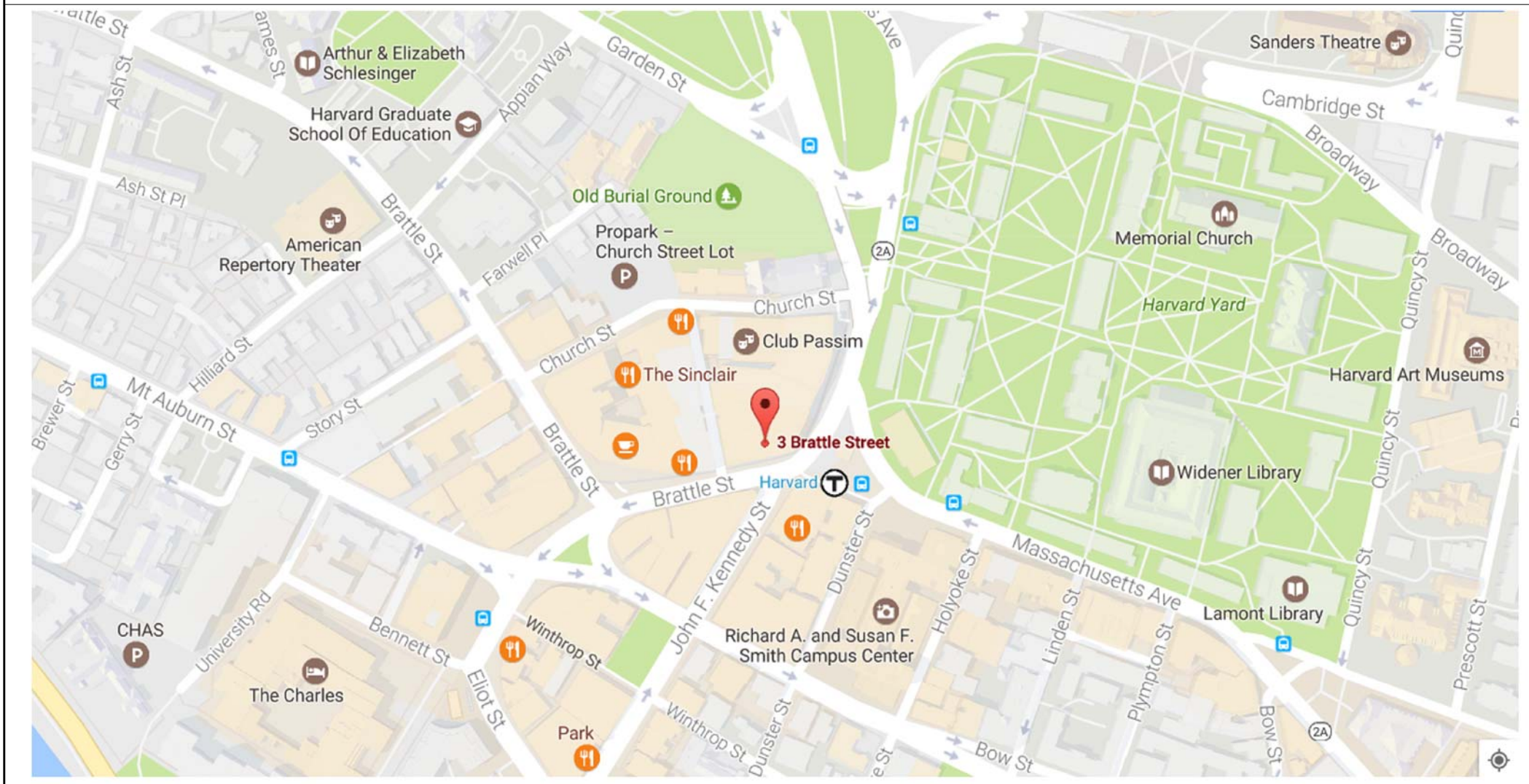




LOCUS MAP



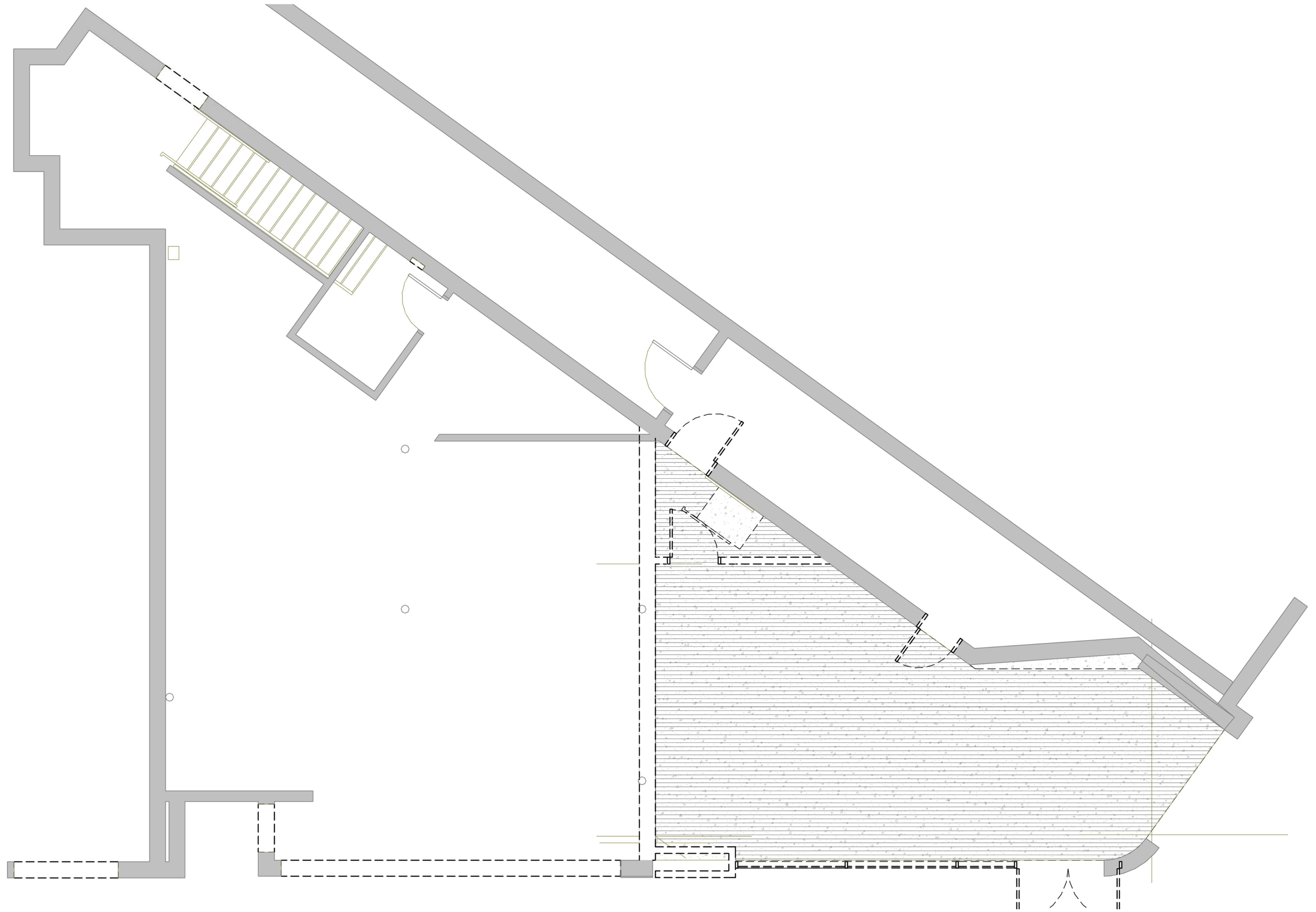
PROJECT DIRECTORY

| | |
|------------------------------|--|
| 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 | PROPOSED INTERIOR FLOOR PLAN AND SEAT COUNT |
| LM07 | FACADE DOOR SCHEDULE |
| LM08 | PATIO/AWNING MATERIALS |
| LM09 | OLD CONCEPT(S) VS. NEW CONCEPT |
| LM10 | CONCEPT VS. REALITY |

| | | | | |
|--|----------------|--------------------------------------|-----------------|----------|
| | JOB TITLE: | &pizza | DRAWING NUMBER: | LM - T1 |
| | LOCATION: | 3 BRATTLE STREET CAMBRIDGE, MA 02138 | DATE: | 12/21/16 |
| | DRAWING TITLE: | TITLE SHEET | JOB NUMBER: | 16-3043 |
| | REVISION: | 2017-06-21 | DRAWN: | GL/EE |
| | | | 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: | DRAWING NUMBER: | |
| | &pizza | LMO1 | |
| | LOCATION: | DATE: | SCALE: |
| | 3 BRATTLE STREET CAMBRIDGE, MA 02138 | 12/21/16 | 1/4" = 1'-0" |
| DRAWING TITLE: | JOB NUMBER: | DRAWN: | CHECK: |
| EXISTING CONDITION PLAN | 16-3043 | GL/EE | NI/LC |
| REVISION: | | | |
| 2017-06-21 | | | |



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



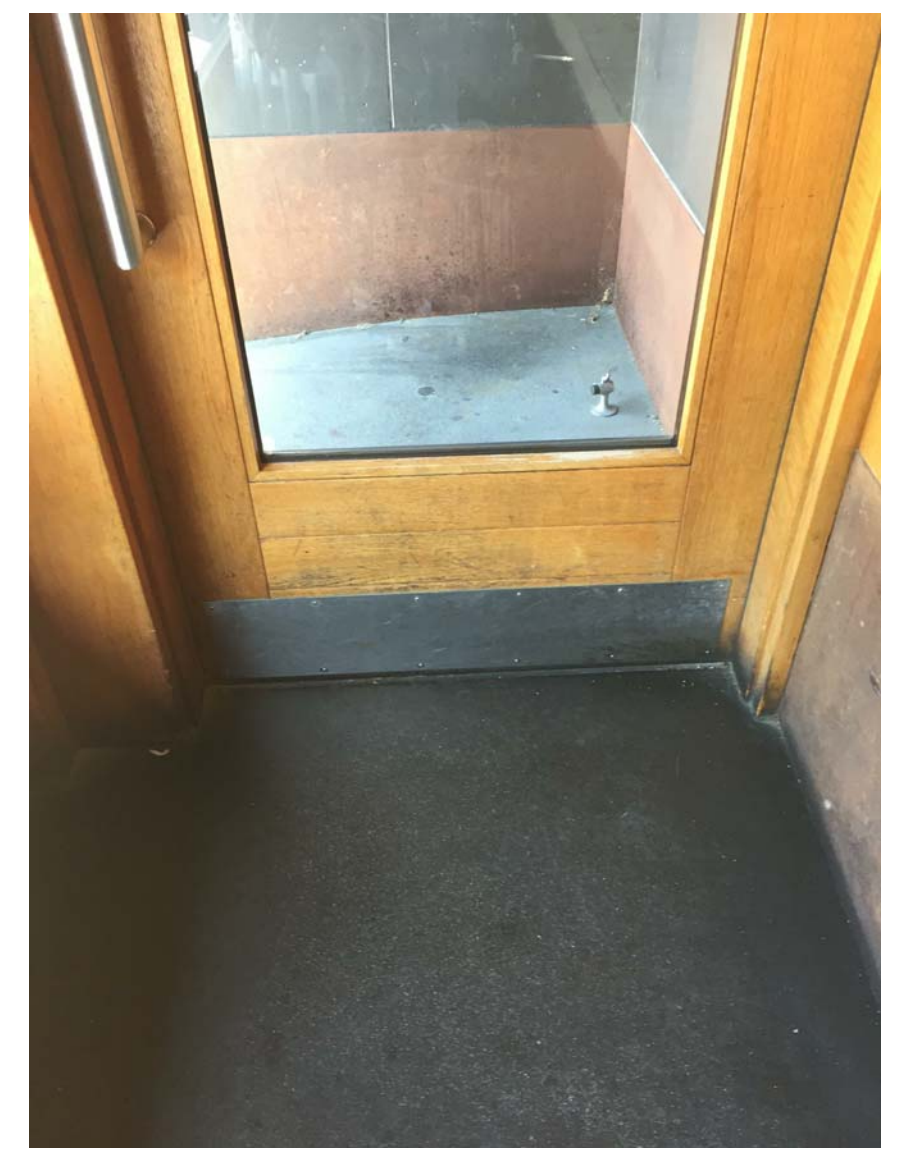
EXISTING TORY ROW FACADE AND PATIO CONDITIONS



INTERIOR VIEW OF EXISTING TORY ROW FACADE



INTERIOR VIEW OF TORY ROW PATIO AND STREET VIEW

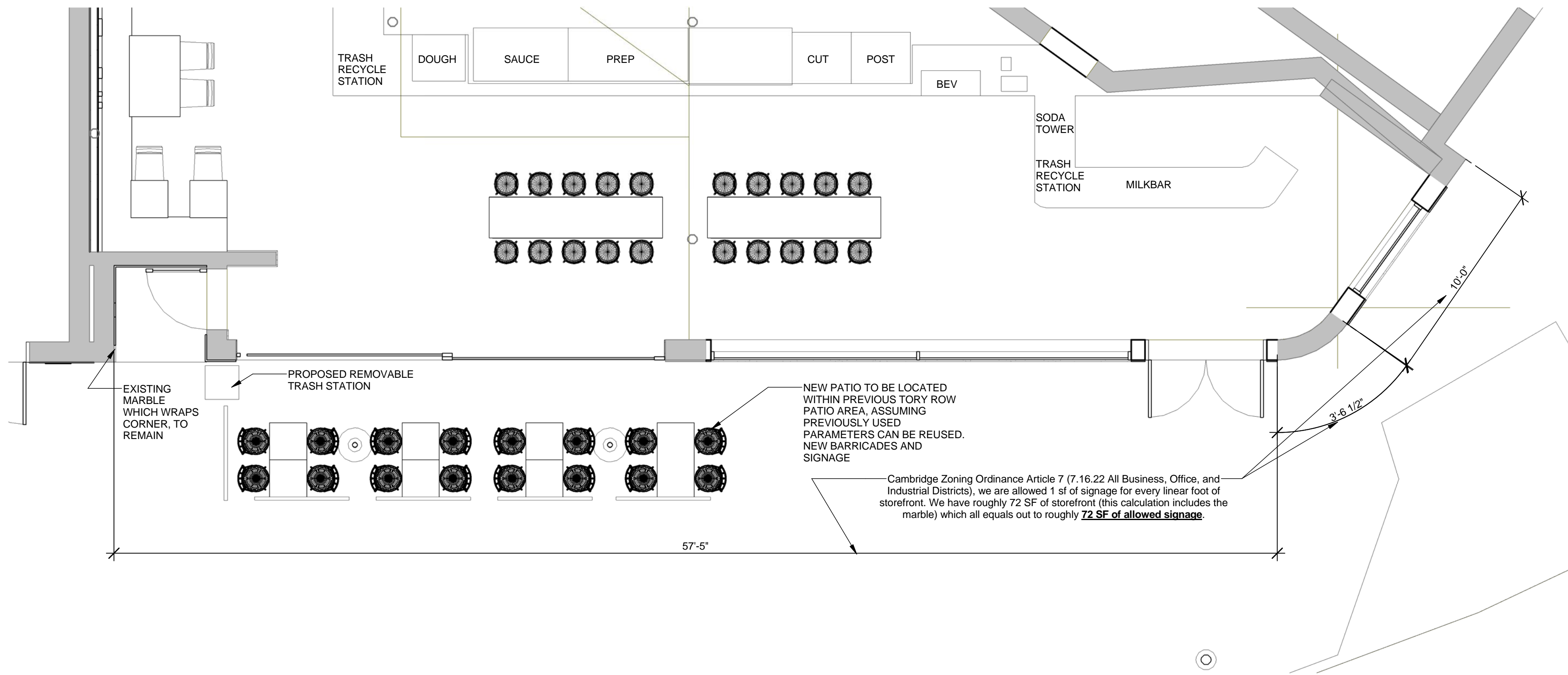


EXISTING CONDITIONS OF PROPOSED SECONDARY EXIT



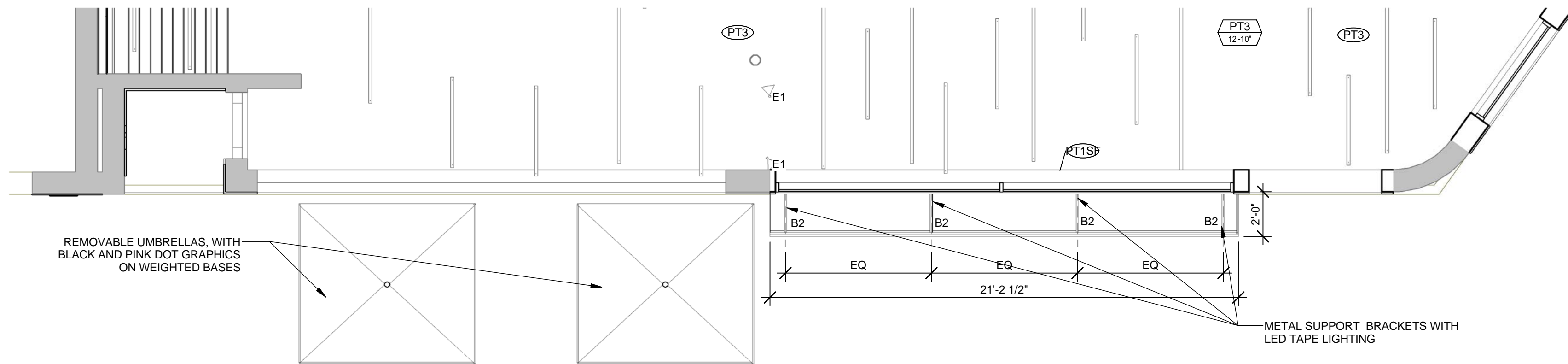
EXISTING TORY ROW AND CRIMSON CORNER FACADE CONDITIONS

| | | | | | | |
|---|----------------|--------------------------------------|--|-----------------|----------|--------|
| <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: | 2017-06-21 | | DRAWN: | GL/EE | CHECK: |



PATIO FURNITURE PLAN

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



PATIO/AWNING REFLECTED CEILING PLAN

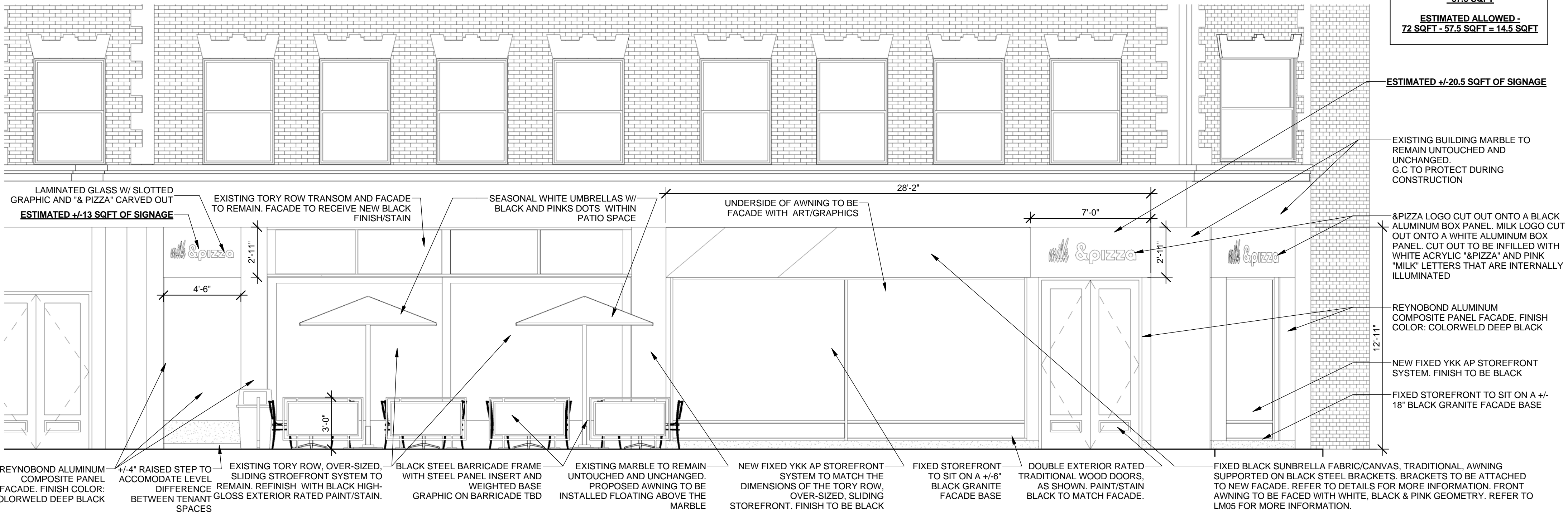
SCALE: 1/4" = 1'-0"

| 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 |
| EXTERIOR (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>CHECK: NI/LC</p> |
| | <p>REVISION: 2017-06-21</p> | | |

TOTAL SIGNAGE ESTIMATED
-57.5 SQFT
ESTIMATED ALLOWED -
72 SQFT -57.5 SQFT = 14.5 SQFT



ESTIMATED +/-20.5 SQFT OF SIGNAGE

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

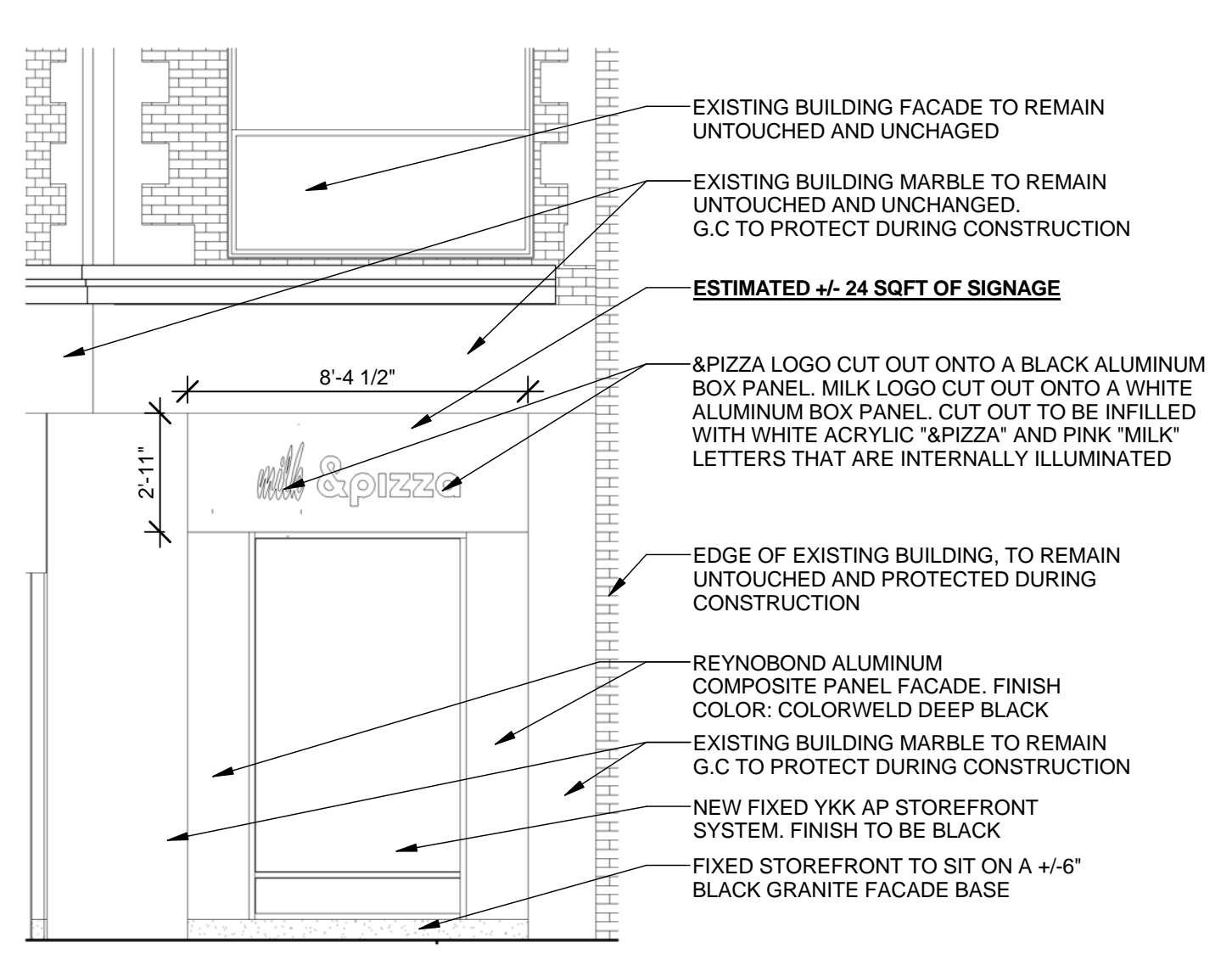
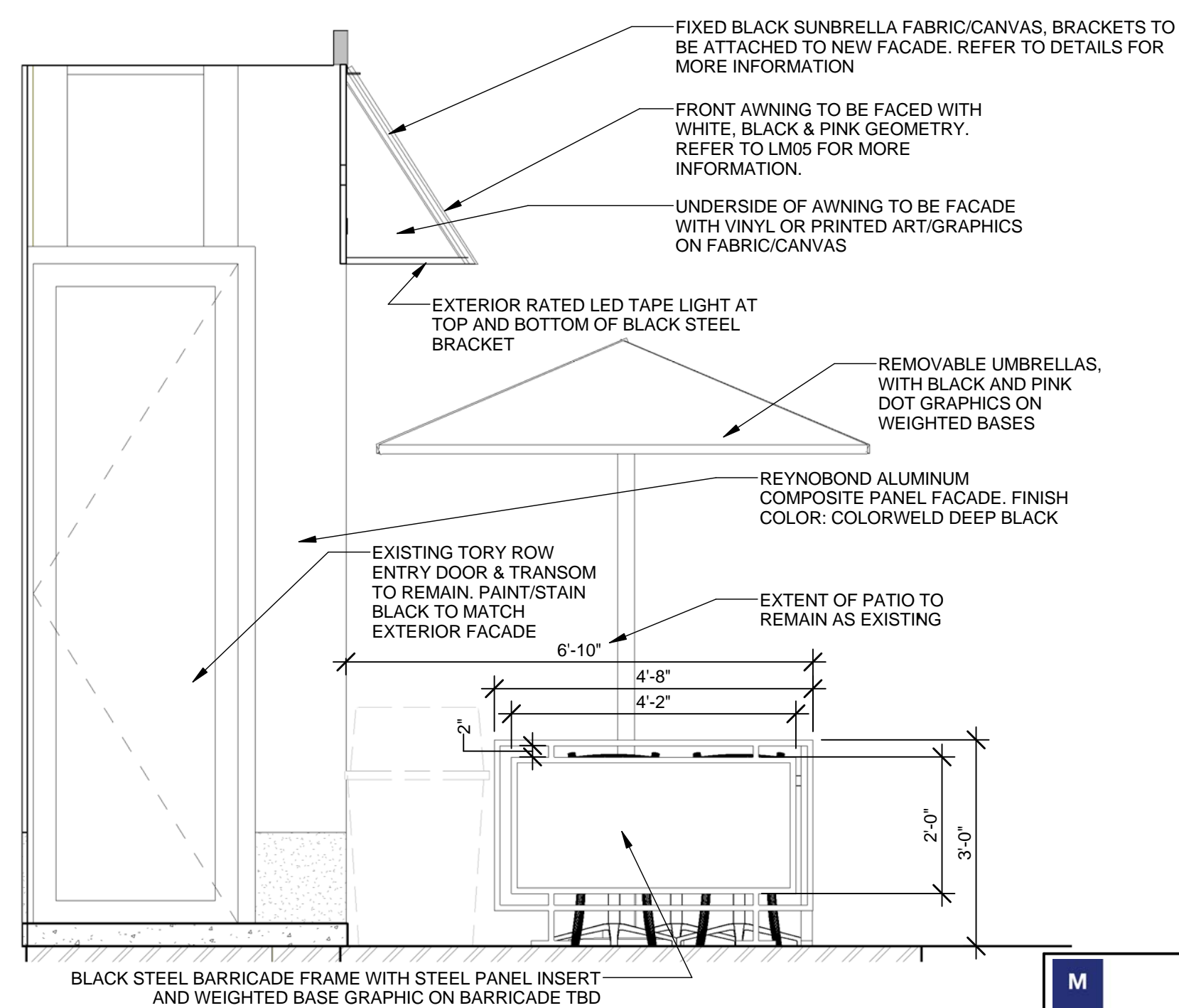
&PIZZA LOGO CUT OUT ONTO A BLACK ALUMINUM BOX PANEL. MILK LOGO CUT OUT ONTO A WHITE ALUMINUM BOX PANEL. CUT OUT TO BE INFILLED WITH WHITE ACRYLIC "&PIZZA" AND PINK "MILK" LETTERS THAT ARE INTERNALLY ILLUMINATED

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 +/- 18" BLACK GRANITE FACADE BASE

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



EXISTING BUILDING FACADE TO REMAIN UNTOUCHED AND UNCHANGED

ESTIMATED +/- 24 SQFT OF SIGNAGE

&PIZZA LOGO CUT OUT ONTO A BLACK ALUMINUM BOX PANEL. MILK LOGO CUT OUT ONTO A WHITE ALUMINUM BOX PANEL. CUT OUT TO BE INFILLED WITH WHITE ACRYLIC "&PIZZA" AND PINK "MILK" 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

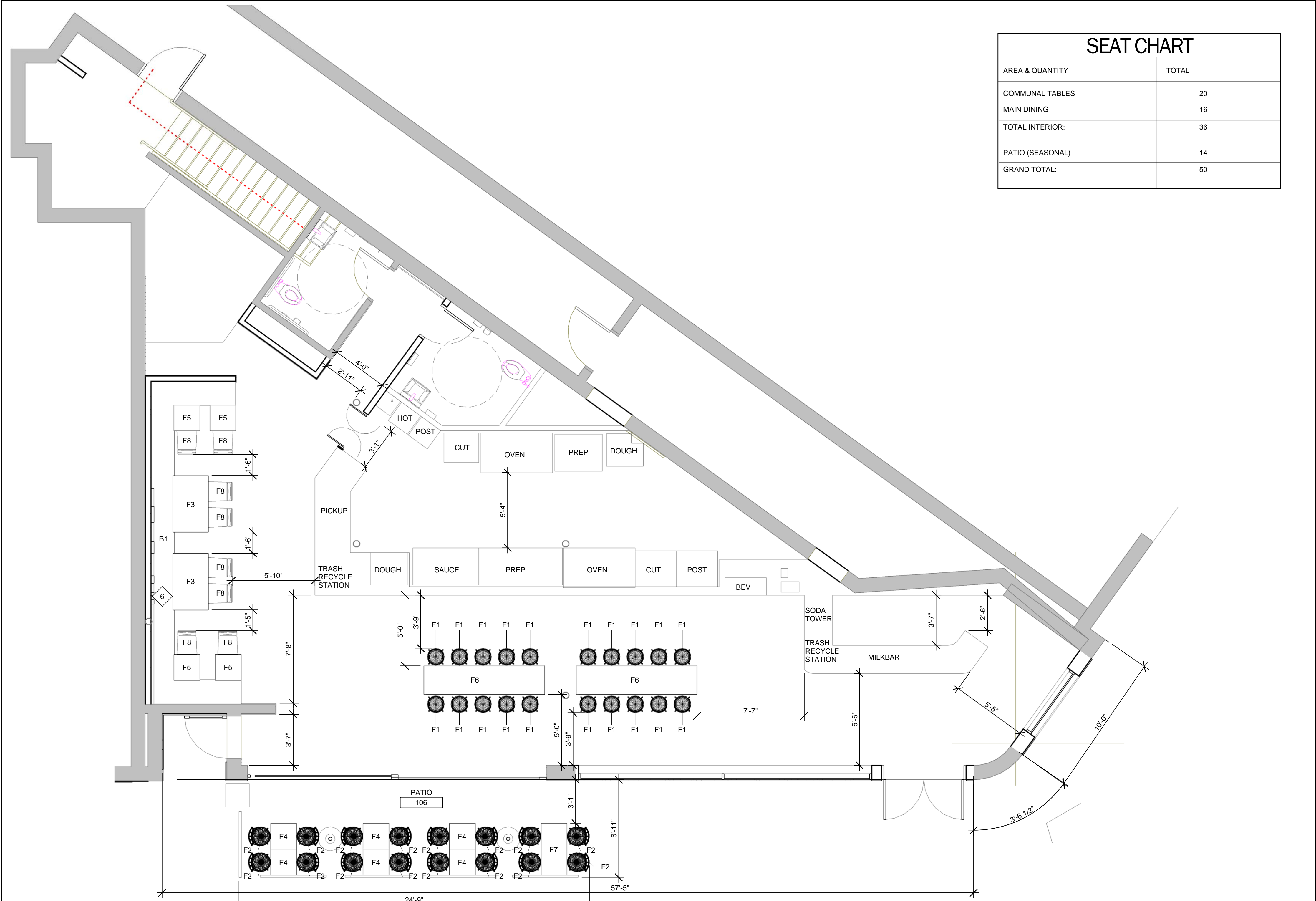
2 FACADE EAST EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

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

| | | | |
|--|--|--|--------------------------------|
| <p>535 ALBANY STREET BOSTON, MA 02118 T 617 482 5353 www.mcmahonarchitects.com</p> | <p>JOB TITLE: &pizza</p> | <p>DRAWING NUMBER: LM04</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>CHECK: NI/LC</p> |
| | <p>REVISION: 2017-06-21</p> | | |

SEAT CHART

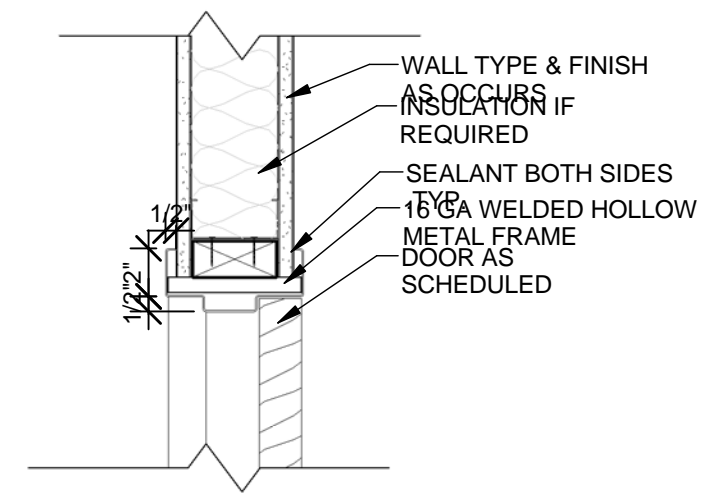
| AREA & QUANTITY | TOTAL |
|------------------|-------|
| COMMUNAL TABLES | 20 |
| MAIN DINING | 16 |
| TOTAL INTERIOR: | 36 |
| PATIO (SEASONAL) | 14 |
| GRAND TOTAL: | 50 |



| | | | |
|--|---|--------------------------------|------------------------|
| <p>335 ALBANY STREET BOSTON, MA 02118 T 617 482 5353 www.mcmahonarchitects.com</p> | JOB TITLE: &pizza | DRAWING NUMBER: LM06 | |
| | LOCATION: 3 BRATTLE STREET CAMBRIDGE, MA 02138 | DATE: 12/20/16 | SCALE: As Indicated |
| | DRAWING TITLE: PROPOSED INTERIOR FLOOR PLAN AND SEAT COUNT | JOB NUMBER: 16-3043 | DRAWN: EE |
| | REVISION: 2017-06-21 | | CHECK: NI/LC |

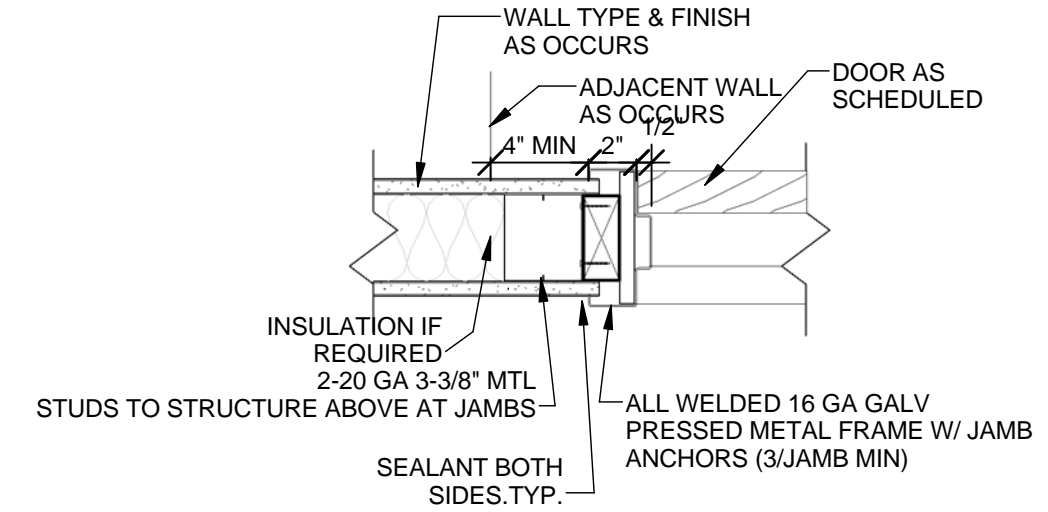
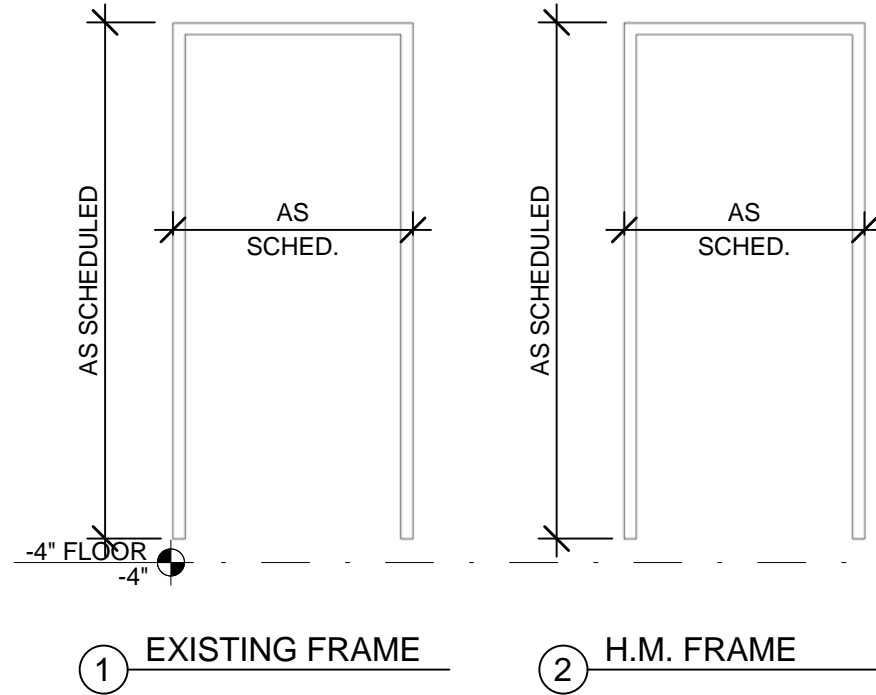
DOOR SCHEDULE

| DOOR # | LOCATION | TYPE | WT | | WIDTH | HEIGHT | FRAME TYPE | HARDWARE SET # | COMMENTS |
|--------|------------------------|------|------------------------|--|------------|-----------|------------|----------------|--|
| | | | MATERIAL | | | | | | |
| 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" | 9'-8" | | | |
| 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 |
| 4 | | | | | 3'-0" | 7'-0" | | | |
| 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'-10" | | | |
| 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 |
| 109 | | | | | 3'-0" | 9'-8" | | | |



HEADER DETAIL (LANDMARKS SUBMISSION)

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

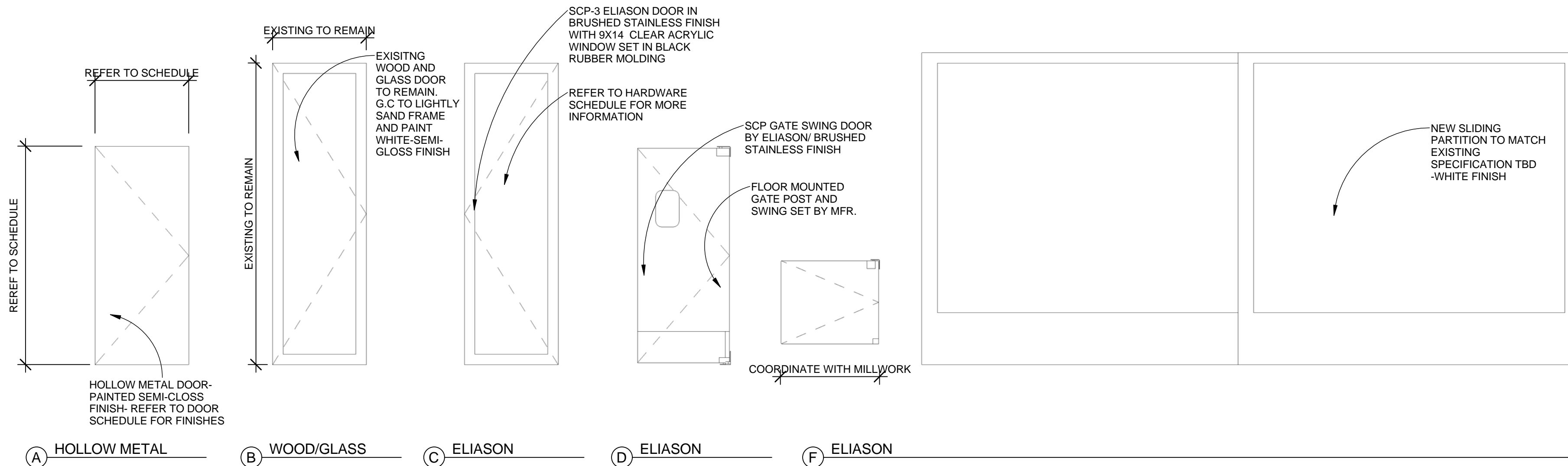


JAMB DETAIL (LANDMARKS SUBMISSION)

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

FRAME ELEVATIONS (LANDMARKS SUBMISSION)

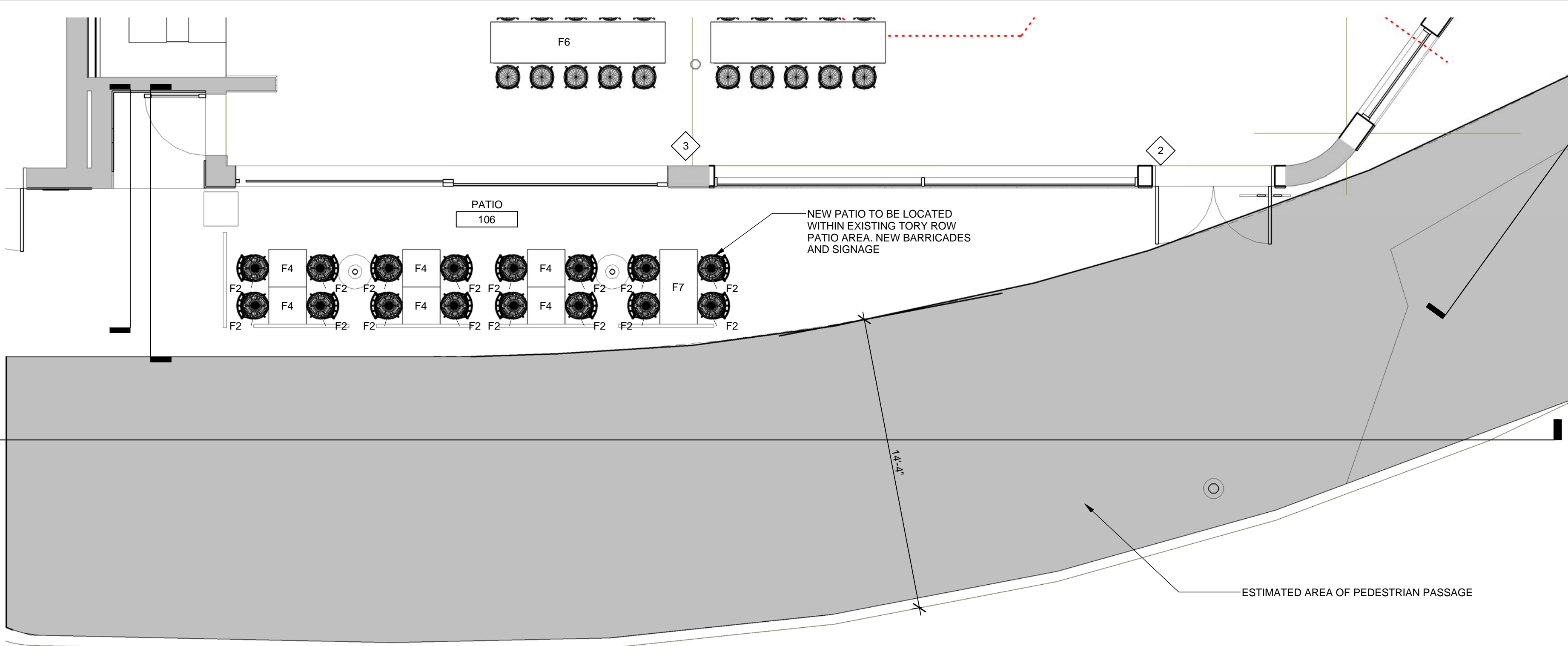
SCALE: 3/8" = 1'-0"



DOOR ELEVATIONS (LANDMARKS SUBMISSION)

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

| | | | | | |
|---|---|--|--------------------------------|------------------------|-----------------|
| <p>McMahon architects</p> <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 | SCALE: As Indicated | |
| | DRAWING TITLE: FACADE DOOR SCHEDULE | | JOB NUMBER: 16-3043 | DRAWN: EE | CHECK: NI/LC |
| | REVISION: 2017-06-21 | | | | |



PATIO TABLE OPTION 1 (IN BLACK FINISH)



PATIO TABLE OPTION 2 (IN BLACK FINISH)



PATIO DINING CHAIR OPTION 1 (WHITE FINISH ONLY)

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



EXISTING MARBLE TO REMAIN AS IS EXISTING BRICK TO REMAIN AS IS



PROPOSED EXTERIOR FACADE



&PIZZA FACADE STANDARD



PROPOSED &PIZZA ART/GRAPHIC FOR UNDERNEATH THE FABRIC/CANVAS AWNING. **EXACT ART/GRAPHIC IS TBD**



FABRIC/CANVAS AWNING STYLE TO BE USED IN CAMBRIDGE LOCATION



BARRICADE STANDARD TO BE IMPLEMENTED



WHITE (6000K-6500K) TAPE LIGHT FOR TRELLIS



PROPOSED ART/GRAPHIC FOR NEW EXTERIOR AND INTERIOR. **EXACT ART/GRAPHIC IS TBD**

| | | | | | | |
|---|----------------|--------------------------------------|--|-----------------|----------|--------|
| <p>McMahon architects</p> <p>535 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: | 2017-06-21 | | DRAWN: | GL/EE | CHECK: |



2016-06-21_&PIZZA EXTERIOR CONCEPT WITH MILKBAR



2017-04-25_&PIZZA EXTERIOR CONCEPT WITH AWNING



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



2016-03-09_&PIZZA EXTERIOR CONCEPT WITH TRELLIS



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

| | | | | |
|---|--------------------------------------|-----------------|--------|-------|
| <p>McMahon architects</p> <p>335 ALBANY STREET BOSTON, MA 02118 T 617 482 5353 www.mcmahonarchitects.com</p> | JOB TITLE: | DRAWING NUMBER: | | |
| | &pizza | LM09 | | |
| | LOCATION: | DATE: | CHECK: | |
| | 3 BRATTLE STREET CAMBRIDGE, MA 02138 | 04/04/17 | EE | NI/LC |
| DRAWING TITLE: | JOB NUMBER: | DRAWN: | | |
| OLD CONCEPT(S) VS. NEW CONCEPT | 16-3043 | EE | | |
| REVISION: | 2017-06-21 | | | |



2017-06-25_&pizza Exterior Facade with MilkBar



EXISTING EXTERIOR FACADE

| | | | |
|--|--------------------------------------|-----------------|---------|
| <p>McMahon architects</p> <p>335 ALBANY STREET BOSTON, MA 02118 T 617 482 5353 www.mcmahonarchitects.com</p> | JOB TITLE: | DRAWING NUMBER: | |
| | &pizza | LM10 | |
| | LOCATION: | DATE: | SCALE: |
| | 3 BRATTLE STREET CAMBRIDGE, MA 02138 | 04/18/17 | |
| DRAWING TITLE: | JOB NUMBER: | DRAWN: | CHECK: |
| CONCEPT VS REALITY | 16-3043 | Author | Checker |
| REVISION: | | | |
| 2017-06-21 | | | |



THE ADJACENT IMAGES REPRESENT BRATTLE STREETS MANY STOREFRONTS AND THEIR UNIQUE DESIGNS. THE NEWLY PROPOSED &PIZZA FACADE WILL TAKE ON THE LOOK OF THE "BLACK INK" AND "ORIGINS" FACADE COMBINED. THE TORY ROW FACADE WILL LARGELY REMAIN UNTOUCHED. THE AWNING WILL BE REMOVED TO GIVE THE LOOK OF A SMALLER BOUTIQUE STOREFRONT. A NEW STOREFRONT WILL BE INSTALLED IN THE CRIMSON CORNER FACADE. THE PROPORTIONS AND STYLE OF THE CRIMSON CORNER AWNING WILL BE REPLICATED WITH A NEW BLACK FABRIC AWNING.



| | | | | |
|---|--------------------------------------|-----------------|---------|--|
| <p>McMahon architects</p> <p>535 ALBANY STREET BOSTON, MA 02118 T 617 482 5353 www.mcmahonarchitects.com</p> | JOB TITLE: | DRAWING NUMBER: | | |
| | &pizza | LM11 | | |
| | LOCATION: | DATE: | SCALE: | |
| | 3 BRATTLE STREET CAMBRIDGE, MA 02138 | 04/26/17 | | |
| DRAWING TITLE: | JOB NUMBER: | DRAWN: | CHECK | |
| &pizza SITE PHOTOS AND DEVELOPMENT | 16-3043 | Author | Checker | |
| REVISION: | | | | |