Sheet Number	Sheet Name	Sheet Issue Date
0.0		
0-Cover A-000	COVER SHEET	07/18/2025
2-CIVIL/LANDSCA		07/10/2023
C1	EXISTING CONDITIONS	04/23/2025
L1	LANDSCAPE PLAN	07/17/2025
3-Architectural	LANDSCALLICAN	07/11/2023
A-020	SITE PLAN	07/18/2025
A-025	AREA PLANS-GFA (IBC)	07/18/2025
A-026	UNIT AREA PLANS	07/18/2025
A-027	AREA PLANS - GFA (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-300A	FRONT ELEVATION	07/18/2025
A-300B	FRONT ELEVATION	07/18/2025
A-301A	SIDE ELEVATIONS	07/18/2025
A-302A	REAR ELEVATION	07/18/2025
A-301B	SIDE ELEVATIONS	07/18/2025
A-302B	REAR ELEVATION	07/18/2025
SS-1	EXISTING 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	07/17/2025
AV-1	MASSING PERSPECTIVE	07/18/2025
AV-2	MASSING PERSPECTIVE	07/18/2025
AV-3	PROPOSED PERSPECTIVES	07/18/2025
AV-4	PROPOSED PERSPECTIVES	07/18/2025
AV-5	REAR BIRDS EYE VIEWS	07/18/2025
AV-6	ENTRY PERSPECTIVES	07/18/2025
AV-7	PROPOSED STREETVIEW	07/18/2025
AV-8	RENDERING	07/18/2025

RENDERING

ARCHITECTURAL DRAWING LIST



07/18/2025



PROJECT: 60 ELLERY STREET RESIDENCES

PROJECT ADDRESS:

60 ELLERY STRET CAMBRIDGE MASSACHUSETTS

ARCHITECT

KHALSA DESIGN INC. ADDRESS: 17 IVALOO 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 07/18/2025

PROJECT NAME

60 ELLERY RESIDENCES

PROJECT ADDRESS

60 ELLERY STREET CAMBRIDGE, MA

CLIENT

CONTEMPO

ARCHITECT



SOMERVILLE, MA 02143 TELEPHONE: 617-591-8682

CONSULTANTS:

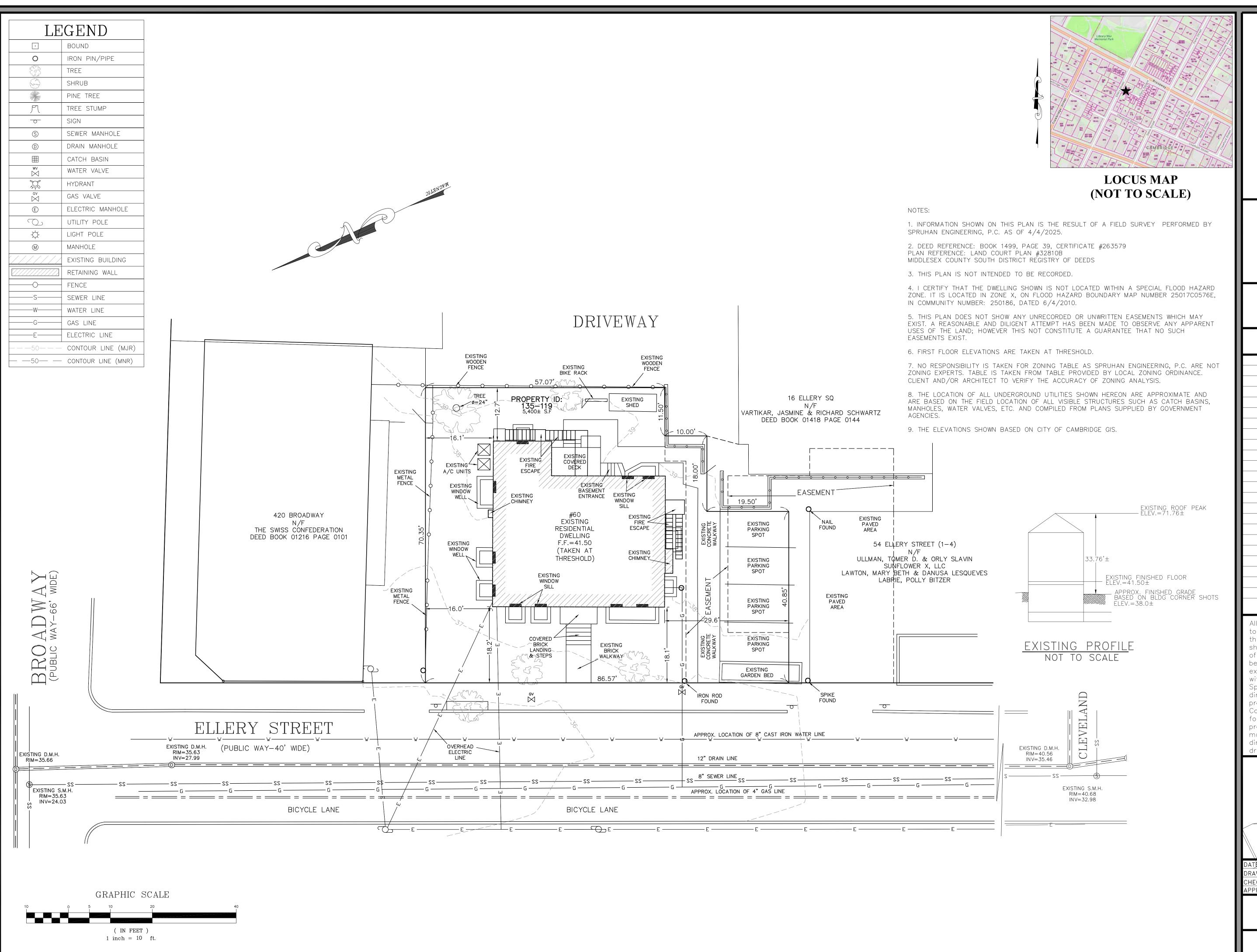
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COVER SHEET

A-000 60 ELLERY RESIDENCES



Spruhan Engineering, P.C.

> 80 JEWETT ST, (SUITE 1) NEWTON, MA 02458 Tel: 617-816-0722

Email:edmond@spruhaneng.com

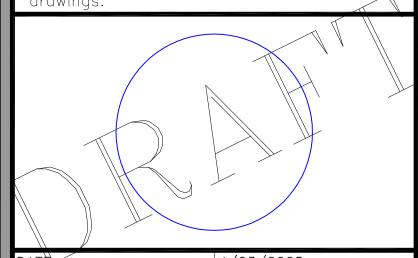
60 ELLERY STREET
CAMBRIDGE
MASSACHUSETTS

SURVEY PLAN

REVISION BLOCK

DESCRIPTION DATE

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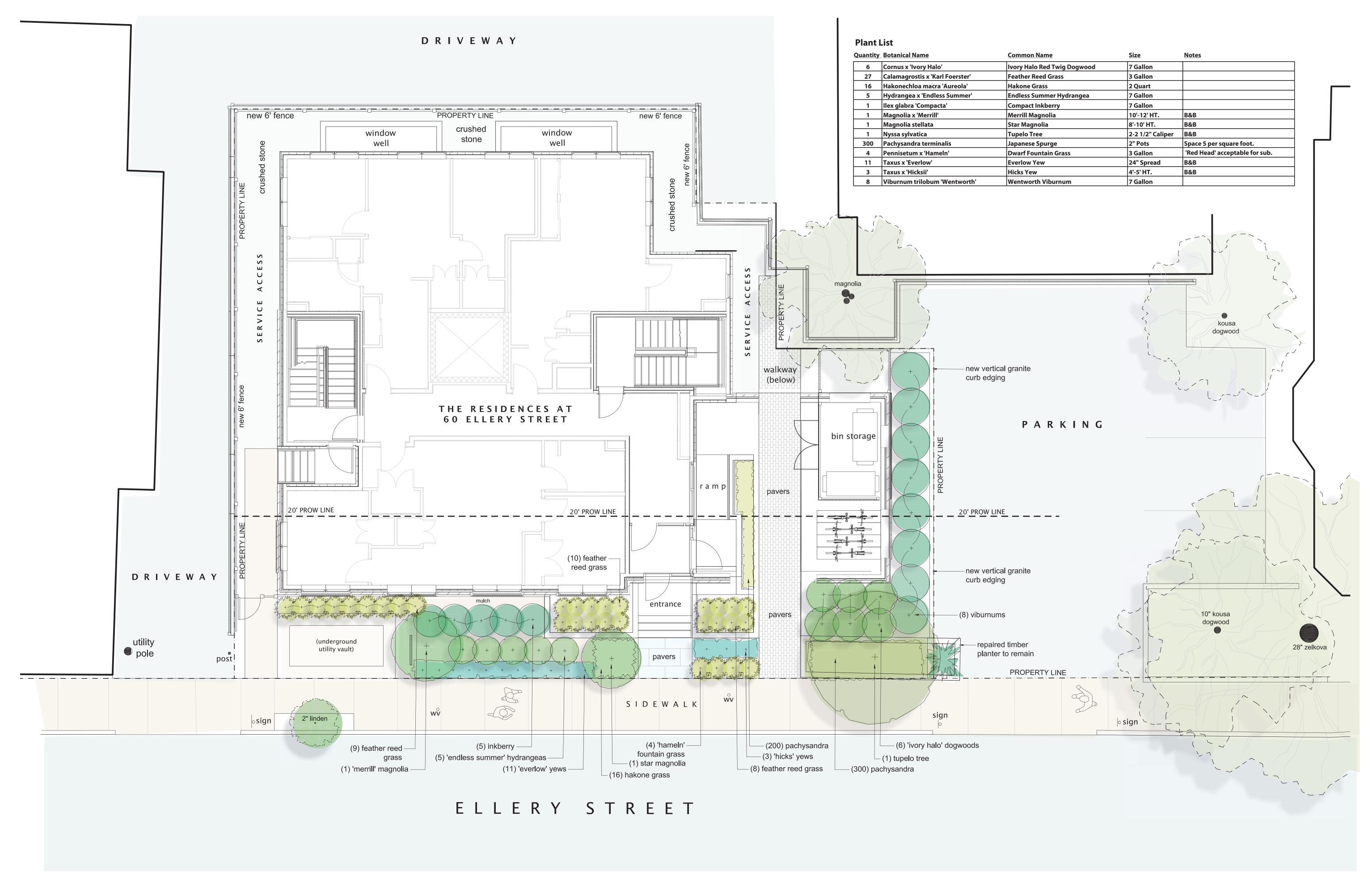
DRAWN BY: K.K

CHECKED BY: E.S

APPROVED BY: C.C

EXISTING CONDITIONS

SHEET 1 OF 1

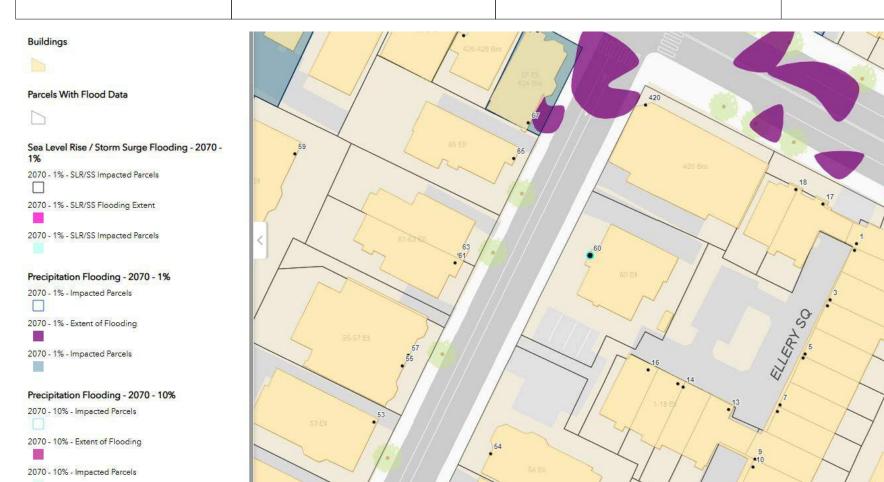








		ZONING (CHART	
	ZONE : C-1	REQUIRED	PROPOSED	REMARKS
		±5,400 SF LOT		
	LOT AREA, MIN S.F.	5,000 S.F.	5400 S.F.	COMPLIES
	MAX. FAR	NONE	+/- 21,570 S.F. (4.22)	COMPLIES
	MIN. LOT WIDTH	NONE	86'-6"	COMPLIES
	MIN. FRONT YARD	10' OR AVERAGE OF ADJACENT LOTS	10'-4"	COMPLIES
ETBACKS	MIN SIDE YARD (LEFT)	5'	VARIES 5'-4" - 5'-9"	COMPLIES
SETE	MIN SIDE YARD (RIGHT)	5'	VARIES 5'-4"-5'-5"	COMPLIES
	MIN REAR YARD	5'	VARIES 5'-4"- 6'-0"	COMPLIES
	MAX HEIGHT	3 ST/ 35'-0" BY RIGHT or 4 ST / 45'-0" W/ NEIGHBORHOOD MEETING or 6 ST / 74' FOR LOTS GREATER THAN 5K SF W/ MIN INCLUSIONARY HOUSING	6 STORIES / 63'	COMPLIES
	MIN. OPEN SPACE	30%: 1,620 S.F.	±1,418 SF PERMEABLE @ GRADE + 810 SF ROOF DECK ±2,228 SF OPEN SPACE (41.2%)	COMPLIES
	MIN. PRIVATE OPEN SPACE	1/2 OF REQURIED (15%): 810 S.F.	15% (810 S.F.) @ ROOF DECK	COMPLIES
	MIN. PERMEABLE OPEN SPACE	1/2 OF REQURIED (15%): 810 S.F.	26.2% (1,418 SF) @ GRADE	COMPLIES
	PARKING	NO MIN / NO MAX	NONE SHOWN	COMPLIES
	BICYCLE PARKING	1 SPACE/DU	30 SPACES	COMPLIES



60 ELLERY STREET IS NOT SUBJECT TO 2070 1% LTFE

Address:	40	CIII.		¢
Address:	OU	EH	ыу	ŕ

Ground Elevation Min:	35.6 ft-CCB
Ground Elevation Max:	39.0 ft-CCB
2070 - 1% - SLR/SS	N/A
2070 - 1% - Precip	N/A
2070 - 10% - SLR/SS	N/A
2070 - 10% - Precip	N/A
2030 - 1% - Precip	N/A
2030 - 10% - Precip	N/A
Present Day - 1% - Precip	N/A
Present Day - 10% - Precip	N/A
FEMA 500-Year	N/A
FEMA 100-Year	N/A
1% - LTFE	N/A
10% - LTFE	N/A

Selected Map-Lot: 135-119 Selected Address: 60 Ellery St

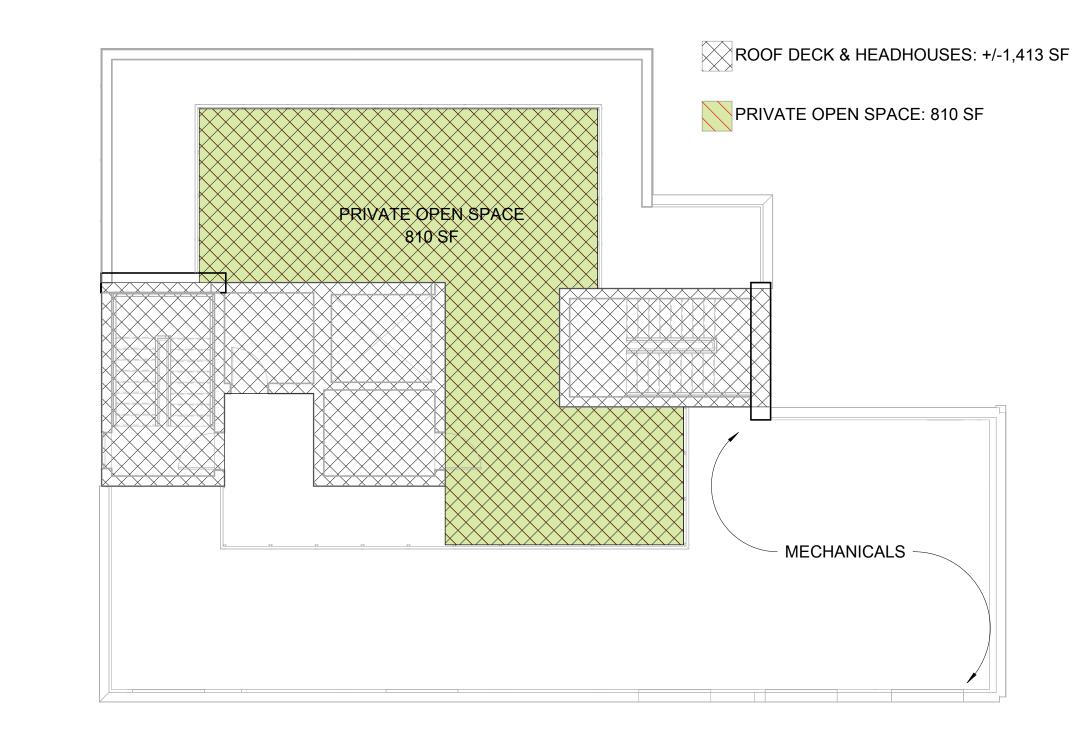
NO MINIMUM FLOOR ELEVATION

SITE PLAN LEGEND PROPOSED FOOTPRINT PROPOSED FOOTPRINT (ABOVE) PROPOSED PORCHES PROPOSED AREAWAYS **PAVERS IMPERVIOUS** LANDSCAPE / GREEN ROOF PRIVATE OPEN SPACE REQUIRED SETBACKS NOTE: THIS PLAN IS FOR INFORMATIONAL AND ILLUSTRATIVE PURPOSES ONLY. THE PREPARER OF THIS PLAN MAKES NO CLAIM TO ITS ACCURACY. THIS INFORMATION WAS DEVELOPED USING PUBLICLY AVAILABLE INFORMATION; A LICENSED LAND SURVEYOR SHALL PROVIDE AN OFFICIAL CERTIFIED PLOT PLAN. THIS ZONING CODE ANALYSIS IS A SUMMARY OF THE

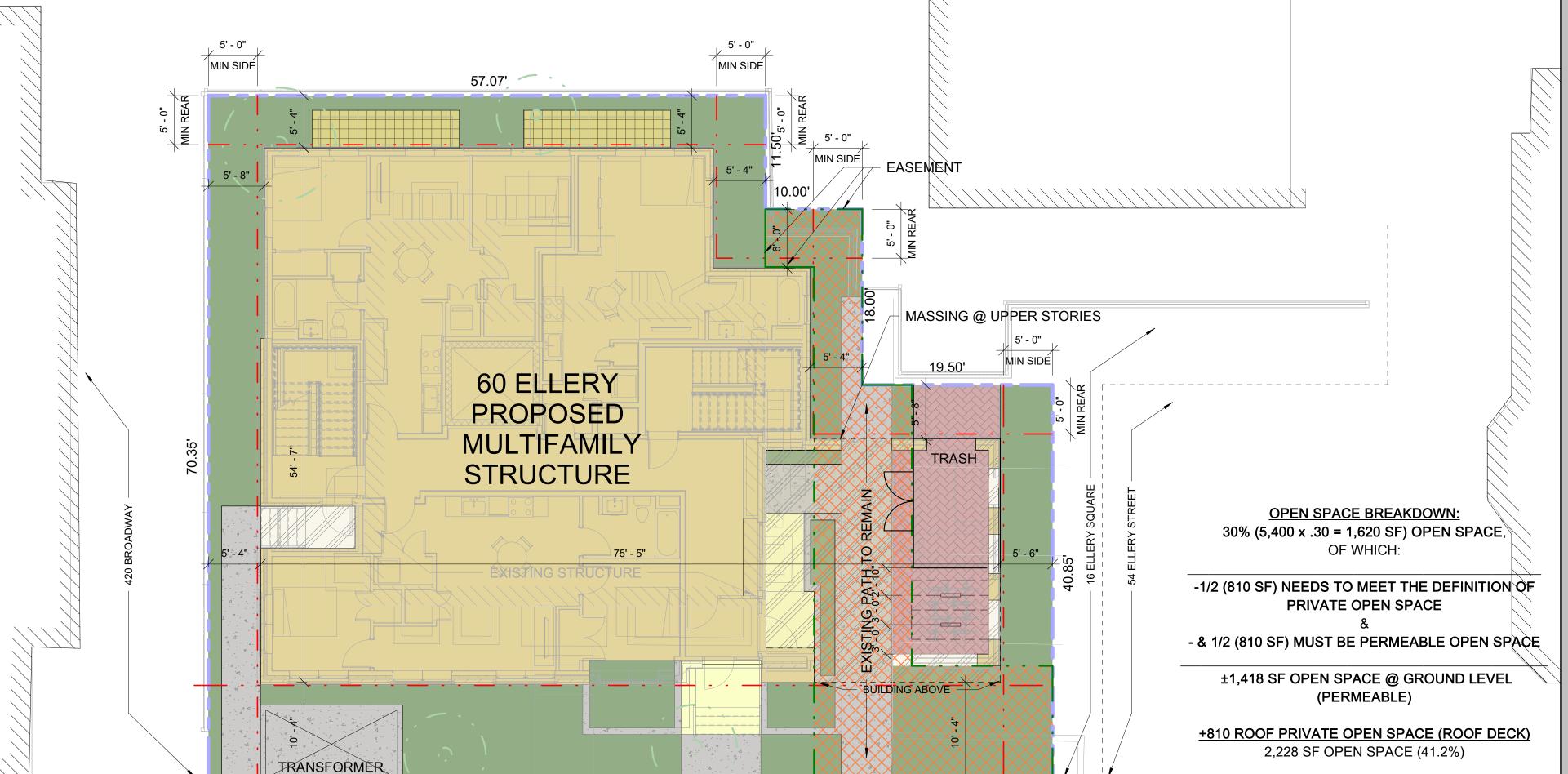
REQURIEMENTS OF THE CITY OF CAMBRIDGE ZONING CODE

FOR THE SITE. THIS IS A ZONING SUMMARY ONLY AND IS NOT

TO BE CONSIDERED A ZONING OPINION AS IS TYPICALLY RENDERED BY AN ATTORNEY.



ROOF OPEN SPACE
1/8" = 1'-0"



PROJECT NAME

60 ELLERY RESIDENCES

PROJECT ADDRESS

60 ELLERY STREET CAMBRIDGE, MA

CLIENT

CONTEMPO

ARCHITECT



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SITE PLAN

A-020
60 ELLERY RESIDENCES

ELLERY STREET

86.57'



60 ELLERY RESIDENCES

PROJECT ADDRESS

60 ELLERY STREET CAMBRIDGE, MA

CLIENT

Name

GFA

GFA

CONTEMPO

ARCHITECT

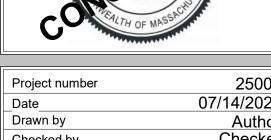


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AREA PLANS-GFA (IBC)



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

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

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



COMMON

170 SF

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

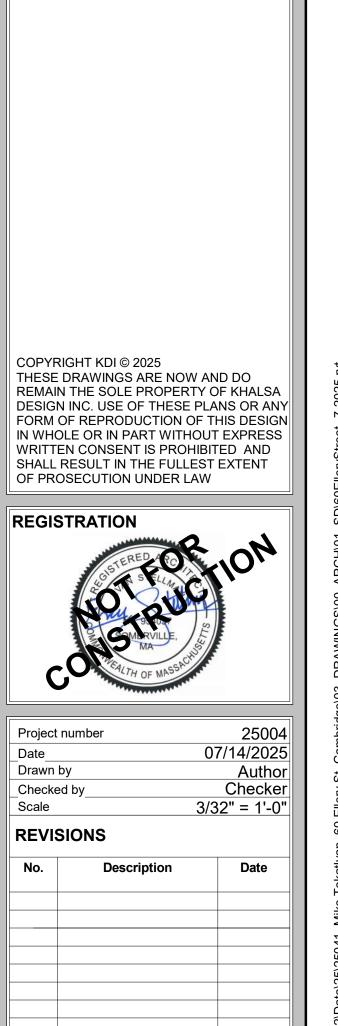
602 SF

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

603

<u>604</u> 449 SF

> 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



REVISIONS

UNIT AREA

PLANS

A-026

60 ELLERY RESIDENCES

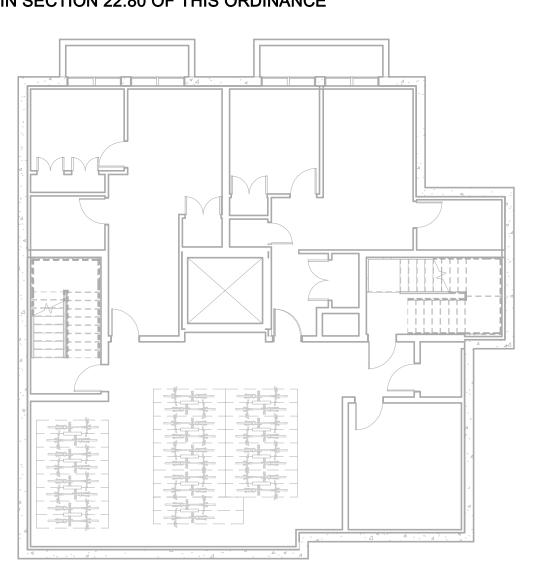
60 ELLERY

CONTEMPO

(C) AREA IN STORIES BELOW GRADE THAT MEETS AT LEAST ONE OF THE FOLLOWING

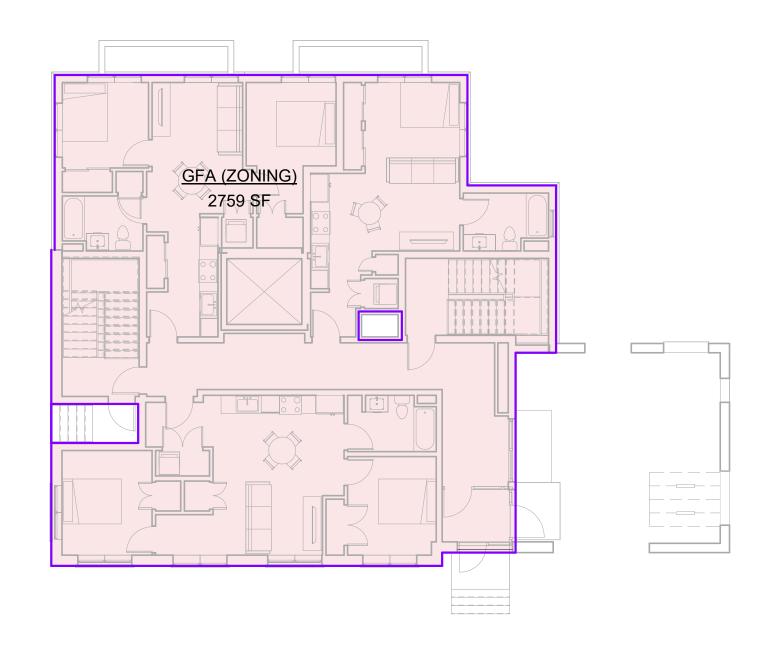
(I) THE AREA HAS LESS THAN SEVEN FEET (7') OF CEILING HEIGHT MEASURED FROM THE FLOOR TO THE LINE OF THE BOTTOM OF THE FLOOR JOISTS ABOVE, OR TO ANY SUBFLOOR OR FINISHED SURFACE ABOVE ANY FLOOR JOISTS THAT ARE SPACED NOT LESS THAN FOUR (4) FEET ON CENTER;

(II) THE AREA IS DESIGNED IN ACCORDANCE WITH THE FLOOD RESILIENCE STANDARDS SET FORTH IN SECTION 22.80 OF THIS ORDINANCE

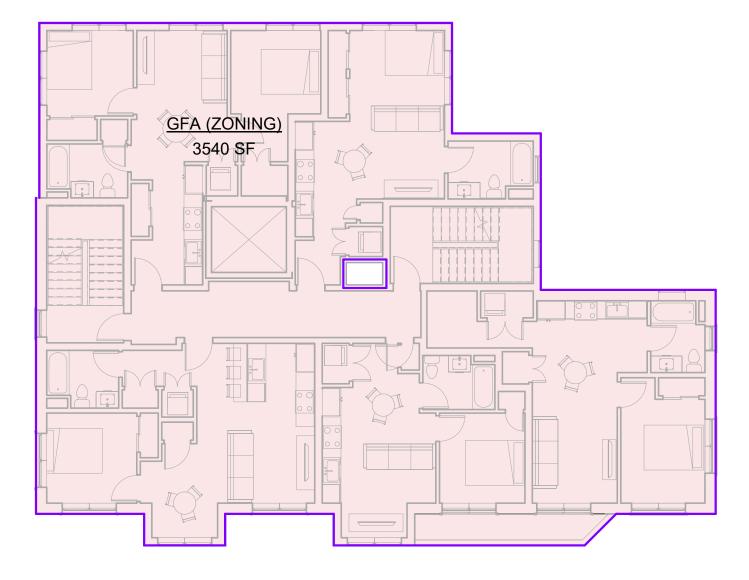


1 BASEMENT 3/32" = 1'-0"

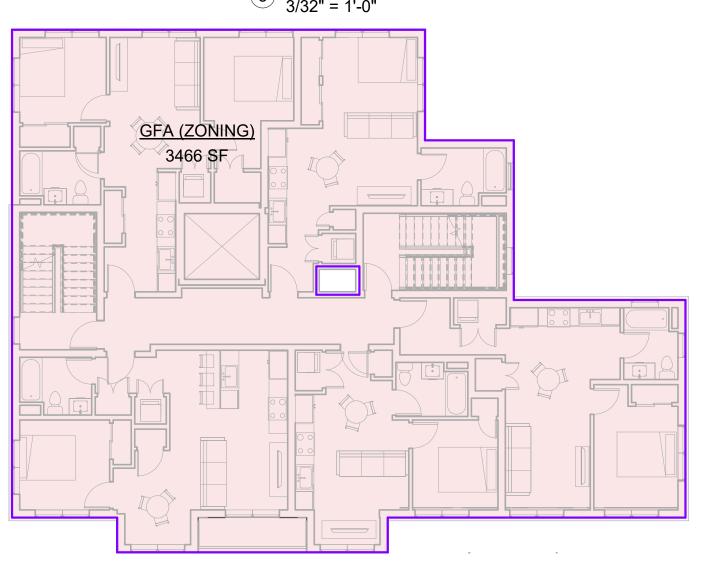
GFA (ZONING)

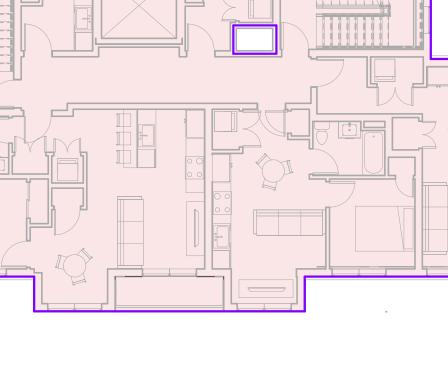


2 1ST FLOOR 3/32" = 1'-0"

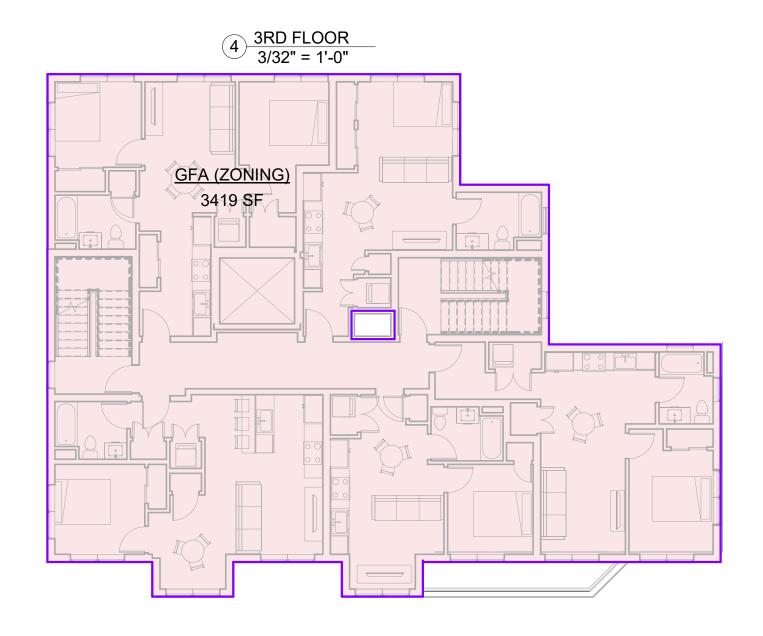


3 2ND FLOOR 3/32" = 1'-0"
GFA (ZONING) 3466 SF

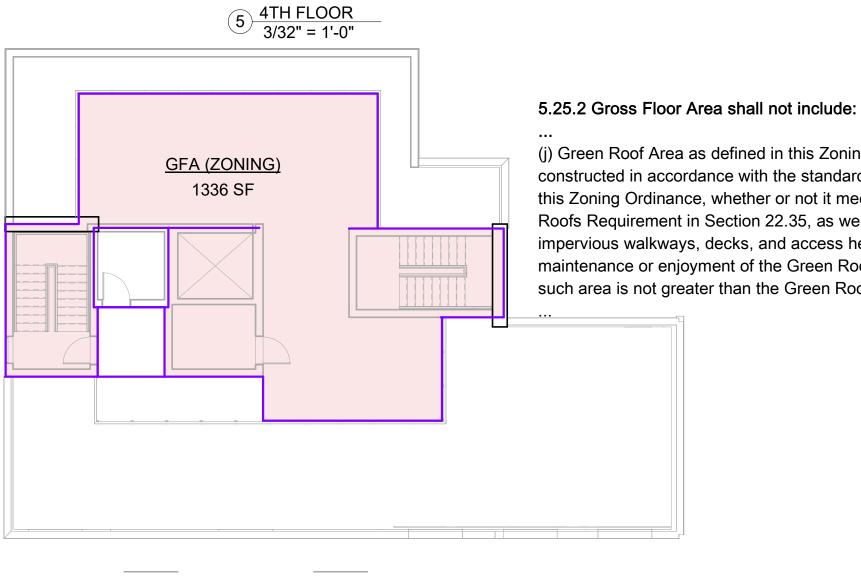




6 5TH FLOOR 3/32" = 1'-0"



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



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

(j) 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 Roofs Requirement in Section 22.35, as well as the area of adjacent impervious walkways, decks, and access headhouses intended for maintenance or enjoyment of the Green Roof Area, provided that such area is not greater than the Green Roof Area;

> 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

60 ELLERY STREET CAMBRIDGE, MA

CLIENT

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GFA PER ZONING CODE

GFA (ZONING) 1ST FLOOR GFA (ZONING) 2ND FLOOR GFA (ZONING) 3RD FLOOR GFA (ZONING) 4TH FLOOR GFA (ZONING) 5TH FLOOR GFA (ZONING) 6TH FLOOR

GFA (ZONING) ROOF

Level

Name

Not Placed GFA (ZONING) Not Placed

Area

1336 SF

21570 SF



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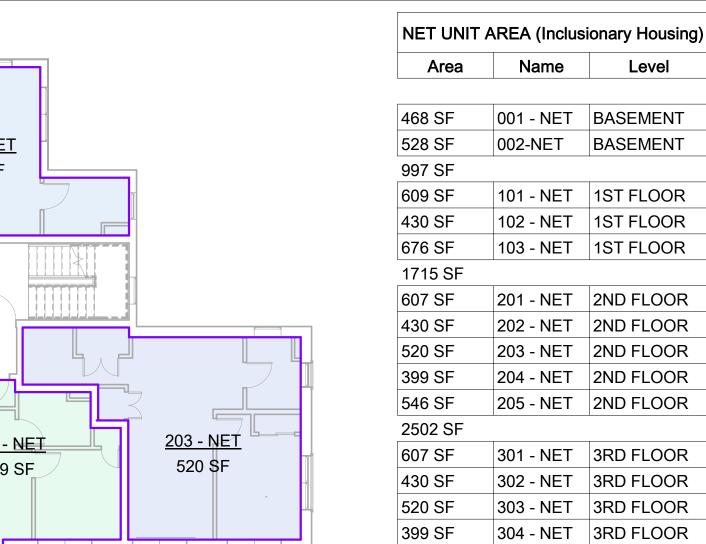
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by	
	3/32" = 1'-0"
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AREA PLANS -GFA (PER ZONING)

A-027 60 ELLERY RESIDENCES







201 - NET	202 - NET
607 SF	430 SF
205 NET 546 SF 3 2ND FLOOR 3/32" = 1'-0"	204 - NET 399 SF 520 SF

501 - NET	<u>502 - NET</u>
607 SF	430 SF
<u> 505 - NET</u>	<u>504 - NET</u> <u>503 - NET</u>
546 SF	399 SF 520 SF

6 3/32" = 1'-0"

3 SF	001 - NET	BASEMENT
3 SF	002-NET	BASEMENT
7 SF		
9 SF	101 - NET	1ST FLOOR
) SF	102 - NET	1ST FLOOR
SF	103 - NET	1ST FLOOR
15 SF		
7 SF	201 - NET	2ND FLOOR
) SF	202 - NET	2ND FLOOR
) SF	203 - NET	2ND FLOOR
9 SF	204 - NET	2ND FLOOR
SF	205 - NET	2ND FLOOR
)2 SF		
7 SF	301 - NET	3RD FLOOR
) SF	302 - NET	3RD FLOOR
) SF	303 - NET	3RD FLOOR
9 SF	304 - NET	3RD FLOOR
SF	305 - NET	3RD FLOOR
)2 SF		
7 SF	401 - NET	4TH FLOOR
) SF	402 - NET	4TH FLOOR
) SF	403 - NET	4TH FLOOR
9 SF	404 - NET	4TH FLOOR
SF	405 - NET	4TH FLOOR
02 SF		
7 SF	501 - NET	5TH FLOOR
) SF	502 - NET	5TH FLOOR
) SF	503 - NET	5TH FLOOR
9 SF	504 - NET	5TH FLOOR
SF	505 - NET	5TH FLOOR
02 SF		
7 SF	601 - NET	6TH FLOOR
) SF	602 - NET	6TH FLOOR
) SF	603 - NET	6TH FLOOR
9 SF	604 - NET	6TH FLOOR
SF	605 - NET	6TH FLOOR
02 SF		
	3 SF 7 SF 9 SF 9 SF 9 SF 9 SF 9 SF 9 SF 9 SF 9	SF 002-NET 7 SF 9 SF 101 - NET 10 SF 102 - NET 15 SF 7 SF 201 - NET 10 SF 203 - NET 10 SF 204 - NET 10 SF 301 - NET 10 SF 302 - NET 10 SF 303 - NET 10 SF 304 - NET 10 SF 305 - NET 10 SF 401 - NET 10 SF 402 - NET 10 SF 403 - NET 10 SF 403 - NET 10 SF 404 - NET 10 SF 405 - NET 10 SF 501 - NET 10 SF 502 - NET 10 SF 503 - NET 10 SF 504 - NET 10 SF 503 - NET 10 SF 504 - NET 10 SF 505 - NET 10 SF 507 - NET 10 SF 508 - NET 10 SF 509 - NET 10 SF 609 - NET

15220 SF TOTAL NET RESIDENTIAL NET FLOOR AREA

INCLUSIONARY HOUSING: 20% OF TOTAL NET, OR 3,044 SF

AVERAGE NET UNIT SIZE: 15,220 NFA / 30 = 507 SF

INCLUSIONARY UNITS =3,044 SF / AVERAGE UNIT SIZE - 507 SF = COPYRIGHT KDI © 2025 THESE DRAWINGS ARE NOW AND DO REMAIN THE SOLE PROPERTY OF KHALSA DESIGN INC. USE OF THESE PLANS OR ANY

PROJECT NAME

PROJECT ADDRESS

CLIENT

ARCHITECT

60 ELLERY

RESIDENCES

60 ELLERY STREET

CAMBRIDGE, MA

CONTEMPO

ARCHITECTURE

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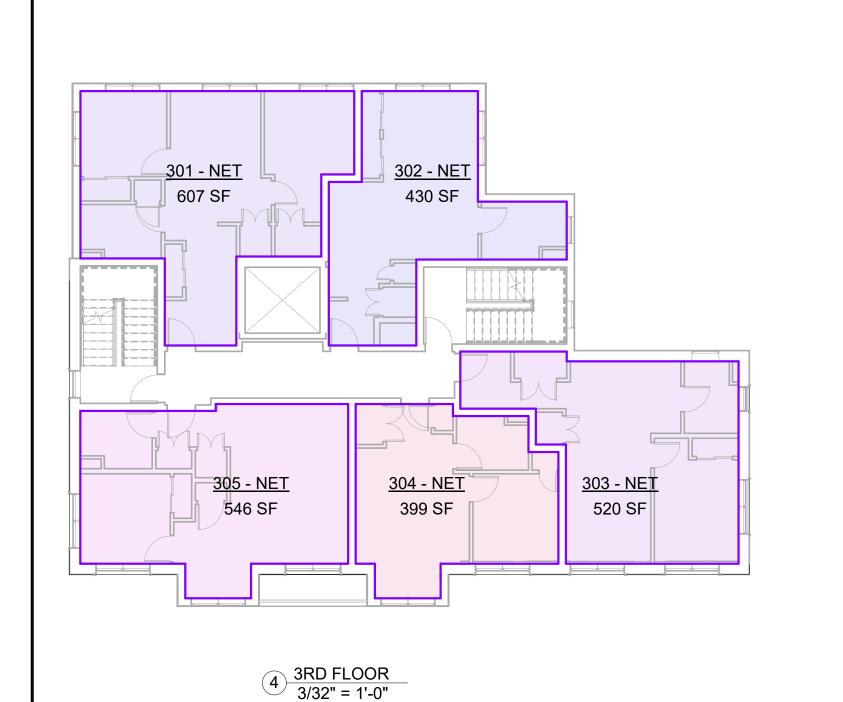
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			Date
			Date
			Date

No.	Description	Date

DWELLING UNIT **NET AREA**



001 - NET

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

<u>002-NET</u>

528 SF



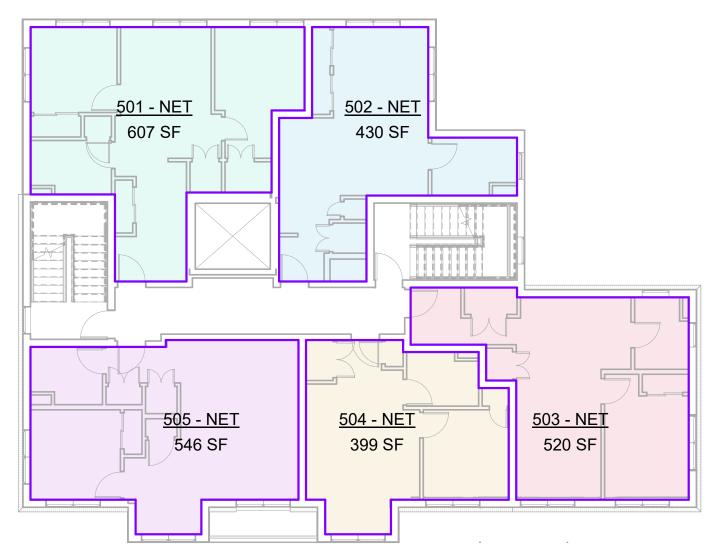
<u> 102 - NET</u>

430 SF

609 SF

<u> 103 - NET</u>

2 1ST FLOOR 3/32" = 1'-0"



<u>601 - NET</u> <u>602 - NET</u> 607 SF 430 SF <u>603 - NET</u> <u>604 - NET</u> <u>605 - NET</u> 399 SF 520 SF 7 6TH FLOOR 3/32" = 1'-0"

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.

PROJECT NAME **60 ELLERY**

RESIDENCES

60 ELLERY STREET CAMBRIDGE, MA

CONTEMPO



ARCHITECTURE

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BASEMENT & 1ST FLOOR **PLANS**

60 ELLERY RESIDENCES

60 ELLERY STREET CAMBRIDGE, MA

CONTEMPO



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2ND & 3RD FLOOR PLANS

60 ELLERY RESIDENCES

60 ELLERY STREET CAMBRIDGE, MA

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No.	Description	Date

4TH & 5TH FLOOR PLANS

PROJECT NAME **60 ELLERY**

RESIDENCES

60 ELLERY STREET CAMBRIDGE, MA

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6TH FLOOR & **ROOF PLAN**





60 ELLERY RESIDENCES

PROJECT ADDRESS

60 ELLERY STREET CAMBRIDGE, MA

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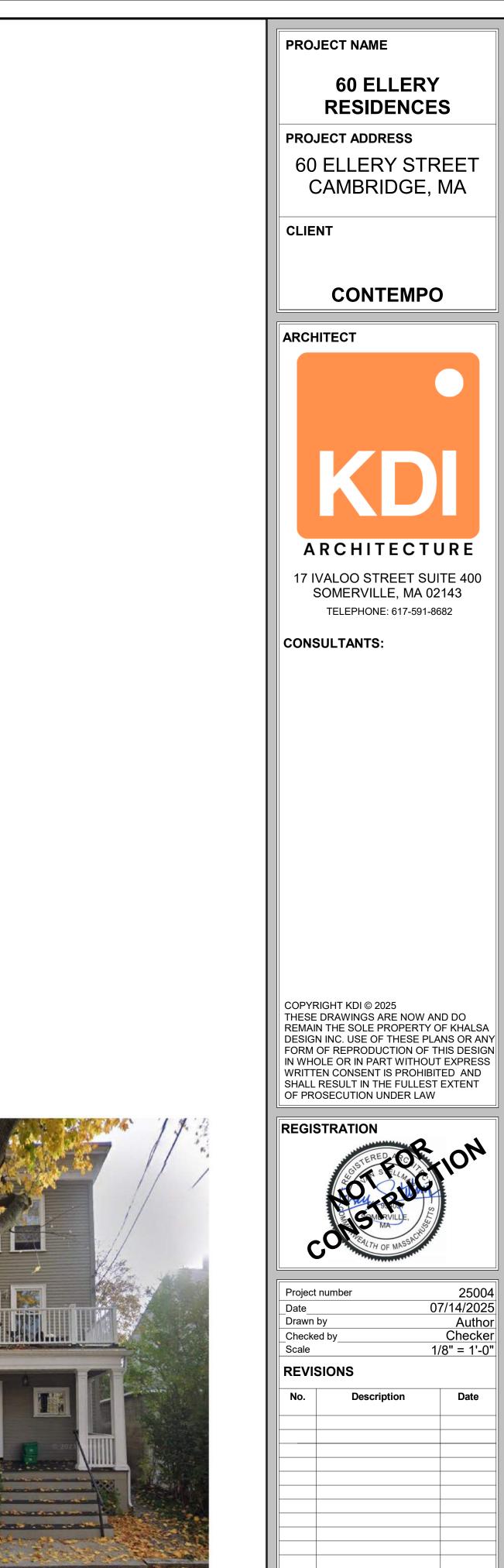
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FRONT **ELEVATION**

A-300A 60 ELLERY RESIDENCES







25004 07/14/2025 Author Checker 1/8" = 1'-0"

REVISIONS

FRONT **ELEVATION**

A-300B 60 ELLERY RESIDENCES



60 ELLERY RESIDENCES

PROJECT ADDRESS

60 ELLERY STREET CAMBRIDGE, MA

CLIENT

CONTEMPO

ARCHITECT



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3RD FLOOR 59.00

2ND FLOOR 49.00

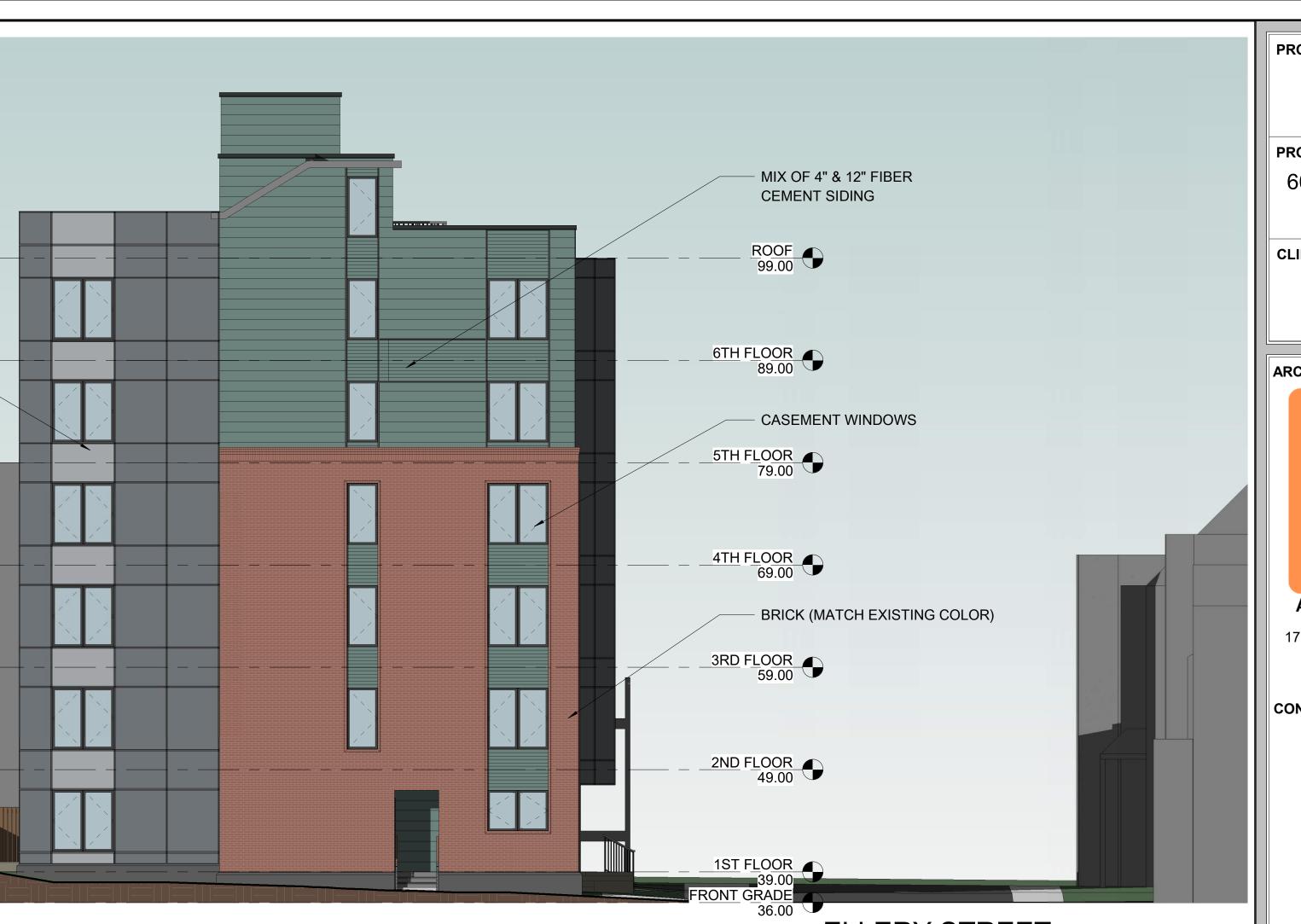
1ST FLOOR 39.00 FRONT GRADE 36.00 SIDE ELEVATIONS

A-301A

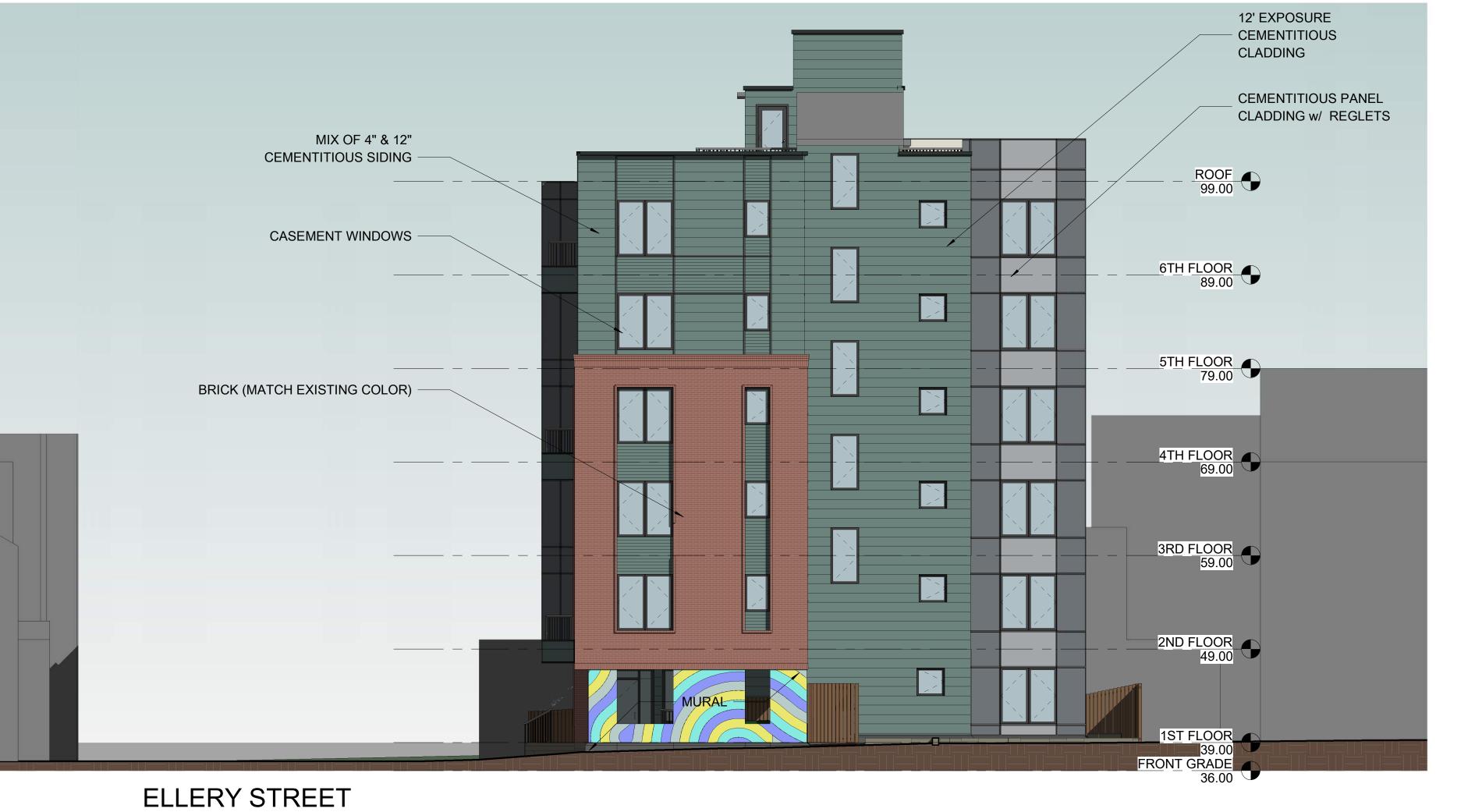
60 ELLERY RESIDENCES

ELLERY STREET

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



ELLERY STREET



2 <u>LEFT ELEVATION</u> 1/8" = 1'-0"

CEMENTITIOUS PANEL CLADDING w/ REGLETS

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

PROJECT NAME

60 ELLERY RESIDENCES

PROJECT ADDRESS

60 ELLERY STREET CAMBRIDGE, MA

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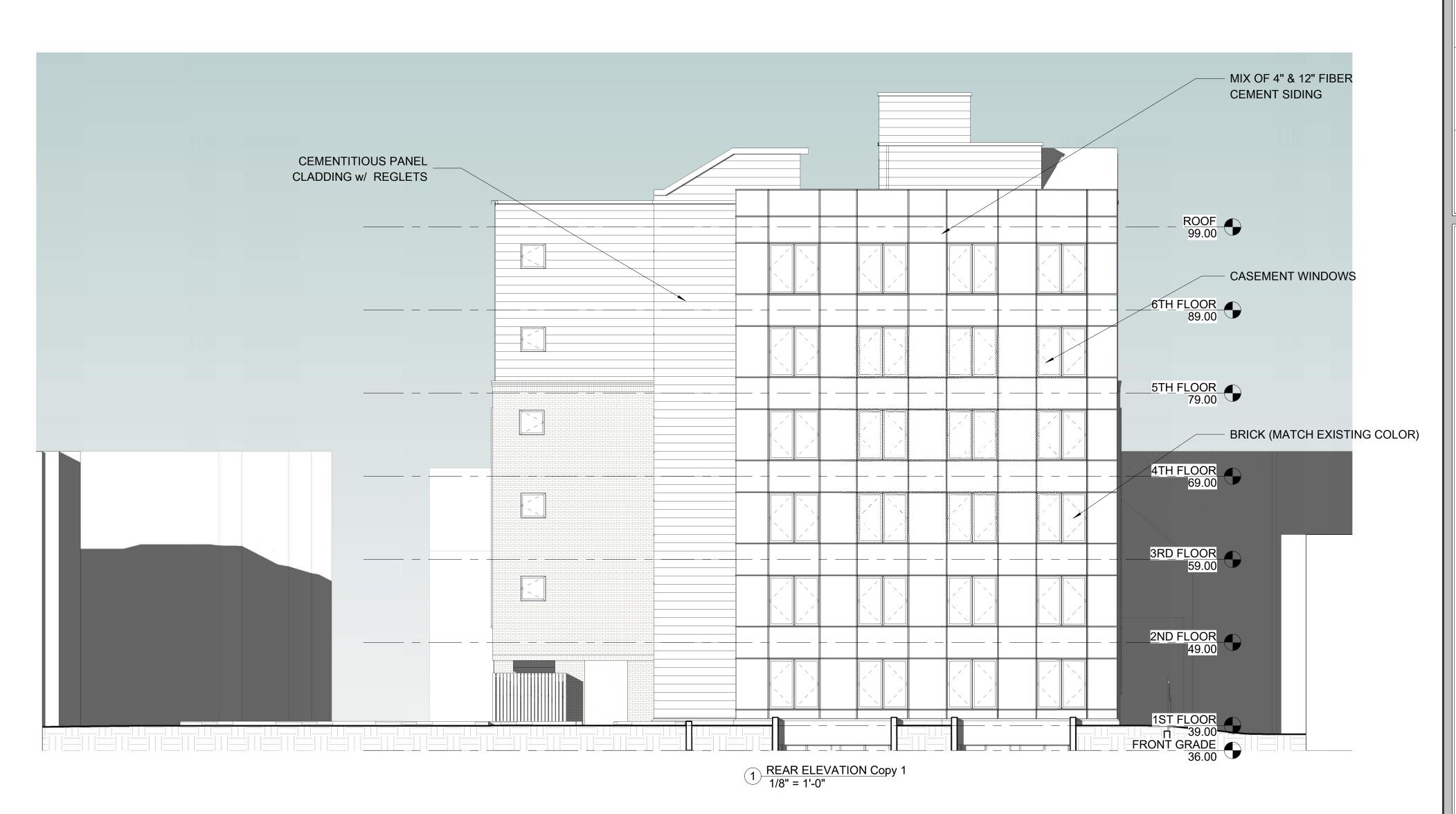
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SIDE **ELEVATIONS**

A-301B 60 ELLERY RESIDENCES



60 ELLERY RESIDENCES

PROJECT ADDRESS

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REAR ELEVATION

A-302A

60 ELLERY RESIDENCES

25004 07/14/2025



PROJECT NAME

60 ELLERY RESIDENCES

PROJECT ADDRESS

60 ELLERY STREET CAMBRIDGE, MA

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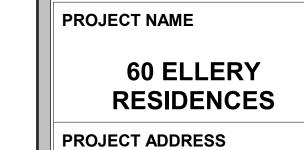
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REAR **ELEVATION**

A-302B 60 ELLERY RESIDENCES



60 ELLERY STREET CAMBRIDGE, MA

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MASSING PERSPECTIVE







60 ELLERY STREET CAMBRIDGE, MA

CONTEMPO

60 ELLERY

RESIDENCES

ARCHITECT

CLIENT

PROJECT NAME

PROJECT ADDRESS

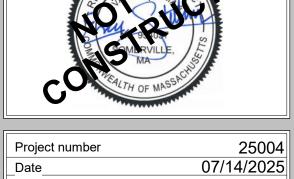


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MASSING PERSPECTIVE AV-2 60 ELLERY RESIDENCES









VIEW 1: PERSEPCTIVE FROM BROADWAY @ ELLERY

60 ELLERY RESIDENCES

PROJECT ADDRESS

60 ELLERY STREET CAMBRIDGE, MA

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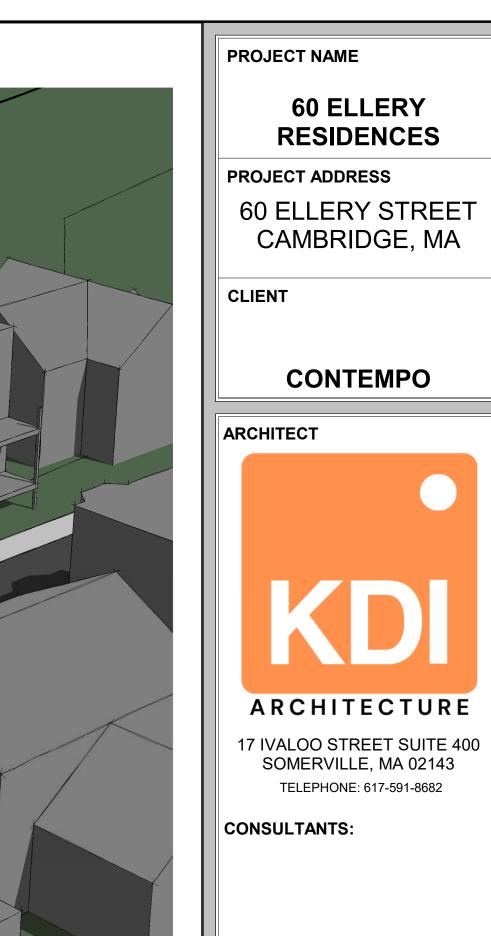


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PROPOSED PERSPECTIVES

AV-3 60 ELLERY RESIDENCES





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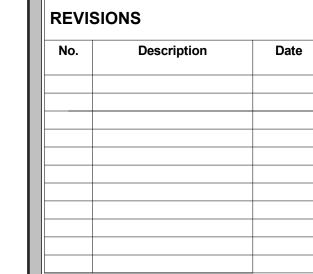


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PROPOSED PERSPECTIVES







REAR BIRDS EYE **VIEWS**

60 ELLERY RESIDENCES





PROJECT NAME

60 ELLERY RESIDENCES

PROJECT ADDRESS

60 ELLERY STREET CAMBRIDGE, MA

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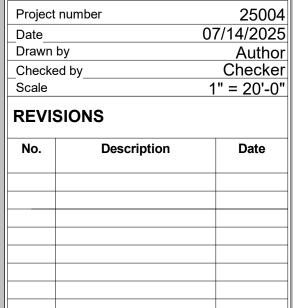


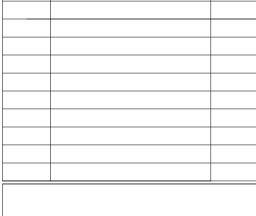
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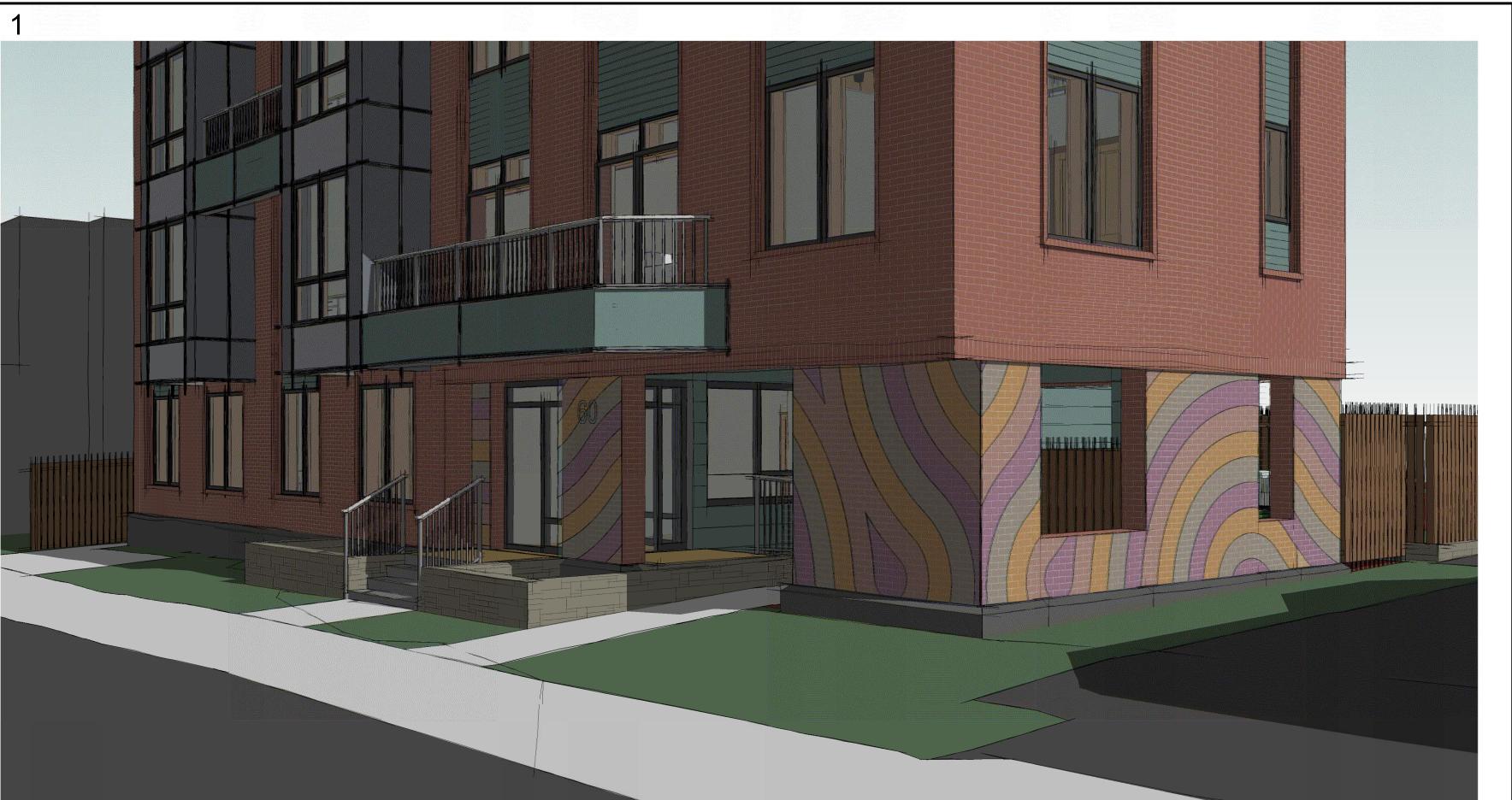
ENTRY PERSPECTIVES

60 ELLERY RESIDENCES









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PROJECT NAME

PROJECT ADDRESS

CLIENT

ARCHITECT

60 ELLERY

RESIDENCES

60 ELLERY STREET

CAMBRIDGE, MA

CONTEMPO

ARCHITECTURE

17 IVALOO STREET SUITE 400 SOMERVILLE, MA 02143

TELEPHONE: 617-591-8682

CONSULTANTS:



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60 ELLERY RESIDENCES

PROJECT ADDRESS

60 ELLERY STREET CAMBRIDGE, MA

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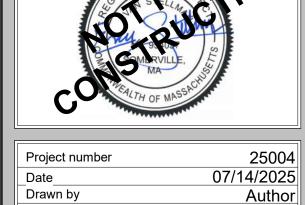
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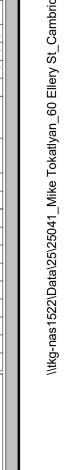


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PROPOSED STREETVIEW

AV-7 60 ELLERY RESIDENCES





PROJECT NAME

60 ELLERY

RESIDENCES

PROJECT ADDRESS

60 ELLERY STREET CAMBRIDGE, MA

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RENDERING

AV-8
60 ELLERY RESIDENCES



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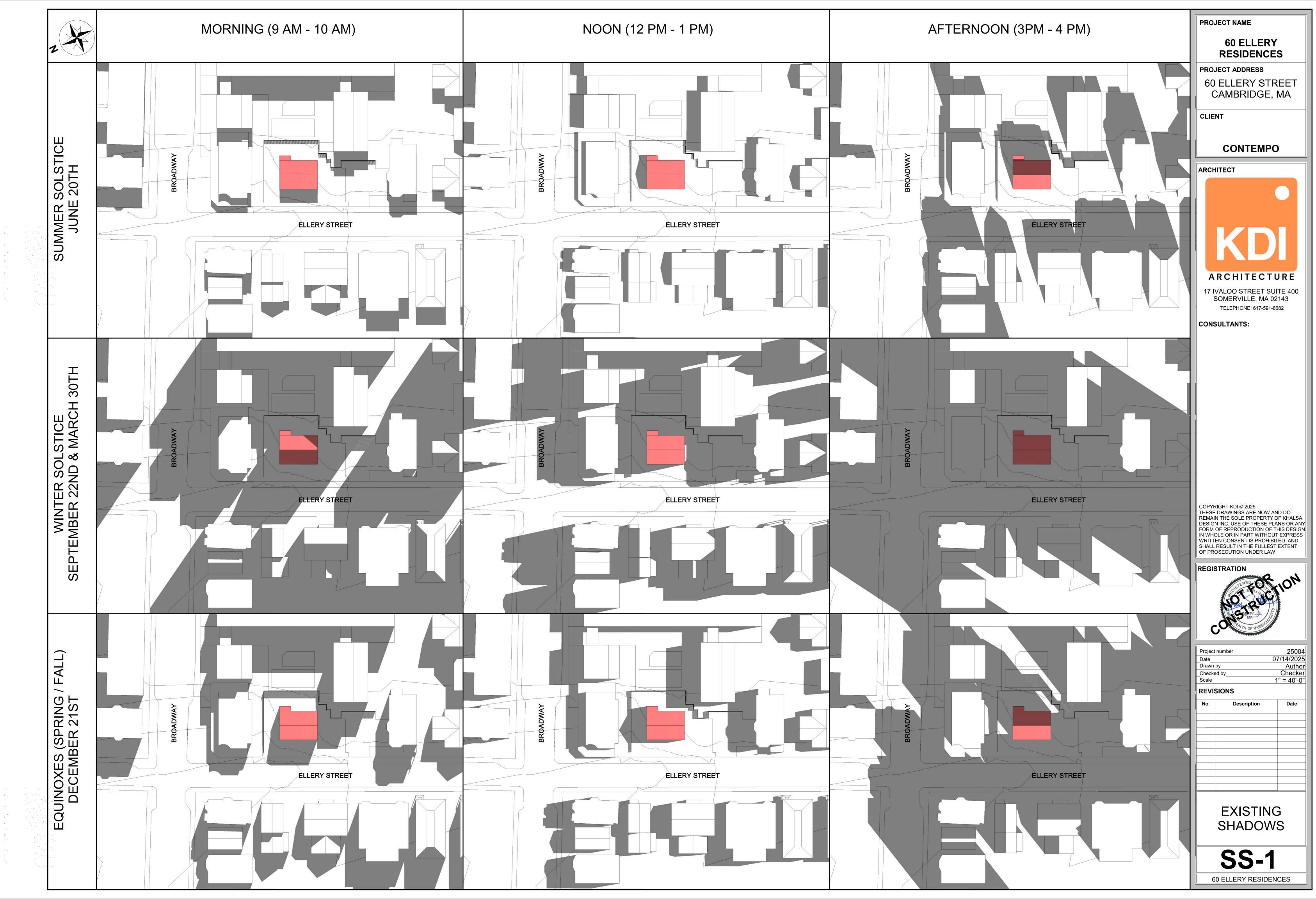


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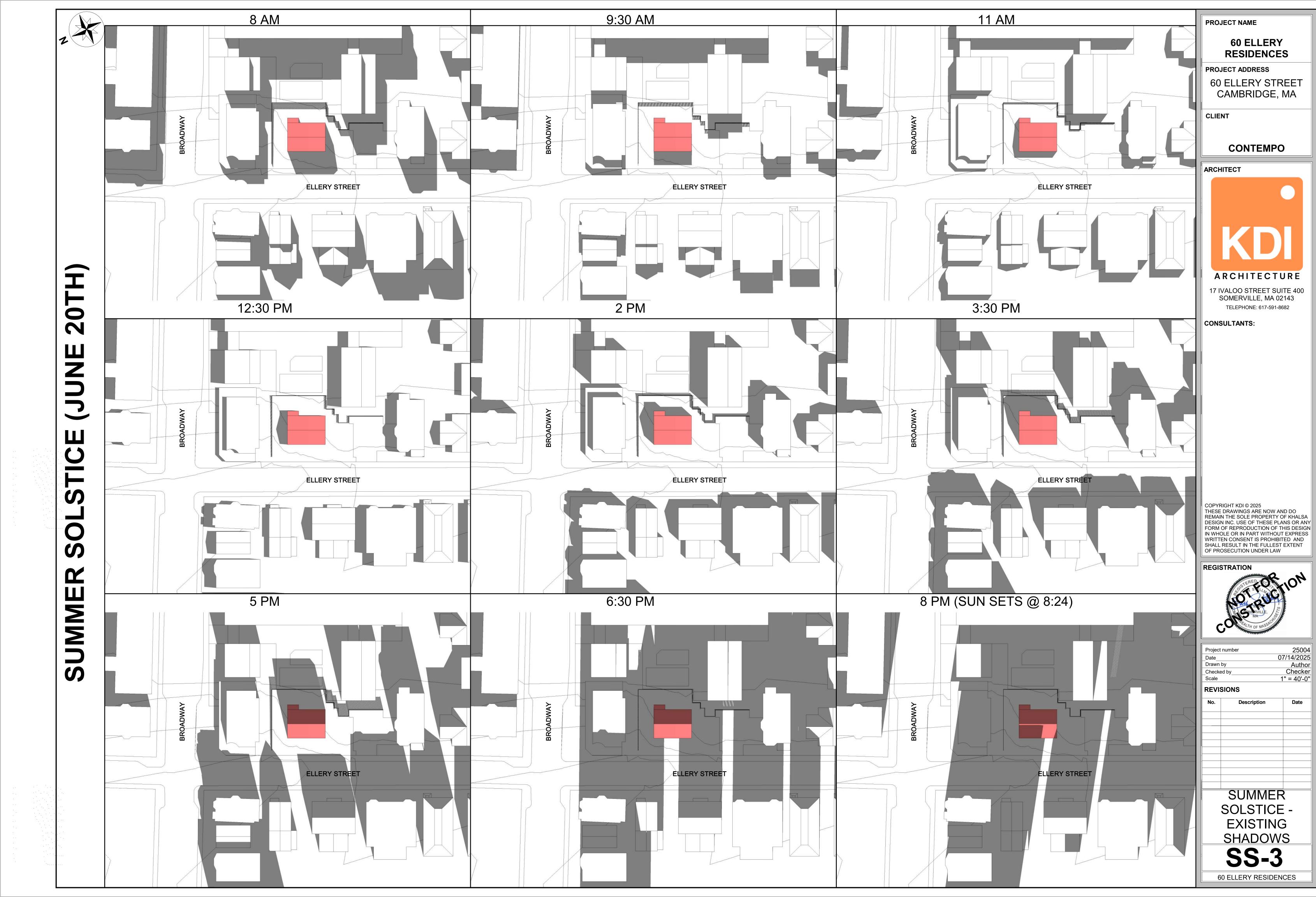
RENDERING

AV-9
60 ELLERY RESIDENCES









25004 07/14/2025

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60 ELLERY

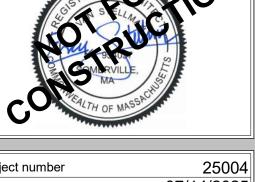
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EQUINONES **EXISTING** SHADOWS

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EQUINOXE

PROJECT NAME

60 ELLERY RESIDENCES

PROJECT ADDRESS

60 ELLERY STREET CAMBRIDGE, MA

CONTEMPO



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PROPOSED SHADOWS

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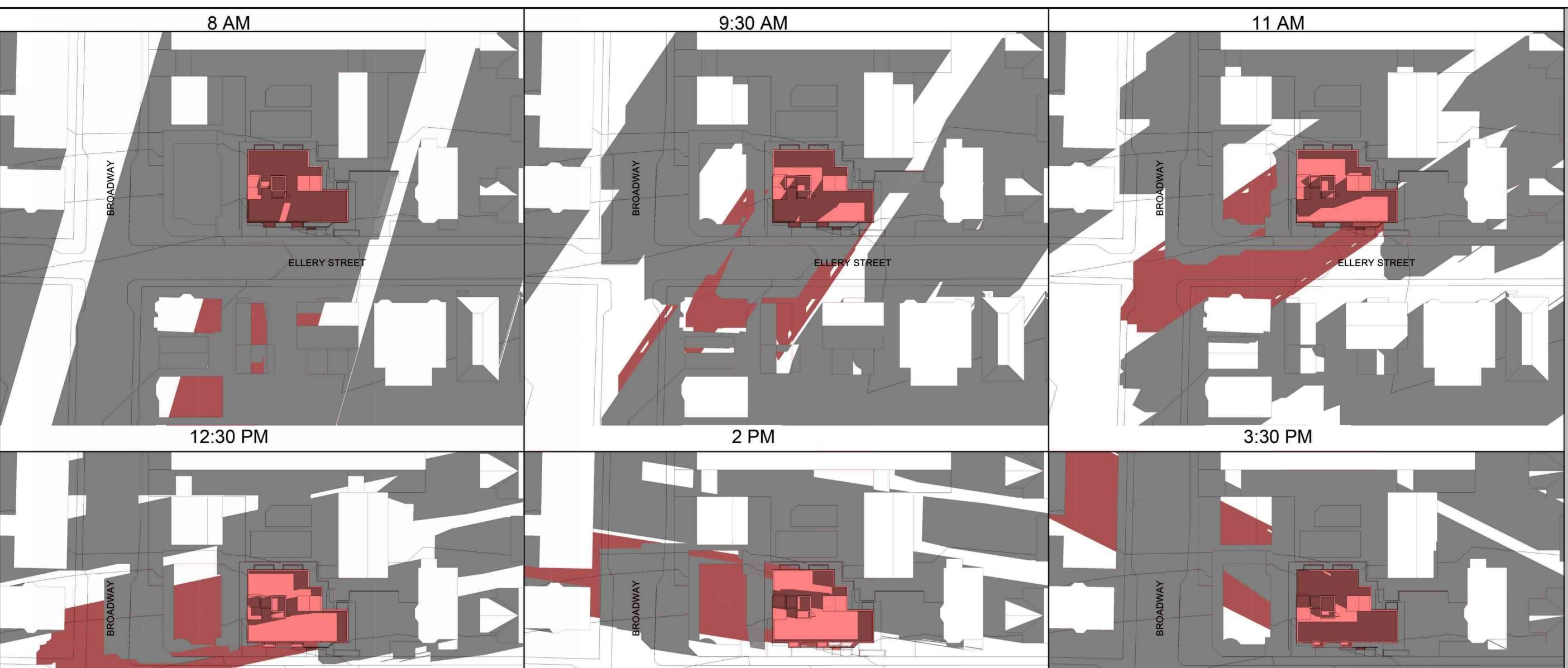
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SOLSTICE -**EXISTING** SHADOWS

ELLERY STREET



ELLERY STREET

___ PROJECT NAME

60 ELLERY RESIDENCES

PROJECT ADDRESS

60 ELLERY STREET CAMBRIDGE, MA

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SOLSTICE -PROPOSED SHADOWS

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