BZA APPLICATION FORM

GENERAL INFORMATION

The undersigned hereby petitions the Board of Zoning Appeal for the following:

Special Permit: _____ Variance: X Appeal: _____

PETITIONER: Back Bay Sign for Ace Sign Co.

PETITIONER'S ADDRESS: 65 Industrial Way Unit I Wilmington, MA 01887

LOCATION OF PROPERTY: 625 Massachusetts Avenue (625)

TYPE OF OCCUPANCY: Gen-Office ZONING DISTRICT: BB-CSQ

REASON FOR PETITION:

_____ Additions	_____ New Structure
_____ Change in Use/Occupancy	_____ Parking
_____ Conversion to Addi'l Dwelling Unit's	X Sign
_____ Dormer	_____ Subdivision
_____ Other: _____	

DESCRIPTION OF PETITIONER'S PROPOSAL:

To allow "We Work" to install a flag on the existing flag pole that reads "We Work". Flag dimensions: 55" x 15' 68.75 square feet. Top of flag would be 42' from grade.

SECTIONS OF ZONING ORDINANCE CITED:

Article 7 Section 16.22.B exceeds 13 sq.ft and

Article _____ Section exceeds 20' from grade

Article _____ Section _____

Applicants for a **Variance** must complete Pages 1-5
Applicants for a **Special Permit** must complete Pages 1-4 and 6
Applicants for an **Appeal** to the BZA of a Zoning determination by the Inspectional Services Department must attach a statement concerning the reasons for the appeal

Original Signature(s): _____
(Petitioner(s)/Owner)

Carol Griffin
(Print Name)

Address: Lincoln Property Company
One Liberty Sq. Boston MA 02109

Tel. No.: 617-542-6818

E-Mail Address: Cgriffin@Lpc.com

Date: 1-26-17

BZA APPLICATION FORM - OWNERSHIP INFORMATION

To be completed by OWNER, signed before a notary and returned to The Secretary of the Board of Zoning Appeals.

I/We Carol Griffin, as agent for L+B CIP 625 Mass Ave, LLC
(OWNER)

Address: Lincoln Property Company One Liberty Sq Boston MA 02109

State that I/We own the property located at 625 Mass Ave, Cambridge which is the subject of this zoning application.

The record title of this property is in the name of L & B CIP 625 Mass Ave, LLC

*Pursuant to a deed of duly recorded in the date 5/15/12, Middlesex South County Registry of Deeds at Book 59090, Page 128; or Middlesex Registry District of Land Court, Certificate No. _____

Book _____ Page _____.

*SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT**

Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Suffolk

The above-name Carol Griffin personally appeared before me, this 7th of Feb, 2017, and made oath that the above statement is true.

Lynne M Adams Notary

My commission expires 9/8/17 (Notary Seal).

- If ownership is not shown in recorded deed, e.g. if by court order, recent deed, or inheritance, please include documentation.

LYNNE M. ADAMS
Notary Public
Commonwealth of Massachusetts
My Commission Expires
September 8, 2017

MASSACHUSETTS JURAT

Gov. Exec. Ord. #455 (03-13), §5(e)

Commonwealth of Massachusetts
County of Suffolk } ss.

On this the 7th (Day) day of February (Month), 2017 (Year), before me,

Lynne Adams (Name of Notary Public), the undersigned Notary Public,

personally appeared Carol Griffin (Name(s) of Signer(s)),

proved to me through satisfactory evidence of identity, which was/were

personally known by notary (Description of Evidence of Identity),

to be the person(s) whose name(s) was/were signed on the preceding or attached document in my presence, and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of his/her/their knowledge and belief.

LYNNE M. ADAMS
Notary Public
Commonwealth of Massachusetts
My Commission Expires
September 8, 2017

Signature of Notary Public

Lynne Adams
Printed Name of Notary

My Commission Expires 9/8/17

Place Notary Seal and/or Any Stamp Above

OPTIONAL

Although the information in this section is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

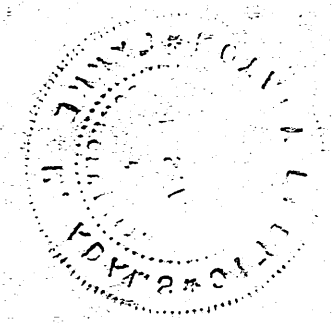
Right Thumbprint of Signer
Top of thumb here

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____



BZA APPLICATION FORM
SUPPORTING STATEMENT FOR A VARIANCE

1. A) *A Literal enforcement of the provision of this Ordinance would involve a substantial hardship, financial or otherwise, to the petitioner or appellant for the following reasons:*

This petition is a request to allow WeWork to install an identification flag using one of the existing flagpoles located between the second and third floors of the building. Aside from the ground-level plaque that identifies the entrance, this flag is the only other opportunity for WeWork to identify their location. The sign band above the first floor is occupied with signs for Walgreens and Boston Sports Club, thus rendering no display space for WeWork signs on that portion of the building. WeWork will suffer significantly without this flag due to the inability to make their presence obviously known.

B) *The hardship is owing to the following circumstances relating to the soil conditions, shape or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located for the following reasons:*

WeWork occupies the entire second floor of the building, which makes them a significant tenant at this location. Structurally, the building presents no ideal options for signage above the first floor sign band other than the flagpoles. The space allocated for signage on the sign band is currently occupied by the ground floor tenants. The flag is necessary, and objectively denotes WeWork's place within the building itself and serves as a way finding sign to guide WeWork members and their guests to the business in this multi-tenant building. The flag also addresses the challenge of presenting a clear identifier for both vehicular and pedestrian traffic in the congested central square area.

C) *Desirable relief may be granted without either:*

1) *Substantial detriment to the public good for the following reasons:*

The proposed WeWork flag is consistent with the architecture of the building and accentuates the neighborhood architecture. Because the flagpole is existing, it presents a unique opportunity for this business to add a signage element that both meets the need of the tenant and also does not clutter the building with any additional wall signs.

2) *Relief may be granted without nullifying or substantially derogating from the intent or purpose of this ordinance for the following reasons:*

By nature, a flag must be elevated for maximum visibility, which is why the existing flagpoles are mounted more than twenty feet above grade. The size of the flag is designed to fit the scale of the building and also to display the WeWork name clearly.

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: Back Bay Sign for Ace Sign Co. PRESENT USE/OCCUPANCY: Gen-Office

LOCATION: 641 Massachusetts Avenue (625) ZONE: BB-CSQ

PHONE: 617-230-4434 REQUESTED USE/OCCUPANCY: _____

		EXISTING CONDITIONS	REQUESTED CONDITIONS	ORDINANCE REQUIREMENTS[1]	
TOTAL GROSS FLOOR AREA:		80,096			(max.)
LOT AREA:		20,002			(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA:[2]					(max.)
LOT AREA FOR EACH DWELLING UNIT:					(min.)
SIZE OF LOT:	WIDTH	77.05			(min.)
	DEPTH				
Setbacks in Feet:	FRONT	0.06			(min.)
	REAR	0.07			(min.)
	LEFT SIDE	0.10			(min.)
	RIGHT SIDE	0			(min.)
SIZE OF BLDG.:	HEIGHT	54			(max.)
	LENGTH				
	WIDTH				
RATIO OF USABLE OPEN SPACE TO LOT AREA:[3]					(min.)
NO. OF DWELLING UNITS:		3			(max.)
NO. OF PARKING SPACES:		24			(min./max)
NO. OF LOADING AREAS:		1			(min.)
DISTANCE TO NEAREST BLDG. ON SAME LOT:					(min.)

Describe where applicable, other occupancies on same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g.; wood frame, concrete, brick, steel, etc.

_____

_____

_____

_____

1. *SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).*
2. *TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.*
3. *OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.*

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_____ Change in Use/Occupancy

_____ Conversion to Addi'l Dwelling Unit's

_____ Dormer

_____ Other: _____

_____ New Structure

_____ Parking

X Sign

_____ Subdivision

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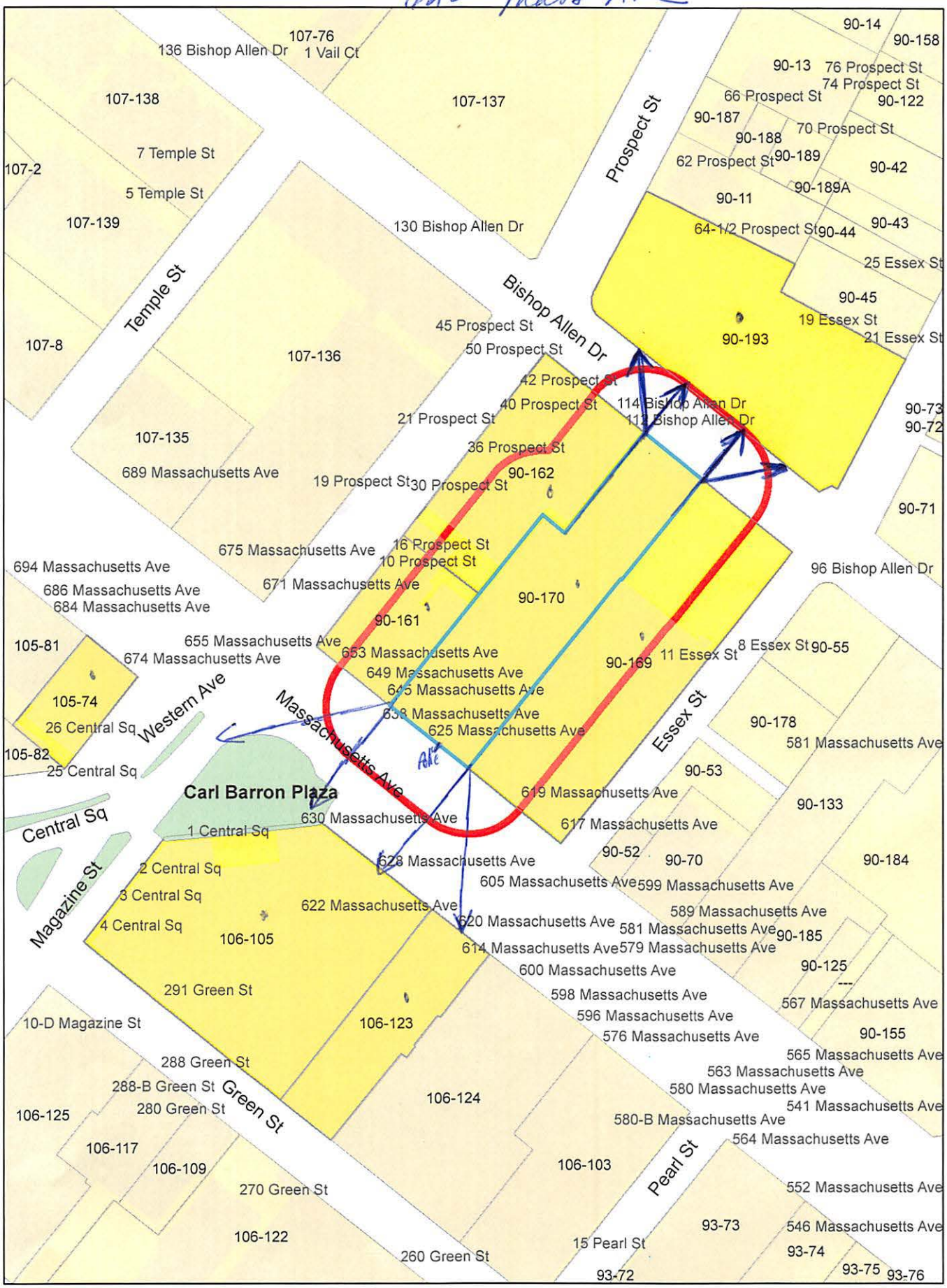
625 Mass Ave


107-76
136 Bishop Allen Dr
1 Vail Ct
107-138
107-137
7 Temple St
107-2
5 Temple St
107-139
130 Bishop Allen Dr
Prospect St
Temple St
Bishop Allen Dr
107-8
107-136
45 Prospect St
50 Prospect St
42 Prospect St
40 Prospect St
21 Prospect St
36 Prospect St
90-162
19 Prospect St
30 Prospect St
107-135
689 Massachusetts Ave
675 Massachusetts Ave
16 Prospect St
10 Prospect St
671 Massachusetts Ave
694 Massachusetts Ave
686 Massachusetts Ave
684 Massachusetts Ave
90-170
90-161
655 Massachusetts Ave
653 Massachusetts Ave
674 Massachusetts Ave
649 Massachusetts Ave
645 Massachusetts Ave
638 Massachusetts Ave
625 Massachusetts Ave
105-81
105-74
26 Central Sq
Western Ave
Massachusetts Ave
105-82
25 Central Sq
Carl Barron Plaza
Central Sq
1 Central Sq
630 Massachusetts Ave
628 Massachusetts Ave
2 Central Sq
3 Central Sq
4 Central Sq
Magazine St
622 Massachusetts Ave
620 Massachusetts Ave
106-105
614 Massachusetts Ave
291 Green St
10-D Magazine St
106-123
288 Green St
288-B Green St
280 Green St
Green St
106-125
106-124
106-117
106-109
270 Green St
106-122
260 Green St
106-103
Pearl St
15 Pearl St
93-72
93-73
93-74
93-75
93-76
90-14
90-158
90-13
76 Prospect St
74 Prospect St
66 Prospect St
90-122
90-187
70 Prospect St
90-188
62 Prospect St
90-189
90-42
90-189A
90-11
64-1/2 Prospect St
90-44
90-43
25 Essex St
90-45
19 Essex St
90-193
21 Essex St
90-73
90-72
90-71
96 Bishop Allen Dr
90-169
11 Essex St
8 Essex St
90-55
Essex St
90-178
581 Massachusetts Ave
90-53
619 Massachusetts Ave
90-133
617 Massachusetts Ave
90-52
90-70
90-184
605 Massachusetts Ave
599 Massachusetts Ave
589 Massachusetts Ave
581 Massachusetts Ave
90-185
579 Massachusetts Ave
600 Massachusetts Ave
90-125
598 Massachusetts Ave
567 Massachusetts Ave
596 Massachusetts Ave
576 Massachusetts Ave
90-155
565 Massachusetts Ave
563 Massachusetts Ave
580 Massachusetts Ave
541 Massachusetts Ave
580-B Massachusetts Ave
564 Massachusetts Ave
552 Massachusetts Ave
546 Massachusetts Ave

625 Mass Ave

Petitioner

90-193
U.S. REIF CENTRAL PLAZA MASS. LLC.
C/O INTERCONTINENTAL REAL.
1270 SOLDIERS FIELD RD
BOSTON, MA 02135

90-161
CHOICE REALTY LLC
825 BEACON ST., #1
NEWTON CENTRE, MA 02459

BACK BAY SIGN
C/O JASON PARILLO
65 INDUSTRIAL WAY – UNIT I
WILMIGTON, MA 01882

90-169-170
L&B CIP 625 MASS AVE, LLC
8750 NORTH CENTRAL EXPRESSWAY, SUITE 800
DALLAS, TX 75231

105-74
678 MASS AVE. LLC
825 BEACON ST.,SUITE 1
NEWTON CENTER, MA 02159

LINCOLN PROPERTY COMPANY
C/O CAROL GRIFFIN
ONE LIBERTY SQ.
BOSTON, MA 02109

106-105
CENTRAL SQUARE LLC,
C/O HUNNEMAN REAL ESTATE CORP.
303 CONGRESS ST.
BOSTON, MA 02210

106-123
CARU CAMBRIDGE LLC.
620 MASSACHUSETTS AVE
CAMBRIDGE, MA 02139

90-162
CHOICE REALTY LLC
825 BEACON ST., #1
NEWTON CENTER, MA 02459

Google Maps 634 Massachusetts Ave

Image capture: May 2016 © 2016 Google

Cambridge, Massachusetts

Street View - May 2016

CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2nd Floor, Cambridge, Massachusetts 02139
Telephone: 617 349 4683 TTY: 617 349 6112
E-mail: histcomm@cambridgema.gov URL: http://www.cambridgema.gov/Historic

Jurisdiction Advice

To the Owner of Property at 625 Massachusetts Avenue

The above-referenced property is subject to the jurisdiction of the Cambridge Historical Commission (CHC) by reason of the status referenced below:

__ Old Cambridge Historic District
__ Fort Washington Historic District
(M.G.L. Ch. 40C, City Code §2.78.050)
__ Avon Hill Neighborhood Conservation District
__ Half Crown – Marsh Neighborhood Conservation District
__ Harvard Square Conservation District
__ Mid Cambridge Neighborhood Conservation District
__ Designated Landmark
__ Property is being studied for designation: _____
(City Code, Ch. 2.78., Article III, and various City Council Orders)
__ Preservation Restriction or Easement (as recorded)
_X_ Structure is fifty years or more old and therefore subject to CHC review of any application for a demolition permit, if one is required by ISD. (City Code, Ch. 2.78, Article II). **See the back of this page for definition of demolition.** No demolition permit anticipated.
__ No jurisdiction: not a designated historic property and the structure is less than fifty years old.
__ No local jurisdiction, but the property is listed on the National Register of Historic Places; CHC staff is available for consultation, upon request.
Staff comments: _____

The Board of Zoning Appeal advises applicants to complete Historical Commission or Neighborhood Conservation District Commission reviews before appearing before the Board.

If a line indicating possible jurisdiction is checked, the owner needs to consult with the staff of the Historical Commission to determine whether a hearing will be required.

CHC staff initials SLB Date February 27, 2017

Received by Uploaded to Energov Date February 27, 2017
Relationship to project BZA 12585-2017

cc: Applicant
Inspectional Services Commissioner

Demolition Delay Ordinance and Application Information

The Demolition Delay Ordinance (Chapter 2.78, Article II of the Cambridge Municipal Code) was adopted by the City Council in 1979 to afford public review of demolition permit applications for potentially significant buildings. When the Historical Commission determines that a building is significant and should be preserved, demolition will be delayed for up to six months so that solutions can be sought to preserve the building indefinitely. The Ordinance covers all buildings over 50 years old, city-wide. The Historical Commission archives provide dates of construction for all properties in the City.

Demolition is defined in the ordinance as "the act of pulling down, destroying, removing or razing a building or commencing the work of total or substantial destruction with the intent of completing the same." The Inspectional Services Commissioner has provided further guidelines to outline what actions require a demolition permit. **In addition to complete demolition of a building, the following actions may require a demolition permit,**

- **removal of a roof,**
- **removal of one side of a building,**
- **gutting of a building's interior to the point where exterior features (windows, etc.) are impacted, and**
- **removal of more than 25% of a structure.**

Please contact the building inspector or a staff member of the Historical Commission if you have questions about whether a demolition permit is required for a particular project.

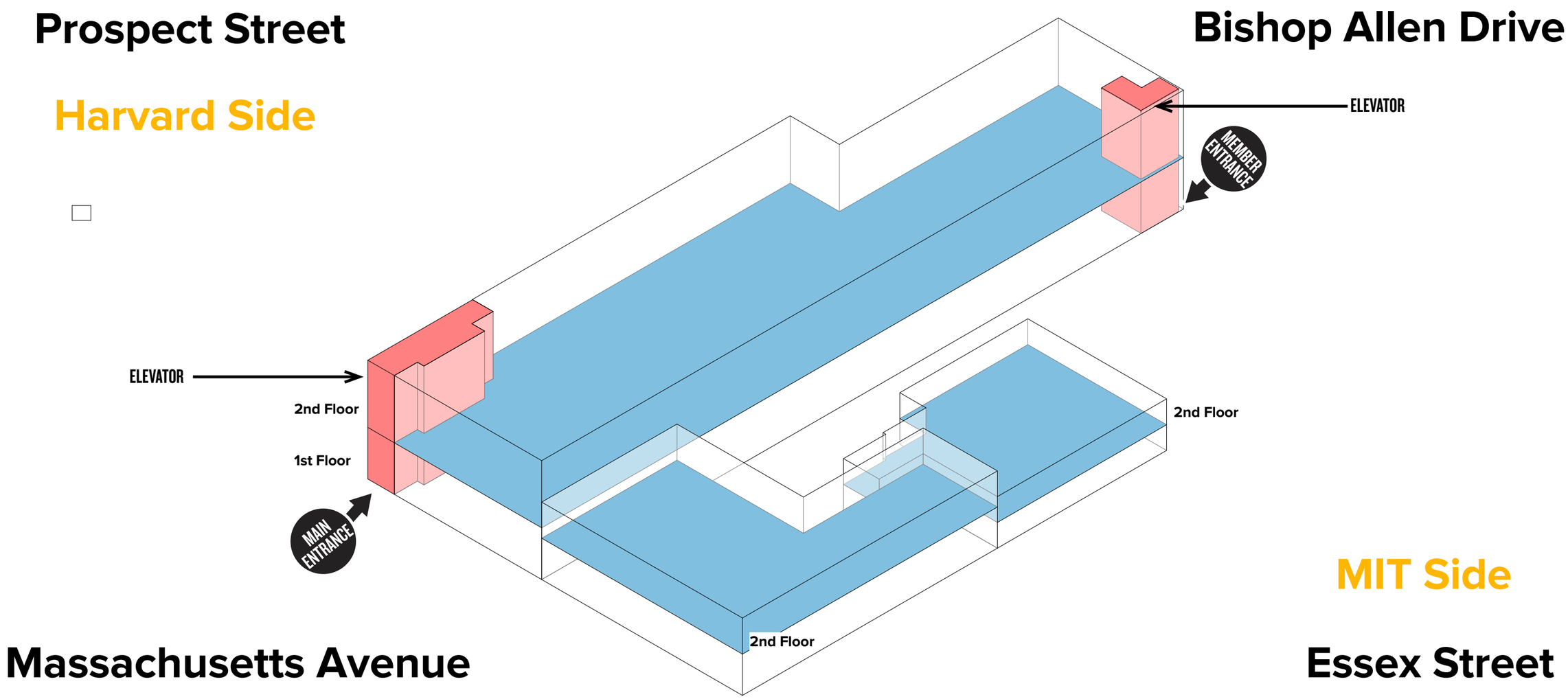
Demolition permit applications can be obtained from the Inspectional Services Department. The completed application should be submitted to the Historical Commission, where the staff will review the application. If the Executive Director of the Historical Commission makes an initial determination that the building is significant, a public hearing will be scheduled with Historical Commission. If the staff makes an initial determination that the building is not significant, the application is released for further review by the Building Commissioner.

More information about the demolition permit application procedures is available on the Historical Commission's web site or by calling or dropping by the Historical Commission office.

July 2003

Cambridge Historical Commission
831 Massachusetts Ave., 2nd Fl.
Cambridge, MA 02139
Ph: 617/349-4683 or TTY: 617/349-6112
http://www.cambridgema.gov/Historic

EXISTING | PROGRAMMATIC DIAGRAM

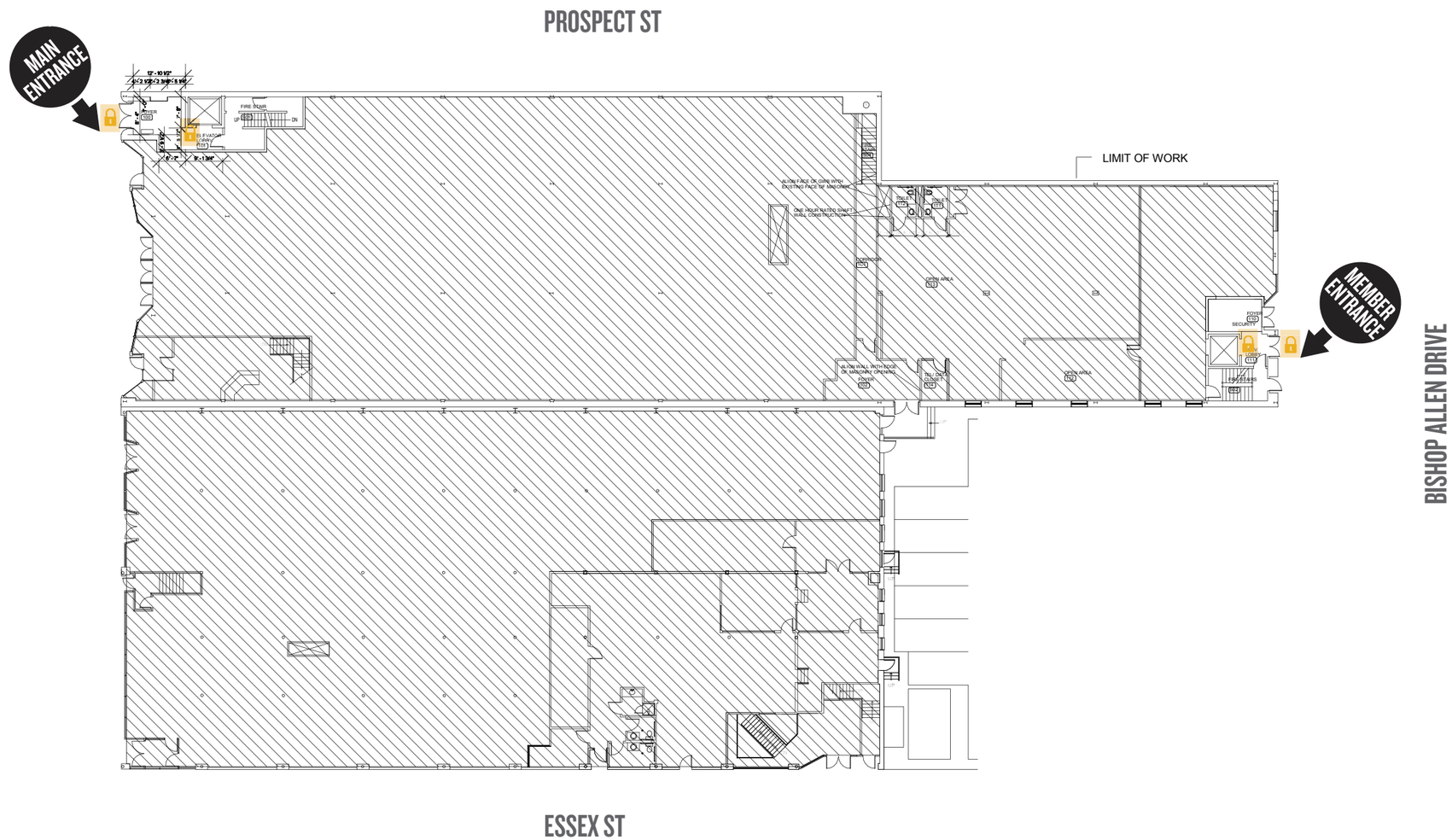


wework®

EXISTING | GROUND FLOOR PLAN

LEGEND

- PROPOSED SECURITY CHECKPOINTS
- RECEPTION DESK(S)
- DEDICATED WW ELEVATOR
- PUBLIC/SHARED ELEVATOR
- FREIGHT ELEVATOR
- PROPOSED ENTRY NARRATIVE AND CIRCULATION



SCALE:
1/32" = 1' - 0"

wework®

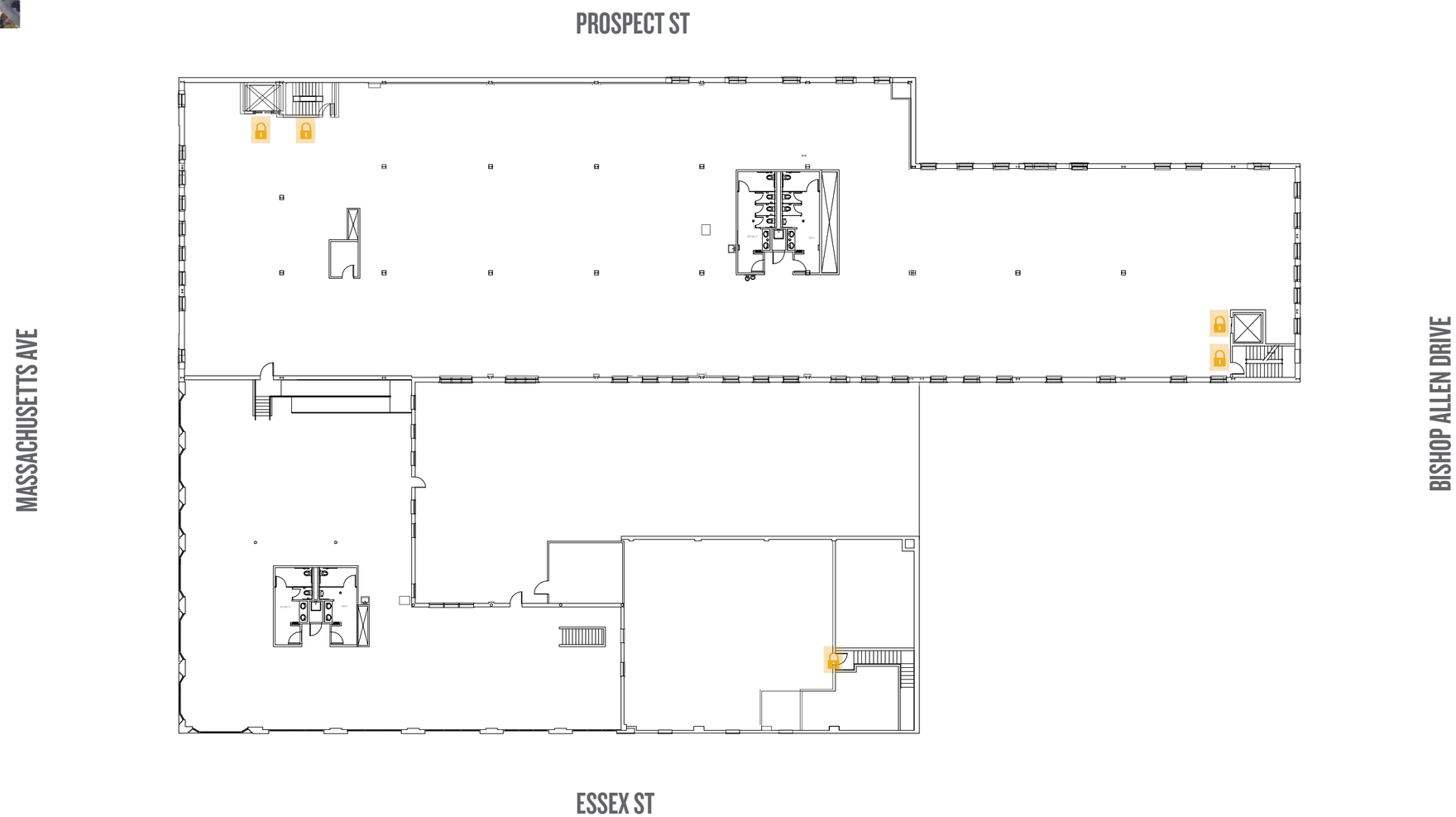
EXISTING | 2ND FLOOR PLAN

LEGEND

PROPOSED
SECURITY CHECKPOINTS

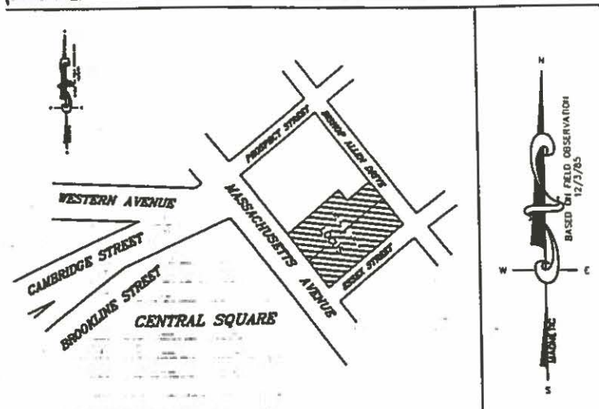
PROPOSED
TRASH MANAGEMENT ROOM

BEST VIEWS



SCALE:
1/32" = 1' - 0"

wework®



LOCUS MAP
NOT TO SCALE

I HEREBY CERTIFY TO THE FOLLOWING STATEMENTS.

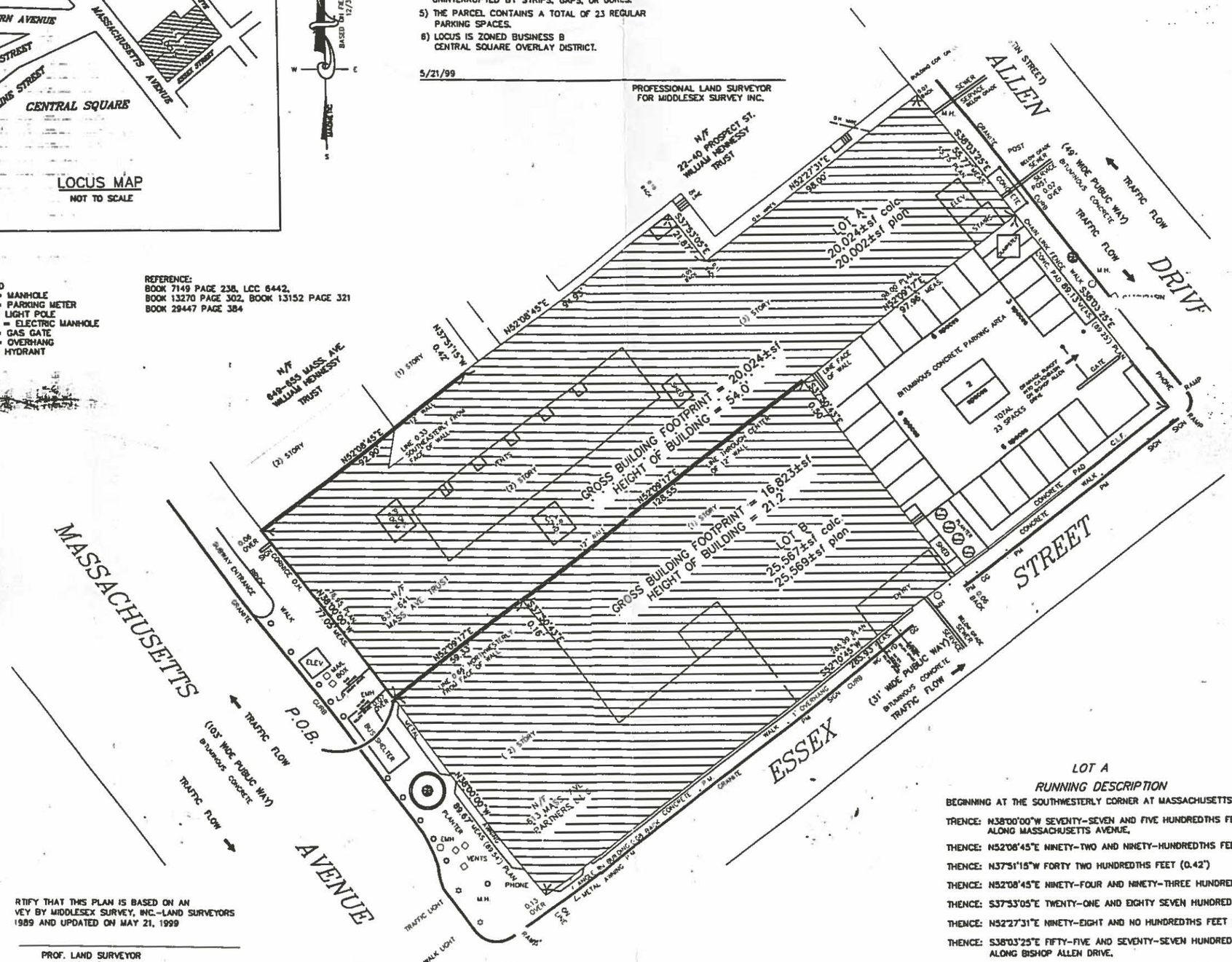
1) SEWER,WATER,GAS,ELECTRIC AND TELEPHONE BELOW GRADE SERVICES ARE PROVIDED TO THE PROPERTY.
2) LOT A ERROR OF CLOSURE = 1/438,076 20,024±sf 0.46ac.
   LOT B ERROR OF CLOSURE = 1/206,241 25,567±sf 0.59ac.
3) THE PROPERTY HAS DIRECT PHYSICAL ACCESS TO MASSACHUSETTS AVENUE, ESSEX STREET AND BISHOP ALLEN 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



LOT A

RUNNING DESCRIPTION

BEGINNING AT THE SOUTHWESTERLY CORNER AT MASSACHUSETTS AVENU

THENCE: N38°00'00"W SEVENTY-SEVEN AND FIVE HUNDREDTHS FEET (77 ALONG MASSACHUSETTS AVENUE,

THENCE: N52°08'45"E NINETY-TWO AND NINETY-HUNDREDTHS FEET (92.

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

THENCE: N52°08'45"E NINETY-FOUR AND NINETY-THREE HUNDREDTHS FE

THENCE: S37°53'05"E TWENTY-ONE AND EIGHTY SEVEN HUNDREDTHS FEE

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

THENCE: S38°03'25"E FIFTY-FIVE AND SEVENTY-SEVEN HUNDREDTHS FEE ALONG BISHOP ALLEN DRIVE,

THENCE: S52°09'17"W NINETY-SEVEN AND NINETY-SIX HUNDREDTHS FEET

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

RTIFY THAT THIS PLAN IS BASED ON AN
VEY BY MIDDLESEX SURVEY, INC.-LAND SURVEYORS
1989 AND UPDATED ON MAY 21, 1999

PROF. LAND SURVEYOR
P.L.S # 31312

\T THE BUILDINGS SHOWN ON THIS PLAN ARE NOT LOCATED
'IAL FLOOD HAZARD AREA AS SHOWN ON F.E.M.A. MAP FOR

THIS IS TO CERTIFY THAT THIS MAP OR PL AT AND THE SURVEY ON WHICH IT
BASED WERE MADE IN ACCORDANCE WITH
MENTS FOR ALTA/ACSM LAND TITLE SURVE

SIGN CERTIFICATION FORM

COMMUNITY DEVELOPMENT DEPARTMENT

Sign Text: WE WORK

Applicant (*name and address*) Back Bay Sign
65 Industrial Way Unit I Wilmington, MA 01887

Signature [illegible]

Telephone: 617-230-4434 **FAX:**

Location of Premises: 617 MASS AVE

Zoning District: BB **Overlay District:** CSOD

Date Application Submitted: 12/12/16

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.

WE WORK PLAQUE

Proposed WALL Sign

Area in Square feet: 3.56 Dimensions: 16" H x 32" W

Illumination: Natural X Internal ___ External ___

Height (from ground to the top of the sign): 8'

---

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

Length in feet of store front facing street: (a) 78'. Area of signs allowed accessory to store: outside (1 x a) 78 ft, behind windows (0.5 x a) 39 ft. Area of all existing signs on the store front to remain (including any freestanding sign): 98.1 total. 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 _____

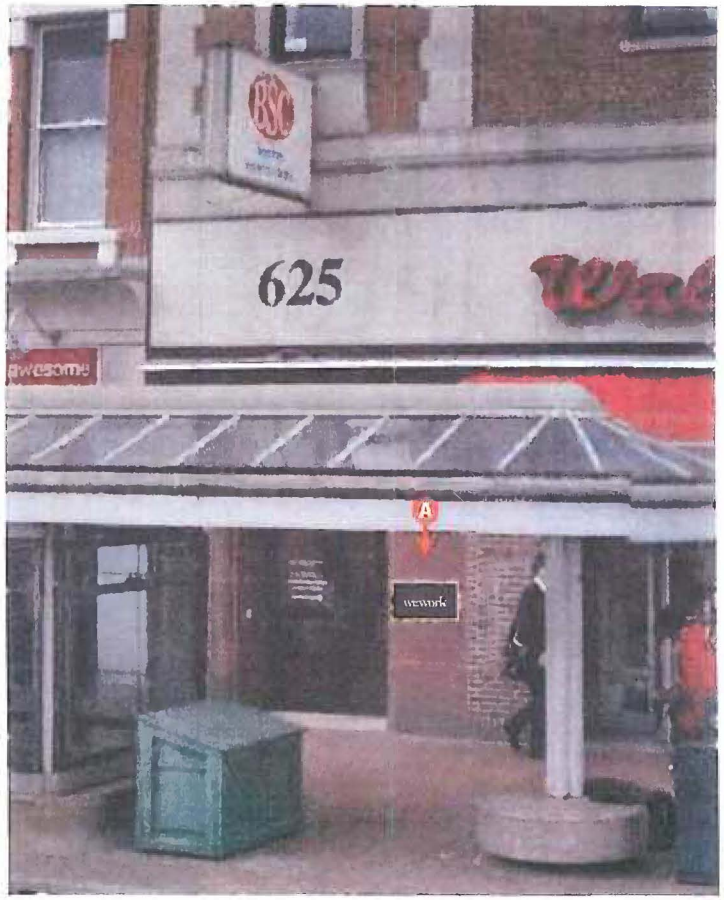
Relevant s

COMMENTS: __

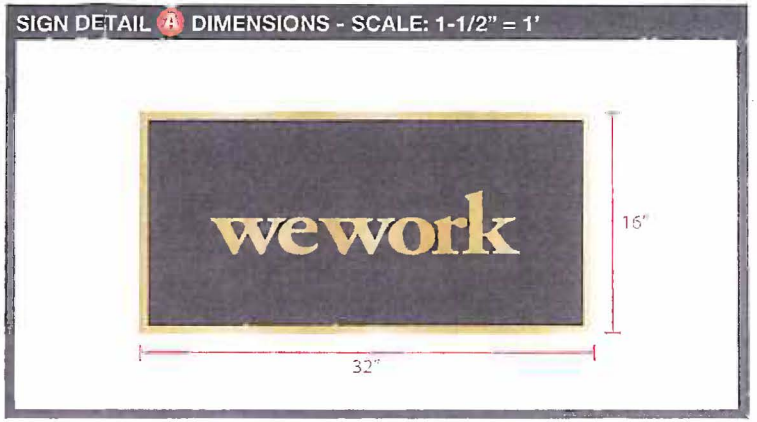
Date: 1/17/17 CDD Representative Elizabeth M. Pulen

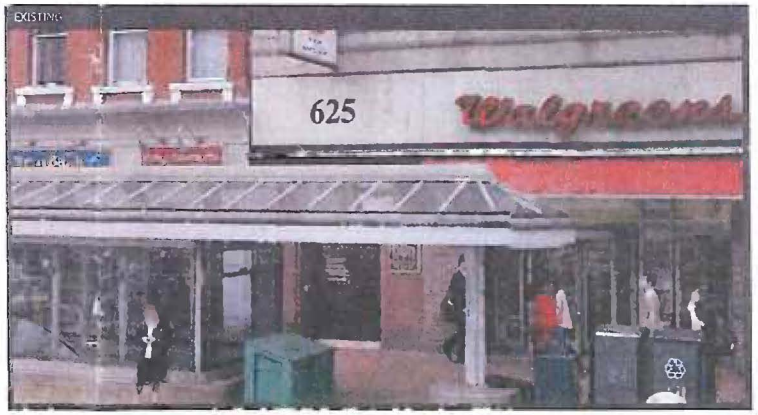
11/17/16 1:13pm Permit Plans

Massachusetts Ave. Elevation - SCALE: 1/4" = 1'



SIGN DETAIL A DIMENSIONS - SCALE: 1-1/2" = 1'





Customer / Job Site

wework

625 Massachusetts Ave
Cambridge, MA 02139

Scope of Work

Furnish & Install New Location Signage

A Etched Plaque

- Overall Size: 32"w x 16"h x 1/4" d
- Black and Brushed Bronze
- Adhesively Mounted to Building Fascia, Pending LL Approval

3.5 SQ. FT.

PLAQUE SPECS	
Mounting Surface:	marble
Mounting Device:	Comp. Or Adhesive
Material:	Bronze
Thickness:	1/4
Letter Color/Finish:	Black/ & Bronze
Cut:	Flat

Scale is Approximate Must Verify.

JOB#: 89285 PROOF DATE: 10/24/16 SCALE: Varies, See DWG
designed by: MA ☐ APPROVED AS/AS ☐ APPROVED W/ CHANGES ☐ RE-DRAW W/ CHANGES

WE WORK FLAG

Proposed PROJECTING Sign (including signs on awnings)

Area in Square feet: 68.75 **Dimensions:** 15' H x 55" W

Illumination: Natural X **Internal** ____ **External** ____

Height (from ground to the top of the sign): 42'

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

Length in feet of store front facing street: (a) 78'. 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:_____.

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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:_____.

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 ✓

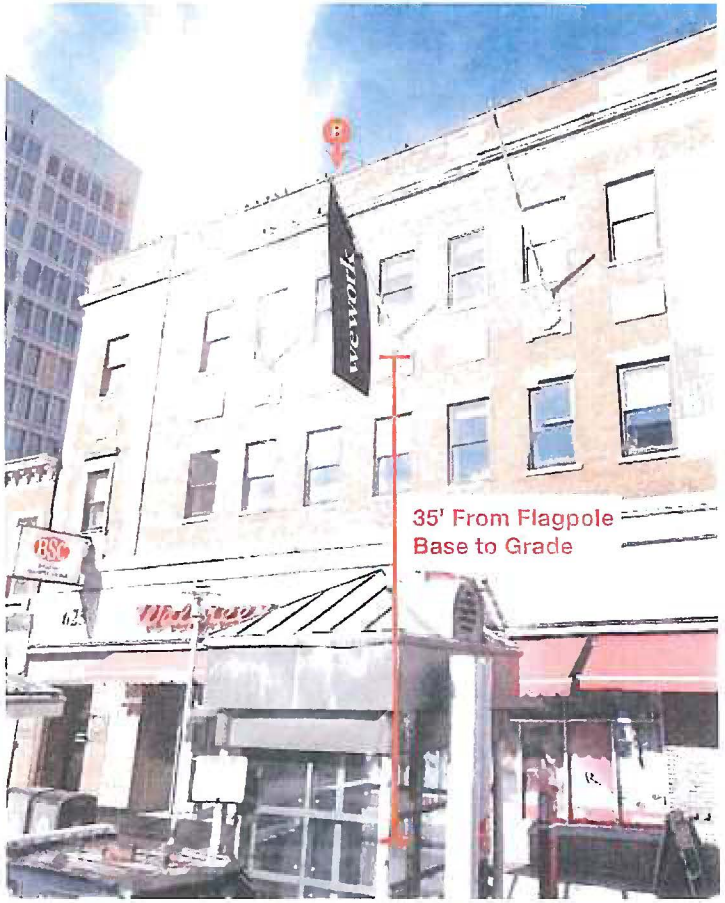
Relevant sections: 7.16.22.B. Projecting Sign

COMMENTS: exceeds 13 ft

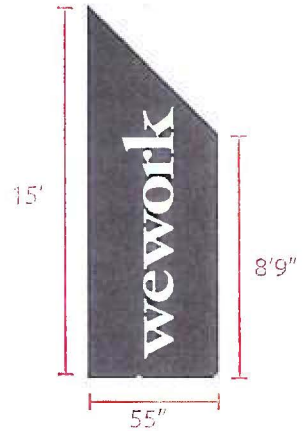
exceeds 20 ft / 2nd floor sill line height

Date: 12/15/16 CDD Representative Eg M. Arden

Massachusetts Ave. Elevation - SCALE: 1/8" = 1'



SIGN DETAIL B DIMENSIONS - SCALE: 1/4" = 1'



*According to Cambridge Sign Regulations, Flags are exempt from permits if they are city, state, or country flags.

*Max Size of Projecting Signs is 15 sq.ft.

EXISTING

Customer / Job Site

wework

625 Massachusetts Ave
Cambridge, MA 02139

Scope of Work

Furnish & Install New Location Signage

B **Double-Sided Dye-Sublimated Nylon Flag (Qty 1)**

- Overall Size: 55"w x 15'h
- Seamed Edges with Grommets
- Mounted to Existing Flag Poles
- Reverse Engineering will be required to determine what size flags are suitable for existing poles.

54.5 SQ. FT.

Scale is Approximate Must Verify.

ACE Sign Co.

JOB#: 89285 PROOF DATE: 10/14/16 SCALE: Varies. See DWG
designed by: MA ☐ APPROVED AS/IS ☐ APPROVED W/ CHANGES ☐ RE-DRAW W/ CHANGES