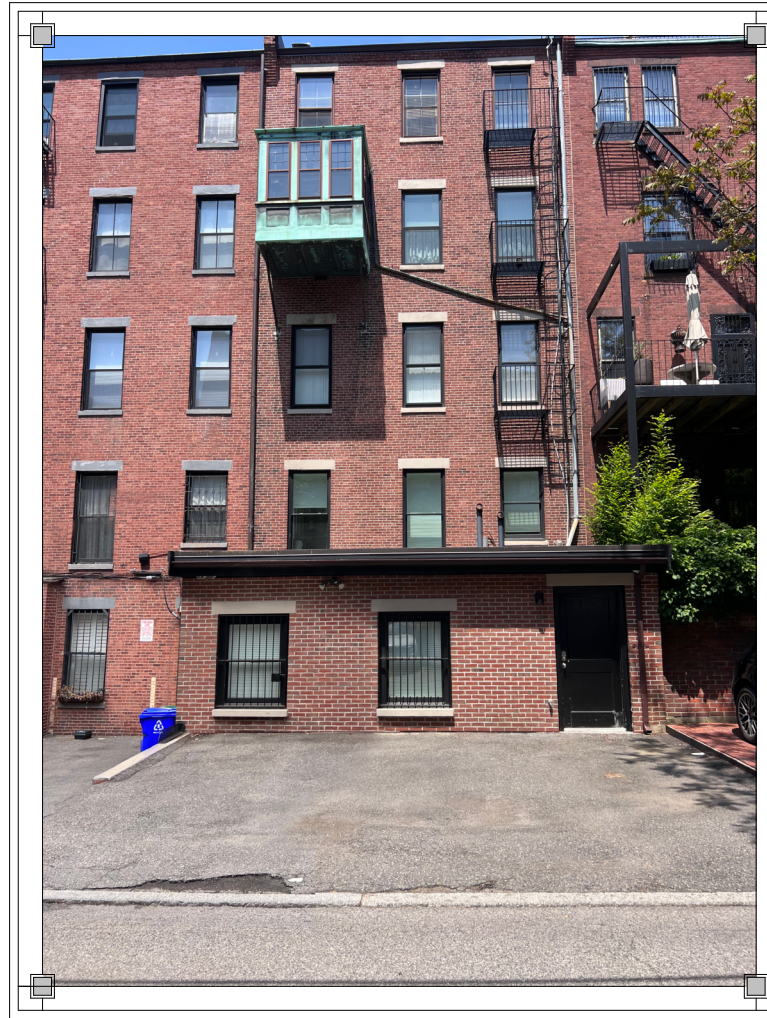


# Back Bay Roof Deck

230 Marlborough St. Boston, MA



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ARCHITECTURE ◦ INTERIORS

396 COMMONWEALTH AVENUE BOSTON, MASSACHUSETTS 02215



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BBAC Presentation

September 11, 2024

## LOCATION MAP



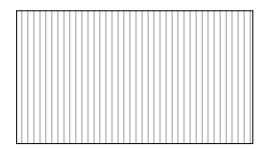
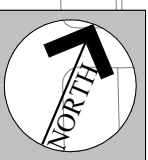


EXETER STREET

MALBOROUGH STREET

230 MARLBOROUGH STREET

PUBLIC ALLEY 426



INDICATES LOCATION OF ROOF DECKS

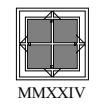
1 Existing Site Plan  
1" = 40'-0"

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View from Exeter St



View from Fairfield St

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Existing South Elevation



Existing View from East



Existing West Elevation

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228 MARLBOROUGH ST

PROPERTY LINE

Common Mechanical

Common Mudroom

Rear Hall

UP

Closet

Closet

Entry Hall

24' - 6"

Primary Bedroom

Primary Bathroom

UP

PROPERTY LINE

232 MARLBOROUGH ST

18' - 7"



1 Existing Garden Level  
1/4" = 1'-0"

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228 MARLBOROUGH ST

EXISTING WINDOW TO BE REMOVED  
EXISTING RUBBER ROOF TO BE REMOVED

PROPERTY LINE

Common Hall

Dining

EXISTING VENTS TO BE  
RELOCATED

EXISTING SKYLIGHTS  
TO BE REMOVED

Powder Room

Pantry

Unit Entry

Kitchen

Stair Hall

DN

PROPERTY LINE

232 MARLBOROUGH ST



1 Existing First Floor Plan  
1/4" = 1'-0"

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EXISTING SKYLIGHTS TO BE REMOVED

Existing Roof  
1' - 15/8"

First Floor (24.03)  
0' - 0"

EXISTING LAUNDRY EXHAUST TO  
BE RELOCATED

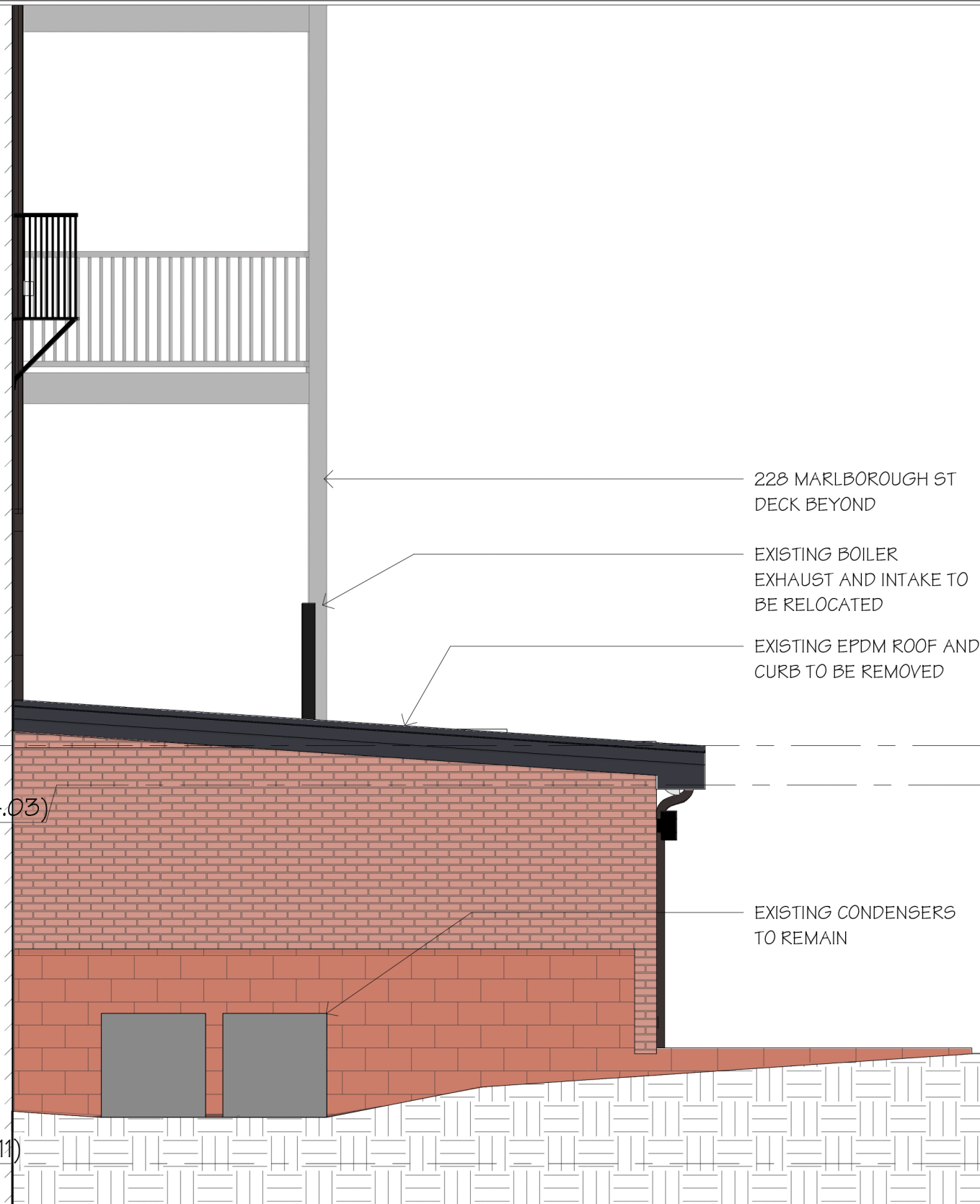
Basement (13.11)  
-10' - 11"

- EXISTING DOWNSPOUT
- EXISTING FIRE ESCAPE TO REMAIN
- EXISTING STONE LINTEL TO REMAIN
- PORCION OF EXISTING  
DOWNSPOUT TO BE REMOVED
- EXISTING WINDOW TO BE REMOVED
- EXISTING SILL TO BE REMOVED
- EXISTING BOILER EXHAUST AND INTAKE TO BE  
RELOCATED
- EXISTING CURB AND FLASHING TO BE REMOVED
- EXISTING GUTTER TO BE REMOVED
- EXISTING DOWNSPOUT TO BE REPLACED,  
LOCATION TO REMAIN THE SAME
- EXISTING SCONCE TO REMAIN
- EXISTING DOOR, LINTEL, AND TRIM TO REMAIN
- EXISTING WINDOWS, LINTELS, SILLS, TRIM,  
AND GRILLES TO REMAIN

1 Existing South Elevation  
1/4" = 1'-0"



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Existing Roof  
1' - 15/8"

First Floor (24.03)  
0' - 0"

Basement (13.11)  
-10' - 11"

228 MARLBOROUGH ST  
DECK BEYOND

EXISTING BOILER  
EXHAUST AND INTAKE TO  
BE RELOCATED

EXISTING EPDM ROOF AND  
CURB TO BE REMOVED

EXISTING CONDENSERS  
TO REMAIN

EXISTING FIRE ESCAPE TO REMAIN

EXISTING DOWNSPOUT TO REMAIN  
PORTION OF EXISTING DOWNSPOUT TO RE REMOVED

EXISTING BOILER EXHAUST AND  
INTAKE TO BE RELOCATED

EXISTING EPDM ROOF AND  
CURB TO BE REMOVED

EXISTING DOWNSPOUT  
TO BE REPLACED,  
LOCATION TO REMAIN

MASONRY WALL AT 228  
MARLBOROUGH

EXISTING WOOD SIDING TO  
REMAIN

1 Existing West Elevation  
1/4" = 1'-0"

2 Existing East Elevation  
1/4" = 1'-0"



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231 Marlborough St



241 Marlborough St



341 Marlborough St



247 Commonwealth Ave



257 Commonwealth Ave



343 Commonwealth Ave

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228 MARLBOROUGH ST

PROPERTY LINE

Common Mechanical

Common Mudroom

Rear Hall

UP

Closet

Closet

Unit Entry

24' - 0"

Primary Bedroom

Primary Bathroom

UP

PROPERTY LINE

232 MARLBOROUGH ST

18' - 7"



1 Proposed Garden Level Plan  
1/4" = 1'-0"

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228 MARLBOROUGH ST

NEW WOOD AND GLASS DOOR

NEW GUTTER TO MATCH EXISTING

PROPERTY LINE

Common Hall

Dining

UP

NEW MASONRY PIER WITH STONE CAP

NEW MASONRY PARAPET WALL WITH BRICK CAP

NEW METAL RAILING

NEW WOOD DECKING ON PEDESTAL SYSTEM

NEW TURF ON PEDESTAL SYSTEM

NEW PLANTERS

Unit Entry

Powder Room

Pantry

Kitchen

Stair Hall

DN

PROPERTY LINE

232 MARLBOROUGH ST



1 Proposed First Floor Plan  
1/4" = 1'-0"

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1 Proposed South Elevation  
 1/4" = 1'-0"

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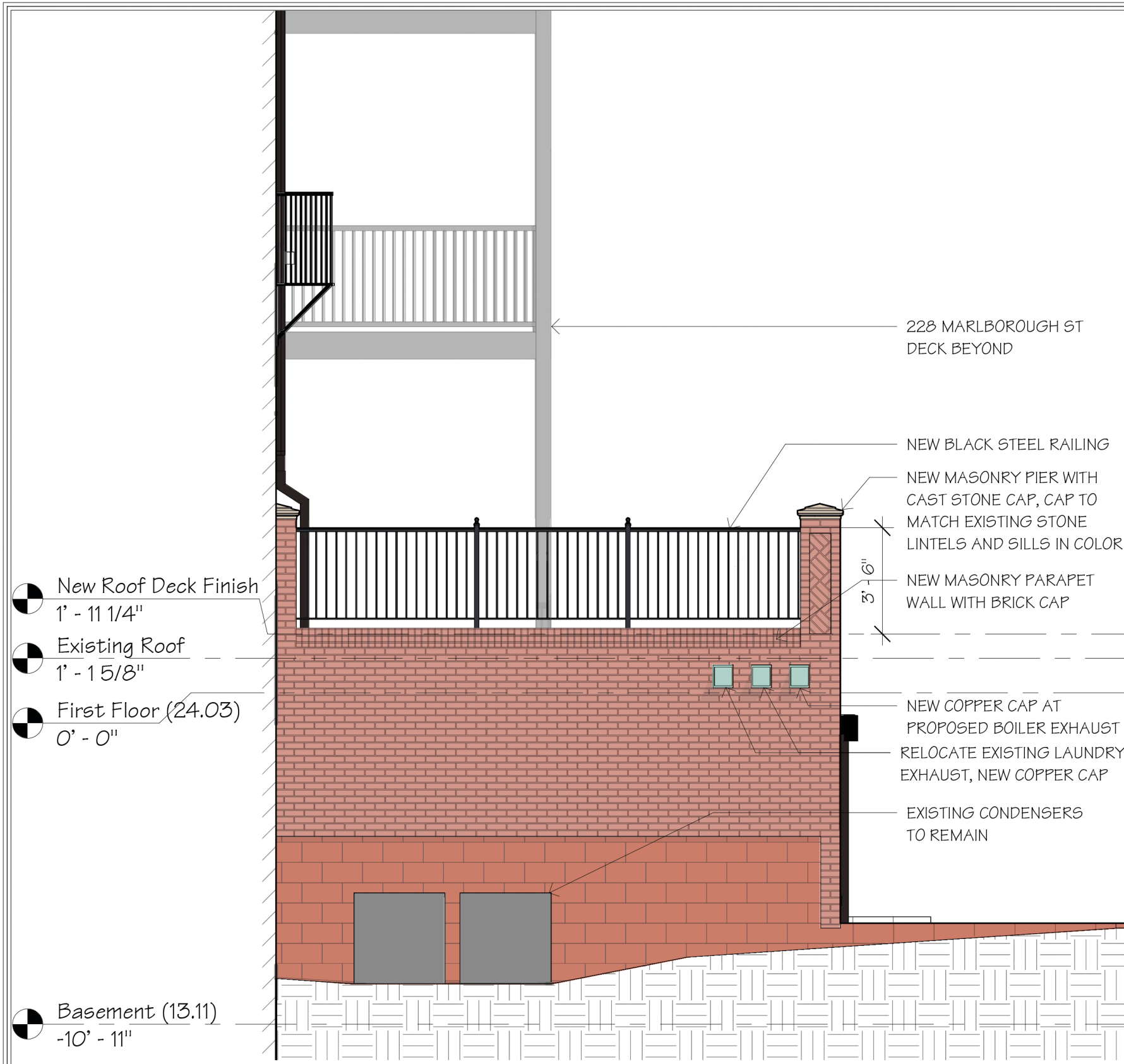
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-  New Roof Deck Finish  
1' - 11 1/4"
-  Existing Roof  
1' - 15/8"
-  First Floor (24.03)  
0' - 0"
  
-  Basement (13.11)  
-10' - 11"

228 MARLBOROUGH ST  
DECK BEYOND

NEW BLACK STEEL RAILING  
NEW MASONRY PIER WITH  
CAST STONE CAP, CAP TO  
MATCH EXISTING STONE  
LINTELS AND SILLS IN COLOR

NEW MASONRY PARAPET  
WALL WITH BRICK CAP

NEW COPPER CAP AT  
PROPOSED BOILER EXHAUST  
RELOCATE EXISTING LAUNDRY  
EXHAUST, NEW COPPER CAP

EXISTING CONDENSERS  
TO REMAIN

EXISTING DOWNSPOUT

NEW BLACK STEEL RAILING  
NEW MASONRY PIER WITH  
CAST STONE CAP, CAP TO  
MATCH EXISTING STONE  
LINTELS AND SILLS IN  
COLOR

NEW MASONRY PARAPET  
WALL WITH BRICK CAP

EXISTING SIDING AT EAST  
PROPERTY LINE TO REMAIN  
NEW GUTTER TO  
MATCH EXISTING

NEW COPPER CAP AT  
PROPOSED BOILER FRESH AIR  
INTAKE

MASONRY WALL AT 228  
MARLBOROUGH

② Proposed East Elevation  
1/4" = 1'-0"

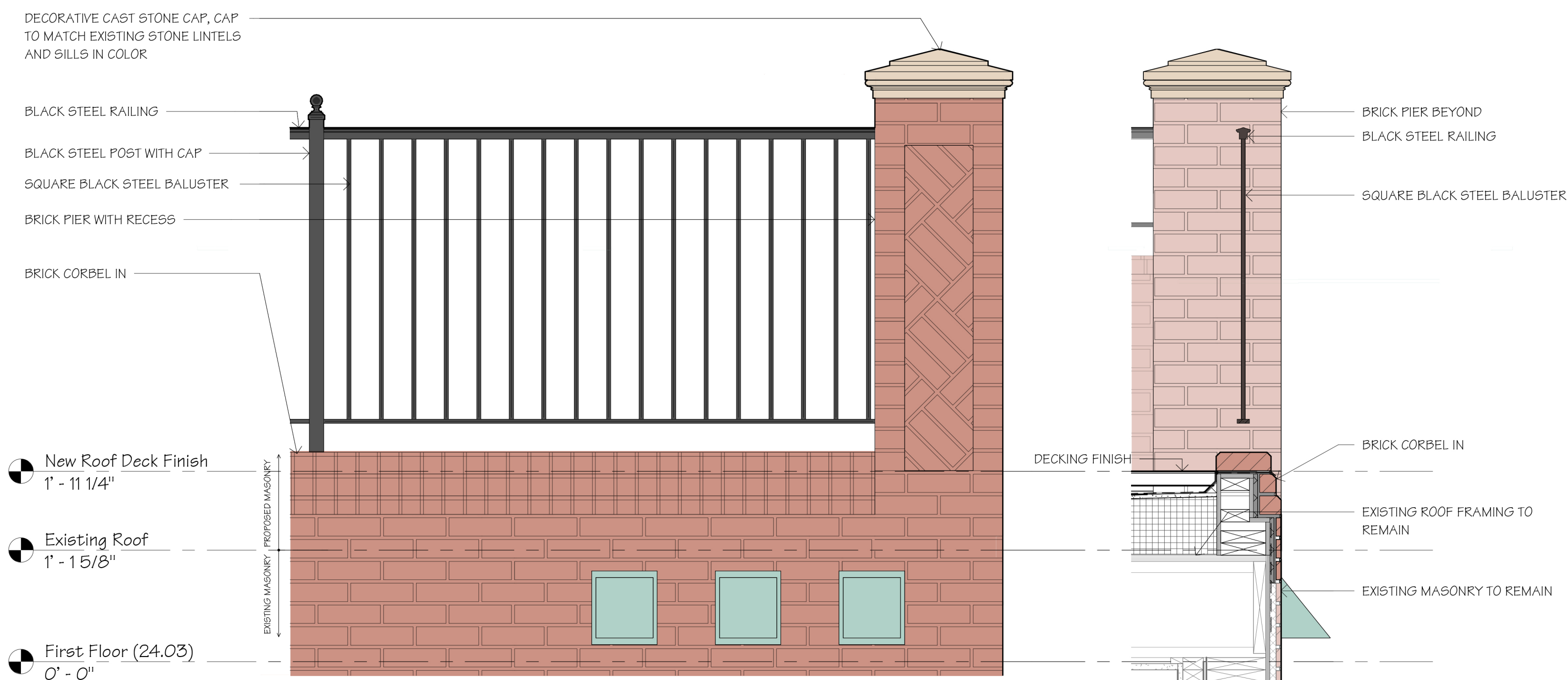
① Proposed West Elevation  
1/4" = 1'-0"

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**Back Bay Roof Deck**  
230 Marlborough St. Boston, MA



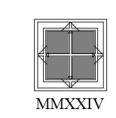
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① Proposed East West Railing Elevation  
1" = 1'-0"

② Proposed East/West Railing Section  
1" = 1'-0"



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DECORATIVE CAST STONE CAP, CAP TO MATCH EXISTING STONE LINTELS AND SILLS IN COLOR

BLACK STEEL RAILING

BLACK STEEL POST WITH CAP

SQUARE BLACK STEEL BALUSTER

BRICK PIER WITH RECESS

HEADER COURSE CAP

SOLDIER COURSE

BRICK CORBEL IN

New Roof Deck Finish  
↑ - 11 1/4"

Existing Roof  
↑ - 15 5/8"

First Floor (24.03)  
0' - 0"

EXISTING MASONRY PROPOSED MASONRY

BRICK PIER BEYOND

BLACK STEEL RAILING

BLACK STEEL POST WITH CAP

SQUARE BLACK STEEL BALUSTER

HEADER COURSE CAP

SOLDIER COURSE

BRICK CORBEL IN

DECKING FINISH

EXISTING ROOF FRAMING TO REMAIN

EXISTING MASONRY TO REMAIN

① Proposed South Railing  
1" = 1'-0"

② Proposed South Wall Section  
1" = 1'-0"

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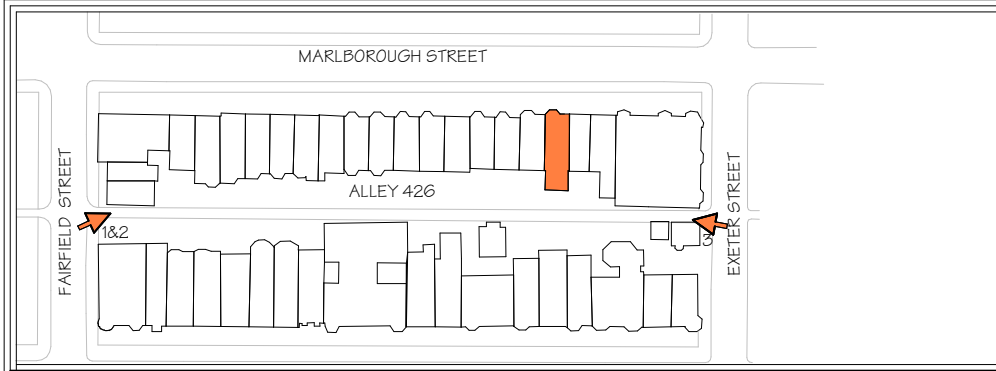
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Mockup from Fairfield St



Zoomed in Mockup from Fairfield St



Mockup from Exeter St

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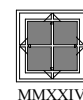


South Elevation Mockup

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West Elevation Mockup



East Elevation Mockup

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EXISTING STONE LINTEL TO REMAIN

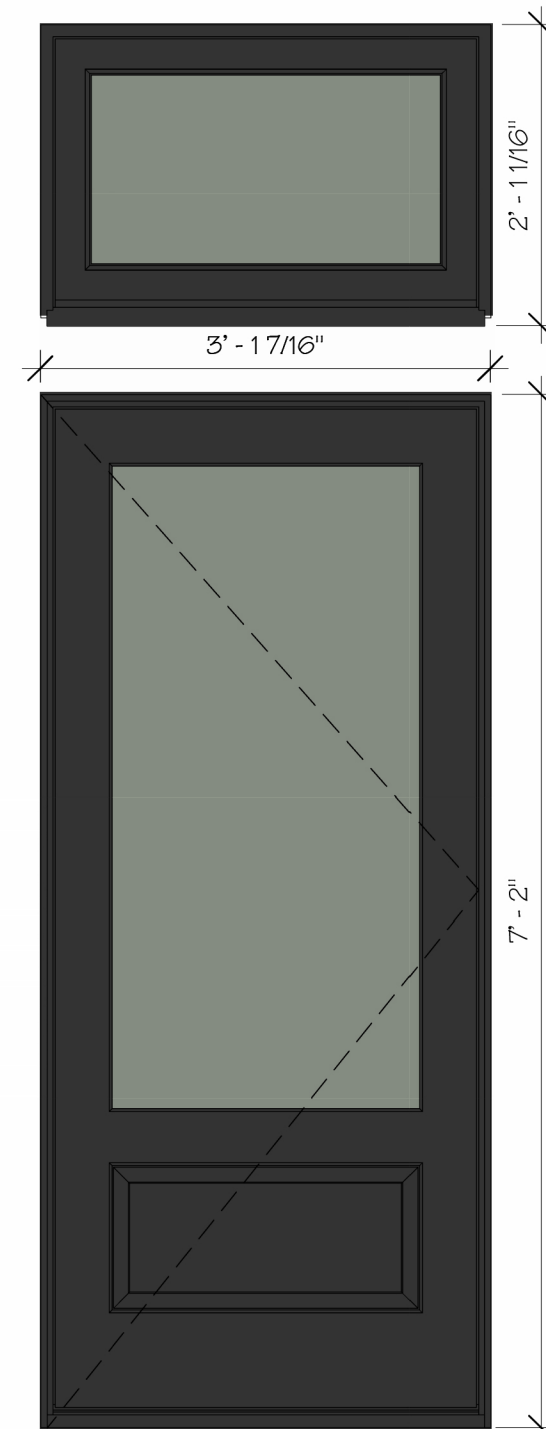
NEW WOOD TRANSOM; COLOR TO MATCH EXISTING WINDOWS

NEW WOOD DOOR; COLOR TO MATCH EXISTING WINDOWS

NEW BRICK MOLD TO MATCH EXISTING; PAINTED

New Roof Deck Finish  
1' - 11 1/4"

First Floor (24.03)  
0' - 0"



OUTSWING DOOR WITH FIXED TRANSOM

MARVIN ULTIMATE WOOD OUTSWING DOOR  
BLACK WOOD EXTERIOR  
WHITE WOOD INTERIOR

1 Enlarged Elevation at Exterior Door  
1/2" = 1'-0"

2 Exterior Door Options  
3/4" = 1'-0"

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