

# 276 278 Newbury Street

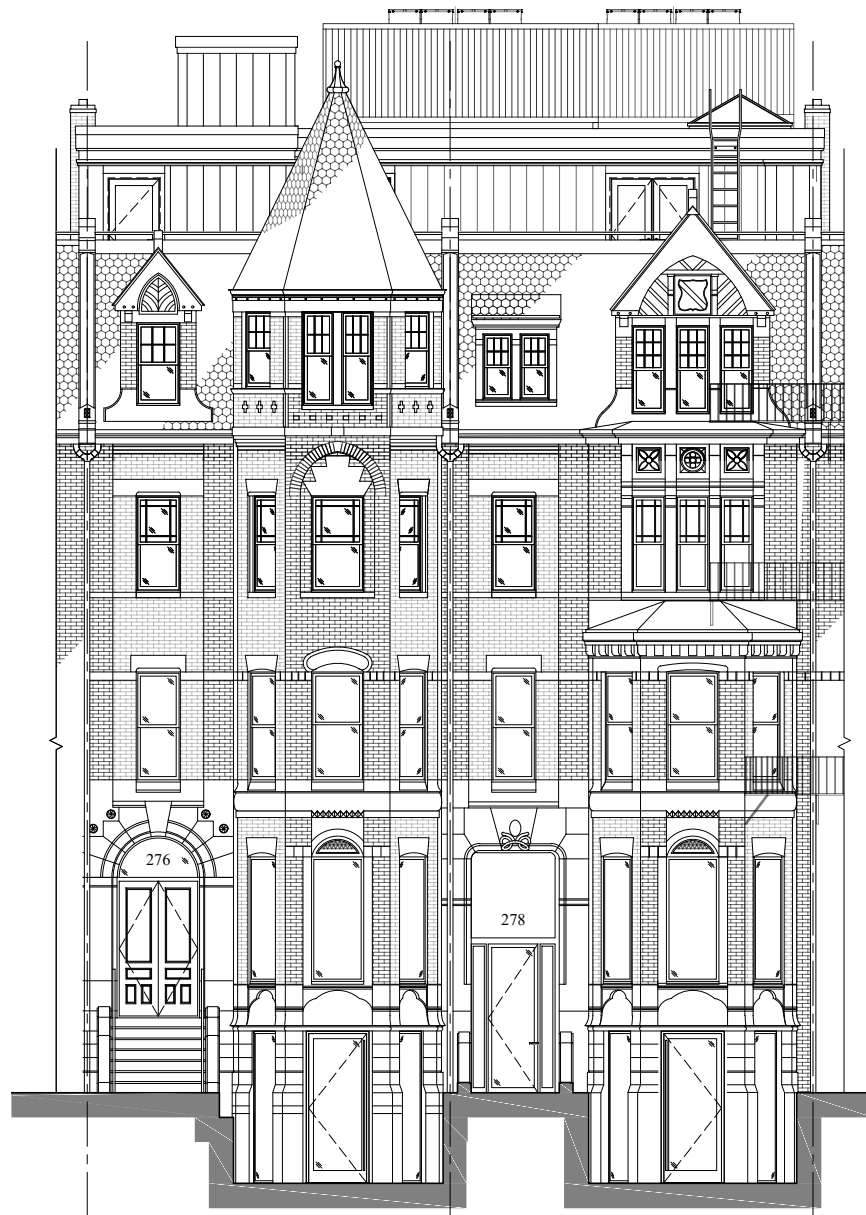


**10 February 2021**

**276 278 Newbury Street AV, LLC**

**Margolis + Fishman**

**ARCHITECTS & PLANNERS**



**1 APPROVED ELEVATION**



**2 PROPOSED ELEVATION**

NEW WROUGHT-IRON RAIL ALONG LEFT SIDE OF ENTRANCE WALKWAY - MATCHING EXISTING DETAILS

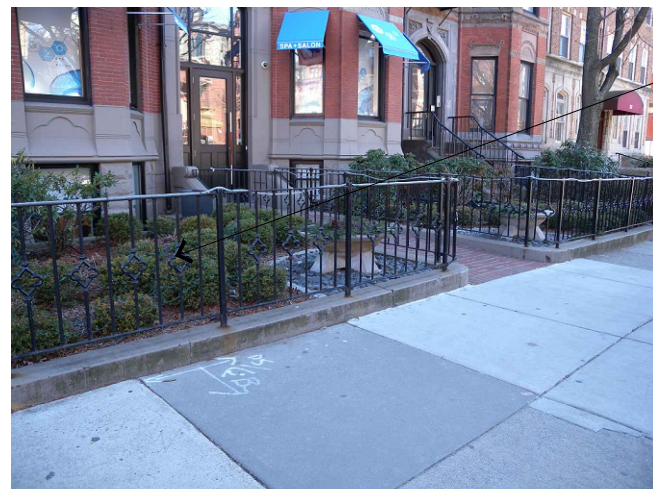
EXISTING WROUGHT-IRON RAILINGS TO BE REPLACED WITH NEW TO MATCH EXISTING DETAILS & DIMENSIONS

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

LANDSCAPING TO BE REMOVED. NEW PATIO FOR DINING TO BE PROVIDED

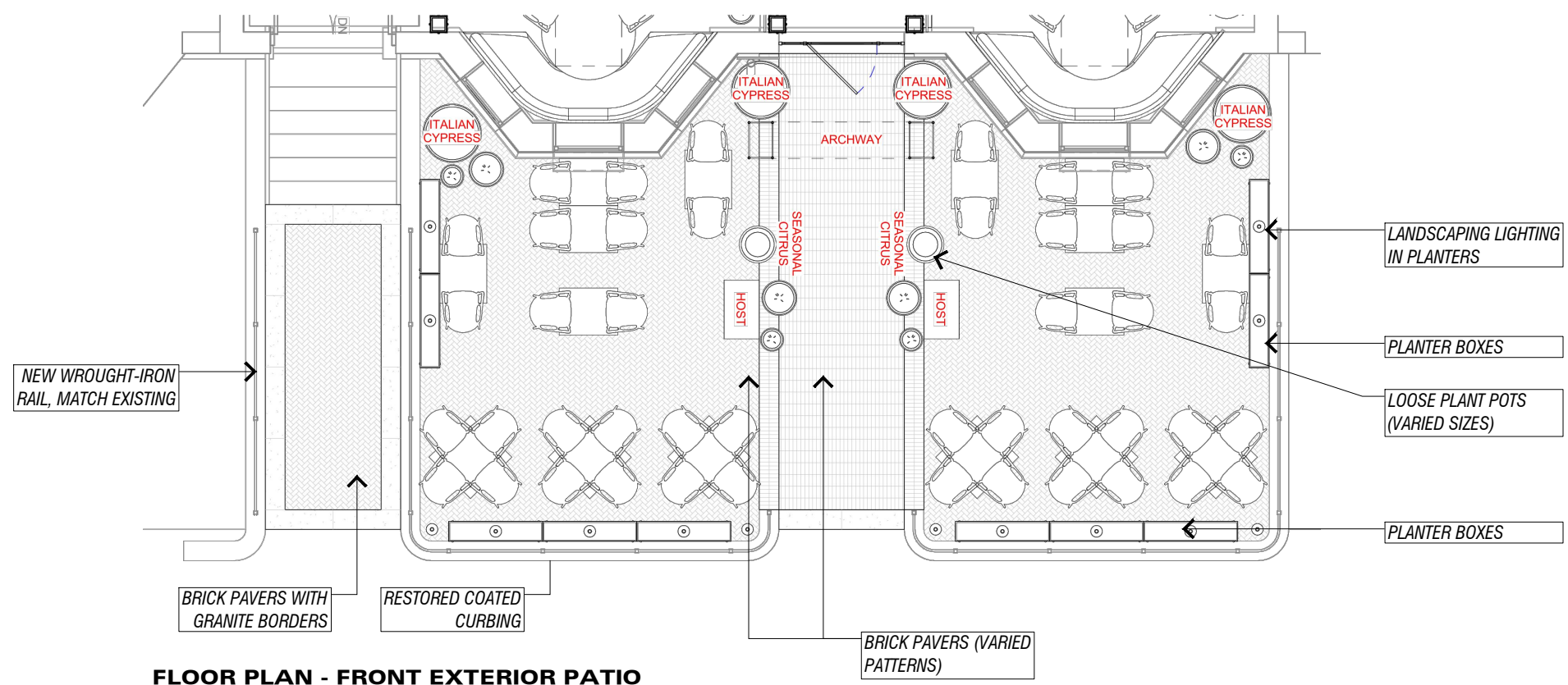


**NEWBURY STREET VIEW**



**EXISTING RAILING TO BE REPLACED TO MATCH**

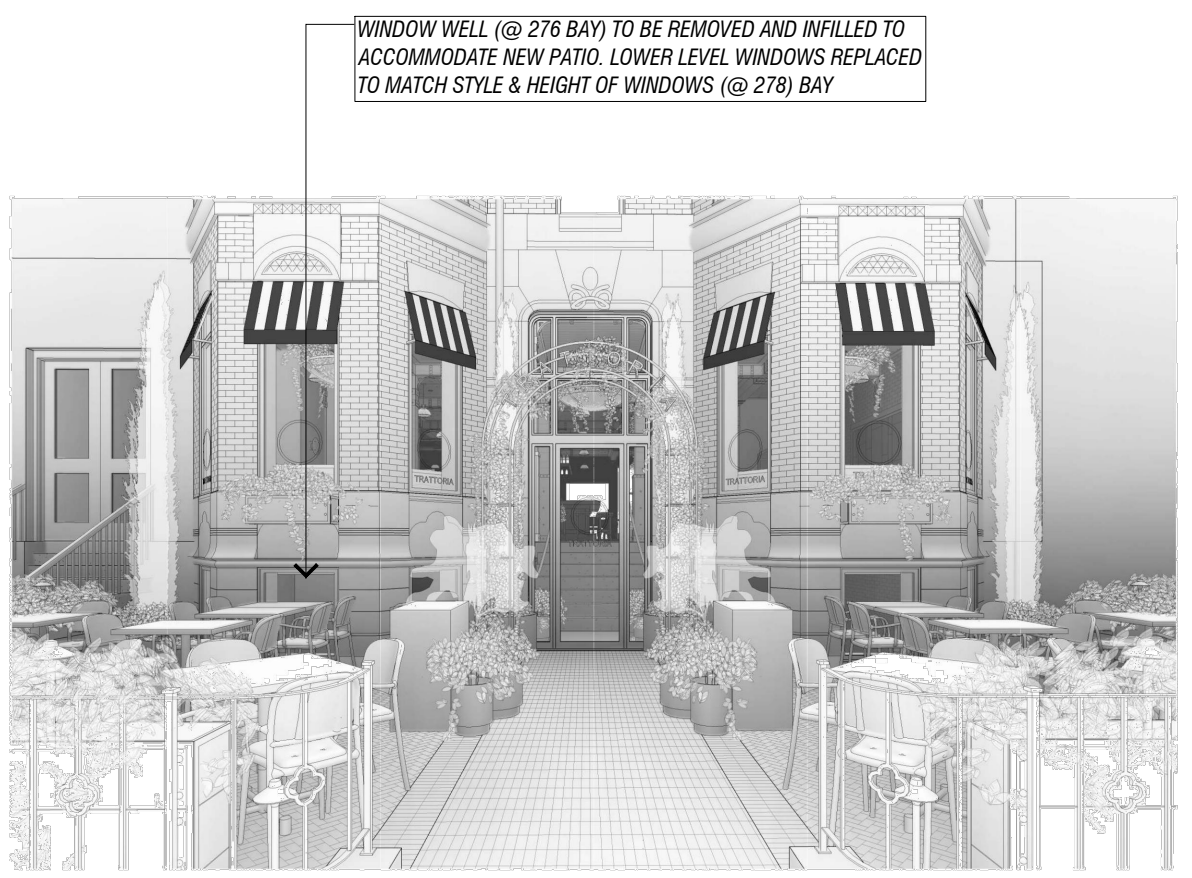




**FLOOR PLAN - FRONT EXTERIOR PATIO**



**RENDERED ELEVATION - FRONT EXTERIOR PATIO**



**PERSPECTIVE VIEW - FRONT EXTERIOR PATIO**

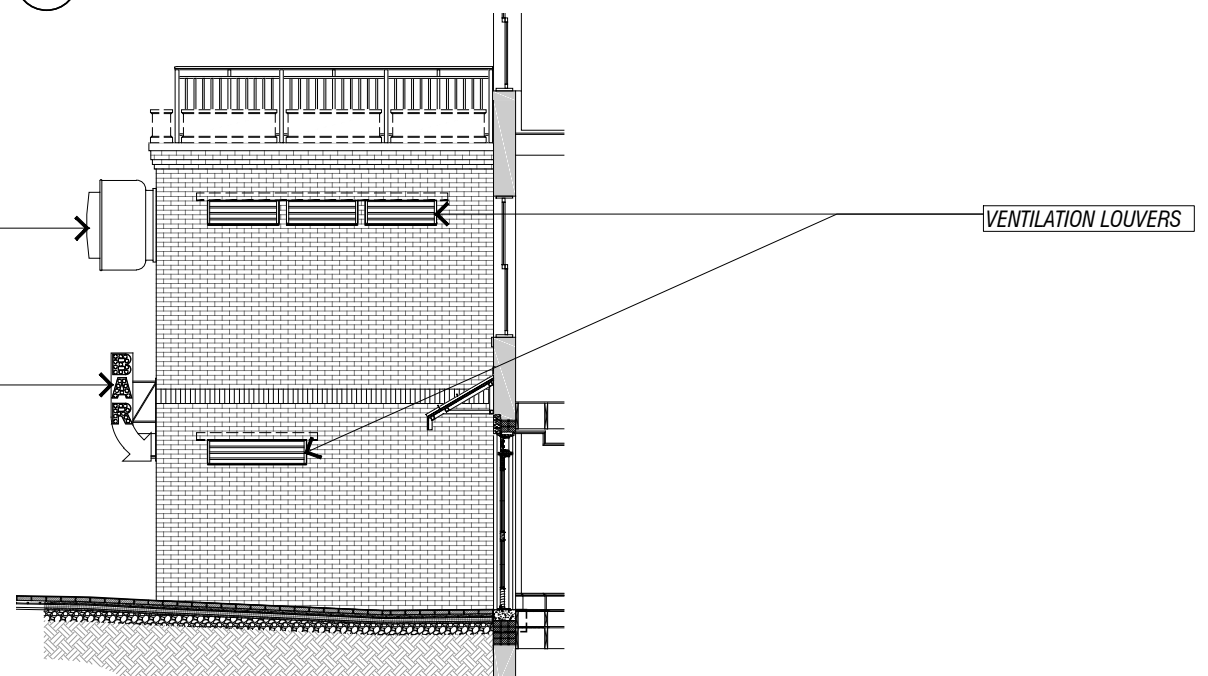


**1 APPROVED REAR ELEVATION**



**2 PROPOSED REAR ELEVATION**

RESTAURANT SIGNAGE  
 PLANTER BOXES



**3 PROPOSED EAST ELEVATION AT REAR**

EXHAUST VENT BEYOND  
 RESTAURANT SIGNAGE

VENTILATION LOUVERS

