

19.40 CITYWIDE ADVISORY DEVELOPMENT CONSULTATION

19.50 BUILDING AND SITE PLAN REQUIREMENTS

This dimensional form is intended to demonstrate zoning compliance for projects that are subject to Section 19.40 and Section 19.50 of the Cambridge Zoning Ordinance.

Project Address:

Zoning District:

	Existing	Allowed or Required (max/min)	Proposed
Lot Area (sq ft)	3,890 SF	N/A	3,890 SF
Total Gross Floor Area (sq ft)		N/A	+/- 12,250 SF
Residential Uses	N/A	N/A	+/- 12,250 SF
Non-Residential Uses		N/A	N/A
Total Floor Area Ratio (FAR)			
Residential Uses	N/A	NO MAX	
Non-Residential Uses		3.0	N/A
Total Dwelling Units	N/A	N/A	9
Total Stories Above Grade	2	10	5
Max. Height – Residential (ft)	N/A	120'	60'
Max. Height – Non-Residential (ft)	+/- 23'	120'	N/A
Front Yard Setback(s) (ft)*	0'	10'	10' 4"
Side Yard Setback(s) (ft)*	3.7' (L) / 0' (R)	5'	5'6" (L) / 5' 4" (R)
Rear Yard Setback(s) (ft)*	0'	5'	5' 4"
Total Open Space (% of Lot Area)**	9% (375 SF)	10% (389 SF)	40% (1,554 SF)
Private Open Space	N/A	N/A	N/A
Permeable Open Space	N/A	N/A	N/A
Publicly Beneficial Open Space	N/A	N/A	N/A
Off-Street Parking Spaces	NONE	NO MAX	NONE
Long-term Bicycle Parking Spaces	NONE	1/ DU	1/DU (9)
Short-term Bicycle Parking Spaces	NONE	.1/ DU	2 SPACES
Loading Bays	NONE	N/A	NONE

*Indicate all applicable setbacks. Make sure distances match the submitted site plans.

**Refer to Open Space definitions in Article 2.000 and Open Space provisions in Section 5.22 of the CZO. Make sure all open space information matches the submitted site plans.

Use space below and/or attached pages for additional notes:



Khalsa Design Inc. (KDI)

Architecture & Urban Planning

17 Ivaloo Street, Suite 400, Somerville, MA 02143

p.617-591-8682

280 GREEN STREET PROJECT NARRATIVE

Prepared by Khalsa Design, Inc.

October 20, 2026

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Part 1: Introduction

The proposed development at 280 Green Street consists of the construction of a new five-story residential building containing nine dwelling units. The project seeks to introduce additional housing within the Central Square neighborhood while establishing a contemporary architectural presence that responds to the scale and character of its surrounding urban context.

Located within walking distance of the Central Square commercial district and MBTA Red Line station, the property is well positioned to support residential development with convenient access to public transportation, neighborhood amenities, employment opportunities, and local businesses. The addition of nine dwelling units will contribute to Cambridge's broader housing objectives while supporting the continued vitality of Central Square.

The project is consistent with the broader planning goals identified for Central Square, particularly the encouragement of additional housing, context-sensitive development, and walkable neighborhoods. Through the introduction of new residential units within an established urban setting, the development seeks to contribute positively to the continued evolution of Central Square while respecting the character of the surrounding community.

Part 2: Dimensional Form

See next sheet.

**19.40 CITYWIDE ADVISORY DEVELOPMENT CONSULTATION
19.50 BUILDING AND SITE PLAN REQUIREMENTS**

This dimensional form is intended to demonstrate zoning compliance for projects that are subject to Section 19.40 and Section 19.50 of the Cambridge Zoning Ordinance.

Project Address:

Zoning District:

	Existing	Allowed or Required (max/min)	Proposed
Lot Area (sq ft)	N/A	±3,890 SF	±3,890 SF
Total Gross Floor Area (sq ft)	N/A FOR RESIDENTIAL / 3.0 (11,670) FOR NON-RESIDENTIAL	±10,225 SF*	±12,387 SF
Residential Uses	N/A	N/A	±12,387 SF
Non-Residential Uses	3.0 (11,670 SF)	±10,225 SF*	0 SF
Total Floor Area Ratio (FAR)	N/A FOR RESIDENTIAL / 3.0 (11,670) FOR NON-RESIDENTIAL	±5,760 SF *	±9,638 SF
Residential Uses	N/A	0	±9,638 SF
Non-Residential Uses	3.0 (11,670 SF)	±5,760 SF*	0 SF
Total Dwelling Units	N/A	0	9
Total Stories Above Grade	10	2	5
Max. Height – Residential (ft)	N/A	120'	60'
Max. Height – Non-Residential (ft)	±28'	120'	60'
Front Yard Setback(s) (ft)*	0'	5 FOR RESIDENTIAL / (H+L)/5 FOR NON-RESIDENTIAL	13'4" @ 1ST / 6' @ 2ND-5TH
Side Yard Setback(s) (ft)*	±3'8" (L) / 0' (R)	5 FOR RESIDENTIAL / (H+L)/6 FOR NON-RESIDENTIAL	5'4" (L) / 5'4" (R)
Rear Yard Setback(s) (ft)*	±3"	5 FOR RESIDENTIAL / (H+L)/5 FOR NON-RESIDENTIAL	5'5"
Total Open Space (% of Lot Area)**	±9.8% (32 SF)	10% (389 SF)	±32 (1,260 SF)
Private Open Space	(SF)	1/2% (195 SF)	.7% (±300 SF)
Permeable Open Space	(SF)	1/2% (195 SF)	24%(±960 SF)
Publicly Beneficial Open Space	N/A	N/A	N/A
Off-Street Parking Spaces	NONE	NO MAX FOR RESIDENTIAL / NON-RESIDENTIAL MAX CONTINGENT ON USE	NONE
Long-term Bicycle Parking Spaces	NONE	1/DU FOR RESIDENTIAL / NON-RESIDENTIAL CONTINGENT ON USE	2 (.22/ DU)
Short-term Bicycle Parking Spaces	NONE	1/DU FOR RESIDENTIAL / NON-RESIDENTIAL CONTINGENT ON USE	9
Loading Bays	NONE	N/A FOR RESIDENTIAL / NON-RESIDENTIAL CONTINGENT ON USE	NONE

* PER ASSESSOR'S DATABASE

*Indicate all applicable setbacks. Make sure distances match the submitted site plans.

**Refer to Open Space definitions in Article 2.000 and Open Space provisions in Section 5.22 of the CZO. Make sure all open space information matches the submitted site plans.

Use space below and/or attached pages for additional notes:

Part 3: Project Overview

The Applicant proposes to demolish the existing 2 story structure and to construct a nine (9) unit residential structure across 5 stories above grade. The total square footage of the proposed building will be approx. 12,263 GSF with approximately 9,850 SF of FAR. The primary building entrance will be located at the right side of the front façade at the ground floor level. The ground floor will consist of residential support spaces such as trash, bicycle parking, and mechanical spaces; as well as a first dwelling unit (Unit 101). The basement will consist of additional residential common space and an additional dwelling unit (Unit 001). Floors 2-4 will contain 2 units per floor (Units 201, 202, 301, 302, 401, & 402). The 5th floor will be stepped back from the front façade and contain the 9th dwelling unit. All dwelling units will contain 2 bedrooms.

There is no vehicular parking provided on site. Bicycle parking, at a ratio of 1 space per dwelling unit, will be provided at an interior bicycle room located at the ground floor adjacent to the primary entry. Short term bicycle parking will be provided with a bike rack at the front of the site.

Part 4: Zoning Compliance

As currently designed, it is the proponents understanding that this proposal is aligned with the current dimensional regulations set forth in the zoning code.

20.303.2

Criteria for Development Consultation Review and Review of Applications for Special Permits and Variances. In reviewing applications for variances, special permits or development consultation reviews the permit or special permit granting authority or the Central Square Advisory Committee shall be guided by the objectives and criteria contained in the publication "Central Square Action Plan", City of Cambridge, November 1987, and "Central Square Development Guidelines", July 1989, in addition to the requirements of Section [10.30](#) - Variances, [10.40](#) - Special Permits, and Subsection 20.305 of this Section [20.300](#). These guidelines are also intended to assist in shaping any contemplated physical change within the Central Square Overlay District.

Consistency with Central Square Planning Objectives:

It is the intention to be consistent with the guidelines outlined in these documents, where applicable. In particular, the proposal addressed the following guidelines:

- Encourage new residential development (p 4)
 - The proposal of 9 dwelling units is consistent with this guideline
- Improve the physical & visual environment (p 3)

- The demolition of the existing structure and new construction with compliant setbacks will provide a publicly beneficial green space at the ground floor. The recessed 1st floor entry will create a transitional space between the private residential structure and the streetscape.
- Provide residential windows overlooking the street (p 5)
 - The ground floor has fenestration that opens into the bicycle room. The front facing residential units on floor 2-5 will have windows overlooking Green Street. The 5th floor is setback from the 4th floor and will have a private roof deck facing Green Street.
- Improve streets & sidewalks (p 5-6)
 - The proposed +/- 10' front setback will allow for a more expansive pedestrian experience at the ground floor level.
- Respect contextual building heights (p 6) / Provide appropriate streetwall & setback relationships (p 6-7) / Articulate upper-floor building massing (p 7)
 - The adjacent structure to the left of 280 Green Street is a 19 story residential structure with a +/- 40' front setback. The adjacent structure to the right of 280 Green Street is a 3 story Fraternal Organization structure that is approximately 60' tall with no front setback. The proposed massing transitions between the 2 setbacks with a 10' front setback. The 5th floor massing is stepped back from the front façade about 28'. As a result, the structure's primary massing is aligned with the height of the adjacent building to the right, while the additional story is closer to the setback of the structure to the left providing a step between the 2 adjacent massings.
- Maintain pedestrian scale (p 6)
 - The landscaped setback at the front of the structure will provide a buffer between the streetscape and residential structure. Additionally, the recessed 1st floor will expand this area, shrinking the perceived massing at the pedestrian level.
- Utilize durable and contextually appropriate materials (p 7)
 - A majority of the structure will be clad with Cementitious paneling, which has a similar scale to the cladding of the 19 story residential structure on the adjacent lot. The material color palette allows for the proposed structure to complement the adjacent structures on either side.

Part 5: Green Building Report

This development is not classified as a "Green Building Project" as defined in article 2 of the current zoning ordinance. Therefore, this section is not applicable.

Part 6: Green Factor

The required open space for this zone is 10%. The proposed development exceeds this with $\pm 1,344$ sf of permeable open space at grade & ± 210 of private open space at the 5th floor private deck. Green score compliance is anticipated with a canopy planted within the front yard setback. Please see the Landscape Design Approach Narrative & Cool Score at the end of this document.

Part 7: Flood Resiliency

Per the current data on Cambridge FloodViewer 2025, 280 Green Street is subject to the regulations associated with the 1% LTFE (elevation 25.7'). This site is not subject to the regulations associated with the 10% LTFE. The existing back of sidewalk elevation is $\pm 25.5'$, which results in a $\pm 2.4"$ elevation change between the sidewalk and minimum 1st floor elevation. A sloped walkway with a 5% pitch will be utilized at the front setback to elevate the 1st floor to elevation $\pm 26'$ in order to protect the Structure from future flooding. Additionally, areaways into the basement & critical building equipment will be elevated to above elevation 25.7'



Project: **280 Green Street**
Cambridge, MA

Date: 10/19/2026

Subject: Landscape Architecture Design Approach

The landscape design incorporates new shrubs, perennials and trees. Site paving consists of high SRI unit pavers. Pavers are permeable to allow for sustainable on-site drawing.

The plants proposed are all suited for sunlight conditions on site and the rigors of the urban environment.

Proposed species and breakdown of plantings relative to the public right of way are included on the landscape plans.

Best regards,

A handwritten signature in dark ink, appearing to read "Michael D'Angelo", with a stylized, cursive script.

Michael D'Angelo, Principal



Project: **280 Green Street**
Cambridge, MA

Date: 10/19/2026

Subject: Landscape Architecture Design Approach

The landscape design incorporates new shrubs, perennials and trees. Site paving consists of high SRI unit pavers. Pavers are permeable to allow for sustainable on-site drawing.

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Proposed species and breakdown of plantings relative to the public right of way are included on the landscape plans.

Best regards,

A handwritten signature in dark ink, appearing to read "Michael D'Angelo".

Michael D'Angelo, Principal

Project Address	Special Permit Number	Total Lot Area (SF)
280 Green Street		3, 890
Applicant Name	Phone Number	Open Space Requirement (%)
		10%
Applicant Contact / Address	Email Address	Zoning District
		C- 3
Project Description		Result
New Construction of a 5 story structure containing 9 dwelling units		Pass

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

		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	0	1.00	+	0	2.00	-
	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	0	1.20	+	0	2.40	-
	New or Transplanted Trees							
	A6	Understory tree	3	0.60	+	0	1.20	270
	A7	Canopy tree	0	0.70	+	1	1.40	980
Planting Areas Enter area in square feet of each component in the box provided	B1	Lawn Area	0	0.30	+	0	0.60	-
	B2	Low Planting Area	290	0.40	+	0	0.80	116
	B3	High Planting Area	221	0.50	+	374	1.00	485
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	0	N/A				
	D2	High-SRI Paving	200	0.1				20
	D3	Shaded Area	0	0.2	+	0	0.40	-
Project Summary	Portion of lot area utilizing green strategies 48% Portion of score from green strategies 99% Portion of score from trees 67% Portion of score contributing to public realm cooling 72%				Total Contributing Area		1,871	
					Total Area Goal		389	
					COOL FACTOR SCORE		4.81	

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.

DRAWING LIST		
Sheet Number	Sheet Name	Sheet Issue Date
0-Cover		
A-000	COVER SHEET	10/13/2026
2-CIVIL/LANDSCAPE		
L1	GROUND LEVEL LANDSCAPE PLAN	10/109/2026
L2	COOL FACTOR DIAGRAM	10/109/2026
L3	LANDSCAPE DETAILS	10/109/2026
3-Architectural		
A-015	EXISTING BUILDING IMAGES	10/20/2026
A20	ARCHITECTURAL SITE PLAN	10/20/2026
A21	ZONING DIAGRAMS	10/20/2026
A-22	AREA PLANS	10/20/2026
A-23	AREA PLANS	10/20/2026
A100	FLOOR PLANS -B-2	10/20/2026
A101	FLOOR PLANS- 3-4	10/20/2026
A-300	FRONT & RIGHT ELEVATIONS	10/20/2026
A300	FRONT & RIGHT ELEVATIONS	10/20/2026
A300B	FRONT & RIGHT ELEVATIONS	10/20/2026
A-301	REAR & LEFT ELEVATIONS	10/20/2026
A301	REAR & LEFT ELEVATIONS	10/20/2026
A301B	REAR & LEFT ELEVATIONS	10/20/2026
A400	SECTION 1	10/20/2026
A401	SECTION 2	10/20/2026
AV-1	PERSPECTIVES	10/20/2026
AV-2	CONTEXTUAL PERSPECTIVE	10/20/2026
AV-3	CONTEXTUAL PERSPECTIVE	10/20/2026



PROJECT: 280 GREEN STREET RESIDENCES

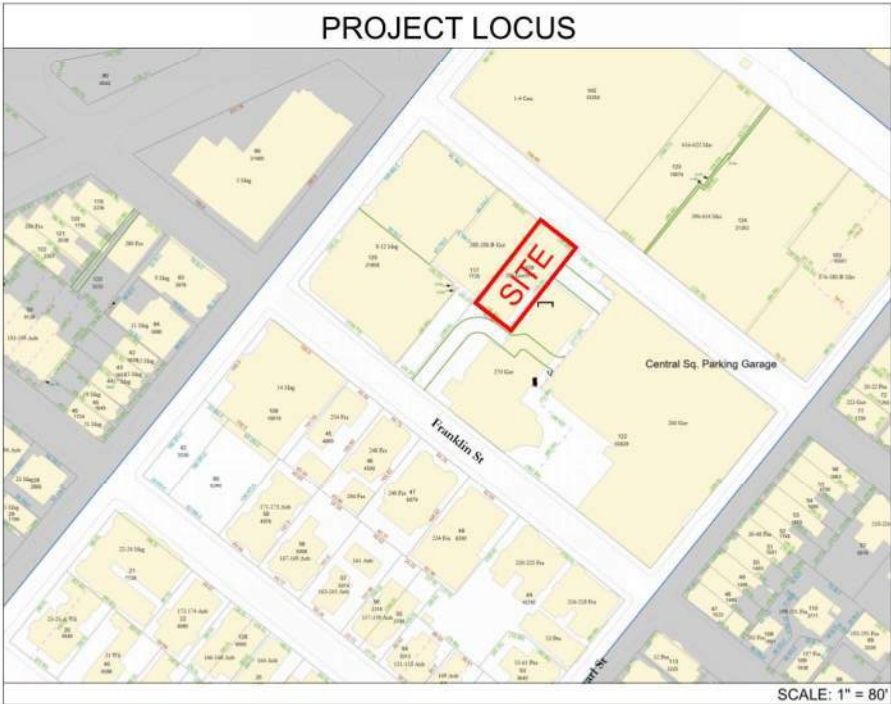
PROJECT ADDRESS:
280 GREEN STREET
CAMBRIDGE, MASSACHUSETTS

ARCHITECT
KHALSA DESIGN INC.
ADDRESS:
17 IVALOO STREET, SUITE 400
SOMERVILLE, MA 02143

OWNER
CONTEMPO BUILDERS
ADDRESS:
100 TRADE CENTER DRIVE, SUITE G-700
WOBURN, MA 01801

SURVEY
SPRUHAN ENGINEERING, P.C.
ADDRESS:
80 JEWETT STREET, SUITE 1
NEWTON, MA 02458

SD SET
10/20/2026



PROJECT NAME
280 GREEN STREET RESIDENCES

PROJECT ADDRESS
280 GREEN STREET
CAMBRIDGE, MA

CLIENT

CONTEMPO

ARCHITECT

KDI
ARCHITECTURE
KHALSA DESIGN, INC.
17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682
CONSULTANTS:

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OF PROSECUTION UNDER LAW

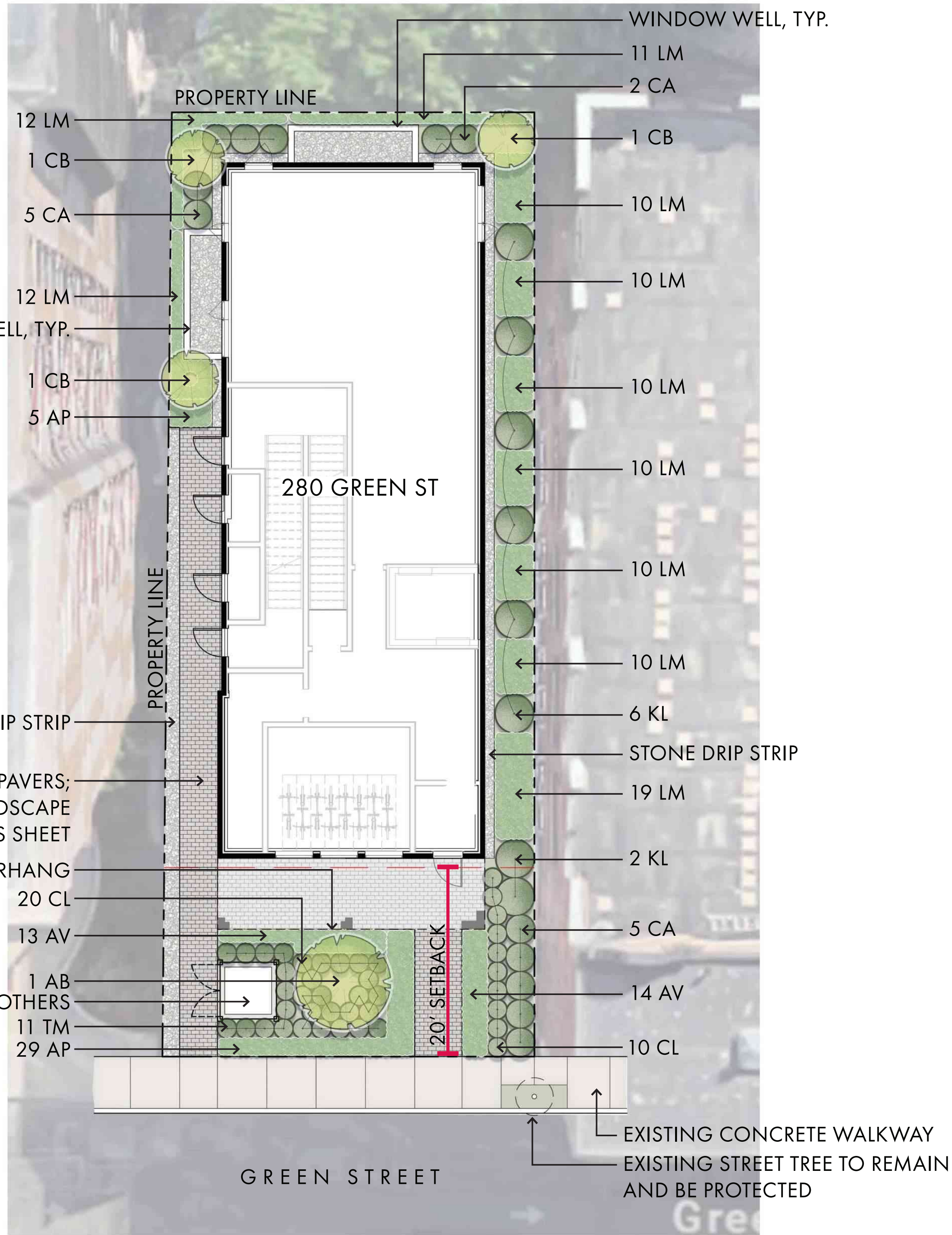
REGISTRATION

Project number: 26030
Date: 10/20/2026
Drawn by: ES
Checked by: ES
Scale: 1" = 80'-0"

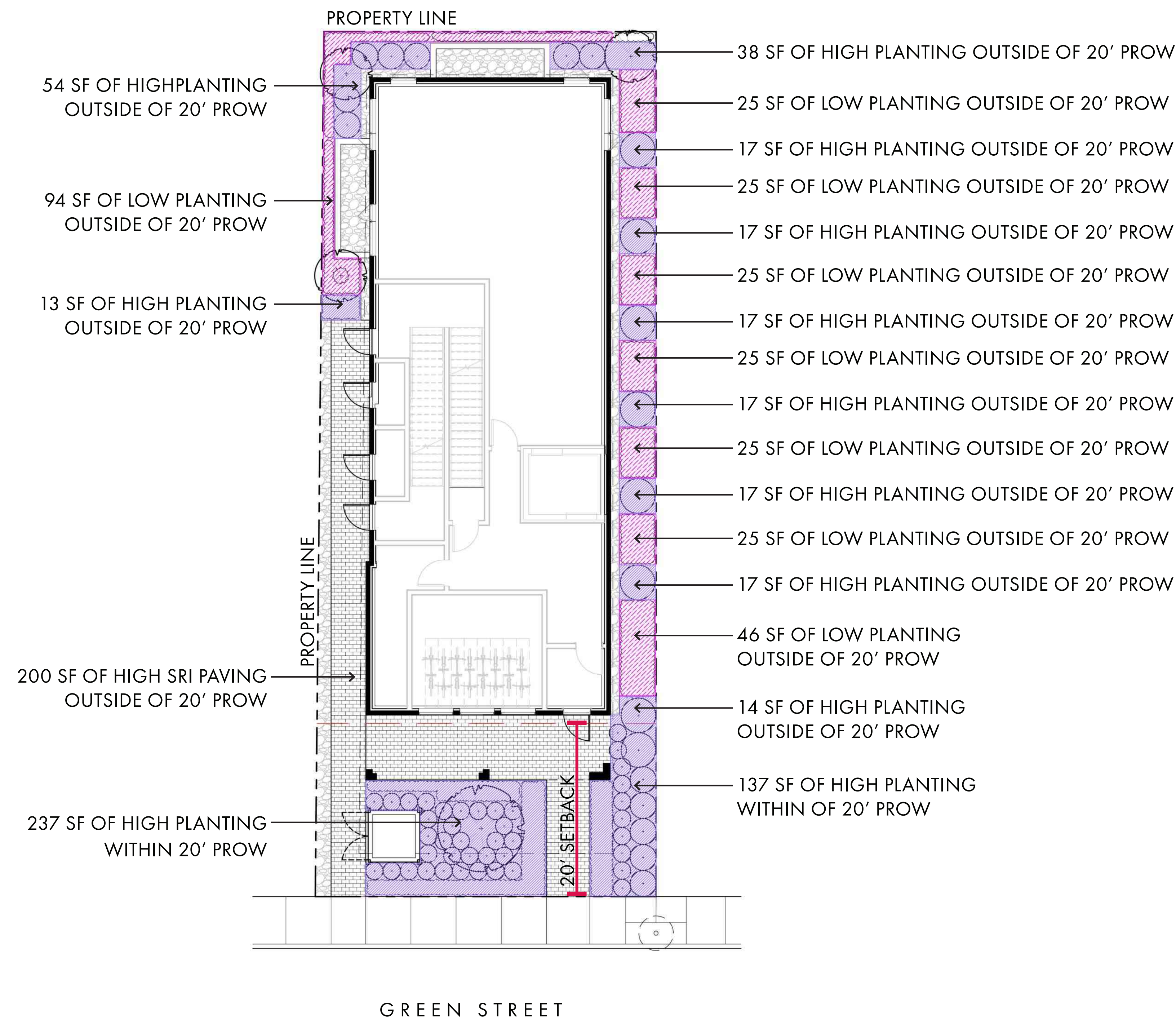
REVISIONS

No.	Description	Date

COVER SHEET
A-000
280 GREEN STREET
RESIDENCES



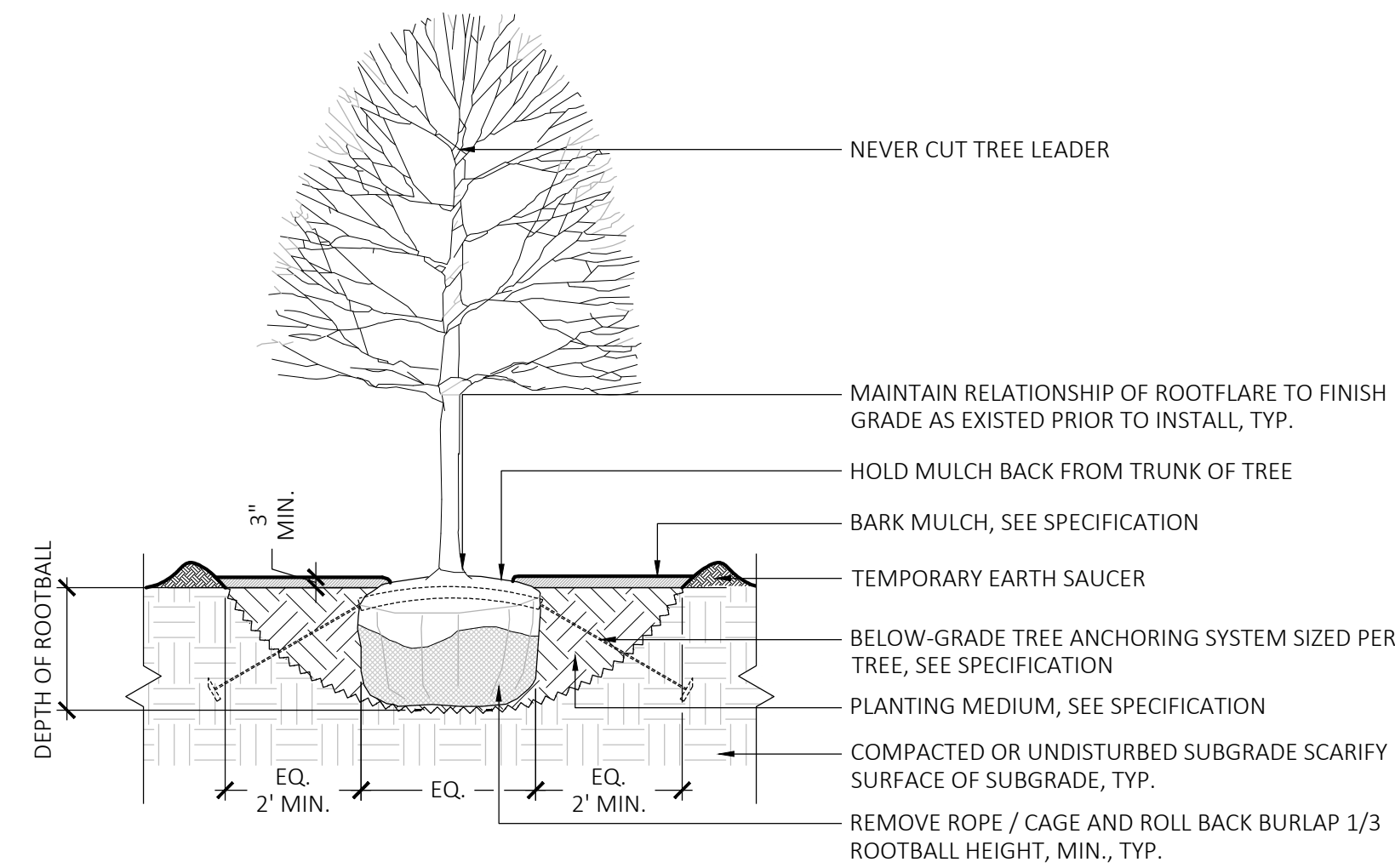
PLANT SCHEDULE						
SYM	QTY	LATIN NAME	COMMON NAME	SIZE	NOTES	HEIGHT AT MATURITY
TREES						
AB	1	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	8-10' HT.	B&B, MULTI-STEM, SPECIMEN	15-25'
CB	3	CARPINUS BETULUS 'FRANS FONTAINE'	FRANS FONTAINE HORNBEAM	10-12' HT.	B&B, FULL TO GROUND	30-35'
SHRUBS AND GROUNDCOVERS						
CA	12	CLETHRA ALNIFOLIA 'HUMMINGBIRD'	SWEET PEPPERBUSH	7 GAL.	36" O.C.; B&B	3-4'
KL	8	KALMIA LATIFOLIA	MOUNTAIN LAUREL	5 GAL.	48" O.C.; B&B	5-10'
TH	11	TAXUS X MEDIA 'HICKSII'	HICKS YEW	3' HT.	24" O.C.; B&B	10-15'
PERENNIALS AND ORNAMENTAL GRASSES						
AP	34	ASTILBE CHINENSIS 'PURPURKERZE'	PURPLE CANDLE ASTILBE	1 GAL.	18" O.C.; CONTAINER	18-30"
AV	34	ASTILBE CHINENSIS 'VISIONS IN WHITE'	VISIONS IN WHITE ASTILBE	1 GAL.	18" O.C.; CONTAINER	18-30"
CL	30	CHASMANTHIUM LATIFOLIUM	NORTHERN SEA OATS	1 GAL.	24" O.C.; CONTAINER	3-4'
LM	116	LLIRIOPE MUSCARI	BIG BLUE LIRIOPE	1 GAL.	18" O.C.; CONTAINER	12-18"



LEGEND

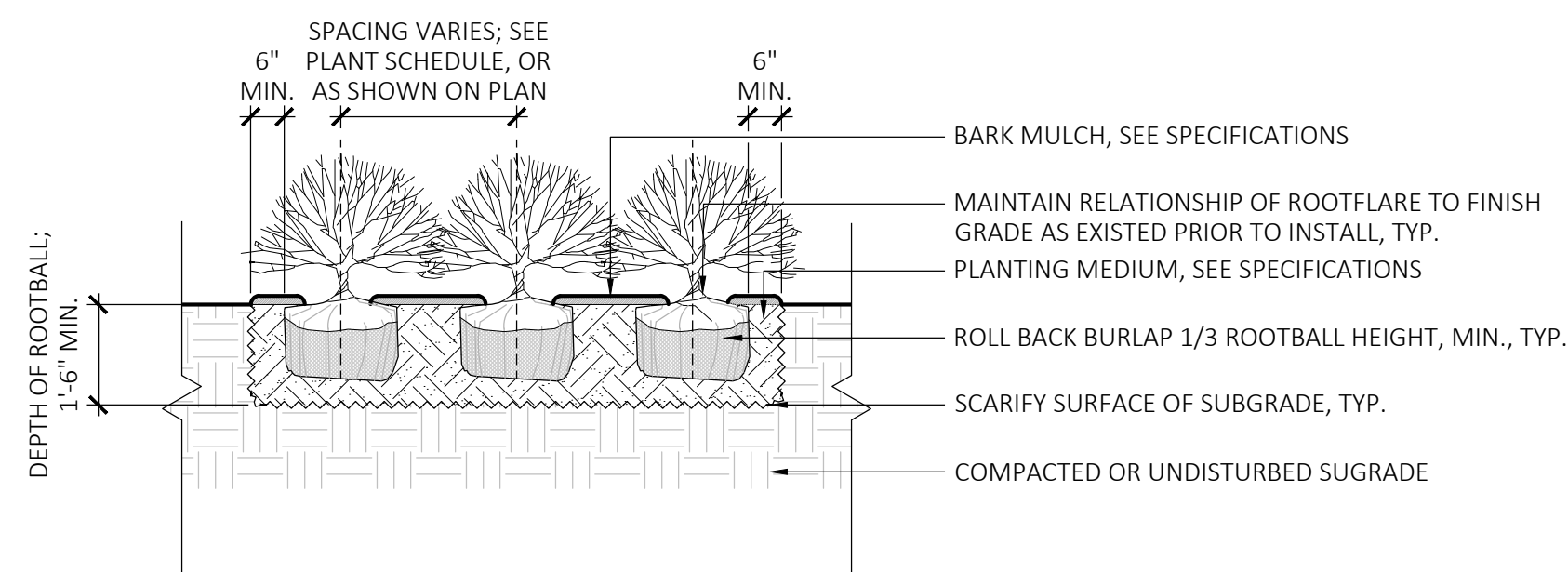
- HIGH PLANTING AREA | 18" SOIL DEPTH
- LOW PLANTING AREA | 12" SOIL DEPTH





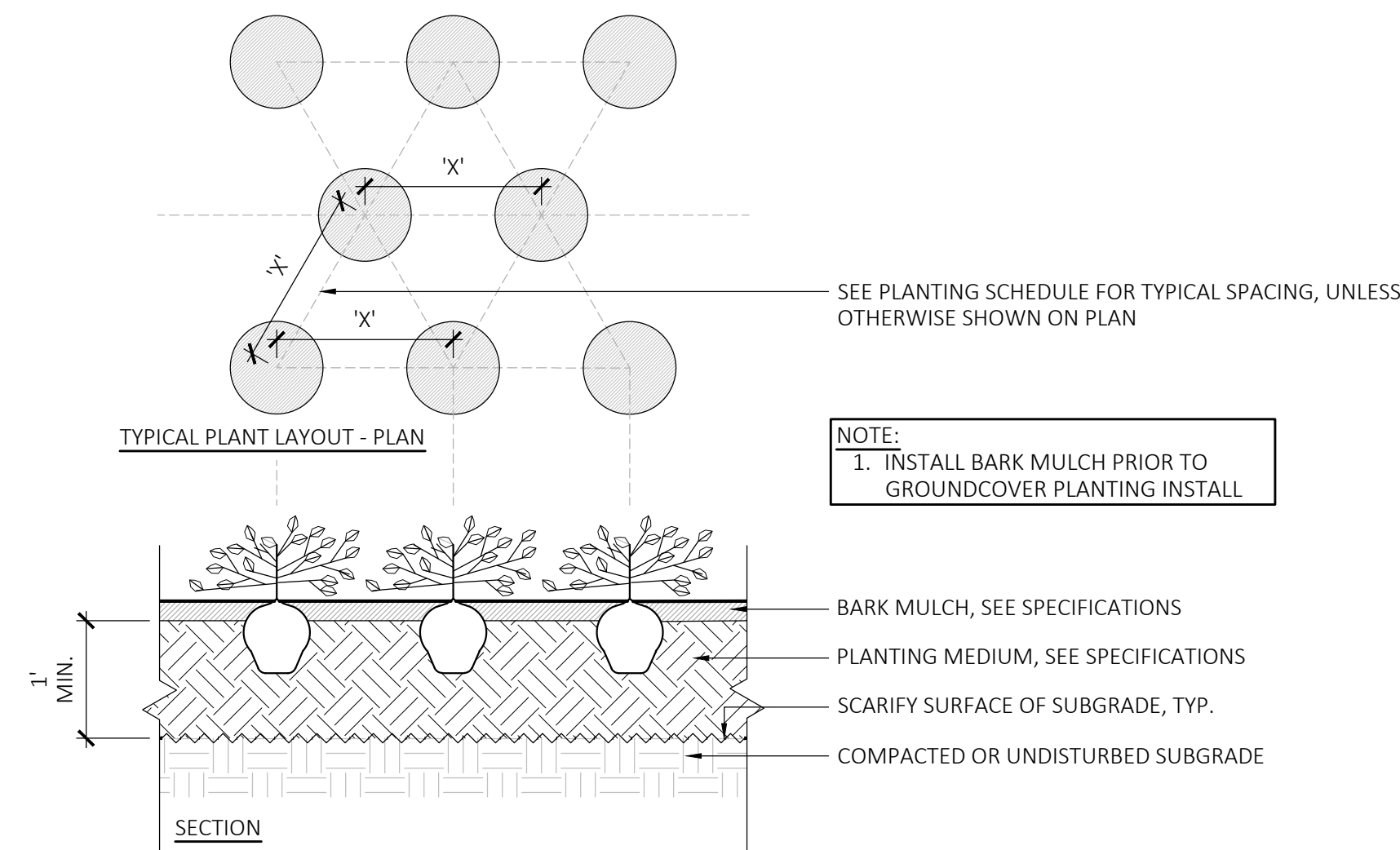
1 DECIDUOUS TREE PLANTING

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



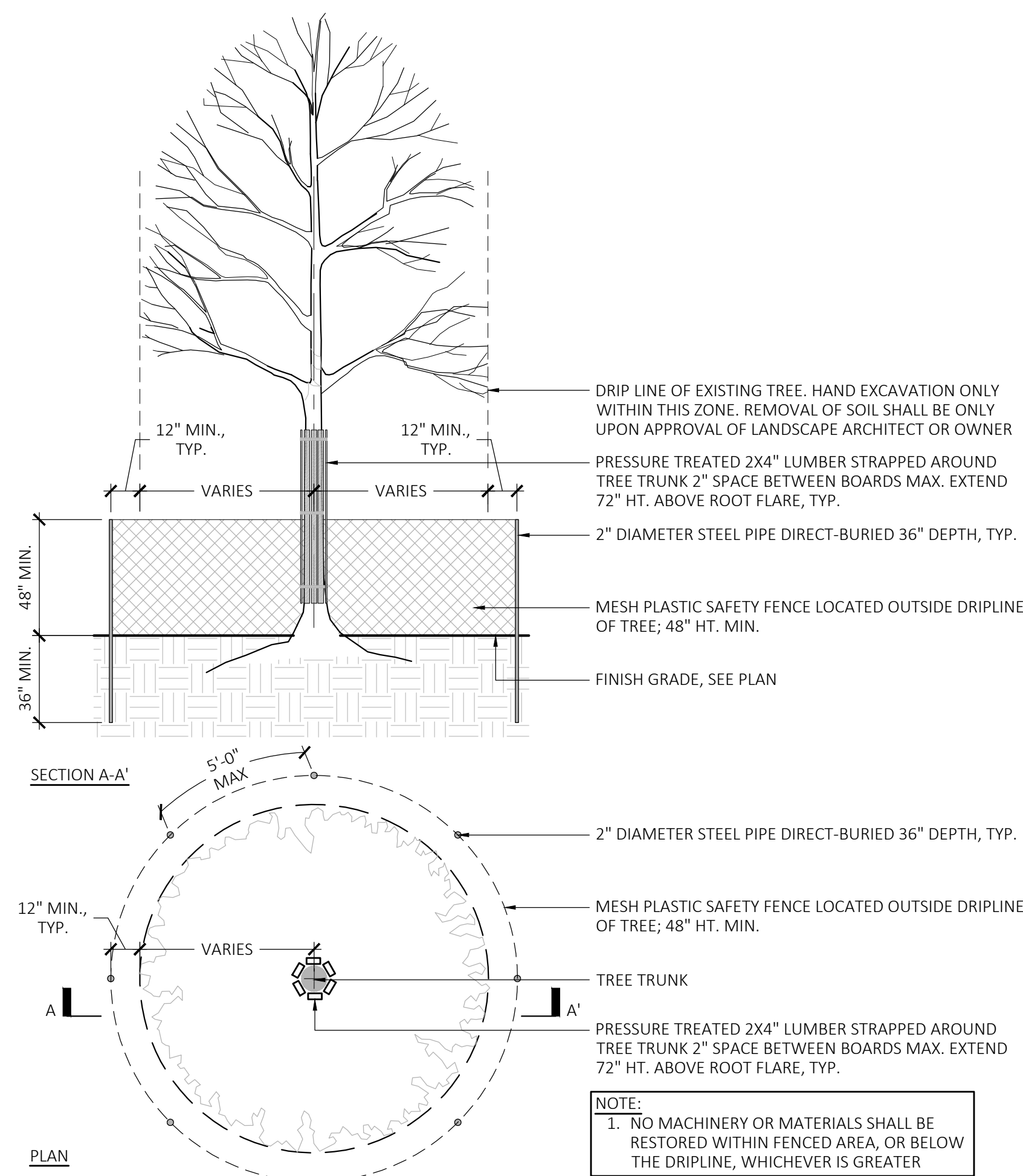
2 SHRUB PLANTING

SCALE: 3/8" = 1'-0"



3 GROUND COVER PLANTING

SCALE: 3/4" = 1'-0"



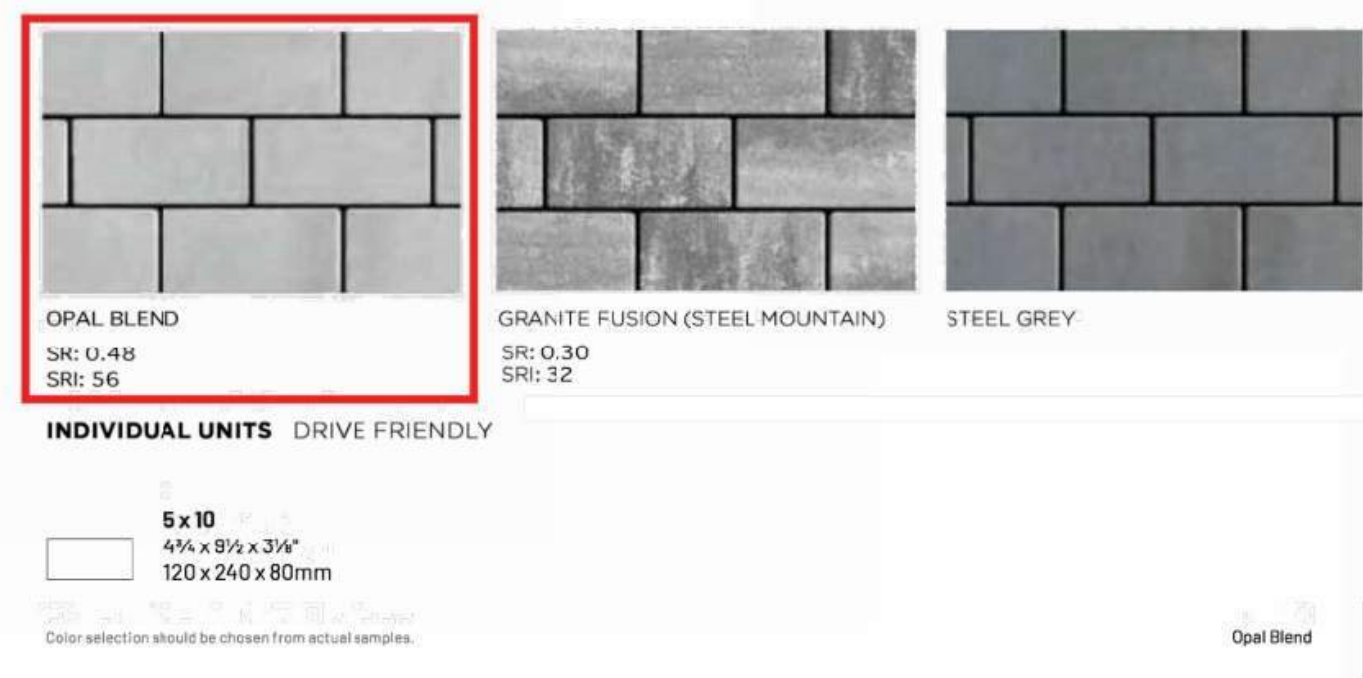
4 EXISTING TREE PROTECTION

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



Eco-Priora® Premier

ENDURACOLOR



5 PAVER #1 - OPAL BLEND, SRI 56

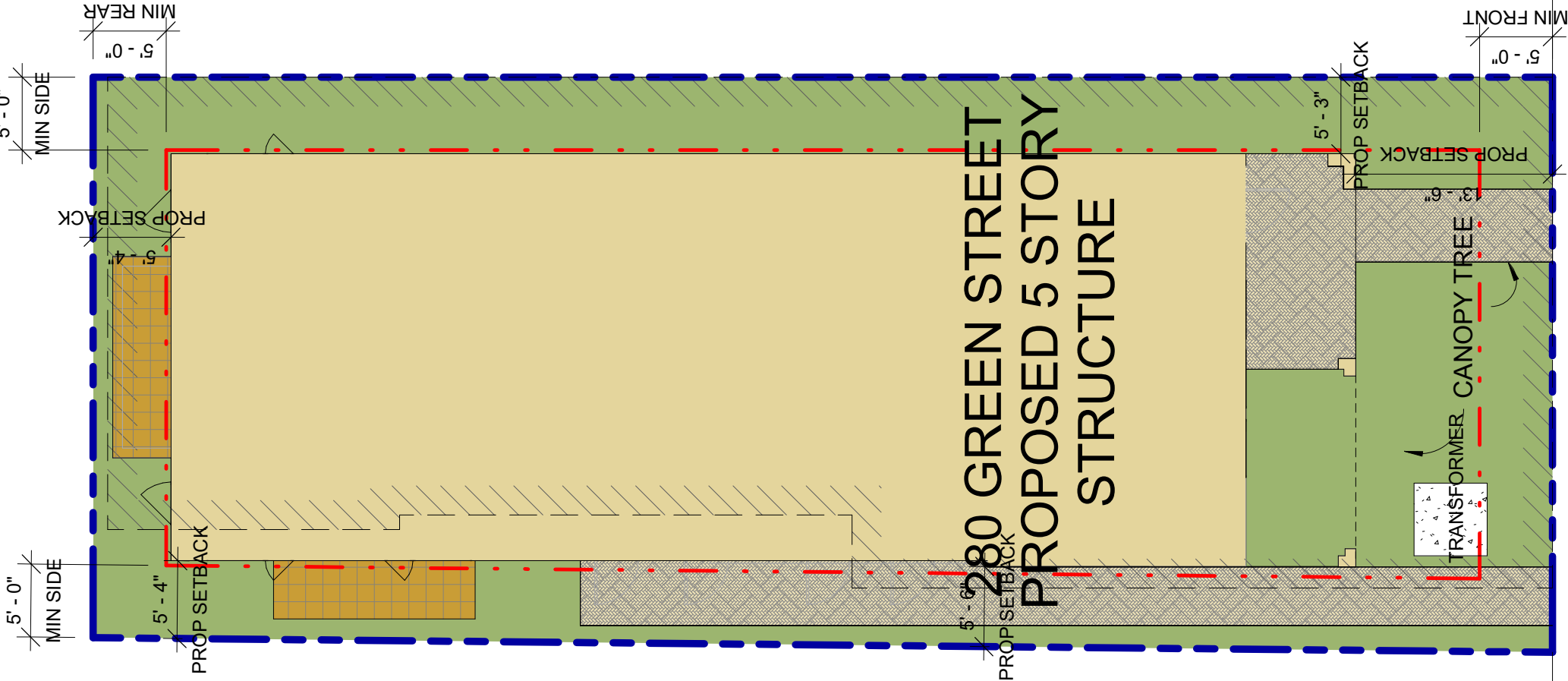
NTS

19.40 CITYWIDE ADVISORY DEVELOPMENT CONSULTATION
19.50 BUILDING AND SITE PLAN REQUIREMENTS

This dimensional form is intended to demonstrate zoning compliance for projects that are subject to Section 19.40 and Section 19.50 of the Cambridge Zoning Ordinance.

Project Address:		Zoning District:		
	Existing	Allowed or Required (max/min)	Proposed	
Lot Area (sq ft)	N/A	±3,690 SF	±3,690 SF	
Total Gross Floor Area (sq ft)	N/A FOR RESIDENTIAL / 2.0 (11,167 SF) FOR NON-RESIDENTIAL	±10,225 SF*	±12,367 SF	
Residential Uses	N/A	N/A	±12,367 SF	
Non-Residential Uses	3.0 (11,670 SF)	±10,225 SF*	0 SF	
Total Floor Area Ratio (FAR)	N/A FOR RESIDENTIAL / 2.0 (11,167 SF) FOR NON-RESIDENTIAL	±5,760 SF*	±9,636 SF	
Residential Uses	N/A	0	±9,636 SF	
Non-Residential Uses	3.0 (11,670 SF)	±5,760 SF*	0 SF	
Total Dwelling Units	N/A	0	9	
Total Stories Above Grade	10	2	5	
Max. Height – Residential (ft)	N/A	120'	60'	
Max. Height – Non-Residential (ft)	±28'	120'	60'	
Front Yard Setback(s) (ft)*	0'	5' FOR RESIDENTIAL / 25+125' FOR NON-RESIDENTIAL	134' @ 1ST / 6' @ 2ND-5TH	
Side Yard Setback(s) (ft)*	±30' (L) / 0' (R)	5' FOR RESIDENTIAL / 25+125' FOR NON-RESIDENTIAL	54' (L) / 54' (R)	
Rear Yard Setback(s) (ft)*	±5'	5' FOR RESIDENTIAL / 25+125' FOR NON-RESIDENTIAL	55'	
Total Open Space (% of Lot Area)**	±9.6% (32 SF)	10% (369 SF)	±32 (1,260 SF)	
Private Open Space	(SF)	1/2% (195 SF)	.7% (±300 SF)	
Permeable Open Space	(SF)	1/2% (195 SF)	24%(±960 SF)	
Publicly Beneficial Open Space	N/A	N/A	N/A	
Off-Street Parking Spaces	NONE	NO MAX FOR RESIDENTIAL / NON-RESIDENTIAL MAX CONTINGENT ON USE	NONE	
Long-term Bicycle Parking Spaces	NONE	LOU FOR RESIDENTIAL / NON-RESIDENTIAL CONTINGENT ON USE	2 (.22/ DU)	
Short-term Bicycle Parking Spaces	NONE	LOU FOR RESIDENTIAL / NON-RESIDENTIAL CONTINGENT ON USE	9	
Loading Bays	NONE	N/A FOR RESIDENTIAL / NON-RESIDENTIAL CONTINGENT ON USE	NONE	

*Indicate all applicable setbacks. Make sure distances match the submitted site plans.
**Refer to Open Space definitions in Article 2.000 and Open Space provisions in Section 5.22 of the CZO. Make sure all open space information matches the submitted site plans.
Use space below and/or attached pages for additional notes:



SITE PLAN LEGEND

- PROPOSED FOOTPRINT
- PROPOSED PORCHES
- PROPOSED AREAWAYS
- PAVERS
- LANDSCAPE (PERMEABLE)
- PRIVATE OPEN SPACE
- REQUIRED SETBACKS

1 SITE PLAN Copy 3 GREEN STREET
1" = 10'-0"



KHALSA DESIGN, INC.

17 IVALOO STREET SUITE 400, SOMERVILLE MA 02143
TELEPHONE 617-591-8682

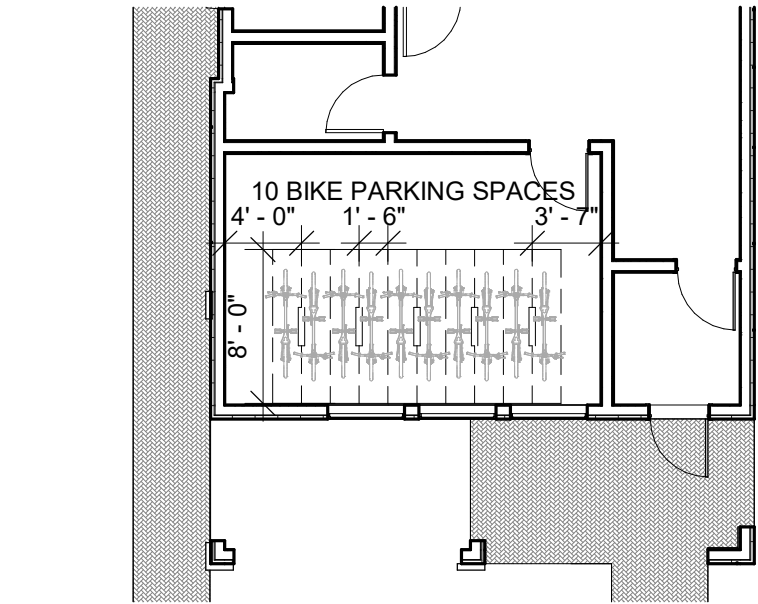
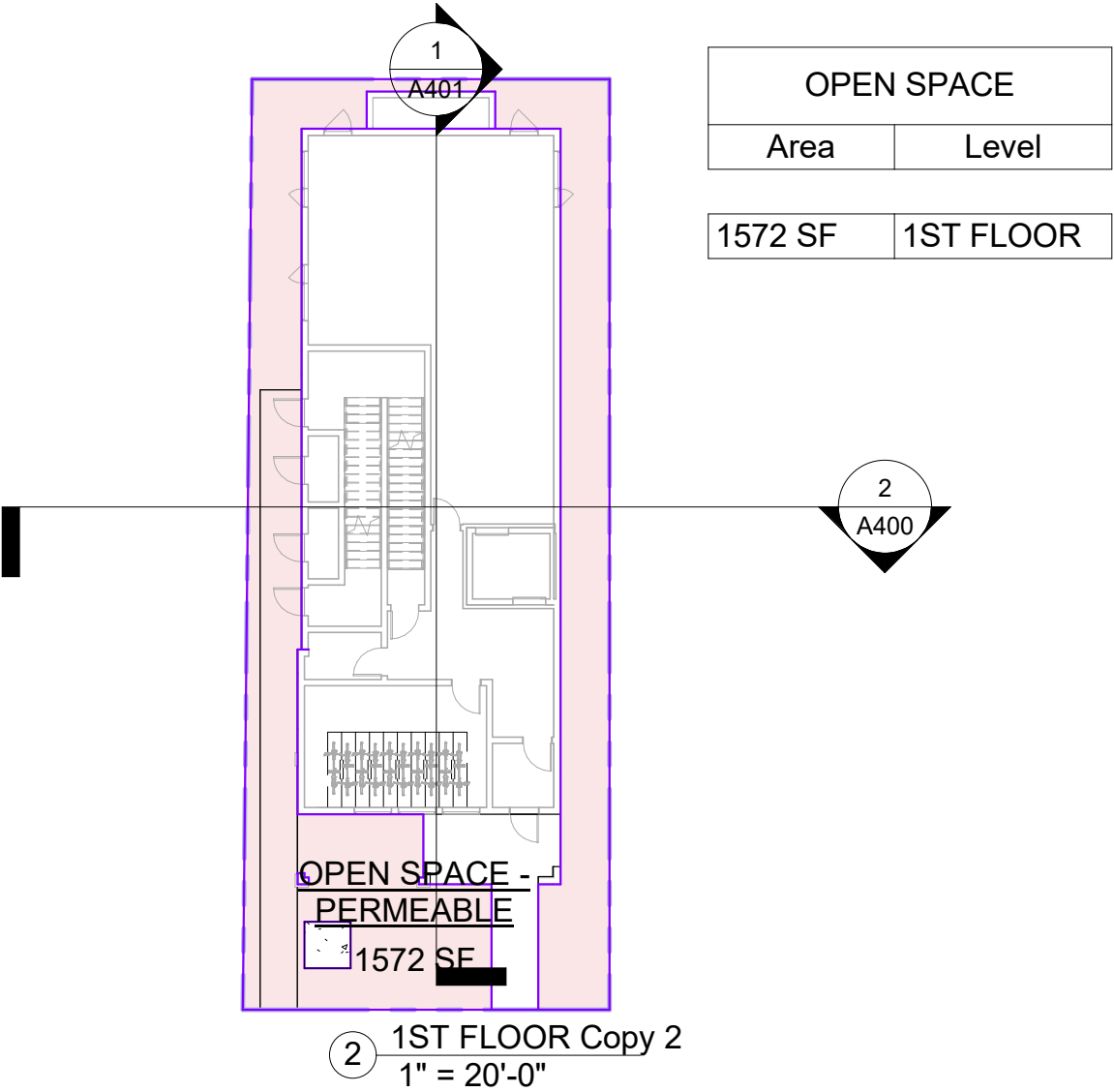
CONTEMPO

280 GREEN STREET RESIDENCES

No.	Description	Date

ARCHITECTURAL SITE PLAN

Project number	26030	A20
Date	10/20/2026	
Drawn by	ES	
Checked by	ES	
		Scale As indicated



KHALSA DESIGN, INC.

17 IVALOO STREET SUITE 400, SOMERVILLE MA 02143
TELEPHONE 617-591-8682

CONTEMPO

280 GREEN STREET RESIDENCES

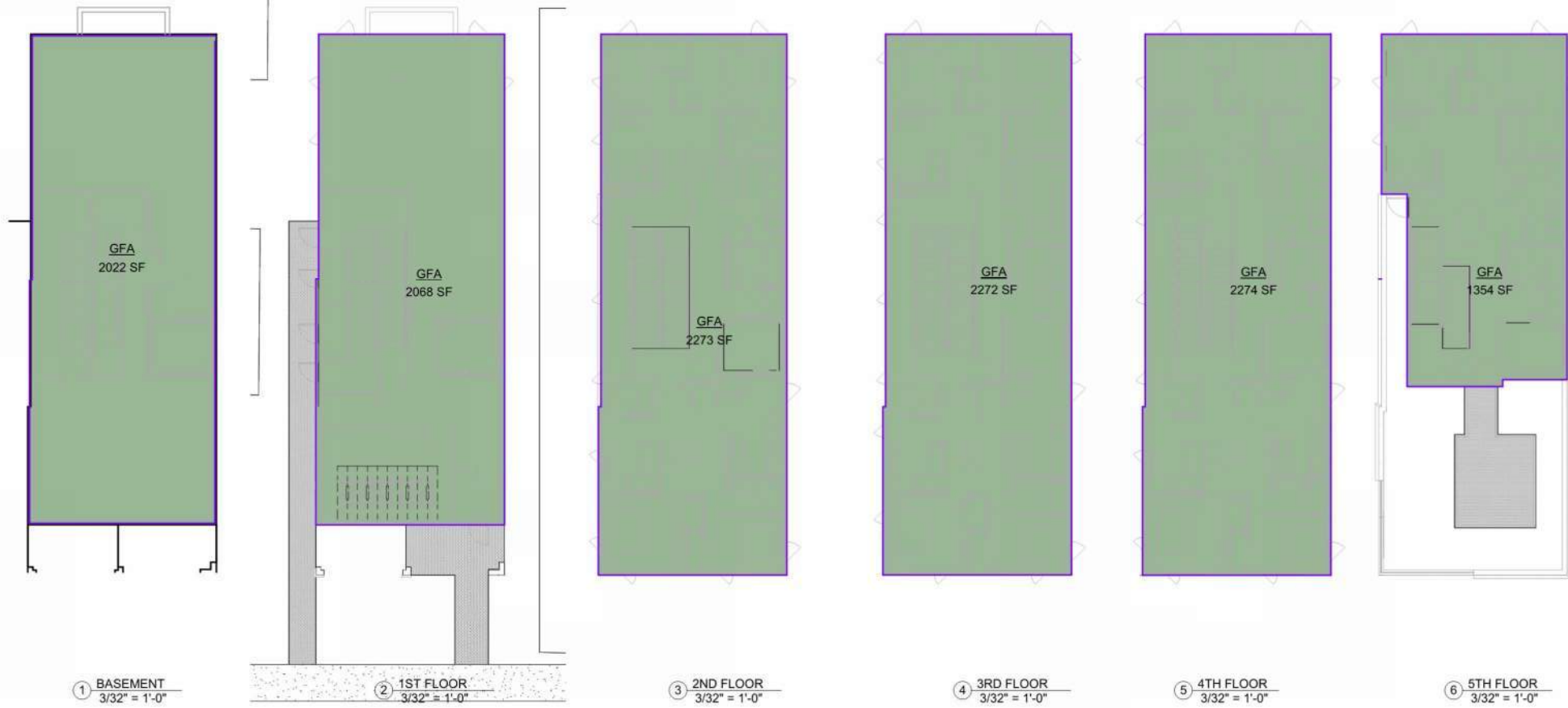
No.	Description	Date

ZONING DIAGRAMS

Project number 26030
Date 10/20/2026
Drawn by ES
Checked by ES

A21

Scale As indicated



GFA	
Area	Level
2022 SF	BASEMENT
2022 SF	
2068 SF	1ST FLOOR
2068 SF	
2273 SF	2ND FLOOR
2273 SF	
2272 SF	3RD FLOOR
2272 SF	
2274 SF	4TH FLOOR
2274 SF	
1354 SF	5TH FLOOR
1354 SF	
12263 SF	



UNIT AREAS		
Area	Name	Level
COMMON		
1201 SF	COMMON	BASEMENT
1130 SF	COMMON	1ST FLOOR
100 SF	COMMON	2ND FLOOR
264 SF	COMMON	2ND FLOOR
100 SF	COMMON	3RD FLOOR
264 SF	COMMON	3RD FLOOR
218 SF	COMMON	4TH FLOOR
100 SF	COMMON	4TH FLOOR
103 SF	COMMON	5TH FLOOR
95 SF	COMMON	5TH FLOOR
3575 SF		
3575 SF		
LEASABLE		
820 SF	001	BASEMENT
820 SF		
930 SF	101	1ST FLOOR
930 SF		
939 SF	201	2ND FLOOR
939 SF		
969 SF	202	2ND FLOOR
969 SF		
939 SF	301	3RD FLOOR
939 SF		
970 SF	302	3RD FLOOR
970 SF		
940 SF	401	4TH FLOOR
940 SF		
970 SF	402	4TH FLOOR
970 SF		
47 SF	501	4TH FLOOR
1156 SF	501	5TH FLOOR
1203 SF		
8680 SF		
12255 SF		

PROJECT NAME
**280 GREEN STREET
RESIDENCES**

PROJECT ADDRESS
280 GREEN STREET
CAMBRIDGE, MA

CLIENT
CONTEMPO

ARCHITECT
KDI
ARCHITECTURE

KHALSA DESIGN, INC.
17 IVALOO STREET SUITE 400
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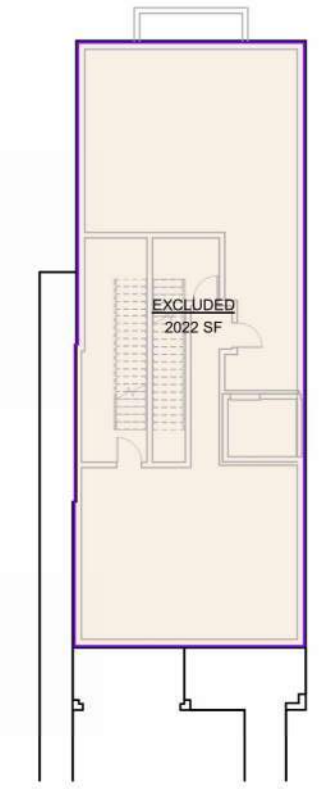
Project number: 26030
Date: 10/20/2026
Drawn by: ES
Checked by: ES
Scale: 3/32" = 1'-0"

REVISIONS		
No.	Description	Date

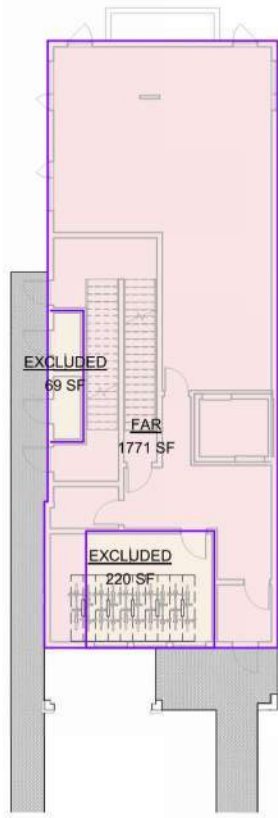
AREA PLANS

A-021

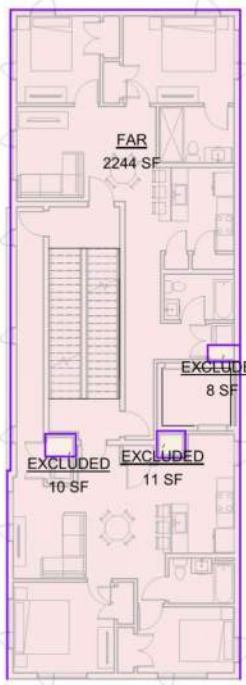
280 GREEN STREET
RESIDENCES



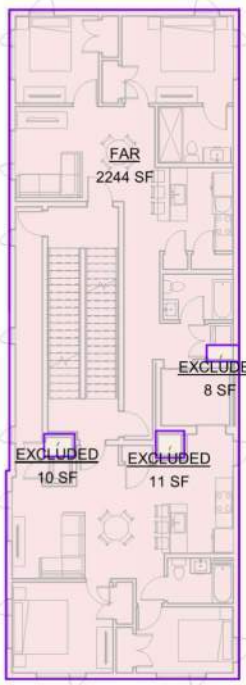
1 BASEMENT
3/32" = 1'-0"



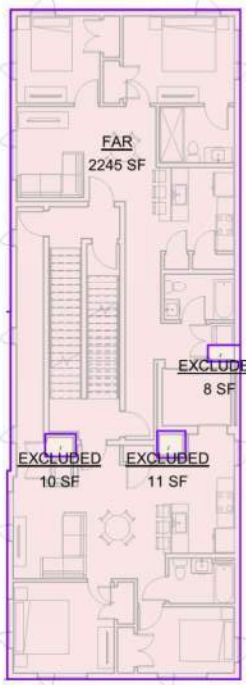
2 1ST FLOOR
3/32" = 1'-0"



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



4 3RD FLOOR
3/32" = 1'-0"



5 4TH FLOOR
3/32" = 1'-0"

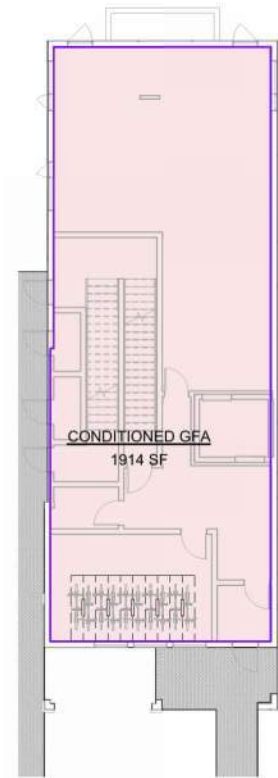


6 5TH FLOOR
3/32" = 1'-0"

FAR		
Area	Name	Level
2022 SF	EXCLUDED	BASEMENT
290 SF	EXCLUDED	1ST FLOOR
29 SF	EXCLUDED	2ND FLOOR
29 SF	EXCLUDED	3RD FLOOR
29 SF	EXCLUDED	4TH FLOOR
2399 SF		
1771 SF	FAR	1ST FLOOR
2244 SF	FAR	2ND FLOOR
2244 SF	FAR	3RD FLOOR
2245 SF	FAR	4TH FLOOR
1354 SF	FAR	5TH FLOOR
9857 SF		
12256 SF		



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



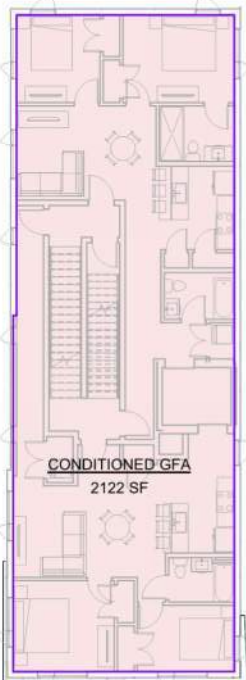
8 1ST FLOOR
3/32" = 1'-0"



9 2ND FLOOR
3/32" = 1'-0"



10 3RD FLOOR
3/32" = 1'-0"



11 4TH FLOOR
3/32" = 1'-0"



12 5TH FLOOR
3/32" = 1'-0"

CONDITIONED SPACE		
Area	Name	Level
1862 SF	CONDITIONED GFA	BASEMENT
1914 SF	CONDITIONED GFA	1ST FLOOR
2121 SF	CONDITIONED GFA	2ND FLOOR
2121 SF	CONDITIONED GFA	3RD FLOOR
2122 SF	CONDITIONED GFA	4TH FLOOR
1230 SF	CONDITIONED GFA	5TH FLOOR
11370 SF		

PROJECT NAME

280 GREEN STREET
RESIDENCES

PROJECT ADDRESS

280 GREEN STREET
CAMBRIDGE, MA

CLIENT

CONTEMPO

ARCHITECT



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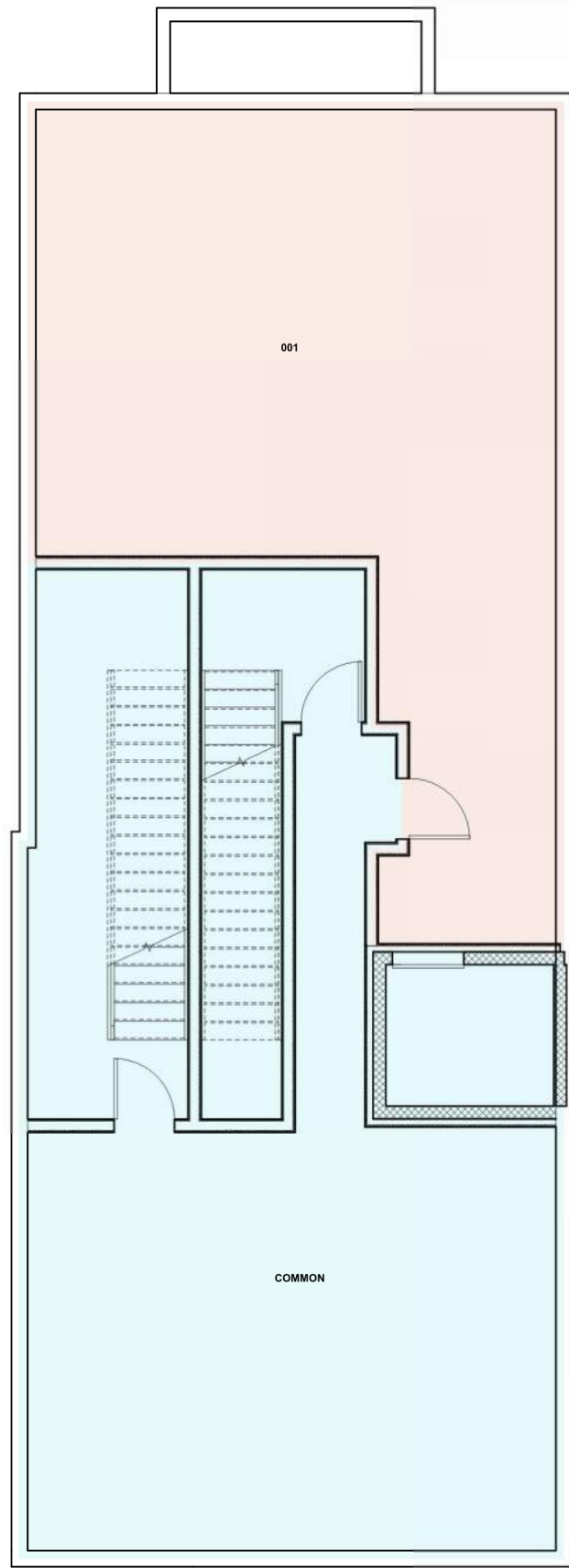
REVISIONS

No.	Description	Date

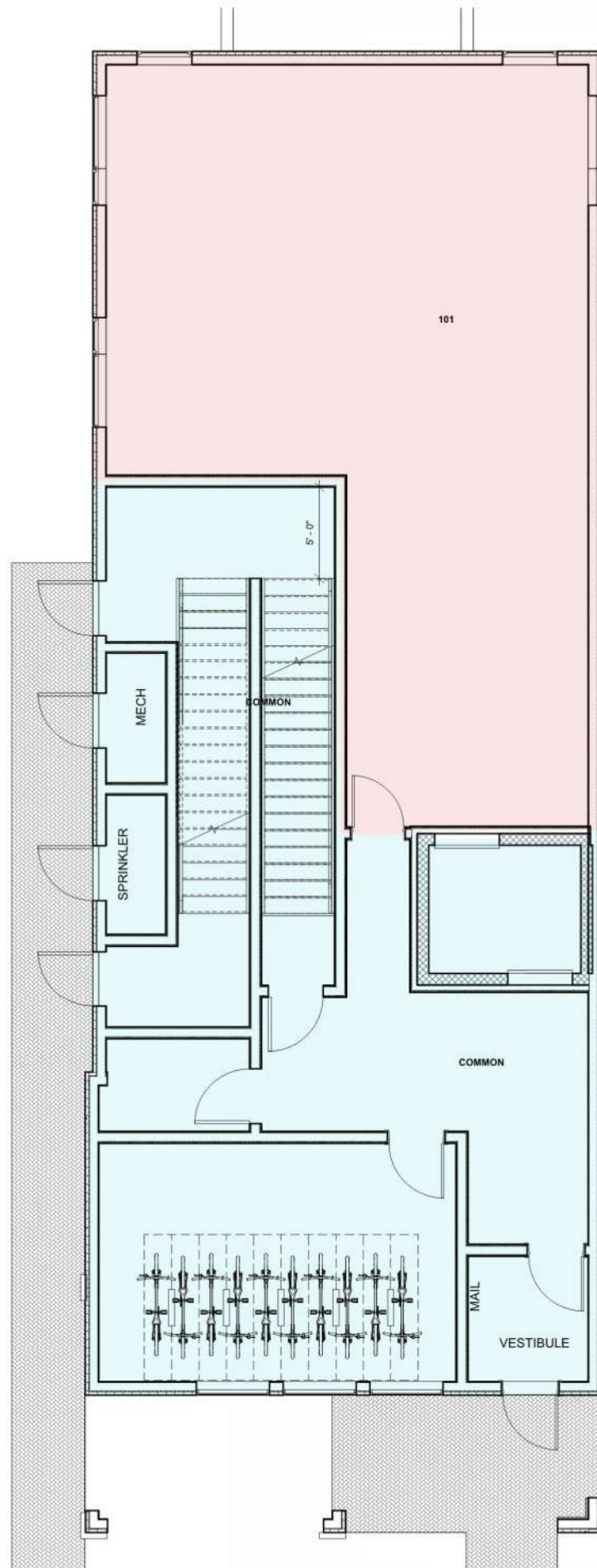
AREA PLANS

A-022

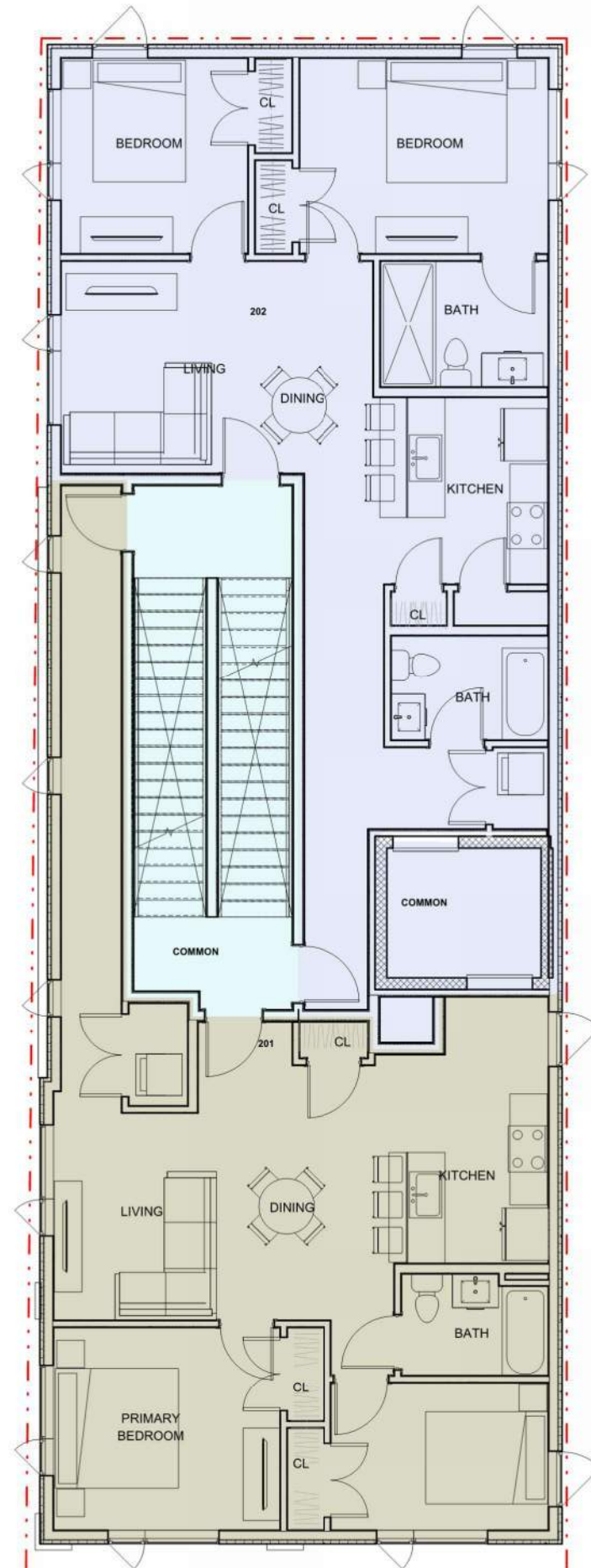
280 GREEN STREET
RESIDENCES



③ BASEMENT
1/4" = 1'-0"



② 1ST FLOOR
1/4" = 1'-0"



① 2ND FLOOR
1/4" = 1'-0"



PROJECT NAME
**280 GREEN STREET
RESIDENCES**

PROJECT ADDRESS
280 GREEN STREET
CAMBRIDGE, MA

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CONTEMPO

ARCHITECT
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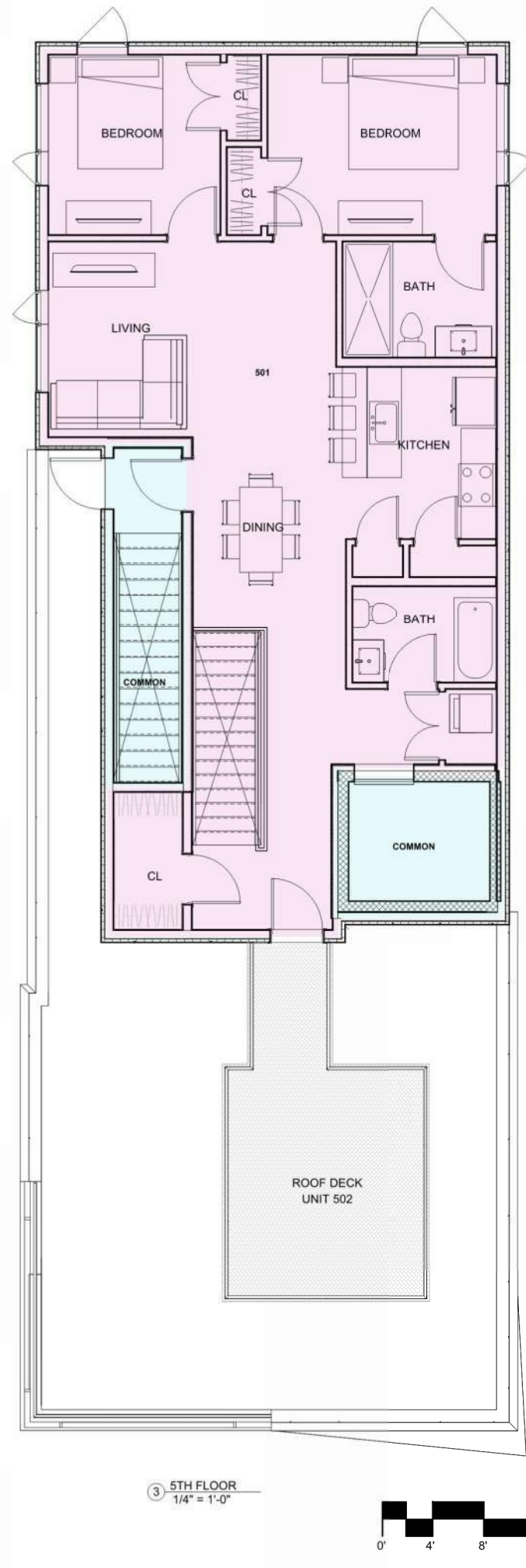
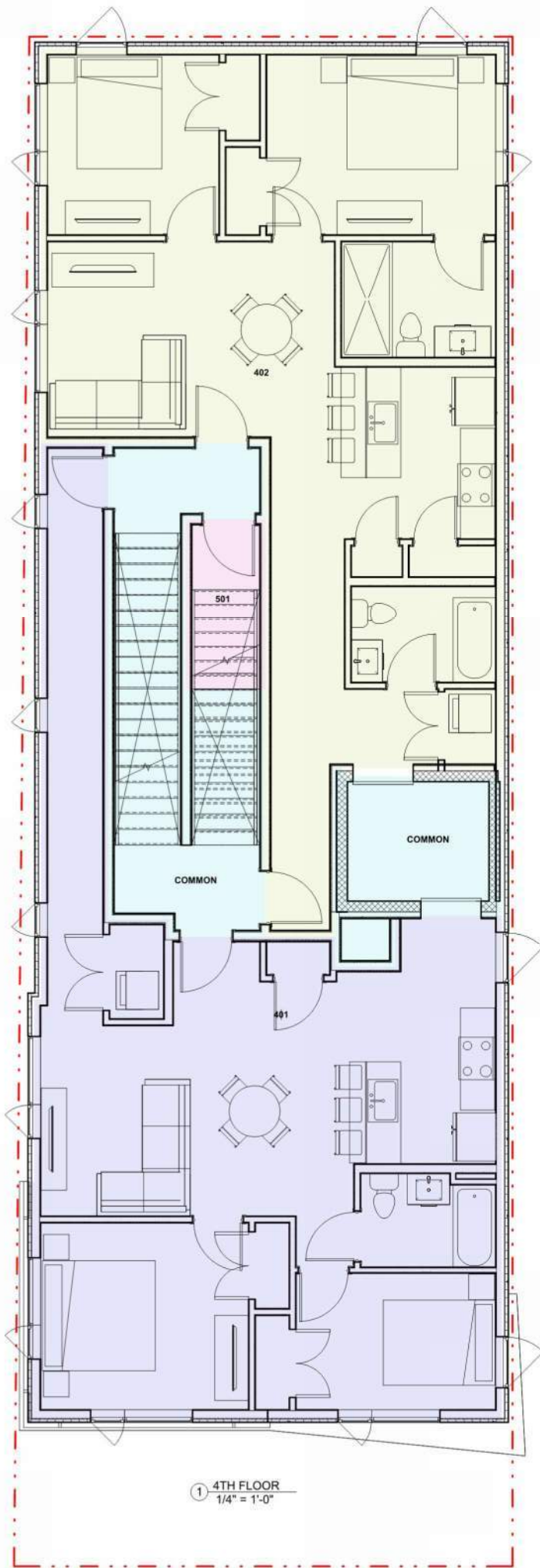
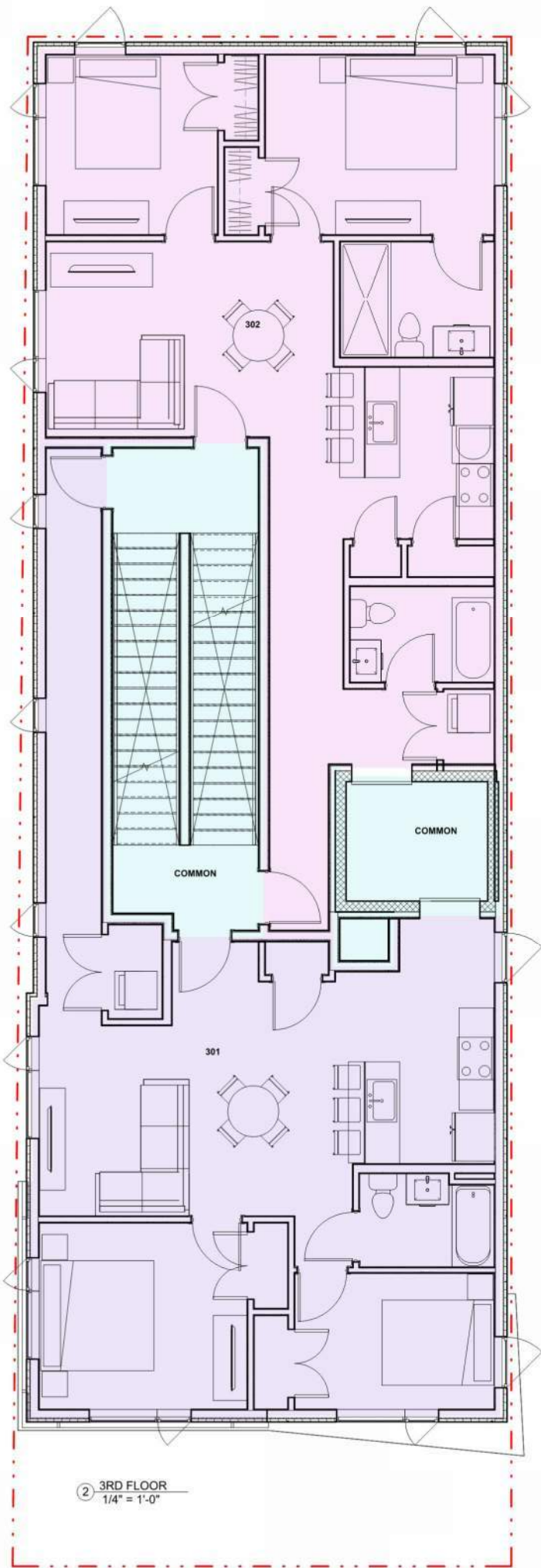
Project number: 26030
Date: 10/20/2026
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Checked by: ES
Scale: As indicated

REVISIONS		
No.	Description	Date

FLOOR PLANS
-B-2

A-100

280 GREEN STREET
RESIDENCES



PROJECT NAME
**280 GREEN STREET
RESIDENCES**

PROJECT ADDRESS
**280 GREEN STREET
CAMBRIDGE, MA**

CLIENT
CONTEMPO

ARCHITECT
KDI
ARCHITECTURE
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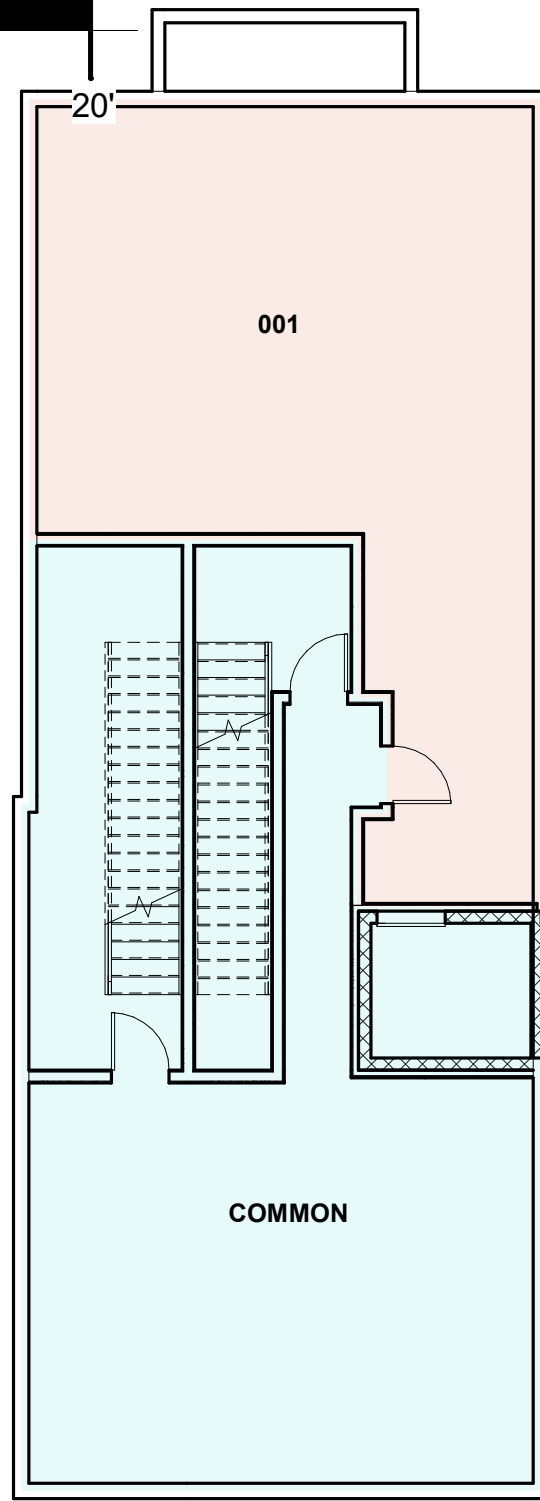
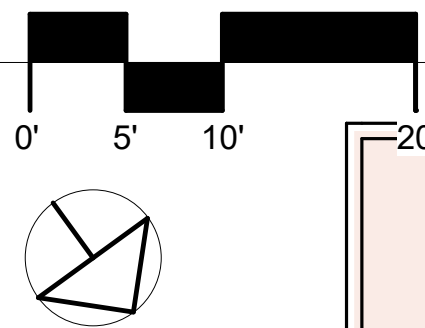
REGISTRATION

Project number: 26030
Date: 10/20/2026
Drawn by: ES
Checked by: ES
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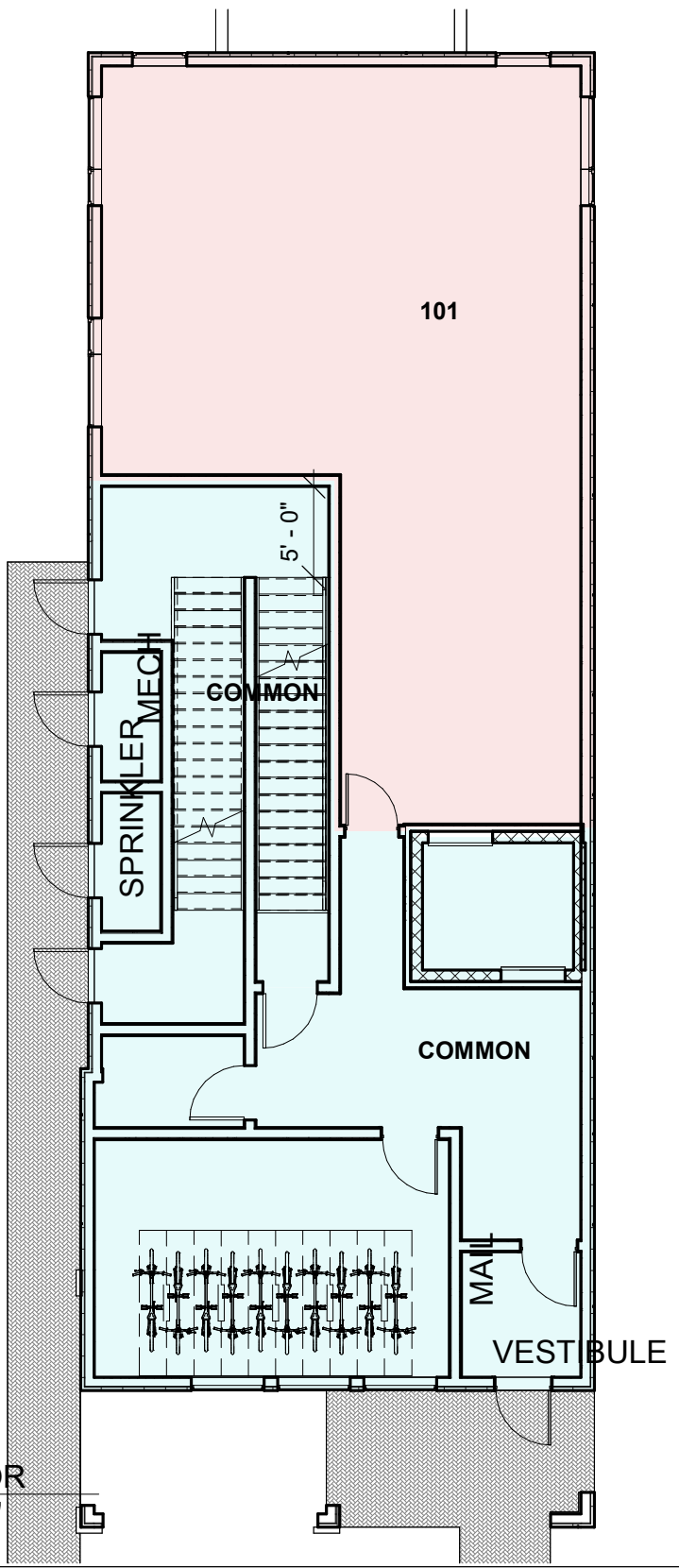
REVISIONS		
No.	Description	Date

FLOOR PLANS-
3-4

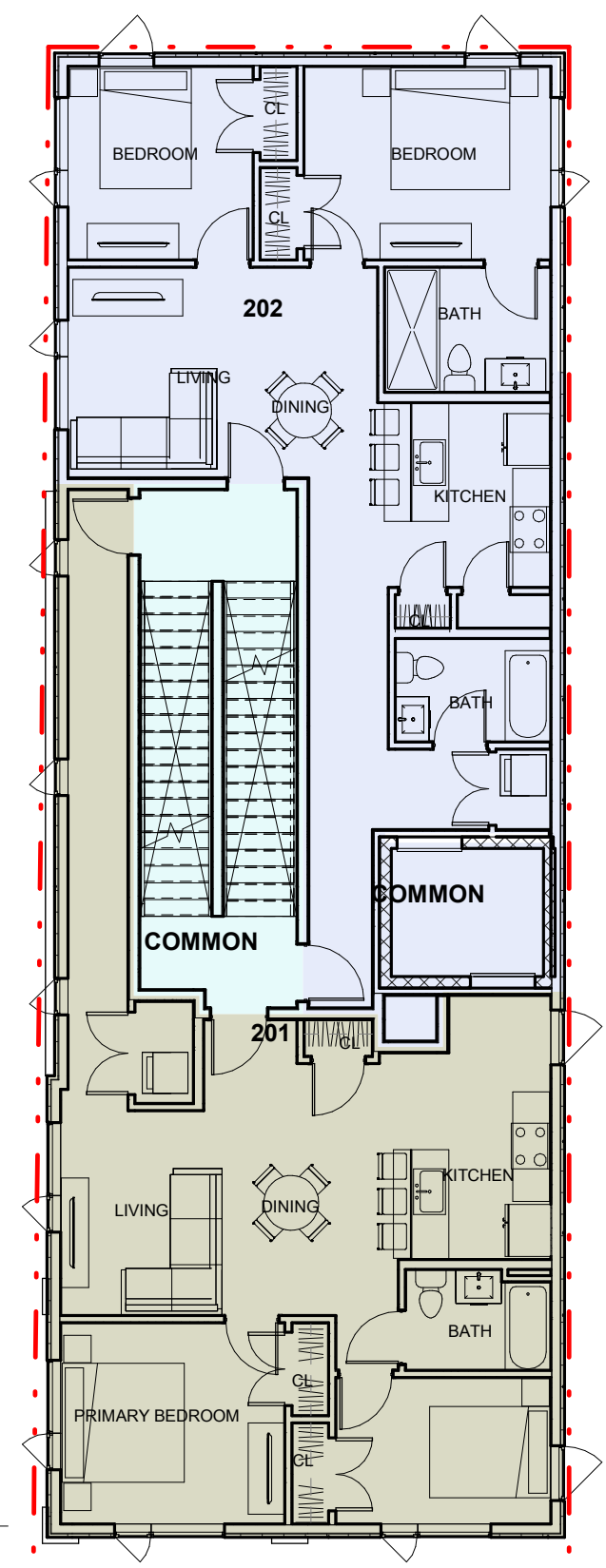
A-101
280 GREEN STREET
RESIDENCES



3 BASEMENT
1" = 10'-0"



2 1ST FLOOR
1" = 10'-0"



1 2ND FLOOR
1" = 10'-0"



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CONTEMPO

280 GREEN STREET RESIDENCES

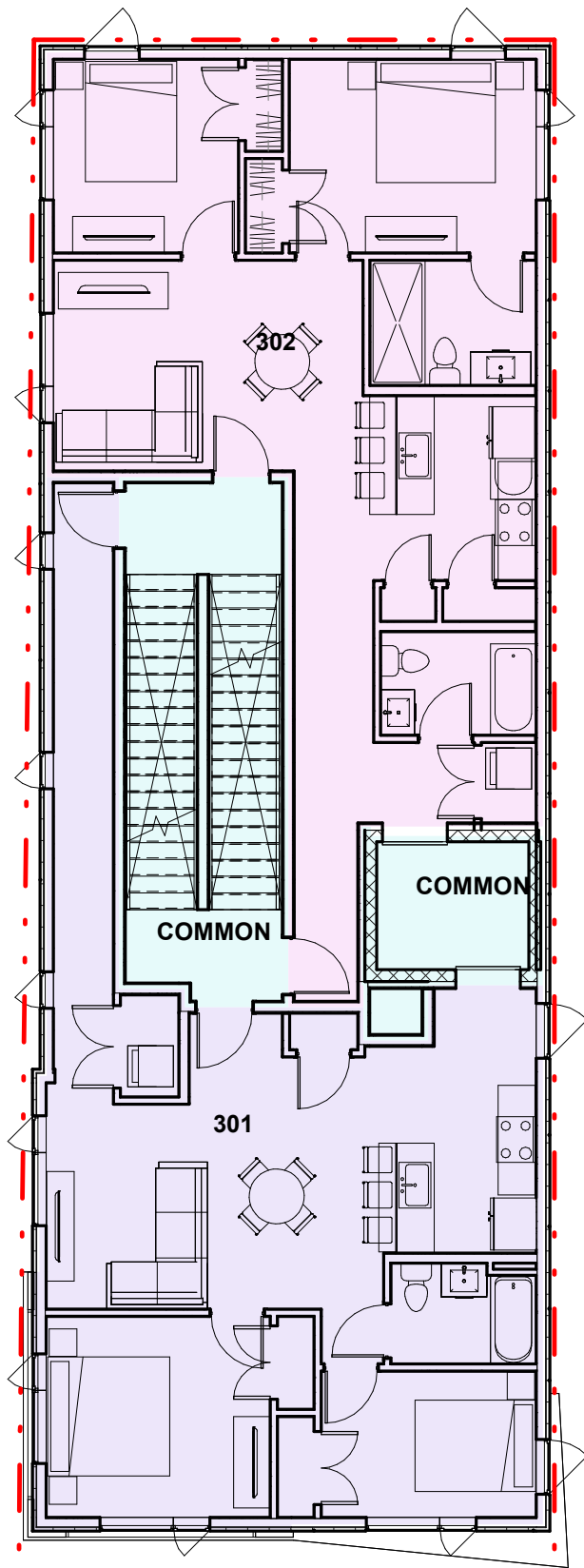
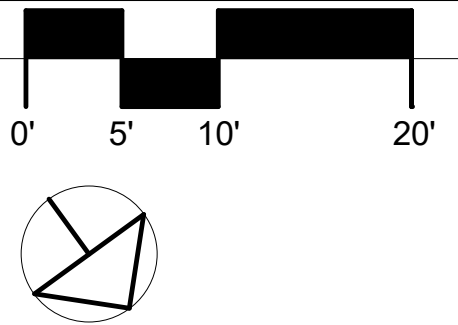
No.	Description	Date

FLOOR PLANS -B-2

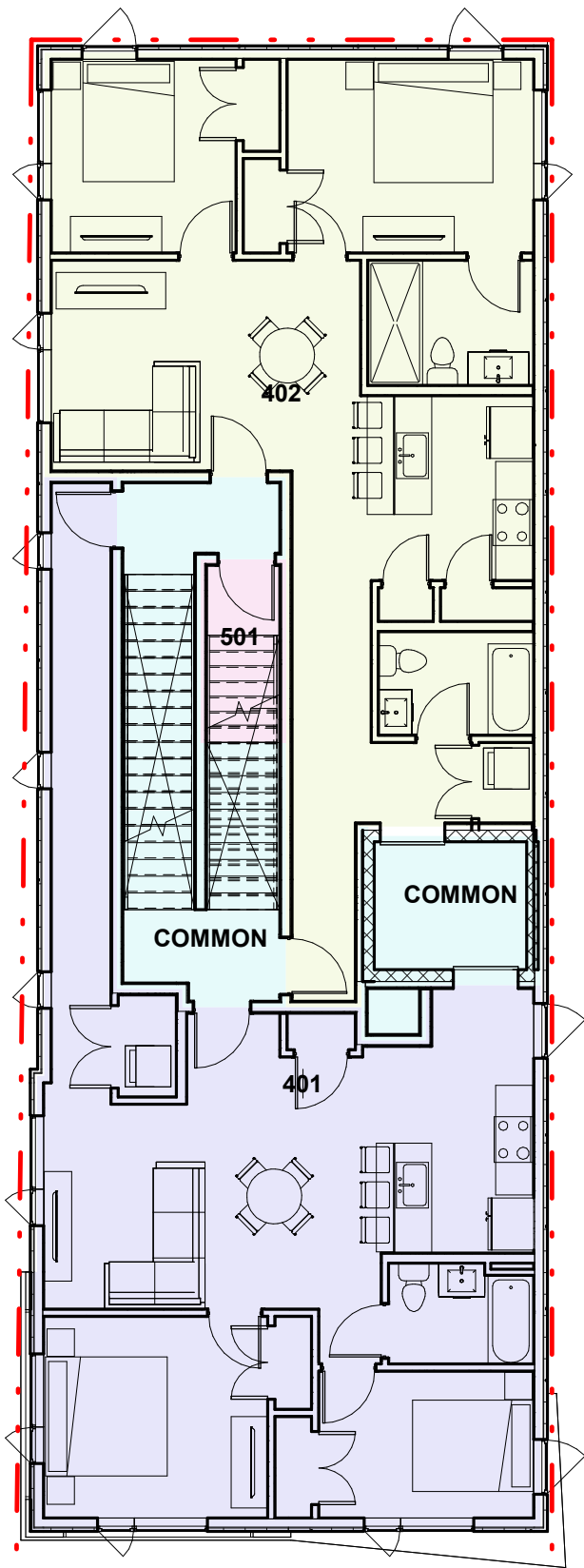
Project number	26030
Date	10/20/2026
Drawn by	ES
Checked by	ES

A100

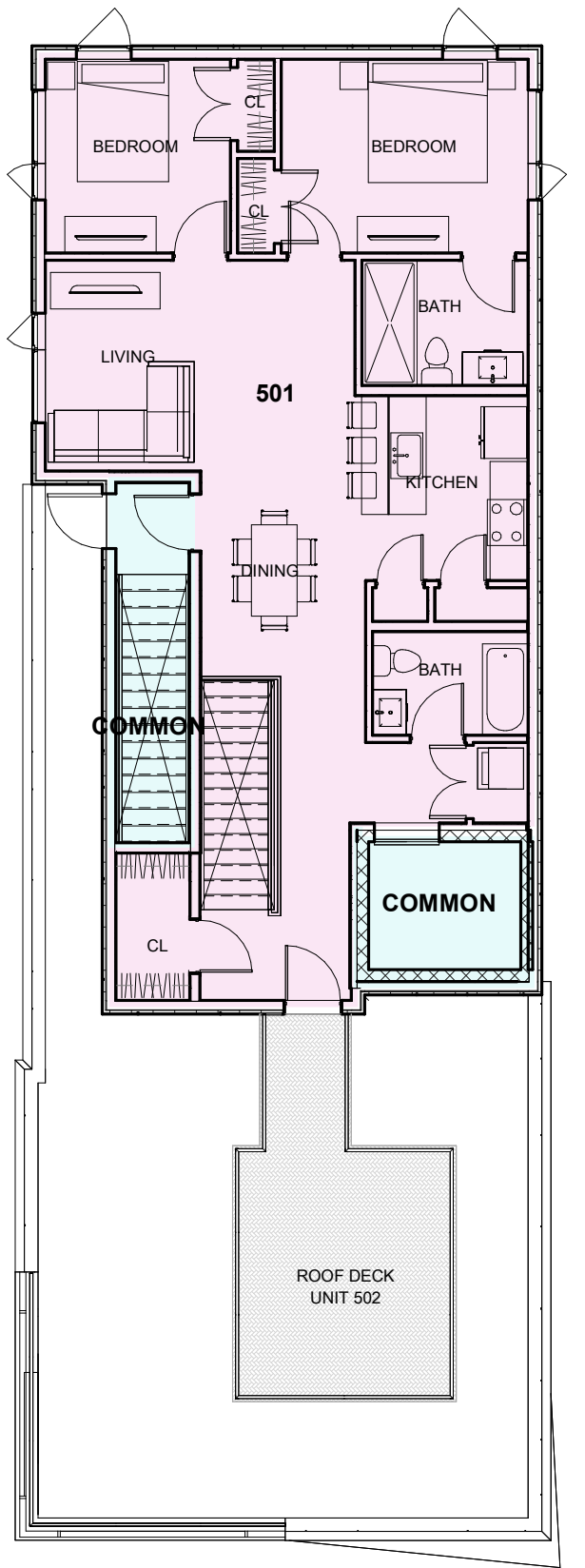
Scale As indicated



2 3RD FLOOR
1" = 10'-0"



1 4TH FLOOR
1" = 10'-0"



3 5TH FLOOR
1" = 10'-0"



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280 GREEN STREET RESIDENCES

CONTEMPO

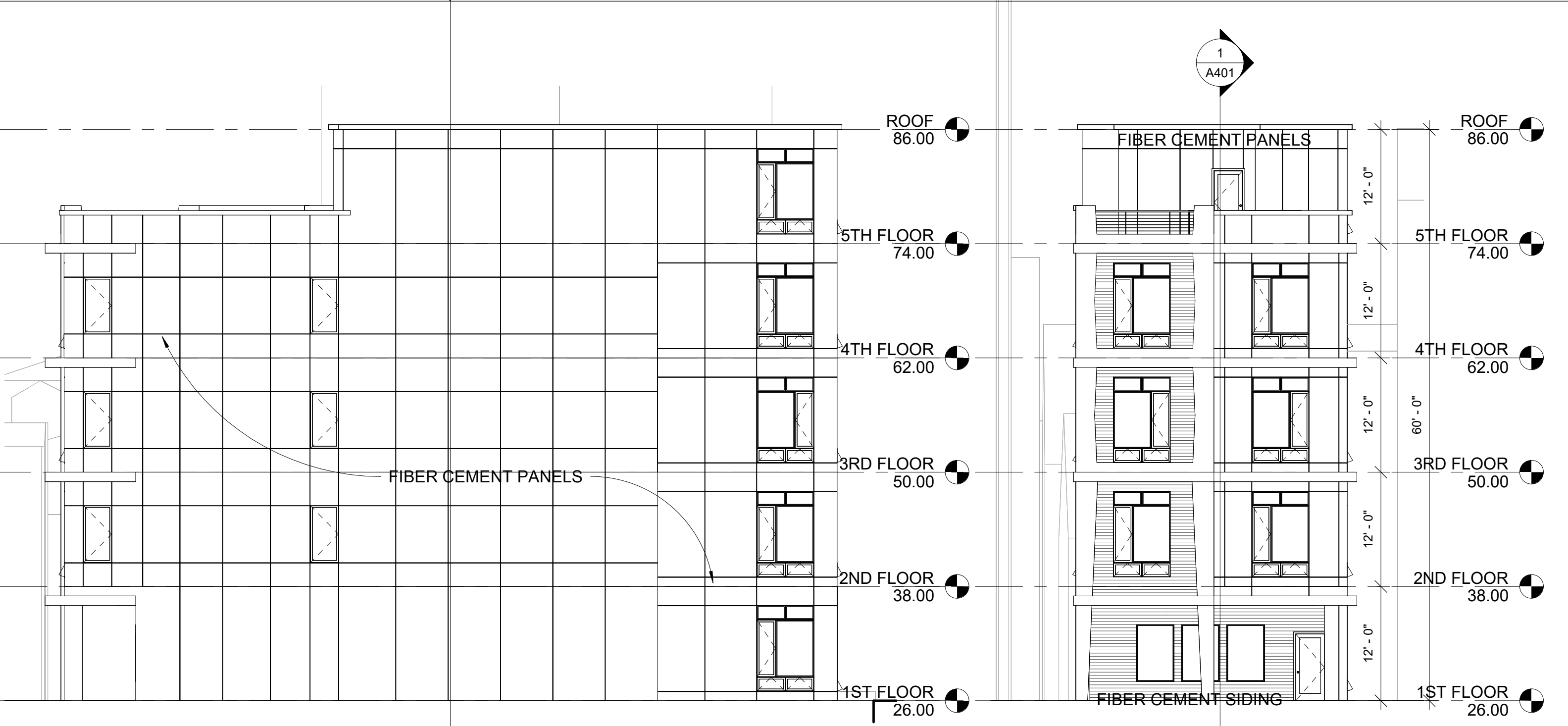
No.	Description	Date

FLOOR PLANS- 3-4

Project number 26030
Date 10/20/2026
Drawn by ES
Checked by ES

A101

Scale As indicated



2 RIGHT ELEVATION
1" = 10'-0"

1 FRONT ELEVATION
1" = 10'-0"



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CONTEMPO

280 GREEN STREET RESIDENCES

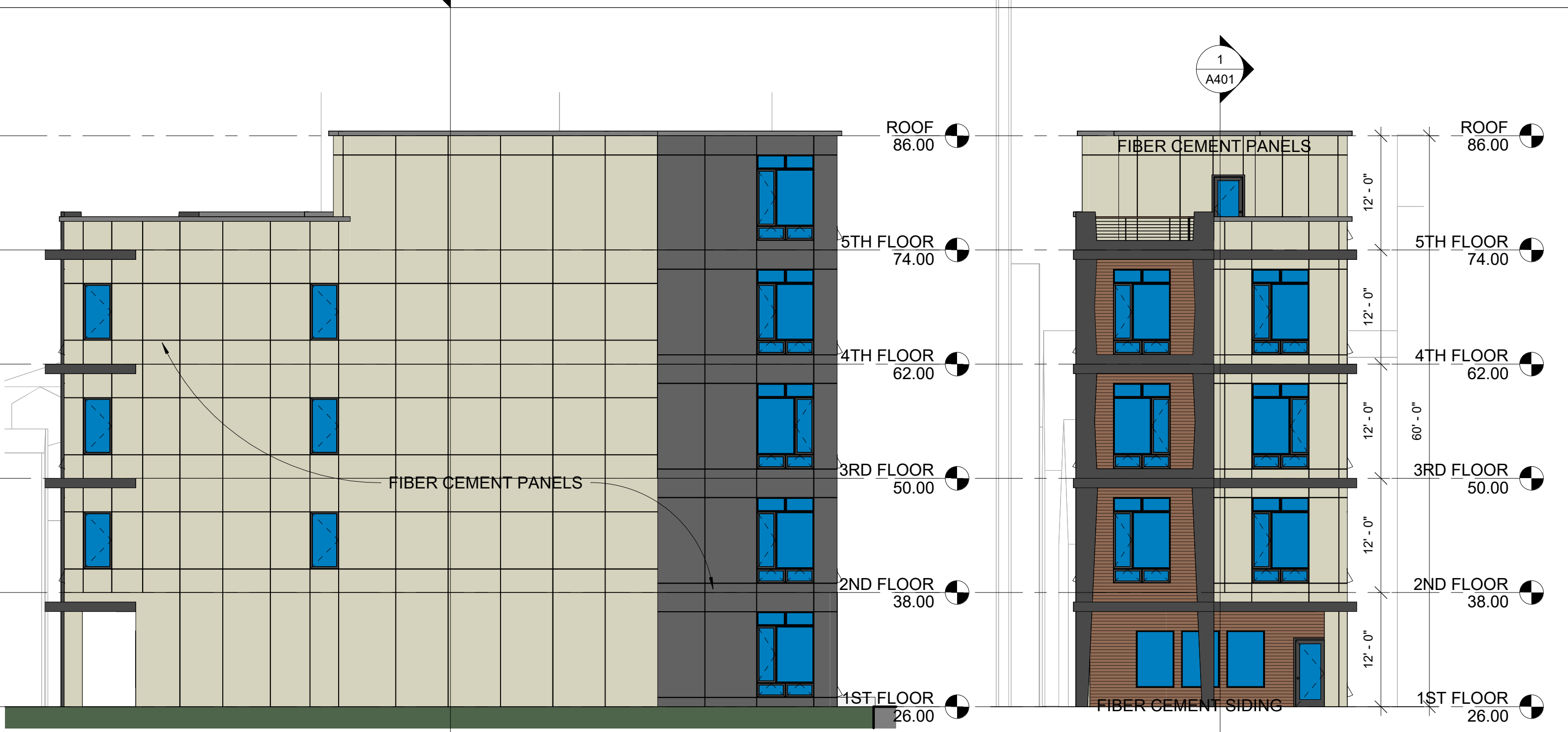
No.	Description	Date

FRONT & RIGHT ELEVATIONS

Project number	26030
Date	10/20/2026
Drawn by	ES
Checked by	ES

A300

Scale 1" = 10'-0"



2 RIGHT ELEVATION
1" = 10'-0"

1 FRONT ELEVATION
1" = 10'-0"



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CONTEMPO

280 GREEN STREET RESIDENCES

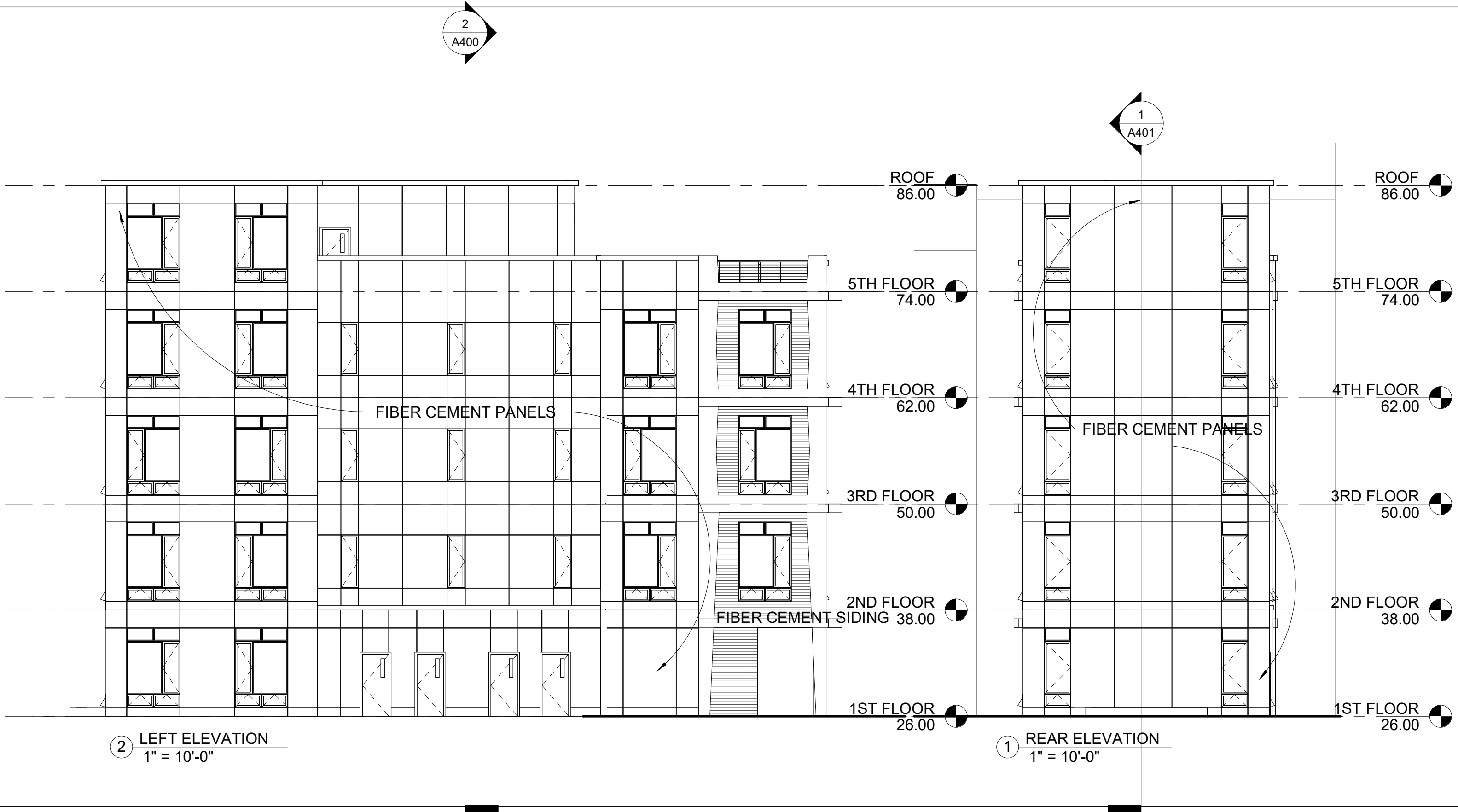
No.	Description	Date

FRONT & RIGHT ELEVATIONS

Project number 26030
Date 10/20/2026
Drawn by ES
Checked by ES

A300B

Scale 1" = 10'-0"



② LEFT ELEVATION
1" = 10'-0"

① REAR ELEVATION
1" = 10'-0"



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TELEPHONE 617-591-8682

CONTEMPO
280 GREEN STREET RESIDENCES

No.	Description	Date

REAR & LEFT ELEVATIONS		
Project number	26030	A301
Date	10/20/2026	
Drawn by	ES	
Checked by	ES	
		Scale 1" = 10'-0"



② LEFT ELEVATION
1" = 10'-0"

① REAR ELEVATION
1" = 10'-0"



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TELEPHONE 617-591-8682

CONTEMPO

280 GREEN STREET RESIDENCES

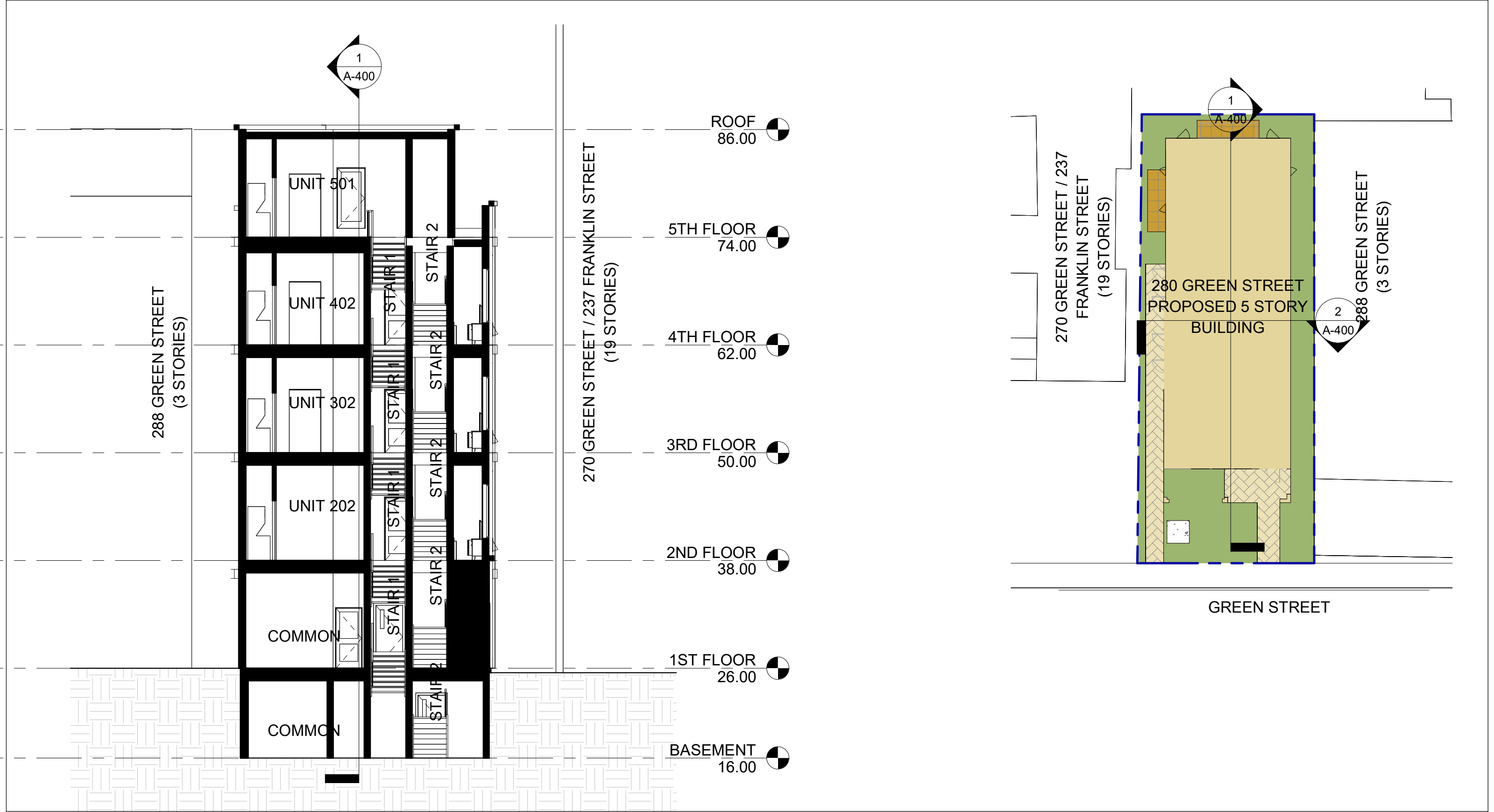
No.	Description	Date

REAR & LEFT ELEVATIONS

Project number	26030
Date	10/20/2026
Drawn by	ES
Checked by	ES

A301B

Scale 1" = 10'-0"



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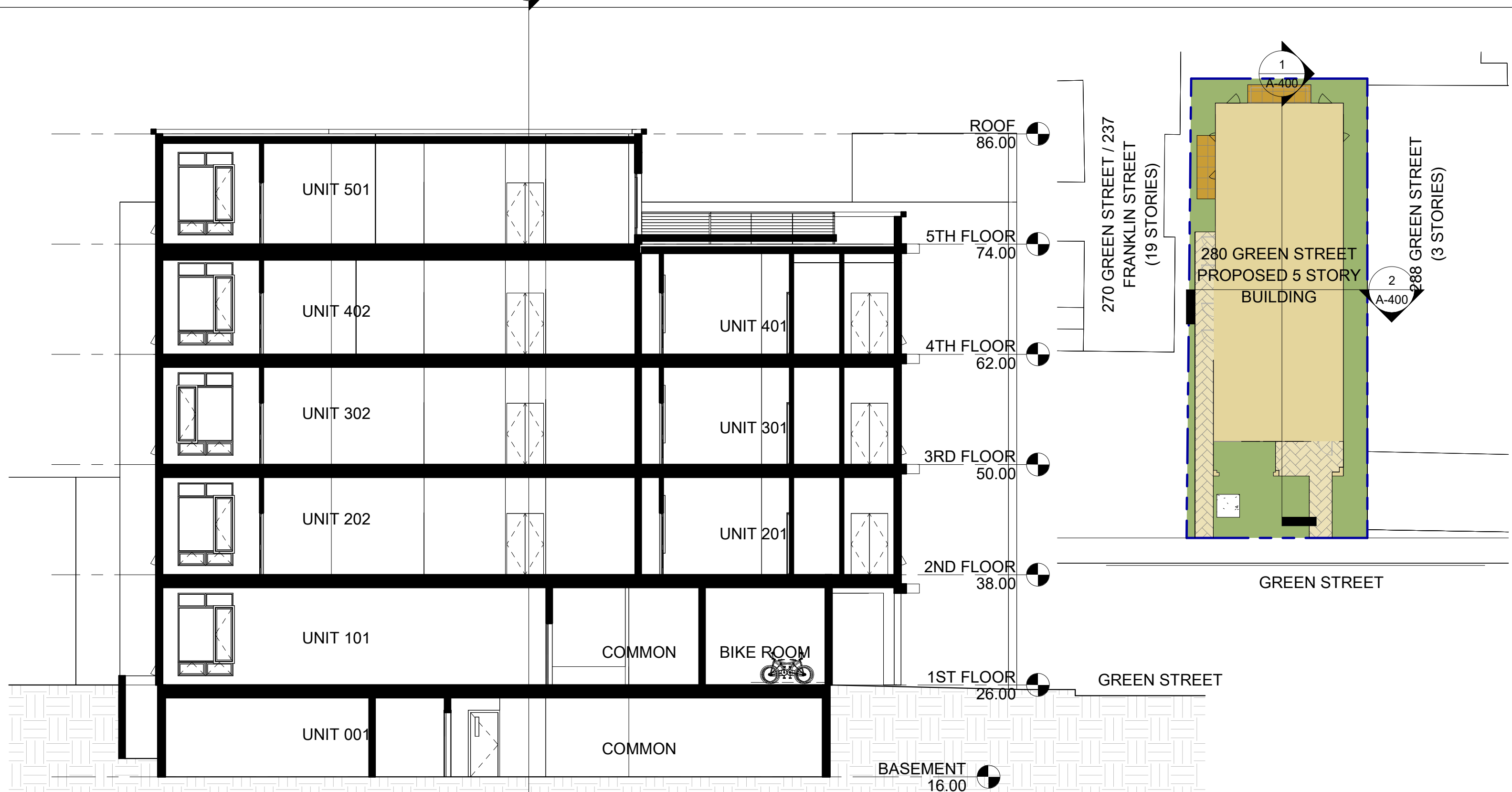
CROSS SECTION Copy 1
1" = 10'-0"

CONTEMPO

280 GREEN STREET RESIDENCES

No.	Description	Date

SECTION 1		
Project number	26030	A400 Scale As indicated
Date	10/20/2026	
Drawn by	ES	
Checked by	ES	



1 LONGITUDINAL SECTION Copy 2
1" = 10'-0"

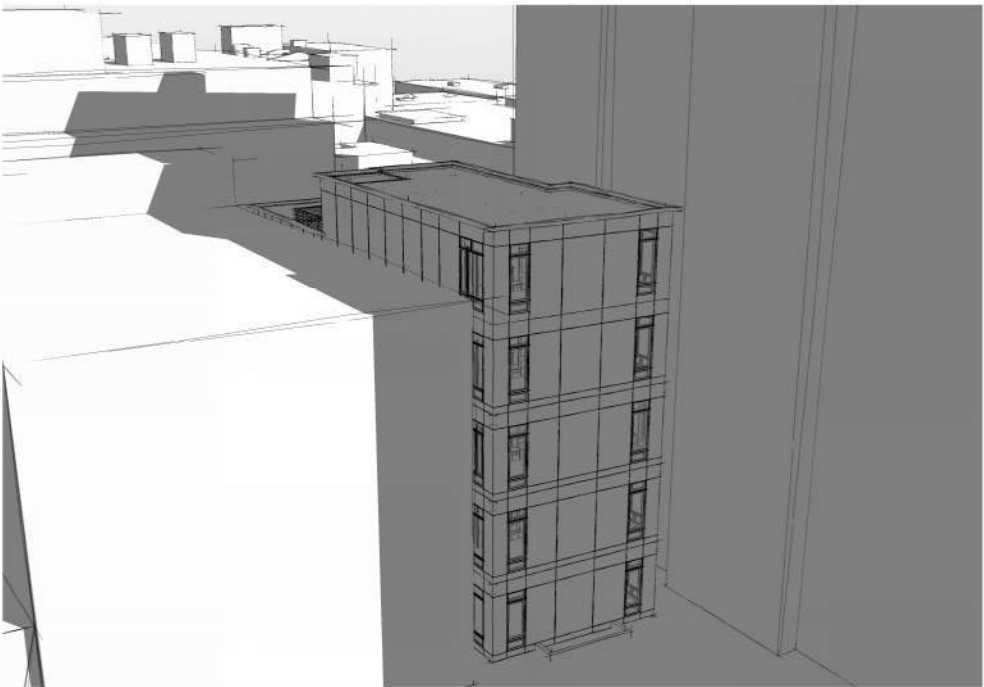


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TELEPHONE 617-591-8682

CONTEMPO
280 GREEN STREET RESIDENCES

No.	Description	Date

SECTION 2		
Project number	26030	A401
Date	10/20/2026	
Drawn by	ES	
Checked by	ES	
Scale As indicated		



PROJECT NAME

**280 GREEN STREET
RESIDENCES**

PROJECT ADDRESS

**280 GREEN STREET
CAMBRIDGE, MA**

CLIENT

CONTEMPO

ARCHITECT



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SOMERVILLE, MA 02143

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Scale:

REVISIONS

No.	Description	Date

PERSPECTIVES

AV-1

280 GREEN STREET
RESIDENCES



PROJECT NAME

**280 GREEN STREET
RESIDENCES**

PROJECT ADDRESS

**280 GREEN STREET
CAMBRIDGE, MA**

CLIENT

CONTEMPO

ARCHITECT



**KDI
ARCHITECTURE**

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REVISIONS

No.	Description	Date

PERSPECTIVES

AV-1B

280 GREEN STREET
RESIDENCES



PROJECT NAME

280 GREEN STREET
RESIDENCES

PROJECT ADDRESS

280 GREEN STREET
CAMBRIDGE, MA

CLIENT

CONTEMPO

ARCHITECT



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Scale:

REVISIONS

No.	Description	Date

CONTEXTUAL
PERSPECTIVE

AV-2

280 GREEN STREET
RESIDENCES



PROJECT NAME

280 GREEN STREET
RESIDENCES

PROJECT ADDRESS

280 GREEN STREET
CAMBRIDGE, MA

CLIENT

CONTEMPO

ARCHITECT



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REGISTRATION

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Date 10/20/2026
Drawn by ES
Checked by ES
Scale

REVISIONS

No.	Description	Date

CONTEXTUAL
PERSPECTIVE

AV-3

280 GREEN STREET
RESIDENCES

Green Factor Certification Form

This is for projects that are subject to the Green Factor Standard in Section 22.90 of the Cambridge Zoning Ordinance, which requires site and landscape design features that reduce urban heat.

Review Section 22.90 of the Cambridge Zoning Ordinance and the Cambridge Cool Score Information and Guidelines before completing this form. When submitting a completed form, attach the supporting materials listed in the Green Factor Checklist.

Project Address/Location: 280 GREEN STREET

Planning Board (PB) and/or Board of Zoning Appeal (BZA) case number (if applicable): _____

Developer Name and Contact Information

Name: CONTEMPO BUILDERS C/O MIKE TOKATLYAN

Mailing Address: 358 ATHENS STREET, BOSTON, MA 02127

Email Address: MIKE@CBUILDERSCORP.COM

Telephone #: 617-610-0880

Applicability: Section 22.92 & Section 5.22.5

Is this project subject to Green Building Requirements (Section 22.20)?	☐ Yes ☒ No
Does this project involve the construction of a new building?	☒ Yes ☐ No
Does this project enlarge an existing building's footprint by at least 50%?	☐ Yes ☒ No
Does this project involve the creation of new surface parking area?	☐ Yes ☒ No

Answer the questions below if the answer is "Yes" to any of the above

Requirements

Cool Roof Requirement

Does this project involve the construction of a new building roof or replacement of more than 50% of an existing roof?	☒ Yes ☐ No
Has this project received a Certificate of Appropriateness from the Cambridge Historical Commission or a Neighborhood Conservation District Commission, or a determination of adverse effect by the Executive Director of the Cambridge Historical Commission? [if "Yes," attach the document to your submission]	☐ Yes ☒ No ☐ N/A

Last Updated: March 2024

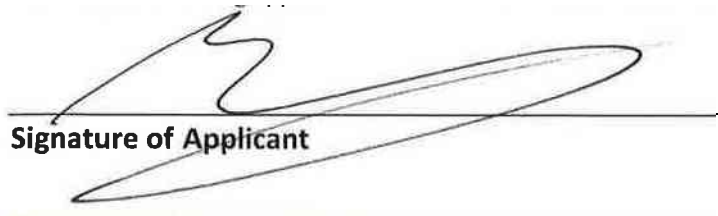
How much of the new or replaced roof area (in sq. ft.) has a slope (rise:run) of less than 2:12? [Cool Roof Requirement is not applicable to roof area with a 2:12 or steeper slope]	2,075 SF
What is the initial Solar Reflectance Index (SRI) of the proposed roof surface material for the area described above, excluding any solar energy systems or green roof area? [Minimum is 82]	95 (INITIAL) 85 (3 YR AGED)

Cool Score – Base information on the attached Cool Score Sheet and Site/Roof Plan

What is the Cool Score of the proposed site design? [Minimum is 1.0 except per below]	4.81
What is the Cool Score of the existing site? [Only answer if the project does not involve a new building or enlargement of a building footprint. The proposed Cool Score must not be less than the Cool Score of the existing site]	0.10

Modifications to Requirements

Has the project received, or will the project seek, a special permit from the Planning Board to modify the Green Factor Standard for this proposal?	☐ Received SP (date: _____) ☐ Seeking SP ☒ No modification
---	--



Signature of Applicant

10/20/2026

Date

Last Updated: March 2024

Green Factor Checklist

Project Phase	Required Submissions
☐ Special Permit/Design Review (if applicable)	☒ Green Factor Certification Form ☒ Cool Score Sheet ☒ Site and Roof Plans
☐ Building Permit	☐ Green Factor Certification Form (updated from prior version) ☐ Cool Score Sheet (updated from prior version) ☐ Site and Roof Plans (updated from prior version) ☐ Catalog of plant species including height and canopy spread of trees and height and soil depth of high and low planting areas ☐ Specifications of roof surface material including initial Solar Reflectivity Index (SRI) ☐ Specifications of paving material including SRI (if applicable) ☐ Specifications of green roof installation with operations and maintenance plan (if applicable)
☐ Certificate of Occupancy	<i>All materials updated based on as-built conditions:</i> ☐ Green Factor Certification Form (updated from prior version) ☐ Cool Score Sheet (based on as-built conditions) ☐ Site and Roof Plans (based on as-built conditions) ☐ Catalog of plant species including height and canopy spread of trees and height and soil depth of high and low planting areas ☐ Specifications of roof surface material including initial Solar Reflectivity Index (SRI) ☐ Specifications of paving material including SRI (if applicable) ☐ Specifications of green roof installation with operations and maintenance plan (if applicable)

Last Updated: March 2024

Meets or exceeds the requirements of ASTM D 6878

Features and Components

Thickness Over Scrim: Optimized and tested on a continual basis with a state-of-the-art thickness gauge to verify that the thickness valued by our customers is incorporated into the sheet.

One of the Widest Melt Windows: Promotes better welds over a wider variety of speeds and temperatures, and leads to a softer, more flexible and workable sheet.

Reinforced fabric scrim layer and top-ply thickness: Lends to durable physical properties including:

- Long-term weathering, UV resistance and heat-aging properties
- High breaking and tearing strength

Optimized TPO formulation: delivers high-performance ozone resistance, cool roof reflectivity and overall weather resistance.



Component

M
Membrane

Single Ply

Colors

Grey*	White	Tan*
-------	-------	------

*Grey and Tan lead times are subject to availability and may require an upcharge for smaller projects.

System Compatibility This product may be used as a component in the following systems. Please reference product application for specific installation methods and information.

Multi-Ply	BUR		APP		SBS				
	HA	CA	HW	HA	CA	HW	SA	MF	
									<i>Do not use with multi-ply systems</i>

Single Ply	TPO				PVC			EPDM		
	MF	AD	SA	IW	MF	AD	IW	MF	AD	BA
										<i>Compatible with the selected single ply systems above</i>

Key: HA = Hot Applied CA = Cold Applied HW = Heat Weldable SA = Self Adhered MF = Mechanically Fastened IW = Induction Weld BA = Ballasted AD = Adhered

Energy and the Environment

	Standard		Reflectivity	Emissivity
CRRC®	White	Initial	0.77	0.87
		3 Yr. Aged	0.70	0.86
	Tan	Initial	0.67	0.87
		3 Yr. Aged	0.62	0.90
	Gray	Initial	0.35	0.87
		3 Yr. Aged	0.34	0.90
CA Title 24	White	Pass	0.77	0.87
	Tan	Pass	SRI=75	
		3 Yr. Aged		
LEED® (SRI)	White	Initial	95	
		3 Yr. Aged	85	
	Tan	Initial	81	
		3 Yr. Aged	75	
	Gray	Initial	39	
		3 Yr. Aged	37	
Recycled Content	Post-consumer		0%	
	Post-industrial		5%	

The LEED® Solar Reflectance Index (SRI) is calculated per ASTM E1980.

Peak Advantage® Guarantee Information

Product	Guarantee Term
JM TPO 80 mil	5, 10, 15, 20, 25, or 30 yrs

Codes and Approvals



Installation/Application



Refer to JM TPO application guides and detail drawings for instructions.

Packaging and Dimensions

Roll Widths	5' (1.52 m)	6' (1.83 m)	8' (2.44m)	10' (3.05m)	12' (3.66 m)
Roll Lengths	100' (30.48 m)	100' (30.48 m)	100' (30.48 m)	100' (30.48 m)	100' (30.48 m)
Roll Coverage	500 ft² (46.45 m²)	600 ft² (55.74m²)	800 ft² (74.32 m²)	1000 ft² (92.9 m²)	1200 ft² (111.48 m²)
Rolls per Pallet	4	4	4	4	4
Pallet Weight	980 lb (444.5 kg)	1188 lb (538.8 kg)	1572 lb (713 kg)	1964 lb (890.9 kg)	2392 lb (1084.9 kg)
Pallets per Truck*	28-32	37	18-20	14-16	18
Producing Location	Scottsboro, AL				

*Assumes 48' flatbed truck and does not reflect pallets of accessories or impact of mixed sizes.

Project Address	Special Permit Number	Total Lot Area (SF)
280 Green Street		3, 890
Applicant Name	Phone Number	Open Space Requirement (%)
		10%
Applicant Contact / Address	Email Address	Zoning District
		C- 3
Project Description		Result
New Construction of a 5 story structure containing 9 dwelling units		Pass

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

		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	0	1.00	+	0	2.00	-
	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	0	1.20	+	0	2.40	-
	New or Transplanted Trees							
	A6	Understory tree	3	0.60	+	0	1.20	270
A7	Canopy tree	0	0.70	+	1	1.40	980	
Planting Areas Enter area in square feet of each component in the box provided	B1	Lawn Area	0	0.30	+	0	0.60	-
	B2	Low Planting Area	290	0.40	+	0	0.80	116
	B3	High Planting Area	221	0.50	+	374	1.00	485
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	0	N/A				
	D2	High-SRI Paving	200	0.1				20
	D3	Shaded Area	0	0.2	+	0	0.40	-
Project Summary								
	Portion of lot area utilizing green strategies 48%				Total Contributing Area		1,871	
	Portion of score from green strategies 99%				Total Area Goal		389	
	Portion of score from trees 67%				COOL FACTOR SCORE		4.81	
	Portion of score contributing to public realm cooling 72%							

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.

Project Address	Special Permit Number	Total Lot Area (SF)
280 Green Street		3,890
Applicant Name	Phone Number	Open Space Requirement (%)
		10%
Applicant Contact / Address	Email Address	Zoning District
		C-3
Project Description		Result
Existing Structure		Fail

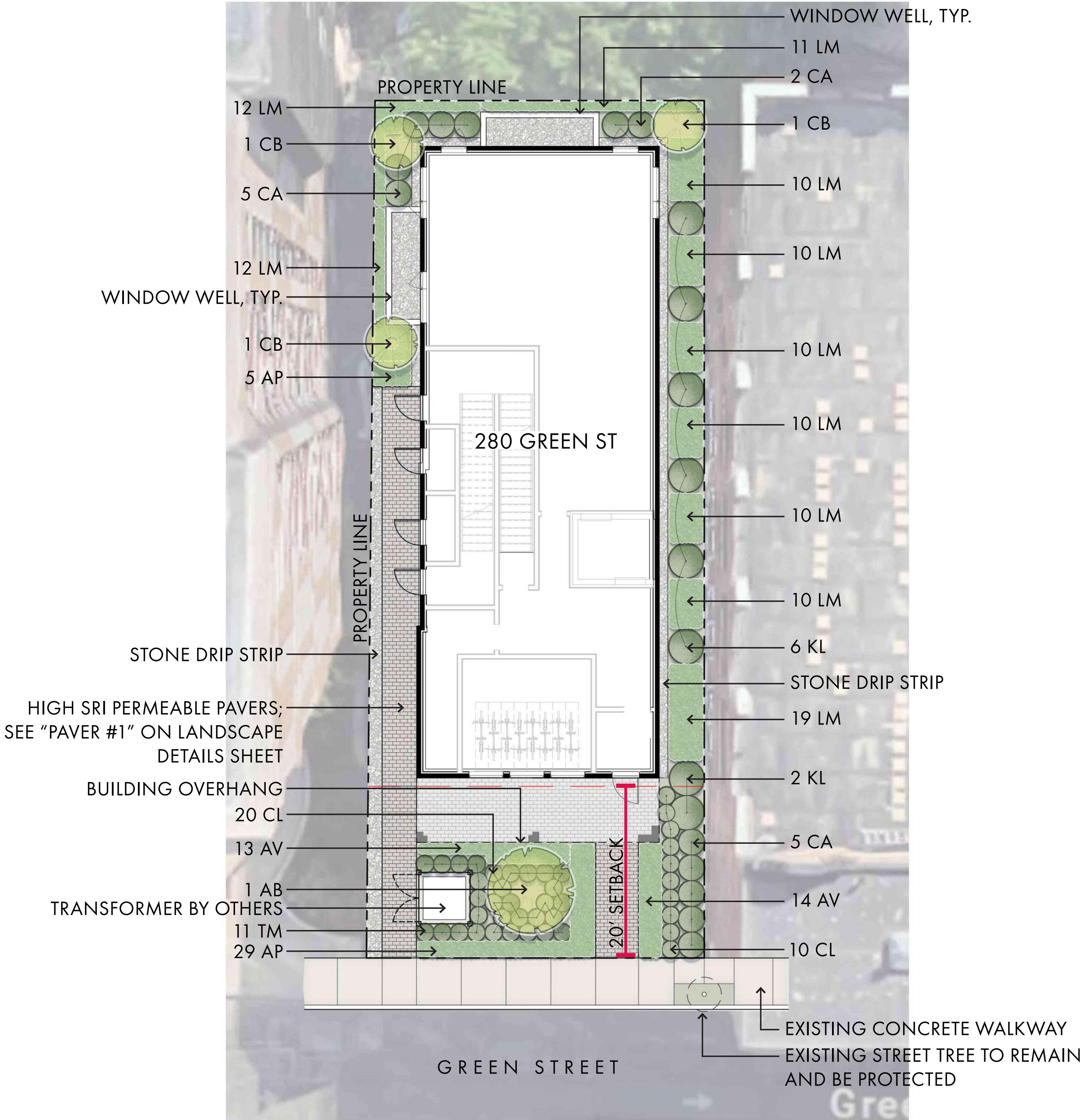
Enter minimum required open space ratio. If the ratio is less than 20%, enter 20 here.

		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	0	1.00	+	0	2.00	-
	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	0	1.20	+	0	2.40	-
	New or Transplanted Trees							
	A6	Understory tree	0	0.60	+	0	1.20	-
A7	Canopy tree	0	0.70	+	0	1.40	-	
Planting Areas Enter area in square feet of each component in the box provided	B1	Lawn Area	125	0.30	+	0	0.60	38
	B2	Low Planting Area	0	0.40	+	0	0.80	-
	B3	High Planting Area	0	0.50	+	0	1.00	-
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	-
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Paving & Structures	D1	Low Slope Roof	0	N/A				
	D2	High-SRI Paving	0	0.1				-
	D3	Shaded Area	0	0.2	+	0	0.40	-
Project Summary								
	Portion of lot area utilizing green strategies 1%				Total Contributing Area		38	
	Portion of score from green strategies 100%				Total Area Goal		389	
	Portion of score from trees 0%				COOL FACTOR SCORE		0.10	
Portion of score contributing to public realm cooling 0%								

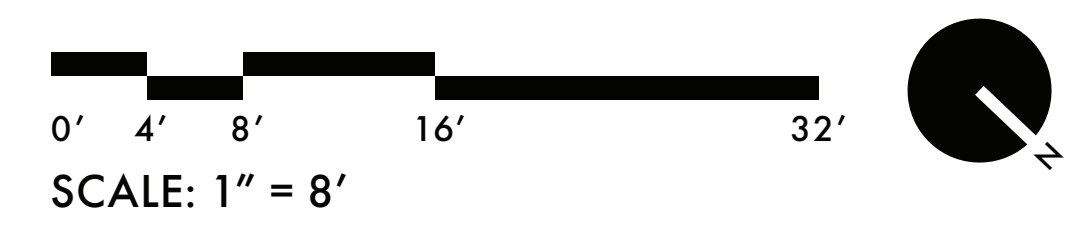
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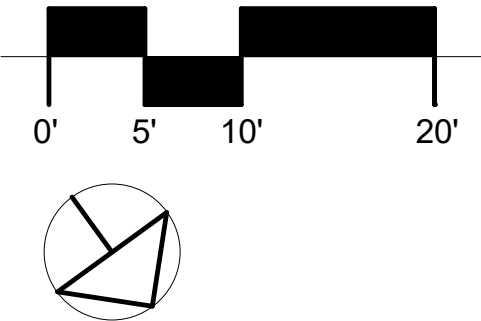
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PLANT SCHEDULE						
SYM	QTY	LATIN NAME	COMMON NAME	SIZE	NOTES	HEIGHT AT MATURITY
TREES						
AB	1	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	8-10' HT.	B&B, MULTI-STEM, SPECIMEN	15-25'
CB	3	CARPINUS BETULUS 'FRANS FONTAINE'	FRANS FONTAINE HORNBEAM	10-12' HT.	B&B, FULL TO GROUND	30-35'
SHRUBS AND GROUNDCOVERS						
CA	12	CLETHRA ALNIFOLIA 'HUMMINGBIRD'	SWEET PEPPERBUSH	7 GAL.	36" O.C.; B&B	3-4'
KL	8	KALMIA LATIFOLIA	MOUNTAIN LAUREL	5 GAL.	48" O.C.; B&B	5-10'
TH	11	TAXUS X MEDIA 'HICKSII'	HICKS YEW	3' HT.	24" O.C.; B&B	10-15'
PERENNIALS AND ORNAMENTAL GRASSES						
AP	34	ASTILBE CHINENSIS 'PURPURKERZE'	PURPLE CANDLE ASTILBE	1 GAL.	18" O.C.; CONTAINER	18-30"
AV	34	ASTILBE CHINENSIS 'VISIONS IN WHITE'	VISIONS IN WHITE ASTILBE	1 GAL.	18" O.C.; CONTAINER	18-30"
CL	30	CHASMANTHIUM LATIFOLIUM	NORTHERN SEA OATS	1 GAL.	24" O.C.; CONTAINER	3-4'
LM	116	LLIRIOPE MUSCARI	BIG BLUE LIRIOPE	1 GAL.	18" O.C.; CONTAINER	12-18"



OCTOBER 19, 2026





Johns Manville

JM TPO — 80 mil

Thermoplastic Polyolefin Membrane

Meets or exceeds the requirements of ASTM D 6878

Features and Components

Thickness Over Scrim: Optimized and tested on a continual basis with a state-of-the-art thickness gauge to verify that the thickness valued by our customers is incorporated into the sheet.

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Component
M
Membrane
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		3 Yr. Aged	0.34	0.90
	Tan	Pass	0.77	0.87
		3 Yr. Aged	SRI=75	
LEED® (SRI)	White	Initial	95	
		3 Yr. Aged	85	
	Tan	Initial	81	
		3 Yr. Aged	75	
Recycled Content	Gray	Initial	39	
		3 Yr. Aged	37	
	Post-consumer		0%	
	Post-industrial		5%	

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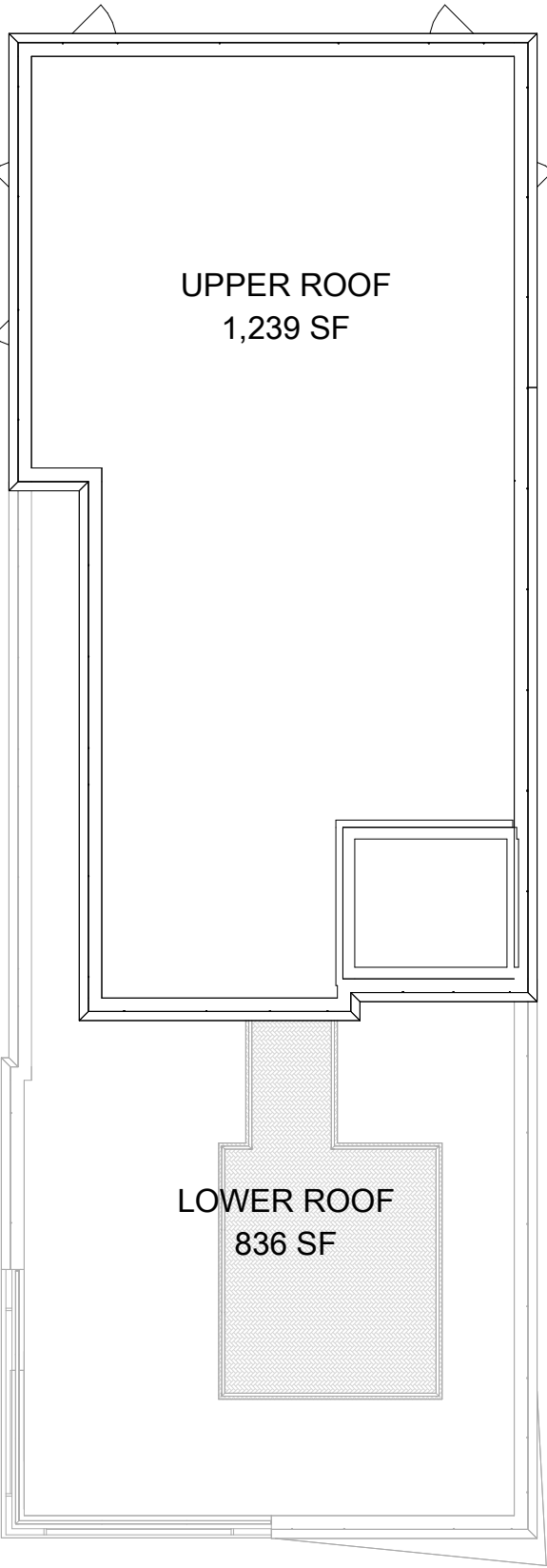


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1 ROOF
1" = 10'-0"



KHALSA DESIGN, INC.

17 IVALOO STREET SUITE 400, SOMERVILLE MA 02143
TELEPHONE 617-591-8682

CONTEMPO
280 GREEN STREET RESIDENCES

No.	Description	Date

ROOF PLAN

Project number	26030
Date	10/20/2026
Drawn by	ES
Checked by	ES

A102
Scale As indicated