



285 Marlborough Street
Submission to Back Bay Architectural Commission



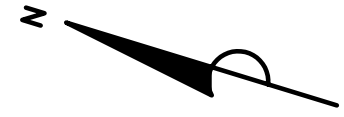
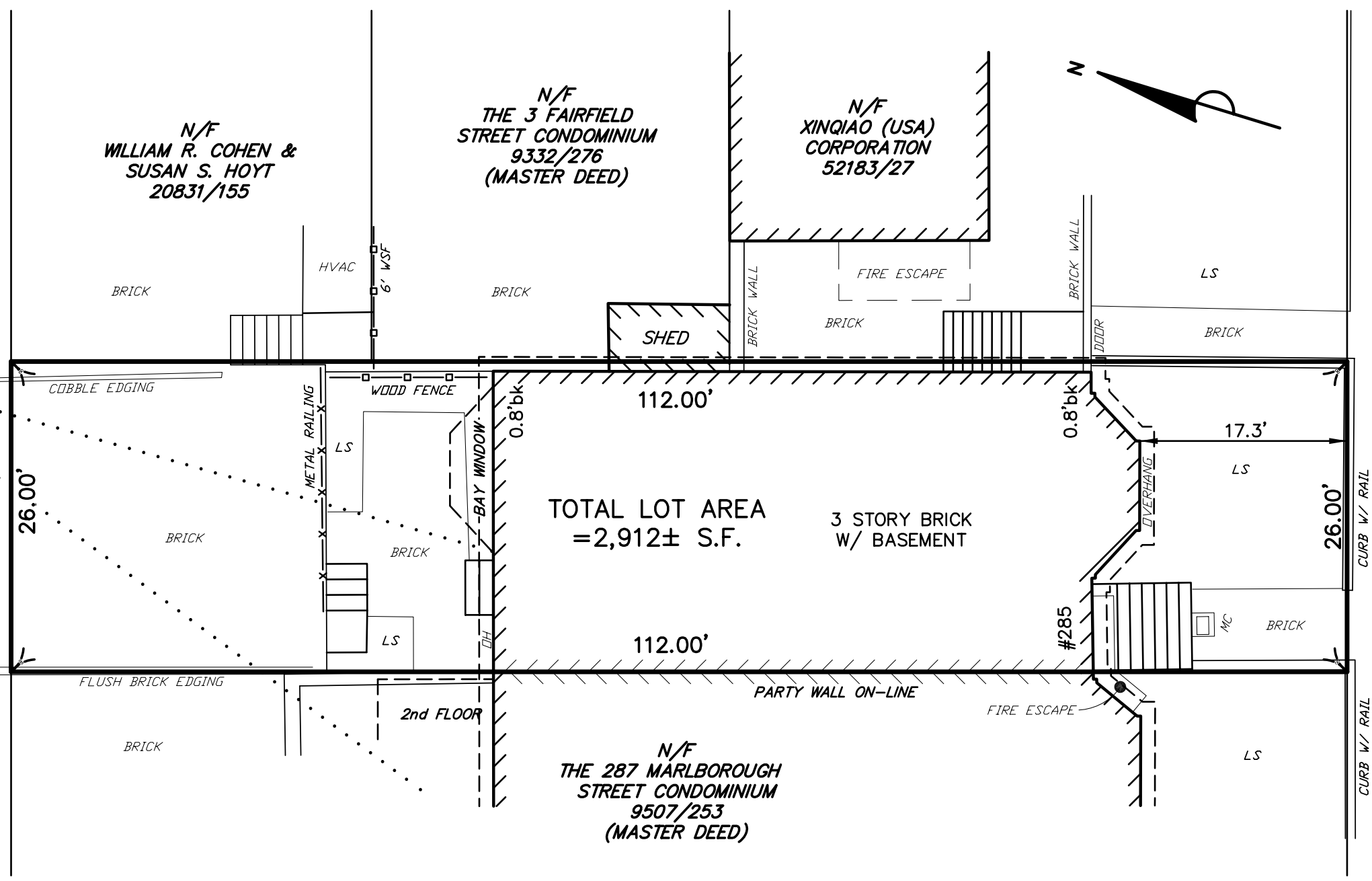


285 Marlborough Street - Aerial view.



PUBLIC ALLEY 416
(PUBLIC - 16' WIDE)

MARLBOROUGH STREET
(PUBLIC - 60' WIDE)



I HEREBY CERTIFY THAT THE BUILDING IS LOCATED AS SHOWN.



[Signature]
MICHAEL A. PUSTIZZI, PLS

OWNER: DAFFODIL TRUST
 DEED BOOK 60804 PAGE 171
 ASSESSORS PARCEL #0503433000

CERTIFIED PLOT PLAN
#285 MARLBOROUGH STREET
 IN
BOSTON, MA
 (SUFFOLK COUNTY)

SCALE: 1" = 10' DATE: 4/16/2019

PLS Precision Land Surveying, Inc.
 32 Turnpike Road
 Southborough, Massachusetts 01772
 TELE NO.: (508) 460-1789 FAX NO.: (508) 970-0096
 4687CP1.DWG





South Elevation - View from Marlborough Street



North Elevation - View from Public Alley





North Elevation - View from Public Alley



View of Bay Window



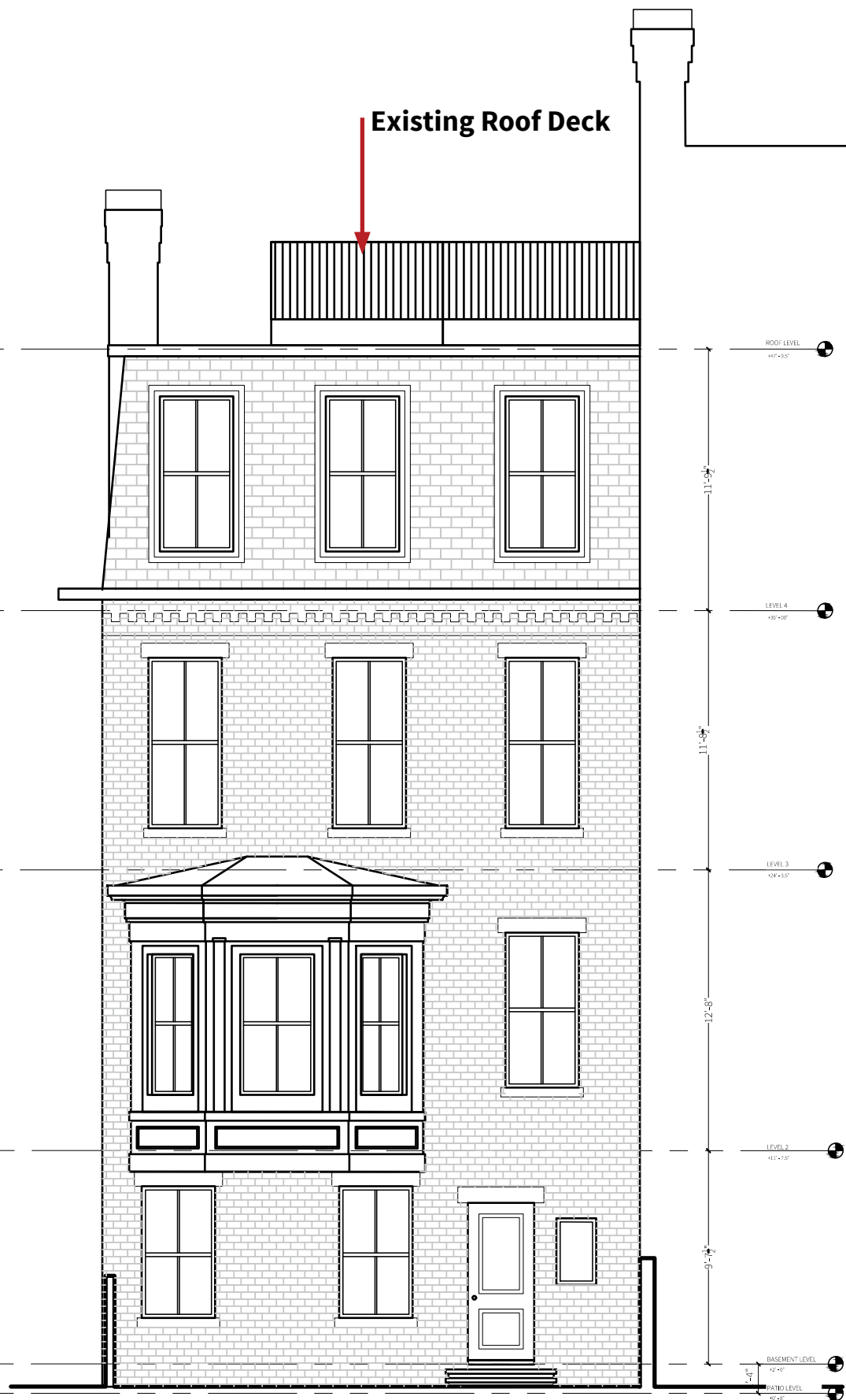
View of Back Patio



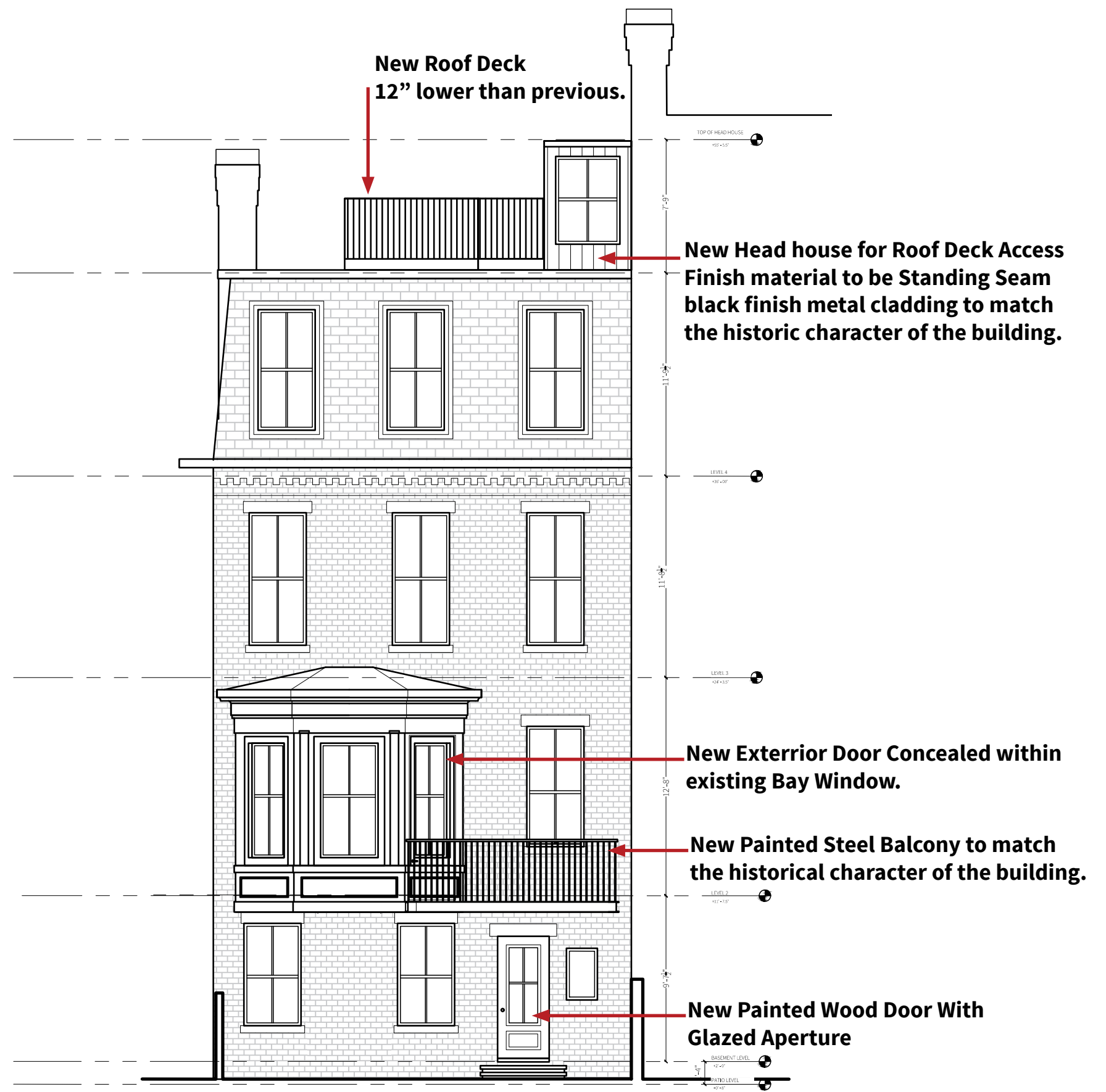
Roof Deck Hatch - Existing Conditions



Mechanical Equipment - Existing Conditions

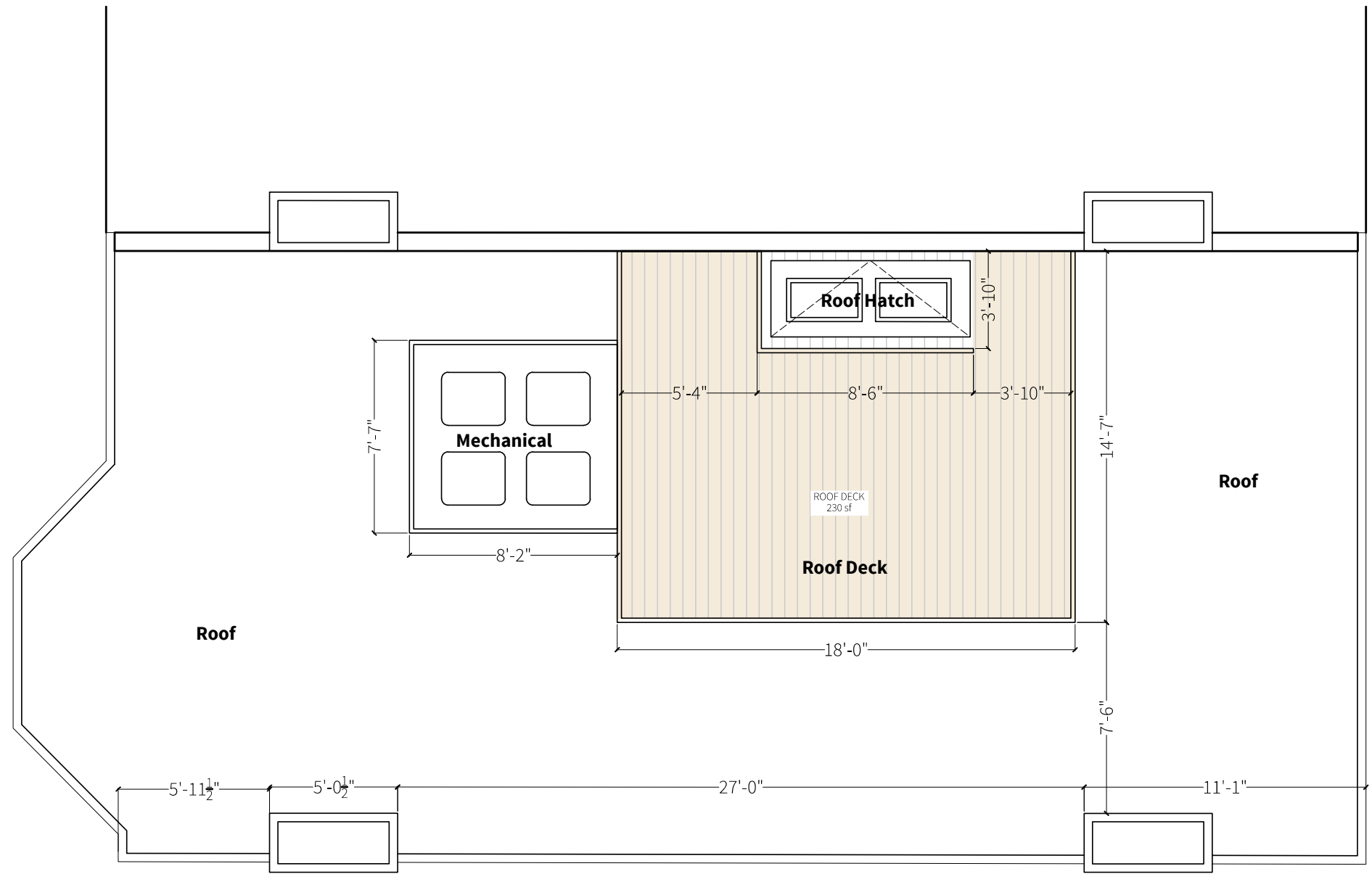


Existing Conditions - North Elevation



Proposed Changes- North Elevation

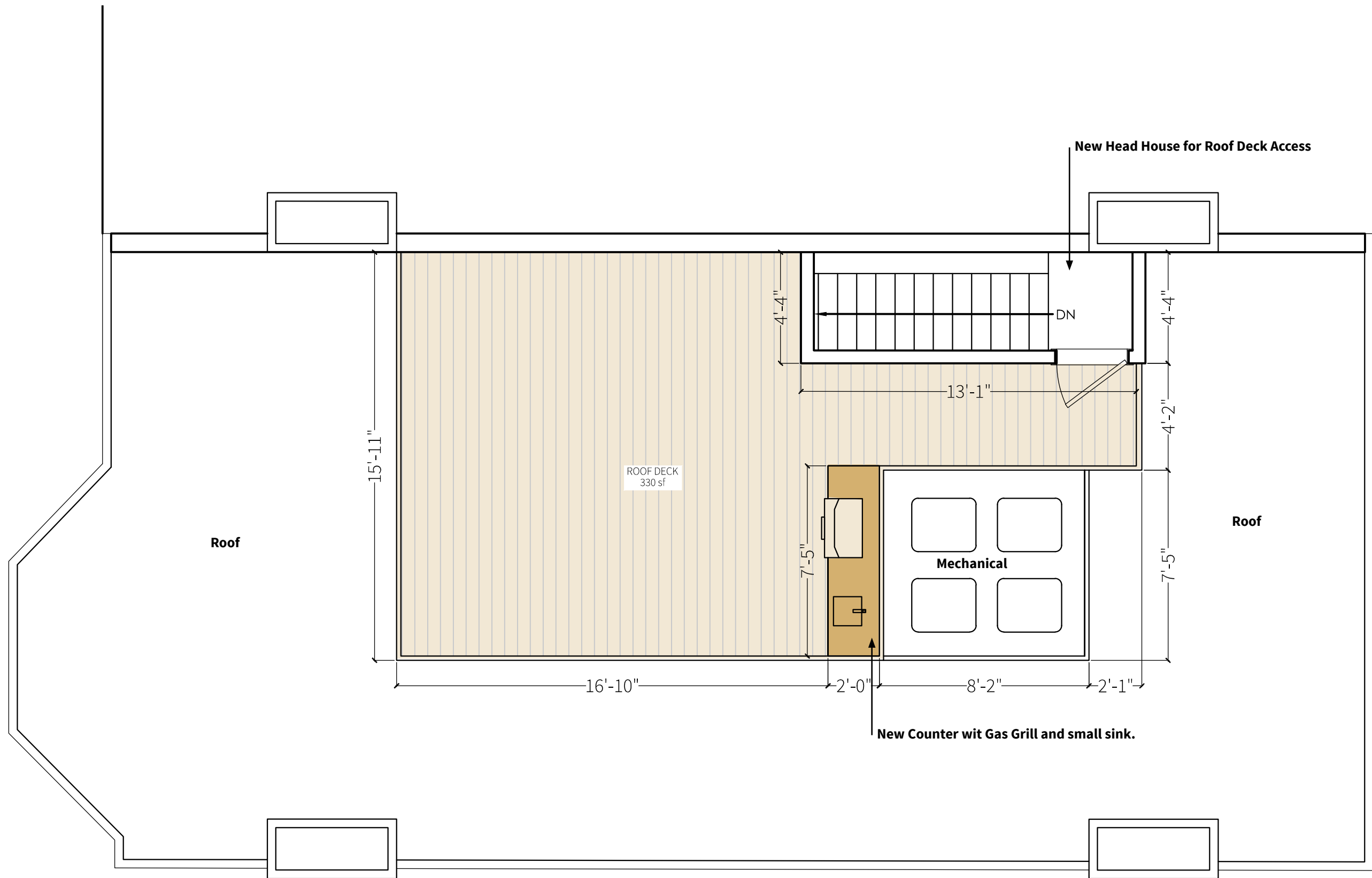




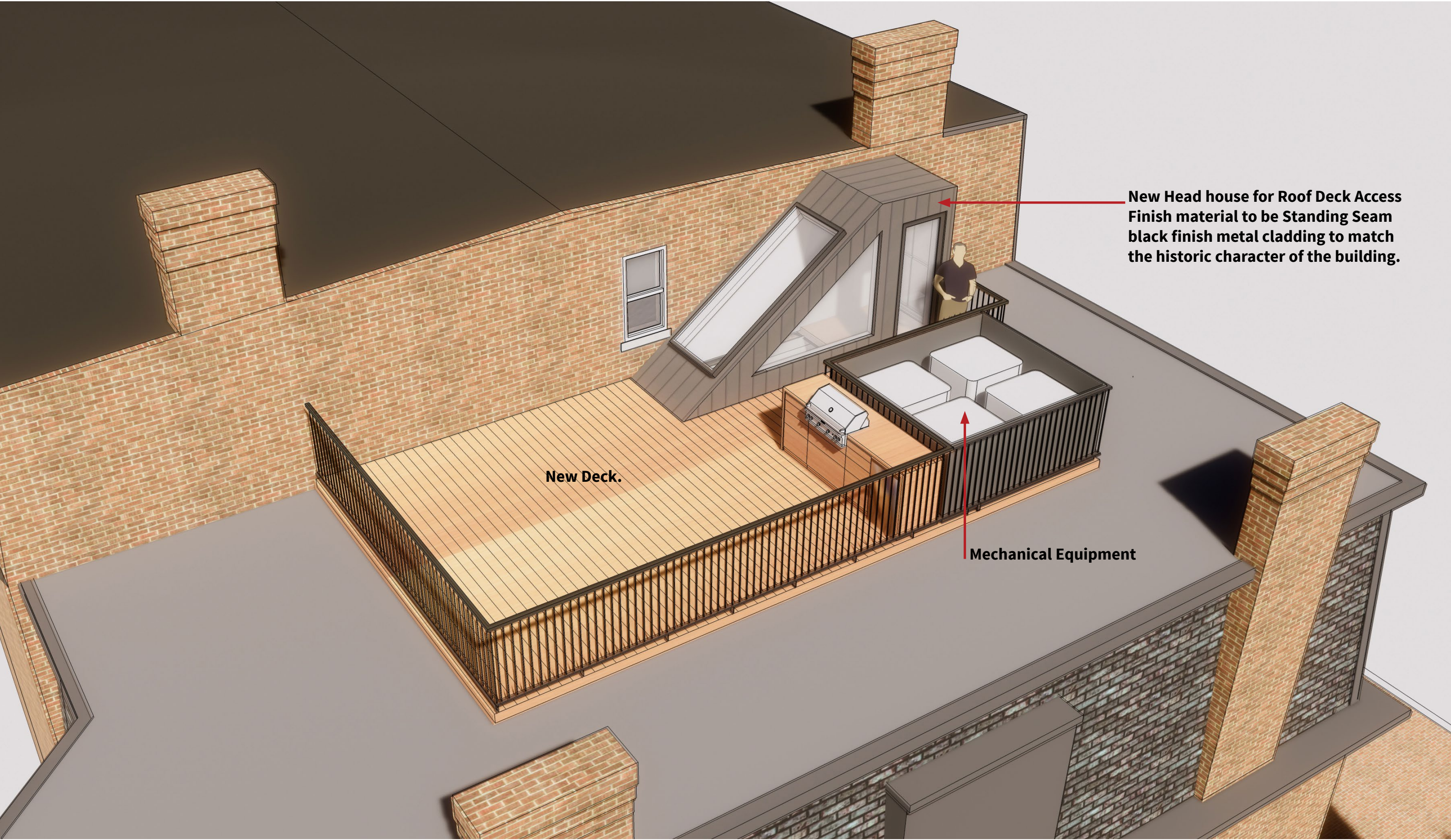
Roof Floor Plan - Existing condition.



Perspective view of existing Condition.



Roof Floor Plan - Proposed Roof Deck.



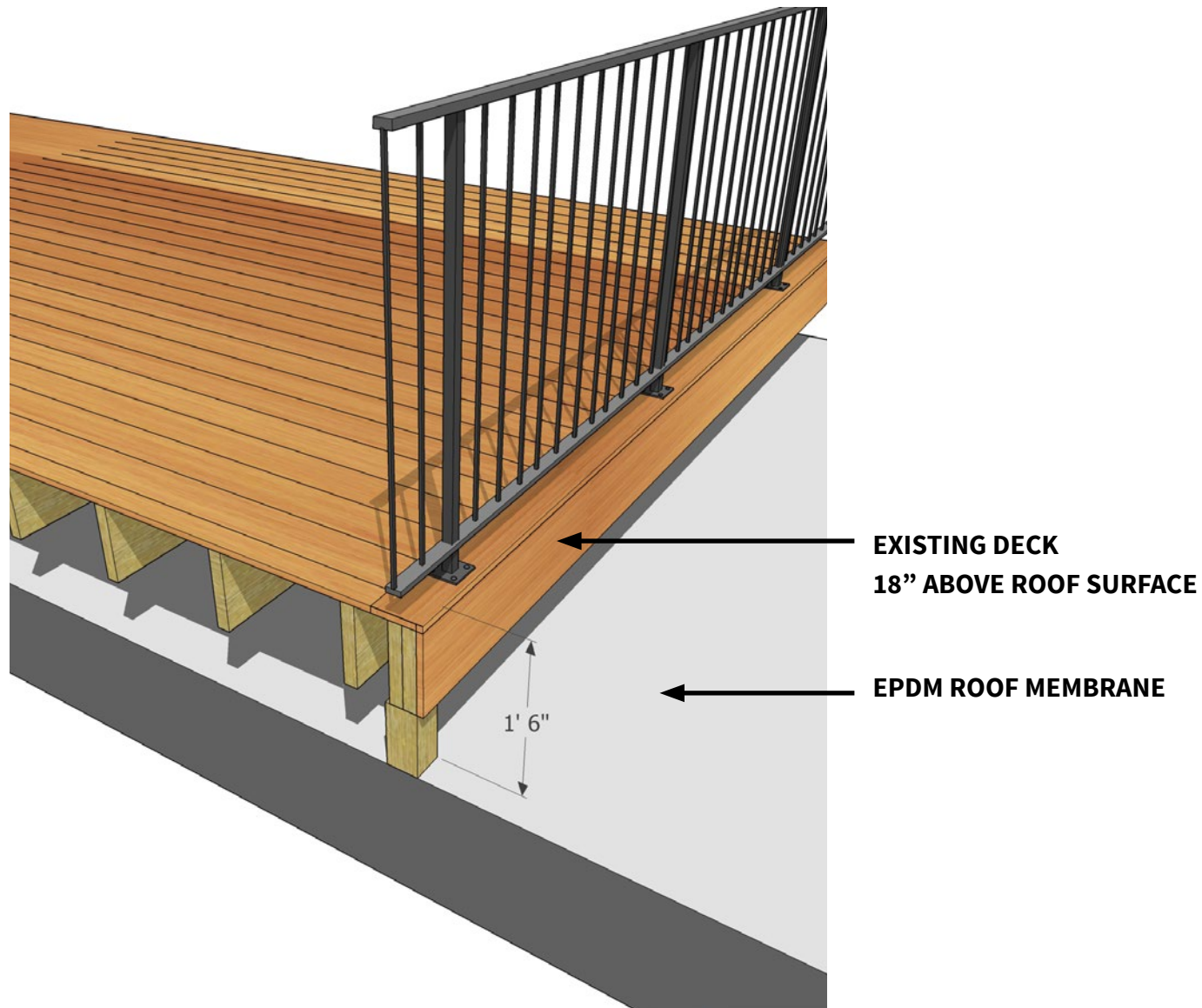
New Head house for Roof Deck Access
Finish material to be Standing Seam
black finish metal cladding to match
the historic character of the building.

New Deck.

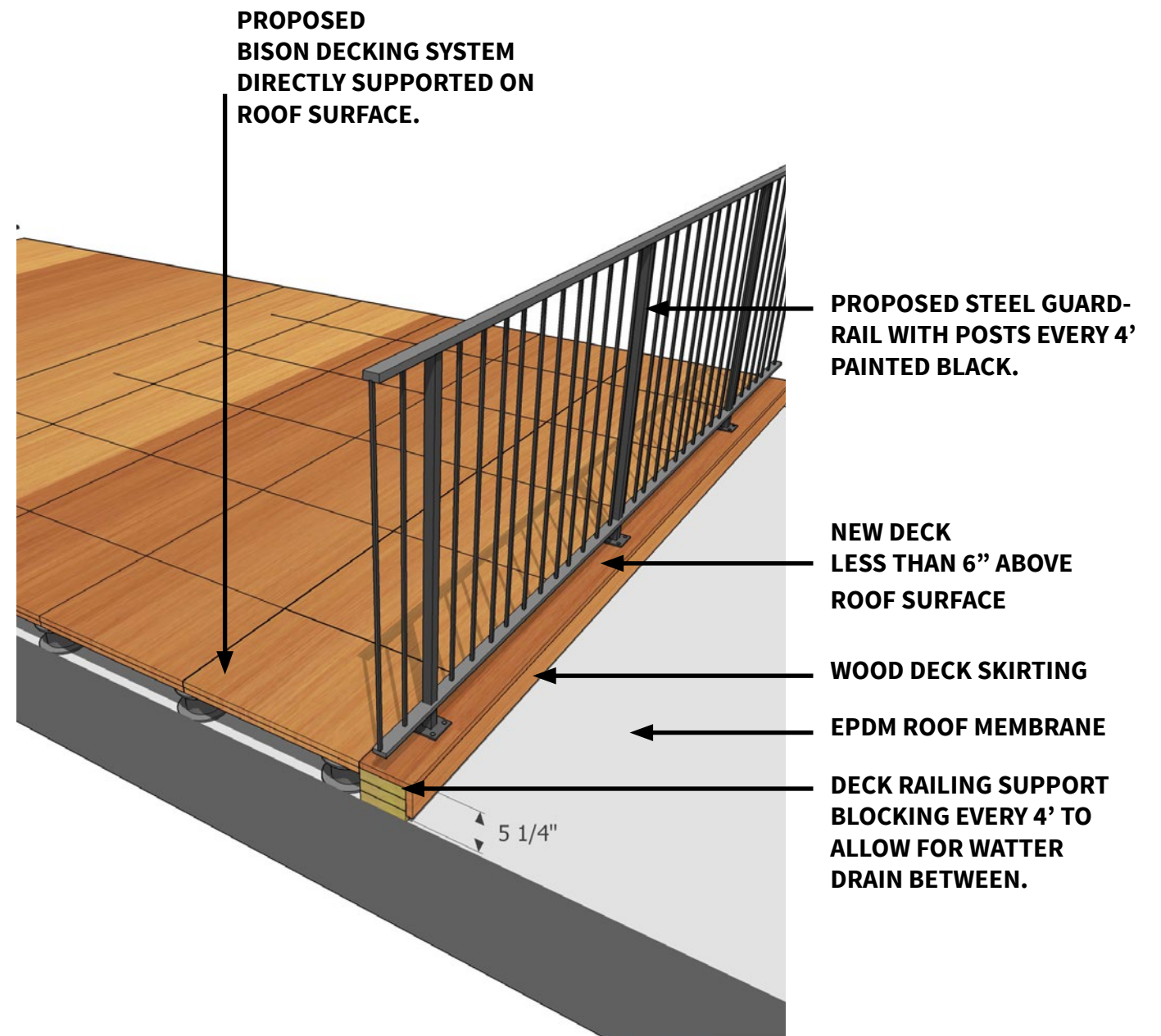
Mechanical Equipment



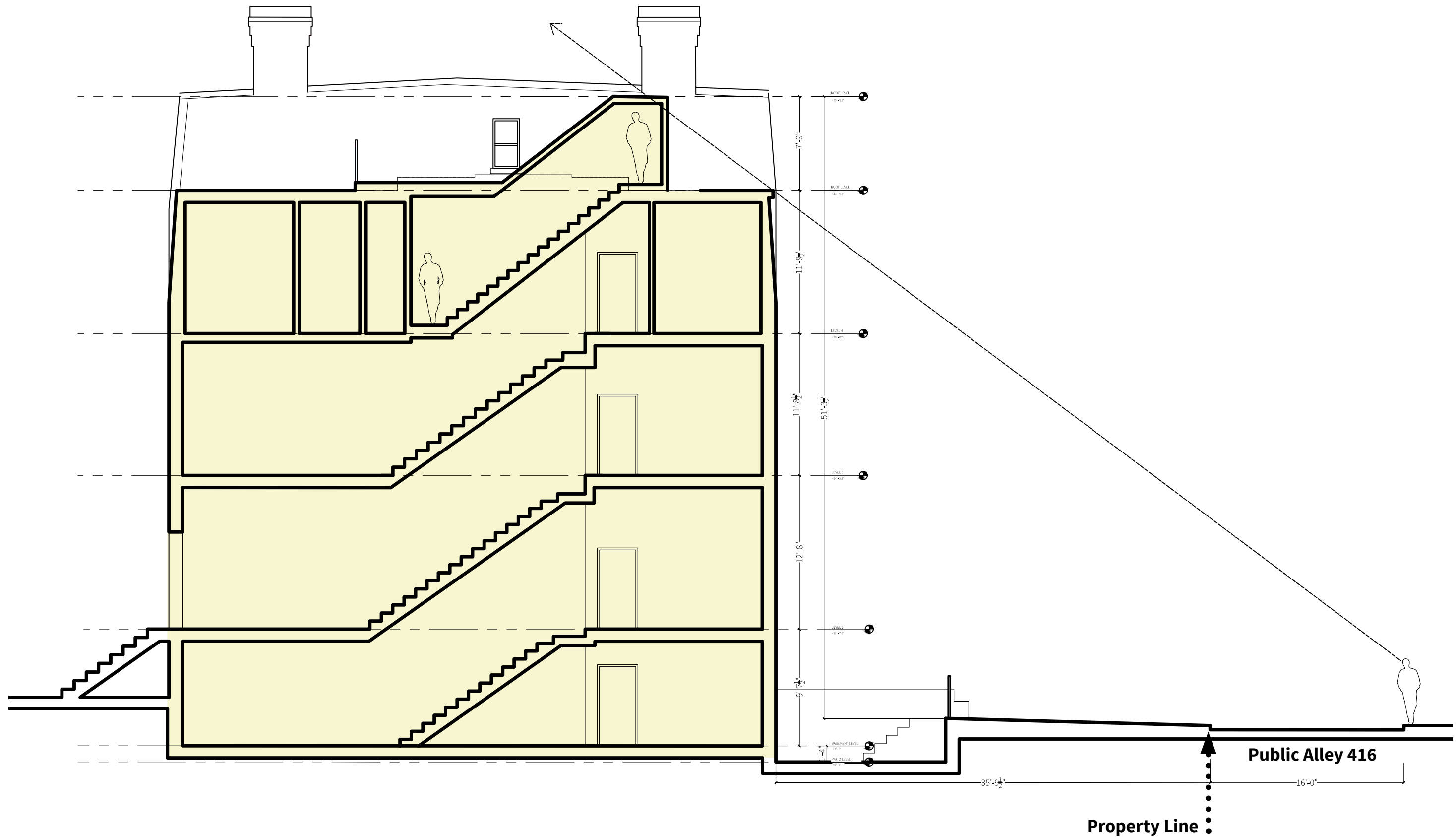




EXISTING Roof Deck and Guard Rail
Perspective view of section detail



PROPOSED Roof Deck and Guard Rail
Perspective view of section detail

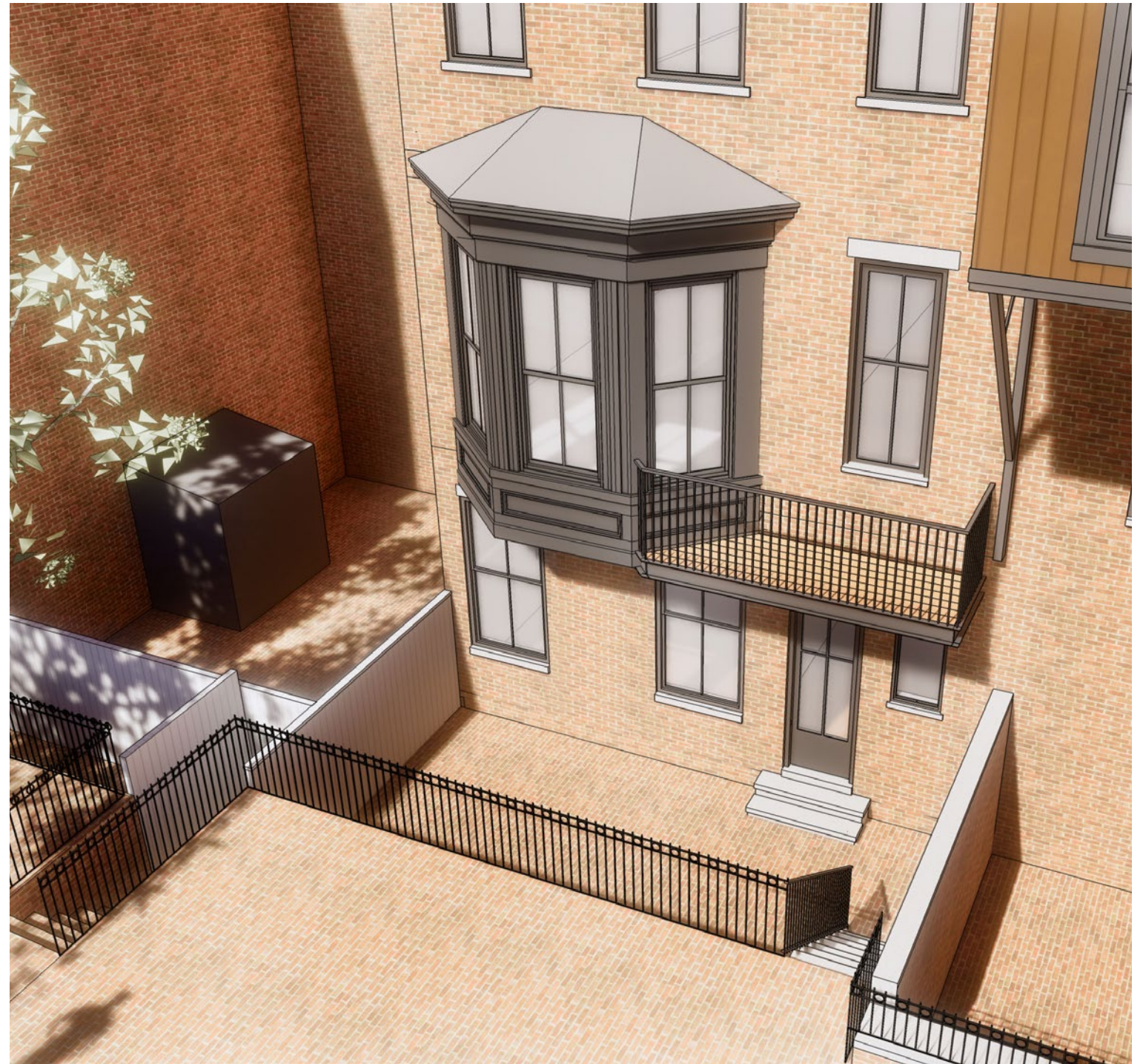




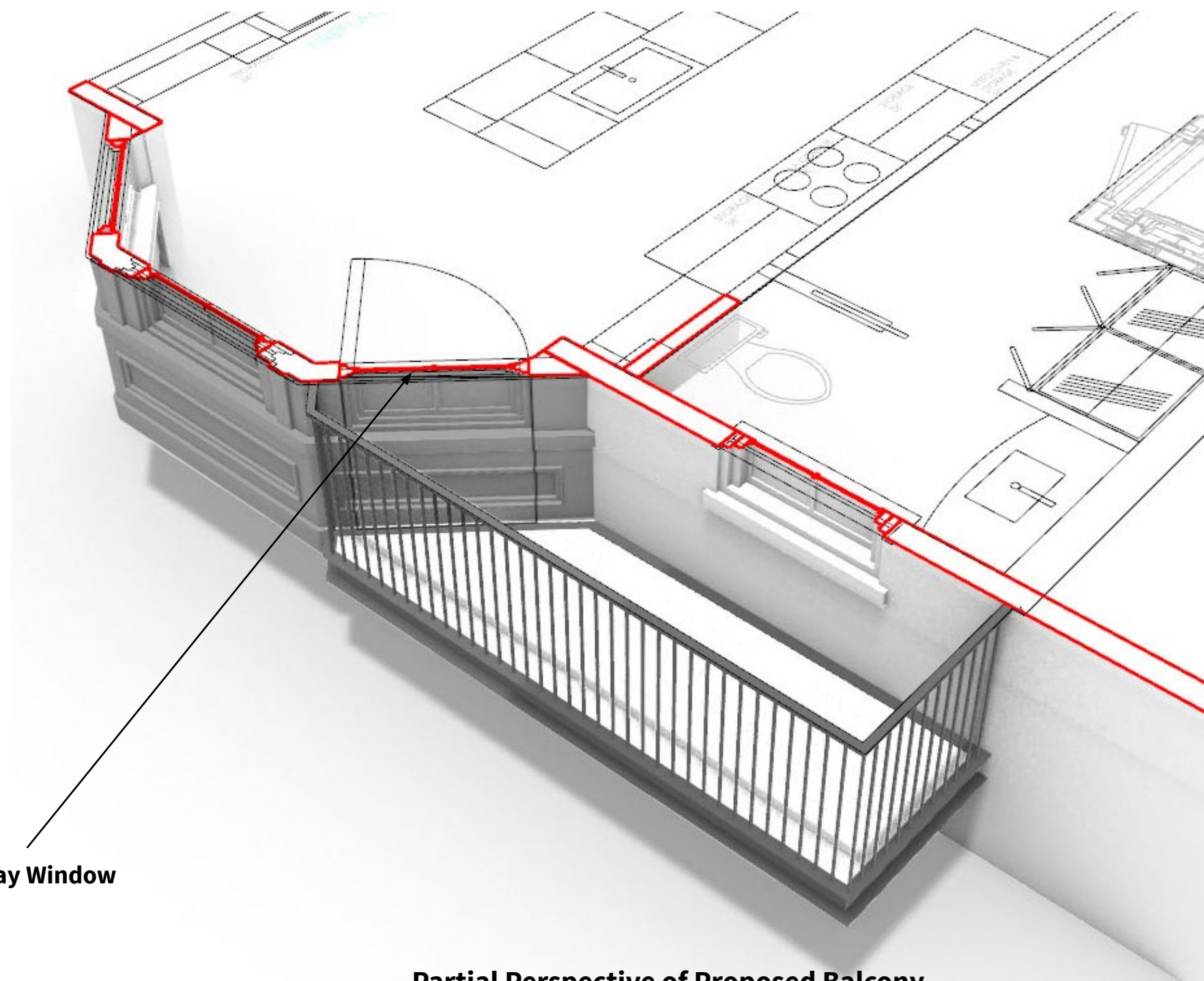
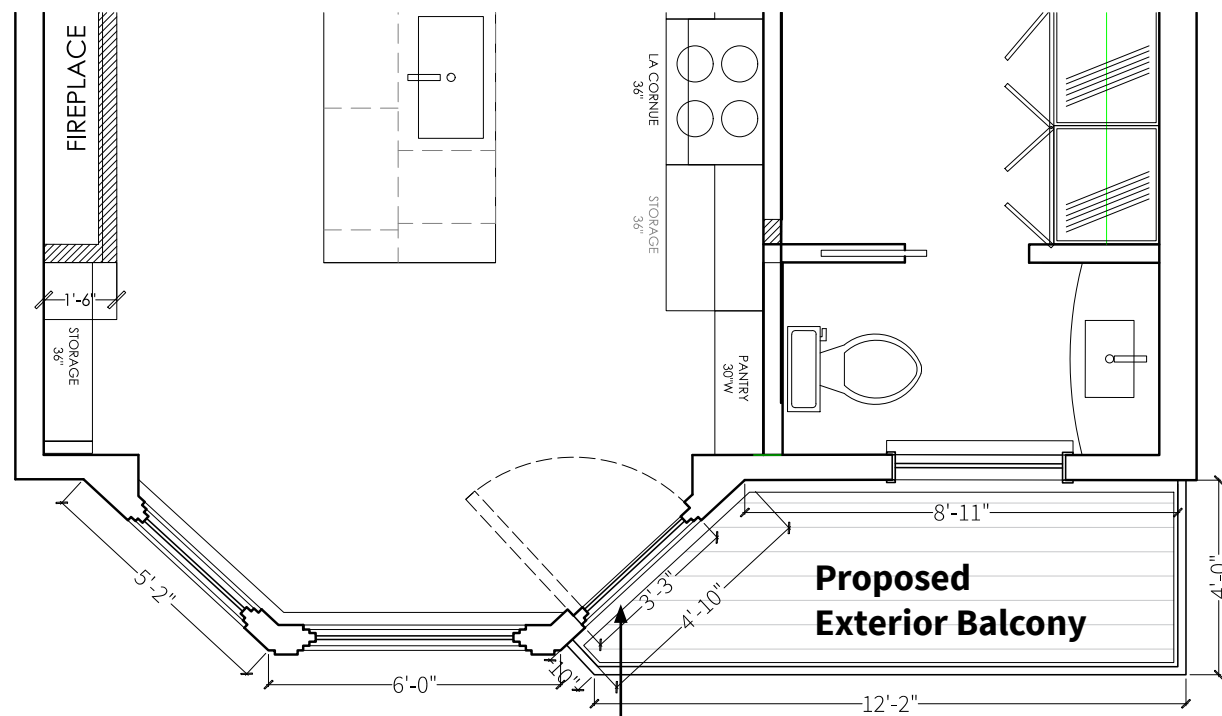
Existing condition images showing the Mockup of the proposed Head House on the roof minimally visible from across the public alley.

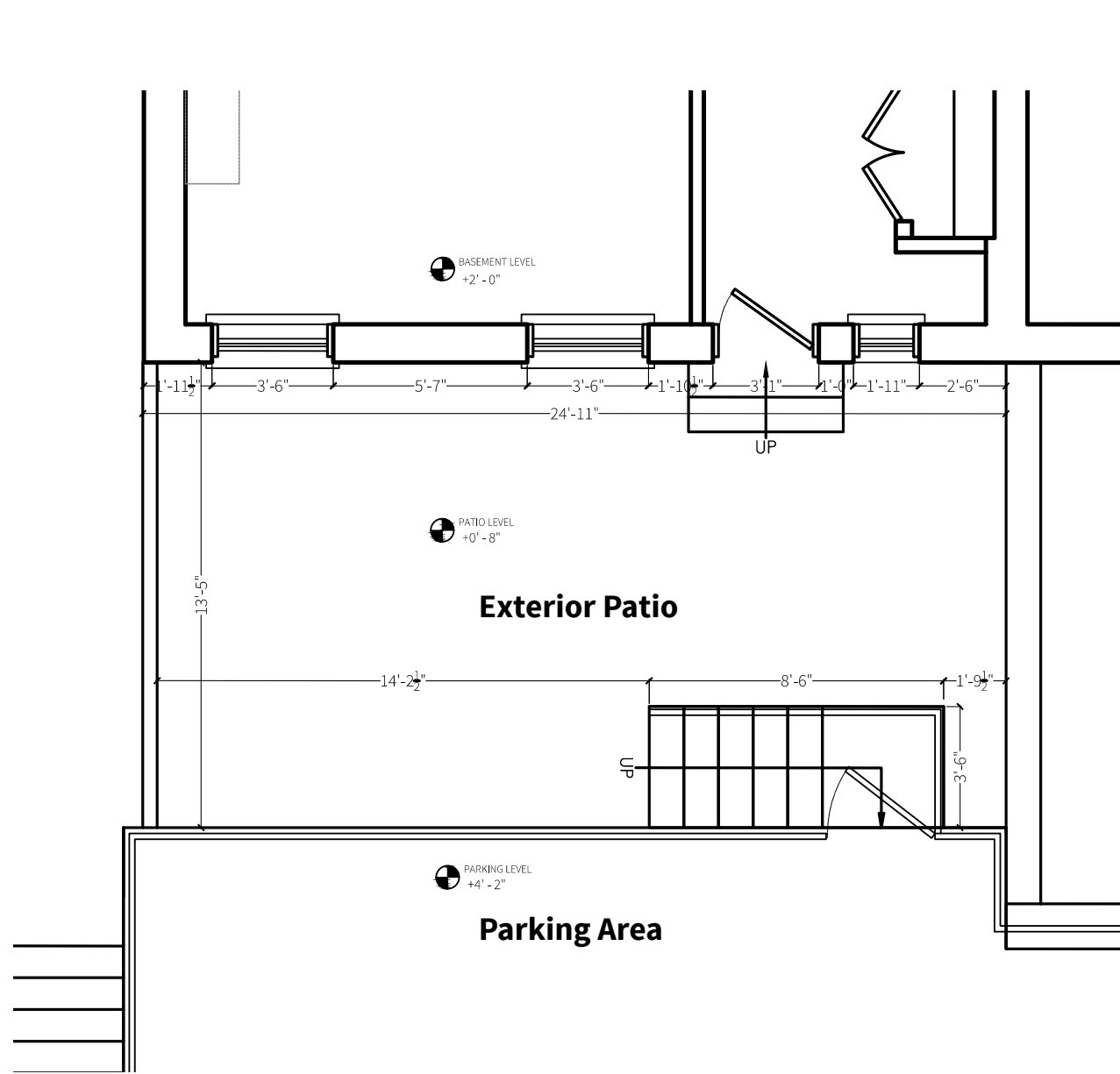


**Perspective view of back Patio and Bay window
Existing Conditions.**

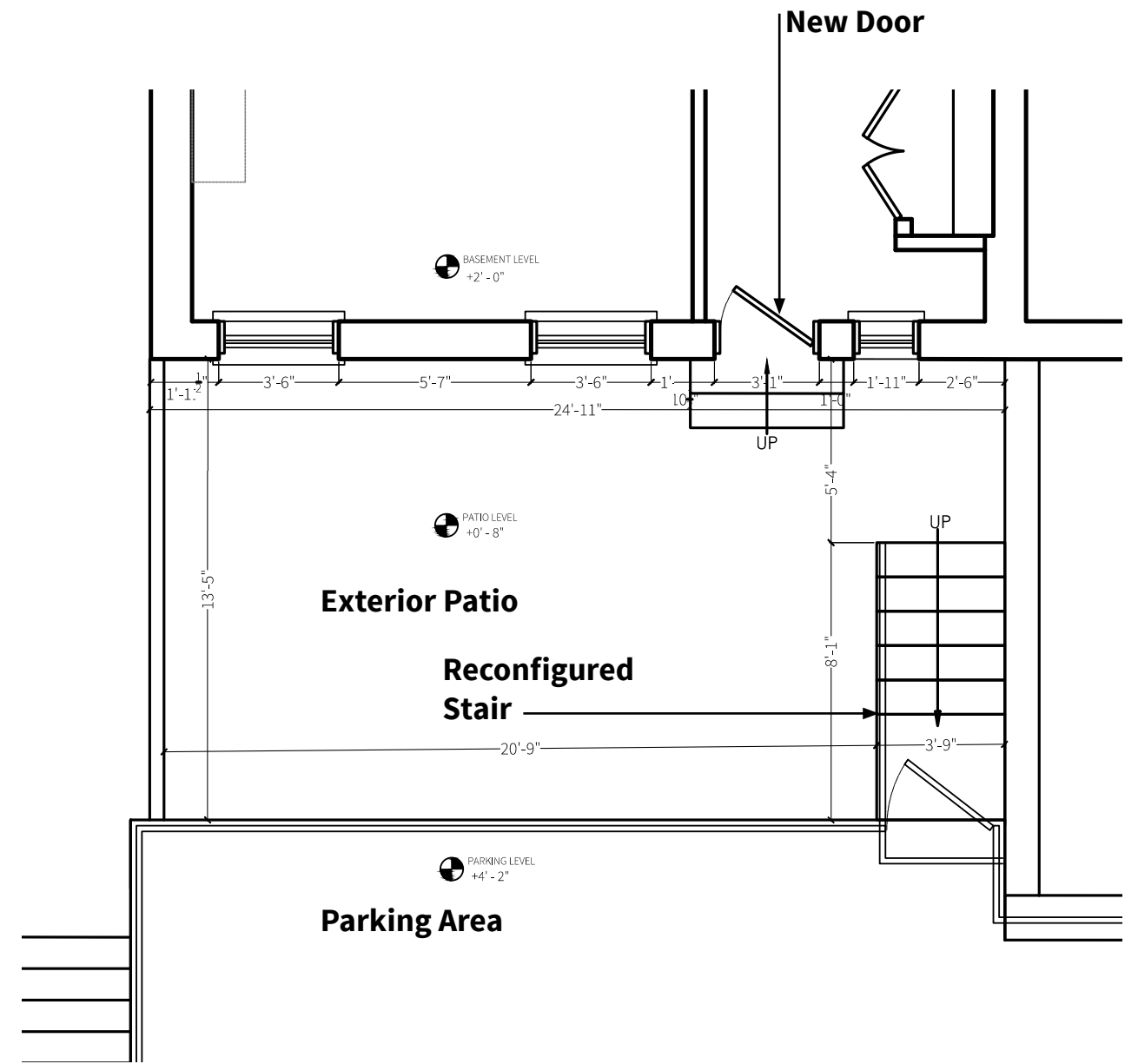


**Perspective view of back Patio and Bay window .
Proposed Balcony, new basement door and Reconfiguration
of access steps to the patio.**





**Partial Floor Plan of Basement Level
Existing Conditions**



**Partial Floor Plan of Basement Level
Proposed Design.**

