

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

Cambridge, June 17, 2013

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 Huron Properties, Inc. be granted permit to erect a sign of the following specifications in front of premises located at 221, 223 & 225 Concord Ave One sign at each address

Type of Sign: Aluminum blade sign with two electric spot lights (state whether electric or otherwise and material used in construction)

Reading matter to go on sign: See attached list

Size: See attached list Weight: approx.. 50 lbs. each

Public Way Obstruction: A. See attached list (Give exact distance sign is to extend over sidewalk) B. See attached list (Also exact distance from bottom of sign to sidewalk)

Height Above Grade: Bottom: See attached list Top: See attached list

NOTICE - REGULATIONS

[Section 12.08.010 Municipal Code - Encroachments onto Streets]

[Section 1212.0 State Building Code - Projecting Signs]

- A projecting sign shall be constructed wholly of incombustible materials. All signs must meet requirements of Zoning Ordinances and Building Code. Note: Section 12.12.220 provides in part "every owner who maintains a . . . structure in or over a street. . . shall do so only on the condition that such maintenance shall be considered as an agreement on his part to keep the same and the covers thereof in good repair and condition, at all times during his ownership, and to indemnify and save harmless the City against any and all damages, cost or expenses which it may sustain, or be required to pay by reason of such. . . structure."

PROPERTY OWNER OR AUTHORIZED AGENT HEREBY STATES THAT INFORMATION IS TRUE TO THE BEST OF HIS/HER KNOWLEDGE AND UNDERSTANDING UNDER PAINS AND PENALTY OF PERJURY.

David J. Salomon Huron Properties, Inc. c/o David Salomon 9 Kinnard St. #1 Cambridge, MA 02139 / 617-308-4415 (Property owner or authorized agent) (Address) (Tel. No.)

David J. Salomon Same as above /617-308-4415 (Business owner) (Address) (Tel. No.)

Approved as to Building Code APPROVED: [Signature] (Building Inspector) 6-18-13 (Date)

Approved as Zoning Ordinances APPROVED: [Signature] (Inspectional Services Department) 6-18-13 (Date)

APPROVED: [Signature] (Department of Public Works) 6-18-13 (Date)

OFFICE OF THE CITY CLERK CAMBRIDGE, MASSACHUSETTS JUN 19 2013

ABUTTERS FORM FOR SIGN/AWNING PERMIT

To Whom It May Concern:

Date 6-14-13

As Owner of Agent of AUSTIN ARCHITECTS, LLC Cambridge,
Massachusetts, I do hereby declare my disapproval _____ approval of the
installment of:

Canopy over the sidewalk entrance: NONE

Awnings over the windows: NONE

Projecting sign: 3 BLADE SIGNS

of said property:

Signed: [Signature] Date 6-14-13

Address: 219 CONCORD AVE CAMBRIDGE, MA 02138

ABUTTERS:

PLEASE COMPLETE FORM WHETHER OR NOT YOU APPROVE OF THE REQUESTED SIGN/AWNING AND RETURN IT TO THE APPLICANT WITHIN SEVEN (7) DAYS FOR INCLUSION IN THE APPLICATION.

SIGN/AWNING APPLICANT:

PLEASE FILL IN DATE THAT FORM WAS DELIVERED TO ABUTTER (TOP RIGHT OF THIS FORM)

ABUTTERS FORM FOR SIGN/AWNING PERMIT

To Whom It May Concern:

Date 6-14-13

As Owner of Agent of HURON PROPERTIES, INC Cambridge,

Massachusetts, I do hereby declare my disapproval _____ approval X of the
installment of:

Canopy over the sidewalk entrance: NONE

Awnings over the windows: NONE

Projecting sign: 3 BLADE SIGNS

of said property.

Signed: David J. Salomon Date 6-14-13

Address: 227 CONCORD AVE. CAMBRIDGE, MA 02139

ABUTTERS:

PLEASE COMPLETE FORM WHETHER OR NOT YOU APPROVE OF THE REQUESTED SIGN/AWNING AND RETURN IT TO THE APPLICANT WITHIN SEVEN (7) DAYS FOR INCLUSION IN THE APPLICATION.

SIGN/AWNING APPLICANT:

PLEASE FILL IN DATE THAT FORM WAS DELIVERED TO ABUTTER (TOP RIGHT OF THIS FORM)

SIGN CERTIFICATION FORM

COMMUNITY DEVELOPMENT DEPARTMENT

Sign Text: SEE ATTACHED LIST

Applicant (name and address) HURON PROPERTIES, INC

c/o DAVID J. SALOMON 9 KINNAIRD ST #1
CAMBRIDGE, MA 02139

Signature David J. Salomon

Telephone: 617-308-4415 FAX: NONE

Location of Premises: 221, 223 + 225 CONCORD AVE.

Zoning District: BA-1 Overlay District: NONE

Date Application Submitted: 6-17-13

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 Historical Com.

*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.

Kitchen Store

Proposed WALL Sign

Area in Square feet: 90 Dimensions: 75" X 17 1/4"

Illumination: Natural Internal External

Height (from ground to the top of the sign): 9'

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

Length in feet of store front facing street: (a) 17'. 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: _____.

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: 6/17/13 CDD Representative E. J. M. Peden

Local Post

Proposed PROJECTING Sign (including signs on awnings)

Area in Square feet: 20 Dimensions: _____ X _____

Illumination: Natural _____ Internal _____ External

Height (from ground to the top of the sign): 11 ft

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

Length in feet of store front facing street: (a) 17 ft. Area of signs allowed accessory to store: outside (1 x a) 17 ft, 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: _____.

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: 17-2-9 = 6 ft remaining

Date: 6/17/13 CDD Representative Egbert M. Park

Majestic Yoga

Proposed WALL Sign

Area in Square feet: 90 Dimensions: 75" x 17 1/4"

Illumination: Natural Internal External

Height (from ground to the top of the sign): 9ft

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

Length in feet of store front facing street: (a) 16'6". 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: _____.

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: 16'6" - 90 = 7'6"

Date: 6/17/13 CDD Representative Edmund P. [Signature]

Majestic Yoga

Proposed PROJECTING Sign (including signs on awnings)

Area in Square feet: 2'4" Dimensions: _____ X _____

Illumination: Natural _____ Internal _____ External

Height (from ground to the top of the sign): 11'4"

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

Length in feet of store front facing street: (a) 16'6". 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: _____.

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: 16'6" - 2'4" = 14 - 9 = 5 ft remaining

Date: 6/17/13 CDD Representative Egan Pader

Observatory Hill Studio

Proposed WALL Sign

Area in Square feet: 107 Dimensions: 60" x 24"

Illumination: Natural Internal External

Height (from ground to the top of the sign): 9'6"

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

Length in feet of store front facing street: (a) 16' 1". 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: _____.

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: 6/17/13 CDD Representative [Signature]

Observatory Hill

Proposed PROJECTING Sign (including signs on awnings)

Area in Square feet: 2' 8" Dimensions: _____ X _____

Illumination: Natural ___ Internal ___ External

Height (from ground to the top of the sign): 12 ft

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

Length in feet of store front facing street: (a) 16 ft. 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: _____.

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: 6/17/13 CDD Representative Egon Paul

221, 223 & 225 Concord Avenue
 Proposed New Signs
 6/14/2013

A PERMANENT SIGNS THAT WILL OBSTRUCT THE PUBLIC WAY

ST. #	TYPE OF SIGN	READING MATTER	SIZE	WEIGHT	PUBLIC WAY OBSTRUCTION	FAÇADE LF	FAÇADE SF	TOP TO GRADE	BOTTOM TO GRADE	TOP TO GRADE
221	Alum. blade sign with 2 spot lts.	Local Root the Kitchen Store logo	2'-0" round	50 lbs. +/-	2'-6"	9'-0"	9'-0"	11'-0"	9'-0"	11'-0"
223	Alum. blade sign with 2 spot lts.	Majestic Yoga Studio logo	2'-4" equilateral triangle	50 lbs. +/-	2'-10"	9'-4"	9'-4"	11'-11 1/2"	9'-4"	11'-11 1/2"
225	Alum. blade sign with 2 spot lts.	Observatory Hill Studio logo	2'-8" L x 1'-4" H rectangle	50 lbs. +/-	3'-2"	9'-6"	9'-6"	10'-10"	9'-6"	10'-10"

B HANGING SIGNS OVER STORE ENTRIES THAT WILL NOT OBSTRUCT THE PUBLIC WAY

ST. #	TYPE OF SIGN	READING MATTER	SIZE	WEIGHT	SIGN SF	FAÇADE LF	FAÇADE SF	AT FAÇADE AT WINDOW	SF ALLOWED AT WINDOW
221	Alum. Flat sign with 2 spot lts.	The Kitchen Store	75" L x 17 1/4" H	40 lbs. +/-	9	17'-0"	17	8.5	8.5
223	Alum. flat sign with 2 spot lts.	Majestic Yoga Studio	75" L x 17 1/4" H	40 lbs. +/-	9	16'-6 1/2"	16.5	8.25	8.25
225	Alum. flat sign with 2 spot lts.	Observatory Hill Studio	60" L x 24" H	40 lbs. +/-	10	16'-1 1/2"	16	8	8

1810 MASSACHUSETTS AVE
CAMBRIDGE, MA 02140
TEL. 617-487-4150
FAX 617-868-1055

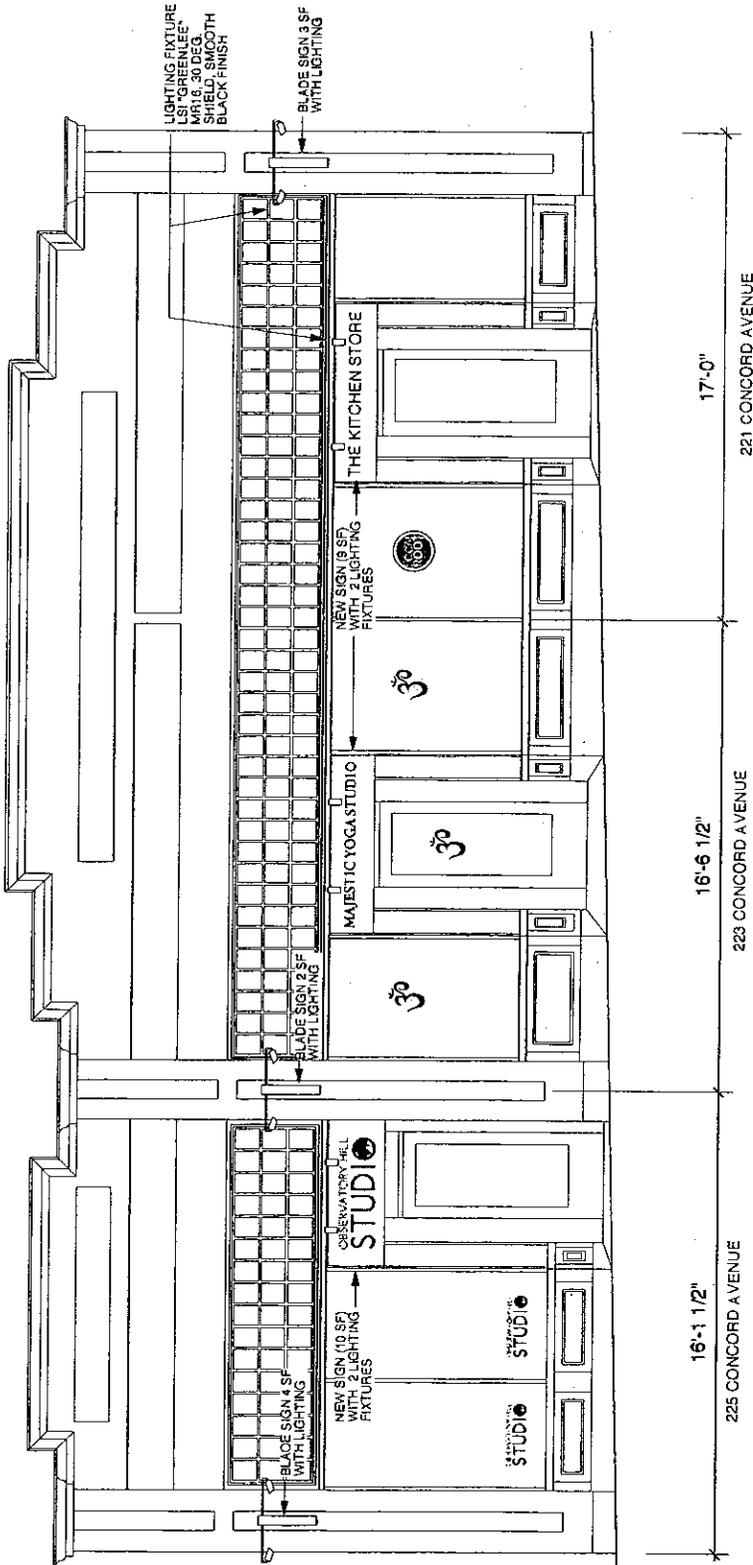
FACADE IMPROVEMENT

221, 223, 225 CONCORD AVENUE
CAMBRIDGE, MASSACHUSETTS

CONCORD AVENUE

FRONT ELEVATION

A2-1



1. REMOVE EXISTING AWNINGS, FRAMES, AND BLOCKING. PATCH AND PAINT TO MATCH EXISTING.
2. REMOVE PAINT FROM EXTERIOR GLASS SURFACES OF TRANSOM WINDOWS (INCLUDING TRANSOMS ON EAST AND WEST WALLS), PATCH AND PAINT MUNTINS, SASH, AND EXTERIOR TRIM AS REQUIRED.
3. EXISTING EXHAUST FAN AT 223 TRANSOM WINDOW. REMOVE FAN HOUSING AND EXHAUST GLASS. PATCH AND PAINT AS REQUIRED.
4. ELECTRICAL INSTALLATION OF NEW LIGHTING. PROVIDE 24-HOUR LIGHTING TO A SWITCHED CIRCUIT FROM EACH TENANT SPACE. (3) PROVIDE 24-HOUR PROGRAMMABLE TIMER SWITCH (INTERMATIC OR APPROVED EQUAL) FOR EACH CIRCUIT (3).

17'-0"

221 CONCORD AVENUE

16'-6 1/2"

223 CONCORD AVENUE

16'-1 1/2"

225 CONCORD AVENUE

1350 MASSACHUSETTS AVE
 CAMBRIDGE, MA 02140
 TEL: 617-486-1035
 FAX: 617-486-1035

FACADE IMPROVEMENT

221, 223, 225 CONCORD AVENUE
 CAMBRIDGE, MASSACHUSETTS

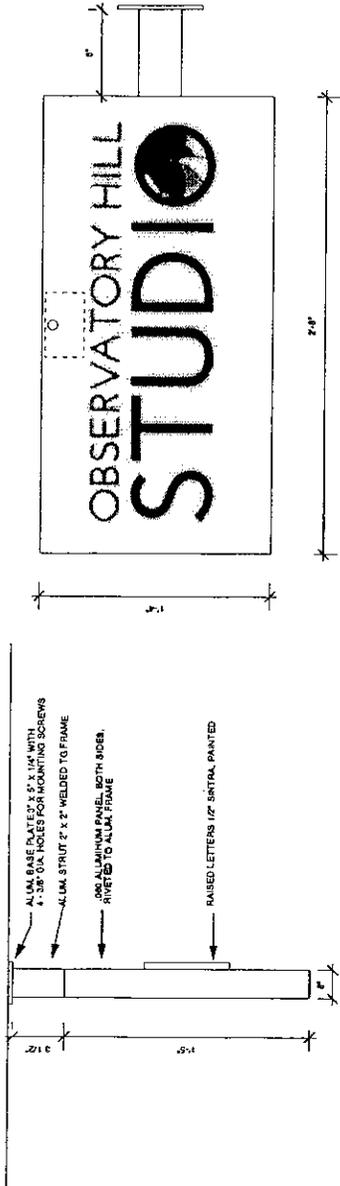
CONSULTANT NAME
 CONSULTANT ADDRESS

PROJECT NUMBER
 PROJECT NAME
 PROJECT LOCATION

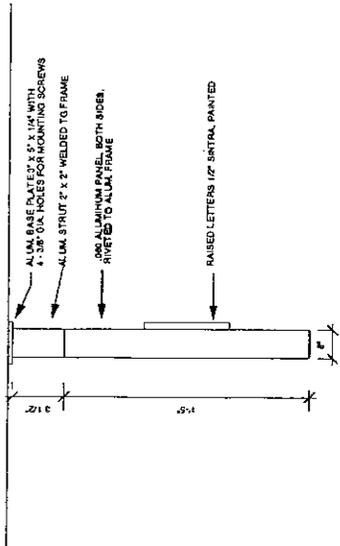
DATE
 ISSUE NOTE

DETAILS

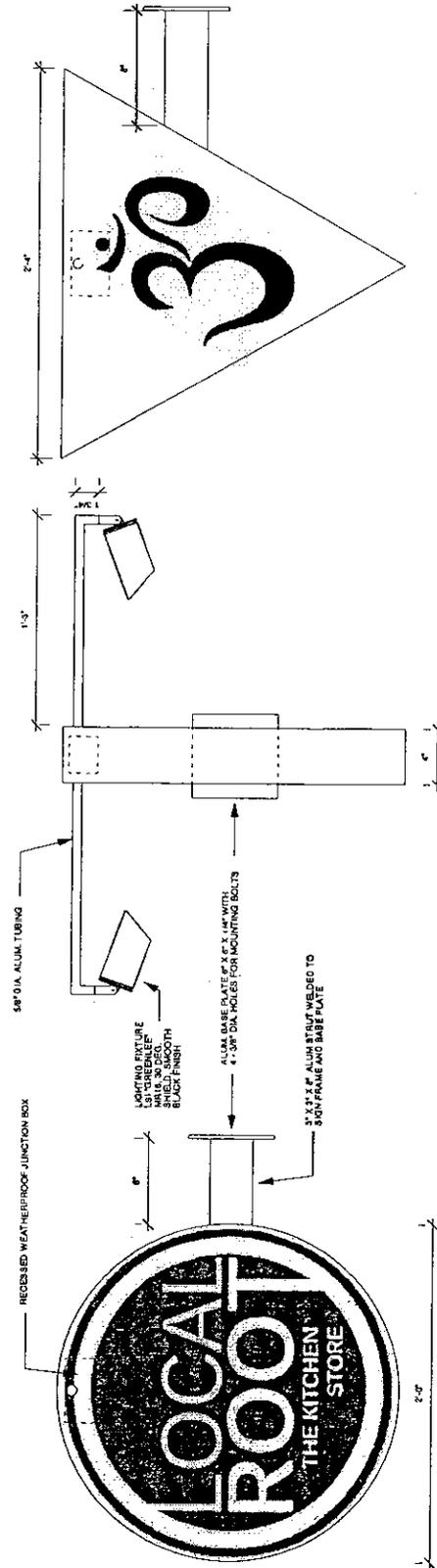
A3-1



ELEVATION OF BLADE SIGN
 AT 225 CONCORD AVE.



SECTION DETAIL @
 ENTRY SIGNS



ELEVATION OF BLADE SIGN

SECTION DETAIL OF BLADE SIGNS

ELEVATION OF BLADE SIGN