OFFICE
7 STORY

RETAIL
1½ STORY

RETAIL & APARTMENTS
5 STORY

RETAIL
ONE STORY

DANA STREET

GAS STATION
ONE STORY

955 MASS AVE
8 STORY OFFICE

LANDMARK TREE
ZONE OF CONCERN
@ ALL LEVELS. FROM FOUNDATION TO ROOF

MASSACHUSETTS AVENUE

40'-6"

92'-0"

33'-6" ± BRICK-REMOVED

20'-0" NEW

1.5'

EL. 42.8

EL. 45.2

EL. 43.5

EL. 43'

1030
MASS. AVE.
4 STORY OFFICE/RETAIL

1010
MASS. AVE
6 STORY APARTMENTS

REMOVE-ROCK FENCE

EL. 111.75
(FIELD VER.)

65'-8"

72'-0"

LANDMARK TREE

51'-6"

6TH FLOOR DECK
EL. 99'-0"

7TH FLOOR DECK
EL. 110'-6"

7TH FLOOR ROOF
EL. 120'-7"

ROOF

EL. 120'-7"

EL. 133'-7"

EL. 133'-7"
MECH. PENTHOUSE

PROPOSED PLANTER & FENCE

PARKING RAMP

1008 MASSACHUSETTS AVE. APTS.

7TH FLOOR ROOF
EL. 120'-7"

SKYLIGHT
EL. 110'-4"

EL. 110'-4"
7TH FLOOR DECK

EL. 46'-0"
1ST FLOOR DECK

6.54'

6.32'

227.75'

127'-9"
PHASE I

1000 MASS AVE.
4 STORY OFFICE/RETAIL
EL. ± 99'

EL. 114'

950
MASS AVE.

EL. 190

EL. 131

EL. 134

7 STORY APARTMENT

EL. 96'

EL. 54

EL. 43'

EL. 21

ELEV. 21

BAY STREET

45'

PROPOSED PARKING LAYOUT

97.38'

ONE STORY CONC. GARAGE
TO BE ALTERED PH. I

EXIST. CONDITIONS
OF PRE-CONSTRUCTION

EXISTING GRADES

60'-0"
APPROX. ℄ OF FUTURE DRIVEWAY

DRAIN EASEMENT - 40 FT.
(15337/129 & 23025/219)

FOOTING & FOOTING
(14348/182 & 23450/384)

20'-0"
1 STORY CONC. GARAGE

120'-0"
PHASE II

EL. ± 16'

131.11

PARK

67.15'

EL. 23

N79°03'53"W
266.18

CLF ON SRW

EBC

BIT. CONC.

CLF

CONC. WALK

CURB LINE

EXIST. CI CHT

NEW RELOC. CURB CUT

GREEN

(PUBLIC – 40 FT. WIDE)

NORTH

LINE COMPANY ARCHITECTS Incorporated
875 Main Street
Cambridge, MA
02139
Telephone
617 547-4009

1008 MASSACHUSETTS AVENUE PROJECT

Rev. No.	Date	Remarks
#1	MAR 29 '77	

Drawing Title: SITE PLAN - PHASE I
Scale: 1" = 20'
Drawn By: J.J.
Date: MAR 1977
Registration
Drawing No.

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS

CITY OF CAMBRIDGE

PART II: INSPECTIONAL SERVICES DEPARTMENT

☑ Application approved ☐ Application denied

Reason:

Signature: [signature] Date: 4/2/97

Title:

PART III: TRAFFIC AND PARKING DEPARTMENT

☑ Application approved ☐ Application denied

Reason:

Signature: [signature] Date: 4.9.97

Title: Dep. Traffic Dir.

PART IV: HISTORICAL COMMISSION

☑ Application approved ☐ Application denied

Reason:

Signature: Charles M. Sullivan [signature] Date: 4.9.97

Title: Executive Director

PART V: PUBLIC WORKS DEPARTMENT

☑ Application approved ☐ Application denied

Reason:

Signature: Robert Keating Date: 4/9/97

Title: Supt. of Streets

19970312

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS

CITY OF CAMBRIDGE

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: MAR/11/1997

PART I:

Address of proposed curb cut or off-street parking facility: 1008 MASSACHUSETTS Avenue

Frontage: 135.08 Ft. Block and Lot: MASS.Ave/Putnam/Green/BAY No 114

Setback (distance from building to sidewalk): 2'-8" min. to 54'-0"

Distance from proposed driveway to surrounding structures and property line: 13'-0" & 10'-0 to prop Line.

Dimensions of proposed driveway: 22'-0"

Location of any trees, sign posts, fire hydrants, utility poles, etc., in direct vicinity of proposed driveway: 8'-0"± to Tree.

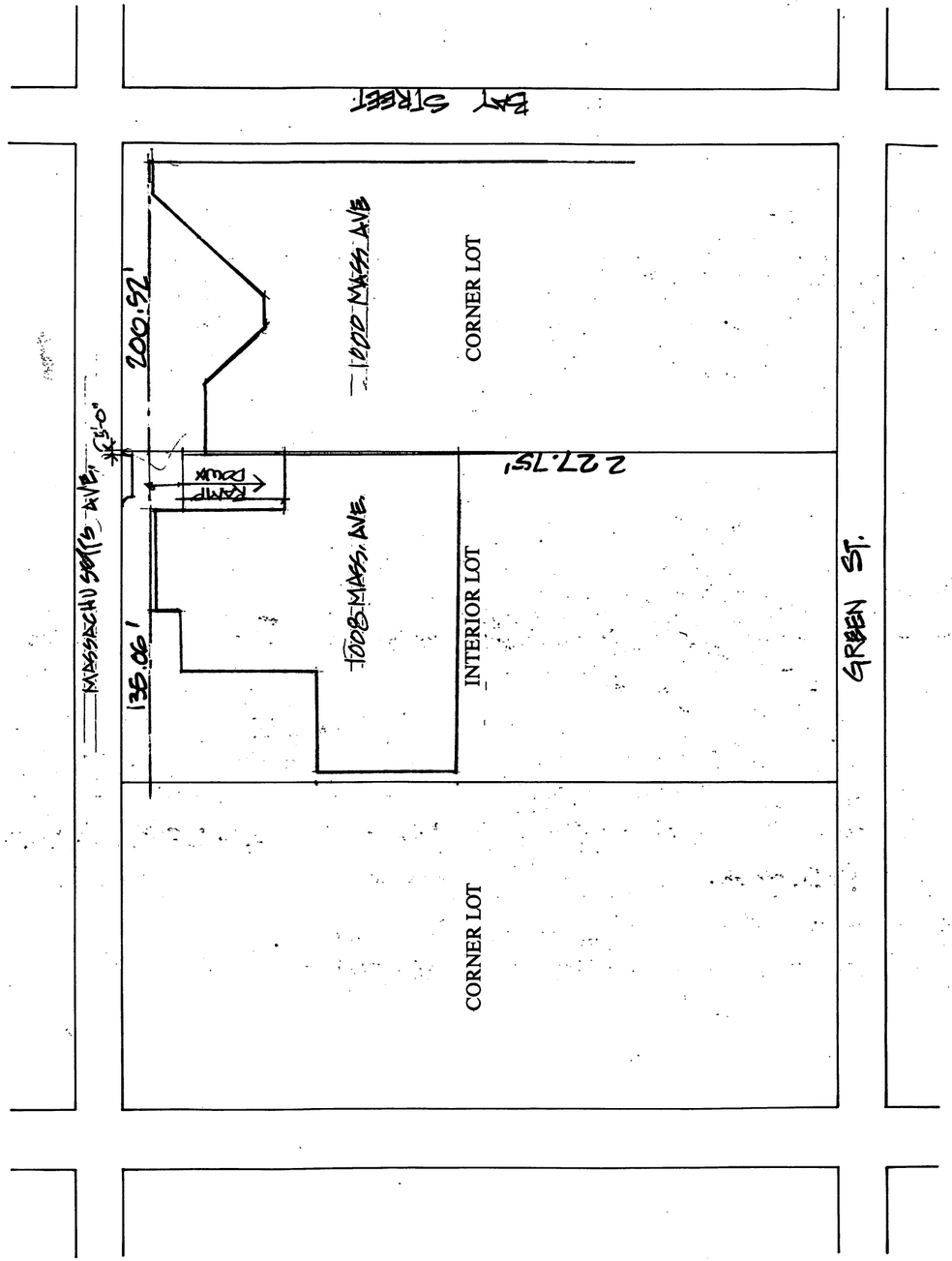
☑ Plot plan is included

☑ Sketch of driveway with cost estimate is included

☑ All abuttor's forms are included

DRAWING 1:

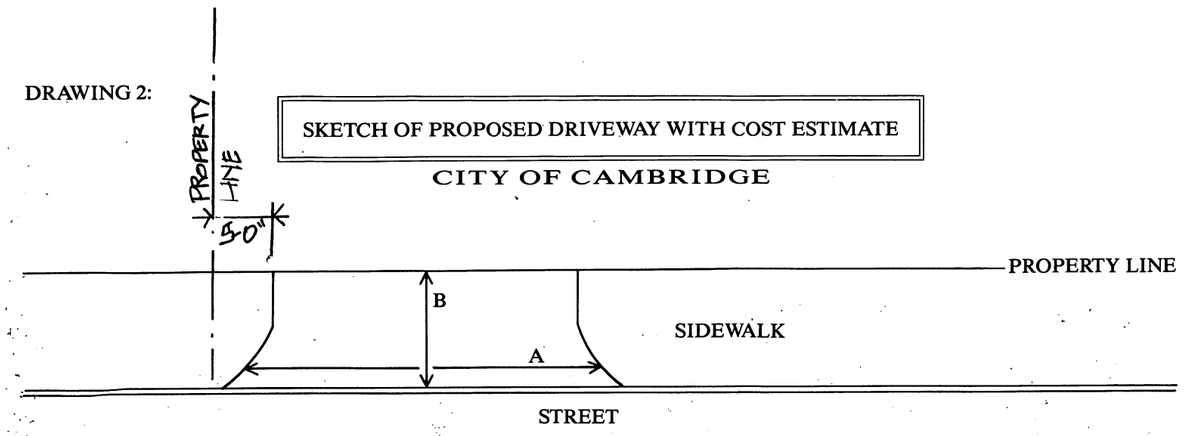
PLEASE INDICATE LOCATION OF HOUSE AND DRIVEWAY.
BE SURE TO GIVE DIMENSIONS OF LOT.



DRAWING 2:

SKETCH OF PROPOSED DRIVEWAY WITH COST ESTIMATE

CITY OF CAMBRIDGE



A. = 22 FT. ÷ 3 = 7.33 YARDS

B = 10 FT. ÷ 3 = 3.33 YARDS

A × B = 24.5 SQUARE YARDS

COST ESTIMATE:

BRICK: 24.5 SQUARE YARDS × $70/SQUARE YARD = $ 171.00

BRICK ON CONCRETE: 24.5 SQUARE YARDS × $85/SQUARE YARD = $ 2,083

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

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

DEPARTMENT OF PUBLIC WORKS SCHEDULED DATE FOR CONSTRUCTION: MAR/28/97

DEPARTMENT OF PUBLIC WORKS STATED FEE: $ ~~171.00~~ 2,083

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: (ARTHUR KLIPFEL) Date: 3/28/97

Address: 950 Main Ave. #613, Cambridge, MA 02139

Funds Received: $_____ Check Number: _____

CCM-101

City of Cambridge

Communication #6

IN CITY COUNCIL

April 14, 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.

Arthur Klipfel 1008 Massachusetts Avenue

In City Council April 14, 1997.
Adopted by the affirmative vote of nine members.
Attest:- D. Margaret Drury, City Clerk.

A true copy;

ATTEST:- D. Margaret Drury

D. Margaret Drury
City Clerk

Response to City Clerk

6

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 7, 1997

Dear Neighborhood Representative:

This office is in receipt of a copy of a petition from Arthur Klipfel requesting *a curb cut at the premises numbered* **1008 Massachusetts Avenue, 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: John Pitkin - MidCambridge Neighborhood

hereby _____ approve _____ disapprove of said driveway petition.

Comments: Neighborhood Association has not reviewed or taken a position on this curbcut.

Signature of authorized association representative John Pitkin

Daytime telephone no. 491-8171

cc: Petitioner

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

RECEIVED BY
OFFICE OF CITY CLERK
97 APR 10 AM 8:26
CAMBRIDGE MA.

April 7, 1997

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Thank you for your cooperation.

Sincerely yours,

D. Margaret Drury

D. Margaret Drury
City Clerk

Name of Neighborhood Association: Mary Nichols - Riverside Community Network

hereby ✓ approve _____ disapprove of said driveway petition.

Comments: _____

Signature of authorized association representative Mary Nichols

Daytime telephone no. 617-491-4068

cc: Petitioner

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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Thank you for your cooperation.

Sincerely yours,

D. Margaret Drury

D. Margaret Drury
City Clerk

Name of Neighborhood Association: Mary Nichols - Riverside Community Network

hereby _____ approve _____ disapprove of said driveway petition.

Comments: _____

Signature of authorized association representative _____

Daytime telephone no. _____

cc: Petitioner

OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

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

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CITY CLERK

DONNA P. LOPEZ
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Thank you for your cooperation.

Sincerely yours,

D. Margaret Drury
City Clerk

Name of Neighborhood Association: John Pitkin - MidCambridge Neighborhood

hereby _____ approve _____ disapprove of said driveway petition.

Comments: _____

Signature of authorized association representative _____

Daytime telephone no. _____

cc: Petitioner

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'S FORM

To Whom It May Concern:

As owner or agent of 975 Mass Ave.,

I do hereby declare approval of the installment of:

Off Street Parking Facility (and curb cut) located at 1008 Massachusetts Avenue, Cambridge, Massachusetts.

Signed: [signature] Date: 3-21-97

Address: 92 Old Cambridge TRP MA. 01773
LINCOLN MA.

950

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'S FORM

To Whom It May Concern:

As owner or agent of 950 MASS AVE.,

I do hereby declare approval of the installment of:

Off Street Parking Facility (and curb cut) located at 1008 Massachusetts Avenue, Cambridge, Massachusetts.

Signed: [signature] Date: 3/21/97

Address: 950 MASS. AVE. CAMBRIDGE

985

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'S FORM

To Whom It May Concern:

As Lessor or agent of Frendly Eating Place,

I do hereby declare approval of the installment of:

Off Street Parking Facility (and curb cut) located at 1008 Massachusetts Avenue, Cambridge, Massachusetts.

Signed: _____ Date: 3-21-97

Address: 985 MASS Ave

955

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'S FORM

To Whom It May Concern:

As Lessor or agent of 955 Massachusetts Avenue - Mail Boxes Etc.

I do hereby declare approval of the installment of:

Off Street Parking Facility (and curb cut) located at 1008 Massachusetts Avenue, Cambridge, Massachusetts.

Signed: Kenneth R. White Date: March 21, 1997

Address: 955 Massachusetts Ave. Mail Boxes, Etc.

1033

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'S FORM

To Whom It May Concern:

As owner ~~or agent~~ of 1033 MASSACHUSETTS AVENUE,

I do hereby declare approval of the installment of:

Off Street Parking Facility (and curb cut) located at 1008 Massachusetts Avenue, Cambridge, Massachusetts.

Signed: _____ Date: 3/21/97

~~Address~~: ARTHUR I. SEGEL, PRESIDENT

ADVENT REALTY LIMITED PARTNERSHIP II
BY: ADVENT REALTY G.P. II L.P.
BY: ADVENT REALTY, INC.

ADDRESS: c/o TA ASSOCIATES REALTY
45 MILK STREET, 6TH FLOOR
BOSTON, MA 02109

1045

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'S FORM

To Whom It May Concern:

As owner or agent of Cana Associates 1045 Mass Ave,

I do hereby declare approval of the installment of:

Off Street Parking Facility (and curb cut) located at 1008 Massachusetts Avenue, Cambridge, Massachusetts.

Signed: _____ Date: March 20, 1997

Address: 614 Mass. Ave. Cambridge, Mass.

We own the building at 1045 Mass Ave

1010
&
1039

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'S FORM

To Whom It May Concern:

As owner or agent of Massachusetts Institute of Technology, 1010 Mass Ave,

I do hereby declare approval of the installment of:

Off Street Parking Facility (and curb cut) located at 1008 Massachusetts Avenue, Cambridge, Massachusetts.

Signed: Joseph T Meyers Jr. Date: 3/19/97

Asst. Director of R.E./Property Mgr.

Address: _____

Consent Communication #6 H-57

Petition was received from Arthur Klipfel requesting a curb cut at the premises numbered 1008 Massachusetts Avenue.

In City Council April 14, 1997

ORDER ADOPTED