

# 237 MARLBOROUGH STREET

BOSTON, MA 02116

237 MARLBOROUGH ST, LLC.

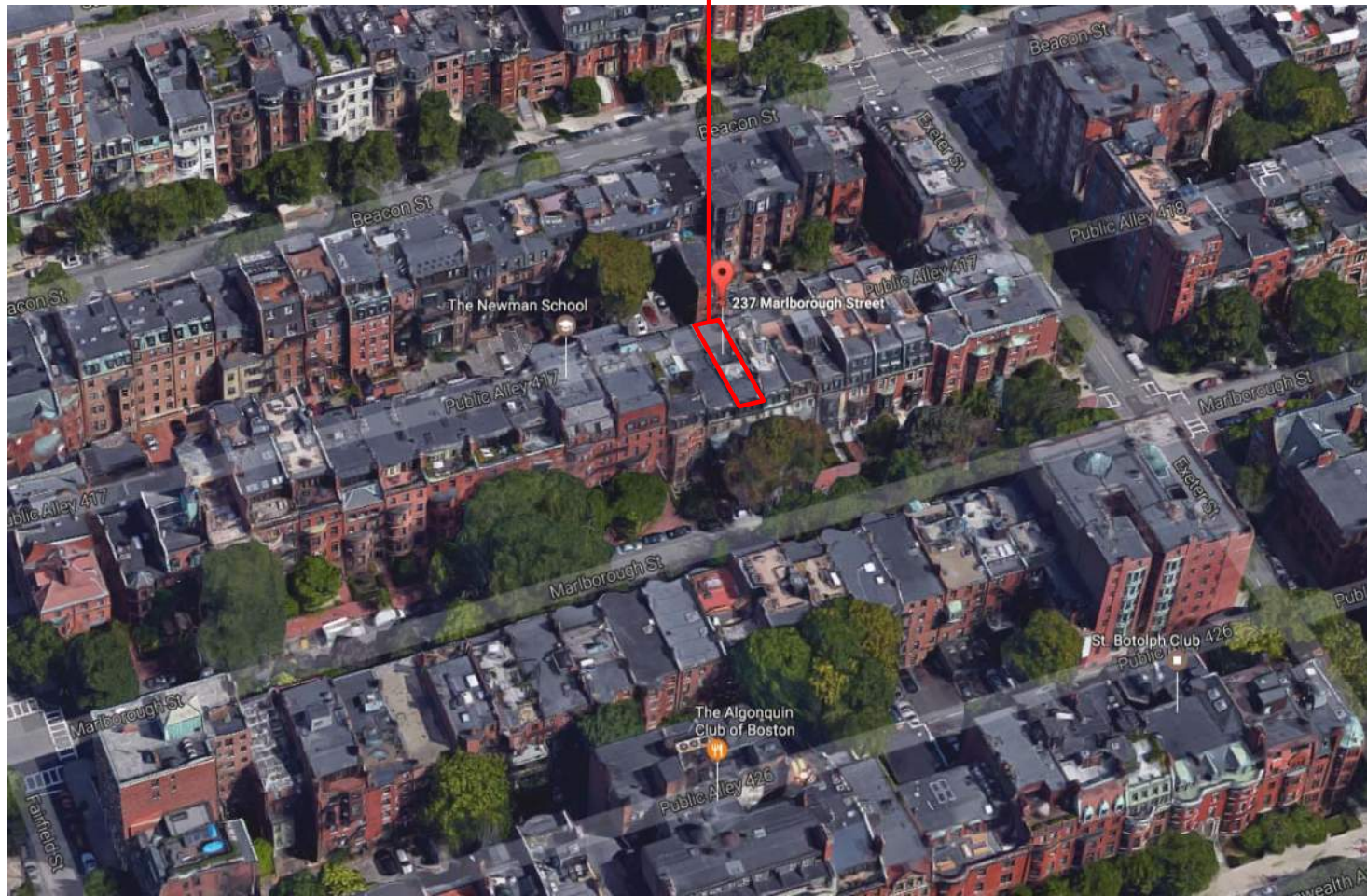
## BBAC HEARING

FEBRUARY 15, 2017

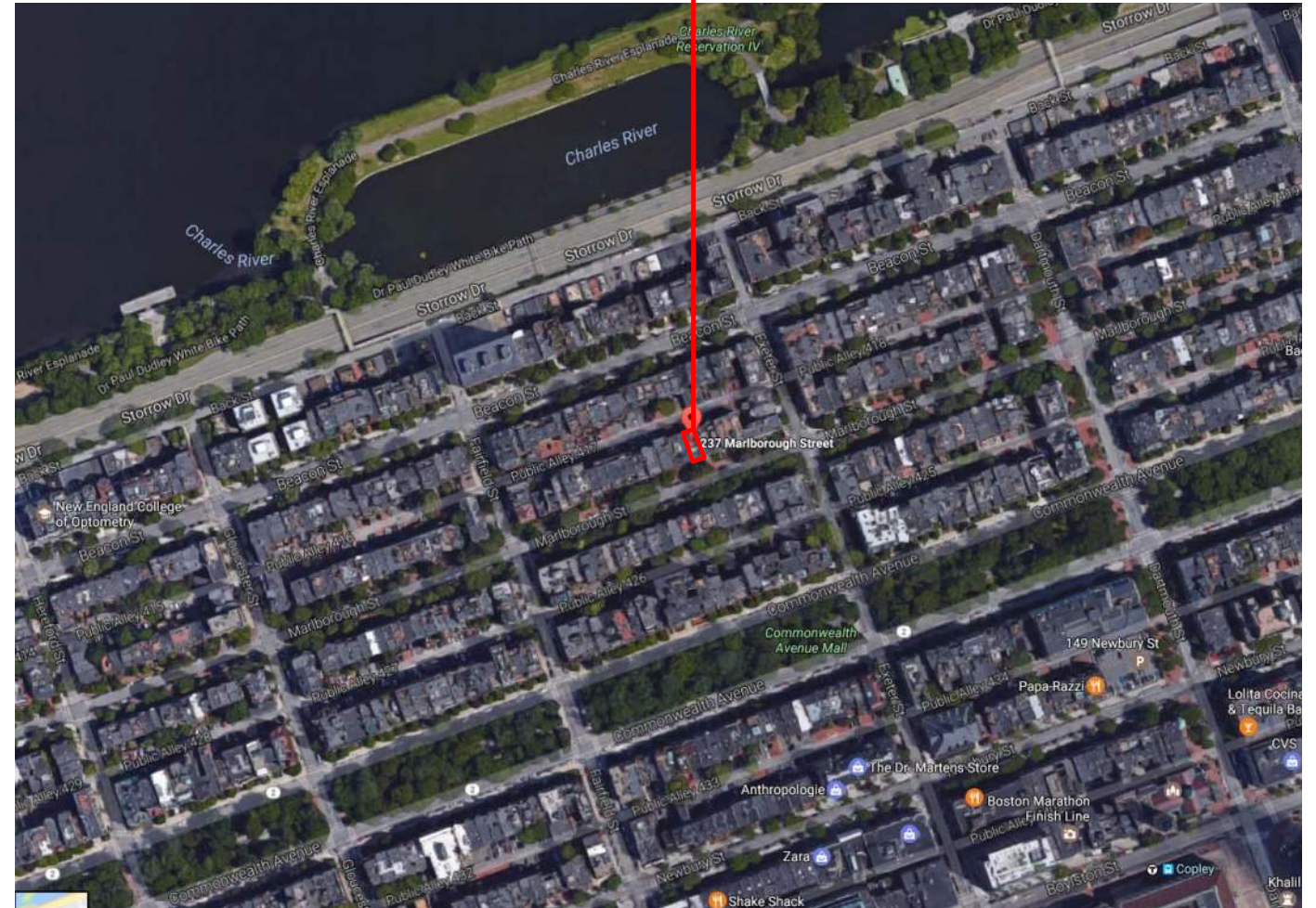


**EMBARC** STUDIO  
ARCHITECTURE + DESIGN

237 MARLBOROUGH ST



237 MARLBOROUGH ST



237 MARLBOROUGH ST



MARLBOROUGH STREET FACING EAST

237 MARLBOROUGH ST



MARLBOROUGH STREET FACING WEST



237 MARLBOROUGH STREET



1 MARLBOROUGH ST ELEVATION - EXISTING  
1/8" = 1'-0"



2 MARLBOROUGH ST ELEVATION - PROPOSED  
1/8" = 1'-0"

- NEW PENTHOUSE WITH 12" WIDE STANDING-SEAM COPPER SIDING
- NEW BLACK METAL RAILING AT ROOF DECK
- NEW WOOD WINDOWS IN EXISTING OPENINGS, TYPICAL
- REPLACE EXISTING ROOF SHINGLES WITH NEW SLATE SHINGLES
- ACID WASH FACADE AND REPOINT AS REQUIRED
- REPAIR, STRIP, AND REPAINT FRONT BAY
- NEW ENTRY WOOD DOOR + TRIM
- REPLACE EXISTING WALL SCONE IN KIND, BLACK FINISH
- REPAIR AND RESTORE FRONT STOOP
- REPAIR AND REPAINT EXISTING FRONT RAILING AS REQUIRED.

1/8" = 1'-0"



MARLBOROUGH STREET ENTRY WALK



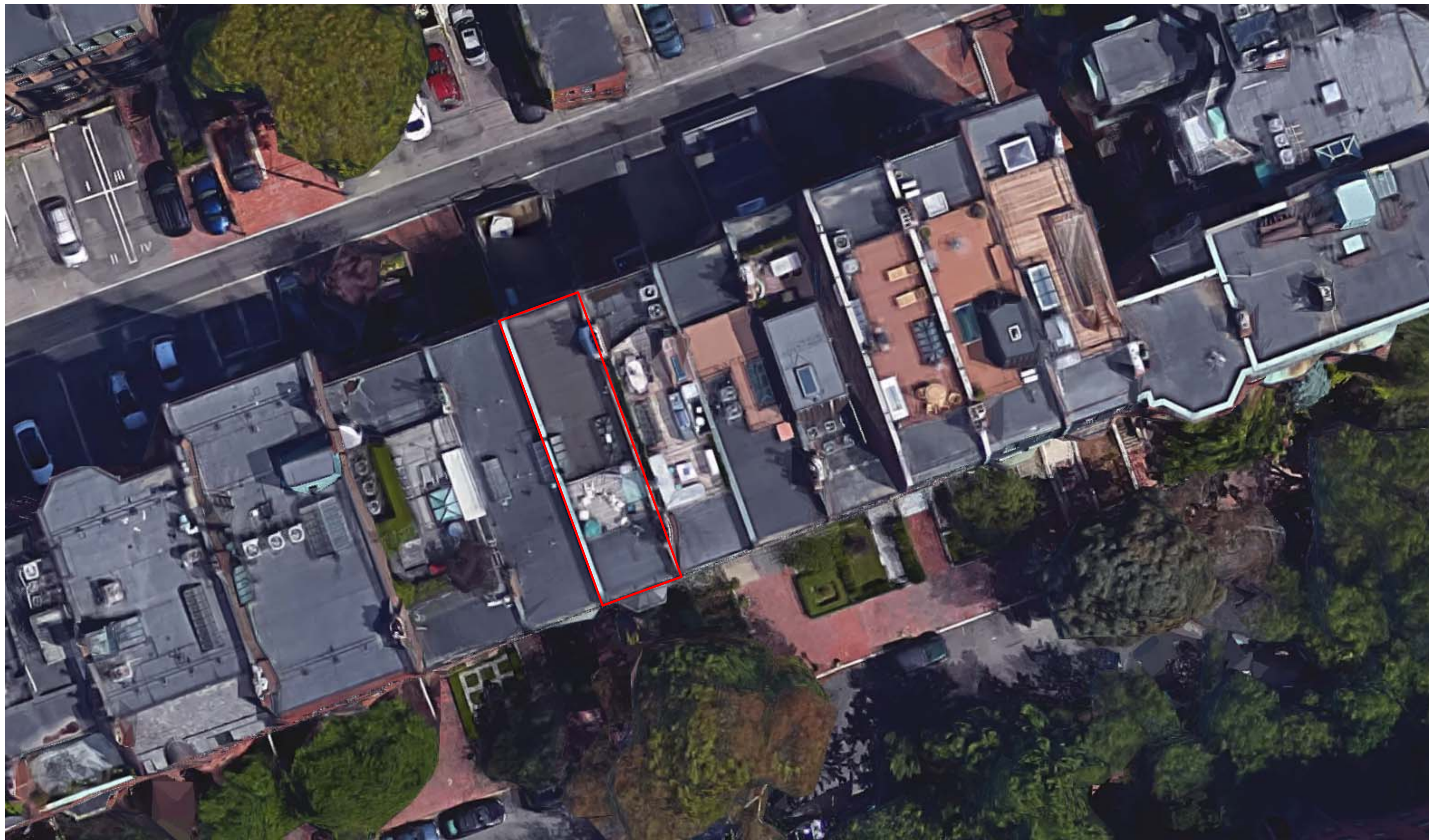
MARLBOROUGH STREET BAY WINDOW

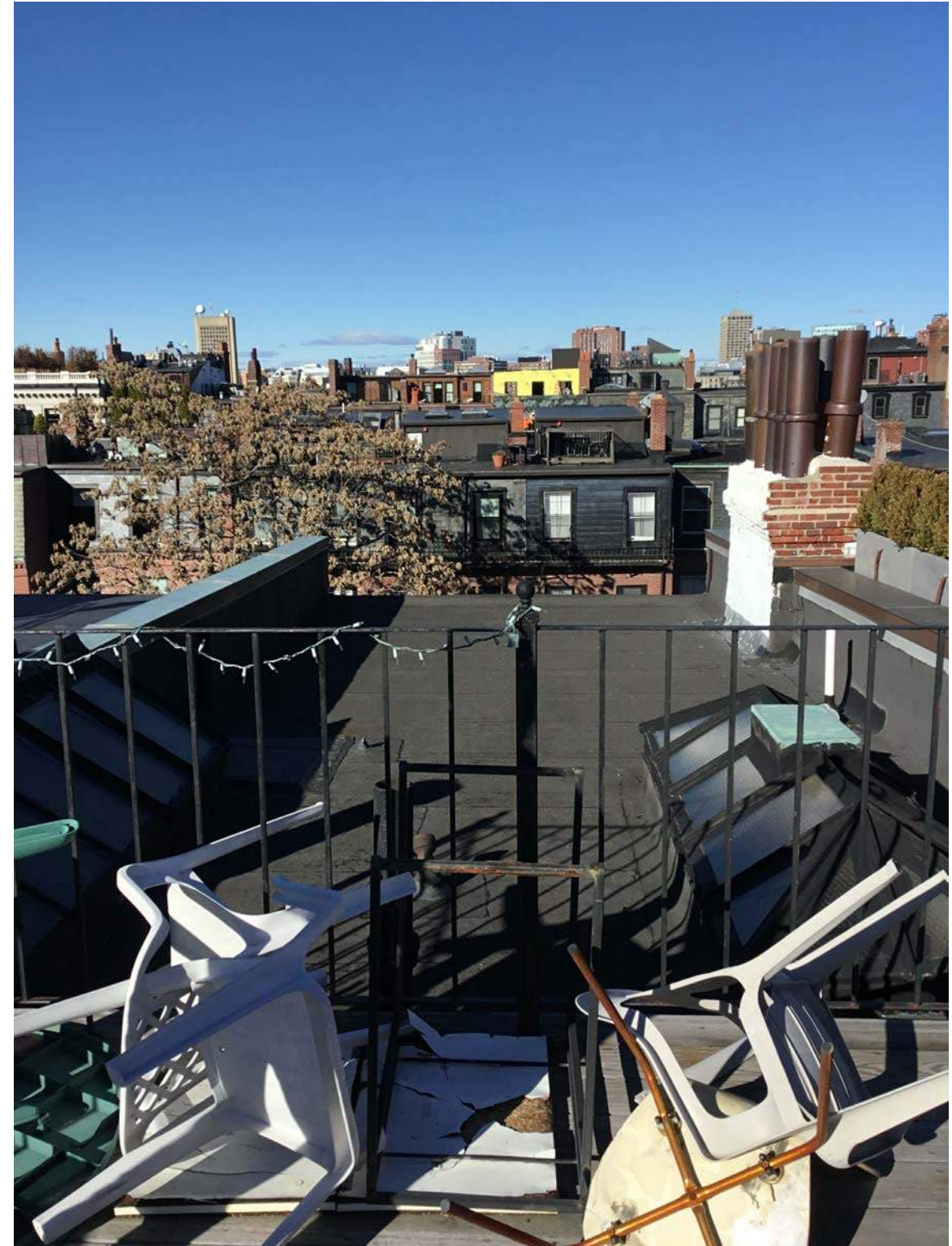
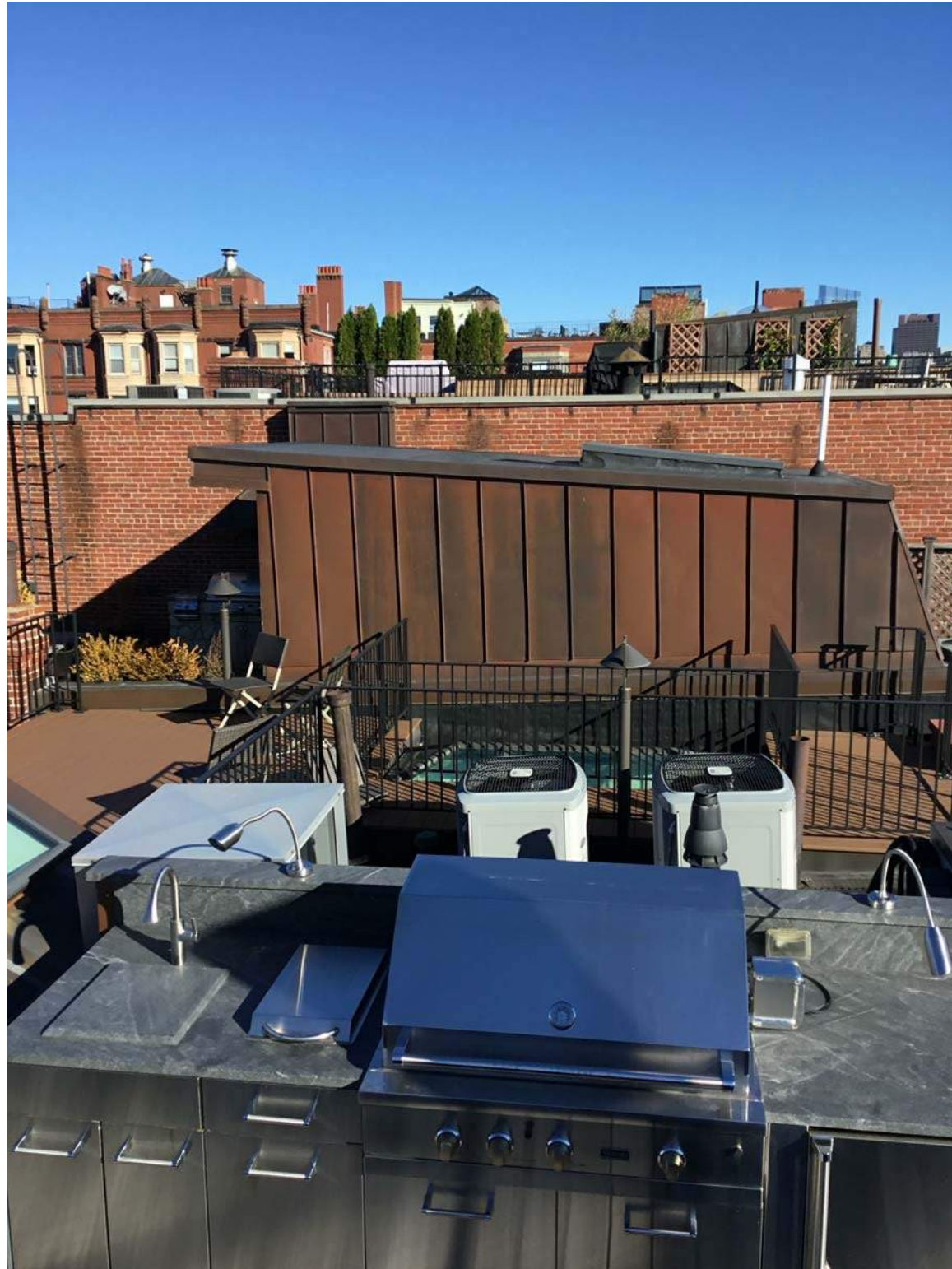


MARLBOROUGH STREET ENTRY WALK



MARLBOROUGH STREET FACADE



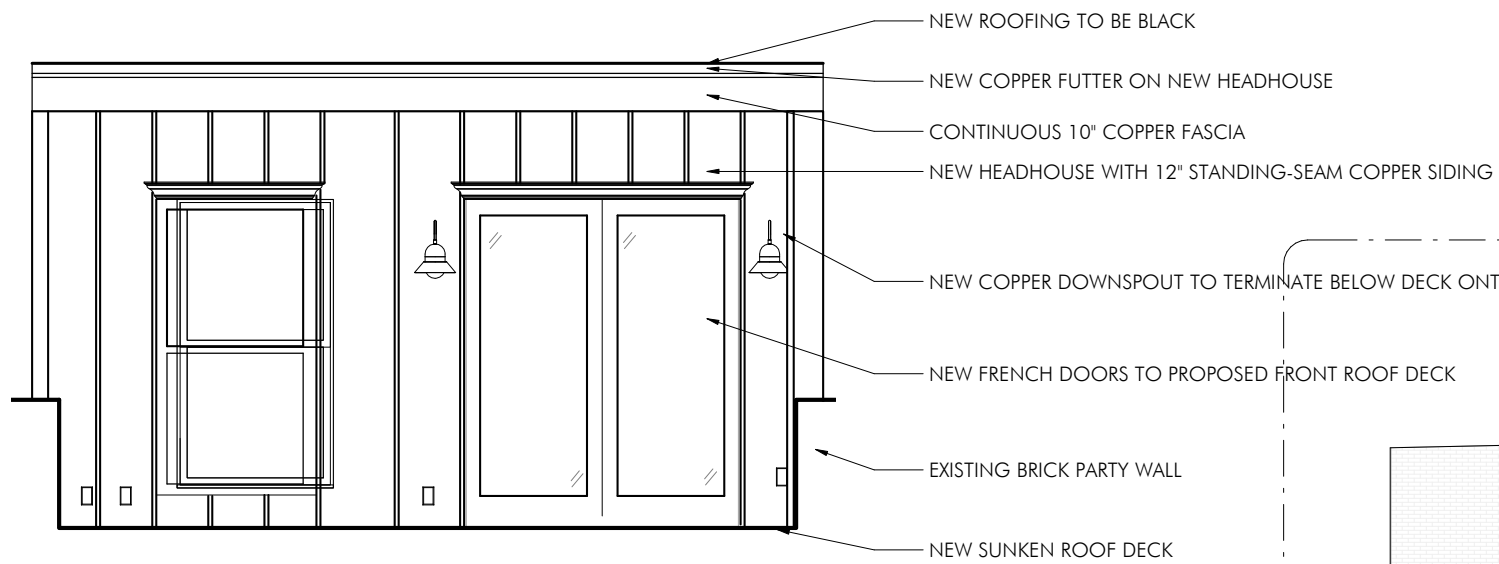




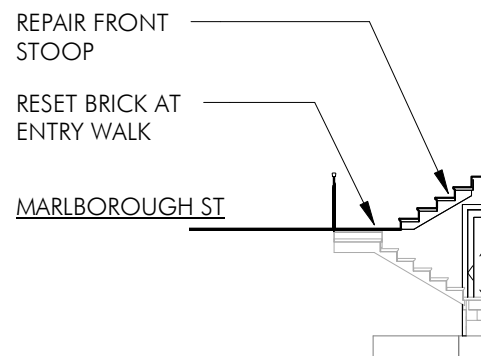
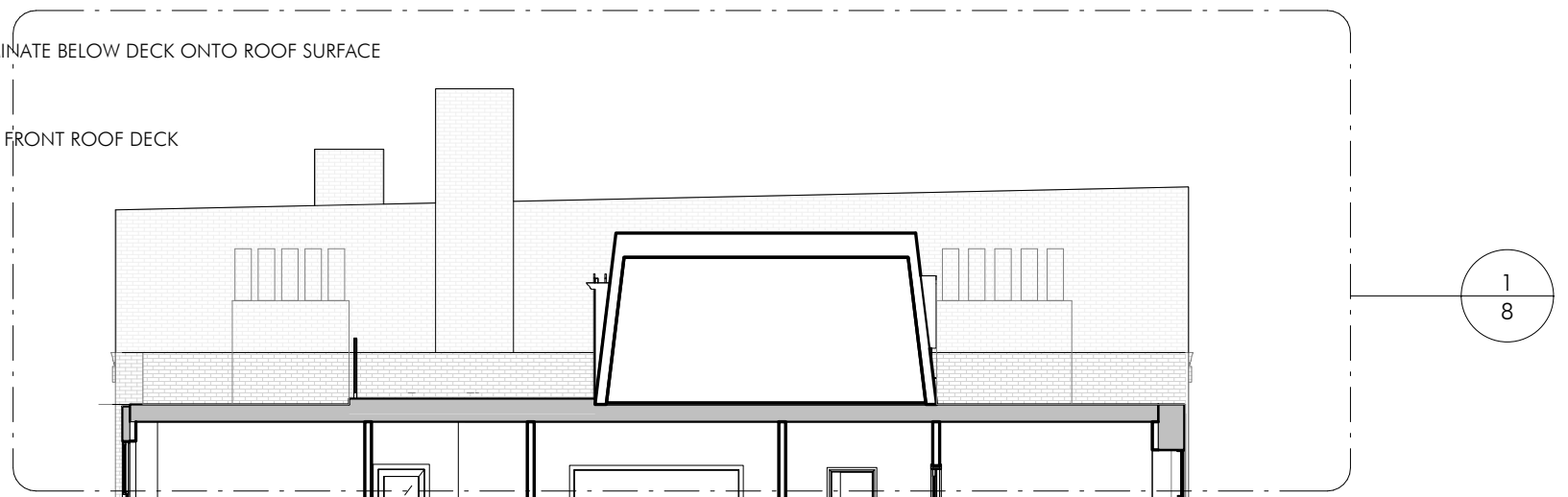




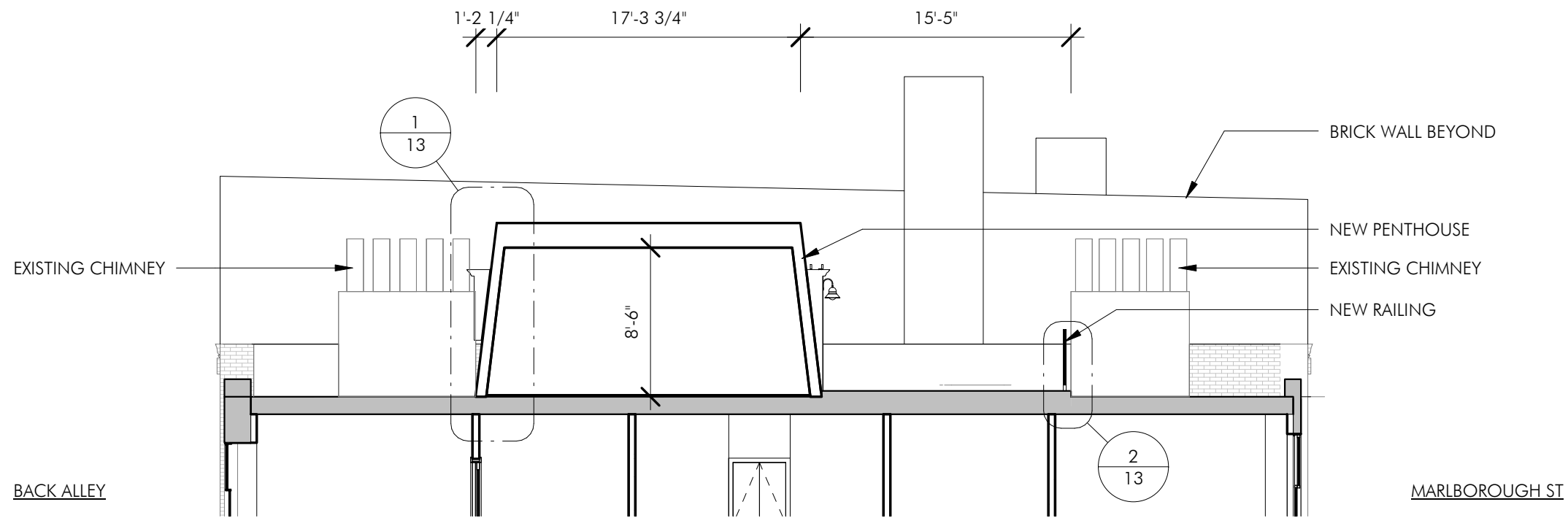




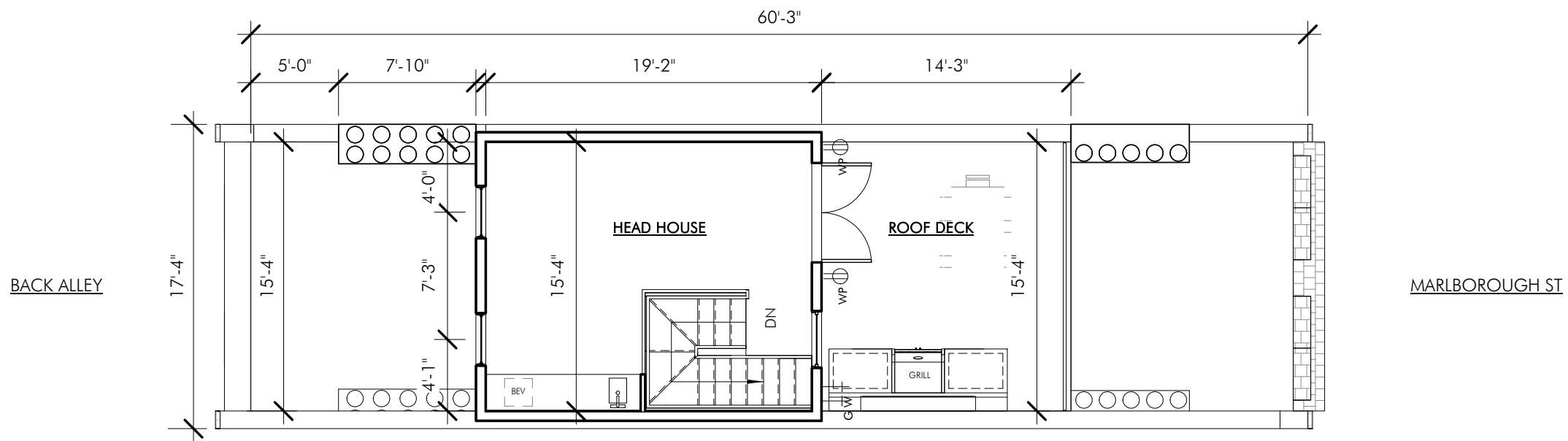
1 PENTHOUSE ELEVATION - MARLBOROUGH ST  
 1/4" = 1'-0"



As indicated

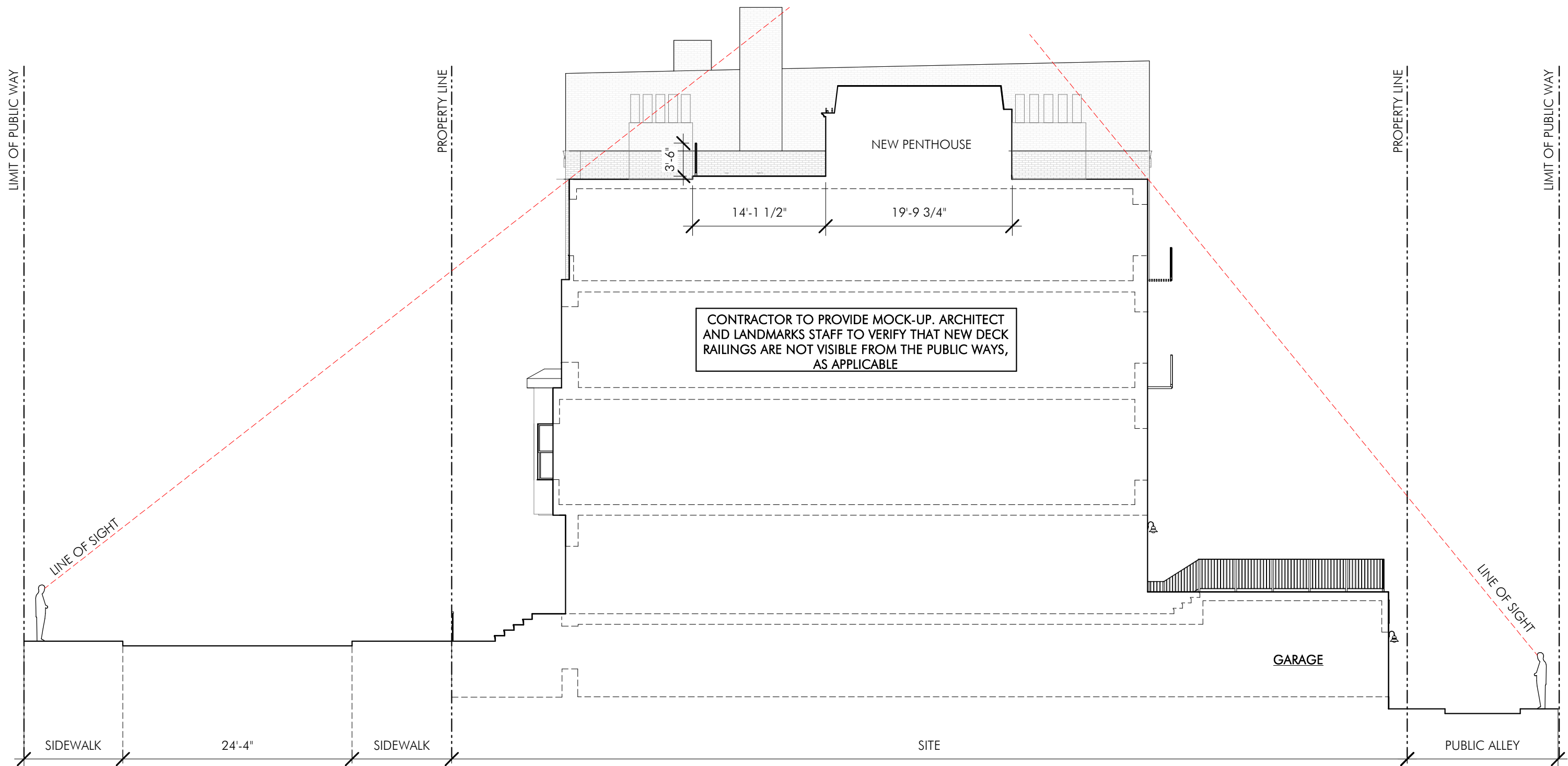


**1** PENTHOUSE SECTION  
1/8" = 1'-0"



**3** PENTHOUSE PLAN  
1/8" = 1'-0"

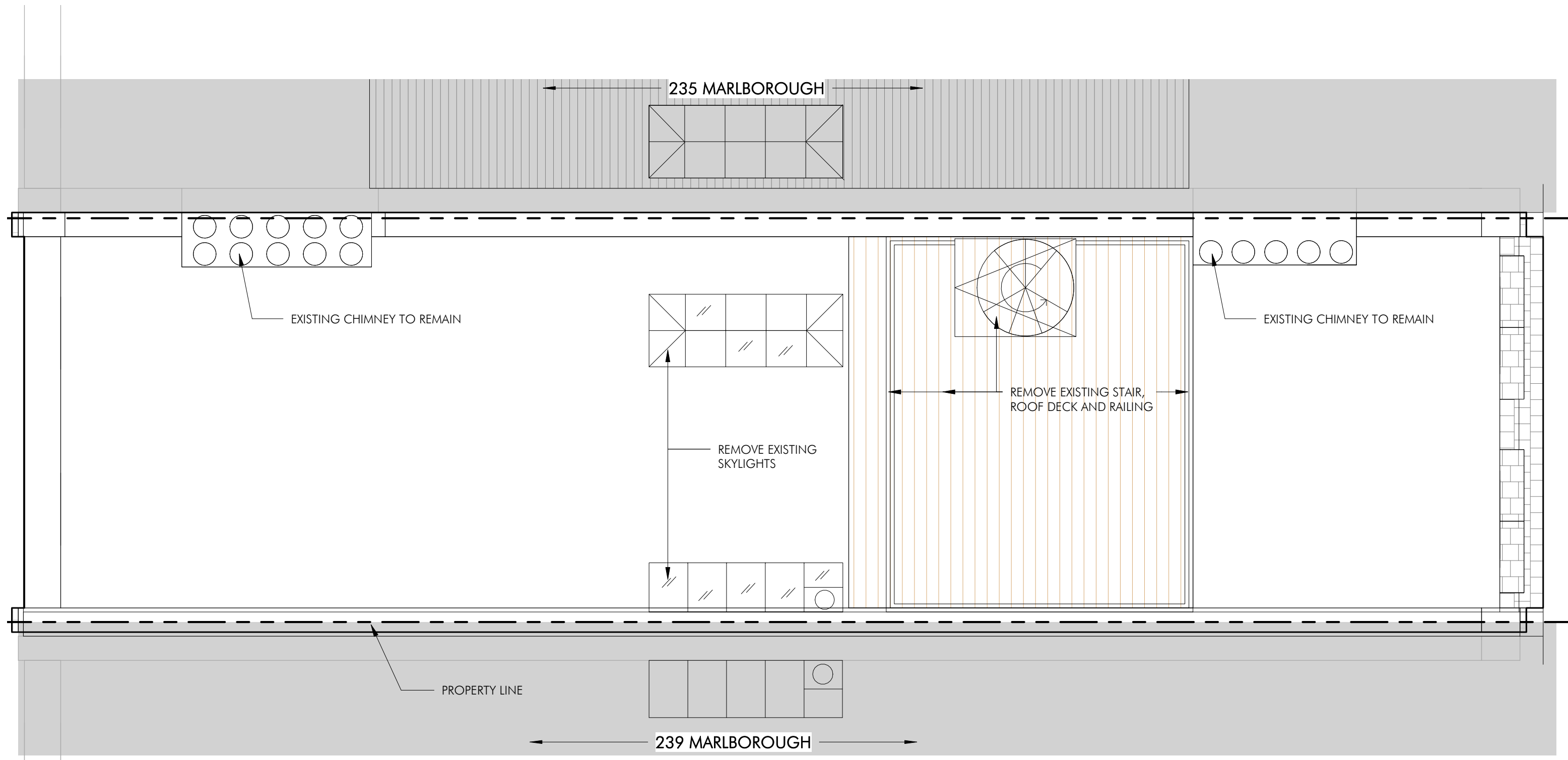
1/8" = 1'-0"



PHOTOS FROM POSITIONS 'A' AND 'B' SHOWN PAGE 10

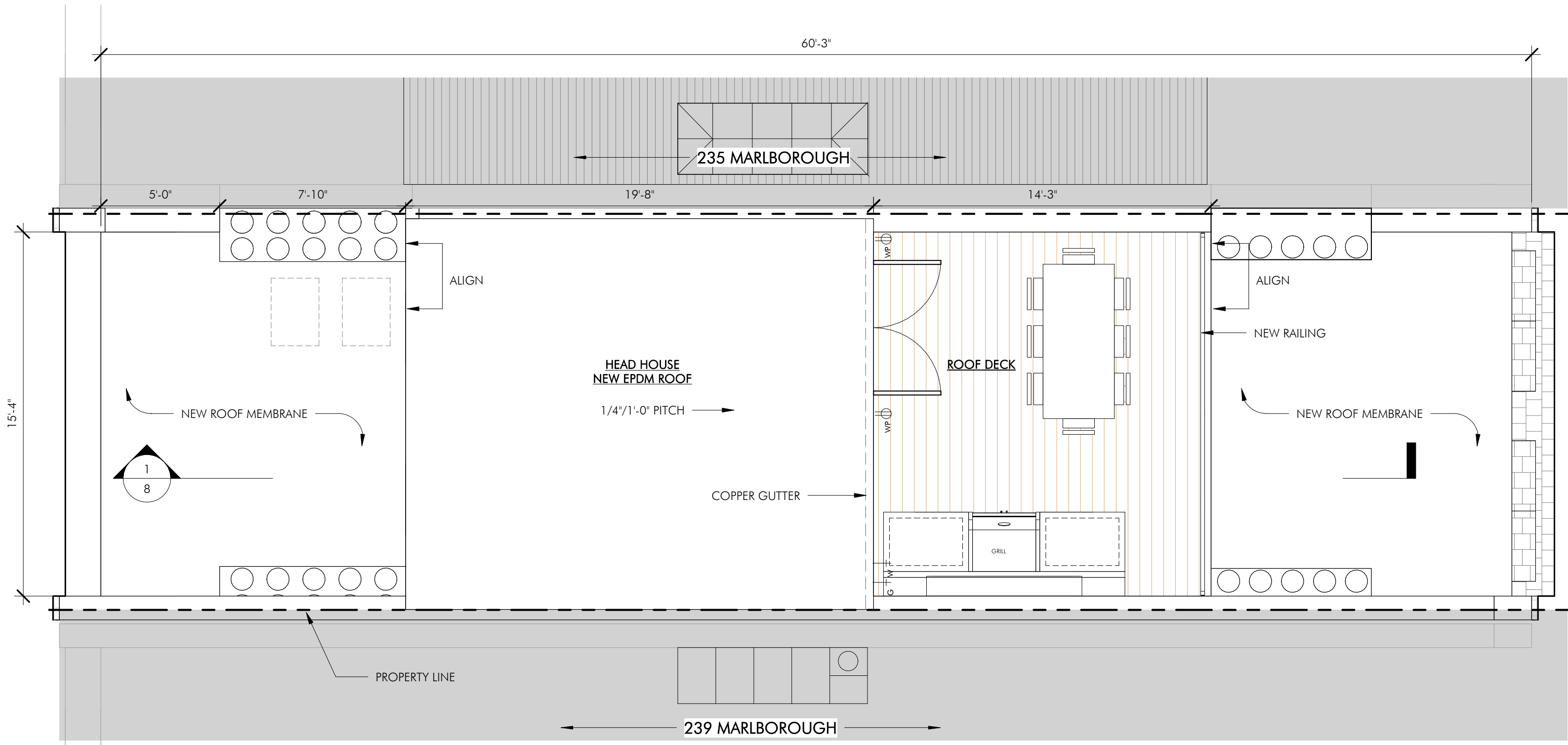
3/32" = 1'-0"



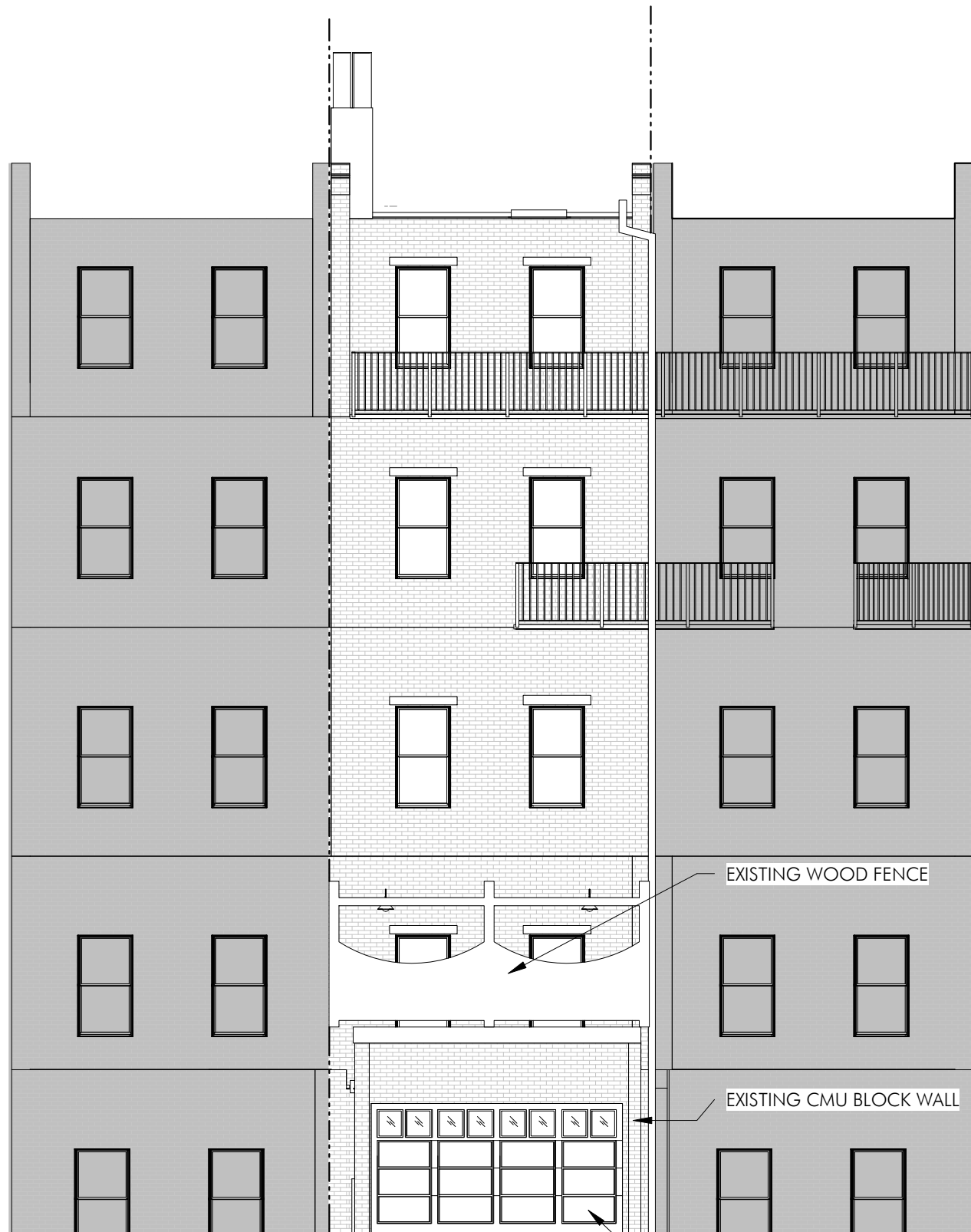


1/4" = 1'-0"





1/4" = 1'-0"

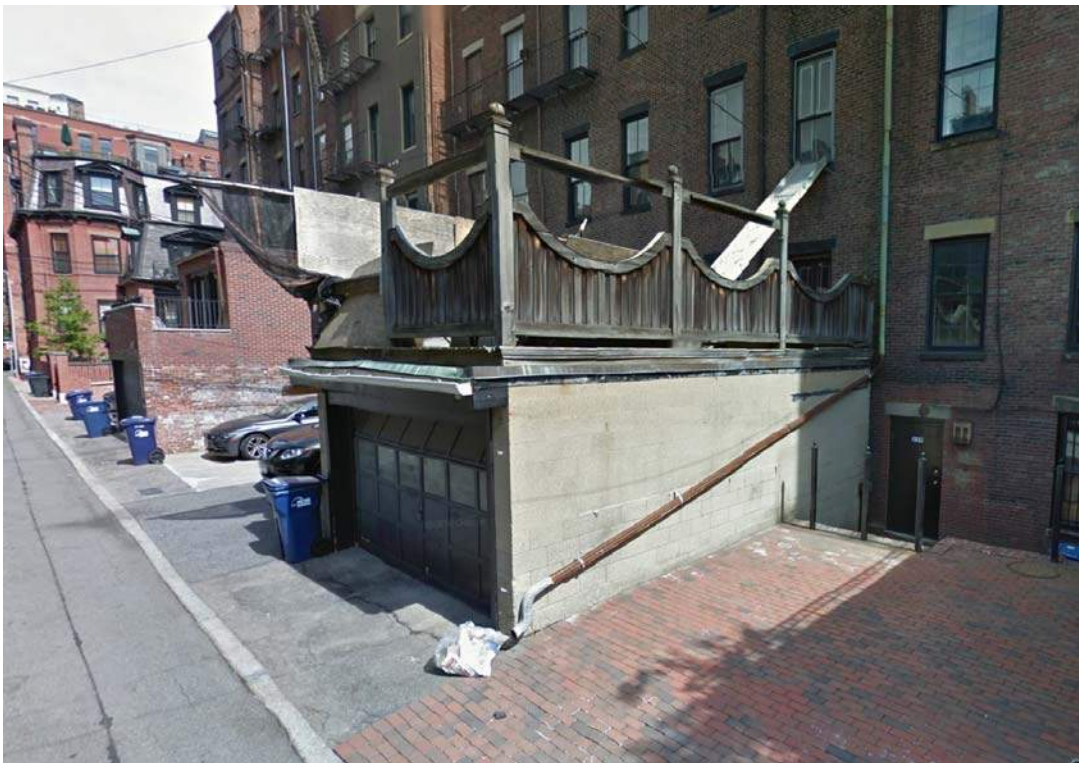


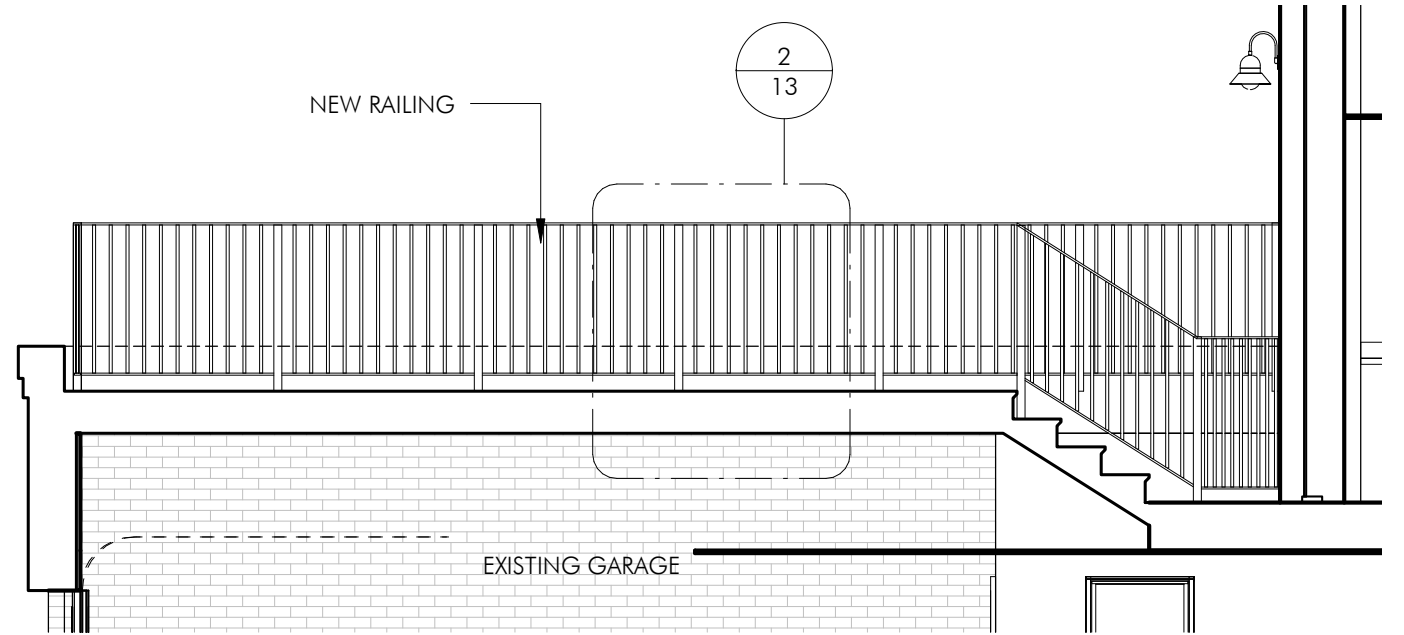
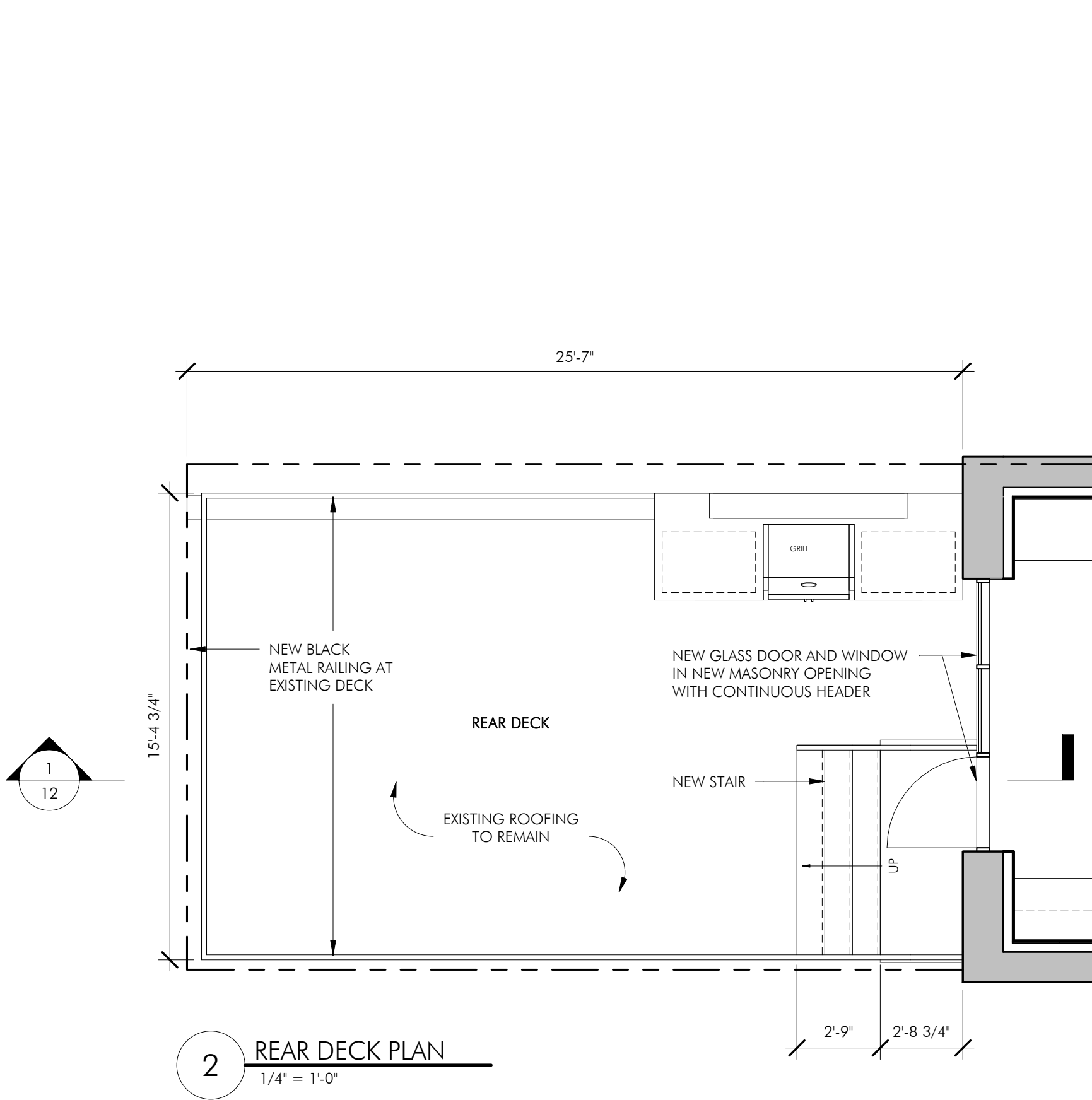
1 PUBLIC ALLEY 417 - EXISTING ELEVATION  
1/8" = 1'-0"

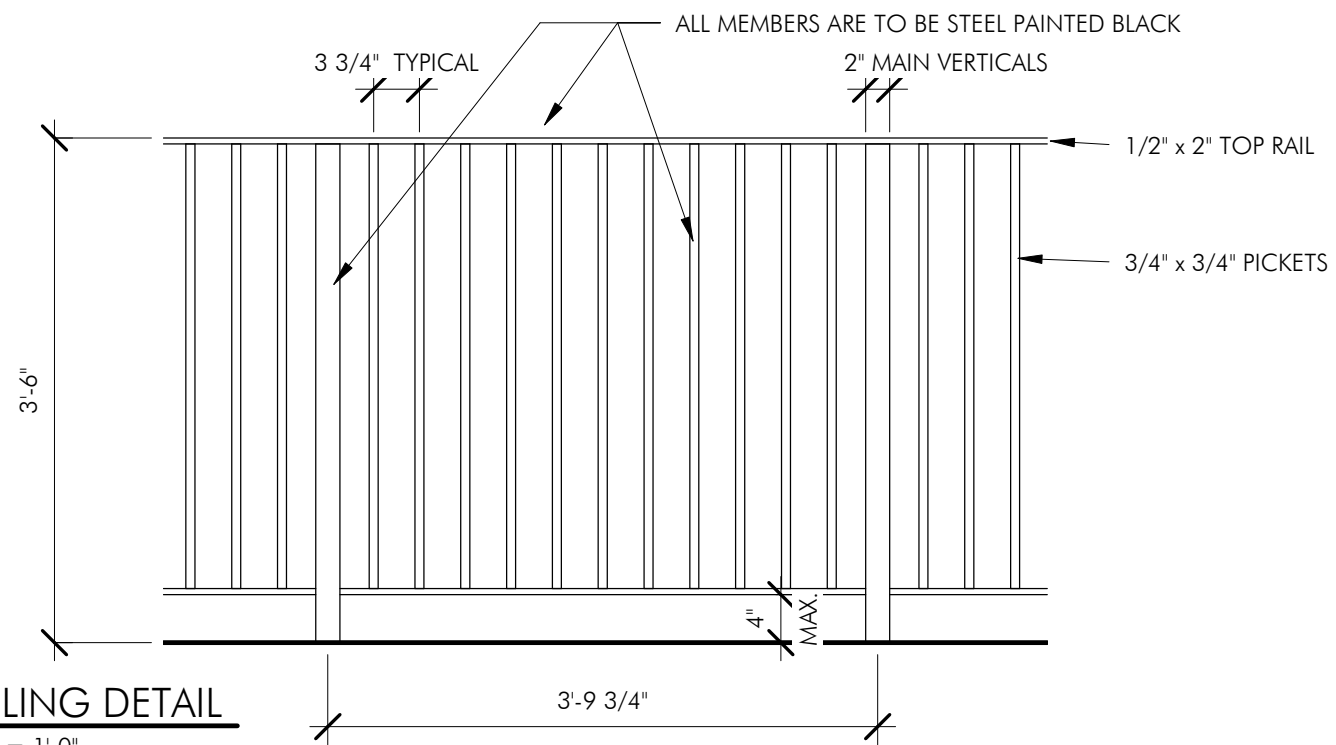
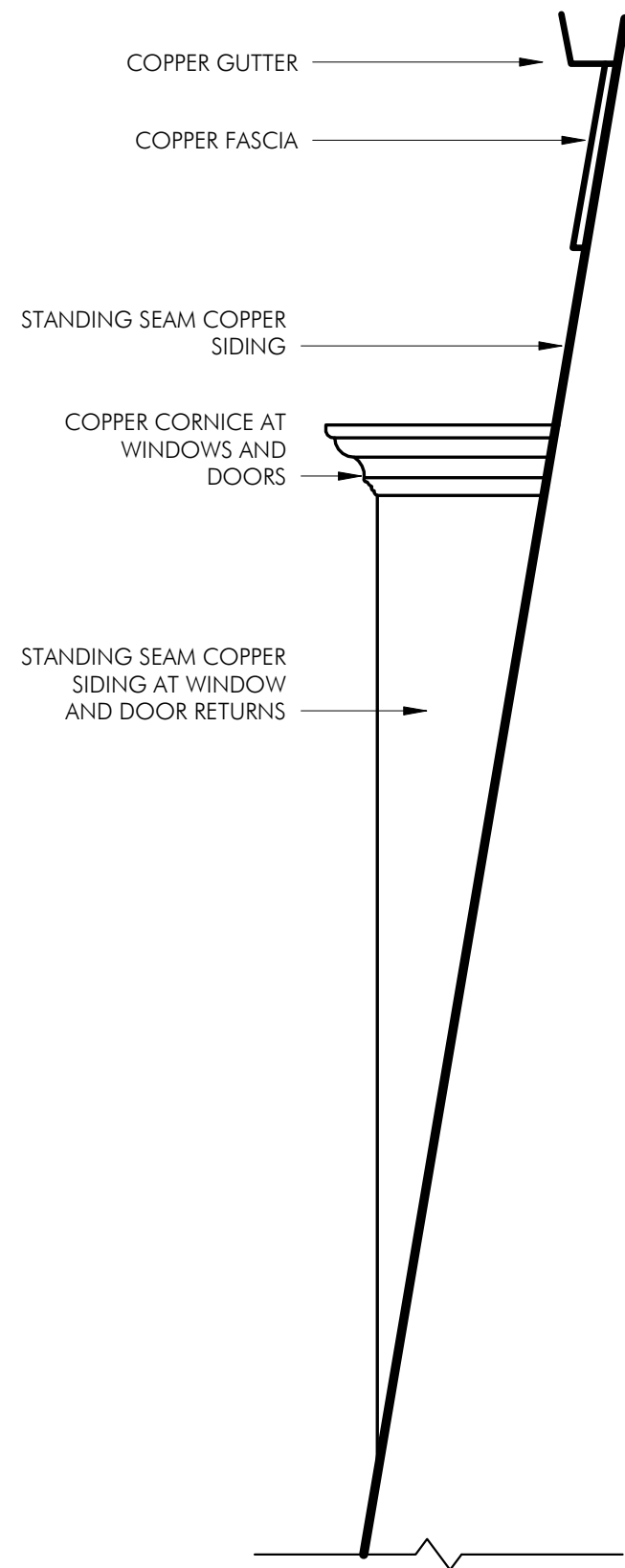


2 PUBLIC ALLEY 417 - PROPOSED ELEVATION  
1/8" = 1'-0"

- NEW HEADHOUSE WITH 12" WIDE STANDING-SEAM COPPER SIDING
- NEW COPPER GUTTER IN EXISTING LOCATION TO TIE INTO NEW WATER RECHARGE SYSTEM
- REPAIR AND REPOINT BRICK AS REQUIRED.
- NEW WOOD WINDOWS IN EXISTING OPENINGS, TYPICAL
- NEW GLASS DOOR IN NEW MASONRY OPENING WITH CONTINUOUS HEADER
- NEW BLACK METAL RAILING AT EXISTING DECK
- NEW CAST STONE HEADER ABOVE GARAGE DOOR
- NEW BLACK METAL SCUNCES ON EITHER SIDE OF GARAGE DOOR OPENING
- NEW BLACK PAINTED WOOD paneled RESIDENTIAL-GRADE GARAGE DOOR WITH UPPER GLASS LITES
- NEW STUCCO APPLIED OVER EXISTING GARAGE FACADE, PAINTED BENJAMIN MOORE HC-69







1 PENTHOUSE PROFILE  
1" = 1'-0"

2 RAILING DETAIL  
3/4" = 1'-0"