



City of Cambridge

Consent Comm. #32

IN CITY COUNCIL

June 14, 1999

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.

Kimberly Goldstein

56-58 Wendell Street

In City Council June 14, 1999.

Adopted by the affirmative vote of six members.

Attest:- D. Margaret Drury, City Clerk.

A true copy;

ATTEST:-

D. Margaret Drury

D. Margaret Drury
City Clerk

171 Huron Avenue • Cambridge, MA 02138
O: 617-864-8566 x270 • Fax 617-876-7577
H: 617-441-3477 • P: 617-806-7827
E-mail: kendall@wn.net

DeWolfe

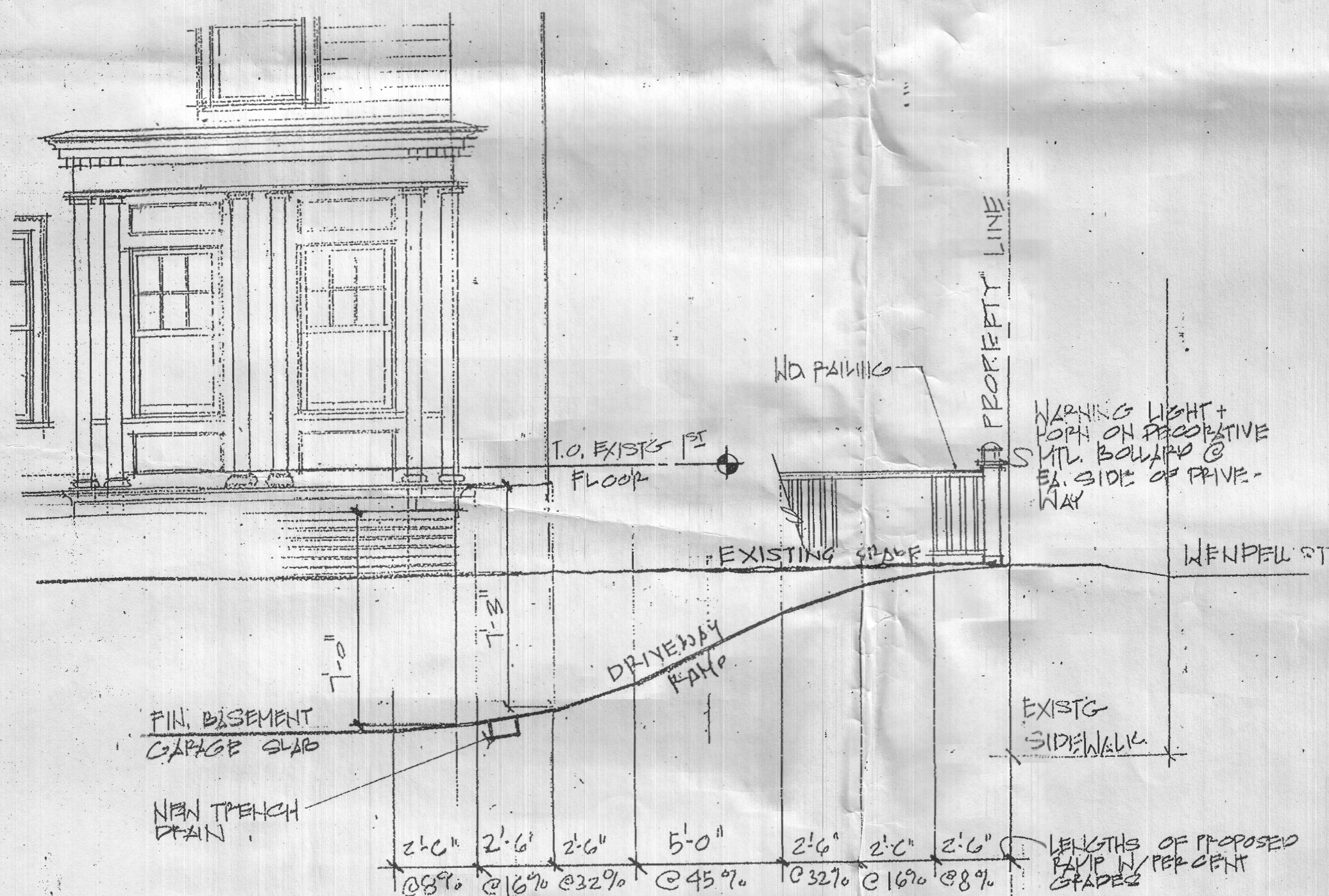
One stop and you're home.™

Kendall G. Luce
Sales Associate





Si1.1 PERSPECTIVE
N.T.S. (REFER TO PLANS FOR PLANT LOCATION)



2 SECTION THROUGH DRIVEWAY RAMP
Si1.1 1/4"=1'-0"

Drawing List

Si1.0	Site Plan
A2.1	Basement Floor Plan (Selective Removal)
A2.2	First Floor Plan (Selective Removal)
A2.3	Second and Third Floor Plans (Selective Removal)
A2.4	Elevations (Selective Removal)
A2.5	Elevations (Selective Removal)
A3.1	Basement Plan
A3.2	First Floor Plan
A3.3	Second and Third Floor Plans
A3.4	Enlarged Entry/Foyer Plan
A4.1	Elevations
A4.2	Elevations

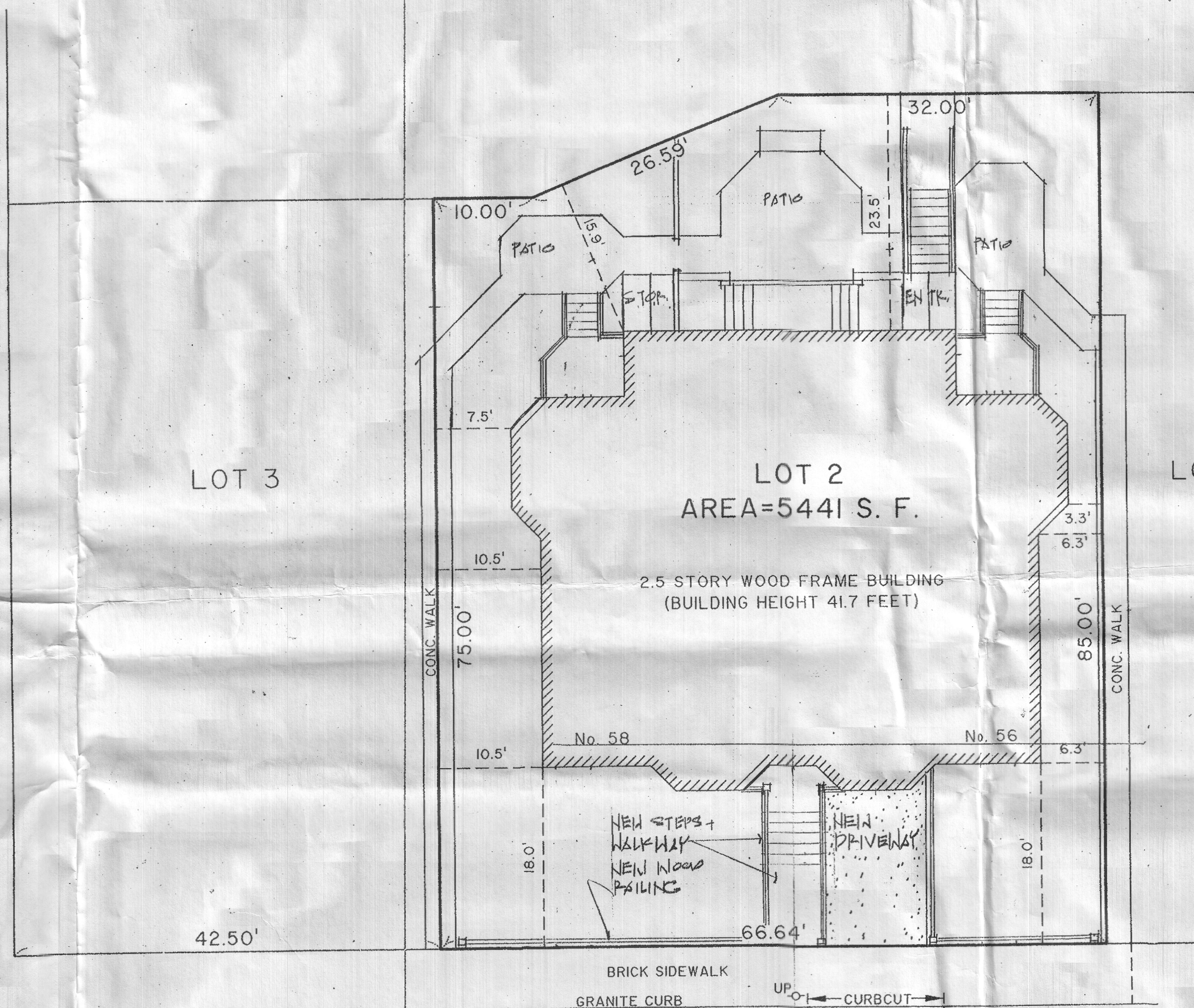
A4.3	Elevations
A5.1	Building and Wall Sections
A6.1	Partition Types
A6.2	Deck Details
A7.1	Door and Window Schedule
A8.1	Interior Elevations
A8.2	Interior Elevations
A8.3	Bathroom Elevations
A8.4	Bath and Kitchen Elevations
E1.1	Basement Electrical Plan
E1.2	First Floor Electrical Plan
E1.3	Second and Third Floor Electrical Plans

S1	Basement Foundation Plan (Structural)
S2	First Floor Plan (Structural)
S3	Second Floor Plan (Structural)
S4	Third Floor Plan (Structural)
S5	Roof Plan (Structural)

GENERAL NOTES

1. GENERAL CONTRACTOR SHALL INSPECT AND FAMILIARIZE HIM OR HERSELF WITH, AND VERIFY IN THE FIELD, ALL EXISTING CONDITIONS PERTAINING TO THE WORK OUTLINED IN THESE DOCUMENTS, PRIOR TO BEGINNING ANY AND ALL WORK.
2. THE GENERAL CONTRACTOR SHALL BRING TO THE ARCHITECT'S ATTENTION ANY DISCREPANCIES FOUND BETWEEN THE ARCHITECT'S DRAWINGS AND EXISTING FIELD CONDITIONS.
3. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING REQUIREMENTS FOR IDENTIFYING, AND SECURING ALL NECESSARY PERMITS AND APPROVALS REQUIRED FROM AUTHORITIES HAVING JURISDICTION OVER THE WORK FOR THE CONSTRUCTION AND OCCUPANCY OF THE WORK.
4. THE GENERAL CONTRACTOR SHALL PREPARE THE NECESSARY APPLICATIONS, AND SUBMIT REQUIRED PLANS AND DOCUMENTS TO OBTAIN PERMITS IN A TIMELY MANNER, AND SHALL PAY ALL FEES AND CHARGES IN CONNECTION THEREWITH.
5. DO NOT SCALE OFF OF THE DRAWINGS.
6. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ASSURING THAT ALL TRADES CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS.
7. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE CO-ORDINATION OF SEQUENCES AND SCHEDULES AND THE ACTUAL INSTALLED LOCATION AND INTERFACE OF THE WORK.
8. THE USE OF THE WORDS "PROVIDE" OR "PROVIDED" IN CONNECTION WITH ANY ITEM SPECIFIED OR INDICATED SHALL MEAN, UNLESS OTHERWISE NOTED, THAT SUCH ITEM SHALL BE FURNISHED AND INSTALLED BY THE GENERAL CONTRACTOR (OR HIS SUBS) WITH ALL REQUIRED ACCESSORIES AND CONNECTED WHERE REQUIRED. THE ARCHITECT SHALL BE THE SOLE AND FINAL JUDGE OF WHAT CONSTITUTES AN ACCEPTABLE MATCH.
9. THE GENERAL CONTRACTOR SHALL PROVIDE ALL TEMPORARY UTILITIES AS REQUIRED FOR THE CONTRACTOR'S EQUIPMENT. THE CONTRACTOR SHALL PROTECT THE WORK AND PROVIDE TEMPORARY HEAT AS REQUIRED DURING CONSTRUCTION.
10. THE GENERAL CONTRACTOR SHALL CO-ORDINATE HISHER OCCUPANCY, USE, AND POSSIBLE BLOCKAGE OF ANY PUBLIC STREET OR HIGHWAY WITH THE CITY OF CAMBRIDGE AND ANY AND ALL OTHER PUBLIC AGENCIES HAVING JURISDICTION.
11. PUBLIC SIDEWALKS AND STREETS USED FOR DELIVERY AND ACCESS TO THE CONSTRUCTION SITE SHALL BE PROTECTED AND MAINTAINED BY THE GENERAL CONTRACTOR IN A CLEAN AND SAFE CONDITION AT ALL TIMES. THESE AREAS SHALL NOT BE USED TO STORE CONSTRUCTION MATERIALS OR EQUIPMENT. THE GENERAL CONTRACTOR SHALL REPAIR ANY CONSTRUCTION RELATED DAMAGE TO THESE AREAS.
12. THE GENERAL CONTRACTOR SHALL LEGALLY DISPOSE OF ALL DEMOLISHED MATERIALS OFFSITE.
13. THE GENERAL CONTRACTOR SHALL MAINTAIN THE CONSTRUCTION AREA IN A CLEAN AND ORDERLY CONDITION, AND SHALL REMOVE AND LEGALLY DISPOSE OF ANY WASTE OFF-SITE.
14. THE GENERAL CONTRACTOR SHALL LIMIT HIS STORAGE AND WORK TO THE SITE WITHIN THE PRESENT PROPERTY LINES AS OUTLINED ON THE CURRENT SURVEY. THE GENERAL CONTRACTOR SHALL NOT STORE ANY MATERIAL OR PERFORM ANY WORK OUTSIDE THE BOUNDARIES OF THE EXISTING PROPERTY.
15. ANY DAMAGES TO ADJACENT PROPERTY OR LANDSCAPING CAUSED BY THE CONTRACTOR'S CONSTRUCTION PROCEDURES SHALL BE REPLACED OR REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
16. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR CONFORMING TO THE CITY OF CAMBRIDGE NOISE ORDINANCES REGARDING CONSTRUCTION SITES.
17. UPON COMPLETION OF THIS PROJECT, THE GENERAL CONTRACTOR SHALL THOROUGHLY CLEAN ALL FLOOR COVERING, FLOOR BASES, INTERIOR AND EXTERIOR FACE OF GLASS, AND ALL OTHER ITEMS INSTALLED OR AFFECTED DURING THE CONSTRUCTION, PRIOR TO TURNING THE SPACE OVER TO THE OWNER.
18. THESE DRAWINGS ARE INTENDED TO PROVIDE THE BASIS FOR THE PERFORMANCE OF A COMPLETELY FINISHED JOB. ANYTHING NOT EXPRESSLY SET FORTH, BUT WHICH IS REASONABLY IMPLIED AND/OR NECESSARY FOR THE PROPER PERFORMANCE AND COMPLETION OF THIS WORK SHALL BE INCLUDED.
19. DURING THE COURSE OF CONSTRUCTION THE GENERAL CONTRACTOR SHALL PROVIDE TO THE ARCHITECT AND THE OWNER MANUFACTURER'S PRODUCT LITERATURE FOR ALL NEW COMPONENTS, INCLUDING BUT NOT LIMITED TO: H.V.A.C. EQUIPMENT, WINDOWS AND EXTERIOR DOORS, LIGHTING FIXTURES, AND BATHROOM AND KITCHEN FIXTURES.
20. THE GENERAL CONTRACTOR SHALL PROVIDE PAINT AND STAIN COLOR, AND FRESH SAMPLES FOR ALL NEW INTERIOR AND EXTERIOR SURFACES, TO THE ARCHITECT AND THE OWNER FOR THEIR REVIEW AND APPROVAL.
21. THE GENERAL CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR THE ARCHITECTS REVIEW AND APPROVAL OF THE PROPOSED DESIGN FOR THE FOLLOWING ITEMS: NEW WINDOWS AND EXTERIOR DOORS, AND NEW EXTERIOR LIGHTING FIXTURES.
22. UPON COMPLETION OF THE WORK THE GENERAL CONTRACTOR SHALL PROVIDE THE OWNER WITH MANUFACTURER'S WARRANTIES, AND MAINTENANCE LITERATURE FOR ALL NEW COMPONENTS INCLUDING, BUT NOT LIMITED TO: NEW H.V.A.C. EQUIPMENT, NEW INTERIOR AND EXTERIOR LIGHTING, AND OTHER ELECTRICAL FIXTURES, PLUMBING FIXTURES, FIRE SAFETY AND SECURITY ALARM SYSTEMS, WINDOWS AND EXTERIOR DOORS, AND NEW GARAGE DOOR.
23. THE CONTRACTOR SHALL WARRANT ALL CONSTRUCTION FOR ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION OF THE WORK.
24. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL BE PROPERLY LICENSED AND INSURED TO PERFORM THE WORK SPECIFIED HEREIN IN THE CITY OF CAMBRIDGE AND THE STATE OF MASSACHUSETTS.
25. FINISH ALL STRUCTURAL MEMBERS AND BEARING WALLS IN ONE LAYER OF 5/8" FIRECODE "C" (OR TYPE "X") GYP. WALL BOARD ON ALL SIDES (UNLESS OTHERWISE NOTED).
26. INSULATE ALL ROOFS WITH 2" R-30 FIBERGLASS BATT INSUL. WITH 6 MIL POLY VAPOR BARRIER (UNLESS OTHERWISE NOTED). PROVIDE INSULATION BATTLES WHERE INSULATION OCCURS BETWEEN ROOF RAFTERS.
27. MOUNT ALL EXTERIOR LIGHT FIXTURES, OUTLETS, VENT TERMINALS, ETC. IN CLAPBOARD WALLS ON 5/4" MIN. WOOD BLOCKS (3" MIN. EDGE TYPICAL).
28. THESE DRAWINGS AND THE ATTACHED CONSTRUCTION SPECIFICATIONS TOGETHER OUTLINE THE SCOPE OF THE PROPOSED WORK. THE INFORMATION IN THE CONSTRUCTION SPECIFICATIONS IS IN ADDITION TO THE INFORMATION SHOWN ON THESE DRAWINGS. FOR ANY DISCREPANCIES BETWEEN THE INFORMATION ON THE DRAWINGS AND THE INFORMATION IN THE CONSTRUCTION SPECIFICATIONS, THE CONSTRUCTION SPECIFICATIONS SHALL TAKE PRECEDENCE.

GORHAM STREET



WENDELL STREET

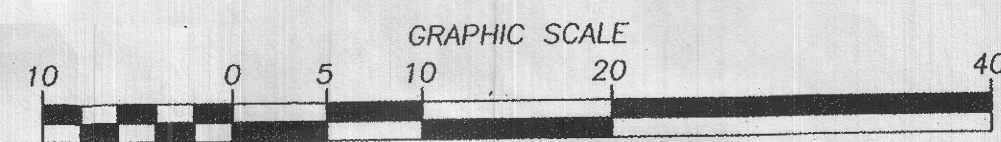
PLOT PLAN

56-58 WENDELL STREET

CAMBRIDGE, MASS.

SCALE: 1" = 10'
ANTONI SZERSZUNOWICZ
P.O. BOX 567

REV. SEPT. 8, 1998
AUGUST 28, 1998
PROFESSIONAL LAND SURVEYOR
MILTON, MA 02186
PHONE: (617) 686-5057



I CERTIFY THAT THIS IS A TRUE COPY OF THE DEED OF RECORD.

Antoni Szerszunowicz

client

PROGRESS PRINT
NOT FOR CONSTRUCTION

Boyes-Watson & Winny
Architects
17 Tudor Street
Cambridge, Ma.
02139
Tel. 617-441-0141
Fax. 617-441-0142

project **58 Wendell Street**
Cambridge, Ma

title **COVER SHEET - SITE PLAN**

job no.
11880

scale

drawn

date issued
2/22/99
FOR
PRICING
ONLY

revisions

sheet no.

Si1.0

Boyes-Watson & Winny, Architects
17 Tudor Street, Suite 10
Cambridge, MA 02139-4514
Tel 617 441-0141
Fax 617 441-0142

TRANSMITTAL

Date: May 19, 1999
Project: 58 Wendell Street
Cambridge, Ma.
Re: Curb Cut Permit Application
To: Ranjit Singanayagam
Building Inspector,
Cambridge Inspectional Services Department
From: Dom Maiellaro

ENCLOSED

# COPIES	DATE	DRAWING #	TITLE OR DESCRIPTION
2	4/20/99	--	Basement Plan

Comments:

Please find enclosed the above reference item to be included as part of the Curb Cut Permit Application.

Thank you!



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

May 12, 1999

Dear Neighborhood Representative:

This office is in receipt of a copy of an application from the Kimberly Goldstein, requesting a curb cut *at the premises numbered 56-58 Wendell 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.

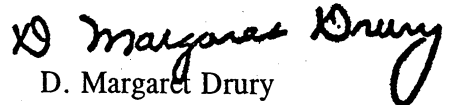
Please indicate by return mail your approval or disapproval of the petition within twenty one days from the date of this letter. If the response is "disapproval" please state reasons. Be sure to sign the form and include a daytime phone number. I have enclosed a self-addressed stamped envelope to facilitate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

Name of Neighborhood Association: Agassiz Neighborhood Council - Terry Delancey, Coordinator

hereby _____ approve _____ disapprove of said driveway petition.

Comments: _____

Signature of authorized association representative _____

Daytime telephone no. _____

cc: Petitioner

CITY HALL, 795 MASSACHUSETTS AVENUE CAMBRIDGE, MASSACHUSETTS 02139

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'S FORM

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: _____

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: _____

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTOR'S FORM

To Whom It May Concern:

As owner or agent of 37 Gorham St.



approval

Cambridge, Massachusetts, I do hereby declare



disapproval

of the installment of:

Off-Street Parking Facility located at 56-58 Wendell

Signed:



Date:

4/15/99

Address:

37 Gorham St. Cambridge

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'S FORM

To Whom It May Concern:

As owner or agent of

49/51 Wendell St

☒ approval

Cambridge, Massachusetts, I do hereby declare

☐ disapproval

of the installment of:

Off-Street Parking Facility located at 56-58 Wendell St

Signed:

Betsy F. Bard

Date:

April 6, 1999

Address:

51 Wendell St

To Whom It May Concern:

As owner or agent of

53 Wendell St.

☒ approval

Cambridge, Massachusetts, I do hereby declare

☐ disapproval

of the installment of:

Off-Street Parking Facility located at

Signed:

John Lockwood

Date:

4/17/99

Address:

To Whom It May Concern:

As owner or agent of

60 Wendell, unit 1

☒ approval

Cambridge, Massachusetts, I do hereby declare

☐ disapproval

of the installment of:

Off-Street Parking Facility located at

56-58 Wendell

Signed:

Lynn R. Morgenthau

Date:

April 8, 1999

Address:

60 Wendell, Cambridge 02138

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTOR'S FORM

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: Barbara Miller Date: 8 April 99

Address: 600 Wendell #3

RECEIVED

#19990501

MAY 10 1999

APPROVED

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS

CAMBRIDGE
HISTORICAL
COMMISSION

CITY OF CAMBRIDGE



11 17

INSPECTIONAL SERVICES

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 abutments.

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 abutment sheet for each of your abutments: back yard, one on either side and the abutment 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:

3/29/99

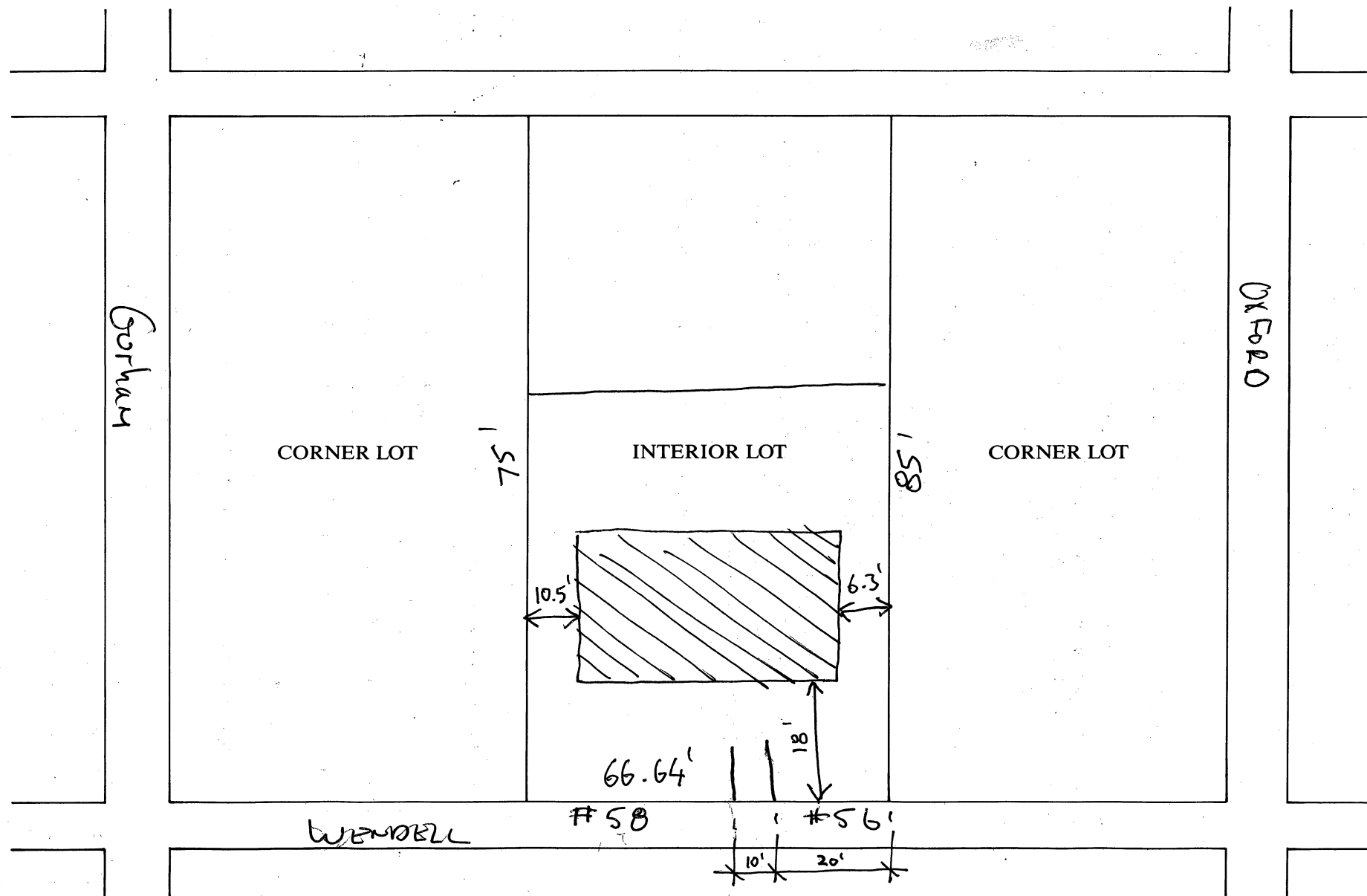
PART I:

Address of proposed curb cut or off-street parking facility: 56-58 Wendell St.Frontage: 66-64 Feet Block and Lot: B 54-41 L 81Setback (distance from building to sidewalk): 18 FeetDistance from proposed driveway to surrounding structures and property line: 20 Feet to nearest property lineDimensions of proposed driveway: 10 Feet wide, 18 Feet longLocation of any trees, sign posts, fire hydrants, utility poles, etc., in direct vicinity of proposed driveway: 2 feet north of proposed driveway, There is a telephone pole

- ☒ Plot plan is included
- ☒ Sketch of driveway with cost estimate is included
- ☐ All abutment's forms are included

DRAWING 1:

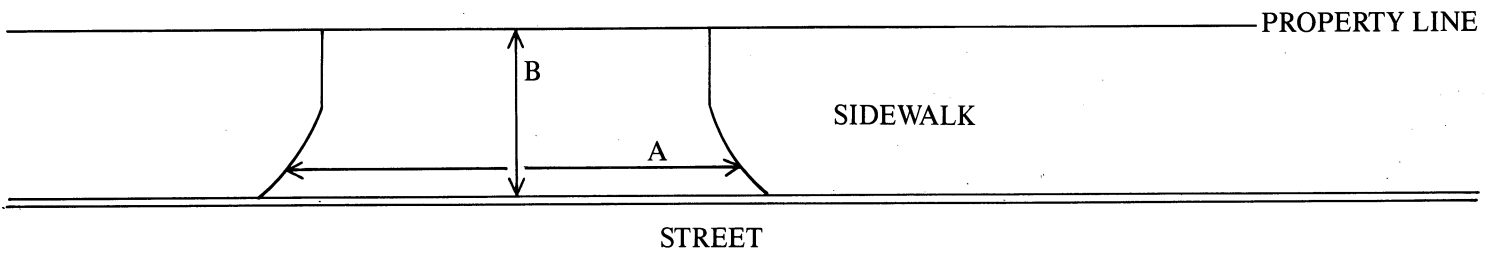
PLEASE INDICATE LOCATION OF HOUSE AND DRIVEWAY.
BE SURE TO GIVE DIMENSIONS OF LOT.



DRAWING 2:

SKETCH OF PROPOSED DRIVEWAY WITH COST ESTIMATE

CITY OF CAMBRIDGE



$$A = 12 \text{ FT.} \div 3 = 4 \text{ YARDS}$$

$$B = 6.5 \text{ FT.} \div 3 = 2.2 \text{ YARDS}$$

$$A \times B = 8.8 \text{ SQUARE YARDS}$$

COST ESTIMATE:

BRICK: 8.8 SQUARE YARDS $\times$ \$70/SQUARE YARD = \$ 560

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

CONCRETE: _____ SQUARE YARDS $\times$ \$40/SQUARE YARD = \$ _____

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

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: _____

Date: 3/29/99

Address: P.O. Box 38077 Cambridge MA 02238

864 8566 ext 290

Funds Received: \$ _____

Check Number: _____

Kimberly Goldstein

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS

CITY OF CAMBRIDGE

PART II: INSPECTIONAL SERVICES DEPARTMENT

☒ Application approved

☐ Application denied

Reason: TEPD APPROVED SLOPE

Signature: [Signature]

Date: 5/26/99

Title: ZONING

PART III: TRAFFIC AND PARKING DEPARTMENT

☒ Application approved

☐ Application denied

Reason: _____

Signature: [Signature]

Date: 5/28/99

Title: DEPT. TRAFFIC DEPT.

PART IV: HISTORICAL COMMISSION

☒ Application approved

☐ Application denied

Reason: _____

Signature: Sarah R. Burles

Date: 5/10/99

Title: Designated Property Administrator

PART V: PUBLIC WORKS DEPARTMENT

☒ Application approved

☐ Application denied

Reason: _____

Signature: [Signature]

Date: 6-3-99

Title: Superintendent of Streets

Keep curb Return 3' from Utility Pole - B

Consent Communication #32

M 86

An application was received
from Kimberly Goldstein, requesting
a curb cut at the premises
numbered 56-58 Wendell Street.

In City Council June 14, 1999

ORDER ADOPTED