mill&main

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146 Main Street
Maynard, MA 01754

DEVELOPER: **SARACEN PROPERTIES**
41 Seyon Street, Suite 200
Waltham, MA 02453
Phone: (781) 250-8000

ARCHITECT: **MARGULIES PERRUZZI ARCHITECTS**
308 Congress Street, 4th Floor
Boston, MA 02210
Phone: (617) 482-3232

LANDSCAPE DESIGN: **BROWN, RICHARDSON & ROWE**
3 Post Office Square, 3rd Floor
Boston, MA 02109
Phone: (617) 542-8552

CIVIL ENGINEER: **NITSCH ENGINEER**
2 Center Plaza, Suite 430
Boston, MA 02108
Phone: (617) 338-0063

MEP ENGINEERS: **AHA CONSULTING ENGINEERS**
24 Hartwell Avenue, 3rd Floor
Lexington, MA 02421
Phone: (781) 372-3000

STRUCTURAL ENGINEER: **SIMPSON GUMPERTZ & HEGER**
41 Seyon Street, Building 1, Suite 500
Waltham, MA 02453
Phone: (781) 907-9000

LIGHTING CONSULTANT: **SLADEN FEINSTEIN INTEG.**
295 Huntington Avenue, #305
Boston, MA 02115
Phone: (617) 267-9500

GEOTECHNICAL CONSULTANT: **HALEY & ALDRICH, INC.**
465 Medford Street, Suite 2200
Boston, MA 02129
Phone: (617) 886-7399

SPECIFICATIONS: **KALIN ASSOCIATES**
1121 Washington Street, #2
West Newton, MA 02465

HARDWARE CONSULTANT: **CAMPBELL-MCCABE, INC.**
1 Clock Tower Place
Maynard, MA 01754
Phone: (617) 964-5477

GOALS

- CONNECT MAYNARD WITH THE MILL FROM MAIN STREET TO LOWER SUDBURY LOT
- CREATE OPEN SPACES WITH RETAIL & LANDSCAPING
- INTRODUCE ENERGETIC, CONTEMPORARY, INDUSTRIAL DESIGN VOCABULARY TO ALL NEW ELEMENTS
- CLARIFY WAYFINDING & BUILDING IDENTIFICATION
- SIMPLIFY ACCESS & ACCESSIBILITY
- UPGRADE PUBLIC REALM: LANDSCAPING, LIGHTING & HARDSCAPE

CONNECT MAYNARD WITH THE MILL

FROM MAIN STREET TO LOWER SUDBURY LOT

EXISTING AERIAL PLAN

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PROPOSED MASTER PLAN

LEGEND

- GREEN OPEN SPACES
- PIER WALK
- CONNECT PEDESTRIANS FROM MAIN ST. TO SUDBURY LOT
- CONNECT VEHICULAR ACCESS FROM MAIN ST. THROUGH COMPLEX
- MILL POND WALK

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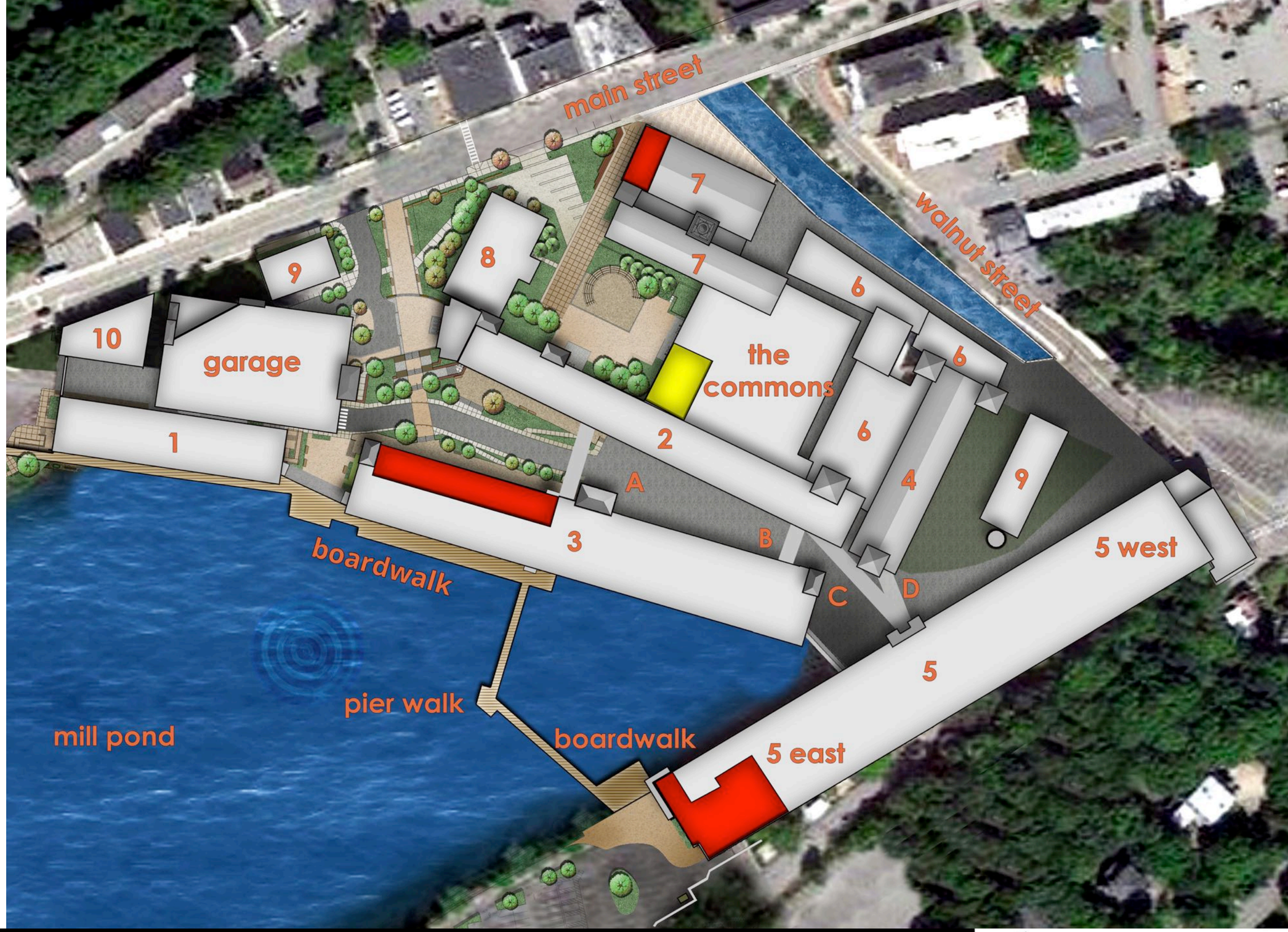
CREATE OPEN SPACES WITH RETAIL & LANDSCAPING

PROPOSED AERIAL PLAN



LEGEND

- EXISTING RETAIL
- PROPOSED RETAIL
- NEW LANDSCAPE

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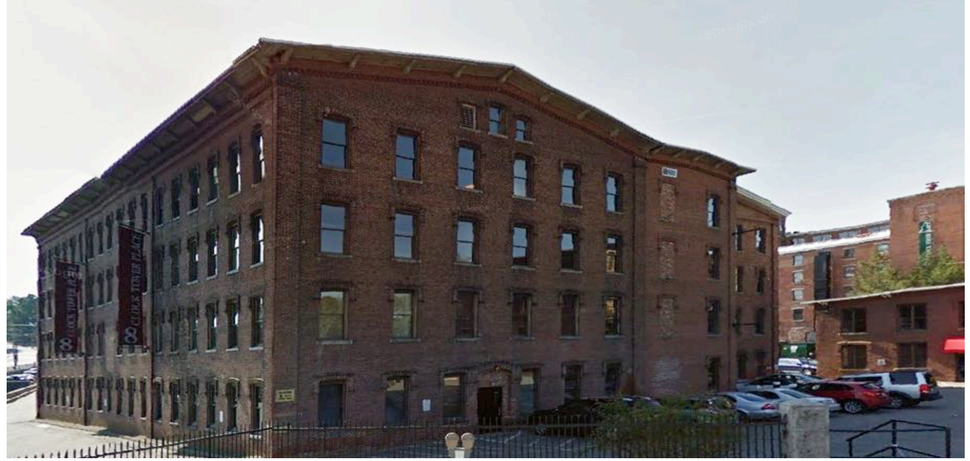
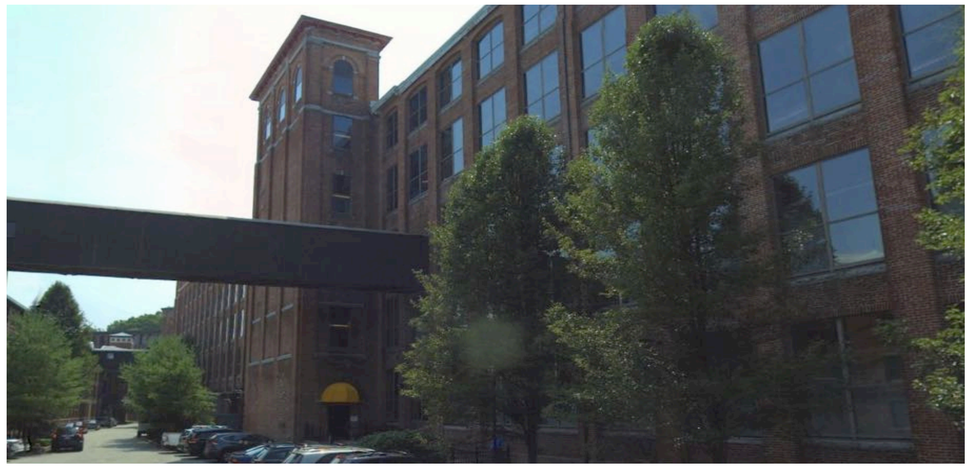
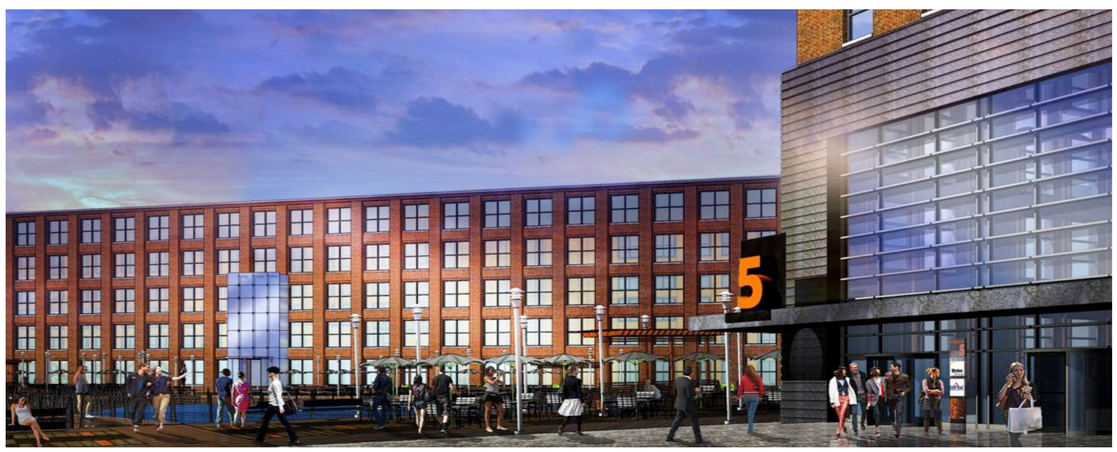
PROPOSED RETAIL & OPEN SPACES



BUILDING 7 PROPOSED RETAIL/RESTAURANT



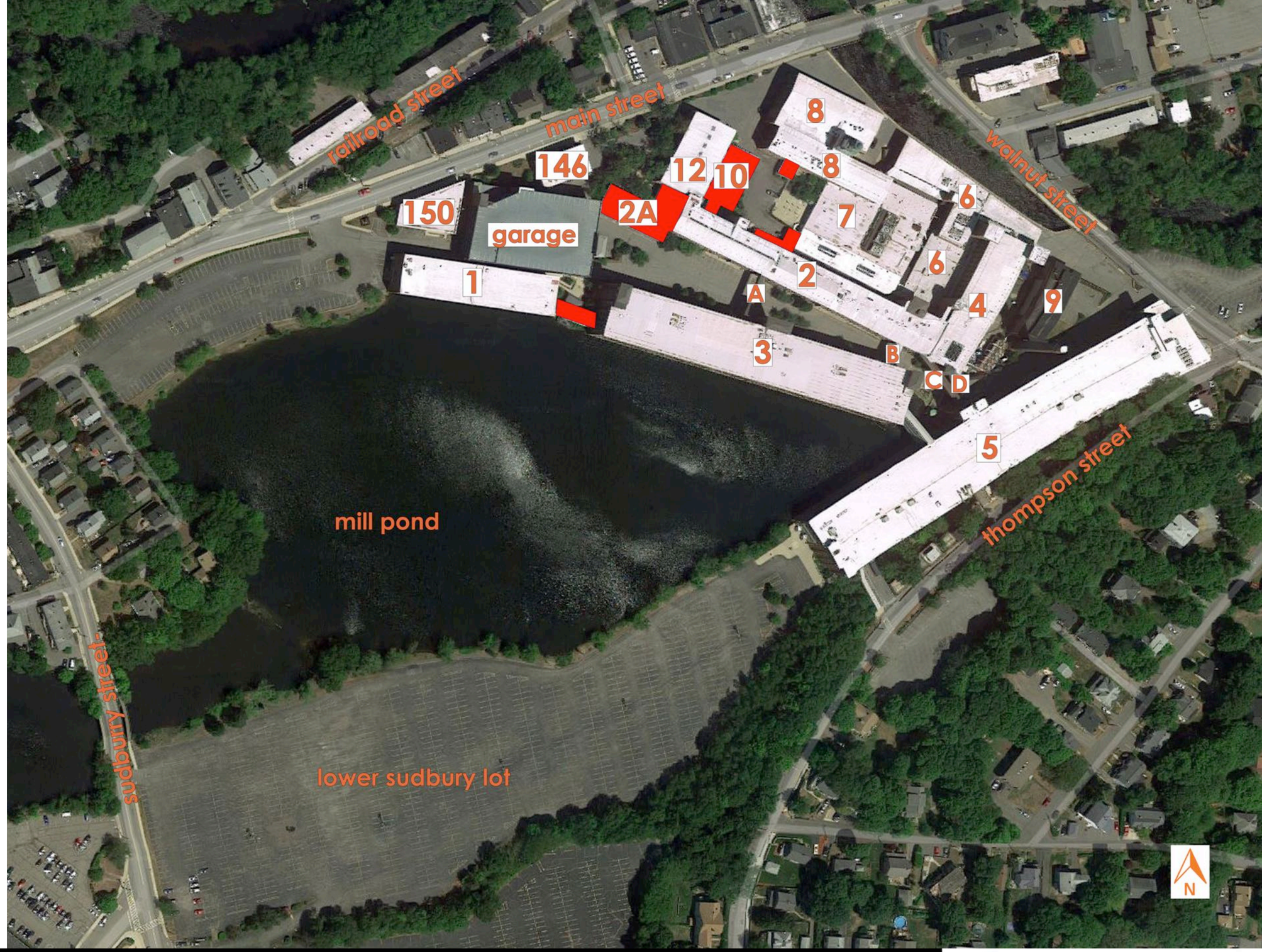
BUILDING 3 PROPOSED RAISED DECK



BUILDING 5 PROPOSED OUTDOOR DECK

INTRODUCE ENERGETIC, CONTEMPORARY, INDUSTRIAL DESIGN VOCABULARY TO ALL NEW ELEMENTS

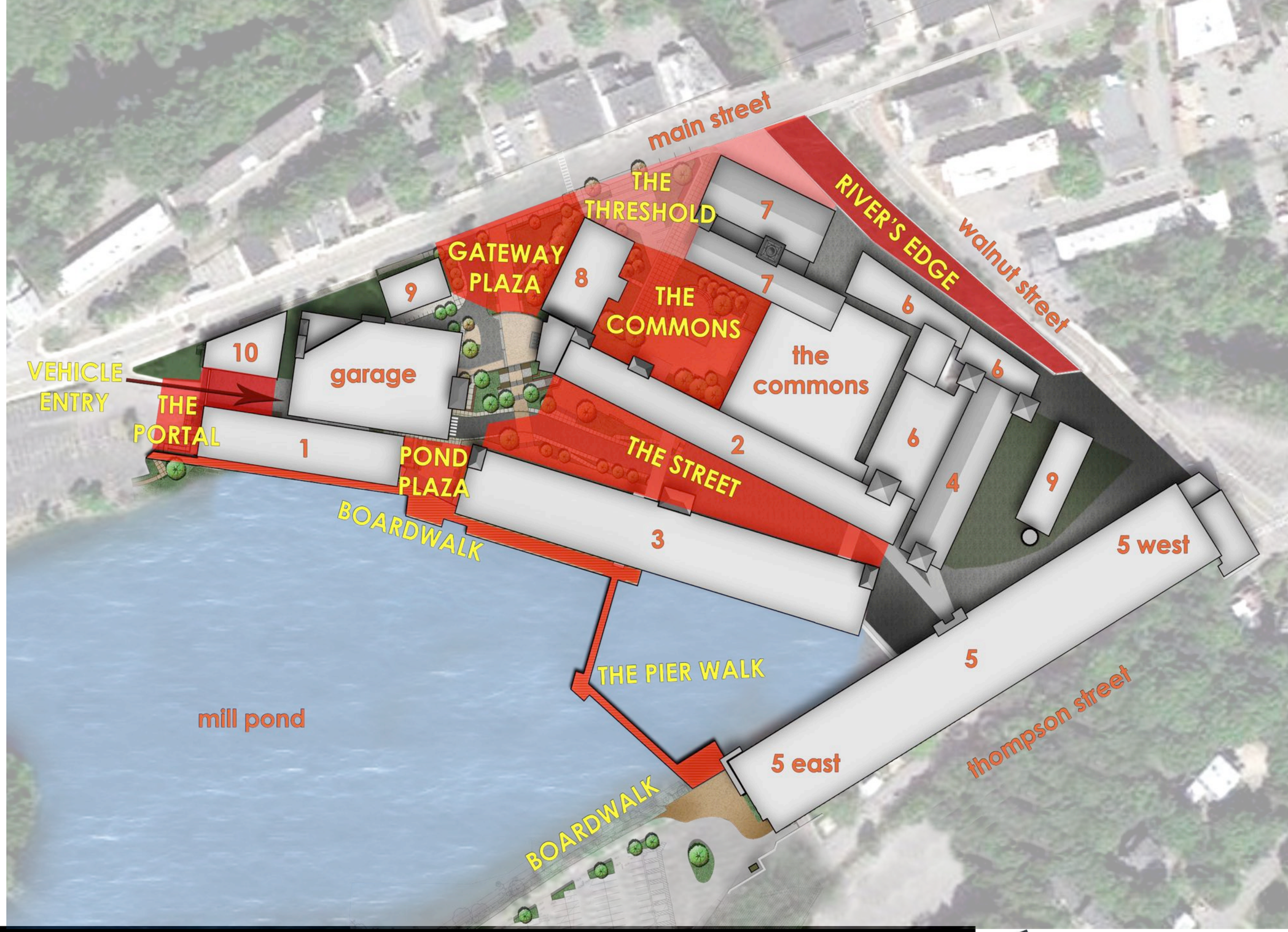
DEMO PLAN



LEGEND

STRUCTURES TO BE DEMOED

DISTRICT PLAN



LEGEND

NEW DISTRICTS

SARACEN PROPERTIES

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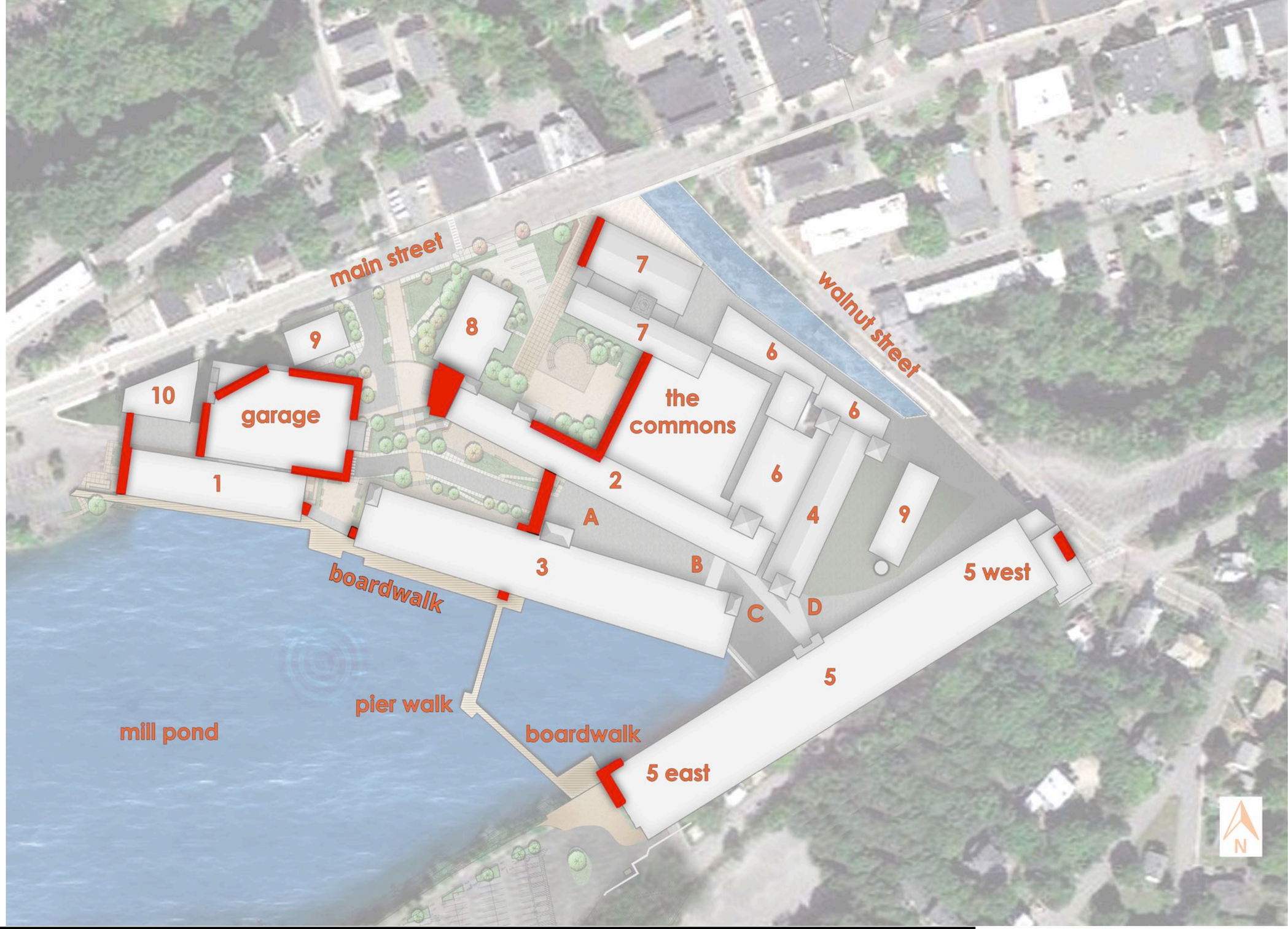
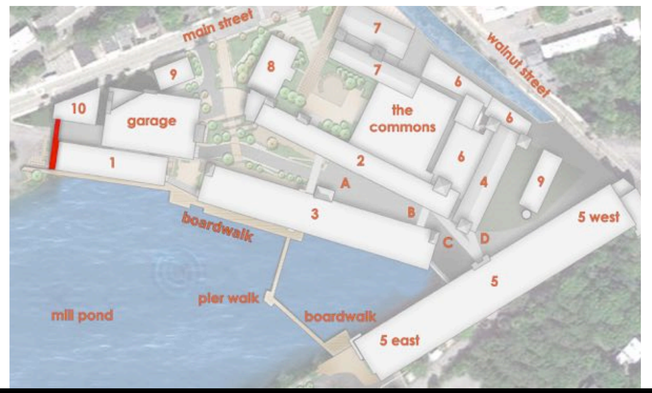
SCOPE OF WORK



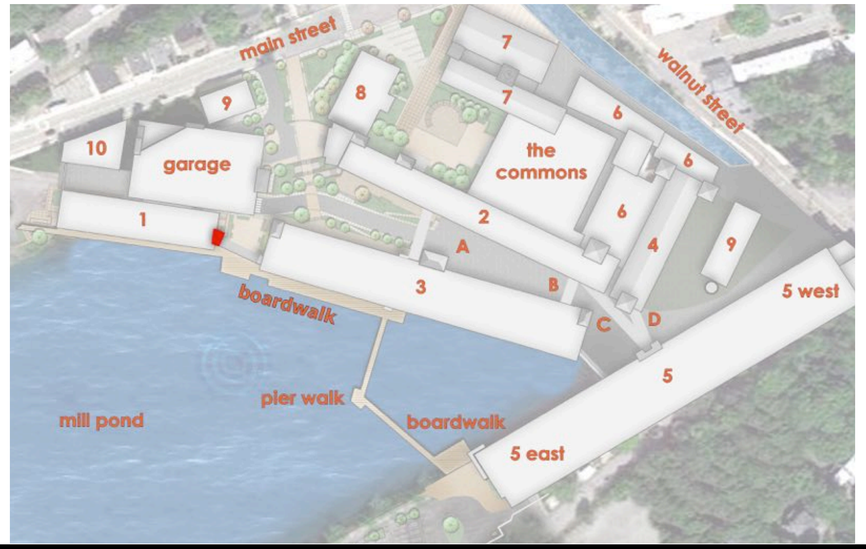
BUILDING 1 PORTAL ENTRY

EXISTING FACADES



BUILDING 1 ENTRY @ GATEWAY PLAZA

EXISTING FACADE



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BUILDING 2 LOBBY

EXISTING ENTRY

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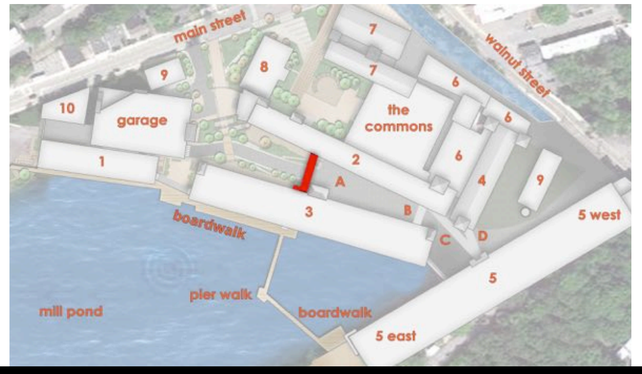
BUILDING 3 BRIDGE A

EXISTING BRIDGE ENVELOPE



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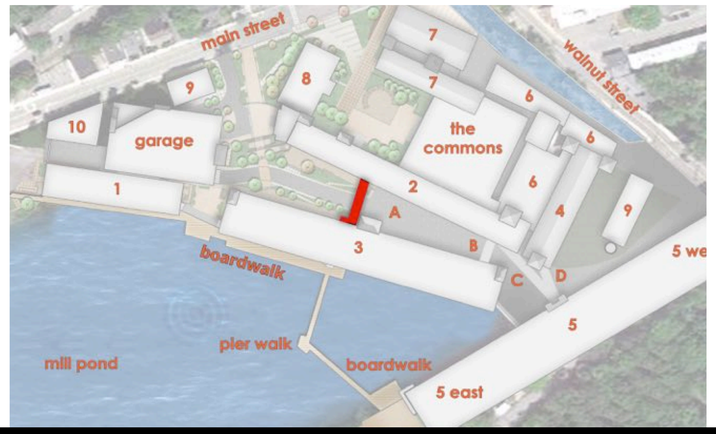
BUILDING 3 ENTRY AT THE STREET

EXISTING N FACADE



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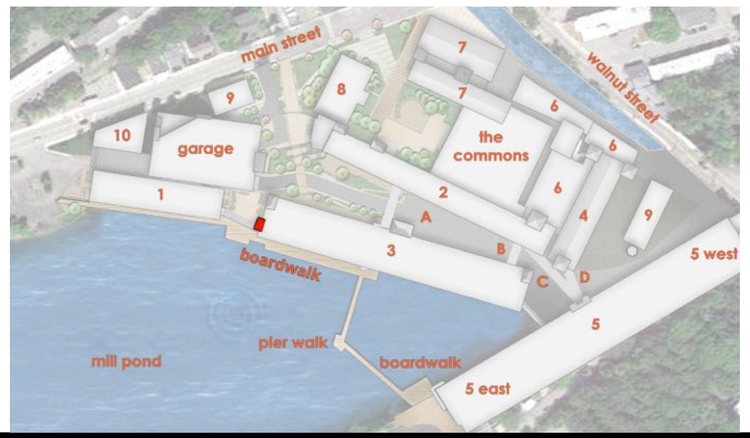
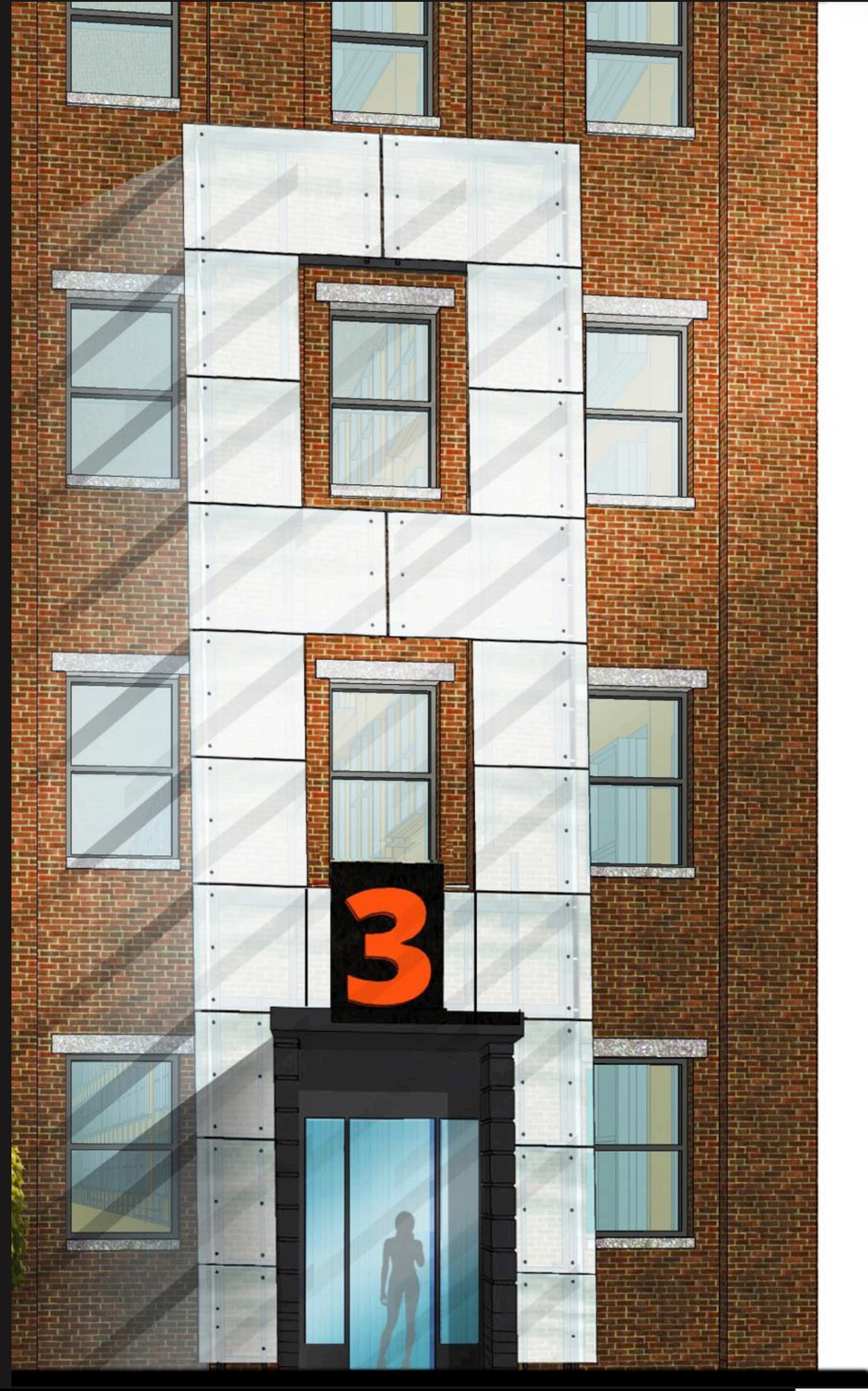
BUILDING 3 ENTRY AT THE BOARDWALK

EXISTING W FACADE





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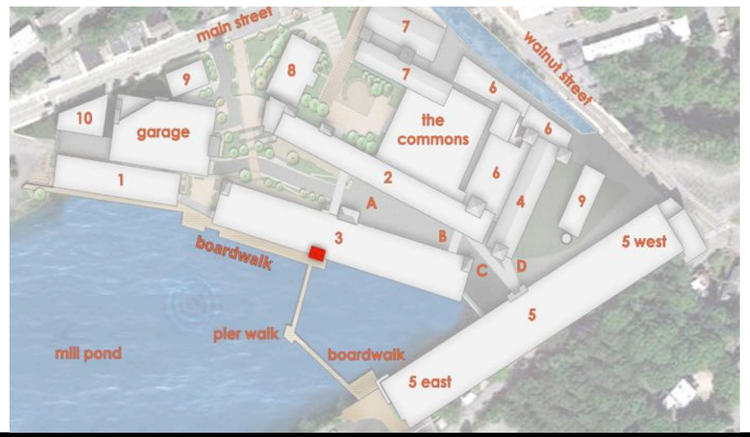
MPA MARGULIES PERRUZZI ARCHITECTS

BUILDING 3 ENTRY AT THE BOARDWALK

EXISTING S FACADE



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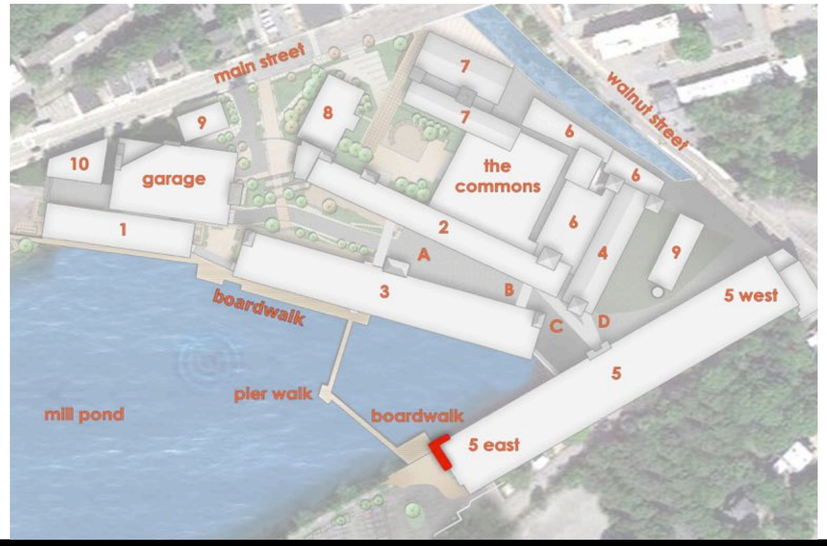
BUILDING 5 WEST ENTRY

EXISTING W FA-



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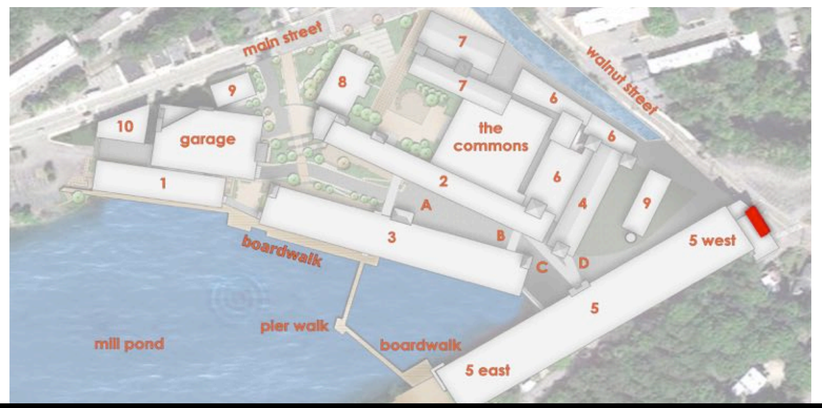
MPA MARGULIES PERRUZZI ARCHITECTS

BUILDING 5 EAST ENTRY

EXISTING E FACADE



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THE COMMONS ENTRY

EXISTING FACADE

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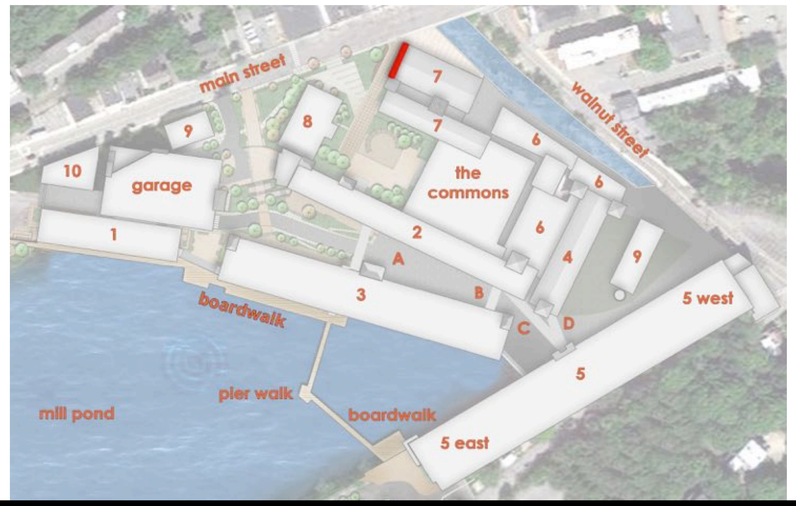
BUILDING 7 ENTRY

EXISTING FACADES



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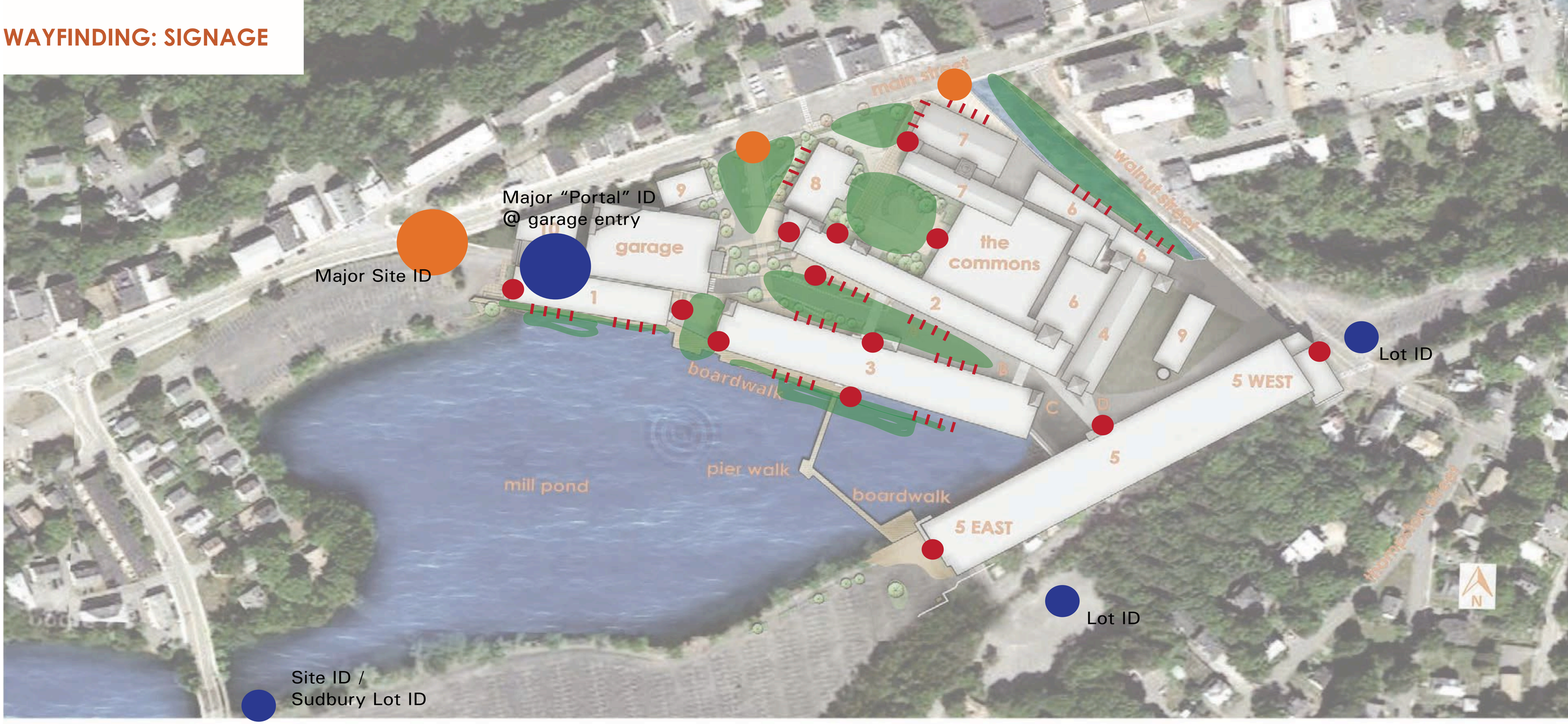
CLARIFY WAYFINDING & BUILDING IDENTIFICATION

WAYFINDING: SIGNAGE



- Site ID
- Parking ID
- District/Named Space
- Building Entrance ID
- Building Environmental Graphics (banner, awnings, etc. for orientation)

WhitneyVeigas
56 Coulton Park
Needham MA 02492
781-449-1351
781-449-4204 fax
info@whitneyveigas.com

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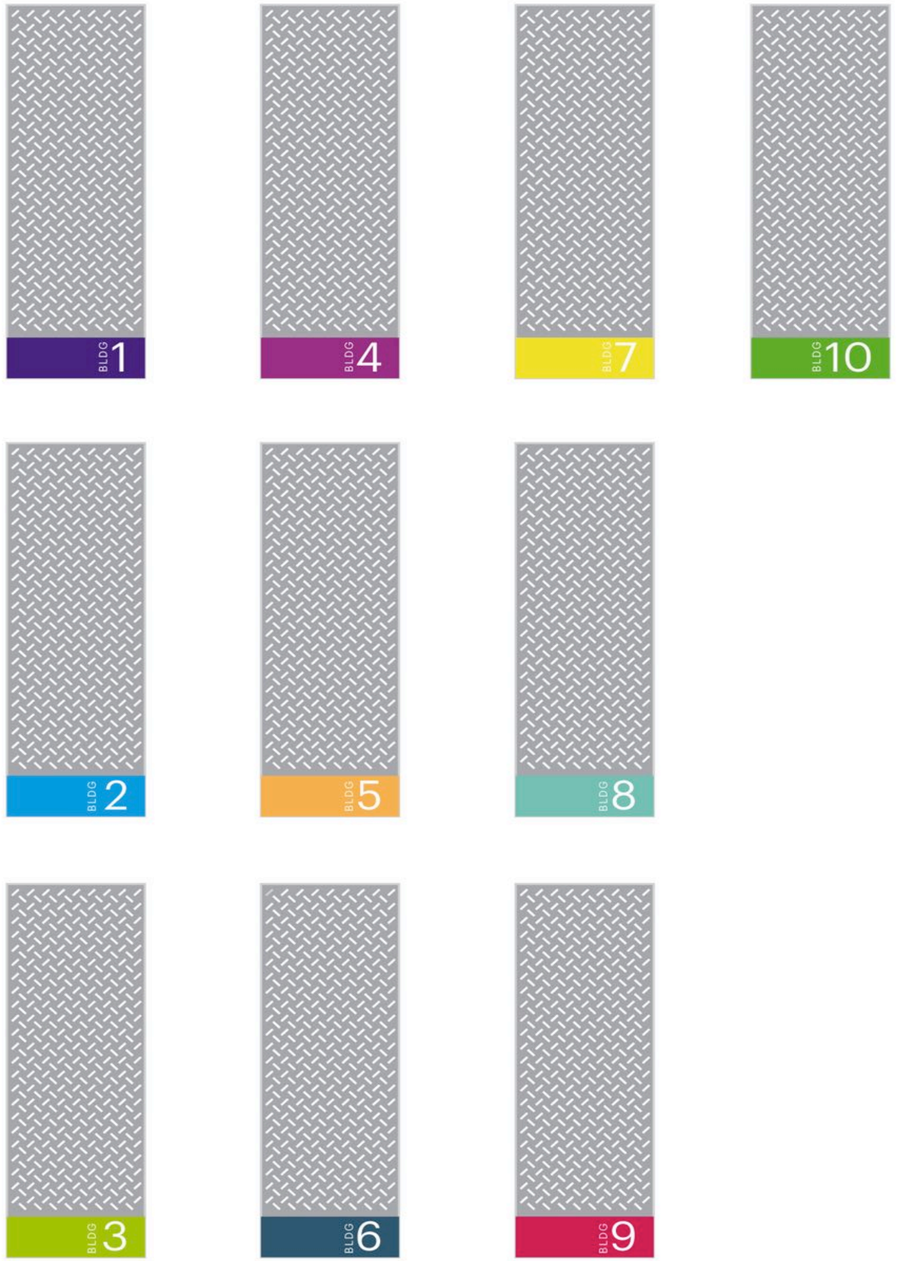
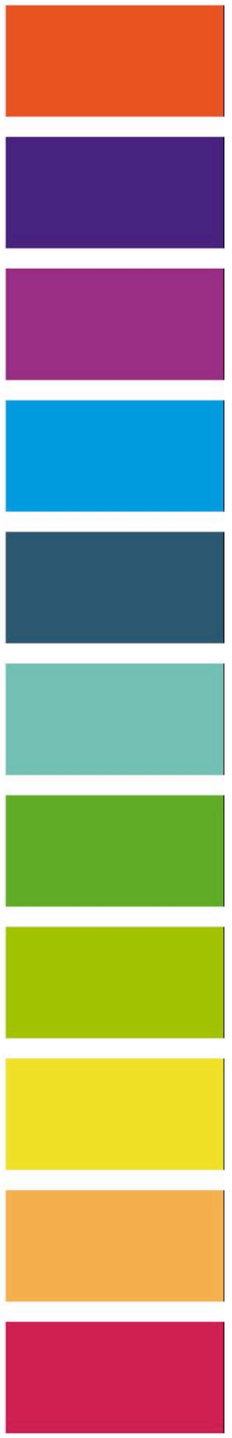
WAYFINDING: BUILDING COLOR CODING & BLADE SIGNS





WhitneyVeigas
56 Coulton Park
Needham MA 02492
781-449-1351
781-449-4204 fax
info@whitneyveigas.com

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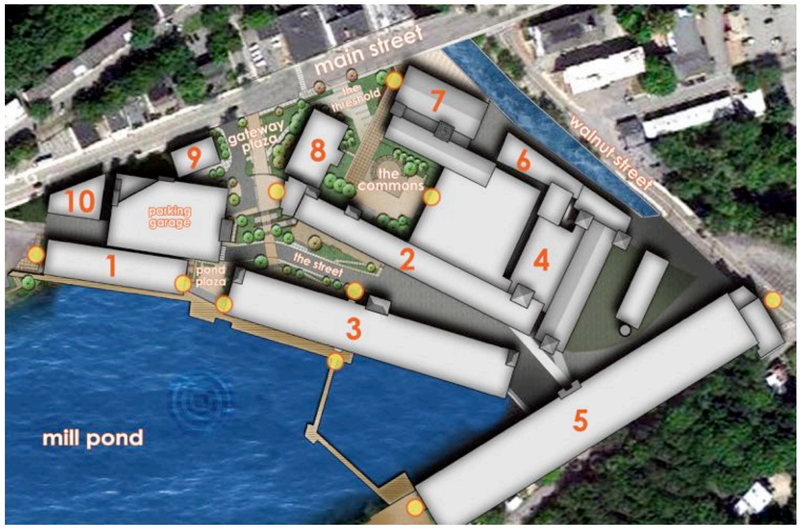
WAYFINDING: DIRECTORIES



BUILDING DIRECTORIES LOCATIONS

4.5" deep aluminum fabricated channel letters...cans painted Pantone 166 C orange... .188" clear acrylic face covers with 1" jewelite trimcap...trimcap painted to match Pantone 166 C orange.. face covers to be UV digitally printed translucent Pantone 166 C Orange...internal Sloan white LED module illumination...60 W 120V power supplies positioned within main sign cabinet for access

aluminum fabricated sign cabinet..welded sq. tube alum frame with .25" thick aluminum plate skin. themed oxidized paint finish/Modern Masters Metal Effects Rust Finish...acrylic..per approved sample

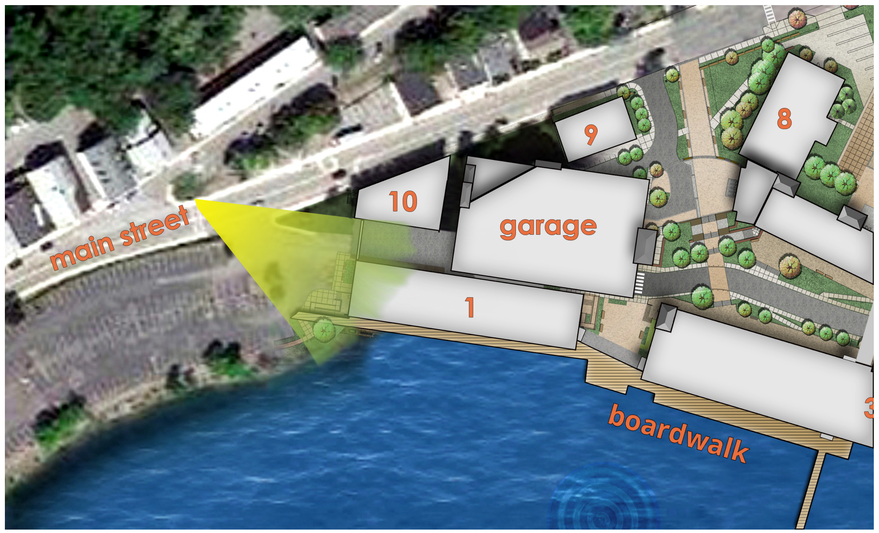
Chroma XT 2" barrel point support(s) SS

4.0" x 8.0" x .375" rec. steel tube welded frame... painted grey

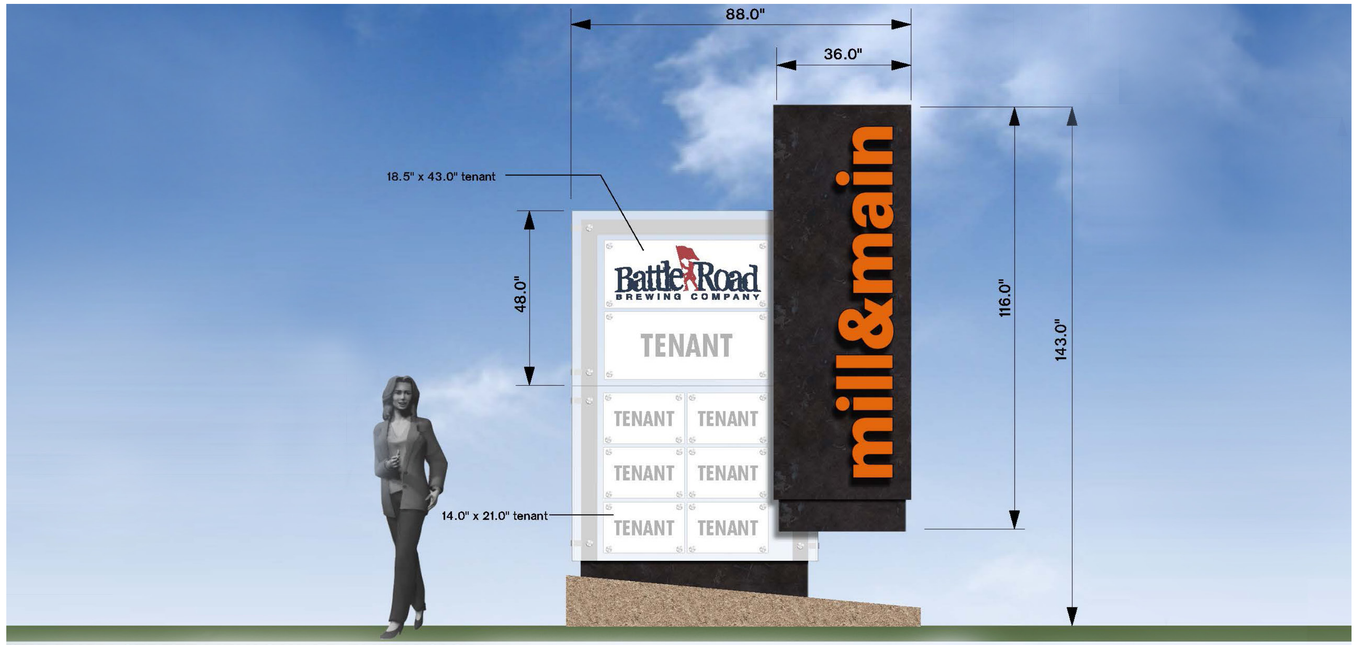
.5" thick Chroma XT panels...matte clear

WAYFINDING: ENTRY SIGN MAIN STREET & MONUMENT SIGN @ SUDBURY STREET

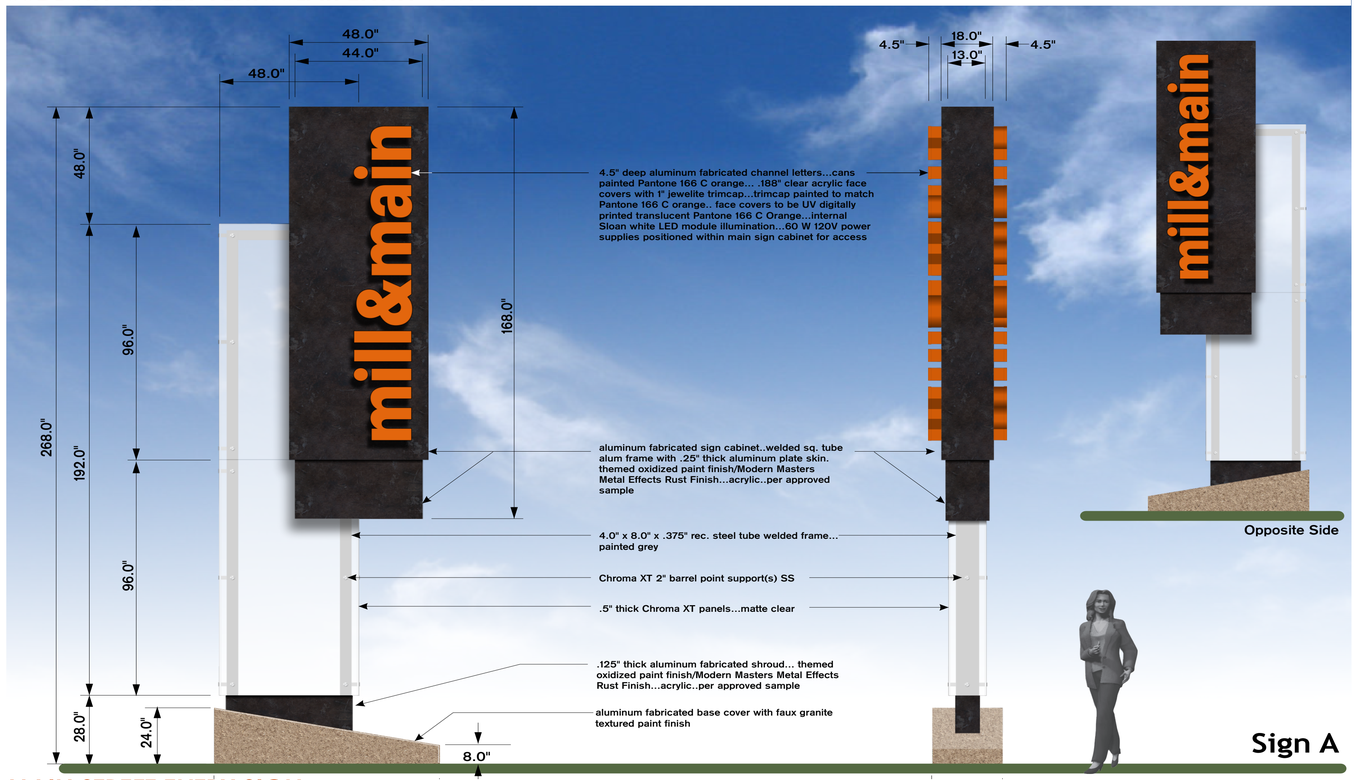
VISIBILITY OF ENTRY SIGN FROM SUDBURY STREET



VISIBILITY OF ENTRY SIGN FROM MAIN STREET



SUDBURY STREET VEHICULAR ENTRY SIGN

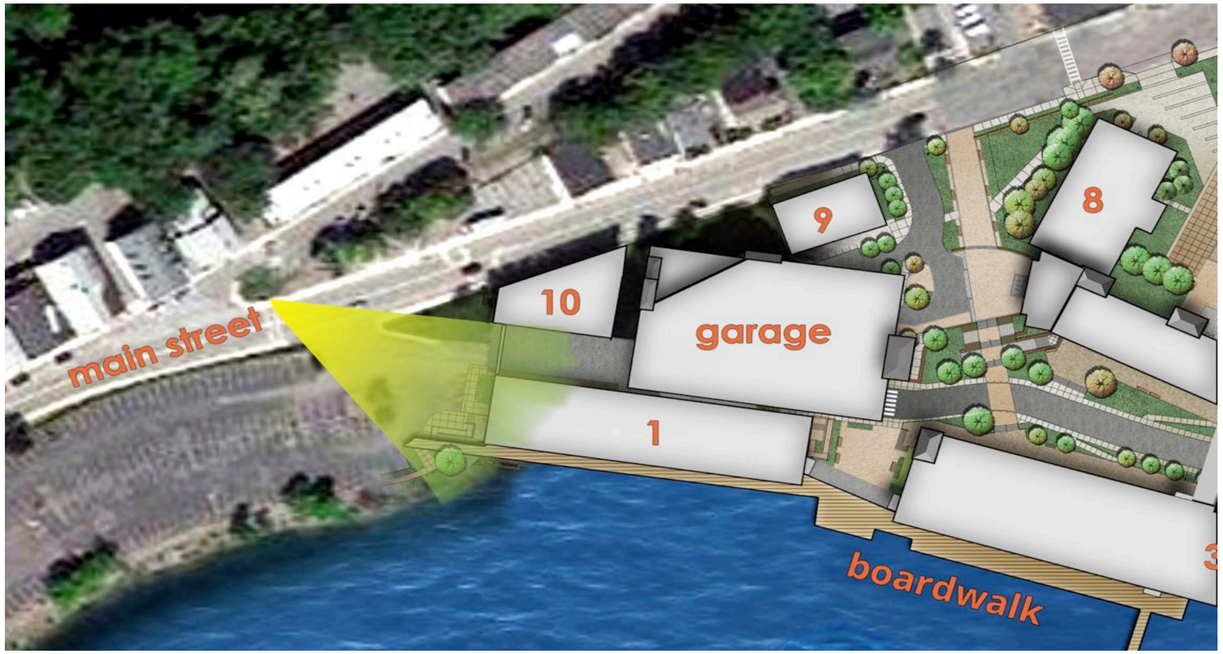


MAIN STREET ENTRY SIGN

WAYFINDING: THE "PORTAL" & BUILDING ENTRY NUMBERS

PORTAL SIGN BETWEEN BUILDINGS 1 & 10

PORTAL SIGN, ENTRY SIGN & BUILDING NUMBER VISIBLE FROM MAIN STREET



VISIBILITY FROM MAIN STREET

TYPICAL BUILDING ENTRY NUMBER SIGNAGE

3/8" cold-rolled steel plate bolted to diagonally braced channel structure behind

LED internally illuminated channel letters

TYPICAL BUILDING NUMBERING

SARACEN PROPERTIES

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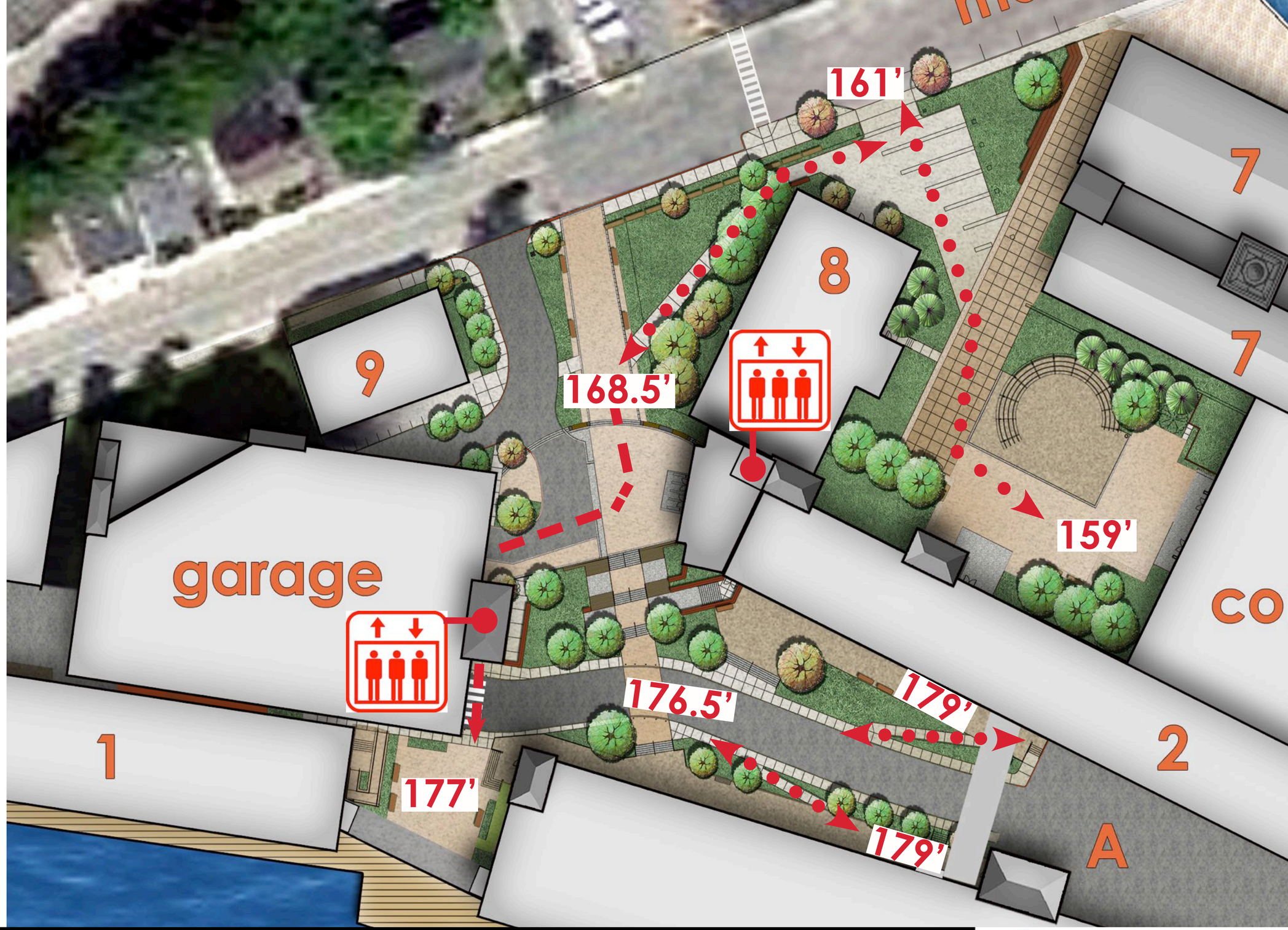
MPA MARGULIES PERRUZZI ARCHITECTS

SIMPLIFY ACCESS & ACCESSIBILITY

ACCESSIBILITY



LEGEND

ELEVATOR ACCESS

RAMP ACCESS

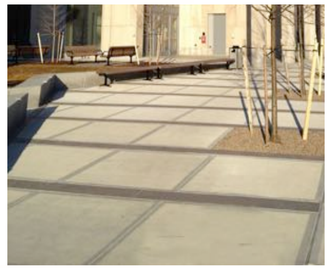
ELEVATOR

UPGRADE PUBLIC REALM:
LANDSCAPING, LIGHTING & HARDSCAPE

LANDSCAPE MATERIALS

DIRECTIONAL PRECAST PAVERS

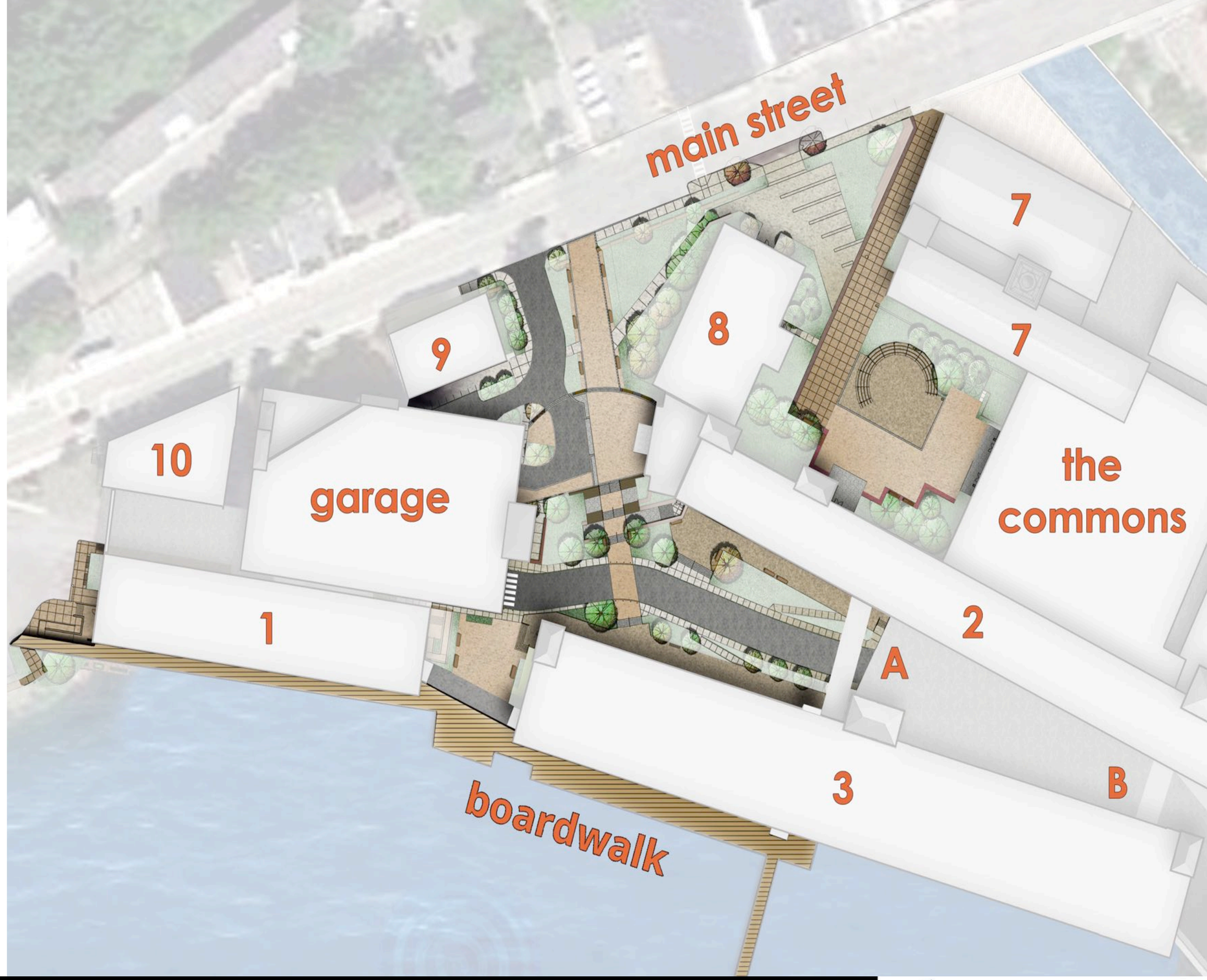
RAISED STRUCTURES



TRANSITIONAL PAVING

OVERHEAD STRUCTURES

SEATING AND WALLS



SARACEN PROPERTIES

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MPA MARGULIES PERRUZZI ARCHITECTS

LANDSCAPE PLANTING PLAN

LILLYTURF

CASSIAN FOUNTAIN GRASS

GRASSO LAVENDER

BLONDE AMBITION SIDEOATS

GREEN VELVET BOXWOOD

RUFFLED VELVET SIBERIAN

ROZANNE CRANESBILL

MALE FERN

MILK AND HONEY JAPANESE STEWARTIA

CASCADE SNOW YOSHINO CHERRY

AURORA KOUSA DOGWOOD

INCREDIBALL HYDRANGEA

DAVID GARDEN PHLOX

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LANDSCAPE PLAN
LOWER SUDBURY LOT

GREENMOUND JAPANESE JUNIPER

CASSIAN FOUNTAIN GRASS

BLUE HILL MEADOW SAGE

BILLS TRUE DWARF FOTHERGILLA

SNOW QUEEN OAK LEAF HYDRANGEA

PINK KNOCKOUT ROSE

FRAGRANT RETURN DAYLILY

WHITE SWAN CONEFLOWER

LOWER SUDBURY LOT
VEHICULAR ENTRY
SIGN BUILDING 5

AMERICAN
SYCAMORE

BLOODGOOD
LONDON PLANE TREE

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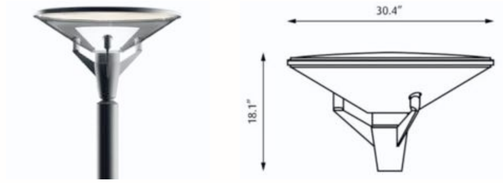
MPA MARGULIES PERRUZZI ARCHITECTS

LIGHTING

LG1: LOUIS POULSEN; LIGHT POST; 12' TALL, 15.2" DIAMETER

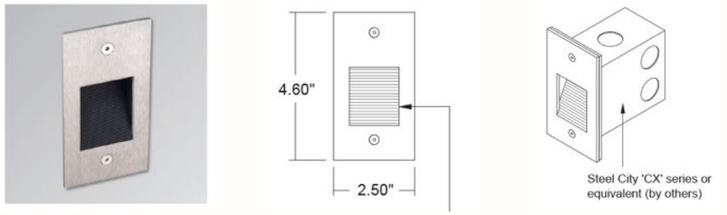


LG2: KIM; IN-GROUND TREE UPLIGHTS; 8" DIAMETER

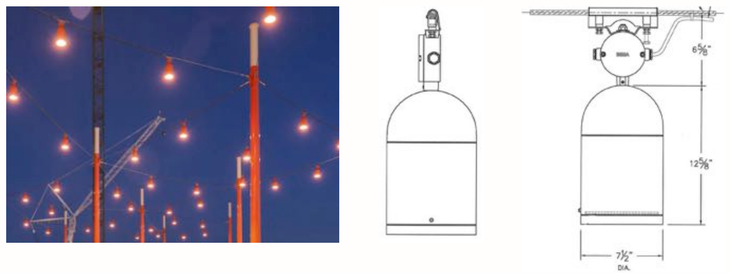
LTV83SS

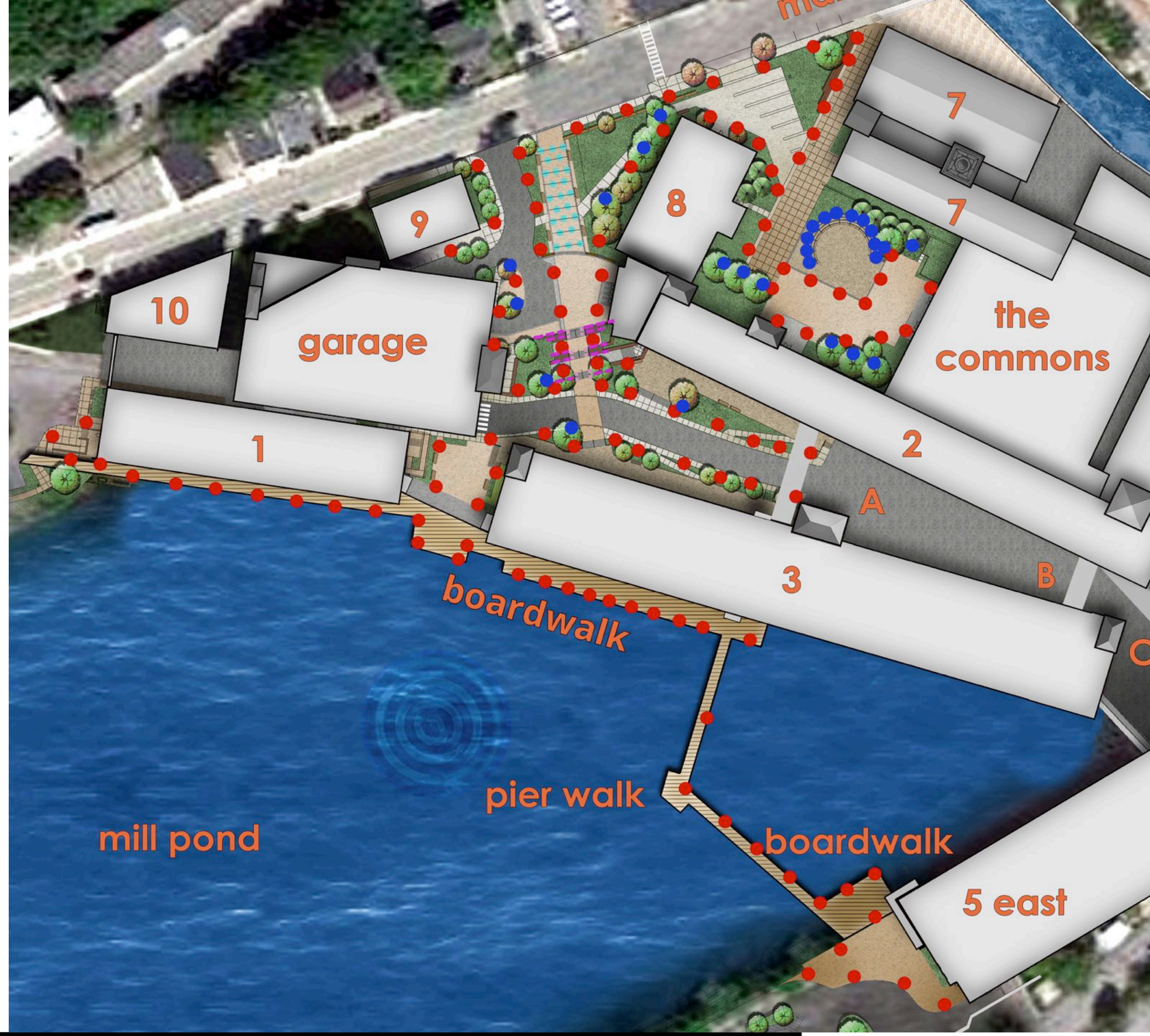
LG4: BEGA, IN-GRADE LINEAR UPLIGHT, 3.5"X 39"

LW5: WINONA; LED STEP LIGHT; 4.5" X 2.5"



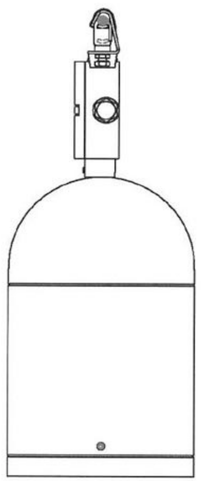
LP5: BEGA; CATENARY FIXTURE; 7.5" DIAMETER,16' AFF

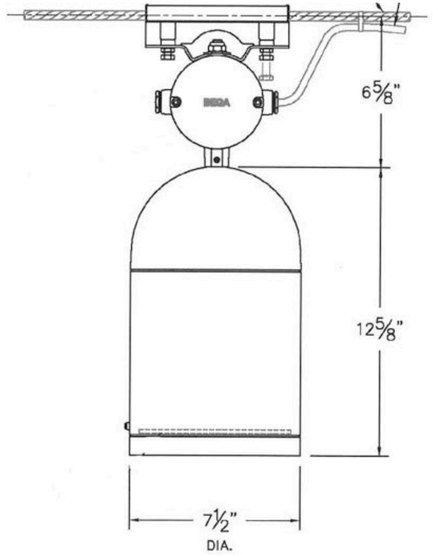




LIGHTING: GATEWAY PLAZA

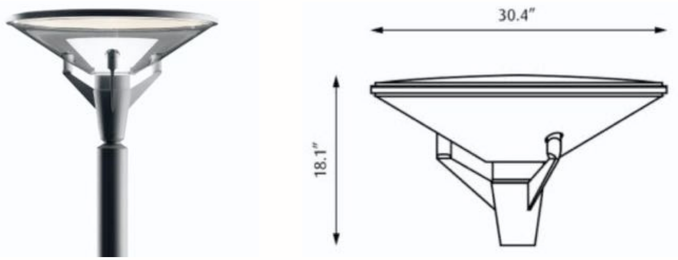
P5: BEGA; CATENARY FIXTURE; 7.5" DIAMETER,16' AFF





LIGHTING: GATEWAY PLAZA

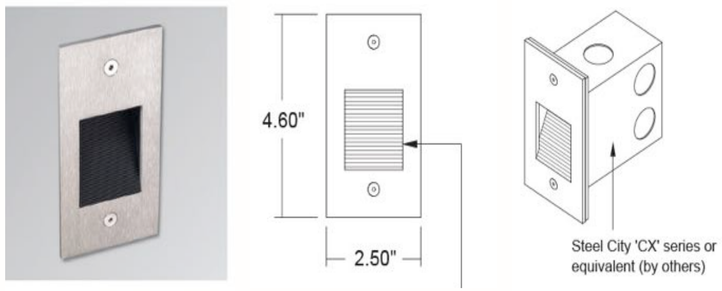
LG1: LOUIS POULSEN; LIGHT POST; 12' TALL, 15.2" DIAMETER



LG2: KIM; IN-GROUND TREE UPLIGHTS; 8" DIAMETER

LG4: BEGA, IN-GRADE LINEAR UPLIGHT, 3.5"X 39"

LW5: WINONA; LED STEP LIGHT; 4.5" X 2.5"



SARACEN PROPERTIES

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MPA MARGULIES PERRUZZI ARCHITECTS