

1 PRECAST CONCRETE CURB

SCALE: NOT TO SCALE

GENERAL NOTES

1. Coordinate all work on streets and sidewalks and outside property line with City of Cambridge and in accordance with city standards.

2. Consult existing record drawings, existing conditions plan, utility company records, and city plans before beginning any work.

LAYOUT NOTES

1. Layout all site elements in the field. Obtain Landscape Architect's approval of layout before beginning construction.

2. Report discrepancies between actual field conditions and the drawings immediately to the Landscape Architect for resolution. Do not proceed with construction in areas of discrepancy until written resolution is obtained.

3. Do not scale drawings. If dimension or extent of work is unclear, obtain clarification from Landscape Architect before proceeding with construction.

4. All angles are 90 degrees unless otherwise noted.

5. All dimensions are from face of curb or building unless otherwise noted.

GRADING NOTES

1. Provide positive drainage on all surfaces. Verify with Landscape Architect any surface with a slope of less than 2%.

2. Provide roundings at all changes in grade or slope. No abrupt transitions unless specifically detailed or noted.

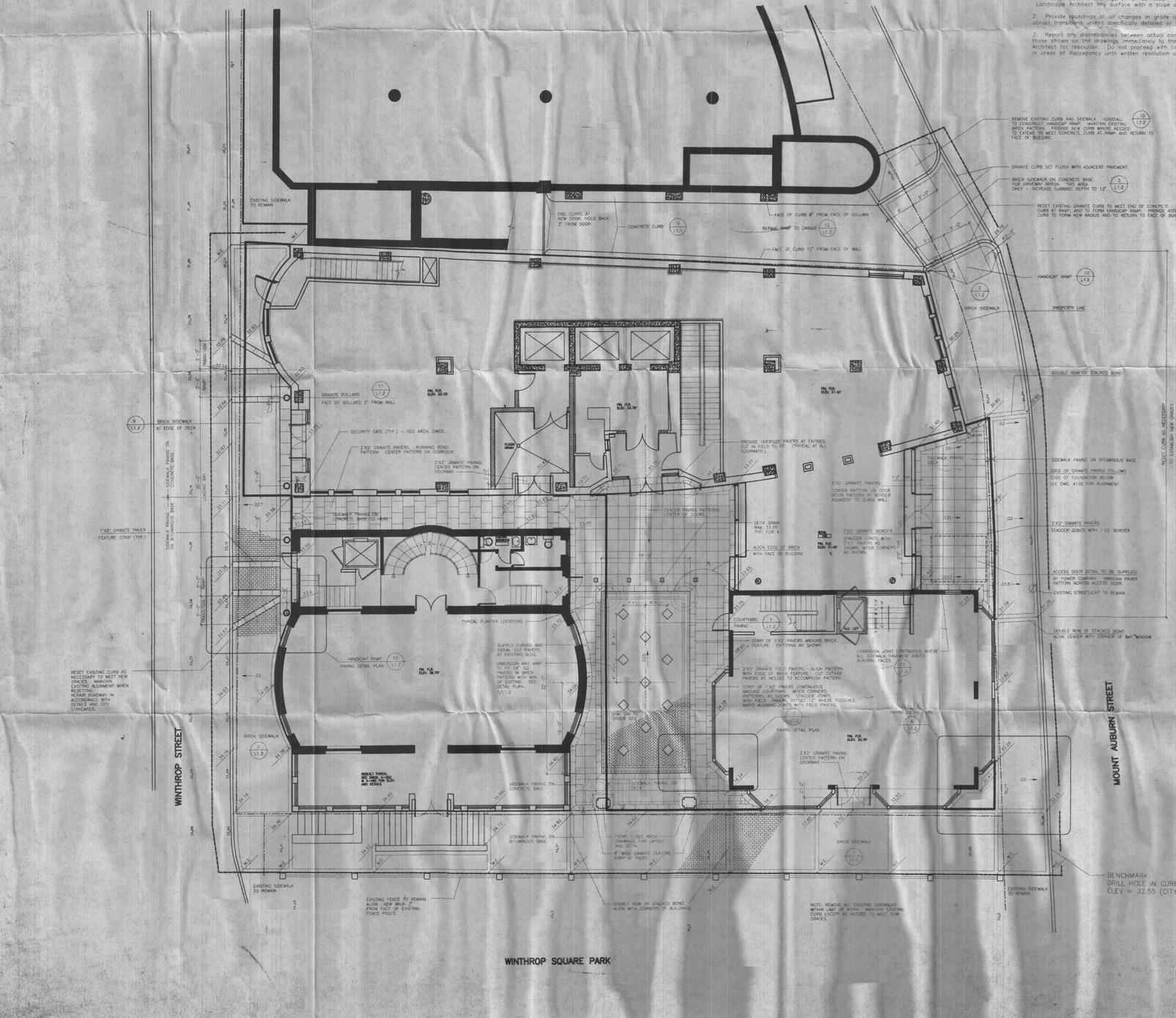
3. Report any discrepancies between actual conditions and those shown on the drawings immediately to the Landscape Architect for resolution. Do not proceed with construction in areas of discrepancy until written resolution obtained.

LEGEND

- 45.41 — EXISTING SPOT ELEVATION
- ± 32.10 — PROPOSED SPOT ELEVATION
- .02 — SLOPE OF PAVEMENT
- ± 32.10 — MEET EXISTING GRADE
- EXPANSION JOINT
- LIMIT OF WORK
- BOLLARD
- DECK DRAIN
- PLANTER LOCATION
- PROPERTY LINE

PLANT LIST FOR POTS

LARGE POTS:	2 KOUSA DOGWOOD, SINGLE STEM, MATCHED SPECIMENS
MEDIUM POTS:	2 BLUE PRINCESS HOLLIES, 4-5', PYRAMIDAL, MATCHED
SMALL POTS:	1 BLUE PRINCE HOLLY, 18-24", THE REMAINDER ANNUALS BY OWNER



NOTE: EXISTING CONDITIONS INFORMATION TAKEN FROM A SURVEY ENTITLED "SITE PLAN OF LAND LOCATED IN CAMBRIDGE, MASS. (MIDDLESEX COUNTY)" AS PREPARED BY MEDFORD ENGINEERING AND SURVEY, MEDFORD, MA. (617) 396-4468, DATED 12/18/98.

TK&A

TSOI/KOBUS & ASSOCIATES
Architects Cambridge, MA

Winthrop Square

INTERCONTINENTAL
Construction Contracting, Real Estate Managing & Consulting

Structural Engineers — Engineers Design Group, 48 Inman Street, Cambridge, MA 02139, (617) 492-0100

Electrical Engineers — Verne G. Norman Assoc., Inc., 541 Main Street, South Weymouth, MA 02190, (617) 335-4200

Mechanical, Plumbing, & Fire Protection — Panitsas Assoc., Inc., 86 Bedford Street, Boston, MA 02111, (617) 542-8692

Geotechnical — Haley & Aldrich, 58 Charles Street, Cambridge, MA 02141, (617) 494-4810

Specifications — Richard White, 75 Bayestate Road, Weston, MA 02193, (617) 647-7732

Landscape Architect — Leonard Design Associates, 95 Ronald Road, Arlington, MA 02174, (617) 641-0750

Elevator Consultant — Syska & Hennessy, 1 Broadway, Cambridge, MA 02140, (617) 577-5900

Lighting Consultant — LAM Partners Inc., 84 Sherman Street, Cambridge, MA 02140, (617) 354-4502

MASSACHUSETTS — ANDREW D. LEONARD — NO. 679 — REGISTERED LANDSCAPE ARCHITECT

Andrew D. Leonard

No	Description	By	Date
	Revisions		

Drawing Title: Issued For Construction & Permit

SITE PLAN

Job Number: 9828 — Drawing No.: L1.1

Drawn By: MAL

Checked: AL

Scale: 1/8" = 1'-0"

Date: 2/28/99

File Name: 9828-L1

CCM-101

City of Cambridge

Consent Communication #24

IN CITY COUNCIL

April 28, 1997

ORDERED: That the Commissioner of Public Works be authorized to construct curb cuts over sidewalks in front of estates upon the streets as hereinafter named, the expense thereof to be charged to the appropriation for Public Works Department, Paving (Edgestones and Sidewalks). The entire cost of material and labor furnished to be repaid to the City by the owners of abutting estates.

Peter Palandjian 89-95 Winthrop Street

In City Council April 28, 1997
Adopted by the affirmative vote of nine members.
Attest:- D. Margaret Drury, City Clerk.

A true copy; D. Margaret Drury

ATTEST:-
D. Margaret Drury
City Clerk

OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

(617) 349-4260
FAX (617) 349-4307
tty/TDD (617) 492-0235

D. MARGARET DRURY
CITY CLERK

DONNA P. LOPEZ
DEPUTY CITY CLERK

April 16, 1997

Dear Neighborhood Representative:

This office is in receipt of a copy of a petition from Peter Palandjian requesting *a curb cut at the premises numbered* **89-95 Winthrop Street, Cambridge, Massachusetts.**

The City Council has directed that all curb cut petitions be submitted to the appropriate Neighborhood Associations for the locality where the curb cut would be made, so that the association may have an opportunity for review, prior to action by the City Council.

Please indicate by return mail your approval or disapproval of the petition within twenty one days from the date of this letter. If the response is "disapproval" please state reasons. Be sure to sign the form and include a daytime phone number. I have enclosed a self-addressed stamped envelope to facilitate your reply.

As soon as this office has received both the completed application and your neighborhood association response, I will place the petition on the agenda for the next City Council meeting. If I do not receive a response from your neighborhood organization by twenty one days from the date of this letter, I will place the petition on the agenda for the next City Council meeting.

If your neighborhood association cannot complete its review by twenty one days from today, you may extend the reply time another seven days by requesting an extension by letter to me with a copy to the petitioner. However, I urge you to make every effort to complete your review as soon as possible.

Thank you for your cooperation.

Sincerely yours,

D. Margaret Drury

D. Margaret Drury
City Clerk

Name of Neighborhood Association: Stuart Lesser - Neighborhood 10 Association

hereby ✓ approve _____ disapprove of said driveway petition.

Comments: _____

Signature of authorized association representative _____

Daytime telephone no. 617 868-7080

cc: Petitioner

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Thank you for your cooperation.

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D. Margaret Drury

D. Margaret Drury
City Clerk

Name of Neighborhood Association: Gladys Gifford - Harvard Square Defense Fund

hereby ✓ approve _____ disapprove of said driveway petition.

Comments: _____

Signature of authorized association representative Gladys P Gifford

Daytime telephone no. 864-8366

cc: Petitioner

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Thank you for your cooperation.

Sincerely yours,

D. Margaret Drury

D. Margaret Drury
City Clerk

Name of Neighborhood Association: Stuart Lesser - Neighborhood 10 Association

hereby _____ approve _____ disapprove of said driveway petition.

Comments: _____

Signature of authorized association representative _____

Daytime telephone no. _____

cc: Petitioner

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D. Margaret Drury

D. Margaret Drury
City Clerk

Name of Neighborhood Association: Gladys Gifford - Harvard Square Defense Fund

hereby _____ approve _____ disapprove of said driveway petition.

Comments: _____

Signature of authorized association representative _____

Daytime telephone no. _____

cc: Petitioner

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS ABUTTOR'S FORM

To Whom It May Concern:

As owner or agent of House of Blues - 96 Winthrop St,

[X] approval

Cambridge, Massachusetts, I do hereby declare [ ] disapproval

of the installment of:

Off-Street Parking Facility located at 91 and 93-95 Winthrop Street

Signed: James J. Roffert, Atty for House of Blues Realty Trust Date: March ~~1997~~ 4/23/97

Aiden Scully

Address: Winthrop Street, Cambridge, Massachusetts

To Whom It May Concern:

As owner or agent of _____,

[ ] approval

Cambridge, Massachusetts, I do hereby declare [ ] disapproval

of the installment of:

Off-Street Parking Facility located at _____

Signed: _____ Date: _____

Address: _____

To Whom It May Concern:

As owner or agent of _____,

[ ] approval

Cambridge, Massachusetts, I do hereby declare [ ] disapproval

of the installment of:

Off-Street Parking Facility located at _____

Signed: _____ Date: _____

Address: _____

24

RECEIVED BY
OFFICE OF CITY CLERK
97 APR 23 AM 9:13
CAMBRIDGE MA.

FINN AND CRANE
A PROFESSIONAL ASSOCIATION
ATTORNEYS AT LAW
104 MOUNT AUBURN STREET
HARVARD SQUARE
P. O. BOX 381030
CAMBRIDGE, MA 02238

DANIEL C. CRANE
KEVIN P. CRANE

EDWARD A. CRANE
(1938-1982)
HARRY FINN
(1922-1992)

TELEPHONE
(617) 876-8500
FACSIMILE
(617) 864-6357

April 23, 1997

D. Margaret Drury, City Clerk
City of Cambridge
795 Massachusetts Avenue
Cambridge, MA 02139

RE: 85-95 Winthrop Street
Curb Cut

Dear Ms. Drury:

Enclosed herewith please find approvals of the request for a curb cut at the above-identified location from the Harvard Square Defense Fund and Neighborhood 10 Associaton. These constitute the approvals of all of the relevant neighborhood associations.

Request is made that the curb cut application of Eliot Square Enterprises, Inc., as trustee of Eliot Square Enterprises Trust be placed on the agenda for the next council meeting. Please note that the requested curb cut fulfills the loading requirements for the abutting properties as required by the special permit issued by the Planning Board.

Very truly yours,

DCC

Daniel C. Crane

DCC/jg
Enclosures

DELIVERY IN HAND

real/lrpalj

April 24, 1997
Spoke to Dan Crane
need original signatures
of neighborhood associations.
mc

RECEIVED BY
OFFICE OF CITY CLERK
97 APR 23 AM 9:13
CAMBRIDGE, MA.

OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE
(617) 349-4260
FAX (617) 349-4307
tty/TDD (617) 492-0235

D. MARGARET DRURY
CITY CLERK

DONNA P. LOPEZ
DEPUTY CITY CLERK

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Sincerely yours,

D. Margaret Drury
City Clerk

Name of Neighborhood Association: Gladys Gifford - Harvard Square Defense Fund

hereby ✓ approve _____ disapprove of said driveway petition.

Comments: _____

Signature of authorized association representative Gladys Gifford

Daytime telephone no. 617 864-8566

cc: Petitioner

RECEIVED BY
OFFICE OF CITY CLERK
97 APR 23 AM 8:13
CAMBRIDGE MA.

OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE
(617) 349-4260
FAX (617) 349-4307
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City Clerk

Name of Neighborhood Association: Stuart Lesser - Neighborhood 10 Association

hereby ✓ approve _____ disapprove of said driveway petition.

Comments: _____

Signature of authorized association representative _____

Daytime telephone no. 868-7080

cc: Petitioner

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A PROFESSIONAL ASSOCIATION
ATTORNEYS AT LAW
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HARVARD SQUARE
P. O. BOX 381030
CAMBRIDGE, MA 02238

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(1938-1982)
HARRY FINN
(1922-1992)

TELEPHONE
(617) 876-8500
FACSIMILE
(617) 864-6357

April 9, 1997

Ranjit Singanayagam
Zoning Officer
Inspectional Services
831 Massachusetts Avenue
Cambridge, MA 02139

RE: 91 and 93-95 Winthrop Street
100-102 Mount Auburn Street

Dear Sir:

The undersigned represents Eliot Square Enterprises, Inc., trustee of Eliot Square Enterprises Trust, the owner of the above identified properties.

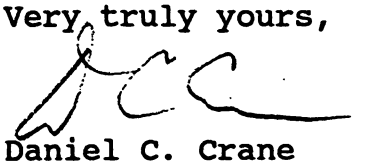
Enclosed herewith please find an application for a curb cut for a loading zone on Winthrop Street. Please note that the special permit granted to my clients by the Planning Board to build the above identified project specifically authorizes this curb cut and its dimensions. You should also be aware that the curb cut is for the purpose of permitting delivery vehicles to pull off the public way on to part of my client's land to make deliveries to the above identified properties. The properties are already serviced by an existing curb cut on the Mount Auburn Street side over which vehicles will travel to a parking garage.

Other than Winthrop Park, which is owned by the City of Cambridge, my client owns all of the property on the block bounded by Winthrop Street, Eliot Street, and Mount Auburn Street. The owner of the property across Winthrop Street from the proposed curb cut, House of Blues Realty Trust ("House of Blues"), has been notified of this request for a curb cut.

House of Blues and its local counsel, James Rafferty, have reviewed my client's request and it is anticipated that it will be approved by House of Blues. However, because of logistical problems arising from the fact that the corporate headquarters of House of Blues is in Los Angeles and more pressing business reasons, House of Blues has not authorized its local counsel to approve the request for a curb cut as yet. It is expected that House of Blues will approve the curb cut before it is submitted to the City Council for a vote.

Request is made that the Application for Driveway Cuts and Openings be accepted and that processing be commenced by forwarding it to the City Clerk and to the other appropriate city departments for approval.

Very truly yours,



Daniel C. Crane

DCC/sp

cc: James Rafferty, Esquire

real/lrpalj

24

19970401

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS

CITY OF CAMBRIDGE

CITY OF CAMBRIDGE INSPECTIONAL SERVICES '97 APR 15 AM 9 06

RECEIVED APR 16 12 12 PM '97 CAMBRIDGE HISTORICAL COMMISSION

INSTRUCTIONS:

In order to obtain permission for a driveway cut or opening you must first get approval from the Department of Inspectional Services on the zoning requirements for off-street parking, including the cooperation of your immediate abuttors.

To receive a review from Inspectional Services you must fill out Part I of the application. Be sure to draw your plot plan on Drawing 1, choosing the lot that represents your lot's position, i.e. corner or interior. You must also include a sketch of the proposed driveway, including dimensions, on Drawing 2. You may then calculate the cost of the driveway by using the formula based on your choice of surfaces. You must also include a signed abuttor sheet for each of your abuttors: back yard, one on either side and the abuttor directly across the street.

Once you have gathered this information on the application, it should be submitted to:

Zoning Officer
Inspectional Services
831 Massachusetts Avenue
Cambridge, MA 02139

If the application is approved by Inspectional Services, it will then be sent on to Traffic and Parking, the Historical Commission and the Department of Public Works. If approved by Public Works, the application and backup will be sent to the City Council for their approval. Once the City Council approves, the driveway curb cut can be installed. However, the full cost of the cut must be paid to Public Works before the work will start.

If, however, Inspectional Services denies your application you may then appeal to the Zoning Board of Appeals.

DATE: / /

PART I:

Address of proposed curb cut or off-street parking facility: 89-95 WINTHROP ST.

Frontage: 100.51' Block and Lot: LOTS X & Y

Setback (distance from building to sidewalk): 9' (AVERAGE)

Distance from proposed driveway to surrounding structures and property line: 17'

Dimensions of proposed driveway: ~~40~~ 30' x 9'

Location of any trees, sign posts, fire hydrants, utility poles, etc., in direct vicinity of proposed driveway:

☒ Plot plan is included

☒ Sketch of driveway with cost estimate is included

☐ All abuttor's forms are included

AS PER PLANNING BOARD SPECIAL PERMIT CASE # PB#120 APPLICANT OWNS ALL ABUTTING PARCELS ON BACK & SIDES

PART II: INSPECTIONAL SERVICES DEPARTMENT

☑ Application approved ☐ Application denied

Reason:

Signature: PB - 120 Date: 4/15/97

Title:

PART III: TRAFFIC AND PARKING DEPARTMENT

☑ Application approved ☐ Application denied

Reason:

Signature: Date: 4.16.97

Title: Dep. Traffic Dir.

PART IV: HISTORICAL COMMISSION

☑ Application approved ☐ Application denied

Reason:

Signature: Date: 4-16-97

Title: Exec Sec

PART V: PUBLIC WORKS DEPARTMENT

☑ Application approved ☐ Application denied

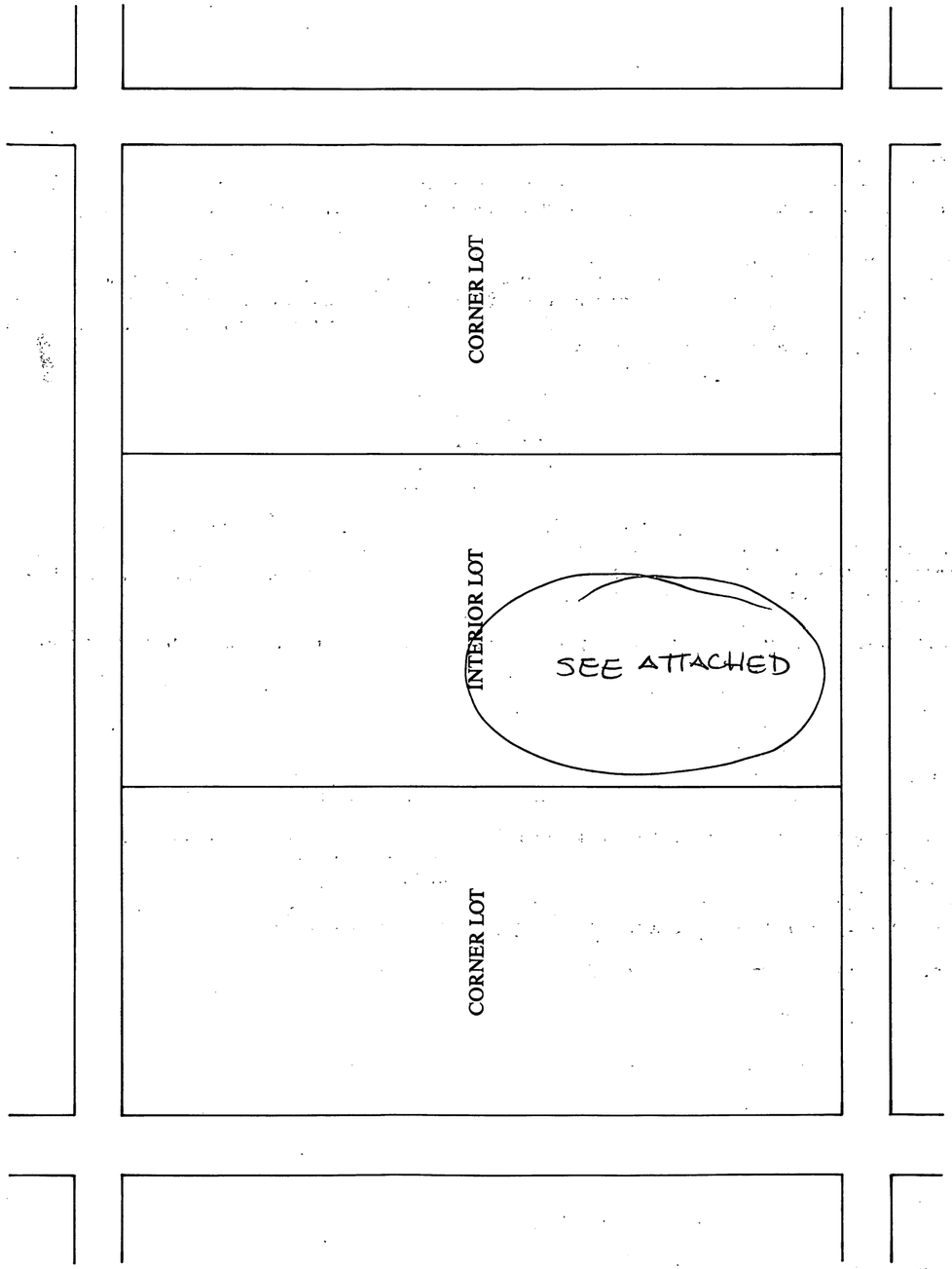
Reason:

Signature: Date: 4/15/97

Title: City Engineer

DRAWING 1:

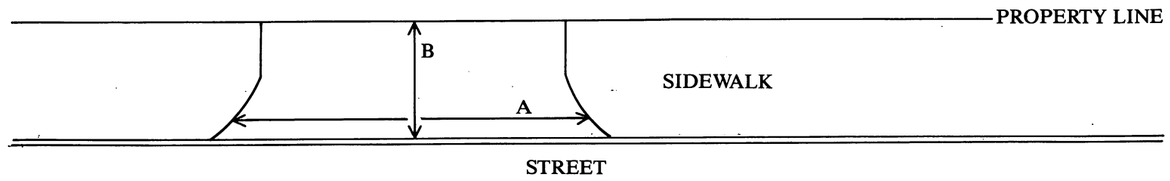
PLEASE INDICATE LOCATION OF HOUSE AND DRIVEWAY.
BE SURE TO GIVE DIMENSIONS OF LOT.



DRAWING 2:

SKETCH OF PROPOSED DRIVEWAY WITH COST ESTIMATE

CITY OF CAMBRIDGE



A = 40 FT. ÷ 3 = 13.3 YARDS

B = 2 FT. ÷ 3 = .7 YARDS

A × B = 9.3 SQUARE YARDS

COST ESTIMATE:

BRICK: 9.3 SQUARE YARDS × $70/SQUARE YARD = $ 653

BRICK ON CONCRETE: _____ SQUARE YARDS × $85/SQUARE YARD = $ _____

CONCRETE: _____ SQUARE YARDS × $40/SQUARE YARD = $ _____

ASPHALT: _____ SQUARE FEET × 1 TON/40 SQUARE FEET × $125/TON = $ _____

WORK TO BE PERFORMED BY APPLICANT TO CITY OF CAMBRIDGE STANDARDS IN COORDINATION WITH CITY WINTHROP ST. PROJECT

DEPARTMENT OF PUBLIC WORKS SCHEDULED DATE FOR CONSTRUCTION: / /

DEPARTMENT OF PUBLIC WORKS STATED FEE: $ _____

The undersigned agrees to pay the stated fee for the driveway installation in full within two (2) weeks of the estimated starting date of construction before the Department of Public Works shall proceed with construction:

Owner's signature: P.P. PETER PALANDJIAN Date: _____

Address: 1270 SOLDIERS FIELD RD., BOSTON MA 02135

Funds Received: $ _____ Check Number: _____

Consent Communication #24

H-79

Petition was received from Peter Palandjian requesting a curb cut at the premises numbered 89-95 Winthrop Street.

In City Council April 28, 1997

ORDER ADOPTED