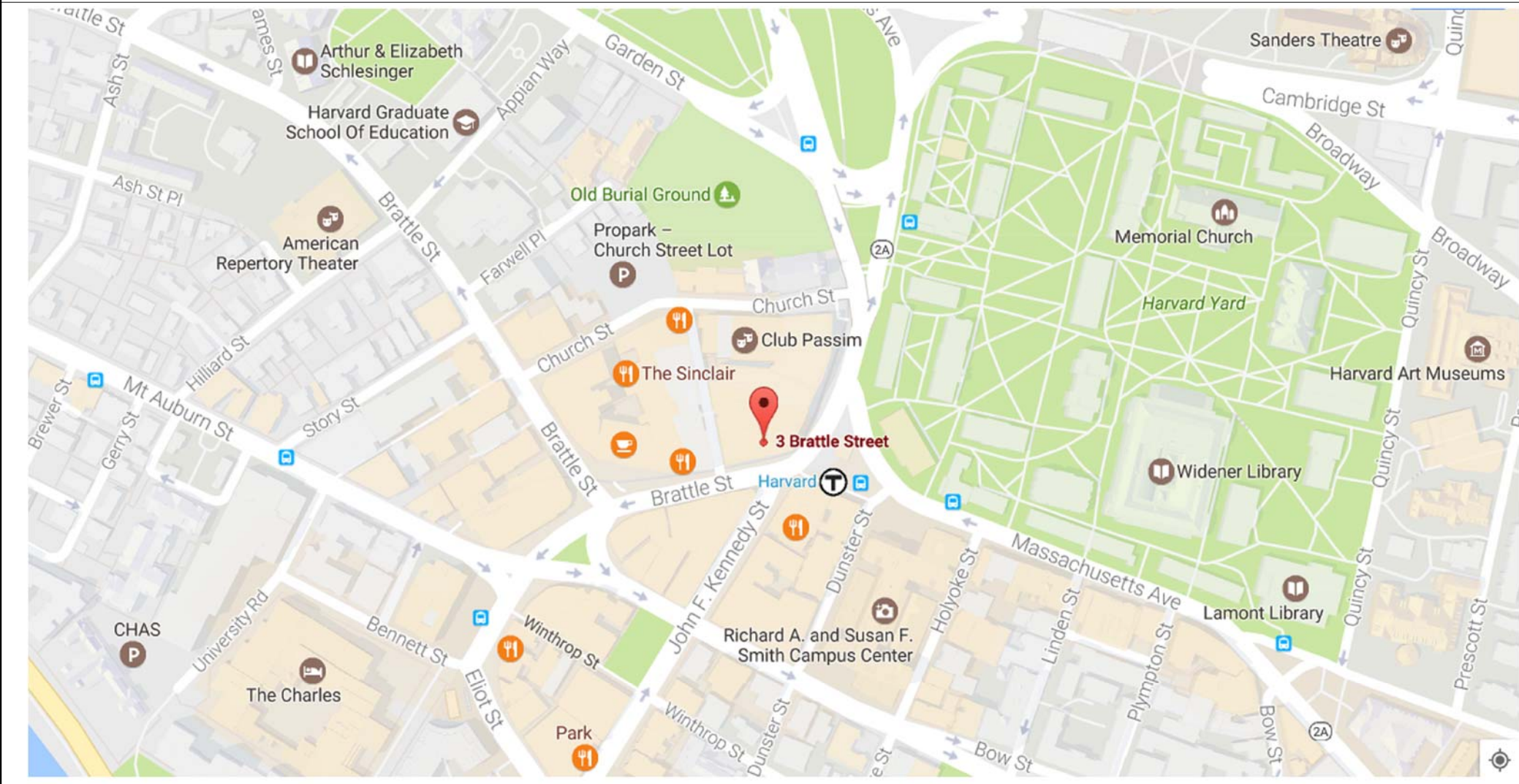


&pizza



3 BRATTLE STREET | GROUND FLOOR
CAMBRIDGE, MA 02138

LOCUS MAP



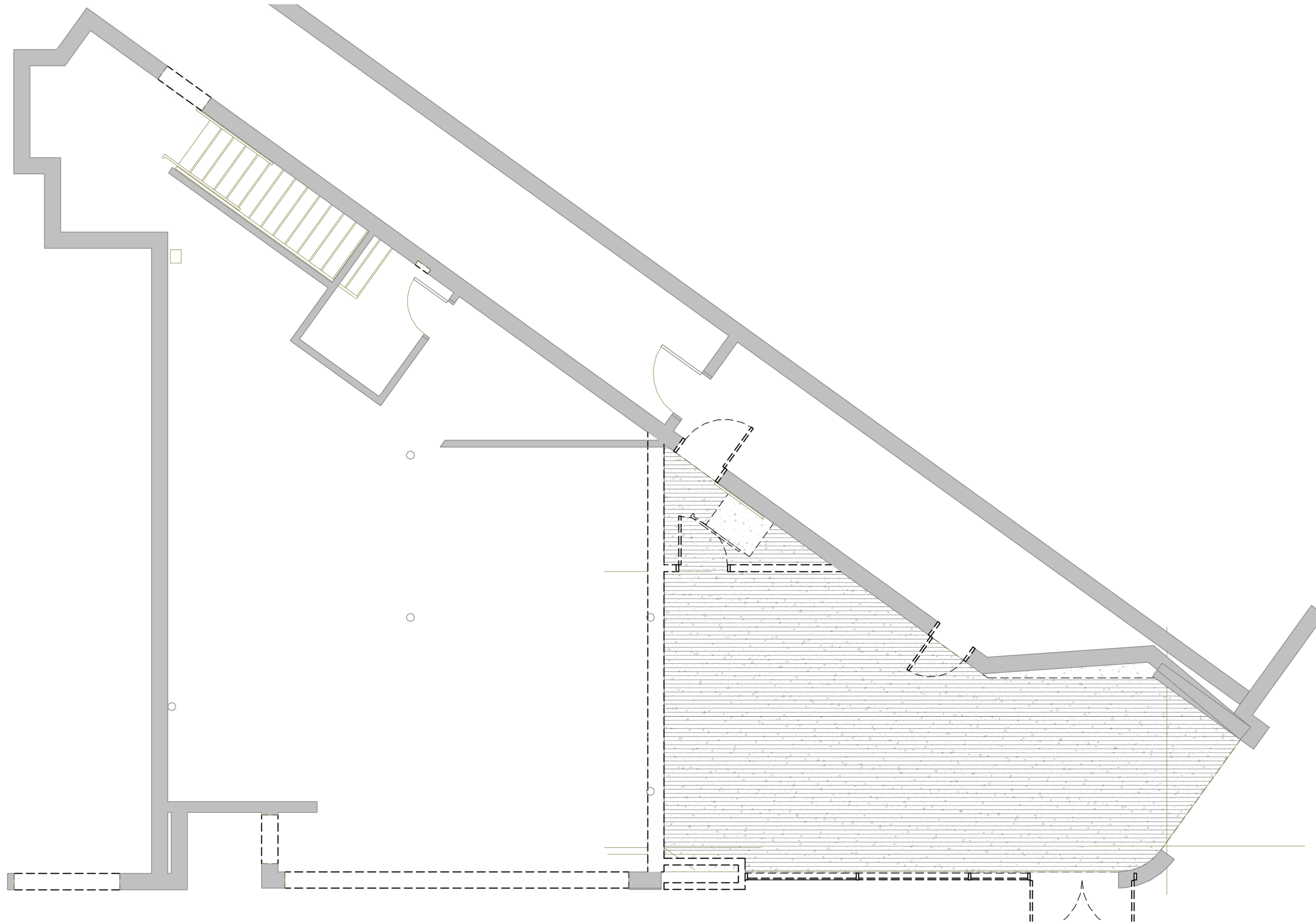
PROJECT DIRECTORY

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	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

<div><div>M</div><div>McMahon architects</div><div>535 ALBANY STREET BOSTON, MA 02118 T 617.482.5353 www.mcmahonarchitects.com</div></div>	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: 2017-06-21	CHECK: NI/LC	

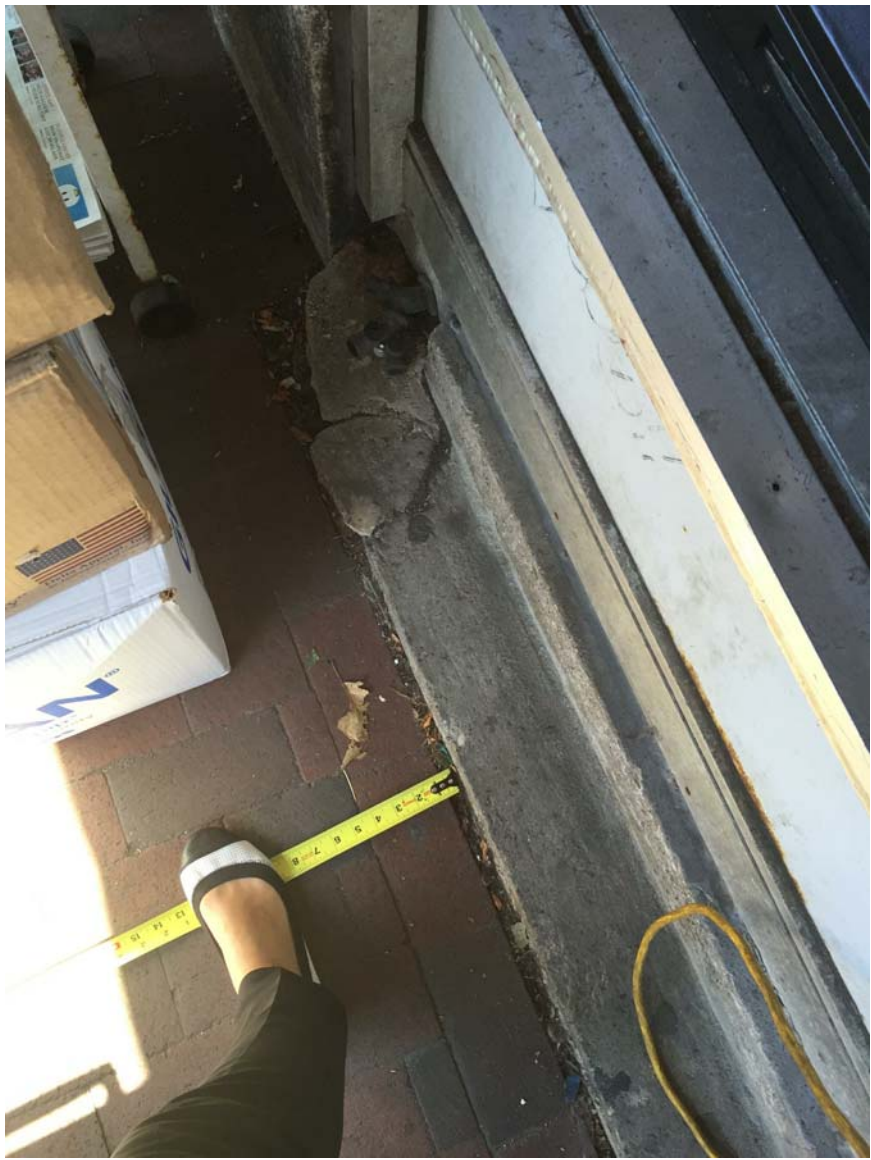


1 DEMO FIRST FLOOR KEYNOTE PLAN
SCALE: 1/4" = 1'-0"

<div><div>M</div><div>McMahon architects</div><div><div>535 ALBANY STREET BOSTON, MA 02118 T 617.482.5353 www.mcmahonarchitects.com</div></div></div>	JOB TITLE: &pizza		DRAWING NUMBER: LM01	
	LOCATION: 3 BRATTLE STREET CAMBRIDGE, MA 02138		DATE: 12/21/16	
	DRAWING TITLE: EXISTING CONDITION PLAN		JOB NUMBER: 16-3043	
	REVISION: 2017-06-21		SCALE: 1/4" = 1'-0"	
			DRAWN: GL/EE	
		CHECK: NI/LC		



EXTERIOR FACADE AND STREET CONDITIONS. BIRCK 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

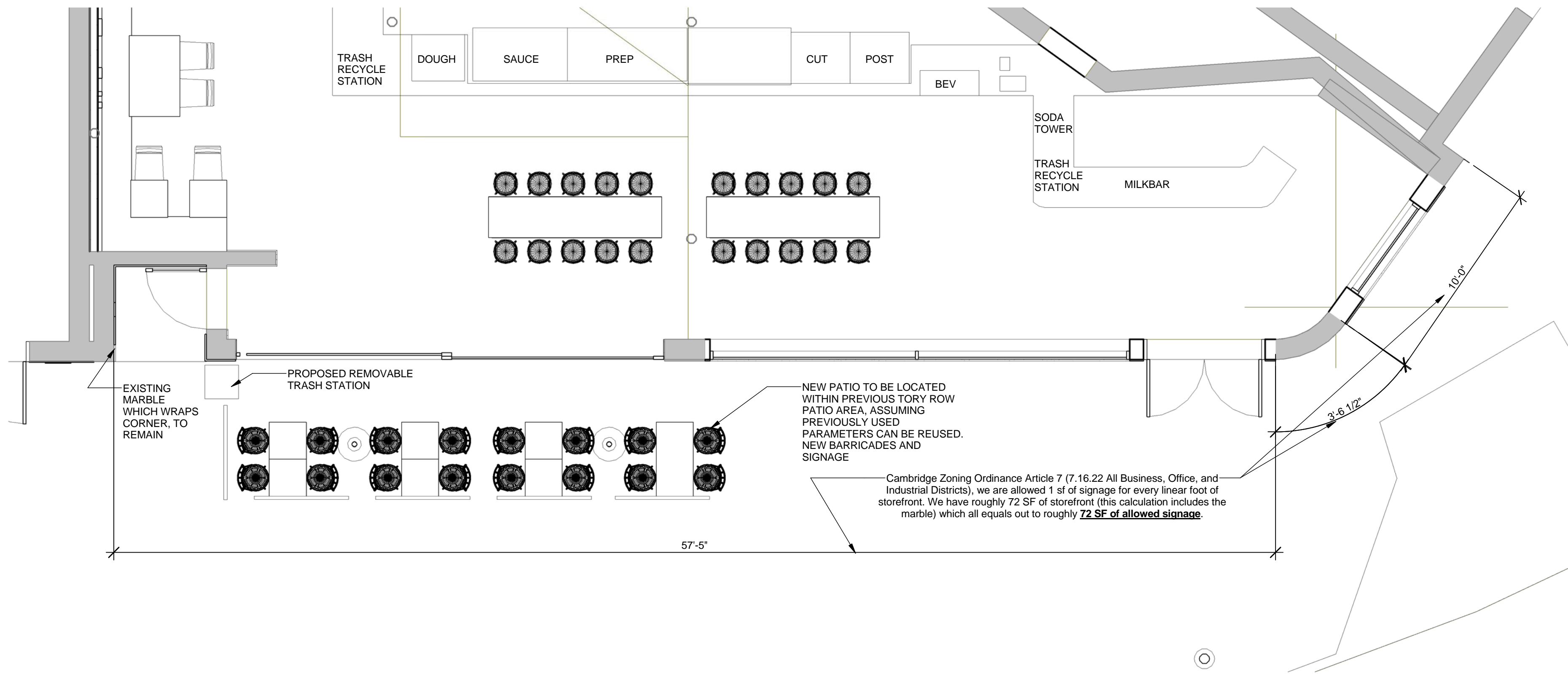


EXISTING CONDITIONS OF PROPOSED SECONDARY EXIT



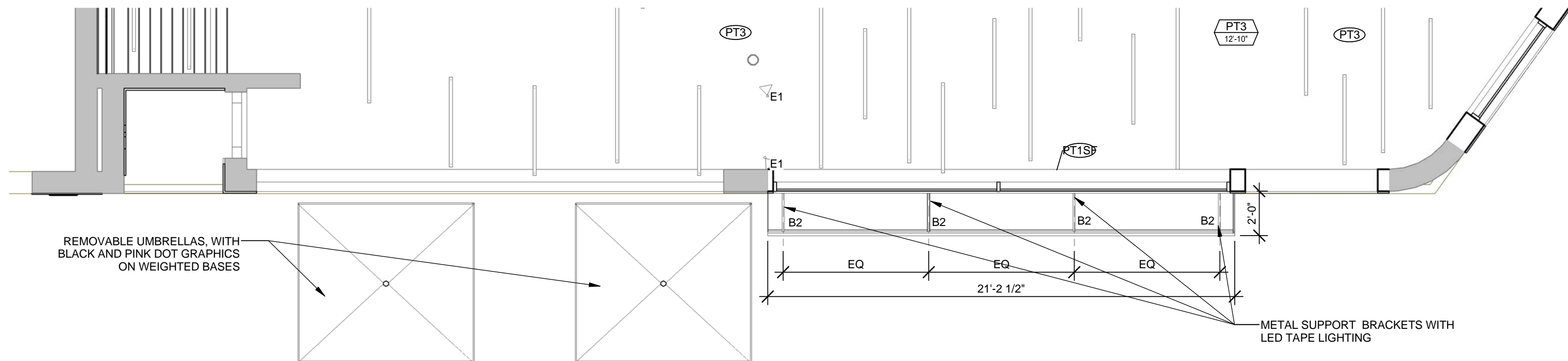
EXISTING TORY ROW AND CRIMSON CORNER FACADE CONDITIONS

<div><div>M</div><div>McMahon architects</div><div><div>▲</div><div>535 ALBANY STREET BOSTON, MA 02118 617 482 5353 www.mcmahonarchitects.com</div></div></div>	JOB TITLE:		DRAWING NUMBER:	
	&pizza		LM02	
	LOCATION:		DATE:	SCALE:
	3 BRATTLE STREET CAMBRIDGE, MA 02138		12/22/16	
	DRAWING TITLE:		JOB NUMBER:	DRAWN:
	EXISTING CONDITION PHOTOS		16-3043	GL/EE
REVISION:		CHECK:		
2017-06-21		NI/LC		



PATIO FURNITURE PLAN

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



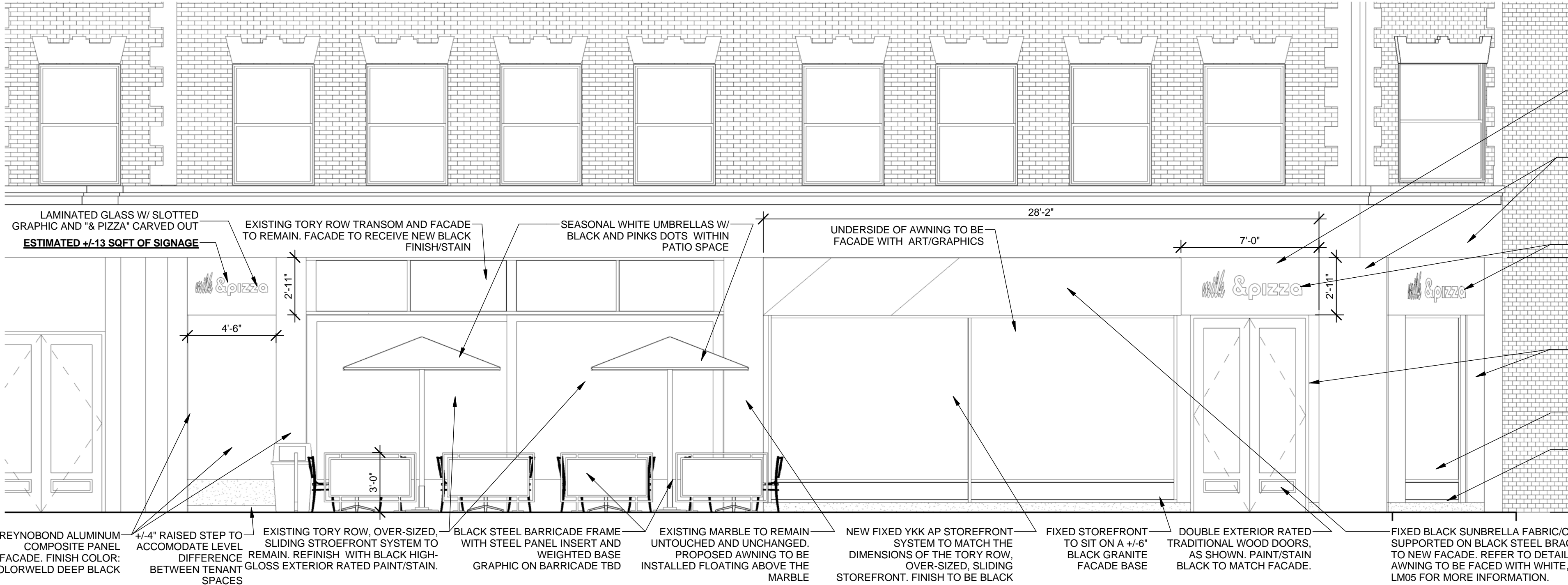
PATIO/AWNING REFLECTED CEILING PLAN

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

<div><div>M</div><div>McMahon architects</div><div><div></div><div>535 ALBANY STREET BOSTON, MA 02118 T 617 482 5353 www.mcmahonarchitects.com</div></div></div>	JOB TITLE: &pizza		DRAWING NUMBER: LM03	
	LOCATION: 3 BRATTLE STREET CAMBRIDGE, MA 02138		DATE: 12/20/16	
	DRAWING TITLE: PATIO/AWNING FURNITURE LAYOUT AND RCP		JOB NUMBER: 16-3043	
	REVISION: 2017-06-21		SCALE: As indicated	
			DRAWN: EE	CHECK: NI/LC



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

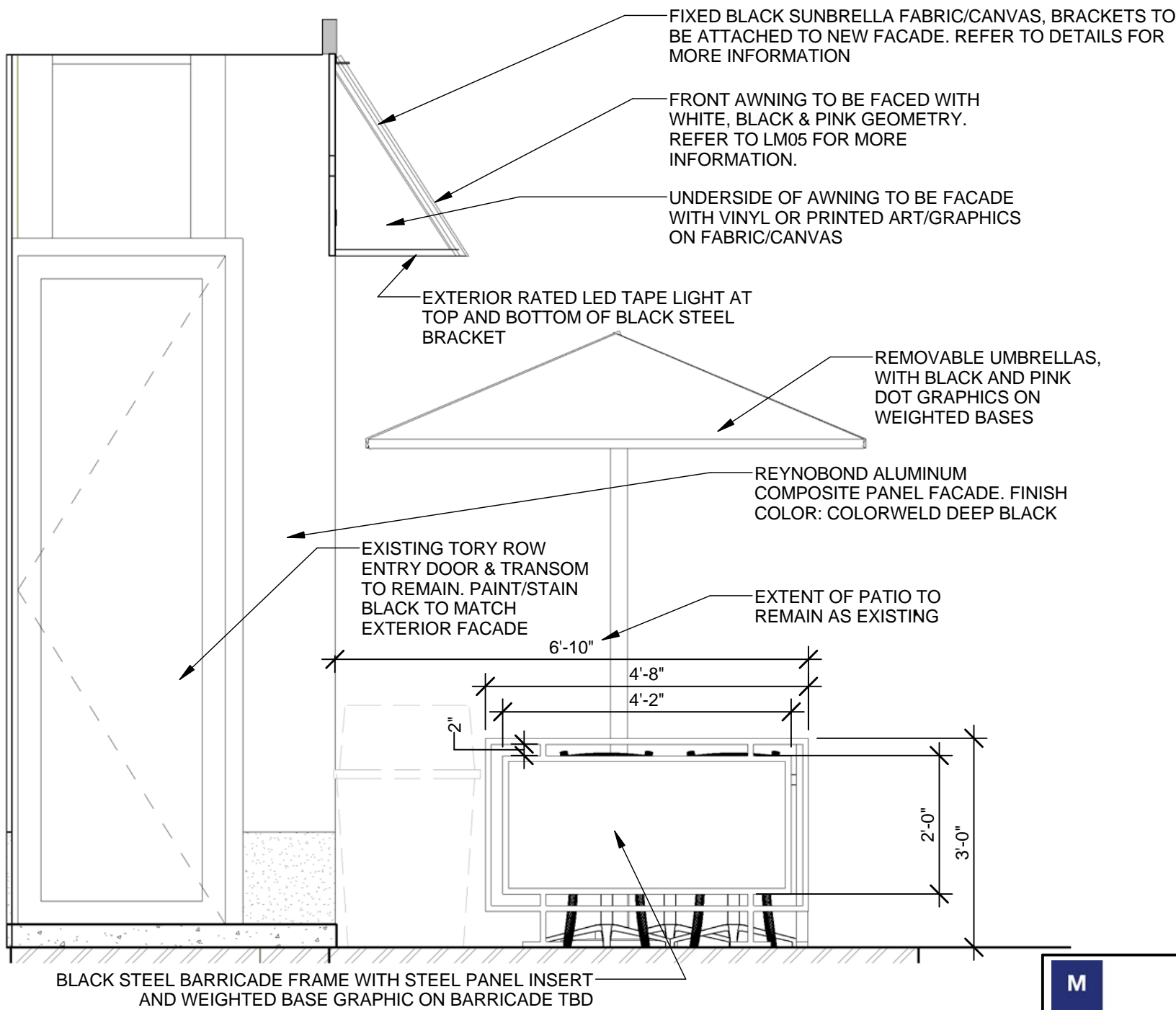
&PIZZA LOGO CUT OUT ONTO A BLACK ALUMINUM BOX PANEL. MILK LOGO CUT OUT ONTO A WHITE ALUMINUM BOX PANEL. CUT OUT TO BE INFILLED WITH WHITE ACRYLIC "&PIZZA" AND PINK "MILK" LETTERS THAT ARE INTERNALLY ILLUMINATED

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

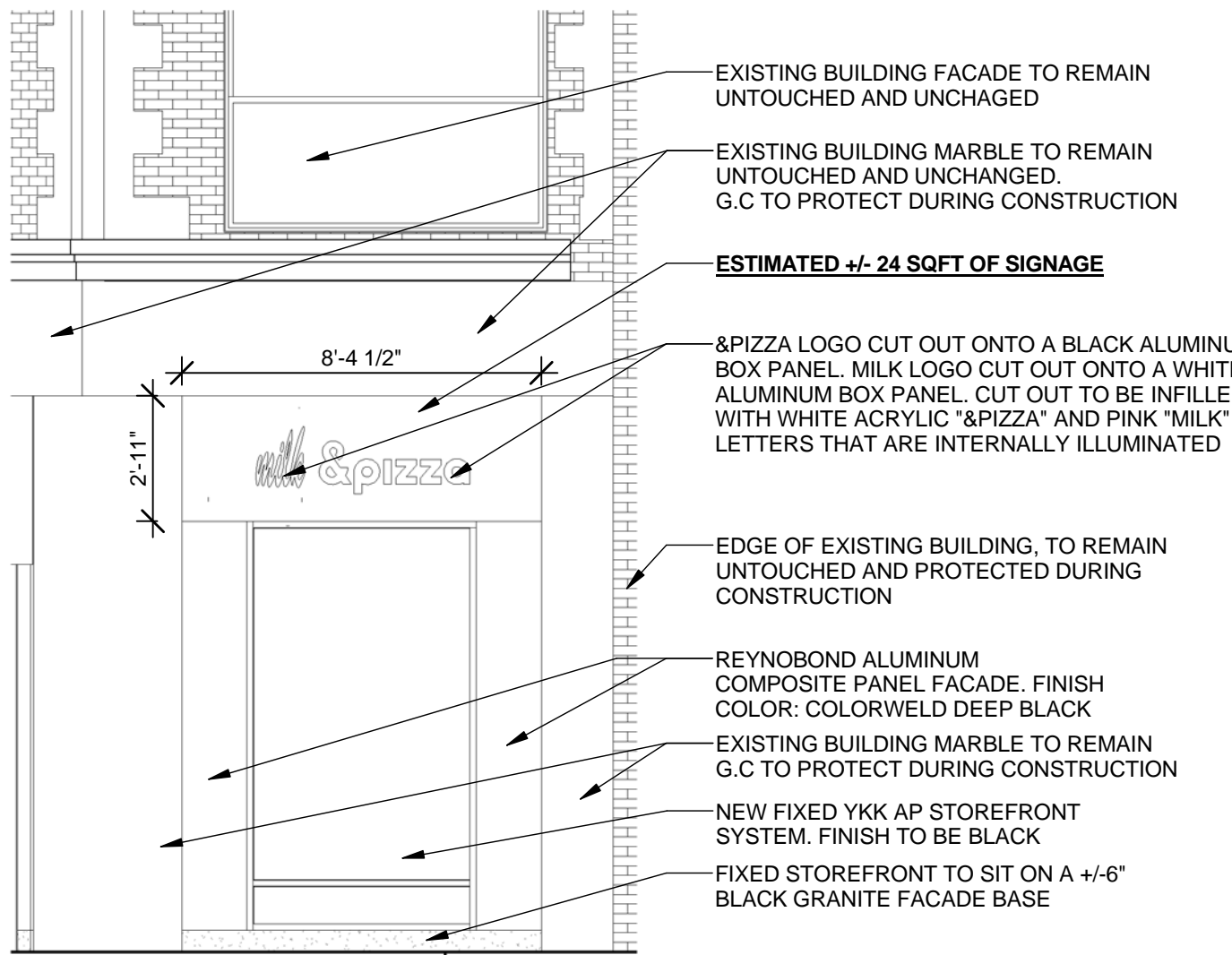
NEW FIXED YKK AP STOREFRONT SYSTEM. FINISH TO BE BLACK

FIXED STOREFRONT TO SIT ON A +/- 18" BLACK GRANITE FACADE BASE


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

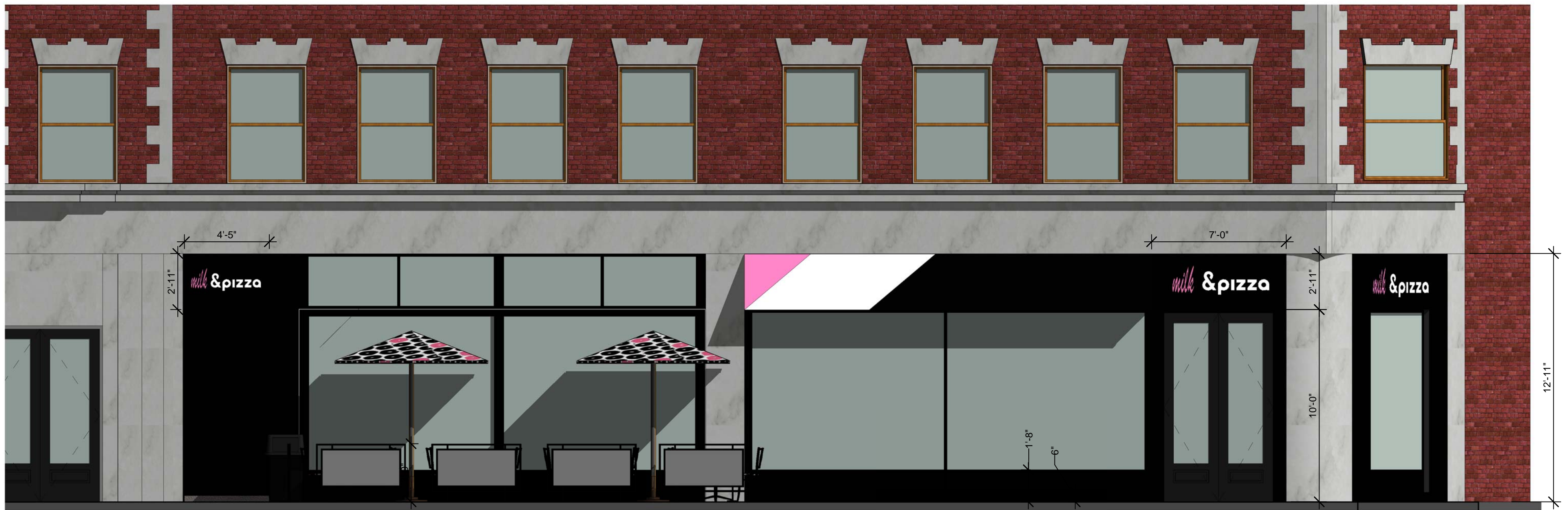


3 **PATIO/AWNING WEST EXTERIOR ENTRY ELEVATION**
SCALE: 1/2" = 1'-0"

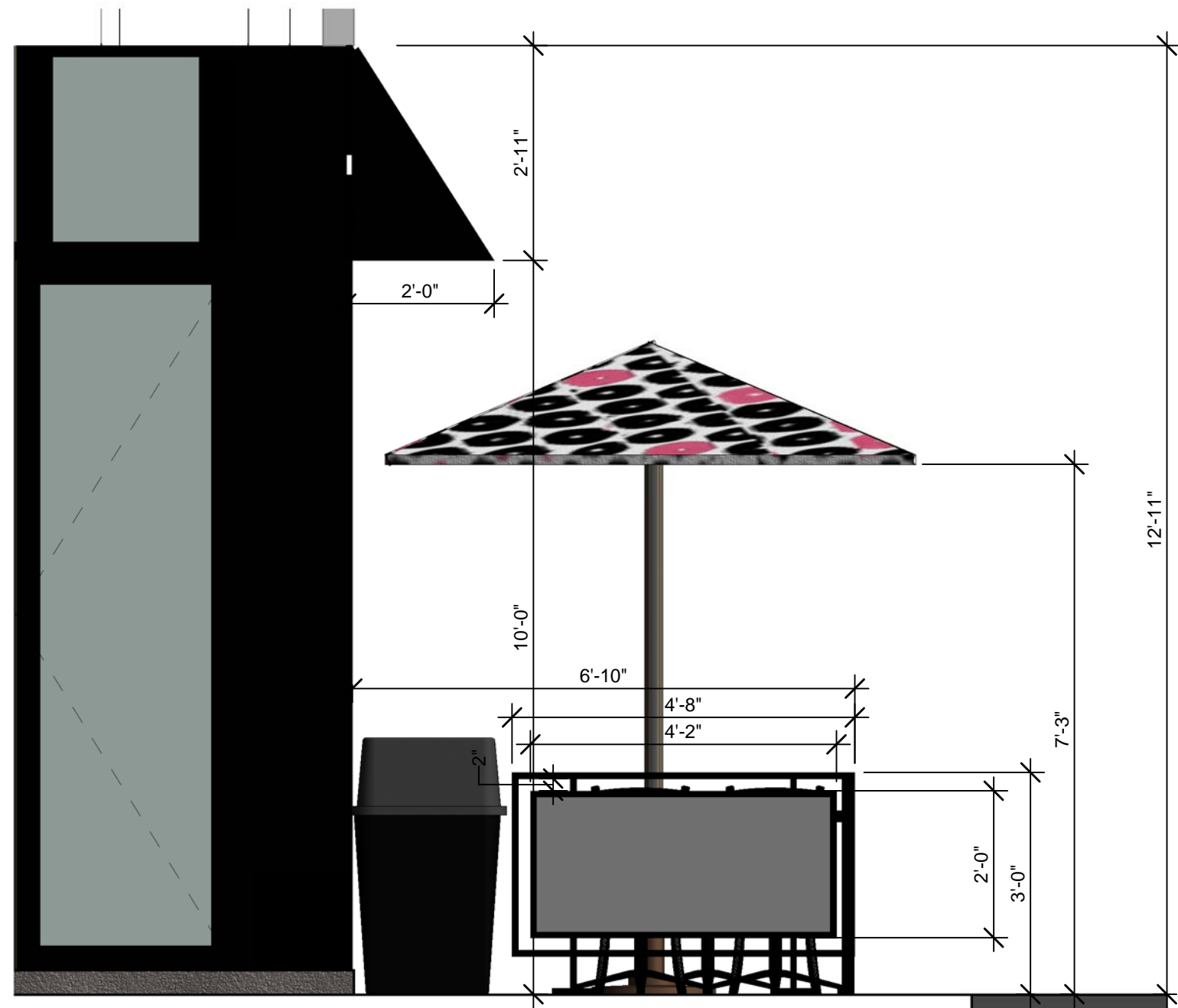


2 **FACADE EAST EXTERIOR ELEVATION**
SCALE: 1/4" = 1'-0"

<div>M</div> <div>McMahon architects</div> <div><div>535 ALBANY STREET BOSTON, MA 02118 617.492.5353 www.mcmahonarchitects.com</div></div>	JOB TITLE: &pizza			DRAWING NUMBER: LM04	
	LOCATION: 3 BRATTLE STREET CAMBRIDGE, MA 02138			DATE: 01/19/17	
	DRAWING TITLE: PATIO/AWNING EXTERIOR ELEVATIONS			JOB NUMBER: 16-3043	
	REVISION: 2017-06-21			DRAWN: EE	
				CHECK: NI/LC	




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



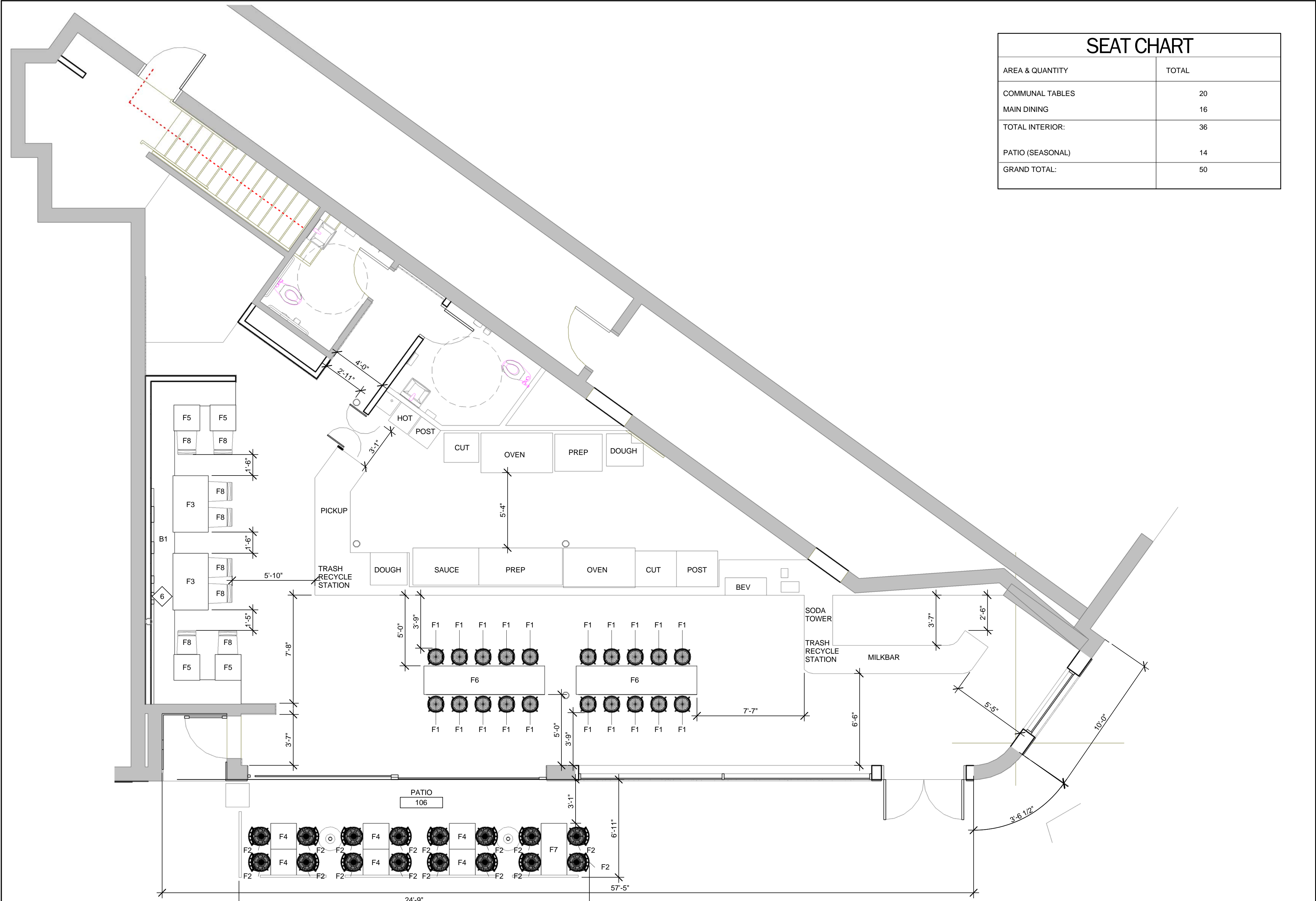
③ PATIO/AWNING WEST EXTERIOR ENTRY ELEVATION_RENDERING
SCALE: 1/2" = 1'-0"



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

	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: 2017-06-21		DRAWN: EE	
			CHECK: NI/LC	

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



M

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www.mcmahonarchitects.com

JOB TITLE:
&pizza

LOCATION:
3 BRATTLE STREET CAMBRIDGE, MA 02138

DRAWING TITLE:
PROPOSED INTERIOR FLOOR PLAN AND SEAT COUNT

REVISION:
2017-06-21

DATE:
12/20/16

JOB NUMBER:
16-3043

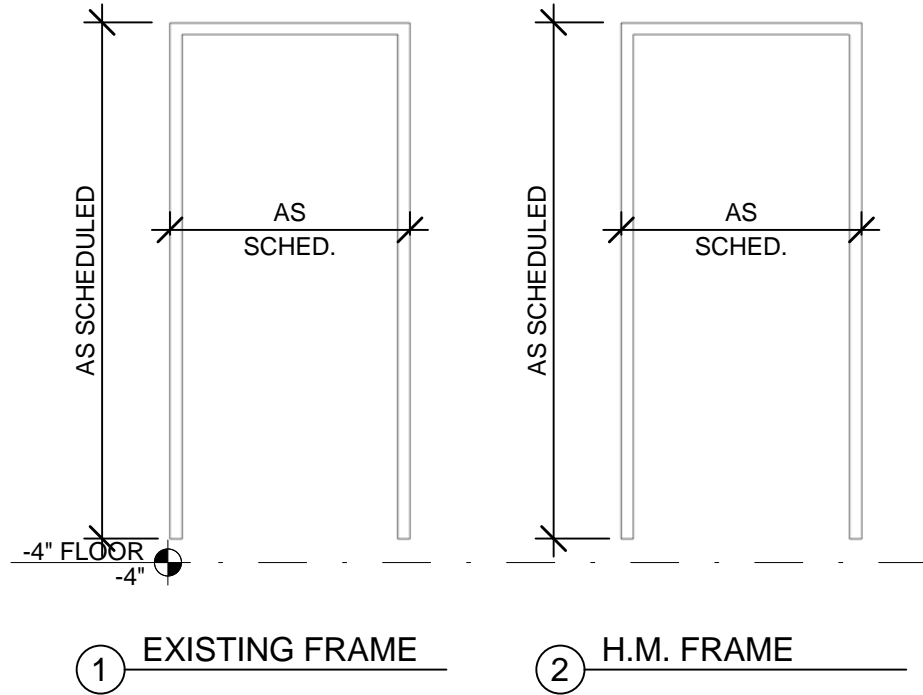
SCALE:
As Indicated

DRAWN:
EE

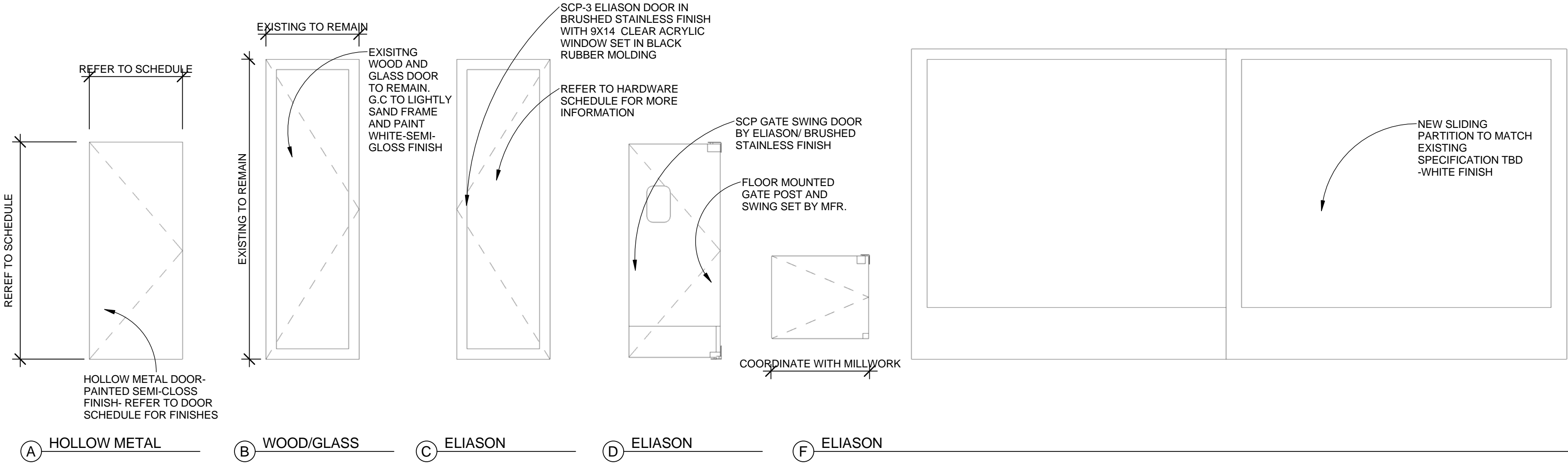
CHECK:
NI/LC

DRAWING NUMBER:
LM06

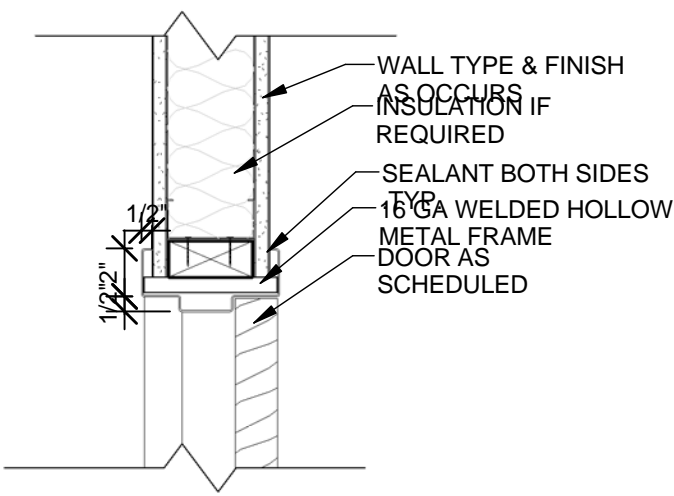
DOOR SCHEDULE								
WT								
DOOR #	LOCATION	TYPE	MATERIAL	WIDTH	HEIGHT	FRAME TYPE	HARDWARE SET #	COMMENTS
1	MAIN ENTRANCE	A	METAL/GLASS	3'-0"	7'-0 3/8"	2	4	
001	OFFICE	EX	EX	2'-0"	7'-0"	1	1	REFER TO GENERAL NOTE # 4
2				3'-0"	9'-8"			
002	KITCHEN-ELIASON	C	ELIASON SWING DOOR	3'-0"	7'-0"	INCLUDED	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	EXISITNG TO REMAIN	21'-1 1/4"	10'-0"	EX	5	DOORS TO BE PAINTED WHITE INSIDE/OUSIDE-SEMI-GLOSS FINISH
109				3'-0"	9'-8"			



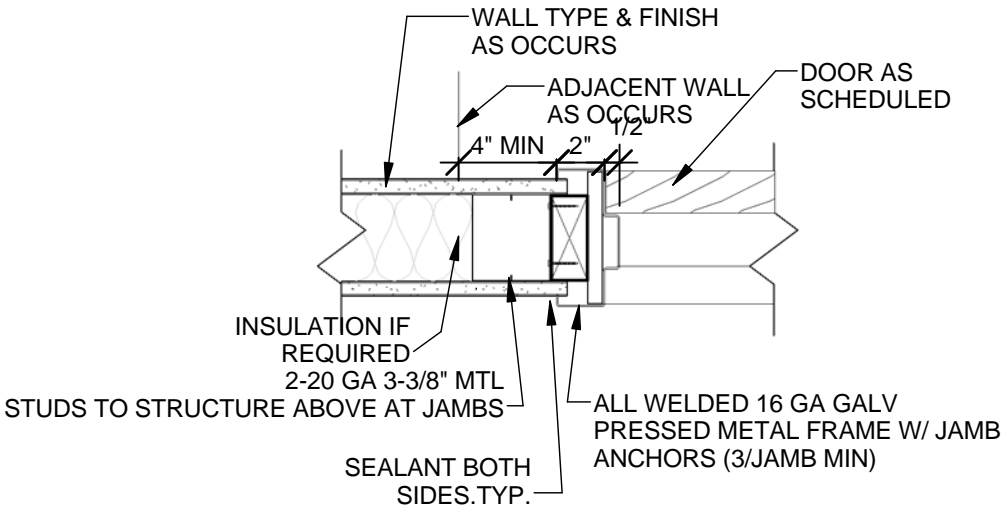
FRAME ELEVATIONS (LANDMARKS SUBMISSION)
SCALE: 3/8" = 1'-0"



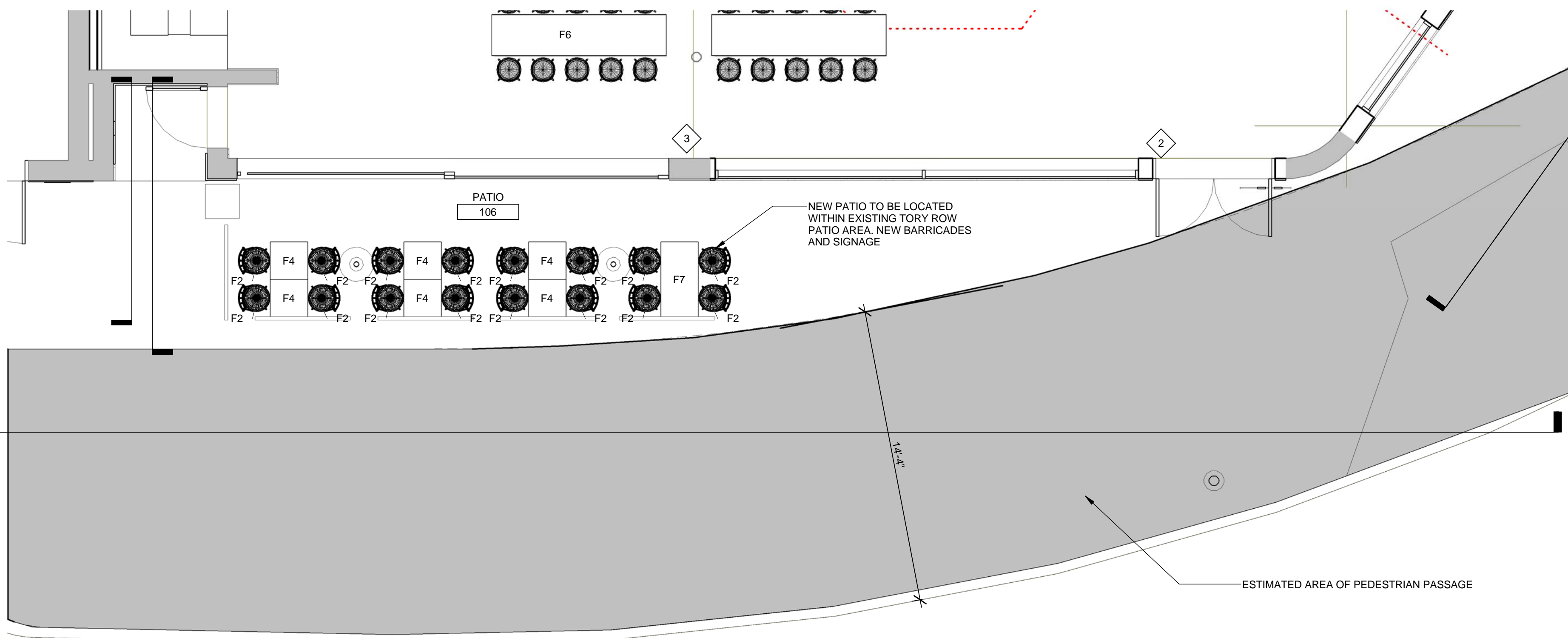
DOOR ELEVATIONS (LANDMARKS SUBMISSION)
SCALE: 3/8" = 1'-0"



HEADER DETAIL (LANDMARKS SUBMISSION)
SCALE: 1 1/2" = 1'-0"



JAMB DETAIL (LANDMARKS SUBMISSION)
SCALE: 1 1/2" = 1'-0"



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

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



<div> <div>M</div> <div>McMahon architects</div> <div>535 ALBANY STREET BOSTON, MA 02118 T 617 482 5353 www.mcmahonarchitects.com</div> </div>	JOB TITLE: &pizza		DRAWING NUMBER: LM08	
	LOCATION: 3 BRATTLE STREET CAMBRIDGE, MA 02138		DATE: 12/22/16	SCALE: 1/4" = 1'-0"
	DRAWING TITLE: PATIO/AWNING MATERIALS		JOB NUMBER: 16-3043	DRAWN: GL/EE
	REVISION: 2017-06-21		CHECK: NI/LC	



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

<div> <div>M</div> <div>McMahon architects</div> <div> 535 ALBANY STREET BOSTON, MA 02118 T 617 482 5353 www.mcmahonarchitects.com </div> </div>	JOB TITLE:		DRAWING NUMBER:	
	&pizza		LM09	
	LOCATION:		SCALE:	
	3 BRATTLE STREET CAMBRIDGE, MA 02138		DATE:	
	DRAWING TITLE:		JOB NUMBER:	
OLD CONCEPT(S) VS. NEW CONCEPT		16-3043		DRAWN:
REVISION:		2017-06-21		CHECK:
				EE
				NI/LC



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



EXISTING EXTERIOR FACADE

<div><div>M</div><div>McMahon</div><div>architects</div><div>535 ALBANY STREET BOSTON, MA 02118 T 617 482 5353 www.mcmahonarchitects.com</div></div>	JOB TITLE: &pizza		DRAWING NUMBER: LM10	
	LOCATION: 3 BRATTLE STREET CAMBRIDGE, MA 02138		DATE: 04/18/17	
	DRAWING TITLE: CONCEPT VS REALITY		JOB NUMBER: 16-3043	
	REVISION: 2017-06-21		DRAWN: Author	
			CHECK: Checker	



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.



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