

Back Bay Roof Deck

230 Marlborough St. Boston, MA



MEYER & MEYER, INC.
ARCHITECTURE ◦ INTERIORS

396 COMMONWEALTH AVENUE BOSTON, MASSACHUSETTS 02215



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BBAC Presentation
August 14, 2024

LOCATION MAP



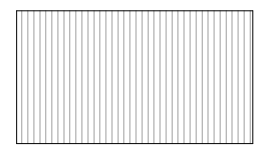
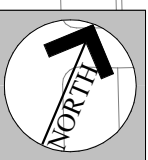


EXETER STREET

MALBOROUGH STREET

230 MARLBOROUGH STREET

PUBLIC ALLEY 426



INDICATES LOCATION OF ROOF DECKS

1 Existing Site Plan
1" = 40'-0"

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View from Exeter St



View from Fairfield St

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Existing South Elevation



Existing View from East



Existing West Elevation

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228 MARLBOROUGH ST

PROPERTY LINE

Common Mechanical

Common Mudroom

Rear Hall

UP

Closet

Closet

Entry Hall

24' - 6"

Primary Bedroom

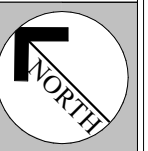
Primary Bathroom

UP

PROPERTY LINE

232 MARLBOROUGH ST

18' - 7"



1 Existing Garden Level
1/4" = 1'-0"

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228 MARLBOROUGH ST

EXISTING WINDOW TO BE REMOVED
EXISTING RUBBER ROOF TO BE REMOVED

PROPERTY LINE

Common Hall

Dining

EXISTING VENTS TO BE
RELOCATED

EXISTING SKYLIGHTS
TO BE REMOVED

Powder Room

Pantry

Unit Entry

Kitchen

Stair Hall

DN

PROPERTY LINE

232 MARLBOROUGH ST



1 Existing First Floor Plan
1/4" = 1'-0"

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EXISTING SKYLIGHTS TO BE REMOVED

Existing Roof
1' - 15/8"

First Floor (24.03)
0' - 0"

EXISTING LAUNDRY EXHAUST TO
BE RELOCATED

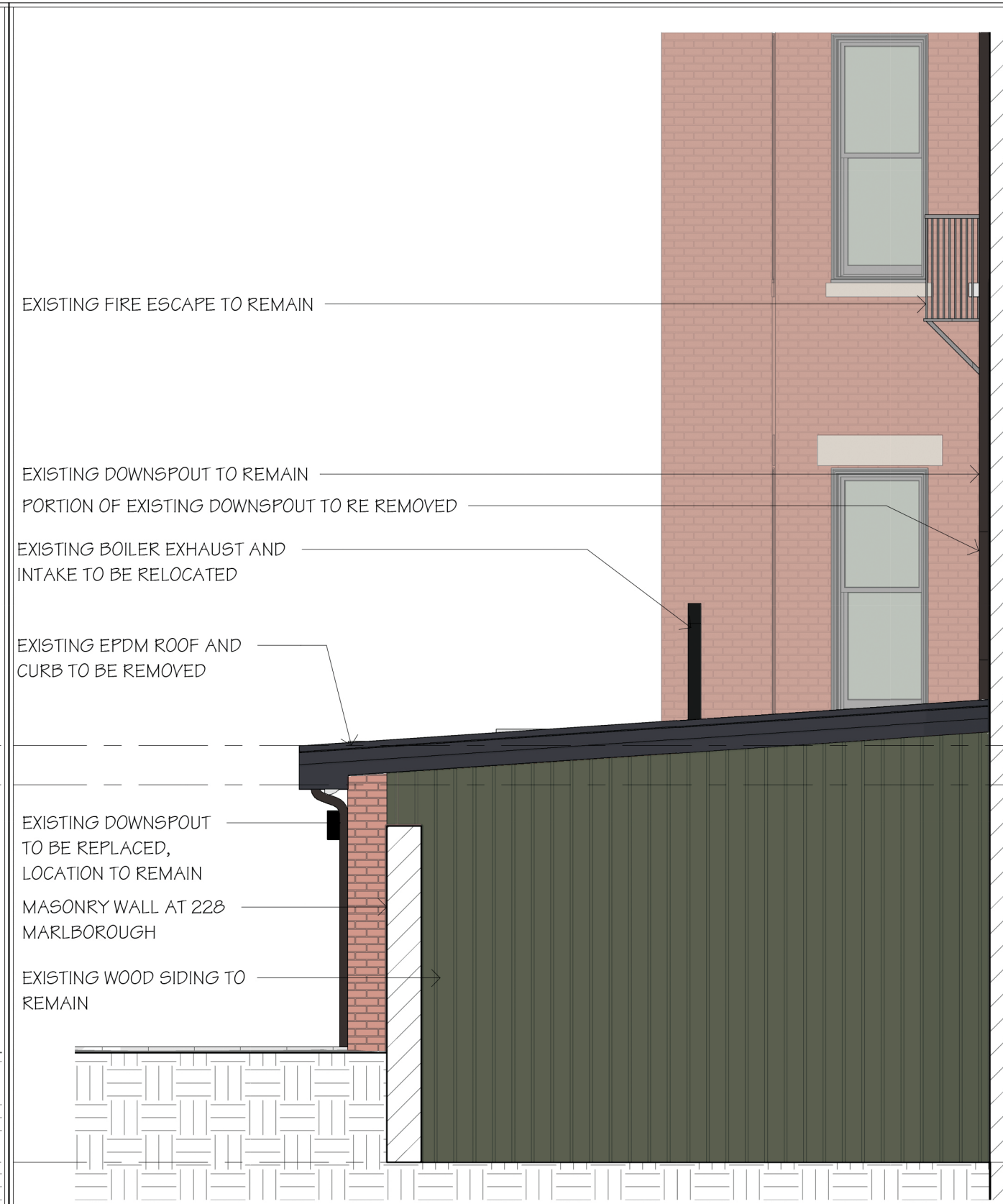
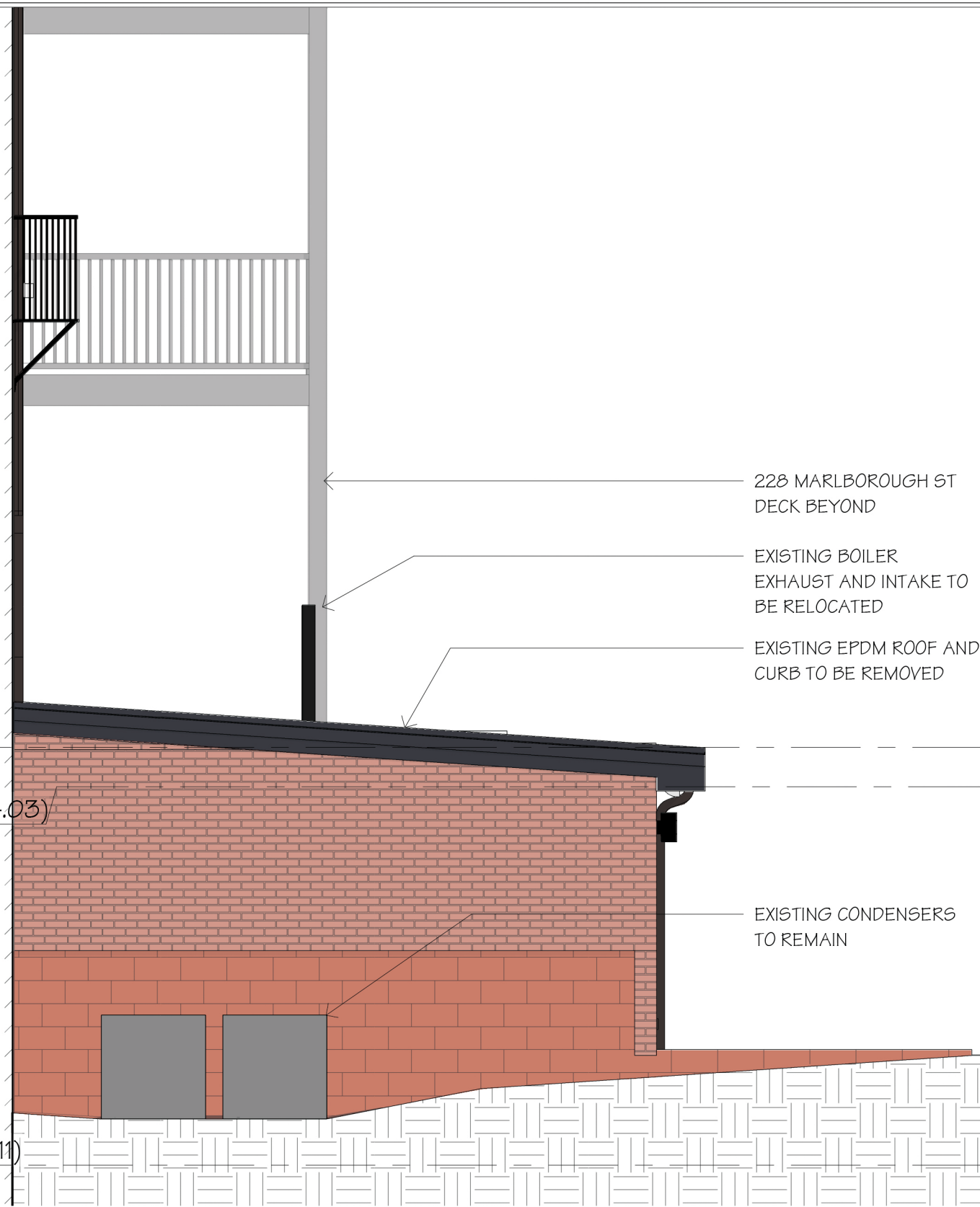
Basement (13.11)
-10' - 11"

- EXISTING DOWNSPOUT
- EXISTING FIRE ESCAPE TO REMAIN
- EXISTING STONE LINTEL TO REMAIN
- PORCION OF EXISTING
DOWNSPOUT TO BE REMOVED
- EXISTING WINDOW TO BE REMOVED
- EXISTING SILL TO BE REMOVED
- EXISTING BOILER EXHAUST AND INTAKE TO BE
RELOCATED
- EXISTING CURB AND FLASHING TO BE REMOVED
- EXISTING GUTTER TO BE REMOVED
- EXISTING DOWNSPOUT TO BE REPLACED,
LOCATION TO REMAIN THE SAME
- EXISTING SCONCE TO REMAIN
- EXISTING DOOR, LINTEL, AND TRIM TO REMAIN
- EXISTING WINDOWS, LINTELS, SILLS, TRIM,
AND GRILLES TO REMAIN

1 Existing South Elevation
1/4" = 1'-0"



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1 Existing West Elevation
1/4" = 1'-0"

2 Existing East Elevation
1/4" = 1'-0"

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231 Marlborough St



241 Marlborough St



341 Marlborough St



247 Commonwealth Ave



257 Commonwealth Ave



343 Commonwealth Ave

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228 MARLBOROUGH ST

PROPERTY LINE

Common Mechanical

Common Mudroom

Rear Hall

UP

Closet

Closet

Unit Entry

Primary Bedroom

Primary Bathroom

UP

24' - 0"

18' - 7"

PROPERTY LINE

232 MARLBOROUGH ST



1 Proposed Garden Level Plan
1/4" = 1'-0"

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228 MARLBOROUGH ST

NEW WOOD AND GLASS DOOR

NEW GUTTER TO MATCH EXISTING

PROPERTY LINE

Common Hall

Dining

UP

NEW MASONRY PIER WITH STONE CAP

NEW MASONRY PARAPET WALL WITH STONE CAP

NEW METAL RAILING

NEW WOOD DECKING ON PEDESTAL SYSTEM

NEW TURF ON PEDESTAL SYSTEM

NEW PLANTERS

Unit Entry

Powder Room

Pantry

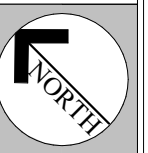
Kitchen

Stair Hall

DN

PROPERTY LINE

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1 Proposed First Floor Plan
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1 Proposed South Elevation
1/4" = 1'-0"

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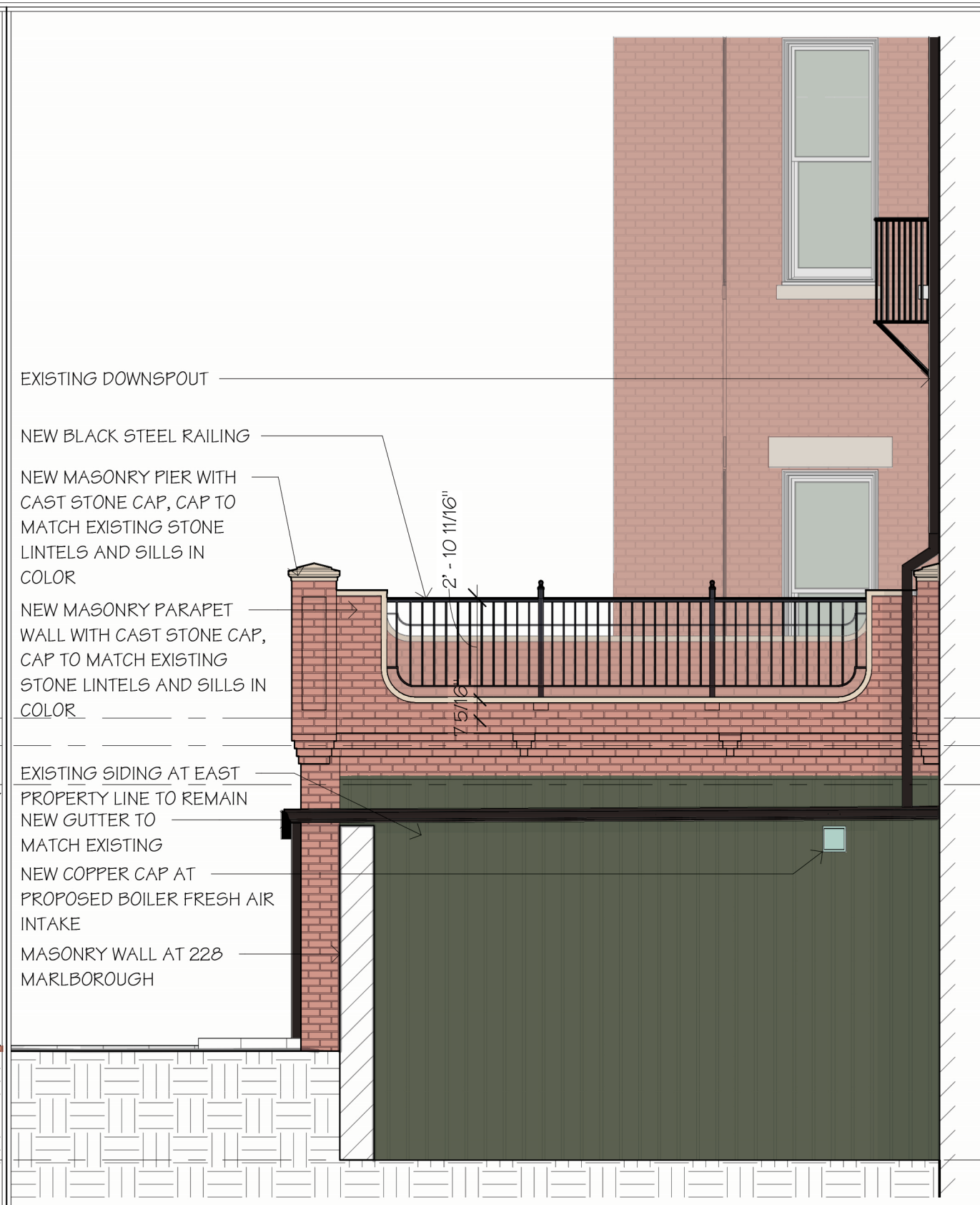
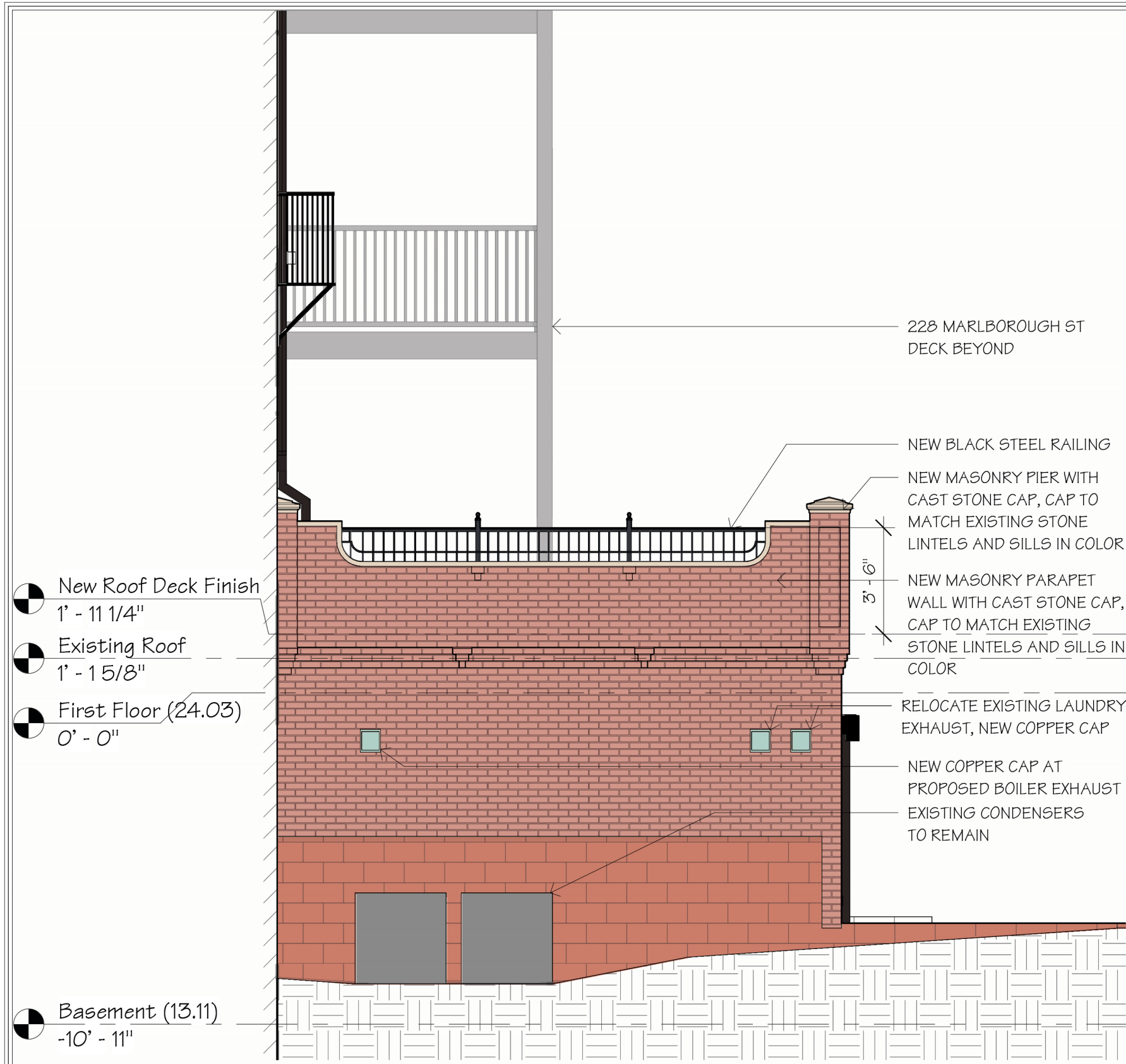
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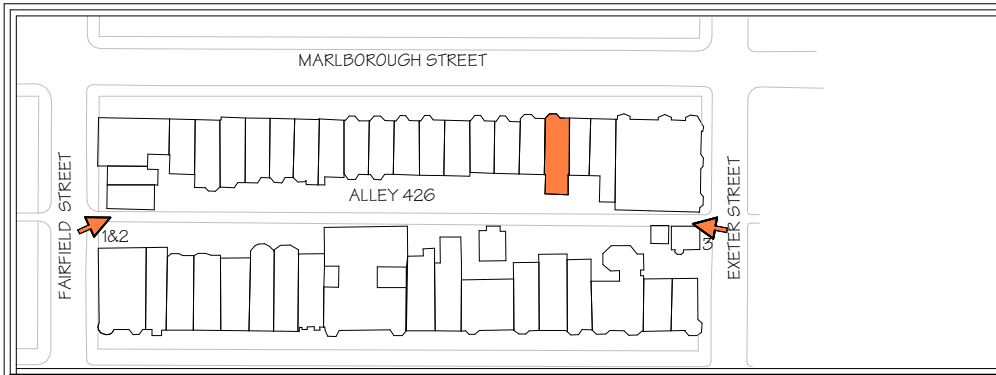


① Proposed West Elevation
1/4" = 1'-0"

② Proposed East Elevation
1/4" = 1'-0"



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Mockup from Fairfield St



Zoomed in Mockup from Fairfield St



Mockup from Exeter St

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South Elevation Mockup

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West Elevation Mockup



East Elevation Mockup

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DECORATIVE CAST STONE CAP, CAP TO MATCH EXISTING STONE LINTELS AND SILLS IN COLOR

BRICK PIER WITH RECESS

BLACK STEEL RAILING

BLACK STEEL POST WITH CAP

SQUARE BLACK STEEL BALUSTER

CURVED CAST STONE CAP, CAP TO MATCH EXISTING STONE LINTELS AND SILLS IN COLOR

SIMPLE BRICK CORBEL UNDER POST

BRICK PARAPET WALL; BRICK AND MORTAR TO MATCH EXISTING

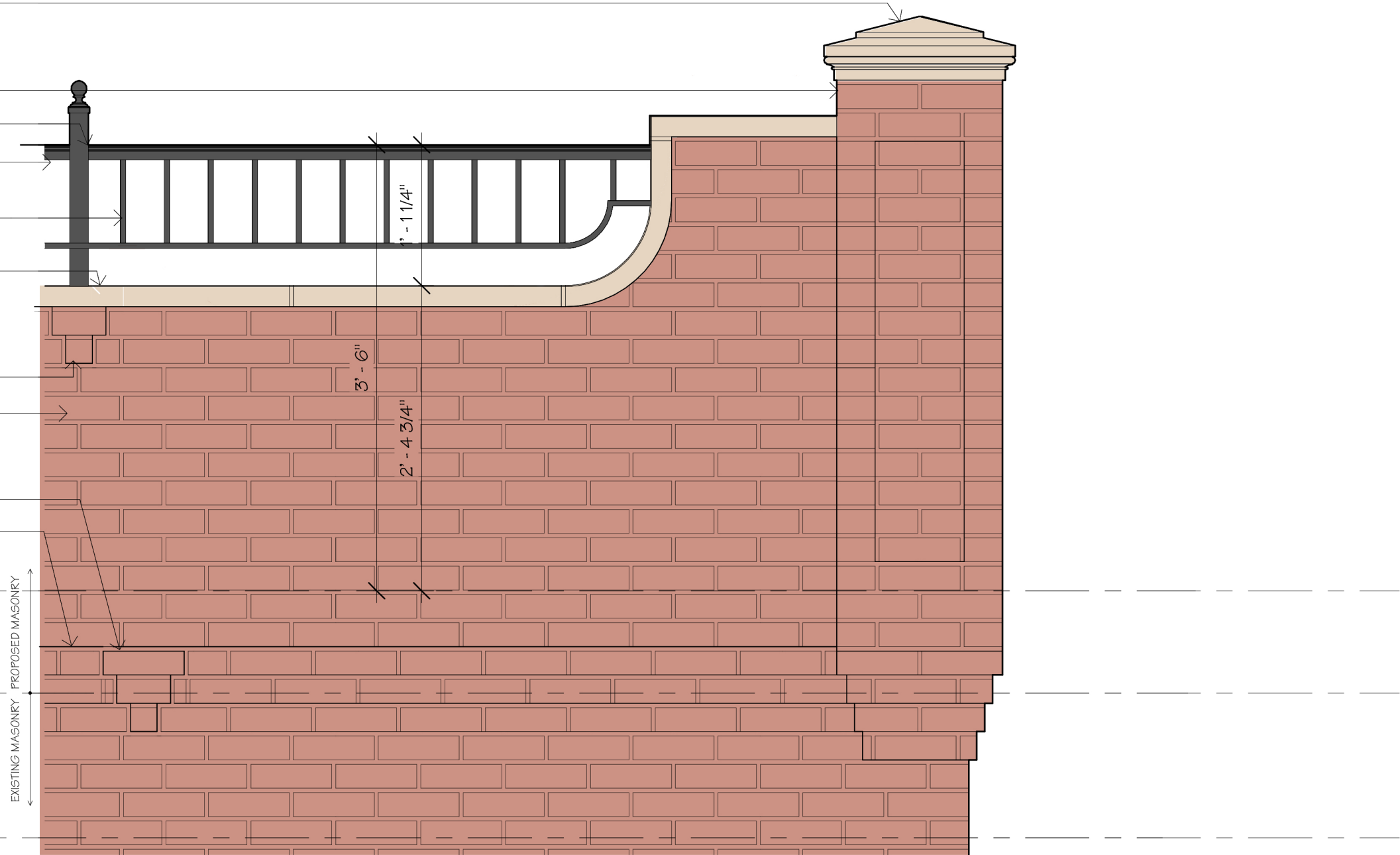
SIMPLE BRICK CORBEL

THREE COURSE CORBEL

● New Roof Deck Finish
1' - 11 1/4"

● Existing Roof
1' - 15/8"

● First Floor (24.03)
0' - 0"



① Enlarged Railing Elevation
1" = 1'-0"

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EXISTING STONE LINTEL TO REMAIN

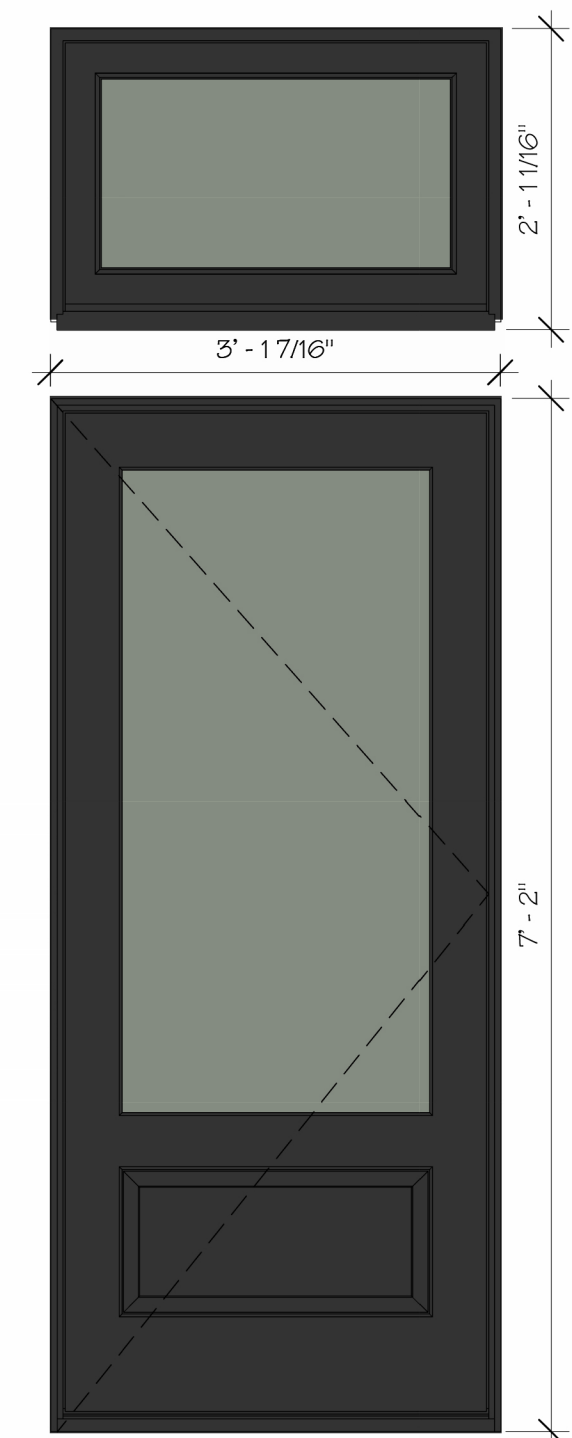
NEW WOOD TRANSOM; COLOR TO MATCH EXISTING WINDOWS

NEW WOOD DOOR; COLOR TO MATCH EXISTING WINDOWS

NEW BRICK MOLD TO MATCH EXISTING; PAINTED

New Roof Deck Finish
1' - 11 1/4"

First Floor (24.03)
0' - 0"



OUTSWING DOOR WITH FIXED TRANSOM

MARVIN ULTIMATE WOOD OUTSWING DOOR
BLACK WOOD EXTERIOR
WHITE WOOD INTERIOR

1 Enlarged Elevation at Exterior Door
1/2" = 1'-0"

2 Exterior Door Options
3/4" = 1'-0"