



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: 72a 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).

Interior/ exterior remodel - creating an additional bedroom at the rear of the home and relocating the bathroom on the second floor. The addition of 3 dormers will be added to the third floor, allowing for an additional bath and the new primary bedroom. Replace existing windows in the home. New HVAC system. Upgrade electrical to 200 amps (if needed, to accommodate new HVAC system)

Name of Property Owner of Record: ANGELA JAIMES & DANIEL C. MONET

Mailing Address: 72A INMAN ST CAMBRIDGE, MA 02141

Telephone/Fax: _____ E-mail: ajaimes@gmail.com / dmonet@gmail.com

Signature of Property Owner of Record*: _____

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

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

Name of proponent, if not record owner: Jonathan Pagaduan, AIA

Mailing Address: 51 Charles St, Boston, MA 02114

Telephone/Fax: 6172367399 E-mail: Jonathan@Charlesstreetdesign.com

(for office use only):

Date Application Received: _____ Case Number: _____ Hearing Date: _____

Type of Certificate Issued: _____ Date Issued: _____

Section II:

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

Section III:

Will this project require: variance special permit

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

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

New Construction or Additions:

2442 floor area of existing structures on the lot
114 amount of floor area (gross square feet) of proposed construction
5% percentage increase in total floor area after construction
1511 total area of lot in square feet
51% percentage of total lot area covered after construction

Demolition:

998 amount of floor area (gross square feet) of proposed demolition
2442 floor area of existing structure
0% percentage decrease in total floor area after demolition

Alterations:

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

- enclosure or removal of decorative elements (including cornice, fascia, soffit, bay, porch, hood, cornerboard, window sash, or window or door casing);
- increase or reduction of window or door size;
- relocation of windows or doors;
- change in slope, pitch, or configuration of roof;
- removal of original or historic roofing material.

Application #: _____
 Applicant Name: ANGELA JAIMES & DANIEL C. MONET
 C/O Jonathan Pagaduan, AIA

Address: 72a Inman St, Cambridge MA, 02139
 Date Received: _____

Window Survey Form

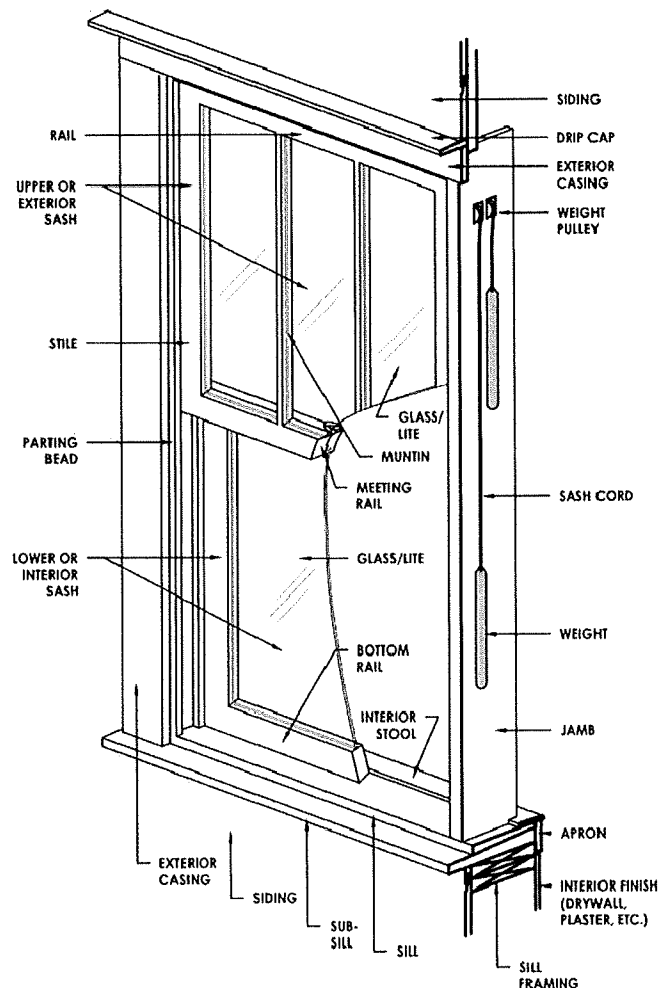
Have?

Basic Requirements

- Photographs or drawings of each elevation of the structure, with all window openings on each elevation numbered
- Photographs of each numbered window opening proposed for replacement
- Condition evaluation of each windows (see reverse)
- Proposed window design (sash, casement, fixed, etc.), pattern (1-over-1, 2-over-1, etc.), materials (wood, vinyl, clad, etc.), etc. *Specify if different for certain openings.*
- Proposed product information that includes company's depiction or photograph of actual proposed product
- Other _____

IF REPAIRING WINDOWS, YOU DO NOT NEED TO COMPLETE THIS FORM.

- Using photographs or elevation drawings, assign a number to **ALL WINDOW OPENINGS** on the structure. If using photos, they need to show the **ENTIRE** elevation. Windows in pairs or groupings should be assigned *separate* numbers. Windows in dormers and small fixed windows should also be included, but not door sidelights or transoms associated with a door.
- Describe condition of window under the same number on the back of this sheet. Describe the specific issues and conditions of **EACH** window in detail, referring to the specific parts (see diagram below). Additional close-up photographs showing evidence of the window condition **MUST** be provided to better document problem areas.



The Commission's evaluation and recommendation is based on deterioration/damage to the window unit, and associated trim.

PLEASE NOTE: Broken glass, windows with broken sash cords, windows that do not open, energy efficiency, draftiness, noise intrusion, and windows that are painted or screwed shut are **NOT** grounds for approving replacement. These can all be addressed through repair and/or the addition of a storm window.

Total number of window openings on the structure	28
Number of historic windows on the structure	17
Number of existing replacement/non-historic windows	11
Number of windows completely missing	0
Totally number of windows proposed for replacement	19

Application #: _____
Applicant Name: ANGELA JAIMES & DANIEL C. MONET
C/O Jonathan Pagaduan, AIA

Address: 72a Inman St, Cambridge MA, 02139
Date Received: _____

Window Survey Form

Window #	Condition Notes	Window #	Condition Notes
1	(EX1) Fair - Visible from public way	22	
2	(EX2) Fair - Visible from public way	23	
3	(EX3) Fair - Visible from public way	24	
4	(EX4) Fair - Very breezy @ meeting rail Visible from public way	25	
5	(EX5) Fair - Very breezy @ meeting rail Visible from public way	26	
6	(EX6) Fair - Very breezy @ meeting rail & bottom rail	27	
7	(EX7) Fair - Breezy	28	
8	(EX8) Fair - Breezy @ meeting rail & bottom rail - Visible from public way	29	
9	(EX9) Fair - Breezy @ bottom rail Visible from public way	30	
10	(EX10) Fair - Breezy - Visible from public way	31	
11	(EX11) Fair - Visible from public way	32	
12	(EX12) Fair - Visible from public way	33	
13	(EX13) Fair - Breezy - Visible from public way	34	
14	(EX14) Fair - Breezy	35	
15	(EX15) Fair - Breezy	36	
16	(EX16) Fair - Breezy	37	
17	(EX17) Fair - Breezy	38	
18	(EX18) Fair - Visible from public way	39	
19	(EX19) Fair - Non-historic	40	
20		41	
21		42	

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

Angela Jaimes & Daniel C. Monet

APPLICANT: C/O Jonathan Pagaduan, AIA PRESENT USE/OCCUPANCY: Residential

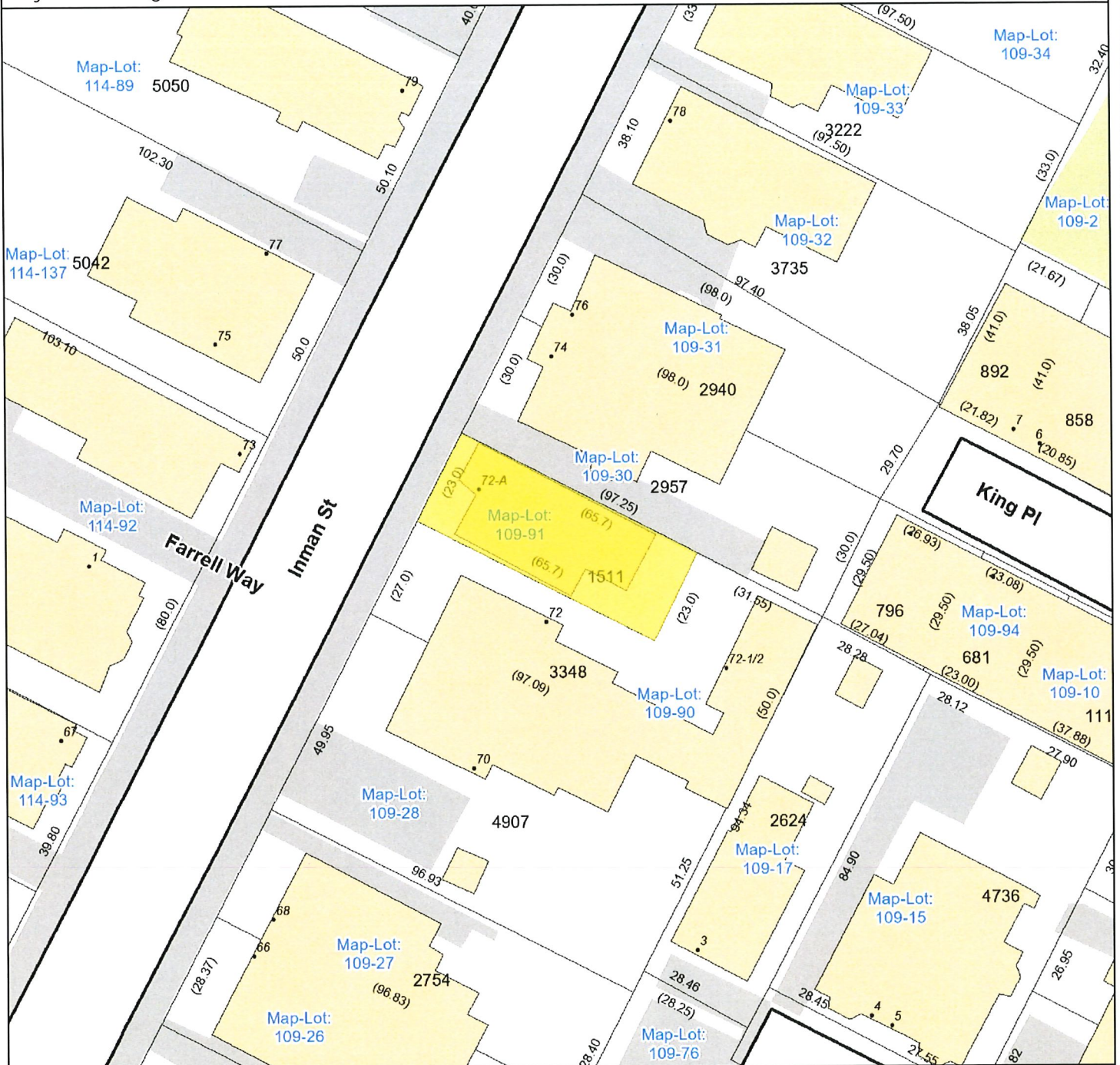
LOCATION: 72a Inman St, Cambridge MA, 02139 ZONE: Residence C-1 Zone

PHONE: _____ REQUESTED USE/OCCUPANCY: Single Family Residential

	<u>EXISTING</u> <u>CONDITIONS</u>	<u>REQUESTED</u> <u>CONDITIONS</u>	<u>ORDINANCE</u> <u>REQUIREMENTS</u> ¹	
TOTAL GROSS FLOOR AREA:	<u>1,640.0</u>	<u>1,846.0</u>	<u>1,133.0</u>	(max.)
LOT AREA:	<u>1,511.0</u>		<u>5,000.0</u>	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: ²	<u>1.08</u>	<u>1.22</u>	<u>0.75</u>	(max.)
LOT AREA FOR EACH DWELLING UNIT:	<u>1,511</u>	<u>1,511</u>	<u>1,500</u>	(min.)
SIZE OF LOT:				
WIDTH	<u>23.0'</u>		<u>50.0'</u>	(min.)
DEPTH				
Setbacks in Feet:				
FRONT	<u>10.83'</u>	<u>No Change</u>	<u>10.0'</u>	(min.)
REAR	<u>14.0'</u>	<u>No Change</u>	<u>20.0'</u>	(min.)
LEFT SIDE	<u>1.3'</u>	<u>No Change</u>	<u>7.5'</u>	(min.)
RIGHT SIDE	<u>2.31'</u>	<u>No Change</u>	<u>7.5'</u>	(min.)
SIZE OF BLDG.:				
HEIGHT	<u>32.6'</u>	<u>No Change</u>	<u>35.0'</u>	(max.)
LENGTH				
WIDTH				
RATIO OF USABLE OPEN SPACE TO LOT AREA: ³)				(min.)
NO. OF DWELLING UNITS:	<u>1</u>	<u>1</u>	<u>1</u>	(max.)
NO. OF PARKING SPACES:	<u>0</u>	<u>0</u>	<u>1</u>	(min./max)
NO. OF LOADING AREAS:	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	(min.)
DISTANCE TO NEAREST BLDG. ON SAME LOT:	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	(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

1" = 35 ft

All data is provided for graphic representation only. The City of Cambridge expressly disclaims all warranties of any type, expressed or implied, including, but not limited to, any warranty as to the accuracy of the data, merchantability, or fitness for a particular purpose.

www.cambridgema.gov/gis

- Address
- Rail
- Building Footprints
- Parcels
- Paved Surfaces
 - Paved Roads
 - Bridges
 - Unpaved Roads
 - Unpaved Parking
 - Sidewalks
 - Driveways
 - Alleys
 - Other Paved Surface
 - Public Footpath





ORIGINAL: 12/07/2023

OWNER:
ANGELA JAIMES & DAN MONET
72A Inman Street
Cambridge, MA 02139

CONTRACTOR:
NAME
ADDRESS
PHONE NUMBER
EMAIL

DESIGNER:
JONATHAN PAGADJIAN, AIA
CHARLES STREET DESIGN
51 CHARLES ST. BEACON HILL
BOSTON, MA 02114
O: (617)-236-7399
E: Jonathan@charlesstreetdesign.com

CONSULTANT:
NAME
ADDRESS
PHONE NUMBER
EMAIL

CONSULTANT:
NAME
ADDRESS
PHONE NUMBER
EMAIL

CONSULTANT:
NAME
ADDRESS
PHONE NUMBER
EMAIL



CHARLES STREET
DESIGN

Jaimes-Monet Residence

72A Inman Street, Cambridge, MA 02139

GENERAL NOTES

1. DO NOT SCALE DRAWINGS IN ORDER TO ASCERTAIN DIMENSIONAL RELATIONSHIPS, EXCEPT WHEN DRAWINGS ARE NOTED TO BE FULL SCALE.
2. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ANY CUSTOM CABINETS AND MILLWORK SUPPLIED BY CONTRACTOR BEFORE FABRICATION.
3. CONTRACTOR WILL BE RESPONSIBLE FOR CORRECTING ALL ERRORS OR OMISSIONS IN CONSTRUCTION THAT RESULT FROM ERRORS OR OMISSIONS IN SHOP DRAWINGS THAT ARE CLEARLY IN CONFLICT WITH THE INTENT OF CONSTRUCTION DOCUMENTS.
4. ALL SPACES NOT EXPLICITLY SPECIFIED ELSEWHERE, INCLUDING MECHANICAL AND STORAGE AREAS, ARE TO BE FINISHED WITH GYPSUM WALLBOARD AND RECEIVE THE SAME TYPICAL BASE, CROWN AND CASING DETAILS SPECIFIED ELSEWHERE.
5. ALL BASEBOARDS SHALL BE SCRIBED TO FINISH FLOORING. NO BASE SHOE SHALL BE APPLIED.
6. NO ORIGINAL HEAVY TIMBER FRAMING SHALL BE NOTCHED OR CUT UNLESS SPECIFICALLY DIRECTED BY THE ARCHITECT OR STRUCTURAL ENGINEER.
7. ALL RUN-OFF FROM IMPERVIOUS SURFACES SHALL BE RECHARGED ON SITE BY BEING DIVERTED TO STORM WATER INFILTRATION BASINS DESIGNED TO HANDLE A 25-YEAR STORM AND COVERED WITH NATURAL VEGETATION.
8. FOUNDATIONS SHALL BE CONSTRUCTED TO REFLECT NATURAL SLOPE OF THE TERRAIN; EXCESSIVE SUPPORT MEMBERS OR MECHANICAL SYSTEMS SHALL BE COVERED AND SCREENED.
9. ALL WORK SHALL COMPLY WITH STATE & LOCAL BUILDING CODES. THE CONTRACTOR SHALL OBTAIN ALL APPLICABLE PERMITS FOR CONSTRUCTION AND SHALL PAY ALL RELATED FEES & EXPENSES.
10. THE CONTRACTOR SHALL VERIFY ALL MEASUREMENTS FOR WORK AND MATERIALS AT THE JOB AND BE RESPONSIBLE FOR THE ACCURACY OF SAME BEFORE THE ORDERING OF ANY MATERIALS OR LABOR.
11. ALL WORK SHALL BE ACCOMPLISHED BY SKILLED MECHANICS IN WORKMANLIKE MANNER.

DEMOLITION NOTES

12. CONTRACTOR IS RESPONSIBLE FOR SURVEYING EXISTING CONDITIONS AND EXTENT OF DEMOLITION TO DETERMINE WHETHER OR NOT ANY WORK TO BE PERFORMED WILL PRESENT STRUCTURAL ISSUES AND WILL REPORT ANY ISSUES PRIOR TO BEGINNING WORK.
13. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ANY INTERMEDIARY SUPPORT REQUIRED DUE TO DEMOLITION TO BE REPLACED LATER BY NEW CONSTRUCTION.
14. CONTRACTOR IS RESPONSIBLE THAT ALL DEMOLITION DEBRIS IS LEGALLY DISPOSED OF AND IS RESPONSIBLE FOR ALL FEES THEREOF, INCLUDING TRASH CONTAINER FEES.
15. THE CONTRACTOR SHALL INFORM OWNER/DESIGNER OF ANY DAMAGE REVEALED DURING CONSTRUCTION WHETHER IT BE DUE TO PAST IMPROPER CONSTRUCTION OR DAMAGE DUE TO DEMOLITION. OWNER AND CONTRACTOR SHALL DETERMINE PROPER LEVEL OF REPAIR.

DRAWING LIST

G1	General Notes
G2	General Notes
PL-1	Plot Plan
EX1	Existing Basement
EX2	Existing First Floor
EX3	Existing Second Floor
EX4	Existing Third Floor
EX5	Existing Roof
EX6	Existing Elevations
EX7	Existing Elevations
EX8	Existing Elevations
EX9	Existing Window Photos
A1	Proposed Basement
A2	Proposed First Floor
A3	Proposed Second Floor
A4	Proposed Third Floor
A5	Proposed Roof
A6	Proposed Elevations
A7	Proposed Elevations
A8	Proposed Elevations
A9	Proposed Section 2
A10	Proposed Section 1
A11	Context Photos
A12	Proposed Windows
A13	Proposed Windows
A14	Proposed Windows

PROJECT SCOPE

INTERIOR/ EXTERIOR REMODEL PER PLAN - CREATING ADDITIONAL BEDROOM AND RELOCATION OF BATHROOM ON SECOND FLOOR. THIRD FLOOR ADDED DORMERS, ADDITIONAL FULL BATH AND PRIMARY BEDROOM. INTERIOR REMODEL PER PLAN, REPLACE ALL EXISTING WINDOWS IN THE HOME, THERMO-PANE. NEW HVAC SYSTEM (COORDINATING WITH HOMEOWNERS THROUGH MASSAVE PROGRAM). UPGRADE ELECTRICAL TO 200 AMPS (IF NEEDED, TO ACCOMMODATE NEW HVAC SYSTEM)

REFERENCE CODE

THE FOLLOWING BUILDING CODE OF THE CITY OF CAMBRIDGE IS ADOPTED UNDER AUTHORITY OF MASSACHUSETTS STATE BUILDING CODE, 9TH EDITION OF THE STATE OF MASSACHUSETTS.

THE INTERNATIONAL MODEL CODES ADOPTED, AS AMENDED HEREIN, INCLUDE:

- PRIMARY BUILDING CODE: 780 CODE OF MASSACHUSETTS REGULATIONS (CMR), THE MASSACHUSETTS STATE BUILDING CODE, 9TH EDITION 2017.
- PRIMARY ELECTRICAL CODE: 527 CMR - MASSACHUSETTS ELECTRICAL CODE.
- PRIMARY PLUMBING CODE: 248 CMR - PLUMBING AND GAS CODE 2021.
- PRIMARY MECHANICAL CODE: 780 CMR MECHANICAL SYSTEMS 2017.
- PRIMARY ENERGY CODE: 780 CMR STATE BUILDING CODE, 9TH EDITION 2017
- FIRE PREVENTION REGULATIONS: 527 CMR Massachusetts Comprehensive Fire Safety Code.

SCHEDULES

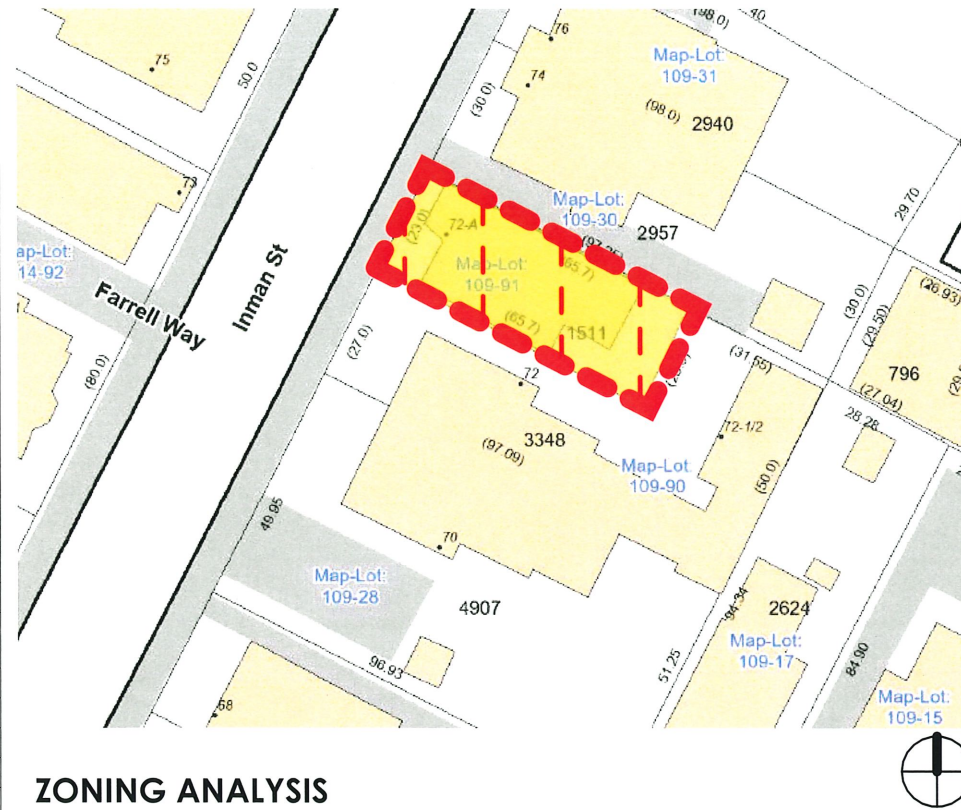
Window Schedule.

Level	Type Mark	Description	Width	Height	Head Height	Comments
.EVEL 1	N6	Elevate Double Hung Insert	2' - 8"	5' - 3"	7' - 4 1/2"	Existing Inside Opening
.EVEL 1	N6	Elevate Double Hung Insert	2' - 8"	5' - 3"	7' - 4 1/2"	Existing Inside Opening
.EVEL 1	N7	Elevate Double Hung Insert	2' - 10"	5' - 7 1/2"	7' - 4"	Existing Inside Opening
.EVEL 1	N7	Elevate Double Hung Insert	2' - 10"	5' - 7 1/2"	7' - 4"	Existing Inside Opening
.EVEL 1	N8	Elevate Double Hung Insert	1' - 11 1/2"	5' - 7 1/2"	7' - 4"	Existing Inside Opening
.EVEL 1	N8	Elevate Double Hung Insert	1' - 11 1/2"	5' - 7 1/2"	7' - 4"	Existing Inside Opening
.EVEL 1	N8	Elevate Double Hung Insert	1' - 9 1/4"	3' - 1 1/2"	7' - 9"	Existing Inside Opening
.EVEL 2	N7	Elevate Double Hung Insert	2' - 10"	5' - 7 1/2"	8' - 0"	Existing Inside Opening
.EVEL 2	N7	Elevate Double Hung Insert	2' - 10"	5' - 7 1/2"	7' - 10"	Existing Inside Opening
.EVEL 2	N7	Elevate Double Hung Insert	2' - 10"	5' - 7 1/2"	8' - 0"	Existing Inside Opening
.EVEL 2	N7	Elevate Double Hung Insert	2' - 10"	5' - 7 1/2"	8' - 0"	Existing Inside Opening
.EVEL 2	N7	Elevate Double Hung Insert	2' - 10"	5' - 7 1/2"	8' - 0"	Existing Inside Opening
.EVEL 2	N8	Elevate Double Hung Insert	1' - 11 1/2"	5' - 7 1/2"	7' - 10"	Existing Inside Opening
.EVEL 2	N8	Elevate Double Hung Insert	1' - 11 1/2"	5' - 7 1/2"	7' - 10"	Existing Inside Opening
.EVEL 2	N9	Elevate Double Hung Insert	2' - 6 1/2"	5' - 7 1/2"	8' - 0"	Existing Inside Opening
.EVEL 2	N10	Elevate Double Hung Insert	2' - 2 1/2"	3' - 8"	7' - 5"	Window(EX15) to be framed to match N10
.EVEL 2	N10	Elevate Double Hung Insert	2' - 2 1/2"	3' - 8"	7' - 5"	Existing Inside Opening
.EVEL 3	N11	Elevate Double Hung Insert	3' - 3"	5' - 4"	6' - 10 1/2"	Existing Inside Opening
.EVEL 3	N12	Elevate Double Hung Insert	2' - 6"	4' - 3 1/2"	6' - 0 1/2"	Existing Inside Opening
.EVEL 3	N13	Elevate Double Hung	2' - 2 1/4"	4' - 3 1/2"	6' - 0 1/2"	
.EVEL 3	N13	Elevate Double Hung	2' - 2 1/4"	4' - 3 1/2"	6' - 0 1/2"	
.EVEL 3	N13	Elevate Double Hung	2' - 2 1/4"	4' - 3 1/2"	6' - 0 1/2"	
.EVEL 3	N14	Elevate Double Hung	2' - 2 1/4"	3' - 3 1/2"	6' - 0 1/2"	
.EVEL 3	N14	Elevate Double Hung	2' - 2 1/4"	3' - 3 1/2"	6' - 0 1/2"	
.EVEL 3	N14	Elevate Double Hung	2' - 2 1/4"	3' - 3 1/2"	6' - 0 1/2"	
.EVEL 3	N14	Elevate Double Hung	2' - 2 1/4"	3' - 3 1/2"	6' - 0 1/2"	
.EVEL 3	N14	Elevate Double Hung	2' - 2 1/4"	3' - 3 1/2"	6' - 0 1/2"	
.EVEL 3	N14	Elevate Double Hung	2' - 2 1/4"	3' - 3 1/2"	6' - 0 1/2"	

Door Schedule.

Type	Function	Comments
EX2.0	Interior	REUSE FOR NEW BEDROOM 3
EX2.1	Interior	REUSE FOR NEW BEDROOM 3 CLOSET
EX2.2	Interior	REUSE FOR NEW BEDROOM 3 CLOSET
EX2.3	Interior	REUSE FOR CLOSET IN BEDROOM 1
EX2.4	Interior	REUSE FOR CLOSET IN BEDROOM 2
EX2.5	Interior	REUSE FOR NEW LINENS
EX2.6	Interior	REUSE FOR NEW BEDROOM 2
EX3.1	Interior	REUSE FOR NEW PRIMARY ENTRY
EX3.2	Interior	REUSE FOR NEW PRIMARY WALK-IN CLOSET
EX3.3	Interior	
N3.0	Interior	

LOCUS MAP



ZONING ANALYSIS

ZONING CHART				
	ZONE:C-1	REQUIRED	EXISTING	PROPOSED
	LOT AREA, MIN SF	5,000 SQ.FT	1,511SQ.FT	1,511SQ.FT
	LOT AREA, MIN SF/DU	1,500 SF / D.U	1,511SQ.FT	1,511SQ.FT
	MAX, FAR	0.75 (1,133SQ.FT)	1.08 (1,640 SQ.FT)	1.22 (1,846 SQ.FT)
	MIN. LOT WIDTH	50'-0"	23'-0"	23'-0"
SETBACKS	MIN SIDE YARD*	7'-6" MIN	N/A	NO CHANGE
	MIN REAR YARD	20'-0" MIN	N/A	NO CHANGE
	MAX HEIGHT	35'-0"	N/A	NO CHANGE
	MIN RATIO OF PRIVATE OP. SP. TO LOT AREA **	30% (50% OF ALL OPEN SPACE REQUIRED TO BE PRIVATE OPEN SPACE)	N/A	NO CHANGE
PARKING	1 SPACE/DU	0 SPACE	NO CHANGE	

72a INMAN ST, GFA CALCULATIONS						
FLOOR	AREA	EXISTING		PROPOSED		NOTES
		SQ.FT	GFA	SQ.FT	GFA	
BSMT	BODY	627	-	627	-	measured to interior face of concrete foundation wall
	DECK	70.0		70.0		measured to exterior of 2x6 stud, typ
1ST FL	BODY	695.0	695	695.0	695.0	
	COVERED ENTRY	32	32	32	32	
2ND FL	BODY	688	688	688	688	
3RD FL	BODY	330	225	444	431.00	
TOTAL		2,442	1,640	2,556	1,846	

SYMBOLS

NORTH ARROW
 INTERIOR ELEVATIONS
 ELEVATION MARKER
 STRUCTURAL GRID LINE
 SECTION CALLOUT
 Room name
 ROOM MAKER
 WALL TAG
 WINDOW TAG
 DOOR TAG
 DETAIL REFERENCE

RENOVATED AREA ANALYSIS

72a INMAN ST, RENOVATED AREA		
FLOOR	RENOVATED AREA SQ.FT	NOTES
BSMT	-	NO CHANGE APART FROM UPDATED HVAC
1ST FL	-	NO CHANGE APART FROM UPDATED HVAC
2ND FL	560	The scope of work only includes minor changes to the hallway, therefore excluded from the overall renovated square footage. However, due to health issues, the clients have been dealing with in their homes. Exploratory work will be conducted to identify if the homeowner's allergies are being triggered by something in the walls, and ceilings.
3RD FL	431	
TOTAL	991	



Record Owner:
ANGELA JAIMES &
DANIEL C. MONET
72A INMAN STREET
CAMBRIDGE, MA
BK. 80130 PG. 248

Location:
ASSESSORS MAP-LOT 109-91
72A INMAN STREET
CAMBRIDGE, MA

PREPARED BY:
RJO'CONNELL & ASSOCIATES, INC.
CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS
80 MONTVALE AVENUE, SUITE 201 STONEHAM, MA 02180
PHONE: 781.279.0180 RJOCONNELL.COM

PREPARED FOR:
CHARLES STREET DESIGN, LLC.
51 CHARLES STREET
BOSTON, MA 02114

PROJECT NAME:
72A INMAN STREET
CAMBRIDGE, MA



Matthew Lowry 12/6/2023
PROFESSIONAL LAND SURVEYOR FOR
RJ O'CONNELL & ASSOCIATES, INC. DATE

DRAWN BY: TDB
REVIEWED BY: ML
SCALE: NTS
FIELD CREW: TDB / JWS

DATE: 12/6/2023

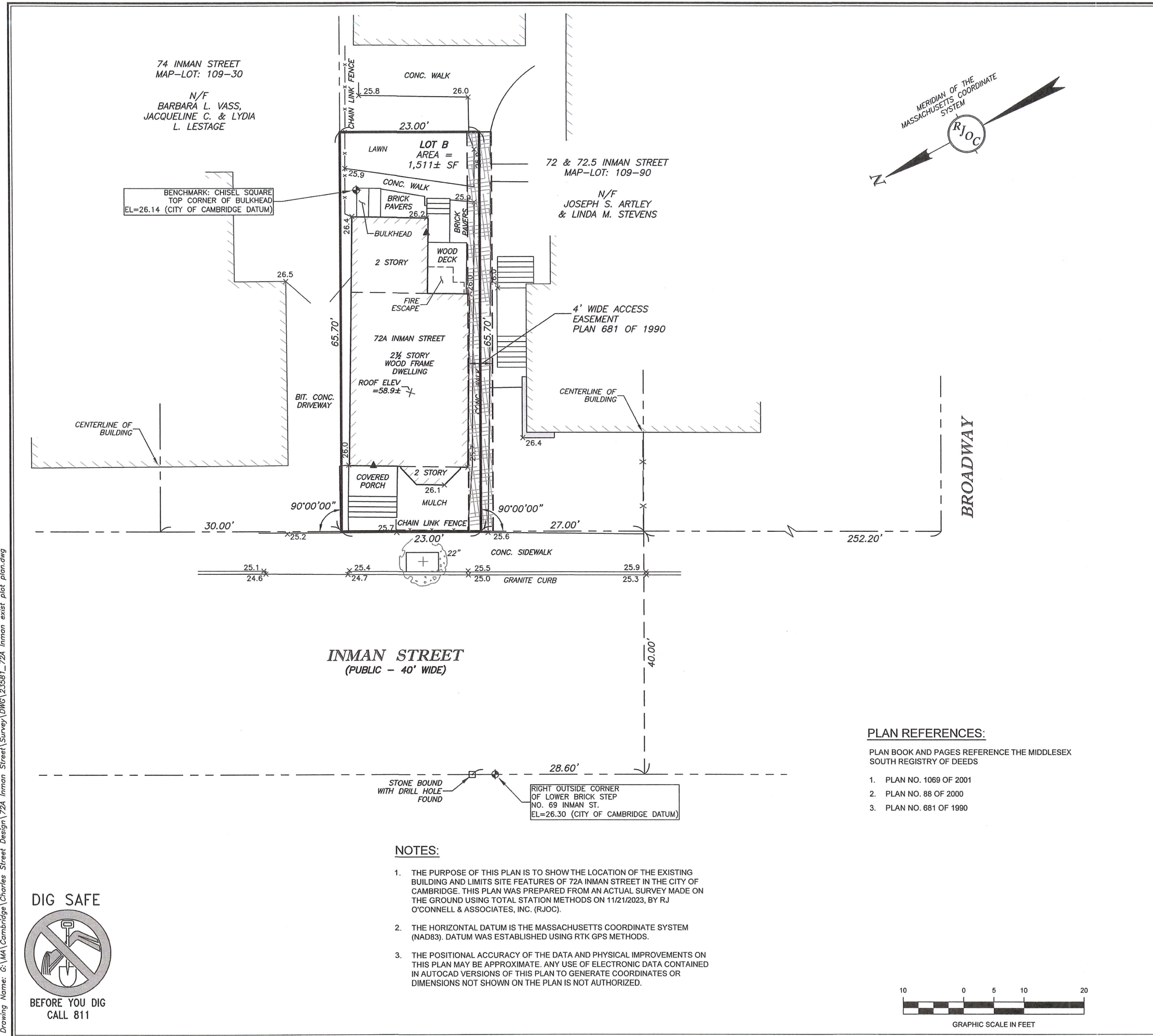
REVISED:
DRAWING NAME:

PLOT PLAN

DRAWING NUMBER:

PL-1

PROJECT NUMBER: **23581**



PLAN REFERENCES:

- PLAN BOOK AND PAGES REFERENCE THE MIDDLESEX SOUTH REGISTRY OF DEEDS
1. PLAN NO. 1069 OF 2001
 2. PLAN NO. 88 OF 2000
 3. PLAN NO. 681 OF 1990

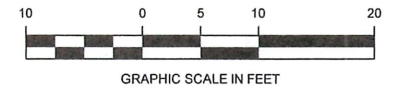
NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SHOW THE LOCATION OF THE EXISTING BUILDING AND LIMITS SITE FEATURES OF 72A INMAN STREET IN THE CITY OF CAMBRIDGE. THIS PLAN WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND USING TOTAL STATION METHODS ON 11/21/2023, BY RJ O'CONNELL & ASSOCIATES, INC. (RJOC).
2. THE HORIZONTAL DATUM IS THE MASSACHUSETTS COORDINATE SYSTEM (NAD83). DATUM WAS ESTABLISHED USING RTK GPS METHODS.
3. THE POSITIONAL ACCURACY OF THE DATA AND PHYSICAL IMPROVEMENTS ON THIS PLAN MAY BE APPROXIMATE. ANY USE OF ELECTRONIC DATA CONTAINED IN AUTOCAD VERSIONS OF THIS PLAN TO GENERATE COORDINATES OR DIMENSIONS NOT SHOWN ON THE PLAN IS NOT AUTHORIZED.

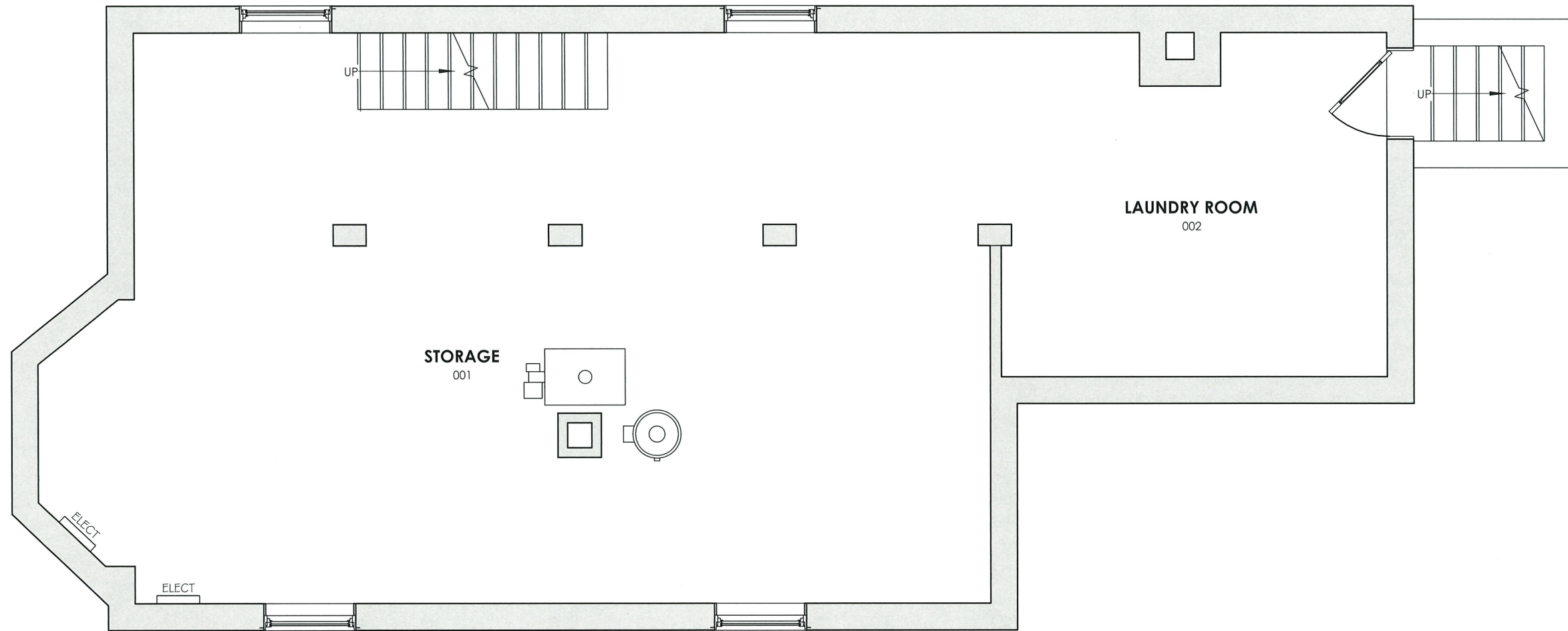
DIG SAFE

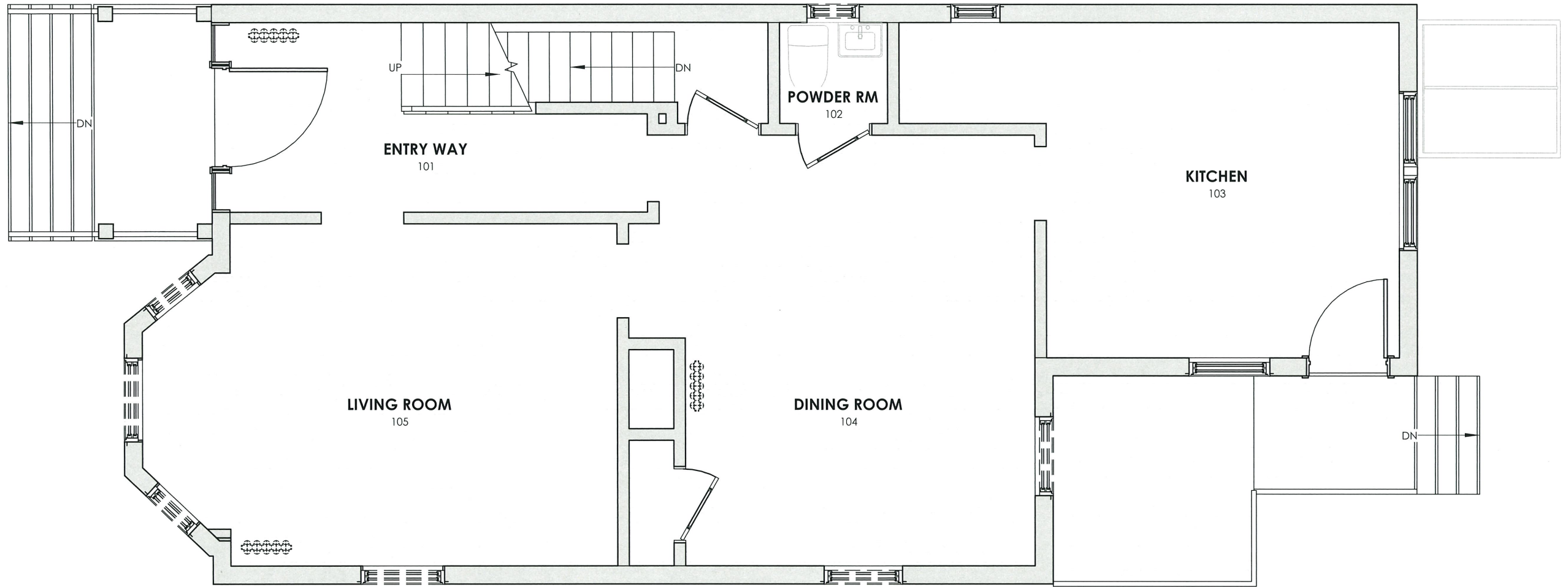


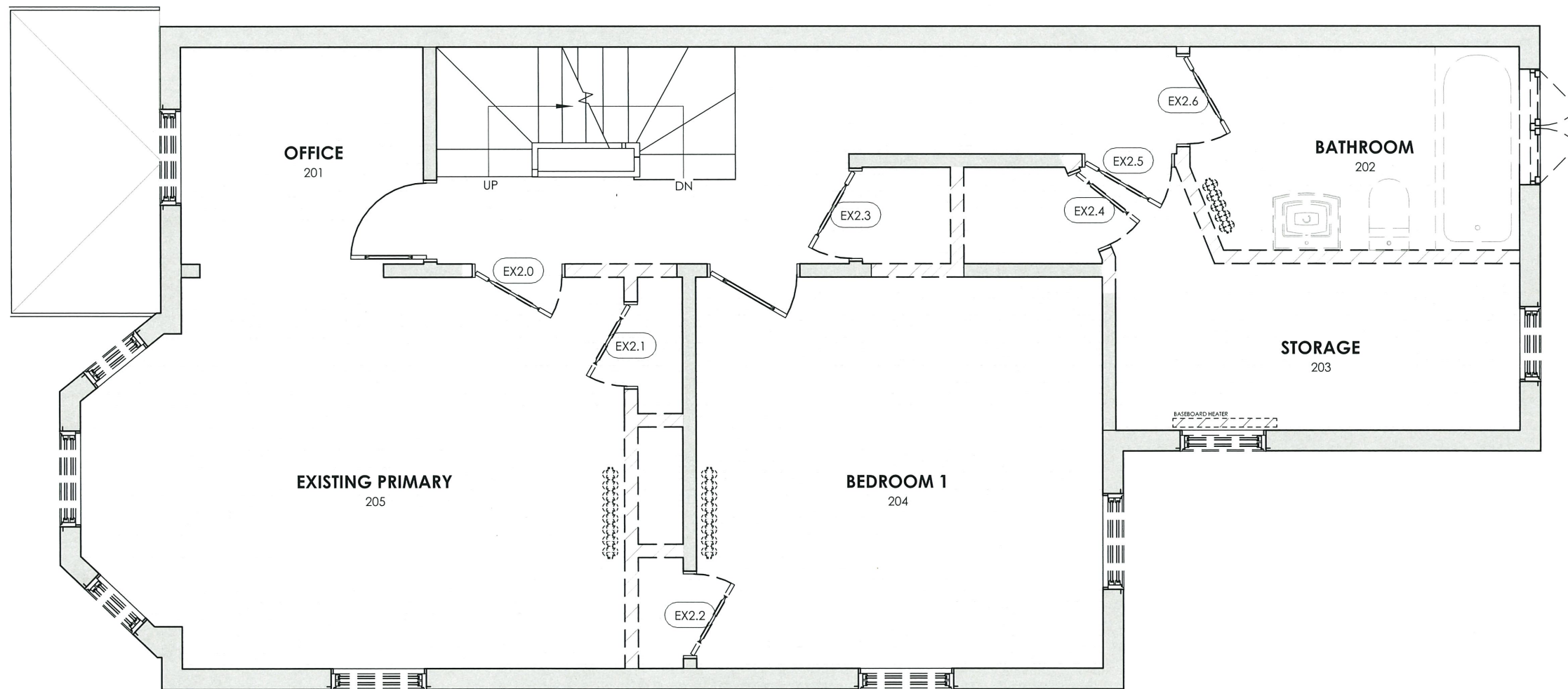
**BEFORE YOU DIG
CALL 811**

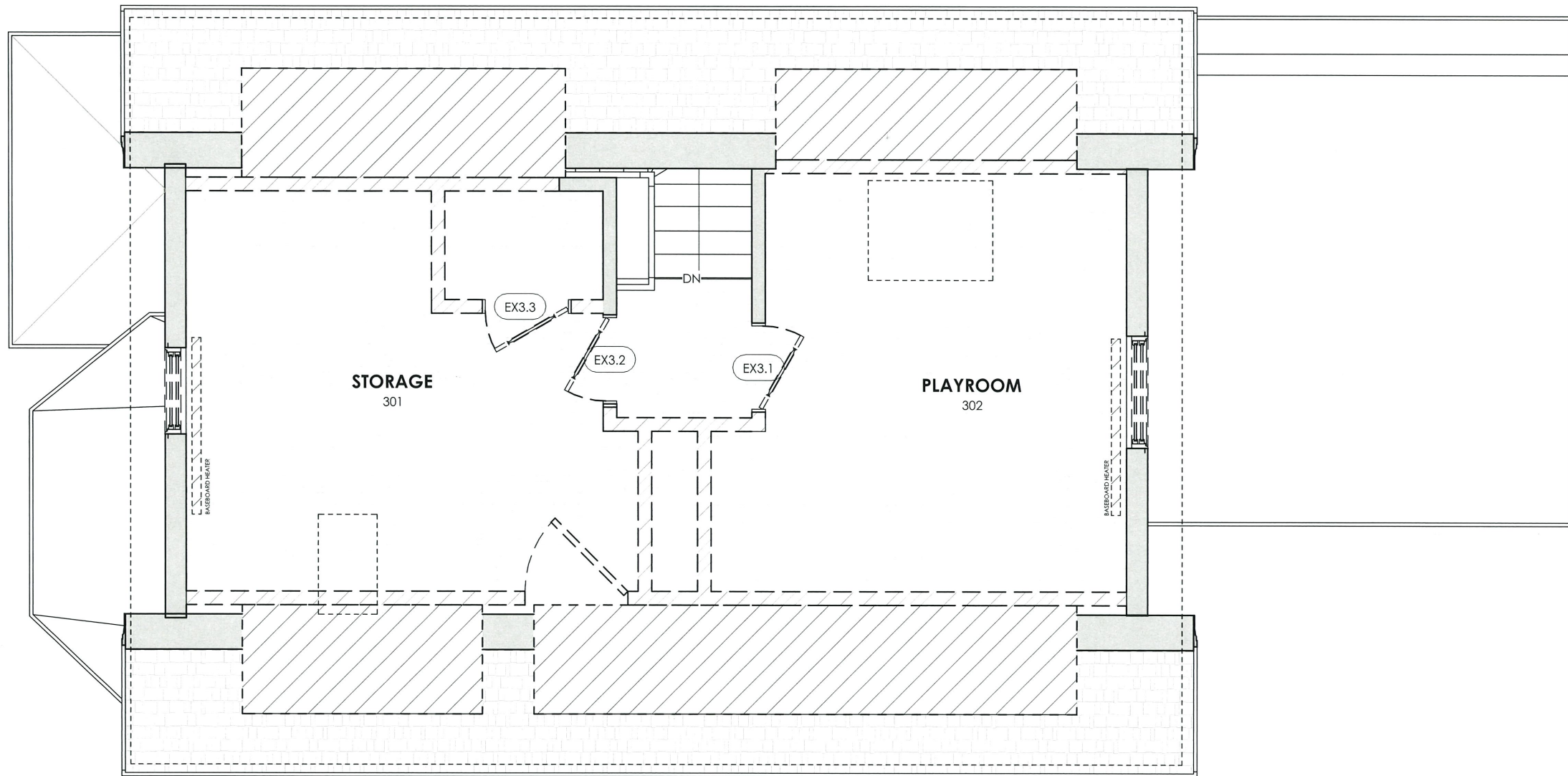


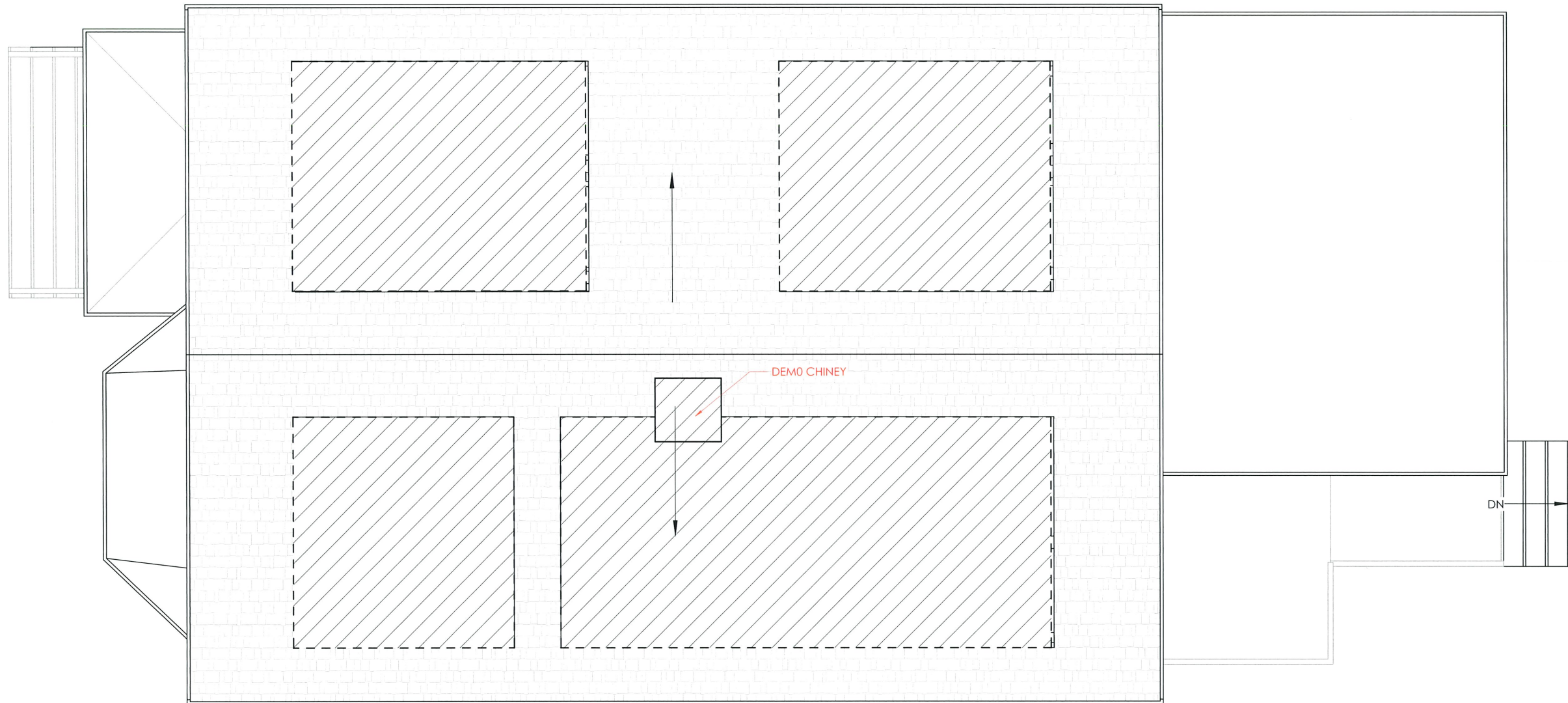
Drawing Name: G:\MA\Cambridge\Charles Street Design\72A Inman Street\Survey\DWG\23581_72A Inman exist plot plan.dwg

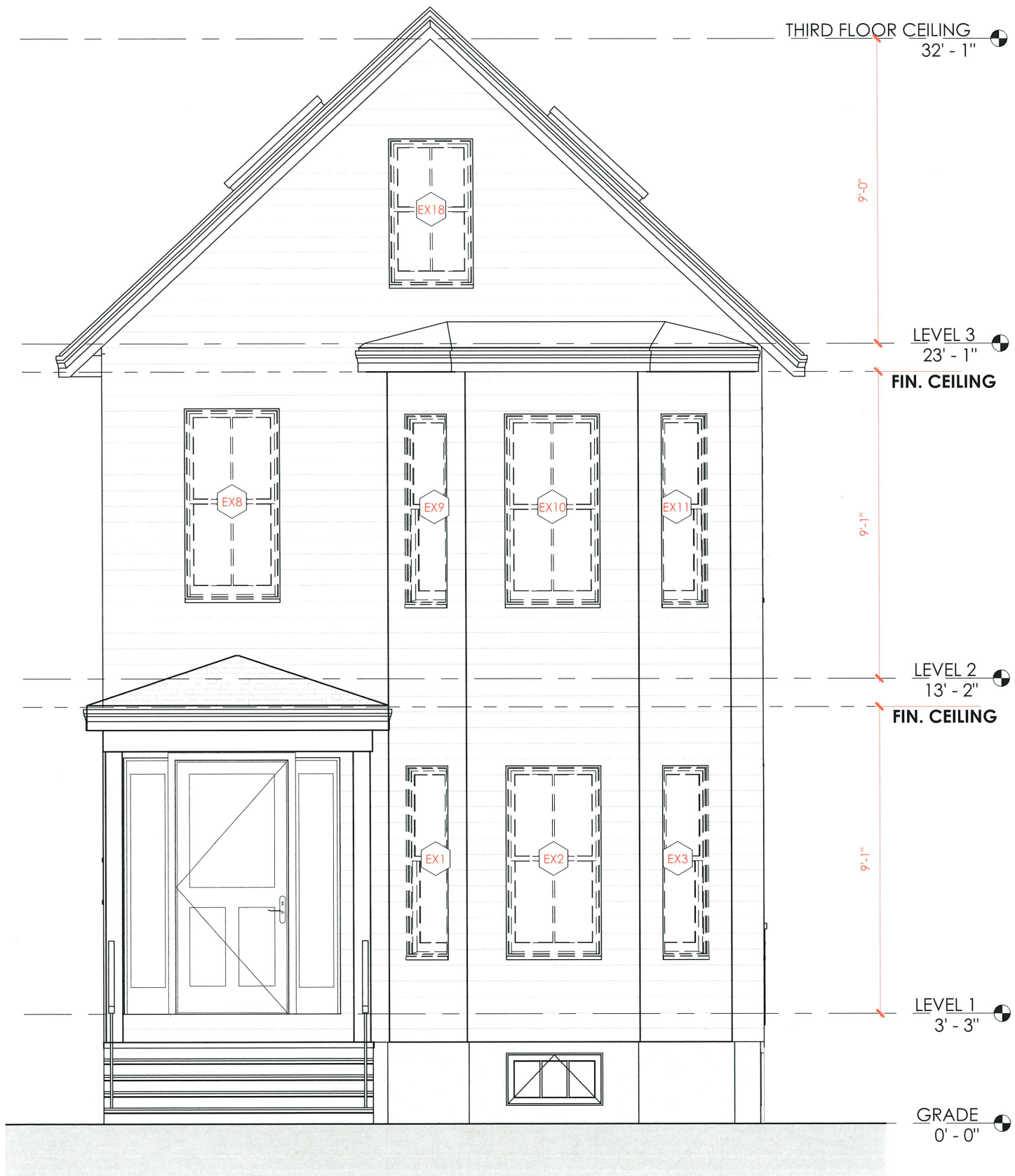




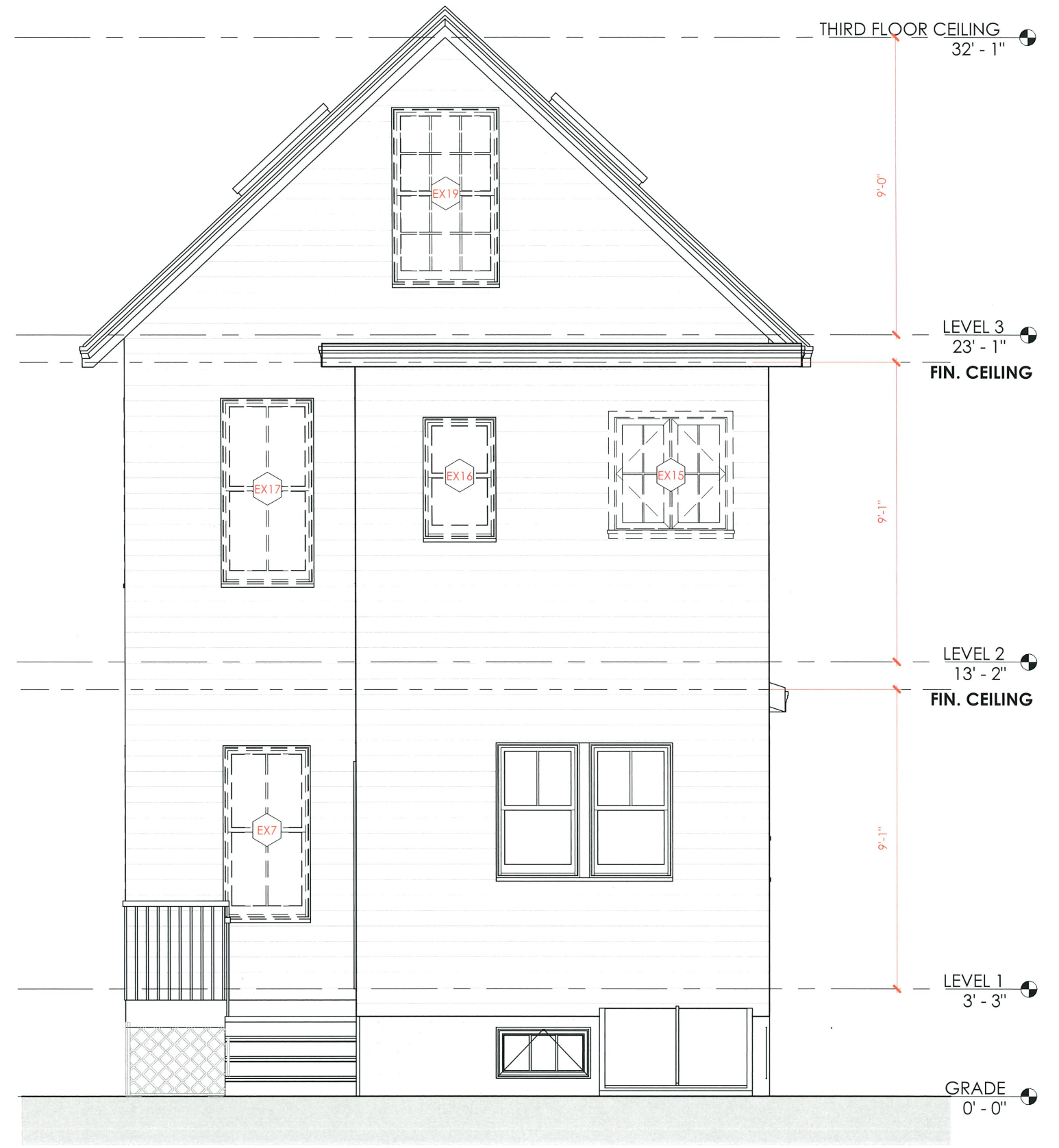








① EXISTING WEST ELEVATION -
1/4" = 1'-0"



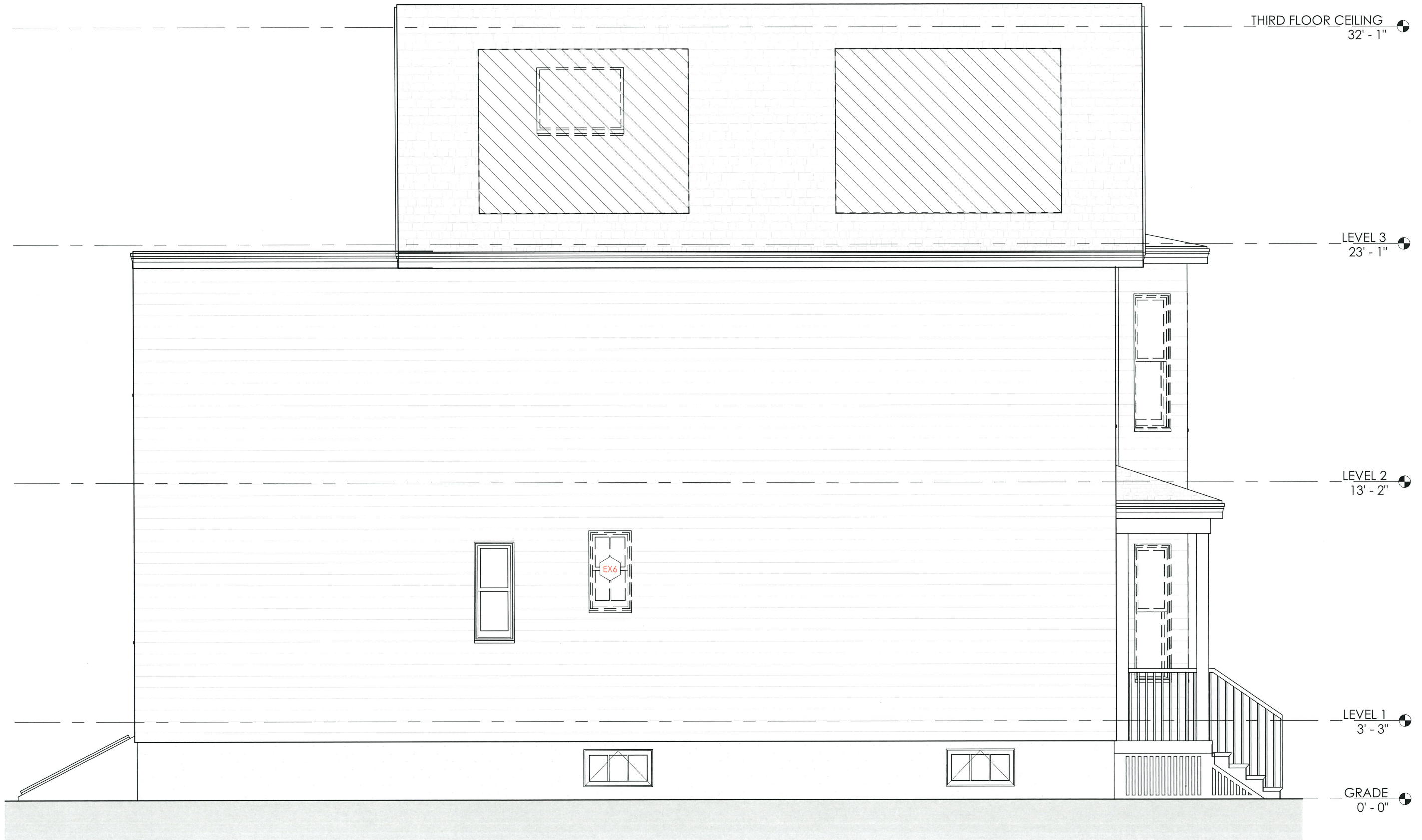
② EXISTING EAST ELEVATION -
1/4" = 1'-0"

NOTE: WINDOWS TO BE REPLACED IN KIND



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

NOTE: WINDOWS TO BE REPLACED IN KIND



① EXISTING NORTH ELEVATION -
1/4" = 1'-0"

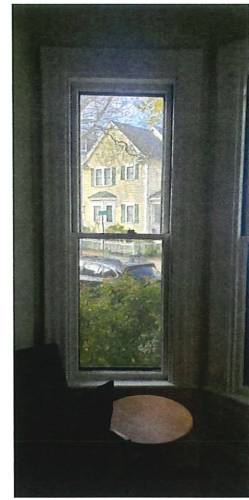
NOTE: WINDOWS TO BE REPLACED IN KIND



EX1



EX2



EX3



EX4



EX5



EX6



EX7



EX8



EX9



EX10



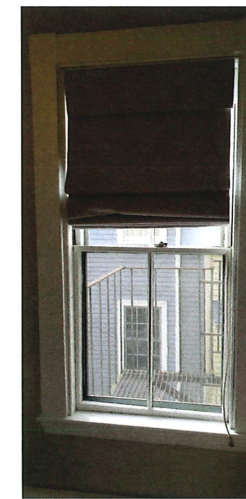
EX11



EX12



EX13



EX14



EX15



EX16



EX17

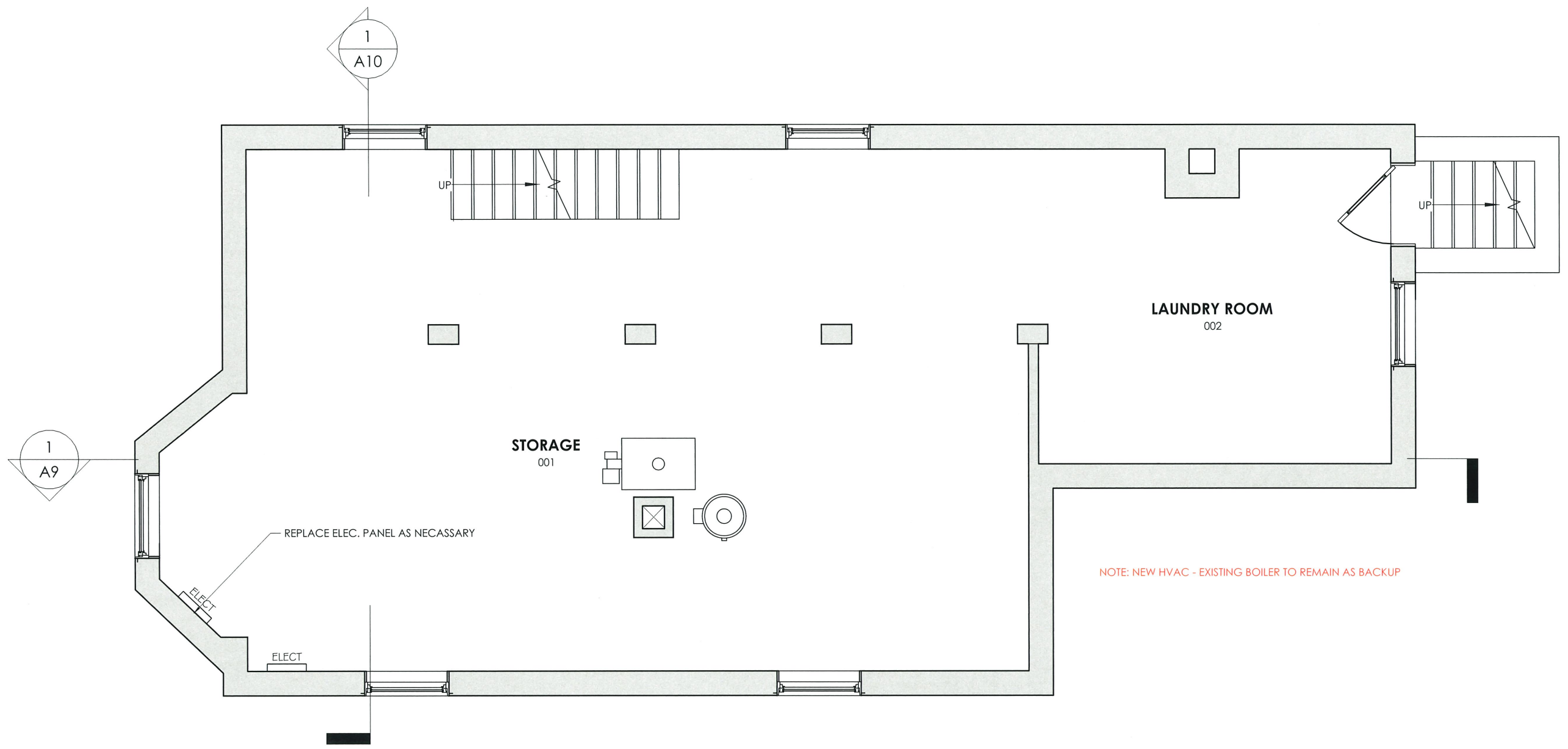


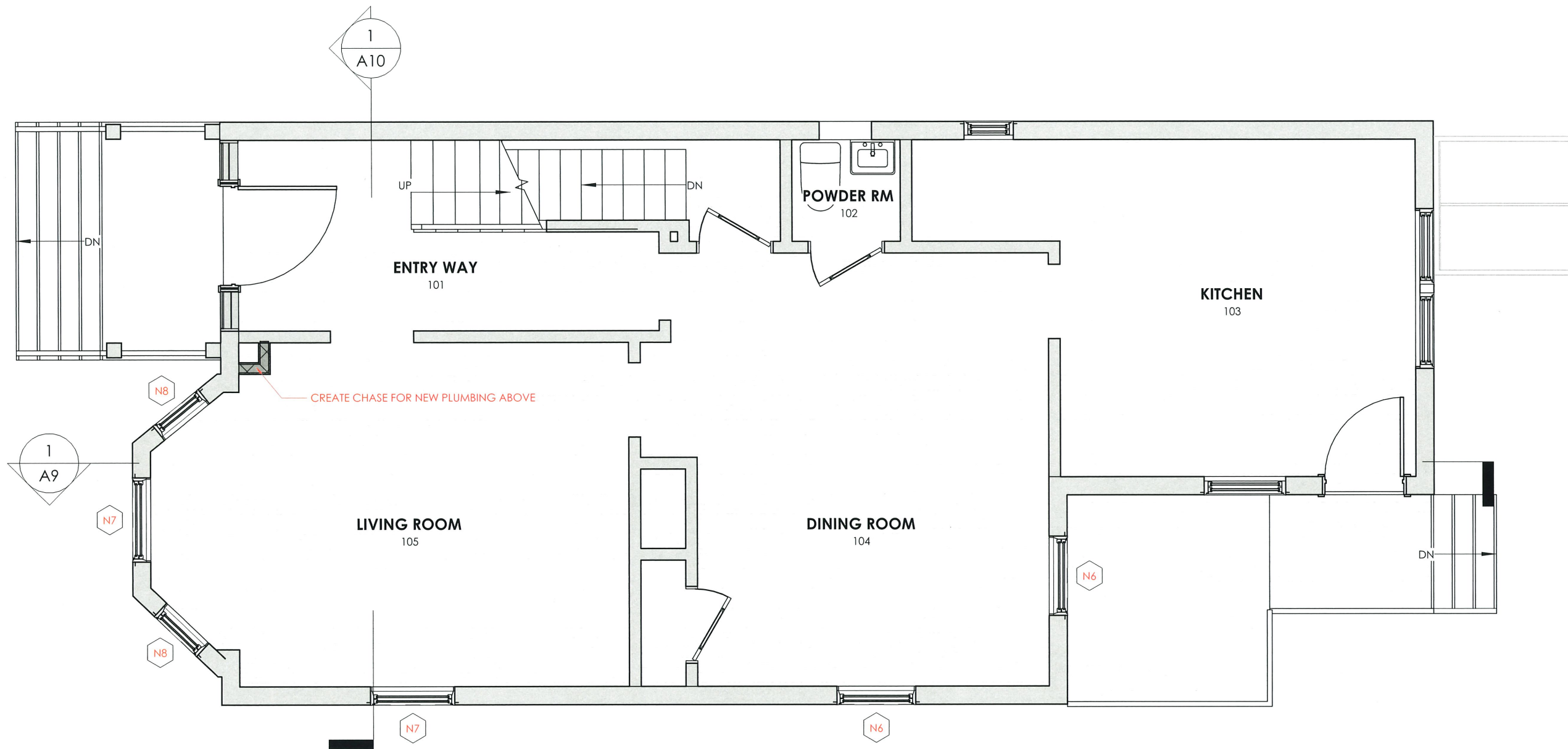
EX18

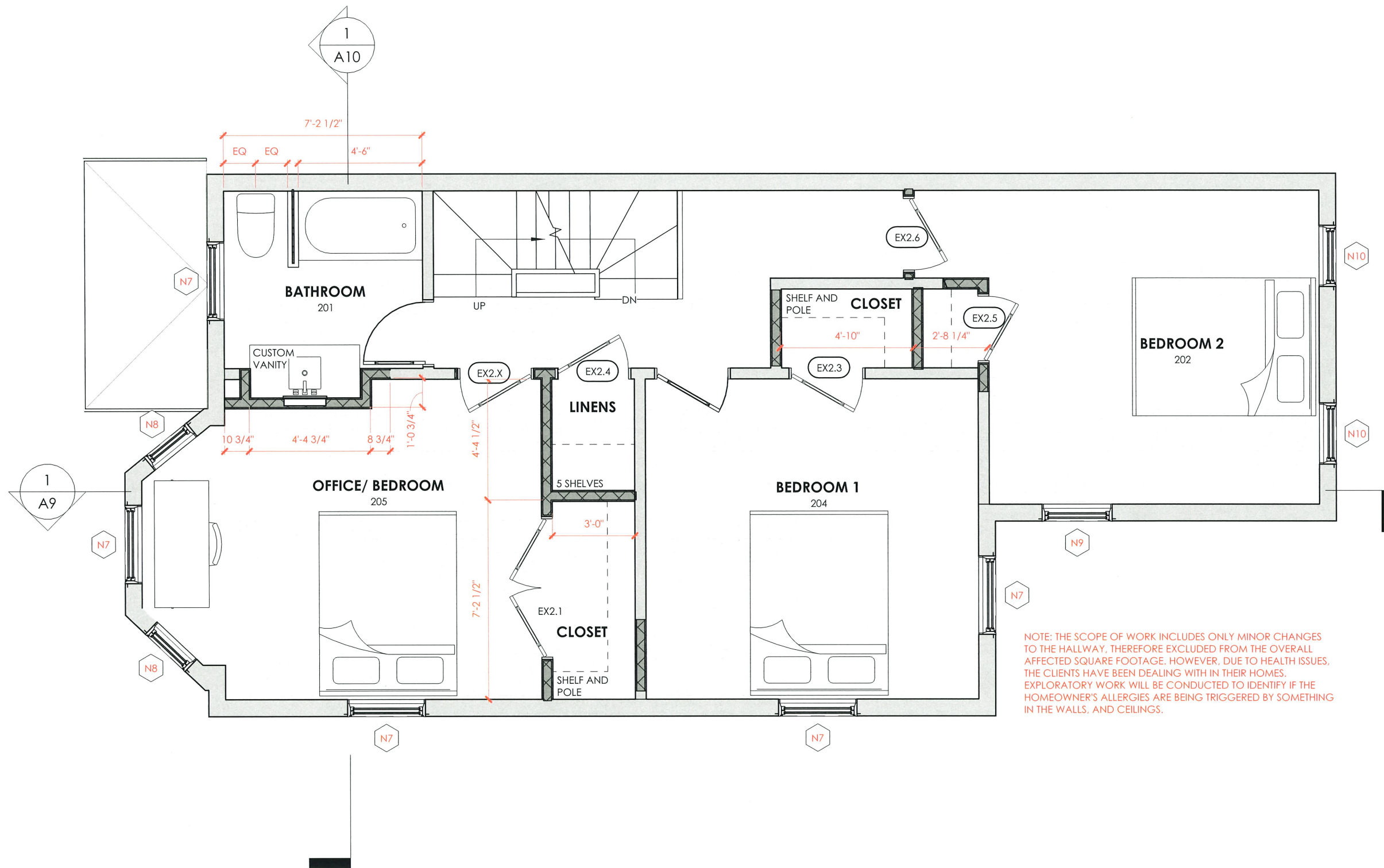


EX19

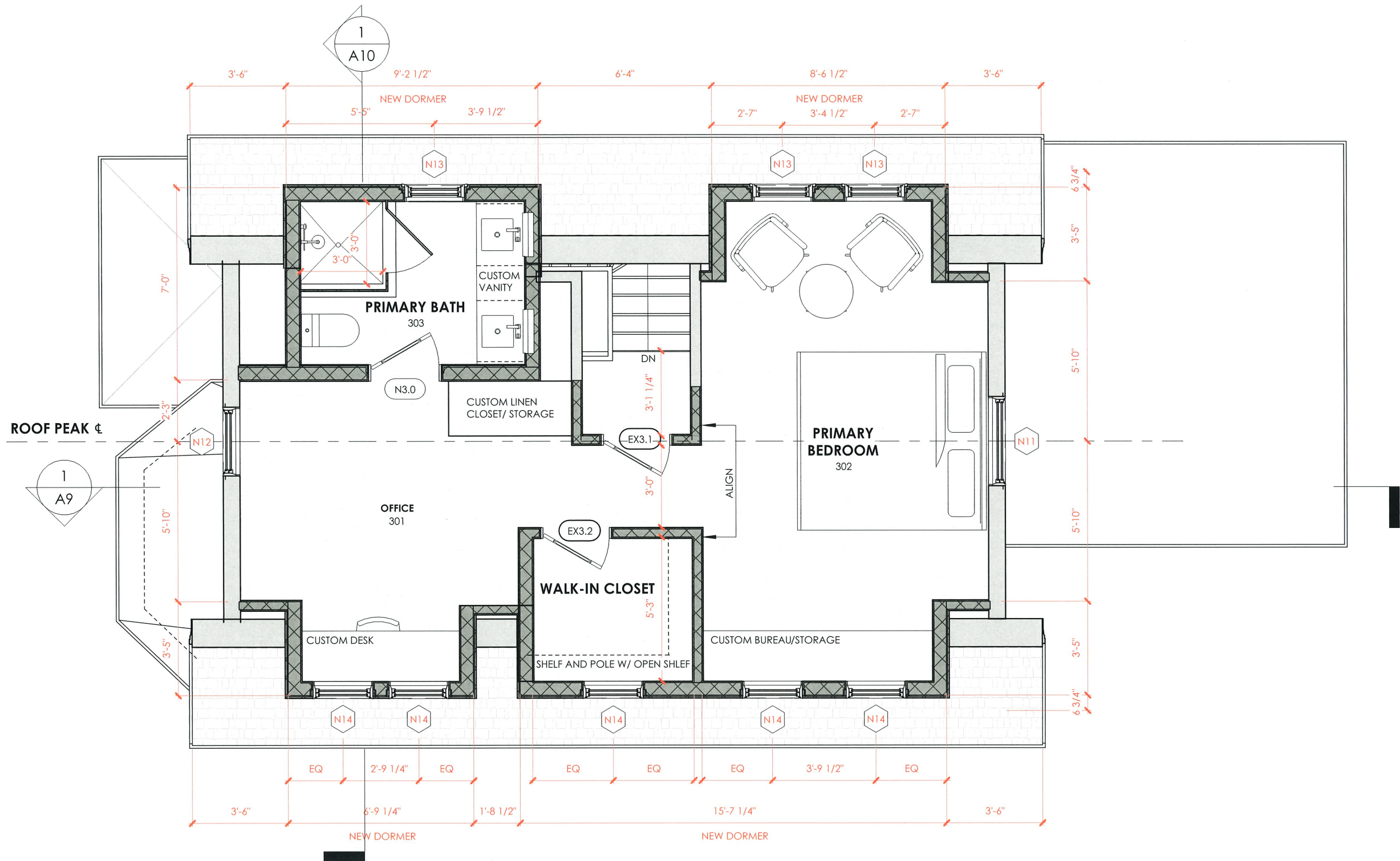
TO MATCH OTHER GABEL END WINDOW - EX18 - 2 OVER 2

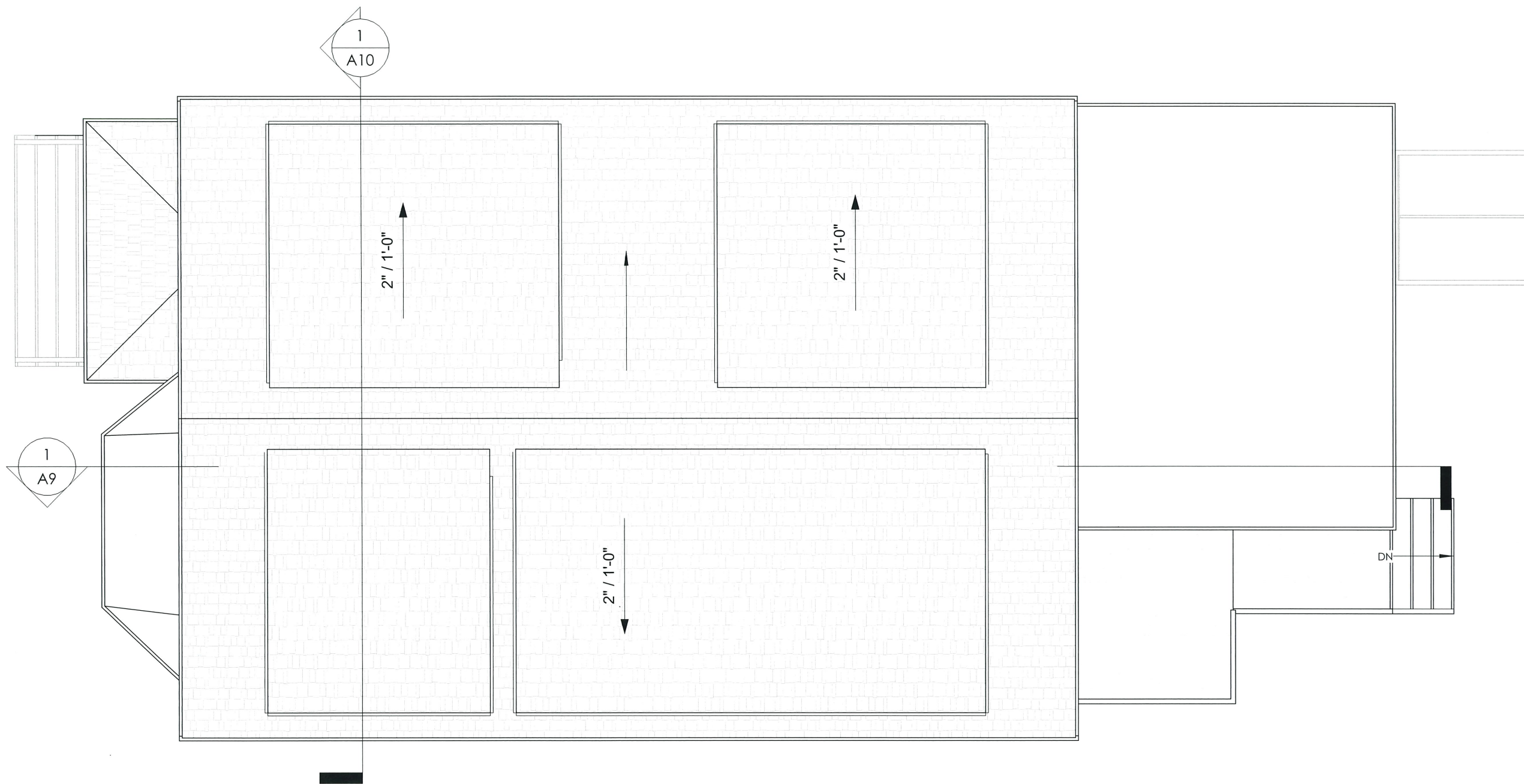


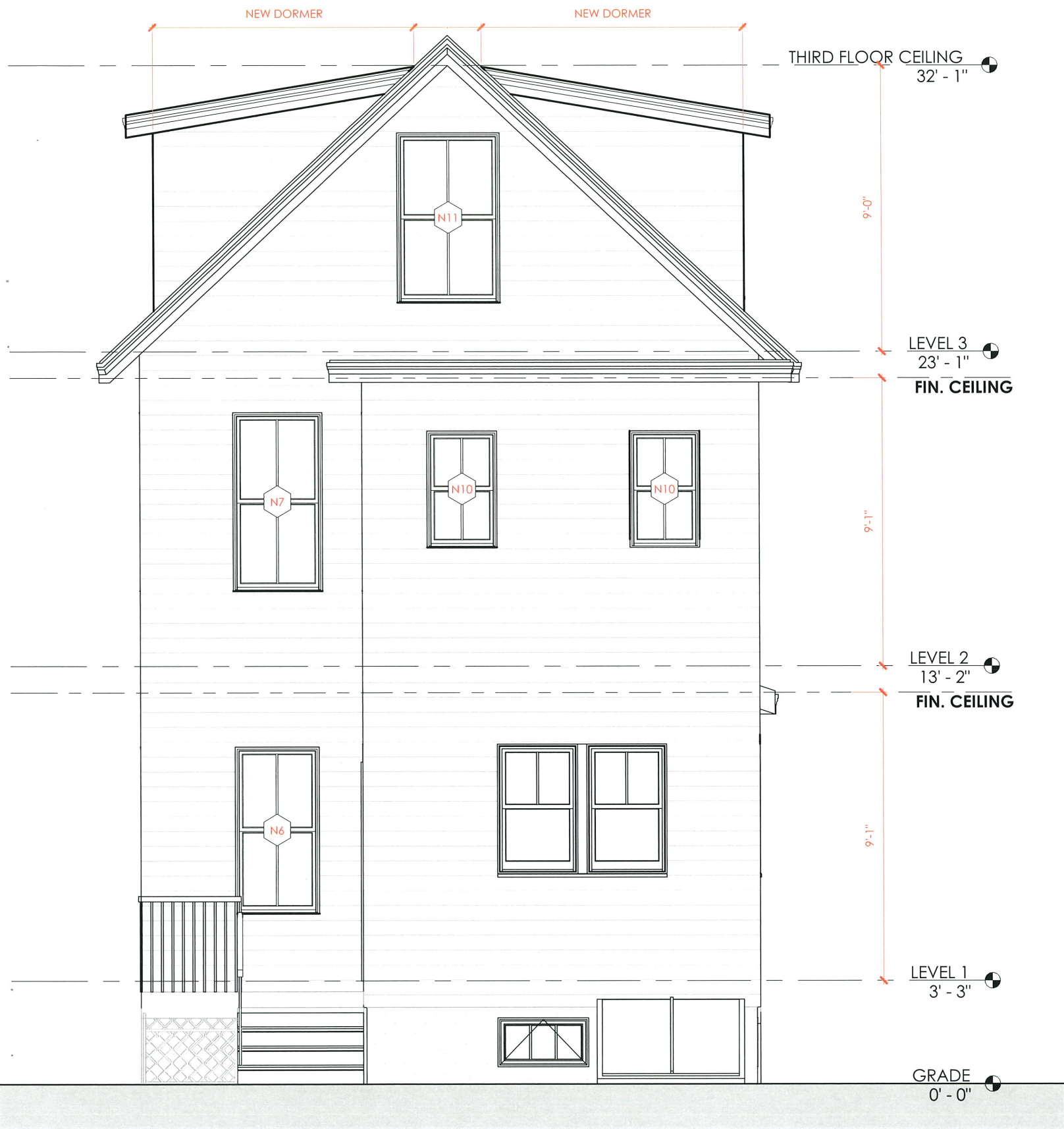




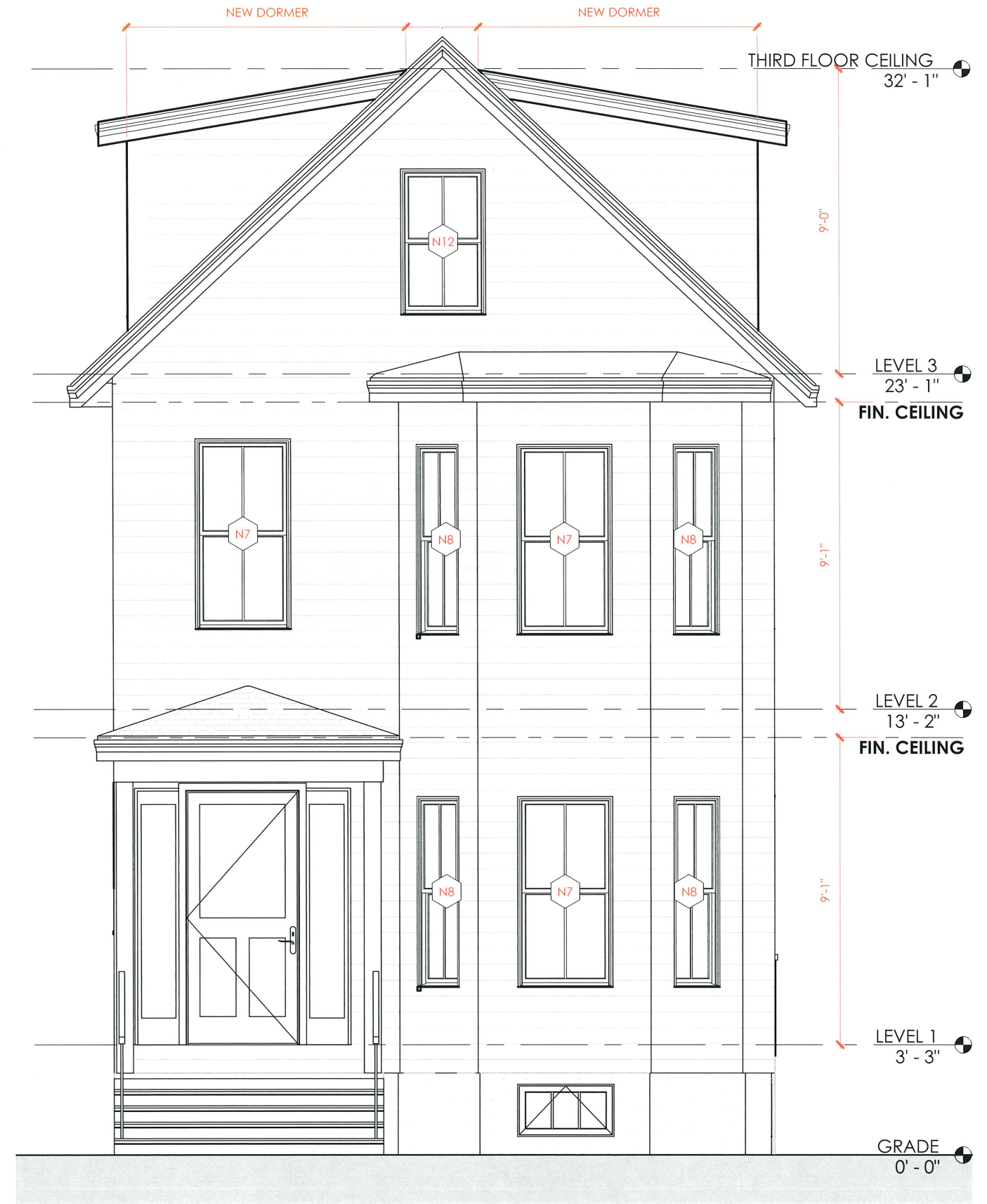
NOTE: THE SCOPE OF WORK INCLUDES ONLY MINOR CHANGES TO THE HALLWAY, THEREFORE EXCLUDED FROM THE OVERALL AFFECTED SQUARE FOOTAGE. HOWEVER, DUE TO HEALTH ISSUES, THE CLIENTS HAVE BEEN DEALING WITH IN THEIR HOMES, EXPLORATORY WORK WILL BE CONDUCTED TO IDENTIFY IF THE HOMEOWNER'S ALLERGIES ARE BEING TRIGGERED BY SOMETHING IN THE WALLS, AND CEILINGS.







1 PROPOSED EAST ELEVATION -
1/4" = 1'-0"



2 PROPOSED WEST ELEVATION -
1/4" = 1'-0"

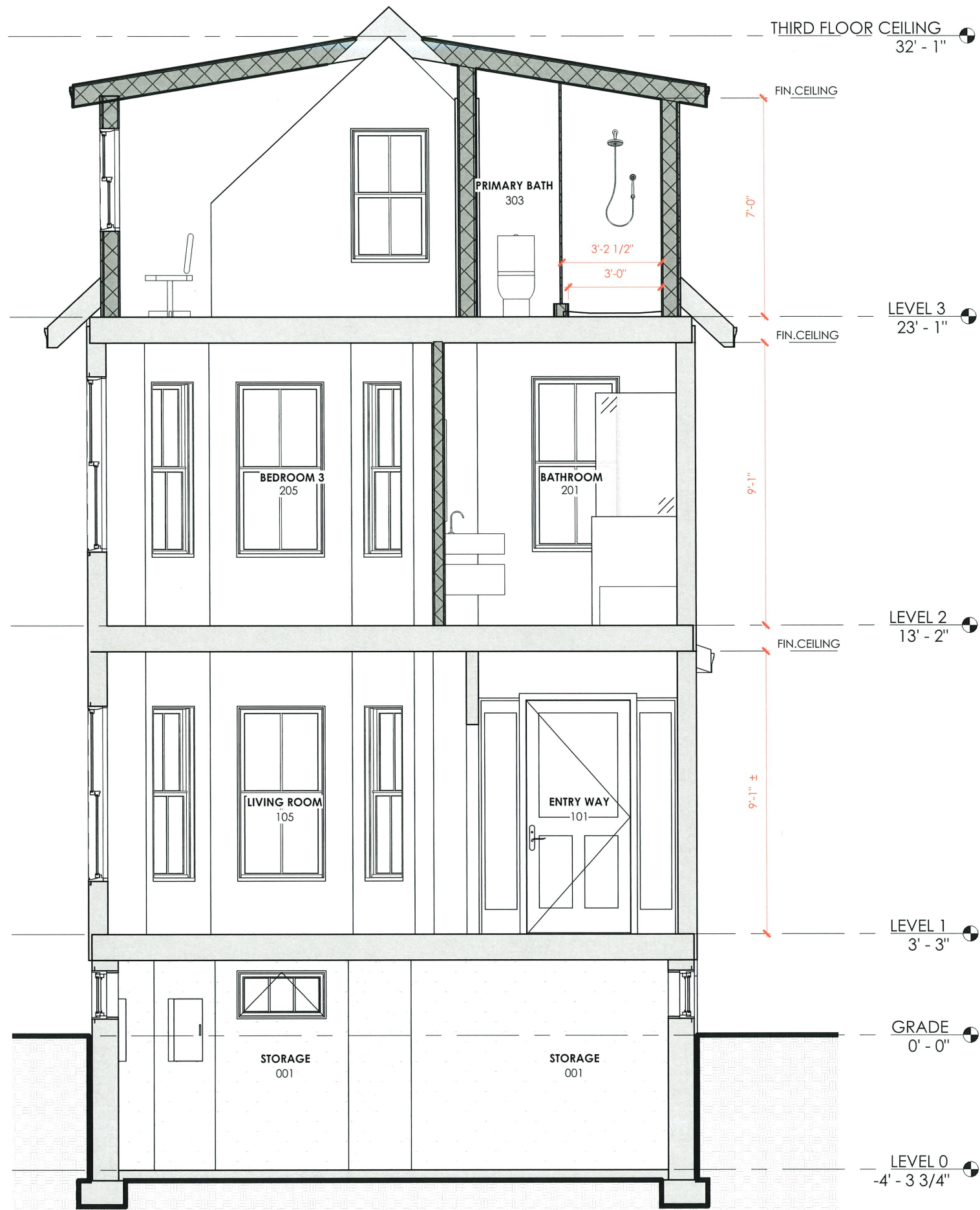


1 PROPOSED SOUTH ELEVATION -
1/4" = 1'-0"



① PROPOSED NORTH ELEVATION -
1/4" = 1'-0"







① DORMER EXAMPLE IN MID CAMBRIDGE

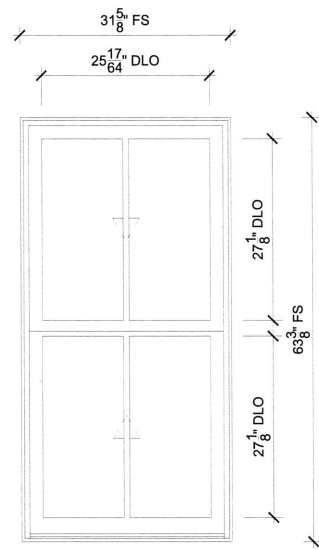
23-25 CLINTON STREET

58 ANTRIM STREET

23 MARY ROAD



② 72a INMAN ST CONTEXT & EXISTING CONDITIONS PHOTOS

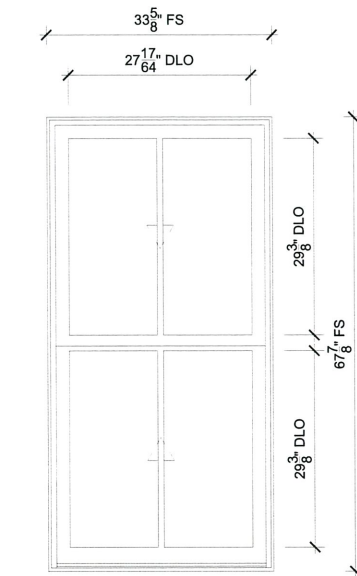


N6 DNG RM - ROOM 204
SCALE: 3/4" = 1'-0"

- 1/3 Head
- 2/3 Jamb
- 3/3 Sill
- 4/3 Divided Lite
- 5/3 Check Rail

SPECIFICATIONS

Line #: 1
Qty: 2
Mark Unit: N6 DNG RM - ROOM 204
Product Line: Elevate
Unit Description: Double Hung Insert
Rough Opening: 32" X 63"
Frame Size: 31 5/8" X 63 3/8"
Masonry Opening: None
Exterior Finish: Stone White
Interior Finish: White
Call Number: None
Glass Information: IG, Low E2 w/Argon, Stainless
Divider Type: 7/8" Rectangular SDL W/ Spacer - Stainless
Hardware Type: Sash Lock
Screen Type: Aluminum Screen
Hardware Color: Satin Nickel
Screen Surround Color: Stone White
Screen Mesh Type: Bright View Mesh
Jamb Depth: 3 1/4
Exterior Casing: None

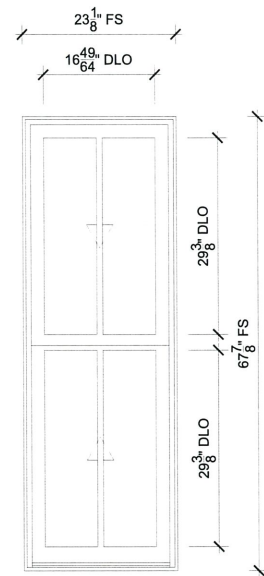


N7 LVGRM ROOM 105
SCALE: 3/4" = 1'-0"

- 1/3 Head
- 2/3 Jamb
- 3/3 Sill
- 4/3 Divided Lite
- 5/3 Check Rail

SPECIFICATIONS

Line #: 2
Qty: 2
Mark Unit: N7 LVGRM ROOM 105
Product Line: Elevate
Unit Description: Double Hung Insert
Rough Opening: 34" X 67 1/2"
Frame Size: 33 5/8" X 67 7/8"
Masonry Opening: None
Exterior Finish: Stone White
Interior Finish: White
Call Number: None
Glass Information: IG, Low E2 w/Argon, Stainless
Divider Type: 7/8" Rectangular SDL W/ Spacer - Stainless
Hardware Type: Sash Lock
Screen Type: Aluminum Screen
Hardware Color: Satin Nickel
Screen Surround Color: Stone White
Screen Mesh Type: Bright View Mesh
Jamb Depth: 3 1/4
Exterior Casing: None

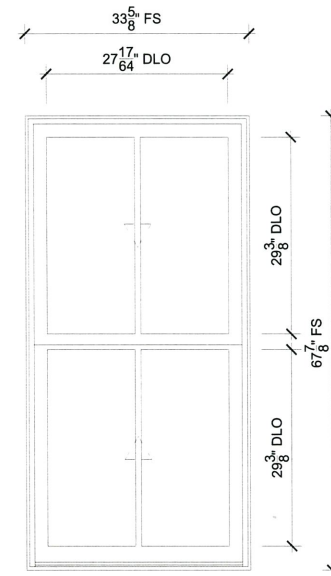


N8LVG RM - ROOM105
SCALE: 3/4" = 1'-0"

- 1/3 Head
- 2/3 Jamb
- 3/3 Sill
- 4/3 Divided Lite
- 5/3 Check Rail

SPECIFICATIONS

Line #: 3
Qty: 2
Mark Unit: N8LVG RM - ROOM105
Product Line: Elevate
Unit Description: Double Hung Insert
Rough Opening: 23 1/2" X 67 1/2"
Frame Size: 23 1/8" X 67 7/8"
Masonry Opening: None
Exterior Finish: Stone White
Interior Finish: White
Call Number: None
Glass Information: IG, Low E2 w/Argon, Stainless
Divider Type: 7/8" Rectangular SDL W/ Spacer - Stainless
Hardware Type: Sash Lock
Screen Type: Aluminum Screen
Hardware Color: Satin Nickel
Screen Surround Color: Stone White
Screen Mesh Type: Bright View Mesh
Jamb Depth: 3 1/4
Exterior Casing: None

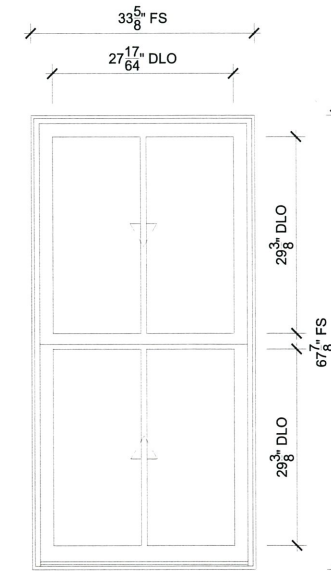


N7 BATH ROOM 201 (T)
SCALE: 3/4" = 1'-0"

- 1/3 Head
- 2/3 Jamb
- 3/3 Sill
- 4/3 Divided Lite
- 5/3 Check Rail

SPECIFICATIONS

Line #: 4
Qty: 1
Mark Unit: N7 BATH ROOM 201 (T)
Product Line: Elevate
Unit Description: Double Hung Insert
Rough Opening: 34" X 67 1/2"
Frame Size: 33 5/8" X 67 7/8"
Masonry Opening: None
Exterior Finish: Stone White
Interior Finish: White
Call Number: None
Glass Information: IG, Tempered Low E2 w/Argon, Stainless
Divider Type: 7/8" Rectangular SDL W/ Spacer - Stainless
Hardware Type: Sash Lock
Screen Type: Aluminum Screen
Hardware Color: Satin Nickel
Screen Surround Color: Stone White
Screen Mesh Type: Bright View Mesh
Jamb Depth: 3 1/4
Exterior Casing: None

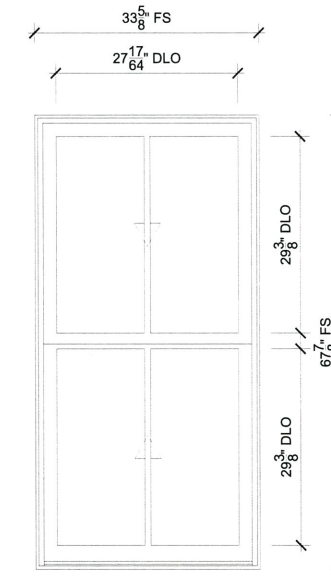


N7 OFFICE RM 205
SCALE: 3/4" = 1'-0"

- 1/3 Head
- 2/3 Jamb
- 3/3 Sill
- 4/3 Divided Lite
- 5/3 Check Rail

SPECIFICATIONS

Line #: 5
Qty: 2
Mark Unit: N7 OFFICE RM 205
Product Line: Elevate
Unit Description: Double Hung Insert
Rough Opening: 34" X 67 1/2"
Frame Size: 33 5/8" X 67 7/8"
Masonry Opening: None
Exterior Finish: Stone White
Interior Finish: White
Call Number: None
Glass Information: IG, Low E2 w/Argon, Stainless
Divider Type: 7/8" Rectangular SDL W/ Spacer - Stainless
Hardware Type: Sash Lock
Screen Type: Aluminum Screen
Hardware Color: Satin Nickel
Screen Surround Color: Stone White
Screen Mesh Type: Bright View Mesh
Jamb Depth: 3 1/4
Exterior Casing: None

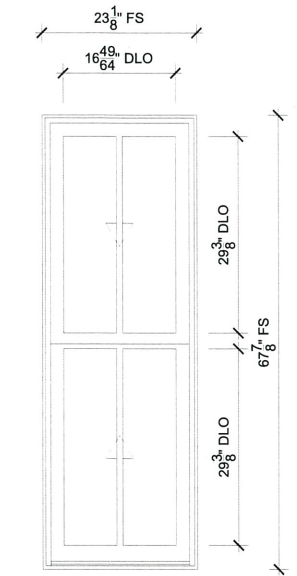


N7 BDRM 204
SCALE: 3/4" = 1'-0"

- 1/3 Head
- 2/3 Jamb
- 3/3 Sill
- 4/3 Divided Lite
- 5/3 Check Rail

SPECIFICATIONS

Line #: 6
Qty: 2
Mark Unit: N7 BDRM 204
Product Line: Elevate
Unit Description: Double Hung Insert
Rough Opening: 34" X 67 1/2"
Frame Size: 33 5/8" X 67 7/8"
Masonry Opening: None
Exterior Finish: Stone White
Interior Finish: White
Call Number: None
Glass Information: IG, Low E2 w/Argon, Stainless
Divider Type: 7/8" Rectangular SDL W/ Spacer - Stainless
Hardware Type: Sash Lock
Screen Type: Aluminum Screen
Hardware Color: Satin Nickel
Screen Surround Color: Stone White
Screen Mesh Type: Bright View Mesh
Jamb Depth: 3 1/4
Exterior Casing: None



N8 OFFICE RM 205
SCALE: 3/4" = 1'-0"

- 1/3 Head
- 2/3 Jamb
- 3/3 Sill
- 4/3 Divided Lite
- 5/3 Check Rail

SPECIFICATIONS

Line #: 7
Qty: 2
Mark Unit: N8 OFFICE RM 205
Product Line: Elevate
Unit Description: Double Hung Insert
Rough Opening: 23 1/2" X 67 1/2"
Frame Size: 23 1/8" X 67 7/8"
Masonry Opening: None
Exterior Finish: Stone White
Interior Finish: White
Call Number: None
Glass Information: IG, Low E2 w/Argon, Stainless
Divider Type: 7/8" Rectangular SDL W/ Spacer - Stainless
Hardware Type: Sash Lock
Screen Type: Aluminum Screen
Hardware Color: Satin Nickel
Screen Surround Color: Stone White
Screen Mesh Type: Bright View Mesh
Jamb Depth: 3 1/4
Exterior Casing: None

PROJ/JOB: 72A INMAN ST - CAMBRIDGE 12-7-23 / 72A INMAN ELEVATE OPTION-2024 PRICING

DIST/DEALER: J B SASH & DOOR CO INC

DRAWN: BRIAN CORMACK

QUOTE#: Z42P5AP

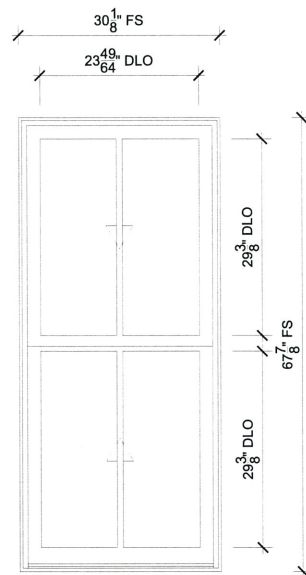
PK VERSION: 0004.05.00

CREATED: 12/07/2023

REVISION:

ORDERING PRODUCTS WITH REFERENCE TO SHOP DRAWINGS:
Before ordering the Marvin Window and Door products illustrated within these shop drawings, a copy of these drawings accompanied by an approved signature of the purchaser must be returned to the Architectural Division at Marvin Windows & Doors, P.O. Box 100, Warroad, Minnesota 56763. If the Marvin products included herein are ordered without reference to the approved shop drawings, Marvin Windows and Doors assumes no responsibility in guaranteeing product coordination with the drawings.



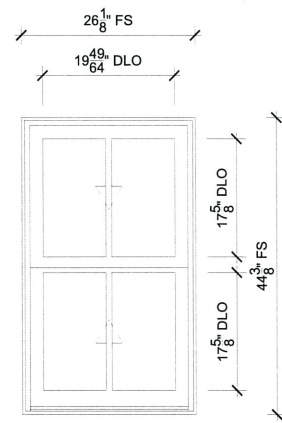


N9 BDRM 202
SCALE: 3/4" = 1'-0"

- 1 Head
- 2 Jamb
- 3 Sill
- 4 Divided Lite
- 5 Check Rail

SPECIFICATIONS

Line #: 8
Qty: 1
Mark Unit: N9 BDRM 202
Product Line: Elevate
Unit Description: Double Hung Insert
Rough Opening: 30 1/2" X 67 1/2"
Frame Size: 30 1/8" X 67 7/8"
Masonry Opening: None
Exterior Finish: Stone White
Interior Finish: White
Call Number: None
Glass Information: IG, Low E2 w/Argon, Stainless
Divider Type: 7/8" Rectangular SDL W/ Spacer - Stainless
Hardware Type: Sash Lock
Screen Type: Aluminum Screen
Hardware Color: Satin Nickel
Screen Surround Color: Stone White
Screen Mesh Type: Bright View Mesh
Jamb Depth: 3 1/4
Exterior Casing: None

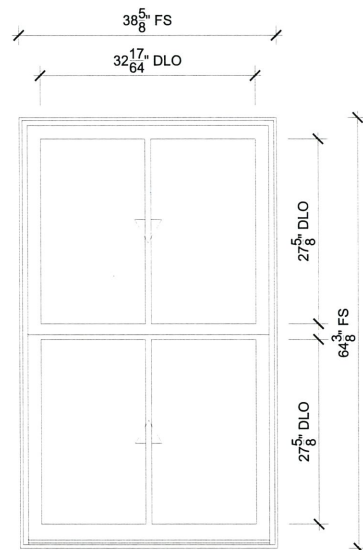


N10 BDRM 202
SCALE: 3/4" = 1'-0"

- 1 Head
- 2 Jamb
- 3 Sill
- 4 Divided Lite
- 5 Check Rail

SPECIFICATIONS

Line #: 9
Qty: 2
Mark Unit: N10 BDRM 202
Product Line: Elevate
Unit Description: Double Hung Insert
Rough Opening: 26 1/2" X 44"
Frame Size: 26 1/8" X 44 3/8"
Masonry Opening: None
Exterior Finish: Stone White
Interior Finish: White
Call Number: None
Glass Information: IG, Low E2 w/Argon, Stainless
Divider Type: 7/8" Rectangular SDL W/ Spacer - Stainless
Hardware Type: Sash Lock
Screen Type: Aluminum Screen
Hardware Color: Satin Nickel
Screen Surround Color: Stone White
Screen Mesh Type: Bright View Mesh
Jamb Depth: 3 1/4
Exterior Casing: None

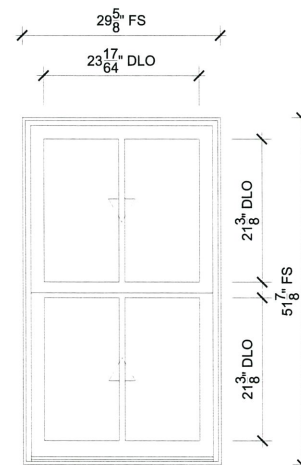


N11 BDRM 302
SCALE: 3/4" = 1'-0"

- 1 Head
- 2 Jamb
- 3 Sill
- 4 Divided Lite
- 5 Check Rail

SPECIFICATIONS

Line #: 10
Qty: 1
Mark Unit: N11 BDRM 302
Product Line: Elevate
Unit Description: Double Hung Insert
Rough Opening: 39" X 64"
Frame Size: 38 5/8" X 64 3/8"
Masonry Opening: None
Exterior Finish: Stone White
Interior Finish: White
Call Number: None
Glass Information: IG, Low E2 w/Argon, Stainless
Divider Type: 7/8" Rectangular SDL W/ Spacer - Stainless
Hardware Type: Sash Lock
Screen Type: Aluminum Screen
Hardware Color: Satin Nickel
Screen Surround Color: Stone White
Screen Mesh Type: Bright View Mesh
Jamb Depth: 3 1/4
Exterior Casing: None

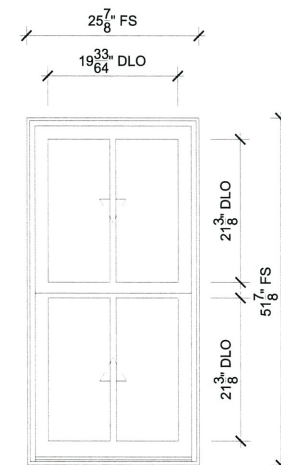


N12 OFFICE RM 301
SCALE: 3/4" = 1'-0"

- 1 Head
- 2 Jamb
- 3 Sill
- 4 Divided Lite
- 5 Check Rail

SPECIFICATIONS

Line #: 11
Qty: 1
Mark Unit: N12 OFFICE RM 301
Product Line: Elevate
Unit Description: Double Hung Insert
Rough Opening: 30" X 51 1/2"
Frame Size: 29 5/8" X 51 7/8"
Masonry Opening: None
Exterior Finish: Stone White
Interior Finish: White
Call Number: None
Glass Information: IG, Low E2 w/Argon, Stainless
Divider Type: 7/8" Rectangular SDL W/ Spacer - Stainless
Hardware Type: Sash Lock
Screen Type: Aluminum Screen
Hardware Color: Satin Nickel
Screen Surround Color: Stone White
Screen Mesh Type: Bright View Mesh
Jamb Depth: 3 1/4
Exterior Casing: None

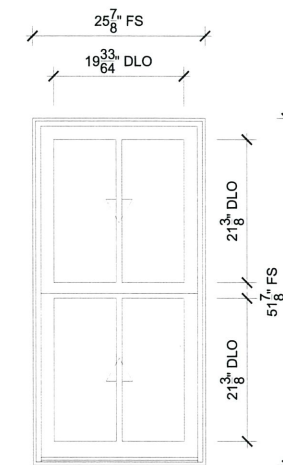


N13 BATH RM 303 (T)
SCALE: 3/4" = 1'-0"

- 1 Head
- 2 Jamb
- 3 Sill
- 4 Divided Lite
- 5 Check Rail

SPECIFICATIONS

Line #: 12
Qty: 1
Mark Unit: N13 BATH RM 303 (T)
Product Line: Elevate
Unit Description: Double Hung Insert
Rough Opening: 26 1/4" X 51 1/2"
Frame Size: 25 7/8" X 51 7/8"
Masonry Opening: None
Exterior Finish: Stone White
Interior Finish: White
Call Number: None
Glass Information: IG, Tempered Low E2 w/Argon, Stainless
Divider Type: 7/8" Rectangular SDL W/ Spacer - Stainless
Hardware Type: Sash Lock
Screen Type: Aluminum Screen
Hardware Color: Satin Nickel
Screen Surround Color: Stone White
Screen Mesh Type: Bright View Mesh
Jamb Depth: 3 1/4
Exterior Casing: None

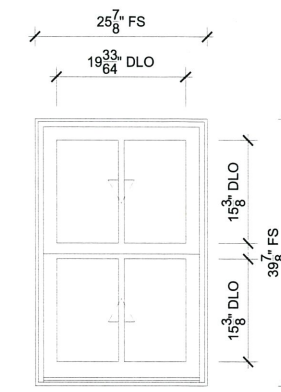


N13 BDRM 302
SCALE: 3/4" = 1'-0"

- 1 Head
- 2 Jamb
- 3 Sill
- 4 Divided Lite
- 5 Check Rail

SPECIFICATIONS

Line #: 13
Qty: 2
Mark Unit: N13 BDRM 302
Product Line: Elevate
Unit Description: Double Hung Insert
Rough Opening: 26 1/4" X 51 1/2"
Frame Size: 25 7/8" X 51 7/8"
Masonry Opening: None
Exterior Finish: Stone White
Interior Finish: White
Call Number: None
Glass Information: IG, Low E2 w/Argon, Stainless
Divider Type: 7/8" Rectangular SDL W/ Spacer - Stainless
Hardware Type: Sash Lock
Screen Type: Aluminum Screen
Hardware Color: Satin Nickel
Screen Surround Color: Stone White
Screen Mesh Type: Bright View Mesh
Jamb Depth: 3 1/4
Exterior Casing: None



N14 OFFICE 301
SCALE: 3/4" = 1'-0"

- 1 Head
- 2 Jamb
- 3 Sill
- 4 Divided Lite
- 5 Check Rail

SPECIFICATIONS

Line #: 14
Qty: 2
Mark Unit: N14 OFFICE 301
Product Line: Elevate
Unit Description: Double Hung Insert
Rough Opening: 26 1/4" X 39 1/2"
Frame Size: 25 7/8" X 39 7/8"
Masonry Opening: None
Exterior Finish: Stone White
Interior Finish: White
Call Number: None
Glass Information: IG, Low E2 w/Argon, Stainless
Divider Type: 7/8" Rectangular SDL W/ Spacer - Stainless
Hardware Type: Sash Lock
Screen Type: Aluminum Screen
Hardware Color: Satin Nickel
Screen Surround Color: Stone White
Screen Mesh Type: Bright View Mesh
Jamb Depth: 3 1/4
Exterior Casing: None

PROJ/JOB: 72A INMAN ST - CAMBRIDGE 12-7-23 / 72A INMAN ELEVATE OPTION-2024 PRICING

DIST/DEALER: J B SASH & DOOR CO INC

DRAWN: BRIAN CORMACK

QUOTE#: Z42P5AP

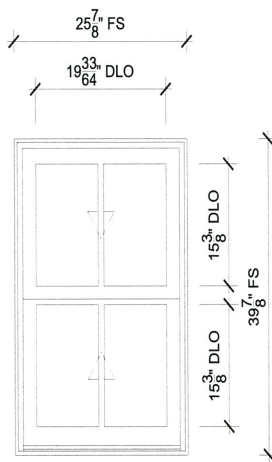
PK VERSION: 0004.05.00

CREATED: 12/07/2023

REVISION:

ORDERING PRODUCTS WITH REFERENCE TO SHOP DRAWINGS:
Before ordering the Marvin Window and Door products illustrated within these shop drawings, a copy of these drawings accompanied by an approved signature of the purchaser must be returned to the Architectural Division at Marvin Windows & Doors, P.O. Box 100, Warroad, Minnesota 56763. If the Marvin products included herein are ordered without reference to the approved shop drawings, Marvin Windows and Doors assumes no responsibility in guaranteeing product coordination with the drawings.



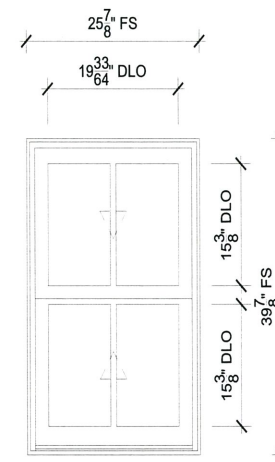


N14 WALK IN CLOSET
SCALE: 3/4" = 1'-0"

- 1 Head
- 2 Jamb
- 3 Sill
- 4 Divided Lite
- 5 Check Rail

SPECIFICATIONS

Line #: 15
 Qty: 1
 Mark Unit: N14 WALK IN CLOSET
 Product Line: Elevate
 Unit Description: Double Hung Insert
 Rough Opening: 26 1/4" X 39 1/2"
 Frame Size: 25 7/8" X 39 7/8"
 Masonry Opening: None
 Exterior Finish: Stone White
 Interior Finish: White
 Call Number: None
 Glass Information: IG, Low E2 w/Argon, Stainless
 Divider Type: 7/8" Rectangular SDL W/ Spacer - Stainless
 Hardware Type: Sash Lock
 Screen Type: Aluminum Screen
 Hardware Color: Satin Nickel
 Screen Surround Color: Stone White
 Screen Mesh Type: Bright View Mesh
 Jamb Depth: 3 1/4
 Exterior Casing: None



N14 BDRM 302
SCALE: 3/4" = 1'-0"

- 1 Head
- 2 Jamb
- 3 Sill
- 4 Divided Lite
- 5 Check Rail

SPECIFICATIONS

Line #: 16
 Qty: 1
 Mark Unit: N14 BDRM 302
 Product Line: Elevate
 Unit Description: Double Hung Insert
 Rough Opening: 26 1/4" X 39 1/2"
 Frame Size: 25 7/8" X 39 7/8"
 Masonry Opening: None
 Exterior Finish: Stone White
 Interior Finish: White
 Call Number: None
 Glass Information: IG, Low E2 w/Argon, Stainless
 Divider Type: 7/8" Rectangular SDL W/ Spacer - Stainless
 Hardware Type: Sash Lock
 Screen Type: Aluminum Screen
 Hardware Color: Satin Nickel
 Screen Surround Color: Stone White
 Screen Mesh Type: Bright View Mesh
 Jamb Depth: 3 1/4
 Exterior Casing: None

PROJ/JOB: 72A INMAN ST - CAMBRIDGE 12-7-23 / 72A INMAN ELEVATE OPTION-2024 PRICING

DIST/DEALER: J B SASH & DOOR CO INC

DRAWN: BRIAN CORMACK

QUOTE#: Z42P5AP

PK VERSION: 0004.05.00

CREATED: 12/07/2023

REVISION:

ORDERING PRODUCTS WITH REFERENCE TO SHOP DRAWINGS:
 Before ordering the Marvin Window and Door products illustrated within these shop drawings, a copy of these drawings accompanied by an approved signature of the purchaser must be returned to the Architectural Division at Marvin Windows & Doors, P.O. Box 100, Warroad, Minnesota 56763. If the Marvin products included herein are ordered without reference to the approved shop drawings, Marvin Windows and Doors assumes no responsibility in guaranteeing product coordination with the drawings.

