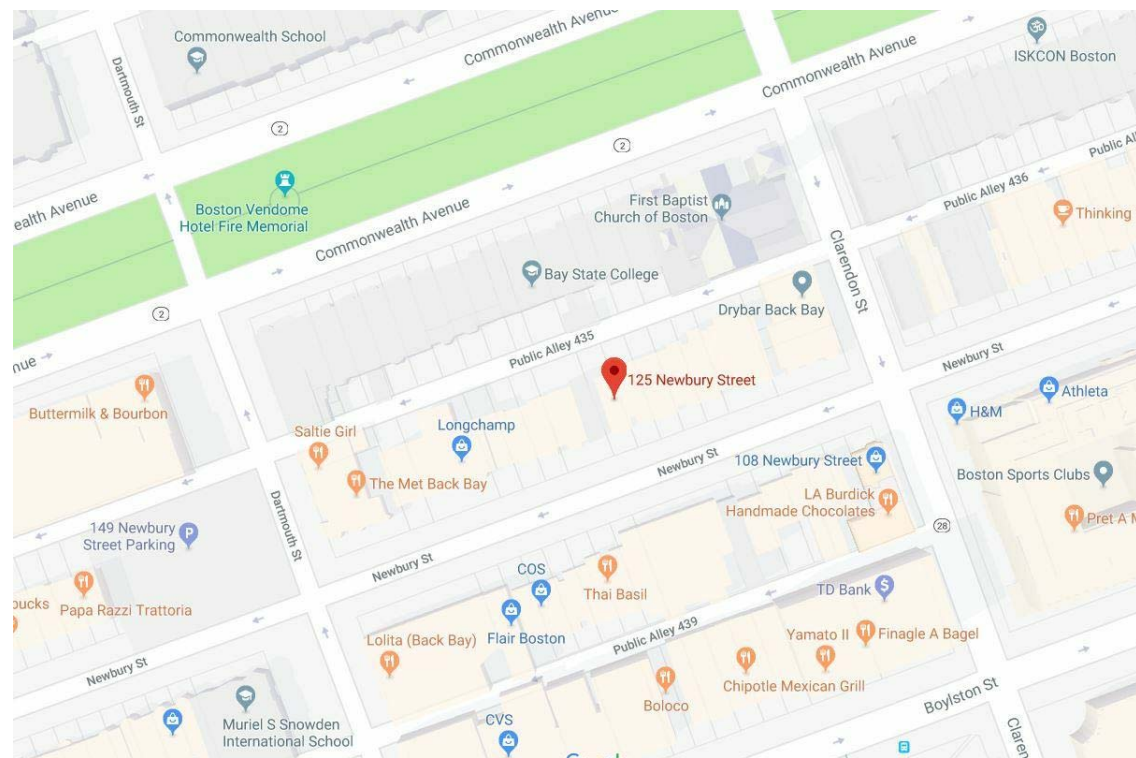


# JONQUILS CAFE

125 NEWBURY ST. |  
BOSTON, MA 02116

## LOCUS MAP



## PROJECT DIRECTORY

**CLIENT:** EHAB AL SHIHABI  
125 NEWBURY ST.  
BOSTON, MA 02116

**ARCHITECT:** MCMAHON ARCHITECTS, INC.  
535 ALBANY STREET  
BOSTON, MA 02118  
617.482.5353

**G.C.:** TREMONT INTERIORS  
NICK DURKEE  
115 BROAD ST, 5TH FLOOR  
BOSTON, MA 02110  
617.925.7100

**FOOD SERVICE VENDOR:** TRIMARK  
AL NUNES  
505 COLLINS ST  
S. ATTLEBORO, MA 02703  
508.399.2313

**MEP ENGINEER:** AVID ENGINEERS  
344 BOYLSTON ST. -3RD FLR  
BOSTON, MA 02116  
978.663.5580

**STRUCTURAL ENGINEER:** TFMORAN, INC.  
JOAQUIN DENOYA  
48 CONSTITUTION DR.  
BEDFORD, NH 03110  
603.472.4488

**LANDLORD:** URBAN MERITAGE  
STEPHEN STASHESKI  
85 NEWBURY ST. SUITE 400  
BOSTON, MA 02116  
(617) 590-2648

### LANDMARKS SUBMISSION DRAWING SET

Sheet Number	Sheet Name
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#### ARCHITECTURAL DRAWINGS

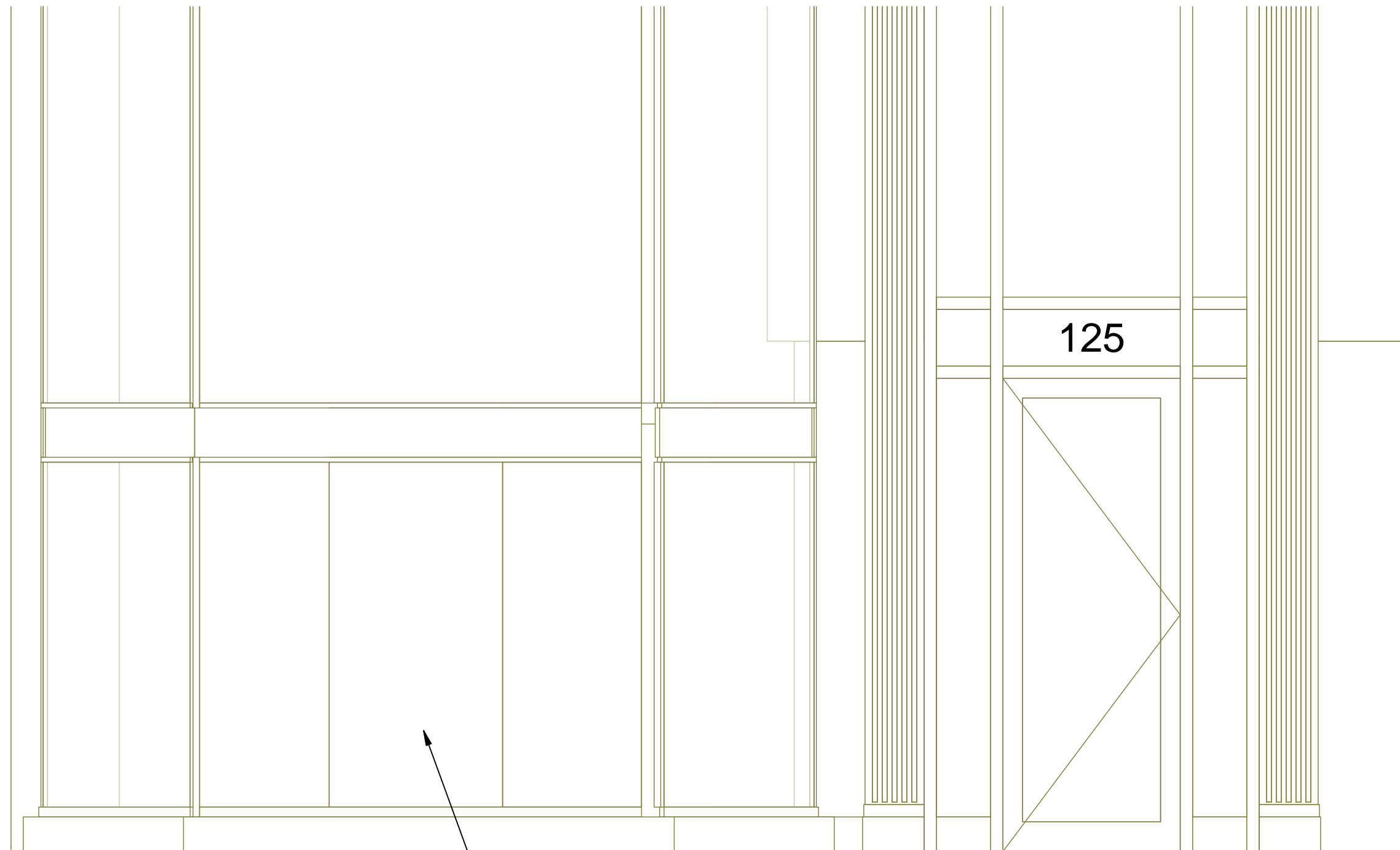
TITLE	TITLE SHEET
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#### ARCHITECTURAL DRAWINGS

EXT 1	EXISTING EXTERIOR ELEVATIONS
EXT 2	PROPOSED EXTERIOR ELEVATIONS
EXT 3	PROPOSED STOREFRONT & SIGNAGE ELEVATION
EXT 4	EXTERIOR DETAILS
EXT 5	PROPOSED EXTERIOR ELEVATIONS - RENDERED
EXT 6	EXTERIOR PLAN
EXT 7	EXISTING CONDITIONS PHOTOS
EXT 8	EXTERIOR LOGO AND SIGNAGE EXAMPLES




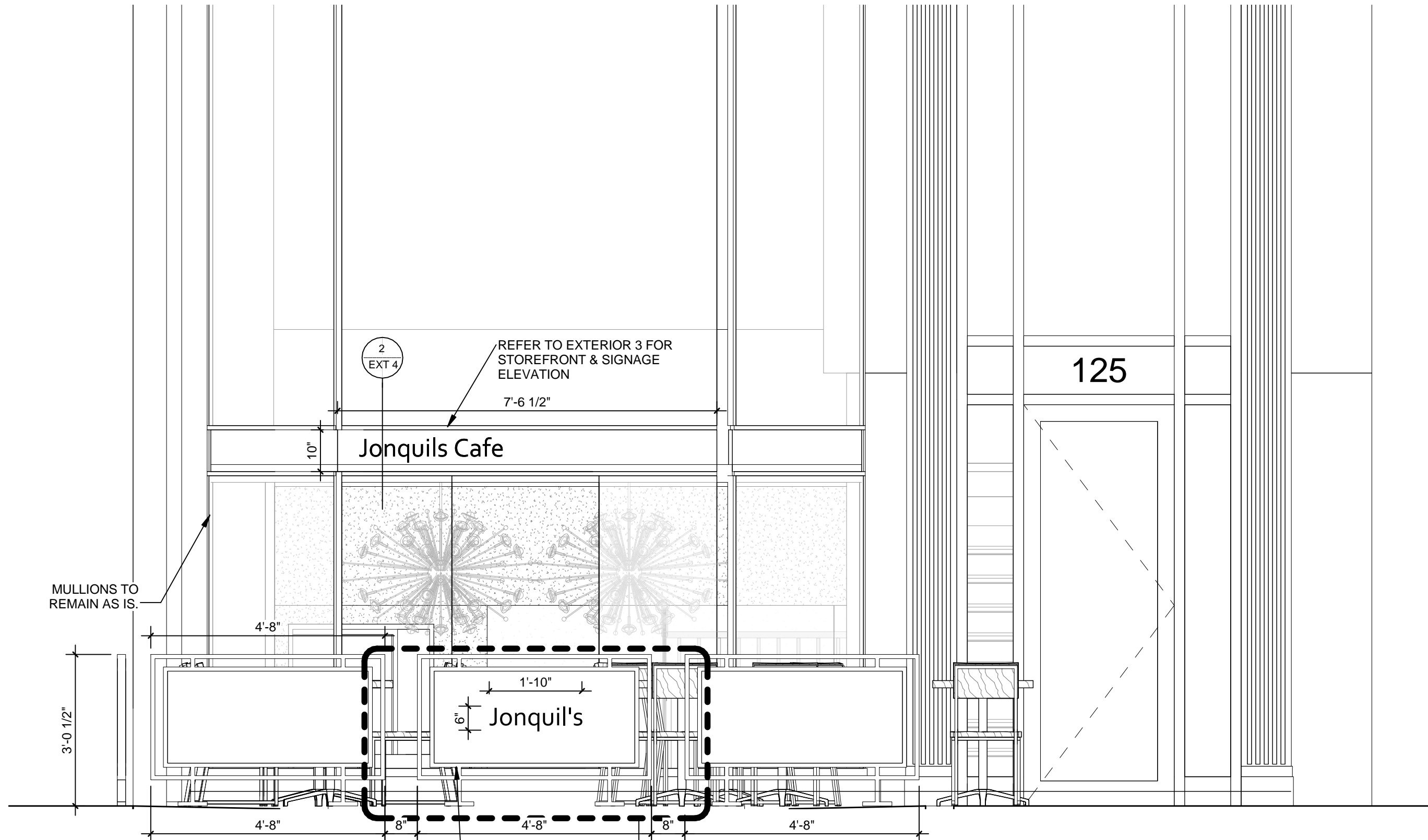
<b>JOB TITLE:</b> JONQUILS CAFE	<b>DRAWING NUMBER:</b> TITLE
<b>LOCATION:</b> 125 NEWBURY ST.   BOSTON, MA 02116	<b>DATE:</b> 09/13/18
<b>DRAWING TITLE:</b> TITLE SHEET	<b>JOB NUMBER:</b> 17-3038
<b>REVISION:</b>	<b>DRAWN:</b> Author
	<b>CHECK:</b> Checker



EXISTING DOOR TO BE REMOVED AND RELACED WITH GLAZING TO MATCH EXISTING STOREFRONT AS APPROVED BY BBAC AND RECORDED ON JULY 12, 2018, REFERENCE FILE 18.1492-BB

**1** EXISTING EXTERIOR ELEVATION  
SCALE: 1/2" = 1'-0"

 <p><b>McMahon</b> architects</p> <p>535 ALBANY STREET BOSTON, MA 02118 T 617.482.5353 www.mcmahonarchitects.com</p>	JOB TITLE:		DRAWING NUMBER:	
	<b>JONQUILS CAFE</b>		<b>EXT 1</b>	
	LOCATION:	DATE:	SCALE:	
	125 NEWBURY ST.   BOSTON, MA 02116	<b>09/13/18</b>		
DRAWING TITLE:	JOB NUMBER:	DRAWN:	CHECK:	
EXISTING EXTERIOR ELEVATIONS	<b>17-3038</b>	<b>SE/NI</b>	<b>NI</b>	
REVISION:				



MULLIONS TO REMAIN AS IS.

REFER TO EXTERIOR 3 FOR STOREFRONT & SIGNAGE ELEVATION  
7'-6 1/2"

2  
EXT 4

Jonquils Cafe

125

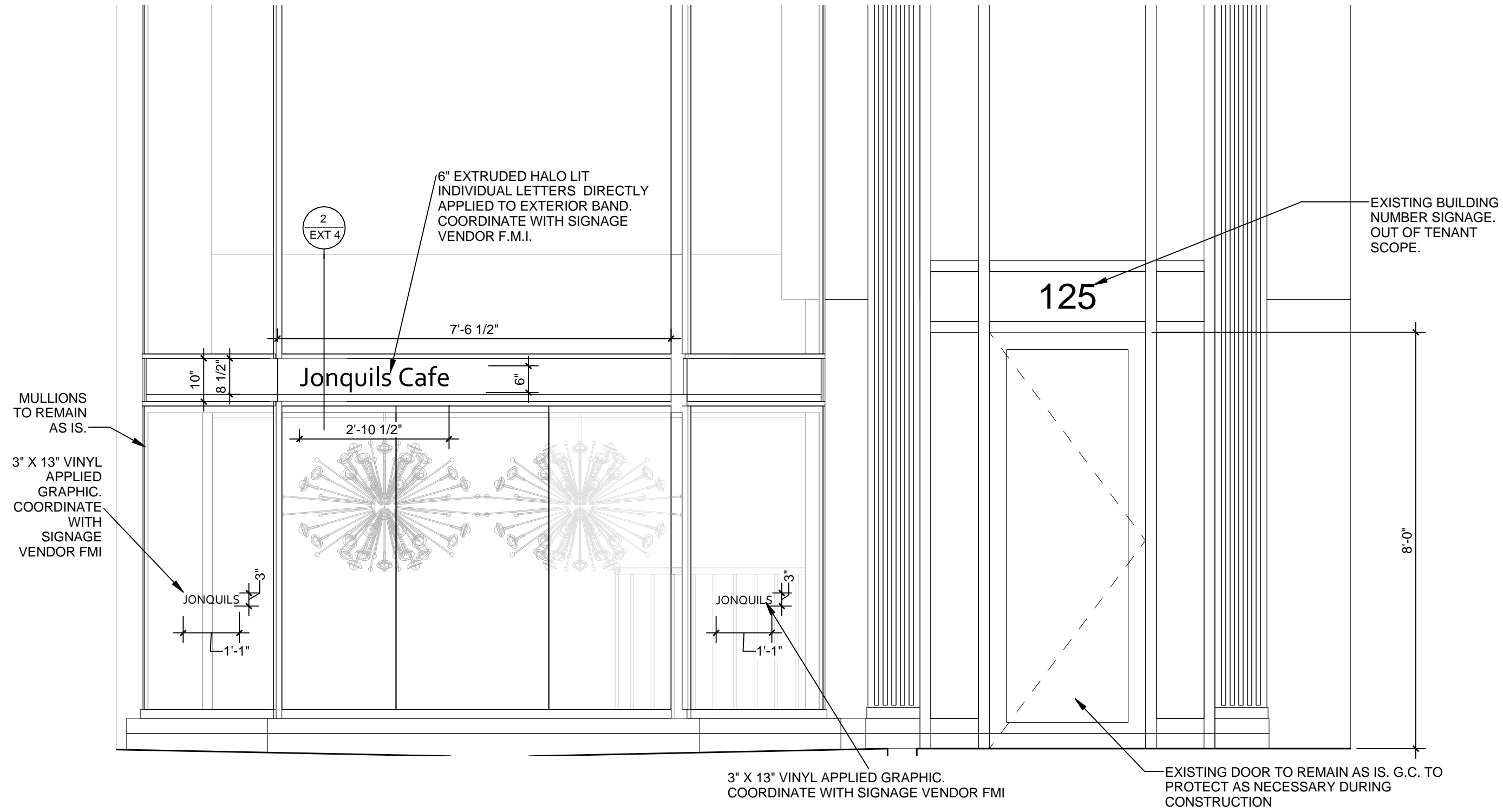
Jonquil's

BLACK STEEL BARRICADE FRAME WITH SUNBRELLA PANEL INSERT AND WEIGHTED BASE GRAPHIC ON BARRICADE TBD

1  
EXT 4

**M**  
McMahon  
architects  
535 ALBANY STREET  
BOSTON, MA 02118  
T 617.482.5353  
www.mcmahonarchitects.com

JOB TITLE: <b>JONQUILS CAFE</b>		DRAWING NUMBER: <b>EXT 2</b>	
LOCATION: 125 NEWBURY ST.   BOSTON, MA 02116		DATE: <b>09/13/18</b>	SCALE:
DRAWING TITLE: PROPOSED EXTERIOR ELEVATIONS		JOB NUMBER: <b>17-3038</b>	DRAWN: <b>SE/NI</b>
REVISION:			CHECK: <b>NI</b>

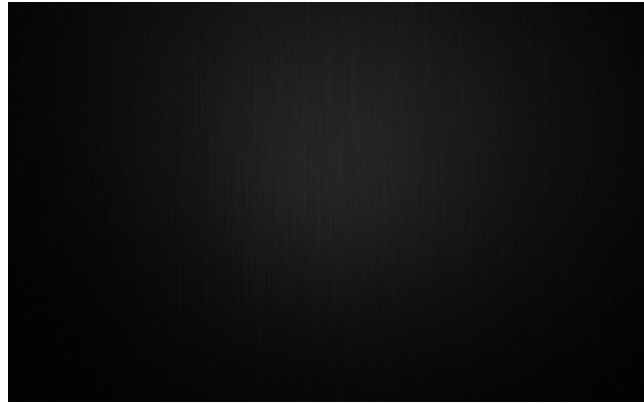


**1** PROPOSED STOREFRONT & SIGNAGE ELEVATION  
 SCALE: 1/2" = 1'-0"

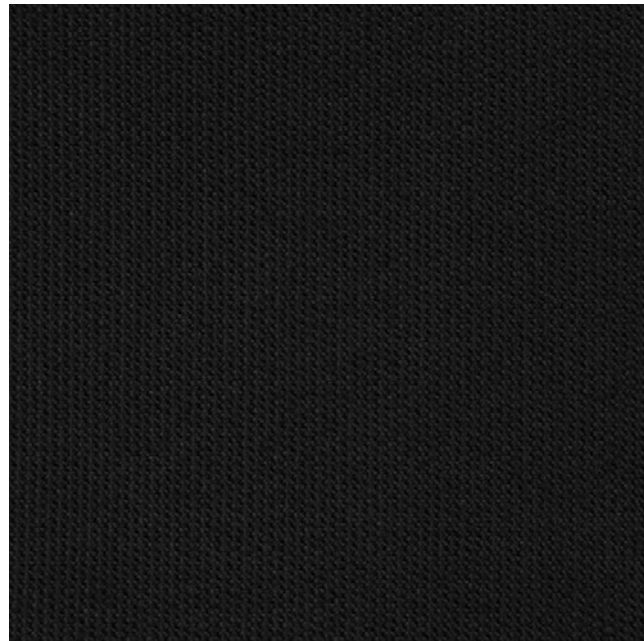


JOB TITLE: <b>JONQUILS CAFE</b>		DRAWING NUMBER: <b>EXT 3</b>	
LOCATION: 125 NEWBURY ST.   BOSTON, MA 02116		DATE: <b>09/13/18</b>	SCALE:
DRAWING TITLE: PROPOSED STOREFRONT & SIGNAGE ELEVATION		JOB NUMBER: <b>17-3038</b>	DRAWN: <b>SE/NI</b>
REVISION:		CHECK: <b>NI</b>	





BLACK POWDER COATED METAL FINISH:



SUNBRELLA FABRIC- BLACK:

**Ellport 3 Piece Bistro set**

★★★★☆ 1Z See More by Latitude Run



**Specifications**

**Features**

Chair Outer Frame Material	Metal
Chair Outer Frame Material Details	Aluminum
Chair Seat/Back Material	Wood
Seating Capacity	2
Table Top Material	Wood
Powder Coated Finish	Yes
Pieces Included	1 Table and 2 chairs
Durability	Weather Resistant; Rust Resistant
Cushions Included	No
With Strap Back	Yes
Umbrella Hole	No
Umbrella Included	No
Country of Origin	China
Trending	Mixed Material; Faux Wood

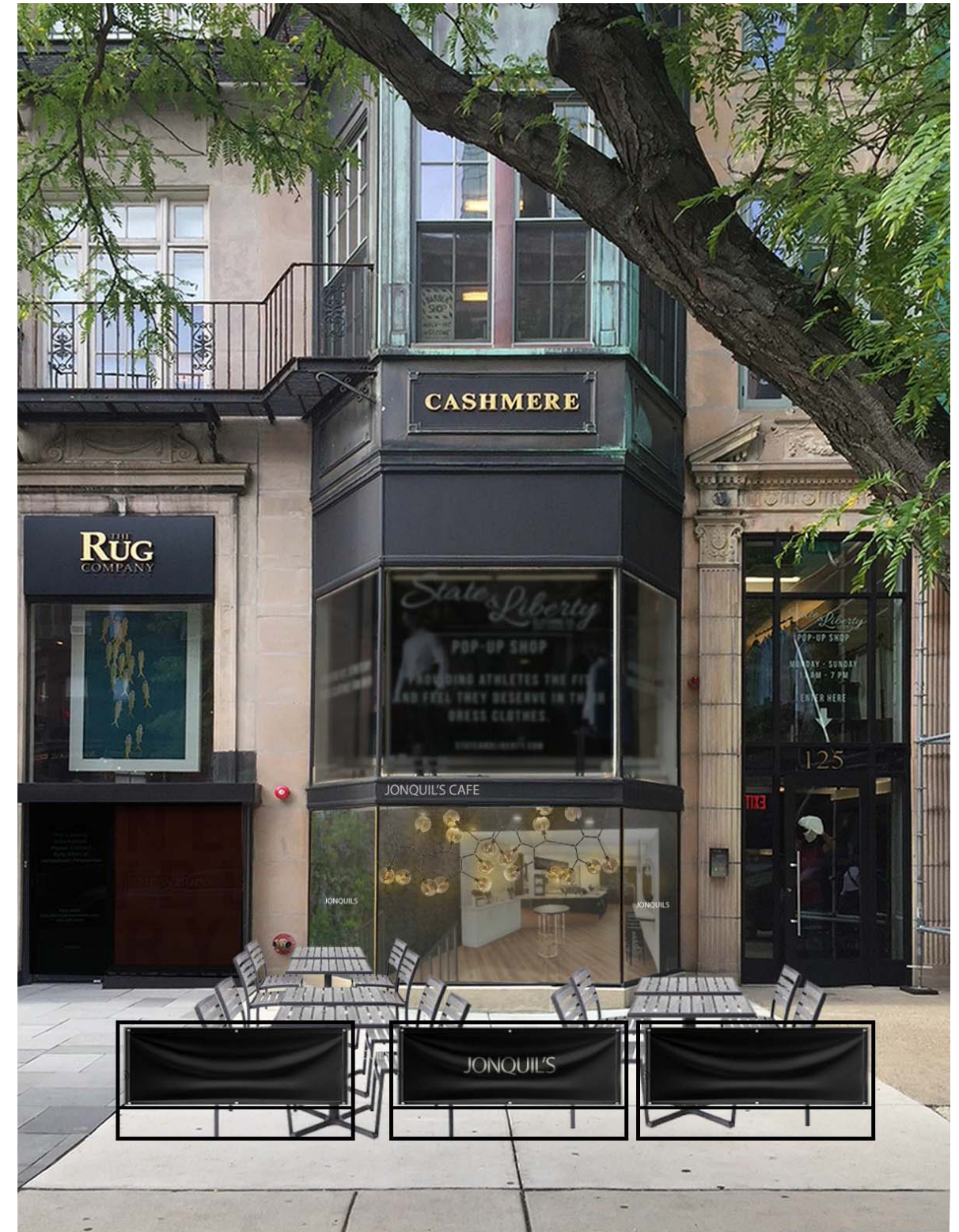
**Assembly**

Assembly Required	Yes
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**Warranty**

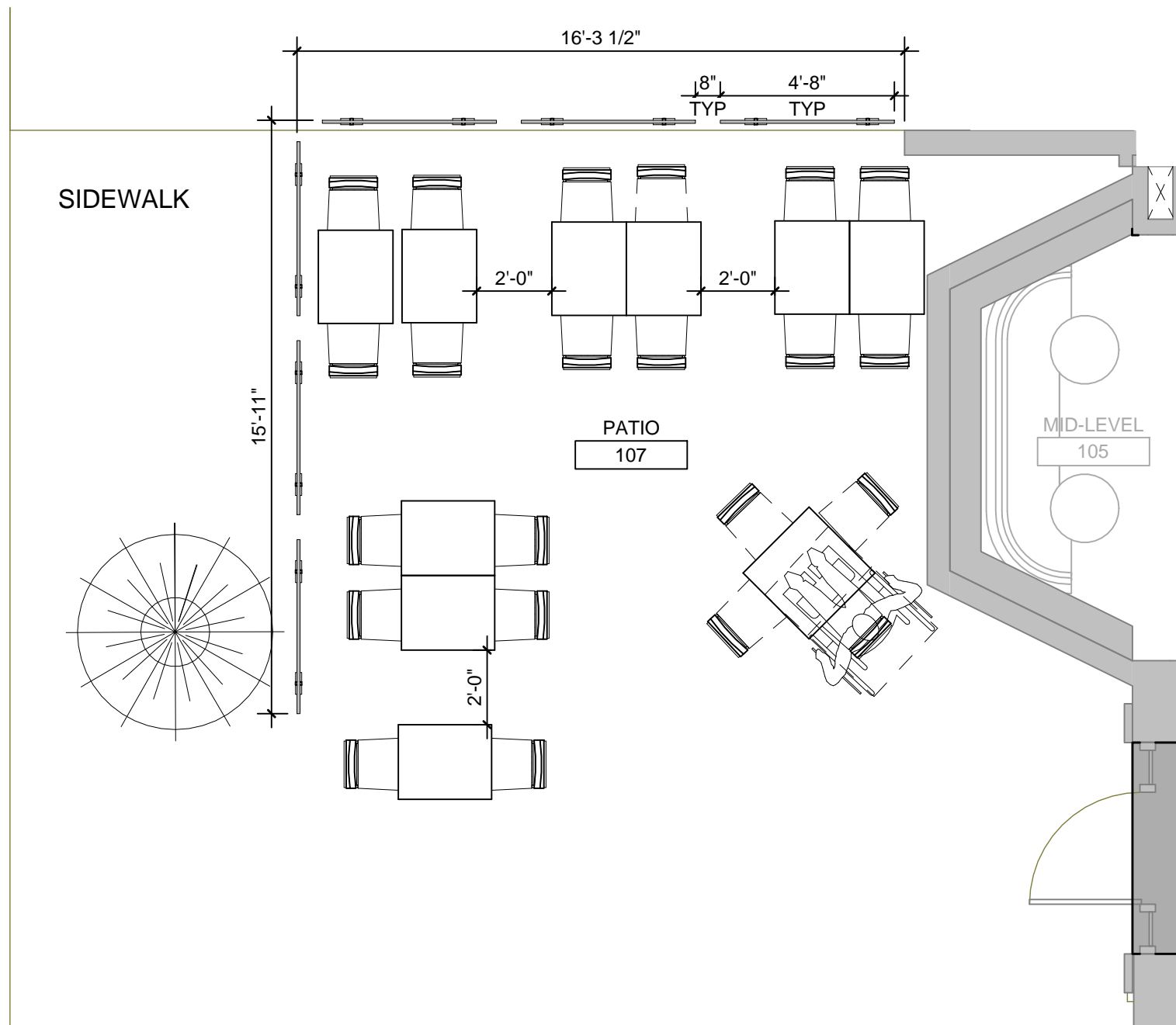
Product Warranty	1 Year
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EXTERIOR PATIO FURNITURE:




<p>535 ALBANY STREET BOSTON, MA 02118 T 617.482.5353 www.mcmahonarchitects.com</p>	<p><b>JOB TITLE:</b> <b>JONQUILS CAFE</b></p>	<p><b>DRAWING NUMBER:</b> <b>EXT 5</b></p>		
	<p><b>LOCATION:</b> 125 NEWBURY ST.   BOSTON, MA 02116</p>	<p><b>DATE:</b> <b>09/13/18</b></p>	<p><b>SCALE:</b></p>	
	<p><b>DRAWING TITLE:</b> PROPOSED EXTERIOR ELEVATIONS - RENDERED</p>	<p><b>JOB NUMBER:</b> <b>17-3038</b></p>	<p><b>DRAWN:</b> <b>SE</b></p>	<p><b>CHECK:</b> <b>Checker</b></p>
	<p><b>REVISION:</b></p>			

NEWBURY STREET



**1** EXTERIOR PLAN  
SCALE: 1/4" = 1'-0"

 <p><b>McMahon</b> architects</p> <p>535 ALBANY STREET BOSTON, MA 02118 T 617.482.5353 www.mcmahonarchitects.com</p>	<b>JOB TITLE:</b> <b>JONQUILS CAFE</b>		<b>DRAWING NUMBER:</b> <b>EXT 6</b>		
	<b>LOCATION:</b> 125 NEWBURY ST.   BOSTON, MA 02116		<b>DATE:</b> <b>09/13/18</b>	<b>SCALE:</b>	
	<b>DRAWING TITLE:</b> EXTERIOR PLAN		<b>JOB NUMBER:</b> <b>17-3038</b>	<b>DRAWN:</b> SE	<b>CHECK:</b> NI
	<b>REVISION:</b>				



EXISTING STOREFRONT:



EXISTING STREET VIEW:



EXISTING FULL BUILDING VIEW:



EXISTING MAIN ENTRY VIEW:



EXISTING SIGN MOUNTING CONDITION:

<p><b>McMahon</b> architects</p> <p>535 ALBANY STREET BOSTON, MA 02118 T 617.482.5353 www.mcmahonarchitects.com</p>	<b>JOB TITLE:</b> <h1>JONQUILS CAFE</h1>		<b>DRAWING NUMBER:</b> <h2>EXT 7</h2>		
	<b>LOCATION:</b> 125 NEWBURY ST.   BOSTON, MA 02116		<b>DATE:</b> 09/13/18	<b>SCALE:</b>	
	<b>DRAWING TITLE:</b> EXISTING CONDITIONS PHOTOS		<b>JOB NUMBER:</b> 17-3038	<b>DRAWN:</b> Author	<b>CHECK:</b> Checker
	<b>REVISION:</b>				





THE RUG COMPANY: 116 NEWBURY STREET



THE RUG COMPANY: 129 NEWBURY STREET

<p><b>McMahon</b> architects</p> <p>535 ALBANY STREET BOSTON, MA 02118 T 617.482.5353 www.mcmahonarchitects.com</p>	<b>JOB TITLE:</b> <h1>JONQUILS CAFE</h1>		<b>DRAWING NUMBER:</b> <h2>EXT 8</h2>		
	<b>LOCATION:</b> 125 NEWBURY ST.   BOSTON, MA 02116		<b>DATE:</b> 09/13/18	<b>SCALE:</b>	
	<b>DRAWING TITLE:</b> EXTERIOR LOGO AND SIGNAGE EXAMPLES		<b>JOB NUMBER:</b> 17-3038	<b>DRAWN:</b> Author	<b>CHECK:</b> Checker
	<b>REVISION:</b>				