VI – Architectural Building Diagrams

BUILDING FACADE: BASE, MIDDLE, & TOP

FIGURE-A.1

A critical point of emphasis is for each building (for all use types) to express a distinct base, middle, and top, as well as offering a varied expression at the roof line to contribute to the Somerville skyline in this district. It is also critical for the parking podium levels to be treated in an integrated manner which is aligned with the primary façade language of the building above.

BASE

MIDDLE

TOP

SOUTH ELEVATION - "ROAD K"

EAST ELEVATION - REVOLUTION DRIVE

BUILDING FACADE: BASE, MIDDLE, & TOP

FIGURE-A.1

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BASE

MIDDLE

TOP

NORTH ELEVATION - GRAND UNION BOULEVARD

WEST ELEVATION - "ROAD L"

STREETWALL TYPOLOGY: GROUND LEVEL

FIGURE-A.2

STREETWALL TYPE A

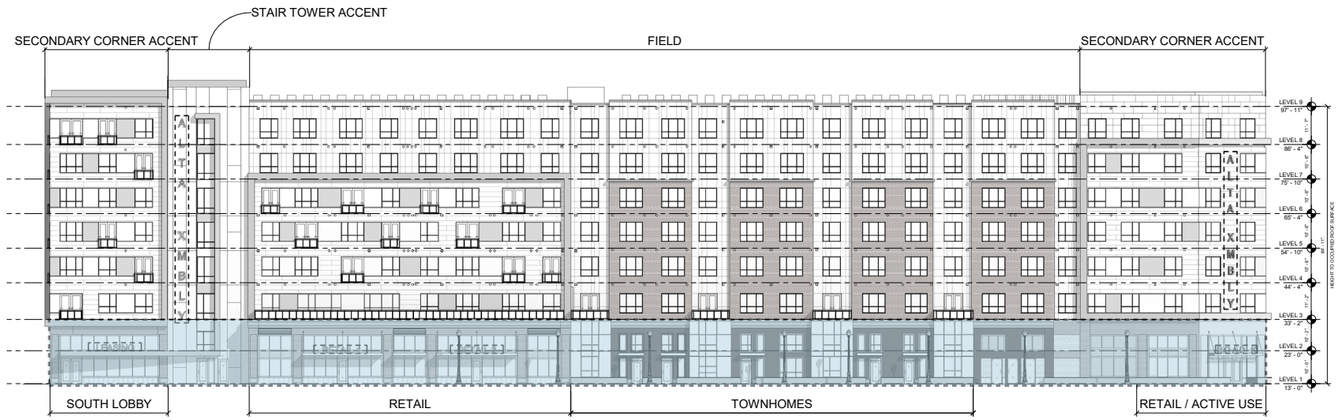
At the ground level, these critical edges are intended to activate the public realm and to frame the site's most important open spaces. These edge conditions are located primarily along Road K and at the site's central open space. These streetwalls are encouraged to provide a high level of transparency to offer visual access to building lobbies, retail and active uses. Façades at these locations are intended to offer a diverse palette of materials, scale and rhythm which strengthen the pedestrian experience and architectural features that support the public realm expression at the ground plane.

STREETWALL TYPE B

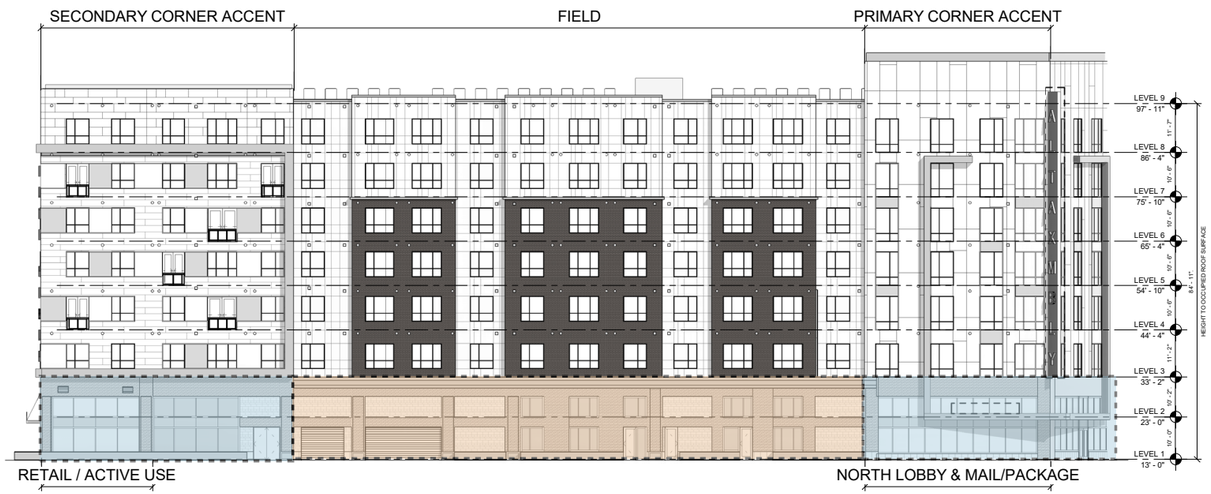
Highlighting important, yet less prominent, edges of the site, the façade language at these moments is intended to express rhythm and scale at the ground plane. Organized and rhythmic fenestration and material patterns are encouraged at these areas to contrast the adjacent iconic moments as defined by Streetwall Type A. These conditions occur mostly at sections of the buildings between corners and entry points and define a supportive architectural expression.

STREETWALL TYPE C

The streetwall condition in these locations are intended to be secondary and to be oriented towards areas of less frequent pedestrian access. Located primarily along Mystic and Middlesex Avenues, these façades are intended to be deemphasized and to play a secondary role to the more prominent streetwall types.



SOUTH ELEVATION - "ROAD K"



EAST ELEVATION - REVOLUTION DRIVE

STREETWALL TYPOLOGY: GROUND LEVEL

FIGURE-A.2

STREETWALL TYPE A

At the ground level, these critical edges are intended to activate the public realm and to frame the site's most important open spaces. These edge conditions are located primarily along Road K and at the site's central open space. These streetwalls are encouraged to provide a high level of transparency to offer visual access to building lobbies, retail and active uses. Façades at these locations are intended to offer a diverse palette of materials, scale and rhythm which strengthen the pedestrian experience and architectural features that support the public realm expression at the ground plane.

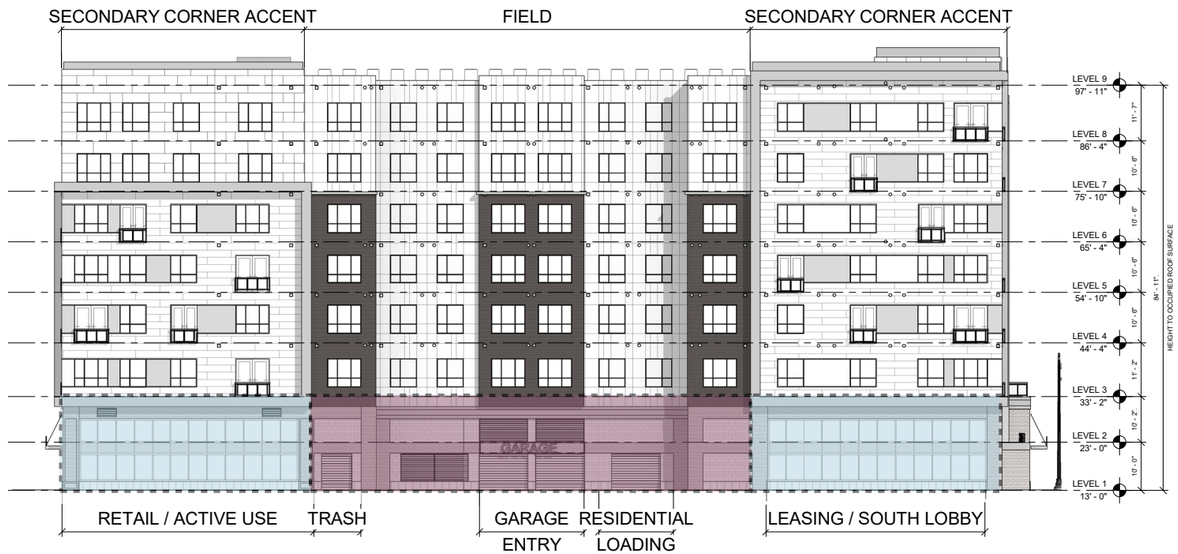
STREETWALL TYPE B

Highlighting important, yet less prominent, edges of the site, the façade language at these moments is intended to express rhythm and scale at the ground plane. Organized and rhythmic fenestration and material patterns are encouraged at these areas to contrast the adjacent iconic moments as defined by Streetwall Type A. These conditions occur mostly at sections of the buildings between corners and entry points and define a supportive architectural expression.

STREETWALL TYPE C

The streetwall condition in these locations are intended to be secondary and to be oriented towards areas of less frequent pedestrian access. Located primarily along Mystic and Middlesex Avenues, these façades are intended to be deemphasized and to play a secondary role to the more prominent streetwall types.

NORTH ELEVATION - GRAND UNION BOULEVARD



WEST ELEVATION - "ROAD L"

STREETWALL TYPOLOGY: UPPER LEVEL

FIGURE-A.3

STREETWALL TYPE A

At the upper levels, these significant building façades are meant to highlight prominent corners and building faces through a strong emphasis on architectural form, material quality and design expression. These streetwalls are primarily oriented towards Road K and the central open space to serve as a backdrop to the site's most activated areas. These façades are also oriented towards the outer corners of the master plan, offering visual cues to the site's gateway moments at the larger urban scale.

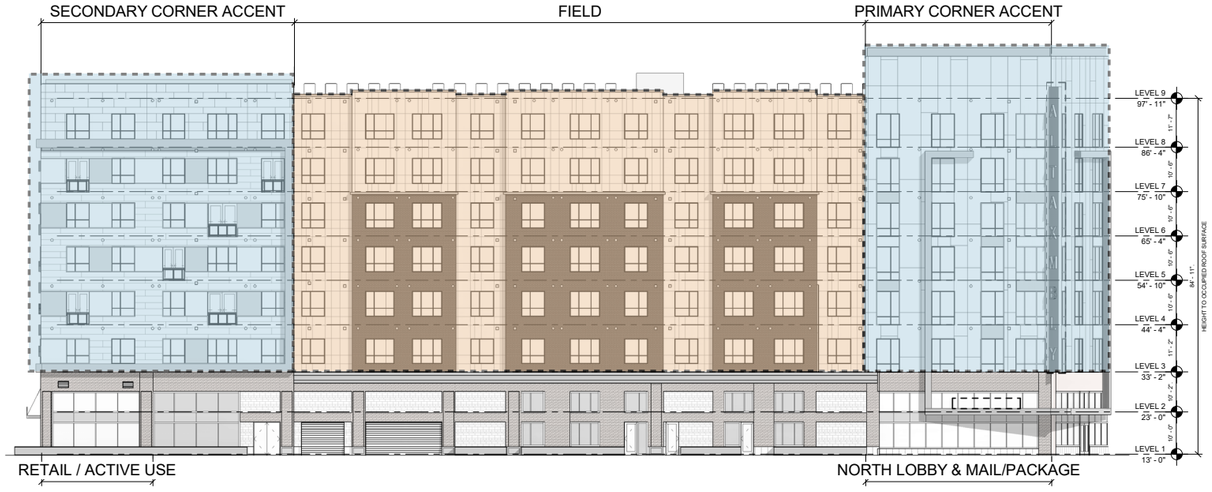
STREETWALL TYPE B

These important, yet less significant, streetwalls are meant to compliment and support the more prominent façade language offered by Streetwall Type A. Calmer fenestration patterns and organized material expression are intended to contrast the iconic language used to highlight the site's significant edges and corners. At the upper levels, these streetwalls are primarily located between building corners along Foley Street, Grand Union Boulevard and Revolution Drive.

STREETWALL TYPE C

This streetwall condition, located at the building's more utilitarian edges along Mystic Avenue, Road L and typical inward facing façades, is meant to defer to the more prominent streetwall types.

SOUTH ELEVATION - "ROAD K"



EAST ELEVATION - REVOLUTION DRIVE

STREETWALL TYPOLOGY: UPPER LEVEL

FIGURE-A.3

STREETWALL TYPE A

At the upper levels, these significant building façades are meant to highlight prominent corners and building faces through a strong emphasis on architectural form, material quality and design expression. These streetwalls are primarily oriented towards Road K and the central open space to serve as a backdrop to the site's most activated areas. These façades are also oriented towards the outer corners of the master plan, offering visual cues to the site's gateway moments at the larger urban scale.

C

These important, yet less significant, streetwalls are meant to compliment and support the more prominent façade language offered by Streetwall Type A. Calmer fenestration patterns and organized material expression are intended to contrast the iconic language used to highlight the site's significant edges and corners. At the upper levels, these streetwalls are primarily located between building corners along Foley Street, Grand Union Boulevard and Revolution Drive.

STREETWALL TYPE C

This streetwall condition, located at the building's more utilitarian edges along Mystic Avenue, Road L and typical inward facing façades, is meant to defer to the more prominent streetwall types.

NORTH ELEVATION - GRAND UNION BOULEVARD

WEST ELEVATION - "ROAD L"

SIGNIFICANT BUILDING CORNERNS

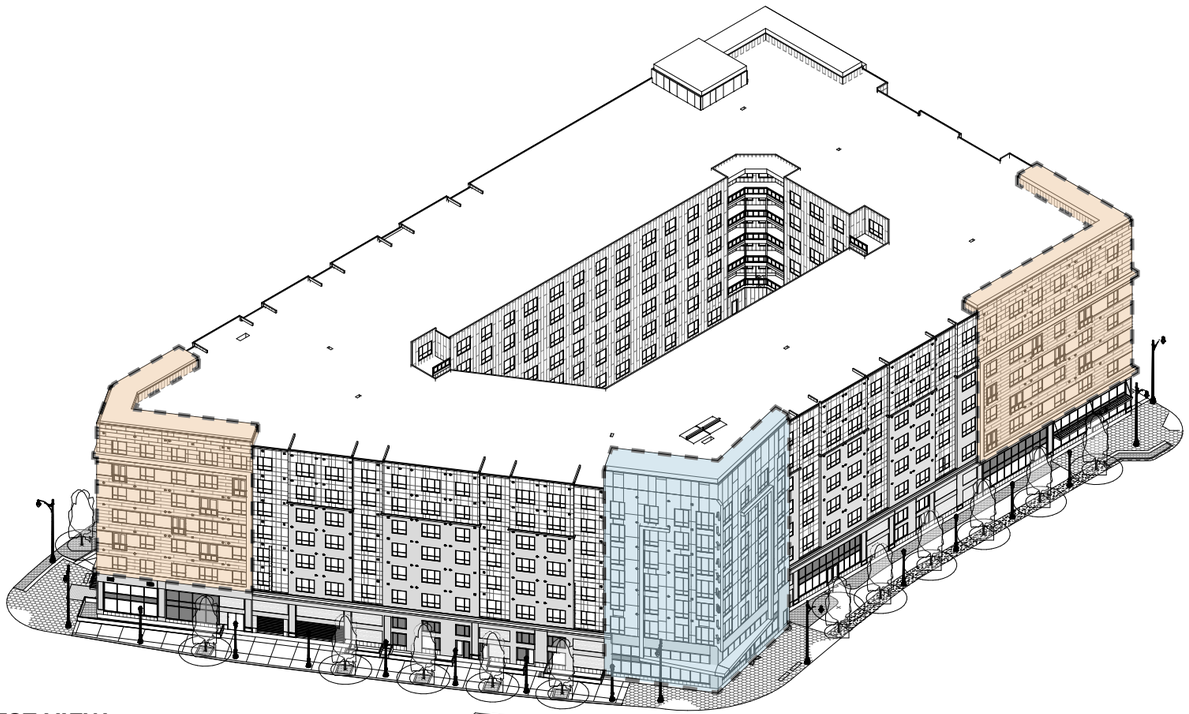
FIGURE-A.4

GATEWAY CORNER

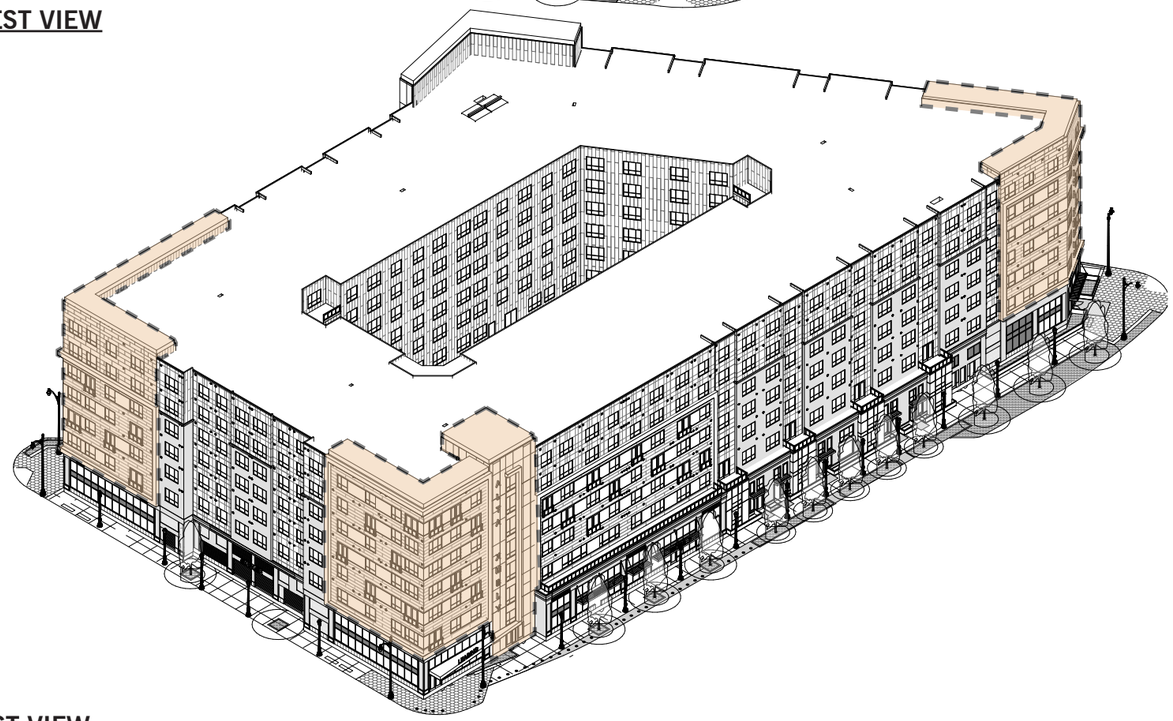
The site's key entry points have been identified as "gateway corners" and are oriented towards major points of pedestrian access. These include the corner of Grand Union Boulevard and Revolution Drive, which welcomes pedestrians to the site from the nearby MBTA Assembly Station, and the corner of Foley Street and Road K, which invites pedestrians into the heart of the proposed master plan. Building massing, façade articulation and distinct architectural treatment are encouraged for these gateway moments to celebrate entry into the site. Orienting building entrances towards these corners and activating the streetscape at these conditions is strongly encouraged.

SECONDARY CORNER

Secondary corners also represent critical moments within the proposed master plan. These corner conditions celebrate the relationships at important intersections and are defined in the following locations; the corner of Road K and Revolution Drive, which frames an important entrance into the site; the corner of Road L and Road K, which establishes an important relationship between Blocks 21 and 23; and at the corner of Foley Street and Middlesex Avenue, which serves as a terminus at the site's northern edge. Increased architectural treatment and responsive building massing are recommended for these conditions.



NORTHWEST VIEW



SOUTHEAST VIEW

BUILDING FACADE HIERARCHY

FIGURE-A.5

A hierarchy of façade types has been established to create a massing which is responsive to the site's urban design goals. This hierarchy suggests the level of architectural definition intended to respond to the site's urban conditions, support the activation of the public realm and to create a unique assemblage of architectural expressions to define the development.

PRIMARY BUILDING FACADE

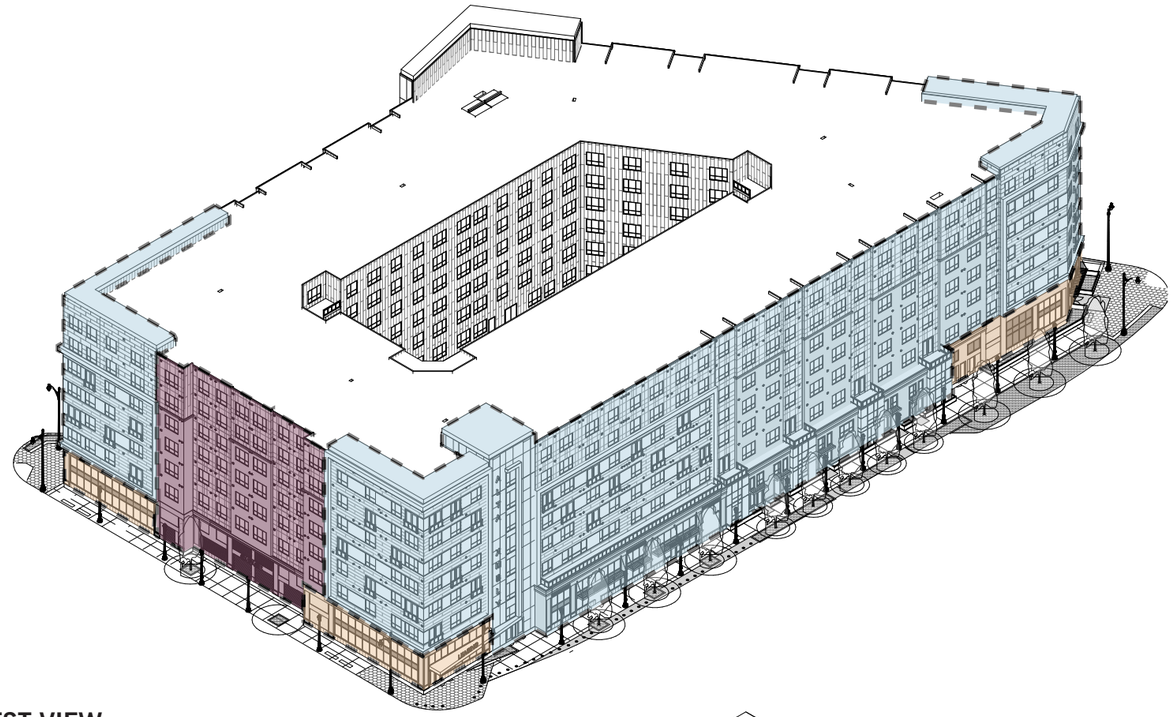
The primary façades are intended to activate the ground level and to visually mark significant moments on the site. At the ground level, these edge conditions are located primarily along Road K. At the upper levels, significant corners, including the entry points at Foley Street, Revolution Drive and Grand Union Boulevard, as well as the site's internal corners are meant to be emphasized through the architectural expression.

SECONDARY BUILDING FACADE

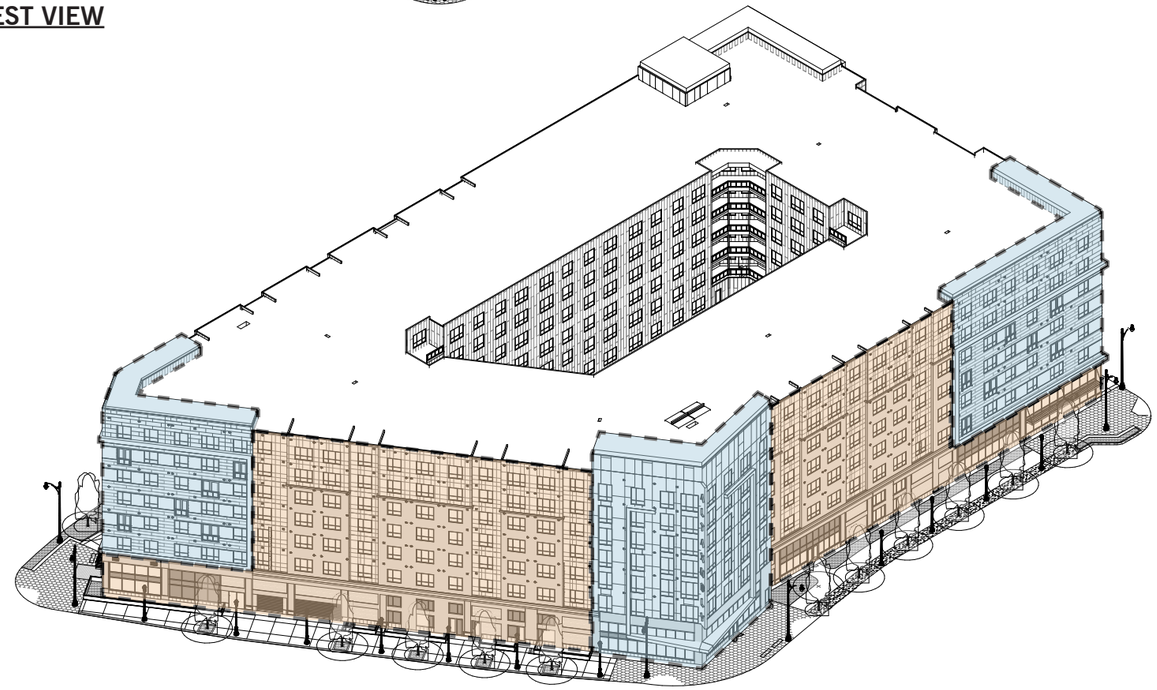
The architectural language at the secondary building façade type is compliment the more prominent expressions offered by the Primary Building Façade type. Organized and rhythmic fenestration and material patterns are encouraged for this façade type, which is intended to be employed at the ground level along Grand Union Boulevard and Foley Street. At the upper levels, this façade type is intended to express the north and east facades and is captured primarily between building corners.

TERTIARY BUILDING FACADE

The tertiary façade type is meant to be secondary and to be utilized on façades which are oriented towards areas of less frequent pedestrian access or visual importance. Architectural articulation for this façade type is intended to be deemphasized and is oriented primarily towards the site's side streets, including Road L.



NORTHWEST VIEW



SOUTHEAST VIEW

BUILDING FACADE: UNINTERRUPTED FACADE

FIGURE-A.6

The base or podium of the building provides a ground floor design that meets the requirements of providing a facade that is not uninterrupted and un-fenestrated for a horizontal length that exceeds thirty-five(35).

OPENINGS / GLAZING

At the ground level, openings and glazing are incorporate around the entire perimeter of the building to allow pedestrian visual access into the building. These design moves help to create a facade that is both inviting and transparent to the public.

RECESSED MATERIAL

To further assist with creating an uninterrupted or un-fenestrated length of façade we have introduced a change of material where openings/glazing are not provided. Masonry piers along the base of the building act as a frame to highlight this change. At these locations a contrasting masonry is inset from the main façade plain.

PLANE PROJECTION

A change in the building plane helps to break down the facade and give hierarchy to the retail and townhome entries that are across from the park / open space.

SOUTH ELEVATION - "ROAD K"

EAST ELEVATION - REVOLUTION DRIVE

Graphic Scale- 0' 35'

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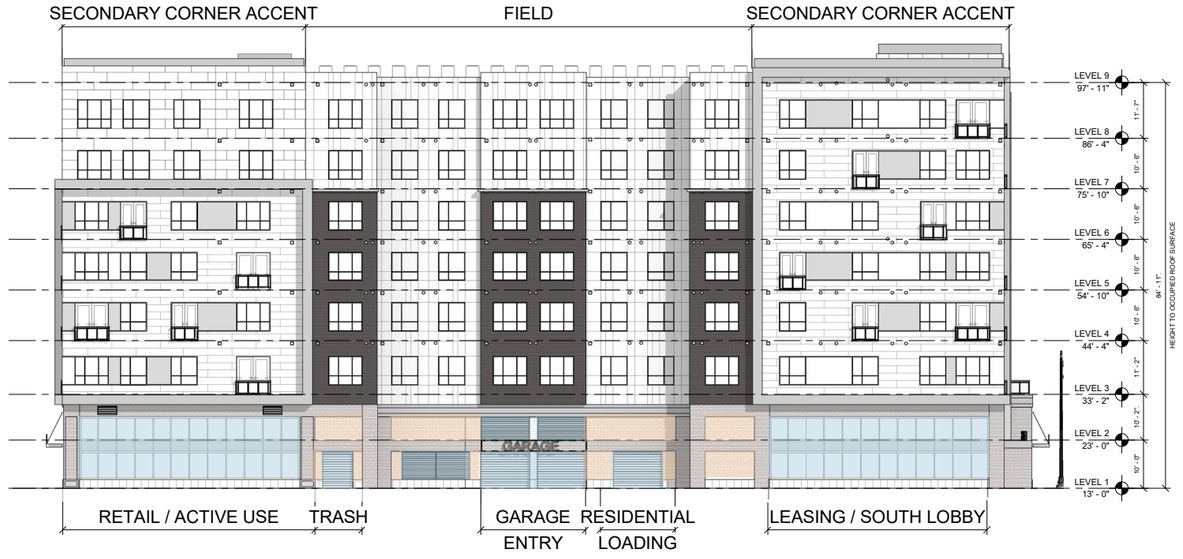


WEST ELEVATION - "ROAD L"

Graphic Scale- 0' 35'

GROUND FLOOR: VISUAL ACCESS AND APPLIED ADORNMENTS

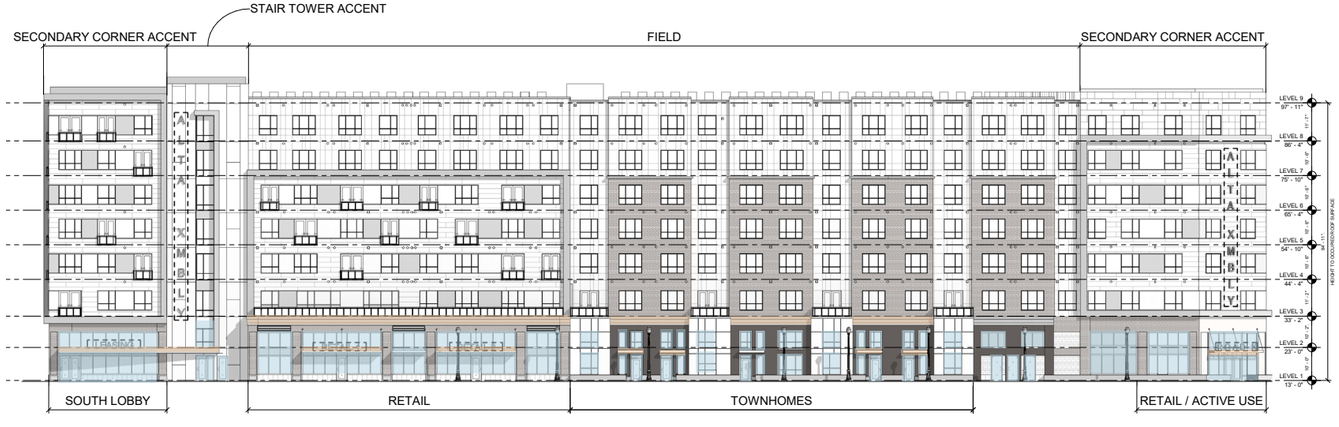
FIGURE-A.7

The base or podium of the building provides visual access and applied adornments around the entire perimeter. This was done to create a ground floor design that adheres to the PUD requirements regarding horizontal length. Facades that face public ways as defined by the XMBLY PUD will meet the minimum requirement of seventy percent (70%) of visual access and applied adornments. Facades along primary and / or secondary streets will meet or exceed the minimum requirement of forty percent (40%) of visual access and applied adornments.

OPENINGS / STOREFRONT

APPLIED ADORNMENTS (CANOPIES, SIGNANGE, CORNICES, ECT.)

ROAD NAME	FACADE LENGTH	VISUAL ACCESS/ APPLIED ADORNMENTS LENGTH	PERCENTAGE %
"ROAD K"	362'-0"	251'-0"	72 %
GRAND UNION	247'-0"	172'-0"	70 %
REVOLUTION	239'-0"	206'-0"	86 %
"ROAD L"	205'-0"	155'-0"	76 %



SOUTH ELEVATION - "ROAD K"

EAST ELEVATION - REVOLUTION DRIVE

GROUND FLOOR: VISUAL ACCESS AND APPLIED ADORNMENTS

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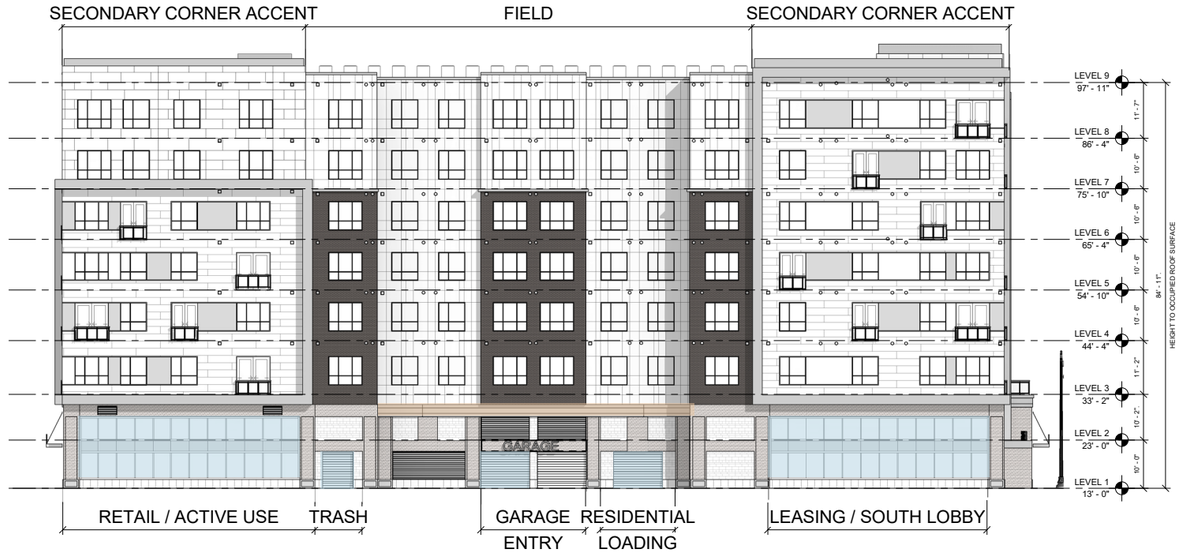
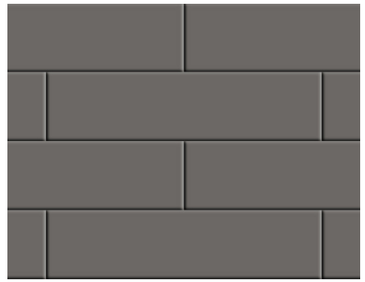
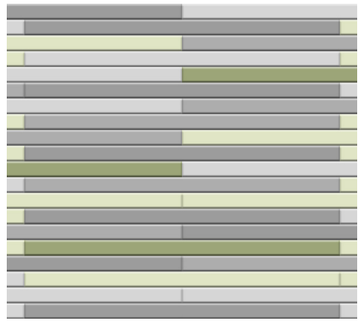
NORTH ELEVATION - GRAND UNION BOULEVARD



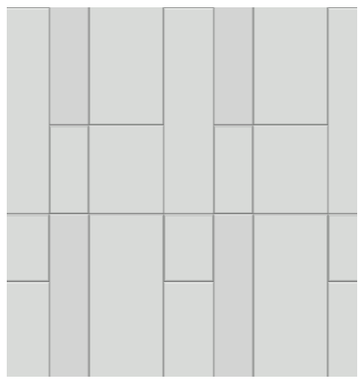
WEST ELEVATION - “ROAD L”



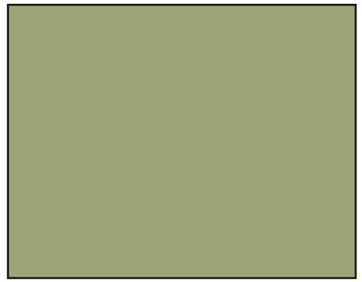
LARGE FORMAT-
CEMENTITIOUS PANEL



HORIZONTAL-
CEMENTITIOUS PANEL



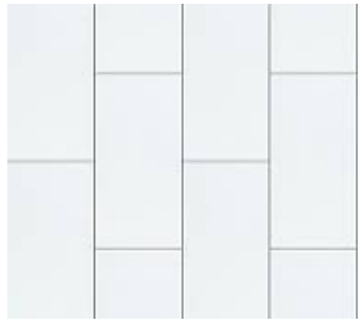
VERTICAL -
CEMENTITIOUS PANEL



CEMENTITIOUS ACCENT PANEL-A

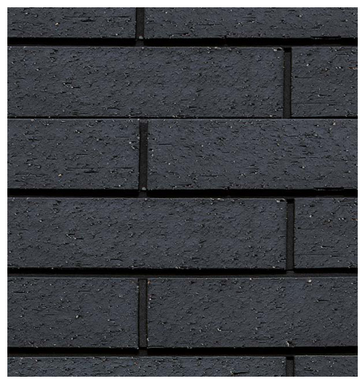
CEMENTITIOUS ACCENT PANEL-B

PRECAST



LARGE FORMAT-
METAL PANEL

MASONRY-LIGHT



MASONRY-DARK

Note: Material, patterns, sizes, and colors may vary from approved materials based on manufacturer(s) limitations and requirements.

MATERIAL BOARD-FIGURE A.8
SCALE: NOT TO SCALE