

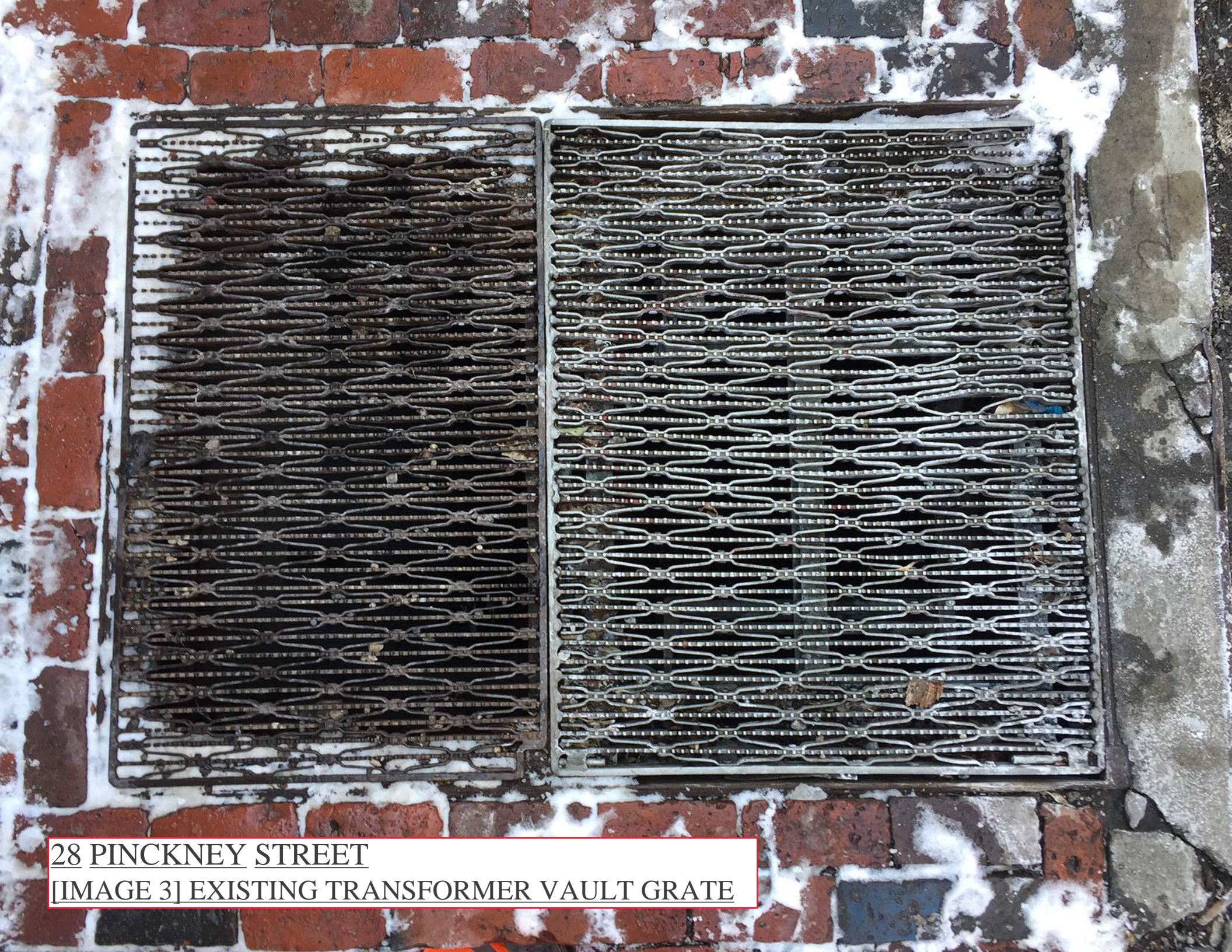


28 PINCKNEY STREET
[IMAGE 1] EXISTING EXTERIOR PHOTOGRAPH



28 PINCKNEY STREET

[IMAGE 2] EXISTING CURB CONDITION



28 PINCKNEY STREET

[IMAGE 3] EXISTING TRANSFORMER VAULT GRATE

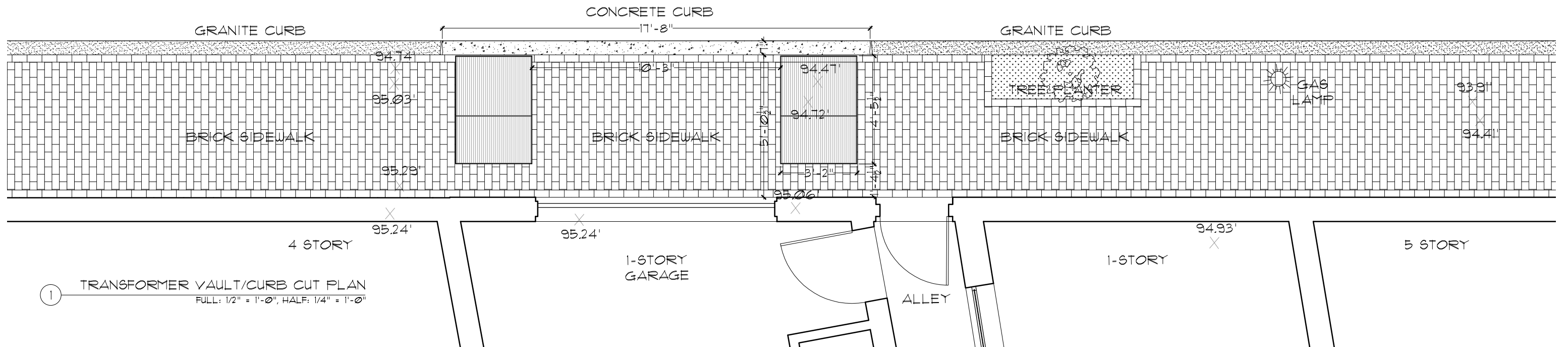
BRICK SIDEWALK

GRANITE CURB

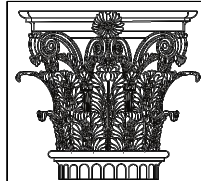
PINCKNEY STREET

VARIABLE WIDTH - PUBLIC

BITUMINOUS CONCRETE



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



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

SHEET NO.

EC-1

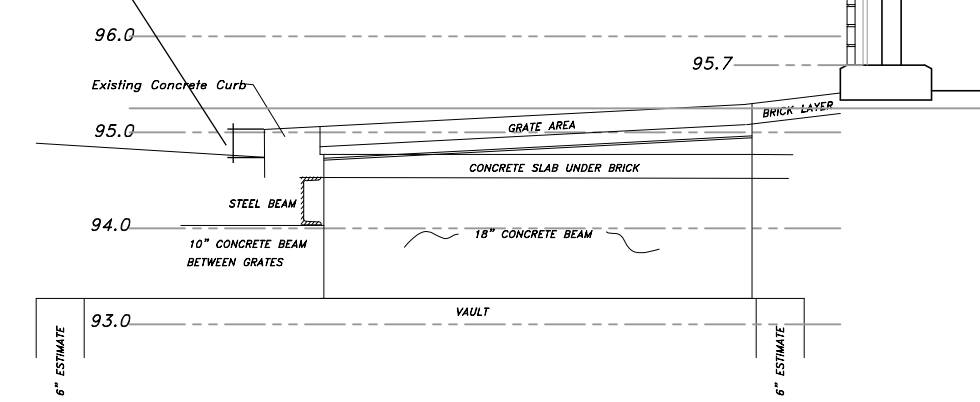


28 PINCKNEY STREET - EXISTING ELEVATION
 FULL: 1/2" = 1'-0", HALF: 1/4" = 1'-0"





+/- 2-1/2
to 3" CURB
HEIGHT



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

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28 PINCKNEY STREET
BOSTON, MA 02108

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

SHEET NO.
EC-3

EXISTING BRICK
SIDEWALK

EXISTING GRANITE CURB

PINCKNEY STREET

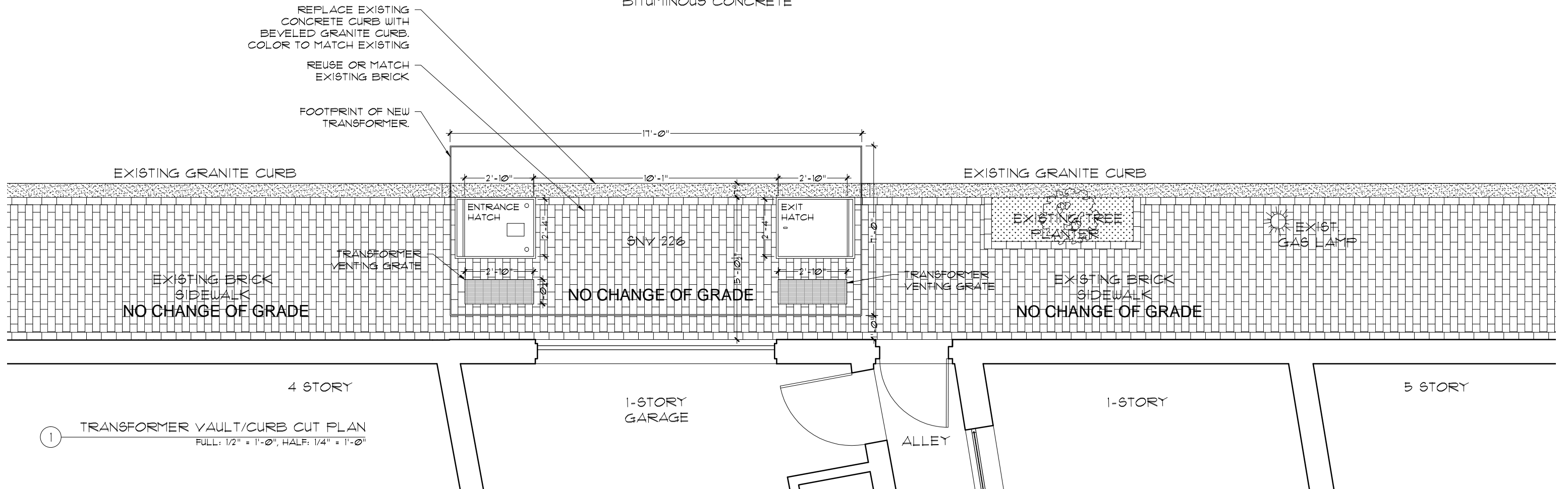
VARIABLE WIDTH - PUBLIC

BITUMINOUS CONCRETE

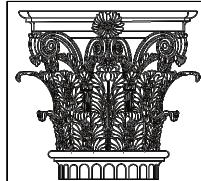
REPLACE EXISTING
CONCRETE CURB WITH
BEVELED GRANITE CURB.
COLOR TO MATCH EXISTING

REUSE OR MATCH
EXISTING BRICK

FOOTPRINT OF NEW
TRANSFORMER



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



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BOSTON, MA 02108



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

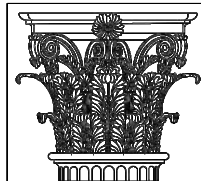
SHEET NO.

A-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: MARCH 26, 2019
SCALE: AS NOTED
DRAWN: JGUR & RJP
CHECKED: JGUR & MZF

SHEET NO.

A-2



REMOVE PAINT

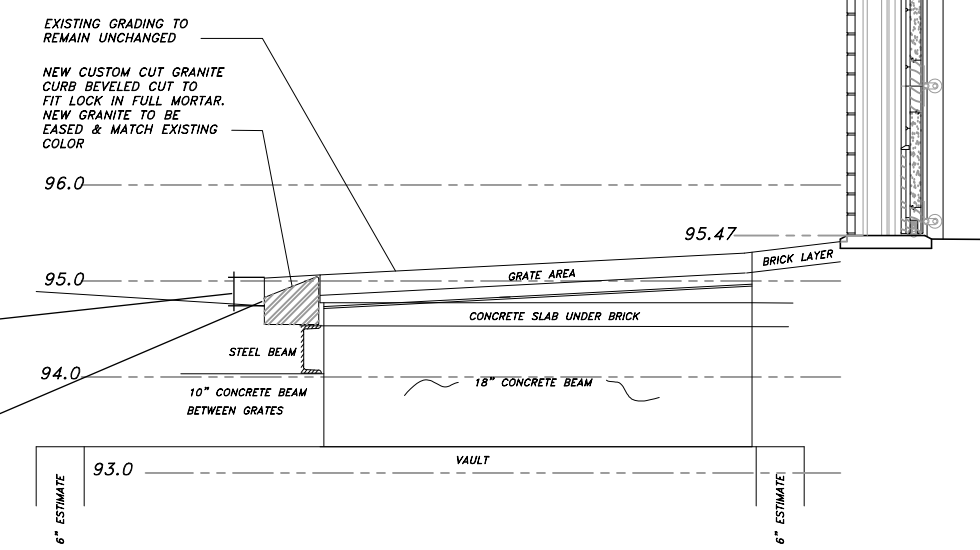
EXISTING MASONRY OPENING TO REMAIN

REPLACE EXISTING OVERHEAD DOOR WITH NEW WOOD OVERHEAD DOOR PAINTED BLACK

LOWER SILL BY 2-3/4"

+/- 2-1/2 to 3" EXIST. CURB HEIGHT BEYOND

NEW BEVELED CURB +/- 1"



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

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SHEET TITLE: PROPOSED TRANSFORMER / CURB CUT ELEVATION/SECTION	SHEET NO. A-3
DATE: MARCH 26, 2019	
SCALE: AS NOTED	
DRAWN: JGUR & RJP	
CHECKED: JGUR & MZF	



SAMPLE IMAGE

[IMAGE 4] CURB CUT AT 41 PINCKNEY STREET



SAMPLE IMAGE

[IMAGE 5] CURB CUT STYLE EXAMPLE

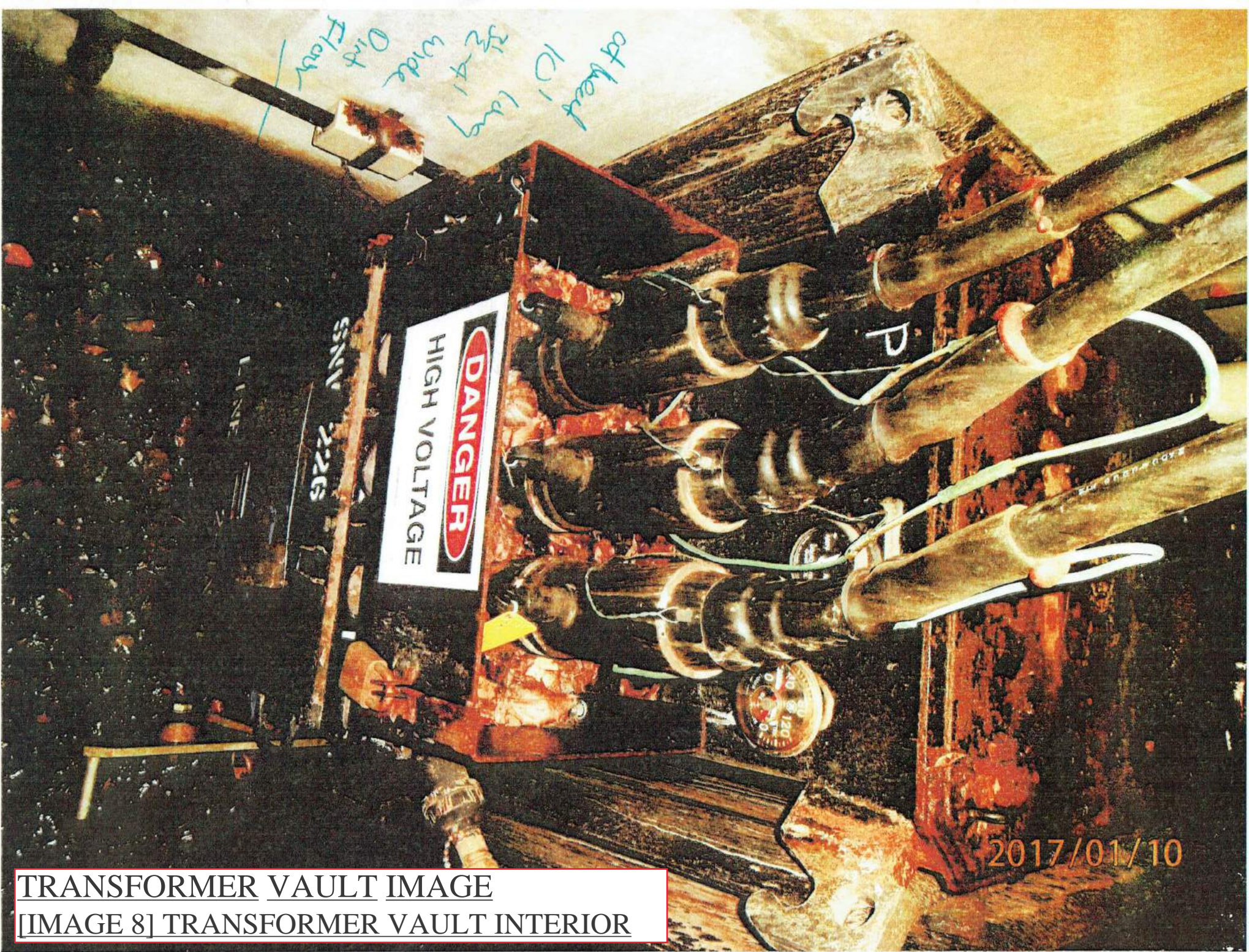


SAMPLE IMAGE

[IMAGE 6] TRANSFORMER GRILLE EXAMPLE




SAMPLE IMAGE
[IMAGE 7] TRANSFORMER HATCH EXAMPLE



TRANSFORMER VAULT IMAGE
[IMAGE 8] TRANSFORMER VAULT INTERIOR

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

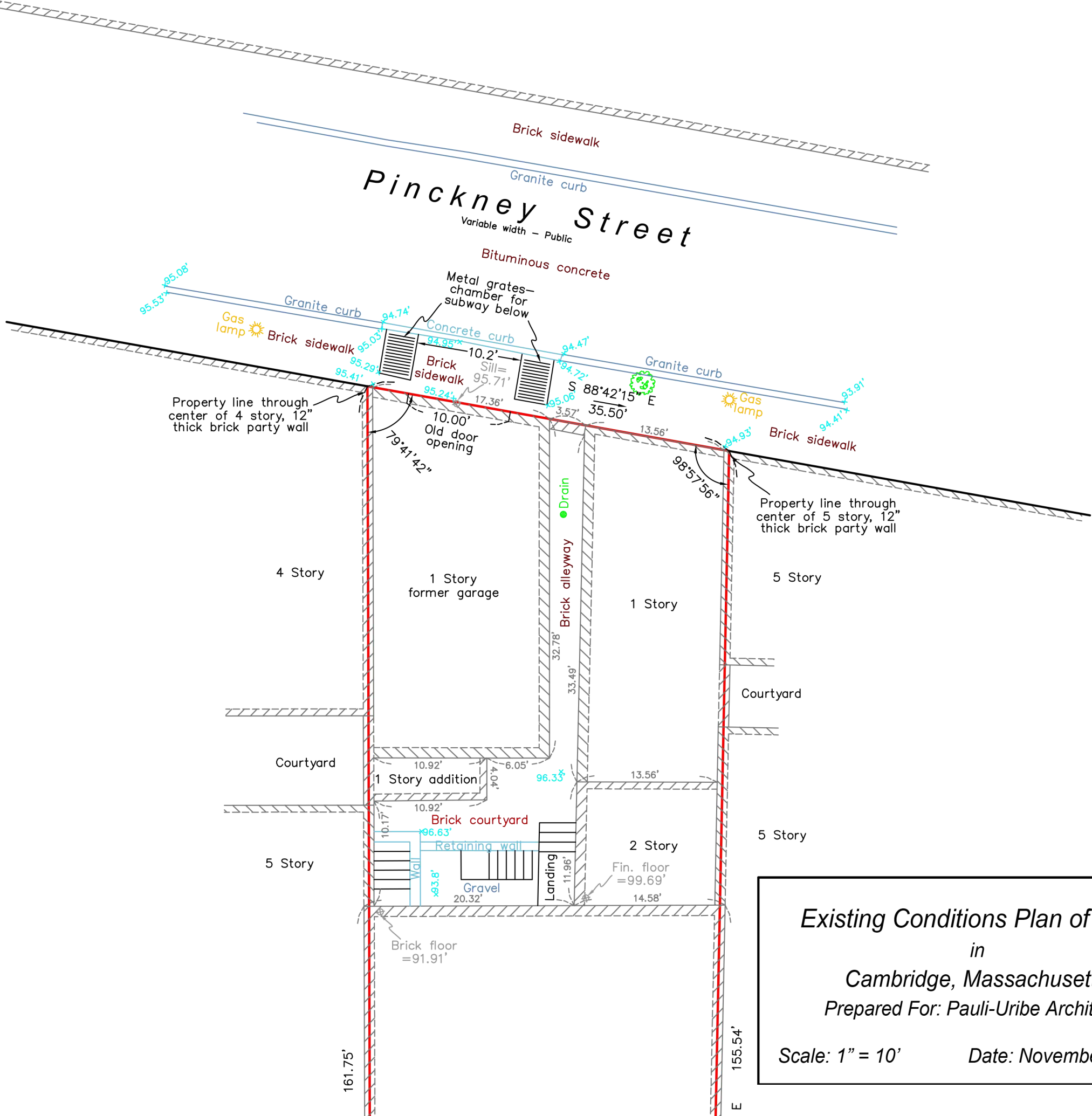
When removing dangerous lead paint from wood and other surfaces, you want to prevent lead particles from escaping into the air or onto the surrounding area. During the paint stripping process using **Peel Away® 1**Heavy Duty Paint Remover Complete Removal System, the **Dumond®**Laminated Paper keeps 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

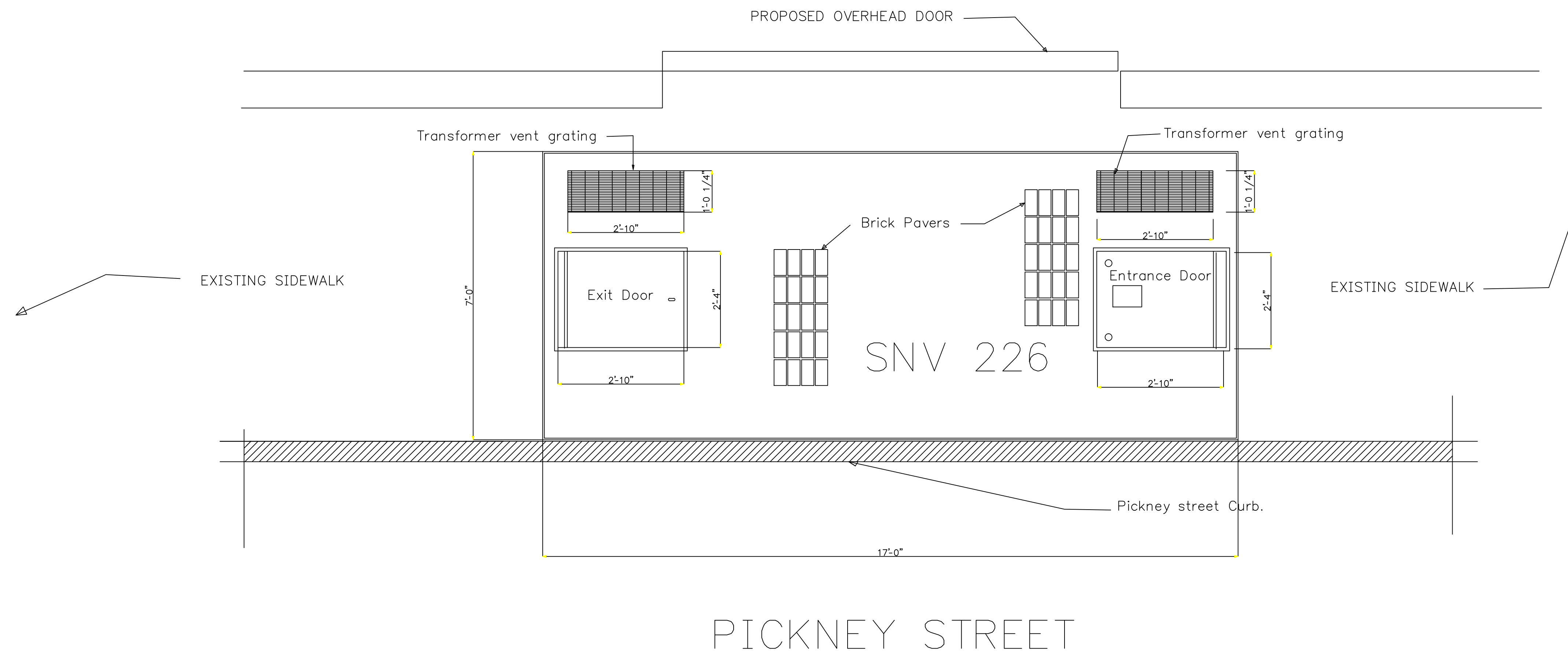


7 Walnut Road
Somerville, MA 02145

617-744-9002
maloneygeo.com

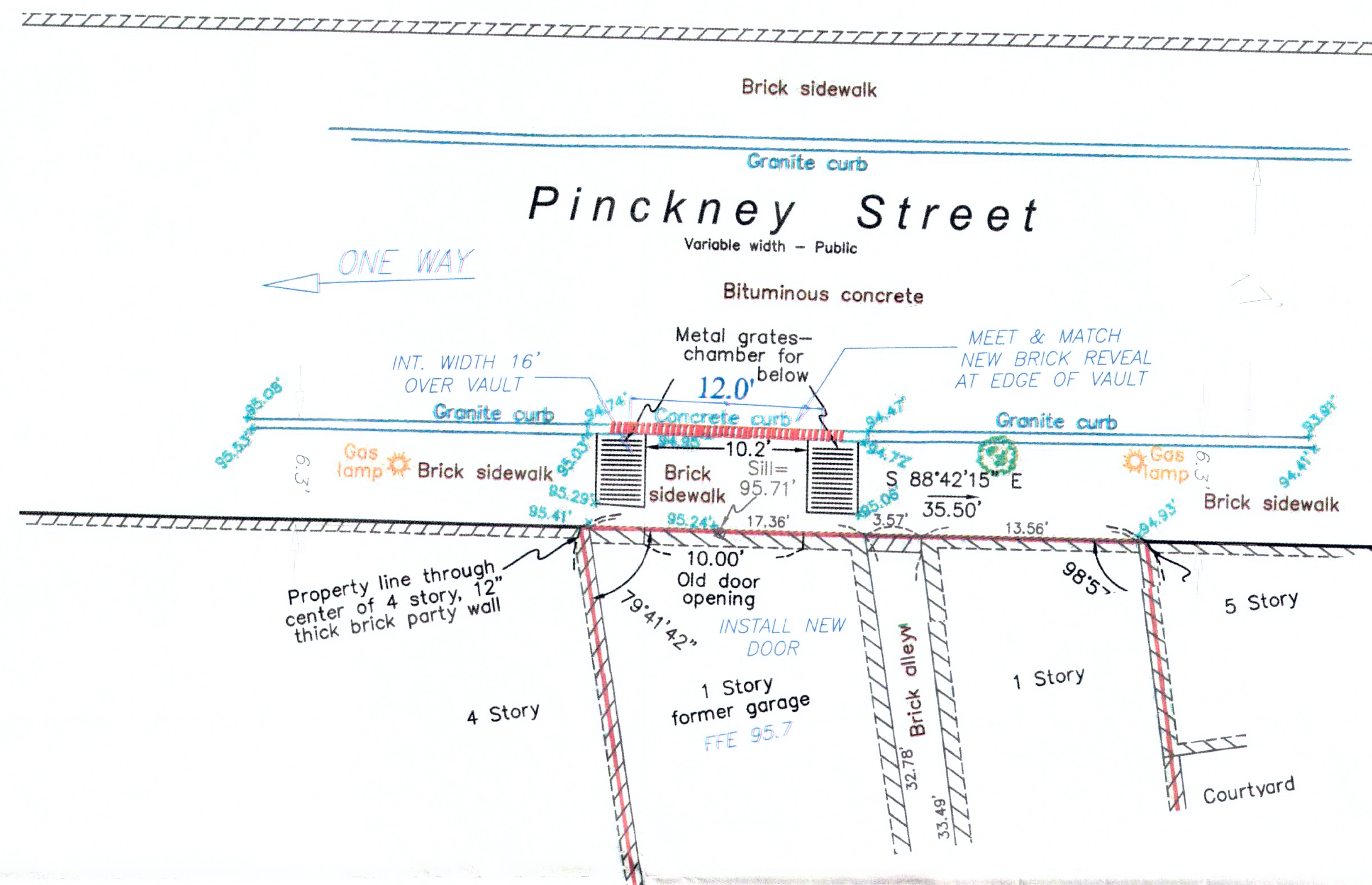
NOTES:

1. SINGLE LIFTING INSERTS (LCB-1) SHALL BE SUPPLIED POSITIONED & WELDED BY BRAYTON WILSON & COLE (BWC).
2. INSTALL 1"x2½" (LSSL) 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.



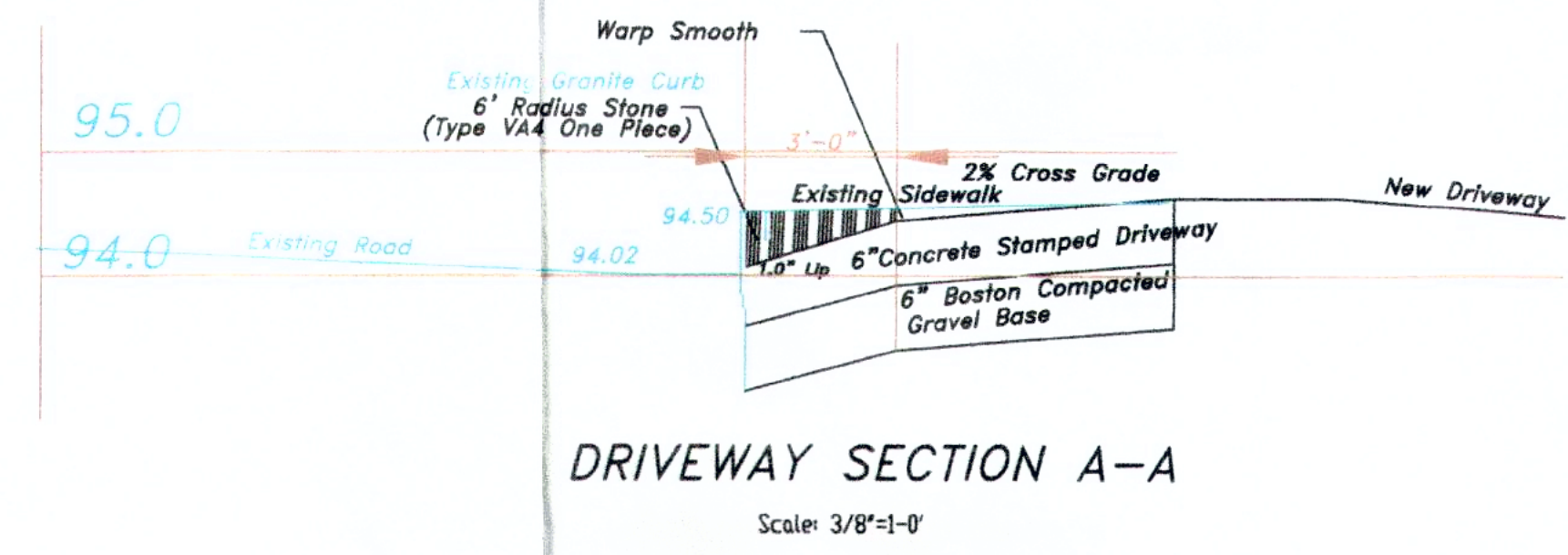
For Reference Only

APP. x			
FAB. x			
REV. x			
	70 SHARP STREET HINGHAM, MA. 02043		
	1 (617) 445-5060 FAX 1 (617) 442-2698		
Paint GALVANIZED	Eversource Electric		
Surface Prep. SSPC-SP2	SNV 225 Pickney street		
Electrodes E70 XX LH	Customer	Arch/Engt	
STEEL SHAPES A992 GR 50	x		
FITTINGS A36	Drawn by CG	Date XX	Checked by XX Date XX
TUBES A500-GRB	Holes U.N.O. 1/8"	Job No. X	Sheet E1

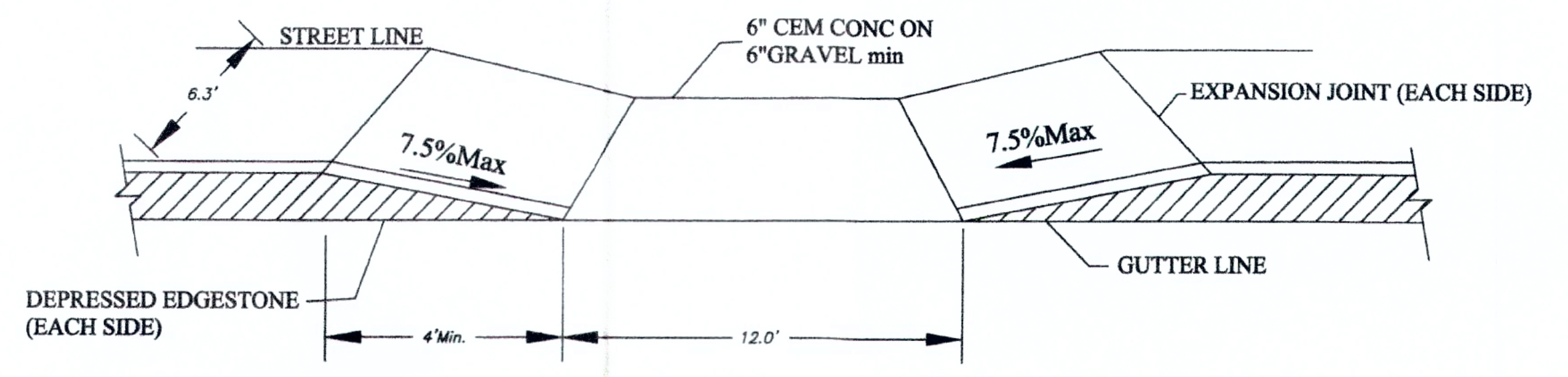
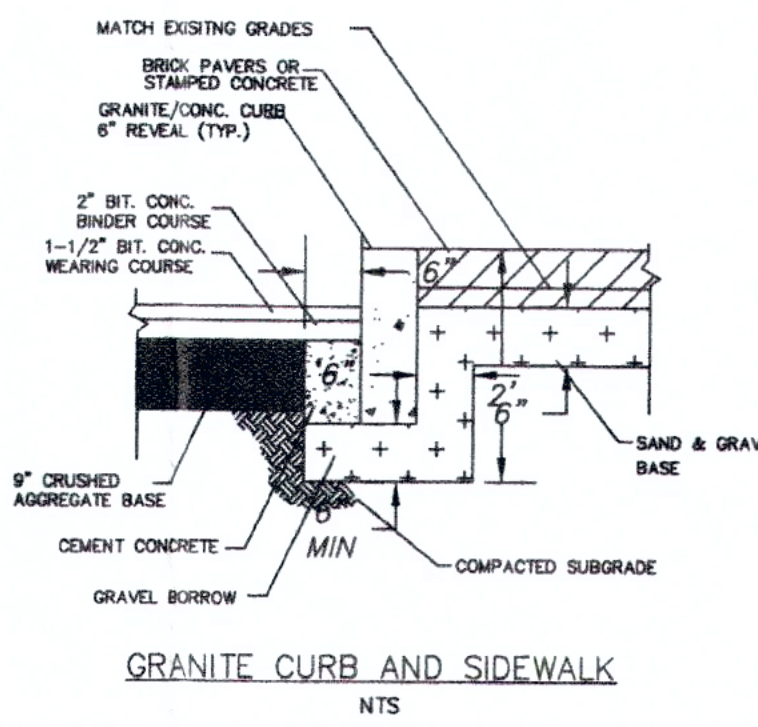


- ⊙ SEWER MANHOLE
- ⊙ DRAIN MANHOLE
- ⊙ TELEPHONE MANHOLE
- ⊙ MANHOLE
- ⊙ HYDRANT
- ⊙ GAS SHUT OFF
- ⊙ CATCH BASIN
- ⊙ LIGHT POLE
- ⊙ WALK LIGHT
- ⊙ BOLLARD
- ⊙ MAIL BOX
- ⊙ SIGN
- ⊙ GP GATE POST
- ⊙ FA FIRE ALARM
- ⊙ AD AREA DRAIN
- ⊙ SECURITY CAMERA
- ⊙ STAND PIPE/SIAMESE CONNECTION
- ⊙ TRANSFORMER
- ⊙ 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

PLAN
Scale: 1"=5'



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



DRIVEWAY ON SIDEWALKS LESS THAN 7'
NTS

FOR REGISTRY USE ONLY

Ronald Tiberi
RONALD TIBERI P.E.
MASSACHUSETTS REG. NO. 34773
REGISTERED PROFESSIONAL ENGINEER
DATE 11/14/17



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

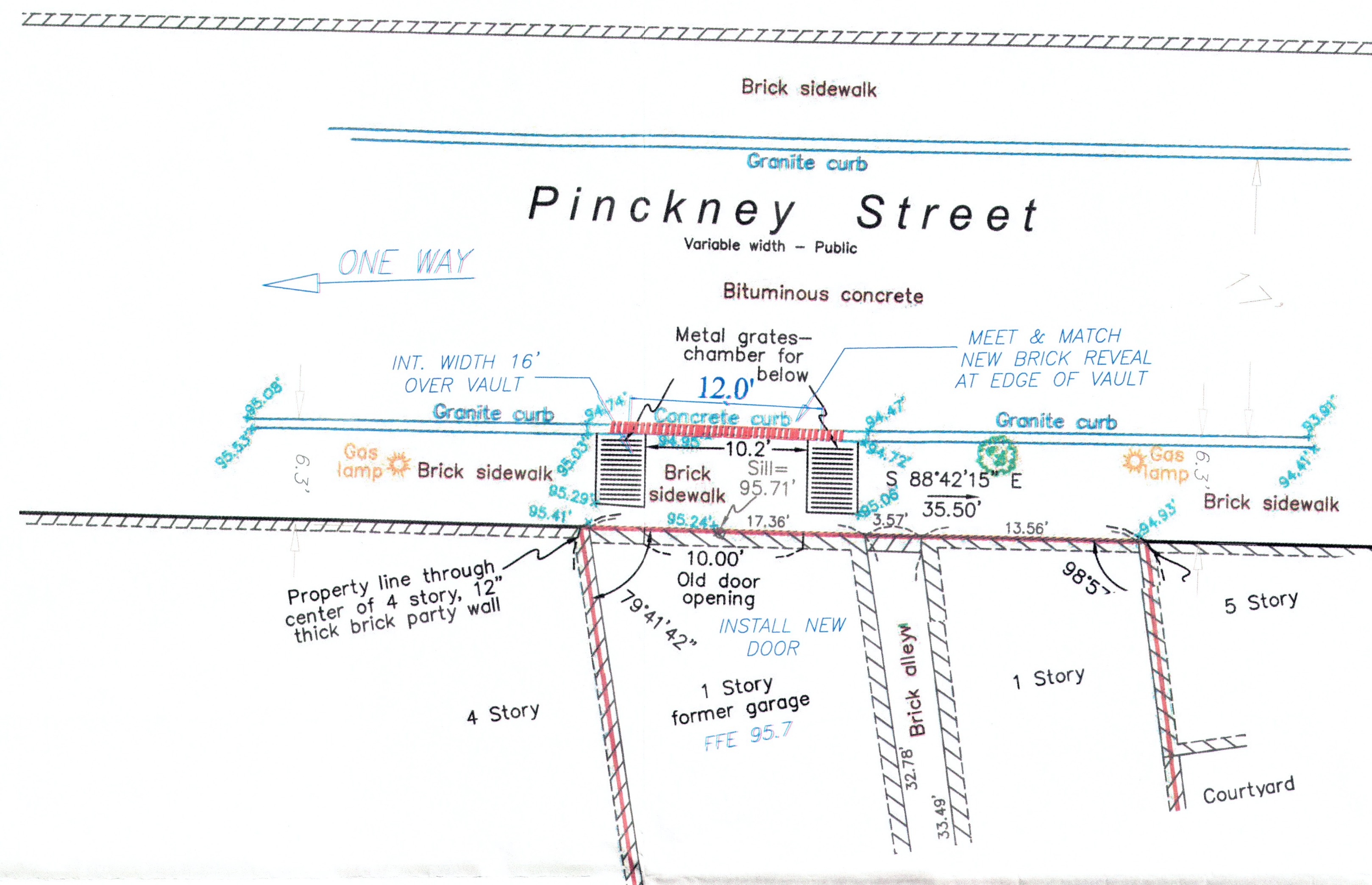
28 PINCKNEY STREET

BEACON HILL

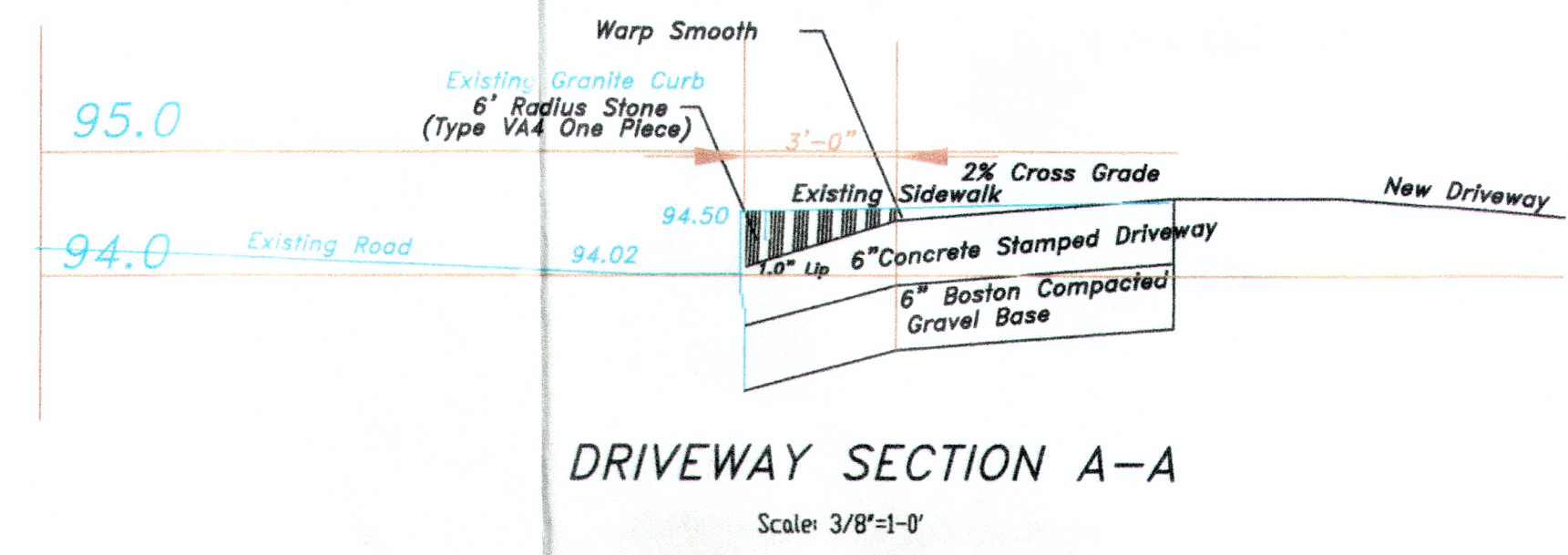
SCALE: 1"=5'

5 0 2.5 5 10
DIVISION (CITY) ENGINEER

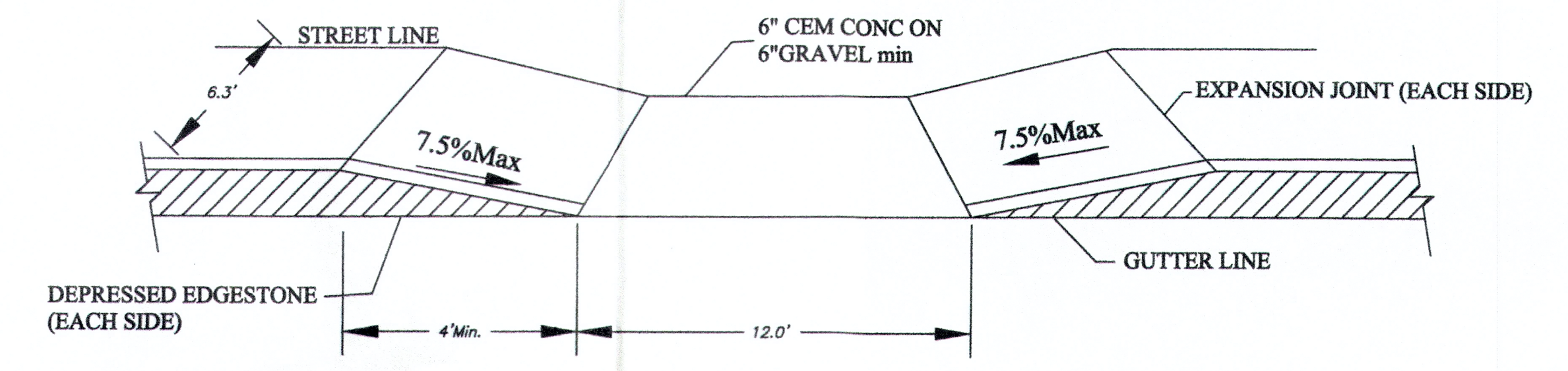
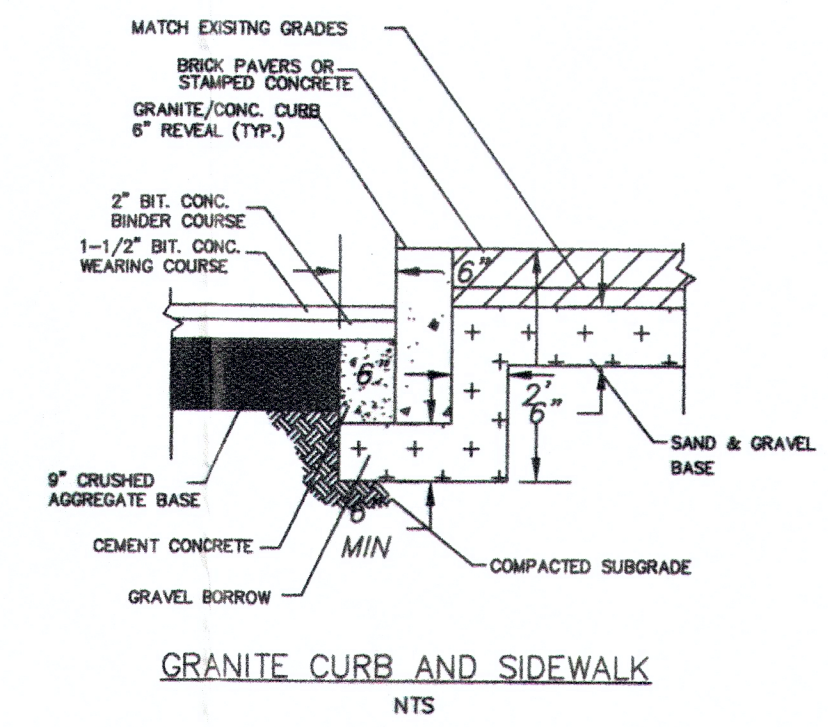
NOVEMBER 14, 2017



PLAN
Scale: 1"=5'



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

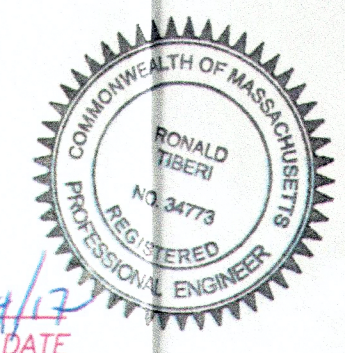


DRIVEWAY ON SIDEWALKS LESS THAN 7'
NTS

- LEGEND**
- ⊙ SEWER MANHOLE
 - ⊖ DRAIN MANHOLE
 - ⊕ TELEPHONE MANHOLE
 - ⊙ MANHOLE
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BEACON HILL

SCALE: 1"=5'



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NOVEMBER 14, 2017