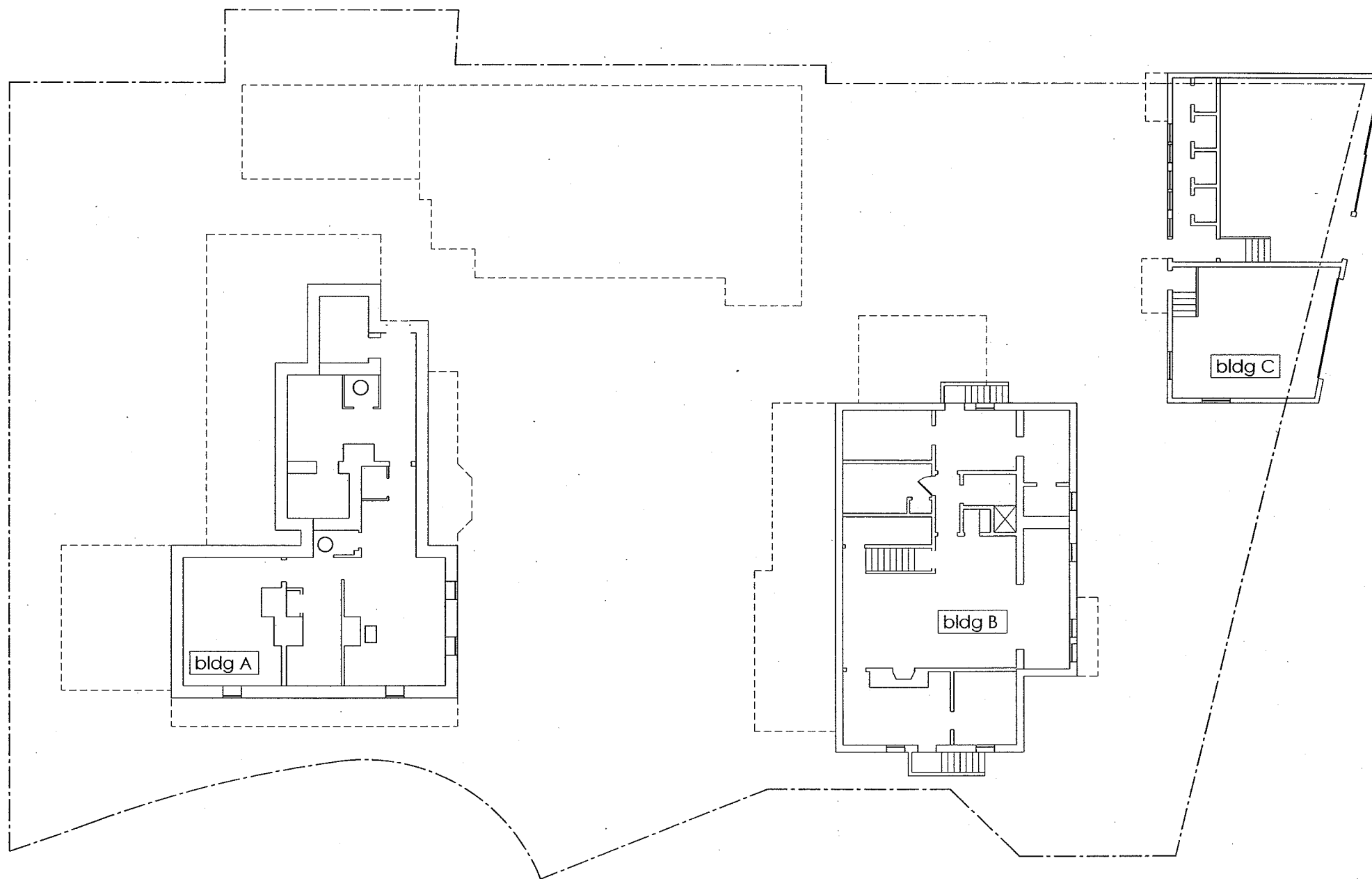




existing basement plan



revisions
1.
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10.

stamp

client
2-10 Brattle Circle
Series E Realty Trust
10 Somerset Rd
Winchester MA 01890

EXISTING BASEMENT PLAN
2 BRATTLE CIRCLE, CAMBRIDGE MA

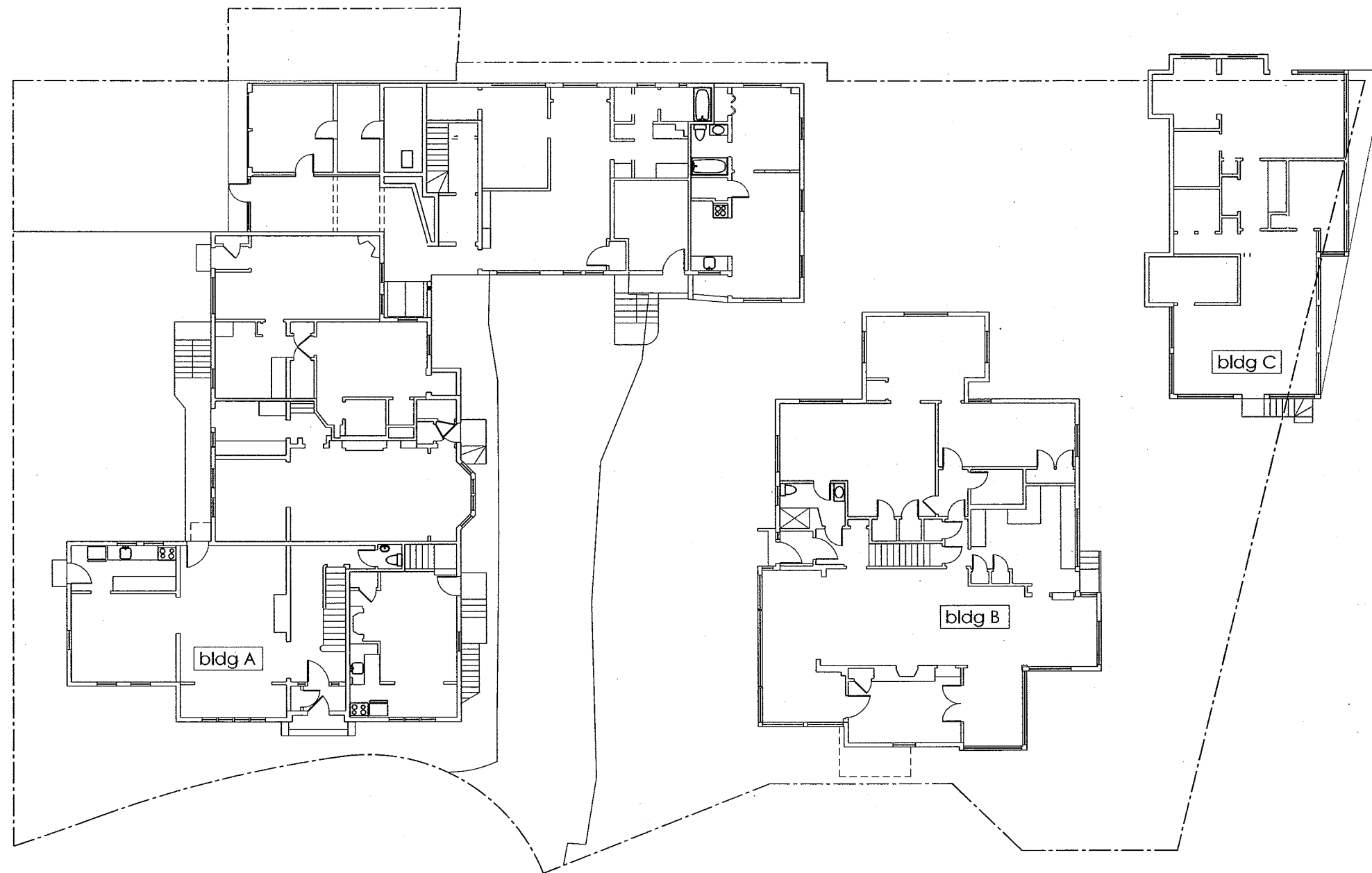
BOYES-WATSON
ARCHITECTS
thirty bow street
somererville, ma 02143
architect@boyeswatson.com
phone: (617) 629-8200
fax: (617) 629-8201

job number 17770

scale 1/8" = 1'-0"

date issued 05.25.2011

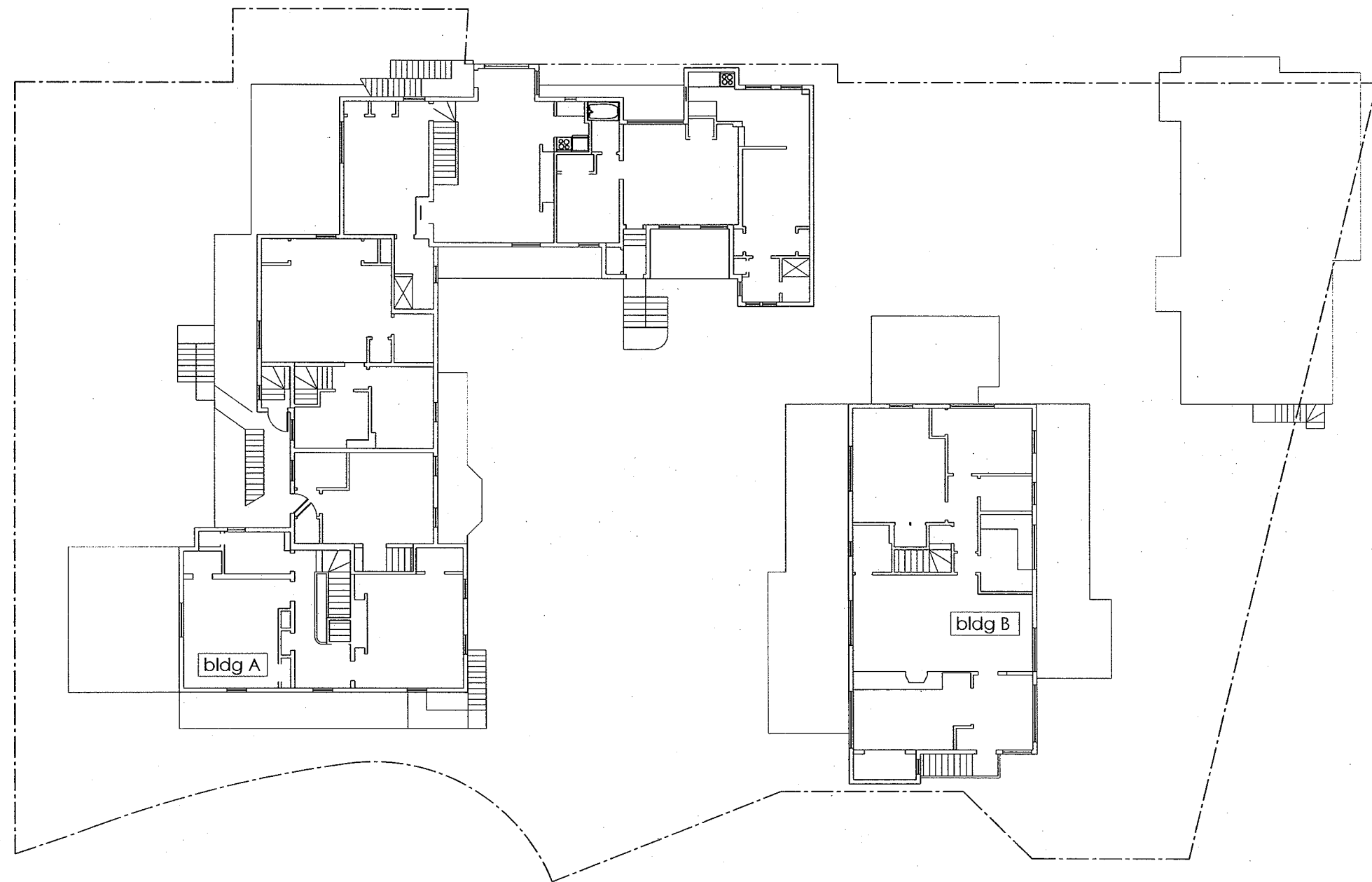
sheet no.
A200



existing first floor plan



revisions 1. _____ 2. _____ 3. _____ 4. _____ 5. _____ 6. _____ 7. _____ 8. _____ 9. _____ 10. _____	
stamp 	
client 2-10 Brattle Circle Series E Realty Trust 10 Somerset Rd Winchester MA 01890	
EXISTING FIRST FLOOR PLAN 2 BRATTLE CIRCLE, CAMBRIDGE MA	
BOYES-WATSON ARCHITECTS thirty bow street somerville, ma 02143 architecht@boyeswatson.com phone: (617) 629-8200 fax: (617) 629-8201	
job number 17770	
scale 1/8" = 1'-0"	
date issued 05.25.2011	
sheet no. A201	



existing second floor plan



revisions
1.
2.
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8.
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10.

stamp

client
2-10 Brattle Circle
Series E Realty Trust
10 Somerset Rd
Winchester MA 01890

EXISTING SECOND FLOOR PLANS
2 BRATTLE CIRCLE, CAMBRIDGE MA

BOYES-WATSON
ARCHITECTS

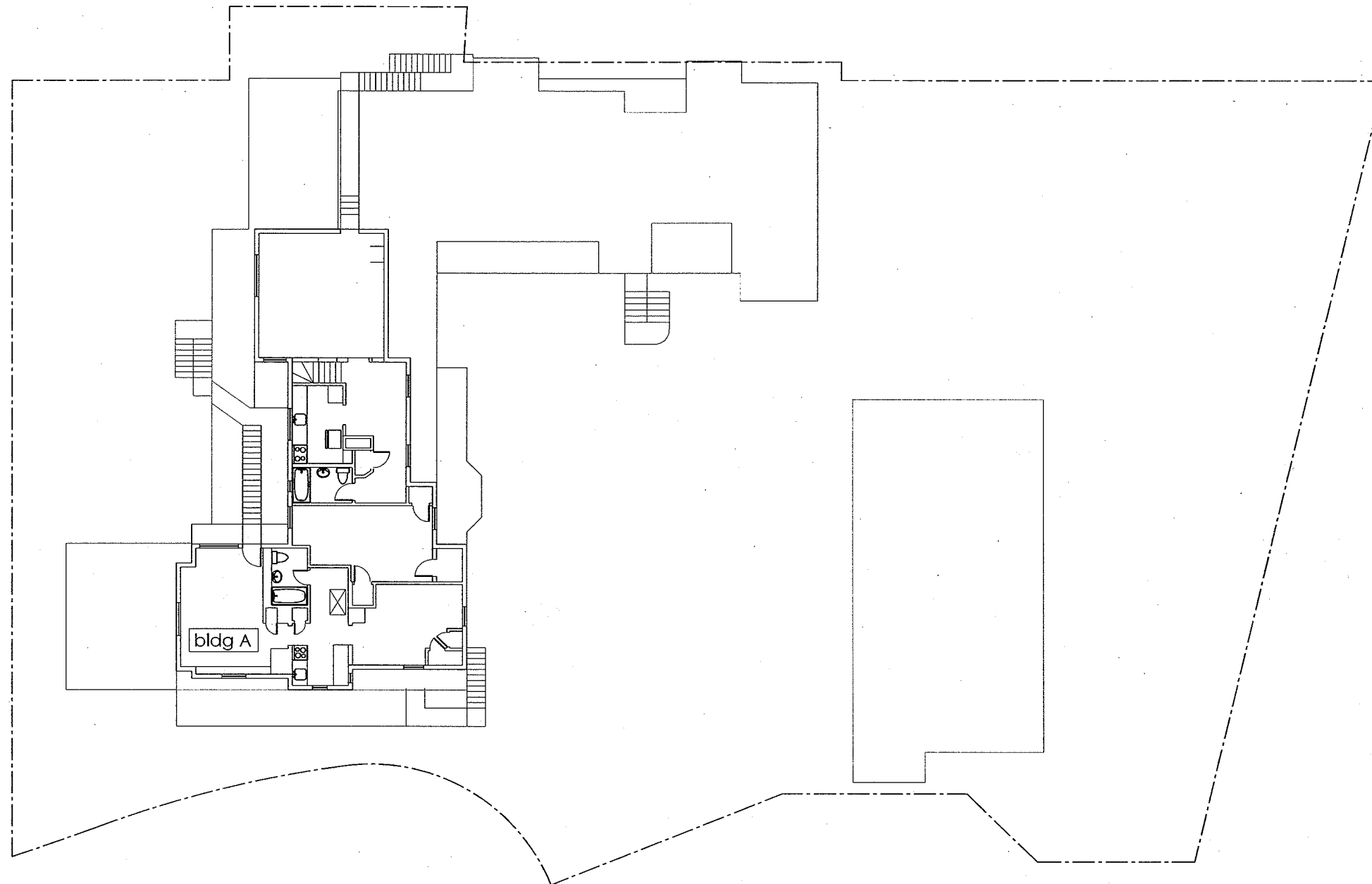
thirty bow street
somerville, ma 02143
architect@boyeswatson.com
phone: (617) 629-8200
fax: (617) 629-8201

job number 17770

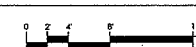
scale 1/8" = 1'-0"

date issued 05.25.2011

sheet no.
A202



existing third floor plan



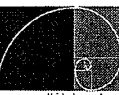
revisions	
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stamp

client
2-10 Brattle Circle
Series E Realty Trust
10 Samoset Rd
Winchester MA 01890

file	EXISTING THIRD FLOOR PLAN
project	2 BRATTLE CIRCLE, CAMBRIDGE MA

BOYES-WATSON ARCHITECTS



151 My Bow Street
Somerville, MA 02143
architect@boyeswatson.com
phone: (617) 629-8200
fax: (617) 629-8201

job number
17770

scale
AS NOTED

date issued
05.25.2011

sheet no.
A203

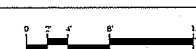


north elev

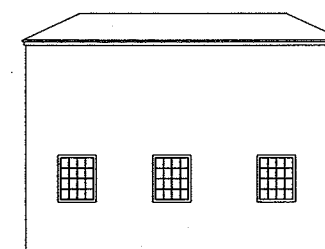


west elev

existing elevations - bldg A

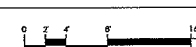


south elev

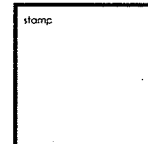


east elev

existing elevations - bldg A



revisions
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client
2-10 Brattle Circle
Series E Realty Trust
10 Somerset Rd
Winchester MA 01890

EXISTING BUILDING ELEVATIONS
2 BRATTLE CIRCLE, CAMBRIDGE MA

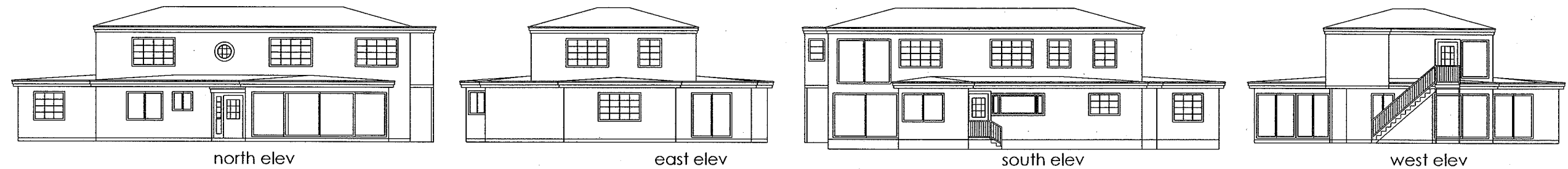
BOYES-WATSON
ARCHITECTS
thirty bow street
somerville, ma 02143
architect@boyeswatson.com
phone: (617) 429-8200
fax: (617) 429-8201

job number 17770

scale 1/8" = 1'-0"

date issued 05.25.2011

sheet no.
A204



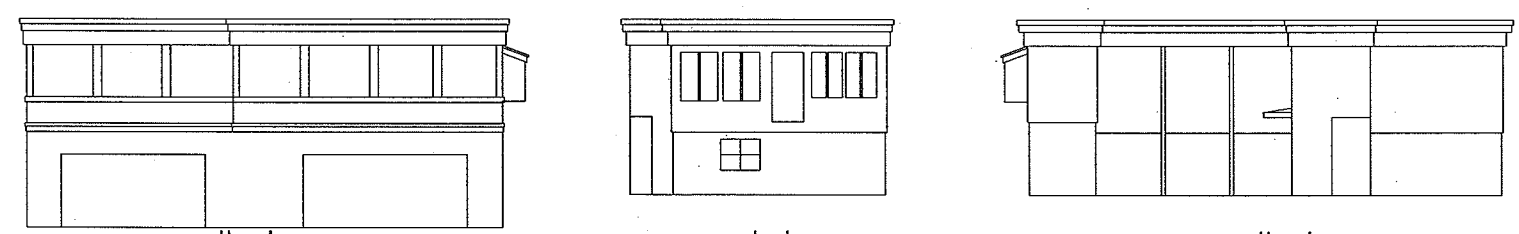
north elev

east elev

south elev

west elev

existing elevations - bldg B

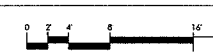


south elev

west elev

north elev

existing elevations - bldg C



revisions
1.
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stamp

client
2-10 Brattle Circle
Series E Realty Trust
10 Somerset Rd
Winchester MA 01890

EXISTING BUILDING ELEVATIONS
2 BRATTLE CIRCLE, CAMBRIDGE MA

BOYES-WATSON
ARCHITECTS
thirty bow street
somerville, ma 02143
architects@boyeswatson.com
phone: (617) 629-8200
fax: (617) 629-8201

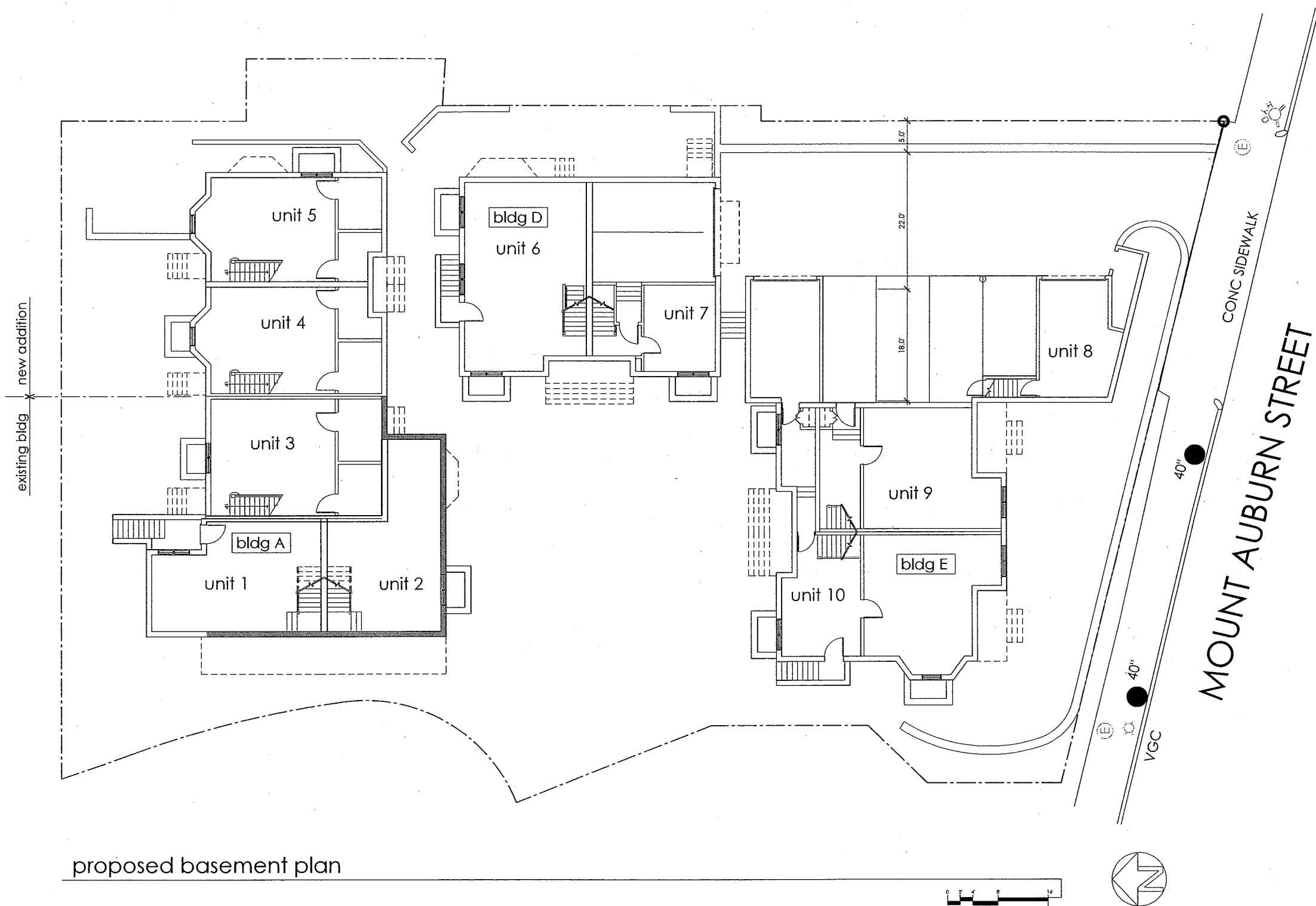
job number
17770

scale
1/8" = 1'-0"

date issued
05.25.2011

sheet no.

A205



revisions
1.
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stamp

client
2-10 Brattle Circle
Series E Realty Trust
10 Somerset Rd
Winchester MA 01890

PROPOSED BASEMENT PLAN
2 BRATTLE CIRCLE, CAMBRIDGE MA

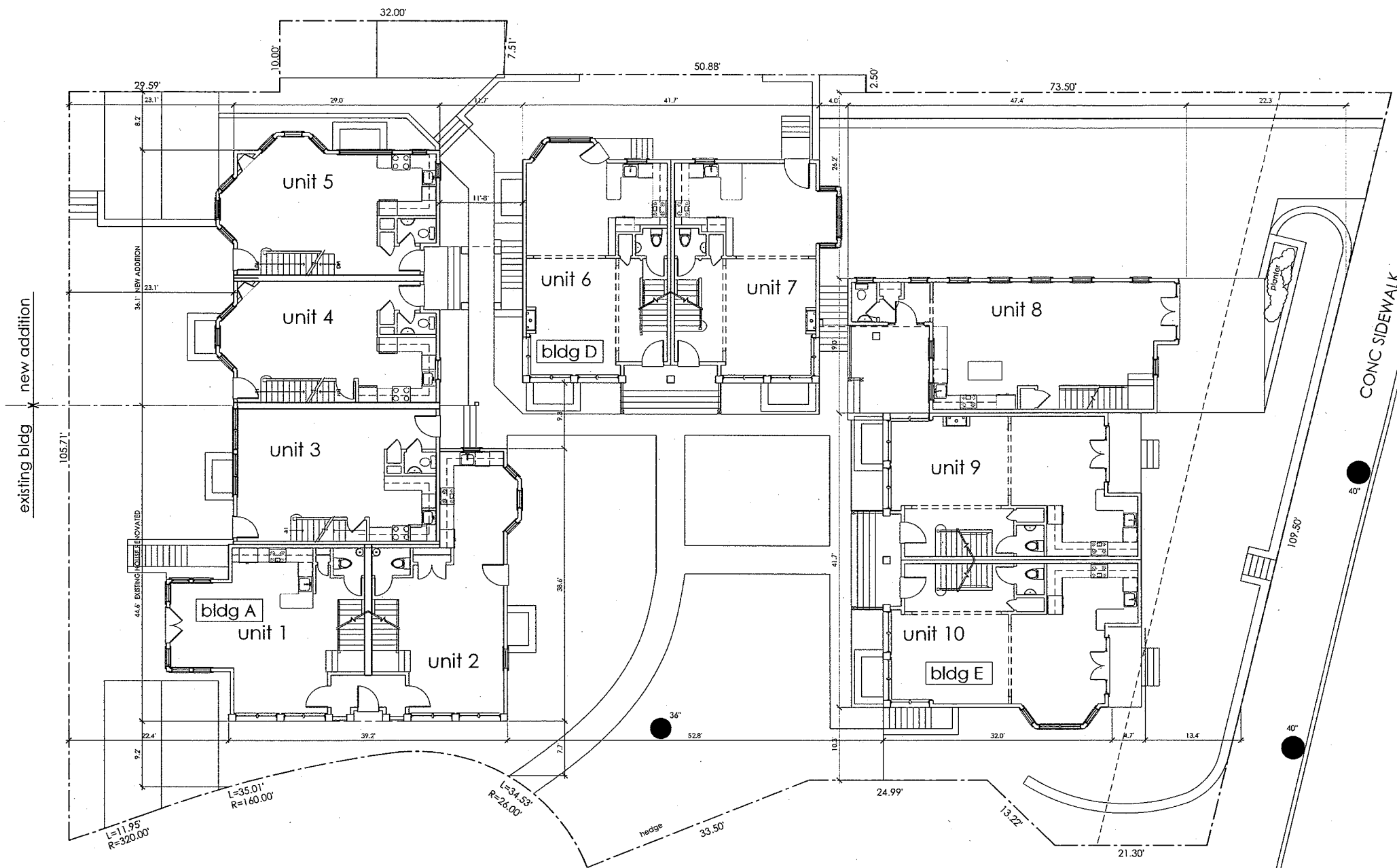
BOYES-WATSON
ARCHITECTS
thirty bow street
somerville, ma 02143
architect@boyeswatson.com
phone: (617) 629-8306
fax: (617) 629-8201

job number
17770

scale
1/8" = 1'-0"

date issued
05.25.2011

sheet no.
A300



proposed first floor plan

OPEN SPACE KEY

USABLE OPEN SPACE	0 SF	4794 SF	2663 SF	PERMEABLE OPEN SPACE
-------------------	------	---------	---------	----------------------

USABLE OPEN SPACE MIN. DIMENSION 10' PER 11.15.5(1)

OPEN SPACE THAT IS BOTH USABLE & PERMEABLE

OPEN SPACE CALCULATIONS

	EXIST.	PROPOSED	REQUIRED
USABLE OPEN SPACE (NOT PERMEABLE)	0 SF	0 SF	-
USABLE OPEN SPACE (NOT PERMEABLE)	6117 SF (34.3%)	4794 SF (26.8%)	-
TOTAL USABLE OPEN SP.	6117 SF (34.3%)	4794 SF (26.8%)	25%
TOTAL PERMEABLE OPEN SPACE	7861 SF (44.0%)	7457 SF (41.8%)	15%
TOTAL OPEN SPACE	7861 SF (44.0%)	7457 SF (41.8%)	40%

LOT AREA = 17,836 SF

REQ. PERM. OPEN SPACE 17,836 (15%) = 2675.4 SF
 REQ. USABLE OPEN SPACE 17,836 (25%) = 4459.0 SF (per 11.15.5)
 REQ. TOTAL OPEN SPACE 40% 17,836 (40%) = 7134.4 SF

BRATTLE CIRCLE

UNIT NO.	BMENT (net GFA)	1ST FL	2ND FL	3RD FL	TOTAL GFA
UNIT 1	449	60	405	256	1262
UNIT 2	450	635	405	256	1296
UNIT 3	539	570	450	370	1390
UNIT 4	492	540	522	0	1062
UNIT 5	491	560	542	0	1102
UNIT 6	606	684	522	385	1591
UNIT 7	265	682	522	385	1589
UNIT 8	281	712	552	0	1264
UNIT 9	540	701	522	385	1608
UNIT 10	681	728	522	385	1635
COMMON	0	130	0	0	130
Total Proj.	4802	6543	4964	2422	13929

revisions

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stamp

client
 2-10 Brattle Circle
 Series E Realty Trust
 10 Somers Rd
 Winchester MA 01890

FIRST FLOOR PLAN

2 BRATTLE CIRCLE, CAMBRIDGE MA

BOYES-WATSON ARCHITECTS

thirty bow street
 somerville, ma 02143

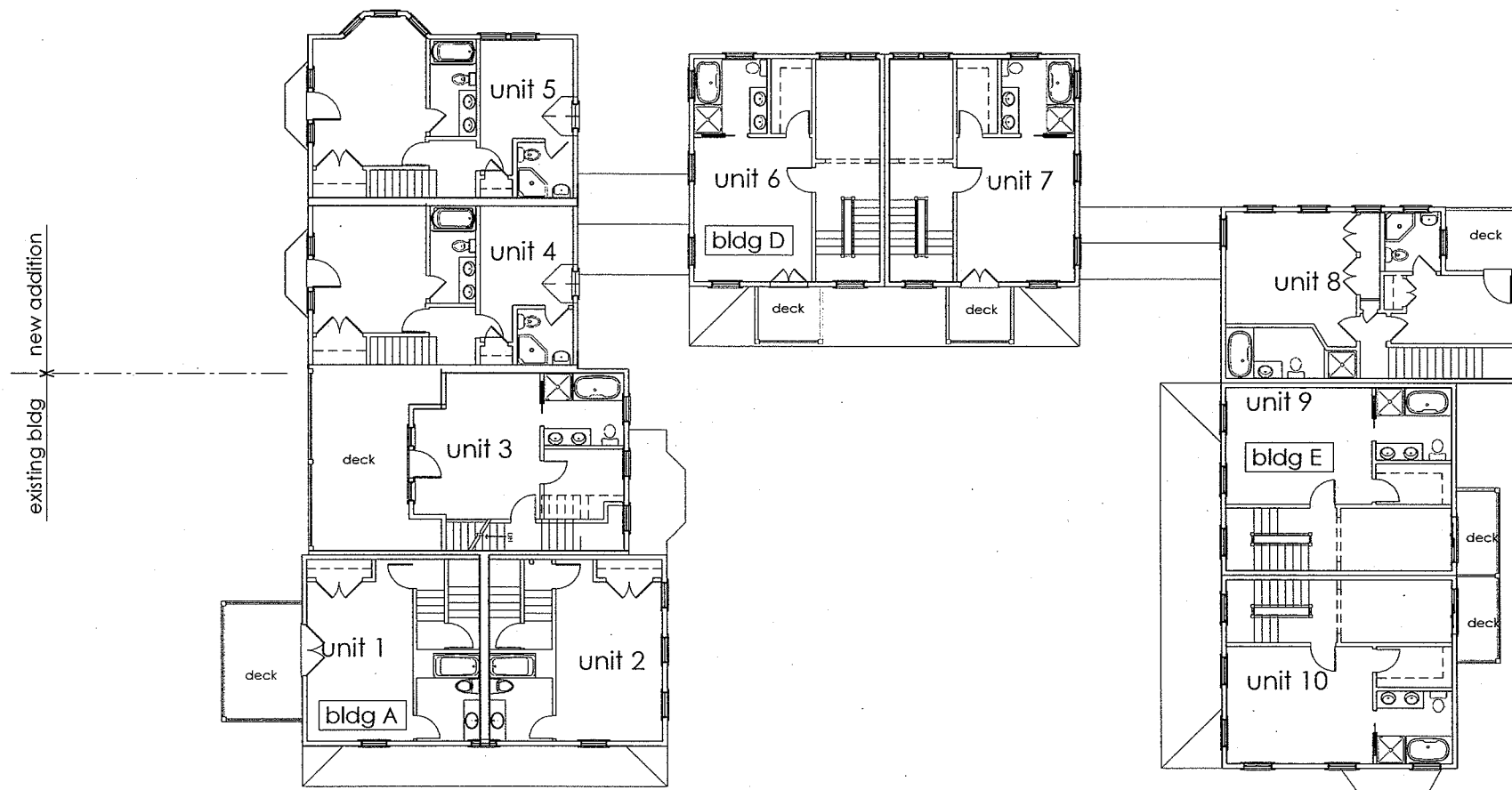
architects@boyeswatson.com
 phone: (617) 629-8300
 fax: (617) 629-8301

job number
 17770

scale
 1/8" = 1'-0"

date issued
 05.25.2011

sheet no.
A301



proposed second floor plan



revisions
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stamp

client
2-10 Brattle Circle
Series E Realty Trust
10 Somers Rd
Winchester MA 01890

PROPOSED SECOND FLOOR PLANS
2 BRATTLE CIRCLE, CAMBRIDGE MA

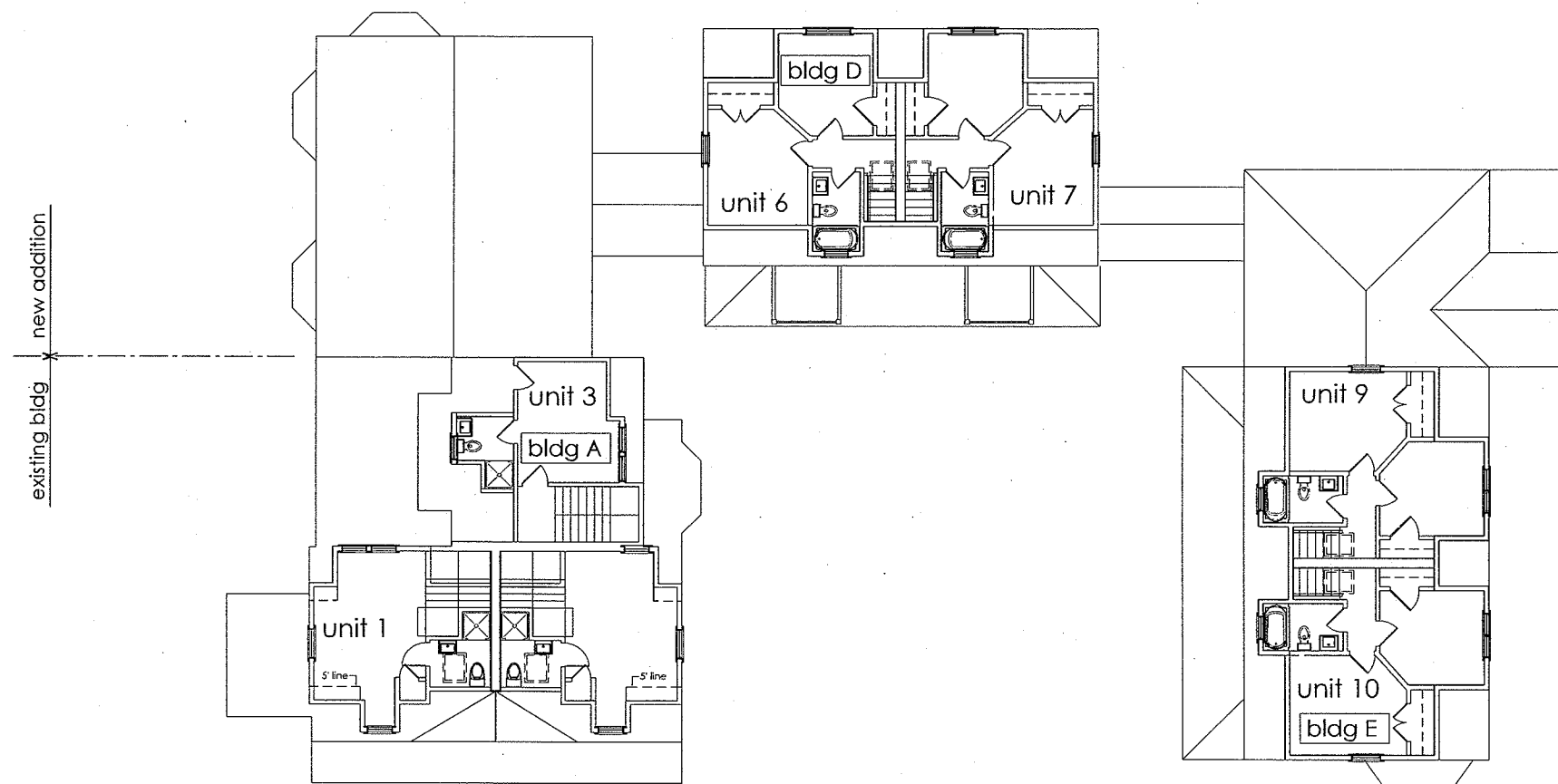
BOYES-WATSON
ARCHITECTS
thirty bow street
somerville, ma 02143
architectural@boyeswatson.com
phone: (617) 429.8220
fax: (617) 429.8201

job number
17770

scale
1/8" = 1'-0"

date issued
05.25.2011

sheet no.
A302



proposed third floor plan



revisions
1.
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stamp

client
2-10 Brattle Circle
Series E Realty Trust
10 Somers Rd
Winchester MA 01890

PROPOSED THIRD FLOOR PLAN
2 BRATTLE CIRCLE, CAMBRIDGE MA

BOYES-WATSON
ARCHITECTS
thirty bow street
somerville, ma 02143
architectural@boyeswatson.com
phone: (617) 429-8200
fax: (617) 429-8201

job number
17770

scale
AS NOTED

date issued
05.25.2011

sheet no.
A303



elevation from courtyard



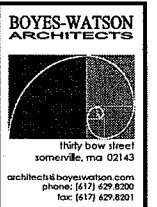
elevation from brattle circle

revisions
1.
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client
2-10 Brattle Circle
Series E Realty Trust
10 Somers Rd
Worcester MA 01690

PROPOSED ELEVATIONS
2 BRATTLE CIRCLE, CAMBRIDGE MA

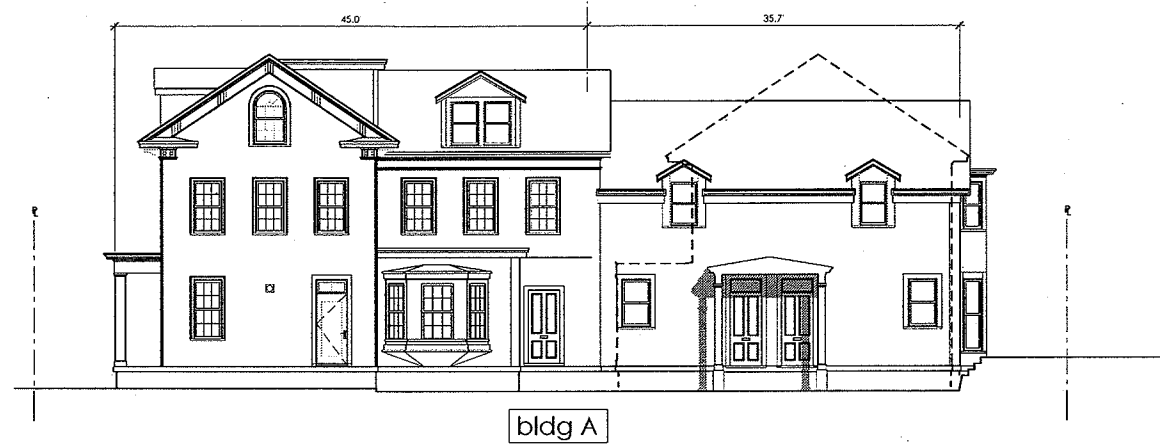


job number
17770

scale
1/8" = 1'-0"

date issued
05.25.2011

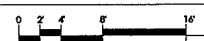
sheet no.
A401



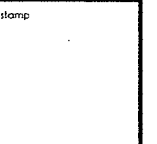
courtyard elev looking towards brattle



courtyard elev looking towards mt. auburn



revisions
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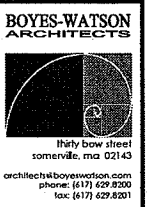
client
2-10 Brattle Circle
Series E Realty Trust
10 Somers Rd
Winchester MA 01890

PROPOSED ELEVATIONS

2 BRATTLE CIRCLE, CAMBRIDGE MA

job

project



job number
17770

scale
1/8" = 1'-0"

date issued
05.25.2011

sheet no.
A402