

# SCHWARTZ-SHARFF Residence

282 Marlborough Street, Boston, Massachusetts 02116

# L1

## Existing Conditions Plan

Date: May 2, 2023

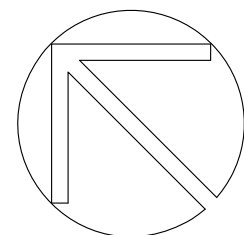
Scale: 1/4" = 1'-0"

### General:

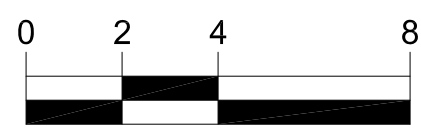
Base information for this plan is derived from 'Boundary & Location Survey Gordon E. Meyer & Associates, P.C.' dated 10-31-2019 by Control Point Associates, Inc. 352 Turnpike Road, Southborough, MA 01772 provided in PDF format by the client to ZEN Associates. Additional information provided by 'Floor Plans' dated November 11, 2018 by David Sharff Architect, P.C. 67 West Street, Medfield, MA; provided in DWG format by the client to ZEN Associates. A survey will be required to determine exact locations.

### Zoning:

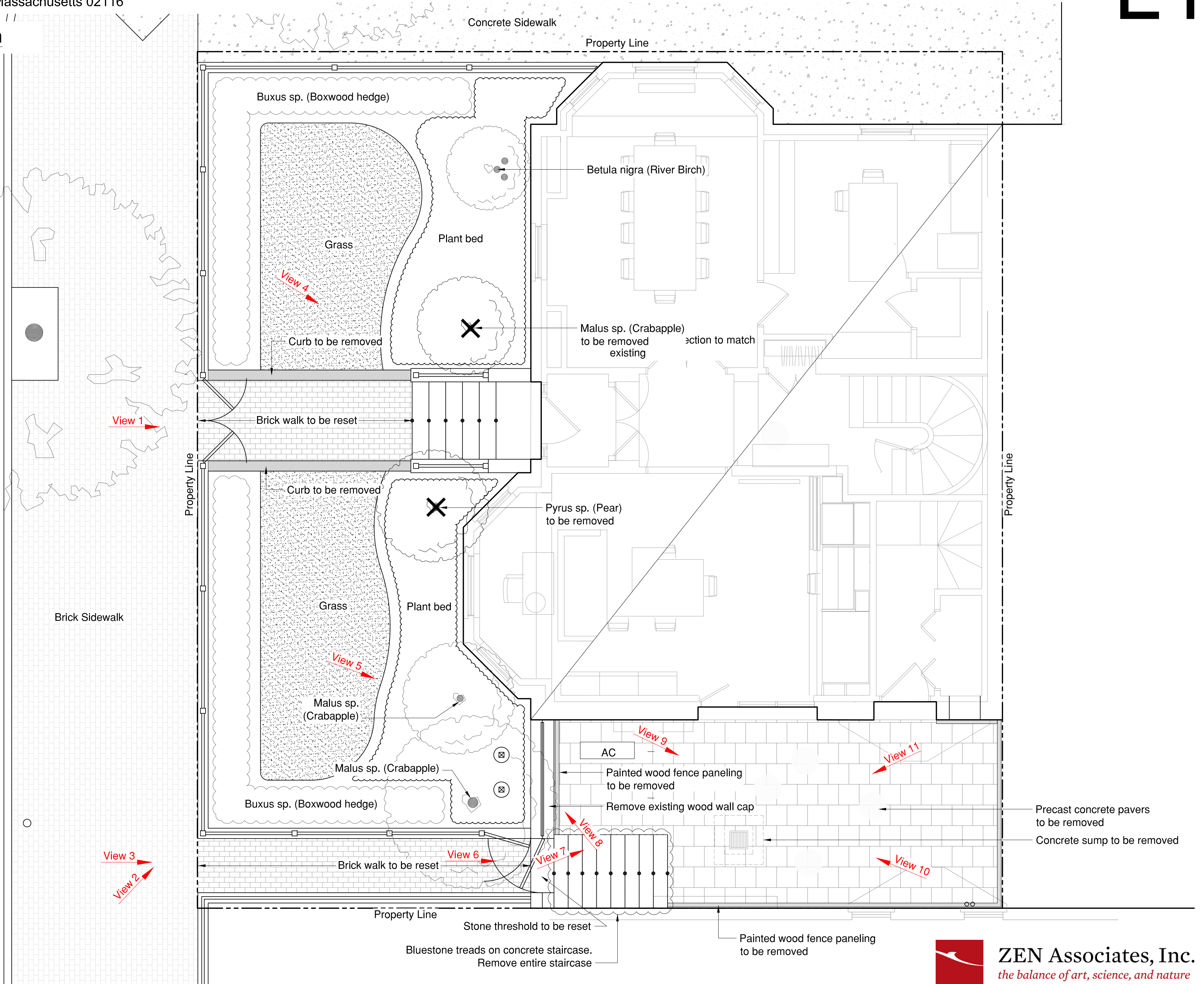
Zoning District:	Boston Proper
Zoning SubDistrict:	H-3-65
SubDistrict Type:	Apartment
Residential:	
Lot Area:	2,877 ± Square Feet



North



Graphic Scale (feet)





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## Existing Conditions Photos

Date: May 2, 2023

# L2



View 1 - Main Entrance



View 2 - Looking East from Marlborough Street



View 3 - Walk to Courtyard Steps



View 4 - Front Steps and Curb



View 5 - Fire Escape Piers, Brick Wall



View 6 - Stone Threshold to be Reset



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# SCHWARTZ - SHARFF Residence

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## Existing Conditions Photos

Date: May 2, 2023

# L3



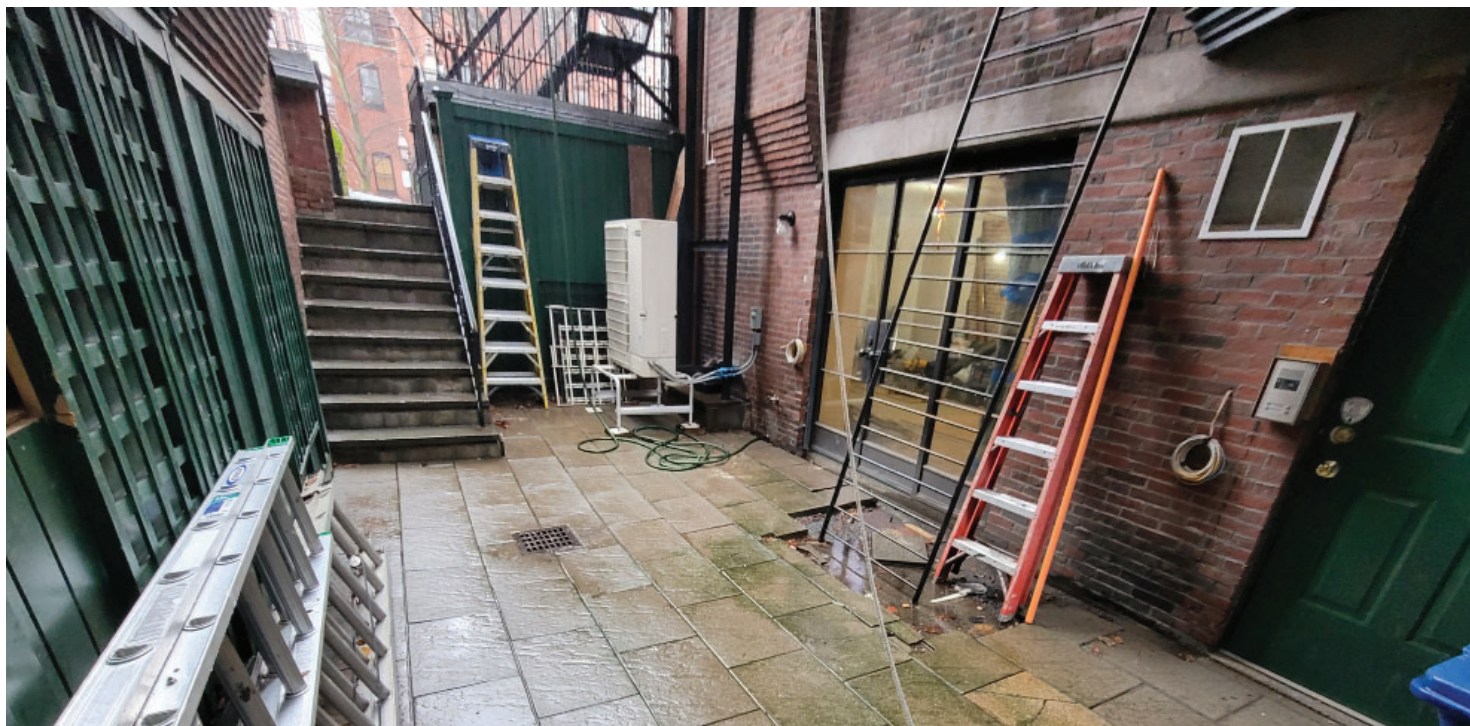
View 7 - From Stairs Down Into Courtyard



View 8 - Wood Cap Brick Wall



View 9 - Basement Glass Door to Neighbor



View 10 - Toward Glass Door



View 11 - To Stairs From Courtyard



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


# L4

## Schematic Landscape Plan

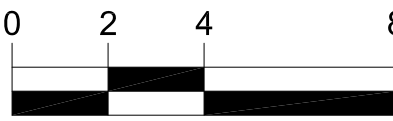
Date: May 2, 2023

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

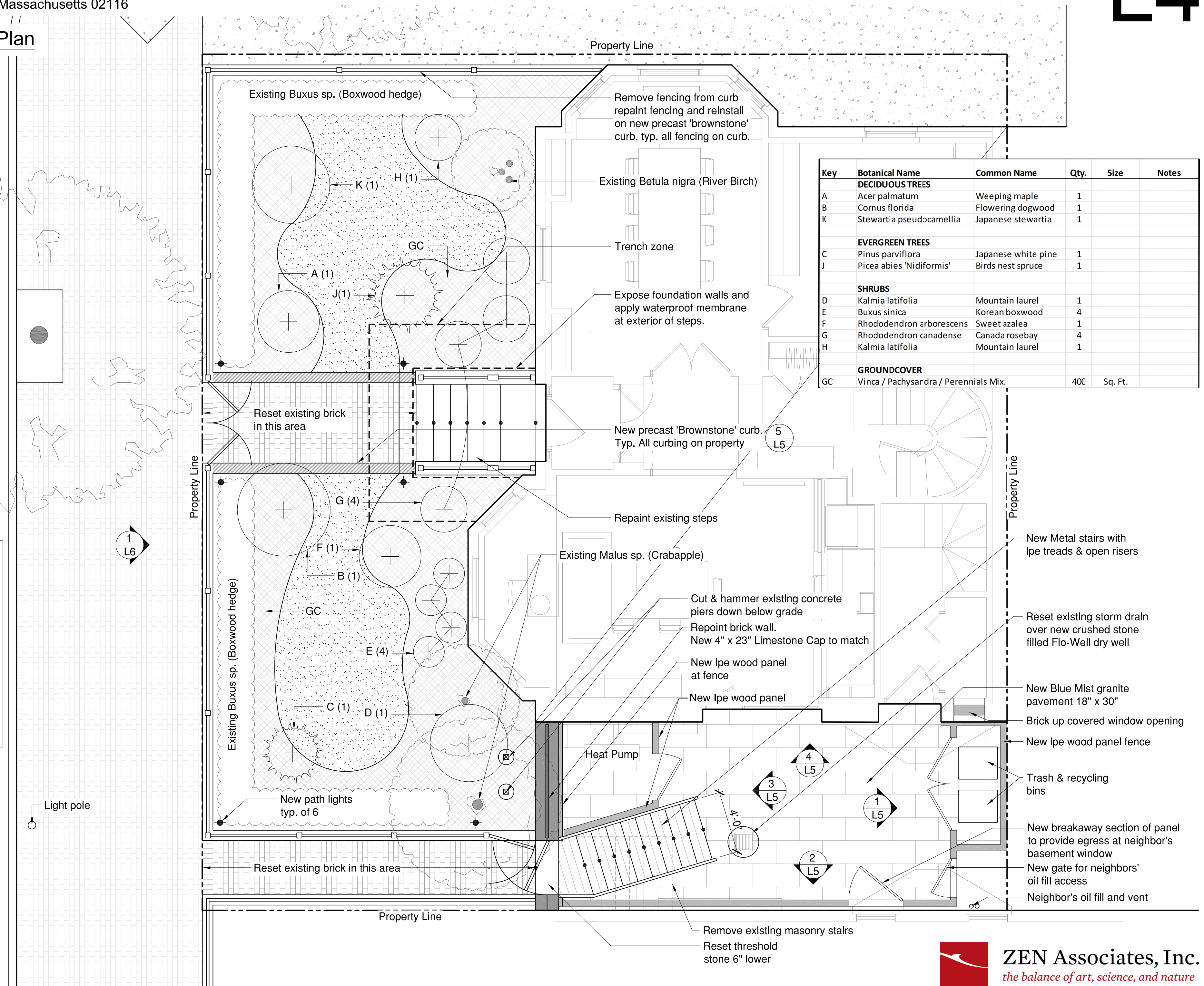
**LEGEND**

-  EXISTING DECIDUOUS TREE TO REMAIN
-  PROPOSED DECIDUOUS TREE
-  PROPOSED EVERGREEN TREE
-  PERENNIAL / GROUNDCOVER HATCH

North



Graphic Scale (feet)



Key	Botanical Name	Common Name	Qty.	Size	Notes
<b>DECIDUOUS TREES</b>					
A	Acer palmatum	Weeping maple	1		
B	Cornus florida	Flowering dogwood	1		
K	Stewartia pseudocamellia	Japanese stewartia	1		
<b>EVERGREEN TREES</b>					
C	Pinus parviflora	Japanese white pine	1		
J	Picea abies 'Nidiformis'	Birds nest spruce	1		
<b>SHRUBS</b>					
D	Kalmia latifolia	Mountain laurel	1		
E	Buxus sinica	Korean boxwood	4		
F	Rhododendron arborescens	Sweet azalea	1		
G	Rhododendron canadense	Canada rosebay	4		
H	Kalmia latifolia	Mountain laurel	1		
<b>GROUNDCOVER</b>					
GC	Vinca / Pachysandra / Perennials Mix.		400	Sq. Ft.	

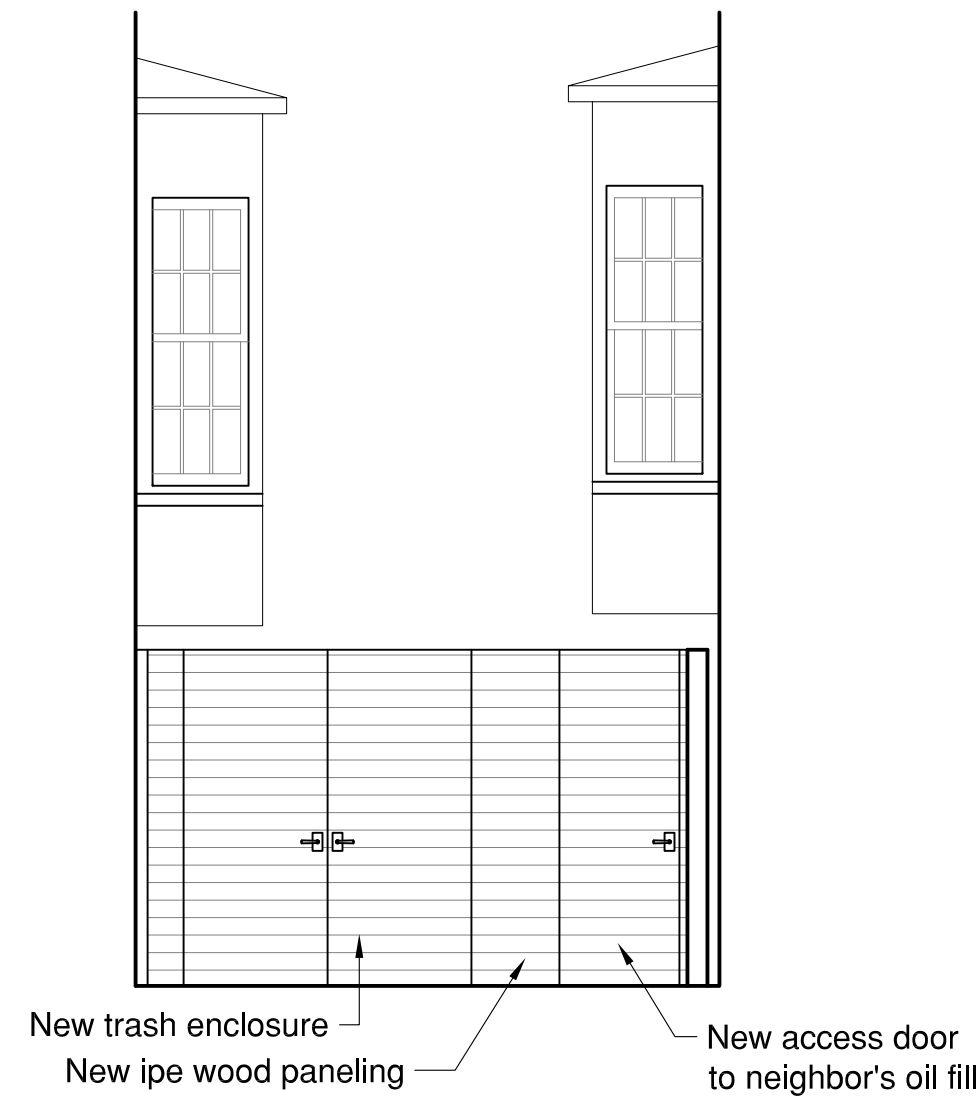
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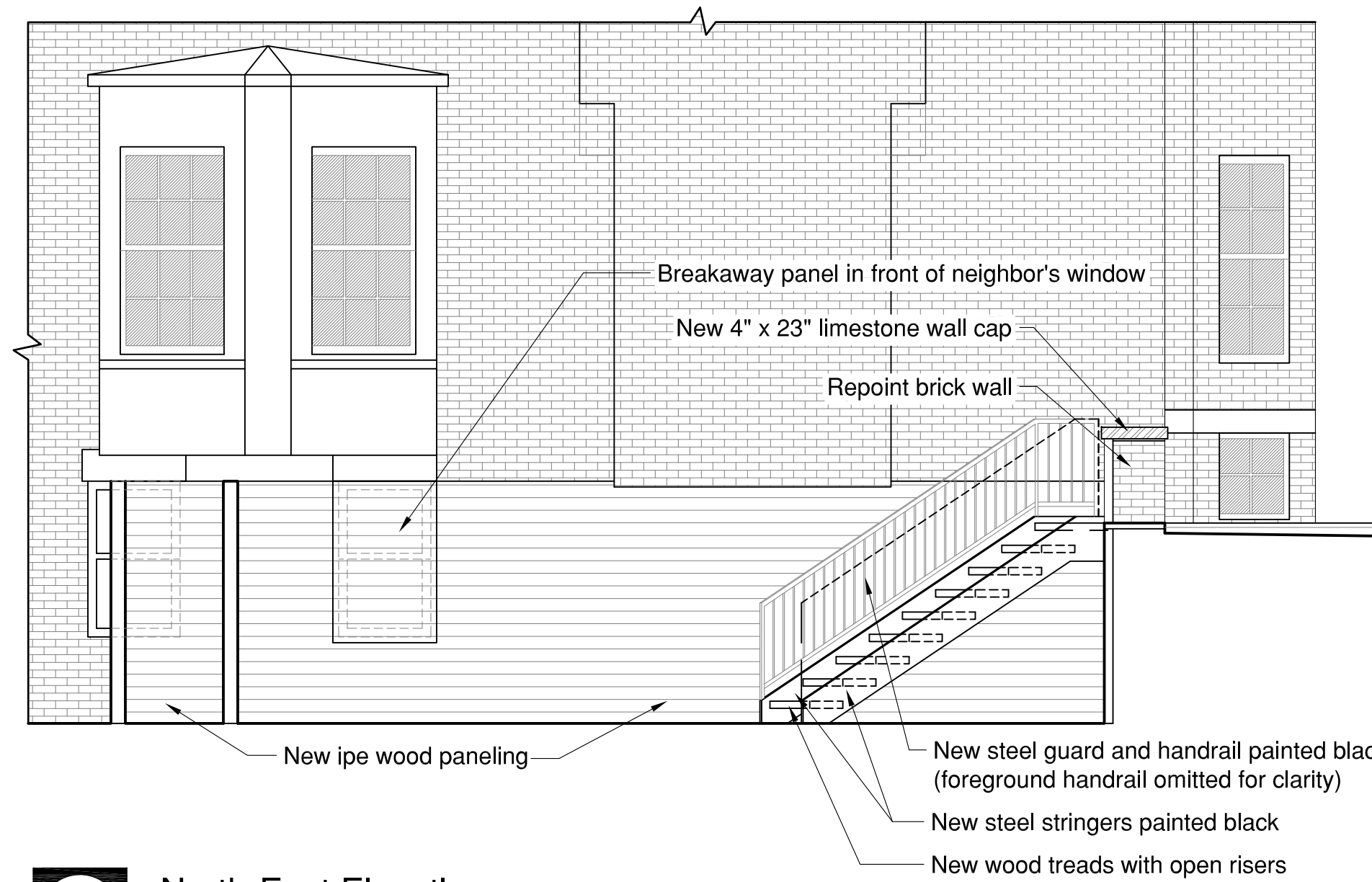
# L5

## Elevations & Detail

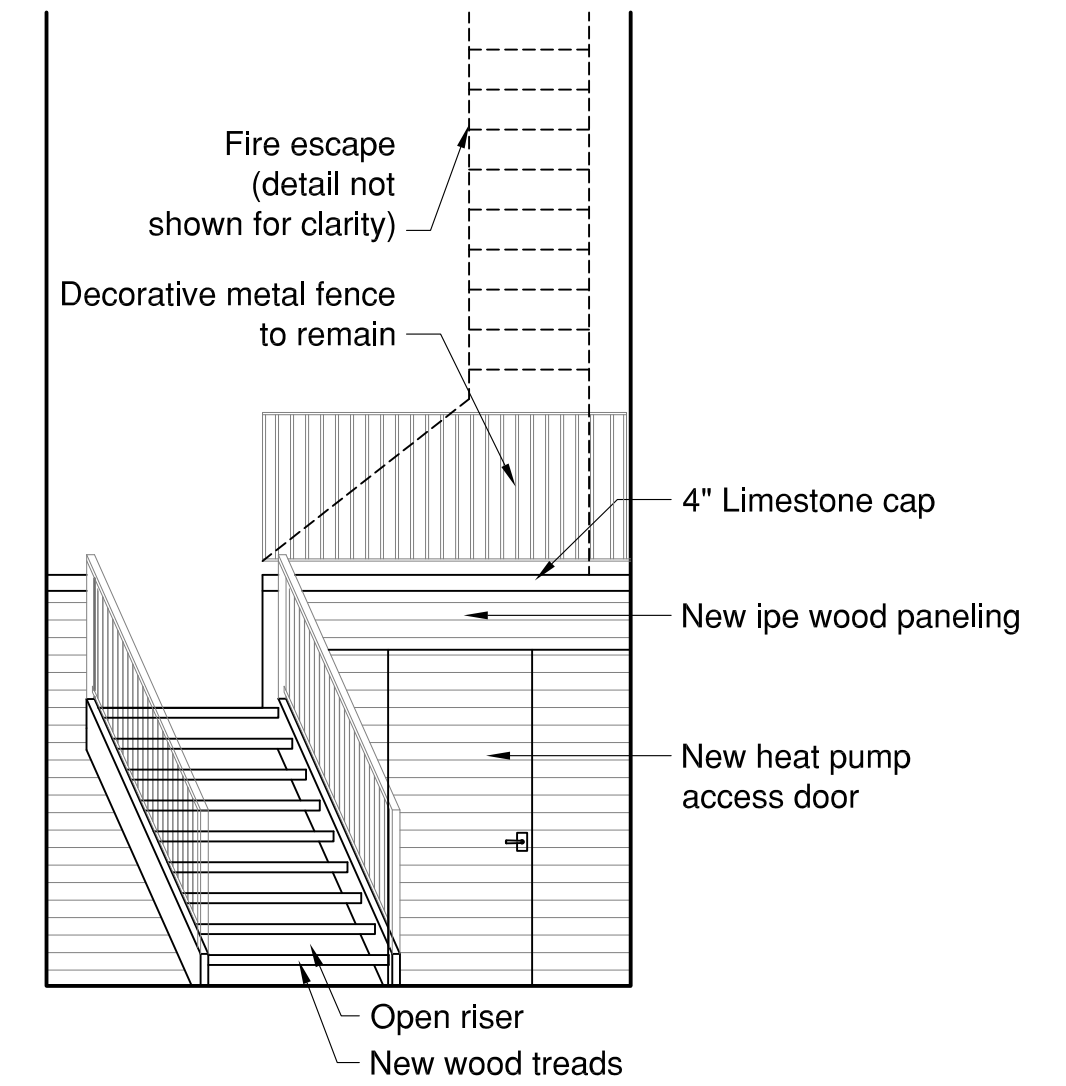
Date: May 2, 2023



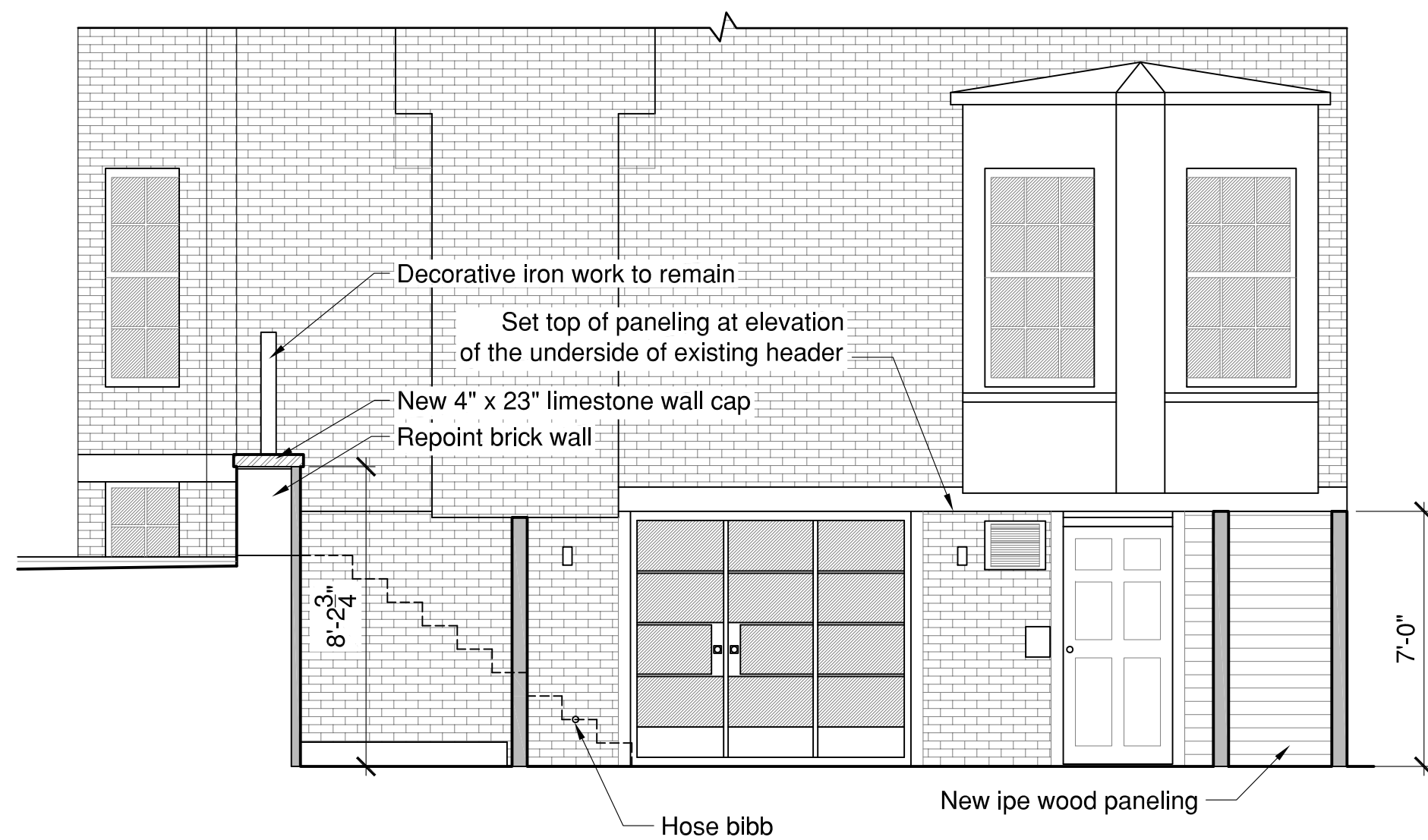
**1** North-West Elevation  
SCALE:  $\frac{1}{4}'' = 1'-0''$



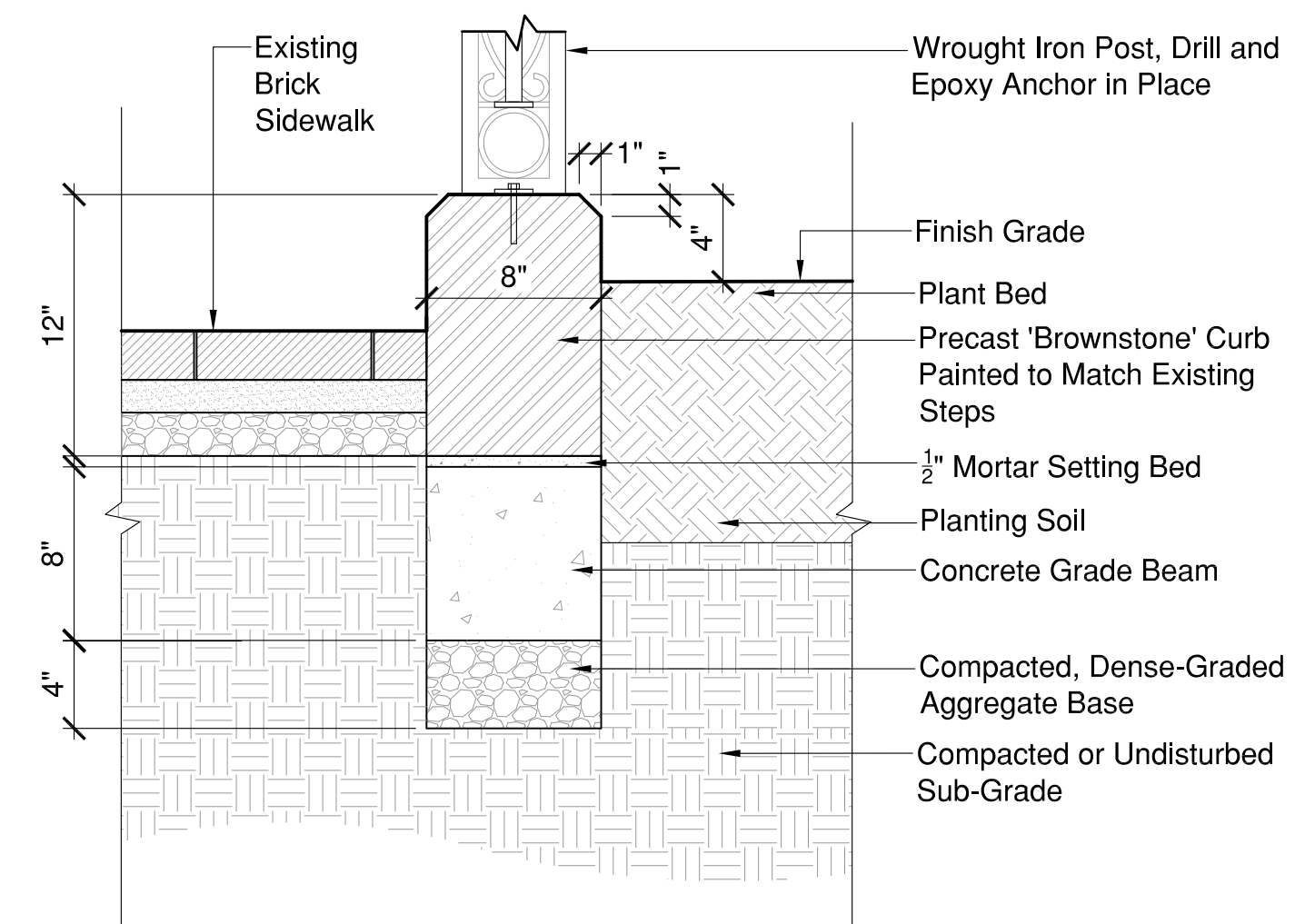
**2** North-East Elevation  
SCALE:  $\frac{1}{4}'' = 1'-0''$



**3** South-East Elevation  
SCALE:  $\frac{1}{4}'' = 1'-0''$



**4** South-West Elevation  
SCALE:  $\frac{1}{4}'' = 1'-0''$



**5** Curb Detail  
SCALE:  $\frac{1}{2}'' = 1'-0''$



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## Elevations & Detail

Date: May 2, 2023

# L6



1 South-East Elevation  
SCALE:  $\frac{1}{4}'' = 1'-0''$



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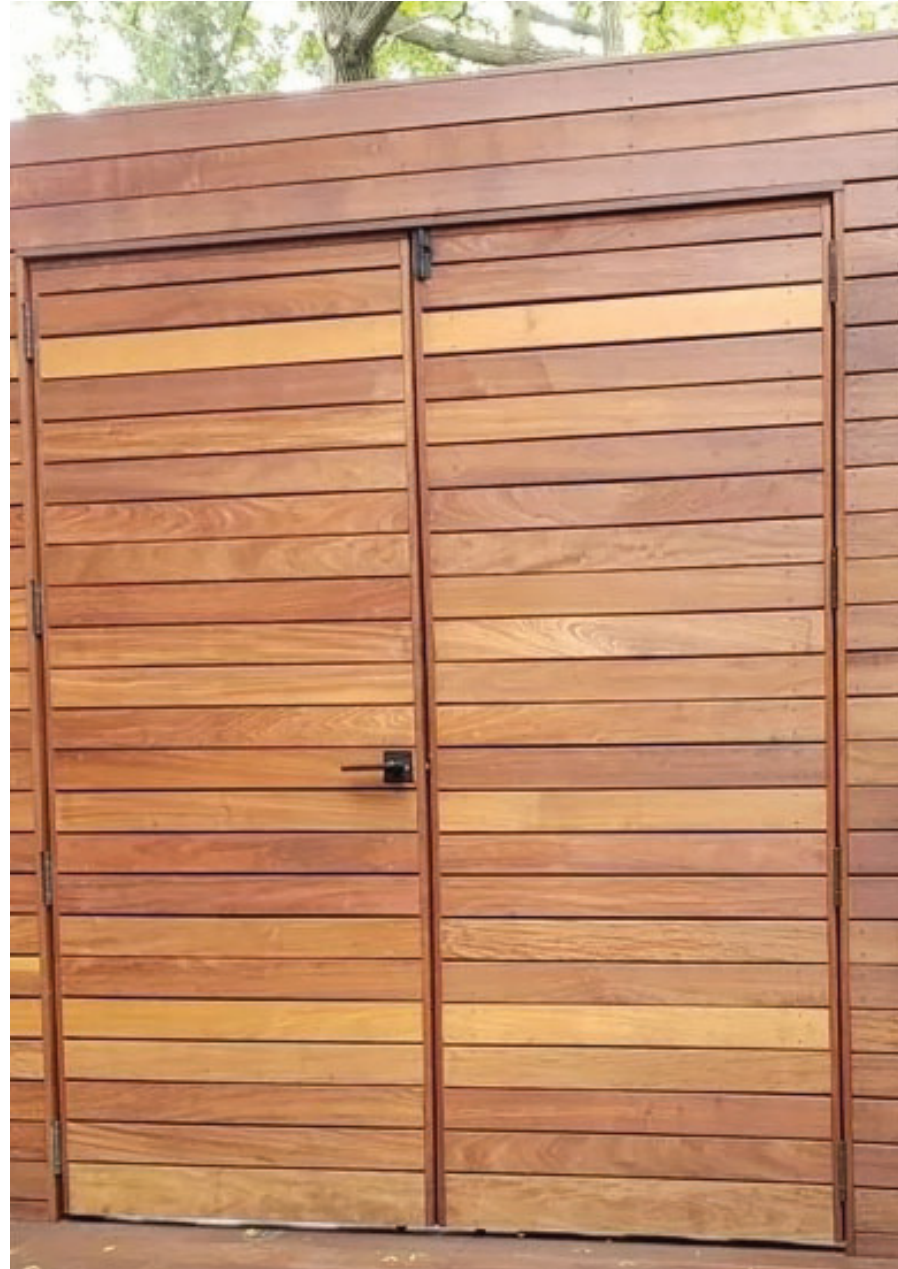
## Character Images

Date: May 2, 2023

# L7



Blue Mist Granite Paving



Ipe Fence Paneling and Gate



Steel Stringers and Wood Treads Open Riser Stairs



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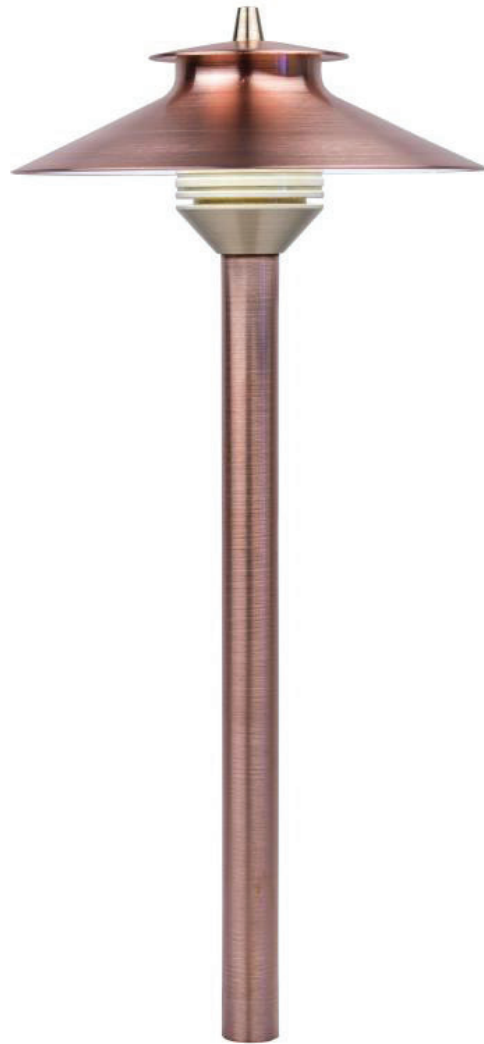
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## Character Images

Date: May 2, 2023

# L8



FX Path Light - Black



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