
MAMMOLA / McKEEHAN

128 MARLBOROUGH STREET
BOSTON, MASSACHUSETTS

BBAC DESIGN REVIEW

DECEMBER 17, 2018

Architect

Mellowes & Paladino Inc.
63 South Street / Suite 280
Hopkinton, MA 01748
508.625.1371 Fax: 508.625.1647



EXISTING EXTERIOR FRONT ELEVATION



EXISTING REAR ALLEY EXTERIOR ELEVATION

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Architects

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Hopkinton, Massachusetts 01748
608.625.1371

NO	DESCRIPTION	DATE
REVISIONS		

MAMMOLA / McKEEHAN

128 MARLBOROUGH STREET
BOSTON, MASSACHUSETTS

EXISTING EXTERIOR
PHOTOGRAPHS

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PROJECT NO.	
0200	
DRAWN BY	
CHECKED BY	
DATE	12/17/18
SCALE	N/A

A-1



EXISTING ROOF DECK + HEADHOUSE



EXISTING ROOF DECK + HEADHOUSE



EXISTING ROOF DECK + SKYLIGHT



EXISTING ROOF DECK + HEADHOUSE

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Architects

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608.625.1371

NO	DESCRIPTION	DATE

REVISIONS		

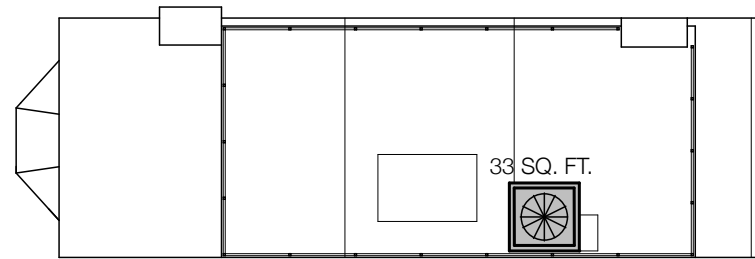
MAMMOLA / McKEEHAN

128 MARLBOROUGH STREET
BOSTON, MASSACHUSETTS

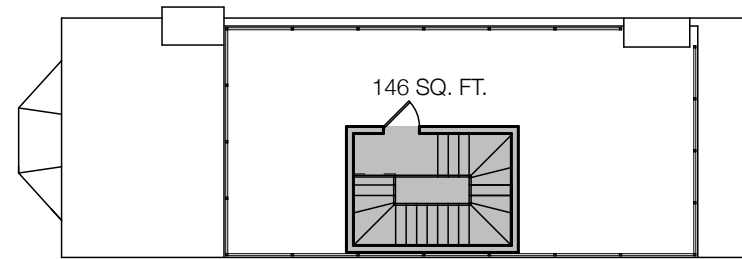
EXISTING EXTERIOR
PHOTOGRAPHS

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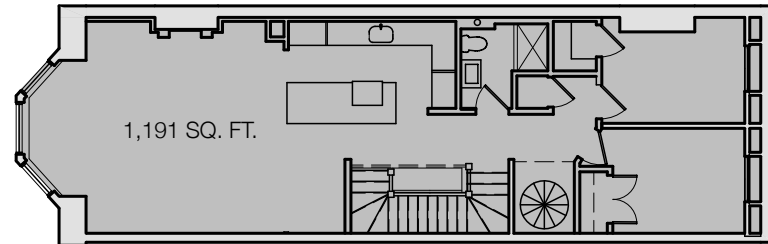
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DRAWN BY	
CHECKED BY	
DATE	12/17/18
SCALE	N/A



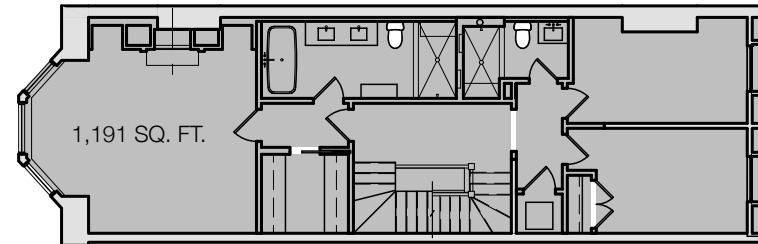
EXISTING- ROOF PLAN



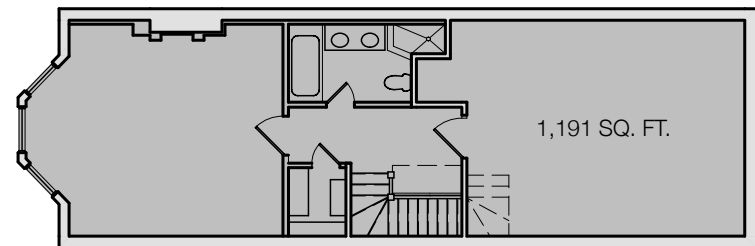
PROPOSED- ROOF PLAN



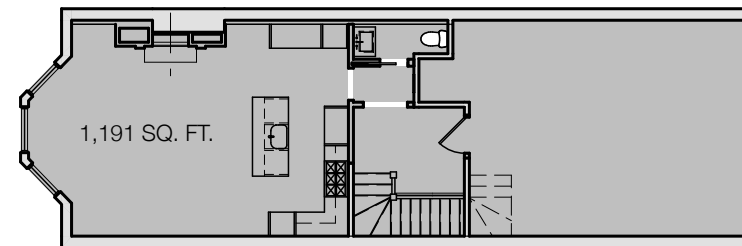
EXISTING- FIFTH FLOOR PLAN



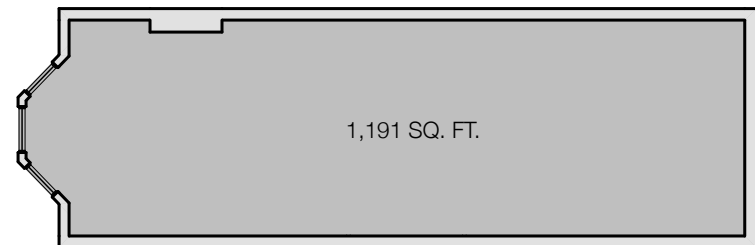
PROPOSED- FIFTH FLOOR PLAN



EXISTING- FOURTH FLOOR PLAN



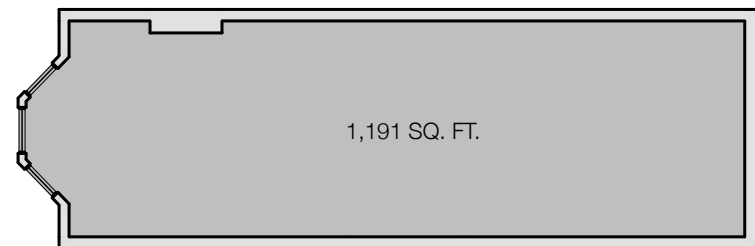
PROPOSED- FOURTH FLOOR PLAN



EXISTING- THIRD FLOOR PLAN

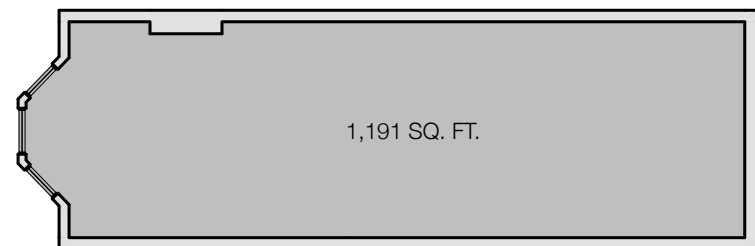
ZONING INFORMATION:

ZONING DISTRICT: BOSTON PROPER
 ZONING SUBDISTRICT: H-3-65
 SUBDISTRICT TYPE: APARTMENT RESIDENTIAL
 LOT SIZE: 2128 SF.
 FAR: 3: 1
 (MAX. ALLOWED) (6384 SF)



EXISTING- SECOND FLOOR PLAN

GROSS FLOOR AREA CALCULATIONS		
FLOOR LEVEL	EXISTING AREA (SF)	PROPOSED AREA (SF)
BASEMENT	0	0
FIRST FLOOR	1191	1191
SECOND FLOOR	1191	1191
THIRD FLOOR	1191	1191
FOURTH FLOOR	1191	1191
FIFTH FLOOR	1191	1191
ROOF PLAN	33	146
TOTAL AREA	5,988 SF.	6,101 SF.
		(MAX. ALLOWED: 6,384 SF.)



EXISTING- FIRST FLOOR PLAN

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REVISIONS

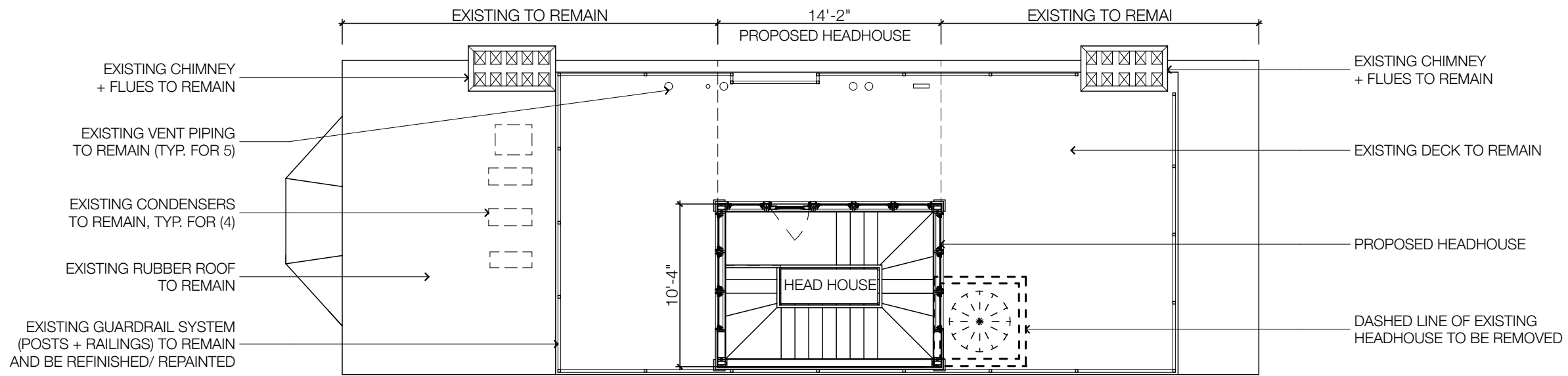
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128 MARLBOROUGH STREET
 BOSTON, MASSACHUSETTS

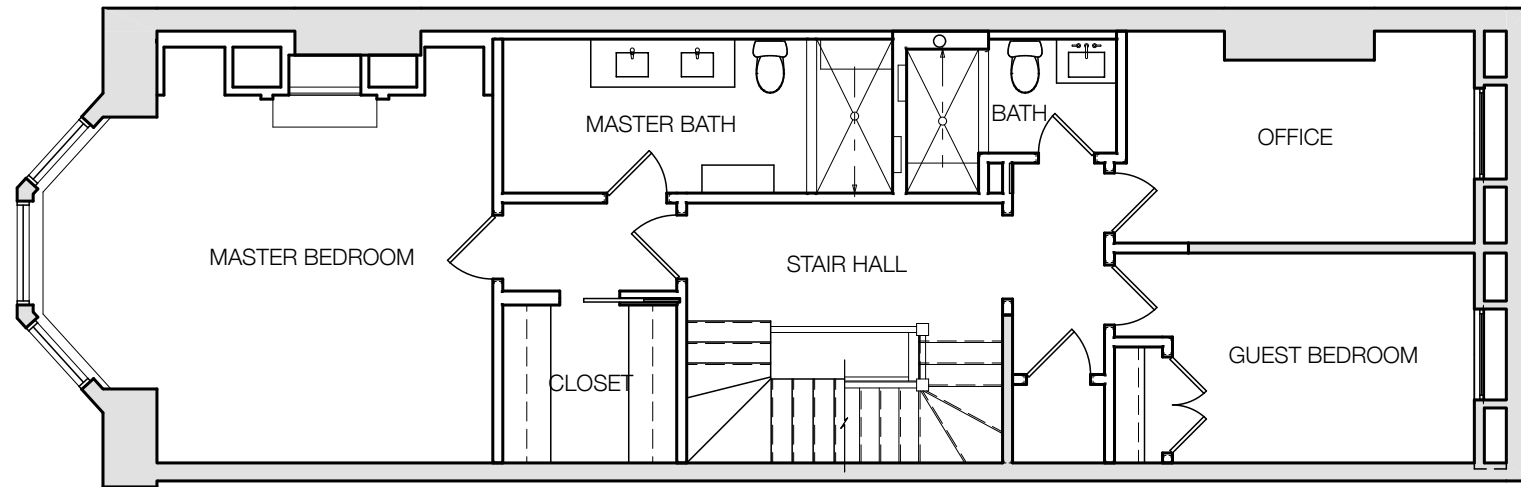
FAR DOCUMENTATION

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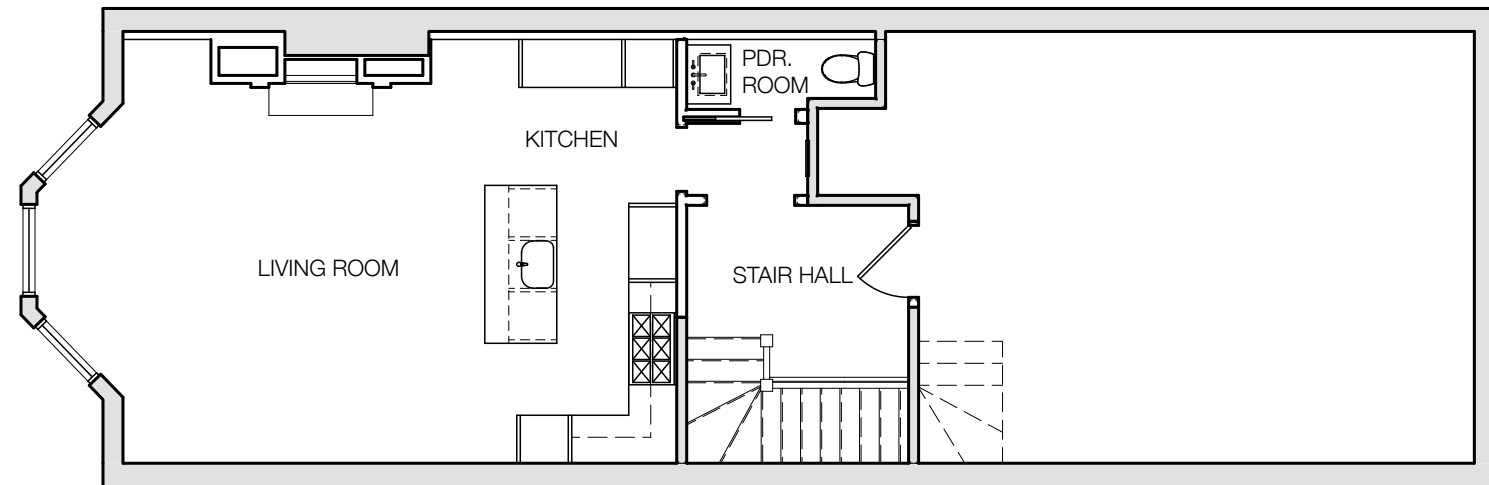
PROJECT NO	5230
DRAWN BY	
CHECKED BY	
DATE	12/17/18
SCALE	1/16" = 1'-0"



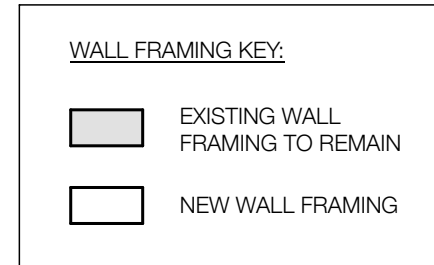
3 PROPOSED ROOF/ HEADHOUSE PLAN
SCALE: 1/4" = 1'-0"



2 PROPOSED FIFTH FLOOR PLAN
SCALE: 1/4" = 1'-0"



1 PROPOSED FOURTH FLOOR PLAN
SCALE: 1/4" = 1'-0"



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NO	DESCRIPTION	DATE

REVISIONS

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128 MARLBOROUGH STREET
BOSTON, MASSACHUSETTS

PROPOSED FLOOR
PLANS

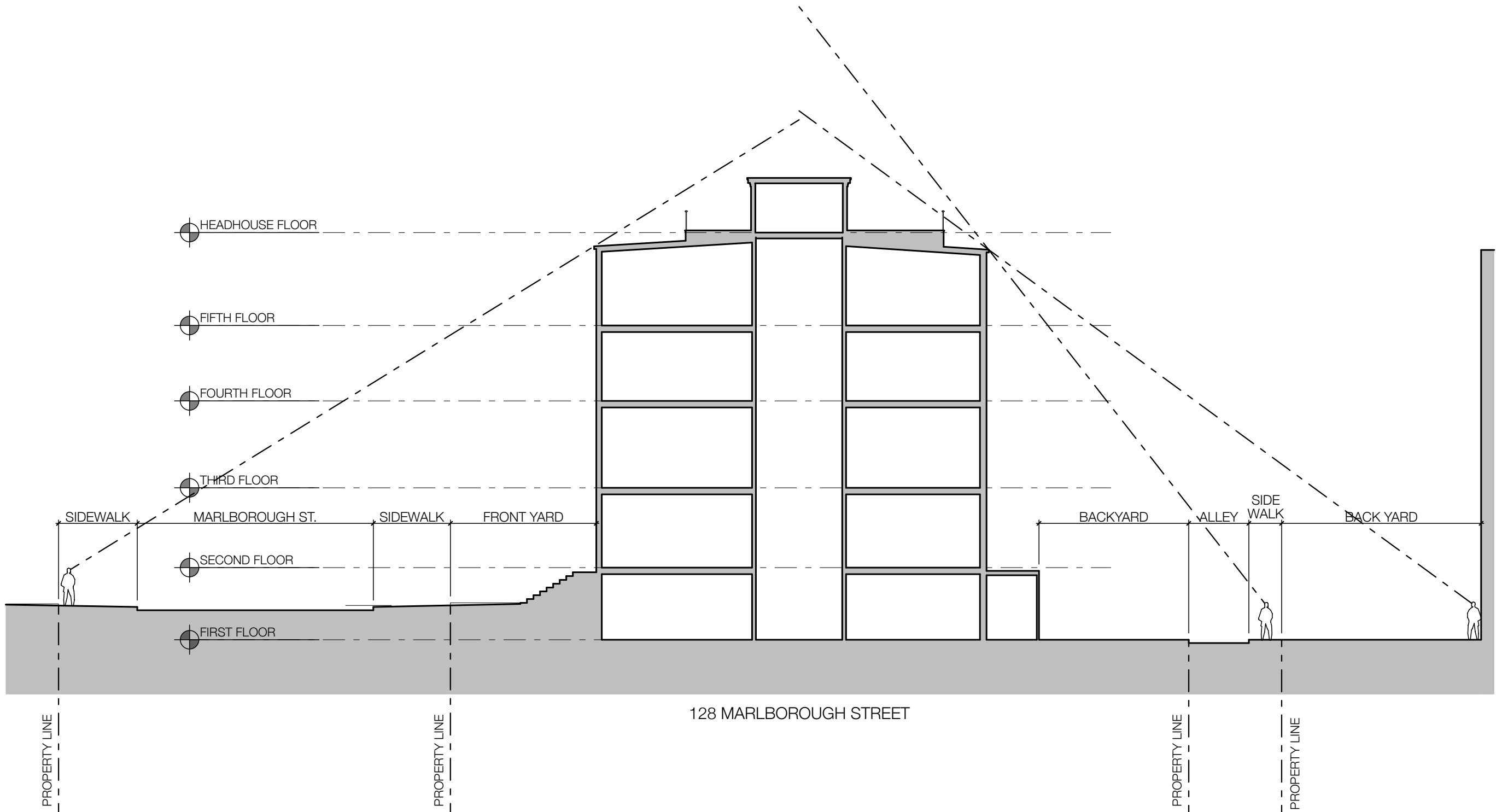
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PROJECT NO	5230
DRAWN BY	
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DATE	12/17/18
SCALE	1/8" = 1'-0"

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NO	DESCRIPTION	DATE
REVISIONS		

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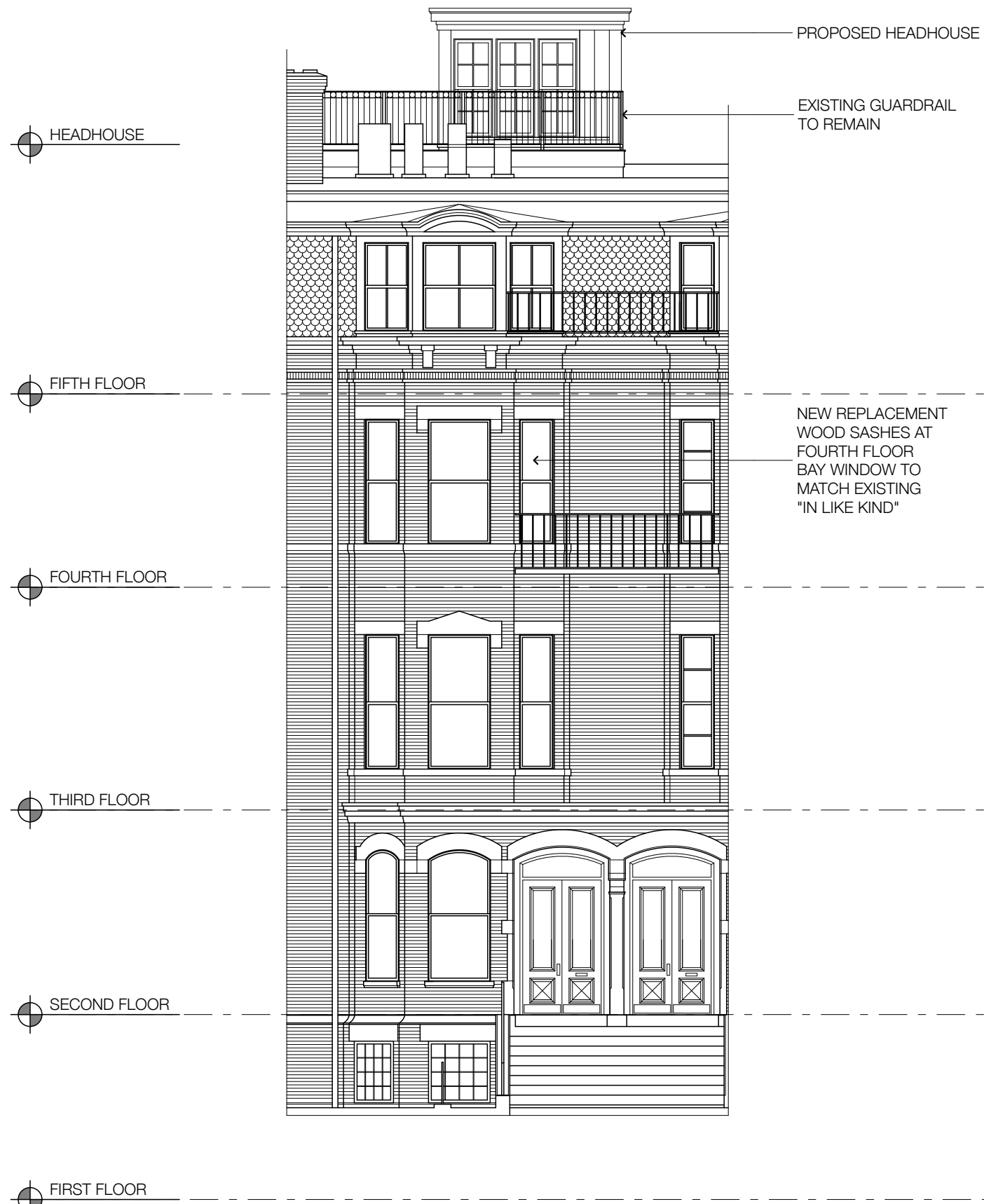
128 MARLBOROUGH STREET
BOSTON, MASSACHUSETTS

LINE OF SIGHT
DIAGRAM

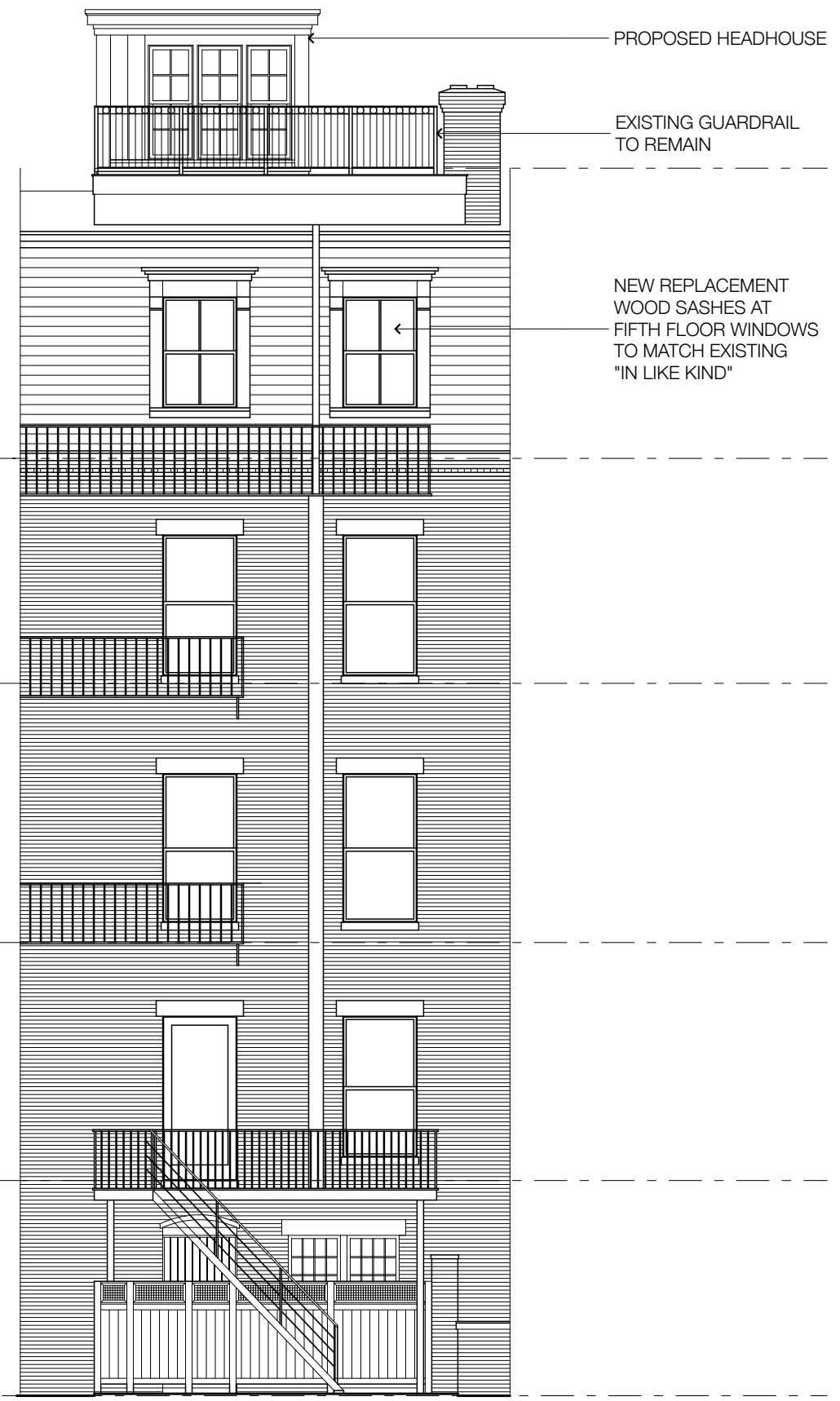
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PROJECT NO.	
DRAWN BY	
CHECKED BY	
DATE	12/17/18
SCALE	1/16" = 1'-0"

A-5



1 PROPOSED FRONT ELEVATION
SCALE: 1/8" = 1'-0"



2 PROPOSED REAR ELEVATION
SCALE: 1/8" = 1'-0"

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NO	DESCRIPTION	DATE

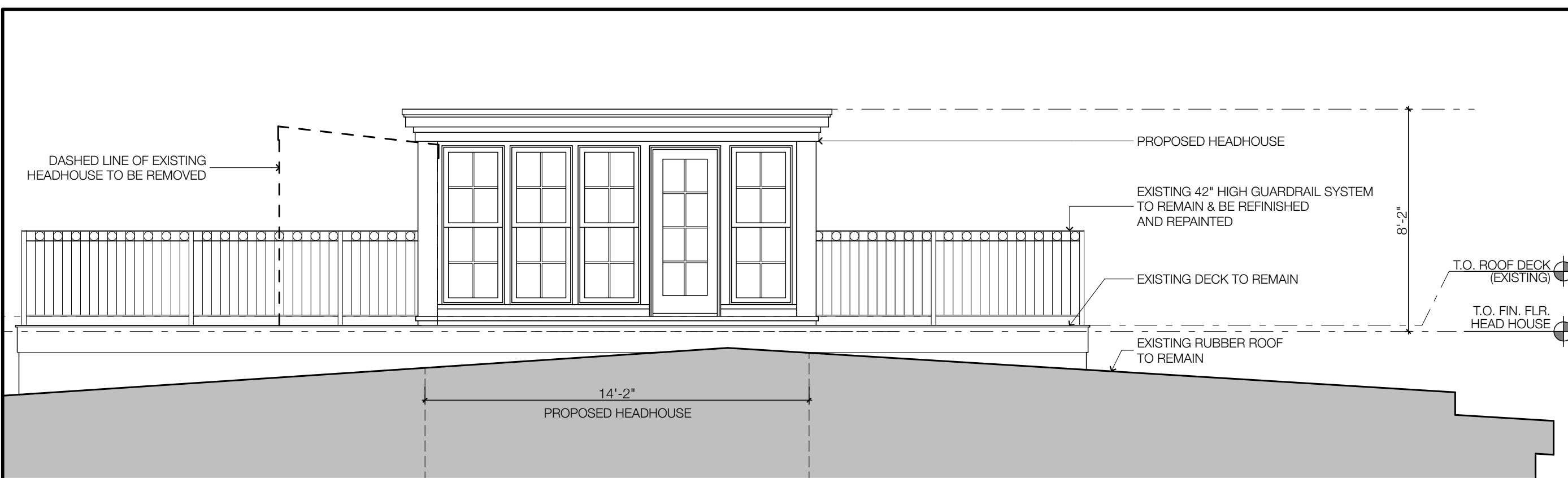
REVISIONS		

MAMMOLA / McKEEHAN

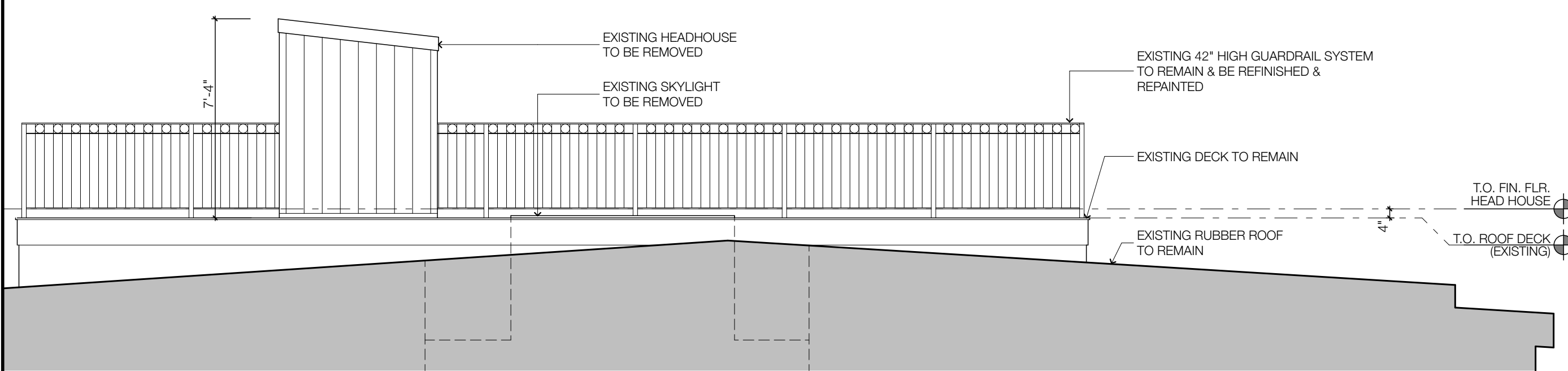
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EXTERIOR
ELEVATIONS

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PROJECT NO.	5230
DRAWN BY	
CHECKED BY	
DATE	12/17/18
SCALE	1/8" = 1'-0"



2 PROPOSED HEADHOUSE - NORTH ELEVATION
SCALE: 1/4" = 1'-0"



1 EXISTING HEADHOUSE - NORTH ELEVATION
SCALE: 1/4" = 1'-0"

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BOSTON, MASSACHUSETTS

EXISTING & PROPOSED HEADHOUSE ELEV.

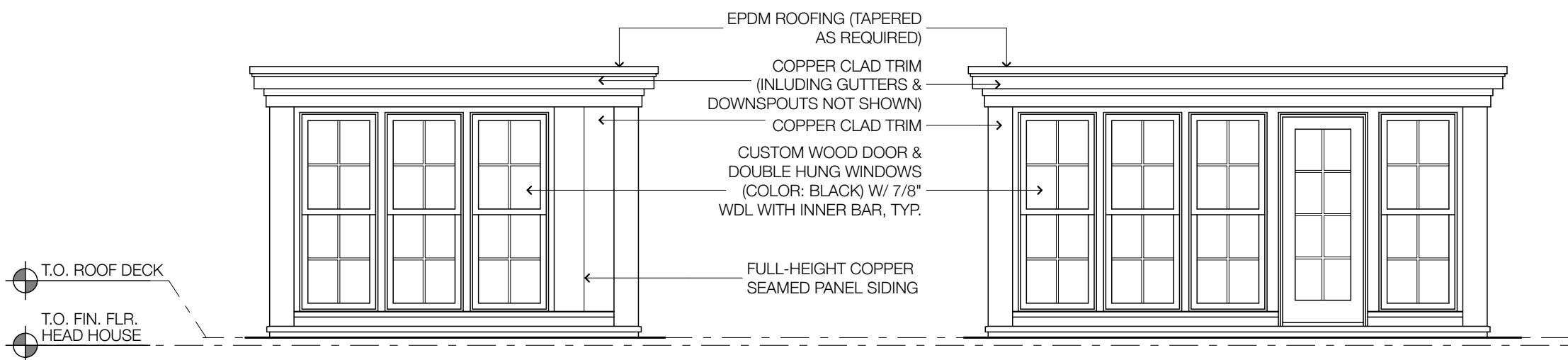
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PROJECT NO.	5230
DRAWN BY	
CHECKED BY	
DATE	12/17/18
SCALE	1/4" = 1'-0"

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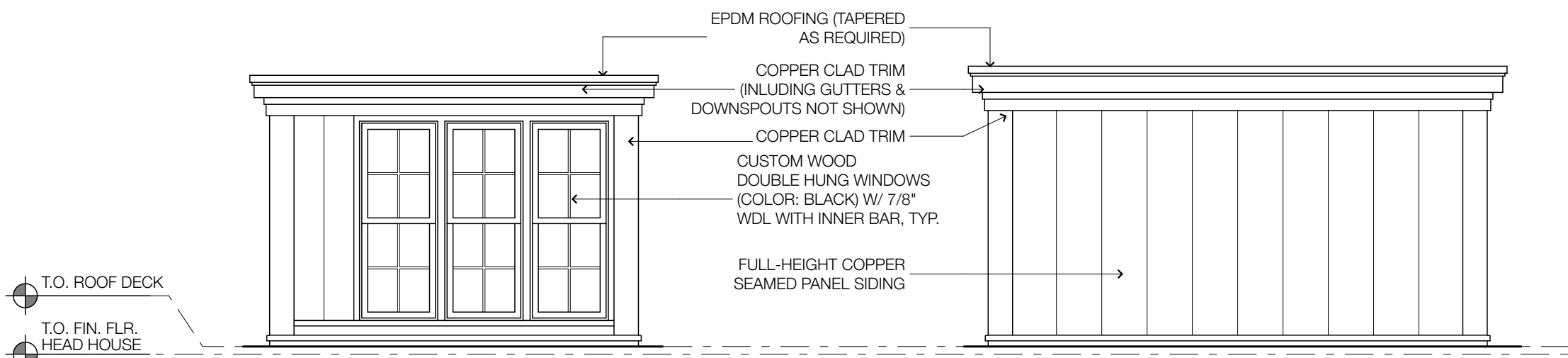
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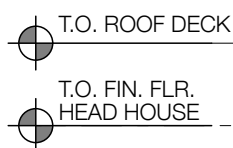
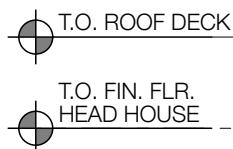
1 WEST ELEVATION
SCALE: 1/4" = 1'-0"

2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



3 EAST ELEVATION
SCALE: 1/4" = 1'-0"

4 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



NO	DESCRIPTION	DATE

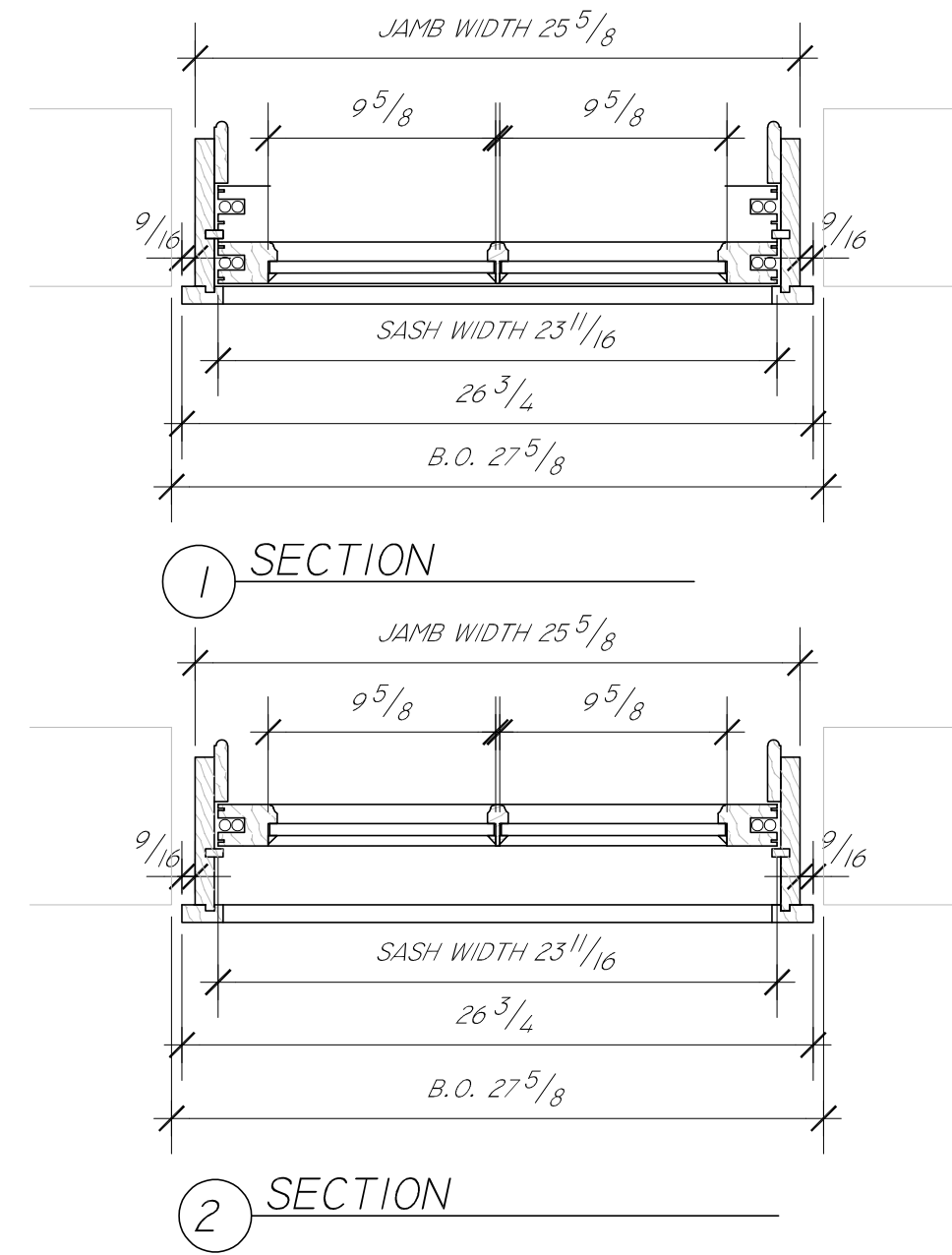
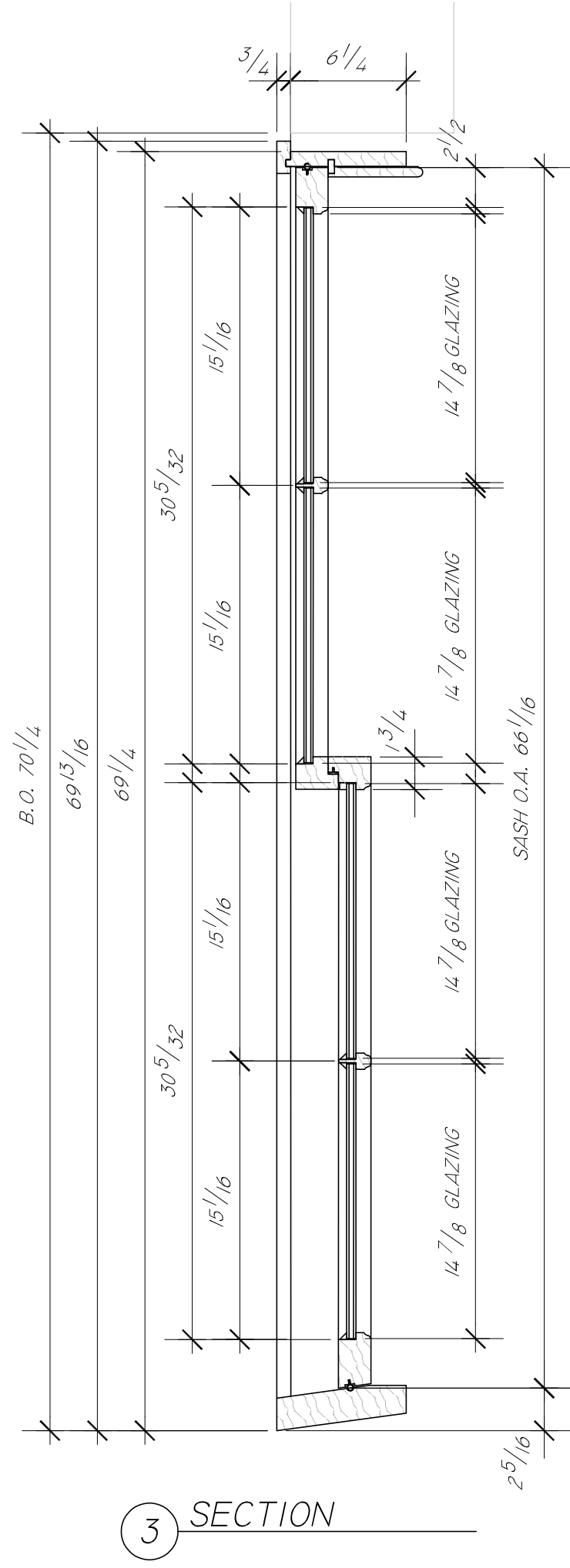
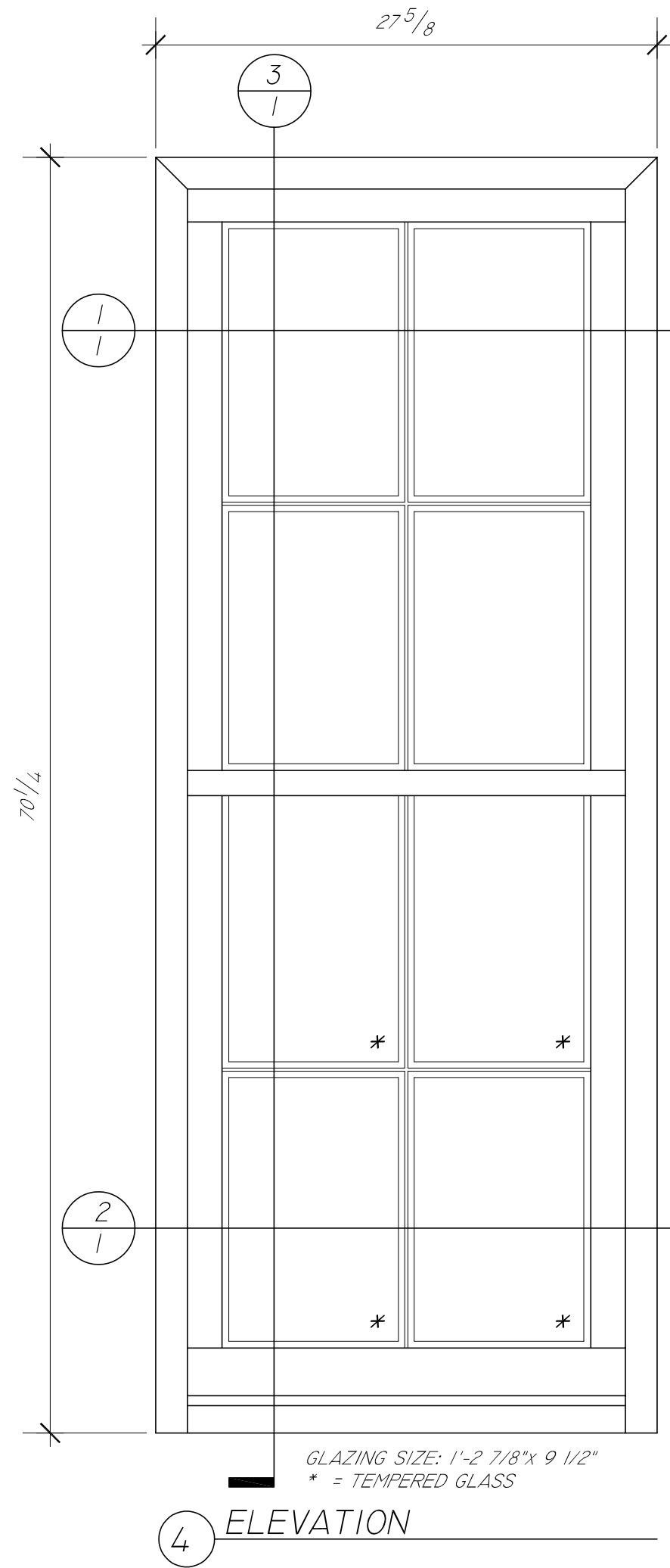
REVISIONS		

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128 MARLBOROUGH STREET
BOSTON, MASSACHUSETTS

PROPOSED HEADHOUSE ELEVATIONS

PROJECT NO.	5230
DRAWN BY	
CHECKED BY	
DATE	12/17/18
SCALE	1/4" = 1'-0"



GENERAL NOTES:
 WOOD SPECIES: SAPELE
 INTERIOR FINISH: PRIMED
 EXTERIOR FINISH: BLACK
 GLASS TYPE: 1/2" LOW-E
 SASH LOCK(S): _____
 SASH PULL(S): _____
 SCREEN(S): _____

DOOR SWING: _____
 LOCKSET: _____
 HINGES: _____
 WEATHERSTRIPS: _____
 DOOR BOTTOM: _____
 THRESHOLD: _____
 INT CASING: _____
 EXT CASING: _____

Liberty
Door and Window
 60 Concord Street
 North Reading, MA 01864

JOB NUMBER:
2018-14

PM:
GREGG MARTIN

ENGINEER:
DWG DATE: 12/31/2018
REV 1: _____

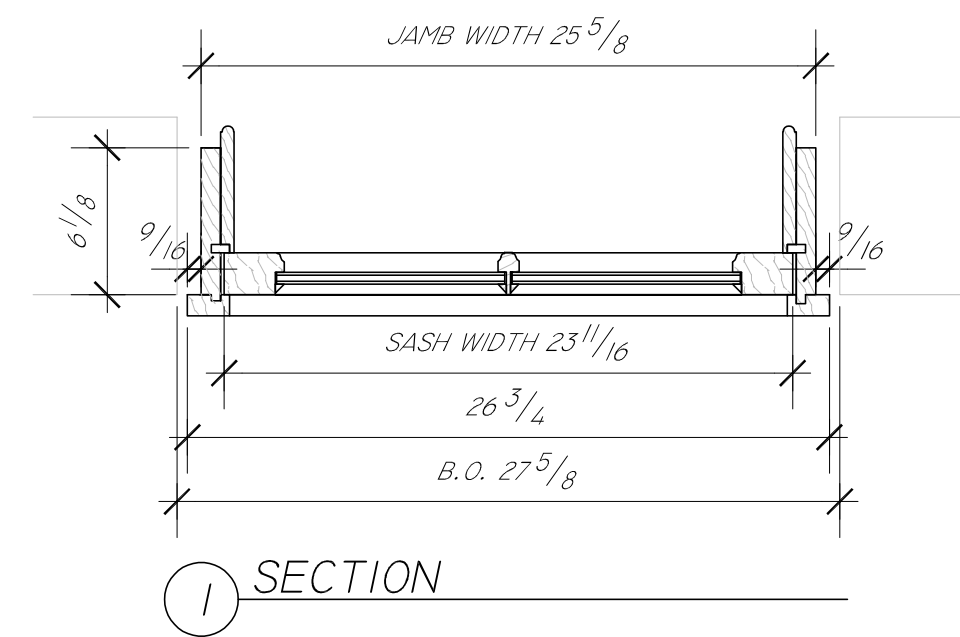
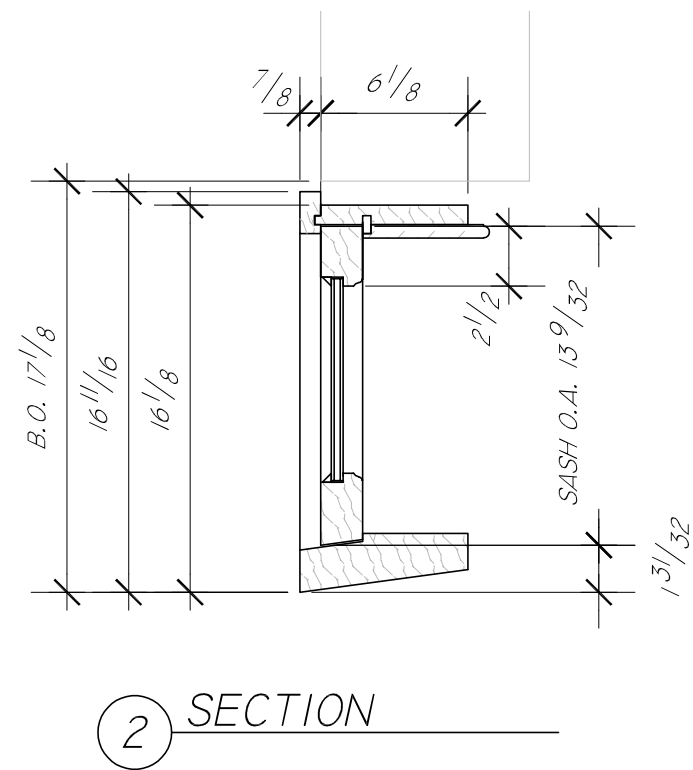
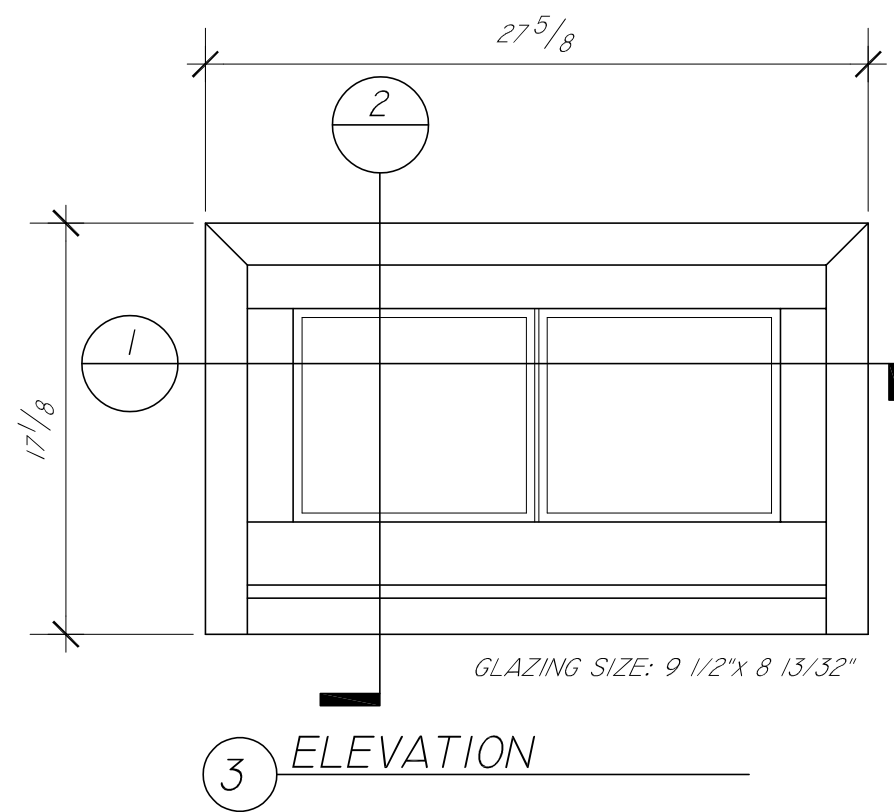
DRAFTER:
KTD

REV 2: _____
 REV 3: _____
 REV 4: _____

PROJECT NAME:
128 MARLBOROUGH STREET, BOSTON, MA

TITLE:
SASH ELEVATION AND SECTIONS

DRAWING NUMBER:
PAGE 1 OF 3



GENERAL NOTES:
 WOOD SPECIES: SAPELE
 INTERIOR FINISH: PRIMED
 EXTERIOR FINISH: BLACK
 GLASS TYPE: 1/2" LOW-E
 SASH LOCK(S): _____
 SASH PULL(S): _____
 SCREEN(S): _____

DOOR SWING: _____
 LOCKSET: _____
 HINGES: _____
 WEATHERSTRIPS: _____
 DOOR BOTTOM: _____
 THRESHOLD: _____
 INT CASING: _____
 EXT CASING: _____

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 60 Concord Street
 North Reading, MA 01864

JOB NUMBER:
 2018-14

PM:
 GREGG MARTIN

ENGINEER:
 DWG DATE: 12/31/2018
 REV 1: _____

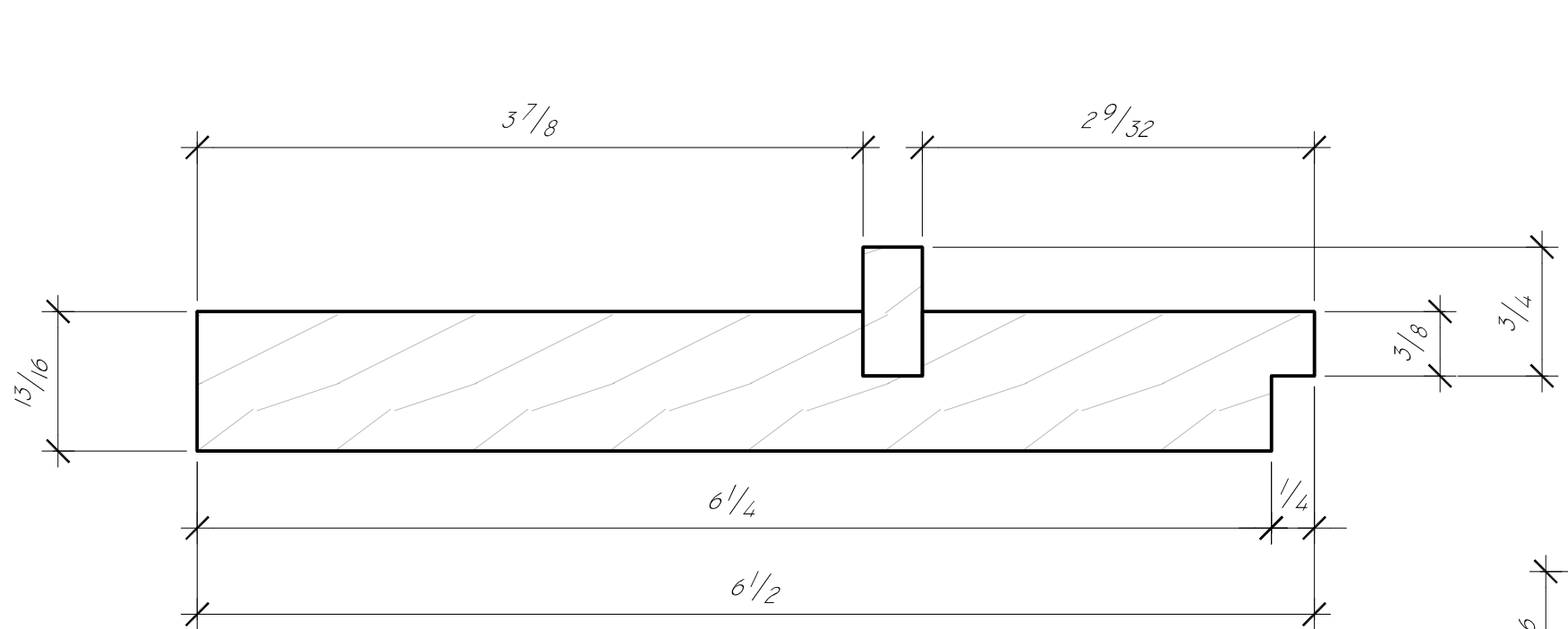
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 KTD

REV 2: _____
 REV 3: _____
 REV 4: _____

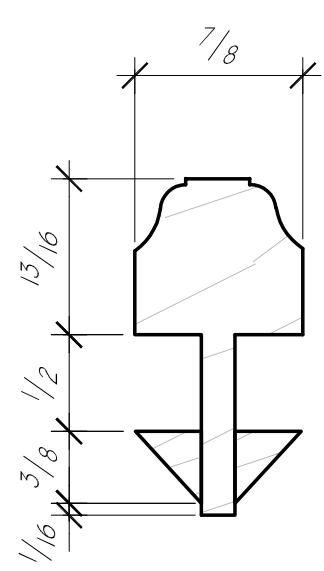
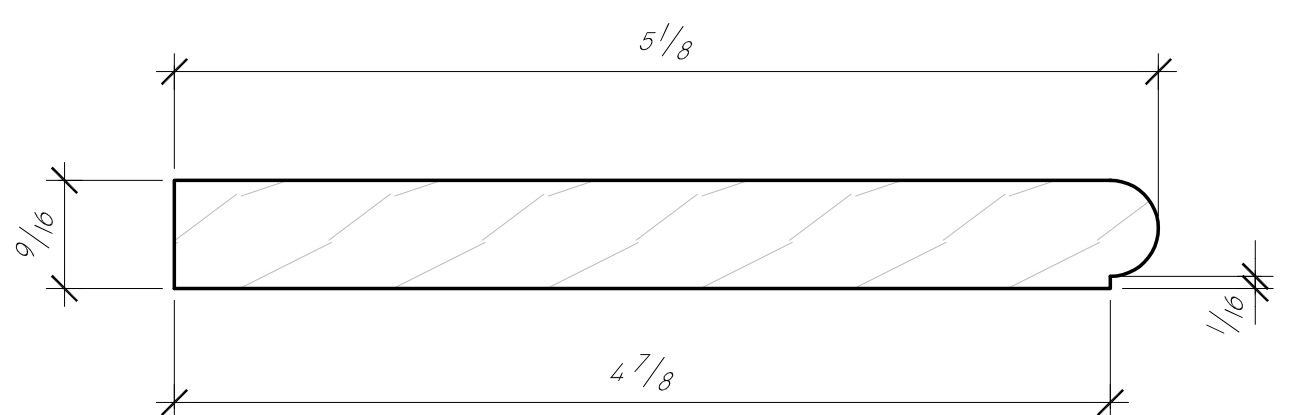
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 128 MARLBOROUGH STREET, BOSTON, MA

TITLE:
 SASH ELEVATION AND SECTIONS

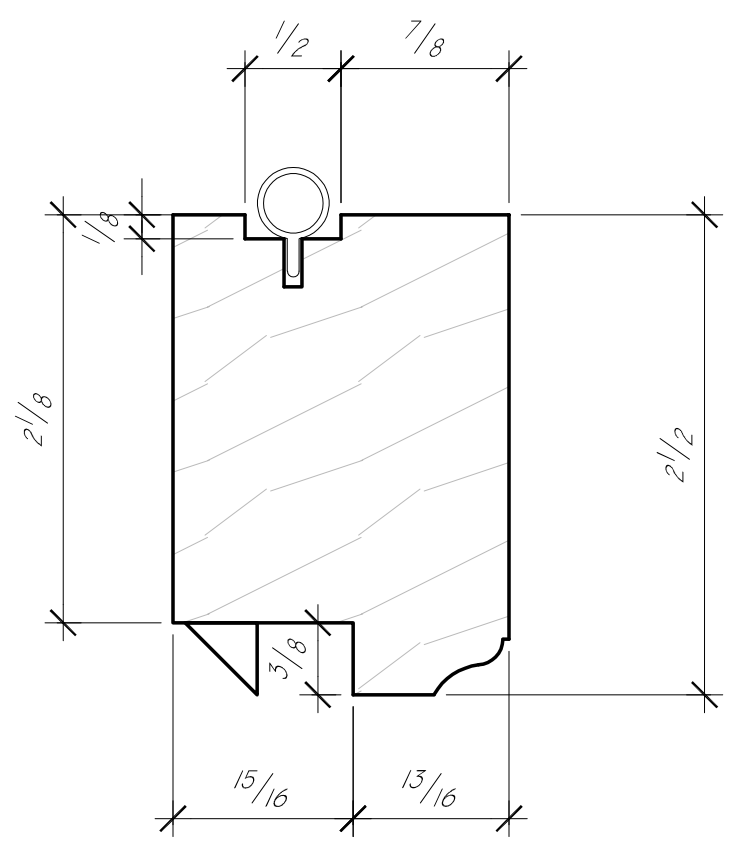
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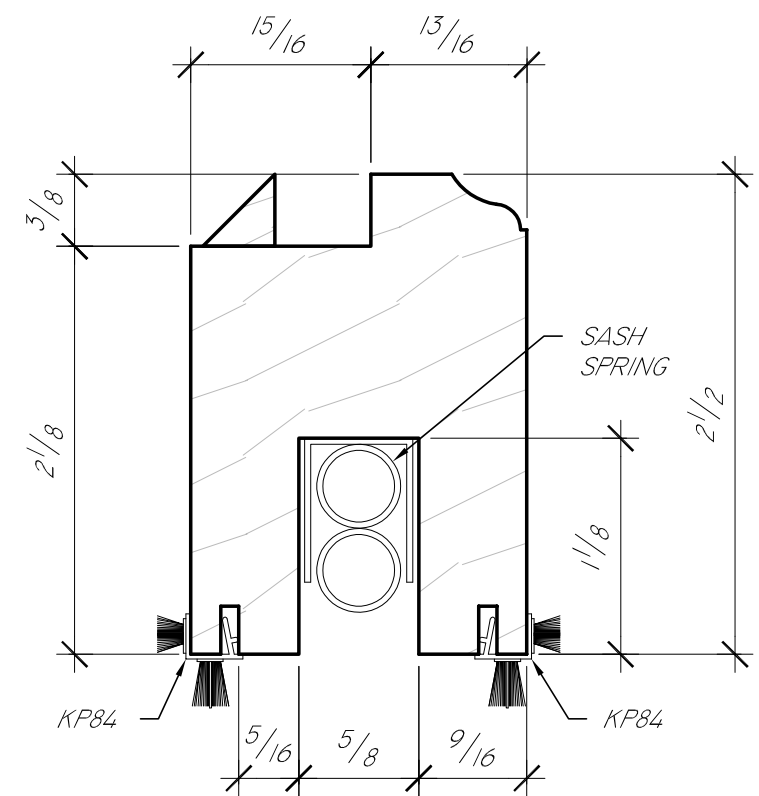
HEAD STOP



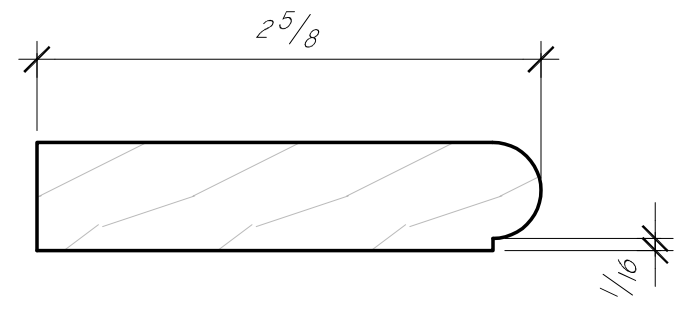
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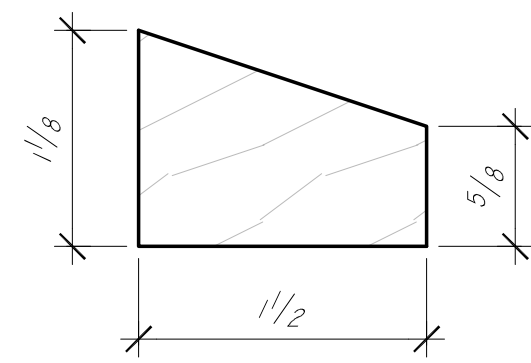
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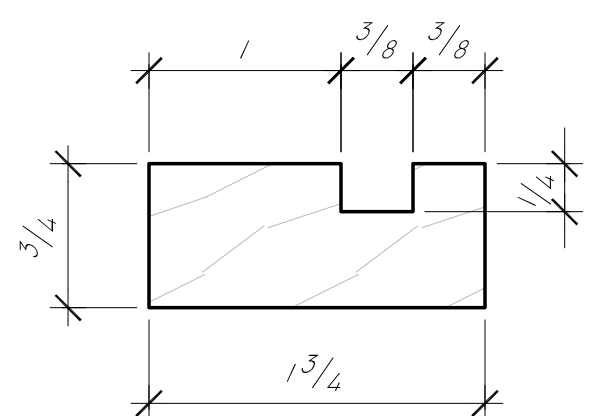
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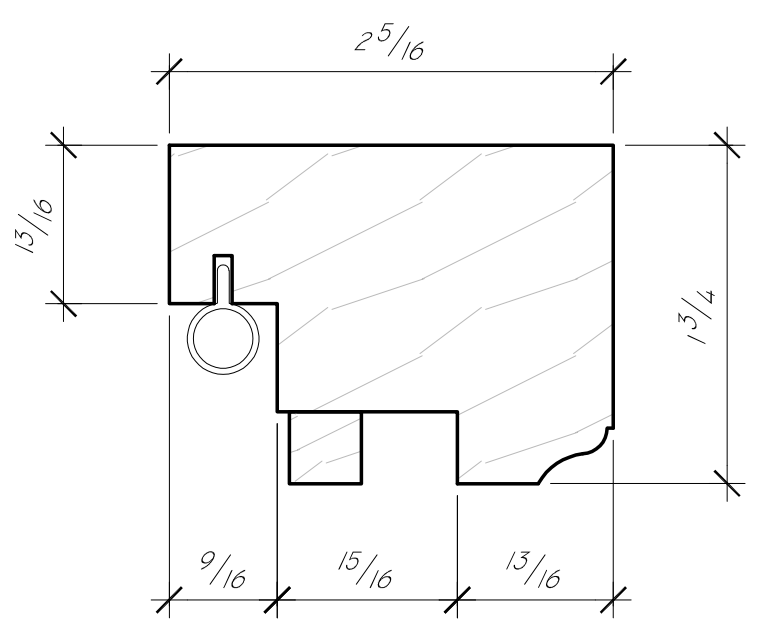
JAMB STOP



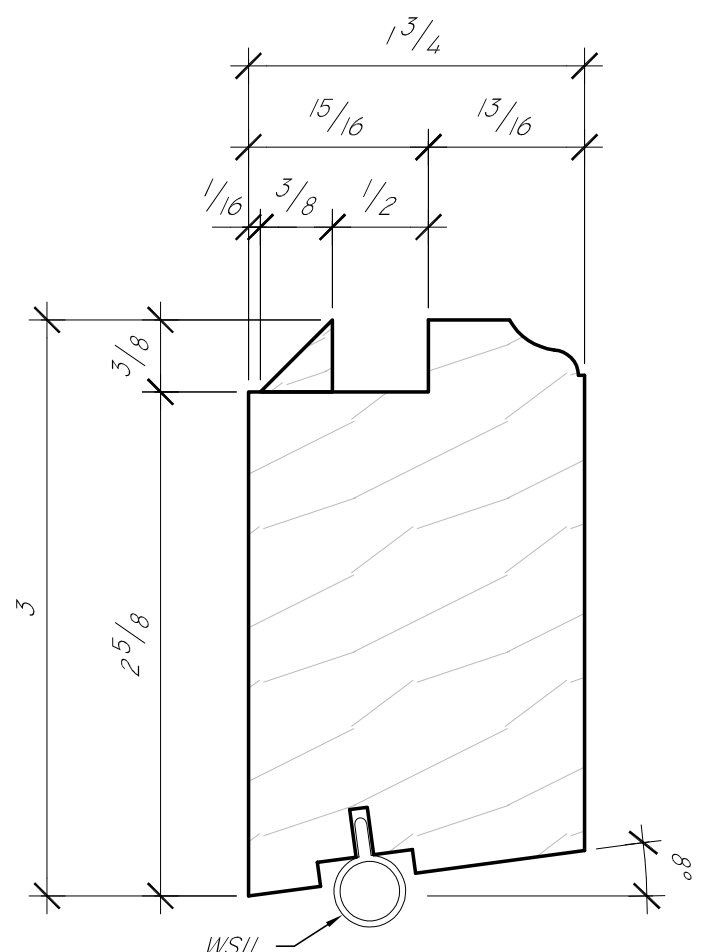
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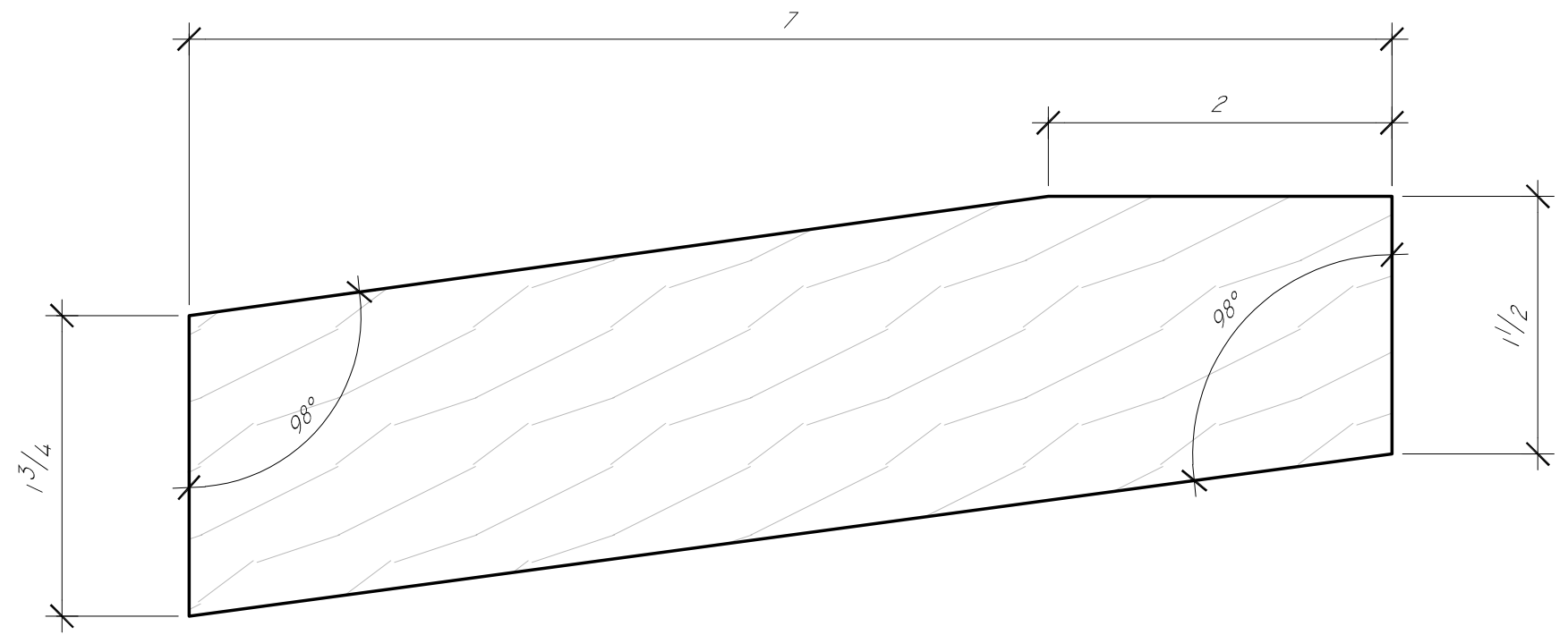
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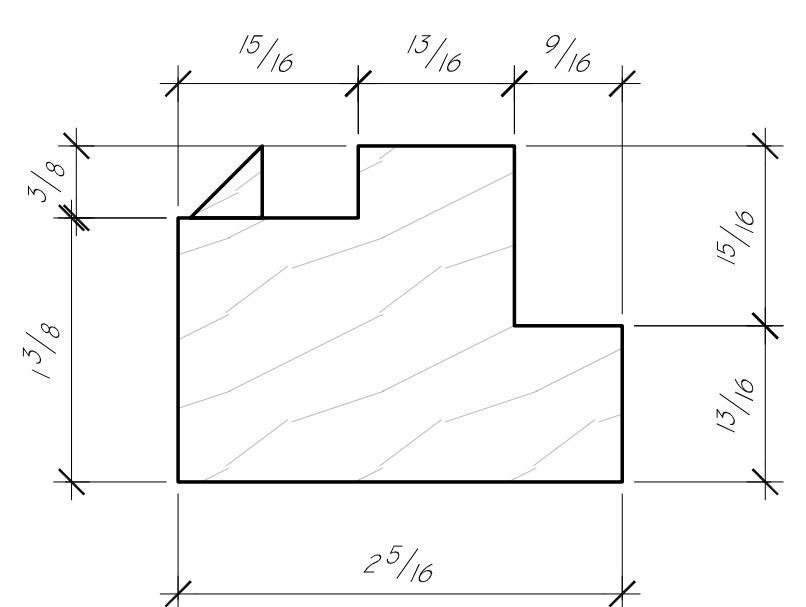
CENTER RAIL BOTTOM SASH



BOTTOM RAIL



SILL



CENTER RAIL TOP SASH

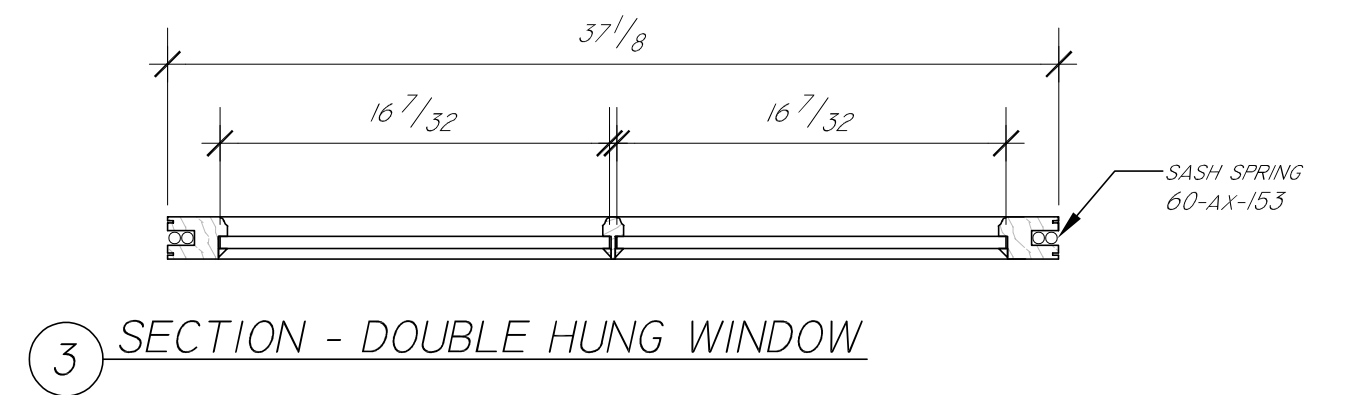
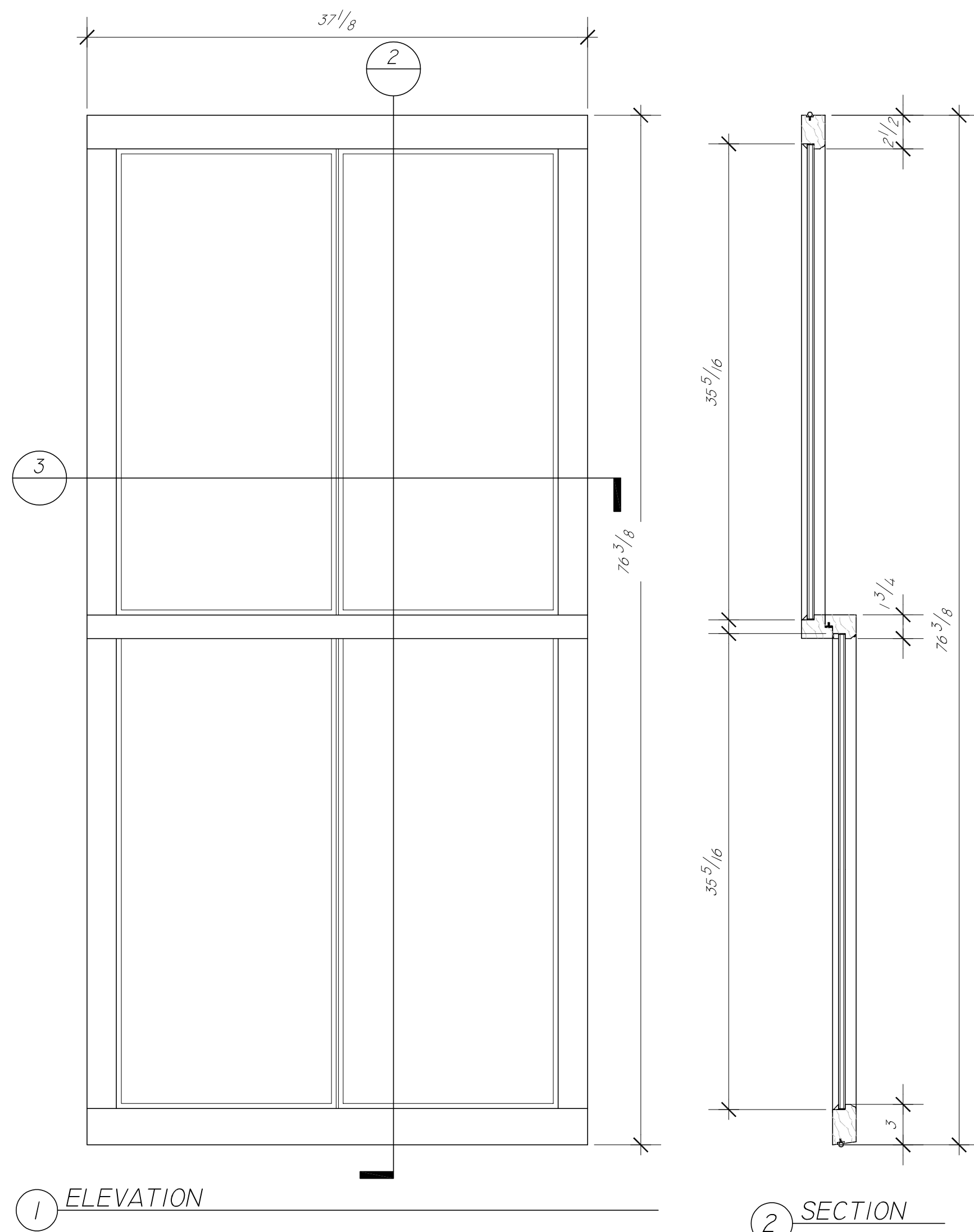
GENERAL NOTES:
 WOOD SPECIES: SAPELE
 INTERIOR FINISH: PRIMED
 EXTERIOR FINISH: BLACK
 GLASS TYPE: 1/2" LOW-E
 SASH LOCK(S):
 SASH PULL(S):
 SCREEN(S):

DOOR SWING:
 LOCKSET:
 HINGES:
 WEATHERSTRIPS:
 DOOR BOTTOM:
 THRESHOLD:
 INT CASING:
 EXT CASING:

Liberty
Door and Window
 60 Concord Street
 North Reading, MA 01864

JOB NUMBER:
 2018-14
 PM:
 GREGG MARTIN
 ENGINEER:
 DWG DATE: 12/31/2018
 REV 1:
 DRAFTER:
 KTD
 REV 2:
 REV 3:
 REV 4:

PROJECT NAME:
 128 MARLBOROUGH STREET, BOSTON, MA
 TITLE:
 WINDOW PROFILES
 DRAWING NUMBER:
 PAGE 3 OF 3



GENERAL NOTES:
 WOOD SPECIES: _____
 INTERIOR FINISH: _____
 EXTERIOR FINISH: _____
 GLASS TYPE: _____
 SASH LOCK(S): _____
 SASH PULL(S): _____
 SCREEN(S): _____

DOOR SWING: _____
 LOCKSET: _____
 HINGES: _____
 WEATHERSTRIPS: _____
 DOOR BOTTOM: _____
 THRESHOLD: _____
 INT CASING: _____
 EXT CASING: _____

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Door and Window
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 North Reading, MA 01864

JOB NUMBER:
 2018-12

PM:
 GREGG MARTIN

ENGINEER:
 DWG DATE: 12/18/2018
 REV 1: _____

DRAFTER:
 KTD

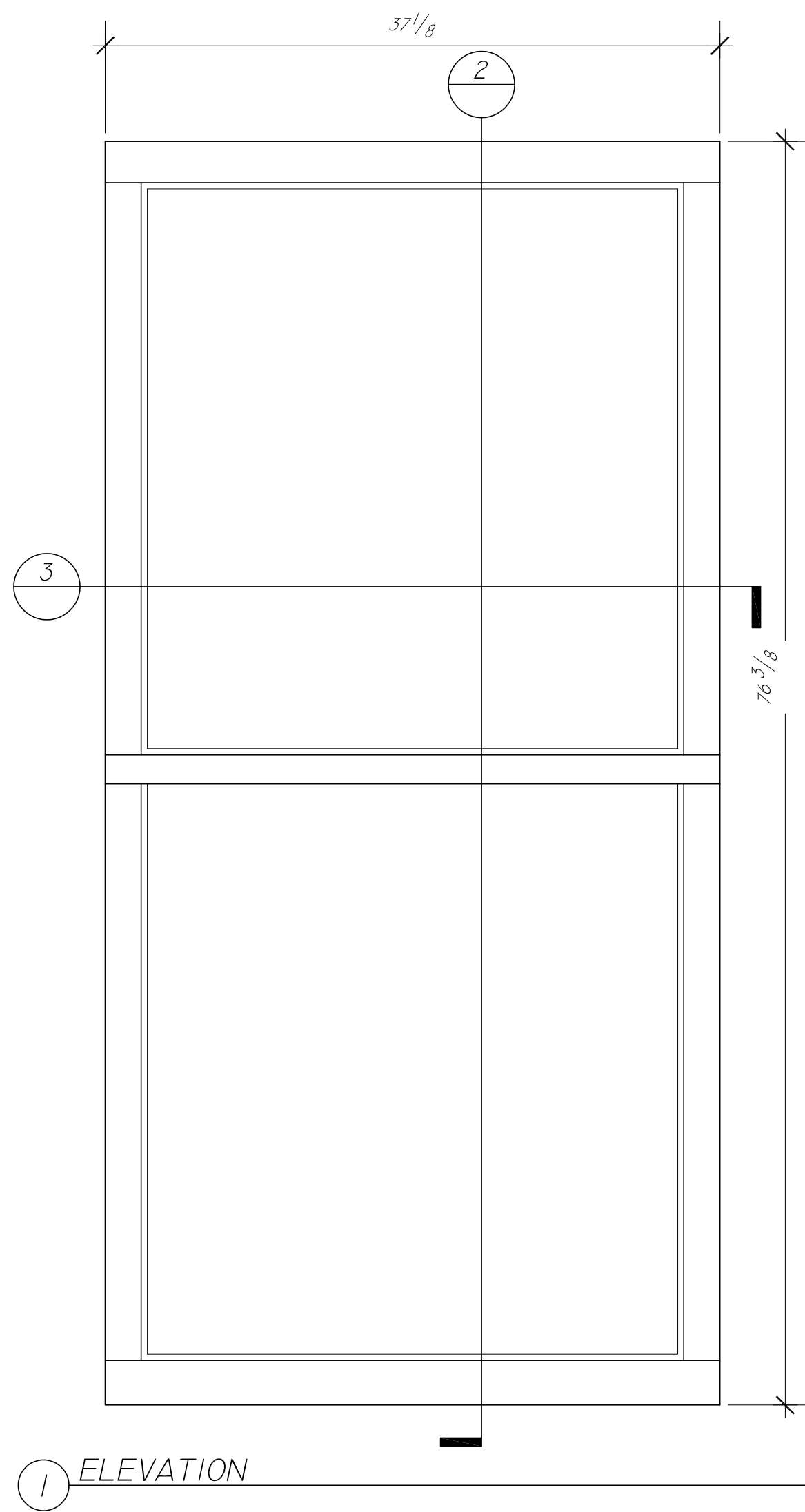
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 REV 3: _____
 REV 4: _____

PROJECT NAME:
 128 MARLBORO STREET, BOSTON MA

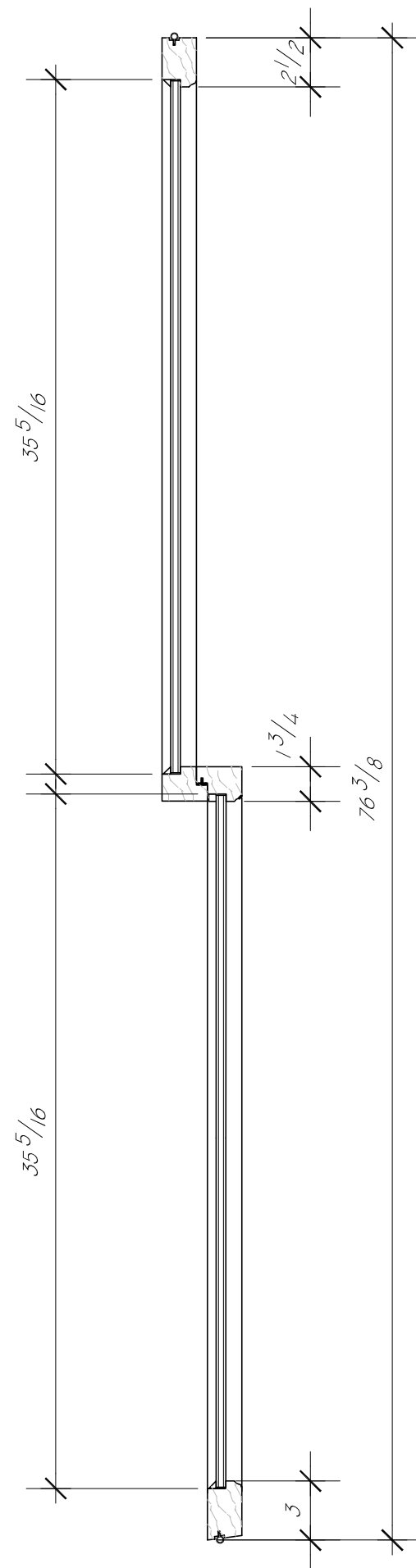
TITLE:
 SASH ELEVATION AND SECTIONS

DRAWING NUMBER:
 WINDOW 1

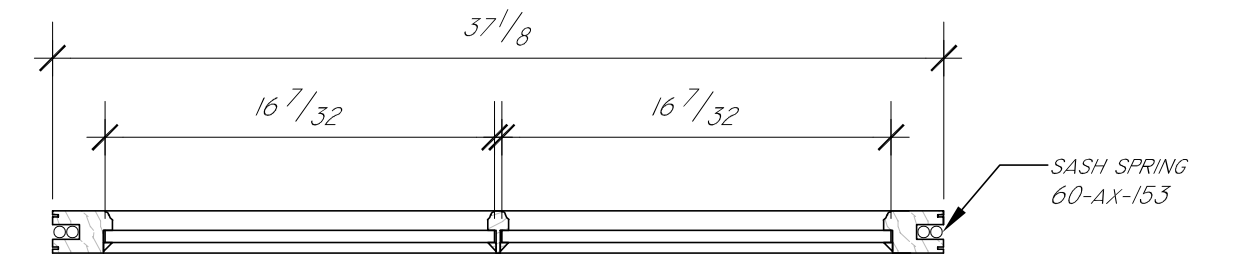
PAGE 1 OF 3



1 ELEVATION



2 SECTION



3 SECTION - DOUBLE HUNG WINDOW

GENERAL NOTES:
 WOOD SPECIES: _____
 INTERIOR FINISH: _____
 EXTERIOR FINISH: _____
 GLASS TYPE: _____
 SASH LOCK(S): _____
 SASH PULL(S): _____
 SCREEN(S): _____

DOOR SWING: _____
 LOCKSET: _____
 HINGES: _____
 WEATHERSTRIPS: _____
 DOOR BOTTOM: _____
 THRESHOLD: _____
 INT CASING: _____
 EXT CASING: _____

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Door and Window
 60 Concord Street
 North Reading, MA 01864

JOB NUMBER:
 2018-12

PM:
 GREGG MARTIN

ENGINEER: _____
 DWG DATE: 12/18/2018
 REV 1: _____

DRAFTER:
 KTD

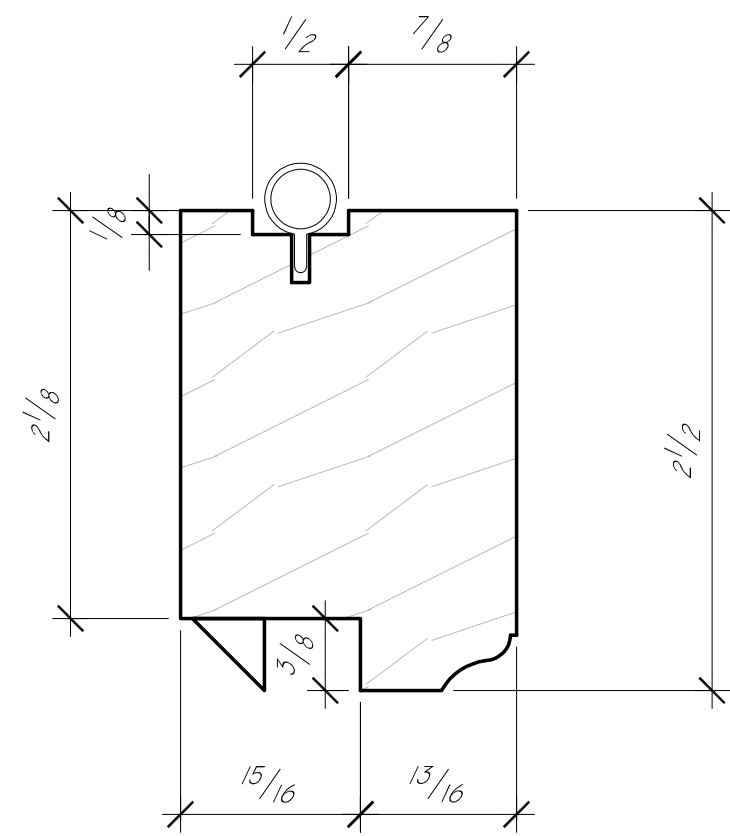
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 REV 3: _____
 REV 4: _____

PROJECT NAME:
 128 MARLBORO STREET, BOSTON MA

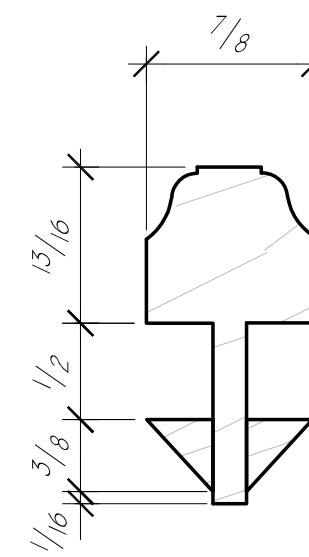
TITLE:
 SASH ELEVATION AND SECTIONS

DRAWING NUMBER:
 PAGE 2 OF 3

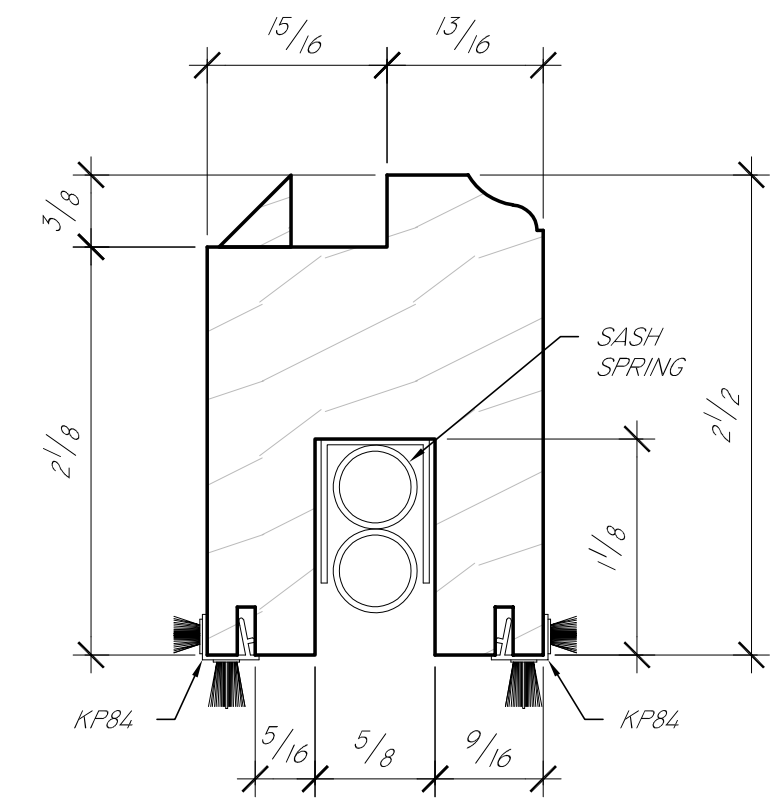
WINDOW 2



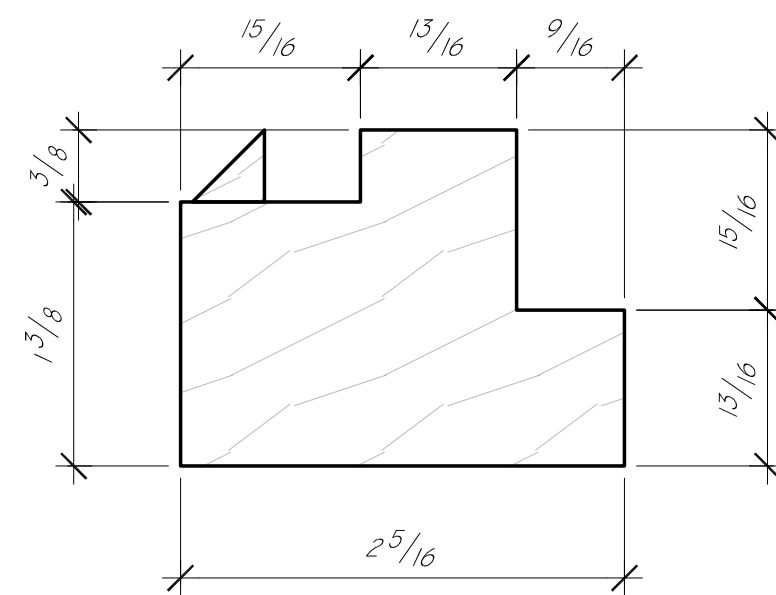
TOP RAIL



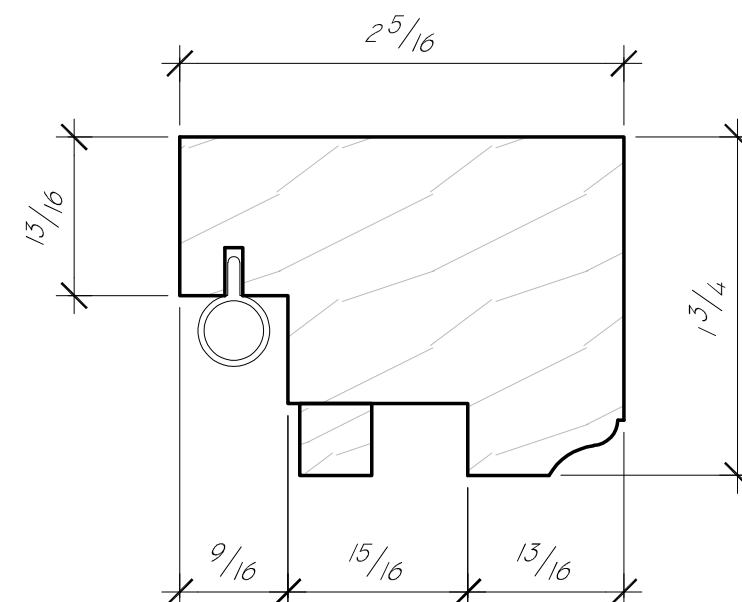
MUNTIN



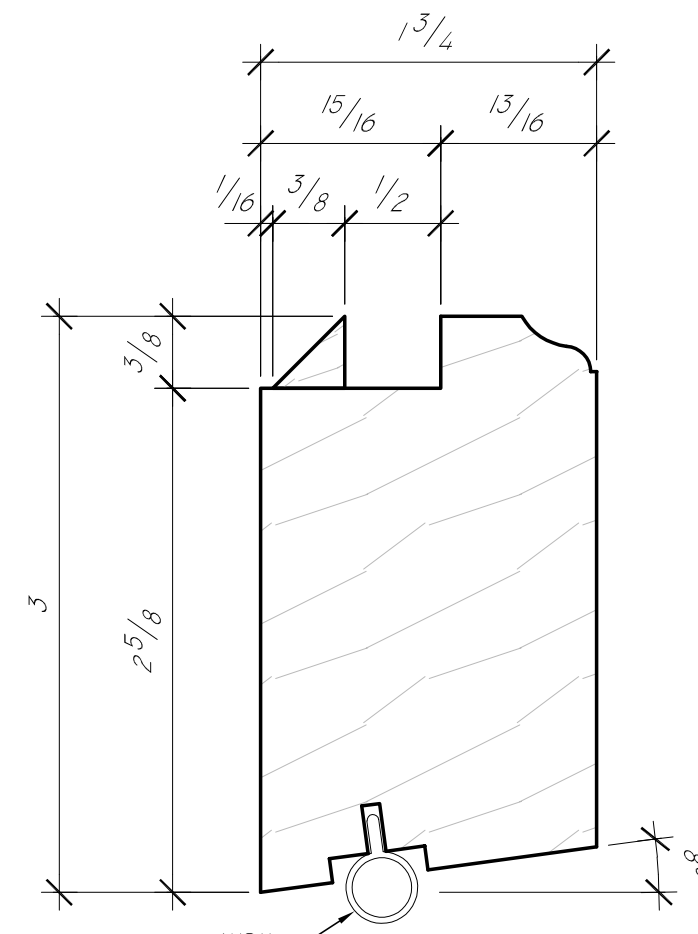
STILE



CENTER RAIL TOP SASH



CENTER RAIL BOTTOM SASH



BOTTOM RAIL

GENERAL NOTES:
 WOOD SPECIES: _____
 INTERIOR FINISH: _____
 EXTERIOR FINISH: _____
 GLASS TYPE: _____
 SASH LOCK(S): _____
 SASH PULL(S): _____
 SCREEN(S): _____

DOOR SWING: _____
 LOCKSET: _____
 HINGES: _____
 WEATHERSTRIPS: _____
 DOOR BOTTOM: _____
 THRESHOLD: _____
 INT CASING: _____
 EXT CASING: _____

Liberty
Door and Window
 60 Concord Street
 North Reading, MA 01864

JOB NUMBER:
 2018-12
 PM:
 GREGG MARTIN
 ENGINEER:
 DWG DATE: 12/18/2018
 REV 1: _____

DRAFTER:
 KTD
 REV 2: _____
 REV 3: _____
 REV 4: _____

PROJECT NAME:
 128 MARLBORO STREET, BOSTON MA
 TITLE:
 WINDOW PROFILES
 DRAWING NUMBER:
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PROFILES