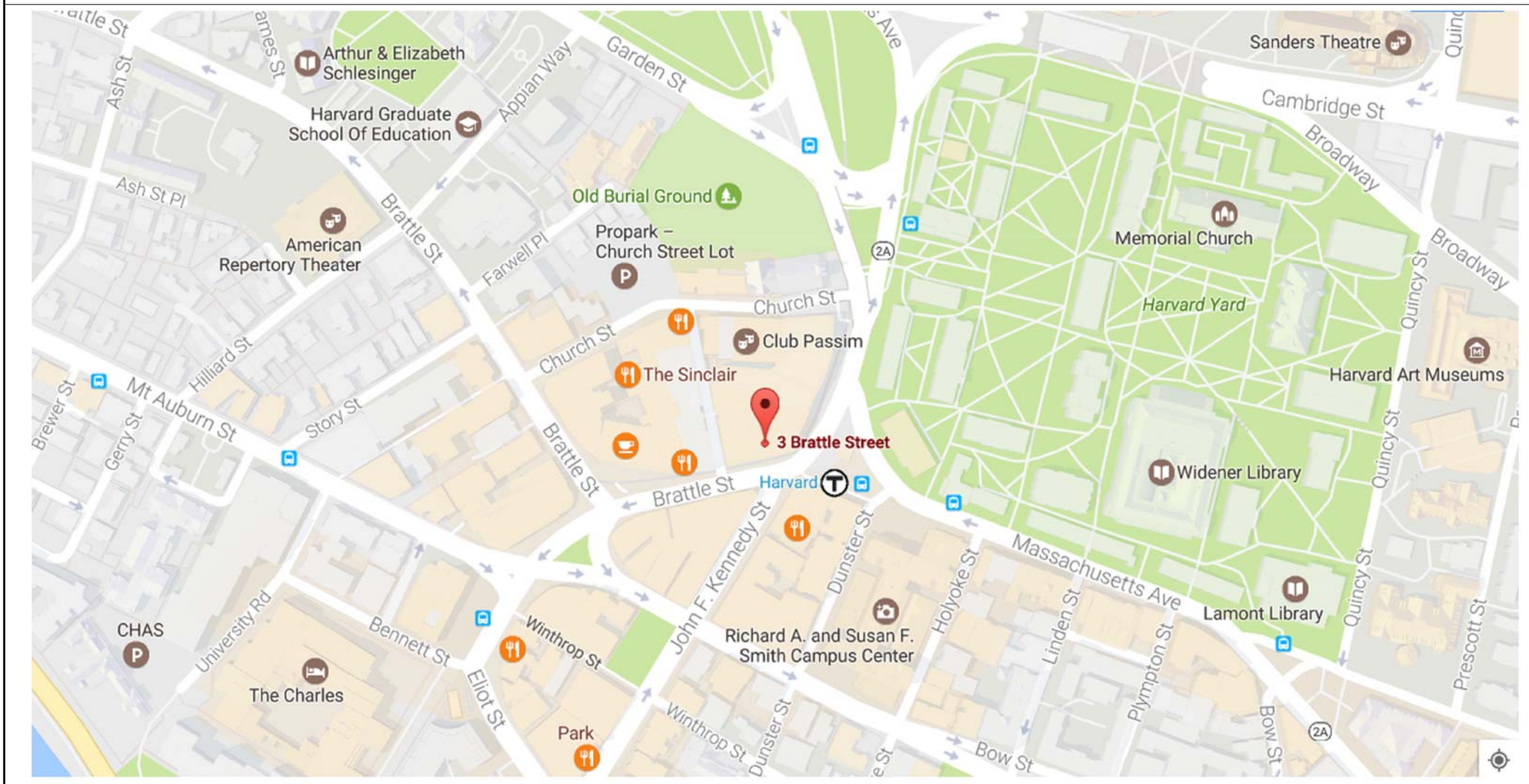




3 BRATTLE STREET | GROUND FLOOR CAMBRIDGE, MA 02138

LOCUS MAP



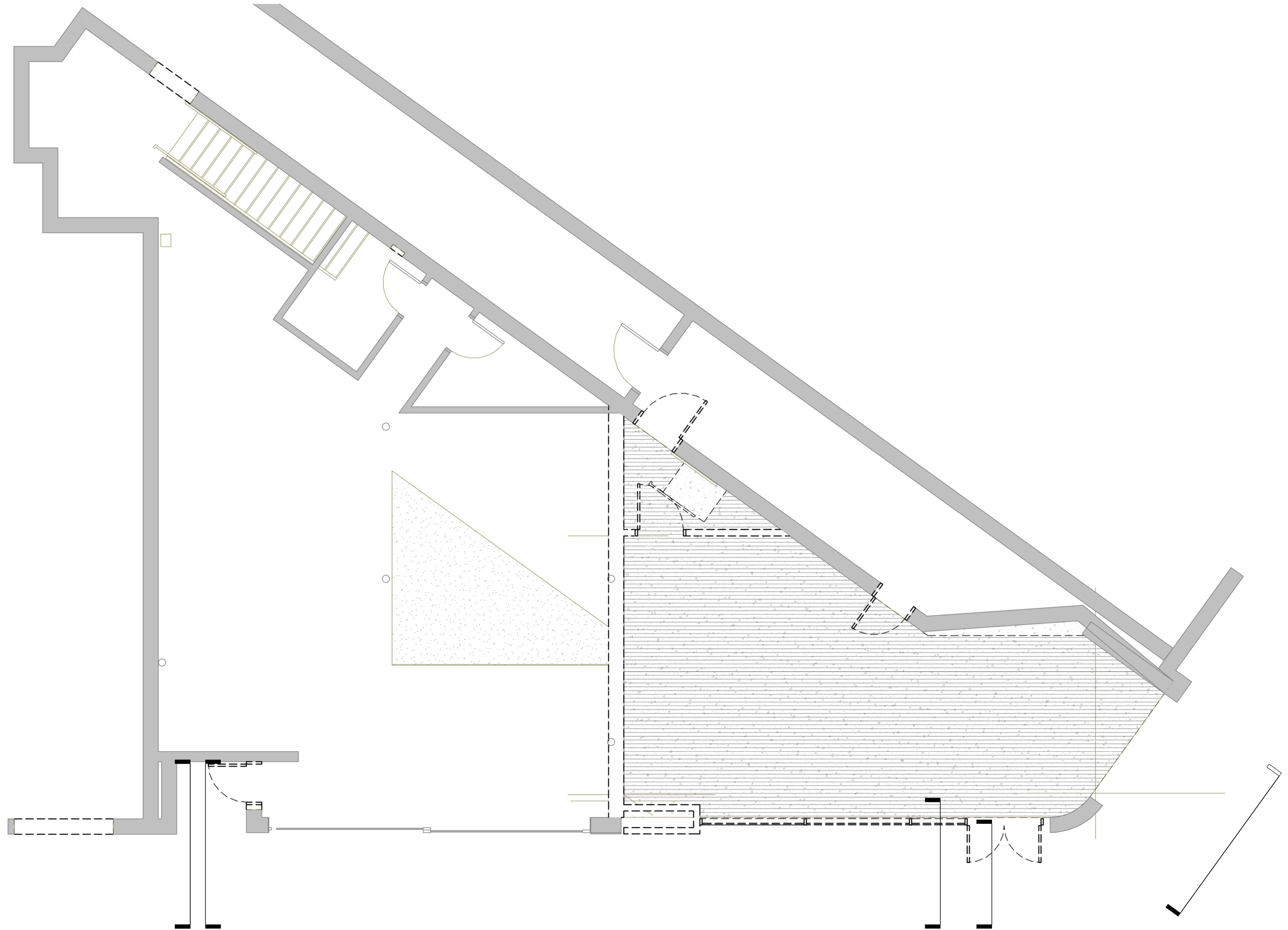
PROJECT DIRECTORY

CLIENT:	&PIZZA 229 1/2 PENNSYLVANIA AVE. SE SUITE 206 WASHINGTON, DC 20003
ARCHITECT:	MCMAHON ARCHITECTS, INC. 535 ALBANY STREET BOSTON, MA 02118 617.482.5353
MEP ENGINEER:	BLW ENGINEERS 311 GREAT ROAD LITTLETON, MA 01460 978.486.4301
FOOD SERVICE DESIGN::	JOHNSON-LANCASTER & ASSOCIATES, INC. 13031 US HIGHWAY 19 N CLEARWATER, FL 33764 727.796.5622
GENERAL CONTRACTOR::	TBD INFO LINE 1 INFO LINE 2 INFO LINE 3


DRAWING LIST

DWG. NO.	DRAWING TITLE
LM - T1	TITLE SHEET
LM01	EXISTING CONDITION PLAN
LM02	EXISTING CONDITION PHOTOS
LM03	PATIO/AWNING FURNITURE LAYOUT AND RCP
LM04	PATIO/AWNING EXTERIOR ELEVATIONS
LM05	PATIO/AWNING EXTERIOR ELEVATIONS RENDERING
LM06	TYPICAL WALL DETAIL & EXTERIOR RENDERINGS
LM07	FACADE DOOR SCHEDULE
LM08	PATIO/AWNING MATERIALS
LM09	OLD CONCEPT(S) VS. NEW CONCEPT

<p>McMahon architects</p> <p>535 ALBANY STREET BOSTON, MA 02118 T 617.482.5353 www.mcmahonarchitects.com</p>	JOB TITLE:	&pizza	DRAWING NUMBER:		LM - T1	
	LOCATION:	3 BRATTLE STREET CAMBRIDGE, MA 02138	DATE:	12/21/16	SCALE:	As Indicated
	DRAWING TITLE:	TITLE SHEET	JOB NUMBER:	16-3043	DRAWN:	GL/EE
	REVISION:	2017-04-12	CHECK:	NI/LC		



1 DEMO FIRST FLOOR KEYNOTE PLAN
 SCALE: 1/4" = 1'-0"

 <p>McMahon architects</p> <p>535 ALBANY STREET BOSTON, MA 02118 T 617 482 5353 www.mcmahonarchitects.com</p>	JOB TITLE:	&pizza		DRAWING NUMBER:	LMO1	
	LOCATION:	3 BRATTLE STREET CAMBRIDGE, MA 02138		DATE:	12/21/16	
	DRAWING TITLE:	EXISTING CONDITION PLAN		JOB NUMBER:	16-3043	
	REVISION:	2017-04-04		DRAWN:	GL/EE	CHECK:



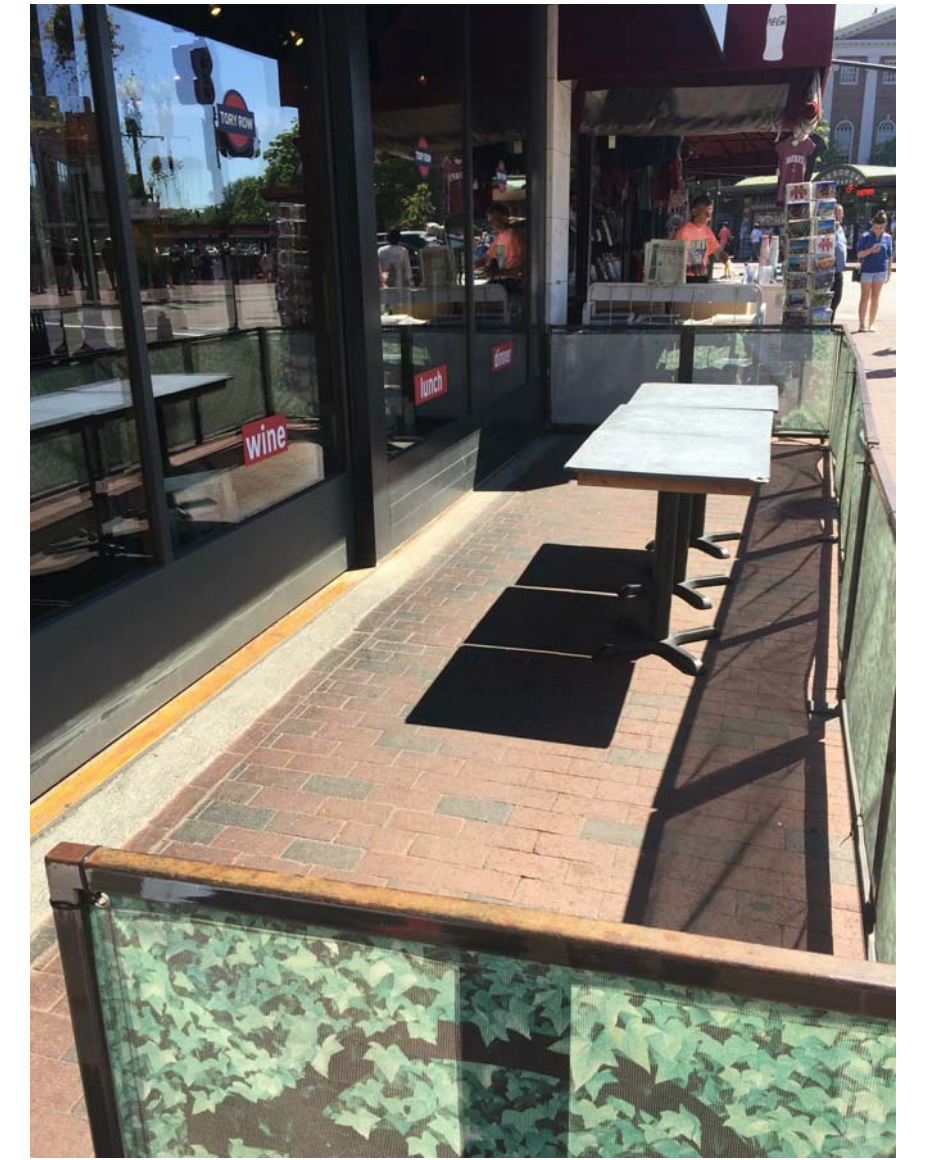
EXTERIOR FACADE AND STREET CONDITIONS. BRICK AND MARBLE TO REMAIN AS IS



CLOSE UP OF BRICK AND CURB CONDITIONS



CLOSE UP OF WHITE MARBLE TO REMAIN AS IS



EXISTING TORY ROW PATIO



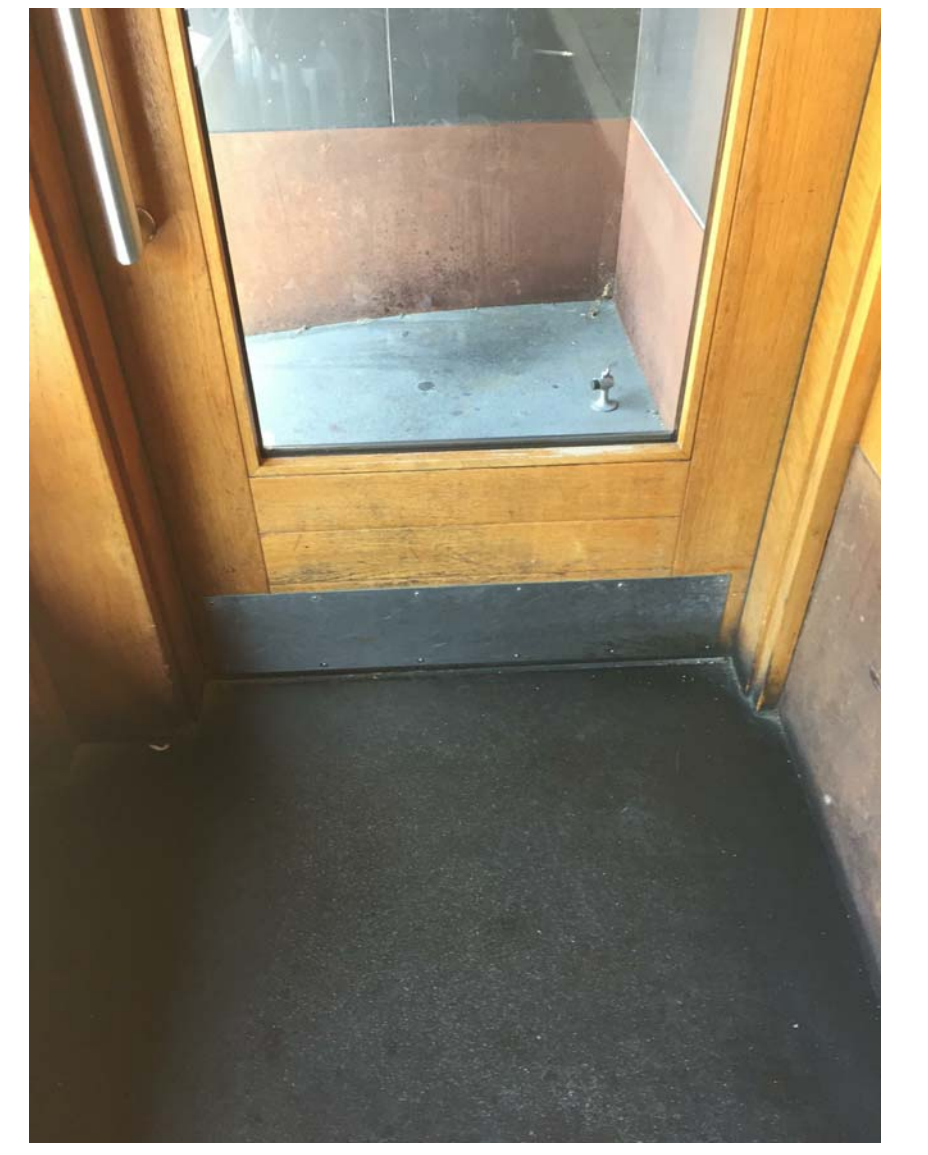
EXISTING TORY ROW FACADE AND PATIO CONDITIONS



INTERIOR VIEW OF EXISTING TORY ROW FACADE



INTERIOR VIEW OF TORY ROW PATIO AND STREET VIEW

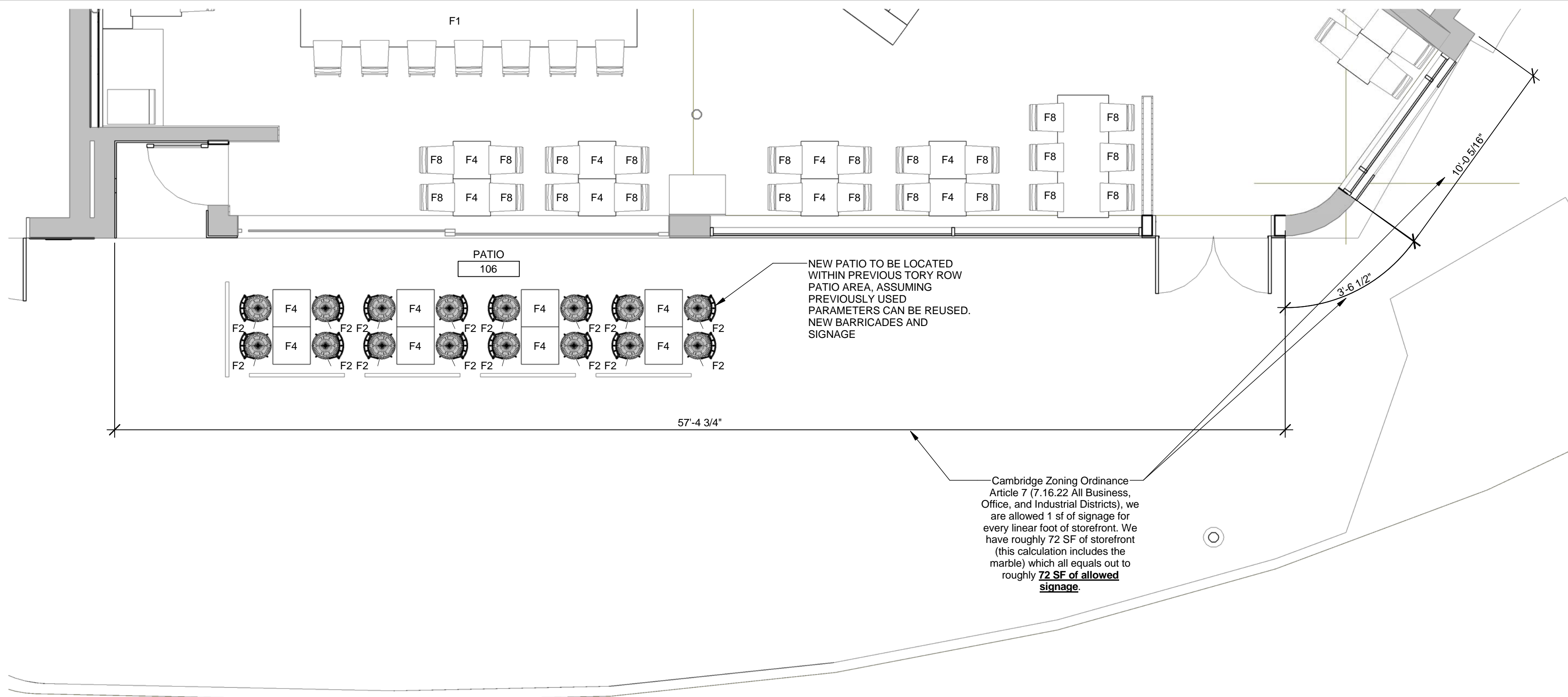


EXISTING CONDITIONS OF PROPOSED SECONDARY EXIT



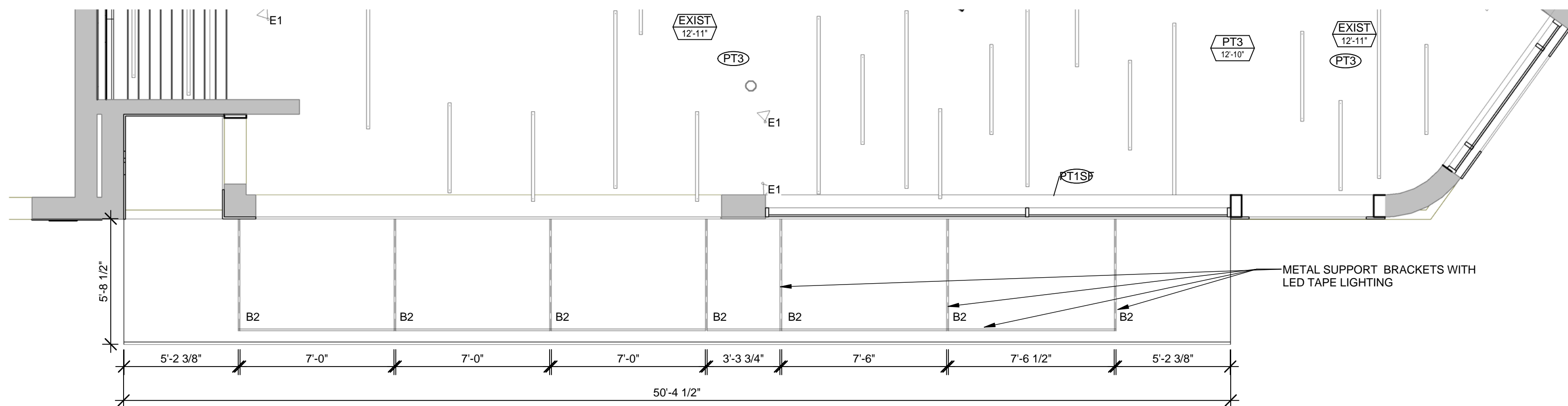
EXISTING TORY ROW AND CRIMSON CORNER FACADE CONDITIONS

<p>McMahon architects</p> <p>335 ALBANY STREET BOSTON, MA 02118 T 617 482 5353 www.mcmahonarchitects.com</p>	JOB TITLE:	&pizza		DRAWING NUMBER:	LM02	
	LOCATION:	3 BRATTLE STREET CAMBRIDGE, MA 02138		DATE:	12/22/16	
	DRAWING TITLE:	EXISTING CONDITION PHOTOS		JOB NUMBER:	16-3043	
	REVISION:	2017-04-04		DRAWN:	GL/EE	CHECK:



PATIO FURNITURE PLAN

SCALE: 1/4" = 1'-0"



PATIO/AWNING REFLECTED CEILING PLAN

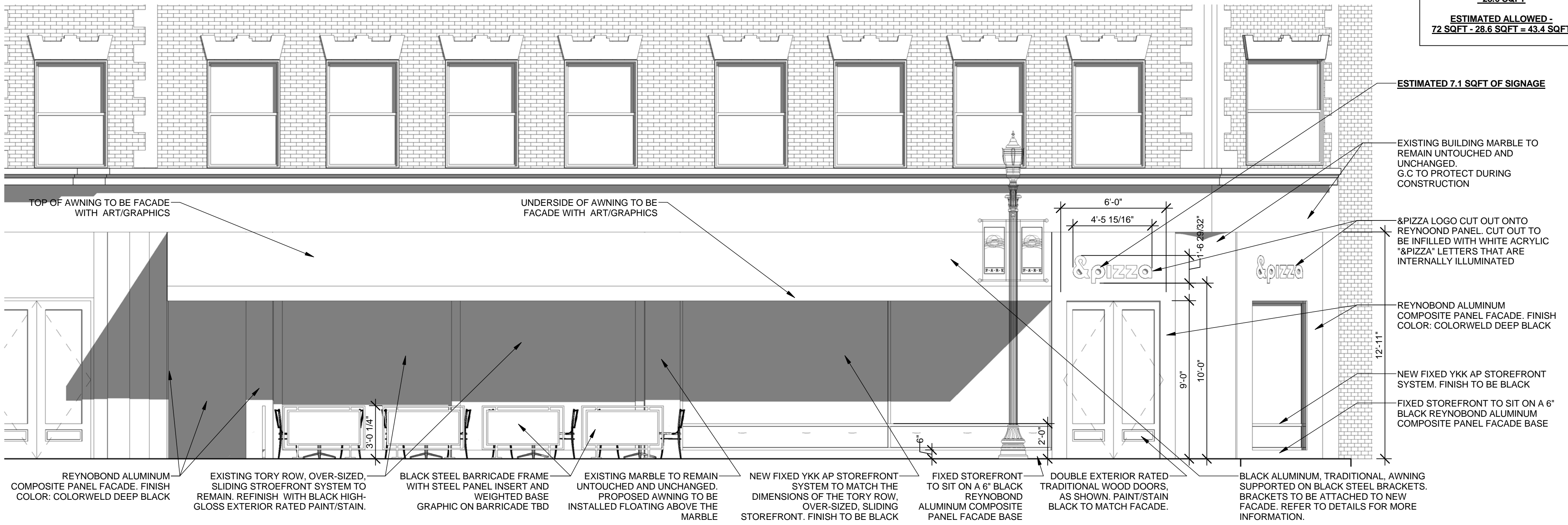
SCALE: 1/4" = 1'-0"

REFLECTED CEILING PLAN LEGEND			
SYMBOL	CODE	DESCRIPTION	QUANTITY
	B2	LIGHT TAPE - EXTERIOR ACCENT LIGHTING: 2.5" WIDE LAMINATED WIDTH WITH 2" ILLUMINATED WIDTH	13

SEAT CHART	
AREA & QUANTITY	TOTAL
F2 - PATIO (SEASONAL)	16
GRAND TOTAL:	16

<p>535 ALBANY STREET BOSTON, MA 02118 T 617 482 5353 www.mcmahonarchitects.com</p>	<p>JOB TITLE: &pizza</p>	<p>DRAWING NUMBER: LM03</p>	
	<p>LOCATION: 3 BRATTLE STREET CAMBRIDGE, MA 02138</p>	<p>DATE: 12/20/16</p>	<p>SCALE: As Indicated</p>
	<p>DRAWING TITLE: PATIO/AWNING FURNITURE LAYOUT AND RCP</p>	<p>JOB NUMBER: 16-3043</p>	<p>DRAWN: EE</p>
	<p>REVISION: 2017-04-04</p>	<p>CHECK: NI/LC</p>	

TOTAL SIGNAGE ESTIMATED
- 28.6 SQFT
ESTIMATED ALLOWED - 72 SQFT - 28.6 SQFT = 43.4 SQFT



ESTIMATED 7.1 SQFT OF SIGNAGE

EXISTING BUILDING MARBLE TO REMAIN UNTOUCHED AND UNCHANGED. G.C TO PROTECT DURING CONSTRUCTION

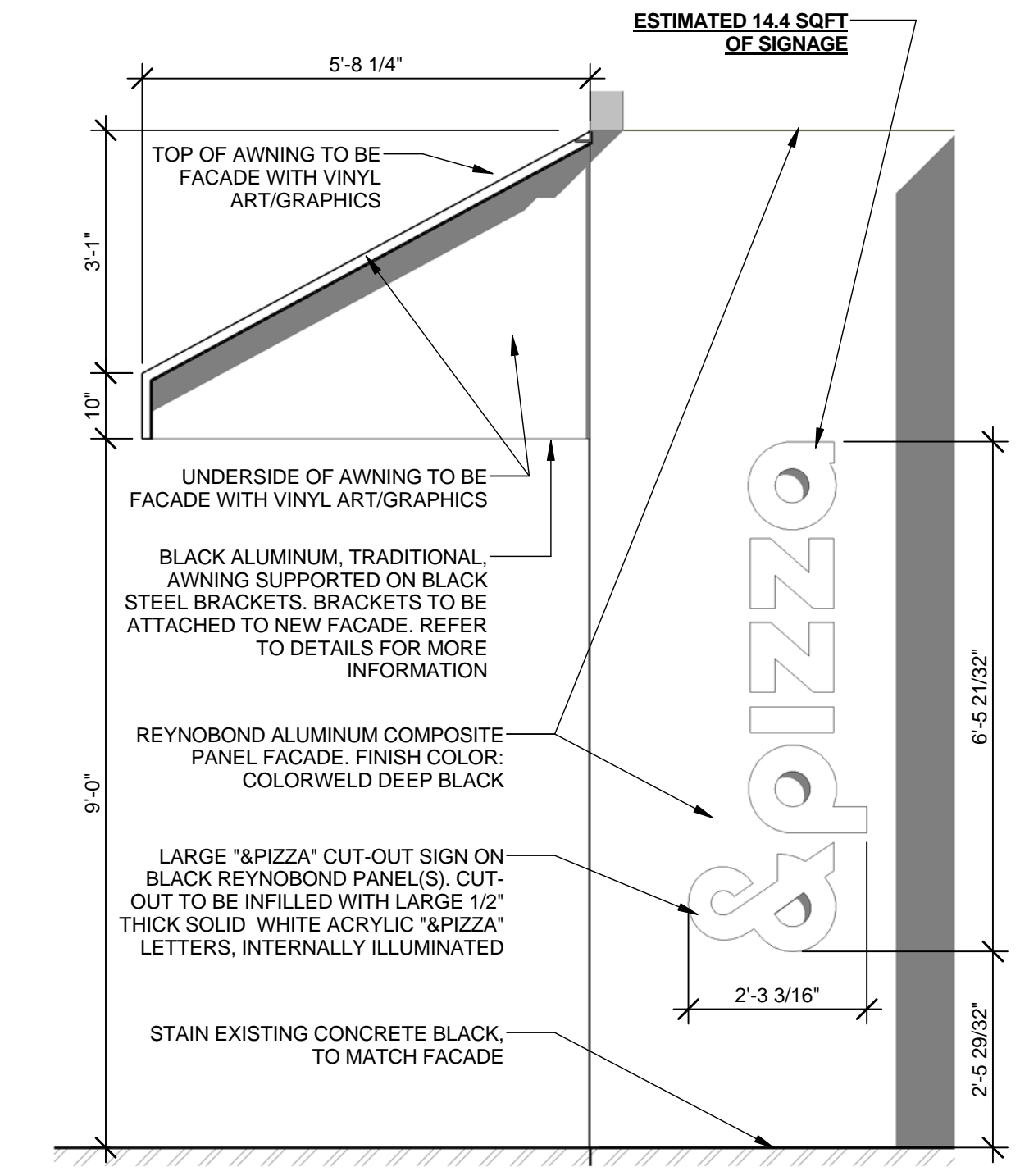
&PIZZA LOGO CUT OUT ONTO REYNOOND PANEL. CUT OUT TO BE INFILLED WITH WHITE ACRYLIC "&PIZZA" LETTERS THAT ARE INTERNALLY ILLUMINATED

REYNOBOND ALUMINUM COMPOSITE PANEL FACADE. FINISH COLOR: COLORWELD DEEP BLACK

NEW FIXED YKK AP STOREFRONT SYSTEM. FINISH TO BE BLACK

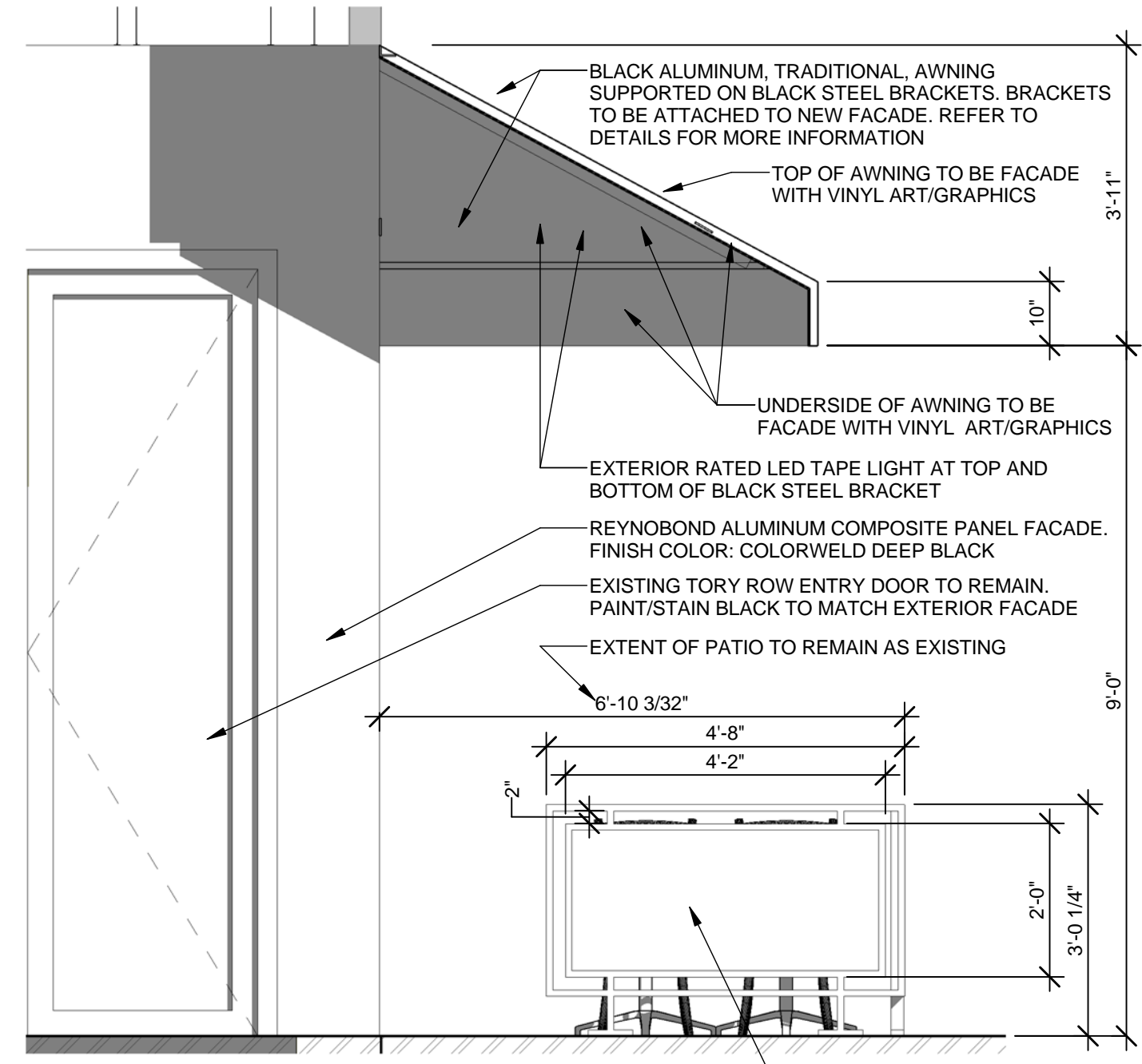
FIXED STOREFRONT TO SIT ON A 6" BLACK REYNOBOND ALUMINUM COMPOSITE PANEL FACADE BASE

1 FACADE/AWNING SOUTH EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

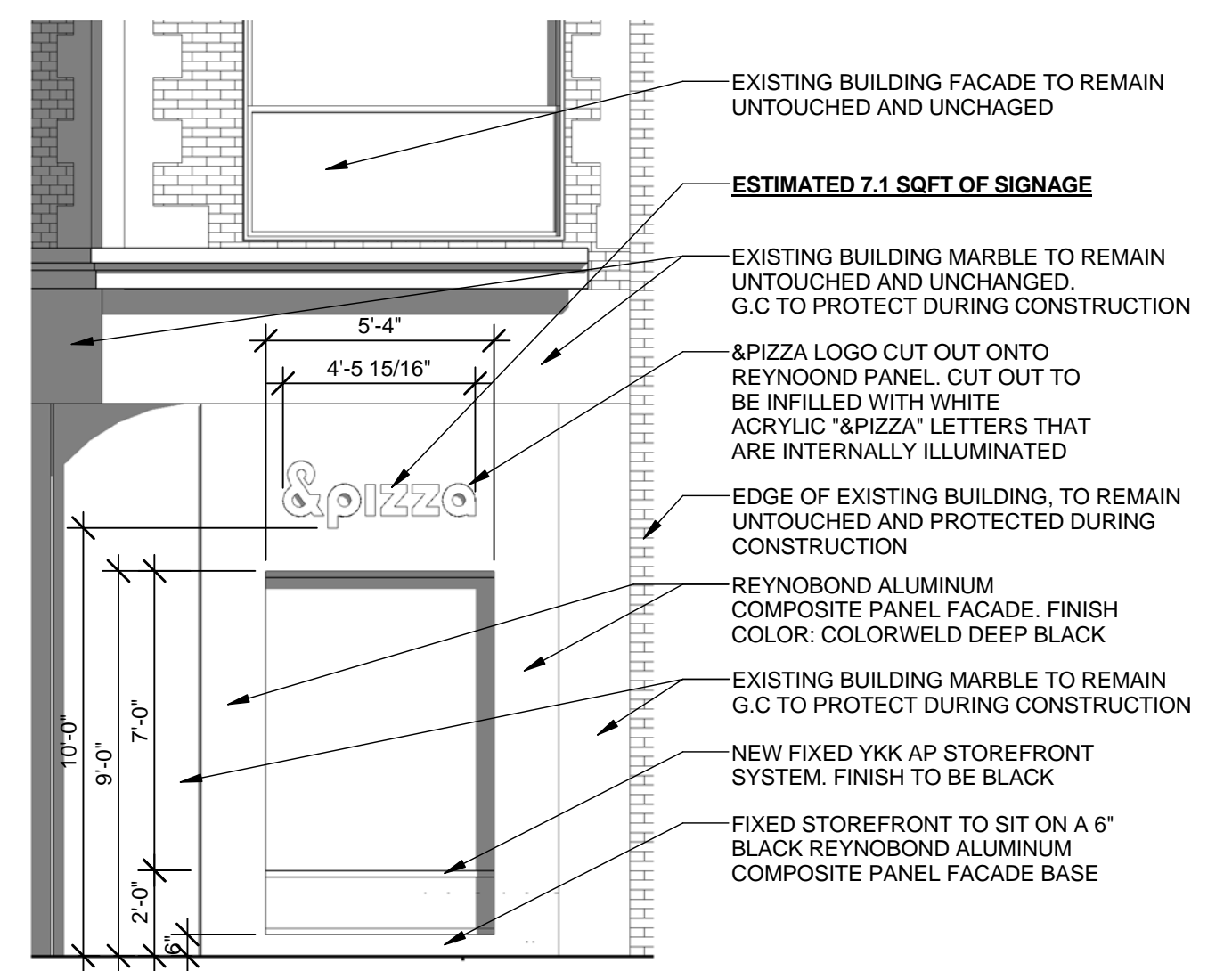


ESTIMATED 14.4 SQFT OF SIGNAGE

4 PATIO/AWNING EAST EXTERIOR ENTRY ELEVATION
SCALE: 1/2" = 1'-0"



3 PATIO/AWNING WEST EXTERIOR ENTRY ELEVATION
SCALE: 1/2" = 1'-0"



ESTIMATED 7.1 SQFT OF SIGNAGE

EXISTING BUILDING MARBLE TO REMAIN UNTOUCHED AND UNCHANGED. G.C TO PROTECT DURING CONSTRUCTION

&PIZZA LOGO CUT OUT ONTO REYNOOND PANEL. CUT OUT TO BE INFILLED WITH WHITE ACRYLIC "&PIZZA" LETTERS THAT ARE INTERNALLY ILLUMINATED

EDGE OF EXISTING BUILDING, TO REMAIN UNTOUCHED AND PROTECTED DURING CONSTRUCTION

REYNOBOND ALUMINUM COMPOSITE PANEL FACADE. FINISH COLOR: COLORWELD DEEP BLACK

EXISTING BUILDING MARBLE TO REMAIN G.C TO PROTECT DURING CONSTRUCTION

NEW FIXED YKK AP STOREFRONT SYSTEM. FINISH TO BE BLACK

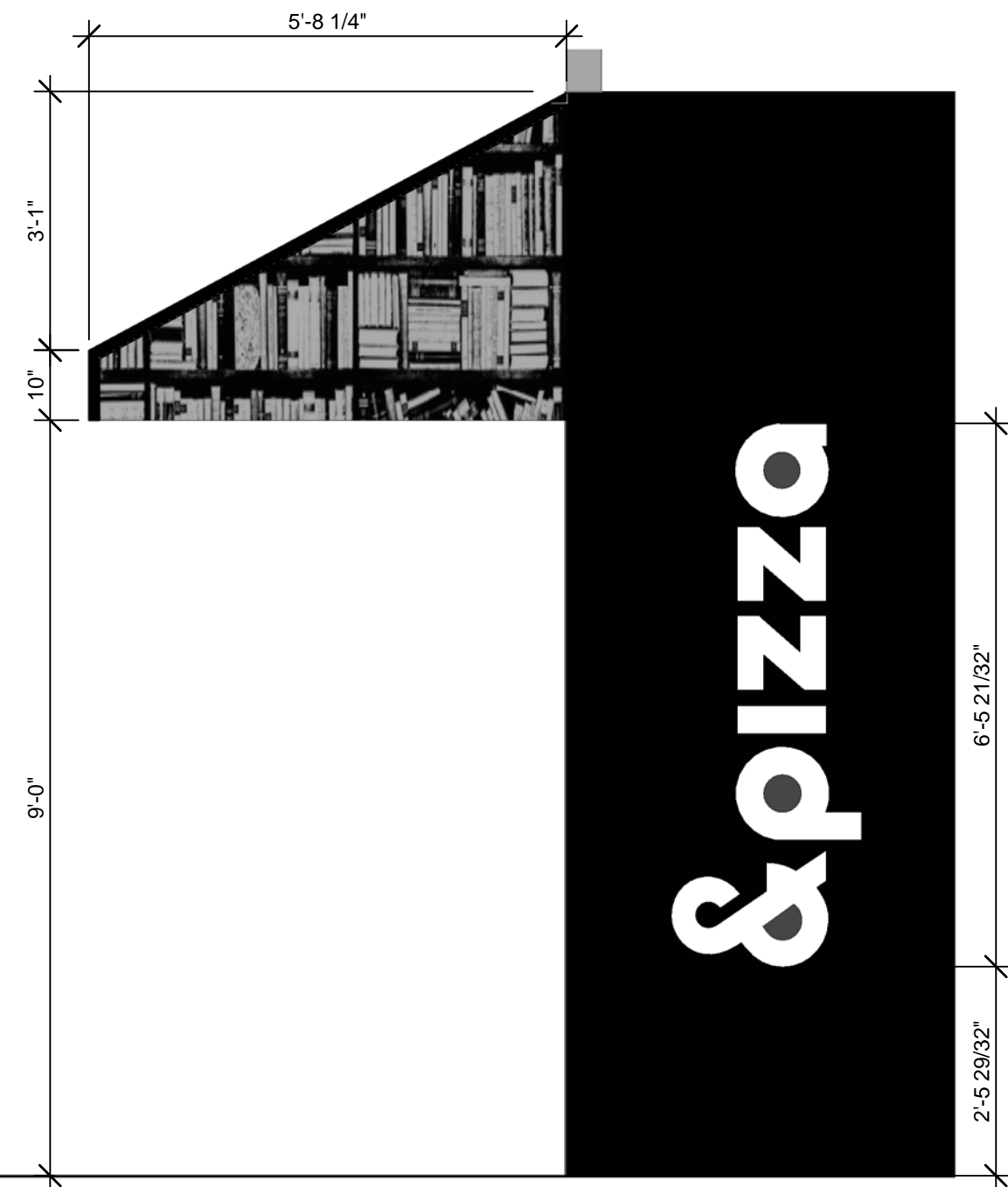
FIXED STOREFRONT TO SIT ON A 6" BLACK REYNOBOND ALUMINUM COMPOSITE PANEL FACADE BASE

2 FACADE EAST EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

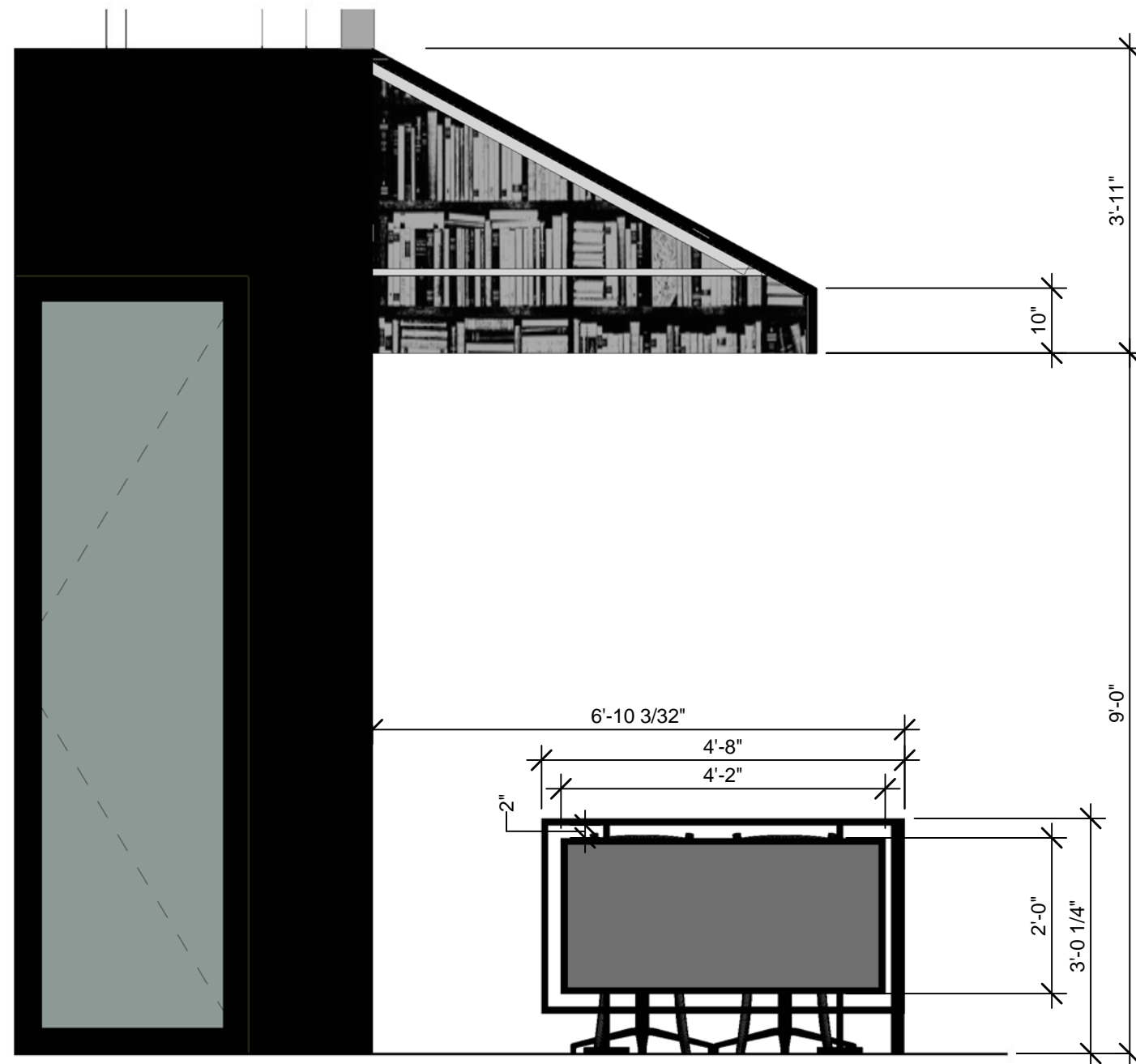
<p>McMahon architects 535 ALBANY STREET BOSTON, MA 02118 T 617 482 5353 www.mcmahonarchitects.com</p>	<p>JOB TITLE: &pizza</p>	<p>DRAWING NUMBER: LMO4</p>	
	<p>LOCATION: 3 BRATTLE STREET CAMBRIDGE, MA 02138</p>	<p>DATE: 01/19/17</p>	<p>SCALE: As Indicated</p>
	<p>DRAWING TITLE: PATIO/AWNING EXTERIOR ELEVATIONS</p>	<p>JOB NUMBER: 16-3043</p>	<p>DRAWN: EE</p>
	<p>REVISION:</p>	<p>CHECK: NI/LC</p>	



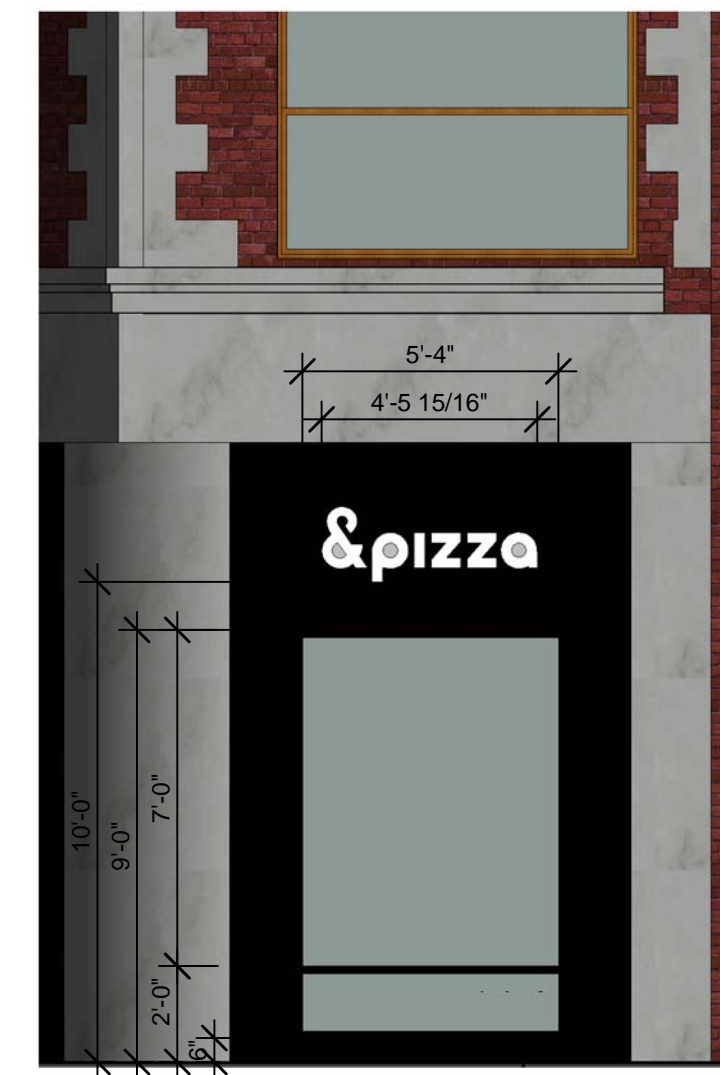
① FACADE/AWNING SOUTH EXTERIOR ELEVATION_RENDERING
SCALE: 1/4" = 1'-0"



④ PATIO/AWNING EAST EXTERIOR ENTRY ELEVATION_RENDERING
SCALE: 1/2" = 1'-0"



③ PATIO/AWNING WEST EXTERIOR ENTRY ELEVATION_RENDERING
SCALE: 1/2" = 1'-0"



② FACADE EAST EXTERIOR ELEVATION_RENDERING
SCALE: 1/4" = 1'-0"

<p>McMahon architects</p> <p>535 ALBANY STREET BOSTON, MA 02118 T 617 482 5353 www.mcmahonarchitects.com</p>	JOB TITLE:	&pizza		DRAWING NUMBER:	LM05
	LOCATION:	3 BRATTLE STREET CAMBRIDGE, MA 02138		DATE:	04/04/17
	DRAWING TITLE:	PATIO/AWNING EXTERIOR ELEVATIONS RENDERING		JOB NUMBER:	16-3043
	REVISION:	2017-04-12		DRAWN:	EE



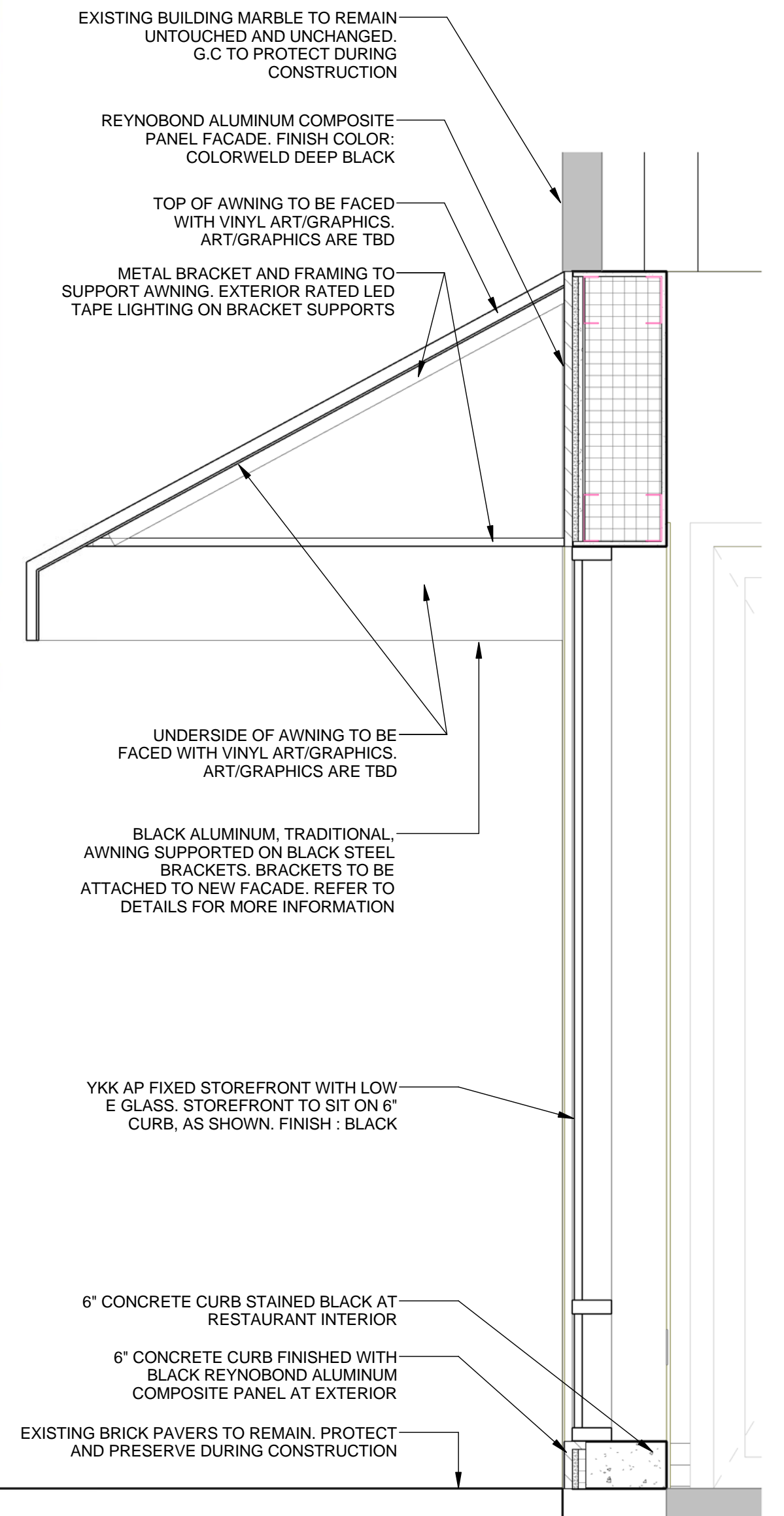
PROPOSED EXTERIOR FACADE



PROPOSED EXTERIOR FACADE



PROPOSED EXTERIOR FACADE

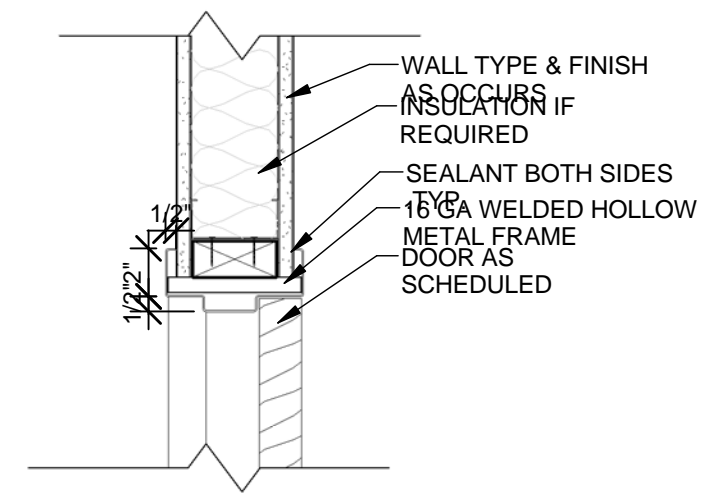


1 TYPICAL FAACADE DETAIL
SCALE: 3/4" = 1'-0"

M McMahon architects 535 ALBANY STREET BOSTON, MA 02118 T 617 482 5353 www.mcmahonarchitects.com	JOB TITLE:	&pizza	DATE:	12/20/16	DRAWING NUMBER:	LM06
	LOCATION:	3 BRATTLE STREET CAMBRIDGE, MA 02138	JOB NUMBER:	16-3043	SCALE:	3/4" = 1'-0"
	DRAWING TITLE:	TYPICAL WALL DETAIL & EXTERIOR RENDERINGS	REVISION:	2017-04-12	DRAWN:	EE
	REVISION:	2017-04-12	CHECK:	NI/LC		

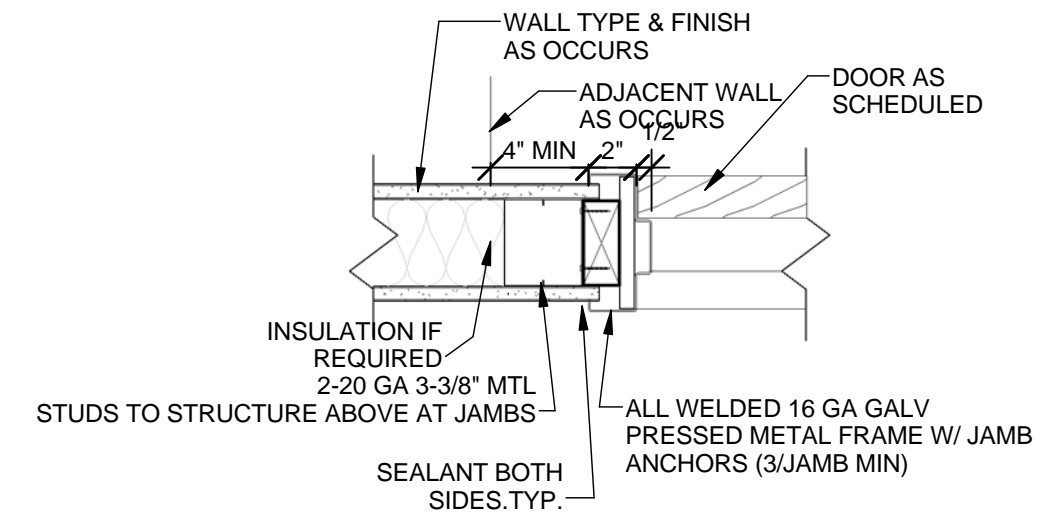
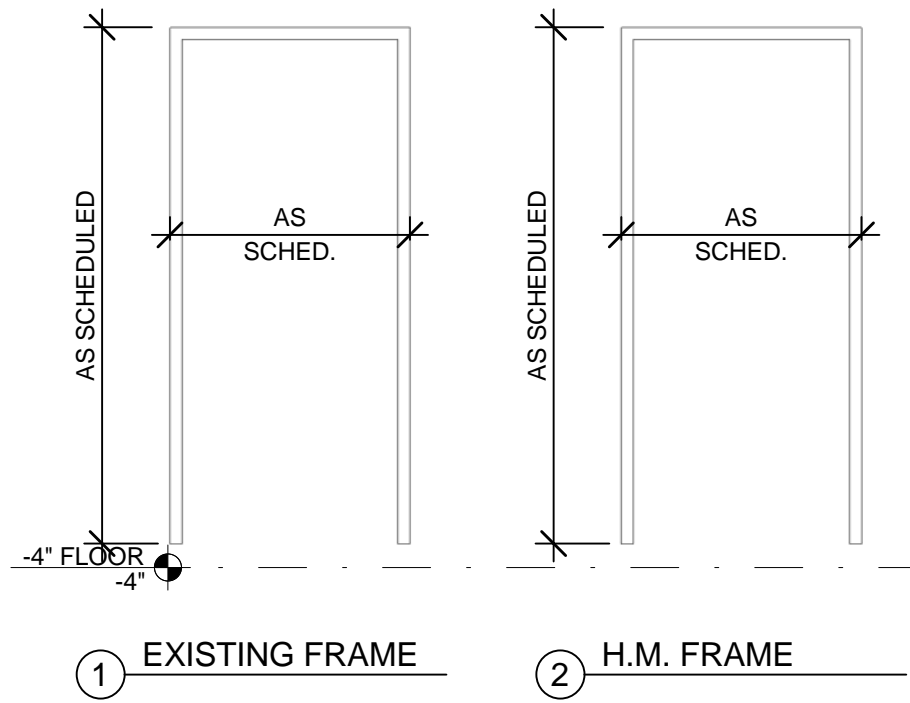
DOOR SCHEDULE

DOOR #	LOCATION	TYPE	WT	MATERIAL	WIDTH	HEIGHT	FRAME TYPE	HARDWARE SET #	COMMENTS
1	MAIN ENTRANCE	A		METAL/GLASS	3'-0"	7'-0 3/8"	2	4	
001	OFFICE	EX		EX	2'-0"	7'-0"	1	1	REFER TO GENERAL NOTE # 4
2					3'-0"	10'-0"			
002	KITCHEN-ELIASON	C		ELIASON SWING DOOR	3'-0"	7'-0"	INCLUDED	2	REFER TO GENERAL NOTE #10
003	EMPLOYEE RESTROOM	EX		EX	2'-6"	7'-0"	1	3	DOOR TO BE PAINTED WHITE-INSIDE/OUT- SEMI-GLOSS FINISH
004	EMPLOYEE CHANGING	EX		EX	2'-8"	7'-0"	1	3	DOOR TO BE PAINTED WHITE-INSIDE/OUT- SEMI-GLOSS FINISH
101					5'-8"	9'-0"			
102	SECONDARY ENTRANCE	EX		EX	3'-0"	10'-0"	1	5	DOOR TO BE PAINTED WHITE-INSIDE/OUT- SEMI-GLOSS FINISH
103	SERVICE LINE-ELIASON	C		LOW WALL SWINGING DOOR	3'-3"	2'-8"	N/A	2	REFER TO GENERAL NOTE #11
104	RESTROOM	B		HOLLOW METAL	2'-6"	7'-0"	2	6	
105	ADA RESTROOM	B		HOLLOW METAL	2'-6"	7'-0"	2	6	
106					6'-2"	9'-0"			
107	SLIDING PARTITION DOOR	D		EXISTING TO REMAIN	21'-1 1/4"	10'-0"	EX	5	DOORS TO BE PAINTED WHITE INSIDE/OUTSIDE-SEMI-GLOSS FINISH



HEADER DETAIL (LANDMARKS SUBMISSION)

SCALE: 1 1/2" = 1'-0"

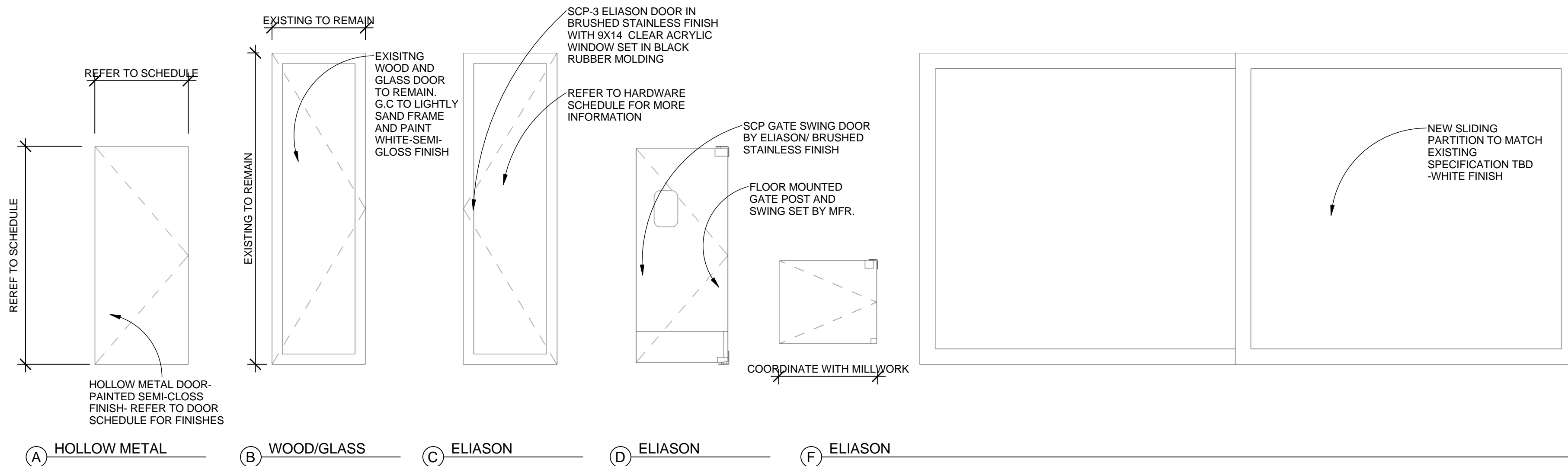


JAMB DETAIL (LANDMARKS SUBMISSION)

SCALE: 1 1/2" = 1'-0"

FRAME ELEVATIONS (LANDMARKS SUBMISSION)

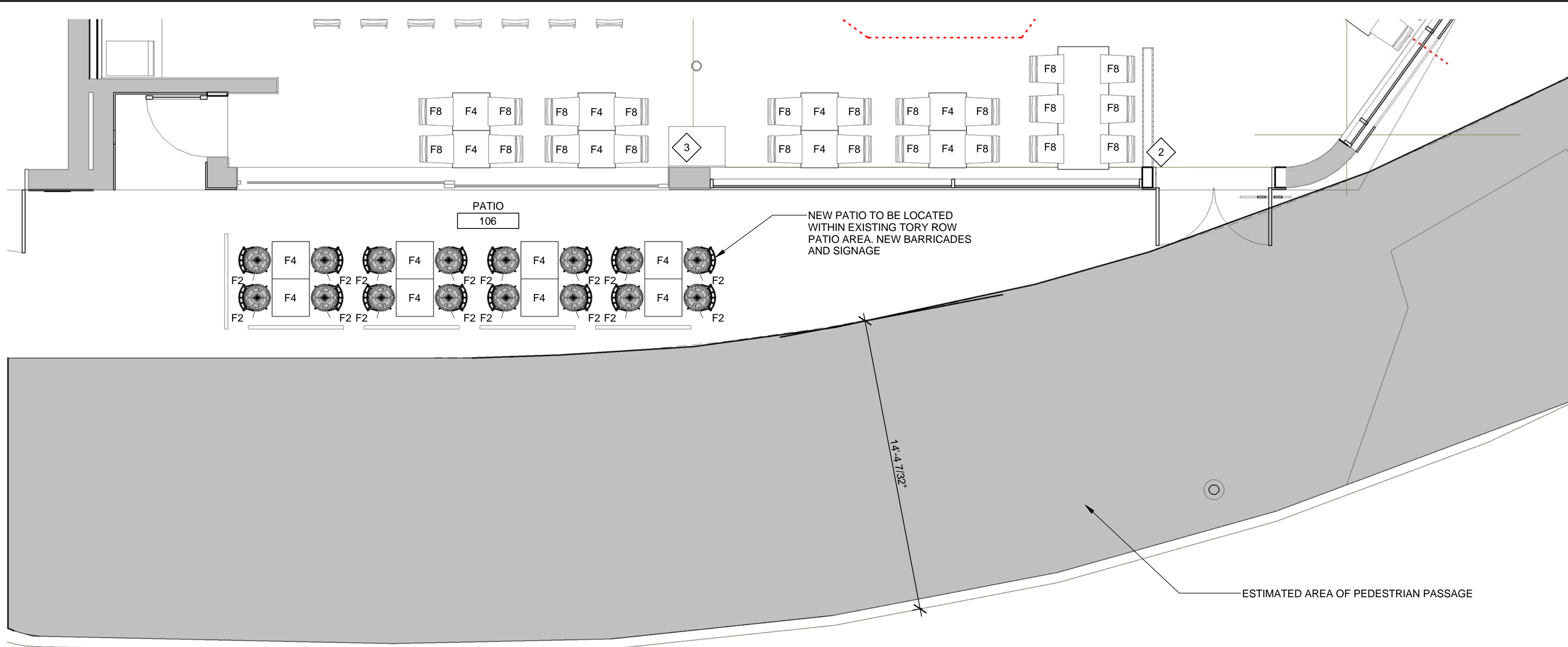
SCALE: 3/8" = 1'-0"



DOOR ELEVATIONS (LANDMARKS SUBMISSION)

SCALE: 3/8" = 1'-0"

<p>535 ALBANY STREET BOSTON, MA 02118 T 617 482 5353 www.mcmahonarchitects.com</p>	JOB TITLE:	&pizza		DRAWING NUMBER:	LM07	
	LOCATION:	3 BRATTLE STREET CAMBRIDGE, MA 02138		DATE:	12/22/16	
	DRAWING TITLE:	FACADE DOOR SCHEDULE		JOB NUMBER:	16-3043	
	REVISION:	2017-04-12		DRAWN:	EE	CHECK:

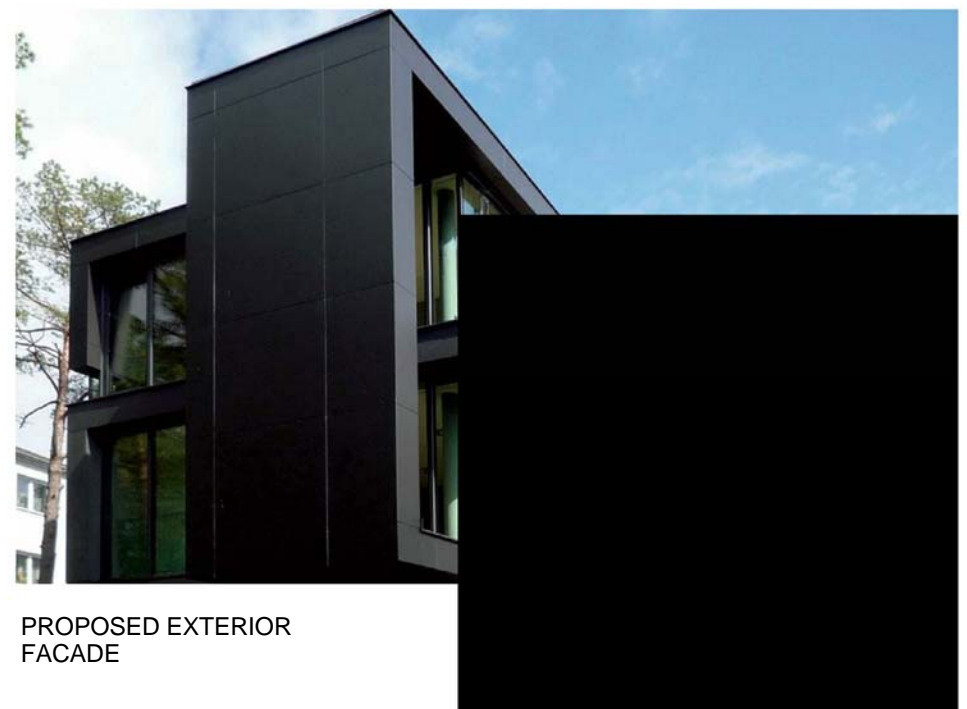


PATIO TABLE OPTION 2 (IN BLACK FINISH)



PATIO DINING CHAIR OPTION 1 (WHITE FINISH ONLY)

1 PATIO PLAN
SCALE: 1/4" = 1'-0"



PROPOSED EXTERIOR FACADE

<p>McMahon architects 335 ALBANY STREET BOSTON, MA 02118 T 617 482 5353 www.mcmahonarchitects.com</p>	JOB TITLE:	&pizza	DRAWING NUMBER:	LM08	
	LOCATION:	3 BRATTLE STREET CAMBRIDGE, MA 02138	DATE:	12/22/16	
	DRAWING TITLE:	PATIO/AWNING MATERIALS	JOB NUMBER:	16-3043	
	REVISION:	2017-04-12	DRAWN:	GL/EE	CHECK:




2017-04-04_&PIZZA EXTERIOR CONCEPT WITH AWNING



2016-11-30_&PIZZA EXTERIOR CONCEPT WITH TRELLIS



2016-11-11_&PIZZA EXTERIOR CONCEPT WITH TRELLIS

 <p>McMahon architects</p> <p>535 ALBANY STREET BOSTON, MA 02118 T 617 482 5353 www.mcmahonarchitects.com</p>	JOB TITLE:	DRAWING NUMBER:		
	&pizza	LM09		
	LOCATION:	DATE:	SCALE:	
	3 BRATTLE STREET CAMBRIDGE, MA 02138	04/04/17		
DRAWING TITLE:	JOB NUMBER:	DRAWN:	CHECK:	
OLD CONCEPT(S) VS. NEW CONCEPT	16-3043	EE	NI/LC	
REVISION:				
2017-04-12				