276 278 Newbury Street



10 February 2021

Margolis+Fishman





Margolis+Fishman 675 Massachusetts Avenue Cambridge, MA 02139 617 492 0200 TEL 547 2501 FAX

276 278 NEWBURY STREET R E N O V A T I O N S 276-278 NEWBURY STREET BOSTON, MA 02116

276 278 Newbury Street AV, LLC

RETAIL TENANT

PROPOSED ITALIAN FARE RESTAURANT

278 Newbury Street Boston, Massachusetts 02116

SIDE OF ENTRANCE WALKWAY -MATCHING EXISTING DETAILS

EXISTING WROUGHT-IRON RAILINGS TO BE REPLACED WITH NEW TO MATCH EXISTING DETAILS & DIMENSIONS

OMIT DIG-OUTS TO A FUTURE LOWER LEVEL RETAIL TENANT (NOT BUILT)

LANDSCAPING TO BE REMOVED. NEW

PROPOSED ELEVATION 2



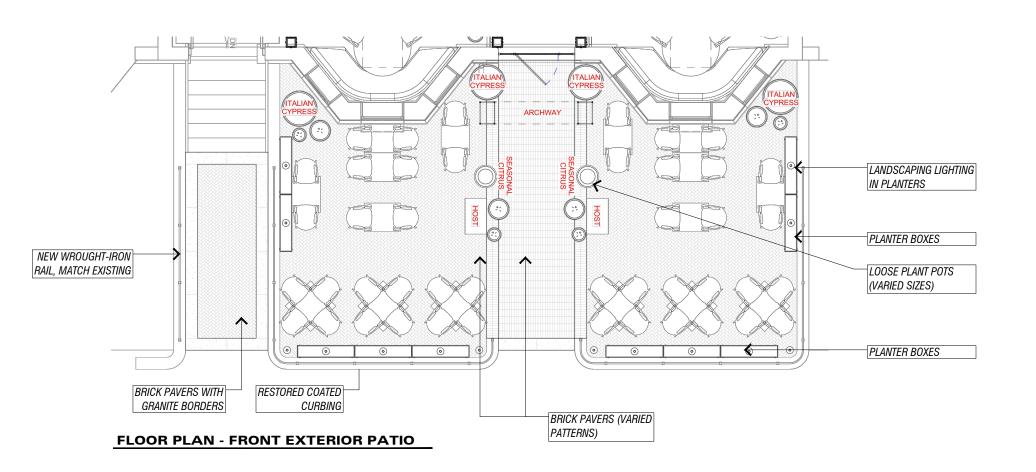




FRONT ELEVATION - STREET LEVEL

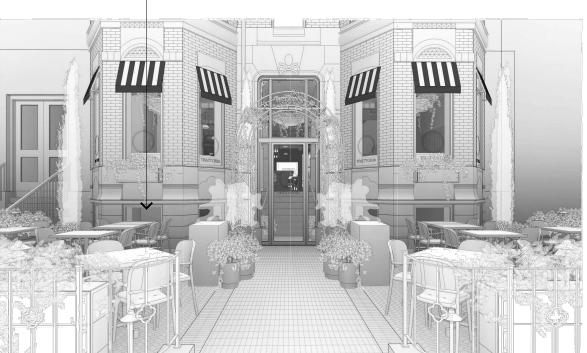
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EXISTING RAILING TO BE REPLACED TO MATCH





WINDOW WELL (@ 276 BAY) TO BE REMOVED AND INFILLED TO ACCOMMODATE NEW PATIO. LOWER LEVEL WINDOWS REPLACED TO MATCH STYLE & HEIGHT OF WINDOWS (@ 278) BAY



PERSPECTIVE VIEW - FRONT EXTERIOR PATIO

ARCHITECT

Margolis + Fishman

ARCHITECTS & PLANNERS

675 Massachusetts Avenue
Cambridge, MA 02139

617 | 492 0200 TEL
547 2501 FAX

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276-278 NEWBURY STREET BOSTON, MA 02116

OWNER

276 278 Newbury Street AV, LLC

31 St. James Avenue
Roston Massachusetts 02116

RETAIL TENANT

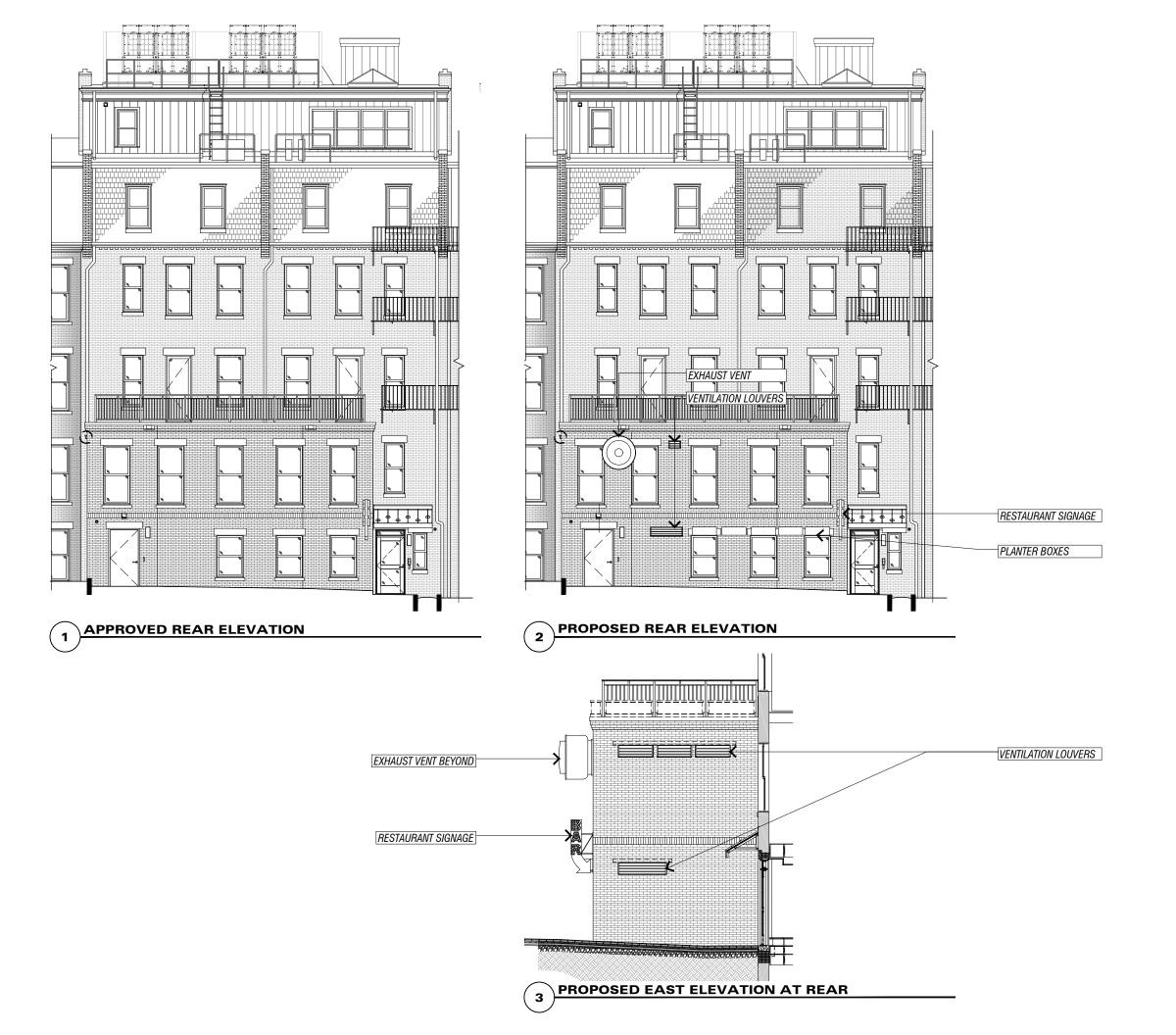
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FRONT EXTERIOR PATIO CONCEPTUAL IMAGES

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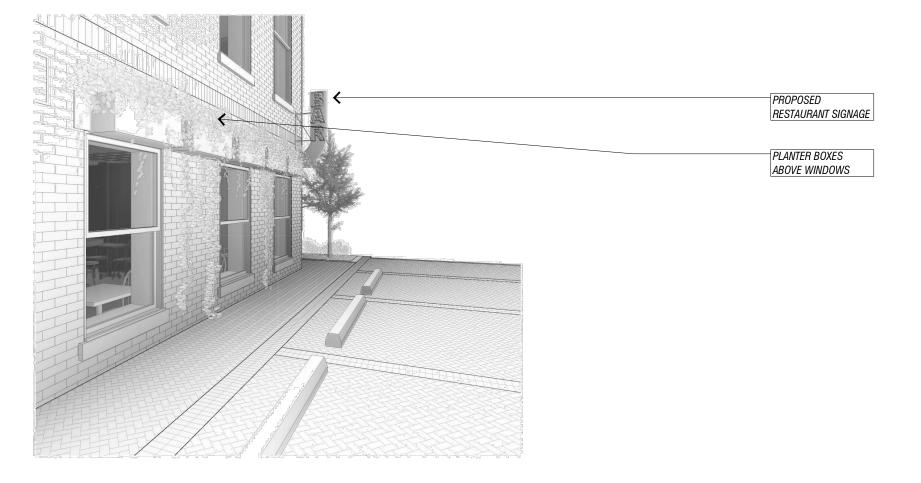
RETAIL TENANT

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PROPOSED REAR ELEVATION

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PROPOSED REAR VIEWS

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