



Mid Cambridge Neighborhood Conservation District Commission

Cambridge Historical Commission, 831 Massachusetts Ave., 2nd Fl., Cambridge, MA 02139

Telephone: 617 349 4683 Fax: 617 349 3116 TTY: 617 349 6112

E-mail: histncds@cambridgema.gov URL: www.cambridgema.gov/historic/midcambridgehome.html

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: **106 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).

RENOVATION OF EXISTING HOUSE INCLUDING INTERIOR IMPROVEMENTS
AND REPLACEMENT OF ALL SIDING, TRIM, ROOFING, WINDOWS, AND
DOORS. EXISTING TWO-STORY DECK TO BE DEMOLISHED AND REBUILT AS
INTERIOR SPACE.

NEW CONSTRUCTION OF SINGLE-FAMILY HOME IN REAR.

Name of Property Owner of Record: Keith Flaherty

Mailing Address: 104 Ellery Street, Cambridge, MA 02138

Telephone/Fax: 617-901-5735 E-mail: kflaherty@mgb.org

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: Kyle Sheffield

Mailing Address: 450 Harrison Ave, Suite 412, Boston MA 02118

Telephone/Fax: 617-226-9336 E-mail: ksheffield@bluehourdesign.com

(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? _____ Publicly owned? _____
Current Zoning District: C-1 Current Use: RESIDENTIAL

Section III:

Will this project require: variance _____ special permit _____

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:

3,377 SF floor area of existing structures on the lot
6,106 SF amount of floor area (gross square feet) of proposed construction
55% percentage increase in total floor area after construction
8,891 SF total area of lot in square feet
33% percentage of total lot area covered after construction

Demolition:

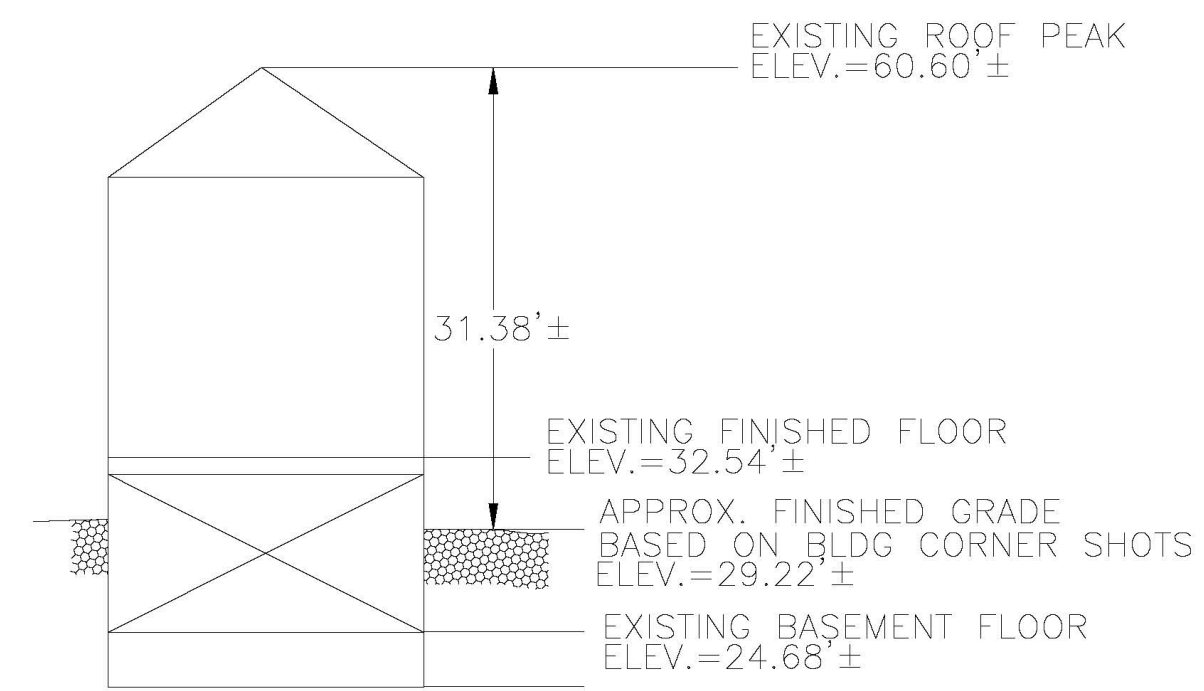
500 SF amount of floor area (gross square feet) of proposed demolition
3,377 SF floor area of existing structure
15% percentage decrease in total floor area after demolition

Alterations:

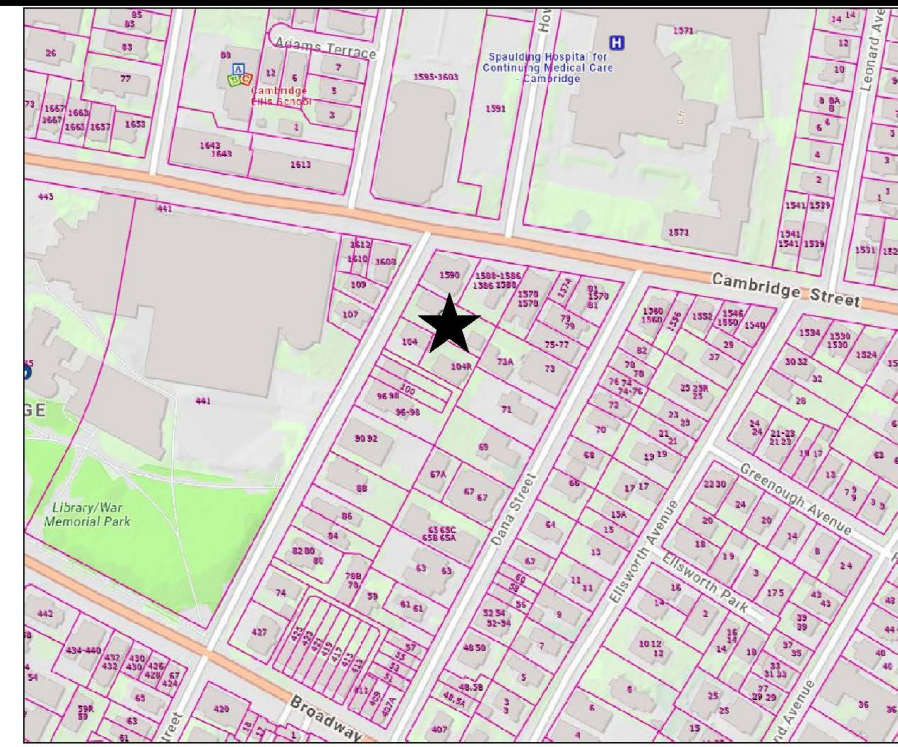
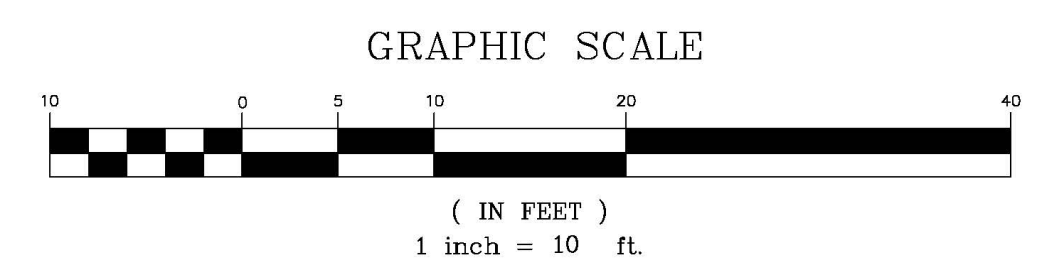
Does the proposed work include (check all that apply):

X enclosure or removal of decorative elements (including cornice, fascia, soffit, bay, porch, hood, cornerboard, window sash, or window or door casing);
X increase or reduction of window or door size;
X relocation of windows or doors;
X change in slope, pitch, or configuration of roof;
_____ removal of original or historic roofing material.

	BOUND
	IRON PIN/PIPE
	PINE TREE
	TREE
	TREE STUMP
	SHRUBS/FLOWERS
	SIGN
	SEWER MANHOLE
	DRAIN MANHOLE
	CATCH BASIN
	WATER MANHOLE
	WATER VALVE
	HYDRANT
	GAS VALVE
	ELECTRIC MANHOLE
	UTILITY POLE
	LIGHT POLE
	MANHOLE
	EXISTING BUILDING
	RETAINING WALL
	FENCE
	SEWER LINE
	DRAIN LINE
	WATER LINE
	GAS LINE
	UNDERGROUND ELECTRIC LINE
	OVERHEAD WIRES
	CONTOUR LINE (MJR)
	CONTOUR LINE (MNR)

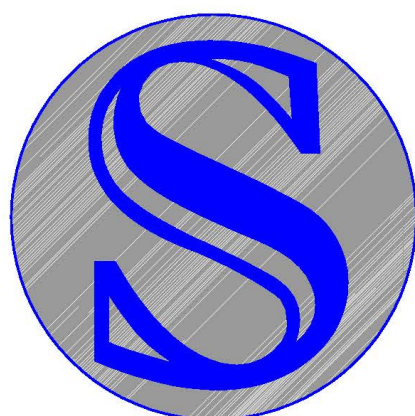


EXISTING PROFILE
NOT TO SCALE



**LOCUS MAP
(NOT TO SCALE)**

- NOTES:
1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY SPRUHAN ENGINEERING, P.C. AS OF 6/28/2026.
 2. DEED REFERENCE: BOOK 67387, PAGE 332
MIDDLESEX COUNTY SOUTH DISTRICT REGISTRY OF DEEDS
 3. THIS PLAN IS NOT INTENDED TO BE RECORDED.
 4. I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 25017C0576F, IN COMMUNITY NUMBER: 250186, DATED 7/8/2025.
 5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT USES OF THE LAND; HOWEVER THIS NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
 6. FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.
 7. NO RESPONSIBILITY IS TAKEN FOR ZONING TABLE AS SPRUHAN ENGINEERING, P.C. ARE NOT ZONING EXPERTS. TABLE IS TAKEN FROM TABLE PROVIDED BY LOCAL ZONING ORDINANCE. CLIENT AND/OR ARCHITECT TO VERIFY THE ACCURACY OF ZONING ANALYSIS.
 8. THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC. AND COMPILED FROM PLANS SUPPLIED BY GOVERNMENT AGENCIES.
 9. THE ELEVATIONS SHOWN ARE BASED ON CITY OF CABRIDGE DATUM.



Spruhan
Engineering, P.C.

80 JEWETT ST, (SUITE 1)
NEWTON, MA 02458

Tel: 617-816-0722
Email: edmond@spruhaneng.com

106 ELLERY STREET
CAMBRIDGE
MASSACHUSETTS

SURVEY PLAN

REVISION BLOCK

[illegible]

All legal rights including, but not limited to, copyright and design patent rights, in the designs, arrangements and plans shown on this document are the property of Spruhan Engineering, P.C. They may not be used or reused in whole or in part, except in connection with this project, without the prior written consent of Spruhan Engineering, P.C.. Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on this project, and Spruhan Engineering, P.C., must be notified of any variation from the dimensions and conditions shown by these drawings.



DATE:	6/3/2026
DRAWN BY:	K.K
CHECKED BY:	C.C
APPROVED BY:	C.C

EXISTING CONDITIONS

SHEET 1 OF 1

Ellery Residences

**106 Ellery Street
Cambridge, MA**

**MID-CAMBRIDGE NEIGHBORHOOD
CONSERVATION DISTRICT SUBMISSION**

8/17/2026

Blue Hour
DESIGN

Blue Hour Design, LLC
450 Harrison Avenue, Suite 412B Boston, MA 02118
www.BlueHourDesign.com

REAR HOUSE WINDOW SCHEDULE

NUMBER	FRAME SIZE		DESCRIPTION	MANUFACTURER	NOTES
	WIDTH	HEIGHT			
002	3'-0"	6'-0"	CASEMENT	MARVIN ULTIMATE CLAD	
003	3'-0"	6'-0"	CASEMENT	MARVIN ULTIMATE CLAD	
004	3'-0"	6'-0"	CASEMENT	MARVIN ULTIMATE CLAD	EGRESS
005	5'-0"	6'-0"	CASEMENT	MARVIN ULTIMATE CLAD	
006	5'-0"	6'-0"	CASEMENT	MARVIN ULTIMATE CLAD	
007	5'-0"	6'-0"	CASEMENT	MARVIN ULTIMATE CLAD	
100	3'-0"	4'-0"	AWNING	MARVIN ULTIMATE CLAD	
101	6'-0"	6'-0"	AWNING	MARVIN ULTIMATE CLAD	
102	6'-0"	6'-0"	AWNING	MARVIN ULTIMATE CLAD	
103	6'-0"	4'-10"	FIXED CASEMENT	MARVIN ULTIMATE CLAD	
104	5'-0"	8'-0"	CASEMENT	MARVIN ULTIMATE CLAD	TEMPERED
105	5'-0"	8'-0"	CASEMENT	MARVIN ULTIMATE CLAD	TEMPERED
106	5'-0"	8'-0"	CASEMENT	MARVIN ULTIMATE CLAD	TEMPERED
107	3'-0"	8'-0"	CASEMENT	MARVIN ULTIMATE CLAD	
108	5'-10"	8'-0"	CASEMENT	MARVIN ULTIMATE CLAD	
201	3'-0"	6'-0"	CASEMENT	MARVIN ULTIMATE CLAD	
202	3'-0"	6'-0"	CASEMENT	MARVIN ULTIMATE CLAD	EGRESS
203	3'-0"	6'-0"	CASEMENT	MARVIN ULTIMATE CLAD	EGRESS
204	3'-0"	6'-0"	CASEMENT	MARVIN ULTIMATE CLAD	
205	6'-0"	6'-0"	FIXED CASEMENT	MARVIN ULTIMATE CLAD	
206	3'-0"	6'-0"	CASEMENT	MARVIN ULTIMATE CLAD	
207	3'-0"	4'-0"	AWNING	MARVIN ULTIMATE CLAD	
208	6'-0"	6'-0"	FIXED CASEMENT	MARVIN ULTIMATE CLAD	
209	3'-0"	6'-0"	CASEMENT	MARVIN ULTIMATE CLAD	
210	3'-0"	6'-0"	CASEMENT	MARVIN ULTIMATE CLAD	
211	3'-0"	6'-0"	CASEMENT	MARVIN ULTIMATE CLAD	TEMPERED
212	6'-0"	6'-0"	FIXED CASEMENT	MARVIN ULTIMATE CLAD	TEMPERED
213	5'-0"	8'-0"	CASEMENT	MARVIN ULTIMATE CLAD	TEMPERED
214	5'-0"	8'-0"	CASEMENT	MARVIN ULTIMATE CLAD	TEMPERED
215	5'-0"	8'-0"	CASEMENT	MARVIN ULTIMATE CLAD	TEMPERED
216	3'-0"	4'-0"	AWNING	MARVIN ULTIMATE CLAD	
217	3'-0"	6'-0"	CASEMENT	MARVIN ULTIMATE CLAD	
218	6'-0"	6'-0"	FIXED CASEMENT	MARVIN ULTIMATE CLAD	
219	1'-6"	5'-0"	FIXED SKYLIGHT	TBD	
220	1'-6"	5'-0"	FIXED SKYLIGHT	TBD	
221	1'-6"	5'-0"	FIXED SKYLIGHT	TBD	
222	1'-6"	5'-0"	FIXED SKYLIGHT	TBD	
301	5'-0"	4'-0"	CASEMENT	MARVIN ULTIMATE CLAD	
302	5'-0"	4'-0"	CASEMENT	MARVIN ULTIMATE CLAD	
303	5'-0"	4'-0"	CASEMENT	MARVIN ULTIMATE CLAD	
304	6'-0"	5'-0"	CASEMENT	MARVIN ULTIMATE CLAD	
305	3'-0"	5'-0"	CASEMENT	MARVIN ULTIMATE CLAD	
306	6'-0"	3'-0"	FIXED SKYLIGHT	TBD	

REAR HOUSE DOOR SCHEDULE

NUMBER	ROOM	DOOR SIZE		DESCRIPTION	NOTES
		WIDTH	HEIGHT		
001A	LAUNDRY	2'-8"	6'-8"	INTERIOR SINGLE SWING	
002A	REC ROOM	2'-8"	6'-8"	INTERIOR SINGLE SWING	
002B	CL	3'-10"	6'-8"	INTERIOR DOUBLE SWING	
002C	HALL	3'-0"	7'-0"	CASED OPENING	
002D	HALL	3'-0"	7'-0"	EXTERIOR SINGLE SWING	
003A	BATH #4	2'-6"	6'-8"	INTERIOR SINGLE SWING	
004A	BEDROOM #4	2'-8"	6'-8"	INTERIOR SINGLE SWING	
005A	MECH.	2'-8"	6'-8"	INTERIOR SINGLE SWING	
006A	STORAGE	3'-0"	6'-8"	INTERIOR SINGLE SWING	
100A	FOYER	3'-6"	8'-0"	EXTERIOR SINGLE SWING	
100B	FOYER	3'-6"	6'-8"	CASED OPENING	
101A	MUDROOM	3'-6"	6'-8"	CASED OPENING	
102A	POWDER ROOM	2'-6"	6'-8"	INTERIOR SINGLE SWING	
103A	LIBRARY	3'-6"	6'-8"	INTERIOR SINGLE POCKET	
103B	LIBRARY	6'-0 13/16"	8'-1 5/16"	EXTERIOR POCKET DOOR	
104A	DINING ROOM	14'-0"	7'-0"	CASED OPENING	
104B	DINING ROOM	14'-8 1/2"	8'-1 7/8"	3-PANEL SLIDING DOOR	
104C	DINING ROOM	7'-6"	7'-0"	CASED OPENING	
106A	LIVING ROOM	3'-6"	7'-0"	CASED OPENING	
106B	LIVING ROOM	15'-2 1/2"	8'-1 7/8"	3-PANEL SLIDING DOOR	
201A	LINEN	4'-6"	6'-8"	INTERIOR DOUBLE SWING	
201B	SITTING AREA	3'-6"	6'-8"	CASED OPENING	
202A	BEDROOM #2	2'-8"	6'-8"	INTERIOR SINGLE SWING	
202B	CLOSET	4'-0"	6'-8"	INTERIOR DOUBLE SWING	
203A	BEDROOM #2	2'-6"	6'-8"	INTERIOR SINGLE SWING	
204A	BEDROOM #1	2'-8"	6'-8"	INTERIOR SINGLE SWING	
204B	CLOSET	4'-0"	6'-8"	INTERIOR DOUBLE SWING	
205A	BATH #1	2'-6"	6'-8"	INTERIOR SINGLE SWING	
206A	PRIMARY BEDROOM	2'-8"	6'-8"	INTERIOR SINGLE SWING	
206B	CLOSET	2'-6"	6'-8"	INTERIOR SINGLE SWING	
206C	PRIMARY BEDROOM	10'-0"	7'-6"	2-PANEL SLIDING DOOR	
207A	PRIMARY BATH	2'-6"	6'-8"	INTERIOR SINGLE SWING	
207B	PRIMARY BATH	2'-4"	6'-8"	INTERIOR SINGLE POCKET	
302A	BEDROOM #3	2'-6"	6'-8"	INTERIOR SINGLE SWING	
303A	MECH.	2'-8"	6'-8"	INTERIOR SINGLE SWING	
304A	BATH #3	2'-6"	6'-8"	INTERIOR SINGLE SWING	
305A	MECH.	2'-6"	6'-8"	INTERIOR SINGLE SWING	

FRONT HOUSE WINDOW SCHEDULE

NUMBER	FRAME SIZE		DESCRIPTION	MANUFACTURER	NOTES
	WIDTH	HEIGHT			
001	3' - 0"	1' - 6"	FIXED	MARVIN ULTIMATE CLAD	TEMPERED; MATCH EXISTING OPENING DIMENSIONS V.I.F.
002	3' - 4"	1' - 10"	FIXED	MARVIN ULTIMATE CLAD	TEMPERED; MATCH EXISTING OPENING DIMENSIONS V.I.F.
003	2' - 10"	5' - 4"	DOUBLE HUNG	MARVIN ULTIMATE CLAD	EGRESS
004	2' - 10"	5' - 4"	DOUBLE HUNG	MARVIN ULTIMATE CLAD	
005	2' - 10"	5' - 4"	DOUBLE HUNG	MARVIN ULTIMATE CLAD	
006	2' - 10"	5' - 4"	DOUBLE HUNG	MARVIN ULTIMATE CLAD	
101	2' - 10"	6' - 4"	DOUBLE HUNG	MARVIN ULTIMATE CLAD	TEMPERED
102	2' - 10"	4' - 4"	DOUBLE HUNG	MARVIN ULTIMATE CLAD	
103	2' - 1"	4' - 6"	DOUBLE HUNG	MARVIN ULTIMATE CLAD	
104	2' - 10"	5' - 4"	DOUBLE HUNG	MARVIN ULTIMATE CLAD	
105	2' - 10"	5' - 4"	DOUBLE HUNG	MARVIN ULTIMATE CLAD	
106	1' - 6"	6' - 4"	DOUBLE HUNG	MARVIN ULTIMATE CLAD	MATCH EXISTING OPENING DIMENSIONS V.I.F.
107	2' - 10"	6' - 4"	DOUBLE HUNG	MARVIN ULTIMATE CLAD	MATCH EXISTING OPENING DIMENSIONS V.I.F.
108	1' - 6"	6' - 4"	DOUBLE HUNG	MARVIN ULTIMATE CLAD	MATCH EXISTING OPENING DIMENSIONS V.I.F.
109	2' - 10"	4' - 4"	DOUBLE HUNG	MARVIN ULTIMATE CLAD	
110	2' - 10"	6' - 4"	DOUBLE HUNG	MARVIN ULTIMATE CLAD	MATCH EXISTING OPENING DIMENSIONS V.I.F.
111	1' - 6"	6' - 4"	DOUBLE HUNG	MARVIN ULTIMATE CLAD	MATCH EXISTING OPENING DIMENSIONS V.I.F.
112	2' - 10"	6' - 4"	DOUBLE HUNG	MARVIN ULTIMATE CLAD	MATCH EXISTING OPENING DIMENSIONS V.I.F.
113	1' - 6"	6' - 4"	DOUBLE HUNG	MARVIN ULTIMATE CLAD	MATCH EXISTING OPENING DIMENSIONS V.I.F.
201	2' - 10"	4' - 4"	DOUBLE HUNG	MARVIN ULTIMATE CLAD	TEMPERED
202	2' - 10"	4' - 4"	DOUBLE HUNG	MARVIN ULTIMATE CLAD	
203	2' - 10"	4' - 4"	DOUBLE HUNG	MARVIN ULTIMATE CLAD	
204	2' - 10"	4' - 4"	DOUBLE HUNG	MARVIN ULTIMATE CLAD	
205	2' - 10"	5' - 4"	DOUBLE HUNG	MARVIN ULTIMATE CLAD	TEMPERED
206	2' - 10"	5' - 4"	DOUBLE HUNG	MARVIN ULTIMATE CLAD	EGRESS, TEMPERED
207	2' - 10"	5' - 4"	DOUBLE HUNG	MARVIN ULTIMATE CLAD	TEMPERED
208	2' - 10"	5' - 4"	DOUBLE HUNG	MARVIN ULTIMATE CLAD	TEMPERED
209	2' - 10"	5' - 4"	DOUBLE HUNG	MARVIN ULTIMATE CLAD	TEMPERED
210	2' - 10"	5' - 4"	DOUBLE HUNG	MARVIN ULTIMATE CLAD	TEMPERED
211	3' - 6"	5' - 4"	DOUBLE HUNG	MARVIN ULTIMATE CLAD	TEMPERED
212	2' - 10"	5' - 4"	DOUBLE HUNG	MARVIN ULTIMATE CLAD	TEMPERED
213	2' - 10"	5' - 4"	DOUBLE HUNG	MARVIN ULTIMATE CLAD	EGRESS, TEMPERED
214	2' - 10"	5' - 4"	DOUBLE HUNG	MARVIN ULTIMATE CLAD	EGRESS, TEMPERED; MATCH EXISTING OPENING DIMENSIONS V.I.F.
215	2' - 10"	5' - 4"	DOUBLE HUNG	MARVIN ULTIMATE CLAD	TEMPERED; MATCH EXISTING OPENING DIMENSIONS V.I.F.
216	2' - 10"	5' - 4"	DOUBLE HUNG	MARVIN ULTIMATE CLAD	TEMPERED; MATCH EXISTING OPENING DIMENSIONS V.I.F.
217	2' - 10"	5' - 4"	DOUBLE HUNG	MARVIN ULTIMATE CLAD	TEMPERED; MATCH EXISTING OPENING DIMENSIONS V.I.F.
301	2' - 10"	4' - 4"	DOUBLE HUNG	MARVIN ULTIMATE CLAD	TEMPERED; MATCH EXISTING OPENING DIMENSIONS V.I.F.
302	2' - 10"	4' - 4"	DOUBLE HUNG	MARVIN ULTIMATE CLAD	
303	2' - 10"	4' - 4"	DOUBLE HUNG	MARVIN ULTIMATE CLAD	MATCH EXISTING OPENING DIMENSIONS V.I.F.
304	2' - 10"	4' - 4"	DOUBLE HUNG	MARVIN ULTIMATE CLAD	MATCH EXISTING OPENING DIMENSIONS V.I.F.
305	2' - 10"	4' - 4"	CASEMENT	MARVIN ULTIMATE CLAD	EGRESS, SIMULATED CHECK RAIL TO MATCH DOUBLE-HUNG WINDOWS, MATCH EXISTING OPENING DIMENSIONS V.I.F.
306	2' - 10"	4' - 4"	DOUBLE HUNG	MARVIN ULTIMATE CLAD	

FRONT HOUSE DOOR SCHEDULE

NUMBER	ROOM	DOOR SIZE		DESCRIPTION	COMMENTS
		WIDTH	HEIGHT		
001A	HALL	4' - 6"	6' - 8"	INTERIOR DOUBLE SWING	
001B	HALL	4' - 6"	6' - 8"	INTERIOR DOUBLE SWING	
001C	LINEN	1' - 6"	6' - 8"	INTERIOR SINGLE SWING	
002A	HALL	14' - 0"	8' - 0"	CASED OPENING	
003A	MECHANICAL	3' - 0"	6' - 8"	INTERIOR SINGLE SWING	
004A	BATH	2' - 6"	6' - 8"	INTERIOR SINGLE SWING	
005A	STORAGE	2' - 6"	6' - 8"	INTERIOR SINGLE SWING	
006A	BEDROOM #4	2' - 8"	6' - 8"	INTERIOR SINGLE SWING	
006B	CLOSET	6' - 0"	6' - 8"	INTERIOR DOUBLE SWING	
101A	FOYER	3' - 0"	7' - 0"	EXTERIOR SINGLE SWING	
101B	FOYER	3' - 0"	6' - 8"	CASED OPENING	
102A	LIVING	10' - 0"	8' - 0"	CASED OPENING	
102B	LIVING	3' - 0"	6' - 8"	CASED OPENING	
103A	POWDER	2' - 6"	6' - 8"	INTERIOR SINGLE SWING	
104A	DINING	3' - 0"	6' - 8"	CASED OPENING	
105A	KITCHEN	14' - 0"	8' - 0"	CASED OPENING	
106A	MUDROOM	3' - 0"	7' - 0"	EXTERIOR SINGLE SWING	
106B	MUDROOM	3' - 0"	6' - 8"	CASED OPENING	
107A	SITTING ROOM	17' - 0 3/4"	7' - 10 3/4"	4-PANEL BIFOLD DOOR	
107B	SITTING ROOM	3' - 0"	6' - 8"	CASED OPENING	
201A	LINEN	1' - 6"	6' - 8"	INTERIOR SINGLE SWING	
202A	BATH	2' - 6"	6' - 8"	INTERIOR SINGLE SWING	
203A	BEDROOM #2	2' - 8"	6' - 8"	INTERIOR SINGLE SWING	
203B	CLOSET	4' - 0"	6' - 8"	INTERIOR DOUBLE SWING	
204A	BEDROOM #3	2' - 8"	6' - 8"	INTERIOR SINGLE SWING	
204B	CLOSET	4' - 0"	6' - 8"	INTERIOR DOUBLE SWING	
205A	LAUNDRY	4' - 6"	6' - 8"	INTERIOR DOUBLE SWING	
206A	PRIMARY BEDROOM	2' - 8"	6' - 8"	INTERIOR SINGLE SWING	
206B	PRIMARY BEDROOM	2' - 8"	6' - 8"	CASED OPENING	
207A	PRIMARY CLOSET	2' - 6"	6' - 8"	INTERIOR SINGLE POCKET DOOR	
208A	PRIMARY BEDROOM	2' - 6"	6' - 8"	INTERIOR SINGLE SWING	
301A	LOUNGE	6' - 0"	6' - 6"	EXTERIOR DOUBLE SWING	
301B	CL	2' - 6"	6' - 8"	INTERIOR SINGLE SWING	
302A	BATH	2' - 6"	6' - 8"	INTERIOR SINGLE SWING	
303A	LOUNGE	2' - 8"	6' - 8"	INTERIOR SINGLE SWING	
303B	CLOSET	4' - 0"	6' - 8"	INTERIOR DOUBLE SWING	



Ellery Residences

202508.00

106 Ellery Street
Cambridge, MA

Blue Hour Design, LLC
450 Harrison Avenue, Suite 412B
Boston, MA 02118
www.BlueHourDesign.com

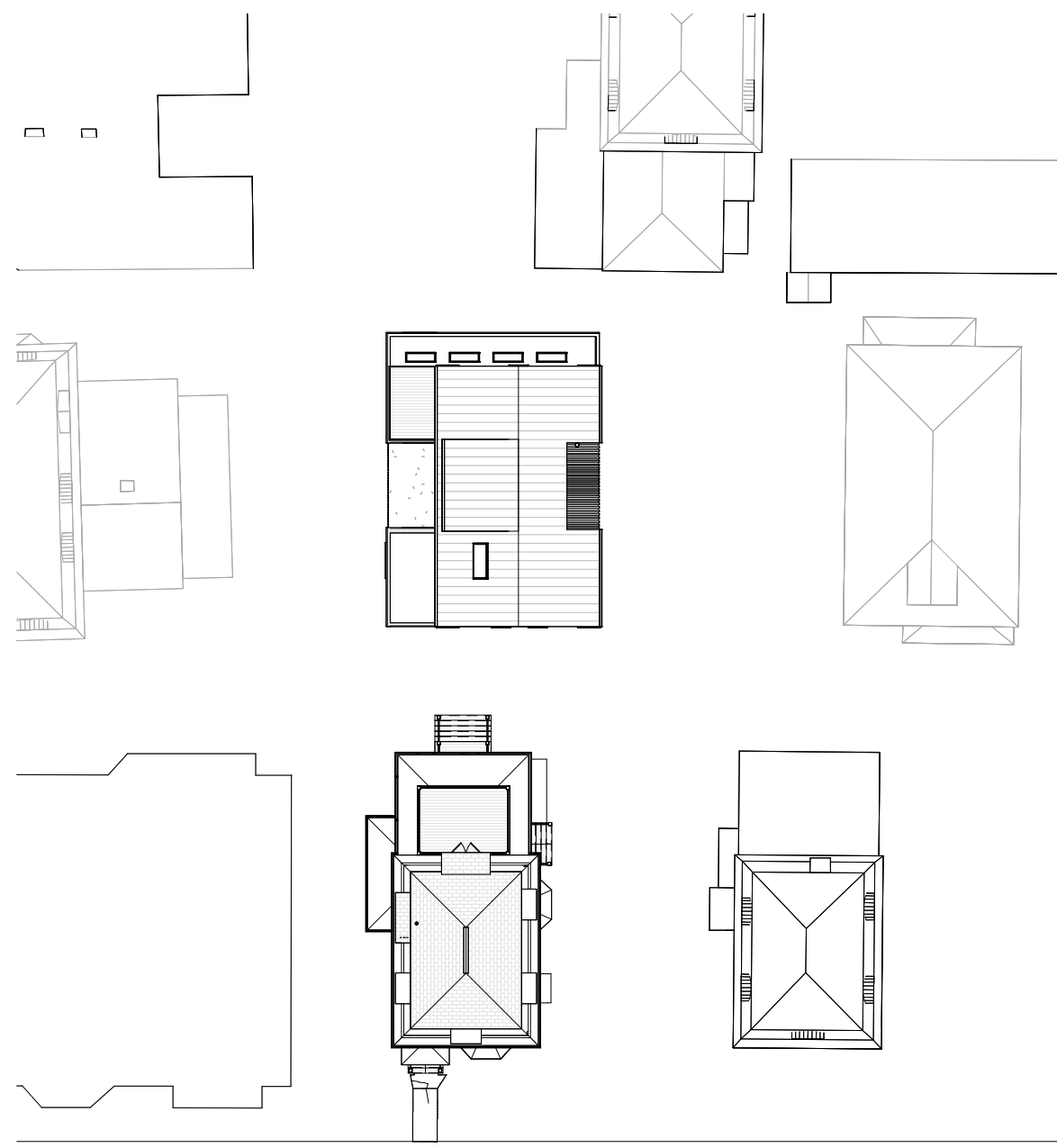
ISSUANCE:
MID-CAMBRIDGE NEIGHBORHOOD
CONSERVATION DISTRICT SUBMISSION

REVISION:

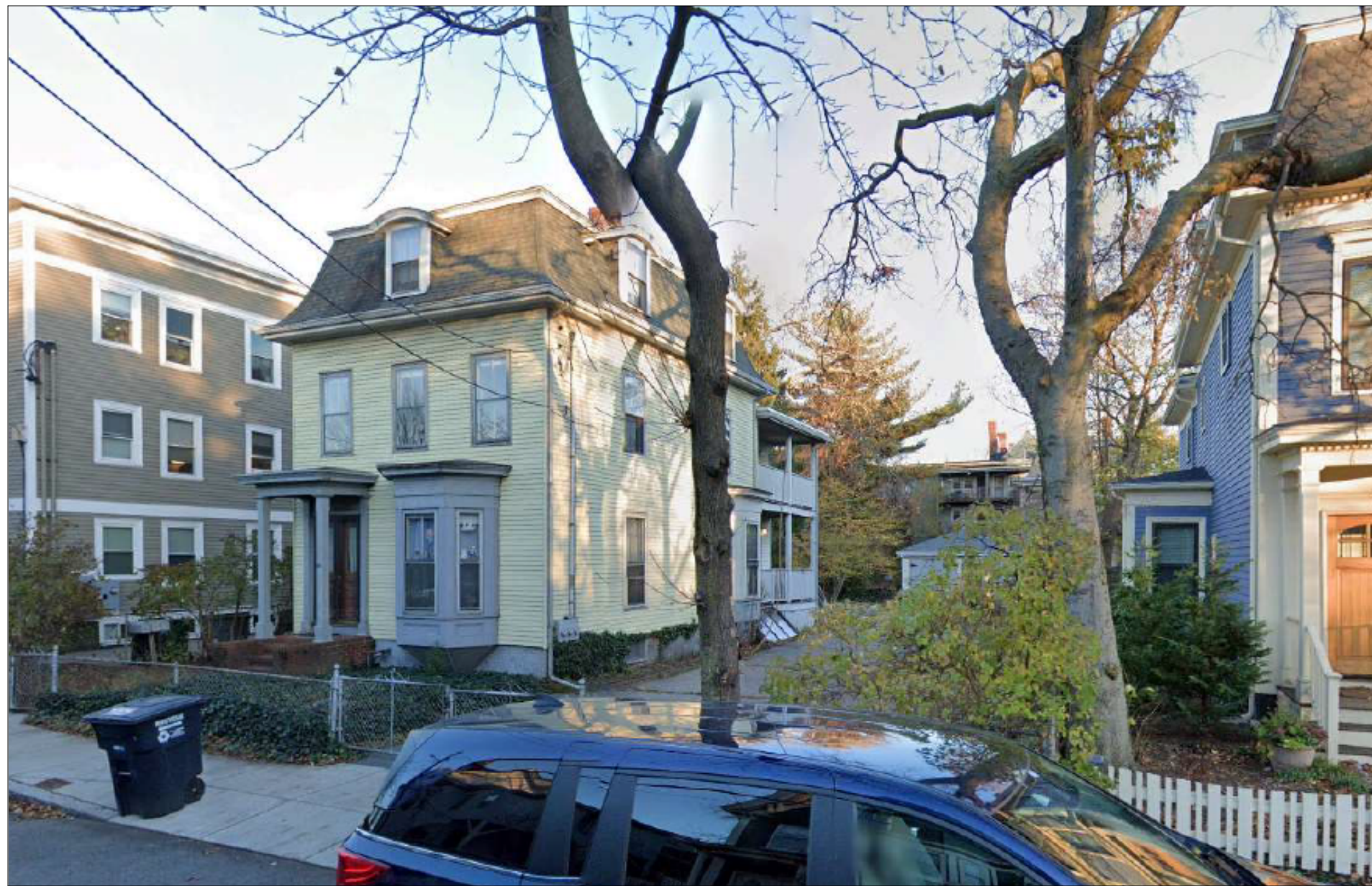
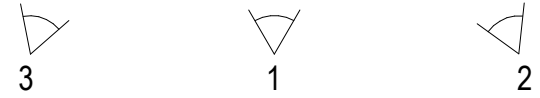
DATE: 8/17/2026
SCALE: 1/4" = 1'-0"
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CHECKED: KS

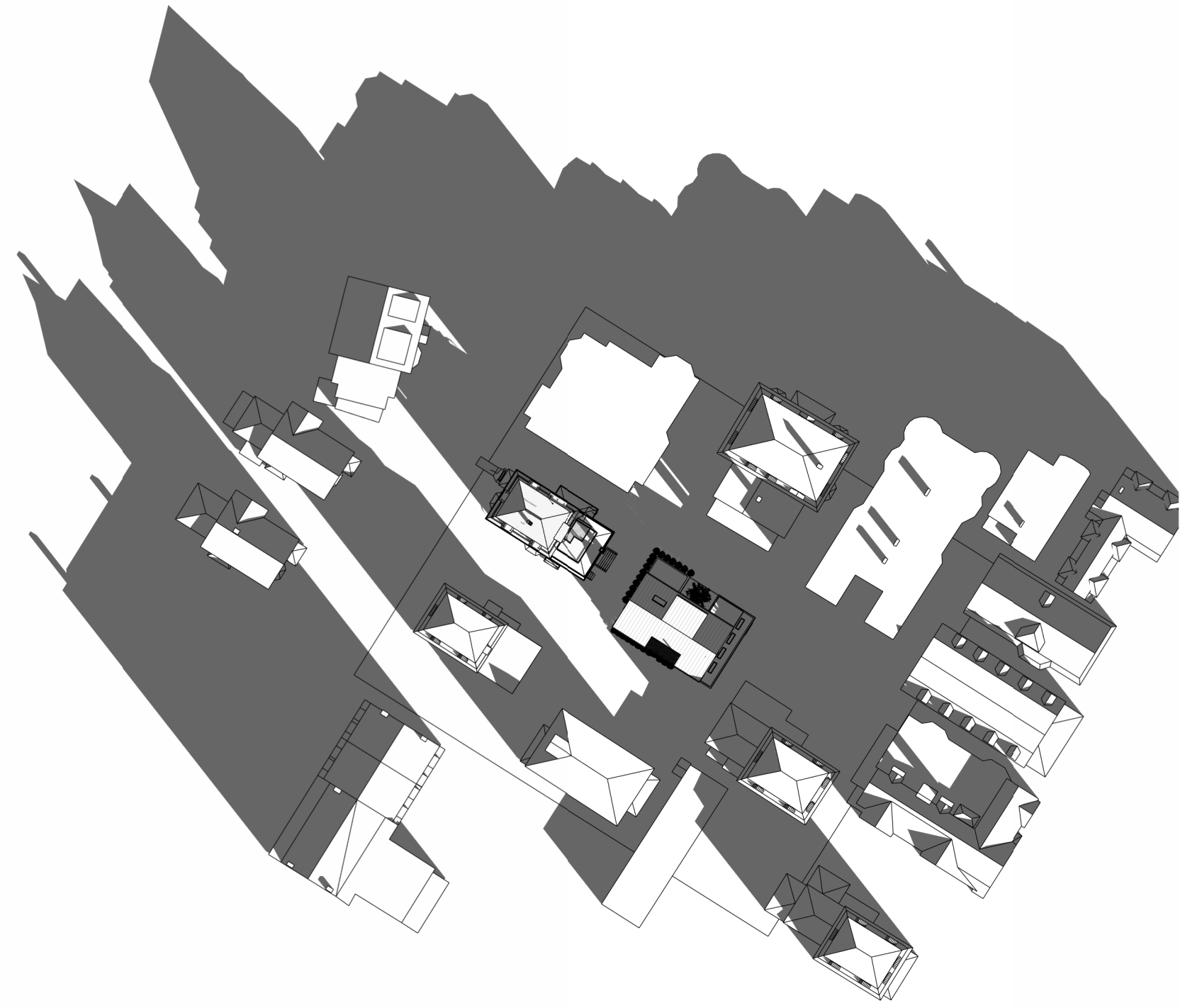
SHEET INFO:
Window & Door Schedules

G100



ELLERY STREET

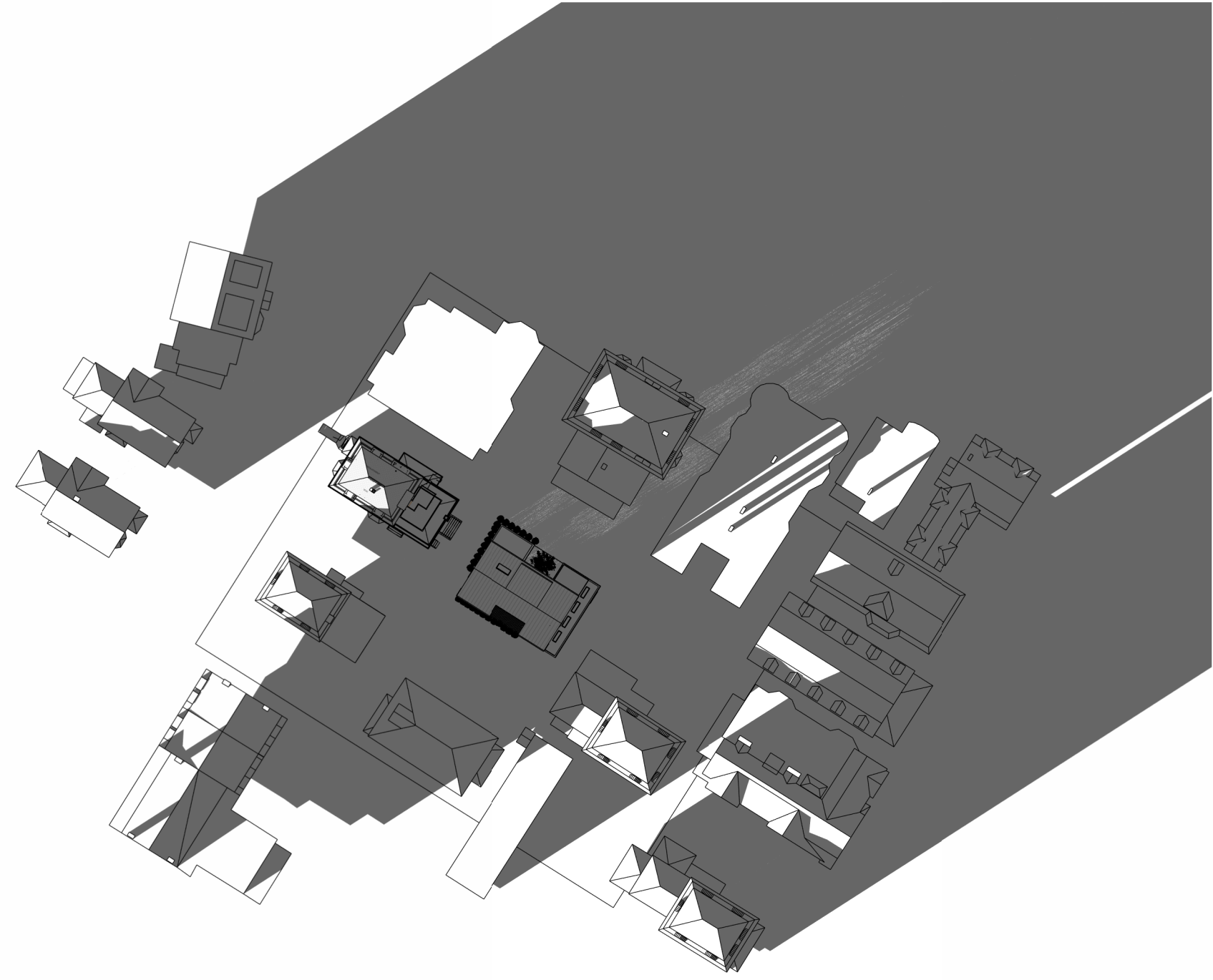




1 Sun Study - Winter Solstice 9 AM
SCALE: 1" = 60'-0"



3 Sun Study - Winter Solstice 1 PM
SCALE: 1" = 60'-0"



2 Sun Study - Winter Solstice 5 PM
SCALE: 1" = 60'-0"



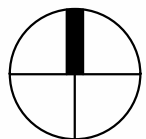
6 Sun Study - Summer Solstice 9 AM
SCALE: 1" = 60'-0"

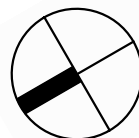
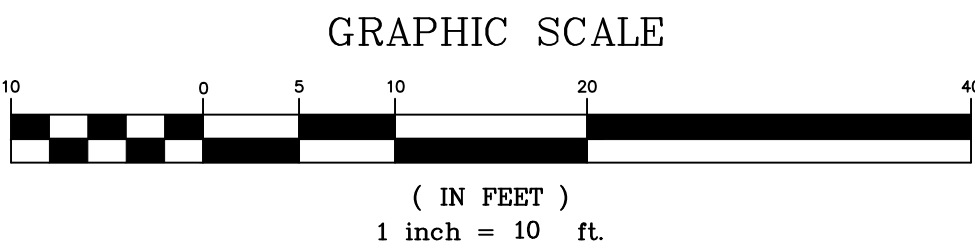
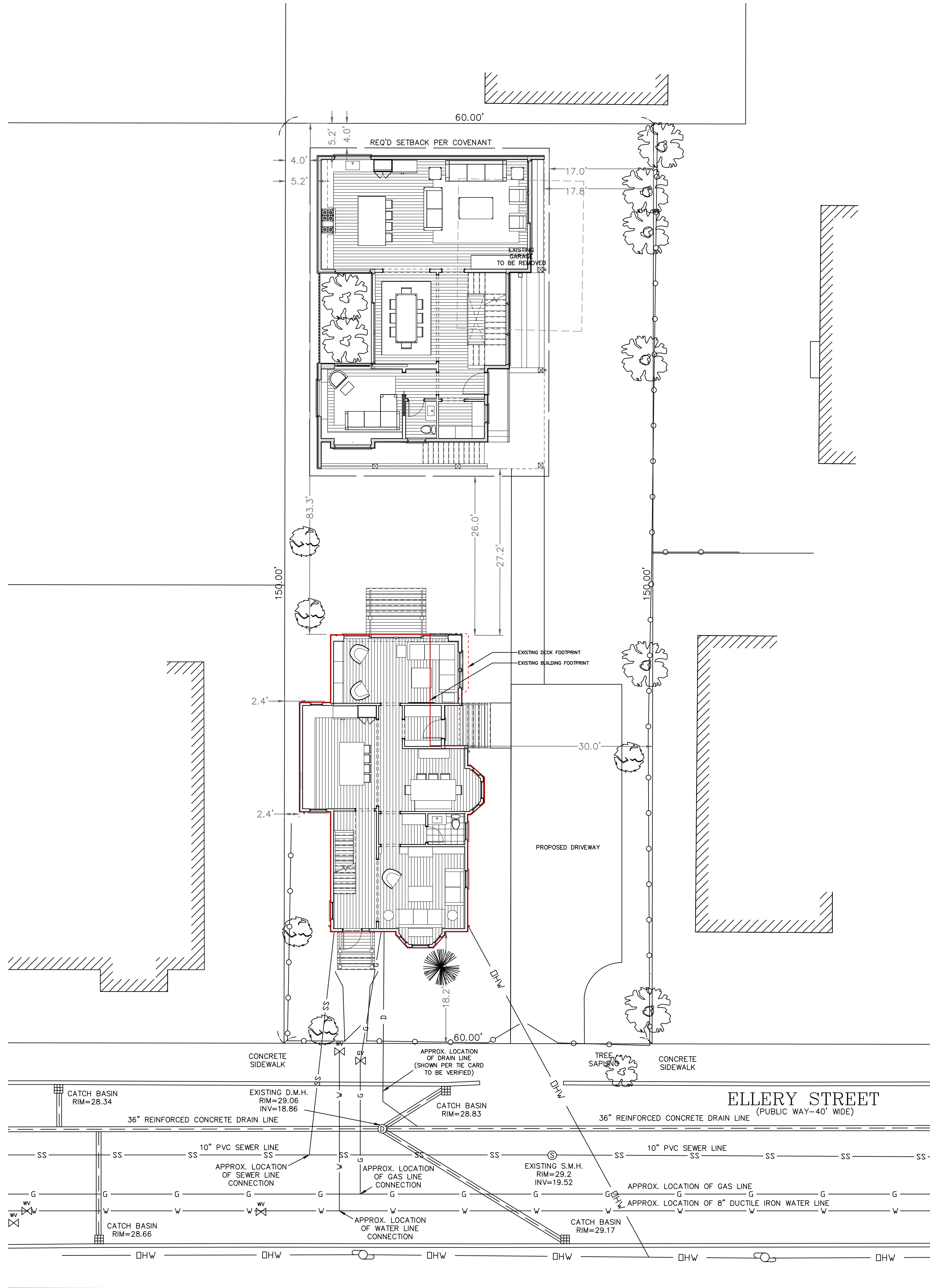


4 Sun Study - Summer Solstice 1 PM
SCALE: 1" = 60'-0"



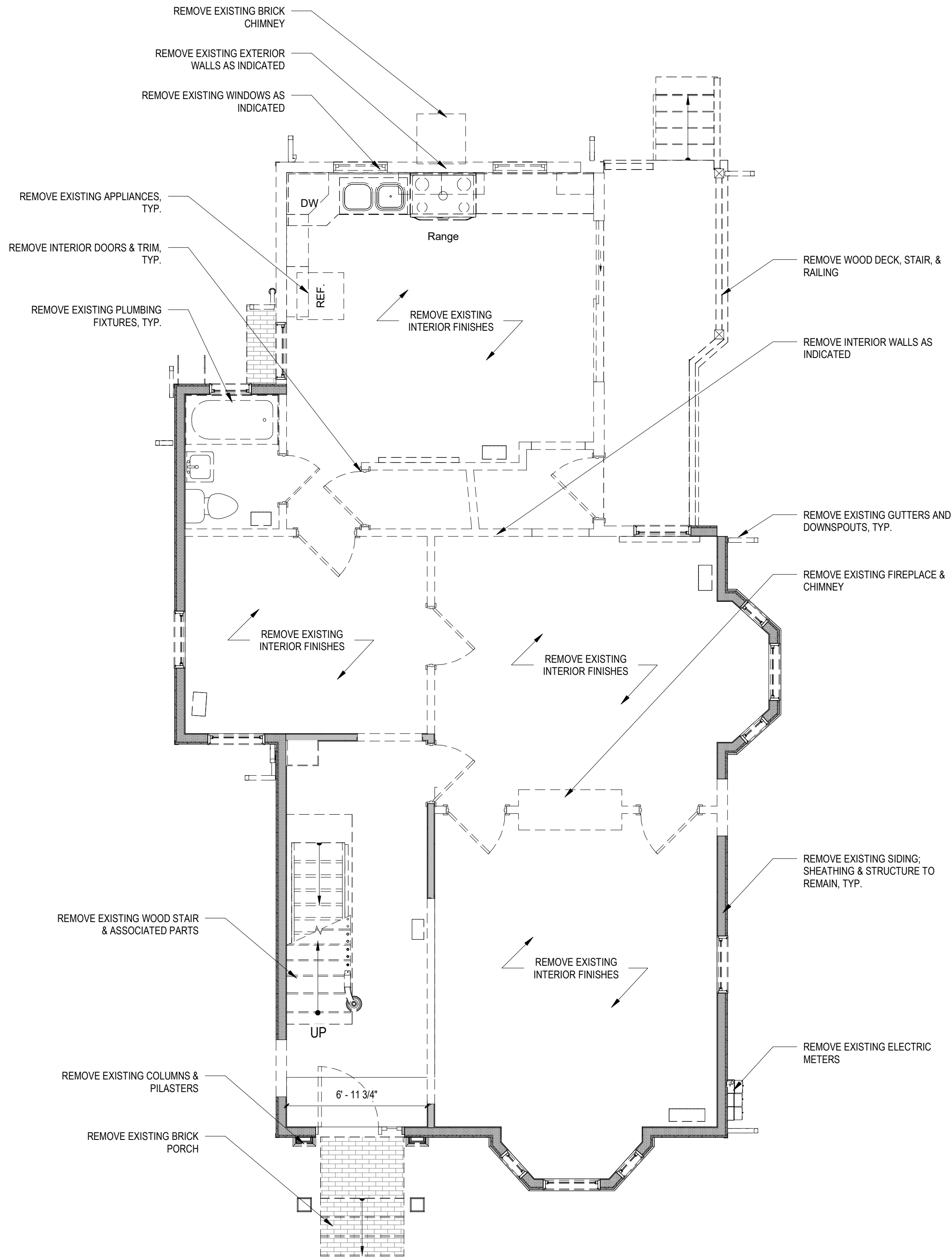
5 Sun Study - Summer Solstice 5 PM
SCALE: 1" = 60'-0"



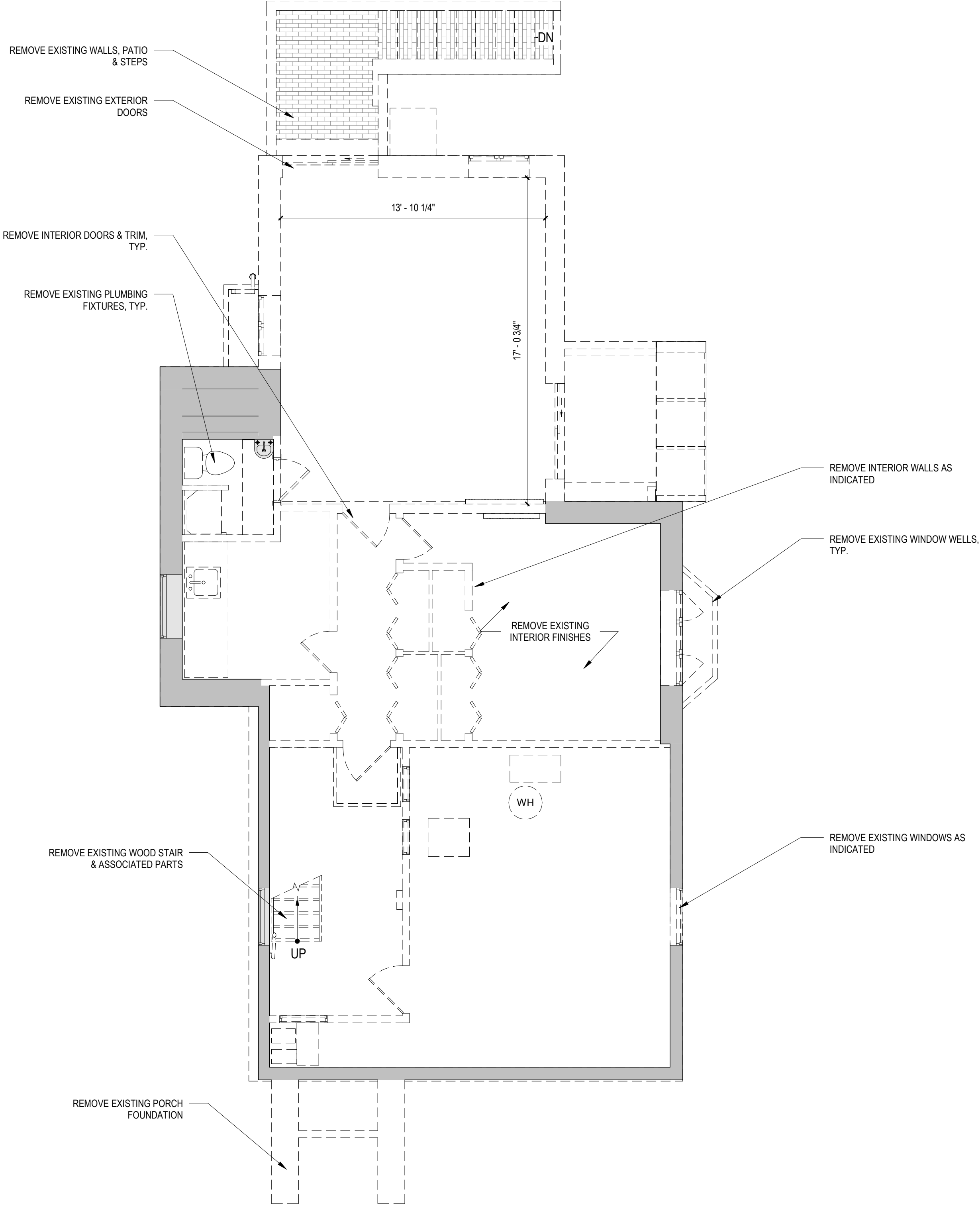


DEMOLITION KEY

- EXISTING WALLS TO REMAIN
- EXISTING TO REMAIN
- EXISTING WALLS TO BE REMOVED



1 First Floor Demolition Plan
SCALE: 1/4" = 1'-0"

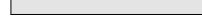


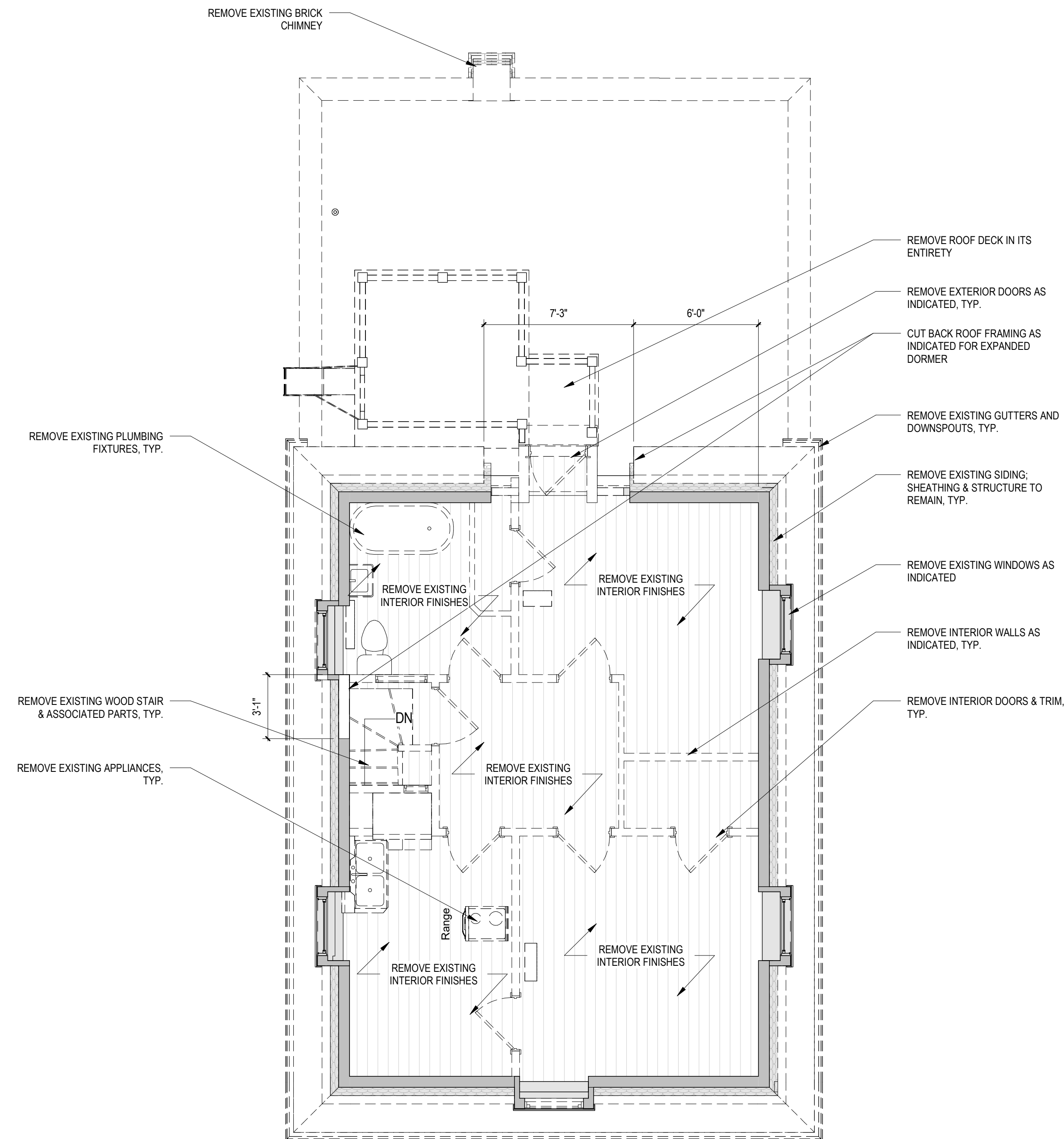
2 Basement Demolition Plan
SCALE: 1/4" = 1'-0"



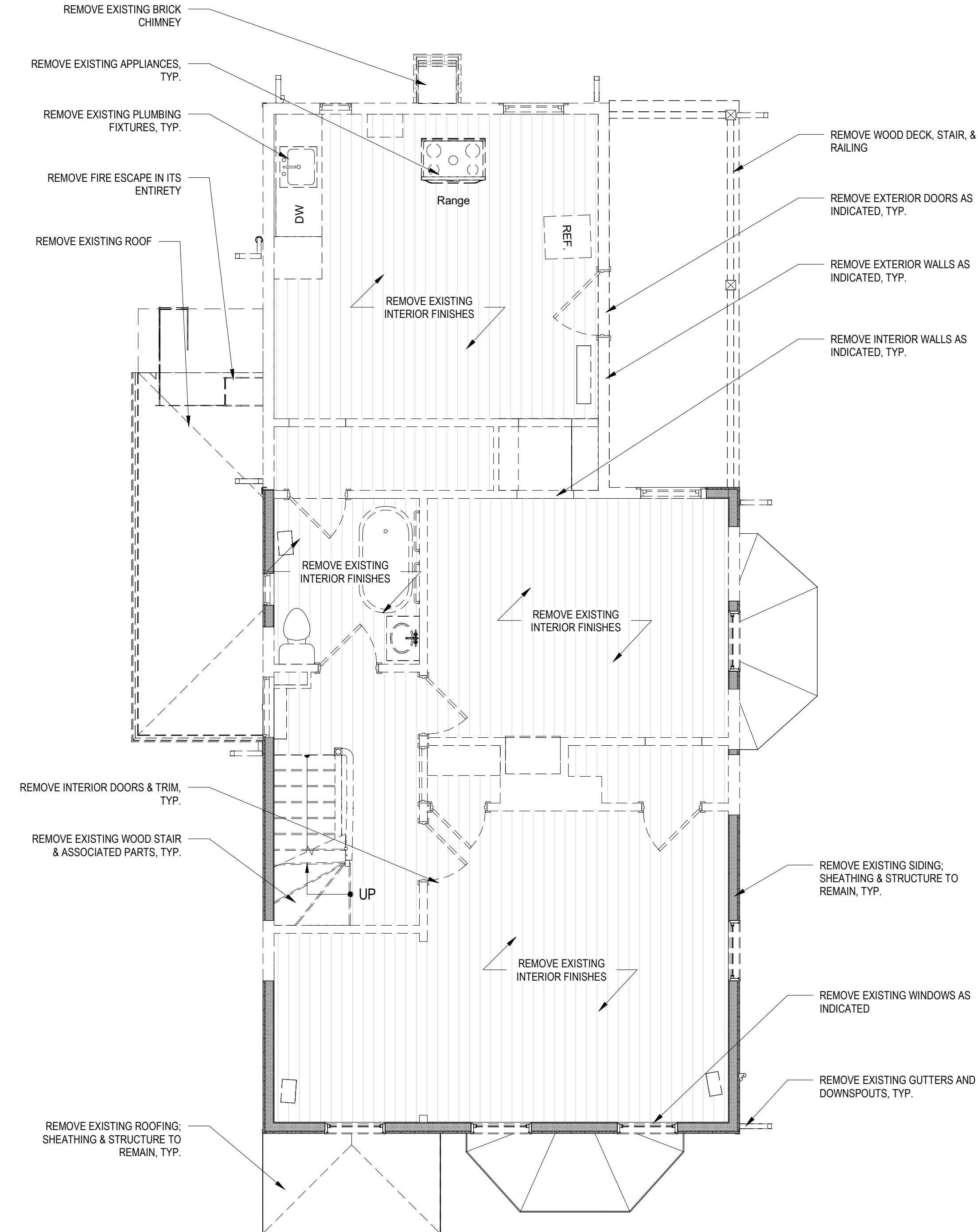
106 Ellery Street
Cambridge, MA

DEMOLITION KEY

	EXISTING WALLS TO REMAIN
	EXISTING TO REMAIN
	EXISTING WALLS TO BE REMOVED

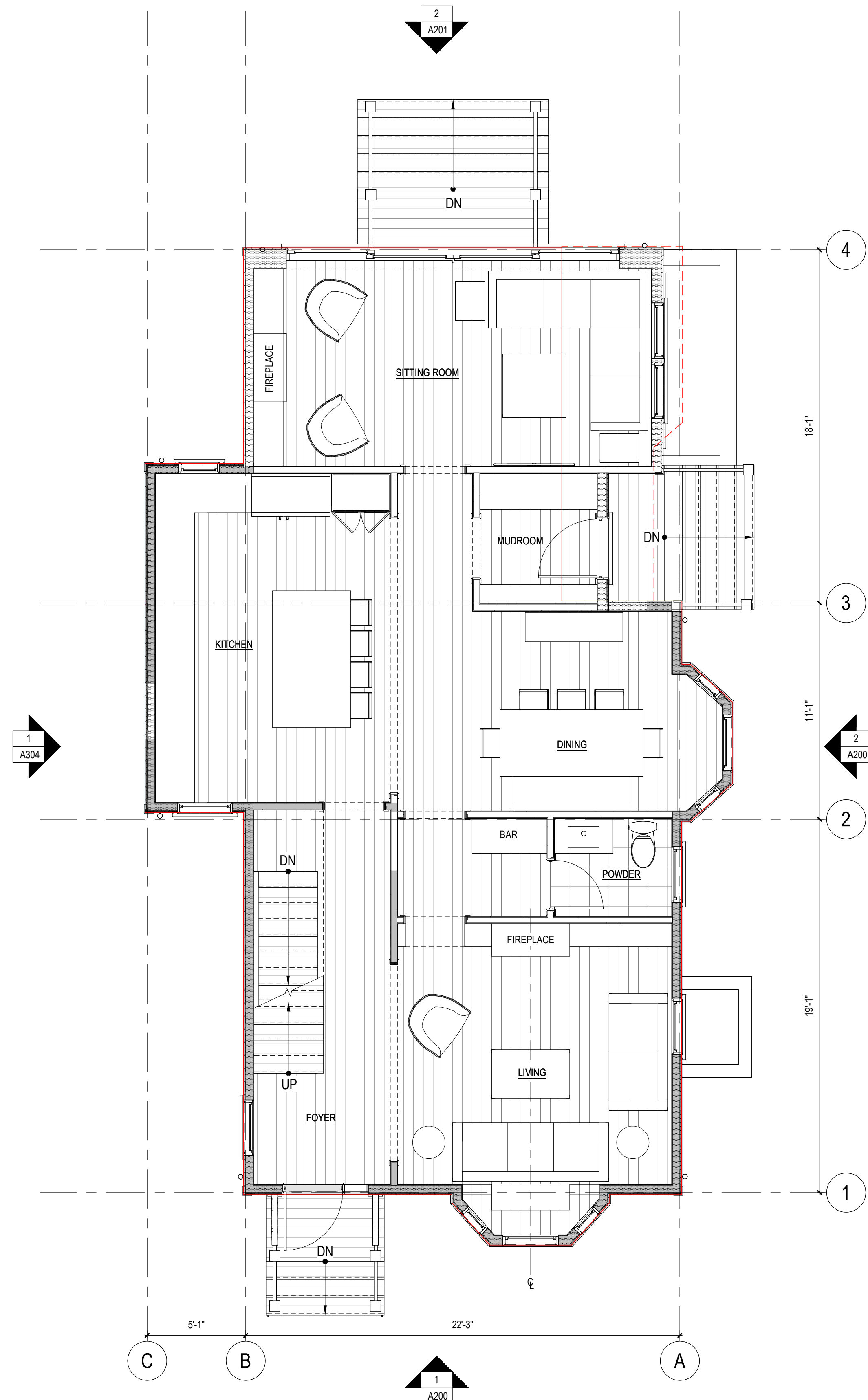


2 Third Floor Demolition Plan

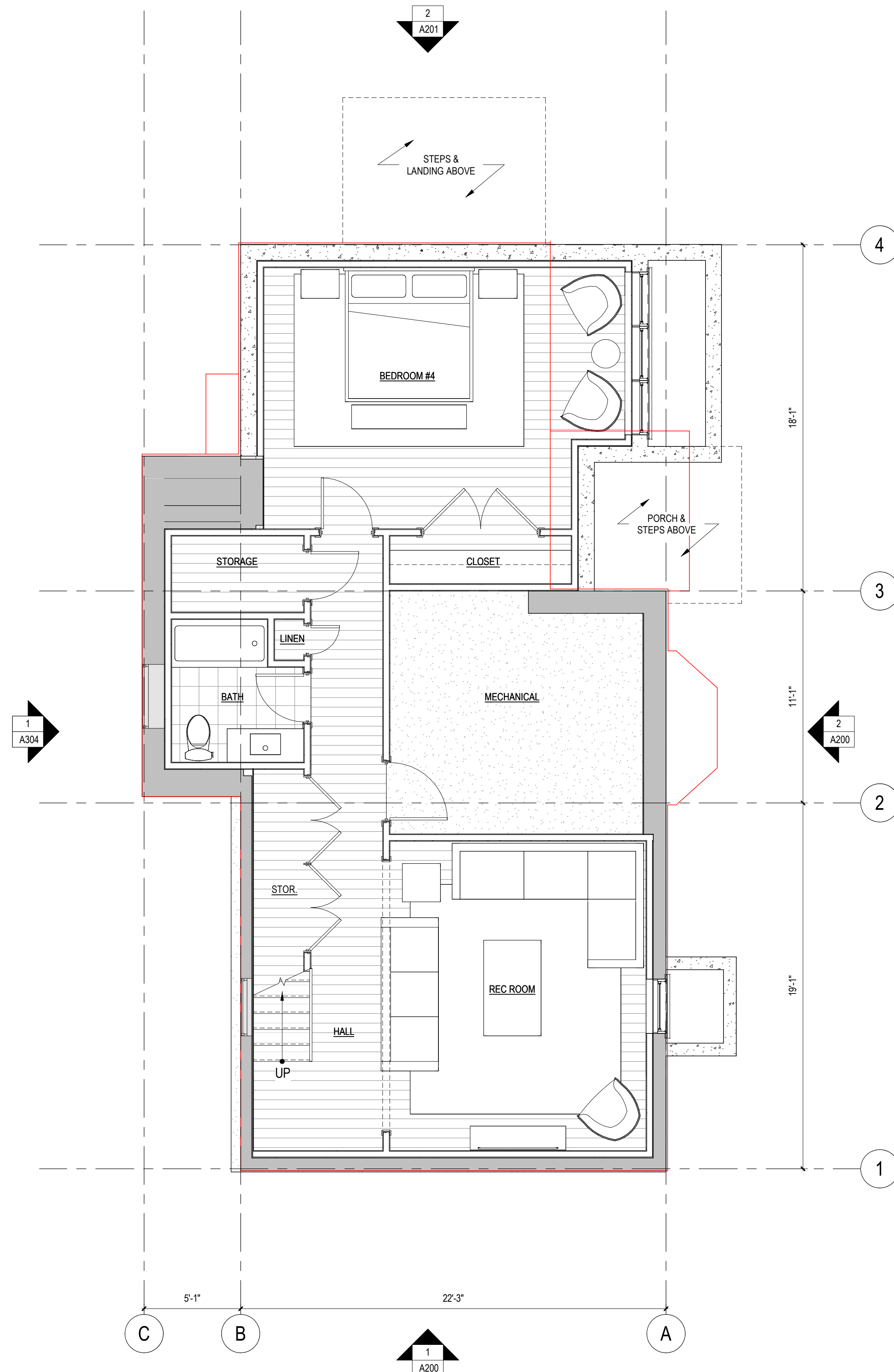


1 Second Floor Demolition Plan
SCALE: 1/4" = 1'-0"

	EXISTING TO REMAIN		EXISTING BUILDING FOOTPRINT (ENCLOSED)
	NEW CONSTRUCTION		EXISTING DECK FOOTPRINT

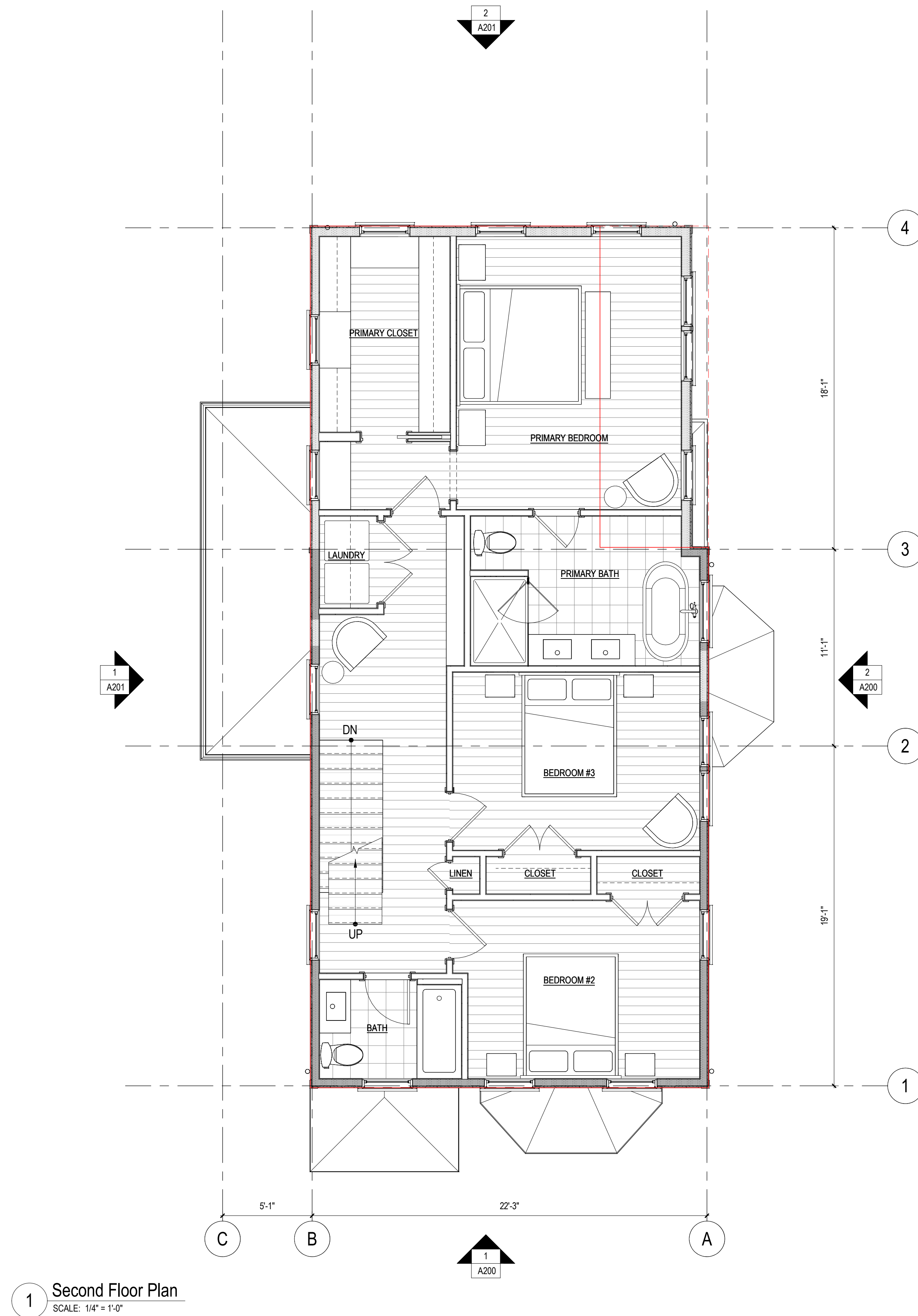
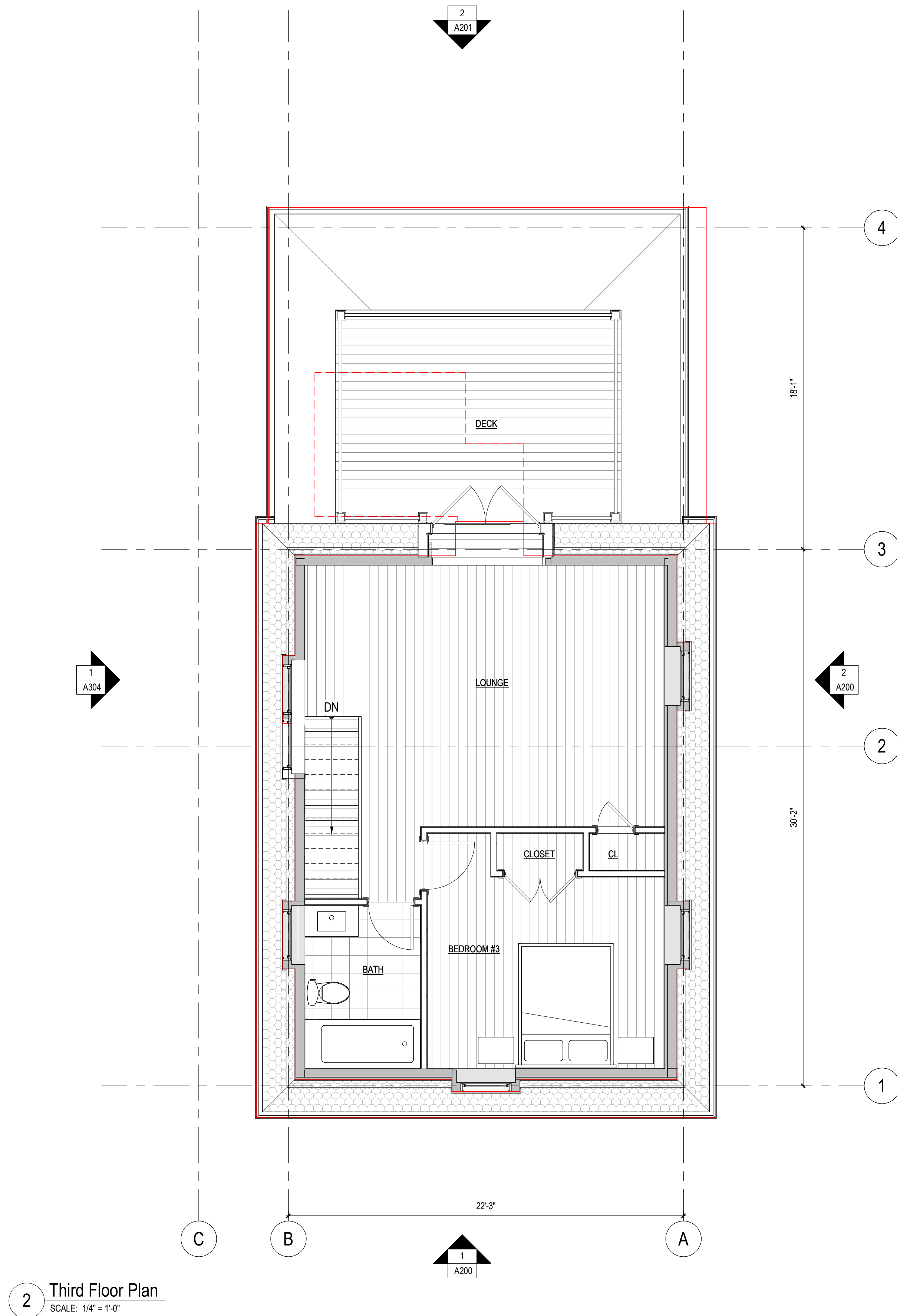


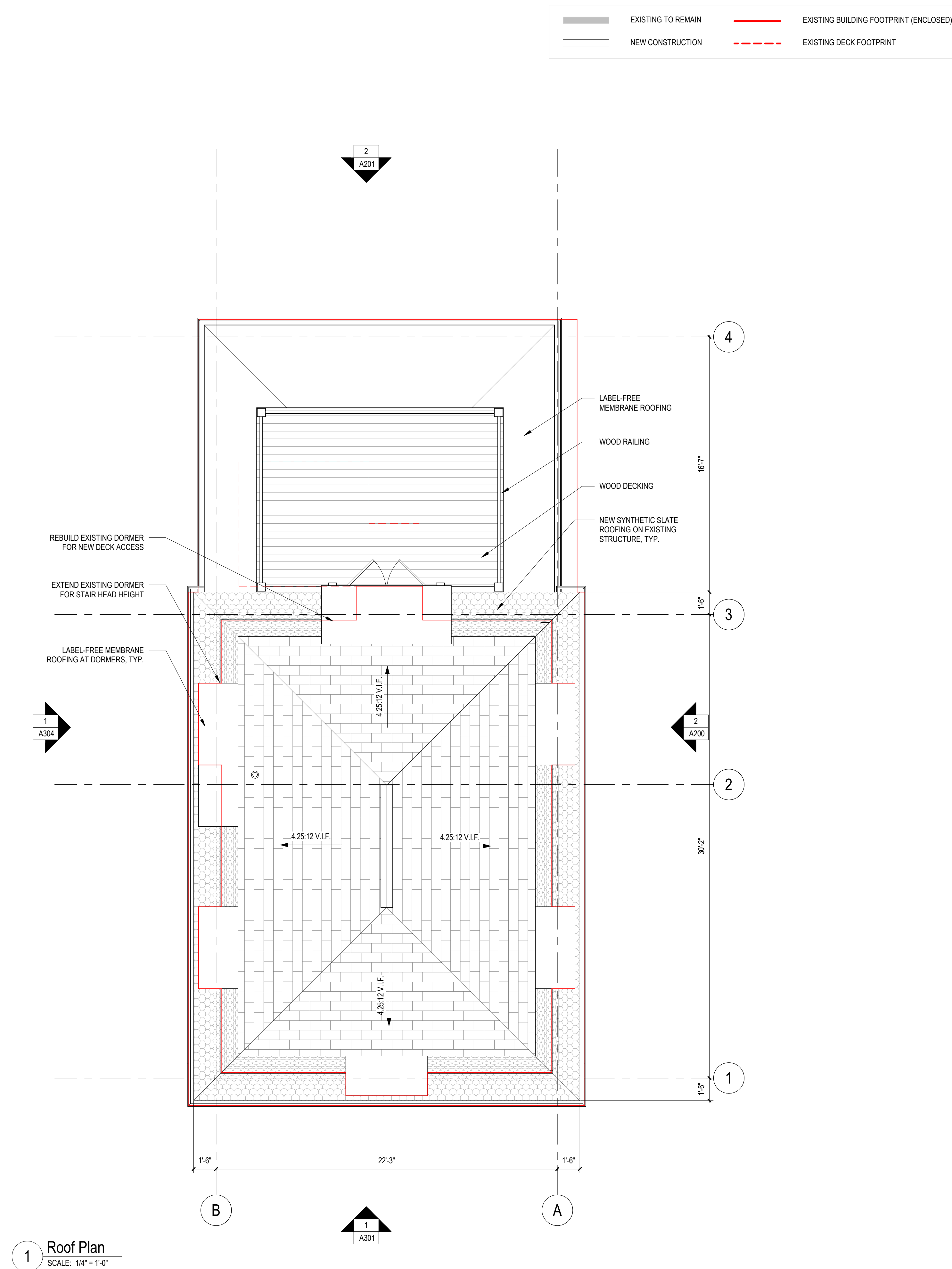
1 First Floor Plan
SCALE: 1/4" = 1'-0"



3 Basement Floor Plan
SCALE: 1/4" = 1'-0"

EXISTING TO REMAIN	EXISTING BUILDING FOOTPRINT (ENCLOSED)
NEW CONSTRUCTION	EXISTING DECK FOOTPRINT





WALL KEY

	EXISTING TO REMAIN
	NEW INTERIOR PARTITION
	NEW INSULATED INTERIOR FURRING WALL
	NEW EXTERIOR WALL
	NEW CONCRETE FOUNDATION WALL

GENERAL ELEVATION NOTES

- GRID AND GRID DIMENSIONS ARE TO FACE OF FOUNDATION, EXTERIOR FACE OF FRAMING OR AS NOTED.
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- SEE SHEET AXXX FOR WINDOW TYPE ELEVATIONS.
- SEE SHEET AXXX FOR WINDOW FLASHING AND INSTALLATION DETAIL.



1 West Elevation
SCALE: 1/4" = 1'-0"

2 South Elevation
SCALE: 1/4" = 1'-0"

WALL KEY

	EXISTING TO REMAIN
	NEW INTERIOR PARTITION
	NEW INSULATED INTERIOR FURRING WALL
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2 East Elevation
SCALE: 1/4" = 1'-0"

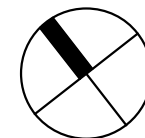
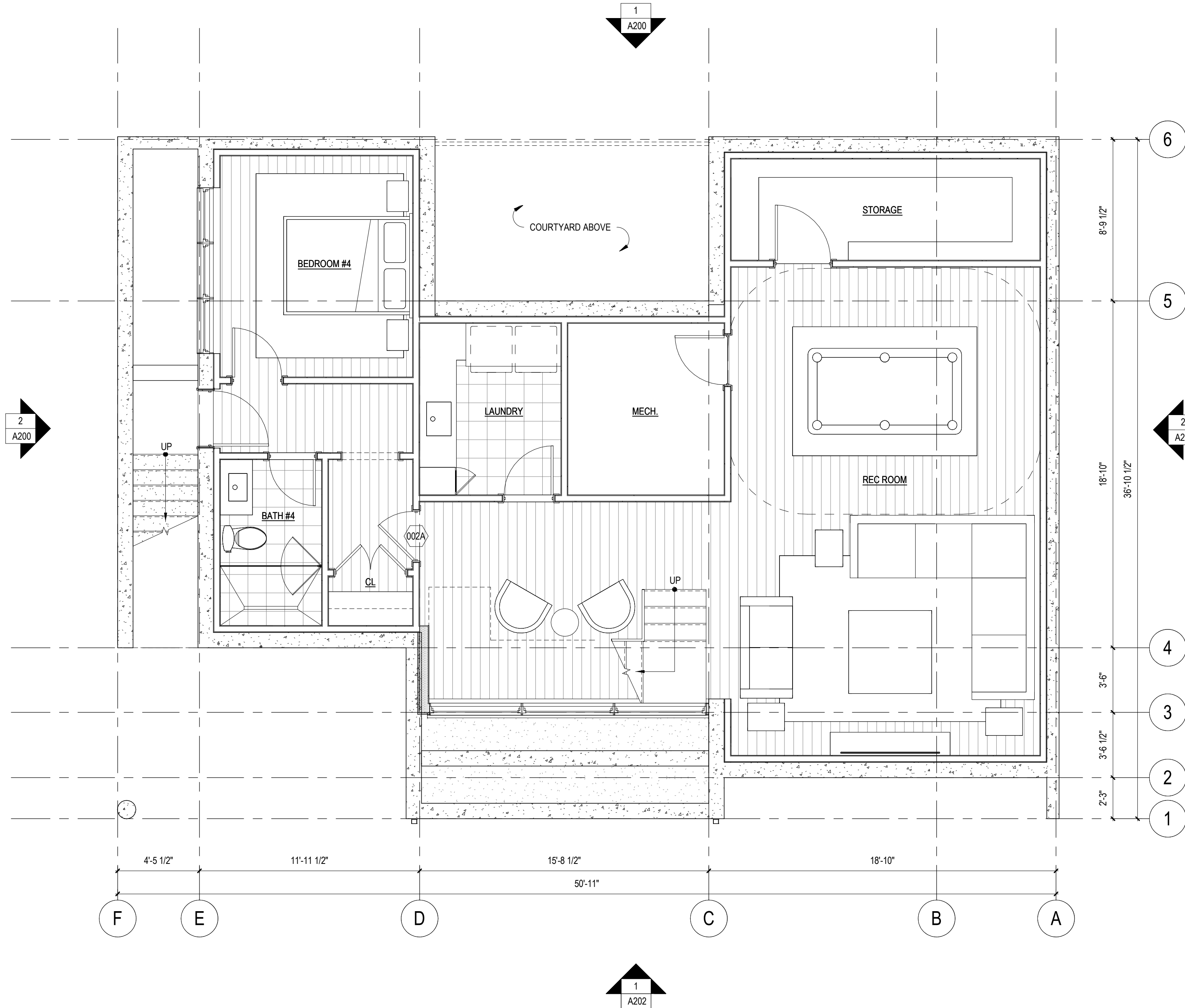
1 North Elevation
SCALE: 1/4" = 1'-0"

WALL KEY

	EXISTING TO REMAIN
	NEW INTERIOR PARTITION
	NEW INSULATED INTERIOR FURRING WALL
	NEW EXTERIOR WALL
	NEW CONCRETE FOUNDATION WALL

GENERAL FLOOR PLAN NOTES

- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW EXISTING AND PROPOSED DIMENSIONS AND ALIGNMENTS AND CONFIRM LOCATIONS AND ALIGNMENTS SHOWN CAN BE ACHIEVED. DISCREPANCIES BETWEEN PROPOSED ALIGNMENTS AND LOCATIONS AND EXISTING CONDITIONS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO INSTALLATION OF THE WORK.
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- SEE ROOF PLAN FOR ROOF INFORMATION.
- SEE DOOR SCHEDULE FOR DOOR INFORMATION.
- SEE WINDOW SCHEDULE FOR WINDOW INFORMATION.
- SEE FINISH SCHEDULE FOR FINISH INFORMATION.

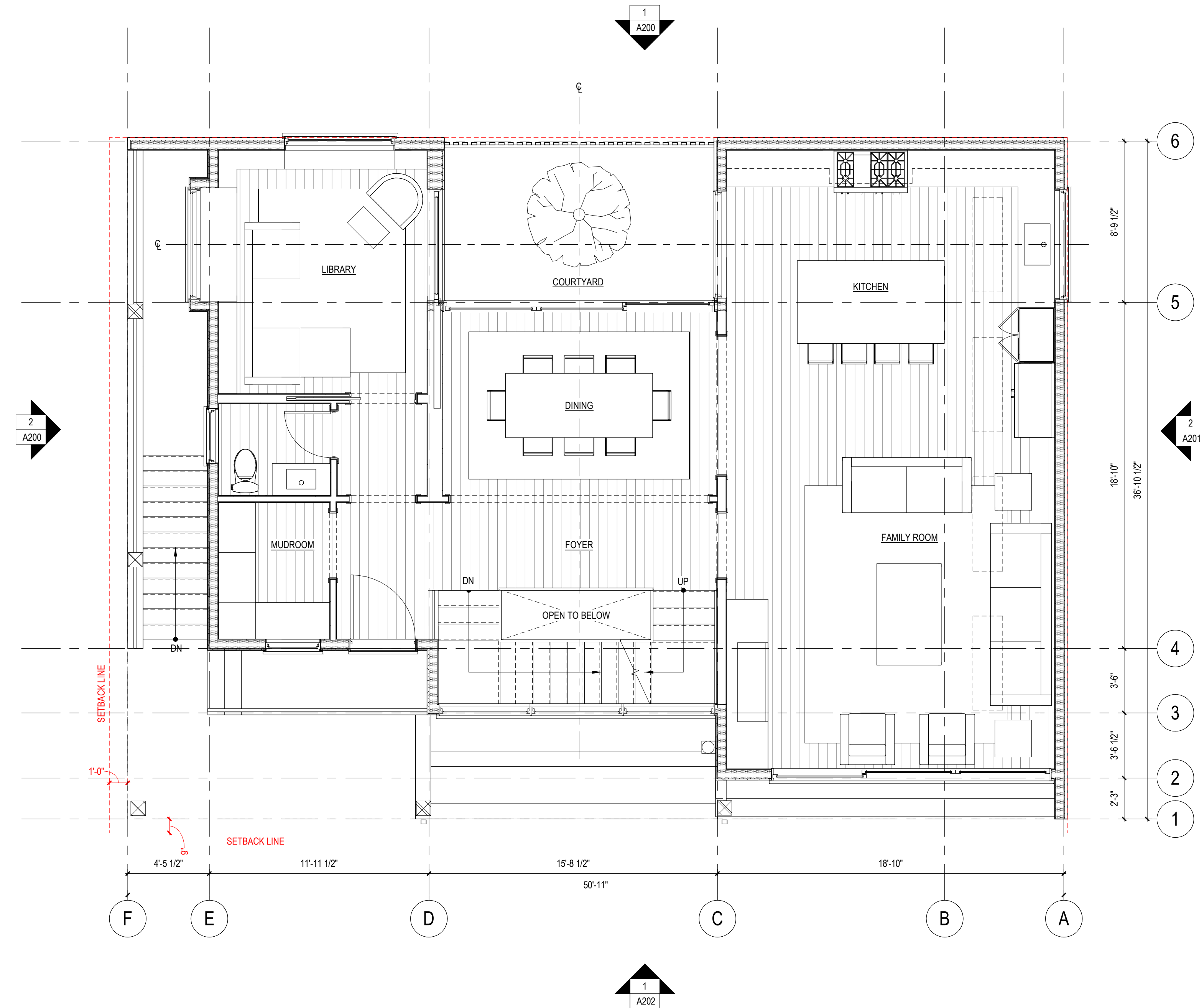


WALL KEY

	EXISTING TO REMAIN
	NEW INTERIOR PARTITION
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	NEW EXTERIOR WALL
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9. SEE WINDOW SCHEDULE FOR WINDOW INFORMATION.
10. SEE FINISH SCHEDULE FOR FINISH INFORMATION.



Ellery Residences

Project Number

106 Ellery Street
Cambridge, MA 02138

Blue Hour Design, LLC
450 Harrison Avenue, Suite 412B
Boston, MA 02118
www.BlueHourDesign.com

ISSUANCE:
Project Status

REVISION:

DATE: 8/17/2026
SCALE: 1/4" = 1'-0"
DRAWN: JE
CHECKED: KS

SHEET INFO:
Level 1 Floor Plan - Rear House

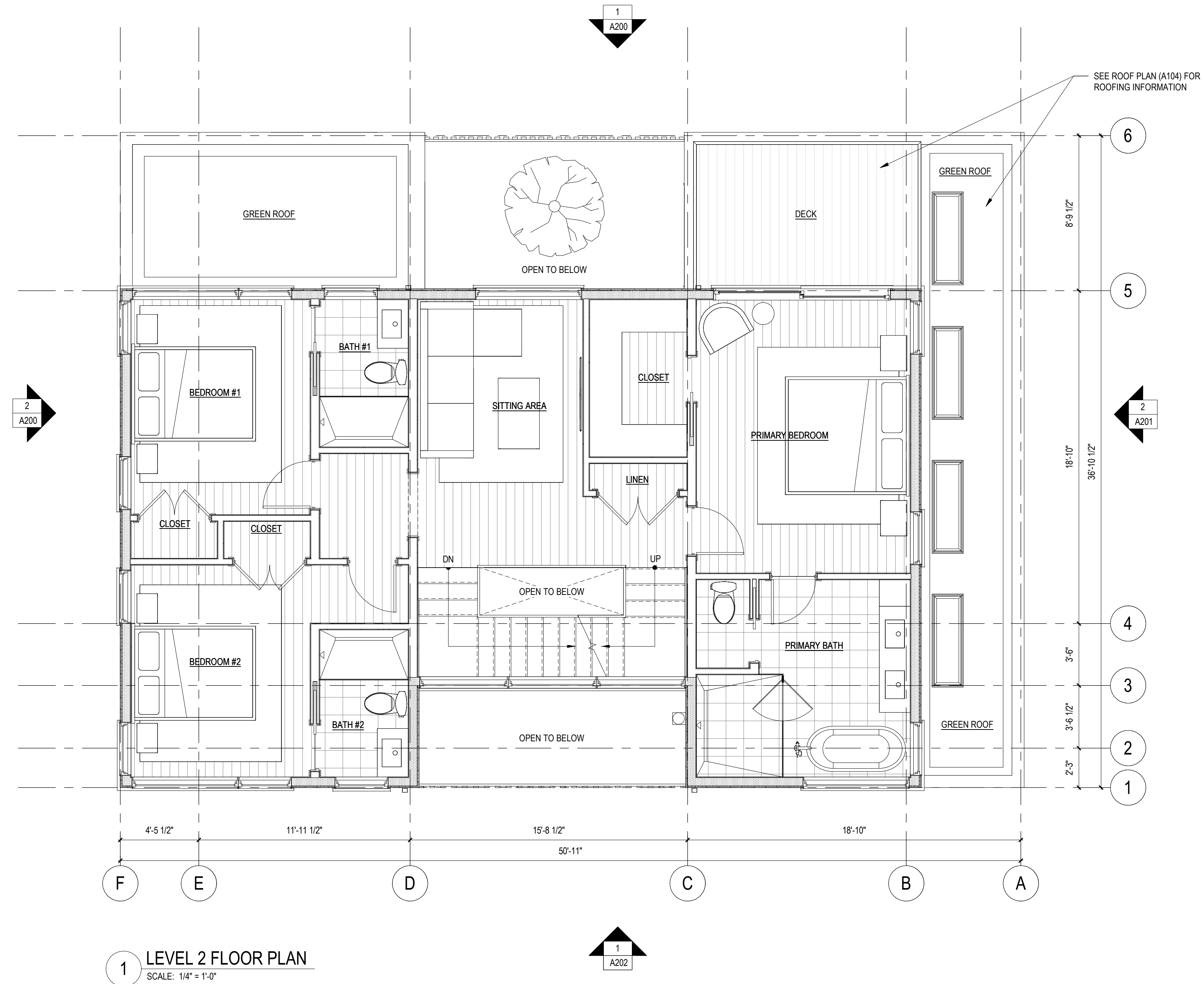
A101

WALL KEY

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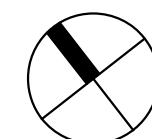
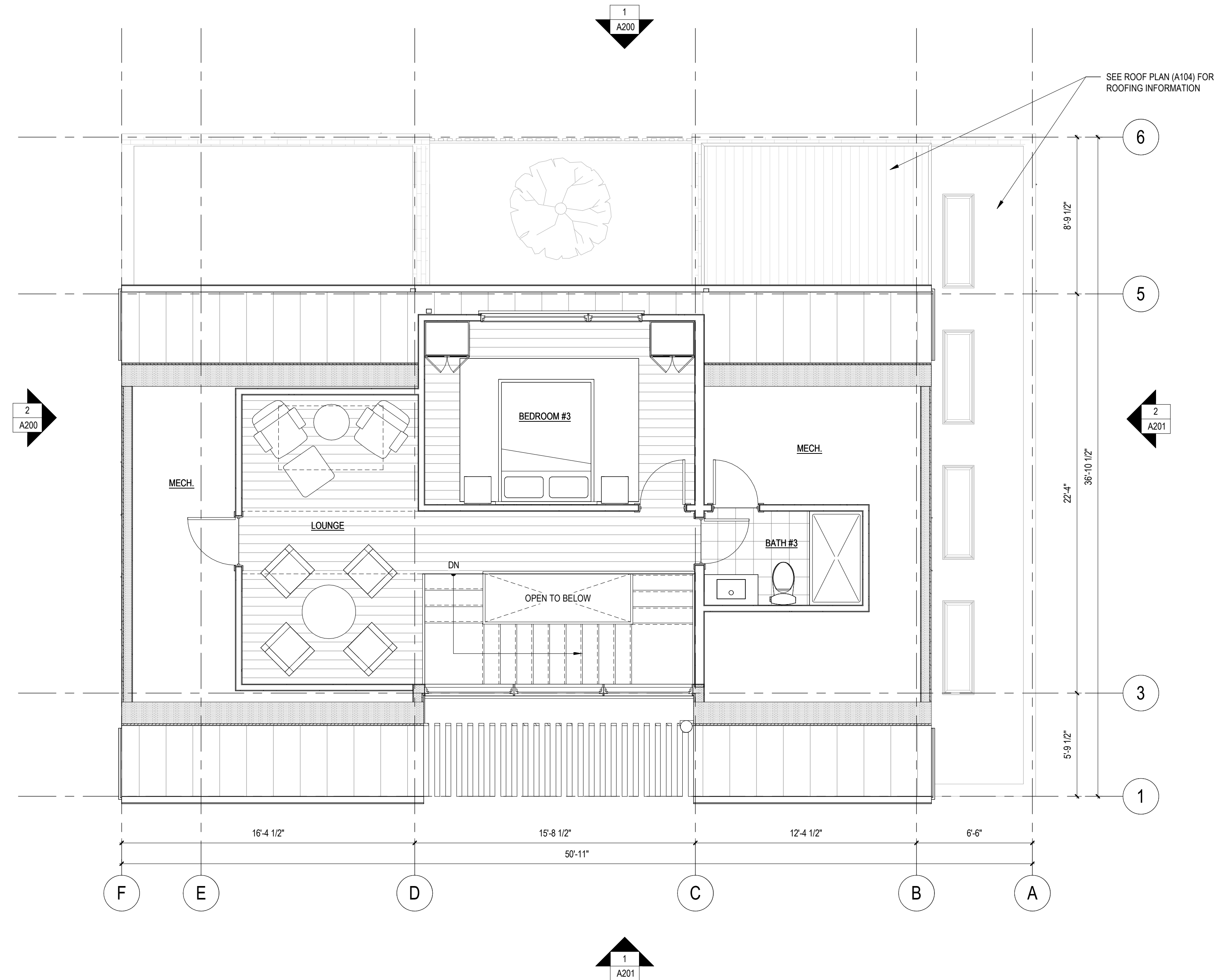
1 LEVEL 2 FLOOR PLAN
SCALE: 1/4" = 1'-0"

WALL KEY

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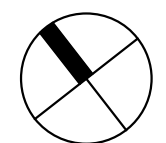
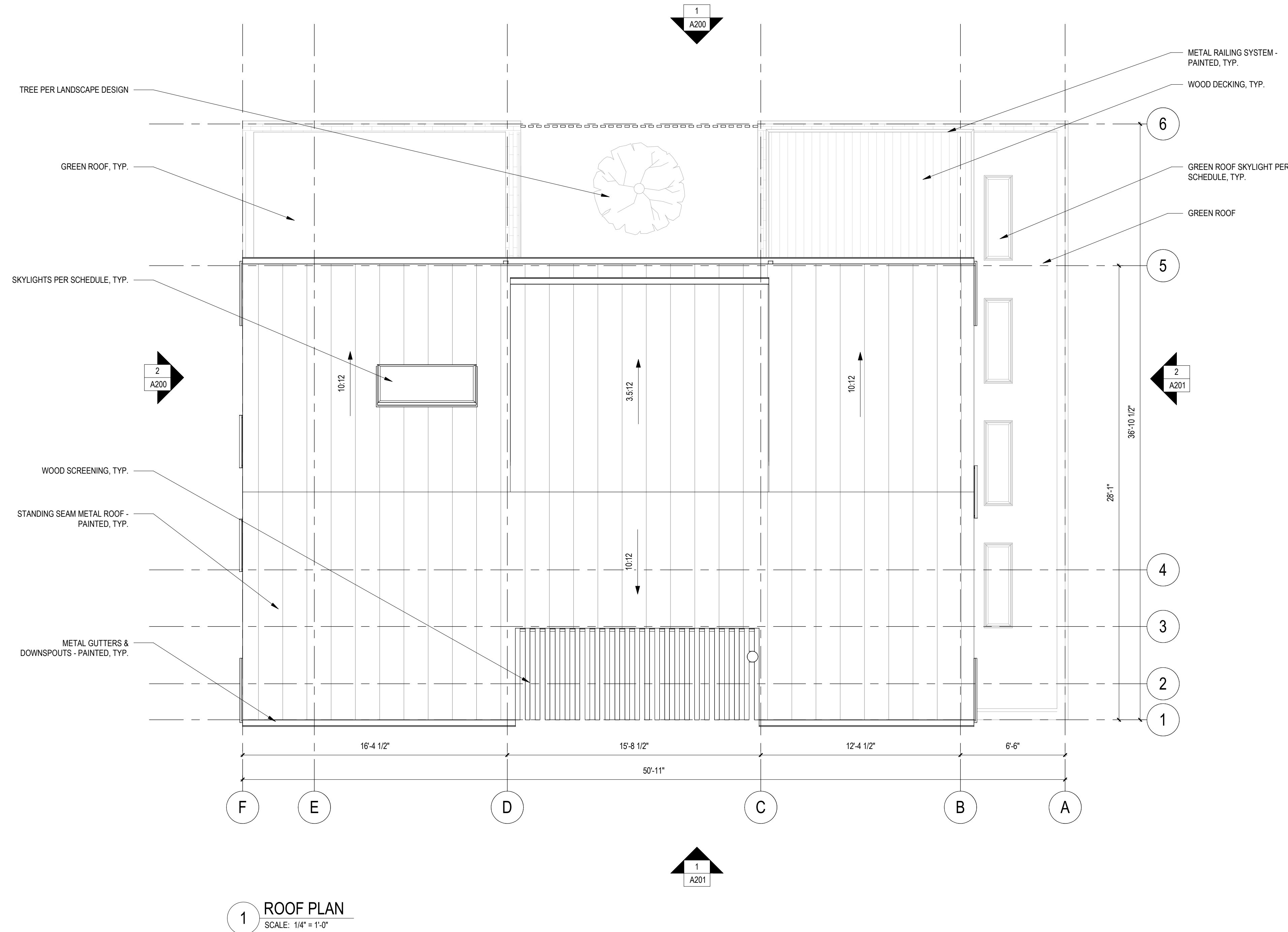


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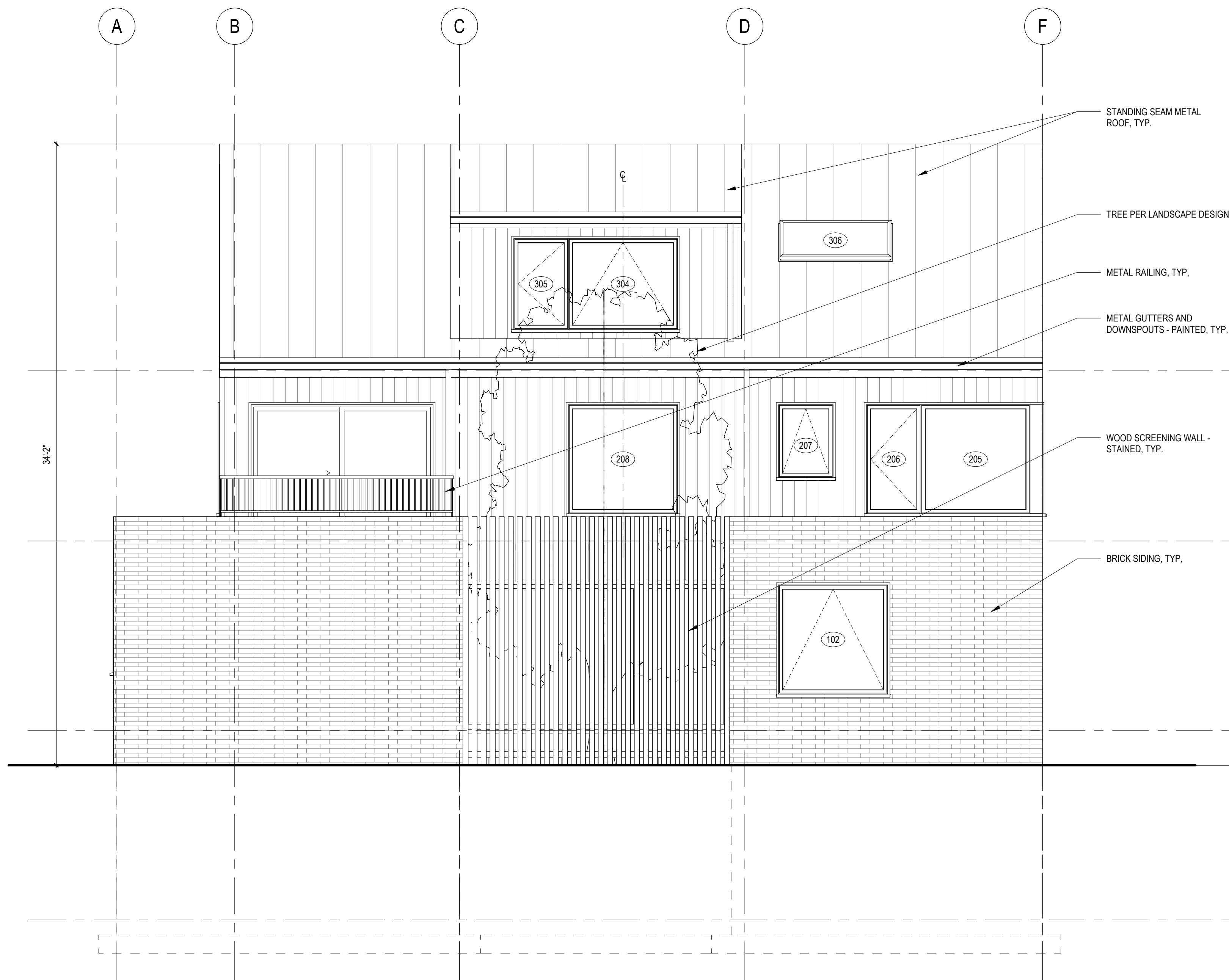


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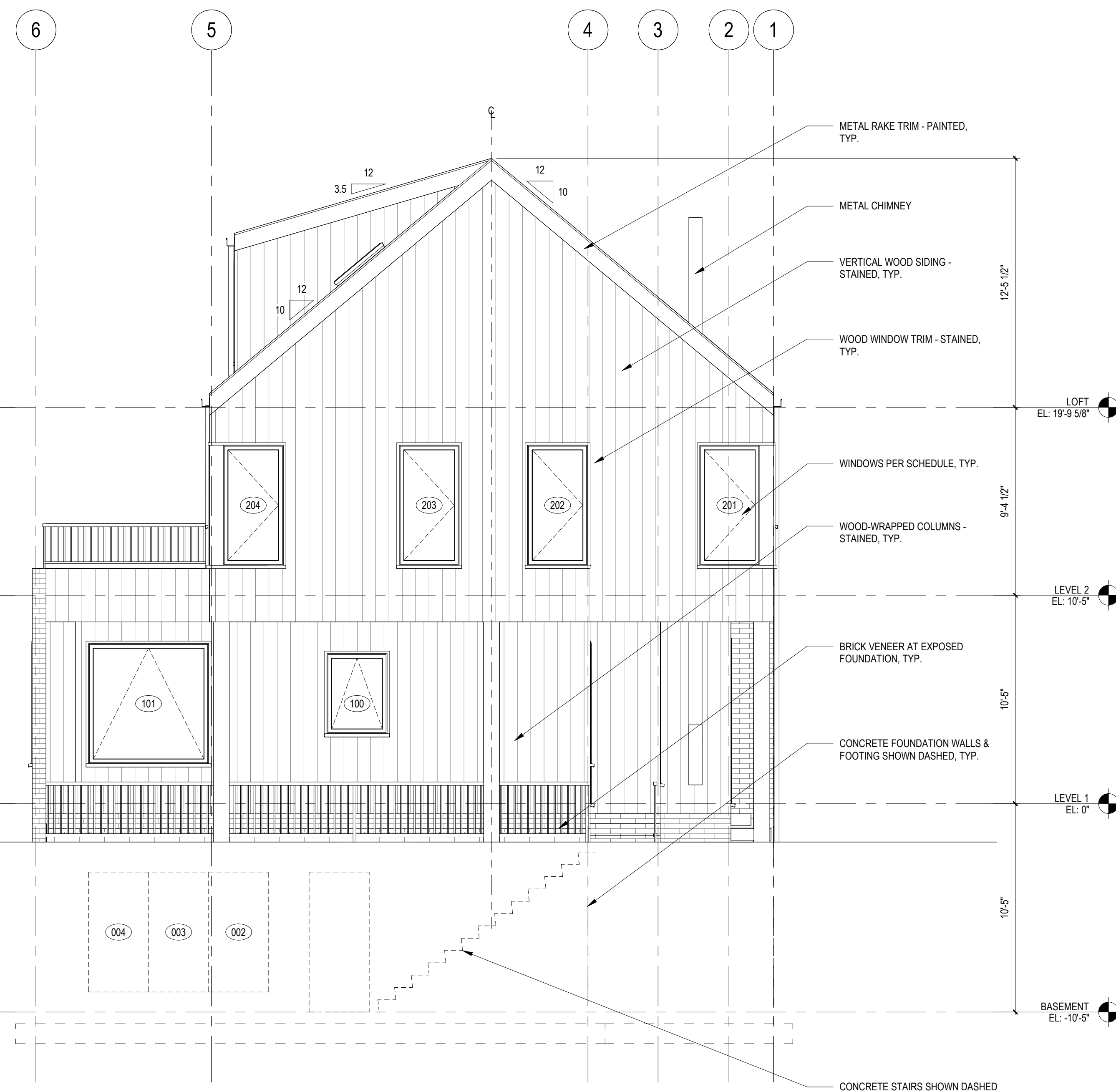
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1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



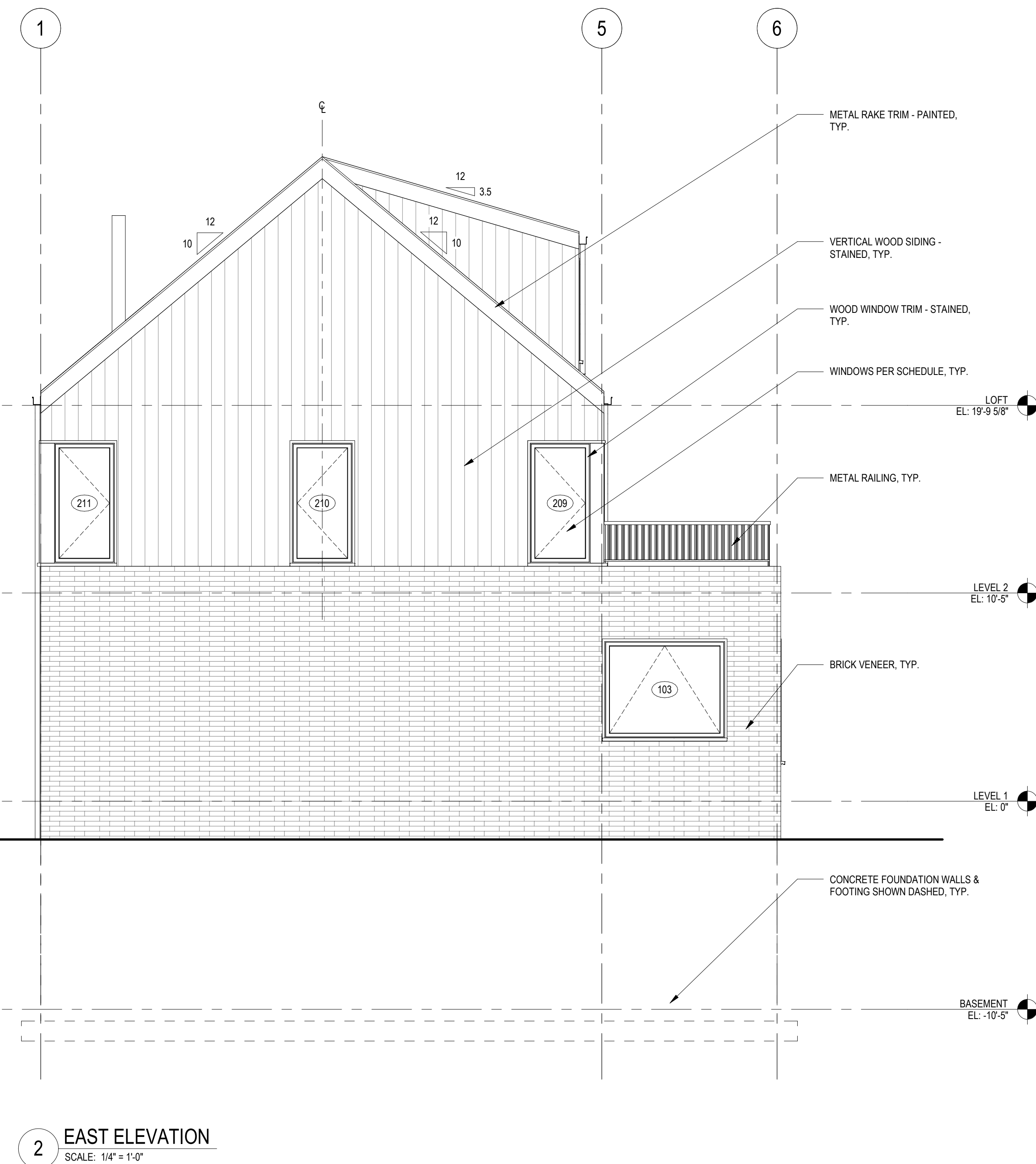
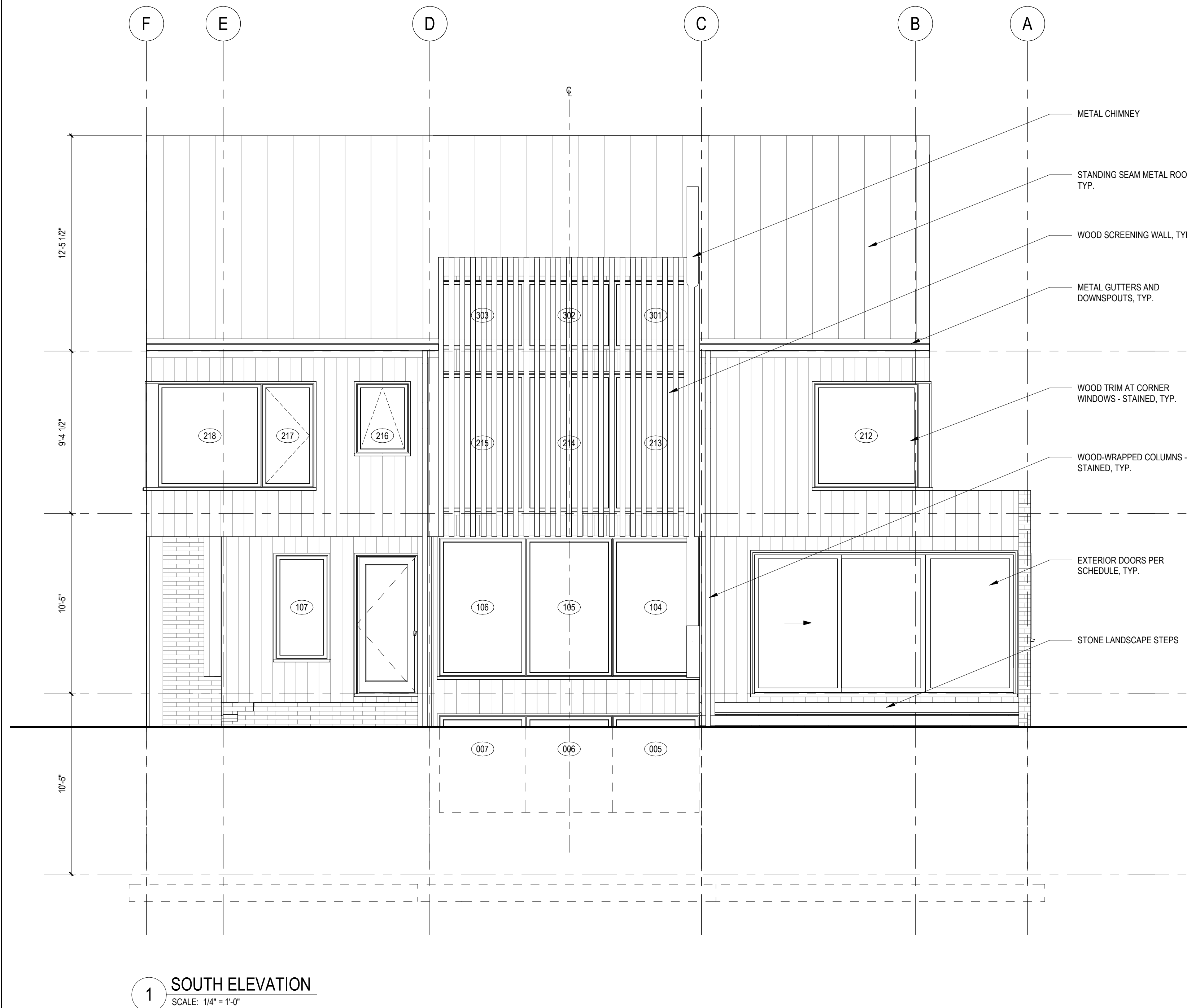
2 WEST ELEVATION
SCALE: 1/4" = 1'-0"

WALL KEY

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Ellery Residences

Project Number

106 Ellery Street
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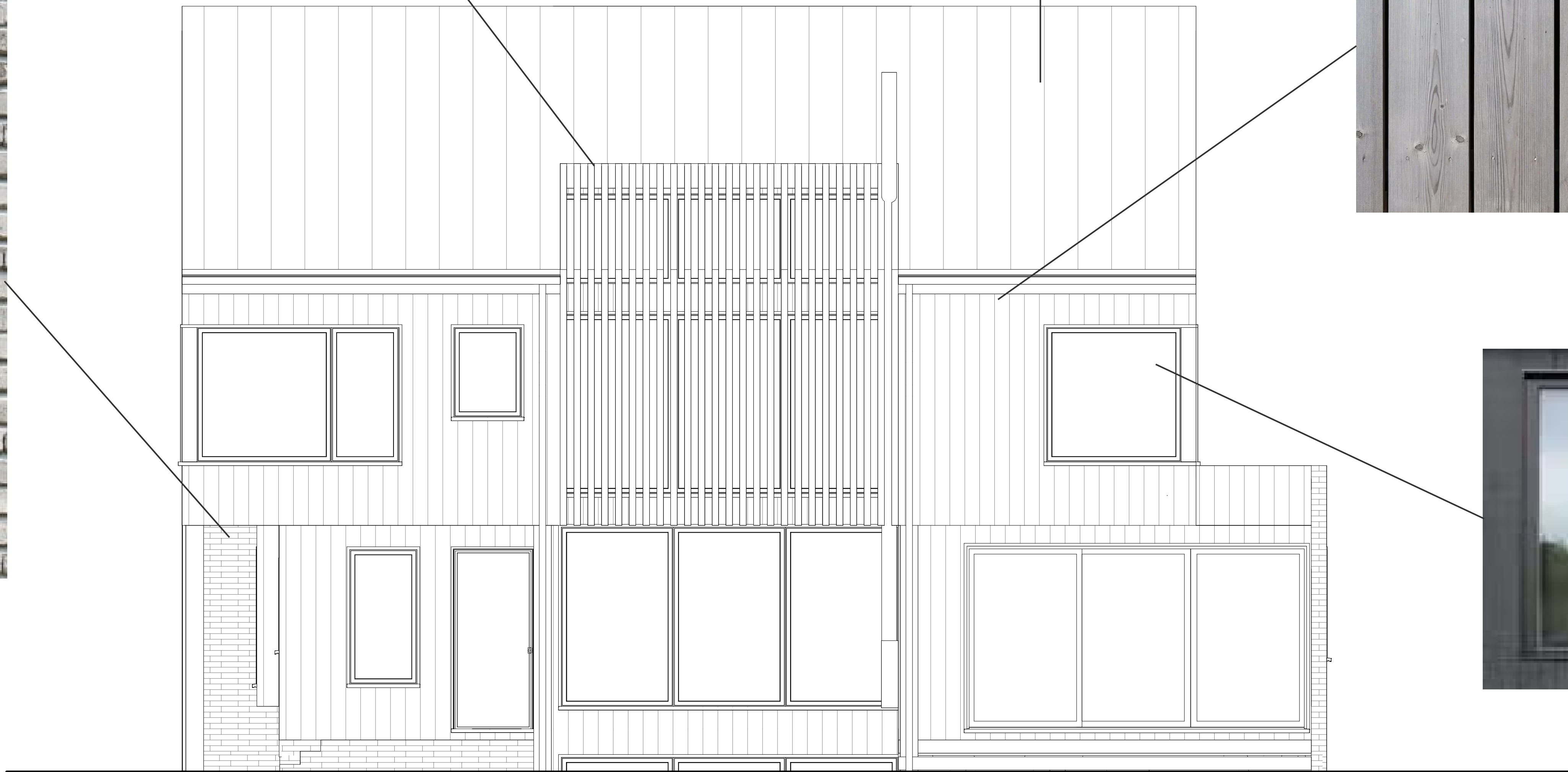
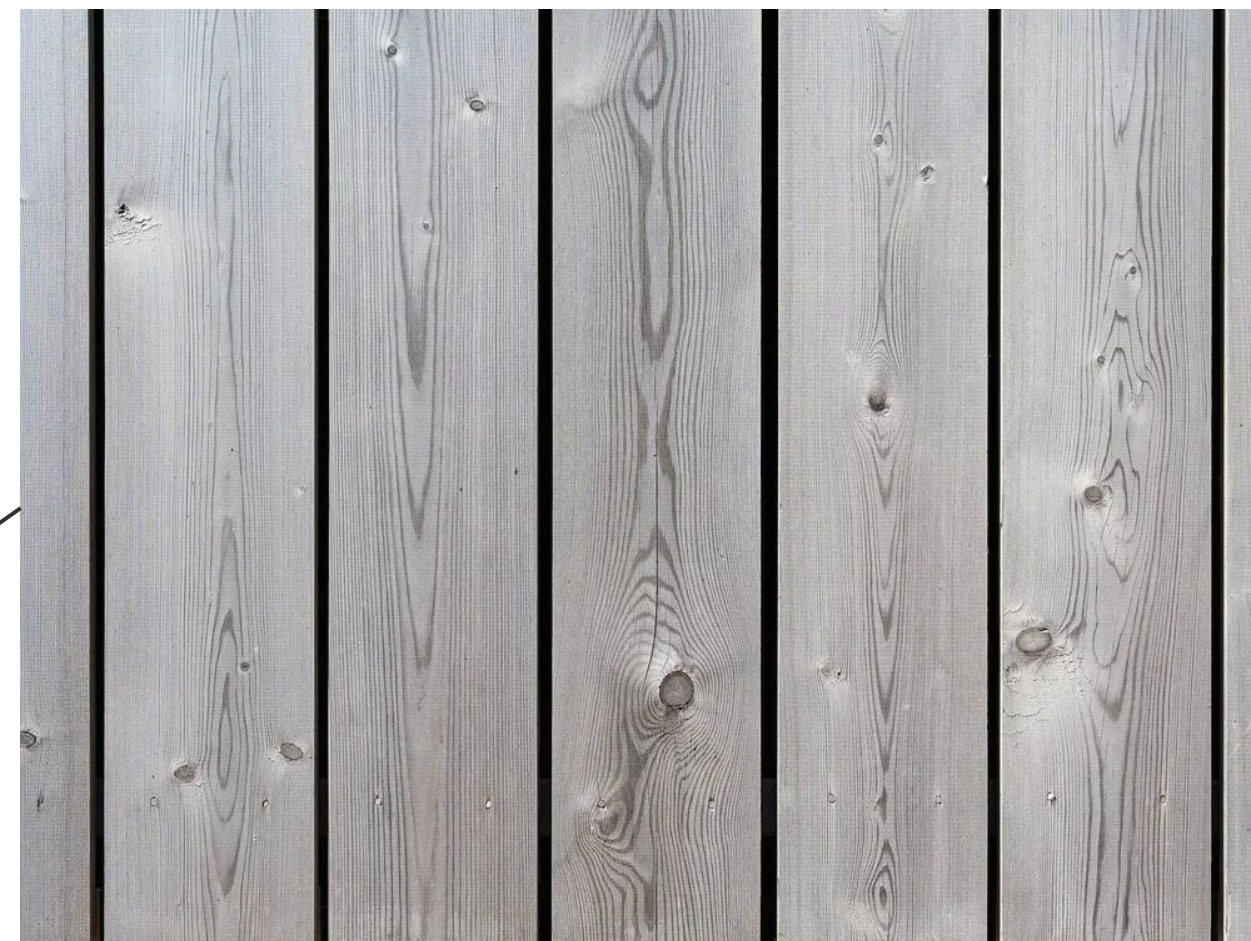
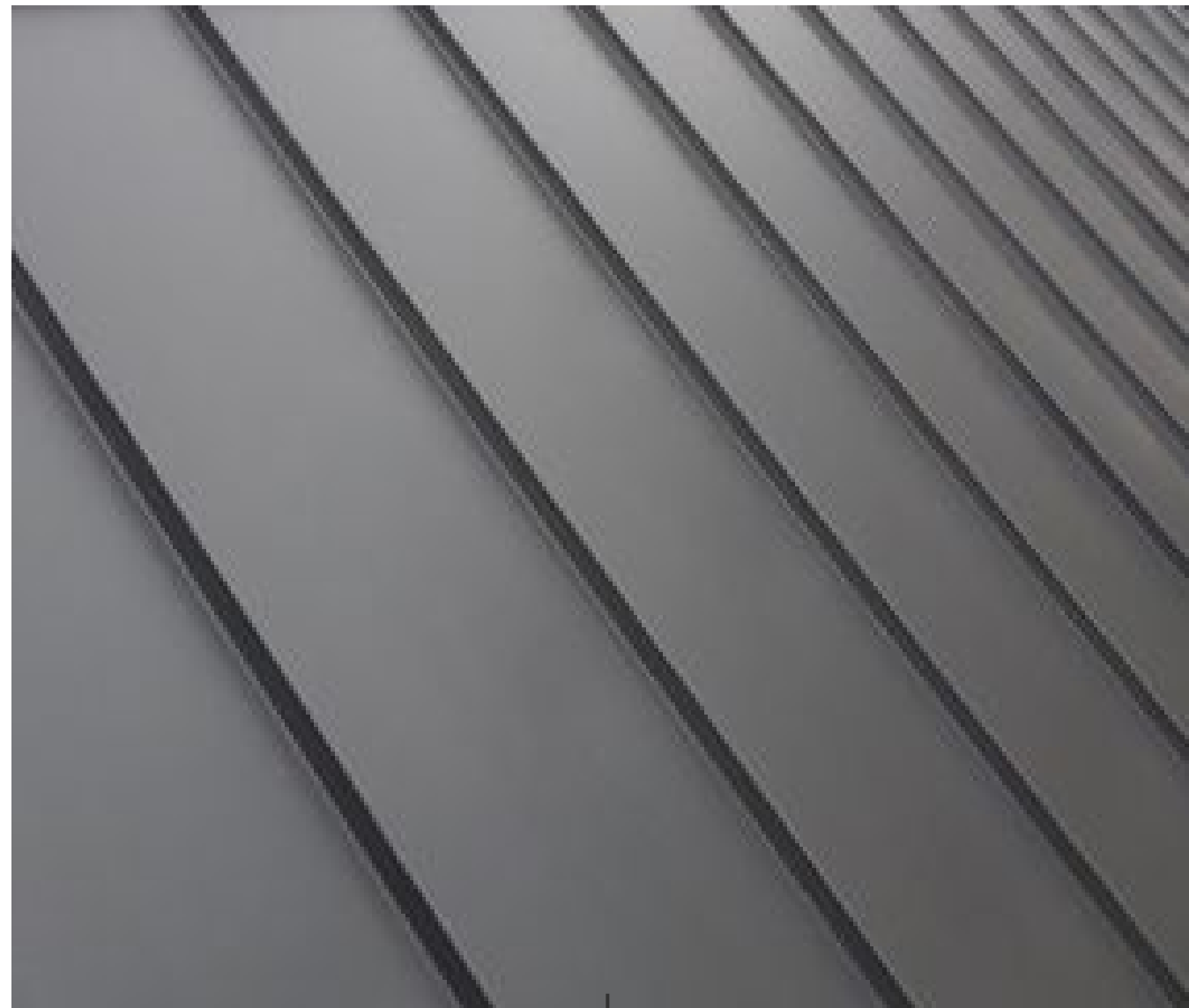
Blue Hour Design, LLC
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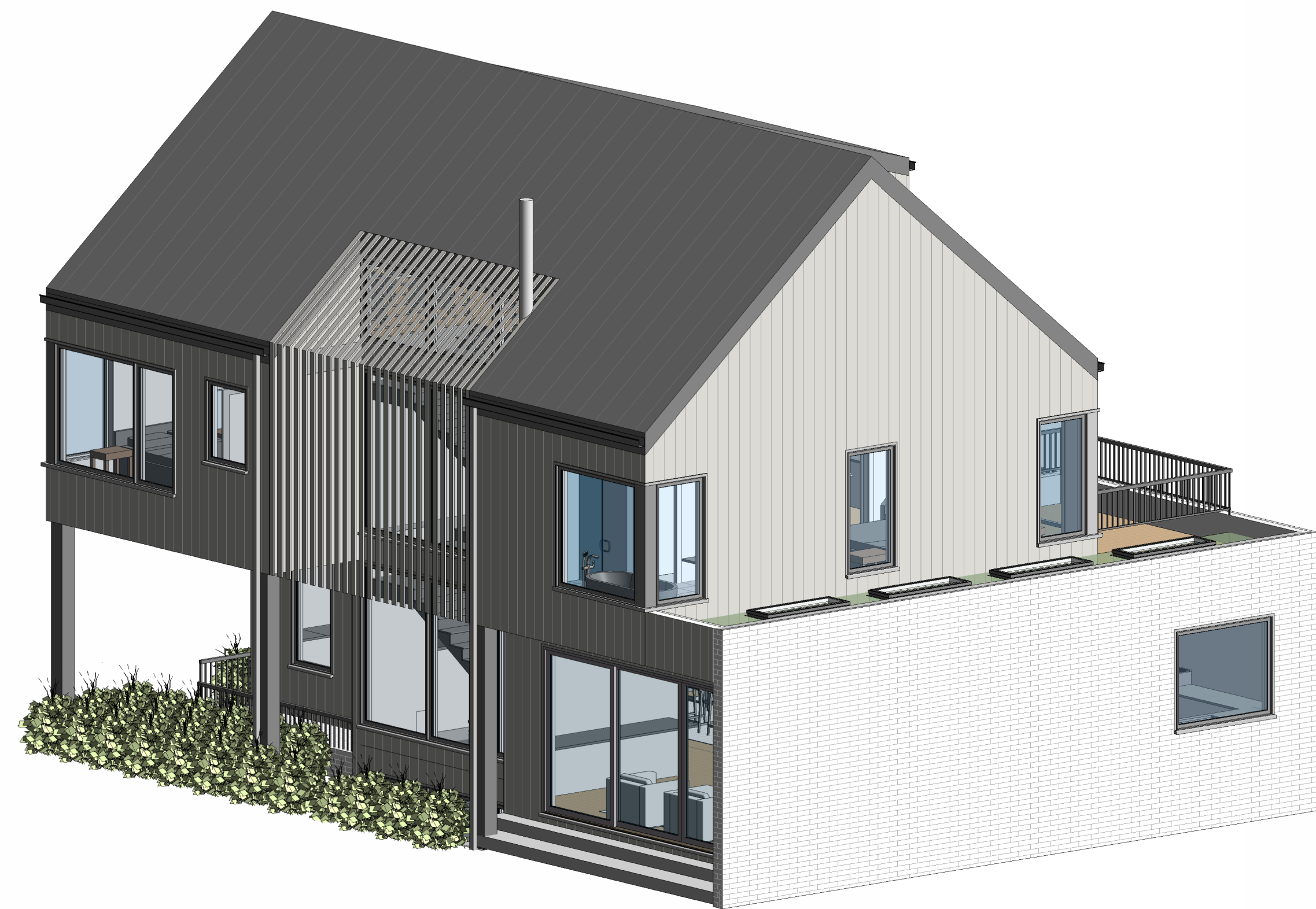
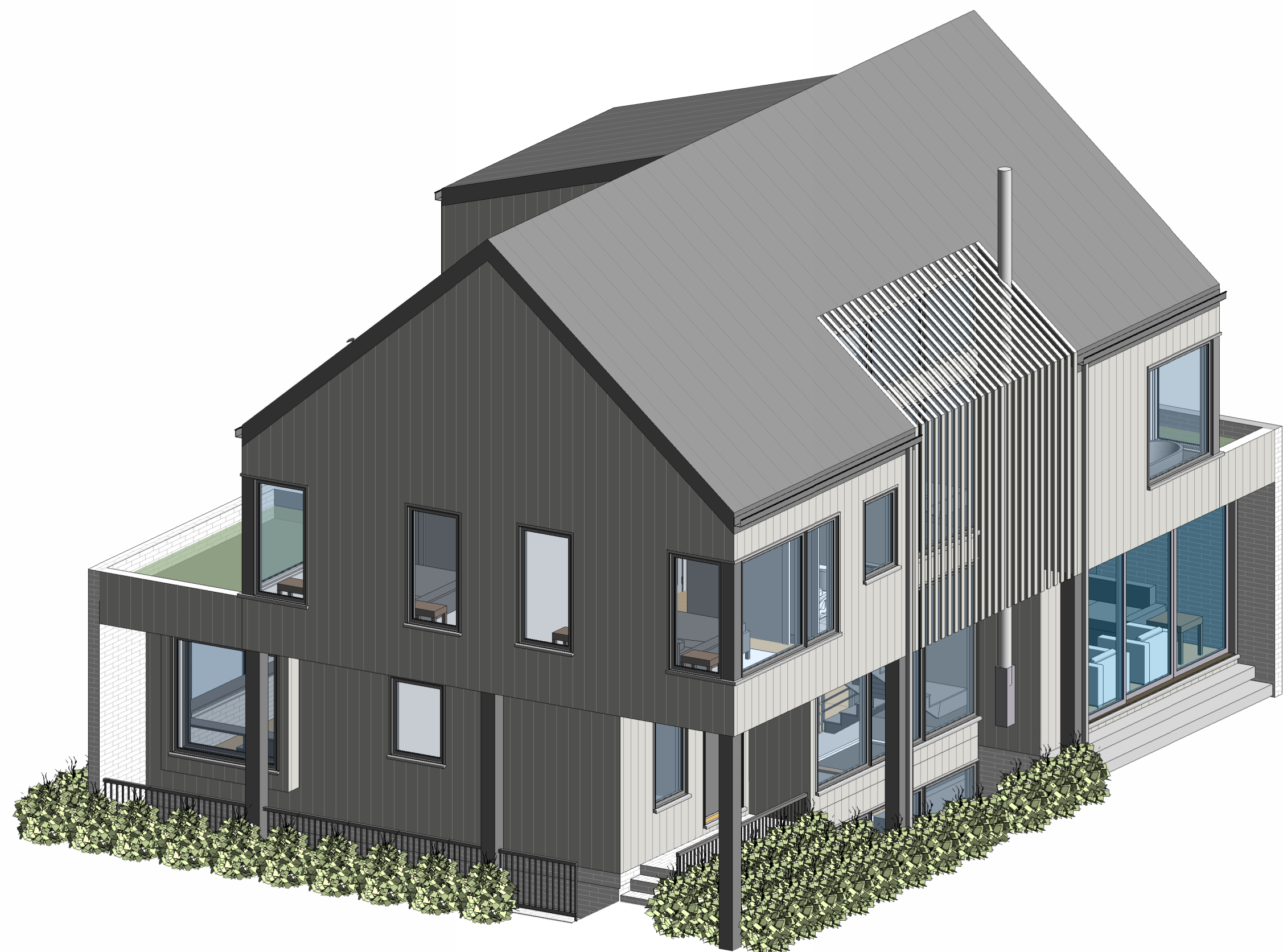
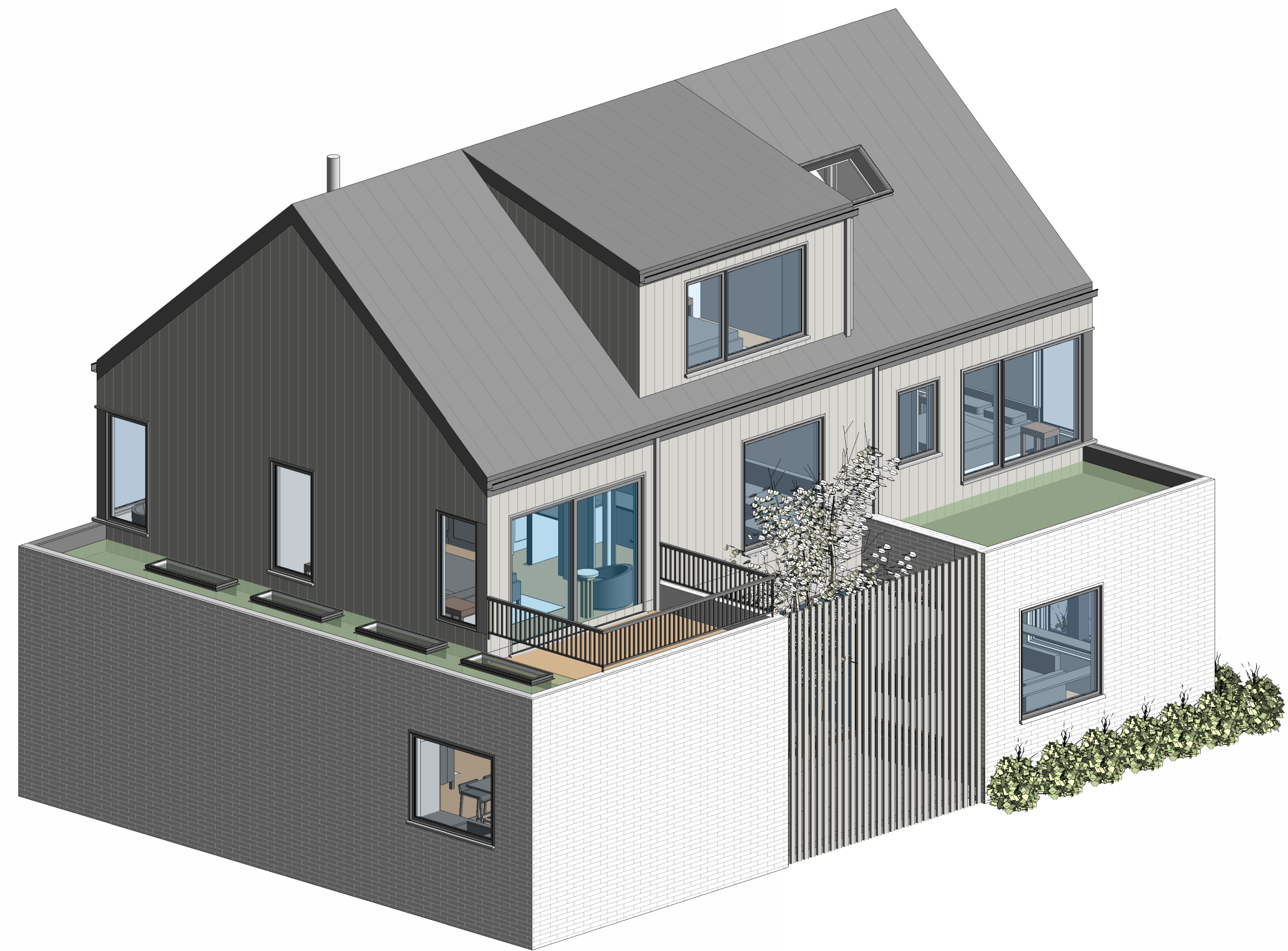
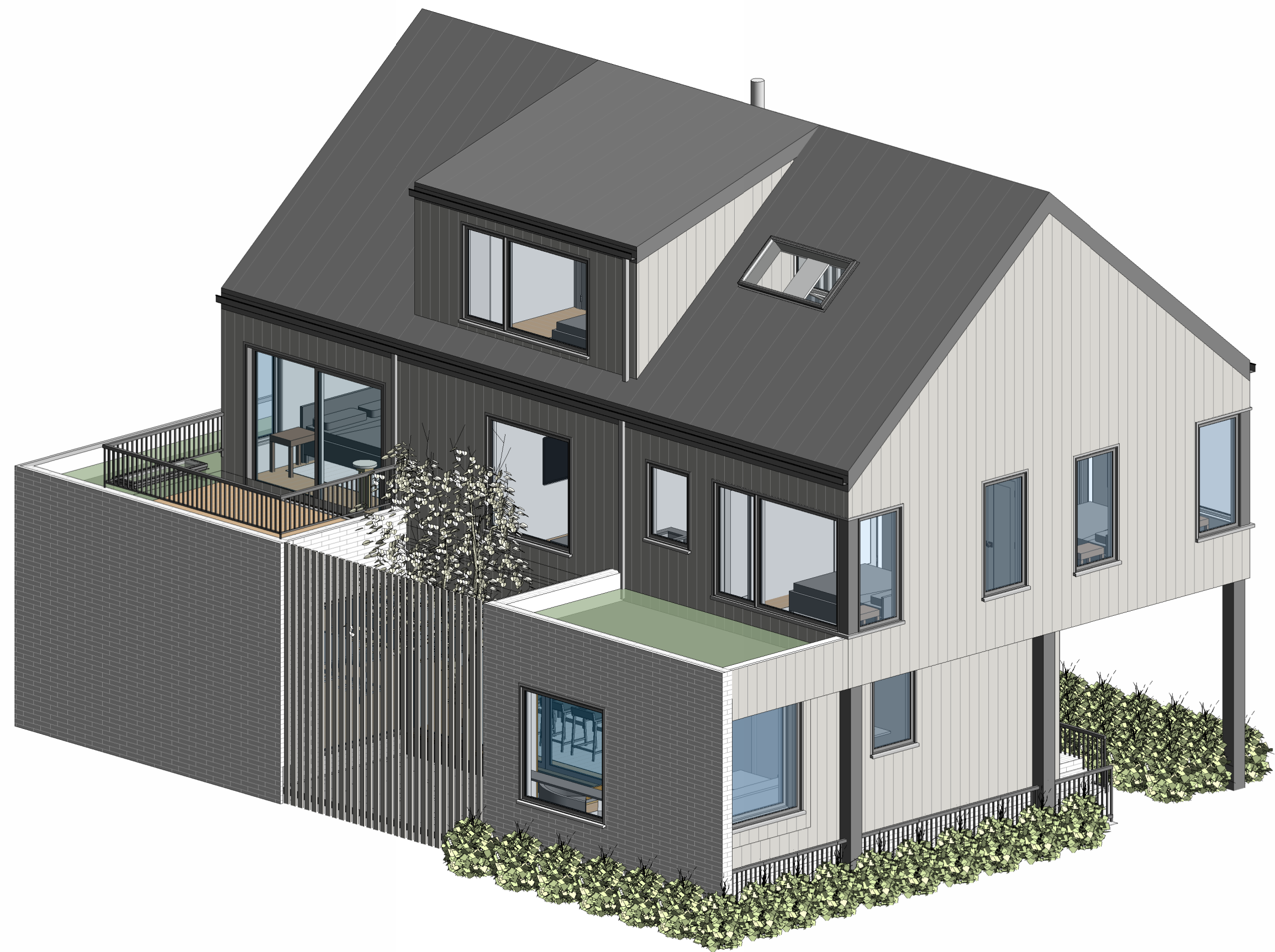
ISSUANCE:
Project Status

REVISION:

DATE: 8/17/2026
SCALE:
DRAWN: JE
CHECKED: KS

SHEET INFO:
Rear House Materials





Ellery Residences

Project Number

106 Ellery Street
Cambridge, MA 02138

Blue Hour Design, LLC
450 Harrison Avenue, Suite 412B
Boston, MA 02118
www.BlueHourDesign.com

ISSUANCE:
Project Status

REVISION:

DATE: 8/17/2026

SCALE:

DRAWN: JE

CHECKED: KS

SHEET INFO:
Rear House 3D Views



Ellery Residences

202508.00

106 Ellery Street
Cambridge, MA

Blue Hour Design, LLC
450 Harrison Avenue, Suite 412B
Boston, MA 02118
www.BlueHourDesign.com

ISSUANCE:
MID-CAMBRIDGE NEIGHBORHOOD
CONSERVATION DISTRICT SUBMISSION
REVISION:

DATE: 8/17/2026
SCALE: 3/16" = 1'-0"
DRAWN: JE
CHECKED: KS

SHEET INFO:
Site Elevation - West



Ellery Residences

202508.00

106 Ellery Street
Cambridge, MA

Blue Hour Design, LLC
450 Harrison Avenue, Suite 412B
Boston, MA 02118
www.BlueHourDesign.com

ISSUANCE:
MID-CAMBRIDGE NEIGHBORHOOD
CONSERVATION DISTRICT SUBMISSION
REVISION:

DATE: 8/17/2026
SCALE: 3/16" = 1'-0"
DRAWN: JE
CHECKED: KS
SHEET INFO:
Site Elevation - North



Ellery Residences

202508.00

106 Ellery Street
Cambridge, MA

Blue Hour Design, LLC
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Boston, MA 02118
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ISSUANCE:
MID-CAMBRIDGE NEIGHBORHOOD
CONSERVATION DISTRICT SUBMISSION
REVISION:

DATE: 8/17/2026
SCALE: 3/16" = 1'-0"
DRAWN: JE
CHECKED: KS

SHEET INFO:
Site Elevation - East



Ellery Residences

202508.00

106 Ellery Street
Cambridge, MA

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450 Harrison Avenue, Suite 412B
Boston, MA 02118
www.BlueHourDesign.com

ISSUANCE:
MID-CAMBRIDGE NEIGHBORHOOD
CONSERVATION DISTRICT SUBMISSION
REVISION:

DATE: 8/17/2026
SCALE: 3/16" = 1'-0"
DRAWN: JE
CHECKED: KS

SHEET INFO:
Site Elevation - South

Tree Survey 106 Ellery Street - On-site Trees					
Location	DBH (inches)	Species	Action	Status	Bylaw Applicable
2	22"	Black Cherry	To Remain	Significant	Yes
3	6"	Black Cherry	To Remain	Significant	Yes
4	16"	Hemlock	To Be Removed	Significant	Yes
5	31"	Norway Maple	To Remain	Significant	Yes
6	8"	Dogwood	To Be Removed	Significant	Yes
8	14"	Black Cherry	To Remain	Significant	Yes
9	11"	Black Cherry	To Remain	Significant	Yes

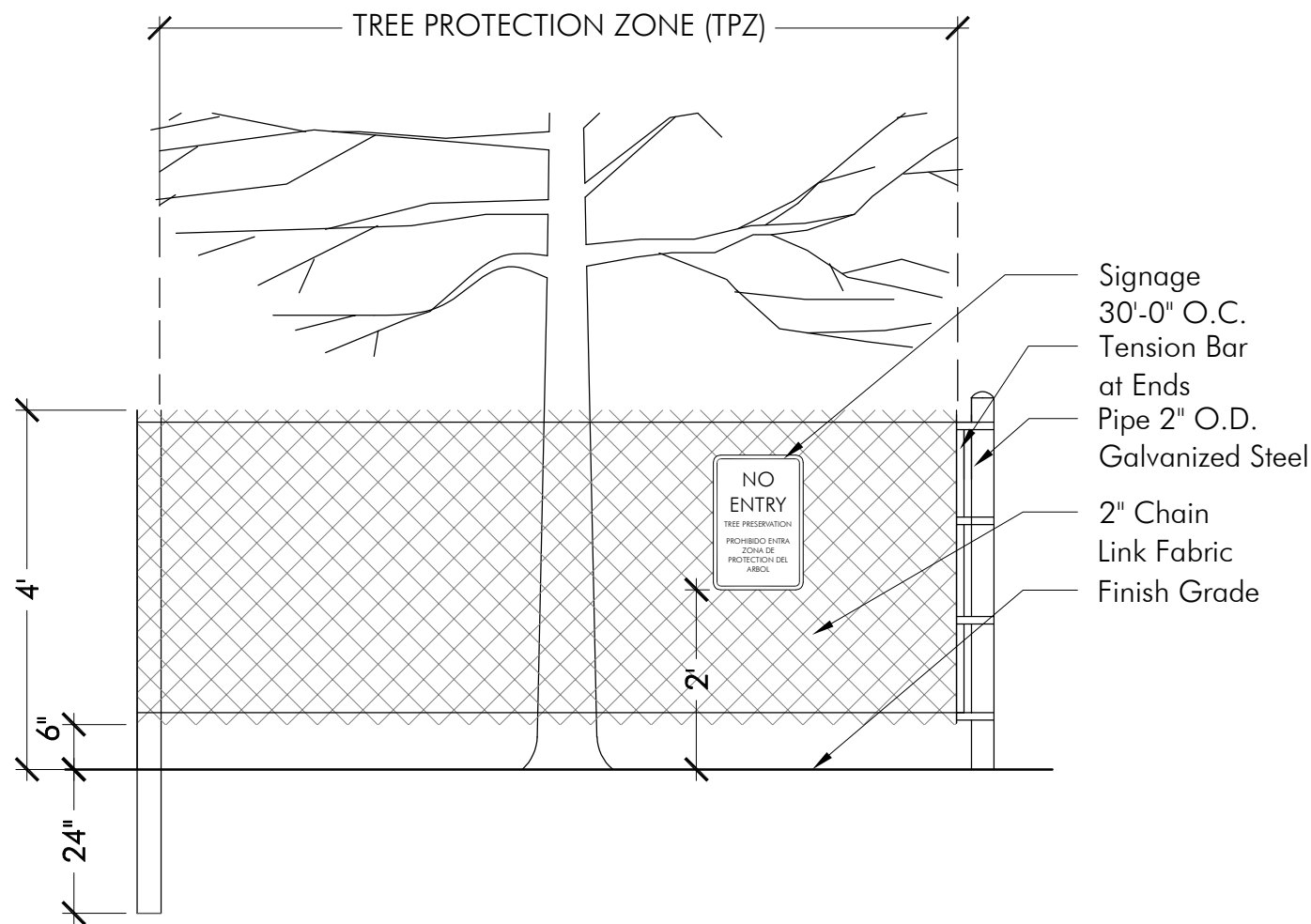
Tree Survey 106 Ellery Street - Off-site Trees					
Location	DBH (inches)	Species	Action	Status	Bylaw Applicable
1*	Sapling	Kentucky Coffeetree	To Remain	Significant	Yes
7*	51"	Red Oak	To Remain	Significant	Yes
10*	14.5"	Norway Maple	To Remain	Significant	Yes
11*	9"	Honey Locust	To Remain	Significant	Yes

Tree Mitigation		
Existing Trees TBR (DBH)	Caliper of Trees To Be Removed	Total Caliper of Proposed Trees
Existing Trees TBR (DBH)	24"	
Proposed Trees		15"

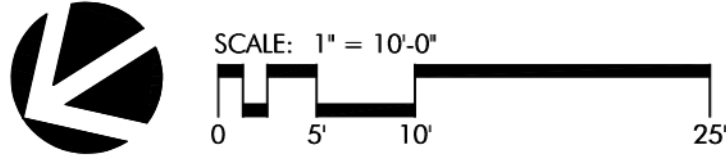
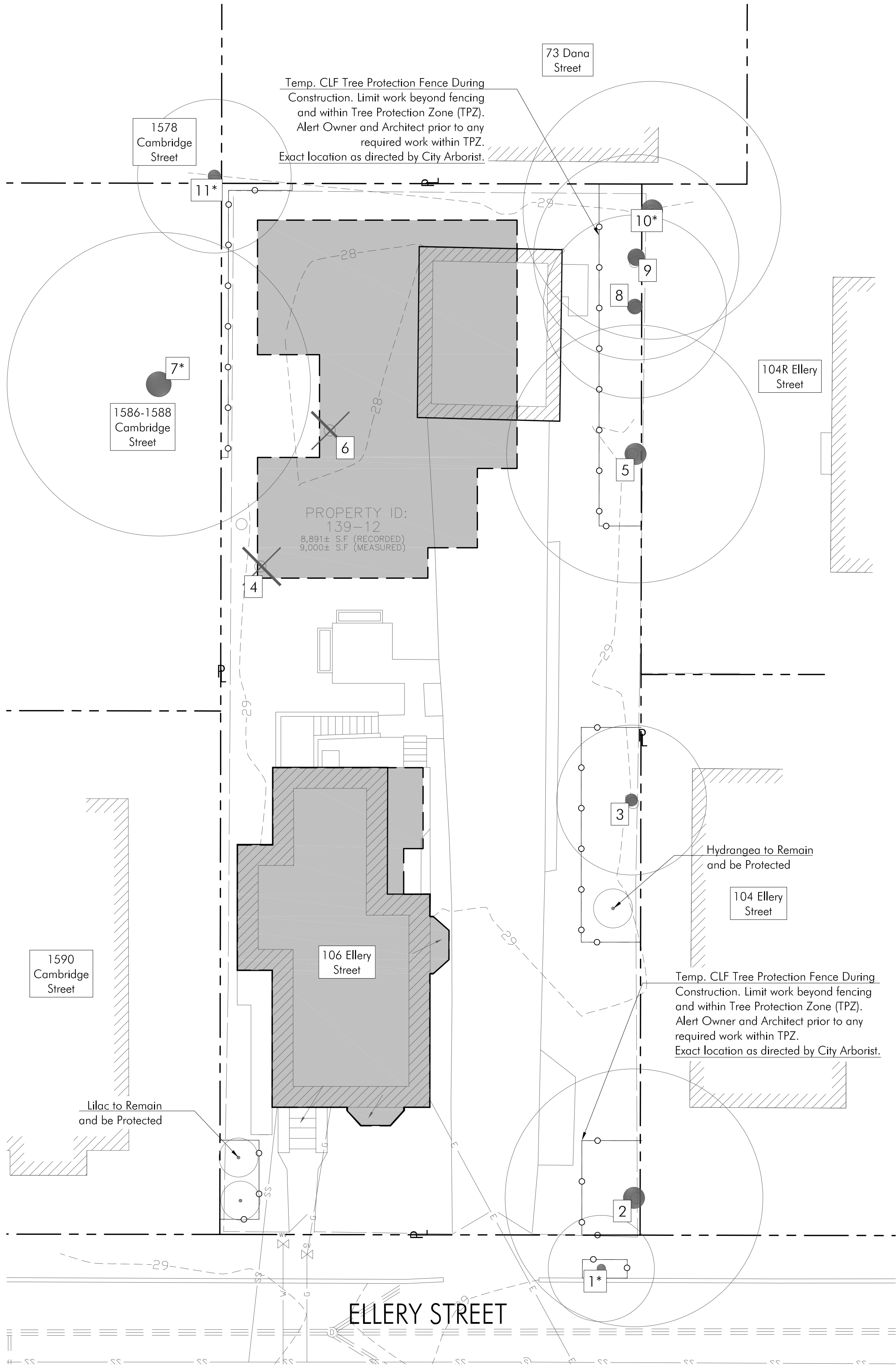
DBH = Diameter at Breast Height = trunk diameter measured 4 ½ feet from the ground. For multiple trunk trees, DBH is the aggregate diameter
CAL = Caliper = trunk diameter measured 6" above the soil line on trees that measure 4" caliper or smaller. Over 4" caliper trees are measured 12" above the soil line.
NOTES:
* = Tree on abutter's property

	TEMP. TREE PROTECTION FENCE TO BE REMOVED AFTER CONSTRUCTION SEE Tree Protection Detail 1/L1
	SIGNIFICANT TREE TO REMAIN & BE PROTECTED
	SIGNIFICANT TREE TO BE REMOVED
	EXISTING BUILDING FOOTPRINT
	PROPOSED BUILDING FOOTPRINT

- NOTES:
1. Installed tree protection must be in place prior to any work (including demolition), and approved by landscape architect. Tree protection to remain in place throughout construction. Remove for final landscape treatment, after approval by landscape architect.
 2. Adjust location of tree protection within tree dripline only when necessary to perform work shown on Drawings, and as approved by Landscape Architect and Architect prior to adjusting.
 3. Stockpiling of soils, storing of materials, parking of vehicles or location of temporary structures shall not occur at any time within the dripline of trees to remain.
 4. All work within drip line must be done by hand.
 5. Post spacing a maximum of 6' on center, minimum four posts per tree.
 6. Adjust location and depth of posts to avoid tree roots.
 7. When unable to drive steel posts into existing soil, alternate mounting options may be utilized if approved by city arborist.
 8. Sign material to be weather resistant.



1 Tree Protection Zone
SCALE: 1/2" = 1' - 0"



REVISIONS		
MARK	ISSUE	DATE

DRAWING INFORMATION
ISSUE: NOT FOR CONSTRUCTION
DATE: 08/12/2026
SCALE: AS NOTED

PROJECT NUMBER:
DRAWN BY: OW
CHECKED BY: KP

DRAWING TITLE
**TREE PROTECTION
PLAN**

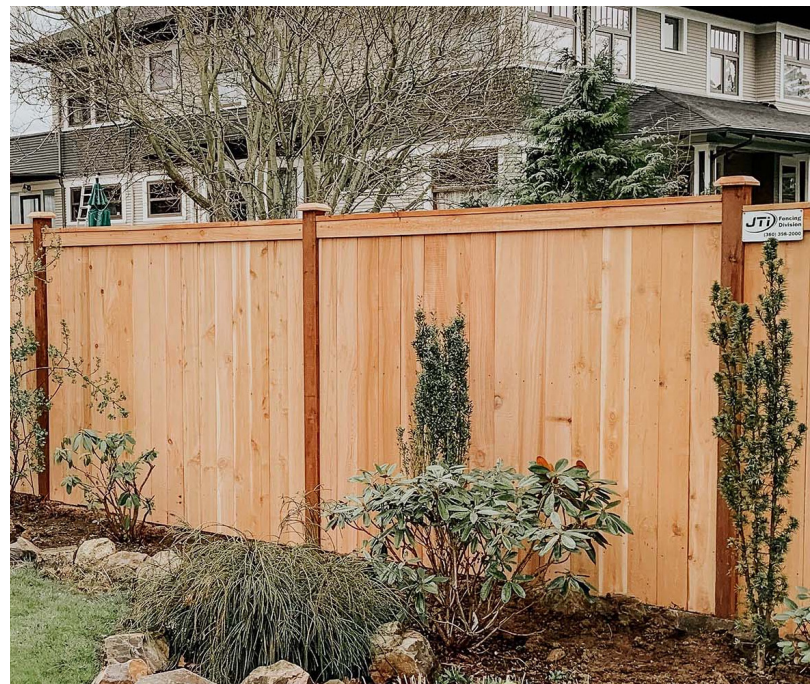
DRAWING NUMBER
L1



Stone Maintenance Edge



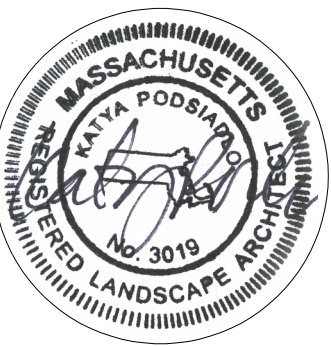
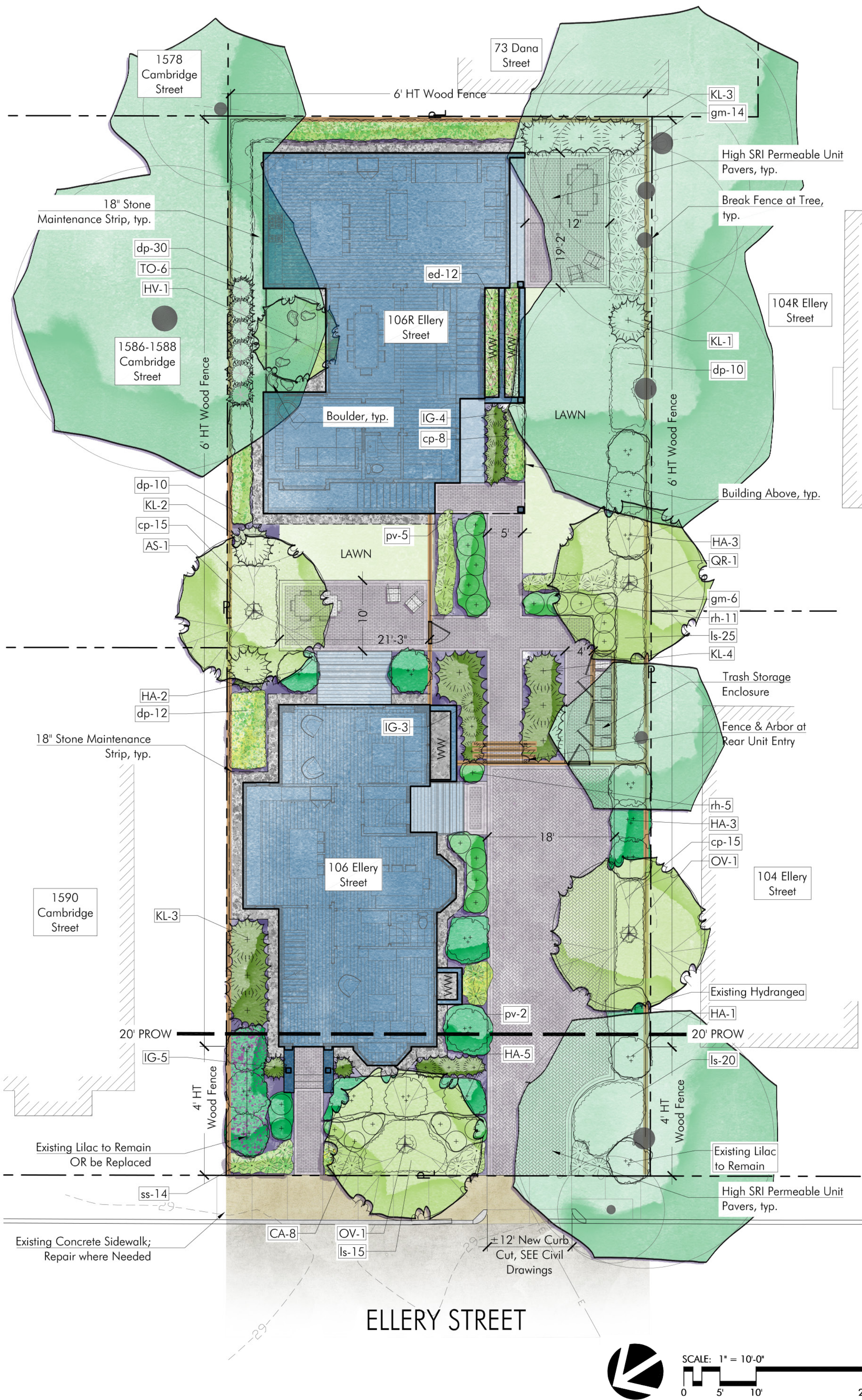
'Opal Blend' Promenade Unit Paver by Unilock



6' Ht. Wood Privacy Fence Along Side & Rear Property Lines



4' Ht. Wood Fence Along Frontage Zone



REVISIONS		
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DRAWING TITLE
**LANDSCAPE
HARDSCAPE PLAN**

DRAWING NUMBER
L2



AS - Sugar Maple



OV - American Hophornbeam



QR - Red Oak



TO - Arborvitae



CA - Hummingbird Summersweet



HA - Annabelle Hydrangea



IG - Common Inkberry



KL - Mountain Laurel



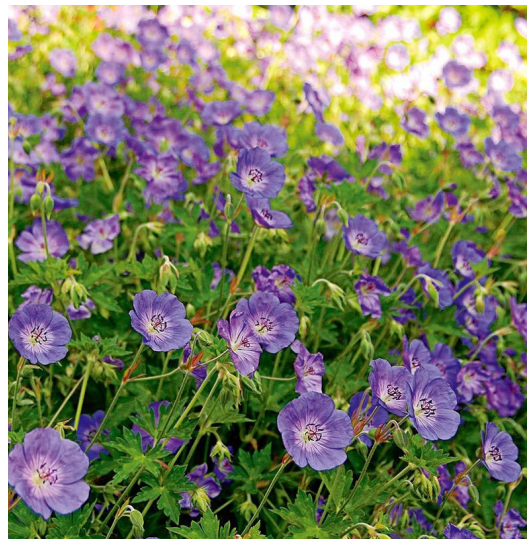
cp - Pennsylvania Sedge



dp - Hayscented Fern



ep - Fire Dragon



gm - Geranium



ls - Lilyturf



pv - Switchgrass



rh - Black Eyed Susan



ss - Little Bluestem

PROPOSED PLANT LIST: 106 Ellery Street

SYM. QTY. LATIN NAME

SHRUBS:

AS	1	Acer saccharum
HV	1	Hamamelis virginiana
OV	2	Ostrya virginiana
QR	1	Quercus rubra

SHRUBS:

CA	8	Clethra alnifolia
HA	14	Hydrangea arborescens 'Annabelle'
IG	12	Ilex glabra 'Gem Box'
KL	13	Kalmia latifolia
TO	6	Thuja occidentalis

PERENNIALS:

cp	38	Carex pensylvanica
dp	62	Dennstaedtia punctilobula
ed	12	Epimedium davidii x lep
gm	20	Geranium maculatum 'Bevans Variety'
ls	60	Liriope spicata
pv	7	Panicum virgatum
rh	17	Rudbeckia hirta
ss	14	Schizachyrium scoparium

COMMON NAME

Sugar Maple	3-3.5" Cal.	B&B
American Witch Hazel	1.5-2" Cal.	B&B
American Hophornbeam	2.5-3" Cal.	B&B
Red Oak	3-3.5" Cal.	B&B

Hummingbird Summersweet	5 gal.	Pots
Annabelle Hydrangea	5 gal.	Pots
Gem Box Inkberry Holly	5 gal.	Pots
Mountain Laurel	5 gal.	Pots
Emerald Green Arborvitae	8-10' Ht.	B&B

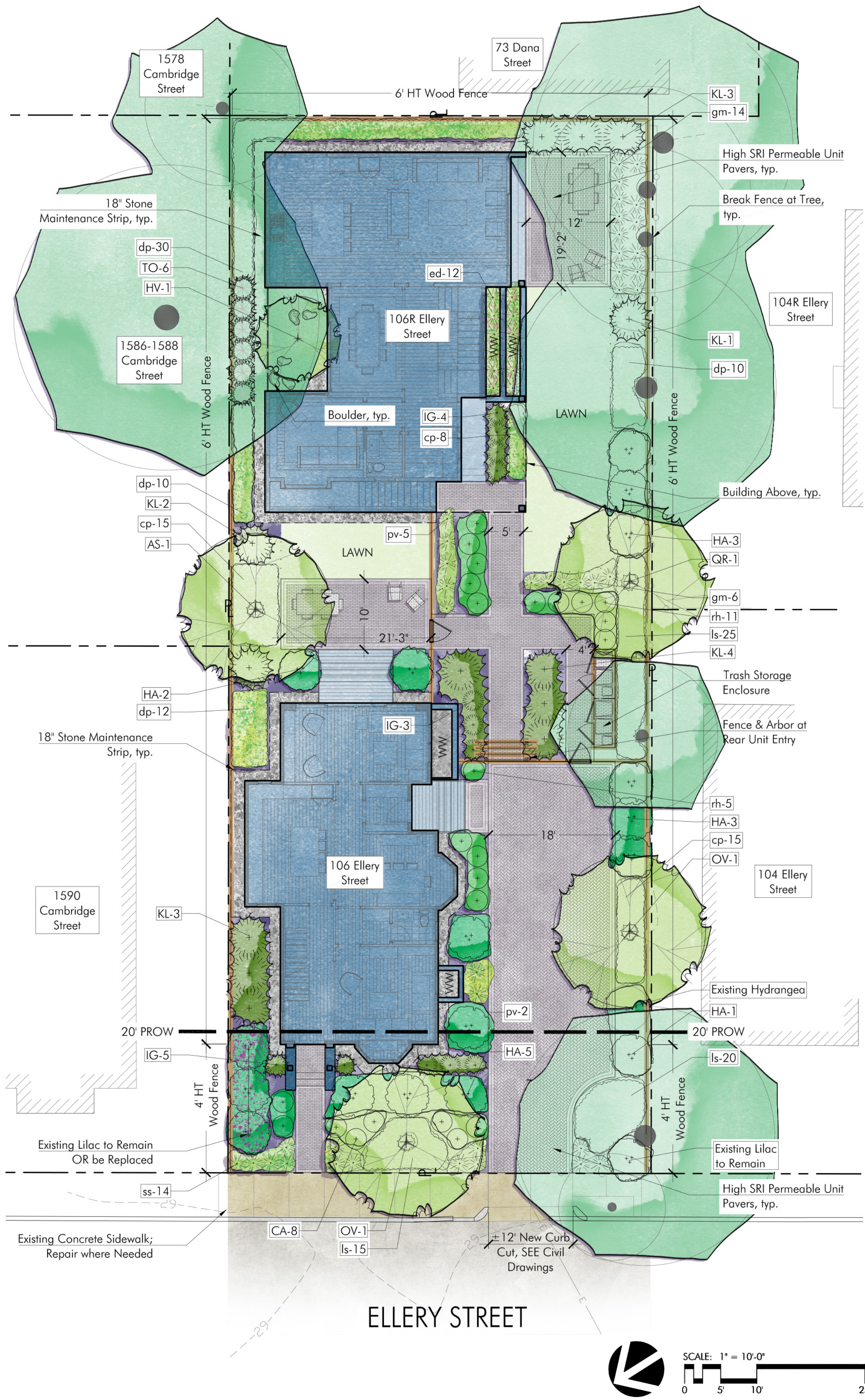
Pennsylvania Sedge	1 gal.	Pots
Hayscented Fern	1 gal.	Pots
Fire Dragon Epimedium	1 gal.	Pots
Wild Geranium	1 gal.	Pots
Common Lilyturf	1 gal.	Pots
Switch Grass	1 gal.	Pots
Black Eyed Susan	1 gal.	Pots
Little Bluestem	1 gal.	Pots

MIN. SIZE

NOTES

Mature Height	55'
	20'
	45'
	55'

Canopy Spread	45'
	15'
	30'
	45'



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DRAWING TITLE
**LANDSCAPE
PLANTING PLAN**

DRAWING NUMBER
L3
© Verdant Landscape Architecture

Project Address	Special Permit Number	Total Lot Area (SF)
106 Ellery Street		9,000
Applicant Name	Phone Number	Open Space Requirement (%)
		30%
Applicant Contact / Address	Email Address	Zoning District
		Residence C-1
Project Description		Result
2-unit Residential Development		Pass

		Outside 20' of Street	Value Factor		Within 20' of Street	Value Factor	Contributing Area	
Trees Enter the number of trees in each category. Count each tree only once on this form.	Preserved Existing Trees							
	A1	Understory tree currently <10' canopy spread	0	0.80	+	0	1.60	-
	A2	Understory tree currently >10' canopy spread	3	1.00	+	0	2.00	450
	A3	Canopy tree currently <15' canopy spread	0	0.80	+	0	1.60	-
	A4	Canopy tree currently between 15' and 25' canopy spread	0	1.00	+	0	2.00	-
	A5	Canopy tree currently >25' canopy spread	1	1.20	+	1	2.40	2,520
	New or Transplanted Trees							
	A6	Understory tree	2	0.60	+	1	1.20	360
A7	Canopy tree	2	0.70	+	0	1.40	980	
Planting Areas Enter area in square feet of each component in the box provided	B1	Lawn Area	668	0.30	+	0	0.60	200
	B2	Low Planting Area	874	0.40	+	257	0.80	555
	B3	High Planting Area	1,051	0.50	+	445	1.00	971
Green Roofs & Facades For definitions, see reference document.	C1	Green Façade	0	0.10	+	0	0.20	-
	C2	Living Wall	0	0.30	+	0	0.60	-
	C3	Green Roof Area	0	0.30	+	0	0.60	-
	C4	Short Intensive Green Roof Area	0	0.50	+	0	1.00	-
	C5	Intensive Green Roof Area	0	0.60	+	0	1.20	-
Paving & Structures	D1	Low Slope Roof	680	N/A				
	D2	High-SRI Paving	1,530	0.1				153
	D3	Shaded Area	0	0.2	+	0	0.40	-
Project Summary	Portion of lot area utilizing green strategies 67% Portion of score from green strategies 98% Portion of score from trees 70% Portion of score contributing to public realm cooling 41%				Total Contributing Area			6,189
					Total Area Goal			2,700
					COOL FACTOR SCORE			2.29

Legend: Trees And Plantings

Type	Color	Description/Size
A1	NA	Understory Tree, currently <10' Canopy
A2	See Plan	Understory Tree, currently >10' Canopy
A3	NA	Understory Tree, currently <15' Canopy
A4	NA	Canopy Tree, currently between 15' and 25' Canopy
A5	See Plan	Canopy Tree, currently >25' Canopy
A6	See Plan	Understory Tree
A7	See Plan	Canopy Tree
B1		Lawn Area
B2		Low Planting Area, min. 12" Soil Depth, Mature Plant Height <2'
B3		High Planting Area, min. 18" Soil Depth, Mature Plant Height >2'

Legend: Green Roof & Paving

Type	Color	Description	SRI
C1	NA	Green Facade (15' x 10' Wide)	
C2	NA	Living Wall	
C3	NA	Green Roof	
C4	NA	Short Intensive Green Roof Area	
C5	NA	Intensive Green Roof Area	
D2		High SRI Paving	34
D3	NA	Shaded Area	

Legend: Low Slope and Steep Slope Roof

Type	Color	Description	Area	SRI
D1		Low Slope Roof (<2:12)	see arch plans	min. 82
D2		Steep Slope Roof (>2:12)		<82

SITE AREA: 9,000 SQUARE FEET

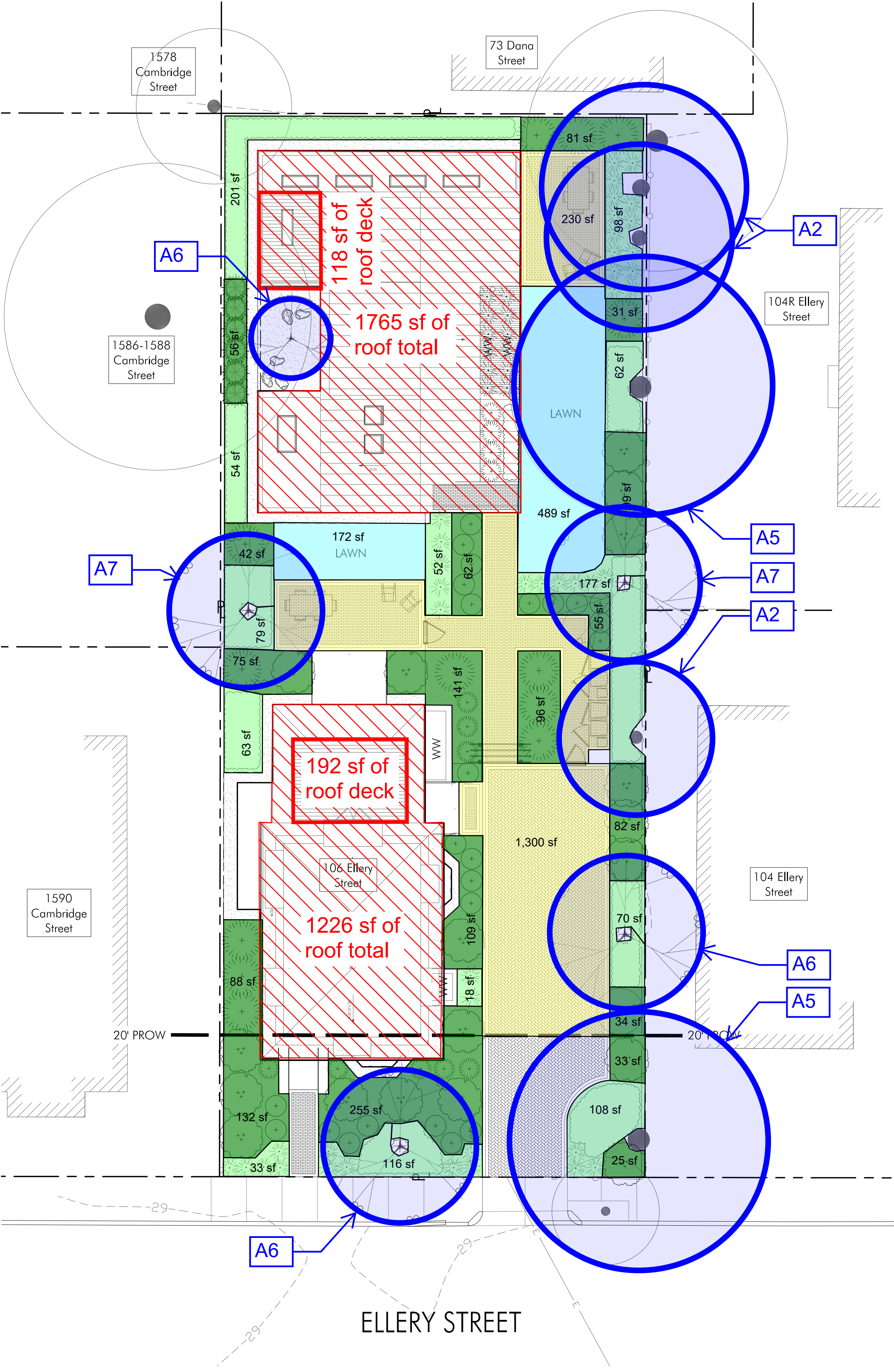
*All tree planting areas shall consist of planting soil of minimum 24" depth. All high and low planting areas shall consist of planting soil minimum 18". All planting areas shall be prepared with subsoils loosened to -36" below finish grade.

Enter minimum required open space ratio. If the ratio is less than 20%, enter 20 here.

When entering strategies that are within 20' of the street (including sidewalks), do not also enter them in column H.

High-SRI Paving areas within 20' of a Street do not count towards the Cool Score

If your project scores 1 or above, you have successfully met the requirements of the Cool Factor.



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DRAWING TITLE
COOL FACTOR