

# 235 NEWBURY STREET

BOSTON, MA 02116

## SMG NEWBURY RESTAURANT LLC

BACK BAY ARCHITECTURAL COMMISSION

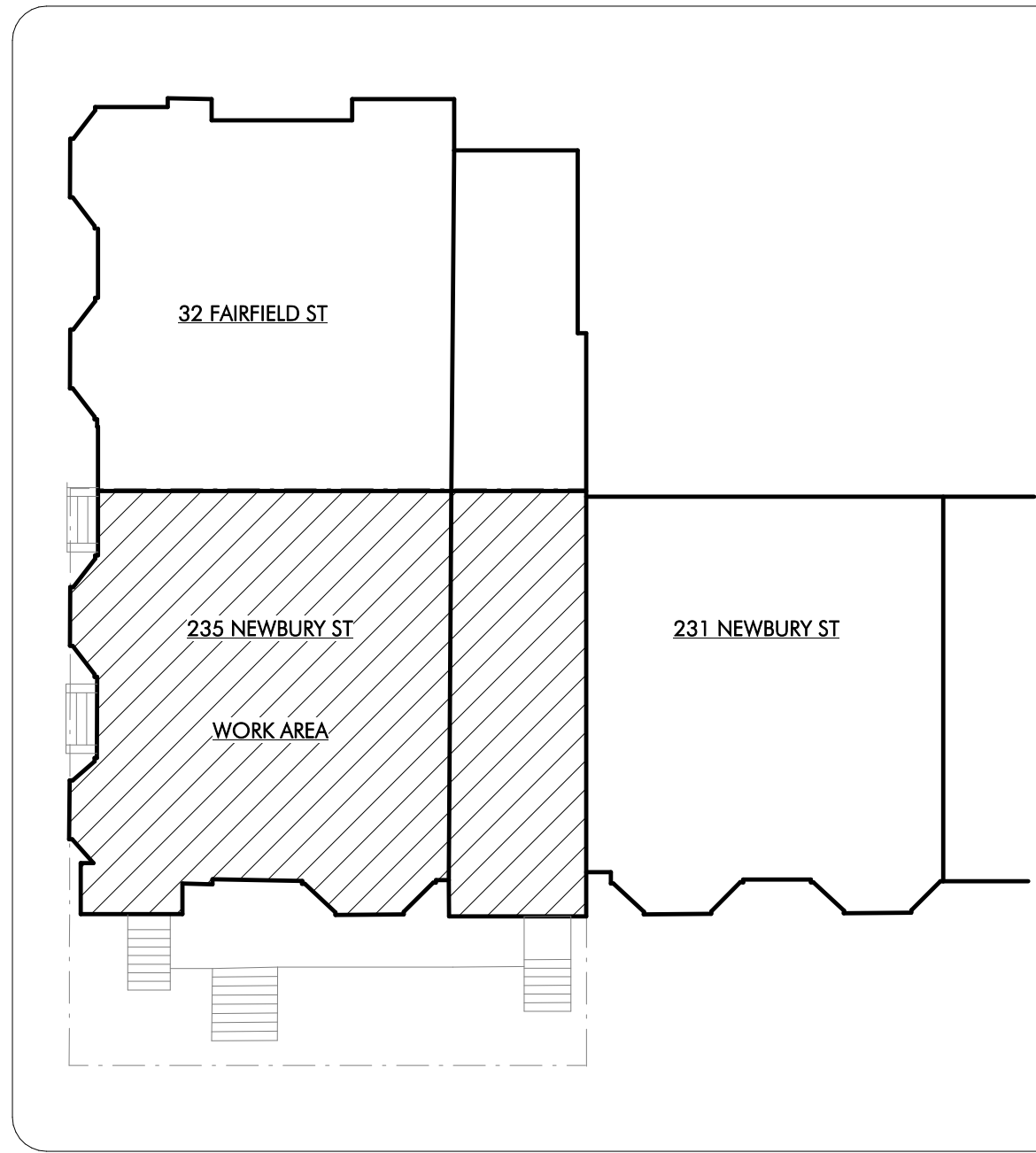
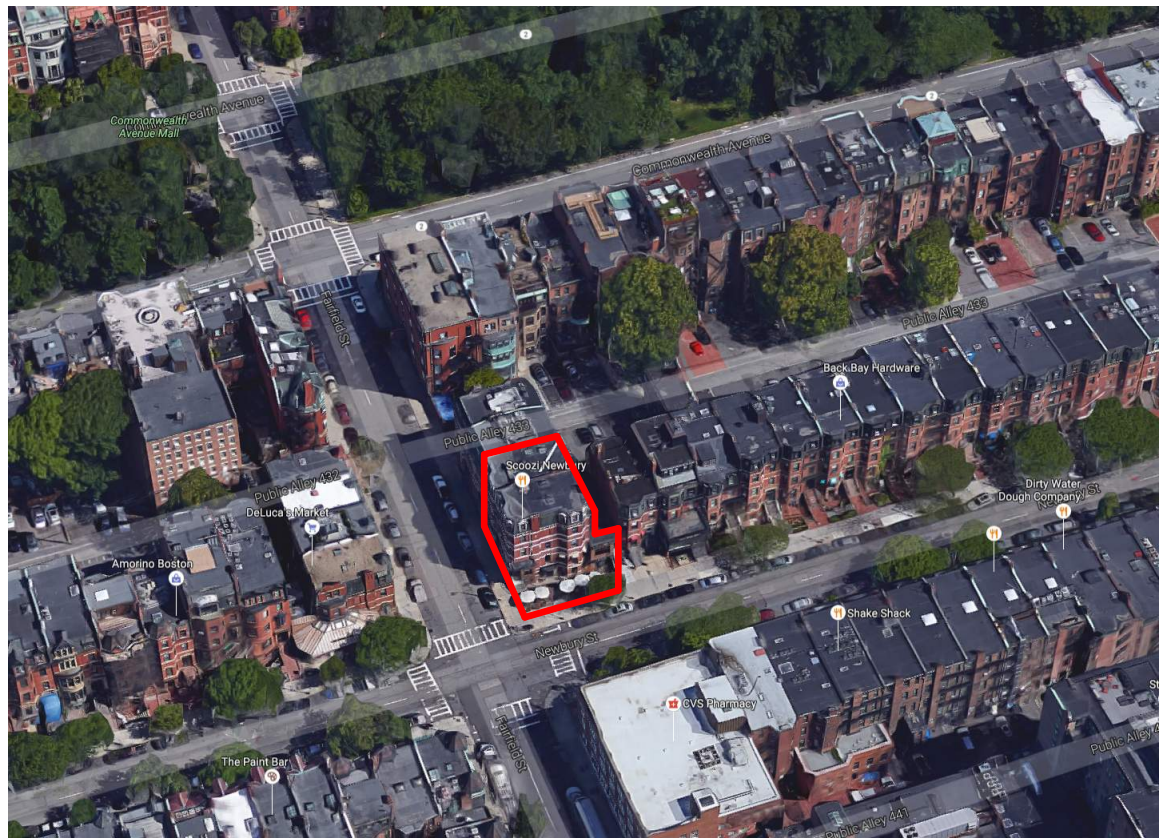
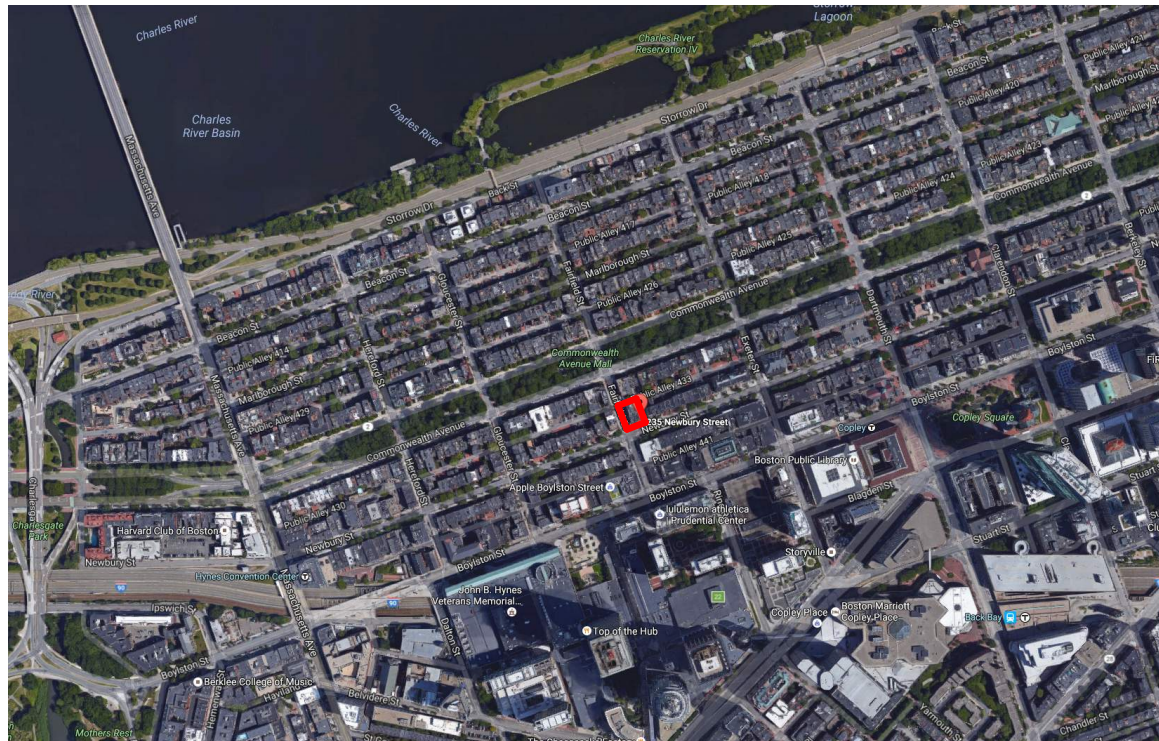
NOVEMBER 30, 2016

### SHEETLIST

- 1.0 SITE LOCATION
- 2.0 SITE CONTEXT
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- 3.0 PROPOSED UPPER PATIO PLAN
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**EMBARC** STUDIO  
ARCHITECTURE + DESIGN



↑ FAIRFIELD STREET ↓

← NEWBURY STREET →





235 NEWBURY STREET LOOKING EAST



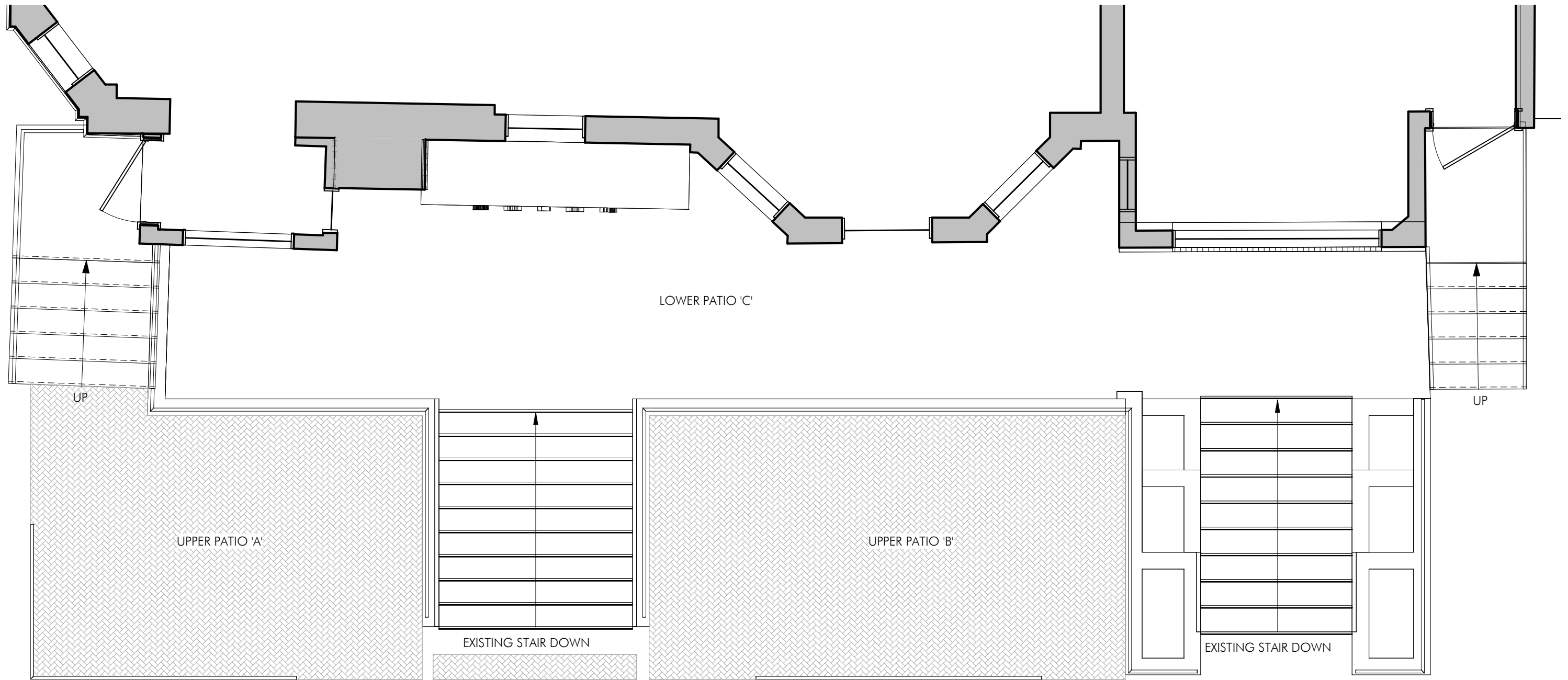
235 NEWBURY STREET



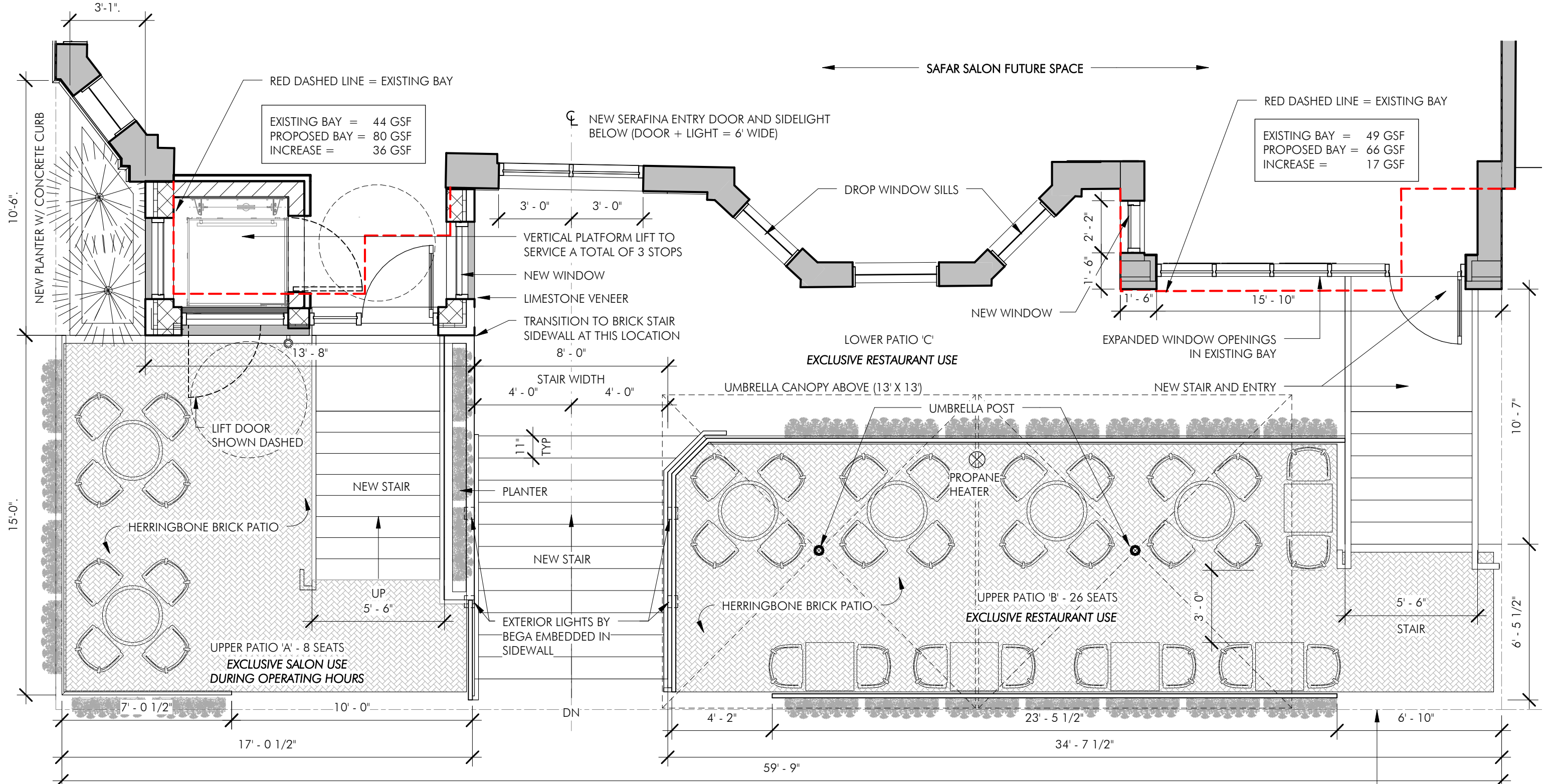
235 NEWBURY STREET



235 NEWBURY STREET LOOKING WEST

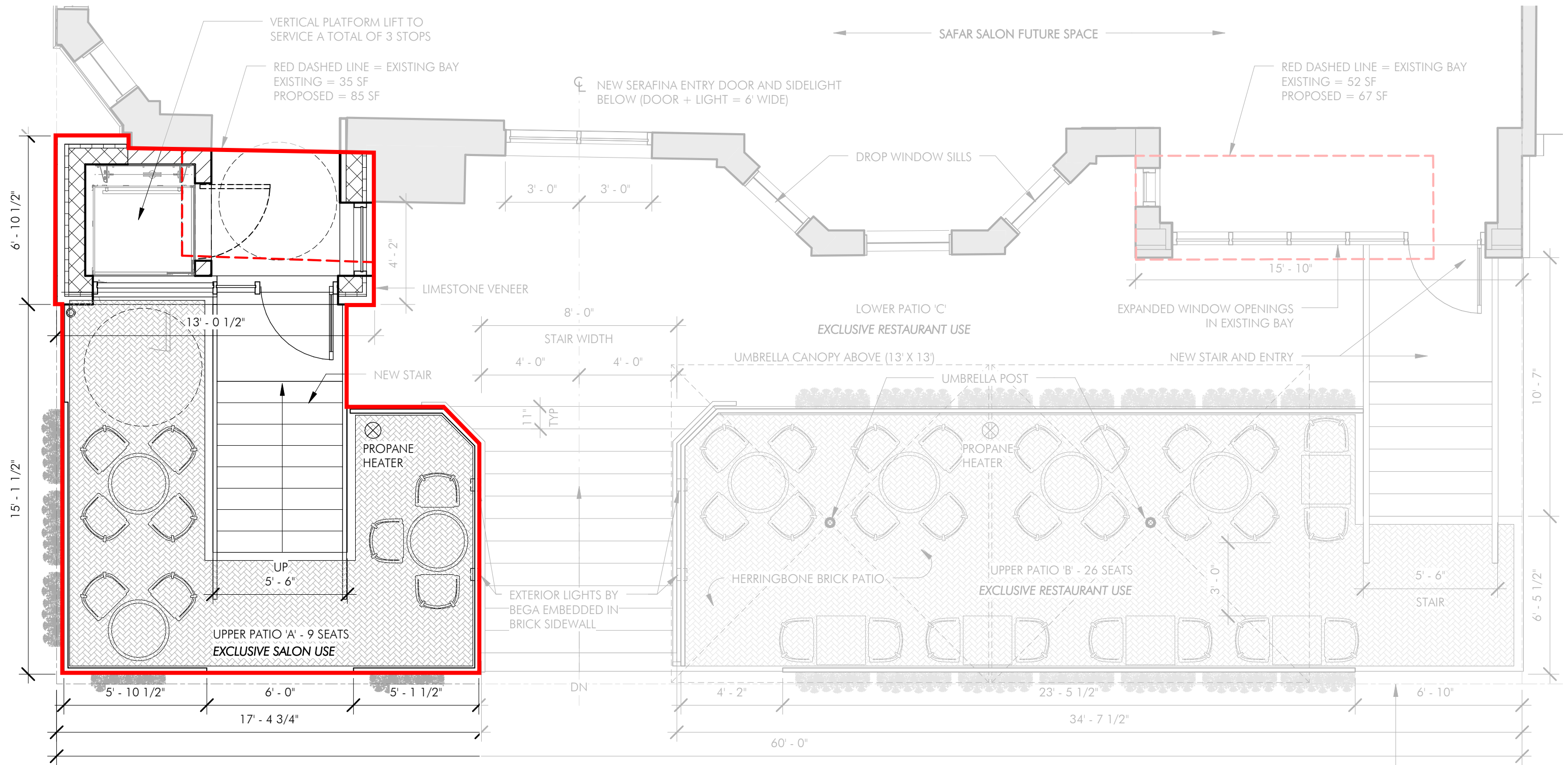


| EXISTING PATIO AREAS   |               |
|------------------------|---------------|
| UPPER PATIO A:         | 169 SF        |
| UPPER PATIO B:         | 199 SF        |
| LOWER PATIO C:         | 383 SF        |
| <b>TOTAL PATIO SF:</b> | <b>751 SF</b> |



| PROPOSED PATIO AREAS   |               |
|------------------------|---------------|
| UPPER PATIO A:         | 180 SF        |
| UPPER PATIO B:         | 335 SF        |
| LOWER PATIO C:         | 285 SF        |
| <b>TOTAL PATIO SF:</b> | <b>800 SF</b> |

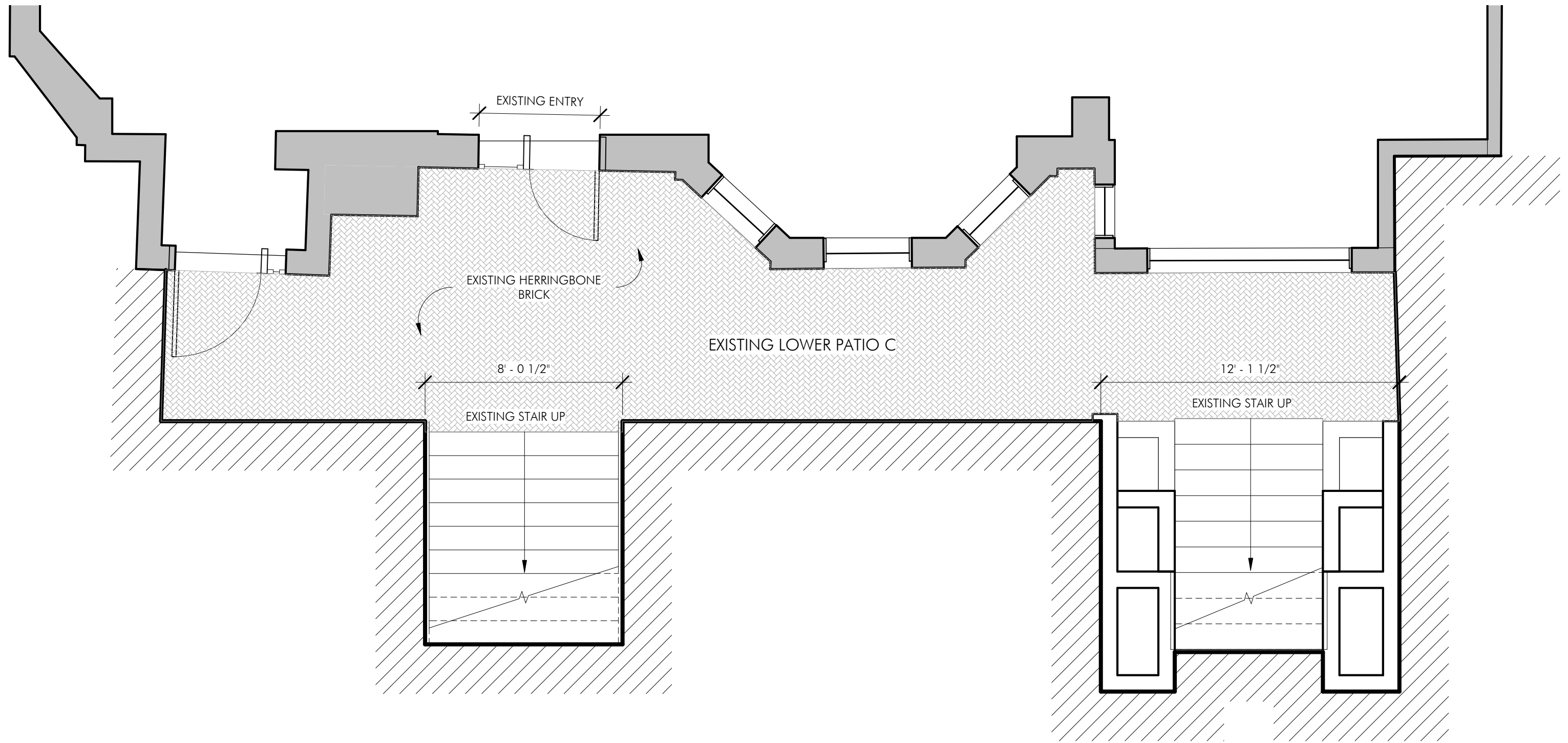
PATIO NOTE: THERE IS NO PROPOSED CHANGE TO THE PATIO OCCUPANCY FOR THE RESTAURANT (LOWER PATIO 'C' AND UPPER PATIO 'B'). THE OCCUPANCY FOR SAID AREAS SHALL REMAIN **69 PERSONS**. THE OCCUPANCY FOR UPPER PATIO 'A' IS TO BE **8 PERSONS**.

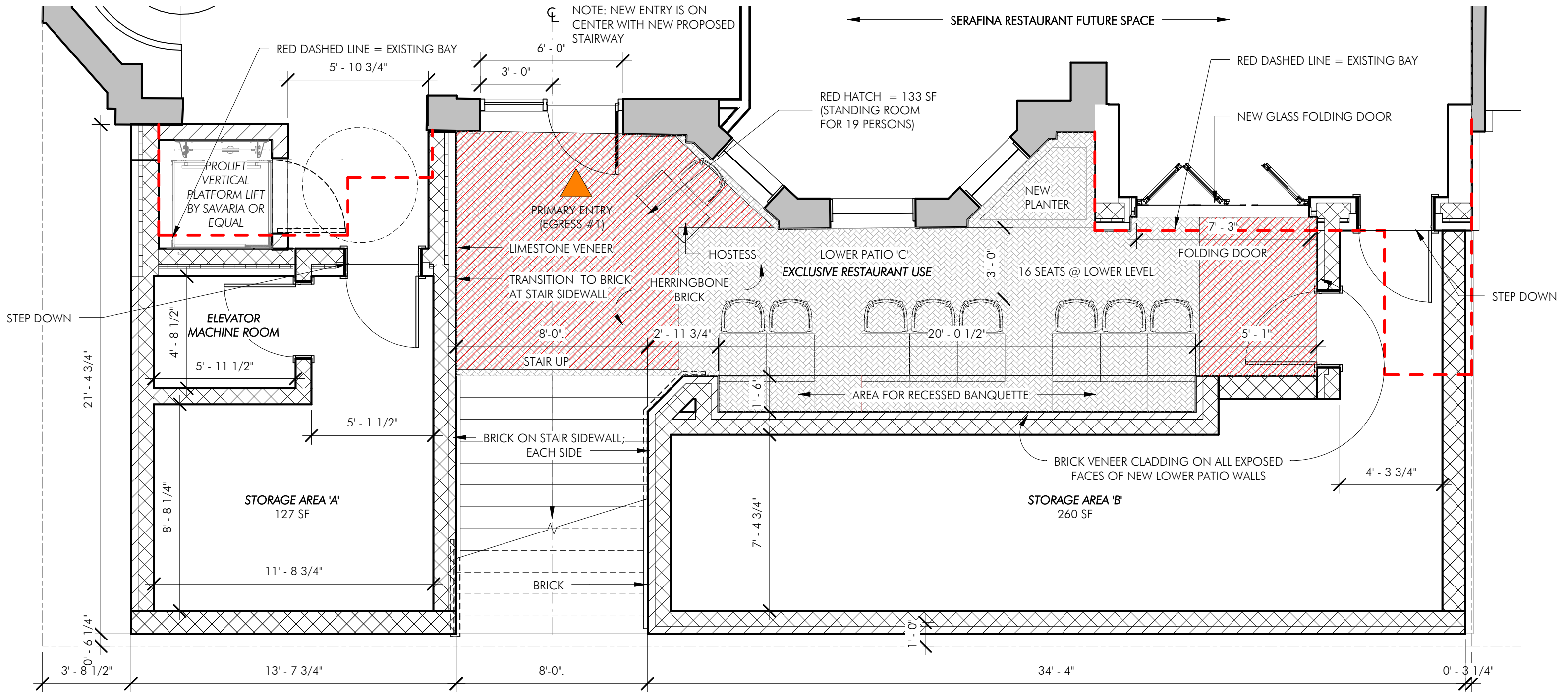


**PLAN PREVIOUSLY PRESENTED**

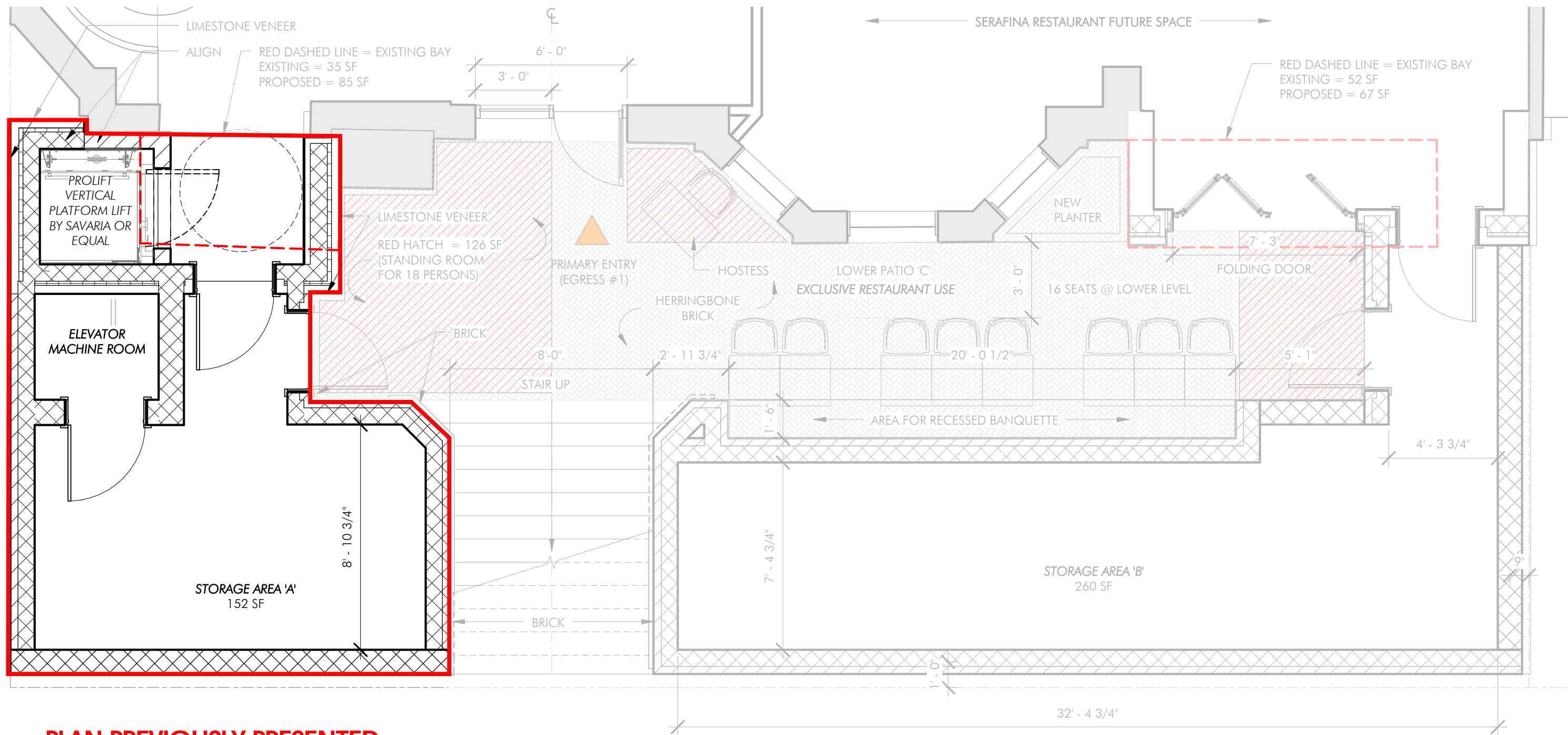
| PROPOSED PATIO AREAS   |               |
|------------------------|---------------|
| UPPER PATIO A:         | 130 SF        |
| UPPER PATIO B:         | 390 SF        |
| LOWER PATIO C:         | 395 SF        |
| <b>TOTAL PATIO SF:</b> | <b>915 SF</b> |

PATIO NOTE: THERE IS NO PROPOSED CHANGE TO THE PATIO OCCUPANCY FOR THE RESTAURANT (LOWER PATIO 'C' AND UPPER PATIO 'B'). THE OCCUPANCY FOR SAID AREAS SHALL REMAIN 69 PERSONS. THE OCCUPANCY FOR UPPER PATIO 'A' IS TO BE 9 PERSONS.









**PLAN PREVIOUSLY PRESENTED**

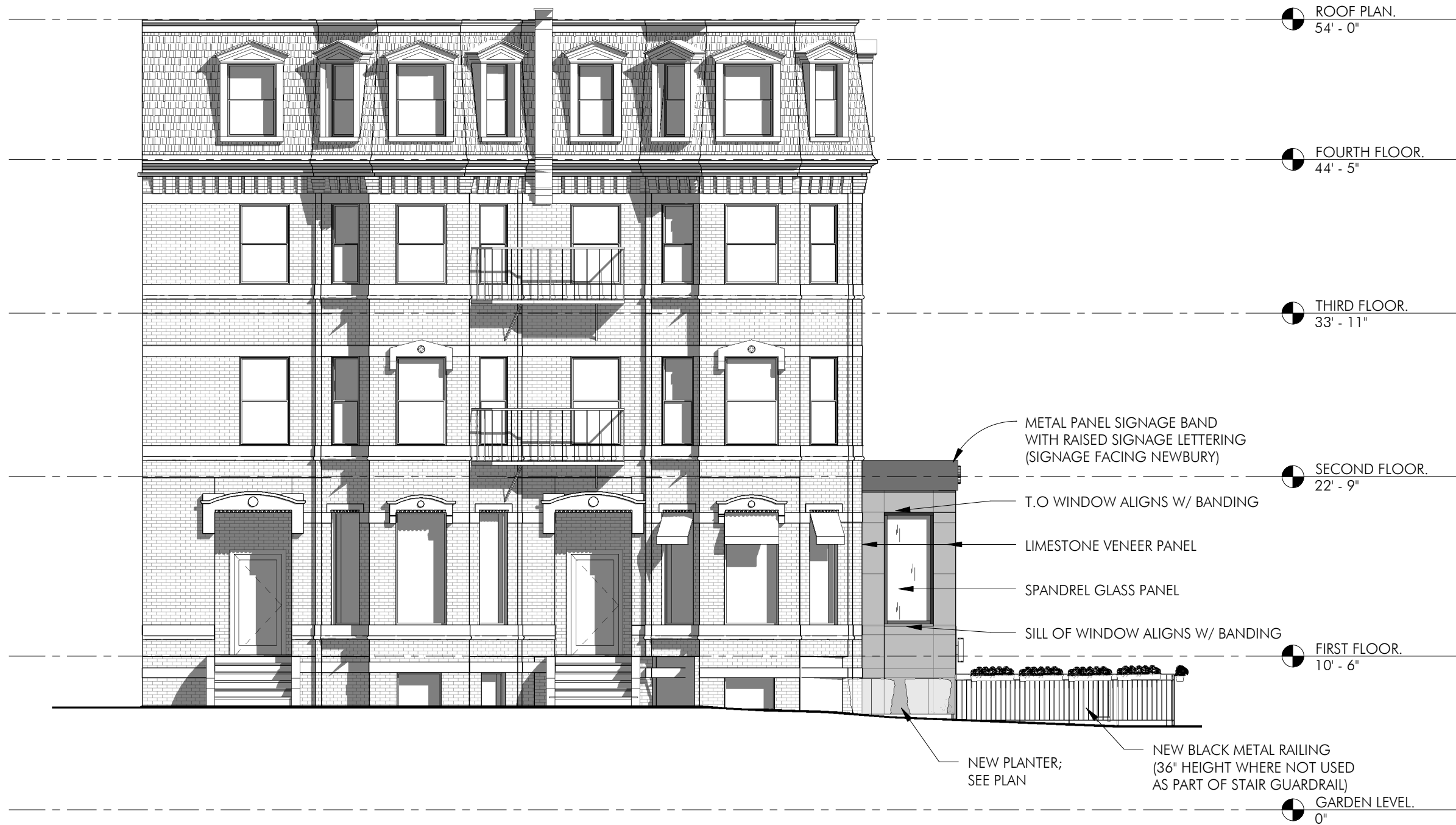


1 EXISTING NEWBURY STREET ELEVATION (SOUTH)  
3/32" = 1'-0"

2 PROPOSED NEWBURY STREET ELEVATION (SOUTH)  
3/32" = 1'-0"



EXISTING CORNER ENTRY FOR SAFAR SALON  
LOCATED AT THE CORNER OF NEWBURY ST  
AND FAIRFIELD STREET

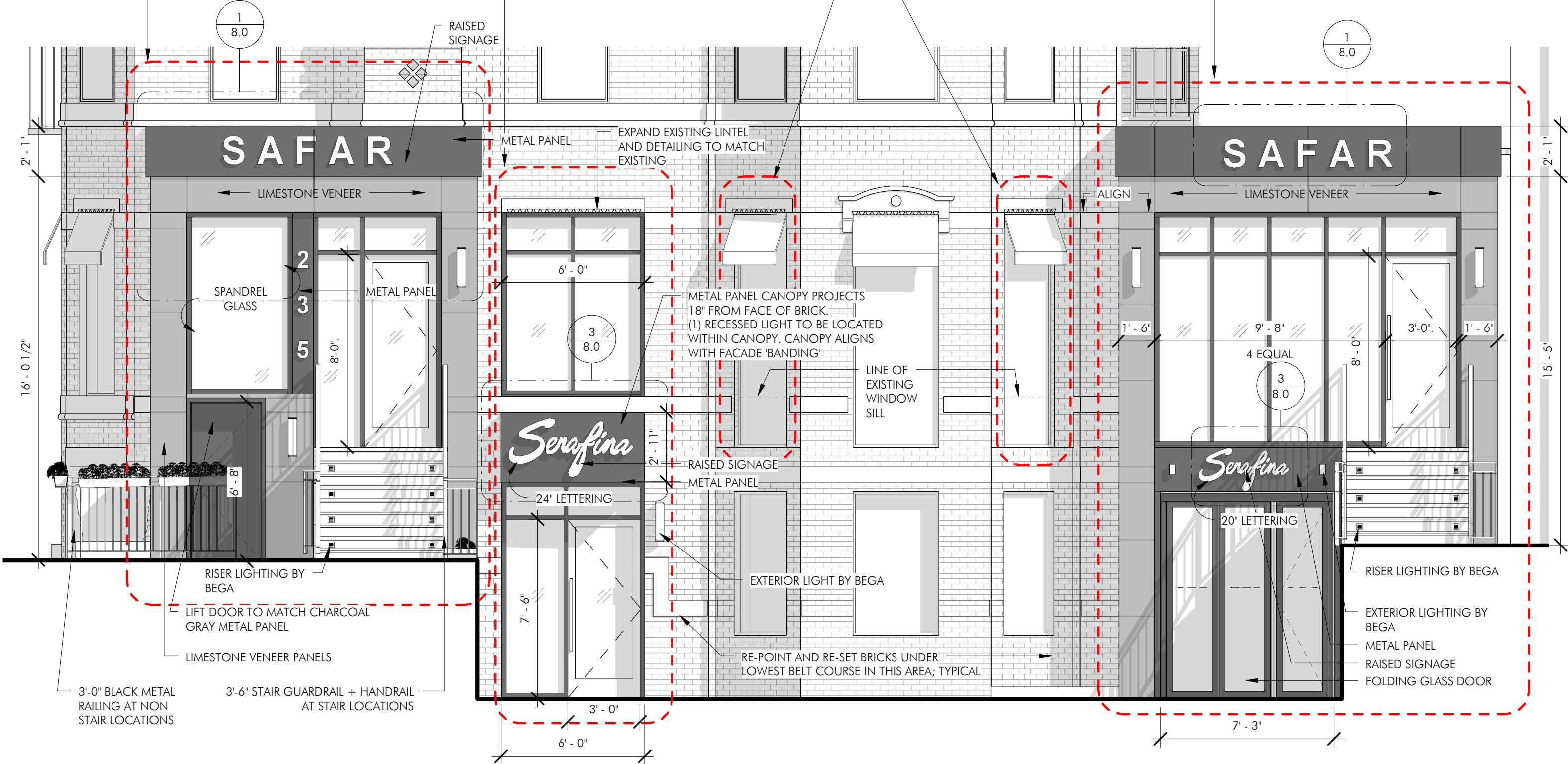


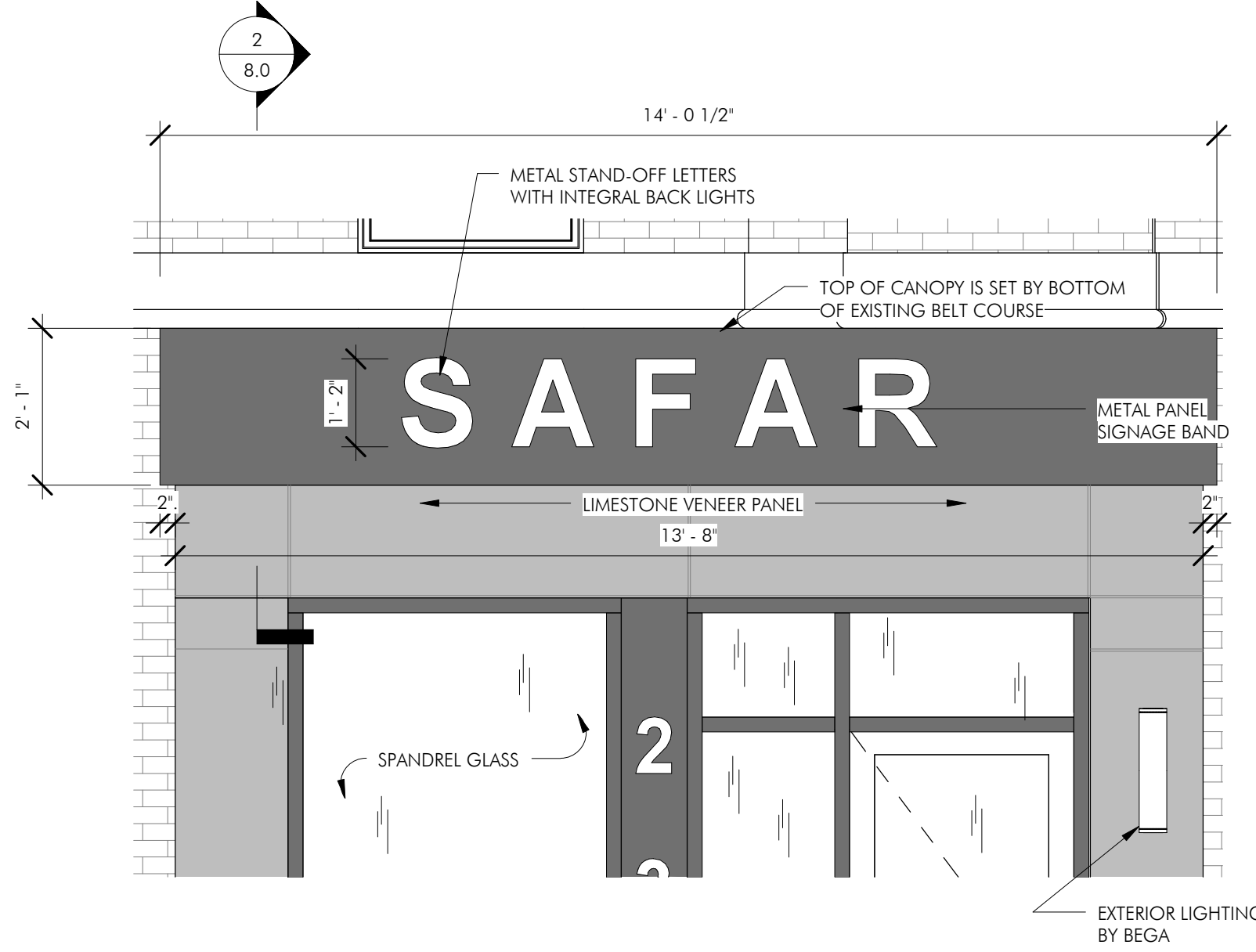
- WORK AREA 'A':
- ENLARGED BAY
  - NEW VERTICAL PLATFORM LIFT
  - NEW STAIRS
  - UPDATED SIGNAGE & EXTERIOR LIGHTING
  - NEW EXTERIOR CLADDING & FENESTRATION

- WORK AREA 'B':
- NEW DOOR AND SIDELIGHT @ LOWER PATIO LEVEL
  - EXPANDED WINDOW OPENING OF EXISTING 1ST FL WINDOW
  - NEW SIGNAGE, NEW EXTERIOR LIGHTING

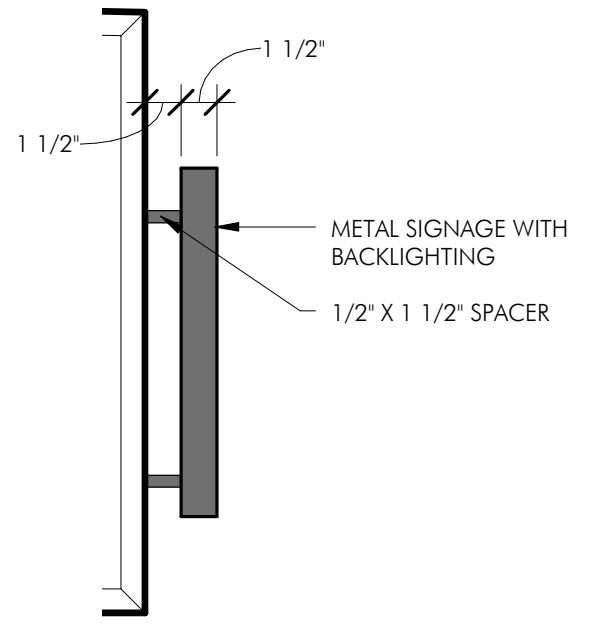
- WORK AREA 'C':
- DROPPED WINDOW SILLS TO MATCH EXISTING SILL OF ADJACENT WINDOW

- WORK AREA 'D':
- ENLARGED BAY
  - NEW STAIRS
  - UPDATED SIGNAGE & EXTERIOR LIGHTING
  - NEW EXTERIOR CLADDING & FENESTRATION

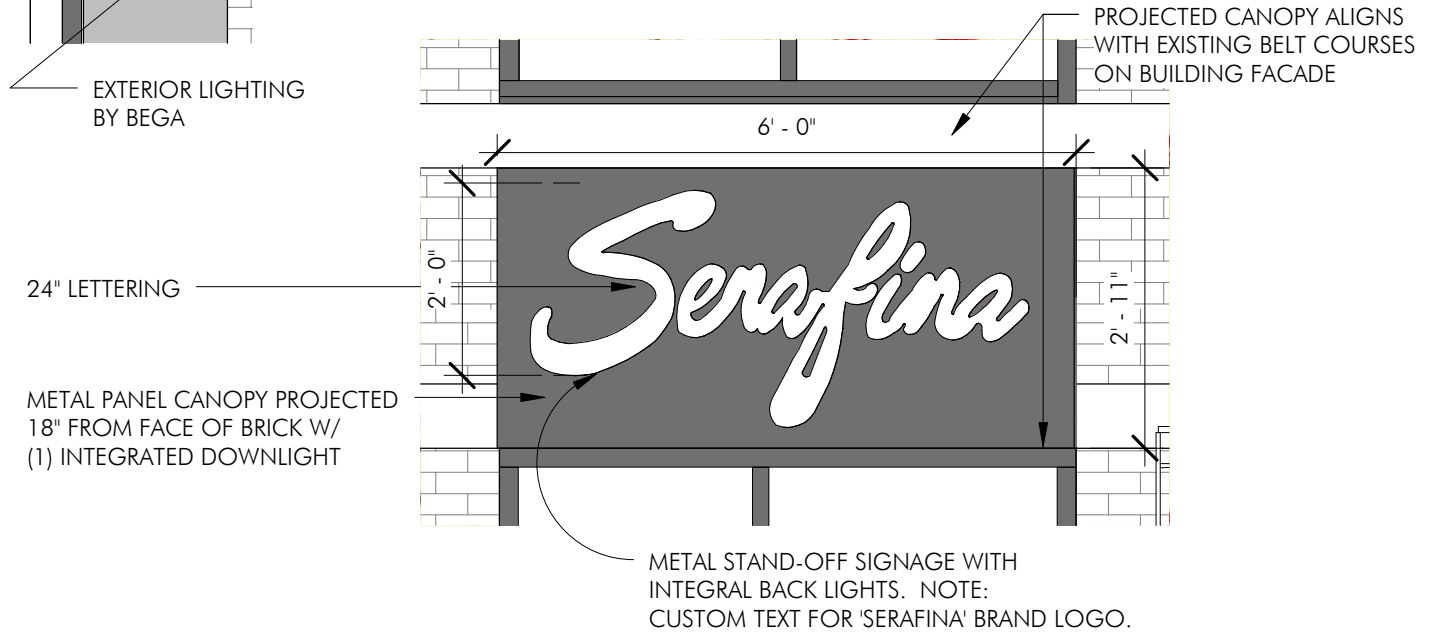




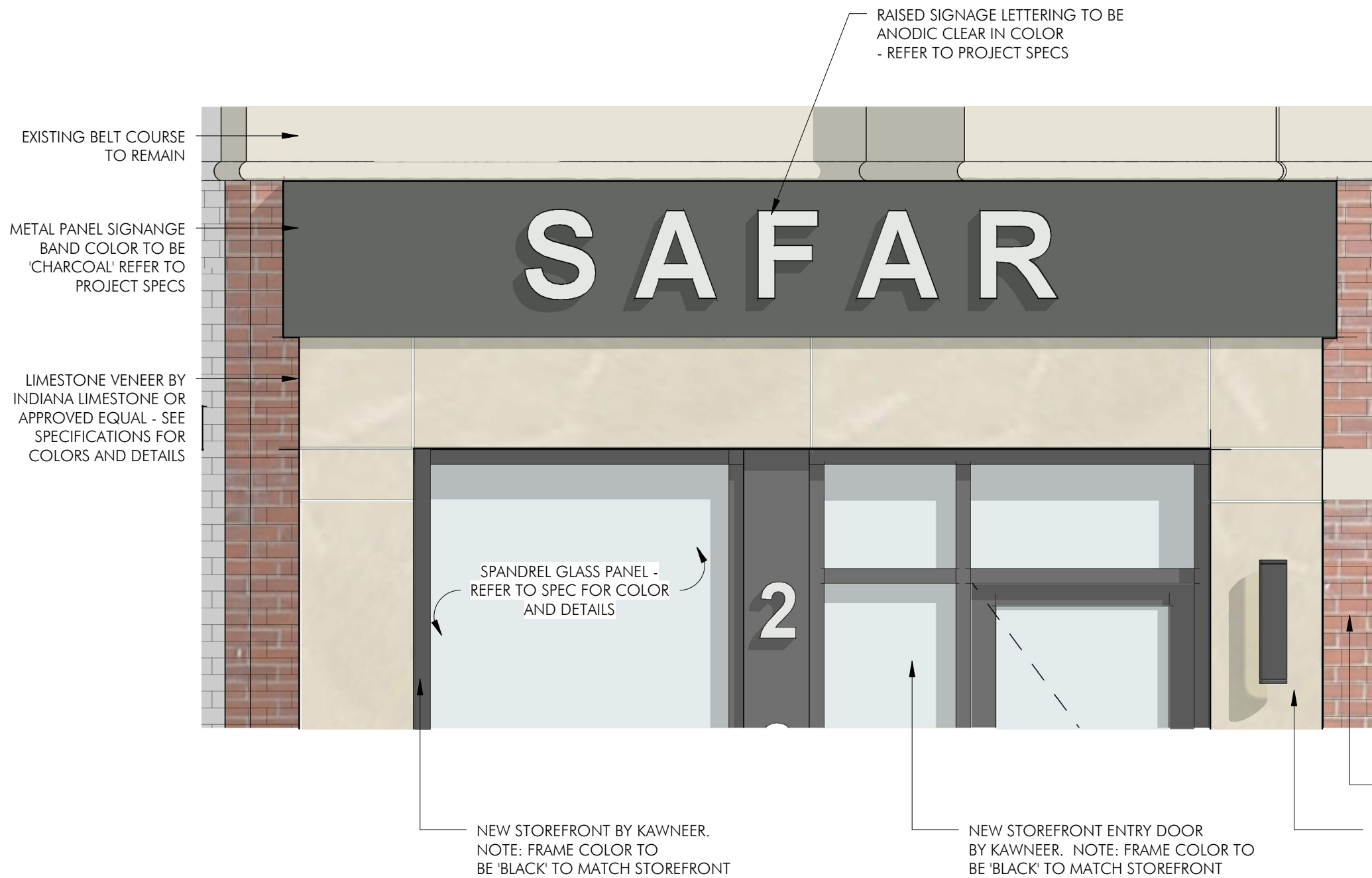
1 PROPOSED 'SAFAR' SIGNAGE  
1/2" = 1'-0"



2 DETAIL AT STAND-OFF SIGNAGE  
1 1/2" = 1'-0"



3 PROPOSED 'SERAFINA' SIGNAGE  
1/2" = 1'-0"



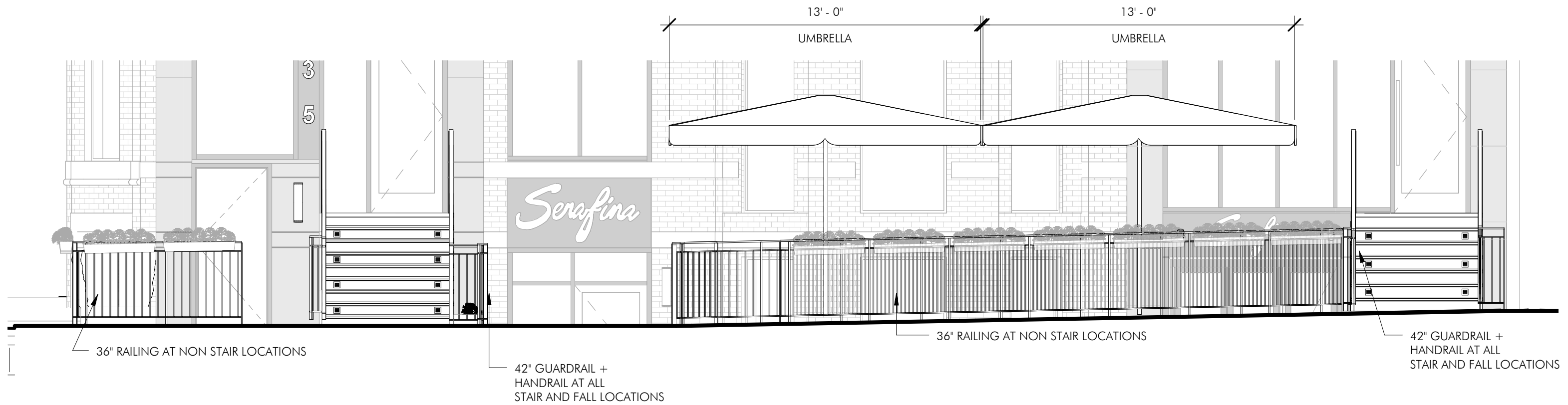
EXISTING SIGNAGE - FOR REFERENCE ONLY

NOTE: THE PROPOSED SIGNAGE IS TO MATCH THE EXISTING SIGNAGE IN TERMS OF LETTERING COLOR, STYLE & MOUNTING APPLICATION. THE EXISTING SIGNAGE IS BACKLIT AS IS THE PROPOSED SIGNAGE

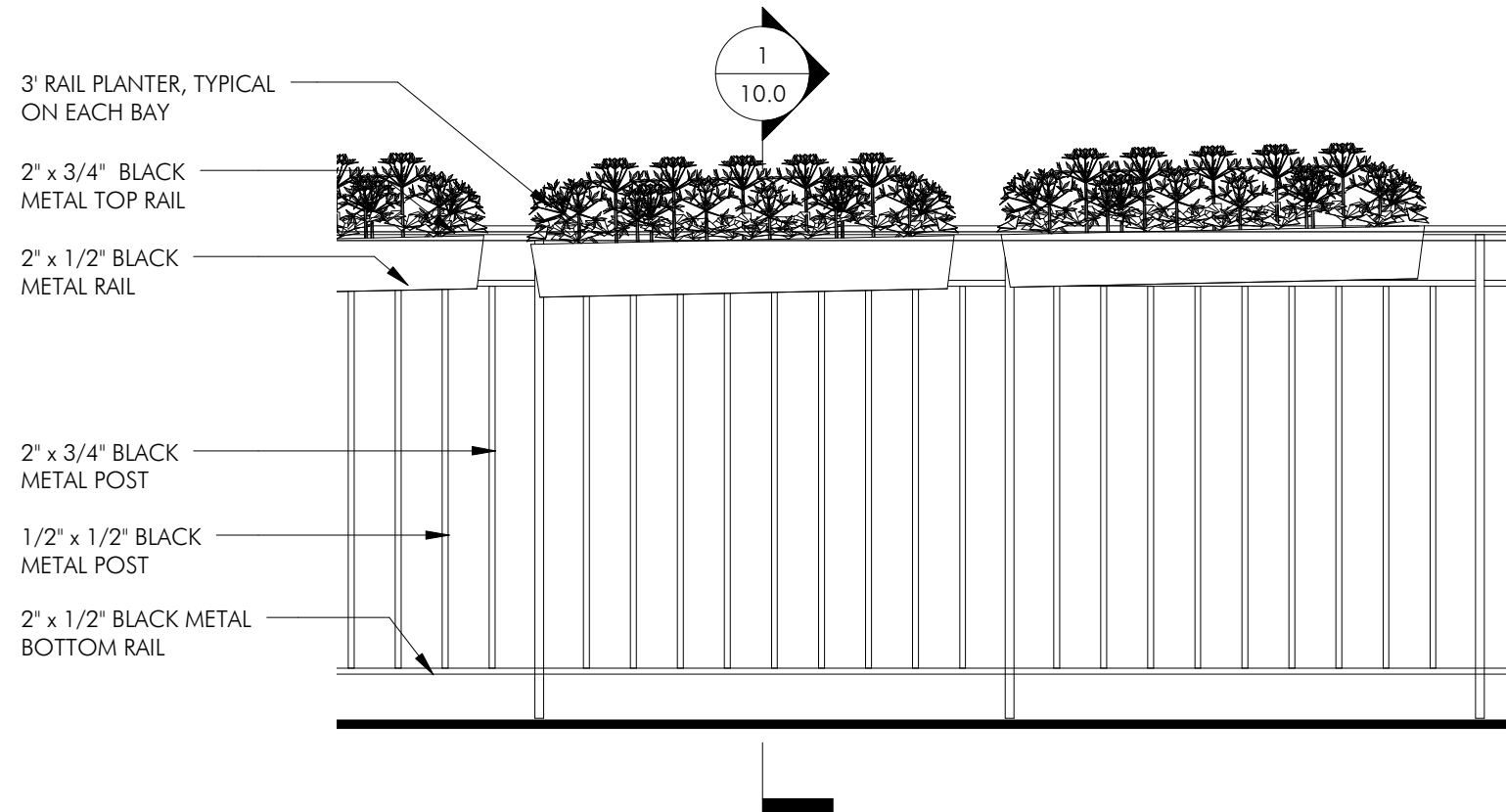
**PROPOSED SIGNAGE - COLOR RENDERING**

N.T.S

NOTE: THE 'SERAFINA' SIGNAGE BAND IS TO BE COMPRISED OF THE SAME COLOR AND DETAILS AS THE 'SAFAR' SIGNAGE SHOWN ABOVE.



EXISTING PLANTER CONDITION



3' RAIL PLANTER, TYPICAL ON EACH BAY

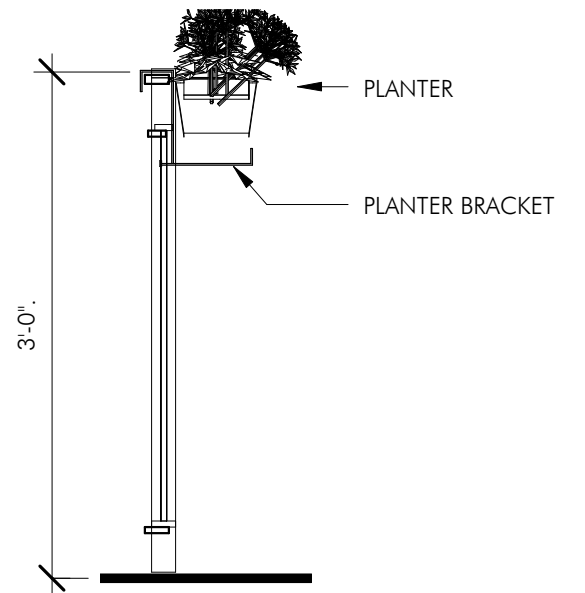
2" x 3/4" BLACK METAL TOP RAIL

2" x 1/2" BLACK METAL RAIL

2" x 3/4" BLACK METAL POST

1/2" x 1/2" BLACK METAL POST

2" x 1/2" BLACK METAL BOTTOM RAIL

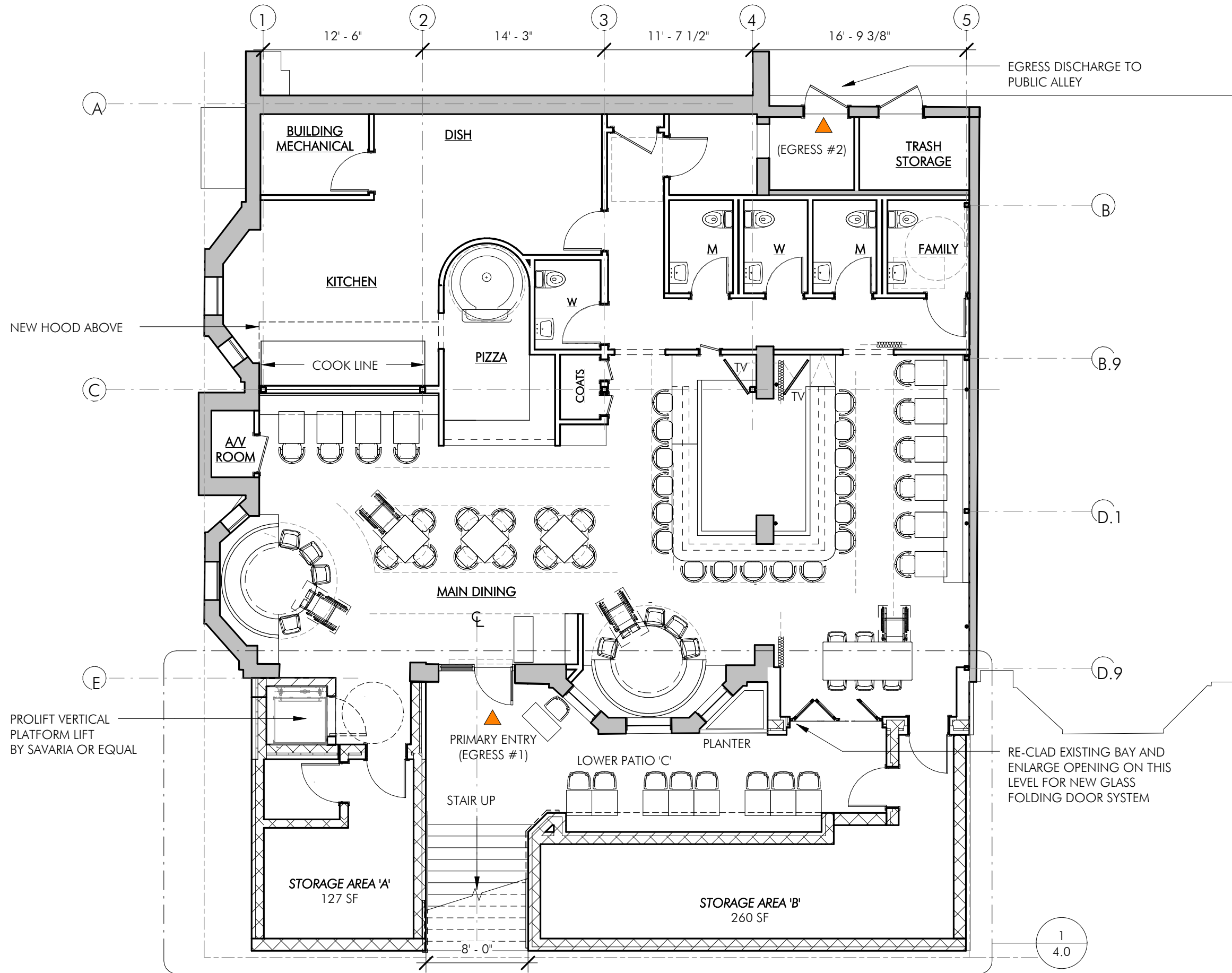


PLANTER

PLANTER BRACKET

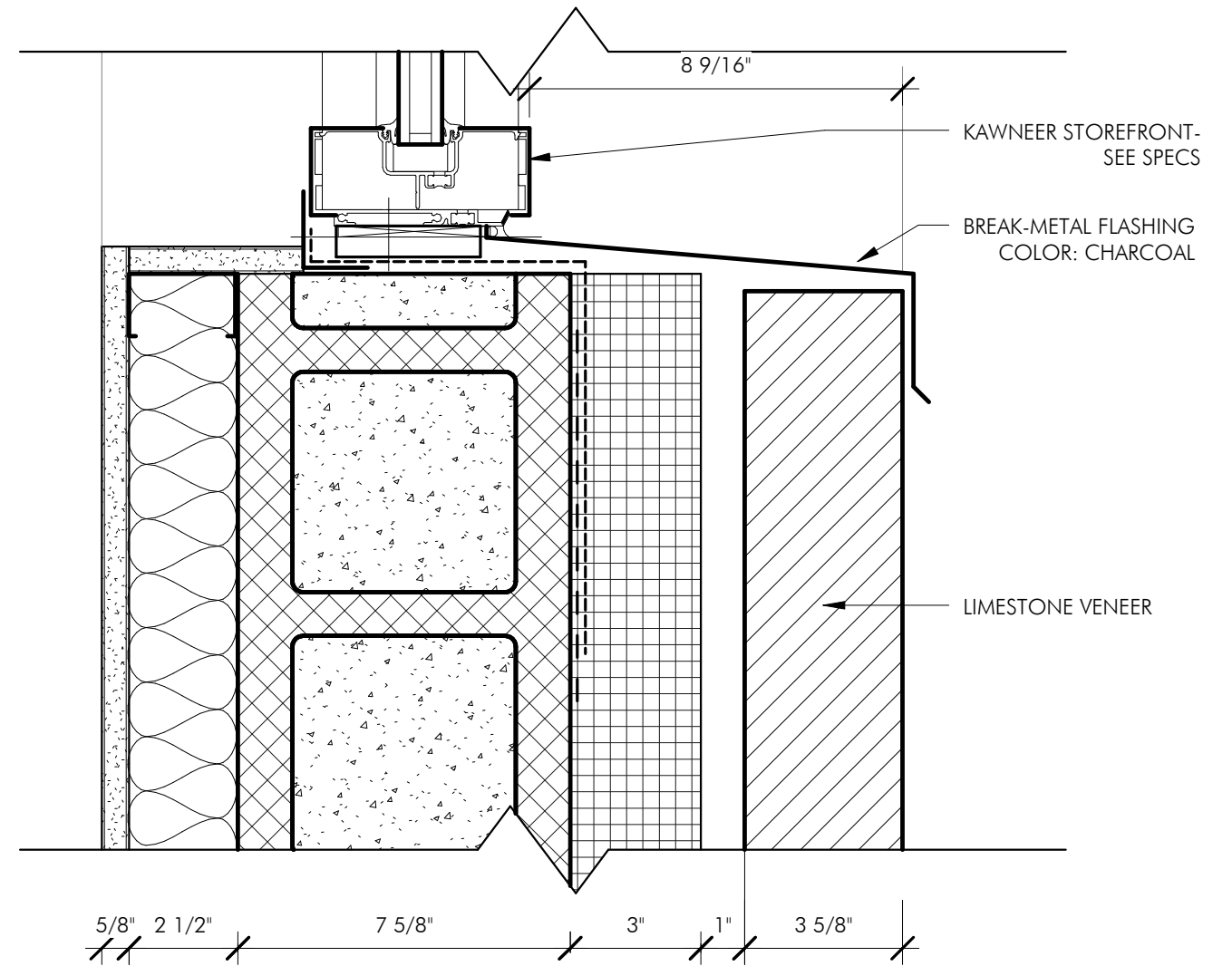
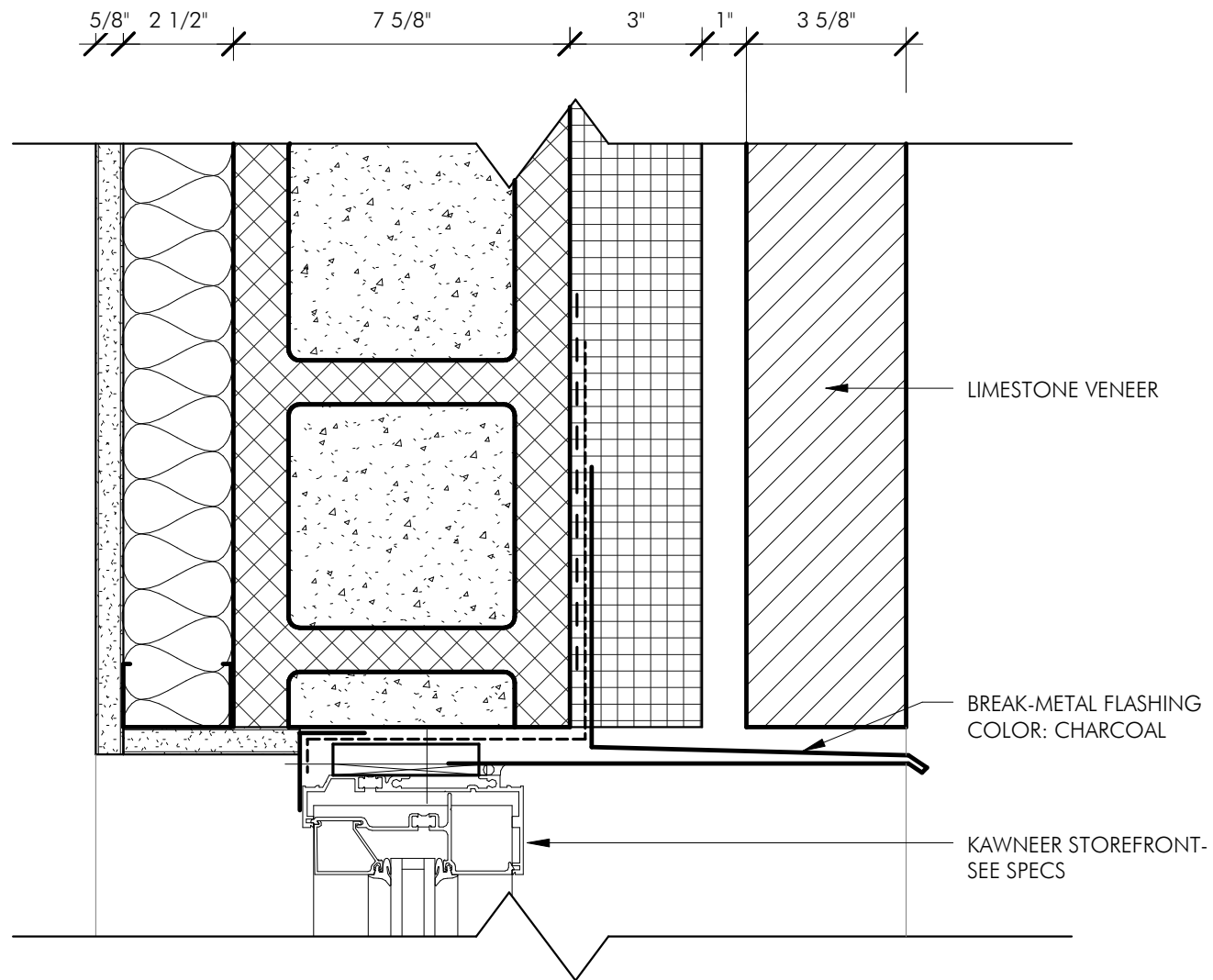
3'-0"





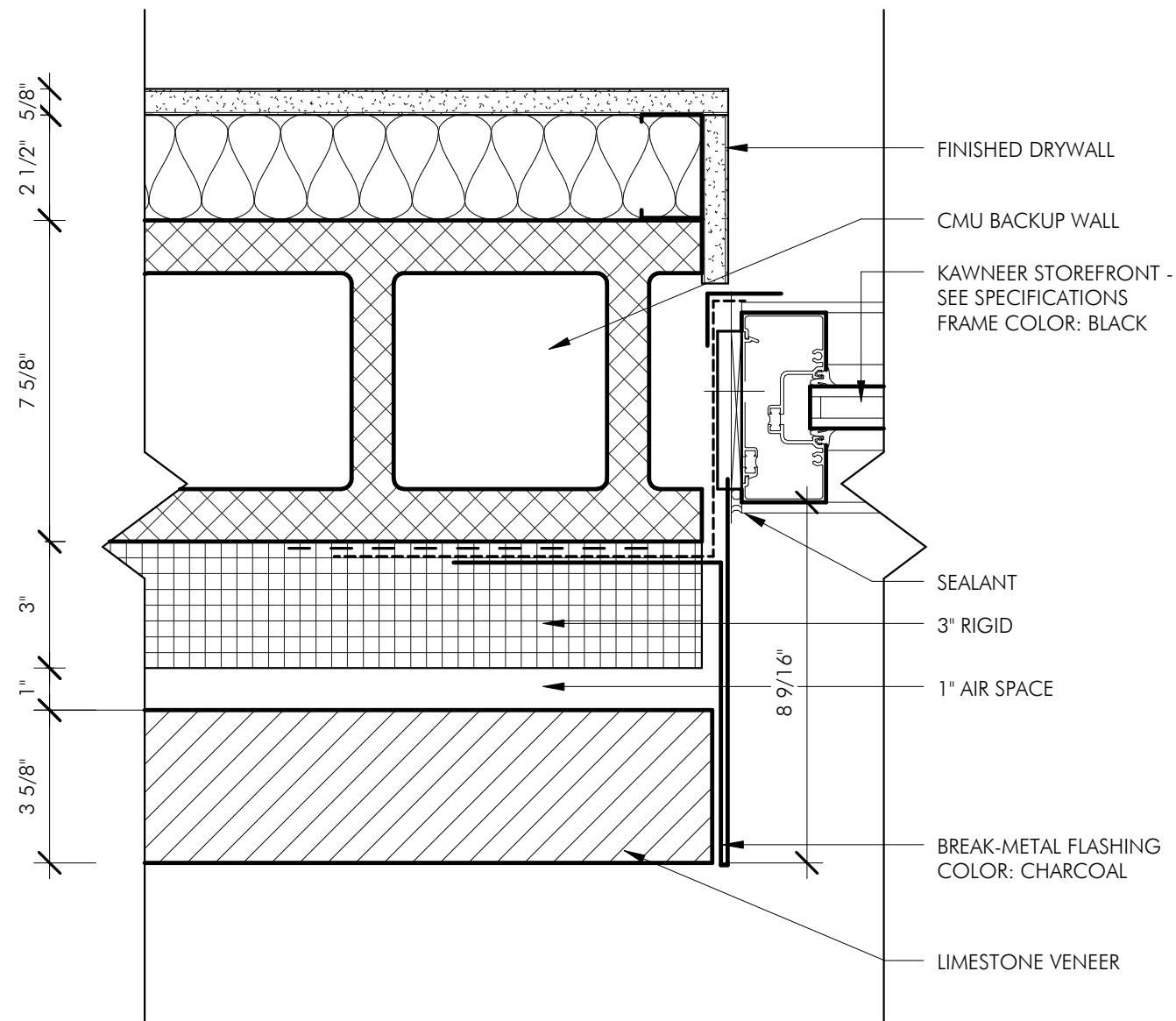
**SEATING SUMMARY**

|           |                     |
|-----------|---------------------|
| SEATS:    | 57                  |
| BAR:      | 17                  |
| STANDING: | 6                   |
| <hr/>     |                     |
|           | 80 TOTAL            |
| <hr/>     |                     |
| PATIO:    | 69                  |
| <hr/>     |                     |
|           | 149 TOTAL OCCUPANCY |

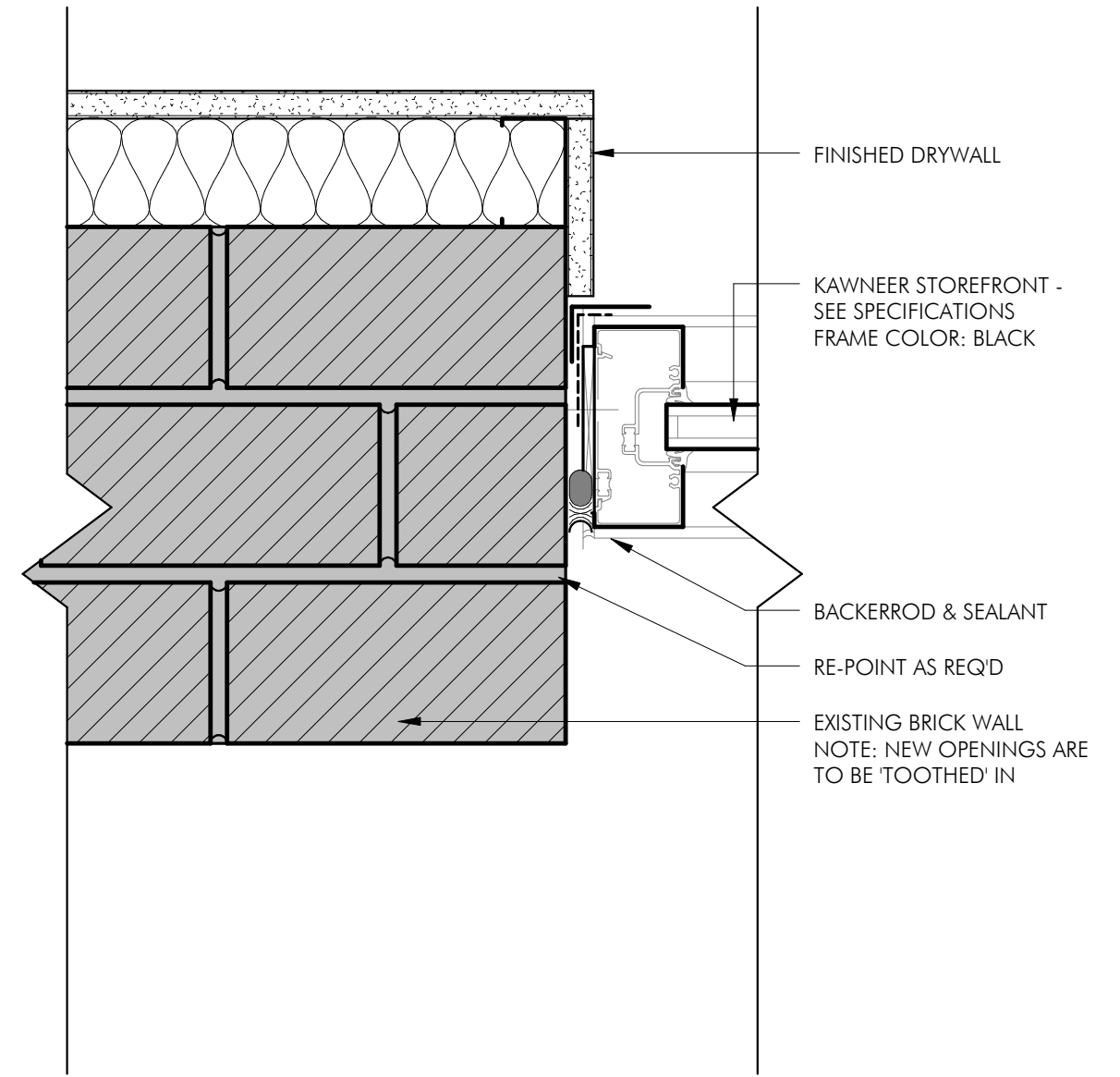


1 STOREFRONT HEAD DETAIL  
3" = 1'-0"

2 STOREFRONT SILL DETAIL  
3" = 1'-0"



1 STOREFRONT JAMB DETAIL  
3" = 1'-0"



2 STOREFRONT JAMB DETAIL @ EXIST. MASONRY  
3" = 1'-0"







IMAGE PREVIOUSLY  
PRESENTED





IMAGE PREVIOUSLY  
PRESENTED







CMU WALL TO BE CLEANED UP AND PAINTED ONE SOLID COLOR: COLOR TO BE CHARCOAL

GRAFFITI DOOR TO BE REPLACED

FLUE VENT TO BE REMOVED

HVAC MECH EQUIPMENT TO REMOVED FROM THIS ROOF LOCATION.

NEW BLACK METAL RAILING TO BE SECURED TO ROOF TOP TO PREVENT FALL HAZARD. NOTE: RAILING TO MATCH STYLE AND PROFILE OF ADJACENT ABUTTERS



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