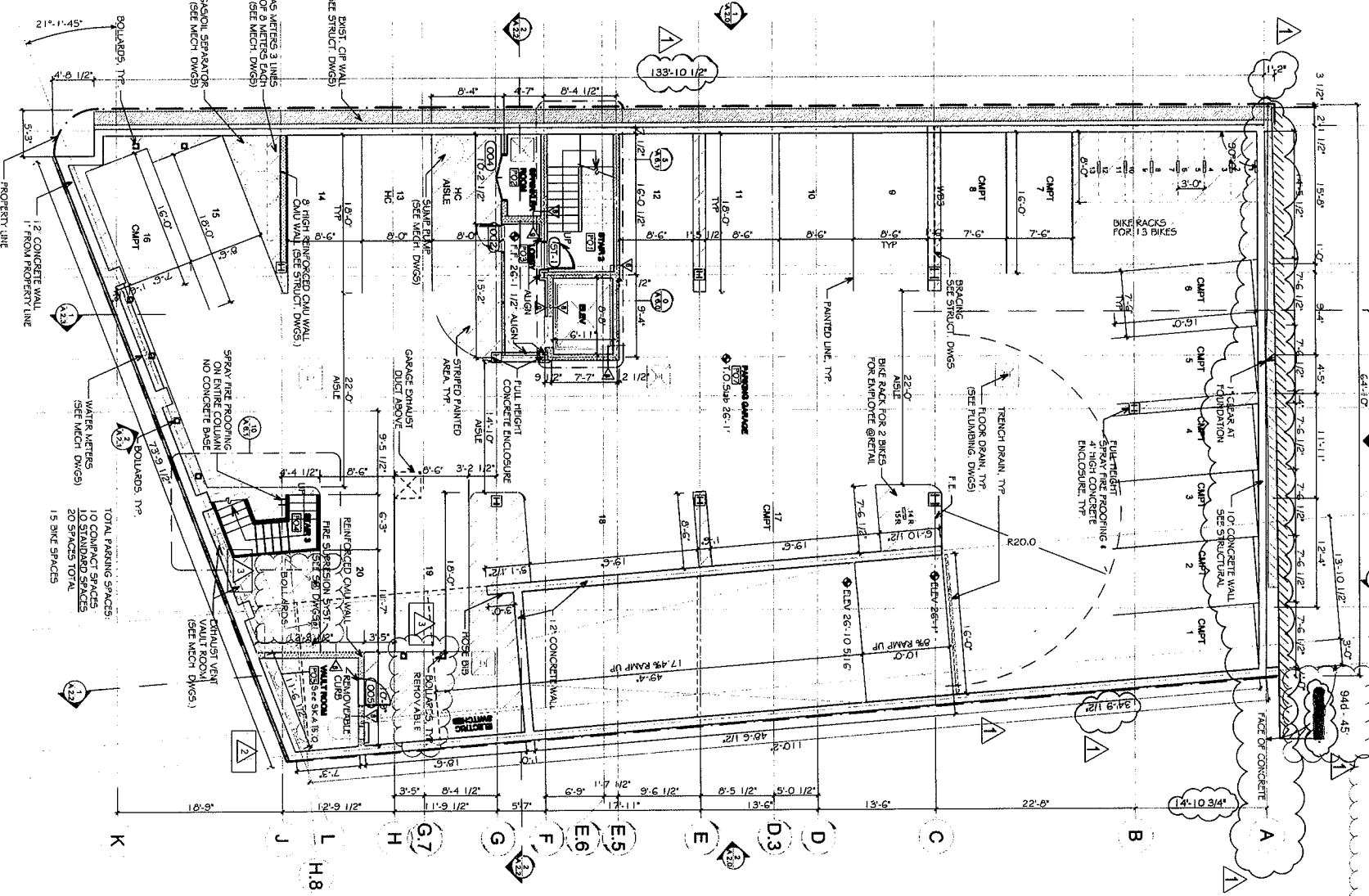
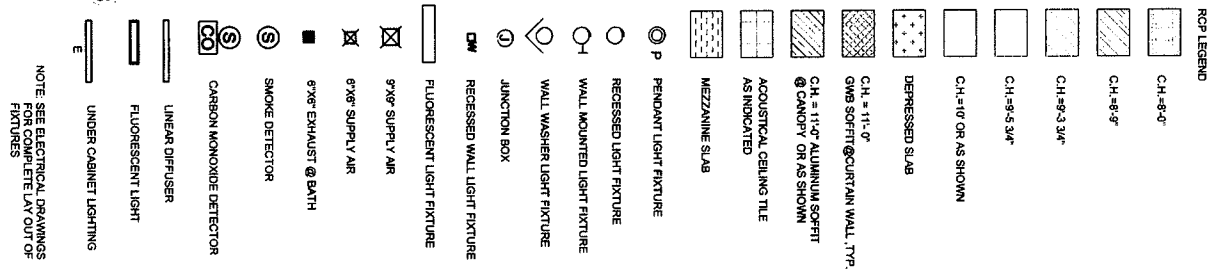


2 PARKING FLOOR RCP  
SCALE: 1/8"=1'-0"



1 PARKING LEVEL  
SCALE: 1/8"=1'-0"

NOTE: ANGLE CHANGED PER DCI FIELD VERIFICATION DATED 10/5/11

**PETER QUINN ARCHITECTS**  
ARCHITECTURE  
PLANNING  
COMMUNITY DESIGN  
1904 MASS AVE, 2ND FL  
CAMBRIDGE, MA 02140  
PH 617-354-3989 FAX 617-888-0280

PROJECT  
**1063-1077**  
MASSACHUSETTS AVE  
PROPOSED BUILDING

PREPARED FOR  
**BRIGHTON ALLSTON PROPERTIES, LLC**  
1299 BEACON ST  
BROOKLINE, MA

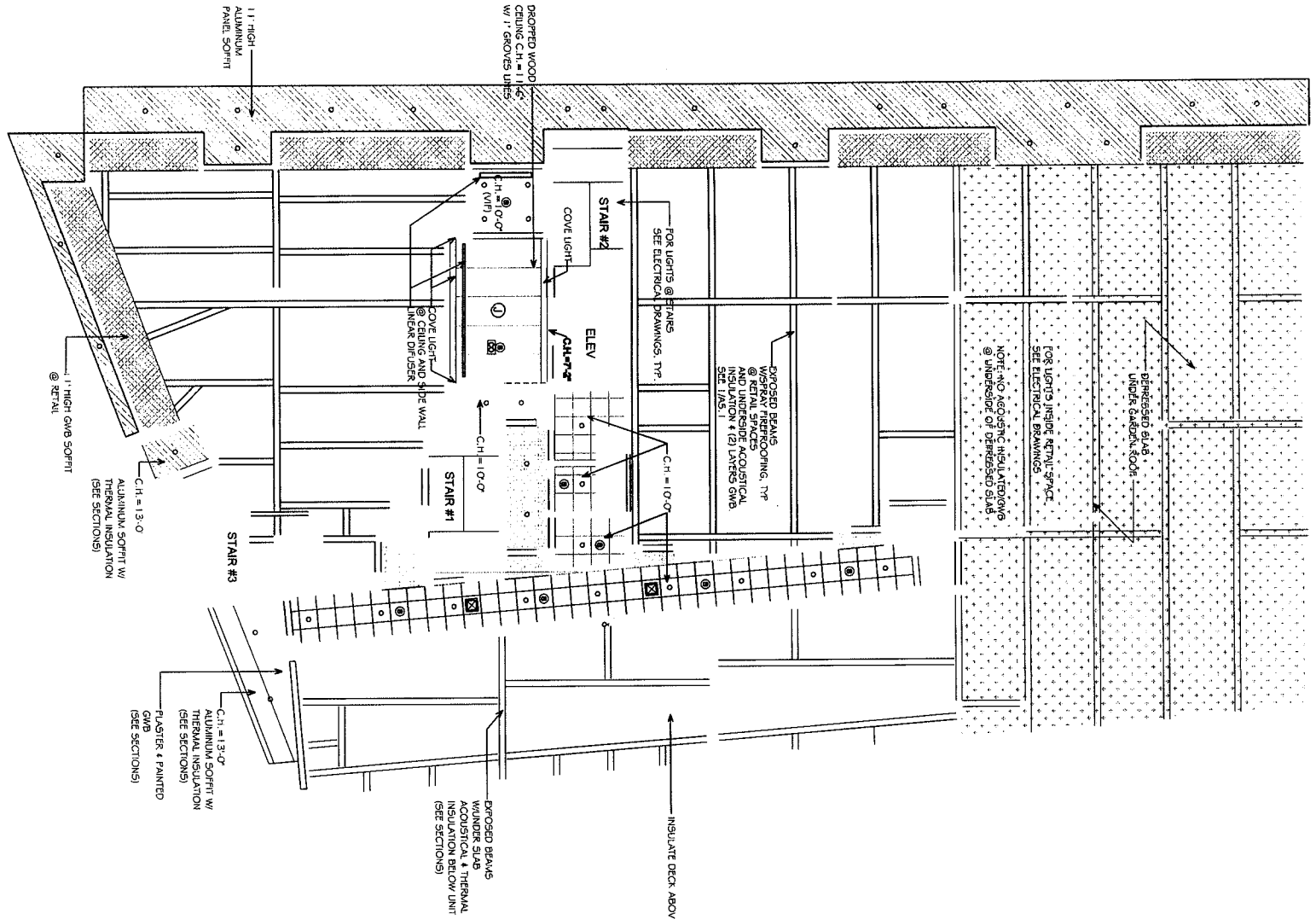
DRAWING TITLE  
**PARKING LEVEL PLAN AND RCP**

SCALE AS NOTED

REVISION / ISSUE	DATE
SKA - 15.1	9 MAY 2012
SKA - 15.0	8 MAR 2012
ASI #4	22 SEP 2011
BP REV	22 FEB 2011
CONTRACT SET	23 DEC 2010
PERMIT SET	25 OCT 2010
DRAWN BY ACW	REVIEWED BY PQ

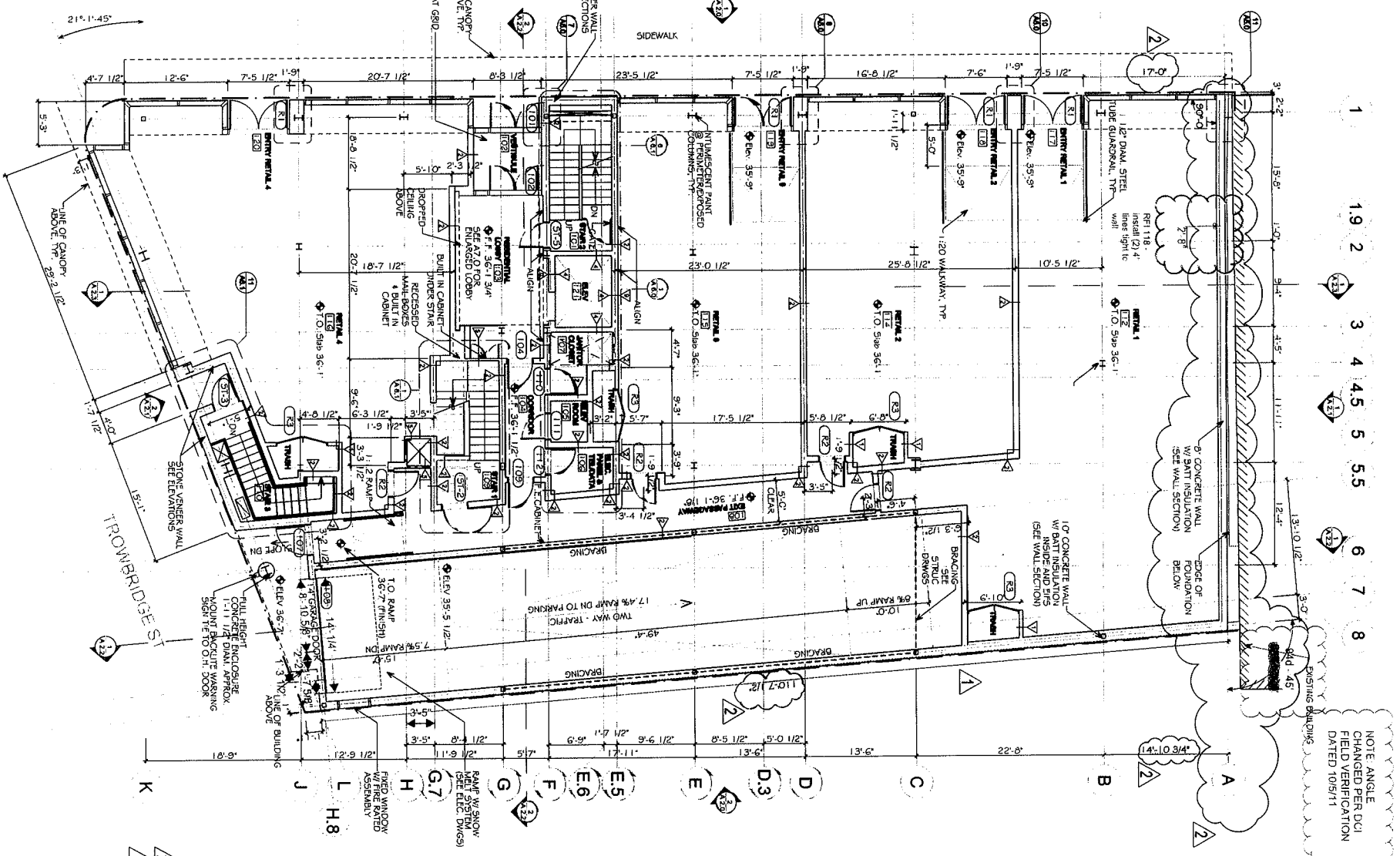
**A1.0**

2 1ST FLOOR RCP  
SCALE: 1/8"=1'-0"



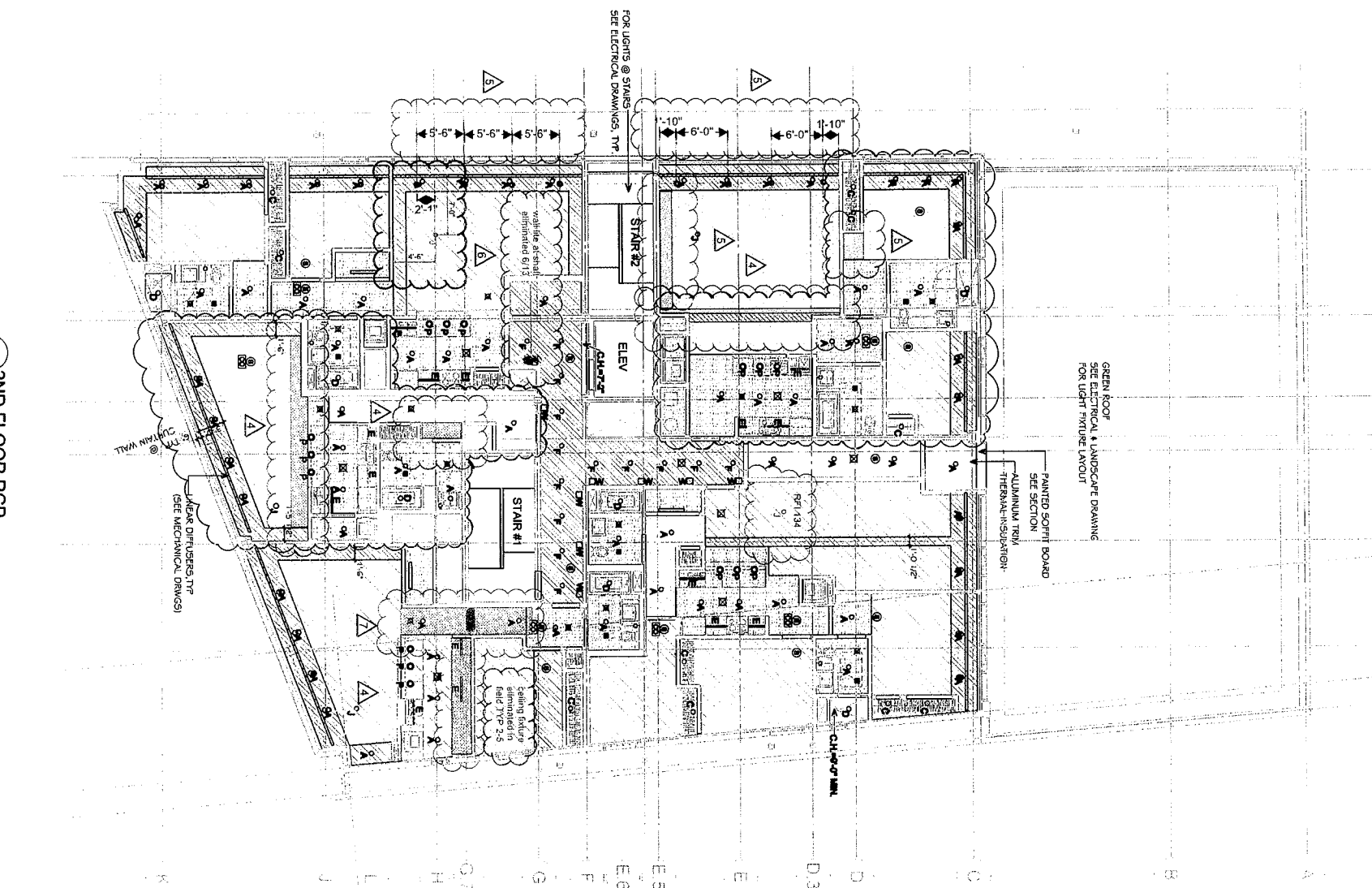
- RCP LEGEND**
- CH-8'-0"
  - CH-8'-6"
  - CH-8'-9"
  - CH-9'-3 3/4"
  - CH-9'-5 3/4"
  - CH-10' OR AS SHOWN
  - DEPRESSED SLAB
  - C.H. = 11'-0"
  - GWB SOFFIT @ CURTAIN WALL, TYP.
  - C.H. = 11'-0" ALUMINUM SOFFIT @ CANOPY OR AS SHOWN
  - ACOUSTICAL CEILING TILE AS INDICATED
  - MEZZANINE SLAB
  - P PENDANT LIGHT FIXTURE
  - RECESSED LIGHT FIXTURE
  - WALL MOUNTED LIGHT FIXTURE
  - WALL WASHER LIGHT FIXTURE
  - JUNCTION BOX
  - RECESSED WALL LIGHT FIXTURE
  - FLUORESCENT LIGHT FIXTURE
  - STONE VENER WALL FIXTURE, TYP.
  - 7'x9' SUPPLY AIR
  - 6'x8' SUPPLY AIR
  - 6'x8' EXHAUST @ BATH
  - SMOKE DETECTOR
  - CARBON MONOXIDE DETECTOR
  - LINEAR DIFFUSER
  - FLUORESCENT LIGHT
  - UNDER CABINET LIGHTING
- NOTE: SEE ELECTRICAL DRAWINGS FOR COMPLETE LAY OUT OF FIXTURES

1 1ST FLOOR PLAN (RETAIL)  
SCALE: 1/8"=1'-0"

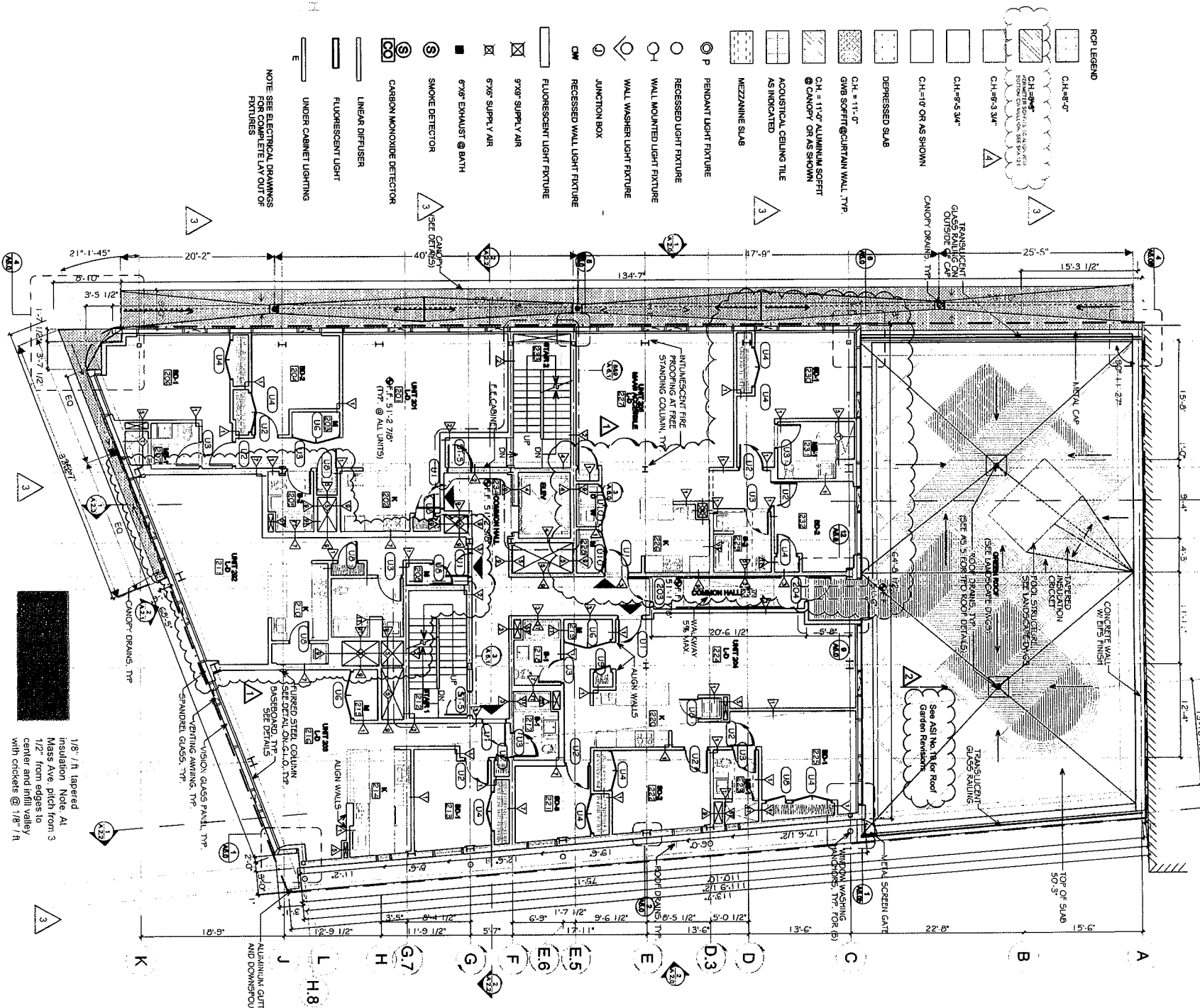


NOTE: ANGLE CHANGED PER DCI FIELD VERIFICATION DATED 10/5/11

<p><b>PETER QUINN ARCHITECTS</b> ARCHITECTURE PLANNING COMMUNITY DESIGN</p> <p>PETER QUINN ARCHITECTS LLC 1904 MASS AVE, 2ND FL CAMBRIDGE, MA 02140 PH 617-254-8899 FAX 617-866-0280</p>		<p>PROJECT <b>1063-1077</b> MASSACHUSETTS AVE PROPOSED BUILDING</p>		<p>PREPARED FOR BRIGHTON ALLSTON PROPERTIES, LLC 1299 BEACON ST BROOKLINE, MA</p>		<p>DRAWING TITLE <b>FIRST FLOOR PLAN AND RCP</b></p>		<p>SCALE AS NOTED</p> <table border="1"> <tr> <th>REVISION / ISSUE DATE</th> <th>DATE</th> </tr> <tr> <td>AS1 #4</td> <td>22 SEP 2011</td> </tr> <tr> <td>AS1 #2</td> <td>11 JUL 2011</td> </tr> <tr> <td>BP REV</td> <td>22 FEB 2011</td> </tr> <tr> <td>CONTRACT SET</td> <td>23 DEC 2010</td> </tr> <tr> <td>PERMIT SET</td> <td>25 OCT 2010</td> </tr> </table>		REVISION / ISSUE DATE	DATE	AS1 #4	22 SEP 2011	AS1 #2	11 JUL 2011	BP REV	22 FEB 2011	CONTRACT SET	23 DEC 2010	PERMIT SET	25 OCT 2010	<p>SHEET <b>A1.1</b></p>	
REVISION / ISSUE DATE	DATE																						
AS1 #4	22 SEP 2011																						
AS1 #2	11 JUL 2011																						
BP REV	22 FEB 2011																						
CONTRACT SET	23 DEC 2010																						
PERMIT SET	25 OCT 2010																						



2 2ND FLOOR RCP  
SCALE: 1/8"=1'-0"

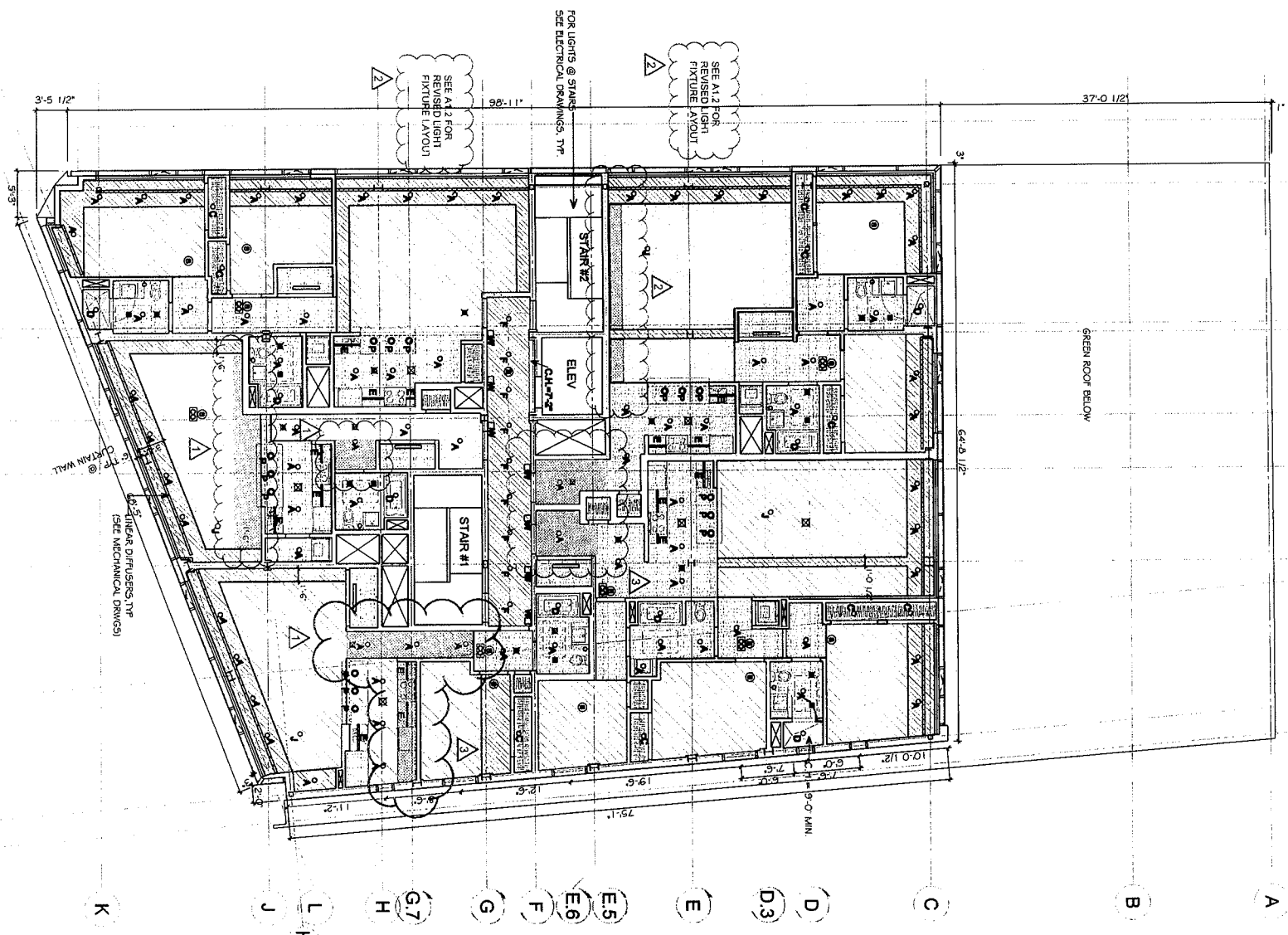


1 2ND FLOOR PLAN (RESIDENTIAL) T.O. SLAB 51'-1" @ ROOF GARDEN 50'-3"  
SCALE: 1/8"=1'-0"

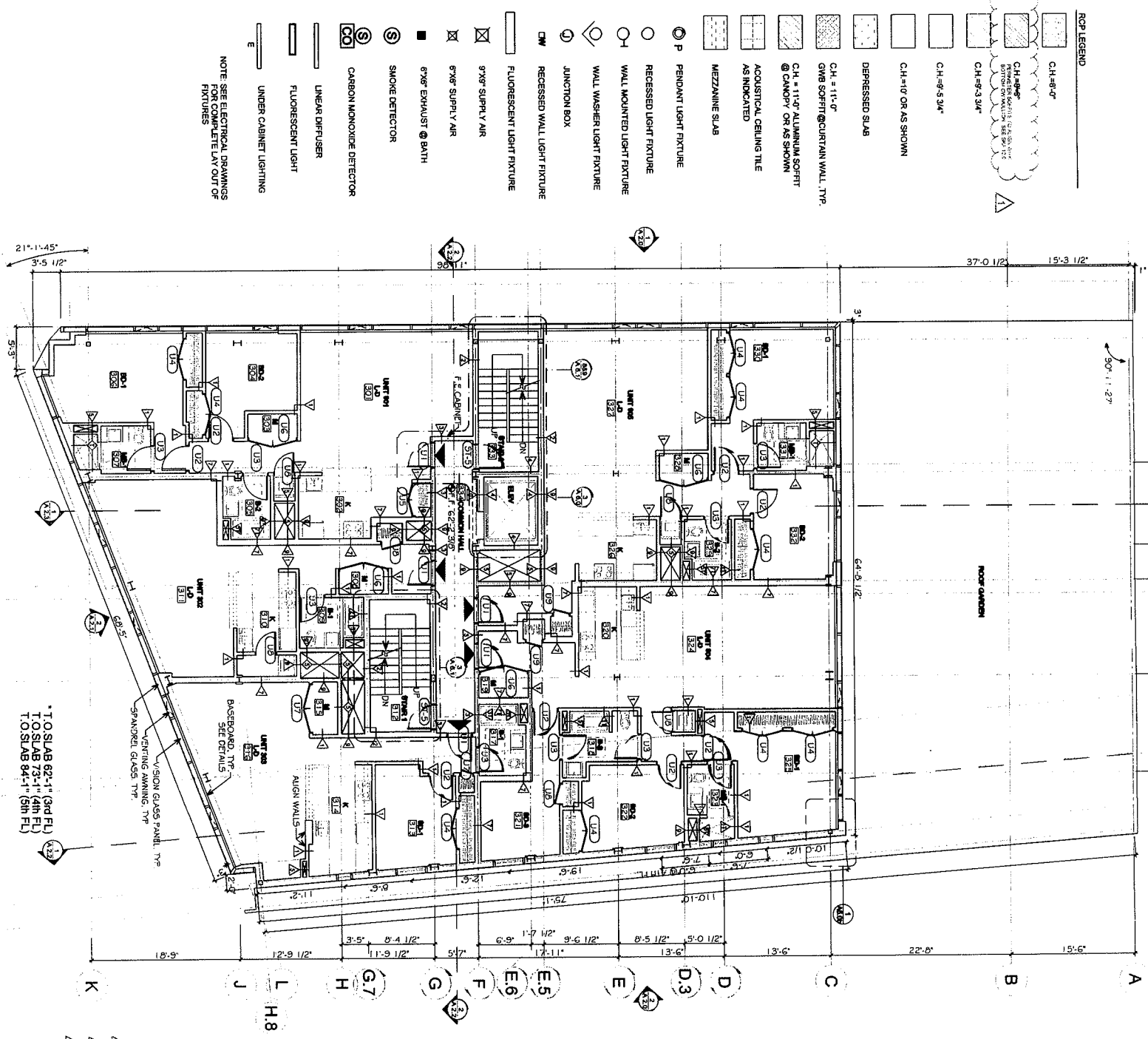
- RCP LEGEND**
- CH-8'-0"
  - CH-8'-6"
  - CH-9'-3 3/4"
  - CH-9'-5 3/4"
  - CH-10' OR AS SHOWN
  - DEPRESSED SLAB
  - GWB SOFFIT@CURTAIN WALL, TYP.
  - G.H. = 11'-0"
  - G.H. = 11'-0" ALUMINUM SOFFIT @ CANOPY OR AS SHOWN
  - ACOUSTICAL CEILING TILE AS INDICATED
  - MEZZANINE SLAB
  - P PENDANT LIGHT FIXTURE
  - RECESSED LIGHT FIXTURE
  - WALL MOUNTED LIGHT FIXTURE
  - WALL WASHER LIGHT FIXTURE
  - ⊕ JUNCTION BOX
  - ⊖ RECESSED WALL LIGHT FIXTURE
  - ⊖ FLUORESCENT LIGHT FIXTURE
  - 9"x6" SUPPLY AIR
  - 6"x6" SUPPLY AIR
  - 6"x6" EXHAUST @ BATH
  - ⊖ SMOKE DETECTOR
  - ⊖ CARBON MONOXIDE DETECTOR
  - LINEAR DIFFUSER
  - FLUORESCENT LIGHT
  - UNDER CABINET LIGHTING
- NOTE: SEE ELECTRICAL DRAWINGS FOR COMPLETE LAY OUT OF FIXTURES

1/8" / ft tapered insulation. Note: All Mass Ave pitch from 3 1/2" from edges to center and fill valley with checks @ 1/8" / ft

<p><b>PETER QUINN ARCHITECTS</b> ARCHITECTURE PLANNING COMMUNITY DESIGN</p> <p><b>PETER QUINN ARCHITECTS LLC</b> 1904 MASS AVE, 2ND FL CAMBRIDGE, MA 02140 PH 617-354-3989 FAX 617-868-0280</p>		<p><b>PROJECT</b> 1063-1077 MASSACHUSETTS AVE PROPOSED BUILDING</p>		<p><b>PREPARED FOR</b> BRIGHTON ALLSTON PROPERTIES, LLC 1299 BEACON ST BROOKLINE, MA</p>																					
<p><b>REVISION / ISSUE DATE</b></p> <table border="1"> <tr><td>ASI 16R2</td><td>7 MAY 2012</td></tr> <tr><td>RFI 107</td><td>20 APR 2012</td></tr> <tr><td>ASI 16 R1</td><td>12 APR 2012</td></tr> <tr><td>ASI 16</td><td>10 APR 2012</td></tr> <tr><td>RFI 83</td><td>10 APR 2012</td></tr> <tr><td>ASI 10</td><td>20 JAN 2012</td></tr> <tr><td>ASI 7</td><td>23 NOV 2011</td></tr> <tr><td>BP REV</td><td>22 FEB 2011</td></tr> <tr><td>CONTRACT SET</td><td>23 DEC 2010</td></tr> <tr><td>PERMIT SET</td><td>25 OCT 2010</td></tr> </table>		ASI 16R2	7 MAY 2012	RFI 107	20 APR 2012	ASI 16 R1	12 APR 2012	ASI 16	10 APR 2012	RFI 83	10 APR 2012	ASI 10	20 JAN 2012	ASI 7	23 NOV 2011	BP REV	22 FEB 2011	CONTRACT SET	23 DEC 2010	PERMIT SET	25 OCT 2010	<p><b>DRAWING TITLE</b> SECOND FLOOR PLAN AND RCP</p>		<p><b>DRAWING BY</b> ACW</p> <p><b>REVIEWED BY</b> PQ</p>	
ASI 16R2	7 MAY 2012																								
RFI 107	20 APR 2012																								
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<p><b>SHEET</b> A1.2</p>		<p><b>CONSULTANT</b></p>		<p><b>SCALE</b></p>																					



2 3RD AND 4TH FLOOR RCP  
SCALE: 1/8"=1'-0"



1 3RD THRU 5TH FLOOR PLAN (RESIDENTIAL)  
SCALE: 1/8"=1'-0"

**RCP LEGEND**

	CH-8'-0"
	CH-11'-0" SPRINKLER HEADS TO BE 1'-0" FROM WALLS AND 1'-0" FROM EACH OTHER
	CH-9'-3 3/4"
	CH-8'-3 3/4"
	CH-10' OR AS SHOWN
	DEPRESSED SLAB
	CH-11'-0" GWB SOFFIT @ CURTAIN WALL, TYP.
	CH-11'-0" ALUMINUM SOFFIT @ CANOPY OR AS SHOWN
	MEZZANINE SLAB
	P PENDANT LIGHT FIXTURE
	RECESSED LIGHT FIXTURE
	WALL MOUNTED LIGHT FIXTURE
	WALL WASHER LIGHT FIXTURE
	J JUNCTION BOX
	RW RECESSED WALL LIGHT FIXTURE
	FLUORESCENT LIGHT FIXTURE
	6\"/>
	6\"/>
	6\"/>
	S SMOKE DETECTOR
	CO CARBON MONOXIDE DETECTOR
	L LINEAR DIFFUSER
	FL FLUORESCENT LIGHT
	UC UNDER CABINET LIGHTING

NOTE: SEE ELECTRICAL DRAWINGS FOR COMPLETE LAYOUT OF FIXTURES

SCALE(S) NOTED

REVISION / ISSUE DATE	SCALE(S) NOTED
ASI 16R2	7 MAY 2012
ASI 16R1	12 APR 2012
ASI 16	10 APR 2012
CONTRACT SET	23 DEC 2010
PERMIT SET	25 OCT 2010

DRAWN BY: ACW  
REVIEWED BY: PQ

**TYPICAL FLOOR PLAN AND RCP 3-5**

**BRIGHTON ALLSTON PROPERTIES, LLC**  
1299 BEACON ST  
BROOKLINE, MA

PREPARED FOR  
**1063-1077 MASSACHUSETTS AVE PROPOSED BUILDING**

PROJECT

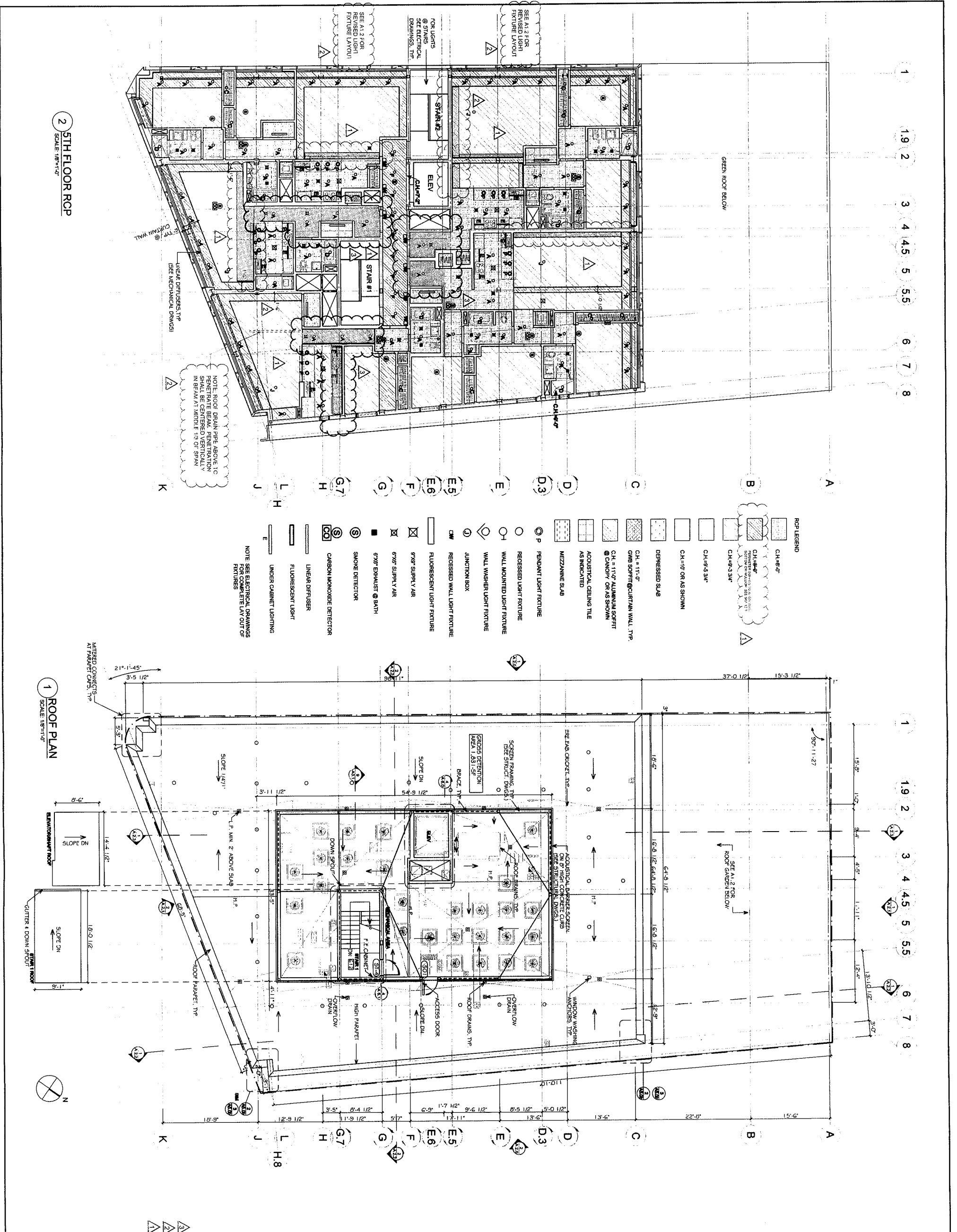
CONSULTANT

SEAL

**PETER QUINN ARCHITECTS, LLC**  
1955 MASS AVE, SUITE 4  
CAMBRIDGE, MA 02140  
PH 617-354-3989 FAX 617-888-0280

**PETER QUINN ARCHITECTS**  
ARCHITECTURE PLANNING  
COMMUNITY DESIGN

**A1.3**



- RCP LEGEND**
- CH-8R-0"
  - CH-8R-3 3/4"
  - CH-9-5 3/4"
  - CH-10" OR AS SHOWN
  - DEPRESSED SLAB
  - CH-11" 0"
  - CH-11" 0" OR AS SHOWN
  - ACoustical CEILING TILE AS INDICATED
  - MEZZANINE SLAB
  - P PENDANT LIGHT FIXTURE
  - RECESSED LIGHT FIXTURE
  - WALL MOUNTED LIGHT FIXTURE
  - WALL WASHING LIGHT FIXTURE
  - JUNCTION BOX
  - RECESSED WALL LIGHT FIXTURE
  - FLUORESCENT LIGHT FIXTURE
  - 9"X6" SUPPLY AIR
  - 6"X6" SUPPLY AIR
  - 9"X6" EXHAUST @ BATH
  - SMOKE DETECTOR
  - CARBON MONOXIDE DETECTOR
  - LINEAR DIFFUSER
  - FLUORESCENT LIGHT
  - UNDER CABINET LIGHTING
- NOTE: SEE ELECTRICAL DRAWINGS AT PARAGRAPH C.A.S. TYP. FOR LIGHT FIXTURES

**SCALE AS NOTED**

REVISION / ISSUE DATE	DATE
ASI 16 R2	7 MAY 2012
ASI 16 R1	12 APR 2012
ASI 16	10 APR 2012
CONTRACT SET	23 DEC 2010
PERMIT SET	25 OCT 2010

DRAWN BY: ACW  
REVIEWED BY: PQ

**PROJECT**  
1063-1077  
MASSACHUSETTS AVE  
PROPOSED BUILDING

**PREPARED FOR**  
BRIGHTON ALLSTON  
PROPERTIES, LLC  
1299 BEACON ST  
BROOKLINE, MA

**DRAWING TITLE**  
ROOF PLAN  
AND FIFTH  
FLOOR RCP

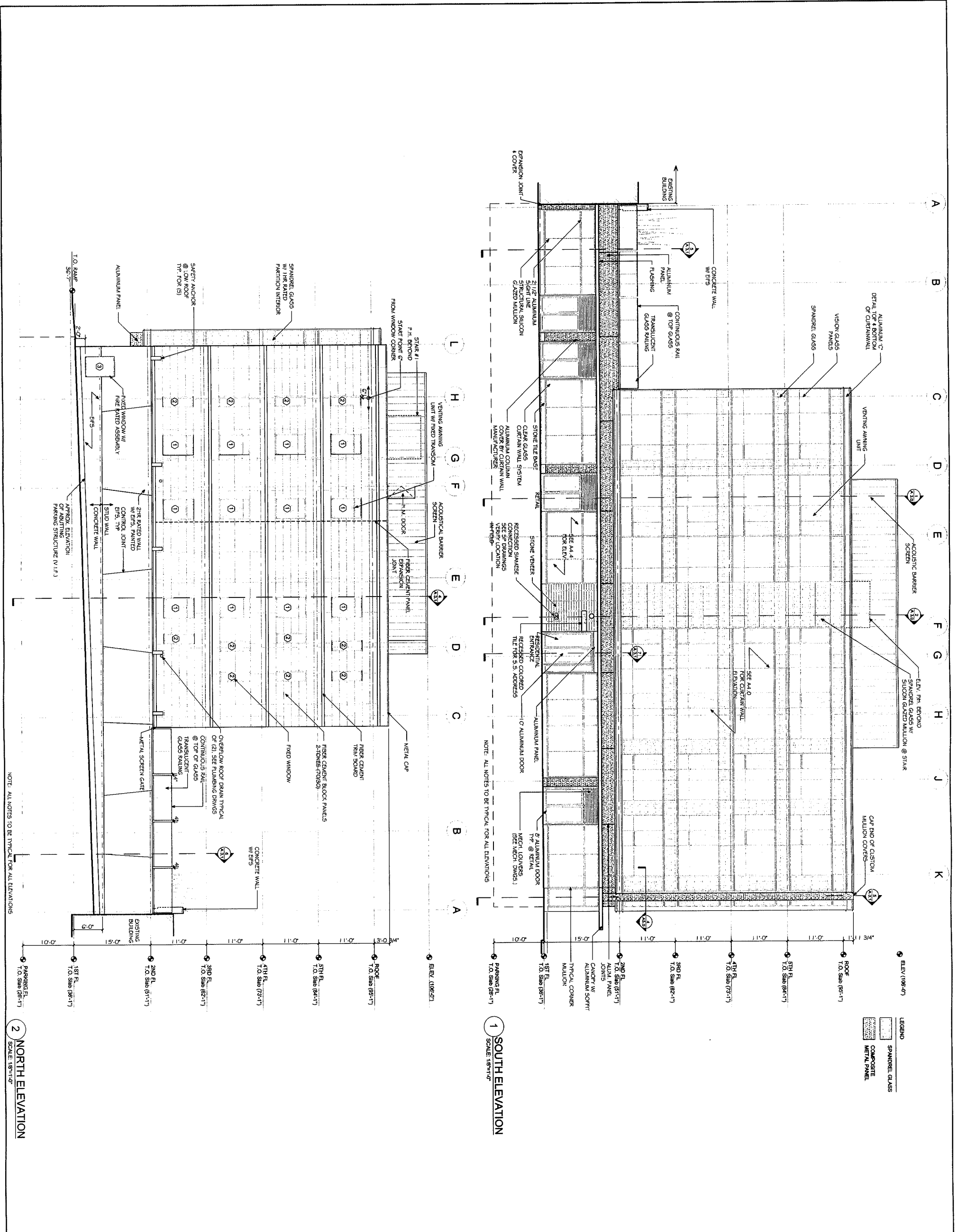
**PETER QUINN ARCHITECTS**  
ARCHITECTURE  
PLANNING  
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC  
1955 MASS AVE, SUITE 4  
CAMBRIDGE, MA 02140  
PH 617-354-3989 FAX 617-888-0280

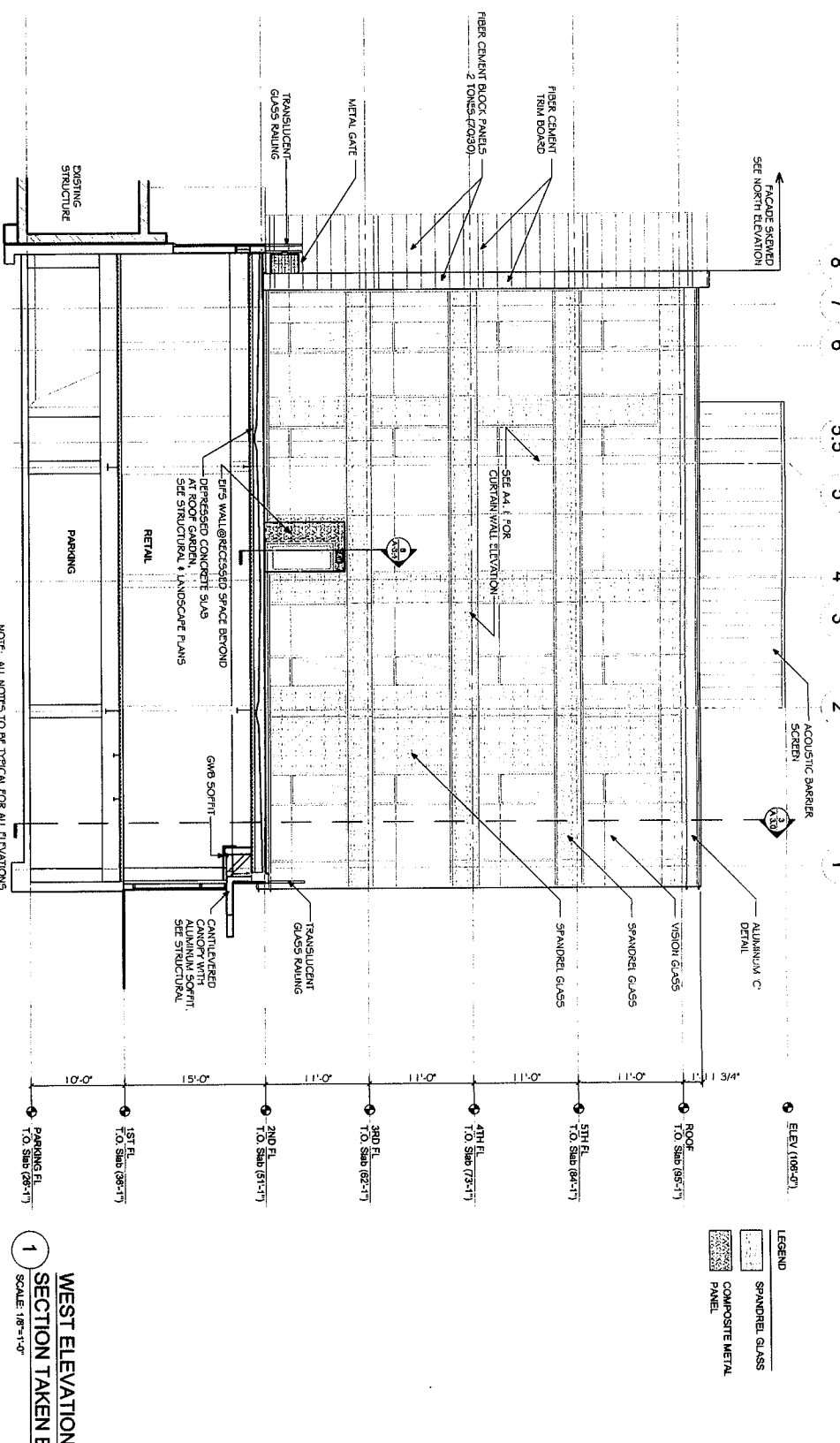
SEAL

CONSULTANT

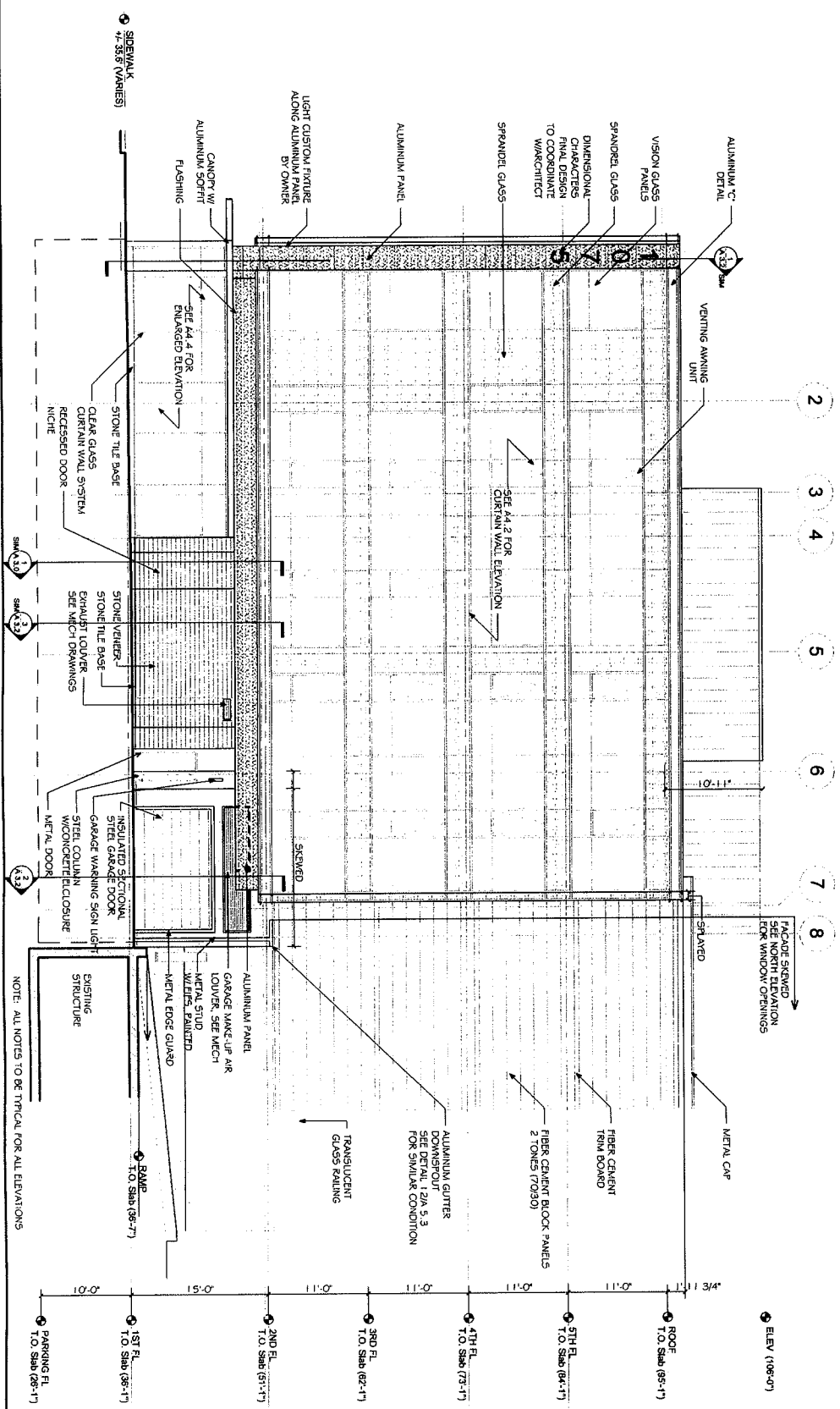
**A1.4**



<p><b>PETER QUINN ARCHITECTS</b> ARCHITECTURE PLANNING COMMUNITY DESIGN</p> <p>1955 MASS AVE, SUITE 4 CAMBRIDGE, MA 02140 PH 617-354-3989 FAX 617-868-0280</p>	<p><b>PETER QUINN ARCHITECTS, LLC</b> 1955 MASS AVE, SUITE 4 CAMBRIDGE, MA 02140 PH 617-354-3989 FAX 617-868-0280</p>	<p>CONSULTANT</p>	<p>SCALE</p>								
<p>PROJECT <b>1063-1077</b> MASSACHUSETTS AVE PROPOSED BUILDING</p>											
<p>PREPARED FOR <b>BRIGHTON ALLSTON PROPERTIES, LLC</b> 1299 BEACON ST BROOKLINE, MA</p>											
<p>DRAWING TITLE <b>EXTERIOR SOUTH AND NORTH ELEVATIONS</b></p>											
<p>SCALE AS NOTED</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">REVISION / ISSUE DATE</th> <th style="width: 50%;"></th> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </table>				REVISION / ISSUE DATE							
REVISION / ISSUE DATE											
<p>CONTRACT SET 23 DEC 2010 PERMIT SET 25 OCT 2010 DRAWN BY MY/ACW REVIEWED BY PQ</p>											
<p>SHEET</p> <h1 style="font-size: 48pt; margin: 0;">A2.0</h1>											



1 WEST ELEVATION  
SECTION TAKEN BTW COLUMN LINES A&B  
SCALE: 1/8"=1'-0"



2 EAST ELEVATION  
SCALE: 1/8"=1'-0"

**PETER QUINN ARCHITECTS**  
ARCHITECTURE PLANNING  
COMMUNITY DESIGN  
PETER QUINN ARCHITECTS, LLC  
1955 MASS AVE, SUITE 4  
CAMBRIDGE, MA 02140  
PH 617-354-3989 FAX 617-868-0280

PROJECT  
**1063-1077**  
MASSACHUSETTS AVE  
PROPOSED BUILDING

PREPARED FOR  
BRIGHTON ALLSTON  
PROPERTIES, LLC  
1299 BEACON ST  
BROOKLINE, MA

DRAWING TITLE  
**EXTERIOR WEST AND EAST ELEVATIONS**

SCALE AS NOTED

REVISION / ISSUE DATE	DATE
CONTRACT SET	23 DEC 2010
PERMIT SET	25 OCT 2010
DRAWN BY	MY/ACW
REVIEWED BY	PQ

SHEET  
**A2.1**