



Record No: 1210172

Sign/Awning Permit

Status: Active

Submitted On: 5/6/2026

Primary Location

1281 Cambridge St
Cambridge, MA 02139

Owner

ODENCE, H. KIM, TR. OF
1281 CAMBRIDGE ST CAMBRIDGE, MA
02139-1202

Applicant

 Justin Kelly
 617-838-7666
 jkelly.contracting@gmail.com
 167 Bow Street
B8
Everett, MA 02149

General Information

What option best describes this application?*

Sign(s)

Description of Proposed Work*

Replace existing Blade Sign with like size

Estimated Cost of Sign(s) in dollars *

3058.31

Describe any existing signs or awnings that will remain (including the size of the remaining signs/awnings).*

2 existing awnings to remain, 29" H x 126" W x 10" P; Sign to be replaced is 18" H x 28" W x 3" D

Cambridge City Council approval may be required.

Will one or more of the proposed signs extend six (6) inches into the public sidewalk?*

Yes

You must submit a Projected Sign Application and Abutter's Form to the City Clerk's Office.

Sign Information

Sign Text*

Urban Hearth

Type of Sign*	Illumination*
Wall-Mounted	External
Height of Sign (feet)*	Width of Sign (feet)*
1.5	2.33
Area of Sign (square feet)*	Height from the ground to the top of the sign (feet)*
3.5	10.66
Height from the ground to bottom of the sign (feet)*	Sign Material*
9.1	HDU
Weight of the sign (lbs)*	Projection from the Building (inches)
18	40
Width of Building Facade for Associated Use (feet)*	Is the sign an accessory to a first floor store?*
32	Yes

Contractor

Contractor Name*

Justin Kelly

Address*

3 Dartmouth Street, #1

E-mail*

Office@justinkellycontracting.com

Telephone*

617-838-7666

License Number*

CS-094483

License Expiration Date*

09/11/2027

Contractor's Signature

Signature of Licensed Contractor*

Justin Kelly

Date*

05/06/2026

Community Development Approval

Sign conforms to requirements of Article 7.000 

—

Sign requires a variance from the Board of Zoning Appeal 

—

Comments 

Exempt under Article 7.000 

—

City Clerk Internal

Bond Number 

Attachments

	Drawing of Sign(s) Urban Hearth Blade _5.1.26 signed.pdf Uploaded by Justin Kelly on May 6, 2026 at 3:23 PM	REQUIRED
	Contract with Sign Company 2026.04.27 Metro Sign Awning 9535 signed.pdf Uploaded by Justin Kelly on May 15, 2026 at 11:05 AM	REQUIRED
	Proof of Insurance Evidence of Insurance Justin Kelly Contracting Inc 1471823397.pdf Uploaded by Justin Kelly on May 15, 2026 at 11:07 AM	REQUIRED
	Signed contract between property owner and applicant URBAN HEARTH SIGN ESTIMATE 05.02.2026 signed.pdf Uploaded by Justin Kelly on May 6, 2026 at 3:46 PM	REQUIRED
	Urban Hearth signcertificationform_2024.pdf Urban Hearth signcertificationform_2024.pdf Uploaded by Justin Kelly on May 14, 2026 at 11:48 AM	

	Justin Kelly Contracting_Cambridge_Blade_26-09535_5.1.26.pdf Justin Kelly Contracting_Cambridge_Blade_26-09535_5.1.26.pdf Uploaded by Justin Kelly on May 14, 2026 at 11:48 AM
	1281 Cambridge St (Urban Hearth)_Approved Sign Certification Projecting Sign_2026.05.14.pdf 1281 Cambridge St (Urban Hearth)_Approved Sign Certification Projecting Sign_2026.05.14.pdf Uploaded by Mason Wells on May 14, 2026 at 2:12 PM
	Abutters form 1271 cambridge street.pdf Abutters form 1271 cambridge street.pdf Uploaded by Justin Kelly on May 15, 2026 at 10:46 AM
	Abutters form 1287 cambridge street.pdf Abutters form 1287 cambridge street.pdf Uploaded by Justin Kelly on May 15, 2026 at 10:46 AM

Record Activity

Justin Kelly started a draft Record	05/06/2026 at 2:33 pm
Justin Kelly added file Urban Hearth Blade _5.1.26 signed.pdf	05/06/2026 at 3:23 pm
Justin Kelly added file URBAN HEARTH SIGN ESTIMATE 05.02.2026 signed.pdf	05/06/2026 at 3:46 pm
Justin Kelly submitted Record 1210172	05/06/2026 at 3:46 pm
OpenGov system altered approval step Community Development Plan Review, changed status from Inactive to Active on Record 1210172	05/06/2026 at 3:46 pm
OpenGov system altered approval step Review for Completeness, changed status from Inactive to Active on Record 1210172	05/06/2026 at 3:46 pm
OpenGov system assigned approval step Review for Completeness to William Pugliese on Record 1210172	05/06/2026 at 3:46 pm
OpenGov system assigned approval step Community Development Plan Review to Mason Wells on Record 1210172	05/06/2026 at 3:46 pm
William Pugliese approved approval step Review for Completeness on Record 1210172	05/07/2026 at 7:41 am
Justin Kelly added file Urban Hearth signcertificationform_2024.pdf to Record 1210172	05/14/2026 at 11:48 am
Justin Kelly added file Justin Kelly Contracting_Cambridge_Blade_26-09535_5.1.26.pdf to Record 1210172	05/14/2026 at 11:48 am
Mason Wells changed form field entry Will one or more of the proposed signs extend six (6) inches into the public sidewalk? from "No" to "Yes" on Record 1210172	05/14/2026 at 2:08 pm
Mason Wells added file 1281 Cambridge St (Urban Hearth)_Approved Sign Certification Projecting Sign_2026.05.14.pdf to Record 1210172	05/14/2026 at 2:12 pm
Mason Wells approved approval step Community Development Plan Review on Record 1210172	05/14/2026 at 2:14 pm
OpenGov system altered approval step Department of Public Works Review, changed status from Inactive to Active on Record 1210172	05/14/2026 at 2:14 pm
OpenGov system assigned approval step Department of Public Works Review to Brian McLane on Record 1210172	05/14/2026 at 2:14 pm
Brian McLane approved approval step Department of Public Works Review on Record 1210172	05/15/2026 at 6:26 am

OpenGov system altered approval step City Clerk Review, changed status from Inactive to Active on Record 1210172	05/15/2026 at 6:26 am
OpenGov system assigned approval step City Clerk Review to Lori Perez on Record 1210172	05/15/2026 at 6:26 am
Justin Kelly added file Abutters form 1271 cambridge street.pdf to Record 1210172	05/15/2026 at 10:46 am
Justin Kelly added file Abutters form 1287 cambridge street.pdf to Record 1210172	05/15/2026 at 10:46 am
Justin Kelly added file 2026.04.27 Metro Sign Awning 9535 signed.pdf to Record 1210172	05/15/2026 at 11:05 am
Justin Kelly added file Evidence of Insurance Justin Kelly Contracting Inc 1471823397.pdf to Record 1210172	05/15/2026 at 11:07 am

Timeline

Label	Activated	Completed	Assignee	Due Date	Status
 Review for Completeness	5/6/2026, 3:46:57 PM	5/7/2026, 7:41:53 AM	William Pugliese	-	Completed
 Community Development Plan Review	5/6/2026, 3:46:57 PM	5/14/2026, 2:14:24 PM	Mason Wells	-	Completed
 Department of Public Works Review	5/14/2026, 2:14:25 PM	5/15/2026, 6:26:39 AM	Brian McLane	-	Completed
 City Clerk Review	5/15/2026, 6:26:45 AM	-	Lori Perez	-	Active
 City Council Approval	-	-	-	-	Inactive
 Bond	-	-	-	-	Inactive
 Sign Permit Fee	-	-	Justin Kelly	-	Inactive
 Building Inspector Review	-	-	-	-	Inactive
 Sign Permit	-	-	-	-	Inactive



OFFICE OF THE CITY CLERK

CAMBRIDGE CITY HALL, 795 MASSACHUSETTS AVENUE

CAMBRIDGE, MASSACHUSETTS 02139

PHONE (617) 349-4260

FAX (617) 349-4269

DIANE P. LEBLANC
CITY CLERK

PAULA M. CRANE
DEPUTY CITY CLERK

Cambridge, MA May 14, 2026

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 Urban Hearth
(NAME OF BUSINESS)

be granted permit to erect a sign of the following specifications in front of premises located at
1281 Cambridge Street

Type of Sign: 3" Deep HDU Sign ((2) 1.5" Thk HDU Panels Mounted Back to Back.) - Face:
(state whether electric or otherwise and material used in construction)

Reading matter to go on Sign:
Urban Hearth

Size: 18" H x 28" W 3" D Weight: 25lbs

Public Way Obstruction: A. 44" B. 8' 5"
(Give exact distance sign is to extend over sidewalk) (Also exact distance from bottom of sign to sidewalk)

Height Above Grade: Bottom: 8' 5" Top: 10' 9"

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.

[Signature] (Property owner or authorized agent) (Address) (Tel. No.)

[Signature] (Business owner) 44 Park Avenue, Cambridge MA 02138 617-386-9544 (Address) (Tel. No.)

Urban Hearth

1281 Cambridge Street
Cambridge, MA
02139

CERTIFIED MAIL®

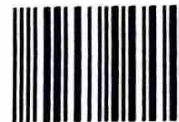


9589 0710 5270 2931 7428 03

Retail



RDC 99



02139

U.S. POSTAGE PAID
FCM LETTER
CHELSEA, MA 02150
MAY 15, 2028

\$6.08

S2324P500823-25

Bom Dough Cafe
1271 Cambridge Street
Cambridge, MA
02139

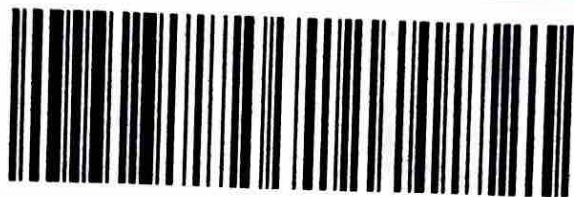


Urban Hearth

1281 Cambridge Street
Cambridge, MA
02139

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

CERTIFIED MAIL®



9589 0710 5270 2931 7428 10

Retail



RDC 99



02139

U.S. POSTAGE PAID
FCM LETTER
CHELSEA, MA 02150
MAY 15, 2028

\$6.08

S2324P500823-25

Oak Bistro
1287 Cambridge Street
Cambridge, MA
02139





CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

11/17/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER The Baldwin Group Southeast LLC dba RogersGray 20 Independence Drive Hyannis MA 02601	CONTACT NAME: PHONE (A/C, No, Ext): 508-746-3311 FAX (A/C, No): E-MAIL ADDRESS:
INSURED Justin Kelly Contracting, Inc. 165 Bow St Unit B8 Everett MA 02149	INSURER(S) AFFORDING COVERAGE INSURER A: Midvale Indemnity Company INSURER B: Safety Insurance Company INSURER C: NGM Insurance Company INSURER D: A.I.M. Mutual Insurance Compan INSURER E: INSURER F:

License#: PC-514062
JUSTKEL-01**COVERAGES****CERTIFICATE NUMBER:** 1471823397**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PRO-JECT ☐ LOC OTHER:			CP00148712	6/26/2025	6/26/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
B	☐ AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☒ SCHEDULED AUTOS ☒ HIRED AUTOS ONLY ☒ NON-OWNED AUTOS ONLY			5913820	6/26/2025	6/26/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
C	☒ UMBRELLA LIAB ☒ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE DED ☒ RETENTION \$ 10,000			CU00011284	6/26/2025	6/26/2026	EACH OCCURRENCE \$ 1,000,000 AGGREGATE \$ \$
D	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y / N ☐	N / A	WCC-500-5032168-2025A	8/16/2025	8/16/2026	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$ 500,000 E.L. DISEASE - EA EMPLOYEE \$ 500,000 E.L. DISEASE - POLICY LIMIT \$ 500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER**CANCELLATION**

Evidence of Insurance

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

© 1988-2015 ACORD CORPORATION. All rights reserved.

D/F HDU
BLADE SIGN

Qty: 1

SCOPE

3” Deep HDU Sign ((2) 1.5”Thk HDU Panels Mounted Back to Back.)
- Faces are painted Akzo Nobel 509-H6.
- .5” Beveled Edges on Faces Painted MP# 48868 Copper Alloy Metallic.
- Carved Copy Paint Filled MP# 48868 Copper Alloy Metallic.
- Returns to have Bent Aluminum Trim to Cover Seams, Painted Akzo Nobel 509-H6.
-ALL PAINT TO HAVE A MATTE FINISH.

Sign Is Mounted on Existing Blade Sign Bracket.

Survey Required to Verify All Measurements.

PAINT COLORS	MATTE FINISH
Akzo Nobel 509-H6	
MP#48868 Copper Alloy Metallic	

Sign Sq. Ftg: 3.5 SF

Work Order: -----

Customer/Job Location:
JUSTIN KELLY CONTRACTING
CAMBRIDGE, MA

DWG. DATE: 4.21.2026

Rev.1: 5/1 - paint color, alum trim.	Rev.4:
Rev.2:	Rev.5:
Rev.3:	Rev.6:

APPROVAL ☐ APPROVED ☐ APPROVED AS NOTED

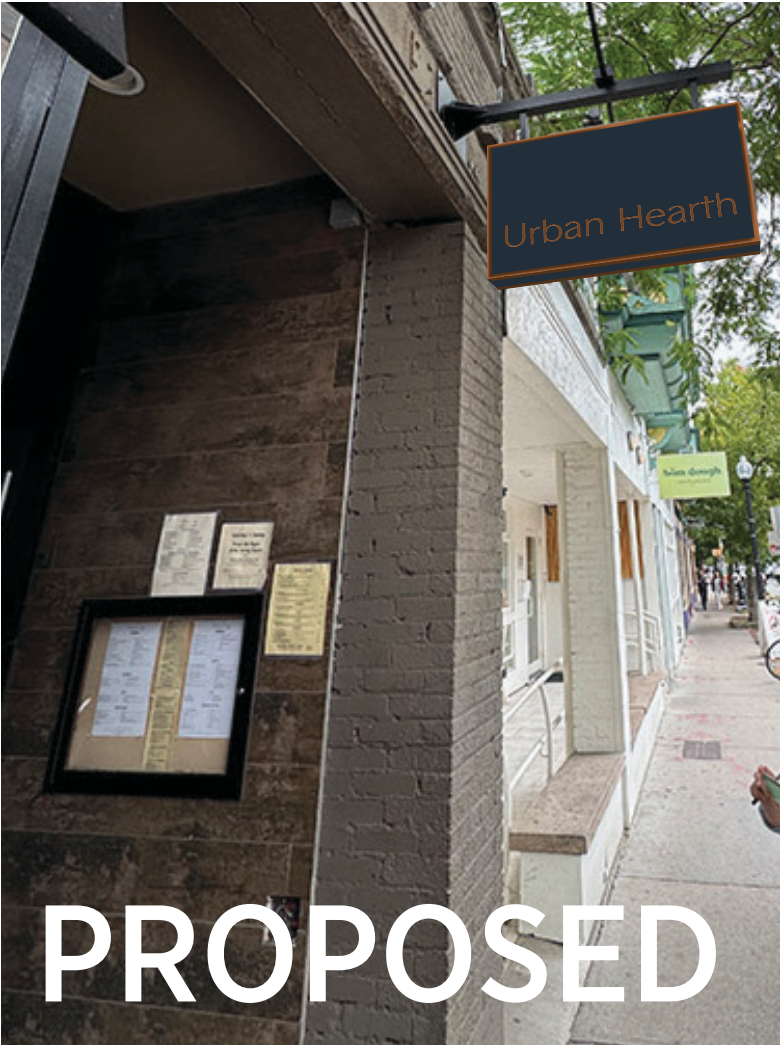
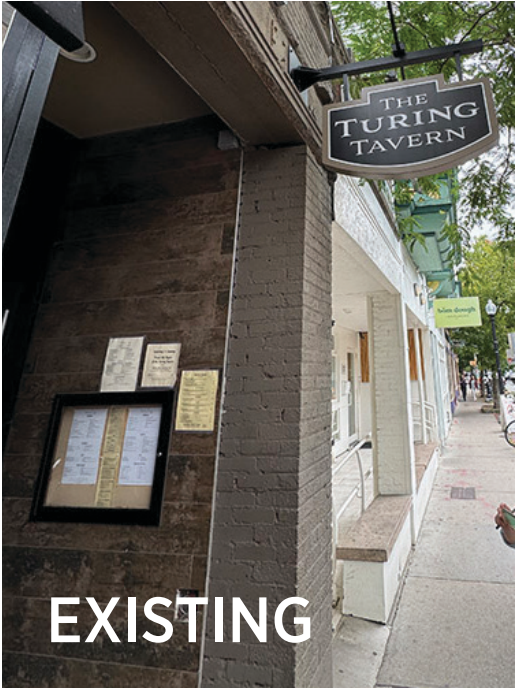
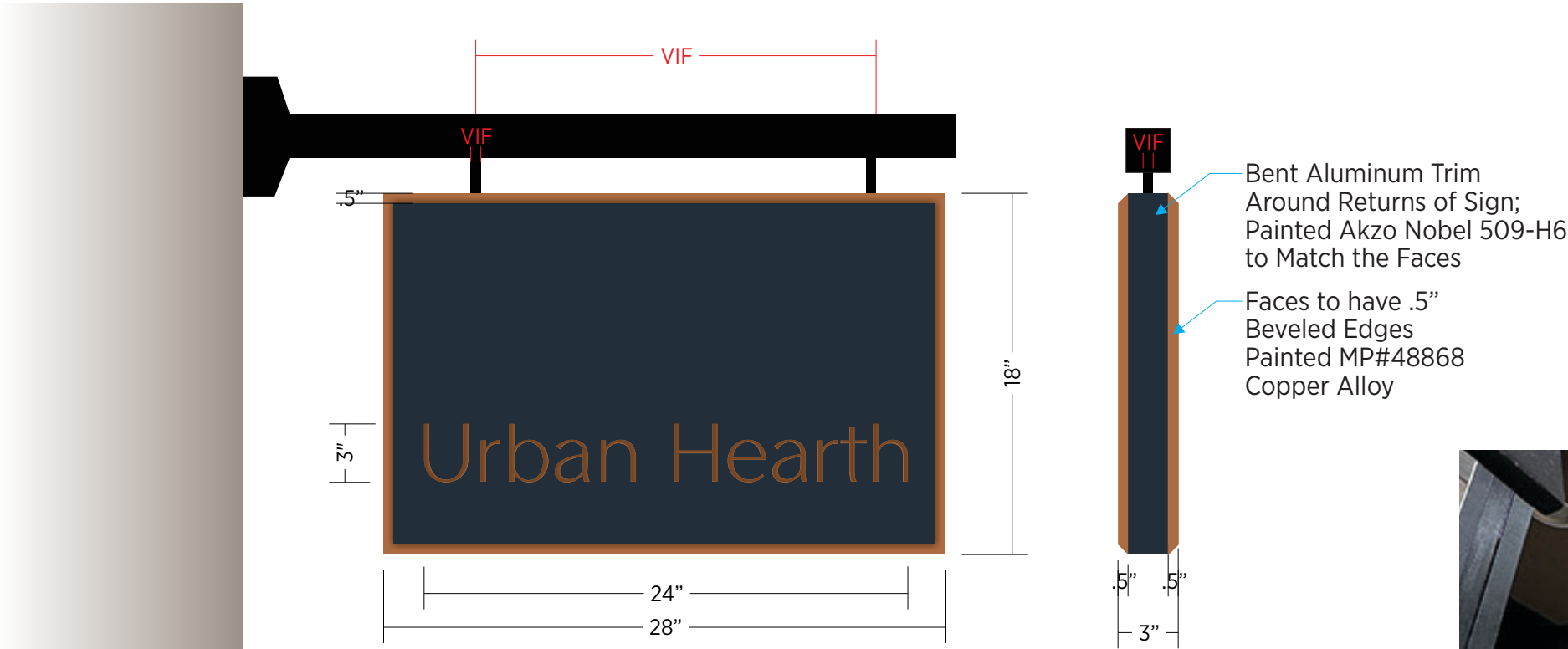
Date _____ **X** _____

File Name: Justin Kelly Contracting_Cambridge_Blade_26-09535.cdr

Sales: DS	Design: LP	PMgr:
Drawing # 26-09535-1r1		



DRAWING SCALE:
1 1/2" = 1'-0"



D/F HDU
BLADE SIGN

Qty: 1

SCOPE

3" Deep HDU Sign ((2) 1.5"Thk HDU Panels Mounted Back to Back.)
- Faces are painted Akzo Nobel 509-H6.
- .5" Beveled Edges on Faces Painted MP# 48868 Copper Alloy Metallic.
- Carved Copy Paint Filled MP# 48868 Copper Alloy Metallic.
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-ALL PAINT TO HAVE A MATTE FINISH.

Sign Is Mounted on Existing Blade Sign Bracket.

Survey Required to Verify All Measurements.

PAINT COLORS	MATTE FINISH
Akzo Nobel 509-H6	
MP#48868 Copper Alloy Metallic	

Sign Sq. Ftg: 3.5 SF

Work Order: -----

Customer/Job Location:
JUSTIN KELLY CONTRACTING
CAMBRIDGE, MA

DWG. DATE: 4.21.2026

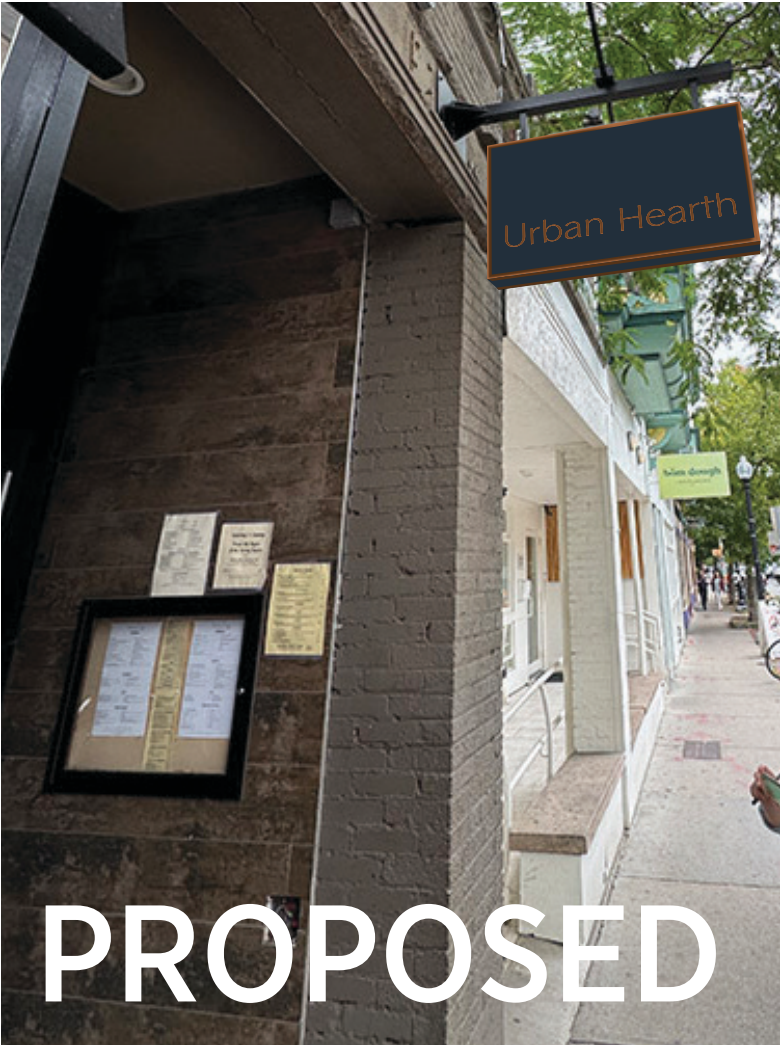
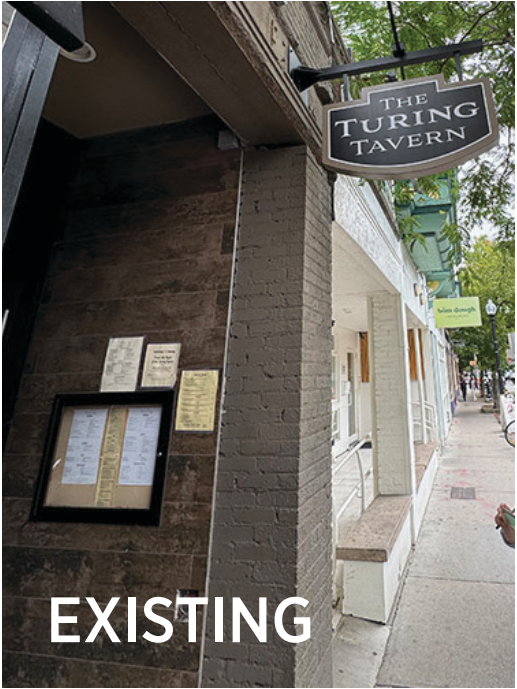
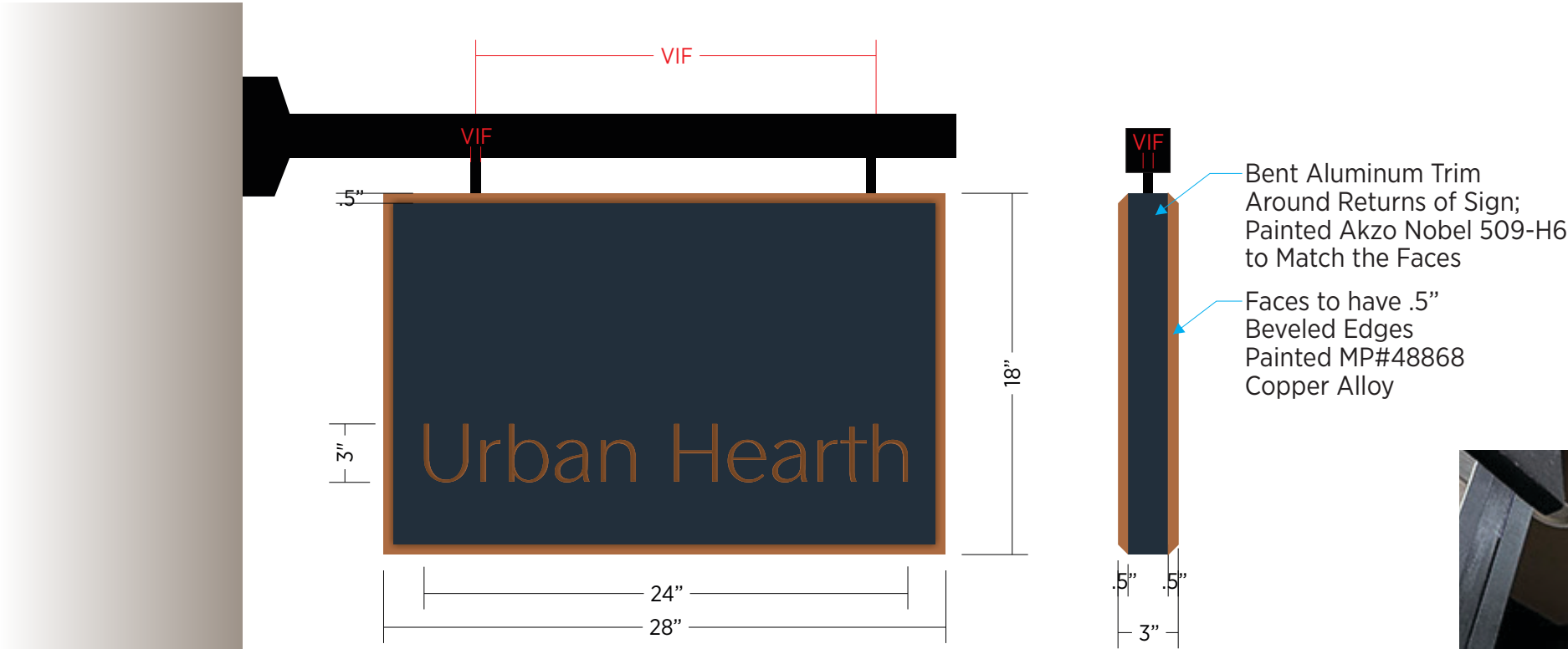
Rev.1: 5/1 - paint color, alum trim.	Rev.4:
Rev.2:	Rev.5:
Rev.3:	Rev.6:

APPROVAL ☐ APPROVED ☐ APPROVED AS NOTED
5/1/2026
Date **x**
File Name: Justin Kelly Contracting_Cambridge_Blade_26-09535.cdr

Sales:	Design:	PMgr:
DS	LP	
Drawing # 26-09535-1r1		



DRAWING SCALE:
1 1/2" = 1'-0"





OFFICE: 617.945.0143 | FAX: 617.945.0658 | BILLING@JUSTINKELLYCONTRACTING.COM

Estimate

05/02/2026

URBAN HEARTH
1281 CAMBRIDGE STREET
CAMBRIDGE MA, 02139

1) FURNISH AND INSTALL SIGN	\$3,058
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TOTAL	\$3,058
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Payment is to be made upon completion.

All material is guaranteed to be as specified. All work to be completed in a professional, workmanlike manner according to standard practices. Any alteration or deviation from the above specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accident or delays beyond our control.

This proposal is subject to acceptance within 14 days and it is void thereafter at the option of the undersigned.

Authorized Signature:


Justin Kelly

Acceptance of Proposal:

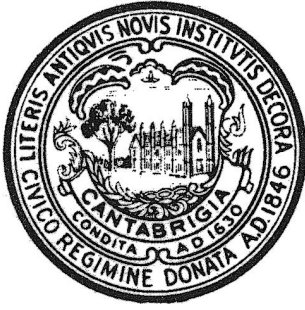
The above prices, specifications and conditions are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Accepted:

Authorized Signature:

Erin Miller

H.I.C. REG# 181681



CITY OF CAMBRIDGE

Community Development Department

City Hall Annex, 344 Broadway, Cambridge, MA 02139

SIGN CERTIFICATION APPLICATION

Please fill out this application to indicate the number, type, and dimensions of signage for your building. If you are unsure of the type of sign and/or allowable dimensions, please review the following pages of this application and [Article 7.000](#) of the Zoning Ordinance. Please note the following additional requirements:

- **All signs must receive a permit from the Inspectional Services Department (ISD) before installation.** Community Development Department certification 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 City Council approval if necessary, for signs in the public way.
- Any sign or portion of a sign extending more than six (6) inches into the public way/sidewalk must receive approval from the Cambridge City Council and a bond must be posted with the City Clerk. For questions or additional information, please contact cddzoning@cambridgema.gov.

APPLICANT INFORMATION

Applicant Name: Justin Kelly Contracting

Phone: 617-945-0143

Email: office@justinkellycontracting.com

Sign Address: 1281 Cambridge Street

PROPOSED SIGN

Please fill out the information below and **attach a sketch of the proposed sign** to the application. Each proposed sign requires an individual form to be filled out. For further information on sign types, see the below page.

Sign text: Urban Hearth

Sign type: Projecting Sign (including awnings)

Area in square feet: 3.5

Dimensions: 18" H x 28" L

Placement height in feet: 10' 9"

Depth from façade: 44"

Illumination: Choose option.

Sign frontage in feet: 31' 2"

Area of existing signs to remain:

COMMUNITY DEVELOPMENT DEPARTMENT CERTIFICATION

FOR INTERNAL USE ONLY

Sign conforms to requirements of Article 7.000: Choose option.

Sign requires a variance from the Board of Zoning Appeals: Choose option.

Comments:

Signature:

CDD Representative

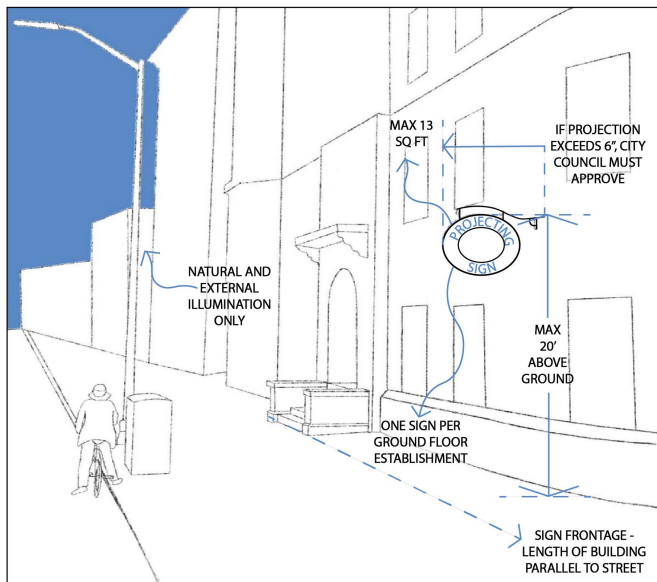
Date

OVERVIEW BY SIGN TYPE

Please note that this guide is intended to provide an overview of requirements by sign type. Sign shall mean and include any permanent or temporary structure, device, letter, words, model, banner, pennant, insignia, trade flag, or representation used as, or which is in the nature of, an advertisement, announcement, or direction and which is designed to be seen from the outside of a building. For further information on specific requirements, consult Article 7.000 of the Zoning Ordinance.

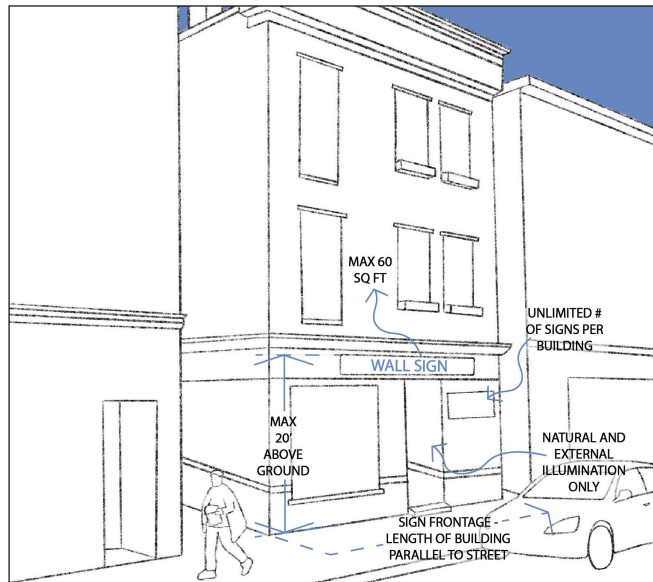
PROJECTING SIGN

A projecting sign is attached to and projects from a building face, including marquee, canopy, and awning mounted signs.



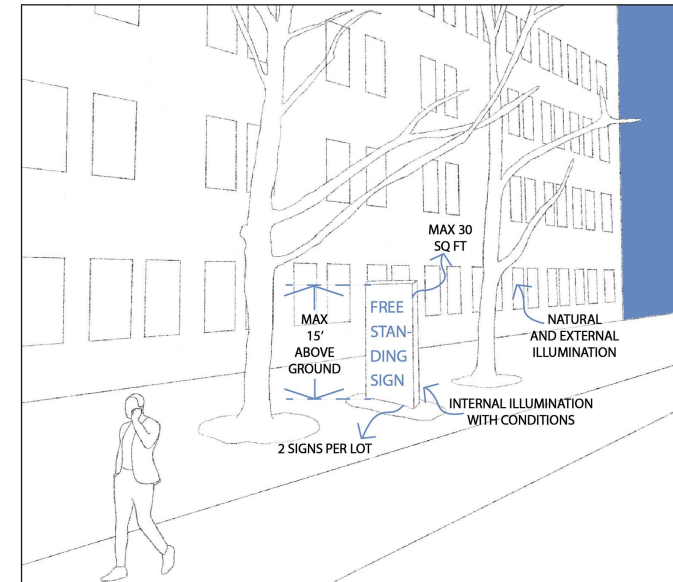
WALL SIGN

A wall sign is affixed so its exposed face and all sign area is parallel to the plane of the building.



FREESTANDING SIGN

A free standing sign is attached to or part of a self-supporting structure and is not attached to any other structure.





Metro Sign & Awning

170 Lorum St.
Tewksbury, MA 01876
Ph: (978) 851-2424
Email: ap@metrosign.net
Web: www.metrosign.net

Estimate #: 9535

Page 1 of 2

Created Date:	4/27/2026	Prepared For:	Justin Kelly Contracting, Inc.
Salesperson:	Dana Singleton	Contact:	Christian Simmon
Email:	danas@metrosign.net	Office Phone:	(617) 945-0143
Cell Phone:	(978) 998-0198	Cell Phone:	(781) 504-1404
Office Fax:	(978) 851-2022	Email:	christian@justinkellycontracting.com
		Address:	165 Bow St. Everett, MA 02149

Description: Blade sign

Service Location: 1281 Cambridge St. Cambridge

		Quantity	Unit Price	Subtotal
1	Product: Artwork / Design / Production Prep Description: Artwork / Design Labor / Production Prep & Setup. Customer approved MSA Design/Shop drawing(s), suitable for permitting and/or production purposes.	1	\$275.00	\$275.00
		Quantity	Unit Price	Subtotal
2	Product: Carved Sign Description: Location 1 - Carved Blade Sign (D/F) Overall Size: 18" H x 28" H x 3" D Material:(2) Layers of 1.5" D HDU (Beveled edge) - Painted (1) Color Bennt Aluminum Trim Around Perimeter - Painted (1) Color Lettering: Carved - Painted to Match (1) Color Copy: URBAN HEARTH Mounted: To existing bracket with (2) Straight Arm Supports and Internal Aluminum Structure NOTES: Sign is made from HDU and not wood Letter is Carved, recessed, with Paint Filled	1	\$2,069.00	\$2,069.00
		Quantity	Unit Price	Subtotal
3	Product: Install Description: Install SOW: - New D/F HDU Blade sign to be mounted to Existing Staight Arm Bracket ** Price Subject to change based on technical Survey on appropriate mounting method ** Type: Open Shop. Hours restrictions: No. Meet client on-site: No. Police Detail required: No. Estimate Assumes: Metro doesn't need a specialty lift	1	\$390.00	\$390.00



Metro Sign & Awning

170 Lorum St.
Tewksbury, MA 01876
Ph: (978) 851-2424
Email: ap@metrosign.net
Web: www.metrosign.net

Estimate #: 9535

Page 2 of 2

		Quantity	Unit Price	Subtotal
4	Product: Survey Description: Technical Site Survey - Prior to fabrication Perform comprehensive technical survey to inspect and verify site conditions, including: VIF measurements, size constraints, fit and color finish, wall type and conditions., access for electrical connections and fasteners, need for special equipment.	1	\$195.00	\$195.00
5	Product: Permit Fee Description: Permit Fee. Cost of permit not including labor to acquire.	1	\$0.00	\$0.00
6	Product: Permit Labor Description: Permit Acquisition. Cost of labor to acquire permit. Minimum: \$400 Additional Labor Rates: \$100/hour 8AM - 5PM. After hours: \$150/hour.	1	\$0.00	\$0.00

Notes

Estimate pricing is valid for 30 days and subject to final design, layout and size changes.

For orders over \$5K, 50% deposit is required before order can be put into production. Balance due upon completion.
For orders under \$5K, full payment is required before order can be put into production.

Sign project will be placed into production after receipt of all the following: 1) signed proposal acceptance, 2) signed drawing approval, 3) down payment, and 4) permit approval, if required. Please allow 6-8 weeks to manufacture and install after all approvals and permits are obtained.

Client indemnifies Metro Sign & Awning against any claim by any property owner, landlord, tenant, or any other party that the above signs may violate. This includes any agreements the client may have with said parties or where such signs are not properly authorized by the parties and where their authorization is required. Any installation costs quoted are based on optimum conditions at the site, readiness of the walls or surfaces, the grounds and other areas where the sign may be installed, as well as the description provided by the client. Additional charges may be billed to the customer based on unexpected or unknown factors during the installation process.

Customer is responsible for providing blocking and/or other structural modifications to building needed to support sign, providing access for and to secondary wiring and provision and connection of primary electrical. Costs NOT included that will be billed additionally if required by municipality include: permit procurement costs, permit fees, and police details.

Complete Terms & Conditions can be found at https://www.metrosignandawning.com/wp-content/uploads/2024/10/MSA_Terms-and-Conditions_October-2024.pdf

By signing below you are agreeing to these Terms & Conditions.

WIRE TRANSFER: Bank Account: 11784239, ACH Payments using Routing # 211371120, Beneficiary: Metro Sign & Awning

Estimate Total:	\$2,929.00
Subtotal:	\$2,929.00
Taxes:	\$129.31
Total:	\$3,058.31

Payment Terms: Deposit, Net due upon completion. Thank you for your business, we appreciate it!

Client Reply Request

- ☒ Estimate Accepted "As Is". Please proceed with Order.
☐ Changes required, please contact me.

☐ Other: _____
SIGN: Justin Kelly Date: 05/15/2026

Building your Brand!