CITY OF CAMBRIDGE
MASSACHUSETTS
BOARD OF ZONING APPEAL
831 MASSACHUSETTS AVENUE
CAMBRIDGE, MA 02139
617 349-6100

BZA APPLICATION FORM

Plan No: BZA-017030-2018

GENERAL INFORMATION

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

Special Permit : _____ **Variance :** √ **Appeal :** _____

PETITIONER : Community Charter School of Cambridge C/O Sean D. Hope, Esq.

PETITIONER'S ADDRESS : 675 Massachusetts Avenue Cambridge, MA 02139

LOCATION OF PROPERTY : 245-255 Bent St Cambridge, MA 02141

TYPE OF OCCUPANCY : 4.33 **ZONING DISTRICT :** Industry A-1 Zone

REASON FOR PETITION :

Sign

DESCRIPTION OF PETITIONER'S PROPOSAL :

Petitioner requests Variance Relief to locate a Wall Sign and Projecting Banners exceeding the Oridnance requirements.

SECTIONS OF ZONING ORDINANCE CITED :

Article 7.000 Section 7.16.22(B) (Height of Wall Signs).

Article 7.000 Section 7.16.22(B) (# of of Projecting Signs/Banners).

Article 10.000 Section 10.40 (Variance).

Original Signature(s) : Sean D. Hope
(Petitioner(s) / Owner)

Sean D. Hope
(Print Name)

Address : 675 Massachusetts Avenue
Cambridge, MA 02139

Tel. No. : 617-492-0220

E-Mail Address : sean@hopelegal.com

Date : October 16, 2018

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 Community Charter School of Cambridge Foundation
(OWNER)

Address: 245 Bent Street, Cambridge, MA 02141

State that I/We own the property located at 245 Bent Street; 255 Bent Street
which is the subject of this zoning application. 247R Bent Street

The record title of this property is in the name of Community Charter School of Cambridge Foundation

*Pursuant to a deed of duly recorded in the date 4/11/2018, Middlesex South County Registry of Deeds at Book 70855, Page 413; or Middlesex Registry District of Land Court, Certificate No. ——
Book —— Page ——.

Paula Evans

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 Middlesex

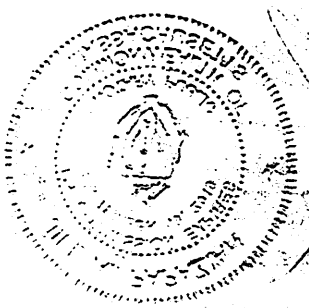
The above-name Paula Evans personally appeared before me, this 26 of September 2015, and made oath that the above statement is true.

Notary

My commission expires 9/19/19 (Notary Seal).

JILL A. PAPAZIAN
Notary Public, Commonwealth of Massachusetts
My Commission Expires September 19, 2019

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



BZA APPLICATION FORM

SUPPORTING STATEMENT FOR A VARIANCE

EACH OF THE FOLLOWING REQUIREMENTS FOR A VARIANCE MUST BE ESTABLISHED AND SET FORTH IN COMPLETE DETAIL BY THE APPLICANT IN ACCORDANCE WITH MGL 40A, SECTION 10:

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

A literal enforcement of the Ordinance would involve a substantial hardship to the Petitioner because Petitioner is a non-profit educational institution seeking to create a campus environment for its students, teachers and faculty in a largely commercial/industrial area. Without relief the aesthetic environment and school spirit will be severely limited to the detriment of the school's non-profit/educational mission.

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:

The hardship is owing to the shape and dimensions of the existing lot and non-conforming building thereon such that adherence to the dimensional limitations of article 7.00 would severely limit the Petitioner's unique needs to create a campus environment by the use of banners and a wall sign exceeding ordinance maximums.

C) ***DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:***

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

Desirable relief may be granted without substantial detriment to the public good because the Cambridge Community Charter School has operated at its Bent Street location since 2005 and has thrived as a community asset in the Bent Street neighborhood. The additional Wall Sign and Banners will only further distinguish the school in a manner that will not cause any detriment to the adjacent commercial parking lot and building along Bent Street.

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

Granting relief will be consistent with the intent and purpose of the Ordinance which support a diversity of uses and the most rational use of land throughout the City. The Charter school use is supporting the growth of youth education and the Variance request is an appropriate and a natural extension of this educational use.

* **If You have any questions as to whether you can establish all of the applicable legal requirements, you should consult with your own attorney.**

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: Hope Legal law Offices **PRESENT USE/OCCUPANCY:** Educational

LOCATION: 245-255 Bent St Cambridge, MA 02141 **ZONE:** Industry A-1 Zone

PHONE: 6174920220 **REQUESTED USE/OCCUPANCY:** Educational

		EXISTING CONDITIONS	REQUESTED CONDITIONS	ORDINANCE REQUIREMENTS [1]	
TOTAL GROSS FLOOR AREA:		16,407sf	16,407sf	49,950sf	(max.)
LOT AREA:		33,300sf	33,300sf	5,000sf	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: [2]		.492	.492	1.50sf	(max.)
LOT AREA FOR EACH DWELLING UNIT:		n/a	n/a	700'	(min.)
SIZE OF LOT:	WIDTH	200'	200'	50'	(min.)
	DEPTH	200'	200'	n/a	
SETBACKS IN FEET:	FRONT	0/10'	0/10'	10'	(min.)
	REAR	n/a	n/a	10'	(min.)
	LEFT SIDE	20'+	20'+	0	(min.)
	RIGHT SIDE	40'+	40'+	0	(min.)
SIZE OF BLDG.:	HEIGHT	35'+/-	35'+/-	45'	(max.)
	LENGTH	95'	95'	n/a	
	WIDTH	69'	69'	n/a	
RATIO OF USABLE OPEN SPACE TO LOT AREA: [3]		0	0	0	(min.)
NO. OF DWELLING UNITS:		0	0	47 units	(max.)
NO. OF PARKING SPACES:		62	62	<62	(min./max)
NO. OF LOADING AREAS:		n/a	n/a	n/a	(min.)
DISTANCE TO NEAREST BLDG. ON SAME LOT:		10'	10'	10'	(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'.

CITY OF CAMBRIDGE
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617 349-6100

2018 OCT 22 PM 12: 36
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA APPLICATION FORM

Plan No: BZA-017030-2018

GENERAL INFORMATION

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Special Permit : _____ Variance : √ Appeal : _____

PETITIONER : Community Charter School of Cambridge C/O Sean D. Hope, Esq.

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LOCATION OF PROPERTY : 245-255 Bent St Cambridge, MA 02141

TYPE OF OCCUPANCY : 4.33 ZONING DISTRICT : Industry A-1 Zone

REASON FOR PETITION :

Sign

DESCRIPTION OF PETITIONER'S PROPOSAL :

Petitioner requests Variance Relief to locate a Wall Sign and Projecting Banners exceeding the Oridnance requirements.

SECTIONS OF ZONING ORDINANCE CITED :

Article 7.000 Section 7.16.22(B) (Height of Wall Signs).
Article 7.000 Section 7.16.22(B) (# of of Projecting Signs/Banners).
Article 10.000 Section 10.40 (Variance).

Original Signature(s) : Sean D Hope
(Petitioner(s) / Owner)

Sean D. Hope
(Print Name)

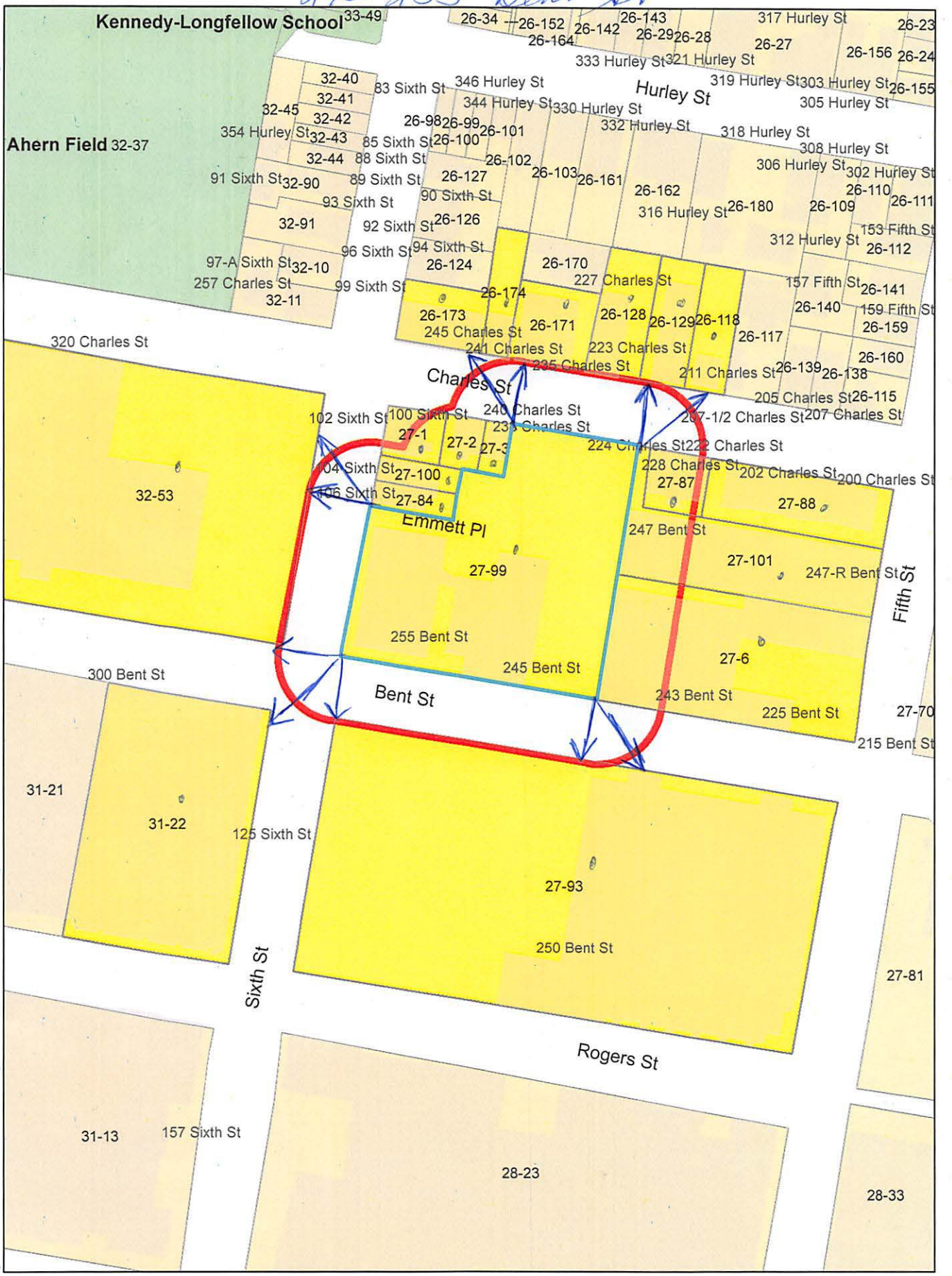
Address : 675 Massachusetts Avenue
Cambridge, MA 02139

Tel. No. : 617-492-0220

E-Mail Address : sean@hopelegal.com

Date : October 16, 2018

245-255 Bent St.



245-255 Bent St.

26-118
KEPLIN, PAUL J. & RHONDA MASSIE
211 CHARLES ST.
CAMBRIDGE, MA 02141

26-128
223-225 CHARLES ST LLC
61 FAYETTE ST
CAMBRIDGE, MA 02139

Petitioner
SEAN D. HOPE, ESQ.
675 MASS AVENUE
CAMBRIDGE, MA 02139

26-129
JASTER, SUSAN E.
221 CHARLES ST., #2
CAMBRIDGE, MA 02141

26-129
SEIDERMAN, CARA,
TR. THE CARA SEIDERMAN 2014 REV TR
221 CHARLES ST., #3
CAMBRIDGE, MA 02141

26-171
235 CHARLES STREET LLC.
1200 SOLDIERS FIELD RD. SUITE 102
BOSTON, MA 02134

26-173
MCCARTHY, RITA R.,
TR. LAWRENCE G. MORTON, JR &
DAWN M. MORTON
245 CHARLES ST
CAMBRIDGE, MA 02141

26-174
KOK, WALTER
P.O. BOX 14215
EAST PROVIDENCE, RI 02914

27-1
QIN, LI & JIHU ZHANG
100 SIXTH ST
CAMBRIDGE, MA 02141

27-2
LAM, MAN KI & YUK YEE LAM-FUNG TRUSTEES
240 CHARLES ST
CAMBRIDGE, MA 02139

27-3
CAROLL, JOHN W.
238 CHARLES ST
CAMBRIDGE, MA 02141

27-6
PEEPLES, RONALD & DEBORAH PEEPLES
225 BENT ST. UNIT 1
CAMBRIDGE, MA 02139

27-6
FUND, KENNETH D. & JOAN M. FUND
225 BENT ST., #2
CAMBRIDGE, MA 02141

27-6
YEZERSKI, HOWARD J. &
KATHERINE M. YEZERSKI
225 BENT ST., #3
CAMBRIDGE, MA 02139

27-6
REMINGTON, THOMAS &
NANCY ROTH REMINGTON
225 BENT ST., #4
CAMBRIDGE, MA 02141

27-6
SMITH, BRUCE H. & SOLANGE KHAN SMITH
225 BENT ST., #5
CAMBRIDGE, MA 02141

27-6
HABER, JONATHAN J.
225 BENT ST #6
CAMBRIDGE, MA 02141

27-6
COLEY, SUSAN LOCKWOOD
225 BENT ST., #7
CAMBRIDGE, MA 02141

27-6
BUCHELI, MIRIAM E.
243 BENT ST.
CAMBRIDGE, MA 02141

27-6
SUMMERS, CHRISTOPHER R. & KERRY SUMMERS
225 BENT ST., #2A
CAMBRIDGE, MA 02141

27-6
FELTES, FRANK E. JR.
225 BENT ST., UNIT #6A
CAMBRIDGE, MA 02141

27-101
ROSENBERG, STEVEN,
TR. ELECTRIC MOTOR REALTY TRUST
C/O LAVERTY / LOHNES PROP,
75 CAMBRIDGE PKWY, STE100
CAMBRIDGE, MA 02142

27-100
CHICARIELLO, JOHN C. AND LINDA &
LUCY NORRIS TRS. 104 SIXTH ST. REALTY TR
107 ELLERY ST
CAMBRIDGE, MA 02138

27-84
BENNETT, CARMEN E.
106 SIXTH ST
CAMBRIDGE, MA 02141

27-87
VIEIRA , ARMINDA A LIFE ESTATE
222 CHARLES ST
CAMBRIDGE, MA 02141

27-88
MAKSEYN, VALERIE
C/O VALERIE ZAKSZEWSKI
13 SHORE RD.
GLOUCESTER, MA 01930

27-88
ROBERTS, ADAM M. & XIAOJING LI
200-212 CHARLES ST., #202
CAMBRIDGE, MA 02141

27-88
HU, KUN & SHIQIAN SHEN
200-212 CHARLES ST. UNIT#204
CAMBRIDGE, MA 02139

27-88
GULDEN, AHMET A.
206 CHARLES ST
CAMBRIDGE, MA 02141

27-88
VON BURCHARD, PETER J. &
ADRIANA VON BURCHRD
200-212 CHARLES ST., #208
CAMBRIDGE, MA 02141

245-255 Bent St.

27-88
JORGENSON, KARI & BEAUSANG, KENNETH
210 CHARLES ST., UNIT #210
CAMBRIDGE, MA 02141

27-88
ZHU, WARREN & YUQING XIAO
200-212 CHARLES ST., #212
CAMBRIDGE, MA 02139

27-99
LOHNES, PAUL R.,
TRUSTEE OF THE 255 BENT ST. REALTY TRUST
C/O LAVERTY/ LOHNES PROP
75 CAMBRIDGE PKWY, STE 100
CAMBRIDGE, MA 02142

27-93
AT&T CORP.
PROPERTY TAX UNIT
P.O. BOX 7207
BEDMINSTER, NJ 07921

32-53
BMR-320 CHARLES LLC,
C/O RYAN LLC
P.O. BOX 847
CARLSBAD, CA 92018

31-22
CITY OF CAMBRIDGE
POLICE DEPARTMENT
125 SIXTH STREET
CAMBRIDGE, MA 02141

26-129
MCCULLOUGH, SHANE D.
221 CHARLES ST #1
CAMBRIDGE, MA 02141

31-22
CITY OF CAMBRIDGE
C/O LOUIS DEPASQUALE
CITY MANAGER

31-22
CITY OF CAMBRIDGE
C/O NANCY GLOWA
CITY SOLICITOR

SIGN CERTIFICATION FORM

COMMUNITY DEVELOPMENT DEPARTMENT

Sign Text: Comm Charter School

Applicant (*name and address*) Sean Hope

_____

_____ **Signature** _____

Telephone: _____ **FAX:** _____

Location of Premises: 245 - 255 Bent St

Zoning District: IA-1 **Overlay District:** _____

Date Application Submitted: 9-15-18

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.

16 Banners 144 ☐ total

Proposed PROJECTING Sign (including signs on awnings)

Area in Square feet: 9 ☐ each **Dimensions:** 26" **X** 50

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

Height (from ground to the top of the sign): below 2nd floor sill line and 20'

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

Length in feet of store front facing street: (a) 58 + 96 = 154 Area of signs allowed accessory to store: outside (1 x a) 154 ☐, behind windows (0.5 x a)_____. Area of all existing signs on the store front to remain (including any freestanding sign): 43 ☐. Area of additional signs permitted:_____.

61' 61 ☐ on ~~4th~~ Bent St ?

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 ✓

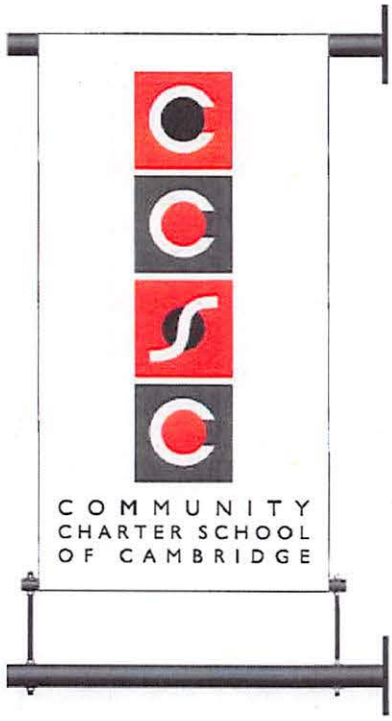
Sign requires a variance from the Board of Zoning Appeal: YES ✓ Section 7.16 22. B

COMMENTS: 154 + 61 = 215 ☐ − 43 ☐ − 144 = 27.5 ☐

# of projecting signs exceeds 1 allowed per ground floor use.

Date: 9/18/18 CDD Representative [signature]

Banners - Page 1 (Total Banners 16)



New Banners to Match Existing Banners

Existing Banner:

#9344

Job: Community Charter School of Cambridge
Location: 245 Bent Street - Cambridge, MA
Account Manager: Bert Steele
File: CommSchoolCam_Cambrid-Bent5_Banner_Ryland
Date: 02.21.18 D1.0
Designer: Mathew Beard
Revisions:
Revisions:

ViewPoint SIGN AND AWNING 1.508.393.8200 FAX 1.508.393.4244

Customer Approval
Acct. Manager Approval
Production Approval
Concept Drawing
VIF

Banners - Page 2 (Only 13 Banners Shown - Total Banners 16)

#9344

Job: Community Charter School of Cambridge
Location: 845 Bent Street - Cambridge, MA
Account Manager: Bert Steele
File: CommCharterSch_Cam_MA-Bent St_Banners_Type.cdr
Date: 02.27.18 01.25
Designer: Matthew Howard
Revisions:
Revisions:

ViewPoint SIGN AND AWNING 1.508.393.8200 FAX 1.508.393.4244

Customer Approval
Acct. Manager Approval
Production Approval
Concept Drawing
VIF

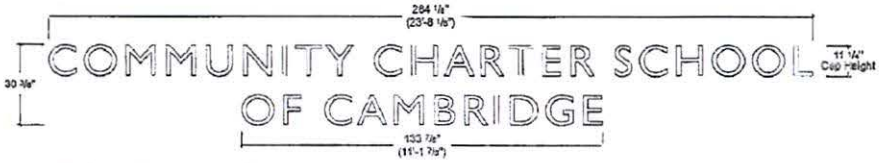
#1 15" X 284." = 29.59

#2 15" X 134 = 13 96

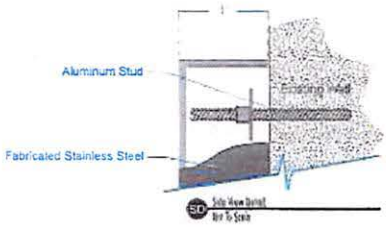
Total = 43.5 ☐

Existing 8/7/18

Dimensional Letters

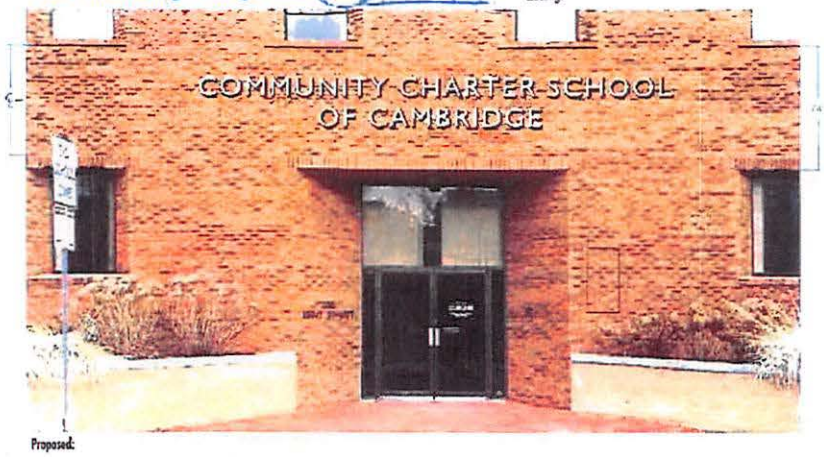


E1 Elevation: #9344 (Qty 1) Dimensional Letters
Scale: 3/8" = 1' Total Square Footage: 30 3/8" x 284 1/8" = 60 sq.ft.



Overall Building Footage: ~~40'-1" x 58' (2328 sq.ft.)~~

Existing:



Proposed:

Description:
(Qty 1) Dimensional Letters
- Fabricated stainless steel with Brushed satin finish. (horizontal grain)
- Stud mounted flush to exterior wall.

Typeface:
Humanist521 BT

Colors:
Letters - Stainless Steel with Brushed Satin Finish (horizontal grain)

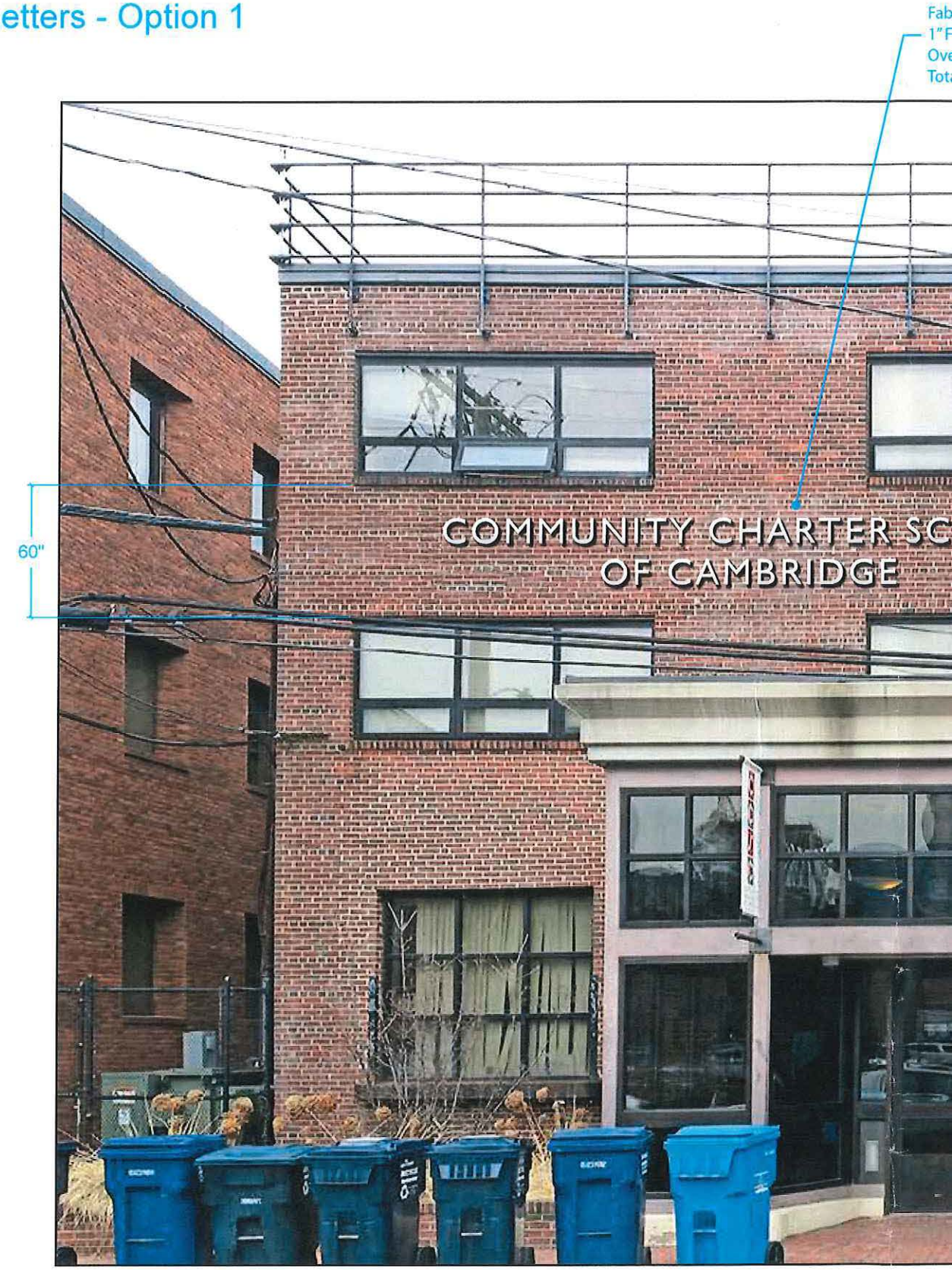
Installation:
By Viewpoint.

Job: Community Charter School of Cambridge
Location: 245 Bent Street - Cambridge, MA
Account Manager: Bert Sheets
File: CommCharterSchoolCambridgeMA_Bert_Sheets_9344
Date: 03.28.18 R.0
Revisions: 07.23.18 R.1; 07.26.18 R.2; 08.22.18 R.3
Designer: Matthew Ward
Revisions:

ViewPoint SIGN AND AWNING 1.508.393.8200 FAX 1.508.393.4244

Customer Approval | Acct. Manager Approval | Production Approval

Fabricated Letters - Option 1

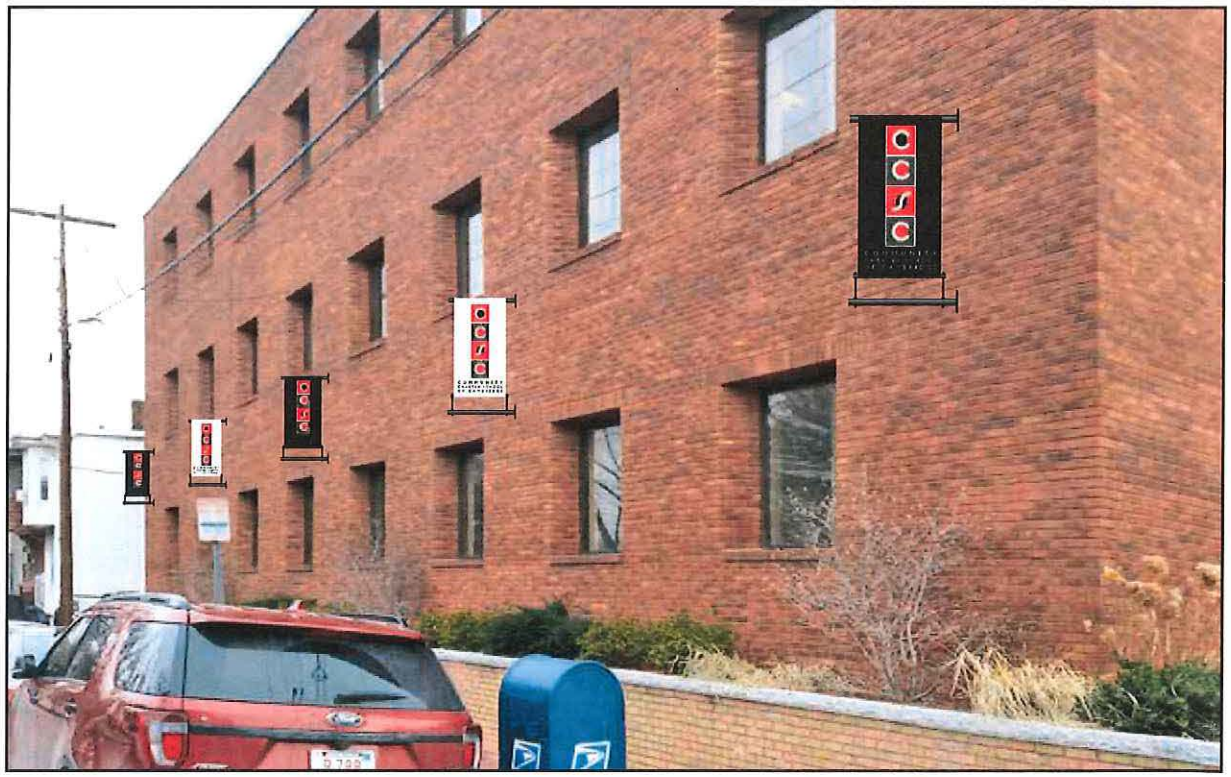


Overall Building Footage

#9344

Job:	Account Manager:	Date:	Revisions:	Revisions:
Community Charter School of Cambridge	Bart Steele	02.21.18 D1.0	02.23.18 D.75	
Location:	File:	Designer:	07.23.18 D.75	
245 Bent Street - Cambridge, MA	CommCharSrCam_CamMA-BentSt_FabLetters_Opt1a-Bl.ai	Mathew Hoard		

Banners - Page 2 (Only 13 Banners Shown - Total Banners 16)

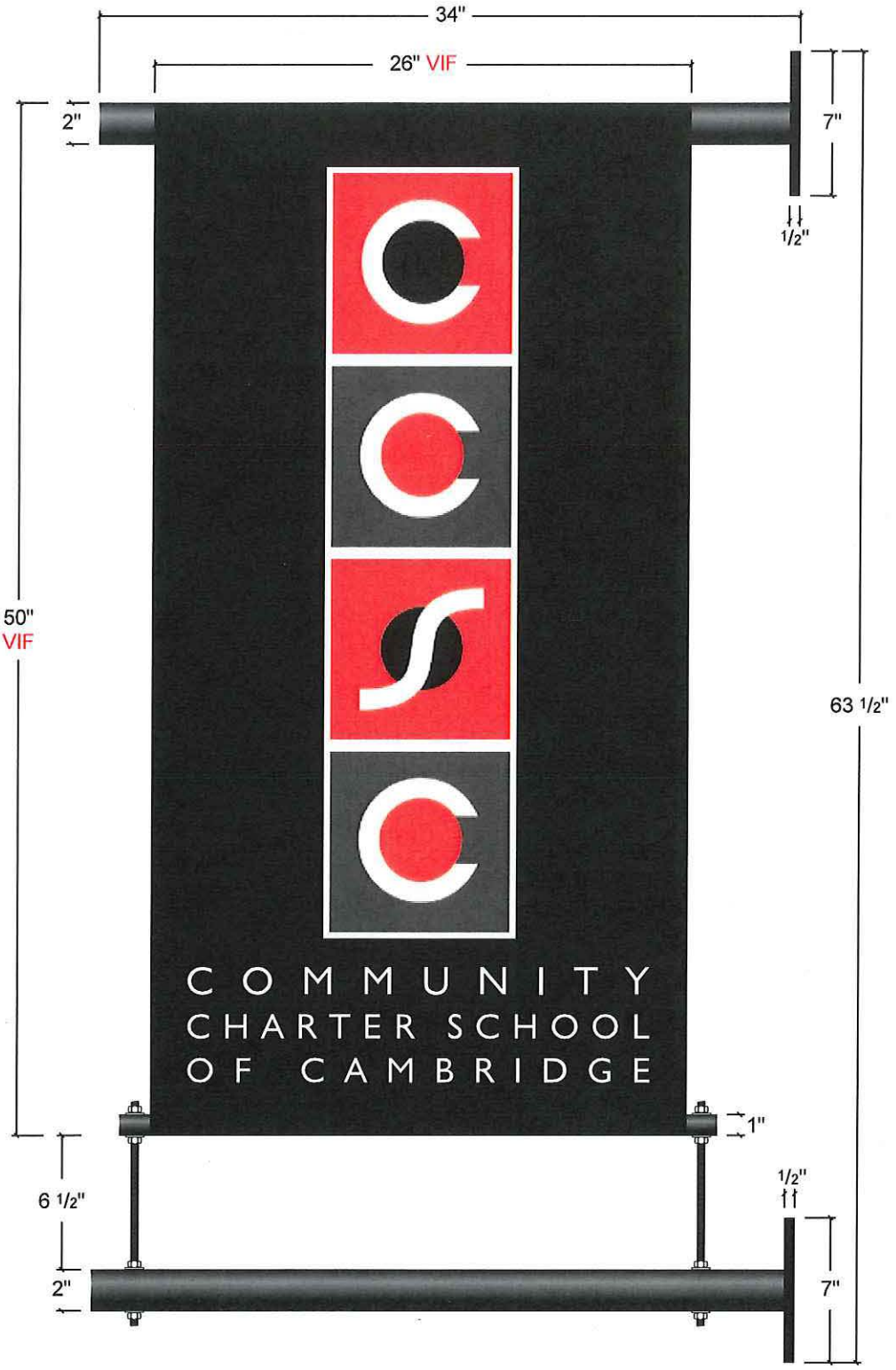


#9344

Job:	Account Manager:	Date:	Revisions:	Revisions:
Community Charter School of Cambridge	Bart Steele	02.21.18 D1.25		
Location:	File:	Designer:		
245 Bent Street - Cambridge, MA	CommCharSrCam_CamMA-BentSt_Banners_Pg2a.ai	Mathew Hoard		

THIS PROPOSAL DRAWING CONTAINS ORIGINAL ELEMENTS CREATED BY VIEWPOINT SIGN AND AW

Banners - Page 1 (Total Banners 16)



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Job:	Account Manager:	Date:	Revisions:	Revisions:
Community Charter School of Cambridge	Bart Steele	02.21.18 D1.0		
Location:	File:	Designer:		
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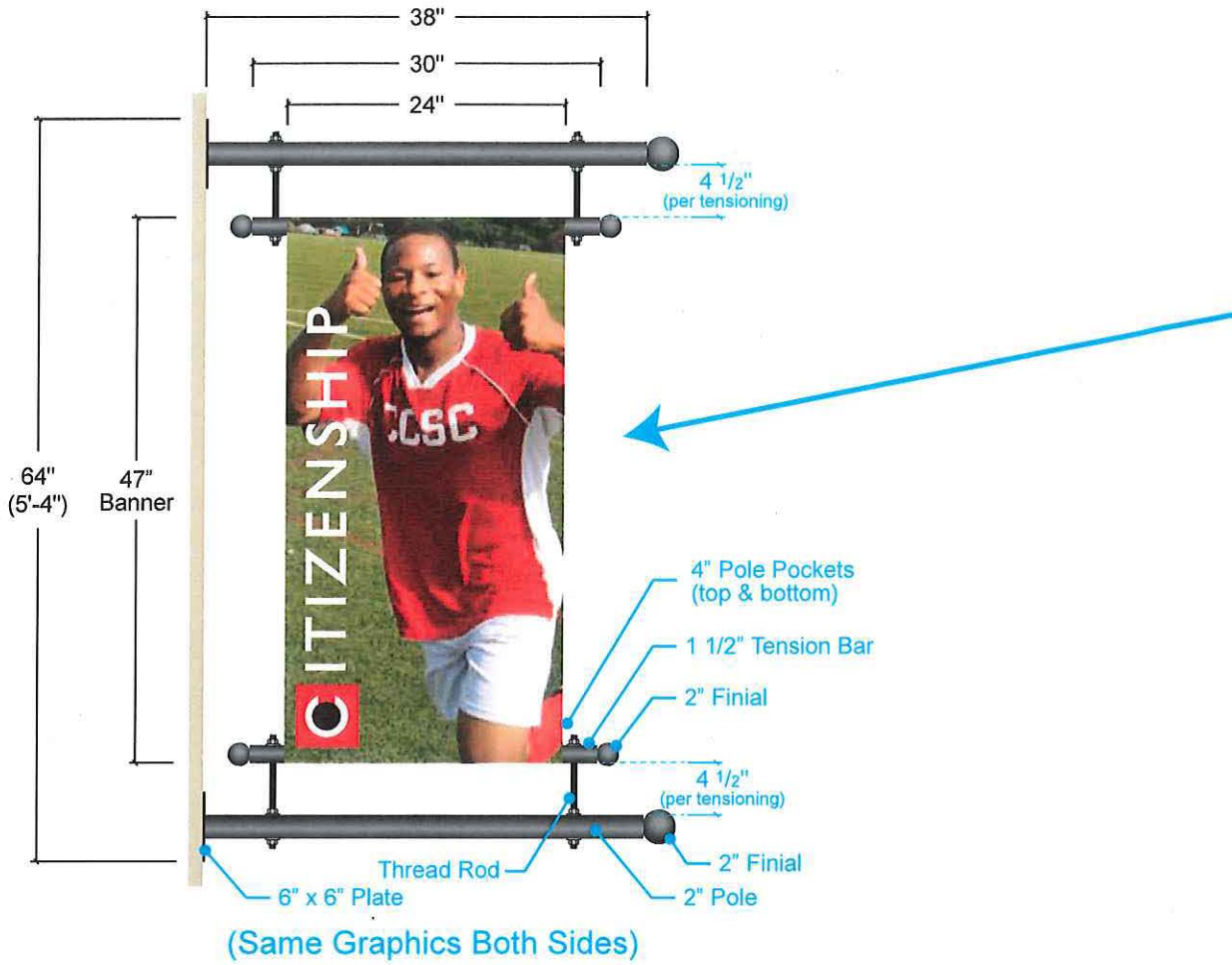


E1 **Elevation:** #9344.1 (Qty 16) Banners with Brackets
Scale: 3/4" = 1'

Description:
(Qty 16) Banners with Brackets
- Digitally printed at 720 dpi on 13 oz. banner sewn back to back with hems and pole pockets on top and bottom.
- Bracket with tension bar system. (303B-WM-24)

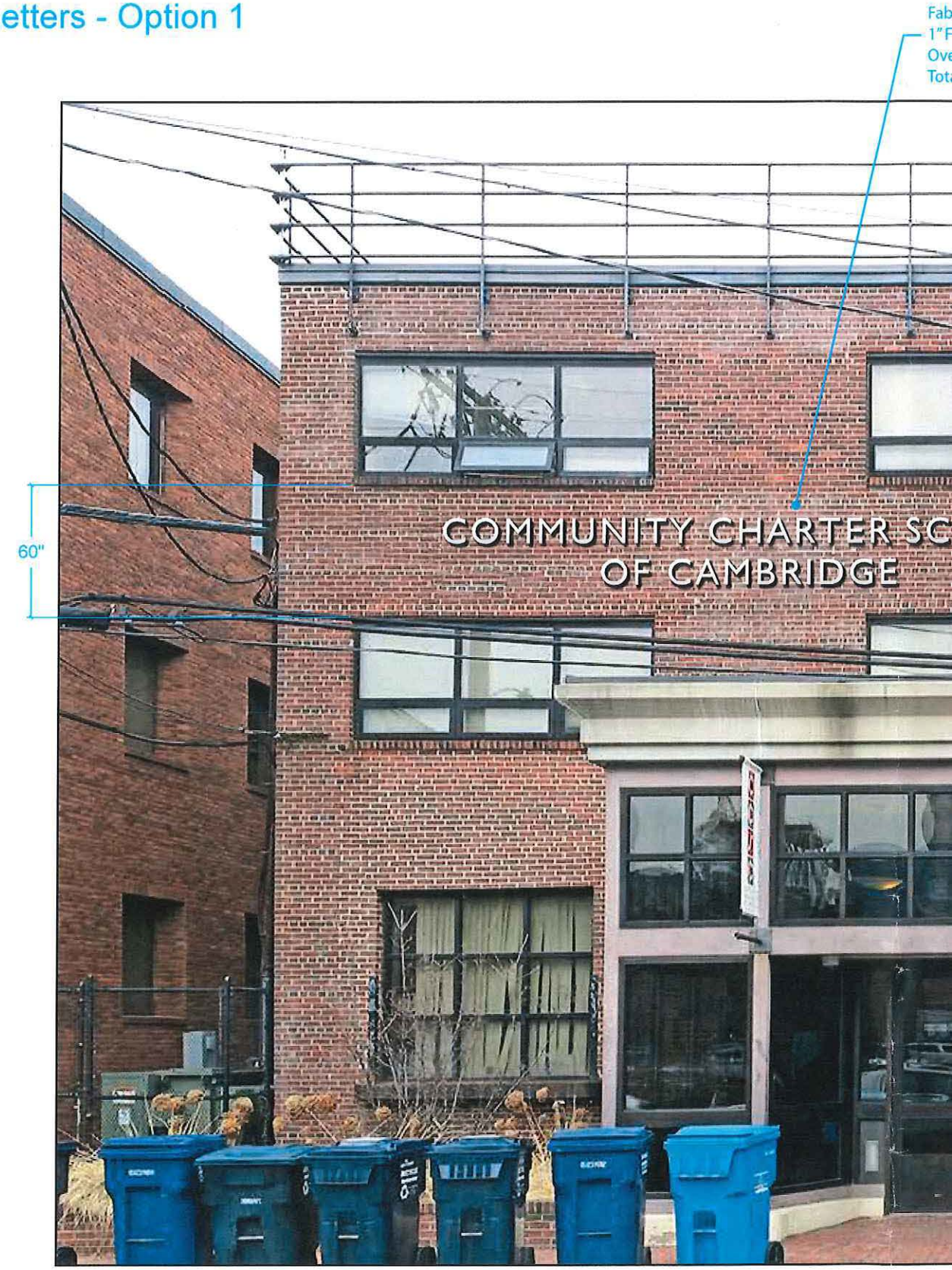
Logo:
Supplied by Customer

DescriColors:
Banner - Digitally printed on UltraFlex 13oz. Scrim Banner Matte at 720dpi (Per Supplied Embedded CMYK Colors)
Brackets - Texture Black Powder Coated

Installation:
By Viewpoint. Location of banners and order of layouts. (TBD)

Job:	Account Manager:	Date:	Revisions:	Revisions:
Community Charter School of Cambridge	Bart Steele	02.21.18 D1.0	09.26.18 2.5	
Location:	File:	Designer:	09.27.18 1.0	
245 Bent Street - Cambridge, MA	CommChaSrCam_CamMA-BentSt_Banners_1c.ai	Mathew Hoard		

Fabricated Letters - Option 1

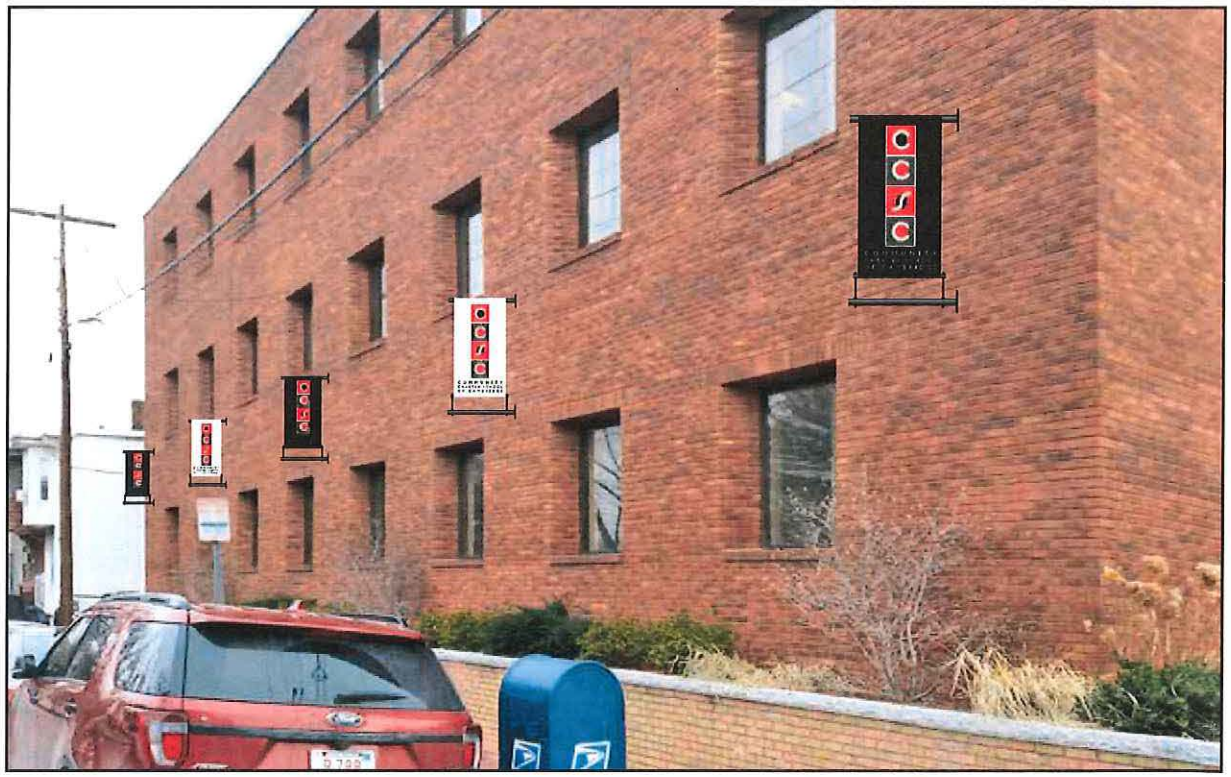


Overall Building Footage

#9344

Job:	Account Manager:	Date:	Revisions:	Revisions:
Community Charter School of Cambridge	Bart Steele	02.21.18 D1.0	02.23.18 D.75	
Location:	File:	Designer:	07.23.18 D.75	
245 Bent Street - Cambridge, MA	CommCharSrCam_CamMA-BentSt_FabLetters_Opt1a-Bl.ai	Mathew Hoard		

Banners - Page 2 (Only 13 Banners Shown - Total Banners 16)



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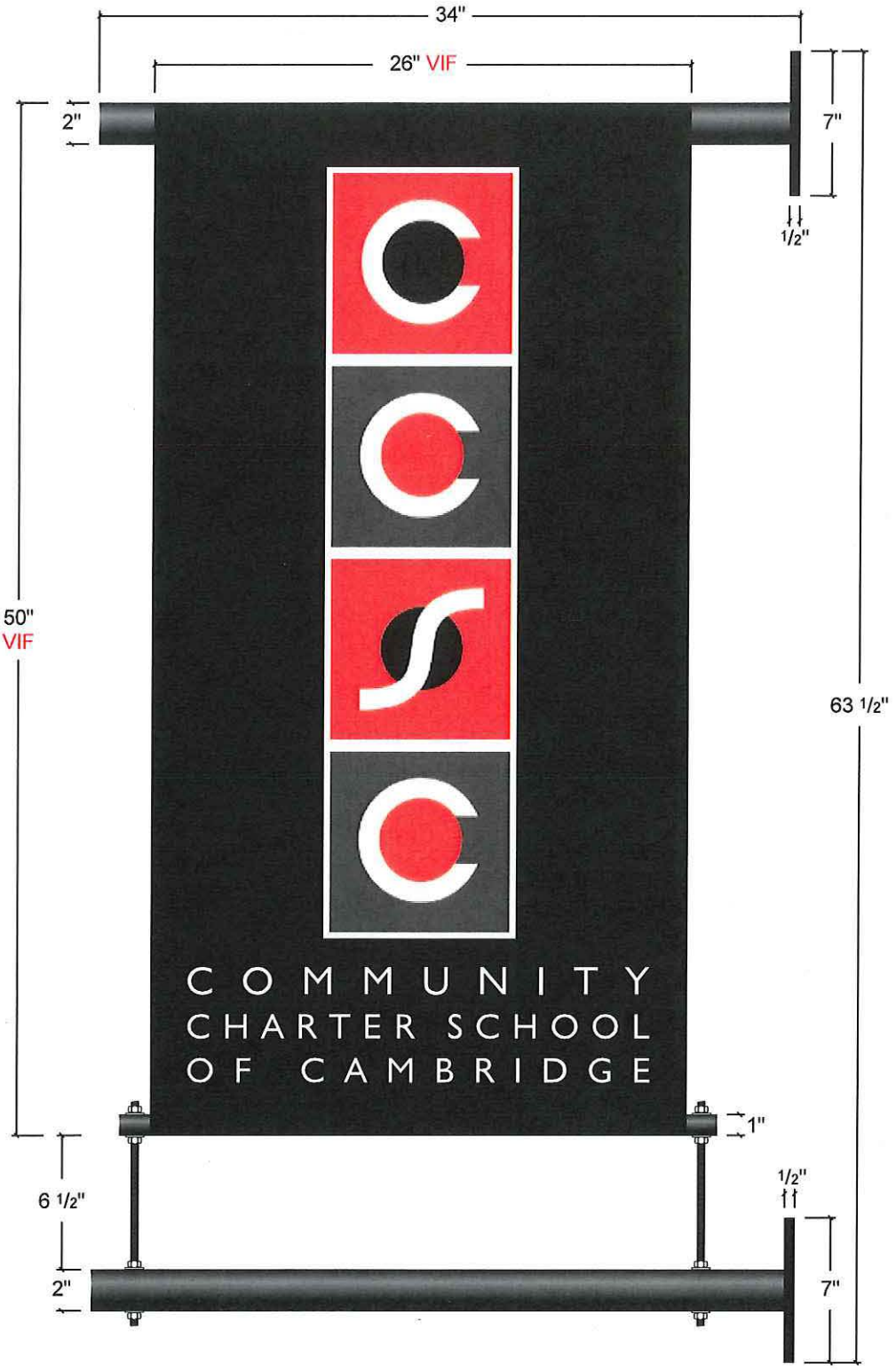
Job:	Account Manager:	Date:	Revisions:	Revisions:
Community Charter School of Cambridge	Bart Steele	02.21.18 D1.25		
Location:	File:	Designer:		
245 Bent Street - Cambridge, MA	CommCharSrCam_CamMA-BentSt_Banners_Pg2a.ai	Mathew Hoard		

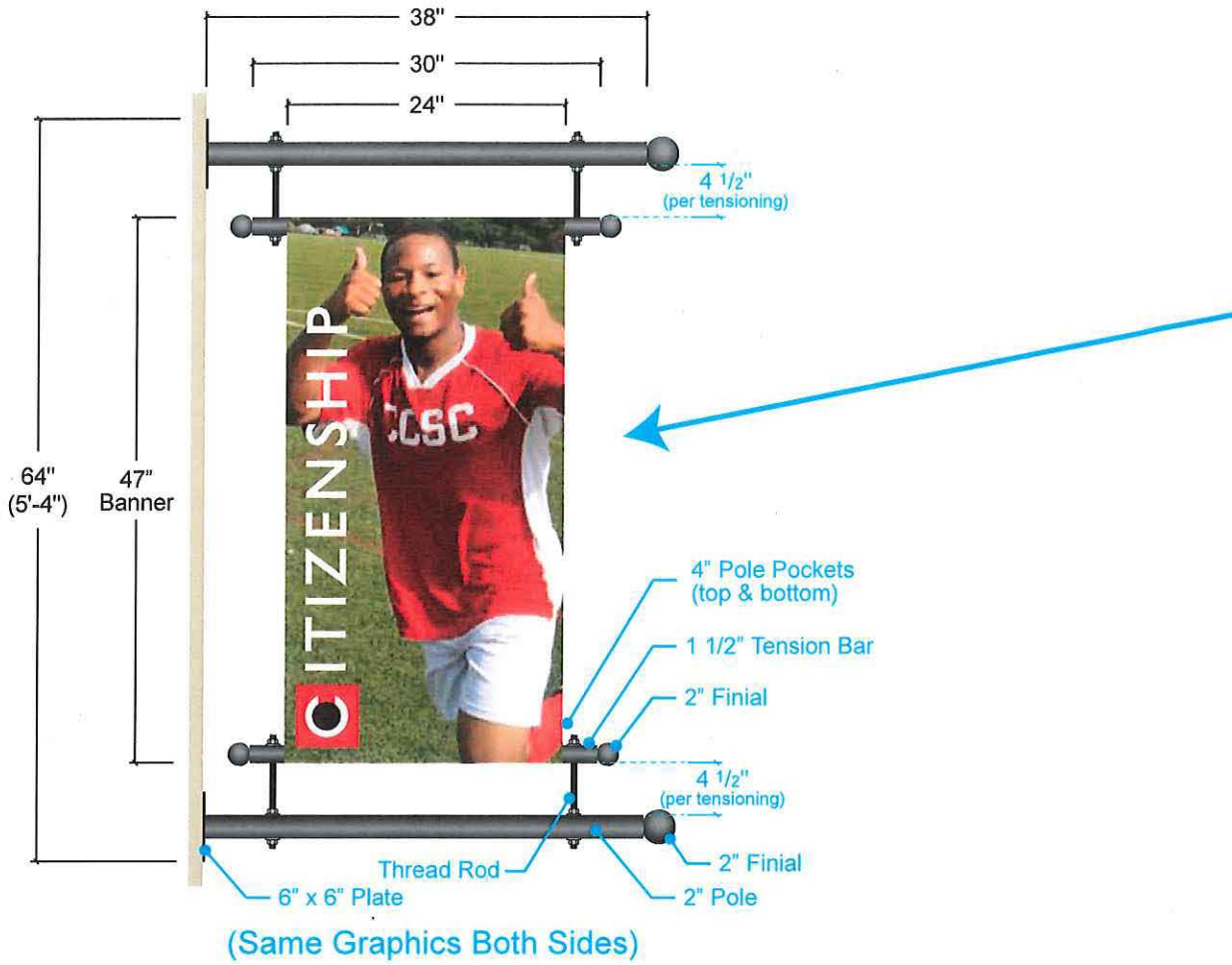
THIS PROPOSAL DRAWING CONTAINS ORIGINAL ELEMENTS CREATED BY VIEWPOINT SIGN AND AW

Banners - Page 1 (Total Banners 16)



#9344

Job:	Account Manager:	Date:	Revisions:	Revisions:
Community Charter School of Cambridge	Bart Steele	02.21.18 D1.0		
Location:	File:	Designer:		
245 Bent Street - Cambridge, MA	CommChaSrCam_CamMA-BentSt_Banners_Pg1a.ai	Mathew Hoard		



E1 **Elevation:** #9344.1 (Qty 16) Banners with Brackets
Scale: 3/4" = 1'

Description:
(Qty 16) Banners with Brackets
- Digitally printed at 720 dpi on 13 oz. banner sewn back to back with hems and pole pockets on top and bottom.
- Bracket with tension bar system. (303B-WM-24)

Logo:
Supplied by Customer

DescriColors:
Banner - Digitally printed on UltraFlex 13oz. Scrim Banner Matte at 720dpi (Per Supplied Embedded CMYK Colors)
Brackets - Texture Black Powder Coated

Installation:
By Viewpoint. Location of banners and order of layouts. (TBD)

Job:	Account Manager:	Date:	Revisions:	Revisions:
Community Charter School of Cambridge	Bart Steele	02.21.18 D1.0	09.26.18 2.5	
Location:	File:	Designer:	09.27.18 1.0	
245 Bent Street - Cambridge, MA	CommChaSrCam_CamMA-BentSt_Banners_1c.ai	Mathew Hoard		