

Saint Polycarp Village Phase III
Zoning Board of Appeals Resubmission
Elevation Changes Description
Updated 05.09.12

The plans for Saint Polycarp Village Phase III received approval from the Zoning Board of Appeal on March 28, 2011. The project has since received the needed funding award from the state's housing department to enable us to move forward with design and construction. In our further review of the plans, we feel that some modifications to the elevations will result in a more balanced design, a more energy efficient building, and more universally accessible entrances. Please refer to the following chart that documents the major architectural changes corresponding with notes 1-13 on sheets A200-1, A200-2, A201-1, and A201-2.

Some minor changes to trim location and siding width exposure have not been called-out in this chart. In an effort to create a more lively and active façade, the sizes of siding width exposure have been changed to create a more uniform look and provide hierarchy for the main entrances. Wall with the same siding width is alternated with wall of varying siding exposure width. Area under the unit entrance roof receives a different siding width exposure from the overall wall to differentiate the unit entrance from the wall.

| Note & Sheets | Currently Approved by ZBA | Requested Revisions |
|------------------------------|--|---|
| 1 A200-1 | Roof parapet at entrance lobby 2'-0" above roof. No parapet at stairs next to entrance. Storefront at stairs 1 and lobby. | Height of roof parapet for entrance lobby and stairs raised to match parapet height. This allows a more defined entrance and coverage for the mechanical penthouse on the roof. Addition of the penthouse provides shelter for the Energy Recovery Ventilator, allowing it to perform much more efficiently. The angle of the sloped penthouse roof minimizes the height facing the street while allowing a minimum 7'-6" height in the back where the mechanical room is located. Casement windows replaced a portion of storefront window system to make the building envelop more energy efficient. If funding allowed, photovoltaic panels to cover roof. |
| 2 A200-1 | 3'-6" tall parapet. | Parapet removed to create a more balanced elevation. |
| 3 A201-1 A201-2 | Each bedroom has four to six windows. | Removed one window in each bedroom to allow more flexibility in arrangement of bed and other furniture and make the building envelop more energy efficient. |
| 4 A201-2 | No roof parapet. | Added roof parapet 3'-6" above roof to match opposite side and allow coverage for the condenser units on roof. |
| 5 A200-2 | Terrace door – double glass doors. | Since this is a unit entry door not a balcony door, it was switched from double door to a single door with a window which also allows the building envelop to be more energy efficient. |
| 6 A201-1 | Openings at parking garage. | Locations of opening shifted to align with windows above. Size slightly smaller changing from 12'-5" to 11'-0". Exterior cladding material changed from board and batten to siding to provide a continuous look from above. |
| 7 A201-1 | Retaining wall, stairs and handrail to allow access to units due to grade. | Grade re-designed to allow handicap access to all units at grade resulting in removal of retaining wall, stairs and handrails. |
| 8 | Windows within 10'-0" of exit enclosure wall | Windows removed to meet code requirement of |

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| A200-2 | | unprotected openings exposed by other parts of building less than 180 degree and within 10'-0" of an unprotected opening. This result in cost saving of not having to install sprinkler system. |
| 9 A201-1 | Door entry into management office | Removed one door to allow more flexibility in furniture and office layout and provide a more energy efficient building envelop. Updated office has two entrances instead of three. |
| 10 A201-1 | Storefront spans the entire width | Storefront designed to cover less wall surface to create a more efficient building envelop. |
| 11 A200-1 | Two stairs to access unit A301 | Only one stairs is required by code. The other stairs was removed along with access door for cost saving and to provide better unit layout. |
| 12 A201-2 | Each bedroom has two windows sized 5'-2"x2'-6" | One window removed in each bedroom to improve the elevation's exterior material configuration. Removed windows result in cost saving and a more energy efficient building. |
| 13 A200-1 A201-1 A201-2 | Balcony and terrace door | Balcony removed and two windows replace terrace door to create a more energy efficient building envelop and provide cost saving to the project. |