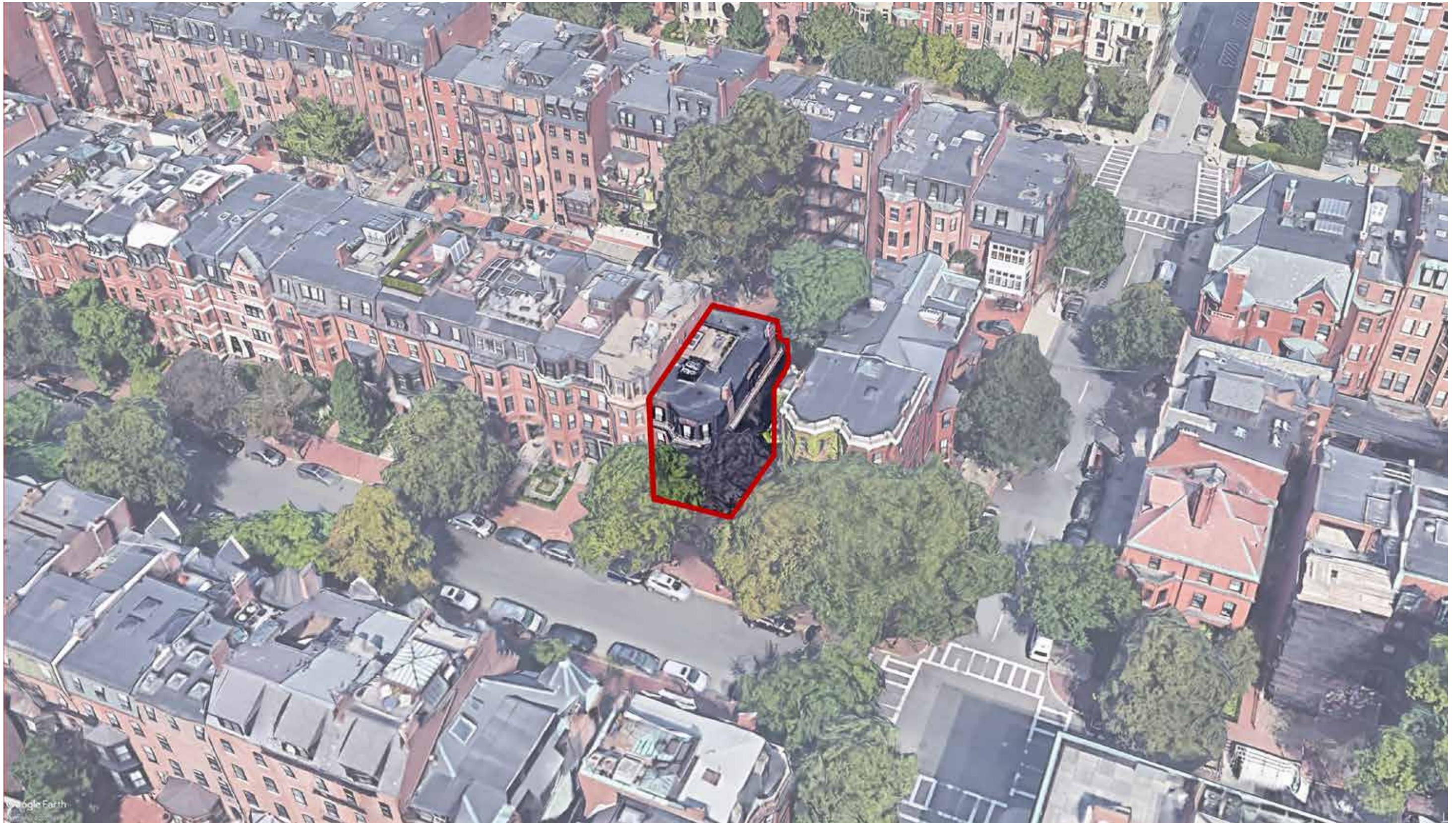




**285 Marlborough Street**  
**Submission to Back Bay Architectural Commission**

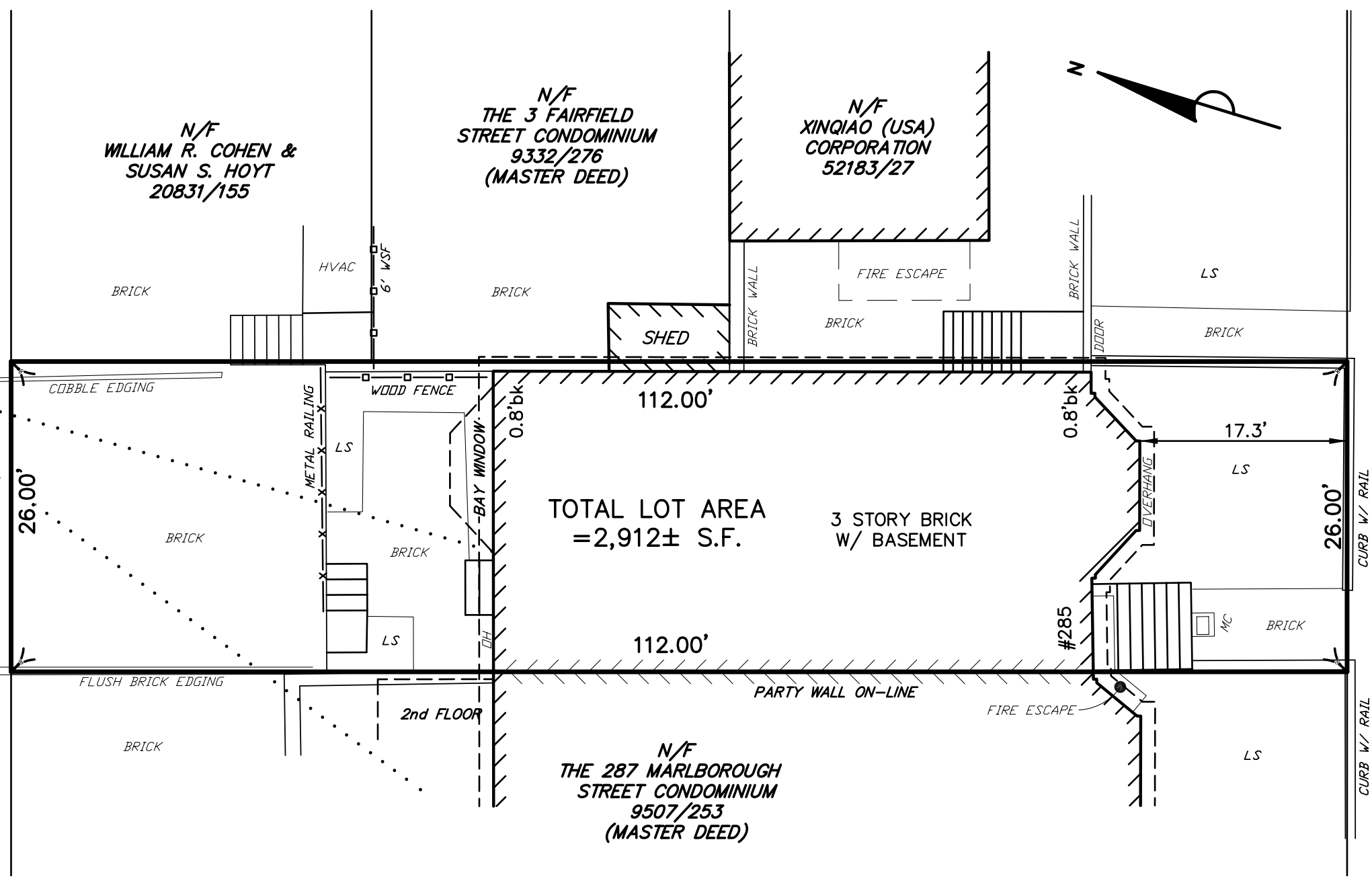




**285 Marlborough Street - Aerial view.**

**PUBLIC ALLEY 416**  
(PUBLIC - 16' WIDE)

**MARLBOROUGH STREET**  
(PUBLIC - 60' WIDE)



TOTAL LOT AREA = 2,912± S.F.

3 STORY BRICK W/ BASEMENT

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

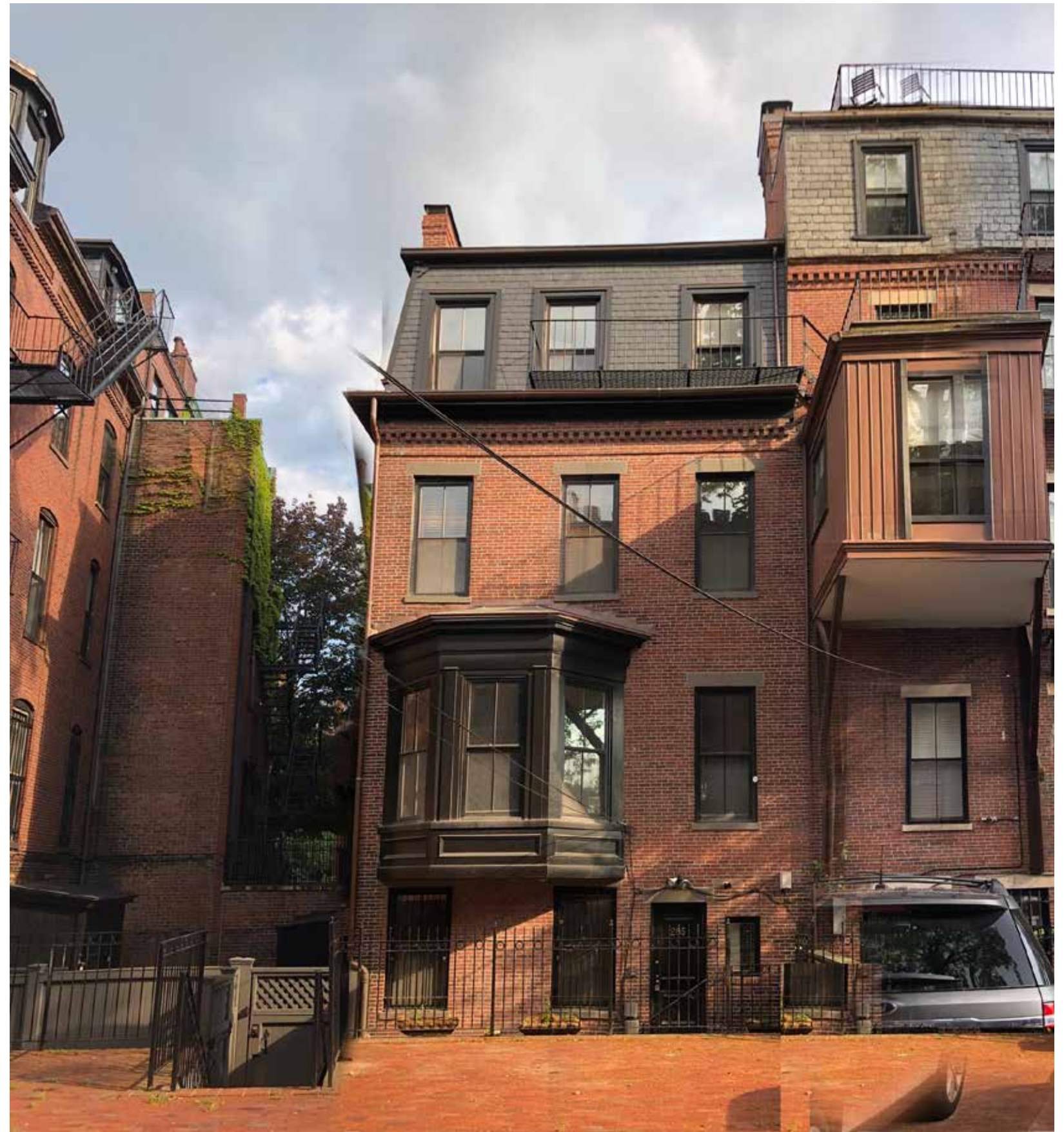


**PLS**  
Precision Land Surveying, Inc.  
32 Turnpike Road  
Southborough, Massachusetts 01772  
TELE NO.: (508) 460-1789 FAX NO.: (508) 970-0096  
4687CP1.DWG





**South Elevation - View from Marlborough Street**



**North Elevation - View from Public Alley**





**North Elevation - View from Public Alley**



**View of Bay Window**



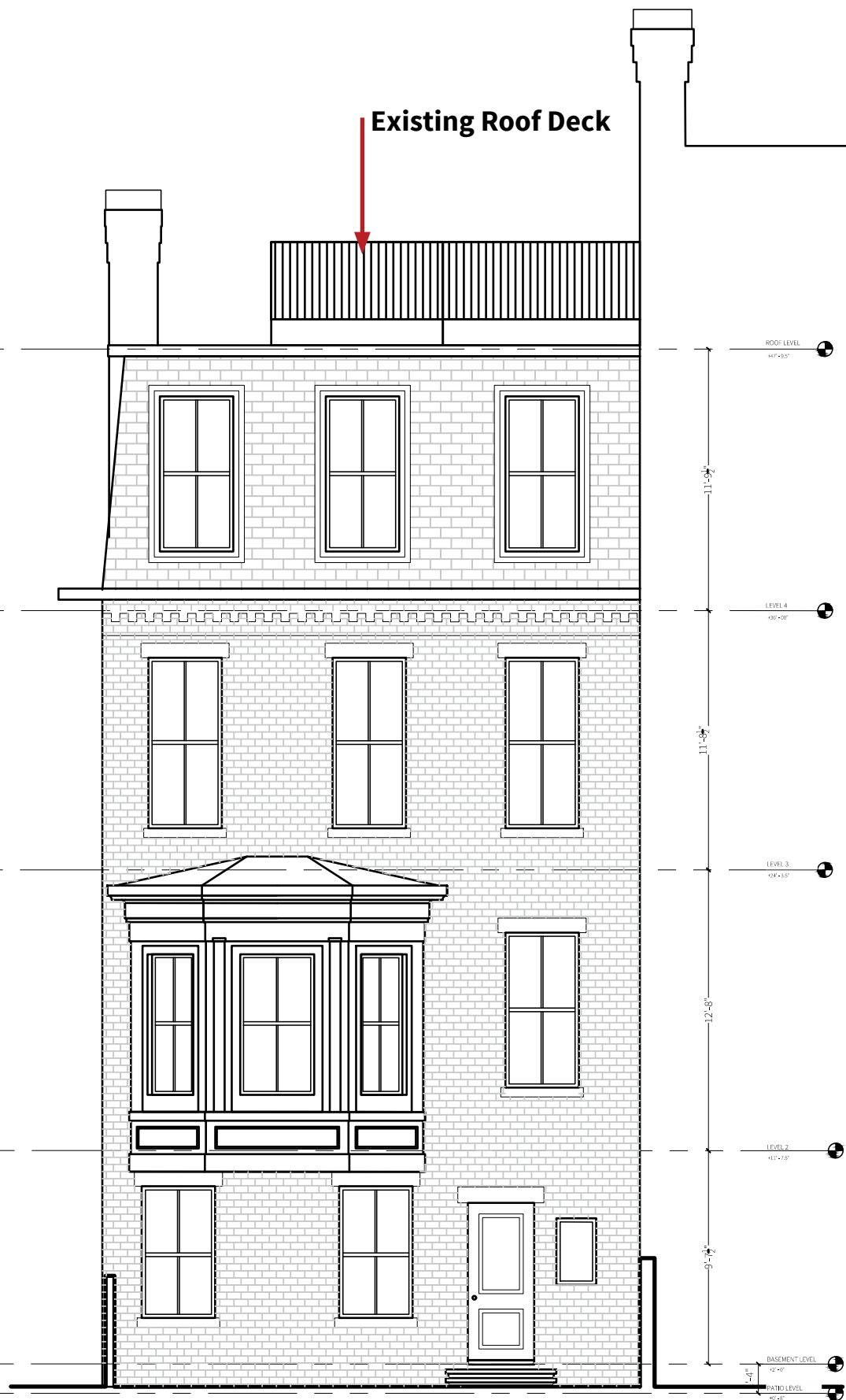
**View of Back Patio**



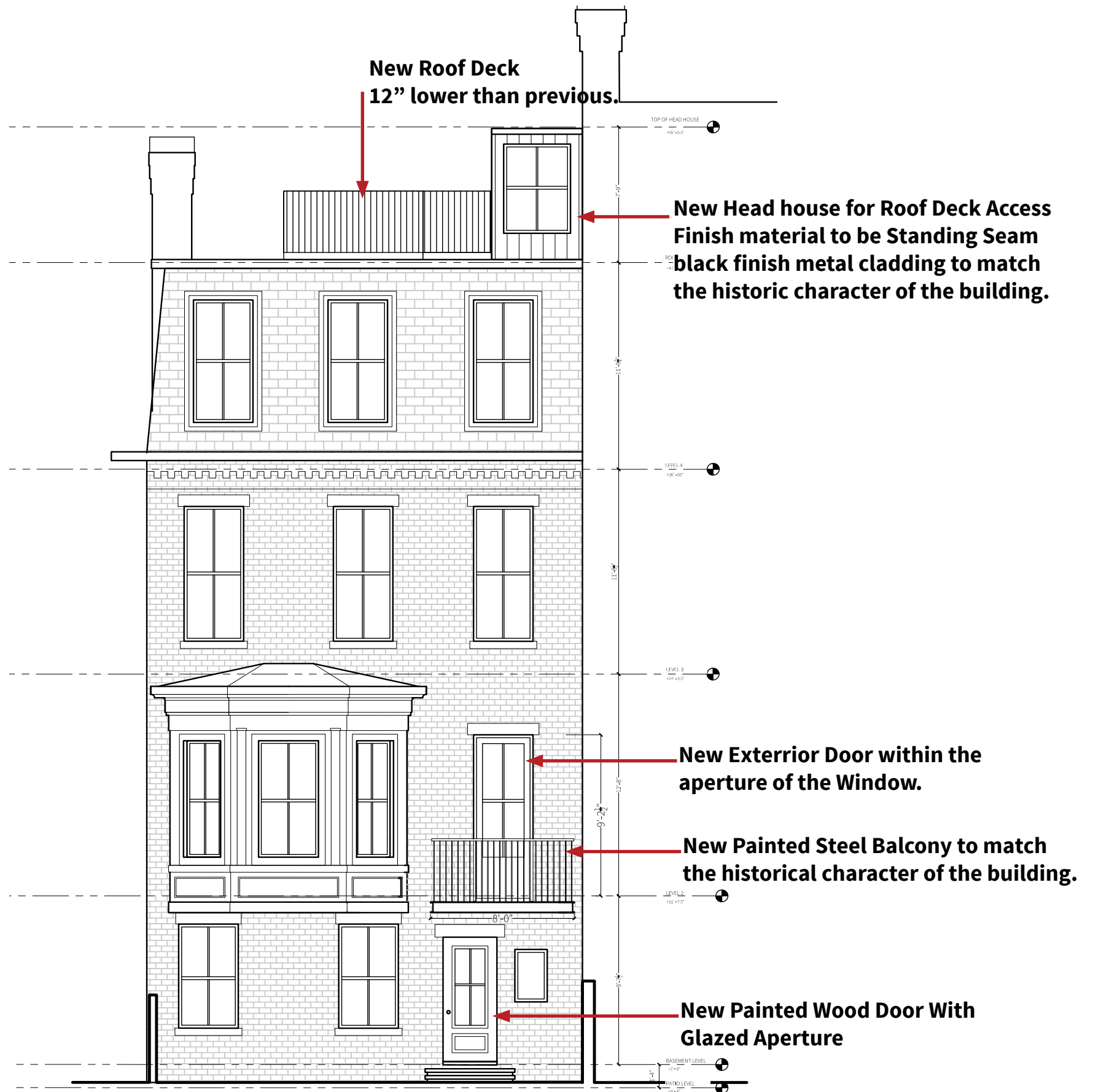
**Roof Deck Hatch - Existing Conditions**



**Mechanical Equipment - Existing Conditions**

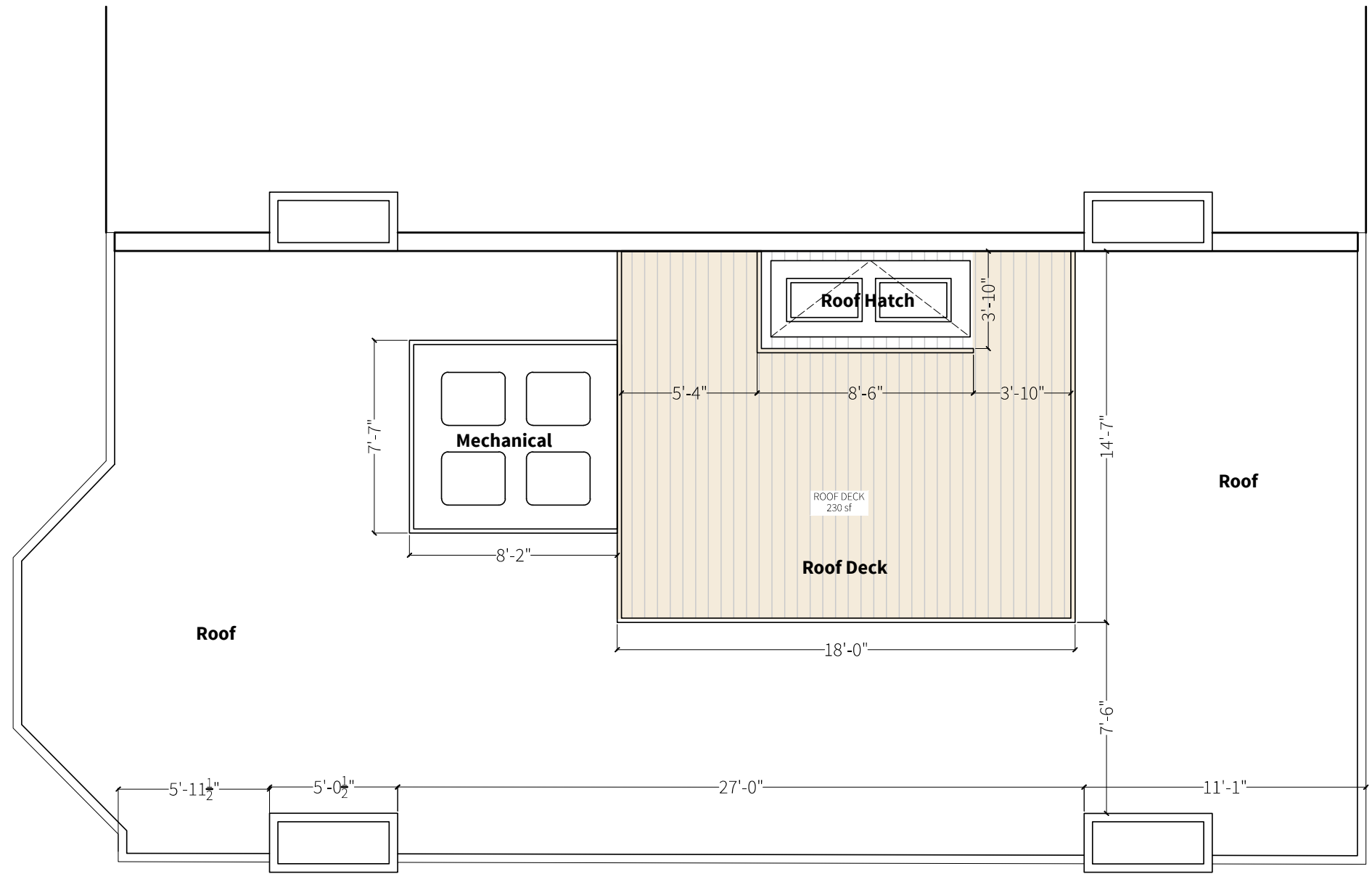


**Existing Conditions - North Elevation**



**Proposed Changes- North Elevation**



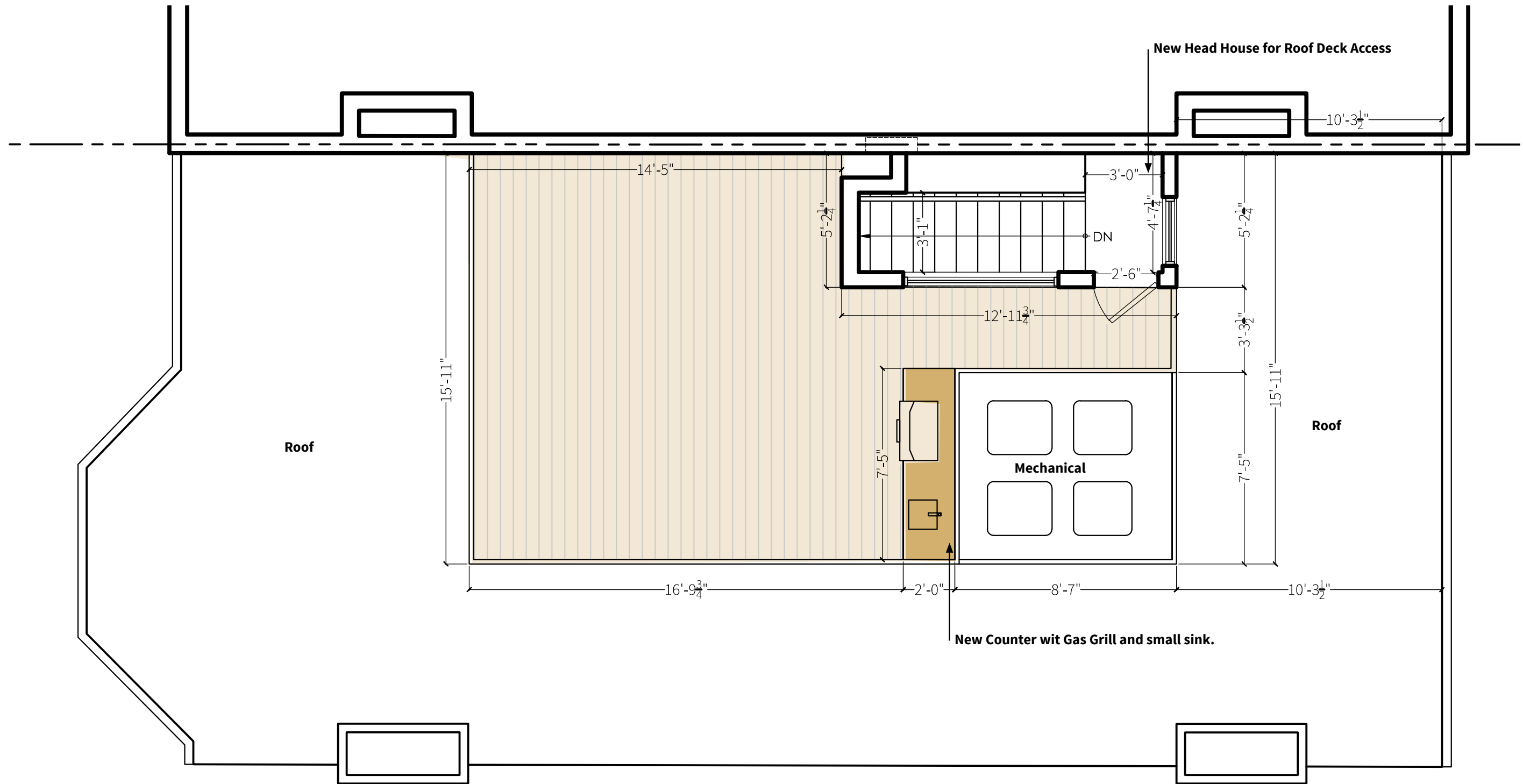


**Roof Floor Plan - Existing condition.**



**Perspective view of existing Condition.**





Roof Floor Plan - Proposed Roof Deck.

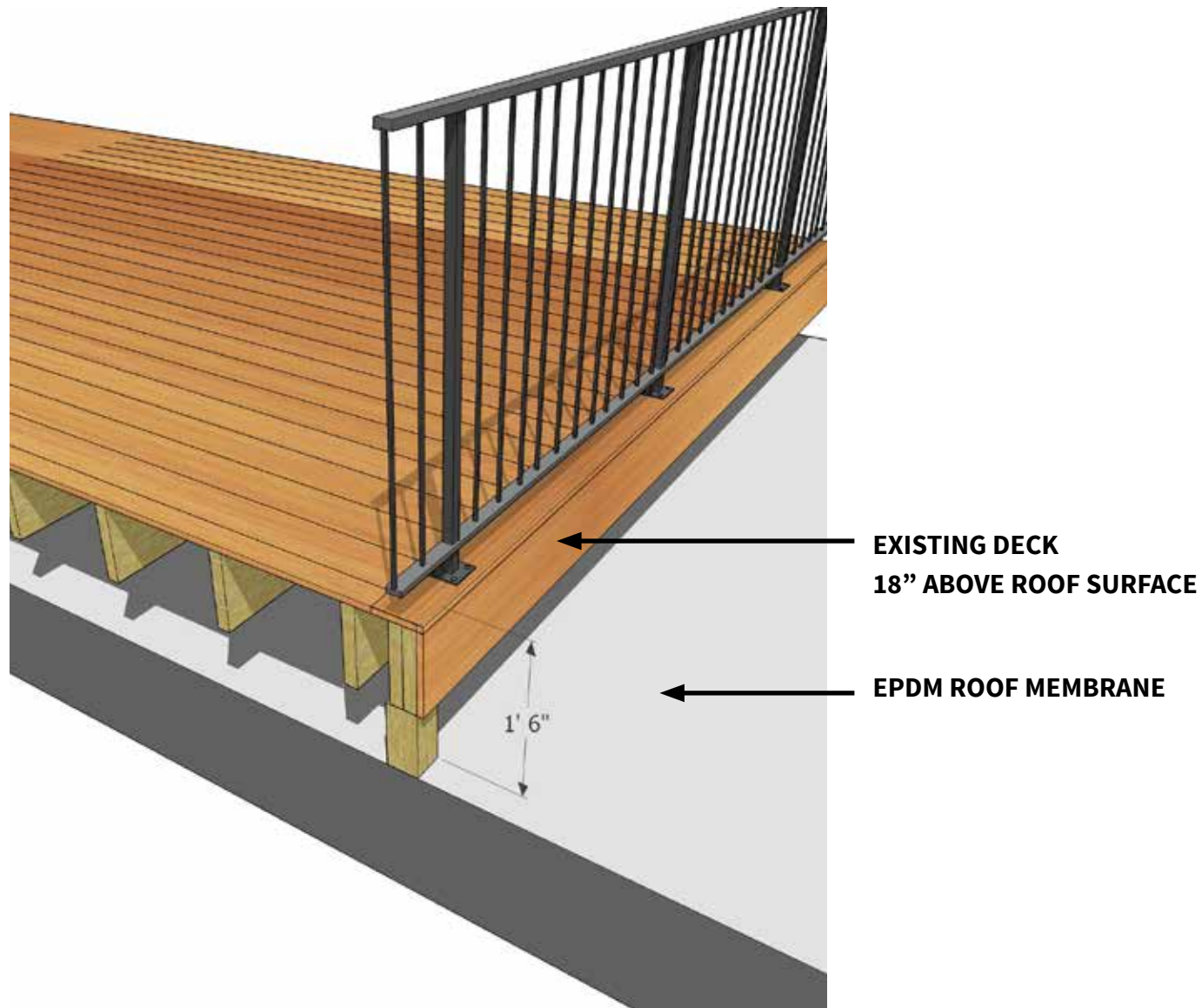


New Head house for Roof Deck Access  
Finish material to be Standing Seam  
black finish metal cladding to match  
the historic character of the building.

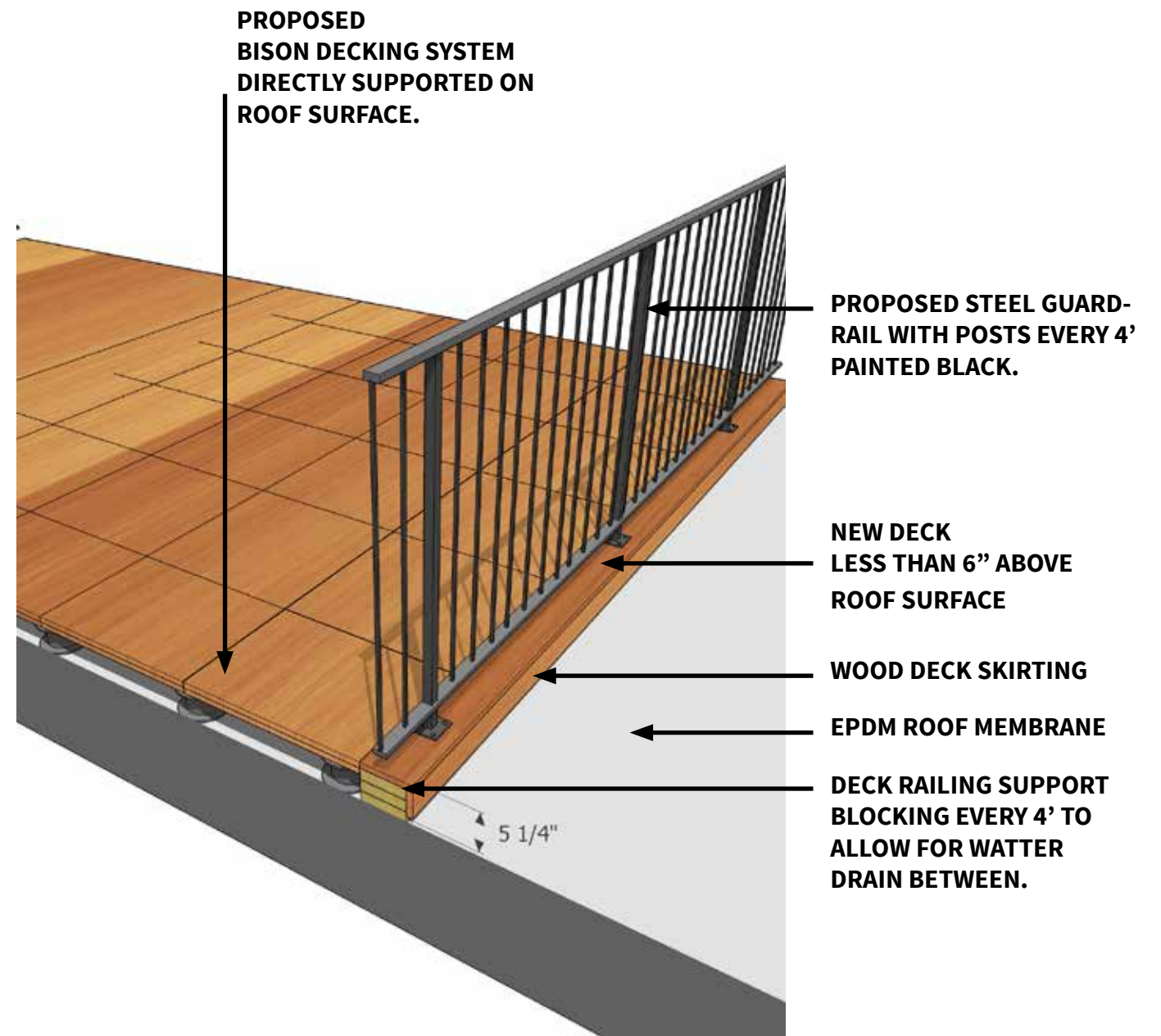
New Deck.

Mechanical Equipment

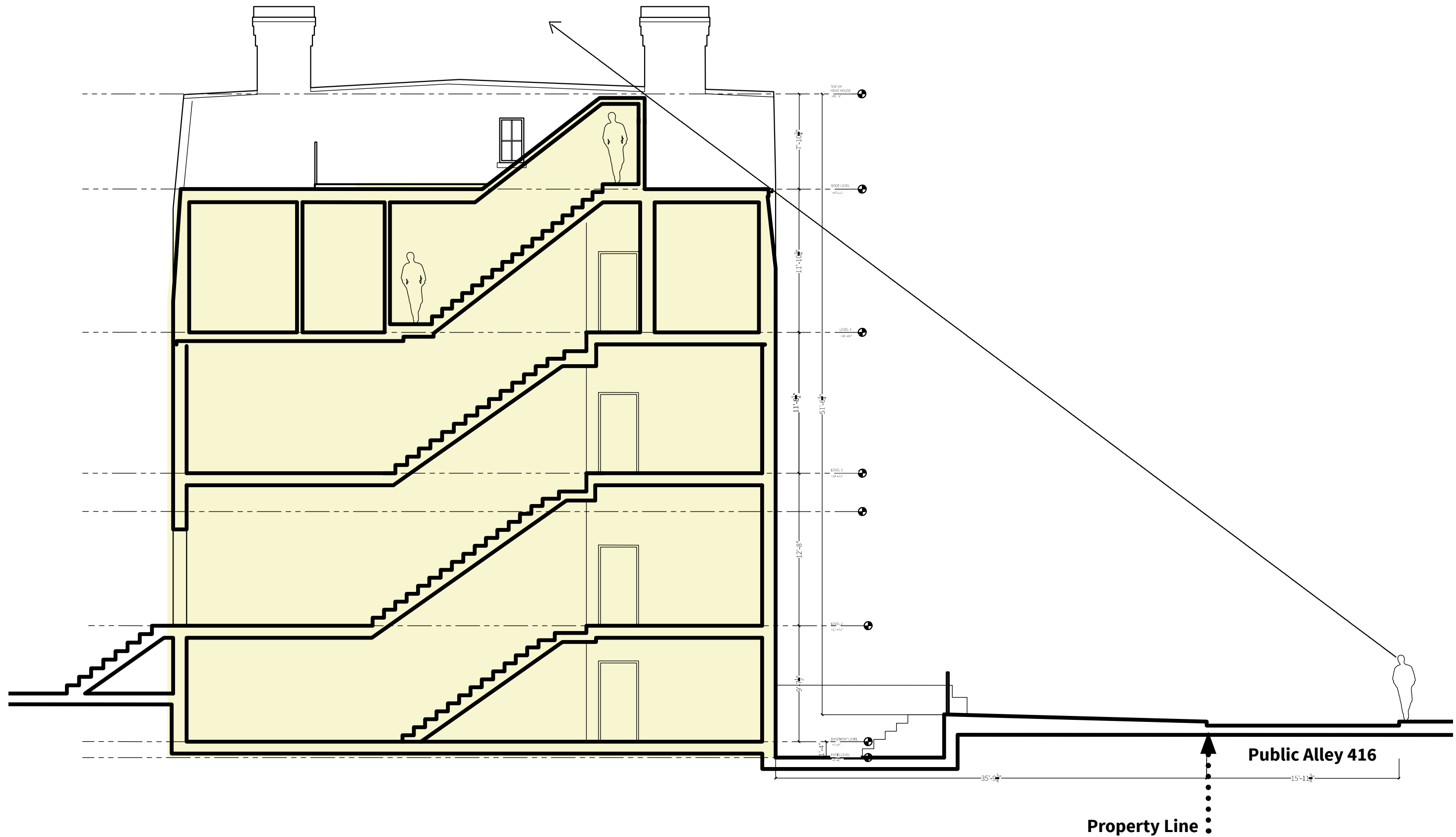




**EXISTING** Roof Deck and Guard Rail  
Perspective view of section detail



**PROPOSED** Roof Deck and Guard Rail  
Perspective view of section detail





Images taken from across the public alley. The mock up of the head house currently on the roof is out of view.