

August 17, 2026

Cambridge Historical Commission
Lombardi Building
831 Massachusetts Avenue, 2nd Floor
Cambridge, MA 02139

Re: Project Narrative
9 Ellsworth Park, Cambridge, MA
MPD Project No. 23035-011
Applicant: 9 Ellsworth LLC

Members of the Commission:

MPD Consultants (MPD) is the Applicant's Architect for the above-referenced property located at 9 Ellsworth Park, Cambridge, MA. The property is improved with an existing structure of historic significance, comprised of an original circa-1870 building with a circa-1900s addition. The following is a narrative describing the proposed scope of work for the Commission's review.

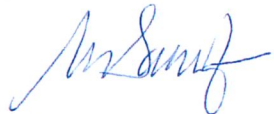
The proposed scheme includes the addition of a new four-story structure adjacent to the existing historic building, including a covered four-car garage at the first level. The proposed scheme includes a total of four (4) townhouse units.

The proposed alteration to the existing historic structure itself is the removal of the existing lower roof located between the original 1870 building and the 1900s addition. This roof demolition will allow the rooflines of the two existing sections to be aligned and will improve the usable area of the existing third floor. The existing windows shall be replaced with triple-glazed, energy-efficient windows to improve resident comfort.

We appreciate the Commission's time and consideration of this project narrative and look forward to discussing the proposed scope of work at your earliest convenience. Please do not hesitate to contact our office with any questions or if additional information is needed in advance of review.

Sincerely,

Morris Schopf | Principal



MP Design Consultants | Designing and Managing Your Dream™
118 Turnpike Road, Suite 200, Southborough, MA 01772
Business +1 (617) 560-0778 | contact@mpdconsultants.com



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: 9 Ellsworth Avenue, Cambridge, Massachusetts

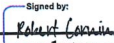
3. Describe the proposed alteration(s), construction, or demolition in the space provided below:
(An additional page can be attached, if necessary).

Addition of a four-story structure adjacent to the existing building, including a covered four-car garage at the first level. The proposal also includes the removal of the existing lower roof between the original 1870 building and the 1900s addition to align the rooflines and improve the usable area of the existing third floor. The proposed scheme includes a total of four (4) townhouse units.

Name of Property Owner of Record: Corning , JR Robert

Mailing Address: _____

Telephone/Fax: _____ E-mail: _____

Signature of Property Owner of Record*: 

(Required field; application will not be considered complete without property owner's signature)

*I have read the application in full and certify that the information contained herein is true and accurate to the best of my knowledge and belief.

Name of proponent, if not record owner: DND Homes LLC

Mailing Address: 155 Middlesex Turnpike, Burlington, MA 01803

Telephone/Fax: 857 207 6254 E-mail: ender.saricay@gmail.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? No Publicly owned? No
Current Zoning District: C-1 Current Use: Three family building

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:

3,873 SF floor area of existing structures on the lot
6,125 SF amount of floor area (gross square feet) of proposed construction
158% percentage increase in total floor area after construction
5,417 SF total area of lot in square feet
65% percentage of total lot area covered after construction

Demolition:

— amount of floor area (gross square feet) of proposed demolition
— floor area of existing structure
— percentage decrease in total floor area after demolition

Alterations:

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

Yes 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;
Yes relocation of windows or doors;
Yes change in slope, pitch, or configuration of roof;
Yes, 149 SF 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.

APPENDIX A

DRAWINGS

9 ELLSWORTH AVE: HISTORIC REVIEW

CAMBRIDGE, MA, 02139

PROJECT DESCRIPTION: RENOVATION OF THE EXISTING BUILDING TO ACCOMMODATE TWO TOWNHOUSES, CONSTRUCTION OF AN ATTACHED ADDITION CONTAINING TWO ADDITIONAL TOWNHOUSES, FOR A TOTAL OF FOUR TOWNHOUSES AND FOUR ON-SITE PARKING SPACES.	118 TURNPIKE ROAD - SUTE 200 SOUTHBOROUGH, MA 01772 CONTACT@MPDCONSULTANTS.COM	9 ELLSWORTH COVER SHEET	SCALE:	DRAWING NO. 001
		9 ELLSWORTH LLC	DATE: 8/17/2026	
			DRAWN BY: BM	
			CHECKED BY: MS	

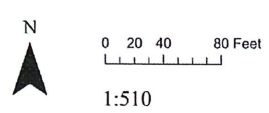


City of Cambridge
Assessing Department
795 Massachusetts Ave.
Cambridge, MA 02139

- Buildings
- Lot Line
- Block Line
- City Boundary
- Water
- Sub-Parcel Line
- Easement
- Railway

- 10 Lot Number
- 100 Parcel size in Sq. Ft.
- 139 Block Number
- 44.0LC Land Court Dimension
- 10 Cam Street Number
- 65.0 Survey Dimensions
- (125.0) Deed Dimension

DISCLAIMER
All data shown on this map was compiled from existing data. The City of Cambridge does not warrant the accuracy or completeness of the data. The City of Cambridge is not responsible for any errors or omissions on this map.



Parcel Block Map
139

1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAND & ASSOCIATES LLC AS OF 04/13/2026.

2. DEED REFERENCE: BOOK 69163, PAGE 0205
PLAN REFERENCE 1: BOOK 10 PAGE 45
PLAN REFERENCE 2: BOOK 11 PAGE 19
PLAN REFERENCE 3: PLAN 785 OF 2008
PLAN REFERENCE 4: PLAN 498 OF 1968
MIDDLESEX COUNTY SOUTH 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 07/08/2025.

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 PETER NOLAND & ASSOCIATES LLC 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.

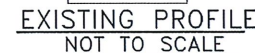
8. THE ELEVATIONS SHOWN ARE ON A CITY OF CAMBRIDGE DATUM.

9. 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.

10. ZONING DISTRICT C-1

	BOUND
	IRON PIN/PIPE
	STONE POST
	TREE
	PINE
	BUSH
	SIGN
	BOLLARD
	SEWER MANHOLE
	DRAIN MANHOLE
	CATCH BASIN
	WATER MANHOLE
	HYDRANT
	WATER VALVE
	GAS VALVE
	ELECTRIC MANHOLE
	ELECTRIC HANDLE
	UTILITY POLE
	LIGHT POLE
	VEHICULAR TRAFFIC SIGNAL
	PEDESTRIAN TRAFFIC SIGNAL
	TOP OF WALL
	BOTTOM OF WALL
	EXISTING BUILDING
	RETAINING WALL
	STONE WALL
	FENCE
	TREE LINE
	SEWER LINE
	DRAIN LINE
	WATER LINE
	GAS LINE
	UNDERGROUND ELECTRIC LINE
	OVERHEAD WIRES
	CONTOUR LINE (MNR)
	CONTOUR LINE (MUR)

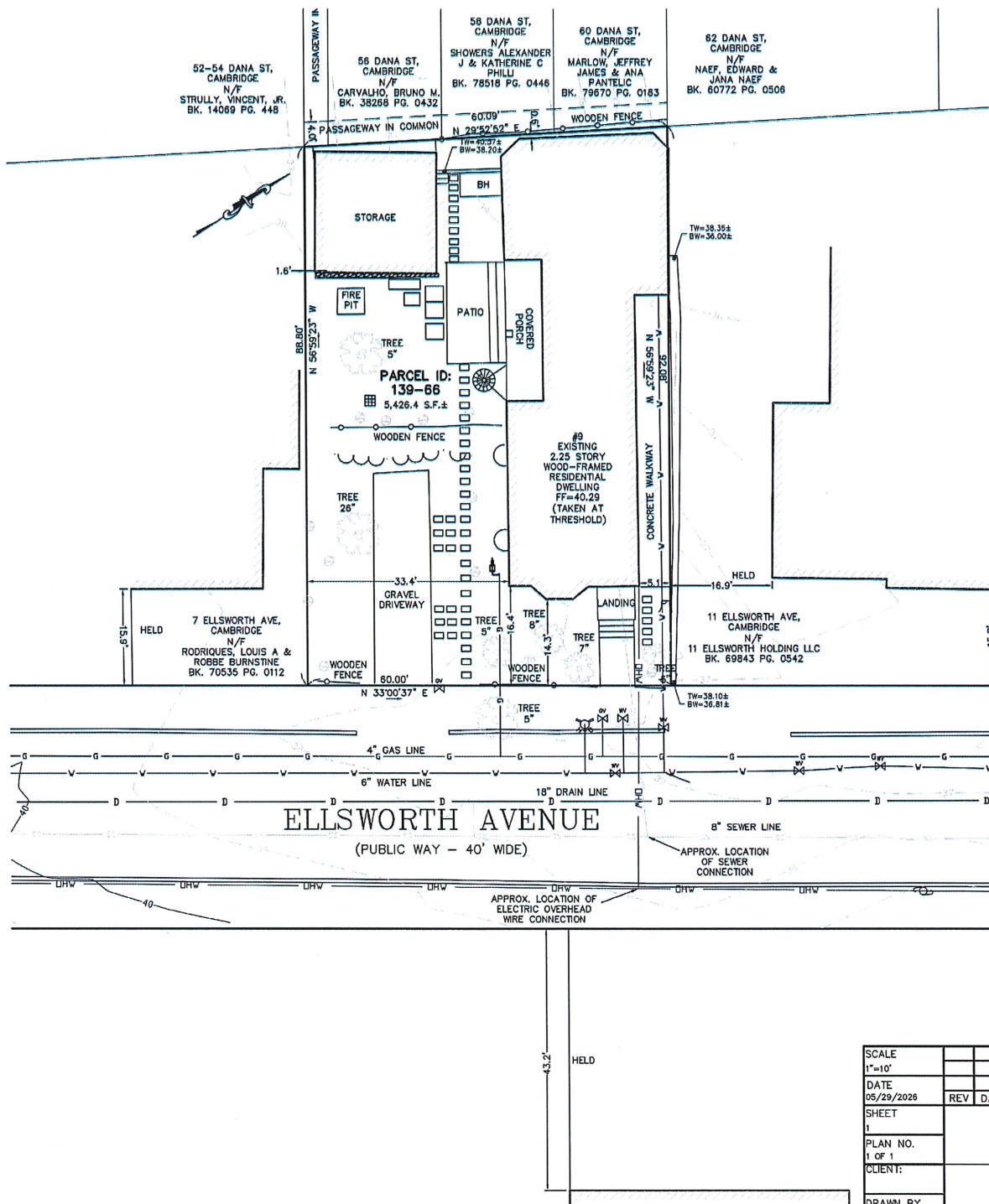
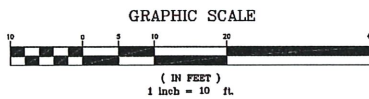
EXISTING ROOF PEAK
ELEV.=72.09'±



PETER NOLAN & ASSOCIATES LLC SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, OR PROCEDURES UTILIZED BY THE CONTRACTOR, NOR FOR THE SAFETY OF PERSONS OR CONTRACTOR'S EMPLOYEES OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORKING ACCORDANCE WITH THE CONTRACT DOCUMENTS.

THE EXTENT OF PETER NOLAN & ASSOCIATES LIABILITY FOR THIS PLAN IS LIMITED TO THE EXTENT OF ITS FEE LESS THIRD PARTY COST

COPYRIGHT (C) 2026 by PETER NOLAN & ASSOCIATES LLC
All Rights Reserved



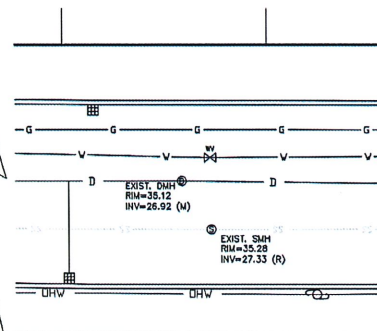
Address: 9 Ellsworth Ave
Map-Lot: 139-66

Min: 34,7
Max: 39,2

Note: All elevations are in ft-CCB¹

	2070 - 1% - SLR/SS	N/A
	2070 - 1% - Precip	N/A
	2070 - 10% - SLR/SS	N/A
	2070 - 10% - Precip	N/A
	2050 - 1% - SLR/SS	N/A
	2050 - 1% - Precip	N/A
	2050 - 10% - SLR/SS	N/A
	2050 - 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



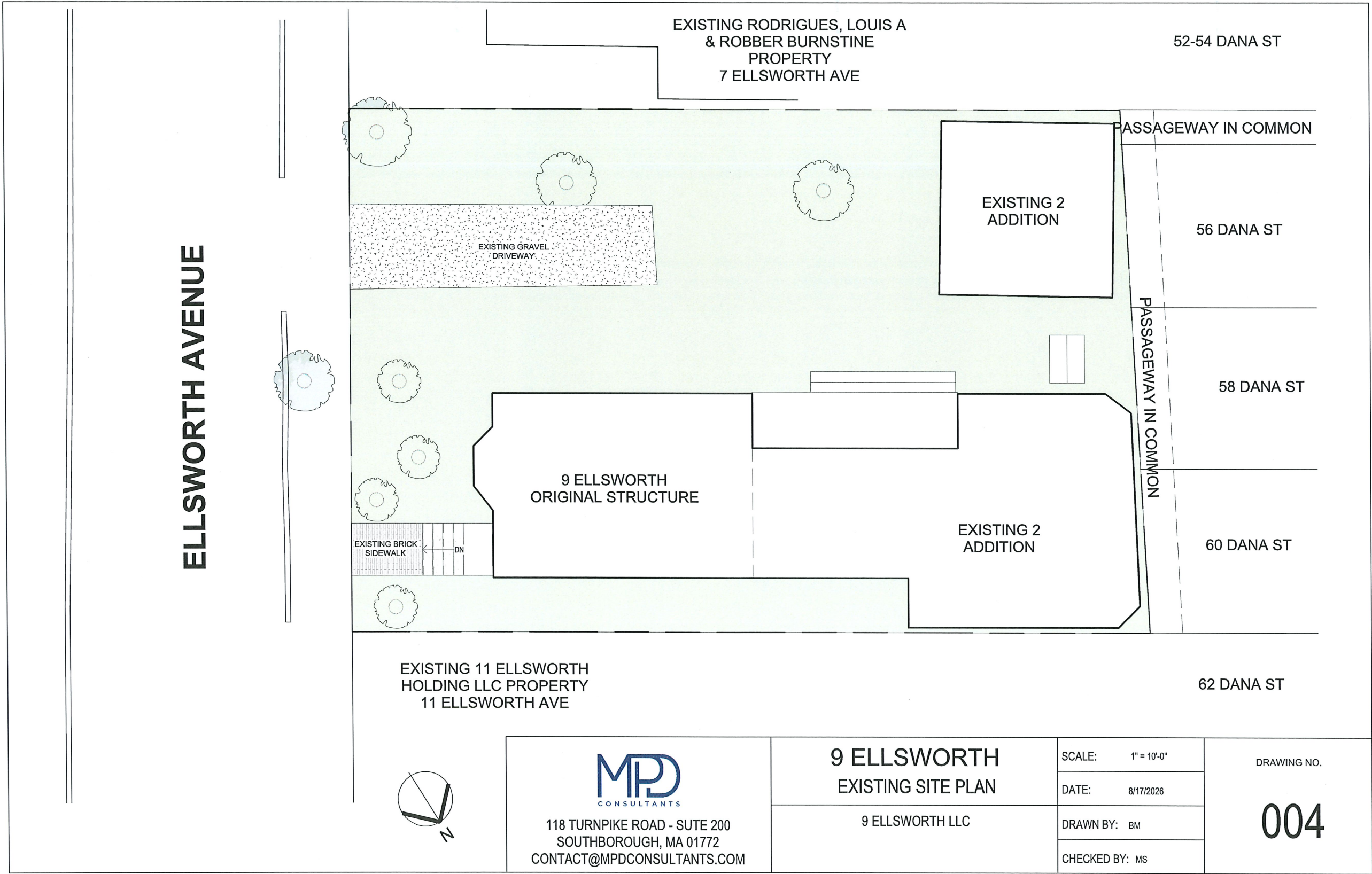
SCALE				
1"=10'				
DATE				
05/29/2026				
	REV	DATE	REVISION	BY
SHEET	9 ELLSWORTH AVENUE CAMBRIDGE MASSACHUSETTS EXISTING CONDITIONS PLAN			
1				
PLAN NO.				
1 OF 1				
CLIENT:				
DRAWN BY				
WH				
CHKD BY				
PJN				
APPD BY				
PJN				

DRAFT

SHEET NO.
1



PETER NOLAN & ASSOCIATES LLC
 LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS
 80 JEWETT ST, SUITE 1, NEWTON, MA 02458
 PHONE: 857 891 7478/617 782 1533
 EMAIL: pnolan@pnasurveyors.com



118 TURNPIKE ROAD - SUTE 200
SOUTHBOROUGH, MA 01772
CONTACT@MPDCONSULTANTS.COM

9 ELLSWORTH
EXISTING SITE PLAN

9 ELLSWORTH LLC

SCALE: 1" = 10'-0"

DATE: 8/17/2026

DRAWN BY: BM

CHECKED BY: MS

DRAWING NO.

004



RIGHT SIDE APPROACH



LEFT SIDE APPROACH



118 TURNPIKE ROAD - SUITE 200
SOUTHBOROUGH, MA 01772
CONTACT@MPDCONSULTANTS.COM

9 ELLSWORTH EXISTING SITE PHOTOS

9 ELLSWORTH LLC

SCALE:

DATE: 8/17/2026

DRAWN BY: BM

CHECKED BY: MS

DRAWING NO.

005



118 TURNPIKE ROAD - SUTE 200
SOUTHBOROUGH, MA 01772
CONTACT@MPDCONSULTANTS.COM

9 ELLSWORTH
EXISTING SITE PHOTOS

9 ELLSWORTH LLC

SCALE:

DATE: 8/17/2026

DRAWN BY: BM

CHECKED BY: MS

DRAWING NO.

006



118 TURNPIKE ROAD - SUTE 200
SOUTHBOROUGH, MA 01772
CONTACT@MPDCONSULTANTS.COM

9 ELLSWORTH
EXISTING SITE PHOTOS

9 ELLSWORTH LLC

SCALE:

DATE: 8/17/2026

DRAWN BY: BM

CHECKED BY: MS

DRAWING NO.

007



118 TURNPIKE ROAD - SUITE 200
SOUTHBOROUGH, MA 01772
CONTACT@MPDCONSULTANTS.COM

9 ELLSWORTH
EXISTING ELEVATION

9 ELLSWORTH LLC

SCALE: 1" = 10'-0"

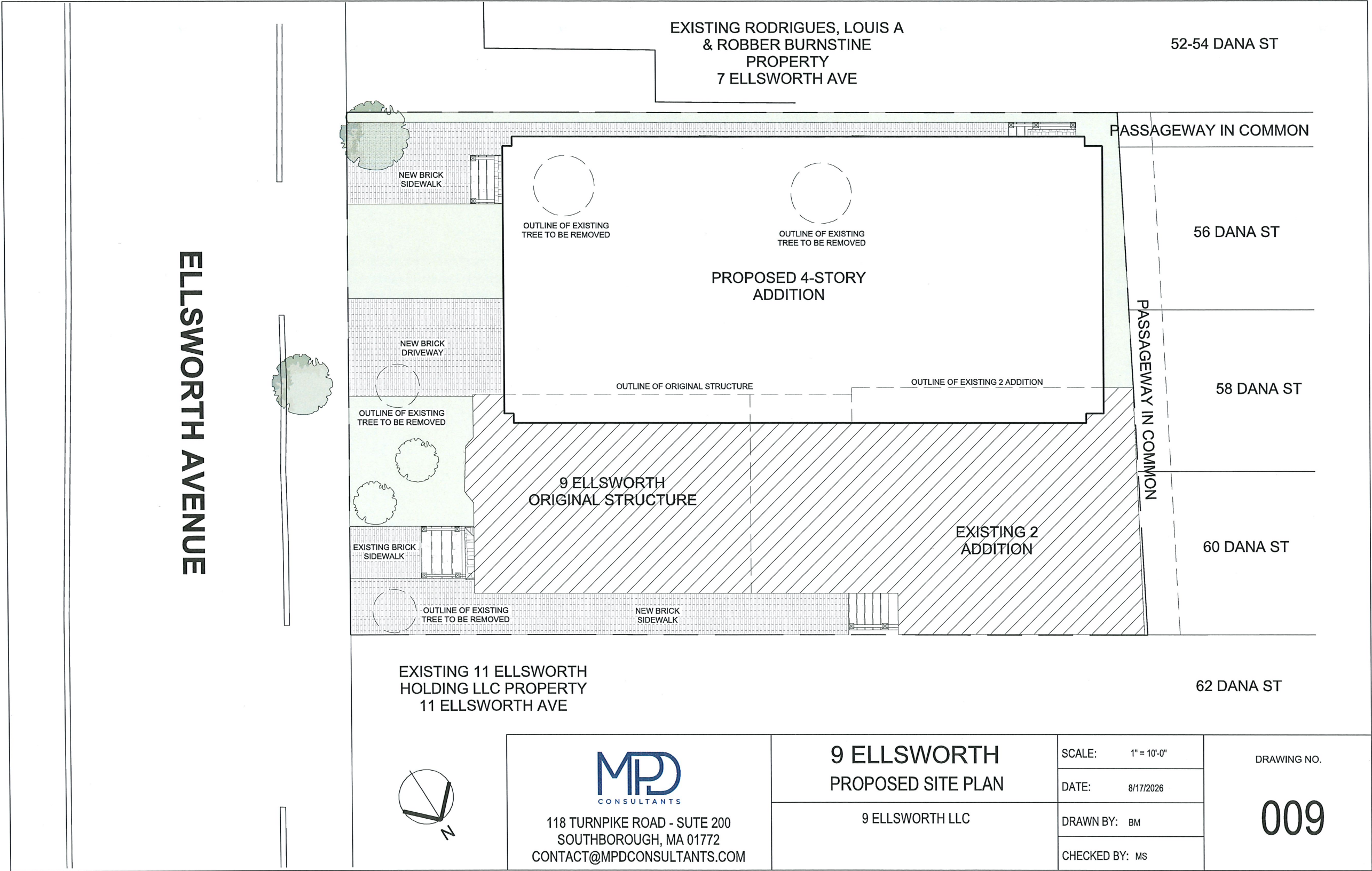
DATE: 8/17/2026

DRAWN BY: BM

CHECKED BY: MS

DRAWING NO.

008





SUMMER SOLSTICE
9 AM

SUMMER SOLSTICE
6 PM



118 TURNPIKE ROAD - SUTE 200
SOUTHBOROUGH, MA 01772
CONTACT@MPDCONSULTANTS.COM

9 ELLSWORTH SUMMER SOLSTICES

9 ELLSWORTH LLC

SCALE:

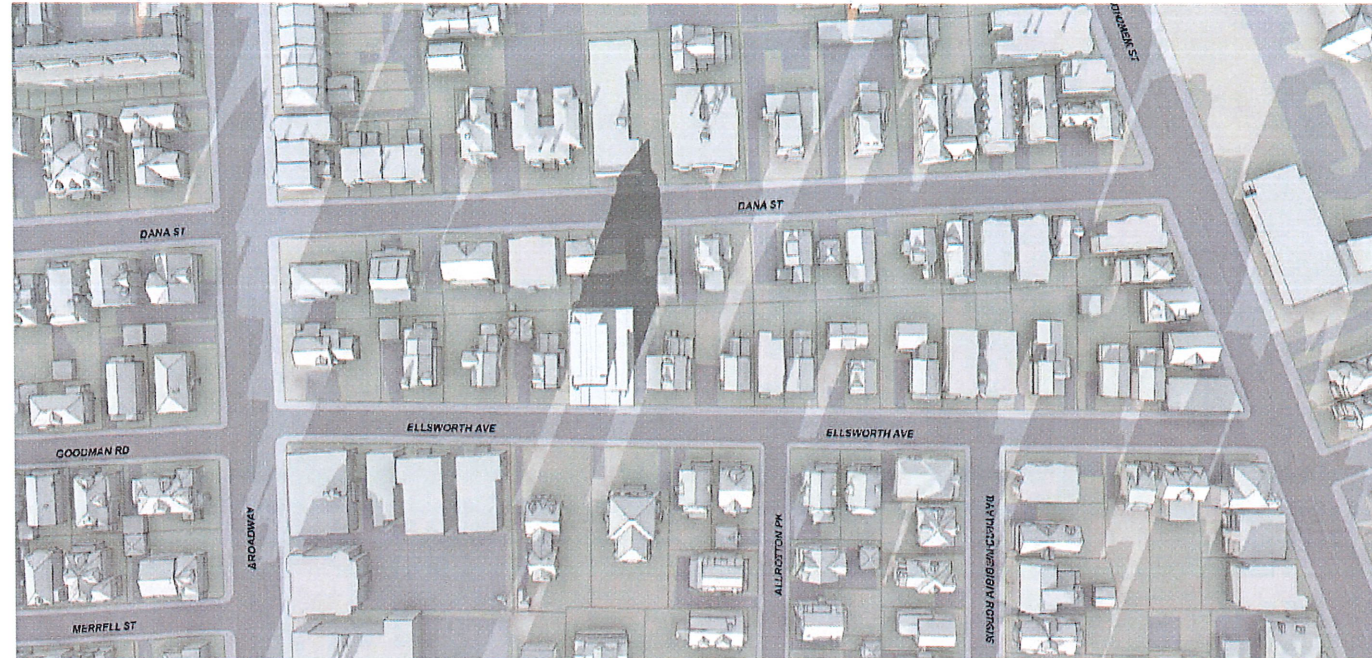
DATE: 8/17/2026

DRAWN BY: BM

CHECKED BY: MS

DRAWING NO.

010



WINTER SOLSTICE
9 AM



WINTER SOLSTICE
3 PM



118 TURNPIKE ROAD - SUITE 200
SOUTHBOROUGH, MA 01772
CONTACT@MPDCONSULTANTS.COM

9 ELLSWORTH WINTER SOLSTICES

9 ELLSWORTH LLC

SCALE:

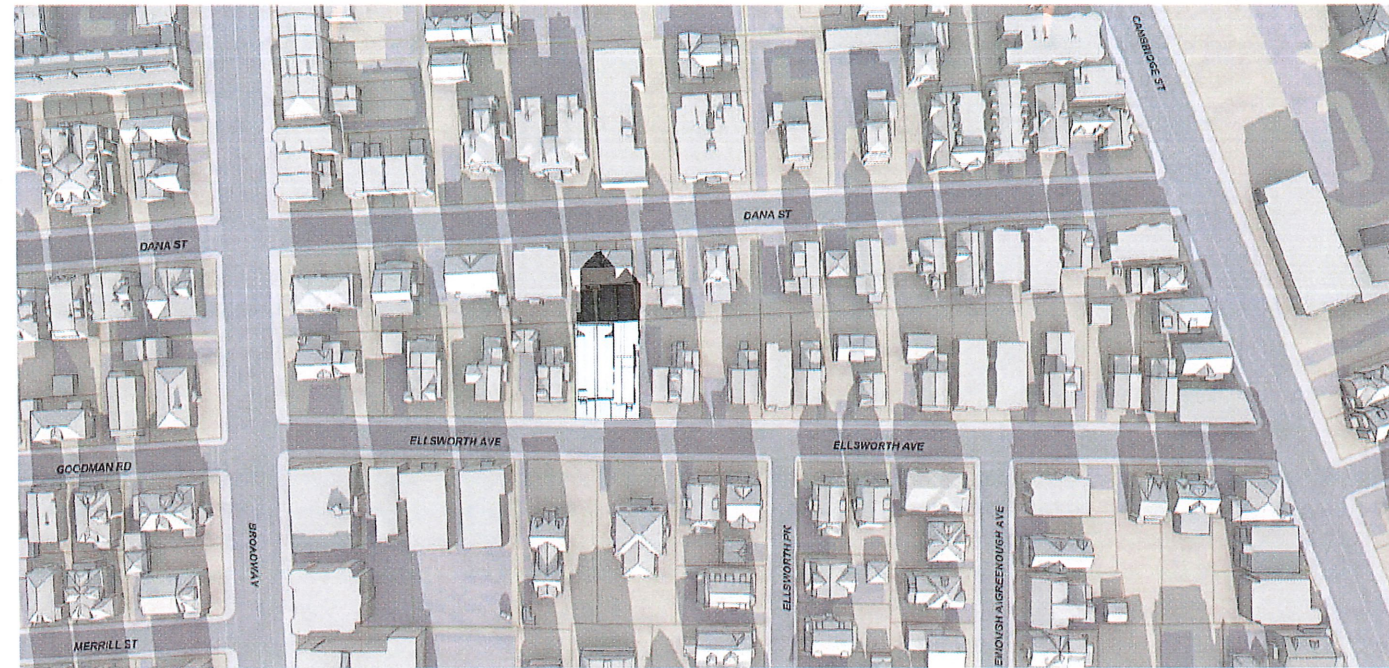
DATE: 8/17/2026

DRAWN BY: BM

CHECKED BY: MS

DRAWING NO.

011



MARCH EQUINOX
9 AM



MARCH EQUINOX
3 PM



118 TURNPIKE ROAD - SUTE 200
SOUTHBOROUGH, MA 01772
CONTACT@MPDCONSULTANTS.COM

9 ELLSWORTH EQUINOX

9 ELLSWORTH LLC

SCALE:

DATE: 8/17/2026

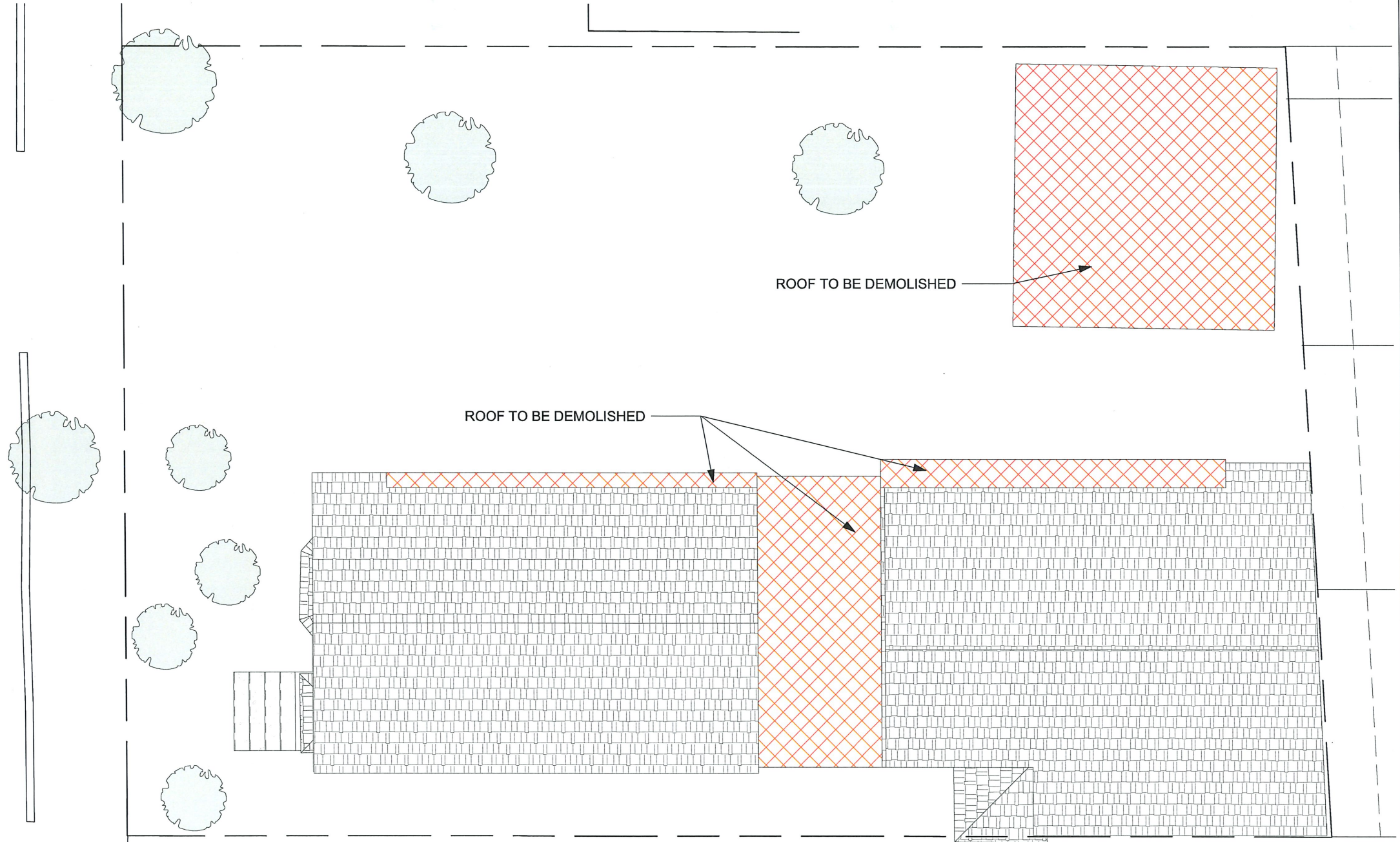
DRAWN BY: BM

CHECKED BY: MS

DRAWING NO.

012

ELLSWORTH AVENUE



118 TURNPIKE ROAD - SUTE 200
SOUTHBOROUGH, MA 01772
CONTACT@MPDCONSULTANTS.COM

9 ELLSWORTH
PROPOSED DEMOLITION

9 ELLSWORTH LLC

SCALE: 1/8" = 1'-0"

DATE: 8/17/2026

DRAWN BY: BM

CHECKED BY: MS

DRAWING NO.

013



EXISTING STRUCTURE
7 ELLSWORTH AVE

EXISTING/PROPOSED STRUCTURE
9 ELLSWORTH AVE

EXISTING STRUCTURE
11 ELLSWORTH AVE



118 TURNPIKE ROAD - SUTE 200
SOUTHBOROUGH, MA 01772
CONTACT@MPDCONSULTANTS.COM

9 ELLSWORTH
PROPOSED ELEVATION

9 ELLSWORTH LLC

SCALE: 1" = 10'-0"

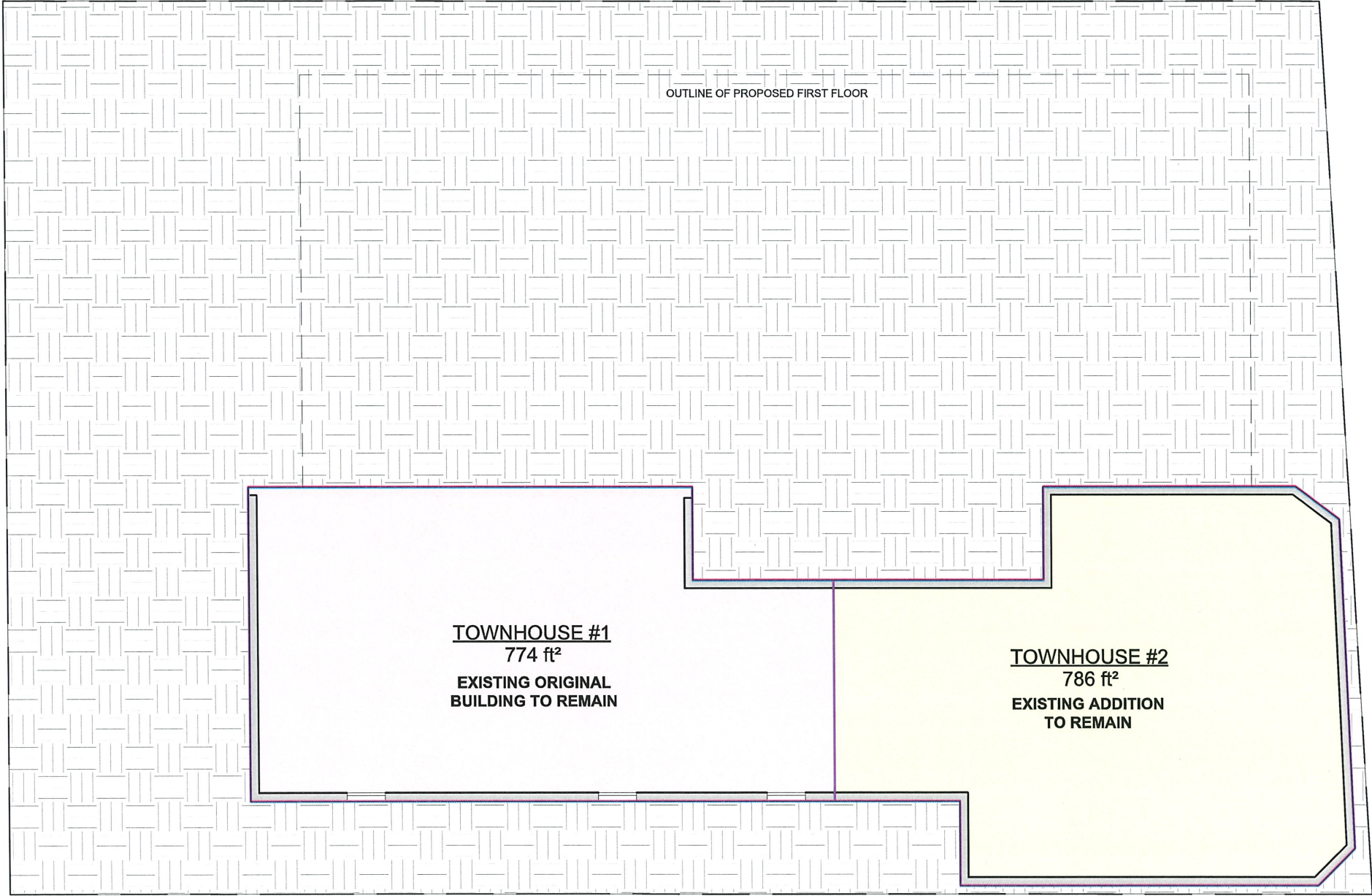
DATE: 8/17/2026

DRAWN BY: BM

CHECKED BY: MS

DRAWING NO.

014



118 TURNPIKE ROAD - SUTE 200
SOUTHBOROUGH, MA 01772
CONTACT@MPDCONSULTANTS.COM

**9 ELLSWORTH
BASEMENT FLOOR PLAN**

9 ELLSWORTH LLC

SCALE: 1/8" = 1'-0"

DATE: 8/17/2026

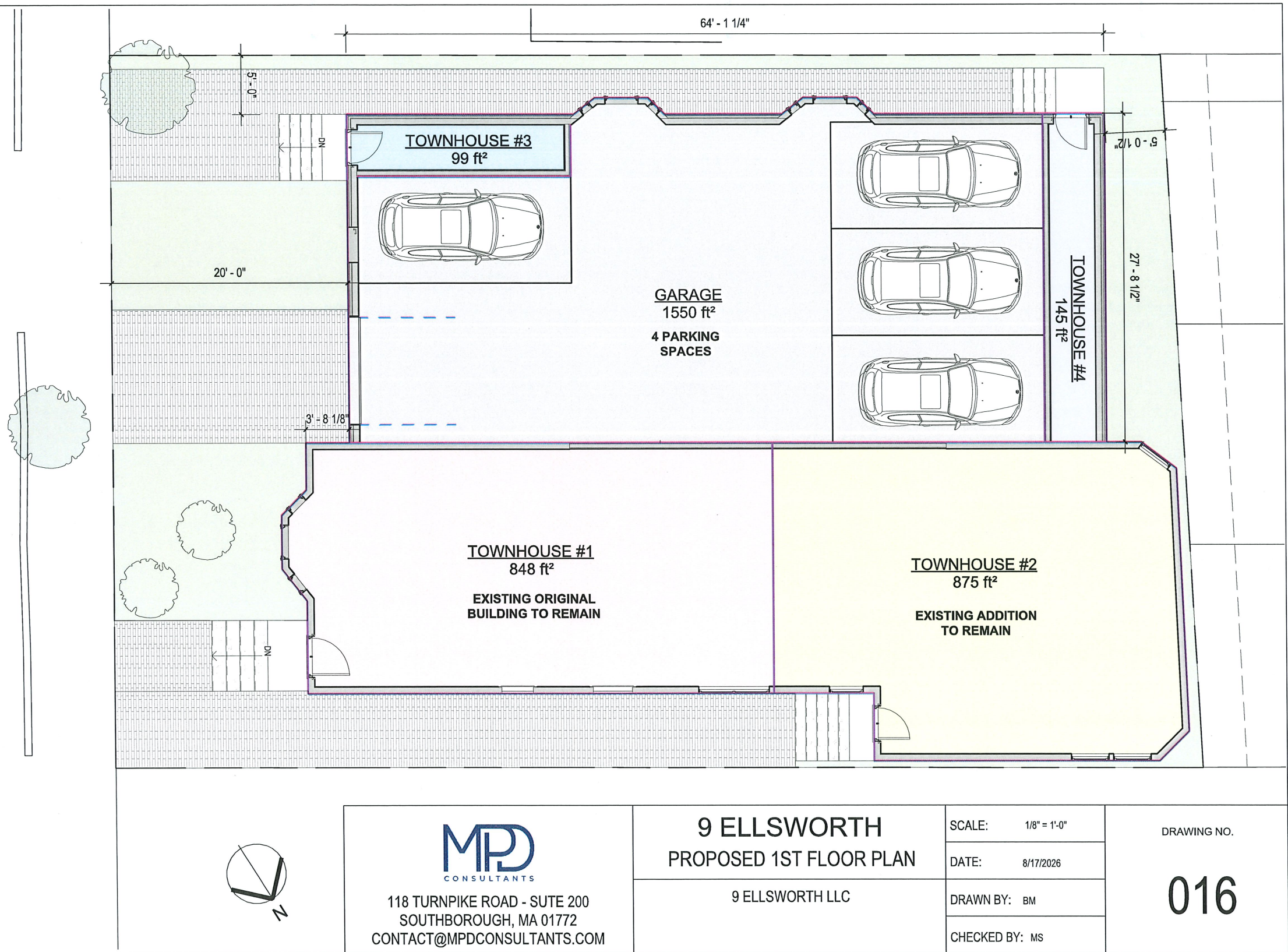
DRAWN BY: BM

CHECKED BY: MS

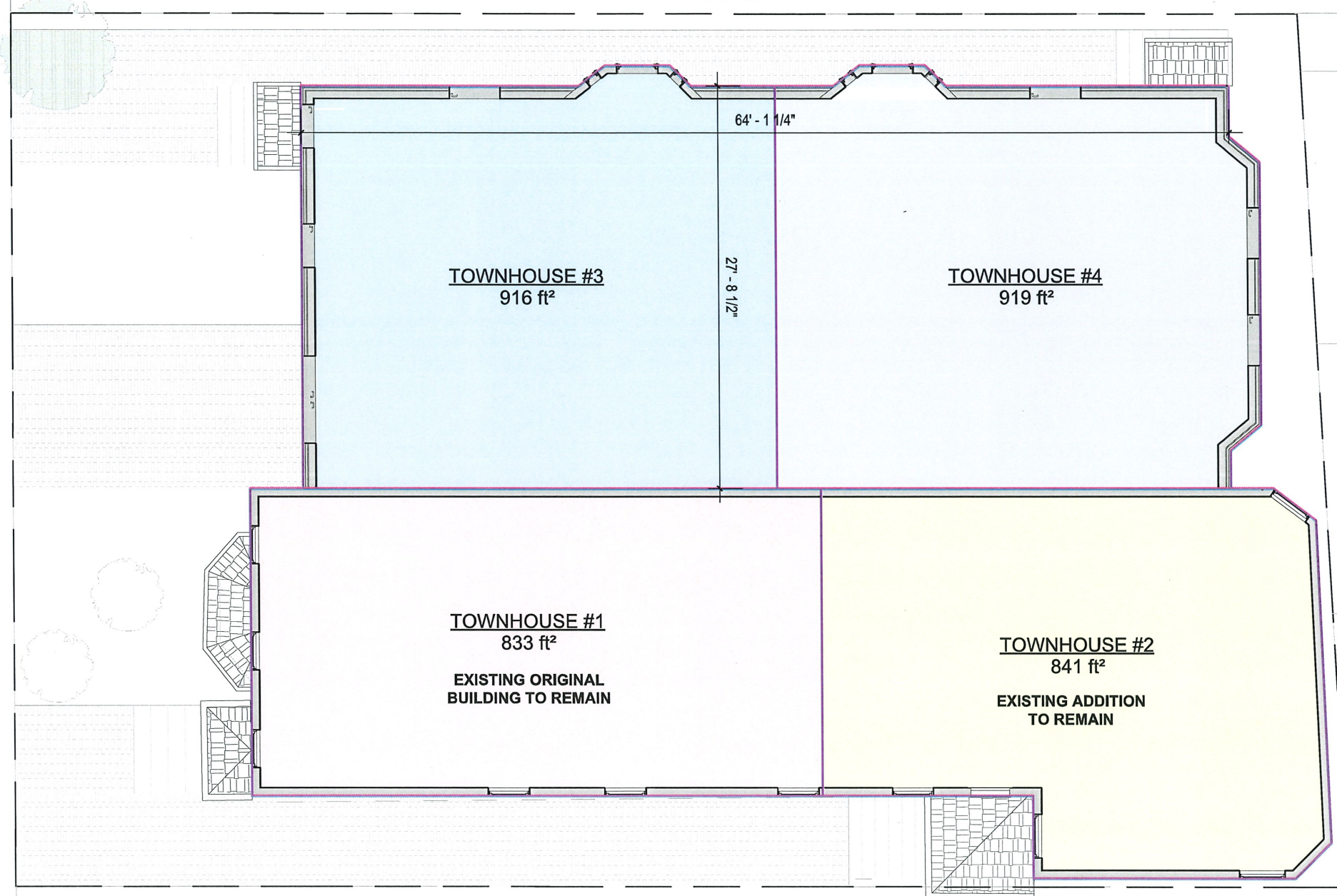
DRAWING NO.

015

ELLSWORTH AVENUE



ELLSWORTH AVENUE



118 TURNPIKE ROAD - SUTE 200
SOUTHBOROUGH, MA 01772
CONTACT@MPDCONSULTANTS.COM

9 ELLSWORTH
PROPOSED 2ND FLOOR PLAN

9 ELLSWORTH LLC

SCALE: 1/8" = 1'-0"

DATE: 8/17/2026

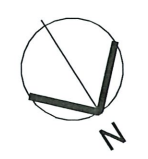
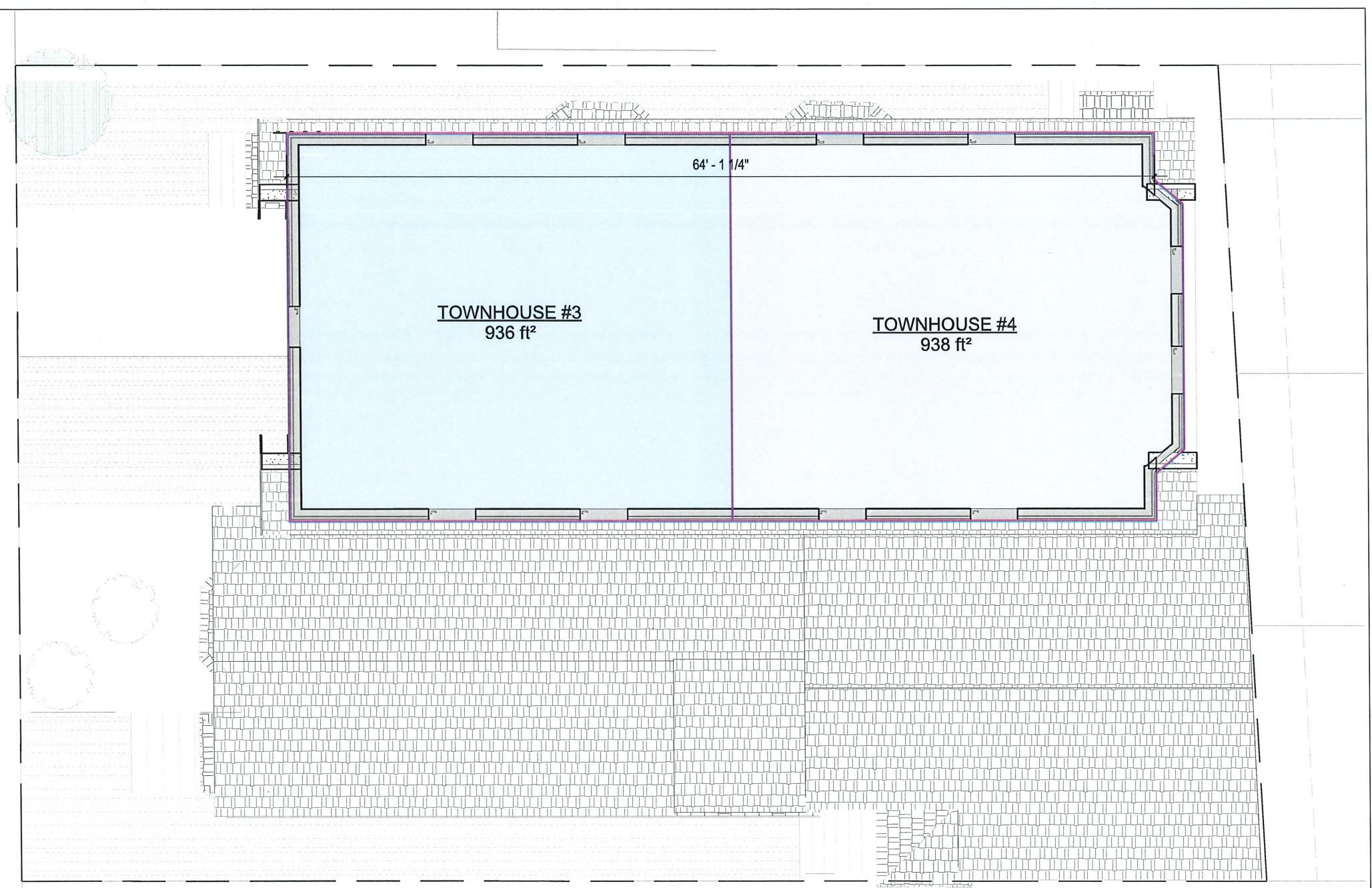
DRAWN BY: BM

CHECKED BY: MS

DRAWING NO.

017

ELLSWORTH AVENUE



118 TURNPIKE ROAD - SUTE 200
SOUTHBOROUGH, MA 01772
CONTACT@MPDCONSULTANTS.COM

9 ELLSWORTH
PROPOSED 4TH FLOOR PLAN

9 ELLSWORTH LLC

SCALE: 1/8" = 1'-0"

DATE: 8/17/2026

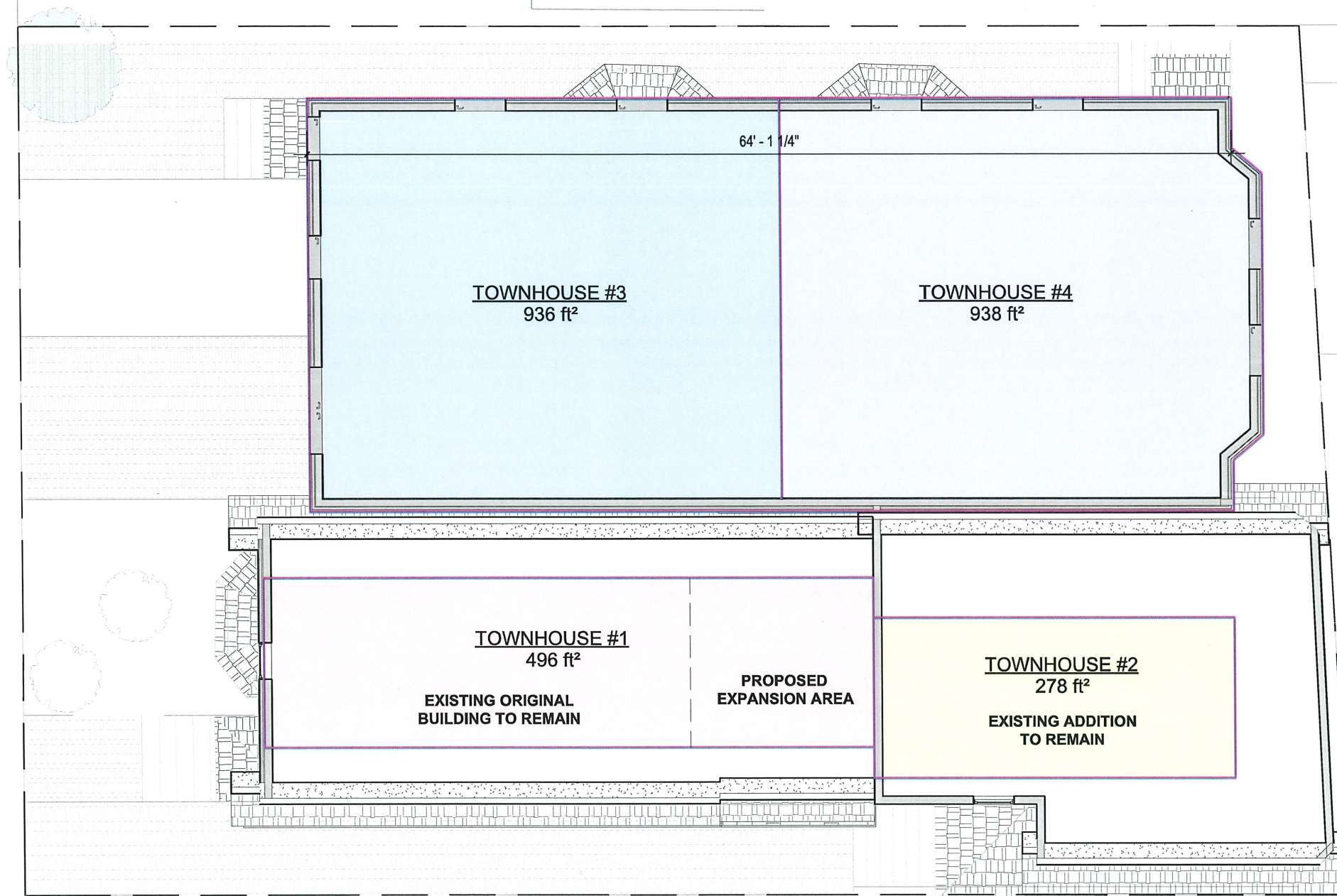
DRAWN BY: BM

CHECKED BY: MS

DRAWING NO.

019

ELLSWORTH AVENUE



118 TURNPIKE ROAD - SUTE 200
SOUTHBOROUGH, MA 01772
CONTACT@MPDCONSULTANTS.COM

9 ELLSWORTH
PROPOSED 3RD FLOOR PLAN

9 ELLSWORTH LLC

SCALE: 1/8" = 1'-0"

DATE: 8/17/2026

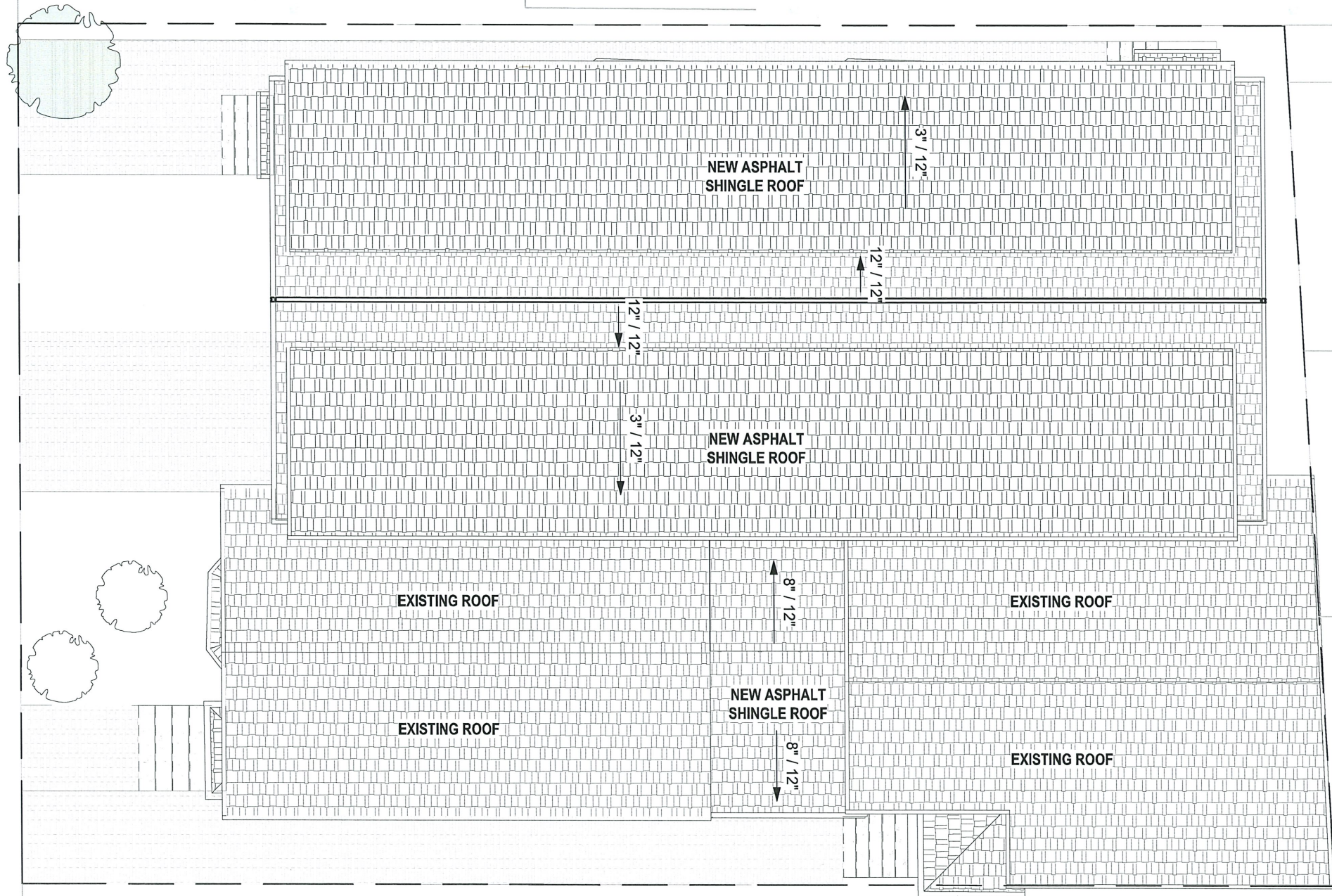
DRAWN BY: BM

CHECKED BY: MS

DRAWING NO.

018

ELLSWORTH AVENUE



118 TURNPIKE ROAD - SUTE 200
SOUTHBOROUGH, MA 01772
CONTACT@MPDCONSULTANTS.COM

9 ELLSWORTH
PROPOSED ROOF PLAN

9 ELLSWORTH LLC

SCALE: 1/8" = 1'-0"

DATE: 8/17/2026

DRAWN BY: BM

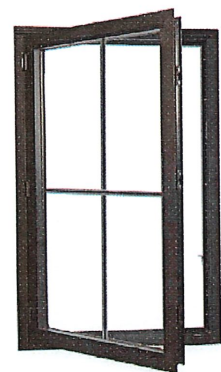
CHECKED BY: MS

DRAWING NO.

020

CEDAR CLAPBOARD PAINTED WITH COLOR
BENJAMIN MOORE HC-110, WETHERSFIELD
MOSS (SAME COLOR AND MATERIAL AS
THE EXISTING HOUSE)

NEW BLACK CLAD CASEMENT WINDOWS
WITH SIMULATED 2-OVER-2 DIVIDED LITES.



45'-0"



CHANGE THE EXISTING WINDOW FOR A
DOOR TO ACCESS THE TOWNHOUSE #2



118 TURNPIKE ROAD - SUITE 200
SOUTHBOROUGH, MA 01772
CONTACT@MPDCONSULTANTS.COM

9 ELLSWORTH
PROPOSED EAST ELEVATION

9 ELLSWORTH LLC

SCALE: 1/8" = 1'-0"

DATE: 8/17/2026

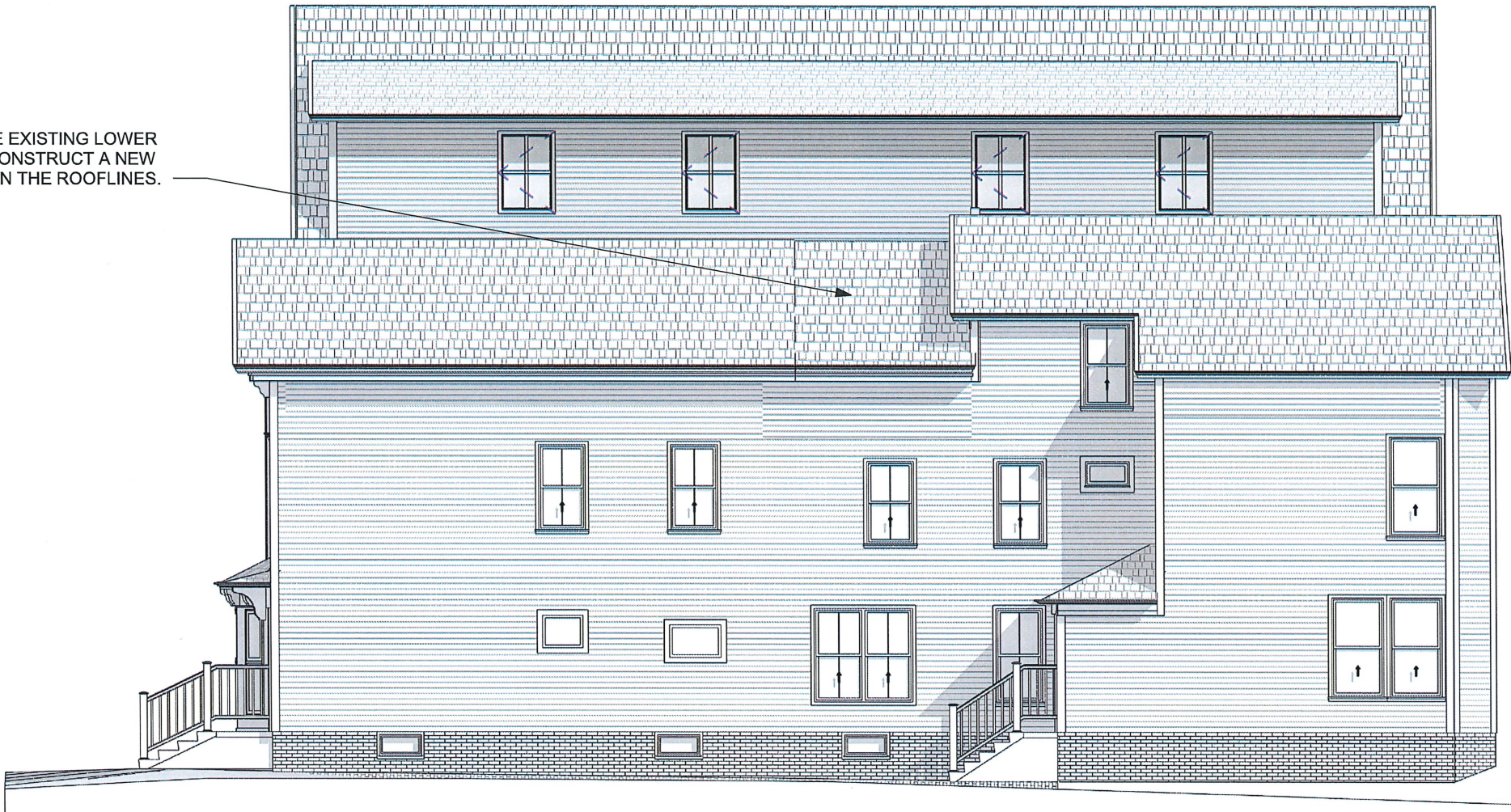
DRAWN BY: BM

CHECKED BY: MS

DRAWING NO.

021

REMOVE THE EXISTING LOWER
ROOF AND CONSTRUCT A NEW
ONE TO ALIGN THE ROOFLINES.



118 TURNPIKE ROAD - SUTE 200
SOUTHBOROUGH, MA 01772
CONTACT@MPDCONSULTANTS.COM

**9 ELLSWORTH
PROPOSED NORTH ELEVATION**

9 ELLSWORTH LLC

SCALE: 1/8" = 1'-0"

DATE: 8/17/2026

DRAWN BY: BM

CHECKED BY: MS

DRAWING NO.

022



118 TURNPIKE ROAD - SUTE 200
SOUTHBOROUGH, MA 01772
CONTACT@MPDCONSULTANTS.COM

9 ELLSWORTH
PROPOSED WEST ELEVATION

9 ELLSWORTH LLC

SCALE: 1/8" = 1'-0"

DATE: 8/17/2026

DRAWN BY: BM

CHECKED BY: MS

DRAWING NO.

023



118 TURNPIKE ROAD - SUITE 200
SOUTHBOROUGH, MA 01772
CONTACT@MPDCONSULTANTS.COM

9 ELLSWORTH
PROPOSED SOUTH ELEVATION

9 ELLSWORTH LLC

SCALE: 1/8" = 1'-0"

DATE: 8/17/2026

DRAWN BY: BM

CHECKED BY: MS

DRAWING NO.

024



118 TURNPIKE ROAD - SUTE 200
SOUTHBOROUGH, MA 01772
CONTACT@MPDCONSULTANTS.COM

9 ELLSWORTH
PRELIMINARY 3D VIEW

9 ELLSWORTH LLC

SCALE:

DATE: 8/17/2026

DRAWN BY: BM

CHECKED BY: MS

DRAWING NO.

025