

Proposed Multi Family Development

for

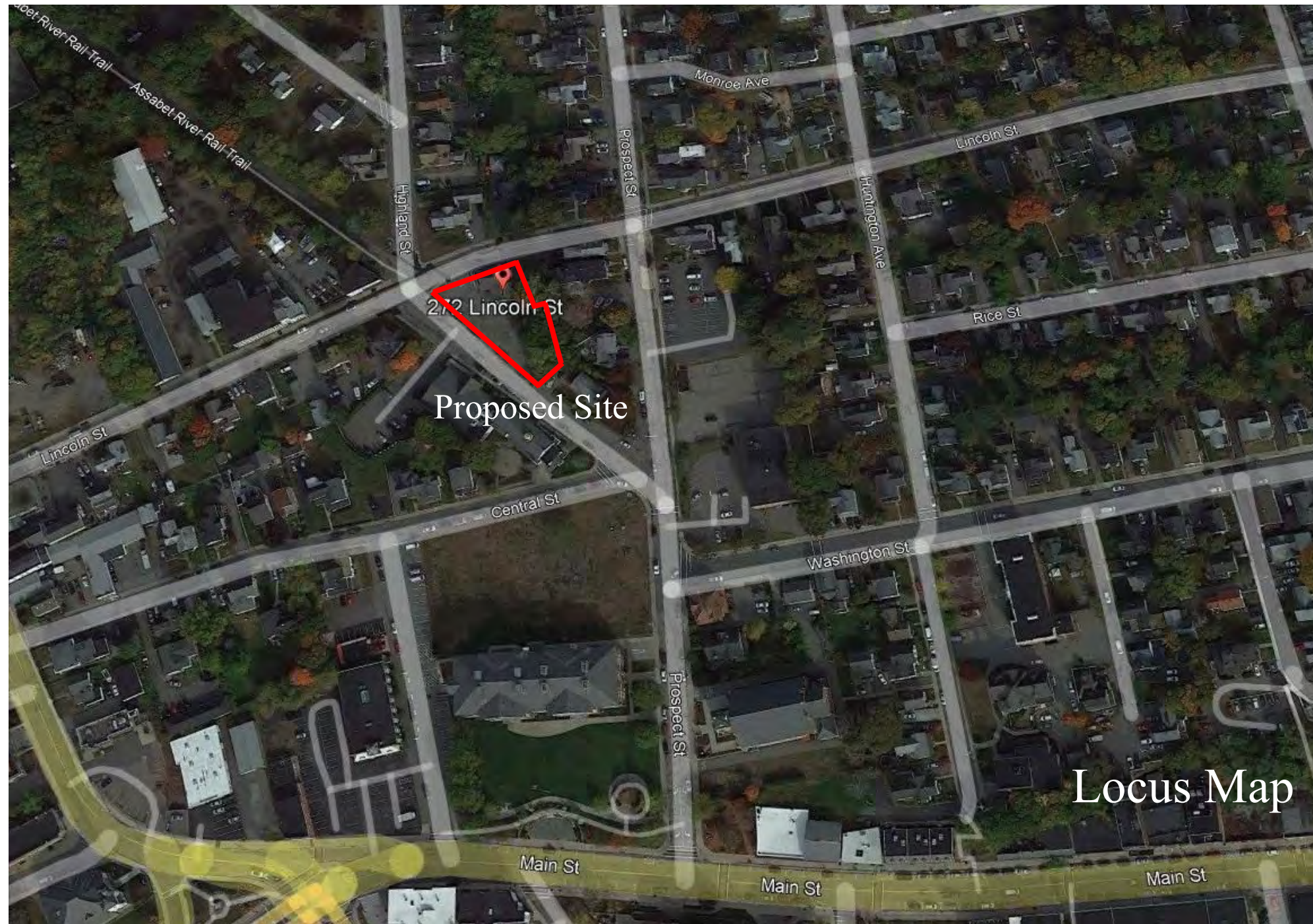
272 Lincoln Street, Marlborough, MA.



BD Bourque Design	Bourque Design
	Architectural Design from Conception to Construction
	Ron Bourque 781 296-6654 rbourq@gmail.com
	9 Morton Street, Waltham, MA 02453



February 9, 2023



Architect



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rbourq@gmail.com

9 Morton Street, Waltham, MA 02453

Proposed Multi-Family Development for 272 Lincoln Street, Marlborough, MA.

February 9, 2023

Developer

CHARLES ZAMMUTO

President

charles@legacym.com

Phone: (781) 391- 5629

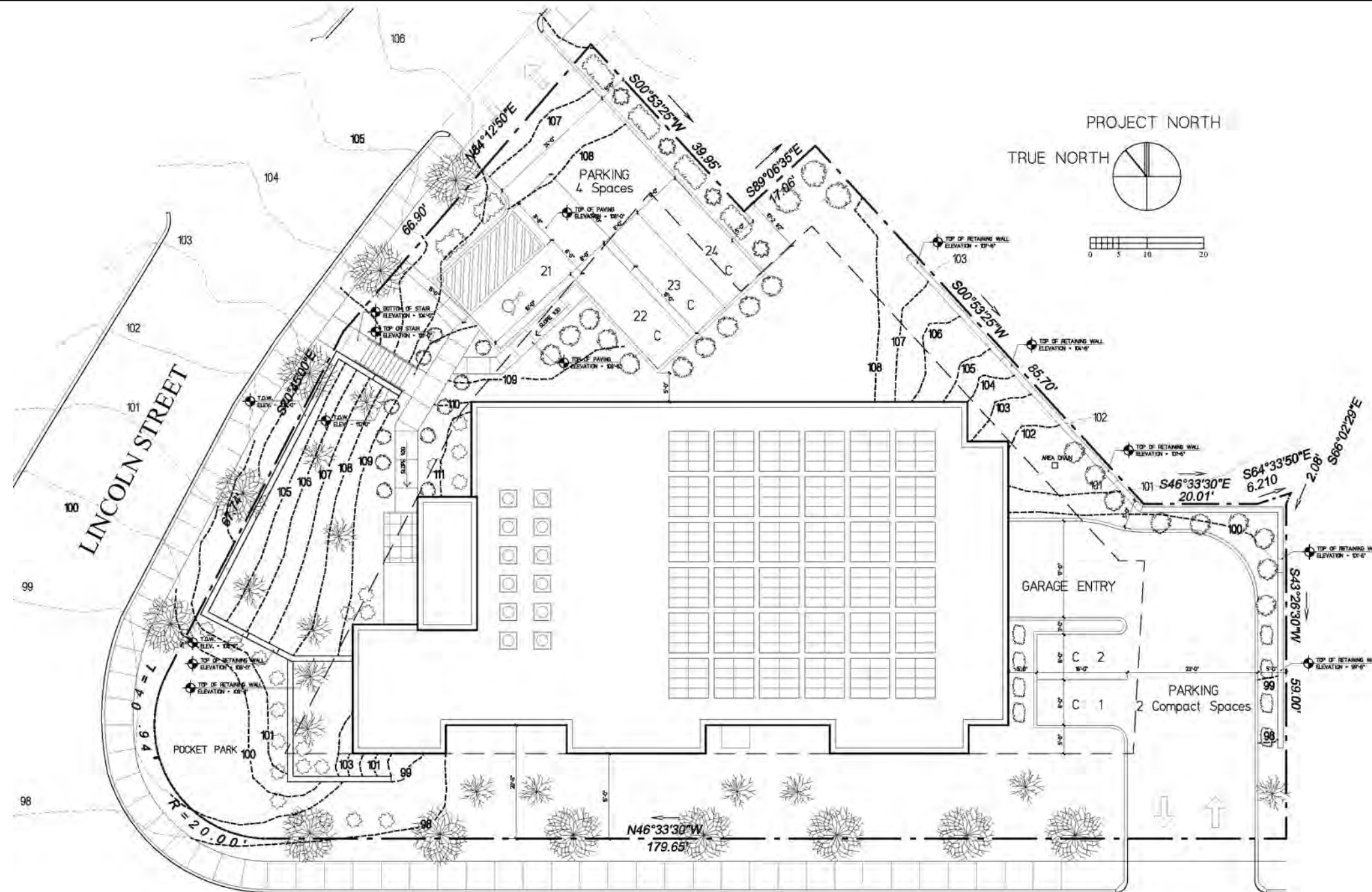
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Fax: (617) 244 - 4251

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Roof / Site Plan

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CASHMAN STREET

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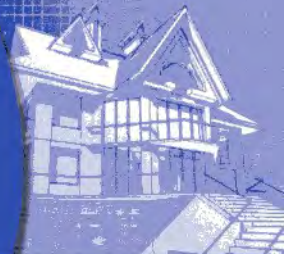
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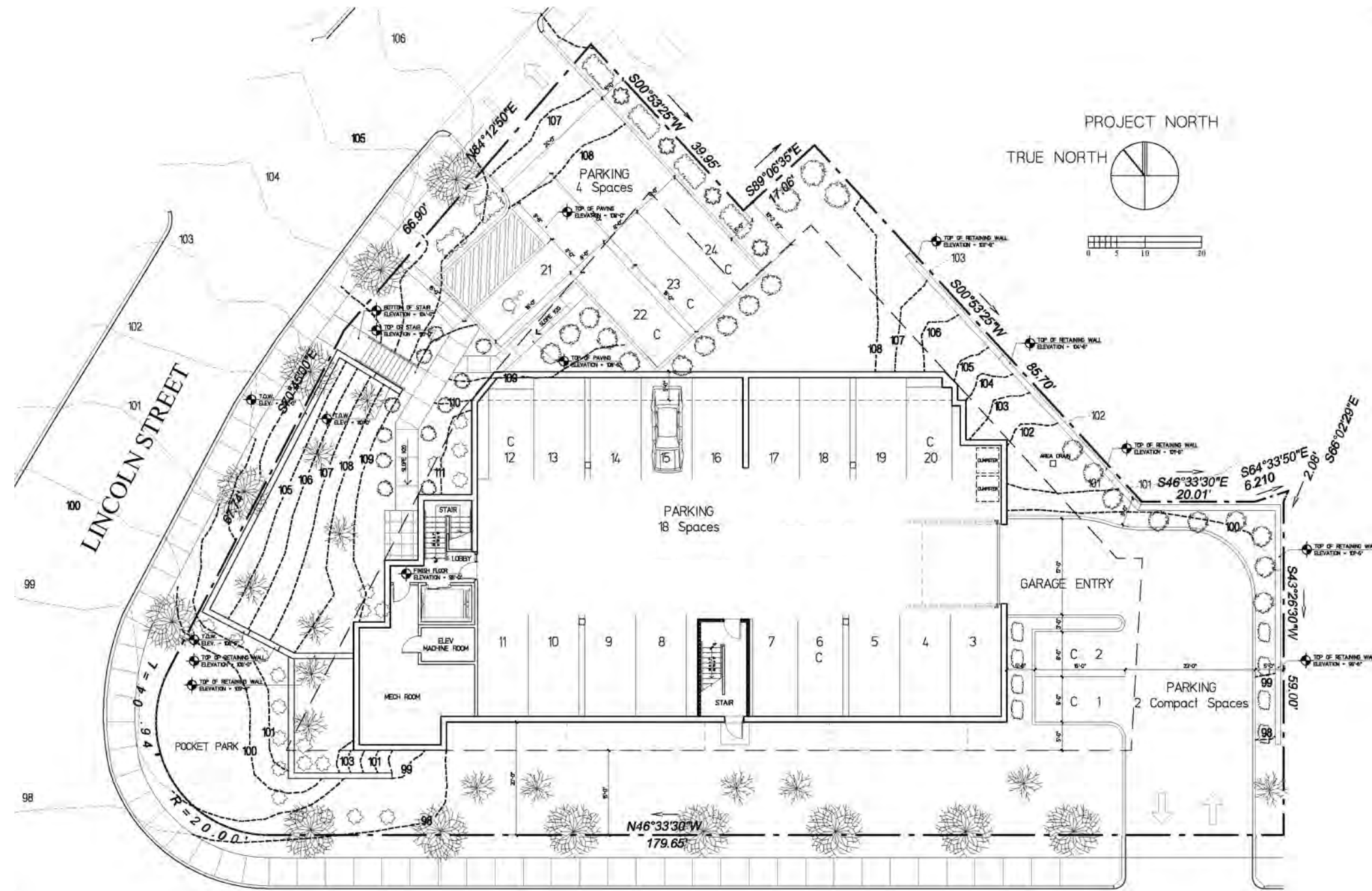
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Parking Level Plan
6,500 g.s.f

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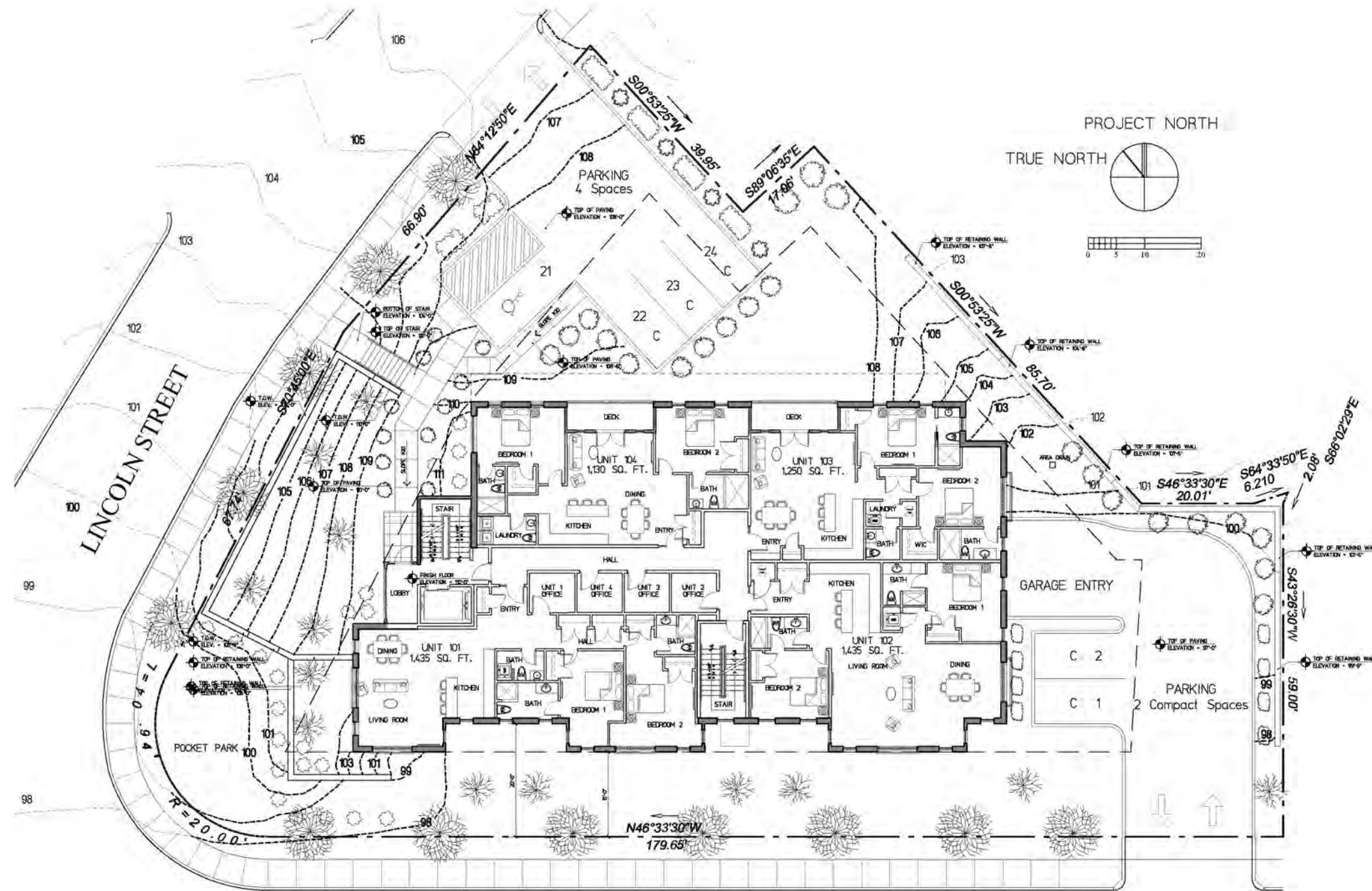
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**First Floor Plan
6,175 g.s.f**

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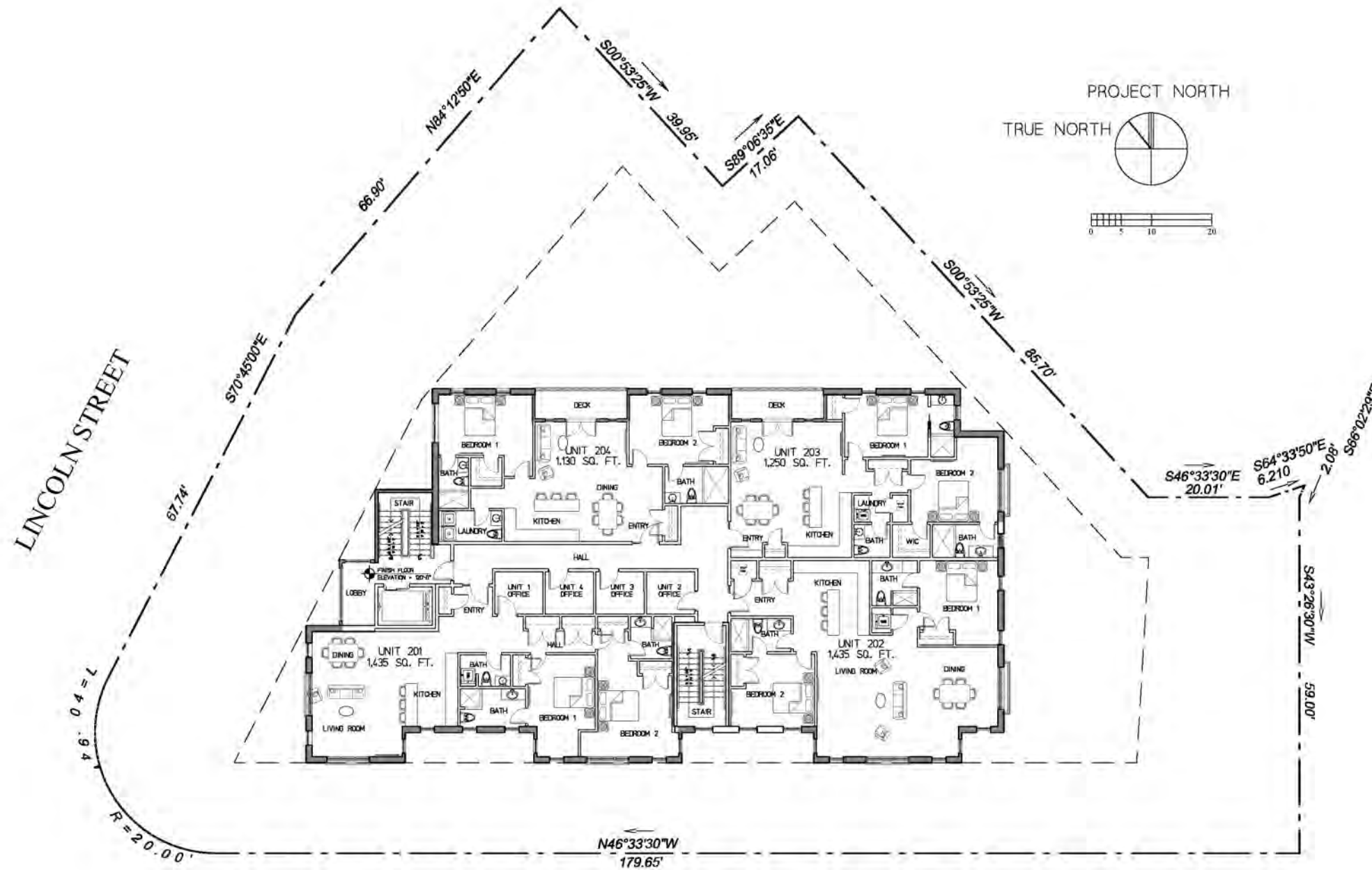
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Second Floor Plan
6,100 g.s.f.

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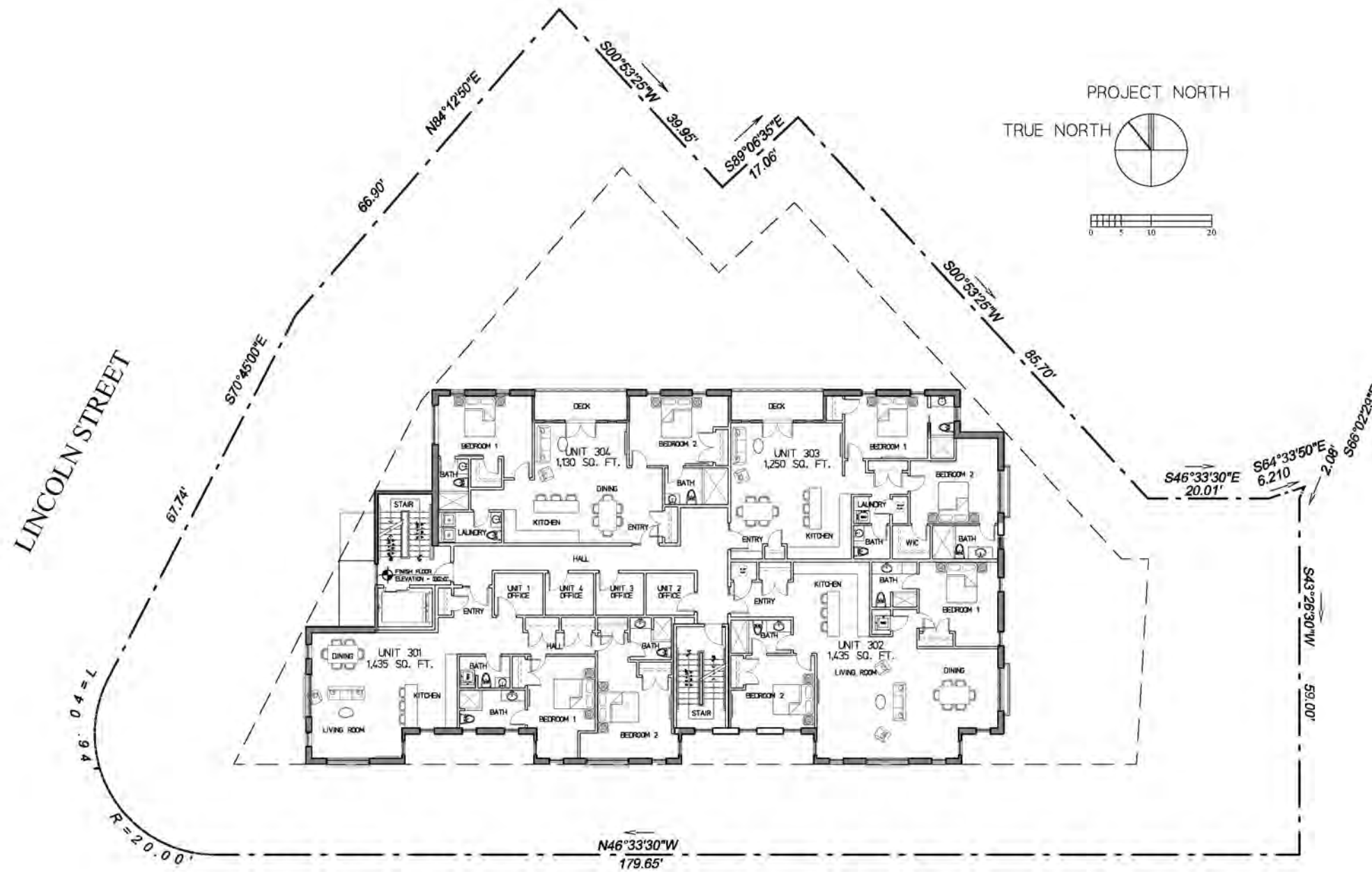
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Third Floor Plan
6,100 g.s.f.

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Rear Elevation



Front Elevation

Building Elevations

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Rear Elevation



Front Elevation

Building Elevations

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Zoning Data

Building Data


Neighborhood Business District (NB)

	Required	Proposed
Minimum Lot Area	5,000 sq. ft.	18,409 sq.ft.
Minimum Frontage & Lot Width	50 ft	155.11 ft
Minimum Front Setback	25 ft	15 ft w/ exception
Minimum Rear Setback	25 ft	N/A
Maximum Side Yard Setback	10 ft	10.8 ft
Height	2.5 Stories / 52' max.	47 ft
Maximum Lot Coverage	75%	33.5%
Parking - 2 Spaces per unit	24 spaces	16 standard / 8 compact

Parking Level - 6,500 g.s.f.

	Indoor Parking	Site Parking	
			18 spaces 6 spaces
Level 1 -	6,175 g.s.f.		
		2 Bedroom Unit	4 Units
Level 2 -	6,100 g.s.f.		
		2 Bedroom Unit	4 Units
Level 3 -	6,100 g.s.f.		
		2 Bedroom Unit	4 Units
Total -	18,375 g.s.f.		12 Units

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Front Elevation

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Rear Elevation

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Right Elevation

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Left Elevation

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**Architect
Developer**



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View to corner of Lincoln / Cashman Streets

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View from Cashman Street looking toward Lincoln Street

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View from Assebet River Rail Trail

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