

# Patio Renovation

## 336 Marlboro Street, #2

### Boston, MA 02116

Landmarks Commission Review Set  
June 14, 2024

#### Home Owner

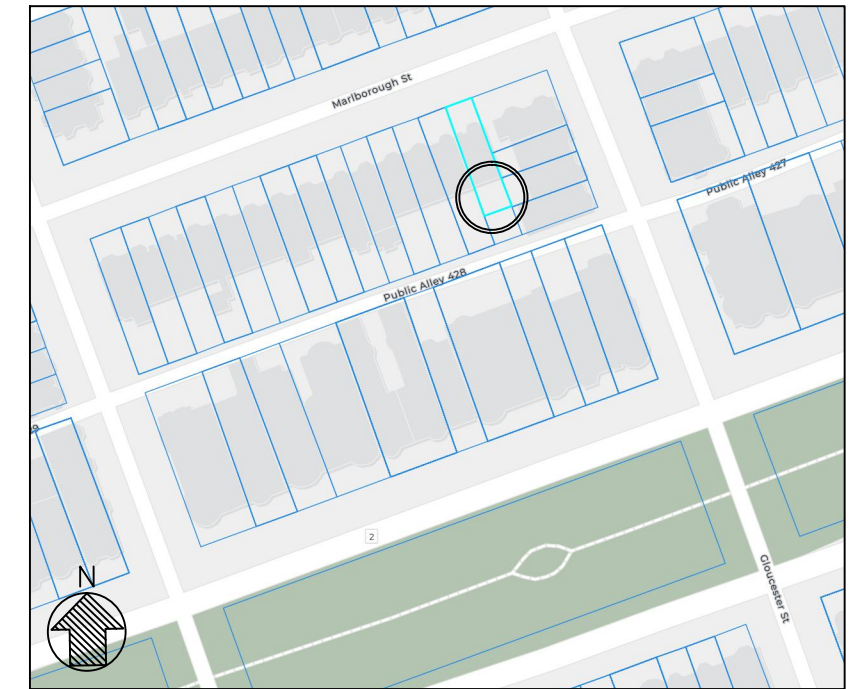
Kurt Edwardsen  
336 Marlboro Street  
Unit 2  
Boston, MA 02116  
617.791.7230

#### Architect

Christian Klein  
APPROACH<sup>3</sup>  
50 Pinecliff Drive  
Marblehead, MA 01945  
617.962.3464

#### Contractor

Rebbert Oliveira  
Jireh Services, Inc.  
2334 Founders Way  
Saugus, MA 01906  
781.520.1982



PROJECT LOCATION  
336 MARLBORO STREET  
REAR YARD

#### DRAWING INDEX:

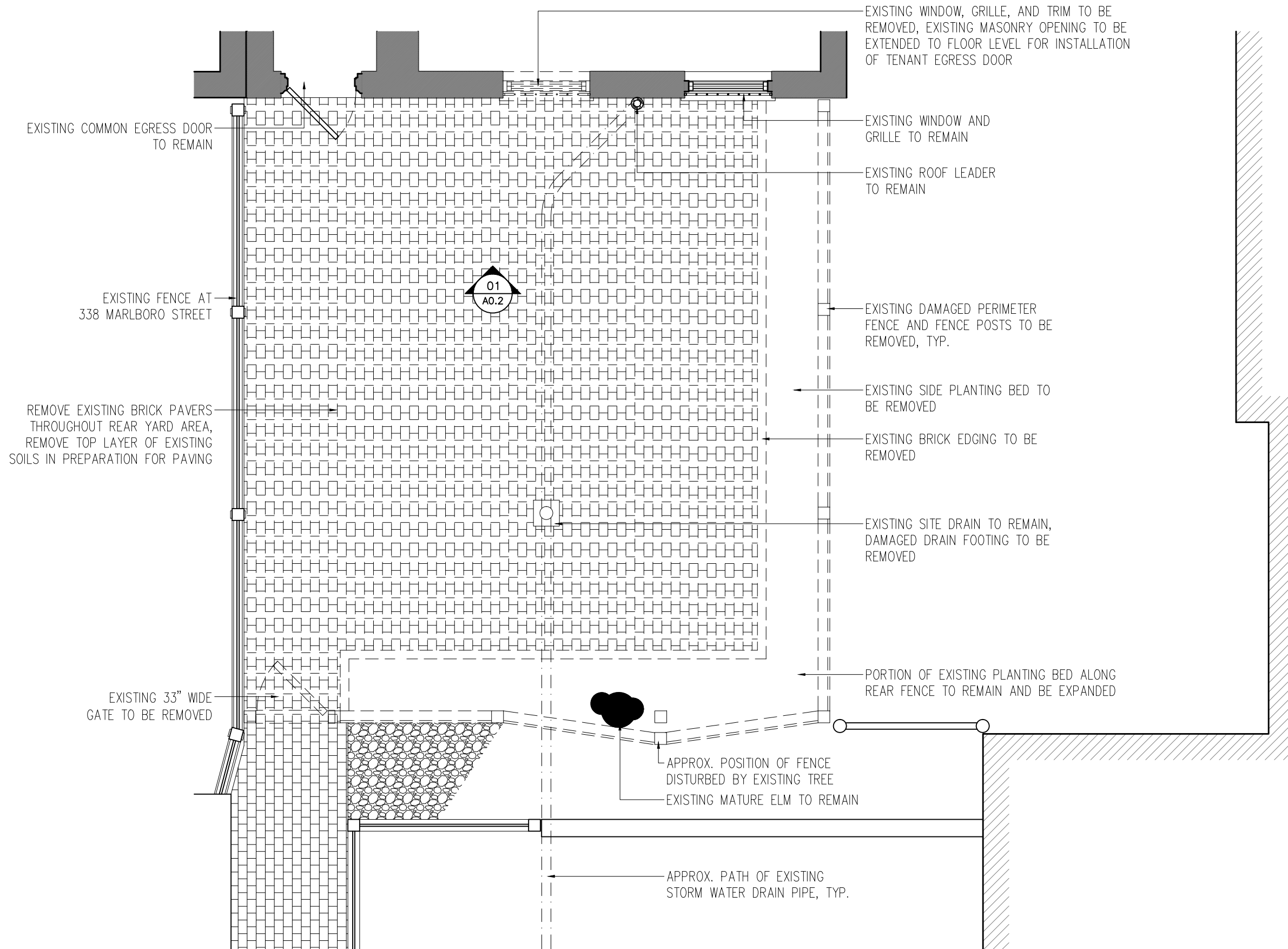
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	COVER
A0.1	EXISTING PLAN WITH PROPOSED DEMOLITION
A0.2	EXISTING ELEVATION WITH PROPOSED DEMOLITION
A1.1	PROPOSED PLAN
A1.2	PROPOSED ELEVATION
A2.1	DETAIL OF PROPOSED FENCE
A7.1	EXISTING CONDITION PHOTOGRAPHS
A7.2	EXISTING CONDITION PHOTOGRAPHS

#### PROJECT SUMMARY

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Remove existing fence on south and east sides of rear yard and replace with new fence to match existing fence on west side of rear yard. Provide demising fence parallel to west side fence to separate common from tenant areas in rear yard. Remove existing rear yard masonry paving and replace with new masonry paving over new compacted sand bed. Remove existing planting bed on east side of rear yard and increase area of planting bed on south side, providing more space for existing tree. Existing center window on lower level to be removed, the masonry opening is to be extended down to the interior floor level. New glazed 3-panel door with trim to match adjacent common egress door; clear glass transom lite; wood sill and threshold; and exterior screen door are to be provided. Doors and trim to be painted black to match other openings on the rear of the building.



EXISTING CONNECTING BALCONY TO REMAIN

EXISTING CABLE SPLICE BLOCK TO REMAIN

EXISTING PERIMETER FENCE TO REMAIN

EXISTING COMMON EGRESS DOOR TO REMAIN



EXISTING WIRES AND CABLES AFFIXED TO BUILDING ARE NOT INDICATED BUT ARE TO REMAIN

EXISTING WINDOWS / STORM WINDOWS ON UPPER FLOORS TO REMAIN, TYP.

EXISTING MASONRY WALL TO REMAIN, TYP.

EXISTING WINDOW, GRILLE, AND TRIM TO REMAIN

EXISTING PERIMETER FENCE TO BE REMOVED AND REPLACED

EXISTING WINDOW, GRILLE, AND TRIM TO BE REMOVED

EXISTING RAIN LEADER TO REMAIN

EXISTING PRECAST WINDOW SILL TO BE REMOVED, AREA OF EXISTING MASONRY BELOW TO BE SAW-CUT AND REMOVED FOR PROPOSED TENANT DOOR

**APPROACH**  
ARCHITECTURE ■ CONSULTING ■ REAL ESTATE

A: 50 PINECLIFF DRIVE  
MARBLEHEAD, MA 01945  
O: 617.688.2407  
T: WWW.APPROACH3.COM

336 Marlboro Street  
Boston, MA 02116

DATE: 14 JUN 24

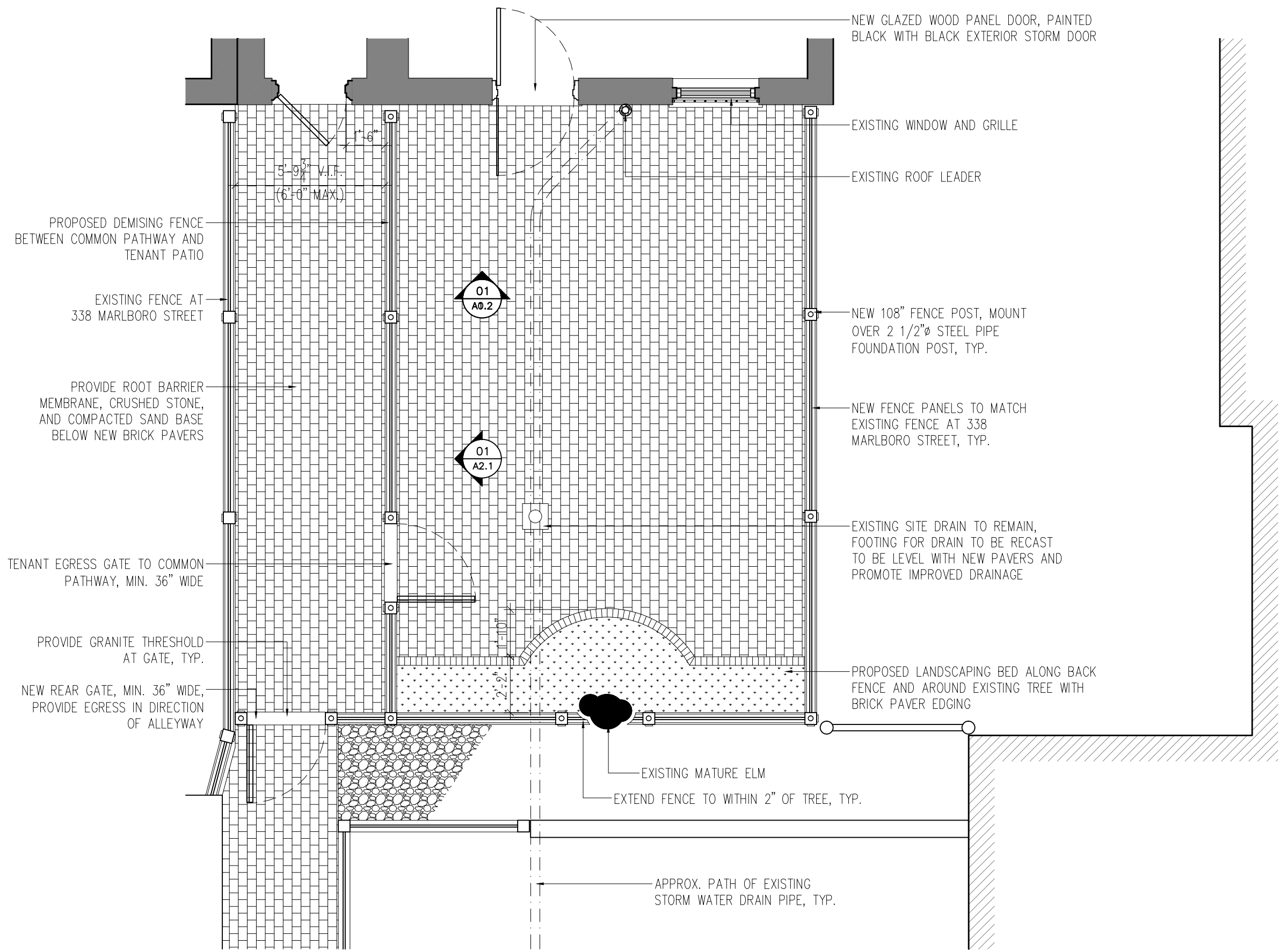
SCALE: 3/8" = 1'-0"

DRAWN: CMK

EXISTING CONDITIONS  
REAR  
ELEVATION WITH  
DEMOLITION

SHEET NUMBER

A0.2



**APPROACH<sup>3</sup>**  
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336 Marlboro Street  
 Boston, MA 02116

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 SCALE: 1/4" = 1'-0"  
 DRAWN: CMK

PROPOSED PLAN

SHEET NUMBER  
 A1.1

EXISTING CONNECTING BALCONY

EXISTING CABLE SPLICE BLOCK

EXISTING PERIMETER FENCE

EXISTING COMMON EGRESS DOOR

PROPOSED DEMISING FENCE

EXISTING WIRES AND CABLES AFFIXED TO BUILDING ARE NOT INDICATED BUT ARE TO REMAIN

EXISTING WINDOWS / STORM WINDOWS ON UPPER FLOORS, TYP.

EXISTING MASONRY WALL, TYP.

PROPOSED TRANSOM LITE

EXISTING WINDOW, GRILLE, AND TRIM

PROPOSED PERIMETER FENCE

PROPOSED GLAZED 3-PANEL DOOR TO TENANT UNIT WITH EXTERIOR STORM DOOR, TRIM TO MATCH EXISTING COMMON DOOR TRIM, PAINT BLACK

EXISTING RAIN LEADER

WOOD DOOR SILL, PAINTED BLACK

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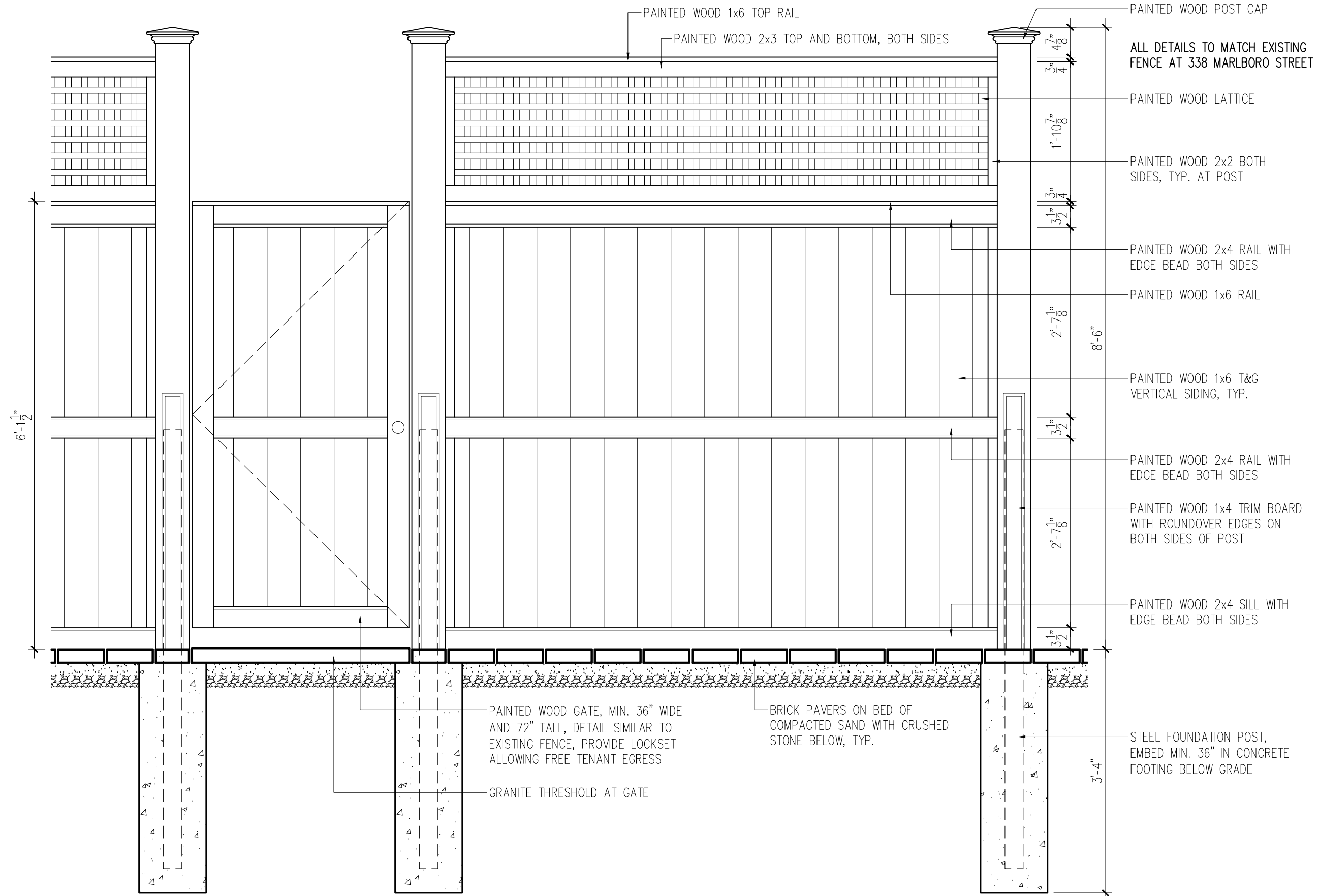
SCALE: 3/8" = 1'-0"

DRAWN: CMK

PROPOSED REAR ELEVATION

SHEET NUMBER

A1.2



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 DRAWN: CMK

PROPOSED PERIMETER AND DIVIDING FENCE

SHEET NUMBER  
 A2.1



VIEW OF REAR YARD FROM ALLEYWAY



VIEW OF REAR YARD FROM GATE



VIEW OF EXISTING PERIMETER FENCE



VIEW OF EXISTING COMMON EGRESS DOOR



VIEW OF EXISTING WINDOW PROPOSED TO BE REMOVED



VIEW OF EXISTING WINDOW TO REMAIN

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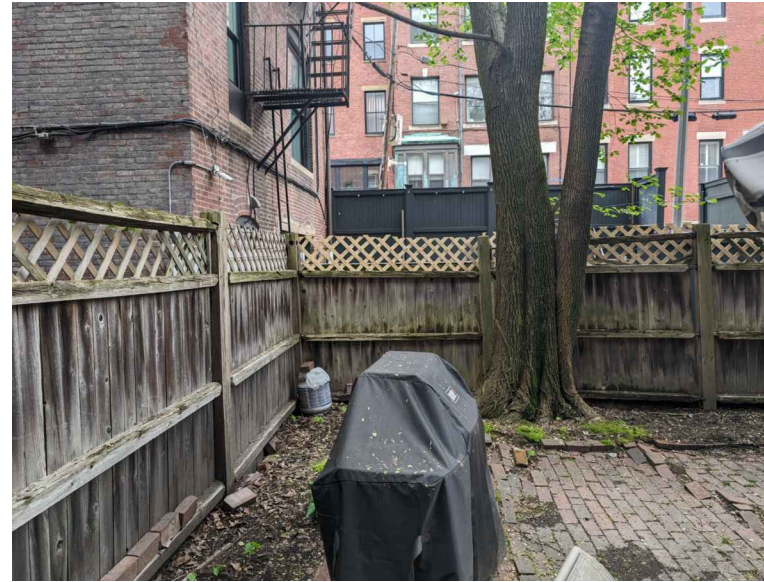
EXISTING  
 CONDITIONS  
 PHOTOGRAPHS

SHEET NUMBER

A7.1



VIEW OF EXISTING FENCE AT 338 MARLBORO ST.



VIEW OF REAR YARD FACING ALLEY WITH EXISTING ELM



VIEW OF PATIO SHOWING TREE ROOTS BETWEEN PAVERS



VIEW OF REAR YARD SHOWING EXISTING SITE DRAIN



VIEW OF REAR YARD SHOWING TREE ROOTS DISPLACING PAVERS

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EXISTING  
CONDITIONS  
PHOTOGRAPHS

SHEET NUMBER

A7.2