



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: 88 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).

- Partial demolition of existing structure
- New addition of 6 story structure
- Proposed structure is intended to be zoning compliant (no special permits or variances)

Name of Property Owner of Record: Royal Ellery, LLC
Mailing Address: 88 Ellery Street, Cambridge, MA, 02145
Telephone/Fax: 617-832-5509 E-mail: Robinli@helios-est.com

Signature of Property Owner of Record*: [Signature]
(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 - G Current Use: Single Family Residence

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:

6,561 floor area of existing structures on the lot
29,000 amount of floor area (gross square feet) of proposed construction
442% percentage increase in total floor area after construction
9,780 total area of lot in square feet
714% percentage of total lot area covered after construction

Demolition:

1,224 amount of floor area (gross square feet) of proposed demolition
6,561 floor area of existing structure
18.6% 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.

88 ELLERY STREET: HISTORICAL APPLICATION

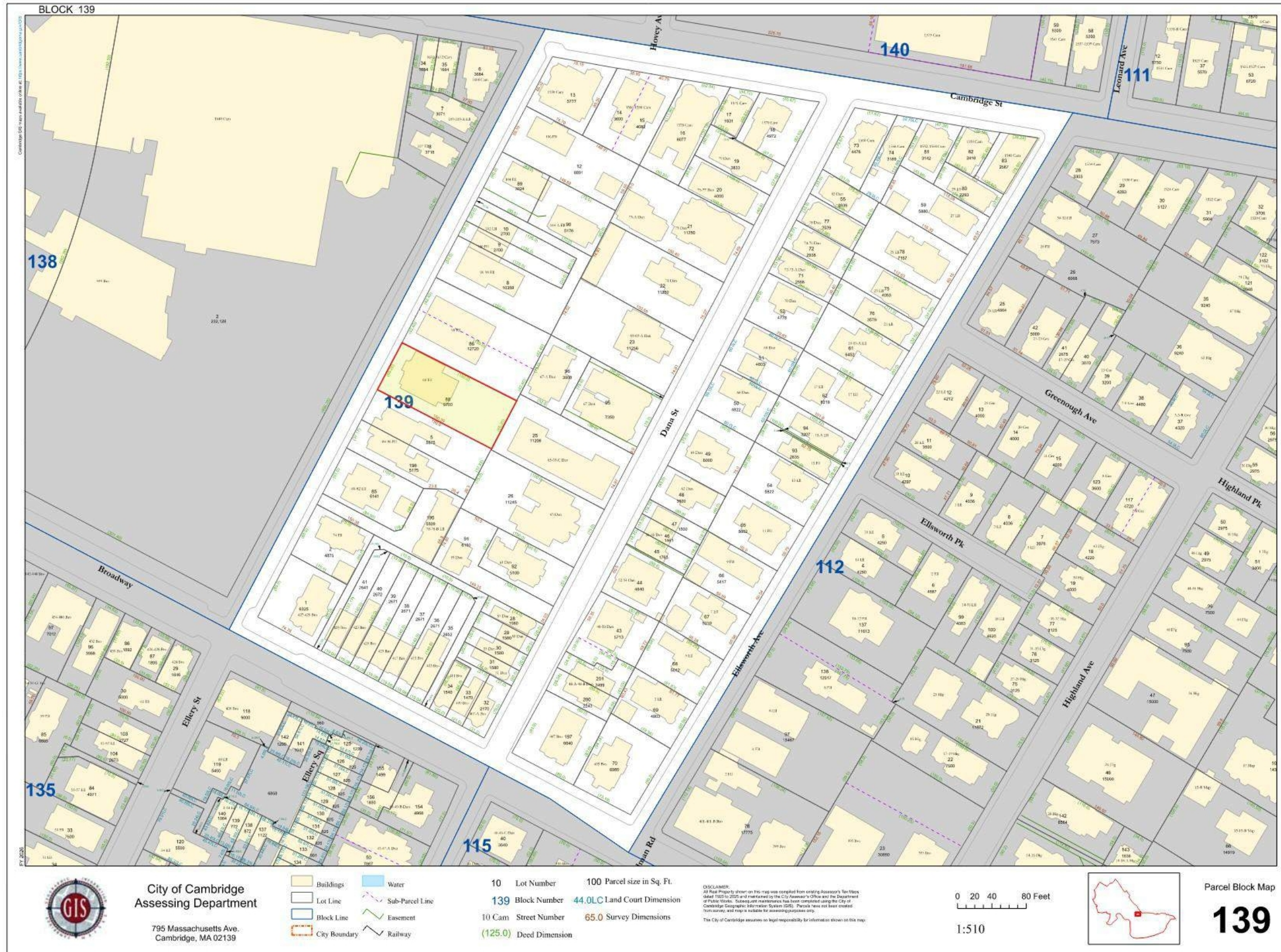


Project: 88 ELLERY
Drawing: COVER SHEET
Date: 2026.04.13
Scale:

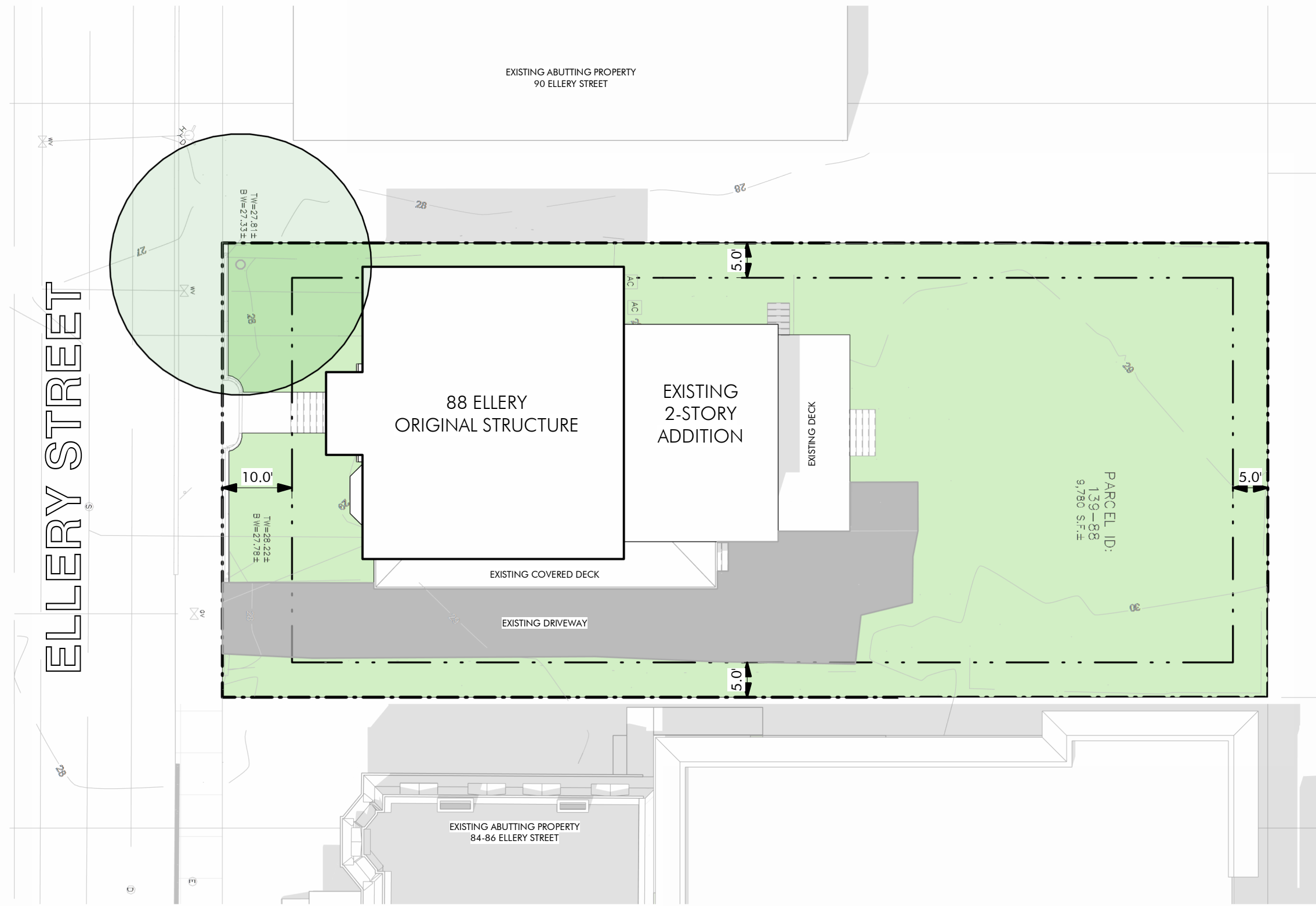
AndersonPorterDesign

1972 Mass Ave, Cambridge, MA 02140 Tel: 617.354.2501

G0.1

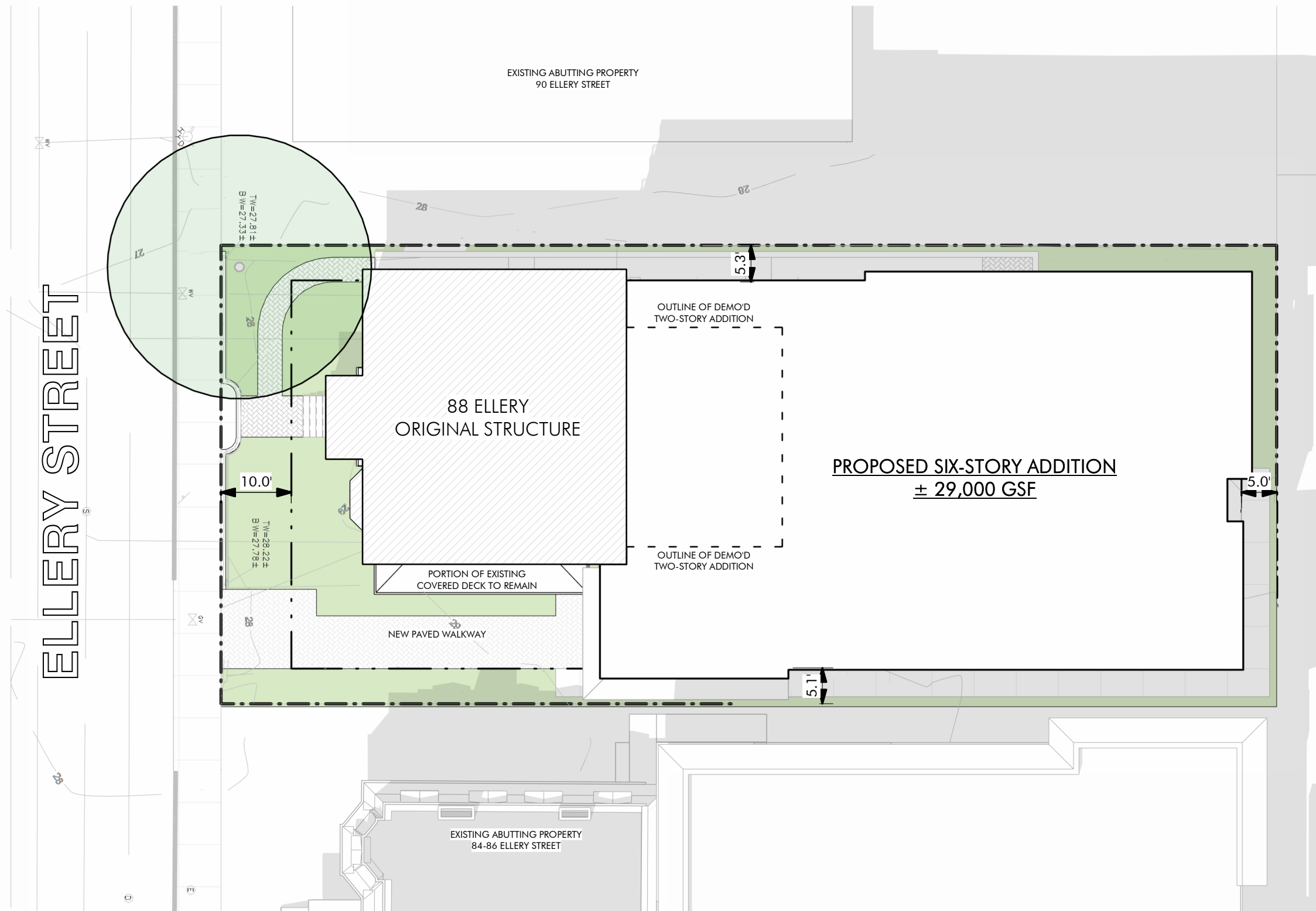


Project: 88 ELLERY
 Drawing: PARCEL BLOCK MAP
 Date: 2026.04.13
 Scale:

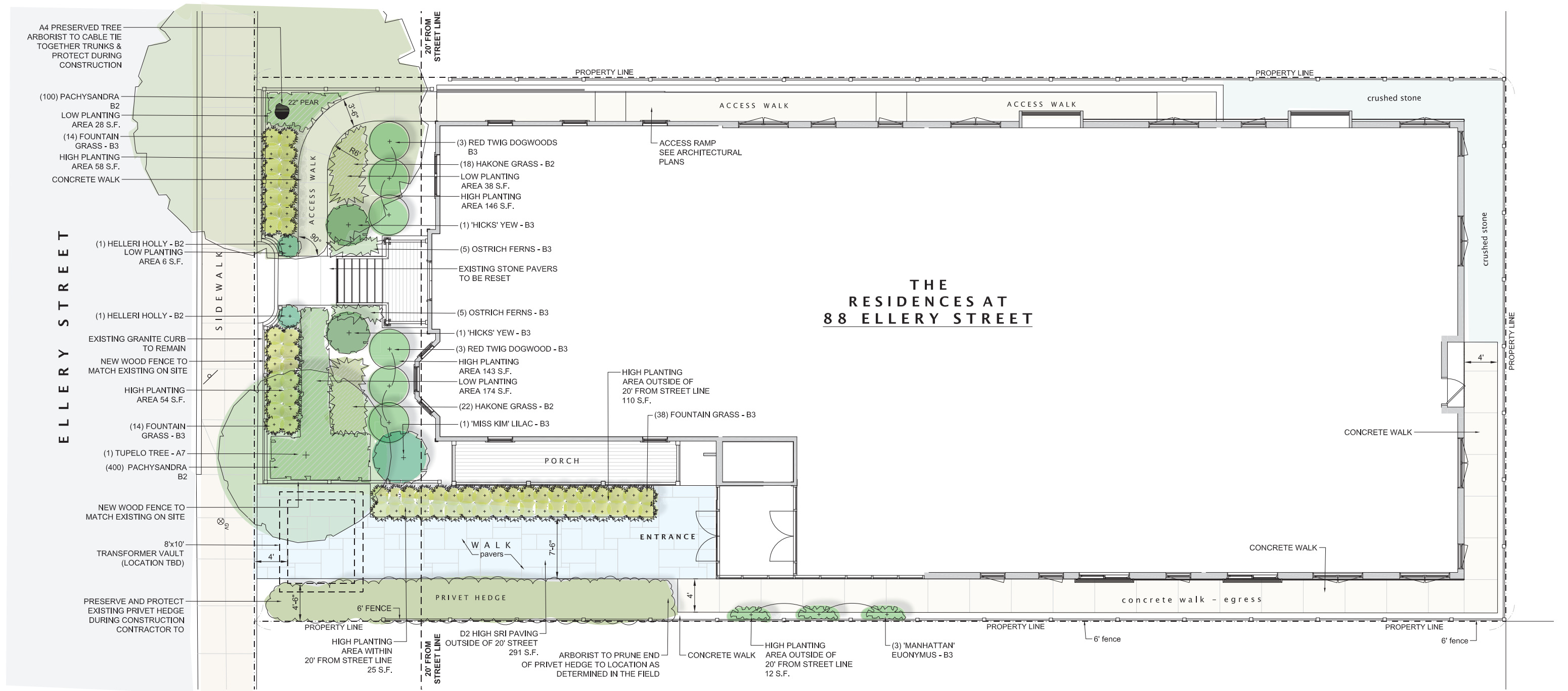


ELLERY STREET

Project: 88 ELLERY
 Drawing: EXISTING SITE PLAN
 Date: 2026.04.13
 Scale: 1/16" = 1'-0"



Project: 88 ELLERY
 Drawing: PROPOSED LANDSCAPE
 Date: 2026.04.13
 Scale: 1/16" = 1'-0"

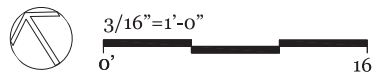


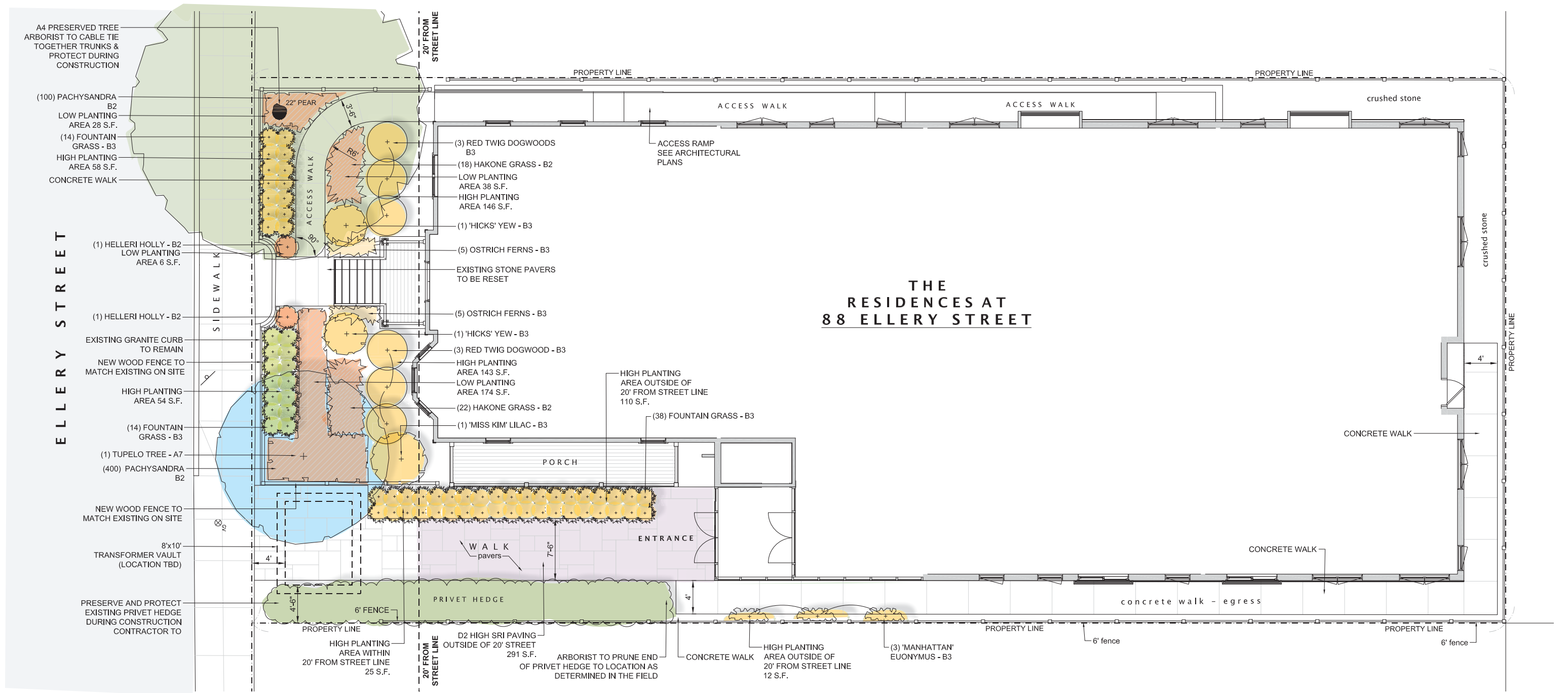
**THE
RESIDENCES AT
88 ELLERY STREET**

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**

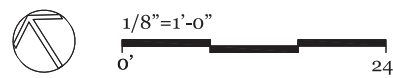
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NEW PLANTS

Quantity	Botanical Name	Common Name	Size	Notes
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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

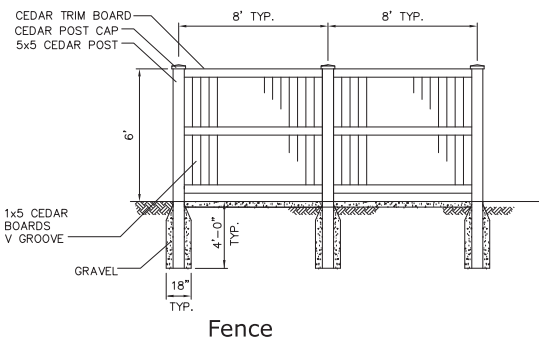


City of Cambridge Cool Score Sheet		
Project Address	Special Permit Number	Cool Lot Area (Sf)
88 ELLERY STREET	2-780	
Project Name	Permit Number	Permit Special Requirement (%)
50/50	303	10%
Neighborhood Contact / Address	Street Address	zoning District
		C-1
Project Description		Pass

Trees	Preserved Existing Trees	Outside 20' of Street		Within 20' of Street		Contributing Area
		Value Factor	+	Value Factor	+	
Enter the number of trees in each category. Count each tree only once on this form.	A1 Understory tree currently <10' canopy spread	0	0.80	+	0	1.80
	A2 Understory tree currently >10' canopy spread	0	1.00	+	0	2.00
	A3 Canopy tree currently <15' canopy spread	0	0.80	+	0	1.80
	A4 Canopy tree currently between 15' and 20' canopy spread	0	1.00	+	1	2.00
	A5 Canopy tree currently >20' canopy spread	0	1.20	+	0	2.40
New or Transplanted Trees	A6 Understory tree	0	0.80	+	0	1.80
	A7 Canopy tree	0	0.70	+	1	1.40
Planting Areas	B1 Lawn Area	0	0.30	+	0	0.80
	B2 Low Planting Area	0	0.40	+	0	2.46
	B3 High Planting Area	122	0.90	+	0	4.26
Green Roofs & Facades	C1 Green Facade	0	0.10	+	0	0.20
	C2 Living Wall	0	0.20	+	0	0.60
	C3 Green Roof Area	1,170	0.30	+	0	0.80
	C4 Short Intensive Green Roof Area	0	0.50	+	0	1.00
	C5 Intensive Green Roof Area	0	0.80	+	0	1.20
Paving & Structures	D1 Low Slope Roof	4,521	N/A			
	D2 High-SRI Paving	291	0.1	+	0	0.40
	D3 Shaded Area	0	0.2	+	0	0.40
Project Summary	Portion of lot area utilizing green strategies	30%		Total Contributing Area	3,444	
	Portion of score from green strategies	89%		Total Area Goal	2,934	
	Portion of score from trees	69%		COOL FACTOR SCORE	1.17	
	Portion of score contributing to public realm cooling	87%				

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Project Description		Pass

Trees	Preserved Existing Trees	Outside 20' of Street		Within 20' of Street		Contributing Area
		Value Factor	+	Value Factor	+	
Enter the number of trees in each category. Count each tree only once on this form.	A1 Understory tree currently <10' canopy spread	0	0.80	+	0	1.80
	A2 Understory tree currently >10' canopy spread	1	1.00	+	0	2.00
	A3 Canopy tree currently <15' canopy spread	0	0.80	+	0	1.80
	A4 Canopy tree currently between 15' and 20' canopy spread	0	1.00	+	1	2.00
	A5 Canopy tree currently >20' canopy spread	9	1.20	+	0	2.40
New or Transplanted Trees	A6 Understory tree	0	0.80	+	0	1.80
	A7 Canopy tree	0	0.70	+	0	1.40
Planting Areas	B1 Lawn Area	2,275	0.30	+	0	273
	B2 Low Planting Area	0	0.40	+	0	0.80
	B3 High Planting Area	351	0.90	+	0	411
Green Roofs & Facades	C1 Green Facade	0	0.10	+	0	0.20
	C2 Living Wall	0	0.20	+	0	0.60
	C3 Green Roof Area	0	0.30	+	0	0.80
	C4 Short Intensive Green Roof Area	0	0.50	+	0	1.00
	C5 Intensive Green Roof Area	0	0.80	+	0	1.20
Paving & Structures	D1 Low Slope Roof	0	N/A			
	D2 High-SRI Paving	0	0.1	+	0	0.40
	D3 Shaded Area	0	0.2	+	0	0.40
Project Summary	Portion of lot area utilizing green strategies	100%		Total Contributing Area	10,543	
	Portion of score from green strategies	100%		Total Area Goal	2,934	
	Portion of score from trees	86%		COOL FACTOR SCORE	3.58	
	Portion of score contributing to public realm cooling	100%				



Fence

TREO SMOOTH CLASSIC PERMEABLE



GRANITE BLEND
PRODUCT ATTRIBUTES
Visual Appearance: Treo Smooth offers a smooth surface texture for a sleek, modern look with a contemporary color palette.
Finish: Smooth, classic appearance.

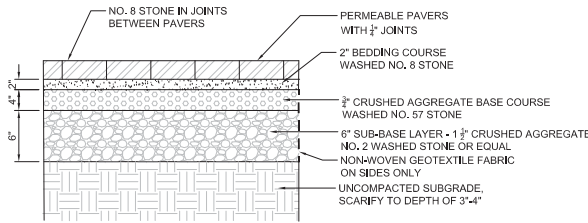
PRODUCT SPECIFICATIONS

LARGE RECTANGLE 8 1/2" x 13 1/4" x 225 x 225 x 60mm	SQUARE 8 1/2" x 8 1/2" x 225 x 225 x 60mm	SMALL RECTANGLE 4 1/2" x 8 1/2" x 112 x 225 x 60mm
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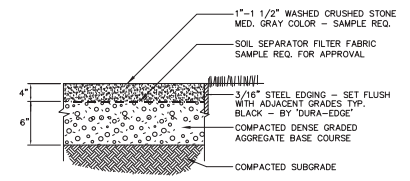
3 LINE RANDOM BUNDLE

Unilock Paver Specs

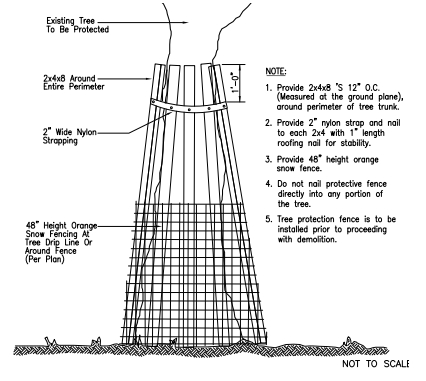
SAMPLE OF QUALIFIED UNILOCK COLORS (≥33) *				
Surface Finish	Color	Swatch	Solar Reflectance	SRI†
Umbriant® (mottled)	Grenada White		0.45	52
	Summer Wheat		0.42	48
	Winter Marvel		0.35	38
	S50005		0.42	48
Series® (Exposed Granite)	S50006		0.41	46
	Golden Tan		0.40	45
	Chardonay Tan		0.39	44
	Peppered Granite		0.38	42
Standard Finish	Coral Gem		0.37	41
	S50008		0.37	41
	Ice Grey		0.35	38
	Mineral Ice Grey		0.31	33
Arcana®	Lugano		0.46	53
	Hobden		0.46	53
	Cream		0.49	57
	TX Active White		0.46	53
Smooth Premier	S50080		0.44	50
	Chamois		0.41	46
	Tuscany Blend		0.39	44
	Steel Mountain		0.30	32
Standard Finish	Canvas		0.33	36
	River		0.32	34
	Nevada		0.31	33



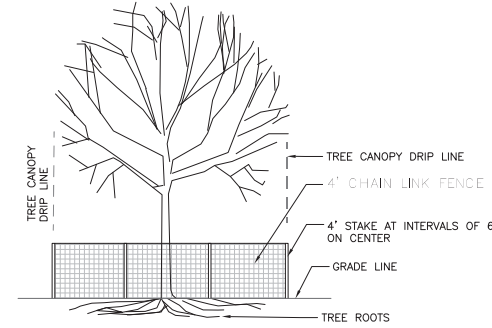
Typical Permeable Paver Section



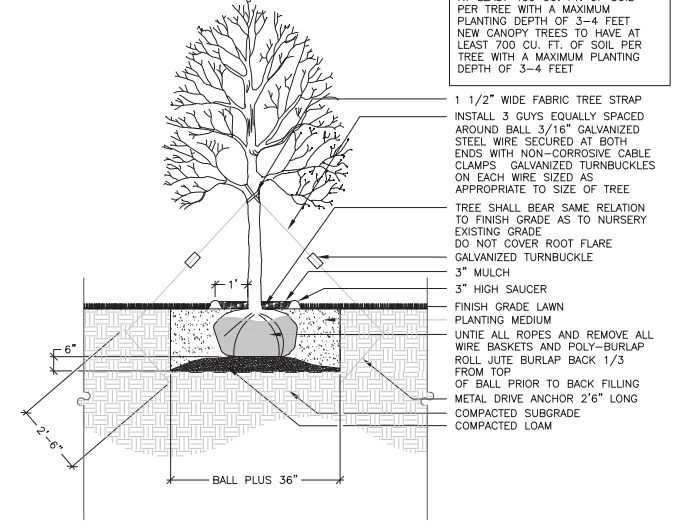
Typical Stone Surfacing Section



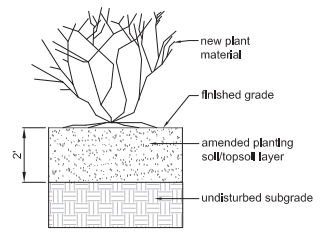
Tree Protection Detail



Tree Root Zone Protection Fence



Tree Planting Section



Plant Bed Section

Tree Inventory Notes

The site condition assessment and inventory as indicated on the plan was made by landscape architect, Marc Mazzearelli, on March 5, 2026.

Tree Protection Maintenance Plan

Contractor to conduct on-going inspections of the tree protection fence to maintain the integrity and fence placement as indicated on the plan. Contractor to maintain tree protection measures to assure no disturbance to the critical root zone or tree limbs during construction.

Green Roof Maintenance

- Maintenance immediately following installation (by roofing contractor)
 - Sedum roofs require care and attention in the weeks following their installation. After a period of 6 to 8 weeks during the growing season, the edges of the sedum blankets will knit together, and the roots of the sedum plants will extend into the growing media. All living roofs must be carefully monitored through their first summer flowering cycle.
- Maintenance post-establishment (by client/building owner)
 - Inspect the roof at least twice yearly, in spring and autumn, and inspect all roofs after any severe storm. Make frequent inspections on buildings that house manufacturing facilities that evacuate exhaust debris onto the roof.

The following steps should be undertaken during each roof inspection:

- Clean roof drains of debris.
- Remove leaves, twigs, cans, balls, etc. which could plug roof drains.
- Bag and remove all debris from the roof as debris on the roof surface will be quickly swept into drains by heavy rains and drainage problems may occur.
- Notify the roofing contractor immediately if a roof leak occurs.

- Safe Access
 - Appropriate measures should be taken at both design and construction stages to ensure safe access and passage over the planted roof areas for maintenance personnel.
- Gutters and Outlets
 - The checking of gutters and outlets should be carried out routinely during any maintenance check to ensure drainage is not impeded.
- Watering and Irrigation
 - If an extended period of dry weather should occur (14 or more dry days), periodic checks should be made on the roof to examine the reservoir and drainage board to determine if all the water contained has been used by the plant layer. Apply water using a sprinkler attachment or porous or perforated pipe until the substrate is thoroughly saturated and the reservoir cups are filled.

5 Year Replacement Tree Care and Maintenance Plan - Cambridge

Watering

Use a gator bag or other similar irrigation bag, install a drip irrigation system, or use a hose to thoroughly soak the roots. Water new trees once a week with at least 20 gallons in the spring, summer, and fall. Watering should begin in the spring after the final thaw and up until the first frost in the fall. During periods of heavy rain, you may not need to water your tree. Increase watering frequency to every other day during periods of drought.

Staking

Your new tree may need to be staked at planting if the planting location is windy, where mower or weed whacker damage is likely, or if the tree is planted in a high-traffic area. Use 2-3 stakes and tie the tree loosely with nylon or canvas ties. Remove stakes after 2 years.

Mulching

New trees should be planted with a 3 inch layer of mulch to provide protection and reduce water and nutrient competition with turf grass and other plants. Keep all mulch away from the trunk and root flare of the new tree. The mulch should extend to the outermost edge of the tree's canopy (drip line). It is recommended to use organic mulch that will decompose and provide your new tree with nutrients and improved soil structure. Organic mulches include wood chips, leaves, and compost mix. Organic mulches will need to be re-applied as they decompose.

Fertilizing

Fertilizer to be applied if a soil test indicates a deficiency.

Pruning

Prune dead and broken branches at planting. After the new tree is established, the new tree(s) may require structural pruning. Consult with a Certified Arborist before tree pruning.

Health Monitoring of the New Tree(s)

Monitor the new tree(s) for signs of stress and disease. If a tree is showing signs of stress or disease, please contact a Certified Arborist and request an assessment.



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>

Health and Safety
<p>This product does not require a material safety data sheet (MSDS) according to the OSHA Hazard Communication Standard (29 CFR 1910.1200). When used as recommended or under ordinary conditions, it should not present a health and safety hazard. However, an MSDS can be provided as a courtesy in response to a customer request.</p>

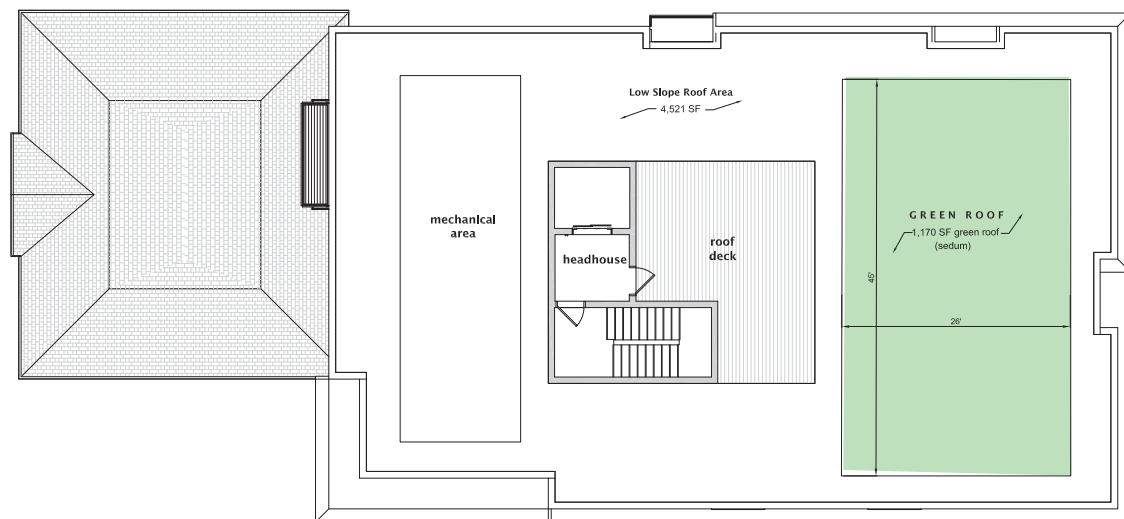
ZinCo USA Inc. 401 VFW Drive - Rockland, MA 02370
Phone 866 766 3155 - Fax 866 766 3955
info@zinco-usa.com - www.zinco-usa.com



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

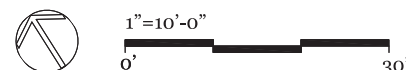


GREEN ROOF PLAN



COOL SCORE LEGEND

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



PRODUCT DATA SHEET STANDARD SEMPERGREEN SEDUM-MIX BLANKET

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
- 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/m ²
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 m ²)
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: 2026.04.13
 Scale: 1/16" = 1'-0"

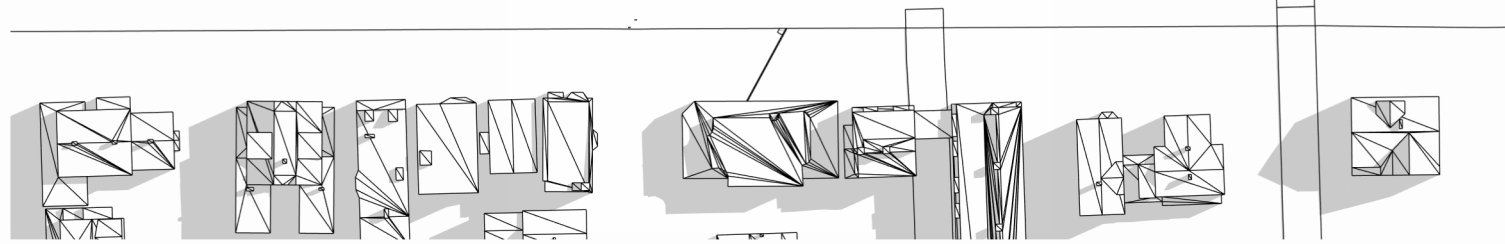
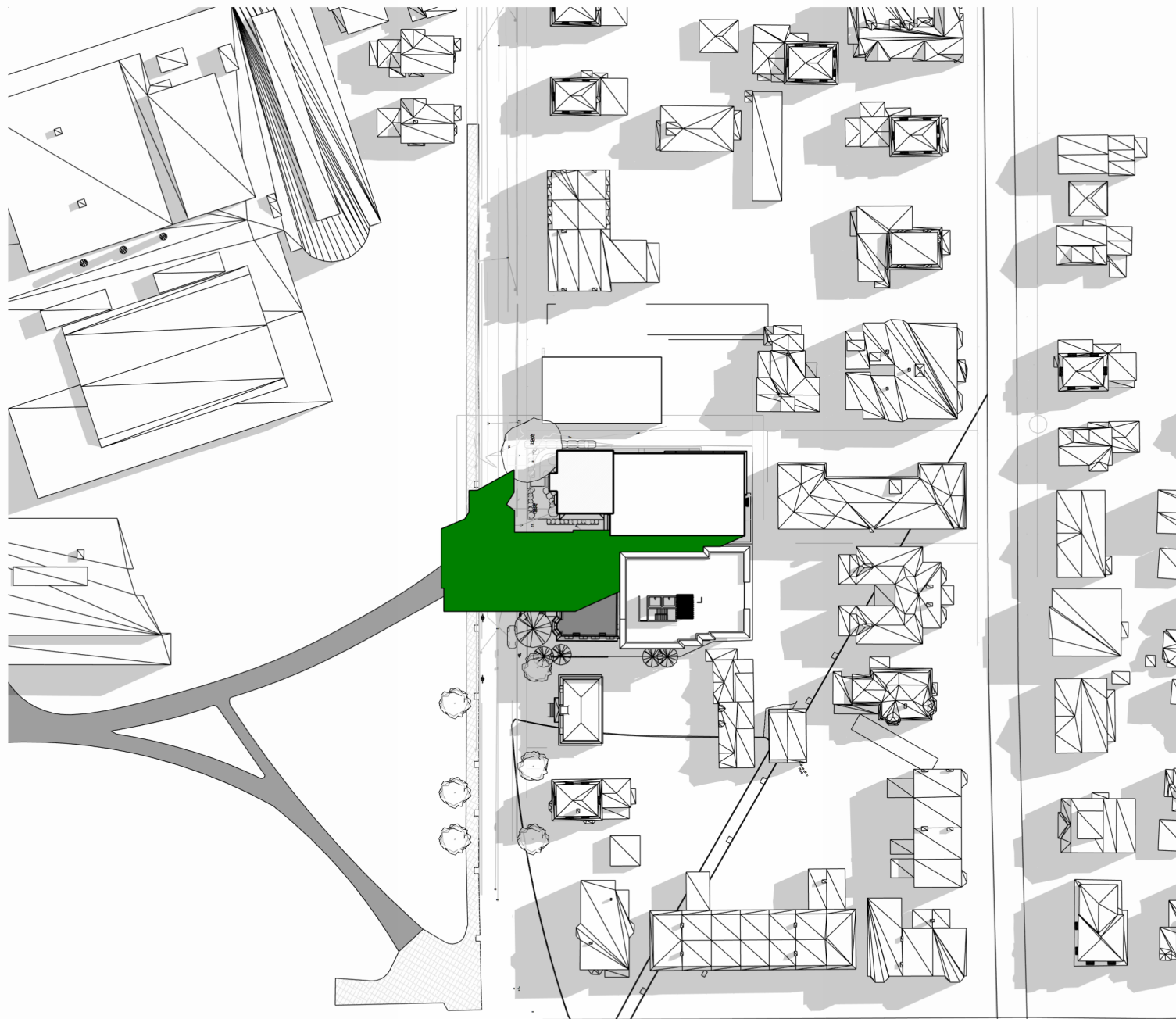


EXISTING STRUCTURE
90 ELLERY STREET

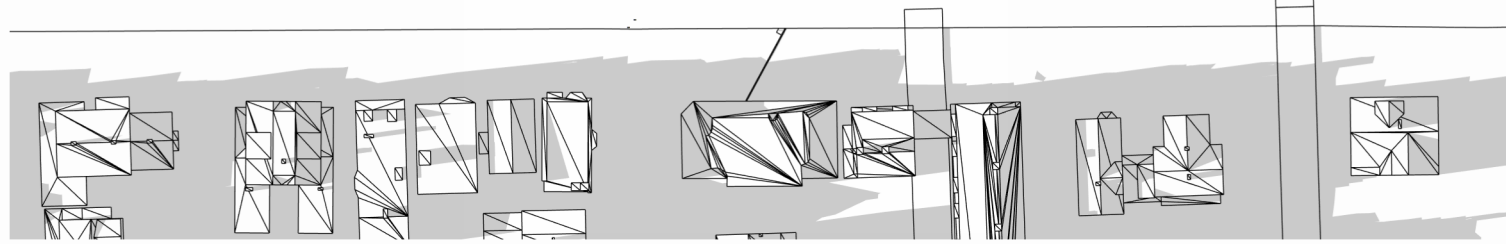
EXISTING/PROPOSED STRUCTURE
88 ELLERY STREET

EXISTING STRUCTURE
84-86 ELLERY STREET

Project: 88 ELLERY
 Drawing: PROPOSED ELEVATIONS
 Date: 2026.04.13
 Scale: 1/16" = 1'-0"

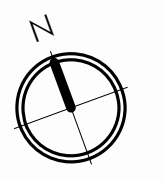


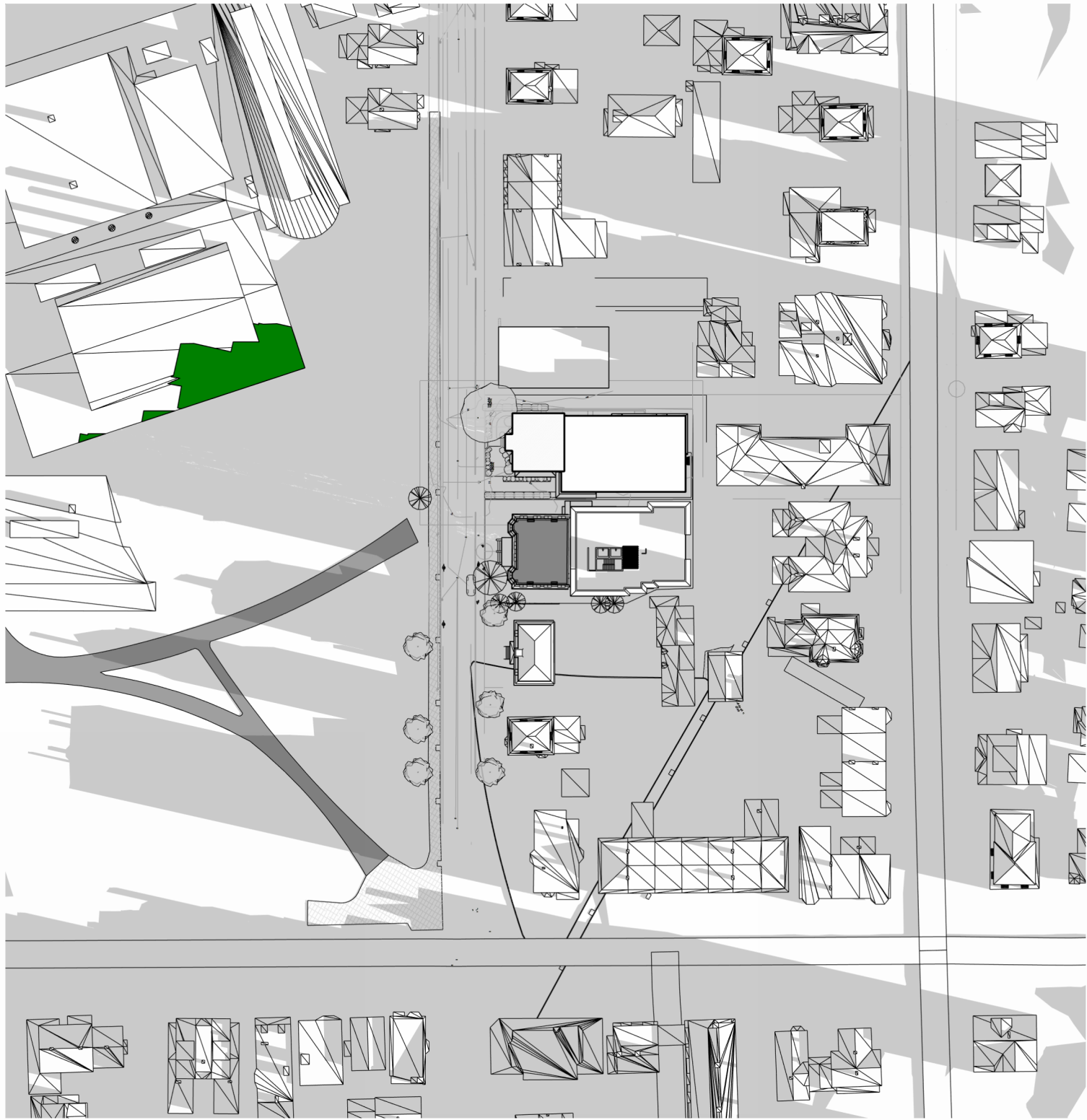
SUMMER SOLSTICE 8AM



SUMMER SOLSTICE 6PM

Project: 88 ELLERY
Drawing: SUMMER SOLSTICE SHADOW STUDIES
Date: 2026.04.13
Scale: 1" = 100'-0"



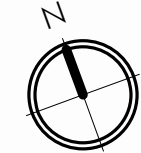


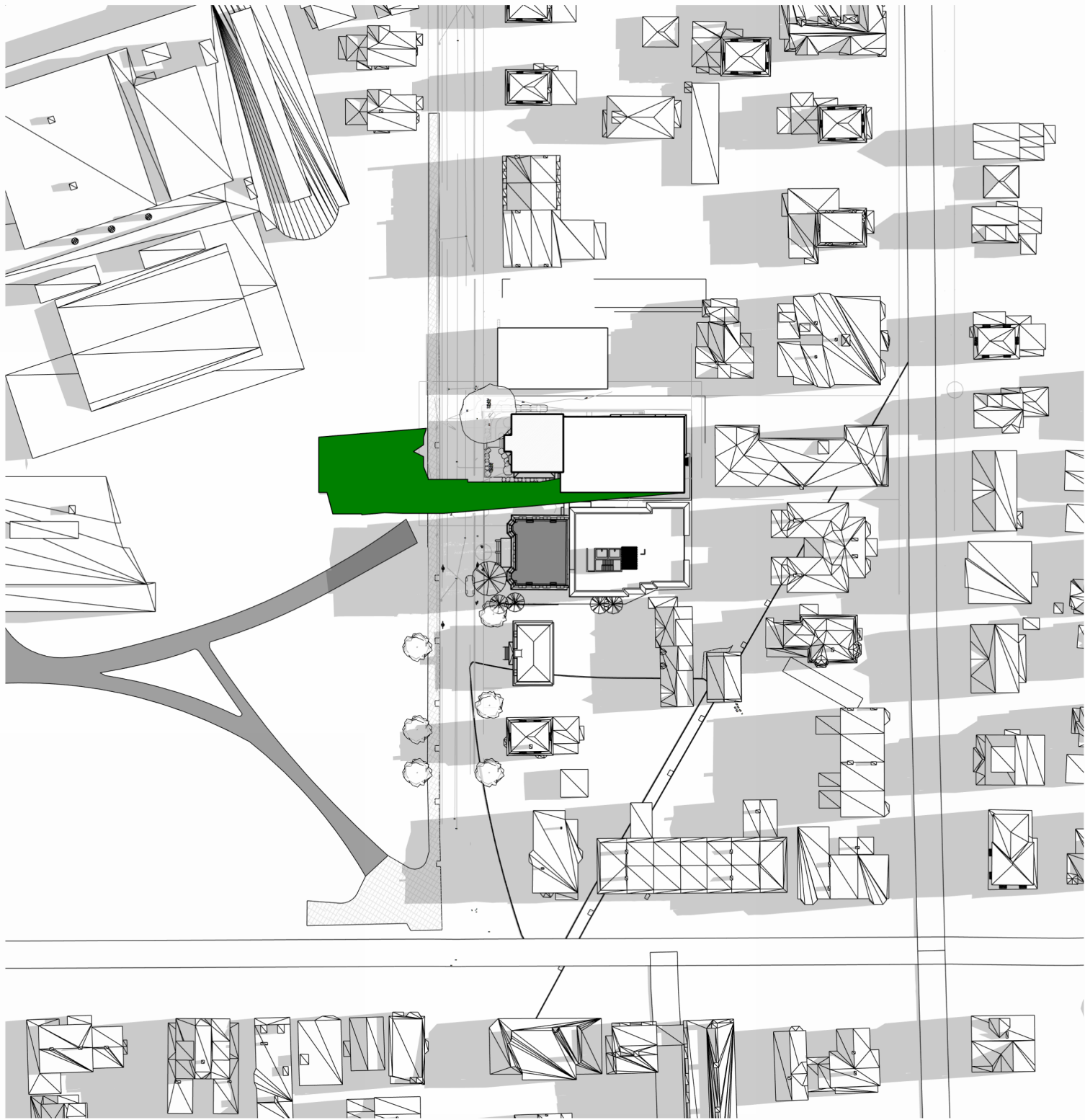
WINTER SOLSTICE 8AM



WINTER SOLSTICE 6PM

Project: 88 ELLERY
Drawing: WINTER SOLSTICE SHADOW STUDIES
Date: 2026.04.13
Scale: 1" = 100'-0"



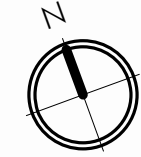


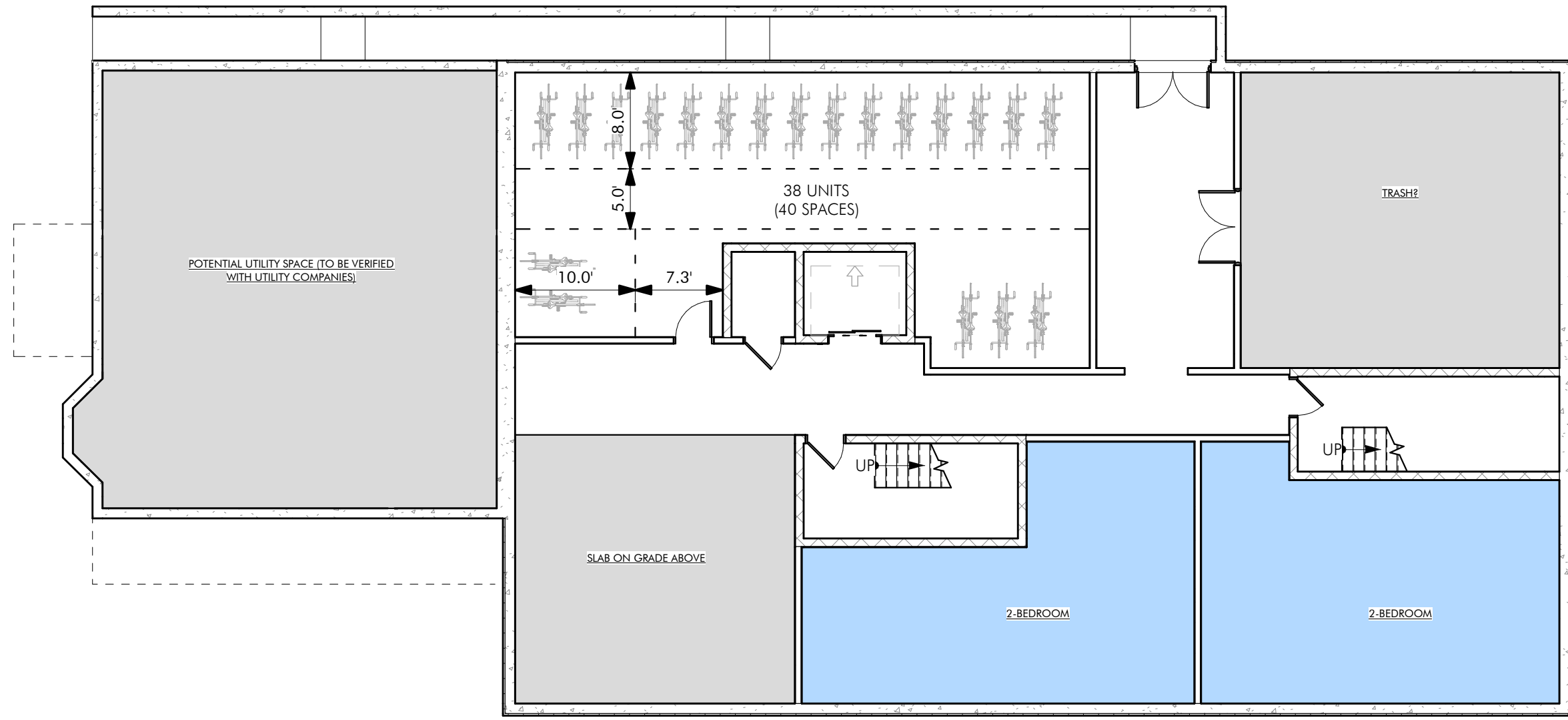
EQUINOX 8AM



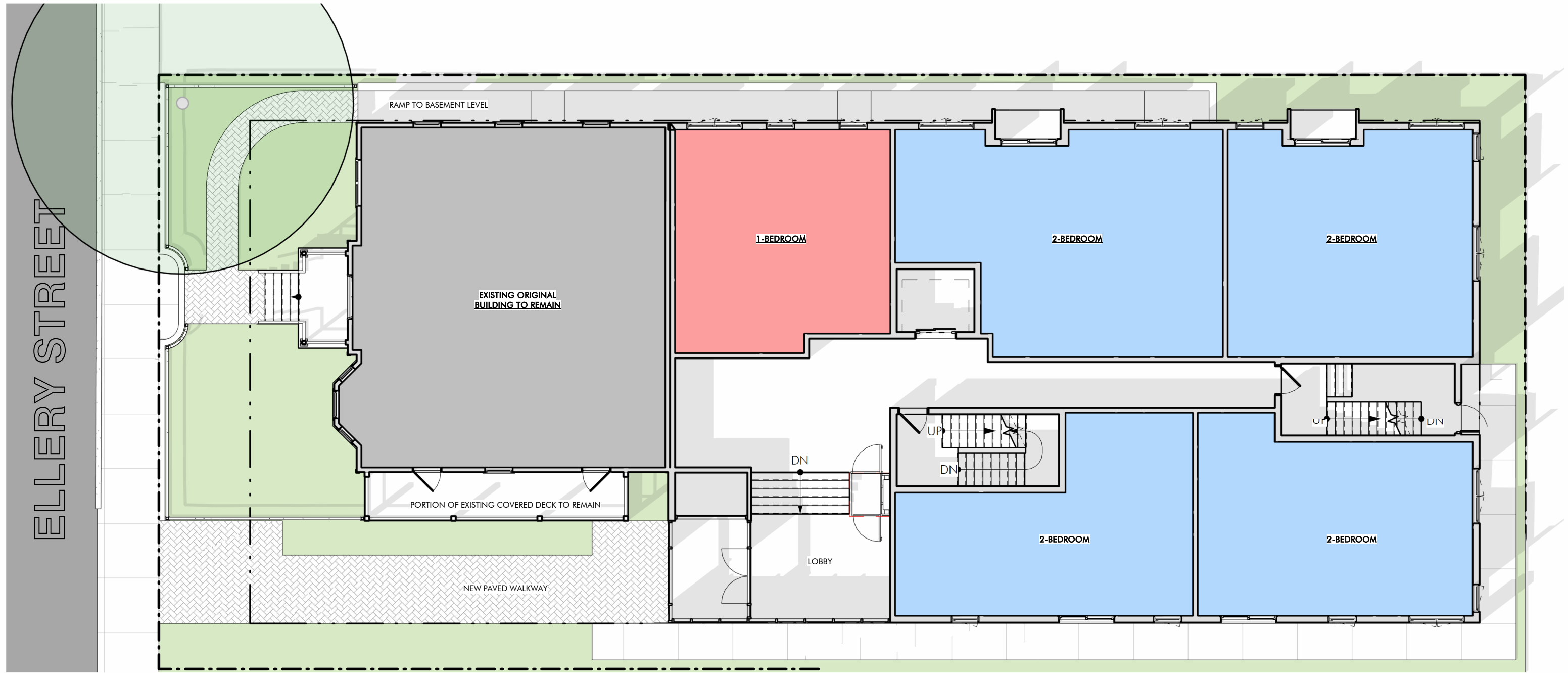
EQUINOX 4PM

Project: 88 ELLERY
Drawing: EQUINOX SHADOW STUDIES
Date: 2026.04.13
Scale: 1" = 100'-0"

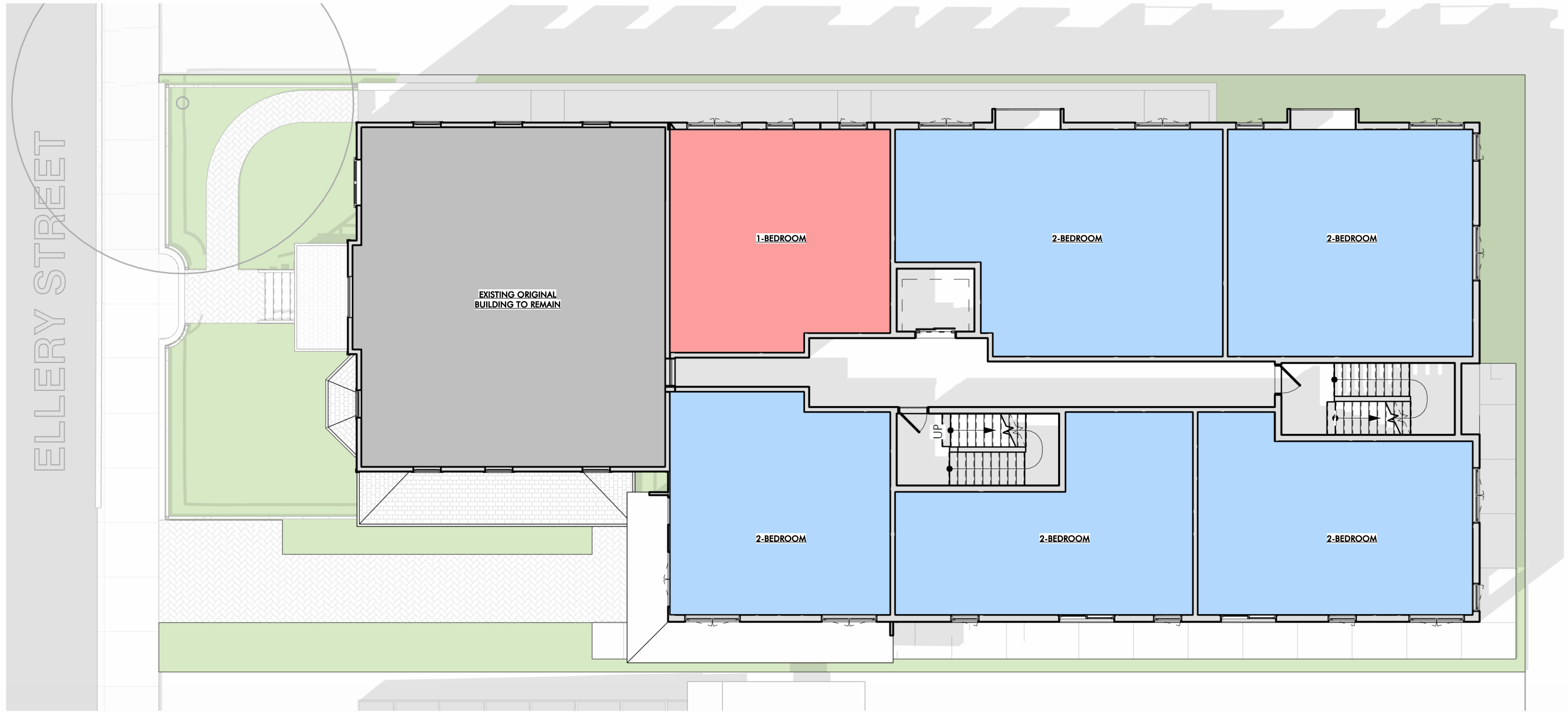




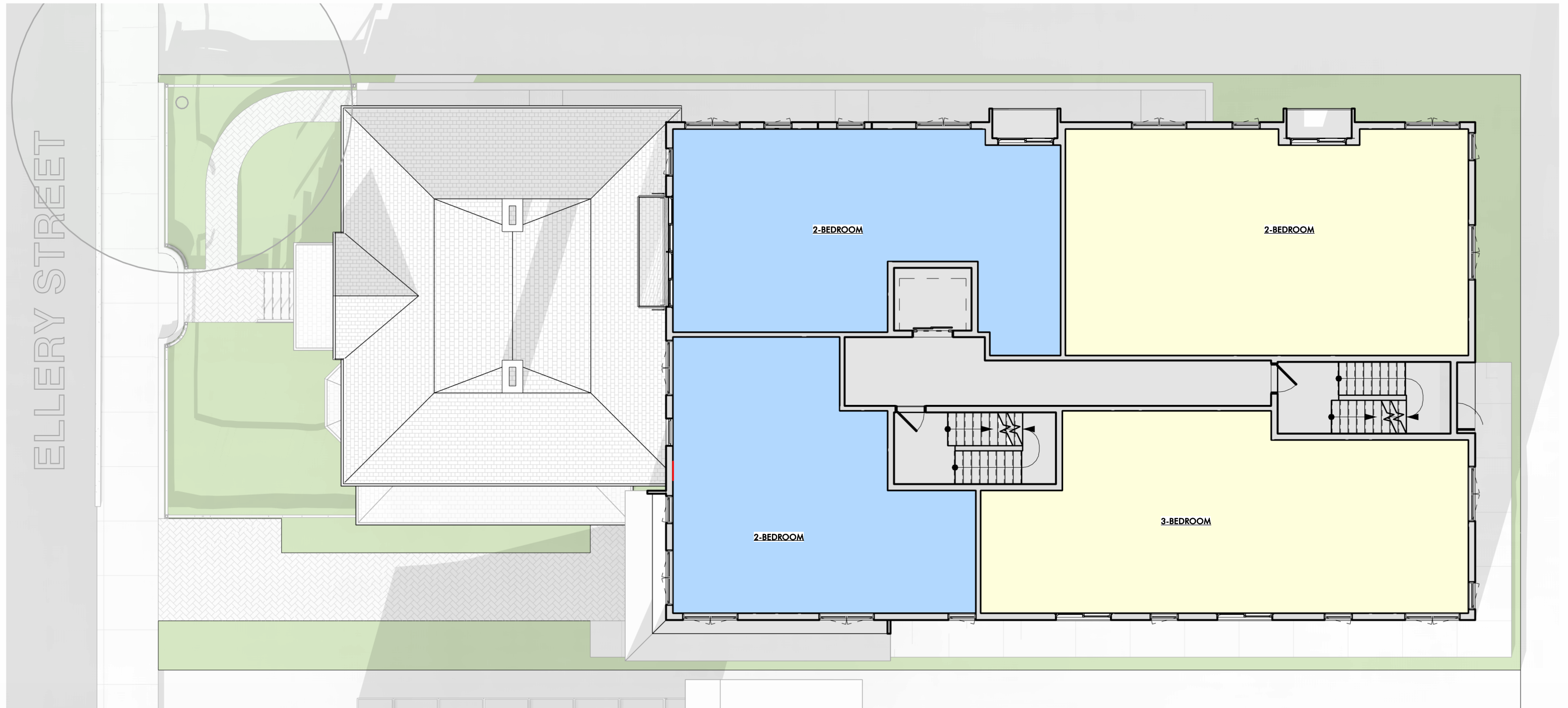
Project: 88 ELLERY
 Drawing: PROPOSED BASEMENT PLAN
 Date: 2026.04.13
 Scale: 3/32" = 1'-0"



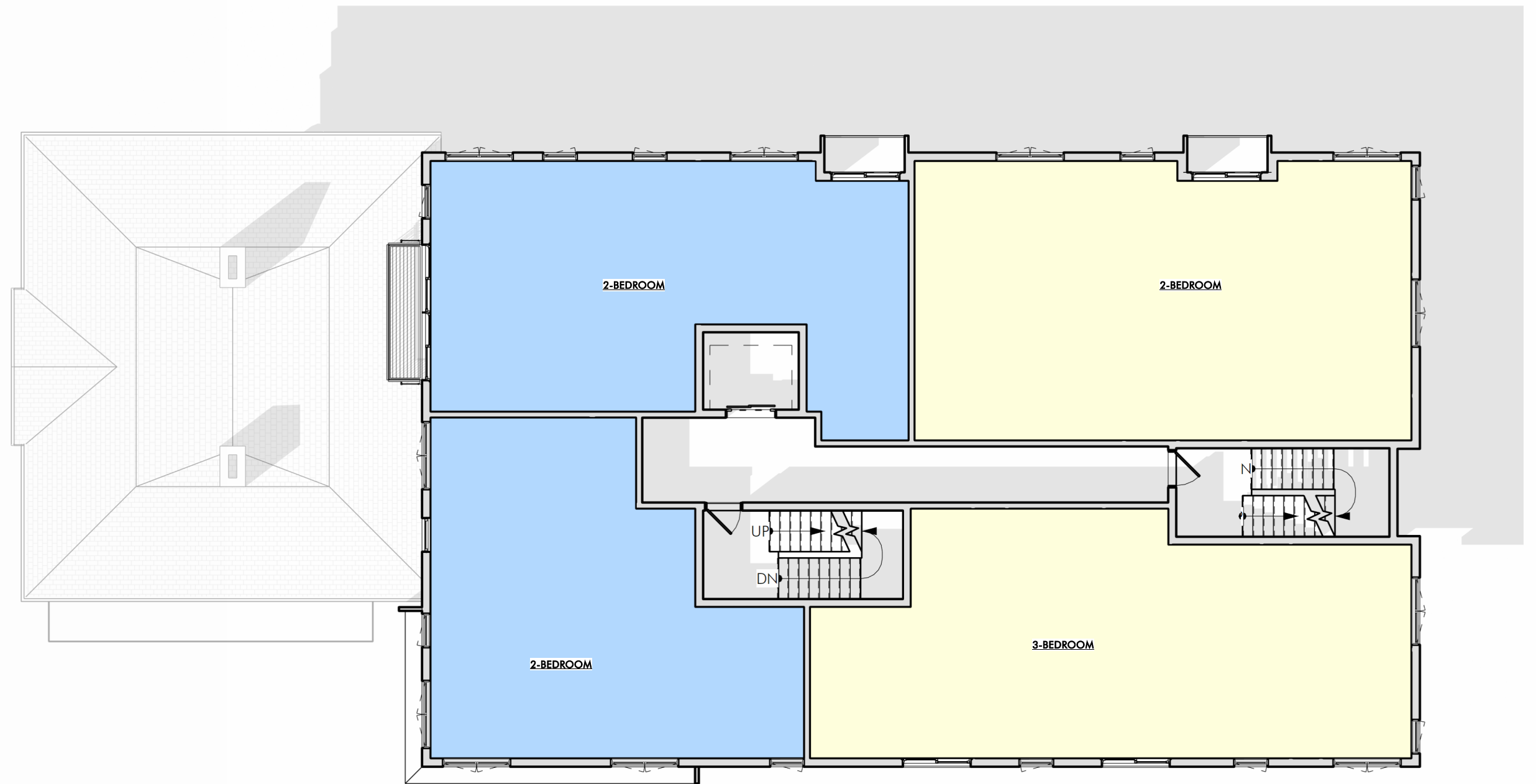
Project: 88 ELLERY
 Drawing: PROPOSED LEVEL 1 PLAN
 Date: 2026.04.13
 Scale: 3/32" = 1'-0"

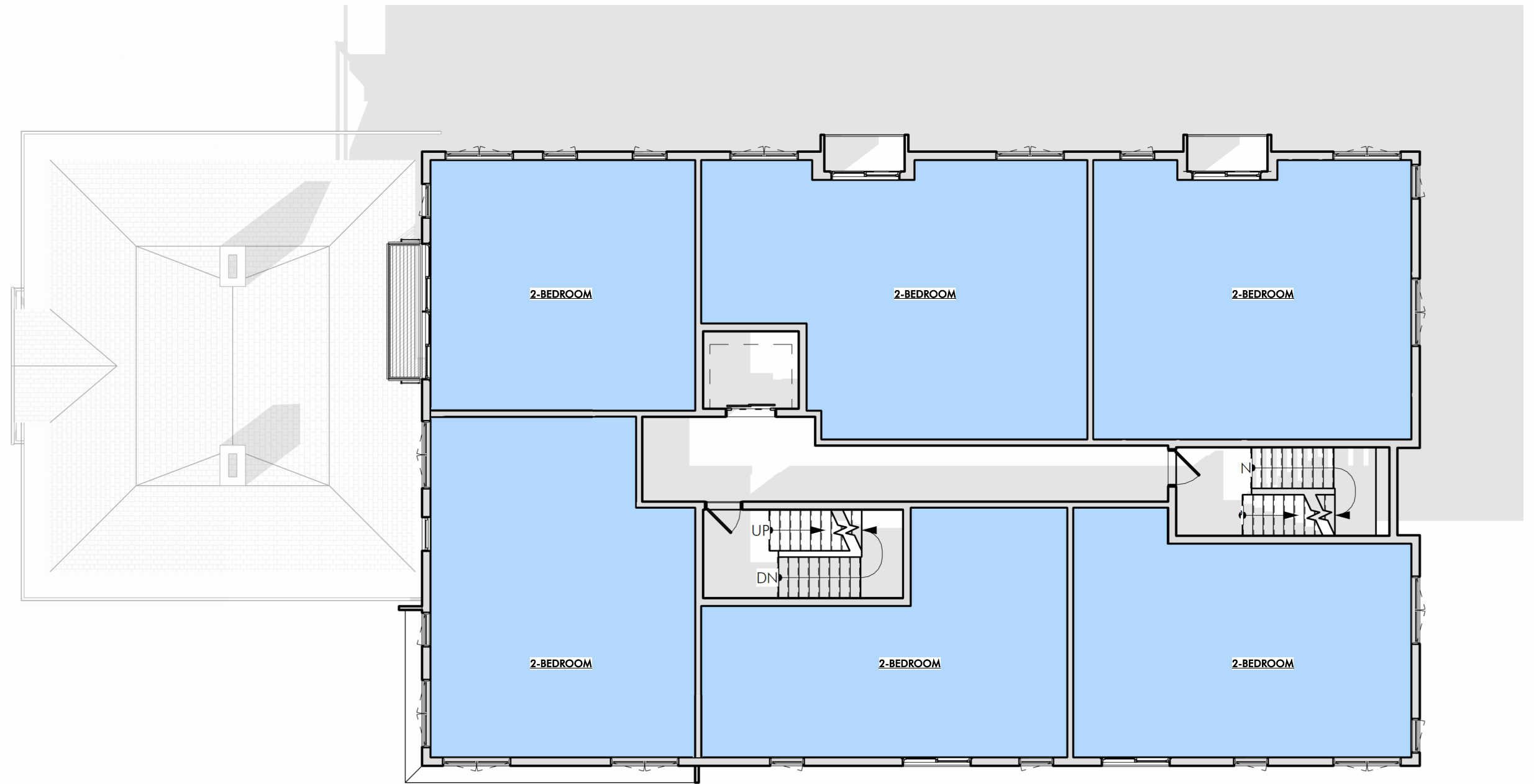


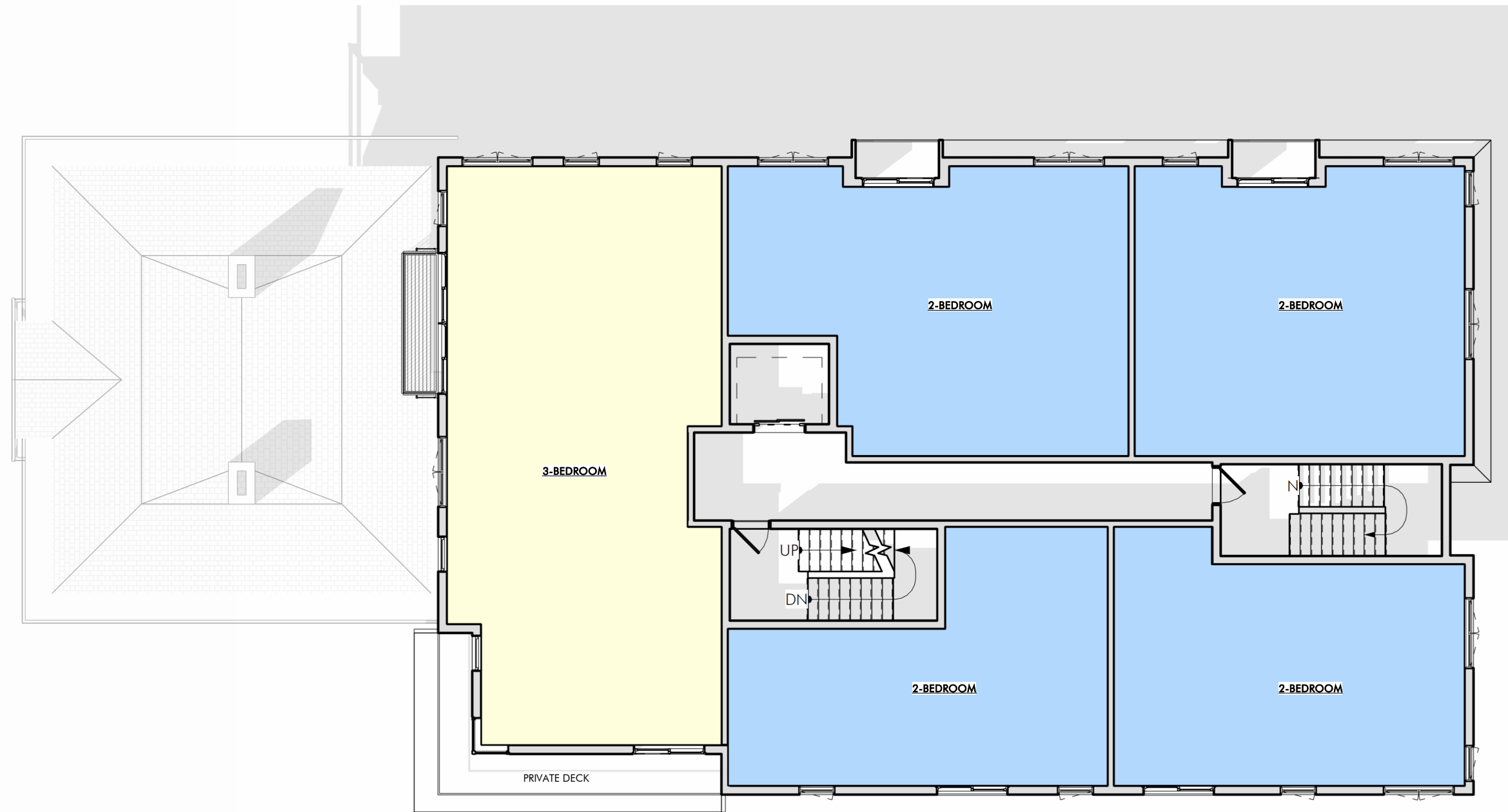
Project: 88 ELLERY
Drawing: PROPOSED LEVEL 2 PLAN
Date: 2026.04.13
Scale: 3/32" = 1'-0"



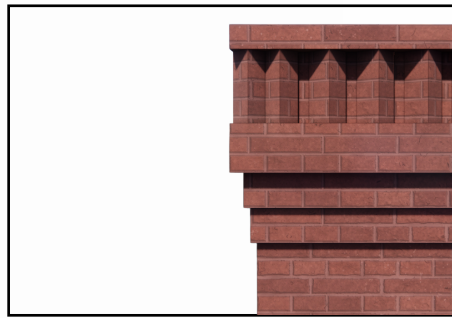
Project: 88 ELLERY
Drawing: PROPOSED LEVEL 3 PLAN
Date: 2026.04.13
Scale: 3/32" = 1'-0"











PROMINENT BRICK CORNICE LINE

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



387 Rustic Red Flashed Thin Brick

LIGHT 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.



SOLDIER COURSE BRICK ATOP WINDOWS

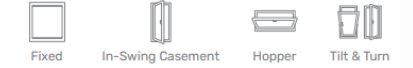
INTUS TRIPLE PANED PASSIVE HOUSE RATED WINDOWS AND DOORS (OR SIMILAR PRODUCT).



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.

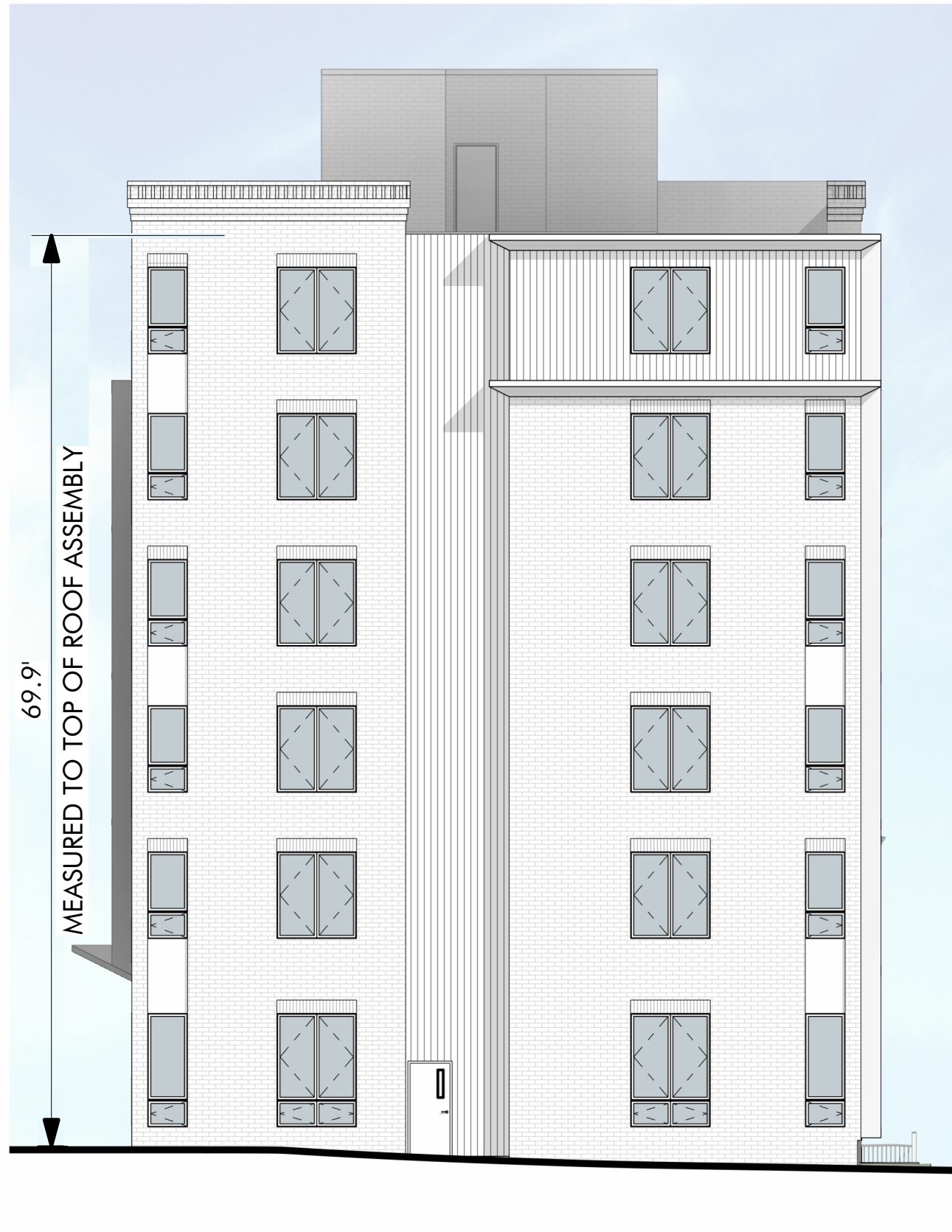


VINTAGEWOOD Ash

NEW ENTRYWAY AND LOBBY AT GRADE.



Project: 88 ELLERY
Drawing: PROPOSED ELEVATIONS
Date: 2026.04.13
Scale: 3/32" = 1'-0"





RECESSED
BALCONIES.

69.9'
MEASURED TO TOP OF ROOF ASSEMBLY

Project: 88 ELLERY
Drawing: PROPOSED ELEVATIONS
Date: 2026.04.13
Scale: 3/32" = 1'-0"



Google Earth

Image Landsat / Copernicus
Image © 2026 Airbus

Project: 88 ELLERY
Drawing: 3D VIEWS
Date: 2026.04.13
Scale:

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A9.1



Google Earth

Data SIO, NOAA, U.S. Navy, NGA, GEBCO
Image Landsat / Copernicus
Data LDEO-Columbia, NSF, NOAA

Project: 88 ELLERY
Drawing: 3D VIEWS
Date: 2026.04.13
Scale:

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A9.2



Project: 88 ELLERY
Drawing: 3D VIEWS
Date: 2026.04.13
Scale:

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A9.3



Project: 88 ELLERY
Drawing: 3D VIEWS
Date: 2026.04.13
Scale:



Project: 88 ELLERY
Drawing: 3D VIEWS
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Scale:

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