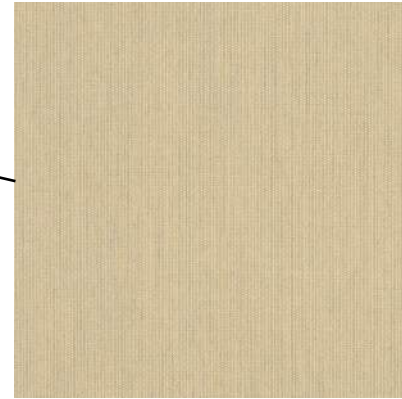




NEW CHAIR



SUNBRELLA CUSION  
FABRIC



NEW TABLE TOP



NEW STRING LIGHTS



NEW ALUMINUM POWDER  
COATED PLANTER  
7-1/2" x 7-1/2" x 4'-0"



EXISTING RAILINGS:  
BENJAMIN MOORE (PM-  
9) READY MIX BLACK



NEW TABLE BASE



NEW UMBRELLA



**Critical Issues:**

- Landlord Approval Required.
- Back Bay Architectural Review Required.
- Pending scaled site plan to determine square footage allowed for signage.
- Possible additional signs allowed per code once allowance is determined.
- Estimated permit fees: TBD



159 Newbury St.  
Boston, MA 02116

Store #19T0010

November 1, 2019 - INITIAL

**Landlord & Back Bay ARB  
Approval Required**



Ph: 1 . 800 . 599 . 7696

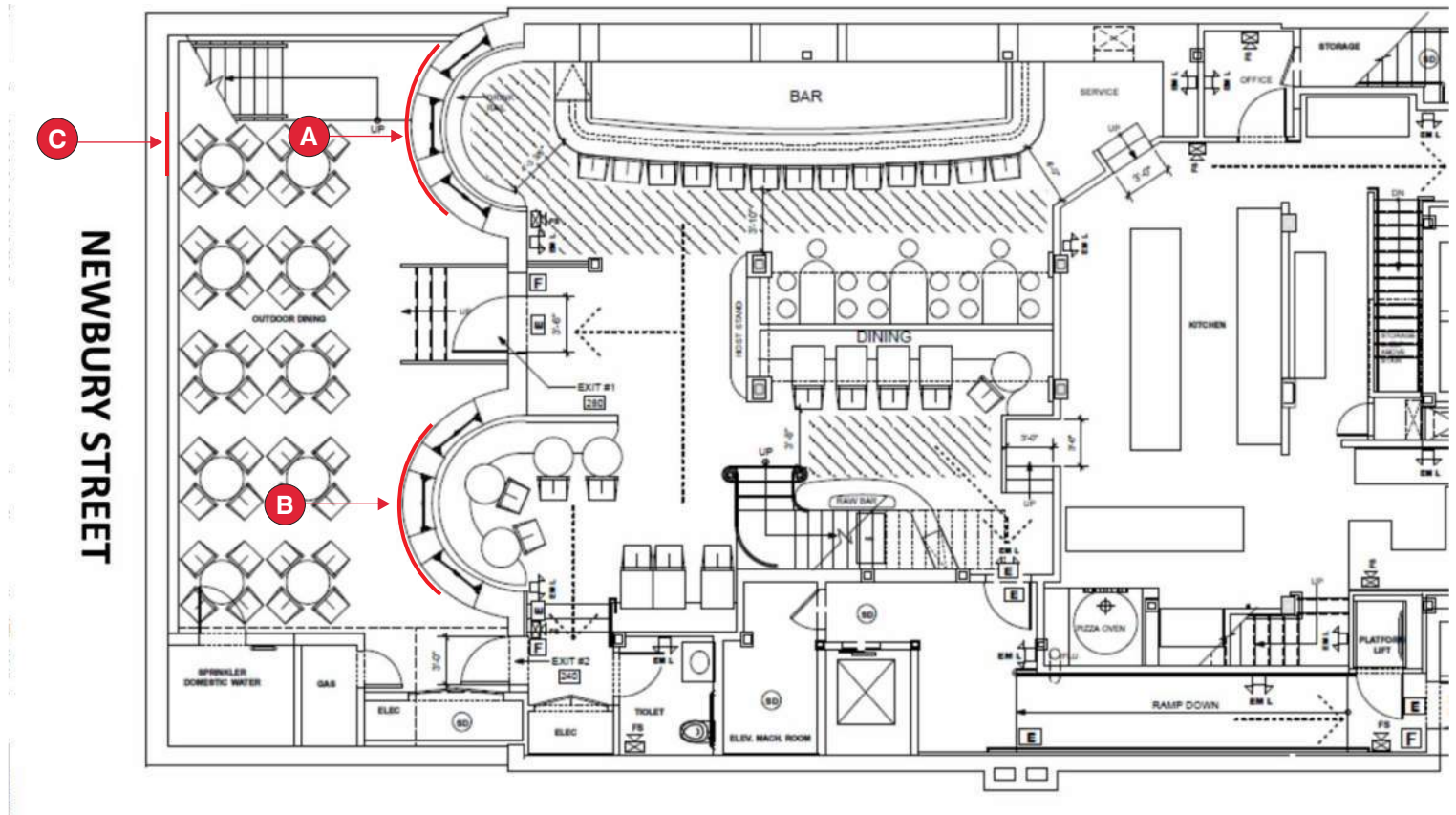
Fax: 1 . 574 . 237 . 6166

[www.siteenhancementservices.com](http://www.siteenhancementservices.com)

**A** Channel Letters: 23.1 SF

**B** Channel Letters: 23.1 SF

**C** Menu Board: 5.6 SF



Scale: NTS

See page 2 of this report for detailed code information. All signage is subject to Landlord approval and Back Bay Design Review Board approval. 75% chance of approval.

## Front Elevation

Store #19T0010

SVI Rating: 3.0

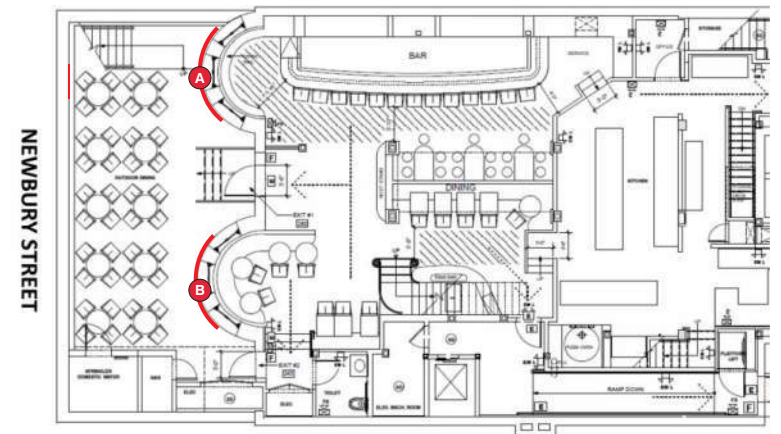
**Landlord Approval Required**  
**Design Review Board Approval Required**



1'-5" 11-1/4" 18'-5-3/8"

# THE CAPITAL BURGER

23.1 SF (QTY 2 LETTERSETS)  
Scale: 1/4" = 1'



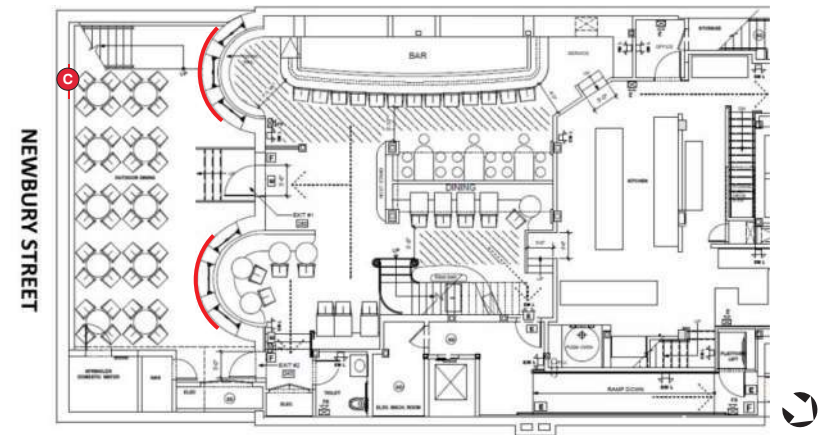
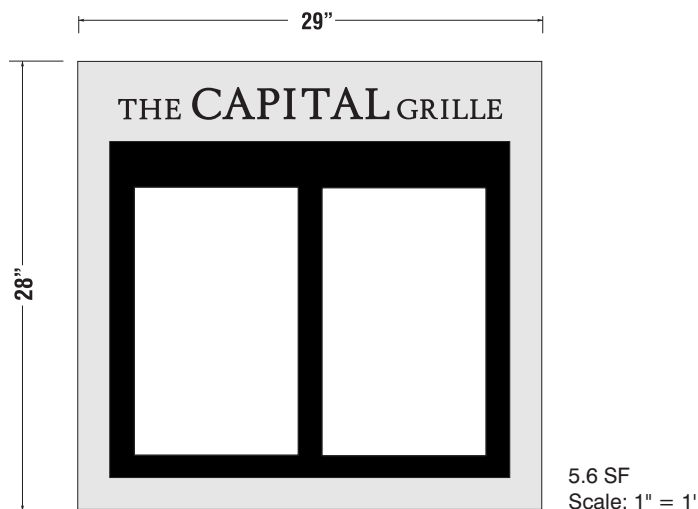
See page 2 of this report for detailed code information. All signage is subject to Landlord approval and Back Bay Design Review Board approval. 75% chance of approval.

## Front Elevation

Store #19T0010

SVI Rating: 1.0

**Landlord Approval Required**  
**Design Review Board Approval Required**



# Photo Overview

Store #19T0010





# Neighboring Businesses

Store #19T0010

Menu Board & Channel Letters



Window Graphics, A-Frame Sign, Channel Letters



Menu Board



Window Graphics, A-Frame Sign, Channel Letters



Awning Sign



Blade Signs



Window Sign (Neon)

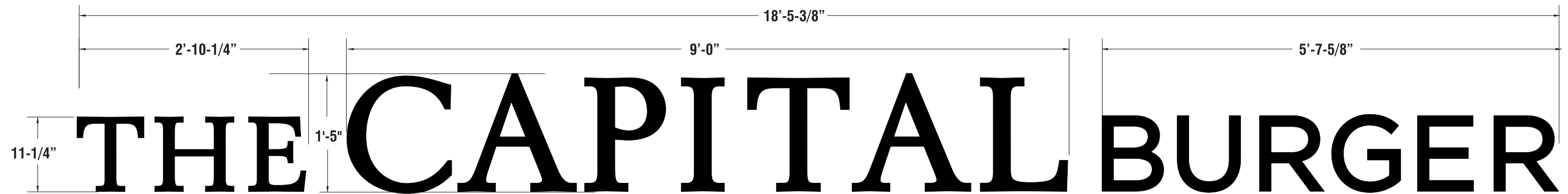


Blade Sign



Awning Sign





FRONT & SIDE ELEVATION (1'-5" FACE ILLUMINATED CHANNEL LETTERS)

**(2) TWO REQUIRED**

SCALE: 3/4" = 1'-0"

**GENERAL SPECIFICATIONS:**

3" DEEP CHANNEL LETTERS WITH WHITE PLEX TRIM-CAPPED FACES WITH 3M # 3635-222 PERFORATED VINYL ON 1ST SURFACE FACE LIT ILLUMINATION W/ (G.E.) WHITE L.E.D. MODULES SEE: TYPICAL SECTION DETAIL

**LETTER COLORS:**

■ BLACK RETURNS (MATTE BLACK)

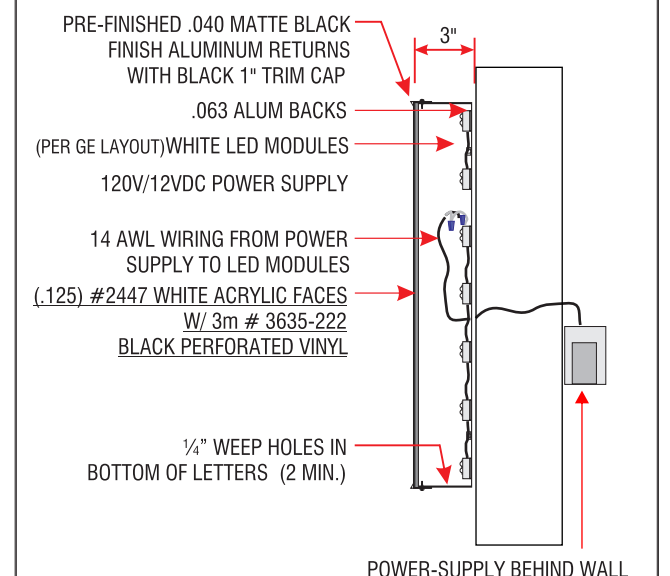
FACES: WHITE PLEX WITH PERFORATED BLACK VINYL 3M # 3635-222 & BLACK TRIMCAP

**ELECTRICAL REQUIREMENTS**

Total: **T.B.D.** Amps

(**T.B.D.**) 120V 20A Circuit Required.

ALL BRANCH CIRCUITS SHALL BE DEDICATED TO SIGNS (INCLUDING GROUND AND NEUTRAL) AND SHALL NOT BE SHARED WITH OTHER LOADS.

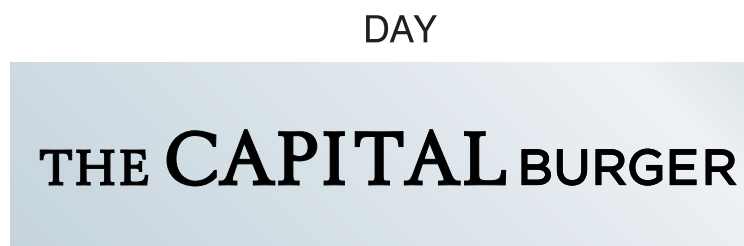
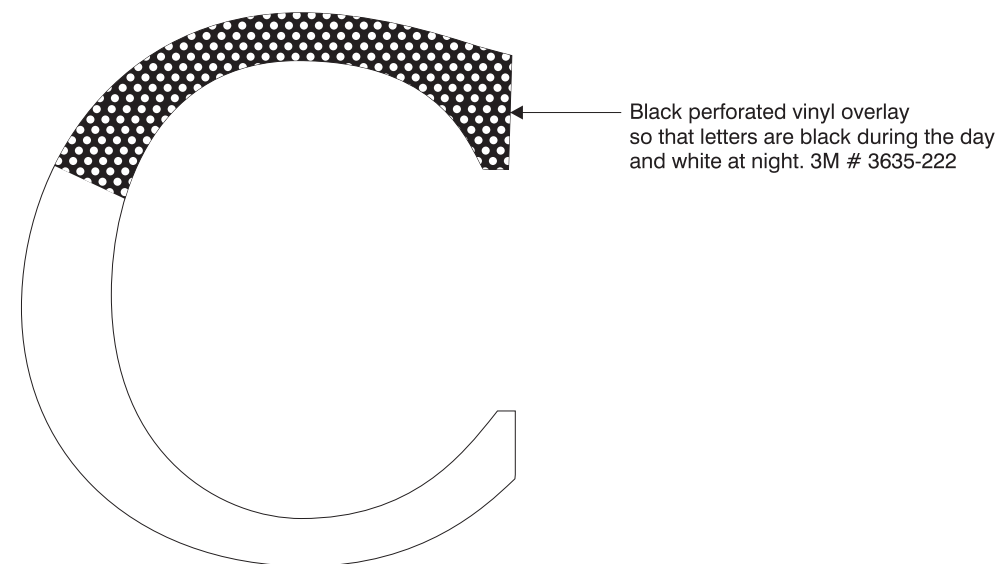


**TYPICAL L.E.D. CHANNEL LETTER**

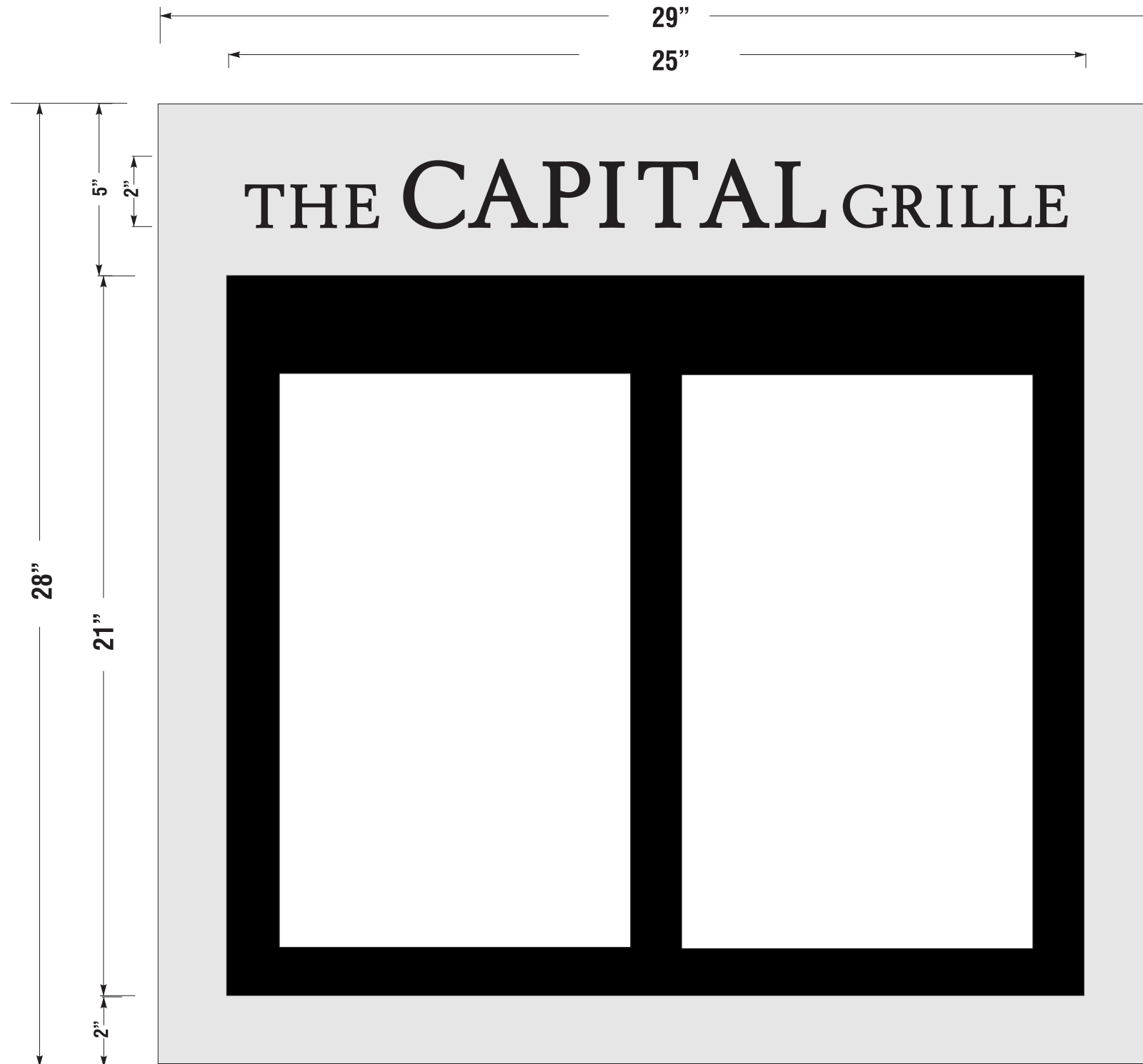
GE LED LOW VOLTAGE LIGHTING SYSTEM  
U.L. LISTED - CLASS 2 - CONFORMS TO U.L. 48 - N.E.C. 600 STANDARDS

**GENERAL NOTES:**

1. CONTRACTOR SHALL VERIFY WALL CONDITIONS IN THE FIELD.
2. TYPE, SIZE & NUMBER OF FASTENERS TO BE DETERMINED.
3. ALL BOLT TO BE DRILLED AND OR PUNCHED.
4. ISOLATE ALUMINUM FROM STEEL.



**PART A. MENU BOX**



**INTERNALLY ILLUMINATED S/F WALL MOUNT MENU BOARD**

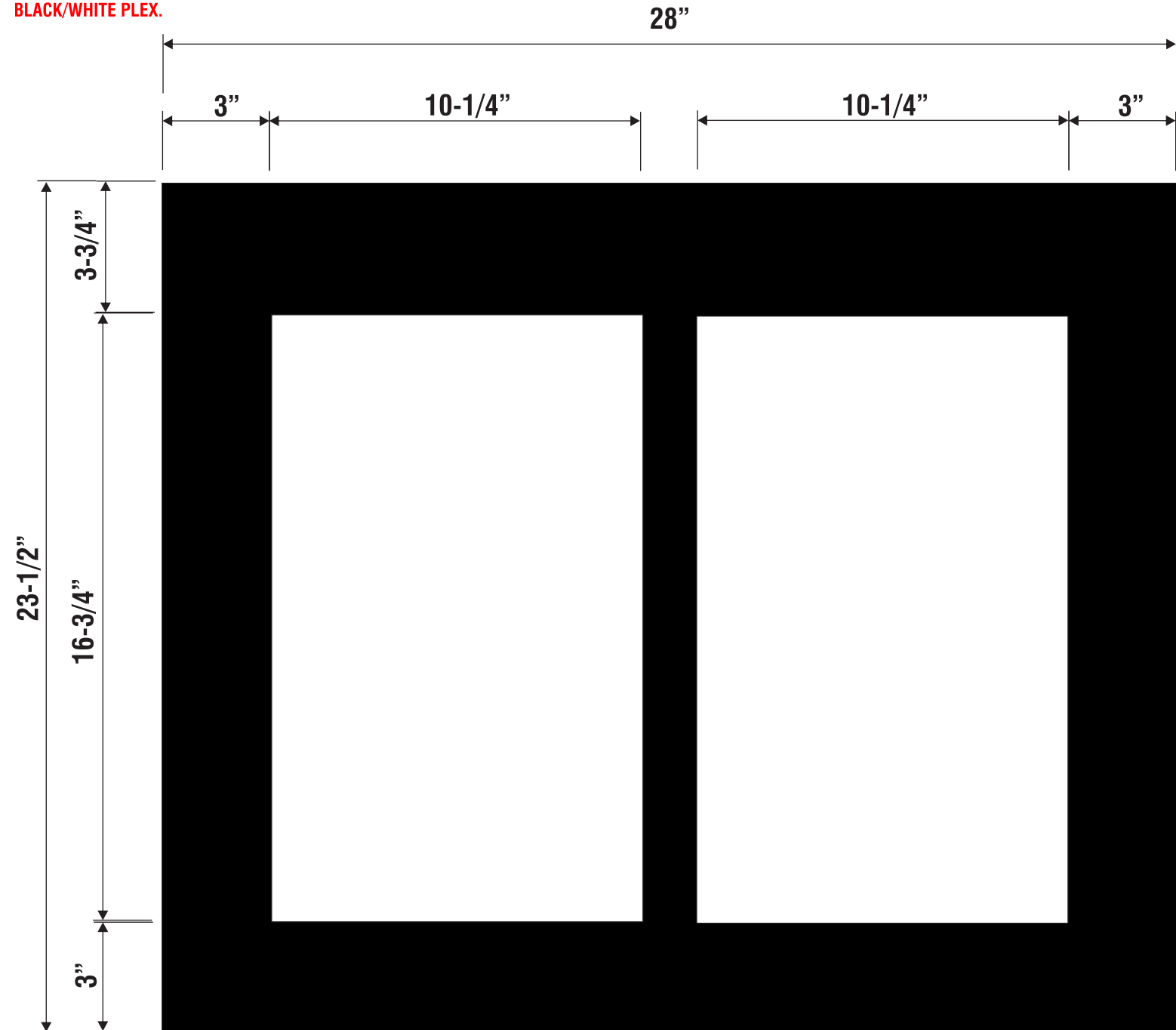
**(1) ONE REQUIRED**

**ELEVATION**

**SCALE: 3" = 1'-0"**

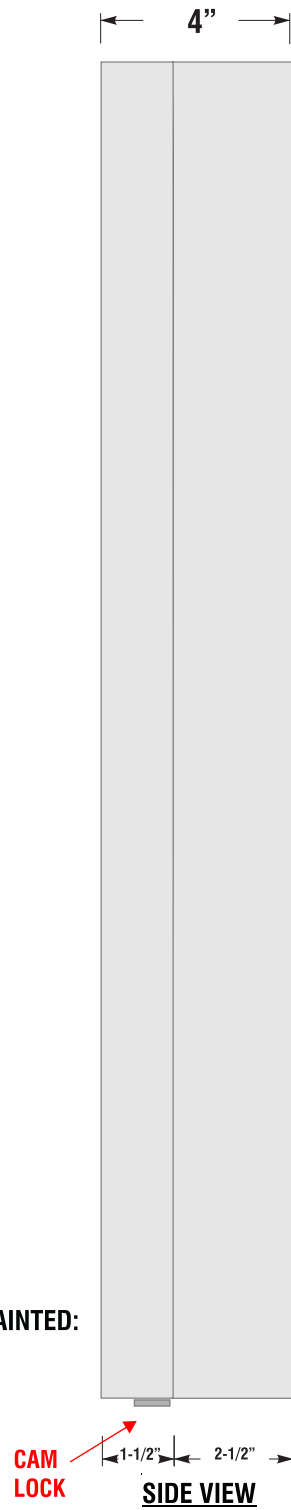
**PART B. INSERT**

**ROUTED OUT TCG COPY  
BACKED UP WITH  
BLACK/WHITE PLEX.**



**.060 PRE-COAT BLACK ALUM INSERTS WITH OPEN AREAS CUT OUT  
TO DISPLAY THE TWO MENU SHEETS. BACK OF ALUM INSERT TO HAVE  
ANOTHER SOLID SHEET TO ATTACH ACTUAL PAPER MENU SHEETS TO.**

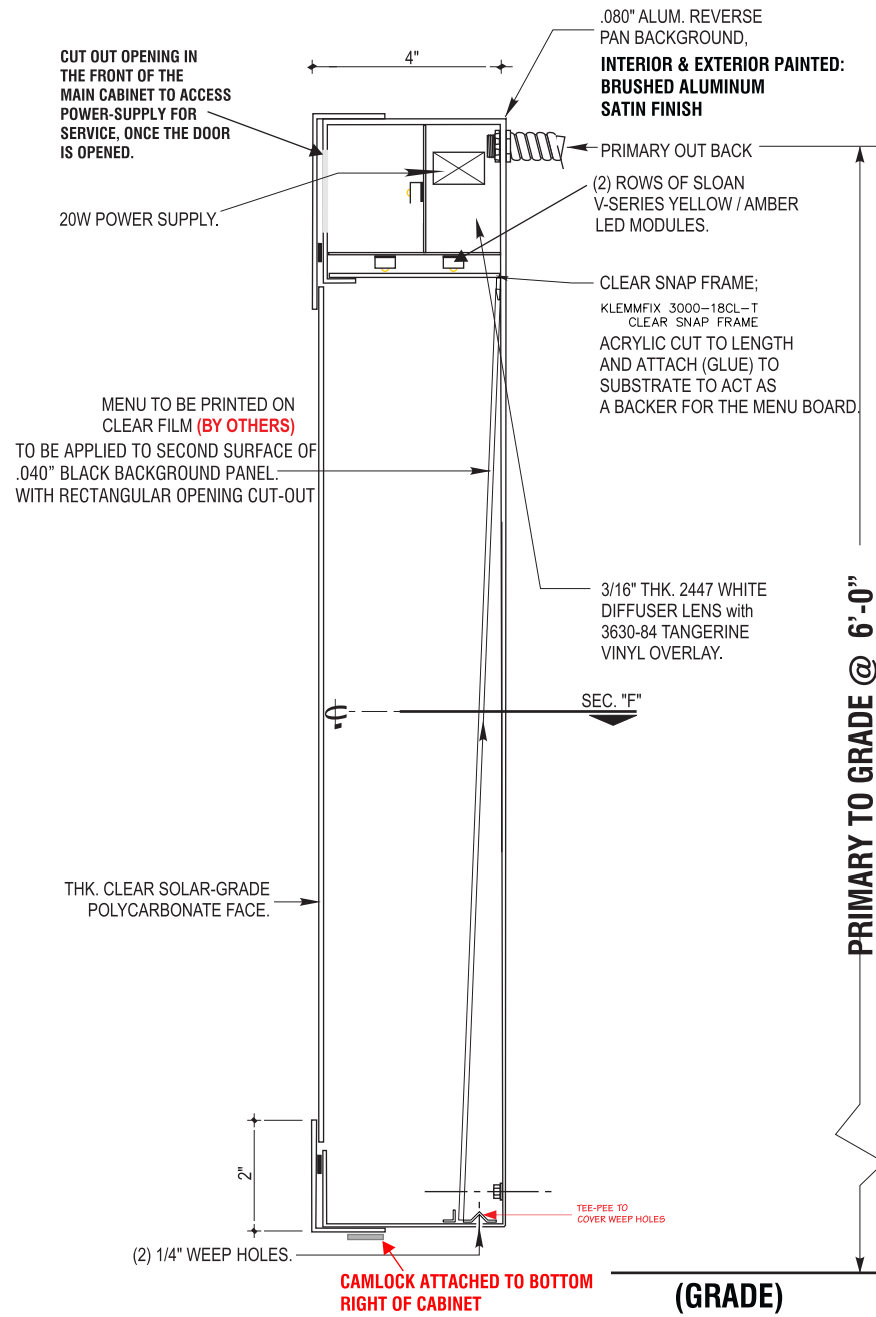
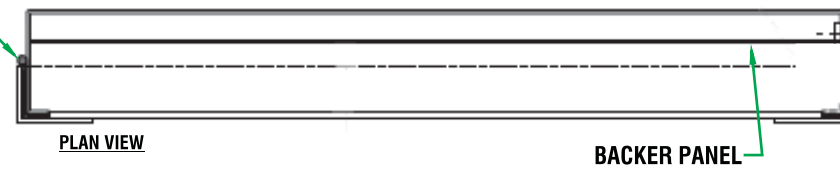
INTERIOR & EXTERIOR PAINTED:  
BRUSHED ALUMINUM  
SATIN FINISH



SCALE: 3" = 1'-0"

SIGN TO BE  
SURFACE  
MOUNTED

CONTINUOUS  
ALUM HINGE  
@ LEFT END



PRELIMINARY SECTION

SCALE: N.T.S

ELECTRICAL REQUIREMENTS	
Total:	0.3 Amps
One (1) 120V, 20A Circuit Required	
ALL BRANCH CIRCUITS SHALL BE DEDICATED TO SIGNS (INCLUDING GROUND AND NEUTRAL) AND	

INSTALLER IS RESPONSIBLE FOR:

ELECTRICAL NOTES:  
1. INSTALLATION OF THESE (ELECTRICAL) SIGNS SHALL CONFORM TO THE REQUIREMENTS OF ARTICLE 600 OF THE N.E.C., U.L. 48 AND / OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

PROVIDING ALL NEEDED INSTALLATION HARDWARE AS DETERMINED BY LOCAL CODE AND SITE CONDITIONS.

# Code Summary

Store #19T0010

Date:	Zoning:	Jurisdiction:	Contact Name:	Phone:
10/28/2019	Boston Proper B-3-65 Back Bay Architectural District	City of Boston Gazit Horizons Inc.	Natalie Punzak - natalie.punzak@boston.gov Alison Lies - alies@gazithorizons.com	617-918-4300 646-253-2543

Existing	Allowed By Code	Recommended	Comments	Loss / Gain
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**Building Signage**

Front Elevation	None	<p>Per Back Bay Architectural Commission regulations, traditional materials such as wood, metal, and glass are preferred. Vinyl, plastic, or other synthetic materials are not allowed. Number is determined upon review by staff determined on appropriateness. Total area for all permanent signs based on average distance of sign from center line of abutting street 0-99 feet from center line of abutting street allowed 2 SF per linear foot of frontage. For uses within 25 feet of sign frontage may have a max of 50 SF of permanent signs.</p> <p>Menu boards on sidewalk railings are allowed only if located below the top of th railing. Signs located above the railing require a Conditional Use Permit. Where allowed, NTE 1 per building, material must be painted wood or metal. Vinyl, plastic, or other synthetic materials are not acceptable. Illumination is not allowed. If located on the fence elevation adjacent to the front walkway, such sign may have two faces, visible from both directions.</p> <p>Signs featuring light-colored lettering against dark-colored backgrounds are preferred at buildings with facades of dark masonry materials. Bright background colors should be avoided. Awnings (with or without signage) should be matte canvas, rather than vinyl or other shiny materials.</p> <p>Banners are not allowed.</p> <p>Illumination will be considered on a case-by-case basis. Conduit and junction boxes may not be exposed. Sign illumination may be direct or indirect. back lighting for awnings may be allowed providing only lettering is illuminated. Window signs are encouraged. Per zoning code, window signage NTE 30% of the glass area without a Conditional Use Permit.</p> <p>Per staff, Article 11 of the standard zoning supplements Back Bay Architecrual Comission regulations.</p>	<p>(2) Individually Mounted Channel Letters (Landlord Approval Required) (Back Bay Architectural Review Required)</p> <p>Menu Box (Landlord Approval Required) (Back Bay Architectural Review Required)</p>	<p>Front elevation will have visibility to all traffic along Newbury St. with no visibility issues.</p> <p><b>Pending scaled site plan to determine square footage allowed for signage. Possible additional signs allowed per code once allowance is determined.</b></p>	Gain
Right Elevation	None	None	None	None	None

**Ground Signage**

Monument Sign	None	Building is not setback enough to maintain freestanding signage. Freestanding signage is not allowed per code.	None	None	None
Pylon Sign	None	See above.	None	None	None
Multi-Tenant Sign	None	See above.	None	None	None
Directional	None	See above.	None	None	None

**Summary and Recommendations:**

**Darden Leased**

This property is located in the City of Boston. Zoned Boston Proper B-3-65 within the Back Bay Architectural District. Per Back Bay Architectural Commission regulations, traditional materials such as wood, metal, and glass are preferred. Vinyl, plastic, or other synthetic materials are not allowed. Number is determined upon review by staff determined on appropriateness. Total area for all permanent signs based on average distance of sign from center line of abutting street 0-99 feet from center line of abutting street allowed 2 SF per linear foot of frontage. For uses within 25 feet of sign frontage may have a max of 50 SF of permanent signs. Menu boards on sidewalk railings are allowed only if located below the top of th railing. Signs located above the railing require a Conditional Use Permit. Where allowed, NTE 1 per building, material must be painted wood or metal. Vinyl, plastic, or other synthetic materials are not acceptable. Illumination is not allowed. If located on the fence elevation adjacent to the front walkway, such sign may have two faces, visible from both directions. Signs featuring light-colored lettering against dark-colored backgrounds are preferred at buildings with facades of dark masonry materials. Bright background colors should be avoided. Awnings (with or without signage) should be matte canvas, rather than vinyl or other shiny materials. Banners are not allowed. Illumination will be considered on a case-by-case basis. Conduit and junction boxes may not be exposed. Sign illumination may be direct or indirect. back lighting for awnings may be allowed providing only lettering is illuminated. Window signs are encouraged. Per zoning code, window signage NTE 30% of the glass area without a Conditional Use Permit. Per staff, Article 11 of the standard zoning supplements Back Bay Architecrual Comission regulations. Building is not setback enough to maintain freestanding signage. Freestanding signage is not allowed per code.

# Sign Summary

Store #19T0010

## Recommended Sign Package

Sign	Type	Elevation	Quantity	Description	Approval	Square Footage	Comments
A	Channel Letters	Front	1	Individually Mounted Channel Letters	75%	23.1	Landlord Approval Required. Back Bay Architectural Review Required. Pending scaled site plan to determine square footage allowed for signage. Possible additional signs allowed per code once allowance is determined.
B	Channel Letters	Front	1	Individually Mounted Channel Letters	75%	23.1	
C	Menu Box	Front	1	Menu Box	75%	5.6	
<b>Total Overall Square Footage:</b>						<b>28.7</b>	

**Permitting Timeline:** Must receive Back Bay Architectural Committee approval before submitting for formal permits. Design review with Landmarks required as well. Site plan, elevations, sign details, and SED's required.

**Variance Process:** Zoning Board of Appeals hears sign variance requests. Must submit site plan, elevations, and sign details, process is 6-8 months.