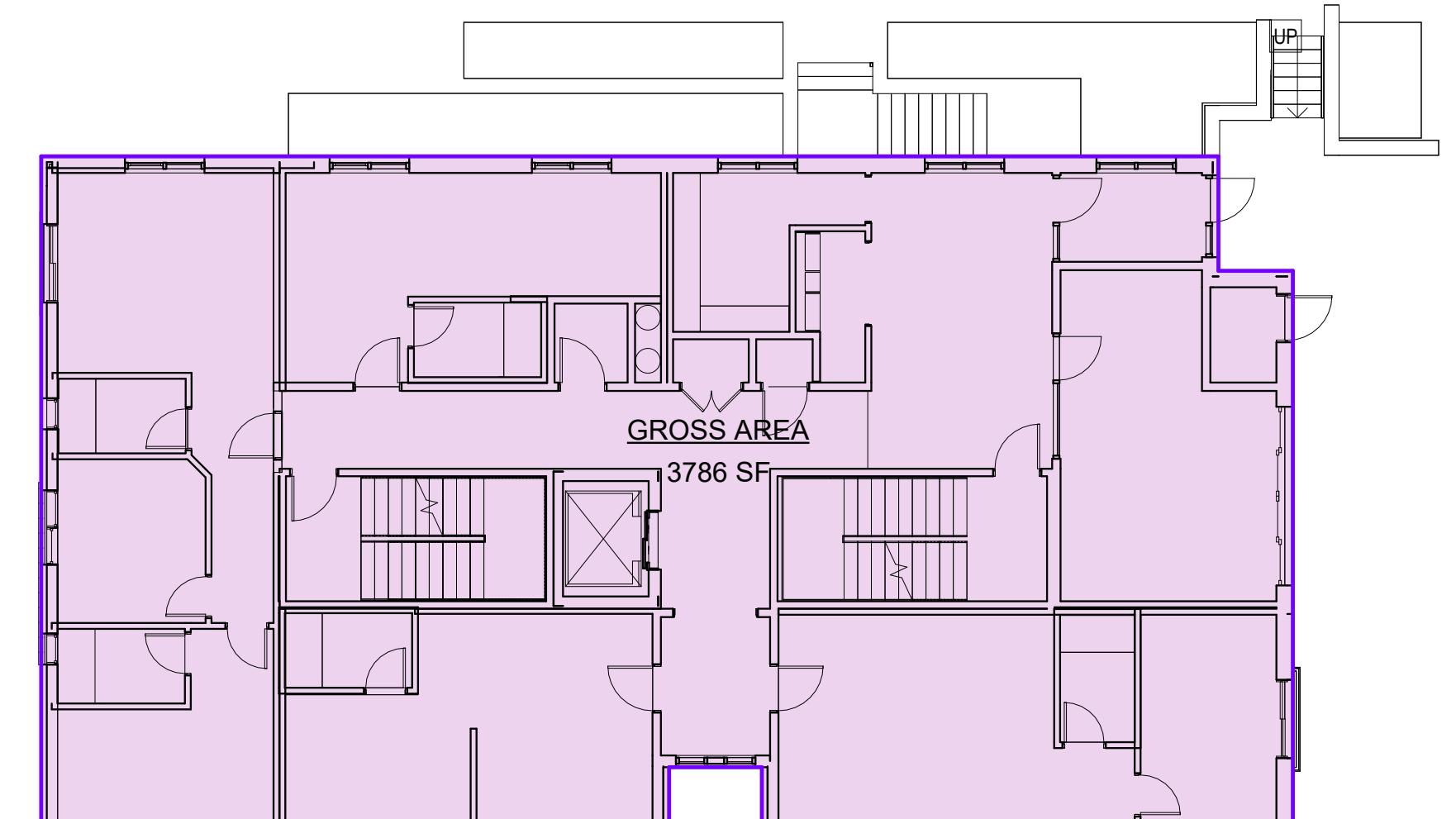
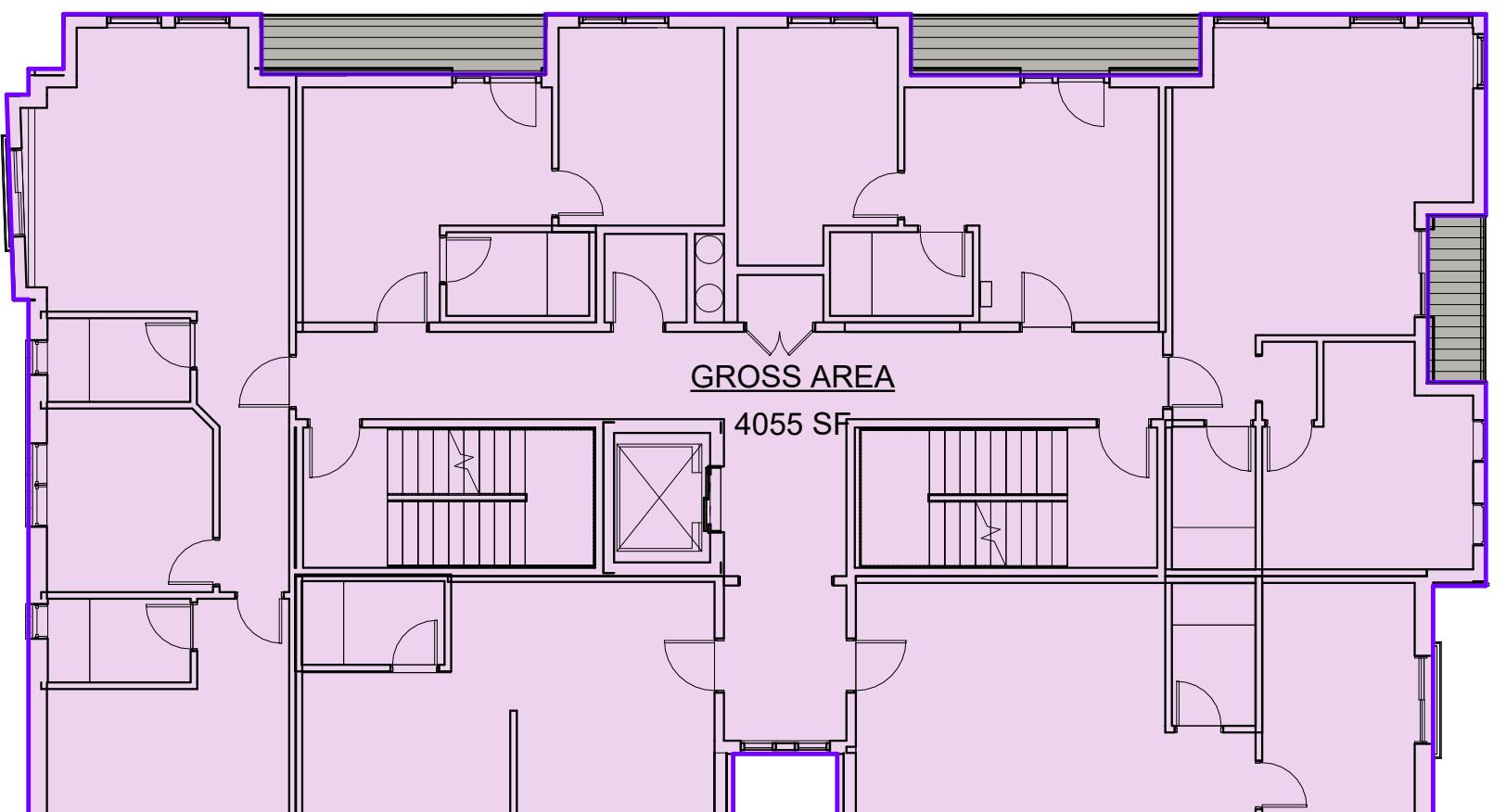
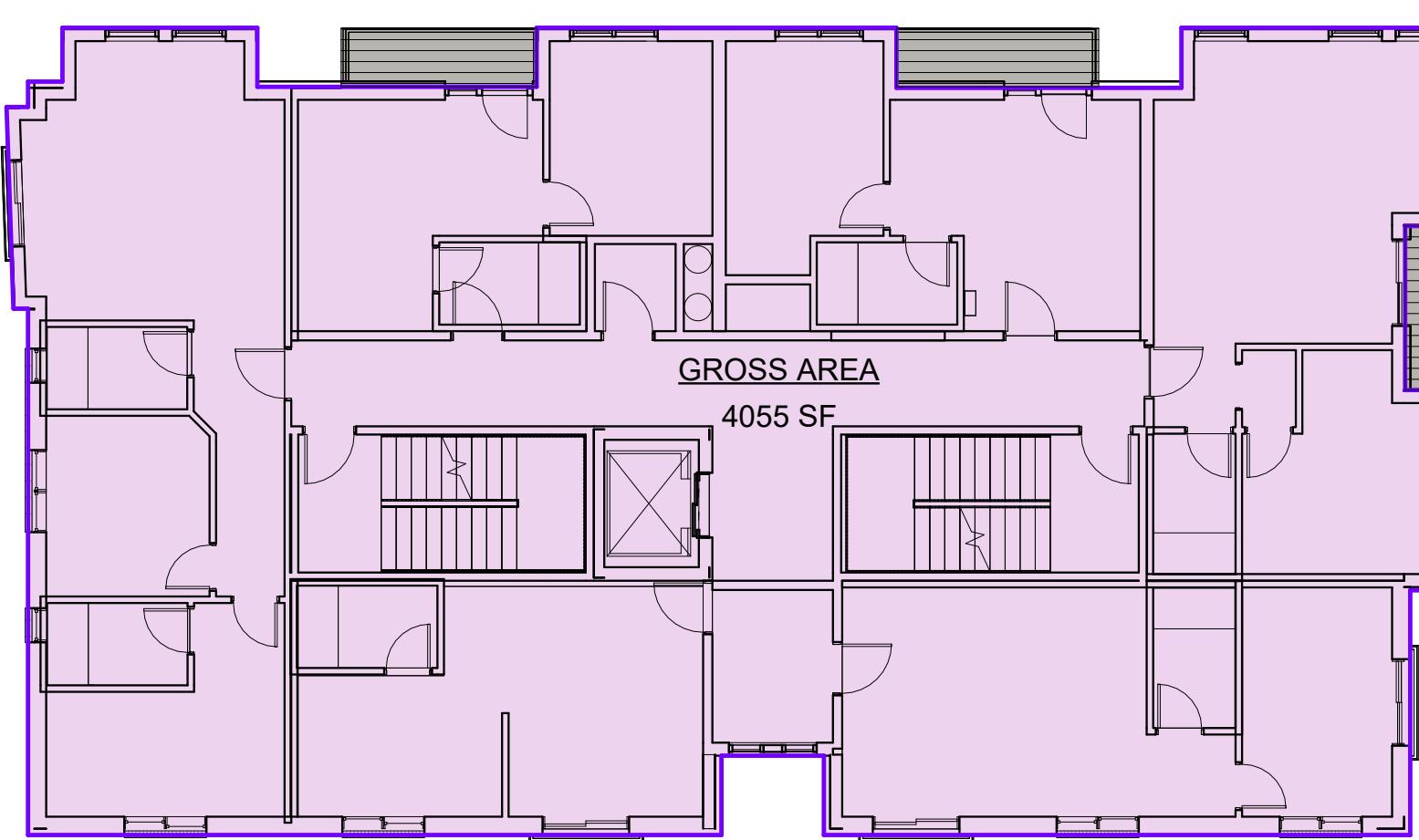
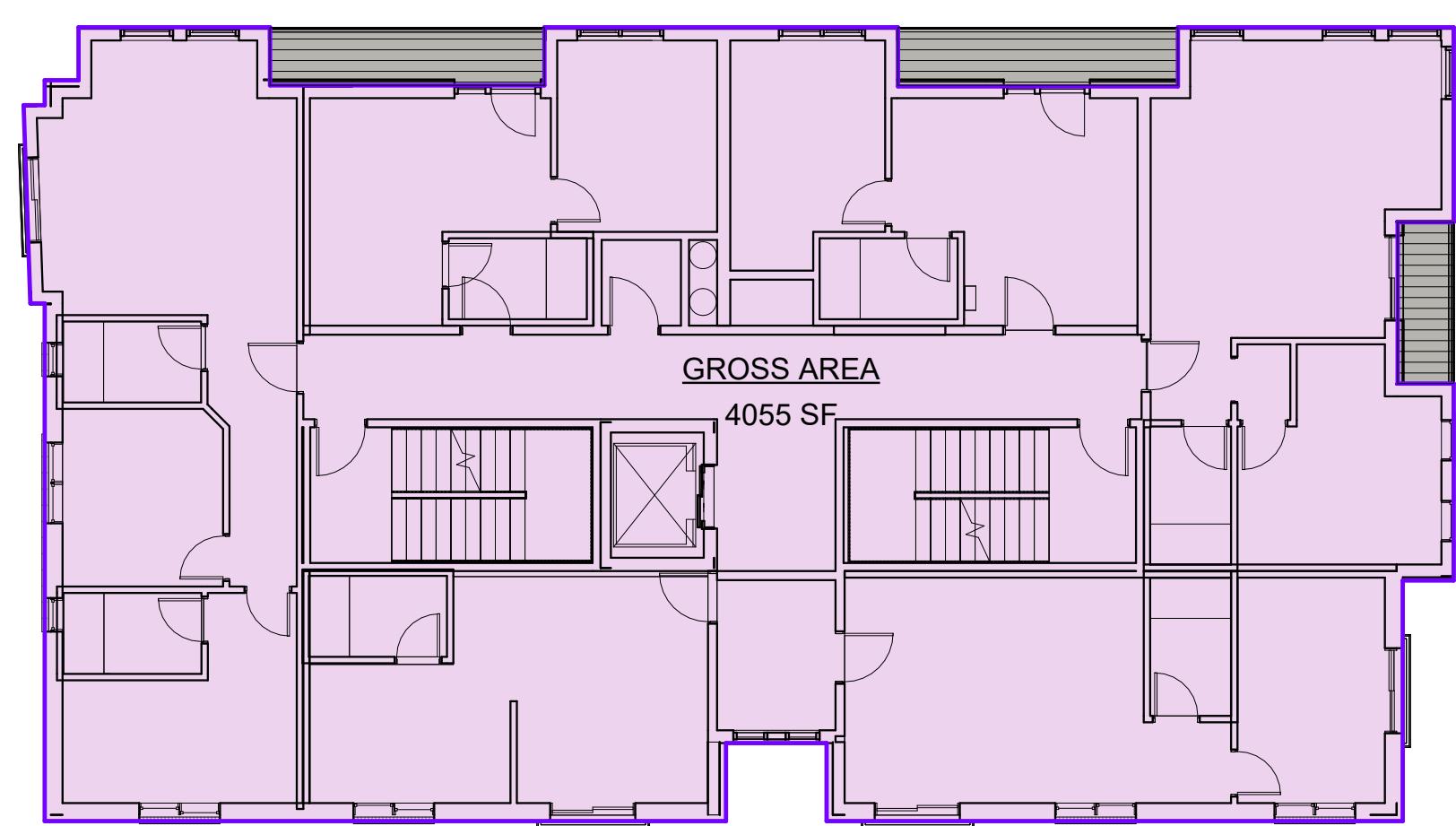
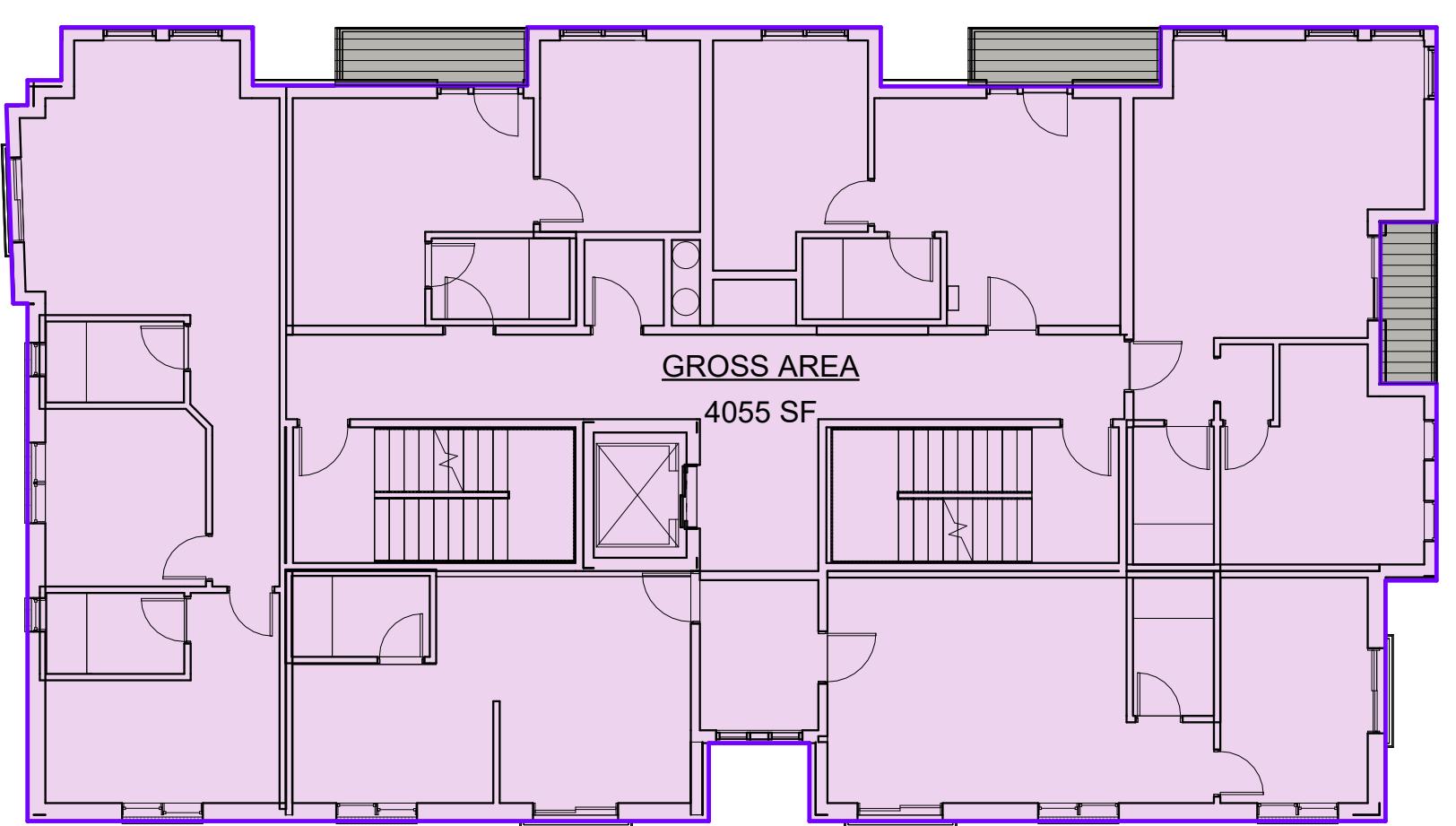
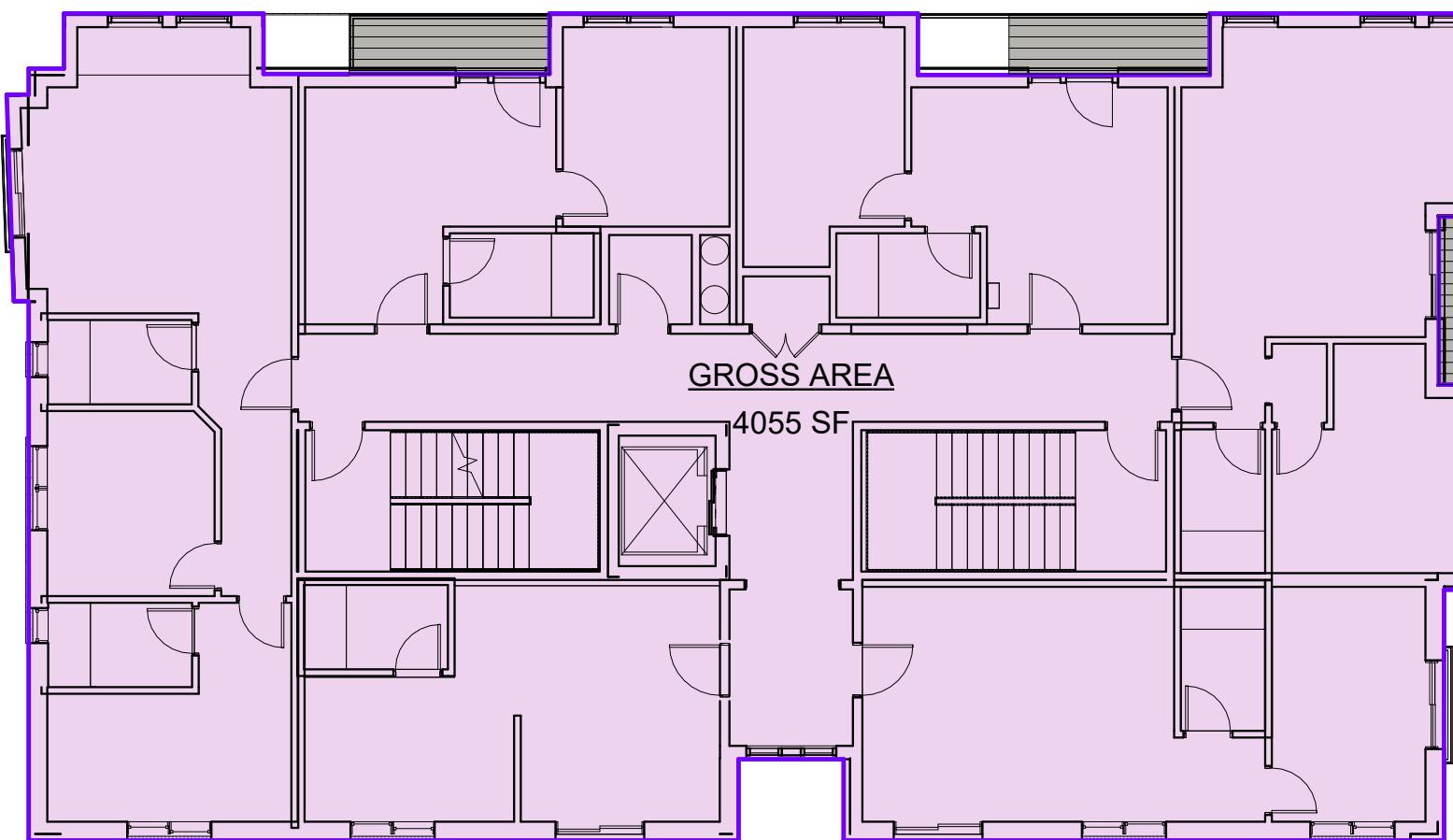
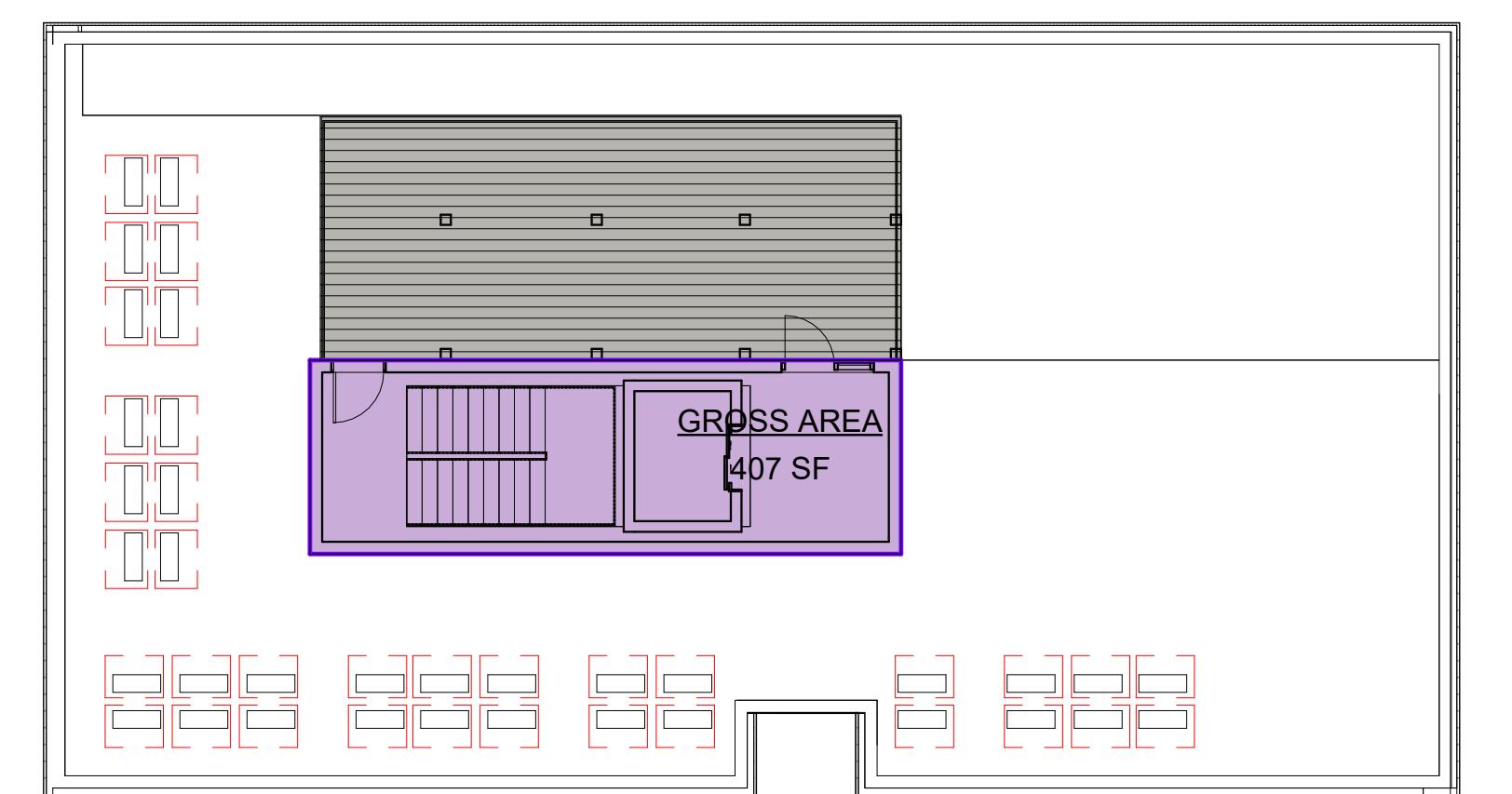
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1 BASEMENT
A 1.07 3/32" = 1'-0"3 1ST FLOOR
A 1.07 3/32" = 1'-0"2 2ND FLOOR
A 1.07 3/32" = 1'-0"4 3RD FLOOR
A 1.07 3/32" = 1'-0"5 4TH FLOOR
A 1.07 3/32" = 1'-0"6 5TH FLOOR
A 1.07 3/32" = 1'-0"7 6TH FLOOR
A 1.07 3/32" = 1'-0"8 ROOF
A 1.07 3/32" = 1'-0"

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

S&J BROADWAY REALTY

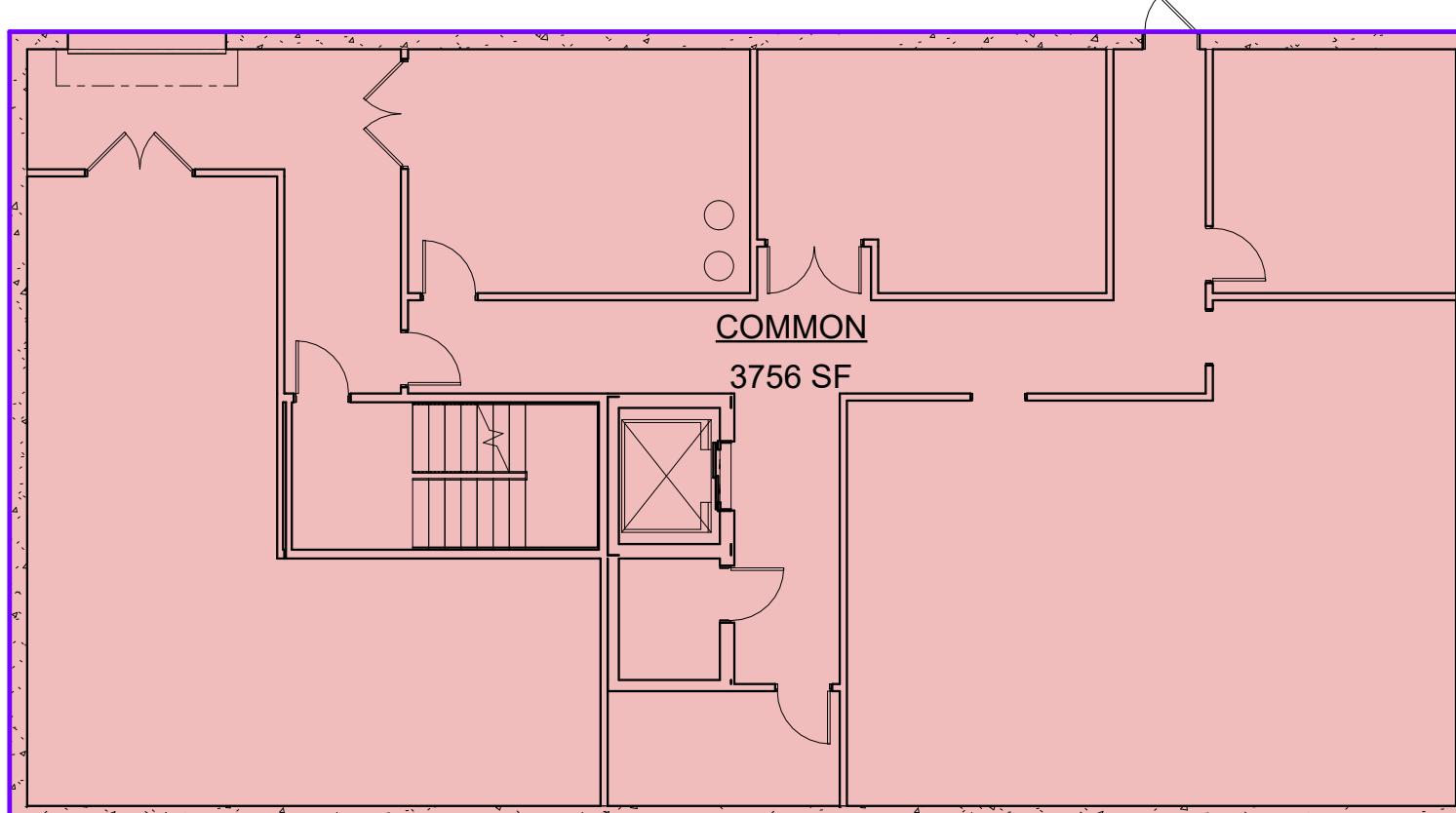
406 Broadway
Cambridge, MA 02139

DESIGN FIRM

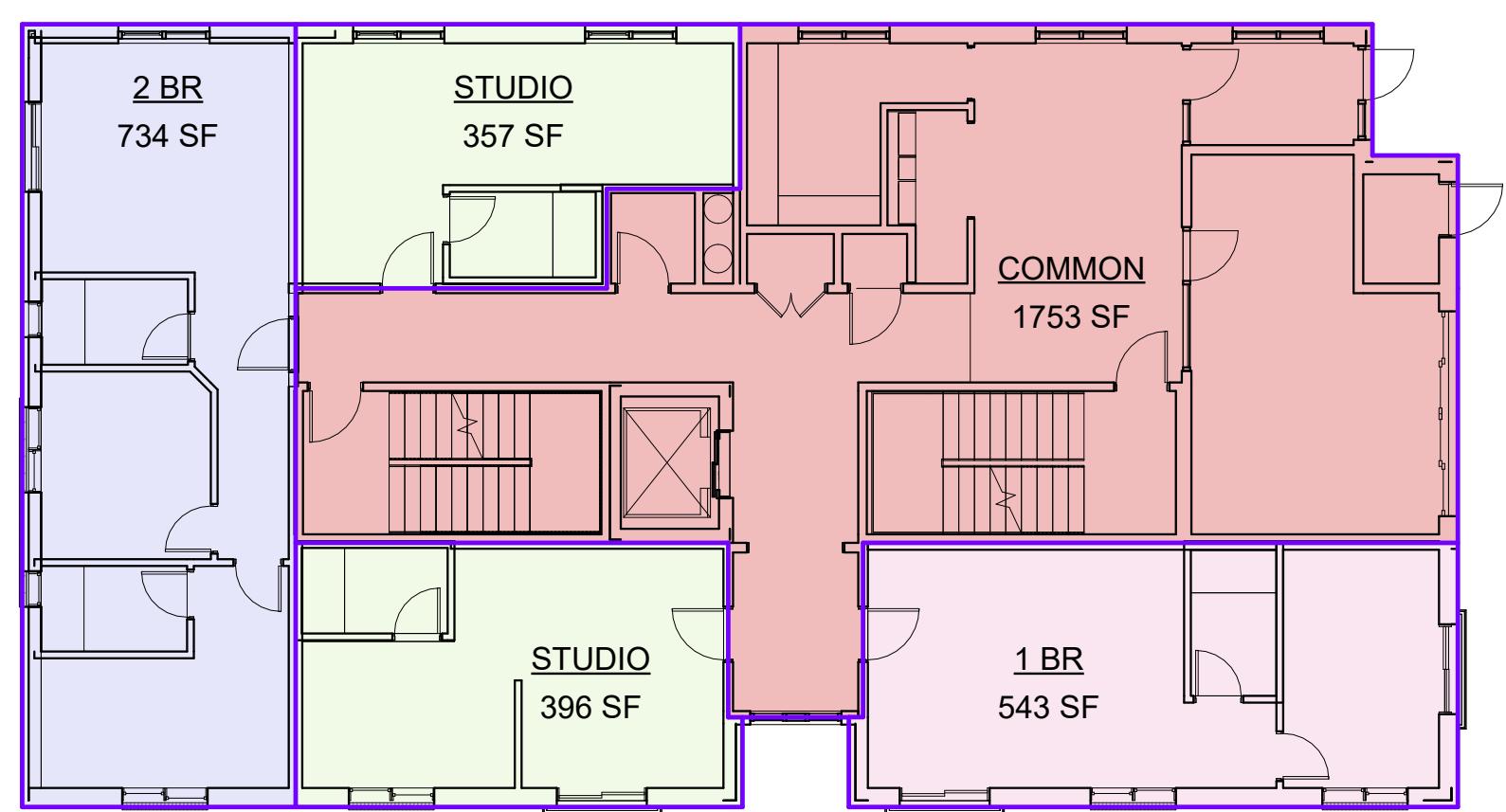
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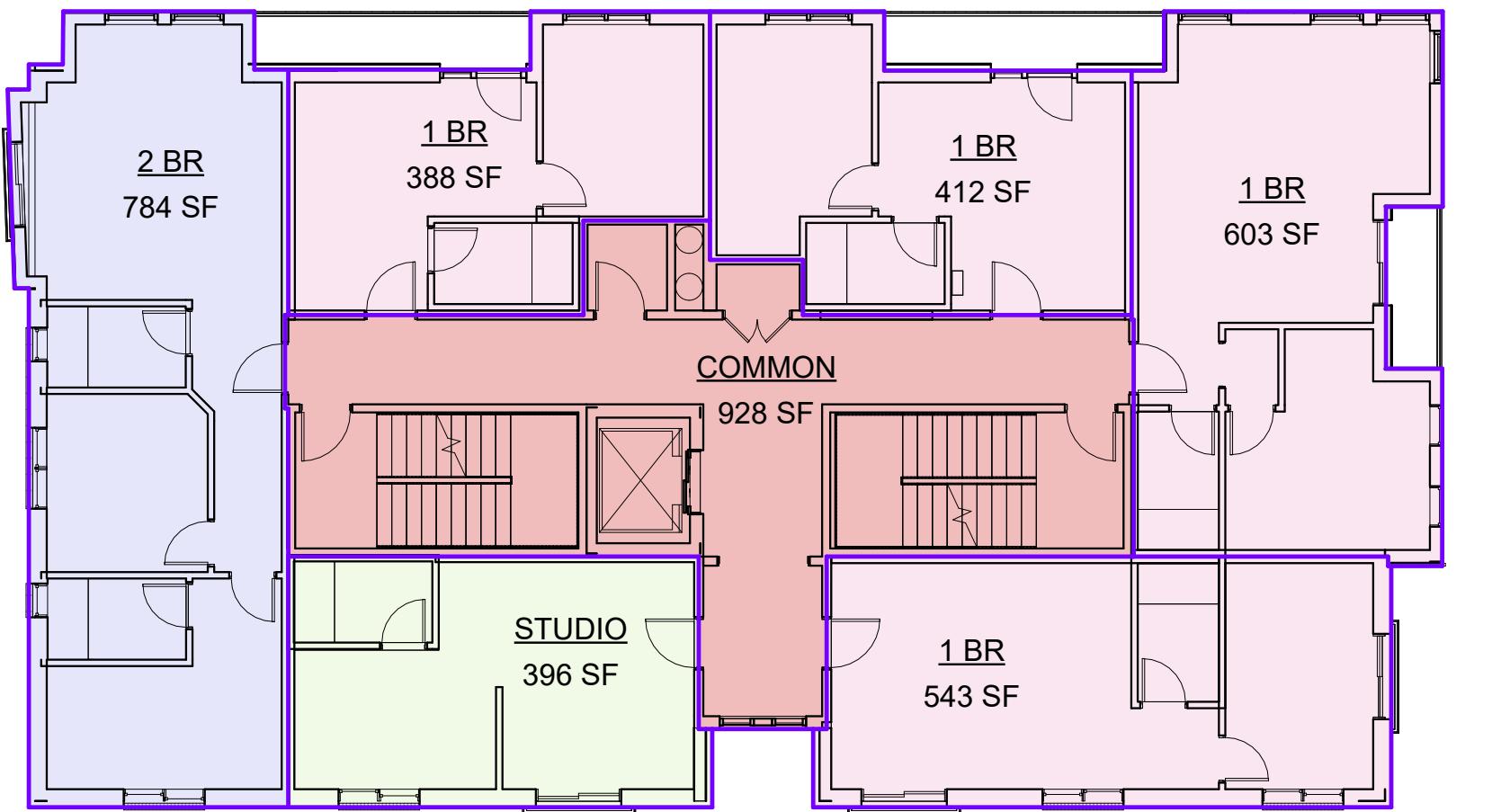
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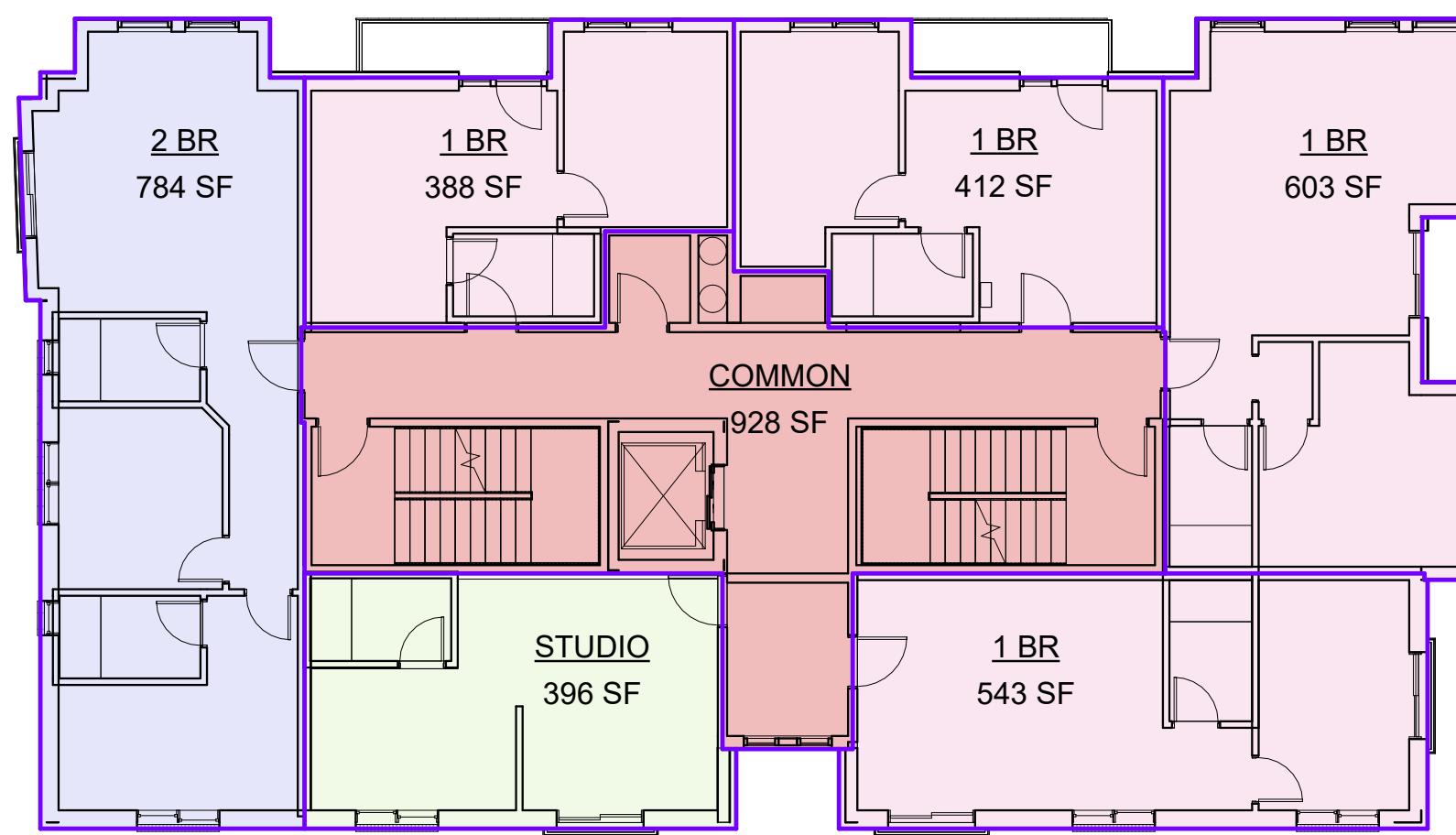
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A 1.08 3/32" = 1'-0"



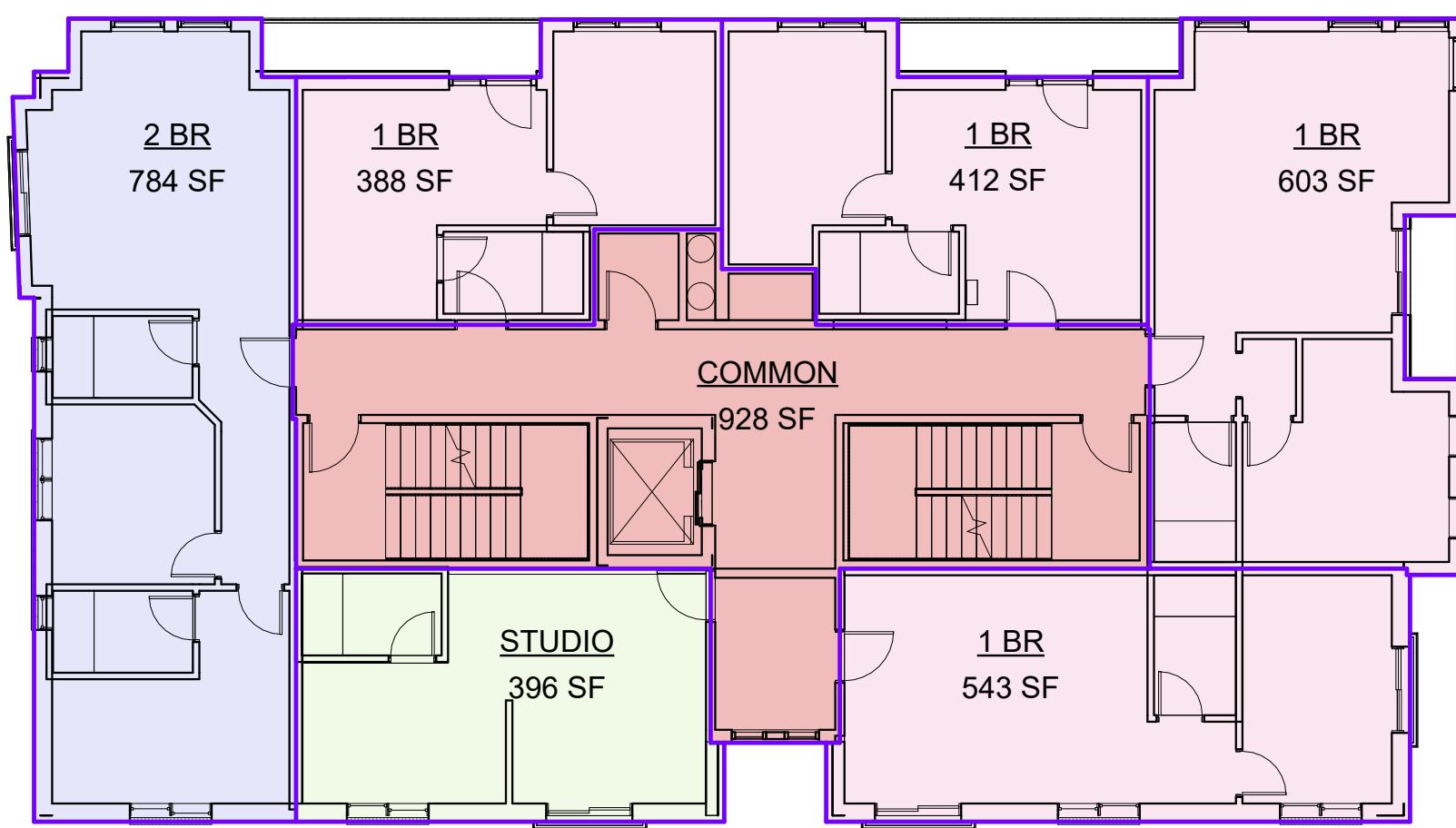
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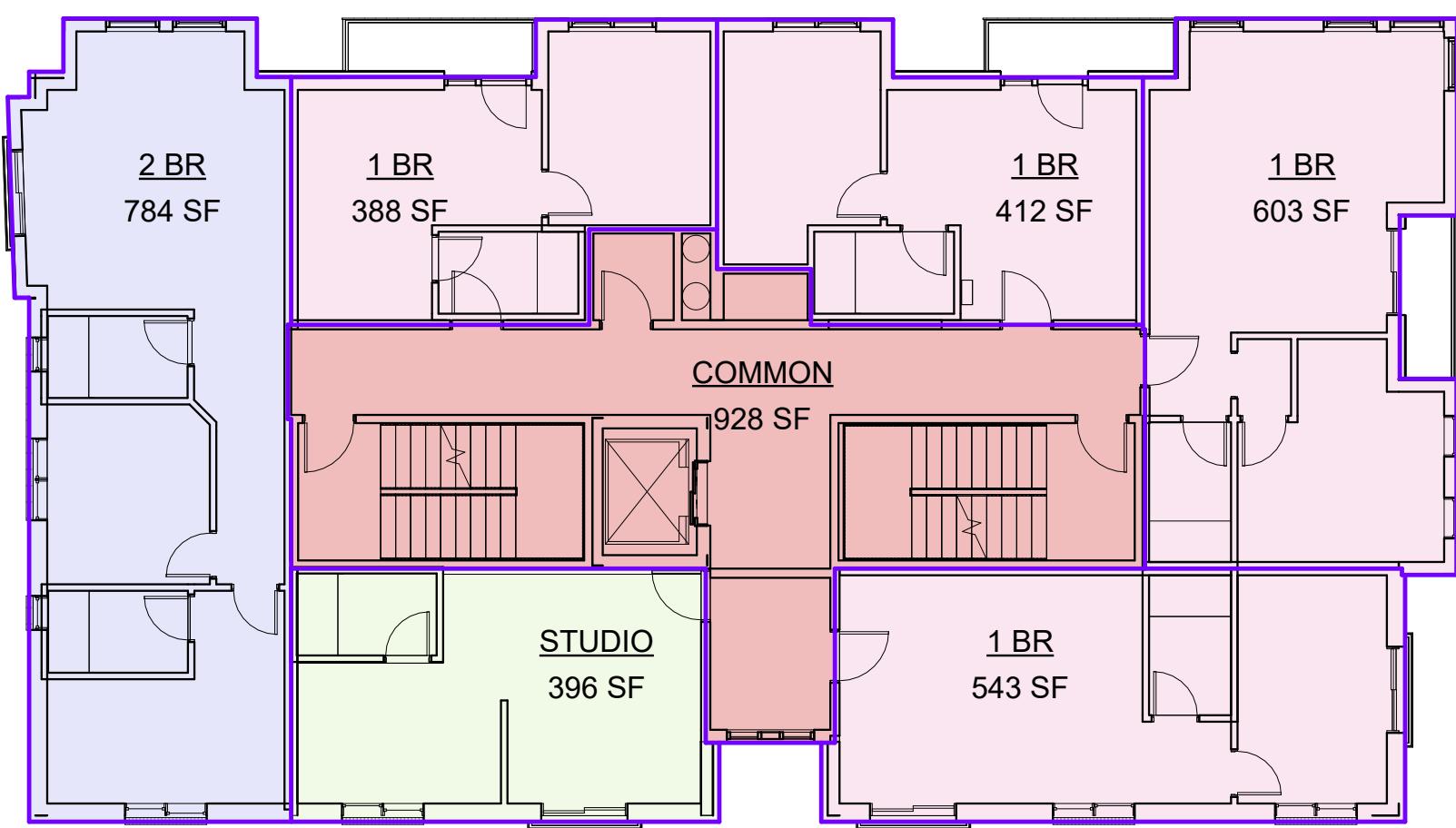
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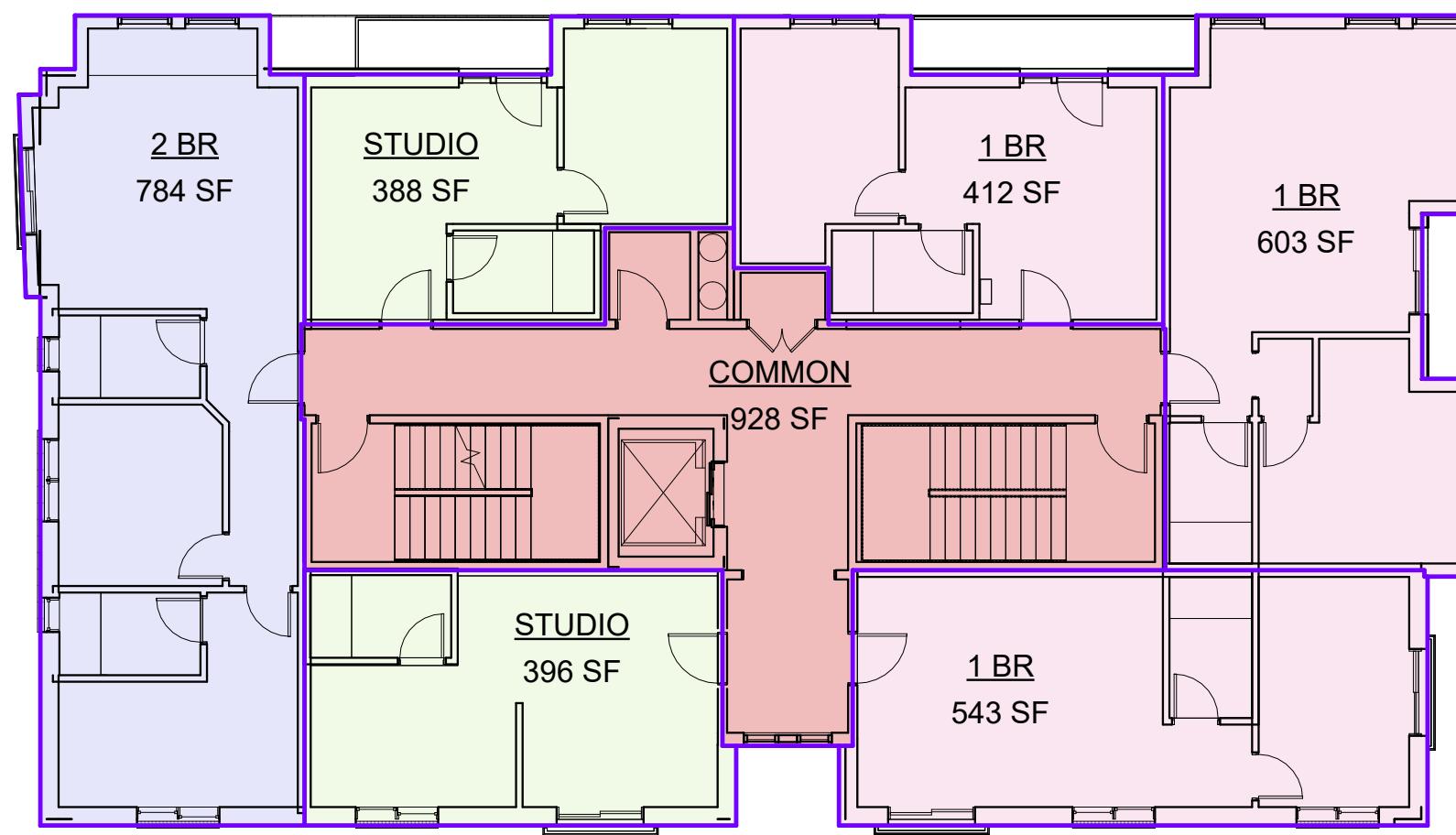
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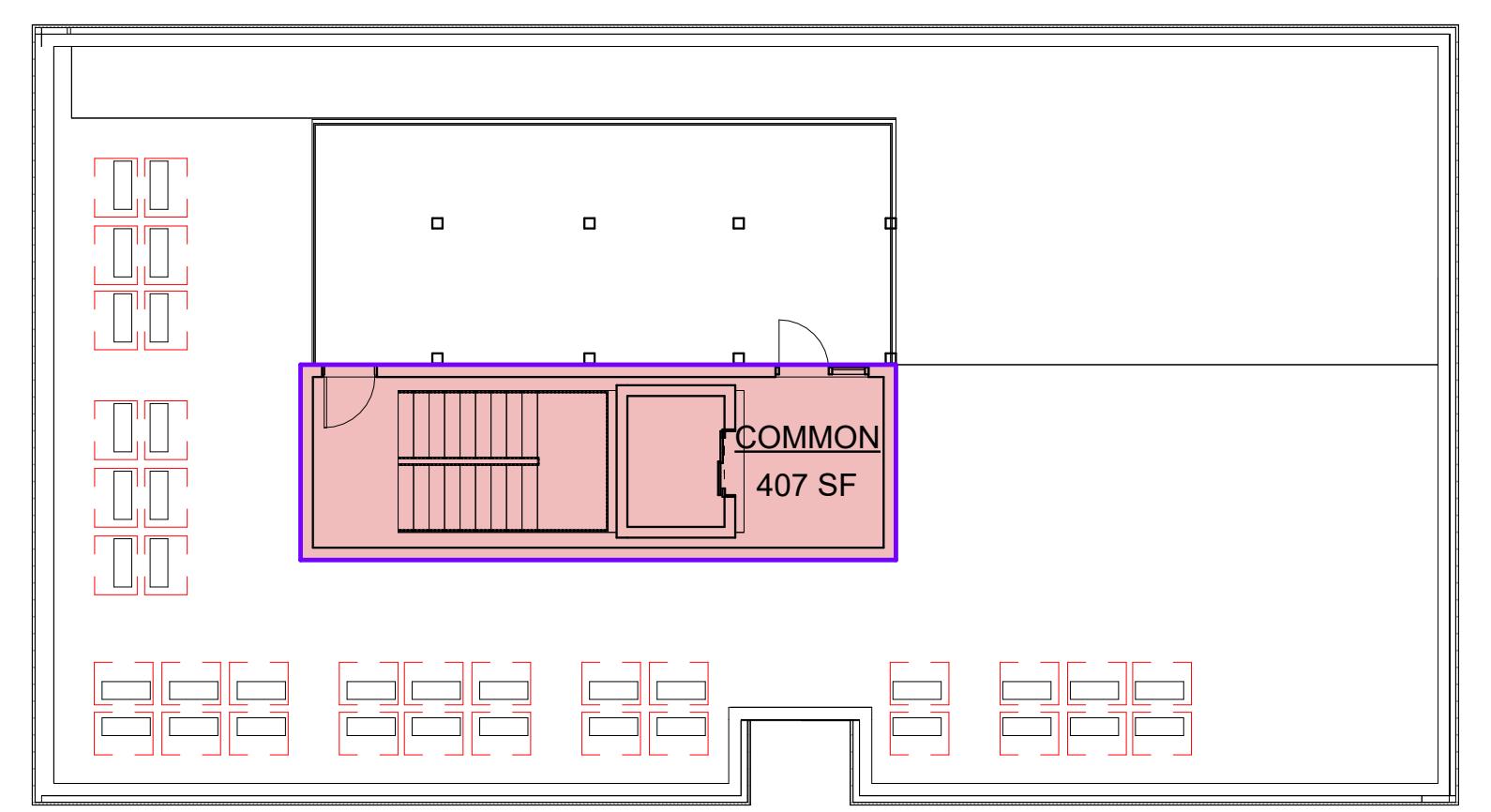
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A 1.08 3/32" = 1'-0"



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"

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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
T.O. Roof Structure	COMMON	407 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

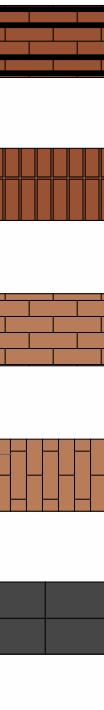
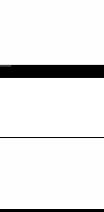
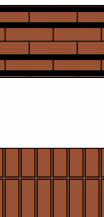
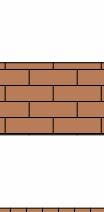
T.O. Roof Structure COMMON 407 SF

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HISTORIC APPROVAL REV2 01/20/26
HISTORIC APPROVAL REV1 12/19/25
HISTORIC APPROVAL 10/24/25N
ISSUE DATE
PROJECT NUMBER
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3/32" = 1'-0"SCALE
SHEET NUMBER

UNIT AREA PLANS

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1/20/2026 8:49:17 AM

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

PROJECT INFORMATION

406 Broadway
Cambridge, MA 02139

FOR APPROVAL

1/20/2026 8:50:03 AM

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HISTORIC APPROVAL REV1 12/19/25

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

ISSUE	DATE
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25049

CHECKED

CHICKEN

Approver _____

SHEET NAME

EXTERIOR ELEVATIONS - CONCEPT 1

QUOTE NUMBER

A 3.01

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PROJECT INFORMATION
406 BROADWAY DEVELOPMENT406 Broadway
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ISSUE CHART

3
2
1
HISTORIC APPROVAL REV2 01/20/26
HISTORIC APPROVAL REV1 12/19/25
HISTORIC APPROVAL 10/24/25N
ISSUE DATE
PROJECT NUMBER
25049Checker
APPROVEDApprover
SCALE

1/4" = 1'-0"

SHEET NUMBER

EXTERIOR
ELEVATIONS -
CONCEPT 1

SHEET NUMBER

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1/20/2026 8:50:30 AM

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

PROJECT INFORMATION

406 BROADWAY DEVELOPMENT406 Broadway
Cambridge, MA 02139**FOR APPROVAL**

1/20/2026 12:04:41 PM

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1

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

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25049	CHECKED	
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Approver	SCALE	
As indicated	SHEET NAME	

EXTERIOR ELEVATIONS - CONCEPT 2

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406 BROADWAY DEVELOPMENT406 Broadway
Cambridge, MA 02139

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2
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HISTORIC APPROVAL REV1 12/19/25
HISTORIC APPROVAL 10/24/25PROJECT NUMBER
25049Checker
ApprovedApprover
Approved

1/4" = 1'-0"

EXTERIOR
ELEVATIONS -
CONCEPT 2

SHEET NUMBER

A 3.02



PROJECT INFORMATION
406 BROADWAY DEVELOPMENT

406 Broadway
Cambridge, MA 02139

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20/2026 8:50:57 AM

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CHART

This architectural cross-section diagram illustrates the building's footprint and height relative to the Chatham Street and Broadway property lines. The building's height is indicated by vertical dimensions: 36'-8" from the sidewalk to the roofline, 64'-4" from the sidewalk to the top of the main entrance, and 66'-10" from the sidewalk to the top of the roofline. The building's width is 30'-4". The distance from the Chatham Street property line to the building's rear is 27'-8". The distance from the Broadway property line to the building's rear is 29'-0". The building's height above the sidewalk is 42'-9". The diagram also shows the building's facade, windows, and a central entrance. A large white sphere is positioned in front of the building, and a smaller gray sphere is to its right. The building's roofline features a series of small rectangular structures.

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

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1/20/2026 8:50:57 AM

Architectural rendering of a modern residential building on Goodman Rd. The building is a multi-story structure with a dark, textured facade and large windows. It is situated on a corner site, with a taller building to the west and a shorter building to the east. The rendering includes a blue line indicating height restrictions, with labels for '29'-10", '37'-0", '66'-10", '73'-9", and '32'-3". The building is surrounded by trees and shrubs. The background shows a city street with other buildings and a clear sky.

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

FULL STREET ELEVATIONS

SHEET NUMBER

A 3.03

100

S&J BROADWAY REALTY

406 Broadway
Cambridge, MA 02139

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CONSULTANT

DANA ST

SEAL

GOODMAN RD

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Cambridge, MA 02139

FOR APPROVAL

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ISSUE CHART

3 HISTORIC APPROVAL REV2 01/20/26
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1 HISTORIC APPROVAL 10/24/25

N ISSUE DATE

25049 PROJECT NUMBER

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Approver APPROVED

1/8" = 1'-0" SCALE

SHEET NAME

ENLARGED
STREET
ELEVATIONS

SHEET NUMBER

A 3.05

S&J BROADWAY REALTY

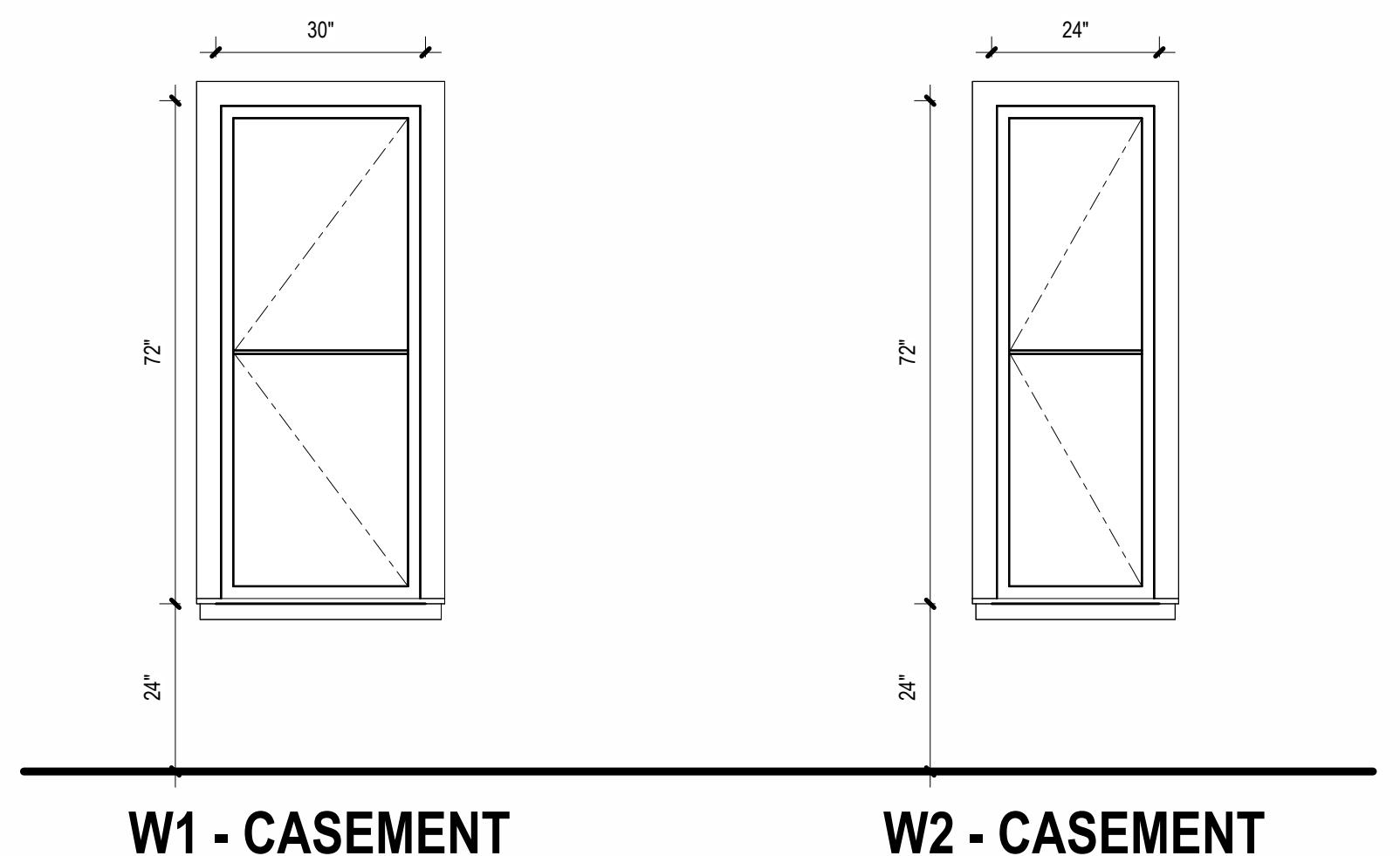
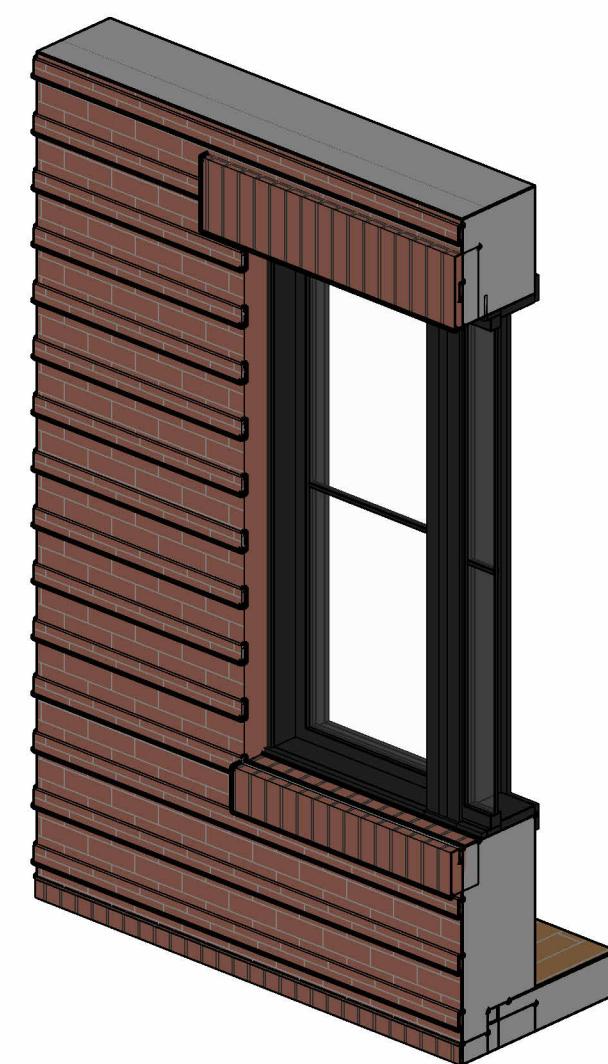
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Cambridge, MA 02139

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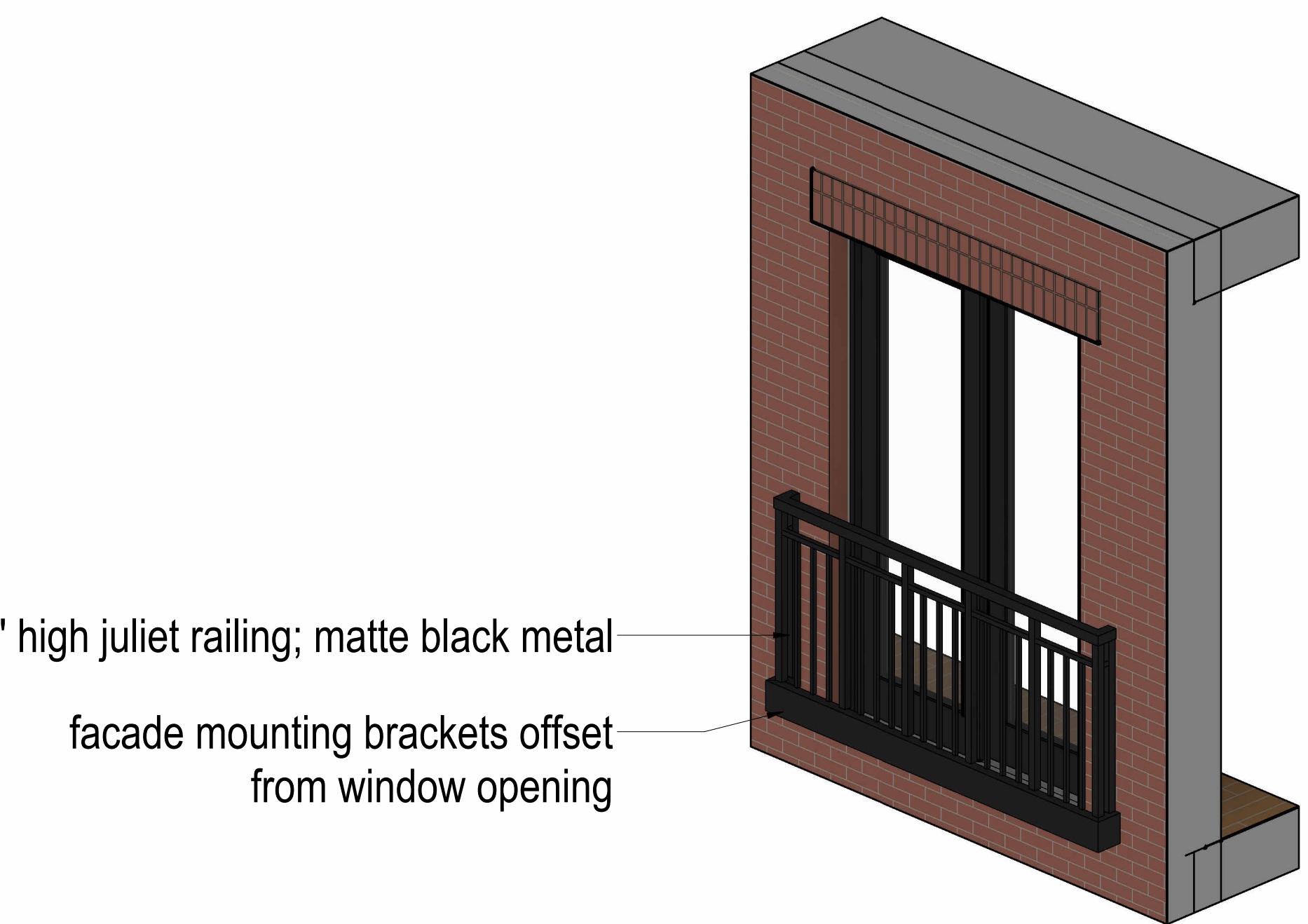
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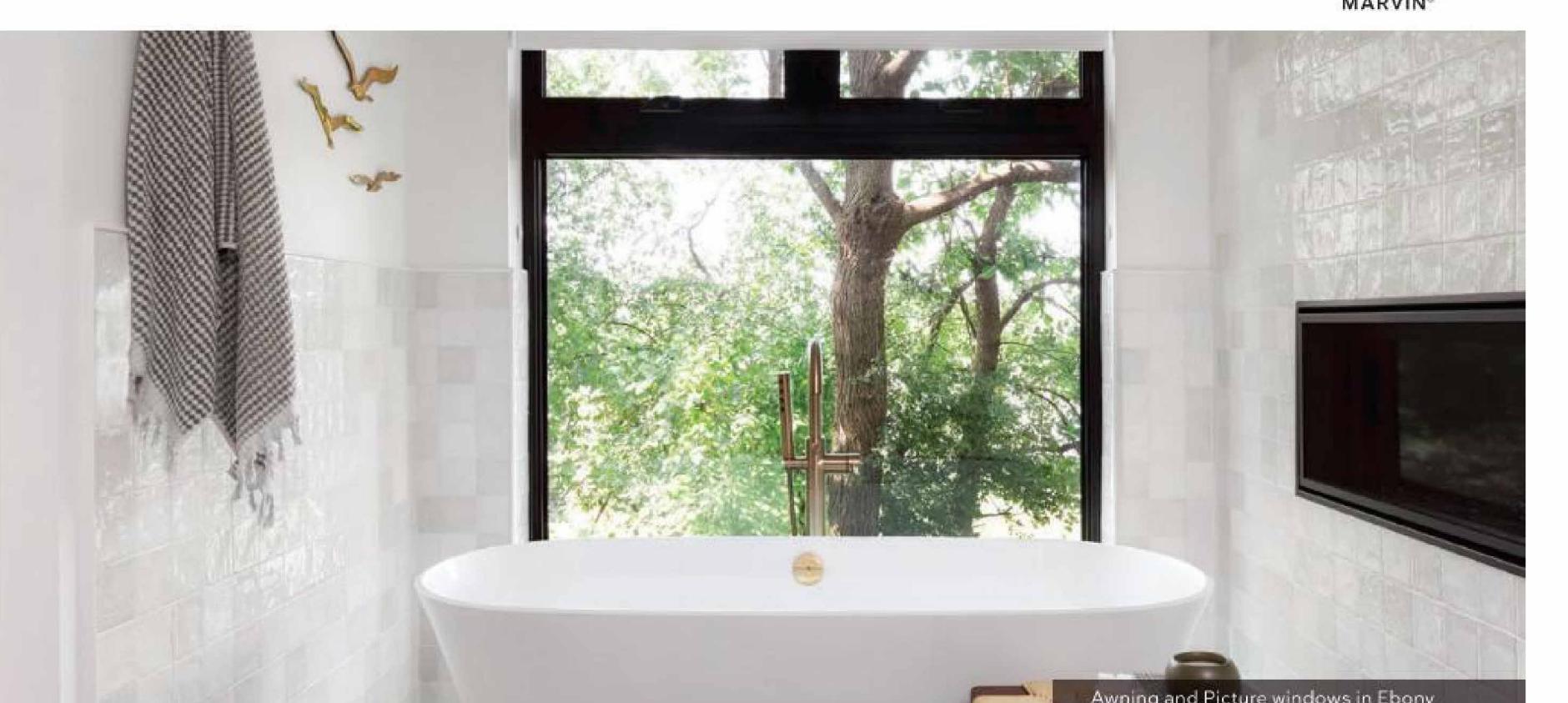
SEAL



JULIET BALCONY



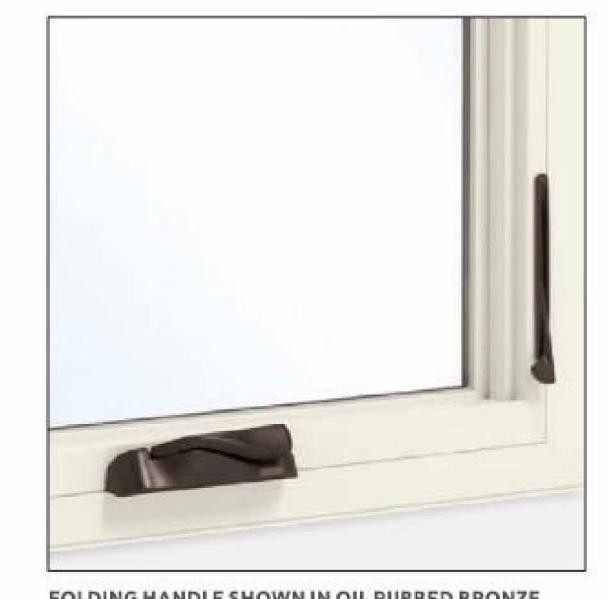
MARVIN WINDOWS - ELEVATE CASEMENT



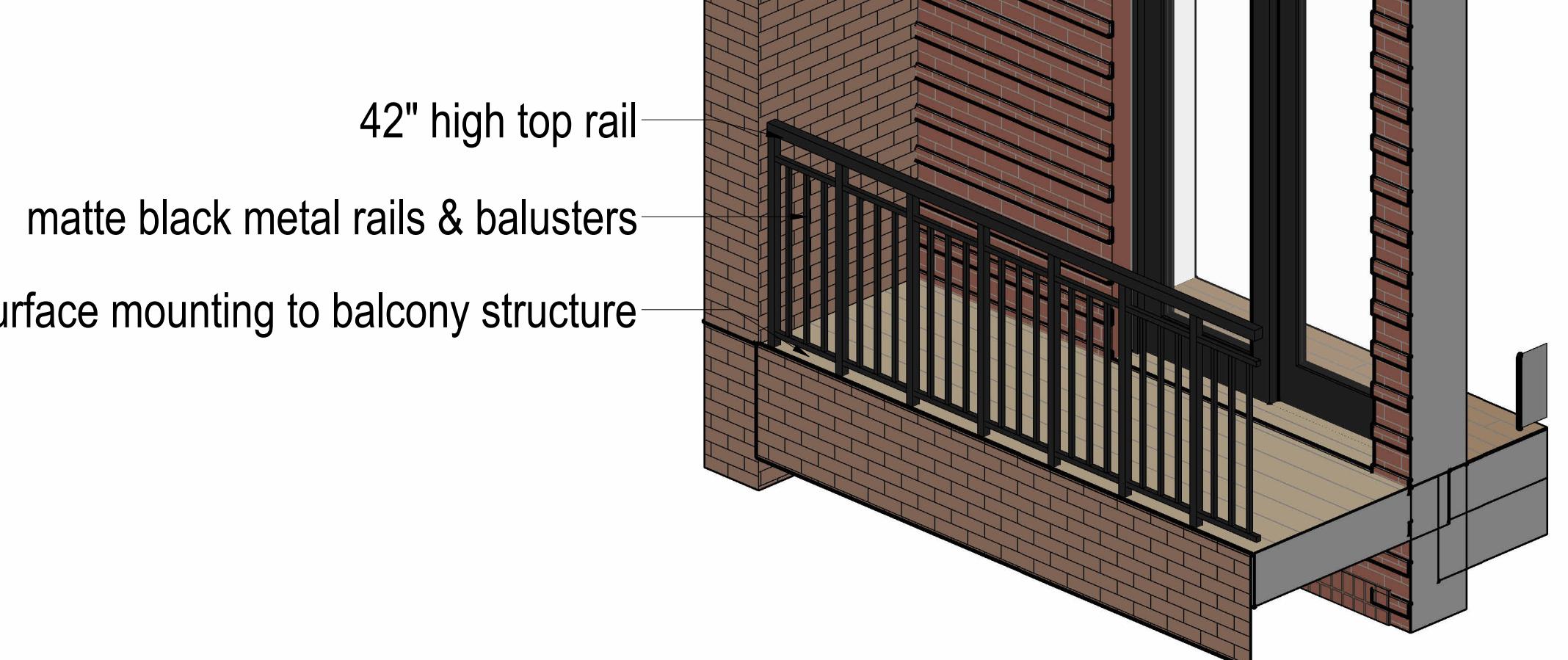
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CASEMENT + AWNING

- 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.



BALCONY RAILING



PROJECT INFORMATION

406 BROADWAY DEVELOPMENT

406 Broadway
Cambridge, MA 02139

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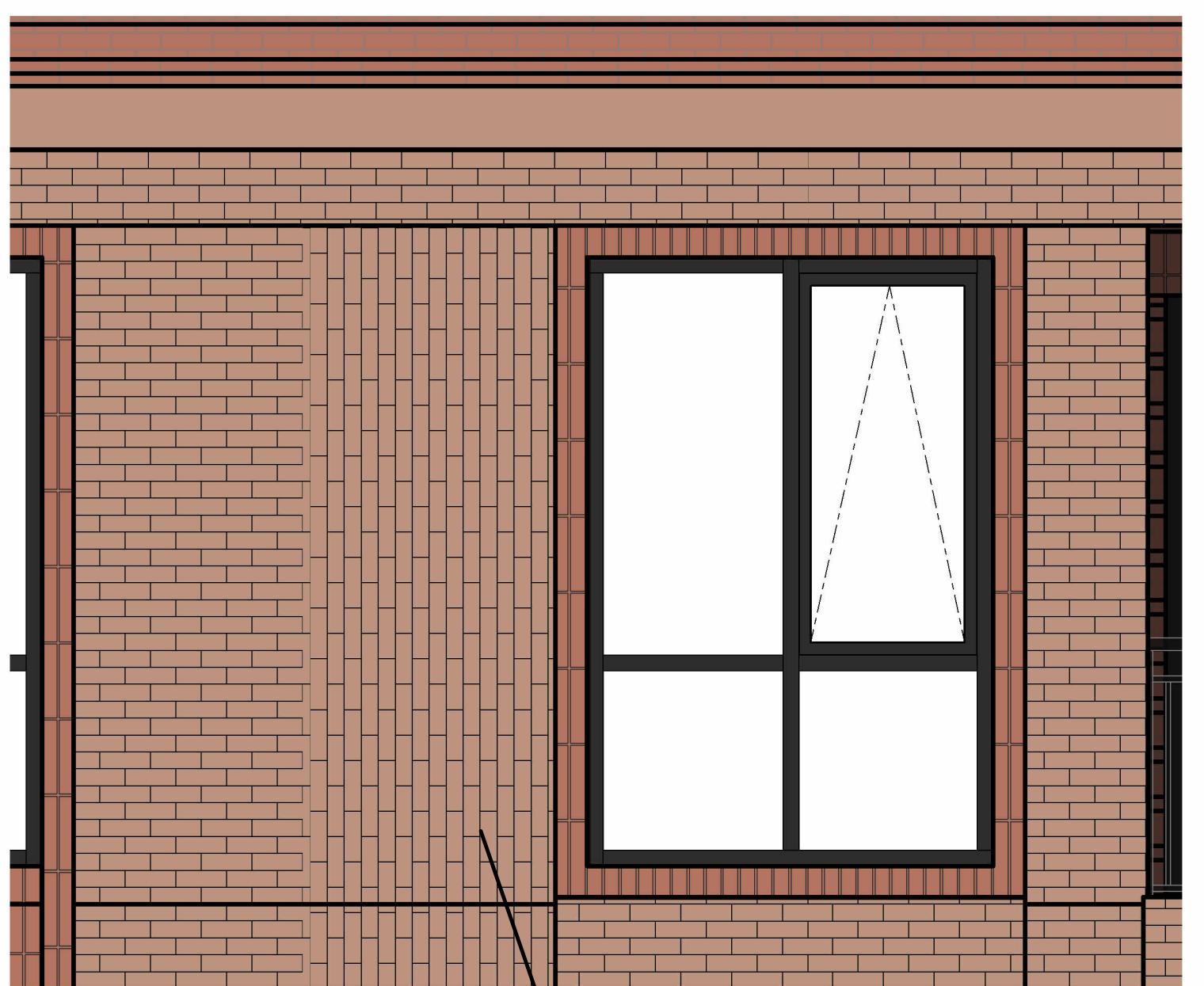
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1	HISTORIC APPROVAL 10/24/25
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Checker	CHECKED
Approver	APPROVED
1/2" = 1'-0"	SCALE
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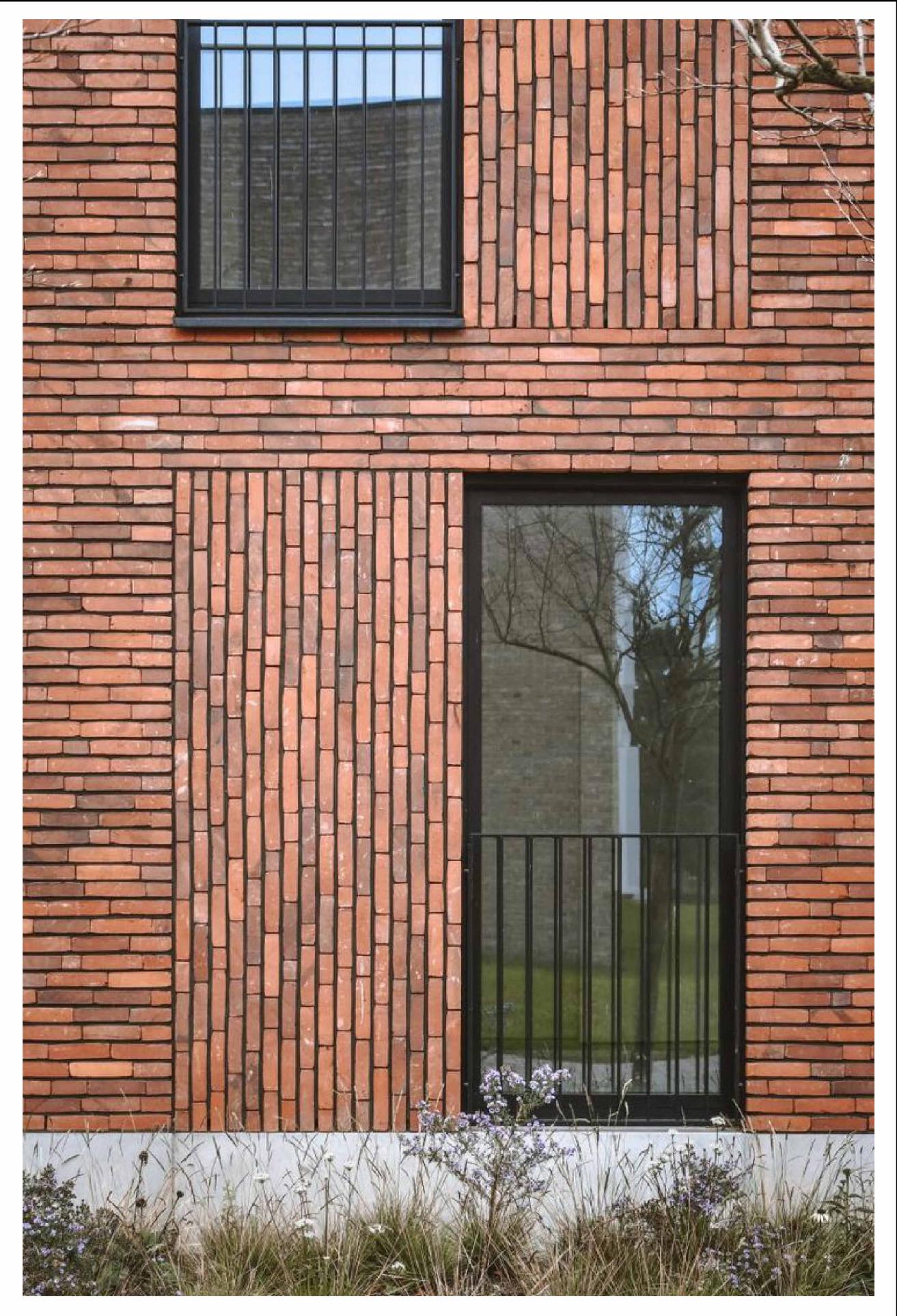
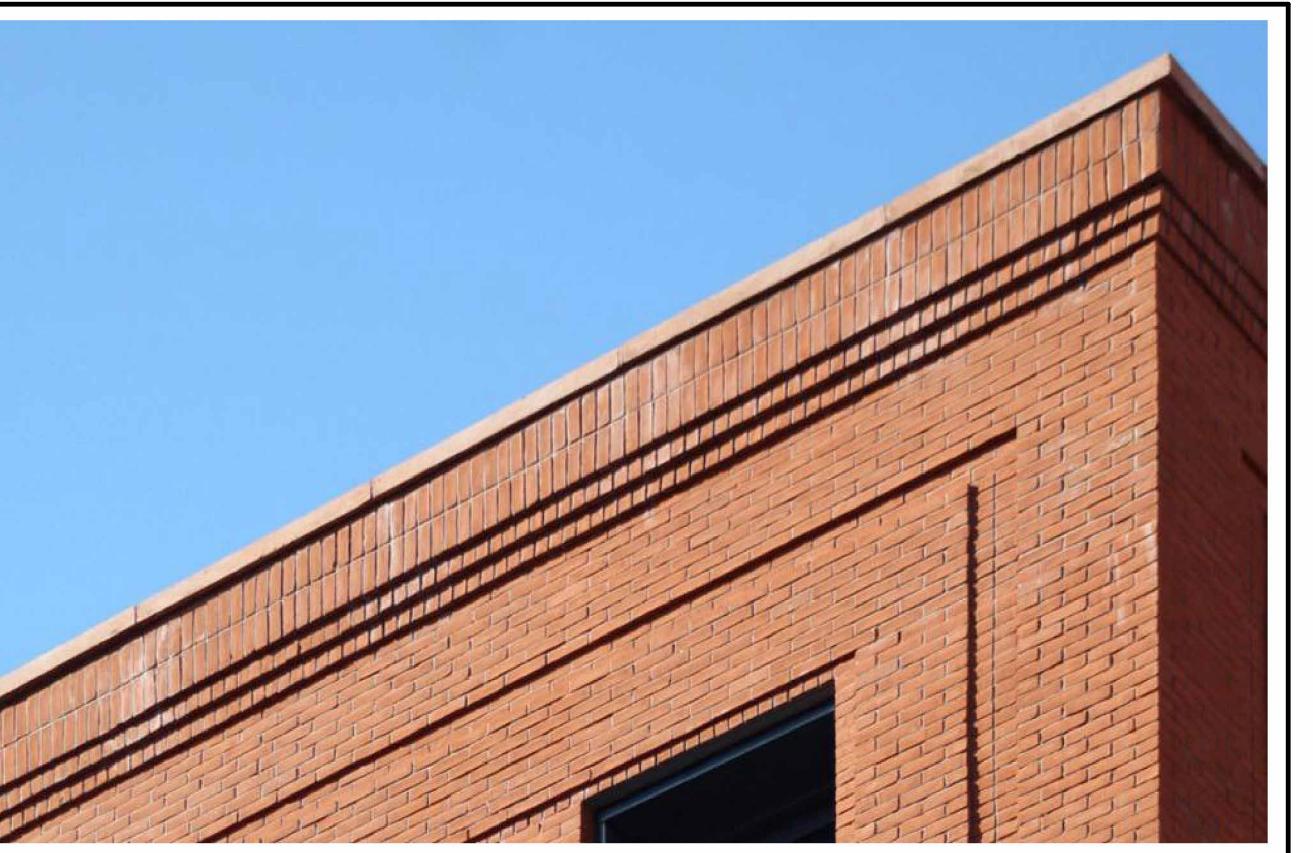
WINDOW & RAILING DETAILS

A 3.06

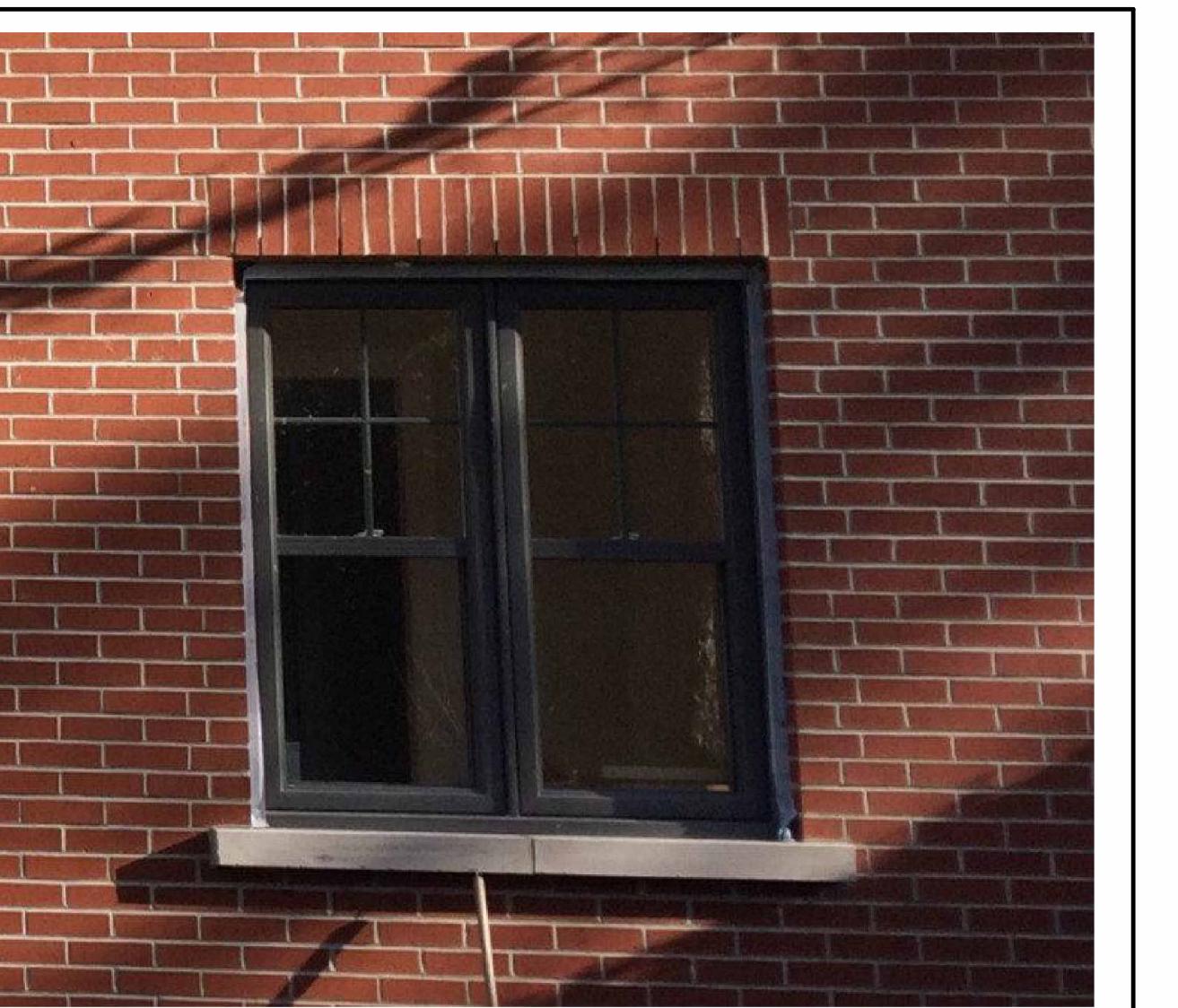
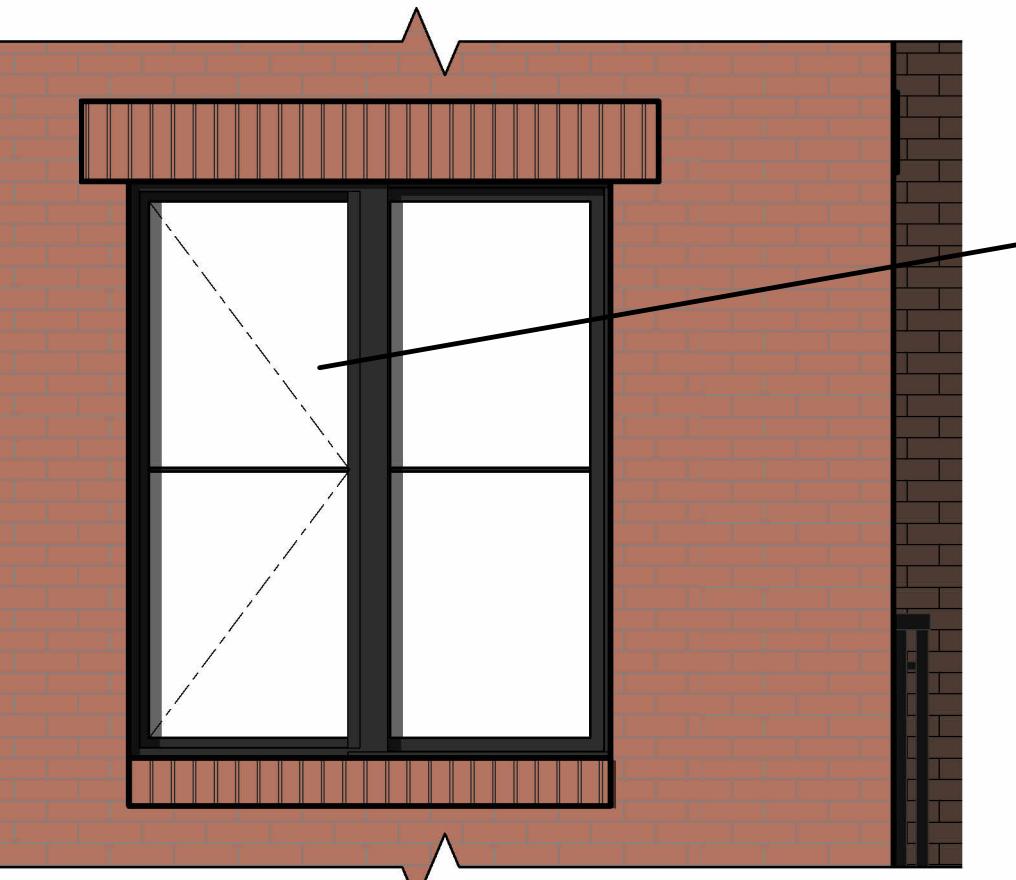
**VERTICAL & HORIZONTAL BRICK
PATTERN & WINDOW SURROUND**



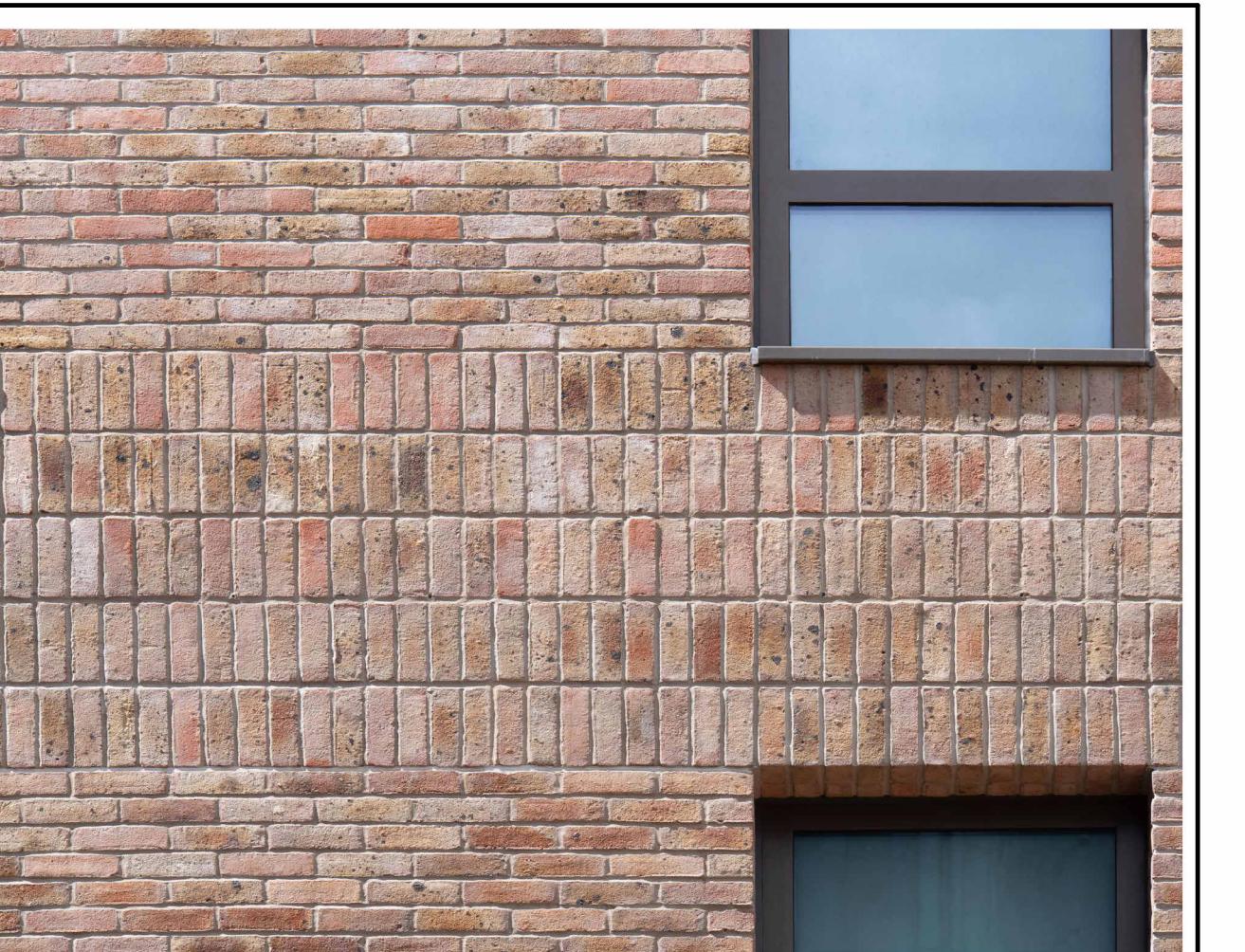
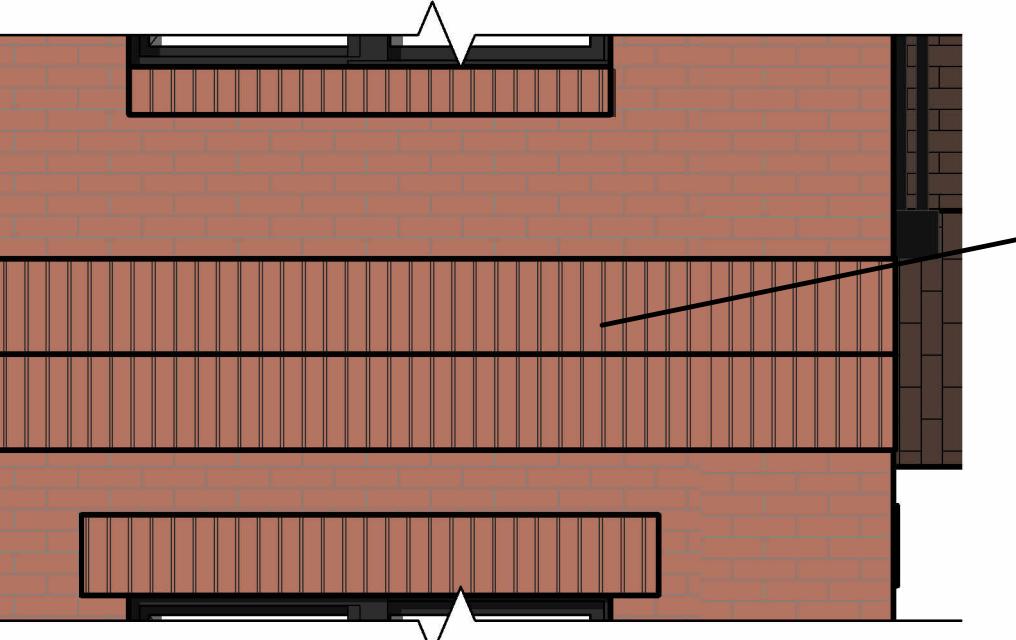
**CORNICE & OFFSET
PATTERN BRICK DETAIL**



**BRICK DETAIL @
WINDOW SURROUND**



**BRICK DETAIL @
SOLDIER COURSE**



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PROJECT INFORMATION
406 BROADWAY DEVELOPMENT

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FOR APPROVAL

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

ISSUE DATE
PROJECT NUMBER

25049

Checked

Approver

Approved

1/2" = 1'-0"

SCALE

SHEET NAME

**BRICK FACADE
DETAILS**

SHEET NUMBER

A 3.07

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1	HISTORIC APPROVAL	10/24/25

N	ISSUE DATE	PROJECT NUMBER
		25049

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SCALE

SHEET NAME

3D VISUALIZATION - CONCEPT 1

SHEET NUMBER

A 9.01

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3	HISTORIC APPROVAL REV2	01/20/26
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1	HISTORIC APPROVAL	10/24/25
N	ISSUE DATE	PROJECT NUMBER
		25049
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Approver	APPROVED	
	SCALE	
	SHEET NAME	

**3D VISUALIZATION
- CONCEPT 1**

SHEET NUMBER

A 9.02

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

N	DATE	PROJECT NUMBER
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25049

PROJECT NUMBER

25049

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Approver

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**3D VISUALIZATION
- CONCEPT 1**

SHEET NUMBER

A 9.03

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

N	ISSUE	DATE
25049	PROJECT NUMBER	

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SCALE

SHEET NAME

**3D VISUALIZATION
- CONCEPT 2**

SHEET NUMBER

A 9.01

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

N	ISSUE	DATE	PROJECT NUMBER
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25049			CHECKED
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Approver			APPROVED
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SCALE

SHEET NAME

**3D VISUALIZATION
- CONCEPT 2**

SHEET NUMBER

A 9.02

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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

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Checker			CHECKED
Approver			APPROVED
			SCALE
			SHEET NAME

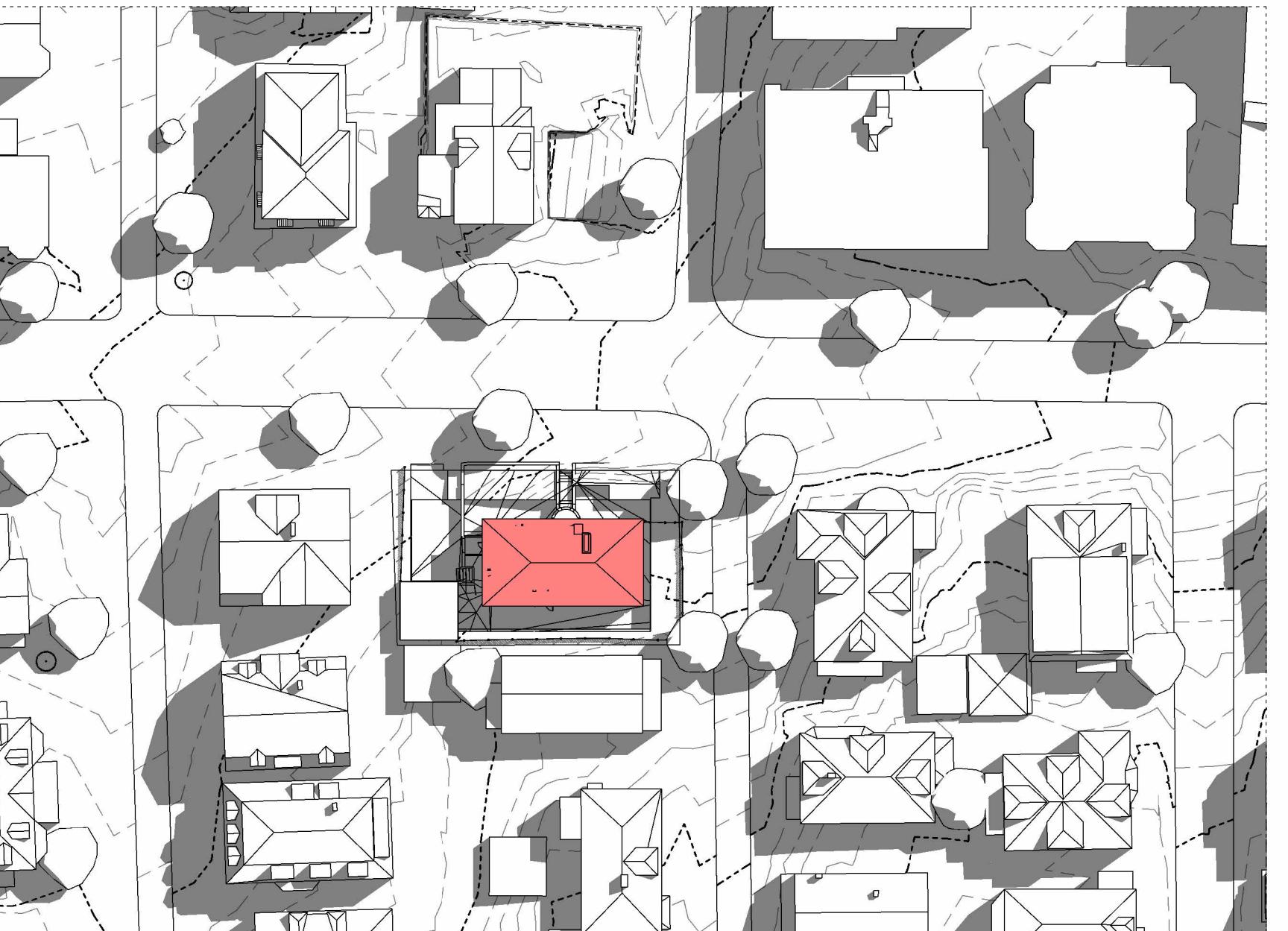
**3D VISUALIZATION
- CONCEPT 2**

SHEET NUMBER

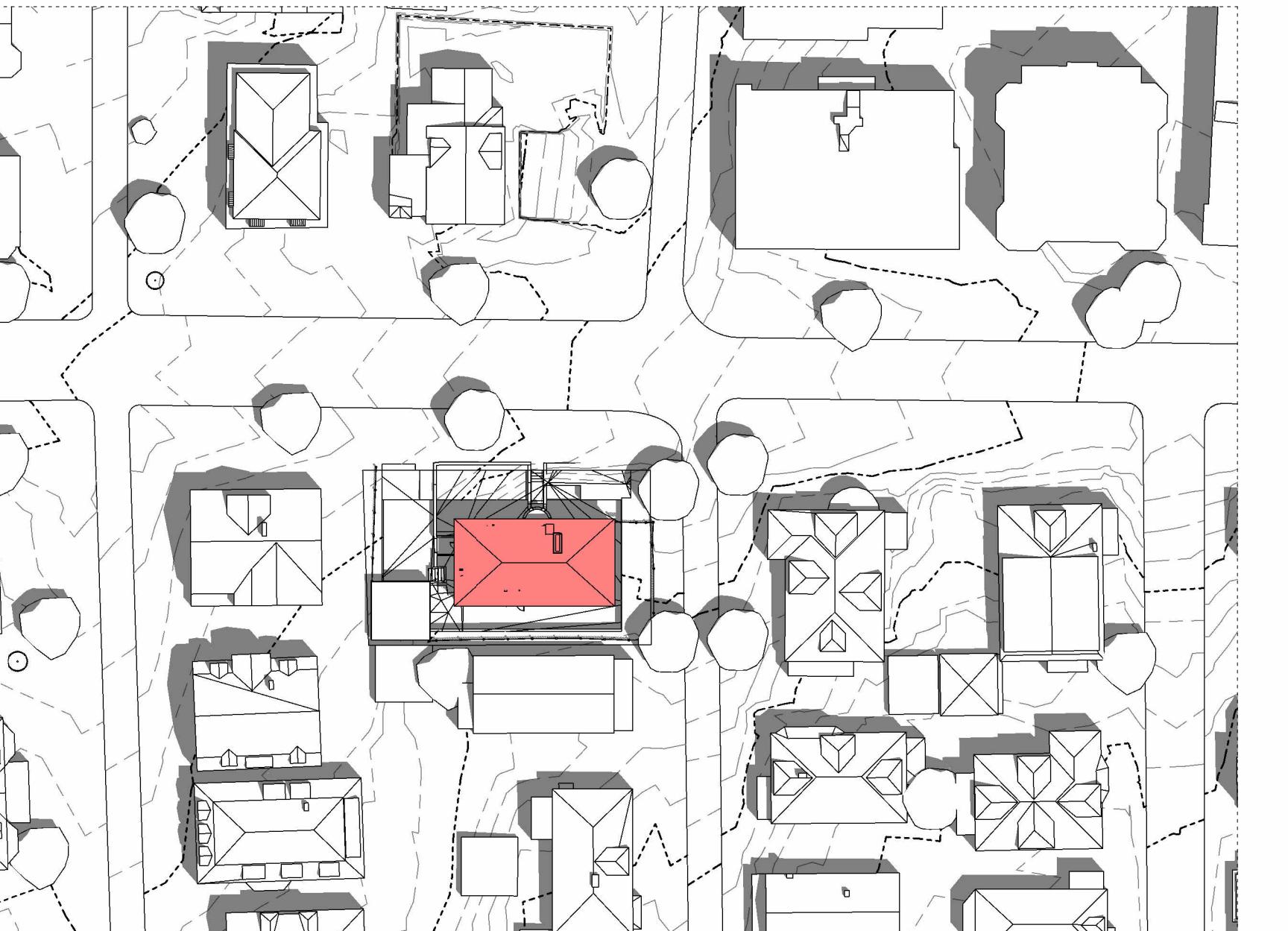
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MORNING - 9.00 AM

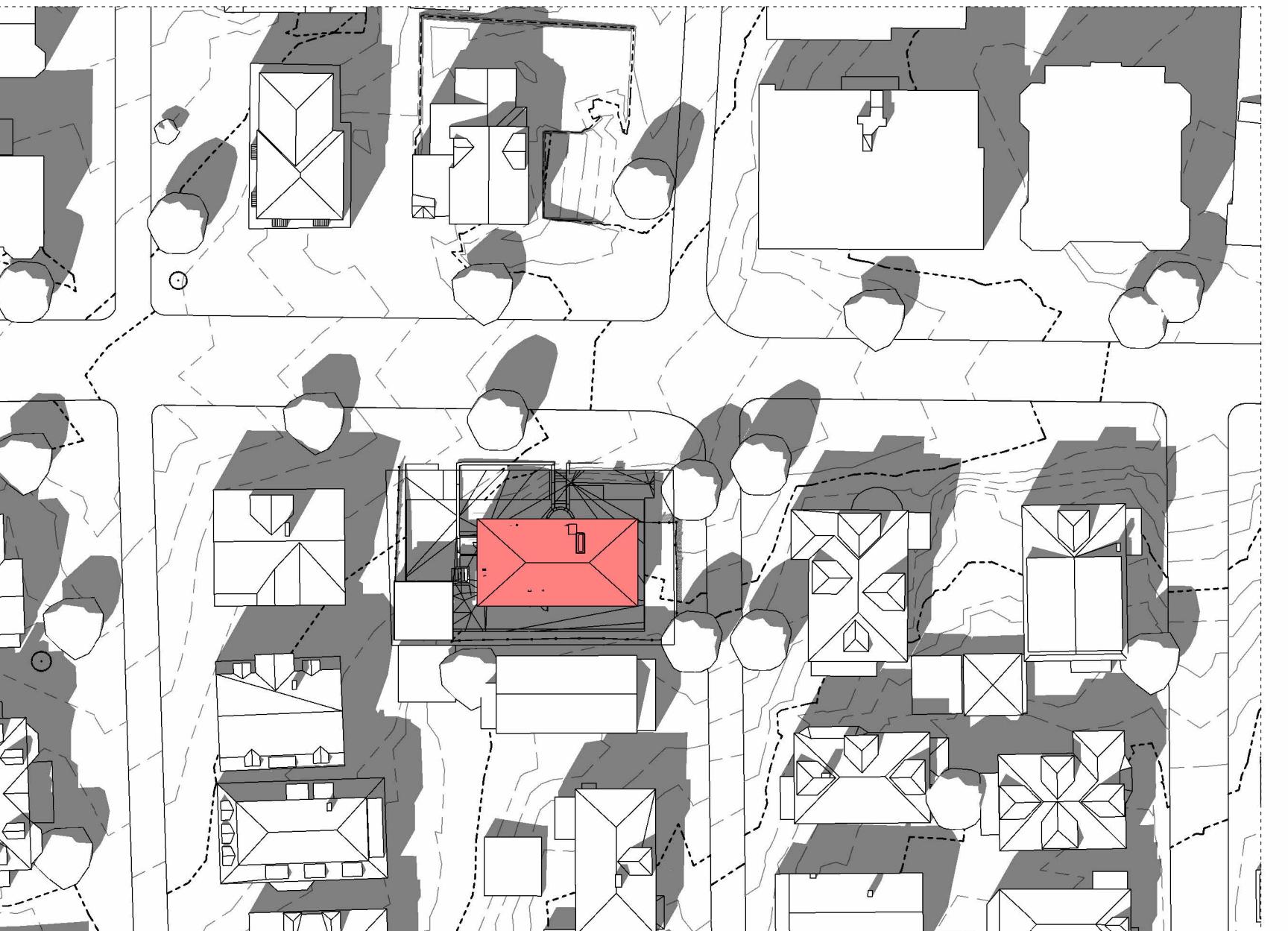
SUMMER SOLSTICE



NOON - 12.00 PM



AFTERNOON - 3.00 PM



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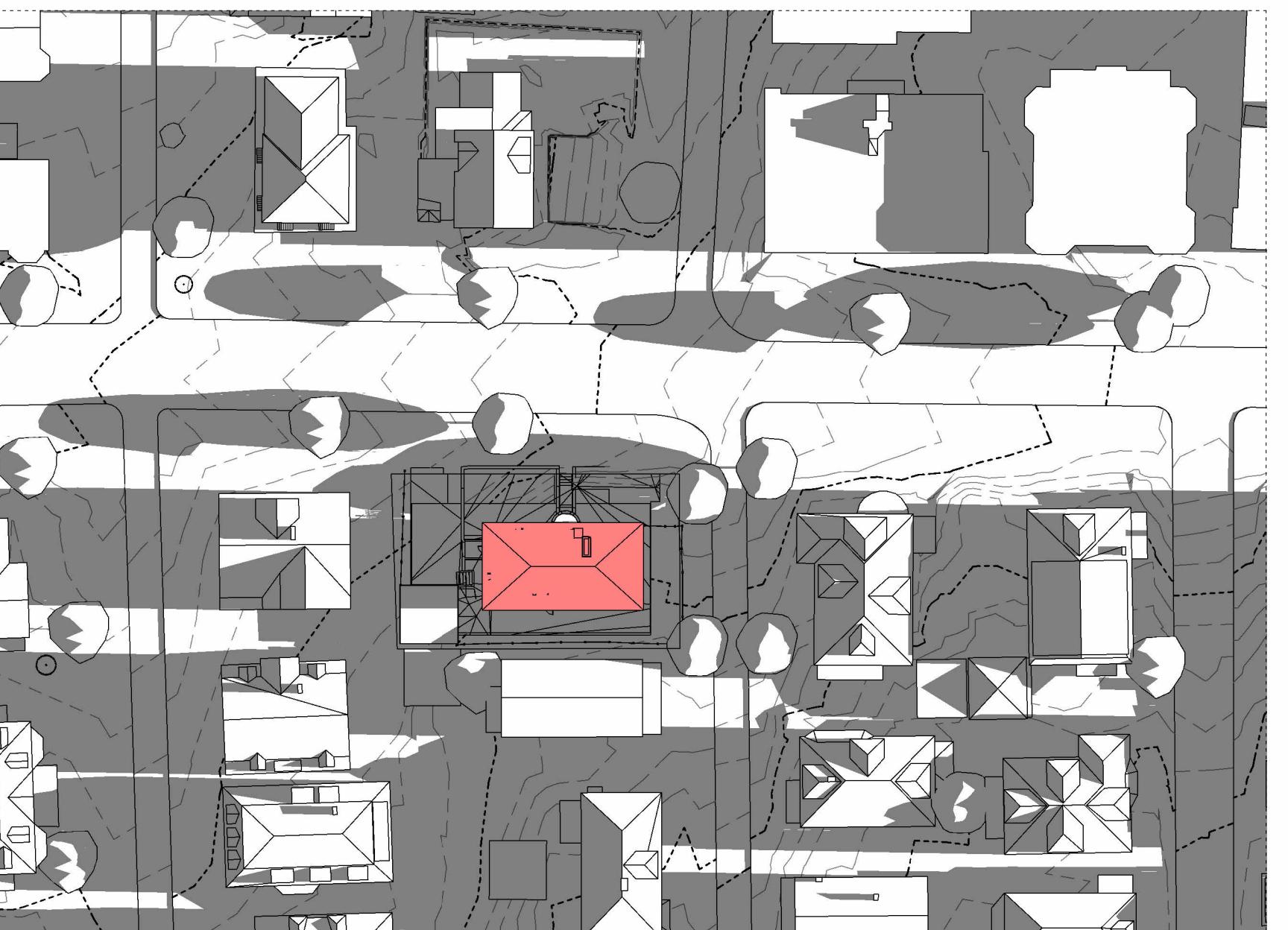
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WINTER SOLSTICE

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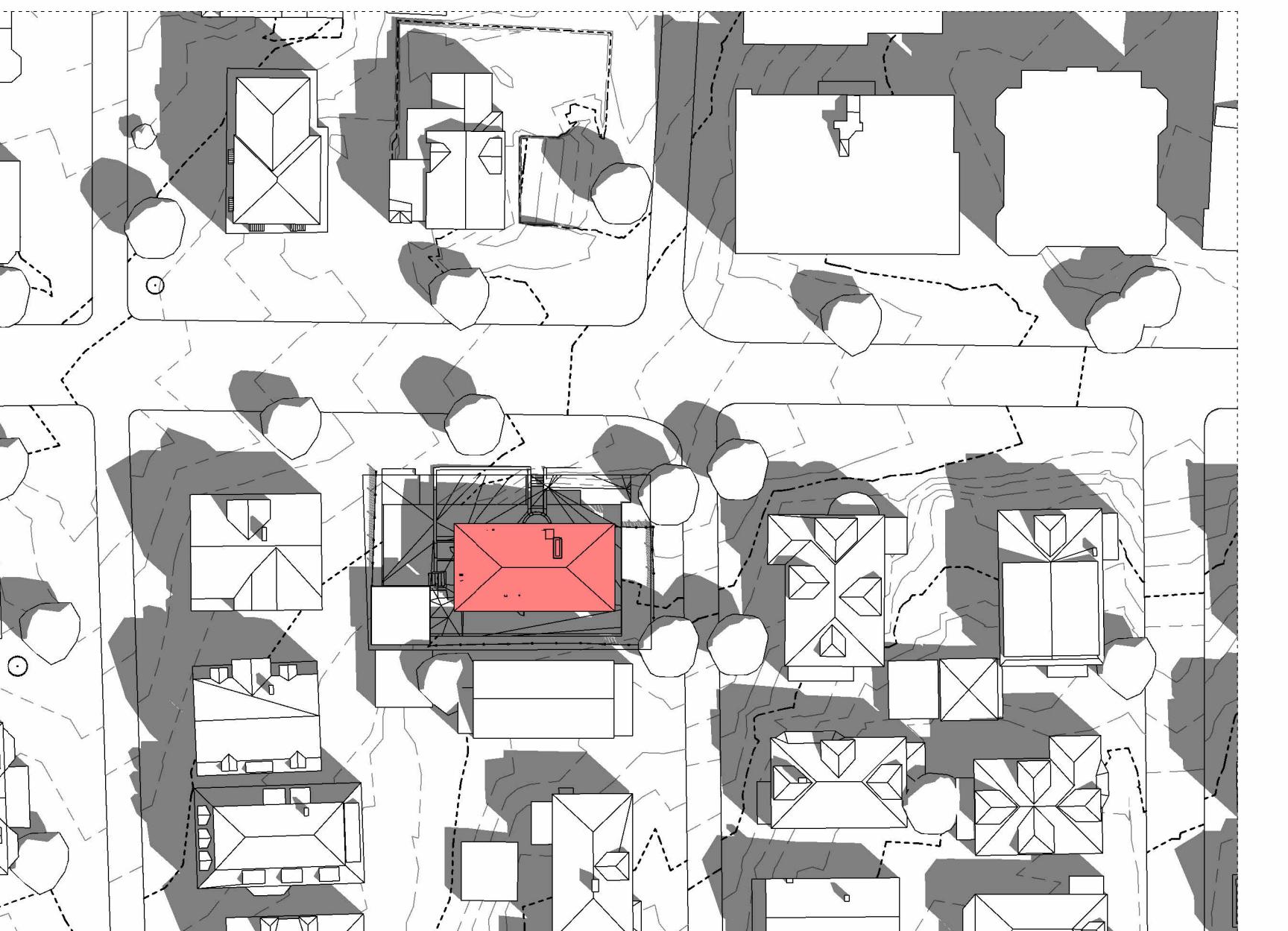
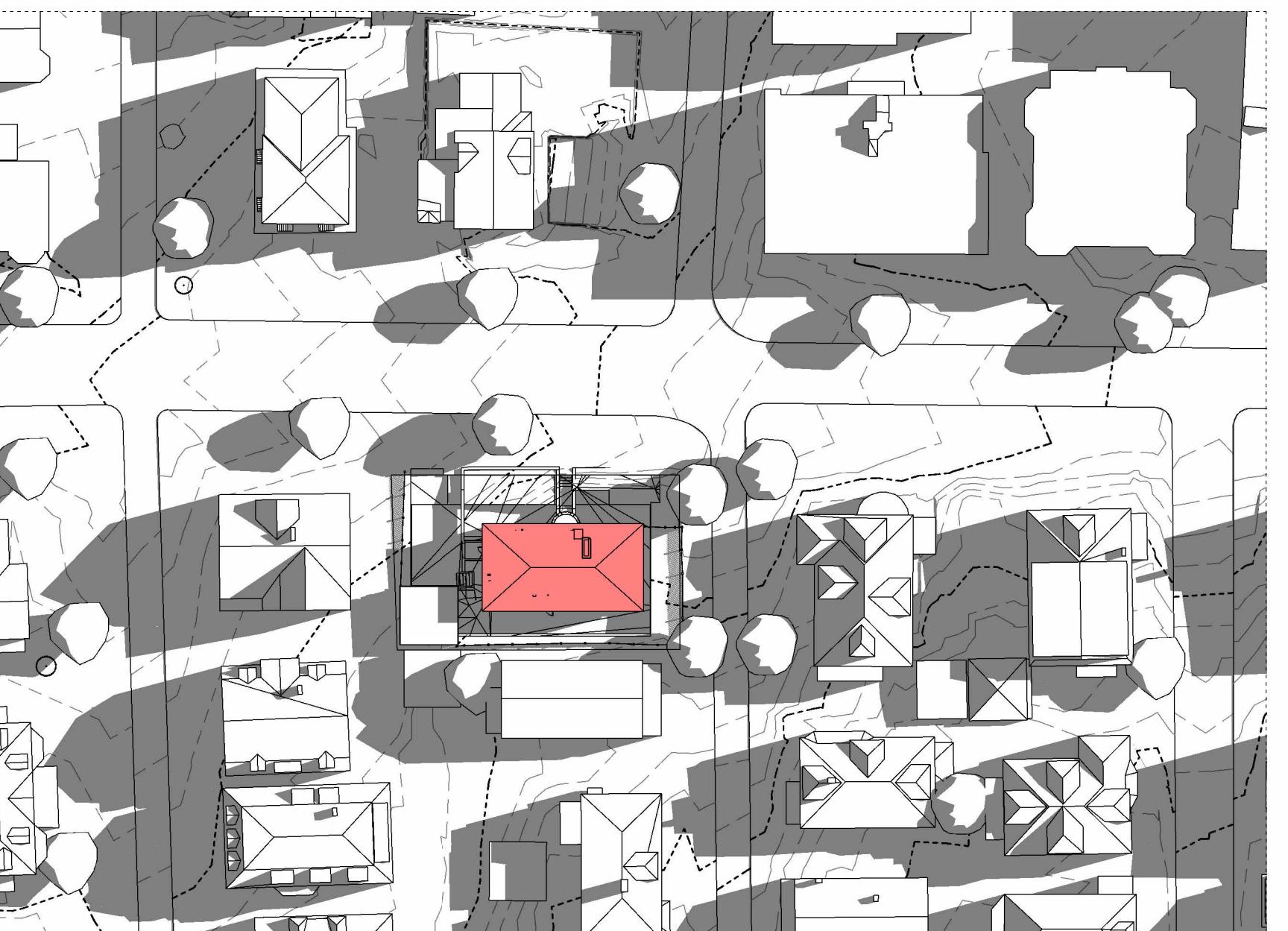
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ISSUE CHART

SPRING SOLSTICE



3
2
1

HISTORIC APPROVAL REV2 01/20/26
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HISTORIC APPROVAL 10/24/25

ISSUE DATE
25049
PROJECT NUMBER

Checker
APPROVED

Approver
SCALE

1" = 50'-0"

SHEET NUMBER

EXISTING SHADOWS

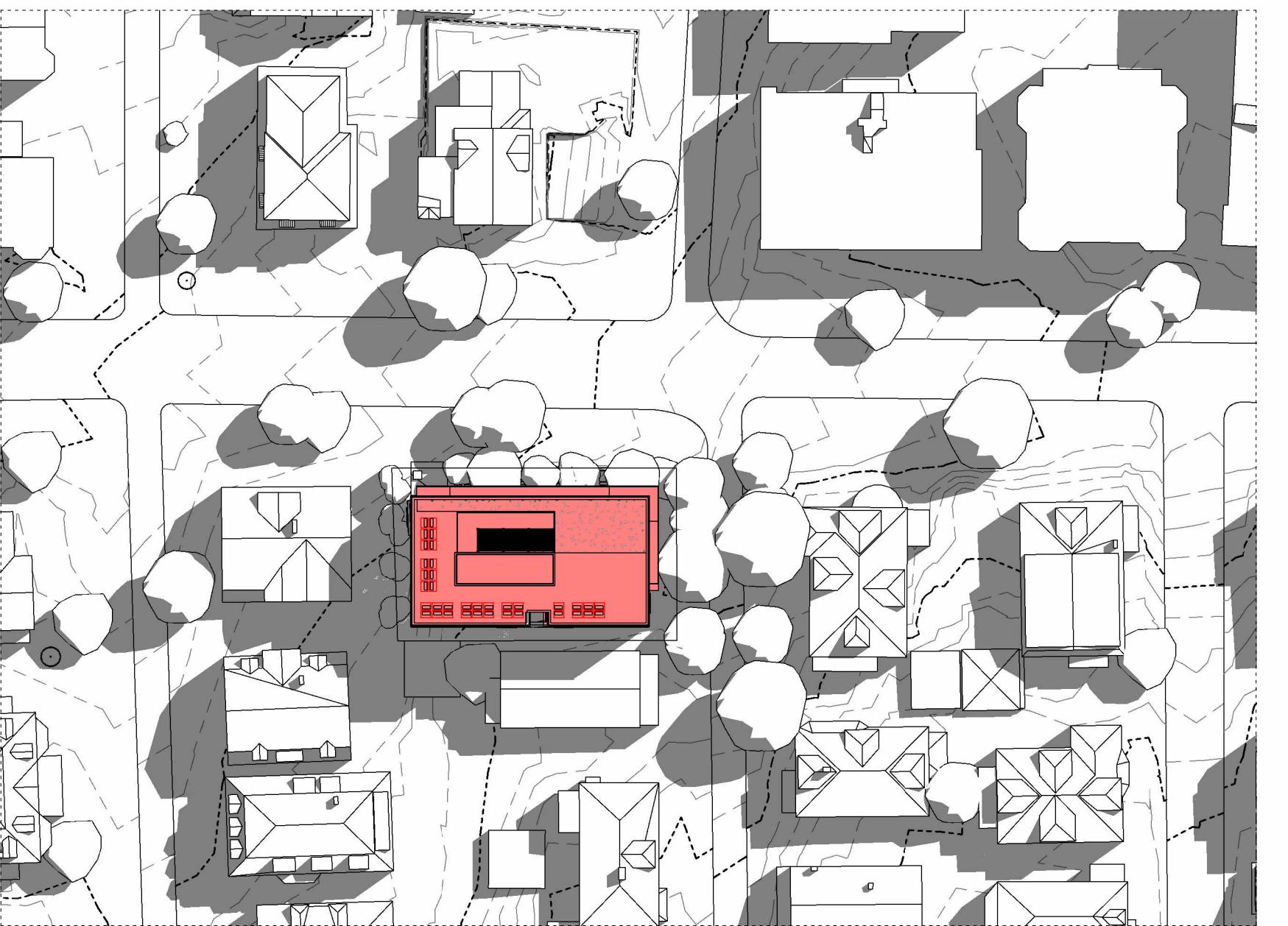
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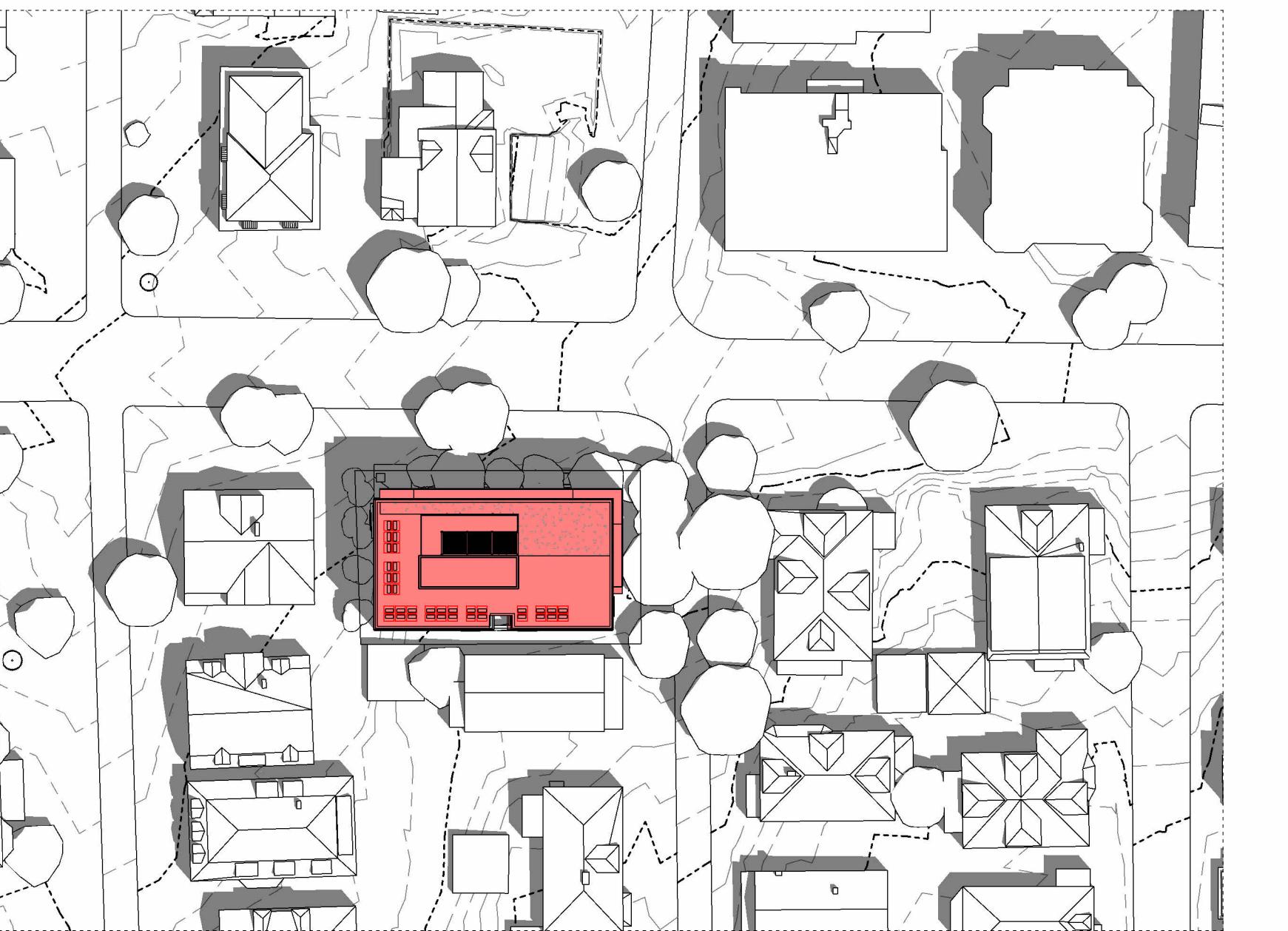
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MORNING - 9.00 AM

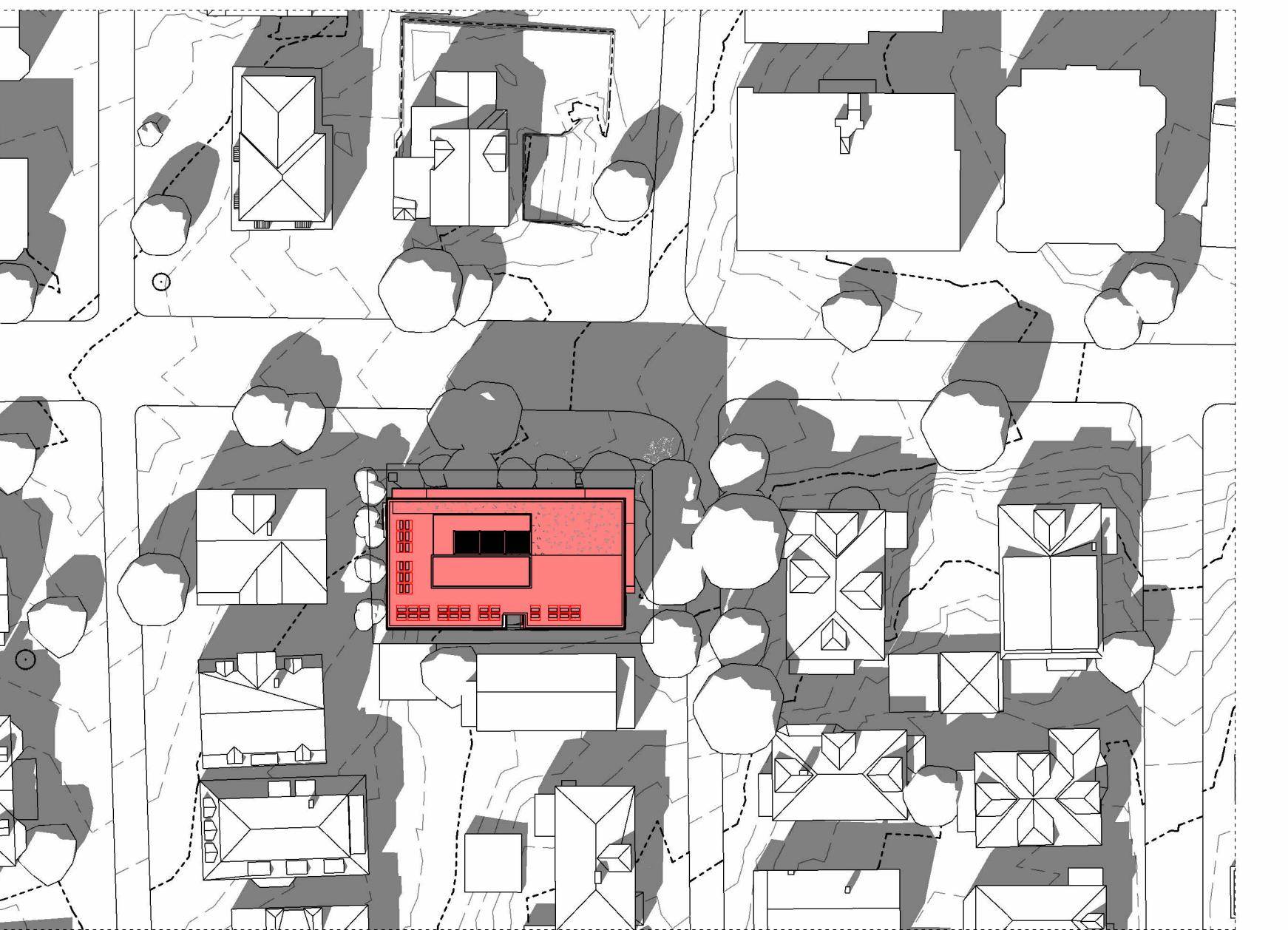
SUMMER SOLSTICE



NOON - 12.00 PM



AFTERNOON - 3.00 PM



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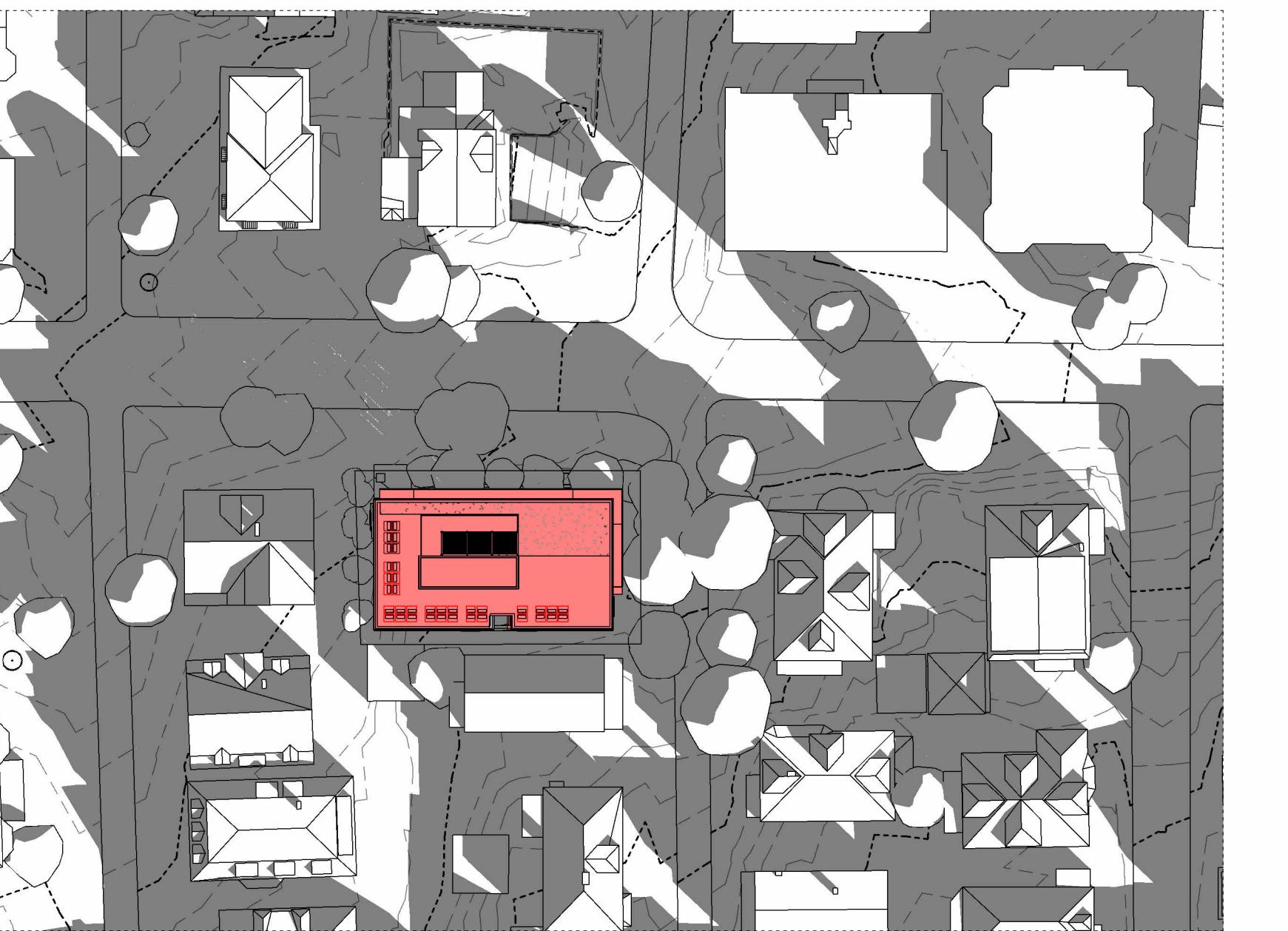
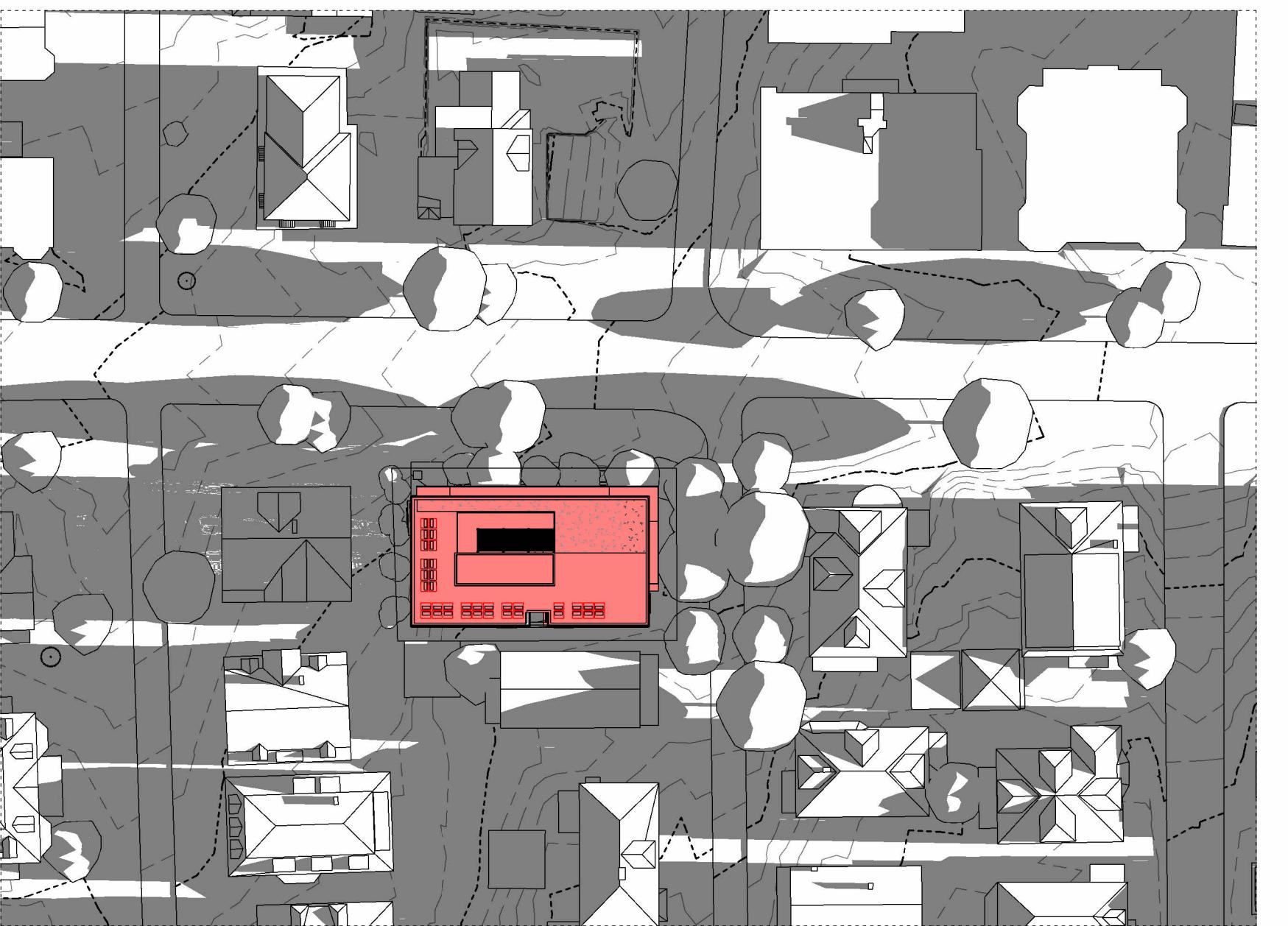
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WINTER SOLSTICE

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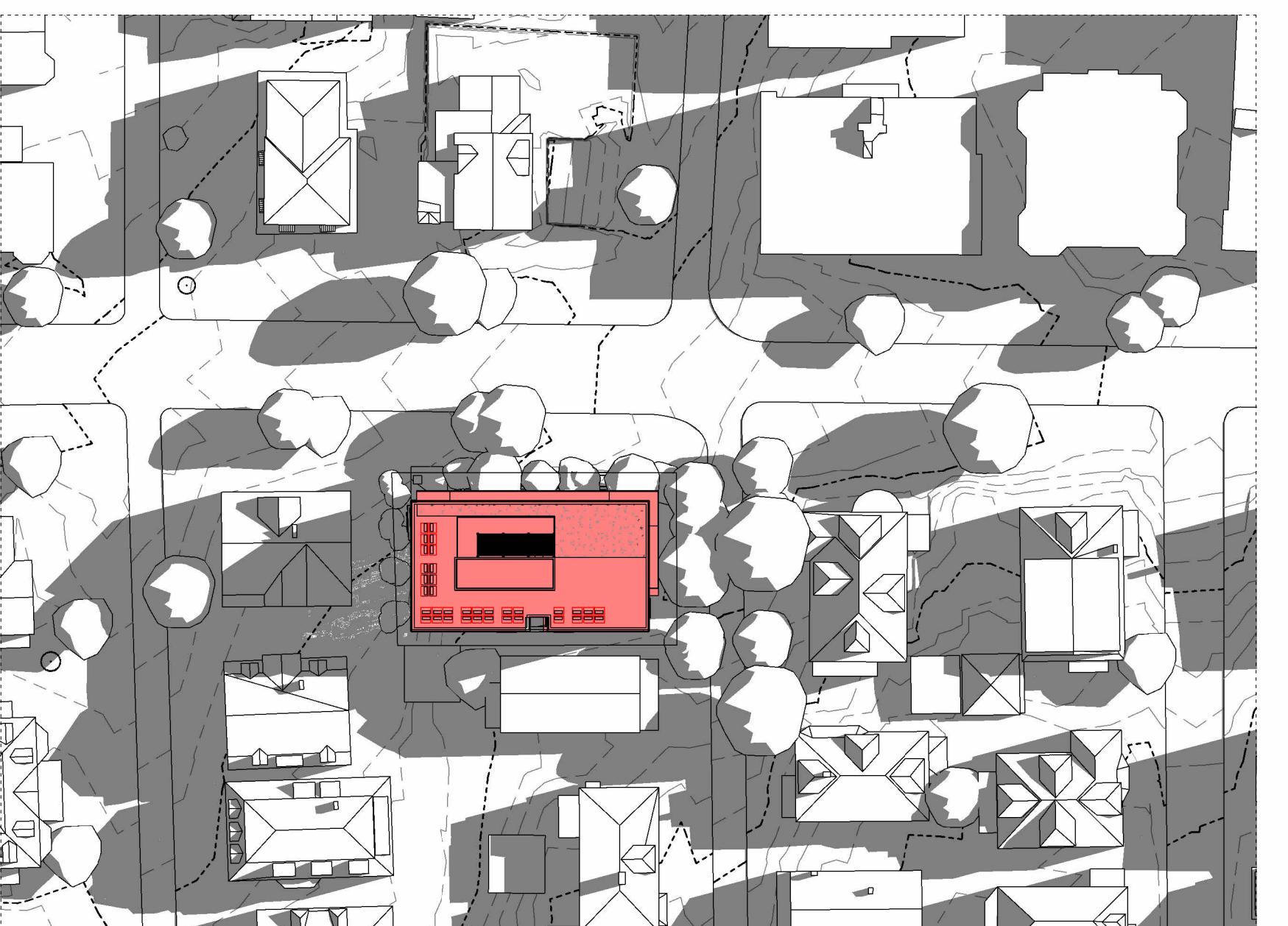
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25049PROJECT NUMBER
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1" = 50'-0"

SHEET NUMBER

PROPOSED SHADOWS

SHEET NUMBER

A 1.06

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