

Project site

Brighton -
Guest Street
Area Planning
Study

Locus Map



Aerial View of Site

February 2, 2018

40 RUGG ROAD



VIEW LOOKING EAST FROM BRAINTREE STREET

SOURCE: GOOGLE



VIEW LOOKING NORTH-EAST FROM EMERY ROAD

SOURCE: GOOGLE



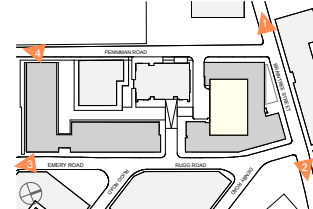
VIEW LOOKING WEST FROM BRAINTREE STREET

SOURCE: GOOGLE



VIEW LOOKING NORTH-EAST FROM PENNIMAN ROAD

SOURCE: GOOGLE



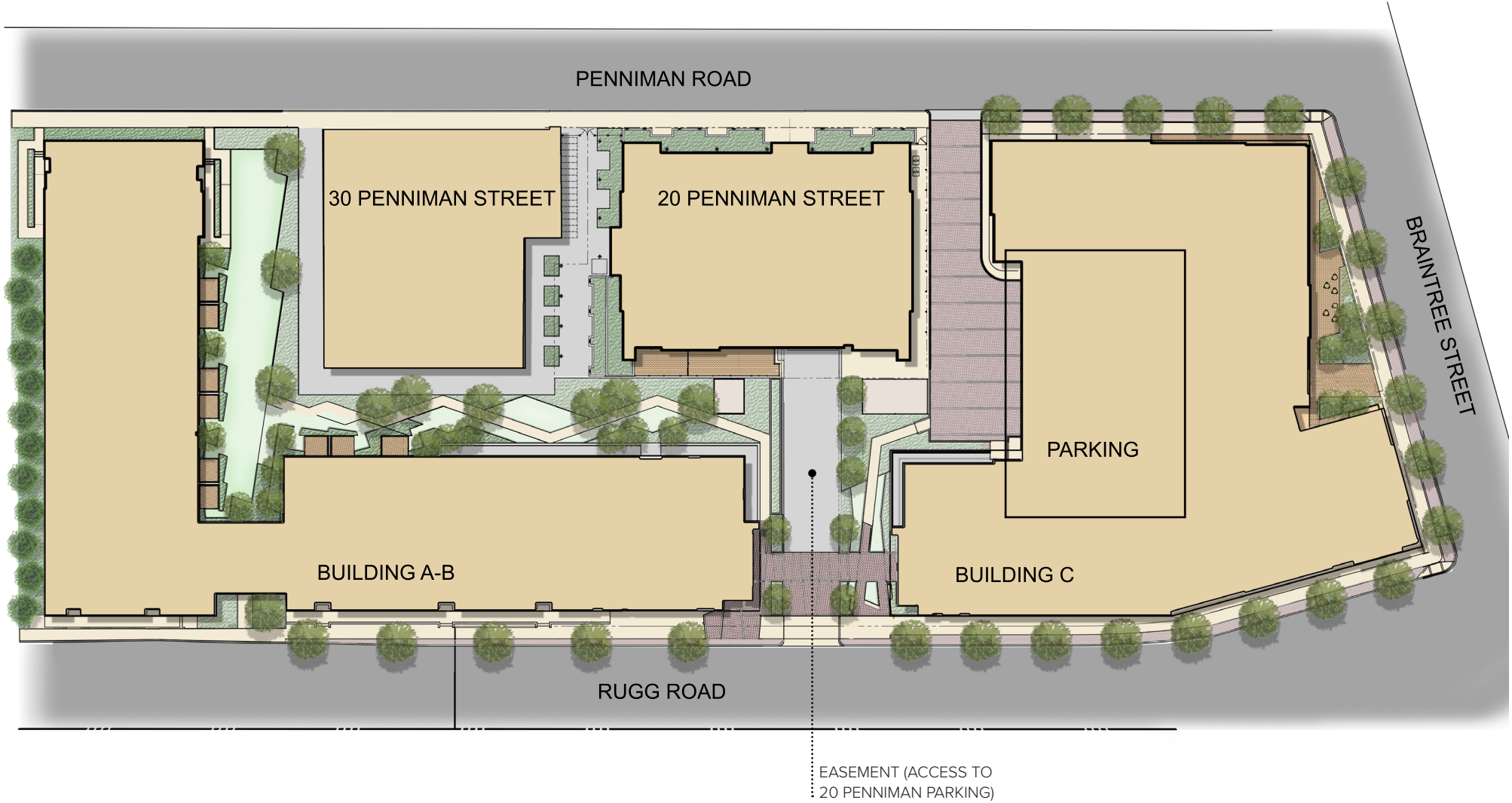
20 PENNIMAN STREET
BUILDING UNDER CONSTRUCTION



40 RUGG ROAD



DIMELLA
SHAFFER

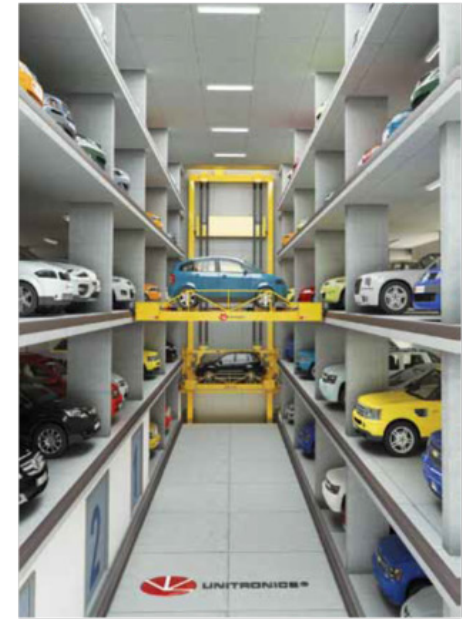


Site / Landscape Plan

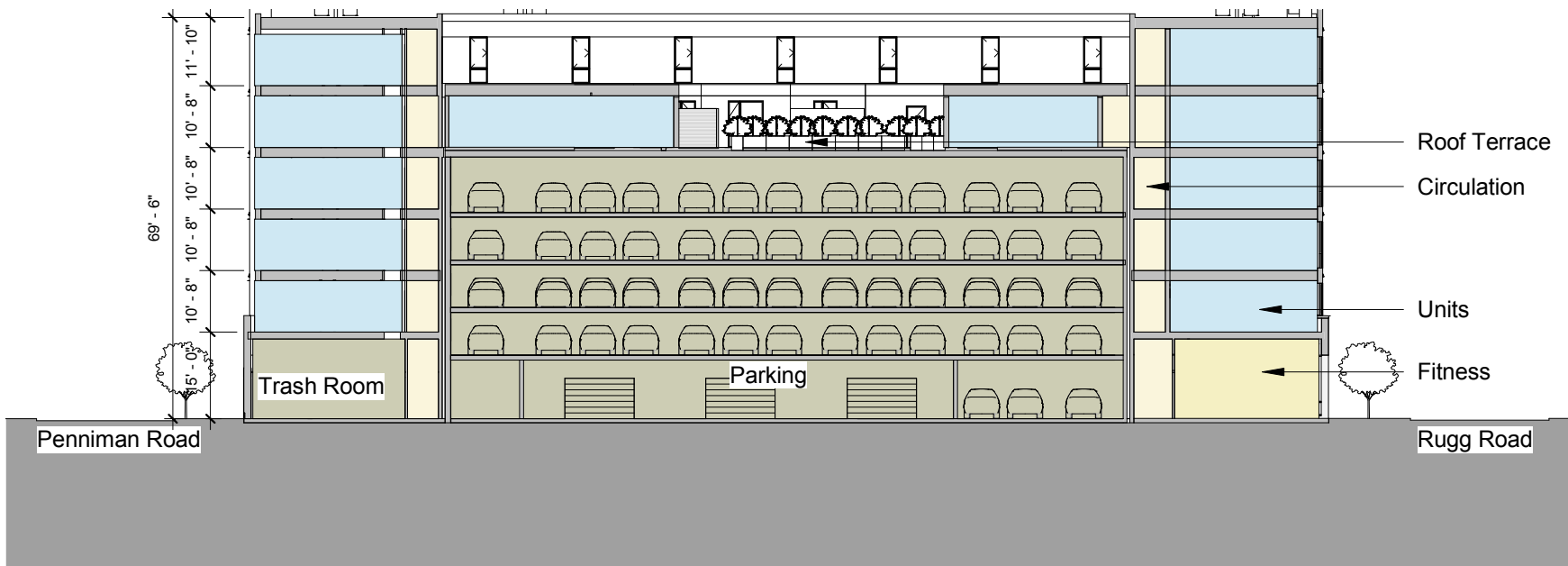
February 2, 2018

40 RUGG ROAD

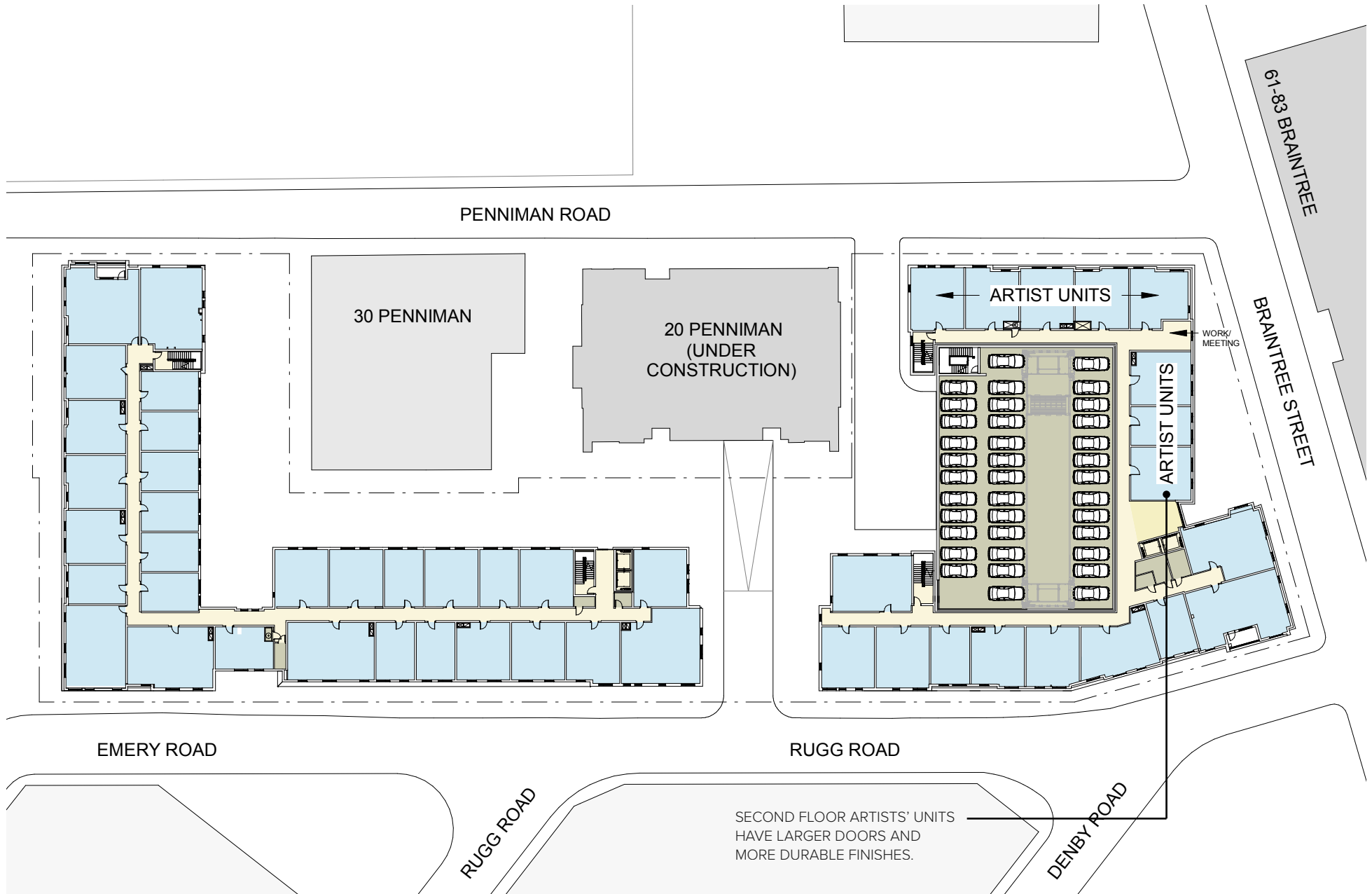




Unitronics Automated Parking Garage



West-East Section through Building C



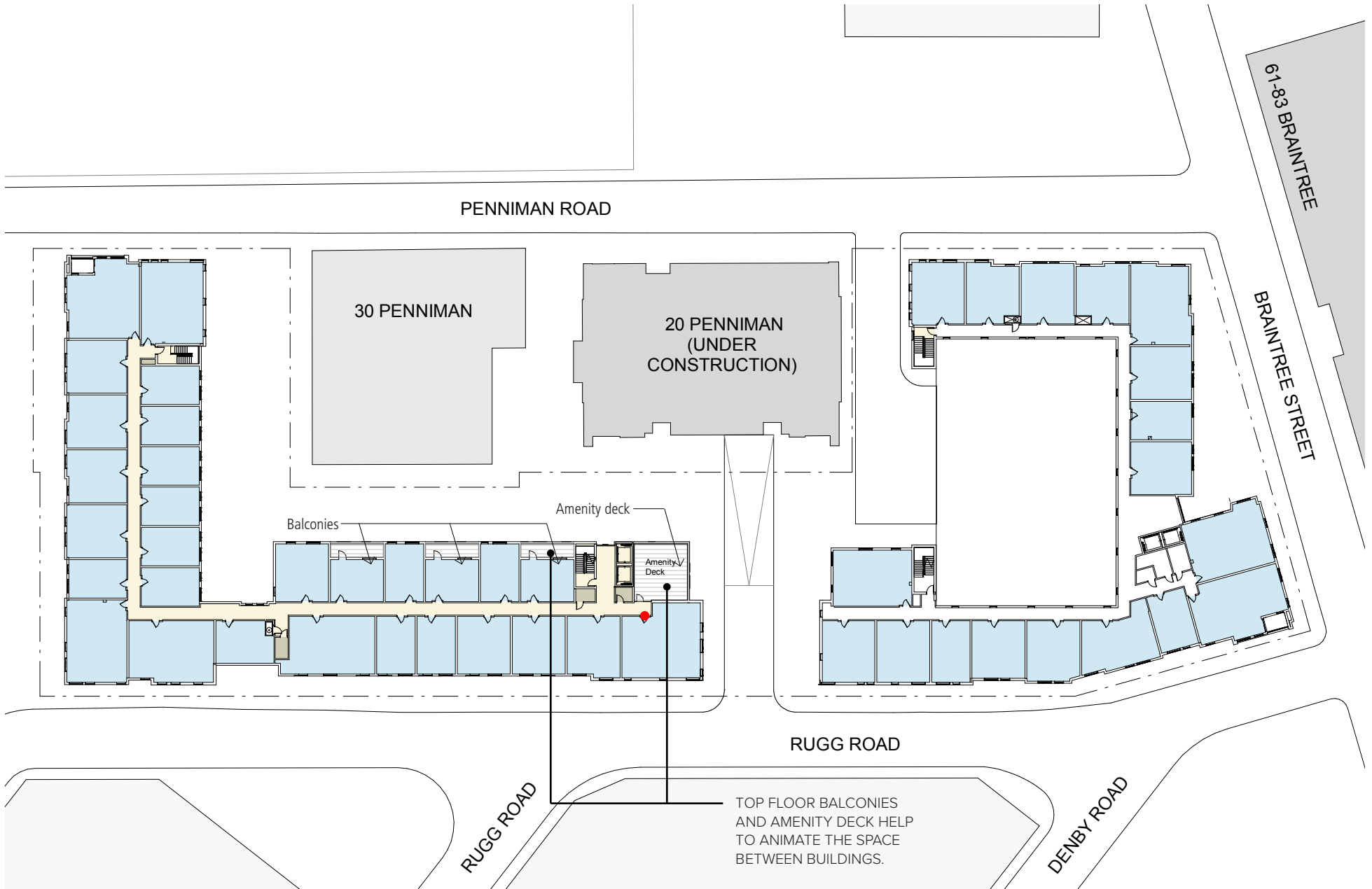
Typical Floor Plan



Level 5 Floor Plan

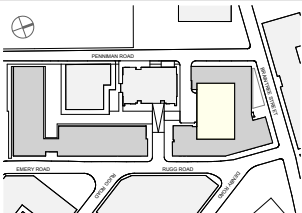
40 RUGG ROAD



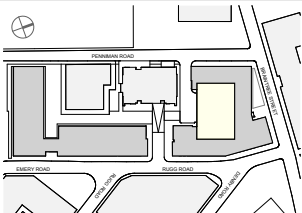


Level 6 Floor Plan

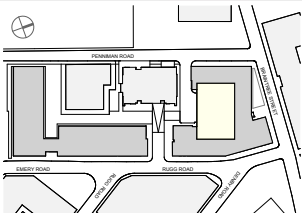




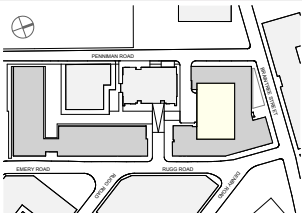
East Elevation (Rugg Road): Building A/B



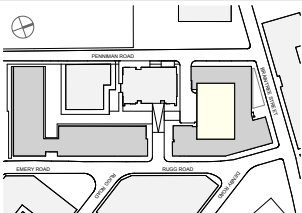
East Elevation (Rugg Road): Building C



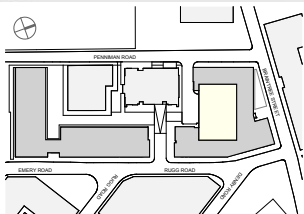
North Elevation (Braintree Street): Building C



West Elevation (Penniman Road): Building C



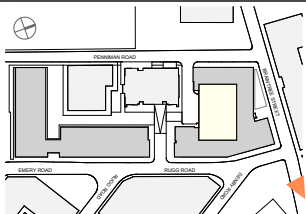
West Elevation (Penniman Road): Building A/B



South Elevation: Building A/B

February 2, 2018

40 RUGG ROAD

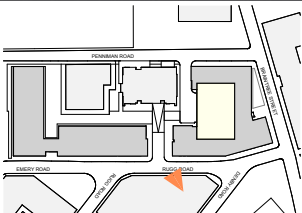


BUILDING C ENTRANCE
MOVED TO RUGG ROAD
FROM BRAINTREE STREET.

Braintree Street looking west

February 2, 2018

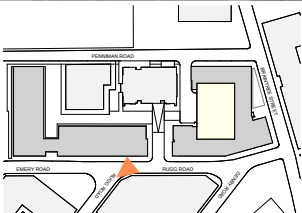
40 RUGG ROAD



Parking Easement off Rugg Road

February 2, 2018

40 RUGG ROAD



Parking Easement off Rugg Road

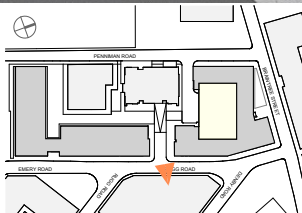
February 2, 2018

40 RUGG ROAD



BUILDING A/B ENTRANCE
MOVED FROM THE CORNER OF
THE BUILDING TO FACE RUGG
ROAD DIRECTLY, SO BOTH
BUILDINGS HAVE RUGG ROAD
"ADDRESSES."

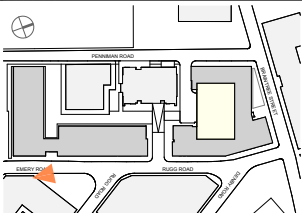
OUTDOOR SEATING GIVES
BUILDING C ARRIVAL A SENSE
OF PLACE.



Entrance to Building A/B

February 2, 2018

40 RUGG ROAD





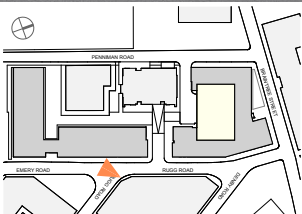
SIDEWALK WIDTH EXPANDED
TO INCLUDE STREET TREES
ALONG RUGG ROAD.

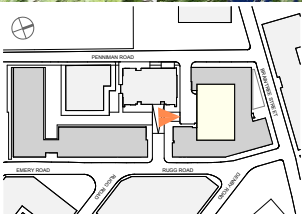
WOOD FENCE AND VERTICAL
SEPARATION ENHANCES PRIVACY
FOR GROUND FLOOR UNITS.

Unit Entrances along Rugg Road

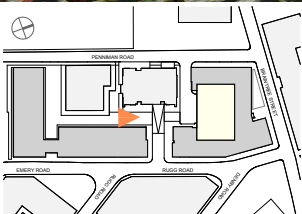
February 2, 2018

40 RUGG ROAD





Open Space between Buildings



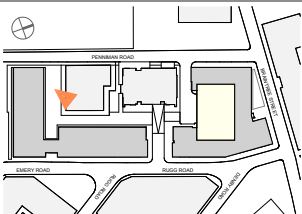


TOP FLOOR BALCONIES PULLED IN TO THE BUILDING BREAK UP THE SCALE OF THE WEST FACADE AND ANIMATE THE GREEN SPACE BETWEEN THE BUILDINGS.

Building B Top Floor

February 2, 2018

40 RUGG ROAD





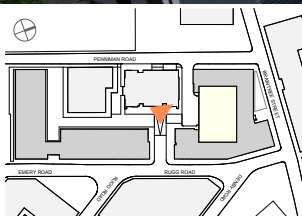
A UNIT WAS ELIMINATED TO CREATE
A ROOFTOP AMENITY DECK FOR THE
RESIDENTS OF BUILDING A/B.

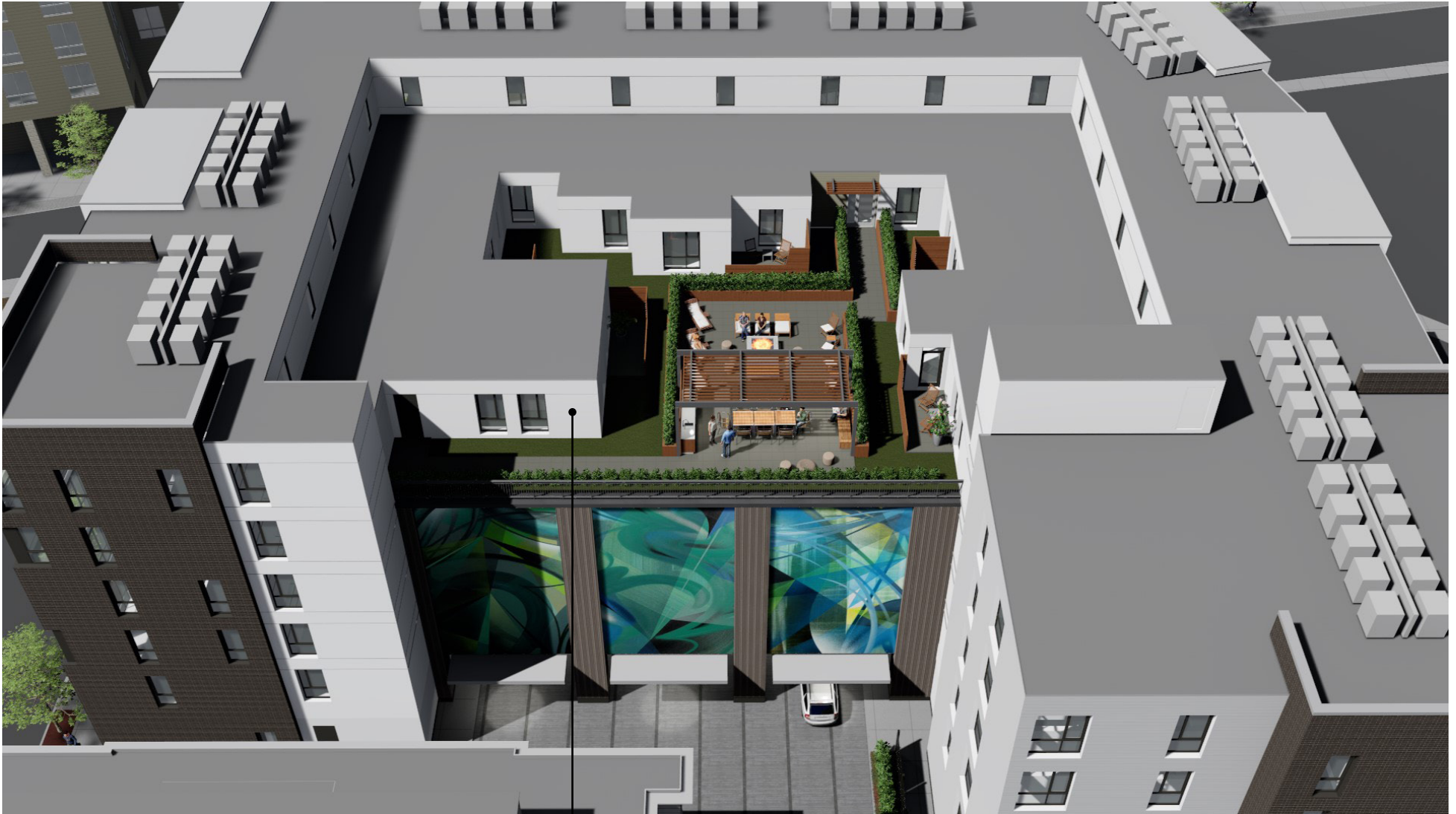
THIS ALSO BREAKS DOWN THE SCALE OF
THE BUILDING AS IT TURNS THE CORNER
FROM THE PARKING EASEMENT TO THE
GREEN SPACE.

Building B Amenity Deck

February 2, 2018

40 RUGG ROAD

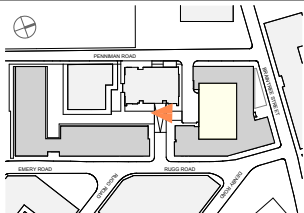


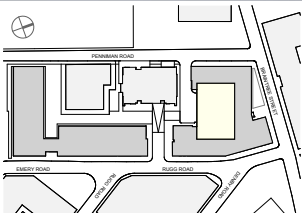


FIVE RESIDENTIAL UNITS WERE ADDED TO THE TOP OF THE PARKING STRUCTURE.

A ROOFTOP DECK PROVIDES AMENITY SPACE TO RESIDENTS OF BUILDING C.

Building C Amenity Deck and Penthouse Units

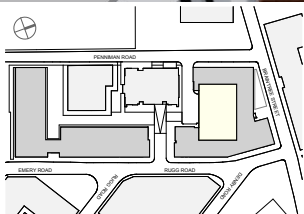




Building C Amenity Deck

February 2, 2018

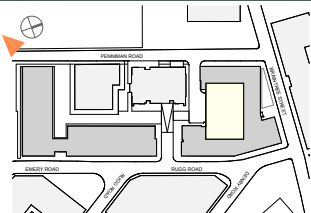
40 RUGG ROAD



ROOFTOP DECK IS AN EXTENSION OF
THE LINEAR GREEN SPACE BETWEEN THE
BUILDINGS.

Building C Amenity Deck

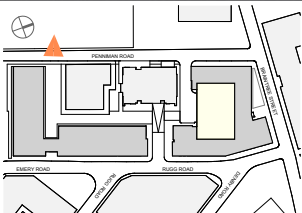
February 2, 2018 40 RUGG ROAD

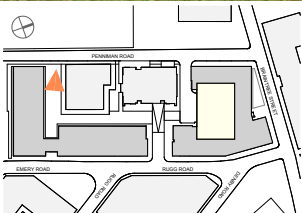


Penniman Road looking north

February 2, 2018

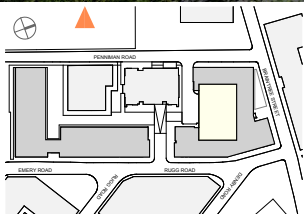
40 RUGG ROAD







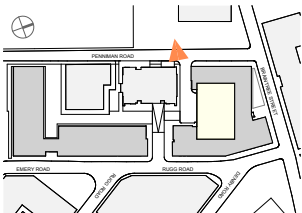
RECESSED BALCONIES PROVIDE VISUAL RELIEF AT THE TOP OF THE BUILDING.



Building A/B from Penniman Park

February 2, 2018

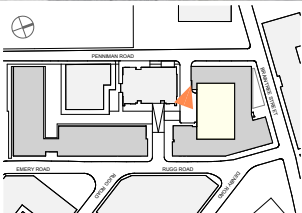
40 RUGG ROAD



Parking Entrance from Penniman Road

February 2, 2018

40 RUGG ROAD



Access to Parking Structure

February 2, 2018

40 RUGG ROAD



A

SOURCE: ARTISTS FOR HUMANITY



B

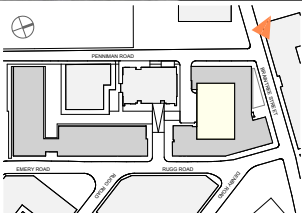
SOURCE: ARTISTS FOR HUMANITY



C

SOURCE: ARTISTS FOR HUMANITY

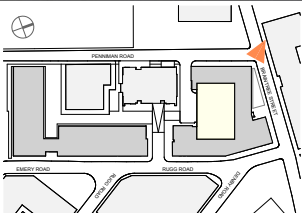
Art work to be commissioned
for face of parking structure



Braintree Street looking east

February 2, 2018

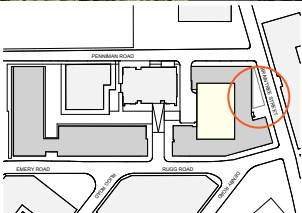
40 RUGG ROAD



Retail Space at the Corner

February 2, 2018

40 RUGG ROAD



Triangle Park along Braintree Street

February 2, 2018 40 RUGG ROAD

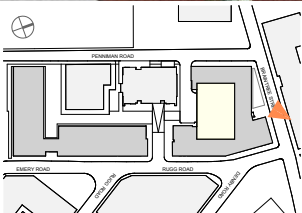


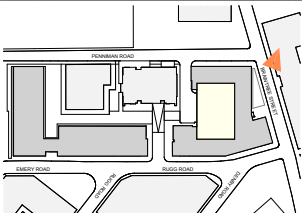
NEW FLEXIBLE ARTISTS'
WORKING SPACE FACES
URBAN POCKET PARK.

Triangle Park along Braintree Street

February 2, 2018

40 RUGG ROAD





Triangle Park along Braintree Street

