







Existing Streetscape



View from Existing Verizon Store Toward Existing Max Brenner Store



View from Existing Max Brenner Store



**GRUSKIN**  
ARCHITECTURE + DESIGN P.C.

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**Kenneth A. Gruskin AIA**

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 AJ 09999
CT 9613	NM 004168
DC ARC100723	NV 5571
DE 0006261	NY 025528-1
FL AH91629	OK 04895
GA R6011075	OH 13761
HI AR 11489	OR 4899
IA 05713	PA RA-015432-E
ID AR-984459	PR 19993
IL 001-019152	RI 2666
IN AR1040066	SC 6854
KS 4874	SD 11532
KY 5967	TN 101374
LA 5734	TX 17680
ME APC 2596	UT 5981358-030
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**  
**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 based for Client: 07/13/2022	
Permit: 07/13/2022	
Bid: _____	
Construction: _____	
Revision Table:	
No. Date Description	

Drawing Number:

**A1**





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





Existing Max Brenner Store and Building Facade



Proposed Verizon Store and Existing Building Facade



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**VERIZON**

745 Boylston Street  
Boston, MA 02116

Existing Condition  
Photos &  
Proposed Design  
Rendering

Drawn By: JO  
Checked By: KG  
Date based for Client: 07/13/2022  
Landlord: 07/13/2022  
Permit:  
Bid:  
Construction:  
Revision/Issue No. Date Description



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Professional Seal:

Consultant:

Job Name and Number: **2021-0096**

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**Submission for**  
**Alt. to 1st Floor**  
**Facade &**  
**Signage for**  
**VERIZON**

Job Address:

**745 Boylston Street**  
**Boston, MA 02116**

Drawing Title:

**Existing and Proposed**  
**Building Elevations**

Drawn By: **JO**

Checked By: **KG**

Date based for Client: **07/13/2022**

Permit: **07/13/2022**

Blc:

Construction:

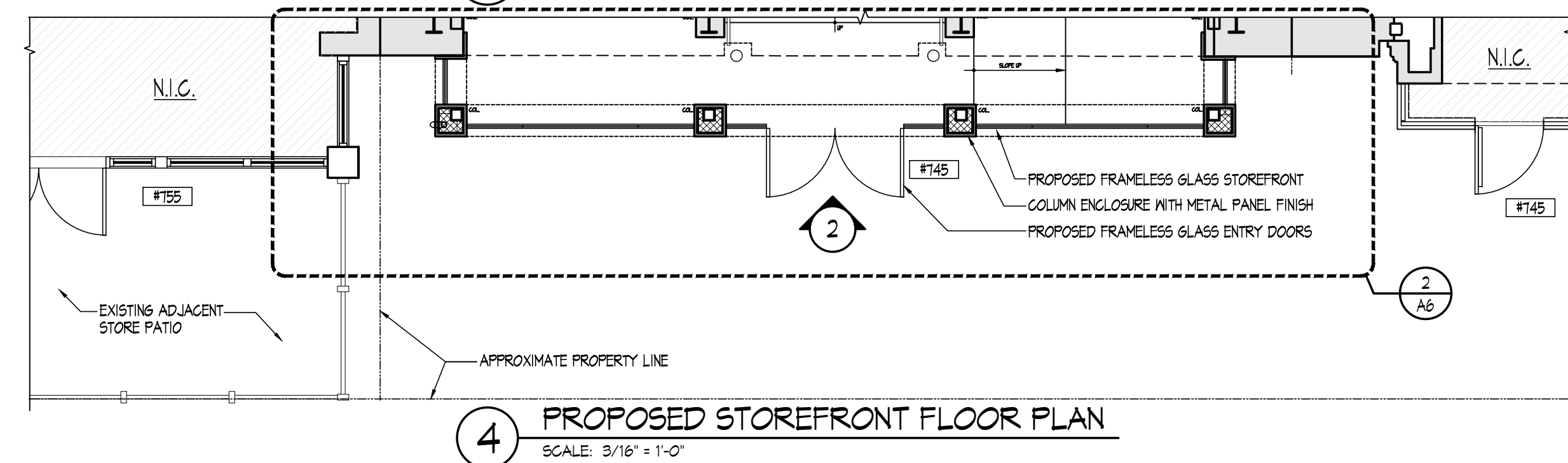
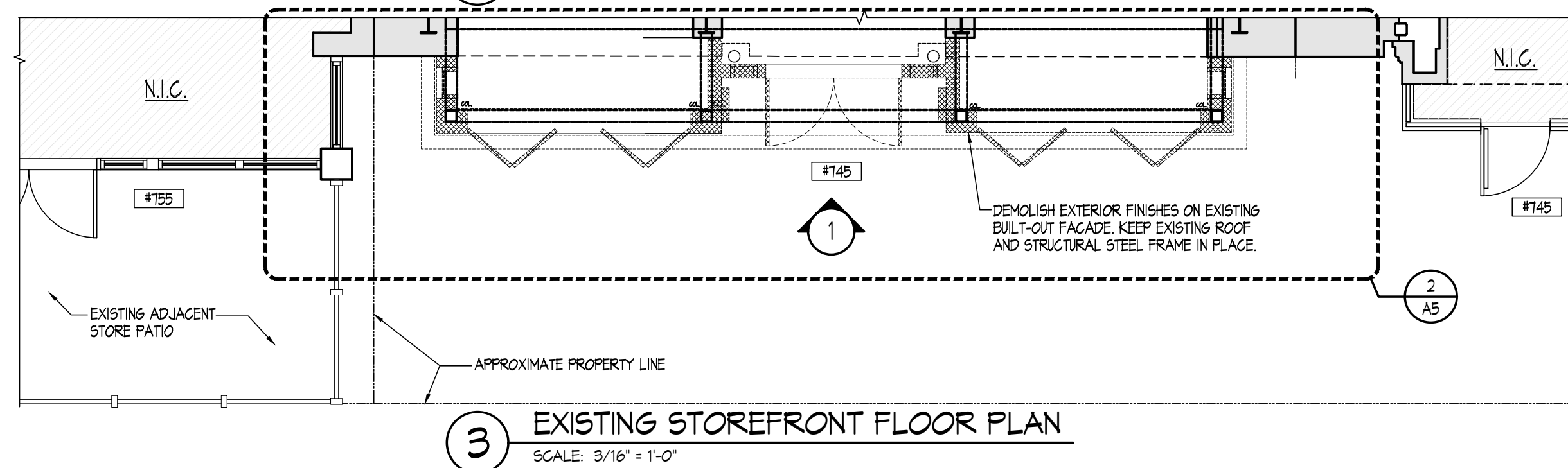
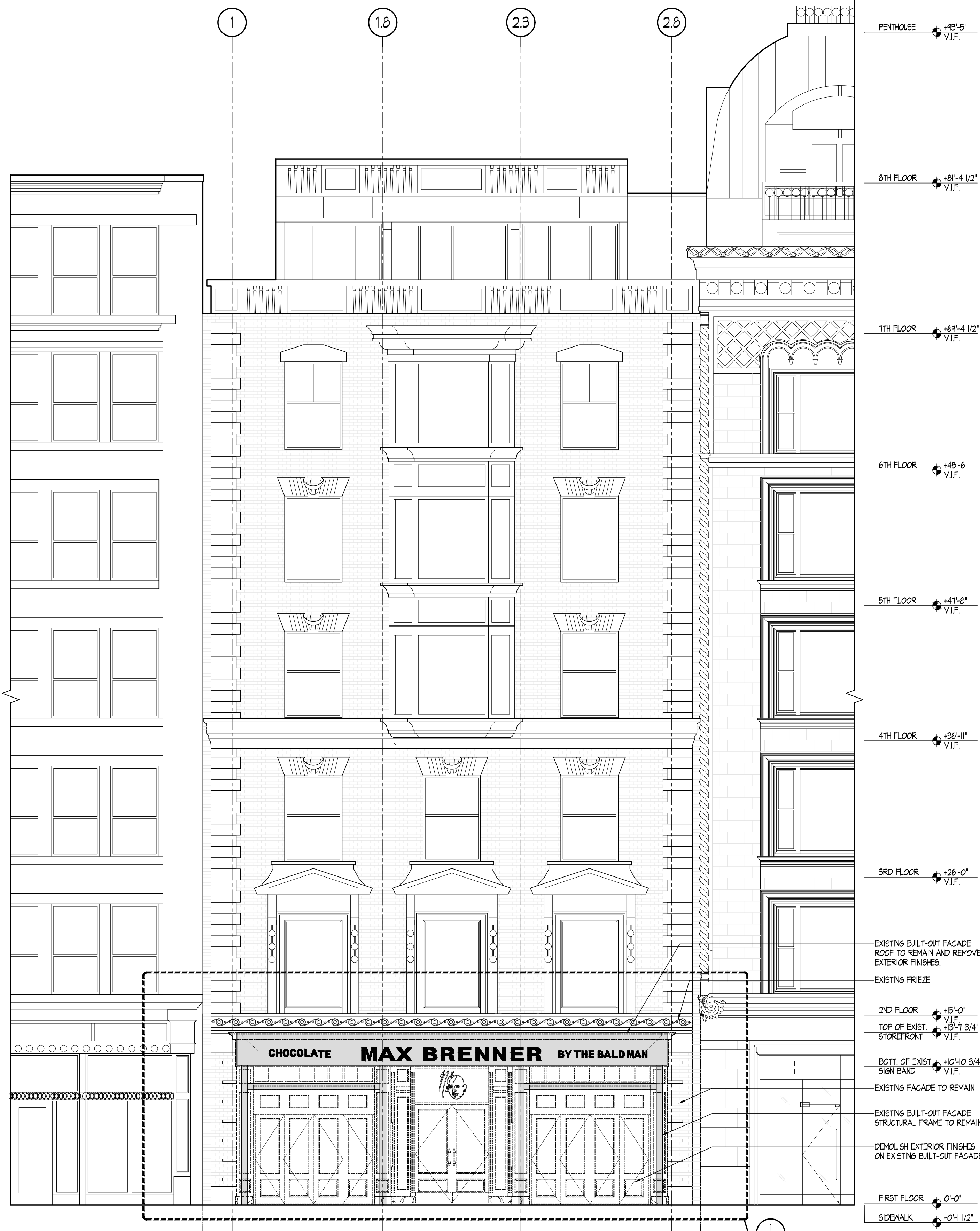
Revision Date Description

Drawing Number:

**A4**

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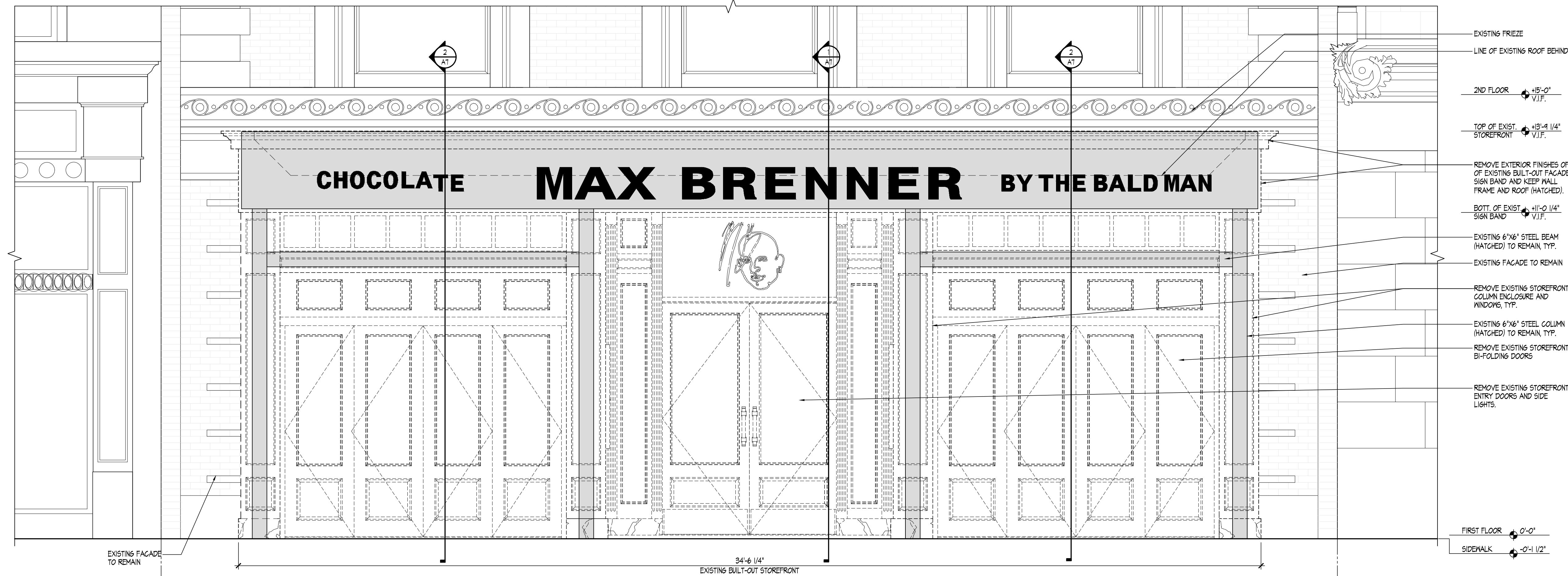
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**BBC**  
Submission for  
Alt. to 1st Floor  
Facade &  
Signage for  
**VERIZON**

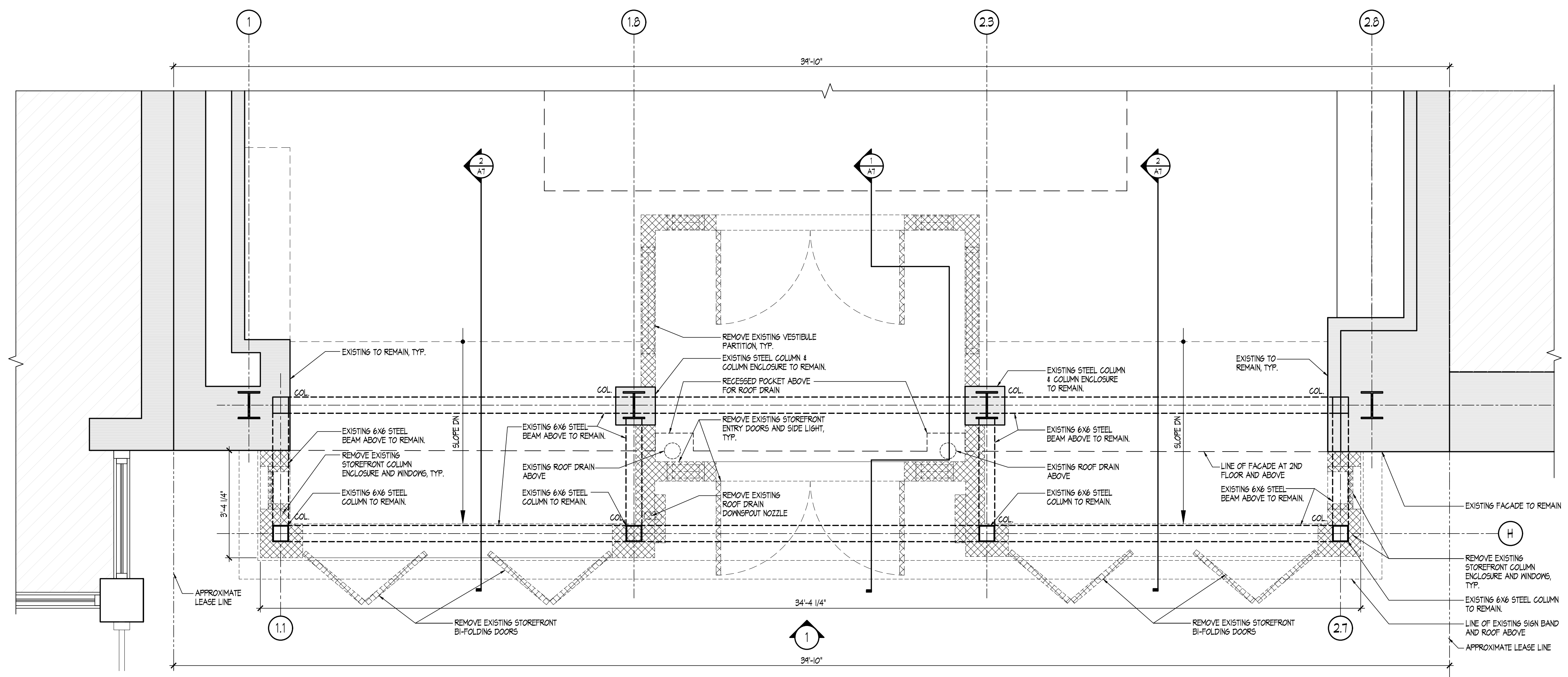
745 Boylston Street  
Boston, MA 02116

Existing Storefront  
Demolition Floor  
Plan and Elevation

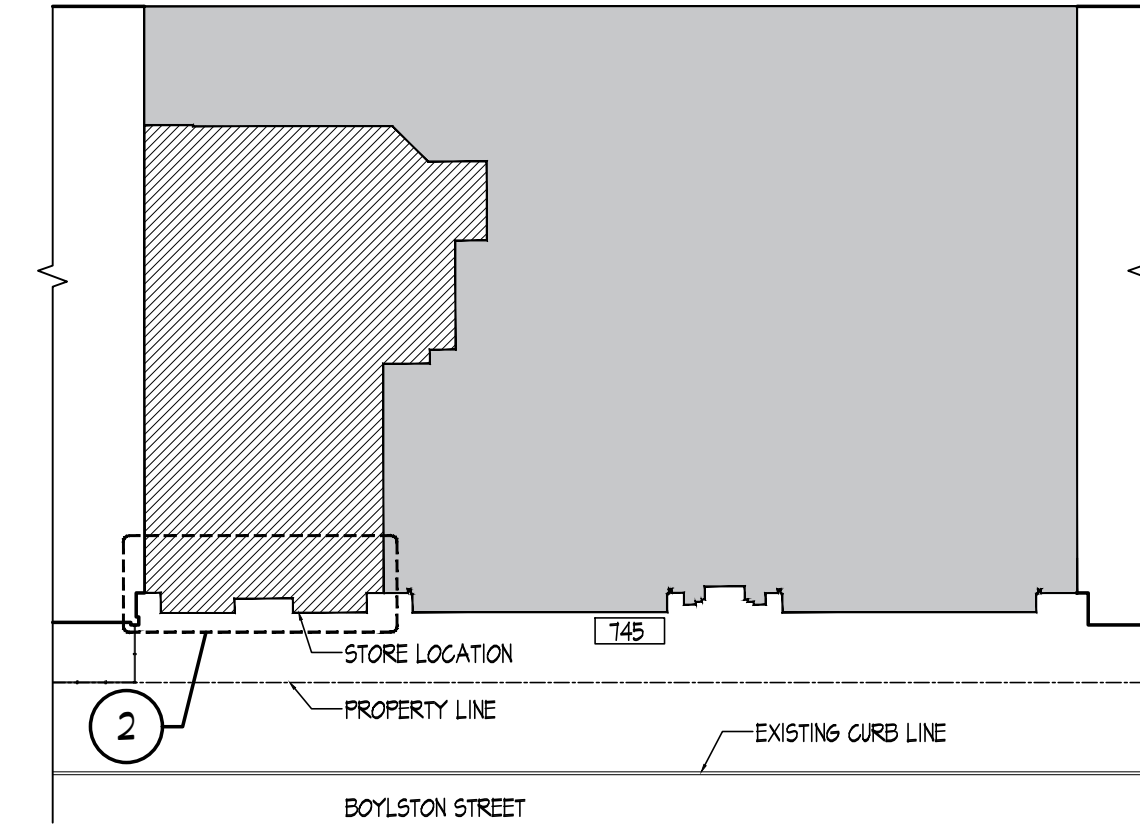
Drawn By:	JO	North Arrow:	
Checked By:	KG	Date based for Client:	07/13/2022
Landlord:	07/13/2022	Permit:	
Construction:			



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.03 2021-0096-A3 (ELEV).DWG



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Professional Seal:

Consultant:

Job Name and Number: 2021-0096

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**Submission for**  
**Alt. to 1st Floor**  
**Facade &**  
**Signage for**  
**VERIZON**

745 Boylston Street  
Boston, MA 02116

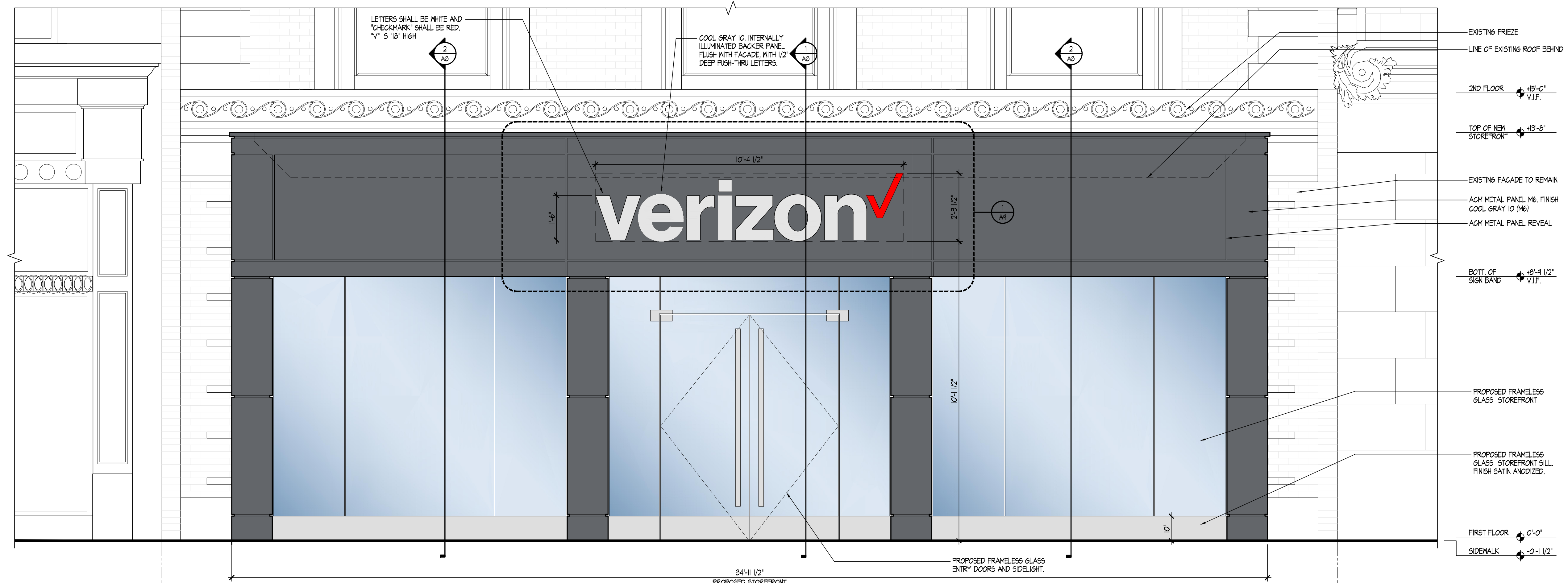
Drawing Title:

**Proposed Storefront**  
**Floor Plan and**  
**Elevation**

Drawn By:	JO	North Arrow:	
Checked By:	KG	Date based for Client:	07/13/2022
Permit:		Landlord:	07/13/2022
Construction:		Permit:	
Revision:		Revision:	
No.	Date	Description	

Drawing Number:

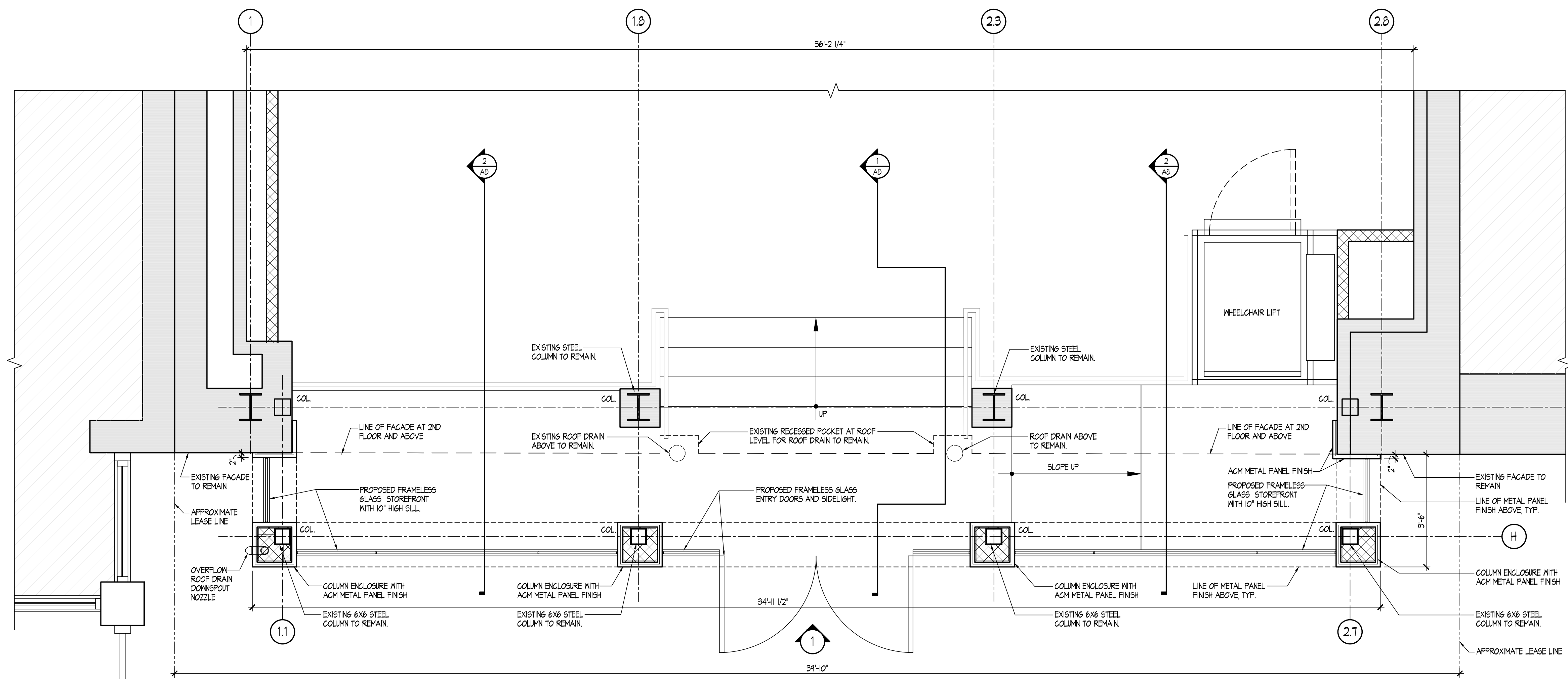
**A6**



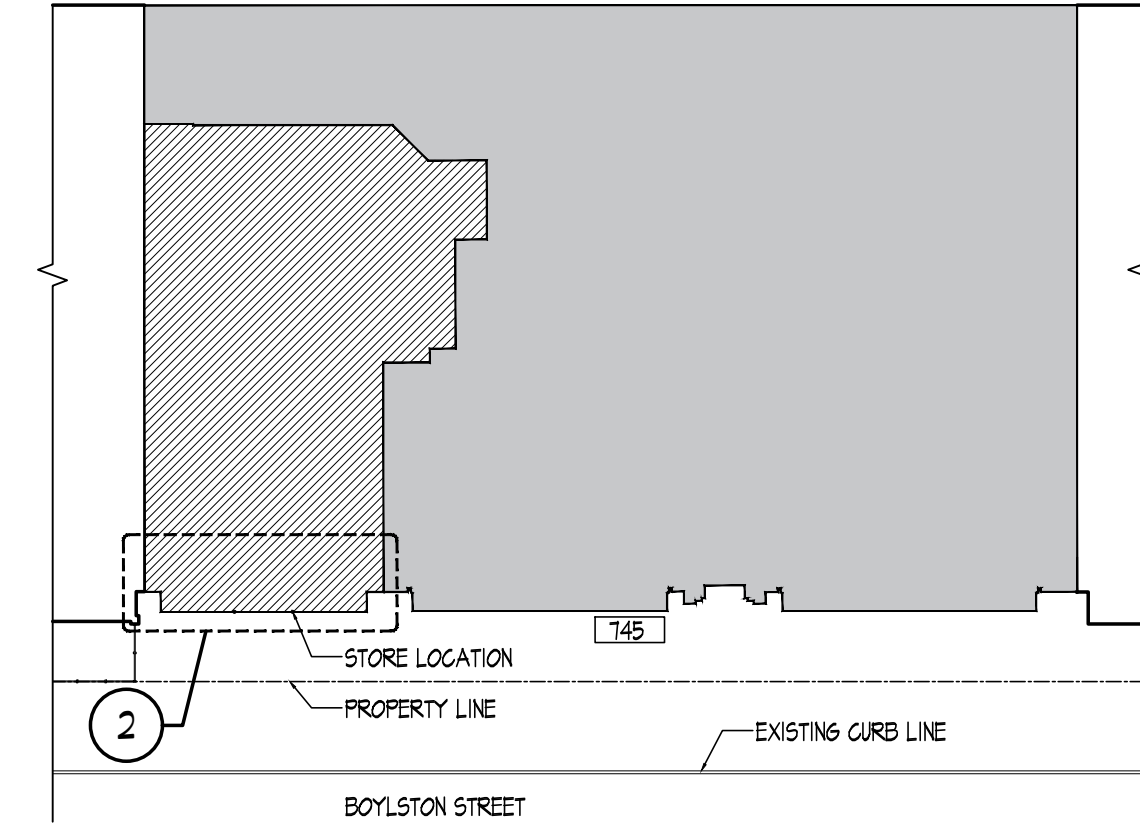
**1 PROPOSED STOREFRONT ELEVATION**  
SCALE: 1/2" = 1'-0"

**FRAMELESS GLASS STOREFRONT AND DOOR SPECIFICATION:**  
G.R. LAURENCE CO  
DOOR STYLE: PHA8LA NORTH AMERICAN PATCH DOOR  
WITH FIXED TRANSOM AND TWO SIDELITES  
DOOR RAIL - DR106SA34SL  
SIDELITE RAIL - SR106SA34SL  
GLASS THICKNESS: 3/4"  
SILL: 10"  
FINISH: SATIN ANODIZED  
ACCESS CONTROL HANDLE: BLUMKRAFT HANDLE L5

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



**2 PROPOSED STOREFRONT 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 03 2021-0096-A3 (ELEV).DWG



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Professional Seal:

Consultant:

Job Name and Number: 2021-0096

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**Alt. to 1st Floor**  
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**VERIZON**

Job Address:

745 Boylston Street  
Boston, MA 02116

Drawing Title:

**Existing Storefront**  
**Demolition Sections**

Drawn By: JO

Checked By: KG

Date Issued For Client: 07/13/2022

Permit: 07/13/2022

Construction:

Revision Issue No. Date Description

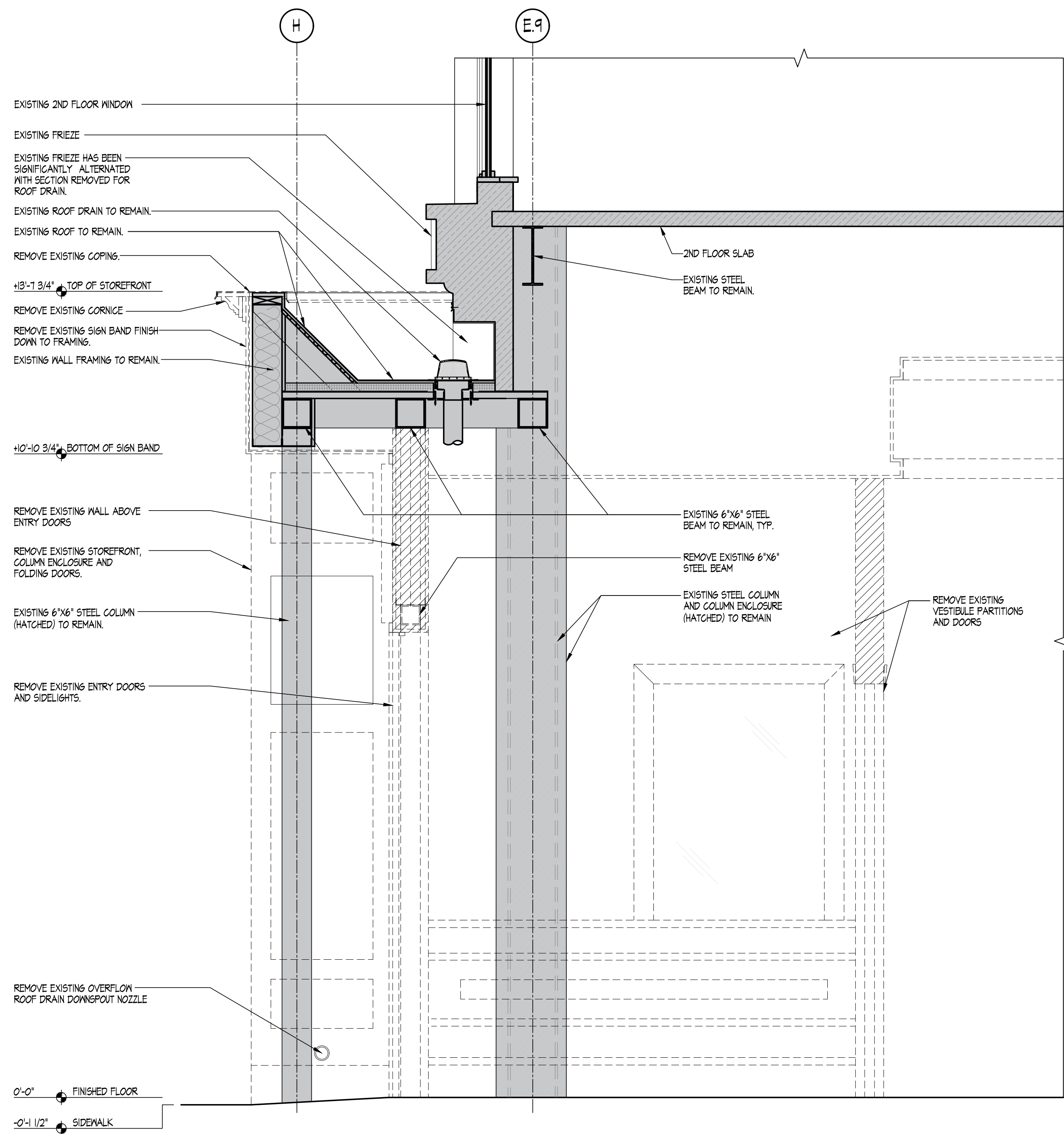
Revision Issue No. Date Description

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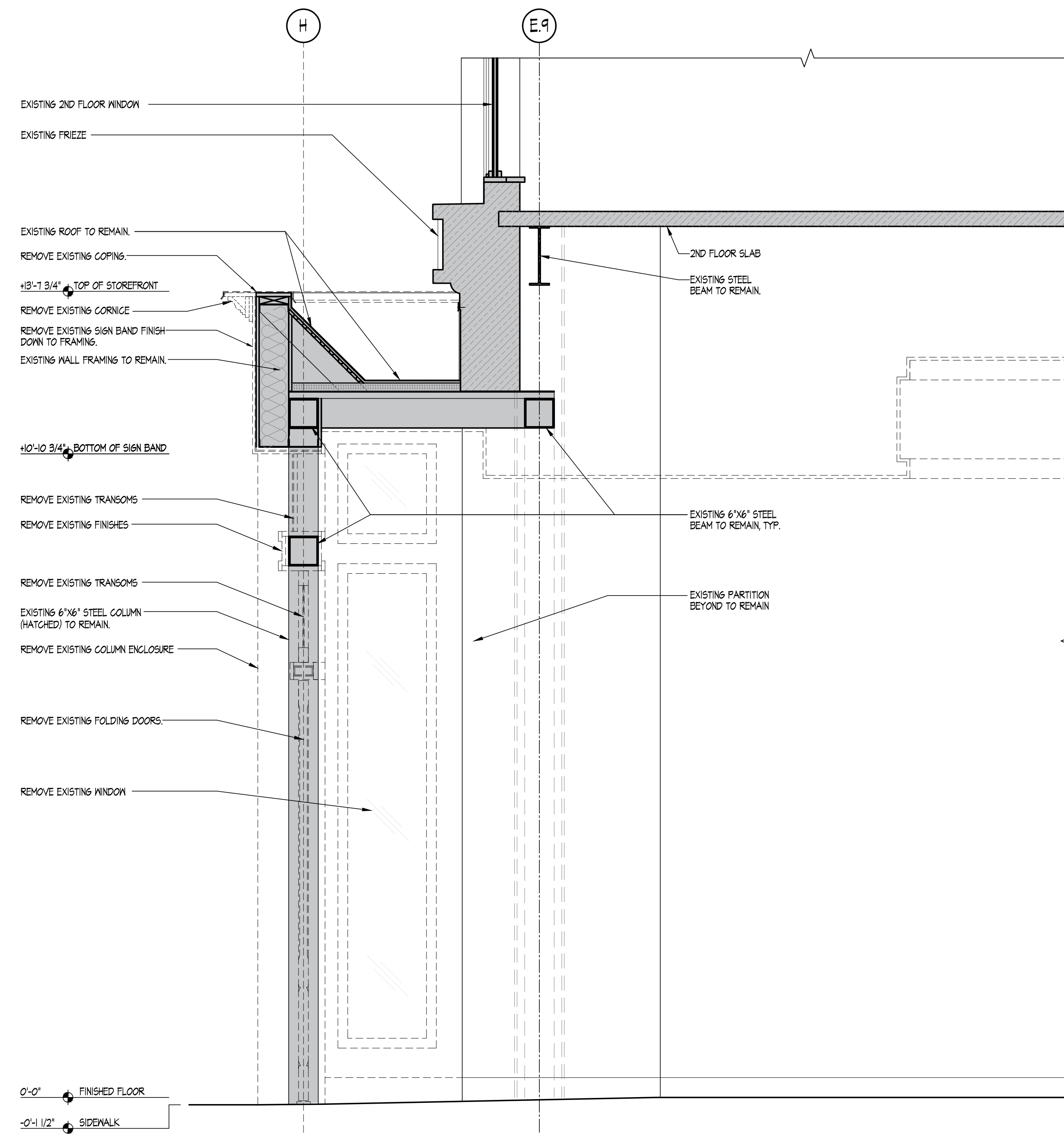
**A7**

8 OF 10

J:\VERIZON\00 STORES BY STATE\MASSACHUSETTS\2021-0096 745 BOYLSTON MAX BRENNER, BOSTON, MA\2.DRAWINGS\2.4 CD\FACADE 03 2021-0096-A3 (ELE)V1.DWG



**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 2736
CO ARC-400347	NJ AI 09999
CT 9613	NM 004168
DC ARC100723	NV 5521
DE 006261	NY 025528-1 N
FL AR91629	OK 04995
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Job Address:

745 Boylston Street  
Boston, MA 02116

Drawing Title:

**Proposed Storefront**  
**Sections**

Drawn By: JO

Checked By: KG

Date based for Client: 07/13/2022

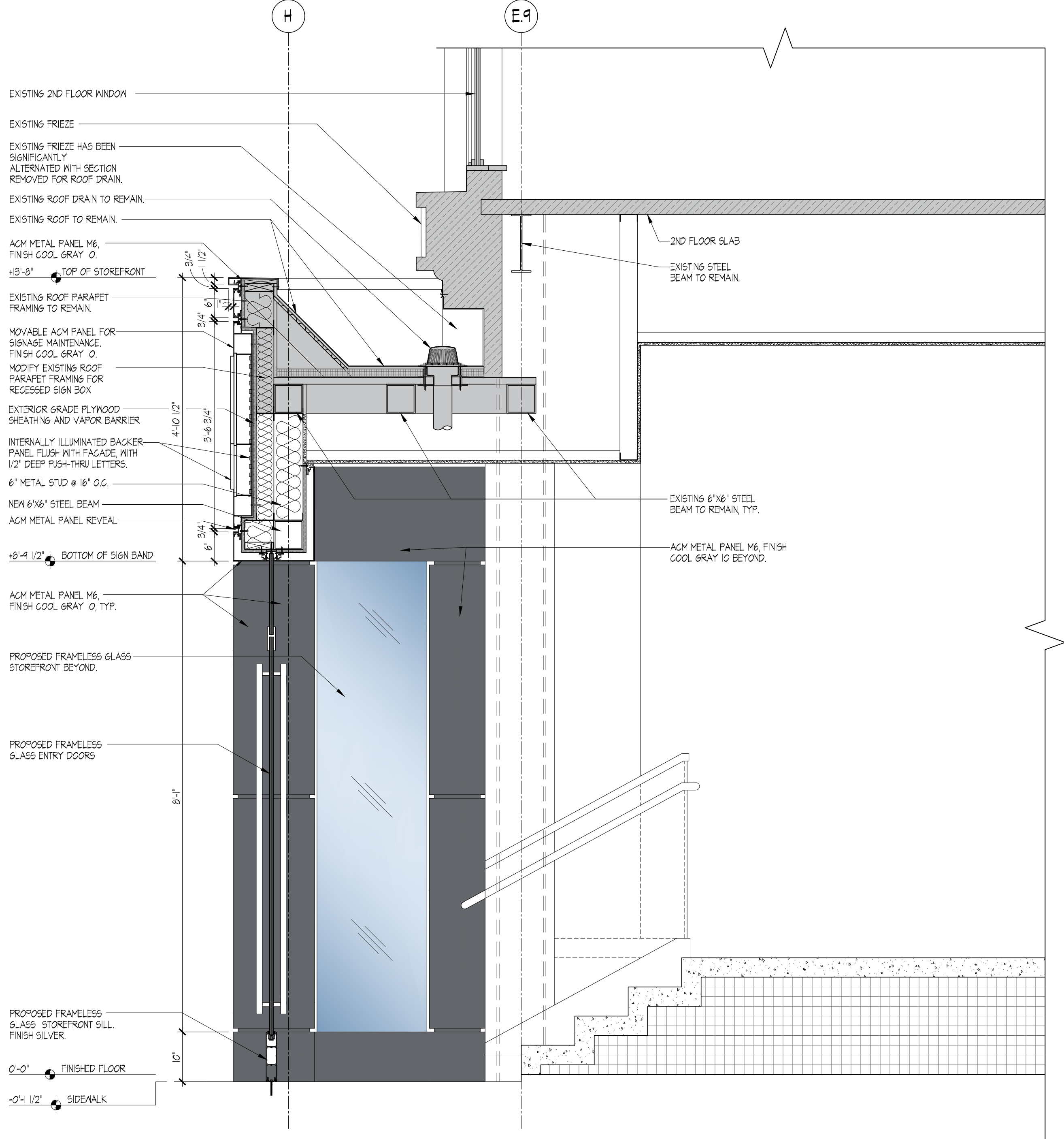
Landlord: 07/13/2022

Permit:

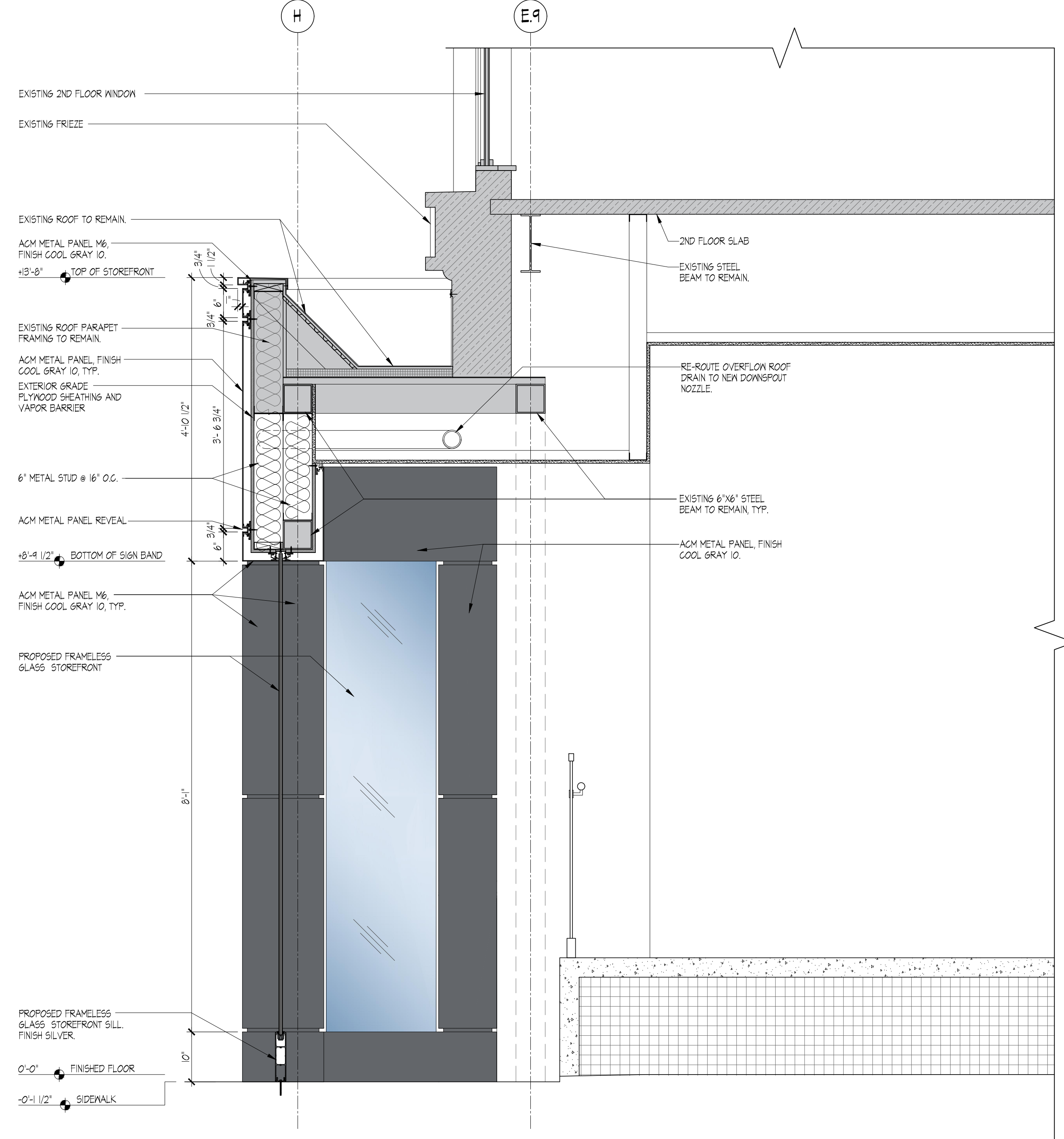
Construction:

Revision Issue No. Date Description

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



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



AL 5421	MT 2537
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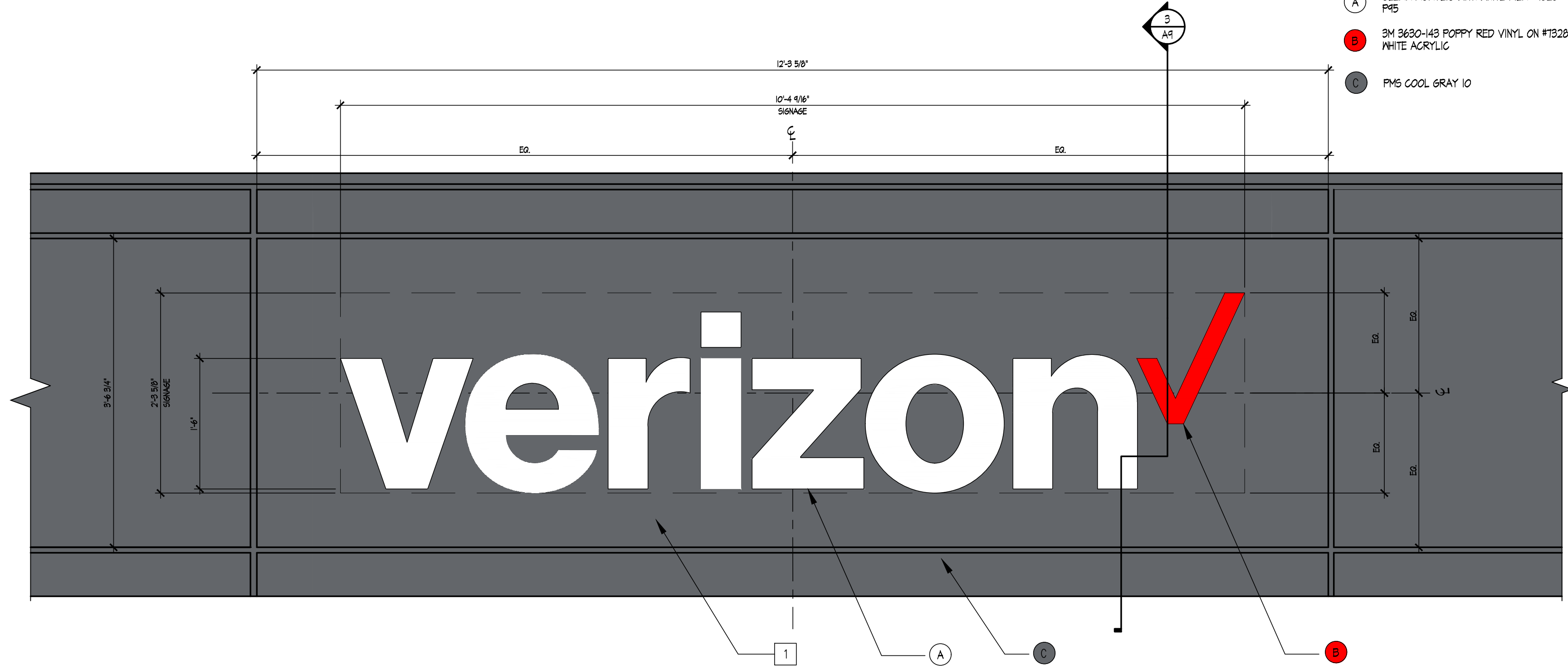
Signage Elevation  
and Details

KEY NOTES

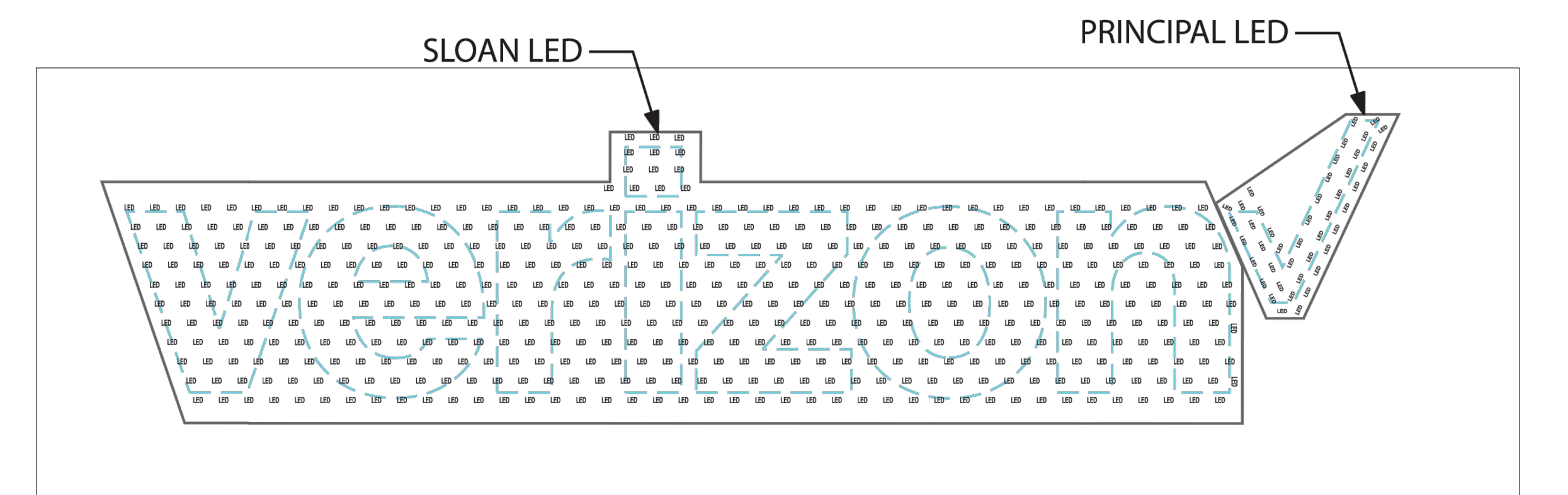
- 1 COOL GRAY 10, INTERNALLY ILLUMINATED BACKER PANEL, FLUSH WITH FACADE, WITH 1/2" DEEP PUSH THRU LETTERS. LETTERS SHALL BE WHITE AND 'CHECKMARK' SHALL BE RED. "V" IS 1/8" HIGH.

COLORS

- A CLEAR ACRYLIC WITH WHITE FILM #T328 PFS
- B 3M 3630-143 POPPY RED VINYL ON #T328 WHITE ACRYLIC
- C PMS COOL GRAY 10



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



MODULE AMOUNT  
98 MODULES PER POWER SUPPLY  
POWER SUPPLIES = 6

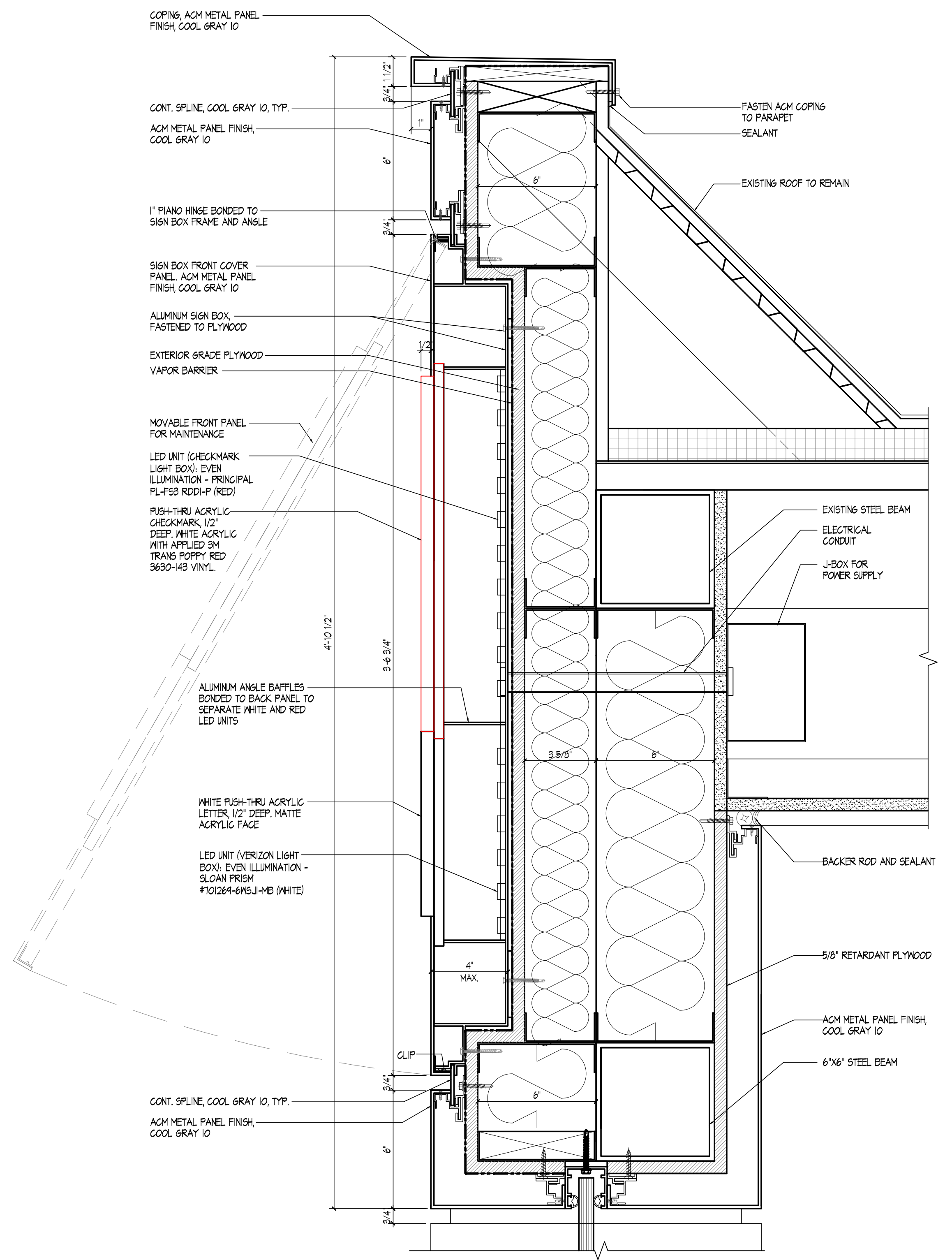
2 TYPICAL SIGN LED LAYOUT  
SCALE: 1" = 1'-0"

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

ZONING REQUIREMENTS

AS PER BOSTON ZONING CODE ARTICLE II - SIGNS

MALL SIGNAGE CRITERIA	CITY SIGNAGE CRITERIA		LOCATION	PERMITTED	PROPOSED	COMPLIANCE
	MAX. SIGN AREA	MAX. SIGN HEIGHT ABOVE FINISHED GRADE (TOP OF SIGN)				
TOTAL SIGNAGE FOOTAGE AREA MAY NOT EXCEED 2 SQ. FT. PER LINEAR FT. OF FRONTAGE. FOR SIGNS LOCATED BETWEEN 0-49 FEET FROM CENTER OF ADJUTING STREET.	394.03 X 2 = 788.06 SQ. FT.	15'-3 1/2"	SOUTH ELEVATION	23.92 SQ. FT.	12'-6 1/2"	YES
NO GROUND FLOOR SIGNS MAY BE LOCATED ABOVE THE NEXT FLOOR WINDOW SILL LEVEL.	MAX. SIGN PROJECTION	1'-3"			1/2"	YES



3 SIGN BOX SECTION  
SCALE: 3" = 1'-0"