

BBAC RE-SUBMISSION FOR FACADE & SIGNAGE FOR:

verizon

745 Boylston Street Boston, MA 02116

AL 5421	MT 2537
AK 13167	NC 9961
AR 3811	ND 1666
AZ 39208	NE A-3547
CA C-29898	NH 2786
CO ARC-400347	NJ AI 09999
CT 9613	NM 004168
DC ARC100723	NV 5521
DE 0006261	NY 025528-1 N
FL AR91629	OK 64895
GA R0011075	OH 13761
HI AR 11489	OR 4899
IA 05713	PA RA-015432-1
ID AR-984459	PR 19865
IL 001-019152	RI 2666
IN AR1040066	SC 6834
KS 4874	SD 11532
KY 5967	TN 101374
LA 5734	TX 17680
ME ARC 2596	UT 5881358-03C
MD 11016	VT 2572
MA 116326	VA 0401 011223
MI 1301052379	WA 10344
MN 44326	WI 9900-005
MO A-2005029740	WV 3727
MS 3960	WY C-1967

BBAC Re-submission for Alt. to 1st Floor Facade & Signage for VERIZON

745 Boylston Street
Boston, MA 02116

Cover Sheet

Drawn By:	JO	North Arrow:	
Checked By:	KG	Date Issued For Client:	09/16/2022
		Landlord:	09/16/2022
		Permit:	
		Bid:	
		Construction:	
Revision Issued:	No.	Date	Description

CS

Zoning Analysis

Zoning District: B6-90a (Retail Business and Office Industrial District)
Back Bay Architectural District

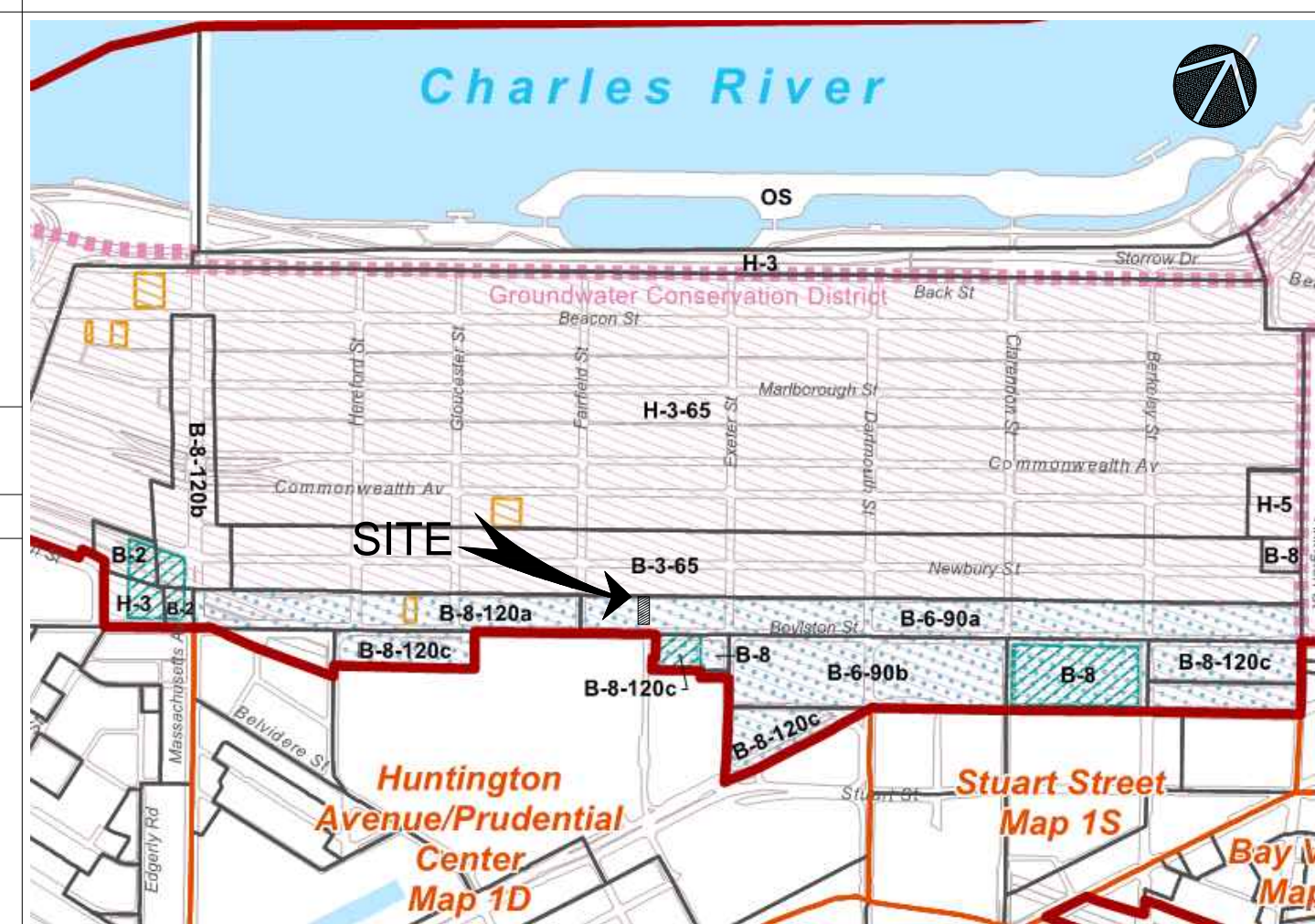
Map Number: 1

Scope of Work

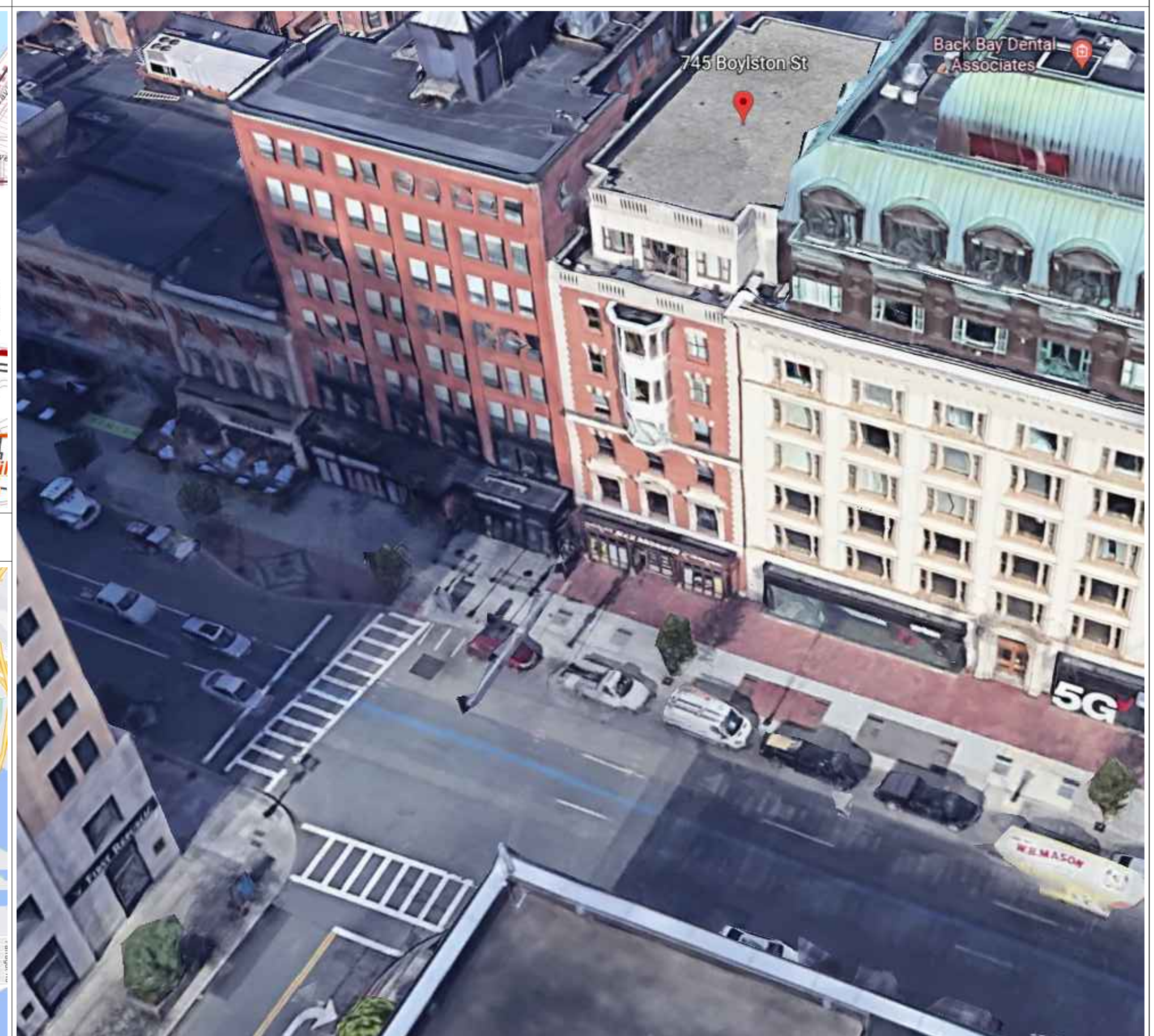
The work for the proposed facade and signage alternation in first floor at 745 Boylston Street includes:

- Remove exterior finishes, doors and windows, etc. on existing built-out facade.
- Reuse the existing structural frame and roof.
- Re-frame storefront opening for new fenestration openings.
- Install new finishes, frameless glass storefront/entrance and signage.

Zoning Map



Street Aerial View



Building Analysis

Existing Building: Building constructed: 1903 Building Height: 8 Stories

Occupancy Classification of Building (Chapter 3):
Basement: S-2 (Storage) and 2nd Floor and Above: B (Business)
First Floor: M (Mercantile)

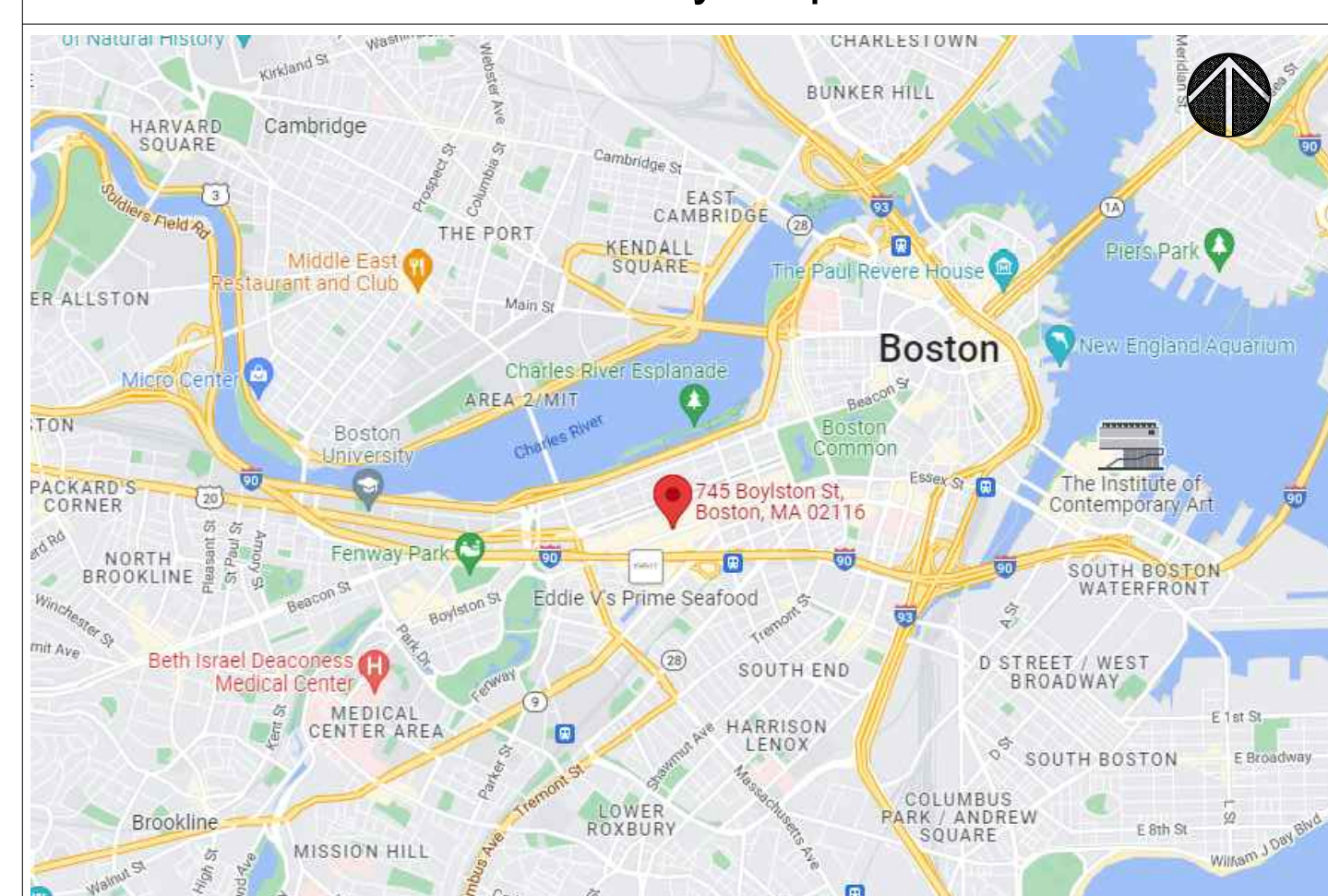
Construction Classification of Building (Table 601): I-B

Existing Occupancy Group: Assembly (A-2)
Proposed Occupancy Group: Mercantile (M)

Drawing List

Rev.	Sheet Titles
CS	Cover Sheet
A1	Architectural
A2	Existing Condition Photos
A3	Existing Condition Photos
A3	Previous Submission on 7/13/2022 - Design Rendering
A4	Existing Condition Photos & Proposed Design Rendering
A5	Existing Condition Photos & Proposed Design Rendering
A6	Existing and Proposed Building Elevations
A7	Existing Storefront Demolition Floor Plan and Elevation
A8	Proposed Storefront Floor Plan and Elevation
A9	Existing Storefront Demolition Sections
A10	Proposed Storefront Sections
A11	Signage Elevation and Details

Vicinity Map



Architectural Symbols

	DETAIL NO. OR DETAIL REFERENCE		DOOR NUMBER
	DATE DETAIL NO./SHEET		REVISION TRIANGLE
	ELEVATION NO. OR ELEVATION REFERENCE		PLAN OR DETAIL TITLE
	SECTION NO. OR SECTION REFERENCE		ELEVATION REFERENCE



Existing Streetscape



View from Existing Verizon Store Toward Existing Max Brenner Store



View from Existing Max Brenner Store



GRUSKIN
ARCHITECTURE + DESIGN P.C.

294 Morris Avenue Springfield, NJ 07081
Tel: 973.376.4411 Fax: 973.376.8989
www.GruskinGroup.com njREG-010-00044

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Kenneth A. Gruskin AIA

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MD 11016	VT 2572
MA 10635	VA 0401 011223
MI 1301052379	WA 10344
MN 44326	WI 9900-005
MO A-2005029740	WV 3727
MS 3960	WY C-1967

Professional Seal:


Consultant:

Job Name and Number: 2021-0096

BBAC
Re-submission
for Alt. to 1st
Floor Facade &
Signage for
VERIZON

Job Address:
**745 Boylston Street
Boston, MA 02116**

Drawing Title:
**Existing Condition
Photos**

Drawn By: JO	North Arrow: 
Checked By: KG	
Date Issued For: 09/16/2022	
Client: 09/16/2022	
Landlord: 09/16/2022	
Permit: _____	
Bid: _____	
Construction: _____	
Revision/Issue: No. Date Description	

Drawing Number:

A1
2 OF 12



Existing Max Brenner Store, Left Side



View Across the Street from Max Brenner Store Location



Existing Max Brenner Store, Front Detailed View



Existing Max Brenner Roof and Roof Drain Conditions



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www.GruskinGroup.com njtic0301000014

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MD 11016	VT 2572
MA 10638	WA 0401 011223
MI 1301052379	WI 10344
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MS 3962	WY C-1867

Professional Seal:

Consultant:

Job Name and Number: 2021-0096

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Job Address:

745 Boylston Street
Boston, MA 02116

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Existing Condition
Photos

Drawn By: JO

Checked By: KG

Date based for:

Client: 09/16/2022

Landlord: 09/16/2022

Permit:

Bid:

Construction:

Revision/Issue:

No. Date Description

Drawing Number:

A2

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CT	9613	NM	004168
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FL	AR91629	OK	04995
GA	R6011075	OH	13761
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IN	AR1040066	SC	6834
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KY	5967	TN	101374
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ME	ARC 2596	UT	5981358-030
MD	11016	VT	2572
MA	10635	WA	0401 011223
MI	1331052379	WI	10344
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Professional Seal:

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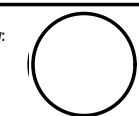
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VERIZON

Job Address:

745 Boylston Street
Boston, MA 02116

Drawing Title:

Previous Submission
on 7/13/2022 - Design
Rendering

Drawn By:	JO	North Arrow:	
Checked By:	KG		
Date Issued For:	09/16/2022	Client:	09/16/2022
		Landlord:	09/16/2022
		Permit:	
		Bid:	
		Construction:	
Revision Issue:	No.	Date	Description

Drawing Number:

A3
4 OF 12



Previous Submission on 7/13/2022 - Proposed Verizon Store Design Rendering



Existing Max Brenner Store and Building Facade



Previous Submission on 7/13/2022 - Proposed Verizon Store Design Rendering

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IA	05713	PA	BA-015432-E
ID	AS-984459	PR	19993
IL	001-019152	RI	2666
IN	AR1040066	SC	6854
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KY	5967	TN	101374
LA	5734	TX	17680
ME	ARC 2596	UT	5981358-030
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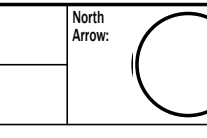
Consultant:

Job Name and Number: 2021-0096

**BBAC
 Re-submission
 for Alt. to 1st
 Floor Facade &
 Signage for
 VERIZON**

Job Address:
**745 Boylston Street
 Boston, MA 02116**

Existing Condition
 Photos &
 Proposed Design
 Rendering

Drawn By:	JO	North Arrow:	
Checked By:	KG	Date Issued For:	
Date Issued For:	09/16/2022	Client:	09/16/2022
Landlord:	09/16/2022	Permit:	
City:		Construction:	
Revision:		No.	Date Description



Existing Max Brenner Store and Building Facade



Proposed Verizon Store and Existing Building Facade



Existing Max Brenner Store and Building Facade



Proposed Verizon Store and Existing Building Facade



Existing Max Brenner Store and Building Facade



Proposed Verizon Store and Existing Building Facade

AL 5421	MT 2537
AK 13167	NC 9961
AR 3811	ND 1666
AZ 39209	NE A-3547
CA C-29898	NH 2786
CO ARC-400347	NJ AI 09999
CT 9613	NM 004168
DC ARC100723	NV 5571
DE 006261	NY 025528-1 NY
FL AR91629	OK 04895
GA R6011075	OH 13761
HI AR 11489	OR 4899
IA 05713	PA RA-015432-E
ID AR-984459	PR 19983
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KS 4874	SD 11532
KY 5967	TN 101374
LA 5734	TX 17680
ME ARC 2596	UT 5981358-030
MD 11016	VT 2572
MA 10635	WA 0401 011223
MI 1301052379	WI 10344
MN 44326	WV 9900-005
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MS 3960	WY C-1987

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IL 001-019152	RI 2666
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KS 4674	SD 11532
KY 5967	TN 101374
LA 5734	TX 17680
ME ARC 2596	UT 5891358-03C
MD 11016	VT 2572
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MN 44326	WV 9900-005
MO A-2005029740	WY 3727
MS 3960	C-1967

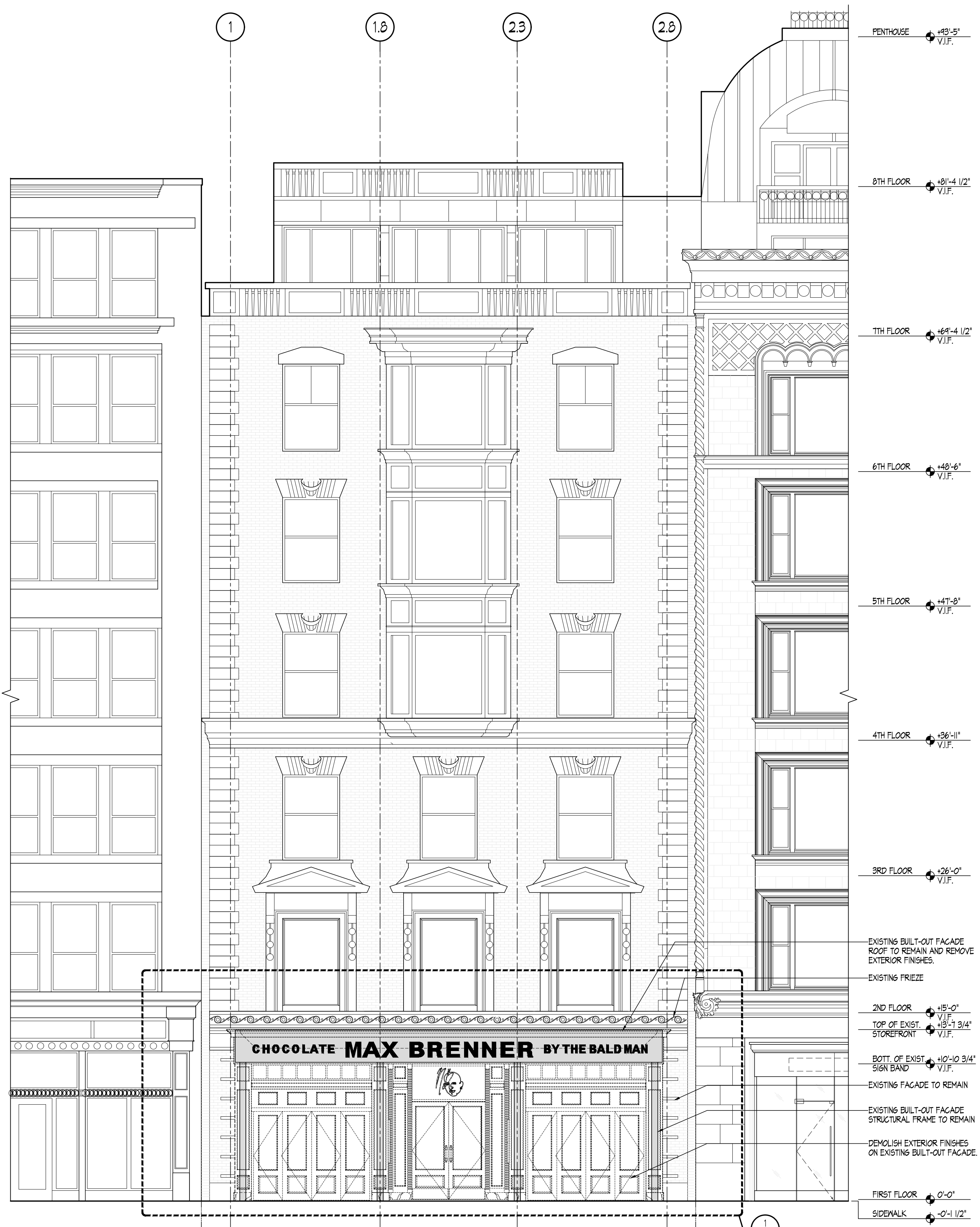
BBCA
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Floor Facade &
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745 Boylston Street
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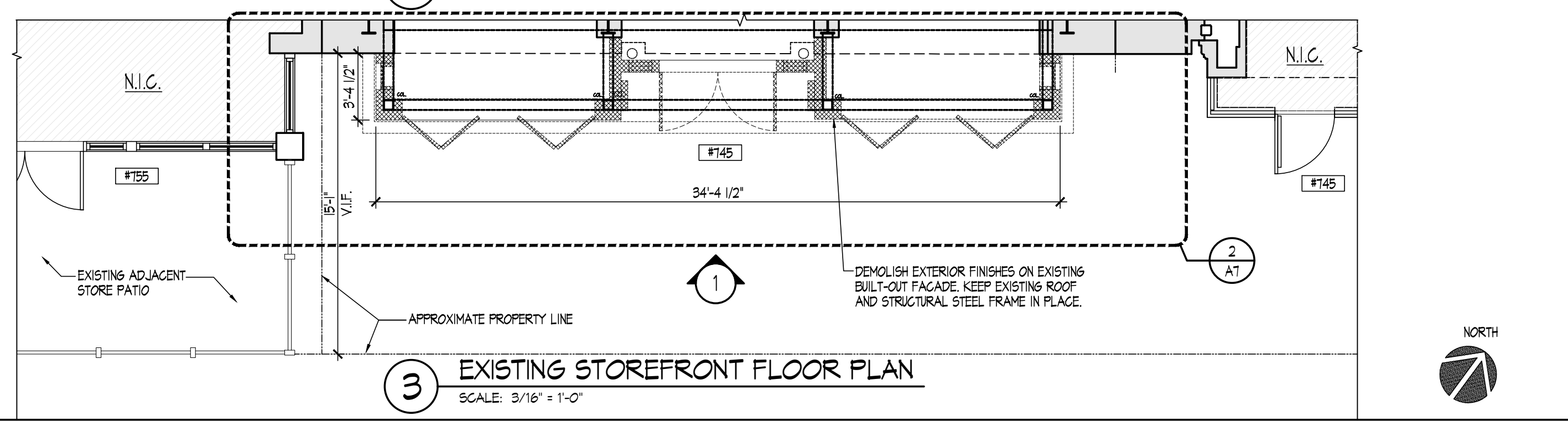
Existing and Proposed
Building Elevations

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Landlord:	09/16/2022	Permit:	
Construction:		Blc:	

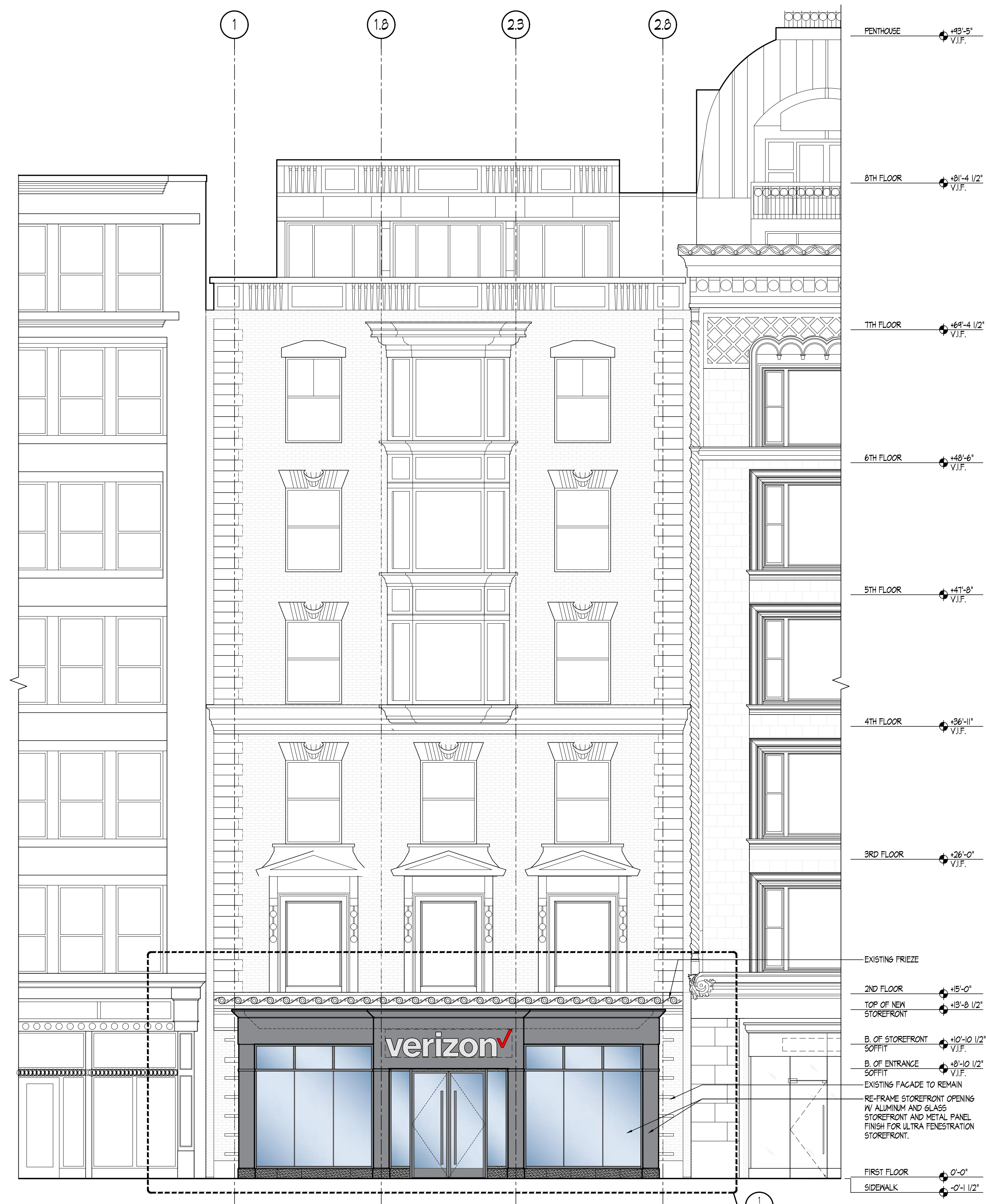
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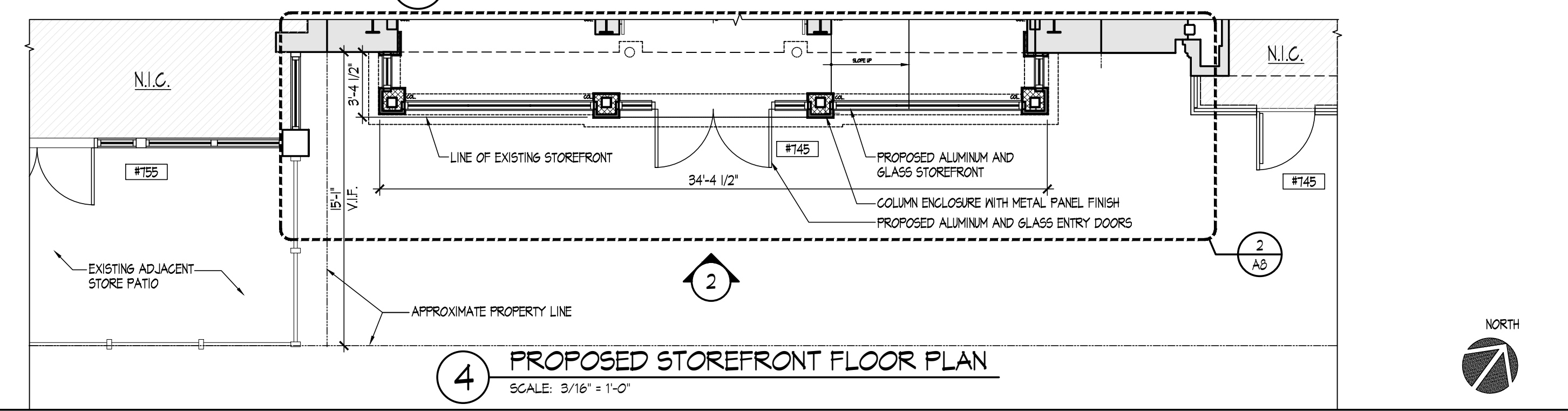
1 EXISTING FACADE ELEVATION @ BOYLSTON ST.
SCALE: 3/16" = 1'-0"



3 EXISTING STOREFRONT FLOOR PLAN
SCALE: 3/16" = 1'-0"



2 PROPOSE FACADE ELEVATION @ BOYLSTON ST.
SCALE: 3/16" = 1'-0"



4 PROPOSED STOREFRONT FLOOR PLAN
SCALE: 3/16" = 1'-0"

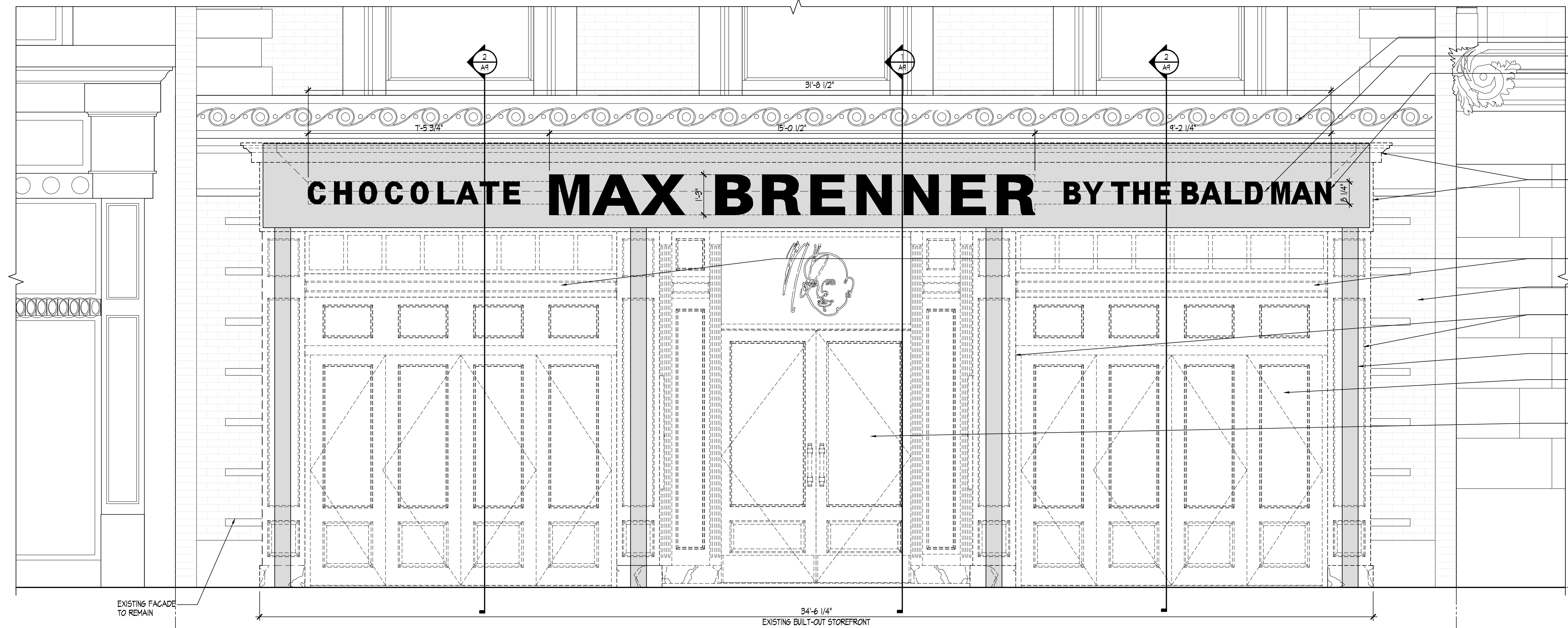
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BBCA
Re-submission
for Alt. to 1st
Floor Facade &
Signage for
VERIZON

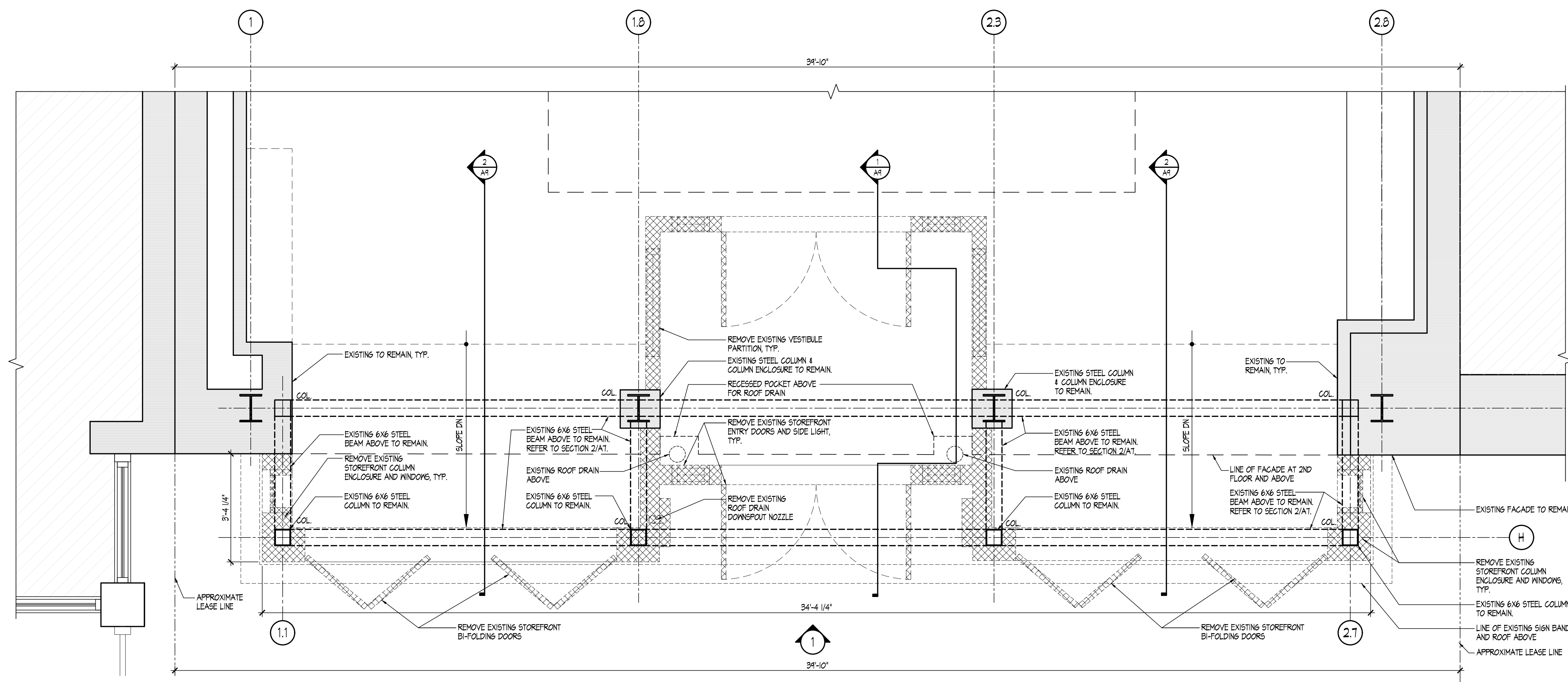
745 Boylston Street
Boston, MA 02116

Existing Storefront
Demolition Floor
Plan and Elevation

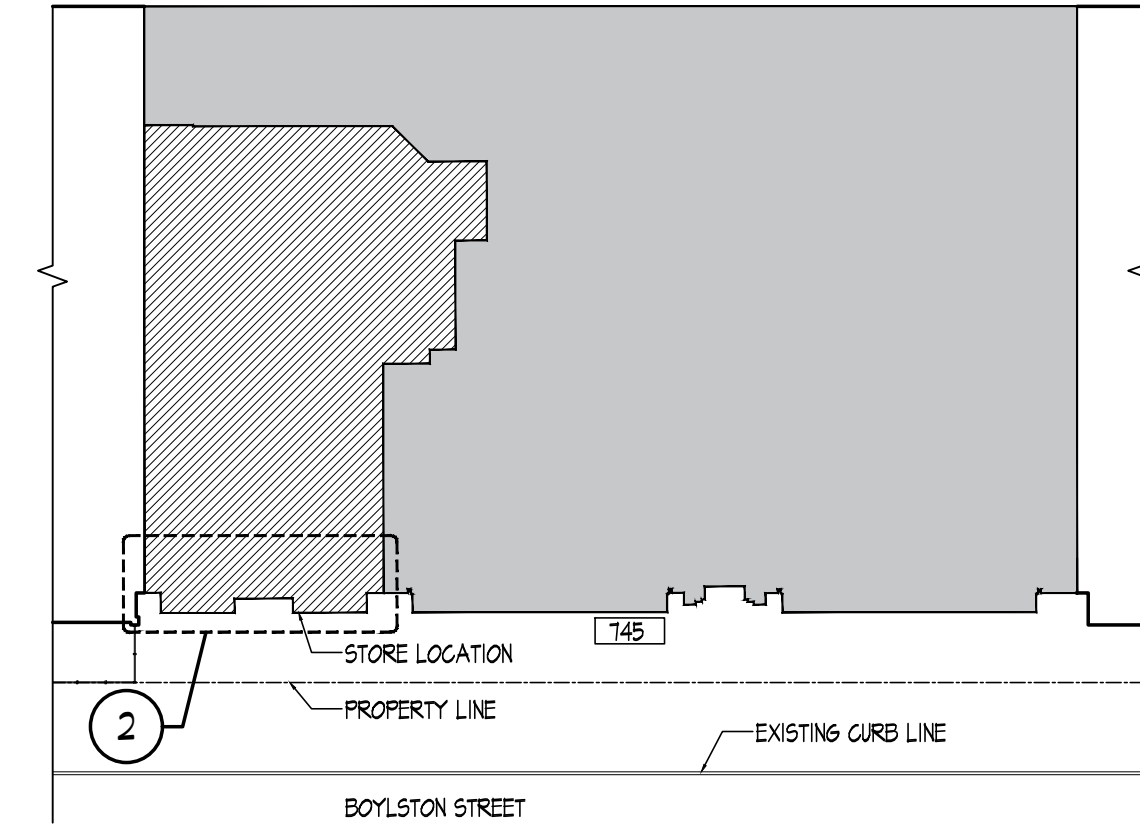
Drawn By:	JO	North Arrow:	
Checked By:	KG	Date based for Client:	09/16/2022
Permit:		Landlord:	09/16/2022
Construction:		Permit:	
Revision:		Revision:	
No.:	Date:	Description:	



1 EXISTING STOREFRONT DEMOLITION ELEVATION
SCALE: 1/2" = 1'-0"



2 EXISTING STOREFRONT DEMOLITION FLOOR PLAN
SCALE: 1/2" = 1'-0"



A KEY PLAN
SCALE: 1/32" = 1'-0"

J:\VERIZON\00 STORES BY STATE\MASSACHUSETTS\2021-0096 745 BOYLSTON MAX BRENNER, BOSTON, MA\2.DRAWINGS\2.4 CD\FACADE.02 2021-0096_FACADE 9-16-22.dwg 2021-0096-A3 GLEVJ:DWG

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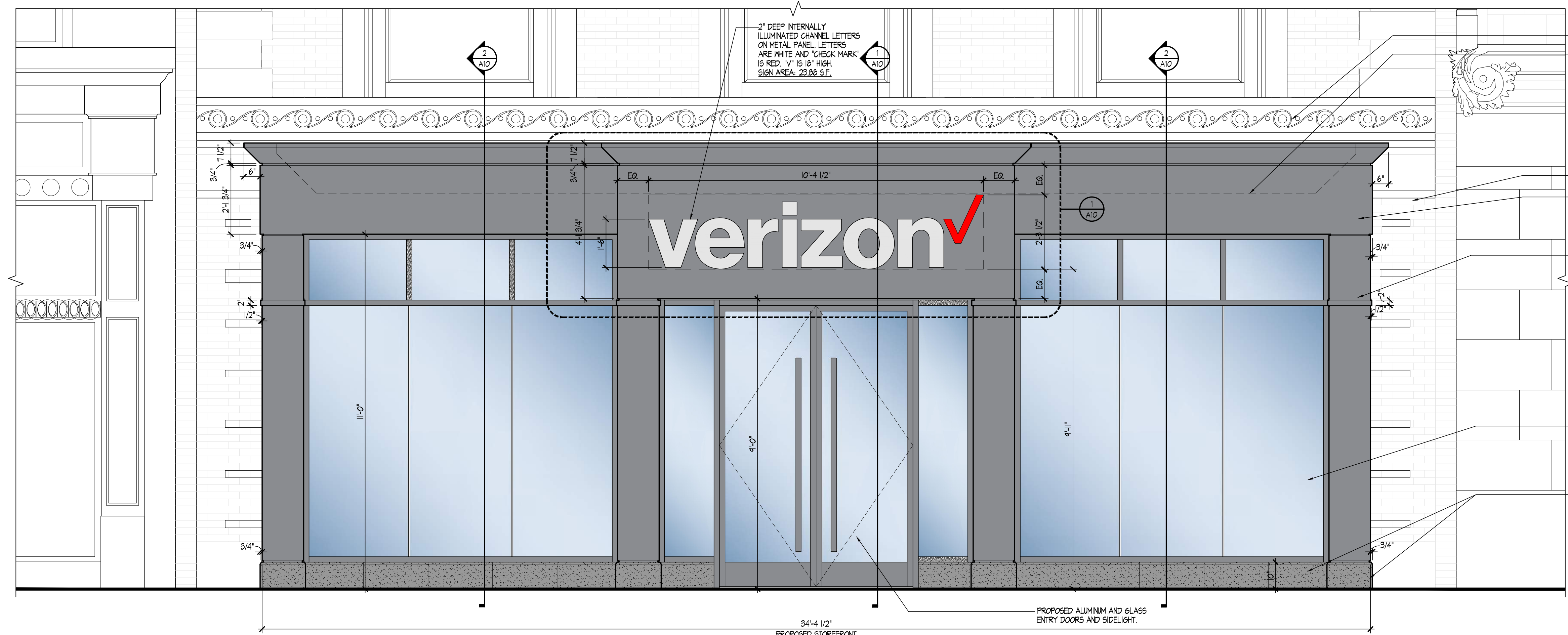
BBAC
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VERIZON

745 Boylston Street
Boston, MA 02116

Drawing Title:

Proposed Storefront
Floor Plan and
Elevation

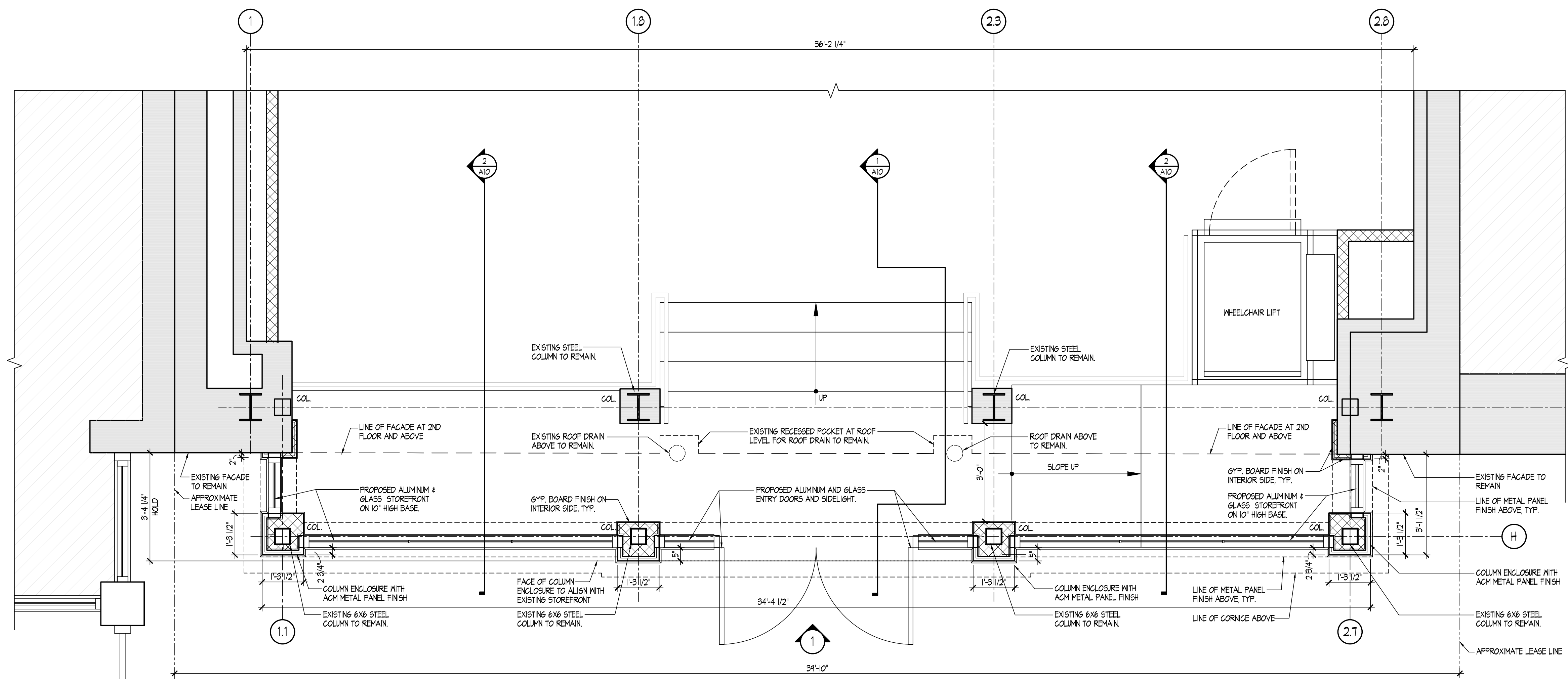
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Revision:		Revision:	
No.:	Date:	Description:	



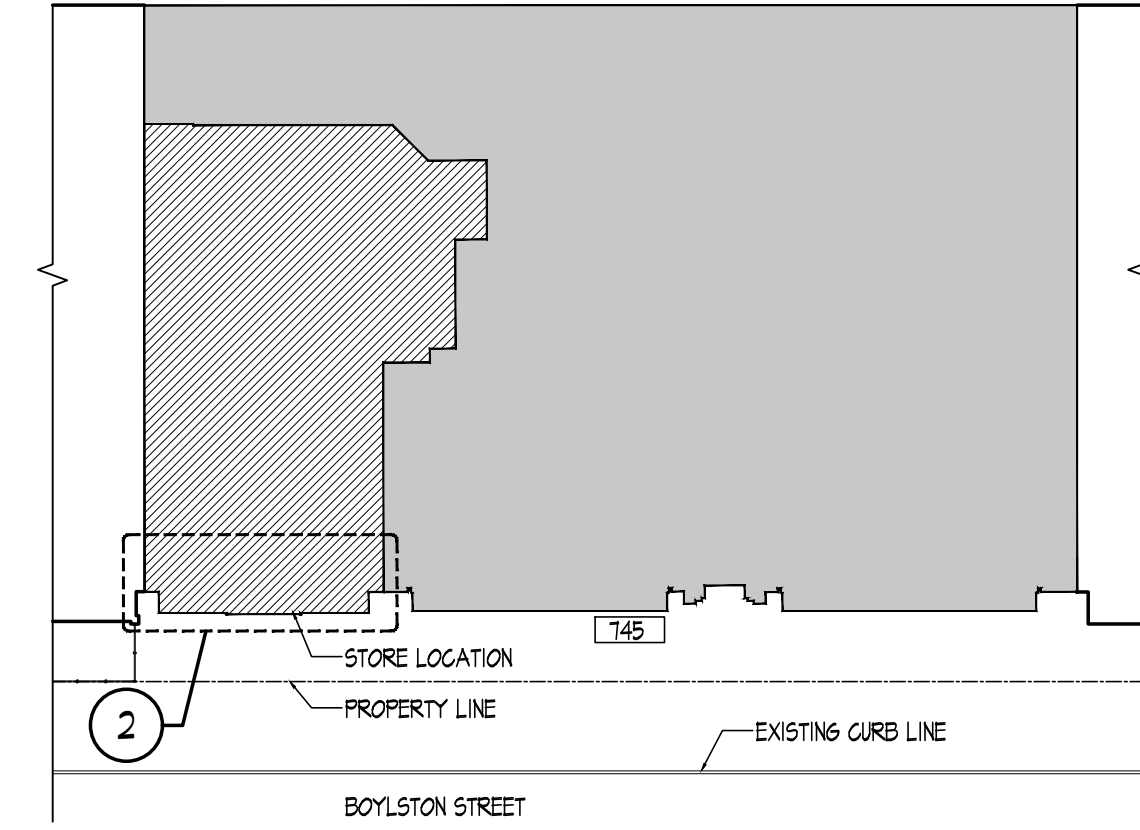
1 PROPOSED STOREFRONT ELEVATION
SCALE: 1/2" = 1'-0"

ALUMINUM AND GLASS STOREFRONT AND DOOR SPECIFICATION:
TUBELITE INC.
STOREFRONT TYPE: T14000 SERIES
GLASS THICKNESS: 1"
ENTRANCE: STANDARD NARROW
SILL: 10"
FINISH: ANODIZED DARK BRONZE
ACCESS CONTROL HANDLE: BLUMCRAFT HANDLE L5

ACM METAL PANEL M6 SPECIFICATION:
ALPOLIC MITSUBISHI PLASTICS
PRODUCTS - 4MM4B6Y
COLOR - 6GY GREY
SEALANT - TRENGO
PRODUCT - SPECTREM 4-T5
COLOR - CHARCOAL



2 PROPOSED STOREFRONT FLOOR PLAN
SCALE: 1/2" = 1'-0"



A KEY PLAN
SCALE: 1/32" = 1'-0"

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LA 5734	UT 5981358-03C
ME ARC 2596	VT 2572
MD 11016	WA 0401 011223
MA 10635	WI 10344
MI 1331052379	WV 9900-005
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MS 3960	

Professional Seal:

Consultant:

Job Name and Number: 2021-0096

BBAC
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Signage for
VERIZON

Job Address:

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Boston, MA 02116

Drawing Title:

**Existing Storefront
Demolition Sections**

Drawn By: JO North Arrow:

Checked By: KG

Date based for Client: 09/16/2022

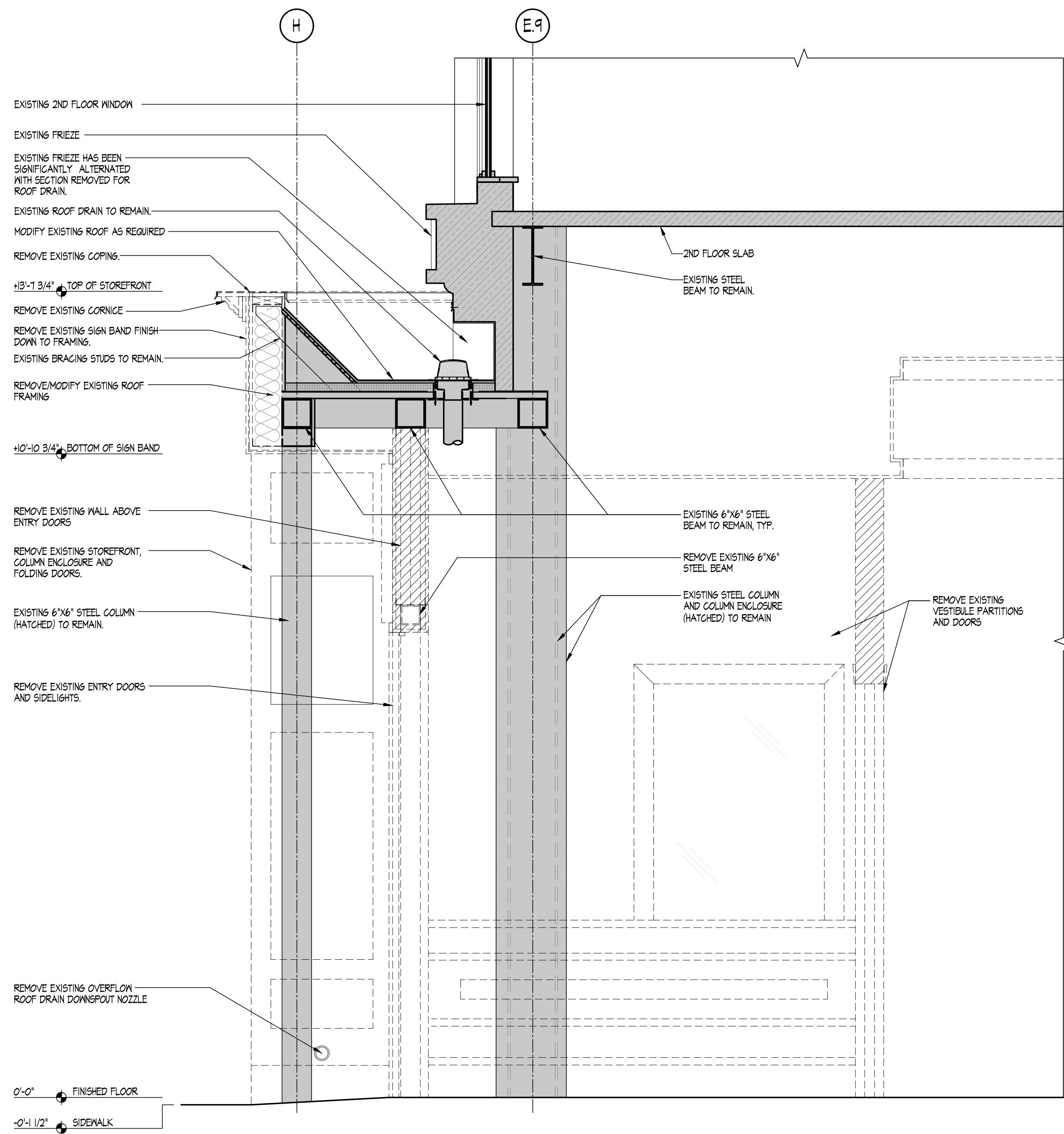
Landlord: 09/16/2022

Permit:
Bldg:
Construction:
Revision Issue:
No. Date Description

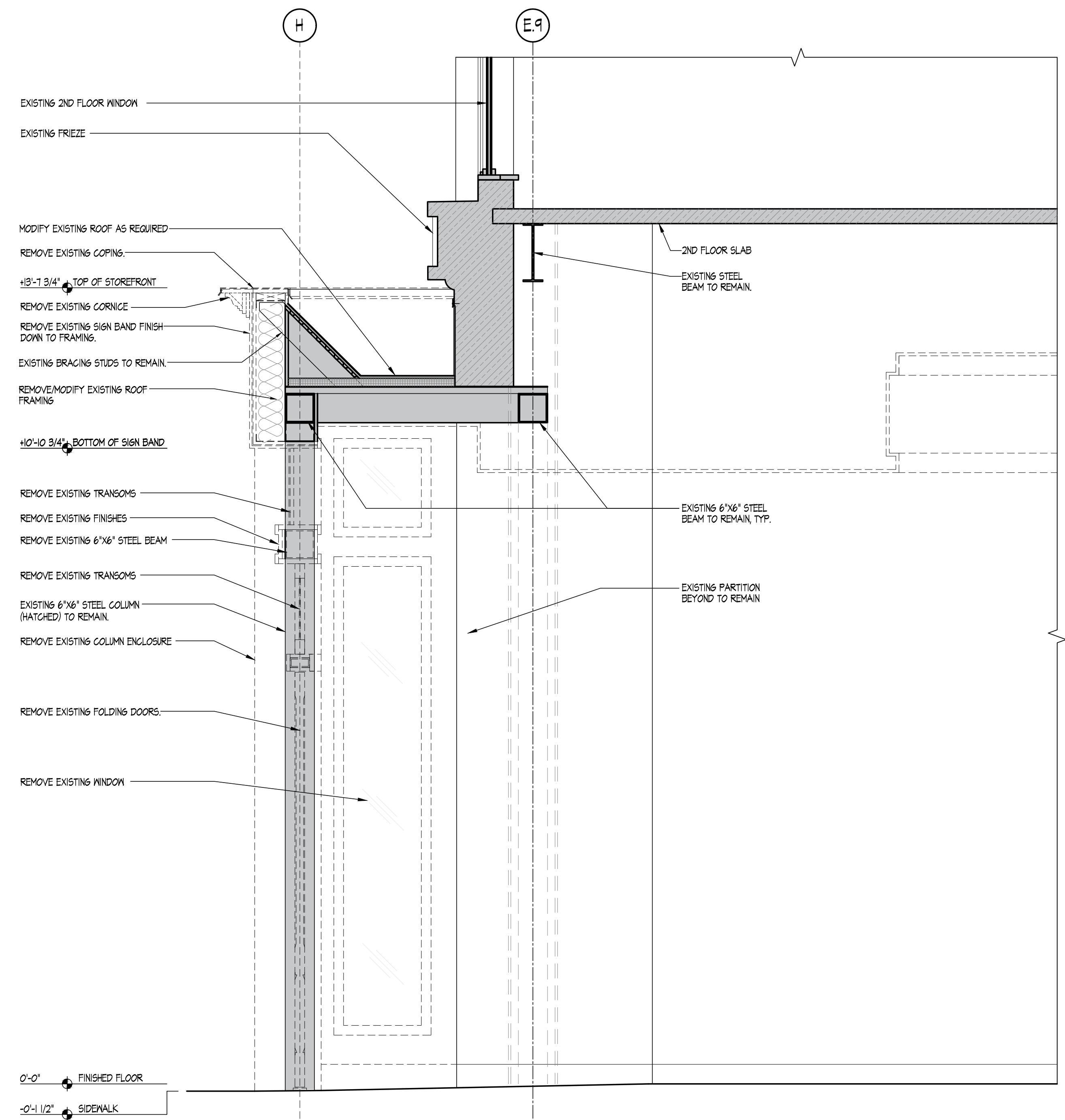
Drawing Number:

A9

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1 EXISTING STOREFRONT DEMOLITION SECTION
SCALE: 3/4" = 1'-0"



2 EXISTING STOREFRONT DEMOLITION SECTION
SCALE: 3/4" = 1'-0"

AL 5421	MT 2537
AK 13167	NC 9961
AR 3811	ND 1666
AZ 39209	NE A-3547
CA C-29898	NH 2796
CO ARC-400347	NJ AI 09999
CT 9613	NM 004168
DC ARC100723	NV 5571
DE 0006261	NY 025528-1 N
FL AR91629	OK 04995
GA RA011075	OH 13161
HI AR 11489	OR 4899
IA 05713	PA RA-015432-I
ID AR-984459	RI 19965
IL 001-019152	RI 2666
IN AR1040066	SD 6834
KS 4674	TX 11532
KY 5967	TN 101374
LA 5734	TX 17680
ME ARC 2596	UT 5951358-03C
MD 11016	VT 2572
MA 10635	WA 0401 011223
MI 1331052379	WI 10344
MN 44326	WI 9900-005
MO A-2005029740	WV 3727
MS 3960	WY C-1967

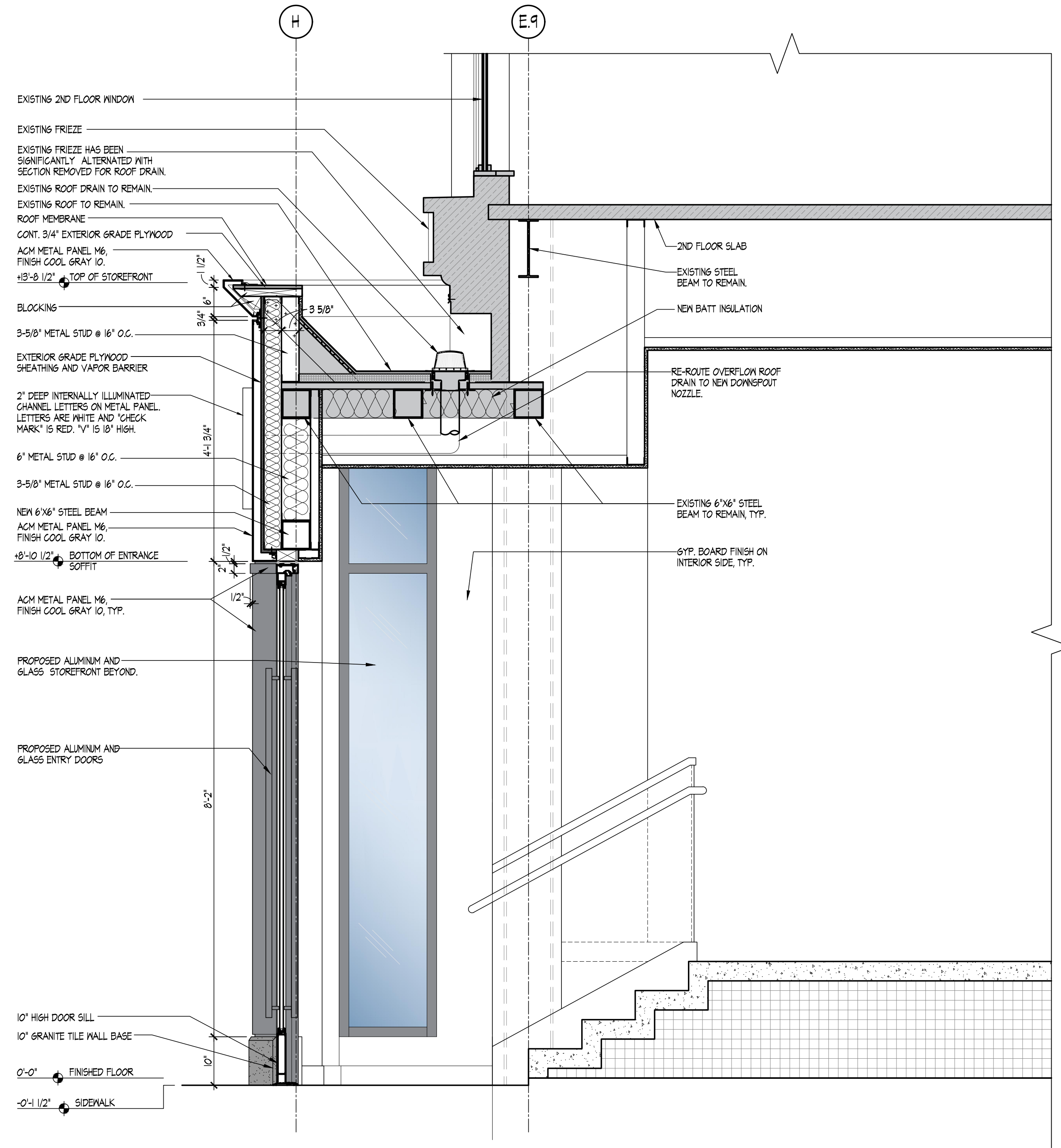
BBAC
Re-submission for Alt. to 1st Floor Facade & Signage for VERIZON

745 Boylston Street
Boston, MA 02116

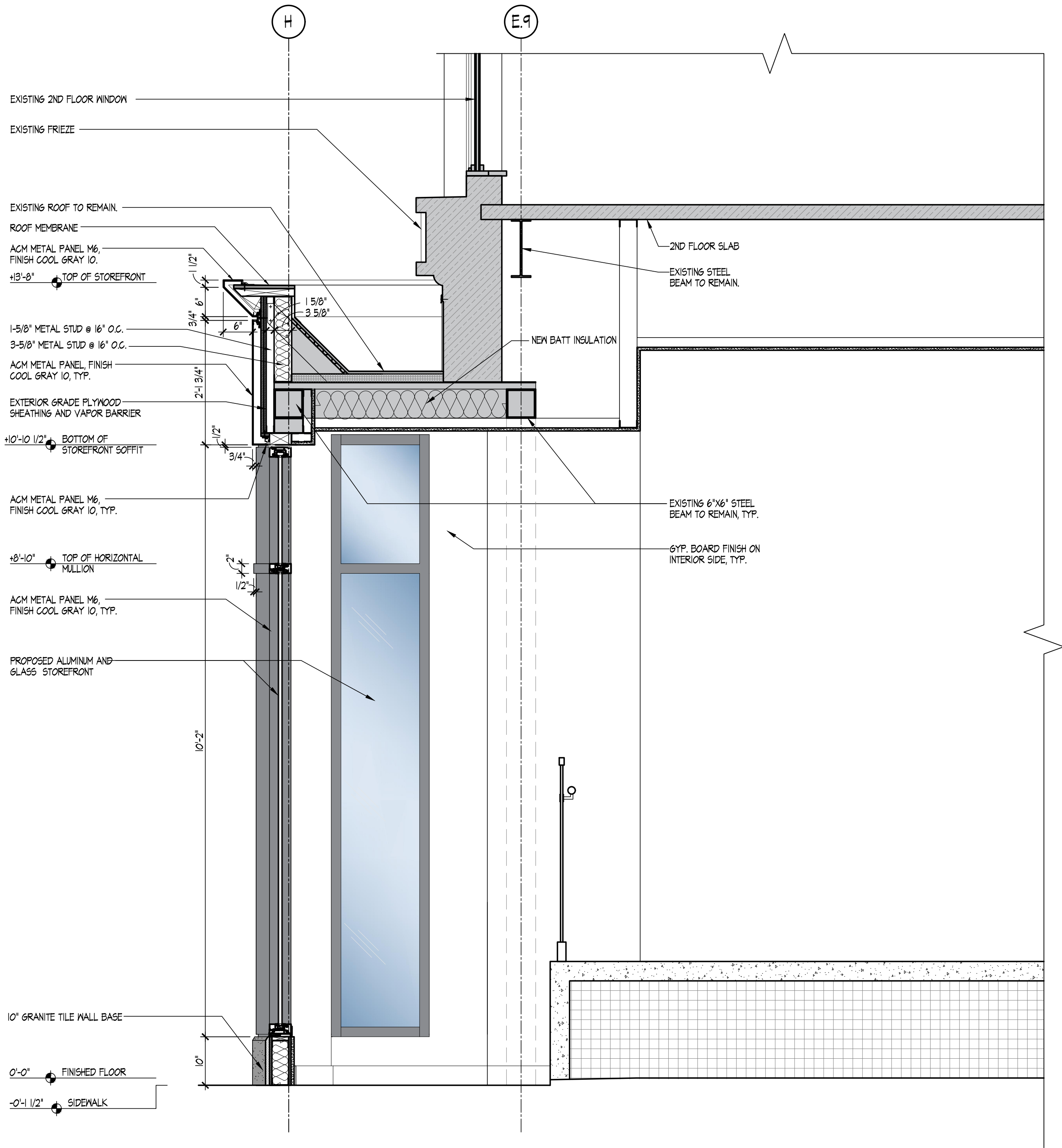
Proposed Storefront Sections

Drawn By: JO	North Arrow:
Checked By: KG	
Date Issued For Client: 09/16/2022	
Landlord: 09/16/2022	
Permit:	
Bit:	
Construction:	
Revision Issue No. Date Description	

J:\VERIZON\00 STORES BY STATE\MASSACHUSETTS\2021-0096 745 BOYLSTON MAX BRENNER, BOSTON, MA\2.DRAWINGS\2.4 CD\FACADE.02 2021-0096_FACADE 9-16-22 03 2021-0096-A3 GLEVLJING



1 PROPOSED STOREFRONT SECTION
SCALE: 3/4" = 1'-0"



2 PROPOSED STOREFRONT SECTION
SCALE: 3/4" = 1'-0"

AL 5421	MT 2537
AK 13167	NC 9861
AR 3811	ND 1666
AZ 39209	NE A-3547
CA C-29898	NH 2796
CO ARC-400347	NJ AI 09999
CT 9613	NM 004168
DC ARC100723	NV 5521
DE 0006261	NY 025528-1 N
FL A91629	OK 04995
GA RA011075	OH 13761
HI AR 11489	OR 4899
IA 05713	PA RA-015432-1
ID AR-984459	PR 19065
IL 001-019152	RI 2666
IN AR1040066	SC 8834
KS 4574	SD 11532
KY 5967	TN 101374
LA 5734	TX 17680
ME ARC 2596	UT 5851358-03C
MD 11016	VT 2572
MA 10635	VA 041-011223
MI 1301052379	WA 10314
MN 44326	WI 9900-005
MO A-2005029740	WV 3727
MS 3960	WY C-1967

BBCA
Re-submission
for Alt. to 1st
Floor Facade &
Signage for
VERIZON

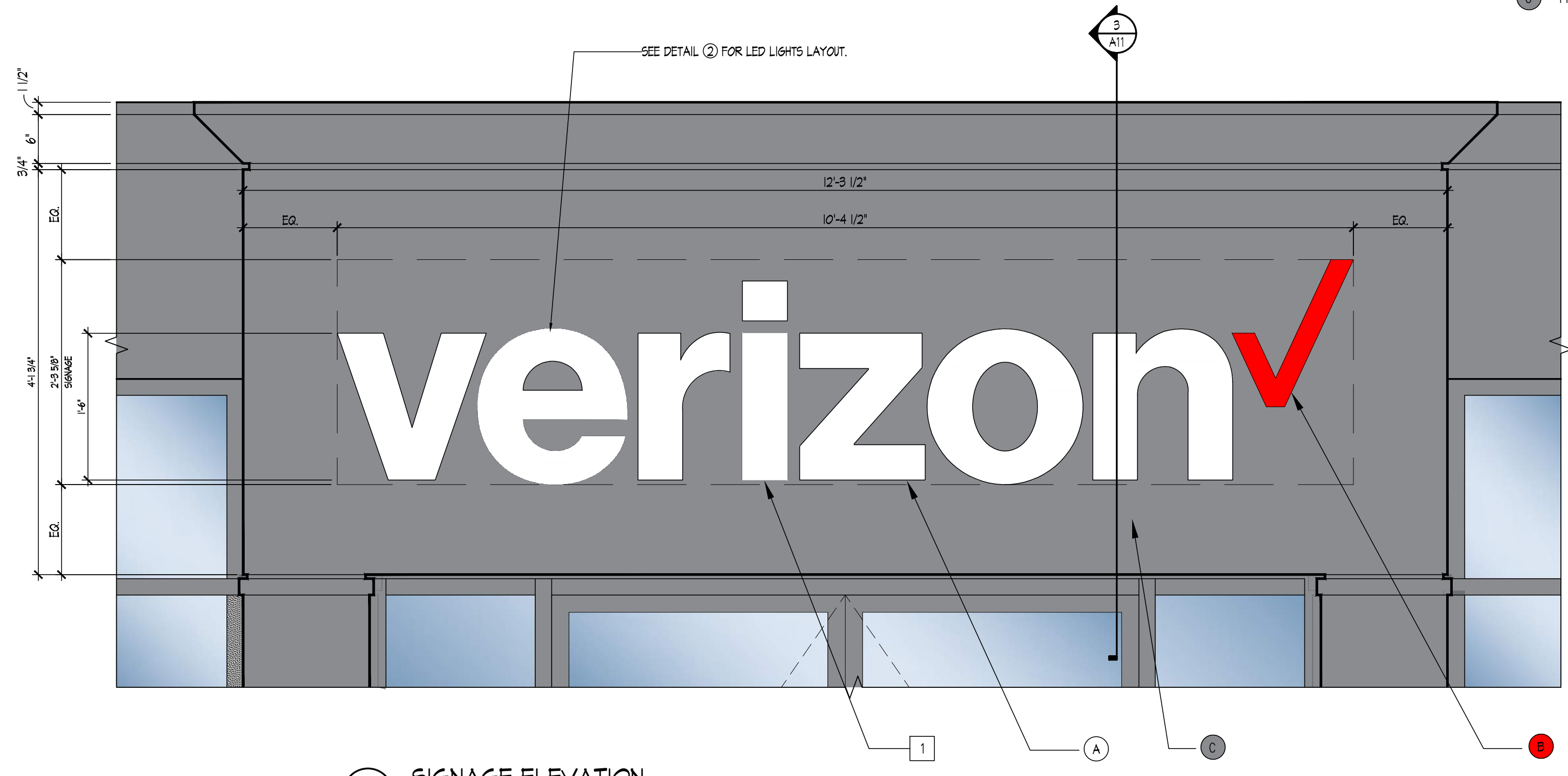
745 Boylston Street
Boston, MA 02116

Signage Elevation
and Details

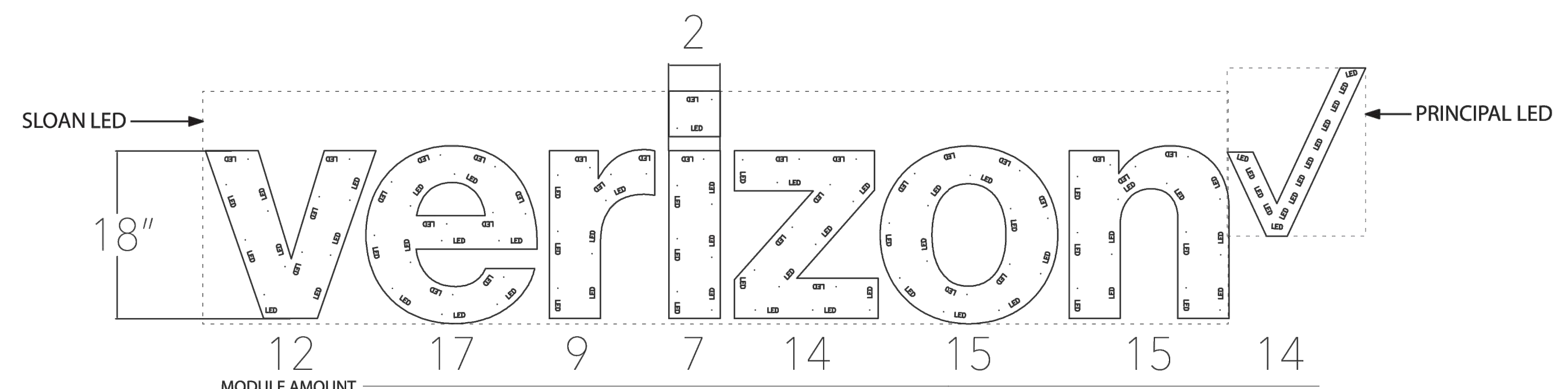
Drawn By:	JO	North Arrow:	
Checked By:	KG		
Date Issued For:	Client: 09/16/2022	Landlord:	09/16/2022
Permit:		Bi:	
Construction:			

ZONING REQUIREMENTS								
AS PER BOSTON ZONING CODE ARTICLE 11 - SIGNS								
PROPOSED SIGN FOR VERIZON								
WALL SIGNAGE CRITERIA	CITY SIGNAGE CRITERIA		LOCATION	PERMITTED	PROPOSED	COMPLIANCE	LETTER HIGH	
	TOTAL SIGNAGE FOOTAGE AREA MAY NOT EXCEED 2 SQ. FT. PER LINEAR FT. OF FRONTAGE. FOR SIGNS LOCATED BETWEEN 0-44 FEET FROM CENTER OF ADJUTING STREET	MAX. SIGN AREA						SOUTH ELEVATION
	NO GROUND FLOOR SIGNS MAY BE LOCATED ABOVE THE NEXT FLOOR WINDOW SILL LEVEL.	MAX. SIGN HEIGHT ABOVE FINISHED GRADE (TOP OF SIGN)		15'-3 1/2"	12'-6 1/2"	YES		
		MAX. SIGN PROJECTION		1'-3"	2"	YES		
EXISTING MAX BRENNER SIGN								
NOTE:			LOCATION	SIGN AREA		LETTER HIGH		
DIMENSIONS AND AREA OF THE EXISTING MAX BRENNER SIGN ARE APPROXIMATE NUMBERS FOR REFERENCE.			SOUTH ELEVATION	(7'-5 3/4" + 4'-2 1/4") X 8 1/4" + (5'-0 1/2" X 1'-3") = 30.54 SF.		15"		

- KEY NOTES**
- 2" DEEP INTERNALLY ILLUMINATED CHANNEL LETTERS ON METAL PANEL. LETTERS SHALL BE WHITE FACES WITH WHITE RETURNS AND CHECKMARK SHALL BE RED FACE WITH RED RETURNS. "V" IS 18" HIGH.
- COLORS**
- A CLEAR ACRYLIC WITH WHITE FILM #1326 PMS
 - B 3M 3630-143 POPPY RED VINYL ON #1326 WHITE ACRYLIC
 - C PMS COOL GRAY 10

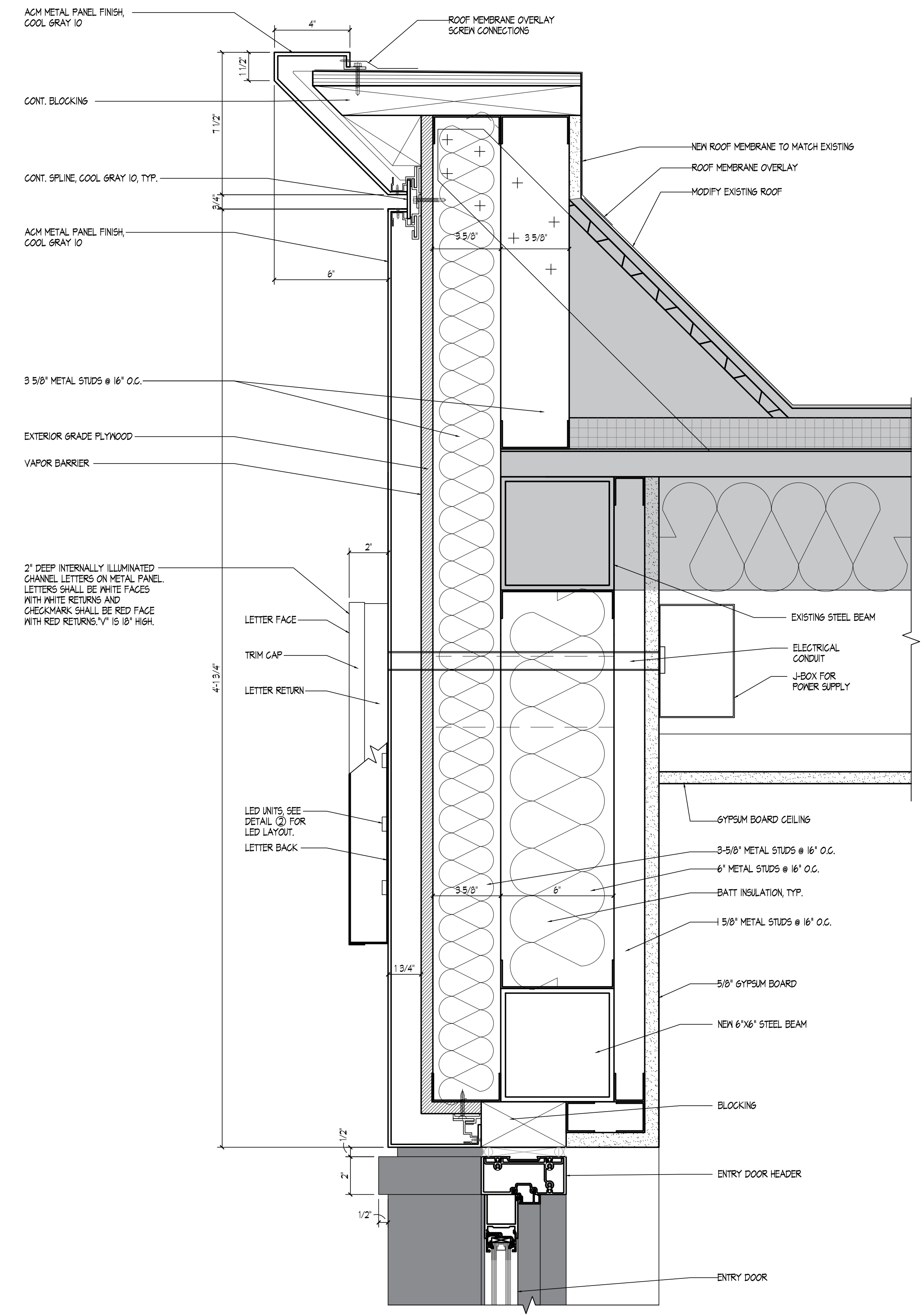


1 SIGNAGE ELEVATION
SCALE: 1" = 1'-0"



2 TYPICAL SIGN LED LAYOUT
SCALE: 1" = 1'-0"

LED LIGHT SPECIFICATIONS						
COLOR	MANUFACTURER	ORDER NO.	MODULE SIZE	VOLTAGE	COLOR TEMP.	WATTAGE PER MODULE
RED	PRINCIPAL	PL-FS3 RD1-P	1.5"x0.65"x.25"	12V DC	628 nm	0.75
WHITE	SLOAN LED	SLOAN PRISM #701269-6WSJ1-MB	2.75"x0.75"x 0.44"	12V DC	6500K	1.12



3 SIGN BAND SECTION
SCALE: 3/8" = 1'-0"