



Proposed Self-Storage Building

50 Middlesex Avenue, Somerville

SSG Development March 2011

Operations: Bike Room and Community Room concepts



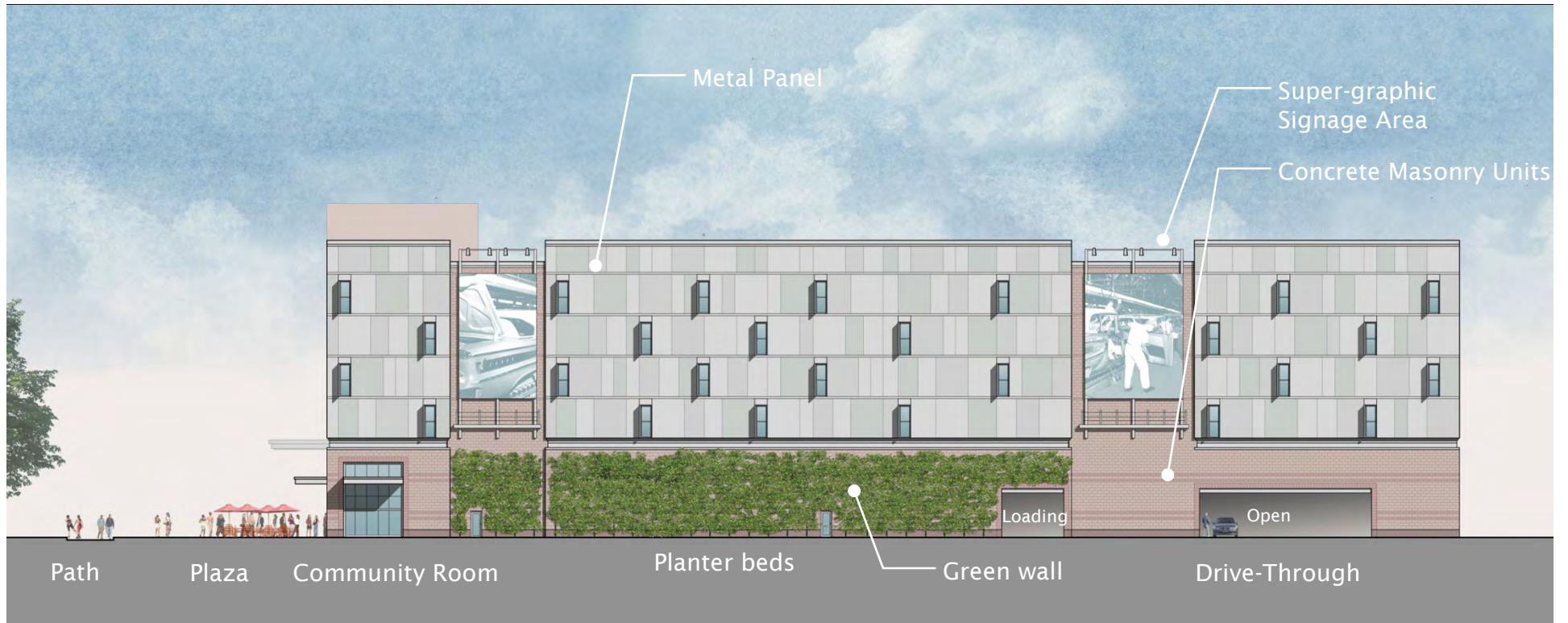
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February 24 Design Review : What we Heard [Design]

	Design Review Comment	Response in current proposal
1.	Select glass type	Punched – tinted; Curtainwall - clear
2.	Select CMU color/finish	Genest GSF308 (Brick Red)/GSF303 (Inca Red)
3.	Select metal color/ finish	Kingspan Champagne/Bright Silver
4.	Develop a logic to upper and lower floors	One size window, aligned with base elements
5.	Evoke a more timeless quality	Regular window pattern, increased masonry
6.	Add more windows on West Elevation	Increased number of windows by 33%
7.	Use a variety of masonry unit sizes	8x16, 4x16, 8x8, sill blocks, and bullnose
8.	Modify parapet at south of building	Parapet made level
9.	Increase landscape elements at south	Additional planting and green-wall added
10.	Develop coordinated approach to signage	Pin-mounted signs and super-graphics
11.	Consider a green roof	Pursuing other sustainability measures
12.	Break up massing of West Elevation	Divided into 3 sections by graphic areas

Design approach: West Elevation



March 24 Proposal



February 24 Proposal

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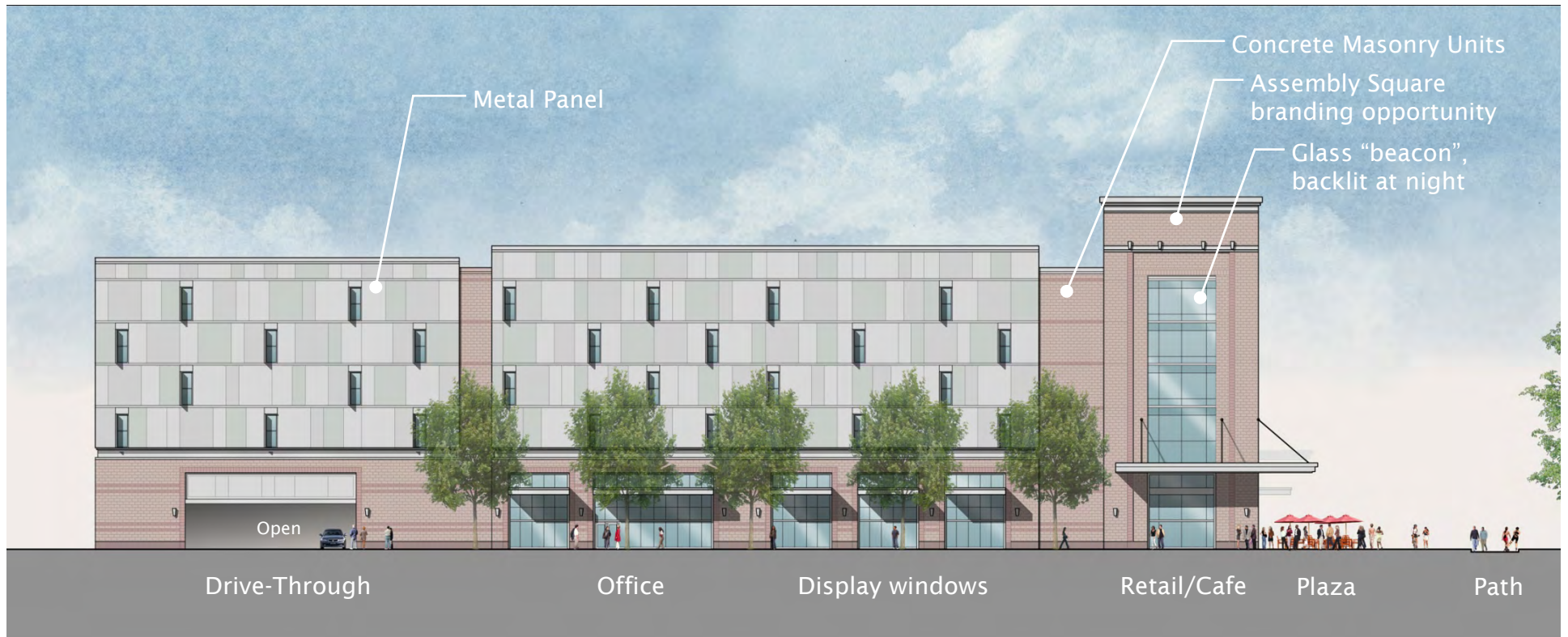
Design approach: Super-graphics and lighting concepts



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Design approach: East Elevation



March 24 Proposal



February 24 Proposal

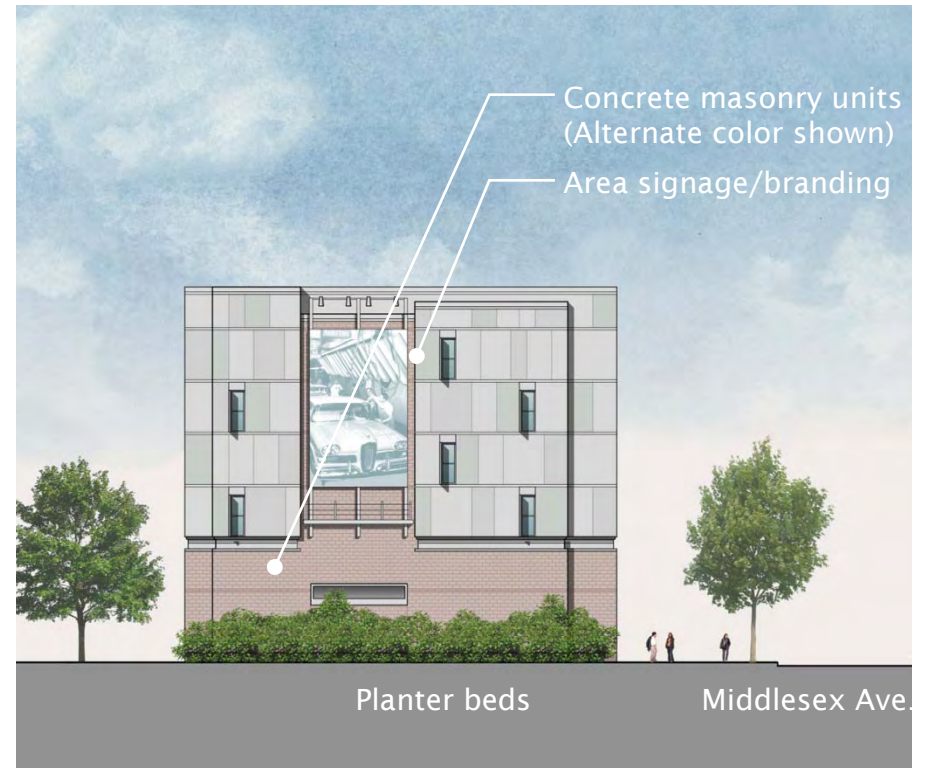
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Design approach: North/South Elevation



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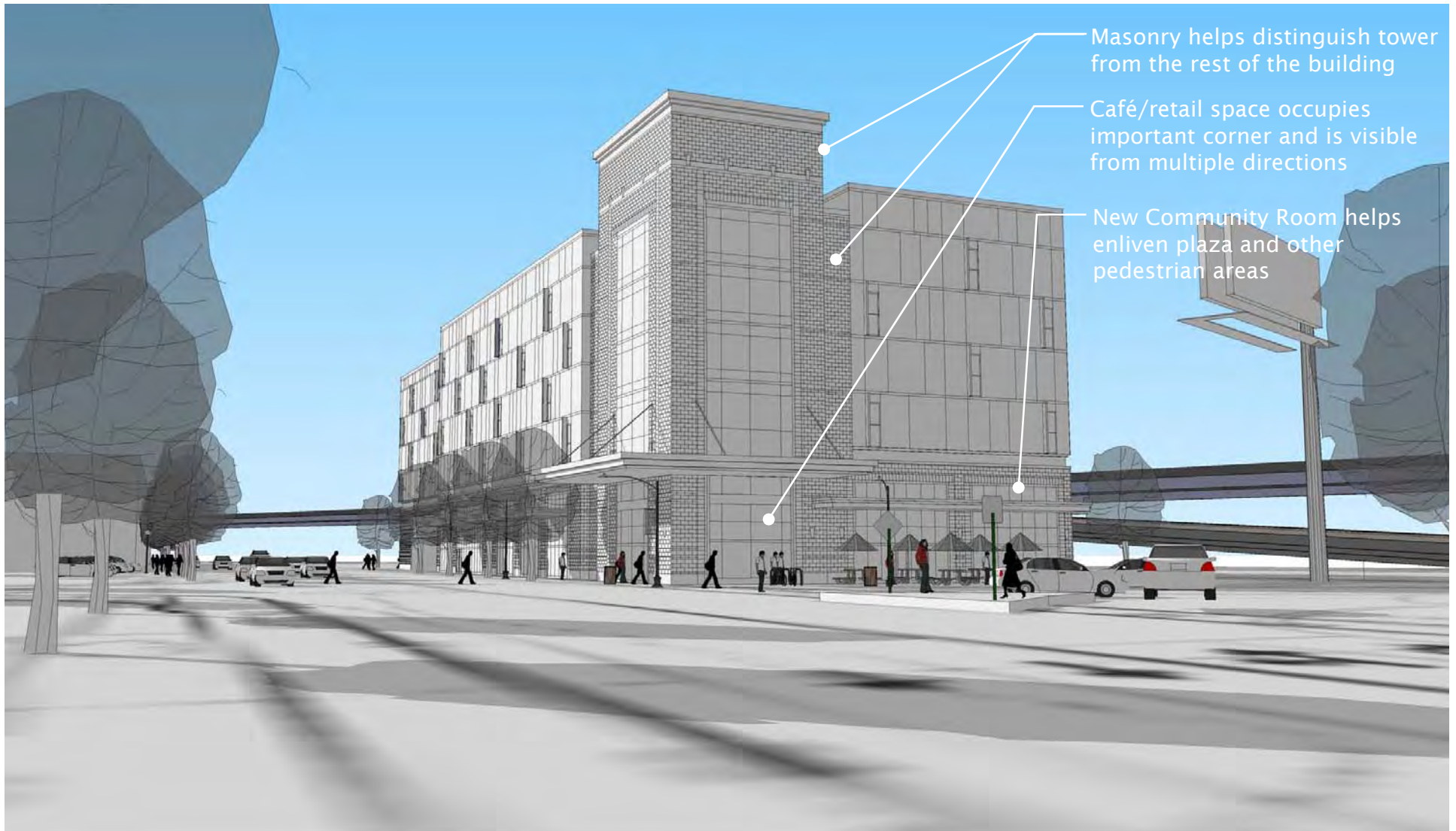


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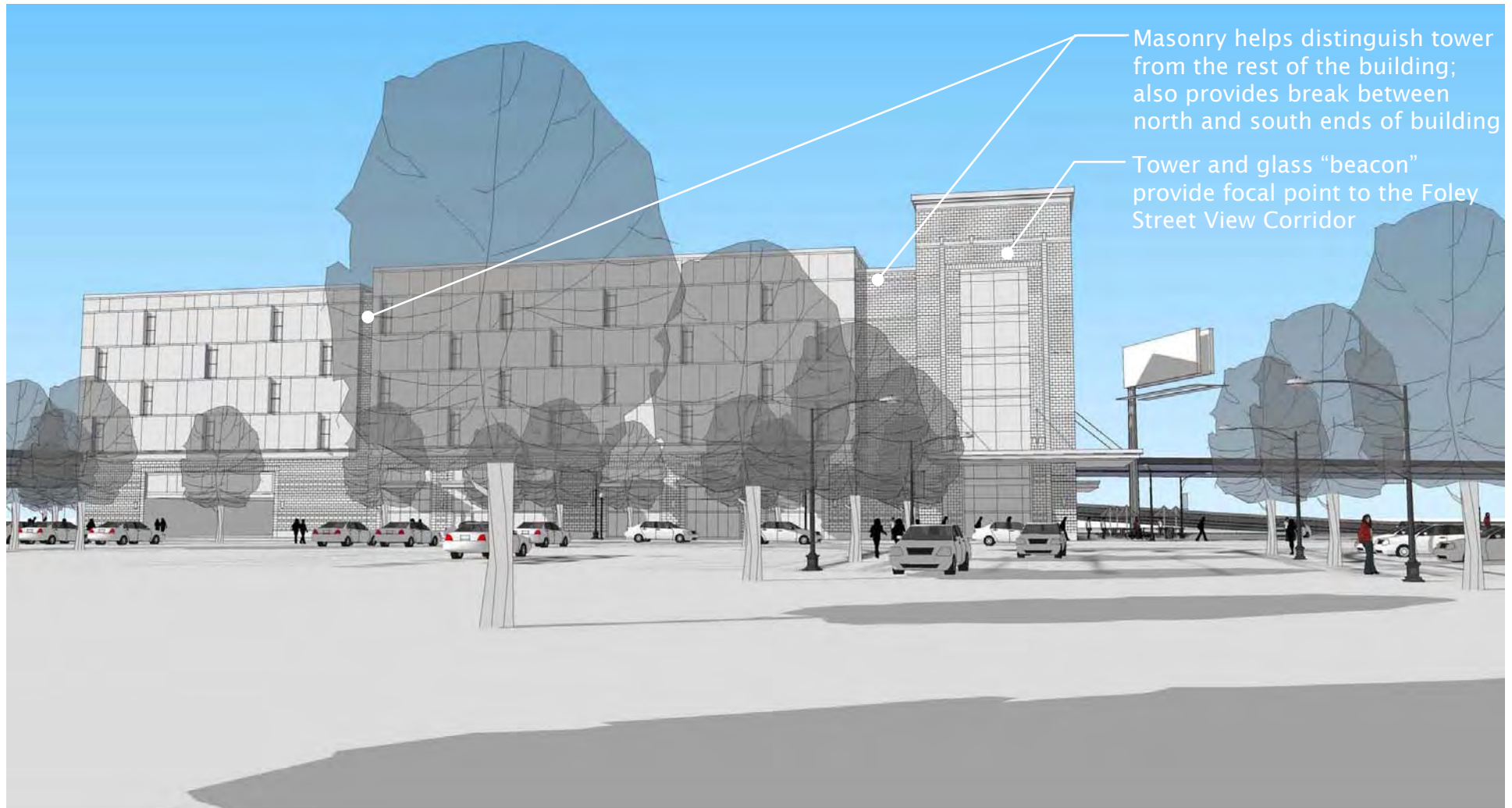
Design approach: View from Middlesex Avenue



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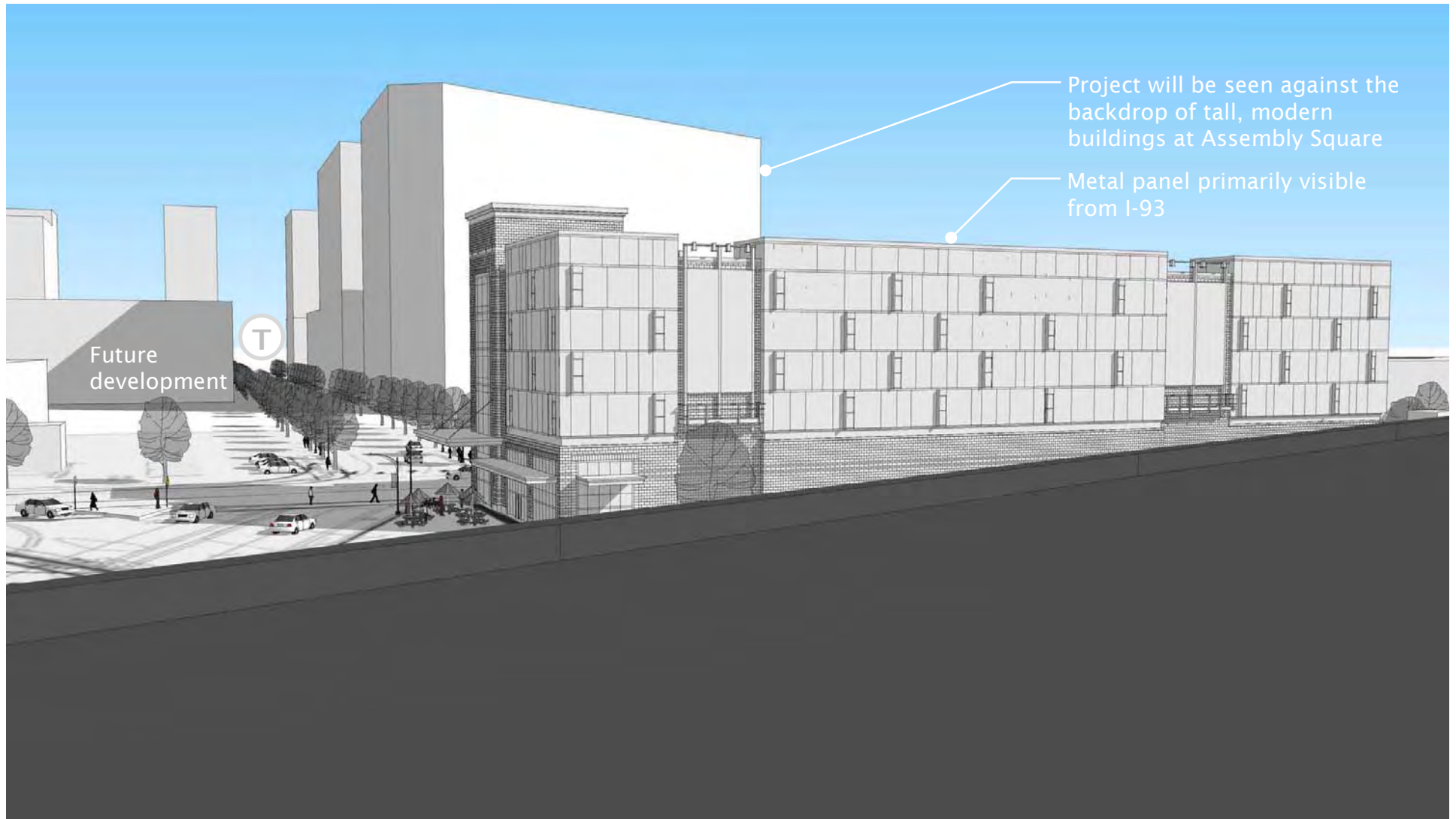
Design approach: View from Foley Street



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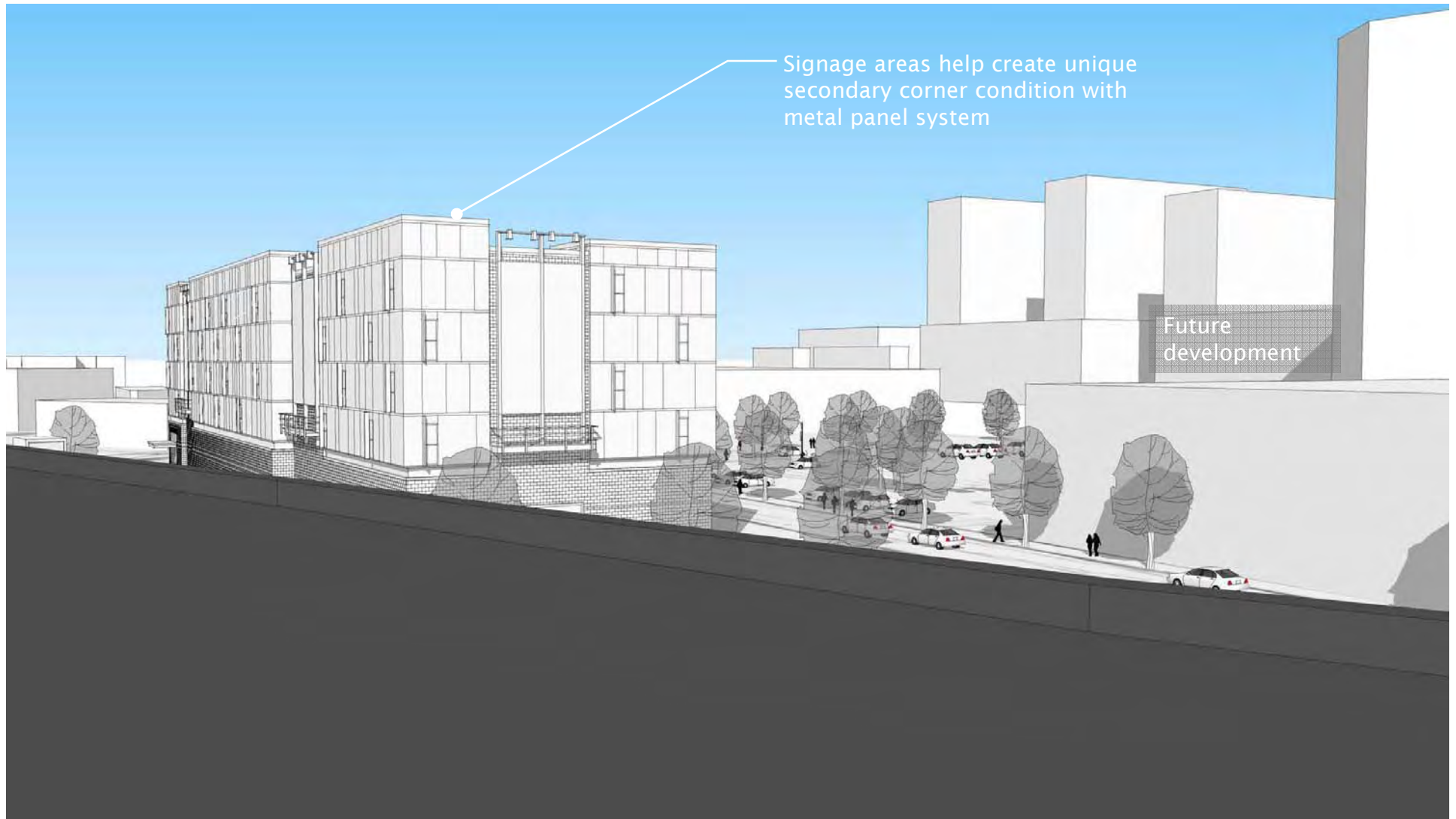
Design approach: View from I-93 southbound



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Design approach: View from I-93 northbound



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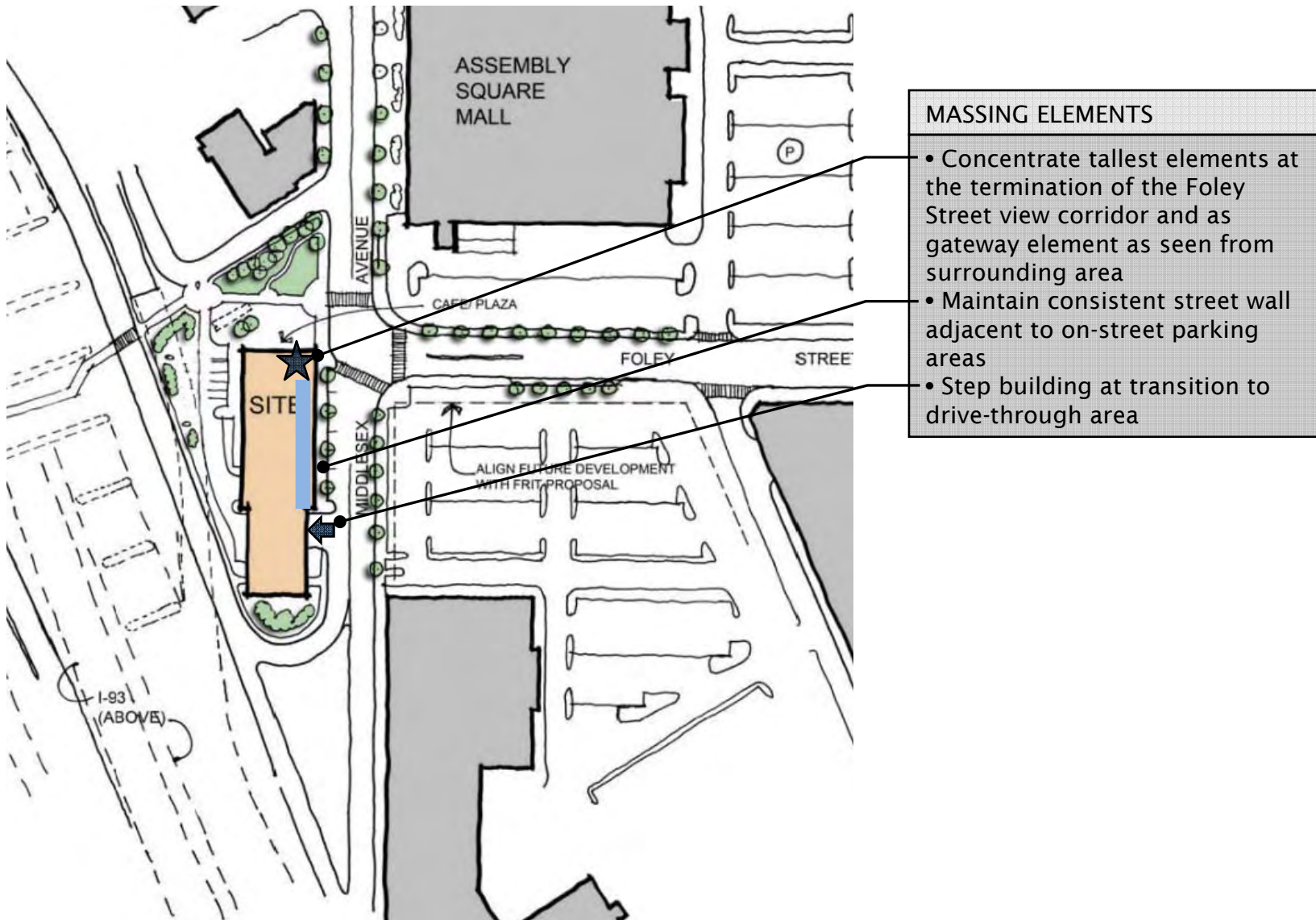


Design Guidelines

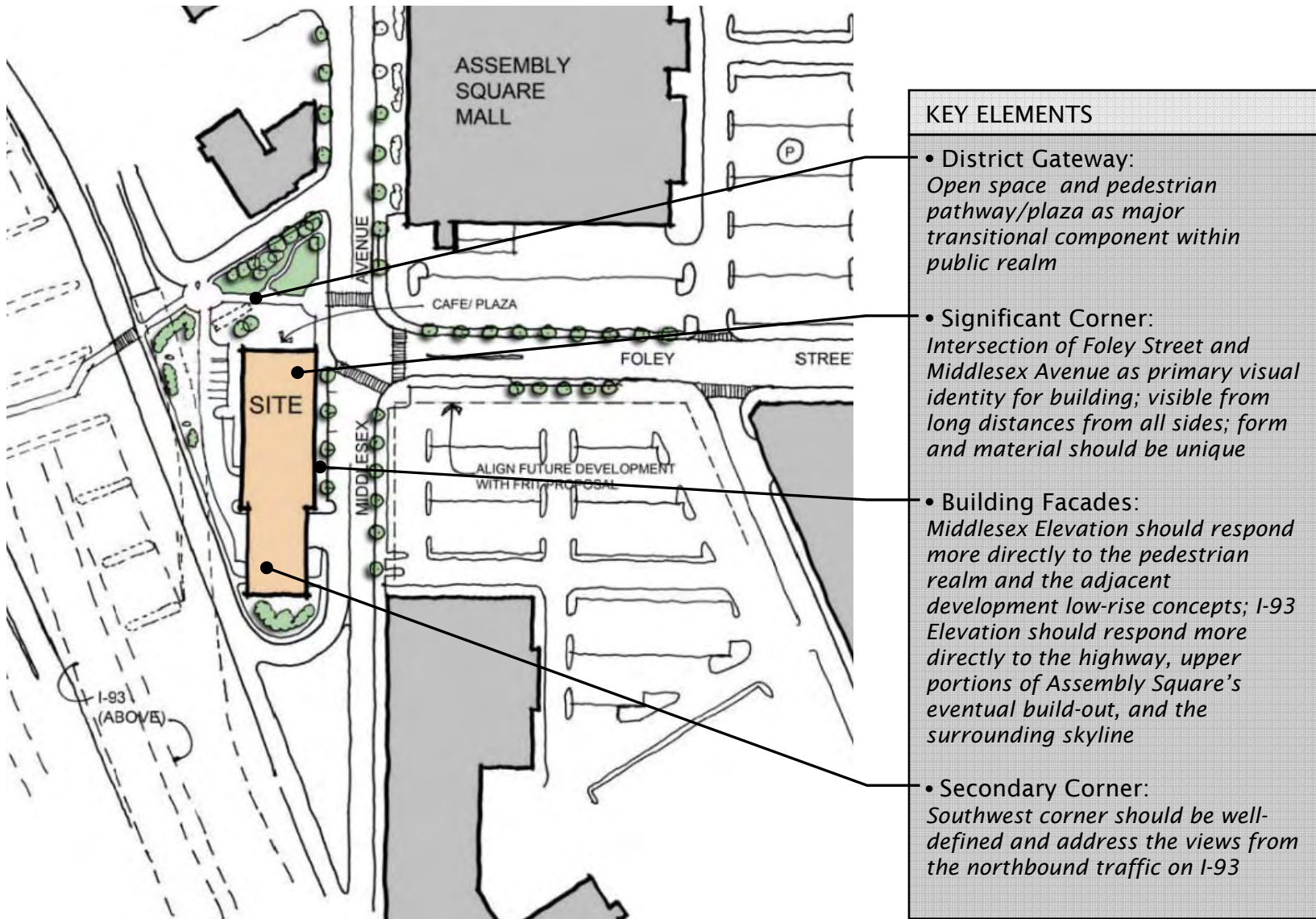
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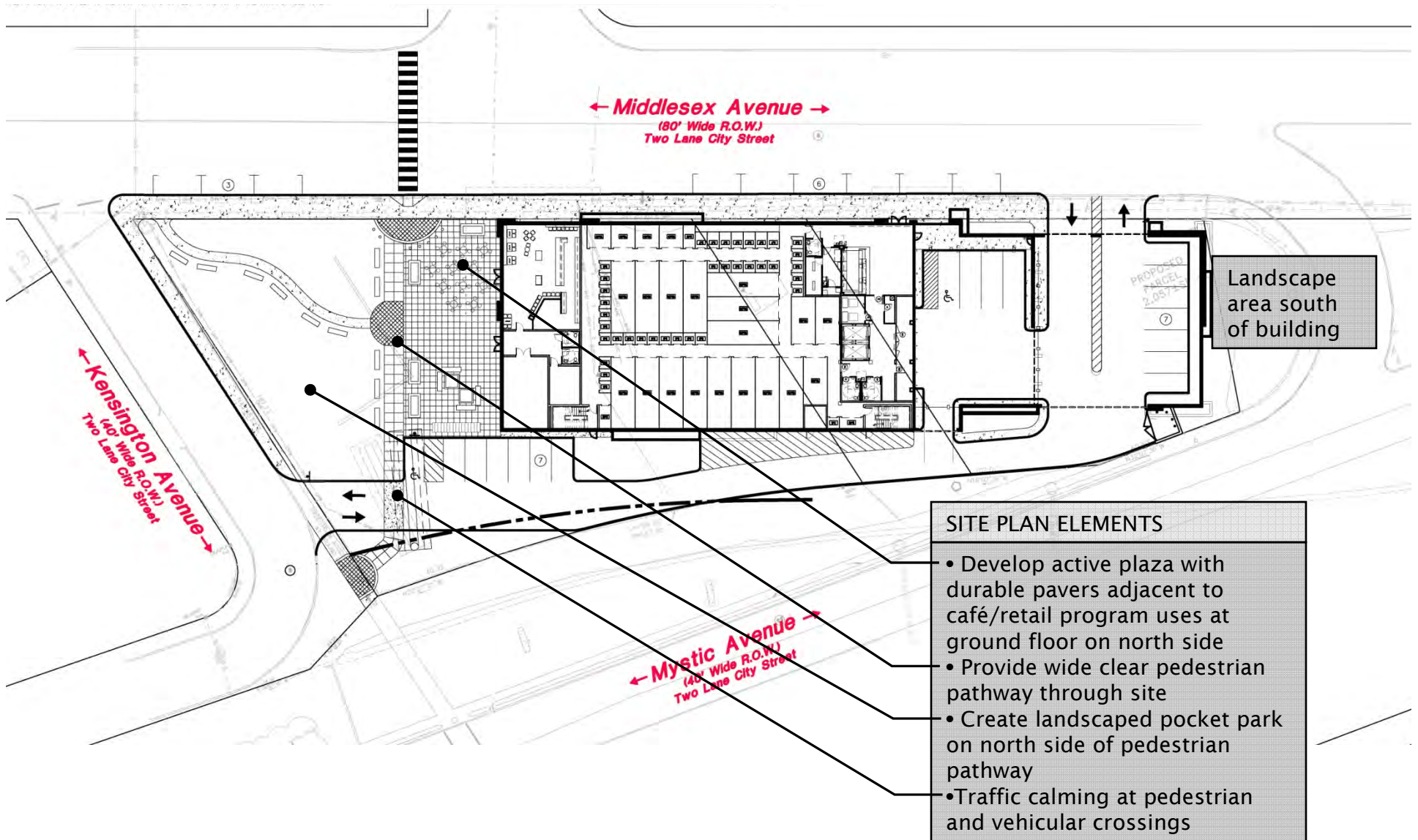
Design Guidelines: Massing [AR3.1]



Design Guidelines: Corners, Gateways, and View Corridors [AR3.2]



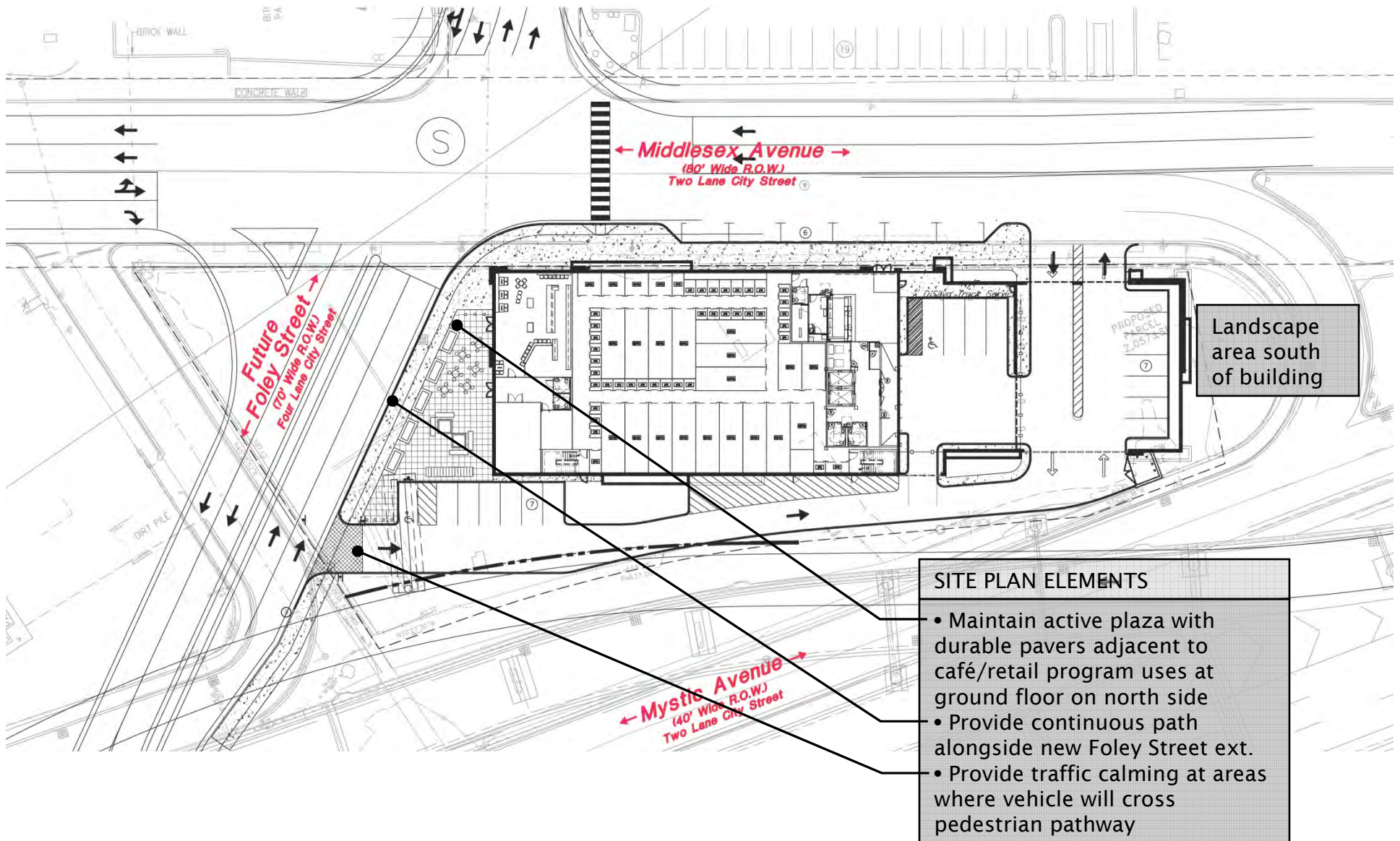
Design Guidelines: Open Space [near term]



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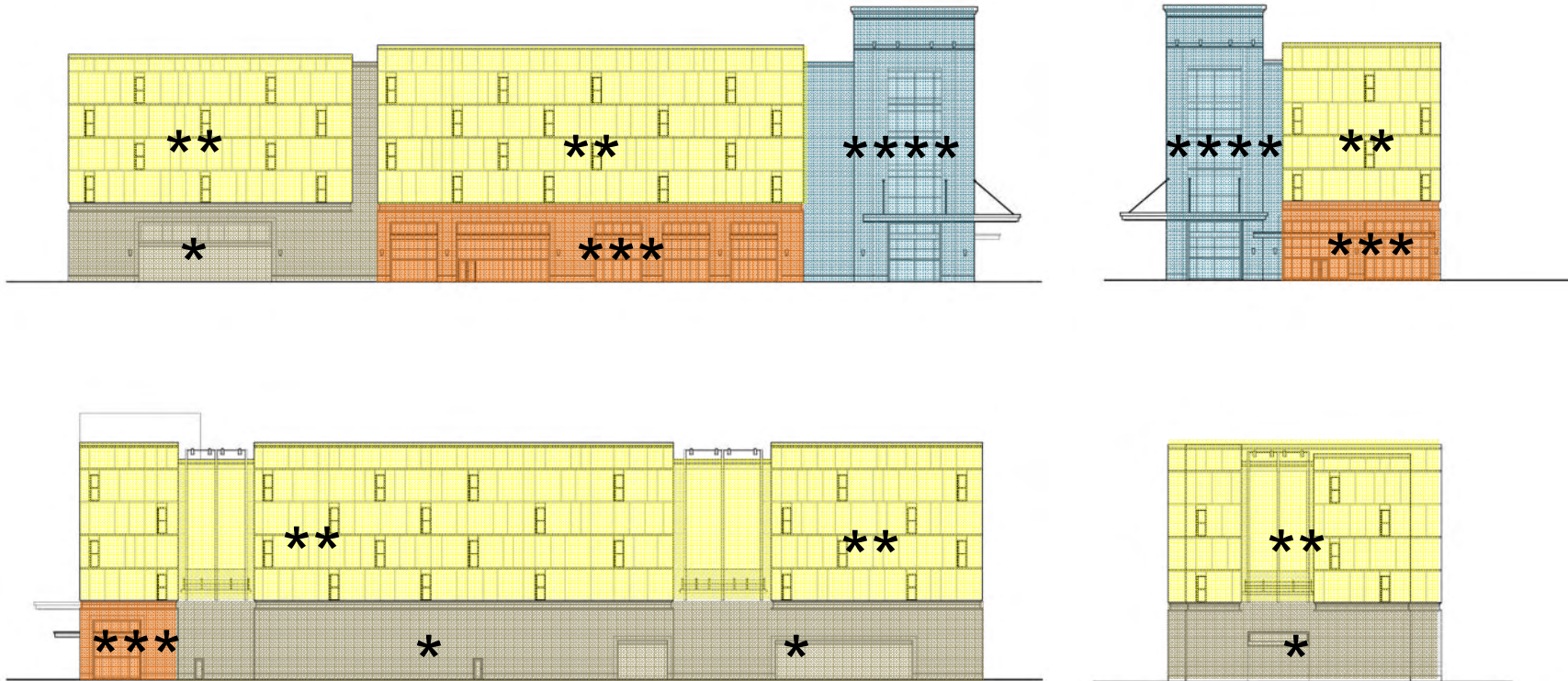
Design Guidelines: Open Space [long term]



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Design Guidelines: Building Façade Hierarchy & Priorities [AR3.3, AR3.7]



**** Significant Corners and Gateways

Corner of Foley Street and Middlesex the focal point of the project and should have the highest degree of material, detail, and lighting

** Secondary/Typical Elevations

All upper level areas on all four sides of the building due to view corridors from multiple directions

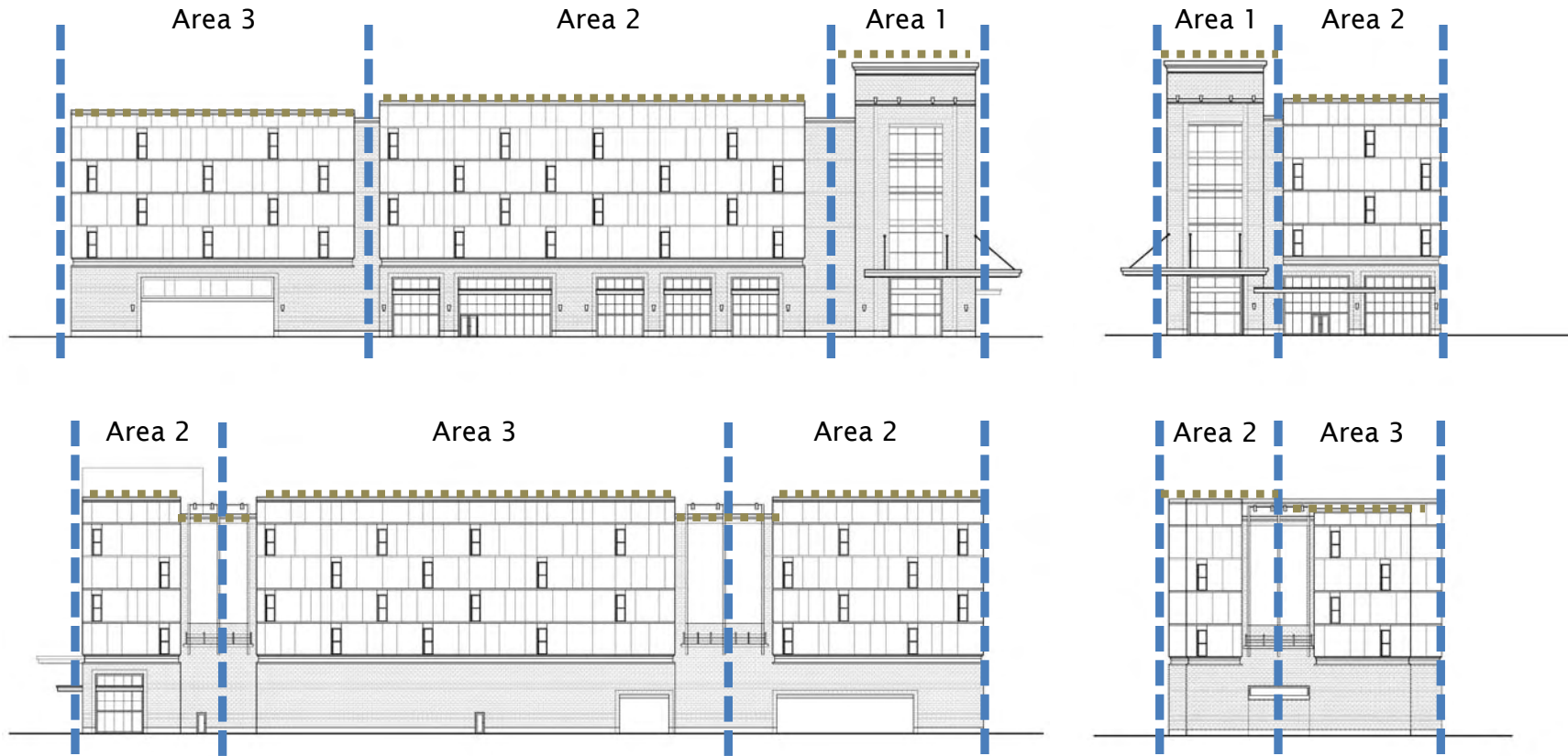
*** Primary Elevations

Ground floor along Middlesex Avenue and Foley Street (with a small portion wrapping onto the West Elevation)

* Tertiary Elevations

Low visibility areas with minimal pedestrian traffic or covered by large areas of ivy or landscaping mounted to façade on metal grid

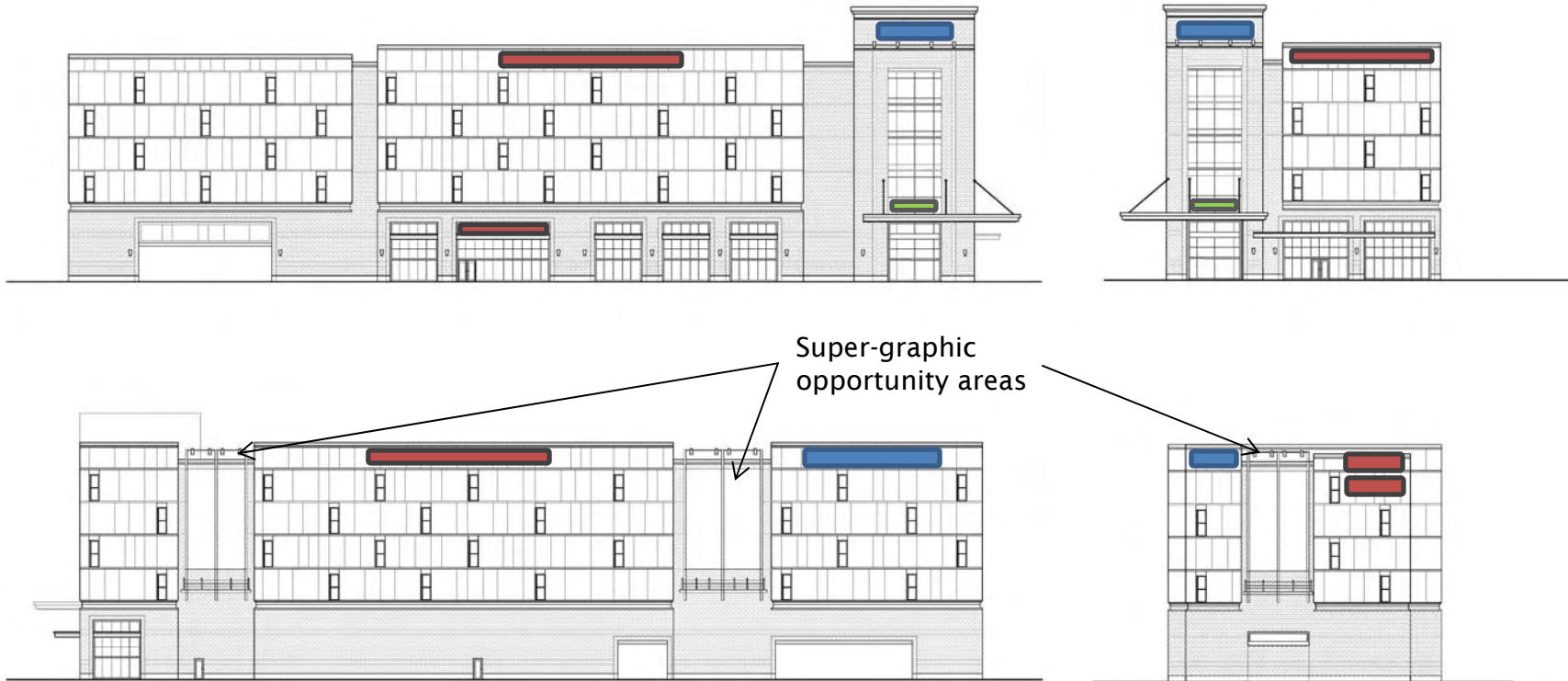
Design Guidelines: Façade Rhythm [AR3.5]



FAÇADE RHYTHM CONCEPTS

- Each elevation and volume is broken down into smaller sub-components
- Breaks in wall plane emphasized by stepping in parapet height
- Corner distinguished by shift in major material

Design Guidelines: Signage and Graphics



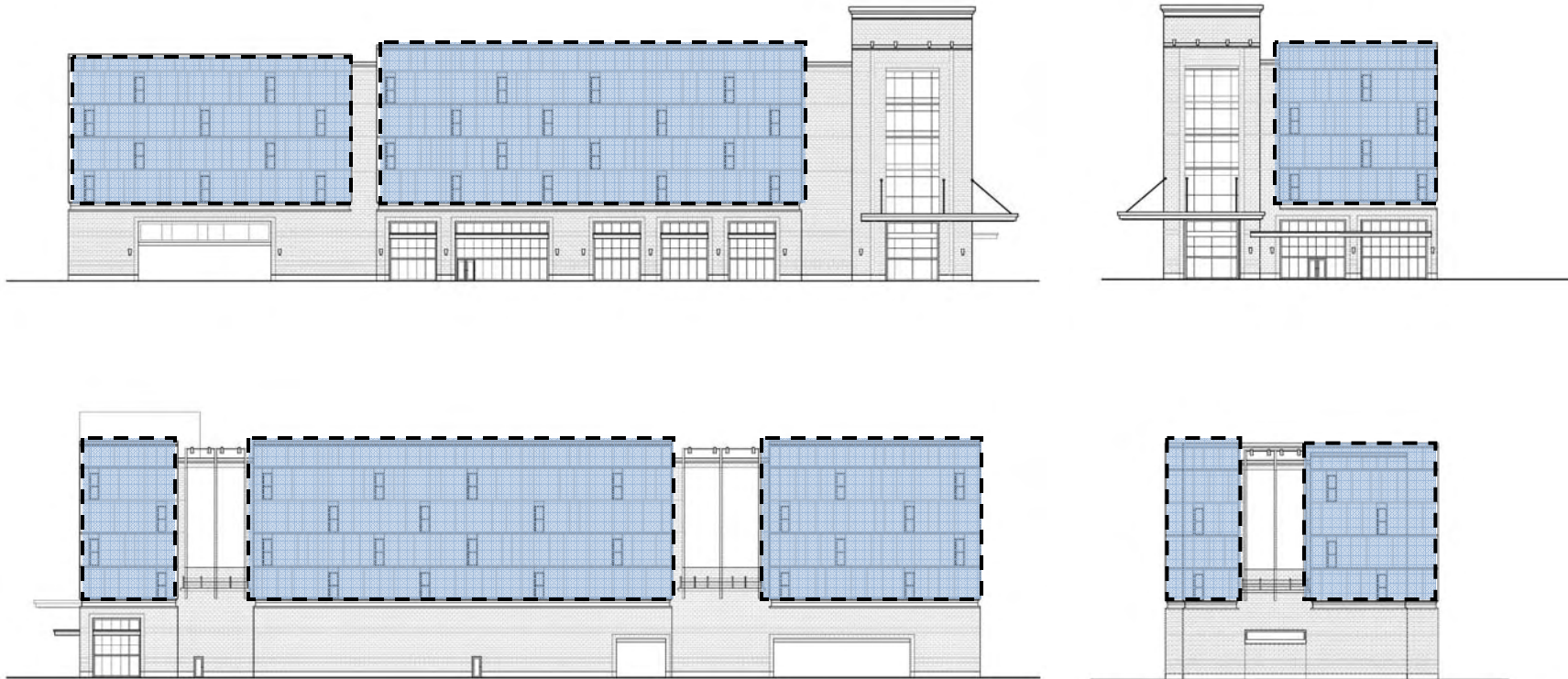
SIGNAGE LEGEND	
	Storage Building Signs
	Assembly Square Branding Areas
	Café/Retail Signs



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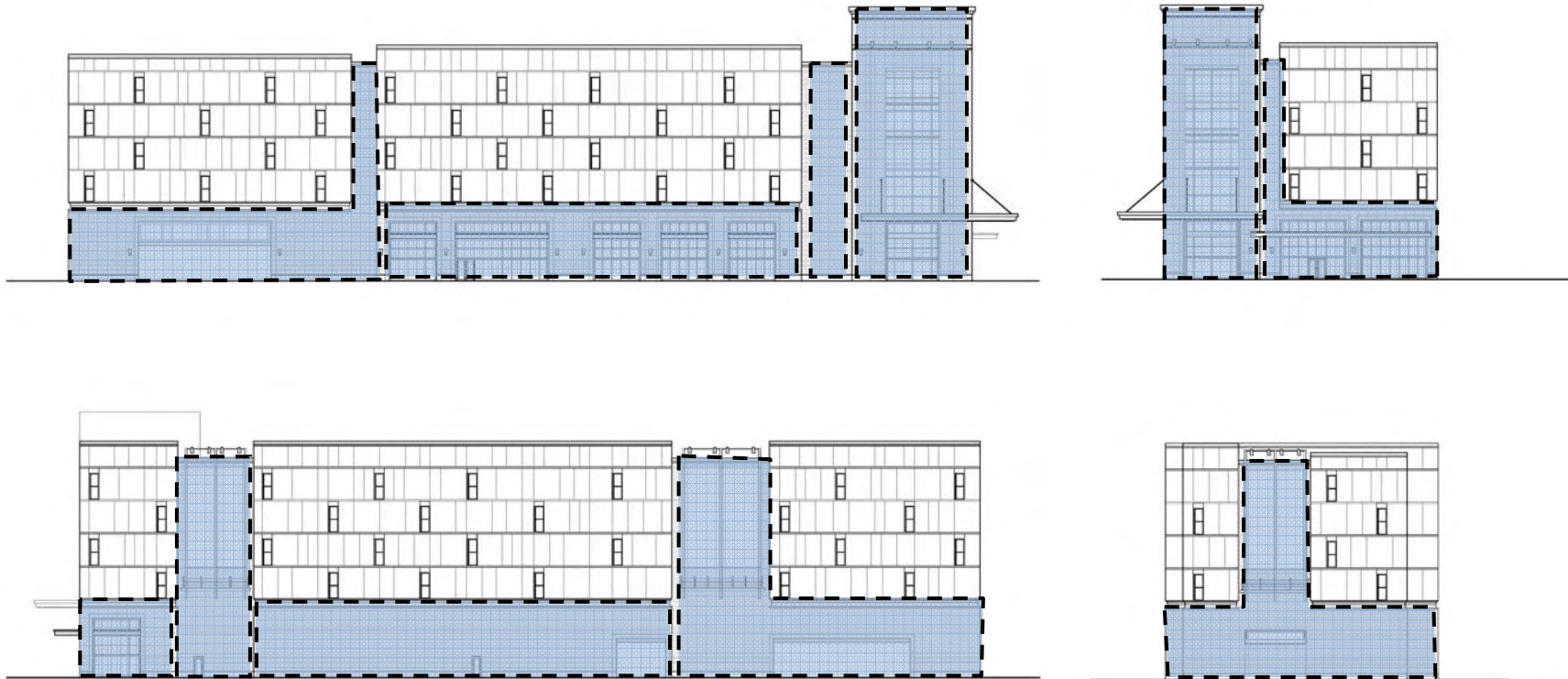
Design Guidelines: Façade Materials



METAL PANEL GUIDELINES

- Provide variety by use of similar but complimentary colors - i.e. Champagne and Silver
- Enhance variety in panel appearance and interest by use of smooth, ribbed, and micro-ribbed panels in a randomized pattern
- Metal panel to have Kynar finish for maintenance and durability

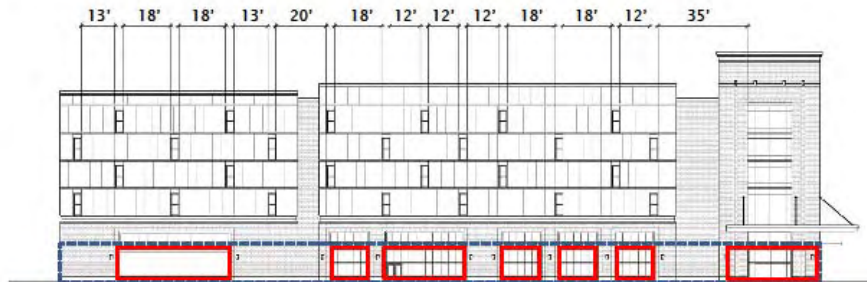
Design Guidelines: Façade Materials





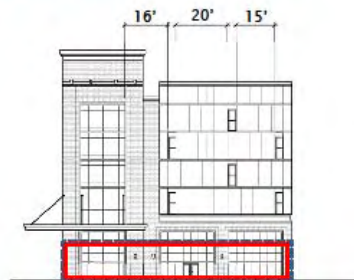
CONCRETE MASONRY GUIDELINES

- Provide variety by use of similar but complimentary colors – i.e. Brick Red and Inca Red
- Enhance variety in panel appearance and interest by use split faced and ground finishes
- Use variety of block sizes to create visual interest (8x16, 4x16, 8x8, sill, bullnose)

Design Guidelines: Window distances and wall plane



Maximum unfenestrated length analysis	
Max. distance = 35' (only one occurrence)	
Ground Floor Wall Plane analysis	
	Ground floor area = 4830 sf total
	Area of windows, canopies, entries, or other features = 3615 sf total
$3615\text{sf}/4830\text{sf} = 75\%$	



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Design Guidelines: Tower Display Area

