

DE MINIMIS REVISION TO APPROVED ZBA APPLICATION AND EXTERIOR MATERIALS SAMPLES 24-UNIT DEVELOPMENT

14 WARD ST, SOMERVILLE, MA 02143

PETER
QUINN
ARCHI
TECTS

ARCHITECTURE
PLANNING
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC
259 ELM STREET, SUITE 301
SOMERVILLE, MA 02144
PH 617-354-3989

SEAL



PROJECT

24 UNIT
DEVELOPMENT

14 WARD STREET
SOMERVILLE, MA 02143

PREPARED FOR

BLOCK PROPERTIES, LLC

129 NEWBURY STREET
STE 400
BOSTON, MA 02116

DRAWING TITLE

TITLE SHEET

SCALE AS NOTED

REVISION / ISSUE	DATE
SP REVISION	14 MAR 2019
DE MINIMIS REV 1	09 FEB 2019
DE MINIMIS SET	07 DEC 2018
DRAWN BY CM	REVIEWED BY PQ

SHEET

T1.1



WARD STREET ELEVATION

LIST OF DRAWINGS		DE MINIMIS APPL 21 NOV 2018
ARCHITECTURAL		
A1.0	SITE PLAN APPROVED	X
A1.1	SITE PLAN PROPOSED	X
A1.1A	SITE PLAN PROPOSED RENDERED	
A1.2	BASEMENT PLAN APPROVED	X
A1.3	BASEMENT PLAN PROPOSED	X
A2.1	FRONT ELEVATION (WARD ST)	X
A2.2	LEFT ELEVATION (HORACE ST)	X
A2.3	RIGHT ELEVATION	X
A2.4	REAR ELEVATION	X
A2.5	SELECTED MATERIAL LAYOUT	X



LOCUS PLAN

"SP REVISION" 03/14/2019

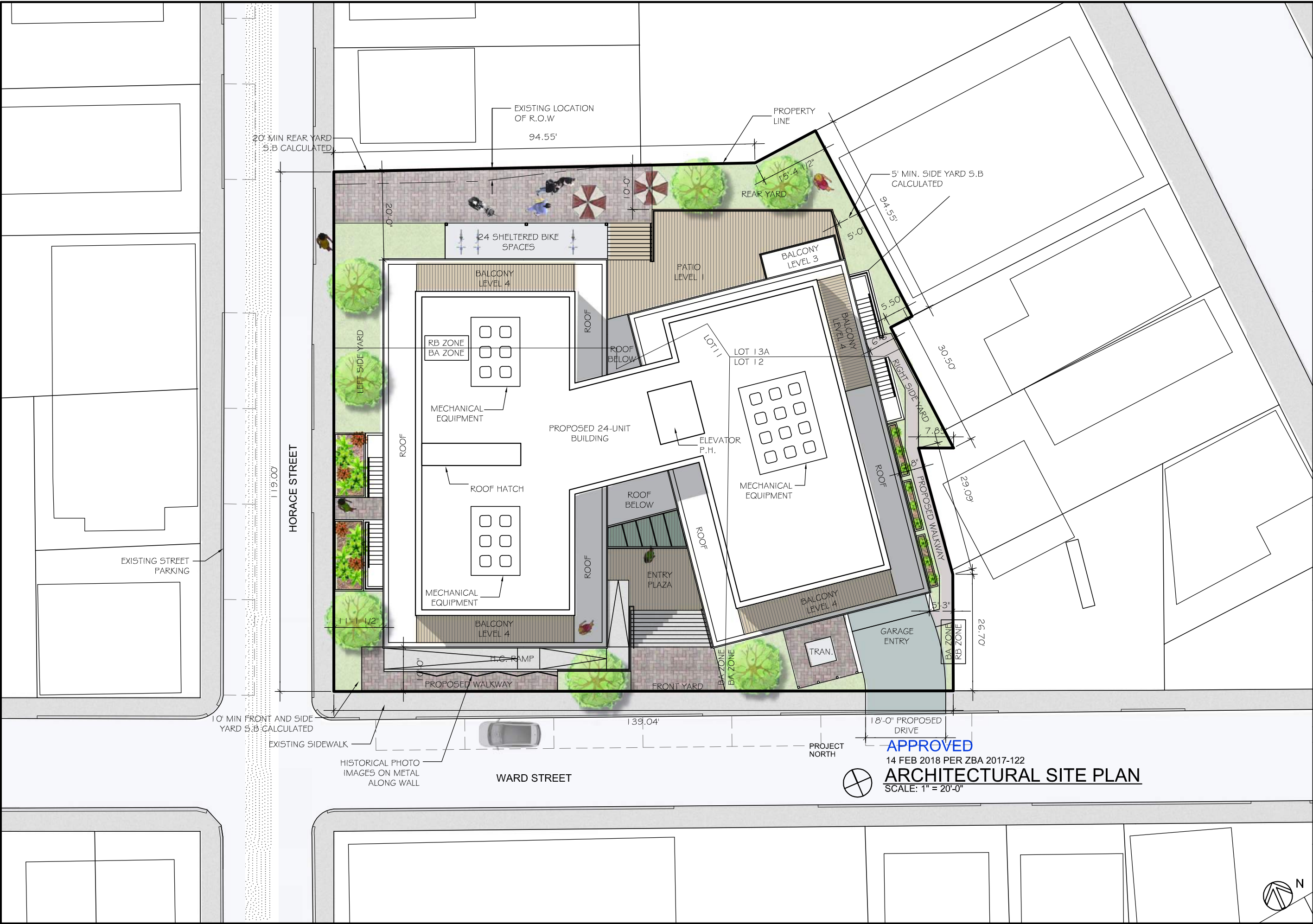
PREPARED BY:

ARCHITECT

PETER QUINN
ARCHITECTS LLC

259 ELM ST, STE 301
SOMERVILLE, MA 02144
PH (617) 354 3989

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ARCHITECTURE
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COMMUNITY DESIGN

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APPROVED ARCHITECTURAL SITE PLAN

SCALE AS NOTED

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SHEET

N

A1.0

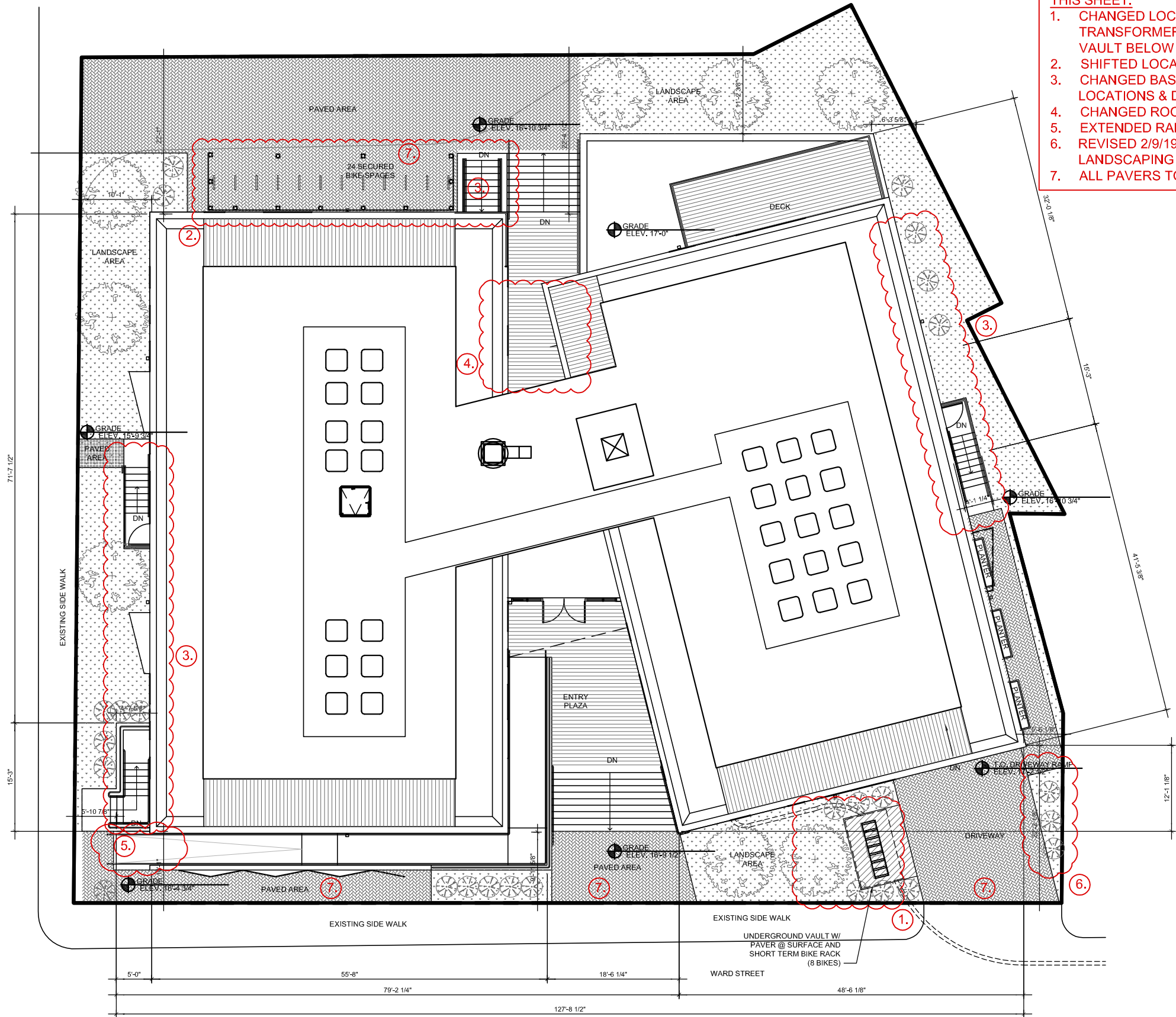
APPROVED

14 FEB 2018 PER ZBA 2017-122

ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'-0"

Z:\DCADD\WGSI\Ward-14\Drawings\De Minimis Drawings\AS1.0 Proposed Site plan.dwg, AS1.0, 3/14/2019 8:44:34 AM



- THIS SHEET:**
1. CHANGED LOCATION OF TRANSFORMER TO UNDERGROUND VAULT BELOW PAVER TERRACE
 2. SHIFTED LOCATION OF BIKE SPACES
 3. CHANGED BASEMENT EGRESS LOCATIONS & DIRECTIONS
 4. CHANGED ROOF OVER REAR ENTRANCE
 5. EXTENDED RAMP FOR FINAL GRADES
 6. REVISED 2/9/19 - ADDED ADDITIONAL LANDSCAPING AT FRONT
 7. ALL PAVERS TO BE PERMEABLE

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PROPOSED SITE PLAN

SCALE AS NOTED

REVISION	DATE
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DE MINIMIS SET	07 DEC 2018
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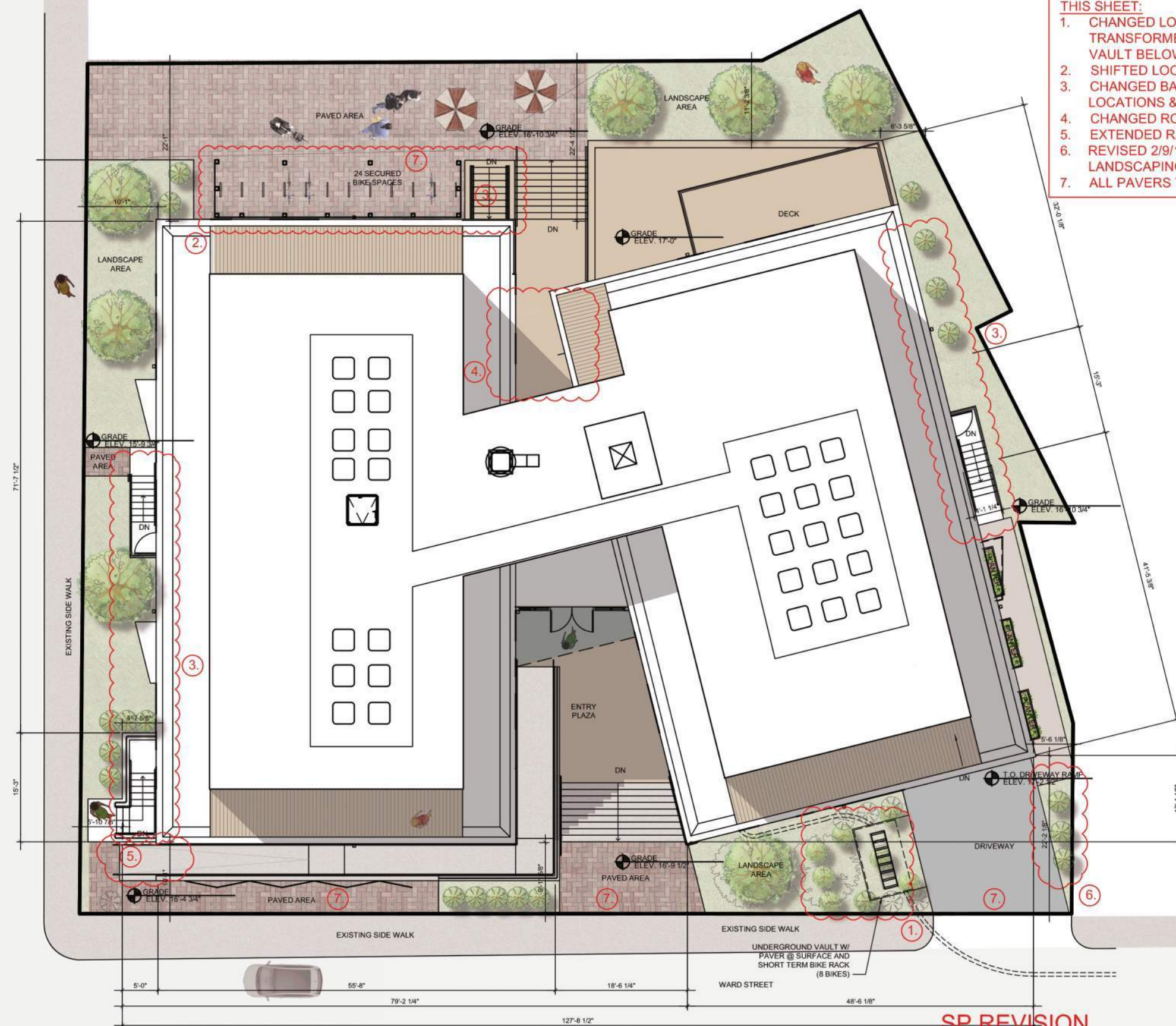
DRAWN BY CM	REVIEWED BY PQ
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SHEET

A1.1

PROPOSED DE MINIMIS CHANGES
1 ARCHITECTURAL SITE PLAN
SCALE: 1/16" = 1'-0"

1. CHANGED LOCATION OF TRANSFORMER TO UNDERGROUND VAULT BELOW PAVER TERRACE
2. SHIFTED LOCATION OF BIKE SPACES
3. CHANGED BASEMENT EGRESS LOCATIONS & DIRECTIONS
4. CHANGED ROOF OVER REAR ENTRANCE
5. EXTENDED RAMP FOR FINAL GRADES
6. REVISED 2/9/19 - ADDED ADDITIONAL LANDSCAPING AT FRONT
7. ALL PAVERS TO BE PERMEABLE



SP REVISION
PROPOSED DE MINIMIS CHANGES

1 ARCHITECTURAL SITE PLAN

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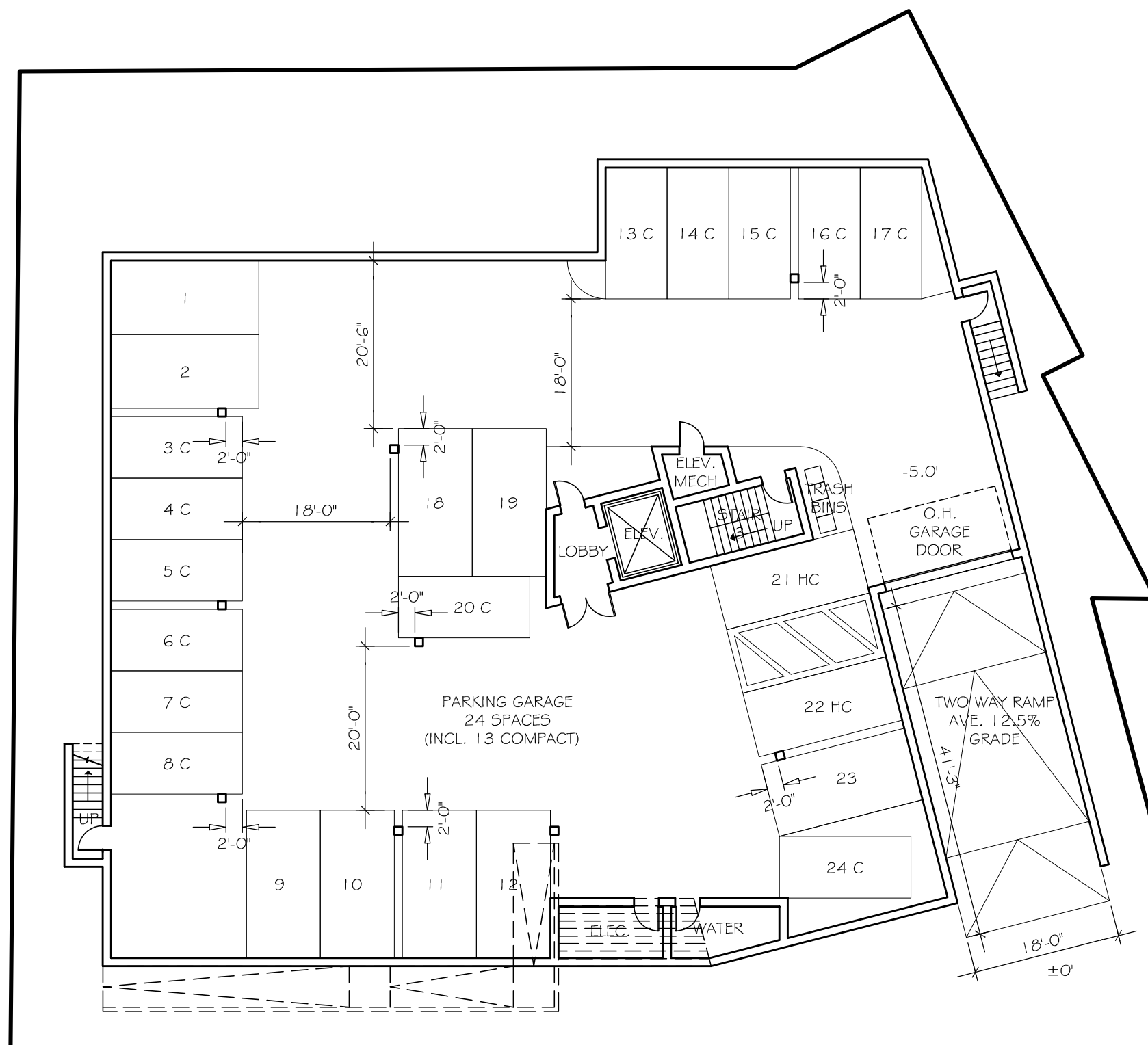
APPROVED
BASEMENT/
PARKING
GARAGE
FLOOR PLAN

SCALE AS NOTED

REVISION	DATE
DE MINIMIS REV 1	09 FEB 2019
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SHEET

A1.2



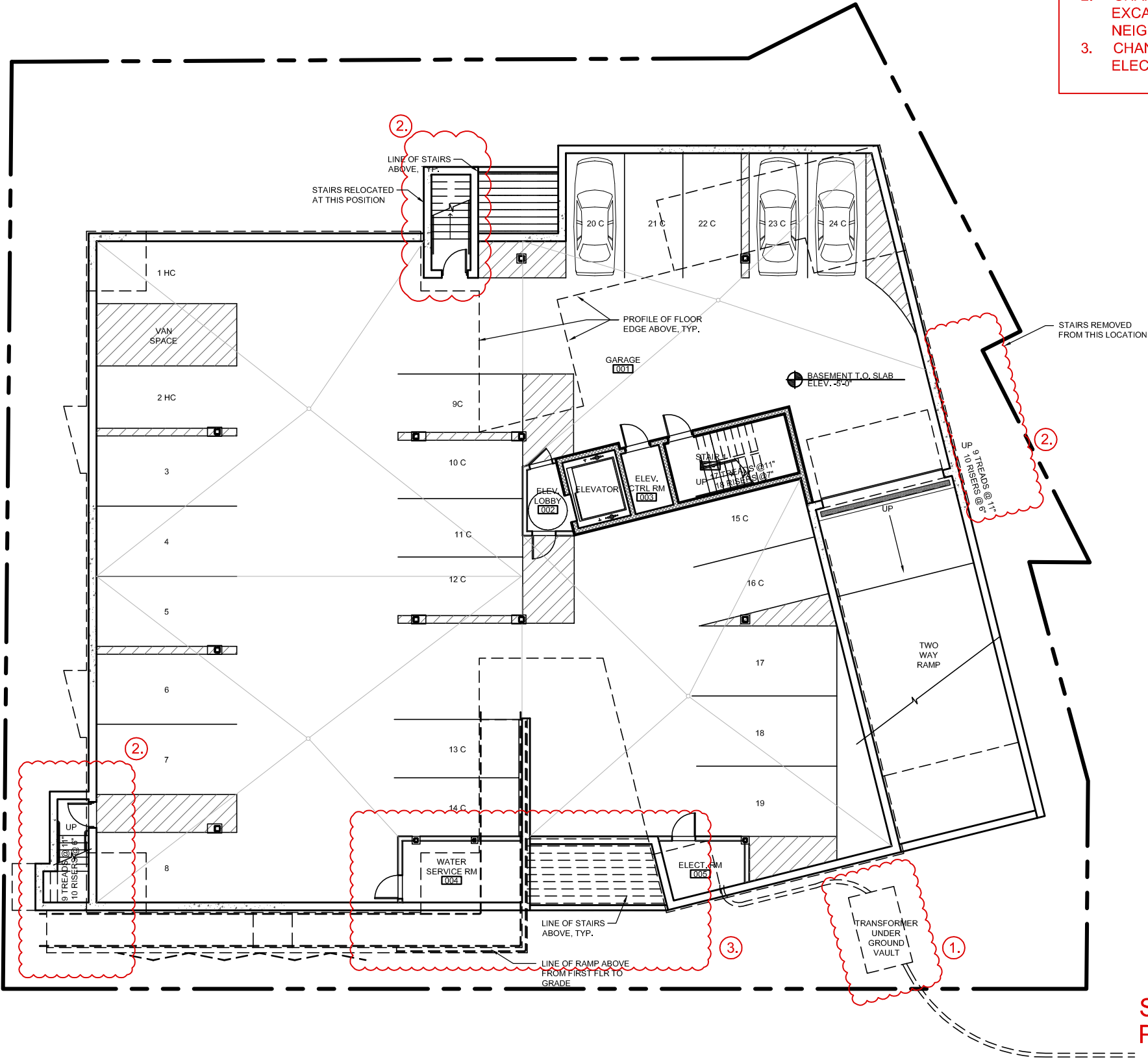
14 FEB 2018 PER ZBA 2017-122

1 BASEMENT/PARKING GARAGE FLOOR PLAN
SCALE: 1/16" = 1'-0"

SCALE: 1/16" = 1'-0"



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- THIS SHEET:**
1. CHANGED LOCATION OF TRANSFORMER TO UNDERGROUND VAULT
 2. CHANGED STAIR LOCATION AS PRIOR LOCATION AND EXCAVATION WOULD BE TOO CLOSE TO THE NEIGHBOR'S PROPERTY
 3. CHANGED LOCATION OF WATER SERVICE ROOM & ELECT. ROOM

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PROPOSED BASEMENT FLOOR PLAN

SCALE AS NOTED

REVISION DATE

SP REVISION 14 MAR 2019

DE MINIMIS REV 1 09 FEB 2019

DE MINIMIS SET 07 DEC 2018

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SHEET

A1.3

**SP REVISION
PROPOSED DE MINIMIS CHANGES**

1 BASEMENT FL. PLAN
SCALE: 1/16" = 1'-0"

Z:\DCADD\WGS\Ward-14\Drawings\A2.1-A2.2 - Elevations.dwg, 1/3/2018 4:30:49 PM



- THIS SHEET:
1. WINDOW PATTERN AND LAYOUT CHANGED TO CORRELATE TO FINAL INTERIOR LAYOUTS OF THE UNITS.
 2. SMALL ADJUSTMENTS TO PARAPET SLOPE FOR AESTHETICS.
 3. SMALL ADJUSTMENTS TO BUILDING HEIGHT TO AVOID SEASONAL HIGH GROUND WATER (REVIEWED AND APPROVED BY ENGINEERING DEPT).
 4. ADJUSTMENT OF DOWNSPOUT LOCATION.

UPDATED WITH REVISED COLOR SELECTIONS

PROPOSED
1 FRONT ELEVATION
SCALE: 1/16" = 1'-0"



TYPICAL MATERIALS
SEE SHEET A2.5

ROCKY GRAY METAL
HORIZONTAL SIDING

CEDAR LAP SIDING,
4" TRIM, TYP.

ASCOT WHITE
METAL VERTICAL
SIDING

APPROVED
2 WARD STREET ELEVATION
SCALE: 1/16" = 1'-0"

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**BLOCK PROPERTIES,
LLC**

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ELEVATIONS

SCALE AS NOTED

REVISION DATE

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DE MINIMIS REV 1 09 FEB 2019

DE MINIMIS SET 07 DEC 2018

DRAWN BY FV REVIEWED BY PQ

SHEET

A2.1

THIS SHEET:

1. WINDOW PATTERN AND LAYOUT CHANGED TO CORRELATE TO FINAL INTERIOR LAYOUTS OF THE UNITS.
2. BAYS LOCATIONS CHANGED TO PROVIDE WINDOWS IN MAJOR ROOMS BASED ON FINAL INTERIOR LAYOUTS OF THE UNITS
3. SMALL ADJUSTMENTS TO BUILDING HEIGHT TO AVOID SEASONAL HIGH GROUND WATER (REVIEWED AND APPROVED BY ENGINEERING DEPT).
4. ADJUSTMENT OF DOWNSPOUT LOCATION.
5. CHANGED EGRESS STAIR ORIENTATION TO AVOID BAY/HEADROOM ISSUE
6. ADDED REQUIRED EGRESS FROM BASEMENT
7. BALCONIES MADE SLIGHTLY LARGER

UPDATED WITH REVISED COLOR SELECTIONS

PROPOSED

1 LEFT ELEVATION
SCALE: 1/16" = 1'-0"

APPROVED

14 FEB 2018 PER ZBA 2017-122

2 HORACE STREET ELEVATION
SCALE: 1/16" = 1'-0"



2 HORACE STREET ELEVATION
SCALE: 1/16" = 1'-0"

3

ROOF
49'-11"

49'-11"

GRADE
0'-0"



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2. BAYS LOCATIONS CHANGED TO PROVIDE WINDOWS IN MAJOR ROOMS BASED ON FINAL INTERIOR LAYOUTS OF THE UNITS
3. SMALL ADJUSTMENTS TO BUILDING HEIGHT TO AVOID SEASONAL HIGH GROUND WATER (REVIEWED AND APPROVED BY ENGINEERING DEPT).
4. ADJUSTMENT OF DOWNSPOUT LOCATION.
5. CHANGED EGRESS STAIR ORIENTATION TO AVOID BAY/HEADROOM ISSUE
6. BALCONIES MADE SLIGHTLY LARGER

UPDATED WITH REVISED COLOR SELECTIONS

PROPOSED

1

RIGHT ELEVATION

SCALE: 1/16" = 1'-0"

ROOF
49'-9"

49'-9"

GRADE
0'-0"



HISTORICAL PHOTO
IMAGES ON METAL

APPROVED

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2

RIGHT ELEVATION

SCALE: 1/16" = 1'-0"

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A2.3

THIS SHEET:

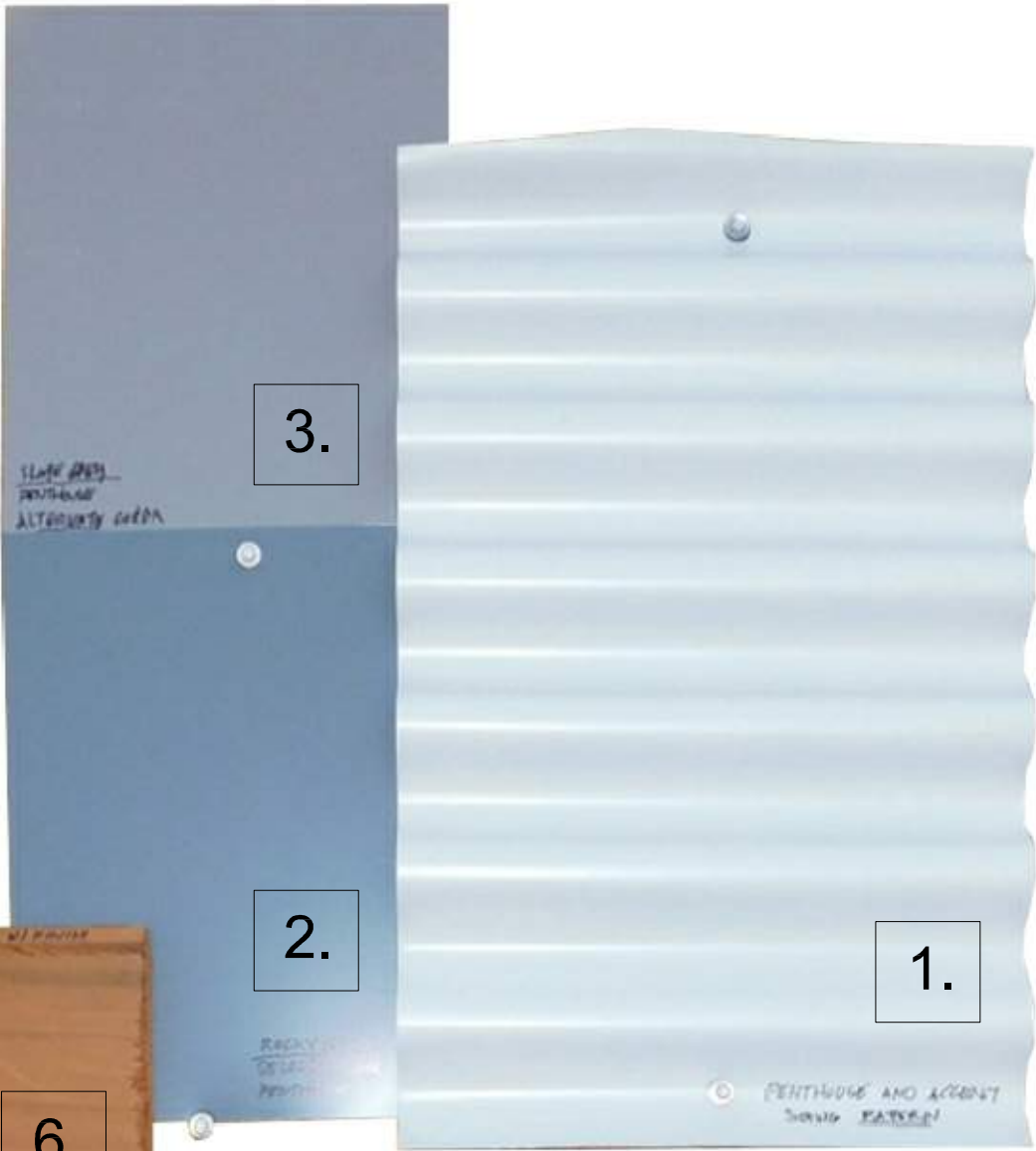
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2. BAYS LOCATIONS CHANGED TO PROVIDE WINDOWS IN MAJOR ROOMS BASED ON FINAL INTERIOR LAYOUTS OF THE UNITS
3. SMALL ADJUSTMENTS TO BUILDING HEIGHT TO AVOID SEASONAL HIGH GROUND WATER (REVIEWED AND APPROVED BY ENGINEERING DEPT).
4. ADJUSTMENT OF DOWNSPOUT LOCATION.
5. CHANGED EGRESS STAIR ORIENTATION TO AVOID BAY/HEADROOM ISSUE.
6. ADDED REQUIRED EGRESS FROM BASEMENT.
7. BALCONIES MADE SEMI ENCLOSED AT REAR
8. BIKE SHED DELINEATED.
9. GLAZING AND REAR DOORS DELINEATED.

UPDATED WITH REVISED COLOR SELECTIONS

PROPOSED
1 REAR ELEVATION
SCALE: 1/16" = 1'-0"

APPROVED
14 FEB 2018 PER ZBA 2017-122
2 REAR ELEVATION
SCALE: 1/16" = 1'-0"





SELECTIONS OF EXTERIOR MATERIALS
(MOUNTED AT 14 WARD SITE FOR FIELD
REVIEW.)

1. PATTERN - CORRUGATED METAL SIDING
FOR FOURTH FLOOR & CONNECTOR, ATAS
METALS
2. COLOR - CORRUGATED SIDING - ROCKY
GREY, ATAS METALS
3. COLOR - ALTERNATE FOR CORRUGATED -
SLATE GREY (NOT SELECTED)
4. PATTERN - PRIMARY WALL SIDING
VERTICAL, ATAS METALS
5. COLOR - PRIMARY WALL SIDING, ASCOT
WHITE, ATAS METALS
6. CEDAR T&G SIDING WITH CLEAR STAIN FOR
BALCONIES AND BAYS

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A2.5