

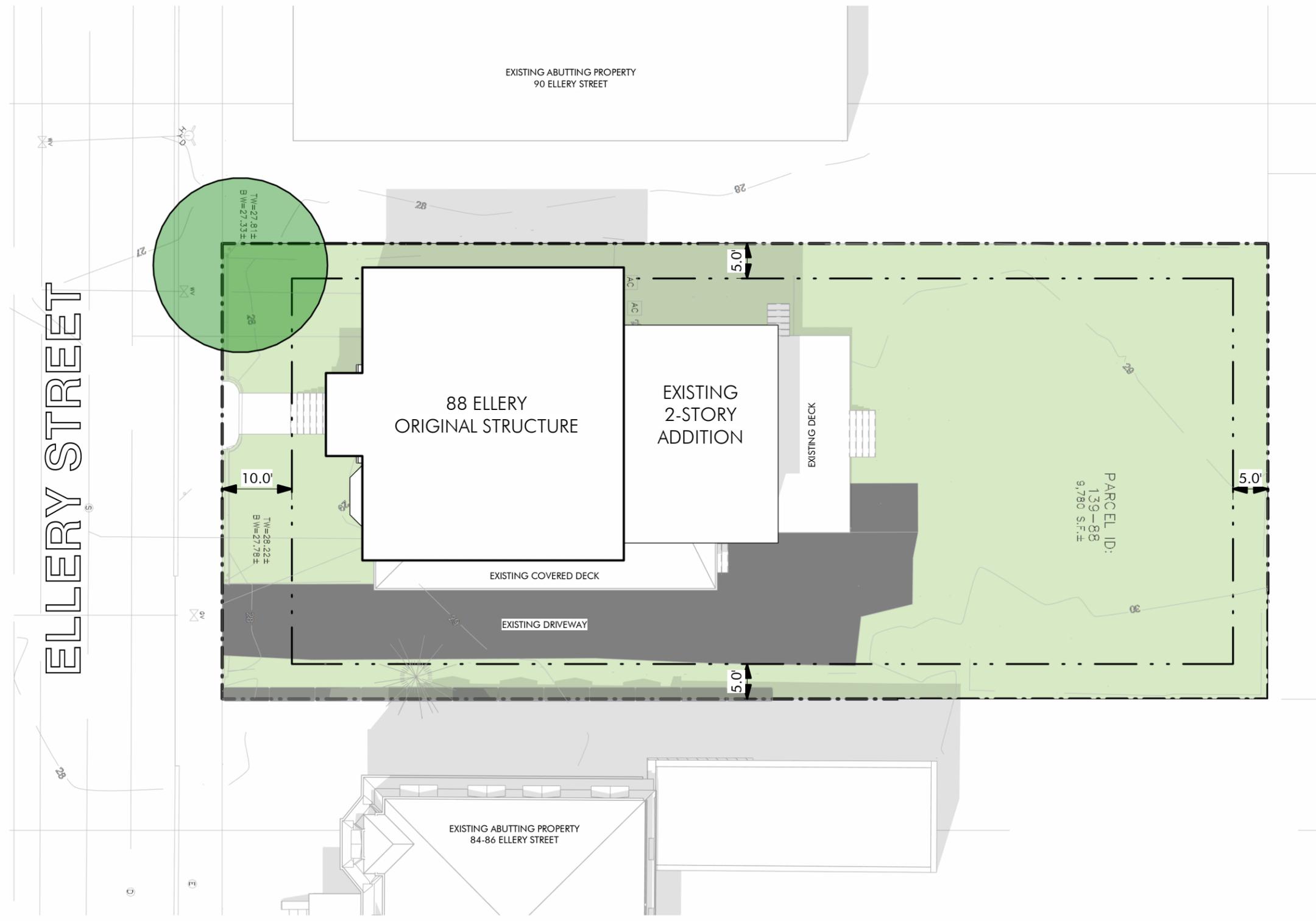
88 ELLERY STREET: HISTORICAL APPLICATION



Project: 88 ELLERY
Drawing: COVER SHEET
Date: 2026.03.16
Scale:

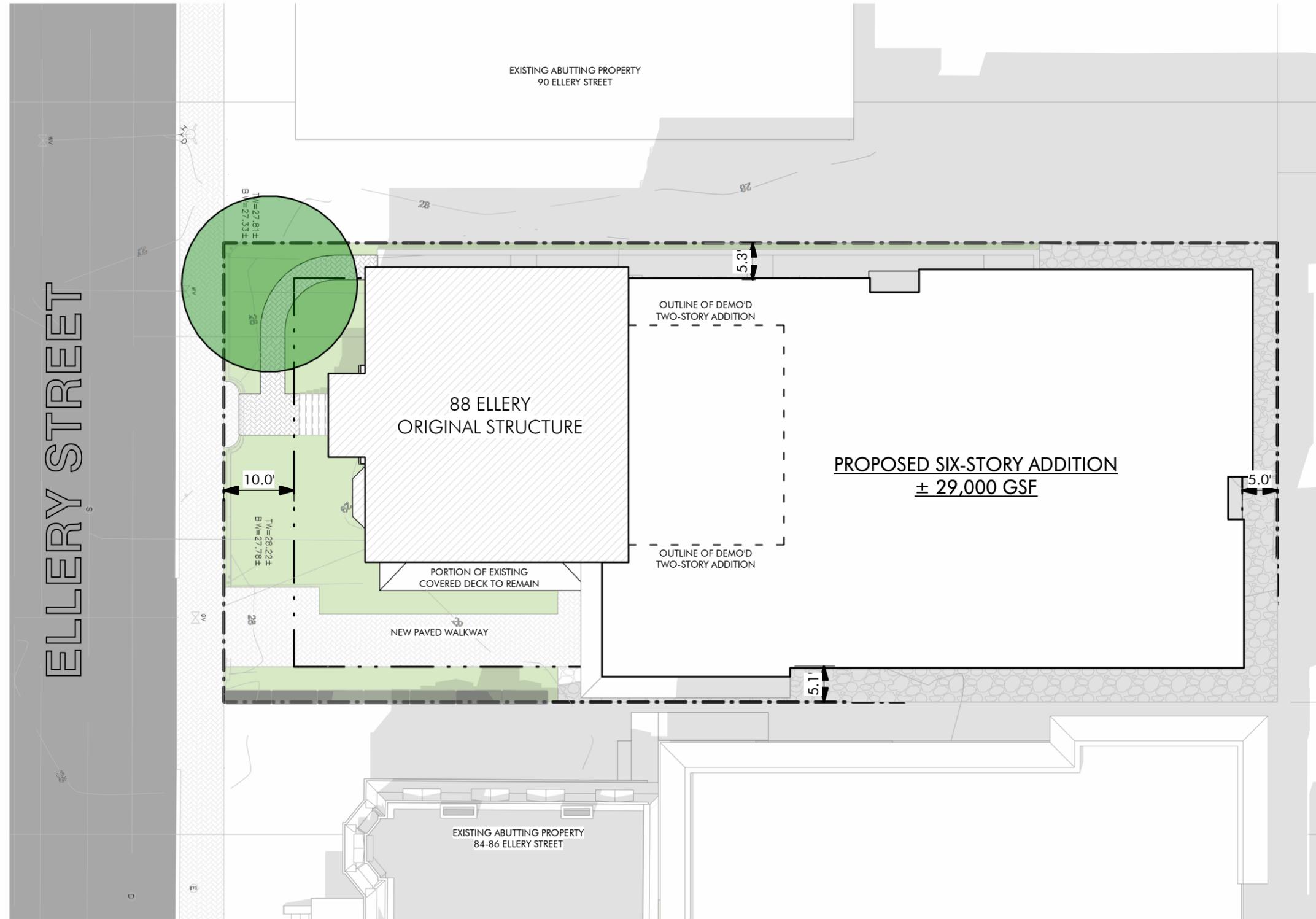


Project: 88 ELLERY
 Drawing: PARCEL BLOCK MAP
 Date: 2026.03.16
 Scale:

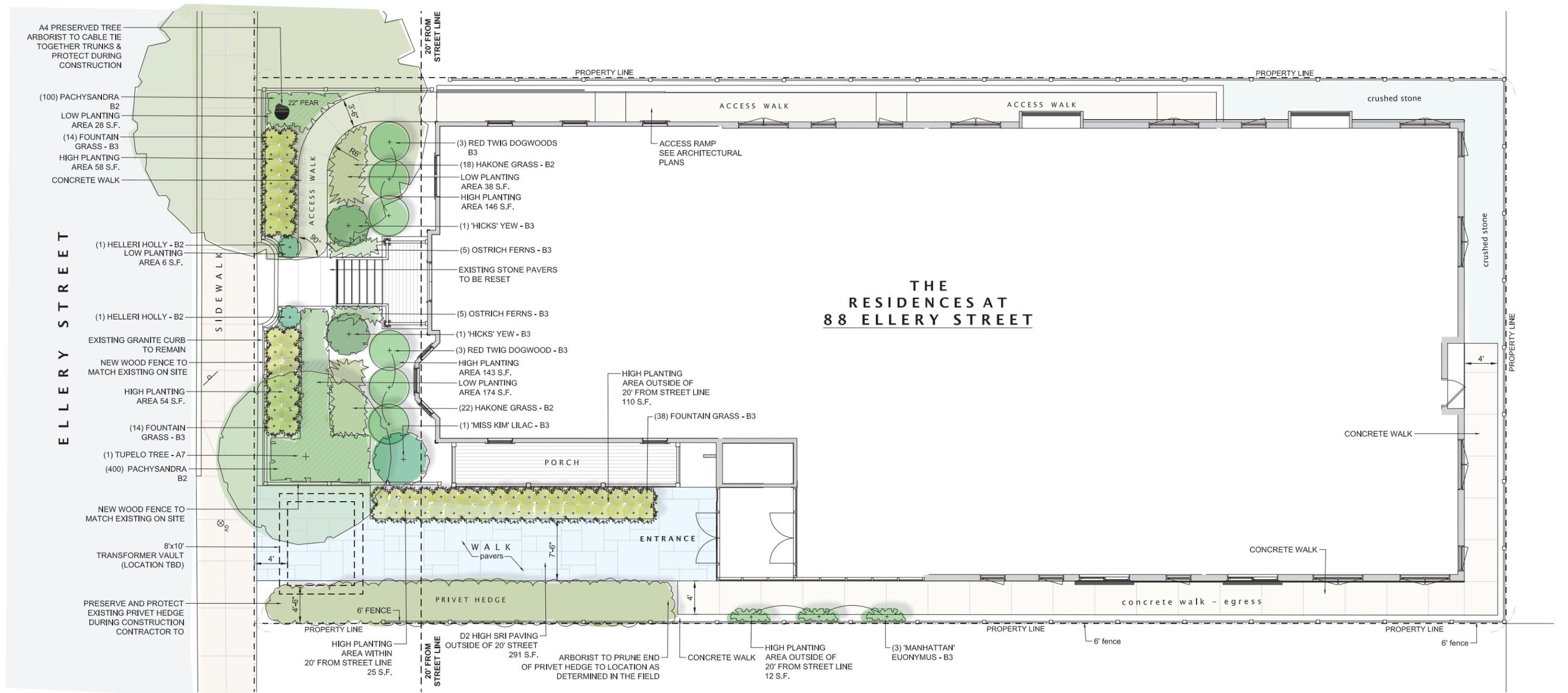


ELLERY STREET

Project: 88 ELLERY
 Drawing: EXISTING SITE PLAN
 Date: 2026.03.16
 Scale: 1/16" = 1'-0"



Project: 88 ELLERY
 Drawing: PROPOSED LANDSCAPE
 Date: 2026.03.16
 Scale: 1/16" = 1'-0"

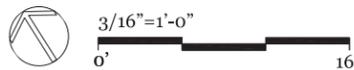


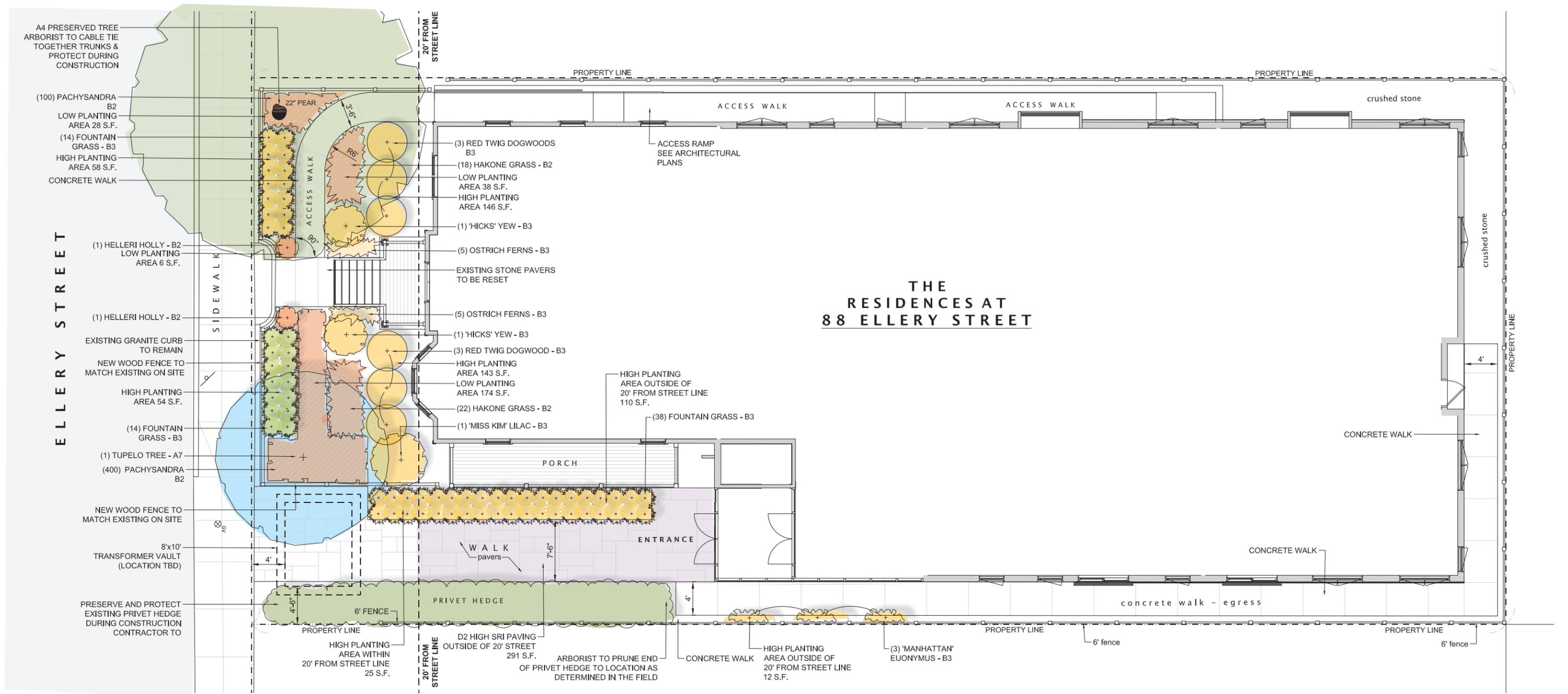
**THE
RESIDENCES AT
88 ELLERY STREET**

Plant List

NEW PLANTS

Quantity	Botanical Name	Common Name	Size	Notes
6	Cornus x 'Ivory Halo'	Ivory Halo Dogwood	7 Gallon	B3 Grows more than 2' + tall
3	Euonymus x 'Manhattan'	Manhattan Euonymus	7 Gallon - Staked	B3 Grows more than 2' + tall
40	Hakonechloa macra 'Aureola'	Golden Japanese Forest/HakoneGrass	2 Quart	B2 Grows less than 2' + tall
2	Ilex crenata 'Helleri'	Helleri Holly	5 Gallon	B2 Grows less than 2' + tall
34	Matteuccia struthiopteris	Ostrich Fern	1 Gallon	B3 Grows more than 2' + tall
1	Nyssa sylvatica	Tupelo Tree	12' HT. MIN. 2" caliper	A7 CANOPY TREE, B&B
500	Pachysandra terminalis	Japanese spurge groundcover	In flats of 100	B2 Grows less than 2' + tall, 5 flats total, 4 per SF
66	Pennisetum x 'Red Head'	Red Head Dwarf Fountain Grass	1 Gallon	B3 Grows more than 2' + tall
1	Syringa pub x 'Miss Kim'	Miss Kim Lilac	4'-5' HT.	B3 Grows more than 2' + tall
2	Taxus x media 'Hicksii'	Hicks Yew	4'-5' HT.	B3 Grows more than 2' + tall





**THE RESIDENCES AT
88 ELLERY STREET**

Plant List

NEW PLANTS

Quantity	Botanical Name	Common Name	Size	Notes
6	Cornus x 'Ivory Halo'	Ivory Halo Dogwood	7 Gallon	B3 Grows more than 2' + tall
3	Euonymus x 'Manhattan'	Manhattan Euonymus	7 Gallon - Staked	B3 Grows more than 2' + tall
40	Hakonechloa macra 'Aureola'	Golden Japanese Forest/Hakone Grass	2 Quart	B2 Grows less than 2' + tall
2	Ilex crenata 'Helleri'	Helleri Holly	5 Gallon	B2 Grows less than 2' + tall
34	Matteuccia struthiopteris	Ostrich Fern	1 Gallon	B3 Grows more than 2' + tall
1	Nyssa sylvatica	Tupelo Tree	12' HT. MIN. 2" caliper	A7 CANOPY TREE, B&B
500	Pachysandra terminalis	Japanese spurge groundcover	In flats of 100	B2 Grows less than 2' + tall, 5 flats total, 4 per SF
66	Pennisetum x 'Red Head'	Red Head Dwarf Fountain Grass	1 Gallon	B3 Grows more than 2' + tall
1	Syringa pub x 'Miss Kim'	Miss Kim Lilac	4'-5' HT.	B3 Grows more than 2' + tall
2	Taxus x media 'Hicksii'	Hicks Yew	4'-5' HT.	B3 Grows more than 2' + tall

COOL SCORE LEGEND

■	A7 NEW UNDERSTORY TREE	1 tree within 20' of street
■	B2 LOW PLANTING AREA	246 SF within 20' of street
■	B3 HIGH PLANTING AREA	426 SF within 20' of street 122 SF outside 20' of street
■	D2 HIGH SRI-PAVEMENT	291 SF outside 20' of street



GRO DRAIN COVERS and LIDS

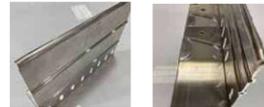
GRO Drain Covers and Lids are lightweight for rooftop applications and provide a functional purpose with a polished look. They provide effective drainage of rainwater, retain green roof materials from entering the roof drains, and protect drains in the path of roof top walkways and decks. GRO Aluminum Drain Covers and Lids are designed to complement GRO Metal Edging in both modular and layered green roof applications. All aluminum GRO Drain Covers and Lids are from made recycled aluminum, are 100% recyclable, and may qualify for LEED points.



MATERIAL	Extruded 6063 Alloy Aluminum
DIMENSIONS	15" x 15" x 6" high (inside) Custom sizes available
FINISH	Mill finish anodized
UV PROTECTION	Reflects ultraviolet radiation
SECURITY	2 piece with lockable lid

GRO METAL EDGING

GRO Metal Edging is a strong yet lightweight, bendable restraint that provides a great finished look for both modular systems and/or intensive and extensive layered green roof systems. Our "L shaped" design retains green roof planting materials and can be an edging detail for paver and tiles on rooftop walkways. GRO Metal Edging accommodates design curves and angles and is easy to install, making it a great alternative to structural curbing.



MATERIAL	Aluminum Extruded 6063 Alloy
DIMENSIONS	Varying heights 4.5", 6.5" & 8.25" height x 8" lengths
FINISH	Mill Finish Anodized Black DuraFlex available by special order
TEMP. DISPLACEMENT	Extruded aluminum is not impaired by exposure to low temperatures
UV RESISTANCE	Aluminum reflects ultraviolet radiation and is not damaged by harmful UV rays
COMBUSTIBILITY	Extruded aluminum will not burn, making it safer than many materials such as wood, paper, or plastic in design applications. Extruded aluminum also does not emit any toxic, hazardous fumes when exposed to high temperatures.

GRO DRAIN MAT - 0.5"

GRO Drain Mat 0.5" is a 1/2" thick drainage core with an extruded polymer matrix of tangled monofilaments, thermally bonded to a non-woven geotextile and molded into waffle patterns, for excellent compressive strength. The fleece is a lightweight non-woven, for excellent filtering performance, with high tensile and tear strength.



DRAIN MAT SPECIFICATIONS

MATERIAL	Core: Extruded Polymer Fleece: Non-Woven Geotextile
ROLL DIMENSIONS	4' x 100' x 0.45" high; 400 ft ² /roll & 48" diameter
ROLL WEIGHT	56 lbs/roll
COMPRESSIVE STRENGTH	>30,000 psf (ASTM D1621 modified & ASTM D4716) (flow rate may be decreased)

FLOW RATES: ASTM D4716

COMPRESSION APPLIED (psf)	1.0 GRADIENT	0.4 GRADIENT	0.2 GRADIENT
50			2.12 gpm/ft
100		2.05 gpm/ft	
250			1.95 gpm/ft
500	16.30 gpm/ft	2.20 gpm/ft	1.17 gpm/ft
1,000	13.72 gpm/ft	1.89 gpm/ft	.97 gpm/ft
2,000	6.81 gpm/ft	.67 gpm/ft	.35 gpm/ft
30,000			.10 gpm/ft*

* 30,000 psi was applied for 1 hr, then able to relax for 24 hrs, before 1,000 psi was applied to sample and ASTM D4716 was run. Passed.

FABRIC SPECIFICATIONS

	NONWOVEN	ASTM
WEIGHT	.5 oz/ft ²	D5261
PUNCTURE STRENGTH	250 lbs	D6241
AOS (MAX. AVERAGE)	70 US Sieve	D4751
PERMEABILITY	0.21 cm/sec	D4491

www.greenrisetech.com

info@greenrisetech.com

GRO ROOT BARRIER 20

GRO Root Barrier is a smooth polyethylene geomembrane film that acts as a waterproof seal, protecting the soil from moisture loss, and redirects soil roots as needed. For use when a root barrier is required.



MATERIAL	Black Polyethylene Geomembrane
THICKNESS	20 mil *Other thicknesses available upon request
DIMENSIONS & WEIGHT	53" x 136'; 600 ft ² /roll ; 85 lbs/roll 53" x 175'; 773 ft ² /roll ; 96 lbs/roll
TENSILE STRENGTH @ BREAK	96 ppi (ASTM D6693)
ELONGATION @ BREAK	900% (ASTM D6693)
TEAR RESISTANCE	12 lbs (ASTM D1004)
PUNCTURE RESISTANCE	60 lbs (ASTM D4833)
CARBON BLACK CONTENT	2.4% (ASTM D4128)
OXIDATIVE INDUCTION TIME	100 mins (ASTM D3895)

Product Data Sheet Protection Mat SSM 45



Technical Data		EDP No. 2046
Protection Mat SSM 45 High quality recycled fiber mat made of polyester/polypropylene.		
Color:	brown mottled	
Thickness:	ca. 0.2 in.	(ca. 5 mm)
Weight:	ca. 0.1 lbs/sq. ft.	(ca. 470 g/m ²)
Water retention capacity:	ca. 0.12 gal/sq. ft.	(ca. 5 l/m ²)
Strength class:	3	
Protection efficiency according to EN ISO 13428:	Residual thickness ≥ 40 %	
Tensile strength lengthwise:	> 31.4 lbs/in.	(> 5.5 kN/m)
Extension lengthwise:	> 75 %	
Dimensions:	ca. 6.6 ft. x 32.8 ft.	(ca. 2.00 m x 10.00 m)
	ca. 215 sq. ft. (ca. 20 m ²), folded	

Features	Installation Instructions
<ul style="list-style-type: none"> resistant to mechanical stress with proven protective effect according to European Standard EN ISO 13428 water and nutrient retention non-rotting biologically neutral bitumen and polystyrene compatible made of recycled fibers quick and easy installation 	<p>Install the Protection Mat SSM 45 above a waterproofing or root barrier with an overlap of 4 inch. The protection mat has to be taken above the Growing Media along edges and at roof penetrations. Cut the protection mat in situ at roof penetrations. Consider an allowance for overlap and wastage of ca. 10-15 %. Protection Mat SSM 45 is, included, but not limited to, to be installed according to manufacturer's instructions, not exposed to UV-light, completely covered. Call manufacturer for further options.</p>

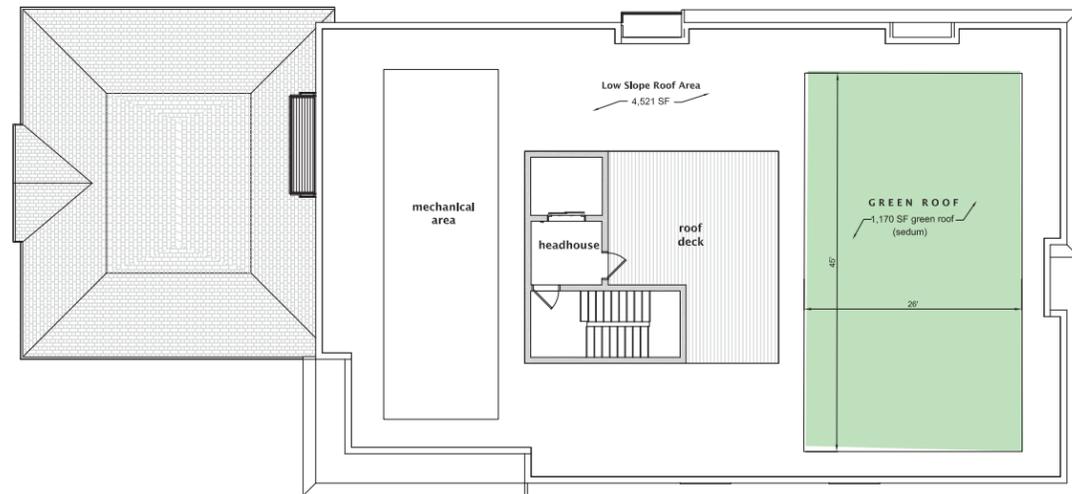
ZinCo USA Inc.
401 VFW Drive - Rockland, MA 02370
Phone 866 766 3155 - Fax 866 766 3955
info@zinco-usa.com - www.zinco-usa.com

Life on Roofs

NOTE: GREEN ROOF AREAS TO HAVE MINIMUM 4" SOIL DEPTH

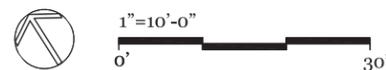


GREEN ROOF PLAN



COOL SCORE LEGEND

C3 GREEN ROOF AREA 1,170 SF outside 20' of street



STANDARD SEMPERGREEN SEDUM-MIX BLANKET

100 % biodegradable vegetation blanket produced on a coir mat, a Sempergreen® substrate mix and a plant mix consisting out 12 to 16 varieties of succulents. Sempergreen® vegetation blankets are produced in accordance with FLL guidelines and ANS-SPRI compliant.

- Sedum spurius 'Fuldaglut'
- Sedum spurius 'John Creech'
- Sedum spurius 'Red Carpet'
- Sedum kamtschaticum 'Variegatum'
- Sedum kamtschaticum
- Sedum kamtschaticum var. floriferum 'Weihenstephaner Gold'
- Sedum takesimensis 'Golden Carpet'
- Sedum x immergrunchen
- Sedum subsp. rupestre 'Angelina'
- Sedum subsp. rupestre 'Blue Spruce'
- Sedum acre 'Aureum'
- Sedum acre 'Goldmoss'
- Sedum album 'Coral Carpet'
- Sedum album 'Murale'
- Sedum hispanicum
- Sedum sexangulare
- Sedum stefco

TECHNICAL DATA

Coverage: 85% - 95%

Weight dry: Approx. 3 1/2 - 4 lbs/sq.ft
Weight saturated: Approx. 4 1/2 - 5 lbs/sq.ft
Approx. 22-24 1/2 kg/m²

Tensile strength: N/A

Thickness: 0.50 - 0.75 inch
(1.3 cm - 1.9 cm)

Sq.ft per roll: 25 sq.ft (2.32257 m²)

Width roll: Approx 47" (119.38 cm)
Length roll: Approx 77" (195.58 cm)

Square footage per pallet: 15-16 rolls per pallet space = 375-400 sft per pallet space

Maximum square footage per truck: Approx 9000 sft

Actual sft per truck depends on the moisture content (=weight) at the time of harvesting.

Moenings USA, LLC P.O. Box 60 Lignum, VA 22726 T: (540) 399-5055 F: (540) 399-9085 E: sales@moeningsusa.com W: www.sempergreen.com



EXISTING STRUCTURE
90 ELLERY STREET

EXISTING STRUCTURE
88 ELLERY STREET

APPROVED STRUCTURE
84-86 ELLERY STREET

Project: 88 ELLERY
 Drawing: EXISTING ELEVATIONS
 Date: 2026.03.16
 Scale: 1/16" = 1'-0"

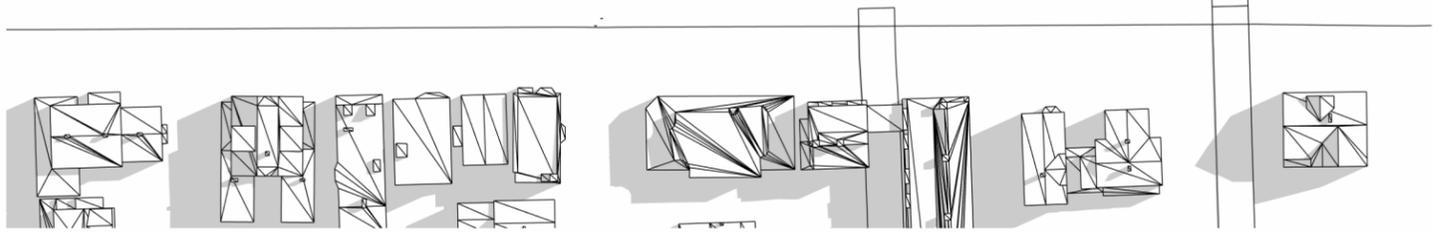
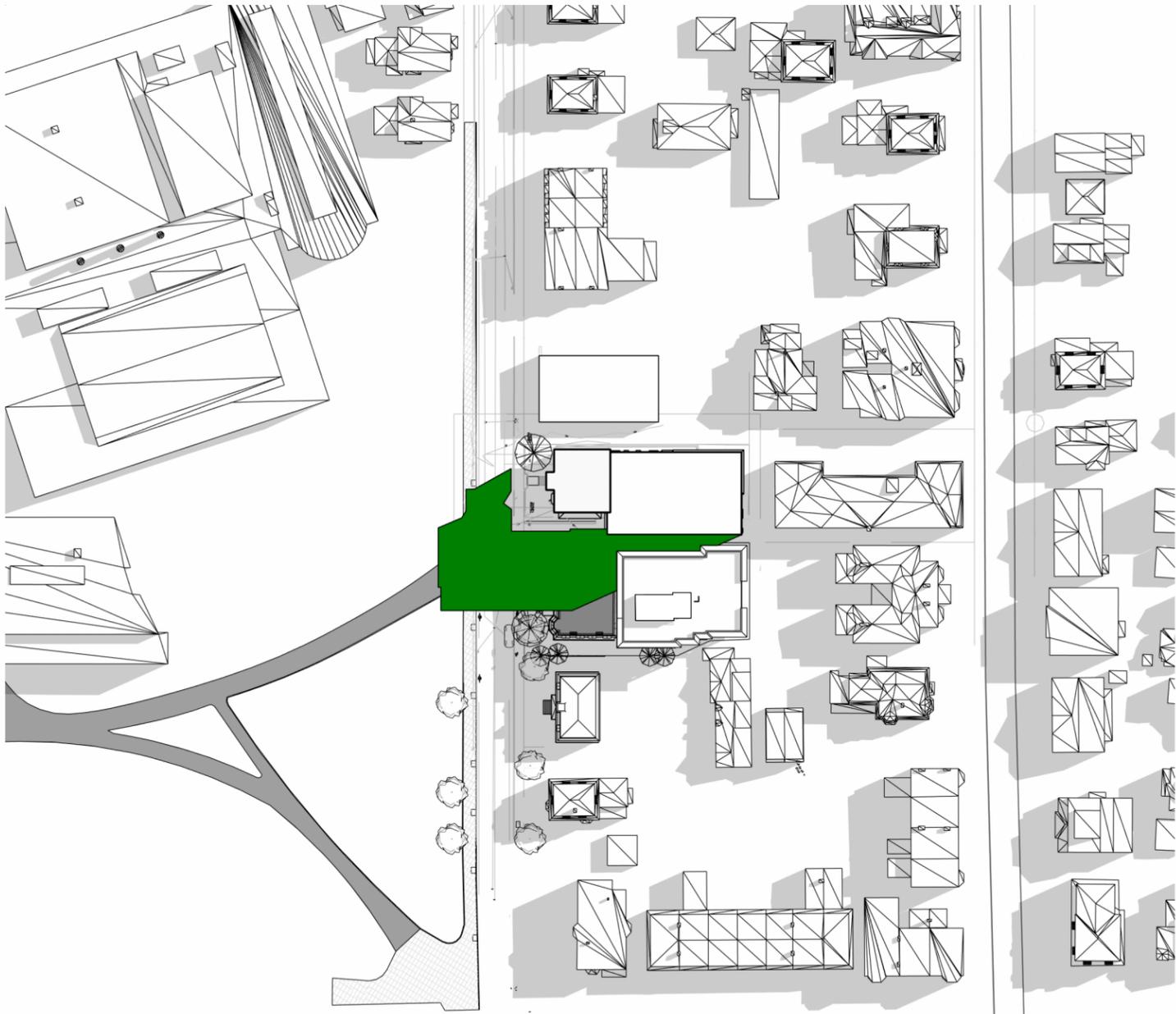


EXISTING STRUCTURE
90 ELLERY STREET

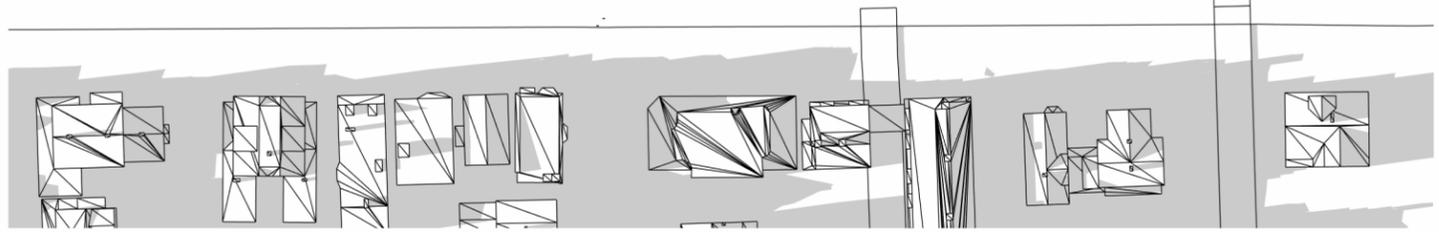
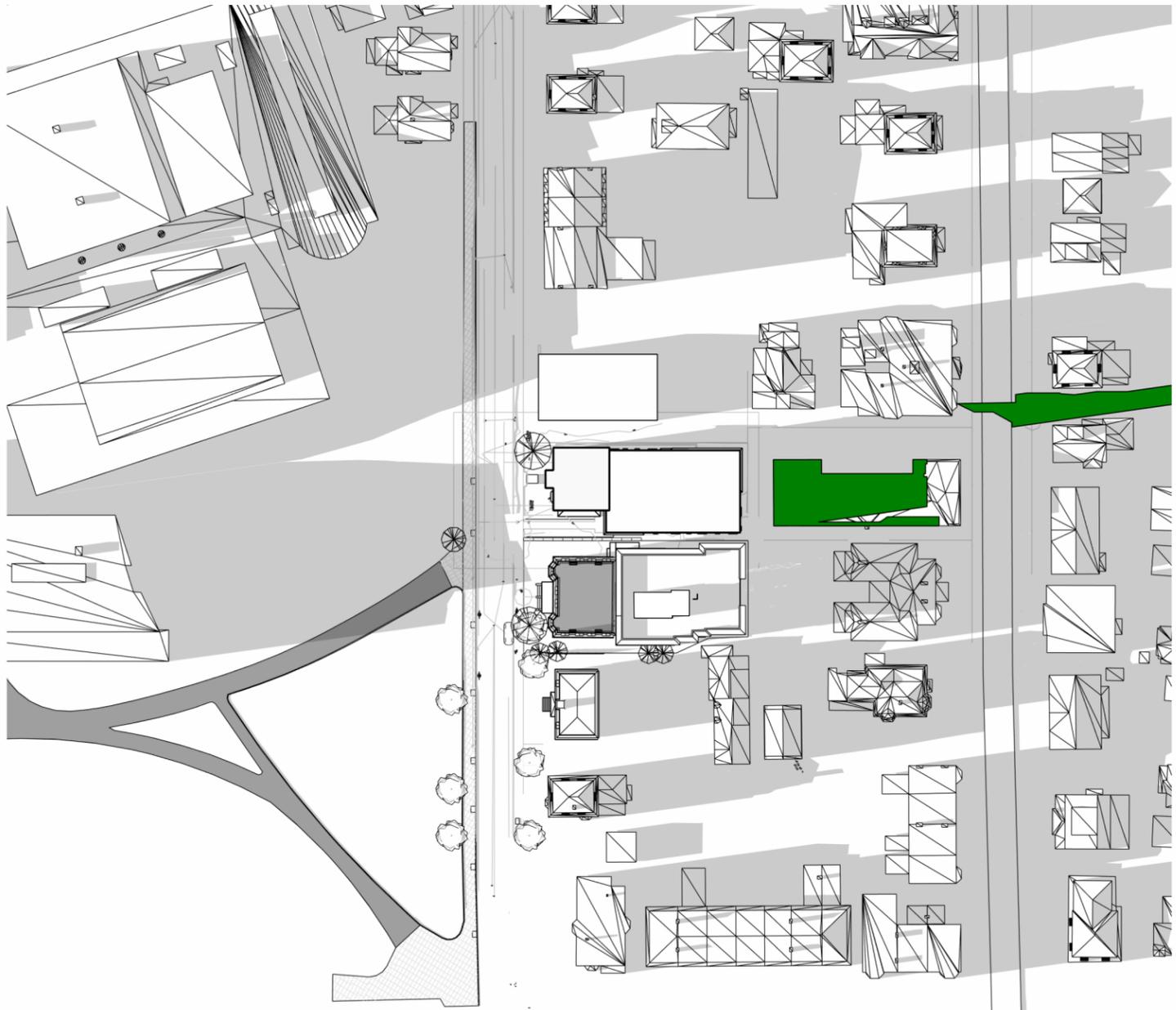
EXISTING/PROPOSED STRUCTURE
88 ELLERY STREET

APPROVED STRUCTURE
84-86 ELLERY STREET

Project: 88 ELLERY
 Drawing: PROPOSED ELEVATIONS
 Date: 2026.03.16
 Scale: 1/16" = 1'-0"

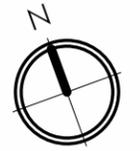


SUMMER SOLSTICE 8AM



SUMMER SOLSTICE 6PM

 OUTLINE OF ADDITIONAL SHADOW CAUSED BY PROPOSED DESIGN



Project: 88 ELLERY
 Drawing: SUMMER SOLSTICE SHADOW STUDIES
 Date: 2026.03.16
 Scale: 1" = 100'-0"



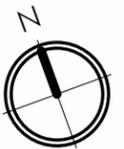
WINTER SOLSTICE 8AM

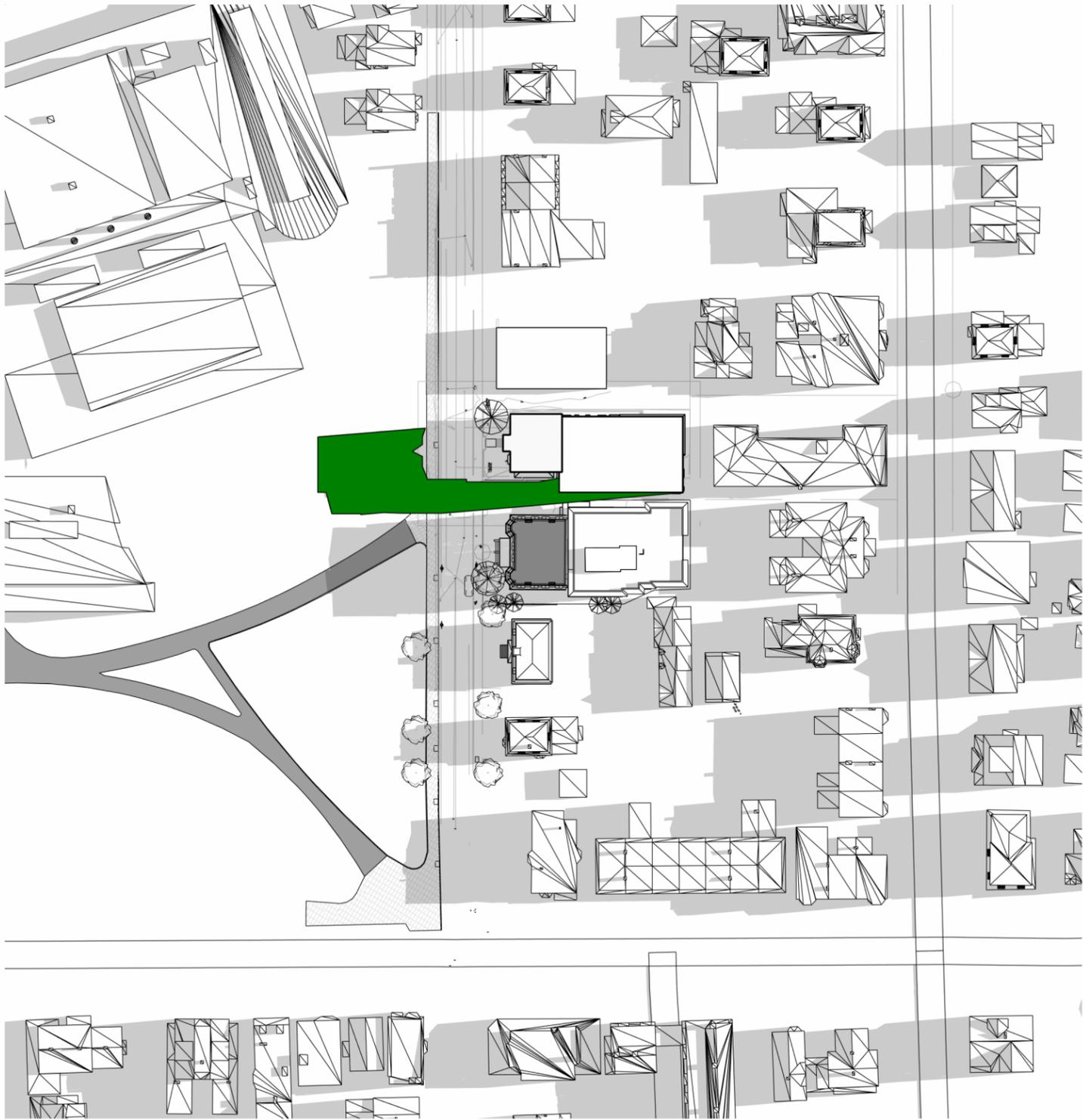


WINTER SOLSTICE 6PM

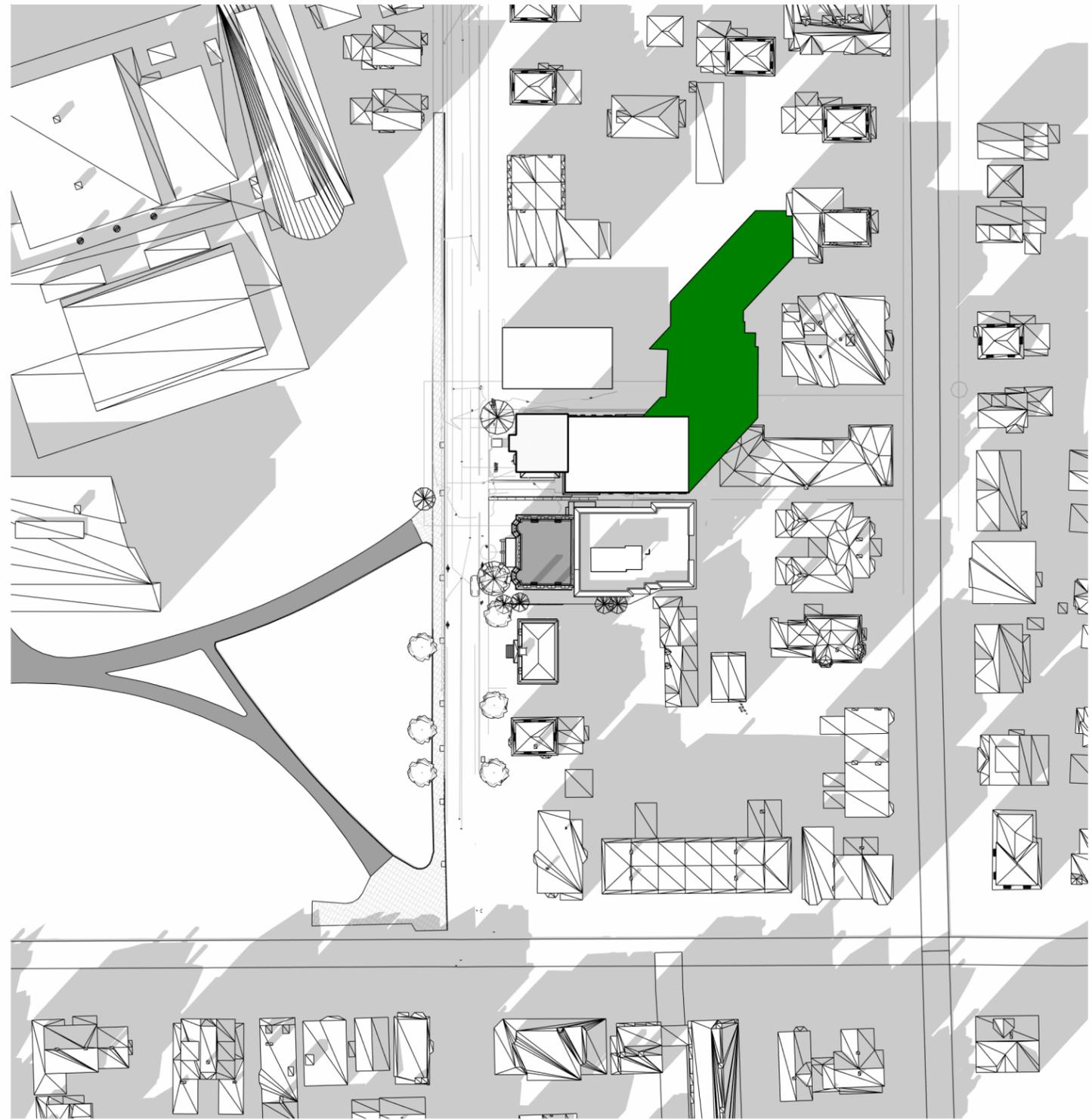
 OUTLINE OF ADDITIONAL SHADOW
CAUSED BY PROPOSED DESIGN

Project: 88 ELLERY
 Drawing: WINTER SOLSTICE SHADOW STUDIES
 Date: 2026.03.16
 Scale: 1" = 100'-0"





EQUINOX 8AM

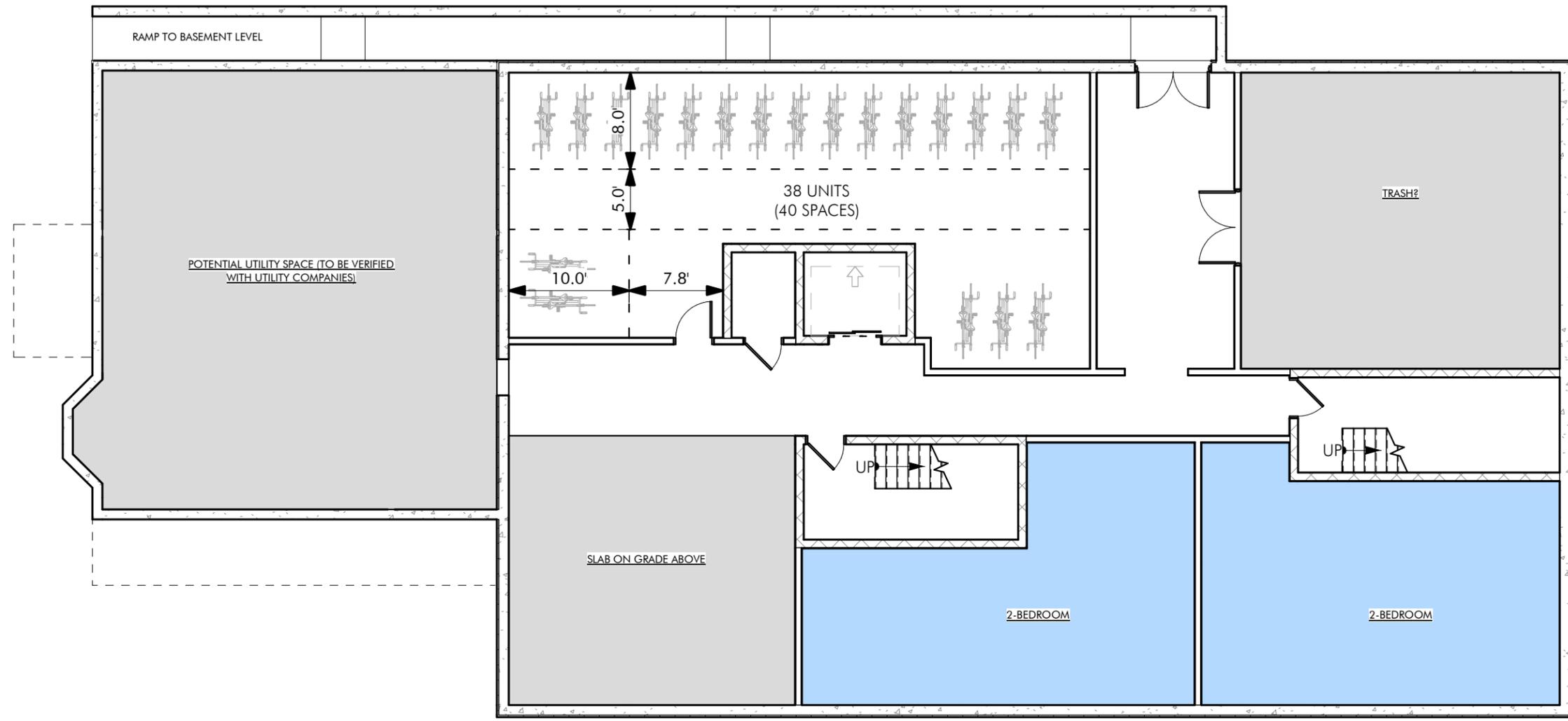


EQUINOX 4PM

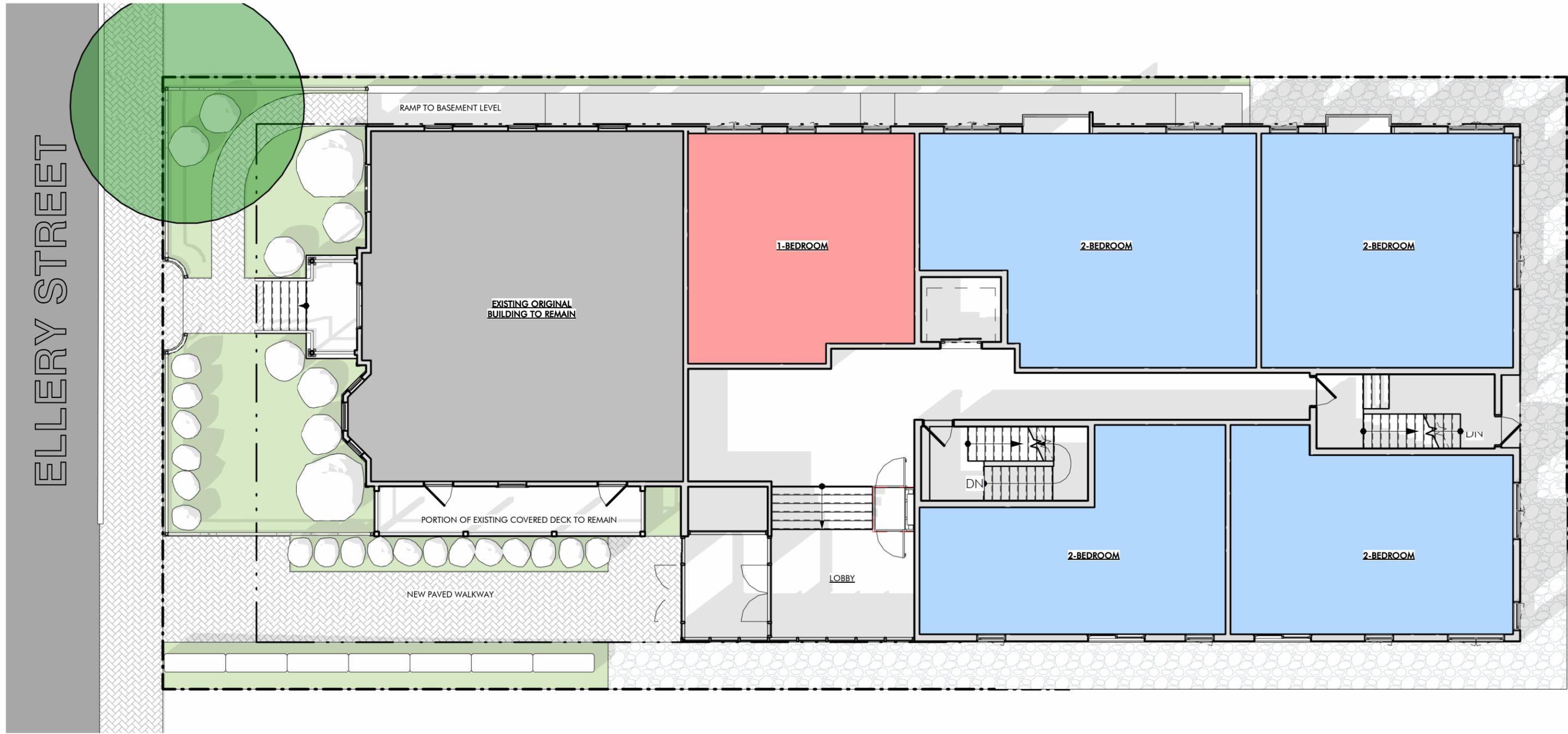
 OUTLINE OF ADDITIONAL SHADOW
CAUSED BY PROPOSED DESIGN

Project: 88 ELLERY
Drawing: EQUINOX SHADOW STUDIES
Date: 2026.03.16
Scale: 1" = 100'-0"

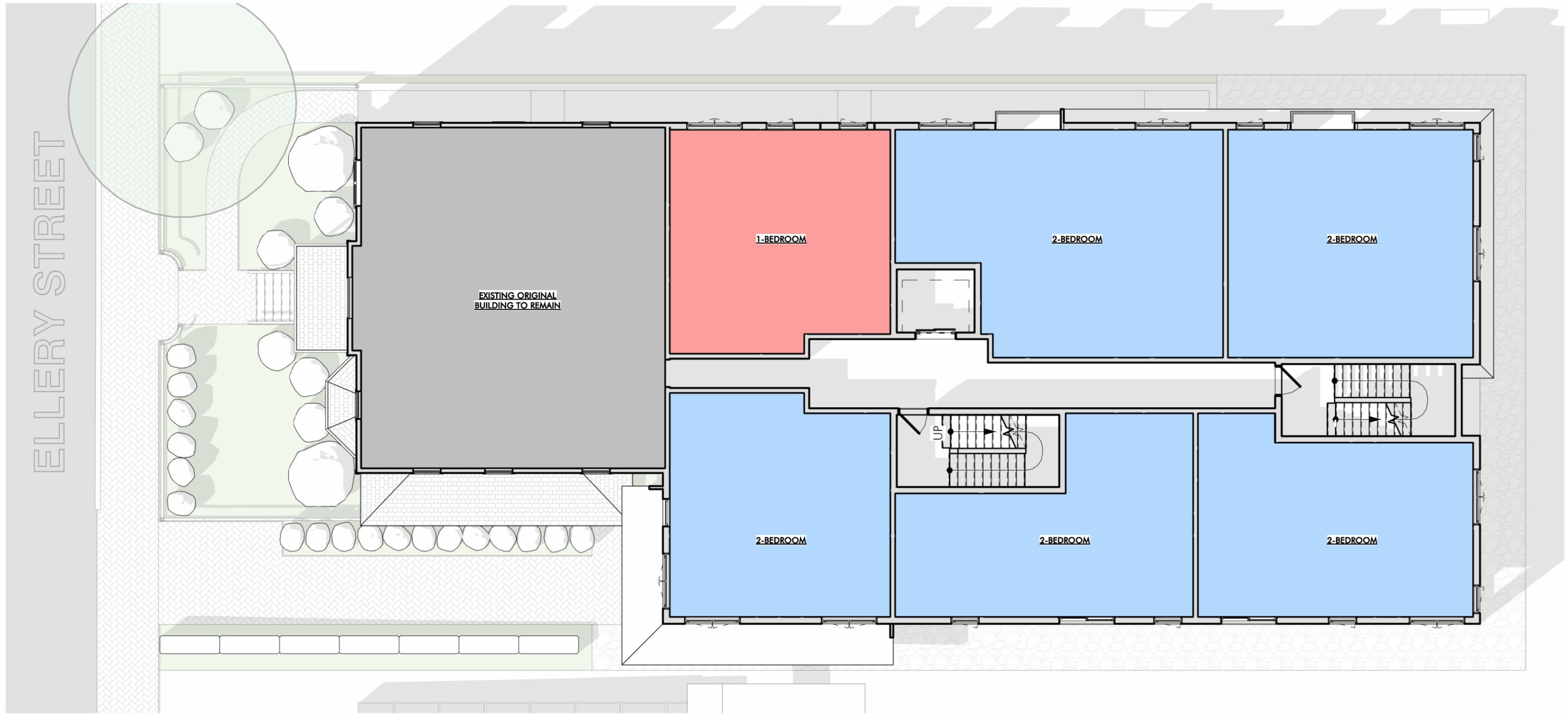




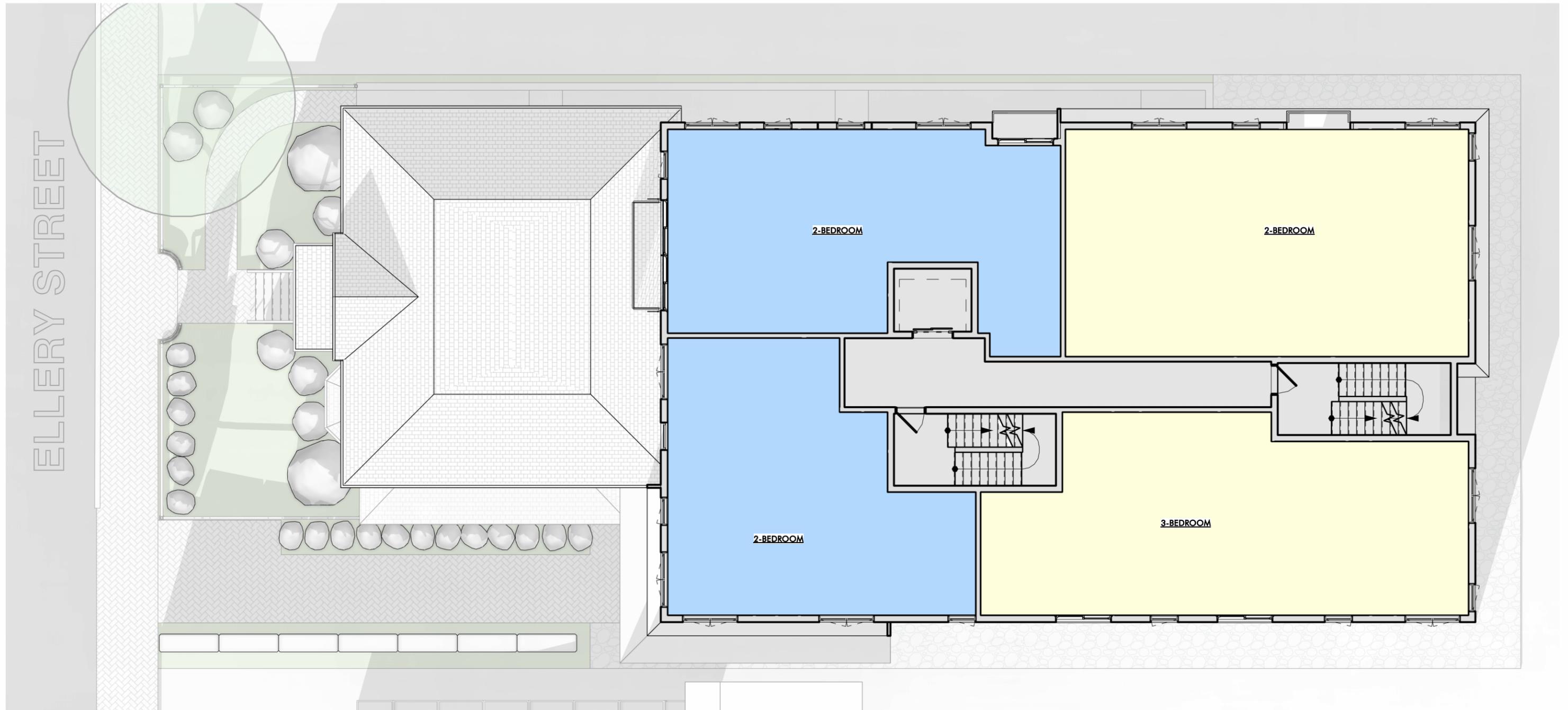
Project: 88 ELLERY
 Drawing: PROPOSED BASEMENT PLAN
 Date: 2026.03.16
 Scale: 3/32" = 1'-0"



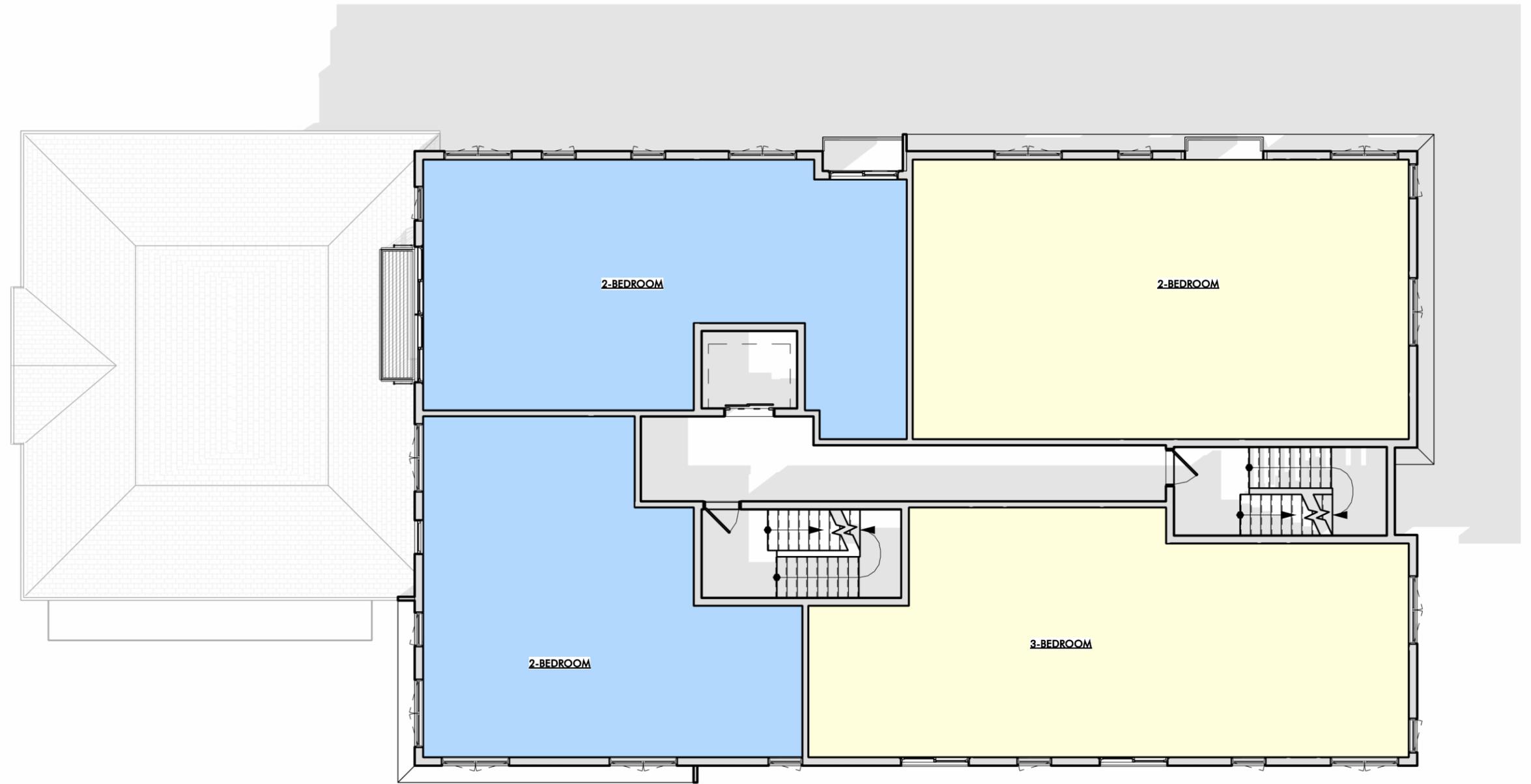
Project: 88 ELLERY
 Drawing: PROPOSED LEVEL 1 PLAN
 Date: 2026.03.16
 Scale: 3/32" = 1'-0"



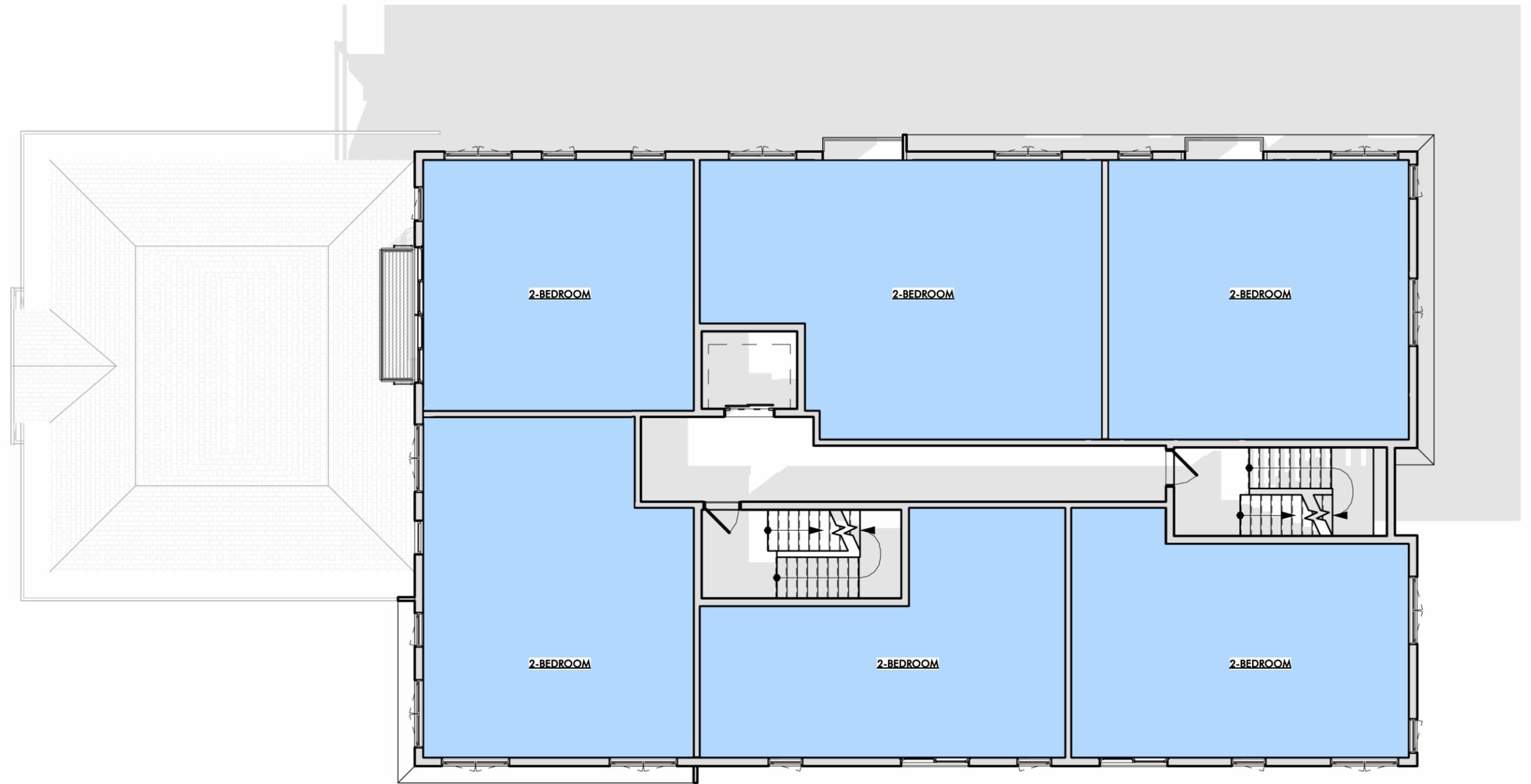
Project: 88 ELLERY
Drawing: PROPOSED LEVEL 2 PLAN
Date: 2026.03.16
Scale: 3/32" = 1'-0"

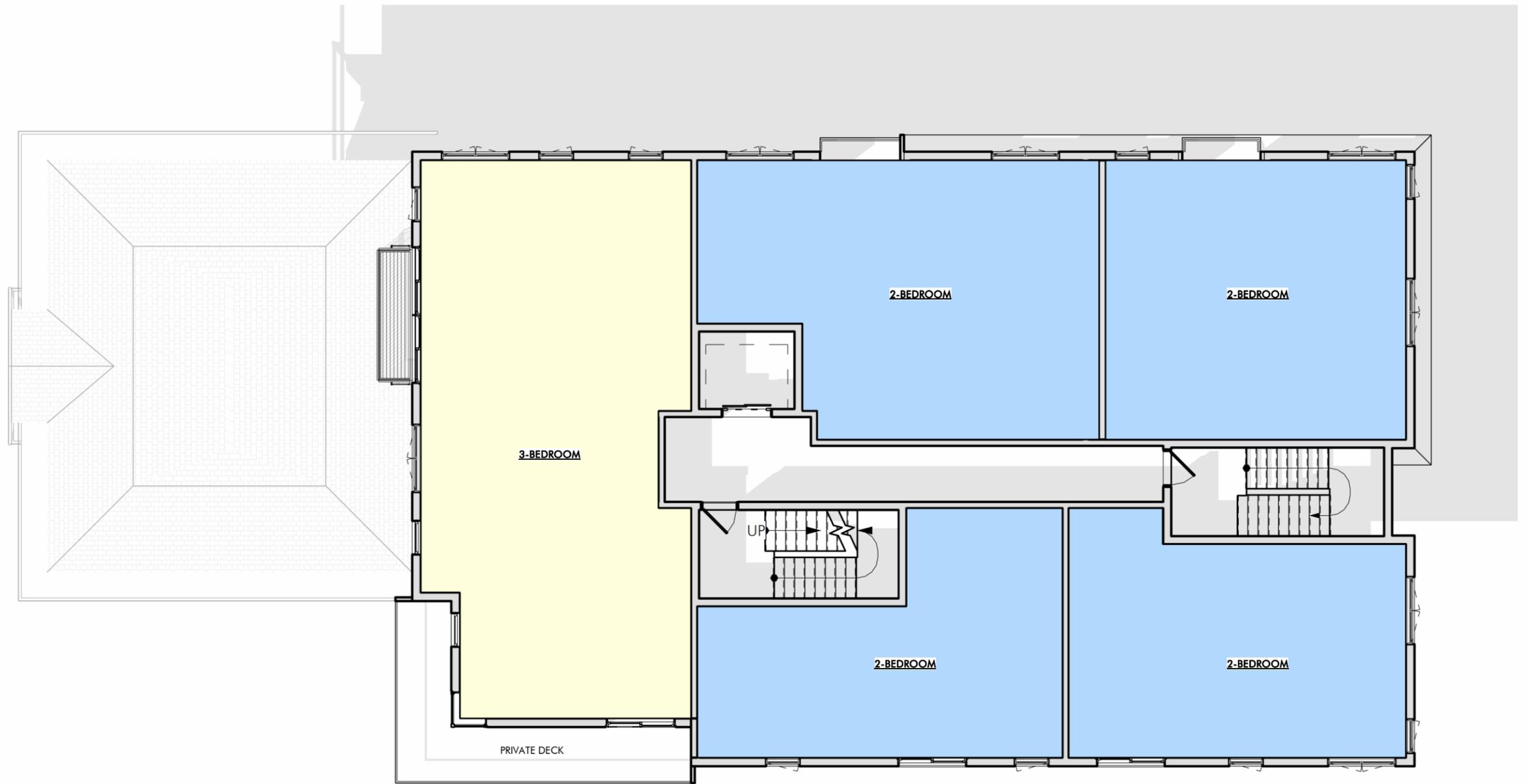


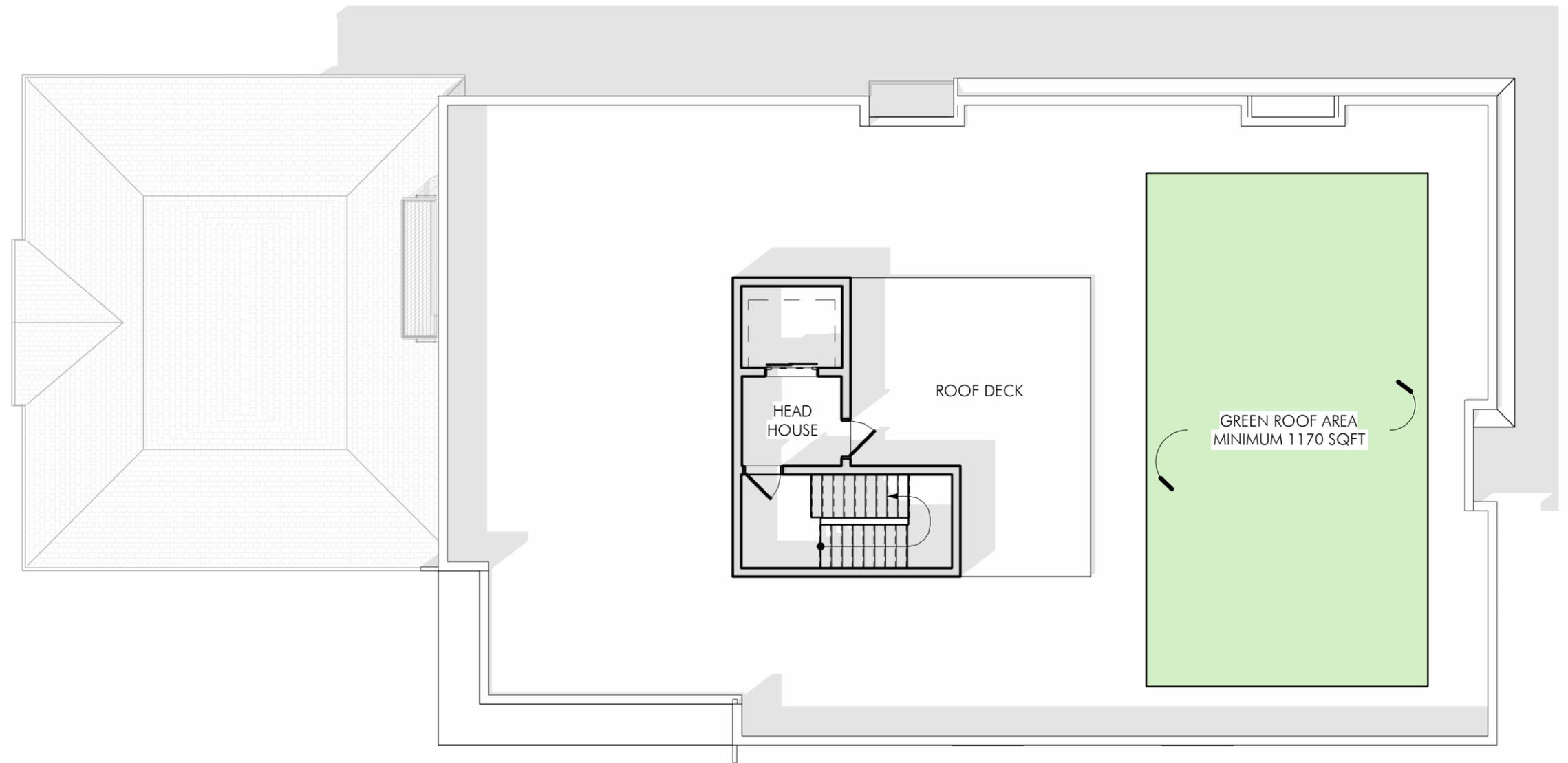
Project: 88 ELLERY
Drawing: PROPOSED LEVEL 3 PLAN
Date: 2026.03.16
Scale: 3/32" = 1'-0"



Project: 88 ELLERY
Drawing: PROPOSED LEVEL 4 PLAN
Date: 2026.03.16
Scale: 3/32" = 1'-0"







GLEN-GERRY "THIN BRICK" VENEER IN "RUSTIC RED" OR SIMILAR BRICK PRODUCT.



DARK GRAY BRAKE METAL PANELS

REPAIR AND MAINTAIN FRONT DOOR, HALF-ROUND WINDOW, AND ROUND WINDOW.

REPLACE EXISTING WINDOWS WITH NEW CLAD 2-OVER-2 SIMULATED DIVIDED LITES.



INTUS TRIPLE PANED PASSIVE HOUSE RATED WINDOWS AND DOORS (OR SIMILAR PRODUCT).



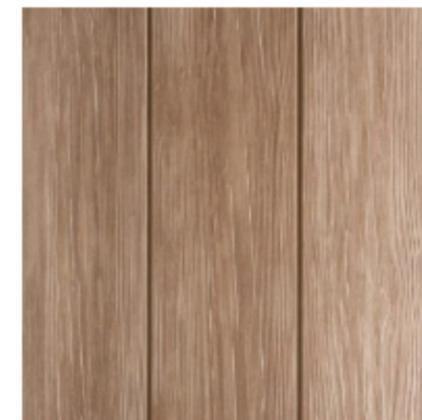
Supera 83 AW Passive

- > Ideal for Mid to High-rise projects
- > Suitable for larger Passive House projects
- > High-performance capabilities

Available Operation Types



VERTICAL "WOOD LOOK" FIBER CEMENT PANEL SYSTEM, NICHHA "VINTAGEWOOD" SERIES OR SIMILAR.



VINTAGEWOOD Spruce

NEW ENTRYWAY AND LOBBY AT GRADE.



RECESSED DECK AT 6TH FLOOR CORNER. EXCLUSIVE USE FOR TOP-FLOOR UNIT.

MAINTAIN EXISTING SIDE PORCH. EXCLUSIVE USE OF UNIT(S) IN EXISTING BUILDING. NEW DOORS IN EXISTING WINDOW OPENING.

JULIET BALCONIES.

69.9'

MEASURED TO TOP OF ROOF ASSEMBLY

Project: 88 ELLERY
Drawing: PROPOSED ELEVATIONS
Date: 2026.03.16
Scale: 3/32" = 1'-0"





RECESSED
BALCONIES.

69.9'
MEASURED TO TOP OF ROOF ASSEMBLY

Project: 88 ELLERY
Drawing: PROPOSED ELEVATIONS
Date: 2026.03.16
Scale: 3/32" = 1'-0"



Project: 88 ELLERY
Drawing: 3D VIEWS
Date: 2026.03.16
Scale:



Project: 88 ELLERY
Drawing: 3D VIEWS
Date: 2026.03.16
Scale:



Project: 88 ELLERY
Drawing: 3D VIEWS
Date: 2026.03.16
Scale: