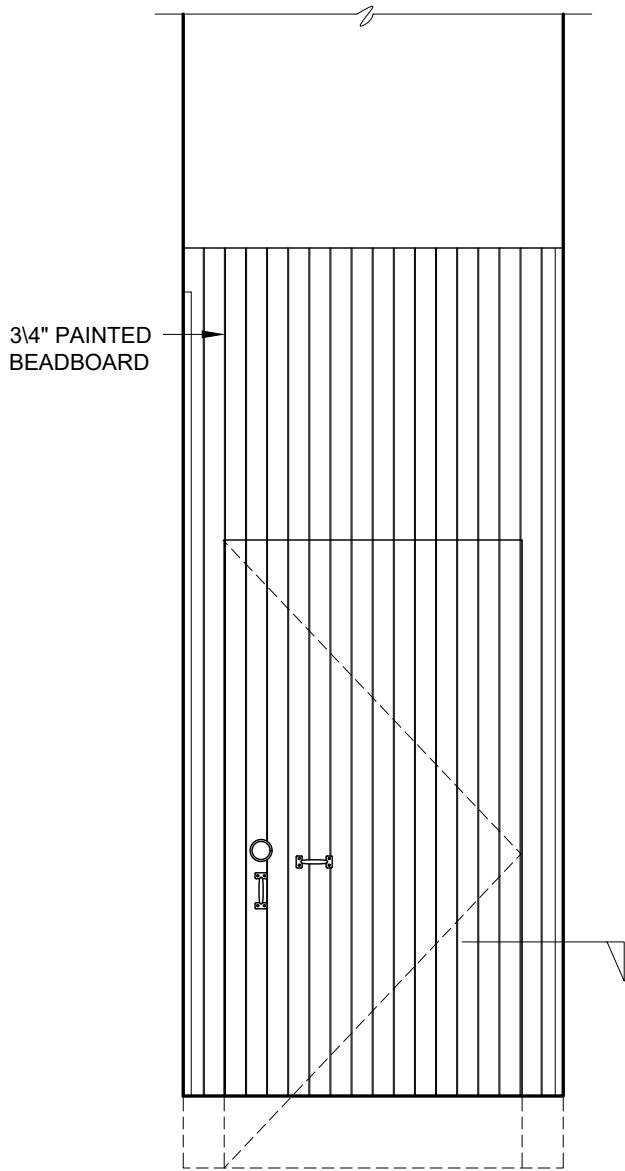


GATE REPLACEMENT AT
111 PINCKNEY STREET
BOSTON, MA 02144

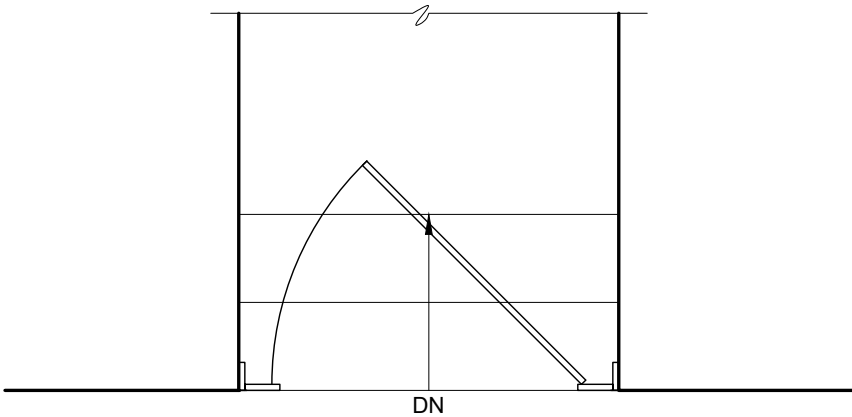
PROJECT SCOPE

REMOVE THE NON-HISTORIC WOODEN ACCESS GATE THAT SHOWS SIGNS OF ROT AND DISREPAIR AT THE REAR EGRESS.
INSTALL A NEW PAINTED WOOD ACCESS GATE AT SAME LOCATION

DESIGN REVIEW SUBMITTAL
MAY 21, 2025



1 EXISTING GATE ELEVATION (EXITS ONTO W. CEDAR ST.)
SCALE: 1/2" = 1'-0"



2 EXISTING GATE PLAN (EXITS ONTO W. CEDAR ST.)
SCALE: 1/2" = 1'-0"

**MITCHELL
RESIDENCE**

111 PINCKNEY STREET
BOSTON, MA 02144

DESIGNCROSSOVER, LLC
ARCHITECTURE AND INTERIORS
631 LaGRANGE STREET
WEST ROXBURY, MA 02132
617.959.9784
jason@designcrossover.com

© DESIGNCROSSOVER 2025

REVISIONS	
1	
2	
3	
4	

DATE MAY 21, 2025
SCALE AS NOTED
DRAWN BY JJL
PROJ. CODE MITCHELL

EXISTING &
PROPOSED GATE
ELEVATIONS AND
MODEL

A1



REAR ACCESS GATE
EXCLUSIVE USE
TO 111 PINKNEY STREET;
UNIT A

COMMON
ENTRY TO
111 PINKNEY STREET

MITCHELL RESIDENCE

111 PINCKNEY STREET
BOSTON, MA 02144

DESIGNCROSSOVER, LLC
ARCHITECTURE AND INTERIORS
631 LAGRANGE STREET
WEST ROXBURY, MA 02132
617.959.9784
jason@designcrossover.com

© DESIGNCROSSOVER 2025

REVISIONS

1	
2	
3	

DATE MAY 21, 2025
SCALE NTS
DRAWN BY JLL
PROJ. CODE MITCHELL

LOCUS MAP

A2



View From W. Cedar Street



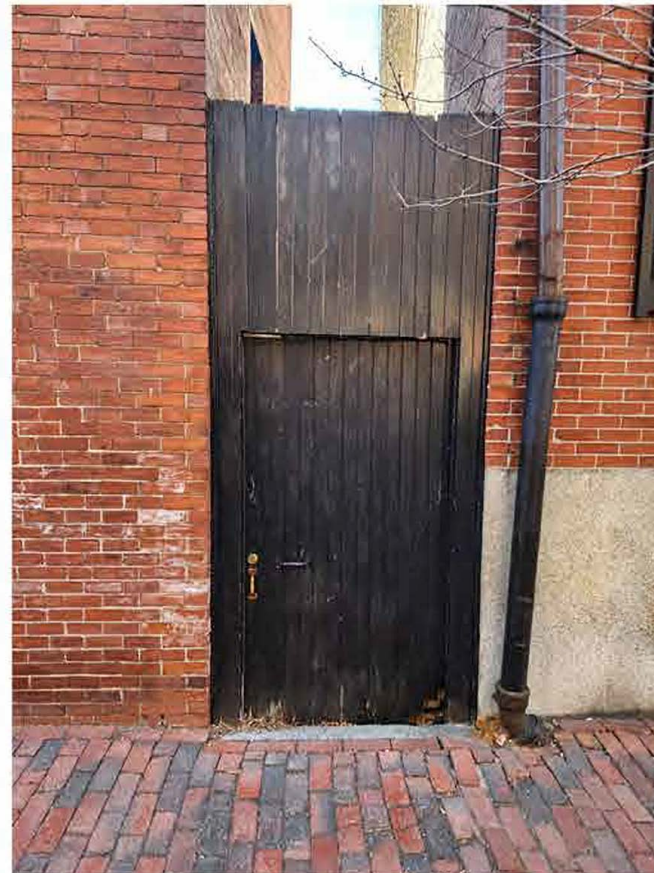
View From W. Cedar Street



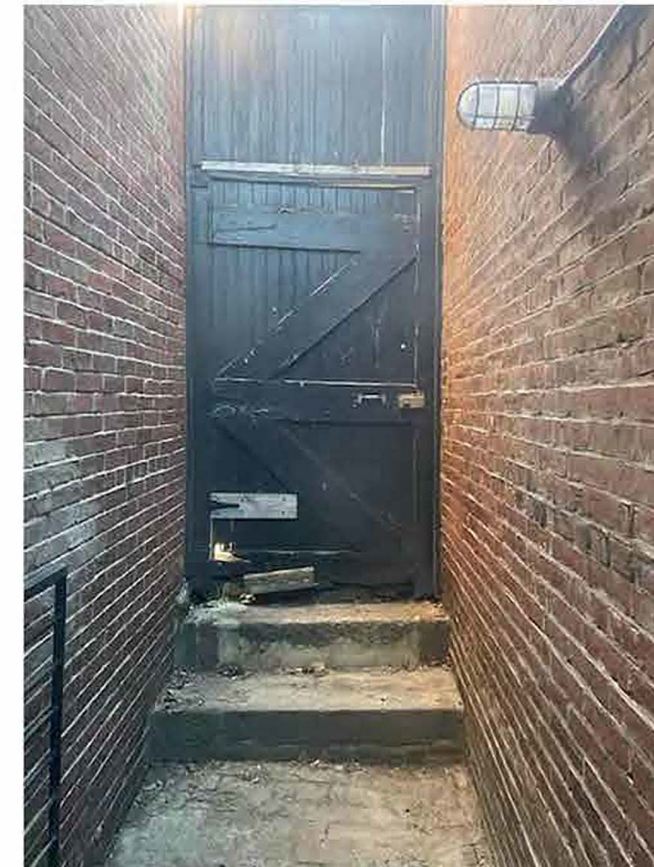
View From W. Cedar Street



View From W. Cedar Street



View From W. Cedar Street



View From Unit A Rear Egress Door

MITCHELL RESIDENCE

111 PINCKNEY STREET
BOSTON, MA 02144

DESIGNCROSSOVER, LLC
ARCHITECTURE AND INTERIORS

631 LaGrange Street
West Roxbury, MA 02132
617.959.9784
jason@designcrossover.com

© DESIGNCROSSOVER 2025

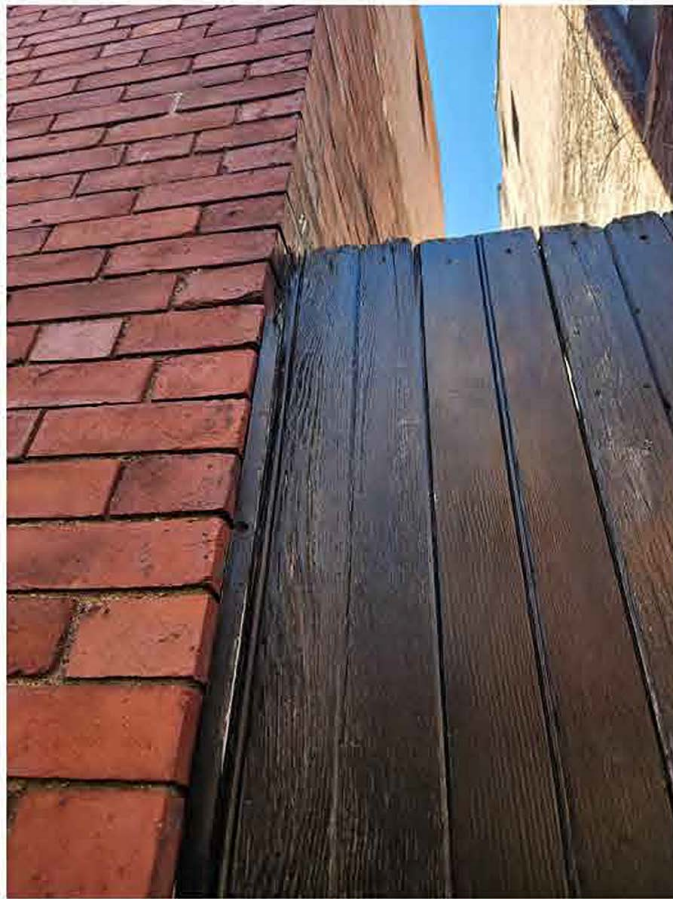
REVISIONS

1	
2	
3	
4	

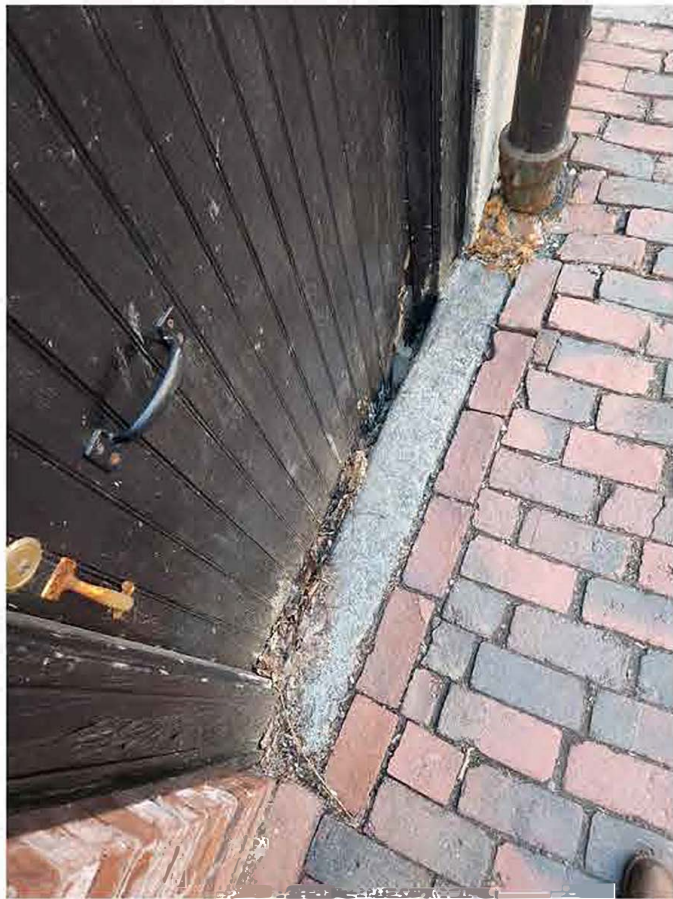
DATE MAY 21, 2025
SCALE NTS
DRAWN BY JJJ
PROJ. CODE MITCHELL

EXISTING GATE
PHOTOGRAPHS

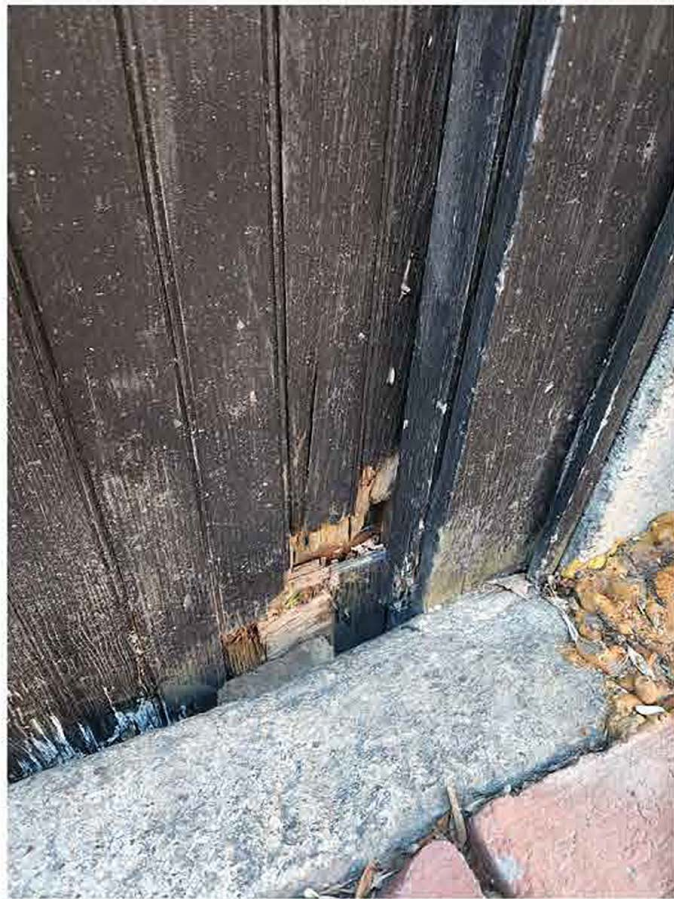
A3



Rot at Jamb & Top



Rot at Threshold



Rot at Threshold



Rot & Fungus @ Header



Existing Gate Hardware

RED CEDAR 1¼" SQUARE DOWELS; PAINTED

2 ¼" RED CEDAR RAILS & STILES; PAINTED

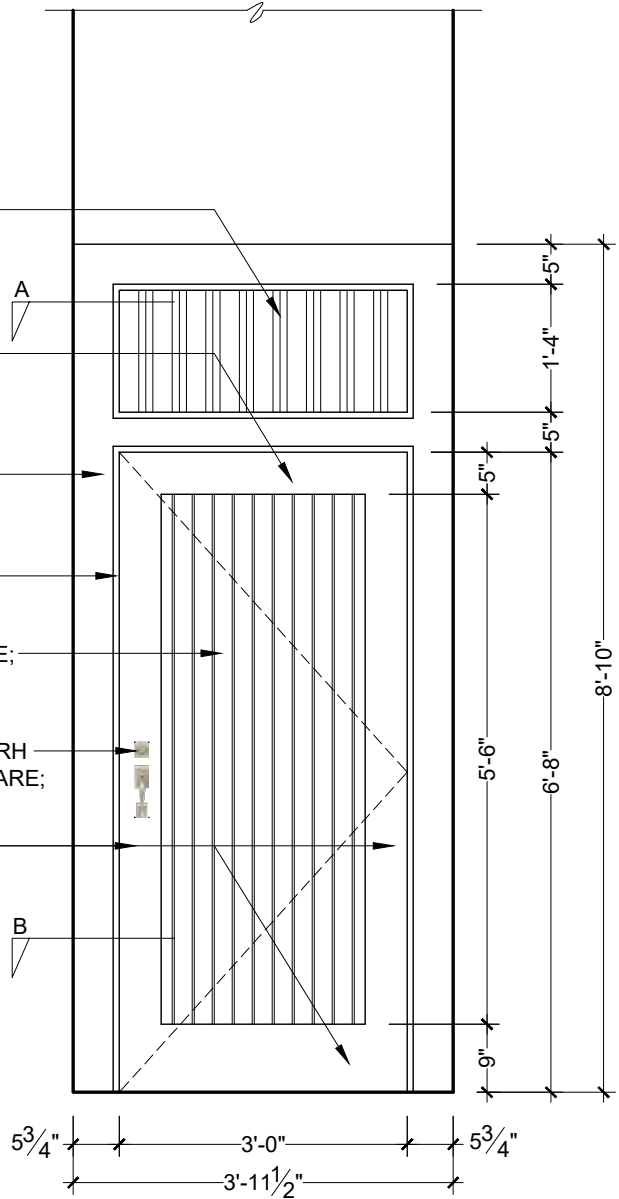
¾" RED CEDAR SURROUND OVER P.T. FRAMING; PAINTED

¾" SQUARE RED CEDAR STOPS; PAINTED

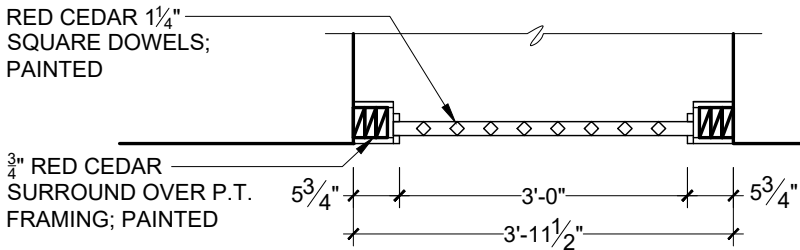
¾" RED CEDAR V-GROOVE; PAINTED

SCHLAGE F62-ADD-ACC-RH ADDISON DOOR HARDWARE; BRIGHT BRASS FINISH

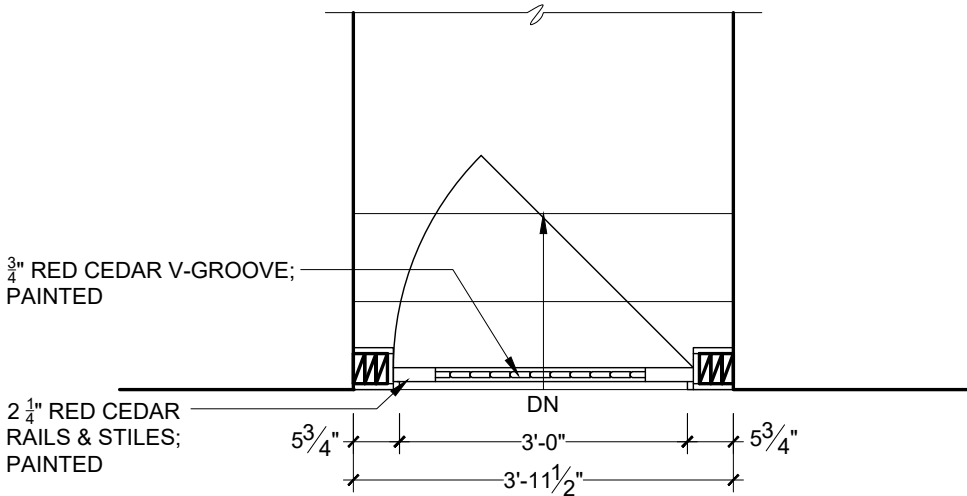
2 ¼" RED CEDAR RAILS & STILES; PAINTED



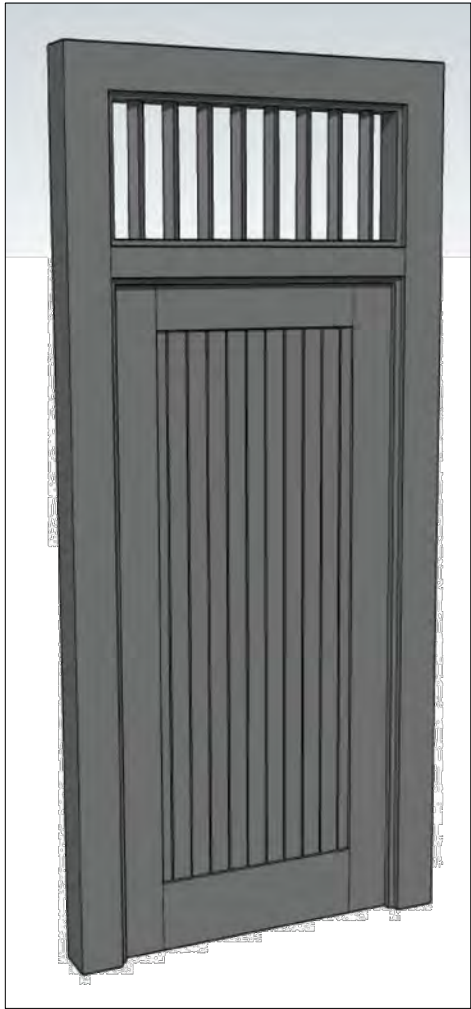
1 PROPOSED GATE ELEVATION (EXITS ONTO W. CEDAR ST.)
SCALE: 1/2" = 1'-0"



2 PLAN VIEW 'A'
SCALE: 1/2" = 1'-0"



3 PLAN VIEW 'B'
SCALE: 1/2" = 1'-0"



4 GATE RENDERING
SCALE: NTS

MITCHELL RESIDENCE

111 PINCKNEY STREET
BOSTON, MA 02144

DESIGNCROSSOVER, LLC
ARCHITECTURE AND INTERIORS
631 LAGRANGE STREET
WEST ROXBURY, MA 02132
617.959.9784
jason@designcrossover.com

© DESIGNCROSSOVER 2025

REVISIONS	
1	
2	
3	
4	

DATE MAY 21, 2025
SCALE AS NOTED
DRAWN BY JJJ
PROJ. CODE MITCHELL

PROPOSED GATE
ELEVATIONS,
PLANS AND MODEL

A5



Bright Brass
Gate Hardware Finish

Paint Color
Benjamin Moore
HC190 Black;
High Gloss



Schlage
Addison Gate Hardware

MITCHELL RESIDENCE

111 PINCKNEY STREET
BOSTON, MA 02144

DESIGNCROSSOVER, LLC
ARCHITECTURE AND INTERIORS

631 LaGRANGE STREET
WEST ROXBURY, MA 02132

617.959.9784
jason@designcrossover.com

© DESIGNCROSSOVER 2025

REVISIONS	
1	
2	
3	
4	

DATE MAY 21, 2025
SCALE AS NOTED
DRAWN BY JJL
PROJ. CODE MITCHELL

PROPOSED
FIXTURES &
FINISHES

A6