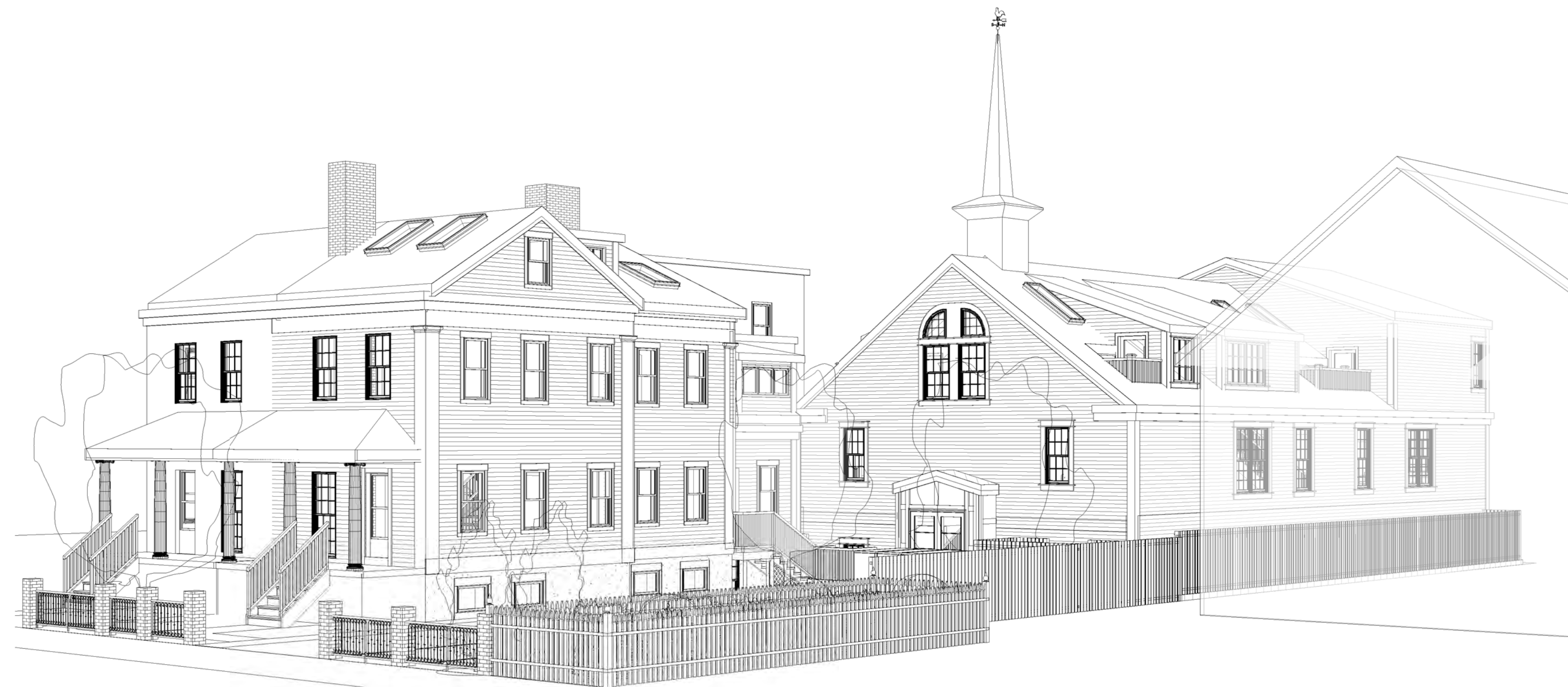


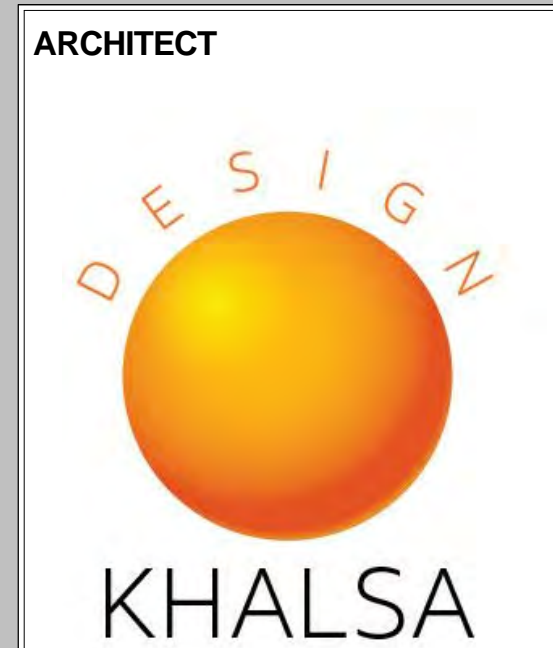
Architectural Drawing List		
Sheet Number	Sheet Name	Sheet Issue Date
A-000	Cover Sheet	11/03/2017
A-011b	Floor Area Ratio Diagrams	11/03/2017
A-012	Unit Areas	11/03/2017
L-1	Landscape Plan	11/03/2017
A-020	Architectural Site Plan	11/03/2017
A-021	Locus Plans	11/03/2017
A-022	Existing Plot Plan & Landscape 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

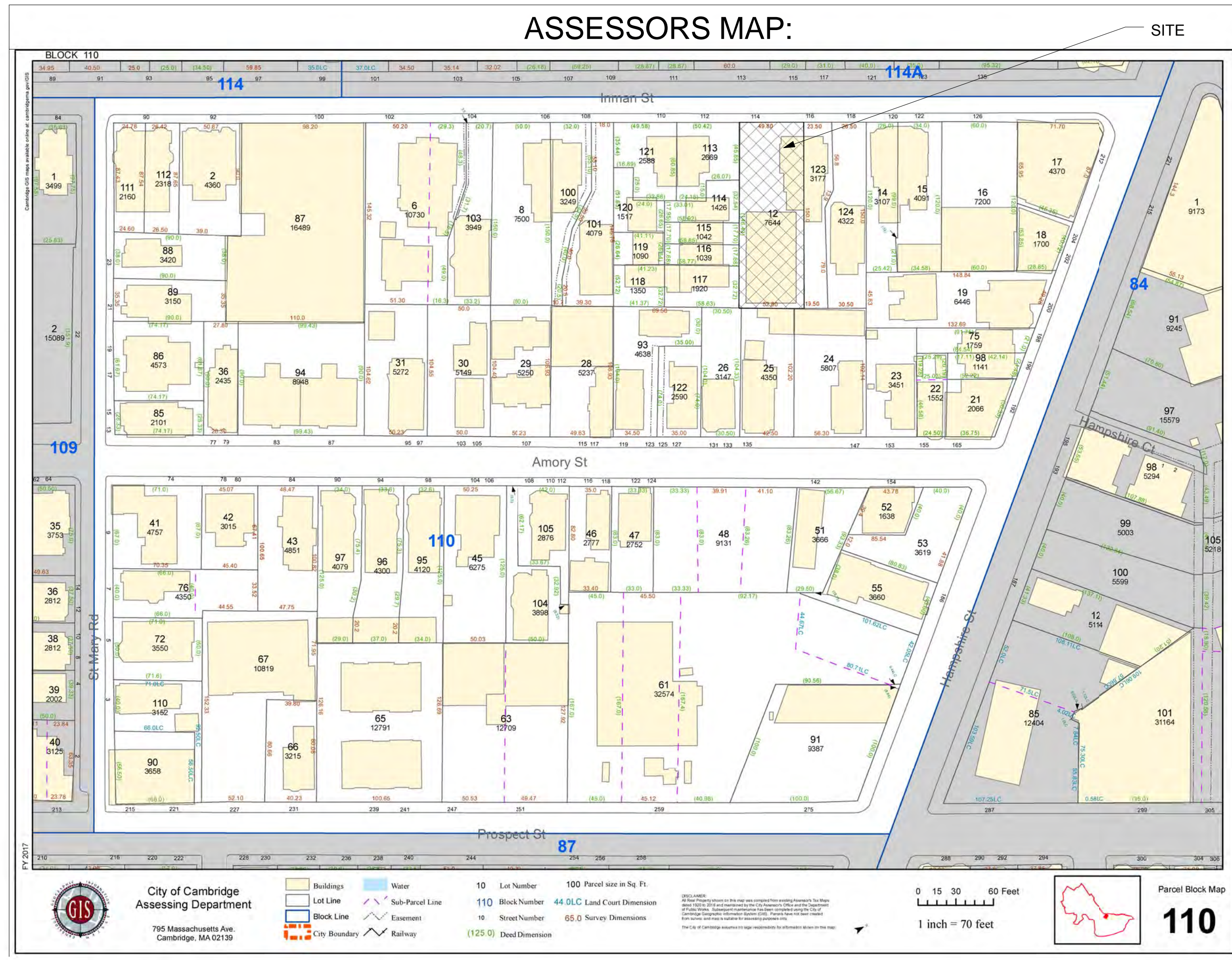
PROJECT ADDRESS
114 INMAN STREET
CAMBRIDGE, MA

CLIENT
11 DEVELOPMENT



17 IVALOO STREET SUITE 400
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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: INMAN STREET RESIDENCES

114 INMAN STREET
CAMBRIDGE MASSACHUSETTS

ARCHITECT
KHALSA DESIGN INC.
ADDRESS:
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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

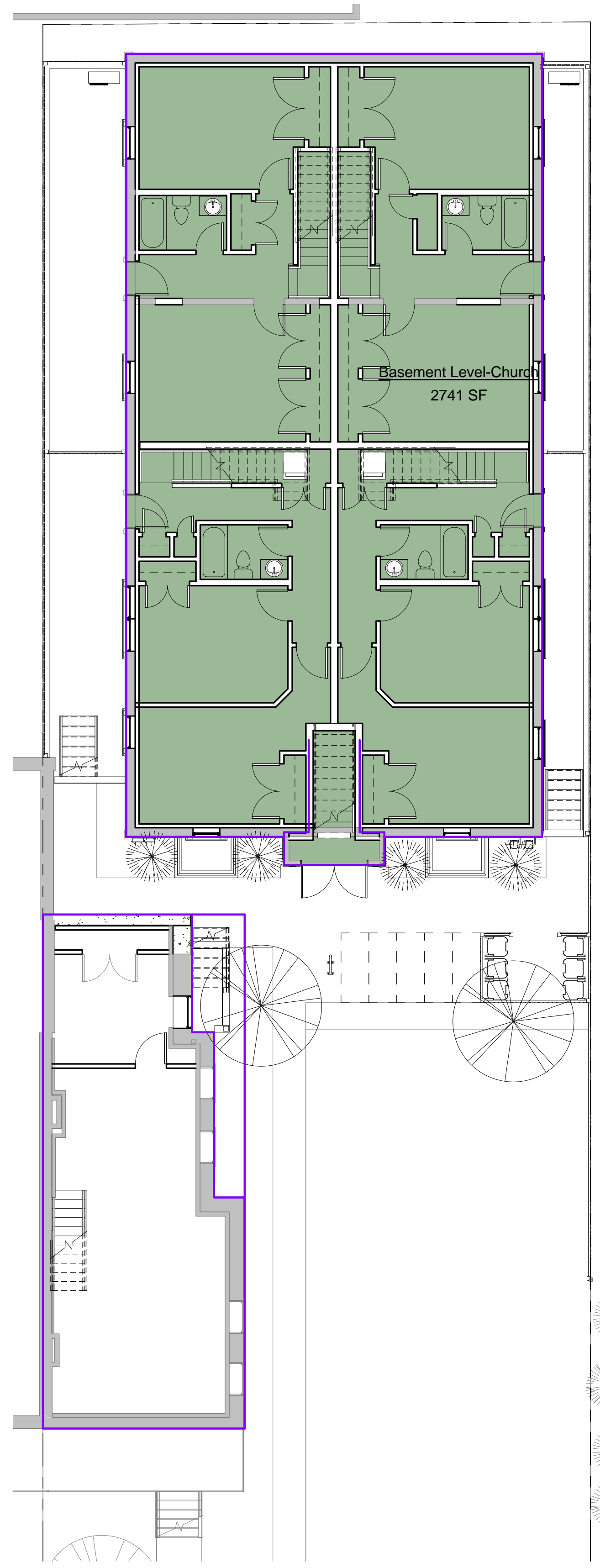
DD REVISIONS 11-03-2017

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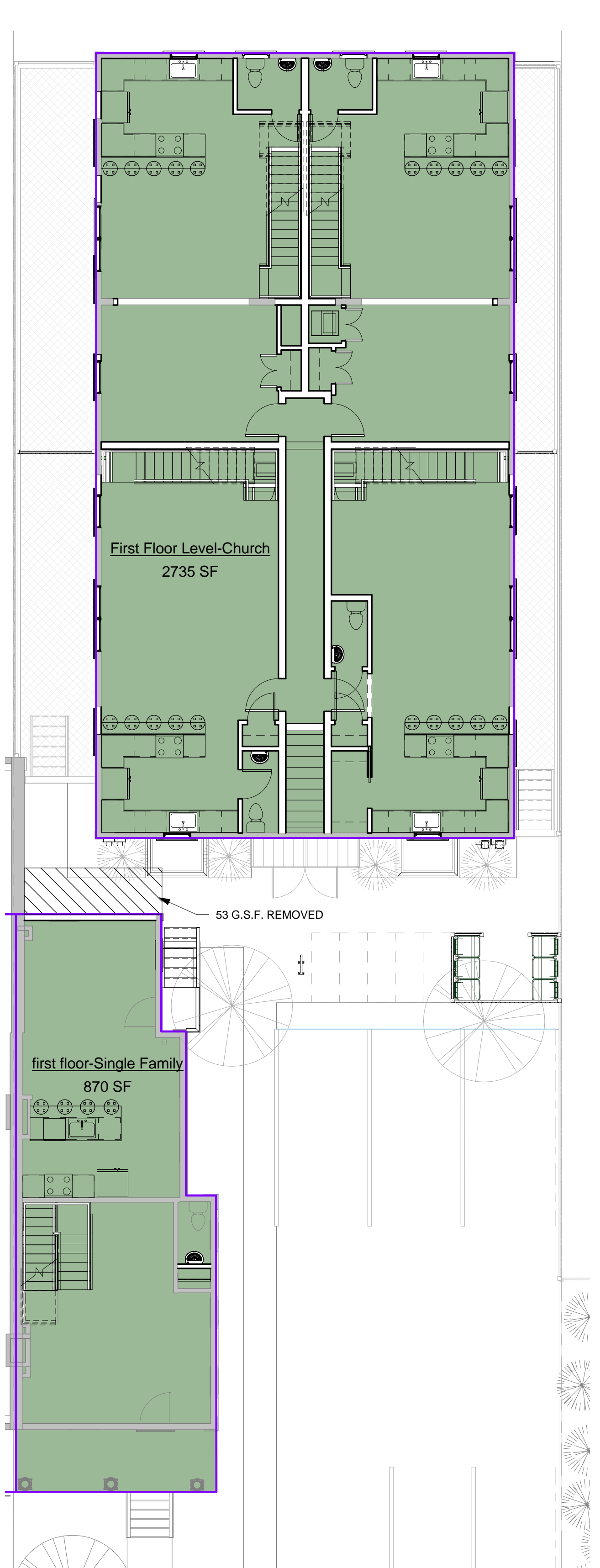
REGISTRATION	
Project number	17030
Date	11/02/2017
Drawn by	ERS
Checked by	JSK
Scale	1 : 840

REVISIONS		
No.	Description	Date

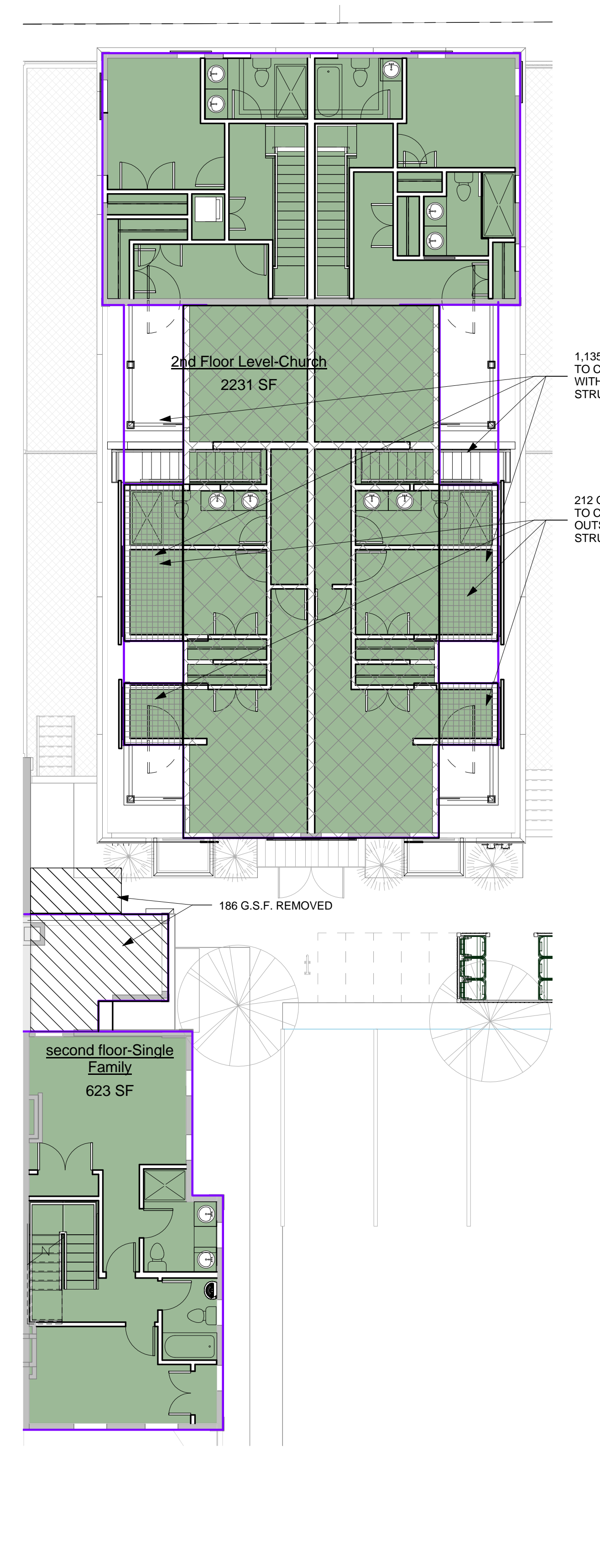
Cover Sheet
A-000
INMAN STREET RESIDENCES



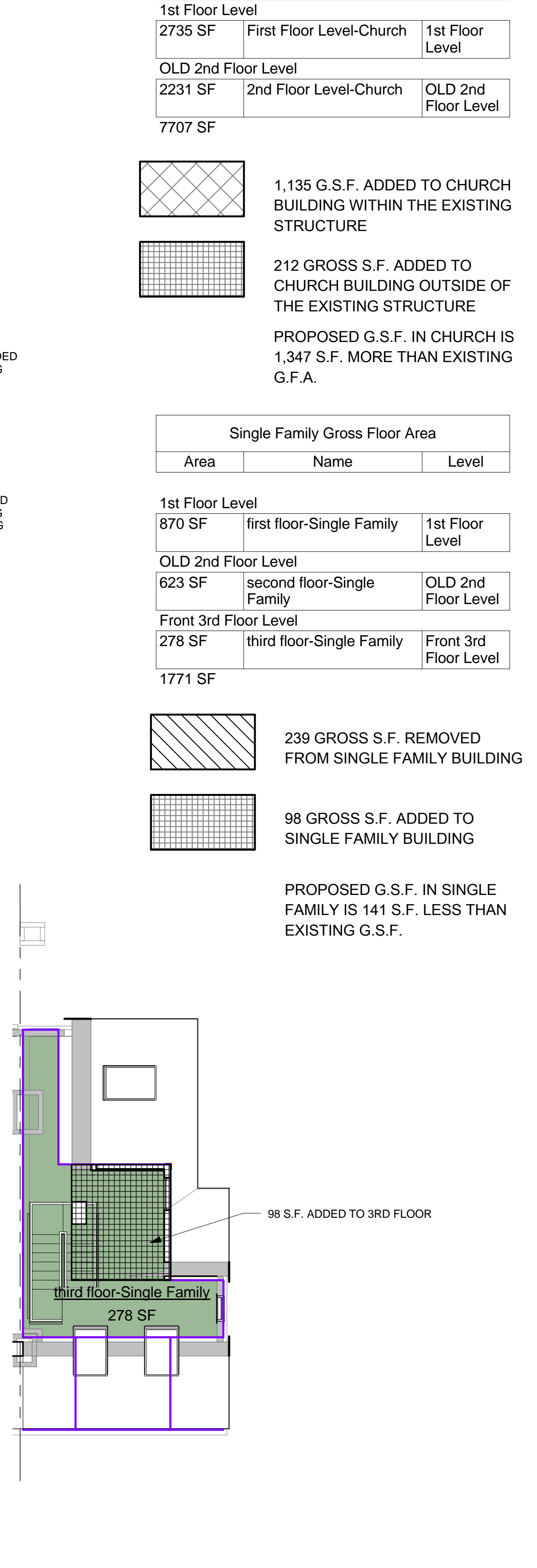
1 Basement Level
1/8" = 1'-0"



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

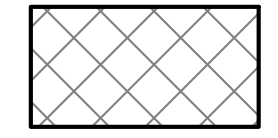


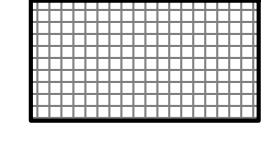
3 OLD 2nd Floor Level
1/8" = 1'-0"



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		

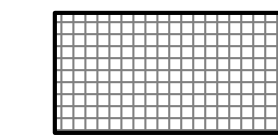
 1,135 G.S.F. ADDED TO CHURCH BUILDING WITHIN THE EXISTING STRUCTURE

 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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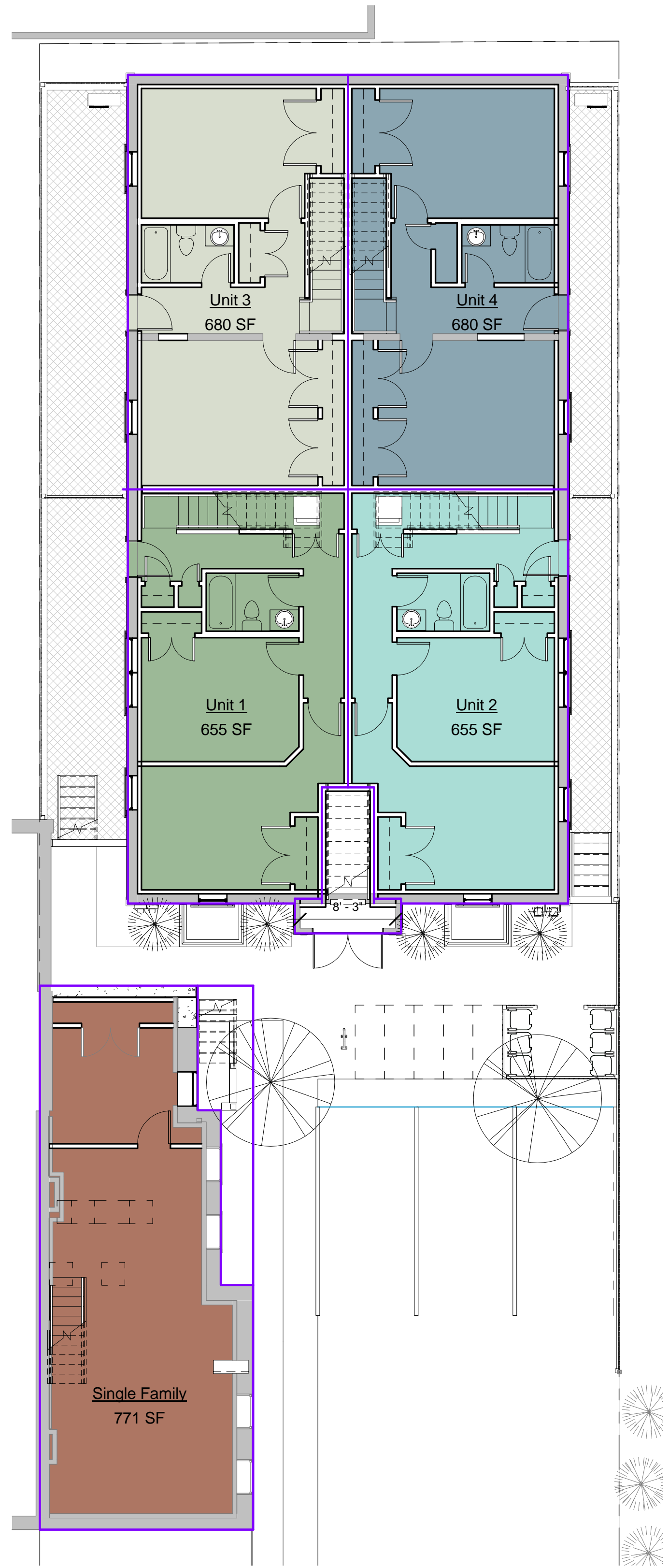
No.	Description	Date

Floor Area Ratio Diagrams

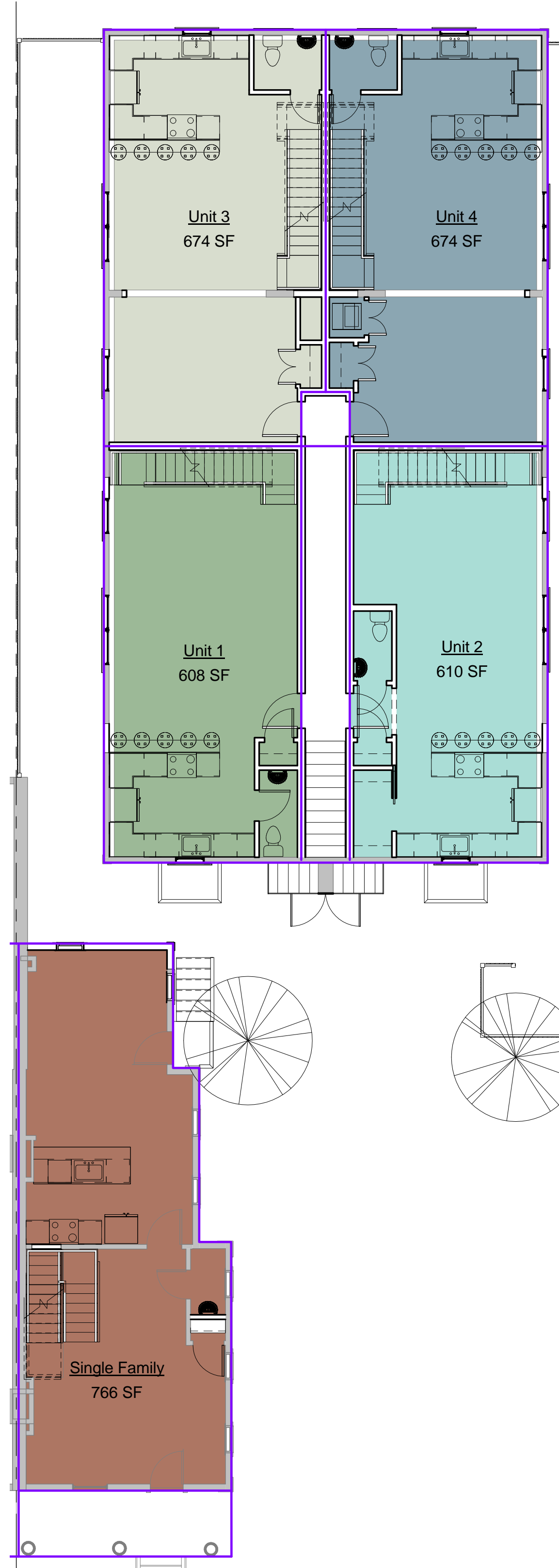
A-011

INMAN STREET RESIDENCES

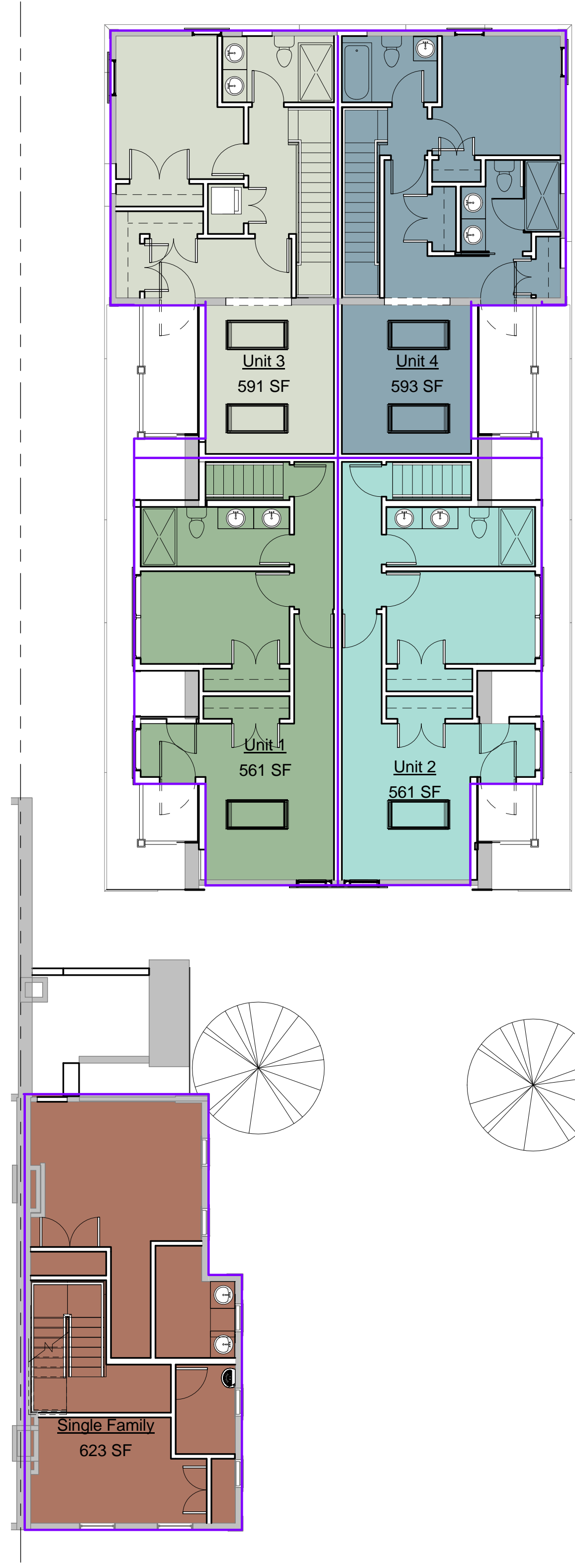




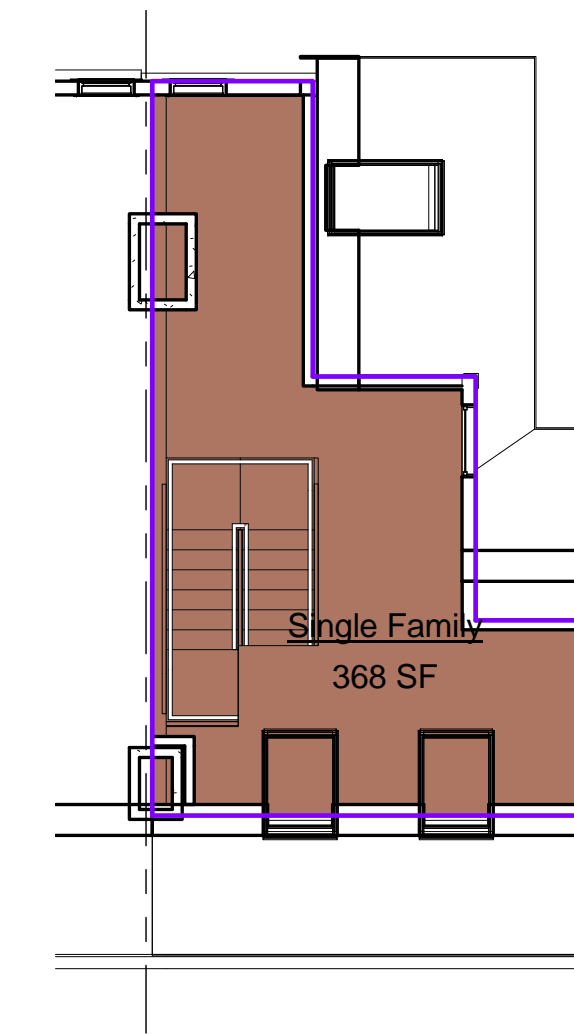
1 Basement Level
1/8" = 1'-0"



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
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PROJECT ADDRESS
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CAMBRIDGE, MA

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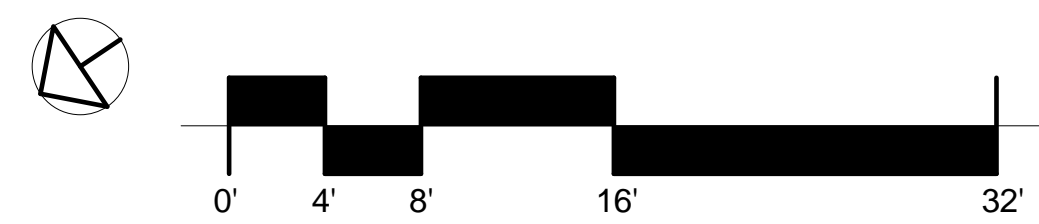
REVISIONS

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.

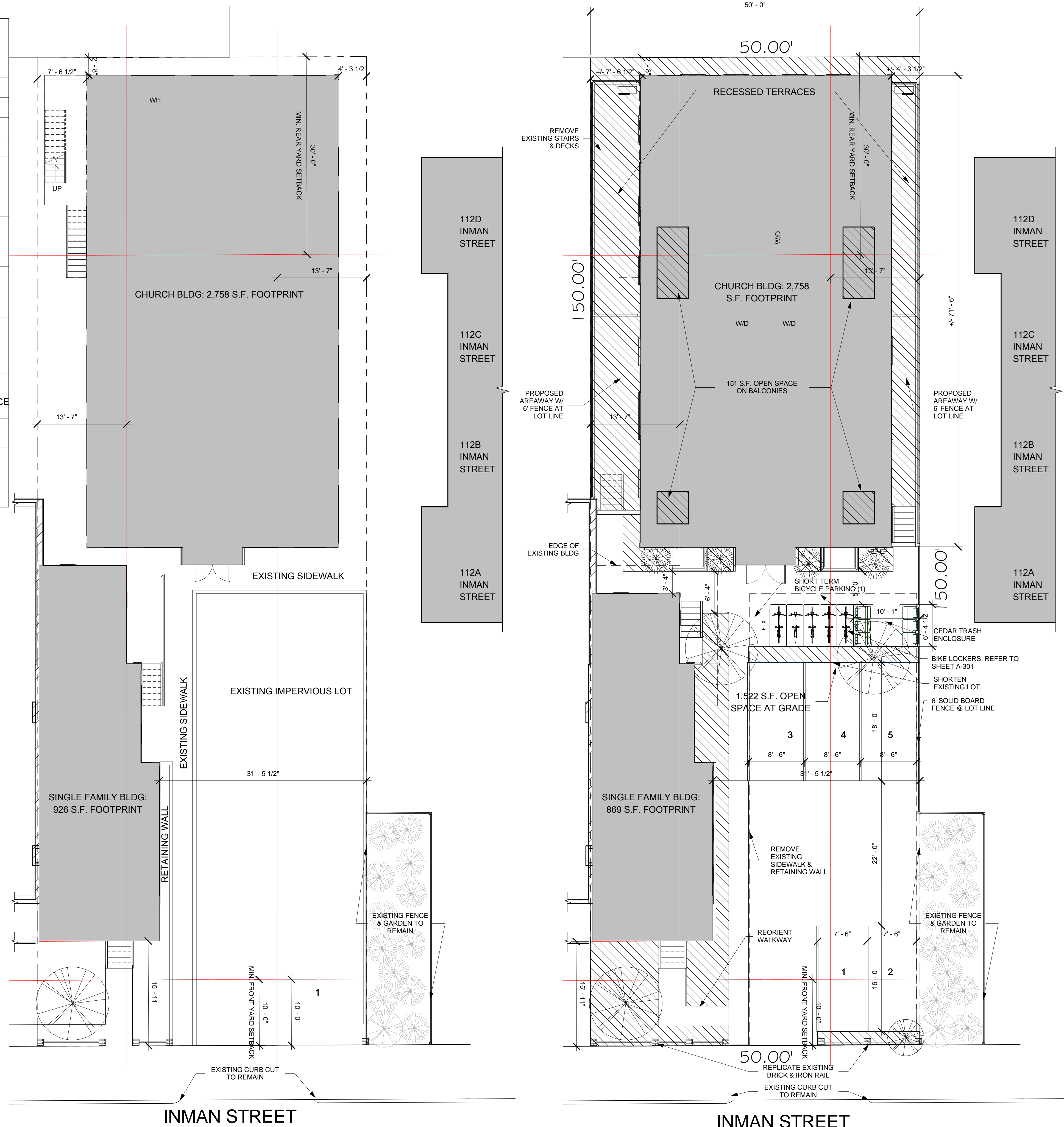
Gross Floor Area shall include:

- 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"

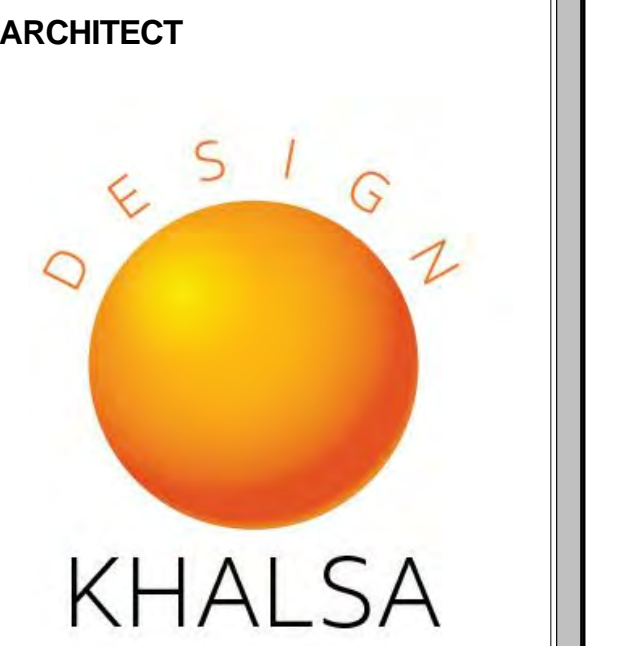
1 site
1/8" = 1'-0"



PROJECT NAME
INMAN STREET RESIDENCES

PROJECT ADDRESS
114 INMAN STREET
CAMBRIDGE, MA

CLIENT
11 DEVELOPMENT



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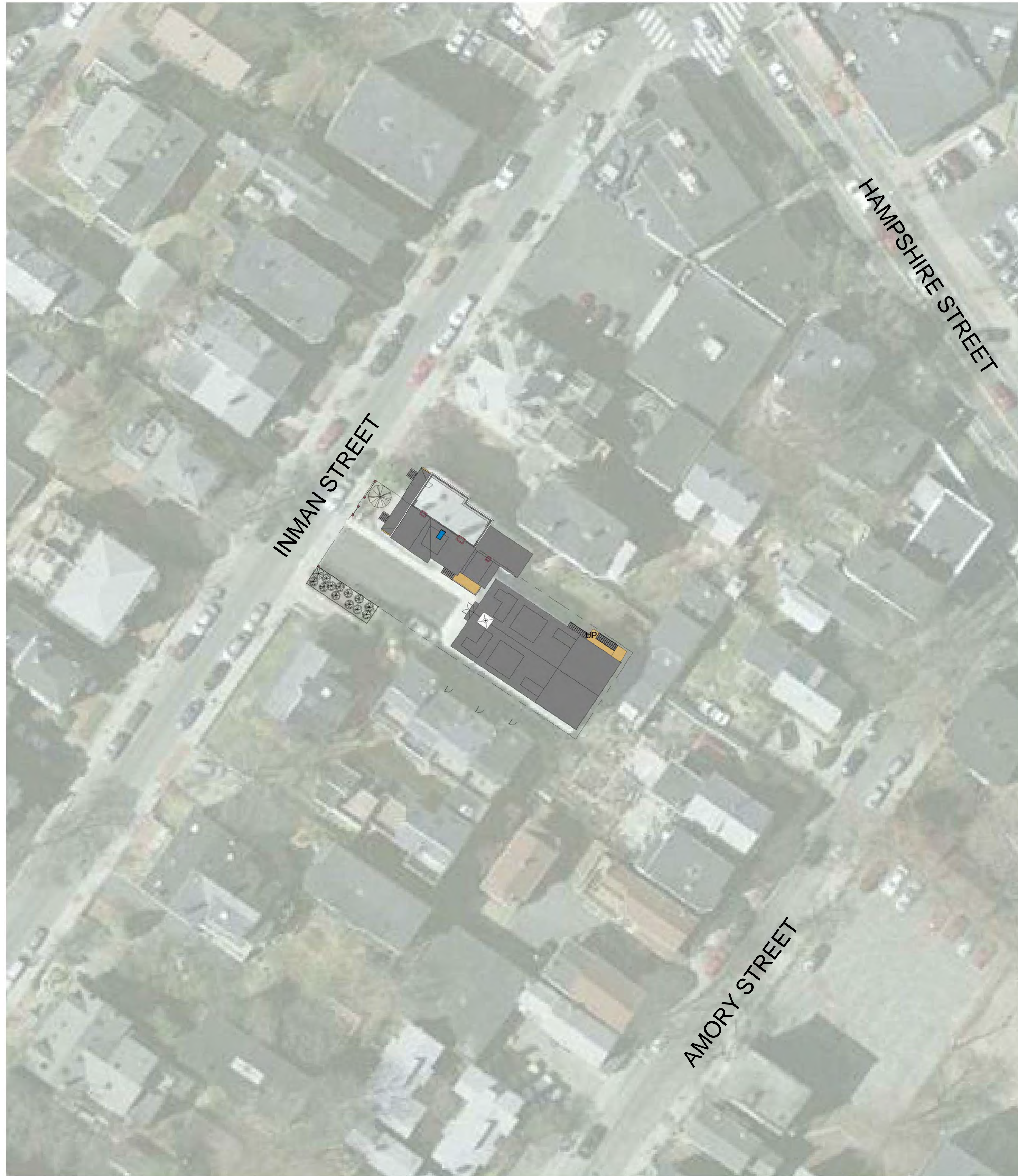
REVISIONS

No.	Description	Date

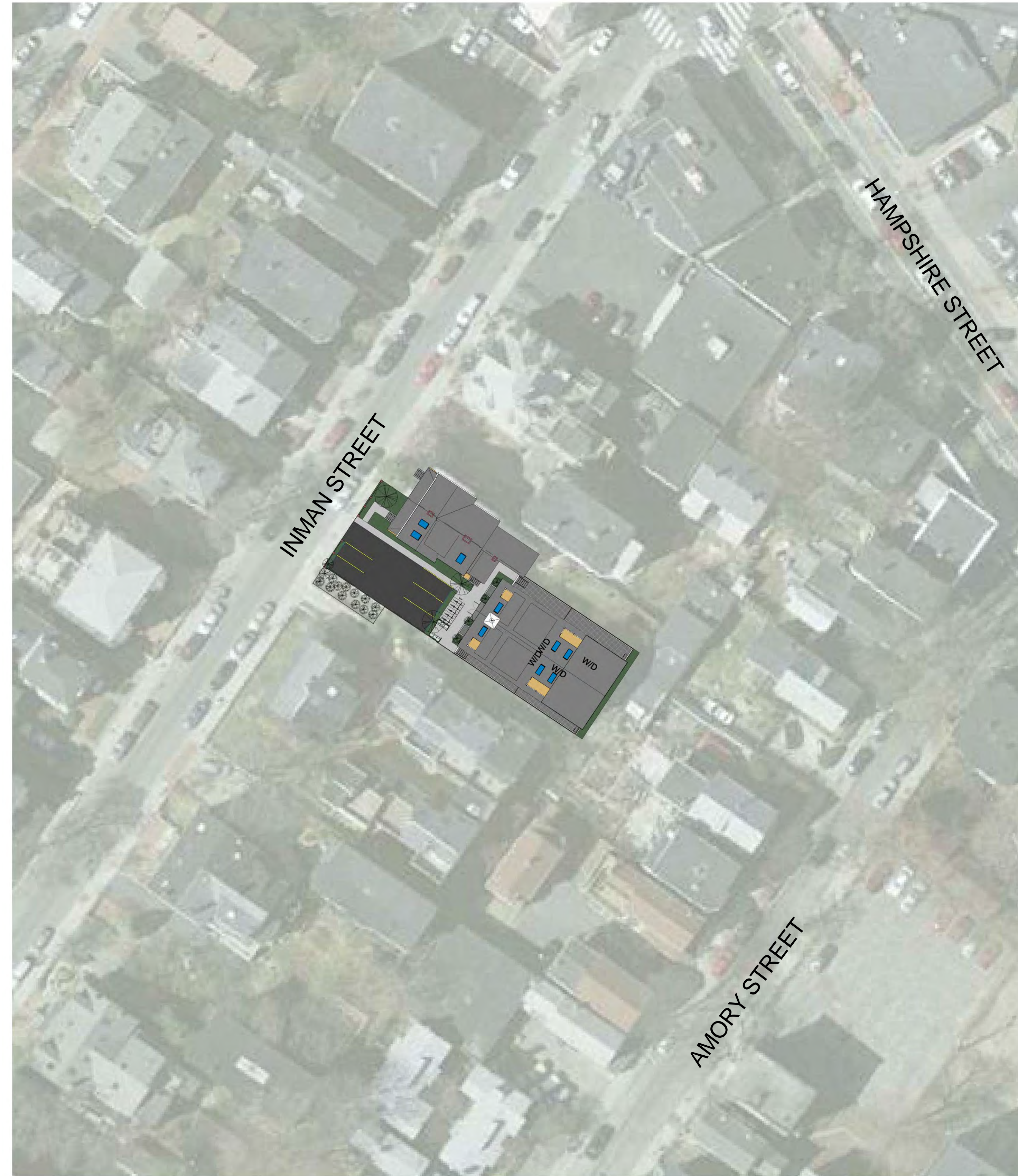
Architectural Site Plan

A-020
INMAN STREET RESIDENCES

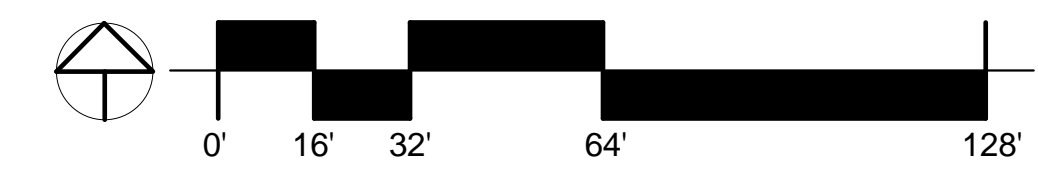
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① Existing Locus
1/32" = 1'-0"



② Proposed Locus
1/32" = 1'-0"



PROJECT NAME
INMAN STREET RESIDENCES

PROJECT ADDRESS
114 INMAN STREET
CAMBRIDGE, MA

CLIENT

11 DEVELOPMENT



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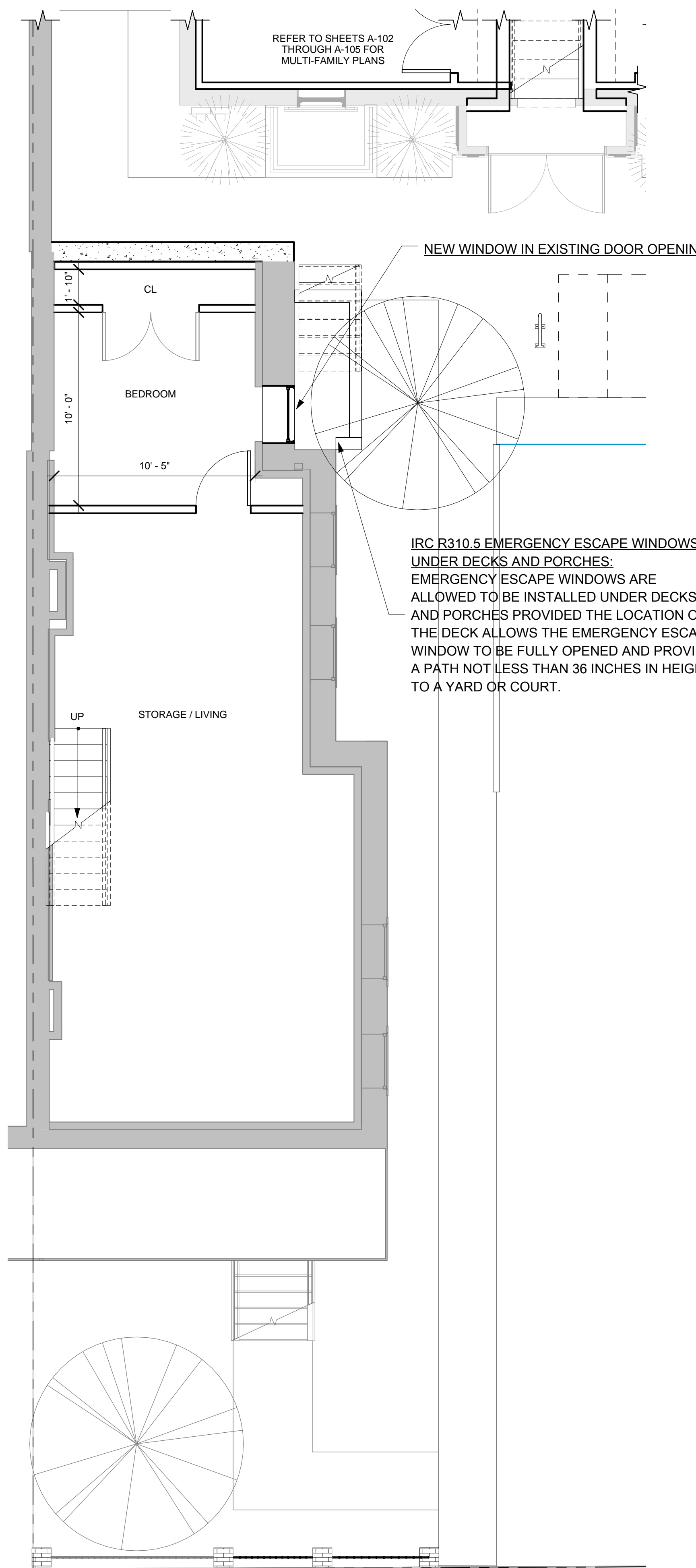
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Date	11/02/2017
Drawn by	ERS
Checked by	JSK
Scale	1/32" = 1'-0"

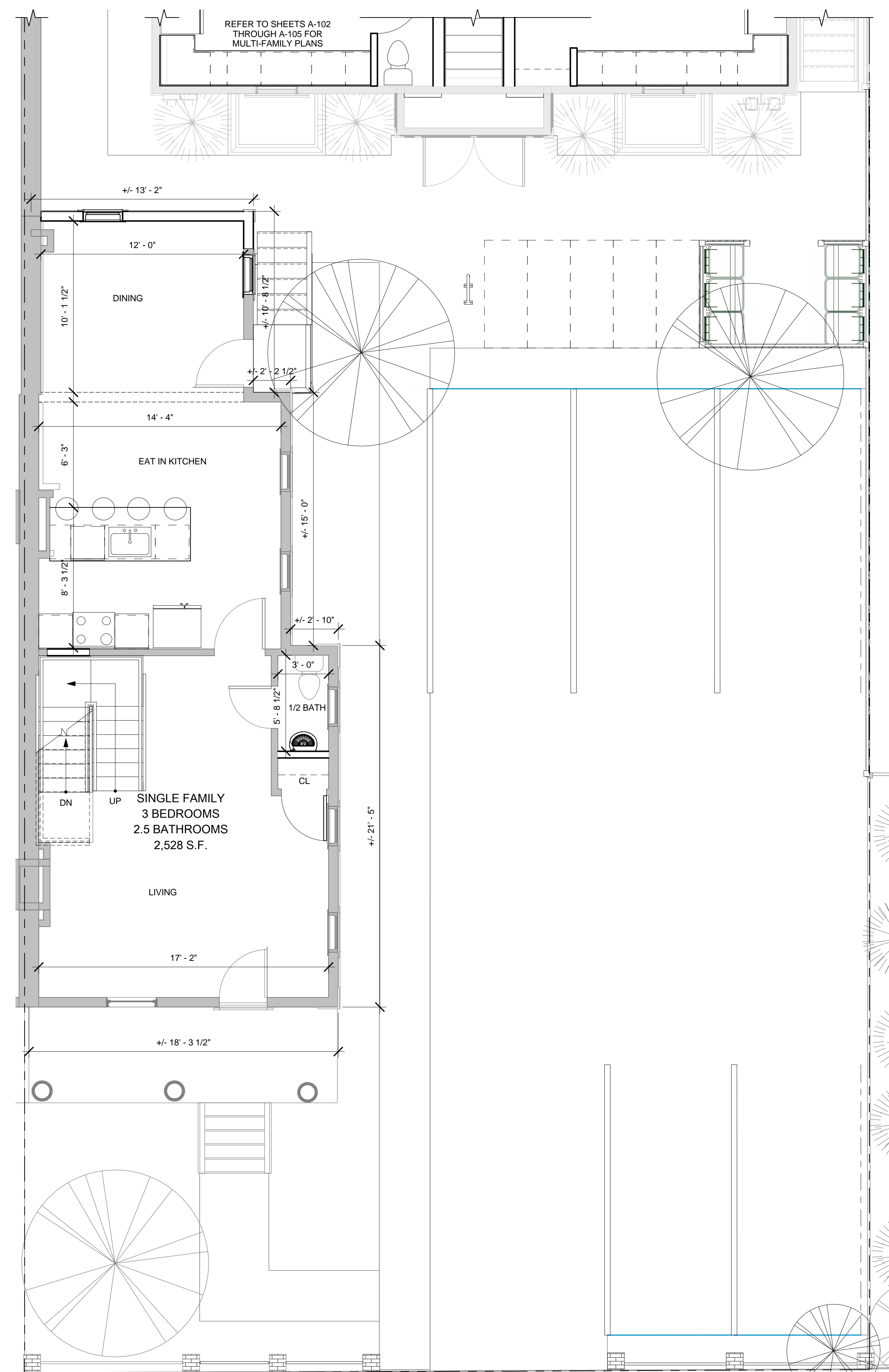
REVISIONS

No.	Description	Date

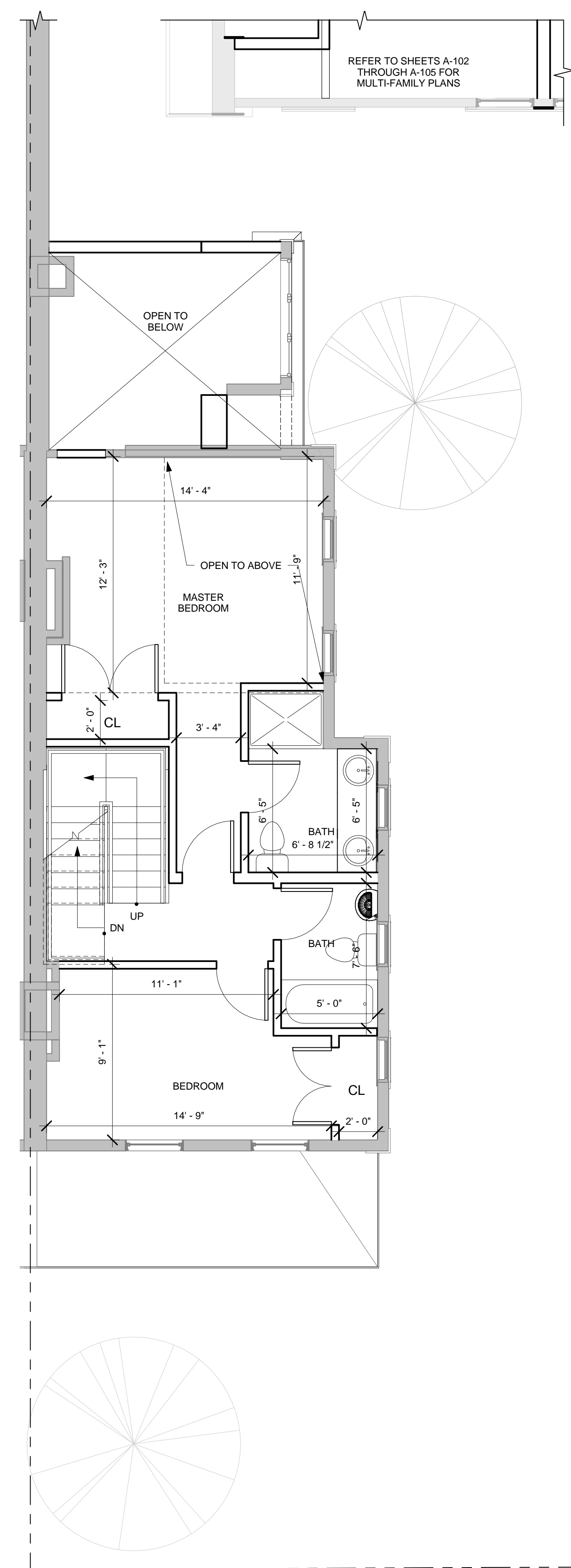
Locus Plans
A-021
INMAN STREET RESIDENCES



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



PROJECT NAME
INMAN STREET RESIDENCES

PROJECT ADDRESS
114 INMAN STREET
CAMBRIDGE, MA

CLIENT
11 DEVELOPMENT

ARCHITECT
DESIGN
KHALSA

17IVALOO STREET SUITE 400
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REVISIONS

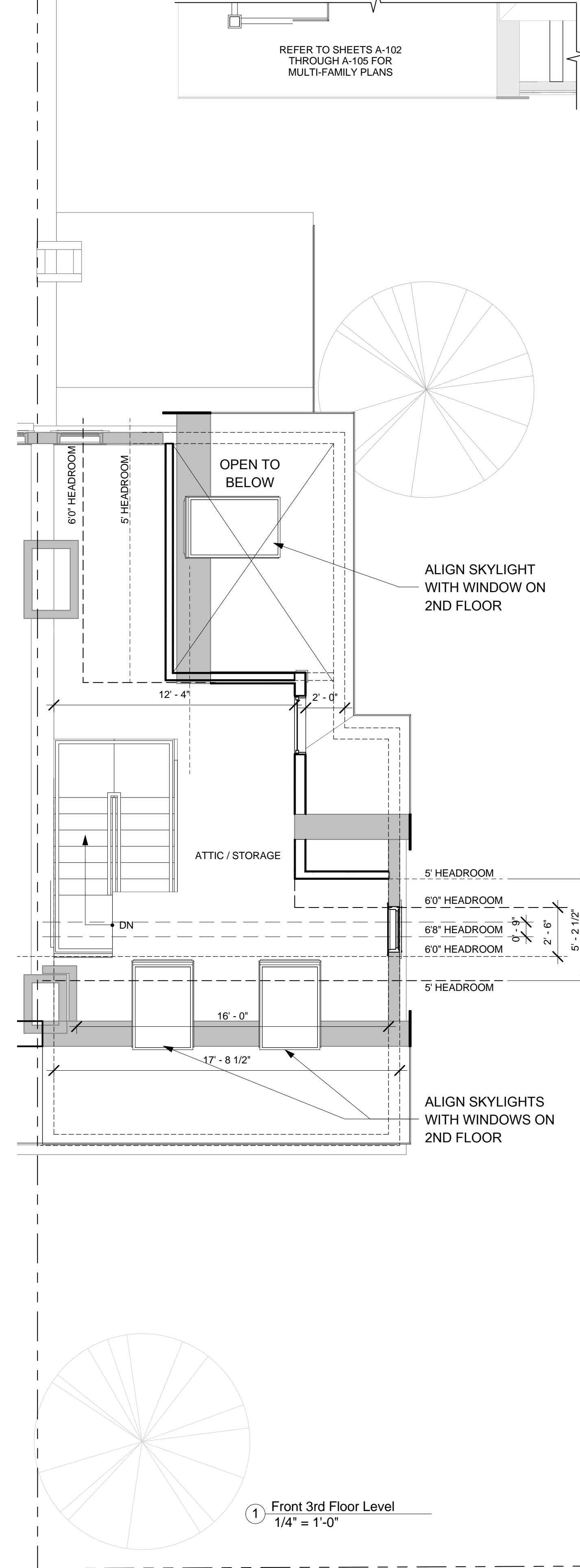
No.	Description	Date

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

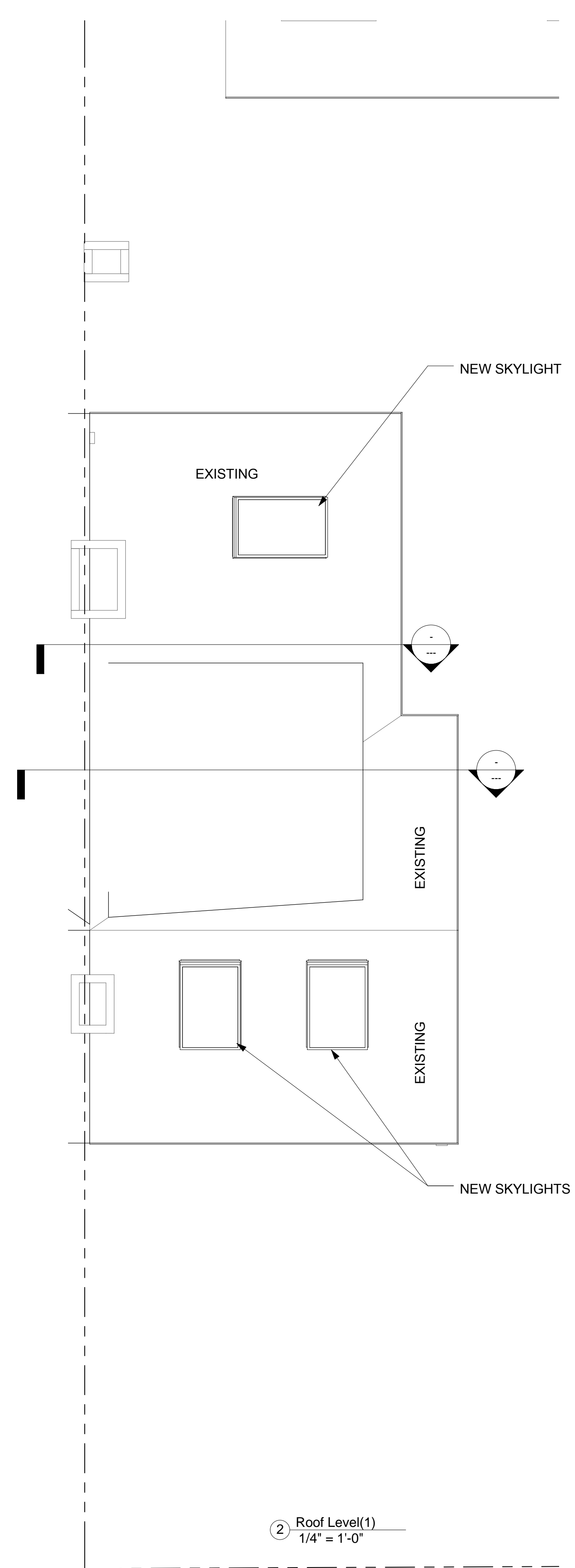
A-100
INMAN STREET RESIDENCES

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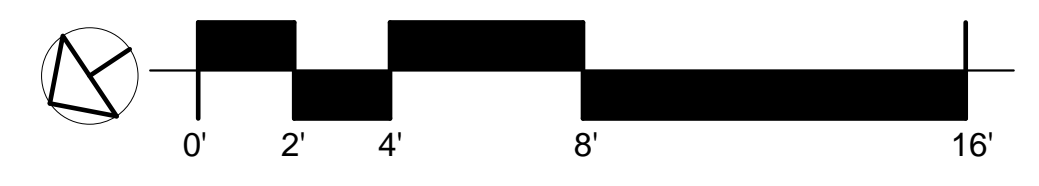
REFER TO SHEETS A-102
THROUGH A-105 FOR
MULTI-FAMILY PLANS



① Front 3rd Floor Level
1/4" = 1'-0"



② Roof Level(1)
1/4" = 1'-0"



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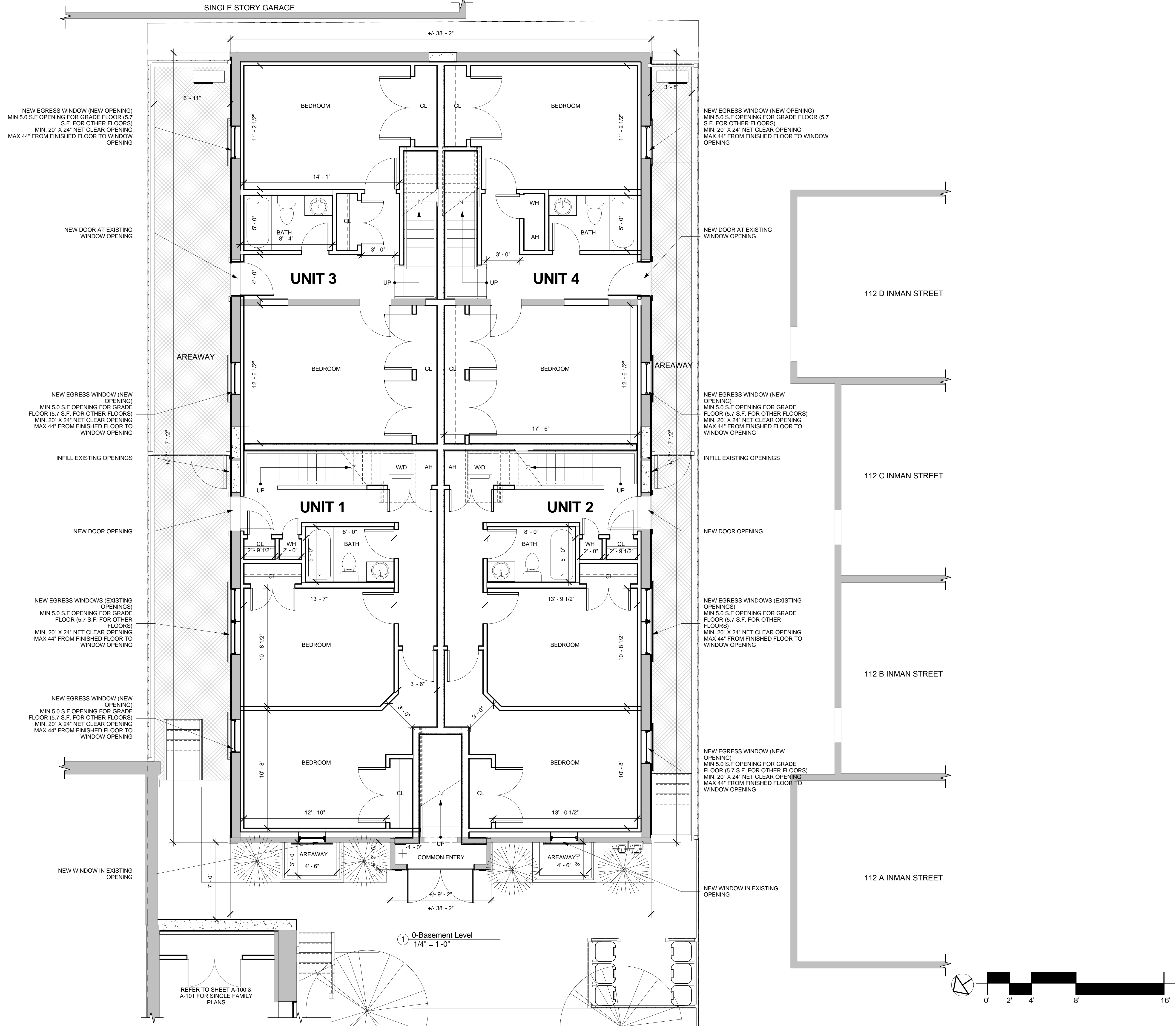
Project number 17030
Date 11/02/2017
Drawn by ERS
Checked by JSK
Scale 1/4" = 1'-0"

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

CLIENT
11 DEVELOPMENT

ARCHITECT

 17 IVALOO STREET SUITE 400
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 TELEPHONE: 617-591-8682 FAX: 617-591-2086

CONSULTANTS:
 VERDANT LANDSCAPE ARCHITECTURE
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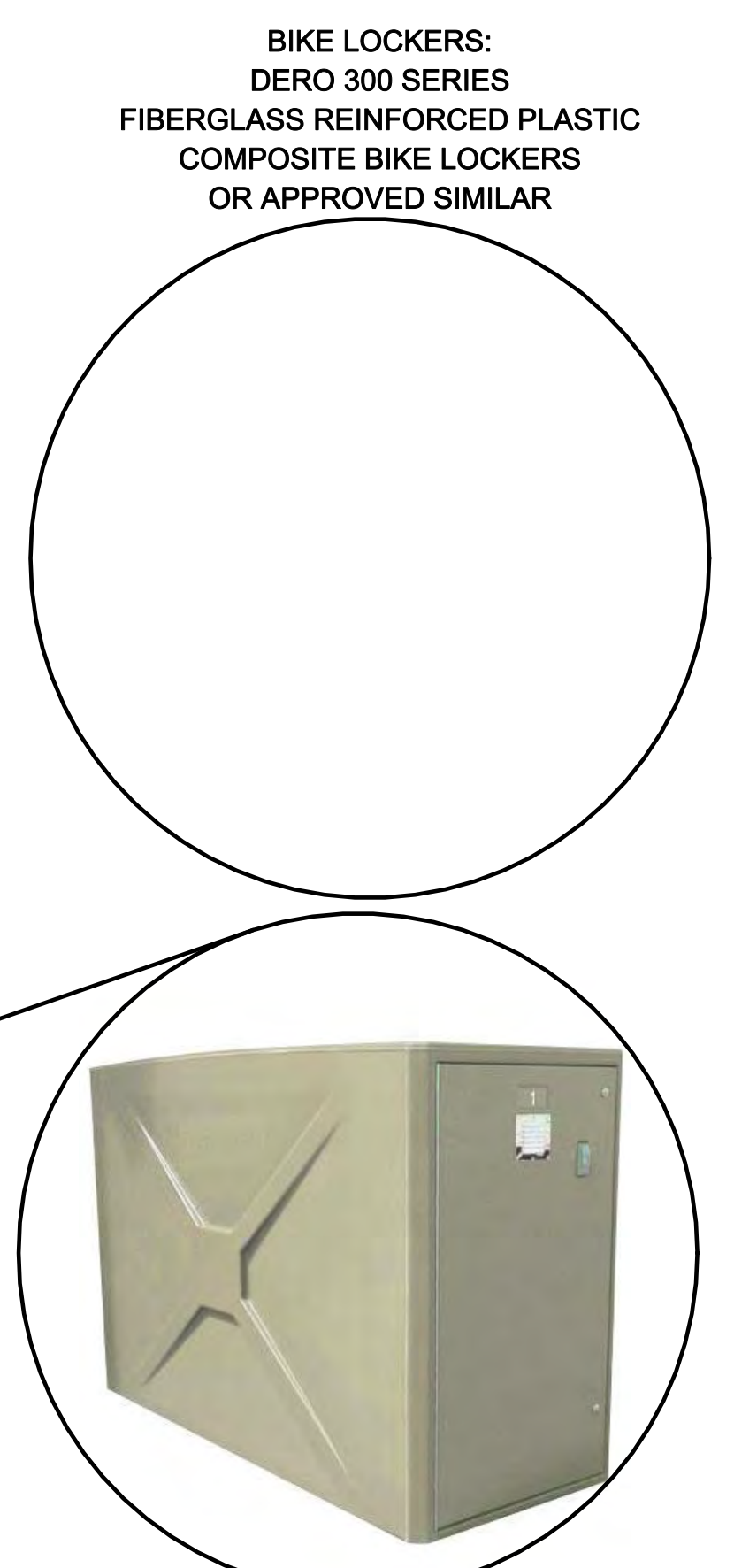
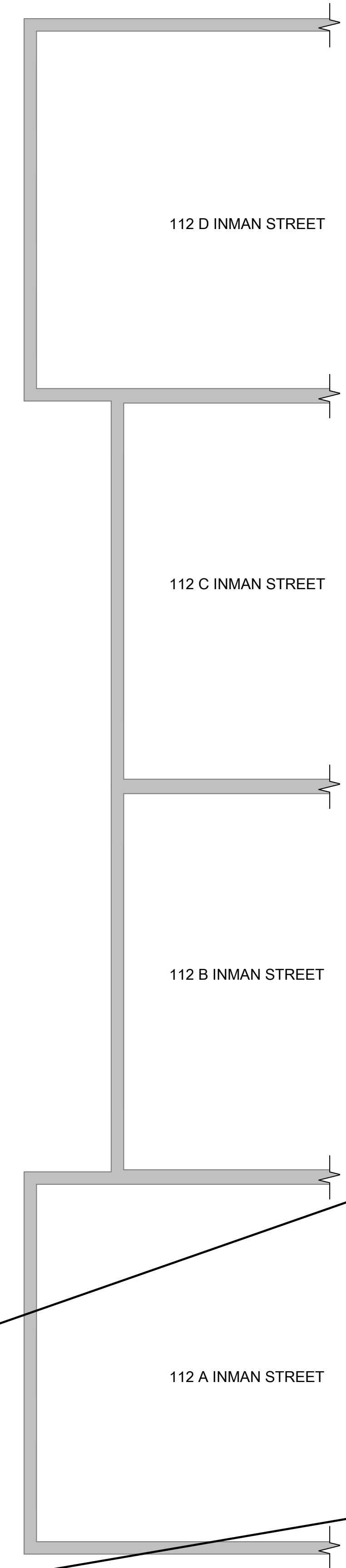
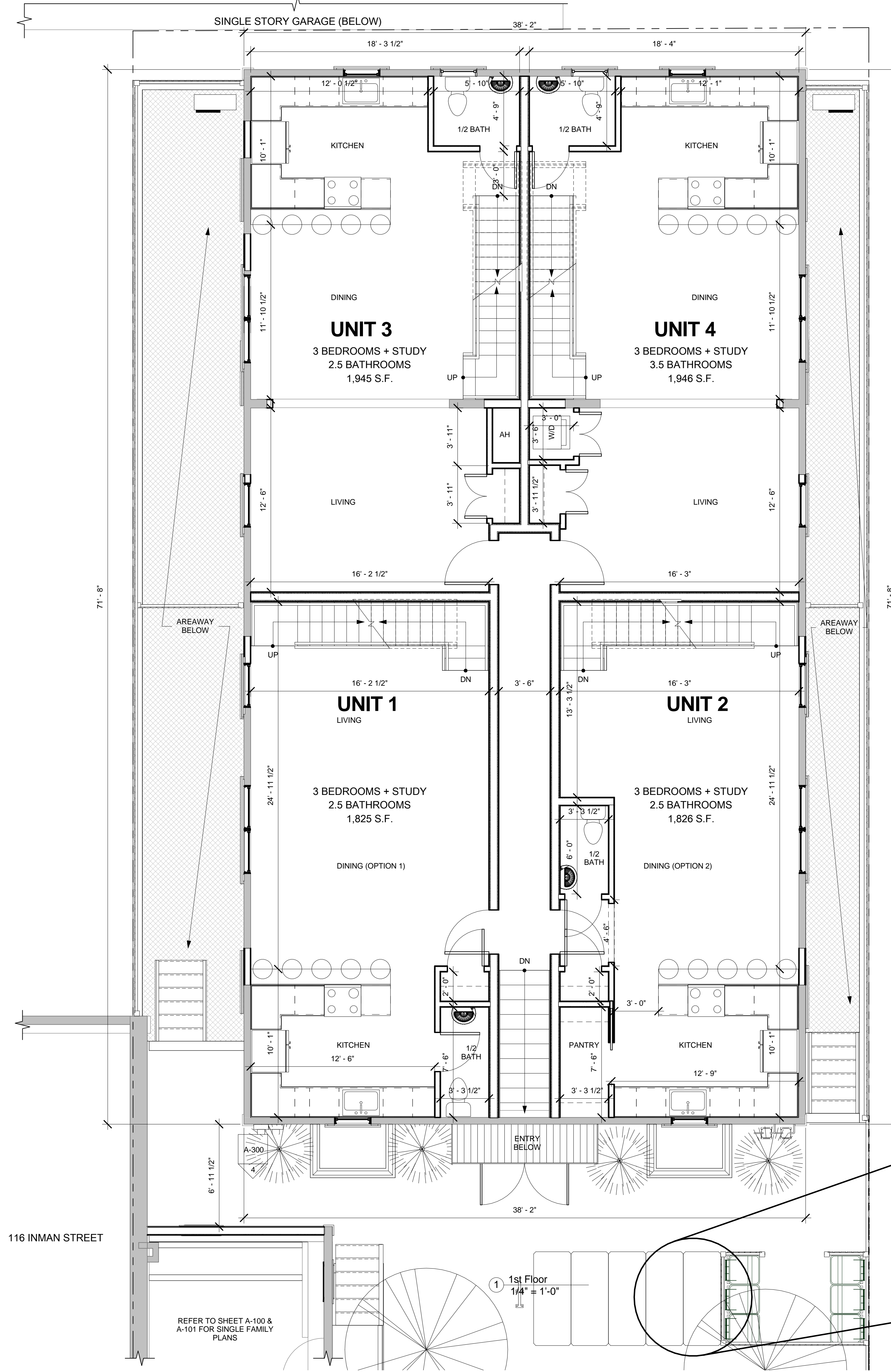
No.	Description	Date

Proposed
 Basement Plan
 (Church BLDG)

A-102

INMAN STREET RESIDENCES

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PROJECT NAME
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CAMBRIDGE, MA

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Scale	1/4" = 1'-0"

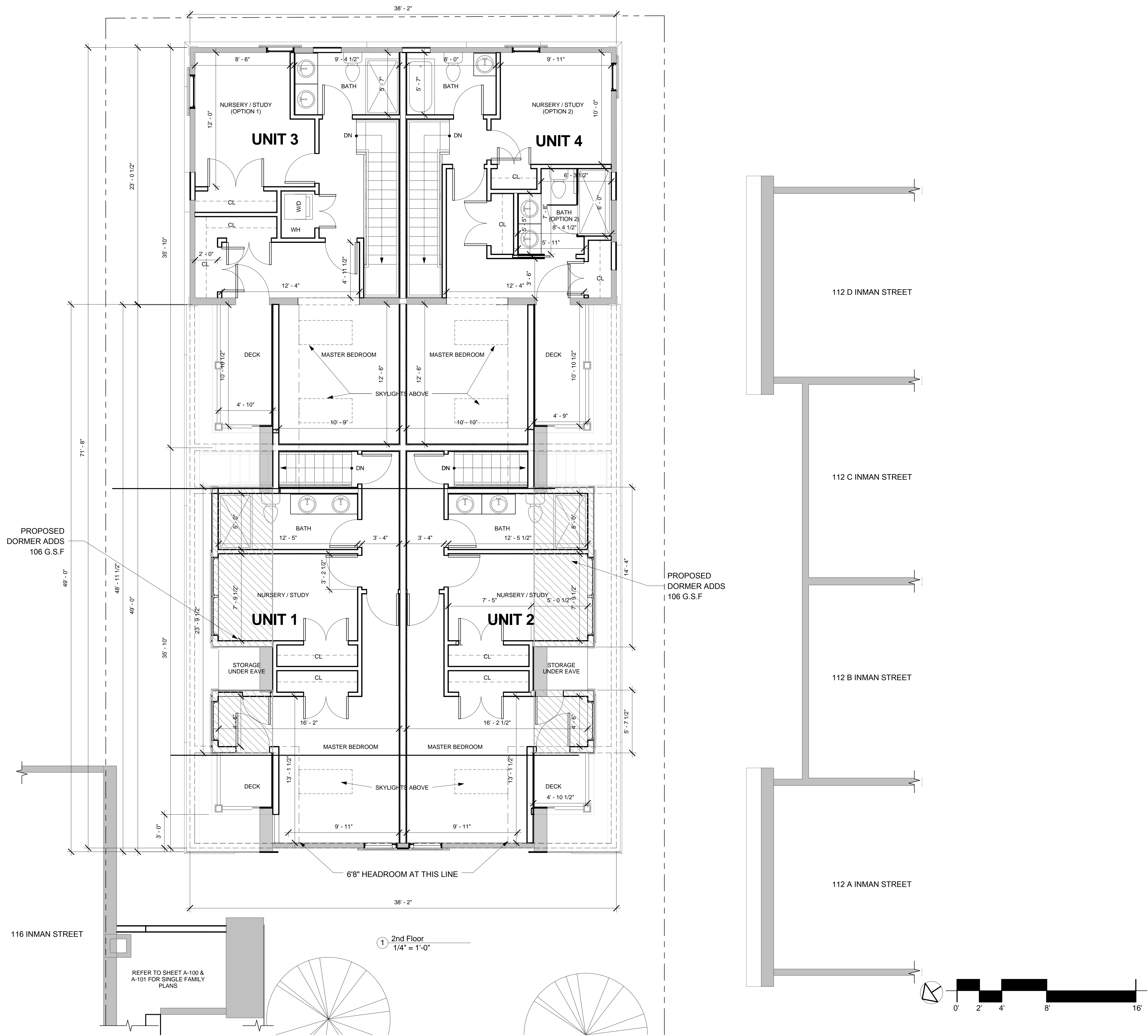
REVISIONS

No.	Description	Date

Proposed First
Floor Plan (Church
BLDG)

A-103
INMAN STREET RESIDENCES

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PROJECT NAME
INMAN STREET RESIDENCES

PROJECT ADDRESS
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CAMBRIDGE, MA

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11 DEVELOPMENT



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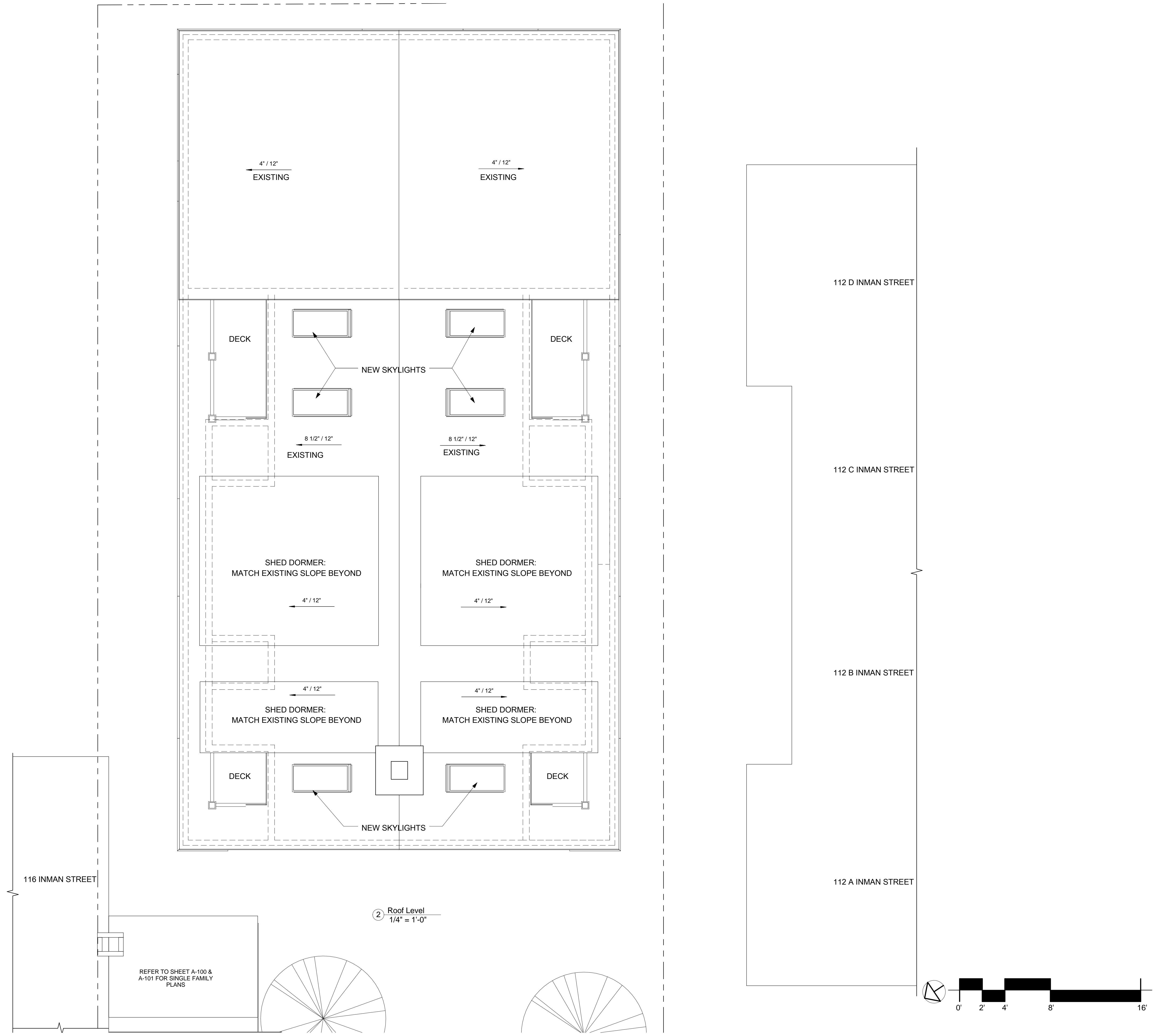
REVISIONS

No.	Description	Date

Proposed 2nd
Floor Plan (Church
BLDG)

A-104
INMAN STREET RESIDENCES





PROJECT NAME
INMAN STREET RESIDENCES

PROJECT ADDRESS
 114 INMAN STREET
 CAMBRIDGE, MA

CLIENT
11 DEVELOPMENT



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No.	Description	Date

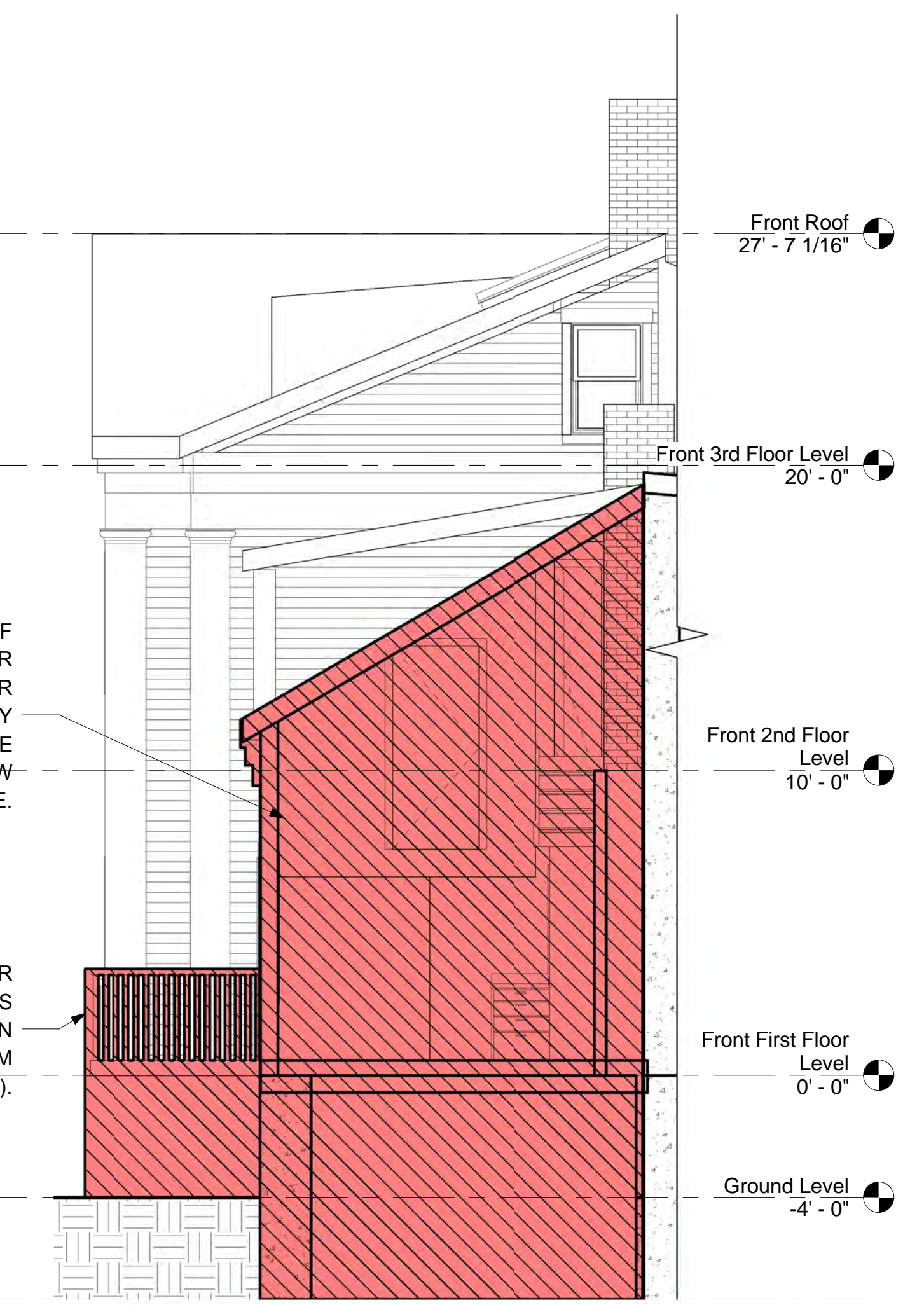
Proposed Roof
 Plan (Church
 BLDG)
A-105
 INMAN STREET RESIDENCES



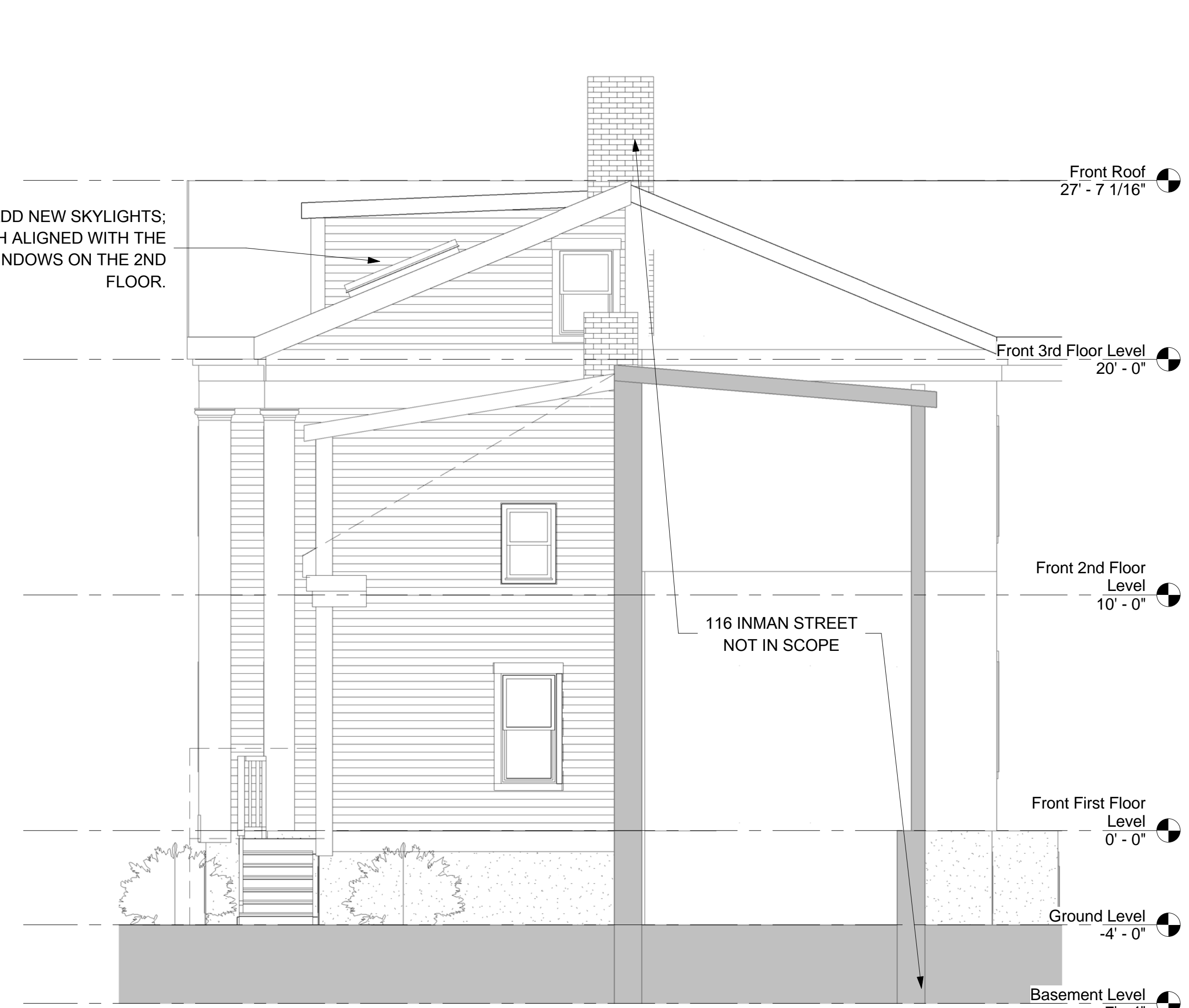
Existing Single Family-Inman Street Elevation
 1/4" = 1'-0"



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



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

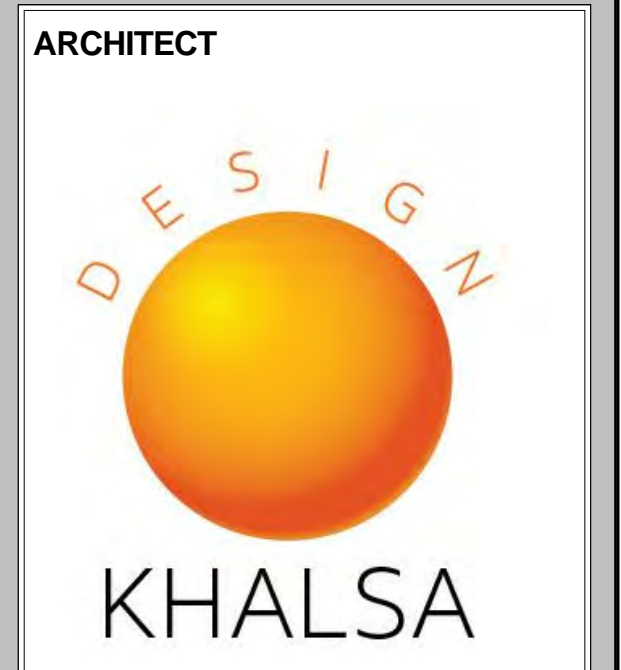


Proposed Single Family-Rear Elevation
 1/4" = 1'-0"

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



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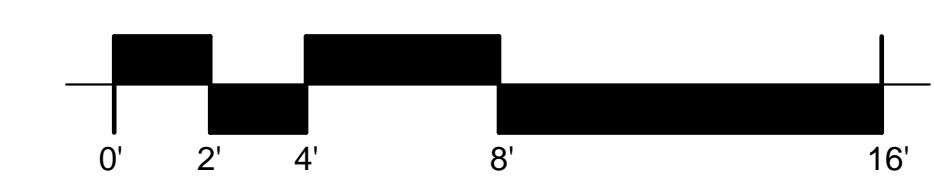
Project number	17030
Date	11/02/2017
Drawn by	ERS
Checked by	JSK
Scale	1/4" = 1'-0"

REVISIONS

No.	Description	Date

Single Family Front & Rear Elevations

A-300
 INMAN STREET RESIDENCES



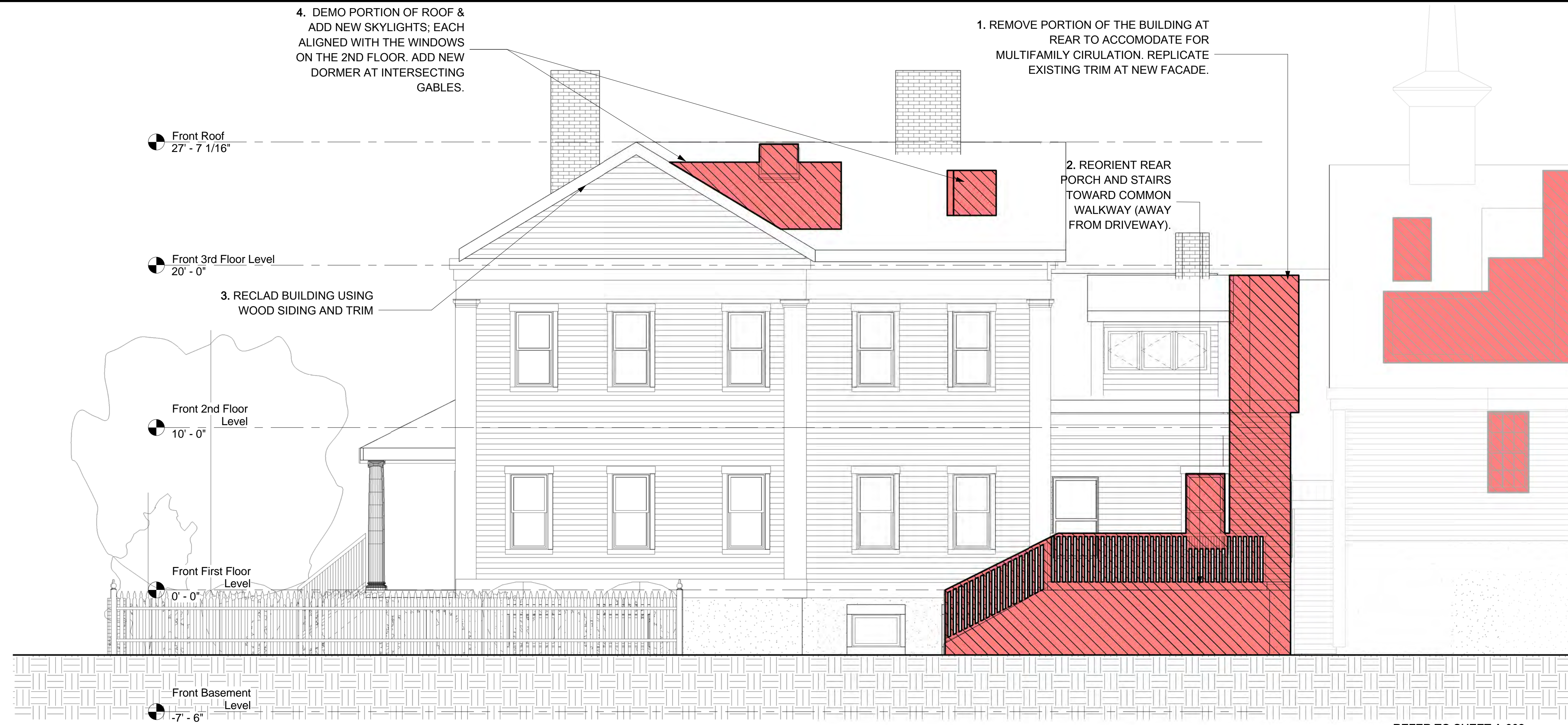
4. DEMO PORTION OF ROOF & ADD NEW SKYLIGHTS; EACH ALIGNED WITH THE WINDOWS ON THE 2ND FLOOR. ADD NEW DORMER AT INTERSECTING GABLES.

1. REMOVE PORTION OF THE BUILDING AT REAR TO ACCOMODATE 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 ACCOMODATE 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 ACCOMODATE 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"

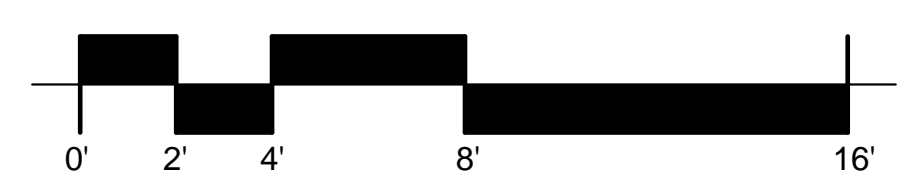
3. RECLAD BUILDING USING WOOD SIDING & TRIM

1. REMOVE PORTION OF SINGLE FAMILY BUILDING TO ACCOMODATE 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
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 TELEPHONE: 617-591-8682 FAX: 617-591-2086

CONSULTANTS:
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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

CLIENT
11 DEVELOPMENT

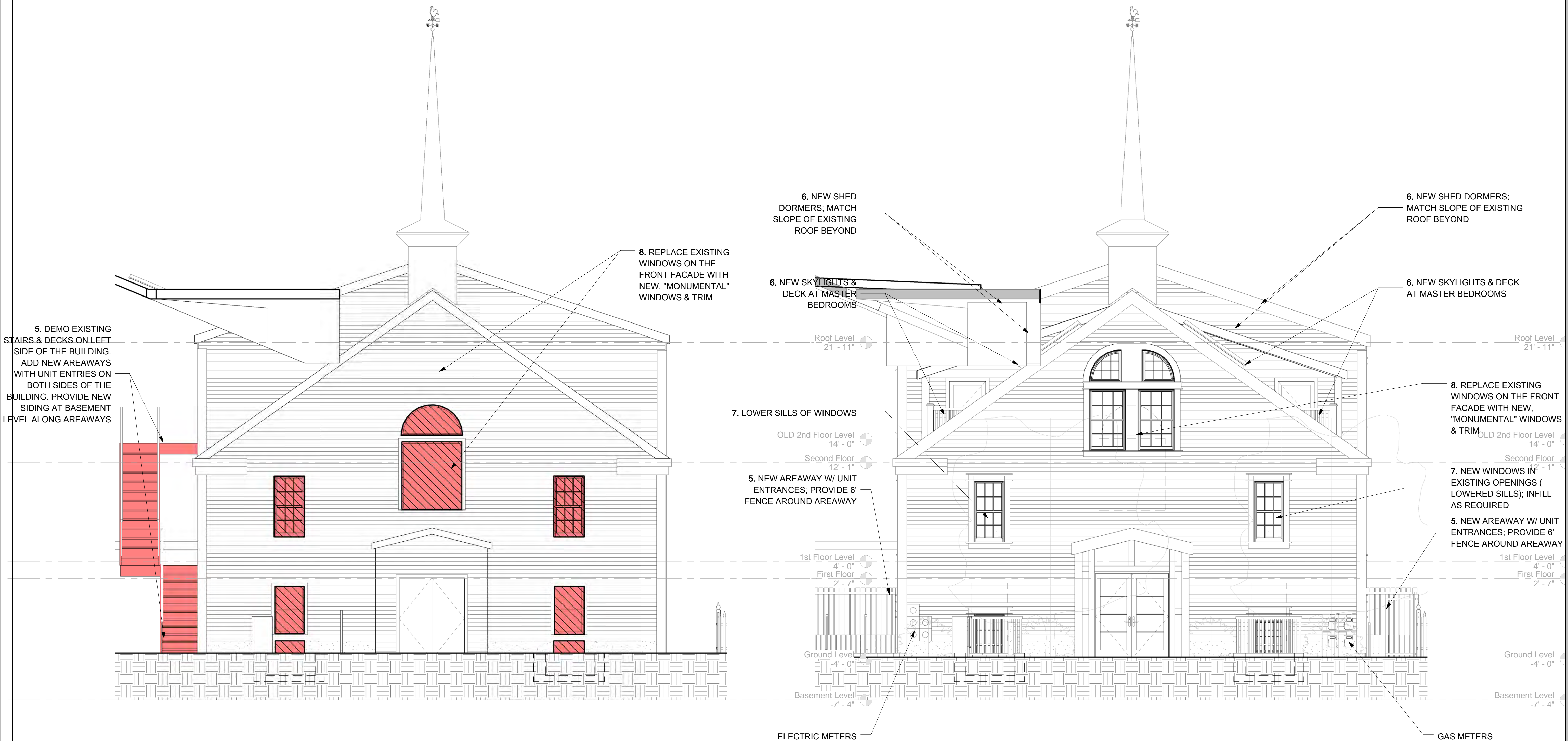


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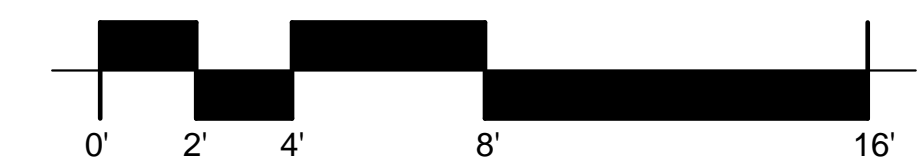
EXTERIOR CHANGES- SINGLE FAMILY BUILDING:
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EXTERIOR CHANGES- MULTIFAMILY BUILDING
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 6. DEMO PORTIONS OF THE EXISTING ROOF & ADD TWO NEW DORMERS, FOUR NEW DECKS, & SIX NEW SKYLIGHTS.
 DORMERS OCCUPY +/-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



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

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



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No.	Description	Date

Proposed Front Elevation (Church Bldg)

A-302

INMAN STREET RESIDENCES

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PROJECT NAME
INMAN STREET RESIDENCES

PROJECT ADDRESS
 114 INMAN STREET
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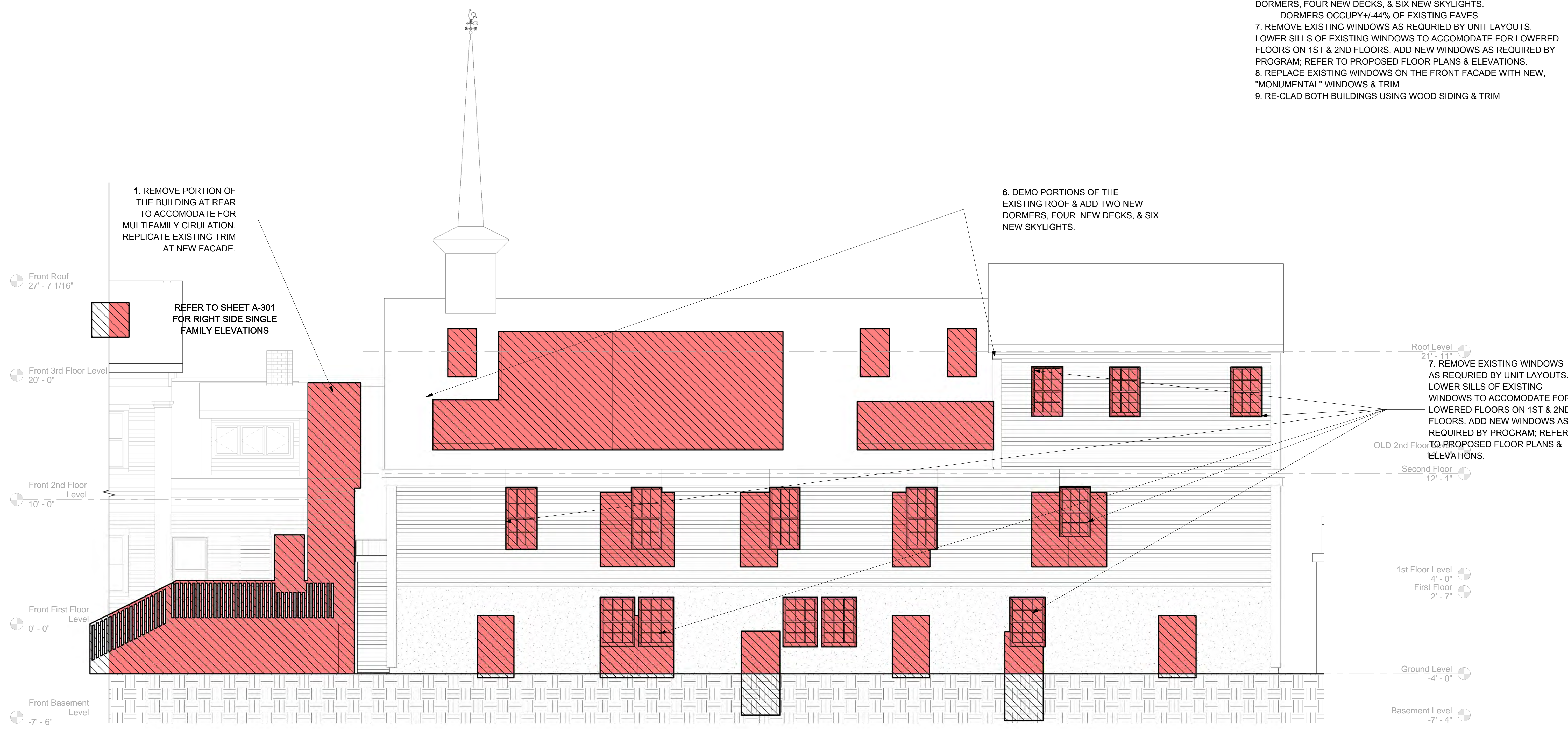
No.	Description	Date

Existing Right Side
 Church Elevation

A-303
 INMAN STREET RESIDENCES

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



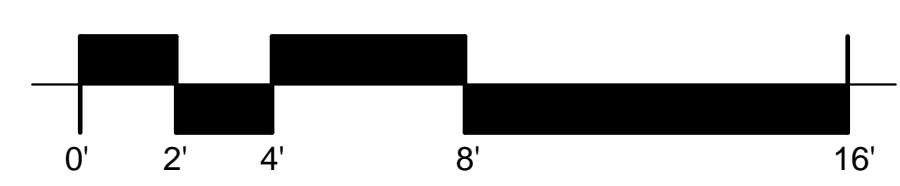
1. REMOVE PORTION OF THE BUILDING AT REAR TO ACCOMMODATE FOR MULTIFAMILY CIRCULATION. REPLICATE EXISTING TRIM AT NEW FACADE.

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.

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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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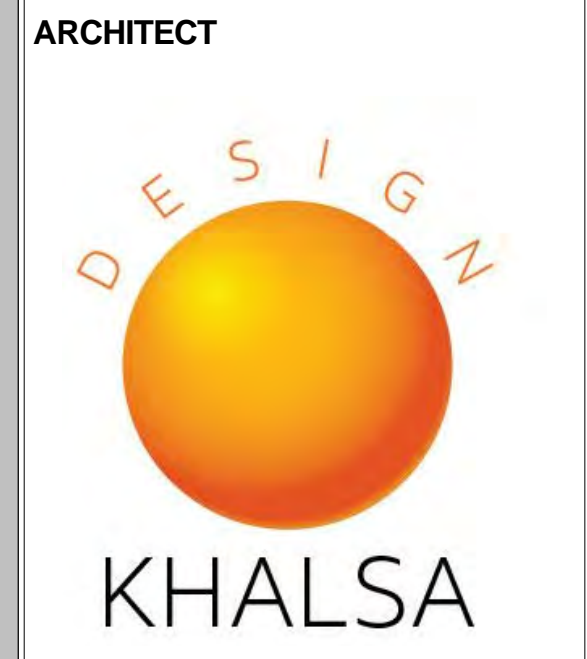
EXTERIOR CHANGES- MULTIFAMILY BUILDING

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
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PROJECT NAME
INMAN STREET RESIDENCES

PROJECT ADDRESS
 114 INMAN STREET
 CAMBRIDGE, MA

CLIENT
 11 DEVELOPMENT



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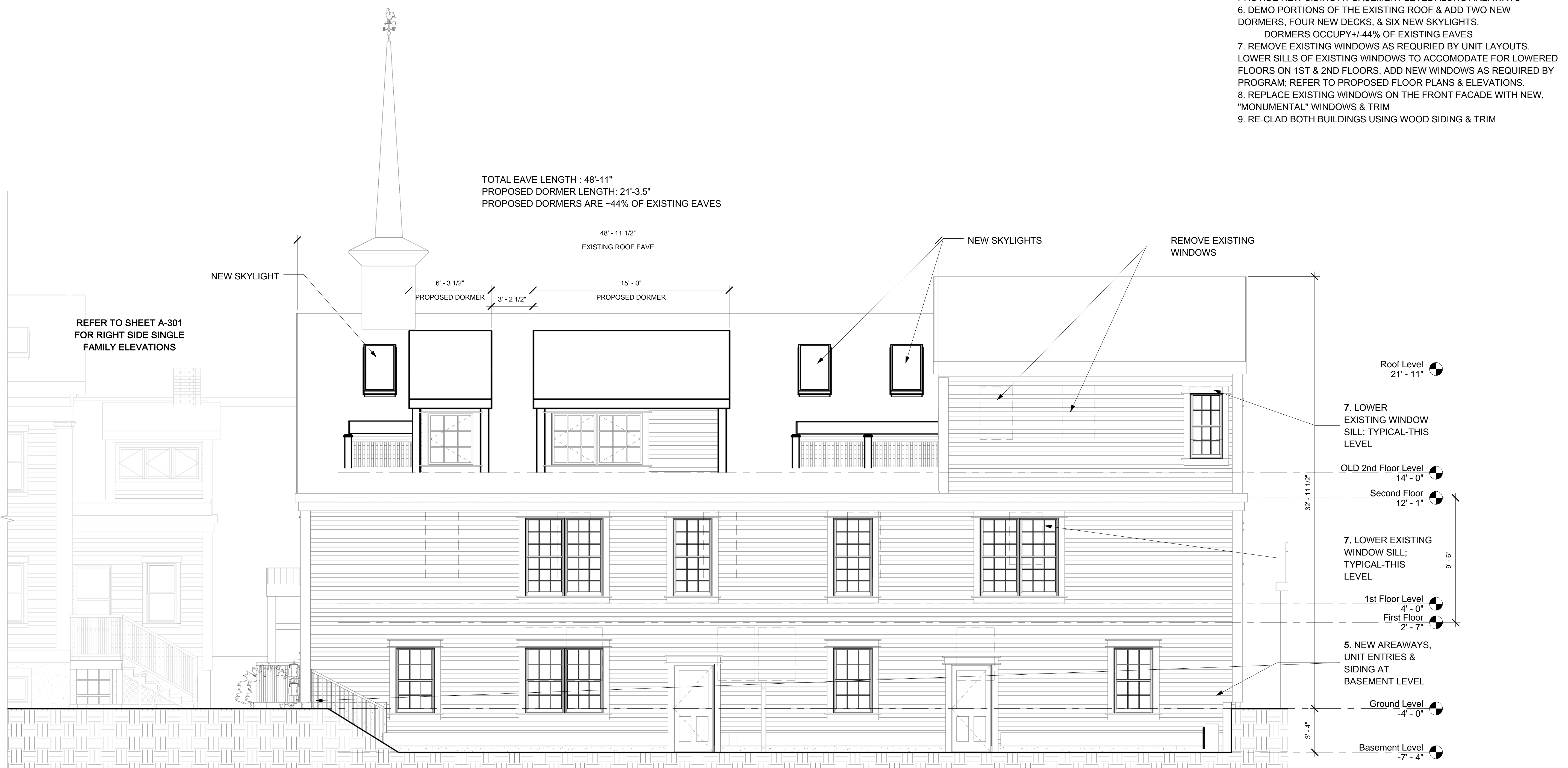
Project number	17030
Date	11/02/2017
Drawn by	ERS
Checked by	JSK
Scale	As indicated

REVISIONS

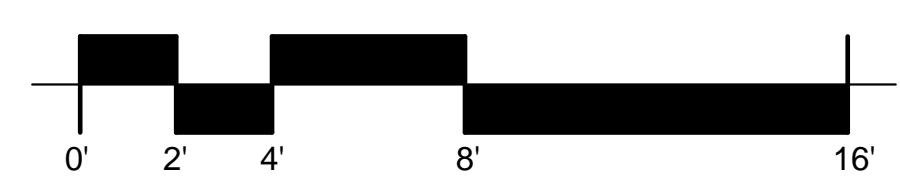
No.	Description	Date

Proposed Right Side Church Elevation

A-304
 INMAN STREET RESIDENCES



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



I:\gs-server\Draw\1717030_Shuair-112-114 Inman St Cambridge 2017.10.31.rvt 11/2/2017 4:50:17 PM

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

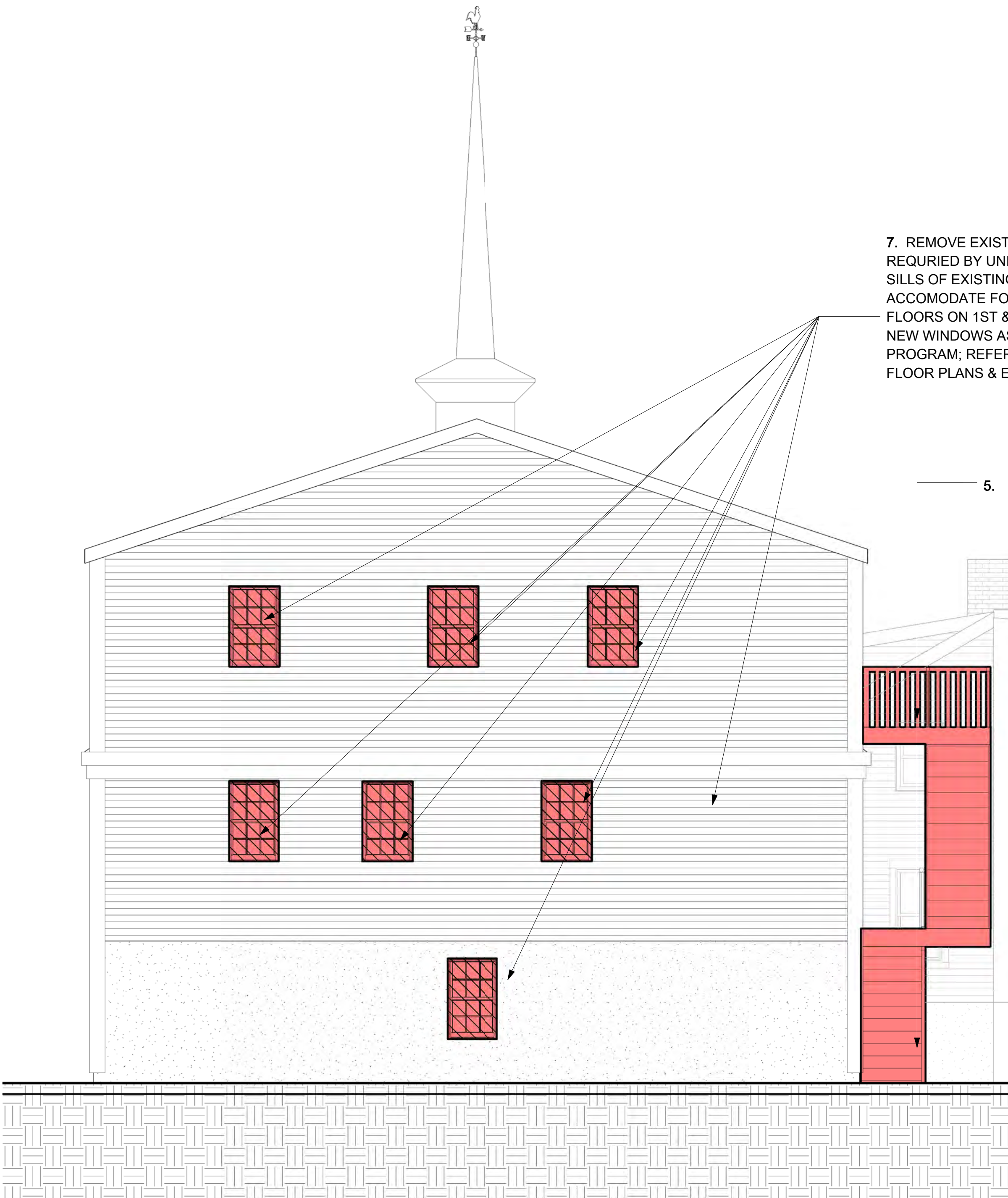
No.	Description	Date

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.

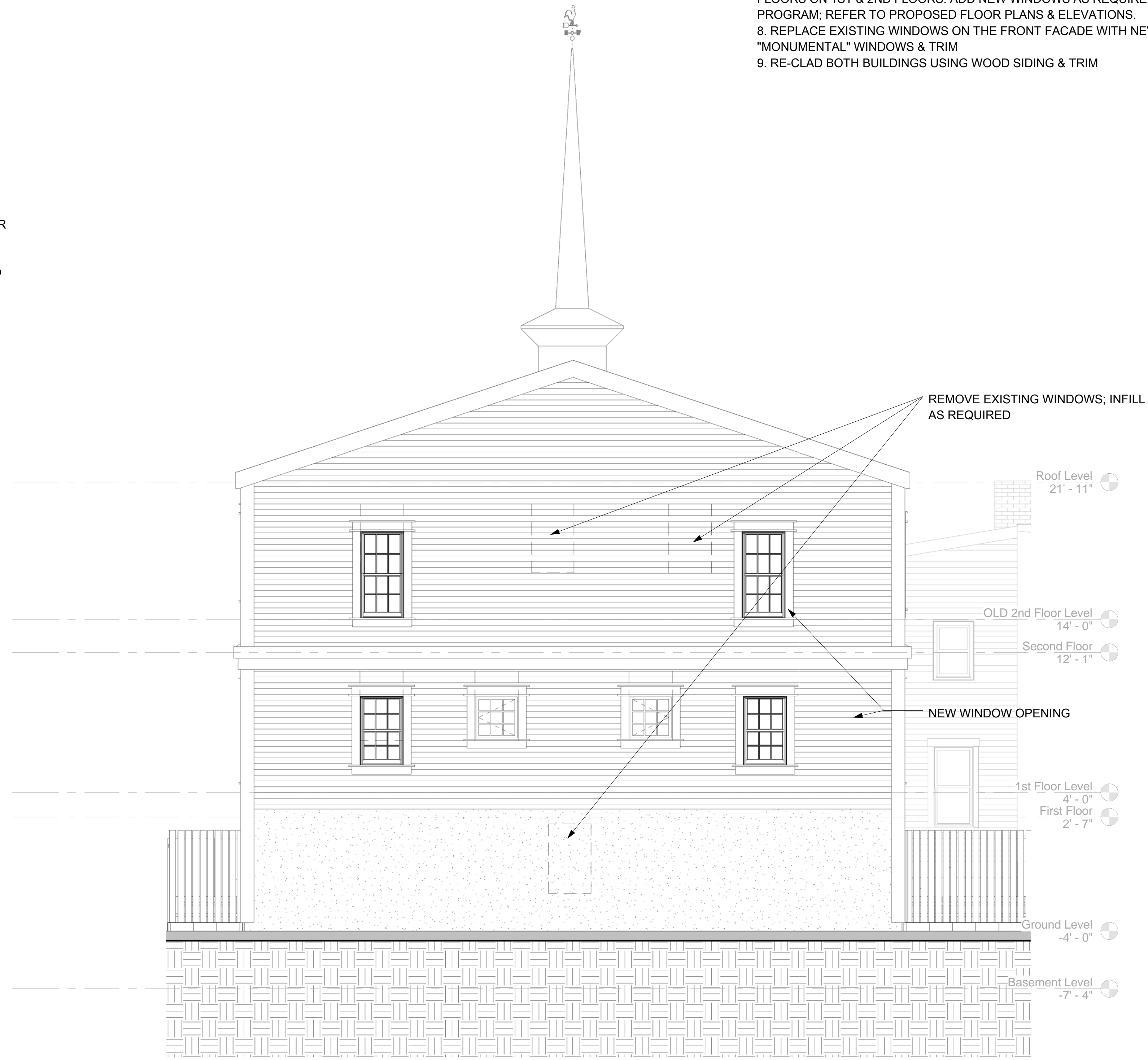
- EXTERIOR CHANGES- MULTIFAMILY BUILDING**
5. DEMO EXISTING STAIRS & DECKS OF LEFT SIDE OF THE BUILDING. ADD NEW AREAWAYS WITH UNIT ENTRIES ON BOTH SIDES OF THE BUILDING. PROVIDE NEW SIDING AT BASEMENT LEVEL ALONG AREAWAYS
 6. DEMO PORTIONS OF THE EXISTING ROOF & ADD TWO NEW DORMERS, FOUR NEW DECKS, & 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

Roof Level
 21' - 11"

OLD 2nd Floor Level
 14' - 0"

Second Floor
 12' - 1"

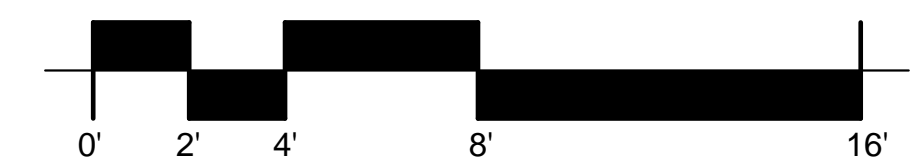
1st Floor Level
 4' - 0"

First Floor
 2' - 7"

Ground Level
 -4' - 0"

Basement Level
 -7' - 4"

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



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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

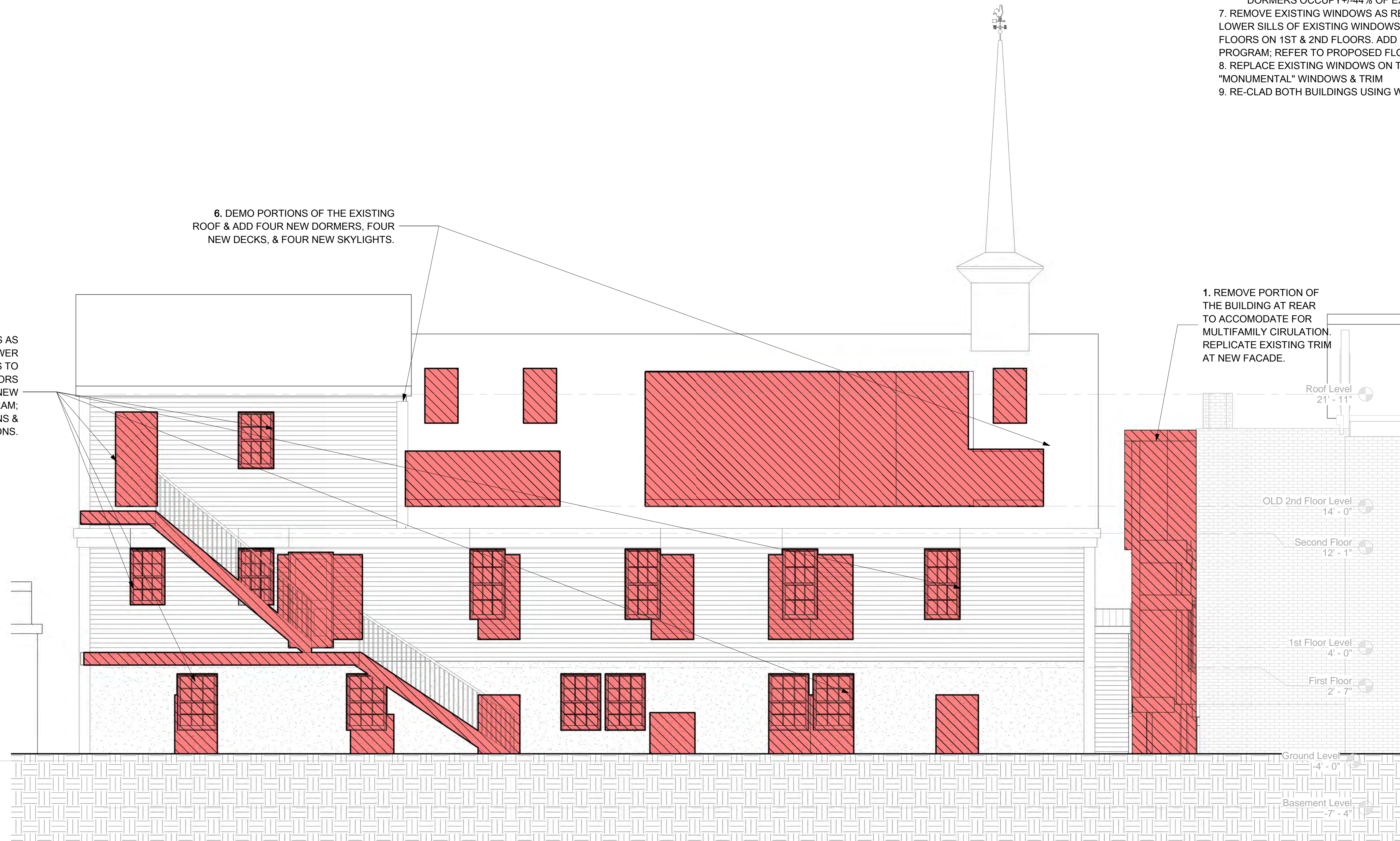
A-306

INMAN STREET RESIDENCES

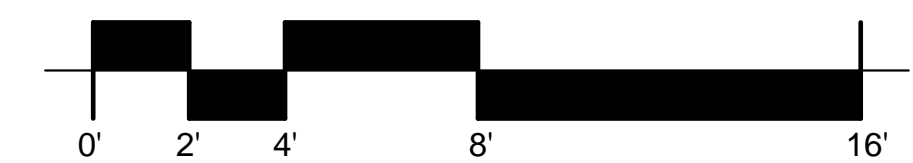
6. DEMO PORTIONS OF THE EXISTING ROOF & ADD FOUR NEW DORMERS, FOUR NEW DECKS, & FOUR NEW SKYLIGHTS.

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:
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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



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

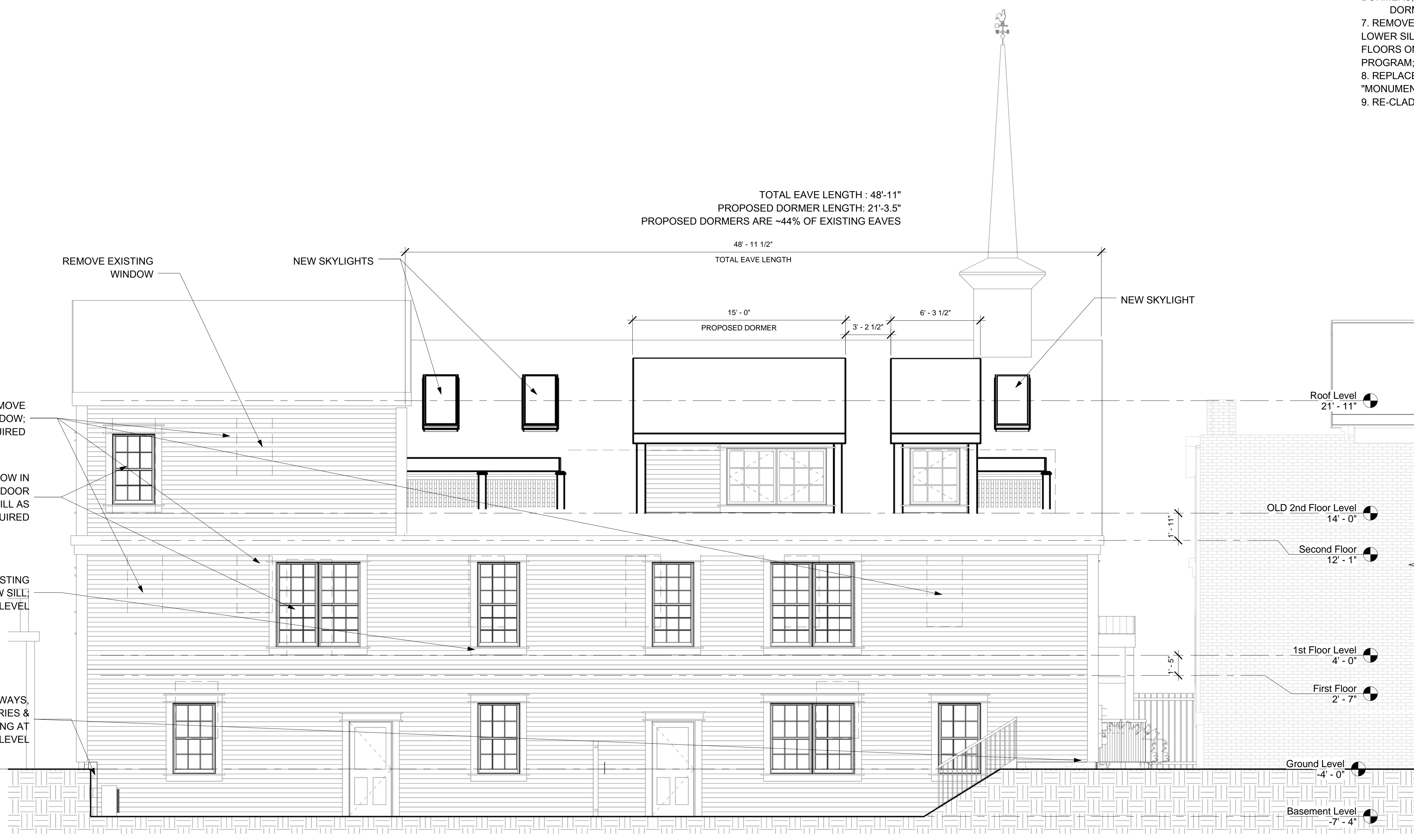
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No.	Description	Date

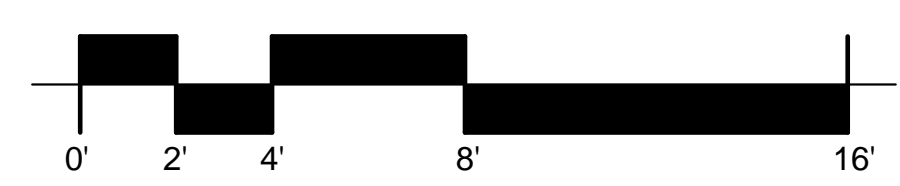
Proposed Left Side
 Church Elevation

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

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11 DEVELOPMENT



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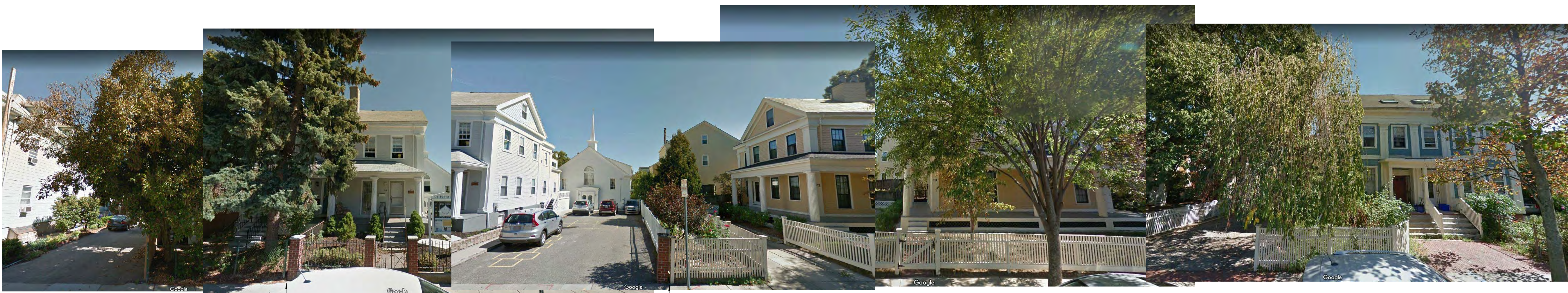
Project number 17030
Date 11/02/2017
Drawn by ERS
Checked by JSK
Scale

REVISIONS

No.	Description	Date

Neighborhood
Photos

AV-1
INMAN STREET RESIDENCES



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



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 SOMERVILLE, MA 02143
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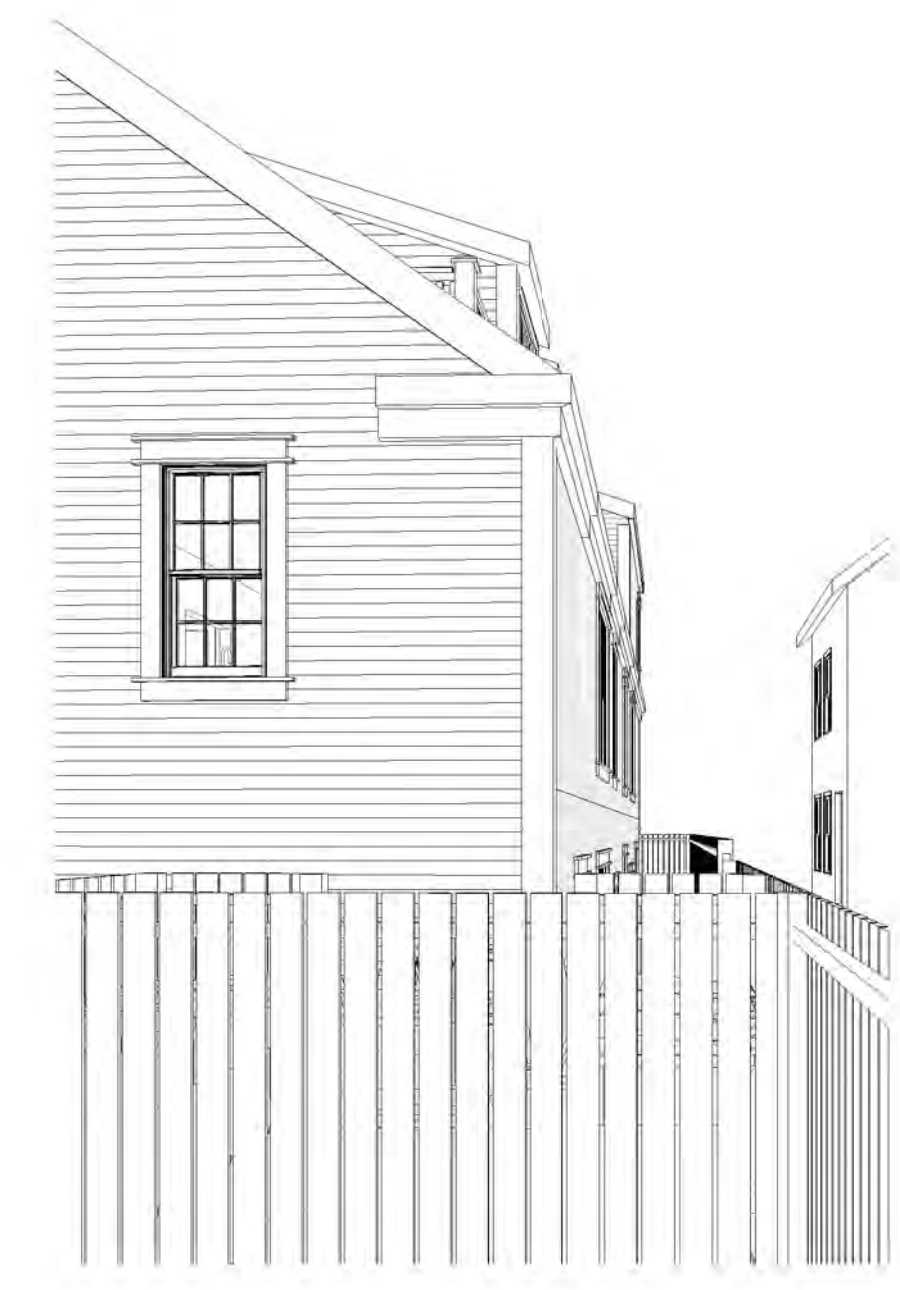
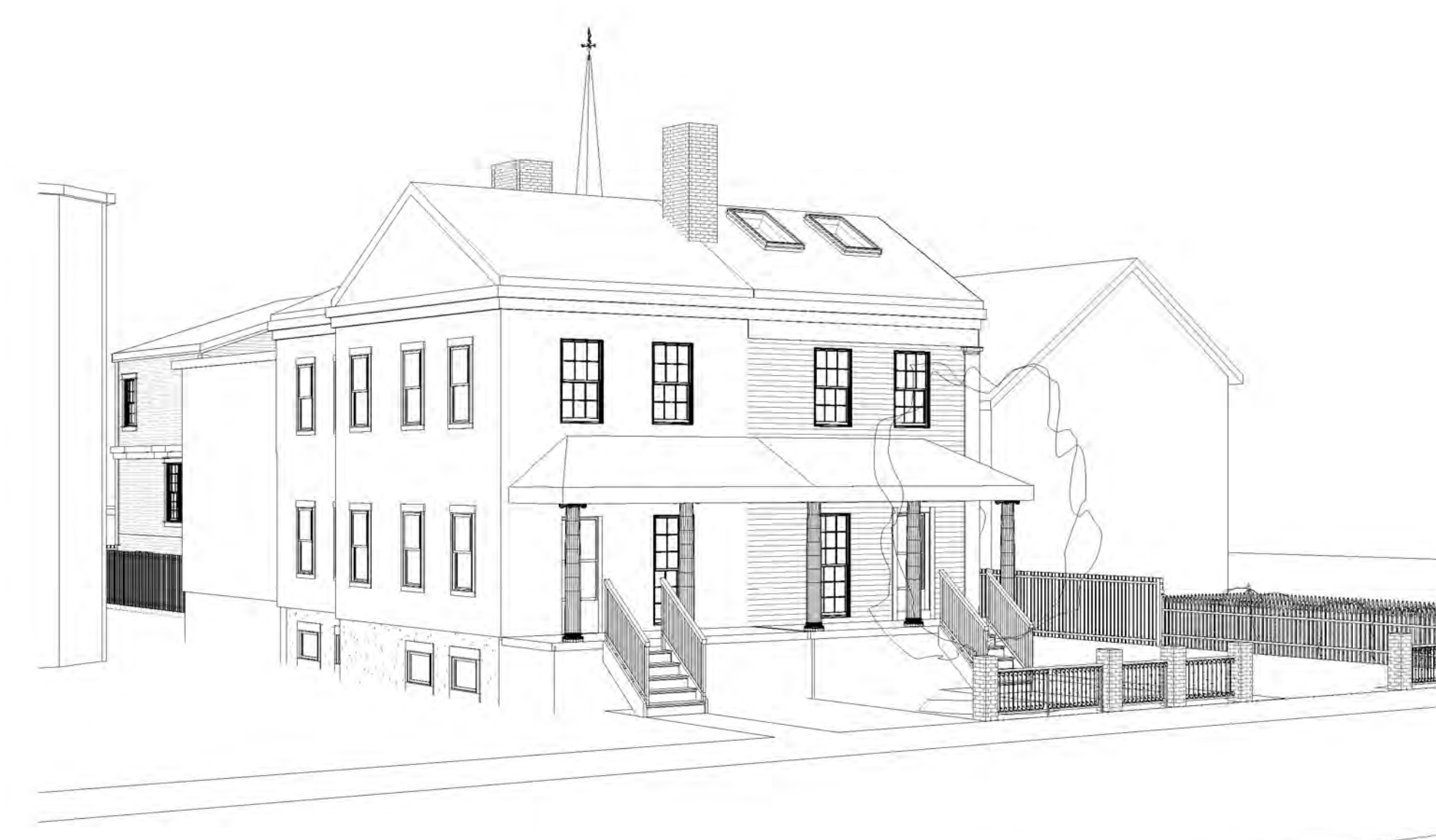
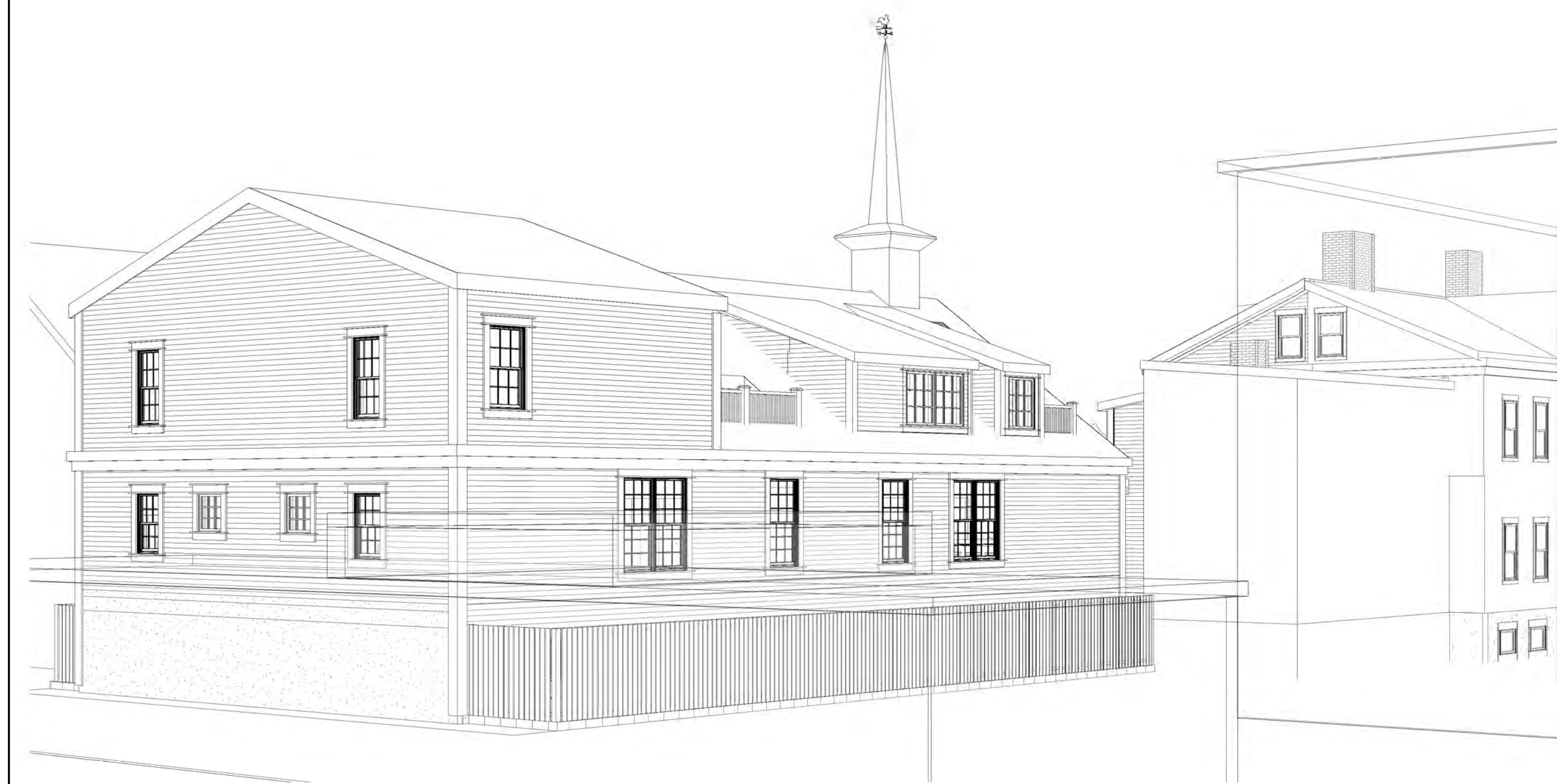
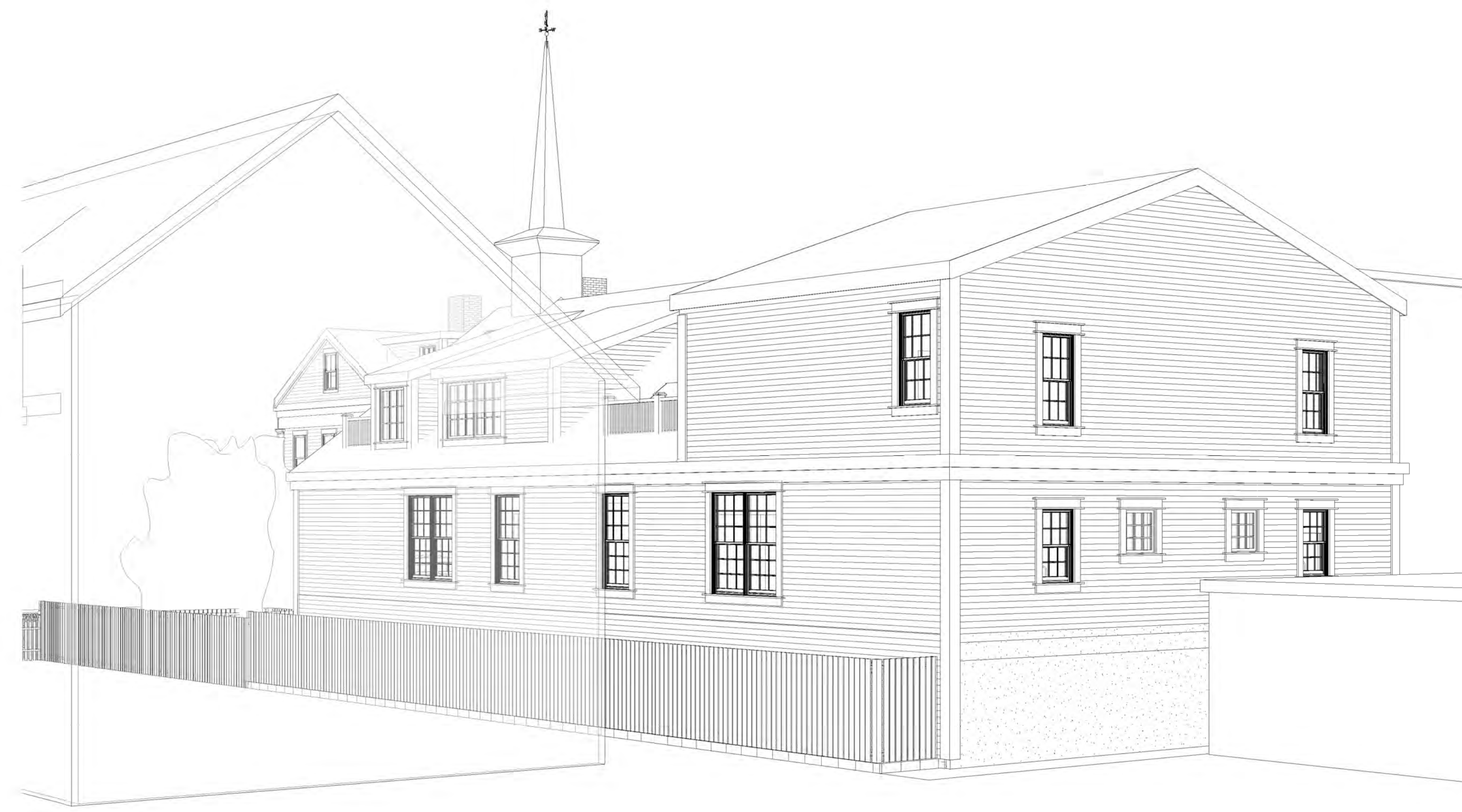
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Project number 17030
 Date 11/02/2017
 Drawn by ERS
 Checked by JSK
 Scale

REVISIONS

No.	Description	Date

Perspectives
AV-2
 INMAN STREET RESIDENCES



⑤ View down Alleyway (Right Side Yard)



PROJECT NAME
INMAN STREET RESIDENCES

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 CAMBRIDGE, MA

CLIENT
11 DEVELOPMENT



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REVISIONS

No.	Description	Date

Rendering

AV-3

INMAN STREET RESIDENCES