



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: 60 Ellery Street, Cambridge, Massachusetts

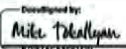
3. Describe the proposed alteration(s), construction, or demolition in the space provided below:
(An additional page can be attached, if necessary).

Demolition of existing structure & new construction of a 6 story structure containing 29 dwelling units. Proposed structure is intended to be zoning compliant (no special permits or variances). Proposed Structure is 24,680 sf.

Name of Property Owner of Record: Contempo Builders c/o Mike Tokatlyan

Mailing Address: 358 Athens Street, Boston, MA 02127

Telephone/Fax: 617-610-0880 E-mail: mike@cbuilderscorp.com

Signature of Property Owner of Record*: 

(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: Res C-1 Current Use: _____

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:

4,564 sf (GSF per zoning) floor area of existing structures on the lot
21,180 sf (GSF per zoning) amount of floor area (gross square feet) of proposed construction
463 percentage increase in total floor area after construction
5,400 total area of lot in square feet
76% percentage of total lot area covered after construction

Demolition:

4,564 sf (GSF per zoning) amount of floor area (gross square feet) of proposed demolition
4,564 sf (GSF per zoning) floor area of existing structure
100% percentage decrease in total floor area after demolition

Alterations:

Does the proposed work include (check all that apply):
No enclosure or removal of decorative elements (including cornice, fascia, soffit, bay, porch, hood, cornerboard, window sash, or window or door casing);
No increase or reduction of window or door size;
No relocation of windows or doors;
No change in slope, pitch, or configuration of roof;
No 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.

ZONE: D-1	REQUIRED	PROPOSED	REMARKS
REQUIRED	#400 SF LOT		COMPLIES
LOT AREA, MIN S.F.	5,000 S.F.	5400 S.F.	COMPLIES
MAX FAR	NONE	NONE	COMPLIES
MIN LOT WIDTH	NONE	86'-0"	COMPLIES WITH AVERAGE
MIN FRONT YARD SETBACKS	15' OR AVERAGE OF ADJACENT LOTS	5'-4"	COMPLIES
MIN SIDE YARD (LEFT)	5'	VARIES 5'-4" - 5'-0"	COMPLIES
MIN SIDE YARD (RIGHT)	5'	VARIES 5'-4" - 5'-0"	COMPLIES
MIN REAR YARD	5'	VARIES 5'-4" - 5'-0"	COMPLIES
MAX HEIGHT	3 ST/ 35'-0" BY RIGHT OF 1ST 145 FT W/ NEIGHBORHOOD MEETING OR 6 ST/ 74' FOR LOTS WITH MIN INCLUSIONARY HOUSING	6 STORIES / 63'	COMPLIES
MIN OPEN SPACE	30% - 1,800 S.F.	11,343 SF PERMEABLE @ GRADE COMPLETS 4,810 SF ROOFTOP DECK 22,152 SF OPEN SPACE (89.8%)	COMPLETS
MIN PRIVATE OPEN SPACE	1% OF REQUIRED SPACE (19% - 810 S.F.)	19% (810 S.F.) @ ROOF DECK	COMPLETS
MIN PERMEABLE OPEN SPACE	1% OF REQUIRED SPACE (19% - 810 S.F.)	24.8 (1,342 SF) @ GRADE	COMPLETS
PARKING	NO MIN / NO MAX	NONE SHOWN	COMPLETS
BICYCLE PARKING	1 SPACE/DU	30 SPACES	COMPLETS

ZONING CHART

60 ELLERY STREET IS NOT SUBJECT TO 2019 1% LITE

Address: 60 Ellery St

Project No: 155-R-COS
 Proposed 155-R-COS
 Proposed 155-R-COS
 Proposed 155-R-COS
 Proposed 155-R-COS
 Proposed 155-R-COS
 Proposed 155-R-COS
 Proposed 155-R-COS
 Proposed 155-R-COS
 Proposed 155-R-COS



NOTES:
 THIS PLAN IS FOR INFORMATIONAL AND ILLUSTRATIVE PURPOSES ONLY. THE PREPARER OF THIS PLAN MAKES NO WARRANTY AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION AVAILABLE IN CONNECTION WITH A REDUCED LAND USE PLAN. THE ZONING CODE ANALYSIS IS A SUMMARY OF THE ZONING CODE AND DOES NOT CONSTITUTE A ZONING OPINION. THIS IS A ZONING SUMMARY ONLY AND IS NOT PREPARED BY AN ATTORNEY.

Selected Map: Job 115-112
 Selected Address: 60 Ellery St
 NO MINIMUM FLOOR ELEVATION

PROJECT NAME	PROJECT ADDRESS	CLIENT	ARCHITECT	CONSULTANTS:
60 ELLERY RESIDENCES	60 ELLERY STREET CAMBRIDGE, MA	CONTEMPO	KDI ARCHITECTURE	ARCHITECTURE 17 WALDOO STREET SUITE 400 SCHEFFIELD, MA 02143 TELEPHONE: 617-891-8662



861 (FOOTNOTE 3): A DWELLING NEED NOT BE ADJACENT TO A LOT OR TO AN ADJACENT LOT. A LOT OR BUILDING CLASE (WHERE SUCH MAY HAVE BEEN) ESTABLISHED ON THE LOT, MORE THAN THE AVERAGE OF THE SETBACKS OF THE BUILDINGS, OTHER THAN ACCESSORY BUILDINGS, ON THE LOTS ADJACENT THERETO ON EITHER SIDE.

SITE PLAN

A-020

60 ELLERY RESIDENCES

Registration Number: 25004
 Date: 05/03/2022
 Drawn by: CS
 Scale: 1/8" = 1'-0"
 Author: AL RICHMOND
 Date:
 Description:
 REVISIONS
 No. Description Date

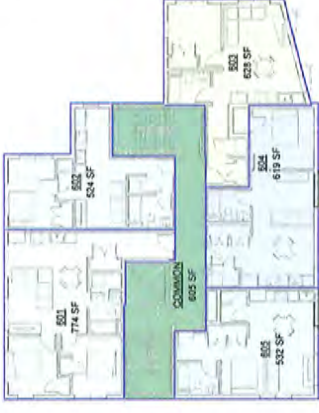
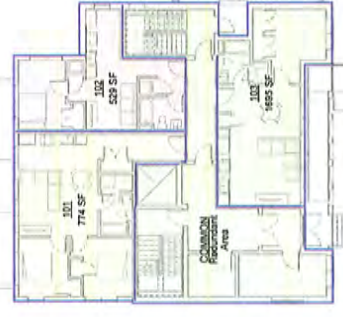
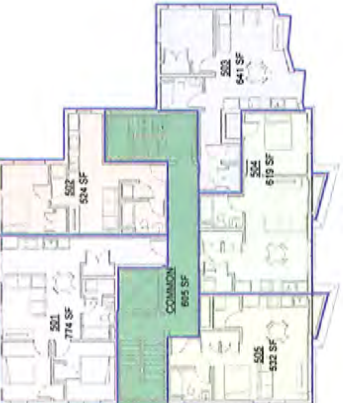
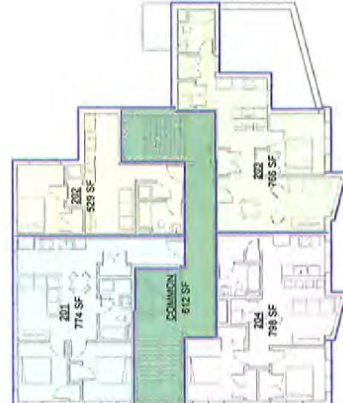


Area	Level	Name
3213 SF	Basement	GFA
3480 SF	1st Floor	GFA
3480 SF	2nd Floor	GFA
3729 SF	3rd Floor	GFA
3729 SF	4th Floor	GFA
3624 SF	5th Floor	GFA
3624 SF	6th Floor	GFA
322 SF	Roof	GFA
2481 SF	Roof	GFA
2481 SF	Roof	GFA

PROJECT NAME 60 ELLERY ZONING STUDY PROJECT ADDRESS 60 ELLERY STREET CAMBRIDGE, MA		ARCHITECT 17 WALDO STREET SUITE 400 SCARSWILLE, MA 02143 TEL: 617.552.0400 WWW.KDIARCHITECT.COM	CONSULTANTS: CONTEMPO
AREA PLANS-GFA (IBC) A-025 60 ELLERY ZONING STUDY			

Area	Name	Level
COMMON		
1832 SF	COMMON	BASEMENT
0 SF	COMMON	1ST FLOOR
0 SF	COMMON	2ND FLOOR
0 SF	COMMON	3RD FLOOR
0 SF	COMMON	4TH FLOOR
0 SF	COMMON	5TH FLOOR
0 SF	COMMON	6TH FLOOR
0 SF	COMMON	7TH FLOOR
0 SF	COMMON	8TH FLOOR
0 SF	COMMON	ROOF
5184 SF	TOTAL COMMON	

Sellable	Area	Level
594 SF	001	BASEMENT
481 SF	002	BASEMENT
774 SF	201	1ST FLOOR
774 SF	301	2ND FLOOR
774 SF	401	3RD FLOOR
774 SF	501	4TH FLOOR
774 SF	601	5TH FLOOR
774 SF	701	6TH FLOOR
774 SF	801	7TH FLOOR
774 SF	901	8TH FLOOR
1985 SF	100	ROOF
2998 SF		
774 SF	201	2ND FLOOR
529 SF	202	2ND FLOOR
795 SF	203	2ND FLOOR
1985 SF	204	2ND FLOOR
774 SF	301	3RD FLOOR
524 SF	302	3RD FLOOR
655 SF	303	3RD FLOOR
619 SF	304	3RD FLOOR
550 SF	305	3RD FLOOR
774 SF	401	4TH FLOOR
524 SF	402	4TH FLOOR
643 SF	403	4TH FLOOR
651 SF	404	4TH FLOOR
590 SF	405	4TH FLOOR
774 SF	501	5TH FLOOR
524 SF	502	5TH FLOOR
641 SF	503	5TH FLOOR
619 SF	504	5TH FLOOR
532 SF	505	5TH FLOOR
774 SF	601	6TH FLOOR
524 SF	602	6TH FLOOR
628 SF	603	6TH FLOOR
619 SF	604	6TH FLOOR
532 SF	605	6TH FLOOR
3078 SF		
19200 SF	TOTAL SELLABLE	
24744 SF	TOTAL GSF	



PROJECT NAME
60 ELLERY ZONING STUDY

PROJECT ADDRESS
**60 ELLERY STREET
CAMBRIDGE, MA**

CLIENT
CONTEMPO

ARCHITECT
KDI ARCHITECTURE

KDI ARCHITECTURE
17 WALDO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE 817-811-8822

CONSULTANTS:

REGISTRATION

CONSULTANT'S SEAL AND SIGNATURE REQUIRED FOR ALL PROJECTS. THESE DOCUMENTS ARE NOW AND DO NOT CONSTITUTE A PROFESSIONAL ENGINEER'S SEAL OR SIGNATURE. THE SEAL OF REGISTRATION OF THIS DESIGN PROFESSIONAL IS NOT VALID UNLESS THE WRITTEN DOCUMENT IS PROTECTED AND SEALS ARE NOT REPRODUCED OR COPIED WITHOUT PERMISSION UNDER LAWS.

No.	Description	Date

UNIT AREA PLANS
A-026

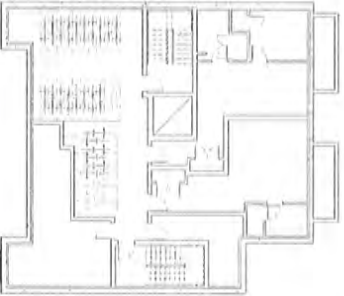
60 ELLERY ZONING STUDY

2.25.2 GROSS FLOOR AREA SHALL NOT INCLUDE:

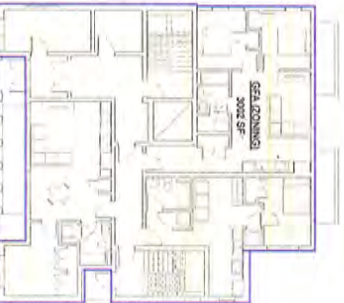
(C) AREA IN STORES BELOW GRADE THAT MEETS AT LEAST ONE OF THE FOLLOWING CRITERIA:

(I) THE AREA HAS LESS THAN SEVEN FEET (7') OF CEILING HEIGHT MEASURED FROM THE FLOOR TO THE LINE OF THE FLOOR JOISTS ABOVE, OR TO ANY SUBFLOOR OR FINISHED SURFACE ABOVE ANY FLOOR JOISTS THAT ARE SPACED NOT LESS THAN FOUR (4) FEET ON CENTER.

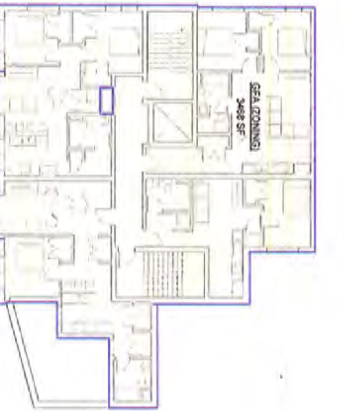
(II) THE AREA IS DESIGNED IN ACCORDANCE WITH THE FLOOD RESISTANCE STANDARDS SET FORTH IN SECTION 2.2.8 OF THIS ORDINANCE.



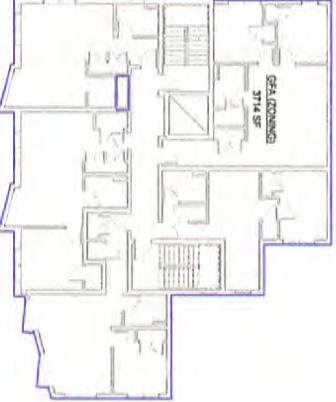
① BASEMENT
3022 SF



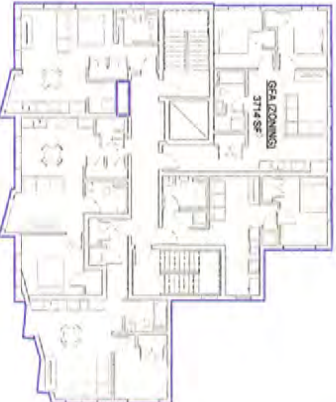
② 1ST FLOOR
3488 SF



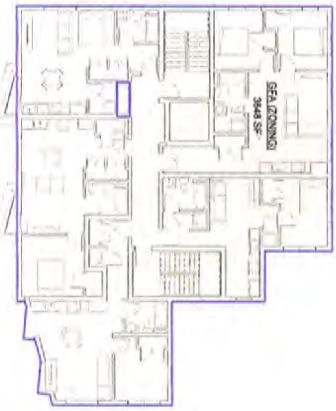
③ 2ND FLOOR
3488 SF



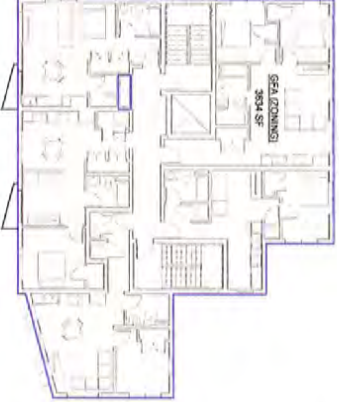
④ 3RD FLOOR
3714 SF



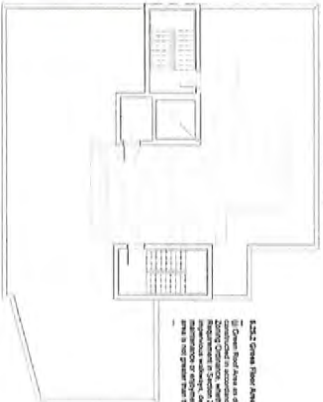
⑤ 4TH FLOOR
3714 SF



⑥ 5TH FLOOR
3444 SF



⑦ 6TH FLOOR
2834 SF



⑧ ROOF
5197 SF

⑧ GFA (Gross Floor Area) shall not include:
a. Open areas used for storage or other purposes.
b. Areas used for parking or other purposes.
c. Areas used for storage or other purposes.
d. Areas used for storage or other purposes.
e. Areas used for storage or other purposes.

Area	Name	Level	GFA PER ZONING CODE
3022 SF	GFA (ZONING)	1ST FLOOR	
3488 SF	GFA (ZONING)	2ND FLOOR	
3714 SF	GFA (ZONING)	3RD FLOOR	
3444 SF	GFA (ZONING)	4TH FLOOR	
3488 SF	GFA (ZONING)	5TH FLOOR	
5197 SF	GFA (ZONING)	6TH FLOOR	
2179 SF	GFA (ZONING)	ROOF	

PROJECT NAME
60 ELLERY ZONING STUDY

PROJECT ADDRESS
60 ELLERY STREET CAMBRIDGE, MA

CLIENT

CONTEMPO

ARCHITECT

KDI ARCHITECTURE

17 WALDO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-309-8887

CONSULTANTS:

CONSENT REQUIRED
DATE: 01/15/2024

PROJECT ADDRESS: 60 ELLERY STREET, CAMBRIDGE, MA 02143

PROJECT NAME: 60 ELLERY ZONING STUDY

SCALE: 3/32" = 1'-0"

DATE: 01/15/2024

DESIGNED BY: [Name]

CHECKED BY: [Name]

DATE: 01/15/2024

REVISIONS:

No.	Description	Date

REGISTRATION:

REGISTERED ARCHITECT

NOT FOR CONSTRUCTION

AREA PLANS - GFA (PER ZONING)

A-027

60 ELLERY ZONING STUDY



- 1 BEDROOM
- 2 BEDROOM
- COMMON
- STUDIO

	BASEMENT	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	6TH FLOOR	TOTAL
STUDIO	0	0	2	1	1	1	1	6
1 BEDROOM	1	2	2	3	3	3	3	17
2 BEDROOM	0	1	2	1	1	1	1	7
TOTAL	1	3	7	5	5	5	5	31



PROJECT NAME
60 ELLERY ZONING STUDY

PROJECT ADDRESS
60 ELLERY STREET
CAMBRIDGE, MA

CLIENT
CONTEMPO



CONSULTANTS:

CONSTRUCTION

NOT FOR CONSTRUCTION

CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CAMBRIDGE ZONING ORDINANCES AND THE MASSACHUSETTS BUILDING CODE. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE BUILDING AS SHOWN ON THESE PLANS. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE FULLER FULFILLMENT OF ALL APPLICABLE REGULATORY REQUIREMENTS.

REVISIONS

No.	Description	Date

2ND & 3RD FLOOR PLANS

A-101

60 ELLERY ZONING STUDY

PROJECT NAME
60 ELLERY ZONING STUDY

PROJECT ADDRESS
60 ELLERY STREET
CAMBRIDGE, MA

CLIENT

ARCHITECT
CONTEMPO

KDI
ARCHITECTURE
17 WALDO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE 617-891-8822
CONSULTANTS:

CONSULTANT'S AND ARCHITECT'S NOTES: THESE CHANGES ARE NOW AND SO REMAIN THE PROPERTY OF THE ARCHITECT AND ARE NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT AND WITHOUT THE WRITTEN CONSENT OF THE REGISTERED PROFESSIONAL UNDER LAW

REGISTRATION

CONSULTOR

Project Number: 243004
Date: 03/15/2024
Drawn By: J. K. [unclear]
Checked By: J. K. [unclear]
Scale: AS SHOWN

REVISIONS

No.	Description	Date

REGISTRATION

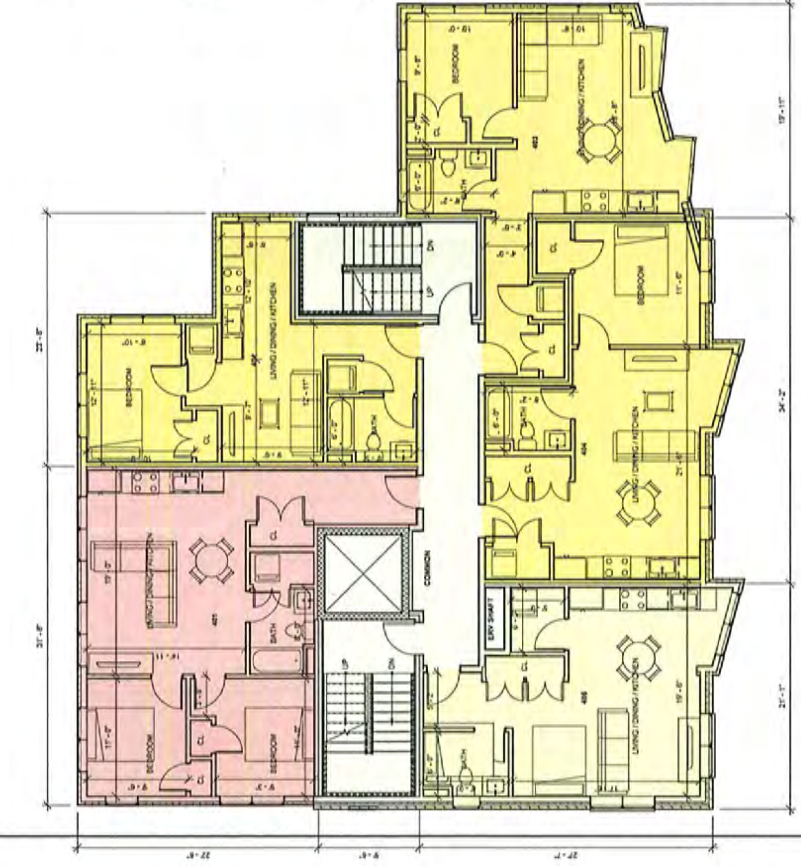
4TH & 5TH FLOOR PLANS

A-102
60 ELLERY ZONING STUDY

- 1 BEDROOM
- 2 BEDROOM
- COMMON
- STUDIO



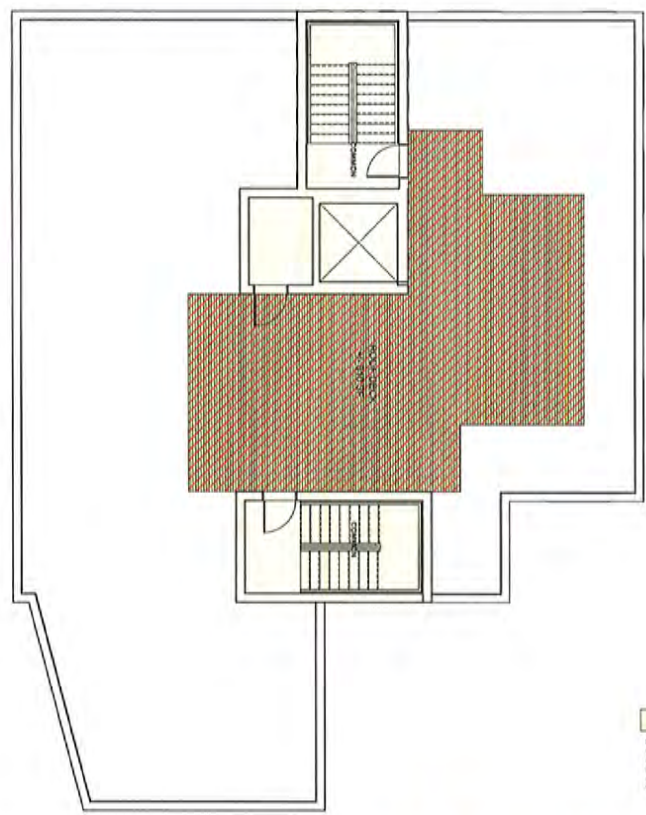
④ 4TH FLOOR
3/15" = 1' = 0"



⑤ 5TH FLOOR
3/15" = 1' = 0"

BASEMENT	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	TOTAL
STUDIO	1	0	1	1	1	4
1 BEDROOM	1	2	3	3	3	12
2 BEDROOM	0	1	2	1	1	4
TOTAL	2	3	4	5	5	19





- 1 BEDROOM
- 2 BEDROOM
- COMMON
- STUDIO

BASEMENT	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	6TH FLOOR	TOTAL
STUDIO	1	0	0	1	1	1	4 (12%)
1-BEDROOM	1	2	2	3	3	3	17 (58%)
2-BEDROOM	0	1	2	1	1	1	7 (24%)
TOTAL	2	3	4	5	5	5	24



PROJECT NAME
60 ELLERY ZONING STUDY

PROJECT ADDRESS
**60 ELLERY STREET
CAMBRIDGE, MA**

CLIENT
CONTEMPO

ARCHITECT
KDI ARCHITECTURE
17 WALDO STREET SUITE 400
SOMERVILLE, MA 02143
TEL: 617.261.8100 FAX: 617.261.8101
WWW.KDIARCHITECTURE.COM

CONSULTANTS:

CONTRACT NO. 2009-004
THIS CONTRACT AND ANY ADDENDUMS SHALL BE GOVERNED BY THE STANDARD CONDITIONS OF CONTRACT FOR ARCHITECTURAL SERVICES AND SHALL BE SUBJECT TO THE FULLER TERMS AND CONDITIONS OF THE CONTRACT DOCUMENTS AND SPECIFICATIONS WHICH ARE REFERENCED HEREIN.

REGISTRATION
NOT FOR CONSTRUCTION

Project Number: 2009-004
Contract No.: 657176002
Contract Title: CONTEMPO
Client: CONTEMPO
Scale: AS SHOWN
Revisions:
No. Description Date

6TH FLOOR & ROOF PLAN
A-103
60 ELLERY ZONING STUDY

PROJECT NAME
60 ELLERY ZONING STUDY

PROJECT ADDRESS
**60 ELLERY STREET
CAMBRIDGE, MA**

CLIENT

ARCHITECT
CONTEMPO



ARCHITECTURE
17 WALDO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE 817-891-8822

CONSULTANTS:

CONSTRUCTION TO BE DONE IN ACCORDANCE WITH THE MASSACHUSETTS CONSTRUCTION ACT AND THE MASSACHUSETTS CONSTRUCTION ACT. THE ARCHITECT HAS REVIEWED THE CONSTRUCTION DOCUMENTS AND HAS FOUND THEM TO BE IN ACCORDANCE WITH THE MASSACHUSETTS CONSTRUCTION ACT. THE ARCHITECT HAS NOT CONDUCTED A VISUAL IMPACT STUDY OR ENVIRONMENTAL IMPACT STUDY. THE ARCHITECT HAS NOT CONDUCTED A TRAFFIC IMPACT STUDY OR TRANSPORTATION IMPACT STUDY. THE ARCHITECT HAS NOT CONDUCTED A HISTORIC PRESERVATION STUDY OR ARCHITECTURAL HISTORIC PRESERVATION STUDY. THE ARCHITECT HAS NOT CONDUCTED A CULTURAL RESOURCE SURVEY OR ARCHITECTURAL HISTORIC PRESERVATION STUDY. THE ARCHITECT HAS NOT CONDUCTED A VISUAL IMPACT STUDY OR ENVIRONMENTAL IMPACT STUDY. THE ARCHITECT HAS NOT CONDUCTED A TRAFFIC IMPACT STUDY OR TRANSPORTATION IMPACT STUDY. THE ARCHITECT HAS NOT CONDUCTED A HISTORIC PRESERVATION STUDY OR ARCHITECTURAL HISTORIC PRESERVATION STUDY. THE ARCHITECT HAS NOT CONDUCTED A CULTURAL RESOURCE SURVEY OR ARCHITECTURAL HISTORIC PRESERVATION STUDY.



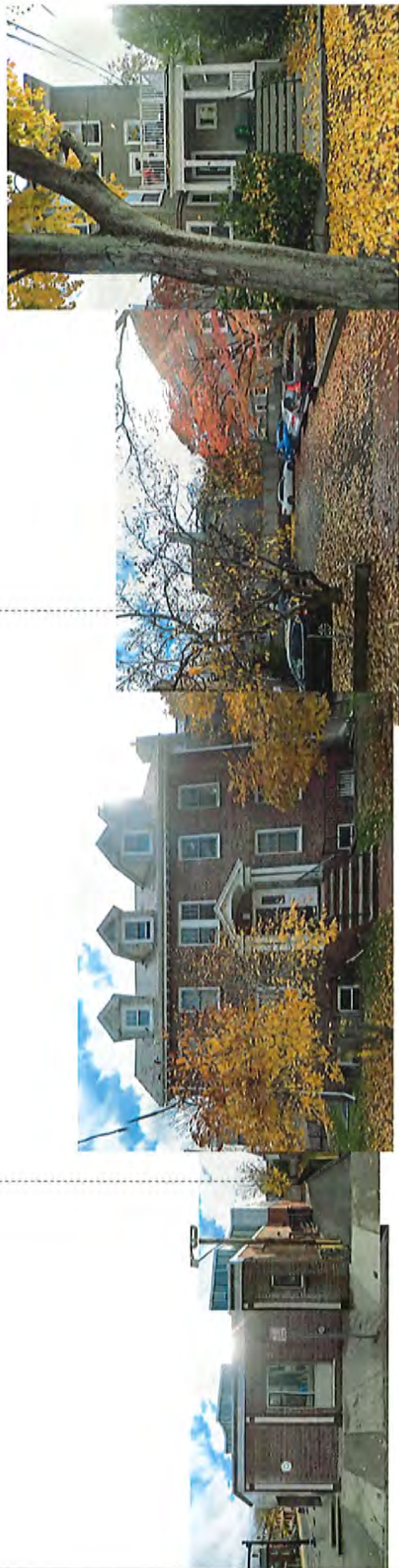
REGISTRATION

No.	Description	Date

FRONT ELEVATION
A-300A
60 ELLERY ZONING STUDY



1 FRONT ELEVATION Copy 2
1/8" = 1'-0"



PROJECT NAME
60 ELLERY ZONING STUDY

PROJECT ADDRESS
**60 ELLERY STREET
 CAMBRIDGE, MA**

CLIENT
CONTEMPO

ARCHITECT
KDI ARCHITECTURE
 17 WALDO STREET SUITE 400
 SOMERVILLE, MA 02143
 TEL: 617.552.8333
 WWW.KDIARCHITECT.COM

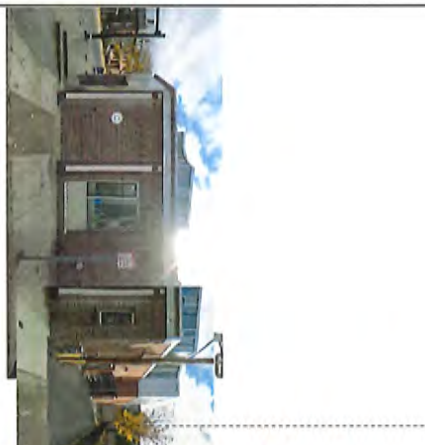


CONSULTANTS:
 [Blank space for consultants]

REGISTRATION
 [Professional seal and registration information]

No.	Description	Date

FRONT ELEVATION
A-300B
 60 ELLERY ZONING STUDY



2ND FLOOR EXISTING / 4TH FLOOR PROPOSED

SOLDIER COURSE BAND AT HEAD

6 OVER 1 DOUBLE HUNG WINDOWS

ROWLOCK AT SILLS



RELATIONSHIP TO GRADE

BRICK EXTENDS TO GROUND (NO WATERTABLE)

SOLDIER COURSE BAND @ 1ST FLOOR



BRICK DETAIL
1/4" = 1'-0"

1ST FLOOR EXISTING / 1ST-3RD FLOOR PROPOSED

SOLDIER COURSE AT HEAD

ROWLOCK AT SILLS



PROJECT NAME
60 ELLERY ZONING STUDY

PROJECT ADDRESS
60 ELLERY STREET
CAMBRIDGE, MA

CLIENT

CONTEMPO

ARCHITECT



ARCHITECTURE
17 WALDO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-452-1111

CONSULTANTS:

CONTRACT NO. 2004
DATE: 05/15/2005
DRAWN BY: CHADWICK
SCALE: AS SHOWN
REVISIONS
NO. DESCRIPTION
DATE

REGISTRATION



BRICK
DETAILING
INFORMATION

A-300C

60 ELLERY ZONING STUDY

PROJECT NAME

60 ELLERY ZONING STUDY

PROJECT ADDRESS

60 ELLERY STREET
CAMBRIDGE, MA

CLIENT

CONTEMPO

ARCHITECT



17 WALDO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE 877-911-4682

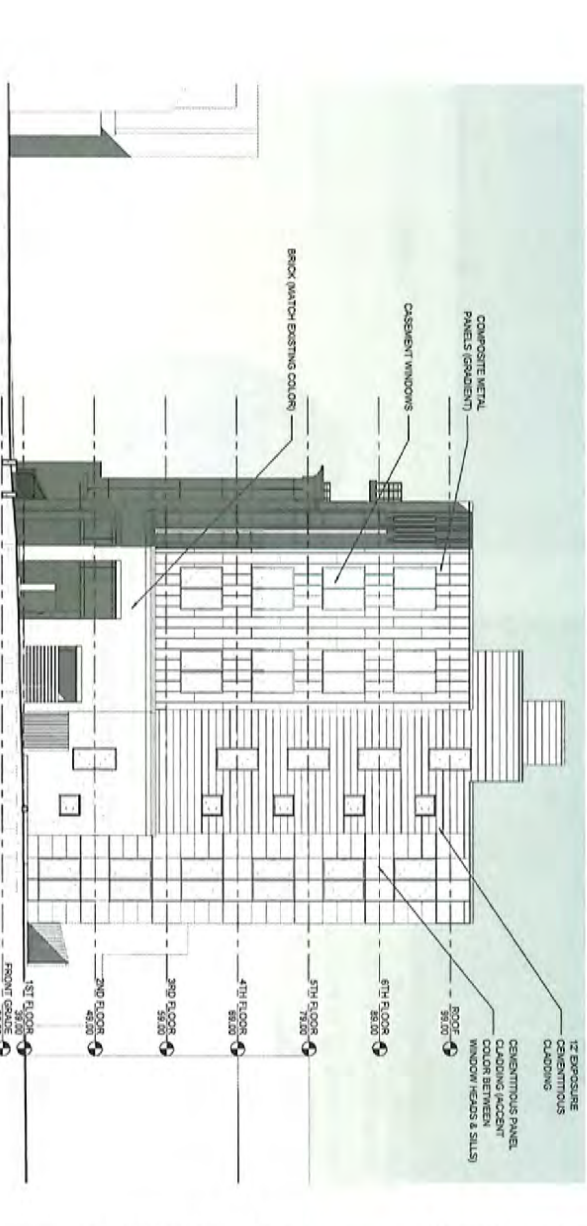
CONSULTANTS:

CONSENT 424.575
NOTICE: DIMENSIONS ARE GIVEN AND DO NOT CONSTITUTE A GUARANTEE OF ACCURACY. THE ARCHITECT SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS OF THE PROJECT PRIOR TO CONSTRUCTION. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT.



Project Number	22004	
Date	09/29/2022	
Checked by	CHENKANG	
Scale	1/8" = 1'-0"	
REVISIONS		
No.	Description	Date

SIDE ELEVATIONS
A-301A
60 ELLERY ZONING STUDY



PROJECT NAME
60 ELLERY ZONING STUDY

PROJECT ADDRESS
60 ELLERY STREET
CAMBRIDGE, MA

CLIENT
CONTEMPO

ARCHITECT

KDI ARCHITECTURE
17 WALDO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 817-091-8662

CONSULTANTS:

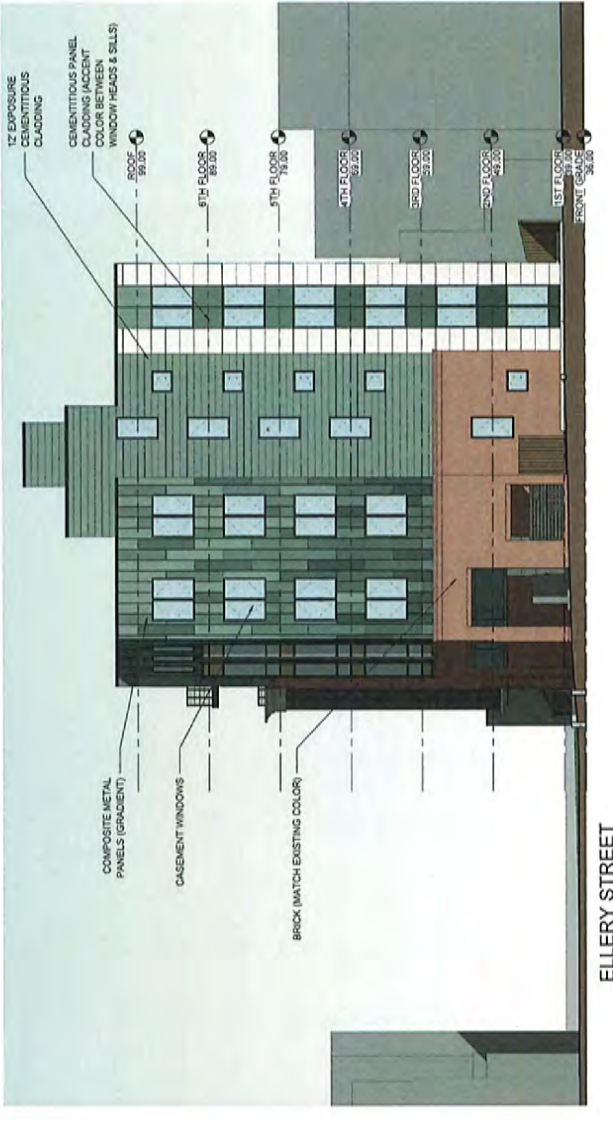
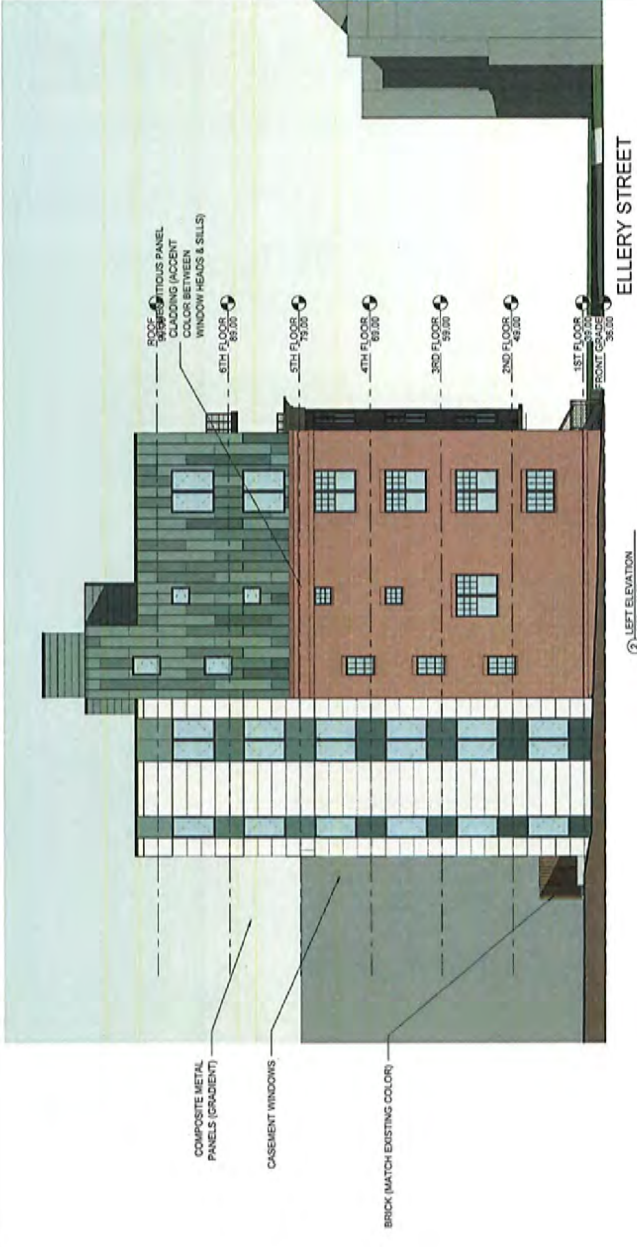
CONTRACTOR AND TRADE CONTRACTORS ARE RESPONSIBLE FOR VERIFYING THESE DRAWINGS ARE NEW AND DO NOT CONTAIN ANY REVISIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE PROTECTION OF THE DRAWING. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND PREPARATION OF THESE DRAWINGS. WRITTEN CONSENT IS REQUIRED AND MUST BE OBTAINED FROM THE ARCHITECT BEFORE ANY REVISIONS OR ALTERATIONS ARE MADE TO THESE DRAWINGS.

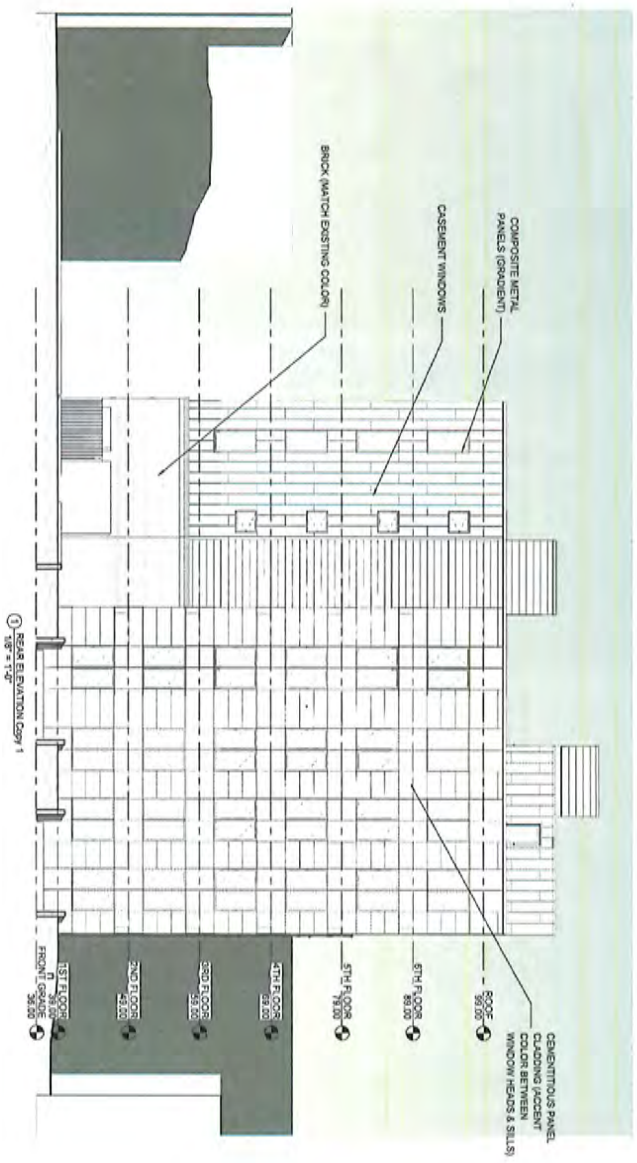


REGISTRATION
Project Number: 25004
Date: 09/15/2023
Created By: JAC/BC
Drawing Title: CONTEMPO
Scale: 1/8" = 1'-0"
REVISIONS

No.	Description	Date

SIDE ELEVATIONS
A-301B
60 ELLERY ZONING STUDY





PROJECT NAME
60 ELLERY ZONING STUDY

PROJECT ADDRESS
60 ELLERY STREET
CAMBRIDGE, MA

CLIENT
CONTEMPO

ARCHITECT
KDI ARCHITECTURE
17 WALDO STREET, SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617.331.4422

CONSULTANTS:

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REGISTRATION

Project Number: 2020-18
Date: 09/17/2020
Contract No.: CONTEMPO
Scale: 1/8" = 1'-0"

REVISIONS

No.	Description	Date

REAR ELEVATION

A-302A

60 ELLERY ZONING STUDY

PROJECT NAME
60 ELLERY ZONING STUDY

PROJECT ADDRESS
**60 ELLERY STREET
 CAMBRIDGE, MA**

CLIENT

ARCHITECT
CONTEMPO



ARCHITECTURE
 17 MALDEN STREET SUITE 400
 SOMERVILLE, MA 02143
 TELEPHONE 817-09-8822

CONSULTANTS:

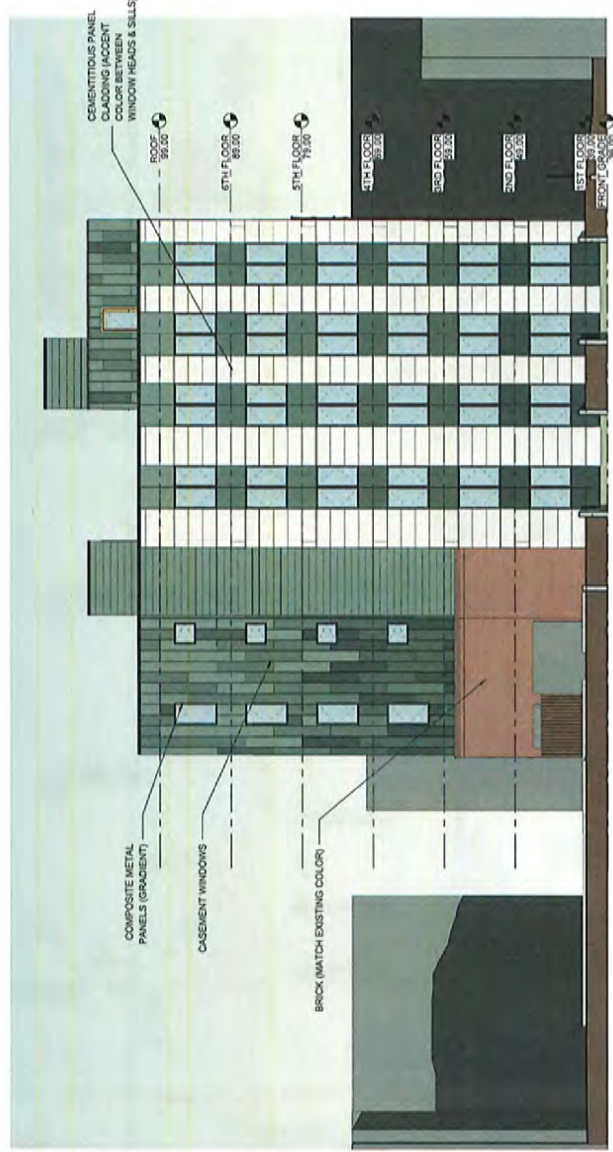
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 BY ANY MEANS, WITHOUT THE
 WRITTEN CONSENT OF THE
 ARCHITECTS AND ENGINEERS
 OF PROFESSIONAL LIABILITY



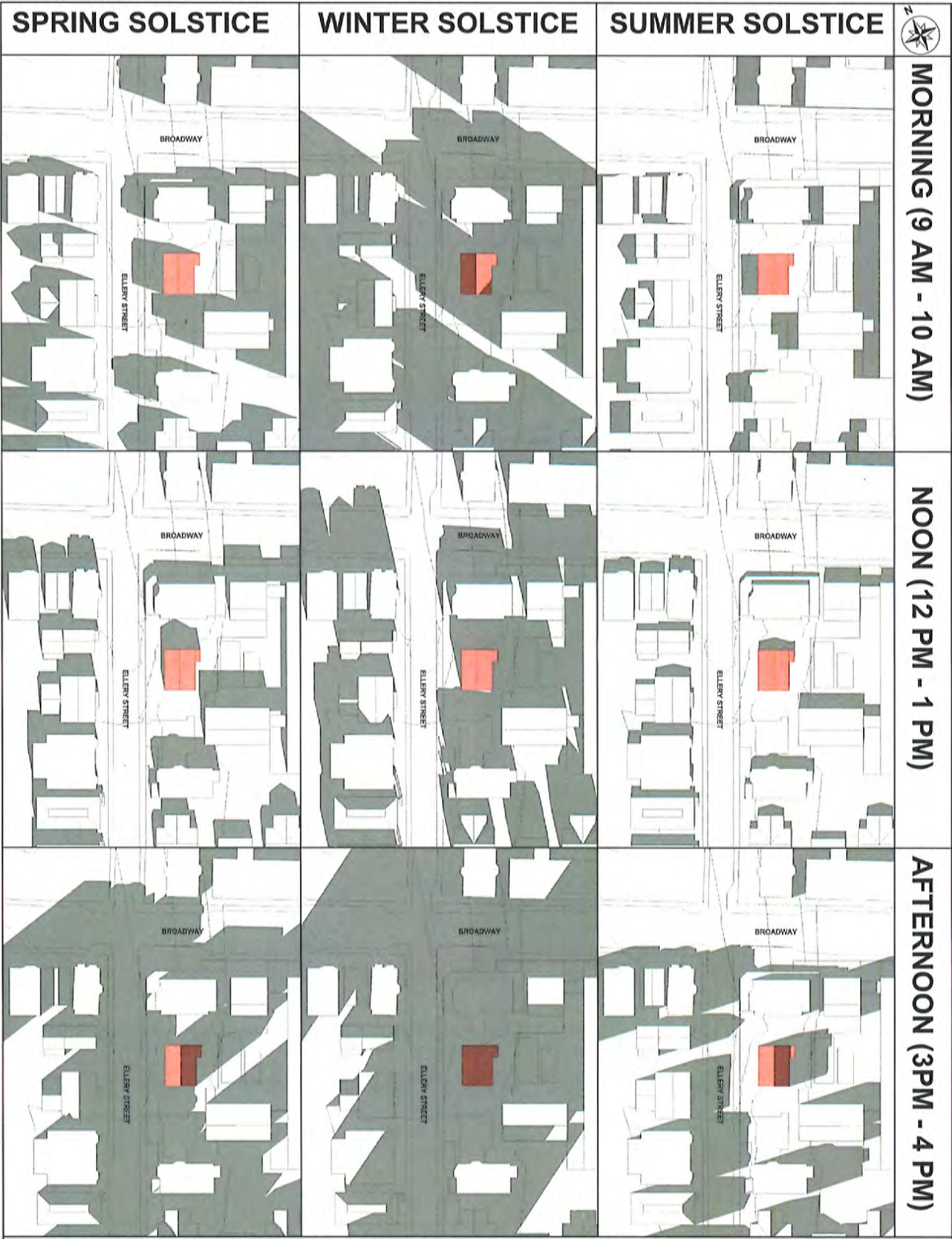
REGISTRATION
 Permit Number: 25004
 Date: 03/13/2023
 Drawn By: J. [illegible]
 Checked By: [illegible]
 Scale: 1/8" = 1'-0"
 REVISIONS

No.	Description	Date

REAR ELEVATION
A-302B
 60 ELLERY ZONING STUDY



① REAR ELEVATION
 1/8" = 1'-0"



PROJECT NAME 60 ELLEERY ZONING STUDY	PROJECT ADDRESS 60 ELLEERY STREET CAMBRIDGE, MA	CLIENT CONTEMPO	ARCHITECT KDI ARCHITECTURE 17 WALDO STREET SUITE 400 SOMERVILLE, MA 02143 TEL: 617.552.9100 WWW.KDIARCHITECT.COM	CONSULTANTS:	CONSTRUCTION NOT FOR CONSTRUCTION	PROJECT NUMBER SS-1	EXISTING SHADOWS	60 ELLEERY ZONING STUDY
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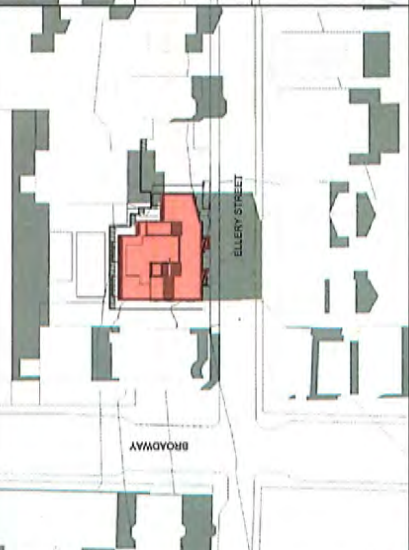


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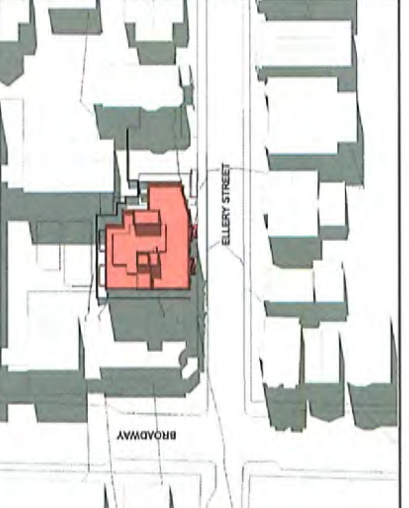
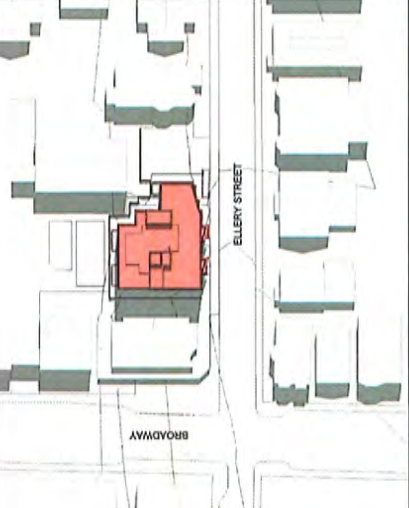
WINTER SOLSTICE

SUMMER SOLSTICE

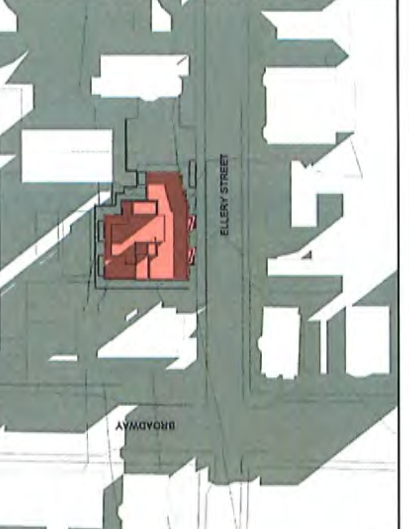
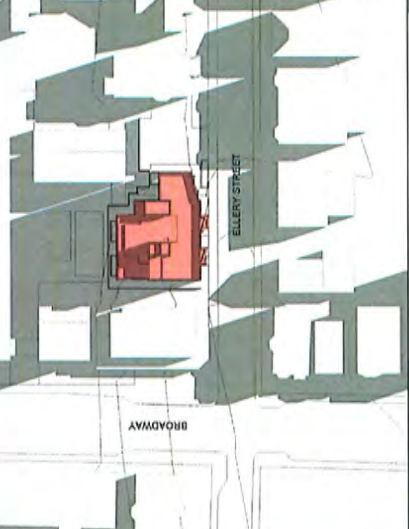
MORNING (9 AM - 10 AM)



NOON (12 PM - 1 PM)



AFTERNOON (3PM - 4 PM)



PROJECT NAME
60 ELLERY ZONING STUDY

PROJECT ADDRESS
60 ELLERY STREET
CAMBRIDGE, MA

CLIENT
CONTEMPO

ARCHITECT
KDI ARCHITECTURE
17 WALDO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE 617-529-6882



CONSULTANTS:

CONSULTANTS AND THEIR
CONTACT INFORMATION ARE NOW AND DO
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FORM OF REPRODUCTION OF THIS DESIGN.
REPRODUCTION OF THESE PLANS WITHOUT
WRITTEN CONSENT IS PROHIBITED AND
IS SUBJECT TO THE TERMS AND CONDITIONS
OF PROTECTION UNDER LAW.



REGISTRATION

Project Number: 242604
 Date: 08/11/2022
 Created by: J. B. B. / J.B. B.
 Approved by: J. B. B. / J.B. B.
 Scale: 1" = 40'-0"

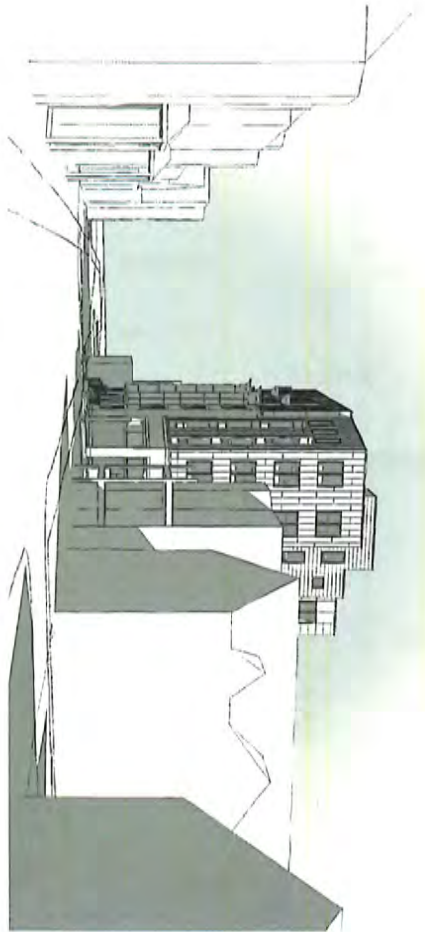
REVISIONS

No.	Description	Date

PROPOSED SHADOWS

SS-2

60 ELLERY ZONING STUDY



PROJECT NAME

60 ELLERY ZONING STUDY

PROJECT ADDRESS

**60 ELLERY STREET
CAMBRIDGE, MA**

CLIENT

CONTEMPO

ARCHITECT



ARCHITECTURE

17 WALDO STREET SUITE 400
SOMERVILLE, MA 02143

TELEPHONE 617-878-0428

CONSULTANTS:

CONSTRUCTION
NOT FOR CONSTRUCTION

REGISTRATION



Project Number	202004
Date	09/17/2020
Created by	CHANG
Scale	1/8"=1'-0"
Scale	1/8"=1'-0"
Scale	1/8"=1'-0"
Scale	1/8"=1'-0"
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Scale	1/8"=1'-0"
Scale	1/8"=1'-0"

MASSING PERSPECTIVE

AV-1

60 ELLERY ZONING STUDY

PROJECT NAME
60 ELLERY ZONING
STUDY

PROJECT ADDRESS
60 ELLERY STREET
CAMBRIDGE, MA

CLIENT
CONTEMPO

ARCHITECT
KDI
ARCHITECTURE
17 MALDEN STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE 617-871-8822
CONSULTANTS:

THESE PLANS AND THESE CONDITIONS ARE HEREBY SUBMITTED TO THE BOARD OF REGULATION OF THE DESIGN PROFESSIONS IN MASSACHUSETTS FOR THEIR REVIEW AND REGISTRATION UNDER THE DESIGN PROFESSIONS ACT. THESE PLANS AND THESE CONDITIONS ARE THE PROPERTY OF KDI ARCHITECTURE. NO PART OF THESE PLANS OR THESE CONDITIONS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT PERMISSION IN WRITING FROM KDI ARCHITECTURE. PERMISSION IS GRANTED TO THE BOARD OF REGULATION OF THE DESIGN PROFESSIONS IN MASSACHUSETTS TO REPRODUCE THESE PLANS AND THESE CONDITIONS FOR THE PURPOSES OF REGISTRATION UNDER THE DESIGN PROFESSIONS ACT.

REGISTRATION



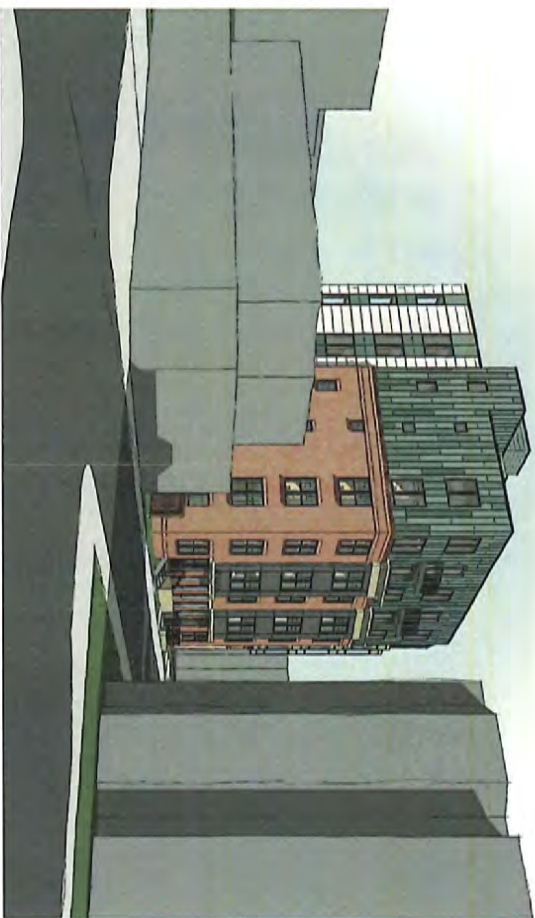
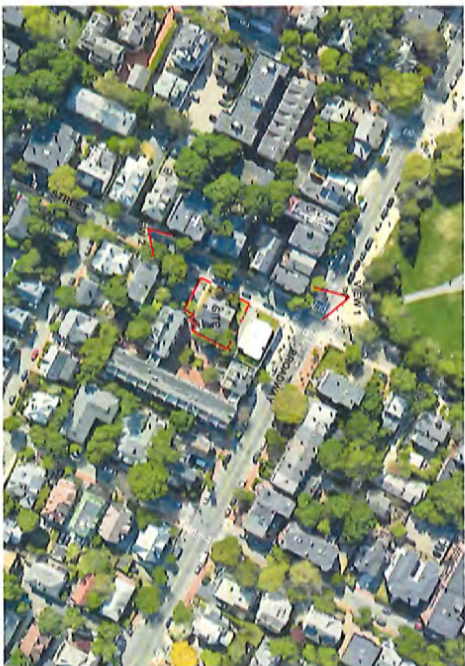
Professional Number: 25004
Date: 05/13/2020
Drawn by: J. Smith
Checked by: A. Jones
Scale: 1/8" = 1'-0"

REVISIONS

No.	Description	Date

MASSING
PERSPECTIVE
AV-2
60 ELLERY ZONING STUDY





VIEW 1: PERSPECTIVE FROM BROADWAY @ ELLERY



VIEW 2: PERSPECTIVE UP ELLERY TOWARDS BROADWAY

PROJECT NAME

60 ELLERY ZONING STUDY

PROJECT ADDRESS
60 ELLERY STREET
CAMBRIDGE, MA

CLIENT

CONTEMPO

ARCHITECT



17 WALDO STREET SUITE 400
SCHEMELLE, MA 02143
TEL: (617) 552-8888
CONSULTANTS



CONTRACT NO. 2020-001
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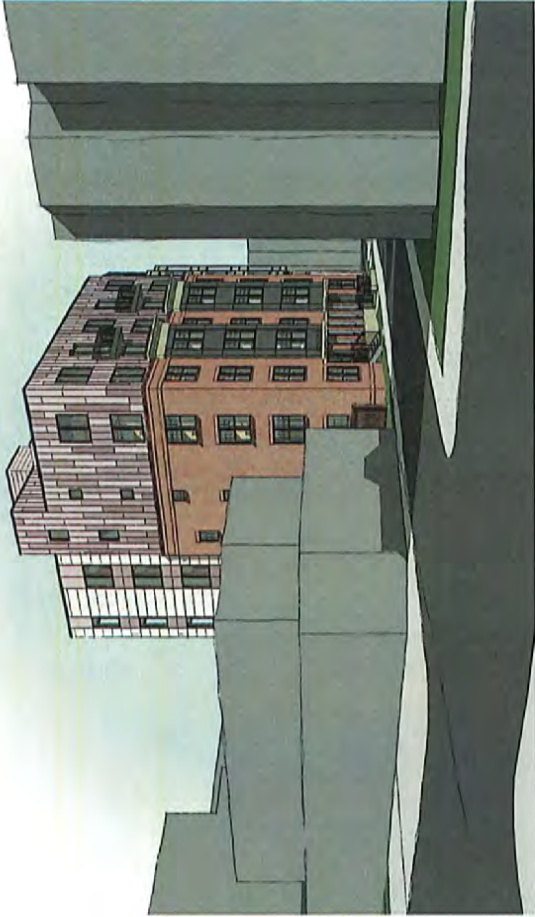
REGISTRATION

Project Number	2020-001	
Project Name	60 ELLERY ZONING STUDY	
Client	CONTEMPO	
Contract No.	2020-001	
Drawn By	CONTEMPO	
Checked By	CONTEMPO	
Scale		
Revisions		
No.	Description	Date

PROPOSED PERSPECTIVES

AV-3

60 ELLERY ZONING STUDY



VIEW 1: PERSPECTIVE FROM BROADWAY @ ELLERY

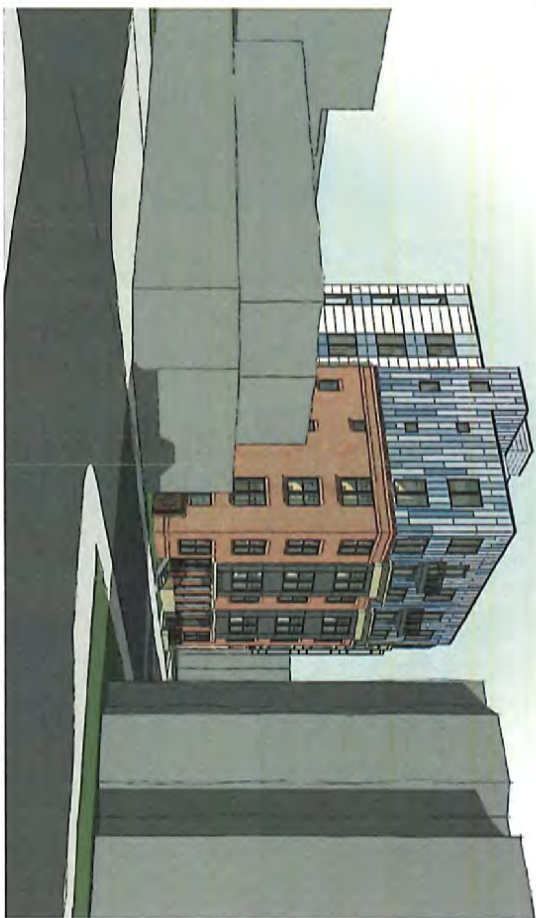
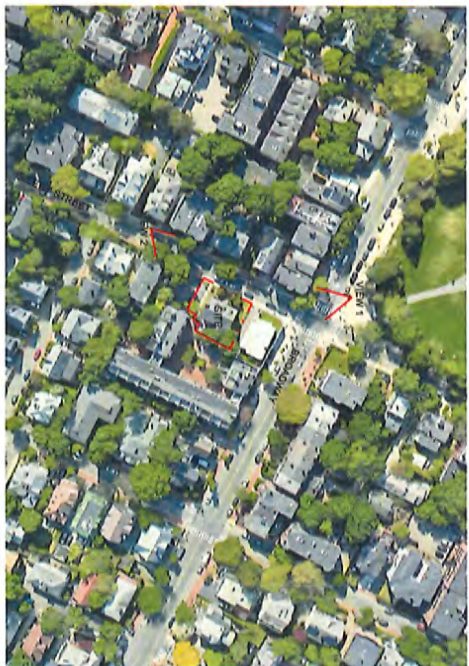


VIEW 2: PERSPECTIVE UP ELLERY TOWARDS BROADWAY

PROJECT NAME 60 ELLERY ZONING STUDY	 KDI ARCHITECTURE 17 WALDO STREET SUITE 400 SOMERVILLE, MA 02143 TELEPHONE: 877-691-9832 CONSULTANTS:	 I, [Name] , DO HEREBY CERTIFY THAT THE DRAWINGS AND SPECIFICATIONS WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY COMPLY WITH ALL CITY, STATE AND FEDERAL REQUIREMENTS, AND I AM A LICENSED PROFESSIONAL ARCHITECT UNDER THE BOARD OF ARCHITECTURE, REGISTERED PROFESSIONAL ENGINEERS, REGISTERED PROFESSIONAL LANDSCAPE ARCHITECTS, REGISTERED PROFESSIONAL SURVEYORS, REGISTERED PROFESSIONAL PLANNERS AND REGISTERED PROFESSIONAL ENGINEERS IN MECHANICAL ENGINEERING, REGISTERED PROFESSIONAL ENGINEERS IN ELECTRICAL ENGINEERING, REGISTERED PROFESSIONAL ENGINEERS IN CIVIL ENGINEERING AND REGISTERED PROFESSIONAL ENGINEERS IN CHEMICAL ENGINEERING. REGISTRATION:																										
PROJECT ADDRESS 60 ELLERY STREET CAMBRIDGE, MA																												
CLIENT CONTEMPO	Project Number: 2500A Date: 07/25/2018 Drawn by: [Name] Checked by: [Name] Scale: [Scale] REVISIONS <table border="1"> <thead> <tr> <th>No.</th> <th>Description</th> <th>Date</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	No.	Description	Date																								
No.	Description	Date																										

PROPOSED PERSPECTIVES

AV-3
60 ELLERY ZONING STUDY



VIEW 4: PERSPECTIVE FROM BROADWAY @ ELLERY



VIEW 2: PERSPECTIVE UP ELLERY TOWARDS BROADWAY

PROJECT NAME

60 ELLERY ZONING STUDY

PROJECT ADDRESS
60 ELLERY STREET
CAMBRIDGE, MA

CLIENT

CONTEMPO

ARCHITECT



17 WALDO STREET, SUITE 400
SCARSDALE, MA 02143
TEL: (617) 552-1100
CONSULTANTS:



CONTRACT NO. B-202
THIS CONTRACT IS FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT DESCRIBED IN THE SCHEDULED DRAWINGS AND LIST OF THESE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL BE RESPONSIBLE FOR THE FULLY DETAILED DESIGN OF THE PROJECT UNDER THIS CONTRACT.

REGISTRATION

Project Number	200004
Contract No.	02130002
Contract To	CONTEMPO
Drawn	CONTEMPO

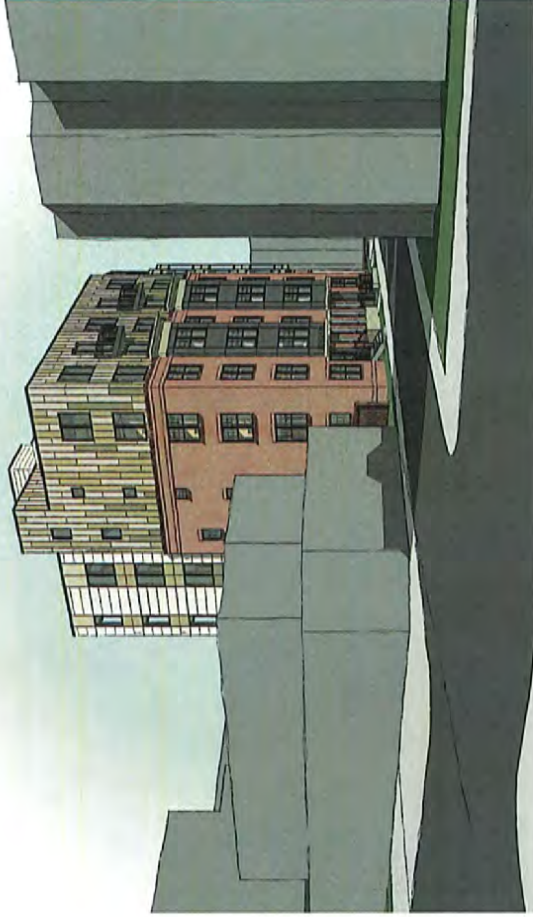
REVISIONS

No.	Description	Date

PROPOSED PERSPECTIVES

AV-3

60 ELLERY ZONING STUDY



VIEW 1: PERSPECTIVE FROM BROADWAY @ ELLERY



VIEW 2: PERSPECTIVE UP ELLERY TOWARDS BROADWAY

PROJECT NAME
60 ELLERY ZONING STUDY

PROJECT ADDRESS
**60 ELLERY STREET
CAMBRIDGE, MA**

CLIENT

CONTEMPO

ARCHITECT



ARCHITECTURE
17 MALDEN STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-891-8822

CONSULTANTS:

KDI ARCHITECTURE AND CONTEMPO ARCHITECTURE ARE NOW AND SO
HEREBY ADVISE THE CITY OF CAMBRIDGE THAT THIS PROJECT IS
SUBJECT TO THE CITY OF CAMBRIDGE ZONING REGULATIONS. THE
DESIGN, CONSTRUCTION AND USE OF THIS PROJECT IS SUBJECT TO
THE CITY OF CAMBRIDGE ZONING REGULATIONS. THE CITY OF
CAMBRIDGE ZONING REGULATIONS ARE SUBJECT TO CHANGE
WITHOUT NOTICE AND WITHOUT LIABILITY TO THE ARCHITECTS.
THE ARCHITECTS ARE NOT RESPONSIBLE FOR THE CITY OF
CAMBRIDGE ZONING REGULATIONS OR FOR THE CITY OF
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REGISTRATION



Project Number: 25004
Date: 03/15/2022
Drawn By: JAVIER
Scale: 1/8"=1'-0"
Checked By: ROBERT

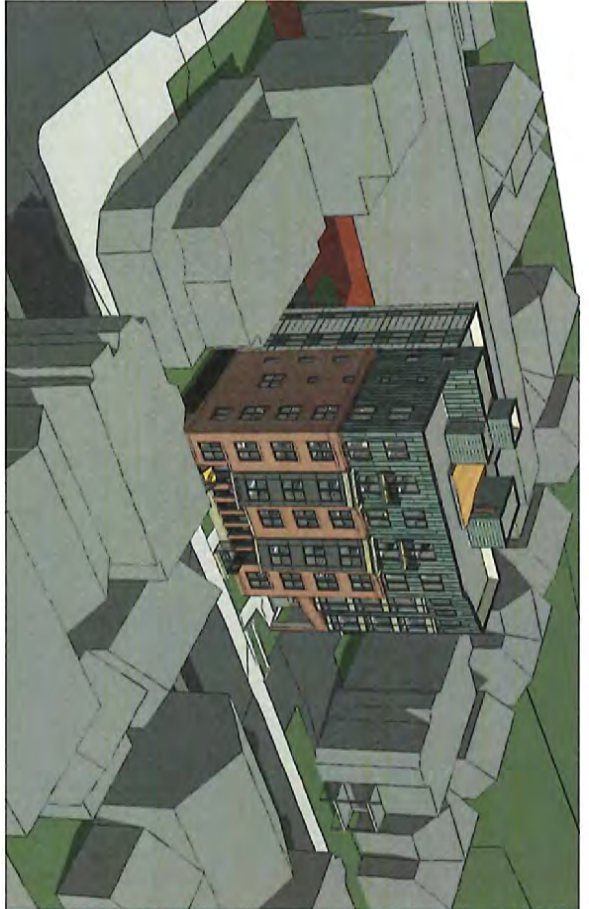
REVISIONS

NO.	Description	Date

**PROPOSED
PERSPECTIVES**

AV-3

60 ELLERY ZONING STUDY



PROJECT NAME
60 ELLERY ZONING STUDY

PROJECT ADDRESS
60 ELLERY STREET
CAMBRIDGE, MA

CLIENT

CONTEMPO

ARCHITECT

ARCHITECTURE
17 WALDO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE 877-391-0422

CONSULTANTS:

RESUBMITTAL
THESE DIMENSIONS ARE NEW AND DO NOT REFLECT ANY CHANGES TO THE EXISTING DESIGN OR THE PROPOSED DESIGN. ANY CHANGES TO THE EXISTING DESIGN OR THE PROPOSED DESIGN WILL BE THE RESPONSIBILITY OF THE CLIENT. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CAMBRIDGE. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CAMBRIDGE.



No.	Description	Date

PROPOSED PERSPECTIVES

AV-4

60 ELLERY ZONING STUDY

PROJECT NAME
**60 ELLERY ZONING
STUDY**

PROJECT ADDRESS
**60 ELLERY STREET
CAMBRIDGE, MA**

CLIENT

CONTEMPO

ARCHITECT



ARCHITECTURE
17 WALDO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE 817-81-4662

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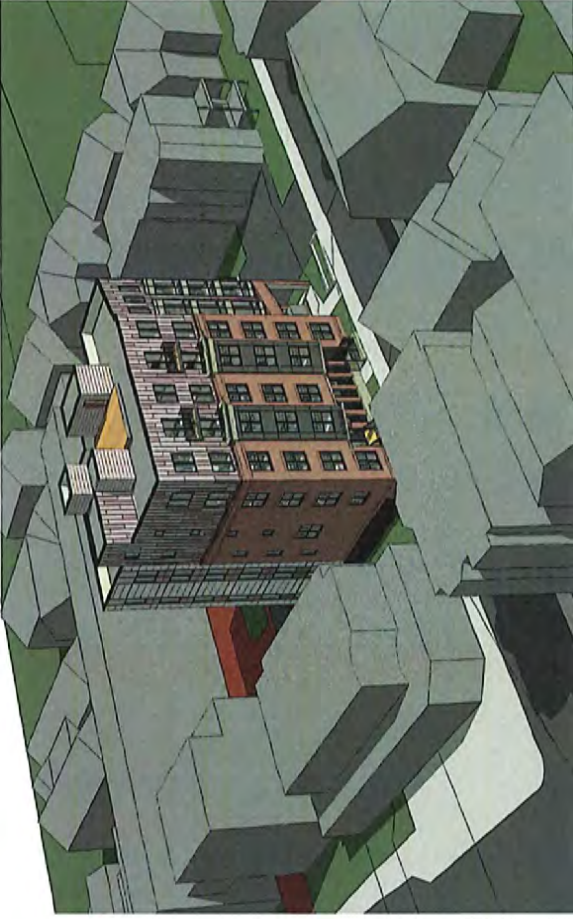


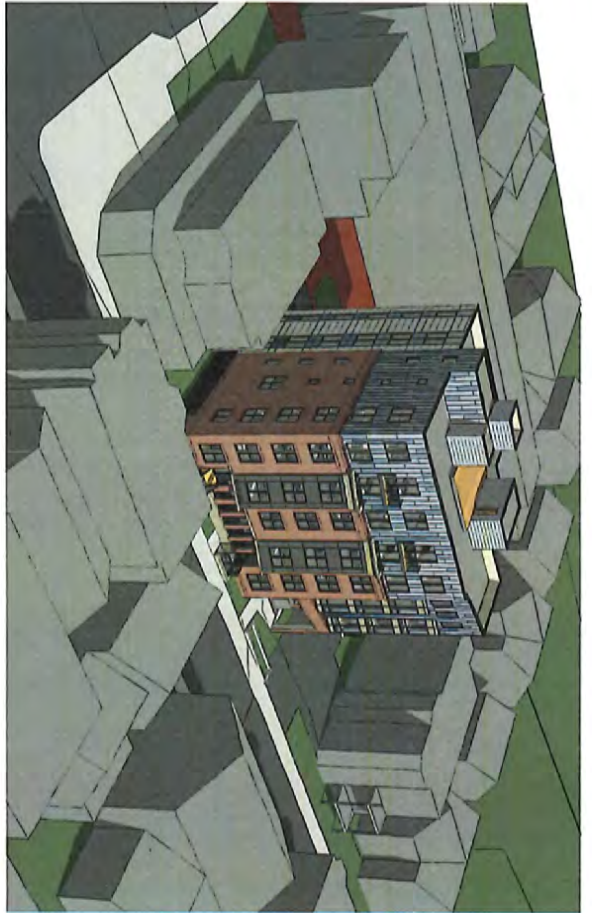
Project Number: 2004
Client: CONTEMPO
Designed By: AVIGOR
Drawn By: AVIGOR
Scale: CONCEPT

REVISIONS	
No.	Description

**PROPOSED
PERSPECTIVES**

AV-4
60 ELLERY ZONING STUDY





PROJECT NAME
60 ELLERY ZONING STUDY

PROJECT ADDRESS
60 ELLERY STREET
CAMBRIDGE, MA

CLIENT

CONTEMPO

ARCHITECT



ARCHITECTURE

17 WALDO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617.261.8846

CONSULTANTS:

REGISTRATION

CONSTRUCTION AND AIA
THESE DOCUMENTS ARE HEREBY FOR
RENDERED VALID AND LEGAL
IN WITNESS WHEREOF, I have hereunto
set my hand and seal of said
STATE OF MASSACHUSETTS
OFFICE OF PROFESSIONAL REGULATION
AND CONSUMER AFFAIRS



REVISIONS

No.	Description	Date

PROPOSED PERSPECTIVES

AV-4

60 ELLERY ZONING STUDY

PROJECT NAME

60 ELLERY ZONING
STUDY

PROJECT ADDRESS

60 ELLERY STREET
CAMBRIDGE, MA

CLIENT

CONTEMPO

ARCHITECT



17 MALDEN STREET SUITE 400
SOMERVILLE, MA 01906
TEL: 617.552.0000

CONSULTANTS:

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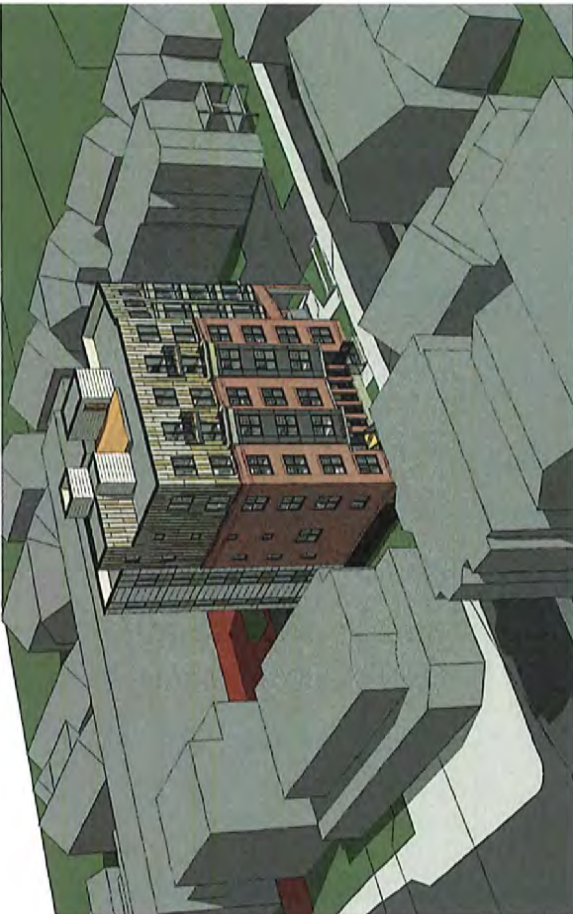
Project Number: 25004
Scale: 1/8" = 1'-0"
Drawing Title: 60 ELLERY ZONING STUDY
Checked By: [Signature]
Date: 02/28/2022

REVISIONS

No.	Description	Date

PROPOSED
PERSPECTIVES

AV-4
60 ELLERY ZONING STUDY

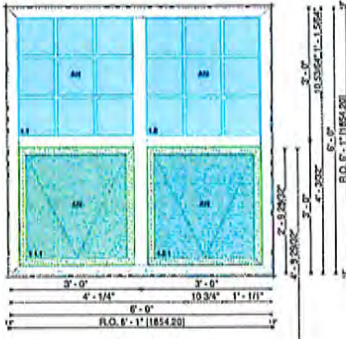


WINDOWS ELEVATIONS

1
Outside view

W1

Window



- Windows System** SUPERA 74, CW
Dimension (inches) 72" x 72" (1828.8mm x 1828.8mm)
Frame Supera 74
Color Int/ext White / Standard TBD
Filler • 1.1,1.1.1,1.2,1.2.1: 4/14Ar/CG_4, annealed, double pane, warm edge spacer
Sash • 1.1.1, 1.2.1: Hopper (in-swing) - Window hinges w/ hinge covers, matching handle color
Handle 2 x Handle (FKS 1006 ALU 40), white (RAL9016), in-swing
Accessories • 4" Securistyle limiter w/friction, removable w/ standard screws, 1 pc., w/release key (3 keys per project) - 2 unit
 • Fixed Insect screen with clips, grey net, Standard RAL Classic TBD, 31 35/64" x 31 45/64" - 2 Unit
 • Composite Snap Shim (7515) - 11 unit
 • Weep hole covers, Standard RAL Classic TBD - 4 unit
 • Mounting bracket 145, 1 screw (Phillips, self-drilling, 1 1/4") - 40 unit
Mullions Vertical:
 • 1 x Integral mullion (medium), 3 11/16" reinforced 871351
 Horizontal:
 • 2 x Integral mullion (small, inswing), 3 1/4" reinforced 870151
Decorative strip • G7: grids-in-pane (45/64", 18mm), matching to int/ext finish

Operation Type	Glass	CPD Code	U-Value whole window (NFRC 2010)	SHGC whole window (NFRC 2010)	Vt whole window (NFRC 2010)	CR whole window (NFRC 2010)	STC	OITC	U-value Center of Glass (NFRC 2010)	SHGC Center of Glass (NFRC 2010)	VT Center of Glass (NFRC 2010)
1.1.1.2 Fixed (872751)	4/14Ar/CG_4	IWW-M-20-01297-00002	0.26	0.38	0.55	63	31	25	0.24	0.49	0.75
1.1.1.1.2.1 Hopper (in-swing) (872751 / 872751)	4/14Ar/CG_4	IWW-M-19-02573-00001	0.26	0.26	0.39	63	32	26	0.24	0.49	0.75

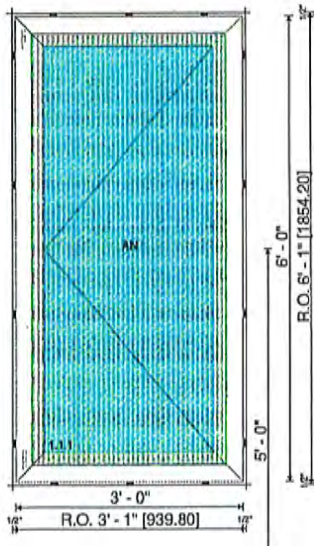
Frame	Window area, ft ²	Glass area (D.L.O.), ft ²	Air Ventilation, ft ²	Glazed fraction, %
1	36	24.61	13.93	68.4

Dimensions	Area	Weight	Price, USD	Quantity, Qty	Total
72" x 72" 1828.8mm x 1828.8mm	36 ft ² 3.34 m ²	248.92 lbs 112.91 kg	\$ 1,256.09	23	\$ 28,690.17

2
Outside view

W2 L

Window



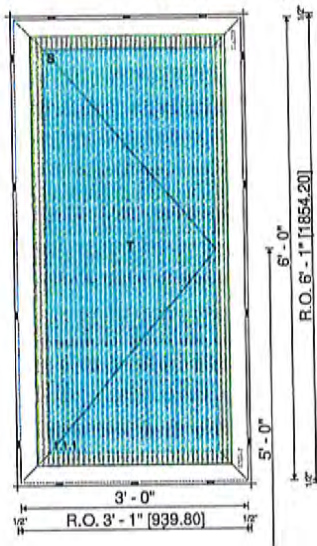
- Windows System** SUPERA 74, CW
Dimension (inches) 36" x 72" (914.4mm x 1828.8mm)
Frame Supera 74
Color Int/ext White / Standard TBD
Filler • 1.1.1: 4/14Ar/CG_4, annealed, double pane, warm edge spacer
Sash • 1.1.1: Casement (in-swing) - Window hinges w/ hinge covers, matching handle color
Handle 1 x Handle (FKS 1006 ALU 40), white (RAL9016), in-swing
Accessories • 4" Securistyle limiter w/friction, removable w/ standard screws, 1 pc., w/release key (3 keys per project) - 1 unit
 • Fixed Insect screen with clips, grey net, Standard RAL Classic TBD, 30 51/64" x 86 23/32" - 1.00 Unit
 • Composite Snap Shim (7515) - 9 unit
 • Weep hole covers, Standard RAL Classic TBD - 2 unit
 • Mounting bracket 145, 1 screw (Phillips, self-drilling, 1 1/4") - 14 unit

Operation Type	Glass	CPD Code	U-Value whole window (NFRC 2010)	SHGC whole window (NFRC 2010)	Vt whole window (NFRC 2010)	CR whole window (NFRC 2010)	STC	OITC	U-value Center of Glass (NFRC 2010)	SHGC Center of Glass (NFRC 2010)	VT Center of Glass (NFRC 2010)
1.1.1 Casement (in-swing) (872751 / 872751)	4/14Ar/CG_4	IWW-M-17-02591-00001	0.26	0.26	0.39	63	32	26	0.24	0.49	0.75

WINDOWS ELEVATIONS

4

W2 R T



Window

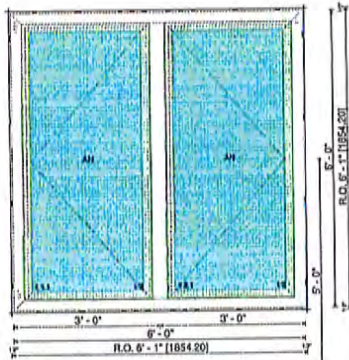
- Windows System** SUPERA 74, CW
Dimension (inches) 36" x 72" (914.4mm x 1828.8mm)
Frame Supera 74
Color Int/ext White / Standard TBD
Filler • 1.1.1: 4T/14Ar/CG_4T, safety, double pane, warm edge spacer
Sash • 1.1.1: Casement (in-swing) - Window hinges w/ hinge covers, matching handle color
Handle 1 x Handle (FKS 1006 ALU 40), white (RAL9016), in-swing
Accessories • 4" Securistyle limiter w/friction, removable w/ standard screws, 1 pc., w/ release key (3 keys per project) - 1 unit
 • Fixed insect screen with clips, grey net, Standard RAL Classic TBD, 30 51/84" x 66 23/32" - 1.00 Unit
 • Composite Snap Shlm (7515) - 9 unit
 • Weep hole covers, Standard RAL Classic TBD - 2 unit
 • Mounting bracket 145, 1 screw (Phillips, self-drilling, 1 1/4") - 14 unit

Operation Type	Glass	CPD Code	U-Value Whole Window (NFRC 2010)	SHGC Whole Window (NFRC 2010)	VI Whole Window (NFRC 2010)	CR Whole Window (NFRC 2010)	STC	OITC	U-value Center of Glass (NFRC 2010)	SHGC Center of Glass (NFRC 2010)	VT Center of Glass (NFRC 2010)
1.1.1 Casement (in-swing) (872751 / 872751)	4T/14Ar/CG_4T	IWW-M-17-02591-00001	0.26	0.26	0.39	63	32	26	0.24	0.49	0.75
Frame	Window area, ft²	Glass area (D.L.O.), ft²	Air Ventilation, ft³			Glazed fraction, %					
1	18	11.73	14.29			65.2					
Dimensions	Area	Weight	Price, USD			Quantity, Qty			Total		
36" x 72" 914.4mm x 1828.8mm	18 ft ² 1.67 m ²	118.85 lbs 53.91 kg	\$ 566.21			5			\$ 2,831.04		

5

W3

Outside view



Window

- Windows System** SUPERA 74, CW
Dimension (inches) 72" x 72" (1828.8mm x 1828.8mm)
Frame Supera 74
Color Int/ext White / Standard TBD
Filler • 1.1.1, 1.2.1: 4/14Ar/CG_4, annealed, double pane, warm edge spacer
Sash • 1.1.1, 1.2.1: Casement (in-swing) - Window hinges w/ hinge covers, matching handle color
Handle 2 x Handle (FKS 1006 ALU 40), white (RAL9016), in-swing
Accessories • 4" Securistyle limiter w/friction, removable w/ standard screws, 1 pc., w/ release key (3 keys per project) - 2 unit
 • Fixed insect screen with clips, grey net, Standard RAL Classic TBD, 31 35/84" x 66 23/32" - 2 Unit
 • Composite Snap Shlm (7515) - 11 unit
 • Weep hole covers, Standard RAL Classic TBD - 4 unit
 • Mounting bracket 145, 1 screw (Phillips, self-drilling, 1 1/4") - 20 unit
Mullions
 Vertical:
 • 1 x Integral mullion (medium), 3 1/16" reinforced 871351

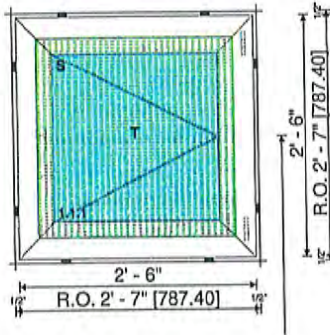
Operation Type	Glass	CPD Code	U-Value Whole Window (NFRC 2010)	SHGC Whole Window (NFRC 2010)	VI Whole Window (NFRC 2010)	CR Whole Window (NFRC 2010)	STC	OITC	U-value Center of Glass (NFRC 2010)	SHGC Center of Glass (NFRC 2010)	VT Center of Glass (NFRC 2010)
1.1.1, 1.2.1 Casement (in-swing) (872751 / 872751)	4/14Ar/CG_4	IWW-M-17-02591-00001	0.26	0.26	0.39	63	32	26	0.24	0.49	0.75
Frame	Window area, ft²	Glass area (D.L.O.), ft²	Air Ventilation, ft³			Glazed fraction, %					
1	36	24.11	29.27			67					
Dimensions	Area	Weight	Price, USD			Quantity, Qty			Total		
72" x 72" 1828.8mm x 1828.8mm	36 ft ² 3.34 m ²	236.16 lbs 107.12 kg	\$ 961.95			51			\$ 49,059.44		

WINDOWS ELEVATIONS

8

W5 RT

Window



- Windows System** SUPERA 74, CW
Dimension (inches) 30" x 30" (762.0mm x 762.0mm)
Frame Supera 74
Color int/ext White / Standard TBD
Filler • 1.1.1: 4T/14Ar/CG_4T, safety, double pane, warm edge spacer
Sash • 1.1.1: Casement (in-swing) - Window hinges w/ hinge covers, matching handle color
Handle 1 x Handle (FKS 1006 ALU 40), white (RAL9016), in-swing
Accessories • 4" Securistyle limiter w/friction, removable w/ standard screws, 1 pc., w/release key (3 keys per project) - 1 unit
 • Fixed insect screen with clips, grey net, Standard RAL Classic TBD, 24 51/64" x 24 23/32" - 1.00 Unit
 • Composite Snap Shim (7515) - 8 unit
 • Weep hole covers, Standard RAL Classic TBD - 2 unit
 • Mounting bracket 145, 1 screw (Phillips, self-drilling, 1 1/4") - 8 unit

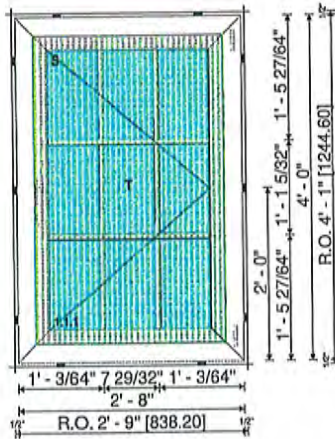
Operation Type	Glass	CPD Code	U-Value Whole Window (NFRC 2010)	SHGC Whole Window (NFRC 2010)	VI Whole Window (NFRC 2010)	CR Whole Window (NFRC 2010)	STC	OITC	U-value Center of Glass (NFRC 2010)	SHGC Center of Glass (NFRC 2010)	VT Center of Glass (NFRC 2010)
1.1.1 Casement (in-swing) (872751 / 872751)	4T/14Ar/CG_4T	IWW-M-17-02591-00001	0.26	0.26	0.39	63	32	26	0.24	0.49	0.75
Frame	Window area, ft²	Glass area (D.L.O.), ft²			Air Ventilation, ft³			Glazed fraction, %			
1	6.25	3.02		4.27			48.4				
Dimensions	Area	Weight	Price, USD	Quantity, Qty	Total						
30" x 30" 762.0mm x 762.0mm	6.25 ft ² 0.58 m ²	49.21 lbs 22.32 kg	\$ 291.67	4	\$ 1,167.47						

9

W6 RT

Window

Outside view



- Windows System** SUPERA 74, CW
Dimension (inches) 32" x 48" (812.8mm x 1219.2mm)
Frame Supera 74
Color int/ext White / Standard TBD
Filler • 1.1.1: 4T/14Ar/CG_4T, safety, double pane, warm edge spacer
Sash • 1.1.1: Casement (in-swing) - Window hinges w/ hinge covers, matching handle color
Handle 1 x Handle (FKS 1006 ALU 40), white (RAL9016), in-swing
Accessories • 4" Securistyle limiter w/friction, removable w/ standard screws, 1 pc., w/release key (3 keys per project) - 1 unit
 • Fixed insect screen with clips, grey net, Standard RAL Classic TBD, 26 51/64" x 42 23/32" - 1.00 Unit
 • Composite Snap Shim (7515) - 8 unit
 • Weep hole covers, Standard RAL Classic TBD - 2 unit
 • Mounting bracket 145, 1 screw (Phillips, self-drilling, 1 1/4") - 10 unit
Decorative strip • G7: grids-in-pane (45/64", 18mm), matching to int/ext finish

Operation Type	Glass	CPD Code	U-Value Whole Window (NFRC 2010)	SHGC Whole Window (NFRC 2010)	VI Whole Window (NFRC 2010)	CR Whole Window (NFRC 2010)	STC	OITC	U-value Center of Glass (NFRC 2010)	SHGC Center of Glass (NFRC 2010)	VT Center of Glass (NFRC 2010)
1.1.1 Casement (in-swing) (872751 / 872751)	4T/14Ar/CG_4T	IWW-M-17-02591-00002	0.26	0.24	0.35	63	32	26	0.24	0.49	0.75
Frame	Window area, ft²	Glass area (D.L.O.), ft²			Air Ventilation, ft³			Glazed fraction, %			
1	10.67	6.17		7.97			57.9				
Dimensions	Area	Weight	Price, USD	Quantity, Qty	Total						
32" x 48" 812.8mm x 1219.2mm	10.67 ft ² 0.99 m ²	84.19 lbs 38.19 kg	\$ 568.46	3	\$ 1,705.38						

10

W7 L

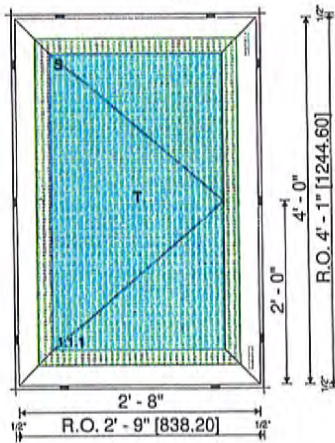
Window

Outside view

WINDOWS ELEVATIONS

12

W9 R T



Window

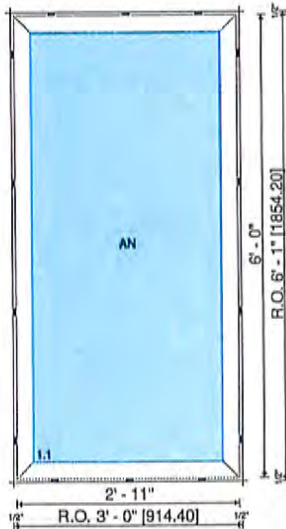
- Windows System** SUPERA 74, CW
Dimension (Inches) 32" x 48" (812.8mm x 1219.2mm)
Frame Supera 74
Color Int/ext White / Standard TBD
Filler • 1.1.1: 4T/14Ar/CG_4T, safety, double pane, warm edge spacer
Sash • 1.1.1: Casement (In-swing) - Window hinges w/ hinge covers, matching handle color
Handle 1 x Handle (FKS 1006 ALU 40), white (RAL9016), In-swing
Accessories • 4" Securistyle limiter w/friction, removable w/ standard screws, 1 pc., wireless key (3 keys per project) - 1 unit
 • Fixed insect screen with clips, grey net, Standard RAL Classic TBD, 26 51/64" x 42 23/32" - 1.00 Unit
 • Composite Snap Shim (7515) - 8 unit
 • Weep hole covers, Standard RAL Classic TBD - 2 unit
 • Mounting bracket 145, 1 screw (Phillips, self-drilling, 1 1/4") - 10 unit

Operation Type	Glass	CPD Code	U-Value whole window (NFRC 2010)	SHGC whole window (NFRC 2010)	VI whole window (NFRC 2010)	CR whole window (NFRC 2010)	STC	OITC	U-value Center of Glass (NFRC 2010)	SHGC Center of Glass (NFRC 2010)	VT Center of Glass (NFRC 2010)
1.1.1 Casement (In-swing) (872751 / 872751)	4T/14Ar/CG_4T	IWW-M-17-02591-00001	0.26	0.26	0.39	63	32	26	0.24	0.49	0.75
Frame	Window area, ft²	Glass area (D.L.O.), ft²	Air Ventilation, ft³			Glazed fraction, %					
1	10.67	6.17	7.97			57.9					
Dimensions	Area	Weight	Price, USD			Quantity, Qty			Total		
32" x 48" 812.8mm x 1219.2mm	10.67 ft ² 0.99 m ²	76.08 lbs 34.51 kg	\$ 393.59			2			\$ 787.18		

13

L13

Outside view



Window

- Windows System** SUPERA 74, CW
Dimension (Inches) 35" x 72" (889.0mm x 1828.8mm)
Frame Supera 74
Color Int/ext White / Standard TBD
Filler • 1.1: 4/14Ar/CG_4, annealed, double pane, warm edge spacer
Accessories • Composite Snap Shim (7515) - 7 unit
 • Weep hole covers, Standard RAL Classic TBD - 2 unit
 • Mounting bracket 145, 1 screw (Phillips, self-drilling, 1 1/4") - 14 unit

Operation Type	Glass	CPD Code	U-Value whole window (NFRC 2010)	SHGC whole window (NFRC 2010)	VI whole window (NFRC 2010)	CR whole window (NFRC 2010)	STC	OITC	U-value Center of Glass (NFRC 2010)	SHGC Center of Glass (NFRC 2010)	VT Center of Glass (NFRC 2010)
1.1 Fixed (872751)	4/14Ar/CG_4	IWW-M-20-01297-00001	0.26	0.4	0.61	63	31	25	0.24	0.49	0.75



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: 60 Ellery Street, Cambridge, Massachusetts

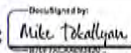
3. Describe the proposed alteration(s), construction, or demolition in the space provided below:
(An additional page can be attached, if necessary).

Demolition of existing structure & new construction of a 6 story structure containing 29 dwelling units. Proposed structure is intended to be zoning compliant (no special permits or variances). Proposed Structure is 24,680 sf.

Name of Property Owner of Record: Contempo Builders c/o Mike Tokatlyan

Mailing Address: 358 Athens Street, Boston, MA 02127

Telephone/Fax: 617-610-0880 E-mail: mike@cbuilderscorp.com

Signature of Property Owner of Record*: 

(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: Res C-1 Current Use: _____

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:

4,564 sf (GSF per zoning) floor area of existing structures on the lot
21,180 sf (GSF per zoning) amount of floor area (gross square feet) of proposed construction
463 percentage increase in total floor area after construction
5,400 total area of lot in square feet
76% percentage of total lot area covered after construction

Demolition:

4,564 sf (GSF per zoning) amount of floor area (gross square feet) of proposed demolition
4,564 sf (GSF per zoning) floor area of existing structure
100% percentage decrease in total floor area after demolition

Alterations:

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

- No enclosure or removal of decorative elements (including cornice, fascia, soffit, bay, porch, hood, cornerboard, window sash, or window or door casing);
- No increase or reduction of window or door size;
- No relocation of windows or doors;
- No change in slope, pitch, or configuration of roof;
- No 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.

Sheet Number	Sheet Name	Sheet Issue Date
0-Cover	COVER SHEET	07/18/2025
A-000	2-CIVILLANDSCAPE	
EXISTING CONDITIONS		
C1	LANDSCAPE PLAN	04/23/2025
3-Architectural		
SITE PLAN		
A-020	AREA PLANS-GFA (BC)	07/18/2025
A-025	UNIT AREA PLANS	07/18/2025
A-027	AREA PLANS - CPA (PER ZONING)	07/18/2025
A-028	DWELLING UNIT NET AREA	07/18/2025
A-100	BASEMENT & 1ST FLOOR PLANS	07/18/2025
A-101	2ND & 3RD FLOOR PLANS	07/18/2025
A-102	4TH & 5TH FLOOR PLANS	07/18/2025
A-103	6TH FLOOR & ROOF PLAN	07/18/2025
A-200A	FRONT ELEVATION	07/18/2025
A-200B	RIGHT ELEVATION	07/18/2025
A-201A	REAR ELEVATIONS	07/18/2025
A-201B	REAR ELEVATIONS	07/18/2025
A-202B	REAR ELEVATIONS	07/18/2025
EXISTING SHADOWS		
SS-1	PROPOSED SHADOWS	07/18/2025
SS-2	PROPOSED SHADOWS	07/18/2025
SS-3	SUMMER SOLSTICE - EXISTING SHADOWS	07/18/2025
SS-4	SUMMER SOLSTICE - PROPOSED SHADOWS	07/18/2025
SS-5	EQUINOXES - EXISTING SHADOWS	07/18/2025
SS-6	EQUINOXES - PROPOSED SHADOWS	07/18/2025
SS-7	WINTER SOLSTICE - EXISTING SHADOWS	07/18/2025
SS-8	WINTER SOLSTICE - PROPOSED SHADOWS	07/18/2025
MASSING PERSPECTIVE		
AW-1	MASSING PERSPECTIVE	07/18/2025
AW-2	MASSING PERSPECTIVE	07/18/2025
AW-3	PROPOSED PERSPECTIVES	07/18/2025
AW-4	PROPOSED PERSPECTIVES	07/18/2025
AW-5	REAR BIRDS EYE VIEWS	07/18/2025
AW-6	ENTRY PERSPECTIVES	07/18/2025
AW-7	PROPOSED STREETVIEW	07/18/2025
AW-8	RENDERING	07/18/2025
AW-9	RENDERING	07/18/2025



PROJECT: 60 ELLERY STREET RESIDENCES

PROJECT ADDRESS:
60 ELLERY STREET
CAMBRIDGE MASSACHUSETTS

ARCHITECT
KHALSA DESIGN INC.
ADDRESS:
17 WALLOO STREET, SUITE 400
SOMERVILLE, MA 02143

OWNER
CONTEMPO BUILDERS
ADDRESS:
100 TRADE CENTER DRIVE, SUITE G-700
WOBBURN, MA 01801

LAND SURVEOR
SPRUHAN ENGINEERING, P.C.
ADDRESS:
80 JEWETT STREET, SUITE 1
NEWTON, MA 02458

SD SET
07/18/2025



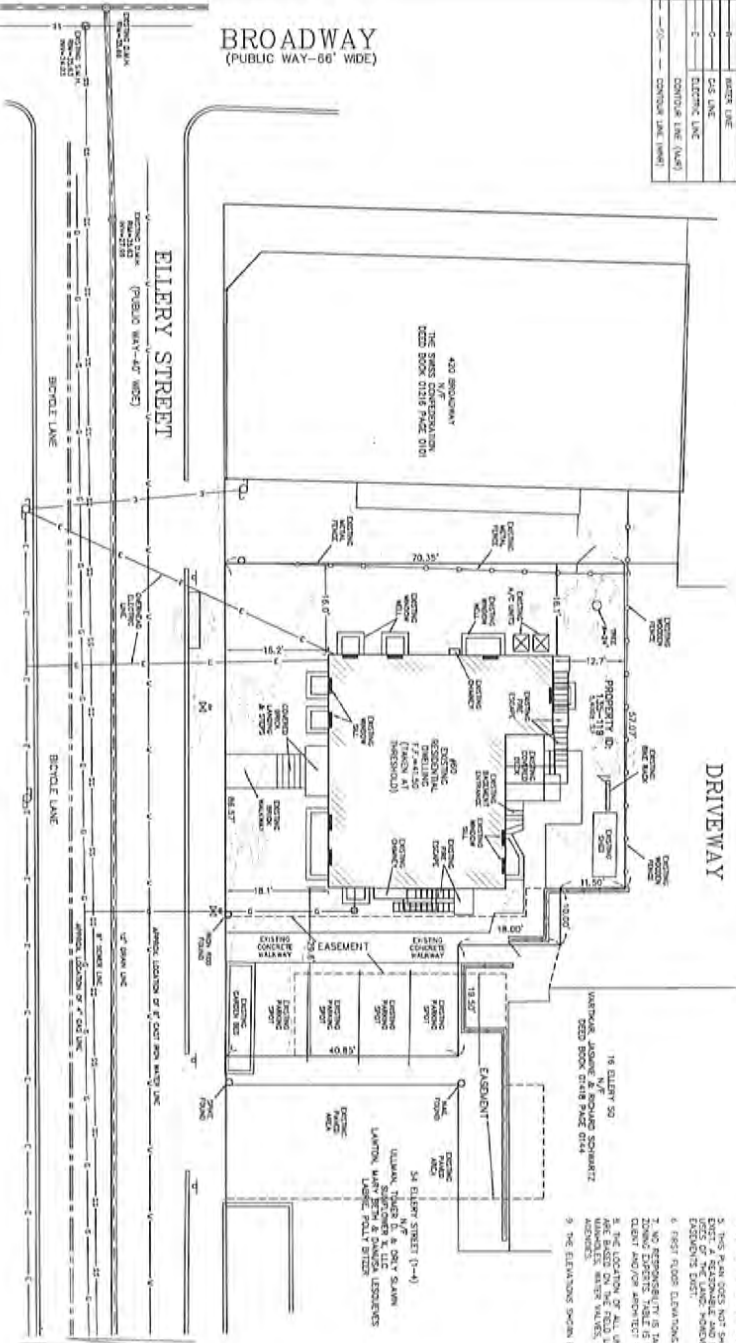
PROJECT NAME 60 ELLERY RESIDENCES	PROJECT ADDRESS 60 ELLERY STREET, CAMBRIDGE, MA	CLIENT	CONTEMPO ARCHITECT	KDI ARCHITECTURE 17 WALLOO STREET SUITE 400 SOMERVILLE, MA 02143 TELEPHONE: 617-501-8602	CONSULTANTS:	REGISTERED PROFESSIONAL ARCHITECT KHALSA DESIGN INC. 17 WALLOO STREET SUITE 400 SOMERVILLE, MA 02143 TELEPHONE: 617-501-8602	NOT FOR CONSTRUCTION	REGISTRATION No. Description Date	COVER SHEET	A-000 60 ELLERY RESIDENCES
---	--	---------------	------------------------------	---	---------------------	---	-----------------------------	---	--------------------	--------------------------------------

LEGEND

Table with 2 columns: Symbol and Description. Includes SOUND, ROOM FINISHES, WALL, CEILING, FLOOR, etc.

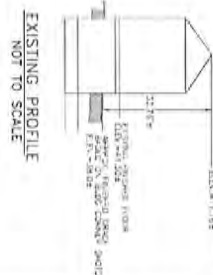
BROADWAY
(PUBLIC WAY-66' WIDE)

ELLERY STREET
(PUBLIC WAY-47' WIDE)



LOCUS MAP
(NOT TO SCALE)

- NOTES
1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY...
2. SEE REFERENCE BOOK 189, PAGE 21, CERTIFICATE #3127...
3. THIS PLAN DOES NOT SHOW ANY INTERFERENCES...
4. FIRST FLOOR ELEVATIONS ARE SHOWN AT PERPECTIVE...
5. NO RESPONSIBILITY IS TAKEN FOR ZONING...
6. ALL CONDITIONS OF THIS CONTRACT...
7. THE ELEVATIONS SHOWN ABOVE ON CITY OF CAMBRIDGE 05



DRAWN BY: [Name]
CHECKED BY: [Name]
DATE: 4/24/2023

EXISTING CONDITIONS
SHEET 1 OF 1

Spruhan Engineering, P.C. logo and contact information including address and phone number.

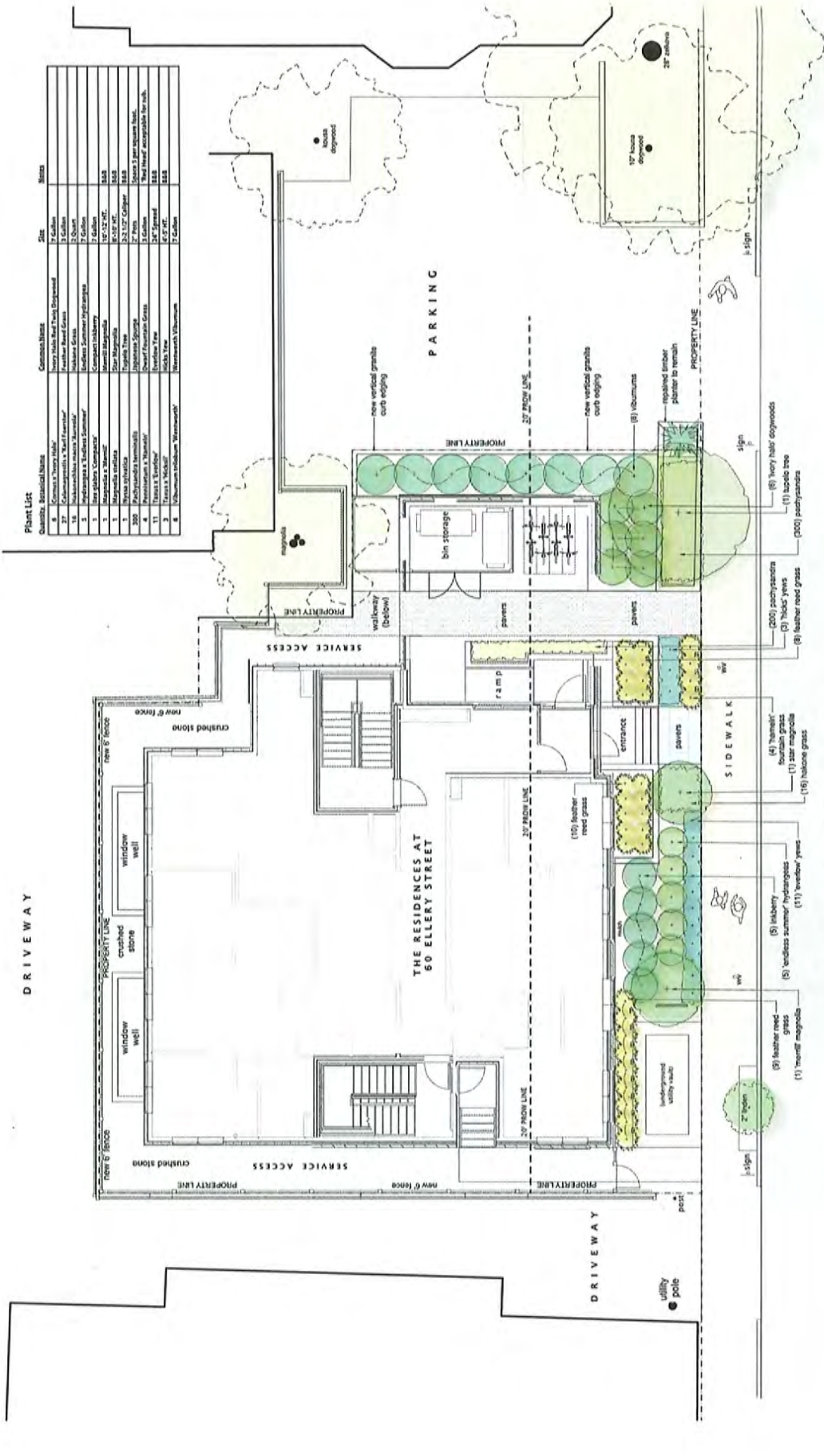
60 ELLERY STREET
CAMBRIDGE
MASSACHUSETTS

SURVEY PLAN
REVISION BLOCK
DATE

At high right including, but not limited to, any and all easements, rights of way, and encroachments...
THIS PLAN IS THE PROPERTY OF SPRUHAN ENGINEERING, P.C. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS...



Plant List			
Quantity	Botanical Name	Size	Notes
10	<i>Quercus tinctoria</i> 'Noveboracensis'	12 Galium	
20	<i>Thuja occidentalis</i> 'Smaragdina'	12 Galium	
15	<i>Hydrangea macrophylla</i> 'Endless Summer'	7 Galium	
15	<i>Hydrangea macrophylla</i> 'Endless Summer'	7 Galium	
3	<i>Hydrangea macrophylla</i> 'Endless Summer'	7 Galium	
1	<i>Hydrangea macrophylla</i> 'Endless Summer'	7 Galium	
1	<i>Hydrangea macrophylla</i> 'Endless Summer'	7 Galium	
1	<i>Hydrangea macrophylla</i> 'Endless Summer'	7 Galium	
1	<i>Hydrangea macrophylla</i> 'Endless Summer'	7 Galium	
1	<i>Hydrangea macrophylla</i> 'Endless Summer'	7 Galium	
1	<i>Hydrangea macrophylla</i> 'Endless Summer'	7 Galium	
1	<i>Hydrangea macrophylla</i> 'Endless Summer'	7 Galium	
1	<i>Hydrangea macrophylla</i> 'Endless Summer'	7 Galium	
1	<i>Hydrangea macrophylla</i> 'Endless Summer'	7 Galium	
1	<i>Hydrangea macrophylla</i> 'Endless Summer'	7 Galium	
1	<i>Hydrangea macrophylla</i> 'Endless Summer'	7 Galium	
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1	<i>Hydrangea macrophylla</i> 'Endless Summer'	7 Galium	



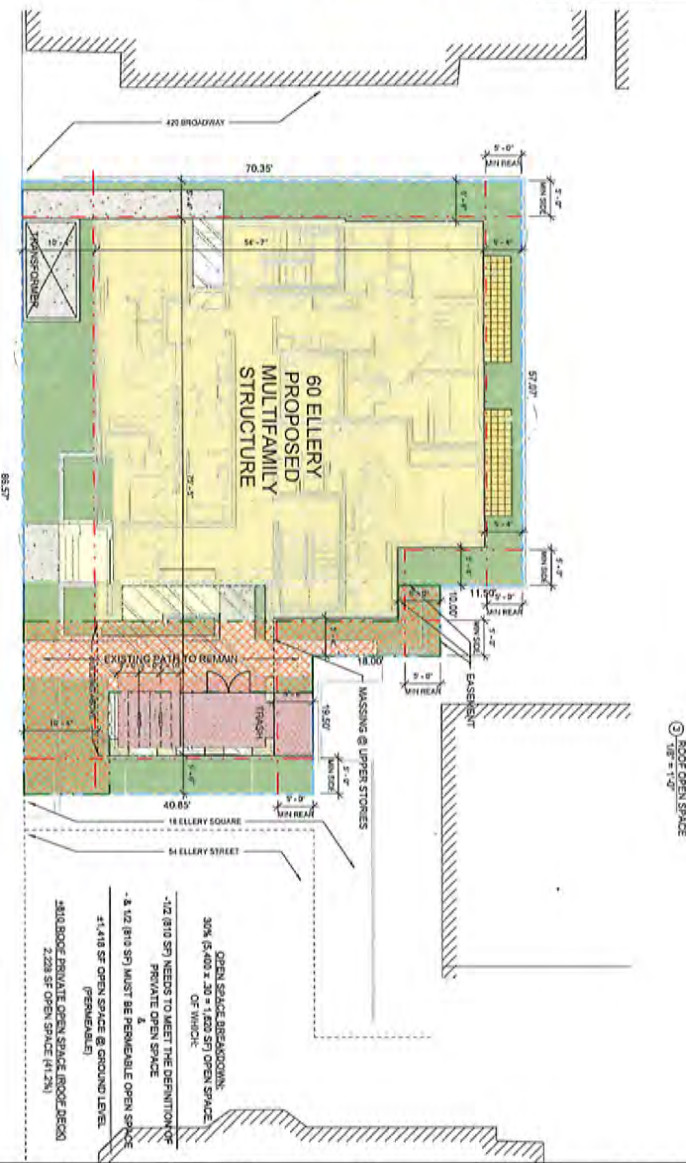
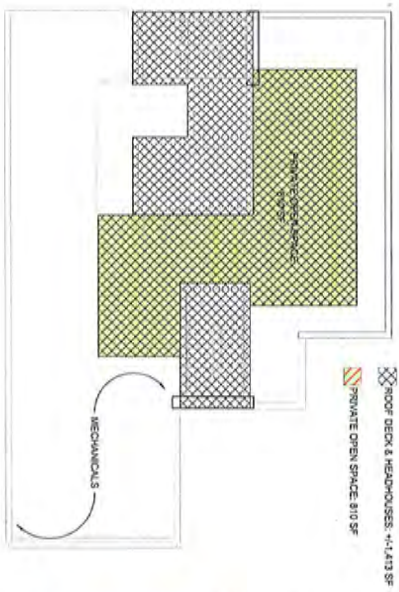
60 Ellery Street | Cambridge, Massachusetts

ZONING CHART

ZONE: C-1	REQUIRED	PROPOSED	REMARKS
LOT AREA, MIN S.F.	±4,000 SF LOT	9,000 S.F.	COMPLIES
MAX. FAR	NONE	1-1.21 SF/S.F. (4.2x)	COMPLIES
MIN. LOT WIDTH	NONE	86'-6"	COMPLIES
MIN. FRONT YARD ADJACENT LOTS	17'-0"	17'-0"	COMPLIES
MIN. SIDE YARD (LEFT)	5'	VARIES 5'-0" - 9'-0"	COMPLIES
MIN. SIDE YARD (RIGHT)	5'	VARIES 5'-0" - 9'-0"	COMPLIES
MIN. REAR YARD	5'	VARIES 5'-0" - 9'-0"	COMPLIES
MAX. HEIGHT	3 ST/35'-0" BY RIGHT OF WAY / 45'-0" W/ INDUSTRIOUSHOOD MEETING OR 17' PER TRAILER S/F W/ MIN. INCLUSIONARY HOUSINGS.	6 STORIES / 67'	COMPLIES
MIN. OPEN SPACE	30%: 1,200 S.F.	±1,418 SF PERMANIBLE @ GRADE ROOF DECK ± 2,228 SF OPEN SPACE (41.2%)	COMPLIES
MIN. PRIVATE OPEN SPACE	10% OF REQUIRED SPACE (15%): 810 S.F.	15% (810 S.F.) @ ROOF DECK	COMPLIES
MIN. PERMANIBLE OPEN SPACE	10% OF REQUIRED SPACE (15%): 810 S.F.	26.2% (1,418 SF) @ GRADE	COMPLIES
PARKING	NO MIN./NO MAX.	NONE SHOWN	COMPLIES
BIKE/PED PARKING	1 SPACE/10	20 SPACES	COMPLIES



- Address: 60 Ellery St**
- Existing Elevation: 33.5, 34.0, 34.5
 - Proposed Elevation: 33.0, 33.5, 34.0
 - Color-coded zones: 2070 - 1% - S, 2070 - 2% - S, 2070 - 3% - S, 2070 - 4% - S, 2070 - 5% - S, 2070 - 6% - S, 2070 - 7% - S, 2070 - 8% - S, 2070 - 9% - S, 2070 - 10% - S, 2070 - 11% - S, 2070 - 12% - S, 2070 - 13% - S, 2070 - 14% - S, 2070 - 15% - S, 2070 - 16% - S, 2070 - 17% - S, 2070 - 18% - S, 2070 - 19% - S, 2070 - 20% - S, 2070 - 21% - S, 2070 - 22% - S, 2070 - 23% - S, 2070 - 24% - S, 2070 - 25% - S, 2070 - 26% - S, 2070 - 27% - S, 2070 - 28% - S, 2070 - 29% - S, 2070 - 30% - S, 2070 - 31% - S, 2070 - 32% - S, 2070 - 33% - S, 2070 - 34% - S, 2070 - 35% - S, 2070 - 36% - S, 2070 - 37% - S, 2070 - 38% - S, 2070 - 39% - S, 2070 - 40% - S, 2070 - 41% - S, 2070 - 42% - S, 2070 - 43% - S, 2070 - 44% - S, 2070 - 45% - S, 2070 - 46% - S, 2070 - 47% - S, 2070 - 48% - S, 2070 - 49% - S, 2070 - 50% - S, 2070 - 51% - S, 2070 - 52% - S, 2070 - 53% - S, 2070 - 54% - S, 2070 - 55% - S, 2070 - 56% - S, 2070 - 57% - S, 2070 - 58% - S, 2070 - 59% - S, 2070 - 60% - S, 2070 - 61% - S, 2070 - 62% - S, 2070 - 63% - S, 2070 - 64% - S, 2070 - 65% - S, 2070 - 66% - S, 2070 - 67% - S, 2070 - 68% - S, 2070 - 69% - S, 2070 - 70% - S, 2070 - 71% - S, 2070 - 72% - S, 2070 - 73% - S, 2070 - 74% - S, 2070 - 75% - S, 2070 - 76% - S, 2070 - 77% - S, 2070 - 78% - S, 2070 - 79% - S, 2070 - 80% - S, 2070 - 81% - S, 2070 - 82% - S, 2070 - 83% - S, 2070 - 84% - S, 2070 - 85% - S, 2070 - 86% - S, 2070 - 87% - S, 2070 - 88% - S, 2070 - 89% - S, 2070 - 90% - S, 2070 - 91% - S, 2070 - 92% - S, 2070 - 93% - S, 2070 - 94% - S, 2070 - 95% - S, 2070 - 96% - S, 2070 - 97% - S, 2070 - 98% - S, 2070 - 99% - S, 2070 - 100% - S.
- Selected Material: 13S-119**
NO PERMANENT FLOOR ELEVATION



- SITE PLAN LEGEND**
- PROPOSED FOOTPRINT
 - PROPOSED FOOTPRINT (ADJACENT)
 - PROPOSED PORCHES
 - PROPOSED AREAWAYS
 - PAVEMENT
 - IMPERVIOUS
 - LANDSCAPE / GREEN ROOF
 - PRIVATE OPEN SPACE
 - REQUIRED SETBACKS
- NOTE:**
 THIS PLAN IS FOR INFORMATIONAL AND ILLUSTRATIVE PURPOSES ONLY. THE PROVISIONS OF THE ZONING REGULATIONS AND THE ZONING BOARD'S DECISIONS SHALL PREVAIL OVER ANY CONFLICTING INFORMATION. A LICENSED ARCHITECT MUST REVIEW AND SEAL THIS PLAN AND THE ZONING BOARD MUST APPROVE THIS PLAN BEFORE CONSTRUCTION. THIS PLAN IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT OR PROFESSIONAL ENGINEER. CONSULTANTS: KDI ARCHITECTURE.

PROJECT NAME: 60 ELLERY RESIDENCES

PROJECT ADDRESS: 60 ELLERY STREET CAMBRIDGE, MA

CLIENT: CONTEMPO

ARCHITECT: KDI ARCHITECTURE
 17 WALDO STREET SUITE 400
 SOMERVILLE, MA 02143
 TELEPHONE: 617-633-8882

CONSULTANTS:

REGISTRATION:

DATE: 2024.08.23

PROJECT NUMBER: 202404

DATE: 2024.08.23

REVISIONS:

NO.: _____ **DATE:** _____

SITE PLAN

A-020

60 ELLERY RESIDENCES

PROJECT NAME
60 ELLERY RESIDENCES
PROJECT ADDRESS
60 ELLERY STREET
CAMBRIDGE, MA
CLIENT
CONTEMPO
ARCHITECT
KDI ARCHITECTURE

CONSULTANTS:
17 MALDEN STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 817-319-8802

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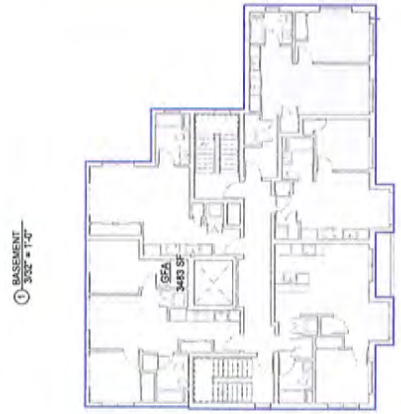
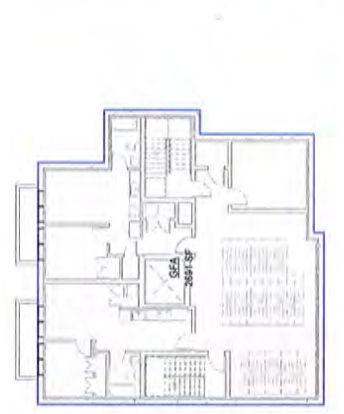
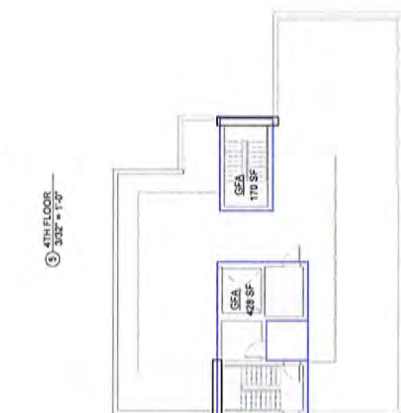
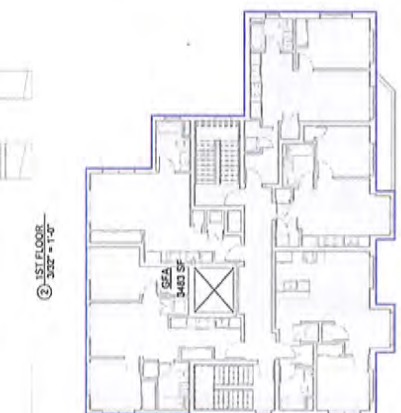
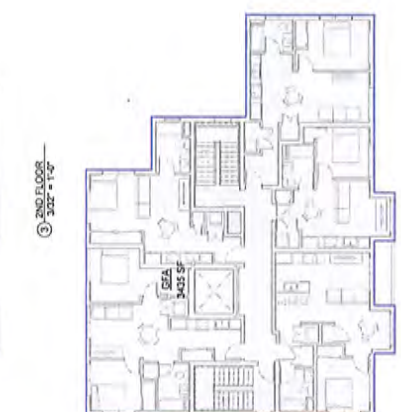
Project Number: 17-0122-0039-0039-01-17
 Date: 07/15/2017
 Drawn by: [Name]
 Checked by: [Name]
 Scale: 3/32" = 1'-0"

REVISIONS

No.	Description	Date

AREA
PLANS-GFA (IBC)
A-025
60 ELLERY RESIDENCES

FLOOR AREAS	LEVEL	NOTE
2897 SF	BASEMENT	GFA
2774 SF	1ST FLOOR	GFA
3483 SF	2ND FLOOR	GFA
3483 SF	3RD FLOOR	GFA
3483 SF	4TH FLOOR	GFA
3483 SF	5TH FLOOR	GFA
3483 SF	6TH FLOOR	GFA
428 SF	ROOF	GFA
170 SF	ROOF	GFA
2380 SF	ROOF	GFA



THE AREAS SHOWN ON THIS SHEET INCLUDES ALL AREAS WITHIN THE EXTERIOR FACE OF THE EXTERIOR WALLS



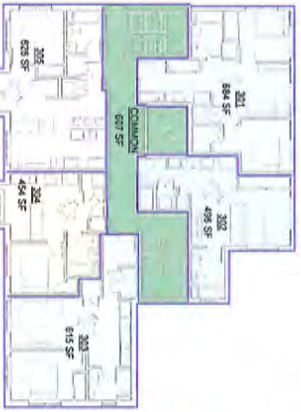
① BASEMENT
3,022' x 1'-0"



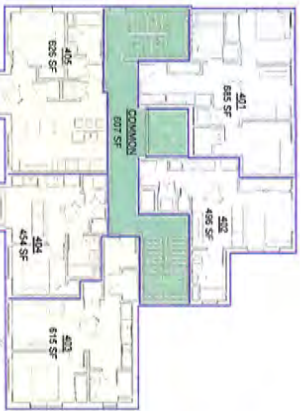
② 1ST FLOOR
3,022' x 1'-0"



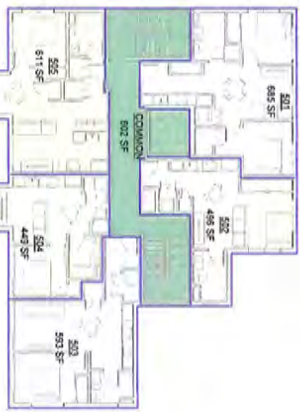
③ 2ND FLOOR
3,022' x 1'-0"



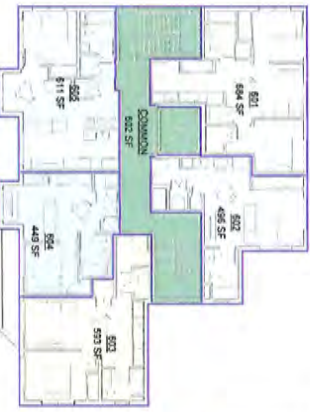
④ 3RD FLOOR
3,022' x 1'-0"



⑤ 4TH FLOOR
3,022' x 1'-0"



⑥ 5TH FLOOR
3,022' x 1'-0"



⑦ 6TH FLOOR
3,022' x 1'-0"



⑧ ROOF
3,022' x 1'-0"

AREA SCHEDULE (UNIT AREA)	Area	Name	Level
COMMON			
1542 SF	COMMON	BASEMENT	
820 SF	COMMON	1ST FLOOR	
895 SF	COMMON	2ND FLOOR	
617 SF	COMMON	3RD FLOOR	
617 SF	COMMON	4TH FLOOR	
892 SF	COMMON	5TH FLOOR	
623 SF	COMMON	6TH FLOOR	
428 SF	COMMON	ROOF	
119 SF	COMMON	ROOF	
5994 SF	TOTAL COMMON		
SELLABLE			
610 SF	001	BASEMENT	
610 SF	002	BASEMENT	
1148 SF	101	1ST FLOOR	
1148 SF	102	1ST FLOOR	
1773 SF	103	1ST FLOOR	
1544 SF	201	2ND FLOOR	
1544 SF	202	2ND FLOOR	
1713 SF	203	2ND FLOOR	
1713 SF	204	2ND FLOOR	
1713 SF	205	2ND FLOOR	
2718 SF	301	3RD FLOOR	
2718 SF	302	3RD FLOOR	
2718 SF	303	3RD FLOOR	
2718 SF	304	3RD FLOOR	
2718 SF	305	3RD FLOOR	
2718 SF	401	4TH FLOOR	
2718 SF	402	4TH FLOOR	
2718 SF	403	4TH FLOOR	
2718 SF	404	4TH FLOOR	
2718 SF	405	4TH FLOOR	
2718 SF	501	5TH FLOOR	
2718 SF	502	5TH FLOOR	
2718 SF	503	5TH FLOOR	
2718 SF	504	5TH FLOOR	
2718 SF	505	5TH FLOOR	
684 SF	601	6TH FLOOR	
684 SF	602	6TH FLOOR	
684 SF	603	6TH FLOOR	
684 SF	604	6TH FLOOR	
684 SF	605	6TH FLOOR	
11736 SF	TOTAL SELLABLE	20 UNITS = 579 SF AVERAGE UNIT SIZE	
23379 SF	TOTAL GSF		

THE AREAS SHOWN ON THIS SHEET ARE CALCULATED FROM THE EXTERIOR FACE OF THE EXTERIOR WALLS TO THE CENTERLINE OF DEMISING WALLS WITH, INCLUDING WALL THICKNESSES

<p>PROJECT NAME 80 ELLERY RESIDENCES</p> <p>PROJECT ADDRESS 60 ELLERY STREET CAMBRIDGE, MA</p> <p>CLIENT CONTEMPO</p>	<p>ARCHITECT KDI ARCHITECTURE 17 WALDO STREET SUITE 400 SOMERVILLE MA 02143 TELEPHONE: 617-294-9442</p> <p>CONSULTANTS:</p>	<p>CONTRACTOR TIGHE BONDURANT AND HOW AND CO., LLC 100 STATE STREET SUITE 200 CAMBRIDGE MA 02142 TELEPHONE: 617-452-2200 WWW.TIGHEBONDURANT.COM</p> <p>REGISTERED ARCHITECT KDI ARCHITECTURE 17 WALDO STREET SUITE 400 SOMERVILLE MA 02143 TELEPHONE: 617-294-9442</p>	<p>UNIT AREA PLANS A-026 80 ELLERY RESIDENCES</p>
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PROJECT NAME
60 ELLERY RESIDENCES

PROJECT ADDRESS
60 ELLERY STREET
CAMBRIDGE, MA

CLIENT

CONTEMPO

ARCHITECT

KDI ARCHITECTURE
17 BALDWIN STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 877-99-9ARK
CONSULTANTS:

CONCEPT AND DESIGN
REVISIONS
REVISIONS



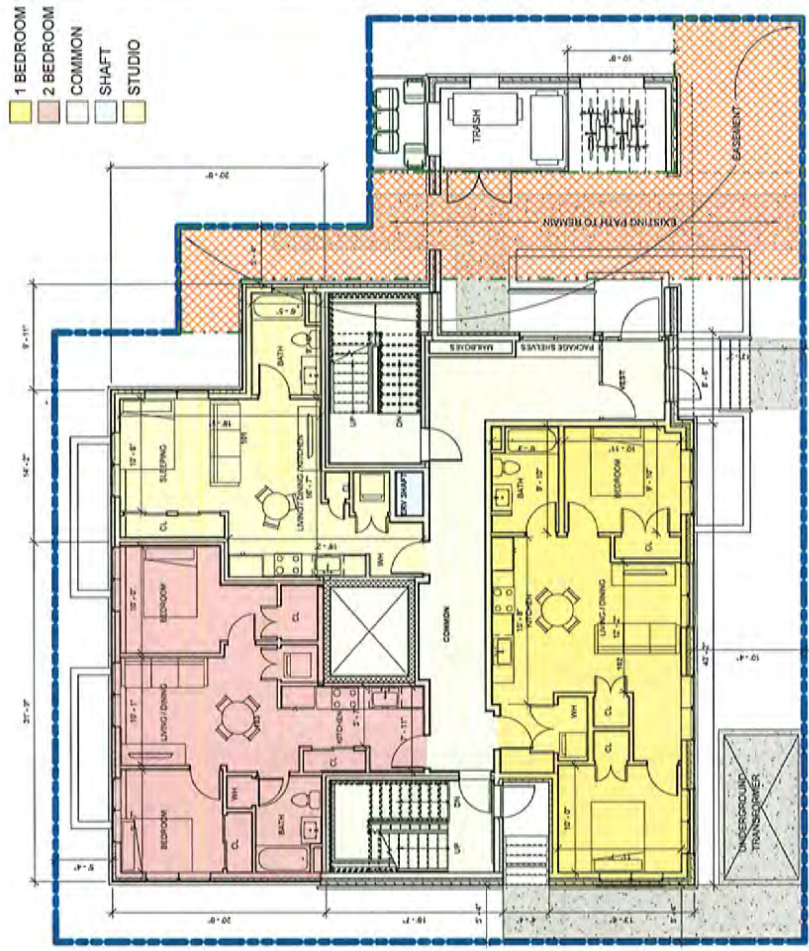
PROJECT NUMBER
DATE
DRAWN BY
CHECKED BY
SCALE
REVISED BY

NO.	DESCRIPTION	DATE

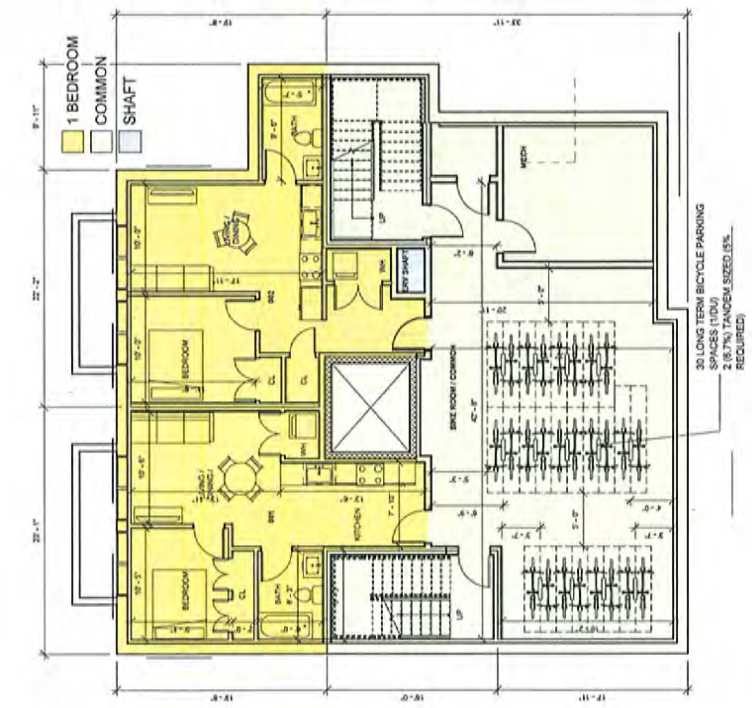
BASEMENT &
1ST FLOOR
PLANS

A-100
60 ELLERY RESIDENCES

- 1 BEDROOM
- 2 BEDROOM
- COMMON
- SHAFT
- STUDIO



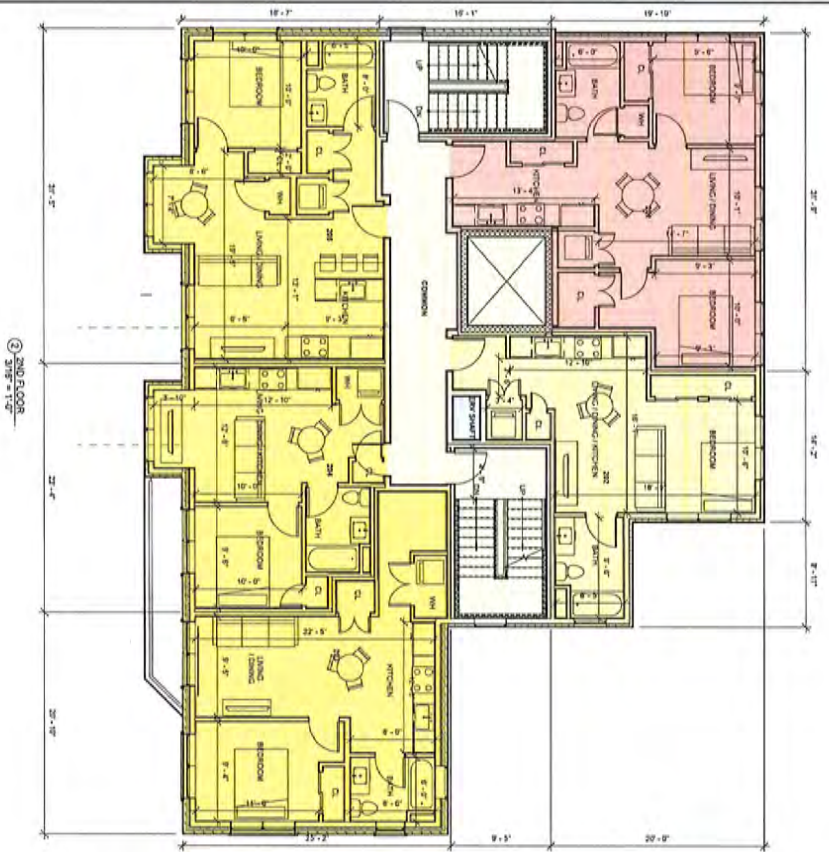
1 1ST FLOOR
3/16" = 1'-0"



2 BASEMENT
3/16" = 1'-0"

	BASMENT	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	6TH FLOOR	TOTAL
STUDIO	0	1	1	1	1	1	1	6.0000
1 BEDROOM	0	1	3	3	3	3	3	18.0000
2 BEDROOM	0	1	1	1	1	1	1	6.0000
TOTAL	2	3	5	5	5	5	5	30





- 1 BEDROOM
- 2 BEDROOM
- COMMON
- SHAFT
- STUDIO

	BASEMENT	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	TOTAL
STUDIO	0	1	1	1	1	1	5 (20%)
1 BEDROOM	0	1	3	3	3	3	13 (52%)
2 BEDROOM	0	1	1	1	1	1	5 (20%)
TOTAL	0	3	5	5	5	5	23



PROJECT NAME
60 ELLERY
RESIDENCES

PROJECT ADDRESS
60 ELLERY STREET
CAMBRIDGE, MA

CLIENT
CONTEMPO



CONSULTANTS:

NOT FOR CONSTRUCTION

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REGISTRATION:

DATE: 07/17/2025
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: AS SHOWN
REVISIONS:

No.	Description	Date

2ND & 3RD FLOOR PLANS

A-101

60 ELLERY RESIDENCES

PROJECT NAME
60 ELLERY RESIDENCES

PROJECT ADDRESS
**60 ELLERY STREET
 CAMBRIDGE, MA**

CLIENT
CONTEMPO ARCHITECT



REGISTRATION

CONSULTANT REGISTRATION

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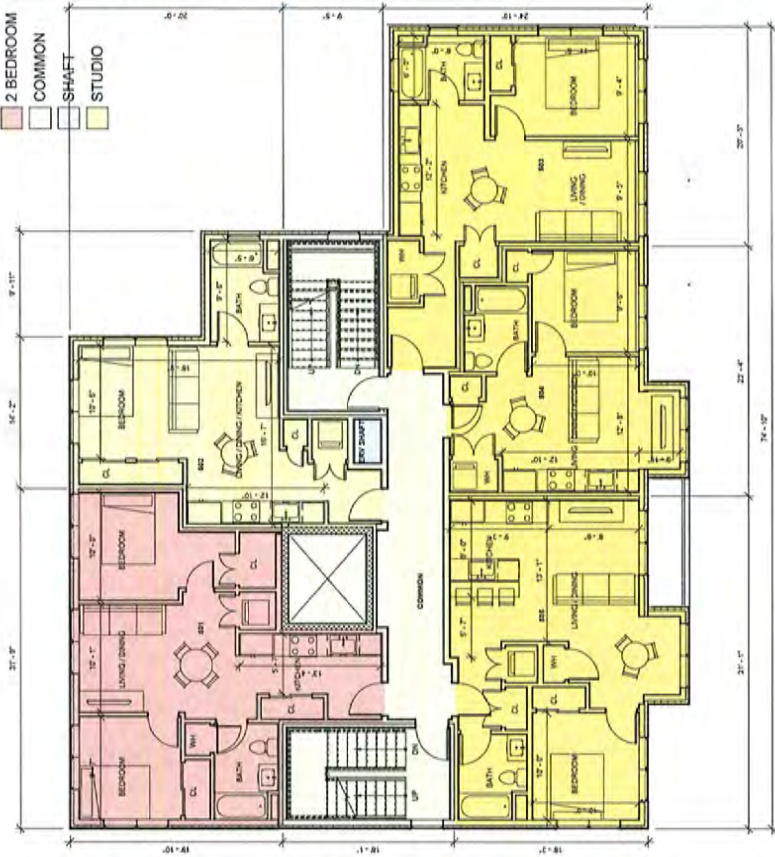
No.	Description	Date

4TH & 5TH FLOOR PLANS

A-102

60 ELLERY RESIDENCES

- 1 BEDROOM
- 2 BEDROOM
- COMMON
- SHAFT
- STUDIO



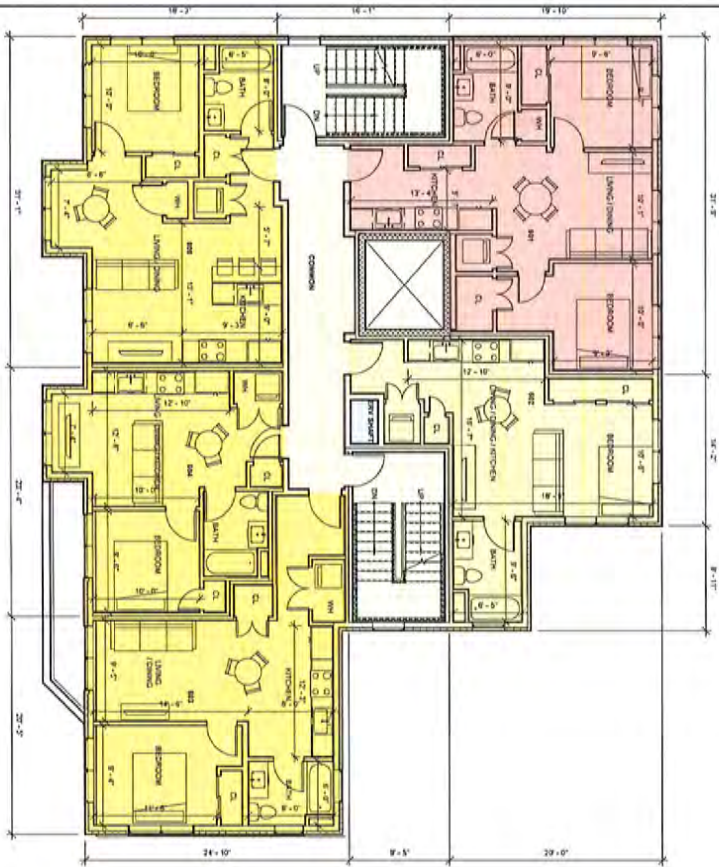
① 4TH FLOOR
 3/16" = 1'-0"



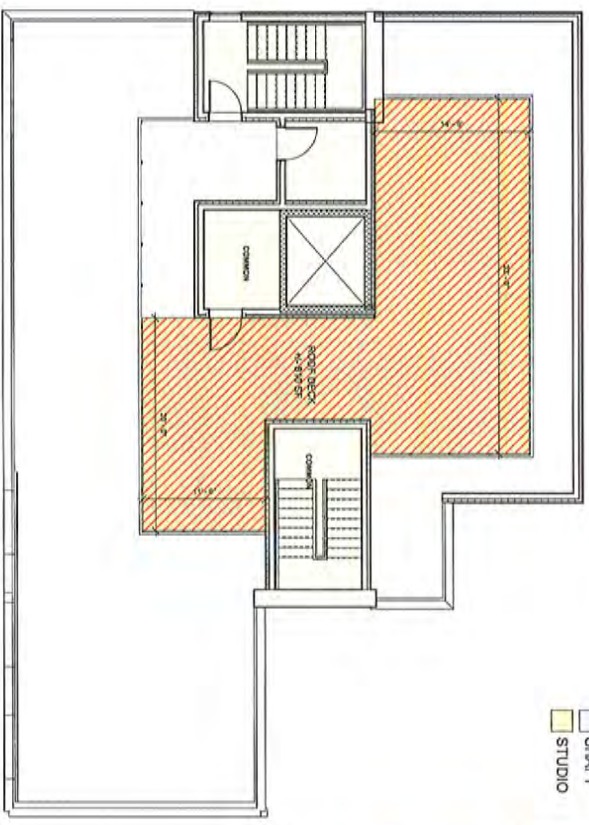
② 5TH FLOOR
 3/16" = 1'-0"

BASEMENT	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	TOTAL
STUDIO	0	1	1	1	1	5 UNITS
1 BEDROOM	2	1	3	3	3	12 UNITS
2 BEDROOM	0	1	1	1	1	4 UNITS
TOTAL	2	3	5	5	5	20





① 6TH FLOOR
3/16" = 1'-0"



② ROOF
3/16" = 1'-0"

- 1 BEDROOM
- 2 BEDROOM
- COMMON
- SHAFT
- STUDIO

	BASEMENT	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	6TH FLOOR	TOTAL
STUDIO	0	1	1	1	1	1	1	6 (20%)
1 BEDROOM	2	1	1	1	1	1	1	18 (57%)
2 BEDROOM	0	1	1	1	1	1	1	6 (20%)
TOTAL	2	3	3	3	3	3	3	30



PROJECT NAME
60 ELLERY RESIDENCES

PROJECT ADDRESS
**60 ELLERY STREET
CAMBRIDGE, MA**

CLIENT
CONTEMPO

ARCHITECT
KDI ARCHITECTURE
17 WALDO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-291-4488
CONSULTANTS:

CONSTRUCTION NOT FOR CONSTRUCTION
REGISTERED ARCHITECT
PROJECT NUMBER: 200904
DATE: 07/16/2009
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: AS SHOWN
REVISIONS:

A-103
6TH FLOOR & ROOF PLAN
60 ELLERY RESIDENCES

PROJECT NAME
**60 ELLERY
 RESIDENCES**

PROJECT ADDRESS
**60 ELLERY STREET
 CAMBRIDGE, MA**

CLIENT

ARCHITECT
CONTEMPO



**KDI
 ARCHITECTURE**

17 MALLOD STREET SUITE 400
 SOMERVILLE, MA 02143
 TELEPHONE 857.891.8582

CONSULTANTS:

NOT TO SCALE

REGISTERED PROFESSIONAL ARCHITECT

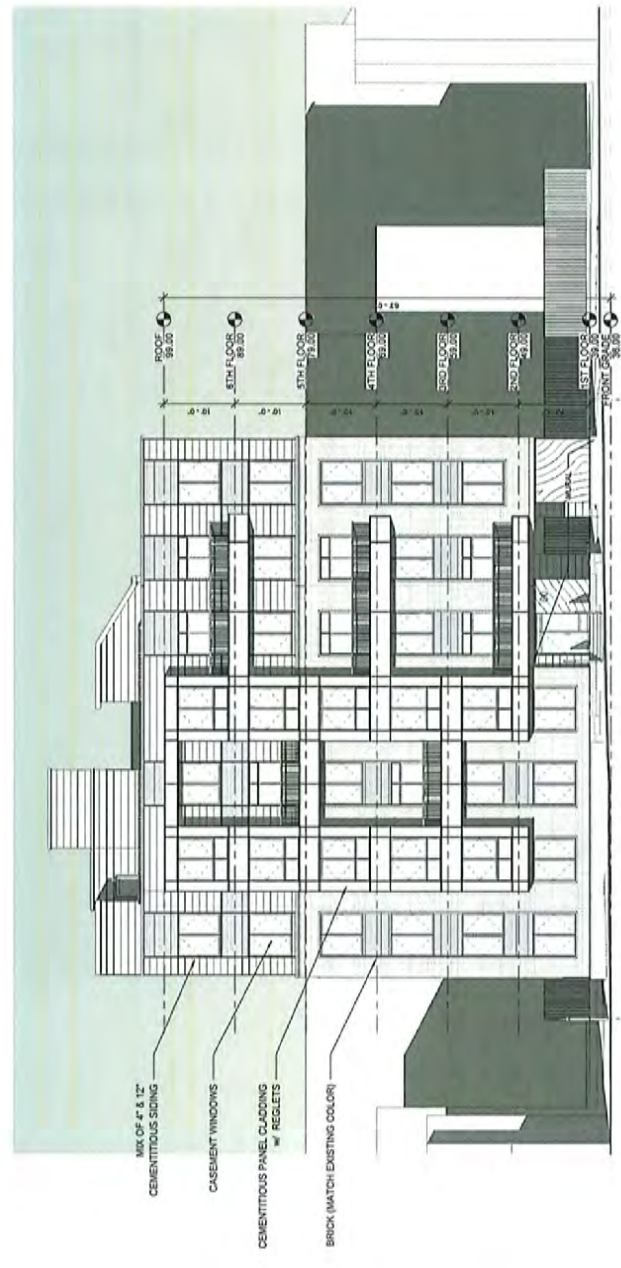
PROJECT NUMBER: 202004
 DATE: 07/14/2020
 DRAWN BY: JACOB
 CHECKED BY:
 SCALE: 1/8" = 1'-0"

REVISIONS

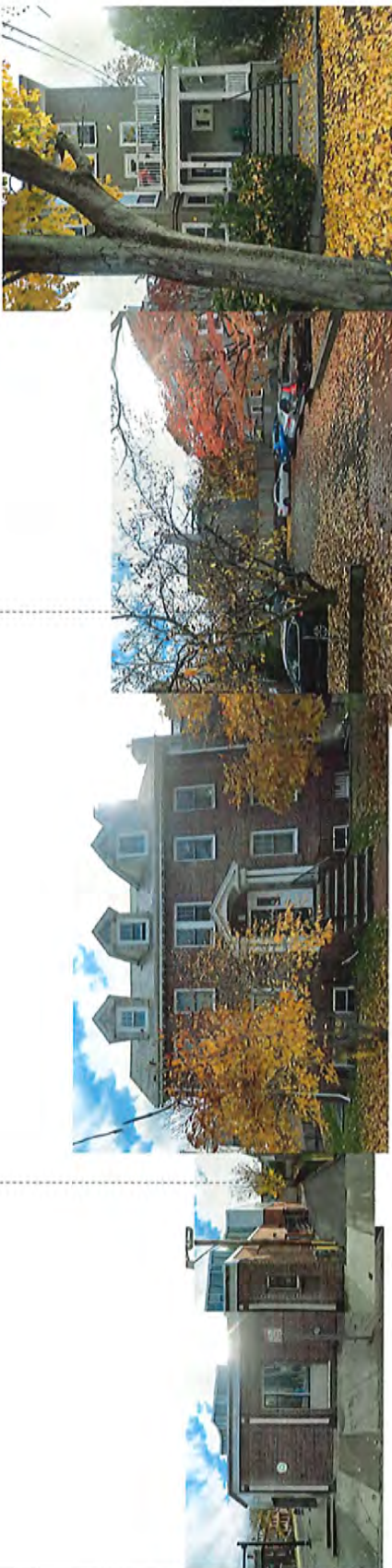
No.	Description	Date

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FRONT
 ELEVATION
A-300A
 60 ELLERY RESIDENCES



1 FRONT ELEVATION Copy 2
 1/8" = 1'-0"





① FRONT ELEVATION
1/8" = 1'-0"



PROJECT NAME

80 ELLERY
RESIDENCES

PROJECT ADDRESS
80 ELLERY STREET
CAMBRIDGE, MA

CLIENT

CONTEMPO

ARCHITECT



17 WALDO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-291-8822

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Project Number	200004	
Date	07/14/2022	
Drawn By	CHANG	
Checked By	CHANG	
Scale	1/8" = 1'-0"	
REVISIONS		
No.	Description	Date

FRONT
ELEVATION

A-300B

80 ELLERY RESIDENCES

PROJECT NAME
60 ELLERY
RESIDENCES

PROJECT ADDRESS
60 ELLERY STREET
CAMBRIDGE, MA

CLIENT

ARCHITECT
CONTEMPO



REGISTRATION

REGISTERED ARCHITECT
KDI ARCHITECTURE
KDI ARCHITECTURE, INC.
17 WALDO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-261-8832

DATE OF REGISTRATION: 01/01/2000
EXPIRES: 12/31/2025
RENEWAL: 01/01/2026
STATUS: ACTIVE
EXPIRES: 12/31/2025

REVISIONS

No.	Description	Date

PROJECT NAME
60 ELLERY
RESIDENCES

PROJECT ADDRESS
60 ELLERY STREET
CAMBRIDGE, MA

CLIENT

ARCHITECT
CONTEMPO

REGISTRATION

REGISTERED ARCHITECT
KDI ARCHITECTURE
KDI ARCHITECTURE, INC.
17 WALDO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-261-8832

DATE OF REGISTRATION: 01/01/2000
EXPIRES: 12/31/2025
RENEWAL: 01/01/2026
STATUS: ACTIVE
EXPIRES: 12/31/2025

REVISIONS

No.	Description	Date

ARCHITECT
CONTEMPO

REGISTRATION

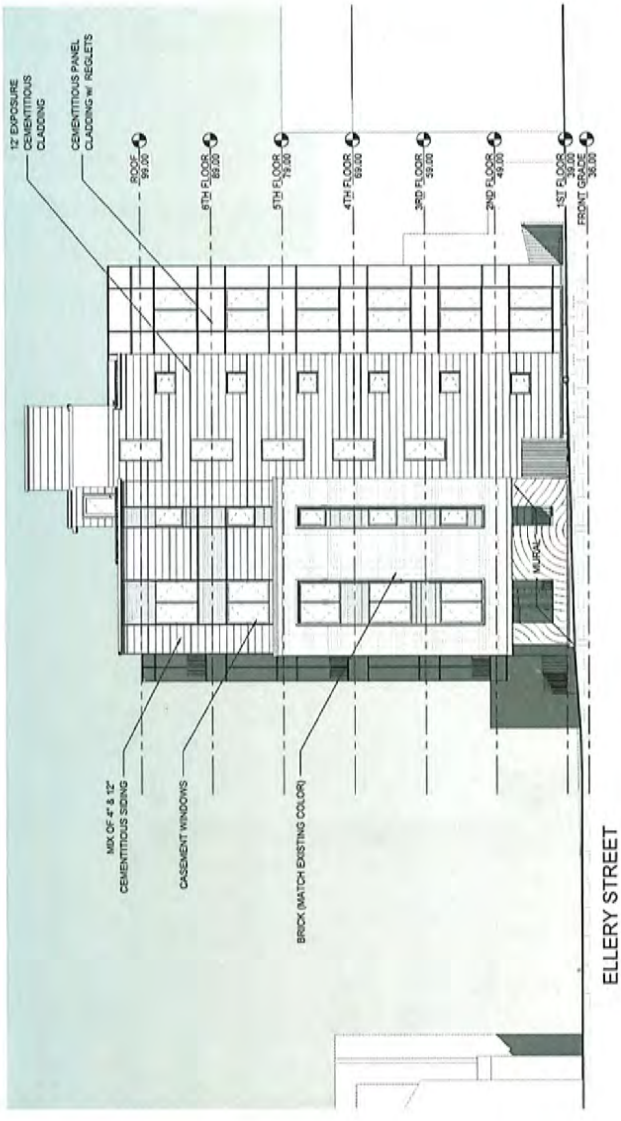
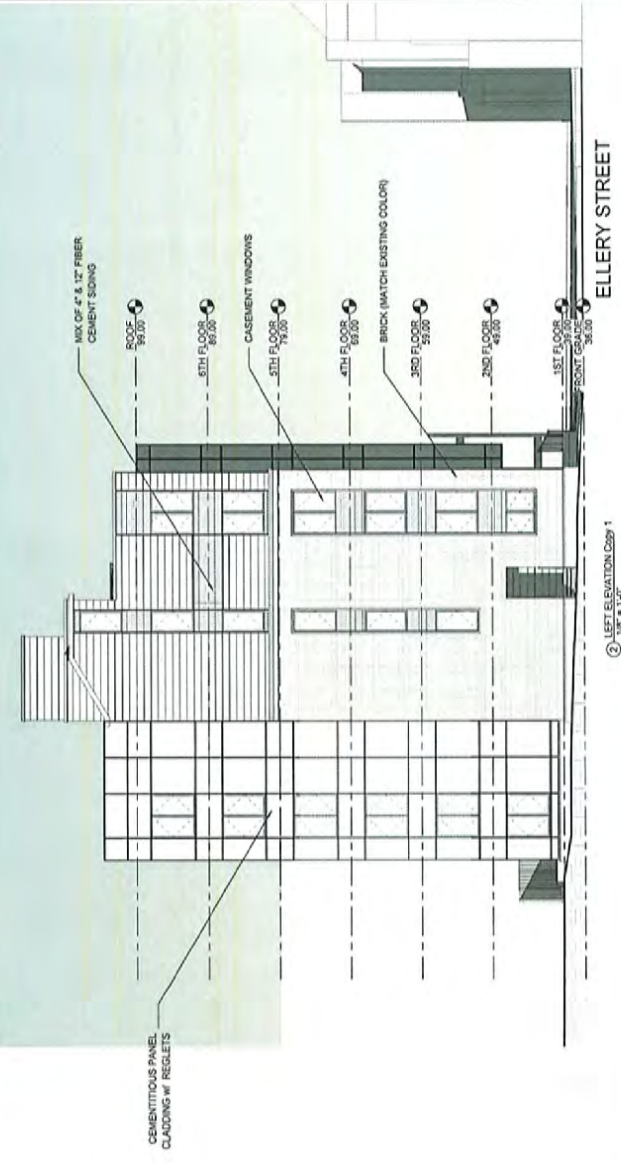
REGISTERED ARCHITECT
KDI ARCHITECTURE
KDI ARCHITECTURE, INC.
17 WALDO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-261-8832

DATE OF REGISTRATION: 01/01/2000
EXPIRES: 12/31/2025
RENEWAL: 01/01/2026
STATUS: ACTIVE
EXPIRES: 12/31/2025

REVISIONS

No.	Description	Date

SIDE ELEVATIONS
A-301A
60 ELLERY RESIDENCES



PROJECT NAME
**60 ELLERY
 RESIDENCES**

PROJECT ADDRESS
**60 ELLERY STREET
 CAMBRIDGE, MA**

CLIENT
CONTEMPO

ARCHITECT
KDI
 ARCHITECTURE
 17 WALDO STREET SUITE 400
 SOMERVILLE MA 02143
 TELEPHONE 617-491-6622

CONSULTANTS:

REGISTERED PROFESSIONAL ARCHITECT
 LICENSE NO. 10010
 REGISTERED PROFESSIONAL ENGINEER
 LICENSE NO. 10010
 REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
 LICENSE NO. 10010

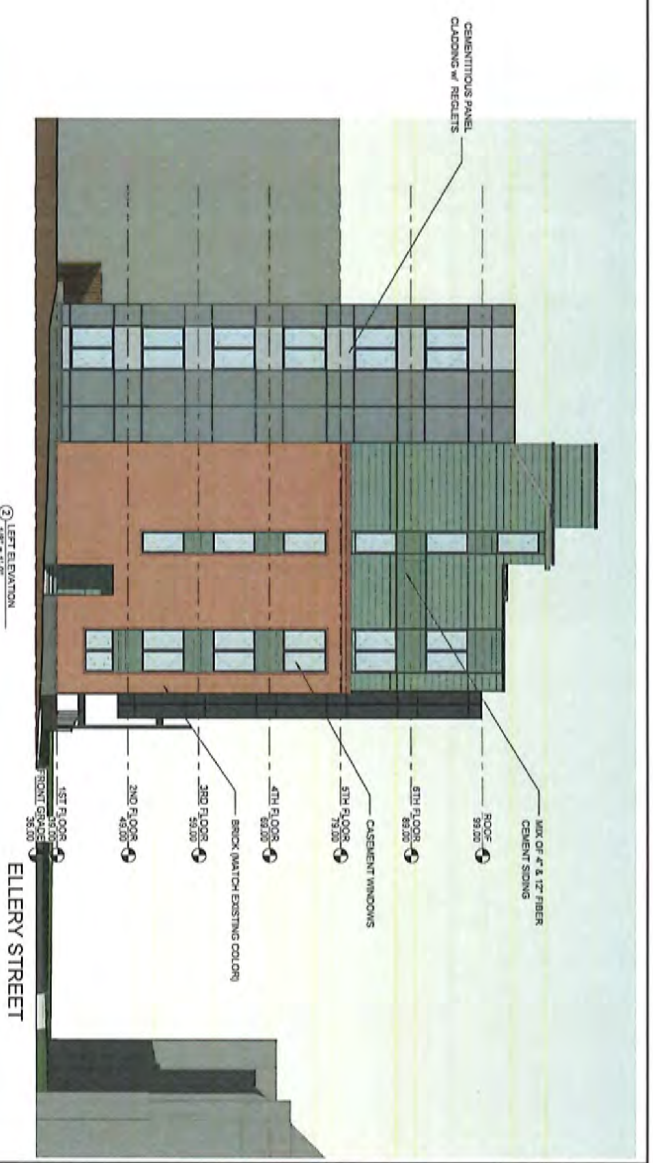
REVISIONS

No.	Description	Date

PROJECT INFORMATION

Project Number	20004
Client	CONTEMPO
Architect	KDI ARCHITECTURE
Date	07/14/2014
Scale	1/8" = 1'-0"

SIDE
 ELEVATIONS
A-301B
 60 ELLERY RESIDENCES



PROJECT NAME
60 ELLERY RESIDENCES

PROJECT ADDRESS
 60 ELLERY STREET
 CAMBRIDGE, MA

CLIENT

ARCHITECT
CONTEMPO

KDI ARCHITECTURE
 17 WALDO STREET SUITE 409
 SOMERVILLE, MA 02143
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REGISTRATION

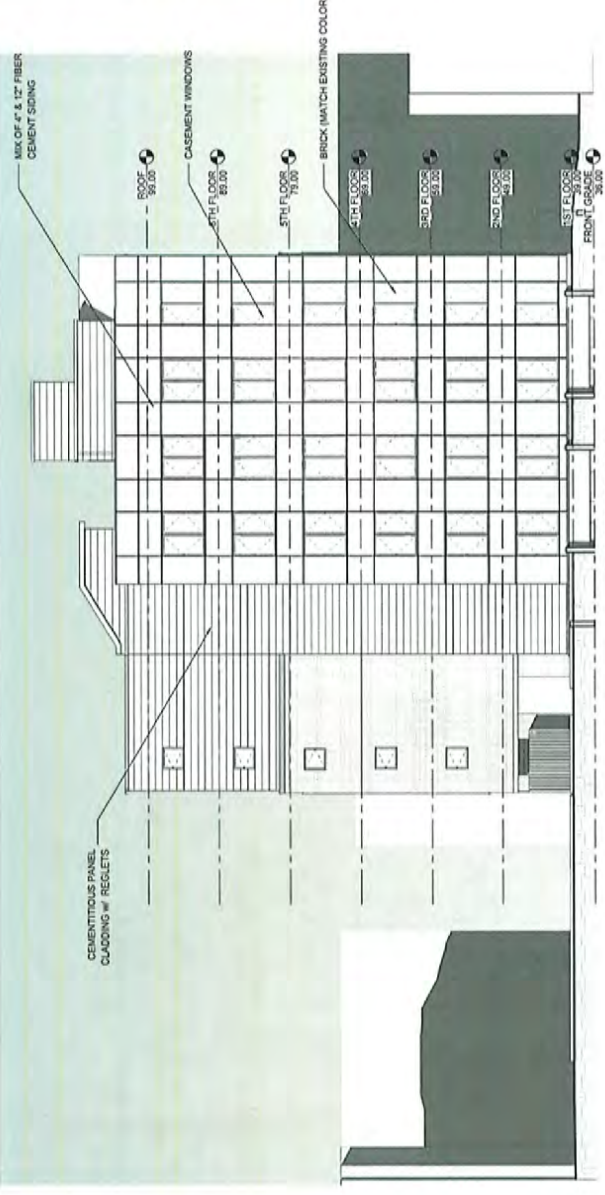
CONSULTANT REGISTRATION

Project Number: 201204
 Date: 07/14/2012
 Drawn by: A. J. [Signature]
 Checked by: [Signature]
 Scale: 1/8" = 1'-0"

REVISIONS

No.	Description	Date

REAR ELEVATION
ELEVATION
A-302A
 60 ELLERY RESIDENCES





1 REAR ELEVATION
1/8\"/>

PROJECT NAME
80 ELLERY RESIDENCES

PROJECT ADDRESS
**80 ELLERY STREET
CAMBRIDGE, MA**

CLIENT
CONTEMPO

ARCHITECT
KDI ARCHITECTURE
17 WALDO STREET SUITE 400
SOMERVILLE MA 02143
TELEPHONE 617-334-6422

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REVISIONS

No.	Description	Date

REAR ELEVATION
A-302B
80 ELLERY RESIDENCES

PROJECT NAME
**60 ELLERY
RESIDENCES**

PROJECT ADDRESS
**60 ELLERY STREET
CAMBRIDGE, MA**

CLIENT

ARCHITECT
CONTEMPO

KDI
ARCHITECTURE
17 WALDO STREET SUITE 400
SOMERVILLE, MA 02143
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REGISTRATION
CONTEMPORARY CONSTRUCTION

Project Number
Date
Drawn By
Checked By
Scale

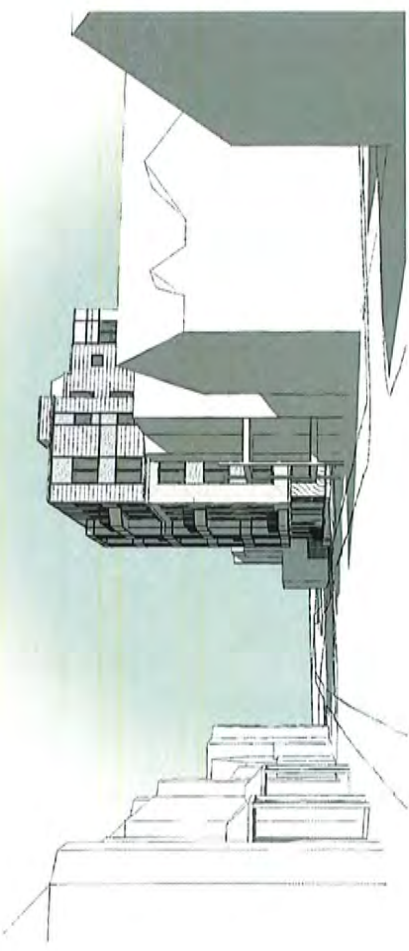
REVISIONS

No.	Description	Date

**MASSING
PERSPECTIVE**

AV-1

60 ELLERY RESIDENCES



PROJECT NAME

**80 ELLERY
RESIDENCES**

PROJECT ADDRESS

80 ELLERY STREET
CAMBRIDGE, MA

CLIENT

CONTEMPO

ARCHITECT



17 WALDO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE 617-591-8822

CONSULTANTS:

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Project Number: 20004
Client: AVANTAGE
Drawn By: AVANTAGE
Scale: 1/8"=1'-0"
Checked By: AVANTAGE
Date: 01/15/2024

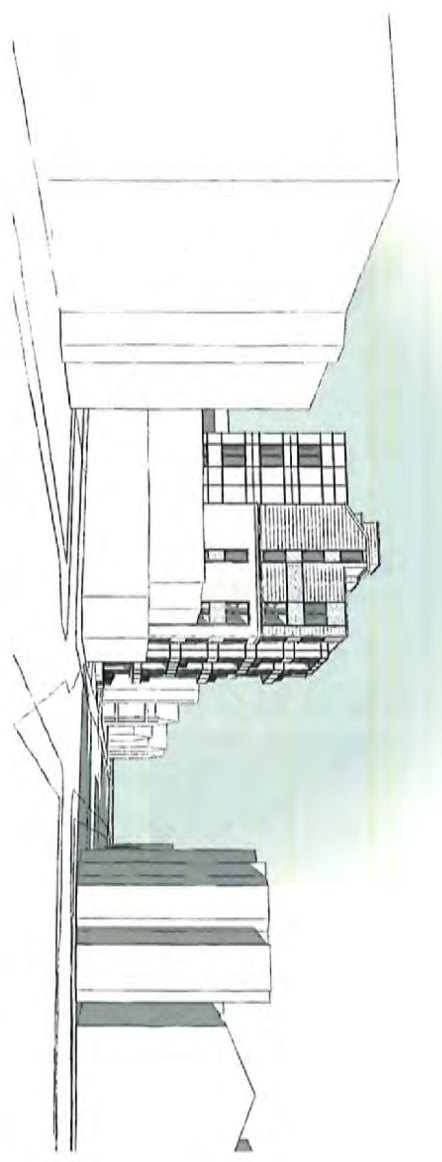
REVISIONS

No.	Description	Date

MISSING
PERSPECTIVE

AV-2

80 ELLERY RESIDENCES





VIEW 2
ELLERY STREET

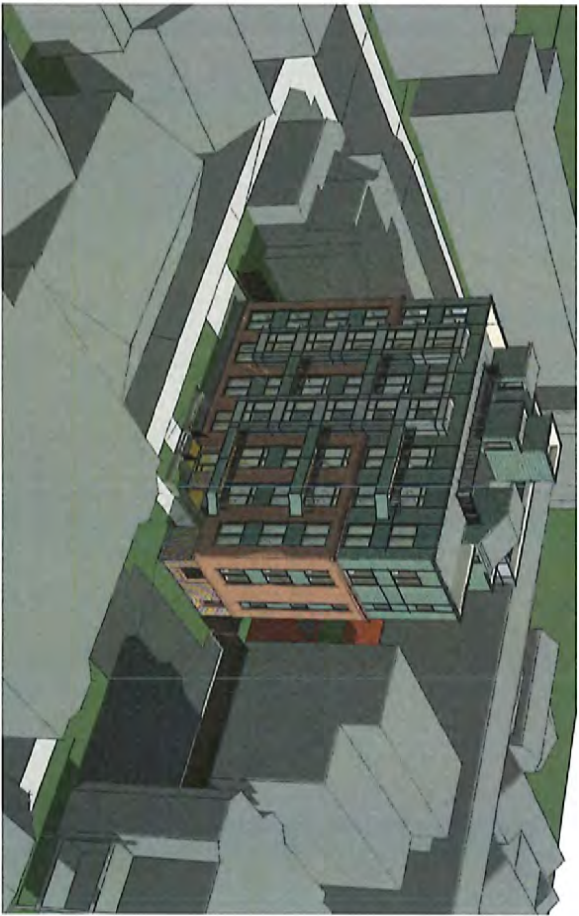
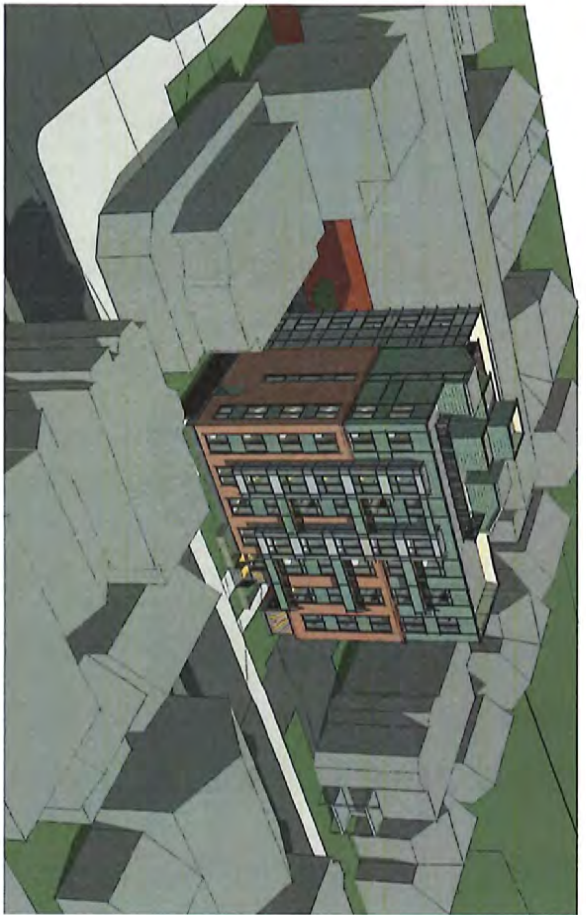


VIEW 1: PERSPECTIVE FROM BROADWAY @ ELLERY



VIEW 2: PERSPECTIVE UP ELLERY TOWARDS BROADWAY

PROJECT NAME 60 ELLERY RESIDENCES	PROJECT ADDRESS 60 ELLERY STREET CAMBRIDGE, MA	CLIENT CONTEMPO	ARCHITECT KDI ARCHITECTURE 17 WALDOO STREET SUITE 400 SOMERVILLE, MA 02143 TELEPHONE: 978-591-9822 CONSULTANTS:	THIS DOCUMENT IS THE PROPERTY OF KDI ARCHITECTURE AND SHALL REMAIN THE SOLE PROPERTY OF KDI ARCHITECTURE. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING. PERMISSION IS GRANTED BY KDI ARCHITECTURE TO THE CLIENT FOR THE PREPARATION AND SUBMISSION OF PERMITS AND FOR THE PREPARATION OF PERMITS UNDER LAW.	REGISTRATION 	PROJECT NUMBER: 25254 DATE: 07/14/2023 DRAWN BY: AUTODWG CHECKED BY: CONTEMPO	<table border="1" style="width: 100%; border-collapse: collapse; font-size: 8px;"> <thead> <tr> <th style="width: 5%;">REVIEWS</th> <th style="width: 10%;">No.</th> <th style="width: 60%;">Description</th> <th style="width: 25%;">Date</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	REVIEWS	No.	Description	Date																																					PROPOSED PERSPECTIVES
REVIEWS	No.	Description	Date																																													
<h1 style="margin: 0;">AV-3</h1> <p style="margin: 0;">60 ELLERY RESIDENCES</p>																																																



PROJECT NAME

**60 ELLERY
RESIDENCES**

PROJECT ADDRESS

**60 ELLERY STREET
CAMBRIDGE, MA**

CLIENT

CONTEMPO

ARCHITECT



ARCHITECTURE
17 WALDO STREET, SUITE 400
SOMERVILLE, MA 02149
TELEPHONE: 617-552-8888

CONSULTANTS:

CONTRACTOR AND OTHER
REVIEW THE SEAL AND SIGNATURE OF THE ARCHITECT OR REGISTERED PROFESSIONAL ENGINEER OR REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT WITHIN THE SCOPE OF THE PROJECT AND WITHIN THE JURISDICTION OF THE BOARD OF ARCHITECTURE, ENGINEERING AND LANDSCAPE ARCHITECTURE OF THE STATE OF MASSACHUSETTS. THE SEAL AND SIGNATURE OF THE ARCHITECT OR REGISTERED PROFESSIONAL ENGINEER OR REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT ARE REQUIRED FOR THE PROJECT TO BE CONSIDERED COMPLETE.



PROJECT NUMBER: 202001
DATE: 07/14/2020
DRAWN BY: A. J. J. J.
CHECKED BY: C. J. J. J.
SCALE: AS SHOWN

REVISIONS

NO.	DESCRIPTION	DATE

PROPOSED
PERSPECTIVES

AV-4

60 ELLERY RESIDENCES

PROJECT NAME
**60 ELLERY
RESIDENCES**

PROJECT ADDRESS
**60 ELLERY STREET
CAMBRIDGE, MA**

CLIENT
CONTEMPO

ARCHITECT
KDI
ARCHITECTURE
17 WALDO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE 818-08-4422
CONSULTANTS:

REGISTERED PROFESSIONAL ARCHITECT
STATE OF MASSACHUSETTS
EXPIRES: 03/31/2014
156-#A1322240235041_Lisa_Foley_10_Ellery_03_Ellery_Residences_ARCHITECTURE_ARCHITECT_LICENSE#13-2023-14

REGISTERED PROFESSIONAL ARCHITECT
STATE OF MASSACHUSETTS
EXPIRES: 03/31/2014
156-#A1322240235041_Lisa_Foley_10_Ellery_03_Ellery_Residences_ARCHITECTURE_ARCHITECT_LICENSE#13-2023-14

REGISTRATION
CONSTRUCTION

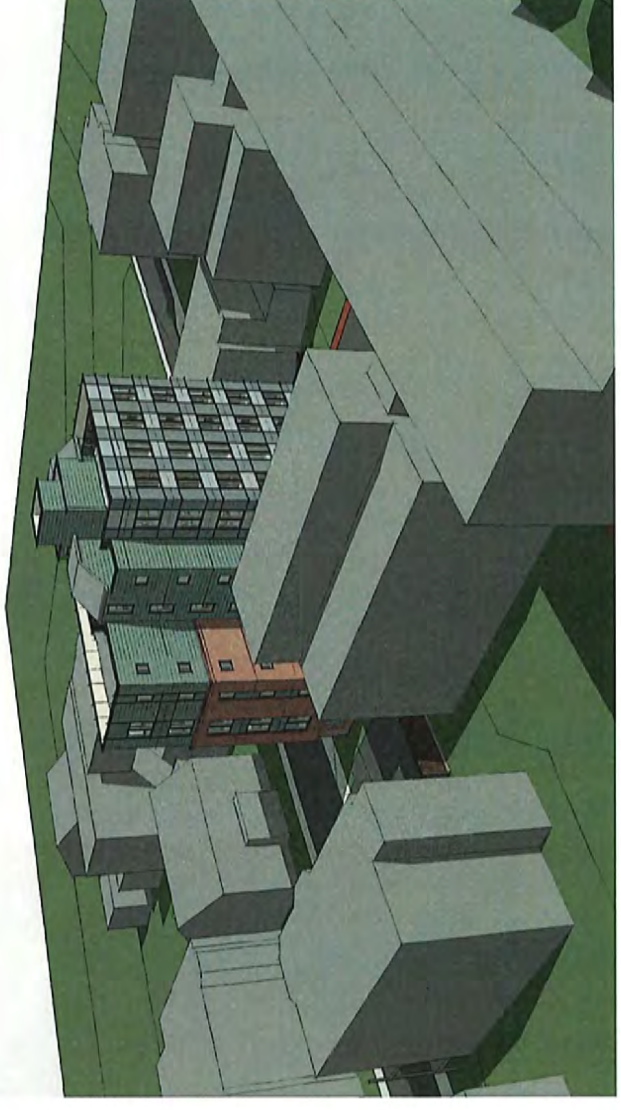
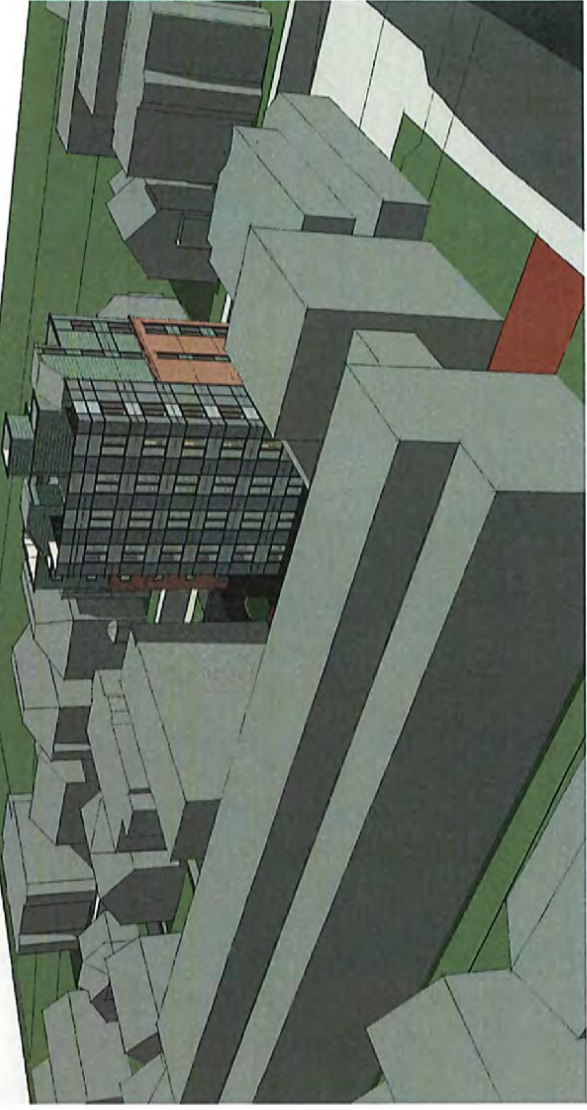
PROJECT NUMBER: 25204
DATE: 07/14/2020
DRAWN BY: AUBREY
CHECKED BY: CINDY
SCALE: 1/8"=1'-0"

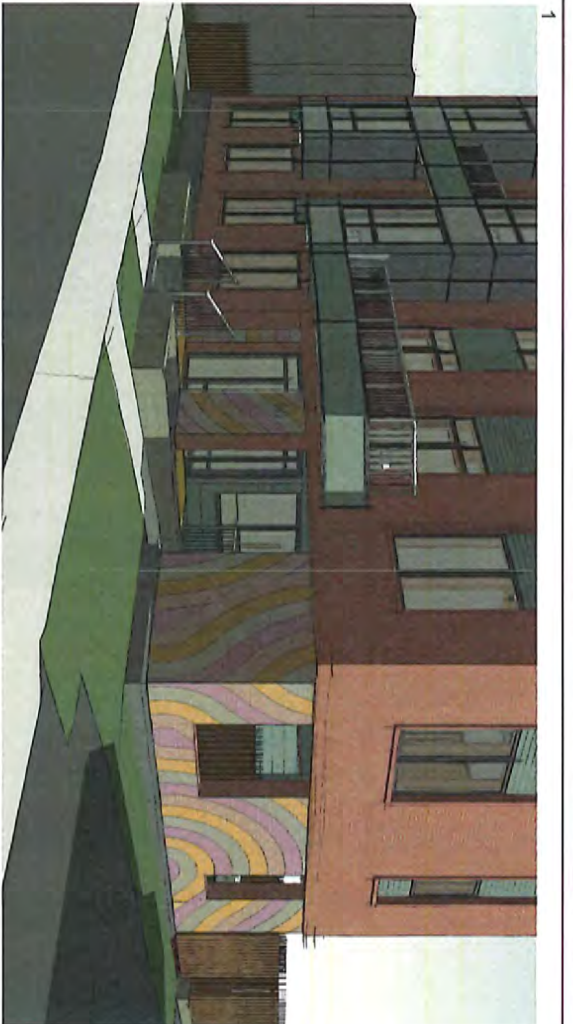
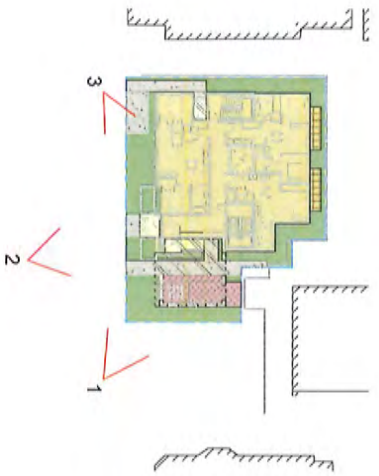
REVISIONS

No.	Description	Date

REAR BIRDS EYE
VIEWS

AV-5
60 ELLERY RESIDENCES





PROJECT NAME

**60 ELLERY
RESIDENCES**

PROJECT ADDRESS
**60 ELLERY STREET
CAMBRIDGE, MA**

CLIENT

CONTEMPO

ARCHITECT



KDI ARCHITECTURE

17 WALDO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-99-4842

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STATE OF MASSACHUSETTS
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PROVISIONS OF CHAPTER 261A.

REGISTRATION



Project Number:	25004	
Architect:	KDI ARCHITECTURE	
Contractor:	CONTEMPO	
Date:	3/14/2025	
Scale:	1" = 3/8" (27)	
REVISIONS		
No.	Description	Date

ENTRY
PERSPECTIVES

AV-6

60 ELLERY RESIDENCES



PROJECT NAME
60 ELLERY RESIDENCES

PROJECT ADDRESS
60 ELLERY STREET
CAMBRIDGE, MA

CLIENT

ARCHITECT
CONTEMPO

KDI ARCHITECTURE
17 WALDOG STREET SUITE 400
SOMERVILLE, MA 02143
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REGISTRATION

Professional Number: 262004
 State: 01174-2003
 Expiration: 09/30/2025
 Issued By: ARCHITECT
 Scale: CONCEPT

REVISIONS

No.	Description	Date

PROPOSED STREETVIEW

AV-7

60 ELLERY RESIDENCES



PROJECT NAME

**80 ELLERY
RESIDENCES**

PROJECT ADDRESS

80 ELLERY STREET
CAMBRIDGE, MA

CLIENT

CONTEMPO

ARCHITECT



ARCHITECTURE
17 WALDO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE 617-898-8822

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REGISTRATION



Project Number: 202004
Date: 07/14/2022
Drawing Title: AV-8
Scale: AS SHOWN
Revisions:

No.	Description	Date

RENDERING

AV-8

80 ELLERY RESIDENCES



PROJECT NAME
60 ELLERY
RESIDENCES

PROJECT ADDRESS
60 ELLERY STREET
CAMBRIDGE, MA

CLIENT

CONTEMPO

ARCHITECT



ARCHITECTURE
17 WALDO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE 617-591-9832

CONSULTANTS:

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REVISIONS

No.	Description	Date

RENDERING

AV-9
60 ELLERY RESIDENCES



MORNING (9 AM - 10 AM)

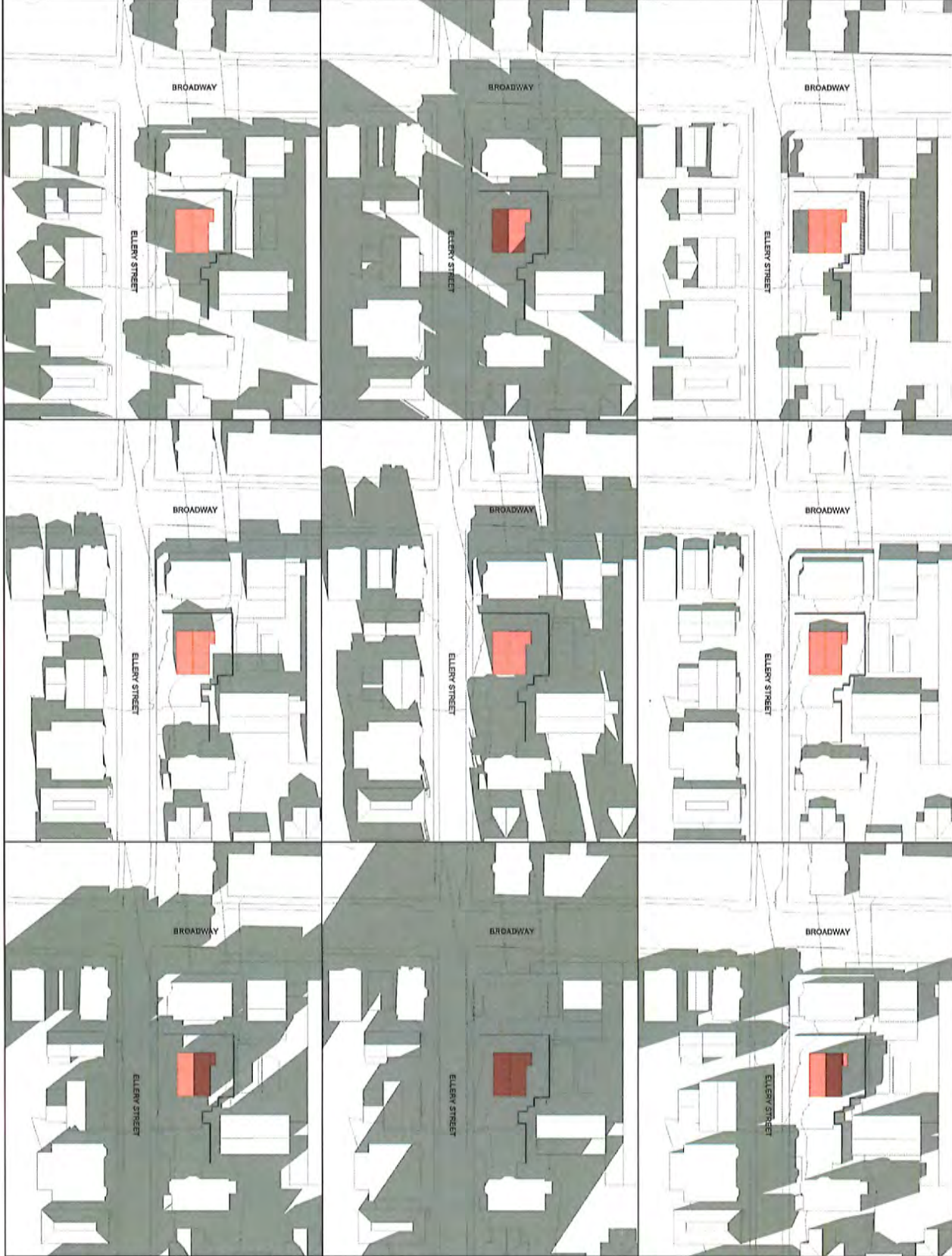
NOON (12 PM - 1 PM)

AFTERNOON (3PM - 4 PM)

SUMMER SOLSTICE
JUNE 20TH

WINTER SOLSTICE
SEPTEMBER 22ND & MARCH 30TH

EQUINOXES (SPRING / FALL)
DECEMBER 21ST



PROJECT NAME
80 ELLERY
RESIDENCES

PROJECT ADDRESS
80 ELLERY STREET
CAMBRIDGE, MA

CLIENT

CONTEMPO

ARCHITECT



17 WALDO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-9822

CONSULTANTS:

REGISTERED ARCHITECT
NOT FOR CONSTRUCTION
PROJECT NUMBER: 20084
DATE: 07/12/2012
DRAWN BY: J. ANDRE
CHECKED BY: T. ANDRE
SCALE: 1" = 50'-0"

REVISIONS

NO.	DESCRIPTION	DATE

EXISTING SHADOWS

SS-1

80 ELLERY RESIDENCES



SUMMER SOLSTICE
JUNE 20TH

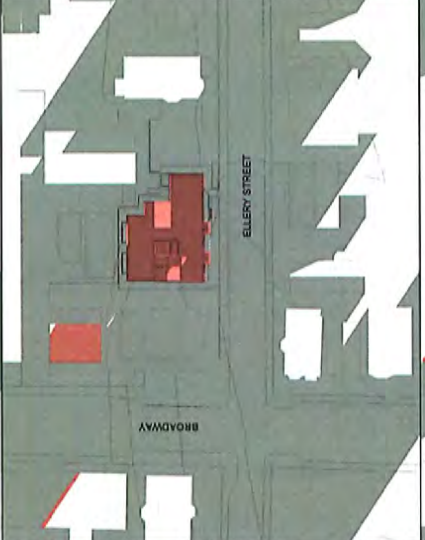
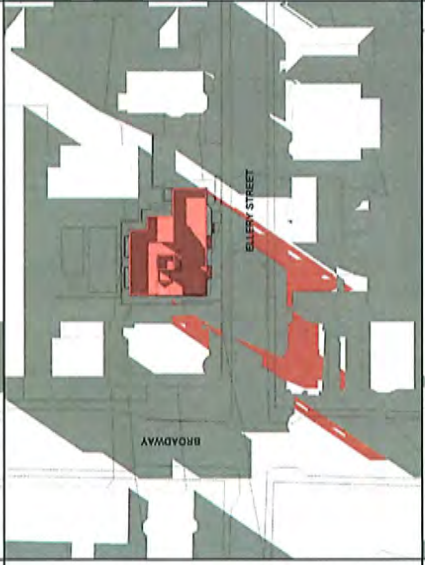
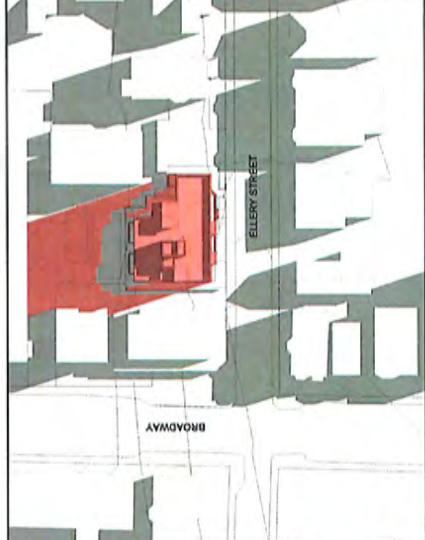
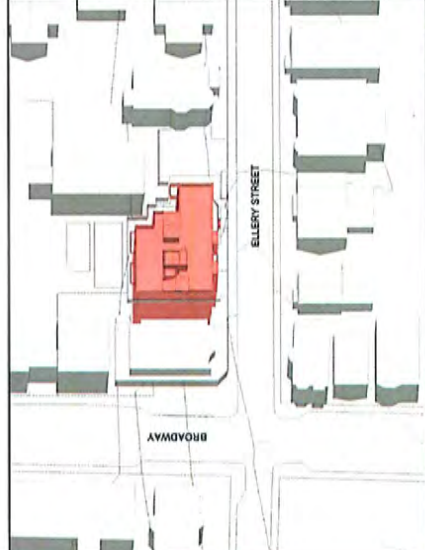
WINTER SOLSTICE
SEPTEMBER 22ND & MARCH 30TH

EQUINOXES (SPRING / FALL)
DECEMBER 21ST

MORNING (9 AM - 10 AM)

NOON (12 PM - 1 PM)

AFTERNOON (3PM - 4 PM)



PROJECT NAME
**60 ELLERY
RESIDENCES**

PROJECT ADDRESS
**60 ELLERY STREET
CAMBRIDGE, MA**

CLIENT
CONTEMPO

ARCHITECT
KDI
ARCHITECTURE
17 WALDOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE 617-891-8822

CONSULTANTS:

REGISTERED PROFESSIONAL ARCHITECT
STATE OF MASSACHUSETTS
PROJECT NO. 20004
DATE 07/14/2005
DRAWN BY [Name]
CHECKED BY [Name]
SCALE 1" = 40'-0"

REVISIONS

No.	Description	Date



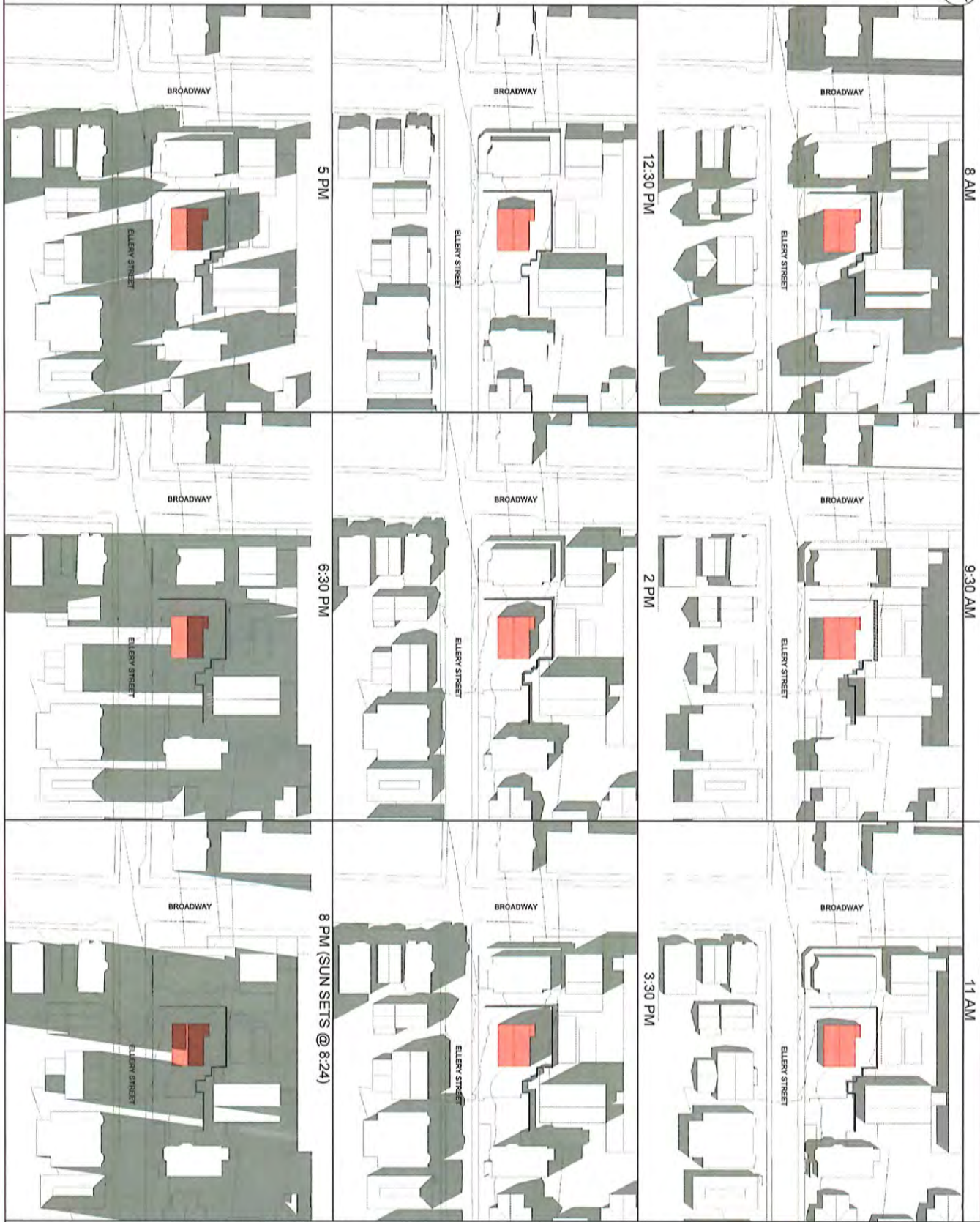
PROJECT NO. 20004
DATE 07/14/2005
DRAWN BY [Name]
CHECKED BY [Name]
SCALE 1" = 40'-0"

REVISIONS

No.	Description	Date

PROPOSED
SHADOWS
SS-2
60 ELLERY RESIDENCES

SUMMER SOLSTICE (JUNE 20TH)



PROJECT NAME 60 ELLERY RESIDENCES		KDI ARCHITECTURE 17 WALDO STREET SUITE 400 SOMERVILLE MA 02143 TELEPHONE: 617-99-4622	CONSULTANTS: CONTEMPO
PROJECT ADDRESS 60 ELLERY STREET CAMBRIDGE, MA			
CLIENT CONTEMPO		ARCHITECT CONTEMPO	

NOT FOR CONSTRUCTION		
THIS DOCUMENT IS THE PROPERTY OF KDI ARCHITECTURE. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN CONSENT OF KDI ARCHITECTURE. THIS DOCUMENT IS THE PROPERTY OF KDI ARCHITECTURE AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN.		
REGISTRATION ARCHITECT: [Seal]		
Project Number: 200904	Date: 07/16/2009	
Client: CONTEMPO	Architect: KDI ARCHITECTURE	
Site: 60 ELLERY STREET, CAMBRIDGE, MA	Scale: 1" = 8'-0"	
REVISIONS		
No.	Description	Date



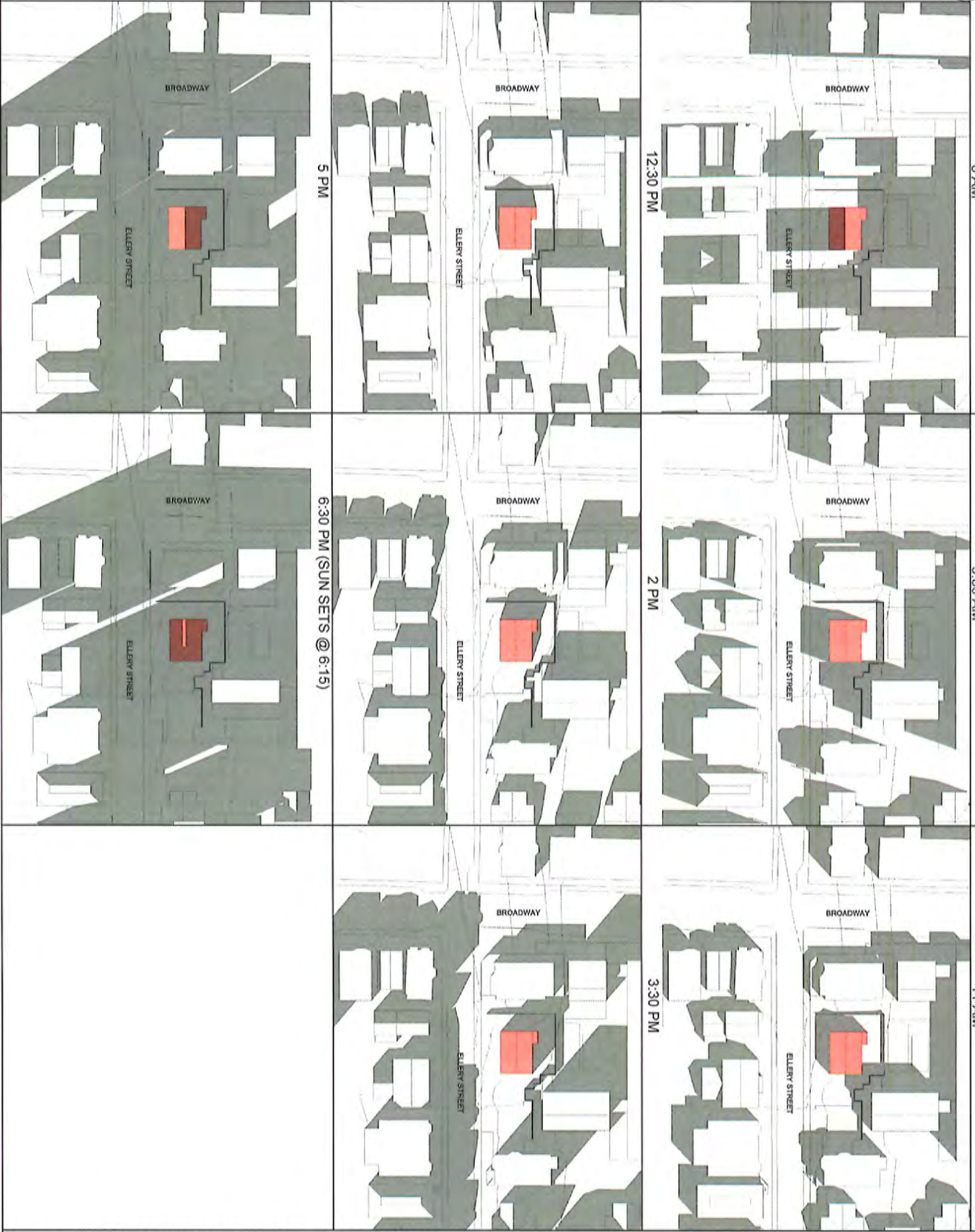
SUMMER SOLSTICE (JUNE 20TH)



PROJECT NAME 60 ELLERY RESIDENCES PROJECT ADDRESS 60 ELLERY STREET CAMBRIDGE, MA CLIENT	ARCHITECT  KDI ARCHITECTURE 17 WALDO STREET SUITE 400 SOMERVILLE, MA 02143 TELEPHONE: 617-291-9822	CONSULTANTS:	 REGISTERED PROFESSIONAL ENGINEER MATTHEW J. KELLY No. 25204 State of Massachusetts Date: 07/14/2008 Author: Matthew J. Kelly Scale: 1" = 40'-0"	REVISIONS <table border="1"> <thead> <tr> <th>No.</th> <th>Description</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	No.	Description	Date			
No.	Description	Date								

SUMMER SOLSTICE - PROPOSED SHADOWS
SS-4
 60 ELLERY RESIDENCES

EQUINOXES (SEPTEMBER 22ND & MARCH 30TH)



PROJECT NAME 60 ELLEERY RESIDENCES PROJECT ADDRESS 60 ELLEERY STREET CAMBRIDGE, MA		ARCHITECT CONTEMPO																													
CLIENT CONTEMPO		CONSULTANTS:  KDI ARCHITECTURE 17 MALDEN STREET SUITE 400 SOMERVILLE MA 02143 TELEPHONE 617-271-8822																													
<p>NOT FOR CONSTRUCTION</p> <p>CONTRACT NO. 04-181 THESE DRAWINGS ARE NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF ARCHITECT AND ENGINEER. ANY REVISIONS TO THESE DRAWINGS SHALL BE MADE BY A REVISION SHEET AND SHALL BE APPROVED BY ARCHITECT AND ENGINEER. THESE DRAWINGS ARE THE PROPERTY OF ARCHITECT AND ENGINEER AND SHALL BE KEPT IN CONFIDENCE. ANY REVISIONS TO THESE DRAWINGS SHALL BE MADE BY A REVISION SHEET AND SHALL BE APPROVED BY ARCHITECT AND ENGINEER.</p>																															
REVISIONS <table border="1"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>		NO.	DESCRIPTION	DATE																<table border="1"> <tr> <td>Project Number</td> <td>22004</td> </tr> <tr> <td>Client</td> <td>CONTEMPO</td> </tr> <tr> <td>Contract No.</td> <td>0716/0205</td> </tr> <tr> <td>Scale</td> <td>1" = 8'-0"</td> </tr> <tr> <td>Revisions</td> <td> </td> </tr> </table>		Project Number	22004	Client	CONTEMPO	Contract No.	0716/0205	Scale	1" = 8'-0"	Revisions	
NO.	DESCRIPTION	DATE																													
Project Number	22004																														
Client	CONTEMPO																														
Contract No.	0716/0205																														
Scale	1" = 8'-0"																														
Revisions																															
<p>EQUINOXES - EXISTING SHADOWS</p> <p>SS-5</p> <p>60 ELLEERY RESIDENCES</p>																															



EQUINOXES (SEPTEMBER 22ND & MARCH 30TH)



<p>PROJECT NAME 60 ELLEERY RESIDENCES</p> <p>PROJECT ADDRESS 60 ELLEERY STREET CAMBRIDGE, MA</p> <p>CLIENT</p>	<p>ARCHITECT CONTEMPO</p> <p>KDI ARCHITECTURE 17 WALDOO STREET SUITE 400 SOMERVILLE, MA 02143 TELEPHONE: 617-891-9822</p> <p>CONSULTANTS:</p>	<p>REGISTRATION</p> <p>REGISTERED PROFESSIONAL ARCHITECT STATE OF MASSACHUSETTS NO. 0711400005 EXPIRES 12/31/2016</p>	<p>EQUINOXES - PROPOSED SHADOWS</p> <p>SS-6</p> <p>60 ELLEERY RESIDENCES</p>
---	---	--	--

WINTER SOLSTICE (DECEMBER 21ST)



8 AM

12:30 PM

9:30 AM

2 PM

11 AM

3:30 PM (SUN SETS @ 4:15)



PROJECT NAME

**80 ELLETRY
RESIDENCES**

PROJECT ADDRESS
80 ELLETRY STREET
CAMBRIDGE, MA

CLIENT

CONTEMPO

ARCHITECT



ARCHITECTURE
17 WALDO STREET SUITE 400
SOMERVILLE, MA 02143

CONSULTANTS:

REGISTRATION



PROJECT NUMBER: 230084
DATE: 07/16/2024
DRAWN BY: CHAMBERLAIN
CHECKED BY: T. P. BERT
SCALE: 1" = 8'-0"

REVISIONS

NO.	Description	Date

WINTER
SOLSTICE -
EXISTING
SHADOWS
SS-7

80 ELLETRY RESIDENCES



WINTER SOLSTICE (DECEMBER 21ST)



PROJECT NAME 60 ELLERY RESIDENCES PROJECT ADDRESS 60 ELLERY STREET CAMBRIDGE, MA CLIENT	ARCHITECT KDI ARCHITECTURE 17 WALDO STREET SUITE 400 SOMERVILLE, MA 02145 TELEPHONE: 617-552-1172	CONSULTANTS: <small>COPYRIGHT © 2008 THIS DRAWING IS THE PROPERTY OF KDI ARCHITECTURE. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM KDI ARCHITECTURE. ANY VIOLATION OF THESE TERMS SHALL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.</small>															
<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="text-align: center;"> </div> <div style="text-align: right;"> REGISTRATION Project Number: 200804 Date: 07/15/2008 Drawn by: KDI Checked by: KDI Scale: 1" = 40'-0" </div> </div>																	
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REV	Description	Date															
WINTER SOLSTICE - PROPOSED SHADOWS SS-8 60 ELLERY RESIDENCES																	

Sheet Number	Sheet Name	Sheet Issue Date
D-Cover	COVER SHEET	09/11/2025
A-000	2-CIVIL/LANDSCAPE	04/23/2025
C1	EXISTING CONDITIONS	07/17/2025
L1	LANDSCAPE PLAN	
3-Architectural		
A-020	SITE PLAN	09/11/2025
A-025	AREA PLANS-GFA (IBC)	09/11/2025
A-026	UNIT AREA PLANS	09/11/2025
A-027	AREA PLANS - GFA (PER ZONING)	09/11/2025
A-028	DWELLING UNIT NET AREA	09/11/2025
A-101	BASEMENT & 1ST FLOOR PLANS	09/11/2025
A-102	2ND & 3RD FLOOR PLANS	09/11/2025
A-103	4TH & 5TH FLOOR PLANS	09/11/2025
A-104	6TH FLOOR LAYOUT PLAN	09/11/2025
A-300A	FRONT ELEVATION	09/11/2025
A-300B	FRONT ELEVATION	09/11/2025
A-301A	SIDE ELEVATIONS	09/11/2025
A-301B	REAR ELEVATIONS	09/11/2025
A-302B	REAR ELEVATION	09/11/2025
SS-1	EXISTING SHADOWS	09/11/2025
SS-2	PROPOSED SHADOWS	09/11/2025
SS-3	SUMMER SOLSTICE - EXISTING SHADOWS	09/11/2025
SS-4	SUMMER SOLSTICE - PROPOSED SHADOWS	09/11/2025
SS-5	EQUINOXES - EXISTING SHADOWS	09/11/2025
SS-6	EQUINOXES - PROPOSED SHADOWS	09/11/2025
SS-7	WINTER SOLSTICE - EXISTING SHADOWS	09/11/2025
SS-8	WINTER SOLSTICE - PROPOSED SHADOWS	09/11/2025
AV-1	MASSING PERSPECTIVE	09/11/2025
AV-2	PROPOSED PERSPECTIVE	09/11/2025
AV-3	PROPOSED PERSPECTIVES	09/11/2025
AV-4	REAR BIRDS EYE VIEWS	09/11/2025
AV-5	REAR BIRDS EYE VIEWS	09/11/2025
AV-6	ENTRY PERSPECTIVES	09/11/2025
AV-7	PROPOSED STREETVIEW	09/11/2025
AV-8	RENDERING	09/11/2025
AV-9	RENDERING	09/11/2025
AV-10	EXISTING PHOTOGRAPH PHOTOS	09/11/2025



PROJECT: 60 ELLERY STREET RESIDENCES

PROJECT ADDRESS:
60 ELLERY STREET
CAMBRIDGE MASSACHUSETTS

ARCHITECT:
KHALSA DESIGN INC.
17IVALOO STREET, SUITE 400
SOMERVILLE, MA 02143

OWNER:
CONTEMPO BUILDERS
ADDRESS:
100 TRADE CENTER DRIVE, SUITE G-700
WOBURN, MA 01801

LAND SURVEOR:
SPRUHAN ENGINEERING, P.C.
ADDRESS:
80 JEWETT STREET, SUITE 1
NEWTON, MA 02458

SD SET
09/11/2025



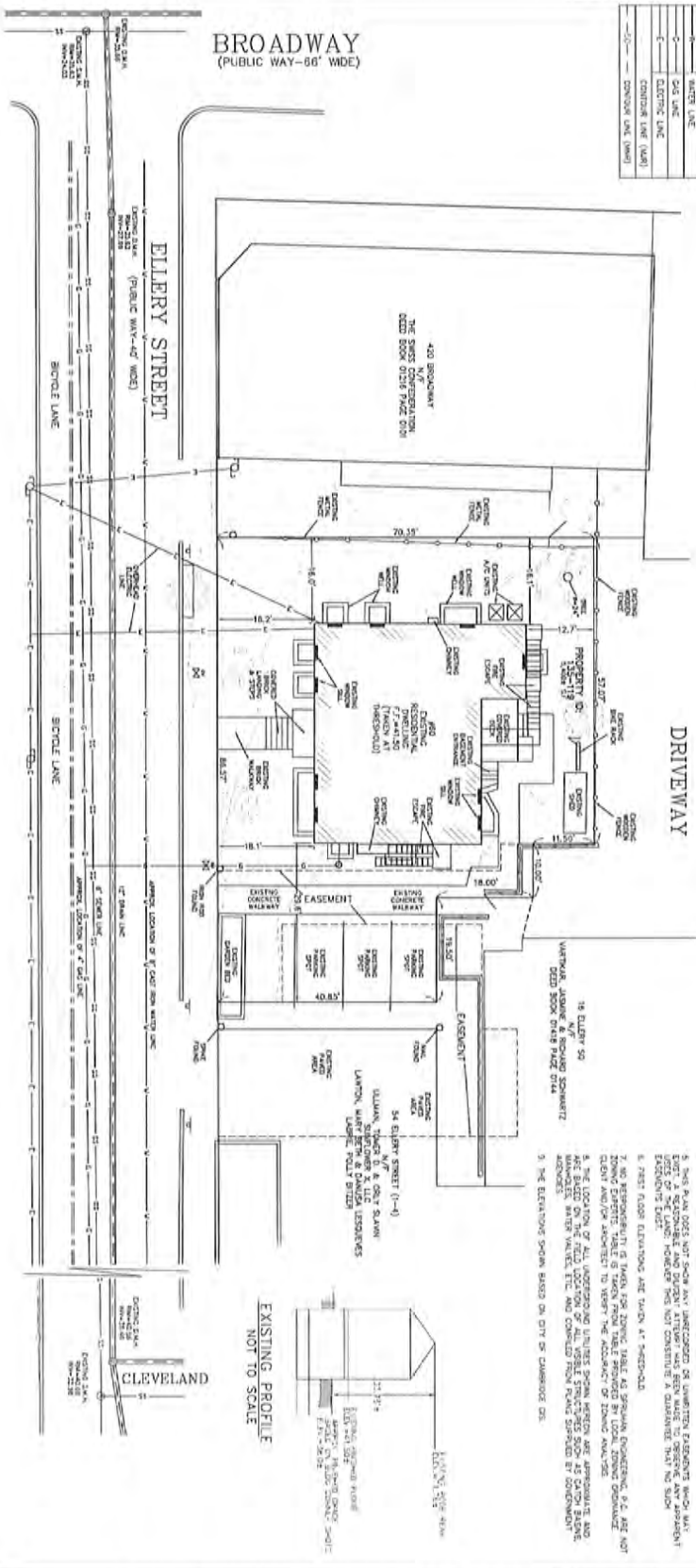
PROJECT NAME 60 ELLERY RESIDENCES	ARCHITECT KDI ARCHITECTURE 17IVALOO STREET SUITE 400 SOMERVILLE, MA 02143 TELEPHONE: 817-591-8822 CONSULTANTS:	CLIENT CONTEMPO	REGISTRATION REGISTERED PROFESSIONAL ARCHITECT STATE OF MASSACHUSETTS EXPIRES: 09/30/2026 RENEWAL: 09/30/2026 EXPIRES: 09/30/2026 RENEWAL: 09/30/2026 EXPIRES: 09/30/2026 RENEWAL: 09/30/2026
PROJECT ADDRESS 60 ELLERY STREET CAMBRIDGE, MA	CONSULTANTS:	REVISIONS	COVER SHEET
CLIENT		No. Description Date	A-000 60 ELLERY RESIDENCES

LEGEND	
	ROAD
	ROAD RIGHT-OF-WAY
	FENCE
	SEALER
	PLANT TREE
	TREE STUMP
	SPOT
	STREET MANHOLE
	DRAIN MANHOLE
	CATCH BASIN
	WATER VALVE
	HYDRANT
	GAS VALVE
	ELECTRIC MANHOLE
	UTILITY POLE
	LIGHT POLE
	MANHOLE
	EXISTING BUILDING
	EXISTING WALL
	FROCK
	STREET LINE
	SIDE LINE
	GAS LINE
	ELECTRIC LINE
	CONTOUR LINE (10 FT)
	CONTOUR LINE (5 FT)



BROADWAY
(PUBLIC WAY-66' WIDE)

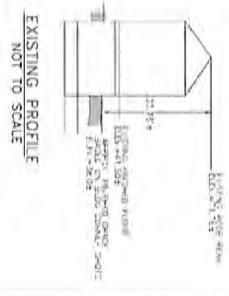
ELIERY STREET
(PUBLIC WAY-40' WIDE)



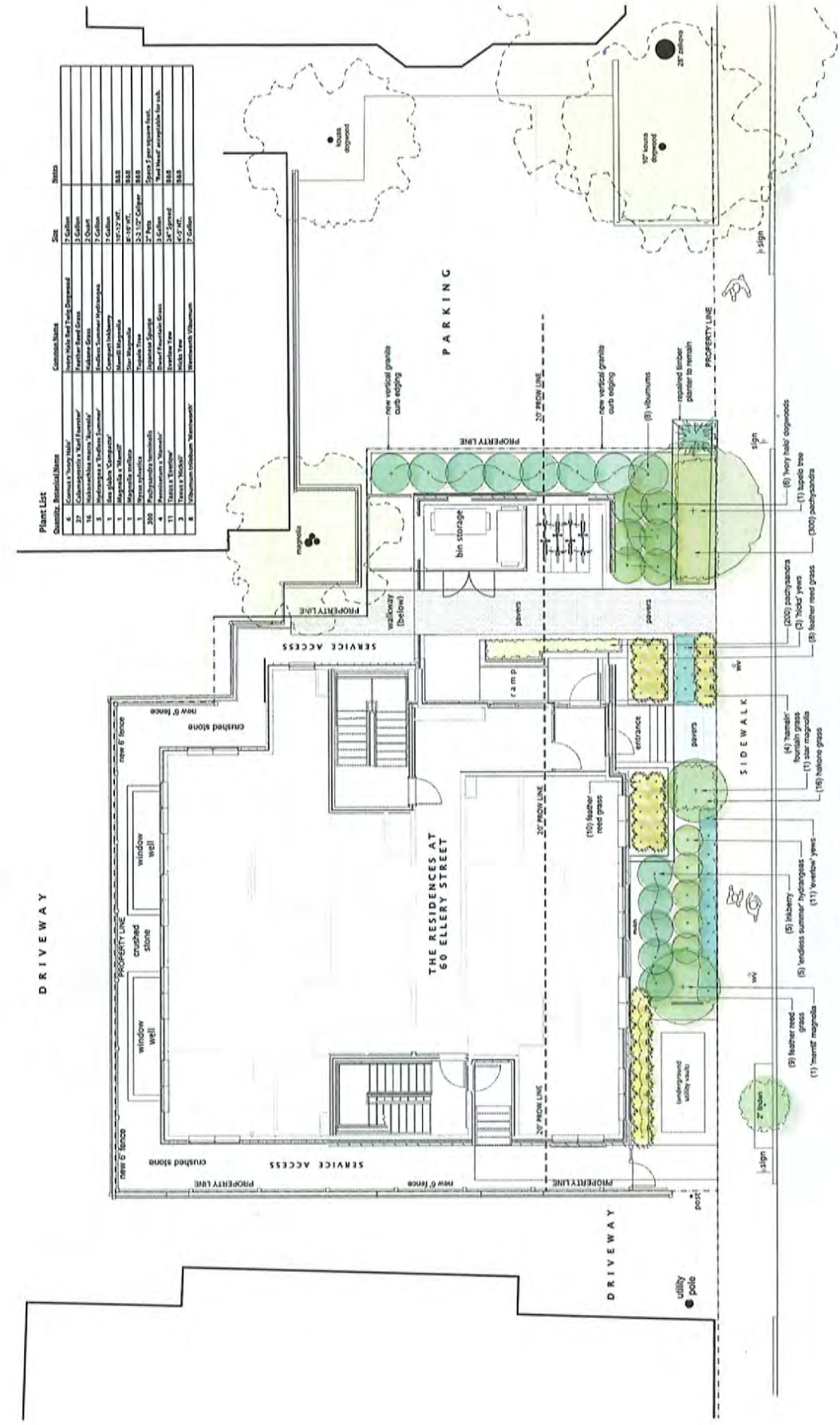
LOCUS MAP
(NOT TO SCALE)



- NOTES
1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY GEORGEAN ENGINEERING, P.C. AS OF 6/4/2022.
 2. THIS REFERENCE BOOK 198A, PAGE 28, CONTAINS THE RECORD PLAN FOR THIS PROJECT. ANY DISCREPANCIES BETWEEN THIS REFERENCE PLAN AND THIS PLAN SHALL BE RESOLVED BY THIS PLAN.
 3. THIS PLAN IS NOT INTENDED TO BE RECORDED.
 4. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNLAWFUL EXISTING WORK. ANY WORK NOT SHOWN ON THIS PLAN SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
 5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNLAWFUL EXISTING WORK. ANY WORK NOT SHOWN ON THIS PLAN SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
 6. PROPERTY LINES AND DIMENSIONS ARE BASED ON THE RECORD PLAN FOR THIS PROJECT.
 7. NO REPRESENTATIVE IS TAKEN FOR SHOWING THAT AS GEORGEAN ENGINEERING, P.C. ARE NOT PROFESSIONAL ENGINEERS, WE DO NOT GUARANTEE THE ACCURACY OF THE DATA SHOWN HEREON.
 8. THIS PLAN IS NOT INTENDED TO BE RECORDED.
 9. THE ELEVATIONS SHOWN BASED ON DTM OR CONTOUR DS.



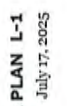
<p>Spruhan Engineering, P.C. 40 SOUTH ST. SUITE 11 CAMBRIDGE, MA 02142 Tel: 617-452-0722 Email: info@spruhan.com</p>	<p>60 ELIERY STREET CAMBRIDGE MASSACHUSETTS</p> <p>SURVEY PLAN</p> <p>REVISION BLOCK</p> <table border="1"> <thead> <tr> <th>DESCRIPTION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	DESCRIPTION	DATE										
DESCRIPTION	DATE												
<p>EXISTING CONDITIONS</p> <p>SHEET 1 OF 1</p>													

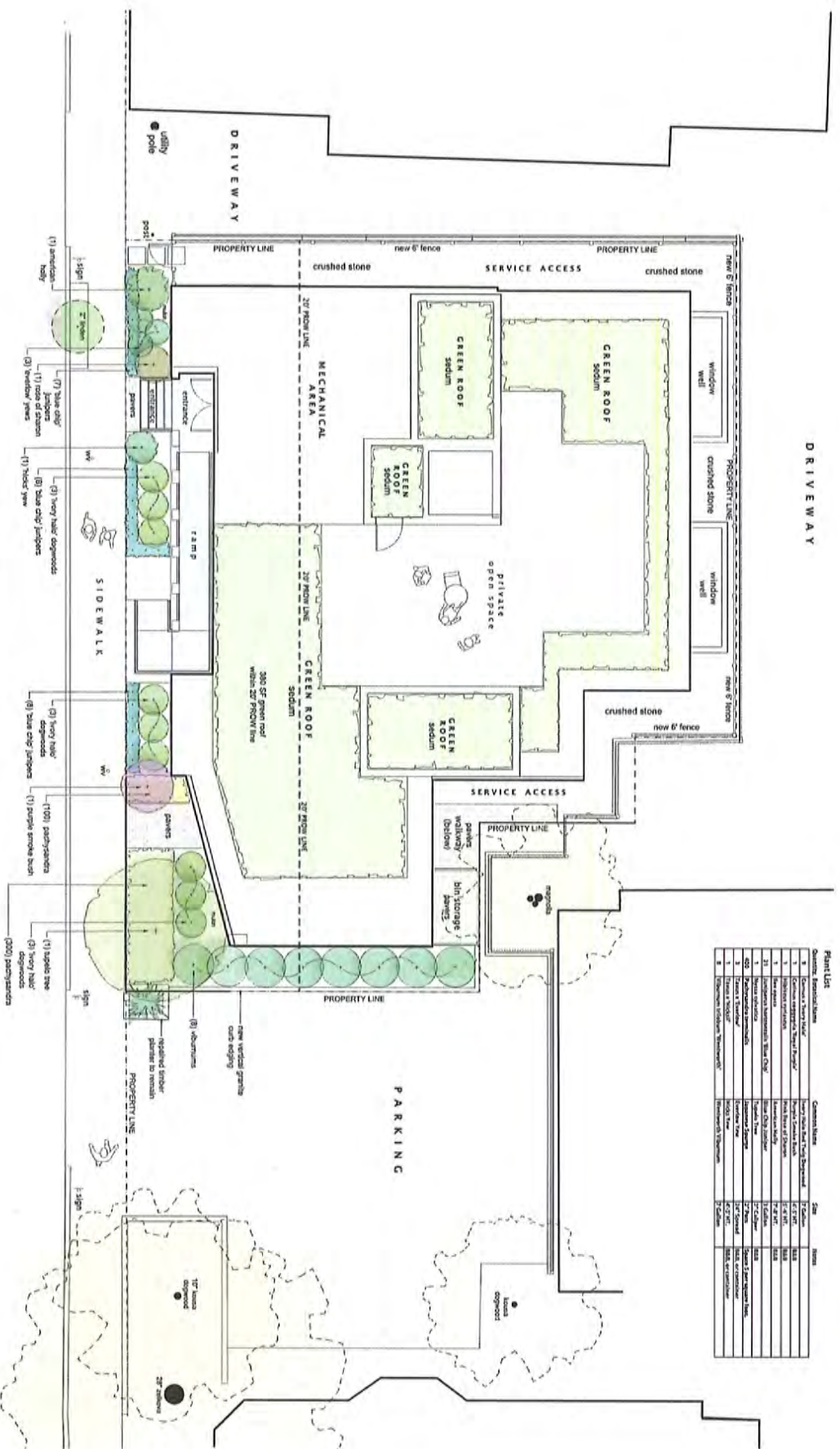


Plant List

Quantity	Common Name	Notes
1	Quercus macrocarpa	1' x 1' x 1'
2	Quercus macrocarpa	2' x 2' x 2'
3	Quercus macrocarpa	3' x 3' x 3'
4	Quercus macrocarpa	4' x 4' x 4'
5	Quercus macrocarpa	5' x 5' x 5'
6	Quercus macrocarpa	6' x 6' x 6'
7	Quercus macrocarpa	7' x 7' x 7'
8	Quercus macrocarpa	8' x 8' x 8'
9	Quercus macrocarpa	9' x 9' x 9'
10	Quercus macrocarpa	10' x 10' x 10'
11	Quercus macrocarpa	11' x 11' x 11'
12	Quercus macrocarpa	12' x 12' x 12'
13	Quercus macrocarpa	13' x 13' x 13'
14	Quercus macrocarpa	14' x 14' x 14'
15	Quercus macrocarpa	15' x 15' x 15'
16	Quercus macrocarpa	16' x 16' x 16'
17	Quercus macrocarpa	17' x 17' x 17'
18	Quercus macrocarpa	18' x 18' x 18'
19	Quercus macrocarpa	19' x 19' x 19'
20	Quercus macrocarpa	20' x 20' x 20'

ELLERY STREET





Plant List

Quantities	Botanical Name	Common Name	Size	Notes
8	Quercus prinus	White Oak	24"	
1	Quercus alba	White Oak	24"	
1	Quercus macrocarpa	White Oak	24"	
1	Quercus imbricaria	White Oak	24"	
1	Quercus muhlenbergii	White Oak	24"	
1	Quercus rubra	White Oak	24"	
1	Quercus virginiana	White Oak	24"	
1	Quercus sp.	White Oak	24"	
1	Quercus sp.	White Oak	24"	
1	Quercus sp.	White Oak	24"	
1	Quercus sp.	White Oak	24"	

60 Ellery Street | Cambridge, Massachusetts

LANDSCAPE MASTER PLAN L-1
June 9, 2025





① BASEMENT
3,322' x 112'



② 1ST FLOOR
3,322' x 112'



③ 2ND FLOOR
3,322' x 112'



④ 3RD FLOOR
3,322' x 112'



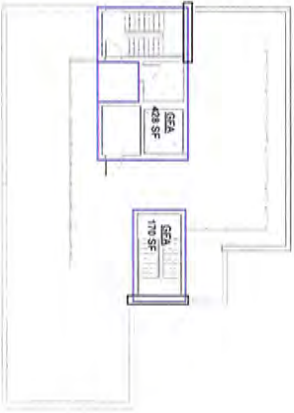
⑤ 4TH FLOOR
3,322' x 112'



⑥ 5TH FLOOR
3,322' x 112'



⑦ 6TH FLOOR
3,322' x 112'



⑧ ROOF
3,322' x 112'

Area	Level	Name
2692 SF	BASEMENT	GFA
2791 SF	1ST FLOOR	GFA
3480 SF	2ND FLOOR	GFA
3480 SF	4TH FLOOR	GFA
3412 SF	5TH FLOOR	GFA
3412 SF	6TH FLOOR	GFA
428 SF	ROOF	GFA
176 SF	ROOF	GFA
2282 SF		
2282 SF		

THE AREAS SHOWN ON THIS SHEET INCLUDES ALL AREAS WITHIN THE EXTERIOR FACE OF THE EXTERIOR WALLS

PROJECT NAME
80 ELLERY RESIDENCES

PROJECT ADDRESS
**80 ELLERY STREET
CAMBRIDGE, MA**

CLIENT
CONTEMPO



ARCHITECT
KDI ARCHITECTURE
17 WALDO STREET, SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-898-4222

CONSULTANTS:



Project Number	22004	
Client	CONTEMPO	
Drawn by	AMANDA	
Checked by	AMANDA	
Date	3/26/22	
Scale	3/8" = 1'-0"	
REVISIONS		
No.	Description	Date

AREA
PLANS-GFA (IBC)
A-025
80 ELLERY RESIDENCES

PROJECT NAME
60 ELLERY RESIDENCES

PROJECT ADDRESS
60 ELLERY STREET
CAMBRIDGE, MA

CLIENT

ARCHITECT



CONSULTANTS:

17 WALDO STREET SUITE 400 SOMERVILLE, MA 02143 TELEPHONE: 617-591-8602



Registration Number	20025
Issue	09/11/2024
Drawn By	AJ/002
Checked By	AJ/002
Scale	3/32" = 1'-0"

UNIT AREA PLANS

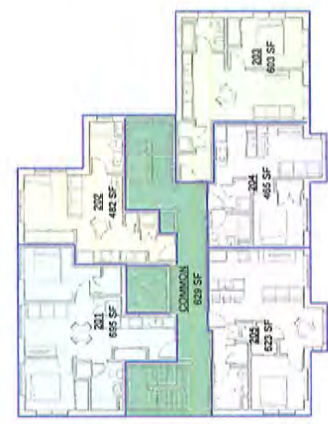
A-026

60 ELLERY RESIDENCES

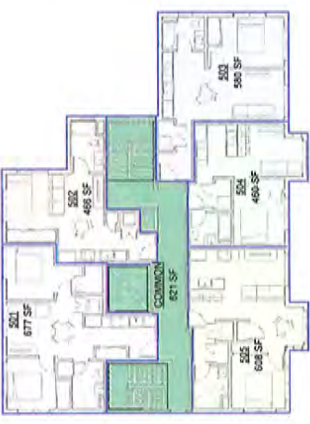
Area	Name	Level
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COMMON	COMMON	BASEMENT
1590 SF	COMMON	BASEMENT
1590 SF	COMMON	1ST FLOOR
160 SF	COMMON	2ND FLOOR
626 SF	COMMON	3RD FLOOR
627 SF	COMMON	4TH FLOOR
626 SF	COMMON	5TH FLOOR
627 SF	COMMON	6TH FLOOR
626 SF	COMMON	7TH FLOOR
627 SF	COMMON	8TH FLOOR
599 SF	COMMON	ROOF
599 SF	COMMON	ROOF
1140 SF	TOTAL COMMON	
532 SF	001	BASEMENT
579 SF	102	BASEMENT
1112 SF		
626 SF	101	1ST FLOOR
482 SF	102	1ST FLOOR
1261 SF	103	1ST FLOOR
626 SF	201	2ND FLOOR
482 SF	202	2ND FLOOR
603 SF	203	2ND FLOOR
465 SF	204	2ND FLOOR
623 SF	205	2ND FLOOR
623 SF	301	3RD FLOOR
468 SF	302	3RD FLOOR
603 SF	303	3RD FLOOR
465 SF	304	3RD FLOOR
623 SF	305	3RD FLOOR
623 SF	401	4TH FLOOR
467 SF	402	4TH FLOOR
603 SF	403	4TH FLOOR
465 SF	404	4TH FLOOR
623 SF	405	4TH FLOOR
623 SF	501	5TH FLOOR
468 SF	502	5TH FLOOR
603 SF	503	5TH FLOOR
465 SF	504	5TH FLOOR
623 SF	505	5TH FLOOR
2797 SF		
627 SF	601	6TH FLOOR
468 SF	602	6TH FLOOR
603 SF	603	6TH FLOOR
465 SF	604	6TH FLOOR
623 SF	605	6TH FLOOR
2797 SF		

1740 SF TOTAL SELLABLE 30 UNITS = 579 SF AVERAGE UNIT SIZE
2323 SF TOTAL GSF



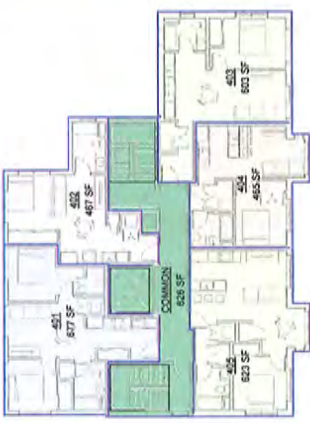
① 1ST FLOOR
3/32" = 1'-0"



② 2ND FLOOR
3/32" = 1'-0"



③ 3RD FLOOR
3/32" = 1'-0"



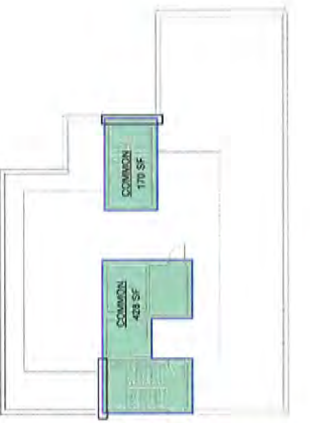
④ 4TH FLOOR
3/32" = 1'-0"



⑤ 5TH FLOOR
3/32" = 1'-0"



⑥ 6TH FLOOR
3/32" = 1'-0"



⑦ 7TH FLOOR
3/32" = 1'-0"

THE AREAS SHOWN ON THIS SHEET ARE CALCULATED FROM THE EXTERIOR FACE OF THE EXTERIOR WALLS TO THE CENTERLINE OF DEMISING WALLS WITH, INCLUDING WALL THICKNESSES

- 5.3.2 GROSS FLOOR AREA SHALL NOT INCLUDE:**
- (i) AREA IN STORES BELOW GRADE THAT MEETS AT LEAST ONE OF THE FOLLOWING CRITERIA:
 - (A) THE AREA HAS LESS THAN SEVEN FEET (7') OF CEILING HEIGHT MEASURED FROM THE FLOOR TO THE BOTTOM OF THE FLOOR JOIST SYSTEM OR TO AN EQUIVALENT STRUCTURAL MEMBER (FLOOR JOIST) FROM ANY SPACE NOT LESS THAN FOUR (4) FEET ON CENTER.
 - (B) THE AREA IS DESIGNED IN ACCORDANCE WITH THE FLOOD RESILIENCE STANDARDS SET FORTH IN SECTION 22.30 OF THIS ORDINANCE.



5.3.2.2 Green Roof Area shall not include:
 (i) Green Roof Area as defined in this Zoning Ordinance and controlled in accordance with the standards in Section 22.30 of this Zoning Ordinance, whether or not it meets the minimum Green Roof Requirement in Section 22.35, as well as the area of adjacent maintenance or enjoyment of the Green Roof Area, provided that such area is not greater than the Green Roof Area.

Area	Name	Level	GFA PER ZONING CODE
Basement	GFA ZONING	Basement	3447 SF
1st Floor	GFA ZONING	1st Floor	2178 SF
2nd Floor	GFA ZONING	2nd Floor	3444 SF
3rd Floor	GFA ZONING	3rd Floor	2399 SF
4th Floor	GFA ZONING	4th Floor	1334 SF
5th Floor	GFA ZONING	5th Floor	3072 SF
Roof	GFA ZONING	Roof	1334 SF
	GFA ZONING		2187 SF

THE AREAS SHOWN ON THIS SHEET ARE CALCULATED PER THE DEFINITION OF "FLOOR AREA, GROSS" PER THE CITY OF CAMBRIDGE'S ZONING CODE

PROJECT NAME
 60 ELLERY RESIDENCES
PROJECT ADDRESS
 80 ELLERY STREET
 CAMBRIDGE, MA
CLIENT

CONTEMPO

KDI ARCHITECTURE
 17 WALDO STREET, SUITE 400
 SOMERVILLE, MA 02143
 TELEPHONE: 617-438-9820
CONSULTANTS:

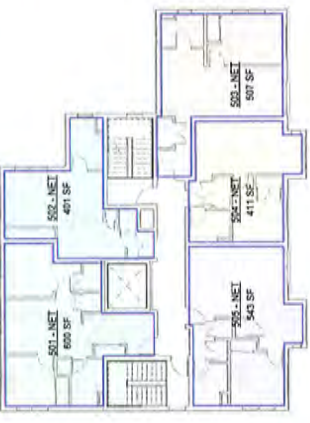
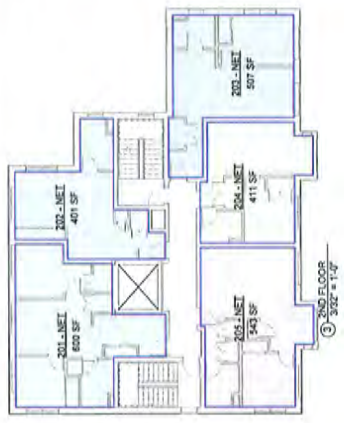
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REVISIONS

No.	Description	Date

AREA PLANS - GFA (PER ZONING)
A-027
 60 ELLERY RESIDENCES

Area	Name	Level
469 SF	001 - NET	BASEMENT
481 SF	002-NET	BASEMENT
501 SF	101 - NET	1ST FLOOR
401 SF	102 - NET	1ST FLOOR
878 SF	103 - NET	1ST FLOOR
1678 SF		
600 SF	201 - NET	2ND FLOOR
401 SF	202 - NET	2ND FLOOR
507 SF	203 - NET	2ND FLOOR
411 SF	204 - NET	2ND FLOOR
543 SF	205 - NET	2ND FLOOR
2463 SF		
600 SF	301 - NET	3RD FLOOR
401 SF	302 - NET	3RD FLOOR
507 SF	303 - NET	3RD FLOOR
411 SF	304 - NET	3RD FLOOR
543 SF	305 - NET	3RD FLOOR
7462 SF		
461 SF	401 - NET	4TH FLOOR
507 SF	402 - NET	4TH FLOOR
517 SF	403 - NET	4TH FLOOR
411 SF	404 - NET	4TH FLOOR
543 SF	405 - NET	4TH FLOOR
2463 SF		
600 SF	501 - NET	5TH FLOOR
401 SF	502 - NET	5TH FLOOR
507 SF	503 - NET	5TH FLOOR
411 SF	504 - NET	5TH FLOOR
543 SF	505 - NET	5TH FLOOR
2463 SF		
600 SF	601 - NET	6TH FLOOR
401 SF	602 - NET	6TH FLOOR
507 SF	603 - NET	6TH FLOOR
411 SF	604 - NET	6TH FLOOR
543 SF	605 - NET	6TH FLOOR
2463 SF		



① 2ND FLOOR
3/32" = 1/8"

④ 5TH FLOOR
3/32" = 1/8"

② 1ST FLOOR
3/32" = 1/8"

③ 4TH FLOOR
3/32" = 1/8"

① BASEMENT
3/32" = 1/8"

⑤ 3RD FLOOR
3/32" = 1/8"

⑥ 6TH FLOOR
3/32" = 1/8"

THE AREAS SHOWN ON THIS SHEET ARE CALCULATED FROM THE INTERIOR FACE OF THE EXTERIOR WALLS TO THE INTERIOR OF DEMISING WALLS WITH PER THE CITY OF CAMBRIDGE'S DEFINITION OF "FLOOR AREA, DWELLING UNIT NET."
 Floor Area, Dwelling Unit Net, Floor area contained within dwelling units or rooming units in a lodging house excluding common areas, such as lobbies, hallways, elevator cores, amenity spaces, common storage areas or parking facilities, exterior walls, walls dividing dwelling units from each other, or walls dividing dwelling units from common areas, or unenclosed spaces such as open-air porches, balconies, or decks.

14622 SF TOTAL NET RESIDENTIAL NET FLOOR AREA
 INCURRYMENT HOLDING 20% OF TOTAL NET OF 2,926 SF
 AVERAGE NET SIZE: 14.82 SF/1.30 = 4.87 SF
 INCLUSIONARY UNITS = 6.86M SF INCLUSIONARY 487 SF
 AVERAGE UNIT SIZE = 1.43 INCLUSIONARY UNITS

PROJECT NAME
60 ELLERY RESIDENCES
 PROJECT ADDRESS
**60 ELLERY STREET
 CAMBRIDGE, MA**
 CLIENT

ARCHITECT

KDI ARCHITECTURE
 17 WALDO STREET SUITE 400
 SOMERVILLE, MA 02143
 TELEPHONE 617-521-8602
 CONSULTANTS:

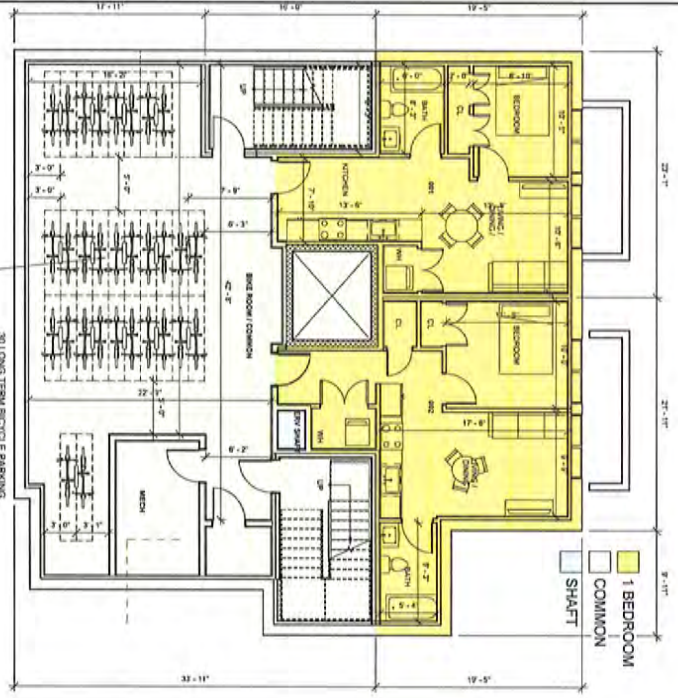
REGISTRATION

 PROJECT NUMBER
 DRAWN BY
 CHECKED BY
 DATE

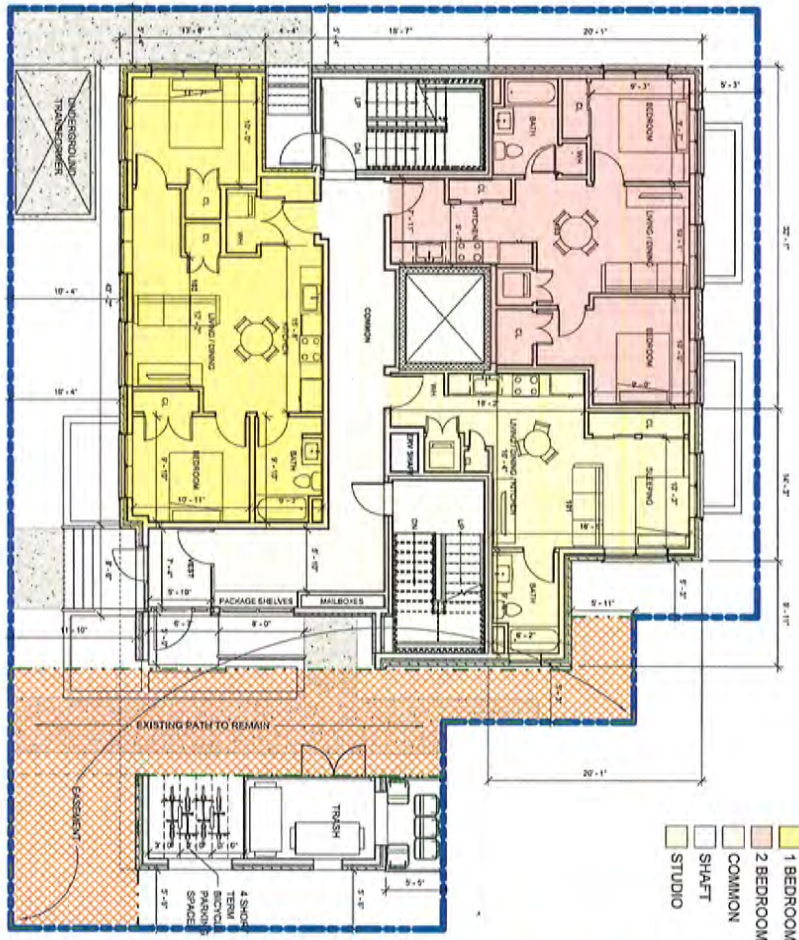
REVISIONS

No.	Description	Date

DWELLING UNIT
 NET AREA
A-028
 60 ELLERY RESIDENCES



② BASEMENT
3/16" = 1'-0"



① 1ST FLOOR
3/16" = 1'-0"

	BASEMENT	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	TOTAL
STUDIO	0	1	1	1	1	1	5 (20%)
1 BEDROOM	2	1	1	1	1	1	7 (28%)
2 BEDROOM	0	1	1	1	1	1	4 (16%)
TOTAL	2	3	3	3	3	3	18 (72%)



- 1 BEDROOM
- 2 BEDROOM
- COMMON
- STUDIO
- SHAFT
- 1 BEDROOM

PROJECT NAME
80 ELLERY
RESIDENCES

PROJECT ADDRESS
80 ELLERY STREET
CAMBRIDGE, MA

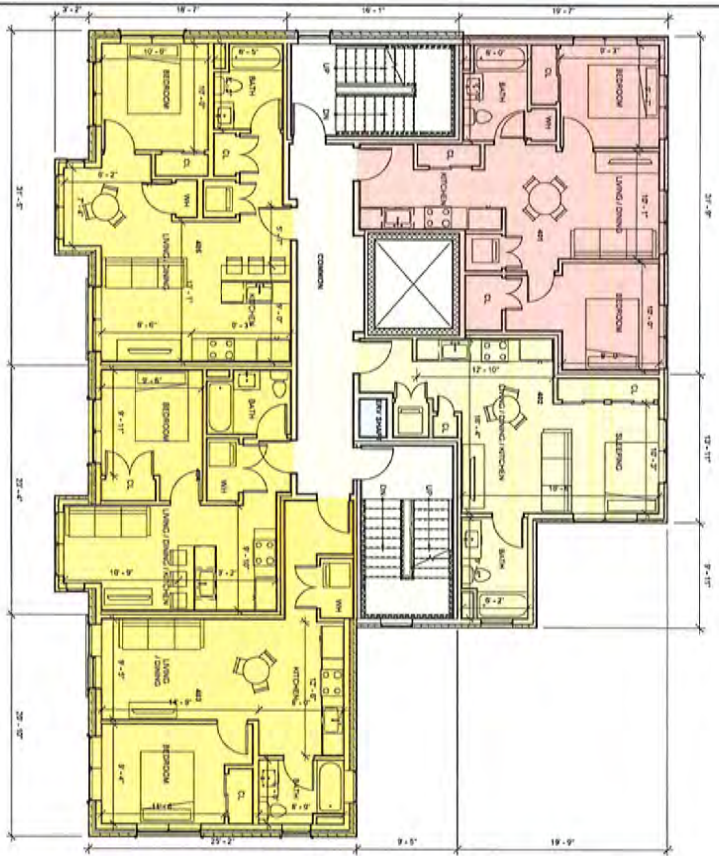
CLIENT
CONTEMPO

KDI
ARCHITECTURE
17 WALDO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-321-4822
CONSULTANTS:

NOT FOR CONSTRUCTION
REVISIONS

No.	Description	Date

A-100
BASEMENT & 1ST FLOOR PLANS
80 ELLERY RESIDENCES



① 4TH FLOOR
3/16" = 1'-0"



② 5TH FLOOR
3/16" = 1'-0"

- 1 BEDROOM
- 2 BEDROOM
- COMMON
- SHAFT
- STUDIO

	BASEMENT	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	6TH FLOOR	TOTAL
SUITS	0	1	1	1	1	1	1	6 (20%)
1 BEDROOM	2	1	1	1	1	1	1	18 (58%)
2 BEDROOM	0	1	1	1	1	1	1	6 (20%)
TOTAL	2	3	3	3	3	3	3	20



<p>PROJECT NAME 60 ELLERY RESIDENCES</p> <p>PROJECT ADDRESS 60 ELLERY STREET CAMBRIDGE, MA</p> <p>CLIENT CONTEMPO</p>	<p>ARCHITECT KDI ARCHITECTURE 17 WALDO STREET SUITE 400 SOMERVILLE, MA 02143 TELEPHONE: 617-381-8822</p> <p>CONSULTANTS:</p>	<p>REGISTERED ARCHITECT KDI ARCHITECTURE 17 WALDO STREET SUITE 400 SOMERVILLE, MA 02143 TELEPHONE: 617-381-8822</p>	<p>NOT FOR CONSTRUCTION</p> <p>PROJECT NUMBER: 2009-04 DATE: 08/11/2010 DRAWN BY: KDI CHECKED BY: KDI SCALE: AS INDICATED</p> <p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>No.</th> <th>Description</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	No.	Description	Date									
No.	Description	Date													

A-102
4TH & 5TH
FLOOR PLANS
60 ELLERY RESIDENCES

PROJECT NAME
60 ELLERY
RESIDENCES

PROJECT ADDRESS
60 ELLERY STREET
CAMBRIDGE, MA

CLIENT
CONTEMPO

ARCHITECT
KDI
ARCHITECTURE
17 WALDO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-551-8822

CONSULTANTS:
STRUCTURAL AND MECHANICAL ENGINEERING CONSULTANTS, INC.
250 STATE STREET, SUITE 1000, BOSTON, MA 02109
PHYSICAL MODELING AND VISUALIZATION CONSULTANTS, INC.
100 STATE STREET, SUITE 1000, BOSTON, MA 02109
WARRANTY AND SURETY SERVICES, INC.
100 STATE STREET, SUITE 1000, BOSTON, MA 02109
REGISTERED PROFESSIONAL ARCHITECTS AND REGISTERED PROFESSIONAL ENGINEERS IN THE STATE OF MASSACHUSETTS.



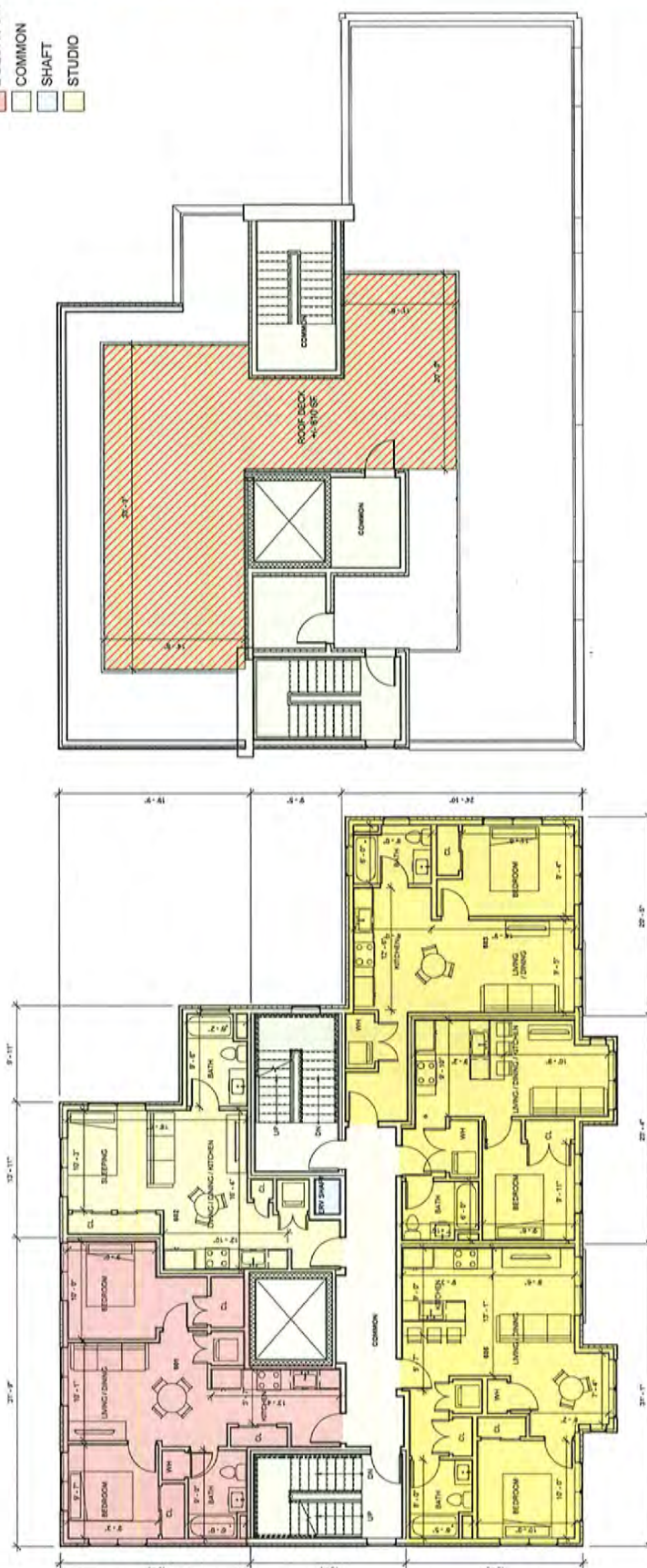
REGISTRATION
PROJECT NUMBER: 250204
DATE: 08/11/2004
DRAWN BY: ASL/SLD
CHECKED BY: ASL/SLD
SCALE: AS SHOWN

REVISIONS

No.	Description	Date

6TH FLOOR & ROOF PLAN
A-103
60 ELLERY RESIDENCES

- 1 BEDROOM
- 2 BEDROOM
- COMMON
- SHAFT
- STUDIO



① 6TH FLOOR
3/16" = 1'-0"

② ROOF
3/16" = 1'-0"

	BASEMENT	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	6TH FLOOR	TOTAL
STUDIO	0	1	1	1	1	1	1	6 (2000)
1 BEDROOM	0	1	3	3	3	3	3	16 (5000)
2 BEDROOM	0	1	1	1	1	1	1	6 (2000)
TOTAL	0	3	5	5	5	5	5	30



PROJECT NAME
**60 ELLERY
 RESIDENCES**

PROJECT ADDRESS
**60 ELLERY STREET
 CAMBRIDGE, MA**

CLIENT
CONTEMPO

ARCHITECT
KDI ARCHITECTURE
 87 WALDO STREET SUITE 400
 SOMERVILLE, MA 02143
 TELEPHONE: 617-559-4822

CONSULTANTS:



CONSTRUCTION NOT FOR CONSTRUCTION

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REGISTRATION:



Project Number: 230504
 Date: 09/11/2022
 Drawn by: CHANG
 Scale: 1/8" = 1'-0"



FRONT
 ELEVATION
A-300A
 60 ELLERY RESIDENCES

PROJECT NAME
60 ELLERY RESIDENCES

PROJECT ADDRESS
60 ELLERY STREET
CAMBRIDGE, MA

CLIENT

ARCHITECT
CONTEMPO

ARCHITECT
KDI
ARCHITECTURE
17 WALDO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-291-8922

CONSULTANTS:

CONTEMPO ARCHITECTURE
17 WALDO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-291-8922

REGISTRATION
PROFESSIONAL SEAL
STATE OF MASSACHUSETTS
REGISTERED ARCHITECT
10/19/2017

REVISIONS

No.	Description	Date

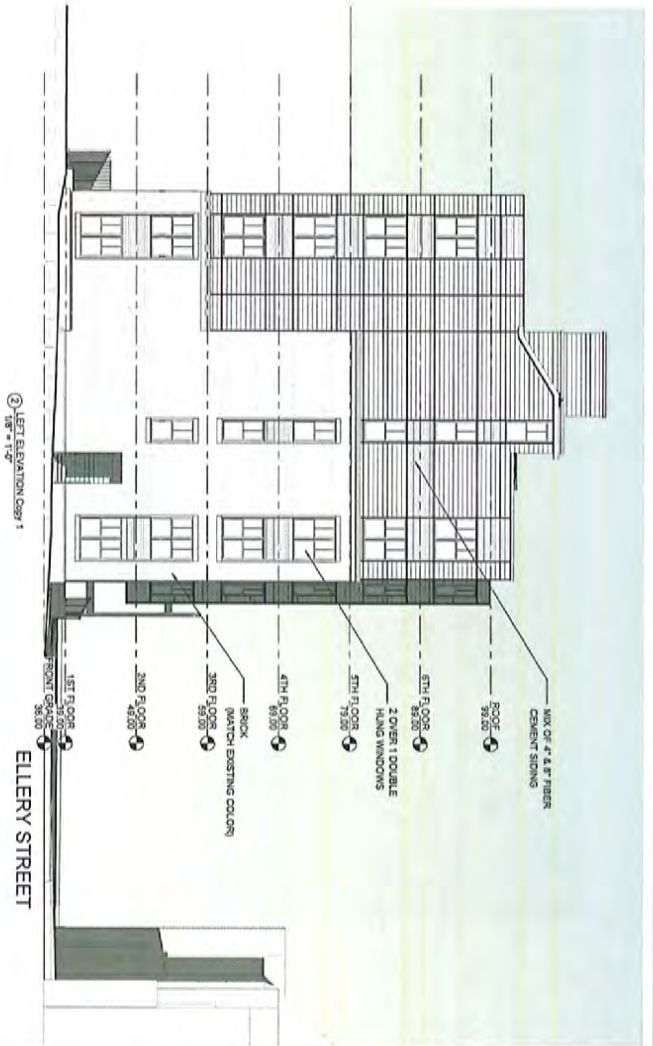
FRONT ELEVATION

A-300B

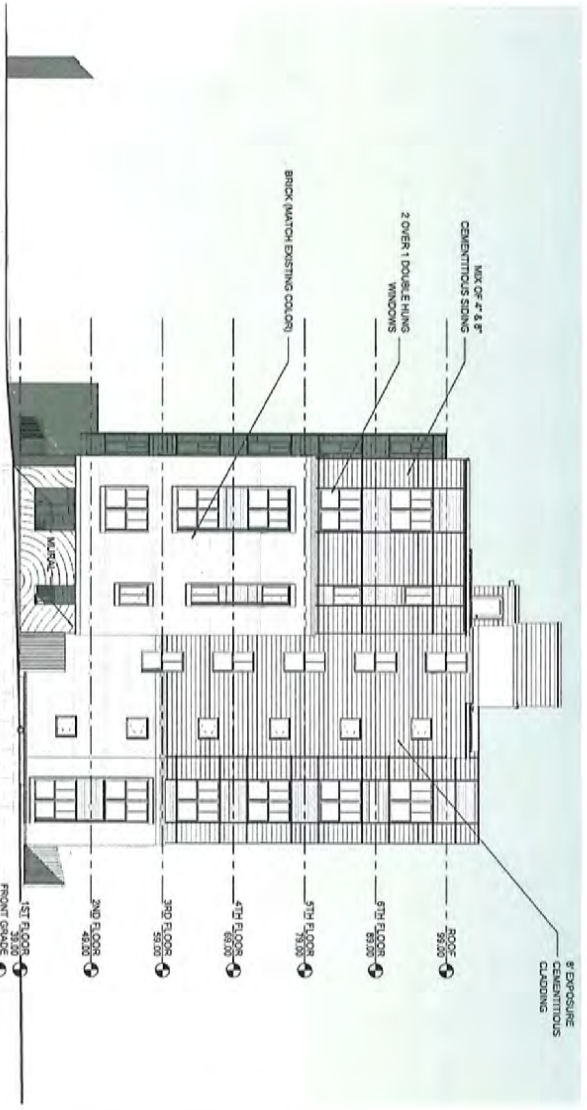
60 ELLERY RESIDENCES



PHOTOGRAPHS OF EXISTING NEIGHBORHOOD CONTEXT



② LEFT ELEVATION Copy 1
1/8" = 1'-0"



① RIGHT ELEVATION Copy 1
1/8" = 1'-0"

ELLERY STREET

ELLERY STREET

PROJECT NAME
80 ELLERY RESIDENCES

PROJECT ADDRESS
**80 ELLERY STREET
CAMBRIDGE, MA**

CLIENT

CONTEMPO

ARCHITECT



ARCHITECTURE
17 WALDO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE 617-341-8442
CONSULTANTS:

CONTRACT NO. 2004-001
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NO.	DESCRIPTION	DATE

Project Number	2004-001
Client	CONTEMPO
Contractor	CHANG
Scale	1/8" = 1'-0"
Drawn by	SP
Checked by	SP
Revisions	

SIDE ELEVATIONS

A-301A

80 ELLERY RESIDENCES

PROJECT NAME
**60 ELLERY
RESIDENCES**

PROJECT ADDRESS
**60 ELLERY STREET
CAMBRIDGE, MA**

CLIENT

ARCHITECT
CONTEMPO

KDI
ARCHITECTURE
17 WALDO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE 617-559-4882

CONSULTANTS:

18p-44122Z04070204_1ma-fcpl-v1-03.dwg (3/23/2024, 12:03:58 PM) ARCHITECT: CONTEMPO, DRAWING NO: 202404

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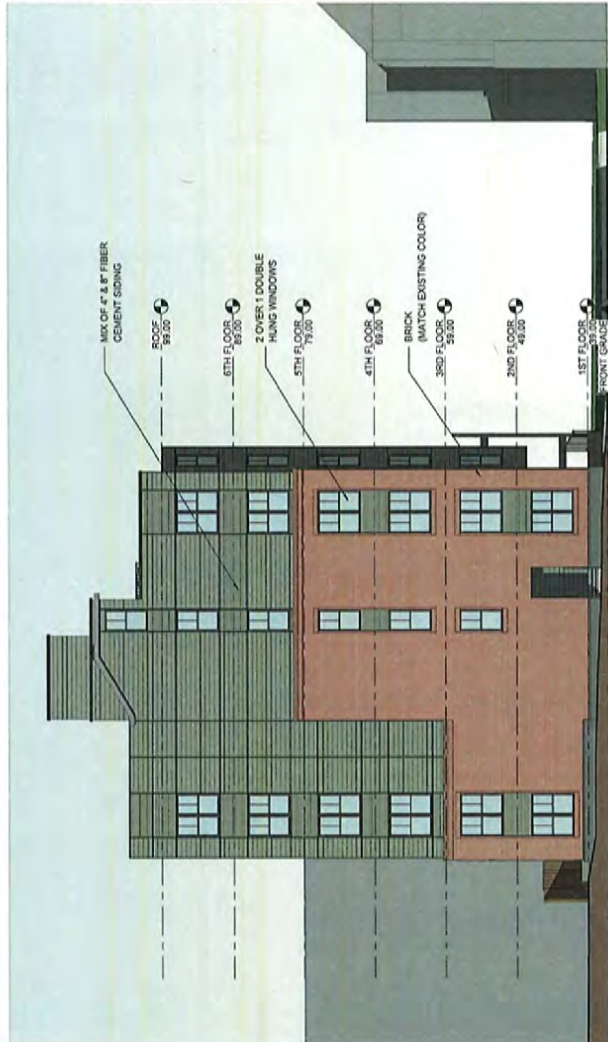
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Project Number: 202404
Date: 03/23/2024
Drawn by: AD
Checked by: AD
Scale: 1/8" = 1'-0"

No.	Description	Date

SIDE
ELEVATIONS
A-301B
60 ELLERY RESIDENCES





PROJECT NAME

**60 ELLERY
RESIDENCES**

PROJECT ADDRESS

**60 ELLERY STREET
CAMBRIDGE, MA**

CLIENT

CONTEMPO

ARCHITECT



**17 WALDO STREET SUITE 600
SOMERVILLE, MA 02143
TELEPHONE 617-524-4642**

CONSULTANTS:

CONTRACTOR AND TRADE
COSTA CONSTRUCTION, INC. 4481 NEW AND DOB
ROAD, WILMINGTON, MA 01897
PHONE 617-522-4222
FAX 617-522-4223
WWW.COSTACONSTRUCTION.COM
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THIS REVIEW DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY
OR COMPLETION OF THE PROJECT. CONTRACTOR AND TRADE SHALL BE
RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR
COMPLYING WITH ALL APPLICABLE REGULATIONS AND ORDINANCES.
KDI ARCHITECTURE SHALL BE PROVIDING LAND
OF PROFESSIONAL UNDER LAW.

REGISTRATION



Project Number: 20004
Client: CONTEMPO
Drawn by: J. MURPHY
Scale: 1/8" = 1'-0"
Date: 12/17/22

REVISIONS

No.	Description	Date

**REAR
ELEVATION**

A-302A

60 ELLERY RESIDENCES

PROJECT NAME
60 ELLERY RESIDENCES

PROJECT ADDRESS
**60 ELLERY STREET
CAMBRIDGE, MA**

CLIENT
CONTEMPO

ARCHITECT
KDI

KDI
ARCHITECTURE
17 WALDO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE 617-261-8622

CONSULTANTS:

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REGISTRATION



Project Number: 2502
Date: 05/11/2023
Drawn by: ALDRIDGE
Checked by: ALDRIDGE
Scale: 1/8" = 1'-0"

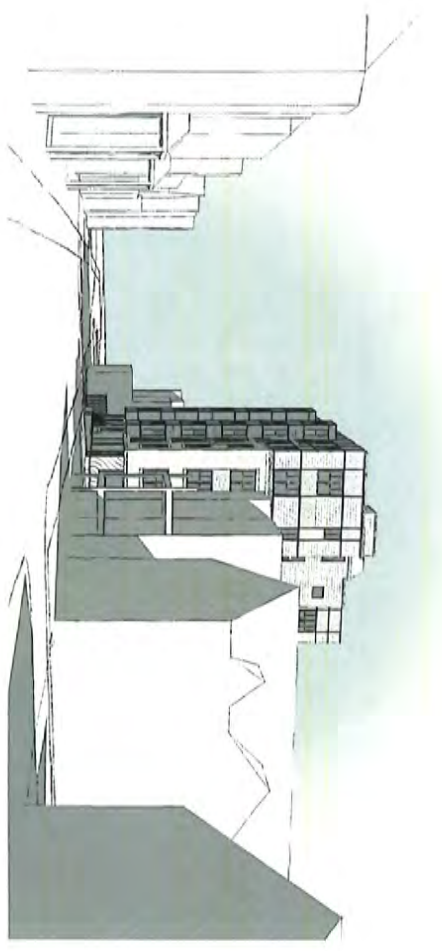
REVISIONS	No.	Description	Date

REAR ELEVATION

A-302B
60 ELLERY RESIDENCES



① REAR ELEVATION
1/8" = 1'-0"



PROJECT NAME
**60 ELLERY
 RESIDENCES**

PROJECT ADDRESS
 60 ELLERY STREET
 CAMBRIDGE, MA

CLIENT

CONTEMPO



ARCHITECT
KDI ARCHITECTURE
 17 WALDO STREET SUITE 403
 SOMERVILLE, MA 02143
 TELEPHONE 617-381-8242

CONSULTANTS:

NOT FOR CONSTRUCTION

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PROJECT NUMBER: 202004
 DATE: 09/11/2020
 DRAWN BY: ANJALIC
 SCALE: 1/8"=1'-0"

REVISIONS

No.	Description	Date

MASSING
 PERSPECTIVE

AV-1

60 ELLERY RESIDENCES

PROJECT NAME
60 ELLERY
RESIDENCES

PROJECT ADDRESS
60 ELLERY STREET
CAMBRIDGE, MA

CLIENT

ARCHITECT
CONTEMPO

KDI
ARCHITECTURE
17 WALDO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-261-8822

CONSULTANTS:

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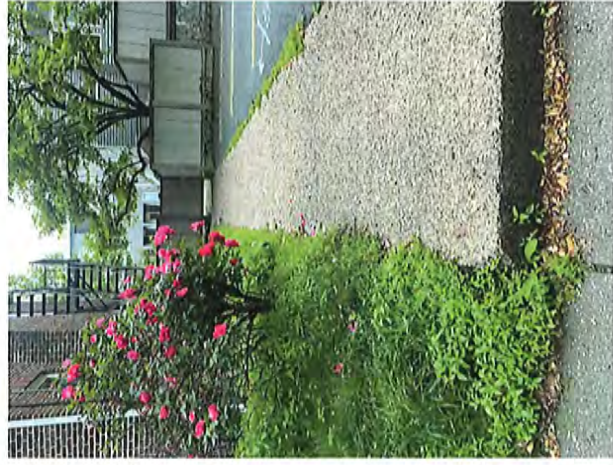
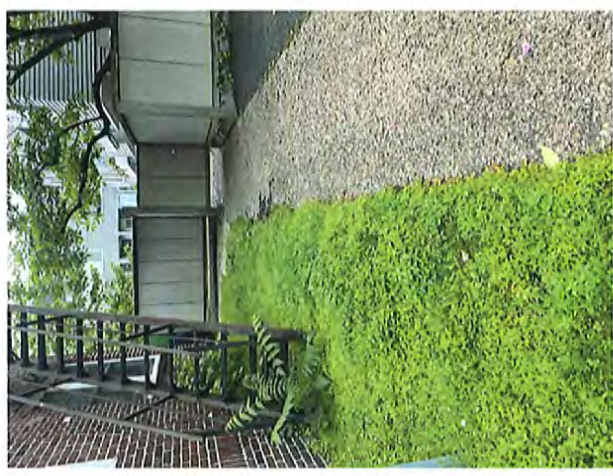
REVISIONS

No.	Description	Date

**EXISTING
PATHWAY
PHOTOS**

AV-10

60 ELLERY RESIDENCES



PROJECT NAME

**80 ELLERY
RESIDENCES**

PROJECT ADDRESS
**80 ELLERY STREET
CAMBRIDGE, MA**

CLIENT

CONTEMPO

ARCHITECT



17 WALDO STREET SUITE 409
SOMERVILLE, MA 02143
TELEPHONE: 617-339-1822

CONSULTANTS:

CONTRACTOR: GIBSON AND BROS.
TRACTOR: DOMINIQUE AND HOY AND CO.
DESIGNER: NEAL OF PAPER PLANS ON MAIN
STREET, 150 WASHINGTON STREET, 2ND FLOOR
CAMBRIDGE, MA 02142
PHOTOGRAPHY: ANDREW HARRIS
SMITH'S CONSULTING ENGINEERS, INC. AND
ARCHITECTS
OR PROFESSIONAL UNDER STATE



REGISTRATION

Project Number	25004
Client	(617) 770-0332
Contract No.	14-00002
Drawings No.	25004-01
Date	04/11/14

REVISIONS

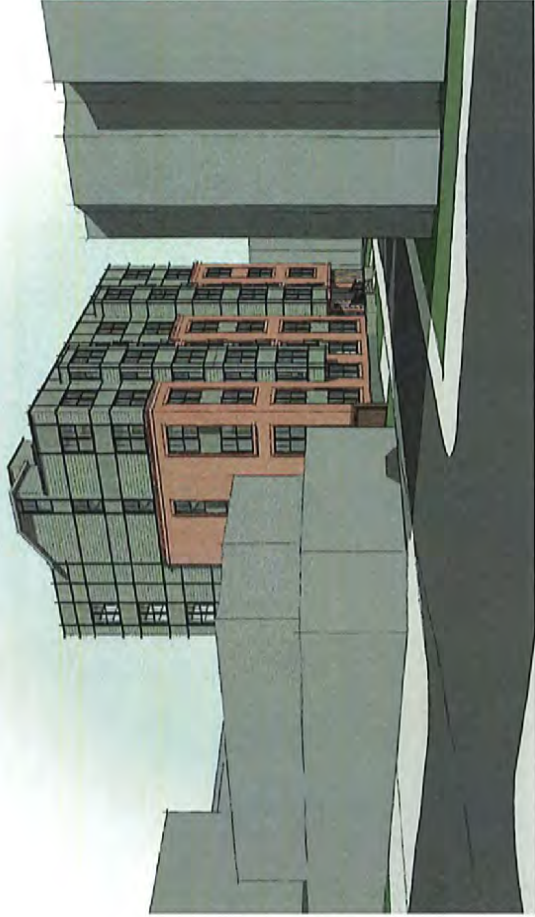
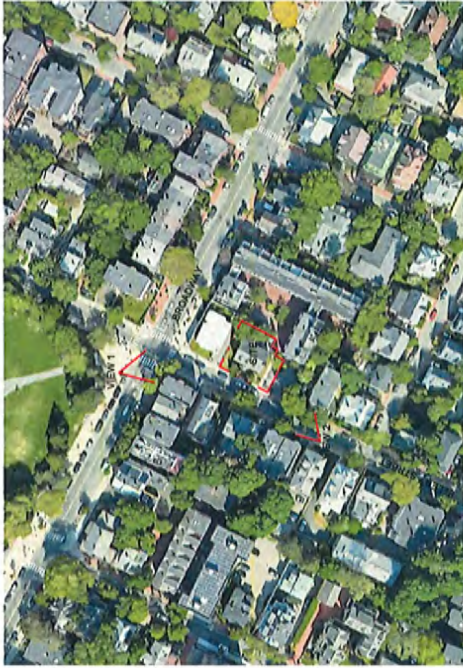
No.	Description	Date

MASSING
PERSPECTIVE

AV-2

80 ELLERY RESIDENCES





VIEW 1: PERSPECTIVE FROM BROADWAY @ ELLERY



VIEW 2: PERSPECTIVE UP ELLERY TOWARDS BROADWAY

PROJECT NAME
60 ELLERY RESIDENCES

PROJECT ADDRESS
60 ELLERY STREET
CAMBRIDGE, MA

CLIENT
CONTEMPO

ARCHITECT
KDI
ARCHITECTURE
17 WALDOO STREET SUITE 409
SOMERVILLE, MA 02143
TELEPHONE: 617-521-9832
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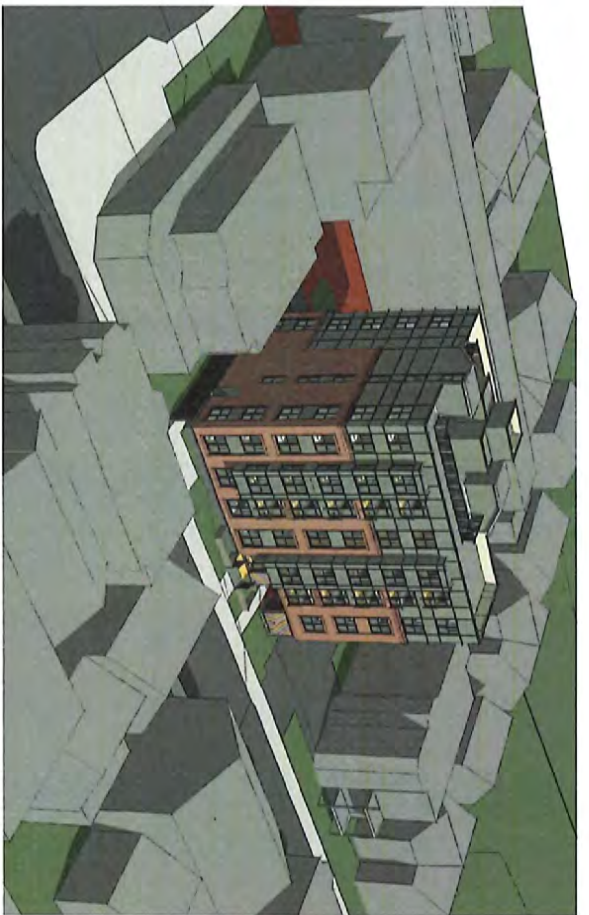
Project Number: 72004
Date: 09/11/2023
Drawn by: AJR
Checked by: CONCRETE
Scale:

REVISIONS

No.	Description	Date

PROPOSED PERSPECTIVES

AV-3
60 ELLERY RESIDENCES



PROJECT NAME
 80 ELLERY
 RESIDENCES

PROJECT ADDRESS
 80 ELLERY STREET
 CAMBRIDGE, MA

CLIENT
 CONTEMPO

ARCHITECT



ARCHITECTURE
 17 WALDO STREET SUITE 400
 SOMERVILLE, MA 02143
 TELEPHONE 878-0448

CONSULTANTS:

REGISTRATION

CONSTRUCTION DOCUMENTS
 REGISTERED PROFESSIONAL ARCHITECT
 STATE OF MASSACHUSETTS

CONTRACT NO. 3-2018
 PROJECT NO. 2018-001
 DRAWING NO. AV-4

DATE: 06/11/2018
 DRAWN BY: J. LEWIS
 CHECKED BY: J. LEWIS

REVISIONS

No.	Description	Date

**PROPOSED
 PERSPECTIVES**

AV-4

80 ELLERY RESIDENCES

PROJECT NAME
60 ELLERY RESIDENCES

PROJECT ADDRESS
**60 ELLERY STREET
 CAMBRIDGE, MA**

CLIENT
CONTEMPO

ARCHITECT



KDI ARCHITECTURE
 17 WALDO STREET SUITE 400
 SOMERVILLE, MA 02143
 TELEPHONE 817-581-8832

CONSULTANTS:

19474112204201011_Mass_Traffic_Eng_Ellery_Cambridge_MA_02143_ARCH_01_5000x3500-8-2014

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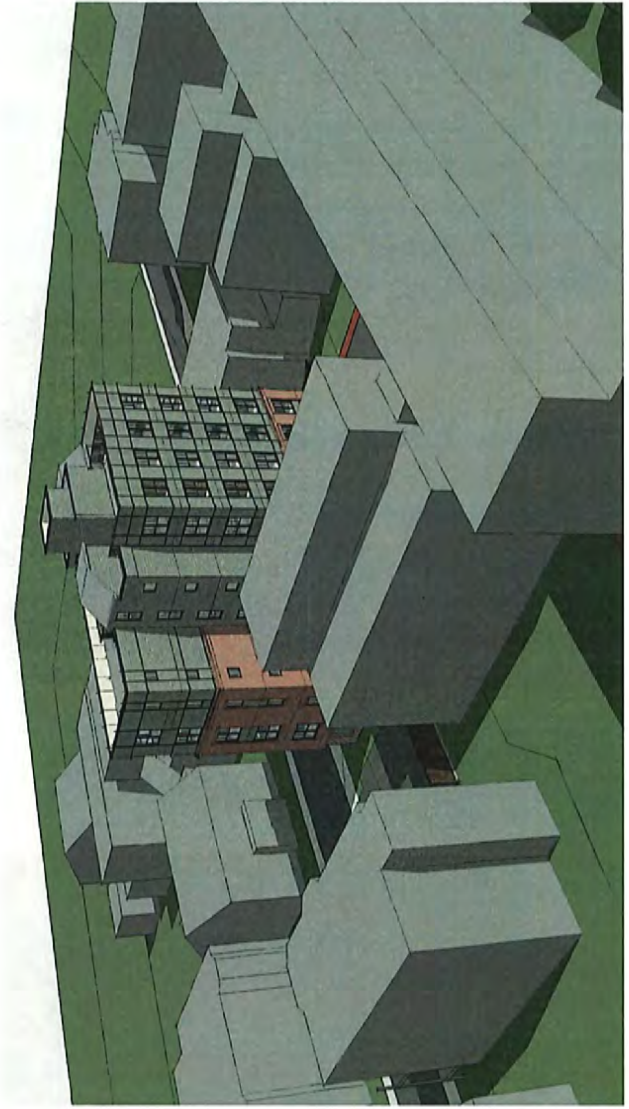
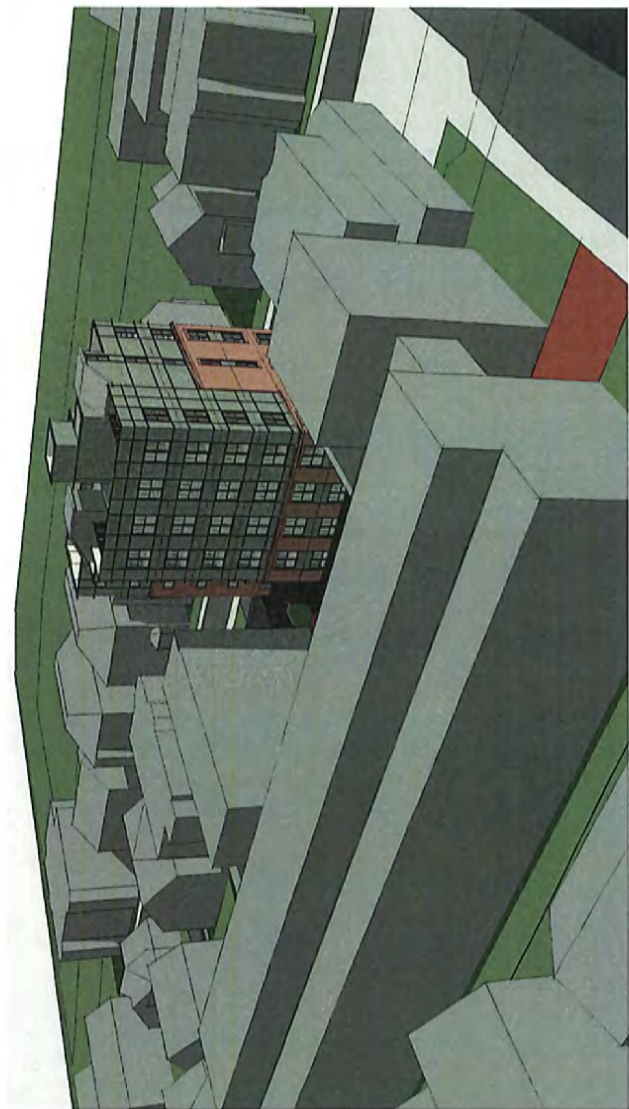
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 Date: 08/11/2014
 Drawn by: AJR/OC
 Checked by: AJR/OC
 Scale: CONSOLE

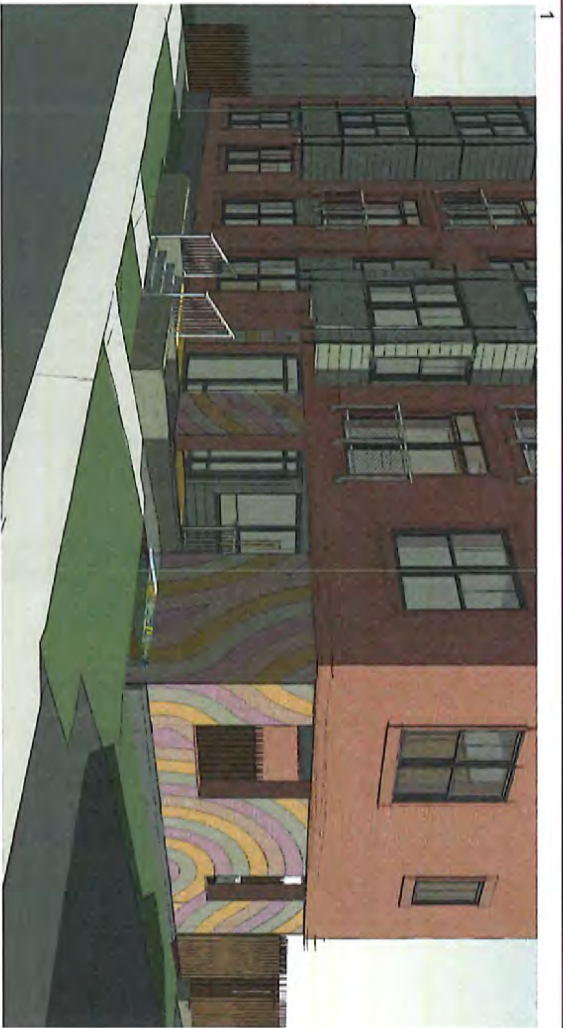
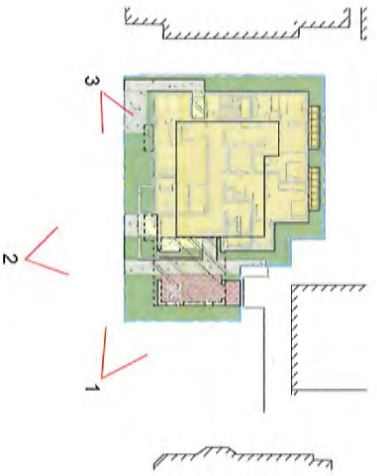
REVISIONS

No.	Description	Date

REAR BIRDS EYE VIEWS

AV-5
 60 ELLERY RESIDENCES





PROJECT NAME

60 ELLERY
RESIDENCES

PROJECT ADDRESS
60 ELLERY STREET
CAMBRIDGE, MA

CLIENT

CONTEMPO

ARCHITECT



17 WALDO STREET SUITE 409
SOMERVILLE, MA 02143
TELEPHONE: 617-391-4882

CONSULTANTS:

CONTRACT NO. 2020-001
THE STATE GOVERNMENT HAS REVIEWED AND APPROVED THE
DESIGN AND CONSTRUCTION OF THIS PROJECT IN ACCORDANCE WITH
THE MASSACHUSETTS CONSTRUCTION ACT. THE CONTRACTOR SHALL
BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND
SHALL PROTECT THE PUBLIC INTEREST AND THE ENVIRONMENT.
REGISTRATION NUMBER: 2020-001



Project Number	2020-001	
Date	09/11/2020	
Drawn By	CONTEMPO	
Checked By	CONTEMPO	
Scale	1" = 20'-0"	
Revisions		
No.	Description	Date

ENTRY
PERSPECTIVES

AV-6

60 ELLERY RESIDENCES



PROJECT NAME
**80 ELLERY
 RESIDENCES**

PROJECT ADDRESS
**80 ELLERY STREET
 CAMBRIDGE, MA**

CLIENT

CONTEMPO

ARCHITECT

KDI ARCHITECTURE
 17 WALDO STREET SUITE 403
 SCARSDALE, MA 02143
 TEL: (781) 237-9888

CONSULTANTS:
 REGISTERED ARCHITECT

 PROJECT NUMBER: 232004
 DATE: 08/17/2023
 DRAWN BY: MORGAN
 CHECKED BY: ADRIAN
 REVISIONS:
 No. Description Date

RENDERING

AV-8

80 ELLERY RESIDENCES



MORNING (9 AM - 10 AM)

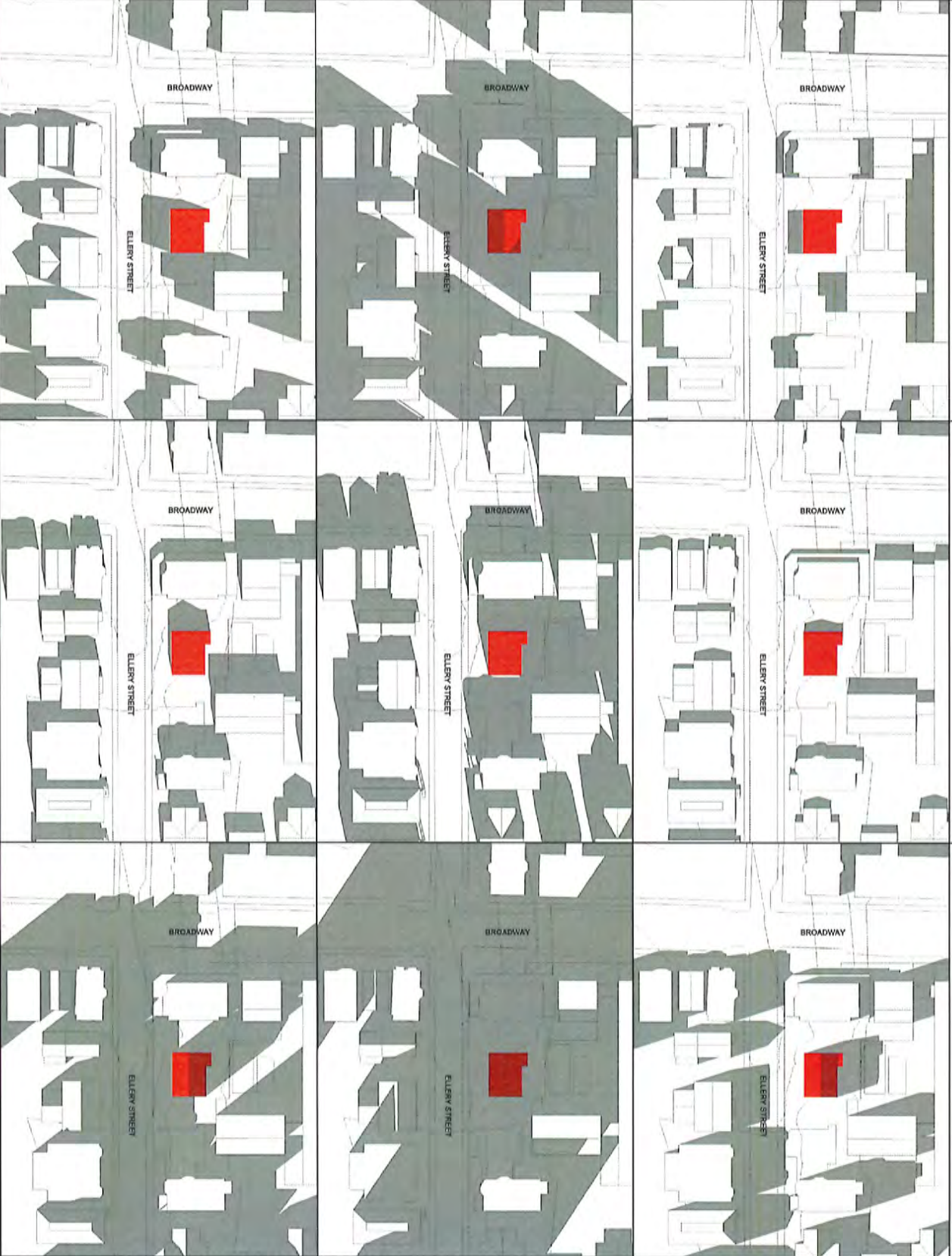
NOON (12 PM - 1 PM)

AFTERNOON (3PM - 4 PM)

SUMMER SOLSTICE
JUNE 20TH

WINTER SOLSTICE
DECEMBER 21ST

EQUINOXES (SPRING / FALL)
SEPTEMBER 22ND & MARCH 30TH



PROJECT NAME
80 ELLERY
RESIDENCES

PROJECT ADDRESS
80 ELLERY STREET
CAMBRIDGE, MA

CLIENT
CONTEMPO

ARCHITECT
KDI

ARCHITECTURE
17 WALDO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE 878-8888

CONSULTANTS:

CONTRACT NO. 8-258
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 ENGINEER. ANY UNAUTHORIZED USE
 OR REPRODUCTION UNDER PENALTY OF
 LAW.

REGISTRATION


Project Number	25004	
Date	09/11/2025	
Client	CONTEMPO	
Scale	1" = 32'-0"	
Revisions		
No.	Description	Date

EXISTING
SHADOWS
SS-1
80 ELLERY RESIDENCES

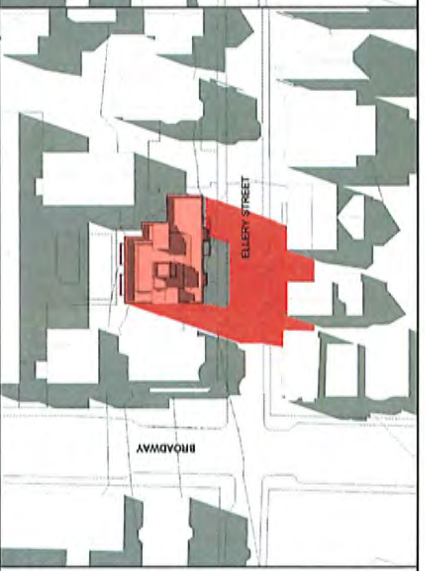


SUMMER SOLSTICE
JUNE 20TH

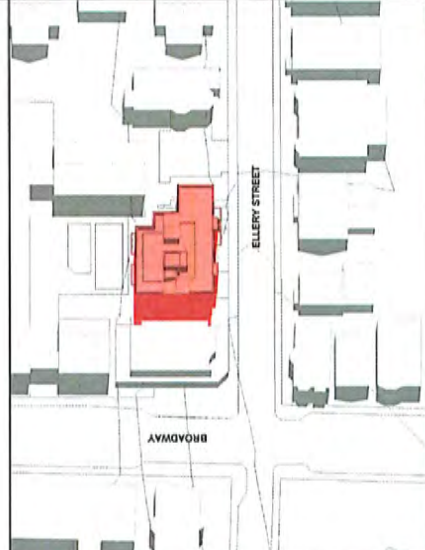
WINTER SOLSTICE
DECEMBER 21ST

EQUINOXES (SPRING / FALL)
SEPTEMBER 22ND & MARCH 30TH

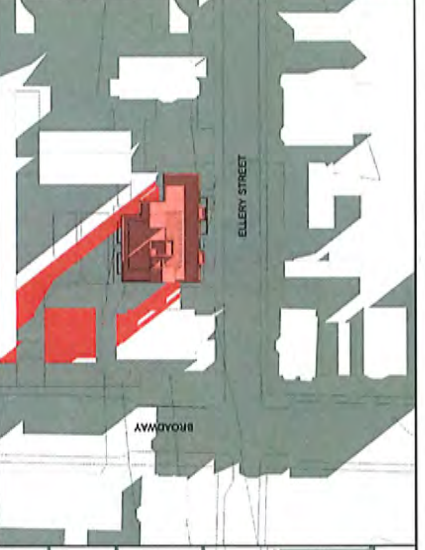
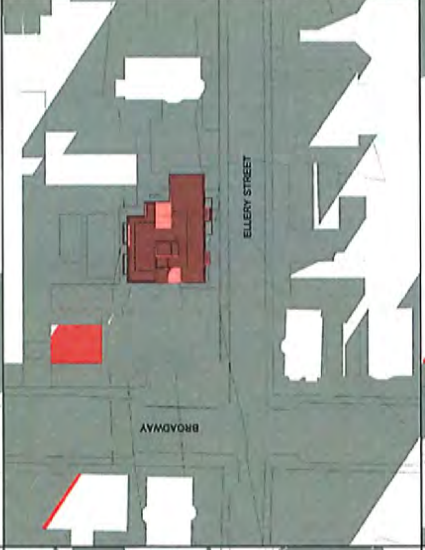
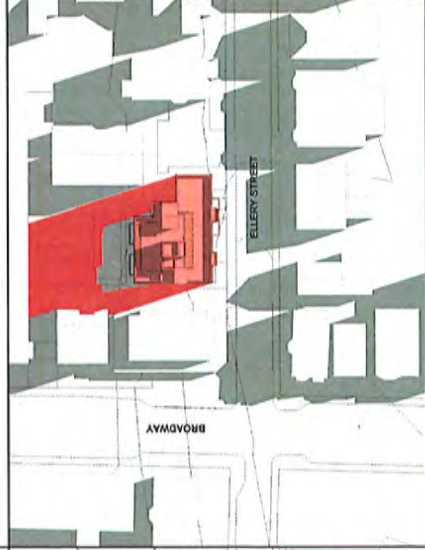
MORNING (9 AM - 10 AM)



NOON (12 PM - 1 PM)



AFTERNOON (3PM - 4 PM)



PROJECT NAME
60 ELLERY RESIDENCES

PROJECT ADDRESS
**60 ELLERY STREET
CAMBRIDGE, MA**

CLIENT
CONTEMPO

ARCHITECT
KDI
ARCHITECTURE
17 WALDO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-261-8822

CONSULTANTS:

REGISTERED PROFESSIONAL ARCHITECT
STATE OF MASSACHUSETTS
PROJECT NUMBER: 091100025
DATE: 09/11/2005
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: 1/8" = 1'-0"

REVISIONS

No.	Description	Date



PROPOSED SHADOWS
SS-2
60 ELLERY RESIDENCES

SUMMER SOLSTICE (JUNE 20TH)



PROJECT NAME
80 ELLERY
RESIDENCES

PROJECT ADDRESS
80 ELLERY STREET
CAMBRIDGE, MA

CLIENT

CONTEMPO

ARCHITECT



17 WALDO STREET SUITE 400
SOMERVILLE MA 02143
TELEPHONE: 617-338-6882

CONSULTANTS:



CONTRACTOR: GIB & BEE
THIS SET DRAWINGS ARE NOT AND DO NOT
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OF ANY PART OF THE PROJECT. THE DESIGN
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AND IS NOT TO BE REPRODUCED, COPIED,
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MANNER OR BY ANY MEANS, WITHOUT THE
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REGISTRATION:

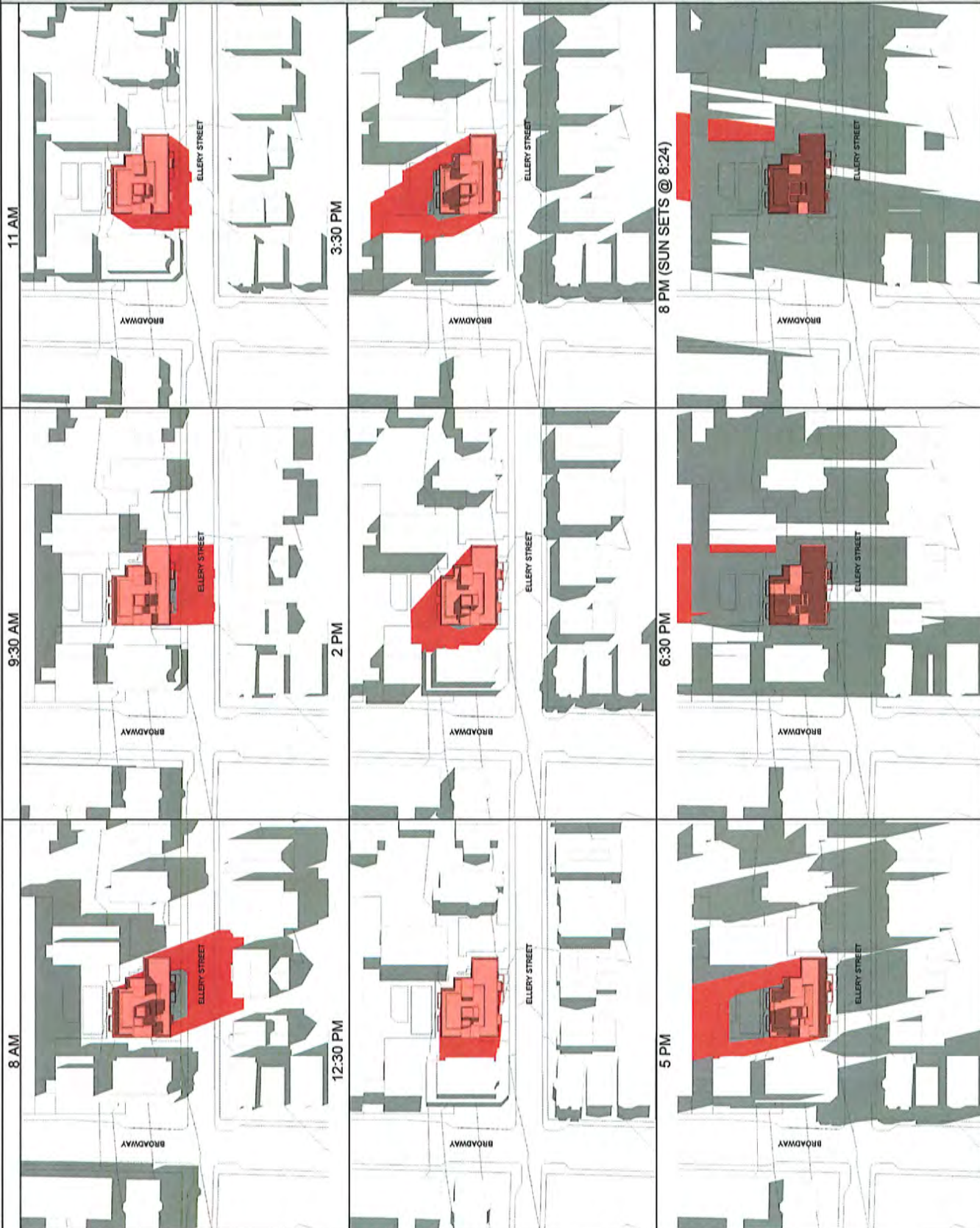
Project number	25004	
Date	05/11/2022	
Drawn by	CHEN/DC	
Checked by	CHEN/DC	
Scale	1" = 6'-0"	
REVISIONS		
No.	Description	Date

SUMMER
SOLSTICE -
EXISTING
SHADOWS
SS-3

80 ELLERY RESIDENCES



SUMMER SOLSTICE (JUNE 20TH)



PROJECT NAME
60 ELLERY RESIDENCES

PROJECT ADDRESS
60 ELLERY STREET
CAMBRIDGE, MA

CLIENT
CONTEMPO

ARCHITECT
KDI
ARCHITECTURE
17 WALDO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-871-8182

CONSULTANTS:

REGISTRATION
NOT FOR CONSTRUCTION

Project Number: 20004
Date: 09/11/2003
Drawn By: [Name]
Checked By: [Name]
Scale: 1" = 4'-0"

REVISIONS

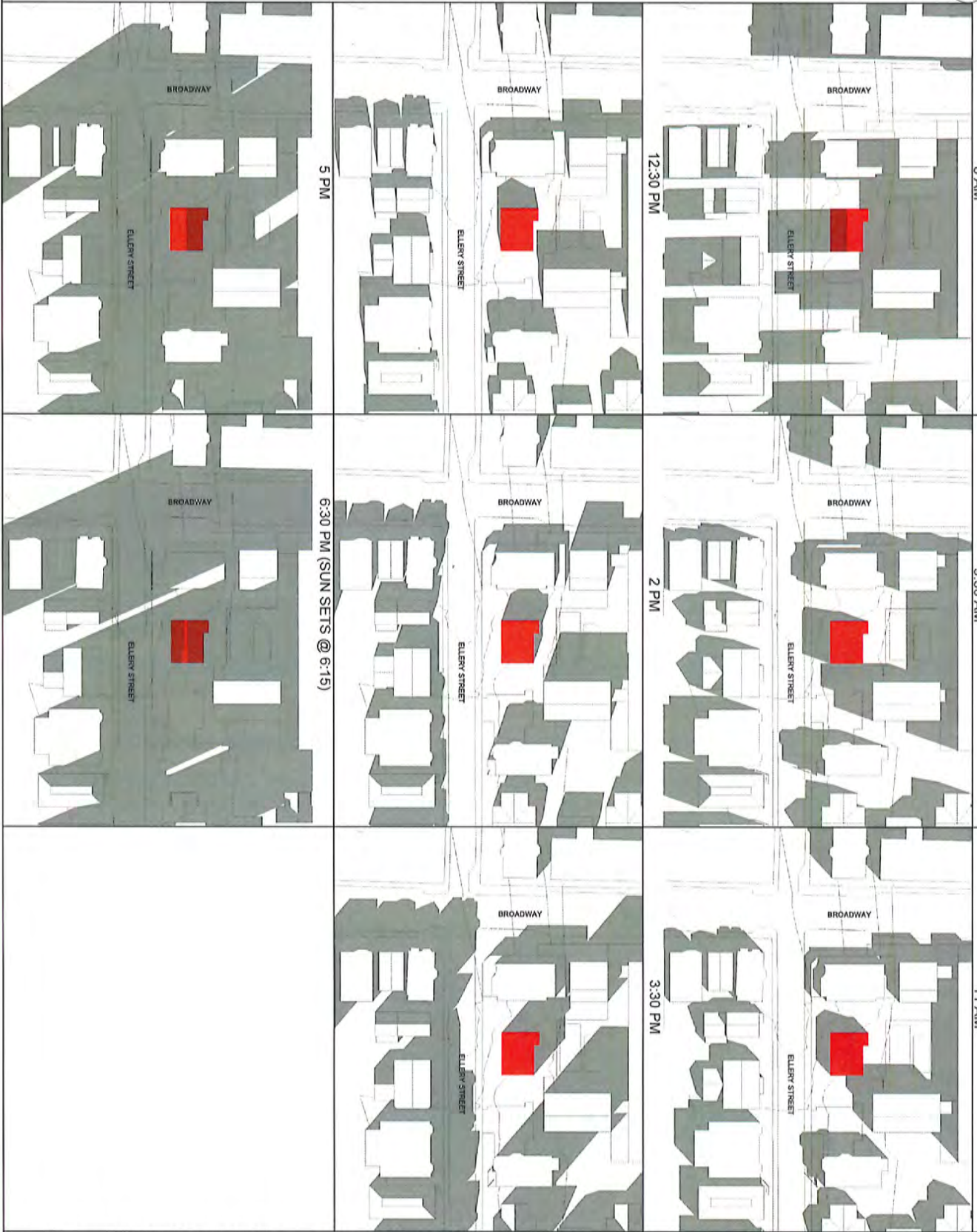
No.	Description	Date

SUMMER SOLSTICE - PROPOSED SHADOWS
SS-4
60 ELLERY RESIDENCES

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EQUINOXES (SEPTEMBER 22ND & MARCH 30TH)



8 AM

9:30 AM

11 AM

5 PM

6:30 PM (SUN SETS @ 6:15)

12:30 PM

2 PM

3:30 PM

PROJECT NAME
80 ELLERY RESIDENCES

PROJECT ADDRESS
80 ELLERY STREET CAMBRIDGE, MA

CLIENT

CONTEMPO

ARCHITECT



ARCHITECTURE
17 WALDO STREET SUITE 400 SOMERVILLE, MA 02143 TELEPHONE 617-534-4662

CONSULTANTS:

NOT FOR CONSTRUCTION
REGISTERED ARCHITECT
STATE OF MASSACHUSETTS
EXPIRES 09/30/2025
PROJECT NO. 202004



No.	Description	Date
1	ISSUED FOR PERMIT	09/11/2025
2	REVISIONS	11/10/25
3	REVISIONS	11/10/25
4	REVISIONS	11/10/25
5	REVISIONS	11/10/25
6	REVISIONS	11/10/25
7	REVISIONS	11/10/25
8	REVISIONS	11/10/25
9	REVISIONS	11/10/25
10	REVISIONS	11/10/25

EQUINOXES - EXISTING SHADOWS

SS-5

80 ELLERY RESIDENCES

WINTER SOLSTICE (DECEMBER 21ST)



PROJECT NAME
 60 ELLERY
 RESIDENCES

PROJECT ADDRESS
 60 ELLERY STREET
 CAMBRIDGE, MA

CLIENT
 CONTEMPO

ARCHITECT
KDI
 ARCHITECTURE
 17 MALDEN STREET SUITE 400
 SOMERVILLE MA 02143
 TELEPHONE 617-878-8888

CONSULTANTS:

REGISTERED ARCHITECT

CONSTRUCTION

NOT FOR CONSTRUCTION

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Project Number: 22004

Date: 05/11/2022

Checked By: CONTEMPO

Scale: 1" = 8'-0"

REVISIONS

No.	Description	Date

WINTER SOLSTICE - EXISTING SHADOWS
SS-7

60 ELLERY RESIDENCES

WINTER SOLSTICE (DECEMBER 21ST)



PROJECT NAME 60 ELLERY RESIDENCES PROJECT ADDRESS 60 ELLERY STREET CAMBRIDGE, MA CLIENT	ARCHITECT CONTEMPO 17 WALDOO STREET SUITE 400 SOMERVILLE, MA 02143 TELEPHONE: 617-252-8880 CONSULTANTS:	COPYRIGHT © 2022 KDI ARCHITECTURE ALL RIGHTS RESERVED. NO PART OF THIS PUBLICATION MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM KDI ARCHITECTURE. THIS DOCUMENT IS THE PROPERTY OF KDI ARCHITECTURE AND IS TO BE USED ONLY FOR THE PROJECT AND SITE IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF KDI ARCHITECTURE. REGISTRATION 	Project number: 25004 Date: 09/11/2022 Drawn by: C. K. [unreadable] Checked by: [unreadable] Scale: 1" = 40'-0" REVISIONS <table border="1"> <thead> <tr> <th>No.</th> <th>Description</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	No.	Description	Date			
No.	Description	Date							

WINTER SOLSTICE - PROPOSED SHADOWS
SS-8
 60 ELLERY RESIDENCES

Sheet Number	Sheet Name	Sheet Issue Date
1-Cover	COVER SHEET	10/29/2025
2-CIVIL/LANDSCAPE	EXISTING CONDITIONS	10/29/2025
C1	LANDSCAPE PLAN	10/29/2025
3-Architectural		
A-020	SITE PLAN	10/29/2025
A-025	AREA PLANS-GFA (IBC)	10/29/2025
A-026	UNIT AREA PLANS	10/29/2025
A-027	AREA PLANS - GFA (PER ZONING)	10/29/2025
A-028	DWELLING UNIT NET AREA	10/29/2025
A-300A	FRONT ELEVATION	10/29/2025
A-300B	FRONT ELEVATION	10/29/2025
A-301A	SIDE ELEVATIONS	10/29/2025
A-301B	REAR ELEVATIONS	10/29/2025
A-301C	REAR ELEVATIONS	10/29/2025
A-302	EXISTING SHADOWS	10/29/2025
SS-1	PROPOSED SHADOWS	10/29/2025
SS-2	SUMMER SOLSTICE - EXISTING SHADOWS	10/29/2025
SS-3	SUMMER SOLSTICE - PROPOSED SHADOWS	10/29/2025
SS-4	EQUINOXES - EXISTING SHADOWS	10/29/2025
SS-5	EQUINOXES - PROPOSED SHADOWS	10/29/2025
SS-6	WINTER SOLSTICE - EXISTING SHADOWS	10/29/2025
SS-7	WINTER SOLSTICE - PROPOSED SHADOWS	10/29/2025
SS-8	MASSING PERSPECTIVE	10/29/2025
AV-1	PROPOSED PERSPECTIVES	10/29/2025
AV-2	REAR BIRDS EYE VIEWS	10/29/2025
AV-3	PROPOSED STREETVIEW	10/29/2025
AV-4	RENDERING	10/29/2025
AV-5	REAR PERSPECTIVE	10/29/2025
AV-6	EXISTING PATHWAY PHOTOS	10/29/2025



PROJECT: 60 ELLERY STREET RESIDENCES

PROJECT ADDRESS:
60 ELLERY STREET
CAMBRIDGE MASSACHUSETTS

ARCHITECT
KHALSA DESIGN INC.
17 WALLOO STREET, SUITE 400
SOMERVILLE, MA 02143

OWNER
CONTEMPO BUILDERS
ADDRESS:
100 TRADE CENTER DRIVE, SUITE G-700
WOBURN, MA 01801

LAND SURVEOR
SPRUHAN ENGINEERING, P.C.
ADDRESS:
80 JEWETT STREET, SUITE 1
NEWTON, MA 02458

**SD SET
10/29/2025**



PROJECT NAME	60 ELLERY RESIDENCES
PROJECT ADDRESS	60 ELLERY STREET CAMBRIDGE, MA
CLIENT	CONTEMPO

KDI
ARCHITECTURE
17 WALLOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-9882

CONSULTANTS:

REGISTERED PROFESSIONAL ARCHITECT
STATE OF MASSACHUSETTS
EXPIRES: 12/31/2025

REGISTRATION
EXPIRES: 12/31/2025

No.	Description	Date

COVER SHEET
A-000
60 ELLERY RESIDENCES

ZONING CHART

ZONE: C-1	REQUIRED	PROPOSED	REMARKS
LOT AREA, MIN S.F.	5,400 SF LOT	9,400 S.F.	COMPLIES
MAX. FAR	NONE	+1-21.57% S.F. (4.22)	COMPLIES
MIN. LOT WIDTH	NONE	86'-6"	COMPLIES
MIN. FRONT YARD	10' OR AVERAGE OF ADJACENT LOTS	10'-4"	COMPLIES
MIN. SIDE YARD (LEFT)	5'	5'-4"	COMPLIES
MIN. SIDE YARD (RIGHT)	5'	VARIES 5'-0" TO 5'-4"	COMPLIES
MIN. REAR YARD	5'	VARIES 5'-0" TO 5'-11"	COMPLIES
MAX. HEIGHT	3 ST/35'-0" BY RIGHT 4 ST / 45'-0" W/ NEIGHBORHOOD MEETING OR 1 FT FOR LOTS GREATER THAN 50' W/ MIN. INCLUSIONARY HOUSING	6 STORIES / 62'	COMPLIES
MIN. OPEN SPACE	20% 1,020 S.F.	41,410 SF PERMISSIBLE @ GRADE 2,810 SF ROOF DECK 2,220 SF OPEN SPACE (41.1%)	COMPLIES
MIN. PRIVATE OPEN SPACE	1/2 OF REQUIRED SPACE (15%); 810 S.F.	15% 810 S.F. @ ROOF DECK	COMPLIES
MIN. PERMISSIBLE OPEN SPACE	1/2 OF REQUIRED SPACE (15%); 810 S.F.	28.21% (1,410 SF) @ GRADE	COMPLIES
PARKING	NO MIN / NO MAX	NONE SHOWN	COMPLIES
BICYCLE PARKING	1 SPACE/10	30 SPACES	COMPLIES

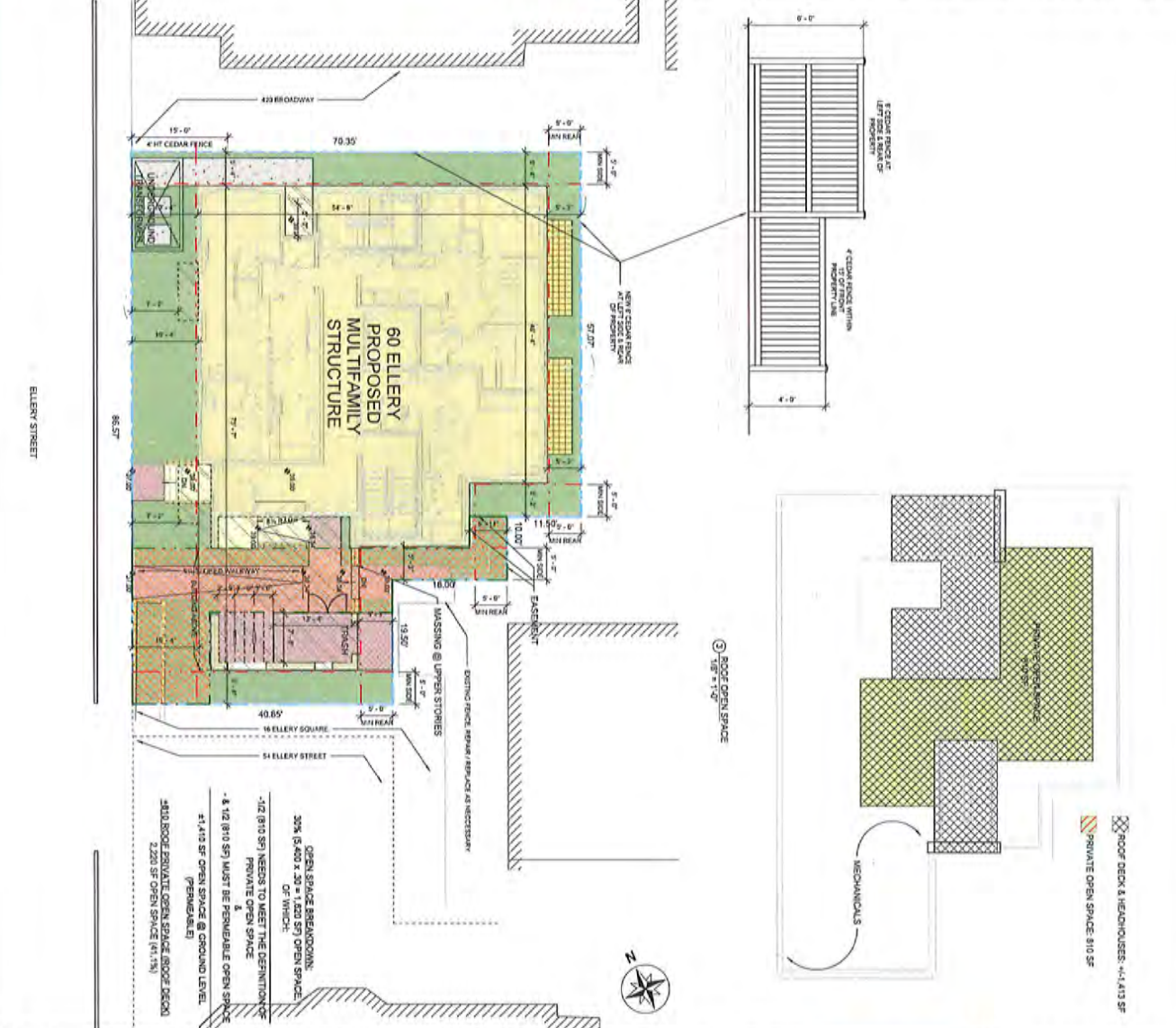
Address: 60 Ellery St

80 ELLERY STREET IS NOT SUBJECT TO 2019 1% LITE

SITE PLAN LEGEND

- PROPOSED FOOTPRINT
- PROPOSED FOOTPRINT (ADJACENT)
- PROPOSED PORCHES
- PROPOSED WALKWAYS
- PAVEMENT
- IMPERVIOUS
- LANDSCAPE / GREEN ROOF
- PRIVATE OPEN SPACE
- REQUIRED SETBACKS

NOTE: THIS PLAN IS FOR INFORMATIONAL AND ILLUSTRATIVE PURPOSES ONLY. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE CITY OF CAMBRIDGE. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE CITY OF CAMBRIDGE. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE CITY OF CAMBRIDGE.



PROJECT NAME 60 ELLERY RESIDENCES PROJECT ADDRESS 60 ELLERY STREET CAMBRIDGE, MA	CLIENT CONTEMPO	ARCHITECT KDI ARCHITECTURE 17 WALDO STREET SUITE 400 SOVERVILLE, MA 02143 TELEPHONE: 617-438-4642 CONSULTANTS:	REGISTRATION <small>REGISTERED PROFESSIONAL ARCHITECT STATE OF MASSACHUSETTS REGISTRATION NO. 10292 EXPIRES 12/31/2024 ADDRESS: 17 WALDO STREET SUITE 400 SOVERVILLE, MA 02143 TELEPHONE: 617-438-4642 FAX: 617-438-4642 EMAIL: KDI@KDIARCH.COM WWW.KDIARCH.COM</small>
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REVISIONS

No.	Description	Date
1	ISSUED FOR PERMIT	10/26/2023
2	REVISIONS	AS INDICATED

SITE PLAN

A-020

60 ELLERY RESIDENCES

PROJECT NAME
60 ELLERY RESIDENCES

PROJECT ADDRESS
**60 ELLERY STREET
 CAMBRIDGE, MA**

CLIENT
CONTEMPO

ARCHITECT
KDI ARCHITECTURE
 17 WALDO STREET SUITE 400
 SOMERVILLE, MA 02143
 TELEPHONE 617-581-8822
 CONSULTANTS:

REGISTERED PROFESSIONAL ARCHITECT
 STATE OF MASSACHUSETTS
 REGISTRATION NUMBER: 20024
 EXPIRES: 06/30/2016
 ISSUED: 06/30/2002
 CANCELLED: NONE
 REVISIONS: 3,072 A, 1,522

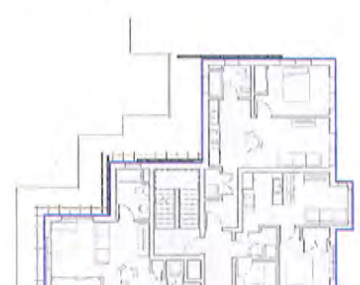
REGISTRATION

No.	Description	Date

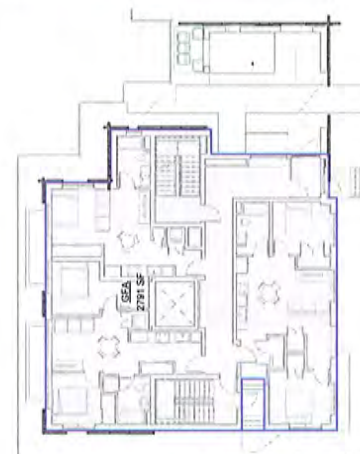
AREA
PLANS-GFA (IBC)

A-025
 60 ELLERY RESIDENCES

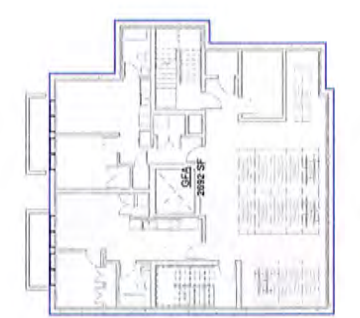
Area	Level	Name
2692 SF	BASEMENT	GFA
2791 SF	1ST FLOOR	GFA
3000 SF	2ND FLOOR	GFA
3060 SF	3RD FLOOR	GFA
3412 SF	4TH FLOOR	GFA
3412 SF	5TH FLOOR	GFA
428 SF	6TH FLOOR	GFA
179 SF	ROOF	GFA
2337 SF	ROOF	GFA
2337 SF	ROOF	GFA



① 1ST FLOOR
 3022' x 110'



② 2ND FLOOR
 3022' x 110'



③ 3RD FLOOR
 3022' x 110'



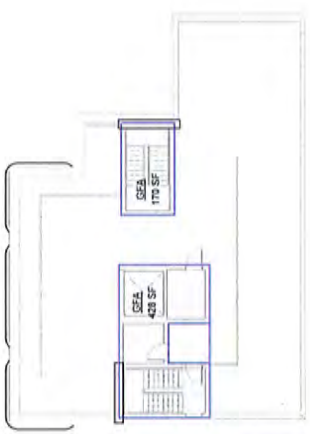
④ 4TH FLOOR
 3022' x 110'



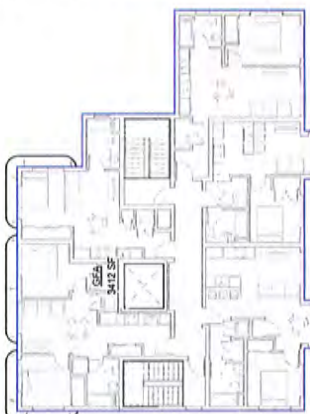
⑤ 5TH FLOOR
 3022' x 110'



⑥ 6TH FLOOR
 3022' x 110'



⑦ ROOF
 3022' x 110'



⑧ ROOF
 3022' x 110'

THE AREAS SHOWN ON THIS SHEET INCLUDES ALL AREAS WITHIN THE EXTERIOR FACE OF THE EXTERIOR WALLS

5.35.2 GROSS FLOOR AREA SHALL NOT INCLUDE:
 (C) AREA IN STORIES BELOW GRADE THAT MEETS AT LEAST ONE OF THE FOLLOWING CRITERIA:
 (I) THE AREA HAS LESS THAN SEVEN FEET (7') OF CEILING HEIGHT MEASURED FROM THE FLOOR TO THE LINE OF THE BOTTOM OF THE FLOOR JOISTS ABOVE, OR TO ANY SUBFLOOR OR FINISHED SURFACE ABOVE ANY FLOOR JOISTS THAT ARE SPACED NOT LESS THAN FOUR (4) FEET ON CENTER.
 (II) THE AREA IS DESIGNED IN ACCORDANCE WITH THE FLOOD RESISTANCE STANDARDS SET FORTH IN SECTION 22.80 OF THIS ORDINANCE



① 1ST FLOOR
302' x 110'



② 2ND FLOOR
302' x 110'



③ 3RD FLOOR
302' x 110'



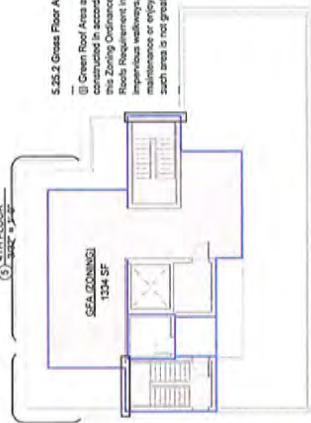
④ 4TH FLOOR
302' x 110'



⑤ 5TH FLOOR
302' x 110'



⑥ 6TH FLOOR
302' x 110'



⑦ ROOF
302' x 110'

5.35.2 Gross Floor Area shall not include:
 (I) Green Roof Area as defined in this Zoning Ordinance and constructed in accordance with the standards in Section 22.30 of this Zoning Ordinance, whether or not it meets the minimum Green Roof Requirement in Section 22.35, as well as the area of adjacent impervious walkways, decks, and access hardhouses insured for maintenance or enjoyment of the Green Roof Area, provided that such area is not greater than the Green Roof Area.

PROJECT NAME
60 ELLERY RESIDENCES
 PROJECT ADDRESS
**60 ELLERY STREET
 CAMBRIDGE, MA**
 CLIENT

ARCHITECT
CONTEMPO
 ARCHITECTURE
 17 WALDO STREET SUITE 400
 SOMERVILLE, MA 02143
 TELEPHONE 617-891-8822
 CONSULTANTS:

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REGISTRATION
CONTRACTOR
 REGISTRATION

Project Number: 202004
 Date: 10/26/2020
 Drawn By: [Name]
 Checked By: [Name]
 Scale: 3/32" = 1'-0"

REVISIONS
 No. Description Date

Area	Name	Level
(Net Floor)	GFA (ZONING)	Net Floor
2778 SF	GFA (ZONING)	1ST FLOOR
3484 SF	GFA (ZONING)	2ND FLOOR
3447 SF	GFA (ZONING)	3RD FLOOR
3099 SF	GFA (ZONING)	4TH FLOOR
3484 SF	GFA (ZONING)	5TH FLOOR
1334 SF	GFA (ZONING)	ROOF
21287 SF		

AREA PLANS -
 GFA (PER
 ZONING)
A-027
 60 ELLERY RESIDENCES

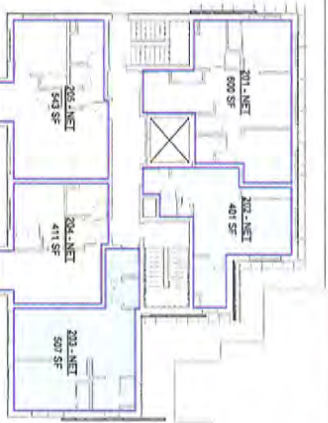
THE AREAS SHOWN ON THIS SHEET ARE CALCULATED PER THE DEFINITION OF "FLOOR AREA, GROSS" PER THE CITY OF CAMBRIDGE'S ZONING CODE



① BASEMENT
3,022' x 112'



② 1ST FLOOR
3,022' x 112'



③ 2ND FLOOR
3,022' x 112'



④ 3RD FLOOR
3,022' x 112'



⑤ 4TH FLOOR
3,022' x 112'



⑥ 5TH FLOOR
3,022' x 112'



⑦ 6TH FLOOR
3,022' x 112'

Area	Name	Level
449 SF	001-NET	BASEMENT
491 SF	002-NET	BASEMENT
600 SF	101-NET	1ST FLOOR
401 SF	102-NET	1ST FLOOR
678 SF	103-NET	1ST FLOOR
600 SF	201-NET	2ND FLOOR
401 SF	202-NET	2ND FLOOR
507 SF	203-NET	2ND FLOOR
600 SF	301-NET	3RD FLOOR
401 SF	302-NET	3RD FLOOR
411 SF	303-NET	3RD FLOOR
507 SF	304-NET	3RD FLOOR
600 SF	401-NET	4TH FLOOR
401 SF	402-NET	4TH FLOOR
411 SF	403-NET	4TH FLOOR
507 SF	404-NET	4TH FLOOR
600 SF	501-NET	5TH FLOOR
401 SF	502-NET	5TH FLOOR
411 SF	503-NET	5TH FLOOR
507 SF	504-NET	5TH FLOOR
600 SF	601-NET	6TH FLOOR
401 SF	602-NET	6TH FLOOR
411 SF	603-NET	6TH FLOOR
507 SF	604-NET	6TH FLOOR

THE AREAS SHOWN ON THIS SHEET ARE CALCULATED FROM THE INTERIOR FACE OF THE EXTERIOR WALLS TO THE INTERIOR OF DEMISING WALLS WITH PER THE CITY OF CAMBRIDGES DEFINITION OF "FLOOR AREA, DWELLING UNIT NET."

Floor Area: Dwelling Unit Net: Floor area contained within dwelling units or common areas is a building's total floor area. It includes the area of all finished floors, including parking garages, entrance walkways, and other areas within the building's footprint. It does not include the area of common areas, or unenclosed spaces such as open-air porches, balconies, or decks.

<p>PROJECT NAME 80 ELLERY RESIDENCES</p> <p>PROJECT ADDRESS 80 ELLERY STREET CAMBRIDGE, MA</p> <p>CLIENT CONTEMPO</p>	<p>ARCHITECT KDI ARCHITECTURE 17 WALDO STREET SUITE 400 SOMERVILLE, MA 02143 TELEPHONE: 617-888-8888</p> <p>CONSULTANTS:</p>	<p>REGISTRATION</p> <p>REGISTERED ARCHITECT STATE OF MASSACHUSETTS NO. 10000 EXPIRES 12/31/2025</p>	<p>REVISIONS</p> <table border="1"> <tr><th>No.</th><th>Description</th><th>Date</th></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table>	No.	Description	Date									
No.	Description	Date													



① FRONT ELEVATION
1/8" = 1'-0"



PROJECT NAME
**80 ELLERY
RESIDENCES**

PROJECT ADDRESS
**80 ELLERY STREET
CAMBRIDGE, MA**

CLIENT

CONTEMPO

ARCHITECT



ARCHITECTURE
17 WALDO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE 617-878-8822

CONSULTANTS:

CONSTRUCTION PERMITS
THE STATE OF MASSACHUSETTS
REGISTRATION
REGISTERED ARCHITECT
KDI ARCHITECTURE
17 WALDO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE 617-878-8822



Project Number: 22004
Date: 10/29/2022
Drawing Title: CONTEMP
Client: CONTEMPO
Scale: 1/8" = 1'-0"

REVISIONS

No.	Description	Date

FRONT
ELEVATION

A-300B
80 ELLERY RESIDENCES

PROJECT NAME
60 ELLERY RESIDENCES

PROJECT ADDRESS
**60 ELLERY STREET
 CAMBRIDGE, MA**

CLIENT
CONTEMPO

ARCHITECT

KDI ARCHITECTURE
 17 WALDO STREET SUITE 400
 SOMERVILLE, MA 02143
 TELEPHONE: 617-261-8822

CONSULTANTS:

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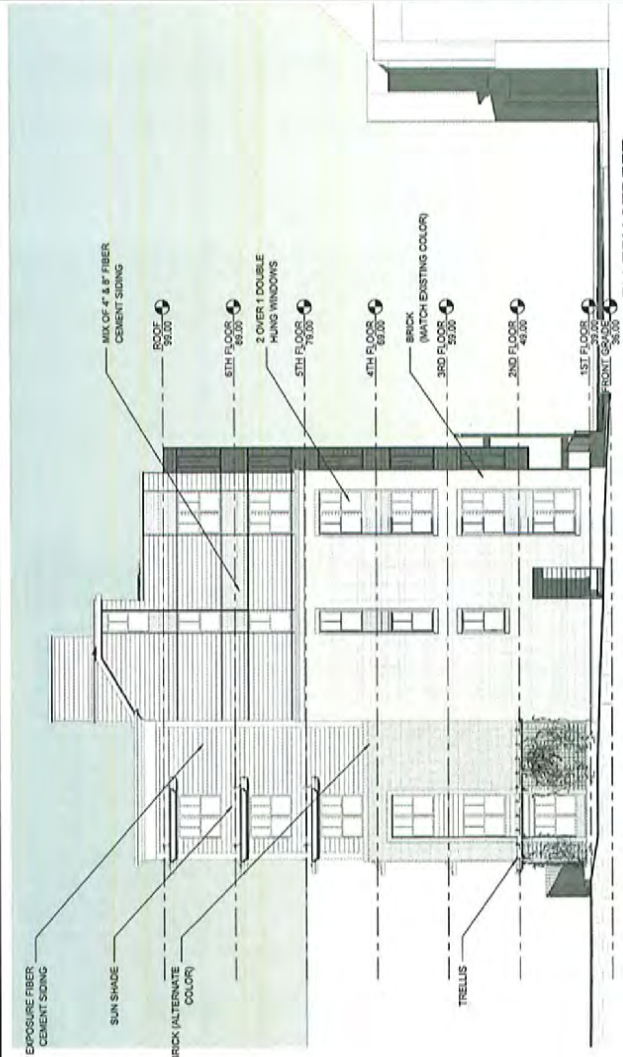
REGISTRATION


Project Number: 2012-0001
 Date: 10/26/2012
 Drawn by: JAVIER
 Checked by: JAVIER
 Scale: 1/8" = 1'-0"

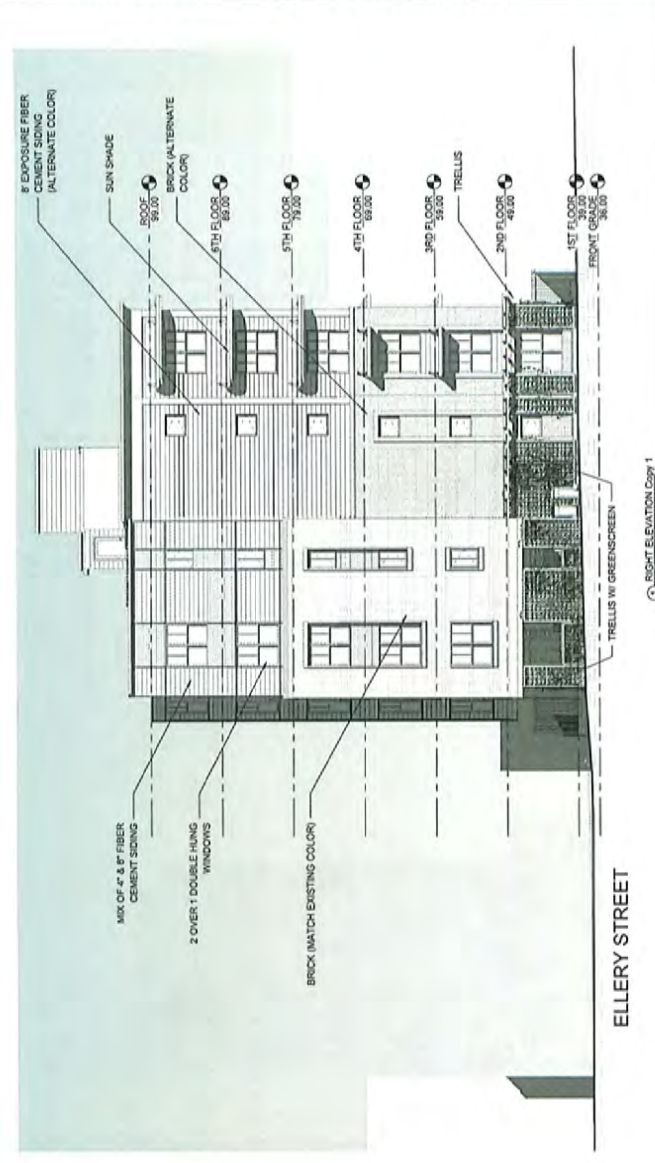
REVISIONS

No.	Description	Date

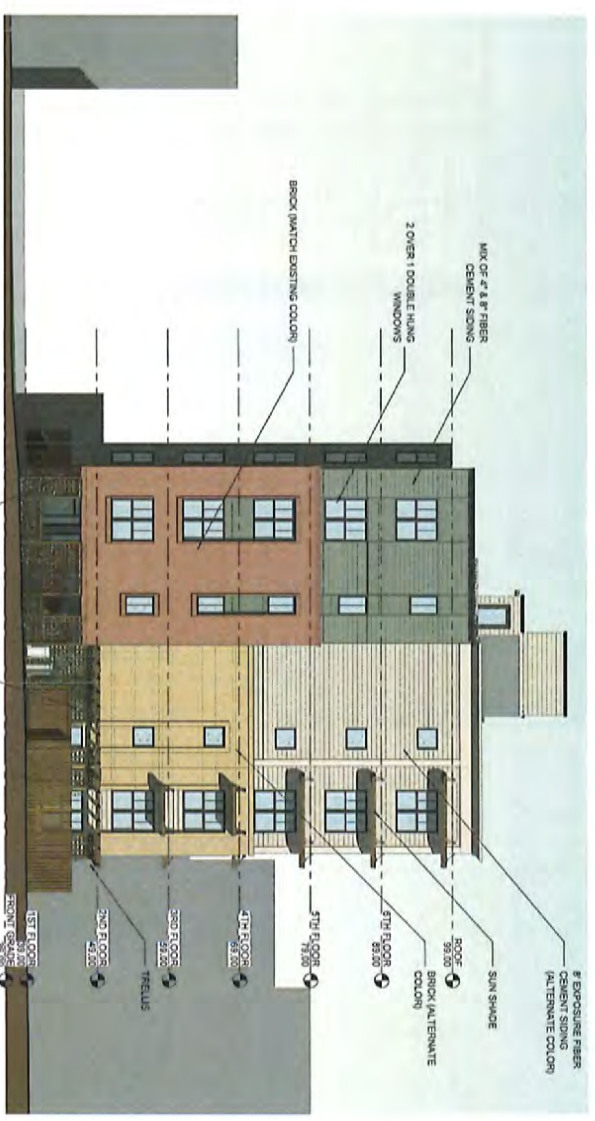
SIDE ELEVATIONS
A-301A
 60 ELLERY RESIDENCES



② LEFT ELEVATION Copy 1
 1/8" = 1'-0"



① RIGHT ELEVATION Copy 1
 1/8" = 1'-0"



PROJECT NAME
60 ELLERY
RESIDENCES

PROJECT ADDRESS
60 ELLERY STREET
CAMBRIDGE, MA

CLIENT

CONTEMPO

ARCHITECT



17 WALDO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-878-9800

CONSULTANTS:

DATE: 04/28/2011 09:52 AM
DRAWING: 60 ELLERY RESIDENCES SIDE ELEVATIONS
PROJECT: 60 ELLERY RESIDENCES
SCALE: 1/8" = 1'-0"
REVISIONS:
NO. DESCRIPTION DATE

No.	Description	Date

NOT FOR CONSTRUCTION

60 ELLERY RESIDENCES
SIDE ELEVATIONS
A-301B

PROJECT NAME
**60 ELLERY
 RESIDENCES**

PROJECT ADDRESS
**60 ELLERY STREET
 CAMBRIDGE, MA**

CLIENT

ARCHITECT
CONTEMPO

KDI

ARCHITECTURE
 17 WALDO STREET SUITE 400
 SOMERVILLE, MA 02143
 TELEPHONE 617-261-8882

CONSULTANTS:

17FD-451512Z2202HW93201L 1M4 T4174L 10 ERY G, CA059303, DMWHS001, ANCHOR, SDCENY55416-102022M

10202203 23 26 #14

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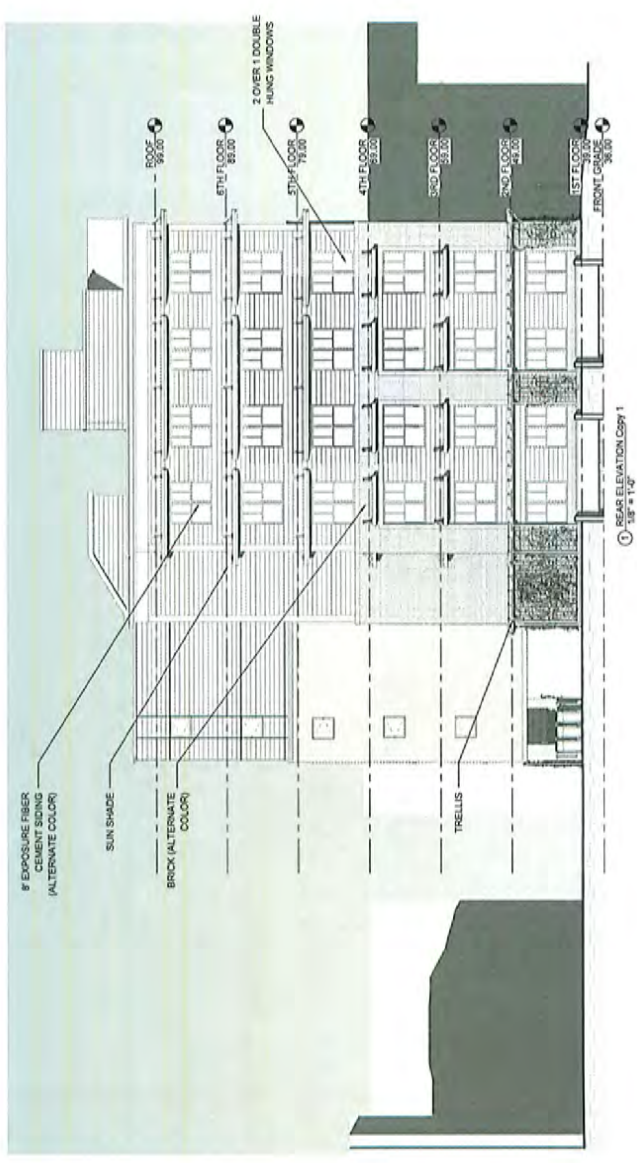
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 Date: 10/26/2022
 Drawn by: AJW/SG
 Checked by: AJW/SG
 Scale: 1/8" = 1'-0"

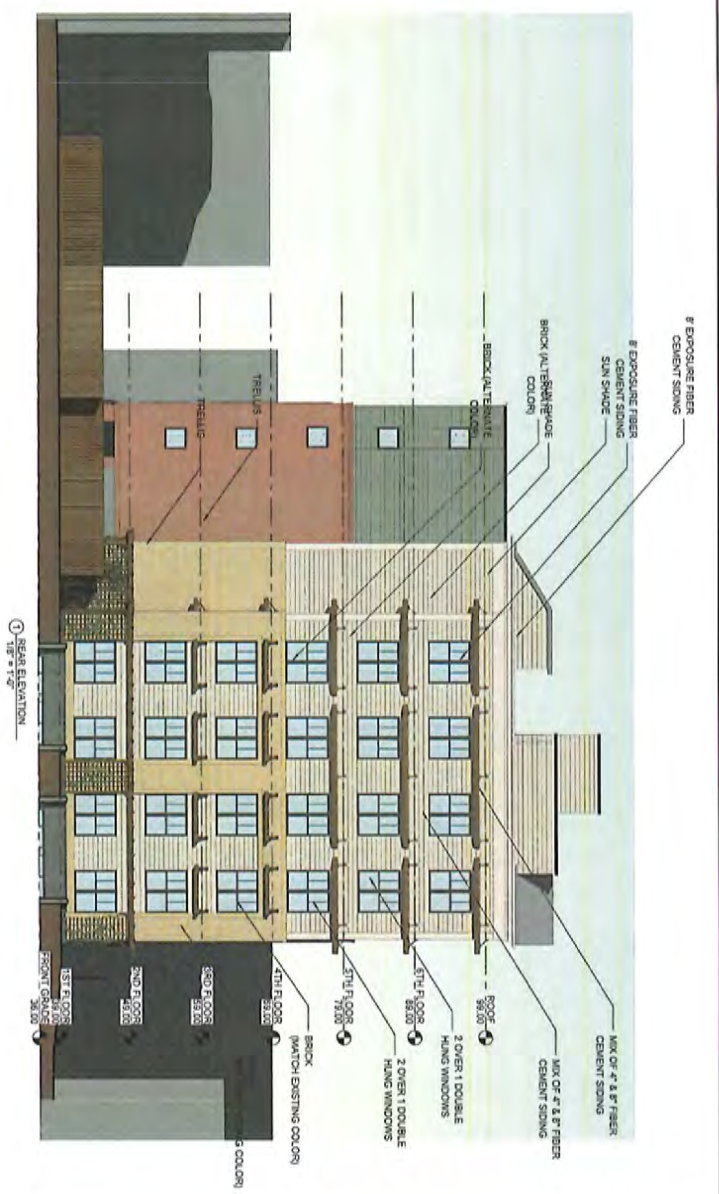
REVISIONS

No.	Description	Date

REAR
 ELEVATION

A-302A
 60 ELLERY RESIDENCES





1 REAR ELEVATION
1" = 1'-0"

PROJECT NAME
60 ELLERY RESIDENCES

PROJECT ADDRESS
**60 ELLERY STREET
CAMBRIDGE, MA**

CLIENT
CONTEMPO

ARCHITECT
KDI ARCHITECTURE
17 WALDO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE 617-391-5822
CONSULTANTS:



CONSTRUCTION
REGISTERED ARCHITECT

CONTRACT NO. 2024
DATE 10/27/2023
PROJECT 60 ELLERY STREET
CAMBRIDGE, MA
SHEET A-302B
REVISED 10/27/23

REVISIONS

No.	Description	Date

NOT FOR CONSTRUCTION

CONTRACT NO. 2024
DATE 10/27/2023
PROJECT 60 ELLERY STREET
CAMBRIDGE, MA
SHEET A-302B
REVISED 10/27/23

REAR
ELEVATION

A-302B
60 ELLERY RESIDENCES

PROJECT NAME
60 ELLERY
RESIDENCES

PROJECT ADDRESS
60 ELLERY STREET
CAMBRIDGE, MA

CLIENT

ARCHITECT
CONTEMPO



ARCHITECTURE
17 MALDEN STREET, SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-261-9832

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REGISTRATION
Professional Engineer
Name: **Michael J. O'Connell**
License Number: **100294**
Expiry Date: **12/31/2016**
Discipline: **CIVIL**
Issued By: **CSDE**

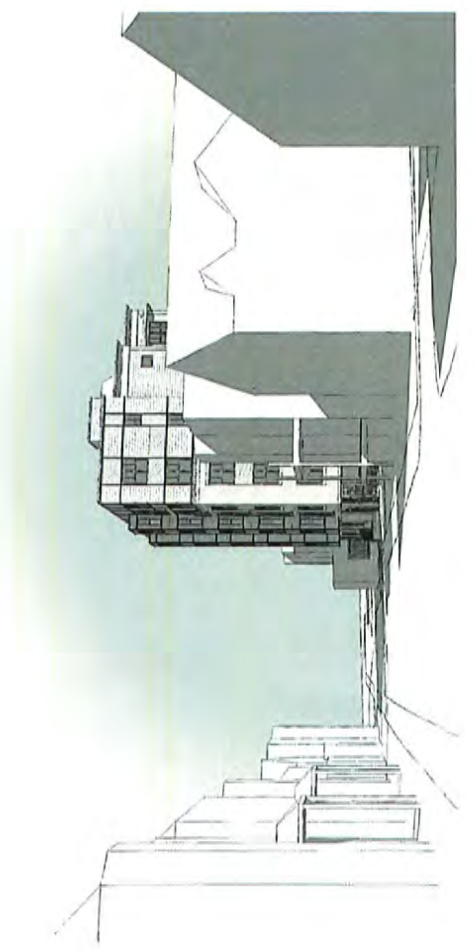
REVISIONS

No.	Description	Date

MASSING
PERSPECTIVE

AV-1

60 ELLERY RESIDENCES



PROJECT NAME

**80 ELLERY
RESIDENCES**

PROJECT ADDRESS

**80 ELLERY STREET
CAMBRIDGE, MA**

CLIENT

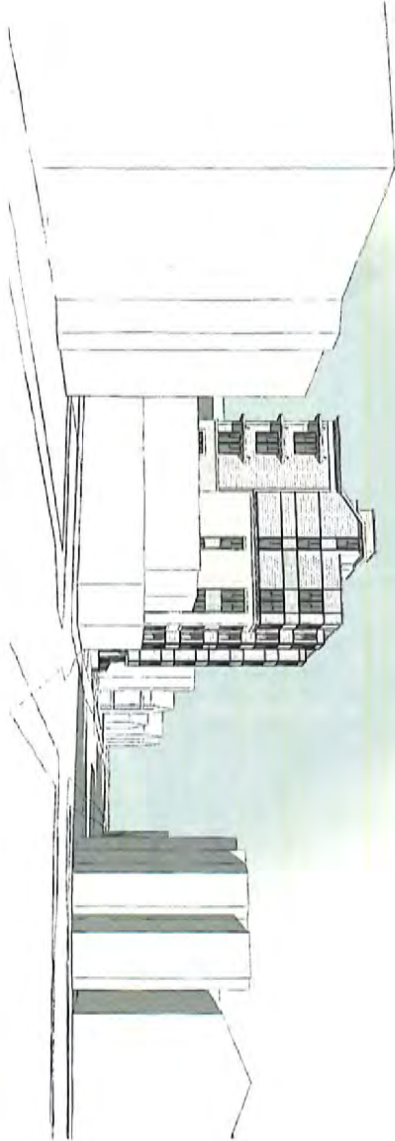
CONTEMPO

ARCHITECT



ARCHITECTURE
17 WALDO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE 617-591-9422

CONSULTANTS:



erry St



CONSTRUCTION AND SITE
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REGISTRATION:

Project Number: 202004
Date: 10/28/2020
Drawing Title: AV-2
Scale: AS SHOWN

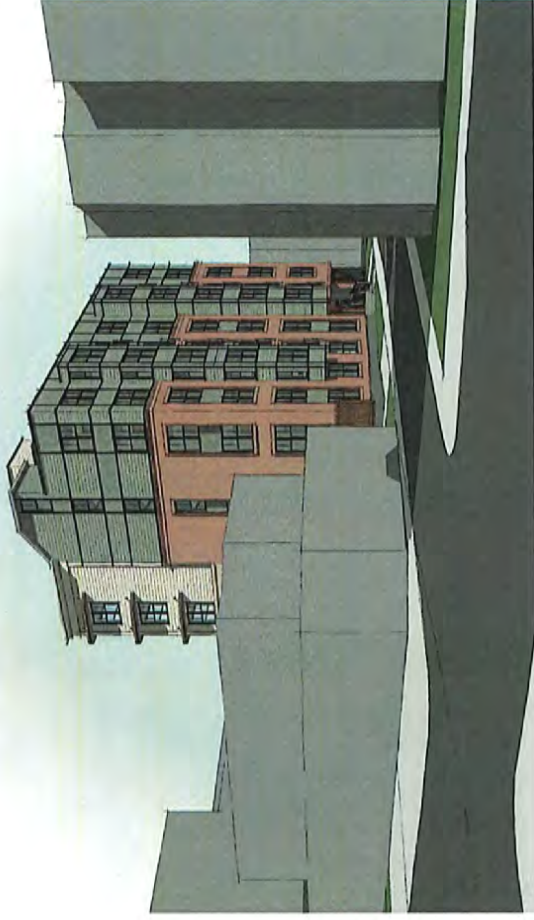
REVISIONS:

No.	Description	Date
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**MASSING
PERSPECTIVE**

AV-2

80 ELLERY RESIDENCES

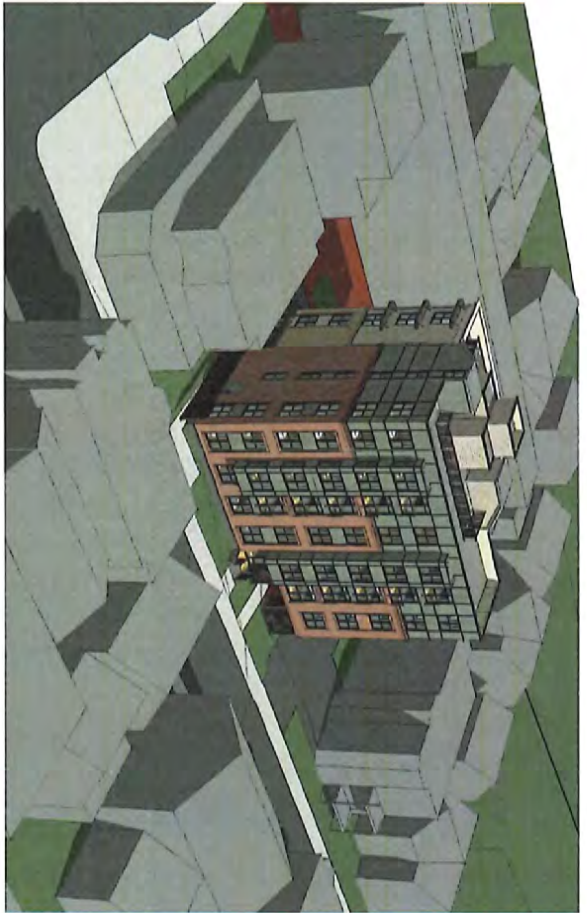


VIEW 1: PERSPECTIVE FROM BROADWAY @ ELLERY



VIEW 2: PERSPECTIVE UP ELLERY TOWARDS BROADWAY

PROJECT NAME 60 ELLERY RESIDENCES	ARCHITECT KDI ARCHITECTURE 17 WALDO STREET, SUITE 400 SOMERVILLE, MA 02143 TELEPHONE: 617-261-8822	<small>COPYRIGHT © 2015 KDI. ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT PERMISSION IN WRITING. CONSULTING IS PROHIBITED AND ANY VIOLATION IS SUBJECT TO PROSECUTION UNDER LAW.</small> CONSTRUCTION 	REGISTERED																																										
PROJECT ADDRESS 60 ELLERY STREET CAMBRIDGE, MA			CLIENT CONTEMPO	Project Number: 102786-0001 Date: 10/29/2015 Drawn by: AJR/SG Checked by: CMB/SG Scale:																																									
CLIENT	ARCHITECT	REGISTERED	REVISIONS																																										
CLIENT	ARCHITECT	REGISTERED	<table border="1"> <thead> <tr> <th>No.</th> <th>Description</th> <th>Date</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	No.	Description	Date																																							
No.	Description	Date																																											
PROPOSED PERSPECTIVES			AV-3 60 ELLERY RESIDENCES																																										



PROJECT NAME

80 ELLERY
RESIDENCES

PROJECT ADDRESS
80 ELLERY STREET
CAMBRIDGE, MA

CLIENT

CONTEMPO

ARCHITECT



17 WALDO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE 877-93-8642

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REGISTRATION



Project Number: 2004
Client: ANNOCE
Drawn by: ANNOCE
Scale: 1/8" = 1'-0"

REVISIONS

No.	Description	Date

PROPOSED
PERSPECTIVES

AV-4

80 ELLERY RESIDENCES

PROJECT NAME
**60 ELLERY
RESIDENCES**

PROJECT ADDRESS
**60 ELLERY STREET
CAMBRIDGE, MA**

CLIENT
CONTEMPO

ARCHITECT



ARCHITECTURE
17 WALDO STREET SUITE 409
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8882

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REGISTRATION



Project Number: 75034
Date: 10/26/2023
Drawn by: AJR/DCG
Checked by: AJR/DCG
Scale: CONSISTENT

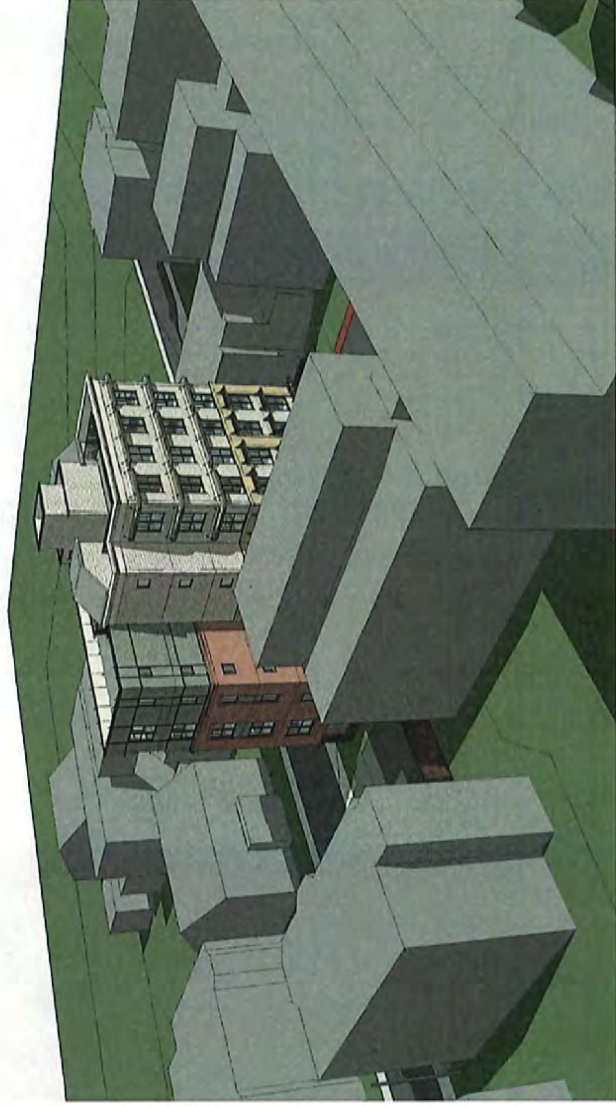
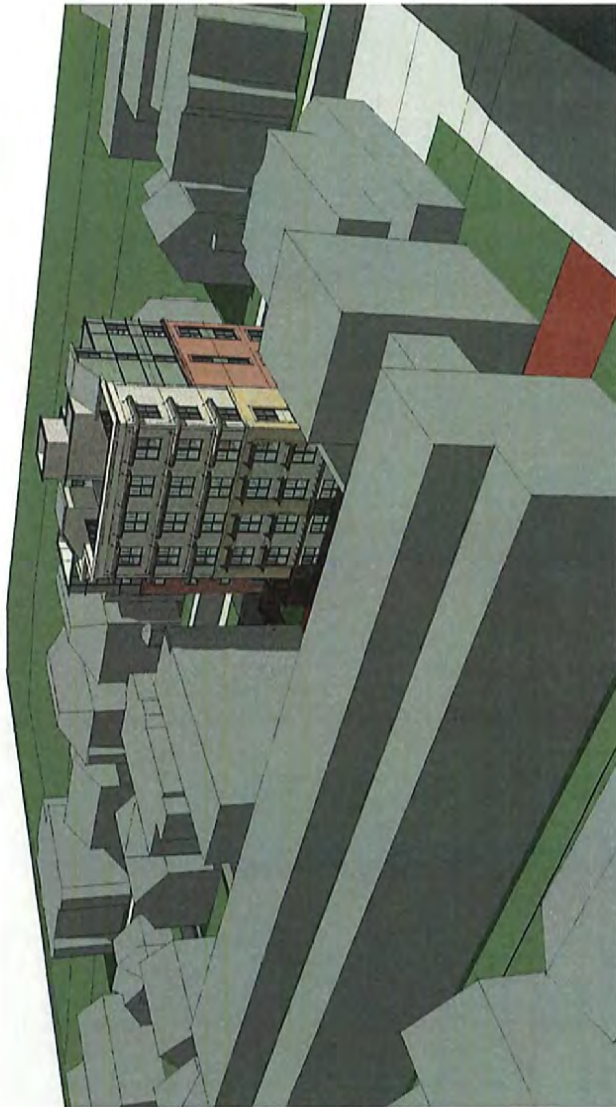
REVISIONS

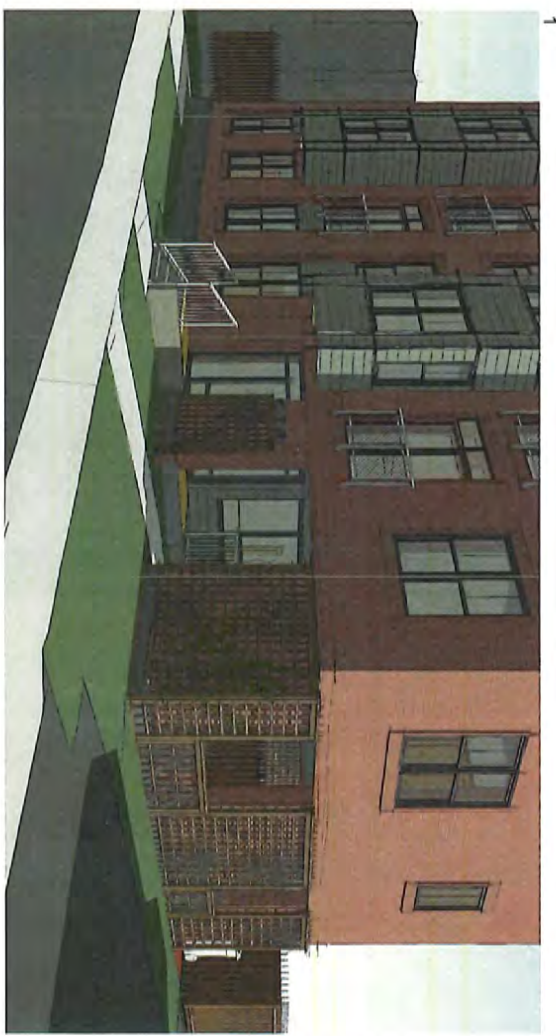
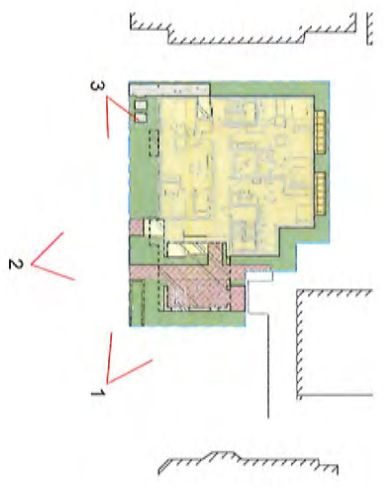
No.	Description	Date

REAR BIRDS EYE
VIEWS

AV-5

60 ELLERY RESIDENCES





PROJECT NAME
**80 ELLERY
 RESIDENCES**
 PROJECT ADDRESS
**80 ELLERY STREET
 CAMBRIDGE, MA**

CLIENT
CONTEMPO

ARCHITECT

ARCHITECTURE

17 WALDO STREET SUITE 400
 SOMERVILLE, MA 02143
 TEL: 978-681-8822
 CONSULTANTS:

REGISTRATION AND SEAL
 REGISTERED ARCHITECT
 REGISTERED PROFESSIONAL ENGINEER
 REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
 REGISTERED PROFESSIONAL SURVEYOR
 REGISTERED PROFESSIONAL PLANNING
 REGISTERED PROFESSIONAL HISTORIC PRESERVATION ARCHITECT
 REGISTERED PROFESSIONAL INTERIOR DESIGNER
 REGISTERED PROFESSIONAL ENVIRONMENTAL DESIGNER
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 REGISTERED PROFESSIONAL REAL ESTATE BROKER
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 REGISTERED PROFESSIONAL INTERIOR DESIGNER
 REGISTERED PROFESSIONAL ENVIRONMENTAL DESIGNER
 REGISTERED PROFESSIONAL CONSTRUCTION MANAGEMENT
 REGISTERED PROFESSIONAL REAL ESTATE BROKER
 REGISTERED PROFESSIONAL ASSESSOR

NOT FOR CONSTRUCTION

Project Number	200004	
Client	CONTEMPO	
Architect	KDI ARCHITECTURE	
Scale	1" = 20'-0"	
Date	11/12/2024	
Revisions		
No.	Drawn by	Date

ENTRY
 PERSPECTIVES
AV-6
 80 ELLERY RESIDENCES

PROJECT NAME
**60 ELLERY
RESIDENCES**

PROJECT ADDRESS
**60 ELLERY STREET
CAMBRIDGE, MA**

CLIENT
CONTEMPO

ARCHITECT
**KDI
ARCHITECTURE**
17 WALDO STREET SUITE 400
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Project Number
10208
Date
10/20/2020
Drawn by
AK/SSG
Scale
CONCEPT

REVISIONS	No.	Description	Date

**PROPOSED
STREETVIEW**

AV-7
60 ELLERY RESIDENCES





PROJECT NAME

80 ELLERY
RESIDENCES

PROJECT ADDRESS

80 ELLERY STREET
CAMBRIDGE, MA

CLIENT

CONTEMPO

ARCHITECT



7 WALDO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 877-878-8828

CONSULTANTS:

CONTRACT NO. 8-108
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Project Number: 200004
Scale: 1/8" = 1'-0"
Drawing Title: CONTEMP
Checked by: CONTEMP
Scale: 1/8" = 1'-0"

NO.	Description	DATE

RENDERING

AV-8

80 ELLERY RESIDENCES



PROJECT NAME
60 ELLERY RESIDENCES

PROJECT ADDRESS
 60 ELLERY STREET
 CAMBRIDGE, MA

CLIENT
 CONTEMPO

ARCHITECT
KDI ARCHITECTURE
 17 WALDO STREET SUITE 400
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Registration No. 24004
 Date 10/26/2020
 Drawn by AUSTIN CHAPMAN
 Checked by

REVISIONS		
No.	Description	Date

RENDERING

AV-9

60 ELLERY RESIDENCES



PROJECT NAME

**60 ELLERY
RESIDENCES**

PROJECT ADDRESS

**60 ELLERY STREET
CAMBRIDGE, MA**

CLIENT

CONTEMPO

ARCHITECT



ARCHITECTURE

**17 WALDO STREET, SUITE 400
SOMERVILLE, MA 02143**

TELEPHONE: 617-331-4422

CONSULTANTS:

**NOT FOR
CONSTRUCTION**

REGISTRATION

AV-10

**REAR
PERSPECTIVE**

60 ELLERY RESIDENCES

PROJECT NAME
60 ELLERY
RESIDENCES
PROJECT ADDRESS
60 ELLERY STREET
CAMBRIDGE, MA
CLIENT
CONTEMPO
ARCHITECT

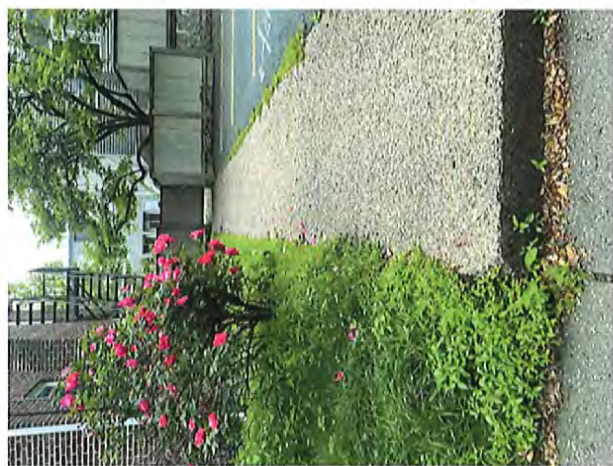
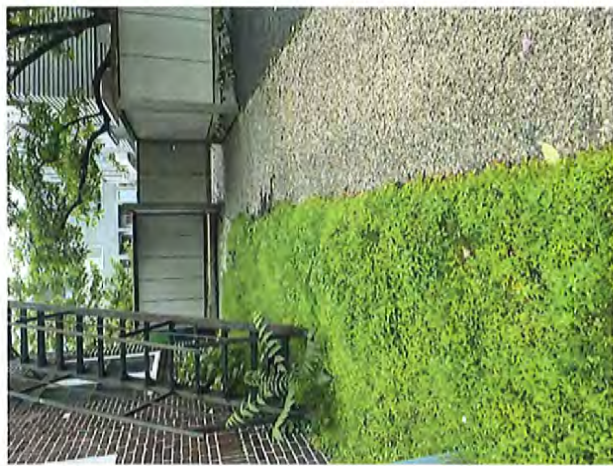
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ARCHITECTURE
17 WALDO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE 617-581-8582
CONSULTANTS:

REGISTRATION
Project Number: 19074
Date: 10/24/2019
Client: AV-11
Contract: CONCEPT
REVISIONS

CONSULTATION

No.	Description	Date

EXISTING
PATHWAY
PHOTOS
AV-11
60 ELLERY RESIDENCES





MORNING (9 AM - 10 AM)

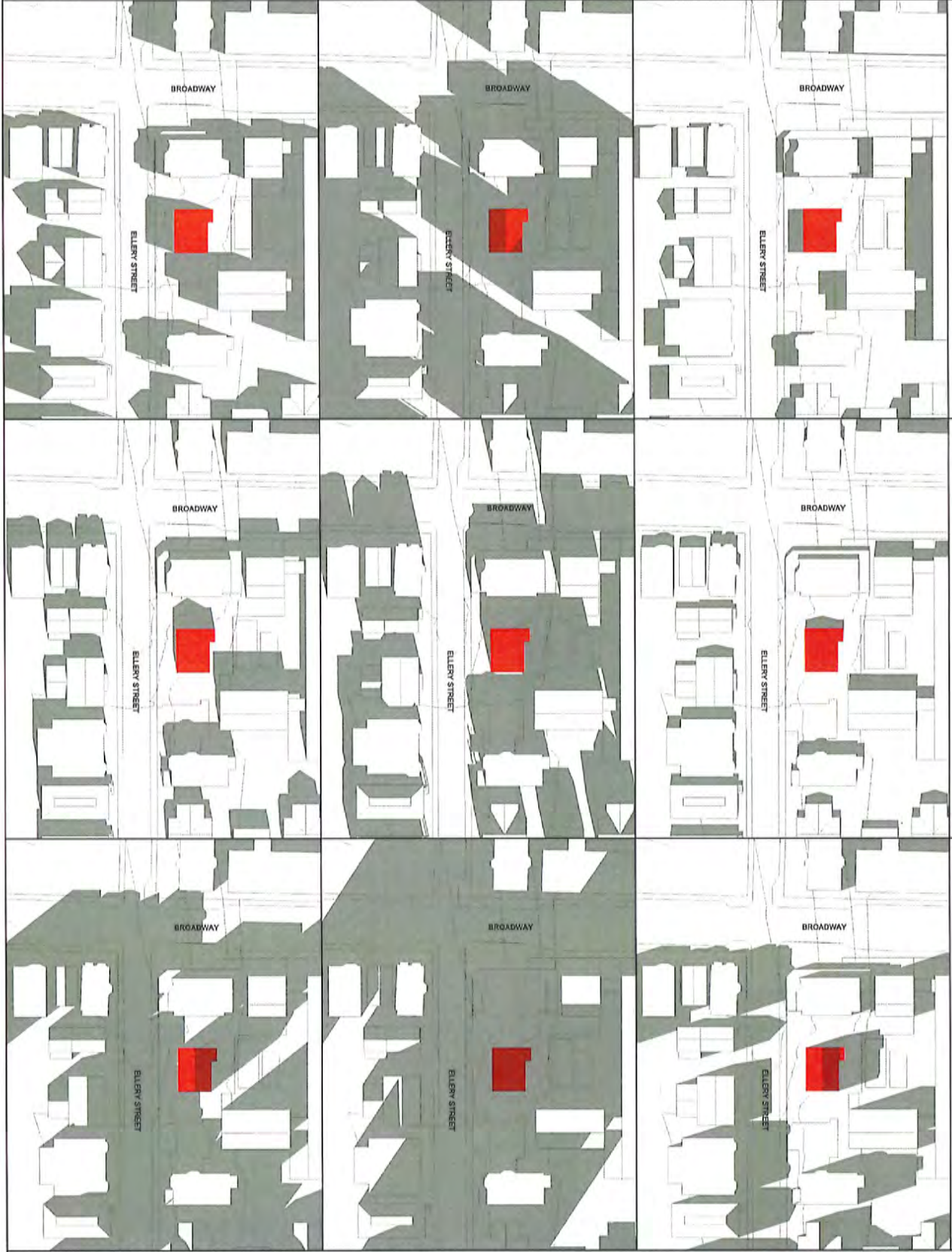
NOON (12 PM - 1 PM)

AFTERNOON (3PM - 4 PM)

EQUINOXES (SPRING / FALL)
SEPTEMBER 22ND & MARCH 30TH

WINTER SOLSTICE
DECEMBER 21ST

SUMMER SOLSTICE
JUNE 20TH



REGISTERED ARCHITECT

REGISTERED PROFESSIONAL ARCHITECT
STATE OF MASSACHUSETTS
NO. 100120204
ISSUED 06/02/14
EXPIRES 06/02/19

KDI ARCHITECTURE

17 WALDO STREET SUITE 400
SOMERVILLE, MA 02143
TEL: 617.621.9220
WWW.KDIARCHITECT.COM

CONSULTANTS:

PROJECT NAME:
60 ELLERY RESIDENCES

PROJECT ADDRESS:
**60 ELLERY STREET
CAMBRIDGE, MA**

CLIENT:
CONTEMPO

PROJECT NUMBER:
SS-1

EXISTING SHADOWS



SUMMER SOLSTICE
JUNE 20TH

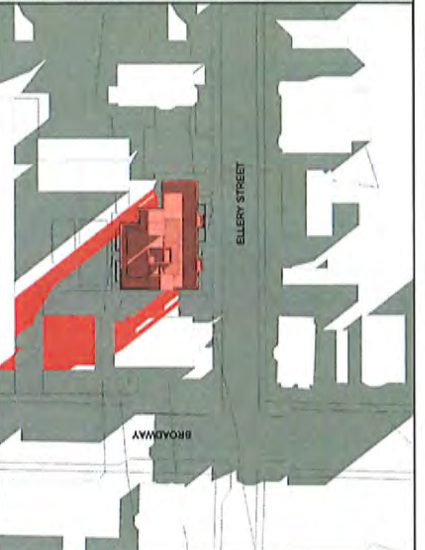
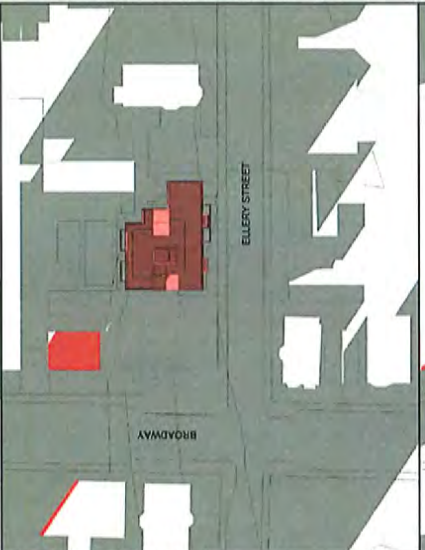
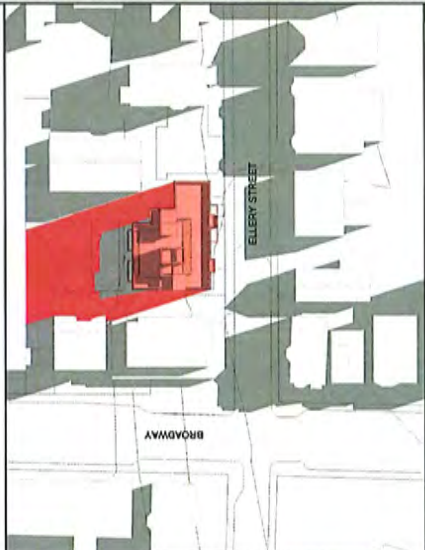
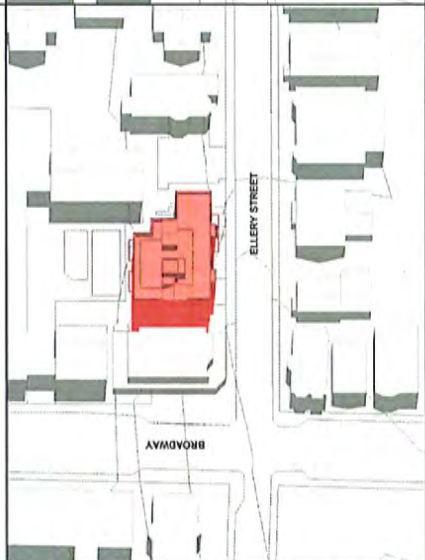
WINTER SOLSTICE
DECEMBER 21ST

EQUINOXES (SPRING / FALL)
SEPTEMBER 22ND & MARCH 30TH

MORNING (9 AM - 10 AM)

NOON (12 PM - 1 PM)

AFTERNOON (3PM - 4 PM)



PROJECT NAME
60 ELLERY RESIDENCES

PROJECT ADDRESS
**60 ELLERY STREET
CAMBRIDGE, MA**

CLIENT
CONTEMPO

ARCHITECT
KDI ARCHITECTURE
17 TIVADO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-891-8822

CONSULTANTS:

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REGISTRATION
CONSTRUCTION

Project Number: 25004
Date: 09/11/2020
Drawn by: [blank]
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Scale: 1" = 40'-0"

REVISIONS

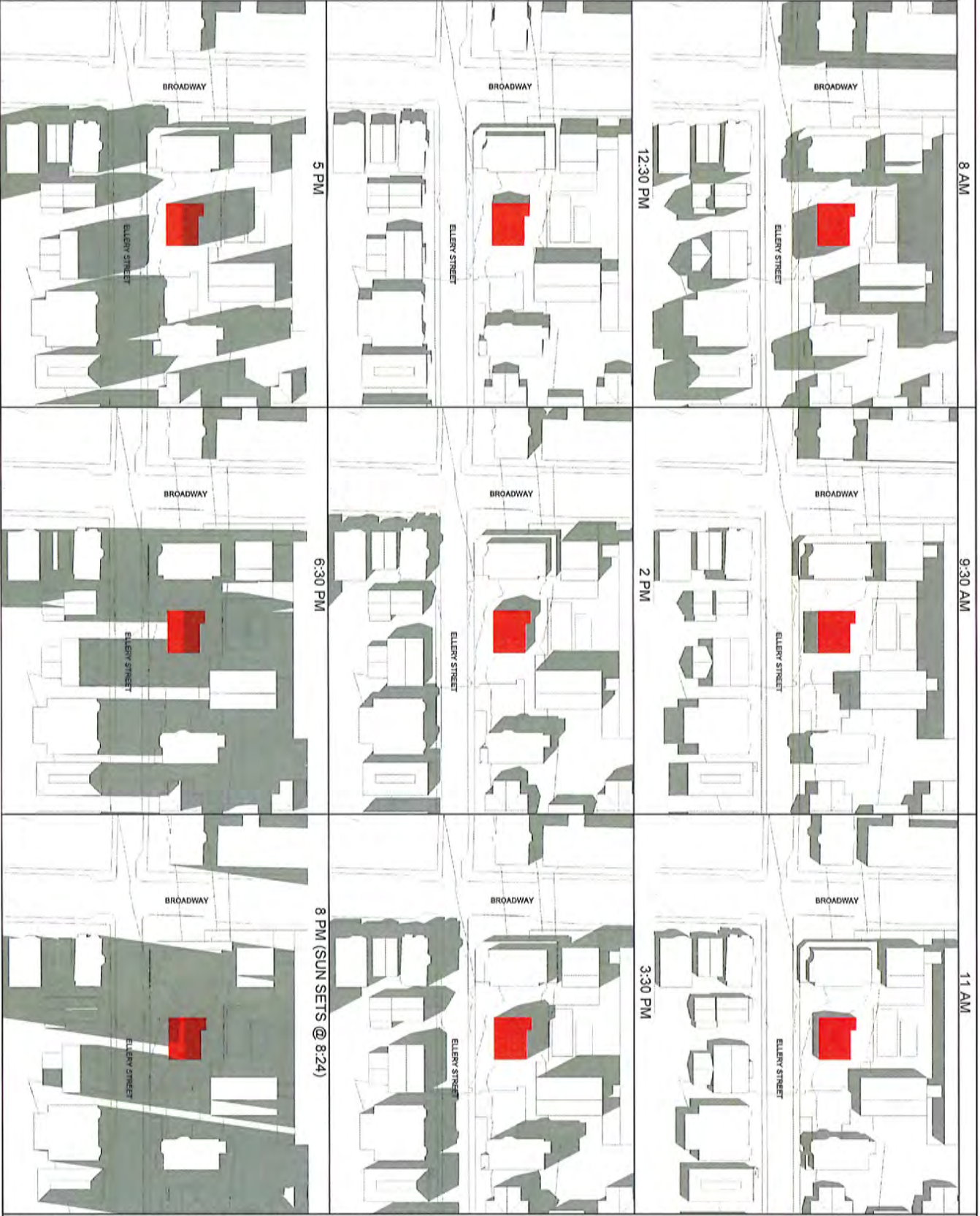
No.	Description	Date

PROPOSED SHADOWS

SS-2

60 ELLERY RESIDENCES

SUMMER SOLSTICE (JUNE 20TH)



PROJECT NAME
**60 ELLERY
RESIDENCES**

PROJECT ADDRESS
**60 ELLERY STREET
CAMBRIDGE, MA**

CLIENT
CONTEMPO

ARCHITECT
KDI

KDI
ARCHITECTURE
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SOMERVILLE, MA 02143
TELEPHONE: 617.261.4882

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KDI ARCHITECTURE
17 MALDEN STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617.261.4882

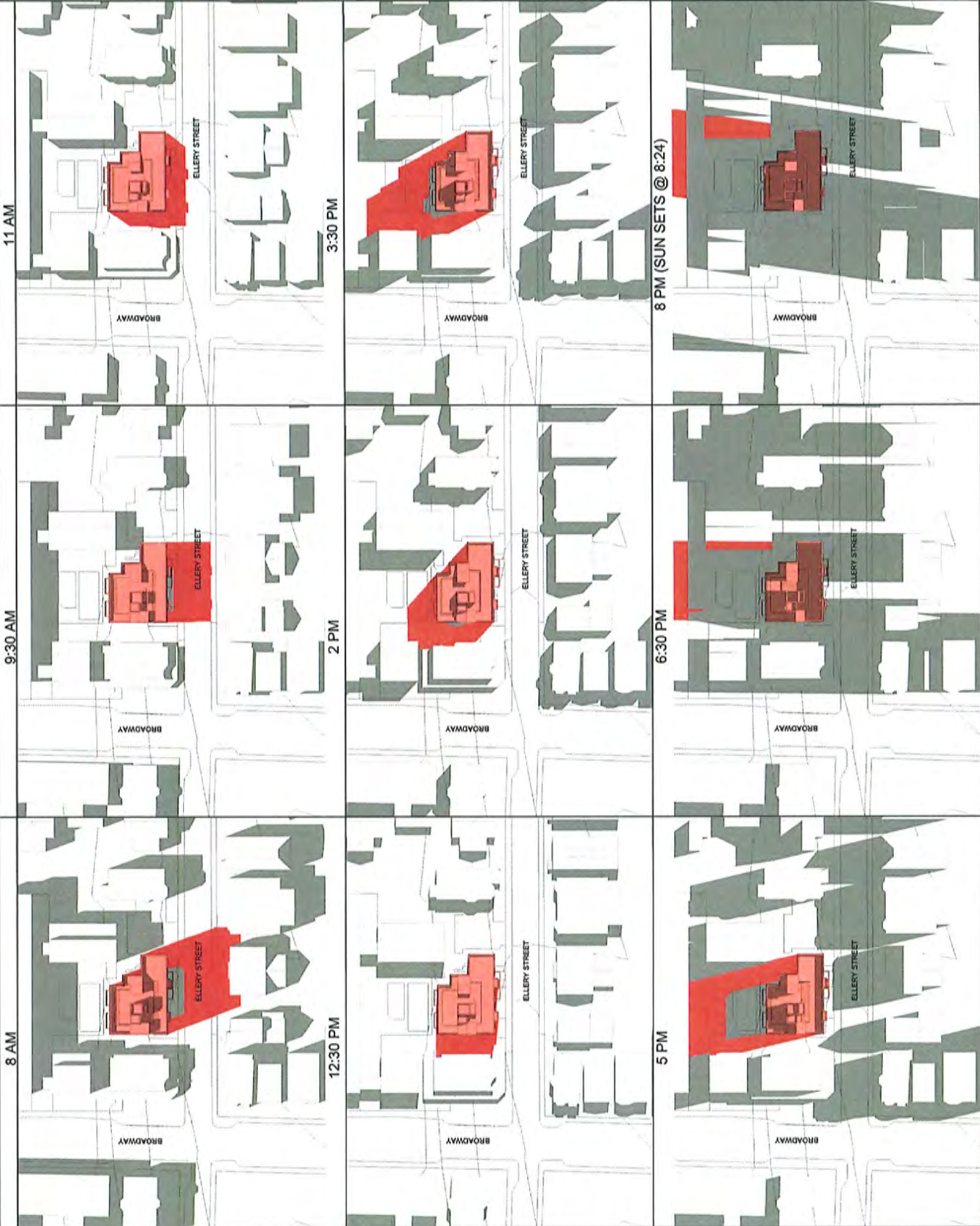


REV	Description	Date

SUMMER SOLSTICE - EXISTING SHADOWS SS-3
60 ELLERY RESIDENCES



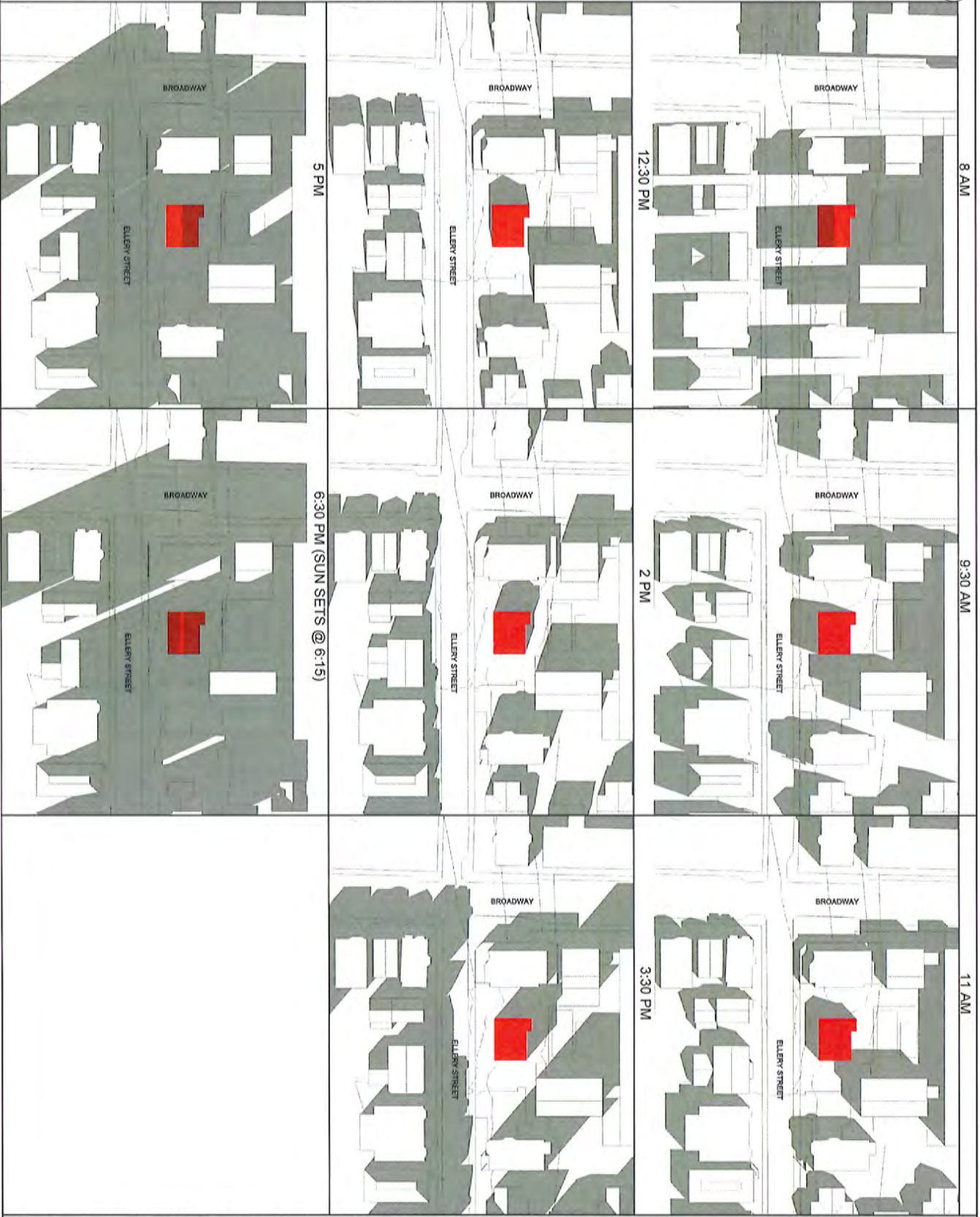
SUMMER SOLSTICE (JUNE 20TH)



PROJECT NAME 60 ELLERY RESIDENCES	ARCHITECT KDI	CONSULTANTS:
PROJECT ADDRESS 60 ELLERY STREET CAMBRIDGE, MA	ARCHITECT CONTEMPO	
CLIENT	ARCHITECT KDI ARCHITECTURE 17 WALDO STREET SUITE 400 SOMERVILLE, MA 02143 TELEPHONE: 617-581-5882	
	CONTRACT NO. 2011-00000	REGISTRATION REGISTERED ARCHITECT STATE OF MASSACHUSETTS NO. 10000
	DATE 11/20/11	REVISIONS
	DESIGNED BY KDI ARCHITECTURE	
	DRAWN BY KDI ARCHITECTURE	
	CHECKED BY KDI ARCHITECTURE	
	DATE 11/20/11	

SUMMER SOLSTICE - PROPOSED SHADOWS
SS-4
60 ELLERY RESIDENCES

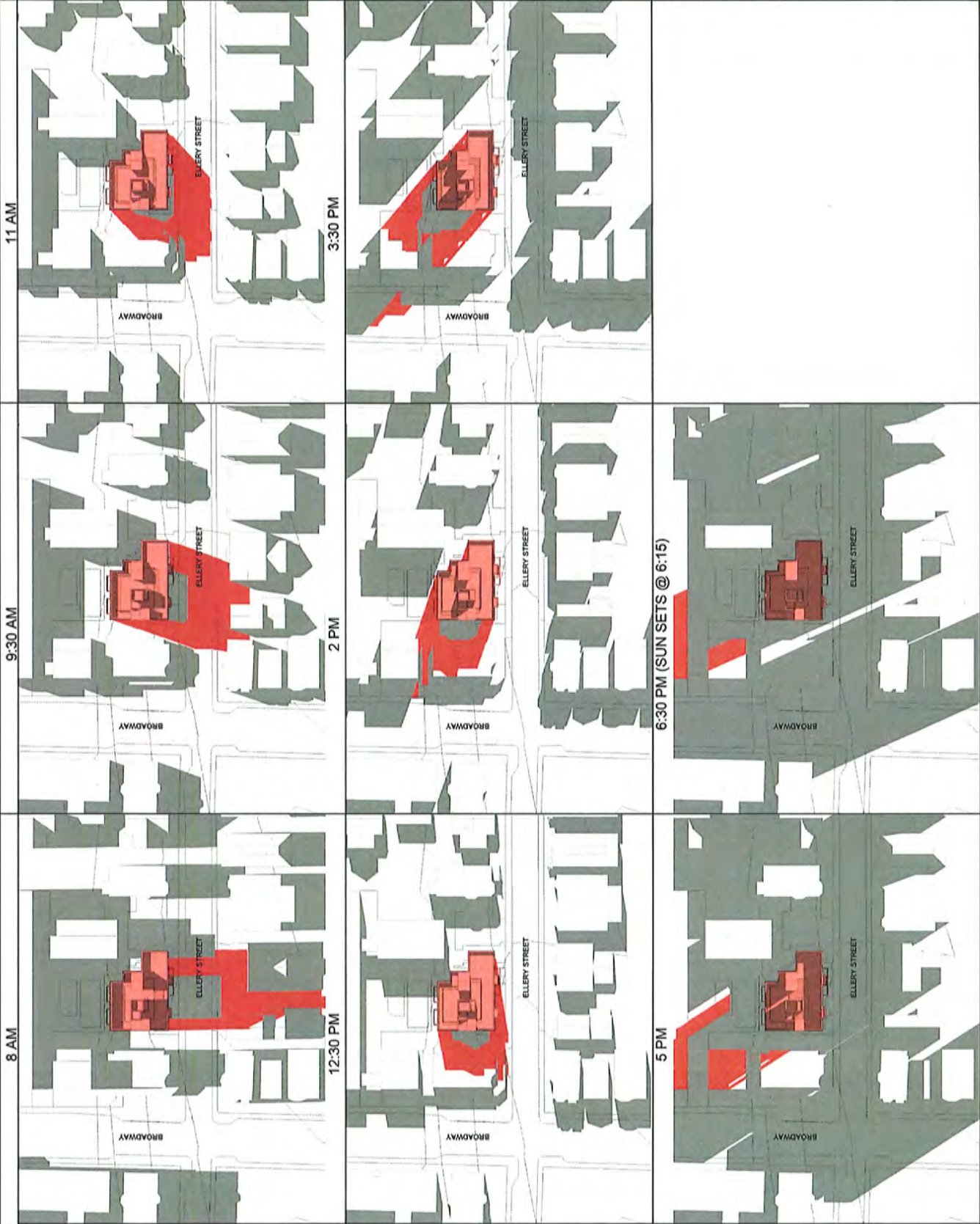
EQUINOXES (SEPTEMBER 22ND & MARCH 30TH)



<p>PROJECT NAME 60 ELLERY RESIDENCES</p> <p>PROJECT ADDRESS 60 ELLERY STREET CAMBRIDGE, MA</p> <p>CLIENT CONTEMPO</p>	<p>ARCHITECT KDI ARCHITECTURE</p> <p>17 WALDO STREET SUITE 400 SCARSDALE, MA 02143 TELEPHONE: 617-291-8882</p> <p>CONSULTANTS:</p>	<p>REGISTERED FOR ARCHITECTURE</p> <p>THESE DOCUMENTS ARE THE PROPERTY OF KDI ARCHITECTURE AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF KDI ARCHITECTURE.</p> <p>REGISTRATION</p> <p>STATE OF MASSACHUSETTS REGISTERED ARCHITECT</p> <p>CONSULTANT FOR CONSTRUCTION</p>	<p>Project Number: 200804</p> <p>Client: 60E11/02/02</p> <p>Contractor: CONTEMPO</p> <p>Scale: 1" = 8'-0" (2:1)</p> <p>REVISIONS</p> <table border="1"> <thead> <tr> <th>No.</th> <th>Description</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	No.	Description	Date																														
No.	Description	Date																																		



EQUINOXES (SEPTEMBER 22ND & MARCH 30TH)



PROJECT NAME
60 ELLERY RESIDENCES

PROJECT ADDRESS
**60 ELLERY STREET
CAMBRIDGE, MA**

CLIENT

ARCHITECT
CONTEMPO



CONSULTANTS:

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Sheet Number	100006
Date	09/11/2006
Drawn by	Author
Checked by	Checked by
Scale	1" = 40'-0"

REVISIONS

No.	Description	Date

**EQUINOXES -
PROPOSED
SHADOWS**

SS-6

60 ELLERY RESIDENCES

WINTER SOLSTICE (DECEMBER 21ST)



PROJECT NAME
60 ELLEBY
RESIDENCES

PROJECT ADDRESS
60 ELLEBY STREET
CAMBRIDGE, MA

CLIENT
CONTEMPO

ARCHITECT
KDI
ARCHITECTURE
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SOMERVILLE, MA 02143
TELEPHONE: 617-866-6666
CONSULTANTS:

CONTRACT NO. 3-187
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REGISTRATION
NOT FOR CONSTRUCTION

Project Number: 200004
Date: 09/11/2004
Contract: CONTEMPO
Scale: 1" = 8'-0"
REVISIONS
No. Description Date

WINTER
SOLSTICE -
EXISTING
SHADOWS
SS-7
60 ELLEBY RESIDENCES

