



APPLICATION
CERTIFICATE of APPROPRIATENESS-or-
DESIGN APPROVAL-or-EXEMPTION

Deliver or mail to:
Environment Department
Boston City Hall, Rm 709
Boston, MA 02201

For Office Use Only

APPLICATION # _____
RECEIVED _____
FEE _____
HEARING DATE _____

DO NOT RETURN THIS FORM BY FAX OR EMAIL

DO NOT STAMP THIS BOX

I. PROPERTY ADDRESS _____

NAME of BUSINESS/PROPERTY _____

The names, telephone numbers, postal and e-mail addresses requested below will be used for all subsequent communications relating to this application. Environment Department personnel cannot be responsible for illegible, incomplete or inaccurate contact information provided by applicants.

II. APPLICANT _____

CONTACT NAME _____ RELATIONSHIP TO PROPERTY _____

MAILING ADDRESS _____ ZIP _____

PHONE _____ EMAIL _____

PROPERTY OWNER _____ CONTACT NAME _____

MAILING ADDRESS _____ ZIP _____

PHONE _____ EMAIL _____

ARCHITECT _____ CONTACT NAME _____

MAILING ADDRESS _____ ZIP _____

PHONE _____ EMAIL _____

CONTRACTOR _____ CONTACT NAME _____

MAILING ADDRESS _____ ZIP _____

PHONE _____ EMAIL _____

III. DESCRIPTION OF PROPOSED WORK

A BRIEF OUTLINE OF THE PROPOSED WORK *MUST* BE GIVEN IN THE SPACE PROVIDED BELOW, OR THE APPLICATION WILL *NOT* BE ACCEPTED. This description provides the basis for the official notice and subsequent decision, and it must clearly represent the entirety of the project. Additional pages may be attached, if necessary, to provide more detailed information.

REMOVE PAINT ON BRICK

INSTALL NEW WOOD GARAGE DOOR

INSTALL NEW GRANITE SILL @ 2-3/4" LOWER THAN EXISTING

RE-LAY EXISTING OR NEW BRICK PAVERS AS REQ. AT EXISTING TOPOGRAPHY

REPLACE EXISTING CONCRETE CURB WITH BEVELED GRANITE CURB

REPLACE EXISTING TRANSFORMER VAULT. NEW VAULT TO HAVE SMALLER HATCHES & GRATES AS SHOWN

28 PINCKNEY STREET
PROPOSED SCOPE OF WORK

BRICK SIDEWALK

GRANITE CURB

PINCKNEY STREET

VARIABLE WIDTH - PUBLIC

BITUMINOUS CONCRETE

GRANITE CURB

CONCRETE CURB

GRANITE CURB

BRICK SIDEWALK

BRICK SIDEWALK

BRICK SIDEWALK

TREE PLANTER

GAS LAMP

94.74
X
95.03

95.29
X

95.24'

X
95.24'

17'-8"
10'-3"
5'-10"
3'-2"
4'-5"
94.27
X
95.06

93.9'
X
94.4'

94.93'
X

4 STORY

1-STORY GARAGE

ALLEY

1-STORY

5 STORY

1 TRANSFORMER VAULT/CURB CUT PLAN
FULL: 1/2" = 1'-0", HALF: 1/4" = 1'-0"



PAULI & URIBE ARCHITECTS LLC

Classic Architecture Interior Design
121 Mount Vernon Street
Boston, Massachusetts, 02108
617.227.0954 • www.pauli-uribe.com

28 PINCKNEY STREET

BOSTON, MA 02108



SHEET TITLE:
EXISTING CONDITIONS
TRANSFORMER VAULT/
CURB CUT
DATE: APRIL 24, 2019
SCALE: AS NOTED
DRAWN: JGUR & RJP
CHECKED: JGUR & MZF

SHEET NO.

EC-1

EXISTING BRICK SIDEWALK

EXISTING GRANITE CURB

PINCKNEY STREET

VARIABLE WIDTH - PUBLIC

BITUMINOUS CONCRETE

REPLACE EXISTING
CONCRETE CURB WITH
BEVELED GRANITE CURB
COLOR TO MATCH EXISTING

REUSE OR MATCH
EXISTING BRICK

FOOTPRINT OF NEW
TRANSFORMER

TRANSFORMER
HATCH

TRANSFORMER
VENTING GRATE

EXISTING GRANITE CURB

EXISTING GRANITE CURB

EXISTING BRICK SIDEWALK
NO CHANGE IN TOPOGRAPHY

NO CHANGE IN
TOPOGRAPHY

EXISTING BRICK SIDEWALK
NO CHANGE IN TOPOGRAPHY

EXISTING TREE
PLANTER

EXIST.
GAS LAMP

93.91'
X
94.41'

4 STORY

1-STORY
GARAGE

1-STORY

5 STORY

1 TRANSFORMER VAULT/CURB CUT PLAN
FULL: 1/2" = 1'-0", HALF: 1/4" = 1'-0"

28 PINCKNEY STREET

BOSTON, MA 02108



SHEET TITLE:
PROPOSED
TRANSFORMER VAULT/
CURB CUT PLAN
DATE: APRIL 25, 2019
SCALE: AS NOTED
DRAWN: JGUR & RJP
CHECKED: JGUR & MZF

SHEET NO.

A-1



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ARCHITECTS LLC
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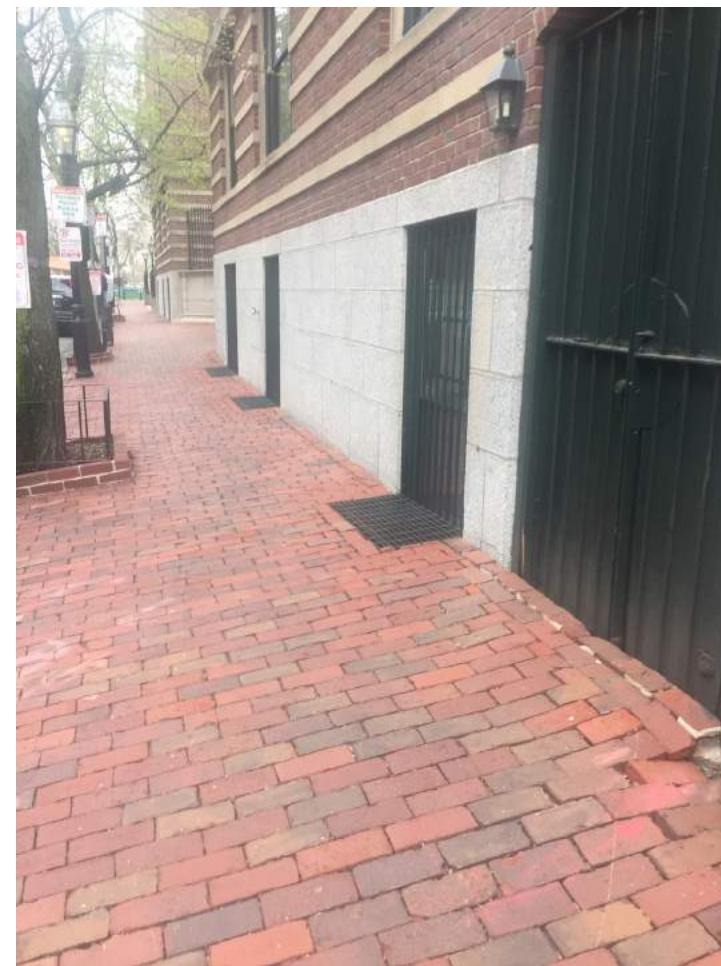


28 PINCKNEY STREET - EXISTING CONDITIONS PHOTOGRAPHS





EXAMPLES OF SIDEWALK CONDITIONS IN BEACON HILL



EXAMPLES OF TRANSFORMER VAULTS IN BEACON HILL





EXAMPLES OF GARAGE DOORS IN BEACON HILL



EXISTING PHOTOGRAPH



PROPOSED GARAGE DOOR OPTIONS

PROPOSED A



PROPOSED B



EXISTING PHOTOGRAPH



PROPOSED GARAGE DOOR OPTIONS

PROPOSED C



PROPOSED D





WIRE CUT BRICK PAVER



**TRANSFORMER VAULT &
CITY HALL PAVER
CHESTNUT & WEST CEDAR**

PROPOSED MATERIALS



TRANSFORMER HATCH



TRANSFORMER VENT

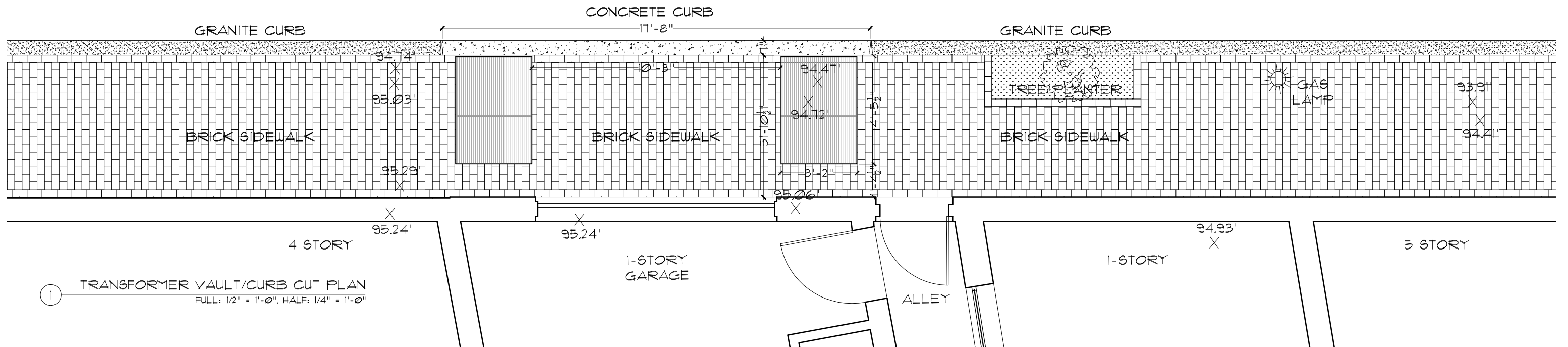
BRICK SIDEWALK

GRANITE CURB

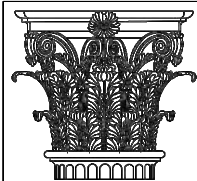
PINCKNEY STREET

VARIABLE WIDTH - PUBLIC

BITUMINOUS CONCRETE



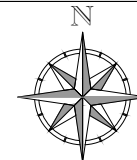
1 TRANSFORMER VAULT/CURB CUT PLAN
FULL: 1/2" = 1'-0", HALF: 1/4" = 1'-0"



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ARCHITECTS LLC
Classic Architecture
Interior Design
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28 PINCKNEY STREET

BOSTON, MA 02108



SHEET TITLE:
EXISTING CONDITIONS
TRANSFORMER VAULT/
CURB CUT
DATE: APRIL 26, 2019
SCALE: AS NOTED
DRAWN: JGUR & RJP
CHECKED: JGUR & MZF

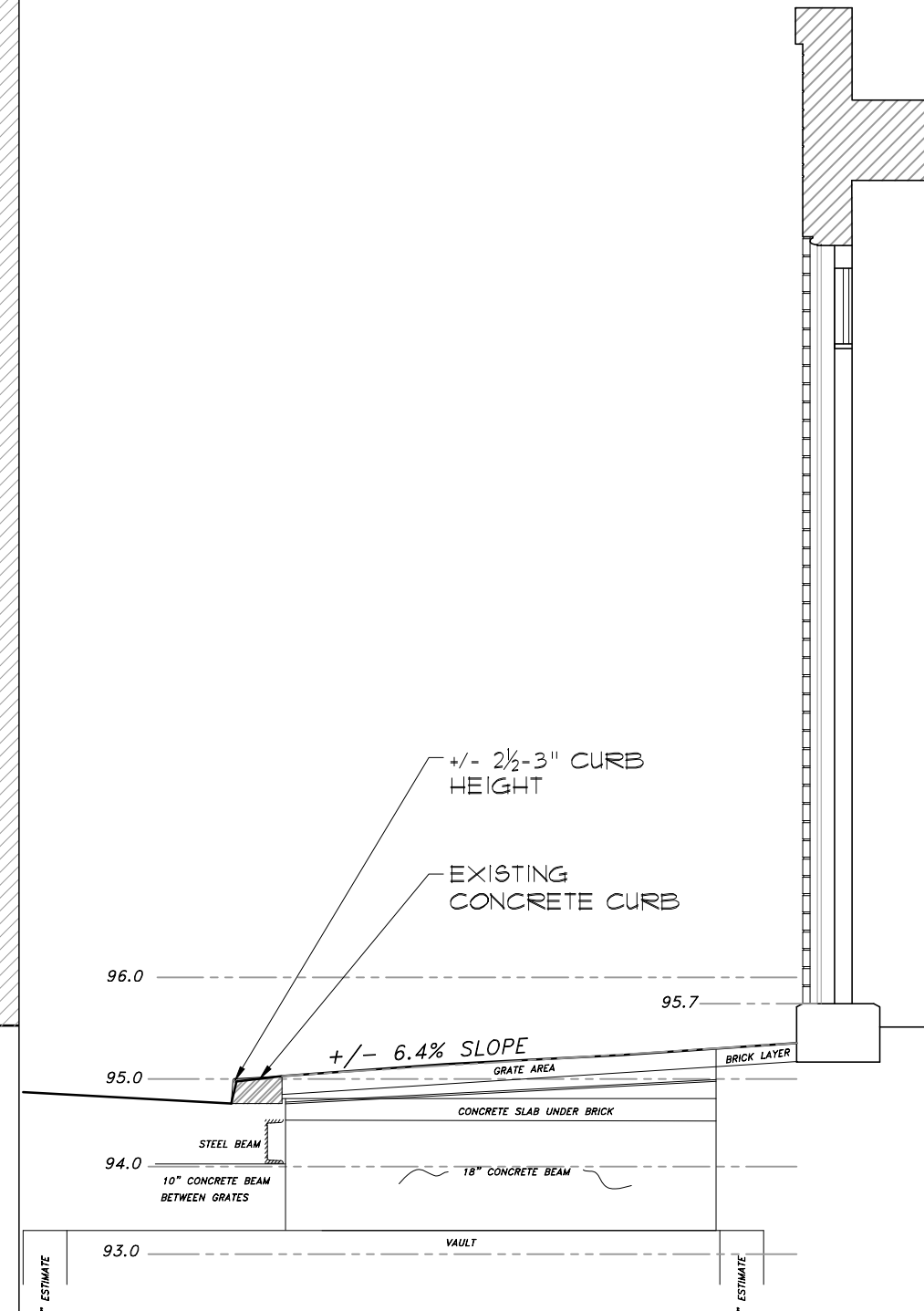
SHEET NO.

EC-1



① 28 PINCKNEY STREET - EXISTING ELEVATION
 FULL: 1/2" = 1'-0", HALF: 1/4" = 1'-0"





1 TRANSFORMER VAULT/CURB CUT ELEVATION & SECTION
 FULL: 1" = 1'-0", HALF: 1/2" = 1'-0"

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 Boston, Massachusetts, 02108
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28 PINCKNEY STREET
 BOSTON, MA 02108

SHEET TITLE: EXISTING CONDITIONS TRANSFORMER / CURB CUT ELEVATION/SECTION
DATE: APRIL 26, 2019
SCALE: AS NOTED
DRAWN: JGUR & RJP
CHECKED: JGUR & MZP

SHEET NO. EC-3

EXISTING BRICK SIDEWALK

EXISTING GRANITE CURB

PINCKNEY STREET

VARIABLE WIDTH - PUBLIC

BITUMINOUS CONCRETE

REPLACE EXISTING
CONCRETE CURB WITH
BEVELED GRANITE CURB.
COLOR TO MATCH EXISTING

REUSE OR MATCH
EXISTING BRICK

FOOTPRINT OF NEW
TRANSFORMER

TRANSFORMER
HATCH

TRANSFORMER
VENTING GRATE

EXISTING GRANITE CURB

EXISTING GRANITE CURB

EXISTING BRICK SIDEWALK
NO CHANGE IN TOPOGRAPHY

NO CHANGE IN
TOPOGRAPHY

EXISTING BRICK SIDEWALK
NO CHANGE IN TOPOGRAPHY

EXISTING TREE
PLANTER

EXIST.
GAS LAMP

4 STORY

1-STORY
GARAGE

1-STORY

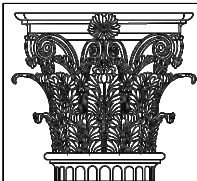
5 STORY

ALLEY

1 TRANSFORMER VAULT/CURB CUT PLAN
FULL: 1/2" = 1'-0", HALF: 1/4" = 1'-0"

28 PINCKNEY STREET

BOSTON, MA 02108



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SHEET TITLE:
PROPOSED
TRANSFORMER VAULT/
CURB CUT PLAN
DATE: APRIL 26, 2019
SCALE: AS NOTED
DRAWN: JGUR & RJP
CHECKED: JGUR & MZP

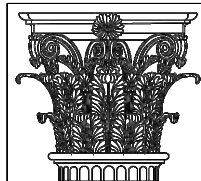
SHEET NO.
A-1



1

28 PINCKNEY STREET - PROPOSED ELEVATION

FULL: 1/2" = 1'-0", HALF: 1/4" = 1'-0"



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28 PINCKNEY STREET

BOSTON, MA 02108

SHEET TITLE:
PROPOSED
ELEVATION

DATE: APRIL 26, 2019
SCALE: AS NOTED
DRAWN: JGUR & RJP
CHECKED: JGUR & MZF

SHEET NO.

A-2



REMOVE PAINT

EXISTING MASONRY OPENING TO REMAIN

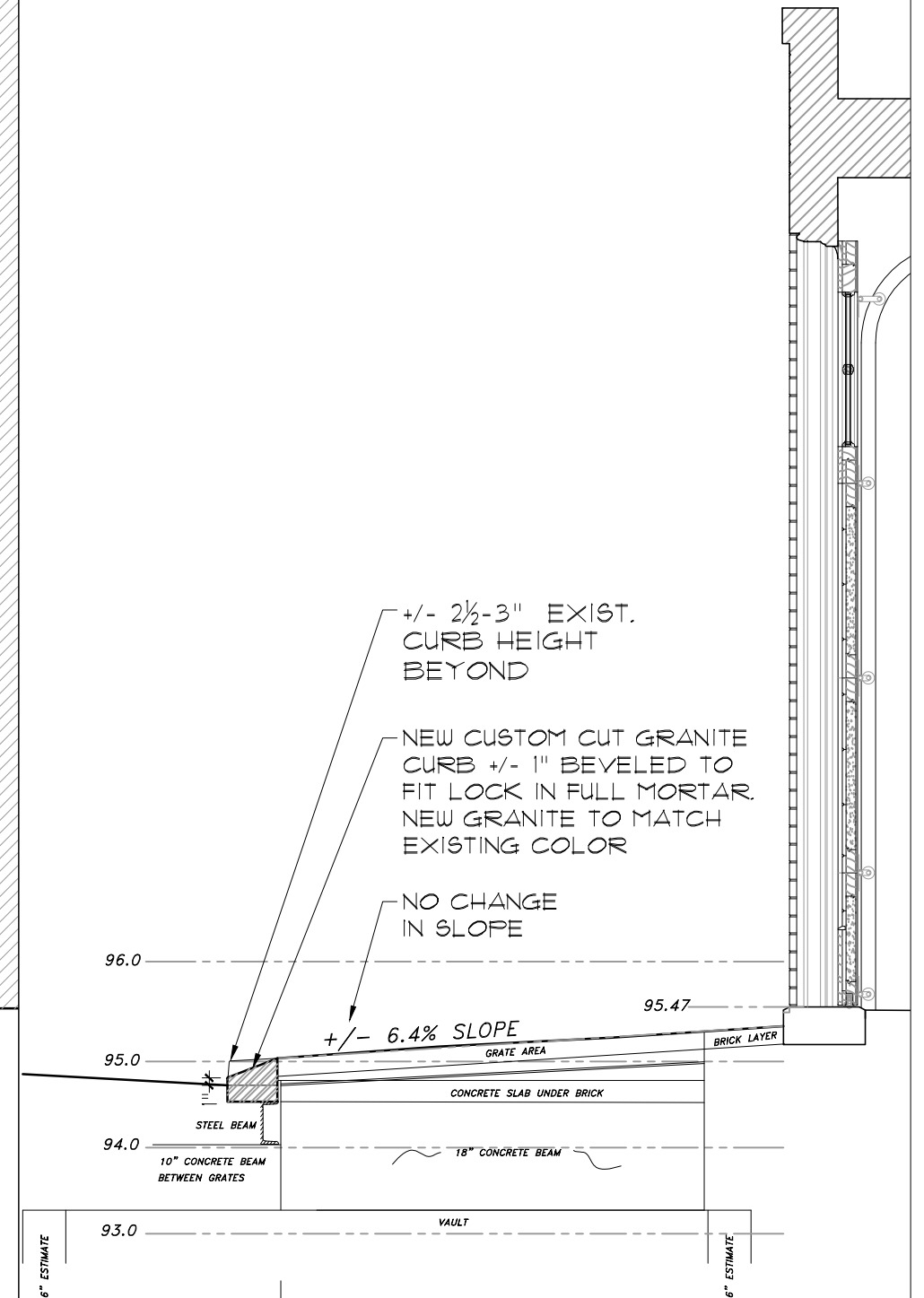
REPLACE EXISTING OVERHEAD DOOR WITH NEW WOOD OVERHEAD DOOR PAINTED BLACK

LOWER SILL BY 2-3/4\"/>

8'-11 1/2\"/>

2 3/4\"/>

3 1/4\"/>



+/- 2 1/2-3\"/>

NEW CUSTOM CUT GRANITE CURB +/- 1\"/>

NO CHANGE IN SLOPE

96.0

95.47

95.0

+/- 6.4% SLOPE

94.0

93.0

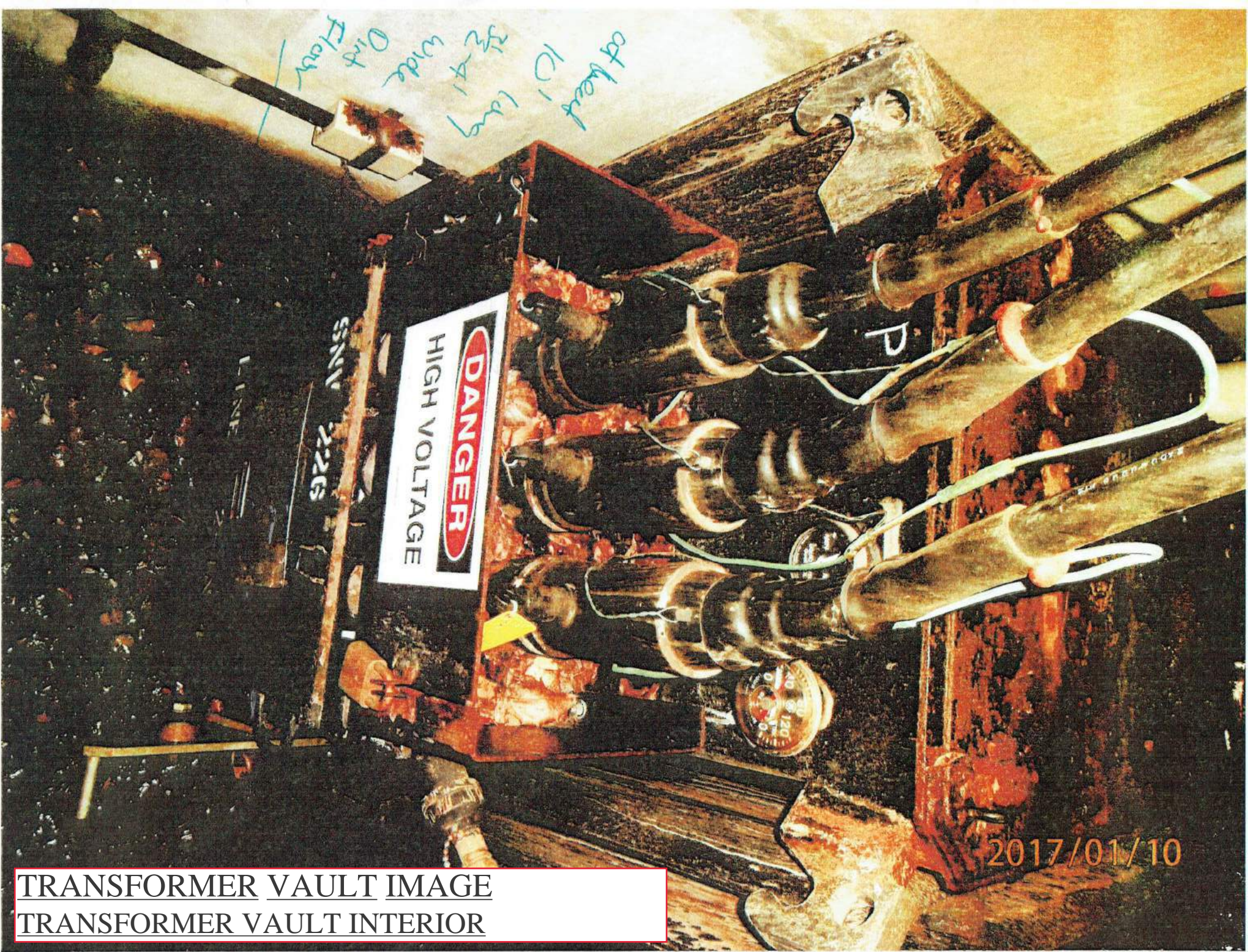
1 TRANSFORMER VAULT/CURB CUT ELEVATION & SECTION
 FULL: 1" = 1'-0", HALF: 1/2" = 1'-0"

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28 PINCKNEY STREET
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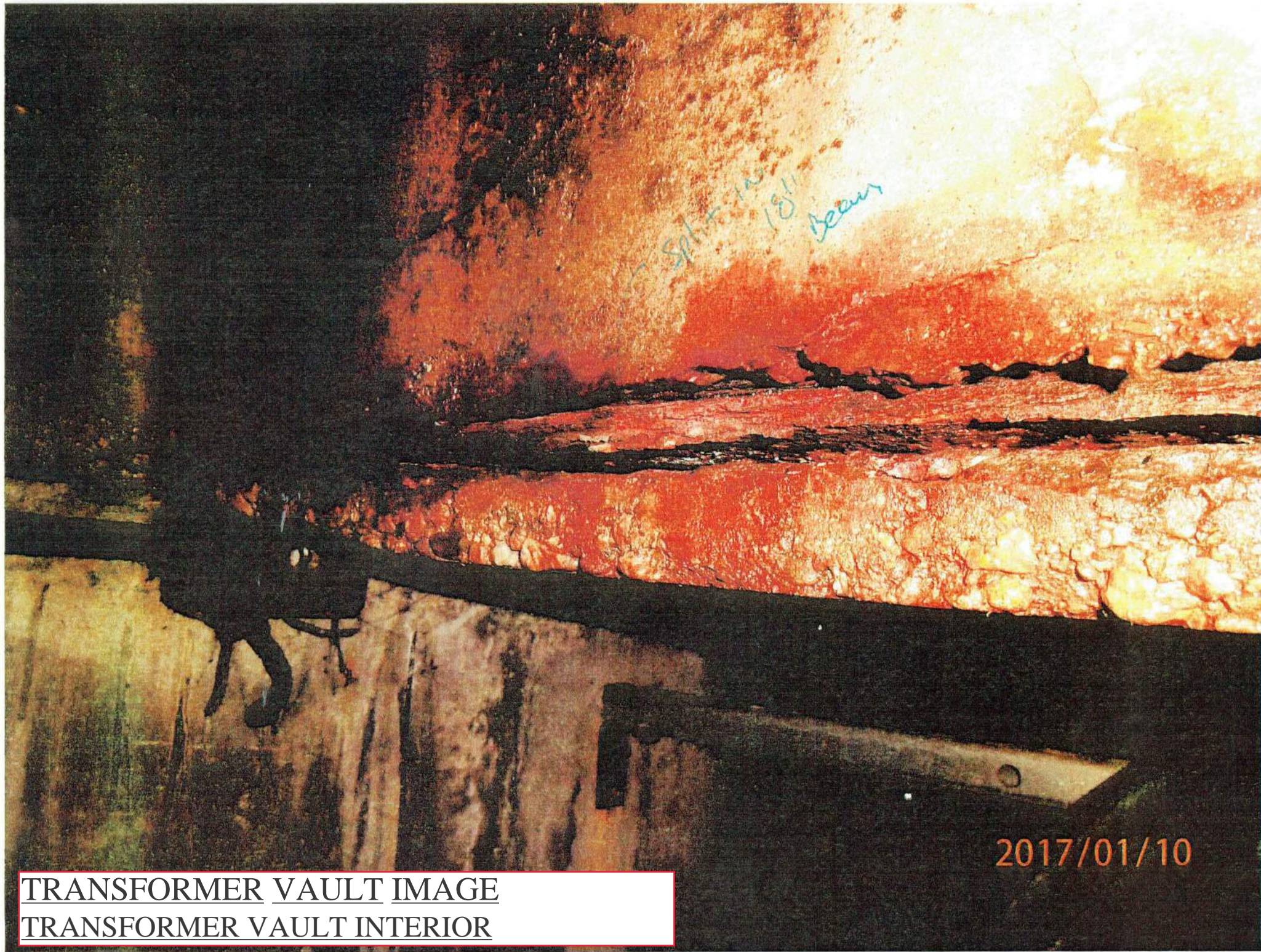
SHEET TITLE:
 PROPOSED
 TRANSFORMER / CURB
 CUT ELEVATION/SECTION
 DATE: APRIL 26, 2019
 SCALE: AS NOTED
 DRAWN: JGUR & RJP
 CHECKED: JGUR & MZP

SHEET NO.
 A-3



2017/01/10

TRANSFORMER VAULT IMAGE
TRANSFORMER VAULT INTERIOR




TRANSFORMER VAULT IMAGE
TRANSFORMER VAULT INTERIOR

2017/01/10

PAINT REMOVAL SPECIFICATIONS

To remove the paint on the surface brick located at 28 Pinckney Street, the following manufacturer's recommendation is as follows:

In just one application, the **Peel Away® 1** Heavy Duty Paint Remover Complete Removal System can cover approximately 20 square feet per gallon kit and remove more than 30 coats of paint from a wide range of surfaces, including, wood, brick, concrete, stone, stucco, plaster, cast iron, steel, marble, and fiberglass. Not only is the **Peel Away® 1** Heavy Duty Paint Removal System safe and easy to use, it's also  **biodegradable**, making this the best paint stripper for the homeowner and environment.

Every **Peel Away® 1** Heavy Duty Paint Remover Complete Removal System includes a paste remover, paint removal application tool, **Dumond®**Laminated Paper, and **Citri-Lize™** neutralizer. When you need paint removal products for stripping paint from more complex or molded surfaces, the **Peel Away® 1** Complete Removal System is excellent for removing paint from inside intricately carved areas and is highly recommended for historic restorations and other projects involving lead-based paint abatement.

How to remove paint using the Peel Away® 1 Heavy Duty Paint Remover Complete Removal System:


1. Spread or spray the **Peel Away® 1** Heavy Duty Paint Remover paste over the surface to be stripped.
2. Cover the paste remover with **Dumond®** Laminated Paper, which controls evaporation, and leave it covered until all of the paint is dissolved.
3. When it is ready, place the paint removal tool under the **Dumond®**Laminated paper and scrape product from the surface.
4. Wash the paint-stripped surface with clean water.
5. Neutralize the surface using our new **Citri-Lize™** neutralizer included in the kit.

ADVANTAGES OF LEAD PAINT ENCAPSULATION

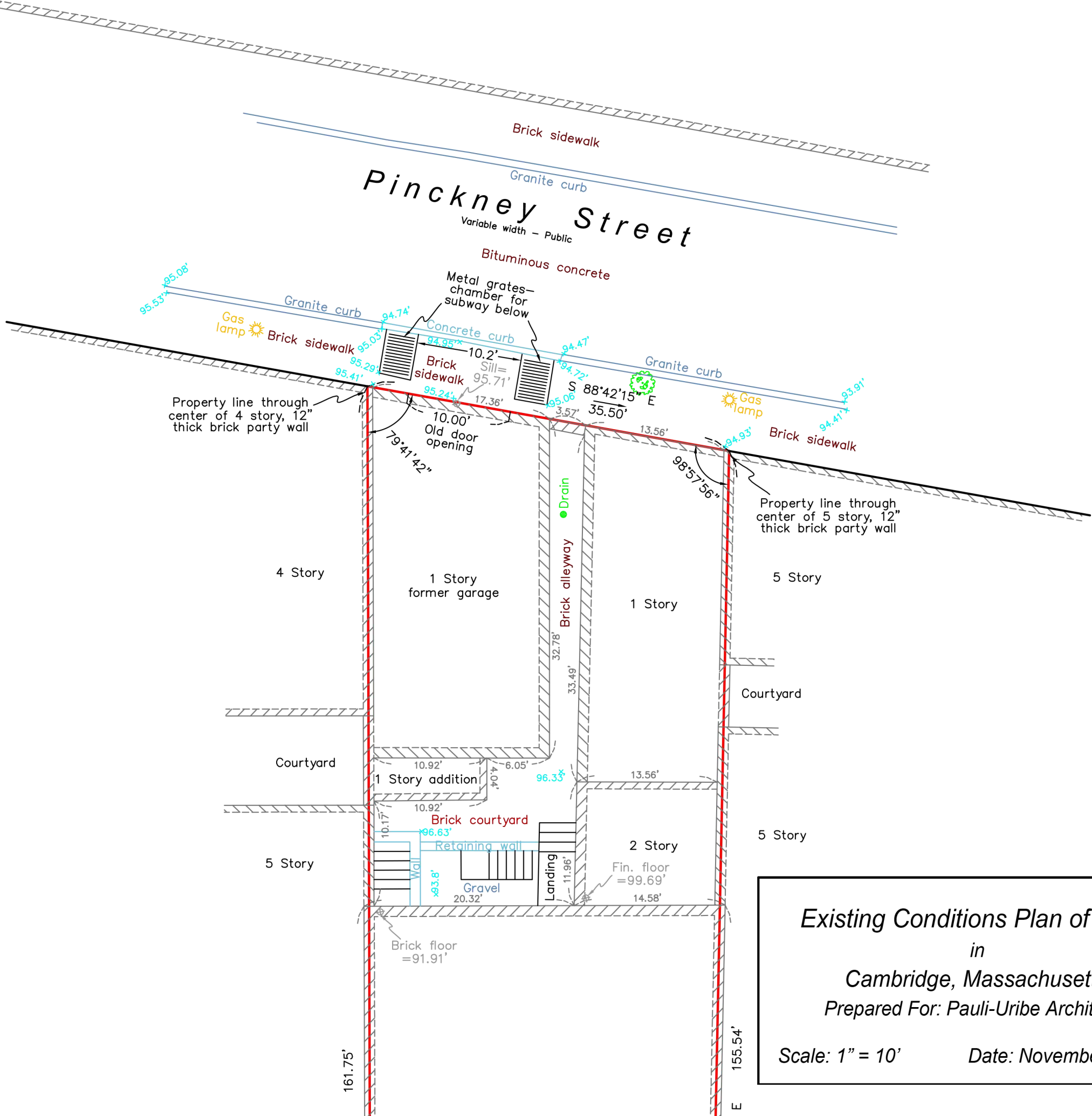
When removing dangerous lead paint from wood and other surfaces, you want to prevent lead particles from escaping into the air or onto the surrounding area. During the paint stripping process using **Peel Away® 1**Heavy Duty Paint Remover Complete Removal System, the **Dumond®**Laminated Paper keeps the paint removal paste and paint in a wet or damp state, trapping the harmful lead particles. Before disposal of lead-based material, please refer to federal and local regulations.

FEATURES AND BENEFITS

- Remove 30+ coats of paint in one application.
- Formulated without methylene chloride or flammable solvents; does not generate any hazardous fumes or odors

- ***Environmentally friendly paint remover: Non-toxic, non-carcinogenic, nonflammable, and contains zero VOCs.*** 
- Paint removal system controls lead-dust dispersal on historic restoration and lead remediation projects.

This process cannot work if the temperature is less than 40 degrees. However, FSL Associates, Inc. recommends that this process only take place when the outside temperature is no less than 70 degrees as this procedure works better when the temperature is warm. The masonry will be repaired as required once the paint has been removed. Also, a curb cut will be restored by Eversource as the work for rebuilding the electrical vault/transformer in the sidewalk is completed. This work is expected to take ten weeks.



Existing Conditions Plan of Land
in
Cambridge, Massachusetts
Prepared For: *Pauli-Uribe Architects*

Scale: 1" = 10' Date: November 5, 2014

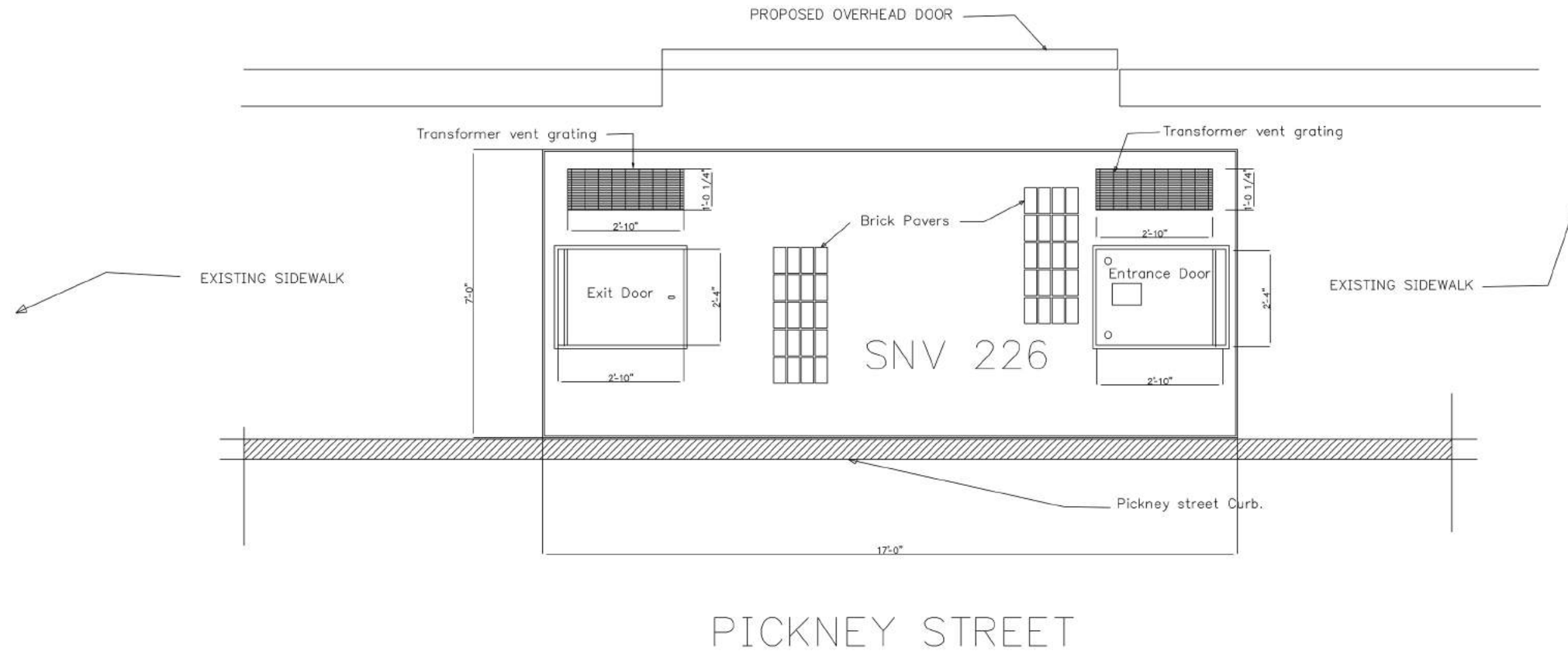


7 Walnut Road
Somerville, MA 02145

617-744-9002
maloneygeo.com

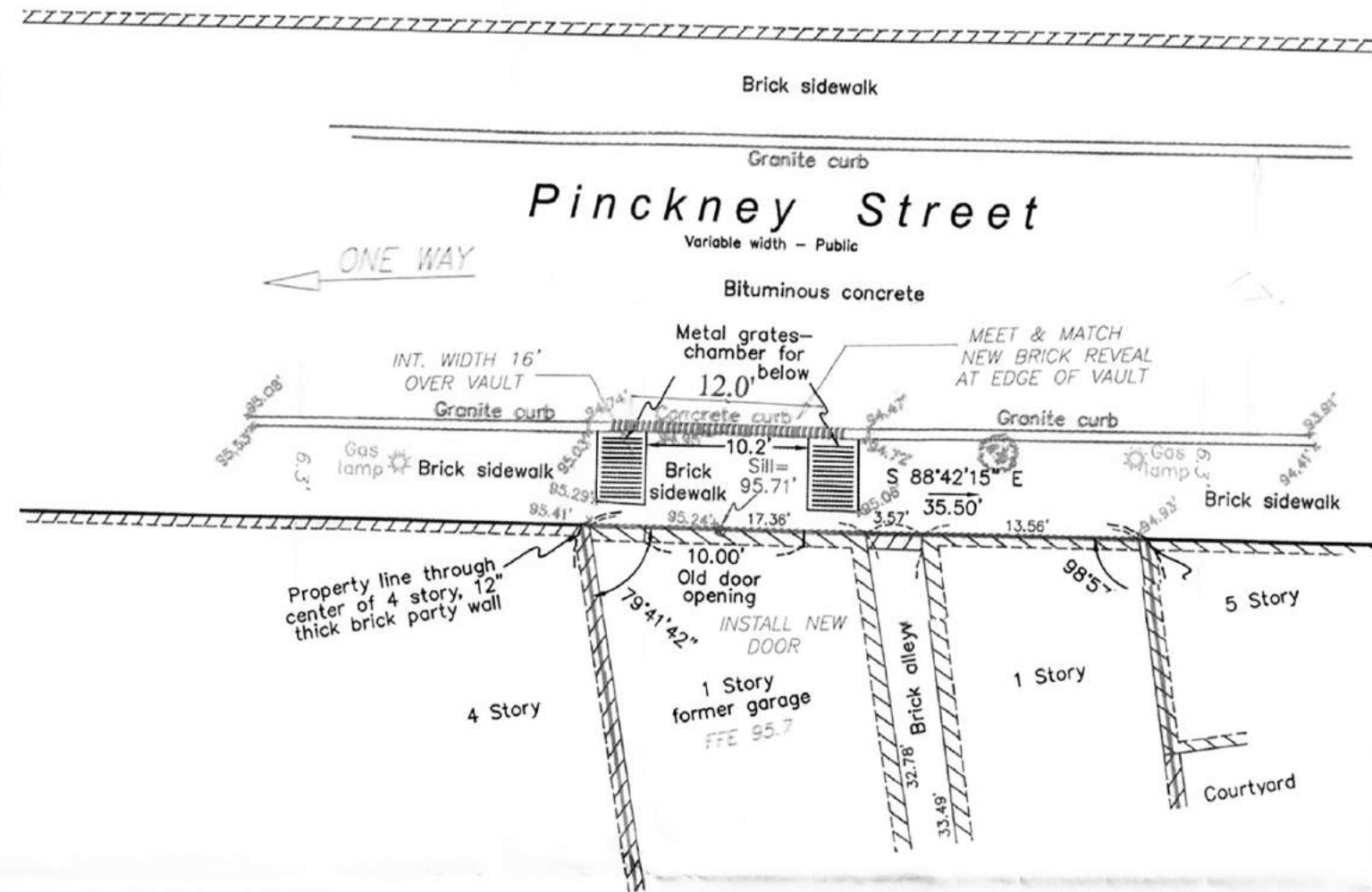
NOTES:

1. SINGLE LIFTING INSERTS (LCB-1) SHALL BE SUPPLIED POSITIONED & WELDED BY BRAYTON WILSON & COLE (BWC).
2. INSTALL 1"x2 1/2" (LSLS) STAINLESS STEEL SLOTTED LAGSTUD (WELL GREASED) INTO SINGLE LIFTING INSERT PRIOR TO POURING CONCRETE.
3. BEFORE FINAL SET OF CONCRETE REMOVE SLOTTED LAGSTUD FROM THE SINGLE LIFTING STUD. NOT BY BWC
4. WHEN SLAB IS READY FOR LIFTING (NOT SOONER THAN 7 DAYS) USE DUO SWIVEL LIFT PLATES (LDLP) SECURED TO INSERT WITH 1"Ø x 9" LONG LIFTING LAG (LLAG). LIFTING CABLE LENGTHS TO BE PROPORTIONED SUCH THAT THE CRANE HOOK IS A MINIMUM OF 14'-0" ABOVE THE SLAB. NOT BY BWC
5. EMBOSS IN 3" HIGH CHARACTERS; VAULT TYPE AND NUMBER AT THE VAULT ENTRANCE. (LOW VOLTAGE END) AND CENTER ON THE STREET SIDE SLAB. NOT BY BWC
6. CONCRETE TO BE 4,000 .PS.I. STRENGTH, MAX. AGGREGATE SIZE 1". NOT BY BWC.
7. ALL STEEL, STRUCTURAL & MISCELLANEOUS, SHALL BE HOT DIPPED GALVANIZED AFTER FABRICATION.
8. CONCRETE TO BE FINISHED AND COLORED IN ACCORDANCE WITH CITY OF BOSTON REQUIREMENTS FOR GRANOLITHIC SIDEWALKS. NOT BY BWC
9. ALL GRATING TO BE HOT-DIPPED GALVANIZED.
10. ENTRANCE HATCH SHALL BE INSTALLED AT THE LOW TENSION END, EXIT HATCH SHALL BE INSTALLED AT THE HIGH TENSION END. FOR LOCATION OF HIGH TENSION AND LOW TENSION ENDS SEE LOCATION PLAN OF VAULT.
11. ALL DAMAGED GALVANIZED SURFACES SHALL BE COATED WITH GALVANOX. (MFD. BY SUBROX).
12. ALL STRUCTURAL STEEL SHALL BE HOT ROLLED STRUCTURAL GRADE STEEL CONFORMING TO ASTM-A36.
13. ALL STEEL FABRICATION TO BE IN ACCORDANCE WITH SPEC. NO. 6302.
14. CONCRETE WORK, BRICK PAVING & TOP SLAB INSTALLATION TO BE IN ACCORDANCE WITH SPEC. NO. 6255. NOT BY BWC.
15. REINF. STEEL SHALL HAVE A MIN. YIELD STRENGTH OF 60,000 PSI & CONFORM TO ASTM-A615.



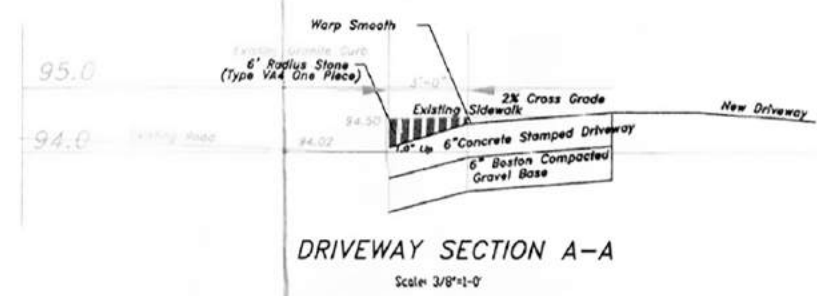
For Reference Only

APP. x			
FAB. x			
REV. x			
	70 SHARP STREET HINGHAM, MA. 02043 1 (617) 445-5060 FAX 1 (617) 442-2698		
Point GALVANIZED	Eversource Electric		
Surface Prep. SSPC-SP2	SNV 225 Pickney street Boston, Ma.		
Electrodes E70 XX LH	Customer -	Arch/Engt x	
STEEL SHAPES A992 GR 50	Drawn by cc	Date xx	Checked by xx Date xx
FITTINGS A36	Holes U.N.C. 13#	Job No. X	Sheet E1
TUBES A500-GRB			

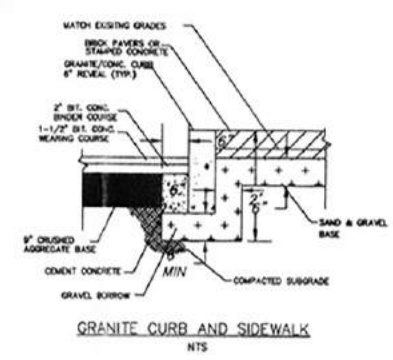


PLAN
Scale: 1"=5'

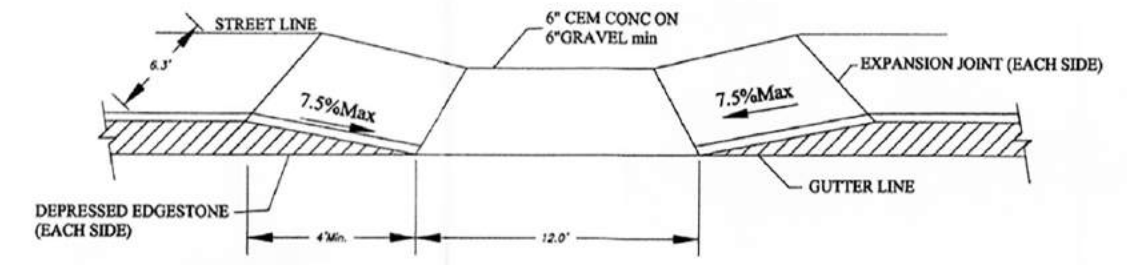
- ⊙ SEWER MANHOLE
- ⊙ DRAIN MANHOLE
- ⊙ TELEPHONE MANHOLE
- ⊙ MANHOLE
- ⊙ HYDRANT
- ⊙ GAS SHUT OFF
- ⊙ CATCH BASIN
- ⊙ LIGHT POLE
- ⊙ WALK LIGHT
- ⊙ BOLLARD
- ⊙ MAIL BOX
- ⊙ SIGN
- ⊙ GATE POST
- ⊙ FA FIRE ALARM
- ⊙ AD AREA DRAIN
- ⊙ SECURITY CAMERA
- ⊙ STAND PIPE/SIAMESE CONNECTION
- ⊙ TRANSFORMER
- ⊙ AIR CONDITIONING UNIT
- ⊙ HANDICAP PARKING SPACE
- ⊙ DECIDUOUS TREE
- ⊙ P.O.B. POINT OF BEGINNING
- ⊙ TYP. TYPICAL
- [x.x] BUILDING DIMENSION
- ENT. ENTRANCE
- VGC VERTICAL GRANITE CURB
- CC CONCRETE CURB
- CLF CHAIN LINK FENCE
- WIF WROUGHT IRON FENCE
- COL. COLUMN
- BIT. BITUMINOUS
- CONC. CONCRETE
- SQ. FT. SQUARE FEET
- ⊙ EXCEPTION NUMBER LISTED IN TITLE COMMITMENT
- CHAIN LINK FENCE
- WROUGHT IRON FENCE
- HANDRAIL
- OHW OVERHEAD WIRE



DRIVEWAY SECTION A-A
Scale: 3/8"=1'-0"



GRANITE CURB AND SIDEWALK
NTS



DRIVEWAY ON SIDEWALKS LESS THAN 7'
NTS

FOR REGISTRY USE ONLY

Ronald Tiberti
RONALD TIBERTI P.E.
MASSACHUSETTS REG. NO. 34773
REGISTERED PROFESSIONAL ENGINEER
DATE: 11/4/17



PUBLIC IMPROVEMENT COMMISSION
CHIEF ENGINEER

CHECKED FOR GENERAL DESIGN AND CONFORMITY TO CITY STANDARDS
PUBLIC WORKS DEPARTMENT

APPROVED
COMMISSIONER OF PUBLIC WORKS

PREPARED BY: FSL ASSOCIATES INC.
358 CHESTNUT HILL AVE
BOSTON MA 02135
TEL 617-233-0001

PREPARED FOR: JEFFREY COHEN
63 MT VERNON STREET
BOSTON, MA 02108

CITY OF BOSTON PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION
SPECIFIC REPAIR
28 PINCKNEY STREET
BEACON HILL
SCALE: 1"=5'
5 0 2.5 5 10
DIVISION (CITY) ENGINEER
NOVEMBER 14, 2017