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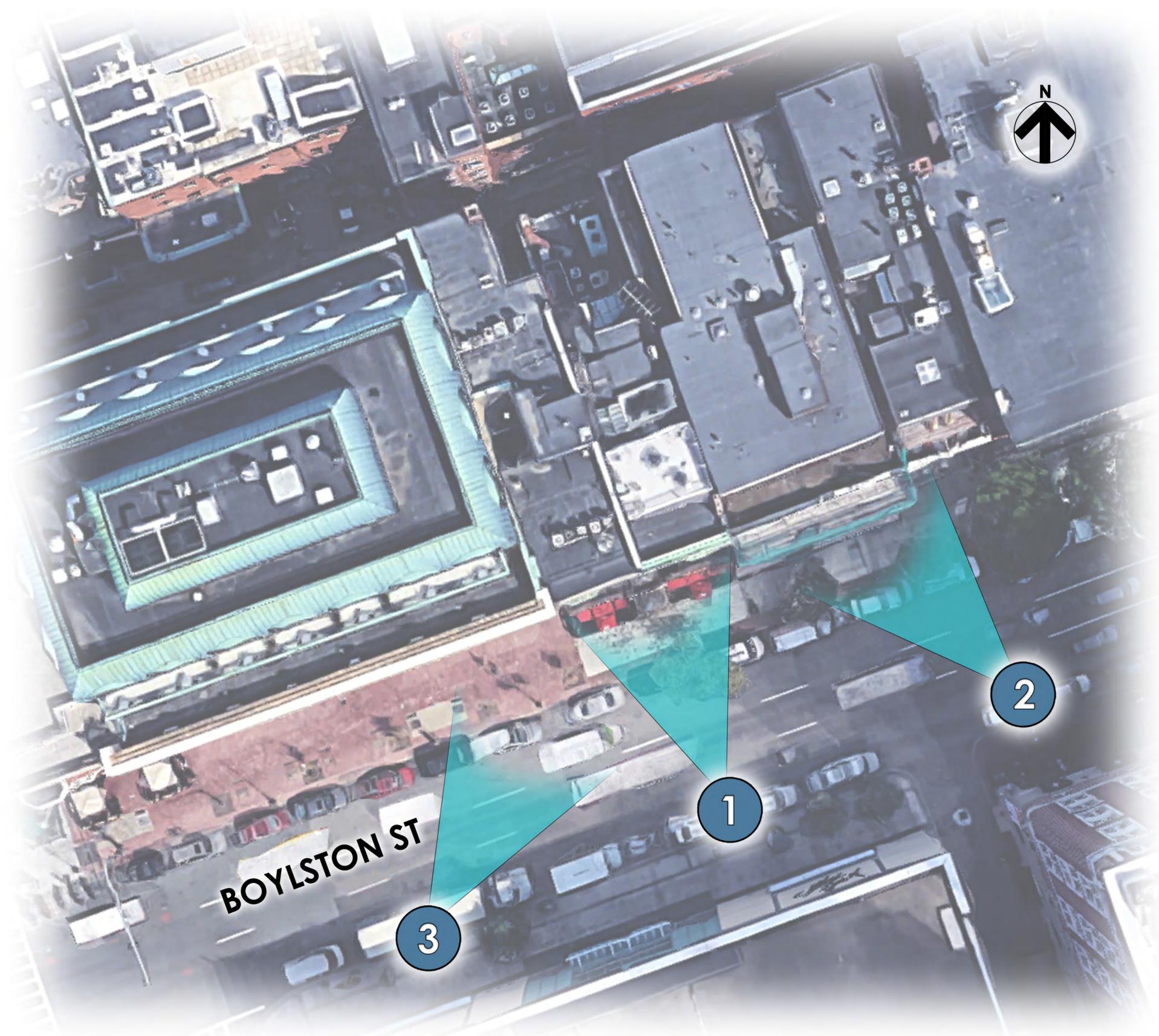
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**PNC - BOSTON**

731 Boylston St.  
Boston, MA 02116



2019190.08

THE COLORS AND MATERIALS SHOWN IN THIS RENDERING ARE CLOSE APPROXIMATIONS AND NOT AN EXACT MATCH. RENDERING IS TO BE CONSIDERED FOR VISUAL DESIGN INTENT ONLY AND NOT FOR CONSTRUCTION.



1.800.955.4731 www.gpdgroup.com



VIEW #1 LOOKING NORTH ON BOYLSTON ST

**PNC - BOSTON**

731 Boylston St.  
Boston, MA 02116



2019190.08

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VIEW #2 LOOKING WEST ON BOYLSTON ST

**PNC - BOSTON**

731 Boylston St.  
Boston, MA 02116



2019190.08

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VIEW #3 LOOKING EAST ON BOYLSTON ST

**PNC - BOSTON**

731 Boylston St.  
Boston, MA 02116



2019190.08

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Retail Scope Input Form		
NPC Date: 3/6/2019	Branch Information	
Important Date: 3/25/2019	Status: * BEP Seng	
Approved: No	Site Visit Completed: <input type="checkbox"/>	
	MFR Completed: <input type="checkbox"/>	
Branch Name: * Boston St - Boylston St	BEP Seng - Construction Only Estimate: \$1,300,000.00	
Market: * Emerging	BEP Seng - Equipment Estimate (TKA/ATM): \$80,000.00	
SL# - 000000	BEP Seng - ATM Construction Cost: \$0.00	
Type of Project: Expansion Market	BEP Seng - Total Estimate: \$1,380,000.00	
Project Name: Boston Back Bay	BEP Seng Date: 1/04/2019	
Branch Format: Expansion	CF - Original - Construction Only Estimate: \$0.00	
	CF - Original - Equipment Estimate (TKA/ATM): \$0.00	
	CF - Original ATM Construction Cost: \$0.00	
	CF - Original - Total Estimate: \$0.00	
	CF - Updated Estimate Date:	
Contact Information		
Branch Environment: BE	Distribution Planner: Karen Huter	
Construction/Project Manager: Lawrence Milbringer	OPM Project Manager: Michael Francis	
	Market Operations Manager: MICHELE OLIM	
Scope Information		
Scope Description: This is a device NDCS (separation market location). It's similar in size to Plano in Dallas. 4273 sq ft. I would start with that space the best floor version. We need 54 sq ft greater customer space that may vary in size. We also need a private space for 8-10. Two off stage spaces in back. A gathering table and a chat lounge. The vestibule will need 2 ATMs, one may be some point the Remove Table Avoid capable. Some private space in the lobby is also available. Do what you can to make the floor plan better. It is critical for us to be highly visible from the outside so I need to take the facade and windows as far as we possibly can to draw awareness.	Test PR: <input type="checkbox"/>	
Add TCR? <input type="checkbox"/>	Re notify: <input type="checkbox"/>	Paint: Everything
Number TCR? <input type="checkbox"/>		Carpet: Everywhere
Number of New Workstations:		Booze: <input type="checkbox"/>
Number of New Offices:		Remove Components: <input type="checkbox"/>
		Add New Component: <input type="checkbox"/>

Transaction Zone - Table/Seating	
Monitoring: <input type="checkbox"/>	<input type="checkbox"/> N/A
Coffee Station: N/A	<input type="checkbox"/> Check Desk
Add Perch: <input type="checkbox"/>	<input type="checkbox"/> Coffee Station
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November 6, 2019 - rtdrling

**PLAN KEYNOTES** #

1. DASHED LINE INDICATES EXTENTS OF NEW FABRIC AWNING, ABOVE. SEE EXTERIOR ELEVATIONS AND WALL SECTIONS.
2. DASHED LINES INDICATE NEW ILLUMINATED BLADE SIGN BY SIGNAGE VENDOR, ABOVE. SIGNAGE SHOWN FOR REFERENCE ONLY - TO BE SUBMITTED UNDER SEPARATE COVER.
3. NEW NICHHA ILLUMINATION FIBER CEMENT PANELS OVER SELF-ADHERED WATERPROOFING MEMBRANE ON 1/2" DENSGLOSS SHEATHING ON 3-5/8" METAL STUDS @16" O.C. OVER EXISTING FACADE CONSTRUCTION.
4. REMOVE PORTION OF EXISTING RAILING AND GATE SHOWN DASHED TO ALLOW FOR NEW CONSTRUCTION.
5. EXISTING RAILING SYSTEM TO REMAIN. PROTECT DURING CONSTRUCTION.
6. PAINT EXISTING WOOD PER EXTERIOR FINISH SCHEDULE. ENSURE WOOD IS IN GOOD CONDITION PRIOR TO PAINTING. IF WOOD IS DAMAGED OR COMPROMISED, REPLACE WITH PRESSURE TREATED WOOD OR COMPOSITE PRODUCT.
7. NEW STOREFRONT GLAZING TO MATCH ADJACENT DARK BRONZE STOREFRONT SYSTEM.
8. EXISTING TRIM AROUND DOOR GLAZING AND DOOR PANEL TO BE PAINTED P-1.
9. NEW NICHHA ILLUMINATION FIBER CEMENT PANELS OVER SELF-ADHERED WATERPROOFING MEMBRANE ON 1/2" DENSGLOSS SHEATHING ON 3/4" METAL CHANNEL FURRING @16" O.C. OVER EXISTING FACADE CONSTRUCTION.
10. REMOVE PORTION OF EXISTING CURB AND PATIO CONSTRUCTION TO PREPARE FOR NEW RAMP.
11. EXISTING STOREFRONT ENTRY DOORS AND TRANSOM TO REMAIN. PROTECT DURING CONSTRUCTION.
12. EXISTING WINDOWS TO REMAIN. TRIM TO BE PAINTED P-1.
13. EXISTING FIRE DEPARTMENT CONNECTION TO REMAIN. INSTALL NEW NICHHA PANELS AROUND PIPING.
14. NEW NICHHA ILLUMINATION FIBER CEMENT PANELS OVER SELF-ADHERED WATERPROOFING MEMBRANE ON 1/2" DENSGLOSS SHEATHING ON 1-5/8" METAL STUDS @16" O.C. OVER EXISTING FACADE CONSTRUCTION.
15. NEW ACCESSIBLE CONCRETE RAMP CONSTRUCTION.
16. NEW FLAT CONCRETE PAD AT DOOR.
17. DASHED LINE INDICATES NEW SOFFIT ABOVE.

**EXTERIOR FINISH SCHEDULE** XX

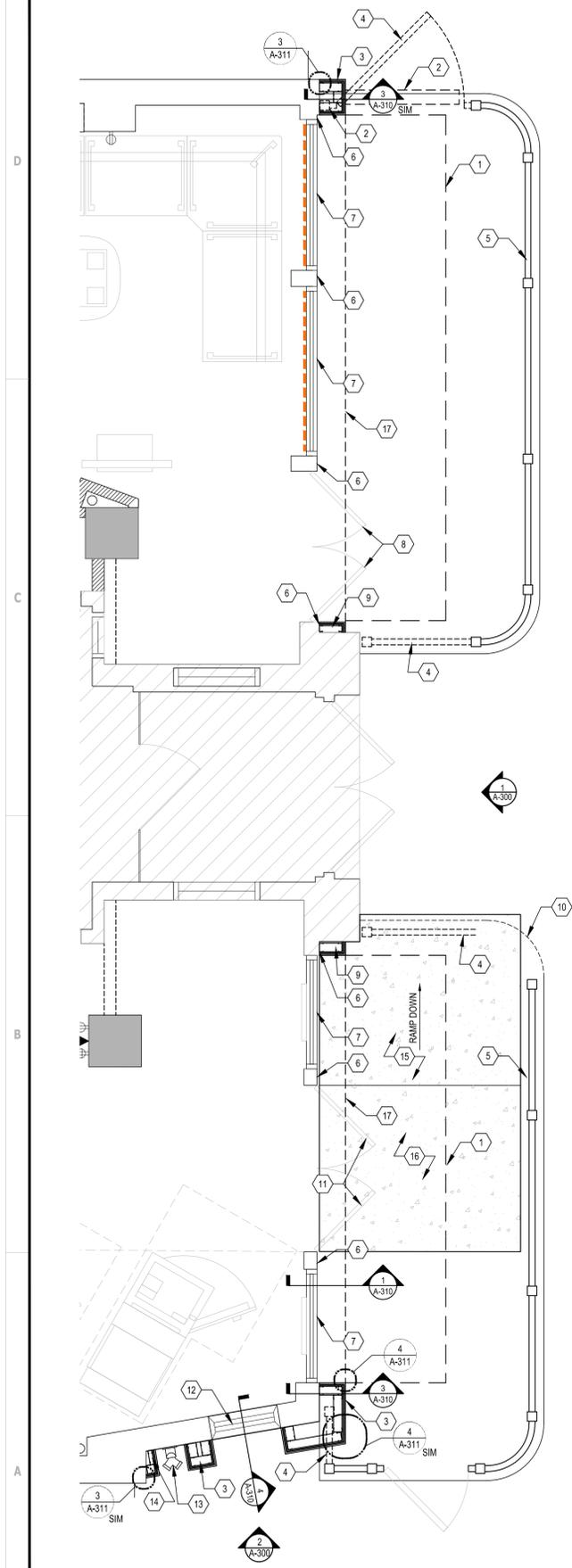
FCP1	FIBER CEMENT PANEL MFG: NICHHA ILLUMINATION SERIES AWP COLOR: COLOR TO MATCH BENJAMIN MOORE PEWTER 2121-30	
FCP2	FIBER CEMENT PANEL MFG: NICHHA ILLUMINATION SERIES AWP COLOR: COLOR TO MATCH BENJAMIN MOORE GRAY 2121-10	
FA-1	CUSTOM FABRIC AWNING COLOR: TO MATCH PANTONE 540 (PNC BLUE) POWERLINK	
M-1	METAL FINISH MFG: STOREFRONT COLOR: TO MATCH EXISTING DARK BRONZE (VERIFY IN FIELD)	
P-1	EXTERIOR PAINT ON EXISTING WOOD / METAL / CONCRETE & NEW CORNICE COLOR: COLOR TO MATCH BENJAMIN MOORE GRAY 2121-10	
MC-1	PREFORMED METAL COPING SYSTEM MFG: ENGLERT MATERIAL: KYNAR 500 COLOR: COLOR TO MATCH FCP2	

**GENERAL ELEVATION NOTES**

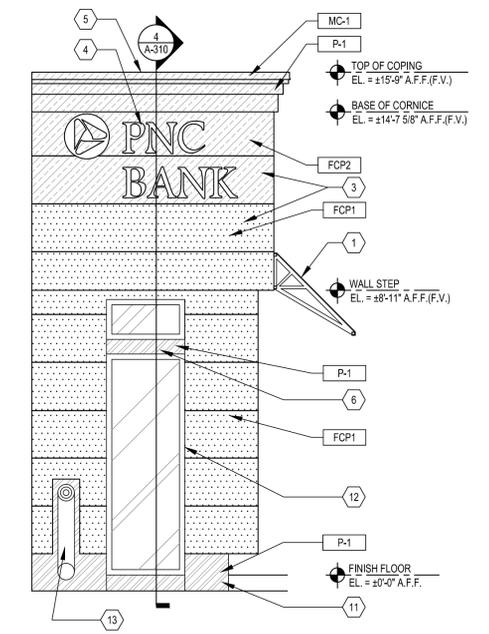
- A. GENERAL CONTRACTOR TO COORDINATE AND SCHEDULE SIGNAGE INSTALLATION WITH THE SIGNAGE CONTRACTOR.
- B. GENERAL CONTRACTOR SHALL COORDINATE WITH ELECTRICAL CONTRACTOR TO FURNISH AND INSTALL ELECTRICAL CIRCUITS INCLUDING ALL CONDUIT, WIRE, CONNECTIONS, AND BREAKER AT PANEL BOARD NECESSARY TO SERVE SIGNAGE.
- C. SIGNAGE CONTRACTOR TO INSTALL SIGNAGE IN COMPLIANCE WITH LOCAL JURISDICTIONAL REQUIREMENTS.
- D. GENERAL CONTRACTOR TO CLEAN, PATCH AND REPAIR EXISTING EXTERIOR AS REQUIRED TO LIKE NEW CONDITIONS.

**ELEVATION KEYNOTES** #

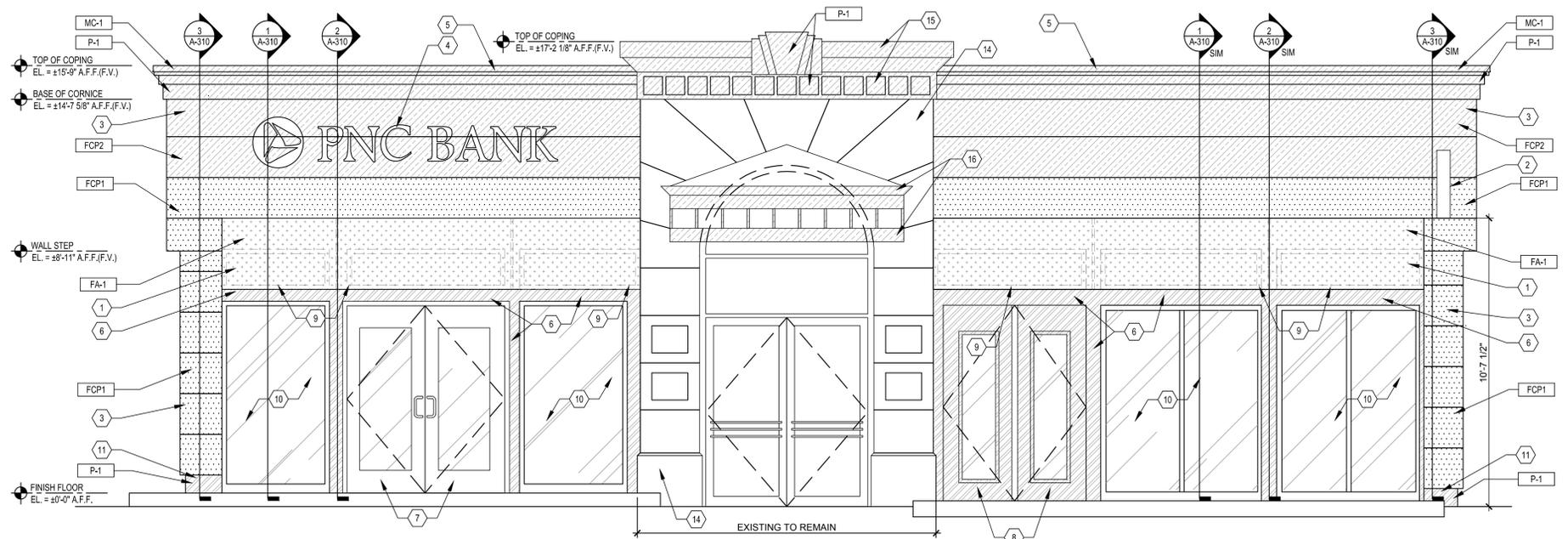
1. NEW 1" SQUARE TUBULAR AWNING FRAME WITH CUSTOM FABRIC AWNING.
2. NEW ILLUMINATED BLADE SIGN BY SIGNAGE VENDOR. SIGNAGE SHOWN FOR REFERENCE ONLY - TO BE SUBMITTED UNDER SEPARATE COVER.
3. NEW NICHHA ILLUMINATION PANELS OVER EXISTING CONSTRUCTION TO REMAIN.
4. NEW ILLUMINATED SIGN BY SIGNAGE VENDOR. SIGNAGE SHOWN FOR REFERENCE ONLY - TO BE SUBMITTED UNDER SEPARATE COVER.
5. NEW METAL COPING. SEE WALL SECTIONS FOR MORE INFORMATION.
6. PAINT EXISTING WOOD PER EXTERIOR FINISH SCHEDULE. ENSURE WOOD IS IN GOOD CONDITION PRIOR TO PAINTING. IF WOOD IS DAMAGED OR COMPROMISED, REPLACE WITH PRESSURE TREATED WOOD OR COMPOSITE PRODUCT.
7. EXISTING DARK BRONZE STOREFRONT SYSTEM TO REMAIN. PROTECT DURING CONSTRUCTION.
8. EXISTING TRIM AROUND DOOR GLAZING AND DOOR PANEL TO BE PAINTED P-1.
9. EXISTING TRANSOM WINDOWS TO REMAIN. TRIM TO BE PAINTED P-1.
10. NEW STOREFRONT GLAZING TO MATCH ADJACENT DARK BRONZE STOREFRONT SYSTEM.
11. EXISTING BASE OF WALL TO BE PAINTED P-1.
12. EXISTING WINDOWS TO REMAIN. TRIM TO BE PAINTED P-1.
13. EXISTING FIRE DEPARTMENT CONNECTION TO REMAIN. INSTALL NEW NICHHA PANELS AROUND PIPING.
14. EXISTING STONE FACADE TO REMAIN. PROTECT DURING DEMOLITION AND CONSTRUCTION.
15. EXISTING CORNICE AND DENTIL TO BE PAINTED P-1.
16. EXISTING GLASS ENTRY CANOPY ELEMENT TO BE PAINTED P-1 AS INDICATED.



**3 ENLARGED NEW FACADE PLAN**  
A-300 SCALE: 3/8"=1'-0"



**2 EXTERIOR ELEVATION - SIDE**  
A-300 SCALE: 3/8"=1'-0"



**1 EXTERIOR ELEVATION - FRONT**  
A-300 SCALE: 3/8"=1'-0"



REV.	DATE	DESCRIPTION

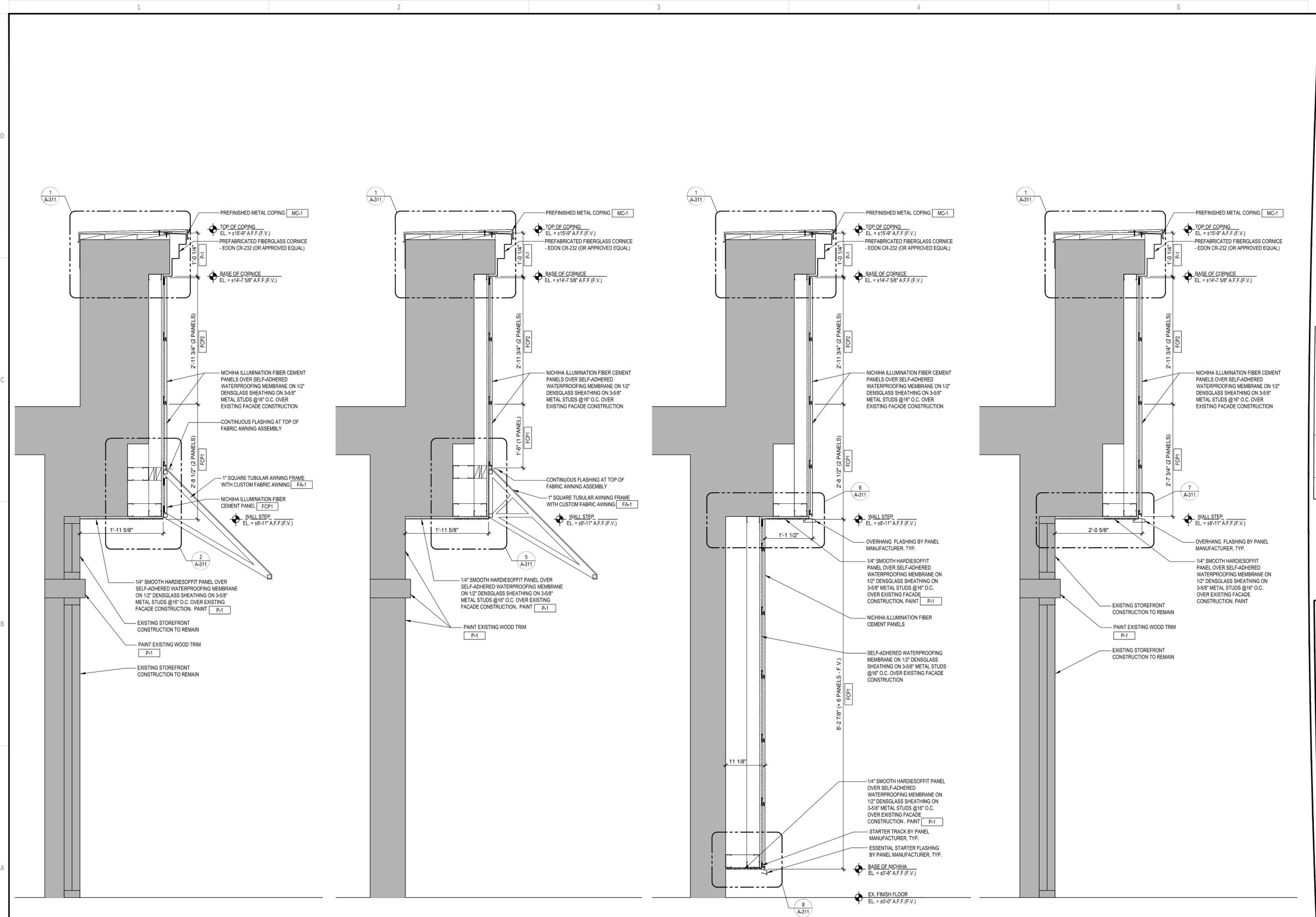
**PNC BANK - BOYLSTON**  
731 BOYLSTON STREET  
BOSTON, MA 02116

**EXTERIOR ELEVATIONS & ENLARGED FACADE PLAN**

ISSUED FOR:	PERMIT	10/02/19
	BID	-
	CONSTRUCTION	-
	RECORD	-
PROJECT MANAGER	DESIGNER	
MAR	EBC2	

JOB NO.  
**2019190.07**

**A-300**



1 EXTERIOR WALL SECTION  
A-310 SCALE: 1"=1'-0"

2 EXTERIOR WALL SECTION  
A-310 SCALE: 1"=1'-0"

3 EXTERIOR WALL SECTION  
A-310 SCALE: 1"=1'-0"

4 EXTERIOR WALL SECTION  
A-310 SCALE: 1"=1'-0"

REV.	DATE	DESCRIPTION

**PNC BANK - BOYLSTON**  
731 BOYLSTON STREET  
BOSTON, MA 02116  
**EXTERIOR WALL SECTIONS**

ISSUED FOR:	
PERMIT	10/02/19
BID	-
CONSTRUCTION	-
RECORD	-
PROJECT MANAGER	DESIGNER
MAR	EBC2

JOB NO.  
**2019190.07**

**A-310**

REV.	DATE	DESCRIPTION

**PNC BANK - BOYLSTON**  
731 BOYLSTON STREET  
BOSTON, MA 02116  
**EXTERIOR WALL DETAILS**

ISSUED FOR:	
PERMIT	10/02/19
BID	-
CONSTRUCTION	-
RECORD	-
PROJECT MANAGER	DESIGNER
MAR	EBC2

JOB NO.  
**2019190.07**

**A-311**

