



TOWN OF ARLINGTON  
REDEVELOPMENT BOARD

Application for Special Permit In Accordance with Environmental Design  
Review Procedures (Section 3.4 of the Zoning Bylaw)

PLANNING & COMMUNITY  
DEVELOPMENT

2021 AUG 11 10 2 18

Docket No. 3665

1. Property Address 645 Massachusetts Avenue, Arlington MA 02476  
Name of Record Owner(s) Key West Realty LLC Phone \_\_\_\_\_  
Address of Owner 63 Trapelo Road, Belmont MA 02478  
Street City, State, Zip
2. Name of Applicant(s) (if different than above) JPMorgan Chase Bank NA  
Address 1111 Polaris Parkway Columbus OH 43240 Phone c/o 617.874.0131  
Status Relative to Property (occupant, purchaser, etc.) Occupant
3. Location of Property 645 Massachusetts Avenue, Arlington MA 02476 05-07-7  
Assessor's Block Plan, Block, Lot No.
4. Deed recorded in the Registry of deeds, Book 50073, Page 393;  
-or- registered in Land Registration Office, Cert. No. \_\_\_\_\_, in Book \_\_\_\_\_, Page \_\_\_\_\_
5. Present Use of Property (include # of dwelling units, if any) Presently a restaurant
6. Proposed Use of Property (include # of dwelling units, if any) Proposed Commercial Bank Branch
7. Permit applied for in accordance with  
the following Zoning Bylaw section(s) 

<u>3.4</u>	<u>Environmental design review</u>
<u>6.1.4</u>	<u>Table of Off-Street Parking Regulations</u>
<u>6.1.12</u>	<u>Bicycle Parking</u>

  
section(s) title(s)
8. Please attach a statement that describes your project and provide any additional information that may aid the ARB in understanding the permits you request. Include any reasons that you feel you should be granted the requested permission.

(In the statement below, strike out the words that do not apply)

The applicant states that \_\_\_\_\_ is the owner -or- occupant -or- purchaser under agreement of the property in Arlington located at 645 Massachusetts Avenue, Arlington MA 02476 which is the subject of this application; and that unfavorable action -or- no unfavorable action has been taken by the Zoning Board of Appeals on a similar application regarding this property within the last two years. The applicant expressly agrees to comply with any and all conditions and qualifications imposed upon this permission, either by the Zoning Bylaw or by the Redevelopment Board, should the permit be granted.

  
Matthew McCool - Vice President  
JPMorganChase Bank, N.A.

Signature of Applicant(s)

100 International Dr. Floor 21  
Baltimore, MD, 21202-4673, United States

Address

410-949-2150

Phone



Town of Arlington Redevelopment Board  
Application for Special Permit in accordance with  
Environmental Design Review (Section 3.4)

Required Submittals Checklist

Two full sets of materials and one electronic copy are required. A model may be requested. Review the ARB's Rules and Regulations, which can be found at [arlingtonma.gov/arb](http://arlingtonma.gov/arb), for the full list of required submittals.

- X   Dimensional and Parking Information Form (see attached)
- X   Site plan of proposal
- NA  Model, if required
- X   Drawing of existing conditions
- X   Drawing of proposed structure
- NA  Proposed landscaping. May be incorporated into site plan
- X   Photographs
- X   Impact statement
- X   Application and plans for sign permits
- NA  Stormwater management plan (for stormwater management during construction for projects with new construction)

FOR OFFICE USE ONLY

_____ Special Permit Granted	Date: _____
_____ Received evidence of filing with Registry of Deeds	Date: _____
_____ Notified Building Inspector of Special Permit filing	Date: _____

# TOWN OF ARLINGTON

Dimensional and Parking Information  
for Application to  
The Arlington Redevelopment Board

Docket No. \_\_\_\_\_

Property Location Corner of Mass Ave/David Lamson Way

Zoning District B-5

Owner: Key West Realty LLC

Address: 645 Massachusetts Ave

Present Use/Occupancy: No. of Dwelling Units:

Restaurant/Bar

Uses and their gross square feet:

6400 sf

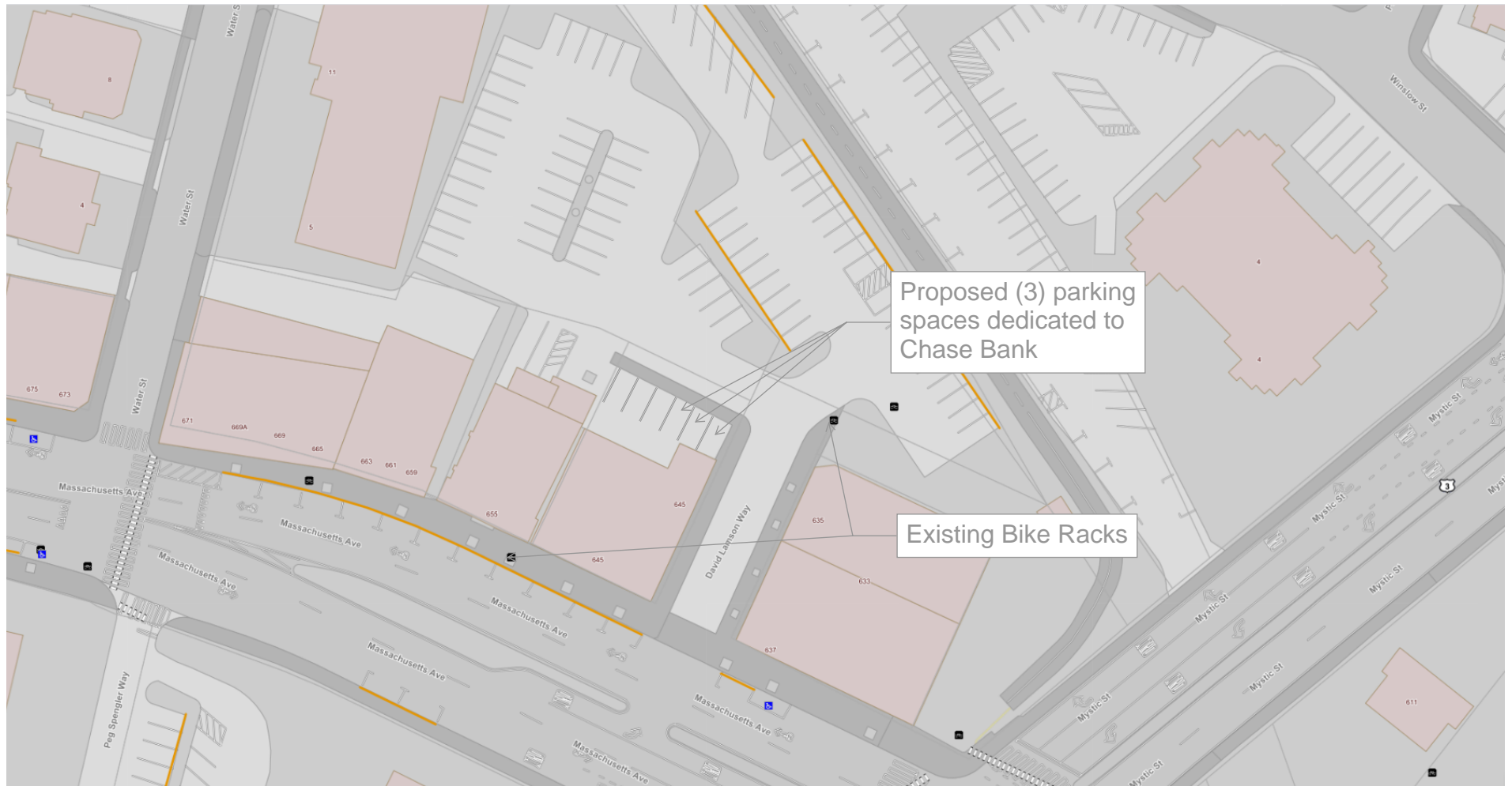
Proposed Use/Occupancy: No. of Dwelling Units:

Financial Center > 2000sf

Uses and their gross square feet:

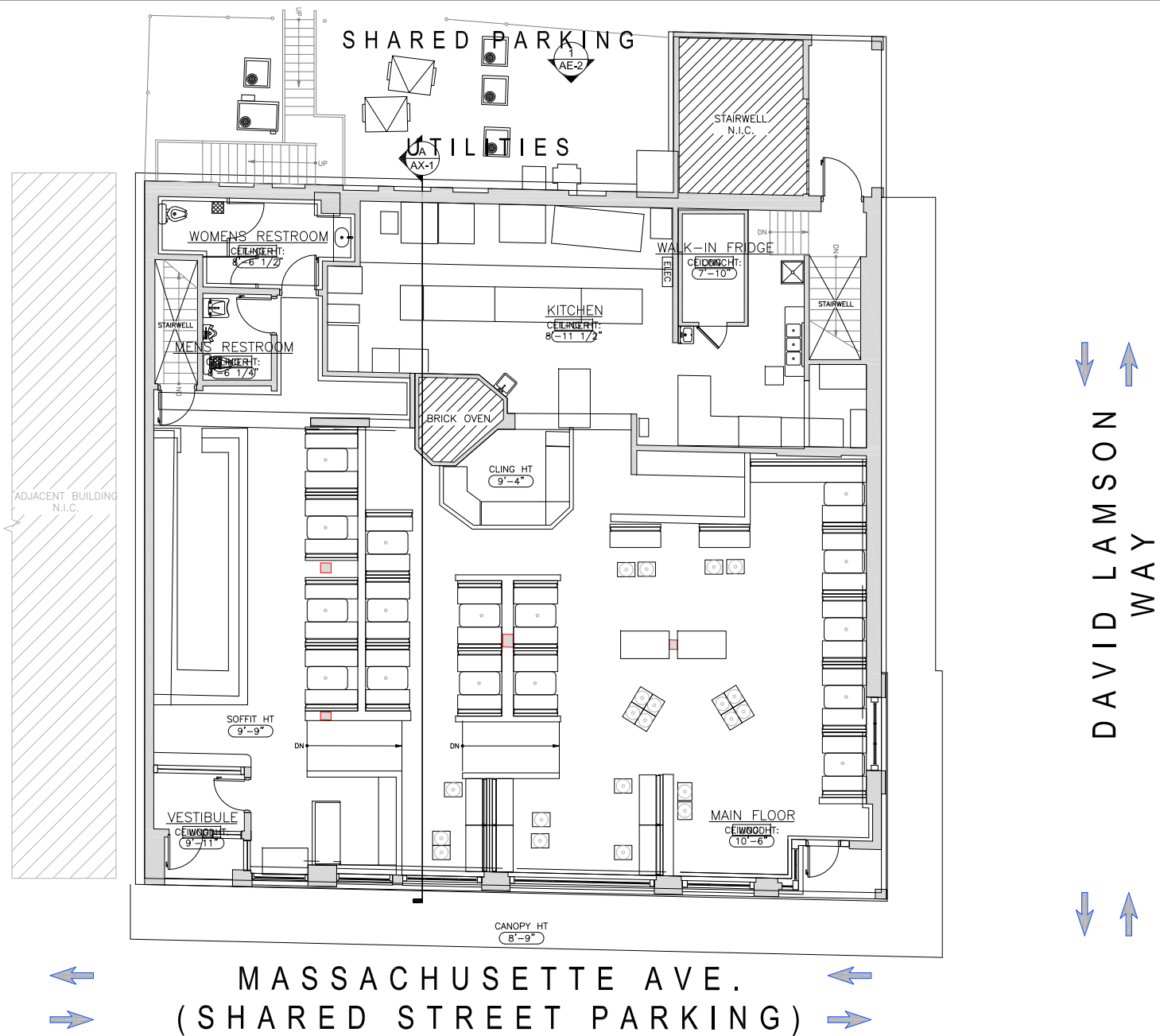
3826 sf (first floor only)

	Present Conditions	Proposed Conditions	Min. or Max. Required by Zoning for Proposed Use
Lot Size	6400sf	3826sf	min. >2,000 sf (with special permit)
Frontage	63'-5"	63'-5"	min.
Floor Area Ratio			max.
Lot Coverage (%), where applicable	N/A	N/A	max.
Lot Area per Dwelling Unit (square feet)	N/A	N/A	min.
Front Yard Depth (feet)	N/A	N/A	min.
Side Yard Width (feet) right side	N/A	N/A	min.
left side	N/A	N/A	min.
Rear Yard Depth (feet)	N/A	N/A	min.
Height			min.
Stories	2	2	stories Existing
Feet	31'-6"	31'-6"	feet Existing
Open Space (% of G.F.A.)			min.
Landscaped (square feet)	N/A	N/A	(s.f.)
Usable (square feet)	N/A	N/A	(s.f.)
Parking Spaces (No.)	0	3	min. 8 (based on 1 per 500sf)
Parking Area Setbacks (feet), where applicable	N/A	N/A	min.
Loading Spaces (No.)	0	0	min.
Type of Construction	IIIA		
Distance to Nearest Building	0-Adjacent	0-Adjacent	min. Existing



Proposed (3) parking spaces dedicated to Chase Bank

Existing Bike Racks



EXISTING FLOOR PLAN  
**ARLINGTON MASS AVE**  
 645 Mass Ave - Arlington, MA 02476



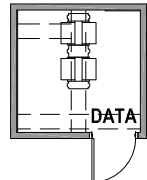
DATE	DESIGNER	AREA	SCALE
09 JUN 21	KMS	AREA sq. ft.	NONE

**DRC Page 6**



## INFORMATION ONLY

REPRESENTED FLOOR PLAN PRECEDES AOR'S FINAL DD / CODE COMPLIANCE VALIDATION. FINAL CONFIGURATION MAY VARY. NOTE TO AOR; DO NOT PROCEED WITH CONSTRUCTION DOCUMENTS IF THIS STAMP IS PRESENT.

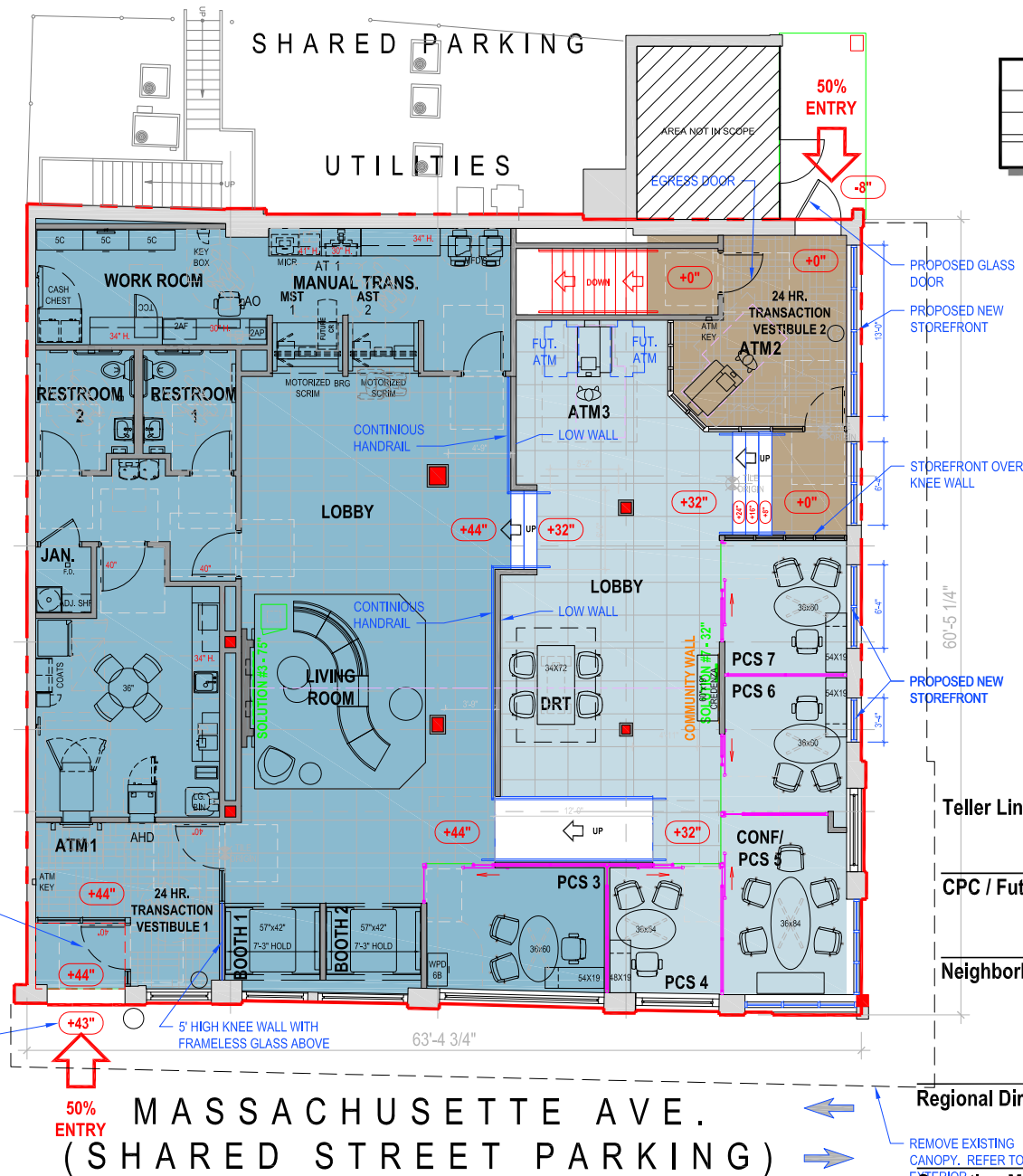


DATA AND ELECTRICAL ROOM IN LOWER LEVEL



ENSURE LEVEL LANDING & ADA ACCESS

VERIFY IN FIELD



## AREA CALCULATIONS (S.F.)

RETAIL BANK - MAIN LEVEL	3826
LOWER LEVEL	3862
<b>TOTAL (S.F.)</b>	<b>7688</b>

## DESIGN STANDARDS

20.3

## HARDINESS ZONE 7A

OVERHEAD DOOR ACCEPTABLE \*  
\* HARDINESS ZONES >= 7A

Teller Line BRG

YES ☐ NO ☐

CPC / Future CPC Office

Neighborhood Name

Regional Director (RD)

DATE

Operating Model Lead (OML)

DATE



## PROPOSED FLOOR PLAN ARLINGTON MASS AVE

645 Mass Ave - Arlington, MA 02476

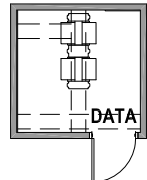


DATE	DESIGNER	AREA	SCALE
09 JUN 21	KMS	SEE ABOVE	NONE

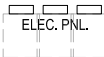
**DRC Page 7**

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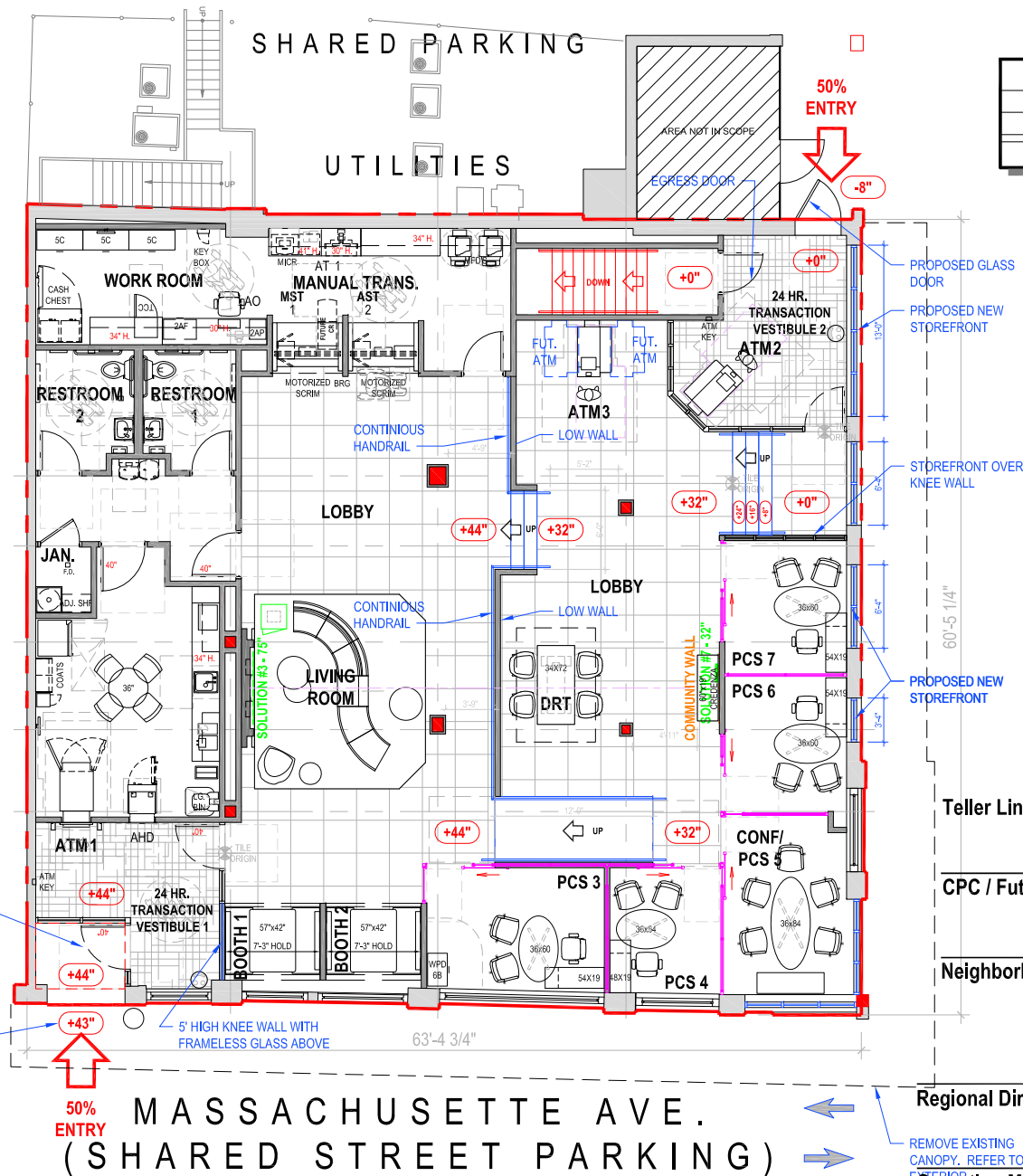


DATA AND ELECTRICAL ROOM IN LOWER LEVEL



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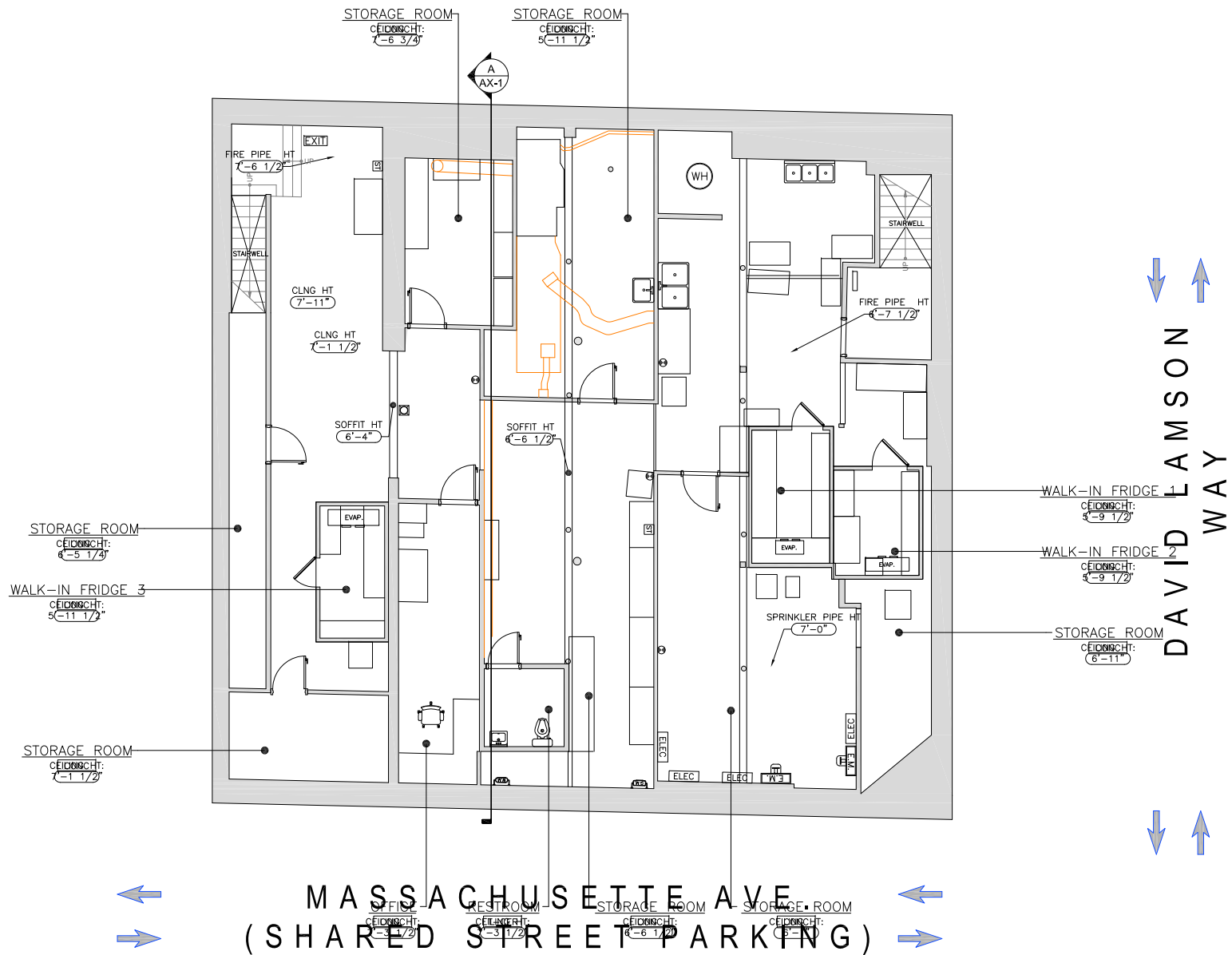
## PROPOSED FLOOR PLAN ARLINGTON MASS AVE

645 Mass Ave - Arlington, MA 02476



DATE	DESIGNER	AREA	SCALE
09 JUN 21	KMS	SEE ABOVE	NONE

**DRC Page 8**



EXISTING LOWER LEVEL FLOOR PLAN  
**ARLINGTON MASS AVE**  
 645 Mass Ave - Arlington, MA 02476



DATE	DESIGNER	AREA	SCALE
09 JUN 21	KMS	AREA sq. ft.	NONE
DRC Page 9			













Rear egress (Not ADA Compliant)

Tenant will have exclusive rights to 3/5 parking spots (TBD)





View from Massachusetts Ave



Views from David Lamson Way

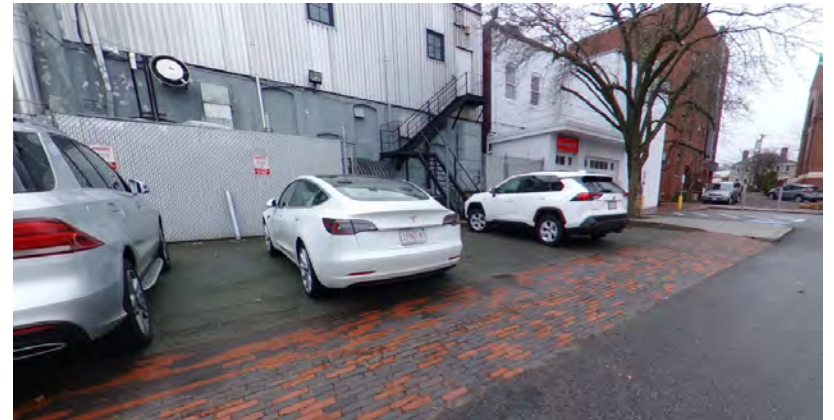




View from  
municipal  
parking



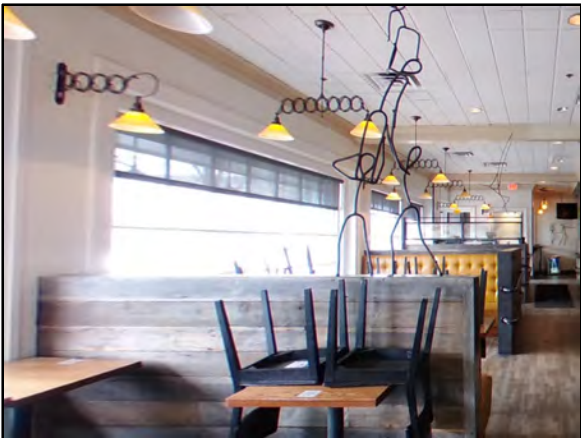
Caldwell Bankers



Bank of America



Rear entrance









July 28, 2021

Town of Arlington  
Redevelopment Board  
730 Mass Ave. Annex  
Arlington, MA 02476

Re: Application for Special Permit Review, 645 Massachusetts Avenue

The whom it may concern;

The following information is regarding a proposed Chase Bank facility at 645 Massachusetts Avenue, Arlington MA. The project will entail the installation of a new financial center in the location formerly occupied by Not Your Average Joe's restaurant and bar. The project will involve work on the first floor of the building and is an interior renovation, not exceeding the building limits.

Please see below, provided to meet the informational requests of the Petition for Special Permit under Environmental Design Review, per section 3.4 of the Arlington Zoning Bylaw for Applicability.

1. Preservation of Landscape: The proposed Chase Bank will be within the existing building limits. As such, the proposed project will not impact any of the existing landscape.
2. Relation of buildings to environment: The proposed project is largely contained in the first floor of the existing two-storey building, so the relationship of the existing building to the adjacent structures will be maintained. Additionally, exterior materials (largely brick) will be maintained, retaining the current building's character.
3. Open Space: The proposed Chase Bank will be within the existing building limits, largely on the first floor of the existing two-storey building. As such, the proposed project will not alter any existing open space.
4. Circulation: The proposed Chase Bank will be within the existing building limits, largely on the first floor of the existing two-storey building. As such, the proposed project will not alter any existing circulation. The bank will have two entrances, one in the front, one in the rear facing the parking lot.
5. Surface Water Drainage: The proposed Chase Bank will be within the existing building limits, largely on the first floor of the existing two-storey building. As such, the proposed project will not impact any existing surface water drainage, nor will it contribute any new load to the drainage systems.
6. Utility Service: Chase Bank intends to reuse the existing utilities that were feed the prior tenant (Not Your Average Joe's). This includes electrical, gas, water, sewer, and fire sprinkler services.



The bank, in all likelihood, will use significantly less utilities and resources than the prior restaurant use.

7. Advertising Features: The bank is proposing a set of 18" internally illuminated channels over the entrance on Massachusetts Avenue. The bank is also proposing a set of 14" internally illuminated letters at the rear entrance, facing the parking lot. The (2) building letter sets comply with section 6.2.8 of the zoning by-laws. Refer to attached for additional information on the proposed signage package.
8. Special Features: The proposed Chase Bank will be within the existing building limits, largely on the first floor of the existing two-storey building. The bank proposes to remove the existing awning from the front and side of the building as part of the project. While the existing equipment area in the rear of the building is to remain, the bank use will require significantly less equipment, and will remove any of those features made obsolete by the conversion such as the exhaust system, exterior storage, and food waste containment.
9. Safety: The proposed Chase Bank will be within the existing building limits, largely on the first floor of the existing two-storey building. The existing life safety systems, including fire alarm and fire sprinkler, will be modified as needed based on the proposed work to maintain all current and required life safety requirements. The project will not impact the exterior sidewalks, posing no impact to public safety beyond the confines of the building.
10. Heritage: The proposed Chase Bank will be within the existing building limits, largely on the first floor of the existing two-storey building. The building will mostly maintain the existing building materials and character, as not to impact the character of the building or the streetscape.
11. Microclimate: The proposed Chase Bank will be within the existing building limits, largely on the first floor of the existing two-storey building. As such, the proposed project will not pose any new impact on the microclimate of the area.
12. Sustainable building and Site Design: Chase Bank incorporates sustainable measures into their projects. While the building is not a LEED building Chase still takes measures in the form of energy efficient HVAC systems, efficient plumbing fixtures, LED light fixtures, and products incorporating low/no VOCs and recycled content.

In addition to the above, Chase bank is seeking relief on the parking requirements in the Zoning By-Laws. Section 6.1.4 of the By-Laws indicate that a business use would be required to provide 1 space per 500sf of gross floor area. Since the proposed Chase Bank space is 3,826sf on the first floor (customer floor), that would require 8 parking spaces. The landlord is providing the bank with 3 dedicated spaces for their use, which falls short of the 8 space requirement. Since the Chase Bank space has on-street parking directly in front along Massachusetts Avenue and a large municipal parking lot directly behind, Chase Bank is seeking relief from the requirement in the By-Laws.

Chase bank is seeking relief on the bicycle parking requirements in the Zoning By-Laws. Section 6.1.12 of the By-Laws indicate that a business use would be required to provide .3 spaces per 1000sf of gross floor area. . Since the proposed Chase Bank space is 3,826sf on the first floor (customer floor), that would require 1.2 spaces (rounds up to 2). Since the Chase Bank space has a bicycle rack in the sidewalk directly



in front along Massachusetts Avenue and 6 racks in the large municipal parking lot directly behind, as well as pay per ride bicycles, Chase Bank is seeking relief from the requirement in the By-Laws.

Please let us know should any further information be required.

Sincerely,

James Lalli  
Director of Architecture - Financial  
908.462.9949 | [jlalli@core-states.com](mailto:jlalli@core-states.com)



Project Details

Project Name:	Arlington Mass Ave P373597	DND#:	0
Branch Name:		Region:	
Document Name:	20210701_Arlington Mass Ave_Brand Book_DRC PENDING.pdf	Market:	
DRC Date:	07/06/2021	Address:	
OVP#:	38100P373597	City:	
Program:	New Build Program	State:	
	<input type="checkbox"/> ATM - Offline	Zip:	
	<input type="checkbox"/> BBI - Offline		
	<input type="checkbox"/> Large Cap Retrofit		
	<input type="checkbox"/> Merch Only – Offline		
	<input checked="" type="checkbox"/> NB - Regular or Expansion		
	<input type="checkbox"/> Path		
Project Program:	<input type="checkbox"/> Path of Travel - Offline		
	<input type="checkbox"/> Relocations		
	<input type="checkbox"/> Retrofit - BAU - Offline		
	<input type="checkbox"/> Retrofit - Community - Offline		
	<input type="checkbox"/> Retrofit - Companion - Offline		
	<input type="checkbox"/> RSU		
	<input type="checkbox"/> Signage - Offline		
Project Type:	New Build Signage/Elevation		
Designer:	Kanishka Moham Salehi		
Status:	Approved		

Comment	By	On
AV Approved. If AV changes during any phase of the project contact Allison Howard	Allison Miche Howard	7/2/2021
Approver	Approval Status	Responded
Ashlee Jo Kelly	Approved	07/08/2021 15:38
Robert John Placek	Approved	07/06/2021 11:14
Tiffany Anne McLeod	Approved	07/08/2021 08:24



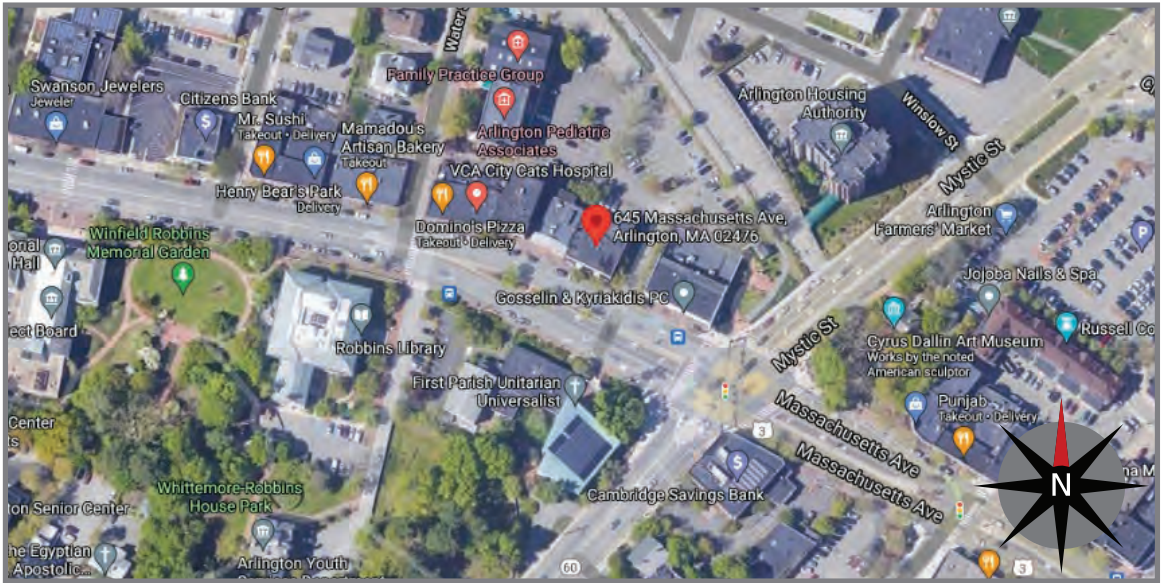
ARLINGTON MASS AVENUE

645 Massachusetts Avenue  
Arlington, MA 02476



**REVISION NOTES:**

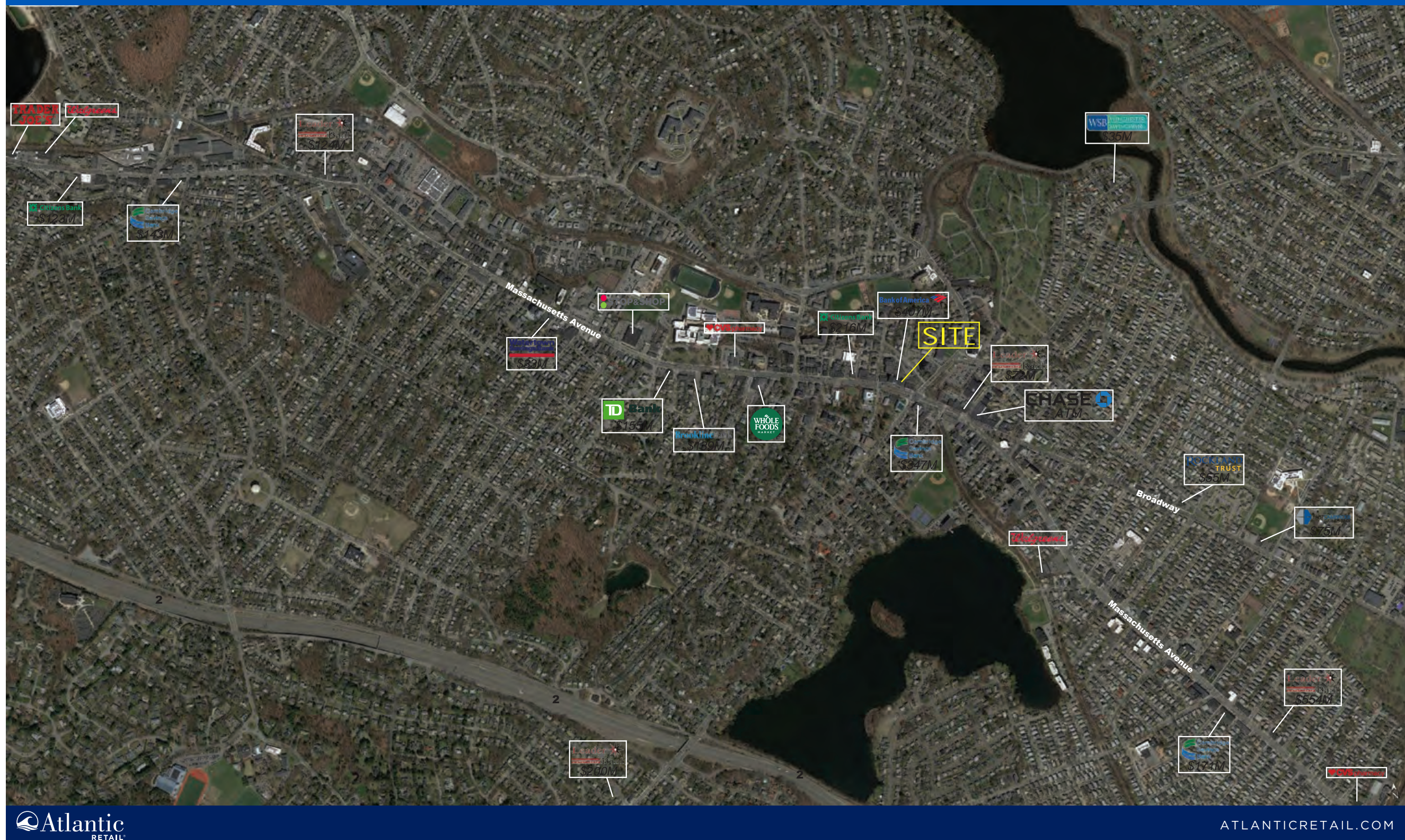
06.23.21	JM	Delete Octagons from All Awnings. Add Option 2, E12 and E13
07.01.21	RJW	Revised as noted.



B95122



## ARLINGTON, MA



© ATLANTIC RETAIL 2018 The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it.



**CHS.NB.961 - Arlington Mass Avenue**  
645 Massachusetts Avenue  
Arlington, MA 02476

**DESIGNER - JM**

**CREATED** - 06.17.21

**DRAWING - B95122**



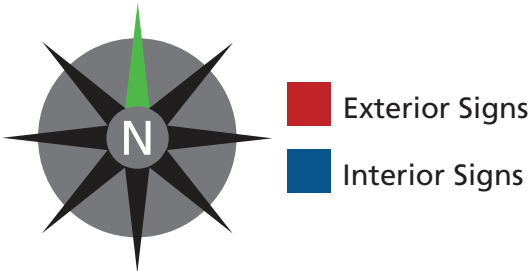
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Exterior Scope of Work

E01	LIF-R-BLK-18-LED	BLACK W/ BLUE OCT DAY/NIGHT ILLUM CHNL LTRS - TOP MTD RCWY	20.7SF
E02	NMP-XX	DARK NICKEL METAL PANEL	
E03	F-6	DOUBLE-FACED ILLUMINATED FLAG MOUNTED SIGN	8.2SF
E04	NMP-XX	DARK NICKEL METAL PANEL	
E05	LIF-WBO-14-LED	WHITE W/ BLUE OCTAGON ILLUM CHANNEL LETTERS	12.7SF
E06	NMP-XX	DARK NICKEL METAL PANEL	
E07	TC-W-A-RE	WALL MTD REGULATORY SIGN - BANK PATRONS ONLY (RE-ENGINEERED)	2SF
E08	TC-W-A-RE	WALL MTD REGULATORY SIGN - BANK PATRONS ONLY (RE-ENGINEERED)	2SF
E09	TC-W-A-RE	WALL MTD REGULATORY SIGN - BANK PATRONS ONLY (RE-ENGINEERED)	2SF

ALL SIGNS TO BE  
REVIEWED/APPROVED  
BY HRC



CHS.NB.961 - Arlington Mass Avenue  
645 Massachusetts Avenue  
Arlington, MA 02476

DESIGNER - JM  
CREATED - 06.17.21  
DRAWING - B95122



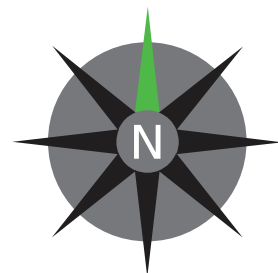
PHILADELPHIASIGN  
BRINGING THE WORLD'S BRANDS TO LIFE  
707 WEST SPRING GARDEN ST • PALMYRA, NJ • 08065  
P: 856-829-1460 • F: 856-829-8549 • WEB: <http://www.philadelphiasign.com>

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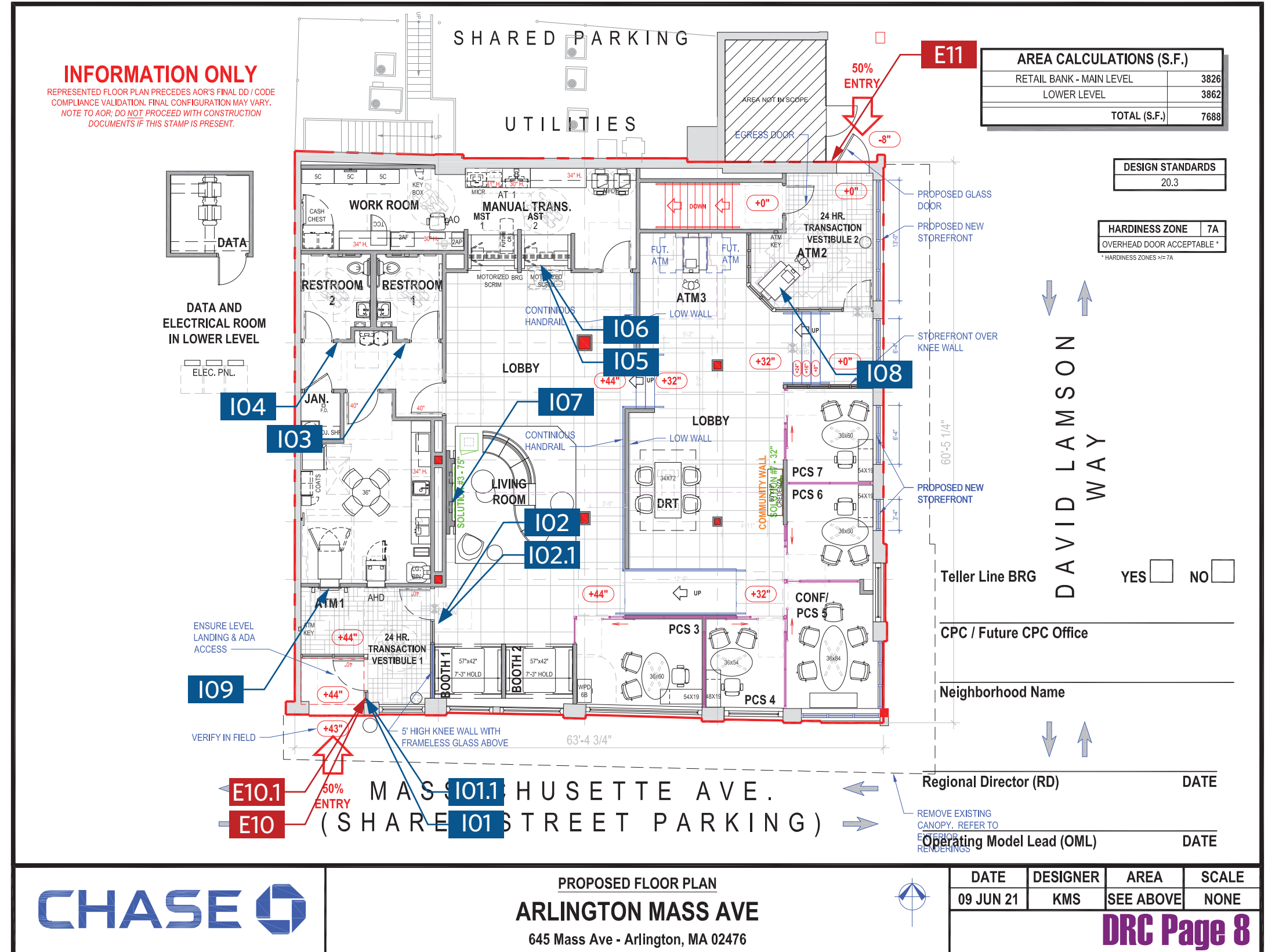
## Floor Plan

## Interior Scope of Work

I01	ADA-EX	ADA HANDICAPPED EXIT PLAQUE	.25SF
I01.1	CUST-VIN	MATCHING BRONZE VINYL BACKER	
I02	ADA-EX	ADA HANDICAPPED EXIT PLAQUE	.25SF
I02.1	CUST-VIN	MATCHING BRONZE VINYL BACKER	
I03	ADA-RRAG-A-G	ADA ALL GENDER RESTROOM SIGN - ACCESSIBLE	1.4SF
I04	ADA-RRAG-A-G	ADA ALL GENDER RESTROOM SIGN - ACCESSIBLE	1.4SF
I05	ADA-TW	ADA TELLER WALL SIGN	.1SF
I06	ADA-TW-ALS	ADA TELLER WINDOW - ASSISTIVE LISTENING SYSTEM	.1SF
I07	TPL-BTR-B-24	24" THIN PROFILE ILLUMINATED INTERIOR BLUE OCTAGON	4SF
I08	eATM-PANEL-SINGLE-SIDE-CAR	BRANDING PANEL FOR SINGLE SIDE CAR eATM 3.0	
I09	SUR-TTW-U-4-TP	ILLUMINATED THIN PROFILE ATM SURROUND	33SF
E10	ADA-EP	ADA HANDICAPPED ENTRANCE PLAQUE	.25SF
E10.1	CUST-VIN	MATCHING BLUE VINYL BACKER	
E11	ADA-EP-NA	ADA HANDICAPPED ENTRANCE PLAQUE - NOT ACCESSIBLE	.38SF



- Exterior Signs
- Interior Signs

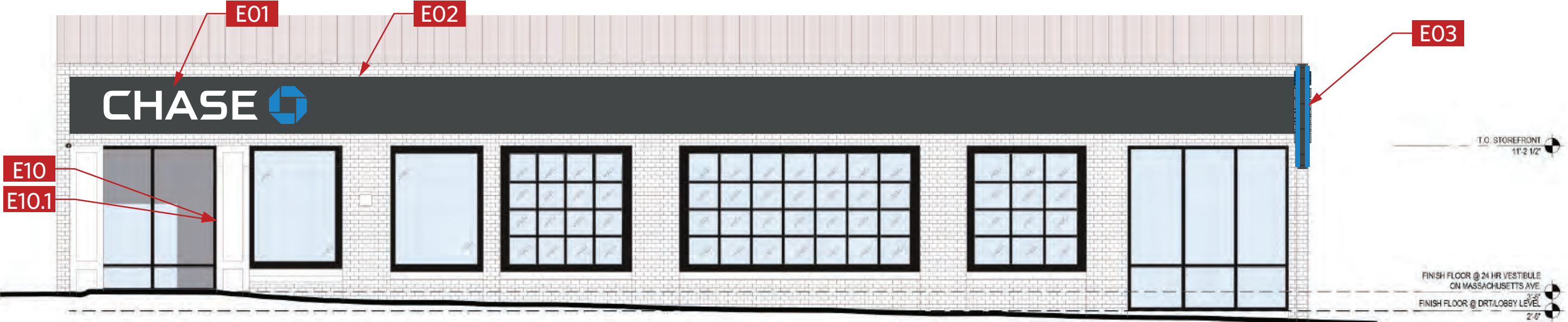


**CHS.NB.961 - Arlington Mass Avenue**  
645 Massachusetts Avenue  
Arlington, MA 02476

**DESIGNER** - JM  
**CREATED** - 06.17.21  
**DRAWING** - B95122

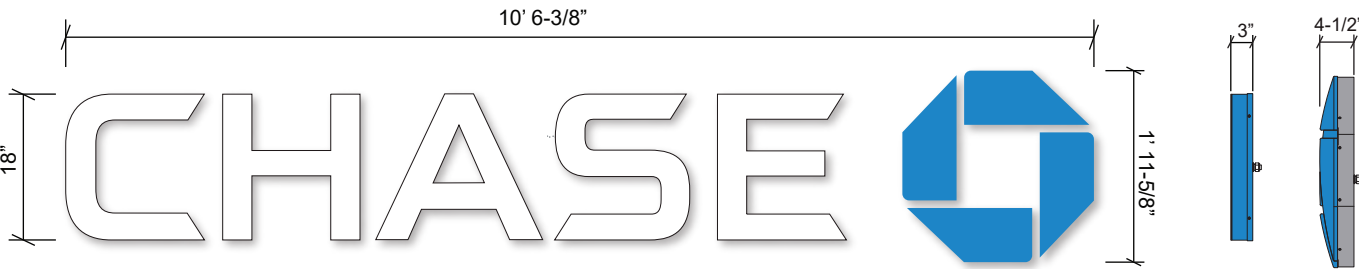


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South Elevation - Massachusetts Ave

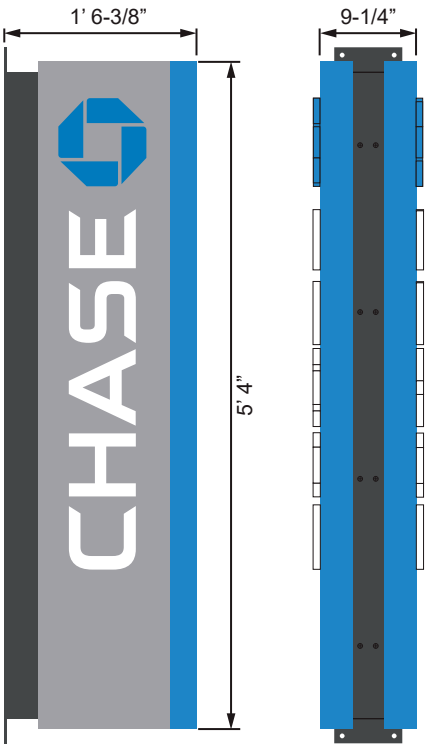
SIGN E10 NOT SEEN FROM THIS ANGLE



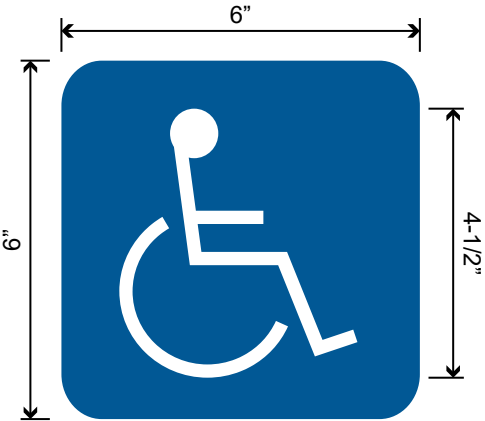
LIF-WBO-18-LED  
WHITE W/ BLUE OCTAGON ILLUM CHANNEL LETTERS - 20.7 SF  
SCALE: NTS



NMP-XX  
DARK NICKEL METAL PAN - DIMENSIONS TBD  
SCALE: NTS



F-6  
ILLUMINATED FLAG SIGN  
SCALE: NTS



ADA-EP  
HANDICAPPED ENTRANCE PLAQUE  
SCALE: NTS

CUST-VIN  
MATCHING BLUE VINYL BACKER  
SCALE: NTS



SIGN E10 MOUNTS BACK-TO-BACK WITH SIGN I01.



CHS.NB.961 - Arlington Mass Avenue  
645 Massachusetts Avenue  
Arlington, MA 02476

DESIGNER - JM  
CREATED - 06.17.21  
DRAWING - B95122

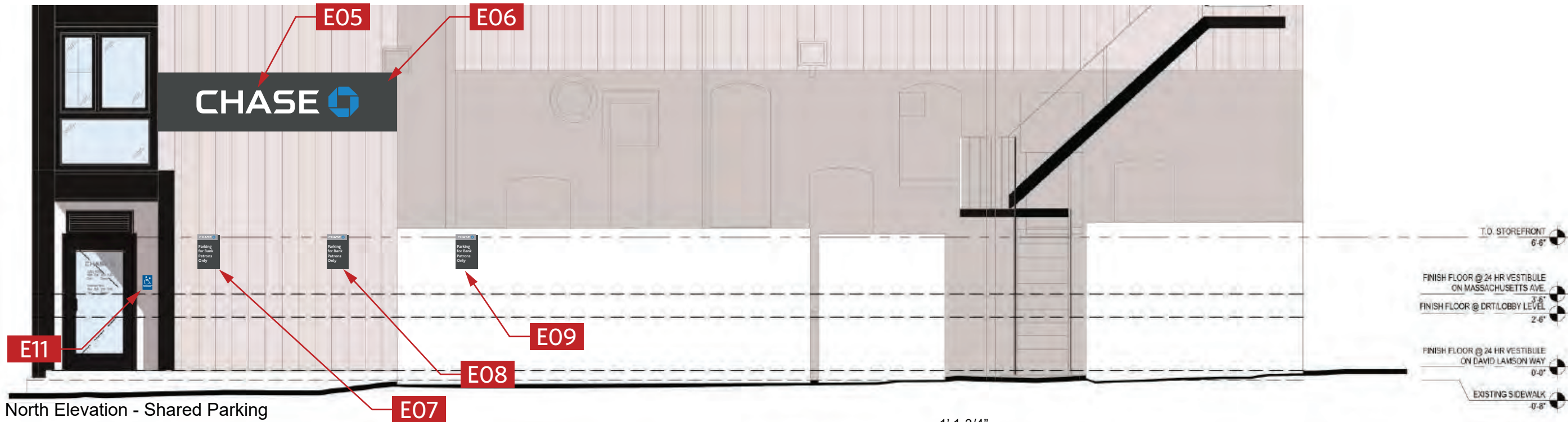
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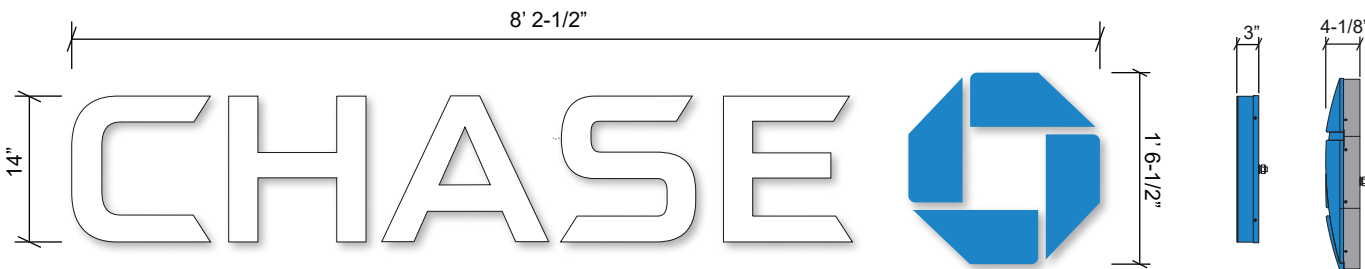




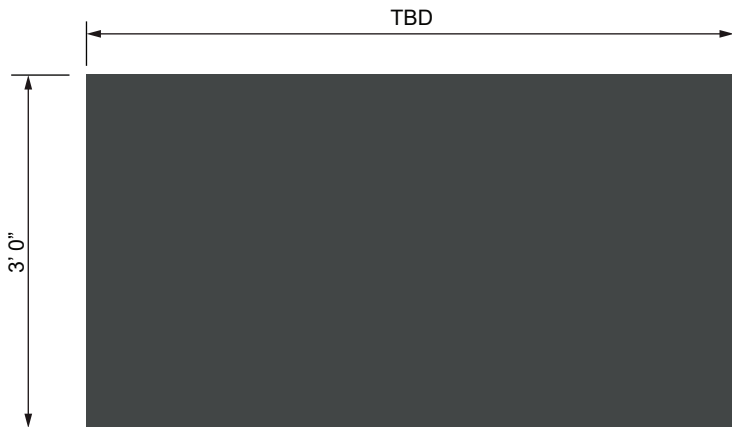
**NMP-XX**  
**DARK NICKEL METAL PAN - DIMENSIONS TBD**  
SCALE: NTS



North Elevation - Shared Parking



**LIF-WBO-14-LED**  
**WHITE W/ BLUE OCTAGON ILLUM CHANNEL LETTERS - 12.7 SF**  
SCALE: NTS



**NMP-XX**  
**DARK NICKEL METAL PAN - DIMENSIONS TBD**  
SCALE: NTS



**TC-W-A-RE**  
**WALL MOUNTED REGULATORY SIGN (RE-ENGINEERED) - 2SF**  
SCALE: NTS



**ADA-EP-NA**  
**HANDICAPPED ENTRANCE PLAQUE - NOT ACCESSIBLE**  
SCALE: NTS



CHS.NB.961 - Arlington Mass Avenue  
645 Massachusetts Avenue  
Arlington, MA 02476

DESIGNER - JM  
CREATED - 06.17.21  
DRAWING - B95122



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ARCHITECTURAL RENDERING - CORNER ELEVATION



**CHS.NB.961 - Arlington Mass Avenue**  
645 Massachusetts Avenue  
Arlington, MA 02476

**DESIGNER** - JM  
**CREATED** - 06.17.21  
**DRAWING** - B95122



**PHILADELPHIASIGN**

BRINGING THE WORLD'S BRANDS TO LIFE

707 WEST SPRING GARDEN ST • PALMYRA, NJ • 08065  
P: 856-829-1460 • F: 856-829-8549 • WEB: <http://www.philadelphiasign.com>

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ARCHITECTURAL ELEVATION - MASSACHUSETTS AVENUE



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645 Massachusetts Avenue  
Arlington, MA 02476

**DESIGNER** - JM  
**CREATED** - 06.17.21  
**DRAWING** - B95122

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ARCHITECTURAL ELEVATION - DAVID LAMSON WAY ELEVATION

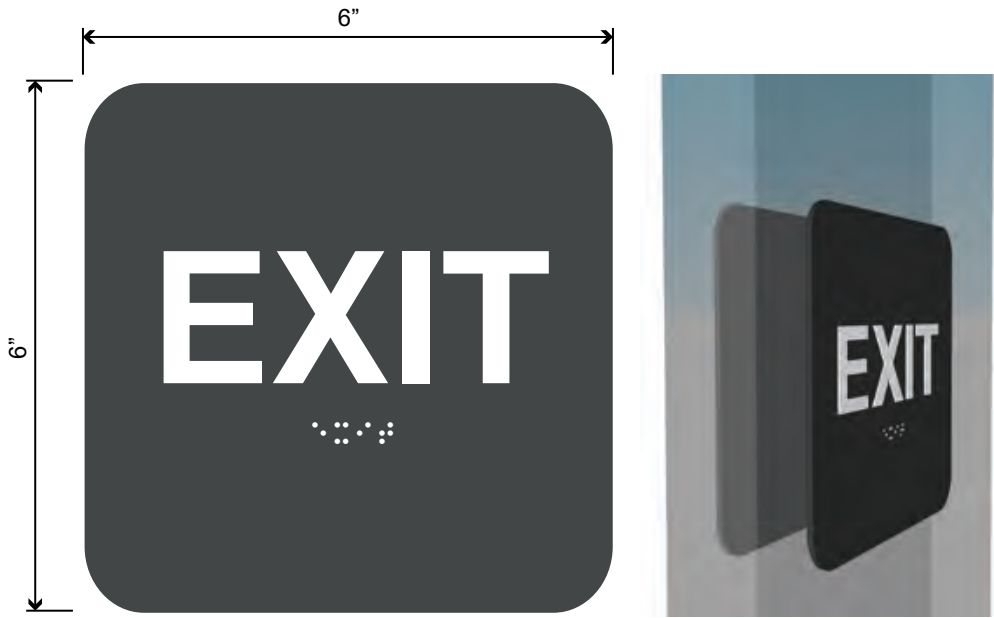


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645 Massachusetts Avenue  
Arlington, MA 02476

**DESIGNER** - JM  
**CREATED** - 06.17.21  
**DRAWING** - B95122

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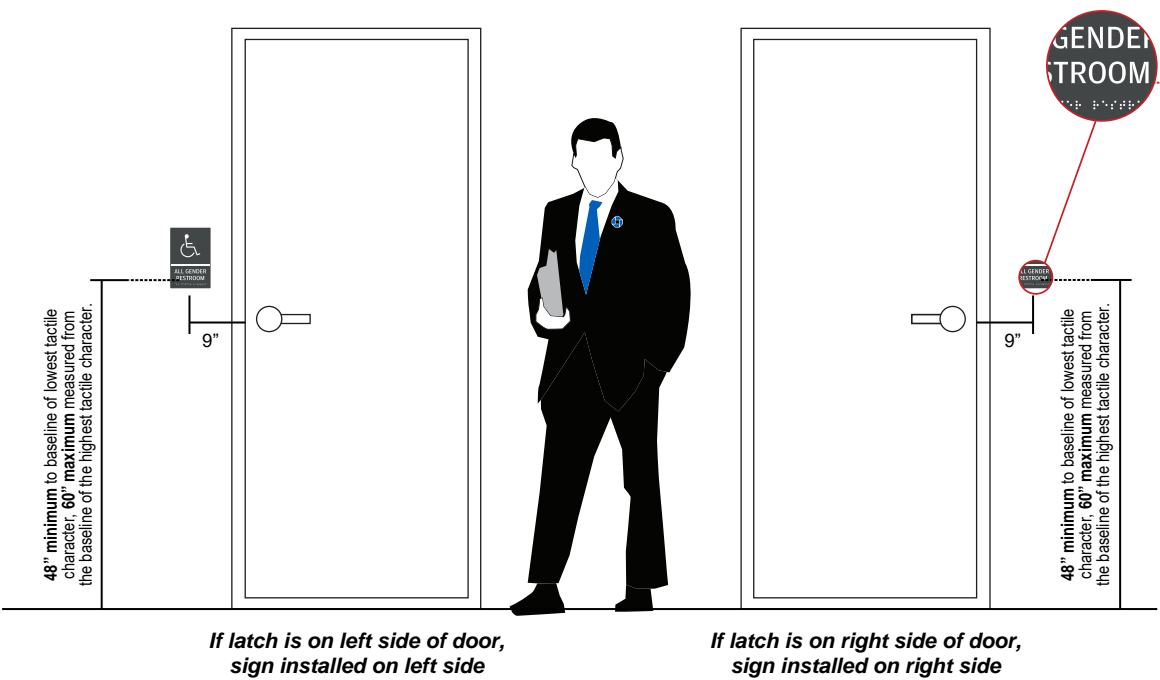
**ADA-EX**  
**HANDICAPPED EXIT PLAQUE**  
SCALE: NTS

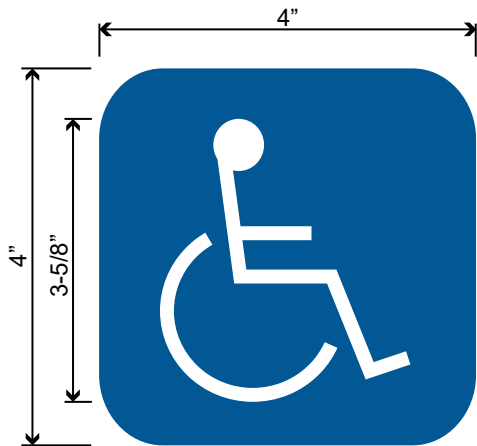
**SIGN I01 MOUNTS  
BACK-TO-BACK WITH  
SIGN E10.**

**CUST-VIN**  
**MATCHING BRONZE VINYL BACKER**  
SCALE: NTS

**ADA-RRAG-A-G** All Gender Neutral Restroom Signage  
for Restrooms that **ARE** Accessible

- Tactile sign identifying an accessible restroom entrance.
- Mounted on the wall, next to the door, on the latch side of the door.
- Acrylic tactile signs designed to meet Federal ADA 2010 ADAAG standards.





**ADA-TW**  
**ADA TELLER WALL SIGN**  
SCALE: NTS



**ADA-TW-ALS**  
**ADA TELLER WALL SIGN - ASSISTIVE LISTENING SYSTEM**  
SCALE: NTS

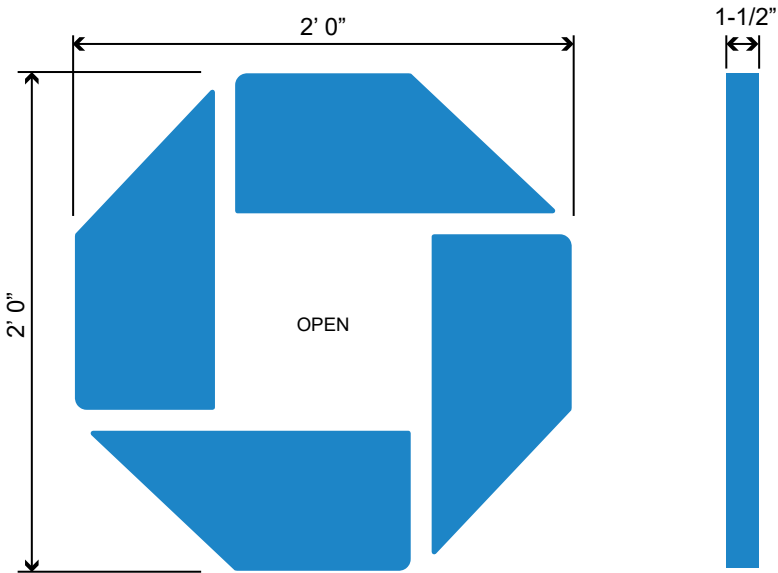


**Placement at Modular Teller Stations  
with Bullet-Resistant Glass**

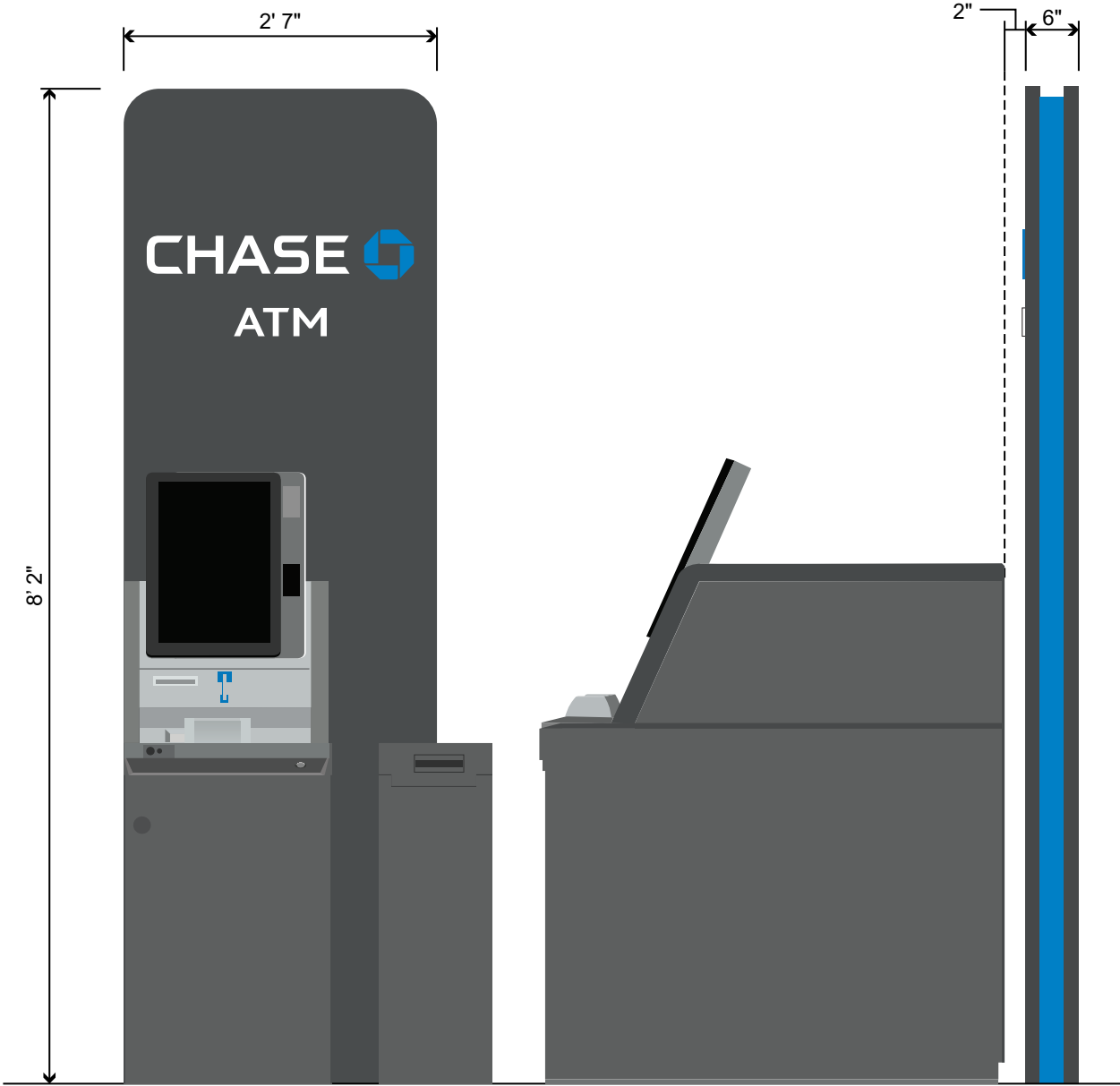




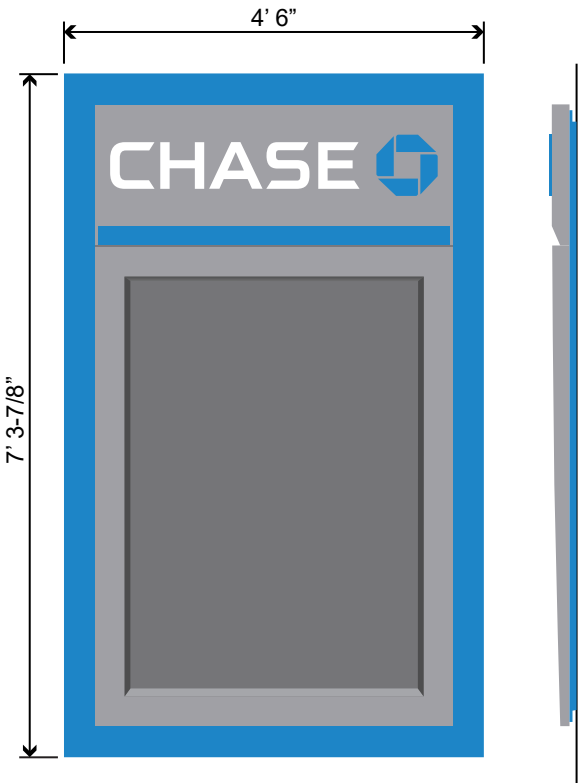
For Reference Only



**TPL-BTR-B-24**  
**24" THIN PROFILE ILLUMINATED INTERIOR BLUE OCTAGON - 4SF**  
SCALE: NTS  
NOTE: Octagon to be Purchased from Bitro.



**eATM-PANEL-SINGLE-SIDE-CAR**  
**BRANDING PANEL FOR SINGLE SIDE CARE eATM 3.0**  
SCALE: NTS



**SUR-TTW-U-4-TP**  
**THIN PROFILE ATM SURROUND - 33SF**  
SCALE: NTS



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CREATED - 06.17.21  
DRAWING - B95122

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Survey Photos



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Approach Photos



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Code Allowances - Completed by Sign Vendor	
General Info	
Zoning Designation	B-5, Central Business
Temporary Signs	
Is the 8' x 4' Coming Soon Ground Sign Allowed? If so, how many?	Downtown location not suitable for F/S signs
Are temporary banners allowed? If so, for how long?	n/a
Are fly guys allowed? If so, for how long?	n/a
Primary Ground Sign	
Will code allow our standard pylon or monument? If yes, which one (ex: P-100, P-75, M-50, M-25, refer to reference guide for all standard options). Is more than 1 primary ground sign allowed?	Downtown location not suitable for F/S signs
If not, what are the pylon / monument restrictions? (include illumination restrictions/overall allowable sf / custom design requirements)	n/a
List the set back requirements.	n/a
Building Sign	
Prototypical FS branch - Will code allow our standard illuminated bldg. sign package (30" letterset on front & sides, 24" letterset on the rear)? Please list size and locations of signs allowed.	1 sign per street, no SF limitations; no flashing/blinking
If not, what are the variables/restrictions (include illumination and sf restrictions, as well as custom sign requirements)?	n/a
In-line / Urban branch - what are the exterior wall sign restrictions (sign type, including max. sf and illumination).	n/a
Interior Window Signs- List all interior window signs restrictions, including storefront set back requirements.	25% window area
ATM Topper- does this count against our overall allowable sf.? Is illumination allowed?	ATM signs subject to review and approval
Are decorative logos allowed (EFIS octagon)? Does it count against overall SF?	n/a
Directional / Regulatory Signs	
Is our standard directional and regulatory sign package allowed?	Downtown location not suitable for F/S signs
If not, what are the variables/restrictions?	n/a
Awnings / ATM Sunscreens	
Are branded awnings allowed?	yes
What if any restrictions are there (Illumination, color/materials, min & max projection)?	8' clearance, no SF limitation, see add'l comments
Are ATM sunscreens allowed? Do they count against overall SF?	ATM signs subject to review and approval
Other Governing Agencies	
Identify other governing agencies that could override code (ARB, HRB, PUD, etc) and list the known restrictions.	ALL SIGNS TO BE REVIEWD AND APPROVED BY the ARLINGTON HISTORICAL COMMISSION
Permitting / Variance Process	
What is the application process and timing for variance approval ? What are the variance application fees?	2-3 months
What is the likelihood of being granted a variance with this municipality?	25%
Architectural Lighting	
Is Architectural lighting allowed? Does it count against overall SF? List provisions.	no flashing/blinking. NO SIGNS TO BE ILLUMINATED FROM 12am - 6am
Additional Comments	
Please list any additional comments	Permitted 2 of the following categories of signs: wall sign, window sign, awning sign





Bk: 50073 Pg: 393 Doc: DEED  
Page: 1 of 2 09/07/2007 04:01 PM

**QUITCLAIM DEED**

645 Mass. Ave. LLC, a Massachusetts limited liability company with a principal place of business at 11 Pepper Hill Drive, Winchester, MA 01890 for ONE MILLION NINE HUNDRED FIFTY THOUSAND and 00/100 (\$1,950,000.00) DOLLARS consideration paid grants to Key West Realty LLC, a Massachusetts limited liability company with a principal place of business at 63 Tropelo Road, Waltham, MA with quitclaim covenants the land and buildings thereon situated in Arlington, Middlesex County, Massachusetts and now numbered 645 to 651 Massachusetts Avenue and shown on a plan of "Land in Arlington, Mass., Boston & Maine Railroad to Myer Dana, E. D. Chapman, R. E. Engr. June 1922" recorded with Middlesex South District Deeds Book 4534, End, and bounded and described as follows:

SOUTHWESTERLY by said Massachusetts Avenue, as now laid out and existing, 64 feet;

NORTHWESTERLY by land now or late of Menotomy Trust Company, 100 feet;

NORTHEASTERLY by land now or formerly of Boston & Maine Railroad, 64 feet; and

SOUTHEASTERLY by other land now or formerly of Boston & Maine Railroad, 100 feet.

Containing about 6,400 square feet according to said plan.

Be any or all of said measurements or contents more or less or however otherwise said premises may be measured, bounded or described.

Together with the right to sue for the ordinary purposes of a passageway to and from the granted premises, the existing passageway on the Southeasterly side of the granted premises, said passageway being shown on said plan and extending 100 feet Northeasterly from Massachusetts Avenue.

Subject to and with the benefit of easements, rights, restrictions and agreements of record so far as now in force and applicable.

For title, see deed recorded with Middlesex South District Registry of Deeds at Book 49471, Page 543.

MASSACHUSETTS EXCISE TAX  
Southern Middlesex District ROD # 001  
Date: 09/07/2007 04:01 PM  
Ctrl# 099332 27101 Doc# 00168668  
Fee: \$8,892.00 Cons: \$1,950,000.00

645 MASS. AVE. LLC

By: 

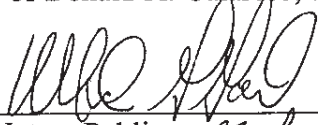
Donald A. Calareso, Manager

CLARK, HUNT AND EMBRY  
55 CAMERIDGE PARKWAY  
CAMBRIDGE, MA 02142


## COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On this 7<sup>th</sup> day of September, 2007, before me, the undersigned notary public, personally appeared 645 Mass. Ave. LLC by Donald A. Calareso, its Manager, proved to me to be the person whose name is signed on the preceding or attached document, through satisfactory evidence of identification, namely, a driver's license issued by the State of Massachusetts bearing the photographic image of the face and signature of Donald A. Calareso, and acknowledged to me that he signed it voluntarily for its stated purpose.

  
Notary Public Michael G. Gault  
My Commission Expires: March 14, 2008

SAWDOX\Bank\_RE\RE\06423\00009\00010931.DOC

  
Attest Middlesex S. Registrar