



Mid Cambridge Neighborhood Conservation District Commission

Cambridge Historical Commission, 831 Massachusetts Ave., 2nd Fl., Cambridge, MA 02139
 Telephone: 617 349 4683 Fax: 617 349 3116 TTY: 617 349 6112
 E-mail: histncds@cambridgema.gov URL: www.cambridgema.gov/historic/midcambridgehome.html

APPLICATION FOR CERTIFICATE

Section I:

1. The undersigned hereby applies to the Mid Cambridge Neighborhood Conservation District Commission for a Certificate of (check type of certificate): Appropriateness, Nonapplicability, or Hardship, in accordance with Ch. 2.78 of the Municipal Code and the order establishing the district.

2. Address of property: 106 Inman Street, Cambridge, Massachusetts

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

Proposal is for a new detached single family structure to be constructed in rear of existing property. No work is proposed on the existing structure, which will remain.

Name of Property Owner of Record: <u>Hawthorne Development Ventures Deux, LLC.</u>	
Mailing Address: <u>41 Royal Ave., Cambridge, MA 02138</u>	
Telephone/Fax: <u>781-704-5117</u>	E-mail: <u>brianolavelle11@gmail.com</u>
Signature of Property Owner of Record*: <u><i>Brian Lavelle</i></u> (Required field; application will not be considered complete without property owner's signature) *I have read the application in full and certify that the information contained herein is true and accurate to the best of my knowledge and belief.	
Name of proponent, if not record owner: <u>N/A</u>	
Mailing Address: _____	
Telephone/Fax: _____	E-mail: _____

(for office use only):			
Date Application Received: _____	Case Number: _____	Hearing Date: _____	
Type of Certificate Issued: _____	Date Issued: _____		

Section II:

Is property listed on the National Register of Historic Places? Yes Publicly owned? No
Current Zoning District: C-1 Current Use: Residential- Two Units

Section III:

Will this project require: variance No special permit No

If yes, nature of zoning relief sought: setbacks _____ FAR _____ use _____
height _____ parking _____ other (explain) _____

Section IV (Complete any portions that apply to proposed scope of work):

New Construction or Additions:

3,278 sf floor area of existing structures on the lot
2,337 sf amount of floor area (gross square feet) of proposed construction
71% percentage increase in total floor area after construction
7,500 sf total area of lot in square feet
32% percentage of total lot area covered after construction

Demolition:

None amount of floor area (gross square feet) of proposed demolition
_____ floor area of existing structure
_____ percentage decrease in total floor area after demolition

Alterations:

Does the proposed work include (check all that apply):
No enclosure or removal of decorative elements (including cornice, fascia, soffit, bay, porch, hood, cornerboard, window sash, or window or door casing);
No increase or reduction of window or door size;
No relocation of windows or doors;
No change in slope, pitch, or configuration of roof;
No removal of original or historic roofing material.

ARCHITECTURAL DRAWING LIST		
Sheet Number	Sheet Name	Sheet Issue Date
1 - COVER		
A-000	COVER SHEET	06/14/24
3-Architectural		
A-019	EXISTING PLOT PLAN	06/14/24
A-020	SITE PLAN & ZONING TABLE	06/14/24
A-021	AREA PLANS	06/14/24
A-100	FLOOR PLANS	06/14/24
A-300	BUILDING ELEVATIONS	06/14/24
A-301	BUILDING ELEVATIONS	06/14/24
AV-1	SHADOW STUDY	06/14/24
AV-2	SHADOW STUDY	06/14/24
AV-3	SHADOW STUDY	06/14/24
AV-5	RENDERING	06/14/24
AV-6	PERSPECTIVES	06/14/24
AV-7	STREETSCAPE ELEVATION	06/14/24
AV-8	MATERIAL SCHEDULE	06/14/24
EX-100	EXISTING CONDITONS	06/14/24



PROJECT NAME
106 Inman Street Residences

PROJECT ADDRESS
 106 Inman Street
 Cambridge, MA

CLIENT
HAWTHORNE DEVELOPMENT LLC.

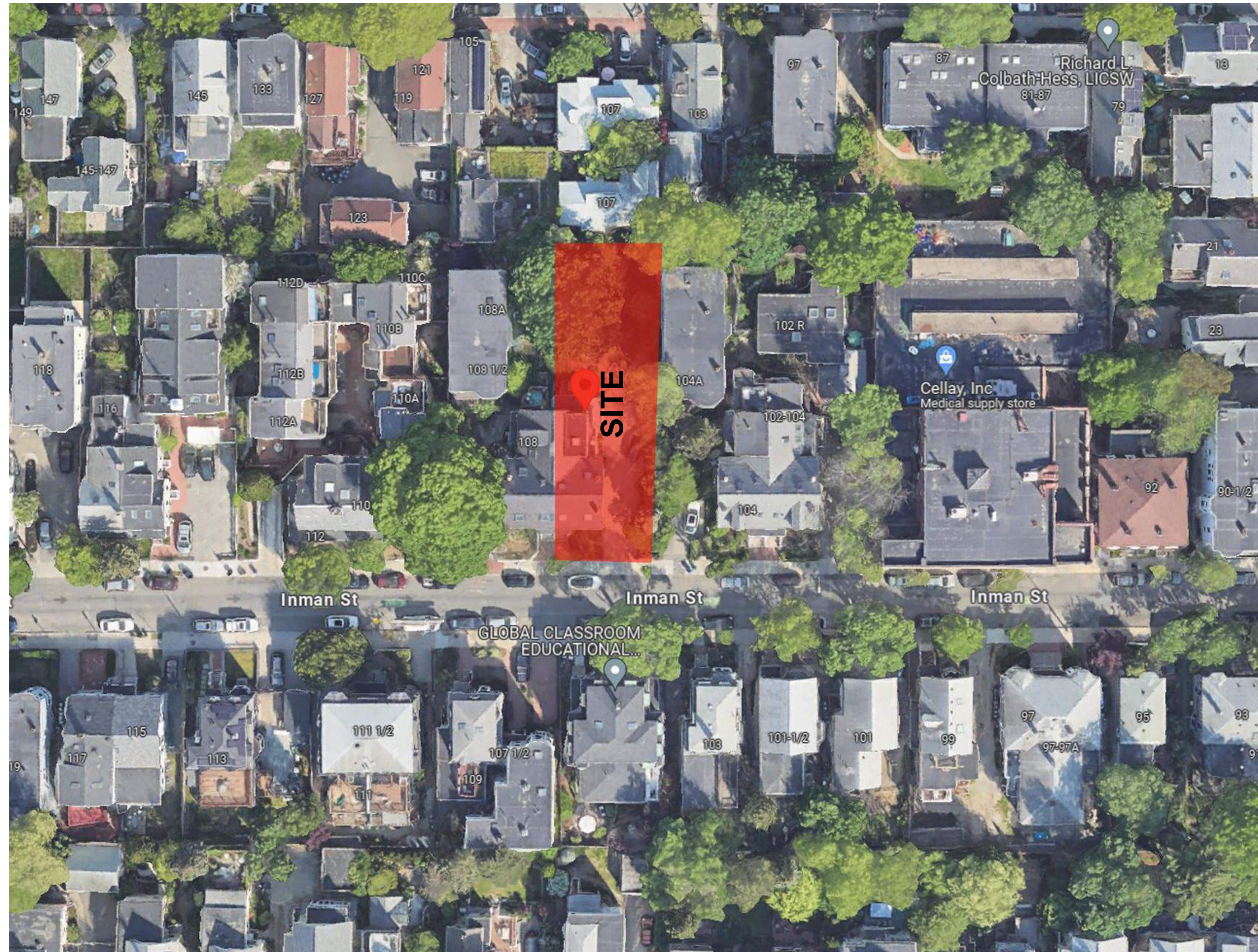
ARCHITECT



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

CONSULTANTS:

LOCUS



**PROJECT:
 INMAN STREET RESIDENCES**

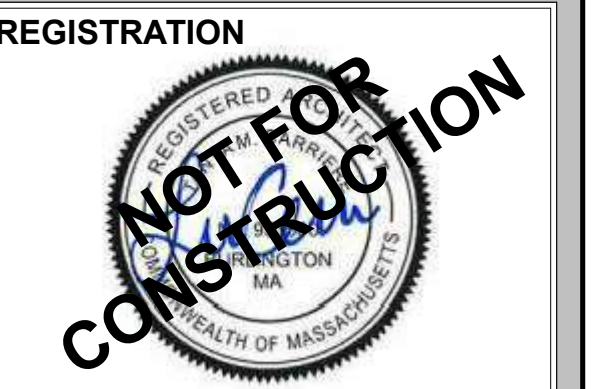
**PROJECT ADDRESS:
 106 INMAN STREET CAMBRIDGE, MA**

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

OWNER
 HAWTHORNE DEVELOPMENT LLC.
 ADDRESS:
 41 ROYAL AVE
 CAMBRIDGE MA 02138

**SD SET
 06/14/2024**

COPYRIGHT KDI © 2024
 THESE DRAWINGS ARE NOW AND DO
 REMAIN THE SOLE PROPERTY OF KHALSA
 DESIGN INC. USE OF THESE PLANS OR ANY
 FORM OF REPRODUCTION OF THIS DESIGN
 IN WHOLE OR IN PART WITHOUT EXPRESS
 WRITTEN CONSENT IS PROHIBITED AND
 SHALL RESULT IN THE FULLEST EXTENT
 OF PROSECUTION UNDER LAW



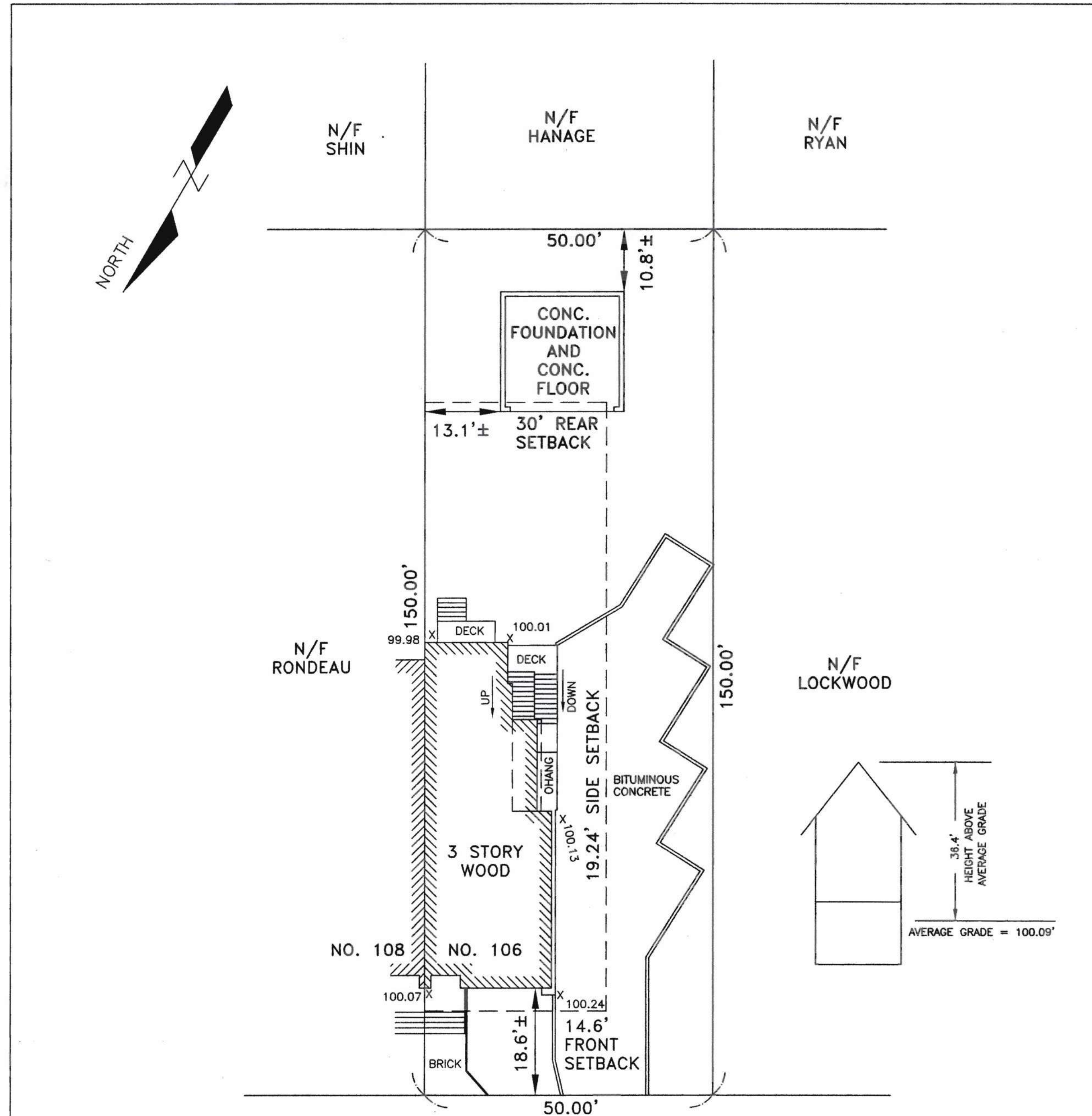
Project number	24031
Date	06/14/2024
Drawn by	Author
Checked by	Checker
Scale	

REVISIONS		
No.	Description	Date

COVER SHEET

A-000
 106 Inman Street Residences

6/14/2024 4:32:05 PM \\wg-server\lgrassl\localData\24031_Brian_Lawelle_106 Inman St_Cambridge\03 Drawings\00_ARCH_SD_DD24031_106 Inman Street Cambridge_SD_4rv.rvt



INMAN STREET

LOT AREA = 7,500 S.F.±
 EXISTING BUILDING = 1,170 S.F.±
 EXISTING PAVEMENT = 1,800 S.F.±
 EXISTING LOT COVERAGE = 23.6%
 EXISTING OPEN SPACE = 60.4%

ZONE C-1
 FRONT SETBACK(22'+36.4'/4)=14.6'
 RIGHT SIDE SETBACK(52.8'+36.4'/5)=19.24'
 REAR SETBACK=30'



(IN FEET)
 1 inch = 20 ft.

- NOTES
1. SEE DEED RECORDED IN MIDDLESEX COUNTY REGISTRY OF DEEDS IN DEED BOOK 13431, PAGE 536.
 2. SEE PLAN RECORDED IN MIDDLESEX COUNTY REGISTRY OF DEEDS IN PLAN BOOK 1, PAGE 15.
 3. SUBJECT PARCEL IS LOCATED IN ZONE C1.

Douglas L. Johnston
 DOUGLAS L. JOHNSTON
 NO. 47879
 REGISTERED PROFESSIONAL LAND SURVEYOR
 DATE 12-3-19

CERTIFIED PLOT PLAN
 IN
 CAMBRIDGE, MA
 SCALE: 1" = 20' NOVEMBER 20, 2019
 DLJ GEOMATICS
 PROFESSIONAL LAND SURVEYING
 276 NORTH STREET
 WEYMOUTH, MA 02191
 (781) 812-0457
 106 INMAN ST CAMBRIDGE.dwg

PROJECT NAME

**106 Inman Street
 Residences**

PROJECT ADDRESS

106 Inman Street
 Cambridge, MA

CLIENT

**HAWTHORNE
 DEVELOPMENT LLC.**

ARCHITECT



ARCHITECTURE

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

TELEPHONE: 617-591-8682

CONSULTANTS:

COPYRIGHT KDI © 2024
 THESE DRAWINGS ARE NOW AND DO
 REMAIN THE SOLE PROPERTY OF KHALSA
 DESIGN INC. USE OF THESE PLANS OR ANY
 FORM OF REPRODUCTION OF THIS DESIGN
 IN WHOLE OR IN PART WITHOUT EXPRESS
 WRITTEN CONSENT IS PROHIBITED AND
 SHALL RESULT IN THE FULLEST EXTENT
 OF PROSECUTION UNDER LAW

REGISTRATION



Project number 24031
 Date 06/14/2024
 Drawn by Author
 Checked by Checker
 Scale

REVISIONS

No.	Description	Date

**EXISTING PLOT
 PLAN**

A-019

106 Inman Street Residences

LEGEND	
	EXISTING BUILDING AREA
	PROPOSED BUILDING AREA
	EXISTING BUILDING TO BE DEMOLISHED
	OPEN SPACE W/O MIN. 15'X15'
	PRIVATE OPEN SPACE W/ MIN. 15'X15'
	REQUIRED YARD SETBACK

SITE PLAN NOTE:
This plan is for informational and illustrative purposes only. The preparer of this plan makes no claim to its accuracy. This plan shall not be used or relied upon in any circumstance. A certified Land Surveyor shall provide an official certified plot plan.

OPEN SPACE	
PRIVATE OPEN SPACE W/ MIN. 15'X15'	1,169 SF
OPEN SPACE W/O MIN. 15'X15'	2,234 SF
TOTAL OPEN SPACE	3,403 SF

NOTE: THIS PLAN IS FOR INFORMATIONAL AND ILLUSTRATIVE PURPOSES ONLY. THE PREPARER OF THIS PLAN MAKES NO CLAIM TO ITS ACCURACY. THIS PLAN SHALL NOT BE USED OR RELIED UPON IN ANY CIRCUMSTANCE. A CERTIFIED LAND SURVEYOR SHALL PROVIDE AN OFFICIAL CERTIFIED PLOT PLAN.

ZONING CHART

ZONE : C-1	REQUIRED	EXISTING	PROPOSED	REMARKS
LOT AREA, MIN SF	5,000 SF	7,500 SF	7,500 SF	COMPLIES
LOT AREA, MIN SF / DU	1,500 S.F. / DU= 5 DU	2 DU= 3,750 SF/ DU	3 DU= 2,500 SF/ DU	COMPLIES
MAX. FAR	0.75 (5,625 SF MAX)	0.44 (3,278 SF +/-)	0.71 (5,347 SF)	COMPLIES
MIN. LOT WIDTH	50' - 0"	50'-0"	50'-0"	COMPLIES
MIN. FRONT YARD	H+L (a) / 4+2; MIN. 10'-0" (a) MEASURED FROM CENTERLINE OF STREET (36.4' + 22') / 6= 6.07' (MIN. 10'-0")	18.6'	18.6'	COMPLIES
MIN SIDE YARDS	EXISTING BLDG.	LEFT: 0'	PROPOSED BLDG. LEFT: 9.57'	DOES NOT COMPLY (AT EXISTING) COMPLIES (AT NEW)
	H+L / 5+2 (n) 7' - 6" MINIMUM (36.4 + 59.7') / 7= 13.7'	RIGHT: 27.3'	H+L / 5+2 (n) 7' - 6" MINIMUM (34' + 33') / 7= 9.57'	RIGHT: 9.57'
MIN REAR YARD	H+L (c) / 4+2; MIN. 30' (36.4' + 22') / 6= 9.7'	71.8'	30'	COMPLIES
MAX HEIGHT	35'-0"	36.4'	36.4' at Existing, 33' at Proposed	DOES NOT COMPLY/ PROPOSED BUILDING COMPLIES
MIN RATIO OF PRIVATE OP. SP. TO LOT AREA	30% (2,250 SF) 50 % AREA REQ. TO BE PRIVATE OPEN SPACE (1,125 SF)	49% (3,687 SF) 2,121 SF OF REQUIRED OPEN SPACE MEETS REQUIREMENTS FOR PRIVATE OPEN SPACE	45% (3,403 SF) 1,169 SF OF REQUIRED OPEN SPACE MEETS REQUIREMENTS FOR PRIVATE OPEN SPACE	COMPLIES COMPLIES

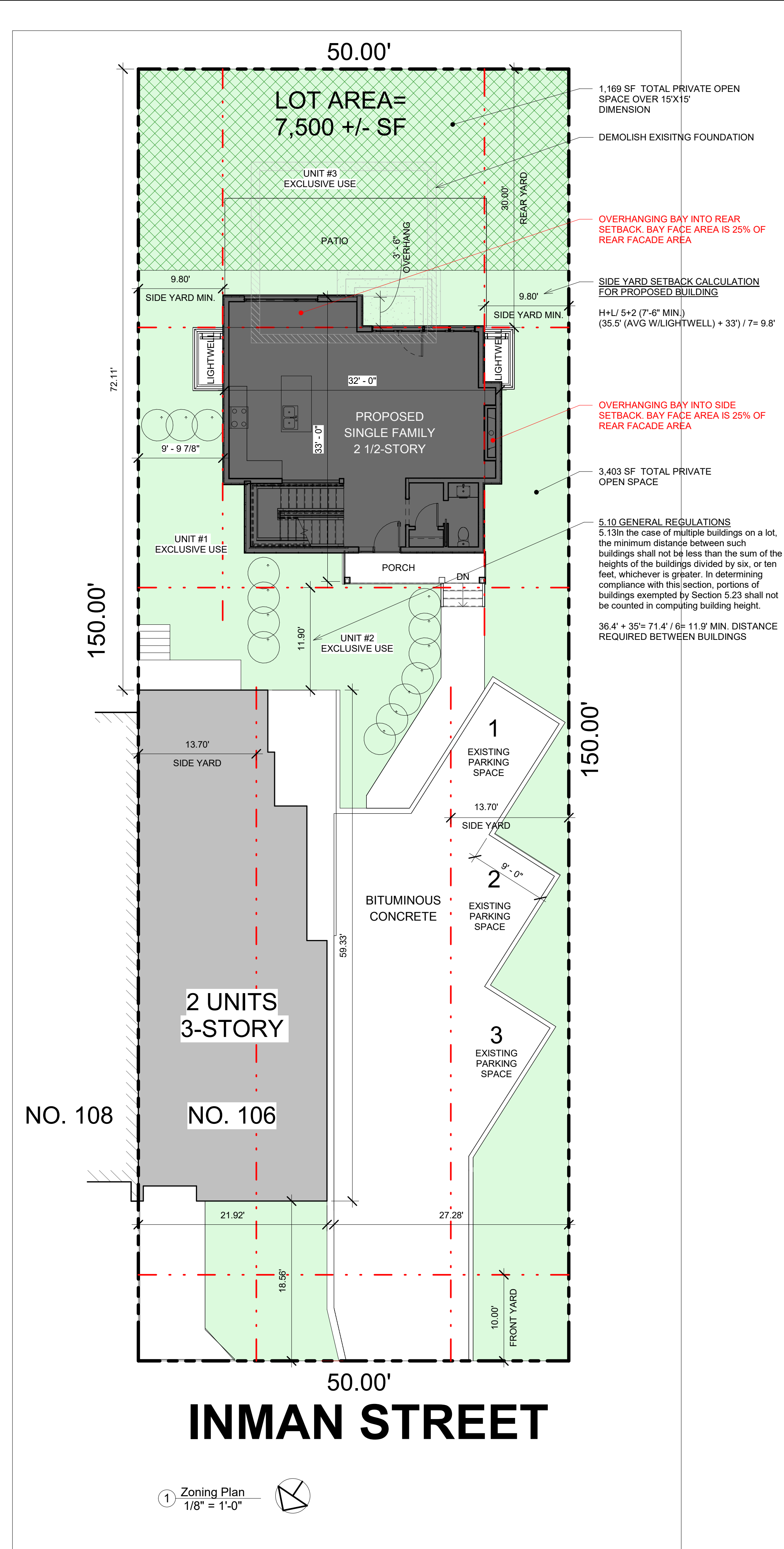
FOOTNOTES:
(a) Measured from the centerline of the street, but in no case may a building be nearer the street than ten (10) feet.
(c) In no case may a building be nearer the rear lot line than twenty (20) feet in Residence C-2, C-2B, C-2A, C-3, C-3A, C-3B districts. In Residence C and C-1 districts, 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. In Residence A-1, A-2, and B districts, no building may be nearer the rear lot line than twenty-five (25) feet plus one additional foot of rear yard for each four feet that the depth of the lot exceeds one hundred (100) feet, up to a maximum of thirty-five (35) feet. For purposes of this Footnote C, the lot depth shall be that distance measured along a line perpendicular to the front lot line and extending to that point on the rear lot line most distant from the front lot line.
(n) 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.

SECTION 5.22: PRIVATE OPEN SPACE:
An area designated as private open space must have both a width and a length of at least fifteen (15) feet, except for balconies, and may not have a slope greater than ten (10) percent. With the exception of balcony areas, private open space shall be accessible to all occupants of a building; not less than one half of the required private open space shall be provided at ground level or within ten (10) feet of the level of the lowest floor used for residential purposes. Areas at other levels, such as balconies, decks, and roofs, of garages and buildings, which are accessible to all occupants of buildings, which are not used as walkways or corridors, and which have both a width and a length of at least six (6) feet and a minimum area of seventy-two (72) square feet, may be calculated as private open space, not to exceed twenty-five (25) percent of the total private open space.

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.
(2) Where a building consists of various roof levels an average height, or "H", may be used in the required yard formula. Average height is determined by adding the products of the height of each roof level facing the given lot line, (H1, H2, etc.) times the length of each roof level (L1, L2, etc.) and dividing the sum by the sum of the length of the levels (L1, L2, etc.) (see formula below)
5.24.4
(3) Where a building presents a variety of vertical planes to any given lot or street line, no plane shall be closer to the street or building line or lot line than permitted by the application to such plane of the appropriate formula in the tables of dimensional requirements in Section 5.30. For all planes set forward of the setback line required by said tables for the building if it were constructed in a single vertical plane, other planes must be set behind the setback line so calculated. The result shall be that the sum of the products of the setback required for each plane times the facing area of each plane respectively shall be at least as great as the product of the setback required by the appropriate table for the building if it were constructed in a single vertical plane times the facing area of the building if viewed as a single plane. (See illustration below).
The product of (setback1 x facing area1) + (setback2 x facing area2) MUST EQUAL OR EXCEED the product of (single plane setback) x (single plane facing area)

5.10 GENERAL REGULATIONS
5.13 In the case of multiple buildings on a lot, the minimum distance between such buildings shall not be less than the sum of the heights of the buildings divided by six, or ten feet, whichever is greater. In determining compliance with this section, portions of buildings exempted by Section 5.23 shall not be counted in computing building height.

PARKING	NONE	4 SPACES	3 SPACES	COMPLIES
---------	------	----------	----------	----------



PROJECT NAME
106 Inman Street Residences

PROJECT ADDRESS
106 Inman Street
Cambridge, MA

CLIENT
HAWTHORNE DEVELOPMENT LLC.

ARCHITECT

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

CONSULTANTS:

COPYRIGHT KDI © 2024
THESE DRAWINGS ARE NOW AND DO REMAIN THE SOLE PROPERTY OF KHALSA DESIGN INC. USE OF THESE PLANS OR ANY FORM OF REPRODUCTION OF THIS DESIGN IN WHOLE OR IN PART WITHOUT EXPRESS WRITTEN CONSENT IS PROHIBITED AND SHALL RESULT IN THE FULLEST EXTENT OF PROSECUTION UNDER LAW



REGISTRATION	
Project number	24031
Date	06/14/2024
Drawn by	TC
Checked by	JSK
Scale	As indicated

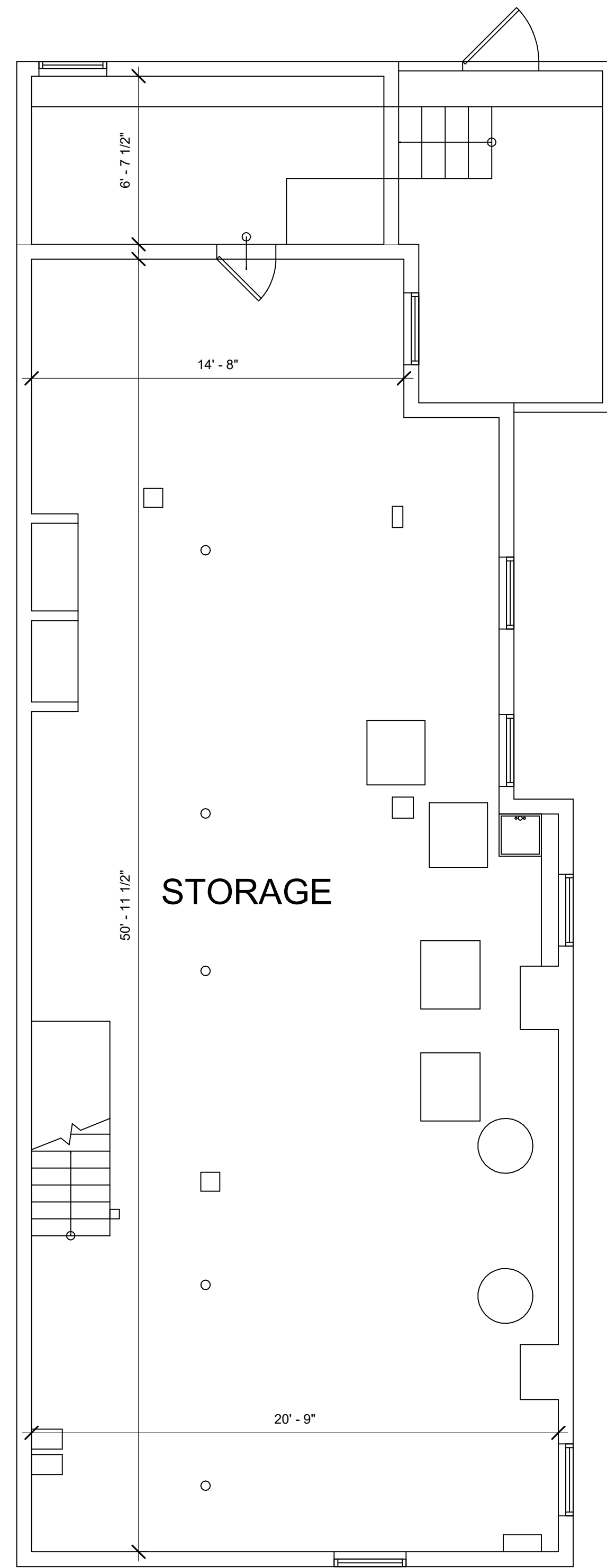
REVISIONS		
No.	Description	Date

SITE PLAN & ZONING TABLE

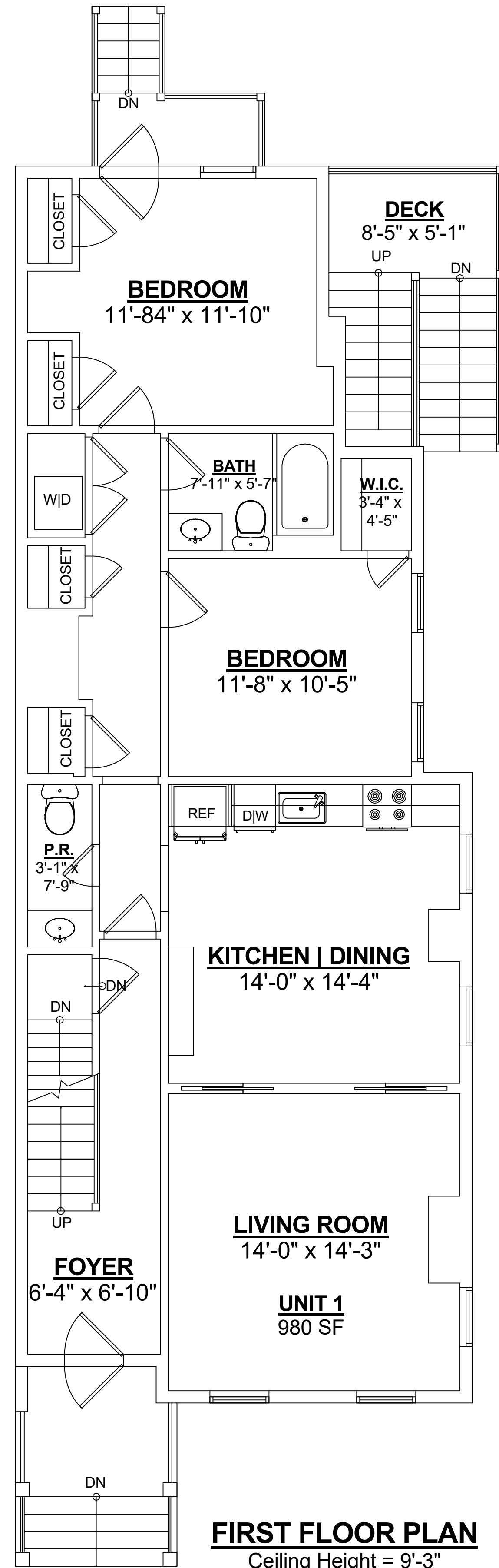
A-020

106 Inman Street Residences

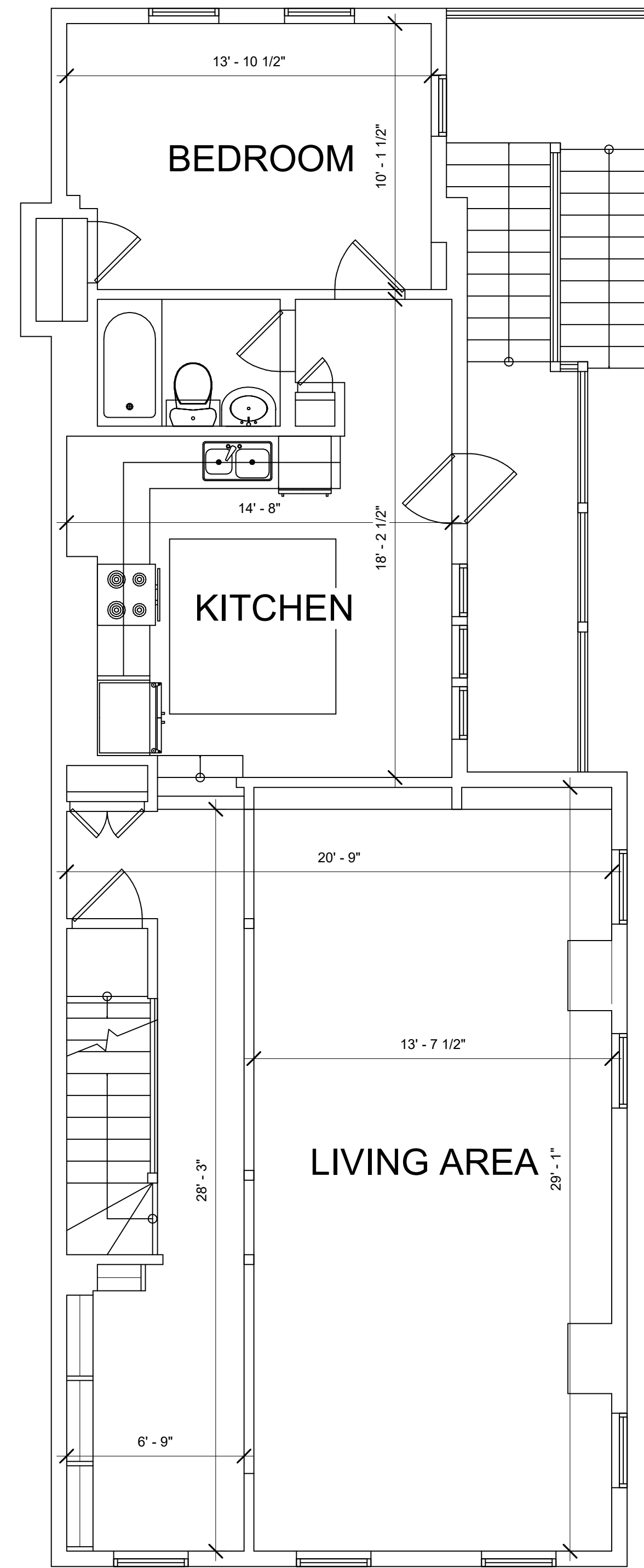
1 Zoning Plan
1/8" = 1'-0"



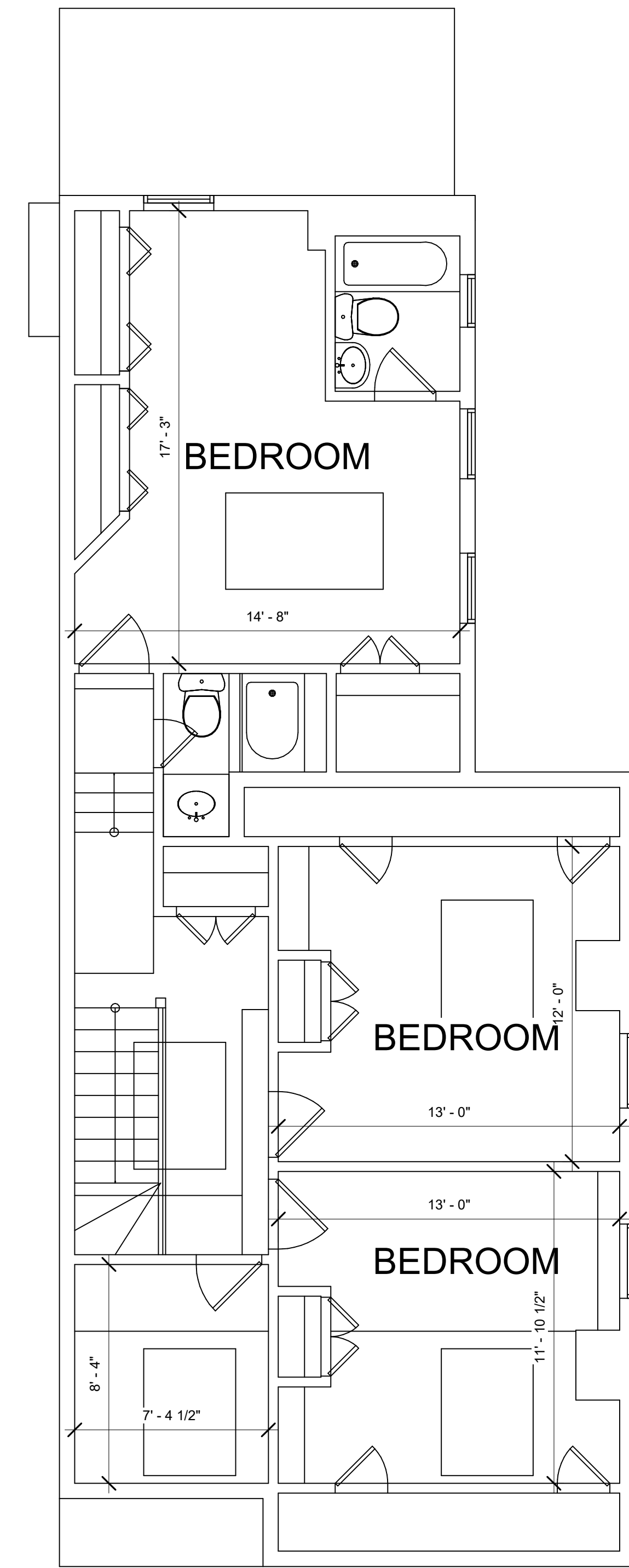
BASEMENT



FIRST FLOOR PLAN
Ceiling Height = 9'-3"



SECOND FLOOR PLAN



THIRD FLOOR PLAN

PROJECT NAME

**106 Inman Street
Residences**

PROJECT ADDRESS

106 Inman Street
Cambridge, MA

CLIENT

**HAWTHORNE
DEVELOPMENT LLC.**

ARCHITECT



ARCHITECTURE

Khalsa Design, Inc.
17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143

TELEPHONE: 617-591-8682

CONSULTANTS:

COPYRIGHT KDI © 2024
THESE DRAWINGS ARE NOW AND DO
REMAIN THE SOLE PROPERTY OF KHALSA
DESIGN INC. USE OF THESE PLANS OR ANY
FORM OF REPRODUCTION OF THIS DESIGN
IN WHOLE OR IN PART WITHOUT EXPRESS
WRITTEN CONSENT IS PROHIBITED AND
SHALL RESULT IN THE FULLEST EXTENT
OF PROSECUTION UNDER LAW

REGISTRATION



Project number	24031
Date	06/14/2024
Drawn by	Author
Checked by	Checker
Scale	1/4" = 1'-0"

REVISIONS

No.	Description	Date

EXISTING
CONDITONS

EX-100

106 Inman Street Residences

PROJECT NAME

106 Inman Street Residences

PROJECT ADDRESS

106 Inman Street
Cambridge, MA

CLIENT

HAWTHORNE
DEVELOPMENT LLC.

ARCHITECT



ARCHITECTURE

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

TELEPHONE: 617-591-8682

CONSULTANTS:

COPYRIGHT KDI © 2024
THESE DRAWINGS ARE NOW AND DO
REMAIN THE SOLE PROPERTY OF KHALSA
DESIGN INC. USE OF THESE PLANS OR ANY
FORM OF REPRODUCTION OF THIS DESIGN
IN WHOLE OR IN PART WITHOUT EXPRESS
WRITTEN CONSENT IS PROHIBITED AND
SHALL RESULT IN THE FULLEST EXTENT
OF PROSECUTION UNDER LAW

REGISTRATION



Project number 24031
Date 06/14/2024
Drawn by NB
Checked by TMC
Scale 1/8" = 1'-0"

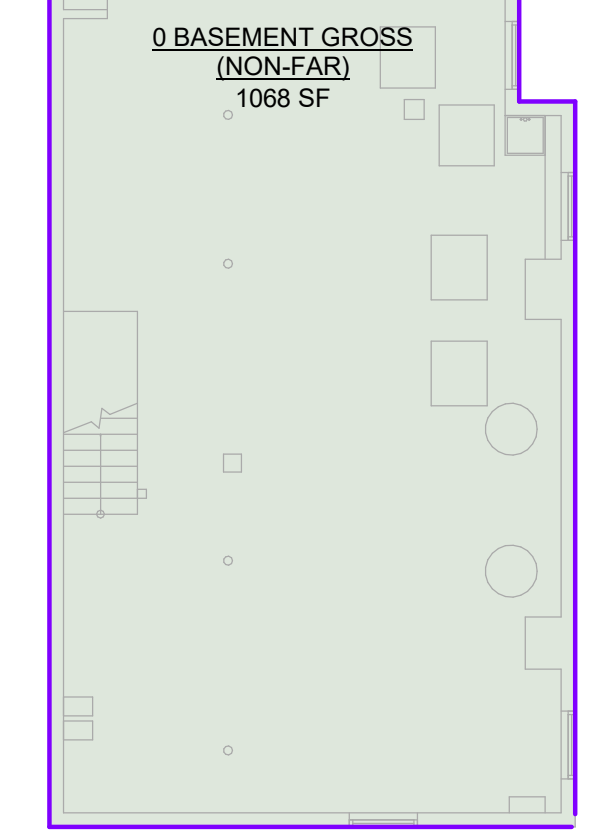
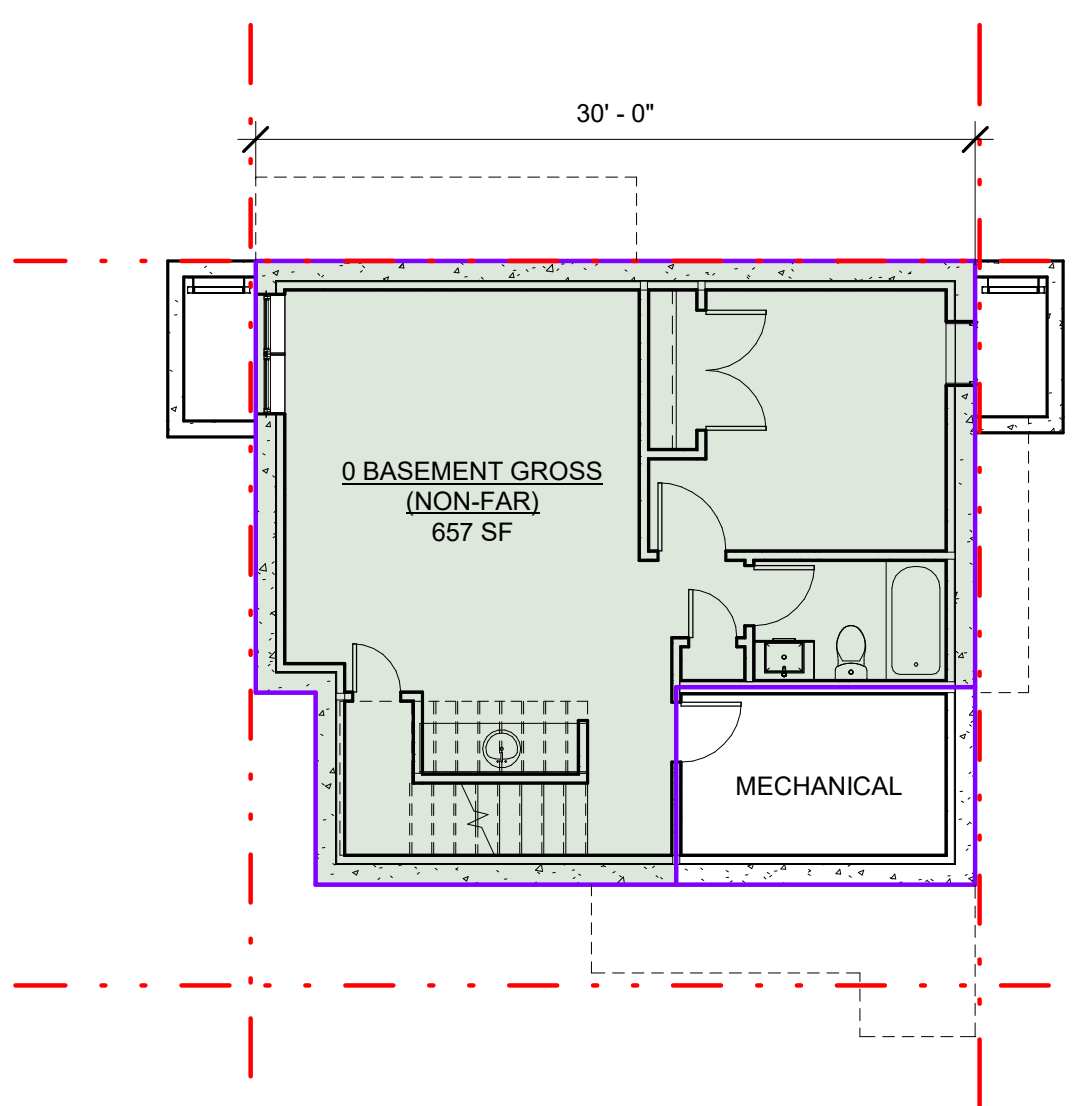
REVISIONS

No.	Description	Date

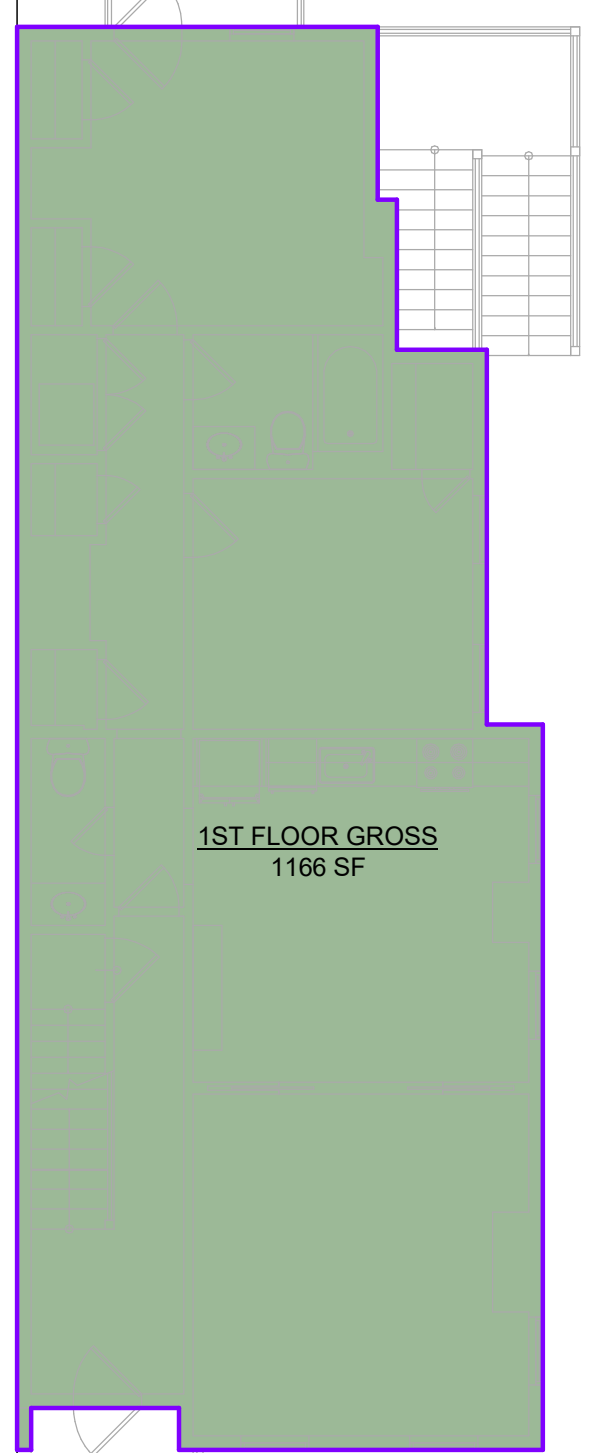
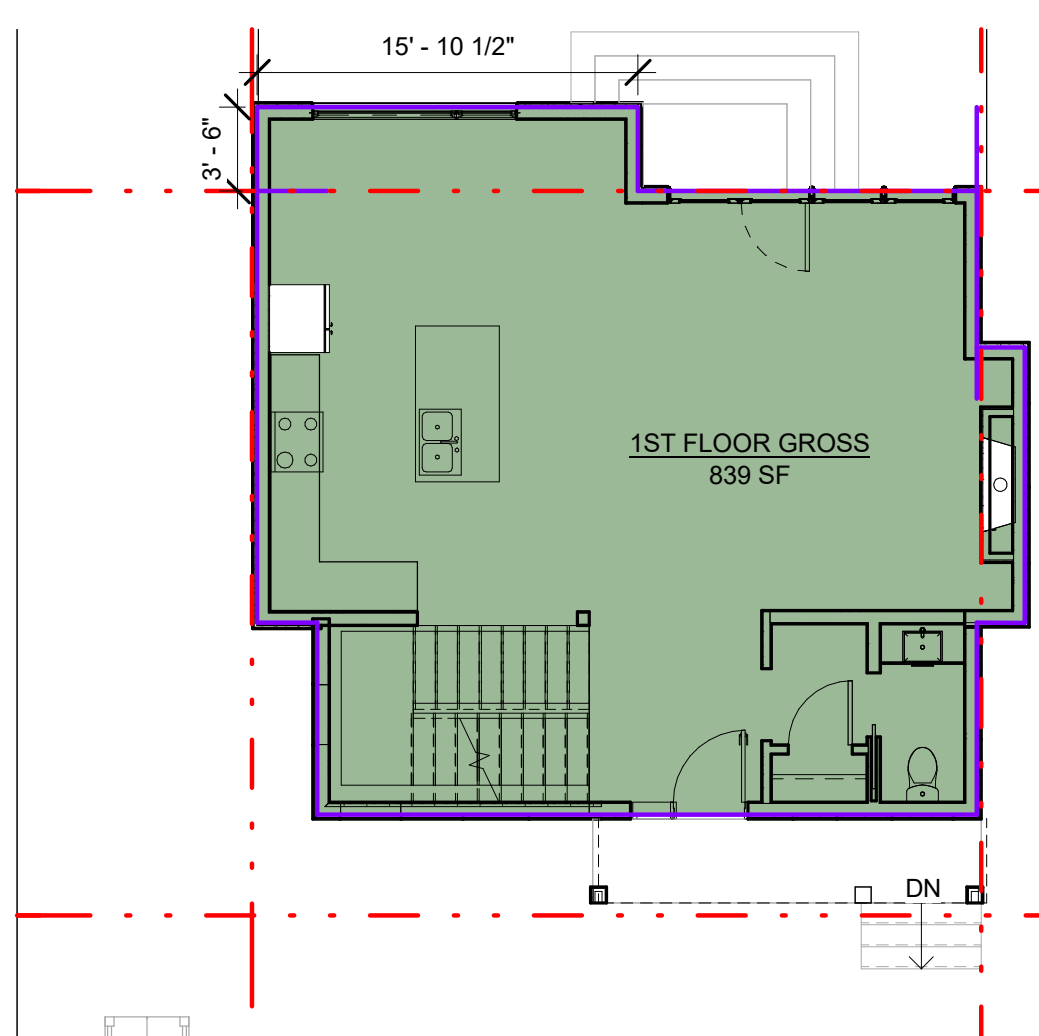
AREA PLANS

A-021

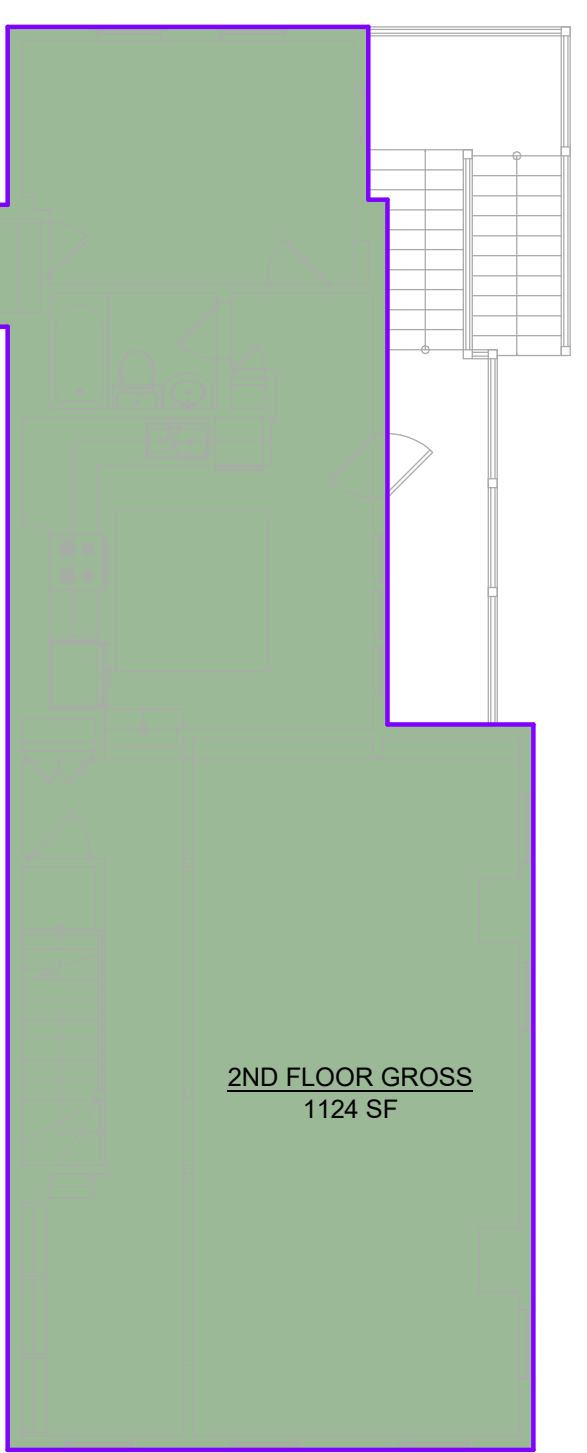
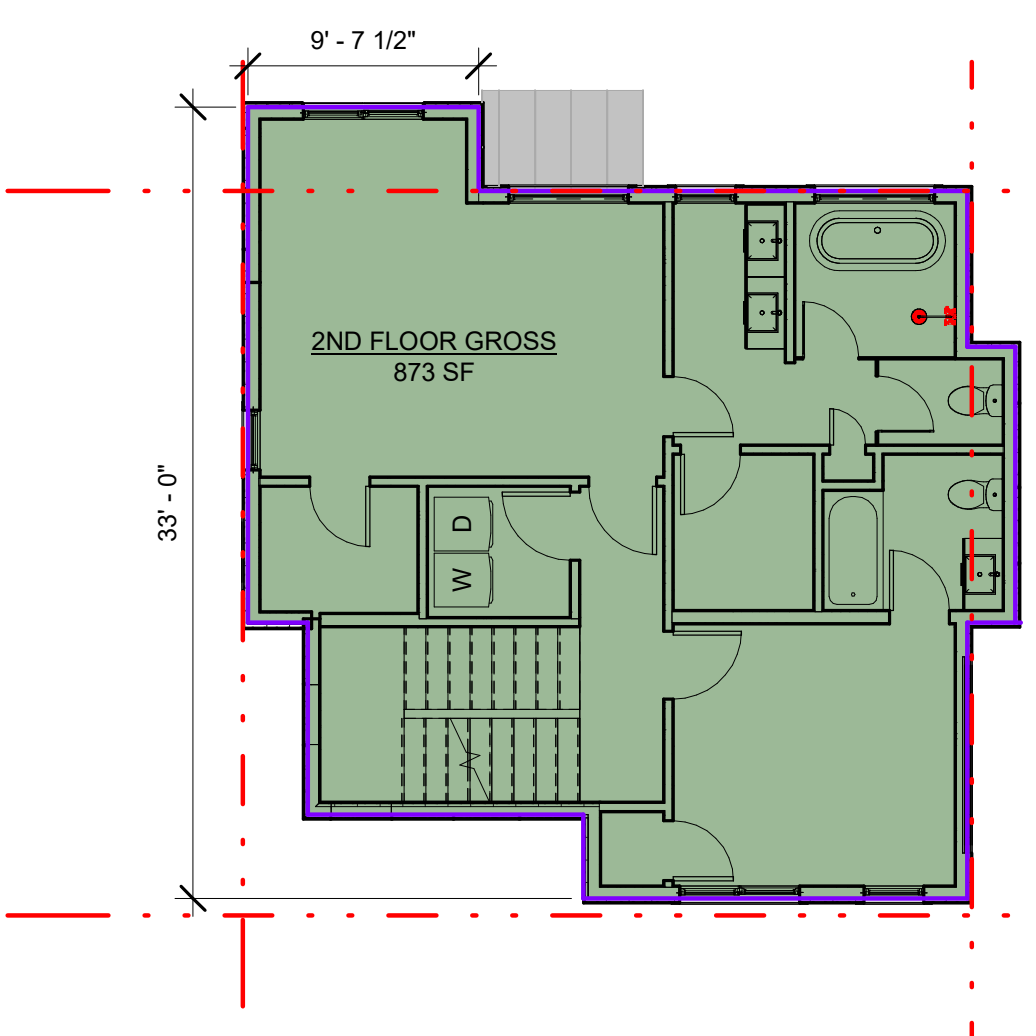
106 Inman Street Residences



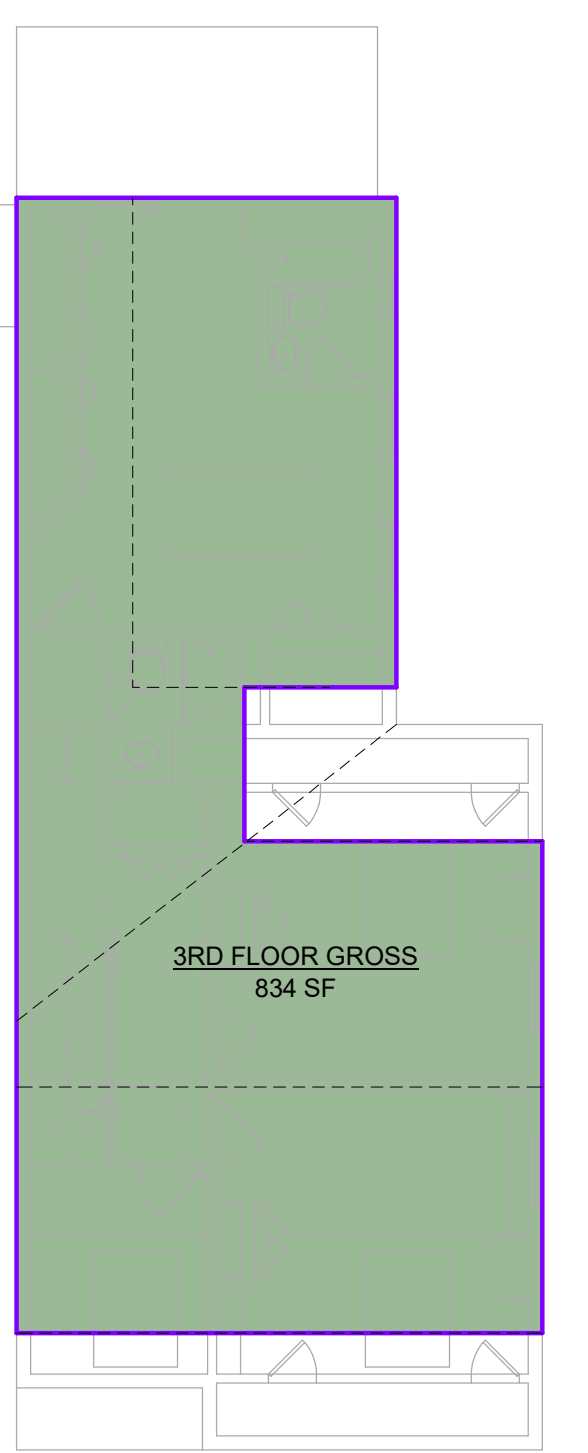
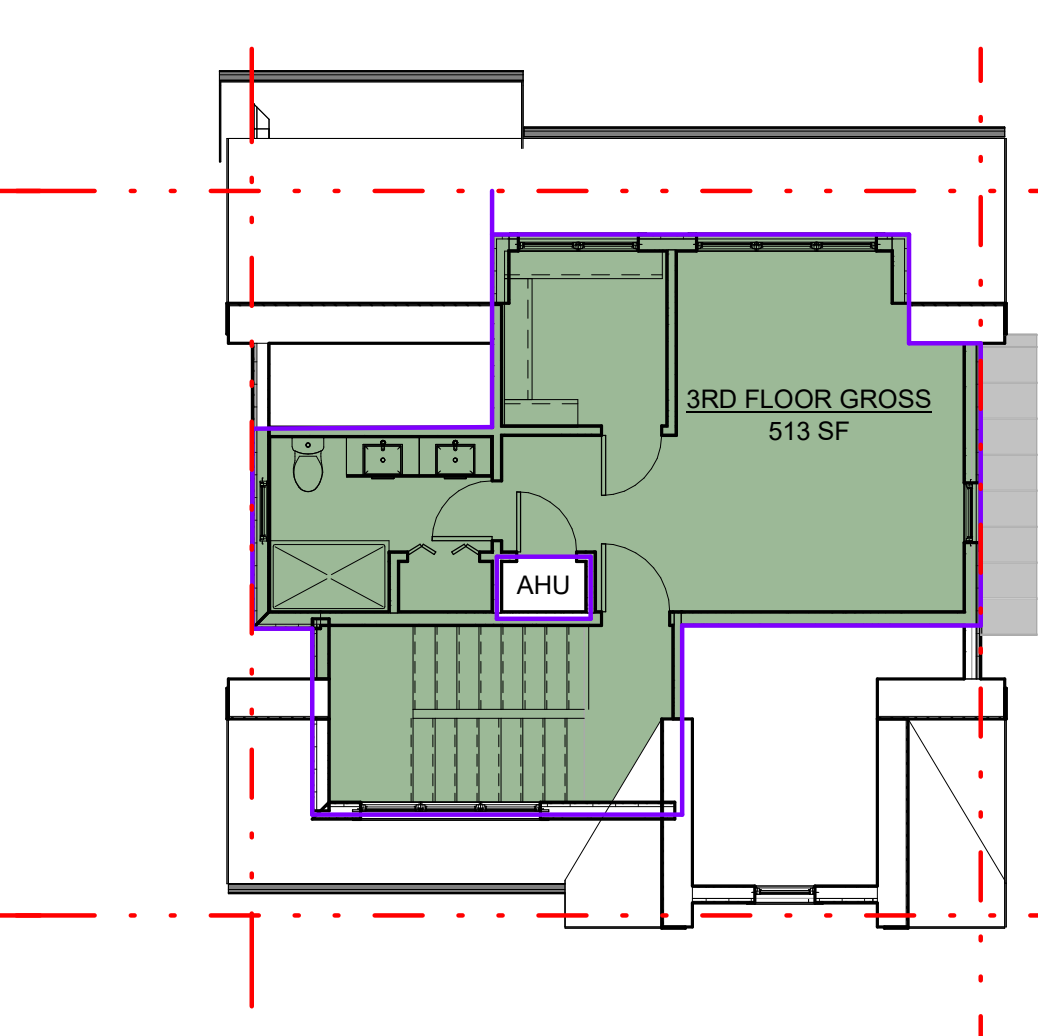
1 BASEMENT
1/8" = 1'-0"



2 1ST FLOOR
1/8" = 1'-0"

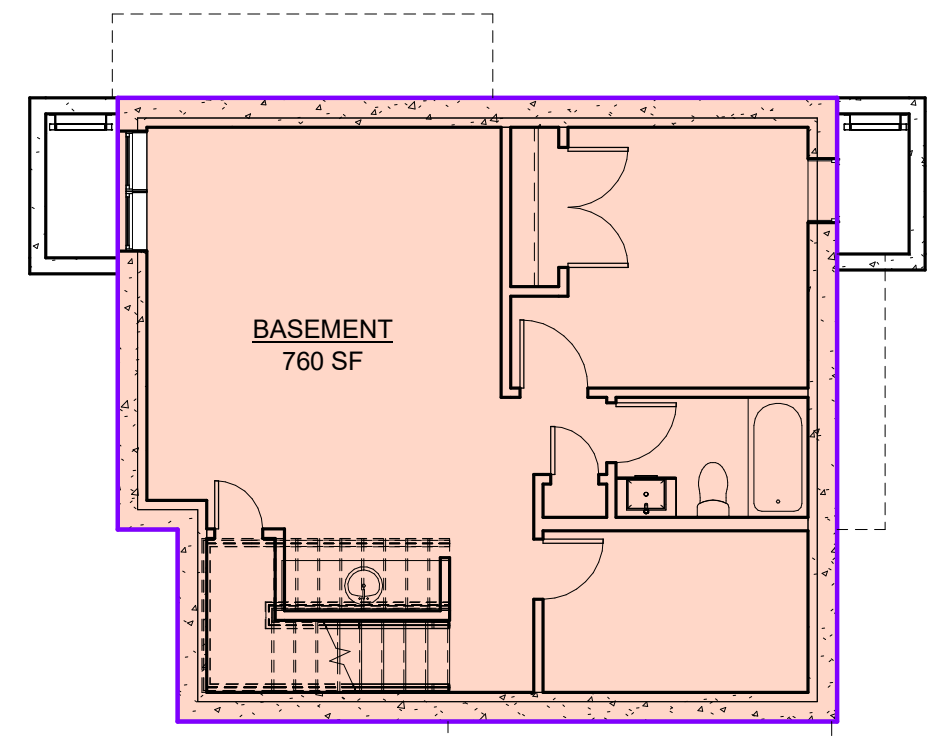


3 2ND FLOOR
1/8" = 1'-0"

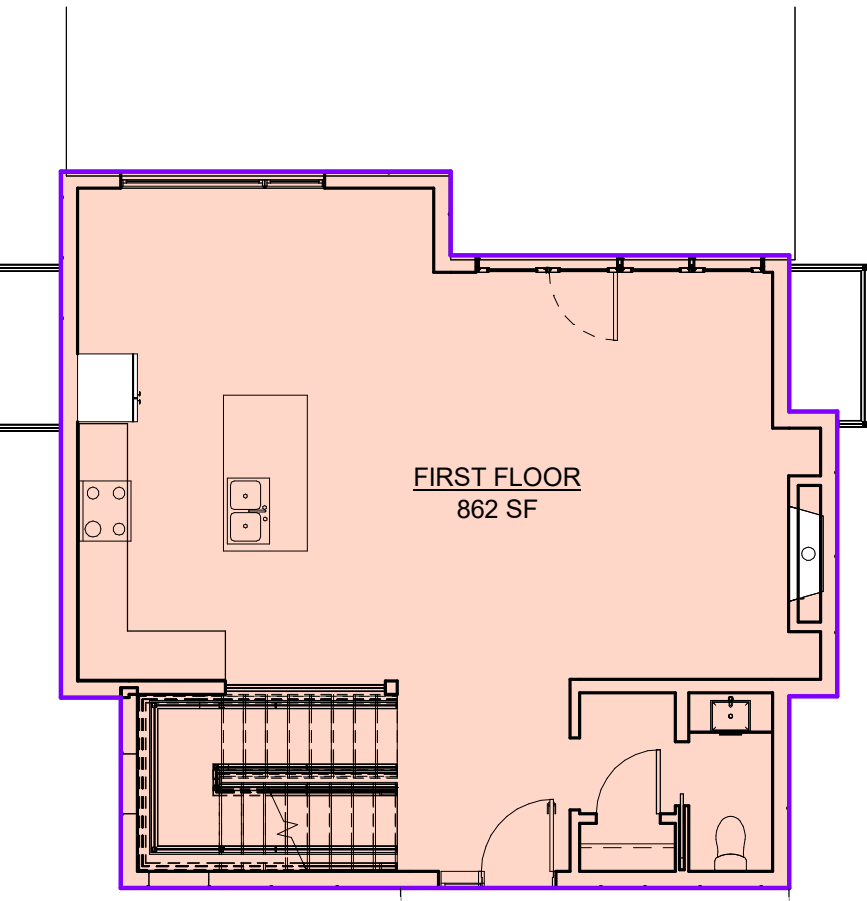


4 3RD FLOOR
1/8" = 1'-0"

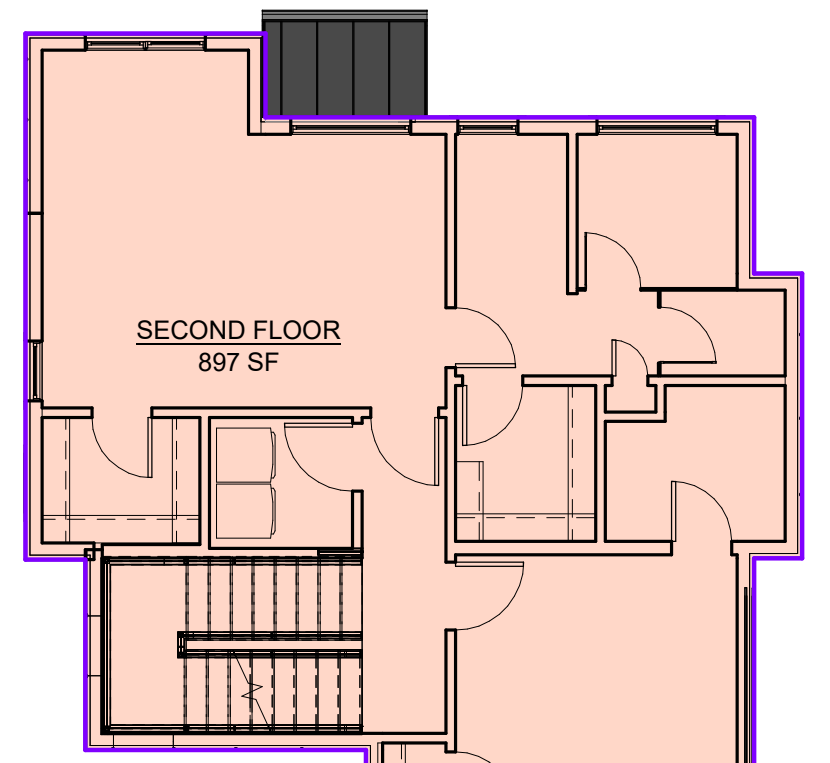
BUILDING GROSS AREA	
LEVEL	AREA
1ST FLOOR	839 SF
1ST FLOOR	1166 SF
2ND FLOOR	873 SF
2ND FLOOR	1124 SF
3RD FLOOR	513 SF
3RD FLOOR	834 SF
Grand total: 6	5347 SF
MAX GROSS ALLOWED:	5,625 SF



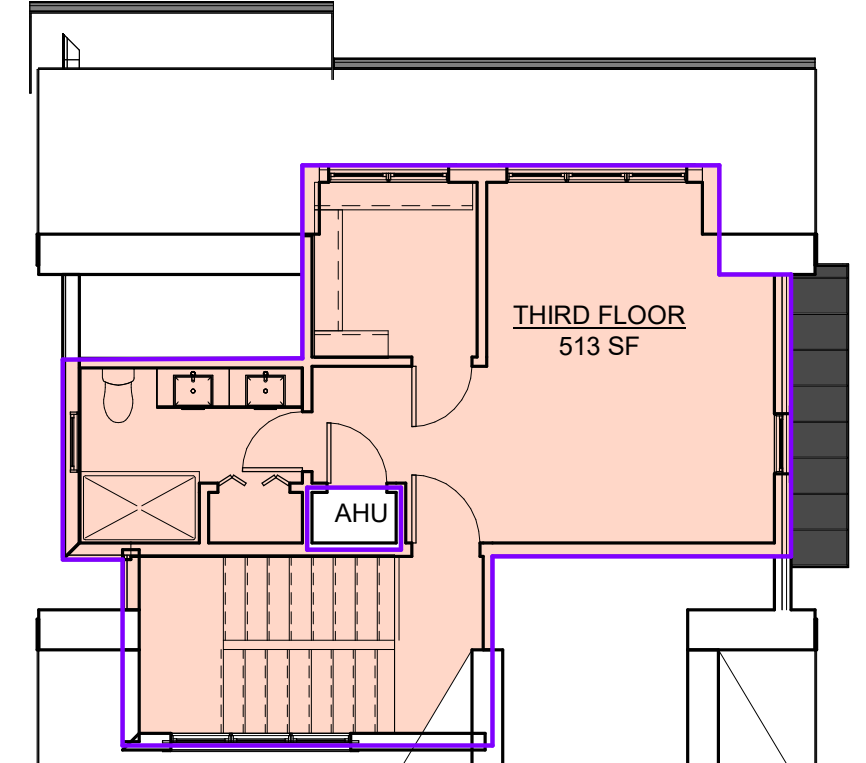
5 BASEMENT
1/8" = 1'-0"



6 1ST FLOOR
1/8" = 1'-0"



7 2ND FLOOR
1/8" = 1'-0"



8 3RD FLOOR
1/8" = 1'-0"

UNIT AREA	
LEVEL	AREA
BASEMENT	760 SF
1ST FLOOR	862 SF
2ND FLOOR	897 SF
3RD FLOOR	513 SF
Grand total: 4	3031 SF

\\sco-server\agreasst\local\data\24\24031_Brian Lawelle_106 Inman St_Cambridge\03 Drawings\00_ARCH_SD_DD\24031_106 Inman Street Cambridge_SD_4rv.rvt
6/14/2024 4:32:12 PM

PROJECT NAME

106 Inman Street Residences

PROJECT ADDRESS

106 Inman Street
Cambridge, MA

CLIENT

HAWTHORNE
DEVELOPMENT LLC.

ARCHITECT



ARCHITECTURE

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

TELEPHONE: 617-591-8682

CONSULTANTS:

COPYRIGHT KDI © 2024
THESE DRAWINGS ARE NOW AND DO
REMAIN THE SOLE PROPERTY OF KHALSA
DESIGN INC. USE OF THESE PLANS OR ANY
FORM OF REPRODUCTION OF THIS DESIGN
IN WHOLE OR IN PART WITHOUT EXPRESS
WRITTEN CONSENT IS PROHIBITED AND
SHALL RESULT IN THE FULLEST EXTENT
OF PROSECUTION UNDER LAW

REGISTRATION



Project number 24031
Date 06/14/2024
Drawn by Author
Checked by Checker
Scale 1/4" = 1'-0"

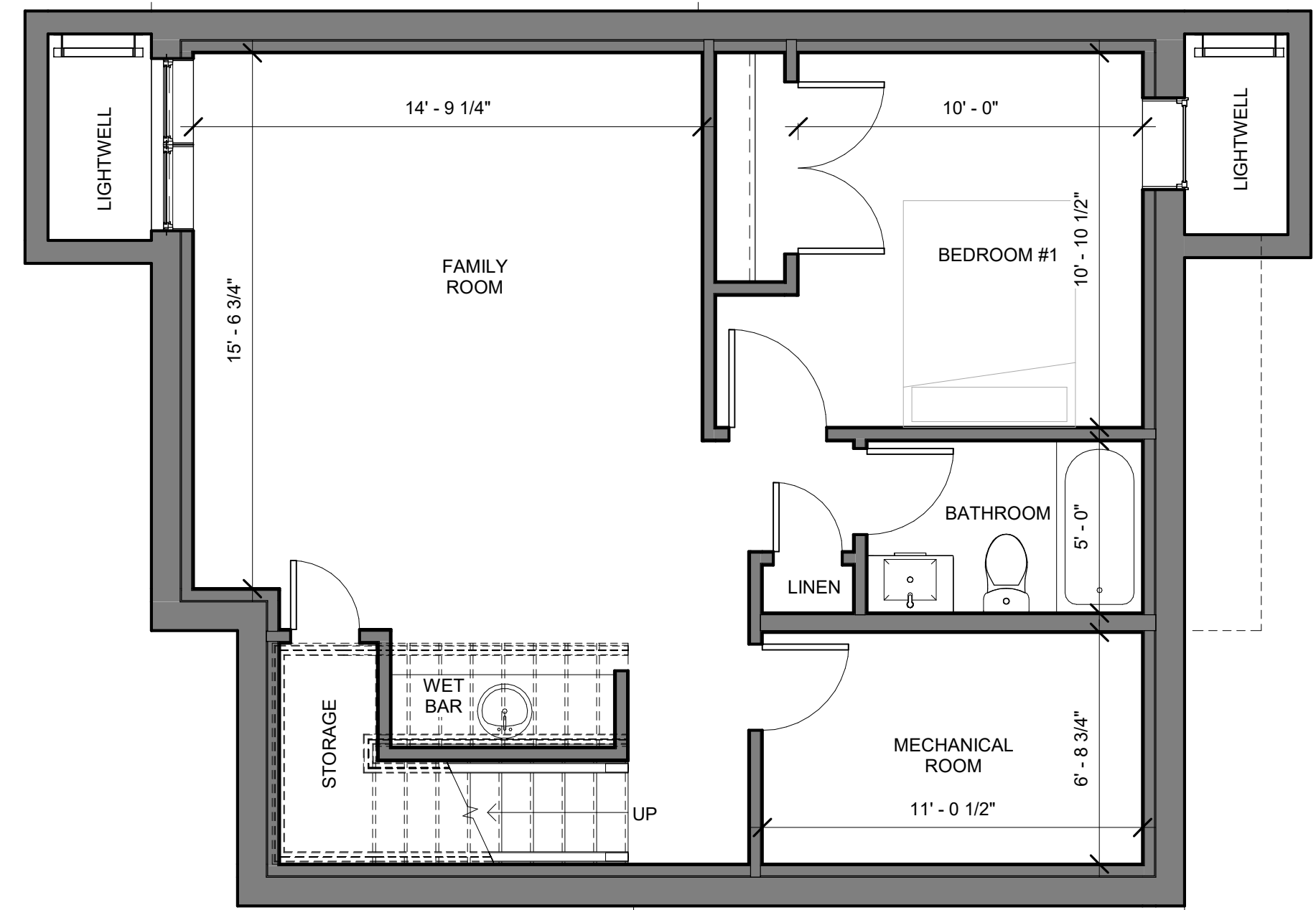
REVISIONS

No.	Description	Date

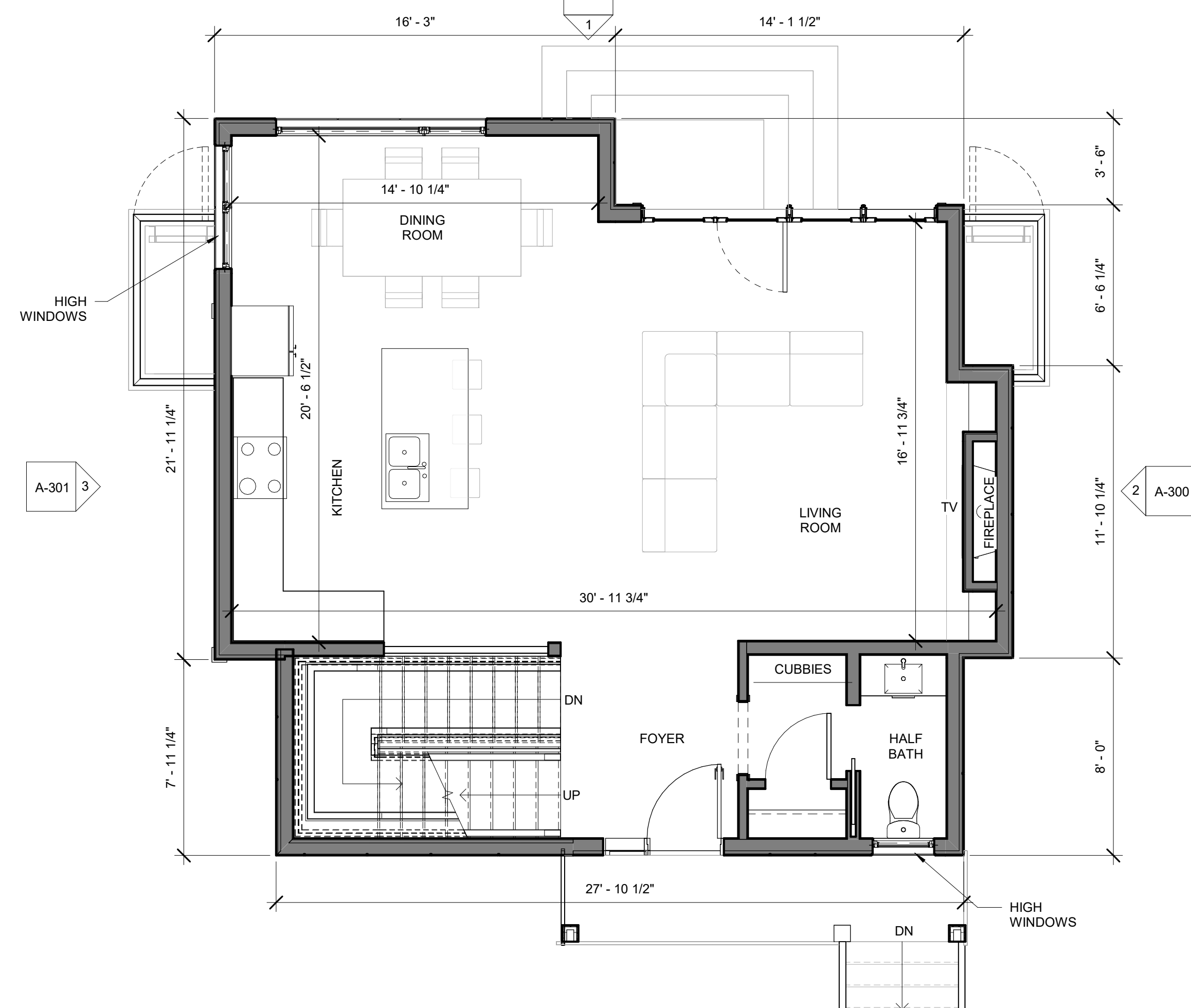
FLOOR PLANS

A-100

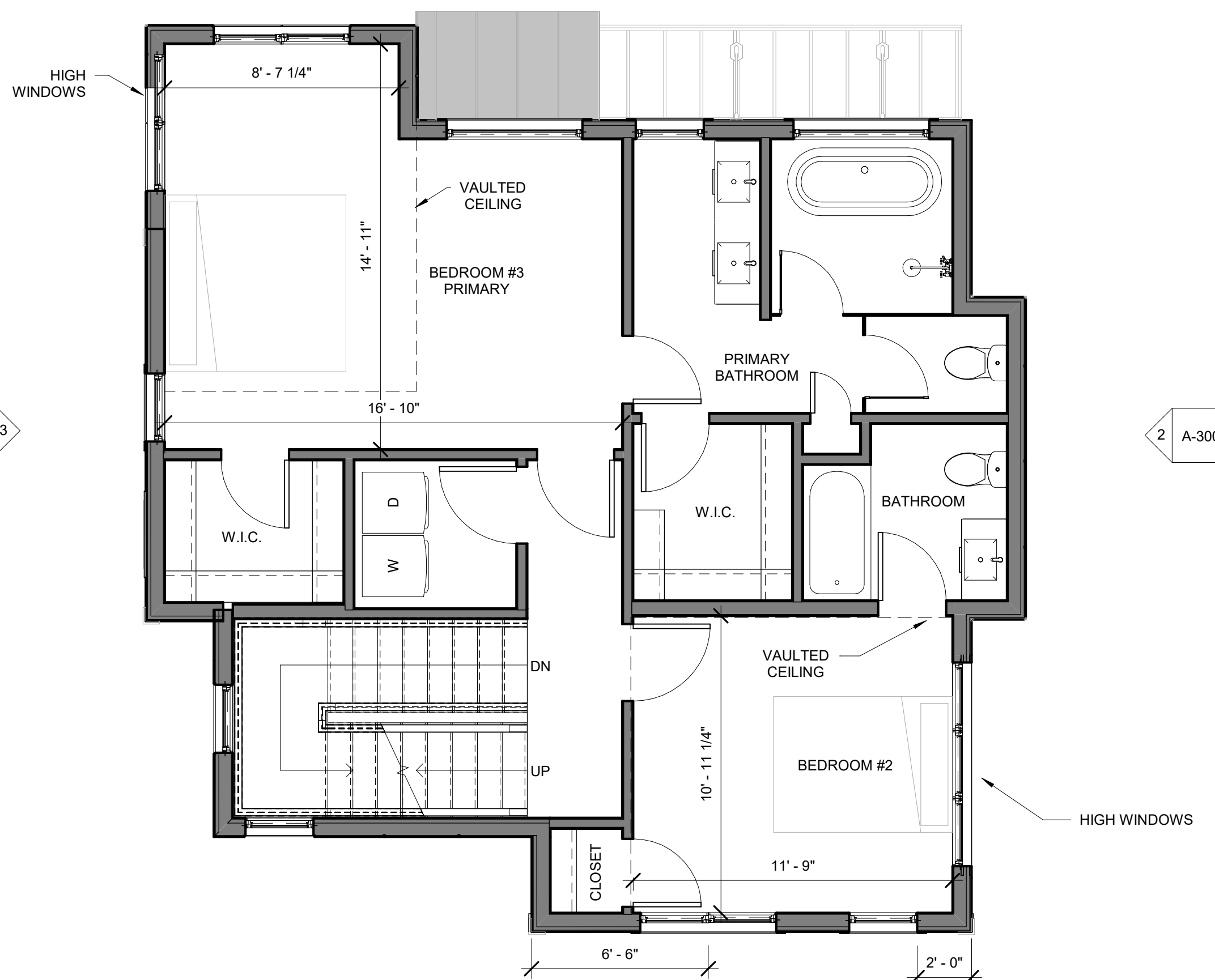
106 Inman Street Residences



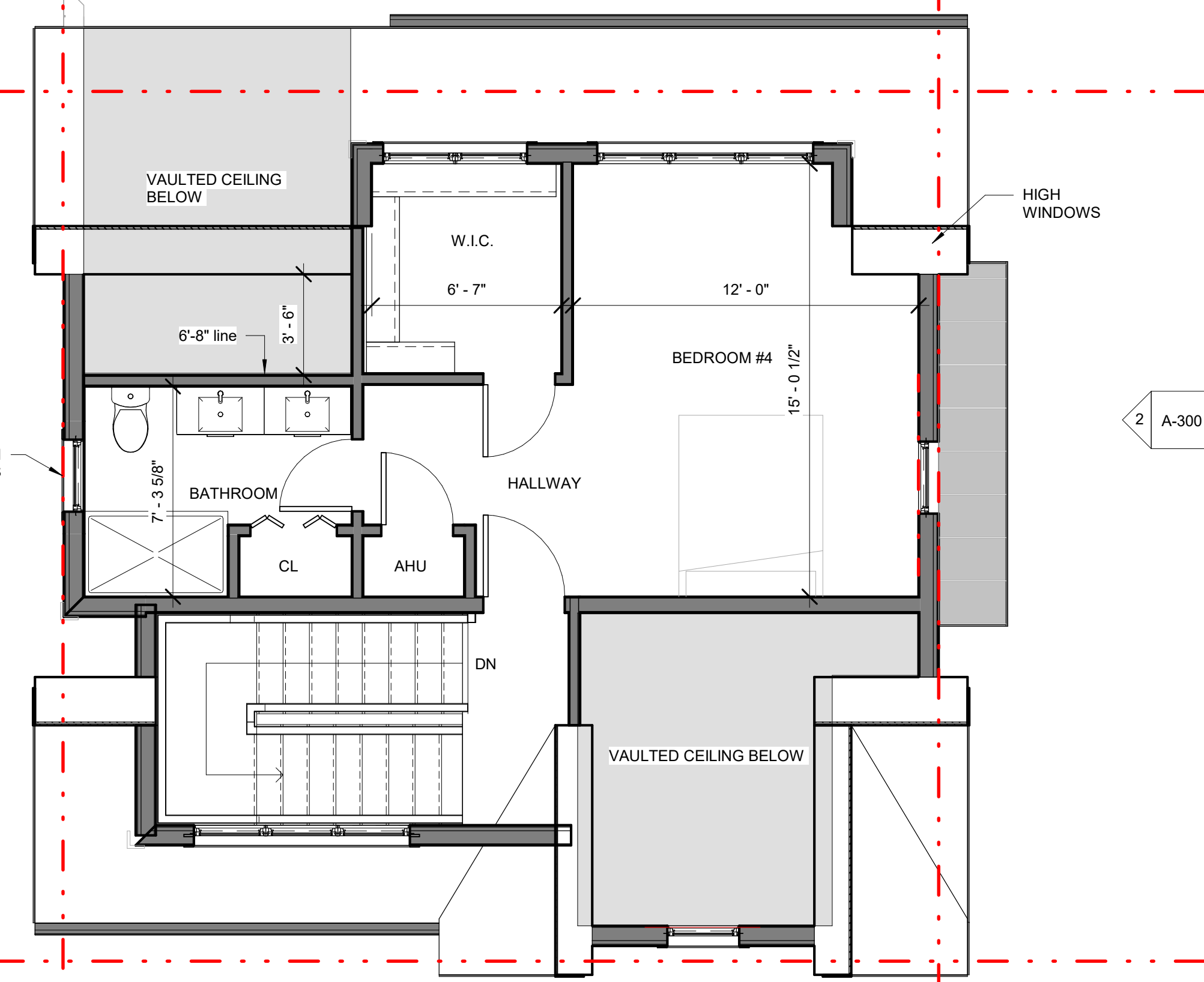
1 BASEMENT
1/4" = 1'-0"



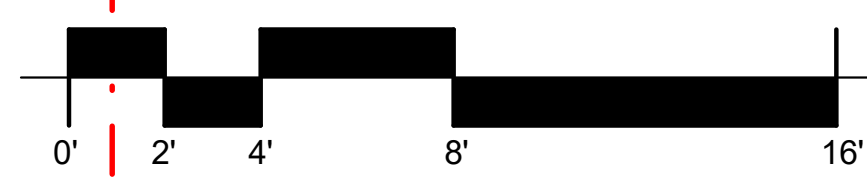
2 1ST FLOOR
1/4" = 1'-0"



3 2ND FLOOR
1/4" = 1'-0"



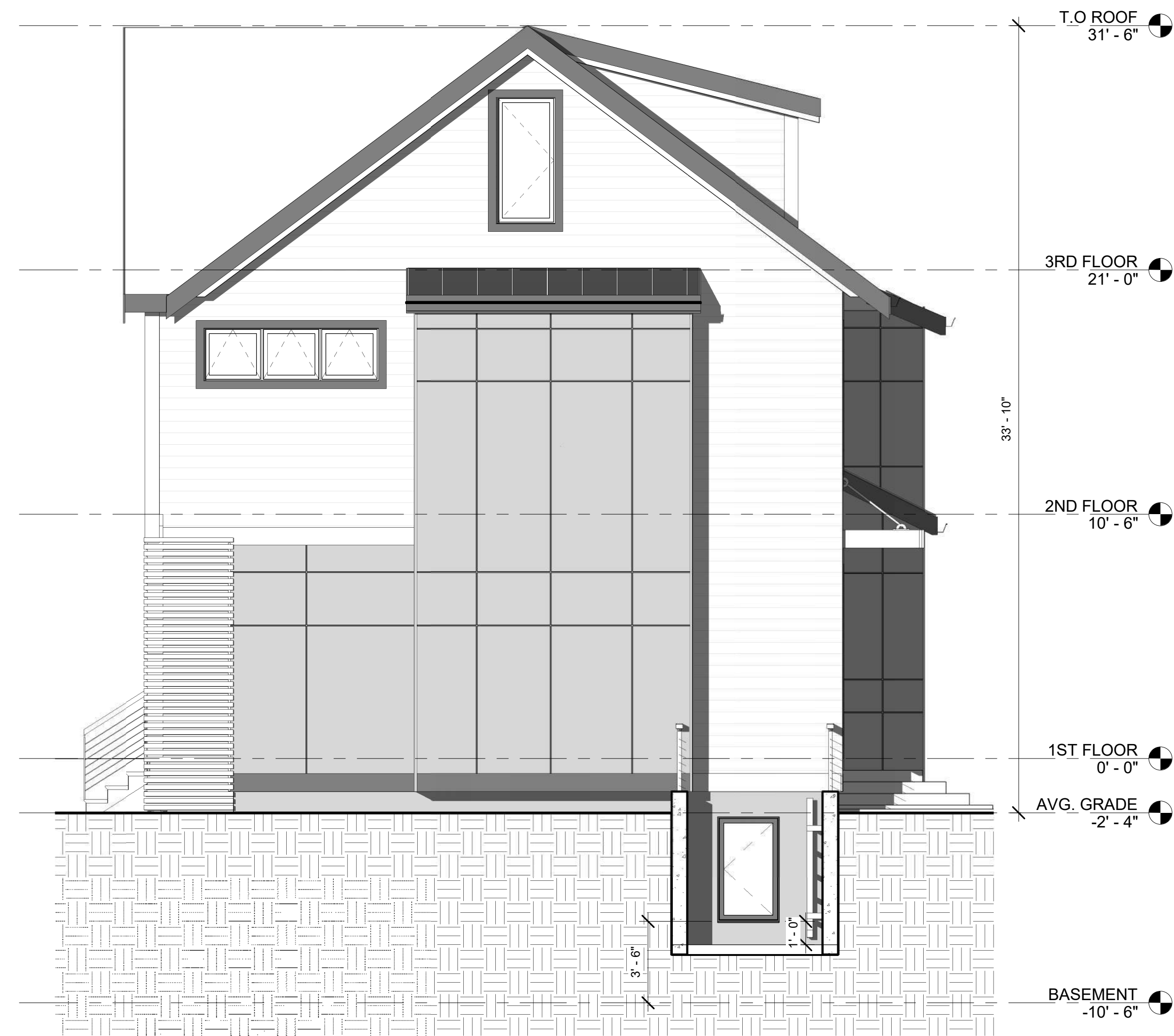
4 3RD FLOOR
1/4" = 1'-0"



\\wg-server\lgrassist\local\data\24\24031_Brian Lawelle_106 Inman St_Cambridge\03 Drawings\00_ARCH_SD_DD\24031_106 Inman Street Cambridge_SD_4rv.rvt
6/14/2024 4:32:13 PM

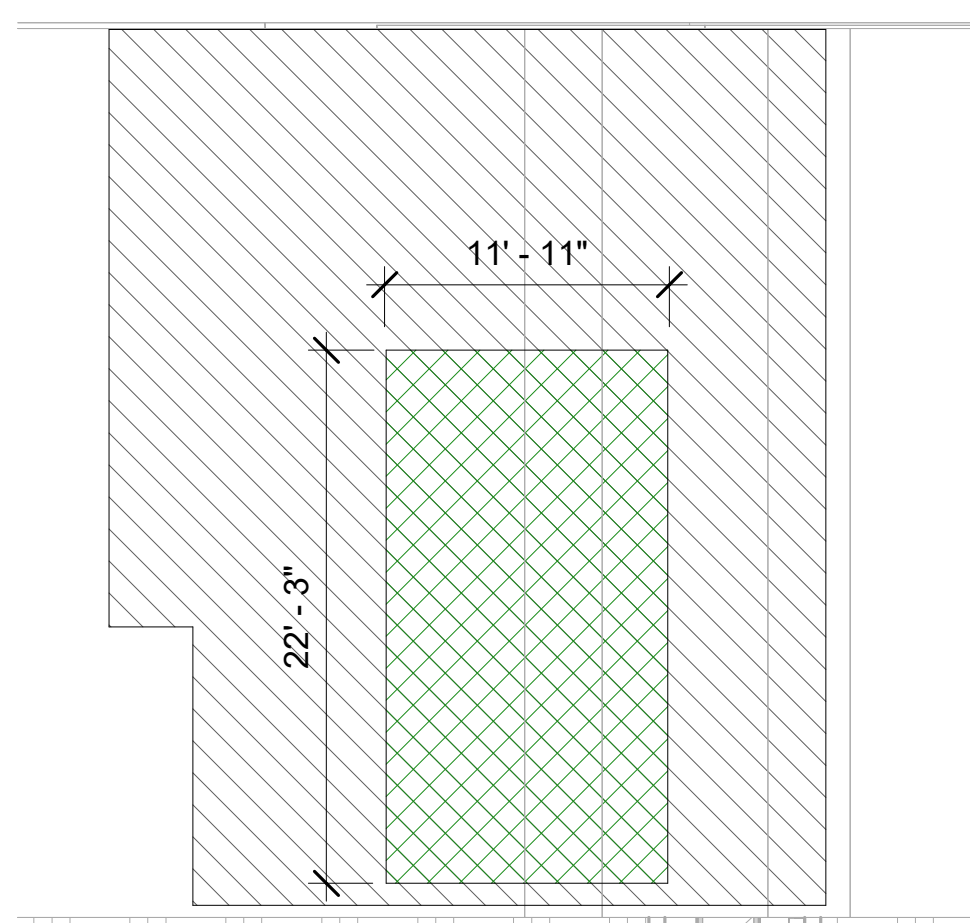


① NORTH ELEVATION
1/4" = 1'-0"



② EAST ELEVATION
1/4" = 1'-0"

Elevation SF:age	1,051 SF
Projection SF:age MAX (25%)	262 SF
Proposed Projection SF:age	262 SF



⑥ EAST ELEVATION_PROJECTION
CALCULATION
1/8" = 1'-0"

PROJECT NAME

**106 Inman Street
Residences**

PROJECT ADDRESS

106 Inman Street
Cambridge, MA

CLIENT

**HAWTHORNE
DEVELOPMENT LLC.**

ARCHITECT



ARCHITECT

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

CONSULTANTS:

COPYRIGHT KDI © 2024
THESE DRAWINGS ARE NOW AND DO
REMAIN THE SOLE PROPERTY OF KHALSA
DESIGN INC. USE OF THESE PLANS OR ANY
FORM OF REPRODUCTION OF THIS DESIGN
IN WHOLE OR IN PART WITHOUT EXPRESS
WRITTEN CONSENT IS PROHIBITED AND
SHALL RESULT IN THE FULLEST EXTENT
OF PROSECUTION UNDER LAW

REGISTRATION



Project number	24031
Date	06/14/2024
Drawn by	Author
Checked by	Checker
Scale	As indicated

REVISIONS

No.	Description	Date

**BUILDING
ELEVATIONS**

A-300

106 Inman Street Residences

PROJECT NAME

106 Inman Street Residences

PROJECT ADDRESS

106 Inman Street
Cambridge, MA

CLIENT

HAWTHORNE DEVELOPMENT LLC.

ARCHITECT



ARCHITECT

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

TELEPHONE: 617-591-8682

CONSULTANTS:

COPYRIGHT KDI © 2024
THESE DRAWINGS ARE NOW AND DO
REMAIN THE SOLE PROPERTY OF KHALSA
DESIGN INC. USE OF THESE PLANS OR ANY
FORM OF REPRODUCTION OF THIS DESIGN
WITHOUT WRITTEN CONSENT IS PROHIBITED AND
SHALL RESULT IN THE FULLEST EXTENT
OF PROSECUTION UNDER LAW

REGISTRATION



Project number 24031
Date 06/14/2024
Drawn by NB
Checked by TMC
Scale As indicated

REVISIONS

No.	Description	Date

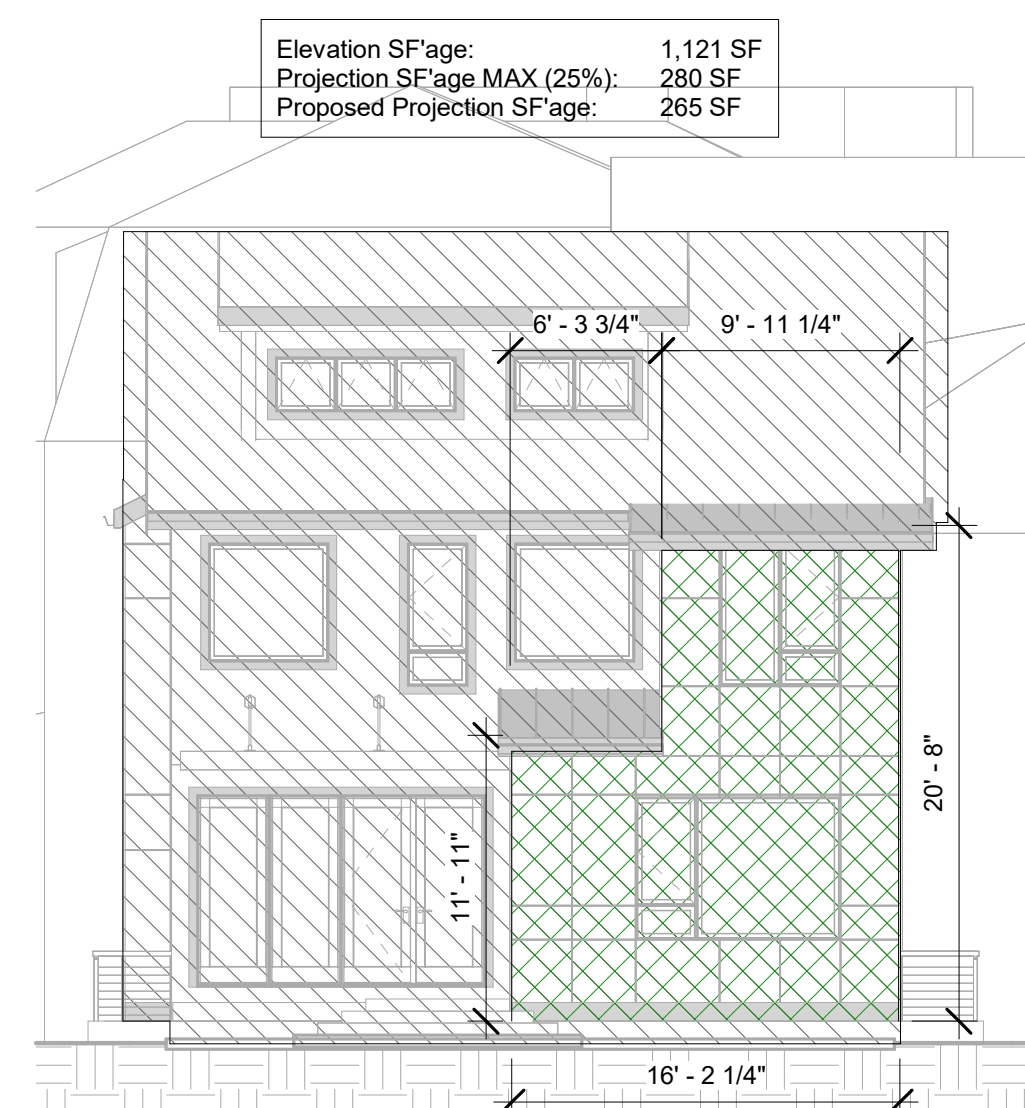
BUILDING ELEVATIONS

A-301

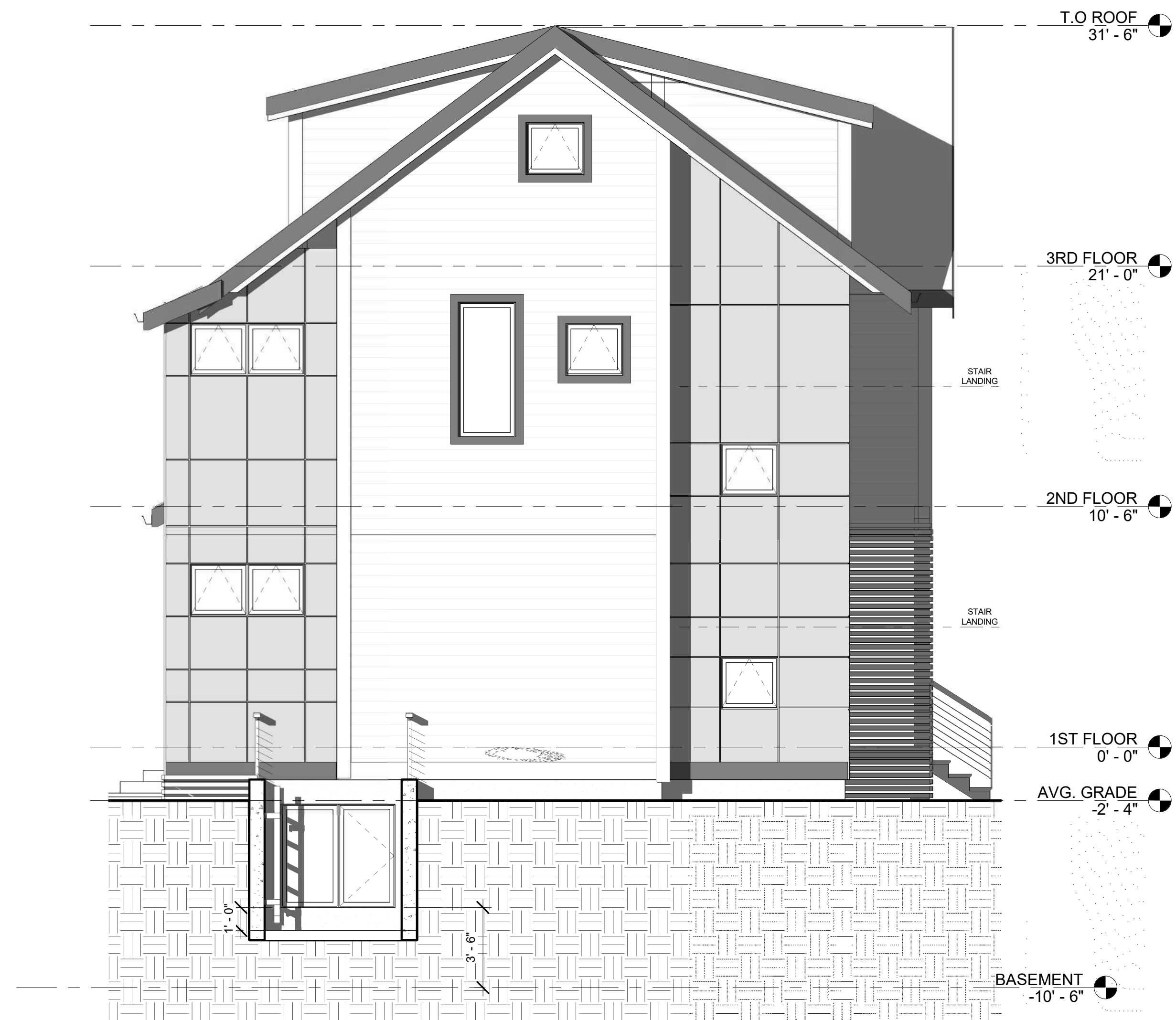
106 Inman Street Residences



1 SOUTH ELEVATION
1/4" = 1'-0"



2 SOUTH ELEVATION_PROJECTION
CALCULATION
1/8" = 1'-0"



3 WEST ELEVATION
1/4" = 1'-0"

\\wg-server\lgrasat\local\data\24\24031_Brian Lawelle_106 Inman St_Cambridge\03 Drawings\00_ARCH_SD_DD\24031_106 Inman Street Cambridge_SD_4rv.rvt
6/14/2024 4:32:22 PM



STREET VIEW WITH CONTEXT



FRONT PERSPECTIVE



REAR PERSPECTIVE

PROJECT NAME

**106 Inman Street
Residences**

PROJECT ADDRESS

106 Inman Street
Cambridge, MA

CLIENT

**HAWTHORNE
DEVELOPMENT LLC.**

ARCHITECT



ARCHITECTURE

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

TELEPHONE: 617-591-8682

CONSULTANTS:

COPYRIGHT KDI © 2024
THESE DRAWINGS ARE NOW AND DO
REMAIN THE SOLE PROPERTY OF KHALSA
DESIGN INC. USE OF THESE PLANS OR ANY
FORM OF REPRODUCTION OF THIS DESIGN
IN WHOLE OR IN PART WITHOUT EXPRESS
WRITTEN CONSENT IS PROHIBITED AND
SHALL RESULT IN THE FULLEST EXTENT
OF PROSECUTION UNDER LAW

REGISTRATION



Project number 24031
Date 06/14/2024
Drawn by Author
Checked by Checker
Scale

REVISIONS

No.	Description	Date

RENDERING

AV-5

106 Inman Street Residences

PROJECT NAME

**106 Inman Street
Residences**

PROJECT ADDRESS

106 Inman Street
Cambridge, MA

CLIENT

**HAWTHORNE
DEVELOPMENT LLC.**

ARCHITECT



ARCHITECTURE

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

TELEPHONE: 617-591-8682

CONSULTANTS:

COPYRIGHT KDI © 2024
THESE DRAWINGS ARE NOW AND DO
REMAIN THE SOLE PROPERTY OF KHALSA
DESIGN INC. USE OF THESE PLANS OR ANY
FORM OF REPRODUCTION OF THIS DESIGN
WITHOUT WRITTEN CONSENT IS PROHIBITED AND
SHALL RESULT IN THE FULLEST EXTENT
OF PROSECUTION UNDER LAW

REGISTRATION



Project number 24031
Date 06/14/2024
Drawn by Author
Checked by Checker
Scale 1/16" = 1'-0"

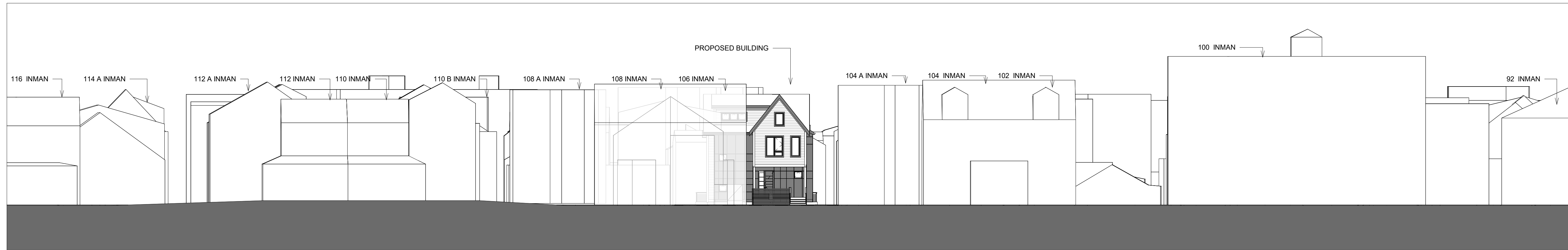
REVISIONS

No.	Description	Date

**STREETSCAPE
ELEVATION**

AV-7

106 Inman Street Residences



STREETSCAPE ELEVATION

PROPOSED 106 INMAN STREET



EXISTING 106 INMAN STREET



116 INMAN ST



112 INMAN ST



108 A INMAN ST



104 INMAN ST



100 INMAN ST



STREET CONTEXT PHOTOS

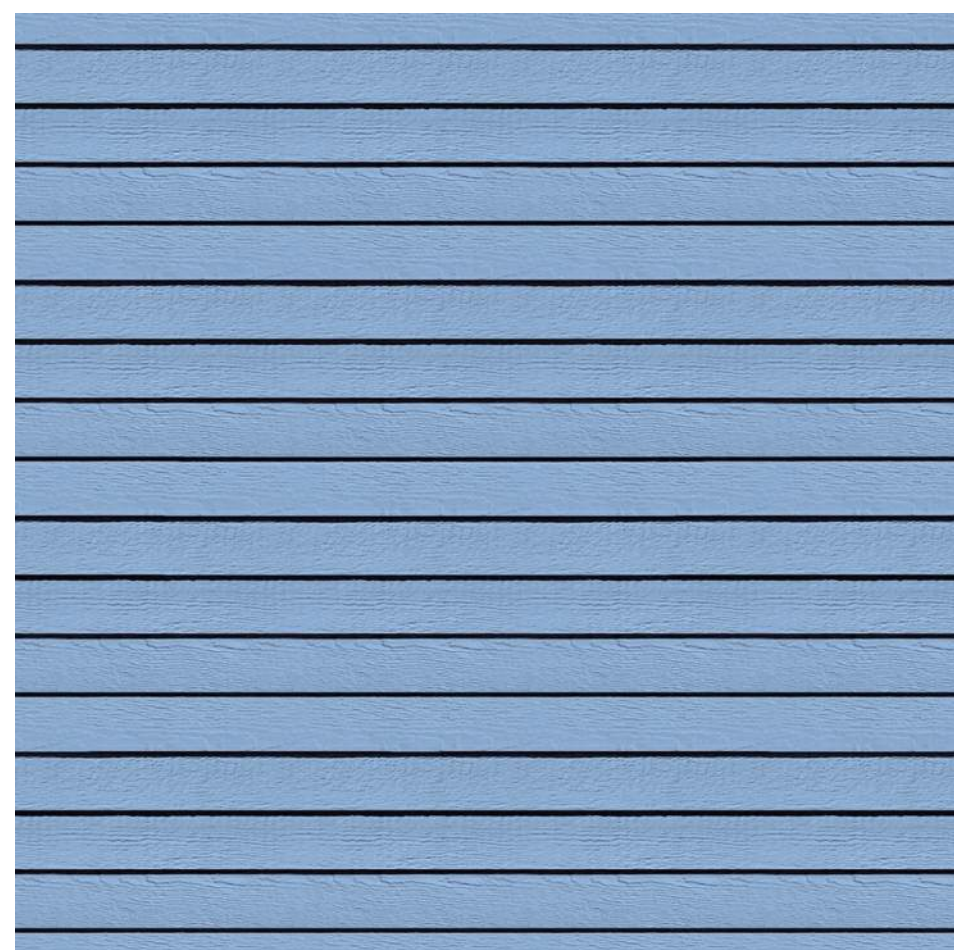
\\gpc-server\gpc\local\data\24\24031_Brian_Lawelle_106 Inman St_Cambridge\03 Drawings\00_ARCH_SD_DD\24031_106 Inman Street Cambridge_SD_4.rvt.plt
6/14/2024 4:32:39 PM



FRONT PERSPECTIVE



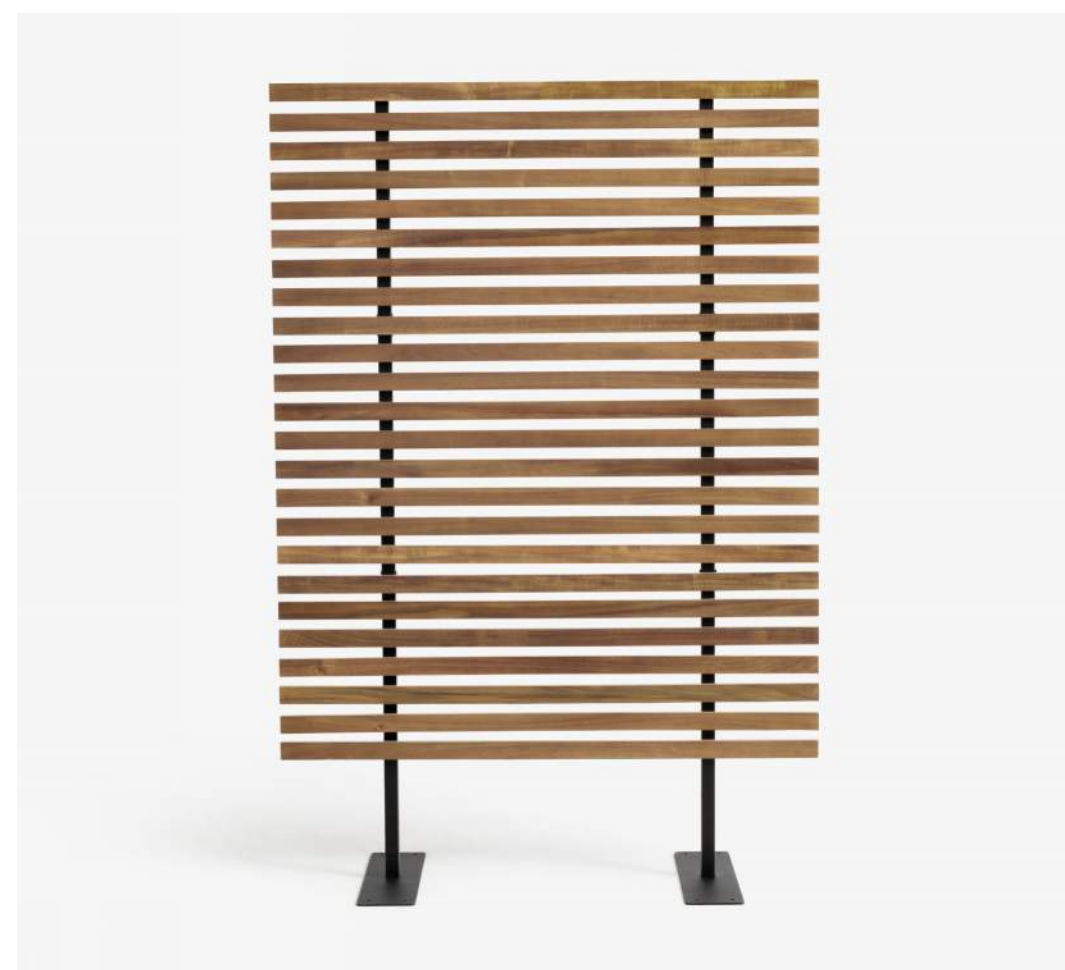
REAR PERSPECTIVE



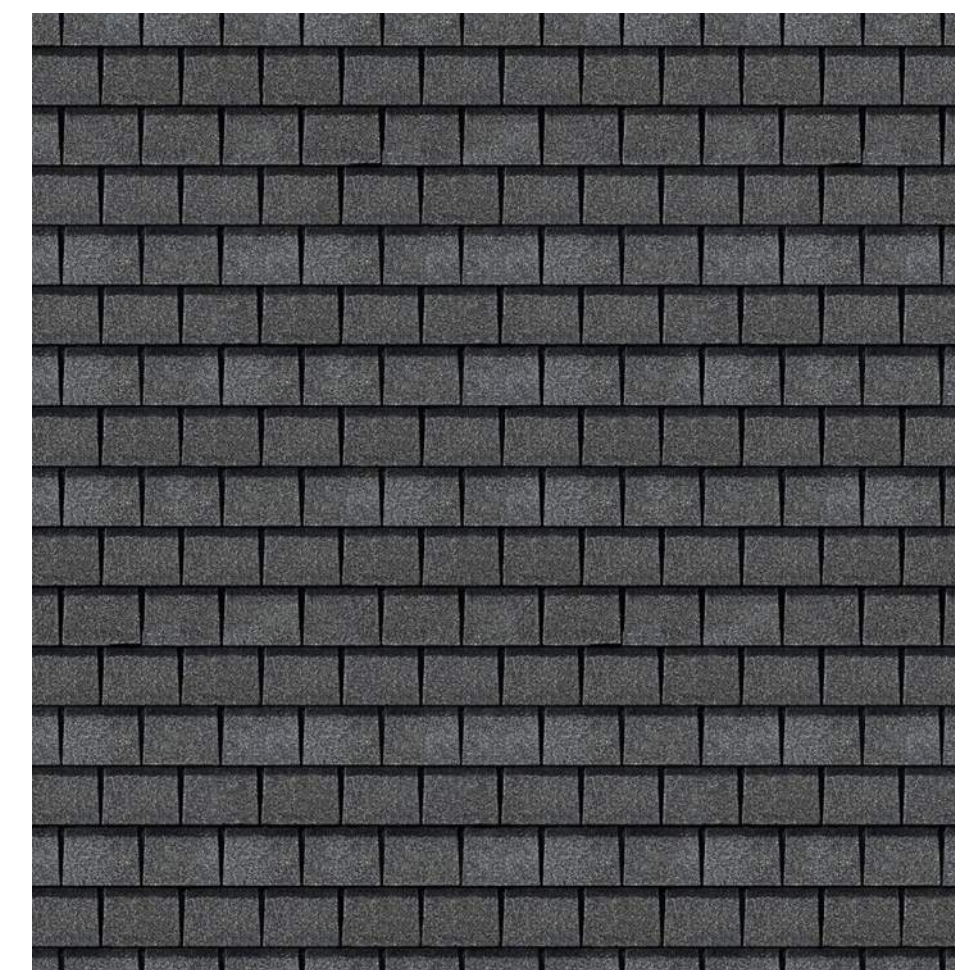
1) 4" EXPOSURE HARDIE SIDING, SMOOTH, PRIMED/PAINTED TO MATCH EXSITING HOUSE BLUE COLOR PAINT



2) HARDIE PANEL, PAINTED OFF WHITE TO MATCH THE EXISTING HOUSE TRIM COLOR



3) CEDAR PRIVACY SCREEN



4) ASPHALT SHINGLES COLOR: CHARCOAL



5) PVC TRIM, PAINTED OFF WHITE TO MATCH THE EXISTING HOUSE TRIM COLOR

PROJECT NAME

106 Inman Street Residences

PROJECT ADDRESS

106 Inman Street
Cambridge, MA

CLIENT

HAWTHORNE DEVELOPMENT LLC.

ARCHITECT



ARCHITECTURE

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

TELEPHONE: 617-591-8682

CONSULTANTS:

COPYRIGHT KDI © 2024
THESE DRAWINGS ARE NOW AND DO REMAIN THE SOLE PROPERTY OF KHALSA DESIGN INC. USE OF THESE PLANS OR ANY FORM OF REPRODUCTION OF THIS DESIGN IN WHOLE OR IN PART WITHOUT EXPRESS WRITTEN CONSENT IS PROHIBITED AND SHALL RESULT IN THE FULLEST EXTENT OF PROSECUTION UNDER LAW

REGISTRATION



Project number 24031
Date 06/14/2024
Drawn by Author
Checked by Checker
Scale

REVISIONS

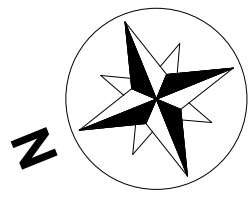
No.	Description	Date

MATERIAL SCHEDULE

AV-8

106 Inman Street Residences

6/14/2024 4:32:40 PM \\wg-server\lgregast\local\data\24\031_Brian Lavelle_106 Inman St_Cambridge\03 Drawings\00_ARCH_SD_DD\24031_106 Inman Street Cambridge_SD_4.rvt



MORNING (9 AM - 10 AM)

NOON (12 PM - 1 PM)

AFTERNOON (3PM - 4 PM)

EXISTING CONDITION



PROPOSED CONDITION



JUNE 21ST (SUMMER SOLSTICE)

PROJECT NAME

106 Inman Street Residences

PROJECT ADDRESS

106 Inman Street
Cambridge, MA

CLIENT

HAWTHORNE
DEVELOPMENT LLC.

ARCHITECT



ARCHITECTURE

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

TELEPHONE: 617-591-8682

CONSULTANTS:

COPYRIGHT KDI © 2024
THESE DRAWINGS ARE NOW AND DO
REMAIN THE SOLE PROPERTY OF KHALSA
DESIGN INC. USE OF THESE PLANS OR ANY
FORM OF REPRODUCTION OF THIS DESIGN
IN WHOLE OR IN PART WITHOUT EXPRESS
WRITTEN CONSENT IS PROHIBITED AND
SHALL RESULT IN THE FULLEST EXTENT
OF PROSECUTION UNDER LAW

REGISTRATION



Project number 24031
Date 06/14/2024
Drawn by Author
Checked by Checker
Scale 1" = 40'-0"

REVISIONS

No.	Description	Date

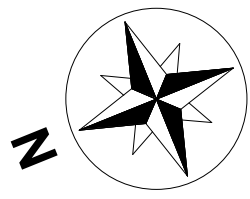
SHADOW STUDY

AV-1

106 Inman Street Residences

I:\g-server\regest\local\data\24031_Brian_Lawelle_106 Inman St_Cambridge\03 Drawings\00_ARCH_SD_DD\24031_106 Inman Street Cambridge_SD_4.rvt

6/14/2024 4:32:26 PM

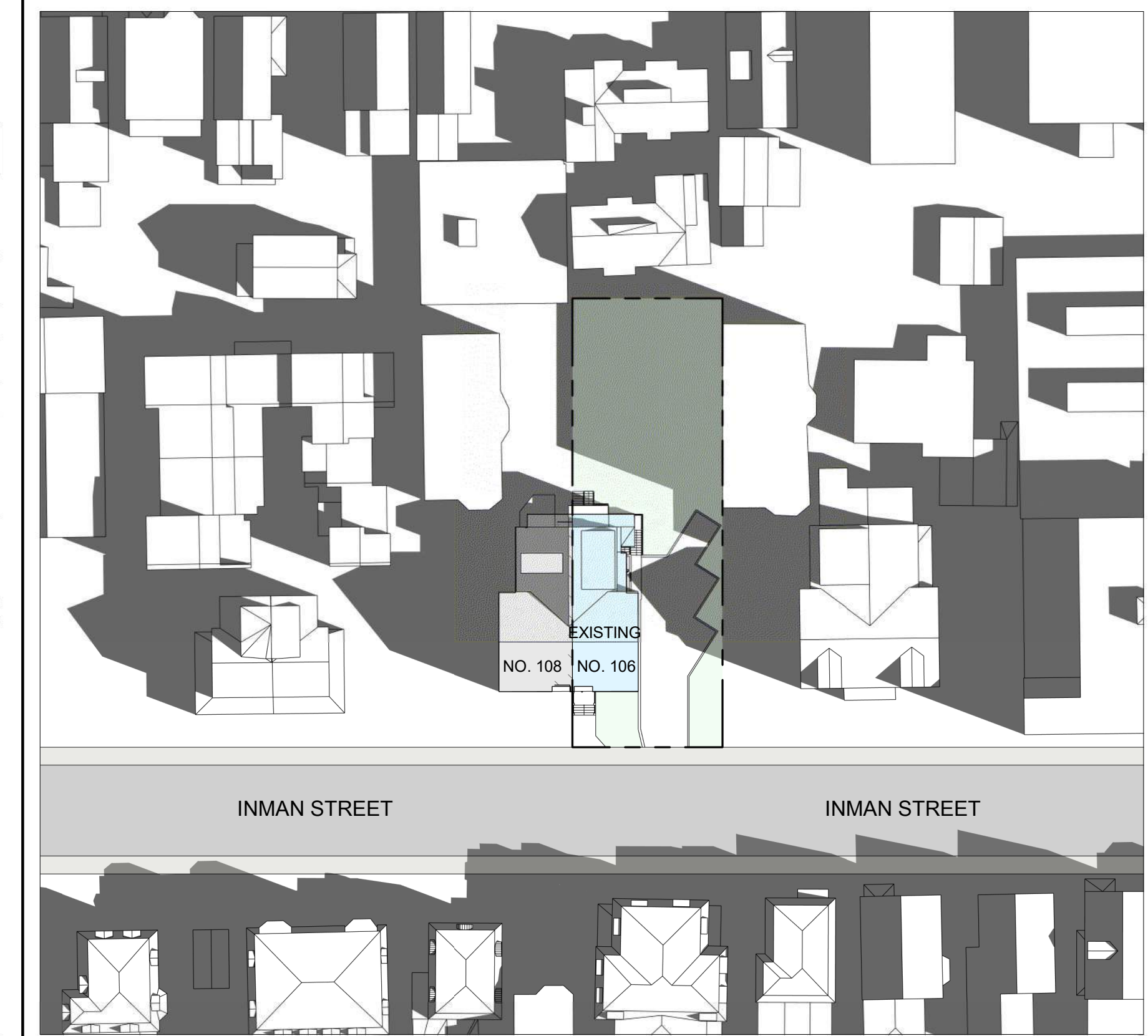


MORNING (9 AM - 10 AM)

NOON (12 PM - 1 PM)

AFTERNOON (3PM - 4 PM)

EXISTING CONDITION



PROPOSED CONDITION



MARCH 21ST (SPRING EQUINOX)

PROJECT NAME

106 Inman Street Residences

PROJECT ADDRESS

106 Inman Street
Cambridge, MA

CLIENT

HAWTHORNE
DEVELOPMENT LLC.

ARCHITECT



ARCHITECTURE

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

TELEPHONE: 617-591-8682

CONSULTANTS:

COPYRIGHT KDI © 2024
THESE DRAWINGS ARE NOW AND DO
REMAIN THE SOLE PROPERTY OF KHALSA
DESIGN INC. USE OF THESE PLANS OR ANY
FORM OF REPRODUCTION OF THIS DESIGN
IN WHOLE OR IN PART WITHOUT EXPRESS
WRITTEN CONSENT IS PROHIBITED AND
SHALL RESULT IN THE FULLEST EXTENT
OF PROSECUTION UNDER LAW

REGISTRATION



Project number 24031
Date 06/14/2024
Drawn by Author
Checked by Checker
Scale 1" = 40'-0"

REVISIONS

No.	Description	Date

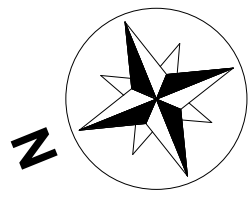
SHADOW STUDY

AV-2

106 Inman Street Residences

I:\g-server\regrest\local\data\24031_Brian Lawelle_106 Inman St_Cambridge\03 Drawings\00_ARCH_SD_DD\24031_106 Inman Street Cambridge_SD_4.rvt

6/14/2024 4:32:31 PM

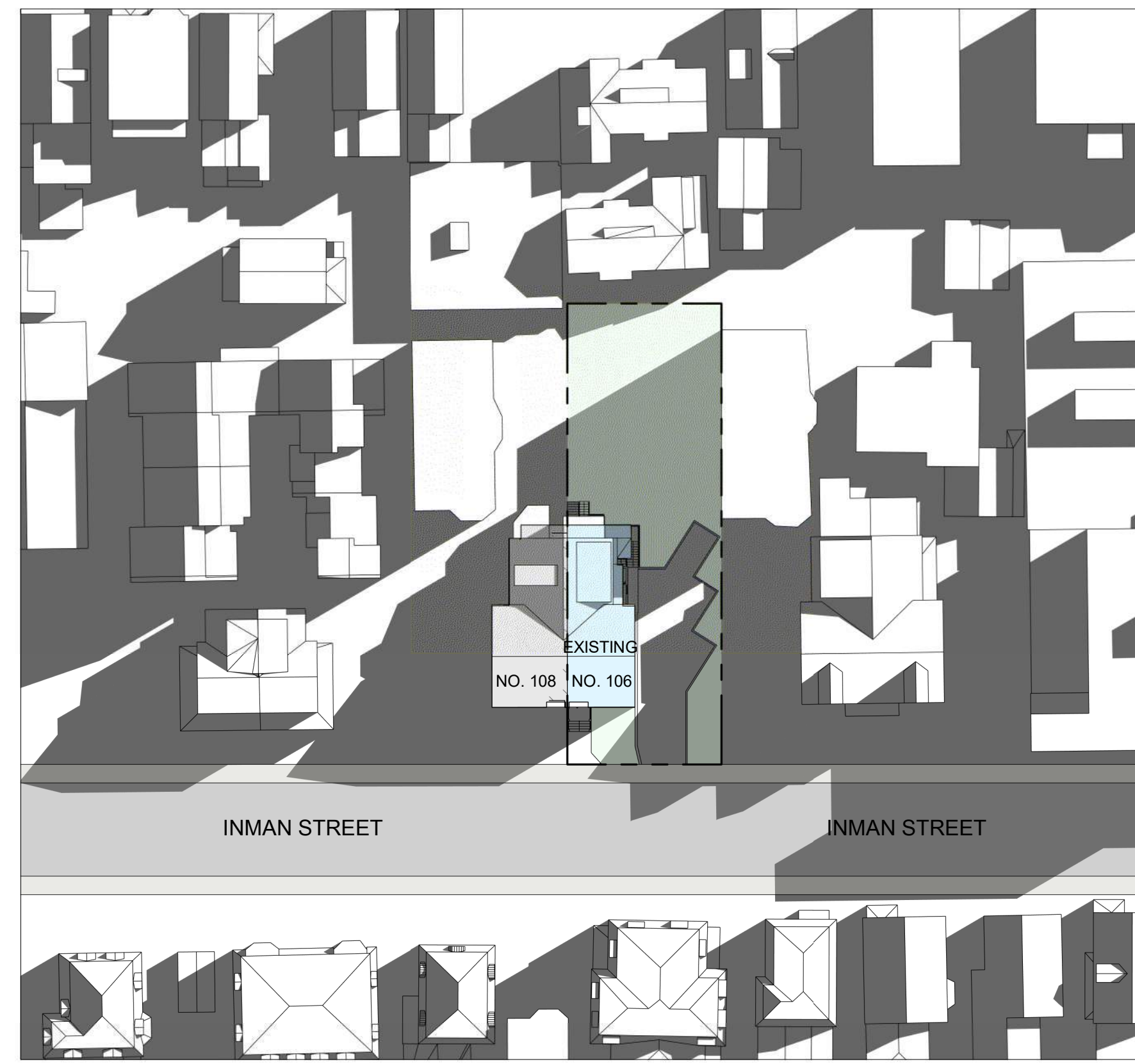
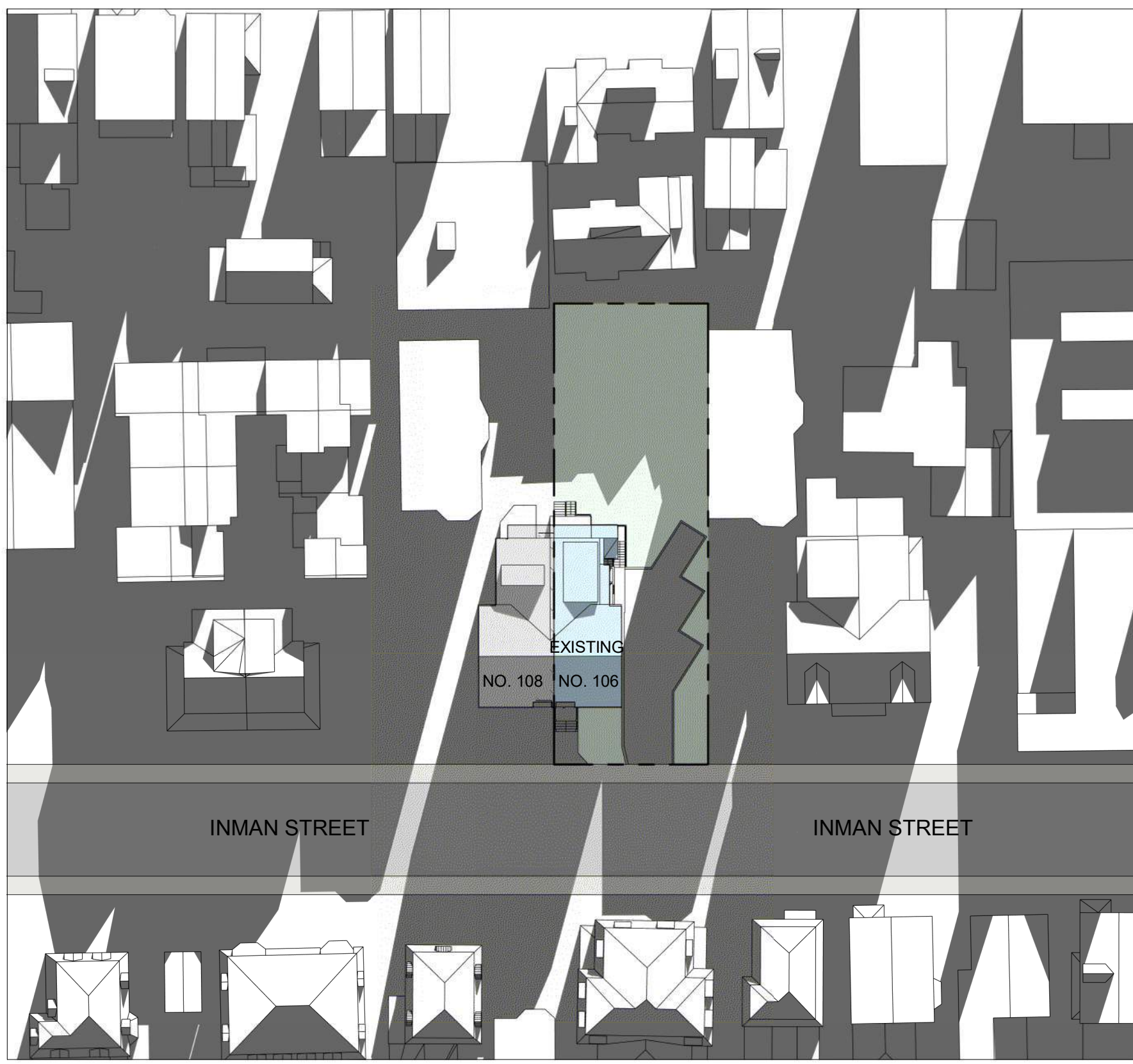


MORNING (9 AM - 10 AM)

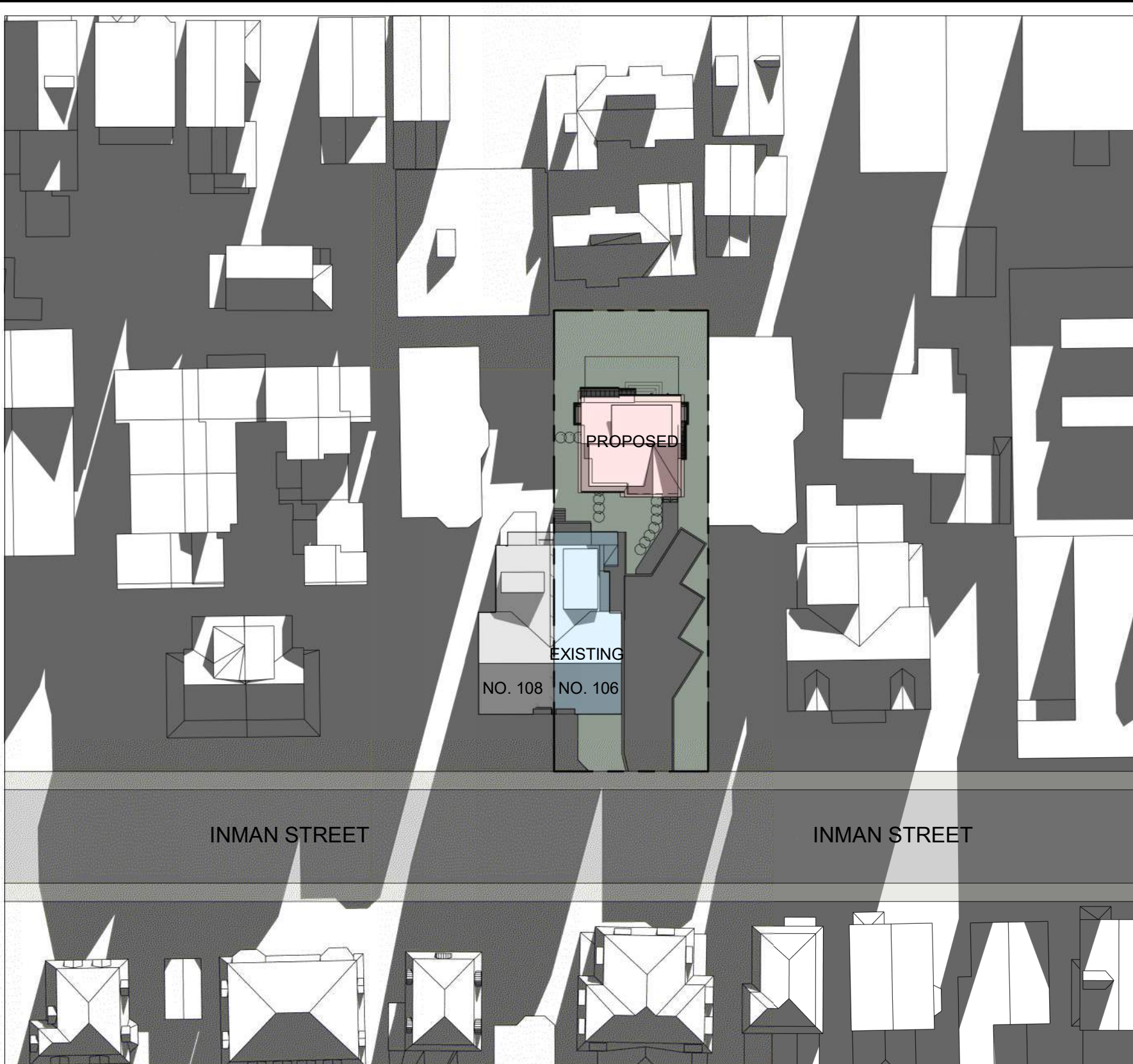
NOON (12 PM - 1 PM)

AFTERNOON (3PM - 4 PM)

EXISTING CONDITION



PROPOSED CONDITION



DECEMBER 21ST (WINTER SOLSTICE)

PROJECT NAME

106 Inman Street Residences

PROJECT ADDRESS

106 Inman Street
Cambridge, MA

CLIENT

HAWTHORNE DEVELOPMENT LLC.

ARCHITECT



ARCHITECTURE

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

TELEPHONE: 617-591-8682

CONSULTANTS:

COPYRIGHT KDI © 2024
THESE DRAWINGS ARE NOW AND DO
REMAIN THE SOLE PROPERTY OF KHALSA
DESIGN INC. USE OF THESE PLANS OR ANY
FORM OF REPRODUCTION OF THIS DESIGN
IN WHOLE OR IN PART WITHOUT EXPRESS
WRITTEN CONSENT IS PROHIBITED AND
SHALL RESULT IN THE FULLEST EXTENT
OF PROSECUTION UNDER LAW

REGISTRATION



Project number 24031
Date 06/14/2024
Drawn by Author
Checked by Checker
Scale 1" = 40'-0"

REVISIONS

No.	Description	Date

SHADOW STUDY

AV-3

106 Inman Street Residences

\\gpc-server\regrest\local\data\24031_Brian_Lawelle_106 Inman St_Cambridge\03 Drawings\00_ARCH_SD_DD\24031_106 Inman Street Cambridge_SD_4.rvt

6/14/2024 4:32:37 PM