CCM-101

City of Cambridge

Applications & Petitions #2

IN CITY COUNCIL

November 5, 2001

ORDERED: That, in accordance with the provisions of an ordinance relative to placing and maintaining signs, the Commissioner of Public Works be and hereby is authorized to grant a permit to Walgreens, to erect a sign at the premises numbered 625 Massachusetts Avenue, Cambridge, Massachusetts.

Provided that, before erecting the above named sign the petitioner shall obtain a permit from the Inspectional Services Department and file with the City Clerk a bond in the sum of Two Thousand ($2,000.00) dollars, conditioned to save harmless the City of Cambridge from all claims for damages arising from the installation, maintenance and use of said banners.

In City Council November 5, 2001.
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

Walgreen Co.
781-844-9860
Ed.Sorgini@Walgreens.com

Edmund Sorgini
Foreman
Construction

Walgreens

2

PERMANENT SIGN OR STRUCTURE THAT WILL OBSTRUCT THE PUBLIC WAY MORE THAN SIX INCHES

Cambridge, October 24 ~~19~~ 2001

To the Honorable, the City Council of the City of Cambridge:

EACH PETITION MUST BE ACCOMPANIED BY A DRAWING OF PROPOSED SIGN, INDICATING DESIGN AND DIMENSIONS AND LOCATION ON PREMISES.

The undersigned respectfully prays that WALGREENS be granted permit to erect a sign of the following specifications in front of premises located at 625 MASSACHUSETTS AVENUE, and owned by SAMUELS CENTRAL SQUARE LLC, 575 BOYLSTON ST., BOSTON, MA 02116

Type of sign: EXTERNALLY ILLUMINATED BLADE SIGN W/ ALUMINUM HOUSING
(State whether electric or otherwise and material used in construction)

Reading matter to go on sign: WALGREENS PHARMACY -
(DETAIL ATTACHED TO APPLICATION)

Size: 2'-0" H x 6'-0" L

Weight: LESS THAN 100 LB.

Public Way Obstruction: A: 7'-0" (A: Give exact distance sign is to extend over sidewalk.) B: 13'-4" (B: Also exact distance from bottom of sign to sidewalk.)

2001 OCT 30 A 9:45
CITY CLERK
CAMBRIDGE, MASSACHUSETTS

Height Above Grade: Bottom 13'-4" Top 15'-4"

APPLICANT HEREBY STATES THAT INFORMATION IS TRUE TO THE BEST OF HIS/HER KNOWLEDGE AND UNDERSTANDING. UNDER PAINS AND PENALTY OF PERJURY.

Francis N. Mastrianni, AUTHORIZED AGENT
(Signature) FRANCIS N. MASTRIANNI

SAMUELS CENTRAL SQUARE LLC, 575 BOYLSTON ST, 4TH FL., BOSTON, MA 02116 617-375-5644
(Address) (Telephone Number)

NOTICE - REGULATIONS

Edmund Lagasse Foreman WALGREEN.

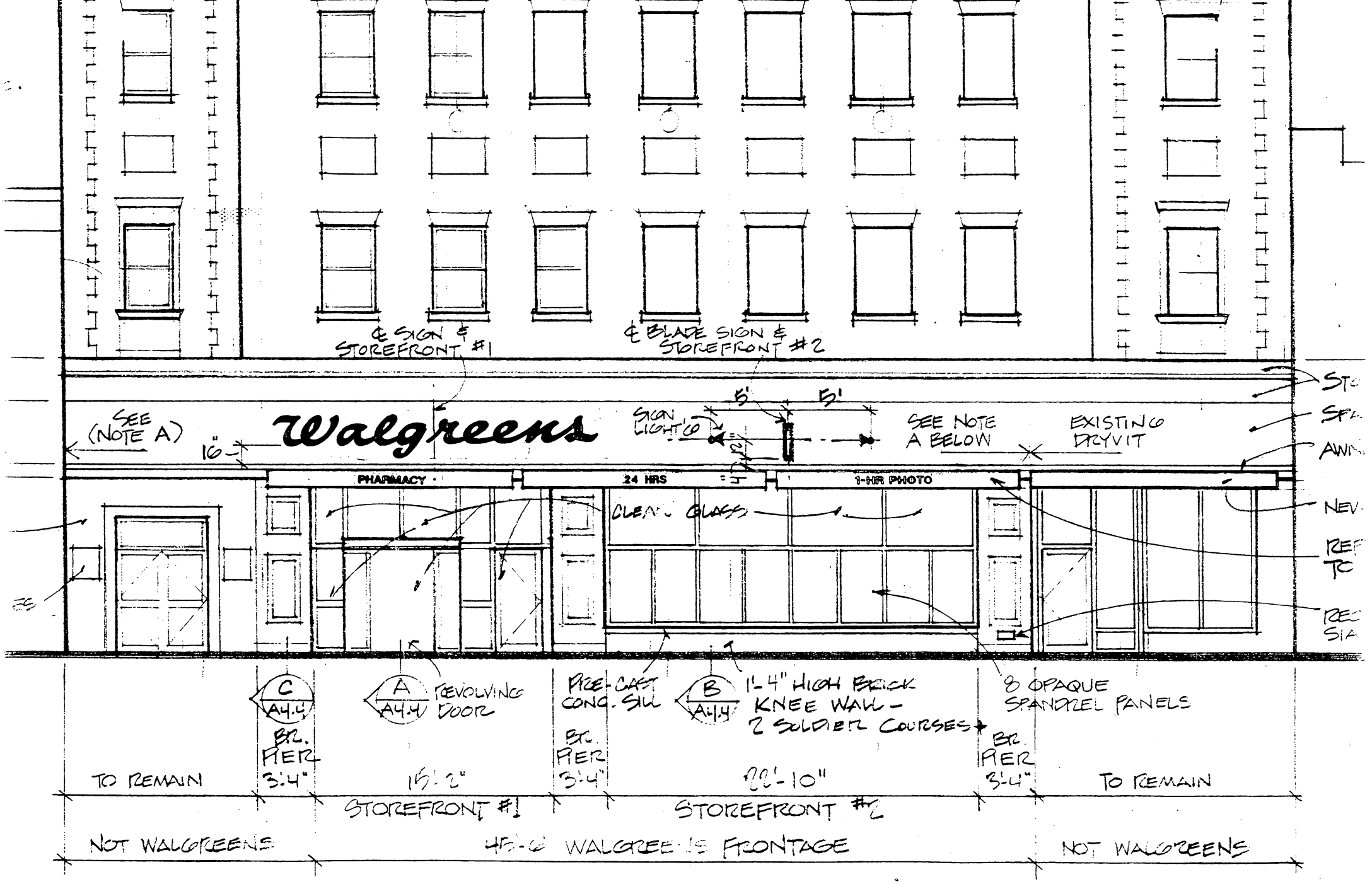
Section 12.08.010 Municipal Code
Section 1212.0 State Building Code

Encroachments onto Streets
Projecting Signs

1. A projecting sign shall be constucted wholly of incombustible materials.
2. All signs must meet requirements of Zoning Ordinances and Building Code.

Approved as to Building Code _____ _____
(Building Inspector) (Date)

Approved as to Zoning Ordinances _____ 10/29/01
(Date)

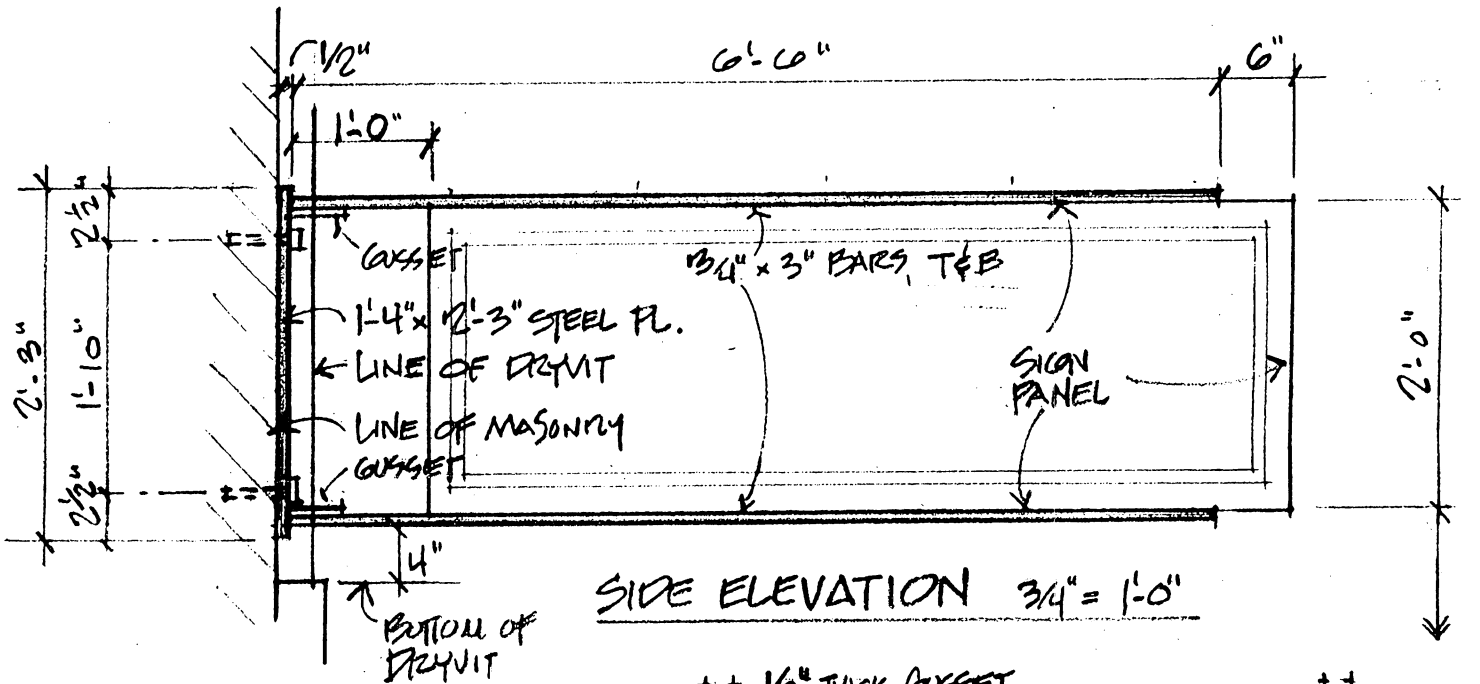


RICHARD R. HUNT ARCHITECT, LTD.
28 OLD RACCOON HILL ROAD
WEST GREENWICH, R.I. 02817
401-397-9309

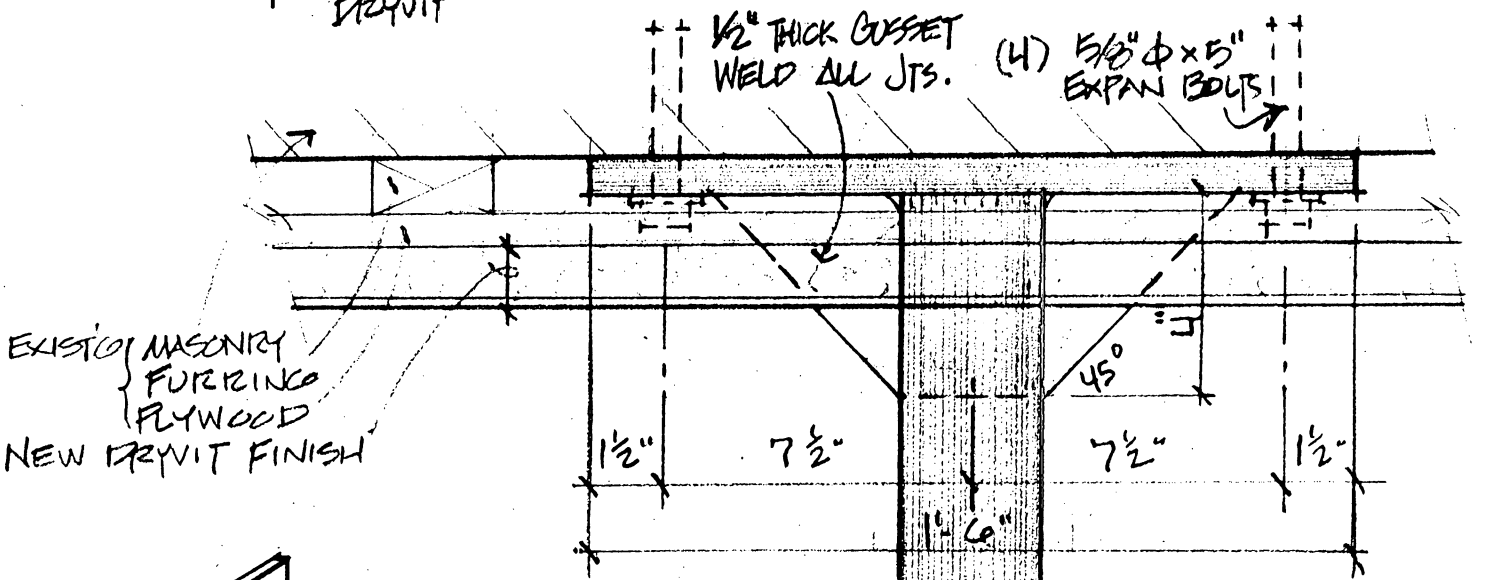
PROPOSED FRONT ELEVATION 1/8" = 1'-0"

7-10-01

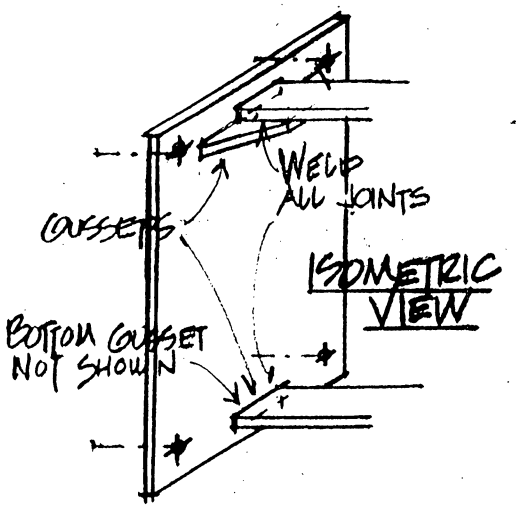
DWG NO. X2

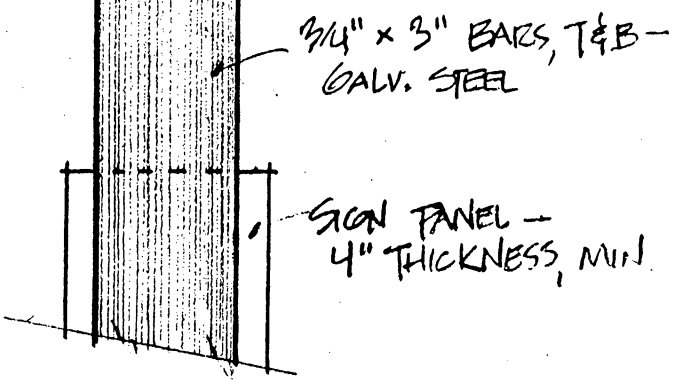


SIDE ELEVATION 3/4" = 1'-0"



PLAN VIEW
3" = 1'-0"





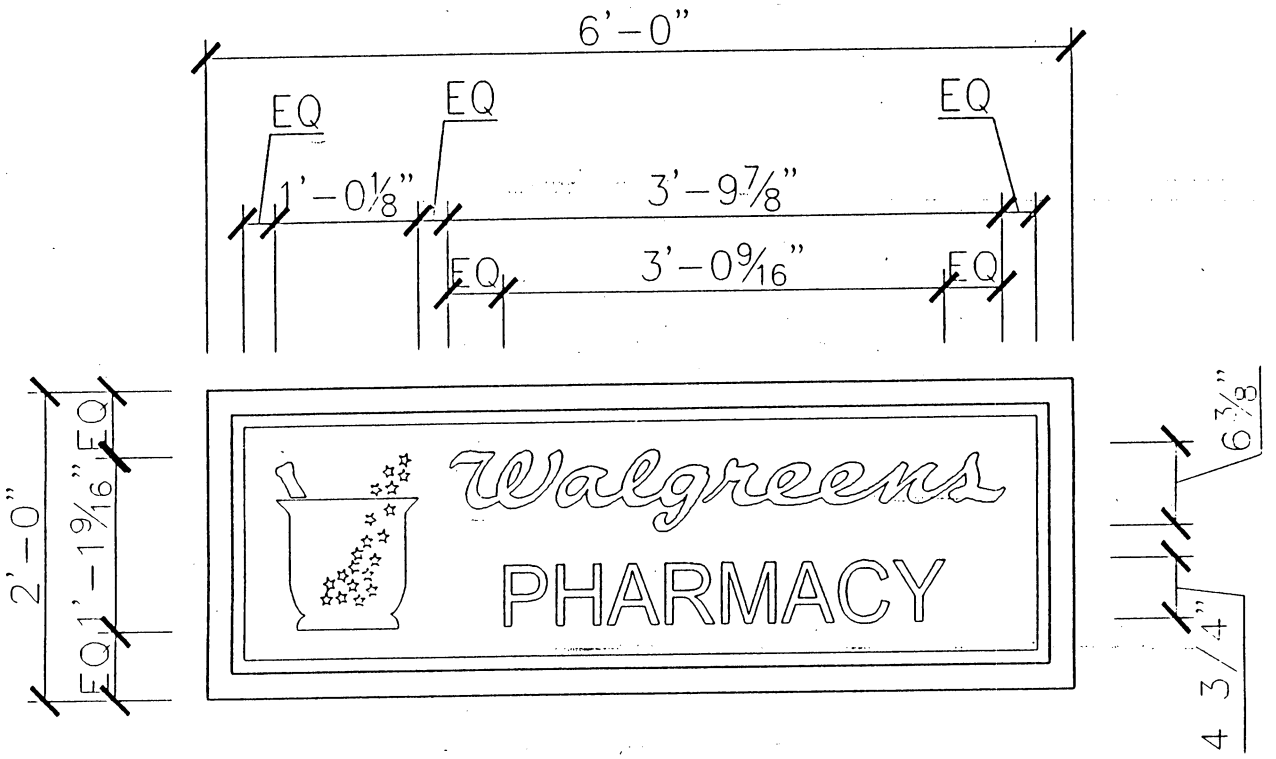
BLADE SIGN SUPPORT

PROSPECT & WESTERN WALGREENS
CAMBRIDGE, MASS. STORE # 06767

7-10-01

RICHARD R. HUNT
ARCHITECT, LTD.
28 OLD RACCOON HILL ROAD
WEST GREENWICH, R.I. 02817
401-397-9309

DWG No. X1



BLADE SIGN DETAIL

SCALE: 3/4"=1'-0"

THIS SIGN WORK SHALL CONSIST OF THE FABRICATION AND ERECTION OF A NON STANDARD EXTERNALLY ILLUMINATED BLADE SIGN.

EXTERNAL ILLUMINATION TO BE GOOSE NECK LAMPS ON FACE OF BUILDING OR OTHER CONSISTENT WITH LOCAL REQUIREMENTS.

SIGN FACES TO BE FROM ROHM & HAAS #7328 WHITE IMPACT RESISTANT DR ACRYLIC. SIGN BACKGROUND TO BE 3M#3630-53 "CARDINAL RED" SURFACE APPLIED VINYL FILM WITH #3630-36 "BLUE" MORTAR & PESTLE SYMBOL. COPY AND STARS TO BE WHITE.

DARK BRONZE FINISH ALUMINUM CABINETS & RETURNS.

ALL BRACING AND SUPPORTS TO BE INTERNAL WITHIN THE CABINET.

DWG NO X3

TITLE: BLADE SIGN DETAIL
ADDRESS: NEC PROSPECT WESTERN & MASSACHUSE
LOCATION: CAMBRIDGE, MA
STORE # 6787

SCALE: AS SHOWN
DRAWN BY: JP
DATE: 5/2/01
CADD PLOT: D6BLADE

SHEET: D-5

COPY

CITY OF CAMBRIDGE
COMMUNITY DEVELOPMENT DEPARTMENT

SIGN CERTIFICATION FORM

BETH RUBENSTEIN
Assistant City Manager for Community Development

COMMUNITY DEVELOPMENT DEPARTMENT

Applicant: Richard Hunt
Richard Hunt Architect LTD
26 Old Beacon Hill Road, West Greenwich RI. 02817

Signature _____

Telephone: 401 397-9309 **FAX:** 401 397-2725

Location of Premises: 625 Mass Ave (Walgreens)

Zoning District: BB **Overlay District:** Central Sq

Date Application Submitted: 9/13/2001

Sketch of Sign Enclosed: ✓ Yes _____ No

PLEASE NOTE: All signs must receive a permit from the Inspectional Services Department (ISD) before installation. Community Development Department (CDD) action does NOT constitute issuance of a permit or certification that all other code requirements have been met. *Do not contract for the fabrication of a sign until all permits have been issued including approval from the City Council, if necessary (see below)!*

Copies: ISD ✓ City Clerk* ____ CDD ____ Applicant ____

***Any sign or portion of a sign extending more than six (6) inches into the public sidewalk, must receive approval from the Cambridge City Council; a bond must be posted with the City Clerk. Forms for that approval are obtained at the Office of the City Clerk .**

NOTE: PLEASE PROVIDE ALL REQUESTED INFORMATION FOR EACH SIGN PROPOSED. FAILURE TO DO SO WILL ONLY DELAY CERTIFICATION.

City Hall Annex
57 Inman Street
Cambridge, MA 02139
Voice: 617 349-4600
Fax: 617 349-4669
TTY: 617 349-4621

cc Hazel Hopkins

SUMMARY OF MAJOR PROVISIONS FOR OFFICE, BUSINESS AND INDUSTRIAL DISTRICTS

(Please consult Article 7.000 of the Zoning Ordinance for specific requirements)

LIMITATIONS ON TOTAL AREA OF SIGNS ON A BUILDING

(See definition of sign frontage)

1. For ground floor stores: Width of store x 1 square foot equals area of all signs permitted on the outside of the storefront. * *

2. For all signs on a single facade of a building: (including those in paragraph 1 above). Width of building facade facing a street x 1 square foot equals area of all signs permitted on that facade. * *

(NOTE: An additional 0.5 square feet per foot of sign frontage is permitted for signs located behind the glass of a window).

LIMITATIONS ON THE HEIGHT OF SIGNS ABOVE THE GROUND

Fifteen (15) for free-standing signs; twenty (20) feet for all other signs with exception for certain hotel and theater signs.

LIMITATIONS ON AREA OF INDIVIDUAL SIGNS

1. Wall signs: Sixty (60) square feet maximum. *

2. Projecting signs: Thirteen (13) square feet maximum. *

3. Free-standing signs: Thirty (30) square feet maximum. *

* However no sign may exceed that area determined by the formula: sign frontage x 1 square foot.

LIMITATIONS ON NUMBER OF SIGNS PERMITTED

1. Wall signs: No limit.

2. Projecting signs: One per ground floor establishment plus one per door serving the remainder of the building.

3. Free-standing signs: Two per lot.

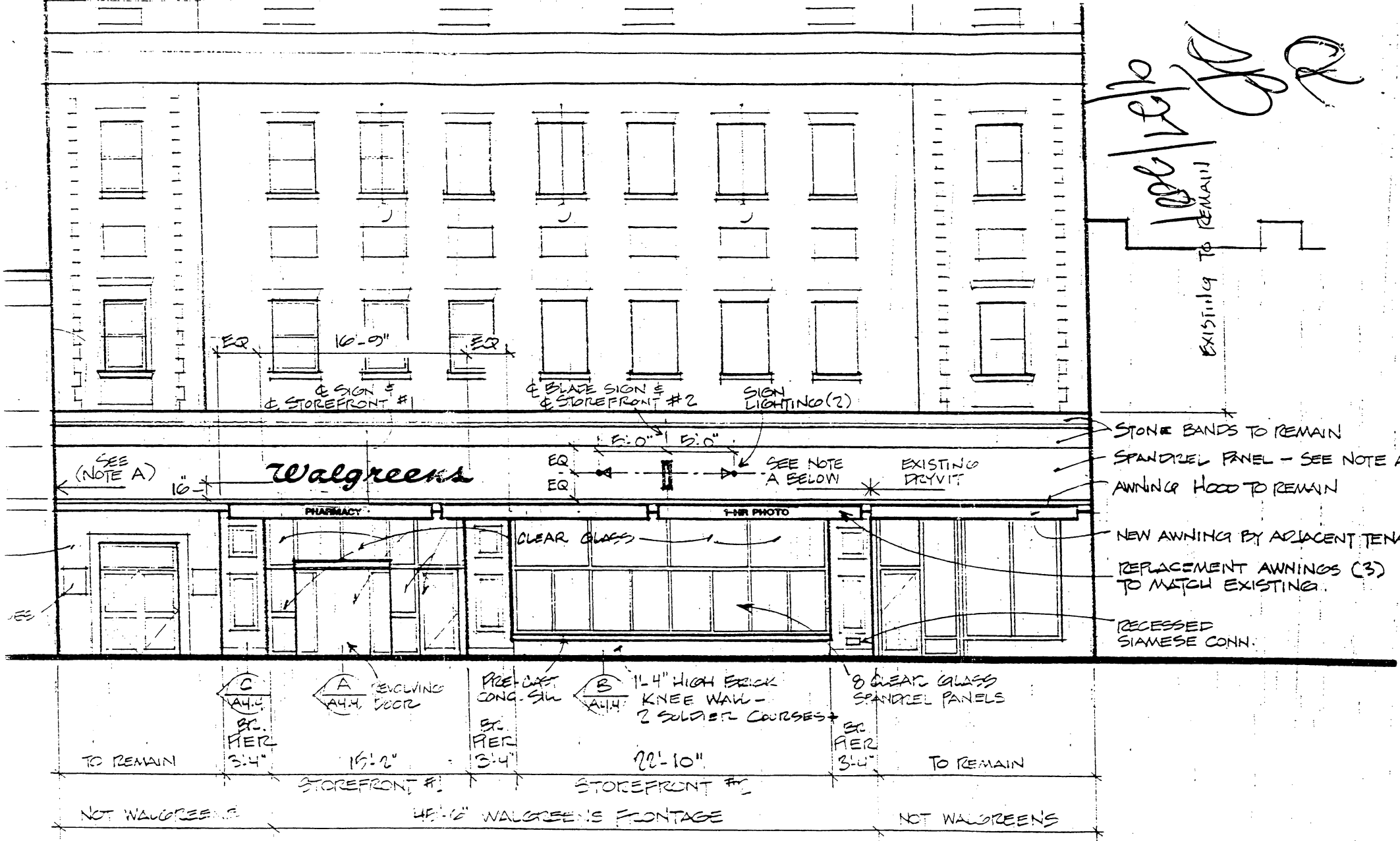
LIMITATIONS ON KINDS OF ILLUMINATION

1. Projecting (including awning signs) and free-standing signs: Natural and external only.

2. Wall signs: Natural or external without limit. Internal under the following conditions:

   a. At least one dimension is 30" or less; and
   b. The sign is located behind window glass or projects no more than 2" from the building face; or
      The sign consists only of individual letters, or channel letters, or only the letters in a box sign are illuminated.

* * Where the sign frontage is more than 100 feet from a street the multiplier may be increased to 2 square feet.



SEE SIGN DETAILS, THIS SHEET

PROPOSED FRONT ELEVATION 1/8" = 1'-0"

NOTE A -
ADD 1" DRYVIT OVER WALGREENS PORTION SPANDREL PANEL, TO MEET & MATCH ADJACENT EXISTING DRYVIT.

R-3	PROPOSED **Walgreens** CAMBRIDGE, MA	
DATE 9-12-01	SCALE VARIES	REVISIONS STORE 06767
JOB. NO. 20101	DRAWN BY RLS	

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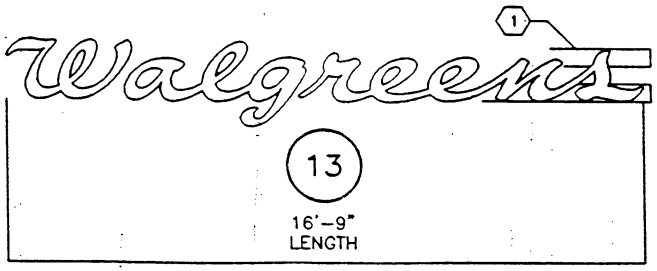
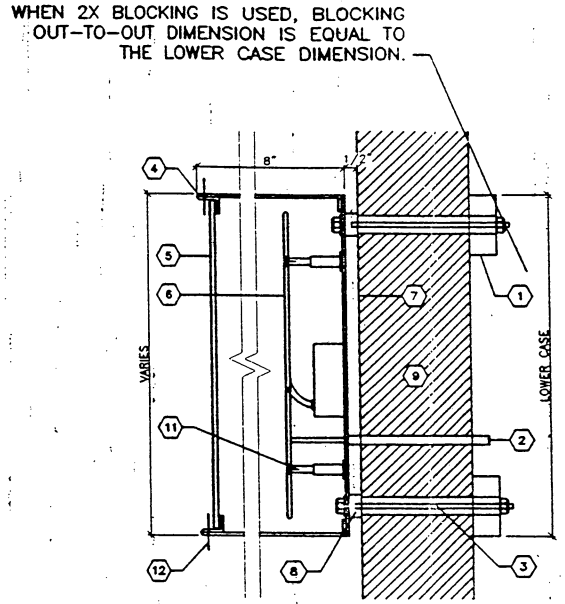
RICHARD R. HUNT
ARCHITECT, LTD.
26 OLD RACCOON HILL ROAD
WEST GREENWICH, RI 02817
401-397-9305



RED SCRIPT SIGN DATA □

RED PLEXIGLAS #2793 FACE SIGN								
LENGTH	ROWS RED NEON	TRANSFORMER		LOWER CASE LETTER	CAPITAL LETTER	TOP W BOTTOM g	AREA SQUARE FEET	WEIGHT
		IN LETTER	REMOTE					
16'-9"	2		✓	15"	21"	30	29.3	250



TYPICAL SECTION THROUGH SIGN

EXTERIOR SCRIPT SIGN KEYED NOTES

1. SIGN SUPPORTS – GENERAL CONTRACTOR SHALL FURNISH & INSTALL SUPPORTS WHERE STUD TYPE FRAMING OCCURS. BACK SIDE OF WALL SHALL REMAIN OPEN UNTIL ALL ELECTRICAL & SIGN WORK IS COMPLETED. REFERENCE: SPECIFICATIONS ON THIS SHEET.
2. CONDUIT & HOUSING THRU WALL – SIGN CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION AND INSTALLATION THRU WALL REFERENCE: SPECIFICATIONS ON THIS SHEET.
3. THRU-BOLT ENCASED IN 3/4" DIAMETER PVC COMPRESSION SLEEVE TO PROTECT E.I.F.S. WALL FINISH FROM OVER-TIGHTENING.
4. .063 ALUMINUM FILLER – DARK BRONZE FLUROPAN EXTERIOR OF LETTER, AND FLUROPAN WHITE INTERIOR.
5. 3/16" PLEXIGLAS.
6. CLEAR RED NEON TUBE ON RED SIGNS.
7. .125 ALUMINUM BACK.
8. PLASTIC WALL SIGN SPACER. (TO HOLD EDGES OF SIGN 1/2" CLEAR OF WALL SURFACE).
9. TRANSFORMERS IN LETTERS WHERE SPECIFIED.
10. TRANSFORMERS – REMOTE WHERE SPECIFIED.
11. GLASS TUBE SUPPORTS.
12. #4 SSS MACHINE SCREWS 6" ON CENTER.

NOTE: PROVIDE CONDENSATION DRIP DRAINS AT BOTTOM OF ALL LETTERS.

NOTE: SEALANTS FOR OPENINGS ARE TO BE COMPATIBLE WITH THE MATERIALS THEY CONTACT. CONSULT FINISH MANUFACTURER FOR RECOMMENDED SEALANTS.

AREA COMPUTATIONS FOR SCRIPT SIGNS

BOUNDARY	SIGN LENGTH 16'-9"
Walgreens	29.3 S.F.

R-2	PROPOSED Walgreens CAMBRIDGE, MA	
DATE 9-12-01	SCALE VARIES	REVISIONS STORE 06767
JOB. NO. 20101	DRAWN BY RLS	

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RICHARD R. HUNT ARCHITECT, LTD.
26 OLD RACCOON HILL ROAD
WEST GREENWICH, RI 02817
401-397-9309

WALGREENS P
TO MEET &
EXISTING DRYVIT.

...N THROUGH SIGN

AREA COMPUTATIONS FOR SCRIPT SIGNS

BOUNDARY	SIGN LENGTH
Walgreens	20'-8 3/4"
	33.9 S.F.

SIGN SPECIFICATION

GENERAL CONTRACTOR SHALL:

A. THIS CONTRACTOR SHALL COORDINATE ALL WORK. NOTIFY ELECTRICAL CONTRACTOR & SIGN CONTRACTOR AS SOON AS POSSIBLE AFTER THE SIGN WALL OR STRUCTURE IS IN PLACE. GENERAL CONTRACTOR SHALL NOT CLOSE UP THE BACK SIDE OF WALL UNTIL ELECTRICAL CONTRACTOR & SIGN CONTRACTOR HAVE COMPLETED THEIR WORK.

B. CONCEALED SIGN SUPPORTS: GENERAL CONTRACTOR SHALL PROVIDE CONCEALED CONTINUOUS WOLMANIZED STRUCTURAL GRADE WOOD SIGN SUPPORTS WHERE STUD OR RAFTER TYPE FRAMING OCCURS.

1. WHERE SCRIPT SIGNS ARE SHOWN, PROVIDE 2 CONCEALED 2 X 8 MEMBERS AT TOP AND BOTTOM OF SCRIPT FOR ALL SIGNS UP TO 20'-8 3/4". SCRIPT SIGNS OVER 20'-8 3/4", PROVIDE 2 CONCEALED 2 X 8 MEMBERS AT TOP AND BOTTOM OF SIGNS.
2. WHERE BOX SIGNS ARE SHOWN, PROVIDE 2 CONCEALED 2 X 8 MEMBERS AT TOP AND BOTTOM OF SIGNS.
3. WHERE INDIVIDUAL LETTER SIGNS ARE SHOWN, PROVIDE 2 CONCEALED 2 X 8 MEMBERS TOP AND BOTTOM OF SIGNS.

2. ELECTRICAL CONTRACTOR:

THIS CONTRACTOR SHALL PROVIDE ONE MAIN ELECTRIC SERVICE PANEL AND FEEDS TO THE BACK SIDE OF SIGN WALL. ELECTRICAL CONTRACTOR SHALL PROVIDE CONDUIT, FEED AND JUNCTION BOXES ALONG BACK SIDE OF SIGN WALL. PROVIDE JUNCTION BOXES FOR EACH LOCATION APPROXIMATELY WHERE SIGN CONTRACTOR WILL PROVIDE CONDUIT HOUSING THROUGH WALL. PROVIDE ELECTRIC SERVICE CAPACITIES AND CIRCUITS AS SHOWN ON ELECTRICAL DRAWINGS.

3. SIGN CONTRACTOR:

A. FOLLOW DRAWINGS & SPECIFICATIONS OF SIGNS AND USE TEMPLATES OF APPROVED DIMENSIONS, CONTOURS, SHAPES AND WITH ELECTRICAL COMPONENTS & CAPACITIES AS SPECIFIED.

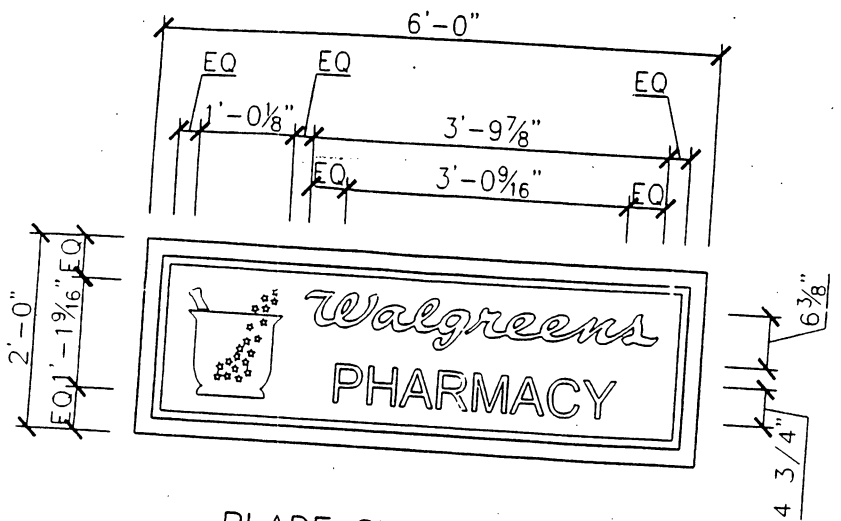
B. SIGN CONTRACTOR SHALL FURNISH FOUR SETS OF SHOP DRAWINGS TO WALGREENS FACILITIES PLANNING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.

C. SIGN CONTRACTOR SHALL CONSTRUCT SIGN IN COMPLIANCE WITH ALL APPLICABLE CODES AND ORDINANCES, AND ACCORDING TO UNDERWRITERS LABORATORIES SPECIFICATIONS AND TO BEAR U.L. LABELS. SIGN CONTRACTOR SHALL OBTAIN ALL STATE AND MUNICIPAL PERMITS NECESSARY TO INSTALL SIGN(S).

4. SIGN INSTALLATION AT BUILDING FACE WORK BY SIGN CONTRACTOR:

A. SIGN CONTRACTOR SHALL ESTABLISH CENTER LINE OF SIGN WALL. MEASURE LOCATION OF EACH ELECTRIC LEAD FROM THE CENTER OUTWARD. PROVIDE 1/2" GALVANIZED CONDUIT AND HOUSING THROUGH 1 1/4" GROUND HOLES. LET THREADED CONDUIT PROJECT THROUGH WALL 1 1/2".

B. SIGN CONTRACTOR SHALL PROVIDE A DISCONNECT SWITCH ON EXTERIOR OF SIGN FOR EACH CIRCUIT TO COMPLY WITH STATE AND LOCAL CODES. EACH SIGN SHALL BE ACTIVATED BY APPROVED PHOTO CELL AND TIME SWITCH WITH MANUAL OVERRIDE SWITCH. ELECTRICAL CONTRACTOR TO FURNISH PHOTO CELL, TIME SWITCH, AND MANUAL OVERRIDE SWITCH.



BLADE SIGN DETAIL
SCALE: 3/4"=1'-0"

THIS SIGN WORK SHALL CONSIST OF THE FABRICATION AND ERECTION OF A NON STANDARD EXTERNALLY ILLUMINATED BLADE SIGN.

EXTERNAL ILLUMINATION TO BE GOOSE NECK LAMPS ON FACE OF BUILDING OR OTHER CONSISTENT WITH LOCAL REQUIREMENTS.

SIGN FACES TO BE FROM ROHM & HAAS #7328 WHITE IMPACT RESISTANT DR ACRYLIC. SIGN BACKGROUND TO BE 3M#3630-53 "CARDINAL RED" SURFACE APPLIED VINYL FILM WITH #3630-36 "BLUE" MORTAR & PESTLE SYMBOL. COPY AND STARS TO BE WHITE.

DARK BRONZE FINISH ALUMINUM CABINETS & RETURNS.

ALL BRACING AND SUPPORTS TO BE INTERNAL WITHIN THE CABINET.

OK
9/27/2021

TITLE: BLADE SIGN DETAIL		SCALE: AS SHOWN	
ADDRESS: NEC PROSPECT WESTERN & MASSACHUSETTS		DRAWN BY: JP	
LOCATION: CAMBRIDGE, MA		DATE: 8/2021	SHEET: D-5
STORE #: 5707		CADD PLOT: D5BLADE	

Sign #1

Proposed PROJECTING Sign (including signs on awnings)

Area in Square feet: 12 **Dimensions:** 6' X 2

Illumination: **Natural** ✓ **Internal** ___ **External** ✓

Height (from ground to the top of the sign): Ca 15'

---

1. COMPLETE WHEN SIGN IS ACCESSORY TO A FIRST FLOOR STORE

Length in feet of store front facing street: (a)_____. Area of signs allowed accessory to store: outside (1 x a)_____, behind windows (0.5 x a)_____. Area of all existing signs on the store front to remain (including any freestanding sign):_____. Area of additional signs permitted:_____.

---

2. COMPLETE FOR ANY OTHER SIGN

Length in feet of building facade facing street: (a) 45.5. Area of signs allowed accessory to the building facade: outside (1 x a) 45.5, behind windows (0.5 x a) 22.75. Area of all existing signs on the building facade to remain (including any freestanding sign): -0-. Area of additional signs permitted: 45.5/22.75.

SUMMARY OF LIMITATIONS FOR PROJECTING SIGNS (see reverse side for more general summary of the sign regulations; review Article 7.000 of the Zoning Ordinance for all zoning requirements.)

AREA: 13 square feet maximum. HEIGHT ABOVE THE GROUND: 20 feet but below the sills of second floor windows. ILLUMINATION: Natural or external only. NUMBER: one per store plus one per entry to the remainder of the building.

COMMUNITY DEVELOPMENT DEPARTMENT CERTIFICATION

Sign conforms to requirements of Article 7.000: YES ✓ NO_____

Sign requires a variance from the Board of Zoning Appeal: YES _____

Relevant sections: _____

COMMENTS: _____

Date: 9/26/2011 CDD Representative [signature]

SUMMARY OF MAJOR PROVISIONS FOR OFFICE, BUSINESS AND INDUSTRIAL DISTRICTS
(Please consult Article 7.000 of the Zoning Ordinance for specific requirements)

LIMITATIONS ON TOTAL AREA OF SIGNS ON A BUILDING
(See definition of sign frontage)

1. For ground floor stores: — Width of store x 1 square foot equals area of all signs permitted on the outside of the storefront. * *

2. For all signs on a single facade of a building: (including those in paragraph 1 above). — Width of building facade facing a street x 1 square foot equals area of all signs permitted on that facade. * *

(NOTE: An additional 0.5 square feet per foot of sign frontage is permitted for signs located behind the glass of a window).

LIMITATIONS ON THE HEIGHT OF SIGNS ABOVE THE GROUND

Fifteen (15) for free-standing signs; twenty (20) feet for all other signs with exception for certain hotel and theater signs.

LIMITATIONS ON AREA OF INDIVIDUAL SIGNS

1. Wall signs: Sixty (60) square feet maximum. *
2. ~~Projecting signs:~~ ~~Thirteen (13) square feet maximum.~~ *
3. Free-standing signs: Thirty (30) square feet maximum. *

* However no sign may exceed that area determined by the formula: sign frontage x 1 square foot.

LIMITATIONS ON NUMBER OF SIGNS PERMITTED

1. Wall signs: No limit.
2. Projecting signs: One per ground floor establishment plus one per door serving the remainder of the building.
3. Free-standing signs: Two per lot.

LIMITATIONS ON KINDS OF ILLUMINATION

1. Projecting (including awning signs) and free-standing signs: Natural and external only.
2. Wall signs: Natural or external without limit. Internal under the following conditions:
   a. At least one dimension is 30" or less; and
   b. The sign is located behind window glass or projects no more than 2" from the building face; or
      The sign consists only of individual letters, or channel letters, or only the letters in a box sign are illuminated.

* * Where the sign frontage is more than 100 feet from a street the multiplier may be increased to 2 square feet.

Sign #2

Proposed WALL Sign

Area in Square feet: 29.3 **Dimensions:** 1.75 x 16.75

Illumination: **Natural**___ **Internal** ✓ **External** ___

Height (from ground to the top of the sign): Ca 15

---

1. COMPLETE WHEN SIGN IS ACCESSORY TO A FIRST FLOOR STORE

Length in feet of store front facing street: (a)_____. Area of signs allowed accessory to store: outside (1 x a)_____, behind windows (0.5 x a)_____. Area of all existing signs on the store front to remain (including any freestanding sign):_____. Area of additional signs permitted:_____.

---

2. COMPLETE FOR ANY OTHER SIGN

Length in feet of building facade facing street: (a)_____. Area of signs allowed accessory to the building facade: outside (1 x a)_____, behind windows (0.5 x a)_____. Area of all existing signs on the building facade to remain (including any freestanding sign):_____. Area of additional signs permitted:_____. See Sign #1

SUMMARY OF LIMITATIONS FOR WALL SIGNS (see reverse side for more general summary of the sign regulations; review Article 7.000 of the Zoning Ordinance for all zoning requirements.)

AREA: 60 square feet maximum. HEIGHT ABOVE THE GROUND: 20 feet but below the sills of second floor windows. ILLUMINATION: Natural or external, or internal illumination with significant limitations. NUMBER: No limit.

COMMUNITY DEVELOPMENT DEPARTMENT CERTIFICATION

Sign conforms to requirements of Article 7.000: YES ✓ NO_____

Sign requires a variance from the Board of Zoning Appeal: YES _____

Relevant sections: _____

COMMENTS: _____

Date: 9/20/2001 CDD Representative [signature]

SUMMARY OF MAJOR PROVISIONS FOR OFFICE, BUSINESS AND INDUSTRIAL DISTRICTS

(Please consult Article 7.000 of the Zoning Ordinance for specific requirements)

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   b. The sign is located behind window glass or projects no more than 2" from the building face; or
      The sign consists only of individual letters, or channel letters, or only the letters in a box sign are illuminated.

* * Where the sign frontage is more than 100 feet from a street the multiplier may be increased to 2 square feet.

CITY OF CAMBRIDGE
COMMUNITY DEVELOPMENT DEPARTMENT

SUSAN B. SCHLESINGER
Assistant City Manager for Community Development

ELIZABETH EPSTEIN
Deputy Director for Community Development

SIGN CERTIFICATION FORM

COMMUNITY DEVELOPMENT DEPARTMENT

Applicant: HAZEL HOPKINS AGENT: WALGREENS

17 BRISTOL ST. WORCESTER MA 01606

Signature Hazel Hopkins

Telephone: 508-856-7332 FAX: 508-856-7332

Location of Premises: 625 MASSACHUSETTS AVE

Zoning District: BA Overlay District: C-1 Sq

Date Application Submitted: 8-13-01

Sketch of Sign Enclosed: (Yes) No

PLEASE NOTE: All signs must receive a permit from the Inspectional Services Department (ISD) before installation. Community Development Department (CDD) action does NOT constitute issuance of a permit or certification that all other code requirements have been met. *Do not contract for the fabrication of a sign until all permits have been issued including approval from the City Council, if necessary (see below)!*

Copies: ISD ___ City Clerk* ___ CDD ✓ Applicant ___

*Any sign or portion of a sign extending more than six (6) inches into the public sidewalk, must receive approval from the Cambridge City Council; a bond must be posted with the City Clerk. Forms for that approval are obtained at the Office of the City Clerk.

Superceded 9/27/2001

City Hall Annex
57 Inman Street
Cambridge MA 02139
617 349-4600
Fax 617 349-4669

Letters 3/10

Proposed PROJECTING Sign (including signs on awnings)

Area in Square feet: 12 **Dimensions:** 2' X 6'

Illumination: Natural___ **Internal** ___ **External** ✓

Height (from ground to the top of the sign): 15'6"

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1. COMPLETE WHEN SIGN IS ACCESSORY TO A FIRST FLOOR STORE

Length in feet of store front facing street: (a) 45'6". Area of signs allowed accessory to store: outside (1 x a) 45.5, behind windows (0.5 x a) 22.75. Area of all existing signs on the store front to remain (including any freestanding sign): 33.5. Area of additional signs permitted: 12.

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2. COMPLETE FOR ANY OTHER SIGN

Length in feet of building facade facing street: (a)_____. Area of signs allowed accessory to the building facade: outside (1 x a)_____, behind windows (0.5 x a)_____. Area of all existing signs on the building facade to remain (including any freestanding sign):_____. Area of additional signs permitted:_____.

Superceded

SUMMARY OF LIMITATIONS FOR PROJECTING SIGNS (see reverse side for more general summary of the sign regulations; review Article 7.000 of the Zoning Ordinance for all zoning requirements.)

AREA: 13 square feet maximum. HEIGHT ABOVE THE GROUND: 20 feet but below the sills of second floor windows. ILLUMINATION: Natural or external only. NUMBER: one per store plus one per entry to the remainder of the building.

COMMUNITY DEVELOPMENT DEPARTMENT CERTIFICATION

Sign conforms to requirements of Article 7.000: YES_____ NO ✓

Sign requires a variance from the Board of Zoning Appeal: YES ✓

Relevant sections: _____

COMMENTS: Exceeds area allocated to Star frontage (44.6 for wall sign + 12 for projecting sign) is greater than 45.5 sq ft)

Date: 8/23/2001 CDD Representative [signature]

Superceded 9/27/200.

44.6 **Proposed WALL Sign**

Area in Square feet: ~~33.5~~ **Dimensions:** 18" 26" x 24o

Illumination: **Natural**___ **Internal**✓ **External**___ CHANNEL LETTERS

Height (from ground to the top of the sign): 15'6"

1. COMPLETE WHEN SIGN IS ACCESSORY TO A FIRST FLOOR STORE

Length in feet of store front facing street: (a) 45'6". Area of signs allowed accessory to store: outside (1 x a) 45.5, behind windows (0.5 x a) 22.75. Area of all existing signs on the store front to remain (including any freestanding sign): ZERO. Area of additional sign permitted: 45.5.

2. COMPLETE FOR ANY OTHER SIGN

Length in feet of building facade facing street: (a)_____. Area of signs allowed accessory to the building facade: outside (1 x a)_____, behind windows (0.5 x a)_____. Area of all existing signs on the building facade to remain (including any freestanding sign):_____ Area of additional signs permitted:_____.

SUMMARY OF LIMITATIONS FOR WALL SIGNS (see reverse side for more general summary of the sign regulations; review Article 7.000 of the Zoning Ordinance for all zoning requirements.)

AREA: 60 square feet maximum. HEIGHT ABOVE THE GROUND: 20 feet but below the sills of second floor windows. ILLUMINATION: Natural or external, or internal illumination with significant limitations. NUMBER: No limit.

COMMUNITY DEVELOPMENT DEPARTMENT CERTIFICATION

Sign conforms to requirements of Article 7.000: YES ✓ NO_____

Sign requires a variance from the Board of Zoning Appeal: YES _____

Relevant sections: _____

COMMENTS: _____

Date: 8/23/01 CDD Representative Taylor Bailey

Superceded 9/27/2001

CITY OF CAMBRIDGE

INSPECTIONAL SERVICES DEPARTMENT CITY HALL
CAMBRIDGE, MASSACHUSETTS 02139 (617) 498-9013

Robert R. Bersani
Commissioner

To Whom It May Concern:

As owner or agent of 3MJ REALTY 579-605 MASS. AVE., Cambridge, Massachu
do hereby declare my disapproval ____ approval ✓ of the installment of:

Canopy over the sidewalk entrance: N/A

Awnings over the windows: N/A

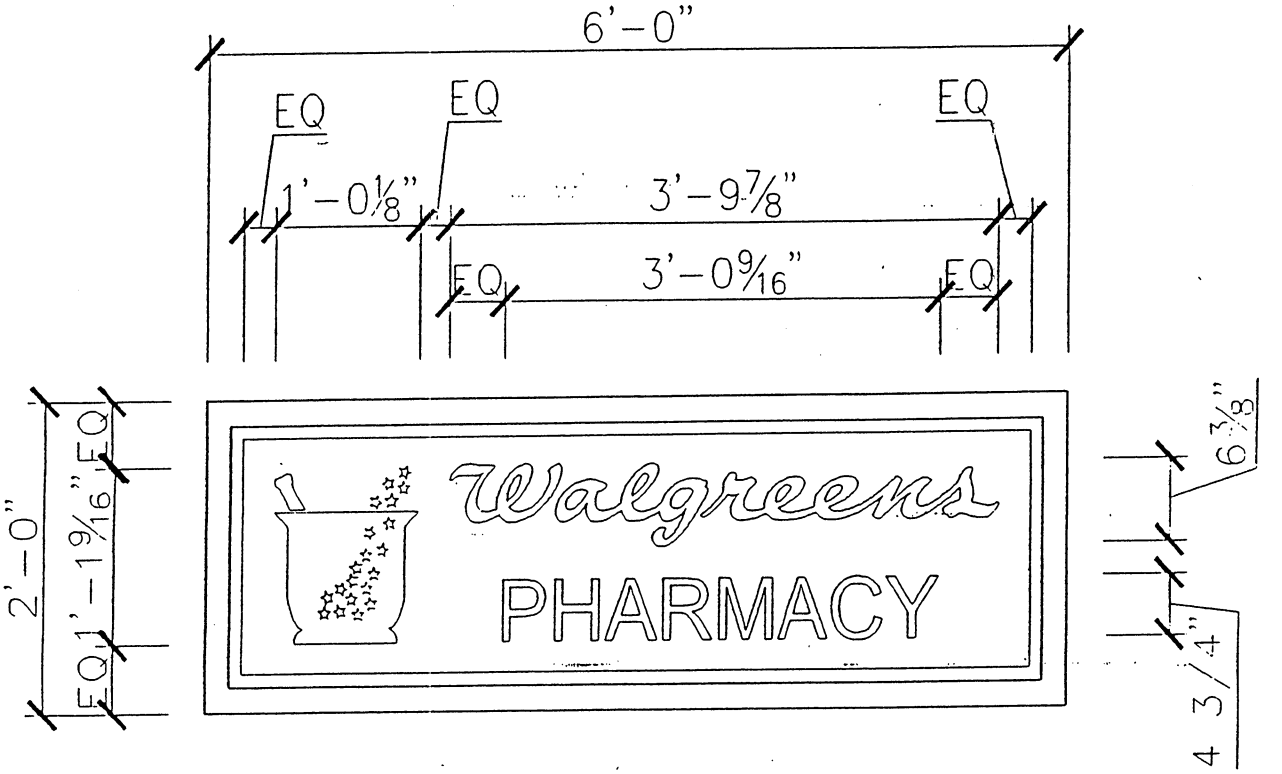
Projecting sign: EXTERNALLY ILLUMINATED BLADE SIGN WITH ALUMINUM HOUSING FOR WALGREENS PHARMACY AT 625 MASSACHUSETTS AVENUE

of said property.

Signed: _____ Date: October 26, 2001

Address: 563 Mass Ave

Reply is requested within seven (7) days of date of this letter.



BLADE SIGN DETAIL

SCALE: 3/4"=1'-0"

THIS SIGN WORK SHALL CONSIST OF THE FABRICATION AND ERECTION OF A NON STANDARD EXTERNALLY ILLUMINATED BLADE SIGN.

EXTERNAL ILLUMINATION TO BE GOOSE NECK LAMPS ON FACE OF BUILDING OR OTHER CONSISTENT WITH LOCAL REQUIREMENTS.

SIGN FACES TO BE FROM ROHM & HAAS #7328 WHITE IMPACT RESISTANT DR ACRYLIC. SIGN BACKGROUND TO BE 3M#3630-53 "CARDINAL RED" SURFACE APPLIED VINYL FILM WITH #3630-36 "BLUE" MORTAR & PESTLE SYMBOL. COPY AND STARS TO BE WHITE.

DARK BRONZE FINISH ALUMINUM CABINETS & RETURNS.

ALL BRACING AND SUPPORTS TO BE INTERNAL WITHIN THE CABINET.

DWG NO X3

TITLE: BLADE SIGN DETAIL SCALE: AS SHOWN
ADDRESS: NEC PROSPECT WESTERN & MASSACHUSE DRAWN BY: JP
LOCATION: CAMBRIDGE, MA DATE: 5/3/01 SHEET: D-5

CITY OF CAMBRIDGE

INSPECTIONAL SERVICES DEPARTMENT CITY HALL
CAMBRIDGE, MASSACHUSETTS 02139 (617) 498-9013

Robert R. Bersani
Commissioner

To Whom It May Concern:

As owner or agent of 645-655 MASSACHUSETTS AVENUE, Cambridge, Massachu
do hereby declare my disapproval ____ approval ✓ of the installment of:

Canopy over the sidewalk entrance: N/A

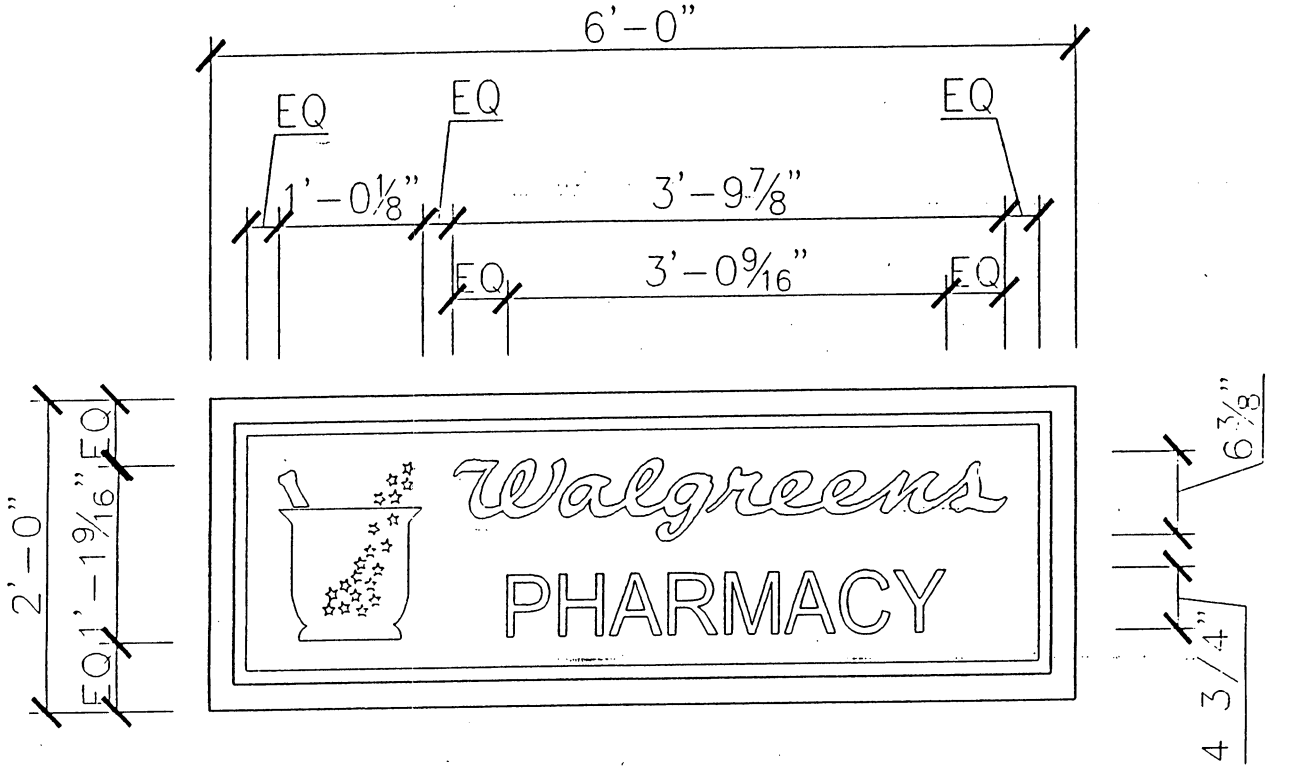
Awnings over the windows: N/A

Projecting sign: EXTERNALLY ILLUMINATED BLADE SIGN WITH ALUMINUM HOUSING
of said property. FOR WALGREENS PHARMACY AT 625 MASSACHUSETTS AVENUE

Signed: [signature] - Choice Realty LLC Date: 10/26/01

Address: 825 Beacon St., #1 Newton Centre, MA 02459

Reply is requested within seven (7) days of date of this letter.



BLADE SIGN DETAIL

SCALE: 3/4"=1'-0"

THIS SIGN WORK SHALL CONSIST OF THE FABRICATION AND ERECTION OF A NON STANDARD EXTERNALLY ILLUMINATED BLADE SIGN.

EXTERNAL ILLUMINATION TO BE GOOSE NECK LAMPS ON FACE OF BUILDING OR OTHER CONSISTENT WITH LOCAL REQUIREMENTS.

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DARK BRONZE FINISH ALUMINUM CABINETS & RETURNS.

ALL BRACING AND SUPPORTS TO BE INTERNAL WITHIN THE CABINET.

DWG NO X3

TITLE: BLADE SIGN DETAIL SCALE: AS SHOWN
ADDRESS: NEC PROSPECT WESTERN & MASSACHUSETTS DRAWN BY: JP
LOCATION: CAMBRIDGE, MA DATE: 5/2/01

CITY OF CAMBRIDGE

INSPECTIONAL SERVICES DEPARTMENT CITY HALL
CAMBRIDGE, MASSACHUSETTS 02139 (617) 498-9013

Robert R. Bersani
Commissioner

To Whom It May Concern:

As owner or agent of 625 MASSACHUSETTS AVENUE SUITE 1, Cambridge, Massach
do hereby declare my disapproval ~~approval~~ ✓ of the installment of:

Canopy over the sidewalk entrance: N/A

Awnings over the windows: N/A

Projecting sign: EXTERNALLY ILLUMINATED BLADE SIGN WITH ALUMINUM HOUSING

of said property. FOR WALGREENS PHARMACY AT 625 MASSACHUSETTS AVENUE

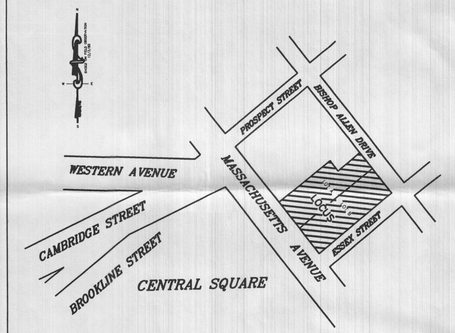
Signed: [signature], SAMUELS PROPERTY GROUP LLC, AUTHORIZED AGENT Date: 10/26/01

Address: 575 BOYLSTON ST., BOSTON MA 02116

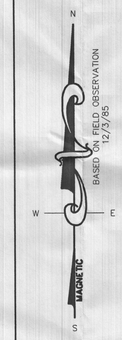
Reply is requested within seven (7) days of date of this letter.

FORM IS 24

BEFORE YOU BUY, OR RENT - CHECK ZONING, BE SURE THE BUILDING CAN BE USED FOR THE PURPOSE INTENDED



LOCUS MAP
NOT TO SCALE



I HEREBY CERTIFY TO THE FOLLOWING STATEMENTS.

1) SEWER,WATER,GAS,ELECTRIC AND TELEPHONE BELOW GRADE SERVICES ARE PROVIDED TO THE PROPERTY.
2) LOT A ERROR OF CLOSURE = 1/438,076 20,024±sf 0.46ac.
   LOT B ERROR OF CLOSURE = 1/206,241 25,567±sf 0.59ac.
3) THE PROPERTY HAS DIRECT PHYSICAL ACCESS TO MASSACHUSETTS AVENUE, ESSEX STREET AND BISHOP ALLEN DRIVE.
4) LOTS A & B TOGETHER FORM ONE CONTIGUOUS PARCEL UNINTERRUPTED BY STRIPS, GAPS, OR GORES.
5) THE PARCEL CONTAINS A TOTAL OF 23 REGULAR PARKING SPACES.
6) LOCUS IS ZONED BUSINESS B CENTRAL SQUARE OVERLAY DISTRICT.

5/21/99

PROFESSIONAL LAND SURVEYOR
FOR MIDDLESEX SURVEY INC.

LEGEND
M.H. = MANHOLE
P.M. = PARKING METER
L.P. = LIGHT POLE
E.M.H. = ELECTRIC MANHOLE
G.G. = GAS GATE
O.H. = OVERHANG
HYD.= HYDRANT

REFERENCE:
BOOK 7149 PAGE 238, LCC 6442,
BOOK 13270 PAGE 302, BOOK 13152 PAGE 321
BOOK 29447 PAGE 384

I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL SURVEY BY MIDDLESEX SURVEY, INC.–LAND SURVEYORS ON NOV. 1, 1989 AND UPDATED ON MAY 21, 1999

PROF. LAND SURVEYOR
P.L.S # 31312

I CERTIFY THAT THE BUILDINGS SHOWN ON THIS PLAN ARE NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON F.E.M.A. MAP FOR FOR THE CITY OF CAMBRIDGE, COMMUNITY NO. 250186B, ZONE C, EFFECTIVE DATE JULY 5, 1982.

DATE: 5/21/99

PROF. LAND SURVEYOR
P.L.S. # 31312

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1997, AND INCLUDES ITEMS 2, 3, 4, 7a, 7b, 7c, 8, 9, 10, 11 AND 13 OF TABLE A THEREOF, AND PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION OF AN URBAN SURVEY.

DATE: 5/21/99

PROF. LAND SURVEYOR
P.L.S. #31312

I HEREBY CERTIFY TO SAMUELS PROPERTY GROUP LLC AND ITS AFFILIATES, KEYBANK NATIONAL ASSOCIATION, FIDELITY NATIONAL TITLE INSURANCE COMPANY OF NEW YORK , BINGHAM DANA LLP AND SAMUELS CENTRAL SQUARE LLC THAT THIS ACTUAL SURVEY WAS MADE ON THE GROUND AND THAT THE SURVEY SHOWS THE RECORD LINES AND MEASURED LINES AND THE LOCATION OF ALL BUILDINGS ON THE PREMISES, AND THAT, EXCEPT AS SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS, EASEMENTS OR RIGHTS OF WAY ON THE SURVEYED PREMISES, AND THAT SAID PREMISES HAS ACCESS TO A PUBLIC OR PRIVATE WAY, AND THAT IT DOES NOT FALL IN A SPECIAL FLOOD HAZARD AREA AS DESIGNATED ON THE F.E.M.A. MAP FOR THE CITY OF CAMBRIDGE, COMMUNITY NO. 250186B, ZONE C, EFFECTIVE DATE JULY 5, 1982.

ACCESS TO AND EGRESS FROM THE SUBJECT PREMISES AND THE IMPROVEMENTS AND STRUCTURES THEREON ARE PROVIDED VIA THE MEANS INDICATED HEREON. MUNICIPAL WATER, MUNICIPAL STORM SEWER, MUNICIPAL SANITARY SEWER FACILITIES, AND TELEPHONE, GAS AND ELECTRIC SERVICES OF PUBLIC UTILITIES ARE AVAILABLE IN THE LOCATIONS INDICATED HEREON.

5/21/99

PROFESSIONAL LAND SURVEYOR
FOR MIDDLESEX SURVEY INC.

I HEREBY CERTIFY TO SAMUELS PROPERTY GROUP LLC AND ITS AFFILIATES, KEYBANK NATIONAL ASSOCIATION, FIDELITY NATIONAL TITLE INSURANCE COMPANY OF NEW YORK , BINGHAM DANA LLP AND SAMUELS CENTRAL SQUARE LLC THAT THIS SURVEY WAS PREPARED FROM AN ACTUAL ON–THE–GROUND INSTRUMENT SURVEY OF THE SUBJECT PREMISES, THAT THE SAME ACCURATELY SHOWS THE LOCATION OF THE BOUNDARIES OF THE SUBJECT PREMISES AND THE LOCATION OF ALL STREETS, HIGHWAYS, ALLEYS AND PUBLIC WAYS CROSSING OR ABUTTING SAID PREMISES, THAT THE DIMENSIONS OF THE IMPROVEMENTS AND THE LOCATION THEREOF WITH RESPECT TO THE BOUNDARIES ARE ACCURATELY SHOWN AS THE SAME WERE SITUATED ON MAY 21, 1999; THAT THERE ARE NO ENCROACHMENTS BY IMPROVEMENTS, EXCEPT AS SHOWN APPURTENANT TO ADJOINING PREMISES UPON THE SUBJECT PREMISES, NOR FROM THE SUBJECT PREMISES UNLESS SHOWN HEREON; THAT ALL BUILDINGS AND STRUCTURES EXCEPT AS SHOWN HEREON LIE WHOLLY WITHIN ALL APPLICABLE BUILDING RESTRICTION LINES, IF ANY, AND DO NOT VIOLATE ANY RECORDED SETBACK, RIGHT OF WAY, OR EASEMENT AGREEMENT EXCEPT AS SHOWN HEREON SET FORTH IN THE TITLE COMMITMENT FOR THE SUBJECT PREMISES DATED 5/2/99 ISSUED TO US BY FIDELITY NATIONAL TITLE INSURANCE CO. OF NEW YORK THAT ALL EASEMENTS AND RIGHTS OF WAY WHICH ARE APPURTENANT TO OR BURDEN THE SUBJECT PREMISES AND ARE REFERRED TO IN THE TITLE COMMITMENT OR ARE APPARENT FROM A VISUAL INSPECTION ARE DELINEATED HEREON.

5/21/99

PROFESSIONAL LAND SURVEYOR
FOR MIDDLESEX SURVEY INC.

LOT A

RUNNING DESCRIPTION

BEGINNING AT THE SOUTHWESTERLY CORNER AT MASSACHUSETTS AVENUE.

THENCE: N38°00'00"W SEVENTY–SEVEN AND FIVE HUNDREDTHS FEET (77.05') ALONG MASSACHUSETTS AVENUE,

THENCE: N52°08'45"E NINETY–TWO AND NINETY–HUNDREDTHS FEET (92.90'),

THENCE: N37°51'15"W FORTY TWO HUNDREDTHS FEET (0.42')

THENCE: N52°08'45"E NINETY–FOUR AND NINETY–THREE HUNDREDTHS FEET (94.93'),

THENCE: S37°53'05"E TWENTY–ONE AND EIGHTY SEVEN HUNDREDTHS FEET (21.87'),

THENCE: N52°27'31"E NINETY–EIGHT AND NO HUNDREDTHS FEET (98.00'),

THENCE: S38°03'25"E FIFTY–FIVE AND SEVENTY–SEVEN HUNDREDTHS FEET (55.77') ALONG BISHOP ALLEN DRIVE,

THENCE: S52°09'17"W NINETY–SEVEN AND NINETY–SIX HUNDREDTHS FEET (97.96'),

THENCE: N37°50'43"W FIFTY HUNDREDTHS FEET (0.50'),

THENCE: S52°09'17"W ONE HUNDRED TWENTY–EIGHT AND FIFTY–FIVE HUNDREDTHS FEET (128.55'),

THENCE: N37°50'43"W SIXTEEN HUNDREDTHS FEET (0.16'),

THENCE: S52°09'17"W FIFTY–NINE AND THIRTY–THREE HUNDREDTHS FEET (59.33') TO THE POINT OF BEGINNING.

CONTAINING: 20,024±SF.

LOT B

RUNNING DESCRIPTION

BEGINNING AT THE SOUTHWESTERLY CORNER AT MASSACHUSETTS AVENUE.

THENCE: N52°09'17"E FIFTY–NINE AND THIRTY–THREE HUNDREDTHS FEET (59.33'),

THENCE: S37°50'43"E SIXTEEN HUNDREDTHS FEET (0.16'),

THENCE: N52°09'17"E ONE HUNDRED TWENTY–EIGHT AND FIFTY FIVE HUNDREDTHS FEET (128.55'),

THENCE: S37°50'43"E FIFTY HUNDREDTHS FEET (0.50'),

THENCE: N52°09'17"E NINETY–SEVEN AND NINETY–SIX HUNDREDTHS FEET (97.96'),

THENCE: S38°03'25"E EIGHTY–NINE AND THIRTEEN HUNDREDTHS FEET (89.13') ALONG BISHOP ALLEN DRIVE,

THENCE: S52°10'45"W TWO HUNDRED EIGHTY–FIVE AND NINETY–THREE HUNDREDTHS FEET (285.93') ALONG ESSEX STREET,

THENCE: N38°00'00"W EIGHTY–NINE AND SIXTY SEVEN HUNDREDTHS FEET (89.67') ALONG MASSACHUSETTS AVENUE TO THE POINT OF BEGINNING.

CONTAINING: 25,567±sf±SF.

ALTA/ACSM
PLAN OF LAND
IN
CAMBRIDGE, MASS.

MIDDLESEX SURVEY INC. LAND SURVEYORS
131 PARK STREET NORTH READING, MA. 01864
PHONE: (978) 664-5451 FAX: (978) 664-3960

SCALE: 1"= 20 DATE: MAY 21, 1999

ORIGINAL SURVEY PERFORMED ON 11/1/89 & UPDATED 5/21/99

GRAPHIC SCALE

20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

DRAWING NO. 238r12 ©

VOID SEE MARKED UP COPY

S:\100-1199\1111\archive\existing\Site.dwg Thu Mar 08 13:16:58 2001 Spagnolo/Gisness & Associates, Inc. (SRitch)

1484

Applications and Petitions #2

An application was received from Walgreens, requesting permission for a sign at the premises numbered 625 Massachusetts Avenue.

In City Council November 5, 2001

ORDER ADOPTED