

REAR ELEVATION:
PROPOSED WORK

Issuance For:
BACK BAY
ARCHITECTURAL
COMMISSION

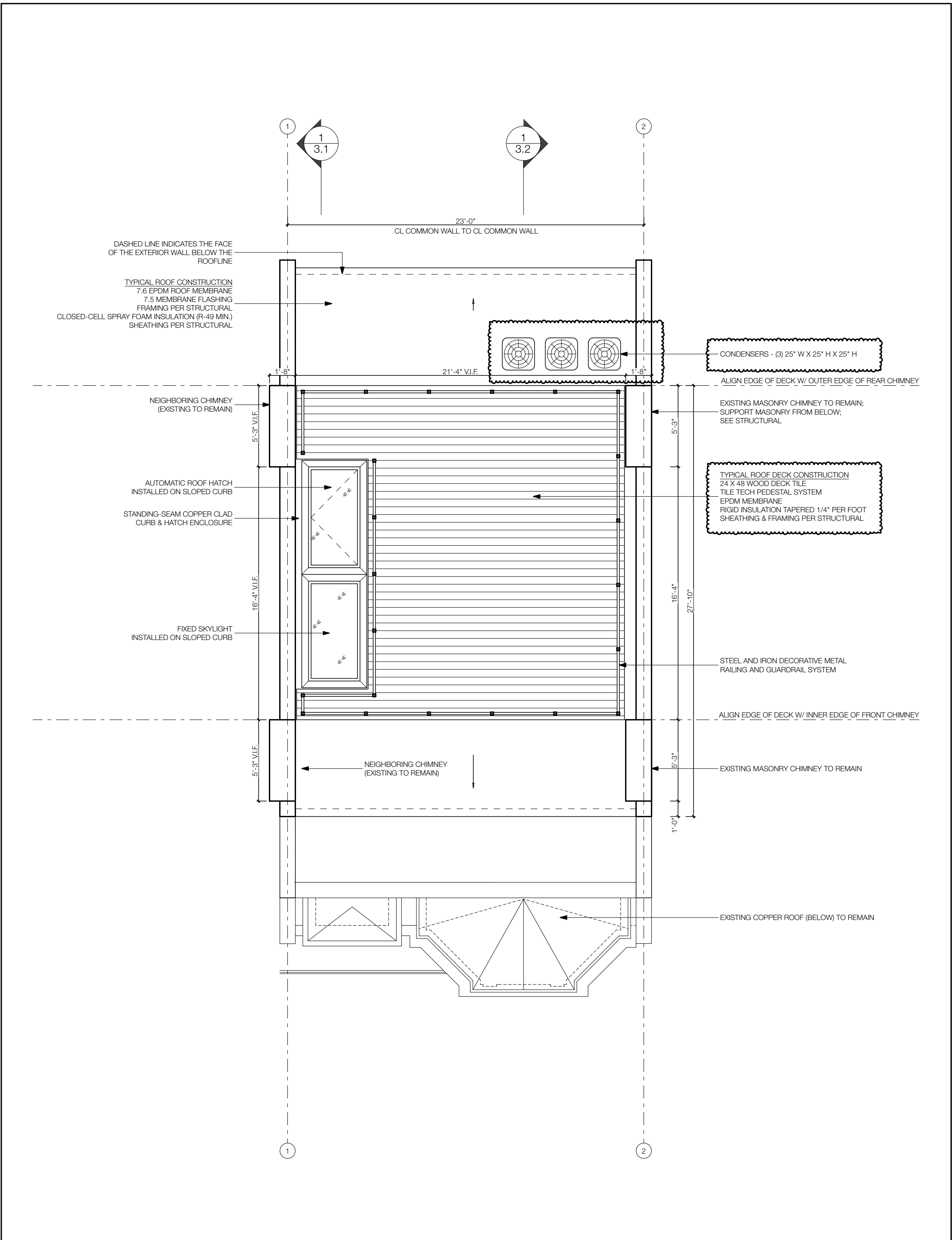
RESIDENCE AT
389 MARLBOROUGH STREET

M&P
Mellowes & Paladino Architects

REV-3.7

SCALE
05/23/23; REVISED 07/27/23
DATE

5258
PROJECT NO.



ROOF: PROPOSED DECK PLAN

REV-4.3

Issuance For:
 BACK BAY ARCHITECTURAL COMMISSION

SCALE

05/23/23; REVISED 07/27/23

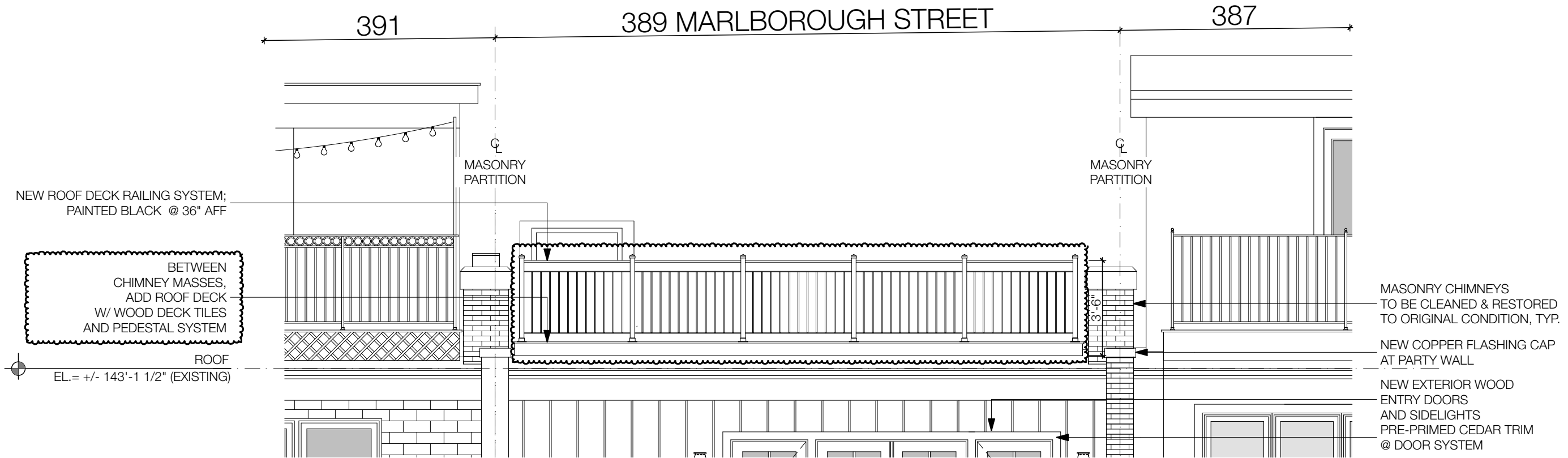
DATE

5258

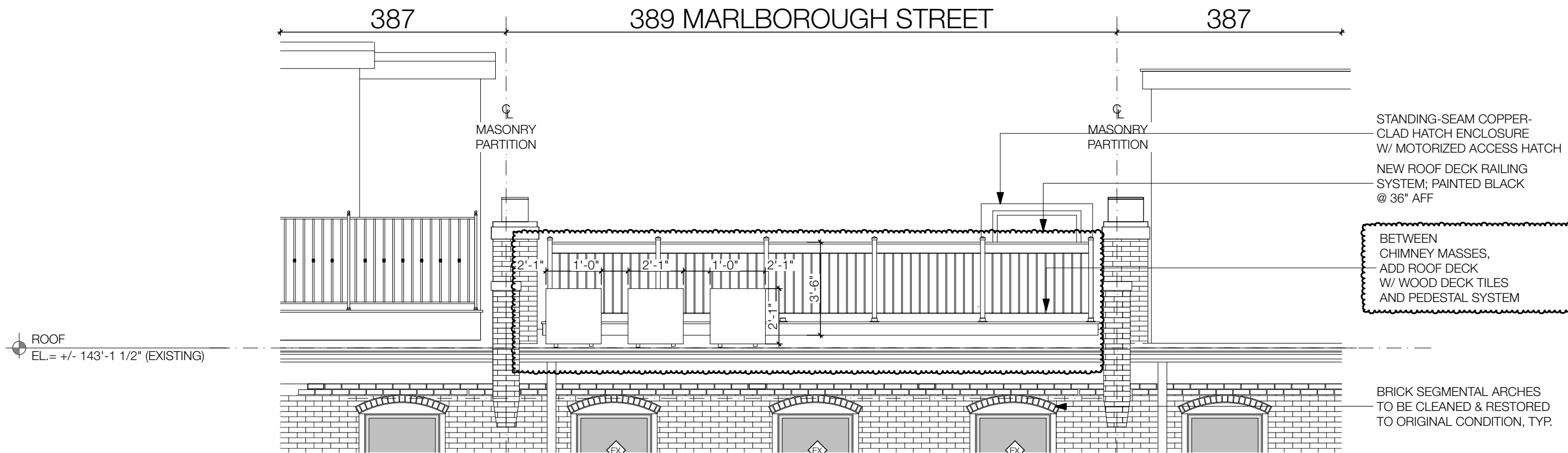
PROJECT NO.

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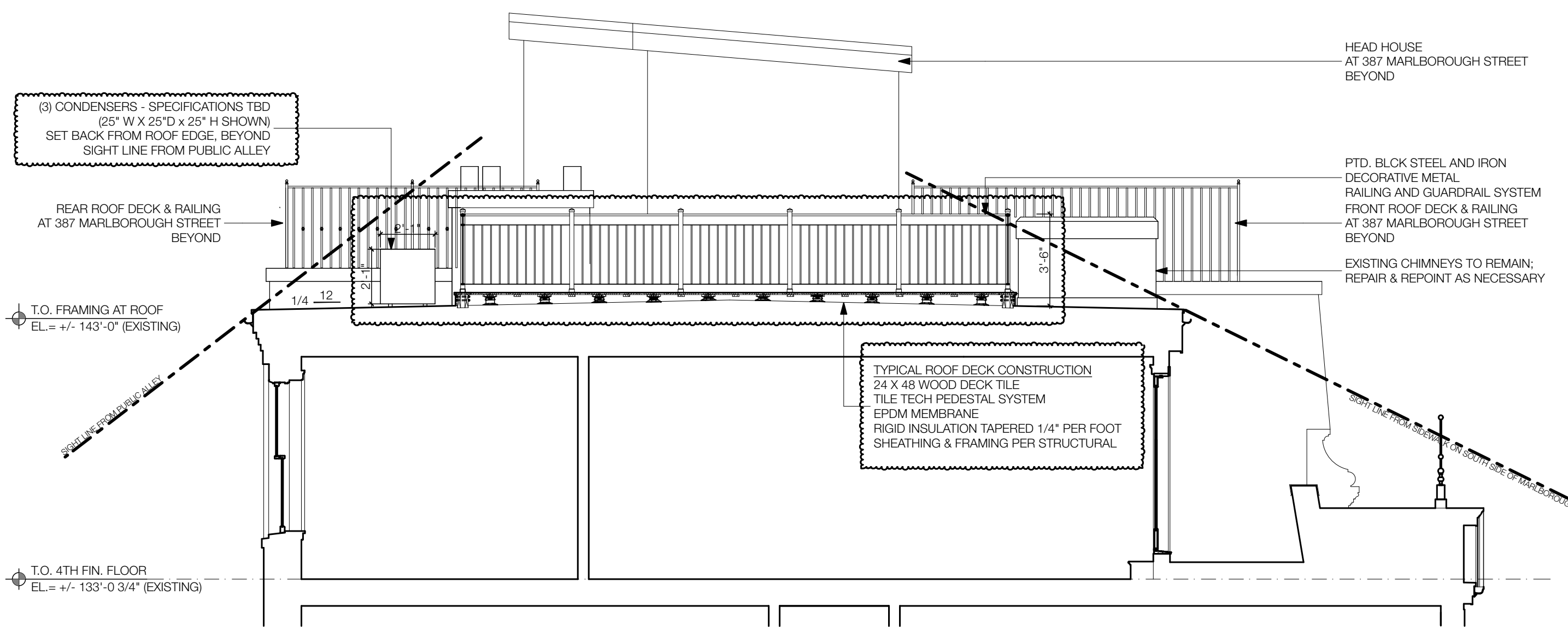




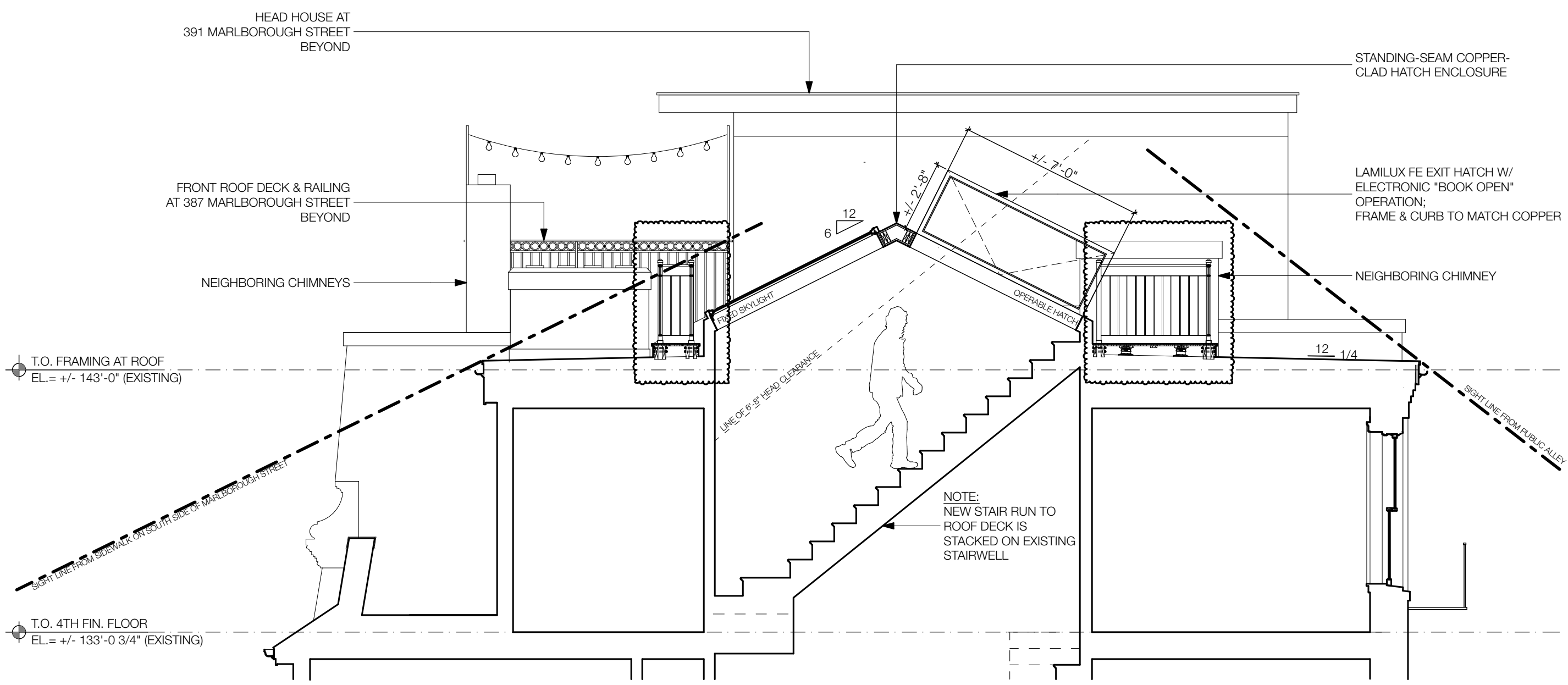
1 PROPOSED ROOF DECK ELEVATION - LOOKING NORTH FROM MARLBOROUGH



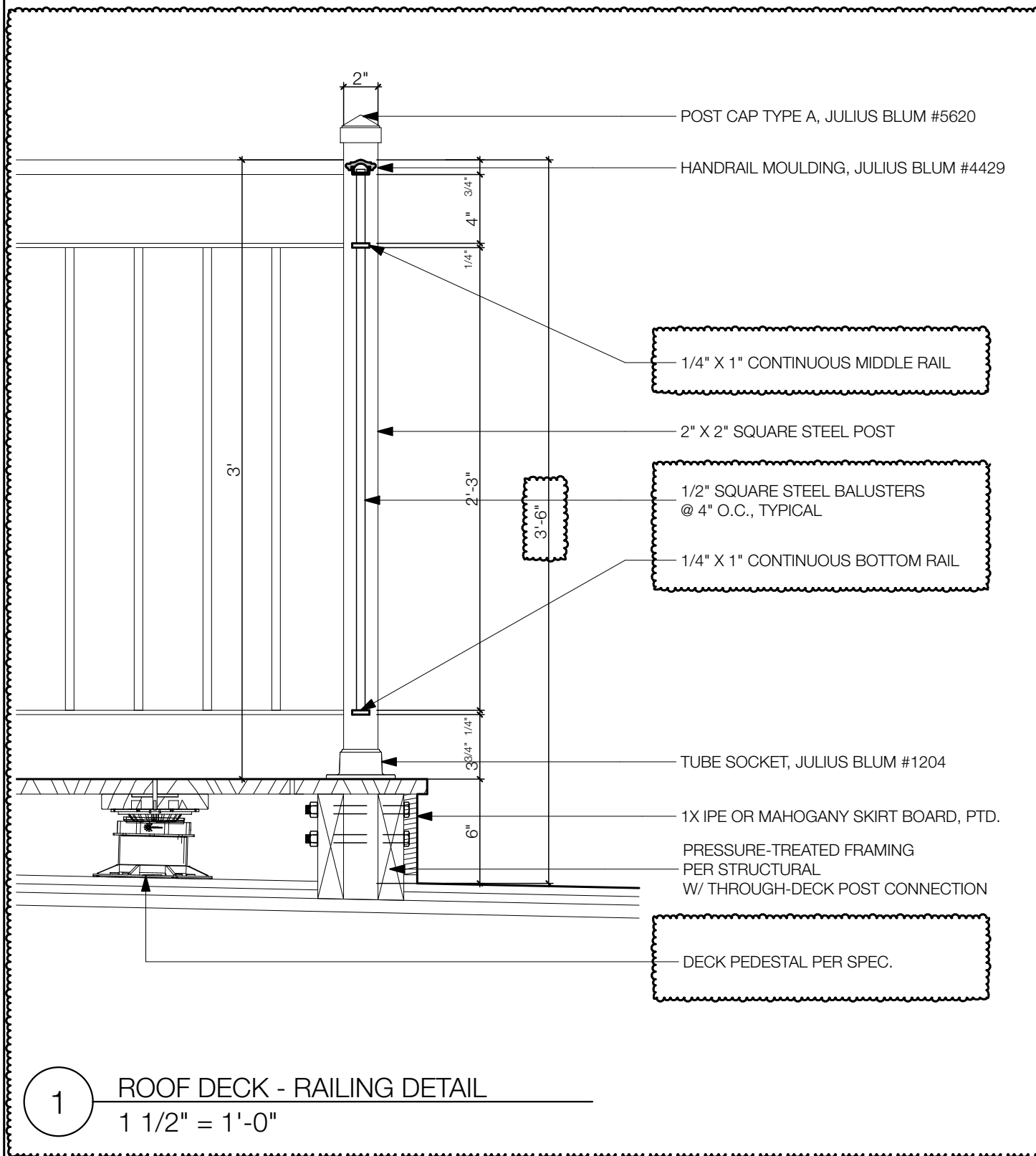
2 PROPOSED ROOF DECK ELEVATION - LOOKING SOUTH FROM ALLEY



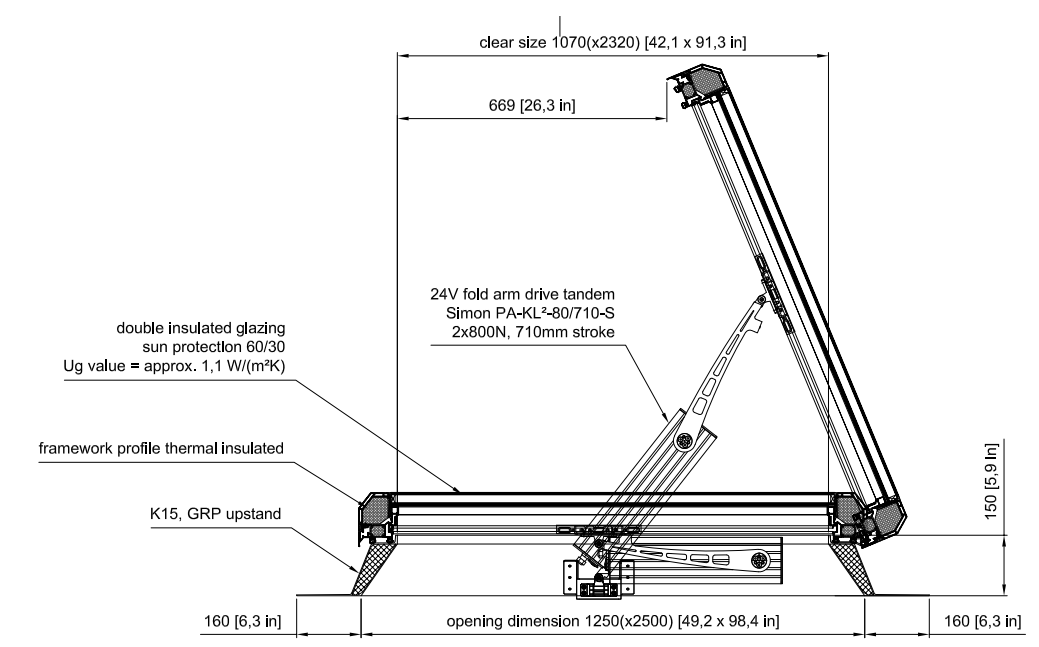
1 PROPOSED ROOF DECK ELEVATION - LOOKING EAST



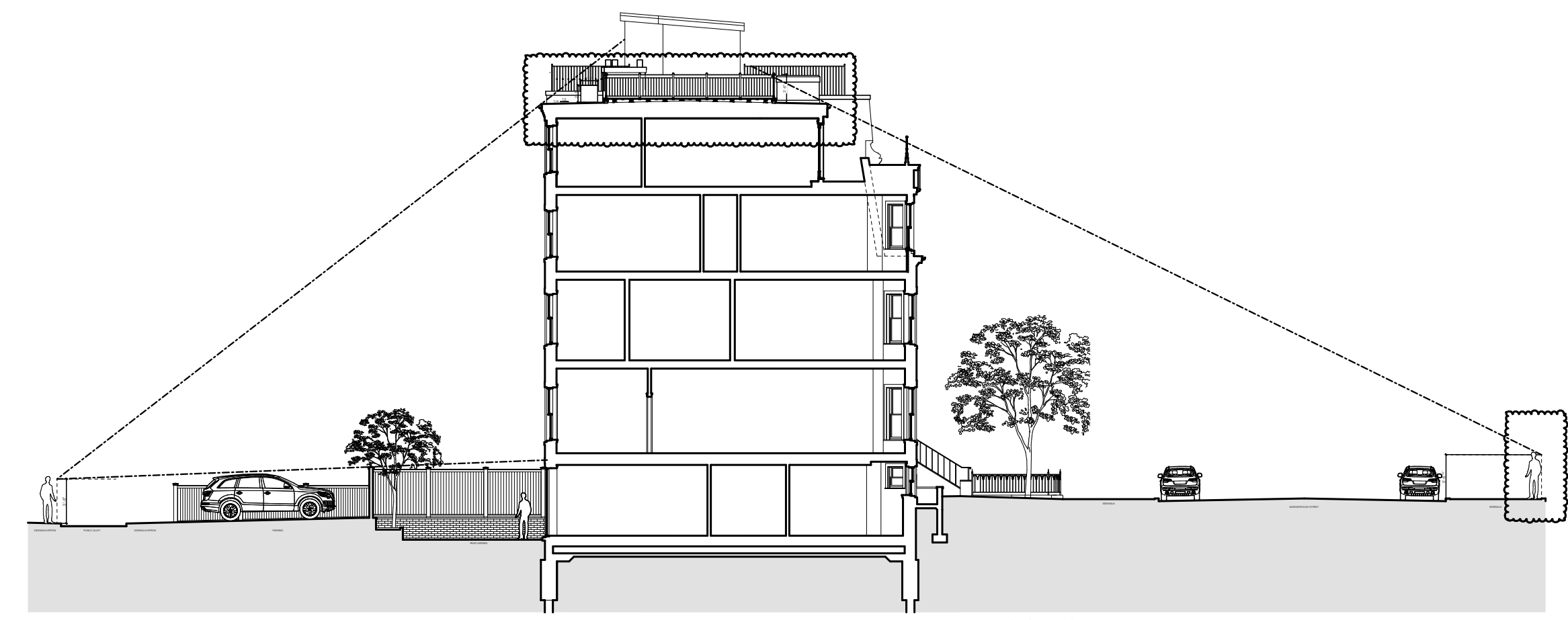
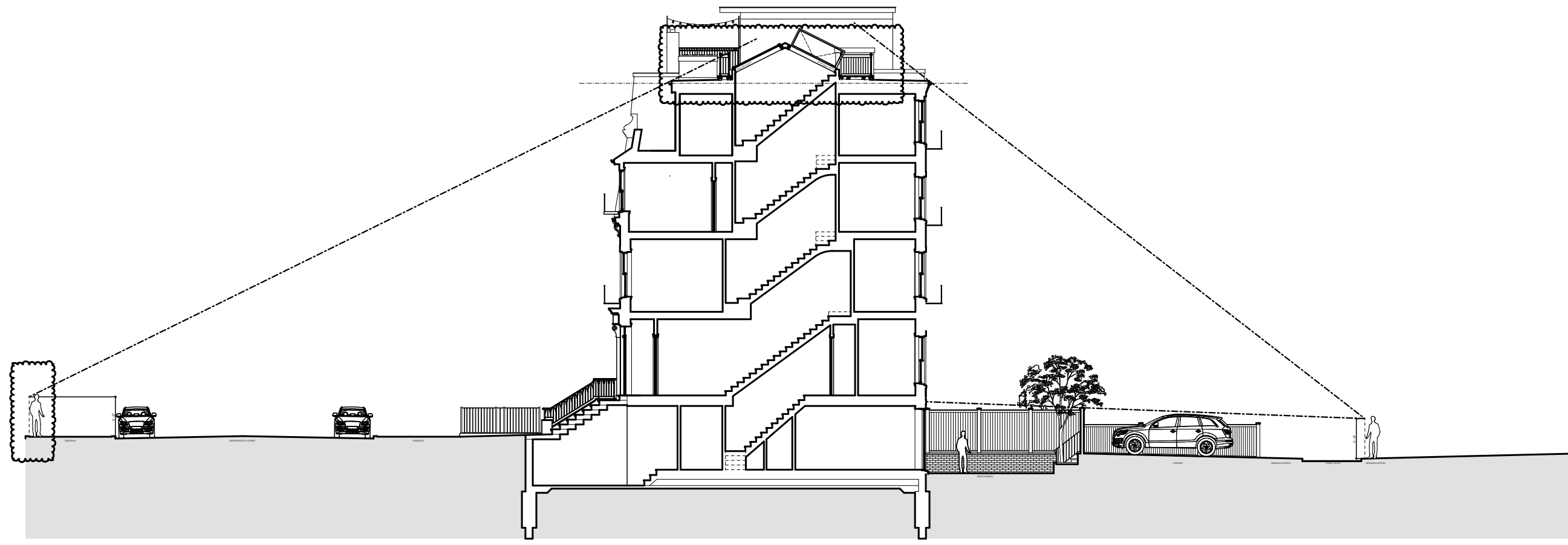
2 PROPOSED ROOF DECK ELEVATION - LOOKING WEST



2 ROOF EXIT HATCH IN SITU



3 ROOF EXIT HATCH SPECIFICATION - N.T.S.



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RESIDENCE AT
389 MARLBOROUGH STREET
BOSTON, MASSACHUSETTS

Issuance For:
BACK BAY
ARCHITECTURAL
COMMISSION

BUILDING SECTION & SIGHT
LINES

PROJECT NO:
5258
DATE:
05/23/23; REVISED 07/27/23
SCALE:

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REV-4.8



MOCK-UP PHOTOS

Issuance For:
BACK BAY
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REV-4.9

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MOCK-UP PHOTOS

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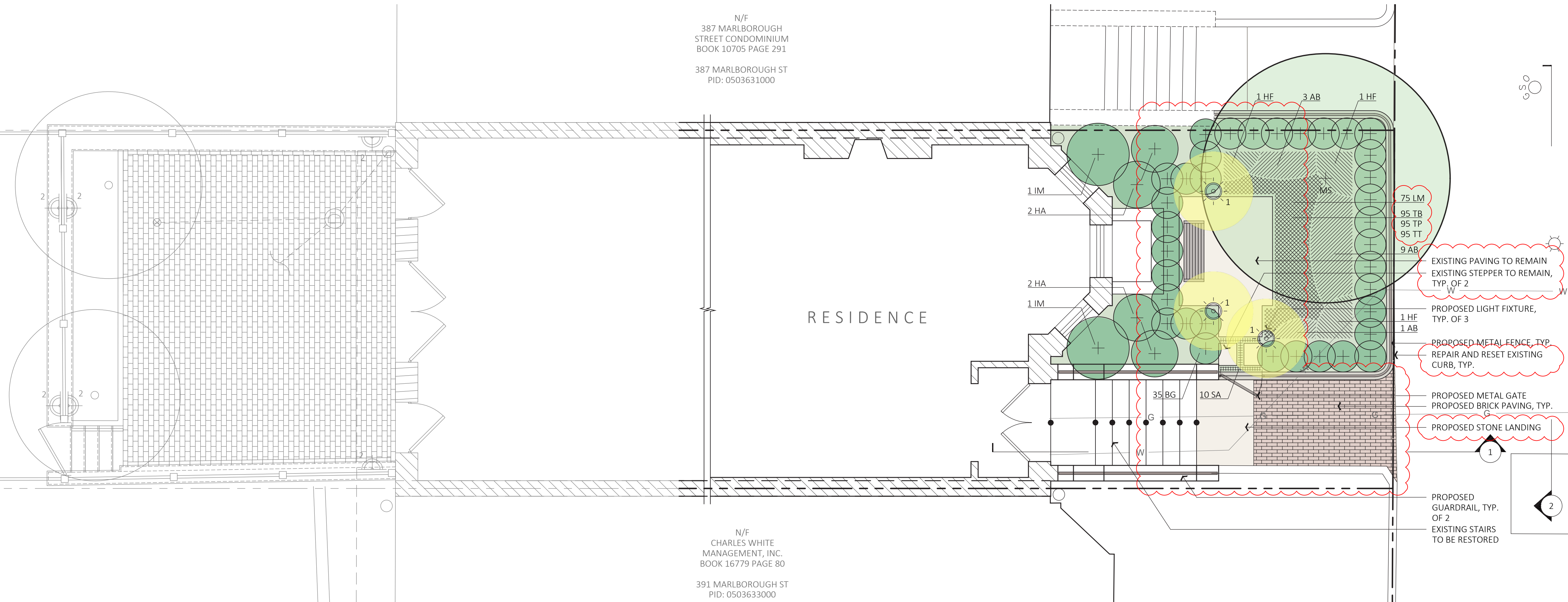
PUBLIC ALLEY 414

MARLBOROUGH STREET

N/F
387 MARLBOROUGH
STREET CONDOMINIUM
BOOK 10705 PAGE 291
387 MARLBOROUGH ST
PID: 0503631000

N/F
CHARLES WHITE
MANAGEMENT, INC.
BOOK 16779 PAGE 80
391 MARLBOROUGH ST
PID: 0503633000

RESIDENCE



PLANT LIST

SYM.	BOTANICAL NAME	COMMON NAME	QTY.	MIN. SIZE	NOTES
TREES					
MS	Magnolia soulangeana	Saucer Magnolia	1	12'-14' ht.	
SHRUBS & VINES					
BG	Buxus 'Green Gem'	Green Gem Boxwood	35	24" ht.	Hedge
HA	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	4	24"-30" spr. 7 gal.	
IM	Ilex x meserveae 'Blue Princess'	Blue Princess Holly	2	4'-5' ht.	
PERENNIALS, GROUNDCOVERS, BULBS & GRASSES					
AB	Astilbe 'Bridal Veil'	Bridal Veil Astilbe	13	1 gallon	18" spacing
HF	Hosta 'Francee'	Francee Hosta	3	1 gallon	
LM	Liriope muscari 'Royal Purple'	Lily Turf	75	3" pot	8" spacing
TB	Tulipa 'Blue Diamond'	Blue Diamond Tulip (purple)	95	Bulb	6" spacing
TP	Tulipa 'Pink Impressions'	Pink Impressions Tulip (pink)	95	Bulb	6" spacing
TT	Tulipa 'Mount Tacoma'	Mount Tacoma Tulip (white)	95	Bulb	6" spacing
SA	Sedum album	White Stonecrop	10	3" pot	8" spacing

FIXTURE SCHEDULE

QTY.	SYM.	TYPE	MANUFACTURER, MODEL / PRODUCT #	WATTS	NOTES
3	☼	PATH	HUNZA, TWIG LITE: TG/L-D3-COP-AS-3-SSP	1	



1 SECTION ELEVATION - LOOKING EAST
SCALE: 1/2" = 1'-0"



2 SECTION ELEVATION - LOOKING NORTH
SCALE: 1/2" = 1'-0"



Michelle Wu
Mayor

Boston Inspectional Services Department

Building and Structures Division

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-5300

Marc A. Joseph
Inspector of Buildings

BUILDING CODE REFUSAL

July 27, 2023

DAVE FRISSORA
11 FOX RD
WALTHAM, MA 02451

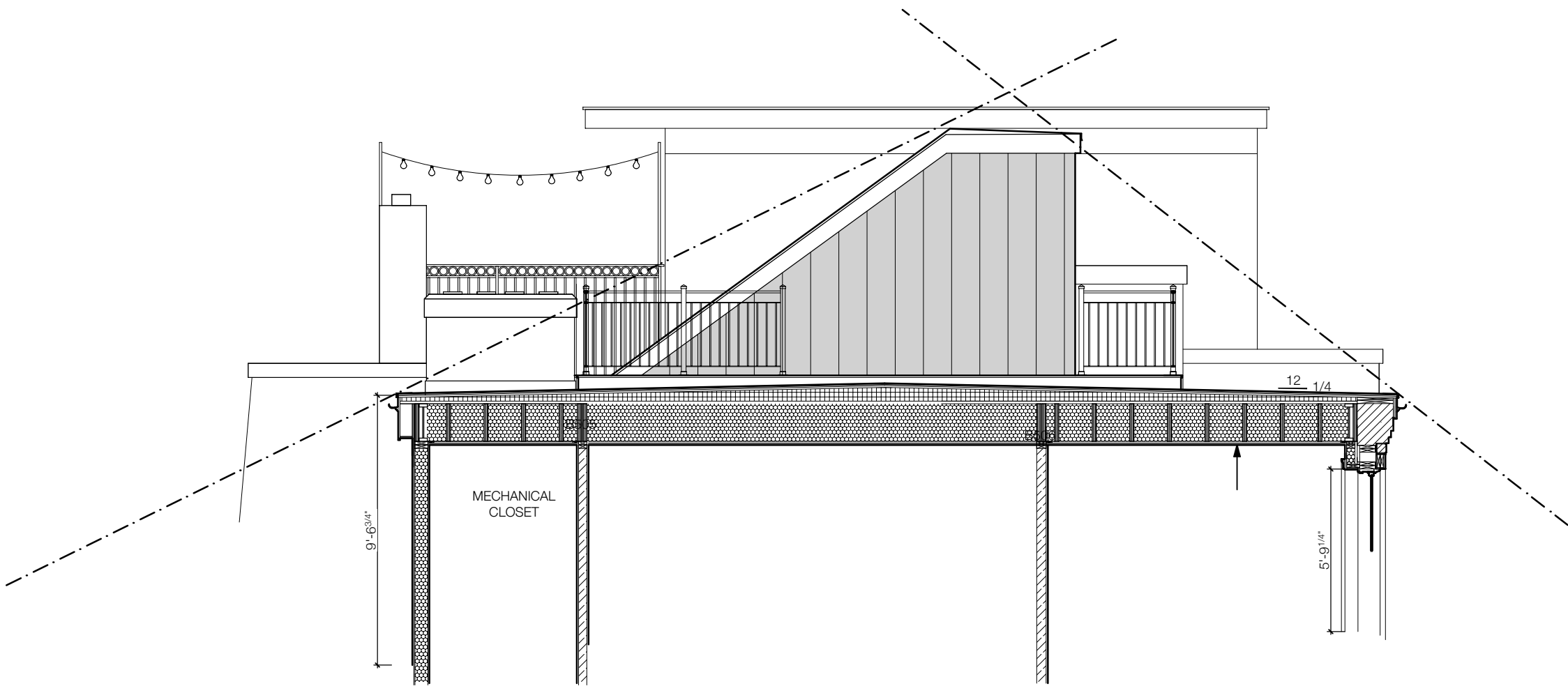
Re: Application # : **ALT1475421**
Date Filed: May 16, 2023
Location: 389 MARLBOROUGH ST BOSTON, MA 02115
Ward: 05
Purpose: Change of occupancy from two family to one family. Complete interior renovations with the addition of a roof deck ; access through hatch. Upgrades to life safety included (FP/FA). [ePlan]

Your application requires Building Code Relief, as same would be in violation of Massachusetts State Building Code 780 CMR - Ninth Edition, Chapter 802, acts of 1972, as amended to wit:

Violation:	Violation Description:	Violation Comments:
9th 780 CMR 1011	Stairways	1011.12.2 Roof access. Where a stairway is provided to a roof, access to the roof shall be provided through a penthouse complying with Section 1510.2. [<i>Four story building with occupied roof provided with hatch</i>]
Note:		1.-To be filed concurrently with Zoning Code Refusal. 2.-Decision based on Preliminary Drawings dated 05/22/2023. Application is pending a complete building code review upon submission of full construction documents. Registered designer(s) shall exercise their due diligence if additional violations are anticipated and present them to the Board for variances/relief.

Abel Arguedas
for the Commissioner
(617)961-3438

Refusal of a permit may be appealed to the Board of Appeal within 45 days. Chapter 802, Acts of 1972, and Chapter 656, Acts of 1956, Section 19.



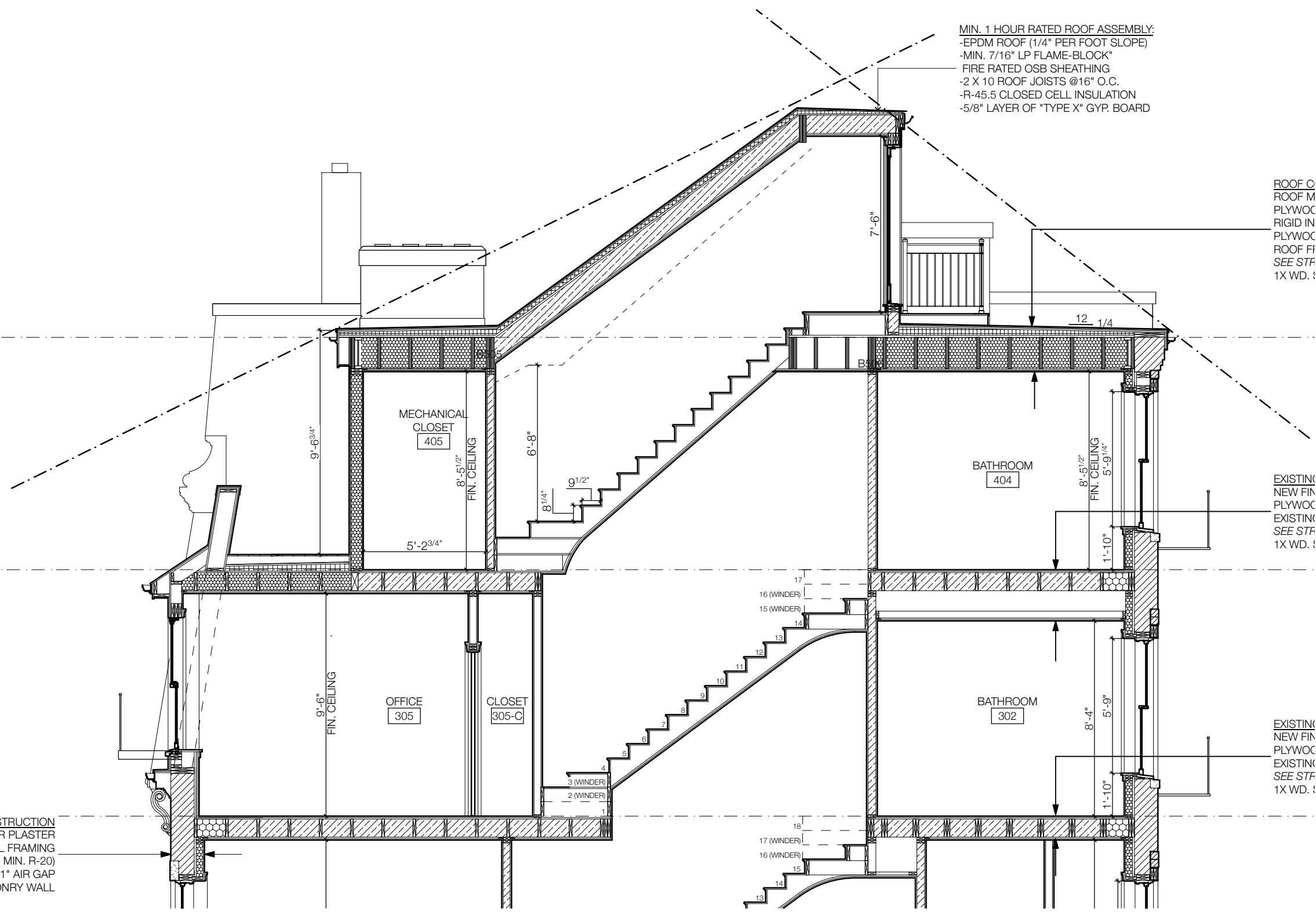
MIN. 1 HOUR RATED ROOF ASSEMBLY:
 -EPDM ROOF (1/4" PER FOOT SLOPE)
 -MIN. 7/16" LP FLAME-BLOCK*
 -FIRE RATED OSB SHEATHING
 -2 X 10 ROOF JOISTS @16" O.C.
 -R-45.5 CLOSED CELL INSULATION
 -5/8" LAYER OF "TYPE X" GYP. BOARD

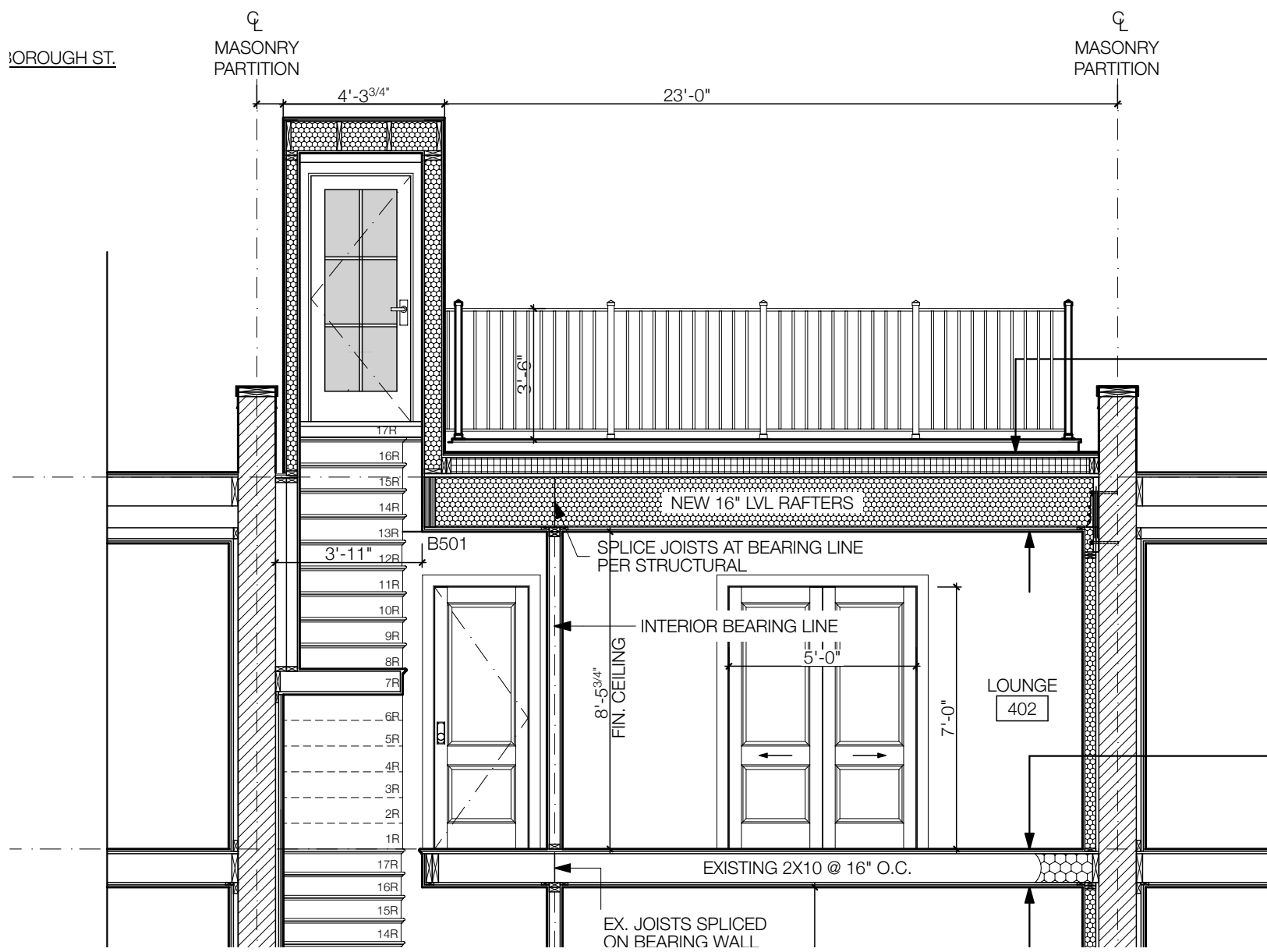
ROOF JOIST
 ROOF MEMBRANE
 PLYWOOD
 RIGID INSULATION
 PLYWOOD
 ROOF FINISH
 SEE STAIR
 1X WID. S

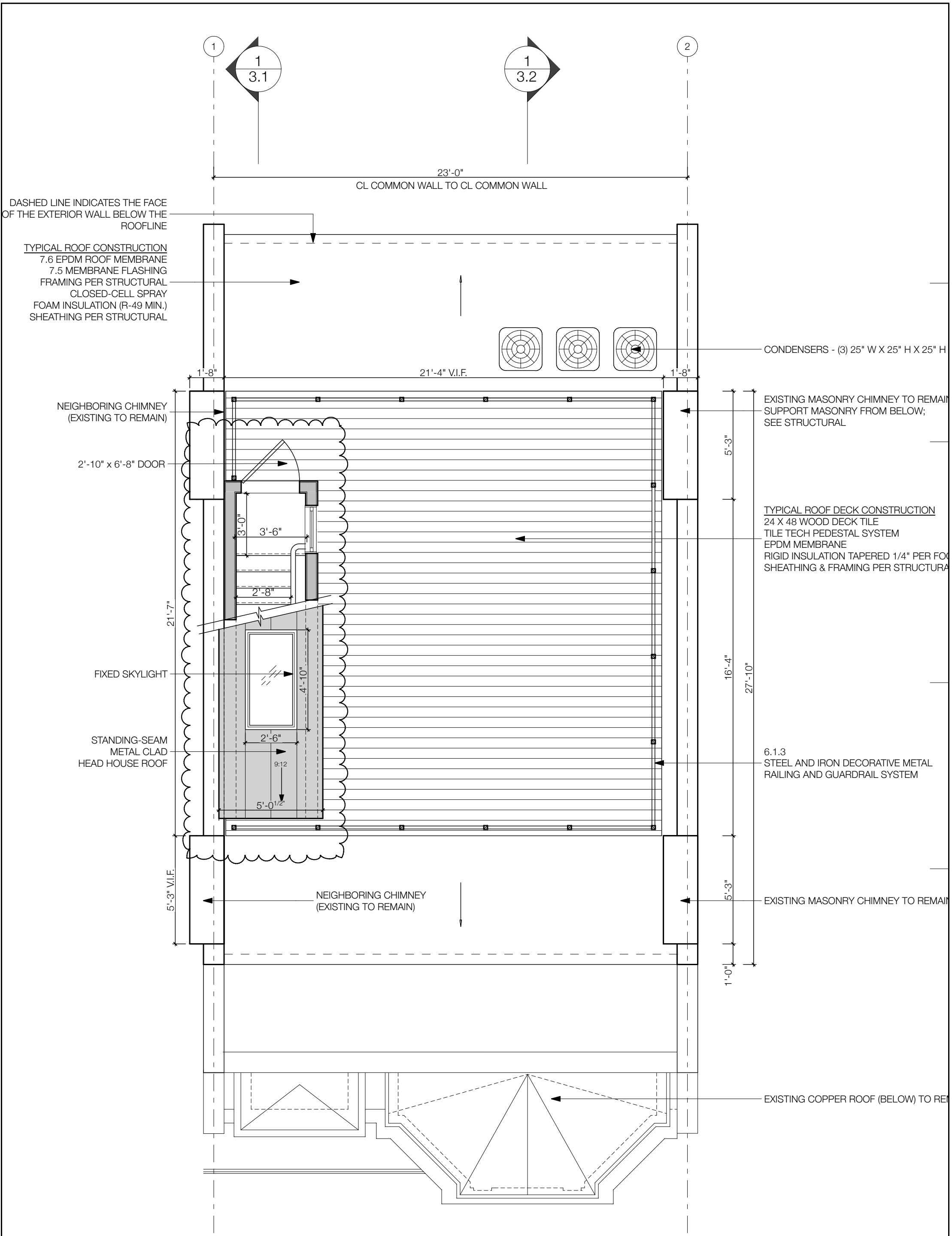
EXISTING FINISH
 NEW FINISH
 PLYWOOD
 EXISTING
 SEE STAIR
 1X WID. S

EXISTING FINISH
 NEW FINISH
 PLYWOOD
 EXISTING
 SEE STAIR
 1X WID. S

CONSTRUCTION
 FINISH PLASTER
 WOOD FRAMING
 MIN. R-20
 1" AIR GAP
 CONCRETE WALL







ROOF: PROPOSED DECK PLAN

REV-4.3

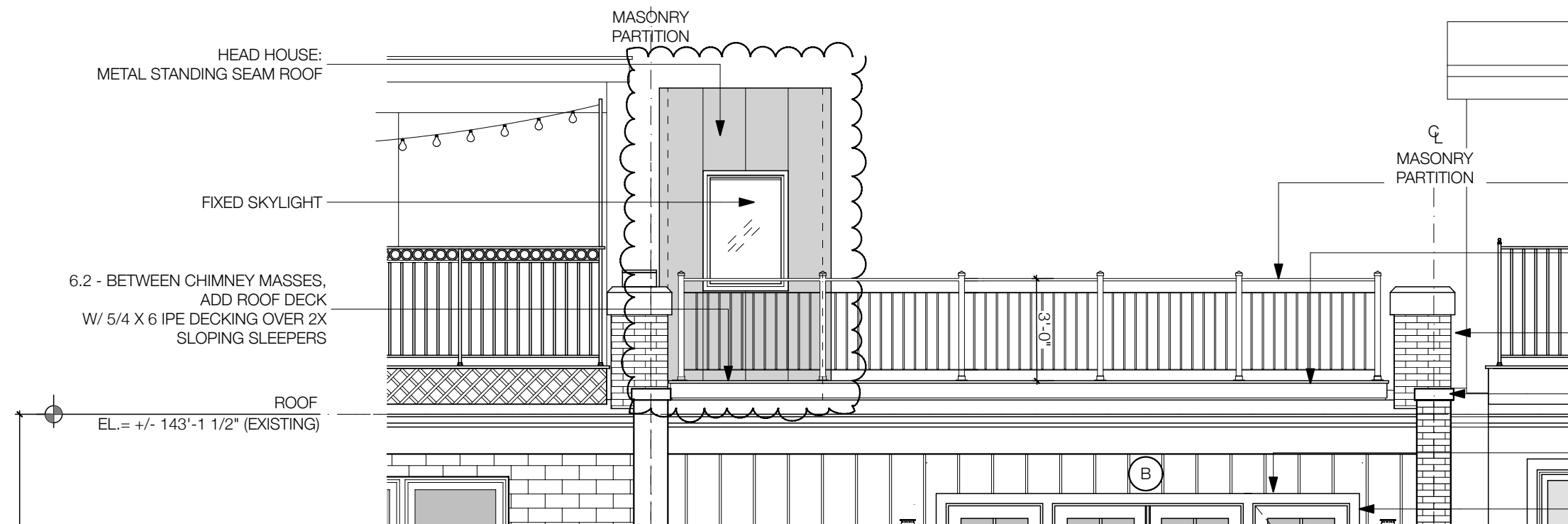
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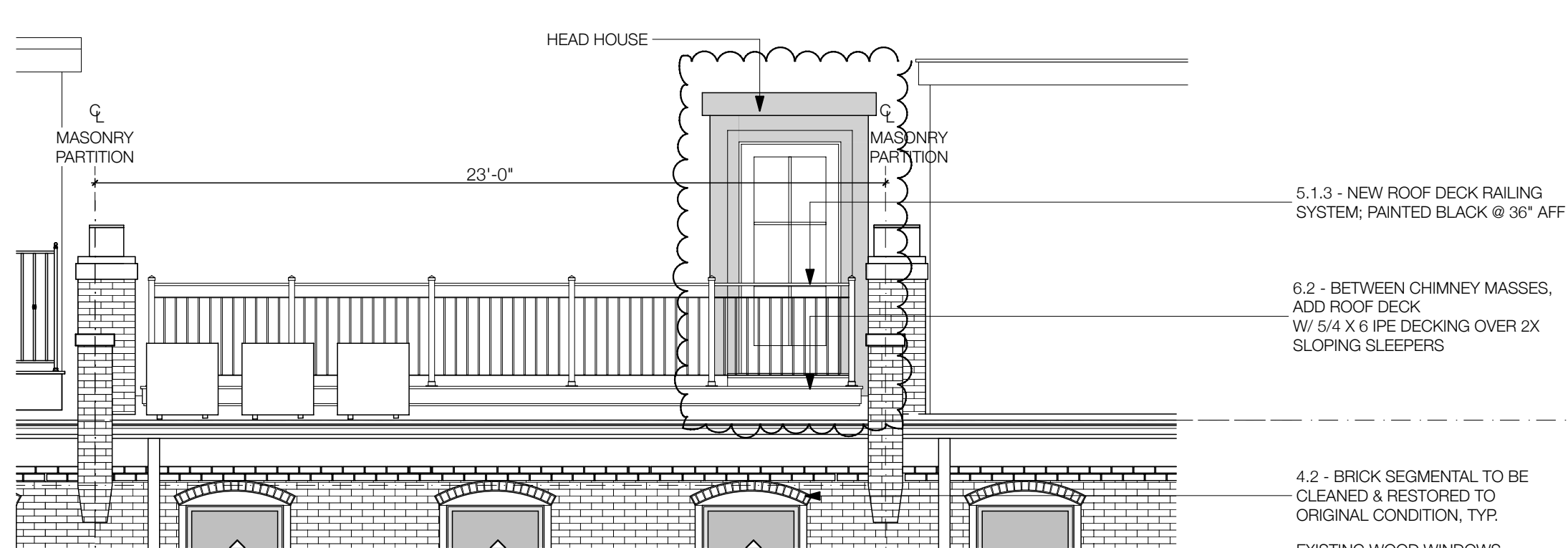
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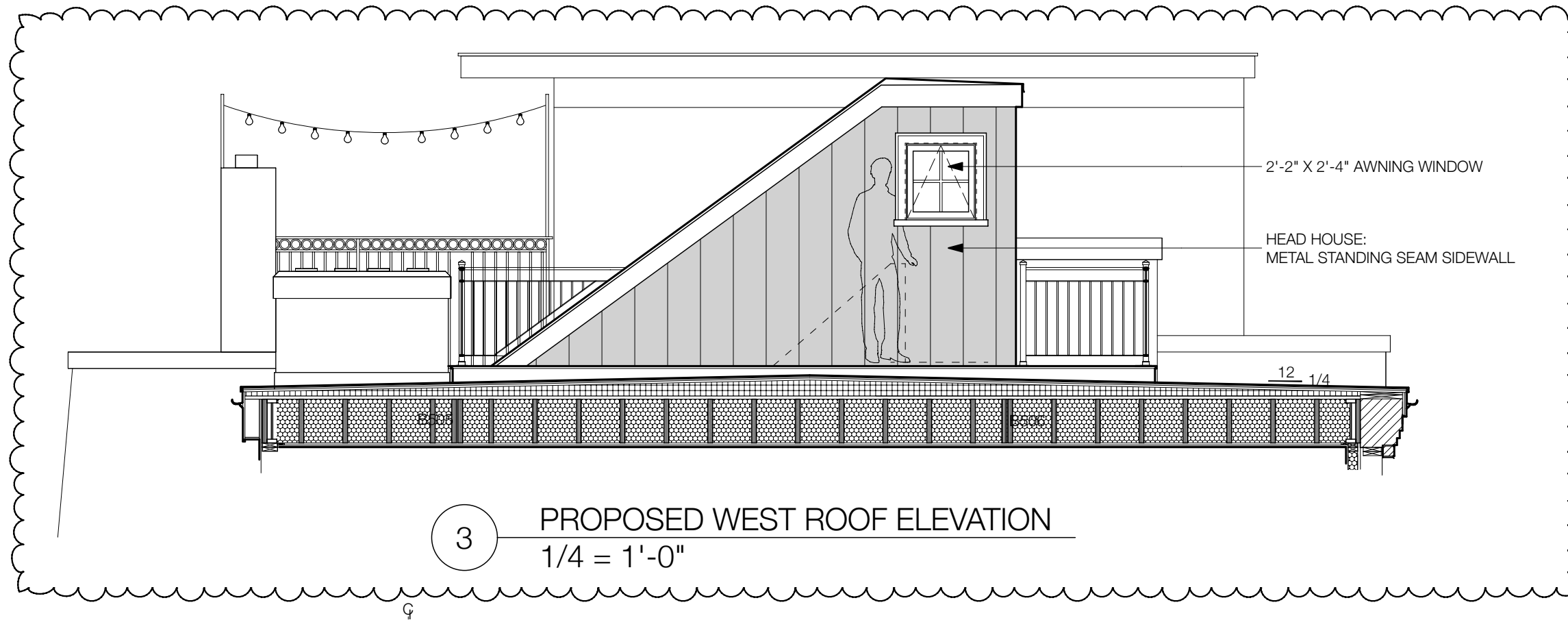
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1 PROPOSED ROOF DECK ELEVATION - LOOKING NORTH FROM MARLBOROUGH



2 PROPOSED ROOF DECK ELEVATION - LOOKING SOUTH FROM ALLEY



3 PROPOSED WEST ROOF ELEVATION
 1/4" = 1'-0"

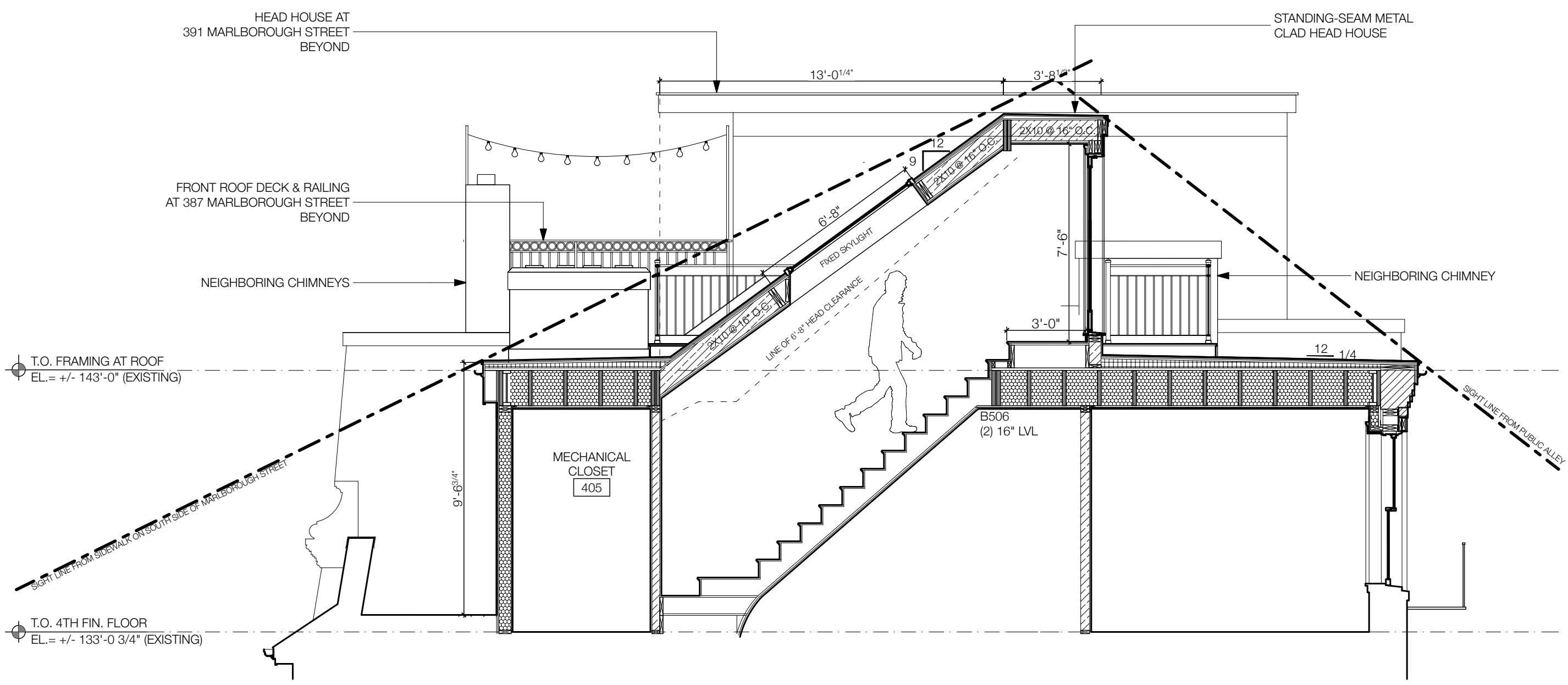
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PROPOSED ELEVATIONS

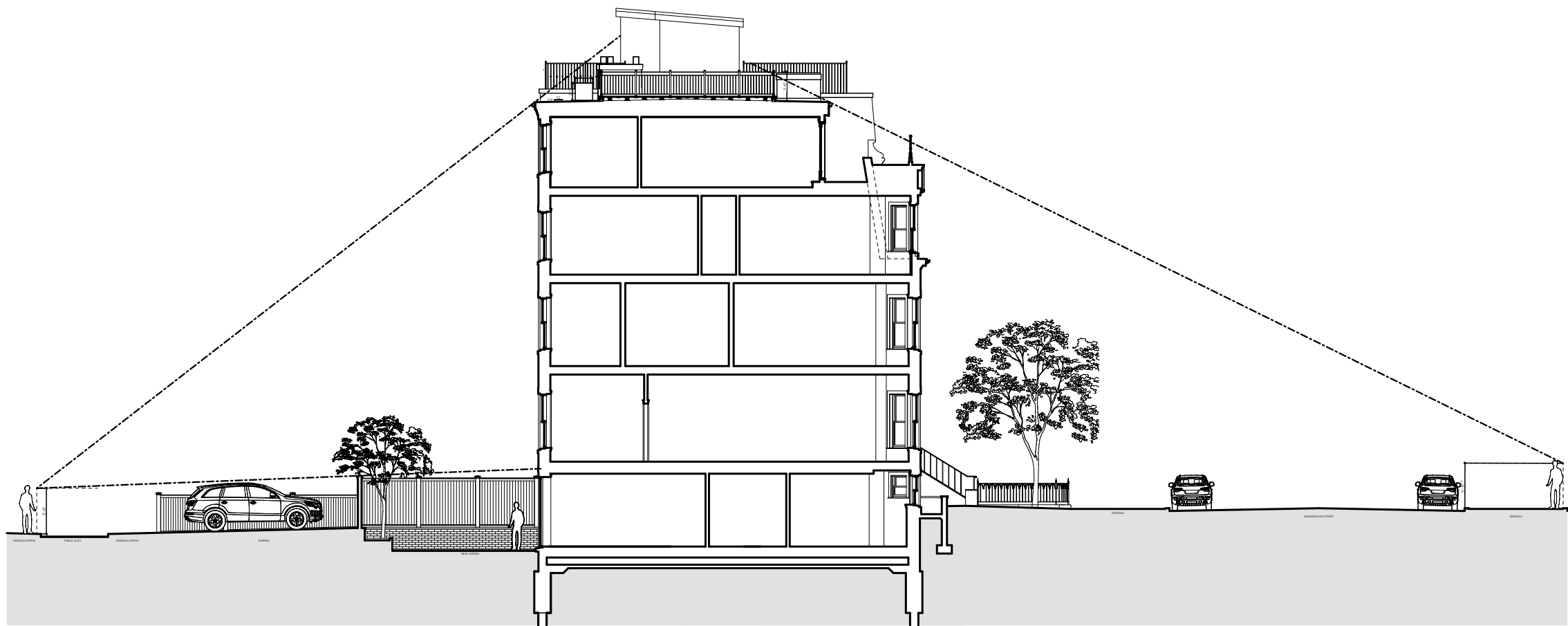
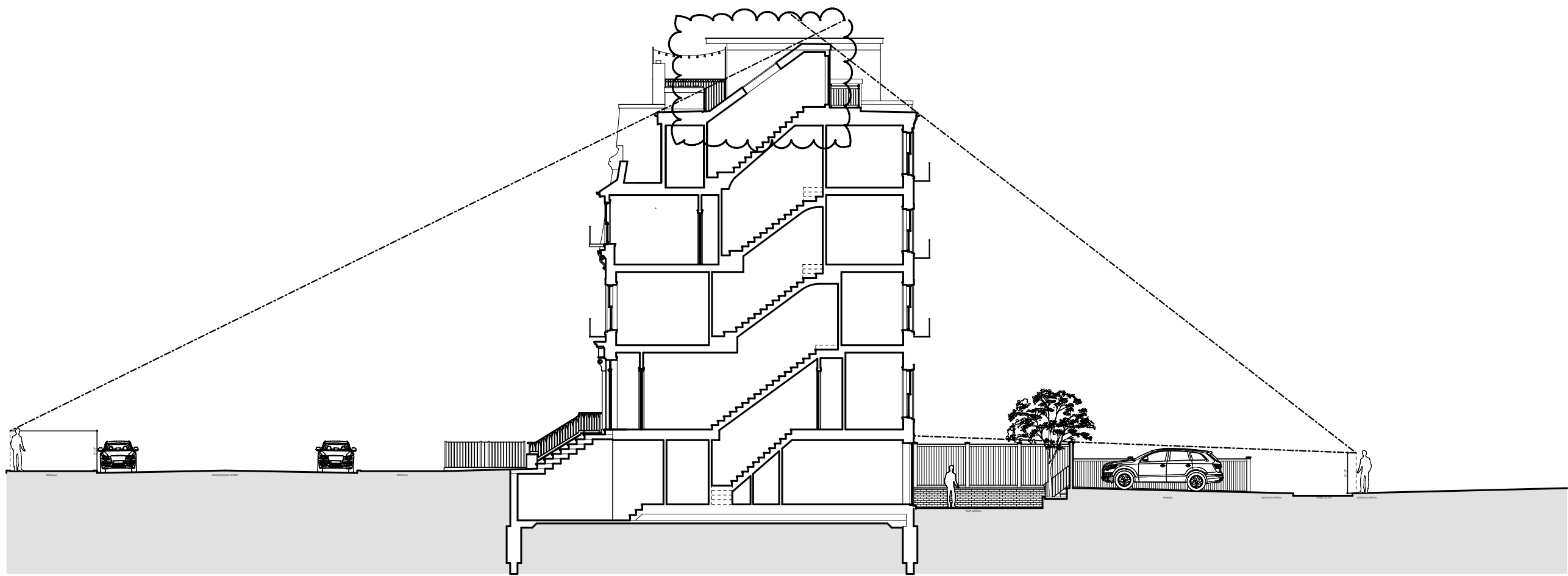
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REV-4.5



1 PROPOSED HEAD HOUSE SECTION - LOOKING WEST



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