

OWNERSHIP INFORMATION FOR BOARD OF ZONING APPEAL RECORD

To be completed by OWNER, signed and returned to Secretary of Board of Appeal

11 Development, LLC
(Owner or Petitioner)

Address: c/o James J. Rafferty 675 Massachusetts Avenue, Cambridge MA 02139

Location of Premises: 114 Inman Street

the record title standing in the name of Portuguese Baptist Mission Trust

whose address is 116 Inman Street, Cambridge MA
(Street) (City or Town) (State & Zip Code)

by a deed duly recorded in the Middlesex South County Registry of Deeds in

Book 4900 Page 55 or _____ Registry

District of Land Court Certificate No. _____ Book _____ Page _____

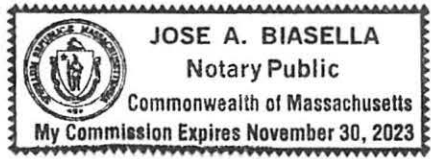
[Signature]
(Trustee)

=====

On this 3rd day of November, 2017, before me, the undersigned notary public, personally appeared Quate M. Casualho proved to me through satisfactory evidence of identification, which were MDL, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.

[Signature]
Notary Public

My commission expires:



BZA APPLICATION FORM

SUPPORTING STATEMENT FOR A VARIANCE

EACH OF THE FOLLOWING REQUIREMENTS FOR A VARIANCE MUST BE ESTABLISHED AND SET FORTH IN COMPLETE DETAIL BY THE APPLICANT IN ACCORDANCE WITH MGL 40A, SECTION 10:

A) A literal enforcement of the provisions of this Ordinance would involve a substantial hardship, financial or otherwise, to the petitioner or appellant for the following reasons:

A literal enforcement of the Ordinance would prevent the petitioner from utilizing the existing mass of the structure in a manner that is appropriate for residential use. The slope of the existing roofline prevents the effective utilization of the volume in both the former church and rectory.

B) The hardship is owing to the following circumstances relating to the soil conditions, shape or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located for the following reasons:

The hardship is related to the size and shape of the lot and the age and condition of both structures.

C) *DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:*

1) Substantial detriment to the public good for the following reasons:

The construction of dormers will support the conversion of the church to a residential use which is compatible with the Residence C-1 zoning district. Furthermore, the footprint of the structure will not change and thus, the setbacks and amount of open space will not be diminished.

2) Relief may be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance for the following reasons:

The creation of five dwelling units on this lot complies with the lot area per dwelling unit requirement of the Residence C-1 zoning district and results in the conversion of a nonconforming use to a conforming use.

*** If You have any questions as to whether you can establish all of the applicable legal requirements, you should consult with your own attorney.**

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: Nirvana **PRESENT USE/OCCUPANCY:** Multi-Family/Single Family
LOCATION: 114 Inman St Cambridge, MA **ZONE:** Residence C-1 Zone
PHONE: _____ **REQUESTED USE/OCCUPANCY:** Multi-Family/Single Family

	<u>EXISTING</u> <u>CONDITIONS</u>	<u>REQUESTED</u> <u>CONDITIONS</u>	<u>ORDINANCE</u> <u>REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>	9,164	9,478	5,748	(max.)
<u>LOT AREA:</u>	7,644	no change	5,000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²	1.08	1.24	0.75	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	1,528	no change	1,500	(min.)
<u>SIZE OF LOT:</u>				
WIDTH	50'	no change	50'	(min.)
DEPTH	N/A	N/A	N/A	
<u>SETBACKS IN FEET:</u>				
FRONT	15'11"	no change	10'	(min.)
REAR	2'8"	no change	30'	(min.)
LEFT SIDE	0/13'7"	no change	7'6"	(min.)
RIGHT SIDE	4'3"	no change	7'6"	(min.)
<u>SIZE OF BLDG.:</u>				
HEIGHT	33'	no change	35'	(max.)
LENGTH	N/A	N/A	N/A	
WIDTH	N/A	N/A	N/A	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	0	no change	30%	(min.)
<u>NO. OF DWELLING UNITS:</u>	5	no change	5	(max.)
<u>NO. OF PARKING SPACES:</u>	5	no change	5	(min./max)
<u>NO. OF LOADING AREAS:</u>	N/A	N/A	N/A	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>	N/A	N/A	N/A	(min.)

Describe where applicable, other occupancies on same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g.; wood frame, concrete, brick, steel, etc.

1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
2. TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
3. OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.



CITY OF CAMBRIDGE
 MASSACHUSETTS
 BOARD OF ZONING APPEAL
 831 MASSACHUSETTS AVENUE
 CAMBRIDGE, MA 02139
 617 349-6100

2018 FEB -9 AM 10:41
 OFFICE OF THE CITY CLERK
 CAMBRIDGE, MASSACHUSETTS
 Plan No: BZA-015594-2018

BZA APPLICATION FORM

GENERAL INFORMATION

The undersigned hereby petitions the Board of Zoning Appeal for the following:

Special Permit : _____ Variance : √ Appeal : _____

PETITIONER : 11 Development, LLC - C/O James J. Rafferty, Esq.

PETITIONER'S ADDRESS : 675 Massachusetts Avenue Cambridge, MA 02139

LOCATION OF PROPERTY : 114 Inman St Cambridge, MA

TYPE OF OCCUPANCY : _____ ZONING DISTRICT : Residence C-1 Zone

REASON FOR PETITION :
Dormer

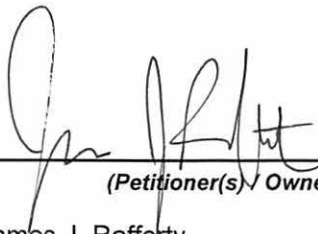
DESCRIPTION OF PETITIONER'S PROPOSAL :

Petitioner seeks to construct dormers as part of conversion of former church to a four unit multi-family building and add dormers to former rectory building being converted into an attached single family dwelling. Petitioner also seeks relief from the Parking Design and Layout Requirements.

SECTIONS OF ZONING ORDINANCE CITED :

- Article 5.000 Section 5.31 (Table of Dimensional Requirements).
- Article 6.000 Section 6.40; 6.42; 6.44.1; 6.47; 6.48.1 (Parking).
- Article 8.000 Section 8.22.3 (Non-Conforming Structure).
- Article 10.000 Section 10.30 (Variance).

Original Signature(s) :


 (Petitioner(s) Owner)
James J. Rafferty
 (Print Name)

Address : 675 Massachusetts Avenue

Cambridge, MA 02139

Tel. No. : (617) 492-4100

E-Mail Address : jrafferty@adamsrafferty.com

Date : February 8, 2018

Architectural Drawing List		
Sheet Number	Sheet Name	Sheet Issue Date
A-000	Cover Sheet	11/03/2017
A-011b	Floor Area Ratio Diagrams	11/03/2017
A-012	Unit Areas	11/03/2017
L-1	Landscape Plan	11/03/2017
A-020	Architectural Site Plan	11/03/2017
A-021	Locus Plans	11/03/2017
A-022	Existing Plot Plan & Landscape Plan (Draft)	11/03/2017
A-100	Single Family Basement, 1st, & 2nd Floor Plans	11/03/2017
A-101	Single Family 3rd Floor & Roof Plans	11/03/2017
A-102	Proposed Basement Plan (Church BLDG)	11/03/2017
A-103	Proposed First Floor Plan (Church BLDG)	11/03/2017
A-104	Proposed 2nd Floor Plan (Church BLDG)	11/03/2017
A-105	Proposed Roof Plan (Church BLDG)	11/03/2017
A-106	Window Alignments	11/03/2017
A-107	Window Alignment Section	11/03/2017
A-300	Single Family Front & Rear Elevations	11/03/2017
A-301	Right Side Single Family Elevations	11/03/2017
A-302	Proposed Front Elevation (Church Bldg)	11/03/2017
A-303	Existing Right Side Church Elevation	11/03/2017
A-304	Proposed Right Side Church Elevation	11/03/2017
A-305	Rear Church Elevations	11/03/2017
A-306	Existing Left Side Church Elevation	11/03/2017
A-307	Proposed Left Side Church Elevation	11/03/2017
AV-1	Neighborhood Photos	11/01/2017
AV-2	Perspectives	11/03/2017
AV-3	Rendering	11/03/2017



PROJECT NAME
INMAN STREET RESIDENCES

PROJECT ADDRESS
 114 INMAN STREET
 CAMBRIDGE, MA

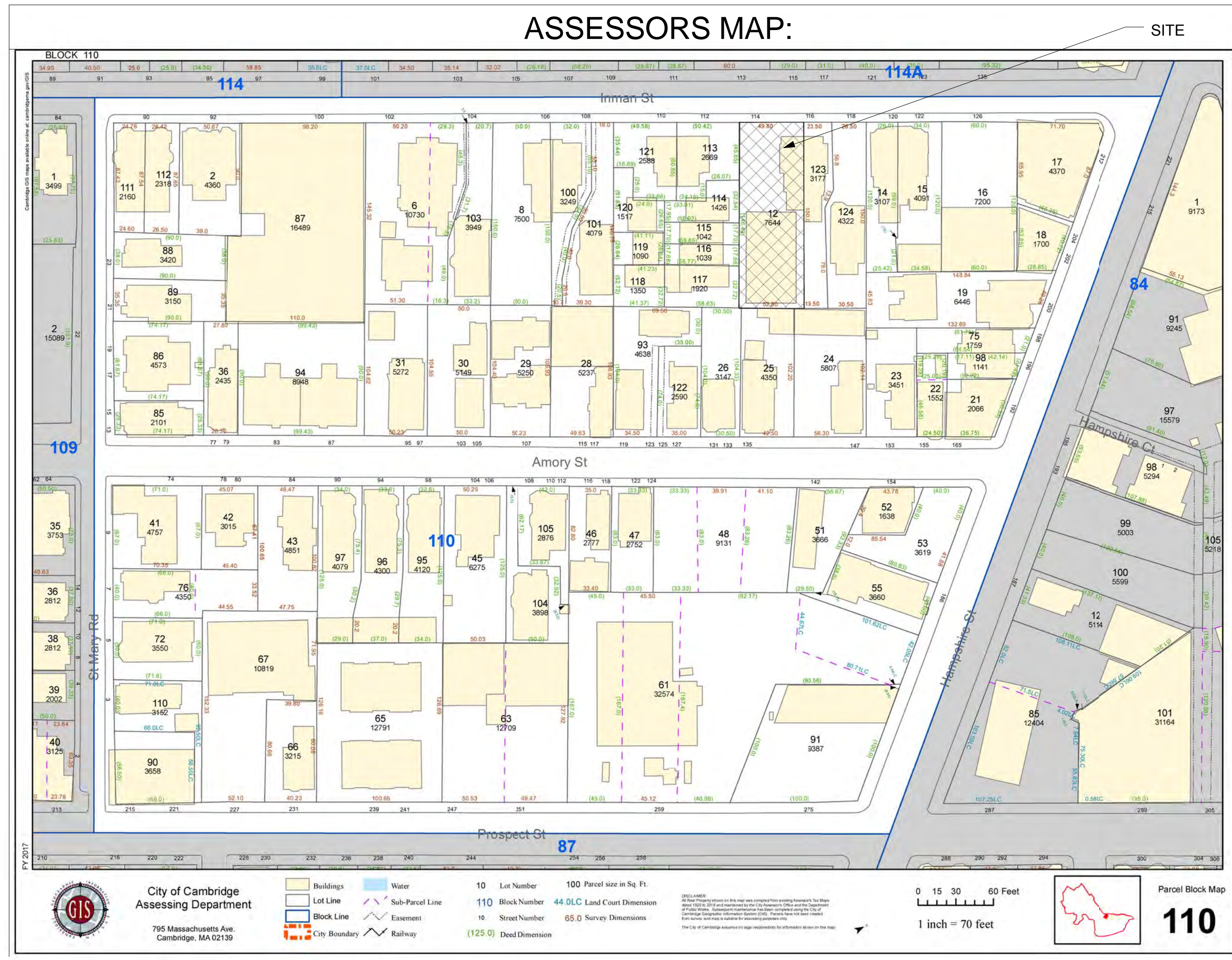
CLIENT
11 DEVELOPMENT

ARCHITECT

KHALSA

17 IVALOO STREET SUITE 400
 SOMERVILLE, MA 02143
 TELEPHONE: 617-591-8682 FAX: 617-591-2086

CONSULTANTS:
VERDANT LANDSCAPE ARCHITECTURE
 318 HARVARD STREET, SUITE 25
 BROOKLINE, MA 02446
 (617)-735-1180



PROJECT: INMAN STREET RESIDENCES

114 INMAN STREET
 CAMBRIDGE MASSACHUSETTS

ARCHITECT
KHALSA DESIGN INC.
 ADDRESS:
 17 IVALOO STREET, SUITE 400
 SOMERVILLE, MA 02143
 (617)-591-8682

CLIENT
11 DEVELOPMENT
 C/O SCOTT SHUSTER
 1 WELLS AVENUE, 5TH FLOOR
 NEWTON, MA 02459

LANDSCAPE ARCHITECT:
VERDANT LANDSCAPE ARCHITECTURE
 318 HARVARD STREET, SUITE 25
 BROOKLINE, MA 02446
 (617)-735-1180

DD REVISIONS
11-03-2017

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REGISTRATION

Project number	17030
Date	11/02/2017
Drawn by	ERS
Checked by	JSK
Scale	1 : 840

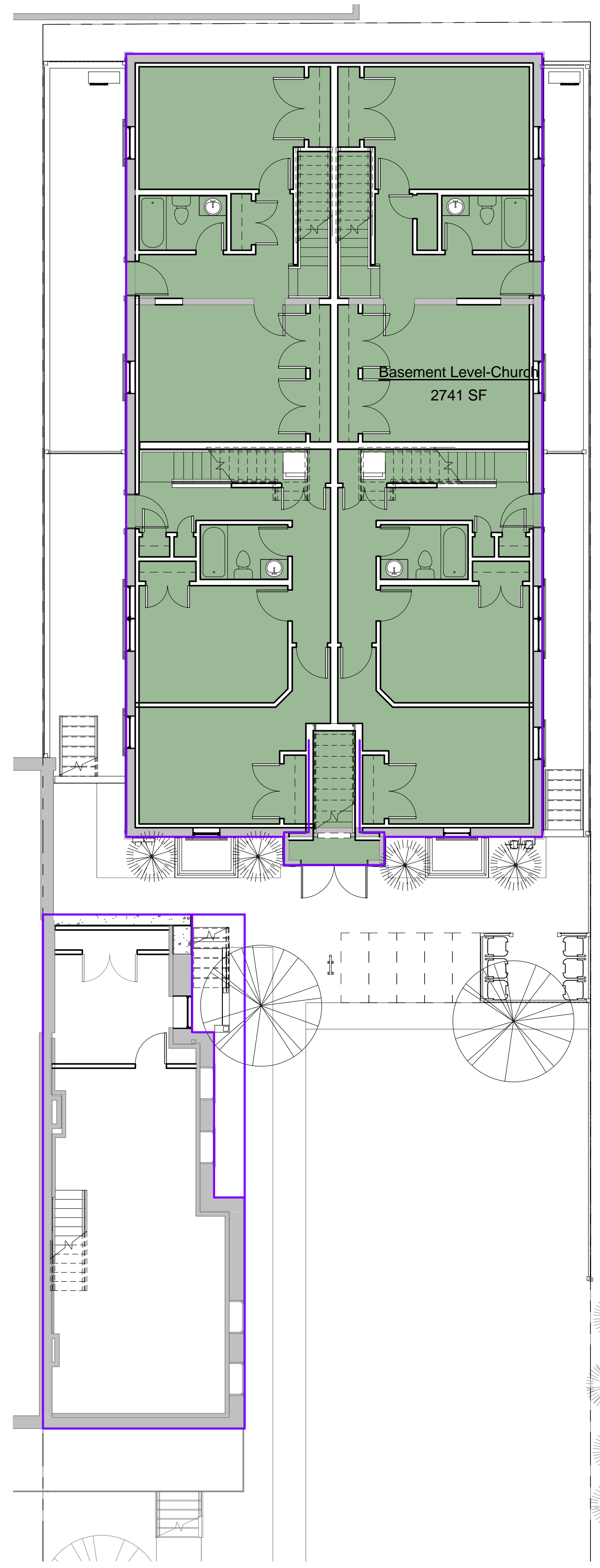
REVISIONS

No.	Description	Date

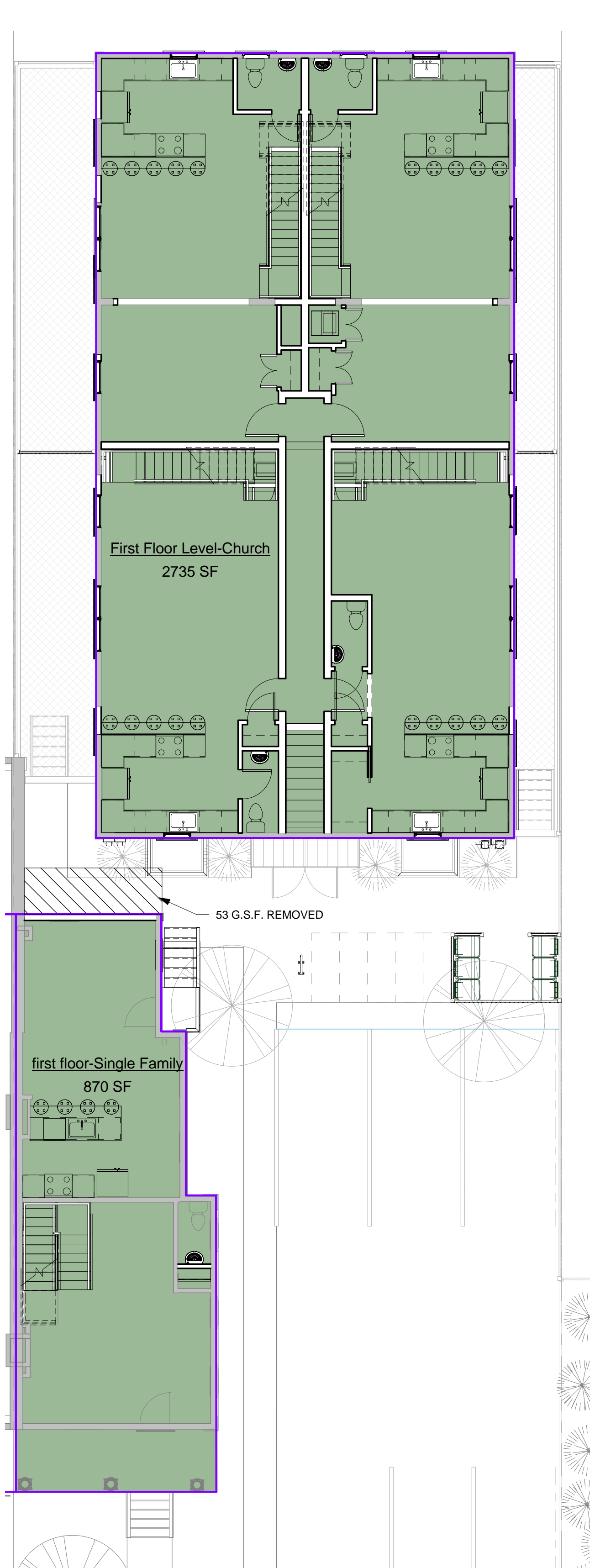
Cover Sheet

A-000

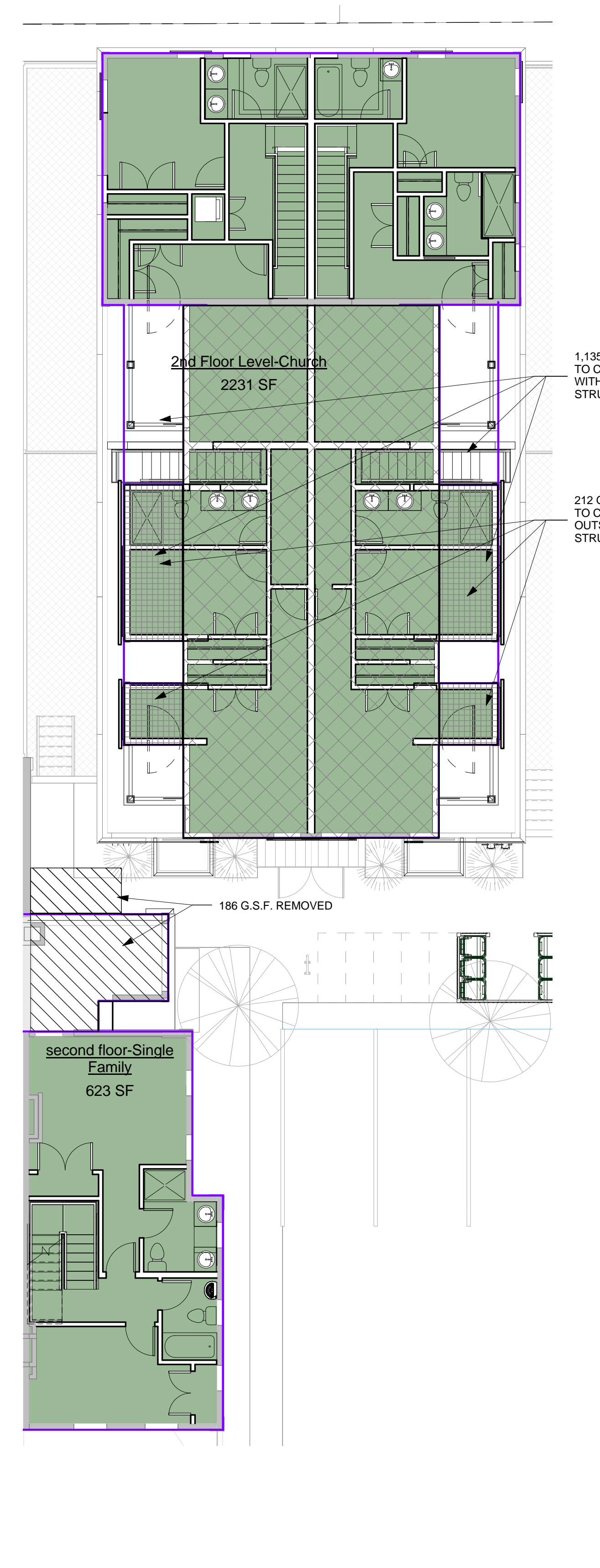
INMAN STREET RESIDENCES



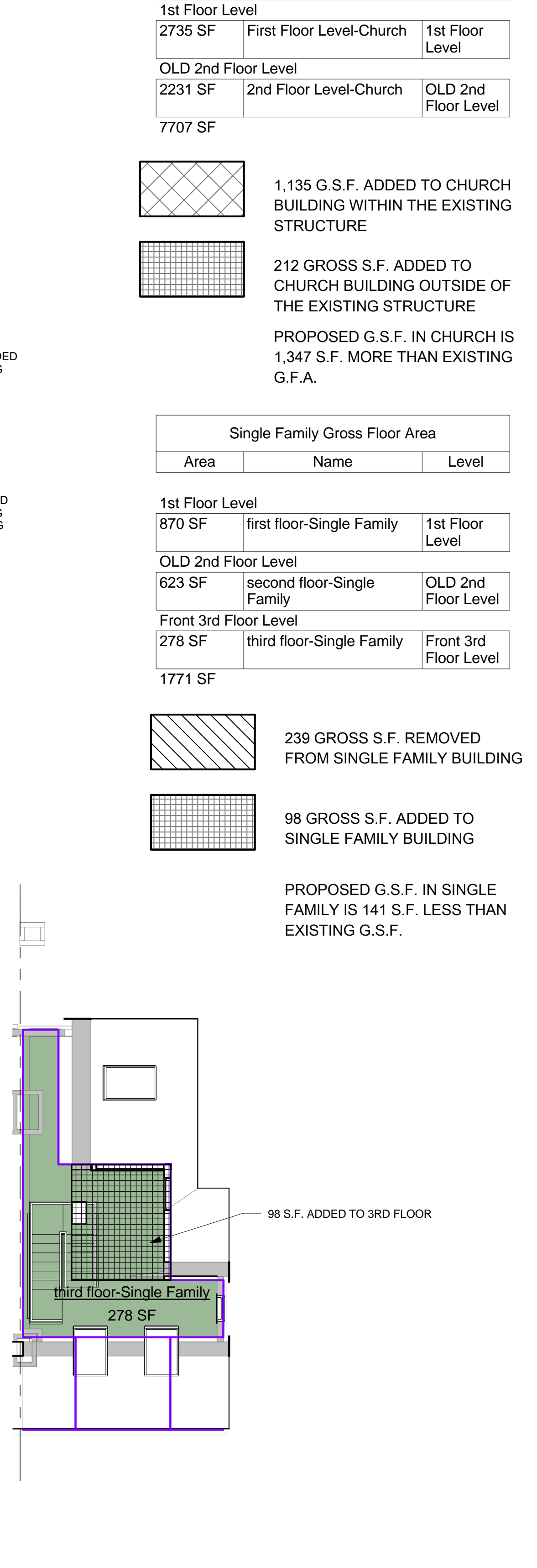
1 Basement Level
1/8" = 1'-0"



2 1st Floor Level
1/8" = 1'-0"

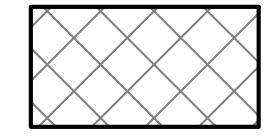


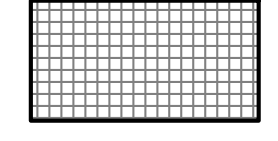
3 OLD 2nd Floor Level
1/8" = 1'-0"



4 Front 3rd Floor Level
1/8" = 1'-0"


Church Gross Floor Area		
Area	Name	Level
Basement Level		
2741 SF	Basement Level-Church	Basement Level
1st Floor Level		
2735 SF	First Floor Level-Church	1st Floor Level
OLD 2nd Floor Level		
2231 SF	2nd Floor Level-Church	OLD 2nd Floor Level
7707 SF		

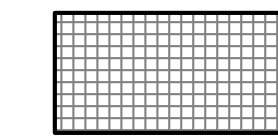
 1,135 G.S.F. ADDED TO CHURCH BUILDING WITHIN THE EXISTING STRUCTURE

 212 GROSS S.F. ADDED TO CHURCH BUILDING OUTSIDE OF THE EXISTING STRUCTURE

PROPOSED G.S.F. IN CHURCH IS 1,347 S.F. MORE THAN EXISTING G.F.A.

Single Family Gross Floor Area		
Area	Name	Level
1st Floor Level		
870 SF	first floor-Single Family	1st Floor Level
OLD 2nd Floor Level		
623 SF	second floor-Single Family	OLD 2nd Floor Level
Front 3rd Floor Level		
278 SF	third floor-Single Family	Front 3rd Floor Level
1771 SF		

 239 GROSS S.F. REMOVED FROM SINGLE FAMILY BUILDING

 98 GROSS S.F. ADDED TO SINGLE FAMILY BUILDING


PROPOSED G.S.F. IN SINGLE FAMILY IS 141 S.F. LESS THAN EXISTING G.S.F.

PROJECT NAME
INMAN STREET RESIDENCES

PROJECT ADDRESS
114 INMAN STREET
CAMBRIDGE, MA

CLIENT
11 DEVELOPMENT

ARCHITECT



KHALSA

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SOMERVILLE, MA 02143
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Scale	As indicated

REVISIONS

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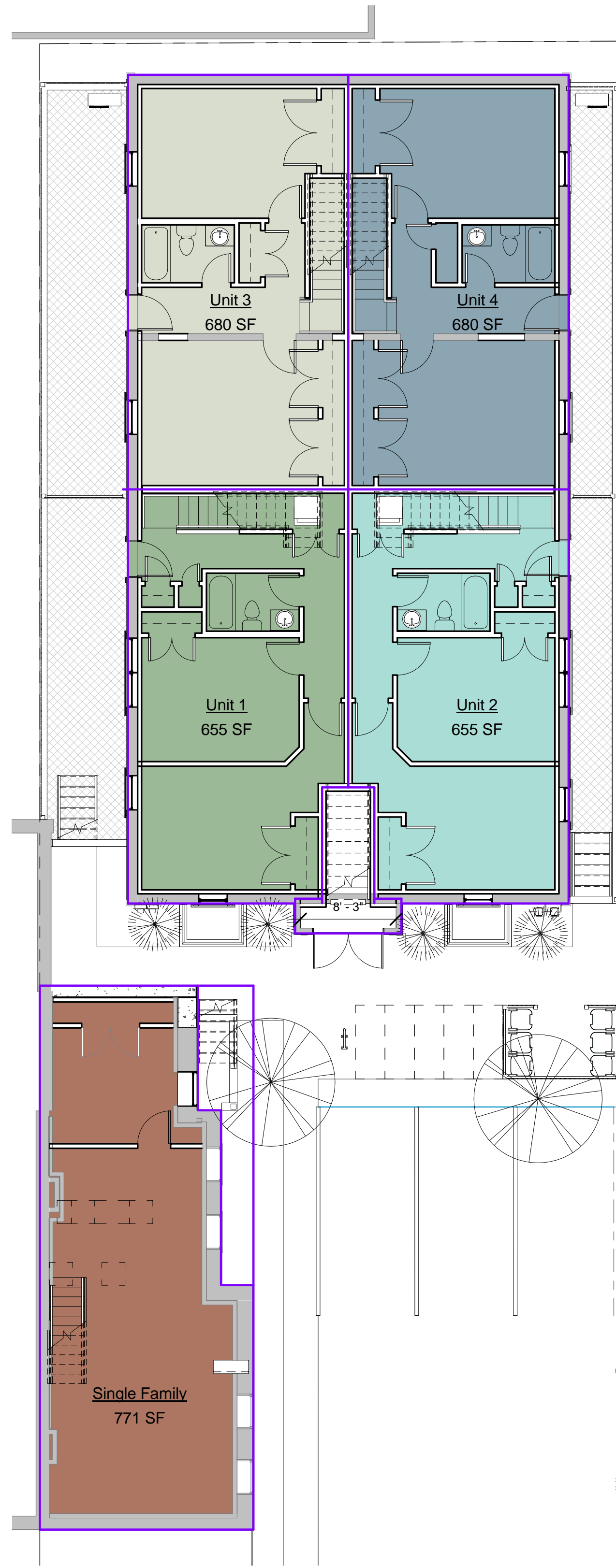
Floor Area Ratio Diagrams

A-011

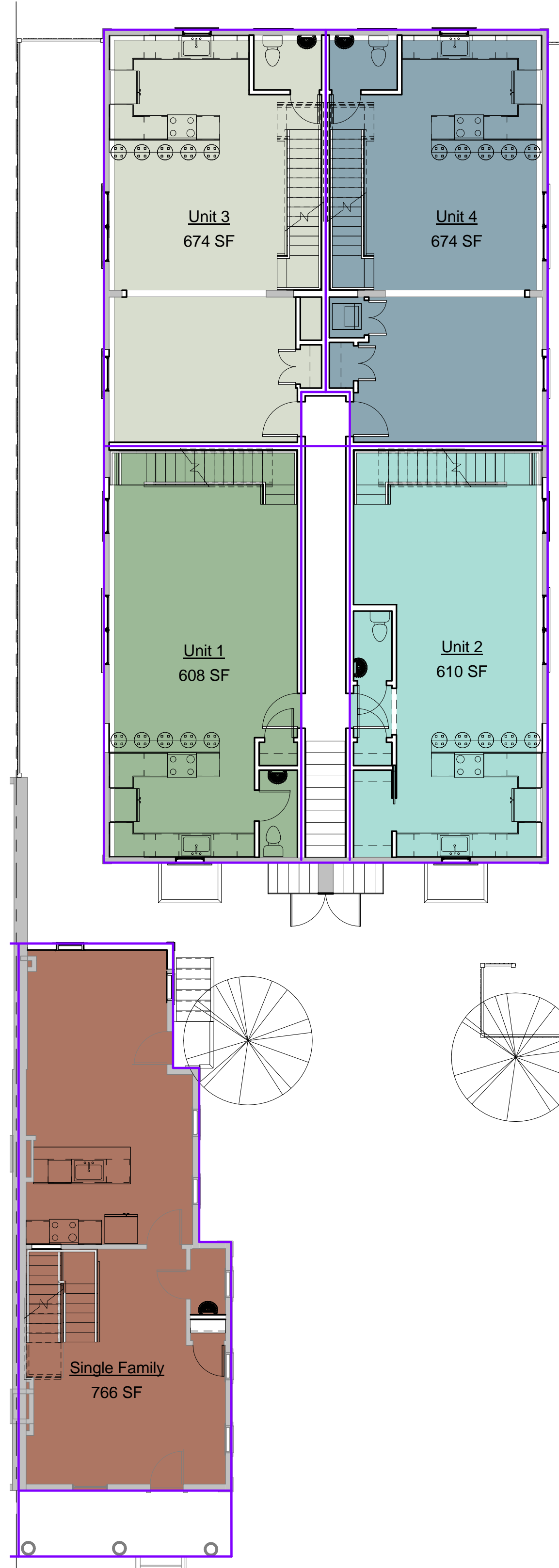
INMAN STREET RESIDENCES



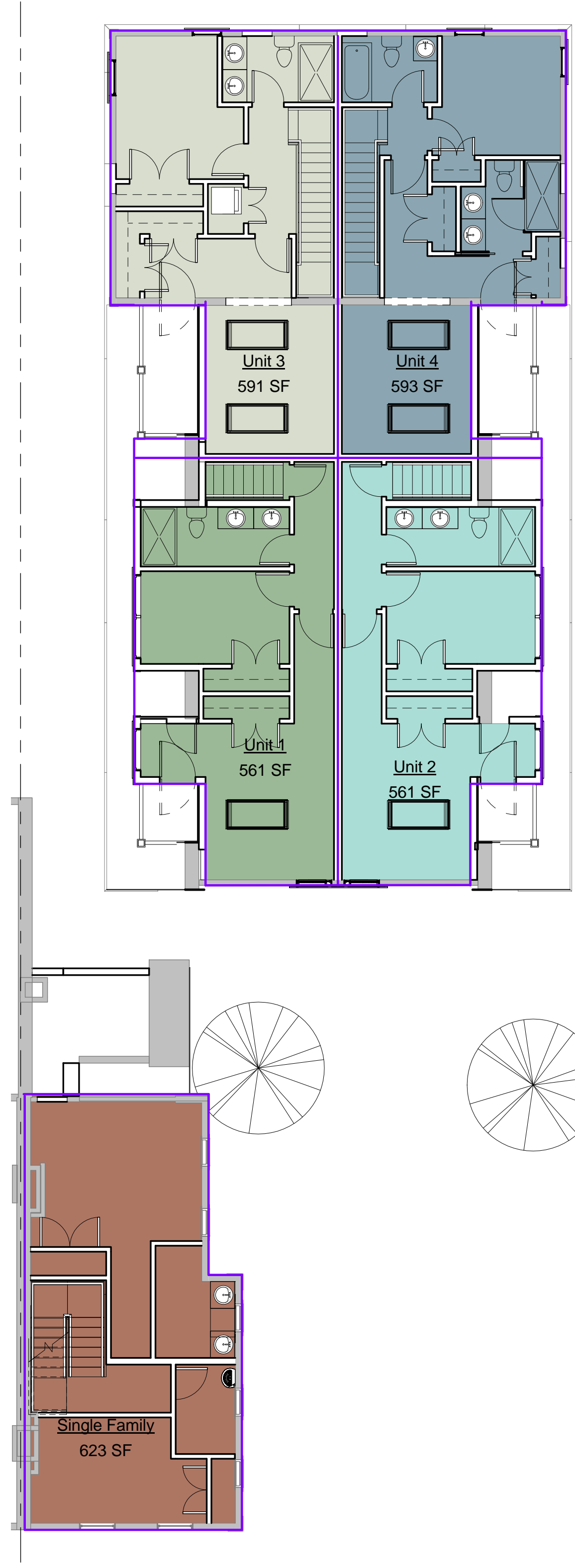
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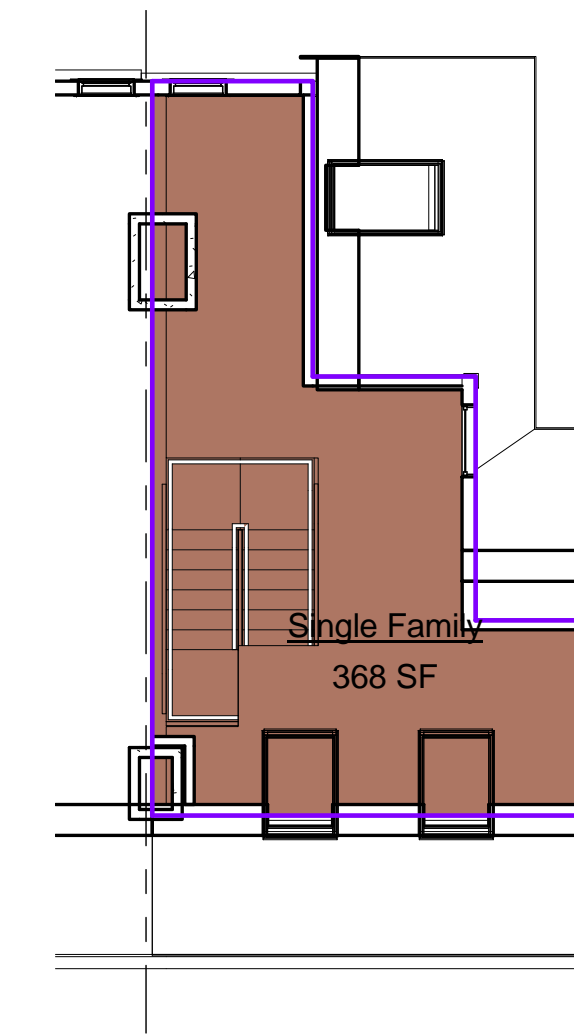
1 Basement Level
1/8" = 1'-0"



2 New First Floor
1/8" = 1'-0"



3 New 2nd Floor
1/8" = 1'-0"



4 Front 3rd Floor Level
1/8" = 1'-0"

Unit Square Footages		
Area	Name	Level
771 SF	Single Family	Basement Level
766 SF	Single Family	First Floor
623 SF	Single Family	Second Floor
368 SF	Single Family	Front 3rd Floor Level
2528 SF		
655 SF	Unit 1	Basement Level
608 SF	Unit 1	First Floor
561 SF	Unit 1	Second Floor
1825 SF		
655 SF	Unit 2	Basement Level
610 SF	Unit 2	First Floor
561 SF	Unit 2	Second Floor
1826 SF		
680 SF	Unit 3	Basement Level
674 SF	Unit 3	First Floor
591 SF	Unit 3	Second Floor
1945 SF		
680 SF	Unit 4	Basement Level
674 SF	Unit 4	First Floor
593 SF	Unit 4	Second Floor
1946 SF		
10070 SF		

3 BEDROOMS
2.5 BATHROOMS

3 BEDROOMS
+ STUDY
2.5 BATHROOMS

3 BEDROOMS
+ STUDY
2.5 BATHROOMS

3 BEDROOMS
+ STUDY
2.5 BATHROOMS

3 BEDROOMS
+ STUDY
3.5 BATHROOMS

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INMAN STREET RESIDENCES

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CAMBRIDGE, MA

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11 DEVELOPMENT



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SOMERVILLE, MA 02143
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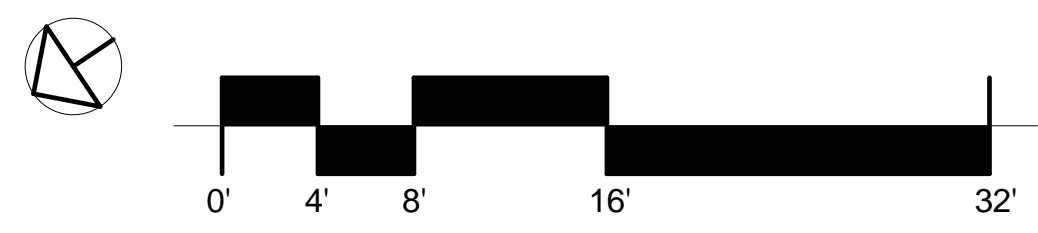
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No.	Description	Date



Unit Areas
A-012
INMAN STREET RESIDENCES

ZONING CHART

ZONE : C1	REQUIRED	EXISTING	PROPOSED	REMARKS
LOT AREA, MIN S.F.	5,000 S.F.	7,644 S.F. / 1 DU	7,644 S.F. / 1 DU	COMPLIES
LOT AREA, MIN S.F. / DU	1,500 S.F. / DU		1,528 S.F. (5 DU)	COMPLIES
MAX. FAR	0.75 (5,748 S.F. MAX)	1.08 (8,247 S.F.)	1.22 (9,361 S.F.)	COMPLIES
MIN. LOT WIDTH	50' - 0"	50' - 0"	50' - 0"	COMPLIES
MIN. FRONT YARD INMAN ST.)	(H+L)/6* (33+18.4)/6= 8' - 6" 10' - 0" MINIMUM	15' - 11"	15' - 11"	COMPLIES
SINGLE FAMILY: MIN SIDE YARDS	(H+L) / 7 S. FAM: (33+54)/6=12' - 5" 7' - 6" MINIMUM	L: PARTY WALL R: 31' - 6"	L: PARTY WALL R: 31' - 6"	COMPLIES COMPLIES
CHURCH BUILDING: MIN SIDE YARDS	(H+L)/7 CHURCH:(33+71.6)/7 = 14' - 11" 7' - 6" MINIMUM	L: 7' - 6" R: 4' - 3"	L: 7' - 6" R: 4' - 3"	PRE-EXISTING/ NO CHANGE PRE-EXISTING/ NO CHANGE
MIN REAR YARD	(H+L)/6*** (33+19.6)/6= 8' - 11" 30' - 0" MINIMUM	2' - 8"	2' - 8"	PRE-EXISTING/ NO CHANGE
MAX HEIGHT	35' - 0"	<35' - 0"	33'	COMPLIES
MIN RATIO OF PRIVATE OP. SP. TO LOT AREA	30% (2,299 S.F.)		0% (0 S.F.)	DOES NOT COMPLY (NO SPACE HAS MIN 15' X 15' DIMENSION)
PARKING	1 SPACE/DU (7 REQ'D)		3 FULL + 2 COMPACT	COMPLIES
BICYCLE PARKING	1 SPACE/DU (5 REQ'D) LONG TERM .10 SPACE/DU (1 REQ'D) SHORT TERM		5 SPACES 1 SPACE	COMPLIES COMPLIES

*Table 5-1: footnote a: (L is) Measured from the centerline of the street, but in no case may a building be nearer the street line than ten (10) feet.

**Table 5-1: footnote n: In a Residence C-1 District, no building plane (excluding projections as permitted by

*** In Residence C and C-1 districts, no building may be nearer the rear lot line than twenty (20) feet plus one additional foot of rear yard for each four feet that the depth of the lot exceeds 100 feet, up to a maximum of thirty (30) feet.

5.24.4 Measurements for minimum yards which are determined by formula shall be made in the following manner:

(1) "H" is the height of the building. "L" is the length of the wall measured parallel to the corresponding lot or street line. The front yard is measured from the street line, or building line where such has been established, except where otherwise indicated herein. **For buildings of forty (40) feet or less in height the denominator in the yard formulas in the Tables in Section 5.30 may be increased by two** subject to the minimum yard requirements set forth in footnotes a, b and c of Tables 5-1 and 5-2.

Floor Area Gross. The sum, in square feet, of the gross horizontal areas of all floors of a building, as measured from the exterior walls [except in (8) and (9) below where only interior space shall be measured and in (h) where the area of the parking facility shall be measured] of a building or the centerline of party walls between buildings.

Gross Floor Area shall include:

- roofed porches and balconies whether enclosed or unenclosed;
- unroofed porches and balconies above third floor, with the exception of porch and balcony spaces associated with Functional Green Roof Area, in accordance with the regulations in Section 22.30 of this Zoning Ordinance;
- elevator shafts and stairwells on each floor, not excluded in (6) below;
- attic space, whether finished or unfinished, within the area of a horizontal plane that is five (5) feet above the attic floor and which touches the side walls and/or the underside of the roof rafters and which is not excluded in (5) below;
- interior balconies, mezzanines, and penthouses;
- deleted
- area of parking facilities in structures except as excluded in (2) below; and
- any accessory parking spaces not in above ground structures if in excess of the maximum number permitted on the premises as set forth in Section 5.25 and 6.30.

Gross Floor Area shall not include:

- areas used for off street loading purposes;
- area of parking facilities in structures located underground and the area of on grade open parking spaces outside the building footprint at or below the maximum number permitted on the premises as set forth in Sections 5.25 and 6.30;
- basement and cellar areas devoted to the operations and maintenance of the building such as heating and cooling equipment, electrical and telephone facilities, and fuel storage;
- open and lattice-work fire escapes;
- unroofed porches and balconies no higher than the third floor;
- attic space and other areas devoted to elevator machinery or mechanical equipment necessary for the operation of the building, including sustainable mechanical systems and related equipment and chases for systems including, but not limited to, solar energy systems, geothermal systems and heat pumps, solar hot water systems and related tubes and tanks, equipment related to radiant heating, hydronic cooling, heat recovery ventilators, and energy recovery ventilators;
- elevator shafts and stairwells on floors where there is no other area which qualifies to be included in gross floor area;
- attic space not otherwise included in (d) above;
- basement and cellar spaces with less than seven (7) feet of ceiling height measured from the floor to the line of the bottom of the floor joists, or to any subfloor or finished surface above any floor joists that are spaced not less than four (4) feet on center, and further provided that the basement or cellar is not a Story Above Grade as defined in the State Building Code.
- bicycle parking meeting or exceeding the requirements of Article 6.000, which shall include all areas occupied by Bicycle Parking Spaces and access routes intended exclusively for use by bicycles, which shall be clearly indicated in the bicycle parking plan requirements set forth in Section 6.52.1 whether located in a principal use structure, any parking facility for motor vehicles, or in an accessory structure.
- Functional Green Roof Area, in accordance with the regulations in Section 22.30 of this Zoning Ordinance;
- interior air spaces within Double-Skin Façades and additional exterior wall thickness to accommodate insulation, in accordance with the regulations in Section 22.40 of this Zoning Ordinance; and
- space directly beneath overhangs, eaves, awnings, pergolas, arbors, trellises or other sunshading devices, in accordance with the regulations in Section 22.50 of this Zoning Ordinance.
- Public Bicycle-Sharing Stations

In a Residence C-1 District, no building plane (excluding projections as permitted by Section 5.24.2) may be nearer than seven feet, six inches (7'6") to a side lot line.



2 Existing Site Plan
1/8" = 1'-0"

1 site
1/8" = 1'-0"



PROJECT NAME
INMAN STREET RESIDENCES

PROJECT ADDRESS
114 INMAN STREET
CAMBRIDGE, MA

CLIENT
11 DEVELOPMENT

ARCHITECT
DESIGN
KHALSA

17 IVALOO STREET SUITE 400
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REGISTRATION

Project number	17030
Date	11/02/2017
Drawn by	ERS
Checked by	JSK
Scale	As indicated

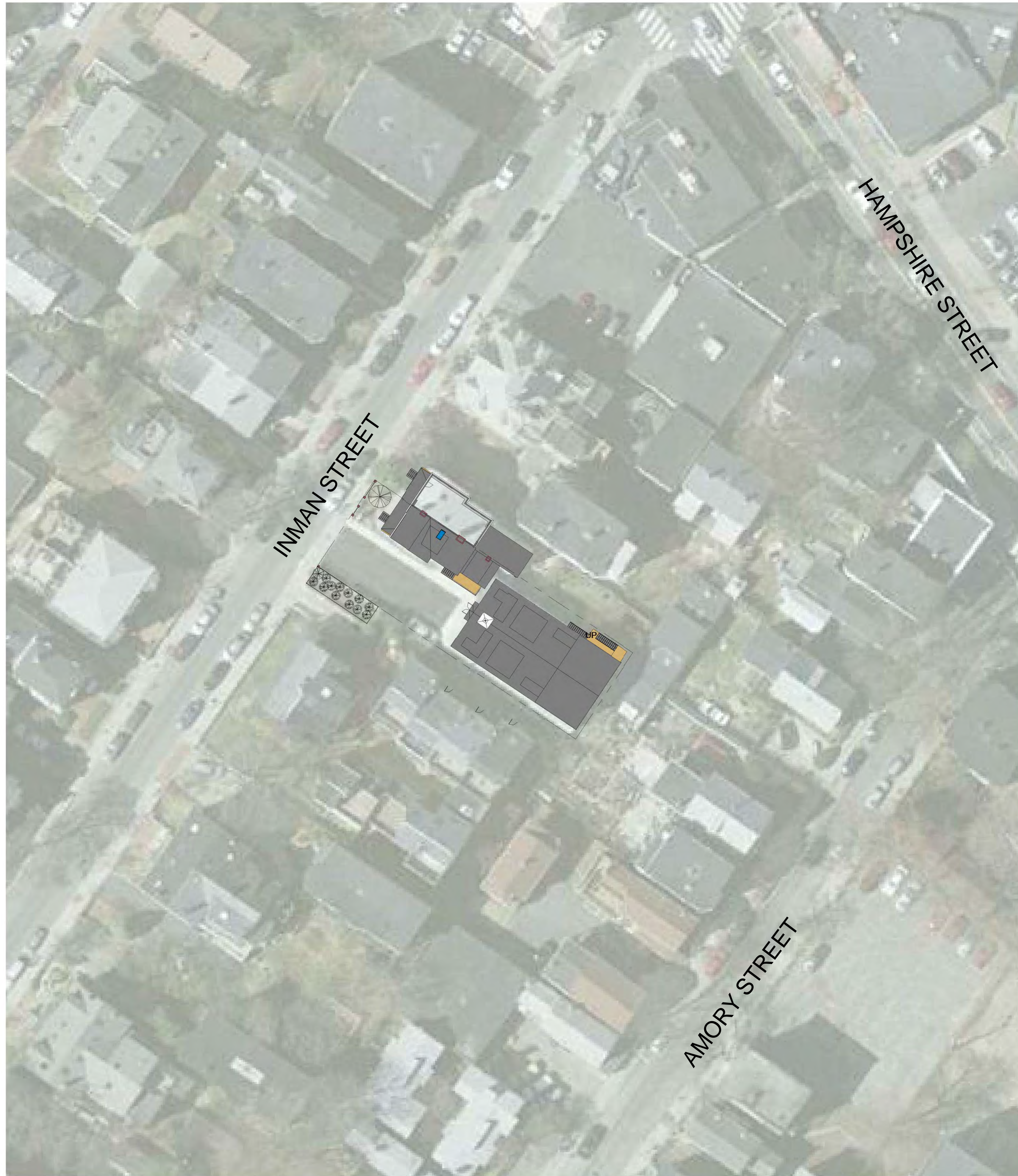
REVISIONS

No.	Description	Date

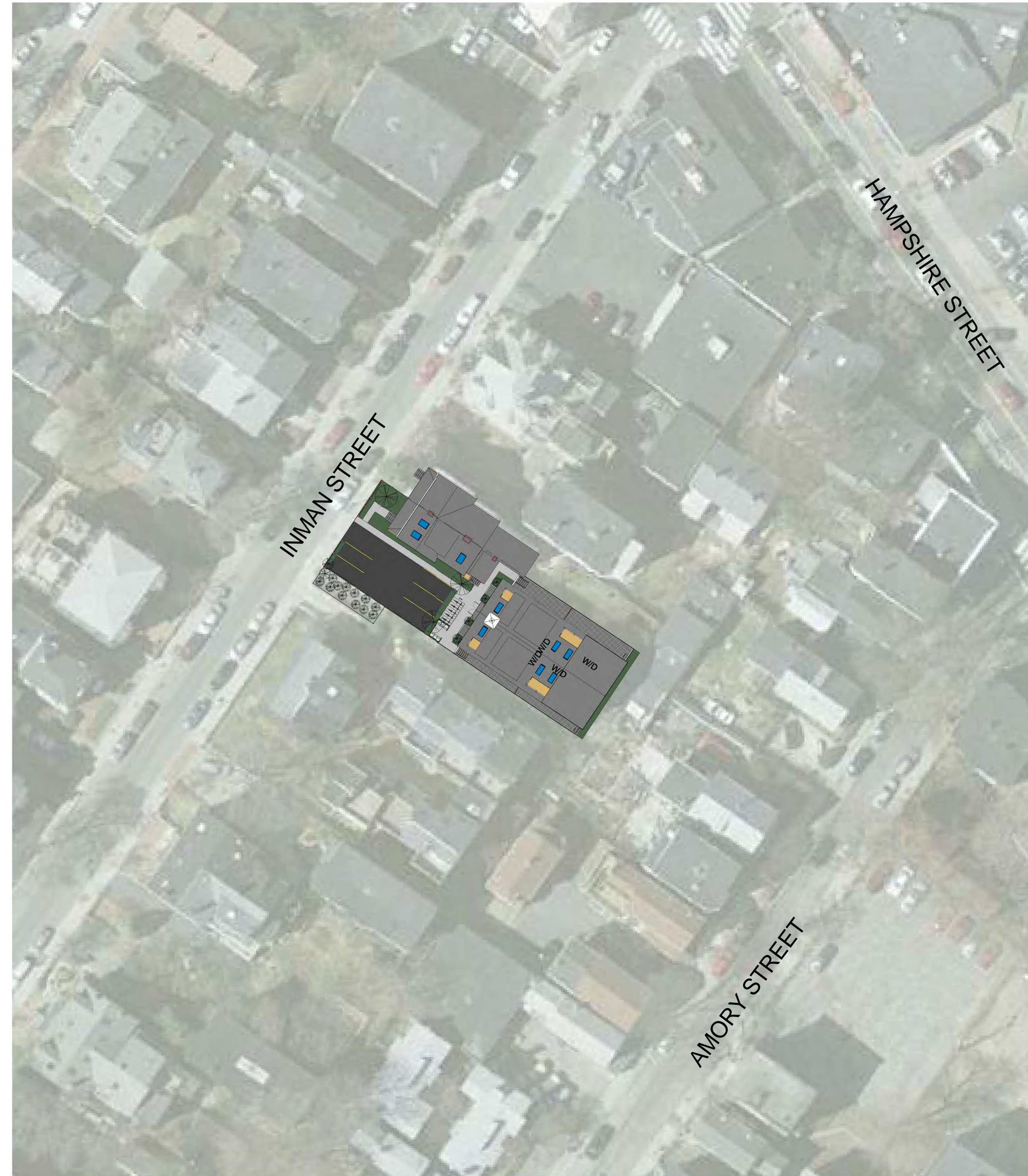
Architectural Site Plan

A-020
INMAN STREET RESIDENCES

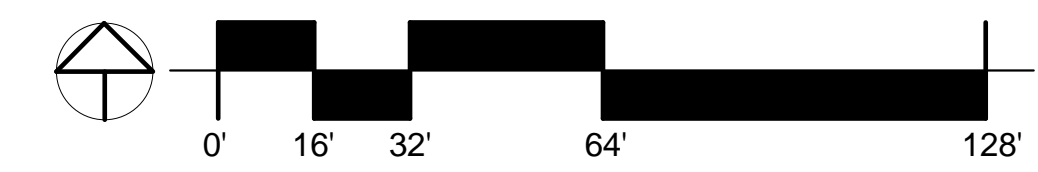
\\gpc-server\Drawings\1717030_Shuairi-12-114 Inman St Cambridge 2017.10.31.rvt 11/2/2017 5:13:55 PM



① Existing Locus
1/32" = 1'-0"



② Proposed Locus
1/32" = 1'-0"



PROJECT NAME
INMAN STREET RESIDENCES

PROJECT ADDRESS
114 INMAN STREET
CAMBRIDGE, MA

CLIENT
11 DEVELOPMENT



17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682 FAX: 617-591-2086

CONSULTANTS:
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Project number	17030
Date	11/02/2017
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Checked by	JSK
Scale	1/32" = 1'-0"

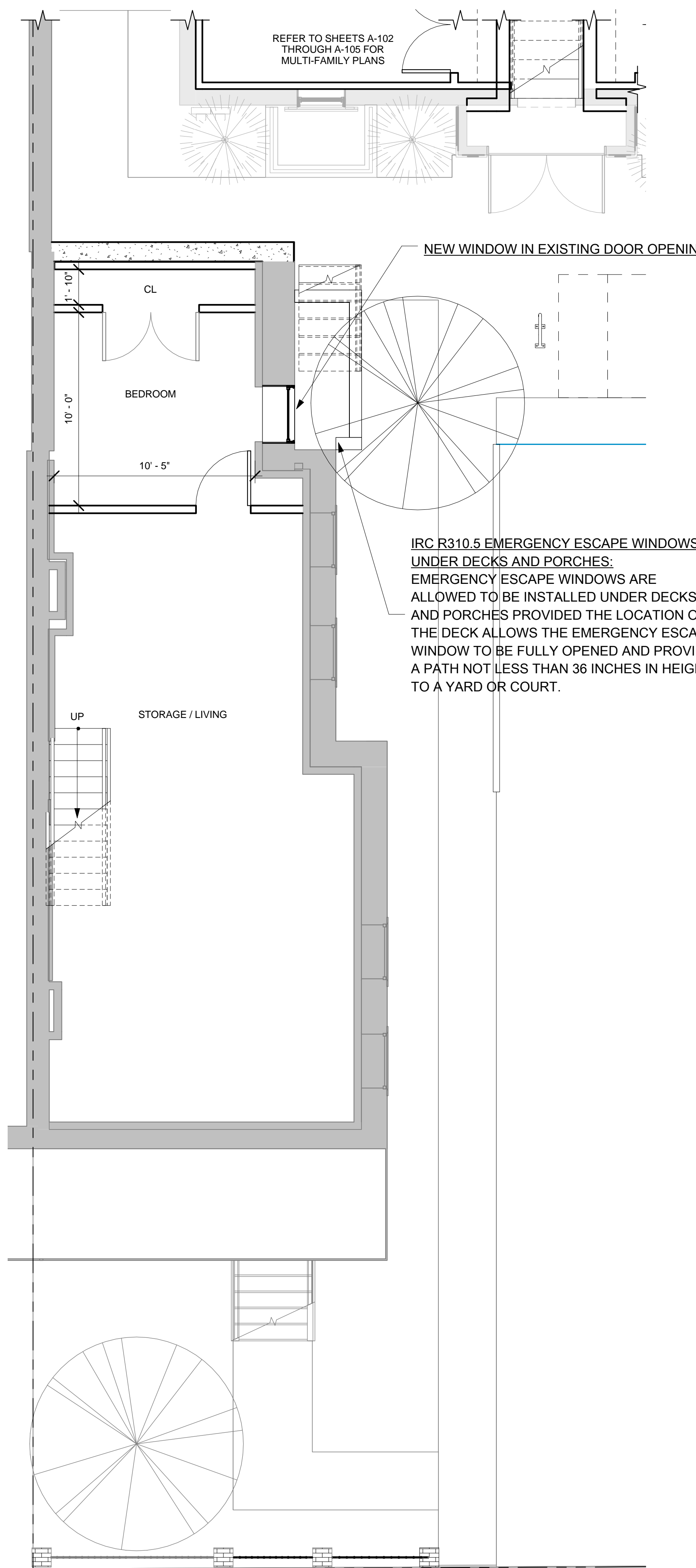
REVISIONS

No.	Description	Date

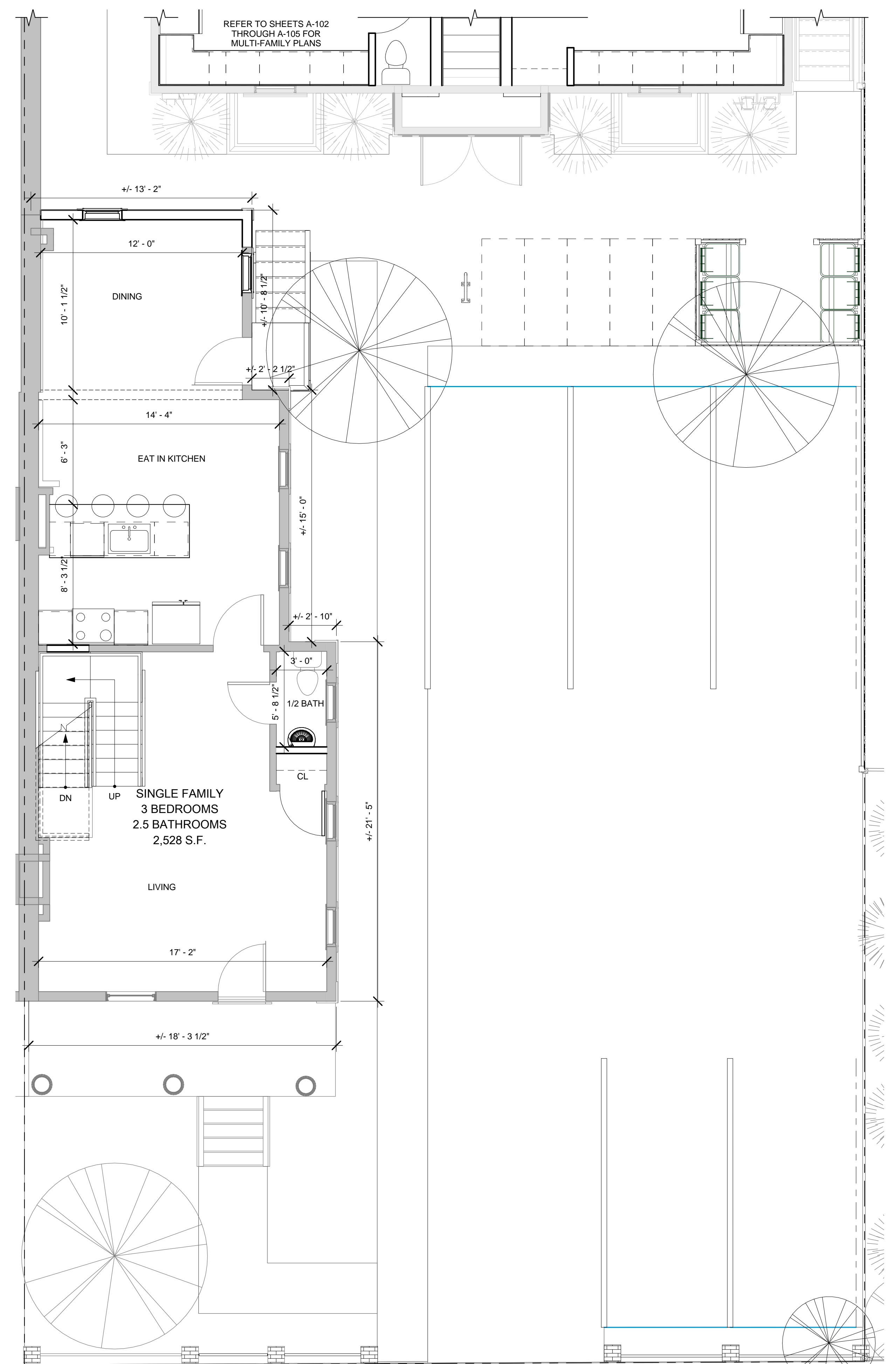
Locus Plans

A-021

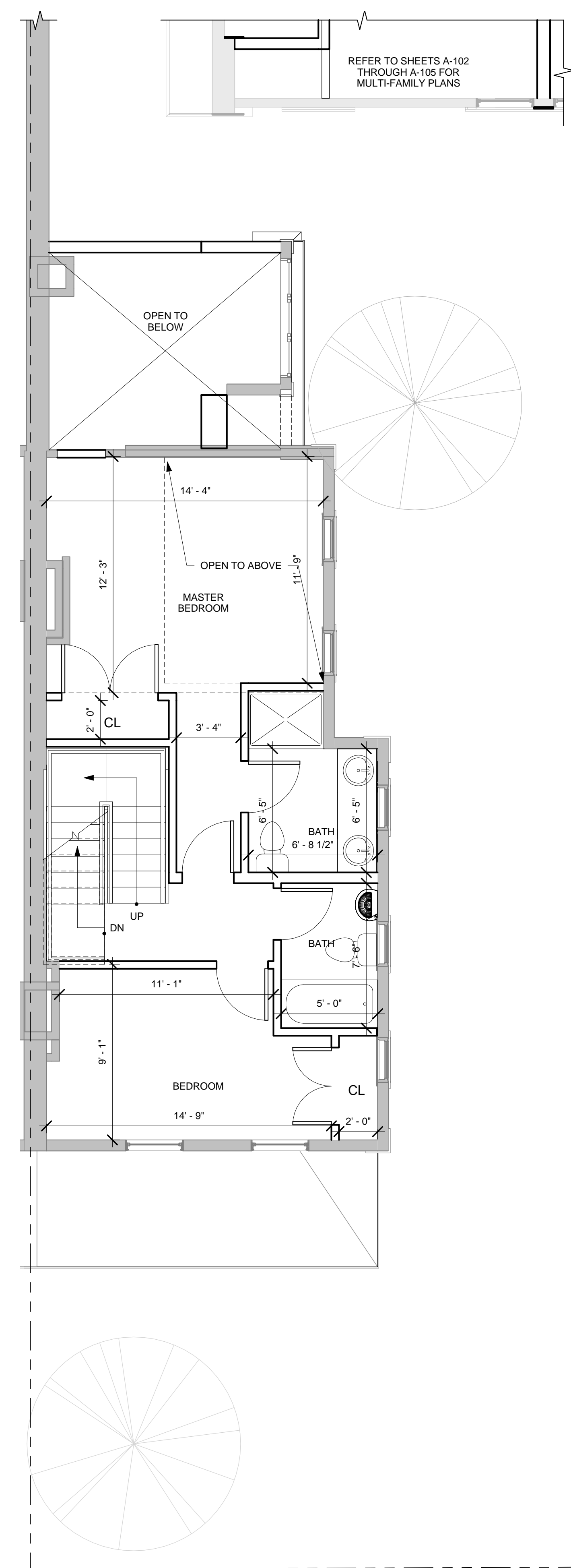
INMAN STREET RESIDENCES



1 Front Basement Level
1/4" = 1'-0"



2 Front First Floor Level
1/4" = 1'-0"



3 Front 2nd Floor Level
1/4" = 1'-0"

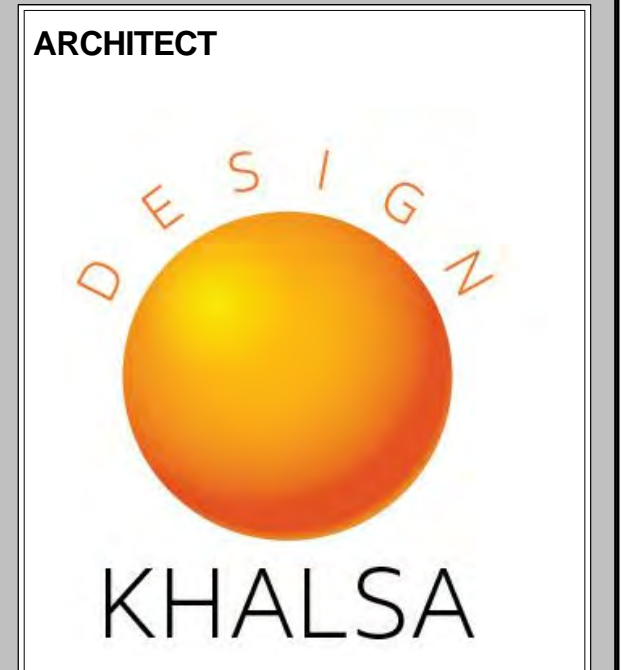
INMAN STREET



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Scale	1/4" = 1'-0"

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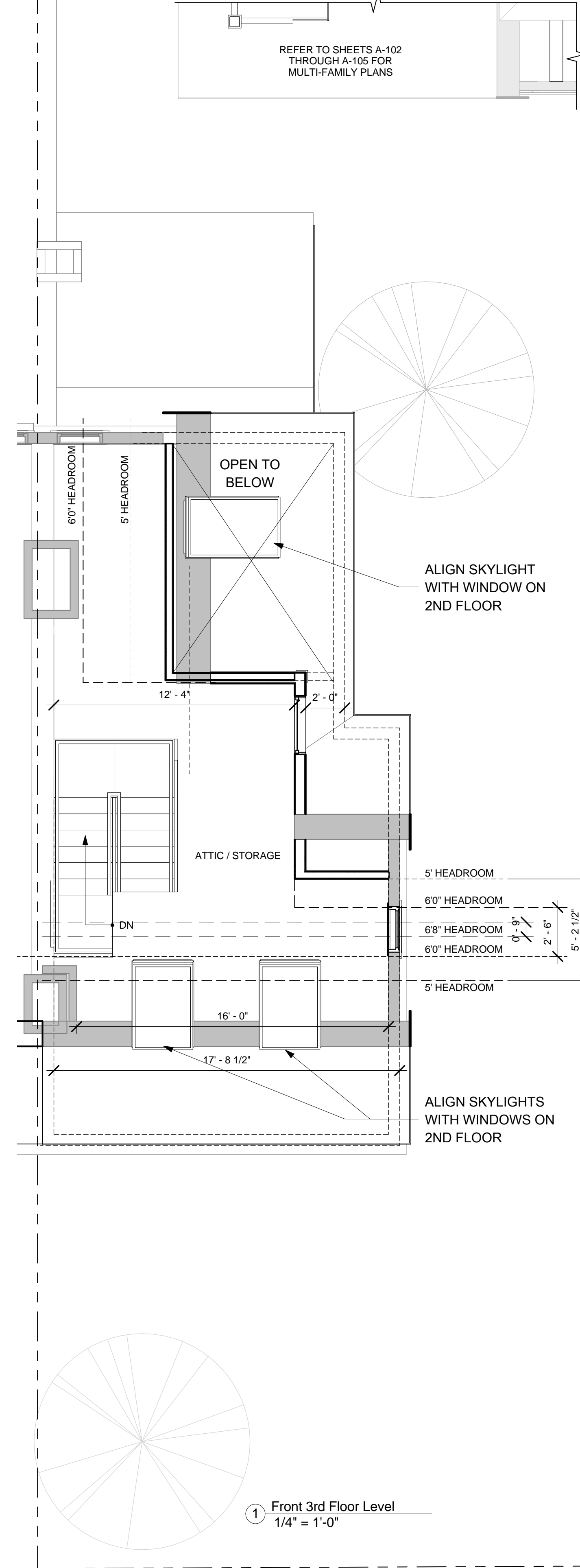
No.	Description	Date

Single Family
Basement, 1st, &
2nd Floor Plans

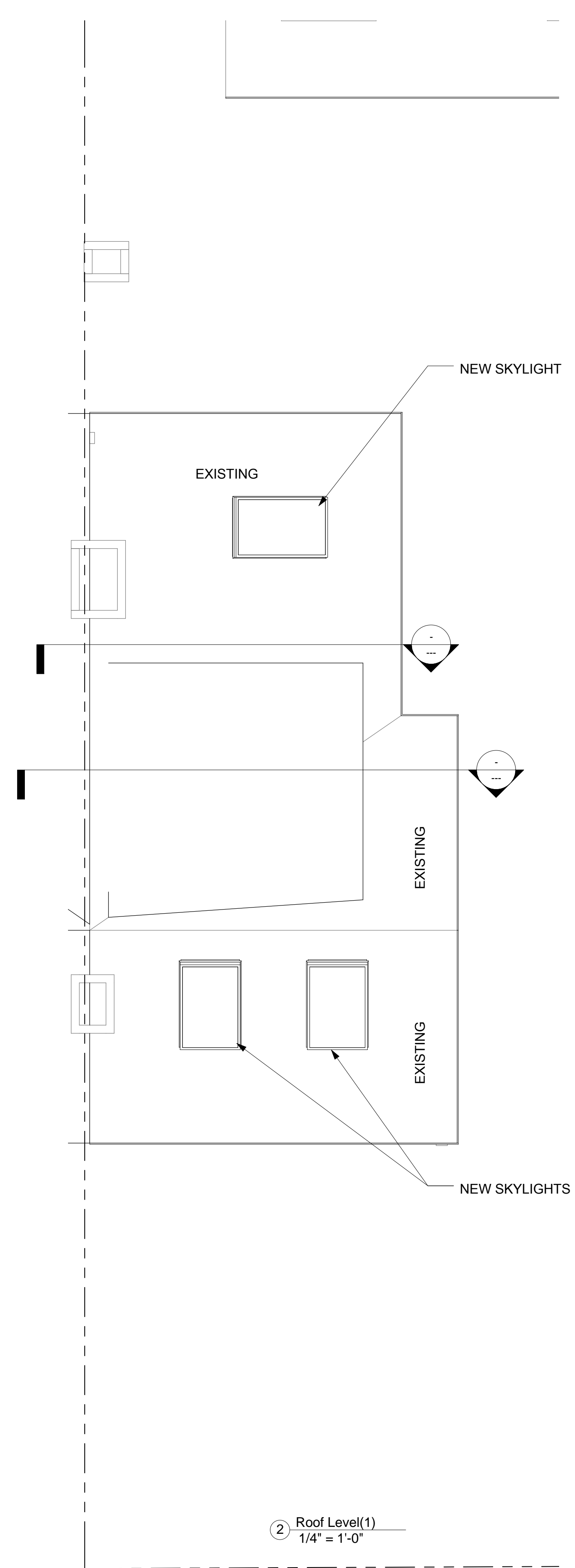
A-100
INMAN STREET RESIDENCES

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REFER TO SHEETS A-102
THROUGH A-105 FOR
MULTI-FAMILY PLANS



① Front 3rd Floor Level
1/4" = 1'-0"



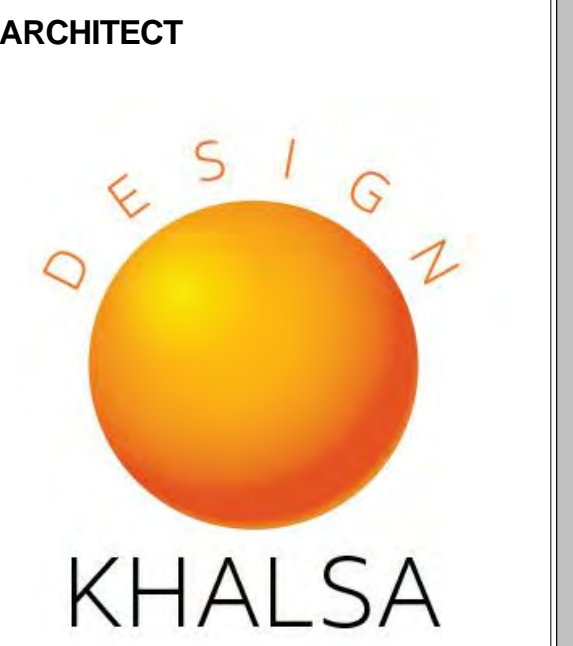
② Roof Level(1)
1/4" = 1'-0"



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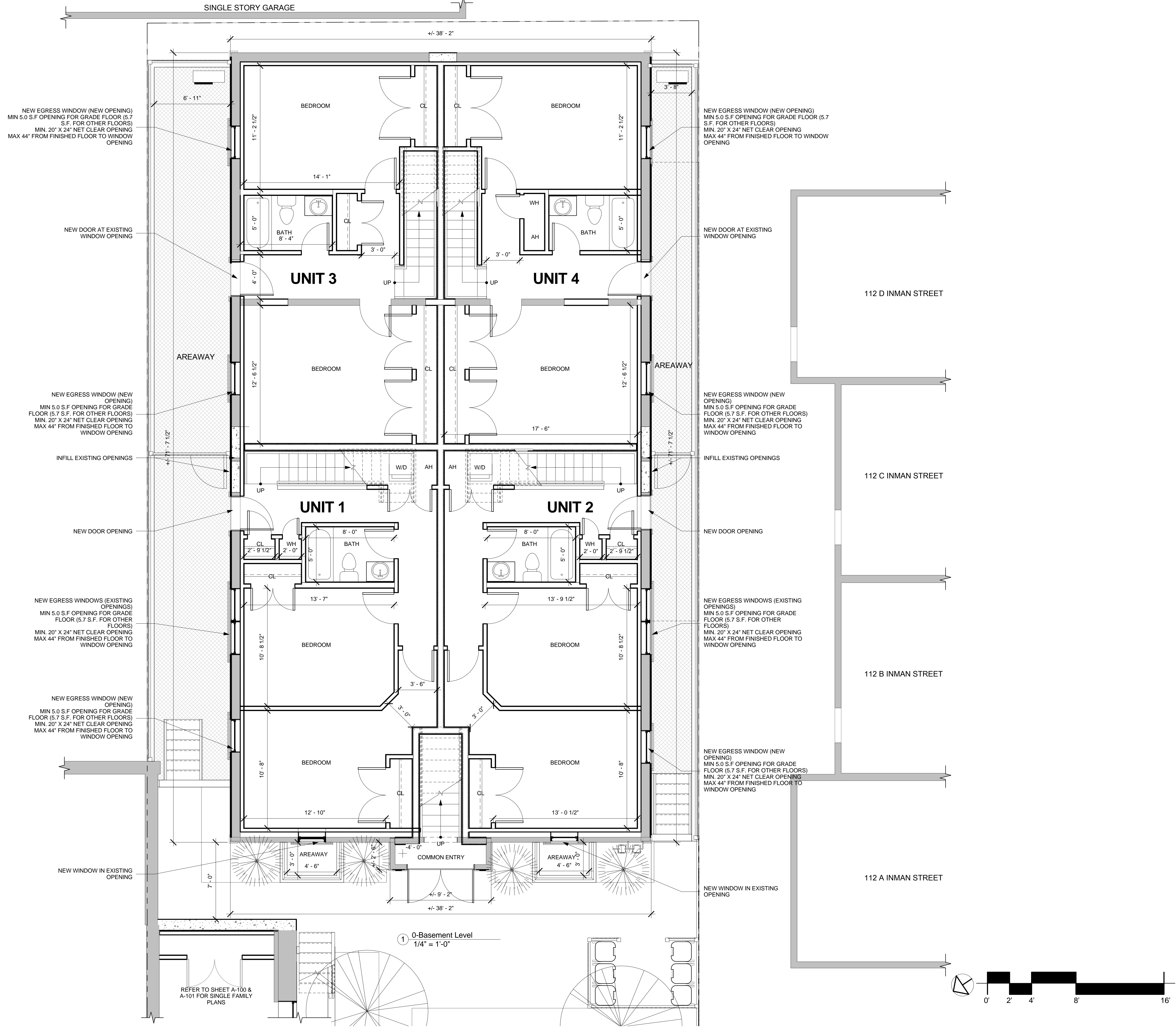
Project number 17030
Date 11/02/2017
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REVISIONS

No.	Description	Date

Single Family 3rd
Floor & Roof Plans

A-101
INMAN STREET RESIDENCES



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DESIGN

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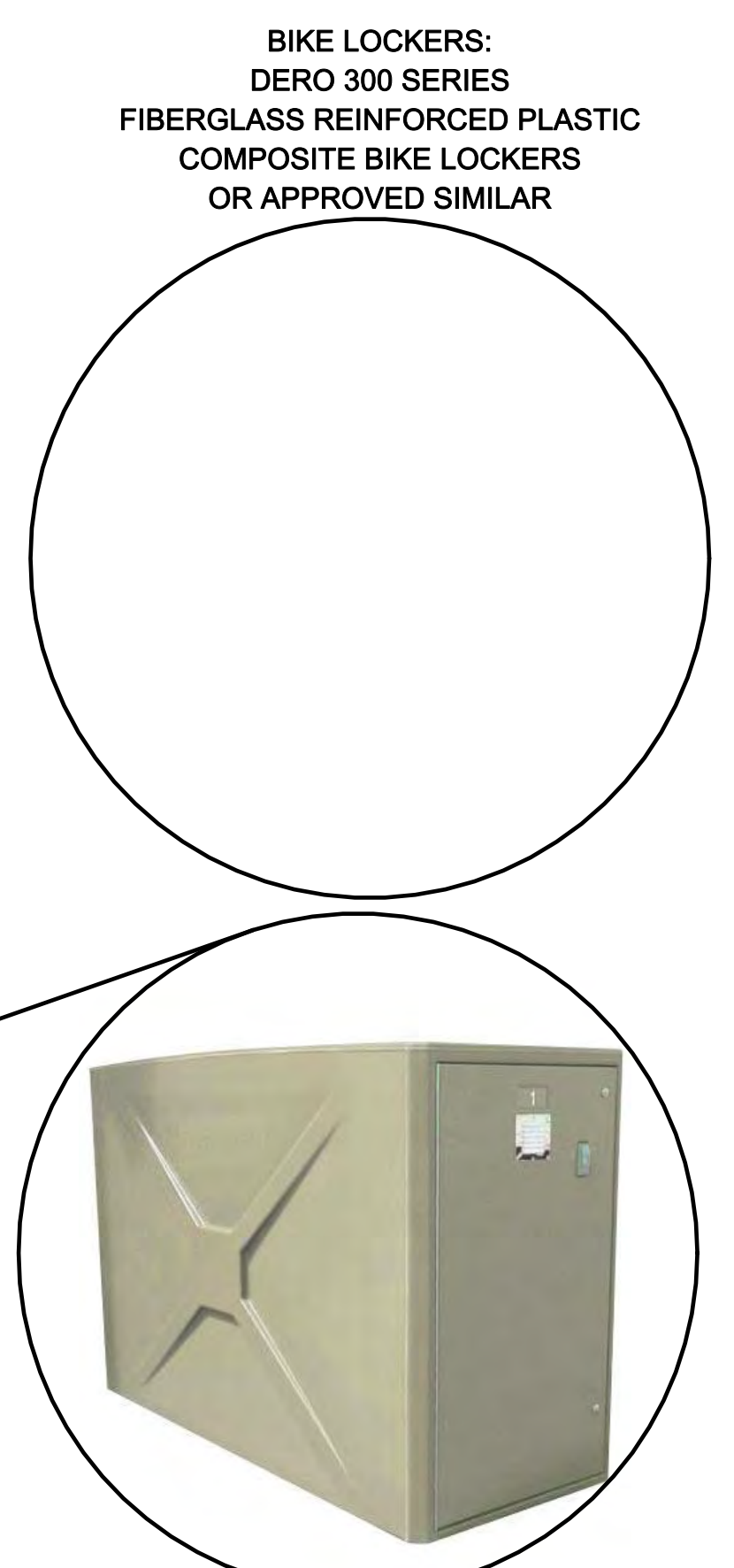
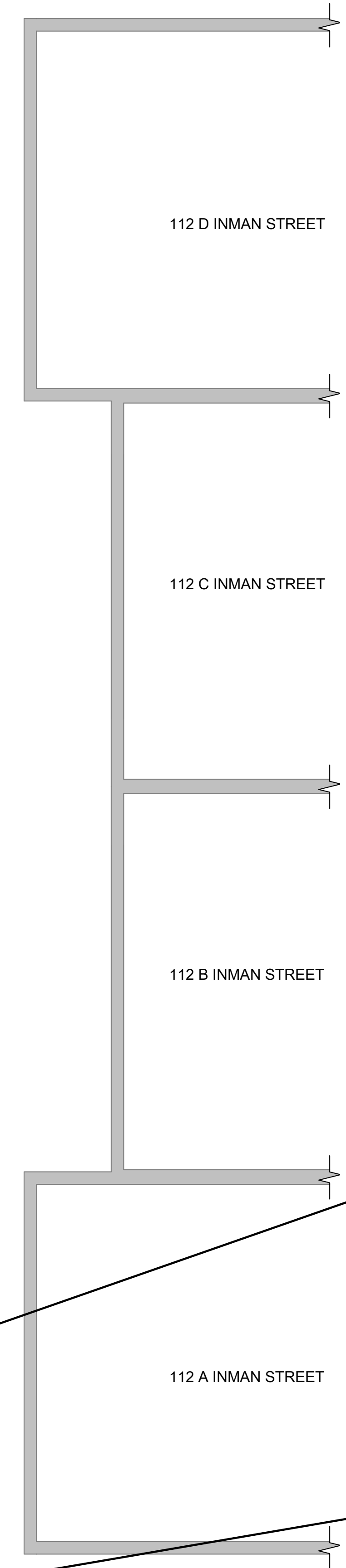
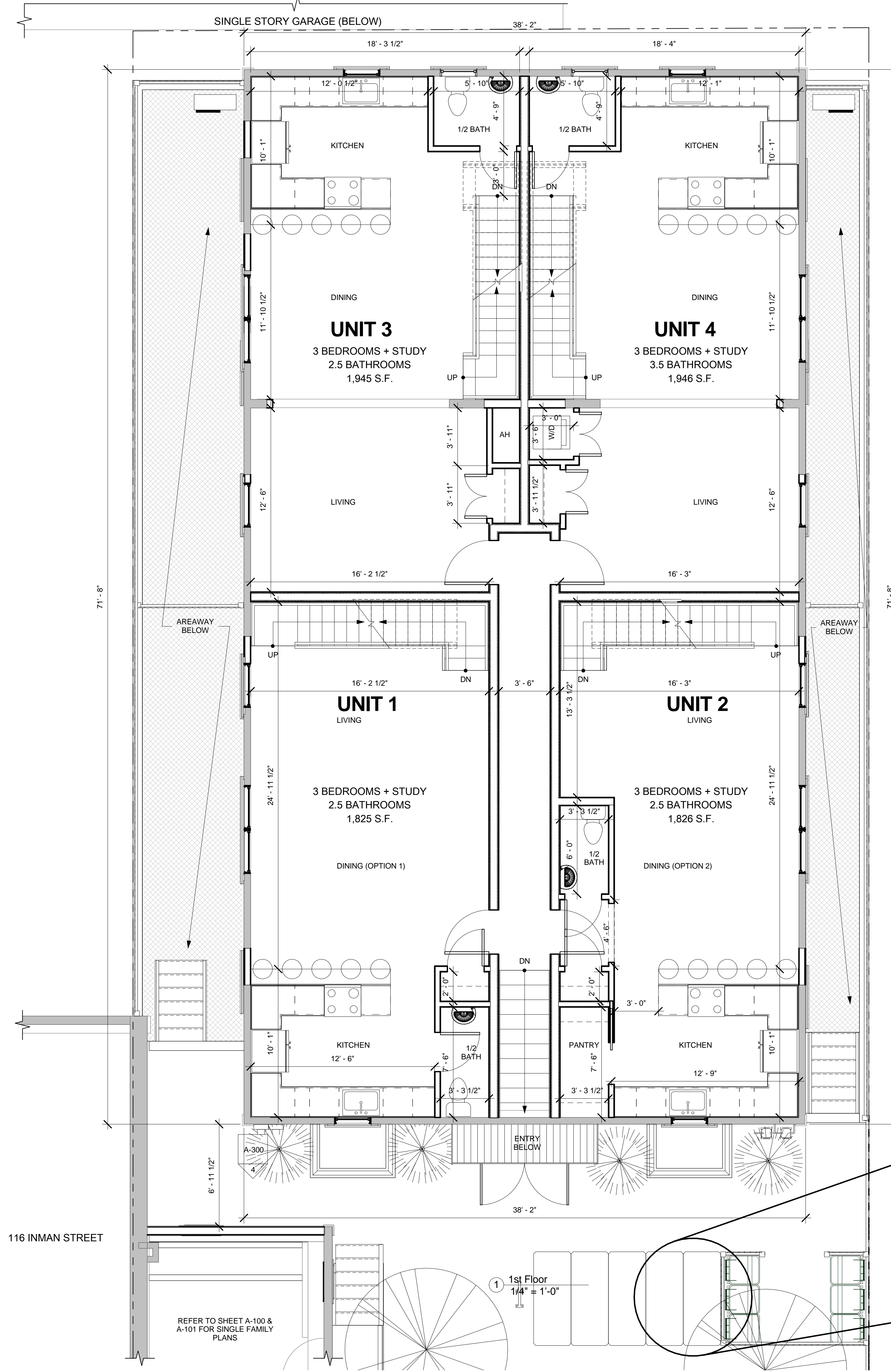
No.	Description	Date

**Proposed
 Basement Plan
 (Church BLDG)**

A-102

INMAN STREET RESIDENCES

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BIKE LOCKERS:
DERO 300 SERIES
FIBERGLASS REINFORCED PLASTIC
COMPOSITE BIKE LOCKERS
OR APPROVED SIMILAR

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TELEPHONE: 617-591-8682 FAX: 617-591-2086

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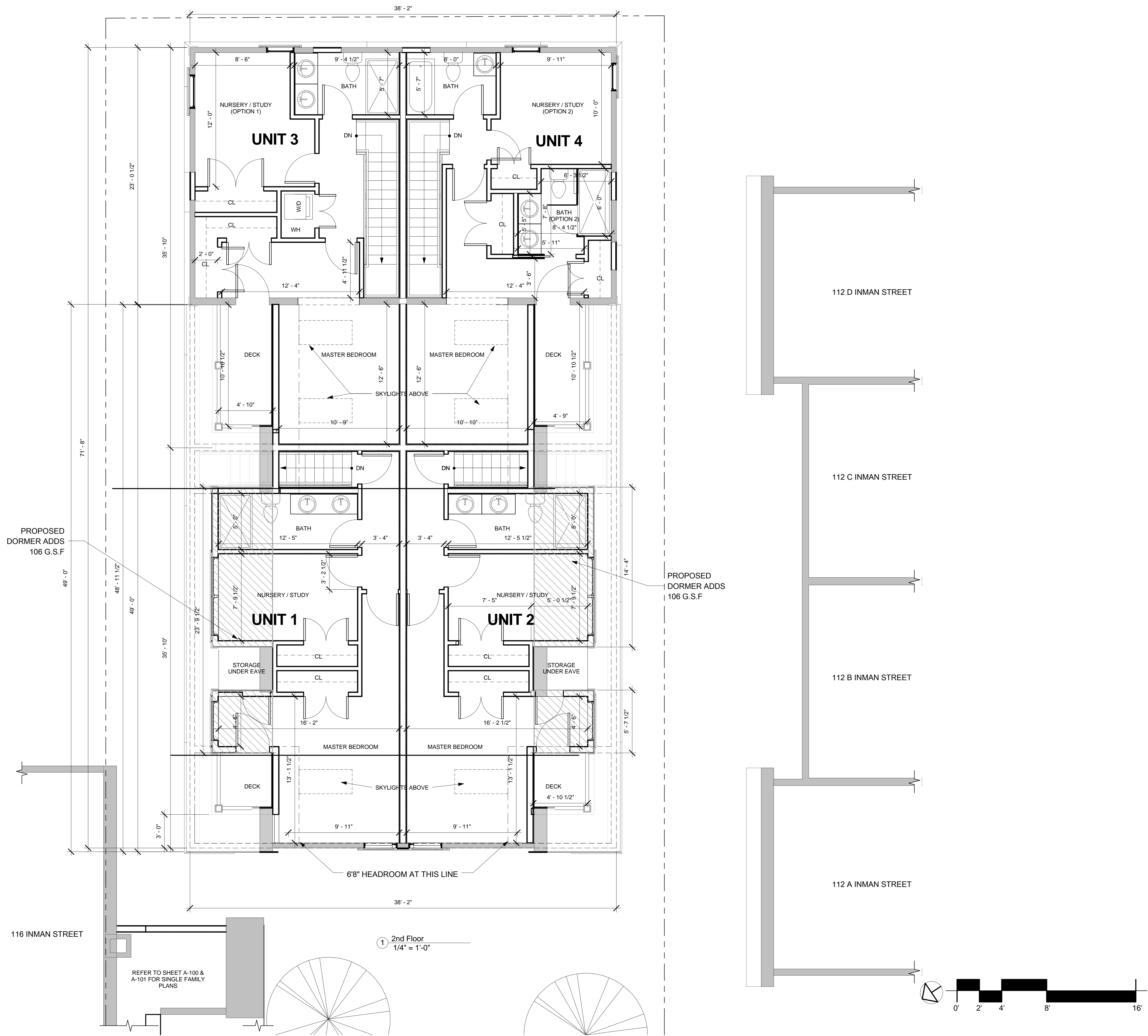
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REVISIONS

No.	Description	Date

Proposed First
Floor Plan (Church
BLDG)

A-103
INMAN STREET RESIDENCES



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REVISIONS

No.	Description	Date

Proposed 2nd
Floor Plan (Church
BLDG)

A-104
INMAN STREET RESIDENCES



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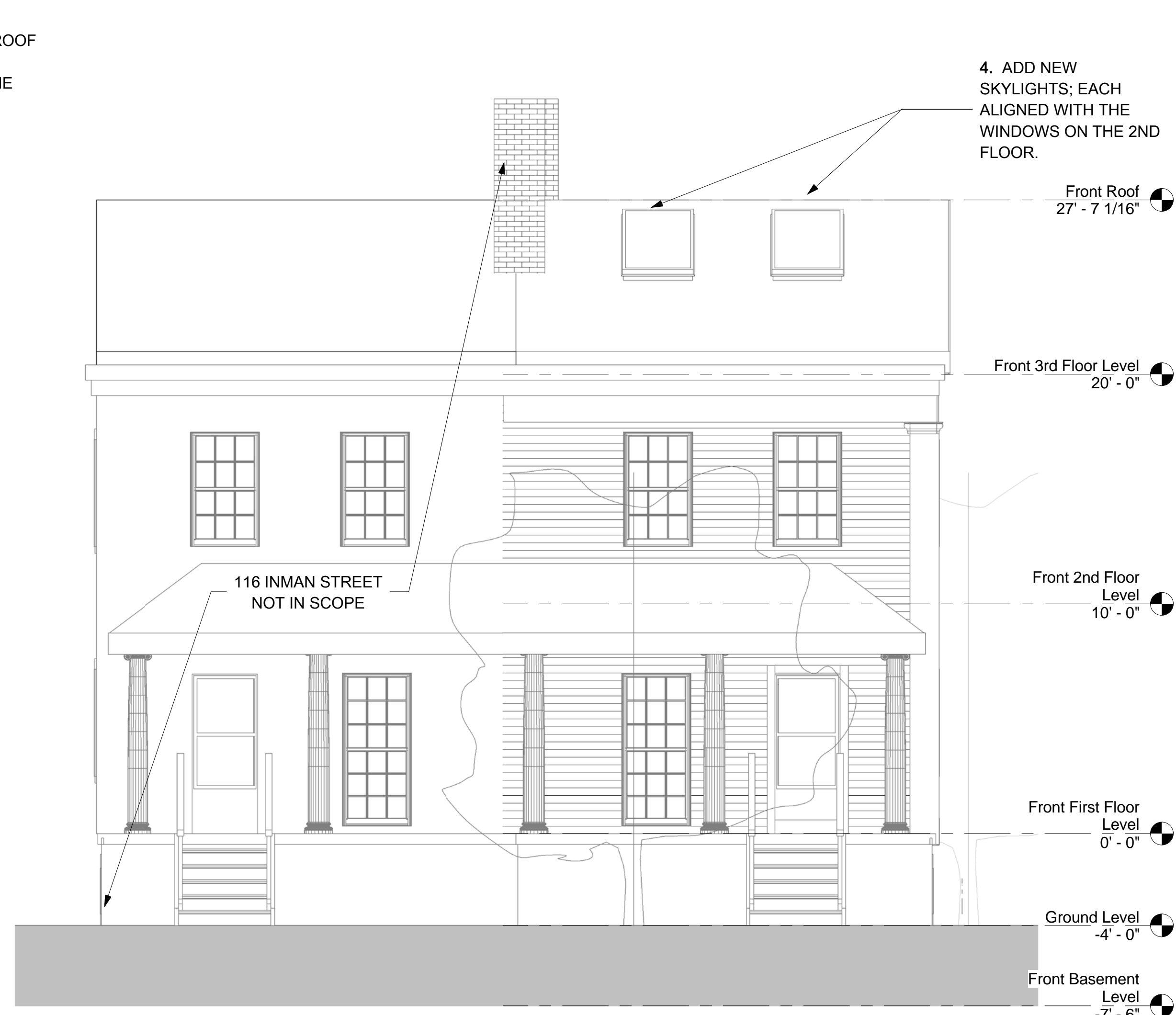
Proposed Roof Plan (Church BLDG)

A-105

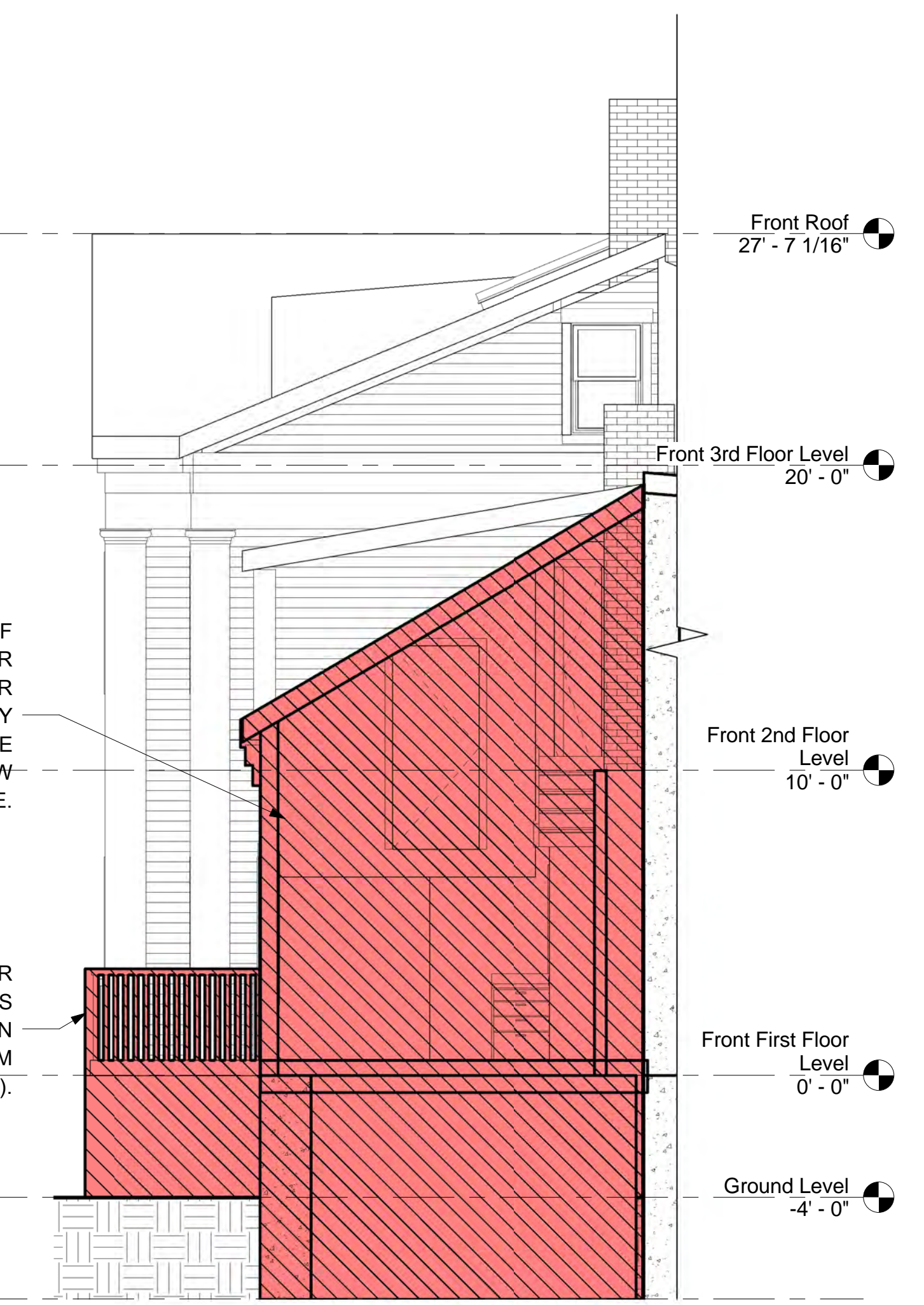
INMAN STREET RESIDENCES



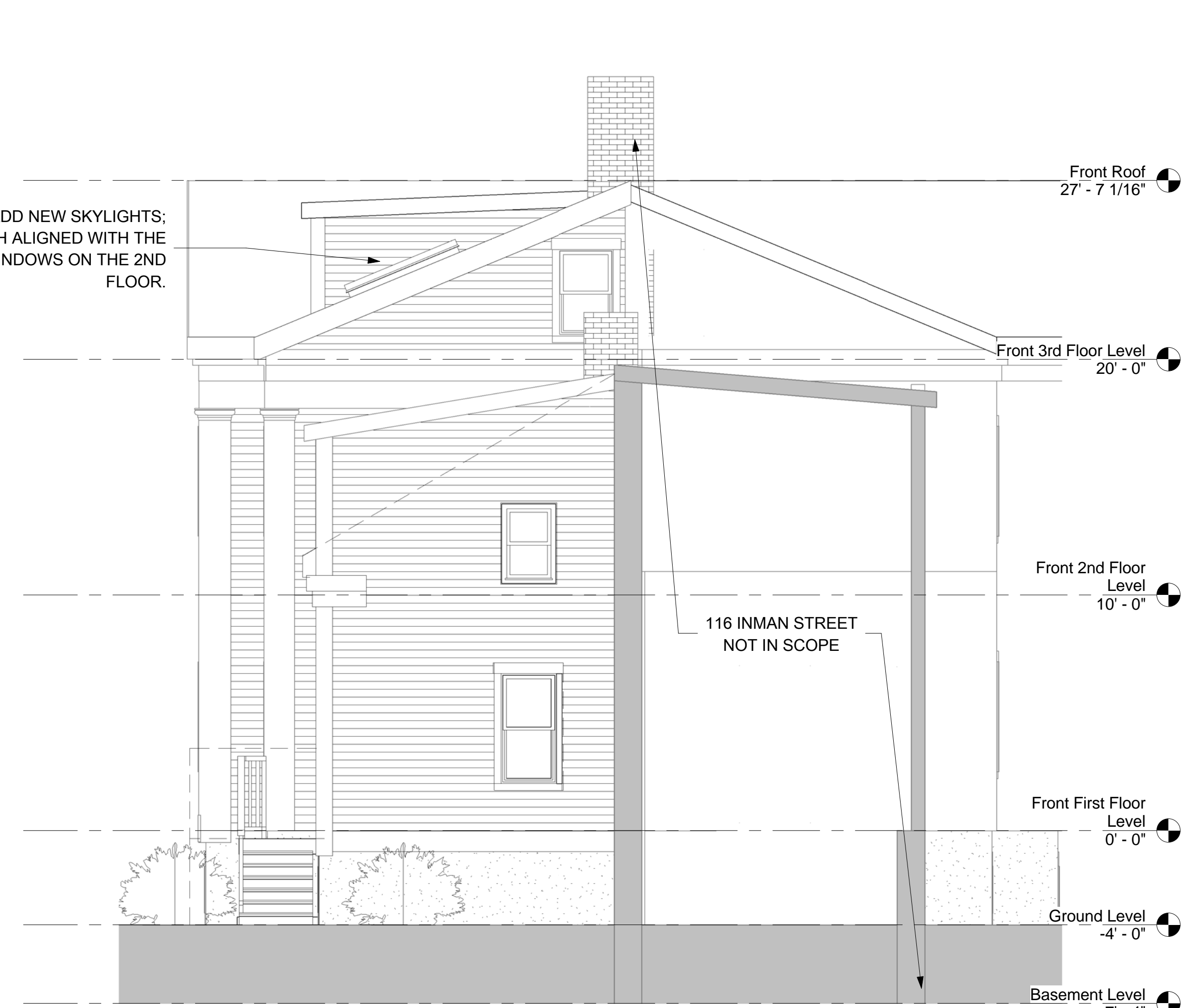
Existing Single Family-Inman Street Elevation
 1/4" = 1'-0"



Proposed Single Family-Inman Street Elevation
 1/4" = 1'-0"



Existing Single Family-Rear Elevation
 1/4" = 1'-0"

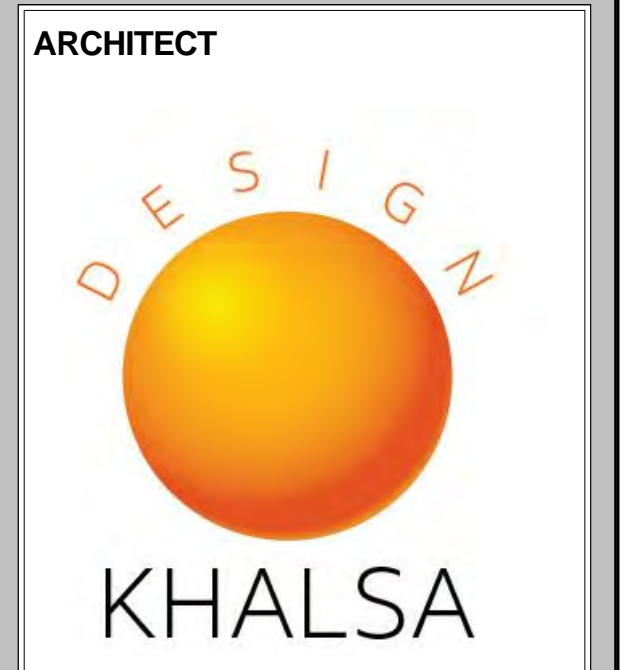


Proposed Single Family-Rear Elevation
 1/4" = 1'-0"

EXTERIOR CHANGES- SINGLE FAMILY BUILDING:
 1. REMOVE PORTION OF THE BUILDING AT REAR TO ACCOMMODATE FOR MULTIFAMILY CIRCULATION. REPLICATE EXISTING TRIM AT NEW FACADE. 239 G.F.A. TO BE REMOVED FROM BUILDING (53 S.F. ON 1ST FLOOR, 186 S.F. FROM SECOND FLOOR)
 2. REORIENT REAR PORCH AND STAIRS TOWARD COMMON WALKWAY (AWAY FROM DRIVEWAY).
 3. RE-CLAD BUILDING USING WOOD SIDING & TRIM
 4. ADD THREE NEW SKYLIGHTS; EACH ALIGNED WITH THE WINDOWS ON THE 2ND FLOOR. TWO SKLIGHTS SERVE THE MASTER BEDROOM, 1 SERVES THE BEDROOM BELOW. ADD NEW DORMER AT INTERSECTING GABLES.

EXTERIOR CHANGES- MULTIFAMILY BUILDING
 5. DEMO EXISTING STAIRS & DECKS OF LEFT SIDE OF THE BUILDING. ADD NEW AREAWAYS WITH UNIT ENTRIES ON BOTH SIDES OF THE BUILDING. PROVIDE NEW SIDING AT BASEMENT LEVEL ALONG AREAWAYS
 6. DEMO PORTIONS OF THE EXISTING ROOF & ADD TWO NEW DORMERS, FOUR NEW DECKS, & SIX NEW SKYLIGHTS. DORMERS OCCUPY +/-44% OF EXISTING EAVES
 7. REMOVE EXISTING WINDOWS AS REQUIRED BY UNIT LAYOUTS. LOWER SILLS OF EXISTING WINDOWS TO ACCOMMODATE FOR LOWERED FLOORS ON 1ST & 2ND FLOORS. ADD NEW WINDOWS AS REQUIRED BY PROGRAM; REFER TO PROPOSED FLOOR PLANS & ELEVATIONS.
 8. REPLACE EXISTING WINDOWS ON THE FRONT FACADE WITH NEW, "MONUMENTAL" WINDOWS & TRIM
 9. RE-CLAD BOTH BUILDINGS USING WOOD SIDING & TRIM

PROJECT NAME
INMAN STREET RESIDENCES
PROJECT ADDRESS
 114 INMAN STREET
 CAMBRIDGE, MA
CLIENT
 11 DEVELOPMENT



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 SOMERVILLE, MA 02143
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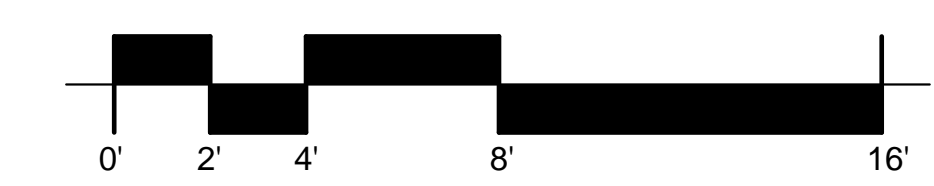
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REVISIONS

No.	Description	Date

Single Family Front & Rear Elevations

A-300
 INMAN STREET RESIDENCES



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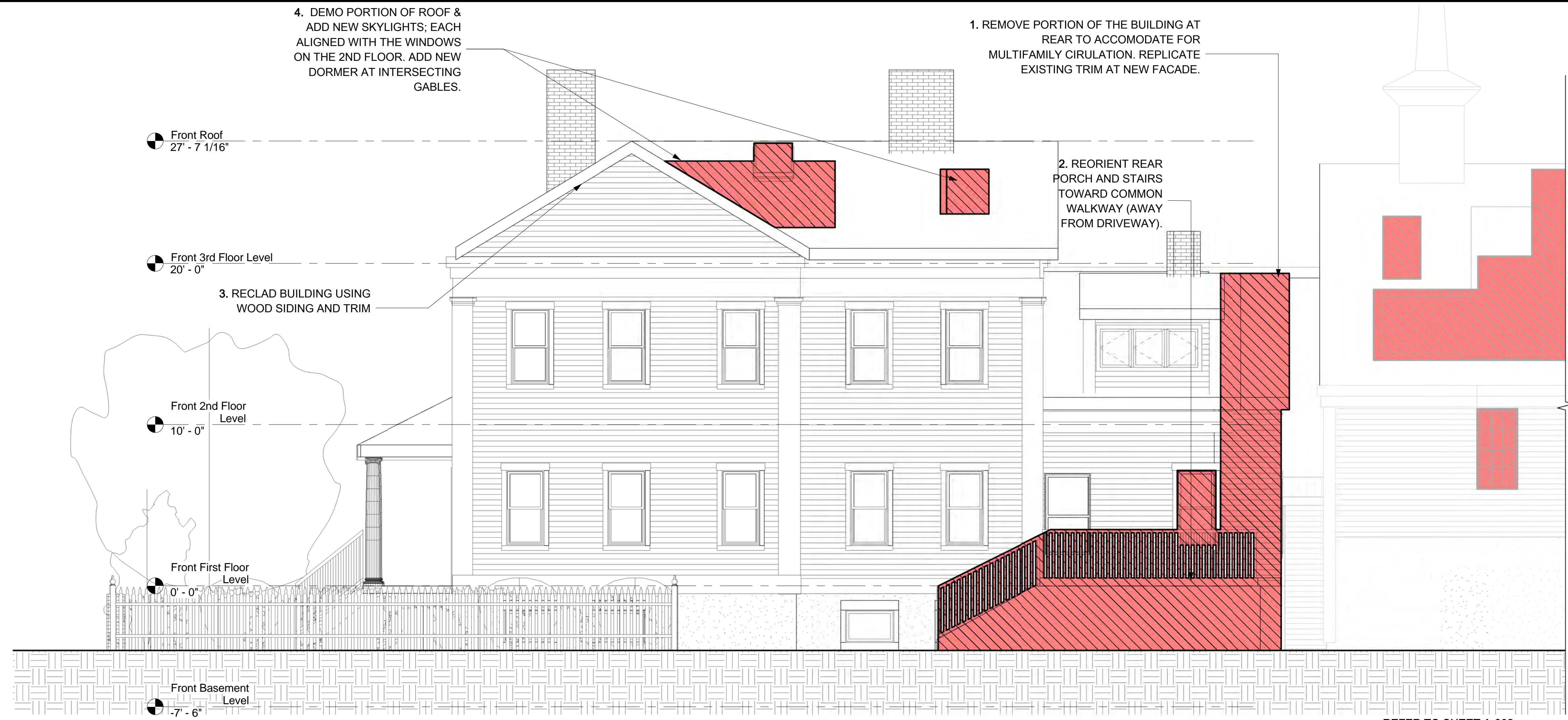
4. DEMO PORTION OF ROOF & ADD NEW SKYLIGHTS; EACH ALIGNED WITH THE WINDOWS ON THE 2ND FLOOR. ADD NEW DORMER AT INTERSECTING GABLES.

1. REMOVE PORTION OF THE BUILDING AT REAR TO ACCOMMODATE FOR MULTIFAMILY CIRCULATION. REPLICATE EXISTING TRIM AT NEW FACADE.

2. REORIENT REAR PORCH AND STAIRS TOWARD COMMON WALKWAY (AWAY FROM DRIVEWAY).

EXTERIOR CHANGES- SINGLE FAMILY BUILDING:
 1. REMOVE PORTION OF THE BUILDING AT REAR TO ACCOMMODATE FOR MULTIFAMILY CIRCULATION. REPLICATE EXISTING TRIM AT NEW FACADE. 239 G.F.A. TO BE REMOVED FROM BUILDING (53 S.F. ON 1ST FLOOR, 186 S.F. FROM SECOND FLOOR)
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EXTERIOR CHANGES- MULTIFAMILY BUILDING
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 7. REMOVE EXISTING WINDOWS AS REQUIRED BY UNIT LAYOUTS. LOWER SILLS OF EXISTING WINDOWS TO ACCOMMODATE FOR LOWERED FLOORS ON 1ST & 2ND FLOORS. ADD NEW WINDOWS AS REQUIRED BY PROGRAM; REFER TO PROPOSED FLOOR PLANS & ELEVATIONS.
 8. REPLACE EXISTING WINDOWS ON THE FRONT FACADE WITH NEW, "MONUMENTAL" WINDOWS & TRIM
 9. RE-CLAD BOTH BUILDINGS USING WOOD SIDING & TRIM



① Existing Right Side Elevation
1/4" = 1'-0"

REFER TO SHEET A-302 & A-303 FOR RIGHT SIDE CHURCH ELEVATION

EXISTING EAVE IS 37'-5 1/2"
 PROPOSED DORMER IS 13'-1/2"
 PROPOSED DORMER IS 35% OF EXISTING EAVE



② Single Family-Right Side Elevation
1/4" = 1'-0"

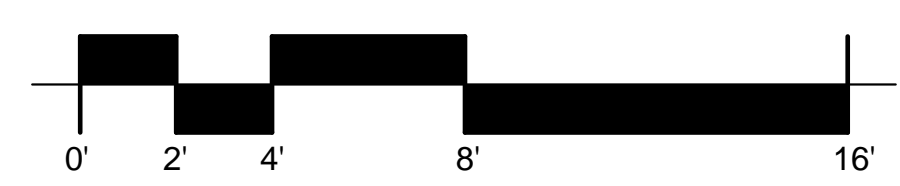
3. RECLAD BUILDING USING WOOD SIDING & TRIM

1. REMOVE PORTION OF SINGLE FAMILY BUILDING TO ACCOMMODATE FOR MULTIFAMILY ACCESS / CIRCULATION

1. ALIGN NEW REAR EXTERIOR WALL WITH EXISTING 2ND FLOOR DORMER; REPLICATE EXISTING TRIM AT NEW FACADE

RELOCATE EXISTING WINDOW; ALIGN WITH CENTER-OF WINDOWS ABOVE

REORIENT STAIR



PROJECT NAME
INMAN STREET RESIDENCES
PROJECT ADDRESS
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Project number	17030
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No.	Description	Date

Right Side Single Family Elevations

A-301
 INMAN STREET RESIDENCES

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PROJECT NAME
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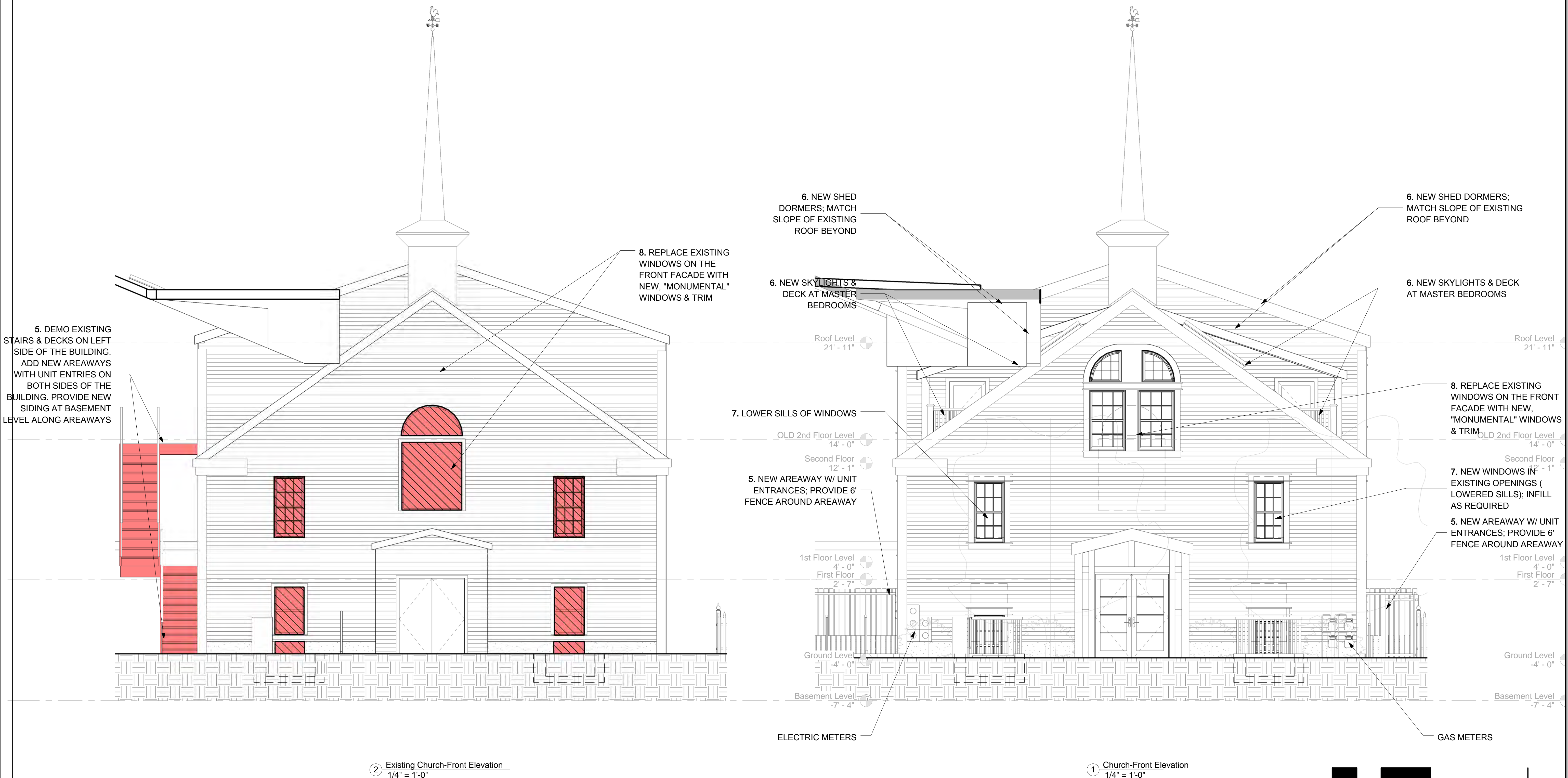


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REVISIONS

No.	Description	Date

Proposed Front Elevation (Church Bldg)

A-302
 INMAN STREET RESIDENCES

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 SOMERVILLE, MA 02143
 TELEPHONE: 617-591-8682 FAX: 617-591-2086

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 PROSECUTION UNDER LAW

REGISTRATION

Project number 17030
 Date 11/02/2017
 Drawn by ERS
 Checked by JSK
 Scale As indicated

REVISIONS

No.	Description	Date

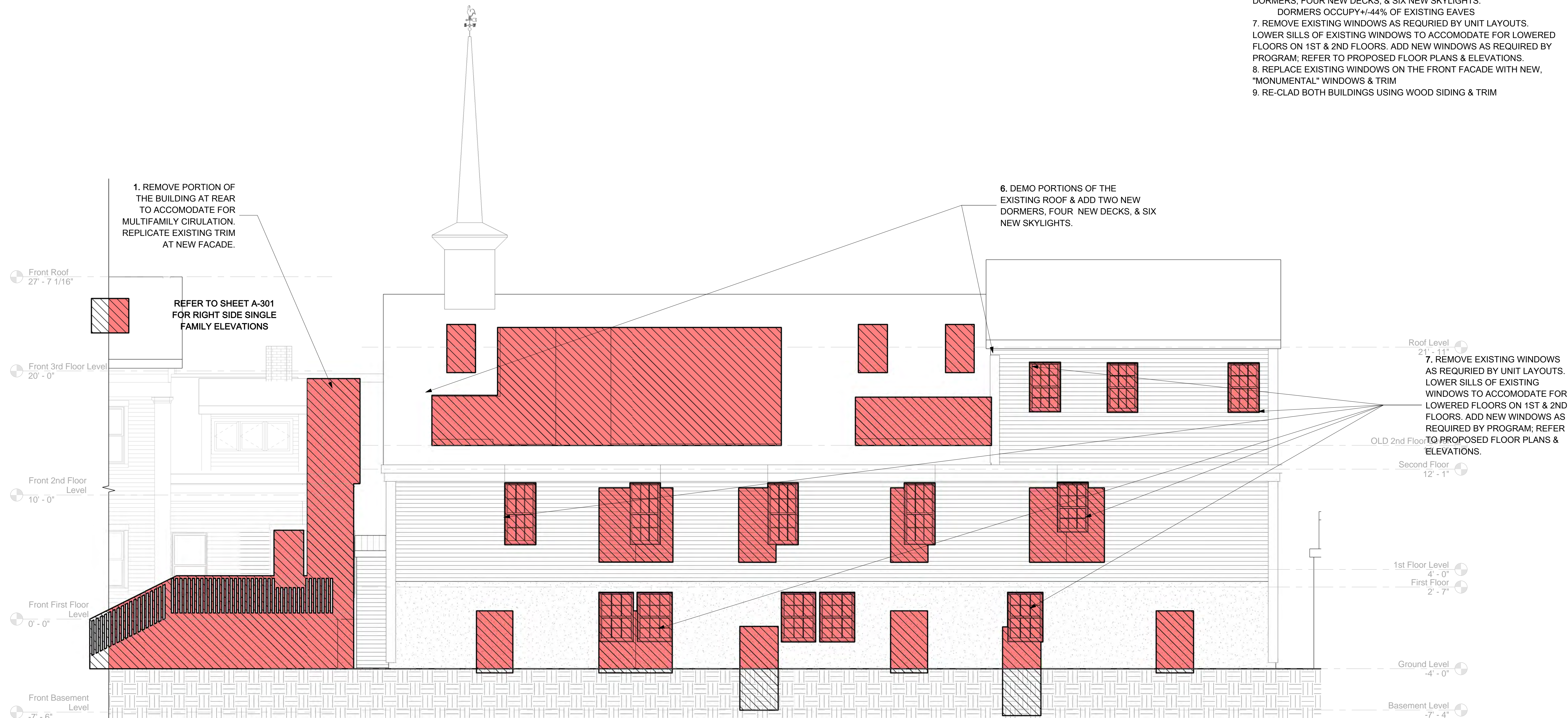
Existing Right Side
 Church Elevation

A-303

INMAN STREET RESIDENCES

- EXTERIOR CHANGES- SINGLE FAMILY BUILDING:**
1. REMOVE PORTION OF THE BUILDING AT REAR TO ACCOMMODATE FOR MULTIFAMILY CIRCULATION. REPLICATE EXISTING TRIM AT NEW FACADE. 239 G.F.A. TO BE REMOVED FROM BUILDING (53 S.F. ON 1ST FLOOR, 186 S.F. FROM SECOND FLOOR)
 2. REORIENT REAR PORCH AND STAIRS TOWARD COMMON WALKWAY (AWAY FROM DRIVEWAY).
 3. RE-CLAD BUILDING USING WOOD SIDING & TRIM
 4. ADD THREE NEW SKYLIGHTS; EACH ALIGNED WITH THE WINDOWS ON THE 2ND FLOOR. TWO SKYLIGHTS SERVE THE MASTER BEDROOM, 1 SERVES THE BEDROOM BELOW. ADD NEW DORMER AT INTERSECTING GABLES.

- EXTERIOR CHANGES- MULTIFAMILY BUILDING**
5. DEMO EXISTING STAIRS & DECKS OF LEFT SIDE OF THE BUILDING. ADD NEW AREAWAYS WITH UNIT ENTRIES ON BOTH SIDES OF THE BUILDING. PROVIDE NEW SIDING AT BASEMENT LEVEL ALONG AREAWAYS
 6. DEMO PORTIONS OF THE EXISTING ROOF & ADD TWO NEW DORMERS, FOUR NEW DECKS, & SIX NEW SKYLIGHTS. DORMERS OCCUPY +/-44% OF EXISTING EAVES
 7. REMOVE EXISTING WINDOWS AS REQUIRED BY UNIT LAYOUTS. LOWER SILLS OF EXISTING WINDOWS TO ACCOMMODATE FOR LOWERED FLOORS ON 1ST & 2ND FLOORS. ADD NEW WINDOWS AS REQUIRED BY PROGRAM; REFER TO PROPOSED FLOOR PLANS & ELEVATIONS.
 8. REPLACE EXISTING WINDOWS ON THE FRONT FACADE WITH NEW, "MONUMENTAL" WINDOWS & TRIM
 9. RE-CLAD BOTH BUILDINGS USING WOOD SIDING & TRIM



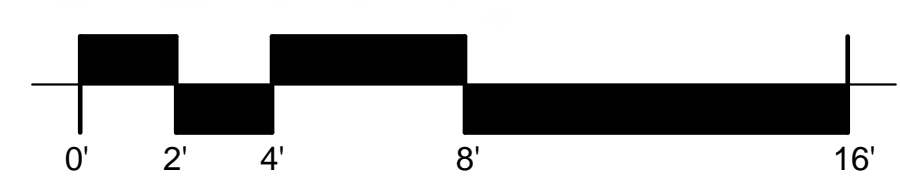
1. REMOVE PORTION OF THE BUILDING AT REAR TO ACCOMMODATE FOR MULTIFAMILY CIRCULATION. REPLICATE EXISTING TRIM AT NEW FACADE.

REFER TO SHEET A-301 FOR RIGHT SIDE SINGLE FAMILY ELEVATIONS

6. DEMO PORTIONS OF THE EXISTING ROOF & ADD TWO NEW DORMERS, FOUR NEW DECKS, & SIX NEW SKYLIGHTS.

7. REMOVE EXISTING WINDOWS AS REQUIRED BY UNIT LAYOUTS. LOWER SILLS OF EXISTING WINDOWS TO ACCOMMODATE FOR LOWERED FLOORS ON 1ST & 2ND FLOORS. ADD NEW WINDOWS AS REQUIRED BY PROGRAM; REFER TO PROPOSED FLOOR PLANS & ELEVATIONS.

1 Existing Right Side Elevation Copy 1
 1/4" = 1'-0"



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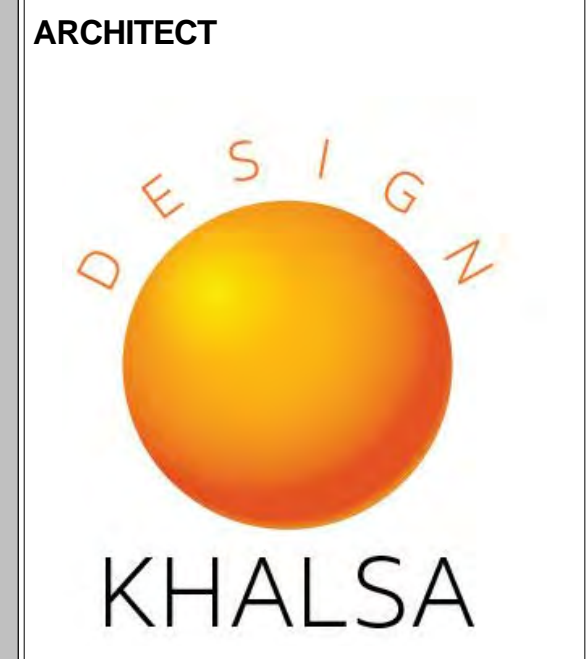
EXTERIOR CHANGES- SINGLE FAMILY BUILDING:
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EXTERIOR CHANGES- MULTIFAMILY BUILDING
 5. DEMO EXISTING STAIRS & DECKS OF LEFT SIDE OF THE BUILDING. ADD NEW AREAWAYS WITH UNIT ENTRIES ON BOTH SIDES OF THE BUILDING. PROVIDE NEW SIDING AT BASEMENT LEVEL ALONG AREAWAYS
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 DORMERS OCCUPY +/-44% OF EXISTING EAVES
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 8. REPLACE EXISTING WINDOWS ON THE FRONT FACADE WITH NEW, "MONUMENTAL" WINDOWS & TRIM
 9. RE-CLAD BOTH BUILDINGS USING WOOD SIDING & TRIM

PROJECT NAME
INMAN STREET RESIDENCES

PROJECT ADDRESS
 114 INMAN STREET
 CAMBRIDGE, MA

CLIENT
 11 DEVELOPMENT



17 IVALOO STREET SUITE 400
 SOMERVILLE, MA 02143
 TELEPHONE: 617-591-8682 FAX: 617-591-2086

CONSULTANTS:
 VERDANT LANDSCAPE ARCHITECTURE
 318 HARVARD STREET, SUITE 25
 BROOKLINE, MA 02446
 (617)-735-1180

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REGISTRATION

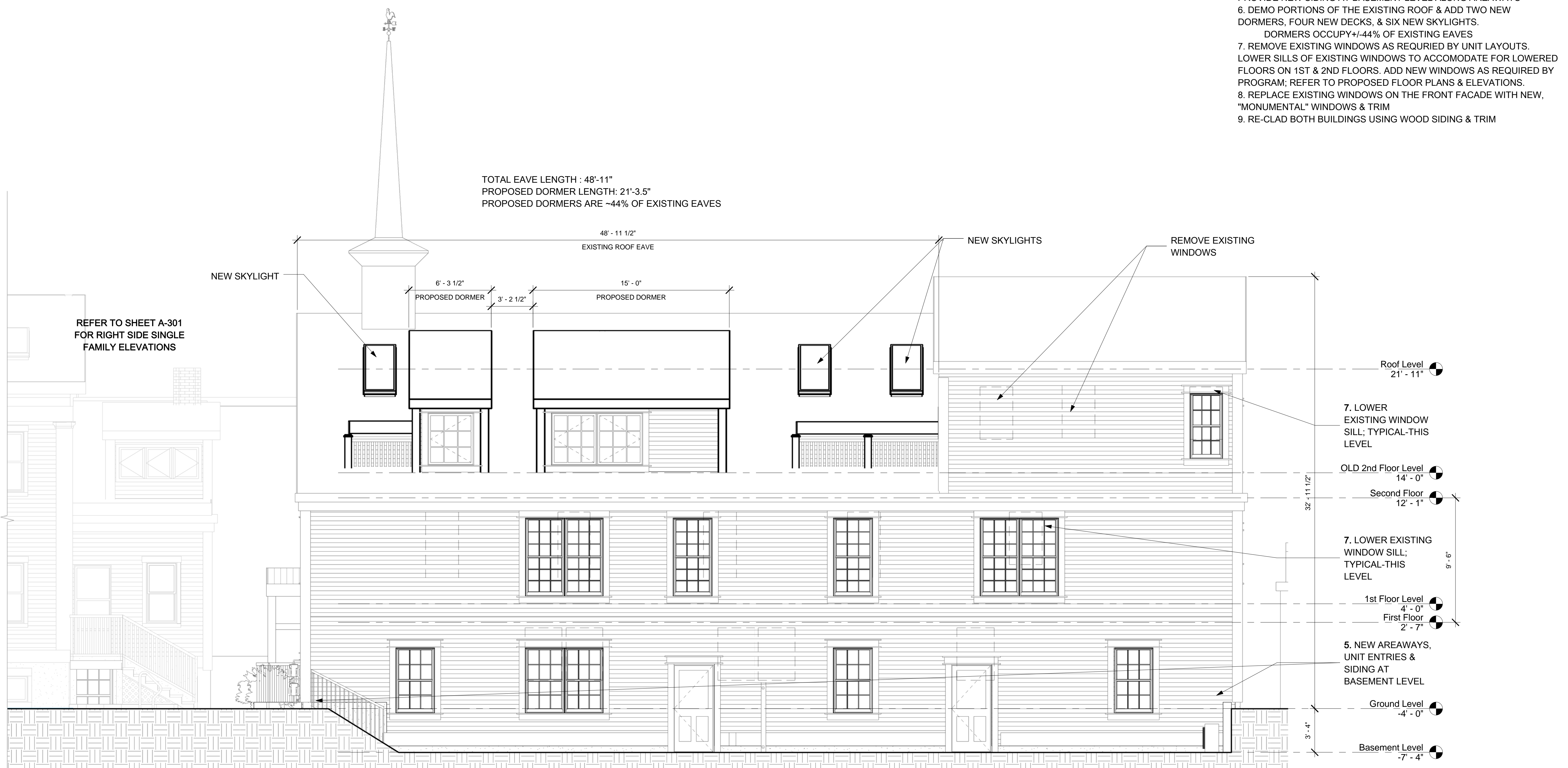
Project number	17030
Date	11/02/2017
Drawn by	ERS
Checked by	JSK
Scale	As indicated

REVISIONS

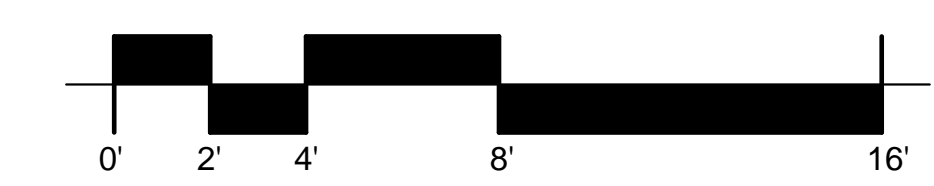
No.	Description	Date

Proposed Right Side Church Elevation

A-304
 INMAN STREET RESIDENCES



1 Church-Right Side Elevation
 1/4" = 1'-0"



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PROJECT NAME
INMAN STREET RESIDENCES

PROJECT ADDRESS
114 INMAN STREET
CAMBRIDGE, MA

CLIENT
11 DEVELOPMENT



17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682 FAX: 617-591-2086

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Project number 17030
Date 11/02/2017
Drawn by ERS
Checked by JSK
Scale 1/4" = 1'-0"

REVISIONS

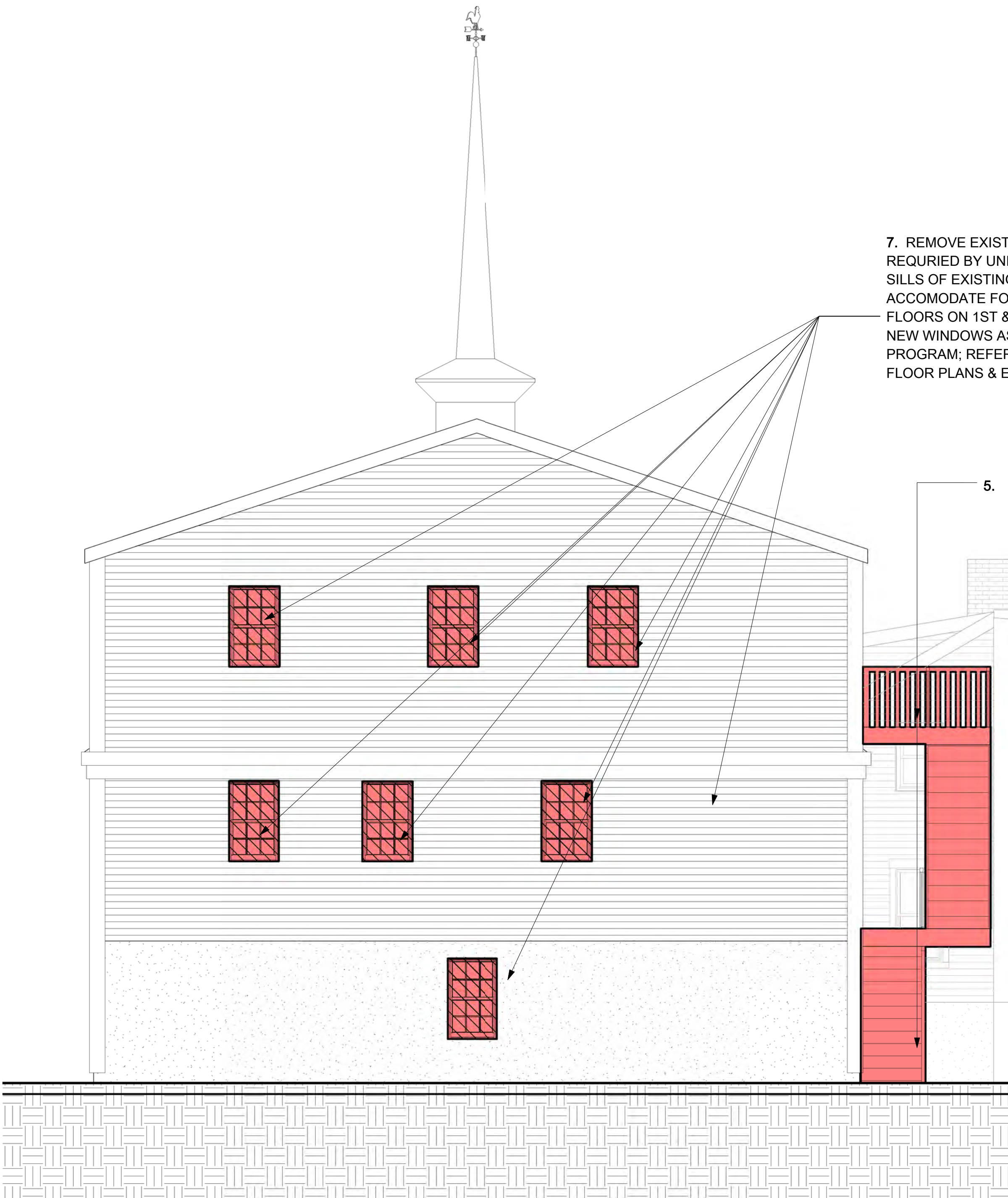
No.	Description	Date

Rear Church Elevations

A-305
INMAN STREET RESIDENCES

- EXTERIOR CHANGES- SINGLE FAMILY BUILDING:**
1. REMOVE PORTION OF THE BUILDING AT REAR TO ACCOMMODATE FOR MULTIFAMILY CIRCULATION. REPLICATE EXISTING TRIM AT NEW FACADE. 239 G.F.A. TO BE REMOVED FROM BUILDING (53 S.F. ON 1ST FLOOR, 186 S.F. FROM SECOND FLOOR)
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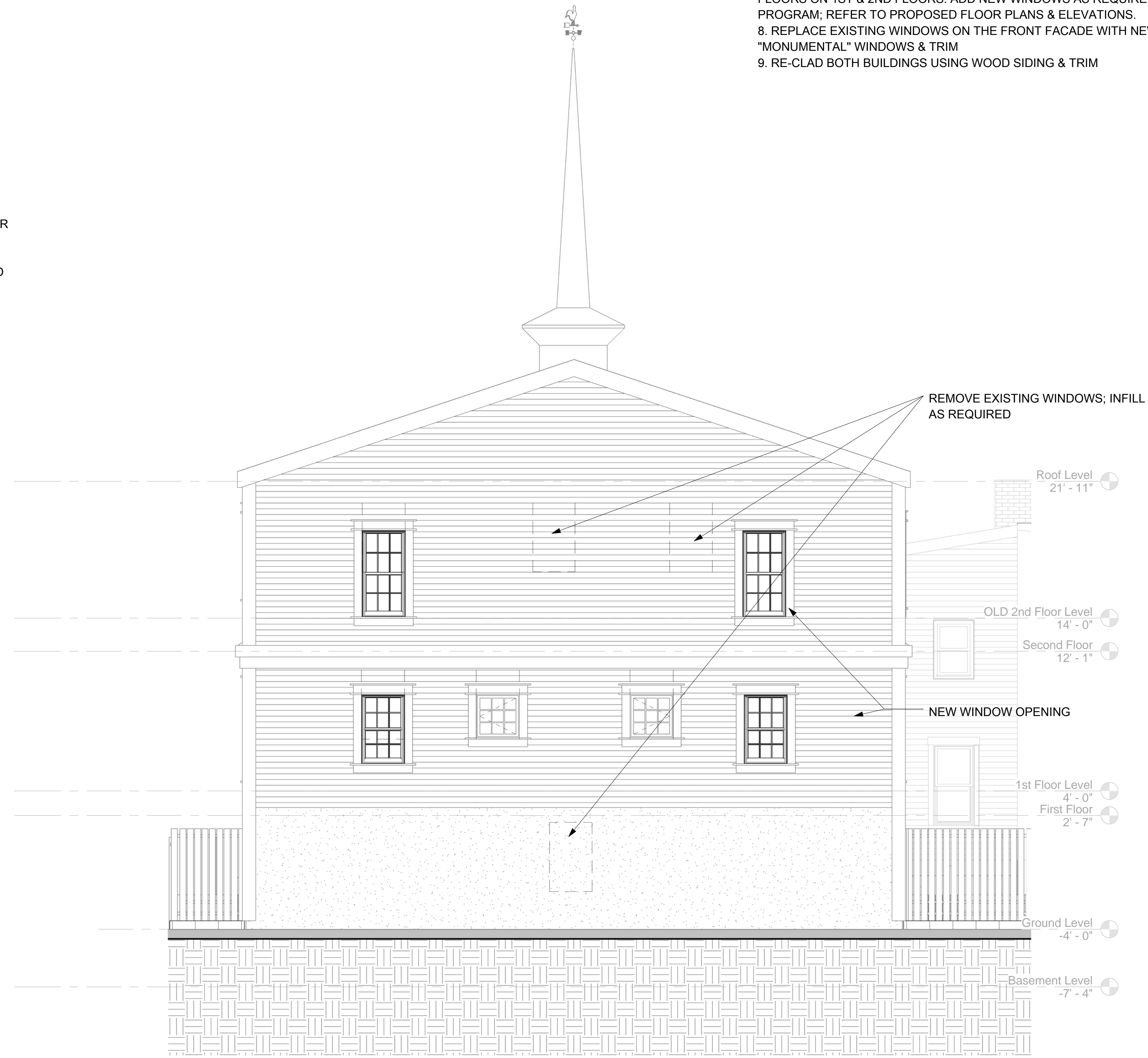
- EXTERIOR CHANGES- MULTIFAMILY BUILDING**
5. DEMO EXISTING STAIRS & DECKS OF LEFT SIDE OF THE BUILDING. ADD NEW AREAWAYS WITH UNIT ENTRIES ON BOTH SIDES OF THE BUILDING. PROVIDE NEW SIDING AT BASEMENT LEVEL ALONG AREAWAYS
 6. DEMO PORTIONS OF THE EXISTING ROOF & ADD TWO NEW DORMERS, FOUR NEW DECKS, & SIX NEW SKYLIGHTS. DORMERS OCCUPY +/-44% OF EXISTING EAVES
 7. REMOVE EXISTING WINDOWS AS REQUIRED BY UNIT LAYOUTS. LOWER SILLS OF EXISTING WINDOWS TO ACCOMMODATE FOR LOWERED FLOORS ON 1ST & 2ND FLOORS. ADD NEW WINDOWS AS REQUIRED BY PROGRAM; REFER TO PROPOSED FLOOR PLANS & ELEVATIONS.
 8. REPLACE EXISTING WINDOWS ON THE FRONT FACADE WITH NEW, "MONUMENTAL" WINDOWS & TRIM
 9. RE-CLAD BOTH BUILDINGS USING WOOD SIDING & TRIM



7. REMOVE EXISTING WINDOWS AS REQUIRED BY UNIT LAYOUTS. LOWER SILLS OF EXISTING WINDOWS TO ACCOMMODATE FOR LOWERED FLOORS ON 1ST & 2ND FLOORS. ADD NEW WINDOWS AS REQUIRED BY PROGRAM; REFER TO PROPOSED FLOOR PLANS & ELEVATIONS

5.

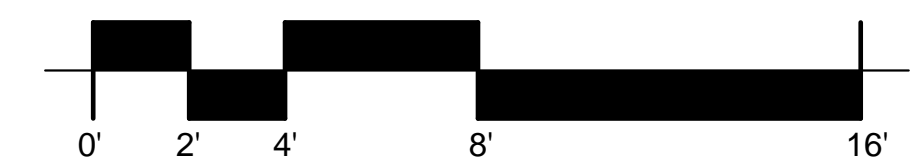
① Existing Church-Rear Elevation
1/4" = 1'-0"



REMOVE EXISTING WINDOWS; INFILL AS REQUIRED

NEW WINDOW OPENING

② Church-Rear Elevation
1/4" = 1'-0"



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EXTERIOR CHANGES- SINGLE FAMILY BUILDING:

1. REMOVE PORTION OF THE BUILDING AT REAR TO ACCOMMODATE FOR MULTIFAMILY CIRCULATION. REPLICATE EXISTING TRIM AT NEW FACADE. 239 G.F.A. TO BE REMOVED FROM BUILDING (53 S.F. ON 1ST FLOOR, 186 S.F. FROM SECOND FLOOR)
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EXTERIOR CHANGES- MULTIFAMILY BUILDING

5. DEMO EXISTING STAIRS & DECKS OF LEFT SIDE OF THE BUILDING. ADD NEW AREAWAYS WITH UNIT ENTRIES ON BOTH SIDES OF THE BUILDING. PROVIDE NEW SIDING AT BASEMENT LEVEL ALONG AREAWAYS
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8. REPLACE EXISTING WINDOWS ON THE FRONT FACADE WITH NEW, "MONUMENTAL" WINDOWS & TRIM
9. RE-CLAD BOTH BUILDINGS USING WOOD SIDING & TRIM

PROJECT NAME

INMAN STREET RESIDENCES

PROJECT ADDRESS

114 INMAN STREET
CAMBRIDGE, MA

CLIENT

11 DEVELOPMENT

ARCHITECT



17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682 FAX: 617-591-2086

CONSULTANTS:

VERDANT LANDSCAPE ARCHITECTURE
318 HARVARD STREET, SUITE 25
BROOKLINE, MA 02446
(617)-735-1180

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REGISTRATION

Project number	17030
Date	11/02/2017
Drawn by	ERS
Checked by	JSK
Scale	1/4" = 1'-0"

REVISIONS

No.	Description	Date

Existing Left Side
Church Elevation

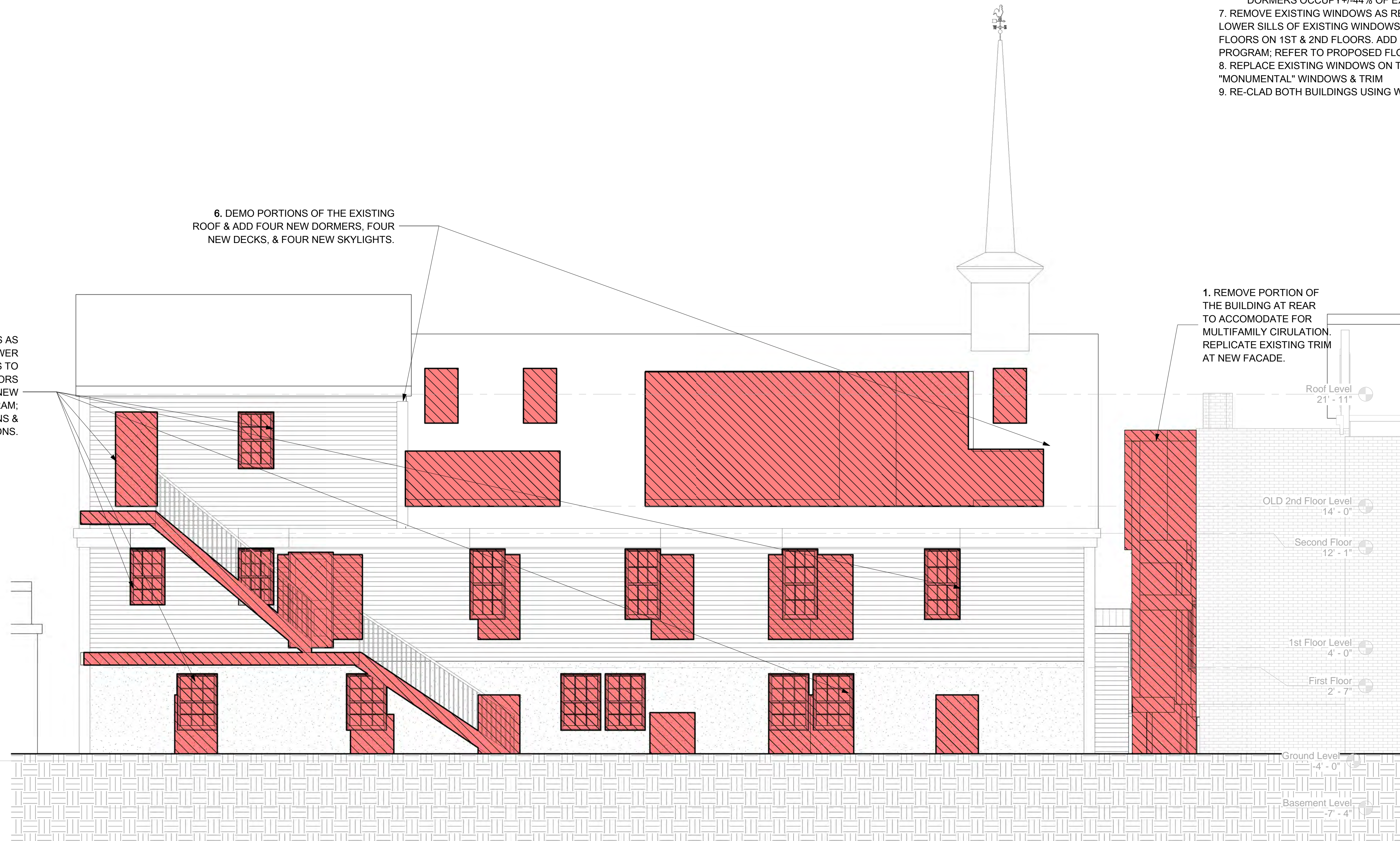
A-306

INMAN STREET RESIDENCES

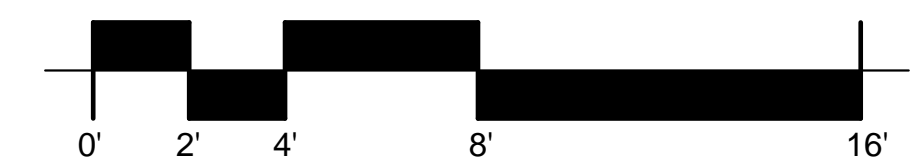
6. DEMO PORTIONS OF THE EXISTING ROOF & ADD FOUR NEW DORMERS, FOUR NEW DECKS, & FOUR NEW SKYLIGHTS.

1. REMOVE PORTION OF THE BUILDING AT REAR TO ACCOMMODATE FOR MULTIFAMILY CIRCULATION. REPLICATE EXISTING TRIM AT NEW FACADE.

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1 Existing Church-Left Side Elevation
1/4" = 1'-0"



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EXTERIOR CHANGES- SINGLE FAMILY BUILDING:
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 8. REPLACE EXISTING WINDOWS ON THE FRONT FACADE WITH NEW, "MONUMENTAL" WINDOWS & TRIM
 9. RE-CLAD BOTH BUILDINGS USING WOOD SIDING & TRIM

PROJECT NAME
INMAN STREET RESIDENCES

PROJECT ADDRESS
 114 INMAN STREET
 CAMBRIDGE, MA

CLIENT
 11 DEVELOPMENT



17 IVALOO STREET SUITE 400
 SOMERVILLE, MA 02143
 TELEPHONE: 617-591-8682 FAX: 617-591-2086

CONSULTANTS:
 VERDANT LANDSCAPE ARCHITECTURE
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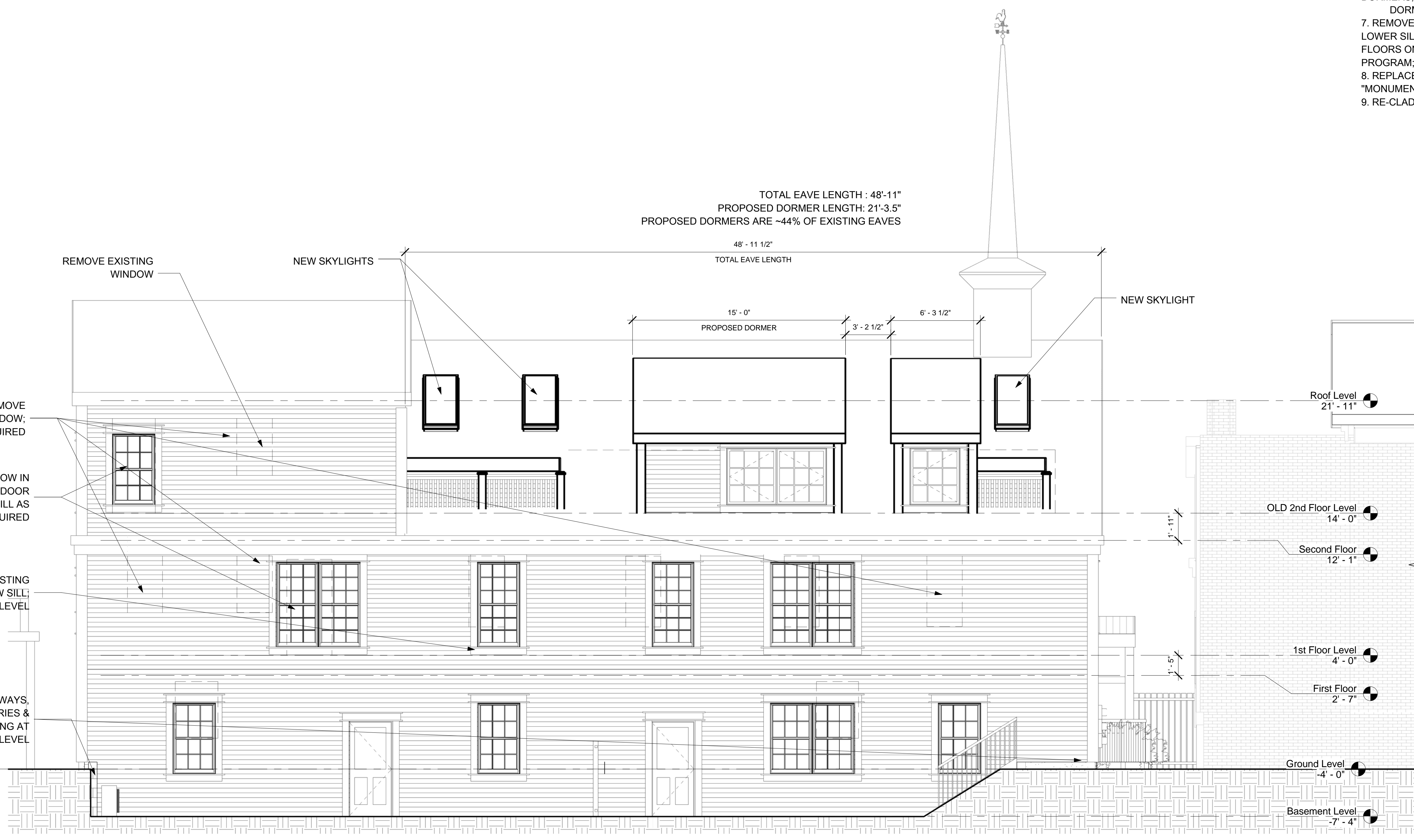
REVISIONS

No.	Description	Date

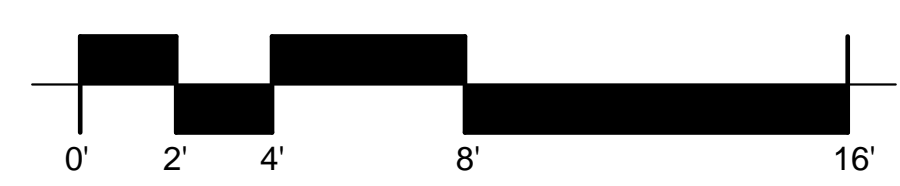
Proposed Left Side
 Church Elevation

A-307

INMAN STREET RESIDENCES



1 Church-Left Side Elevation
 1/4" = 1'-0"



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PROJECT NAME
INMAN STREET RESIDENCES

PROJECT ADDRESS
114 INMAN STREET
CAMBRIDGE, MA

CLIENT
11 DEVELOPMENT



17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682 FAX: 617-591-2086

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REGISTRATION

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Date 11/02/2017
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Scale

REVISIONS

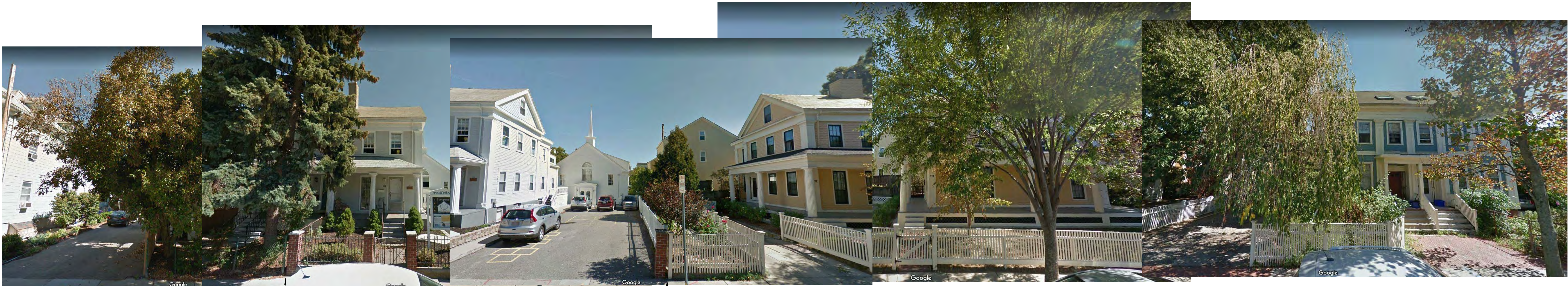
No.	Description	Date

Neighborhood
Photos

AV-1

INMAN STREET RESIDENCES

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SITE: 114 INMAN STREET



OPPOSITE LEFT SITE



OPPOSITE LEFT SITE



OPPOSITE RIGHT OF SITE



VIEW UP INMAN STREET
(TOWARD HAMPSHIRE ST)



VIEW DOWN INMAN STREET
(TOWARD BROADWAY)

PROJECT NAME
INMAN STREET RESIDENCES

PROJECT ADDRESS
 114 INMAN STREET
 CAMBRIDGE, MA

CLIENT
11 DEVELOPMENT



17 IVALOO STREET SUITE 400
 SOMERVILLE, MA 02143
 TELEPHONE: 617-591-8682 FAX: 617-591-2086

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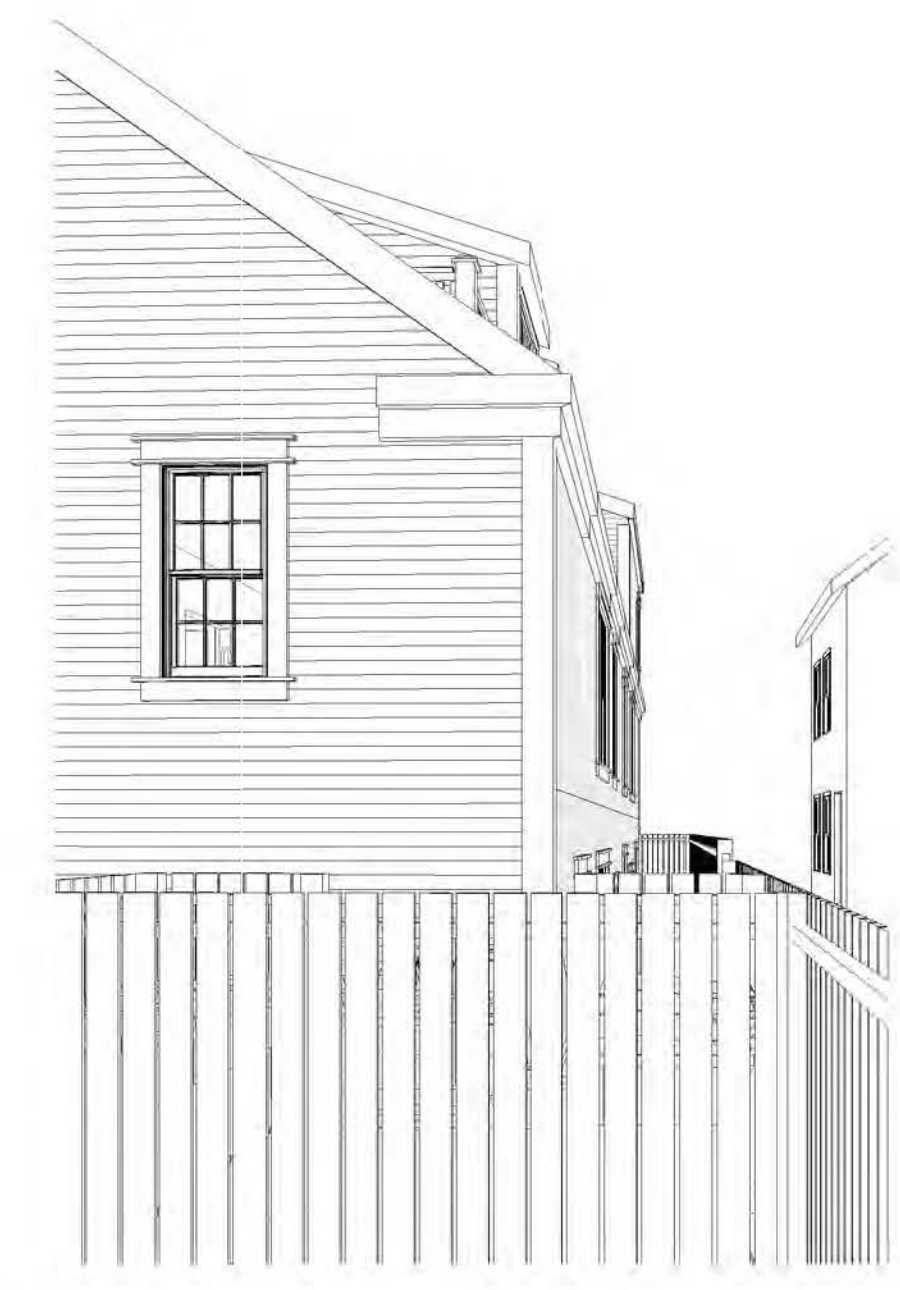
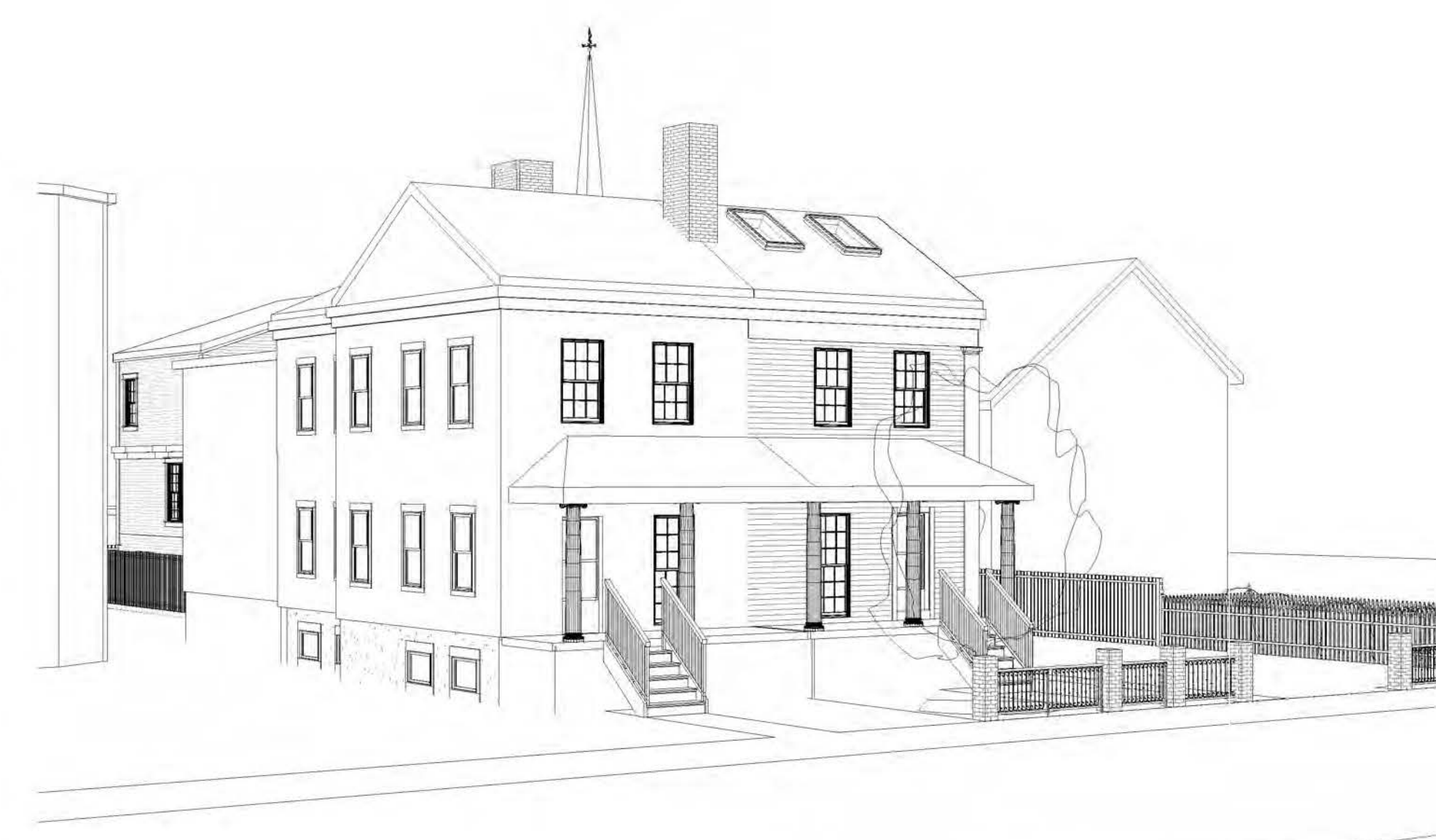
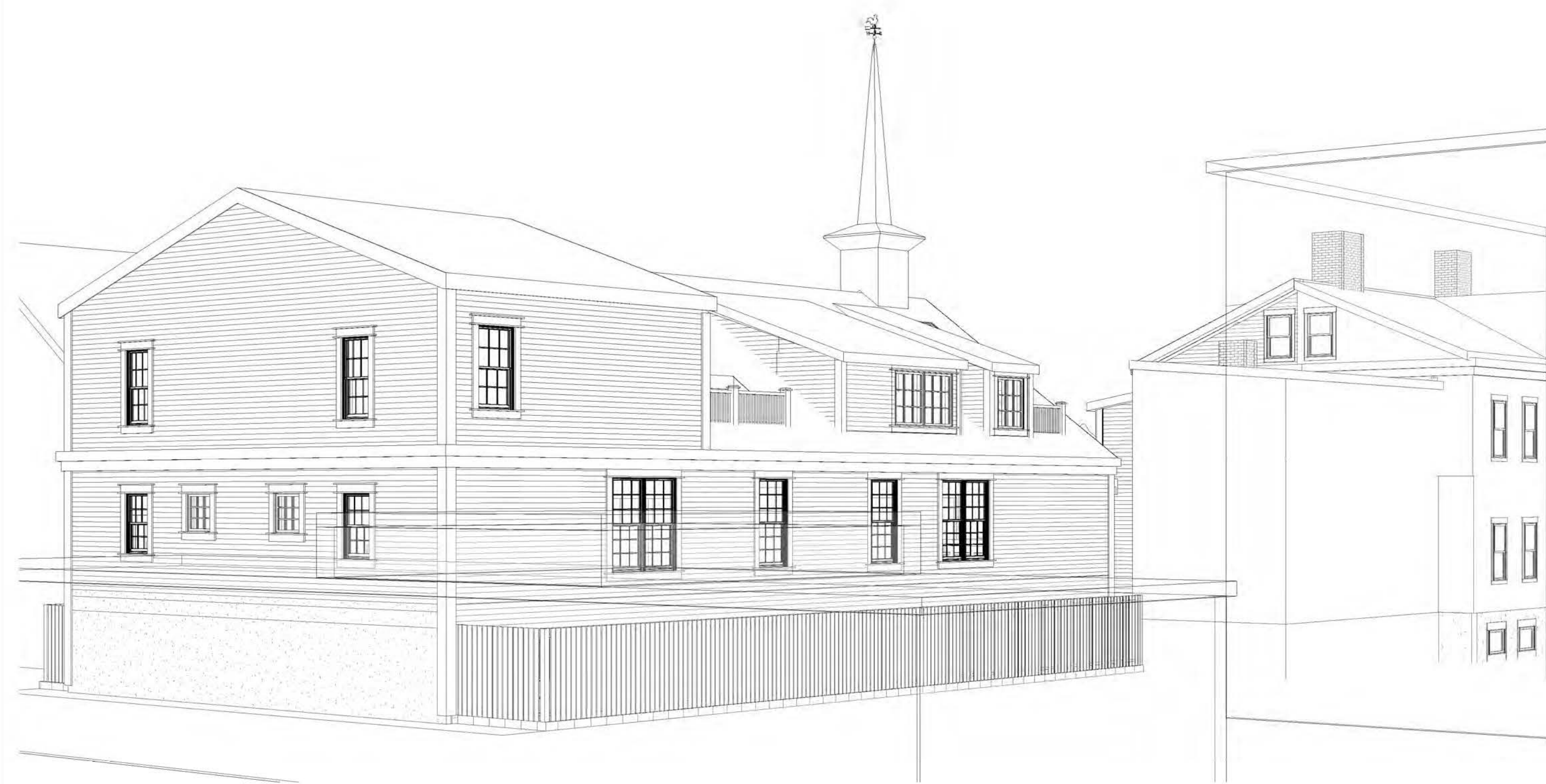
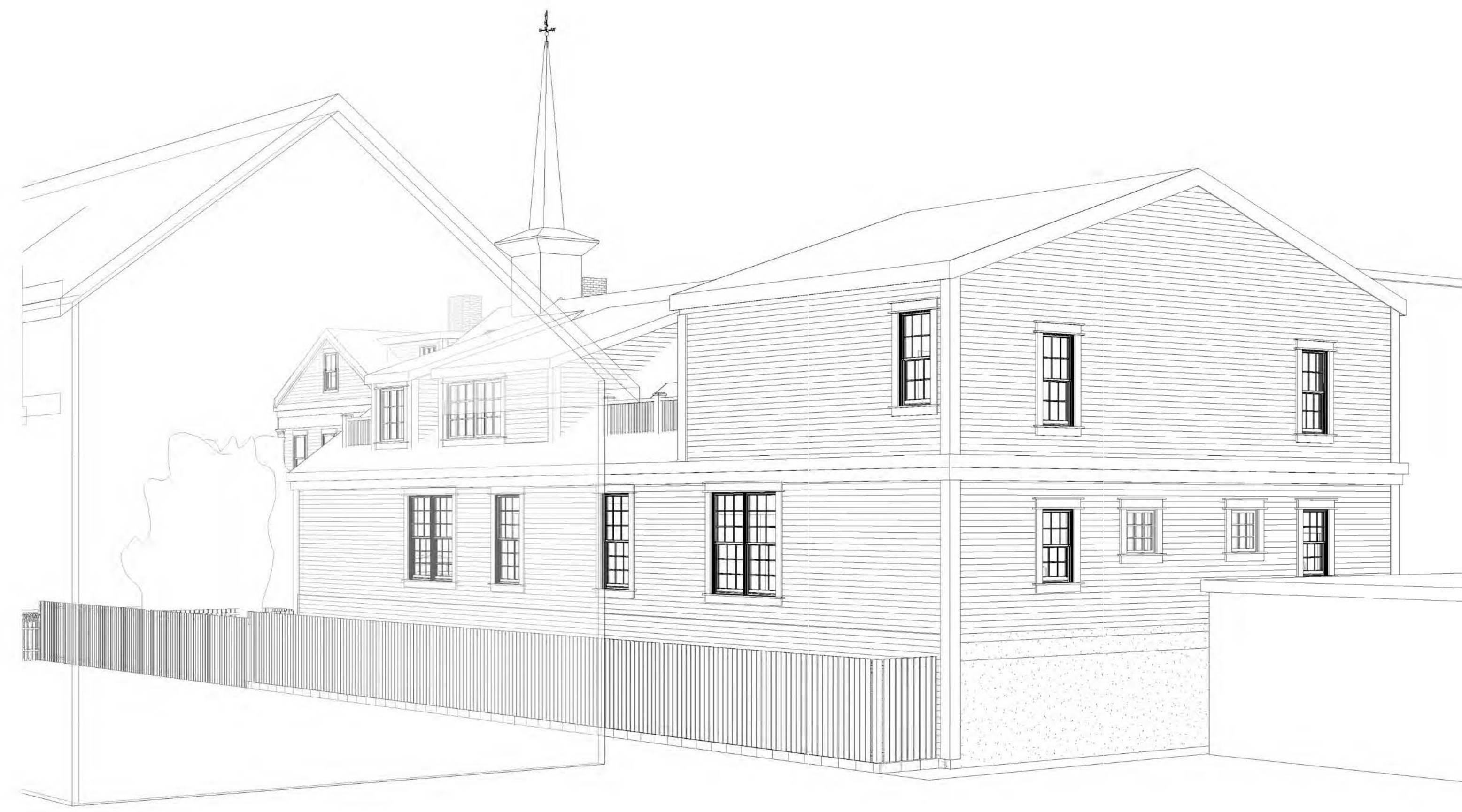
REGISTRATION

Project number 17030
 Date 11/02/2017
 Drawn by ERS
 Checked by JSK
 Scale

REVISIONS

No.	Description	Date

Perspectives
AV-2
 INMAN STREET RESIDENCES



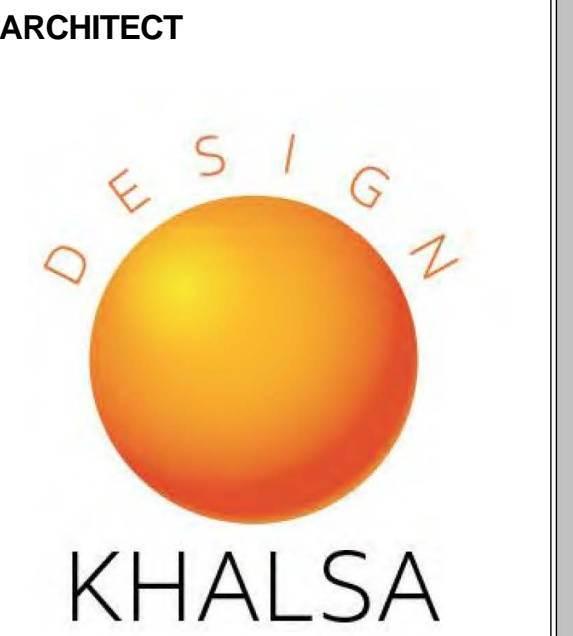
⑤ View down Alleyway (Right Side Yard)



PROJECT NAME
INMAN STREET RESIDENCES

PROJECT ADDRESS
 114 INMAN STREET
 CAMBRIDGE, MA

CLIENT
11 DEVELOPMENT



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Scale	

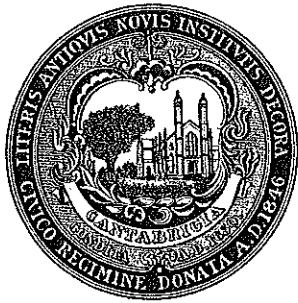
REVISIONS

No.	Description	Date

Rendering

AV-3

INMAN STREET RESIDENCES



Mid Cambridge Neighborhood Conservation District Commission

831 Massachusetts Avenue, Cambridge, Massachusetts 02139
Telephone: 617 349 4683 Fax: 617 349 3116 TTY: 617 349 6112
E-mail: histncds@cambridgema.gov
URL: <http://www.cambridgema.gov/Historic/midcambridgehome.html>

Nancy Goodwin, *Chair* Tony Hsiao, *Vice-Chair*
Lestra Litchfield, Sue-Ellen Myers, Monika Pauli, *Members*
Margaret McMahon, Charles Redmon, *Alternates*

CERTIFICATE OF APPROPRIATENESS

PROPERTY: **114 and 114R Inman Street**

OWNER: **11 Development, LLC**
o/b/o Manuel Pavao, Manuel Antinio, Jose Jorge, and
Beatrice Hunt
116 Inman Street
Cambridge, MA 02139

The Mid Cambridge Neighborhood Conservation District Commission hereby certifies, pursuant to Title 2, Chapter 2.78, Article III, Section 2.78.140-270 of the Code of the City of Cambridge and the City Council order establishing the Commission, that the construction described below is not incongruous to the historic aspects or architectural character of the building or district:

The scope includes the following alterations as part of a larger renovation project:

114 Inman Street

- 1. Demolish small rear addition**
- 2. Construct a new dormer on the right elevation**
- 3. Install new skylights on the front and right elevations**
- 4. Alter window opening in gable end on right elevation**
- 5. Reorient rear stair**

114R Inman Street

- 1. Demolish exterior stair at rear**
- 2. Construct four dormers**
- 3. Install four skylights**
- 4. Construct four roof decks**
- 5. Alter fenestration on all elevations**
- 6. Construct pedestrian access to basement**

Site Plan

- 1. Reduce curb cut**
- 2. Install new paving**
- 3. Create seven (7) parking spaces and bike lockers**
- 4. Construct new fencing around the perimeter of the property**
- 5. Construct new masonry and picket fencing at 114 Inman Street**

The work has been approved as described in the plans titled, "Inman Street Residences," by Design Khalsa, dated July 28, 2017 subject to the following conditions:

- 1. The roof deck at 114R Inman Street shall be pulled back one (1) foot.**
- 2. The applicant shall reduce the amount of transparent glazing in the windows on the dormers at 114R Inman Street.**
- 3. The fence shall be lowered in the front with a taller section at the back of the property.**
- 4. The clapboards shall be wood on both buildings.**

The plans and specifications that were submitted with the application are incorporated into this certificate, which is binding on the applicant.

This certificate is granted with the recommendation that the panels are setback from the ridge a few inches. If the work authorized by this certificate is not commenced within six months after the date of issuance, or if such work is suspended in significant part for a period of one year after the time the work is commenced, this certificate shall expire and be of no further effect; provided that, for cause, one or more extensions not exceeding ninety days each may be allowed in writing by the Chair.

Case Number: MC-5248

Date of Certificate: September 18, 2017

Attest: A true and correct copy of decision filed with the office of the City Clerk and the Mid Cambridge Neighborhood Conservation District Commission on September 18, 2017

By Tony Hsiao, Chair

Twenty days have elapsed since the filing of this decision.

No appeal has been filed _____ . Appeal has been filed _____ .

Date _____ , City Clerk

Architectural Drawing List		
Sheet Number	Sheet Name	Sheet Issue Date
A-000	Cover Sheet	11/03/2017
A-011b	Floor Area Ratio Diagrams	11/03/2017
A-012	Unit Areas	11/03/2017
L-1	Landscape Plan	11/03/2017
A-020	Architectural Site Plan	11/03/2017
A-021	Locus Plans	11/03/2017
A-022	Existing Plot Plan & Landscape Plan (Draft)	11/03/2017
A-100	Single Family Basement, 1st, & 2nd Floor Plans	11/03/2017
A-101	Single Family 3rd Floor & Roof Plans	11/03/2017
A-102	Proposed Basement Plan (Church BLDG)	11/03/2017
A-103	Proposed First Floor Plan (Church BLDG)	11/03/2017
A-104	Proposed 2nd Floor Plan (Church BLDG)	11/03/2017
A-105	Proposed Roof Plan (Church BLDG)	11/03/2017
A-106	Window Alignments	11/03/2017
A-107	Window Alignment Section	11/03/2017
A-300	Single Family Front & Rear Elevations	11/03/2017
A-301	Right Side Single Family Elevations	11/03/2017
A-302	Proposed Front Elevation (Church Bldg)	11/03/2017
A-303	Existing Right Side Church Elevation	11/03/2017
A-304	Proposed Right Side Church Elevation	11/03/2017
A-305	Rear Church Elevations	11/03/2017
A-306	Existing Left Side Church Elevation	11/03/2017
A-307	Proposed Left Side Church Elevation	11/03/2017
AV-1	Neighborhood Photos	11/01/2017
AV-2	Perspectives	11/03/2017
AV-3	Rendering	11/03/2017



PROJECT NAME
INMAN STREET RESIDENCES

PROJECT ADDRESS
 114 INMAN STREET
 CAMBRIDGE, MA

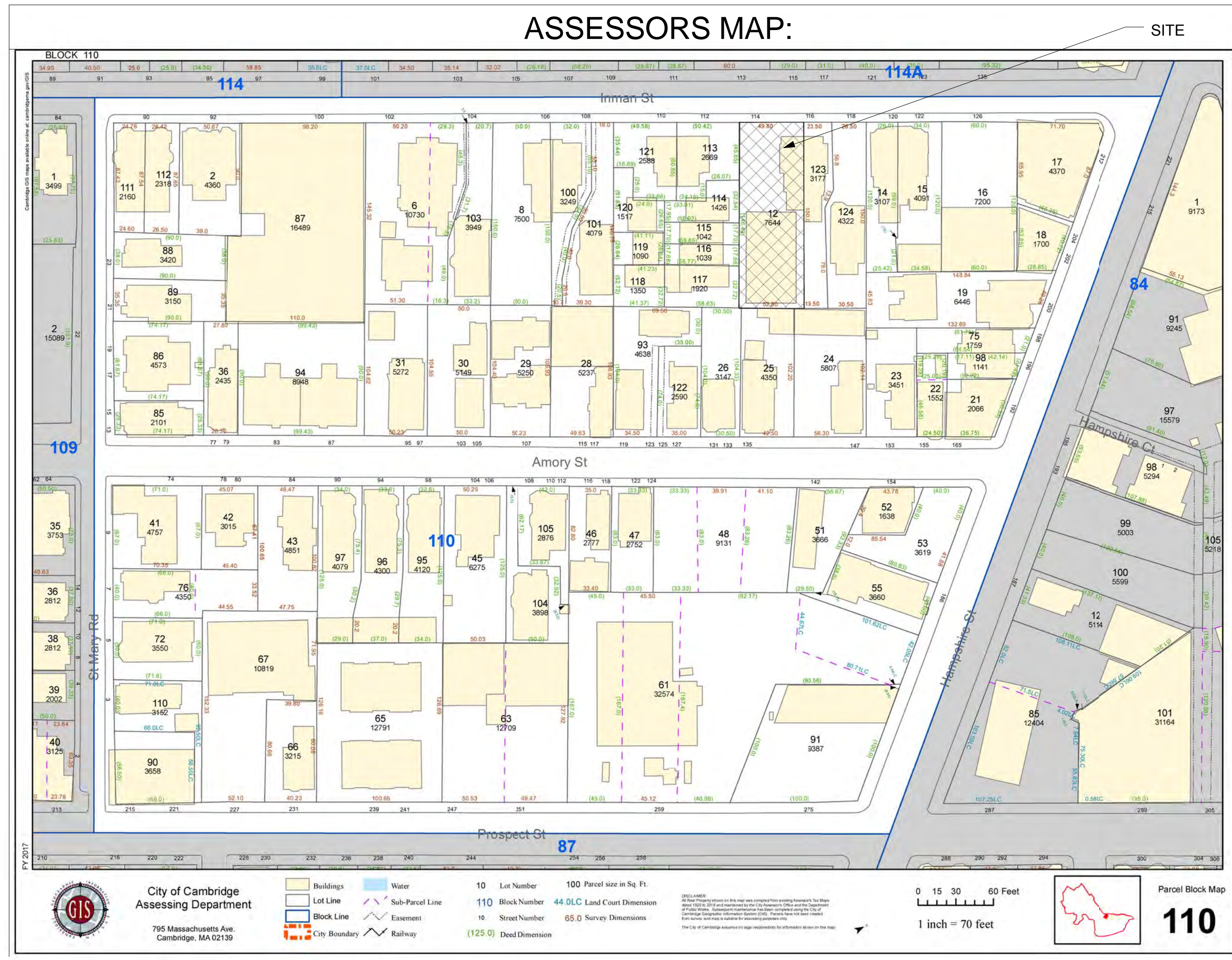
CLIENT
11 DEVELOPMENT

ARCHITECT

KHALSA

17 IVALOO STREET SUITE 400
 SOMERVILLE, MA 02143
 TELEPHONE: 617-591-8682 FAX: 617-591-2086

CONSULTANTS:
VERDANT LANDSCAPE ARCHITECTURE
 318 HARVARD STREET, SUITE 25
 BROOKLINE, MA 02446
 (617)-735-1180



PROJECT: INMAN STREET RESIDENCES

114 INMAN STREET
 CAMBRIDGE MASSACHUSETTS

ARCHITECT
KHALSA DESIGN INC.
 ADDRESS:
 17 IVALOO STREET, SUITE 400
 SOMERVILLE, MA 02143
 (617)-591-8682

CLIENT
11 DEVELOPMENT
 C/O SCOTT SHUSTER
 1 WELLS AVENUE, 5TH FLOOR
 NEWTON, MA 02459

LANDSCAPE ARCHITECT:
VERDANT LANDSCAPE ARCHITECTURE
 318 HARVARD STREET, SUITE 25
 BROOKLINE, MA 02446
 (617)-735-1180

DD REVISIONS
11-03-2017

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REGISTRATION

Project number	17030
Date	11/02/2017
Drawn by	ERS
Checked by	JSK
Scale	1 : 840

REVISIONS

No.	Description	Date

REVISIONS

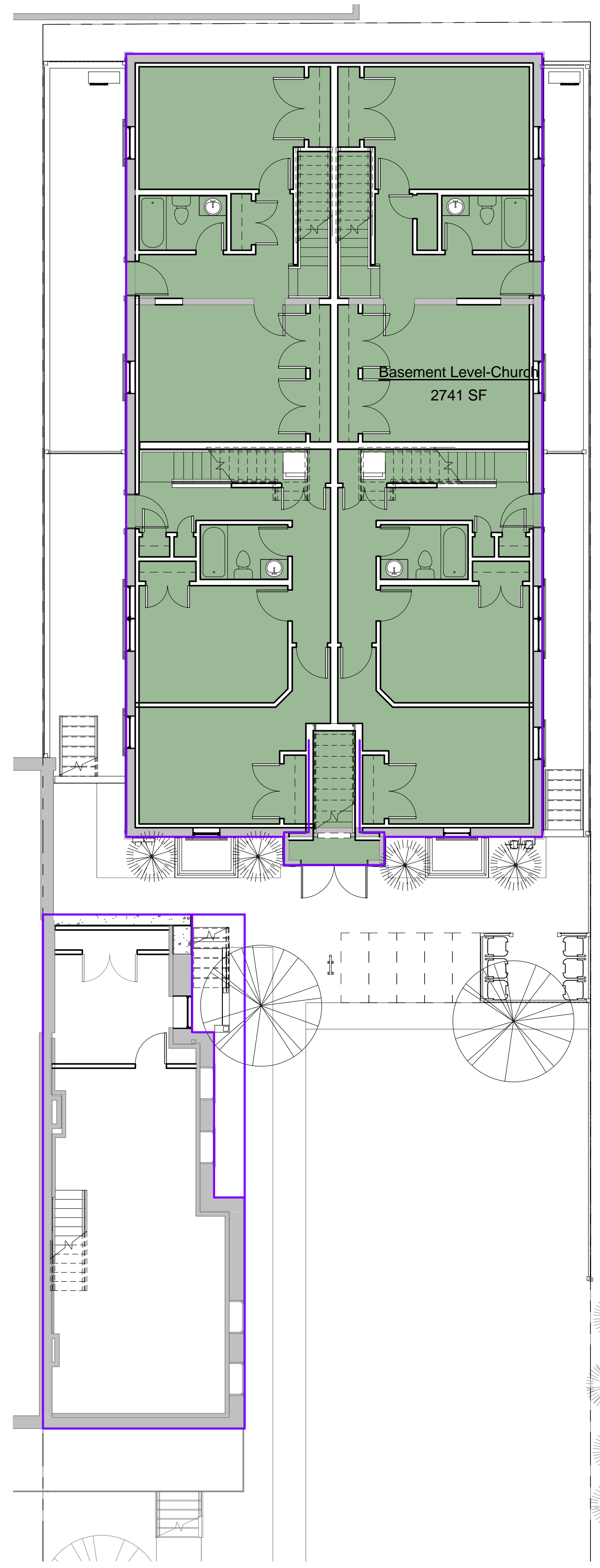
No.	Description	Date

Cover Sheet

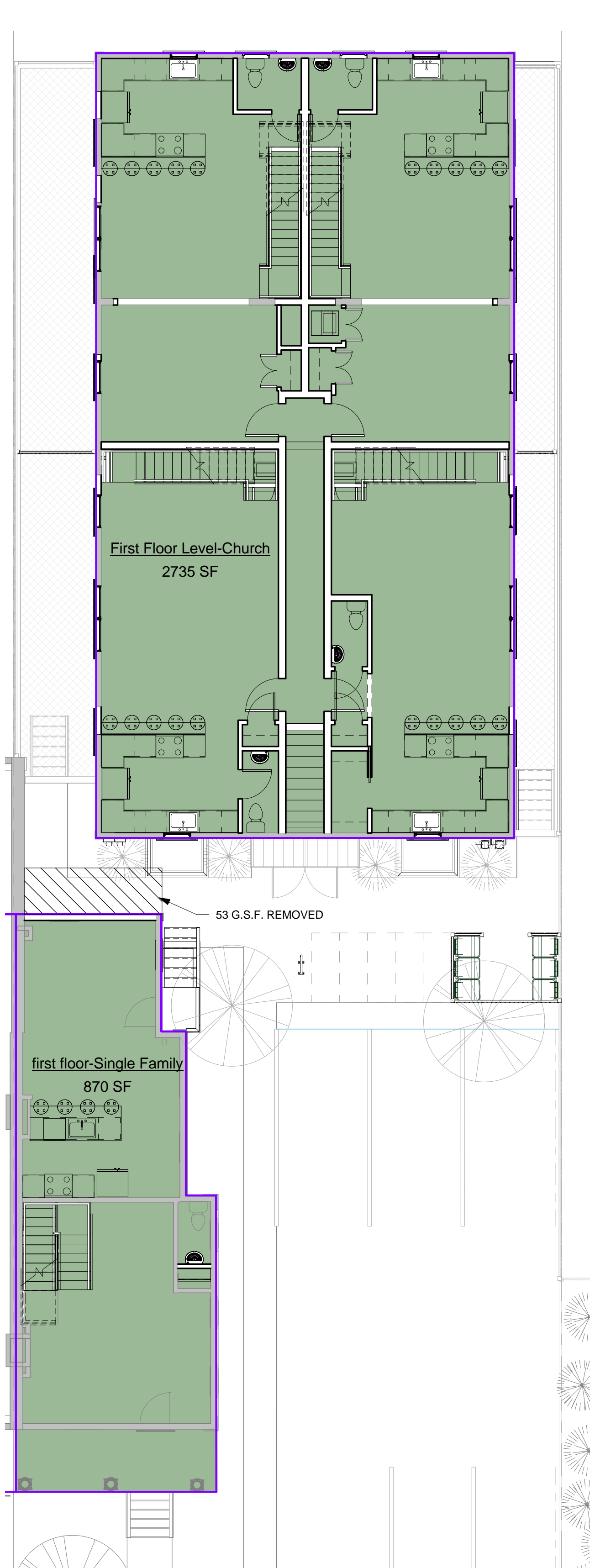
A-000

INMAN STREET RESIDENCES

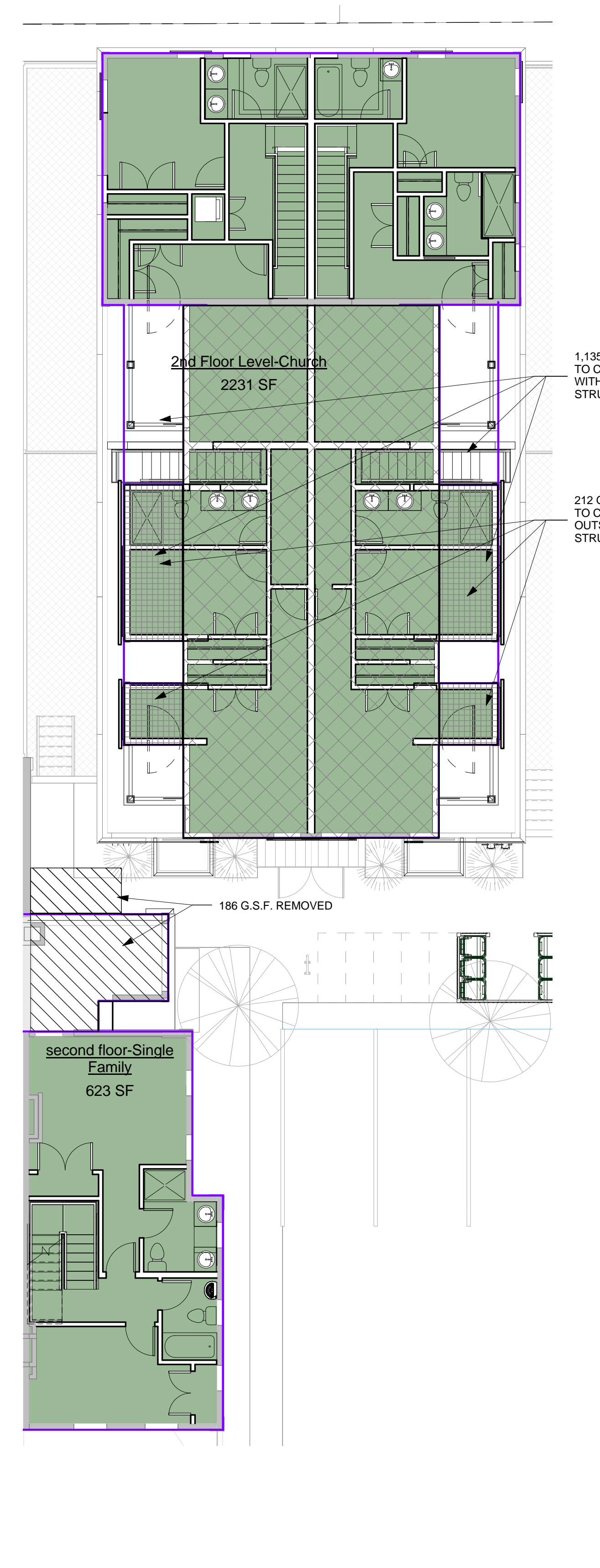
I:\gs-server\Data\1717030_Shuster-112-114 Inman St Cambridge 2017.10.31.rvt
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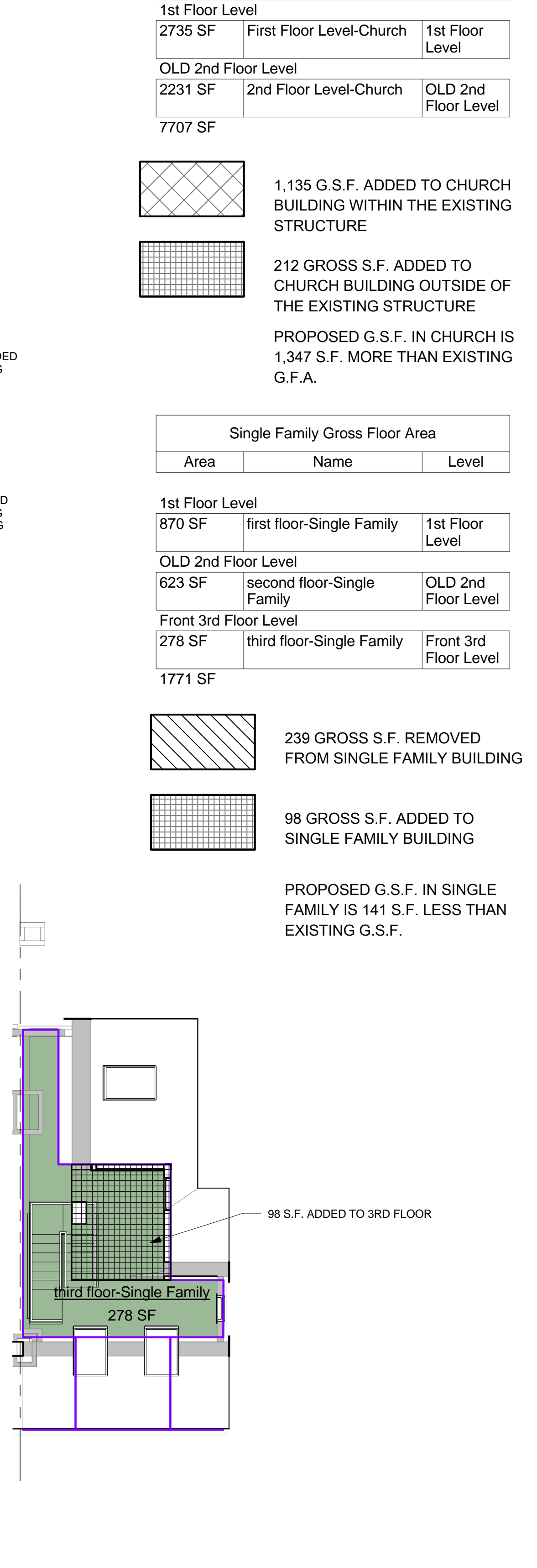
1 Basement Level
1/8" = 1'-0"



2 1st Floor Level
1/8" = 1'-0"

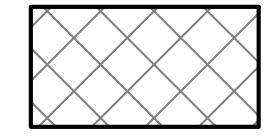


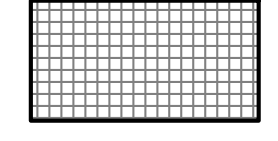
3 OLD 2nd Floor Level
1/8" = 1'-0"



4 Front 3rd Floor Level
1/8" = 1'-0"


Church Gross Floor Area		
Area	Name	Level
Basement Level		
2741 SF	Basement Level-Church	Basement Level
1st Floor Level		
2735 SF	First Floor Level-Church	1st Floor Level
OLD 2nd Floor Level		
2231 SF	2nd Floor Level-Church	OLD 2nd Floor Level
7707 SF		

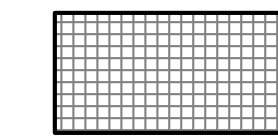
 1,135 G.S.F. ADDED TO CHURCH BUILDING WITHIN THE EXISTING STRUCTURE

 212 GROSS S.F. ADDED TO CHURCH BUILDING OUTSIDE OF THE EXISTING STRUCTURE

PROPOSED G.S.F. IN CHURCH IS 1,347 S.F. MORE THAN EXISTING G.F.A.

Single Family Gross Floor Area		
Area	Name	Level
1st Floor Level		
870 SF	first floor-Single Family	1st Floor Level
OLD 2nd Floor Level		
623 SF	second floor-Single Family	OLD 2nd Floor Level
Front 3rd Floor Level		
278 SF	third floor-Single Family	Front 3rd Floor Level
1771 SF		

 239 GROSS S.F. REMOVED FROM SINGLE FAMILY BUILDING

 98 GROSS S.F. ADDED TO SINGLE FAMILY BUILDING


PROPOSED G.S.F. IN SINGLE FAMILY IS 141 S.F. LESS THAN EXISTING G.S.F.

PROJECT NAME
INMAN STREET RESIDENCES

PROJECT ADDRESS
114 INMAN STREET
CAMBRIDGE, MA

CLIENT
11 DEVELOPMENT

ARCHITECT


KHALSA

17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682 FAX: 617-591-2086

CONSULTANTS:
VERDANT LANDSCAPE ARCHITECTURE
318 HARVARD STREET, SUITE 25
BROOKLINE, MA 02446
(617)-735-1180

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Date	11/02/2017
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Checked by	JSK
Scale	As indicated

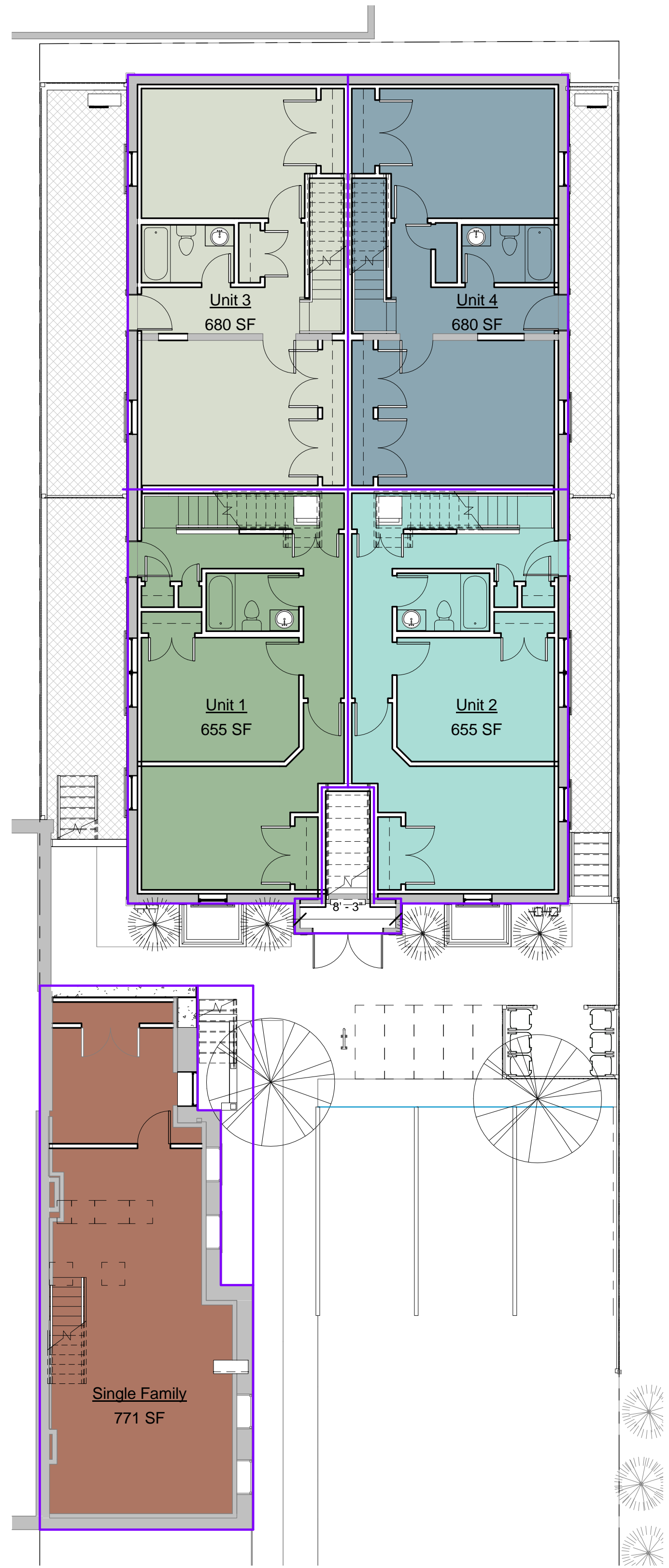
REVISIONS

No.	Description	Date

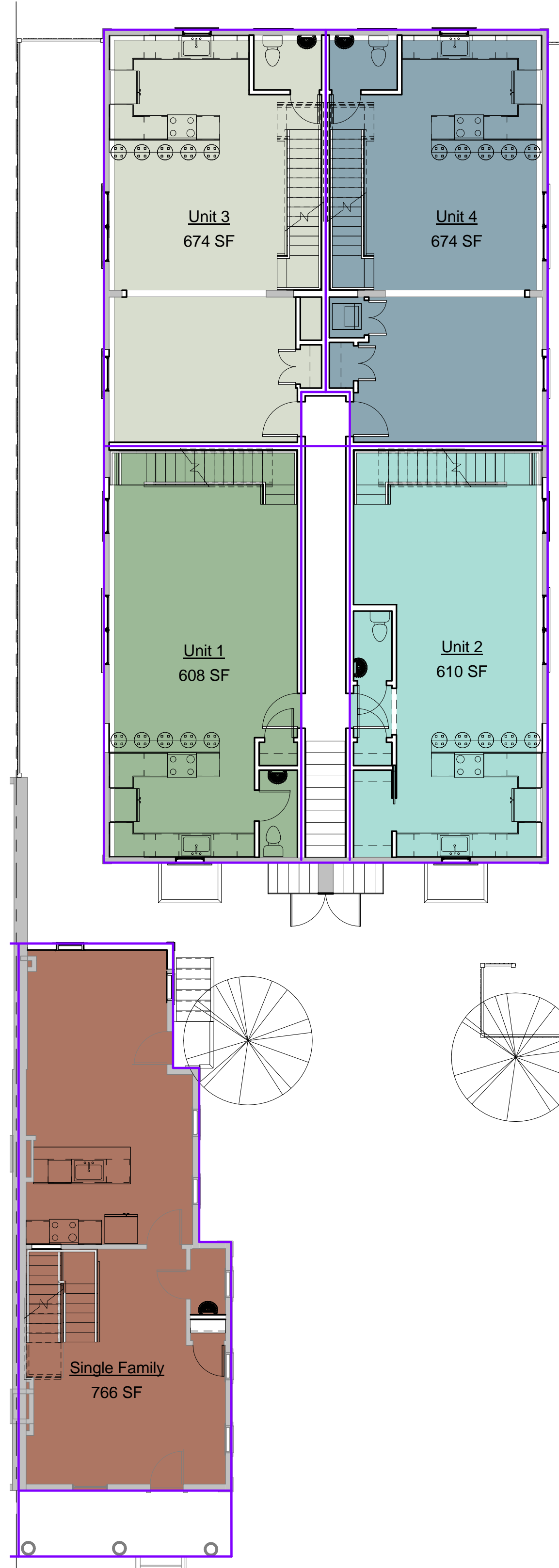
Floor Area Ratio Diagrams

A-011
INMAN STREET RESIDENCES

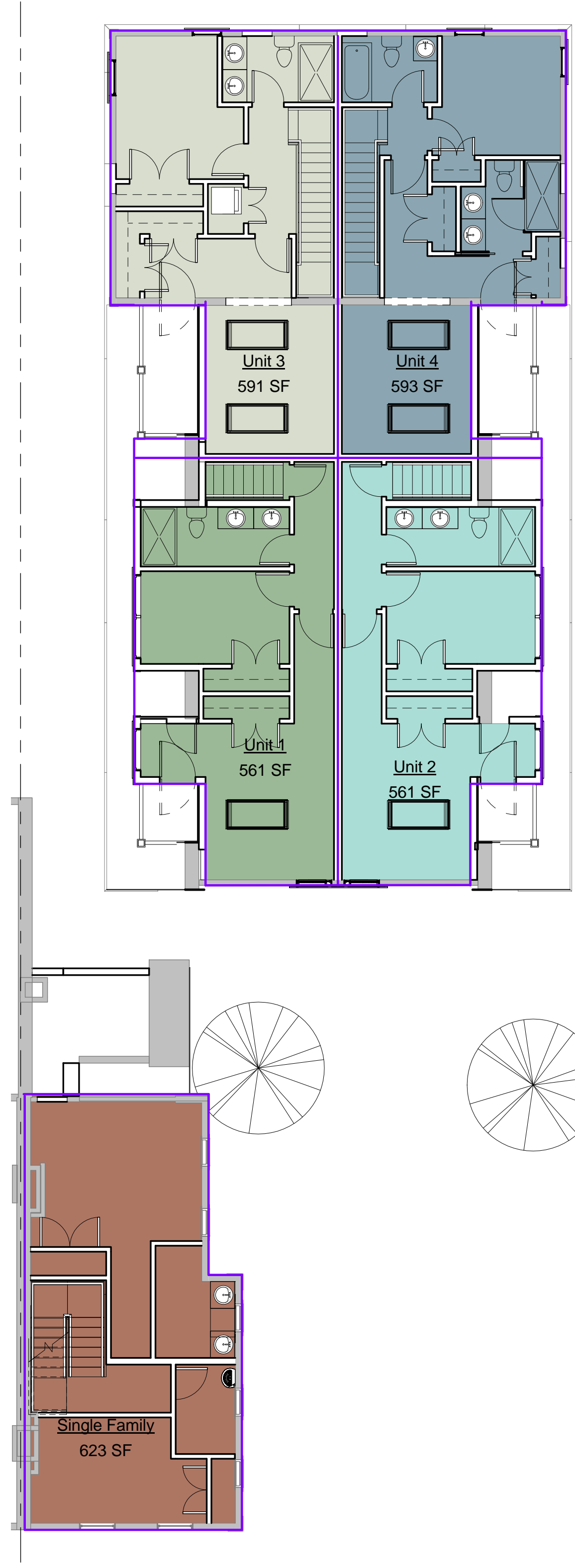




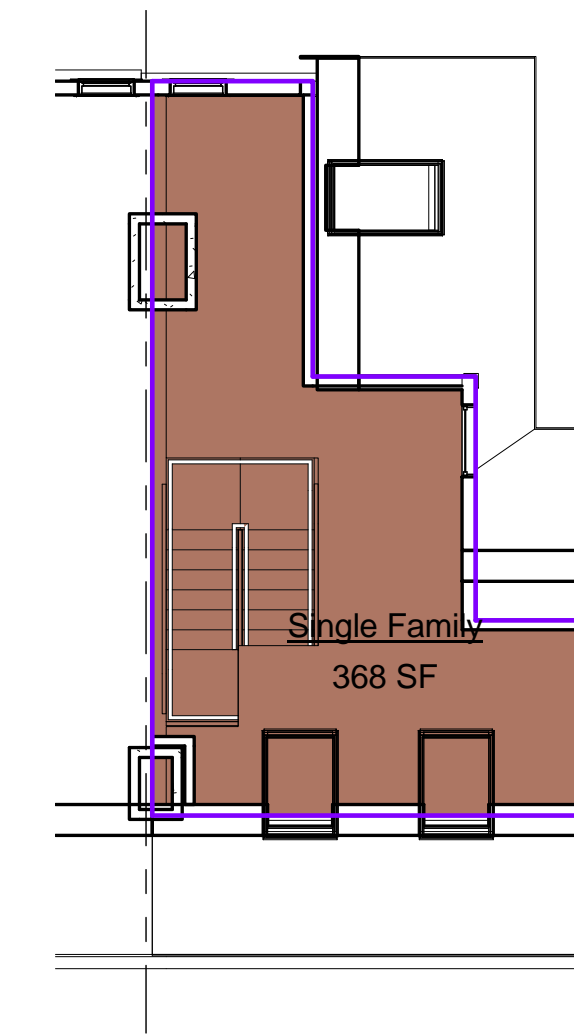
1 Basement Level
1/8" = 1'-0"



2 New First Floor
1/8" = 1'-0"



3 New 2nd Floor
1/8" = 1'-0"



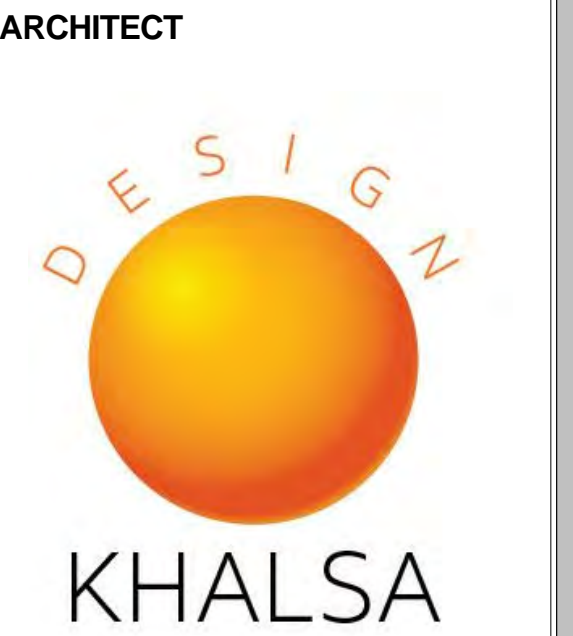
4 Front 3rd Floor Level
1/8" = 1'-0"

Unit Square Footages			
Area	Name	Level	
771 SF	Single Family	Basement Level	
766 SF	Single Family	First Floor	3 BEDROOMS
623 SF	Single Family	Second Floor	2.5 BATHROOMS
368 SF	Single Family	Front 3rd Floor Level	
2528 SF			
655 SF	Unit 1	Basement Level	3 BEDROOMS
608 SF	Unit 1	First Floor	+ STUDY
561 SF	Unit 1	Second Floor	2.5 BATHROOMS
1825 SF			
655 SF	Unit 2	Basement Level	3 BEDROOMS
610 SF	Unit 2	First Floor	+ STUDY
561 SF	Unit 2	Second Floor	2.5 BATHROOMS
1826 SF			
680 SF	Unit 3	Basement Level	3 BEDROOMS
674 SF	Unit 3	First Floor	+ STUDY
591 SF	Unit 3	Second Floor	2.5 BATHROOMS
1945 SF			
680 SF	Unit 4	Basement Level	3 BEDROOMS
674 SF	Unit 4	First Floor	+ STUDY
593 SF	Unit 4	Second Floor	3.5 BATHROOMS
1946 SF			
10070 SF			

PROJECT NAME
INMAN STREET RESIDENCES

PROJECT ADDRESS
114 INMAN STREET
CAMBRIDGE, MA

CLIENT
11 DEVELOPMENT



17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682 FAX: 617-591-2086

CONSULTANTS:
VERDANT LANDSCAPE ARCHITECTURE
318 HARVARD STREET, SUITE 25
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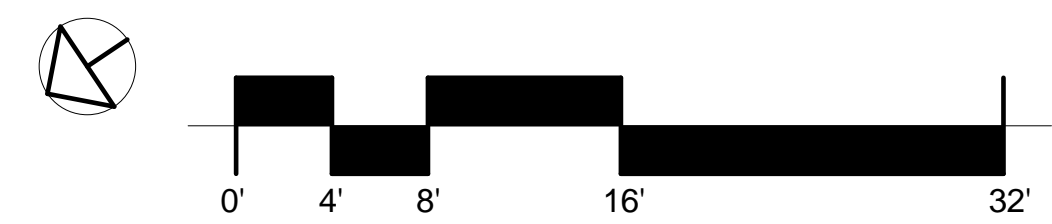
REVISIONS

No.	Description	Date

Unit Areas

A-012

INMAN STREET RESIDENCES



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ZONING CHART

ZONE : C1	REQUIRED	EXISTING	PROPOSED	REMARKS
LOT AREA, MIN S.F.	5,000 S.F.	7,644 S.F. / 1 DU	7,644 S.F. / 1 DU	COMPLIES
LOT AREA, MIN S.F. / DU	1,500 S.F. / DU		1,528 S.F. (5 DU)	COMPLIES
MAX. FAR	0.75 (5,748 S.F. MAX)	1.08 (8,247 S.F.)	1.22 (9,361 S.F.)	COMPLIES
MIN. LOT WIDTH	50' - 0"	50' - 0"	50' - 0"	COMPLIES
MIN. FRONT YARD INMAN ST.)	(H+L)/6* (33+18.4)/6= 8' - 6" 10' - 0" MINIMUM	15' - 11"	15' - 11"	COMPLIES
SINGLE FAMILY: MIN SIDE YARDS	(H+L) / 7 S. FAM: (33+54)/6=12' - 5" 7' - 6" MINIMUM	L: PARTY WALL R: 31' - 6"	L: PARTY WALL R: 31' - 6"	COMPLIES COMPLIES
CHURCH BUILDING: MIN SIDE YARDS	(H+L)/7 CHURCH:(33+71.6)/7 = 14' - 11" 7' - 6" MINIMUM	L: 7' - 6" R: 4' - 3"	L: 7' - 6" R: 4' - 3"	PRE-EXISTING/ NO CHANGE PRE-EXISTING/ NO CHANGE
MIN REAR YARD	(H+L)/6*** (33+19.6)/6= 8' - 11" 30' - 0" MINIMUM	2' - 8"	2' - 8"	PRE-EXISTING/ NO CHANGE
MAX HEIGHT	35' - 0"	<35' - 0"	33'	COMPLIES
MIN RATIO OF PRIVATE OP. SP. TO LOT AREA	30% (2,299 S.F.)		0% (0 S.F.)	DOES NOT COMPLY (NO SPACE HAS MIN 15' X 15' DIMENSION)
PARKING	1 SPACE/DU (7 REQ'D)		3 FULL + 2 COMPACT	COMPLIES
BICYCLE PARKING	1 SPACE/DU (5 REQ'D) LONG TERM .10 SPACE/DU (1 REQ'D) SHORT TERM		5 SPACES 1 SPACE	COMPLIES COMPLIES

*Table 5-1: footnote a: (L is) Measured from the centerline of the street, but in no case may a building be nearer the street line than ten (10) feet.

**Table 5-1: footnote n: In a Residence C-1 District, no building plane (excluding projections as permitted by

*** In Residence C and C-1 districts, no building may be nearer the rear lot line than twenty (20) feet plus one additional foot of rear yard for each four feet that the depth of the lot exceeds 100 feet, up to a maximum of thirty (30) feet.

5.24.4 Measurements for minimum yards which are determined by formula shall be made in the following manner:

(1) "H" is the height of the building. "L" is the length of the wall measured parallel to the corresponding lot or street line. The front yard is measured from the street line, or building line where such has been established, except where otherwise indicated herein. **For buildings of forty (40) feet or less in height the denominator in the yard formulas in the Tables in Section 5.30 may be increased by two** subject to the minimum yard requirements set forth in footnotes a, b and c of Tables 5-1 and 5-2.

Floor Area Gross. The sum, in square feet, of the gross horizontal areas of all floors of a building, as measured from the exterior walls [except in (8) and (9) below where only interior space shall be measured and in (h) where the area of the parking facility shall be measured] of a building or the centerline of party walls between buildings.

Gross Floor Area shall include:

- roofed porches and balconies whether enclosed or unenclosed;
- unroofed porches and balconies above third floor, with the exception of porch and balcony spaces associated with Functional Green Roof Area, in accordance with the regulations in Section 22.30 of this Zoning Ordinance;
- elevator shafts and stairwells on each floor, not excluded in (6) below;
- attic space, whether finished or unfinished, within the area of a horizontal plane that is five (5) feet above the attic floor and which touches the side walls and/or the underside of the roof rafters and which is not excluded in (5) below;
- interior balconies, mezzanines, and penthouses;
- deleted
- area of parking facilities in structures except as excluded in (2) below; and
- any accessory parking spaces not in above ground structures if in excess of the maximum number permitted on the premises as set forth in Section 5.25 and 6.30.

Gross Floor Area shall not include:

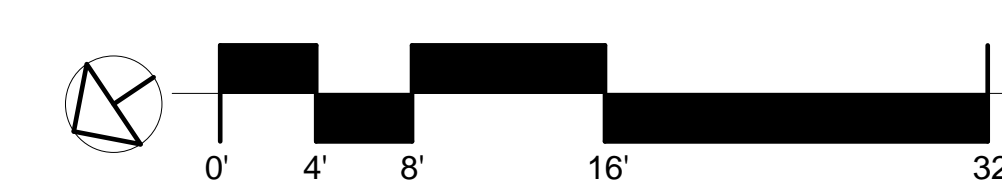
- areas used for off street loading purposes;
- area of parking facilities in structures located underground and the area of on grade open parking spaces outside the building footprint at or below the maximum number permitted on the premises as set forth in Sections 5.25 and 6.30;
- basement and cellar areas devoted to the operations and maintenance of the building such as heating and cooling equipment, electrical and telephone facilities, and fuel storage;
- open and lattice-work fire escapes;
- unroofed porches and balconies no higher than the third floor;
- attic space and other areas devoted to elevator machinery or mechanical equipment necessary for the operation of the building, including sustainable mechanical systems and related equipment and chases for systems including, but not limited to, solar energy systems, geothermal systems and heat pumps, solar hot water systems and related tubes and tanks, equipment related to radiant heating, hydronic cooling, heat recovery ventilators, and energy recovery ventilators;
- elevator shafts and stairwells on floors where there is no other area which qualifies to be included in gross floor area;
- attic space not otherwise included in (d) above;
- basement and cellar spaces with less than seven (7) feet of ceiling height measured from the floor to the line of the bottom of the floor joists, or to any subfloor or finished surface above any floor joists that are spaced not less than four (4) feet on center, and further provided that the basement or cellar is not a Story Above Grade as defined in the State Building Code.
- bicycle parking meeting or exceeding the requirements of Article 6.000, which shall include all areas occupied by Bicycle Parking Spaces and access routes intended exclusively for use by bicycles, which shall be clearly indicated in the bicycle parking plan requirements set forth in Section 6.52.1 whether located in a principal use structure, any parking facility for motor vehicles, or in an accessory structure.
- Functional Green Roof Area, in accordance with the regulations in Section 22.30 of this Zoning Ordinance;
- interior air spaces within Double-Skin Façades and additional exterior wall thickness to accommodate insulation, in accordance with the regulations in Section 22.40 of this Zoning Ordinance; and
- space directly beneath overhangs, eaves, awnings, pergolas, arbors, trellises or other sunshading devices, in accordance with the regulations in Section 22.50 of this Zoning Ordinance.
- Public Bicycle-Sharing Stations

In a Residence C-1 District, no building plane (excluding projections as permitted by Section 5.24.2) may be nearer than seven feet, six inches (7'6") to a side lot line.



2 Existing Site Plan
1/8" = 1'-0"

1 site
1/8" = 1'-0"



PROJECT NAME
INMAN STREET RESIDENCES

PROJECT ADDRESS
114 INMAN STREET
CAMBRIDGE, MA

CLIENT
11 DEVELOPMENT



17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682 FAX: 617-591-2086

CONSULTANTS:
VERDANT LANDSCAPE ARCHITECTURE
318 HARVARD STREET, SUITE 25
BROOKLINE, MA 02446
(617)-735-1180

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REGISTRATION

Project number	17030
Date	11/02/2017
Drawn by	ERS
Checked by	JSK
Scale	As indicated

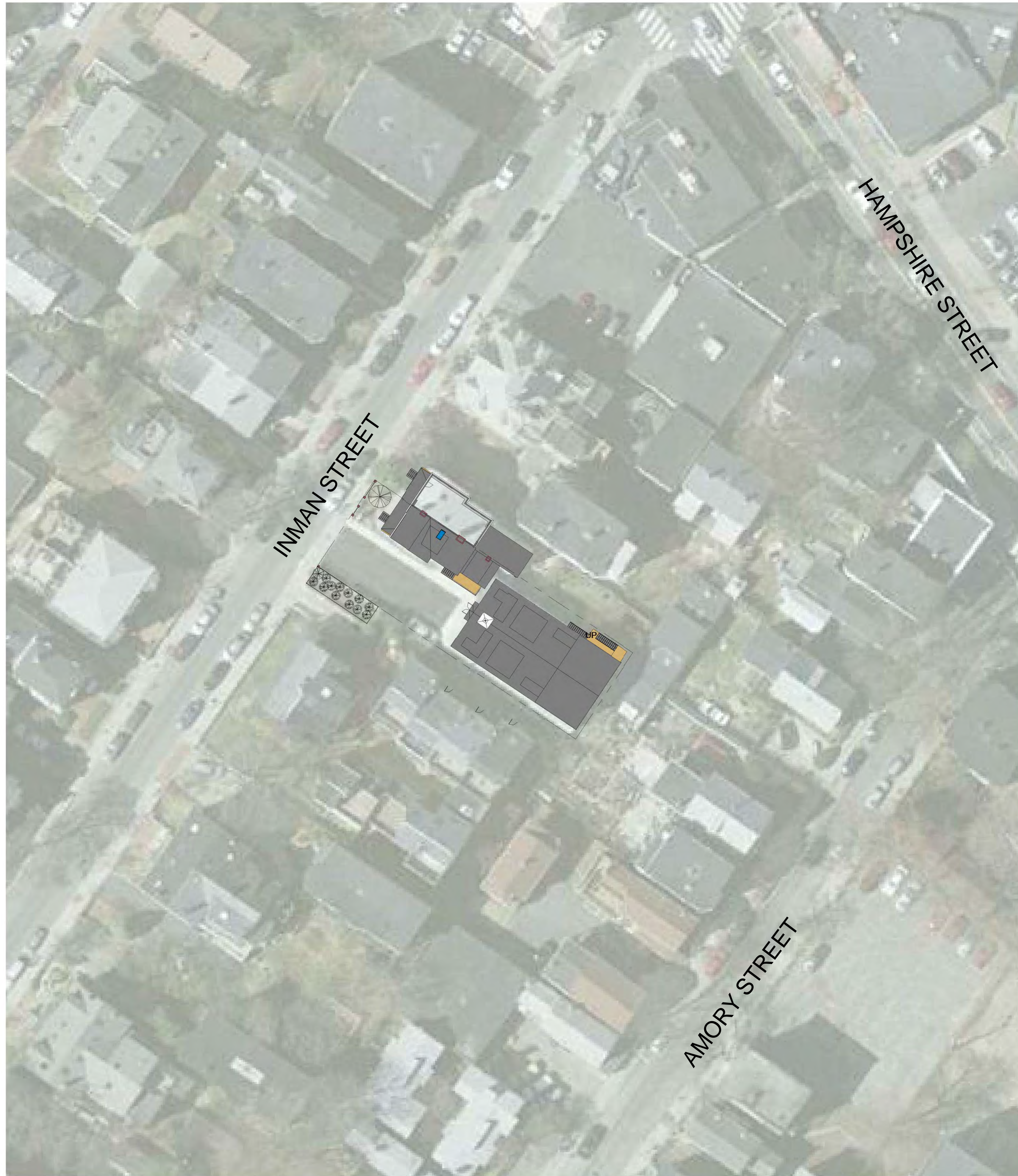
REVISIONS

No.	Description	Date

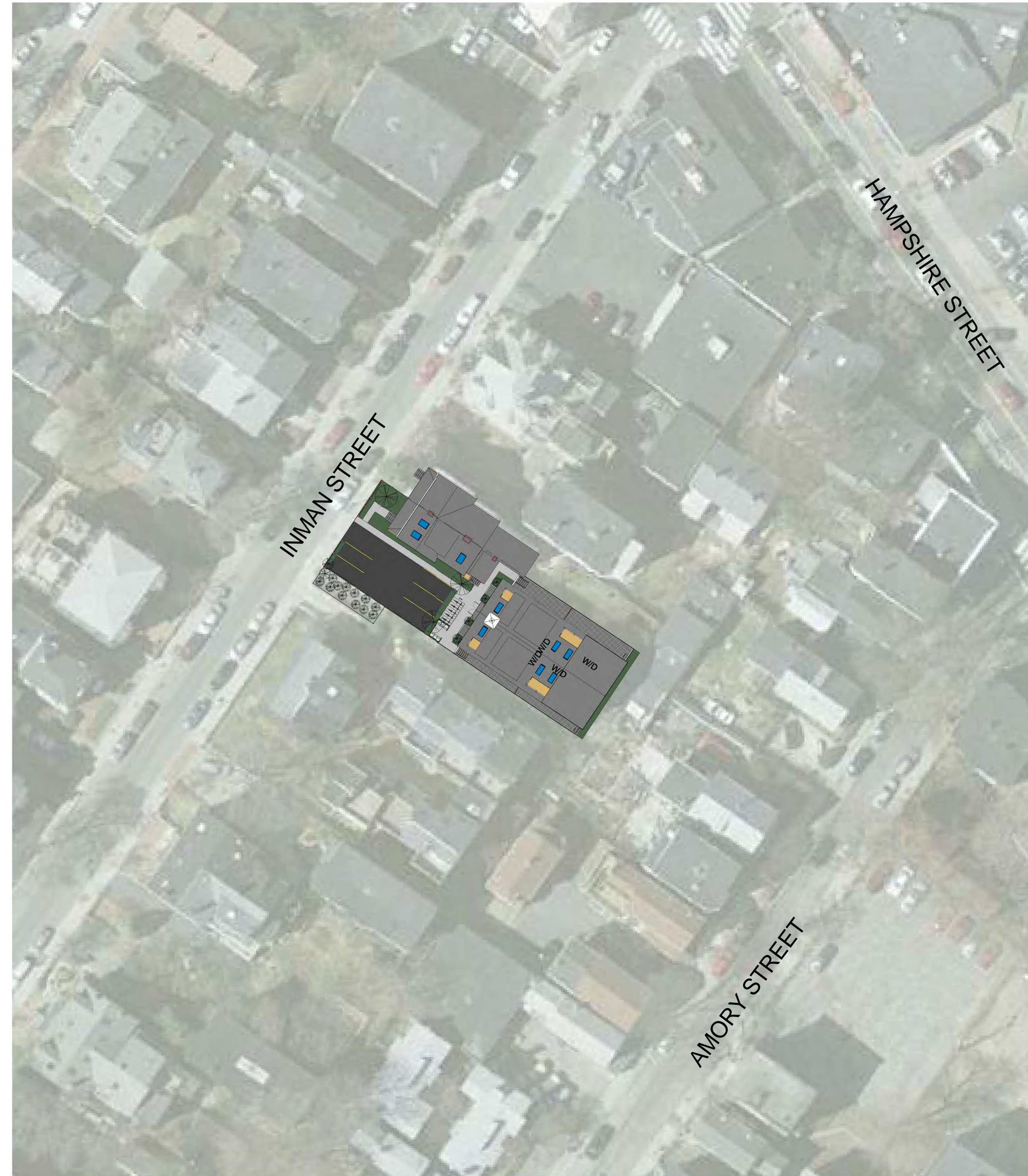
Architectural Site Plan

A-020
INMAN STREET RESIDENCES

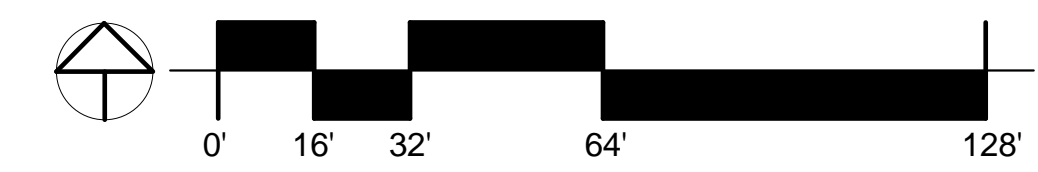
\\gpc-server\Draws\1717030_Shuairi-112-114 Inman\03 Drawings\00_ARCH_SD_DDI\7030-114 Inman St Cambridge 2017.10.31.rvt 11/2/2017 5:13:55 PM



① Existing Locus
1/32" = 1'-0"



② Proposed Locus
1/32" = 1'-0"



PROJECT NAME
INMAN STREET RESIDENCES

PROJECT ADDRESS
114 INMAN STREET
CAMBRIDGE, MA

CLIENT
11 DEVELOPMENT



17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
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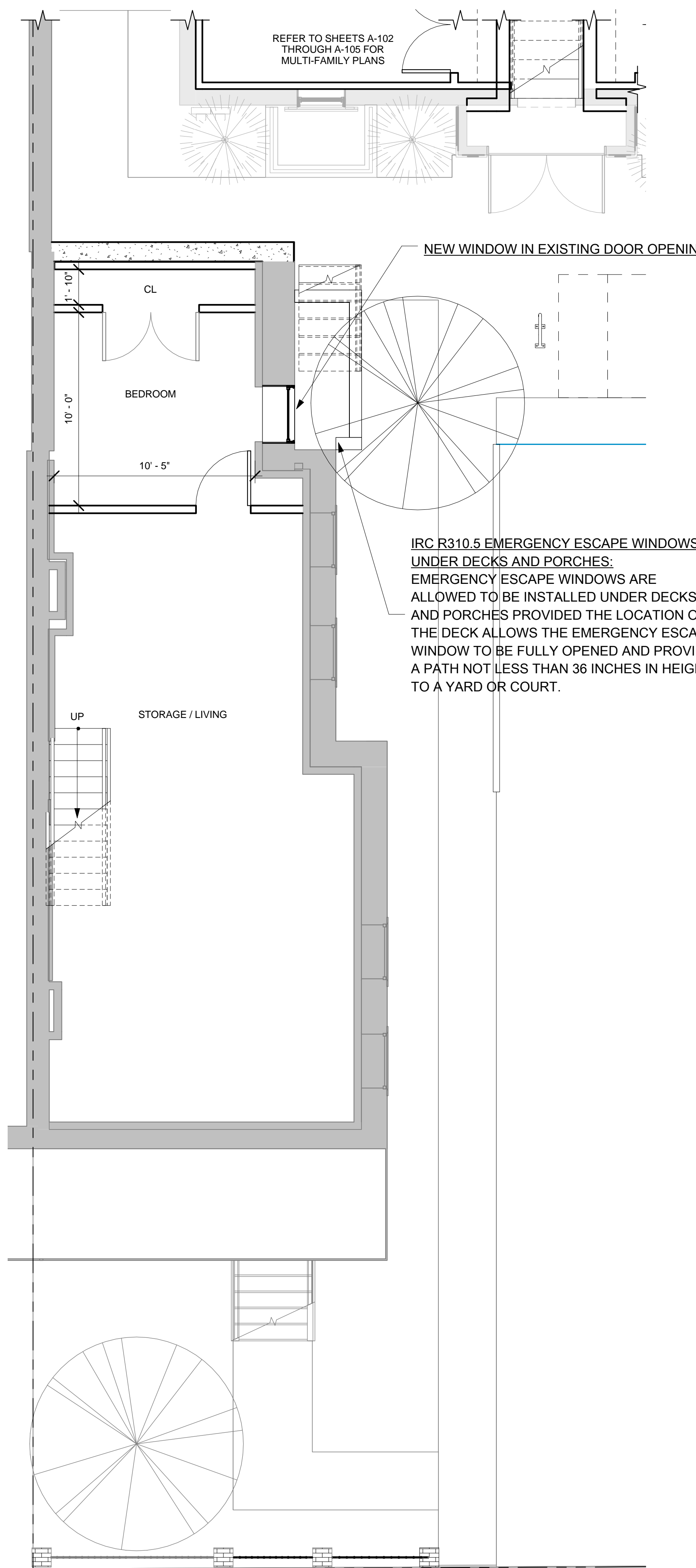
REGISTRATION

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Checked by	JSK
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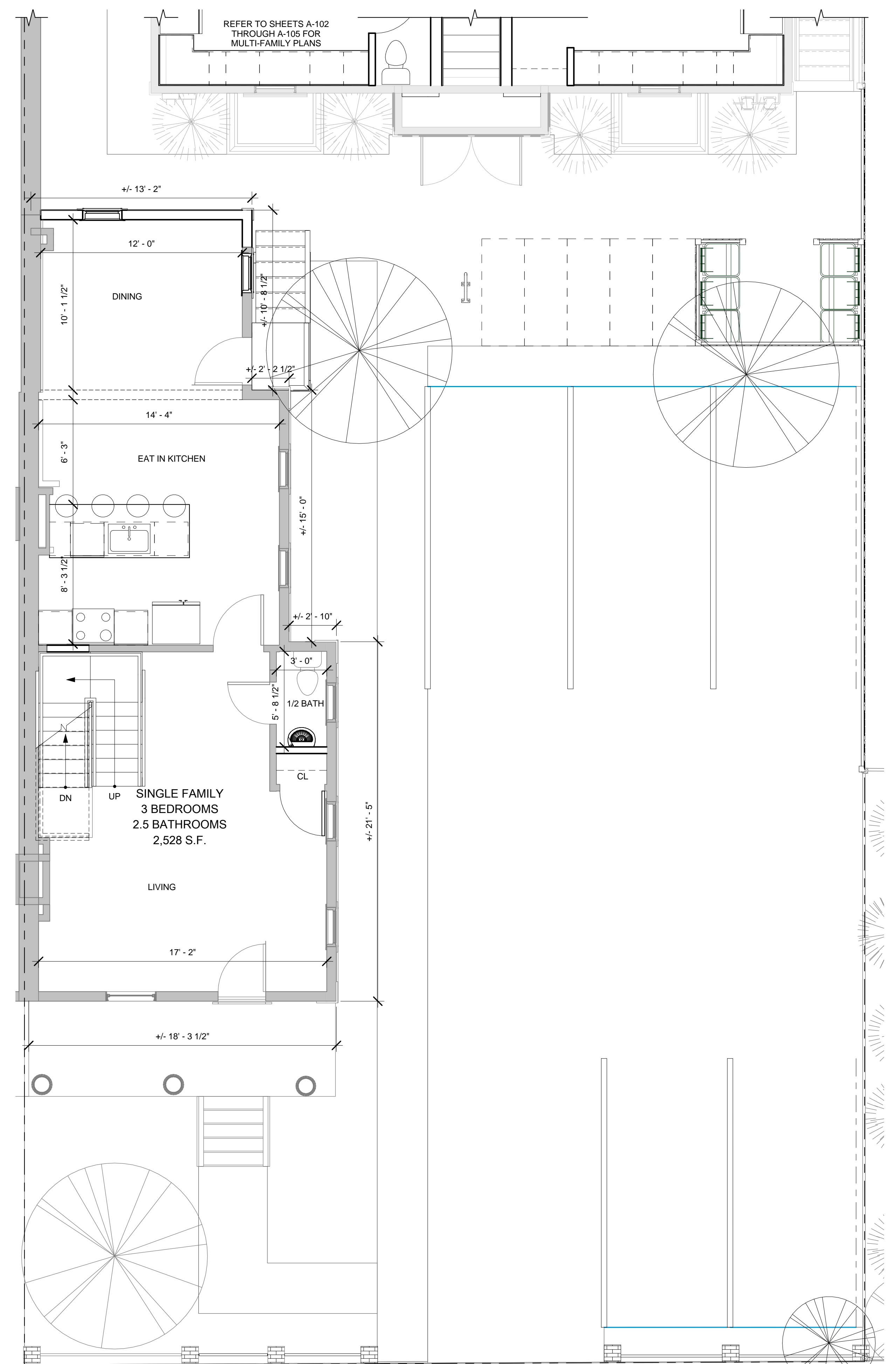
REVISIONS

No.	Description	Date

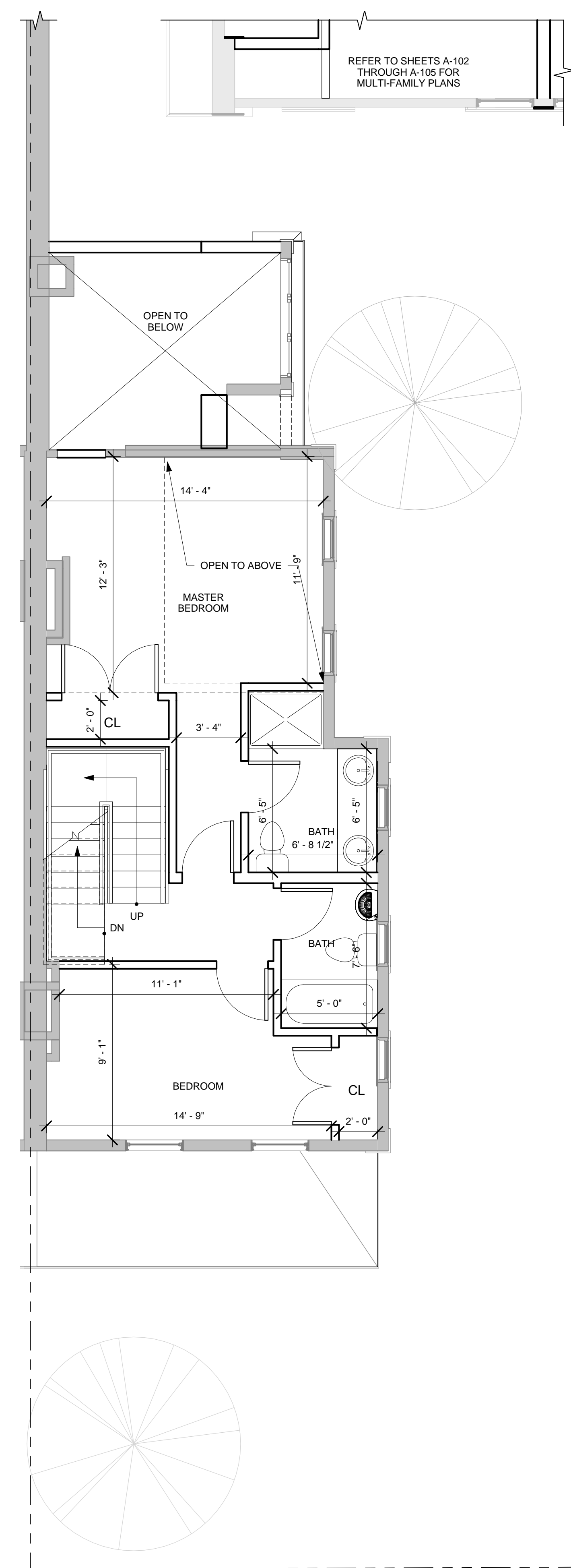
Locus Plans
A-021
INMAN STREET RESIDENCES



① Front Basement Level
1/4" = 1'-0"



② Front First Floor Level
1/4" = 1'-0"



③ Front 2nd Floor Level
1/4" = 1'-0"

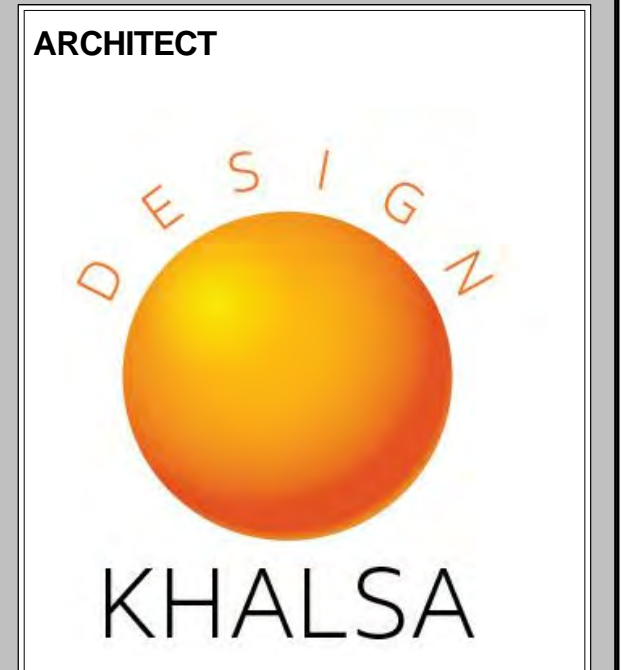
INMAN STREET



PROJECT NAME
INMAN STREET RESIDENCES

PROJECT ADDRESS
114 INMAN STREET
CAMBRIDGE, MA

CLIENT
11 DEVELOPMENT



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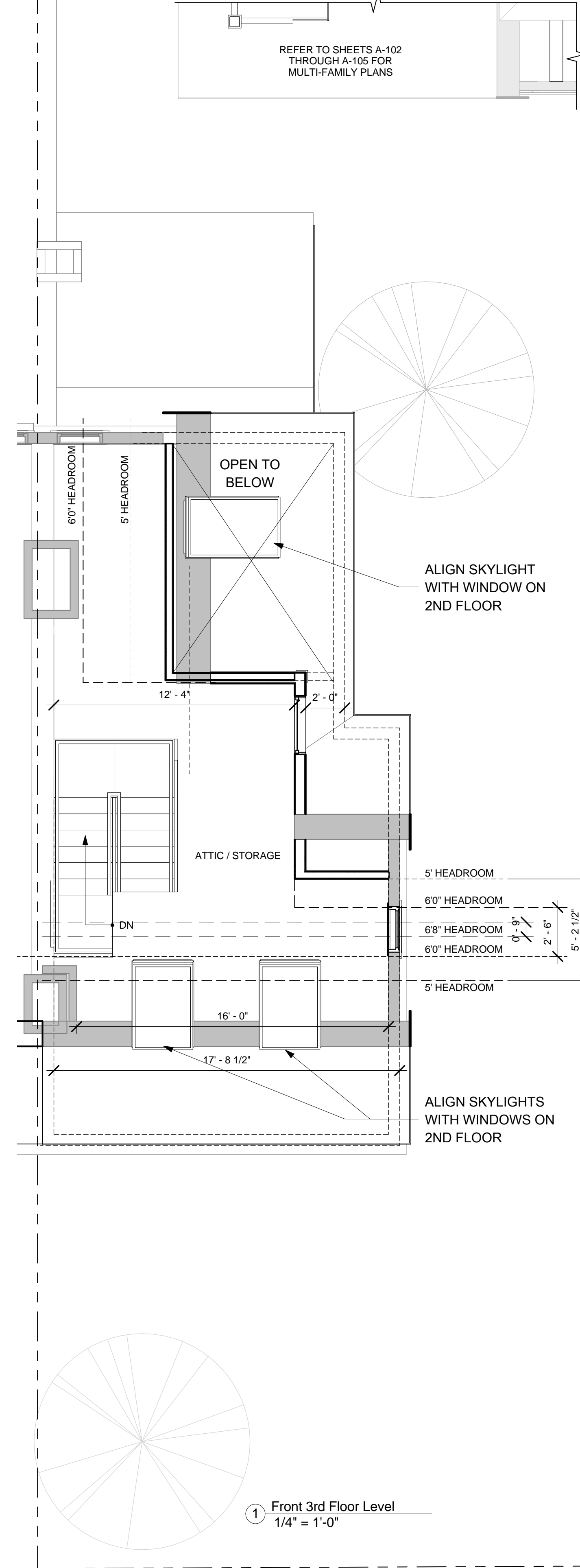
No.	Description	Date

Single Family
Basement, 1st, &
2nd Floor Plans

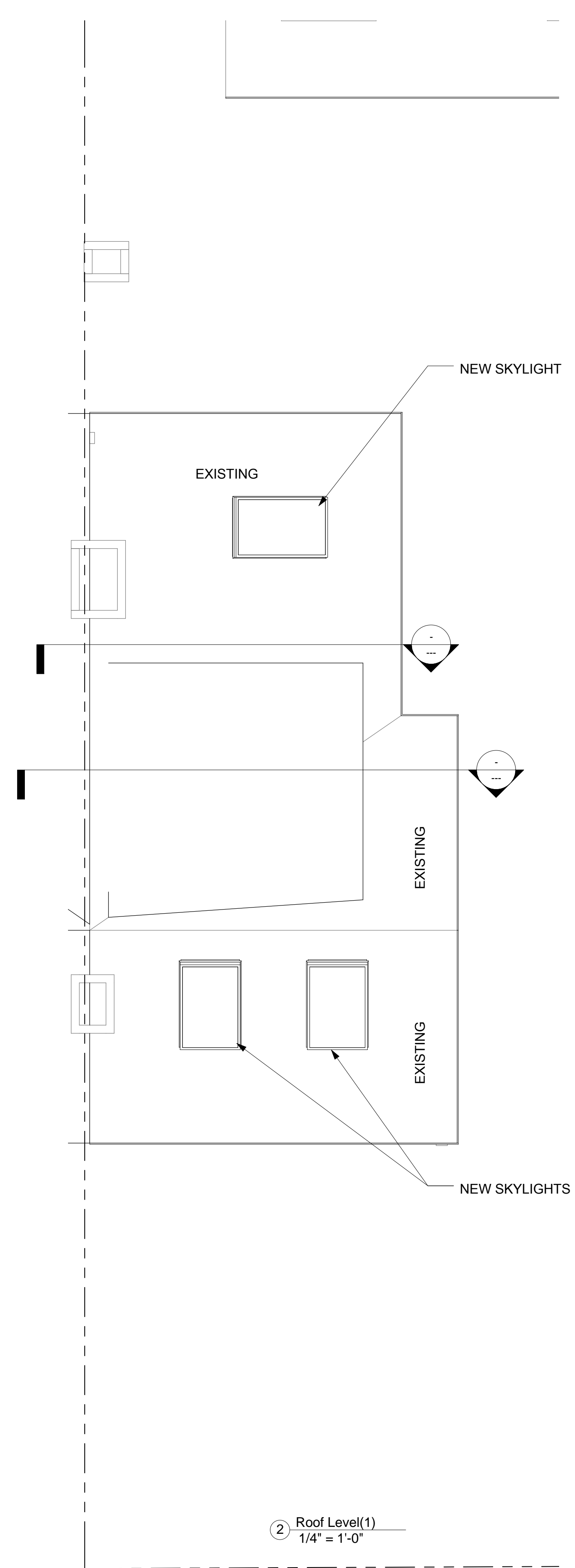
A-100
INMAN STREET RESIDENCES

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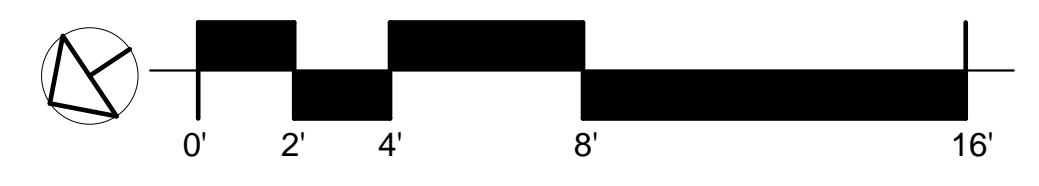
REFER TO SHEETS A-102
THROUGH A-105 FOR
MULTI-FAMILY PLANS



① Front 3rd Floor Level
1/4" = 1'-0"



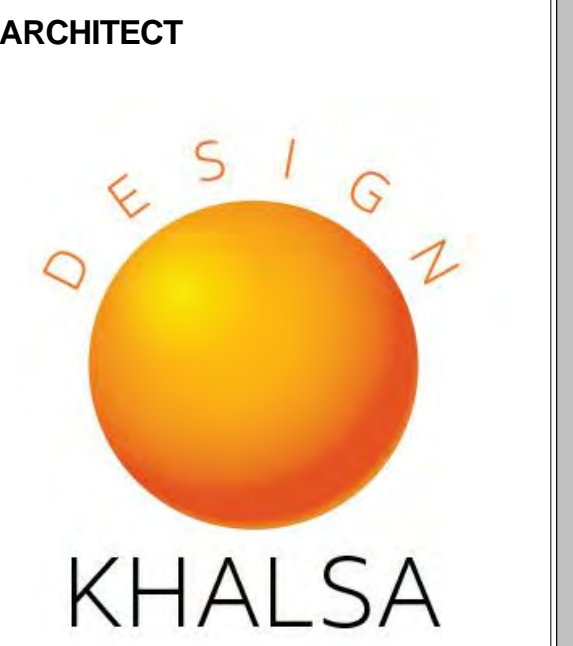
② Roof Level(1)
1/4" = 1'-0"



PROJECT NAME
INMAN STREET RESIDENCES

PROJECT ADDRESS
114 INMAN STREET
CAMBRIDGE, MA

CLIENT
11 DEVELOPMENT



17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682 FAX: 617-591-2086

CONSULTANTS:
VERDANT LANDSCAPE ARCHITECTURE
318 HARVARD STREET, SUITE 25
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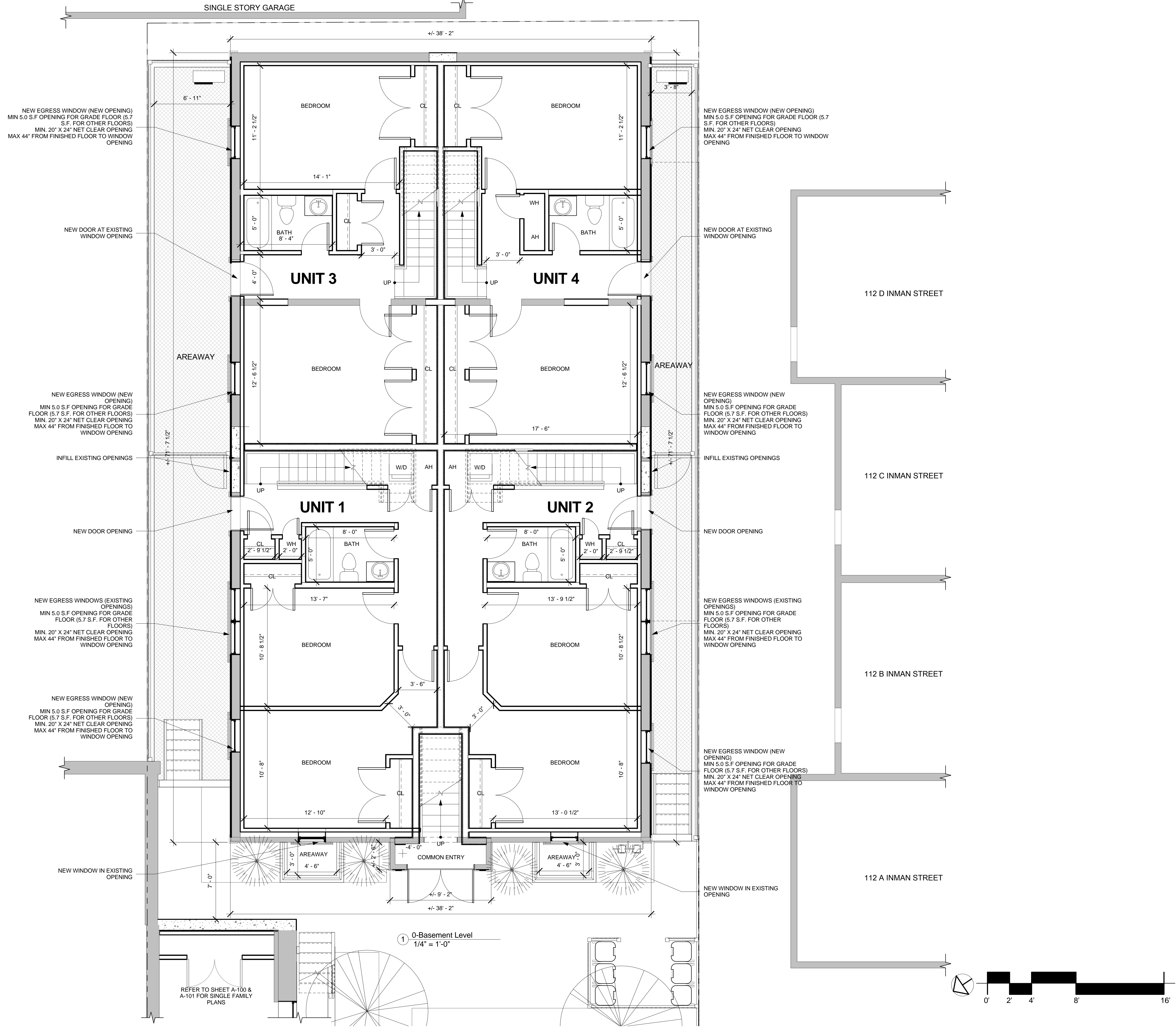
Project number 17030
Date 11/02/2017
Drawn by ERS
Checked by JSK
Scale 1/4" = 1'-0"

REVISIONS

No.	Description	Date

Single Family 3rd
Floor & Roof Plans

A-101
INMAN STREET RESIDENCES



PROJECT NAME
INMAN STREET RESIDENCES

PROJECT ADDRESS
 114 INMAN STREET
 CAMBRIDGE, MA

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11 DEVELOPMENT

ARCHITECT

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 SOMERVILLE, MA 02143
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REVISIONS

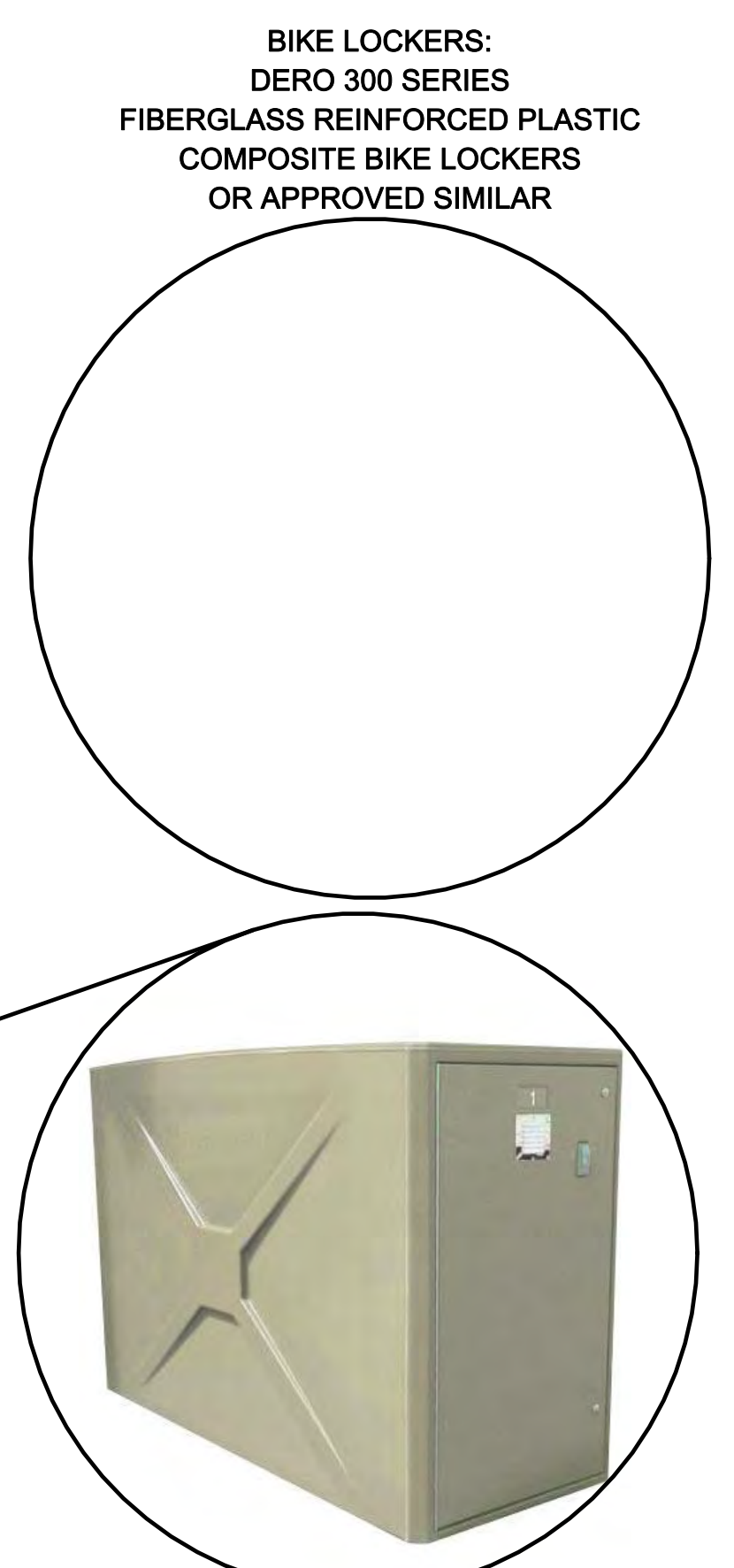
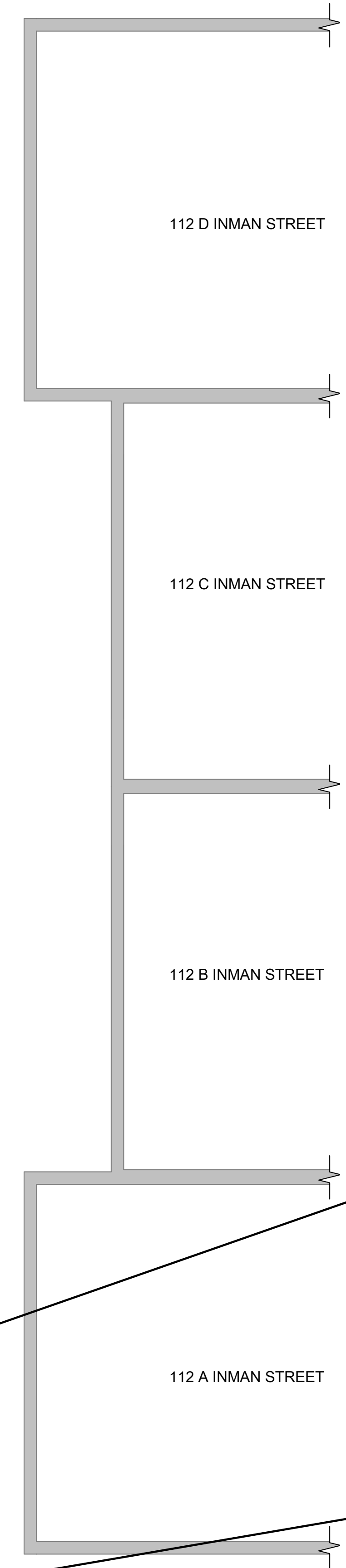
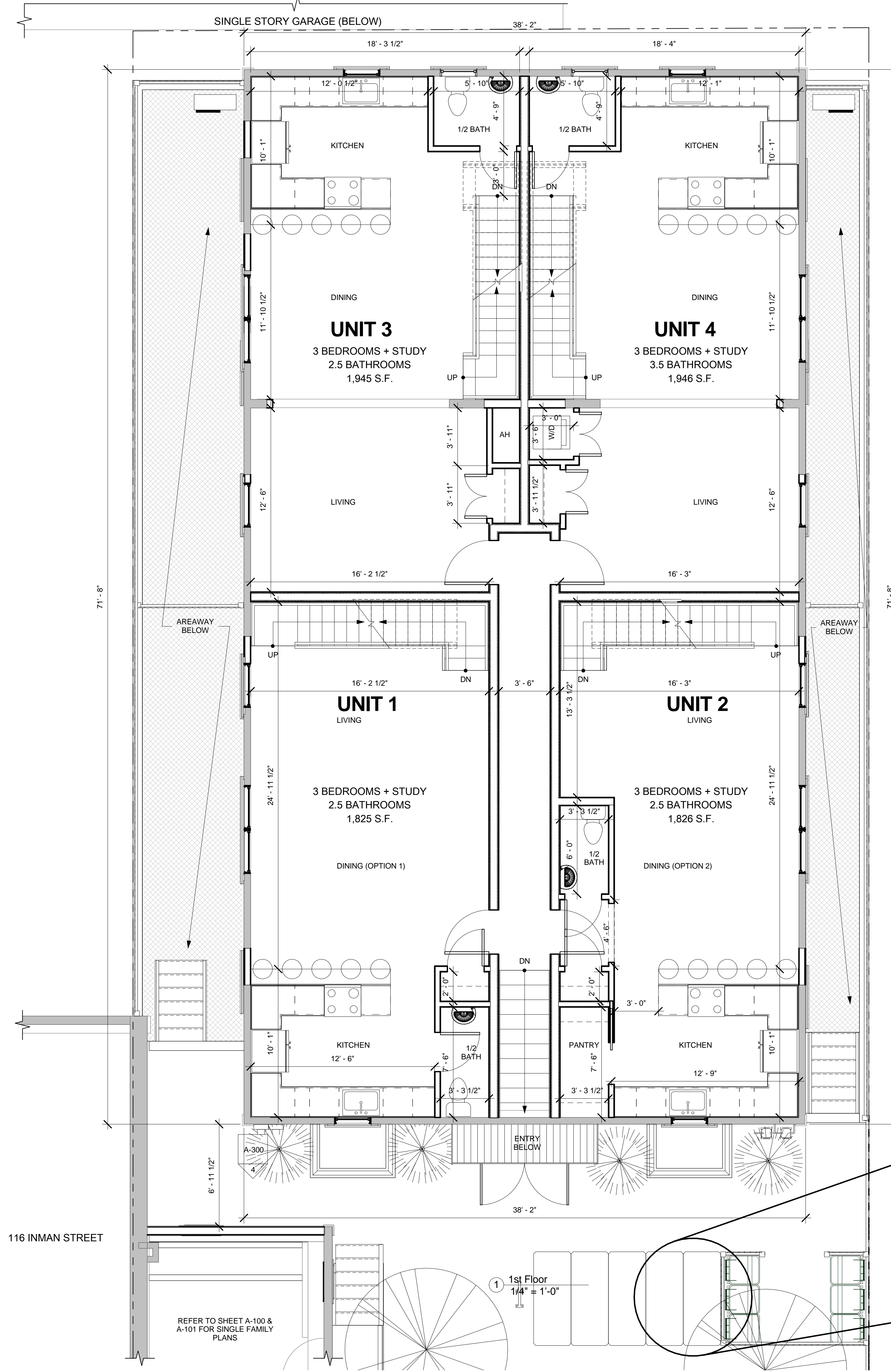
No.	Description	Date

Proposed
 Basement Plan
 (Church BLDG)

A-102

INMAN STREET RESIDENCES

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ARCHITECT

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 SOMERVILLE, MA 02143
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Scale	1/4" = 1'-0"

REVISIONS

No.	Description	Date

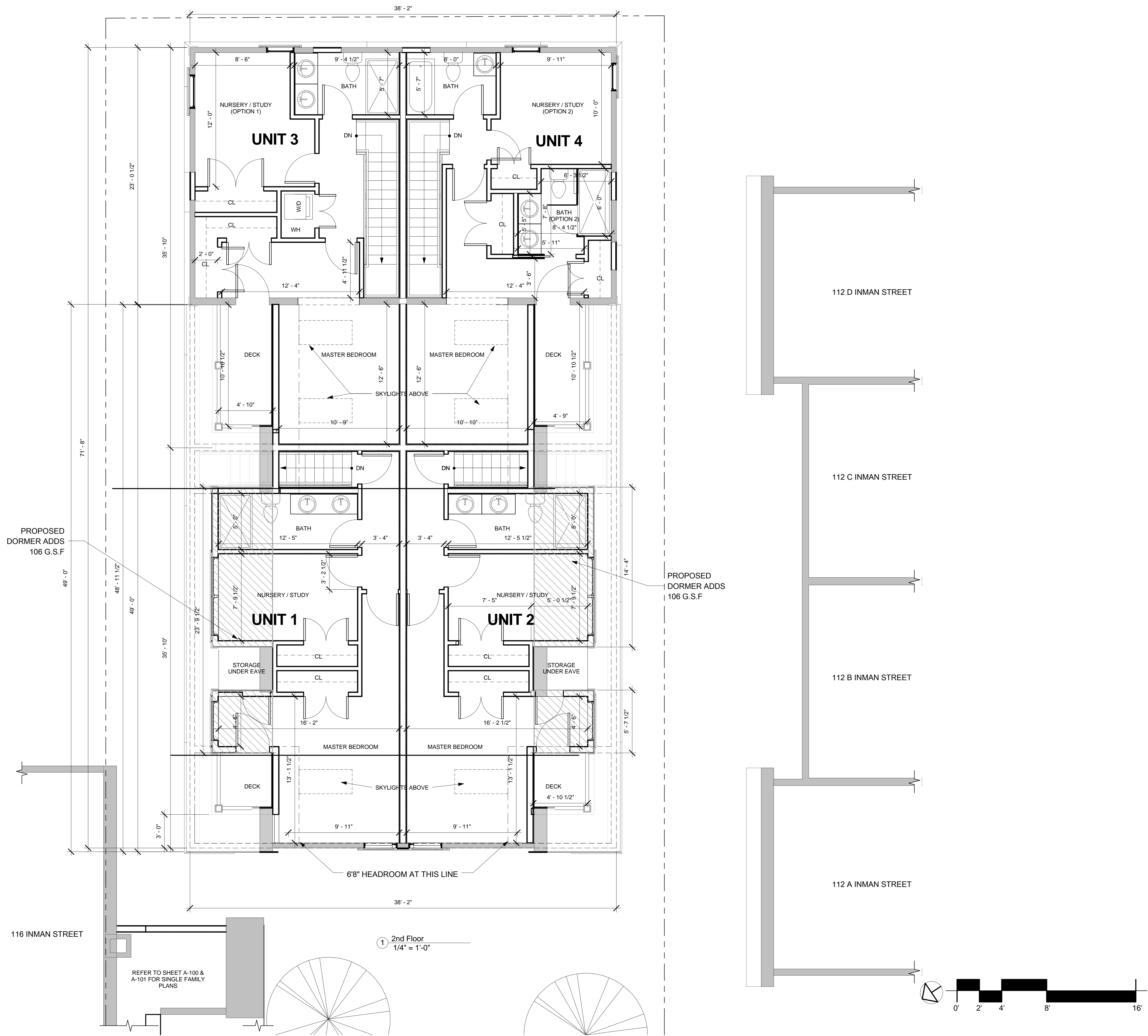
Proposed First Floor Plan (Church BLDG)

A-103
 INMAN STREET RESIDENCES

REFER TO SHEET A-100 & A-101 FOR SINGLE FAMILY PLANS

1st Floor
 1/4" = 1'-0"

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PROJECT NAME
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Scale	1/4" = 1'-0"

REVISIONS

No.	Description	Date

Proposed 2nd
 Floor Plan (Church
 BLDG)

A-104
 INMAN STREET RESIDENCES

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PROJECT NAME
INMAN STREET RESIDENCES

PROJECT ADDRESS
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CLIENT
11 DEVELOPMENT



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 TELEPHONE: 617-591-8682 FAX: 617-591-2086

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Date	11/02/2017
Drawn by	ERS
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Scale	1/4" = 1'-0"

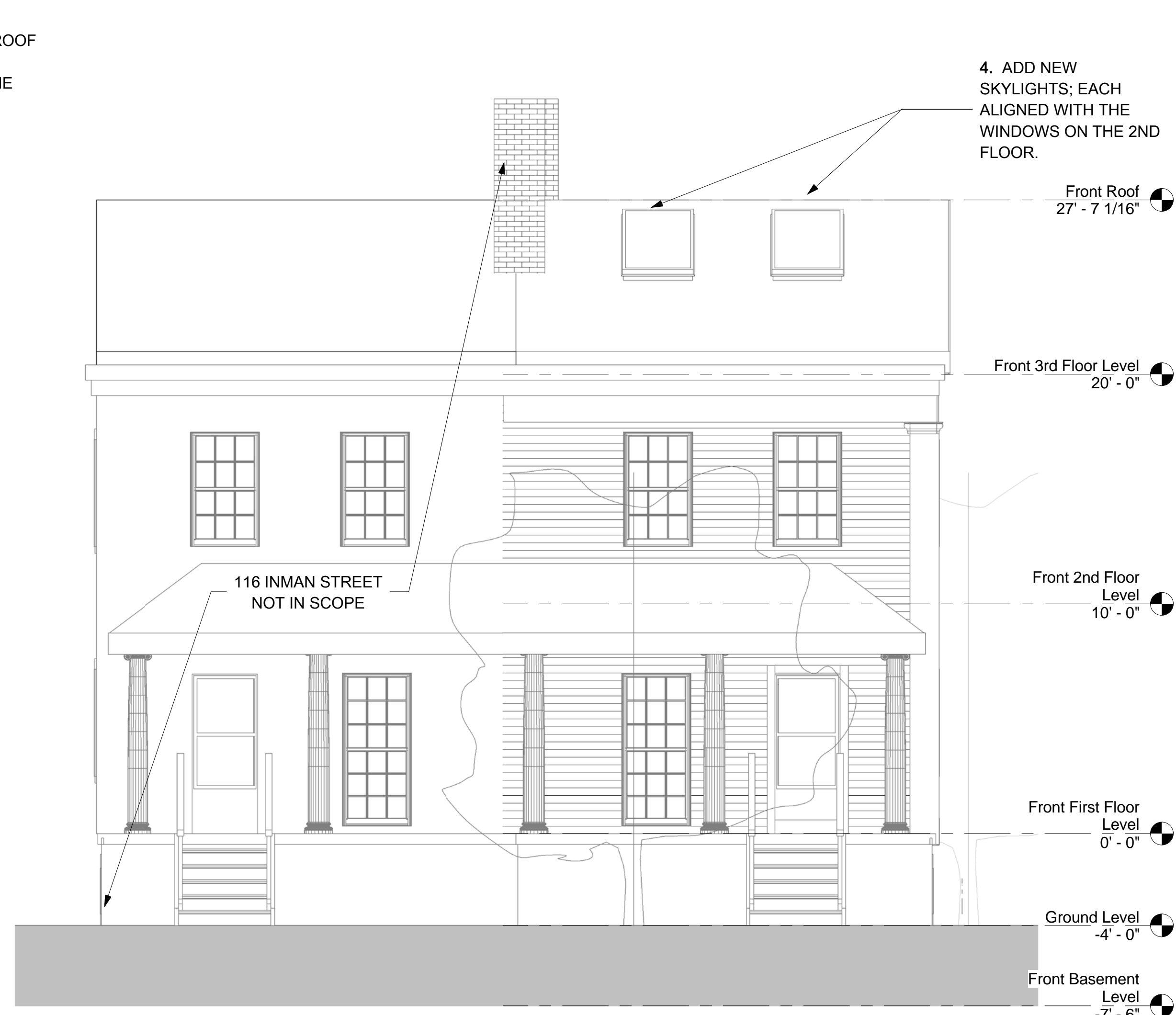
REVISIONS

No.	Description	Date

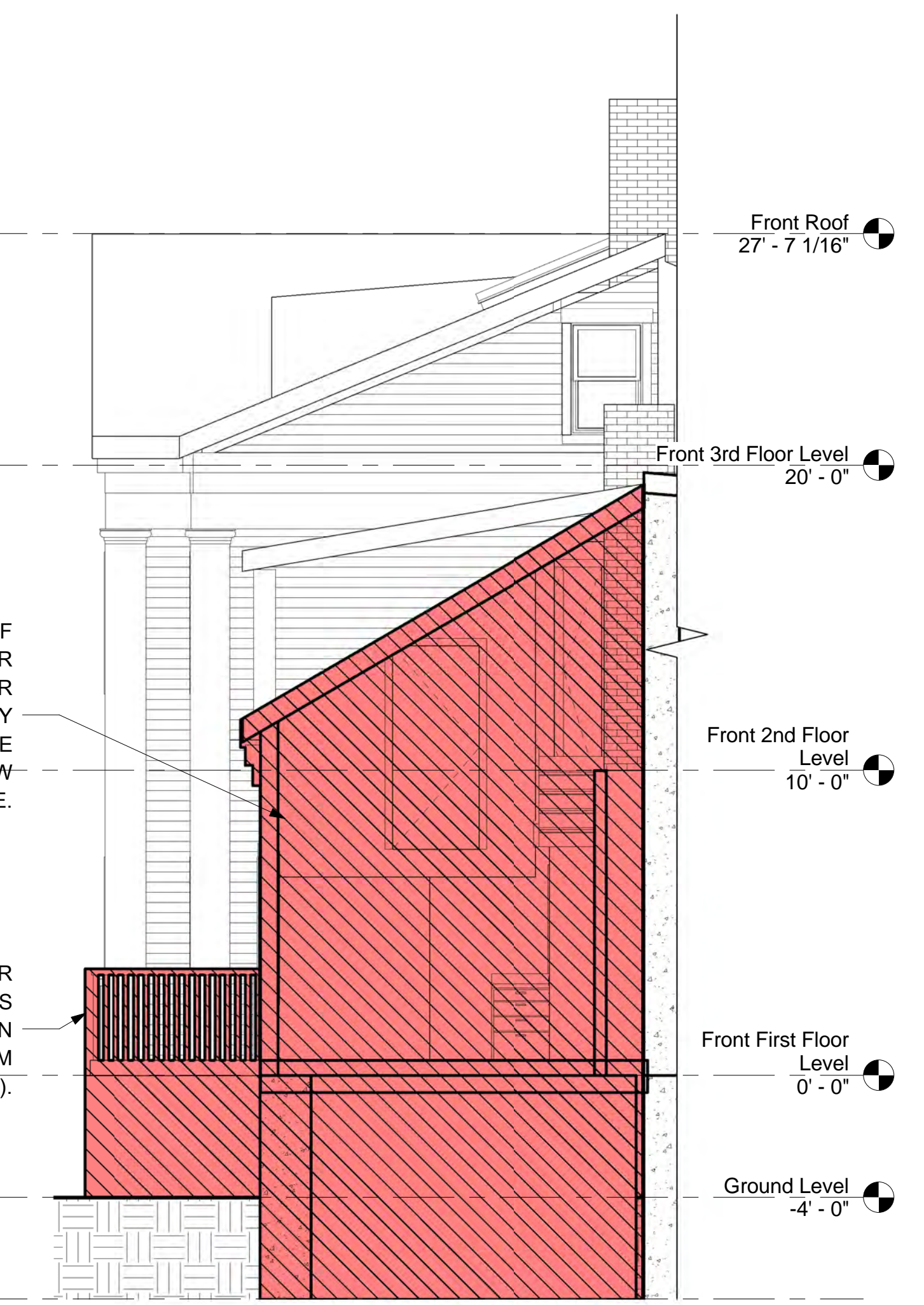
Proposed Roof
 Plan (Church
 BLDG)
A-105
 INMAN STREET RESIDENCES



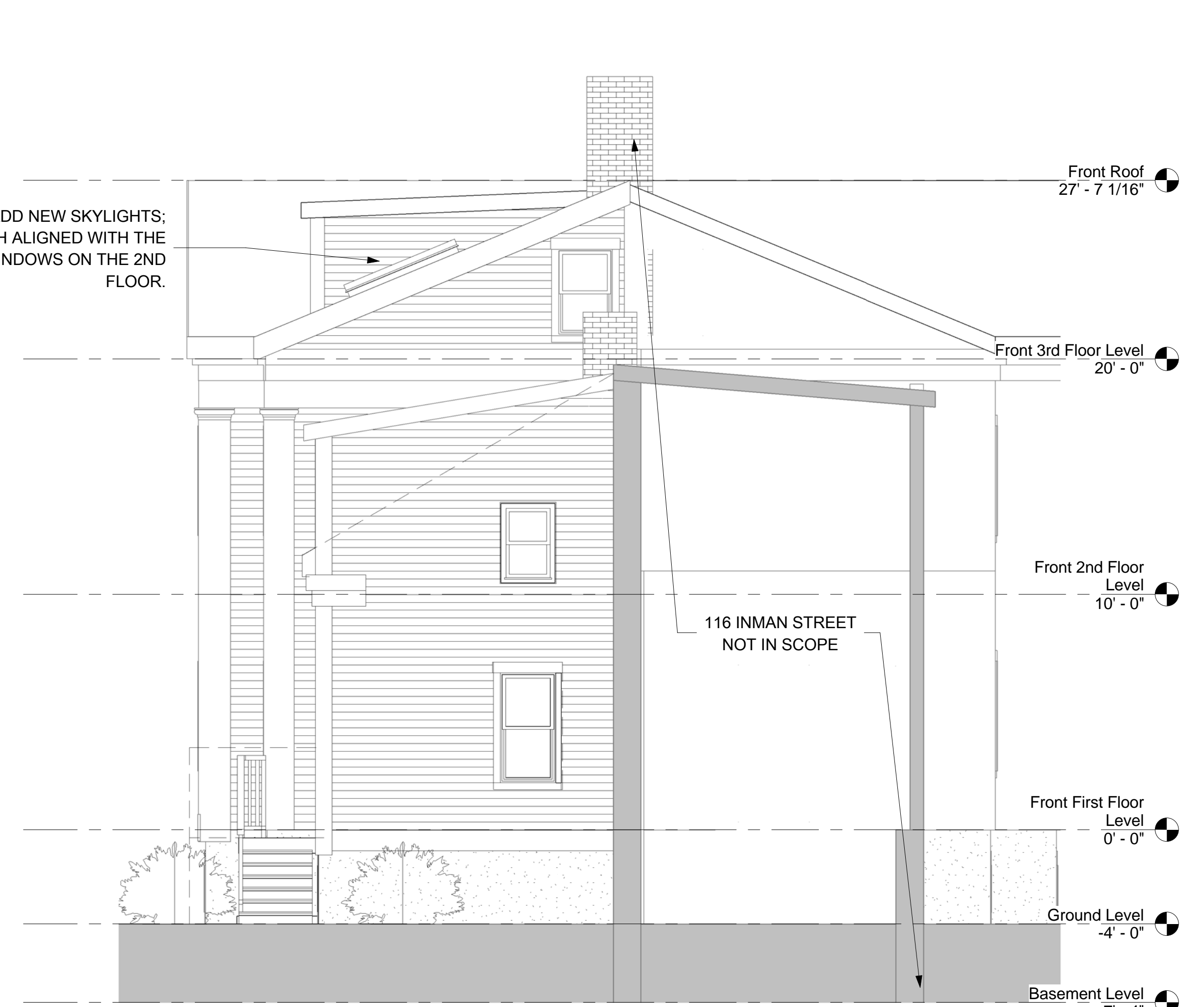
Existing Single Family-Inman Street Elevation
 1/4" = 1'-0"



Proposed Single Family-Inman Street Elevation
 1/4" = 1'-0"



Existing Single Family-Rear Elevation
 1/4" = 1'-0"

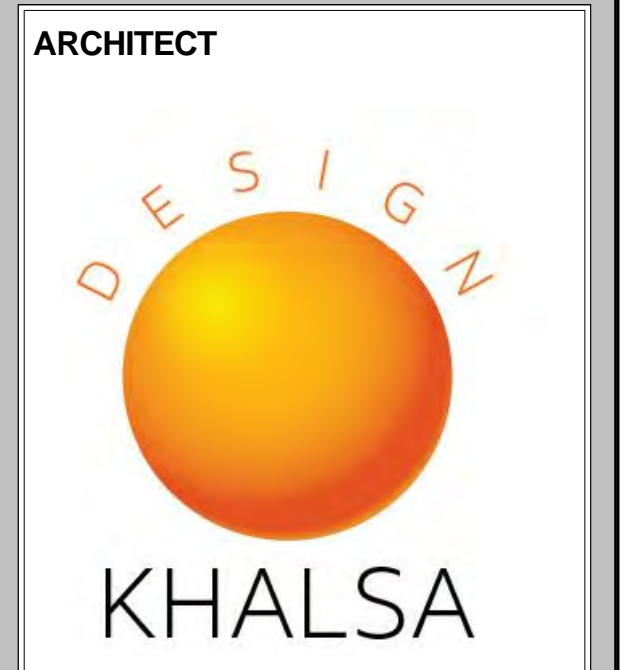


Proposed Single Family-Rear Elevation
 1/4" = 1'-0"

EXTERIOR CHANGES- SINGLE FAMILY BUILDING:
 1. REMOVE PORTION OF THE BUILDING AT REAR TO ACCOMMODATE FOR MULTIFAMILY CIRCULATION. REPLICATE EXISTING TRIM AT NEW FACADE. 239 G.F.A. TO BE REMOVED FROM BUILDING (53 S.F. ON 1ST FLOOR, 186 S.F. FROM SECOND FLOOR)
 2. REORIENT REAR PORCH AND STAIRS TOWARD COMMON WALKWAY (AWAY FROM DRIVEWAY).
 3. RE-CLAD BUILDING USING WOOD SIDING & TRIM
 4. ADD THREE NEW SKYLIGHTS; EACH ALIGNED WITH THE WINDOWS ON THE 2ND FLOOR. TWO SKLIGHTS SERVE THE MASTER BEDROOM, 1 SERVES THE BEDROOM BELOW. ADD NEW DORMER AT INTERSECTING GABLES.

EXTERIOR CHANGES- MULTIFAMILY BUILDING
 5. DEMO EXISTING STAIRS & DECKS OF LEFT SIDE OF THE BUILDING. ADD NEW AREAWAYS WITH UNIT ENTRIES ON BOTH SIDES OF THE BUILDING. PROVIDE NEW SIDING AT BASEMENT LEVEL ALONG AREAWAYS
 6. DEMO PORTIONS OF THE EXISTING ROOF & ADD TWO NEW DORMERS, FOUR NEW DECKS, & SIX NEW SKYLIGHTS. DORMERS OCCUPY +/-44% OF EXISTING EAVES
 7. REMOVE EXISTING WINDOWS AS REQUIRED BY UNIT LAYOUTS. LOWER SILLS OF EXISTING WINDOWS TO ACCOMMODATE FOR LOWERED FLOORS ON 1ST & 2ND FLOORS. ADD NEW WINDOWS AS REQUIRED BY PROGRAM; REFER TO PROPOSED FLOOR PLANS & ELEVATIONS.
 8. REPLACE EXISTING WINDOWS ON THE FRONT FACADE WITH NEW, "MONUMENTAL" WINDOWS & TRIM
 9. RE-CLAD BOTH BUILDINGS USING WOOD SIDING & TRIM

PROJECT NAME
INMAN STREET RESIDENCES
PROJECT ADDRESS
 114 INMAN STREET
 CAMBRIDGE, MA
CLIENT
 11 DEVELOPMENT



17 IVALOO STREET SUITE 400
 SOMERVILLE, MA 02143
 TELEPHONE: 617-591-8682 FAX: 617-591-2086

CONSULTANTS:
VERDANT LANDSCAPE ARCHITECTURE
 318 HARVARD STREET, SUITE 25
 BROOKLINE, MA 02446
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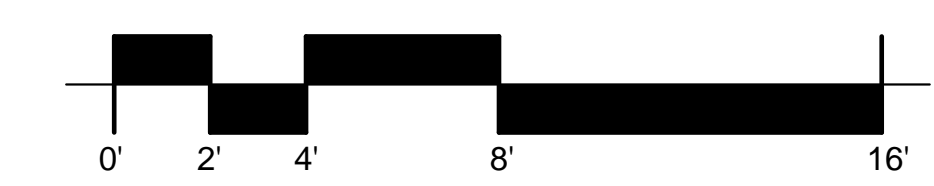
Project number	17030
Date	11/02/2017
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Checked by	JSK
Scale	1/4" = 1'-0"

REVISIONS

No.	Description	Date

Single Family Front & Rear Elevations

A-300
 INMAN STREET RESIDENCES



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4. DEMO PORTION OF ROOF & ADD NEW SKYLIGHTS; EACH ALIGNED WITH THE WINDOWS ON THE 2ND FLOOR. ADD NEW DORMER AT INTERSECTING GABLES.

1. REMOVE PORTION OF THE BUILDING AT REAR TO ACCOMMODATE FOR MULTIFAMILY CIRCULATION. REPLICATE EXISTING TRIM AT NEW FACADE.

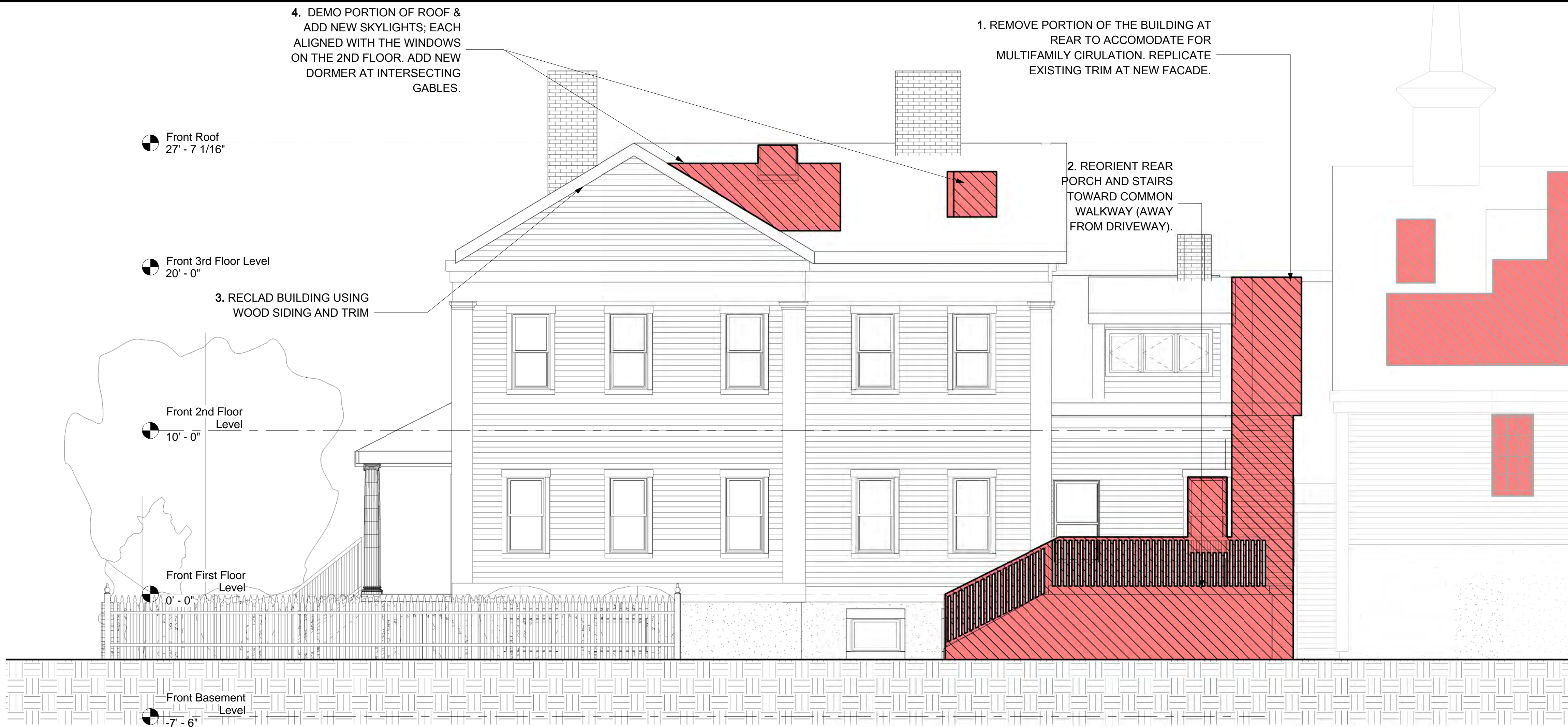
2. REORIENT REAR PORCH AND STAIRS TOWARD COMMON WALKWAY (AWAY FROM DRIVEWAY).

EXTERIOR CHANGES- SINGLE FAMILY BUILDING:

1. REMOVE PORTION OF THE BUILDING AT REAR TO ACCOMMODATE FOR MULTIFAMILY CIRCULATION. REPLICATE EXISTING TRIM AT NEW FACADE. 239 G.F.A. TO BE REMOVED FROM BUILDING (53 S.F. ON 1ST FLOOR, 186 S.F. FROM SECOND FLOOR)
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EXTERIOR CHANGES- MULTIFAMILY BUILDING

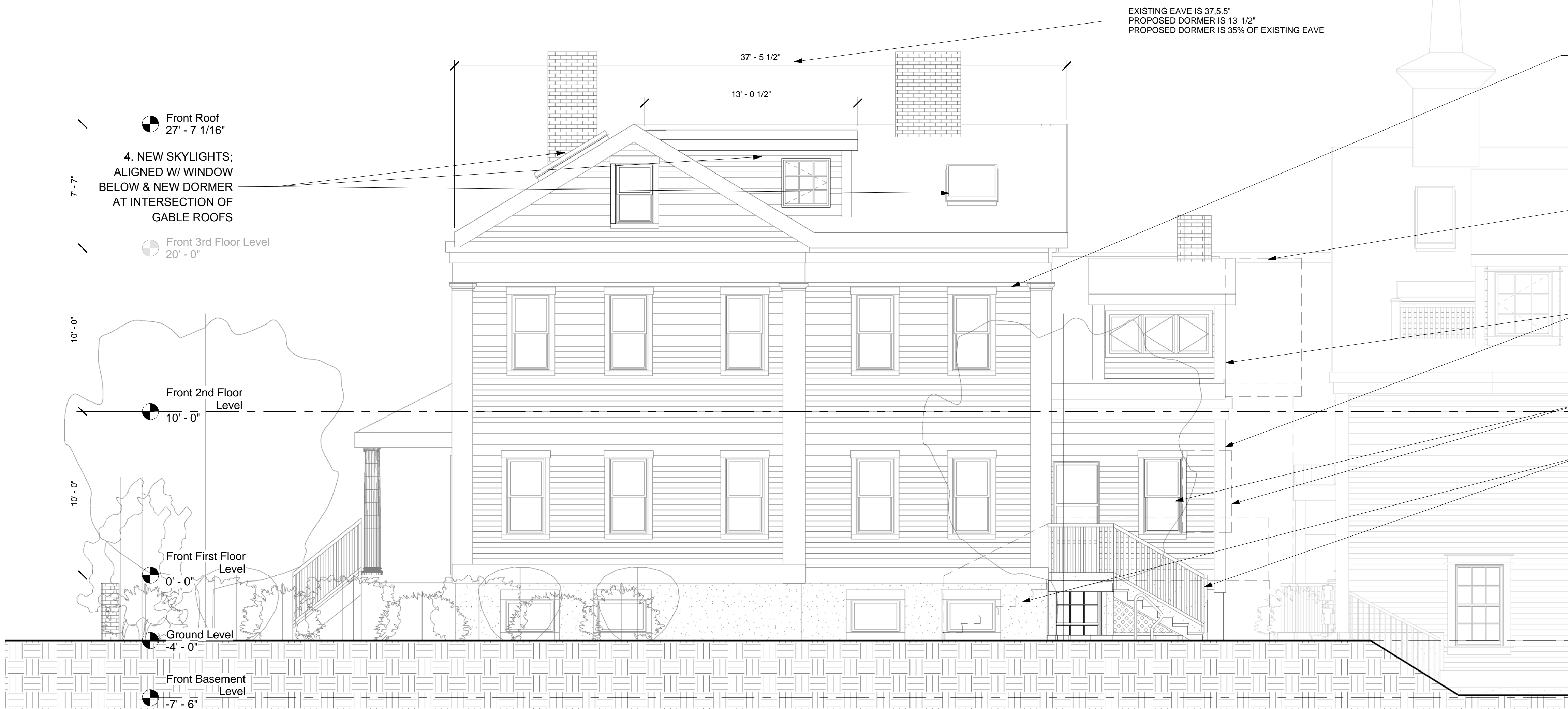
5. DEMO EXISTING STAIRS & DECKS OF LEFT SIDE OF THE BUILDING. ADD NEW AREAWAYS WITH UNIT ENTRIES ON BOTH SIDES OF THE BUILDING. PROVIDE NEW SIDING AT BASEMENT LEVEL ALONG AREAWAYS
6. DEMO PORTIONS OF THE EXISTING ROOF & ADD TWO NEW DORMERS, FOUR NEW DECKS, & SIX NEW SKYLIGHTS. DORMERS OCCUPY +/-44% OF EXISTING EAVES
7. REMOVE EXISTING WINDOWS AS REQUIRED BY UNIT LAYOUTS. LOWER SILLS OF EXISTING WINDOWS TO ACCOMMODATE FOR LOWERED FLOORS ON 1ST & 2ND FLOORS. ADD NEW WINDOWS AS REQUIRED BY PROGRAM; REFER TO PROPOSED FLOOR PLANS & ELEVATIONS.
8. REPLACE EXISTING WINDOWS ON THE FRONT FACADE WITH NEW, "MONUMENTAL" WINDOWS & TRIM
9. RE-CLAD BOTH BUILDINGS USING WOOD SIDING & TRIM



① Existing Right Side Elevation
1/4" = 1'-0"

REFER TO SHEET A-302 & A-303 FOR RIGHT SIDE CHURCH ELEVATION

EXISTING EAVE IS 37'-5 1/2"
PROPOSED DORMER IS 13'-1/2"
PROPOSED DORMER IS 35% OF EXISTING EAVE



② Single Family-Right Side Elevation
1/4" = 1'-0"

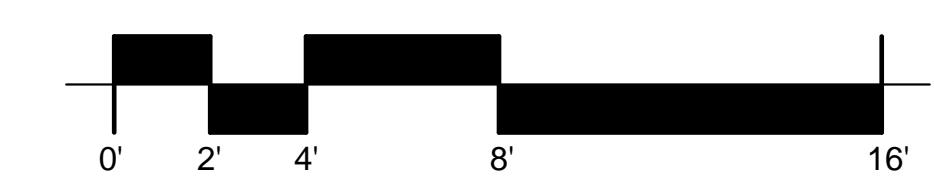
3. RECLAD BUILDING USING WOOD SIDING & TRIM

1. REMOVE PORTION OF SINGLE FAMILY BUILDING TO ACCOMMODATE FOR MULTIFAMILY ACCESS / CIRCULATION

1. ALIGN NEW REAR EXTERIOR WALL WITH EXISTING 2ND FLOOR DORMER; REPLICATE EXISTING TRIM AT NEW FACADE

RELOCATE EXISTING WINDOW; ALIGN WITH CENTER-OF WINDOWS ABOVE

REORIENT STAIR



PROJECT NAME
INMAN STREET RESIDENCES

PROJECT ADDRESS
114 INMAN STREET
CAMBRIDGE, MA

CLIENT
11 DEVELOPMENT



17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682 FAX: 617-591-2086

CONSULTANTS:
VERDANT LANDSCAPE ARCHITECTURE
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REGISTRATION

Project number	17030
Date	11/02/2017
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Scale	As indicated

REVISIONS

No.	Description	Date

Right Side Single Family Elevations

A-301
INMAN STREET RESIDENCES

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PROJECT NAME
INMAN STREET RESIDENCES

PROJECT ADDRESS
 114 INMAN STREET
 CAMBRIDGE, MA

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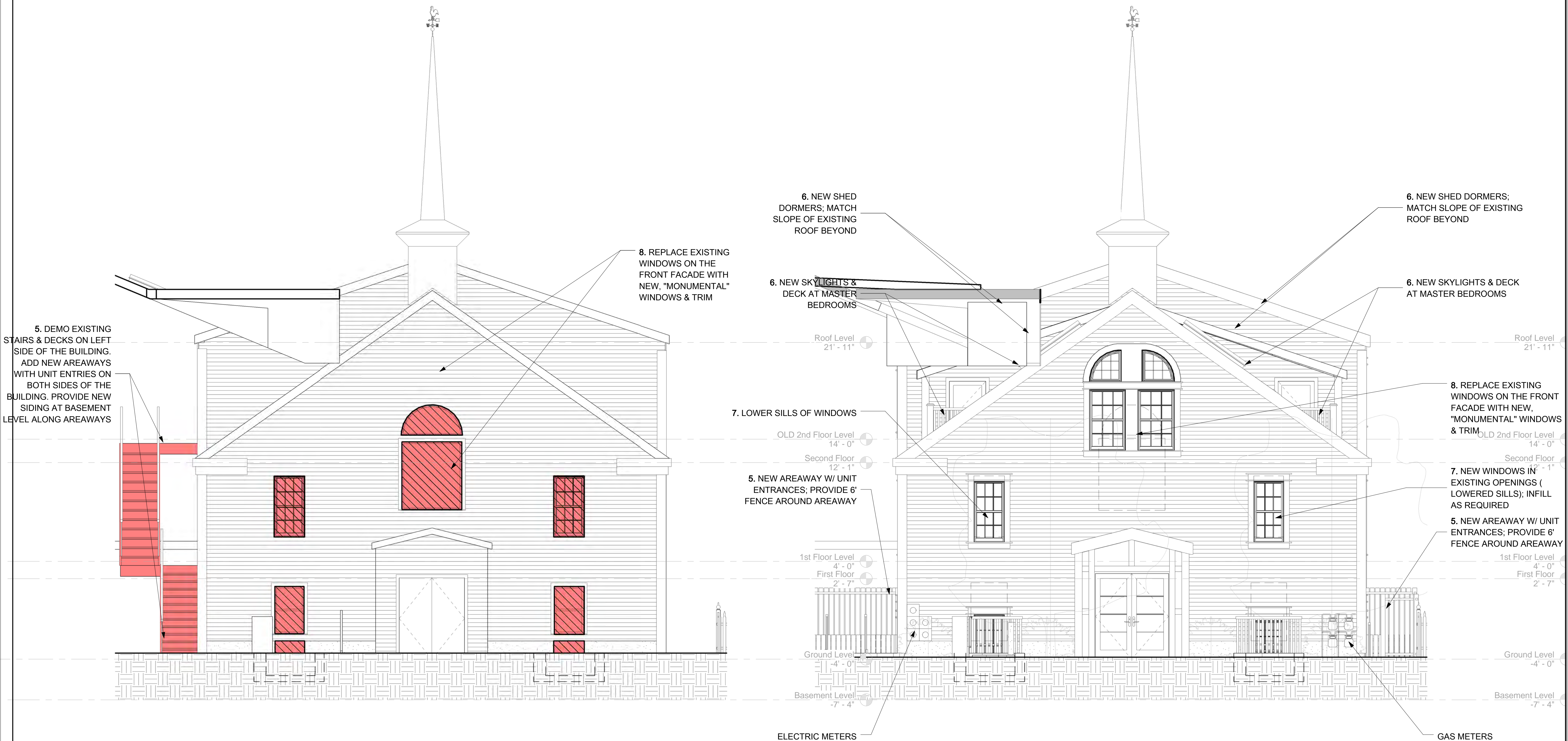
**Proposed Front
 Elevation (Church
 Bldg)**

A-302

INMAN STREET RESIDENCES

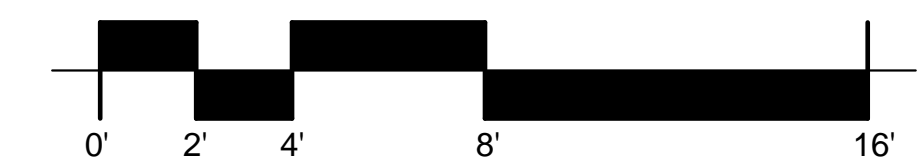
- EXTERIOR CHANGES- SINGLE FAMILY BUILDING:**
1. REMOVE PORTION OF THE BUILDING AT REAR TO ACCOMMODATE FOR MULTIFAMILY CIRCULATION. REPLICATE EXISTING TRIM AT NEW FACADE. 239 G.F.A. TO BE REMOVED FROM BUILDING (53 S.F. ON 1ST FLOOR, 186 S.F. FROM SECOND FLOOR)
 2. REORIENT REAR PORCH AND STAIRS TOWARD COMMON WALKWAY (AWAY FROM DRIVEWAY).
 3. RE-CLAD BUILDING USING WOOD SIDING & TRIM
 4. ADD THREE NEW SKYLIGHTS; EACH ALIGNED WITH THE WINDOWS ON THE 2ND FLOOR. TWO SKYLIGHTS SERVE THE MASTER BEDROOM, 1 SERVES THE BEDROOM BELOW. ADD NEW DORMER AT INTERSECTING GABLES.

- EXTERIOR CHANGES- MULTIFAMILY BUILDING**
5. DEMO EXISTING STAIRS & DECKS OF LEFT SIDE OF THE BUILDING. ADD NEW AREAWAYS WITH UNIT ENTRIES ON BOTH SIDES OF THE BUILDING. PROVIDE NEW SIDING AT BASEMENT LEVEL ALONG AREAWAYS
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 8. REPLACE EXISTING WINDOWS ON THE FRONT FACADE WITH NEW, "MONUMENTAL" WINDOWS & TRIM
 9. RE-CLAD BOTH BUILDINGS USING WOOD SIDING & TRIM



② Existing Church-Front Elevation
 1/4" = 1'-0"

① Church-Front Elevation
 1/4" = 1'-0"



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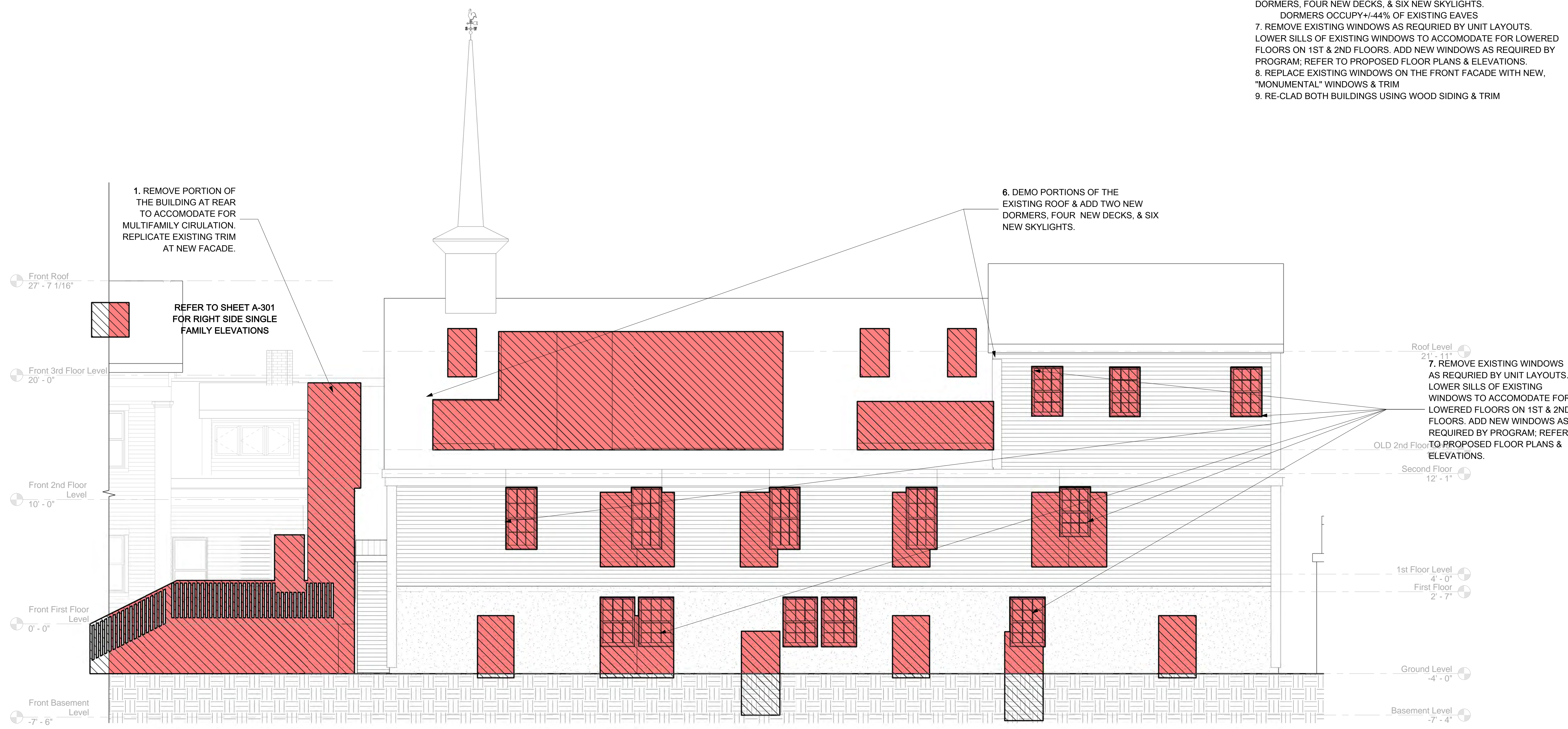
No.	Description	Date

Existing Right Side
 Church Elevation

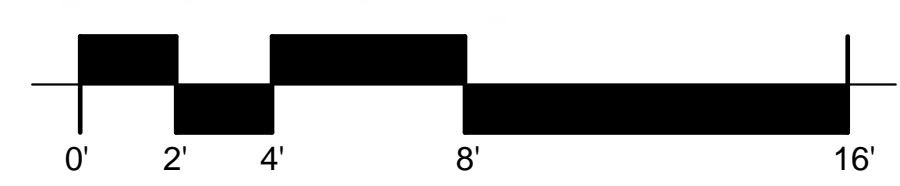
A-303
 INMAN STREET RESIDENCES

EXTERIOR CHANGES- SINGLE FAMILY BUILDING:
 1. REMOVE PORTION OF THE BUILDING AT REAR TO ACCOMMODATE FOR MULTIFAMILY CIRCULATION. REPLICATE EXISTING TRIM AT NEW FACADE.
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EXTERIOR CHANGES- MULTIFAMILY BUILDING
 5. DEMO EXISTING STAIRS & DECKS OF LEFT SIDE OF THE BUILDING. ADD NEW AREAWAYS WITH UNIT ENTRIES ON BOTH SIDES OF THE BUILDING. PROVIDE NEW SIDING AT BASEMENT LEVEL ALONG AREAWAYS
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① Existing Right Side Elevation Copy 1
 1/4" = 1'-0"



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EXTERIOR CHANGES- SINGLE FAMILY BUILDING:

1. REMOVE PORTION OF THE BUILDING AT REAR TO ACCOMMODATE FOR MULTIFAMILY CIRCULATION. REPLICATE EXISTING TRIM AT NEW FACADE. 239 G.F.A. TO BE REMOVED FROM BUILDING (53 S.F. ON 1ST FLOOR, 186 S.F. FROM SECOND FLOOR)
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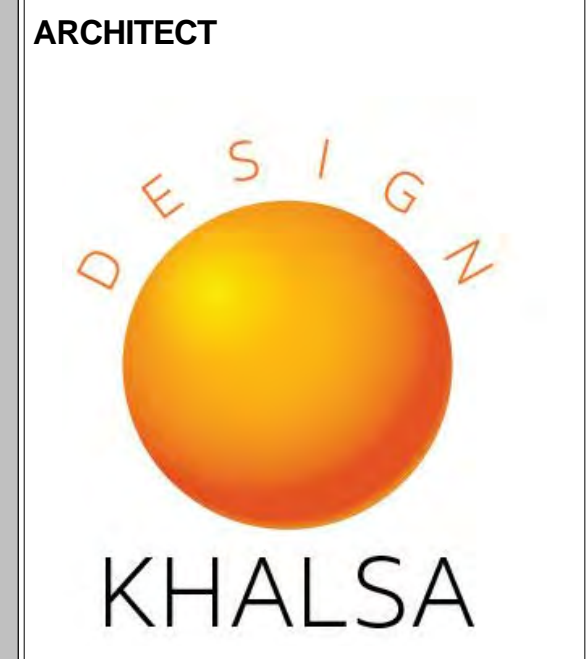
EXTERIOR CHANGES- MULTIFAMILY BUILDING

5. DEMO EXISTING STAIRS & DECKS OF LEFT SIDE OF THE BUILDING. ADD NEW AREAWAYS WITH UNIT ENTRIES ON BOTH SIDES OF THE BUILDING. PROVIDE NEW SIDING AT BASEMENT LEVEL ALONG AREAWAYS
6. DEMO PORTIONS OF THE EXISTING ROOF & ADD TWO NEW DORMERS, FOUR NEW DECKS, & SIX NEW SKYLIGHTS. DORMERS OCCUPY +/-44% OF EXISTING EAVES
7. REMOVE EXISTING WINDOWS AS REQUIRED BY UNIT LAYOUTS. LOWER SILLS OF EXISTING WINDOWS TO ACCOMMODATE FOR LOWERED FLOORS ON 1ST & 2ND FLOORS. ADD NEW WINDOWS AS REQUIRED BY PROGRAM; REFER TO PROPOSED FLOOR PLANS & ELEVATIONS.
8. REPLACE EXISTING WINDOWS ON THE FRONT FACADE WITH NEW, "MONUMENTAL" WINDOWS & TRIM
9. RE-CLAD BOTH BUILDINGS USING WOOD SIDING & TRIM

PROJECT NAME
INMAN STREET RESIDENCES

PROJECT ADDRESS
 114 INMAN STREET
 CAMBRIDGE, MA

CLIENT
 11 DEVELOPMENT



17 IVALOO STREET SUITE 400
 SOMERVILLE, MA 02143
 TELEPHONE: 617-591-8682 FAX: 617-591-2086

CONSULTANTS:
 VERDANT LANDSCAPE ARCHITECTURE
 318 HARVARD STREET, SUITE 25
 BROOKLINE, MA 02446
 (617)-735-1180

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REGISTRATION

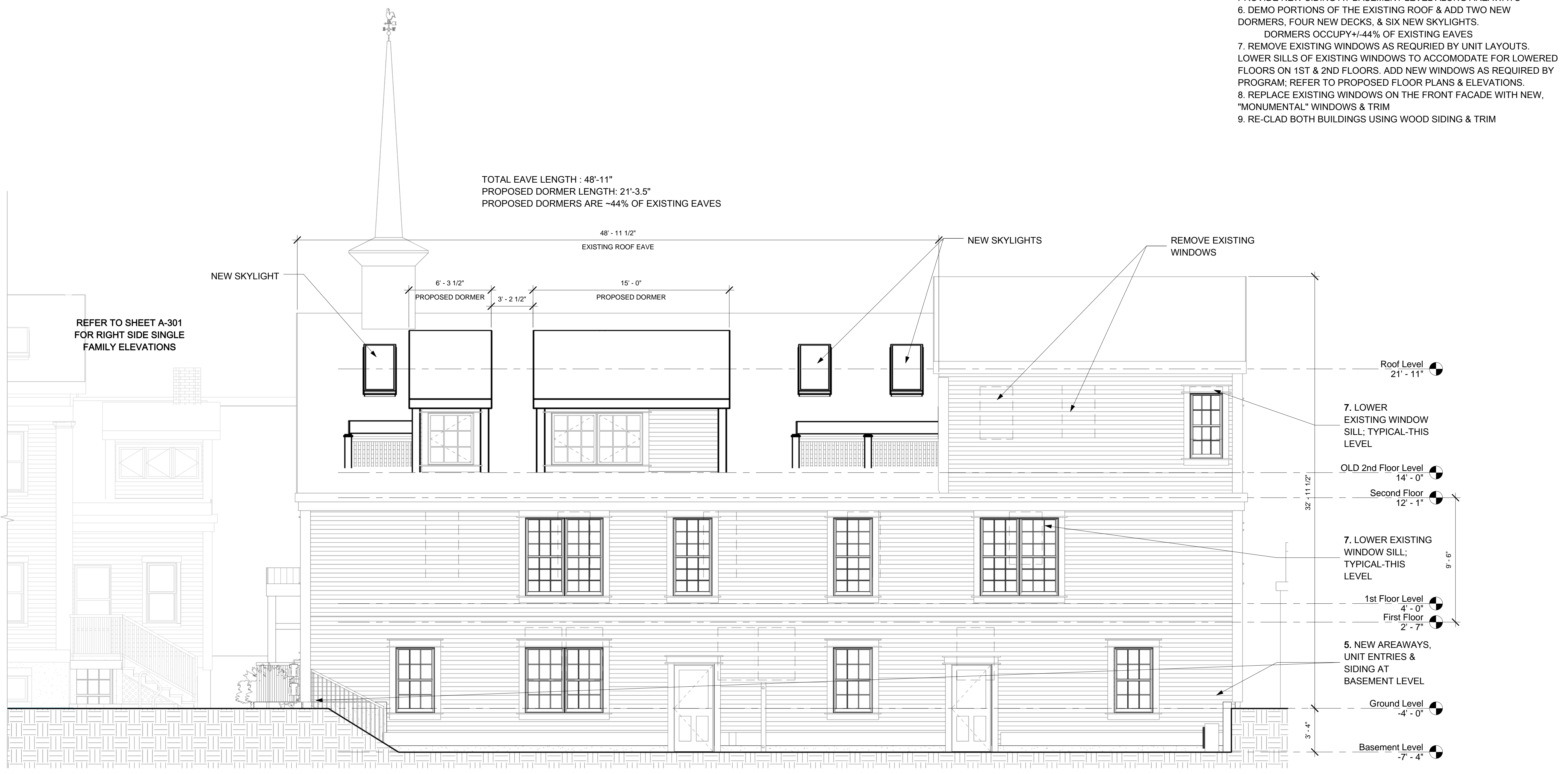
Project number	17030
Date	11/02/2017
Drawn by	ERS
Checked by	JSK
Scale	As indicated

REVISIONS

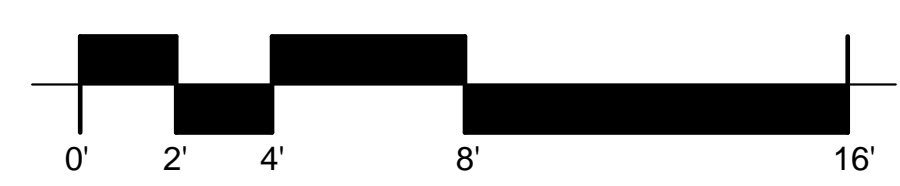
No.	Description	Date

Proposed Right Side Church Elevation

A-304
 INMAN STREET RESIDENCES



1 Church-Right Side Elevation
 1/4" = 1'-0"



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PROJECT NAME
INMAN STREET RESIDENCES

PROJECT ADDRESS
 114 INMAN STREET
 CAMBRIDGE, MA

CLIENT
11 DEVELOPMENT



17 IVALOO STREET SUITE 400
 SOMERVILLE, MA 02143
 TELEPHONE: 617-591-8682 FAX: 617-591-2086

CONSULTANTS:
 VERDANT LANDSCAPE ARCHITECTURE
 318 HARVARD STREET, SUITE 25
 BROOKLINE, MA 02446
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REGISTRATION

Project number 17030
 Date 11/02/2017
 Drawn by ERS
 Checked by JSK
 Scale 1/4" = 1'-0"

REVISIONS

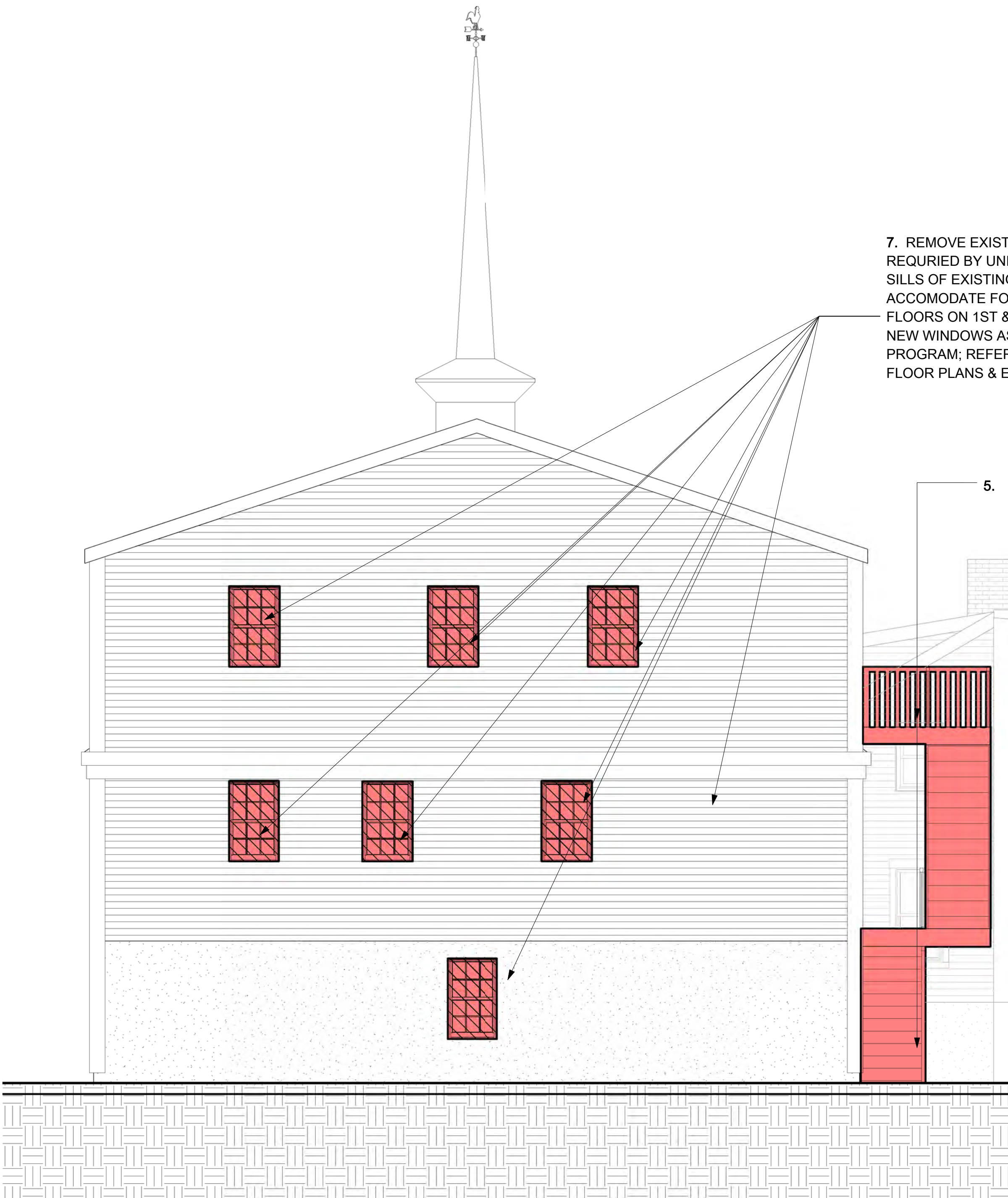
No.	Description	Date

Rear Church Elevations

A-305
 INMAN STREET RESIDENCES

- EXTERIOR CHANGES- SINGLE FAMILY BUILDING:**
1. REMOVE PORTION OF THE BUILDING AT REAR TO ACCOMMODATE FOR MULTIFAMILY CIRCULATION. REPLICATE EXISTING TRIM AT NEW FACADE. 239 G.F.A. TO BE REMOVED FROM BUILDING (53 S.F. ON 1ST FLOOR, 186 S.F. FROM SECOND FLOOR)
 2. REORIENT REAR PORCH AND STAIRS TOWARD COMMON WALKWAY (AWAY FROM DRIVEWAY).
 3. RE-CLAD BUILDING USING WOOD SIDING & TRIM
 4. ADD THREE NEW SKYLIGHTS; EACH ALIGNED WITH THE WINDOWS ON THE 2ND FLOOR. TWO SKYLIGHTS SERVE THE MASTER BEDROOM, 1 SERVES THE BEDROOM BELOW. ADD NEW DORMER AT INTERSECTING GABLES.

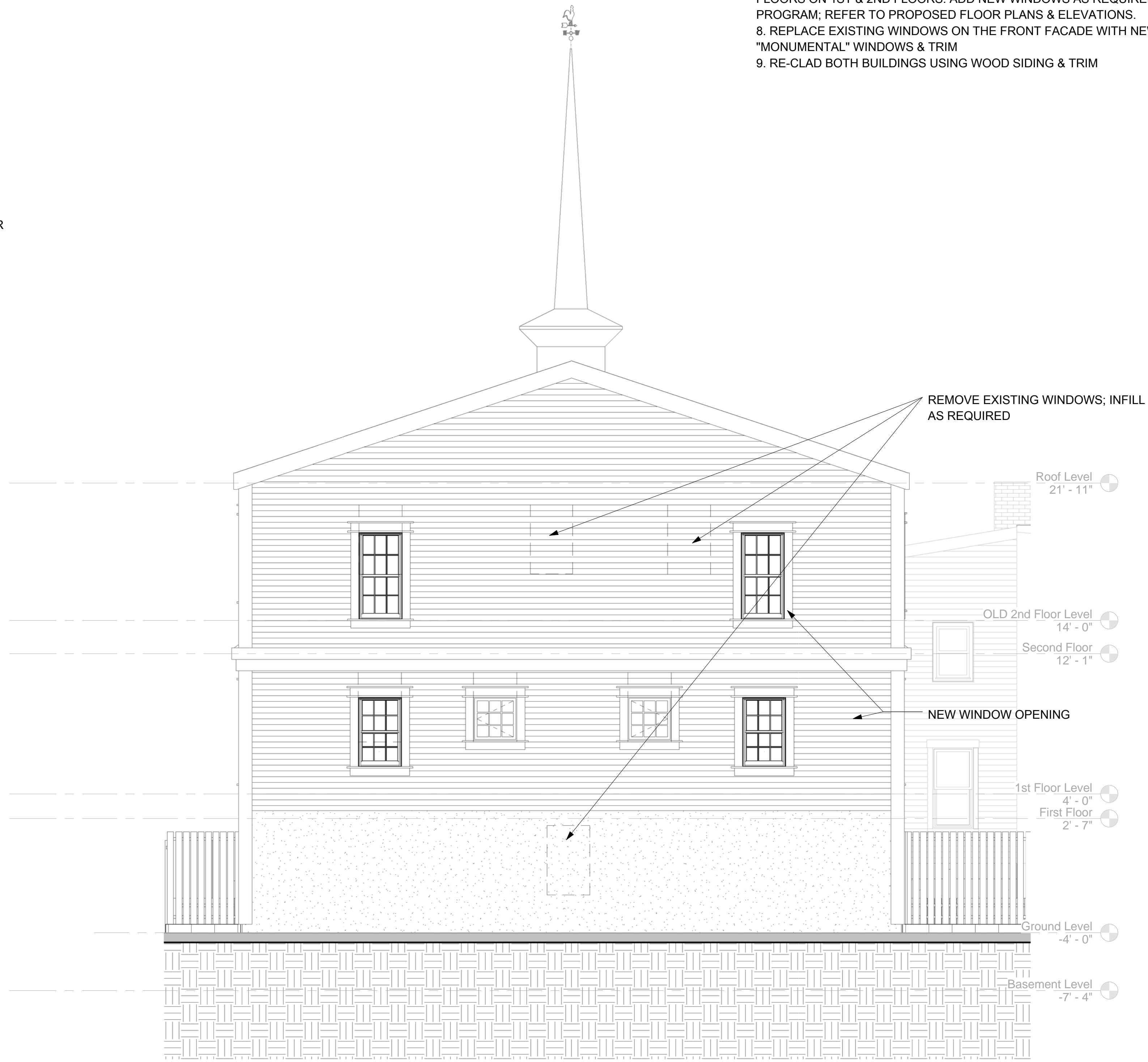
- EXTERIOR CHANGES- MULTIFAMILY BUILDING**
5. DEMO EXISTING STAIRS & DECKS OF LEFT SIDE OF THE BUILDING. ADD NEW AREAWAYS WITH UNIT ENTRIES ON BOTH SIDES OF THE BUILDING. PROVIDE NEW SIDING AT BASEMENT LEVEL ALONG AREAWAYS
 6. DEMO PORTIONS OF THE EXISTING ROOF & ADD TWO NEW DORMERS, FOUR NEW DECKS, & SIX NEW SKYLIGHTS. DORMERS OCCUPY +/-44% OF EXISTING EAVES
 7. REMOVE EXISTING WINDOWS AS REQUIRED BY UNIT LAYOUTS. LOWER SILLS OF EXISTING WINDOWS TO ACCOMMODATE FOR LOWERED FLOORS ON 1ST & 2ND FLOORS. ADD NEW WINDOWS AS REQUIRED BY PROGRAM; REFER TO PROPOSED FLOOR PLANS & ELEVATIONS.
 8. REPLACE EXISTING WINDOWS ON THE FRONT FACADE WITH NEW, "MONUMENTAL" WINDOWS & TRIM
 9. RE-CLAD BOTH BUILDINGS USING WOOD SIDING & TRIM



7. REMOVE EXISTING WINDOWS AS REQUIRED BY UNIT LAYOUTS. LOWER SILLS OF EXISTING WINDOWS TO ACCOMMODATE FOR LOWERED FLOORS ON 1ST & 2ND FLOORS. ADD NEW WINDOWS AS REQUIRED BY PROGRAM; REFER TO PROPOSED FLOOR PLANS & ELEVATIONS

5.

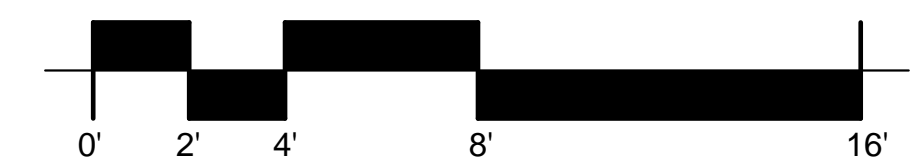
① Existing Church-Rear Elevation
 1/4" = 1'-0"



REMOVE EXISTING WINDOWS; INFILL AS REQUIRED

NEW WINDOW OPENING

② Church-Rear Elevation
 1/4" = 1'-0"



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EXTERIOR CHANGES- SINGLE FAMILY BUILDING:

1. REMOVE PORTION OF THE BUILDING AT REAR TO ACCOMMODATE FOR MULTIFAMILY CIRCULATION. REPLICATE EXISTING TRIM AT NEW FACADE. 239 G.F.A. TO BE REMOVED FROM BUILDING (53 S.F. ON 1ST FLOOR, 186 S.F. FROM SECOND FLOOR)
2. REORIENT REAR PORCH AND STAIRS TOWARD COMMON WALKWAY (AWAY FROM DRIVEWAY).
3. RE-CLAD BUILDING USING WOOD SIDING & TRIM
4. ADD THREE NEW SKYLIGHTS; EACH ALIGNED WITH THE WINDOWS ON THE 2ND FLOOR. TWO SKYLIGHTS SERVE THE MASTER BEDROOM, 1 SERVES THE BEDROOM BELOW. ADD NEW DORMER AT INTERSECTING GABLES.

EXTERIOR CHANGES- MULTIFAMILY BUILDING

5. DEMO EXISTING STAIRS & DECKS OF LEFT SIDE OF THE BUILDING. ADD NEW AREAWAYS WITH UNIT ENTRIES ON BOTH SIDES OF THE BUILDING. PROVIDE NEW SIDING AT BASEMENT LEVEL ALONG AREAWAYS
6. DEMO PORTIONS OF THE EXISTING ROOF & ADD TWO NEW DORMERS, FOUR NEW DECKS, & SIX NEW SKYLIGHTS. DORMERS OCCUPY +/-44% OF EXISTING EAVES
7. REMOVE EXISTING WINDOWS AS REQUIRED BY UNIT LAYOUTS. LOWER SILLS OF EXISTING WINDOWS TO ACCOMMODATE FOR LOWERED FLOORS ON 1ST & 2ND FLOORS. ADD NEW WINDOWS AS REQUIRED BY PROGRAM; REFER TO PROPOSED FLOOR PLANS & ELEVATIONS.
8. REPLACE EXISTING WINDOWS ON THE FRONT FACADE WITH NEW, "MONUMENTAL" WINDOWS & TRIM
9. RE-CLAD BOTH BUILDINGS USING WOOD SIDING & TRIM

PROJECT NAME

INMAN STREET RESIDENCES

PROJECT ADDRESS

114 INMAN STREET
CAMBRIDGE, MA

CLIENT

11 DEVELOPMENT

ARCHITECT



17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682 FAX: 617-591-2086

CONSULTANTS:

VERDANT LANDSCAPE ARCHITECTURE
318 HARVARD STREET, SUITE 25
BROOKLINE, MA 02446
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REGISTRATION

Project number	17030
Date	11/02/2017
Drawn by	ERS
Checked by	JSK
Scale	1/4" = 1'-0"

REVISIONS

No.	Description	Date

Existing Left Side
Church Elevation

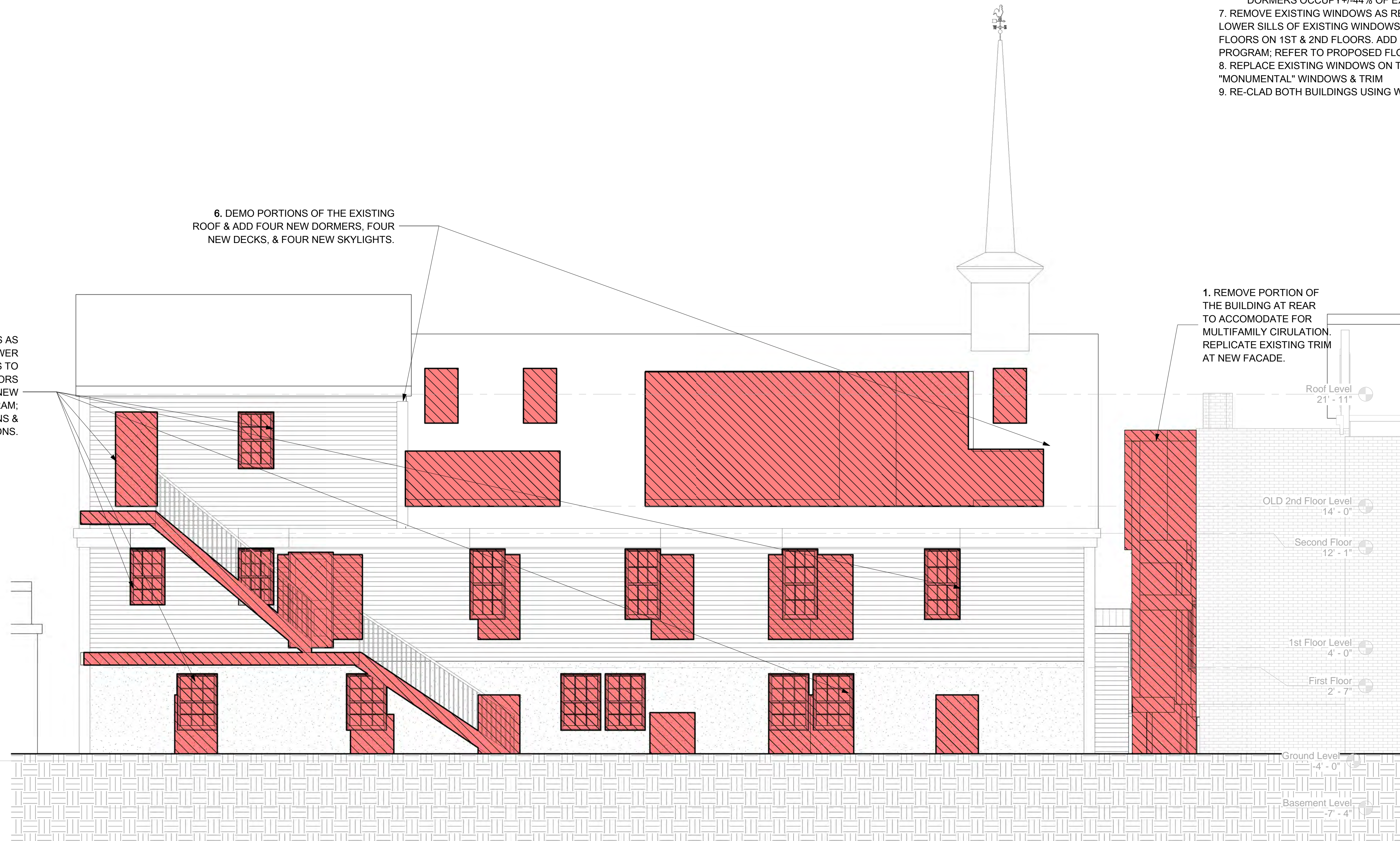
A-306

INMAN STREET RESIDENCES

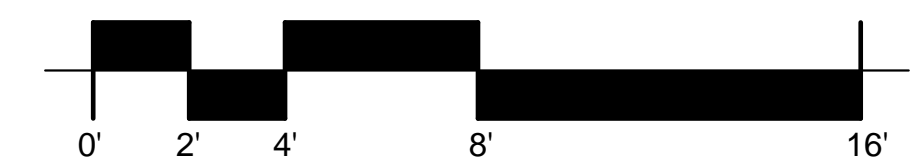
6. DEMO PORTIONS OF THE EXISTING ROOF & ADD FOUR NEW DORMERS, FOUR NEW DECKS, & FOUR NEW SKYLIGHTS.

1. REMOVE PORTION OF THE BUILDING AT REAR TO ACCOMMODATE FOR MULTIFAMILY CIRCULATION. REPLICATE EXISTING TRIM AT NEW FACADE.

7. REMOVE EXISTING WINDOWS AS REQUIRED BY UNIT LAYOUTS. LOWER SILLS OF EXISTING WINDOWS TO ACCOMMODATE FOR LOWERED FLOORS ON 1ST & 2ND FLOORS. ADD NEW WINDOWS AS REQUIRED BY PROGRAM; REFER TO PROPOSED FLOOR PLANS & ELEVATIONS.



1 Existing Church-Left Side Elevation
1/4" = 1'-0"



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EXTERIOR CHANGES- SINGLE FAMILY BUILDING:
 1. REMOVE PORTION OF THE BUILDING AT REAR TO ACCOMMODATE FOR MULTIFAMILY CIRCULATION. REPLICATE EXISTING TRIM AT NEW FACADE. 239 G.F.A. TO BE REMOVED FROM BUILDING (53 S.F. ON 1ST FLOOR, 186 S.F. FROM SECOND FLOOR)
 2. REORIENT REAR PORCH AND STAIRS TOWARD COMMON WALKWAY (AWAY FROM DRIVEWAY).
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 4. ADD THREE NEW SKYLIGHTS; EACH ALIGNED WITH THE WINDOWS ON THE 2ND FLOOR. TWO SKYLIGHTS SERVE THE MASTER BEDROOM, 1 SERVES THE BEDROOM BELOW. ADD NEW DORMER AT INTERSECTING GABLES.

EXTERIOR CHANGES- MULTIFAMILY BUILDING
 5. DEMO EXISTING STAIRS & DECKS OF LEFT SIDE OF THE BUILDING. ADD NEW AREAWAYS WITH UNIT ENTRIES ON BOTH SIDES OF THE BUILDING. PROVIDE NEW SIDING AT BASEMENT LEVEL ALONG AREAWAYS
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 8. REPLACE EXISTING WINDOWS ON THE FRONT FACADE WITH NEW, "MONUMENTAL" WINDOWS & TRIM
 9. RE-CLAD BOTH BUILDINGS USING WOOD SIDING & TRIM

PROJECT NAME
INMAN STREET RESIDENCES

PROJECT ADDRESS
 114 INMAN STREET
 CAMBRIDGE, MA

CLIENT
 11 DEVELOPMENT



17 IVALOO STREET SUITE 400
 SOMERVILLE, MA 02143
 TELEPHONE: 617-591-8682 FAX: 617-591-2086

CONSULTANTS:
 VERDANT LANDSCAPE ARCHITECTURE
 318 HARVARD STREET, SUITE 25
 BROOKLINE, MA 02446
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REGISTRATION

Project number 17030
 Date 11/02/2017
 Drawn by ERS
 Checked by JSK
 Scale 1/4" = 1'-0"

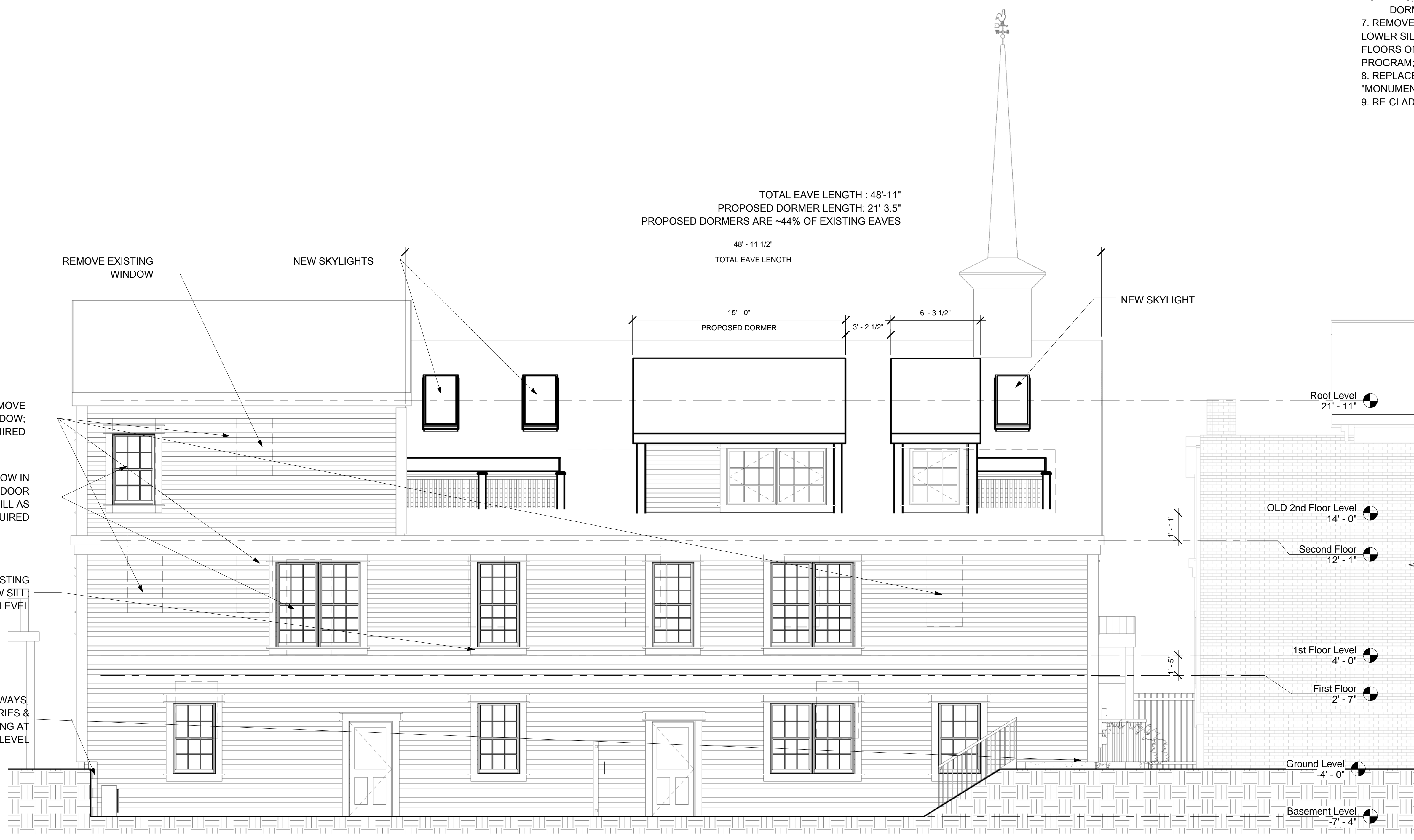
REVISIONS

No.	Description	Date

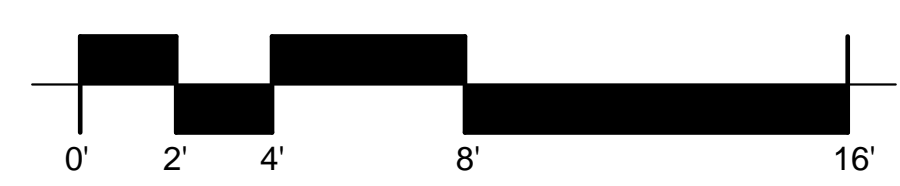
Proposed Left Side
 Church Elevation

A-307

INMAN STREET RESIDENCES



① Church-Left Side Elevation
 1/4" = 1'-0"



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PROJECT NAME
INMAN STREET RESIDENCES

PROJECT ADDRESS
114 INMAN STREET
CAMBRIDGE, MA

CLIENT
11 DEVELOPMENT



17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682 FAX: 617-591-2086

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VERDANT LANDSCAPE ARCHITECTURE
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Scale

REVISIONS

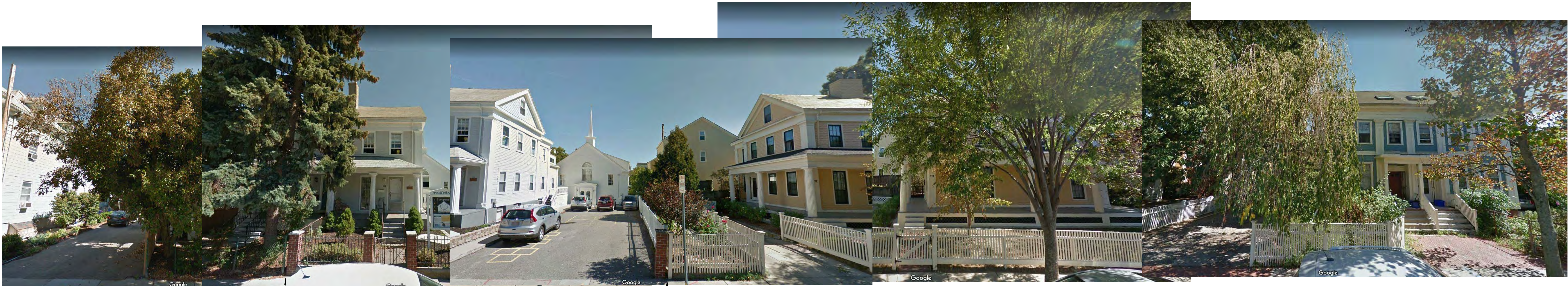
No.	Description	Date

Neighborhood
Photos

AV-1

INMAN STREET RESIDENCES

11/02/2017 4:50:56 PM \\kg-server\Draw\1717030_Silver-112-114 Inman\03 Drawings\00_ARCH_SD_DDI\7030-114 Inman St Cambridge 2017.10.31.rvt



SITE: 114 INMAN STREET



OPPOSITE LEFT SITE



OPPOSITE LEFT SITE



OPPOSITE RIGHT OF SITE



VIEW UP INMAN STREET
(TOWARD HAMPSHIRE ST)



VIEW DOWN INMAN STREET
(TOWARD BROADWAY)

PROJECT NAME
INMAN STREET RESIDENCES

PROJECT ADDRESS
 114 INMAN STREET
 CAMBRIDGE, MA

CLIENT
11 DEVELOPMENT



17 IVALOO STREET SUITE 400
 SOMERVILLE, MA 02143
 TELEPHONE: 617-591-8682 FAX: 617-591-2086

CONSULTANTS:
 VERDANT LANDSCAPE ARCHITECTURE
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REGISTRATION

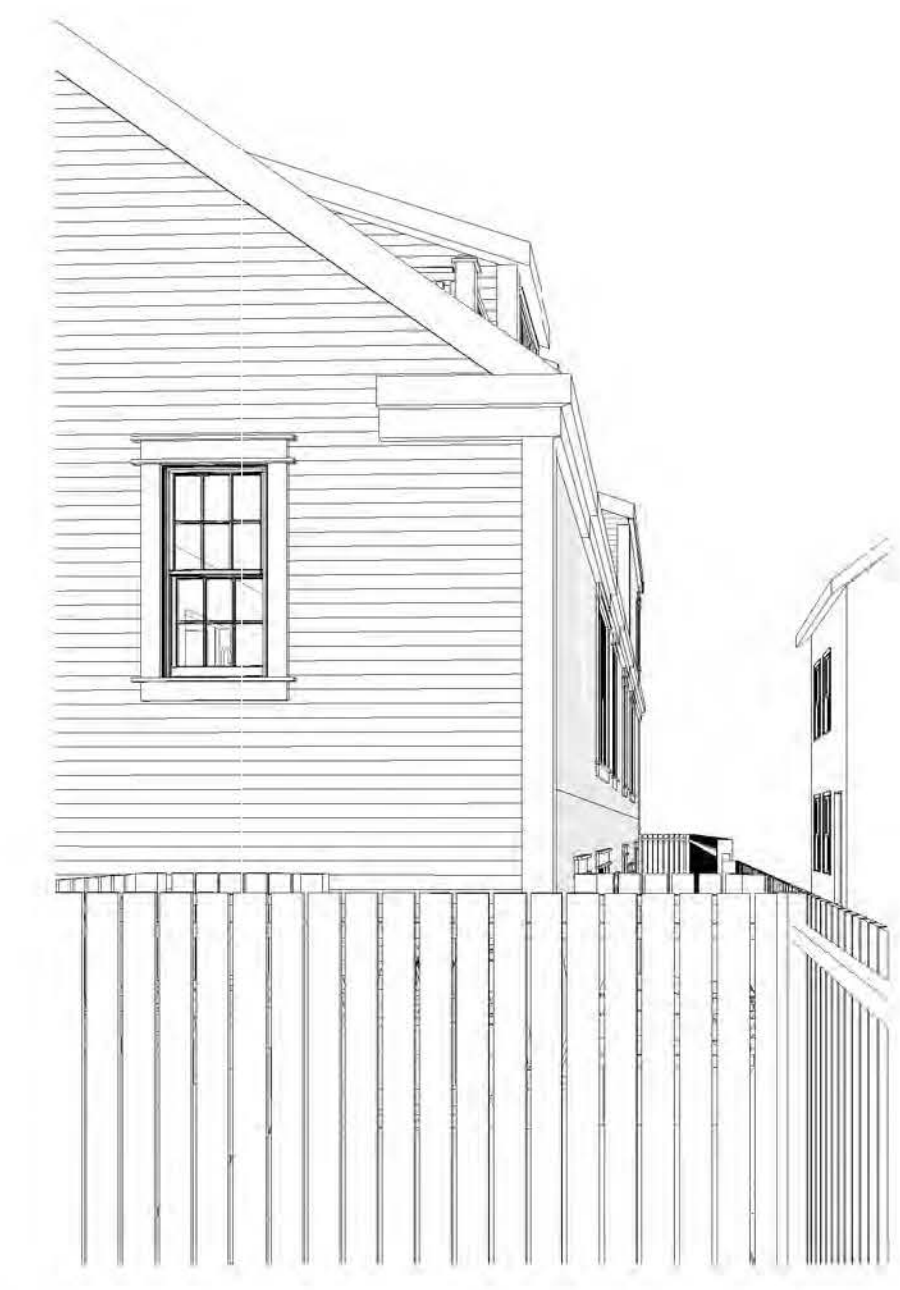
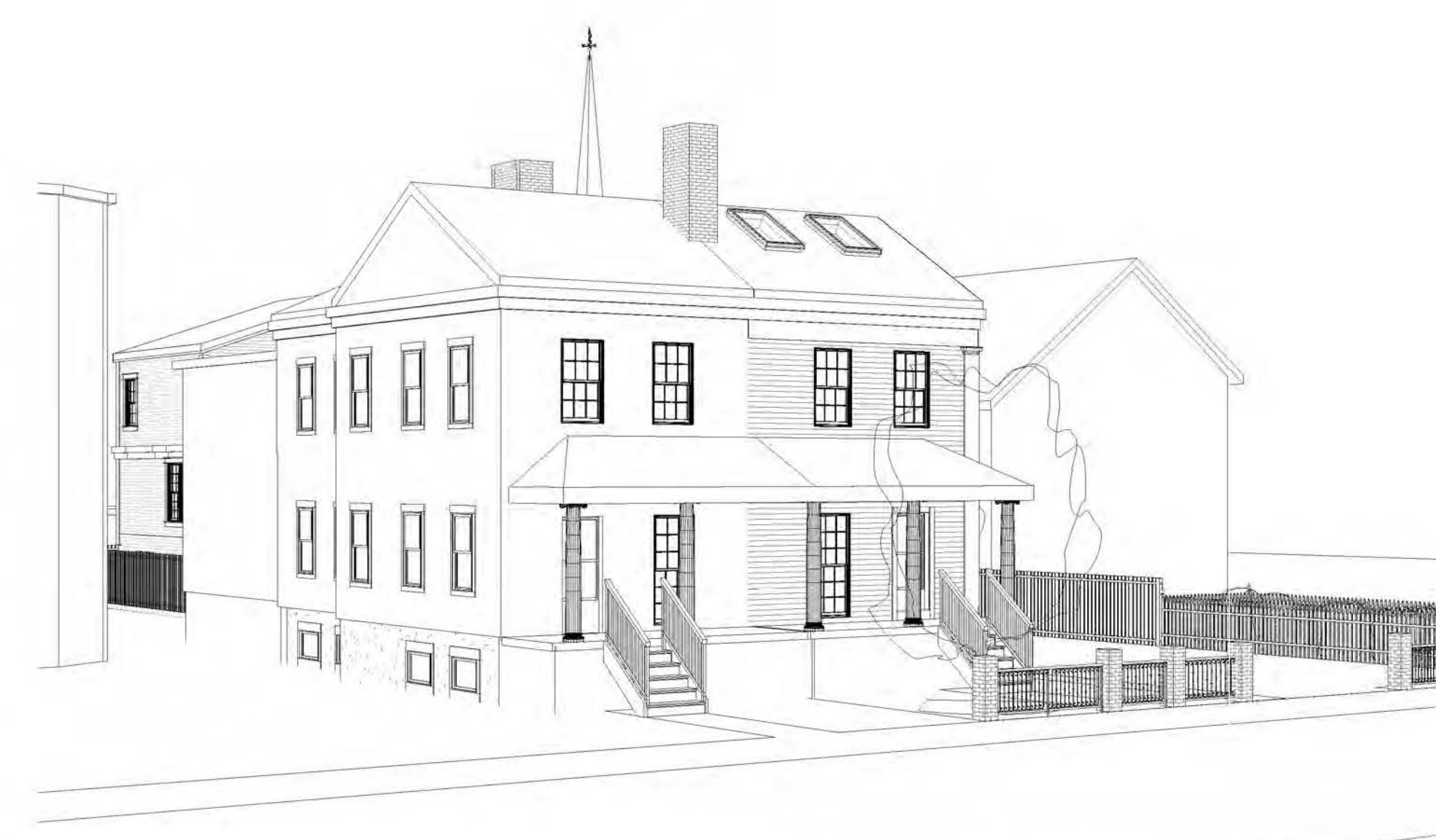
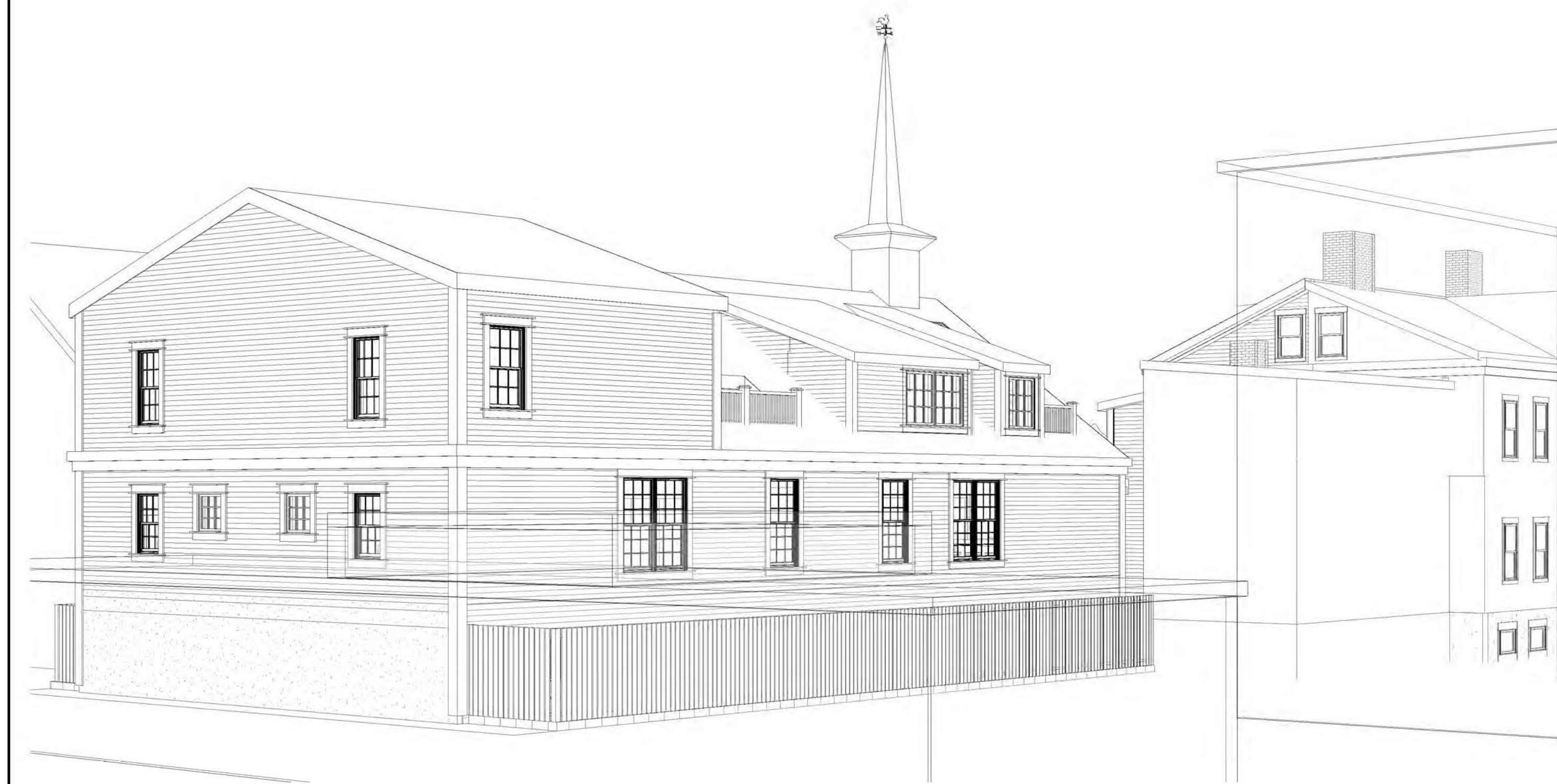
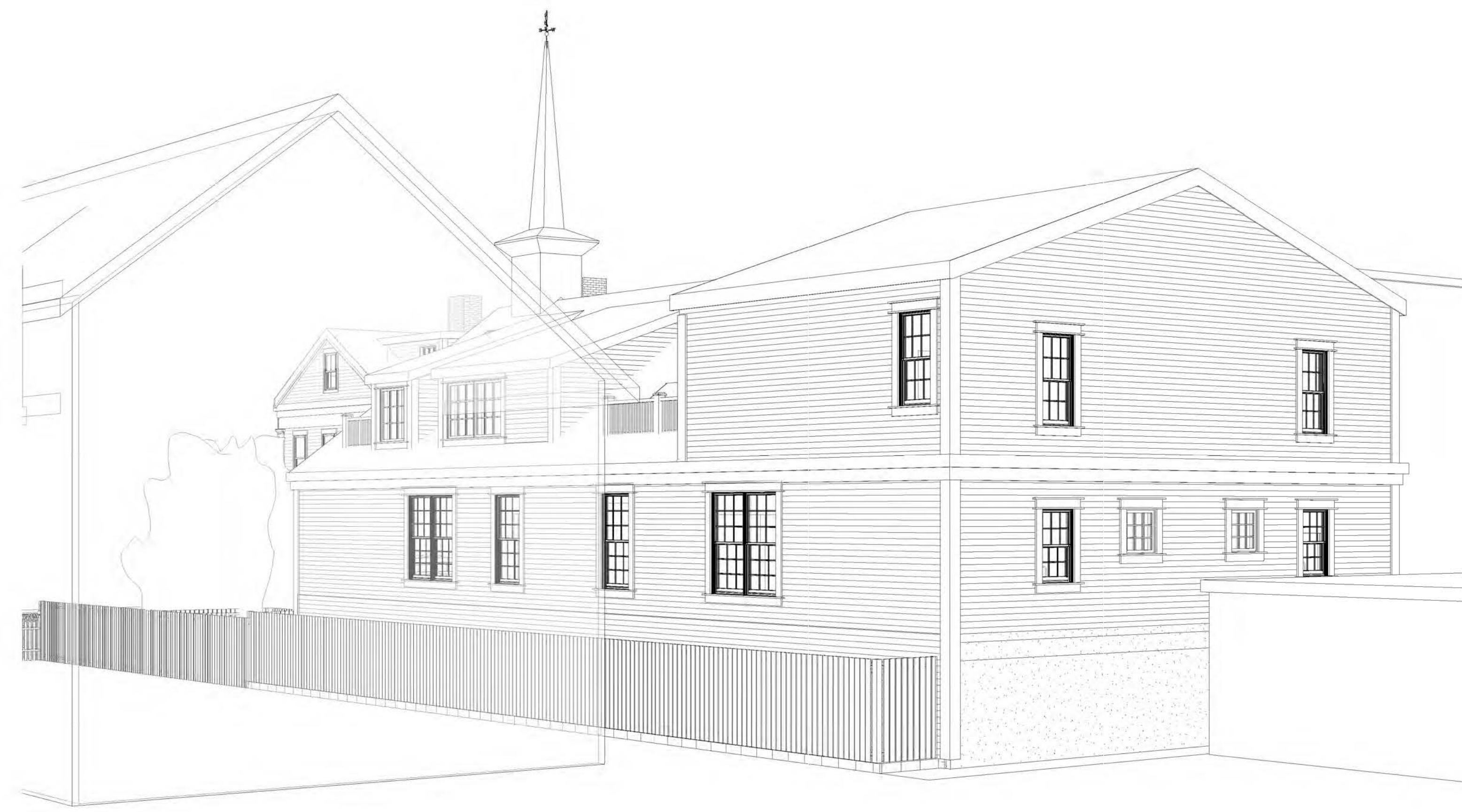
Project number 17030
 Date 11/02/2017
 Drawn by ERS
 Checked by JSK
 Scale

REVISIONS

No.	Description	Date

Perspectives

AV-2
 INMAN STREET RESIDENCES



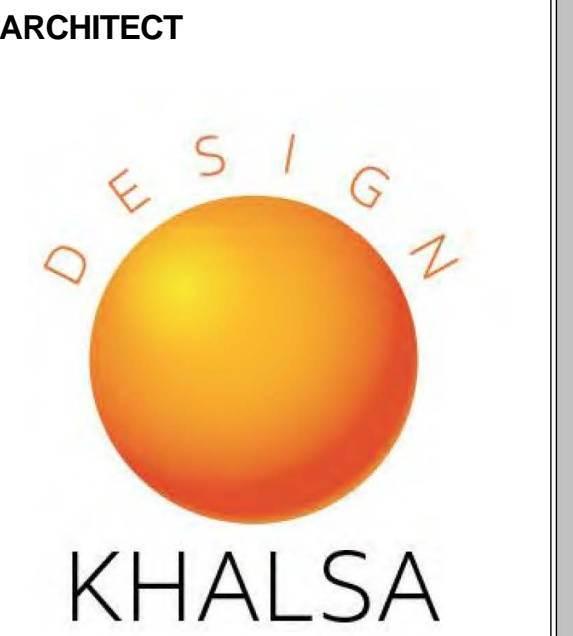
⑤ View down Alleyway (Right Side Yard)



PROJECT NAME
INMAN STREET RESIDENCES

PROJECT ADDRESS
 114 INMAN STREET
 CAMBRIDGE, MA

CLIENT
11 DEVELOPMENT



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 SOMERVILLE, MA 02143
 TELEPHONE: 617-591-8682 FAX: 617-591-2086

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Project number	17030
Date	11/02/2017
Drawn by	ERS
Checked by	JSK
Scale	

REVISIONS

No.	Description	Date

Rendering

AV-3

INMAN STREET RESIDENCES

114 Inman St.

Petitioner

110-12
PAVAO, MANUEL J, MANUEL ANTINIO,
JOSE PAIS JORGE, BEATRICE E HUNT &
JOSE PAIS JORGE, TRS
116 INMAN ST
CAMBRIDGE, MA 02139

110-14
JORGE, JOSE P.
TRUSTEE OF JORGE FAMILY REALTY TRUST.
118 INMAN ST
CAMBRIDGE, MA 02139

JAMES J. RAFFERTY, ESQ.
675 MASS AVENUE
CAMBRIDGE, MA 02139

110-23
SPINOSA, CARLO R., & MARY L. SPINOSA
153 AMORY ST.
CAMBRIDGE, MA 02139

110-24
LYMAN, MELA & MOLLIE LYMAN
147 AMORY ST
CAMBRIDGE, MA 02139

110-25
PIRES, MARIA H. & CELESTINO PIRES
135 AMORY ST
CAMBRIDGE, MA 02139

110-26
PIRES, MARIA & CELESTINO PIRES TRUSTEE,
THE M.G. REALTY TRUST
135 AMORY ST
CAMBRIDGE, MA 02139

110-93
COSTA, LUIZ S,
TR. 119 123-125 AMORY REALTY TRUST
23 JOHNSON RD
ARLINGTON, MA 02474

110-101
AMIR, RHONDA ROMEO
C/O ROSENBERG, AARON &
LYDIA CARMICHAEL
CAMBRIDGE, MA 02139

110-101
ROMERO, HERNAN & TERRI J. XIAO
108.5 INMAN ST., #2
CAMBRIDGE, MA 02139

110-101
WICHERS, CHRISTINE & THOMAS E. KEANE
108 1/2 INMAN ST. UNIT#3
CAMBRIDGE, MA 02139

110-113
ZARA, CATALIN & AMALIA C. ZARA
112 INMAN ST
CAMBRIDGE, MA 02139

110-114
CUSUMANO, MICHAEL A.
112A INMAN ST.
CAMBRIDGE, MA 02139

110-115
HYDE, ROBERT L. & FAITH W. HYDE
112B INMAN ST.
CAMBRIDGE, MA 02139

110-116
KARAGUEUZIAN, VAHE & ANAHID MIKIRDITSIAN
112C INMAN ST
CAMBRIDGE, MA 02139

110-117
RHODS, JOHN G. & SUSAN S. BEAN
112 D INMAN STREET
CAMBRIDGE, MA 02139

110-118
FAIRHURST, KATHLEEN M.
110C INMAN ST
CAMBRIDGE, MA 02139

110-119
BROADNAX, WALTER D. &
ANGEL W. BROADNAX
137 AVRIEL DRIVE,
FAYETTEVILLE, NY 13066

110-120
GRIGORIEV, SERGEI A.
110A INMAN ST
CAMBRIDGE, MA 02139

110-121
POBURKO, NICHOLAS S. &
MARY JO MAHLER POBURKO
110 INMAN ST
CAMBRIDGE, MA 02139

110-122
COSTA, LUIZ S.,
TR. 127 AMORY REALTY TRUST
23 JOHNSON RD
ARLINGTON, MA 02474

110-123
CREIGHTON, JAMES
116 INMAN ST
CAMBRIDGE, MA 02139

110-124
JORGE, JOSE PAIS,
TRUSTEE JORGE FAMILY REALTY TRUST
118 INMAN ST
CAMBRIDGE, MA 02139

114A-71
PLATT, ANTHONY C., & NANCY L. GOODWIN
113 INMAN ST.
CAMBRIDGE, MA 02139

114A-122
LAYCOX, JOSEPH P. & ADDIE M. LAYCOX
115 INMAN STREET
CAMBRIDGE, MA 02139

114A-123
DOHERTY, ROBERT J. & THERESA ANN DOHERTY
117 INMAN ST
CAMBRIDGE, MA 02139

110-19
PAVAO, NELSON V. & PAULINE P. PAQUETTE
50 GOSS AVE.
MELROSE, MA 02176