Drawing List

Sheet Number	Sheet Name	Sheet Issue Date	Current Revision Date	Current Revision
A-000	Cover	01/01/23	01/01/2024	5
1- Civil				
C1	Existing Condition Plan	10/04/2023		
C101	Demolition & Erosion Control Plan	10/04/2023	01/01/2024	5
C102	Layout & Materials Plan	10/04/2023	01/01/2024	5
C103	Grading & Drainage Plan	10/04/2023	01/01/2024	5
C501	Civil Details	10/04/2023	01/01/2024	5
C502	Civil Details	10/04/2023	01/01/2024	5
2- Landscape				
L-1	Site Photometric Plan	08/10/2023	01/15/2024	3
L-2	Roof Photometric Plan	11/07/2023	11/07/2023	1
L1.1	Material + Layout Plan	09/01/2023	01/01/2024	5
L2.1	Planting Plan	09/01/2023	01/01/2024	5
L2.2	Landscape Details	09/01/2023	01/01/2024	5
LR1.1	Roof Deck Materials & Layout Plan	09/01/2023	01/01/2024	5
LR2.1	Roof Decking Planting Plan	09/01/2023	01/01/2024	5
LD0	Green Score	09/01/2023	01/01/2024	5
LD1	Site Details	09/01/2023	01/01/2024	5
LD2	Site Details	09/01/2023	01/01/2024	5
LDR1	Roof Deck Site Details	09/01/2023	01/01/2024	5
LDR2	Roof Deck Site Details	09/01/2023	01/01/2024	5
3- Architectural				
A-001	General Notes & Abbreviations	10/04/2023		
A-011	Code Review	10/04/2023		
A-012	Egress Plans	10/04/2023		
A-020	Site Plan & Zoning Information	10/04/2023	01/01/2024	5
A-020B	Zoning Chart	10/04/2023	01/01/2024	5
A-020C	Fenestration Diagrams	01/01/2024	01/01/2024	5
A-021	Gross Area Plans	10/04/2023		
A-022	Unit/ Sellable Area Plans	10/04/2023	11/07/2023	1
A-023	Unit/ Sellable Area Schedule	10/04/2023	11/07/2023	1
A-024	Passive House Envelope Diagrams	10/04/2023		
A-101	1st Floor Plan	10/04/2023	12/11/2023	4
A-100	Foundation Plan	10/04/2023	01/01/2024	5
A-100.1	Foundation Details	10/04/2023	11/07/2023	1
A-100.2	Foundation Details @ Garage	10/04/2023	11/07/2023	1
A-102	2nd Floor Plan	10/04/2023	12/11/2023	4
A-102.1	2nd Floor Concrete Slab Edge	10/04/2023	01/01/2024	5
A-103	3rd Floor Plan	10/04/2023	12/11/2023	4
A-104	4th Floor Plan	10/04/2023	12/11/2023	4
A-105	Roof Plan	10/04/2023	01/01/2024	5
A-110	Enlarged Floor Plans	10/04/2023	11/07/2023	1
A-111	Enlarged Floor Plans	10/04/2023	11/07/2023	1
A-112	Enlarged Floor Plans	10/04/2023	11/07/2023	1
A-113	Enlarged Floor Plans	10/04/2023	11/07/2023	1
A-114	Enlarged Bike Room Plan	10/04/2023		
A-201	First Floor RCP	10/04/2023	01/01/2024	5
A-202	Second Floor RCP	10/04/2023	11/07/2023	1
A-203	Third Floor RCP	10/04/2023	11/07/2023	1
A-204	Fourth Floor RCP	10/04/2023	11/07/2023	1
A-206	Enlarged Unit RCP	10/04/2023	01/01/2024	5
A-207	Enlarged Unit RCP	10/04/2023	01/01/2024	5
A-208	Enlarged Unit RCP	10/04/2023	01/01/2024	5
A-209	Enlarged Unit RCP	10/04/2023	01/01/2024	5
A-205	Roof Deck RCP	10/04/2023	01/01/2024	5
A-300	Exterior Elevations	10/04/2023	01/01/2024	5
A-301	Exterior Elevations	10/04/2023	01/01/2024	5
A-302	Exterior Elevations	10/04/2023	11/07/2023	1
A-303A	Cladding Material Diagrams	10/04/2023	11/07/2023	1
A-303B	Cladding Material Diagrams	10/04/2023	11/07/2023	1
A-400	Building Section	10/04/2023	01/01/2024	5
A-401	Longitudinal Section 1	10/04/2023	01/01/2024	5
A-402	Longitudinal Section 2	01/05/2023	01/01/2024	5
A-410	Wall Sections	10/04/2023	01/01/2024	5
A-411	Wall Sections	10/04/2023	01/01/2024	5
A-412	Wall Sections	10/04/2023	01/01/2024	5
A-413	Section Thru Lobby	10/04/2023	01/01/2024	5
A-500	Section Details	10/04/2023		
A-501	Section Details	10/04/2023	01/01/2024	5
A-502	Section Details	10/04/2023	11/07/2023	1
A-503	Plan Details	10/04/2023	11/07/2023	1
A-510	Roof Details	10/04/2023	11/29/2023	3
A-520	Typical Penetration Details	10/04/2023	01/01/2024	5
A-521	Air Sealing Details	10/04/2023	01/01/2024	5
A-522	Air Sealing Details	01/01/2024	01/01/2024	5
A-700	Stair #1 Section & Plans	10/04/2023		
A-701	Stair #2 Section & Plans	10/04/2023		
A-702	Elevator Section & Plans	10/04/2023		

Drawing List

Sheet Number	Sheet Name	Sheet Issue Date	Current Revision Date	Current Revision
A-710	Stair Details	10/04/2023	11/29/2023	3
A-711	Stair Details	10/04/2023	11/29/2023	3
A-800	Window Schedule	10/04/2023	11/07/2023	1
A-801	Door Schedule	10/04/2023		
A-802	Door Details	10/04/2023		
A-803	Door Details	10/04/2023	01/01/2024	5
A-804	Window Details	10/04/2023	01/01/2024	5
A-810	Partition Types	10/04/2023	11/07/2023	1
A-811	Partition Types & Floor/Ceiling Assemblies	10/04/2023		
A-812	Partition Types- Exterior	10/04/2023	11/07/2023	1
4- Structural				
S0.0	Isometric Views	10/04/2023		
S0.1	General Notes I	10/04/2023		
S0.2	General Notes II	10/04/2023		
S0.3	General Notes III	10/04/2023		
S0.4	Loading Plans I	10/04/2023		
S1.1	Foundation Plan	10/04/2023	11/07/2023	1
S1.1A	Foundation Loading Plan	10/04/2023	11/07/2023	1
S1.2	Second Floor Framing Plan	10/04/2023	11/07/2023	1
S1.3	Third floor Framing Plan	10/04/2023	11/07/2023	1
S1.4	Fourth Floor Framing Plan	10/04/2023	11/07/2023	1
S1.5	Roof Framing Plan	10/04/2023		
S1.6	Headhouse Framing Plan	10/04/2023		
S2.0	Column Schedule I	10/04/2023		
S2.1	Column Schedule II	10/04/2023		
S3.0	Lateral Frame Elevations	10/04/2023		
S4.0	Concrete Details I	10/04/2023		
S4.1	Concrete Details II	10/04/2023		
S4.2	Concrete Details III	10/04/2023		
S4.3	Concrete Details IV	10/04/2023		
S4.4	Concrete Details V	10/04/2023		
S4.5	Concrete Details VI	10/04/2023		
S4.6	Concrete Details VII	10/04/2023		
S5.0	Steel Details I	10/04/2023		
S5.1	Steel Details II	10/04/2023		
S5.2	Steel Details III	10/04/2023		
S5.3	Steel Details IV	10/04/2023		
S5.4	Steel Details V	10/04/2023		
S5.5	Steel Details VI	10/04/2023		
S5.6	Steel Details VII	10/04/2023		
S6.0	Wood Details I	10/04/2023		
S6.1	Wood Details II	10/04/2023		
S6.2	Wood Details III	10/04/2023		
S6.3	Wood Details IV	10/04/2023		
S6.4	Wood Details V	10/04/2023		
S6.5	Wood Details VI	10/04/2023		
S6.6	Wood Details VII	10/04/2023		
S6.7	Wood Details VIII	10/04/2023		
S6.8	Wood Details IX	10/04/2023		
S6.9	Wood Details X	10/04/2023		
S6.10	Wood Details XI	10/04/2023		
S6.11	Wood Details XII	10/04/2023		
S8.0	CMU Details I	10/04/2023		
S8.1	CMU Details II	10/04/2023		
5- Mechanical				
H101	First Floor HVAC Plan	10/04/2023	01/01/2024	5
H102	Second Floor HVAC Plan	10/04/2023	01/01/2024	5
H103	Third Floor HVAC Plan	10/04/2023	01/01/2024	5
H104	Fourth Floor HVAC Plan	10/04/2023	01/01/2024	5
H105	Roof HVAC Plan	10/04/2023	01/01/2024	5
H201	HVAC Notes	10/04/2023	01/01/2024	5
H202	HVAC Schedules	10/04/2023	01/01/2024	5
H203	HVAC Details	10/04/2023	01/01/2024	5
H204	HVAC Details	10/04/2023	01/01/2024	5
H205	HVAC Details	10/04/2023	01/01/2024	5
H206	HVAC Details	10/04/2023	01/01/2024	5
H207	HVAC Details	10/04/2023	01/01/2024	5
H208	HVAC Details	10/04/2023	01/01/2024	5
6- Electrical				
E101	Power First Floor Plan	10/04/2023	01/01/2024	5
E102	Power Second Floor Plan	10/04/2023	01/01/2024	5
E103	Power Third Floor Plan	10/04/2023	01/01/2024	5
E104	Power Fourth Floor Plan	10/04/2023	01/01/2024	5
E105	Power Roof Plan	10/04/2023	01/01/2024	5
E201	Lighting First Floor Plan	10/04/2023	01/01/2024	5
E202	Lighting Second Floor Plan	10/04/2023	01/01/2024	5
E203	Lighting Third Floor Plan	10/04/2023	01/01/2024	5
E204	Lighting Fourth Floor Plan	10/04/2023	01/01/2024	5

Drawing List

Sheet Number	Sheet Name	Sheet Issue Date	Current Revision Date	Current Revision
E205	Lighting Roof Plan	10/04/2023	01/01/2024	5
E301	Electrical Notes	10/04/2023	01/01/2024	5
E302	Electrical Riser & Schedule	10/04/2023	01/01/2024	5
7- Fire Alarm				
FA101	Fire Alarm First Floor Plan	10/04/2023	01/01/2024	5
FA102	Fire Alarm Second Floor Plan	10/04/2023	01/01/2024	5
FA103	Fire Alarm Third Floor Plan	10/04/2023	01/01/2024	5
FA104	Fire Alarm Fourth Floor Plan	10/04/2023	01/01/2024	5
FA105	Fire Alarm Roof Plan	10/04/2023	01/01/2024	5
FA201	Fire Alarm Notes	10/04/2023	01/01/2024	5
8- Fire Protection				
FP101	First Floor Fire Protection Plan	10/04/2023	01/01/2024	5
FP102	Second Floor Fire Protection Plan	10/04/2023	01/01/2024	5
FP103	Third Floor Fire Protection Plan	10/04/2023	01/01/2024	5
FP104	Fourth Floor Fire Protection Plan	10/04/2023	01/01/2024	5
FP105	Roof Level Fire Proection Plans	10/04/2023	01/01/2024	5
FP201	Fire Protection Notes	10/04/2023	01/01/2024	5
FP202	Fire Protection Notes	10/04/2023	01/01/2024	5
9- Plumbing				
P100	Underground Plumbing Plan	10/04/2023	01/01/2024	5
P101	First Floor Plumbing Plan	10/04/2023	01/01/2024	5
P102	Second Floor Plumbing Plan	10/04/2023	01/01/2024	5
P103	Third Floor Plumbing Plan	10/04/2023	01/01/2024	5
P104	Fourth Floor Plumbing Plan	10/04/2023	01/01/2024	5
P105	Roof Plumbing Plan	10/04/2023	01/01/2024	5
P201	Plumbing Notes	10/04/2023	01/01/2024	5
P202	Plumbing Notes & Schedules	10/04/2023	01/01/2024	5
P203	Plumbing Details	10/04/2023	01/01/2024	5
P204	Plumbing Details	10/04/2023	01/01/2024	5
P205	Plumbing Details	10/04/2023	01/01/2024	5
P206	Plumbing Details	10/04/2023	01/01/2024	5
10- Interior Design				
ID-000	Index Sheet	10/04/2023	01/01/2024	5
ID-001	Interior Finish Schedules	10/04/2023	01/01/2024	5
ID-002	Interior Finish Schedules	10/04/2023	01/01/2024	5
ID-003	Interior Finish Schedules	10/04/2023	01/01/2024	5
ID-004	Interior Finish Schedules	10/04/2023		
ID-005	Interior Finish Schedules	10/04/2023		
ID-100	First Floor Overall Plan	10/04/2023		
ID-101A	First Floor Detail Plan	10/04/2023		
ID-102	Second Floor Overall Plan	10/04/2023		
ID-103	Third Floor Overall Plan	10/04/2023		
ID-104	Fourth Floor Overall Plan	10/04/2023		
ID-105A	Roof Level Overall Plan	01/01/2023	01/01/2024	5
ID-105B	Enlarged Floor Plan at Roof Deck Lobby & Stairs	01/01/2023	01/01/2024	5
ID-110	Typical Residential Corridor Detail Plan	10/04/2023		
ID-401	Interior Elevations- Vestibule	10/04/2023		
ID-402	Interior Elevations- Lobby Elevator Area	10/04/2023		
ID-403A	Interior Elevations- Lobby	10/04/2023	01/01/2024	5
ID-403B	Interior Elevations- Lobby	10/04/2023	01/01/2024	5
ID-404	Interior Elevations- Elevator Cab & Mailroom	10/04/2023	01/01/2024	5
ID-405	Interior Elevations- Package Room & ADA Restroom	10/04/2023		
ID-406	Interior Elevations- Remote Work Area	10/04/2023	01/01/2024	5
ID-407	Interior Elevations-Remote Work Area	10/04/2023	01/01/2024	5
ID-408	Interior Elevations- Fitness Center	10/04/2023		
ID-409	Interior Elevations- Fitness Center/ Yoga	10/04/2023		
ID-410	Interior Elevations- Corridor West	10/04/2023		
ID-411	Interior Elevations- Corridor	10/04/2023	01/01/2024	5
ID-412A	3 Bedroom ADA- Enlarged Detail Plan	10/04/2023		
ID-412B	3 Bedroom ADA- Interior Elevation	10/04/2023		
ID-413A	1 Bedroom- Enlarged Detail Plan	10/04/2023	01/01/2024	5
ID-413B	1 Bedroom- Interior Elevations	10/04/2023	01/01/2024	5
ID-414A	1 Bedroom- Enlarged Detail Plan & Elevations	10/04/2023	01/01/2024	5
ID-415A	1 Bedroom- Enlarged Plan & Interior Elevation	10/04/2023	01/01/2024	5
ID-416A	Studio- Enlarged Plan & Interior Elevation	10/04/2023	01/01/2024	5
ID-417A	1 Bedroom- Enlarged Plan & Interior Elevation	10/04/2023	01/01/2024	5
ID-418A	1 Bedroom- ADA- Enlarged Detail Plan	10/04/2023		
ID-419A	1 Bedroom- Enlarged Plan & Interior Elevaton	10/04/2023	01/01/2024	5
ID-420A	Studio- Enlarged Plan & Interior Elevation	10/04/2023	01/01/2024	5

Drawing List

Sheet Number	Sheet Name	Sheet Issue Date	Current Revision Date	Current Revision
ID-421A	1 Bedroom- Enlarged Plan & Interior Elevation	10/04/2023	01/01/2024	5
ID-422A	Studio- Enlarged Plan & Interior Elevation	10/04/2023	01/01/2024	5
ID-423A	2 Bedroom- Enlarged Detail Plan	10/04/2023	01/01/2024	5
ID-423B	2 Bedroom- Interior Elevation	10/04/2023	01/01/2024	5
ID-424A	2 Bedroom- Enlarged Plan & Interior Elevation	10/04/2023	01/01/2024	5
ID-424B	2 Bedroom- Interior Elevations	10/04/2023	01/01/2024	5
ID-425A	1 Bedroom- Enlarged Plan & Interior Elevations	10/04/2023	01/01/2024	5
ID-426A	1 Bedroom- Enlarged Detail Plan	10/04/2023	01/01/2024	5
ID-427A	Studio- Enlarged Plan & Interior Elevation	10/04/2023	01/01/2024	5
ID-428A	2 Bedroom- Enlarged Plan & Interior Elevations	10/04/2023	01/01/2024	5
ID-429A	3 Bedroom- Enlarged Detail Plan	10/04/2023	01/01/2024	5
ID-429B	3 Bedroom- Interior Elevations	10/04/2023	01/01/2024	5
ID-430A	Studio ADA- Enlarged Detail Plan	10/04/2023		
ID-431A	2 Bedroom- Enlarged Detail Plan	10/04/2023	01/01/2024	5
ID-432A	1 Bedroom- Enlarged Plan & Interior Elevations	10/04/2023	01/01/2024	5
ID-433A	Studio- Enlarged Detail Plan	10/04/2023	01/01/2024	5
ID-434A	1 Bedroom- Enlarged Detail Plan	10/04/2023	01/01/2024	5
ID-435A	1 Bedroom- Enlarged Plan & Interior Elevations	10/04/2023	01/01/2024	5



PROJECT:
THE VERGE MIXED-USE

PROJECT ADDRESS: 16-20 MEDFORD STREET SOMERVILLE, MA

CLIENT
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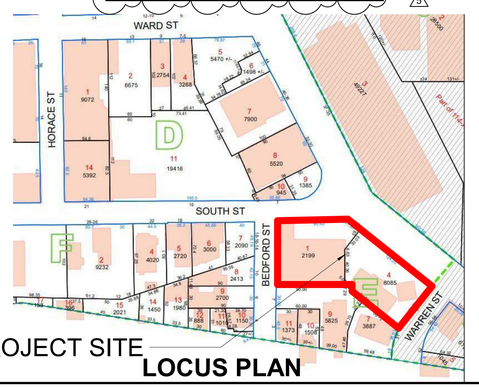
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CONSTRUCTION SET: 10/04/2023
REVISION 5: 01/01/2024



PROJECT SITE
LOCUS PLAN

PROJECT NAME

VERGE MIXED-USE

PROJECT ADDRESS

16-20 MEDFORD ST
SOMERVILLE MA

CLIENT

SOMERVILLE LIVING LLC.

ARCHITECT

KDI ARCHITECTURE

KHALSA DESIGN, INCORPORATED
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CONSULTANTS:

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REGISTRATION

Project number	20028
Date	12/05/2023
Drawn by	TC
Checked by	TC
Scale	

REVISIONS

No.	Description	Date
5	Conforming Set	01/01/2024

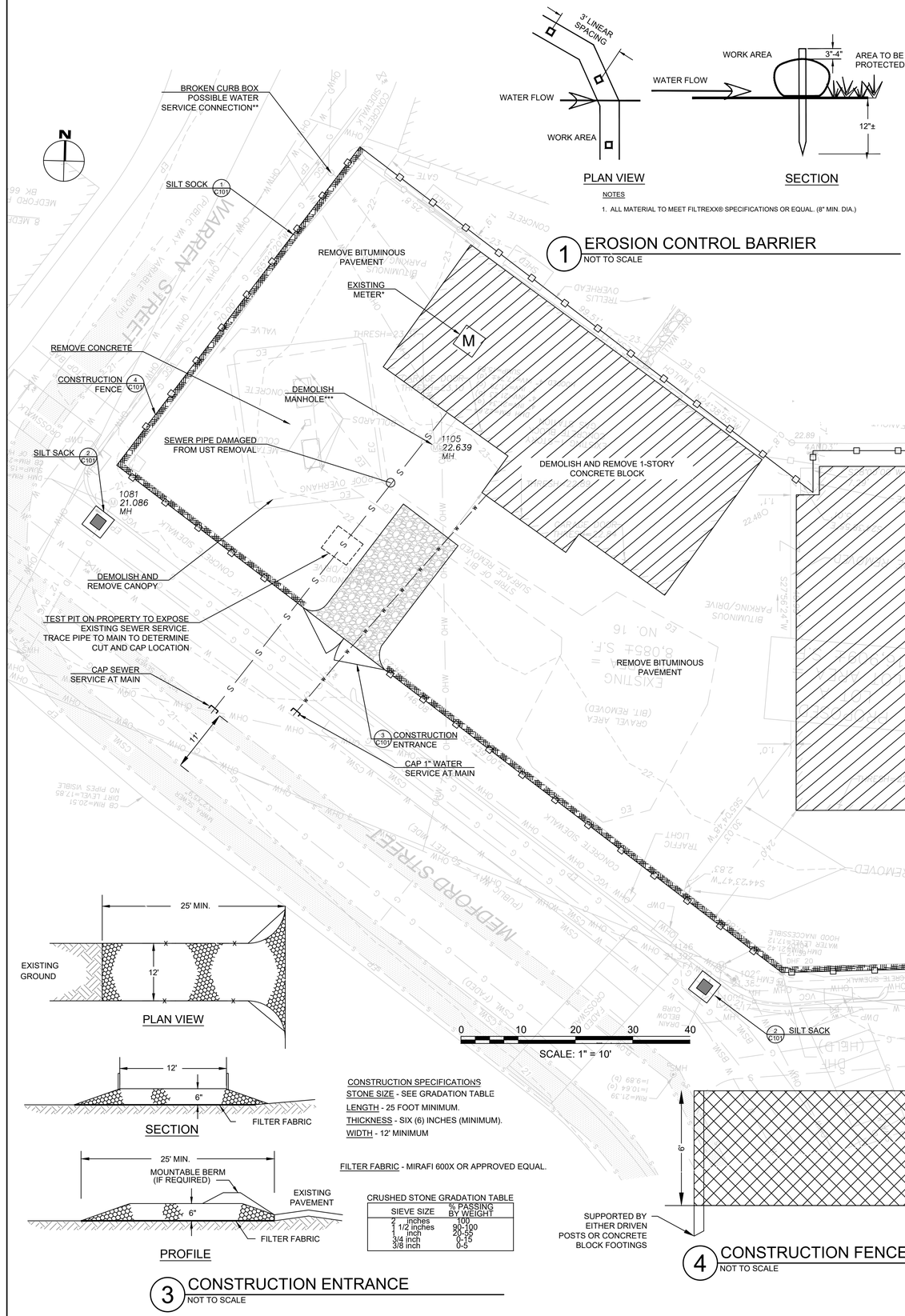
Cover

A-000

VERGE MIXED-USE

\\tkg-server\Data\2020\2028-Ugo-Medford & Bedford Streets\03 Drawings\01_ARCH_CD\2023.07.26_16-20 Medford St- Current Central_tcarriere@tkgeast.com.rvt

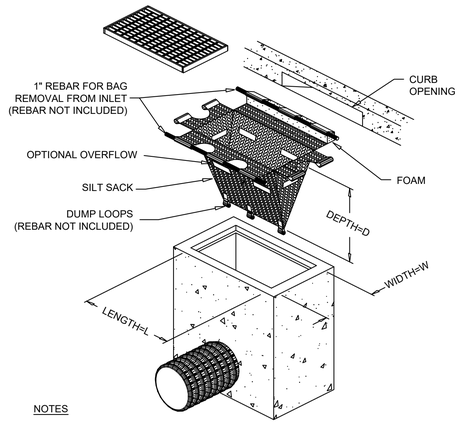
1/25/2024 11:02:09 AM



NOTES

1. ALL MATERIAL TO MEET FILTREXX® SPECIFICATIONS OR EQUAL. (8" MIN. DIA.)

1 EROSION CONTROL BARRIER
NOT TO SCALE



NOTES

1. CATCH BASIN PROTECTION TO BE "SILTSACK" (BY ACF ENVIRONMENTAL) OR "STREAM GUARD" (BY FOSS ENVIRONMENTAL SERVICES) OR EQUAL.
2. INSERT TO BE EMPTIED AND PROPERLY DISPOSED OF WHEN IT IS 1/2 FULL OF SEDIMENT.
3. INSPECT INSERT AFTER ALL RAINFALL EVENTS, REPAIR AND MAINTAIN AS REQUIRED.

2 SILT SACK
NOT TO SCALE

CONSTRUCTION SPECIFICATIONS

STONE SIZE - SEE GRADATION TABLE

LENGTH - 25 FOOT MINIMUM.

THICKNESS - SIX (6) INCHES (MINIMUM).

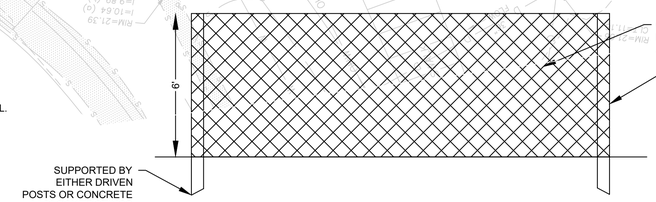
WIDTH - 12' MINIMUM

FILTER FABRIC - MIRAFI 600X OR APPROVED EQUAL.

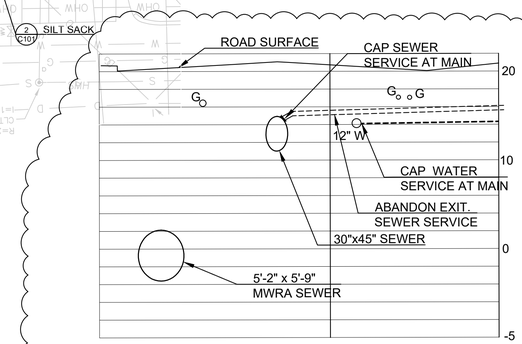
CRUSHED STONE GRADATION TABLE

SIEVE SIZE	% PASSING BY WEIGHT
2 inches	100
1 1/2 inches	90-100
1 inch	20-55
3/4 inch	0-15
3/8 inch	0-5

3 CONSTRUCTION ENTRANCE
NOT TO SCALE



4 CONSTRUCTION FENCE
NOT TO SCALE



4 CUT & CAP UTILTY SECTION
SCALE HORZ. 1"=10'
VERT. 1"=10'

DEMOLITION NOTES

1. THE LOCATION OF AND SIZE OF BURIED UTILITIES ARE THE RESULT OF SURFACE EVIDENCE AS LOCATED BY FIELD SURVEY BY DESIGN CONSULTANTS INC., PLANS OF RECORD & PLANS FROM RESPECTIVE UTILITY COMPANIES.
2. THIS PLAN DOES NOT NECESSARILY DEPICT THE EXACT LOCATION AND SIZE OF ALL UTILITIES WHICH MAY EXIST AT THIS TIME INSIDE OR OUTSIDE OF EXISTING OR PROPOSED BUILDINGS, ON THE SUBJECT PROPERTY, WITHIN THE STREET ROW, OR ON ABUTTING LOTS.
3. CITY OF SOMERVILLE MUNICIPAL UTILITIES (WATER, SEWER & DRAIN) ARE NOT PART OF DIG-SAFE. REQUEST FOR MARKINGS CAN BE MADE BY CALLING DIG-SAFE AT 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO EXCAVATION. STREET OPENING PERMITS SHOULD ALSO BE FILED AT THAT TIME.
4. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL FIELD VERIFY THE SIZE AND EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
5. ALL EXISTING UTILITY SERVICE CONNECTIONS SHALL BE ABANDONED UNLESS NOTED OTHERWISE. THE WATER AND SEWER SERVICES SHALL BE CUT AND CAPPED AT THE MAIN IN THE STREET BY THE CONTRACTOR IN ACCORDANCE WITH THE CITY OF SOMERVILLE STANDARDS. THE PROPOSED GAS, ELECTRIC AND/OR CATV INSTALLATION AND ABANDONMENT OF EXISTING CONNECTIONS SHALL BE COORDINATED BY THE CONTRACTOR WITH THE RESPECTIVE COMPANIES.
6. FINAL DEMARCATION POINTS FOR GAS, ELECTRIC, TELEPHONE, AND COMMUNICATION SERVICE ENTRANCES ARE SUBJECT TO APPROVALS OF EACH PROVIDER.
7. THE CONTRACTOR SHALL SUPPLY ALL PIPING FOR THE UTILITY SERVICES AND SHALL SUPPLY ALL ASSOCIATED APPURTENANCES, FITTING AND VALVES UNLESS NOTED OTHERWISE. THE CONTRACTOR SHALL PERFORM ALL WET AND DRY TAPS AS PART OF HIS/HER CONTRACT.
8. CITY OF SOMERVILLE RESERVES THE RIGHT TO INSPECT ALL FACILITIES DISCHARGING TO THE TOWN OF SOMERVILLE DRAIN AND SEWER SYSTEMS.
9. TRENCH AREAS FOR THE DEMOLITION OR REMOVAL OF THE UNDERGROUND UTILITIES ARE TO BE RE-PATCHED WITH SAME MATERIAL AT THE SAME DEPTH AS THE EXISTING MATERIAL. THE AREAS OF TRENCHING SHALL BE NEATLY SAW-CUT AND THE NEW REPATCHING MATERIAL SHALL BE PROPERLY SEALED IN ACCORDANCE WITH THE CITY OF SOMERVILLE MUNICIPAL STANDARDS.
10. DURING EXCAVATION AND CONSTRUCTION OF PIPES AND STRUCTURES, TRENCHES MUST BE ADEQUATELY BRACED AND PROTECTED AGAINST CAVE-IN.
11. NO TRENCHES ARE ALLOWED TO REMAIN OPEN OVERNIGHT. ALL TRENCHES SHALL BE BACKFILLED AT THE END OF THE WORK DAY OR COVERED WITH STEEL PLATES PER 520 CMR 14.00 EXCAVATION AND TRENCH SAFETY. IF STEEL PLATES ARE USED, THE TOTAL LENGTH OF PLATES IN THE TRAVELED WAY SHALL LIMITED TO 50'

* REMOVE METER AND DELIVER TO SOMERVILLE WATER DEPARTMENT.
** CONTRACTOR TO VERIFY LOCATION OF WATER SERVICE FOR CUT& CAP AT MAIN
*** CONTRACTOR TO TRACE SEWER PIPE TO DETERMINE LOCATION OF CUT & CAP AT THE MAIN.

INSTALLATION - THE AREA OF THE ENTRANCE SHOULD BE CLEARED OF ALL VEGETATION, ROOTS, AND OTHER OBJECTIONABLE MATERIAL. A ROAD STABILIZATION FILTER CLOTH CAN BE PLACED ON THE SUBGRADE PRIOR TO THE GRAVEL PLACEMENT TO PREVENT PUMPING. THE GRAVEL SHALL BE PLACED TO THE SPECIFIED DIMENSIONS.

MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS WILL REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR ADDITIONAL LENGTH AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.

PROJECT NAME

THE ONYX MIXED-USE

PROJECT ADDRESS

16-20 MEDFORD ST
SOMERVILLE MA

CLIENT

SOMERVILLE LIVING LLC.

ARCHITECT

DESIGN
KHALSA

17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-6682

CONSULTANTS:

GEOTECHNICAL ENGINEER
KMM GEOTECHNICAL CONSULTANTS, LLC.

CIVIL ENGINEER
GM2 ASSOCIATES

LANDSCAPE ARCHITECT
VERDANT LANDSCAPE ARCHITECTURE

STRUCTURAL ENGINEER
H+O STRUCTURAL ENGINEERING

MEP/FP/FA ENGINEER
ZADE ASSOCIATES

INTERIOR DESIGN
LDA ARCHITECTURE & INTERIORS

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REGISTRATION

COMMONWEALTH OF MASSACHUSETTS
STEPHEN B. SAWYER
CIVIL
No. 52423
REGISTERED
PROFESSIONAL ENGINEER

Project number	21-024
Date	10/04/2023
Drawn by	GS
Checked by	SS
Scale	1"=10"

REVISIONS

No.	Description	Date
1	CUT & CAP / 8M PERMIT	11/14/23
5	CONFORMING SET	1/1/24

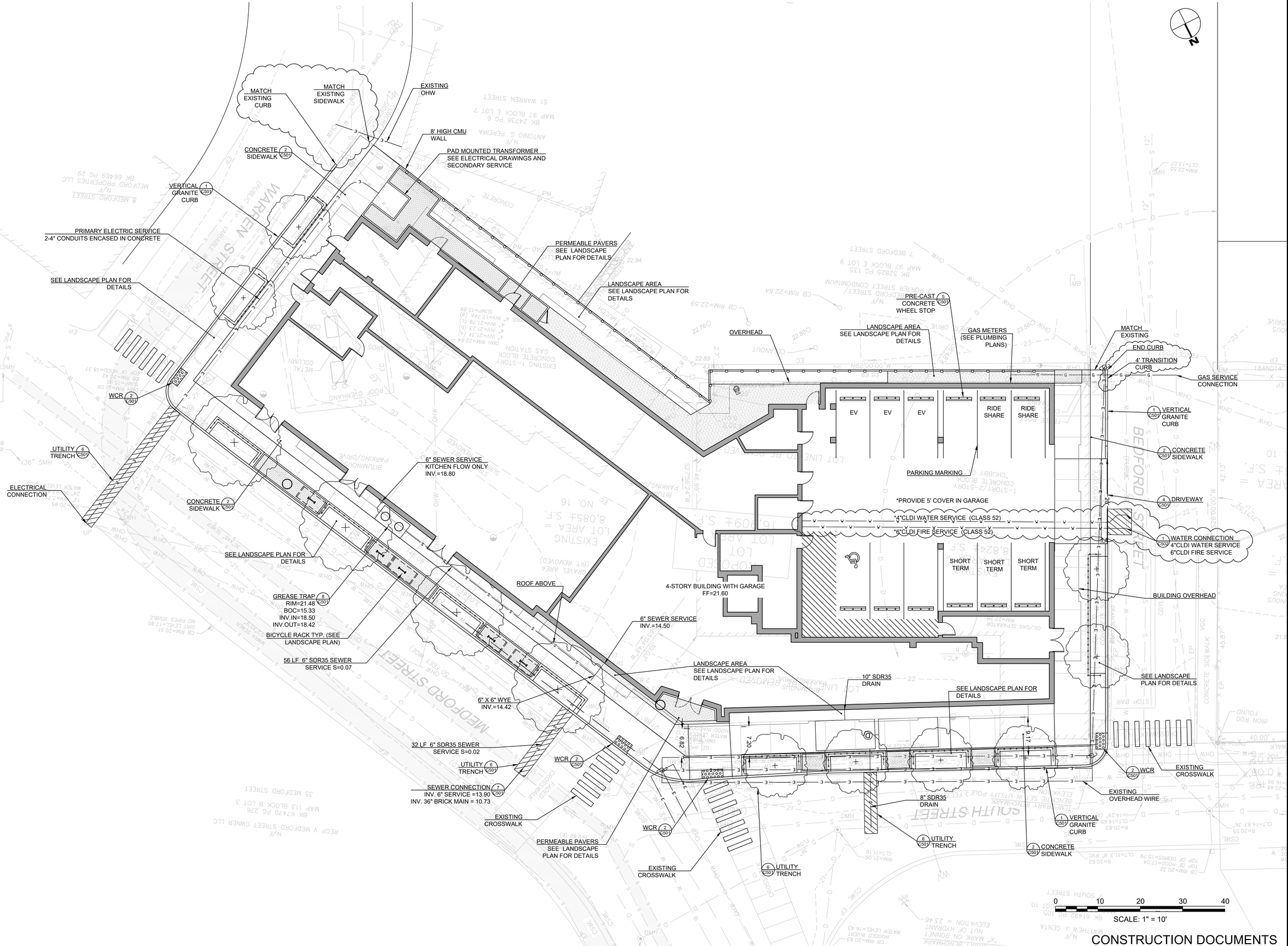
DEMOLITION & EROSION CONTROL PLAN

C101

THE ONYX MIXED-USE

CONSTRUCTION DOCUMENTS

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9/1/2023 12:14:29 PM



PROJECT NAME

THE ONYX MIXED-USE

PROJECT ADDRESS

16-20 MEDFORD ST
SOMERVILLE MA

CLIENT

SOMERVILLE LIVING LLC.

ARCHITECT

DESIGN KHALSA

17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682

CONSULTANTS:

GEOTECHNICAL ENGINEER
KMM GEOTECHNICAL CONSULTANTS, LLC.

CIVIL ENGINEER
GM2 ASSOCIATES

LANDSCAPE ARCHITECT
VERDANT LANDSCAPE ARCHITECTURE

STRUCTURAL ENGINEER
H+O STRUCTURAL ENGINEERING

MEP/FP/FA ENGINEER
ZADE ASSOCIATES

INTERIOR DESIGN
LDA ARCHITECTURE & INTERIORS

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REGISTRATION

COMMONWEALTH OF MASSACHUSETTS — STEPHEN B. SAWYER — No. 52604 — REGISTERED PROFESSIONAL ENGINEER

Project number	21-024
Date	10/04/2023
Drawn by	GS
Checked by	SS
Scale	1"=10'

REVISIONS

No.	Description	Date
1	CUT & CAP / 8M PERMIT	11/14/23
5	CONFORMING SET	1/1/24

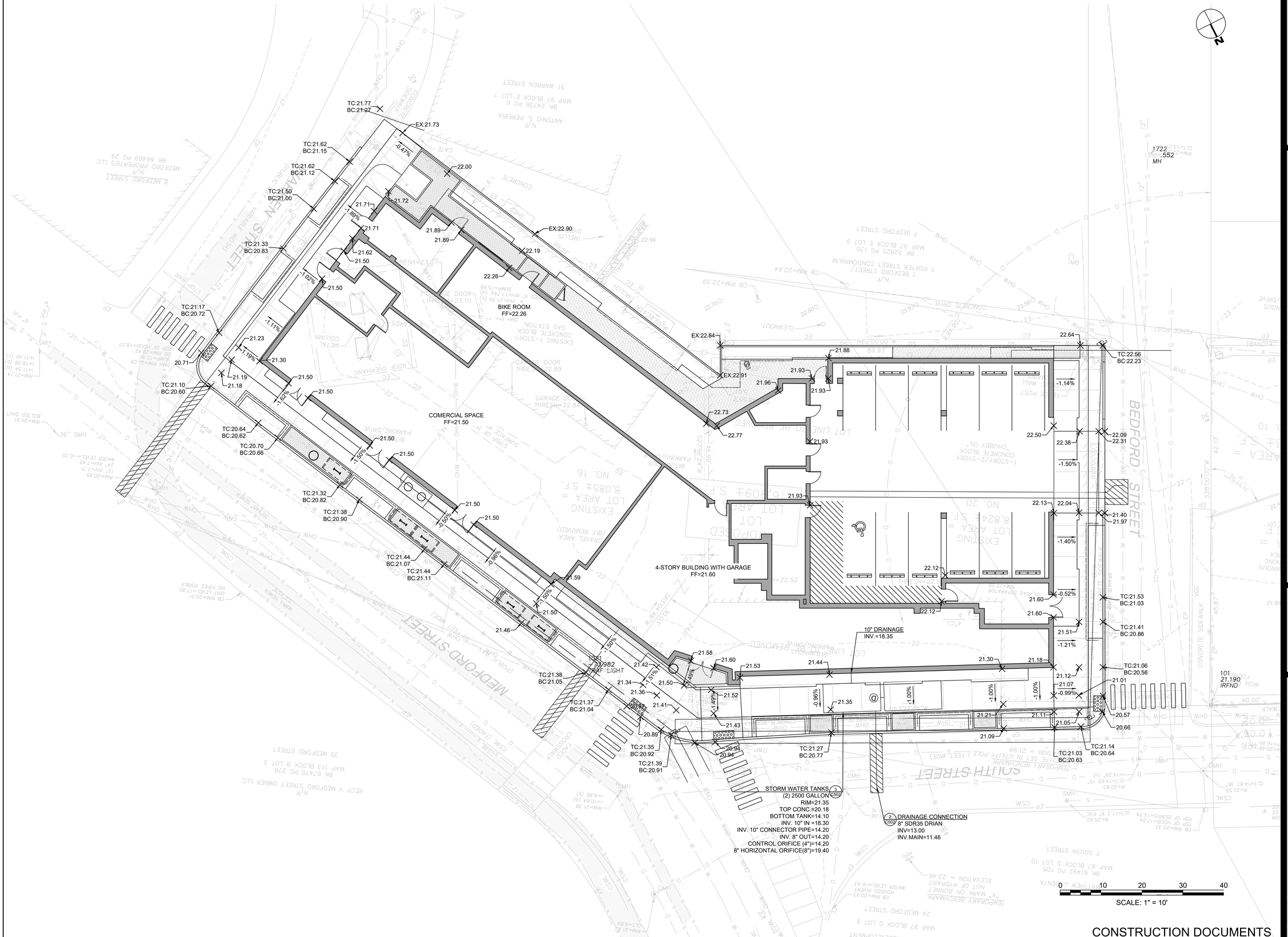
LAYOUT & MATERIALS PLAN

C102

THE ONYX MIXED-USE

P:\2021 Projects\2021-024 20 Medford St Somerville\dwg_ENGINEERING\21-024_LAYT_MATL.dwg

9/1/2023 12:14:29 PM



PROJECT NAME

THE ONYX MIXED-USE

PROJECT ADDRESS

16-20 MEDFORD ST
SOMERVILLE MA

CLIENT

SOMERVILLE LIVING LLC.

ARCHITECT

KHALSA DESIGN

17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682

CONSULTANTS:

GEOTECHNICAL ENGINEER
KMM GEOTECHNICAL CONSULTANTS, LLC.

CIVIL ENGINEER
GM2 ASSOCIATES

LANDSCAPE ARCHITECT
VERDANT LANDSCAPE ARCHITECTURE

STRUCTURAL ENGINEER
H+O STRUCTURAL ENGINEERING

MEP/FP/FA ENGINEER
ZADE ASSOCIATES

INTERIOR DESIGN
LDA ARCHITECTURE & INTERIORS

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REGISTRATION

COMMONWEALTH OF MASSACHUSETTS — STEPHEN B. SAUNDERS — NO. 52824 — REGISTERED PROFESSIONAL ENGINEER

Project number	21-024
Date	10/04/2023
Drawn by	GS
Checked by	SS
Scale	1"=10'

REVISIONS

No.	Description	Date
1	CUT & CAP / 8M PERMIT	11/14/23
5	CONFORMING SET	1/1/24

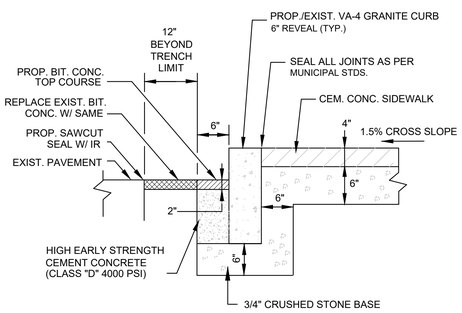
GRADING & DRAINAGE PLAN

C103

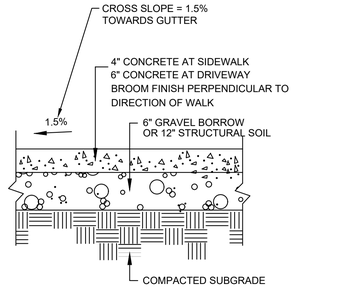
THE ONYX MIXED-USE

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9/1/2023 12:14:29 PM



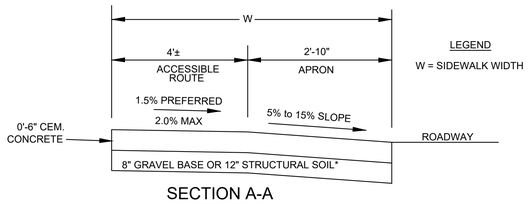
1 GRANITE CURB
NOT TO SCALE



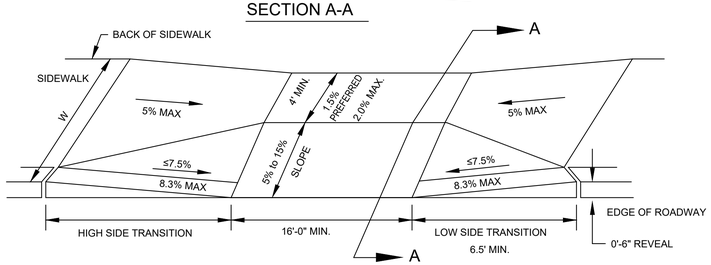
NOTES:

1. PROVIDE ½" CONSTRUCTION CONTROL JOINT WITH PREFORMED EXPANSION MATERIAL EVERY 20'-0" O.C. MAX.
2. PROVIDE A TOOLED DUMMY JOINT ¼"W x ½"D AS NEEDED TO PROVIDE SYMMETRY.

2 CONCRETE WALKWAY
NOT TO SCALE



SECTION A-A

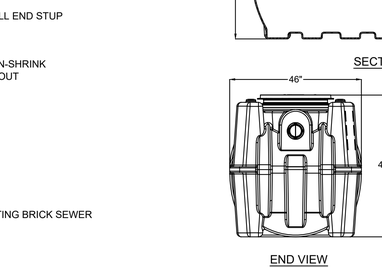


*SEE LANDSCAPE PLANS FOR LOCATION AND DETAILS OF STRUCTURAL SOIL

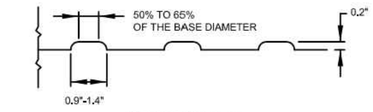
4 DRIVEWAY WITH TIPDOWNS
NOT TO SCALE



TYPICAL INSTALLATION



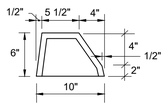
DETAIL OF DETECTABLE WARNING PANEL



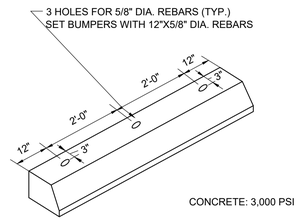
SECTION A-A

NOTE: PANEL SHALL BE CAST IRON PERMANENTLY APPLIED TO THE RAMP.

3 WHEELCHAIR RAMP
NOT TO SCALE

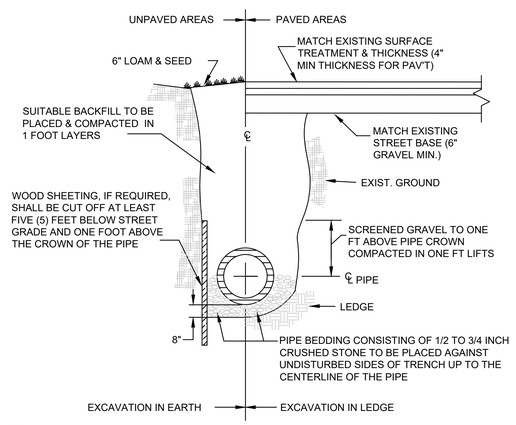


END VIEW

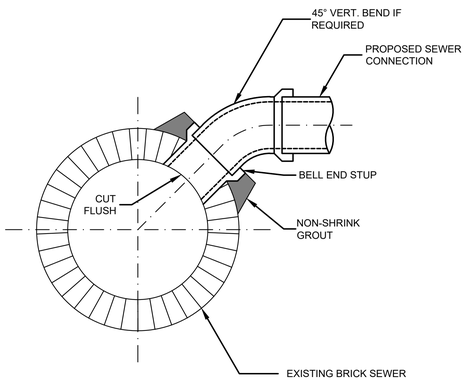


CONCRETE: 3,000 PSI

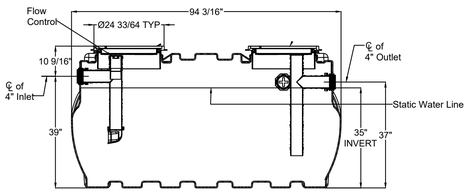
5 PRE-CAST CONCRETE WHEEL STOP
NOT TO SCALE



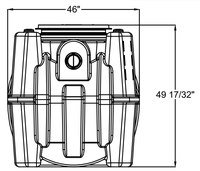
6 UTILITY TRENCH
NOT TO SCALE



7 CONNECTION TO EXISTING SEWER
NOT TO SCALE



SECTION A-A



END VIEW

NOTES:
1. SCHIER GB-500 GREASE INTERCEPTOR
2. PROVIDE RISERS AND CAST IRON FRAME AND COVERS
3. SET UNIT ON 6" CRUSHED STONE

8 GREASE INTERCEPTOR
NOT TO SCALE

CONSTRUCTION DOCUMENTS

PROJECT NAME

THE ONYX MIXED-USE

PROJECT ADDRESS

16-20 MEDFORD ST
SOMERVILLE MA

CLIENT

SOMERVILLE LIVING LLC.

ARCHITECT

KHALSA DESIGN

17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682

CONSULTANTS:

GEOTECHNICAL ENGINEER
KMM GEOTECHNICAL CONSULTANTS, LLC.

CIVIL ENGINEER
GM2 ASSOCIATES

LANDSCAPE ARCHITECT
VERDANT LANDSCAPE ARCHITECTURE

STRUCTURAL ENGINEER
H+O STRUCTURAL ENGINEERING

MEP/FP/FA ENGINEER
ZADE ASSOCIATES

INTERIOR DESIGN
LDA ARCHITECTURE & INTERIORS

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REGISTRATION



Project number	21-024
Date	10/04/2023
Drawn by	GS
Checked by	SS
Scale	NOT TO SCALE

REVISIONS

No.	Description	Date
1	CUT & CAP / 8M PERMIT	11/14/23
5	CONFORMING SET	1/1/24

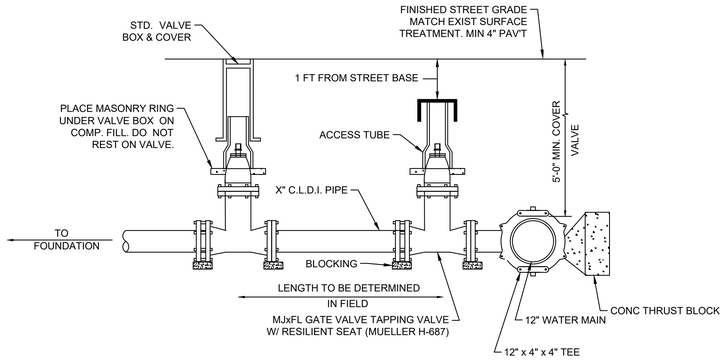
CIVIL DETAILS

C501

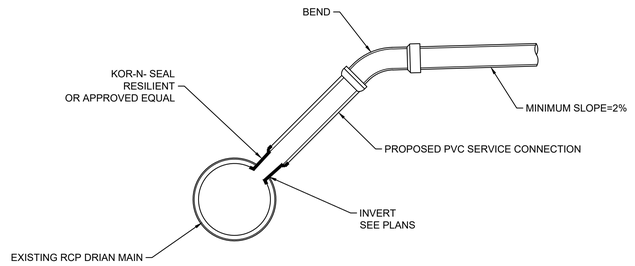
THE ONYX MIXED-USE

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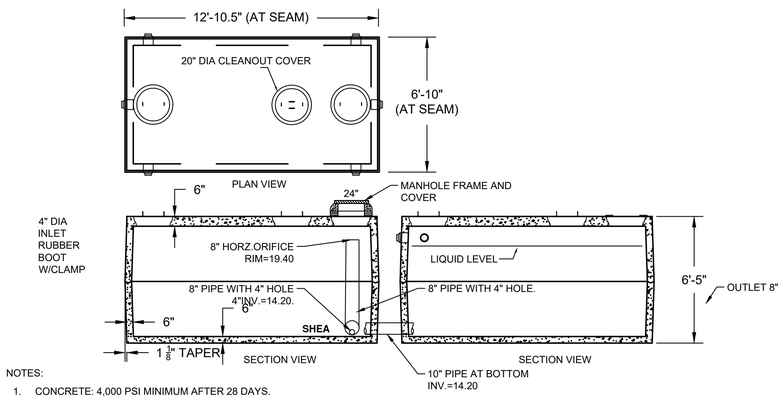
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1 DOMESTIC WATER AND FIRE SERVICE
NOT TO SCALE



2 DRAIN CONNECTION
NOT TO SCALE



NOTES:

1. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
2. CONSTRUCTION OF SEPTIC TANK CONFORMS WITH 310 CMR, SECTION 15.00 DEP TITLE 5 REGS.
3. ALL REINFORCEMENT PER ASTM C1227.
4. TEES AND GAS BAFFLE SOLD SEPARATELY.
5. TONGUE & GROOVE JOINT SEALED WITH BUTYL RESIN.
6. PROVIDE TANK IN AASHTO HS-20 LOADING.

3 STORM WATER TANK
NOT TO SCALE

4 NOT USED
NOT TO SCALE

5 NOT USED
NOT TO SCALE

6 NOT USED
NOT TO SCALE

7 NOT USED
NOT TO SCALE

8 NOT USED
NOT TO SCALE

9 NOT USED
NOT TO SCALE

CONSTRUCTION DOCUMENTS

PROJECT NAME

THE ONYX MIXED-USE

PROJECT ADDRESS

16-20 MEDFORD ST
SOMERVILLE MA

CLIENT

SOMERVILLE LIVING LLC.

ARCHITECT

DESIGN KHALSA

17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682

CONSULTANTS:

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KMM GEOTECHNICAL CONSULTANTS, LLC.

CIVIL ENGINEER
GM2 ASSOCIATES

LANDSCAPE ARCHITECT
VERDANT LANDSCAPE ARCHITECTURE

STRUCTURAL ENGINEER
H+O STRUCTURAL ENGINEERING

MEP/FP/FA ENGINEER
ZADE ASSOCIATES

INTERIOR DESIGN
LDA ARCHITECTURE & INTERIORS

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REGISTRATION

COMMONWEALTH OF MASSACHUSETTS
STEPHEN B. SAWYER
No. 52406
REGISTERED PROFESSIONAL ENGINEER

Project number	21-024
Date	10/04/2023
Drawn by	GS
Checked by	SS
Scale	NOT TO SCALE

REVISIONS

No.	Description	Date
1	CUT & CAP / 8M PERMIT	11/14/23
5	CONFORMING SET	1/1/24

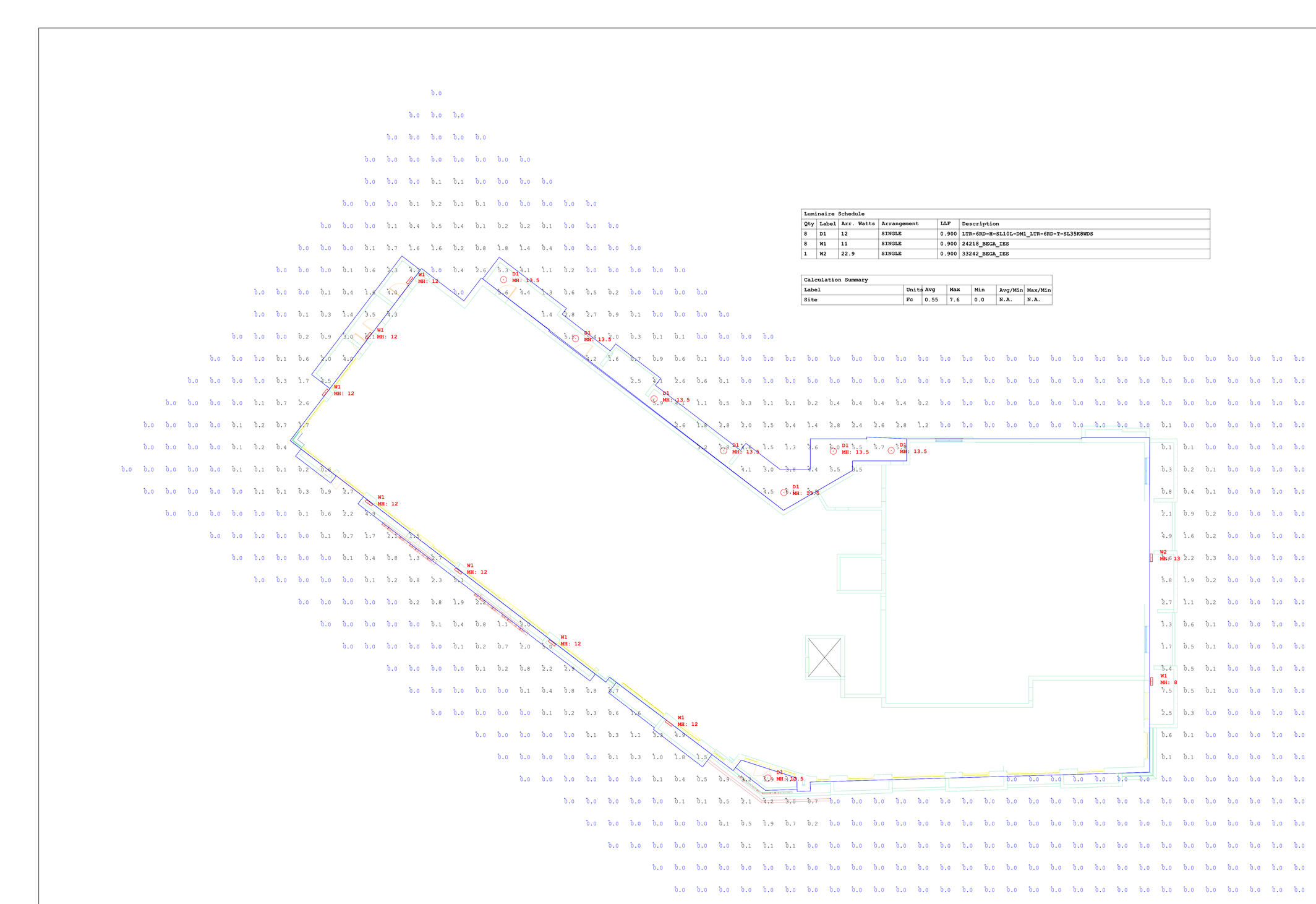
CIVIL DETAILS

C502

THE ONYX MIXED-USE

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Luminaire Schedule					
Qty	Label	Arr. Watts	Arrangement	LLF	Description
8	D1	12	SINGLE	0.900	LTR-6RD-H-SL10L-DM1_LTR-6RD-T-SL35K8WDS
8	W1	11	SINGLE	0.900	24218_BEGA_IES
1	W2	22.9	SINGLE	0.900	33242_BEGA_IES

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Site	Fc	0.55	7.6	0.0	N.A.	N.A.

Project:
16-20 Medford Street - Site

Contact:
Paul Abdella
Specification Sales
(781) 272-2300 X208
pabdella@omnilite.com

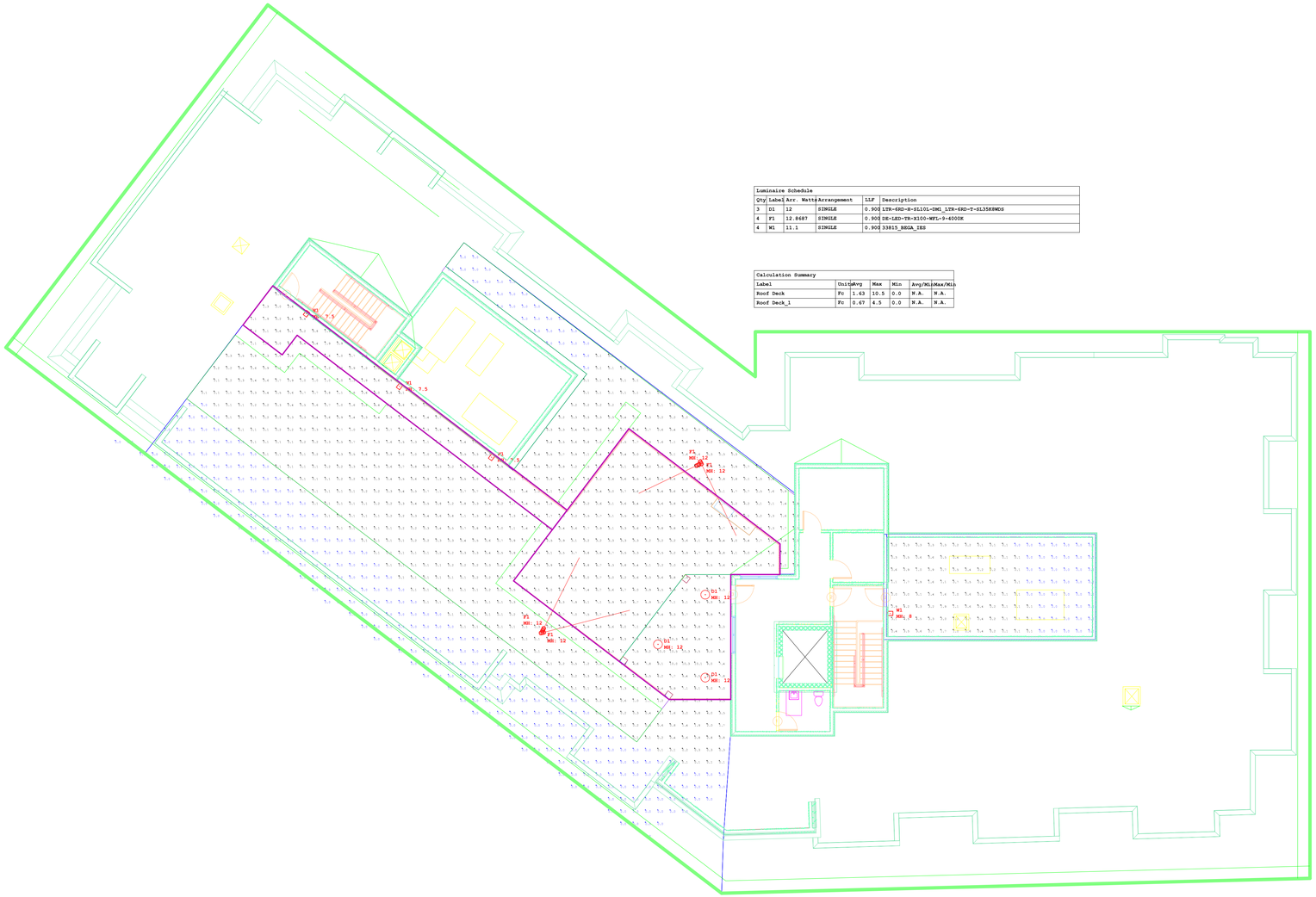
Detail: Photometric Calculation
Date: 01/15/2024
Revision: 3
Scale: 1" = 10'-0"
Drawn By: SHJ

illuminate
263 Winn Street
Burlington, MA 01803
(781) 935-8500

333 Pleasant Valley Road
South Windsor, CT 06074
(860) 282-0597

Drawing Number:

L-1



Luminaire Schedule					
Qty	Label	Arr. Watts	Arrangement	LLF	Description
3	D1	12	SINGLE	0.900	LTR-6RD-H-S110L-DWL_LTR-6RD-T-SL35KRWDS
4	F1	12.8687	SINGLE	0.900	DE-LED-TH-X100-WFL-9-4000K
4	W1	11.1	SINGLE	0.900	33815_BEGA_IES

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Roof Deck	Fc	1.63	10.5	0.0	N.A.	N.A.
Roof Deck_1	Fc	0.67	4.5	0.0	N.A.	N.A.

Project:
16-20 Medford Street - Roof Deck

Contact:
Paul Abdella
Specification Sales
(781) 272-2300 X208
pabdella@omnilite.com

Detail: Photometric Calculation
Date: 11/07/2023
Revision: 1
Scale: 1" = 10'-0"
Drawn By: SHJ

illuminate
263 Winn Street
Burlington, MA 01803
(781) 935-8500

333 Pleasant Valley Road
South Windsor, CT 06074
(860) 282-0597

Drawing Number:

L-2

GRADING NOTES

1. The Contractor shall verify all existing conditions and grades in the field. Report discrepancies immediately to Architect for decision prior to construction.
2. The Contractor shall fully coordinate grading with drainage, grading and utility plans by Civil Engineer and the Plumbing drawings and report any discrepencies to Architect for resolution.
3. The Contractor shall layout and determine the elevations of all site elements and proposed utilities for approval by Architect prior to the start of construction. The Contractor shall report any discrepancies in writing to the Architect.
4. Contractor shall provide rounding at abrupt changes in grade. Where proposed grades meet existing, Contractor shall blend grades to provide a smooth transition between new and existing work.
5. Grade surfaces to assure positive drainage away from all architecture and to prevent puddling of surface drainage.
6. Pitch evenly between spot grades. All paved areas must pitch to drain at a minimum 1/8" per foot unless otherwise noted. Any discrepancies not allowing this to occur shall be reported to the Architect.
7. Finish grades, contours, and elevations indicated on this plan describe final surface elevations for completed construction.
8. All pedestrian walkway surfaces shall be sloped a maximum of 5%. Any walkways exceeding this slope shall be reported to the Architect.
9. All walkway intersections, thresholds, and top & bottom of steps & ramps shall be sloped less than 2% for 5' in all directions.

LAYOUT AND MATERIALS NOTES

1. Contractor shall lay out paths, walls and site improvements for review by the Architect prior to proceeding with the work. Make adjustments to layout as directed. Provide proposed grades at all corners and site features as directed.
2. All pedestrian walkways and patios on one level plane: flush condition between all changes in paver/paving styles.
3. Existing conditions information is from a survey performed by Design Consultants, Inc. (GM2) surveyors and dated May 20, 2021.
4. Contractor shall verify all conditions in the field and report any discrepancies to the architect prior to starting work.
5. Contractor shall notify digsafe 1-888-dig-safe and verify underground utilities prior to excavation.
6. Contractor is responsible for repairing any damage caused to roads, walks, utilities, site improvements, existing or proposed, damaged by this project.
7. Items indicated as "relocated" are salvaged and stored from existing site are to be installed by the general contractor.
8. Provide expansion joints in concrete walks at 20' o.c. and control joints at 5' o.c. as per specifications, unless otherwise noted on drawings.
9. All concrete pads at exterior doors shall be pinned to building foundation, refer to structural drawings.
10. Contractor shall coordinate location of all utilities (lines, ducts, conduits, sleeves, footings, etc.) with locations of proposed landscape elements (walls, tree rootballs, proposed lighting footings, etc.). contractor shall report any discrepancies to the architect prior to continuing work..
11. All lines are parallel or perpendicular to lines from which they are measured, unless otherwise noted. dimensions are to face of wall, to face of curb; to edge of pavement; to edge of improvement or as otherwise noted.
12. All pedestrian walkways and patios on one level plane: flush condition between all changes in paver/paving styles.
13. All work on abutters' properties to be coordinated and approved by individual owners prior to access/work.

IRRIGATION NOTES

1. Permanent irrigation systems required for all planting areas including street trees and planters. Provide irrigation sleeves below hardscape elements to reach all planted areas. See specifications.

LAYOUT LEGEND:

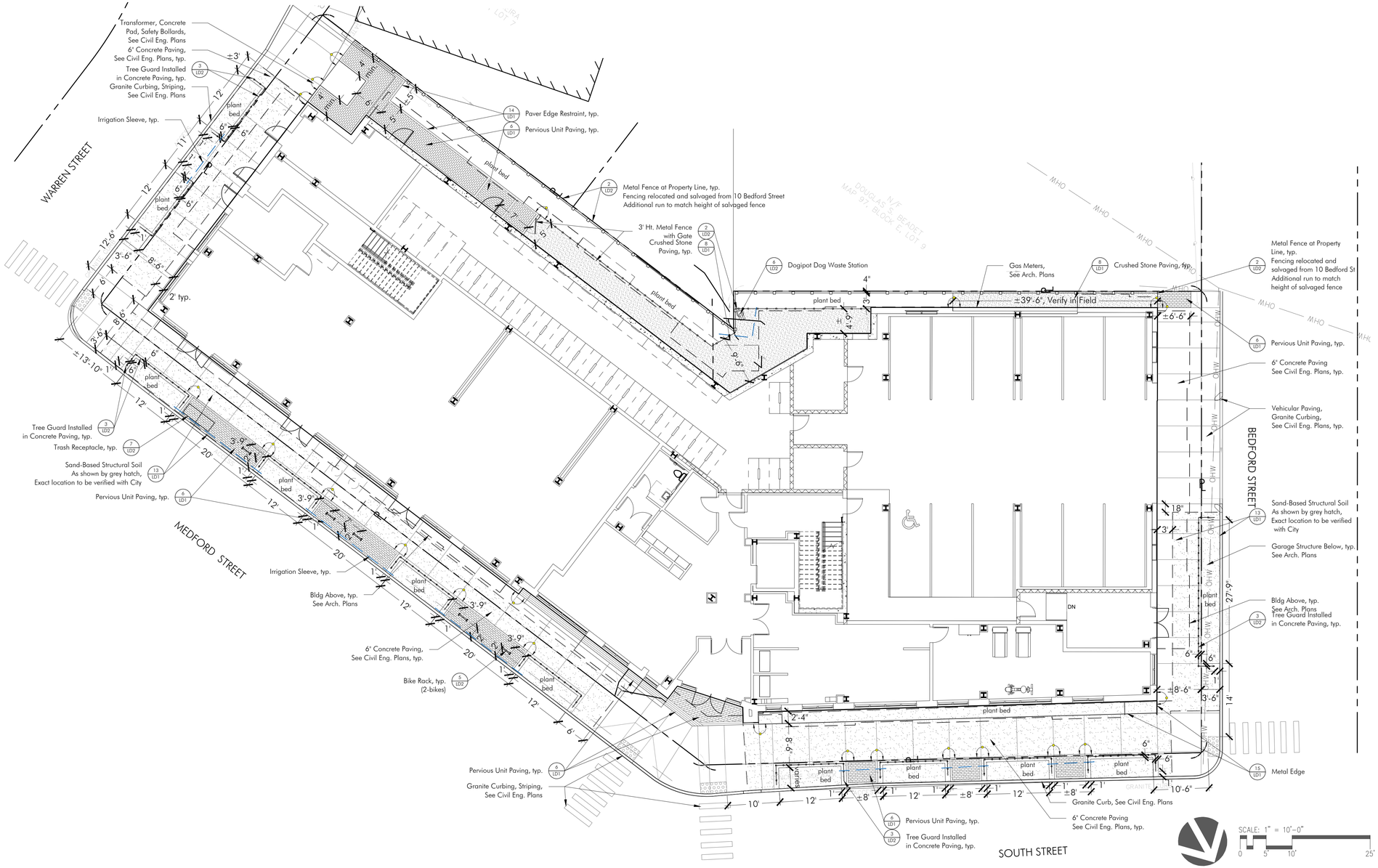
℄	CENTERLINE
	ALIGN
P.O.B.	POINT OF BEGINNING
8'	DIMENSION
R5'	RADIUS = 5'
TYP.	TYPICAL
EQ.	EQUAL
V.I.F.	VERIFY IN FIELD

GRADING LEGEND:

x 35.5	EXISTING SPOT ELEVATION
35.25	PROPOSED SPOT ELEVATION
TH	THRESHOLD
1%	PROPOSED SLOPE
TC BC	TOP OF CURB BOTTOM OF CURB
TW BW	TOP OF WALL BOTTOM OF WALL
TS BS	TOP OF STAIR BOTTOM OF STAIR
CB	CATCH BASIN
YD	YARD DRAIN
HP	HIGH POINT

MATERIALS LEGEND:

	CONCRETE PAVING EJ=Expansion Joint	1 LD1 / 3 LD1
	PERVIOUS UNIT PAVING	6 LD1
	CRUSHED STONE	8 LD1
	SAND-BASED STRUCTURAL PLANTING SOIL AS SHOWN	13 LD1
	TREE GUARD PROTO BY IRON AGE DESIGNS OR SIMILIAR	3 LD2
	FENCING: 5 or 6' HT METAL FENCE 3' HT METAL FENCE	2 LD2
	BIKE RACK HOOP BY DERO	5 LD2
	TRASH RECEPTACLE BIG BELLY TRASH + RECYCLING	3 LD2
	DOG WASTE STATION DOGIPOT	6 LD2



PROJECT NAME

THE ONYX MIXED-USE

PROJECT ADDRESS
16-20 MEDFORD ST
SOMERVILLE MA

CLIENT

SOMERVILLE LIVING LLC.

ARCHITECT

DESIGN KHALSA

17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682 FAX: 617-591-2086

CONSULTANTS:

VERDANT
LANDSCAPE ARCHITECTURE
318 Harvard Street, Suite 25, Brookline, MA 02446
Verdant Landscape Architecture.com
617.735.1180

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REGISTRATION

MASSACHUSETTS · BRIAN C. HINES · No. 10574 · REGISTERED LANDSCAPE ARCHITECT

Project number	20028
Date	09/01/2023
Drawn by	EH
Checked by	BH
Scale	AS NOTED

REVISIONS

No.	Description	Date
5		1/1/2024

LANDSCAPE SERIES
MATERIALS + LAYOUT PLAN

L1.1

THE ONYX MIXED-USE

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PROPOSED PLANT LIST

KEY	QTY	LATIN NAME	COMMON NAME	SIZE	NOTES
DECIDUOUS TREES					
AC	4	Amelanchier canadensis 'White Pillar'	Shadblow Serviceberry	2.5-3" cal.	B&B
CC	4	Carpinus caroliniana	American Hornbeam	2.5-3" cal.	B&B
LS	11	Liquidambar styraciflua "Slender Silhouette'	Fastigiate Sweetgum	2.5-3" cal.	B&B
QP	4	Quercus palustris	Pin Oak	2.5-3" cal.	B&B
SHRUBS (>2' Height unless otherwise noted)					
CP	10	Comptonia peregrina	Sweetfern	3 gal.	Pots,<2' Height
HQ	5	Hydrangea quercifolia	Oakleaf Hydrangea	30" ht.	Pots
IG	19	Ilex glabra 'Gem Box'	Dwarf Inkberry	3 gal.	Pots
RA	14	Rhus aromatica 'Gro Low'	Fragrant Sumac	18" ht.	Pots, <2' Height
VD	4	Viburnum dentatum	Arrowwood Viburnum	36" ht.	B&B
PERENNIALS/GRASSES (<2' Height)					
at	16	Asclepias tuberosa	Butterfly Weed	1 gal.	Pots
am	5	Allium 'Millenium'	Millennium Ornamental Onion	1 gal.	Pots
cf	40	Carex flacca	Blue Sedge	1 qt.	Pots
cp	12	Carex pensylvanica	Pennsylvania Sedge	2 qt.	Pots
cv	20	Coreopsis verticillata 'Zagreb'	Threadleaf Tickseed	1 gal.	Pots
dc	26	Deschampsia cespitosa	Tufted Hair Grass	1 gal.	Pots
md	18	Monarda didyma 'Pardon My Lavender'	Bee Balm	1 gal.	Pots

PLANTING NOTES

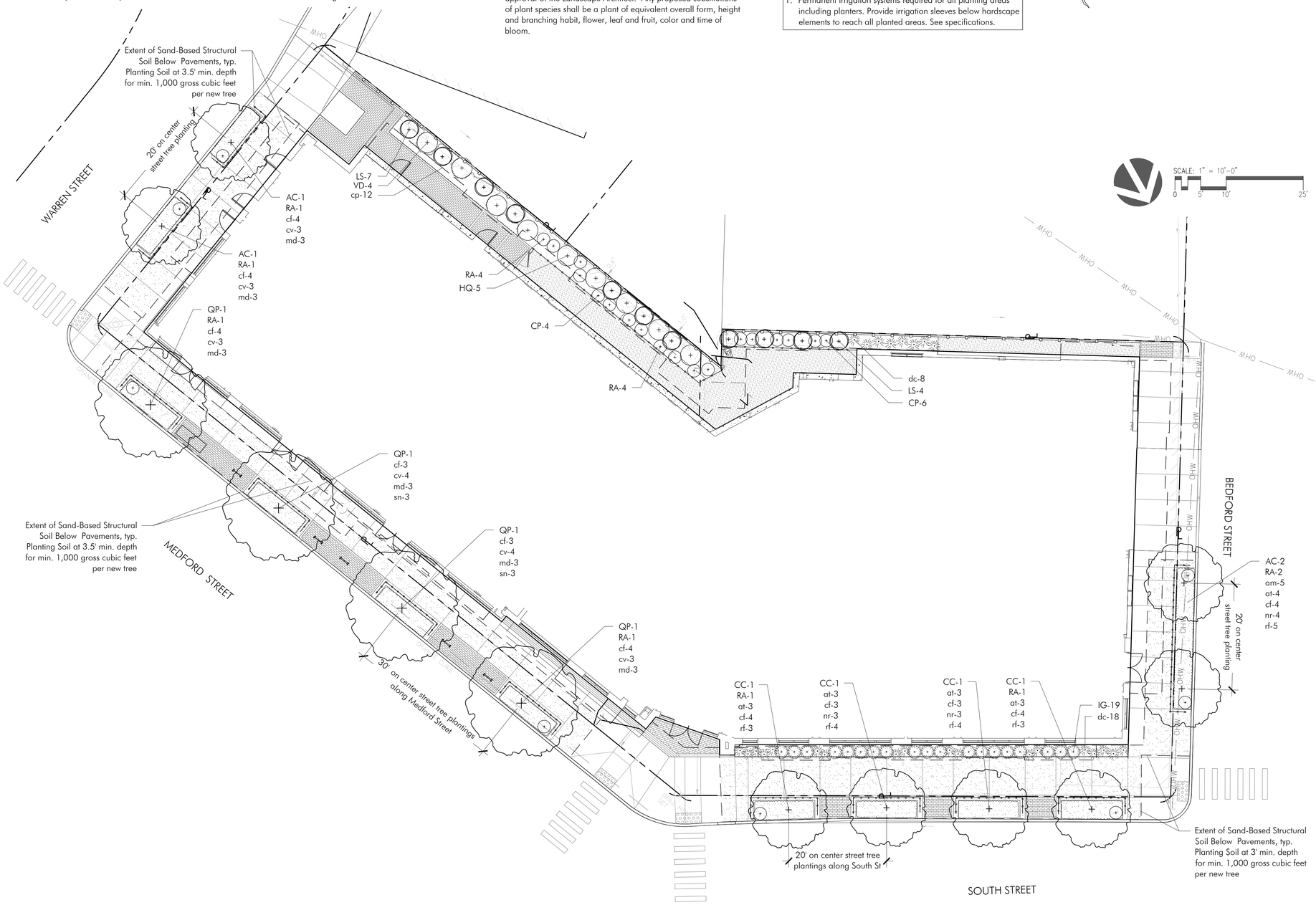
1. The Landscape Subcontractor shall coordinate with the General Contractor and Site Subcontractor all the requirements for subsoil testing and preparation and testing and placing of approved topsoil and planting soil mixes as described in the specifications. Failure of the site or General Contractor to perform required testing, subsoil and topsoil preparation does not relieve the Landscape Contractor from the requirements of the work as set forth in the specifications.
2. All plant material shall be approved by the Landscape Architect prior to arrival on the site.
3. All plant material shall conform to the American Standard for Nursery Stock established by "American Hort" americanhort.org
4. No invasive plants as per the Massachusetts Prohibited Plant List shall be used on the site.
5. Plantings shall be installed in such a way that when mature they will remain at least 18 inches away from the structure of the building.
6. No substitution of plant species will be allowed without the written approval of the Landscape Architect. Any proposed substitutions of plant species shall be a plant of equivalent overall form, height and branching habit, flower, leaf and fruit, color and time of bloom.
7. The Contractor shall locate and verify all utility line locations prior to excavation for tree pits and report any conflicts to the Landscape Architect.
8. All plants shall be placed in their approximate location by the Contractor. The Contractor shall adjust the locations as required by the Landscape Architect. Trees shall be placed first, then shrubs, then perennials and last, groundcovers. Final locations must be approved by the Landscape Architect prior to planting.
9. The rootballs of trees shall be planted 2" above adjacent finished grade. The rootballs of shrubs shall be planted 1" above adjacent finished grade. The rootflare of perennials shall be set at the level at which the plant was growing.
10. All planting to be done under the full time supervision of a certified arborist, nurseryman or licensed Landscape Architect.
11. All plants are to be thoroughly watered after installation, at least twice within the first 24 hours.

IRRIGATION NOTES

1. Permanent irrigation systems required for all planting areas including planters. Provide irrigation sleeves below hardscape elements to reach all planted areas. See specifications.

LEGEND: SEE PLANT SCHEDULE

DECIDUOUS TREE, typ.
EVERGREEN TREE, typ.
ORNAMENTAL TREE, typ.
SHRUBS, typ.
PERENNIALS + ORNAMENTAL GRASSES typ.
VINES, typ.



SCALE: 1" = 10'-0"
0 5' 10' 25'

PROJECT NAME

THE ONYX MIXED-USE

PROJECT ADDRESS

16-20 MEDFORD ST
SOMERVILLE MA

CLIENT

SOMERVILLE LIVING LLC.

ARCHITECT

DESIGN
KHALSA

17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682 FAX: 617-591-2086

CONSULTANTS:

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REGISTRATION

MASSACHUSETTS · BLAIR C. HINES · NO. 3557 · REGISTERED LANDSCAPE ARCHITECT

Project number	20028
Date	09/01/2023
Drawn by	EH
Checked by	BH
Scale	AS NOTED

REVISIONS

No.	Description	Date
5		1/1/2024

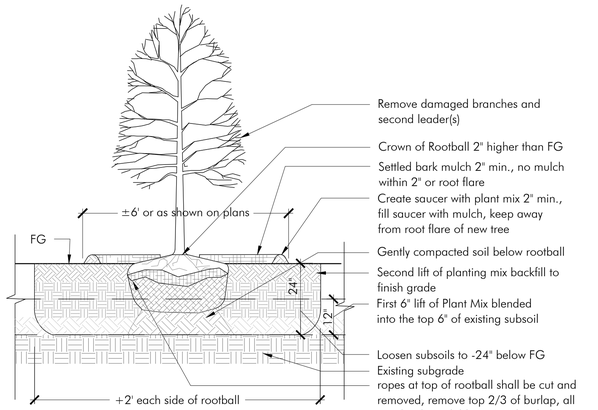
LANDSCAPE SERIES

PLANTING PLAN

L2.1

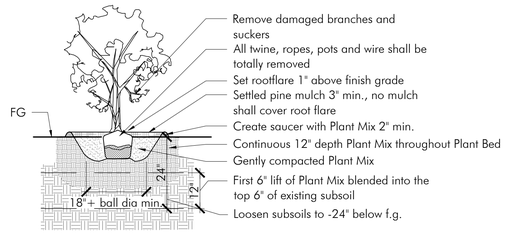
THE ONYX MIXED-USE

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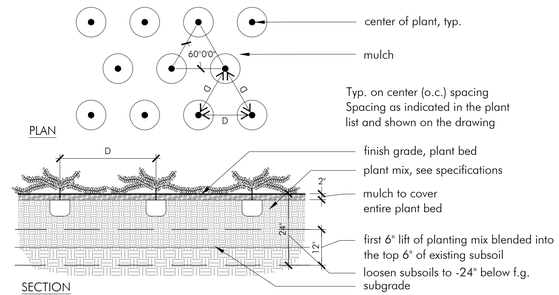


NOTES:
1. Gently remove excess soil around root flare which may have collected during tree spading/B+B operations
2. Provide wooden stakes (3 per tree) and guy wire (rubber hose cover at trunk) in windy locations and as site conditions require, as directed by Landscape Architect

C DECIDUOUS TREE
SCALE: 1/2" = 1' - 0"

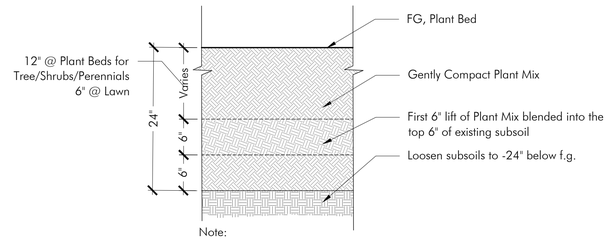


D SHRUB
SCALE: 1/2" = 1' - 0"



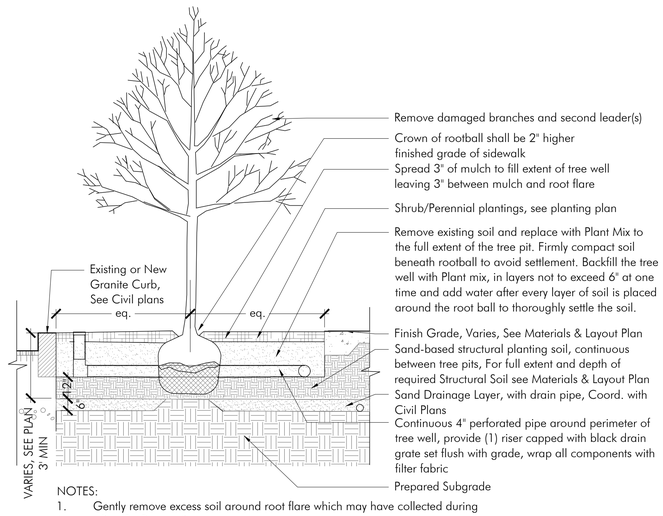
NOTE: Prior to planting, remove plant from container and comb out roots.

E GROUNDCOVERS + PERENNIALS
SCALE: 1/2" = 1' - 0"



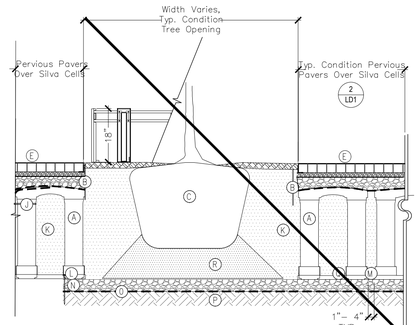
Note:
See Specifications

F Soil Preparation of Plant Beds
SCALE: 1" = 1' - 0"



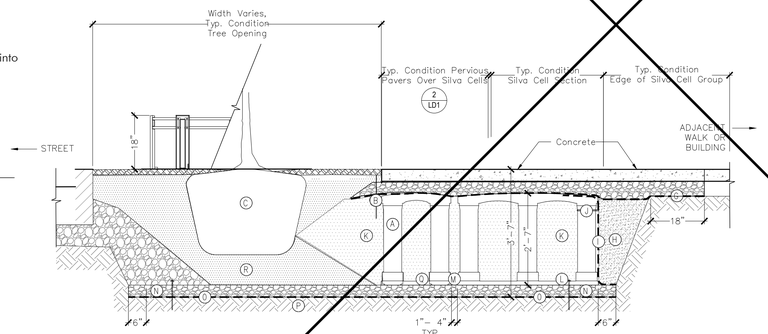
NOTES:
1. Gently remove excess soil around root flare which may have collected during tree spading/B+B operations.
2. Provide wooden stakes (3 per tree) and guy wire (rubber hose cover at trunk) in windy locations and as site conditions require, as directed by Landscape Architect.

A STREET TREE WITH STRUCTURAL SOIL
SCALE: 1/2" = 1' - 0"



NOTES:
1. 2X Silva Cell Manufactured by Deeproot, www.deeproot.com
2. Installation to be completed in accordance with manufacturer's specifications
3. Provide supplemental irrigation for seasonal drought support of trees & soil

KEY PLAN
- (A) SILVA CELL SYSTEM (DECK, BASE, AND POSTS)
- (B) DEEPROOT UB12–2 ROOT BARRIER. INSTALL DIRECTLY ADJACENT TO CONCRETE EDGE RESTRAINT
- (C) TREE ROOT PACKAGE, SIZE VARIES
- (D) VARIES, SEE MATERIALS PLAN
- (E) PERVIOUS PAVERS OVER SILVA CELLS
- (F) 4" MIN AGGREGATE BASE COURSE
- (G) GEOTEXTILE 18" MIN OVERLAP PAST EXCAVATION
- (H) BACKFILL, PER PROJECT SPECIFICATIONS
- (I) GEOGRID TO LINE PERIMETER OF SYSTEM WITH 6" LEG (OUTWARD FROM BASE) AND 12" EXCESS (OVER TOP OF PERIM.)
- (J) CABLE TIE, ATTACHING GEOGRID TO SILVA CELL AT BASE OF UPPER LEG FLARE
- (K) PLANTING SOIL, PER PROJECT SPECIFICATIONS. COMPACTED TO 70–80% PROCTOR.
- (L) PIN, PER SILVA CELL SPECIFICATIONS
- (M) 1" TO 4" SPACING BETWEEN SILVA CELLS AT BASE
- (N) 4" MIN AGGREGATE SUB BASE, COMPACTED TO 95% PROCTOR
- (O) GEOTEXTILE FABRIC, PLACED BELOW AGGREGATE SUB BASE
- (P) SUBGRADE, COMPACTED TO 95% PROCTOR
- (Q) SILVA CELL BASE SLOPE, 7% MAX
- (R) PLANTING SOIL BELOW TREE ROOT PACKAGE, COMPACTED TO 85–90% PROCTOR



NOTES:
1. 2X Silva Cell Manufactured by Deeproot, www.deeproot.com
2. Installation to be completed in accordance with manufacturer's specifications
3. Provide supplemental irrigation for seasonal drought support of trees & soil

B OMITTED - STREET TREE | WITH SILVA CELL SYSTEM IF REQUIRED BY CITY
SCALE: 1/2" = 1' - 0"

PROJECT NAME

THE ONYX MIXED-USE

PROJECT ADDRESS
16-20 MEDFORD ST
SOMERVILLE MA

CLIENT

SOMERVILLE LIVING LLC.

ARCHITECT

DESIGN
KHALSA

17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682 FAX: 617-591-2086

CONSULTANTS:

VERDANT
LANDSCAPE ARCHITECTURE
318 Harvard Street, Suite 25, Brookline, MA 02446
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617.735.1180

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REGISTRATION

MASSACHUSETTS
MARK C. HINES
No. 1564
REGISTERED LANDSCAPE ARCHITECT

Project number	20028
Date	09/01/2023
Drawn by	EH
Checked by	BH
Scale	AS NOTED

REVISIONS

No.	Description	Date
5		1/1/2024

LANDSCAPE SERIES

PLANTING DETAILS

L2.2

THE ONYX MIXED-USE

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GRADING NOTES

1. The Contractor shall verify all existing conditions and grades in the field. Report discrepancies immediately to Architect for decision prior to construction.
2. The Contractor shall fully coordinate grading with drainage, grading and utility plans by Civil Engineer and the Plumbing drawings and report any discrepencies to Architect for resolution.
3. The Contractor shall layout and determine the elevations of all site elements and proposed utilities for approval by Architect prior to the start of construction. The Contractor shall report any discrepancies in writing to the Architect.
4. Contractor shall provide rounding at abrupt changes in grade. Where proposed grades meet existing, Contractor shall blend grades to provide a smooth transition between new and existing work.
5. Grade surfaces to assure positive drainage away from all architecture and to prevent puddling of surface drainage.
6. Pitch evenly between spot grades. All paved areas must pitch to drain at a minimum 1/8" per foot unless otherwise noted. Any discrepancies not allowing this to occur shall be reported to the Architect.
7. Finish grades, contours, and elevations indicated on this plan describe final surface elevations for completed construction.
8. All pedestrian walkway surfaces shall be sloped a maximum of 5%. Any walkways exceeding this slope shall be reported to the Architect.
9. All walkway intersections, thresholds, and top & bottom of steps & ramps shall be sloped less than 2% for 5' in all directions.

IRRIGATION NOTES

1. Permanent irrigation systems required for all planting areas including extensive green roof and planters. Provide irrigation sleeves below hardscape elements to reach all planted areas. See specifications.

LAYOUT AND MATERIALS NOTES

1. Contractor shall lay out paths, walls and site improvements for review by the Architect prior to proceeding with the work. Make adjustments to layout as directed. Provide proposed grades at all corners and site features as directed.
2. All pedestrian walkways and patios on one level plane: flush condition between all changes in paver/paving styles.
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6. Contractor is responsible for repairing any damage caused to roads, walks, utilities, site improvements, existing or proposed, damaged by this project.
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13. All work on abutters' properties to be coordinated and approved by individual owners prior to access/work.

LAYOUT LEGEND:

℄	CENTERLINE
	ALIGN
P.O.B.	POINT OF BEGINNING
8'	DIMENSION
R5'	RADIUS = 5'
TYP.	TYPICAL
EQ.	EQUAL
V.I.F.	VERIFY IN FIELD
36.22 TC 35.72 BC	PROPOSED SPOT GRADES AT STREETSCAPE IMPROVEMENT BY WSP - TO BE FIELD VERIFIED

GRADING LEGEND:

x 35.5	EXISTING SPOT ELEVATION
35.25	PROPOSED SPOT ELEVATION
TH	THRESHOLD
1%	PROPOSED SLOPE
TC BC	TOP OF CURB BOTTOM OF CURB
TW BW	TOP OF WALL BOTTOM OF WALL
TS BS	TOP OF STAIR BOTTOM OF STAIR
CB	CATCH BASIN
YD	YARD DRAIN
HP	HIGH POINT

MATERIALS LEGEND:

	PEDESTAL PAVER SYSTEM — 1 LDR1
	SEDUM MAT — 4 LDR1
	CRUSHED STONE BALLAST VEGETATION FREE ZONE — 7 LDR1
	BUILT-IN GRILL ISLAND — 10 LDR1
	SITE LIGHTING SEE LIGHTING SCHEDULE
	SAFETY RAIL — LDR2
	DRINK RAIL — LDR2
	PLANTER SEE PLANTER SCHEDULE — 3 LDR2, 4 LDR2

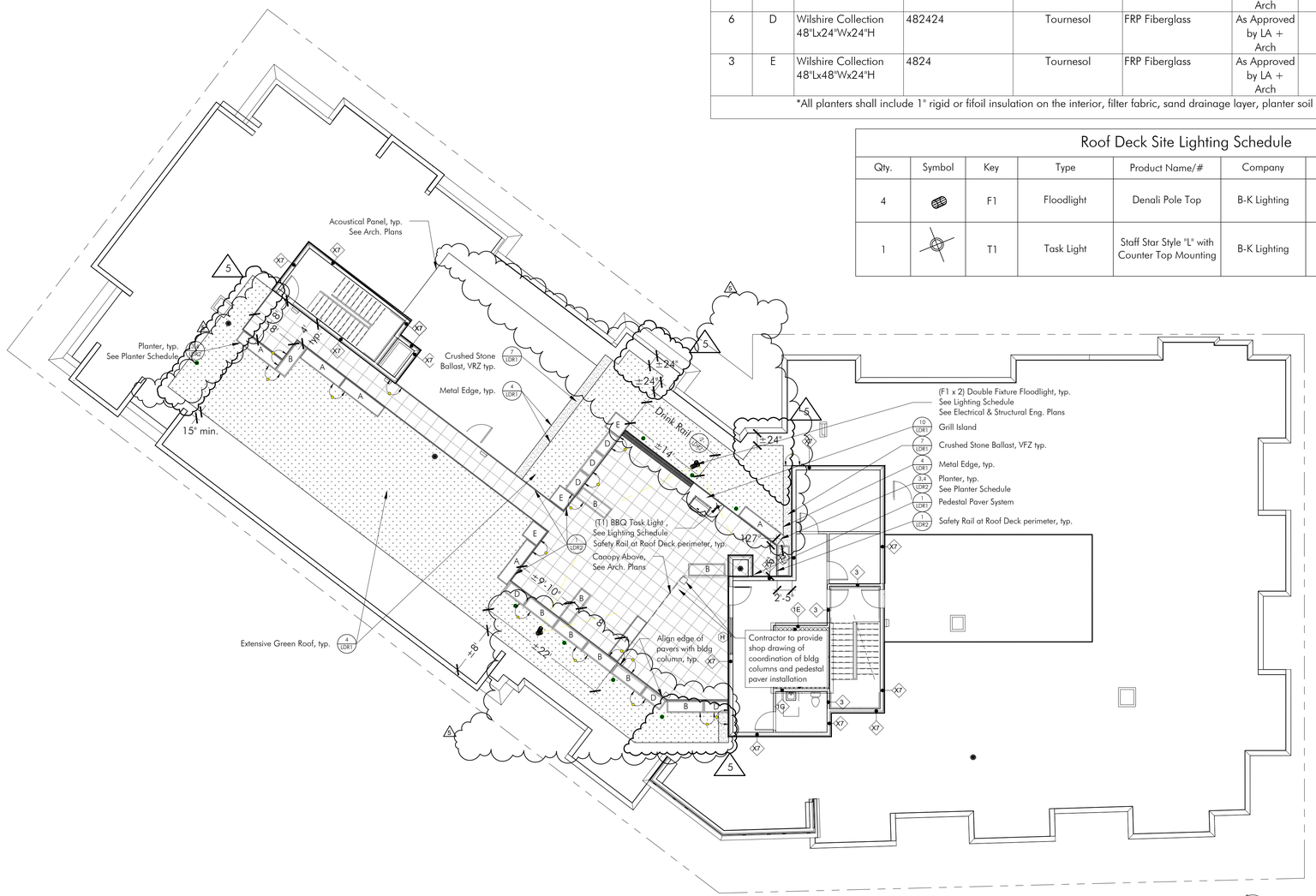
Planter Schedule at Roof Deck

Qty.	Key	Type	Product #	Company	Material	Color	Finish	Other Notes
6	A	Wilshire Collection - 96"Lx24"Wx24"H	962424	Tournesol	FRP Fiberglass	As Approved by LA + Arch	Orangepeel Finish	Irrigation Sleeves
9	B	Wilshire Collection - 72"Lx24"Wx24"H	722424	Tournesol	FRP Fiberglass	As Approved by LA + Arch	Orangepeel Finish	Irrigation Sleeves
1	C	Wilshire Collection 60"Lx24"Wx24"H	602424	Tournesol	FRP Fiberglass	As Approved by LA + Arch	Orangepeel Finish	Irrigation Sleeves
6	D	Wilshire Collection 48"Lx24"Wx24"H	482424	Tournesol	FRP Fiberglass	As Approved by LA + Arch	Orangepeel Finish	Irrigation Sleeves
3	E	Wilshire Collection 48"Lx48"Wx24"H	4824	Tournesol	FRP Fiberglass	As Approved by LA + Arch	Orangepeel Finish	Irrigation Sleeves

*All planters shall include 1" rigid or fifoil insulation on the interior, filter fabric, sand drainage layer, planter soil and mulch finish surface.

Roof Deck Site Lighting Schedule

Qty.	Symbol	Key	Type	Product Name/#	Company	Material	Other Notes
4		F1	Floodlight	Denali Pole Top	B-K Lighting	TBD	12' Mounting Height
1		T1	Task Light	Staff Star Style "L" with Counter Top Mounting	B-K Lighting	TBD	Contractor to provide shop drawing in coordination with Grill Island



SCALE: 1" = 10'-0"
0 5' 10' 25'

PROJECT NAME

THE ONYX MIXED-USE

PROJECT ADDRESS
16-20 MEDFORD ST
SOMERVILLE MA

CLIENT

SOMERVILLE LIVING LLC.

ARCHITECT

DESIGN
KHALSA

17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682 FAX: 617-591-2086

CONSULTANTS:

VERDANT
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617.735.1180

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REGISTRATION

MASSACHUSETTS — MARC C. HYMES — No. 3561 — REGISTERED LANDSCAPE ARCHITECT

Project number	20028
Date	09/01/2023
Drawn by	EH
Checked by	BH
Scale	AS NOTED

REVISIONS

No.	Description	Date
5		1/1/2024

LANDSCAPE SERIES
ROOF DECK MATERIALS & LAYOUT PLAN

LR1.1

THE ONYX MIXED-USE

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PLANTING NOTES

1. The Landscape Subcontractor shall coordinate with the General Contractor and Site Subcontractor all the requirements for subsoil testing and preparation and testing and placing of approved topsoil and planting soil mixes as described in the specifications. Failure of the site or General Contractor to perform required testing, subsoil and topsoil preparation does not relieve the Landscape Contractor from the requirements of the work as set forth in the specifications.
2. All plant material shall be approved by the Landscape Architect prior to arrival on the site.
3. All plant material shall conform to the American Standard for Nursery Stock established by "American Hort" americanhort.org
4. No invasive plants as per the Massachusetts Prohibited Plant List shall be used on the site.
5. Plantings shall be installed in such a way that when mature they will remain at least 18 inches away from the structure of the building.
6. No substitution of plant species will be allowed without the written approval of the Landscape Architect. Any proposed substitutions of plant species shall be a plant of equivalent overall form, height and branching habit, flower, leaf and fruit, color and time of bloom.
7. The Contractor shall locate and verify all utility line locations prior to excavation for tree pits and report any conflicts to the Landscape Architect.
8. All plants shall be placed in their approximate location by the Contractor. The Contractor shall adjust the locations as required by the Landscape Architect. Trees shall be placed first, then shrubs, then perennials and last, groundcovers. Final locations must be approved by the Landscape Architect prior to planting.
9. The rootballs of trees shall be planted 2" above adjacent finished grade. The rootballs of shrubs shall be planted 1" above adjacent finished grade. The rootflare of perennials shall be set at the level at which the plant was growing.
10. All planting to be done under the full time supervision of a certified arborist, nurseryman or licensed Landscape Architect.
11. All plants are to be thoroughly watered after installation, at least twice within the first 24 hours.

IRRIGATION NOTES

1. Permanent irrigation systems required for all planting areas including extensive green roof and planters. Provide irrigation sleeves below hardscape elements to reach all planted areas. See specifications.

PROPOSED ROOF DECK PLANT LIST

Shrubs and Vines:

AG	3	Amelanchier grandiflora 'Autumn Brilliance'	Serviceberry	5 gal. pots
CS	6	Cornus sericea 'Baileyi'	Dwarf Redtwig Dogwood	3 gal. pots
IG	38	Ilex glabra 'Gem Box'	Dwarf Inkberry	3 gal pots

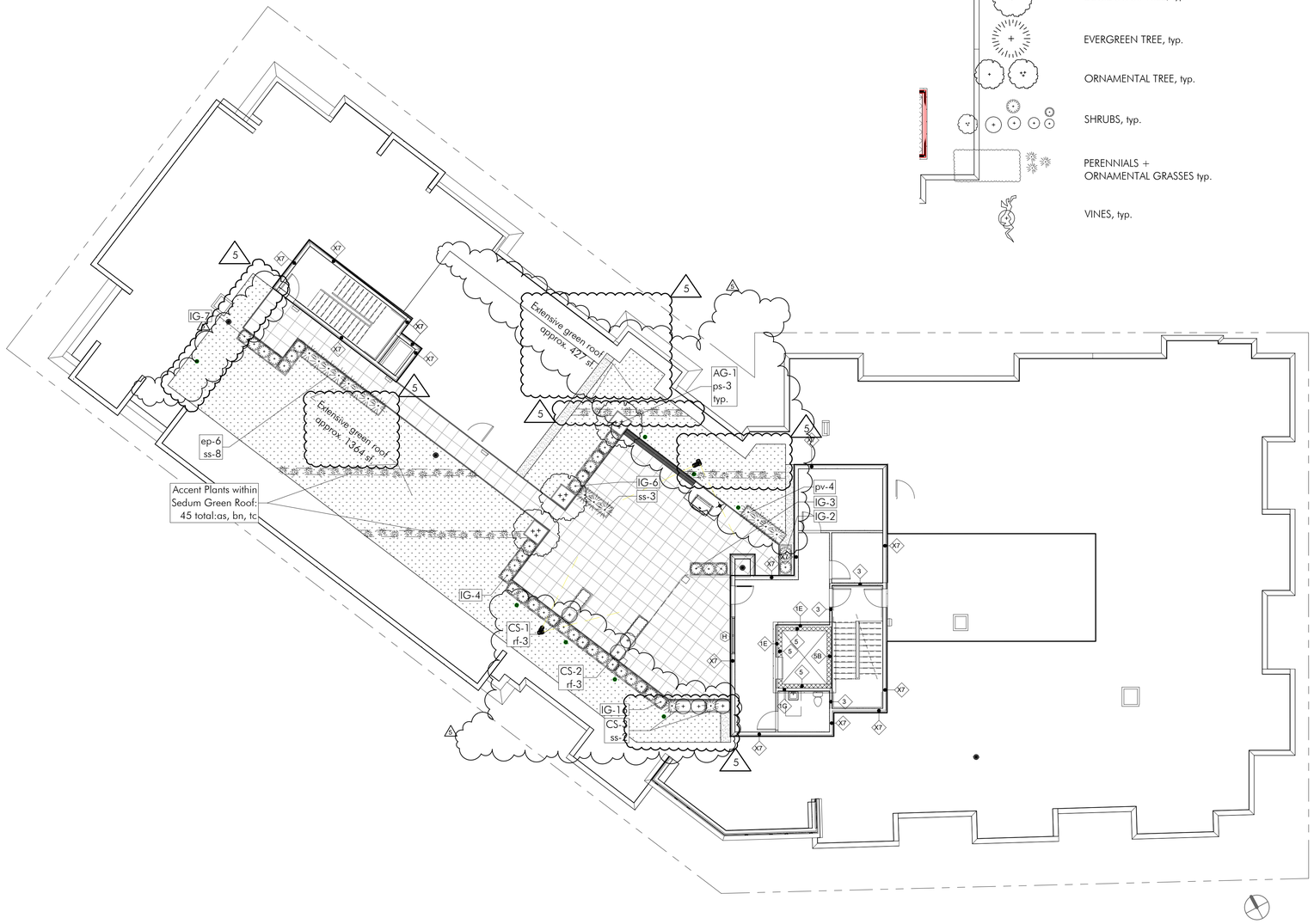
Perennials:

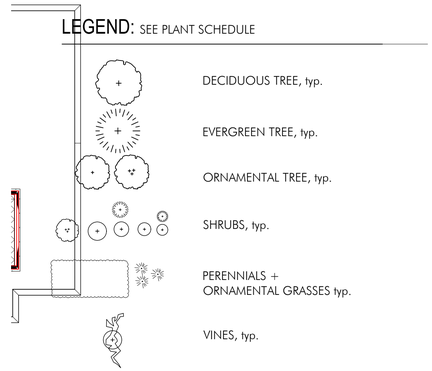
ep	6	Echinacea purpurea	Purple Coneflower	1 gal.
ps	9	Phlox subulata	Creeping Phlox	1 qt.
pv	4	Panicum virgatum 'Shenandoah'	Switchgrass	2 gal.
rf	6	Rudbekia fulgida 'Goldstrum"	Black-eyed-Susan	1 gal.
ss	13	Schizachyrium scoparium 'Blue Heaven'	Little Bluestem	1 gal.

Sedum:
InstaGreen Carpet by Hydrotech approx. 1790sf

Accent Plants within Sedum Area (available from Emory Knoll Farms Green Roof Plants)

as	15	Allium schoenoprasum	Wild Chives	plugs	6" o.c.
bn	15	Bigelowia nuttallii	Nutall's Rayless Goldenrod	plugs	6" o.c.
tc	15	Talinum calycinum	Fameflower	plugs	6" o.c.





PROJECT NAME

THE ONYX MIXED-USE

PROJECT ADDRESS
16-20 MEDFORD ST
SOMERVILLE MA

CLIENT

SOMERVILLE LIVING LLC.

ARCHITECT

DESIGN
KHALSA

17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682 FAX: 617-591-2086

CONSULTANTS:

VERDANT
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REGISTRATION

MASSACHUSETTS · MARC C. HINES · NO. 1626 · REGISTERED LANDSCAPE ARCHITECT

Project number	20028
Date	09/01/2023
Drawn by	EH
Checked by	BH
Scale	AS NOTED

REVISIONS

No.	Description	Date
5		1/1/2024

LANDSCAPE SERIES
ROOF DECK
PLANTING PLAN

LR2.1

THE ONYX MIXED-USE

\\TKG-SERVER\Data\20\20028-Ugo-Medford & Bedford Streets\03 Drawings\00_ARCH_SD_DD\16 Medford\16-20 Medford St_Current.rvt
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Somerville Green Score: 16-20 MEDFORD

	Area or Number	Sq Ft Credit	Multiplier	Weighted Area	Score Value	% of Score
Soils						
Landscaped area with a soil depth less than 24 inches	0	actual sq ft	**0.3**	0	**0.000**	0%
Landscaped area with a soil depth equal to or greater than 24 inches	680	actual sq ft	**0.6**	408	**0.024**	9%
Pervious Paving with 6 to 24 inches of subsurface soil or gravel	600	actual sq ft	**0.2**	120	**0.007**	3%
Pervious Paving with more than 24 inches of subsurface soil or gravel	455	actual sq ft	**0.5**	227.5	**0.013**	5%
Groundcovers						
Turf grass, mulch, and inorganic surfacing materials	0	actual sq ft	**0.1**	0	**0.000**	0%
Plants						
Vegetation less than two (2) feet tall at maturity	275	actual sq ft	**0.2**	55	**0.003**	1%
Vegetation at least two (2) feet tall at maturity	28	12	**0.3**	100.8	**0.006**	2%
Trees						
Small Tree	0	50	**0.6**	0	**0.000**	0%
Large Tree	11	450	**0.6**	2970	**0.176**	65%
Preserved Tree	0	65	**0.8**	0	**0.000**	0%
Engineered Landscape						
Vegetated Wall	0	actual sq ft	**0.1**	0	**0.000**	0%
Rain gardens, bioswales, and stormwater planters	0	actual sq ft	**1.0**	0	**0.000**	0%
Green Roof with up to 6" of growth medium	0	actual sq ft	**0.1**	0	**0.000**	0%
Green Roof with 6"-10" of growth medium	1789	actual sq ft	**0.4**	715.6	**0.042**	16%
Green Roof of 10"-24" growth medium	0	actual sq ft	**0.6**	0	**0.000**	0%
Green Roof of over 24" growth medium	N/A	Calculate as if soils, groundcovers, plants, and trees				N/A

Planters on Roof Deck Level Not Included in Green Score Calc

Green Score = 0.272

	Green Score District Requirements			
	NR & UR	**MR3 & MR4**	**MR5, MR6, & HR**	**FAB, CC, CB, CI**
Required Score:	0.35	0.25	0.20	0.20
Target Score:	0.40	0.3	0.25	-
Actual Green Score:	0.272	0.272	0.272	0.272

1 GREEN SCORE CALCULATIONS

PROJECT NAME

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REGISTRATION

MASSACHUSETTS BLAIR C. HINES NO. 3558 REGISTERED LANDSCAPE ARCHITECT

Project number	20028
Date	09/01/2023
Drawn by	EH
Checked by	BH
Scale	AS NOTED

REVISIONS

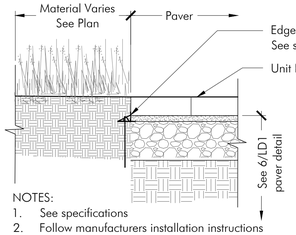
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LANDSCAPE SERIES
GREEN SCORE

LD0

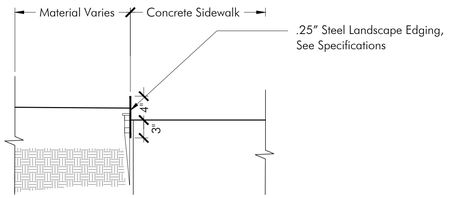
THE ONYX MIXED-USE

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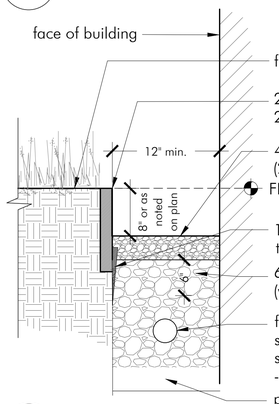
NOTES:
1. See specifications
2. Follow manufacturers installation instructions

14 PERVIOUS PAVERS EDGE RESTRAINT
SCALE: 1" = 1' - 0"



NOTES:
1. Steel Edging by Mid City Steel, Westport, MA (Midcitysteel.com)
2. ¼" x 7" ht. Color Black

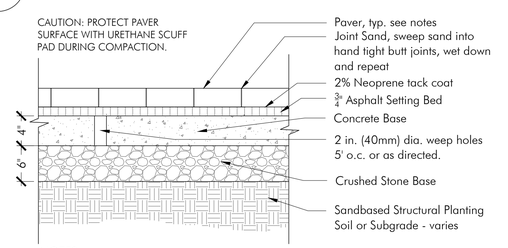
15 METAL EDGE I At Plant Beds Along Sidewalk
SCALE: 1" = 1' - 0"



16 MAINTENANCE EDGE I If Required
SCALE: 1" = 1' - 0"

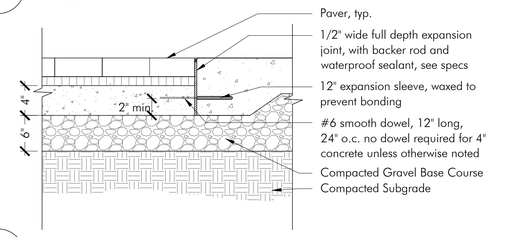
17 DETAIL NOT USED
SCALE: NTS

9 DETAIL NOT USED
SCALE: NTS



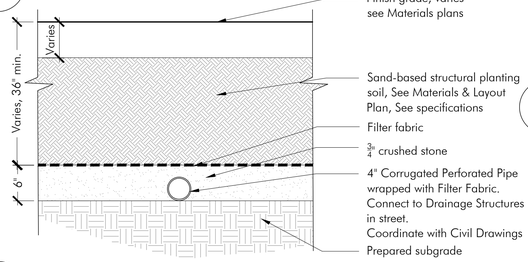
NOTES:
1. See Specifications
2. Ideal Pavers: Boston Colonial Pavers in Beacon Hill Blend 6cm
3. 2" Weep holes every 5' on center if needed

10 STREETSCAPE UNIT PAVERS ON CONCRETE, IF REQUIRED
SCALE: 1" = 1' - 0"



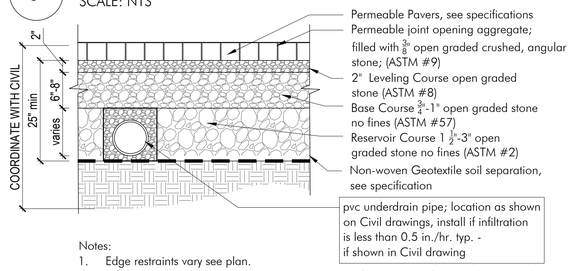
11 STREETSCAPE UNIT PAVER TRANSITION TO CONCRETE
SCALE: 1" = 1' - 0"

12 DETAIL NOT USED
SCALE: NTS



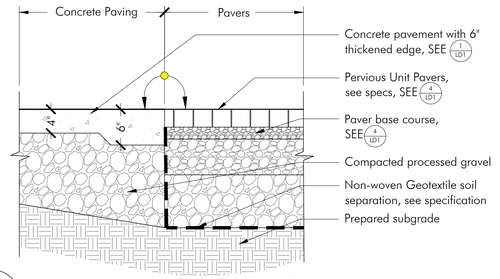
13 SAND BASED STRUCTURAL SOIL
SCALE: 1"=1'-0"

5 DETAIL NOT USED
SCALE: NTS

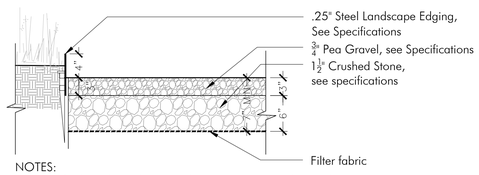


Notes:
1. Edge restraints vary see plan.
2. All paving areas to have sailor course perimeter unless pattern otherwise shown on plan.
3. All aggregate material shall be crushed, angular stone and free of fines.
4. Compact subsoil with a California bearing ratio (cbr) of less than 5% as directed by a professional engineer.
5. Surface slope shall be a minimum of 1% and a maximum of 5%.
6. Install pvc underdrain pipe where infiltration rate of subsoil is less than 0.5 in./hr. size as directed by a professional engineer.
7. Never build permeable pavements on organic clay soils of high plasticity and/or peat, mulch, soils with high organic content.
8. Maintain a minimum distance of 2' between bottom of permeable base and water table.
9. The minimum aggregate thicknesses are after compaction.
10. See specifications

6 PERVIOUS UNIT PAVING
SCALE: 1" = 1' - 0"

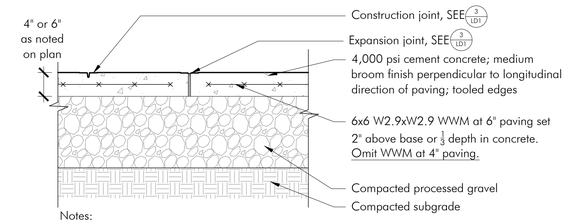


7 PERVIOUS UNIT PAVING TRANSITION TO CONCRETE PAVING
SCALE: 1" = 1' - 0"



NOTES:
1. Steel Edging by Mid City Steel, Westport, MA (Midcitysteel.com)
2. ¼" x 7" ht. Color Black

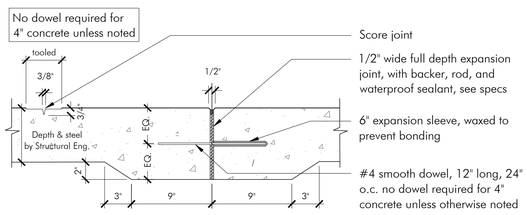
8 CRUSHED STONE PAVING
SCALE: 1" = 1' - 0"



Notes:
1. See Civil Engineer Plans + Details for Concrete Paving within Public realm.
2. Provide expansion joint between concrete paving & all structures unless specifically directed by owner or Landscape Architect.
3. Provide 6" depth concrete at bike racks, benches and other site furnishings as noted on details.
4. All construction joints shall be 5' o.c. typical unless otherwise noted.
5. Expansion joints every 30' o.c. both ways and as noted.
6. See specifications.

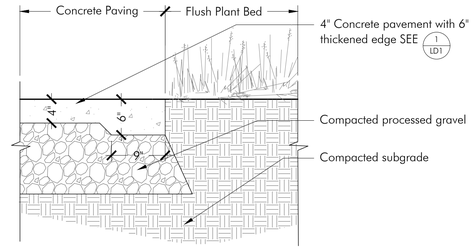
1 4" CONCRETE PAVING
SCALE: 1"=1'-0"

2 DETAIL NOT USED
SCALE: NTS



Expansion joint installation notes:
1. Provide expansion joint between concrete paving & any structure unless specifically directed by owner or Landscape Architect
2. Expansion joints max. 30'-0" o.c. unless shown otherwise.
3. Provide score and tooled joints at 5' o.c. unless shown otherwise.
4. Dowel is required at expansion joints at the Top of Steps and at 6" vehicular conc. paving
5. Delete expansion sleeve and dowel where joint abuts wall, curbs, or other vertical surfaces, unless otherwise indicated on plan.

3 CONCRETE JOINTS
SCALE: 1-1/2" = 1' - 0"



4 CONCRETE TRANSITION TO PLANT BED
SCALE: 1"=1'-0"

PROJECT NAME

THE ONYX MIXED-USE

PROJECT ADDRESS
16-20 MEDFORD ST
SOMERVILLE MA

CLIENT

SOMERVILLE LIVING LLC.

ARCHITECT

DESIGN
KHALSA

17 IVALOO STREET SUITE 400
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TELEPHONE: 617-591-8682 FAX: 617-591-2086

CONSULTANTS:

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REGISTRATION

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Drawn by	EH
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Scale	AS NOTED

REVISIONS

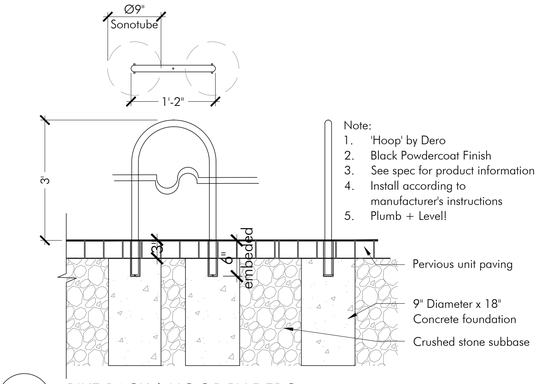
No.	Description	Date
5		1/1/2024

LANDSCAPE SERIES
SITE DETAILS

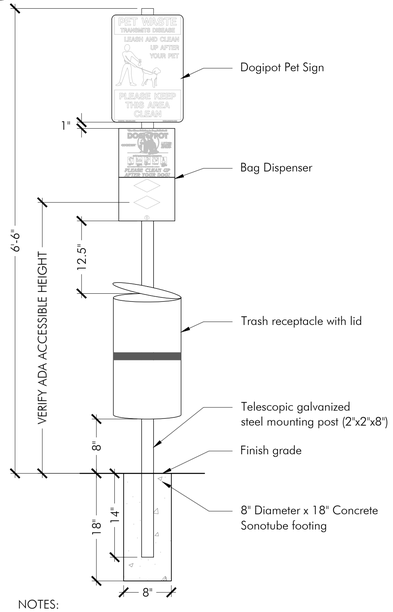
LD1

THE ONYX MIXED-USE

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5 BIKE RACK | HOOP BY DERO
SCALE: 1" = 1' - 0"



NOTES:
1. Dog Waste Station by DogiPot.
2. 48" MAX. height for trash bag dispenser and disposal to comply with ADA guidelines.
3. Installation to be completed in accordance with manufacturer's specifications.
4. See Specifications for further information.

6 DOGIPOT DOG WASTE STATION
SCALE: NOT TO SCALE

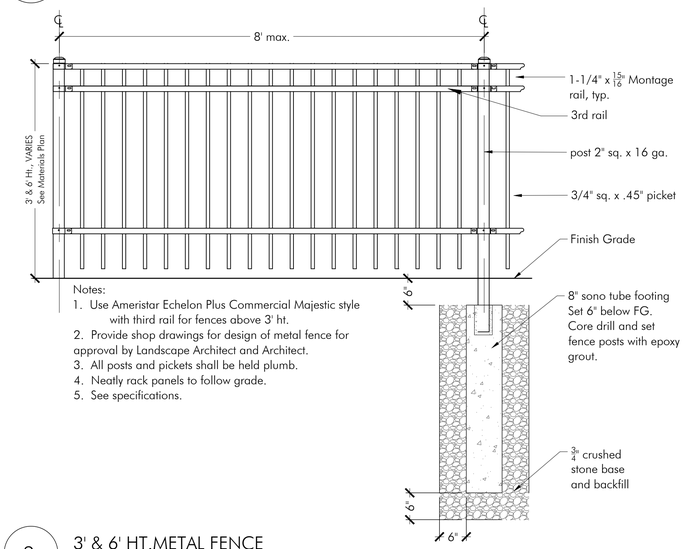


Notes:
1. See Specifications

A. BigBelly shall be BigBelly with Single Stream Recycling Unit (73.7"Wx25.9"Dx50.4"H)
Bottle/Can opening: 5" diameter, Paper Opening: 1.75" x 12"

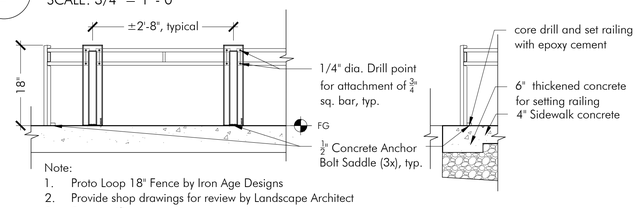
7 TRASH RECEPTABLE | Big Belly Trash + Recycling Unit IF REQ.
SCALE: NTS

1 DETAIL NOT USED
SCALE: NTS



Notes:
1. Use Ameristar Echelon Plus Commercial Majestic style with third rail for fences above 3' ht.
2. Provide shop drawings for design of metal fence for approval by Landscape Architect and Architect.
3. All posts and pickets shall be held plumb.
4. Neatly rack panels to follow grade.
5. See specifications.

2 3' & 6' HT.METAL FENCE
SCALE: 3/4" = 1' - 0"



Note:
1. Proto Loop 18" Fence by Iron Age Designs
2. Provide shop drawings for review by Landscape Architect
3. See specifications
4. Fully weld all joints and seams
5. Shim plates to sit level

3 METAL TREE GUARD I Proto by Iron Age Designs | At Street Trees
SCALE: 3/4" = 1' - 0"

4 DETAIL NOT USED
SCALE: NTS

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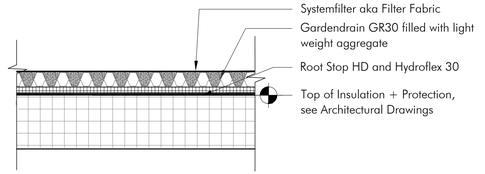
LANDSCAPE SERIES

SITE DETAILS

LD2

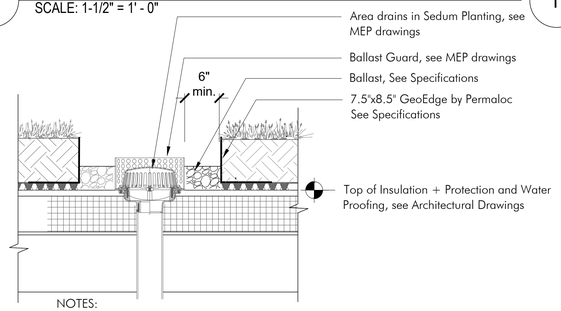
THE ONYX MIXED-USE

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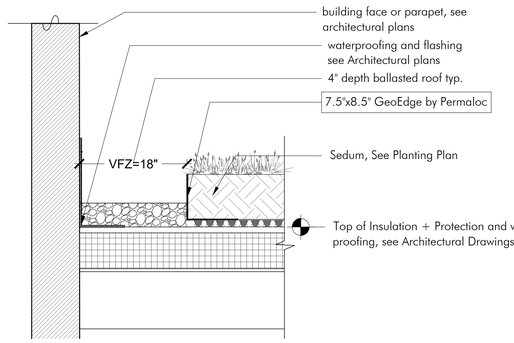
Notes:
1. GR30, Garden Roof Assembly by Hydrotech, American Hydrotech, Chicago 800.877.6125
2. See Specifications

5 GARDEN DRAIN
SCALE: 1-1/2" = 1' - 0"



NOTES:
1. See MEP and Plumbing Drawings

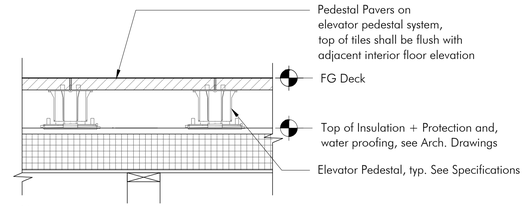
6 DRAINAGE INLET I In Green Roof
SCALE: 1" = 1' - 0"



NOTES:
1. See manufacturer's installation recommendations
2. Metal Edge GeoEdge by Permaloc, finish shall be black

7 CRUSHED STONE BALLAST I Vegetation Free Zone
SCALE: NTS

8 DETAIL NOT USED
SCALE: NTS



Note:
1. Elevator Pedestal System, see specifications
2. Create level finish grade at all pedestrian paving surfaces on roofdeck. Adjust pedestal heights to create level finish grade.

1 PEDESTAL PAVERS
SCALE: 1"=1'-0"

2 DETAIL NOT USED
SCALE: NTS

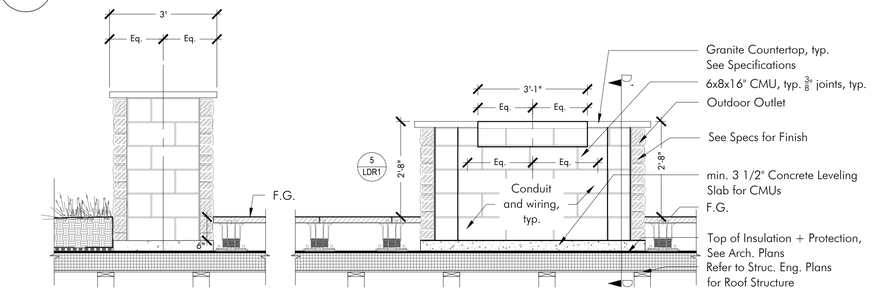


NOTES:
1. Installation forthcoming
2. See Specifications

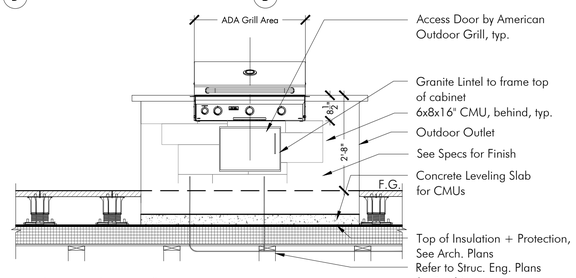
3 DETAIL NOT USED
NTS

4 METAL EDGE
SCALE: 1" = 1' - 0"

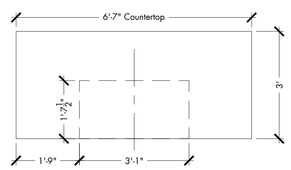
9 DETAIL NOT USED
SCALE: NTS



D Section B Section Elevation



A Elevation with ADA Grill



PRODUCT	CUT-OUT DIMENSIONS
AOG Grill 36" Built-In	36 3/4"W x8 1/2"H x19 1/2"D

C Counter Top Plan of Cutouts

NOTE:
1. Provide shop drawings for grill, including all materials, finishing, dimensioning, fasteners and appurtenances for structural review and approval by the Landscape Architect prior to installation.
2. Provide shop drawing for installation and coordination of Task Light. See Lighting Schedule LR1.1
3. Provide gas line, electrical and plumbing/hookup to grill with emergency shut off valves to all grills.
4. ADA Grill Area:
   - 4.1. All controls and doors do not require tight grasping, pinching, or twisting of the wrist to operate
   - 4.2. All controls and doors do not required more than one hand to operate
   - 4.3. All controls and doors do not require more than 5 lbs to operate
   - 4.4. All controls to be located within 15"-54" for ADA Grill
5. Verify all cut-out dimensions based on approved appliances.
6. *Parge coat CMU where access doors are located for lining internal storage/cabinet space..*

10 GRILL ISLAND
SCALE: 3/4" = 1' - 0"

PROJECT NAME

THE ONYX MIXED-USE

PROJECT ADDRESS
16-20 MEDFORD ST
SOMERVILLE MA

CLIENT

SOMERVILLE LIVING LLC.

ARCHITECT

DESIGN KHALSA

17 IVALOO STREET SUITE 400
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TELEPHONE: 617-591-8682 FAX: 617-591-2086

CONSULTANTS:

VERDANT
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REGISTRATION

MASSACHUSETTS · MARC C. HINES · NO. 1016 · REGISTERED LANDSCAPE ARCHITECT

Project number	20028
Date	09/01/2023
Drawn by	EH
Checked by	BH
Scale	AS NOTED

REVISIONS

No.	Description	Date
5		1/1/2024

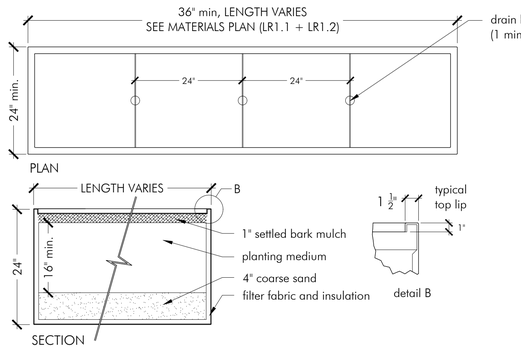
LANDSCAPE SERIES

ROOF DECK SITE DETAILS

LDR1

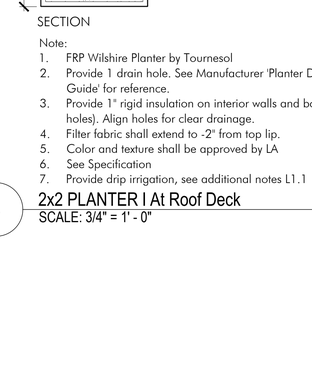
THE ONYX MIXED-USE

\\TKG-SERVER\Data\20\20028-Ugo+Medford & Bedford Streets\03 Drawings\00_ARCH_SD_DD\16 Medford\16-20 Medford St_Current.rvt
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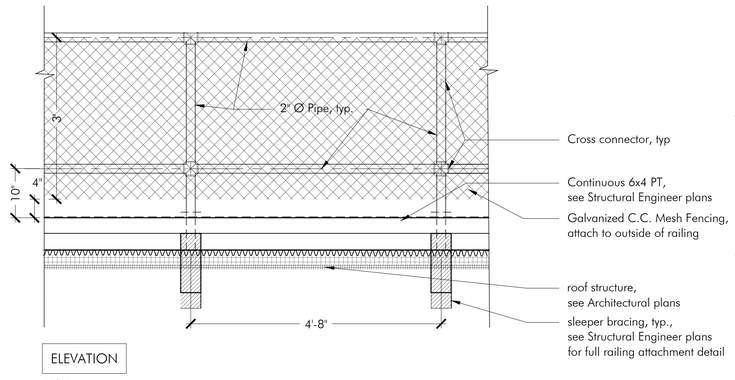
Note:
1. FRP Wilshire Planter by Tournesol See Planter Schedule LR1.2
2. Provide drain holes, quantity to accommodate size of planter. See Manufacturer's 'Planter Drain Hole Guide' for reference.
3. Provide 1" rigid insulation on interior walls and bottom (with drain holes). Align holes for clear drainage.
4. Filter fabric shall extend to -2" from top lip.
5. Color and texture shall be approved by LA
6. See Specification
7. Provide internal reservoir

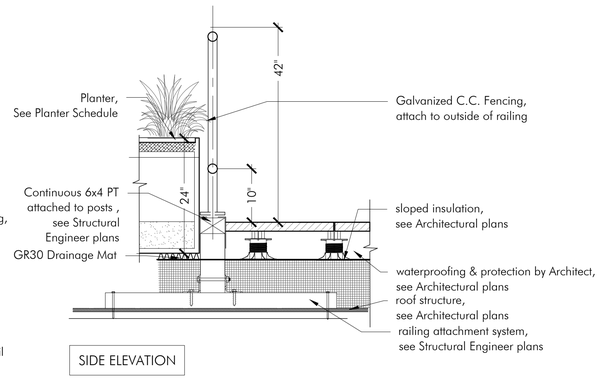
3 PLANTERS A-D I At Roof Deck
SCALE: 3/4" = 1' - 0"



Note:
1. FRP Wilshire Planter by Tournesol
2. Provide 1 drain hole. See Manufacturer 'Planter Drain Hole Guide' for reference.
3. Provide 1" rigid insulation on interior walls and bottom (with drain holes). Align holes for clear drainage.
4. Filter fabric shall extend to -2" from top lip.
5. Color and texture shall be approved by LA
6. See Specification
7. Provide drip irrigation, see additional notes L1.1

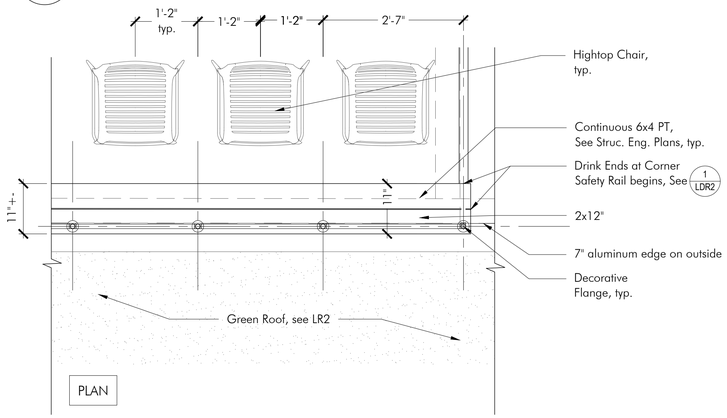
4 2x2 PLANTER I At Roof Deck
SCALE: 3/4" = 1' - 0"

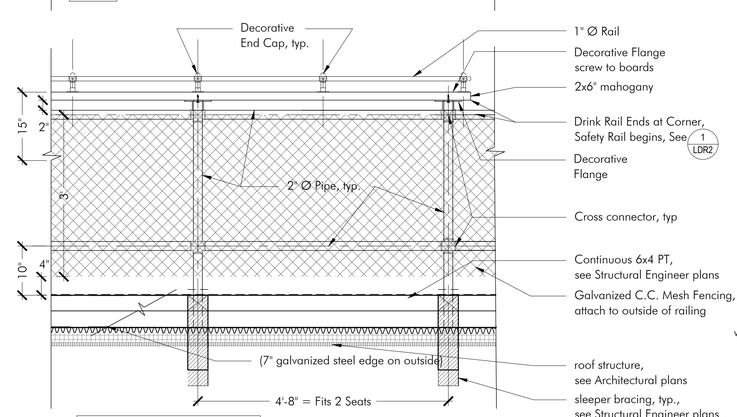


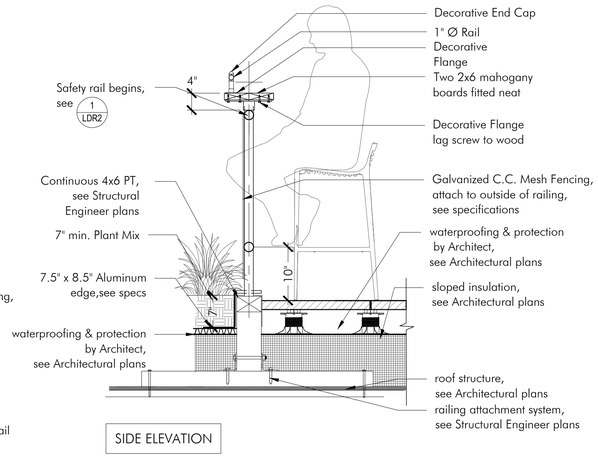


notes:
1. Provide Shop Drawings for all connections and fabrications to Architect and Structural for Review
2. All metal components shall be galvanized steel
3. Concrete Grade Beam- see specifications

1 METAL SAFETY RAIL
SCALE: 3/4" = 1' - 0"







Note:
1. All metal components shall be galvanized steel

2 DRINK RAIL
SCALE: 3/4" = 1' - 0"

notes:
1. Provide Shop Drawings for all connections and fabrications to Architect and Structural for Review
2. All pipe and connectors to be galvanized steel
3. Concrete Grade Beam- see specifications

PROJECT NAME

THE ONYX MIXED-USE

PROJECT ADDRESS
16-20 MEDFORD ST
SOMERVILLE MA

CLIENT

SOMERVILLE LIVING LLC.

ARCHITECT

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KHALSA

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REGISTRATION

Project number	20028
Date	09/01/2023
Drawn by	EH
Checked by	BH
Scale	AS NOTED

REVISIONS

No.	Description	Date
.5		1/1/2024

LANDSCAPE SERIES

ROOF DECK
SITE DETAILS

LDR2

THE ONYX MIXED-USE

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PROPOSED PLANT LIST

KEY	QTY	LATIN NAME	COMMON NAME	SIZE	NOTES
DECIDUOUS TREES					
AC	4	Amelanchier canadensis 'White Pillar'	Shadblow Serviceberry	2.5-3" cal.	B&B
CC	4	Carpinus caroliniana	American Hornbeam	2.5-3" cal.	B&B
LS	11	Liquidambar styraciflua "Slender Silhouette'	Fastigiate Sweetgum	2.5-3" cal.	B&B
QP	4	Quercus palustris	Pin Oak	2.5-3" cal.	B&B
SHRUBS (>2' Height unless otherwise noted)					
CP	10	Comptonia peregrina	Sweetfern	3 gal.	Pots,<2' Height
HQ	5	Hydrangea quercifolia	Oakleaf Hydrangea	30" ht.	Pots
IG	19	Ilex glabra 'Gem Box'	Dwarf Inkberry	3 gal.	Pots
RA	14	Rhus aromatica 'Gro Low'	Fragrant Sumac	18" ht.	Pots, <2' Height
VD	4	Viburnum dentatum	Arrowwood Viburnum	36" ht.	B&B
PERENNIALS/GRASSES (<2' Height)					
at	16	Asclepias tuberosa	Butterfly Weed	1 gal.	Pots
am	5	Allium 'Millenium'	Millennium Ornamental Onion	1 gal.	Pots
cf	40	Carex flacca	Blue Sedge	1 qt.	Pots
cp	12	Carex pensylvanica	Pennsylvania Sedge	2 qt.	Pots
cv	20	Coreopsis verticillata 'Zagreb'	Threadleaf Tickseed	1 gal.	Pots
dc	26	Deschampsia cespitosa	Tufted Hair Grass	1 gal.	Pots
md	18	Monarda didyma 'Pardon My Lavender'	Bee Balm	1 gal.	Pots

PLANTING NOTES

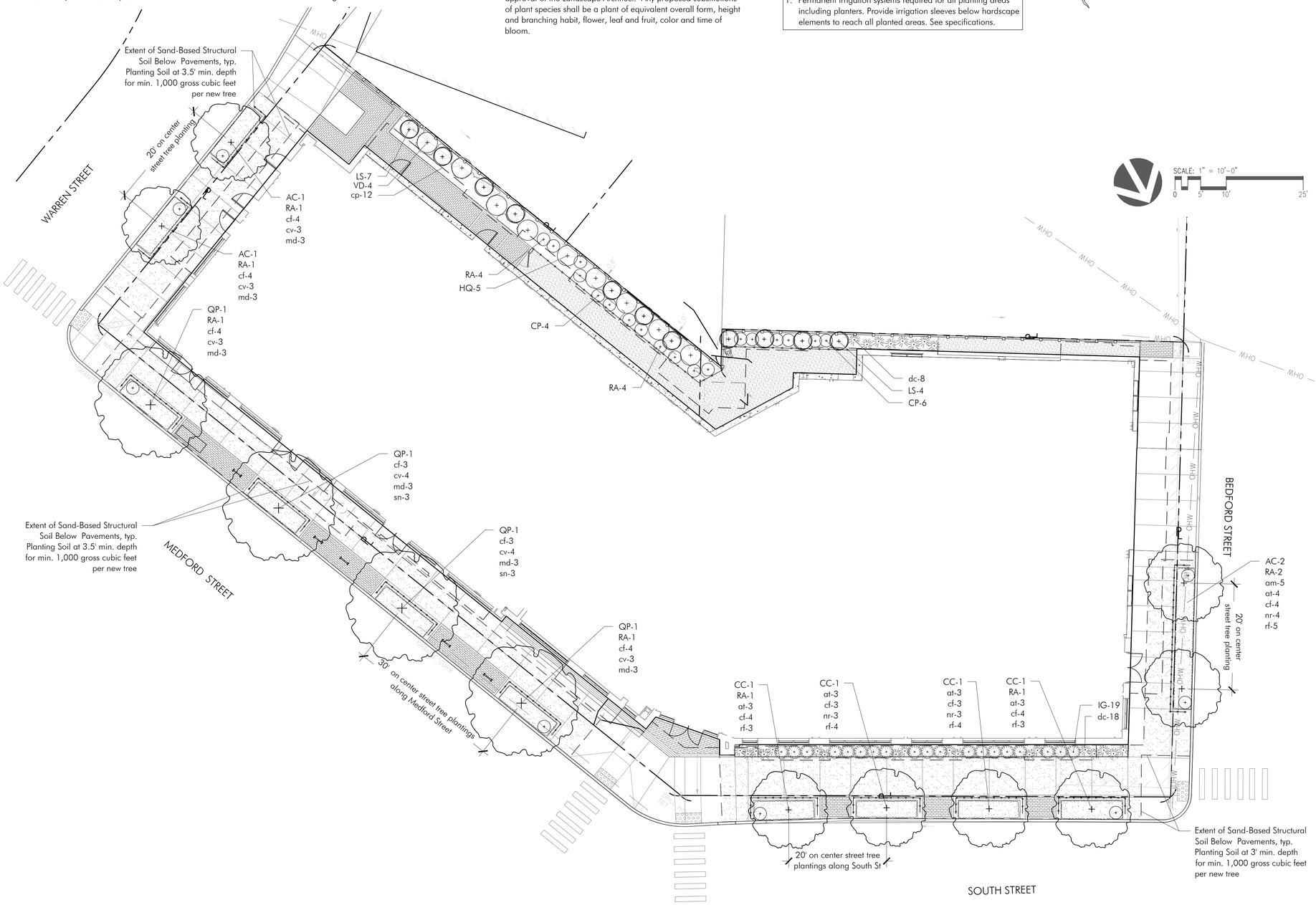
1. The Landscape Subcontractor shall coordinate with the General Contractor and Site Subcontractor all the requirements for subsoil testing and preparation and testing and placing of approved topsoil and planting soil mixes as described in the specifications. Failure of the site or General Contractor to perform required testing, subsoil and topsoil preparation does not relieve the Landscape Contractor from the requirements of the work as set forth in the specifications.
2. All plant material shall be approved by the Landscape Architect prior to arrival on the site.
3. All plant material shall conform to the American Standard for Nursery Stock established by "American Hort" americanhort.org
4. No invasive plants as per the Massachusetts Prohibited Plant List shall be used on the site.
5. Plantings shall be installed in such a way that when mature they will remain at least 18 inches away from the structure of the building.
6. No substitution of plant species will be allowed without the written approval of the Landscape Architect. Any proposed substitutions of plant species shall be a plant of equivalent overall form, height and branching habit, flower, leaf and fruit, color and time of bloom.
7. The Contractor shall locate and verify all utility line locations prior to excavation for tree pits and report any conflicts to the Landscape Architect.
8. All plants shall be placed in their approximate location by the Contractor. The Contractor shall adjust the locations as required by the Landscape Architect. Trees shall be placed first, then shrubs, then perennials and last, groundcovers. Final locations must be approved by the Landscape Architect prior to planting.
9. The rootballs of trees shall be planted 2" above adjacent finished grade. The rootballs of shrubs shall be planted 1" above adjacent finished grade. The rootflare of perennials shall be set at the level at which the plant was growing.
10. All planting to be done under the full time supervision of a certified arborist, nurseryman or licensed Landscape Architect.
11. All plants are to be thoroughly watered after installation, at least twice within the first 24 hours.

IRRIGATION NOTES

1. Permanent irrigation systems required for all planting areas including planters. Provide irrigation sleeves below hardscape elements to reach all planted areas. See specifications.

LEGEND: SEE PLANT SCHEDULE

DECIDUOUS TREE, typ.
EVERGREEN TREE, typ.
ORNAMENTAL TREE, typ.
SHRUBS, typ.
PERENNIALS + ORNAMENTAL GRASSES typ.
VINES, typ.



SCALE: 1" = 10'-0"
0 5' 10' 25'

PROJECT NAME

THE ONYX MIXED-USE

PROJECT ADDRESS

16-20 MEDFORD ST
SOMERVILLE MA

CLIENT

SOMERVILLE LIVING LLC.

ARCHITECT

DESIGN
KHALSA

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REGISTRATION

MASSACHUSETTS · BLAIR C. HINES · NO. 3557 · REGISTERED LANDSCAPE ARCHITECT

Project number	20028
Date	09/01/2023
Drawn by	EH
Checked by	BH
Scale	AS NOTED

REVISIONS

No.	Description	Date
5		1/1/2024

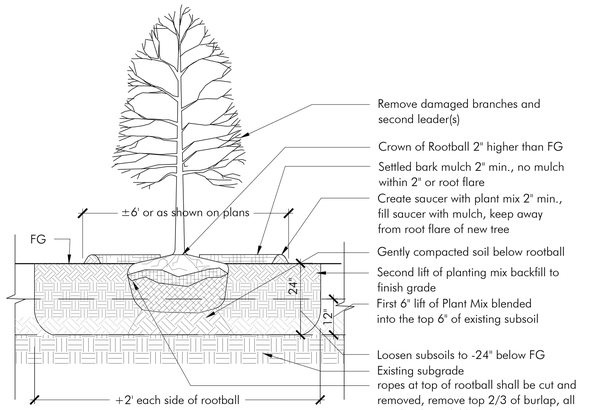
LANDSCAPE SERIES

PLANTING PLAN

L2.1

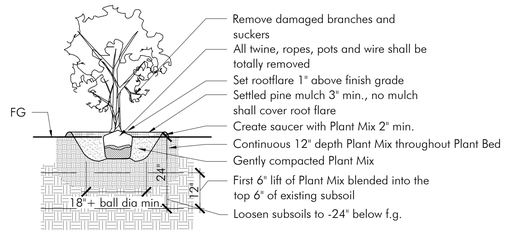
THE ONYX MIXED-USE

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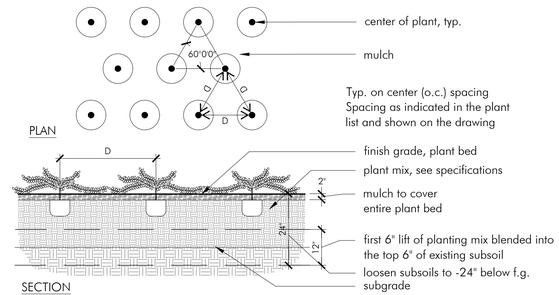


NOTES:
1. Gently remove excess soil around root flare which may have collected during tree spading/B+B operations
2. Provide wooden stakes (3 per tree) and guy wire (rubber hose cover at trunk) in windy locations and as site conditions require, as directed by Landscape Architect

C DECIDUOUS TREE
SCALE: 1/2" = 1' - 0"

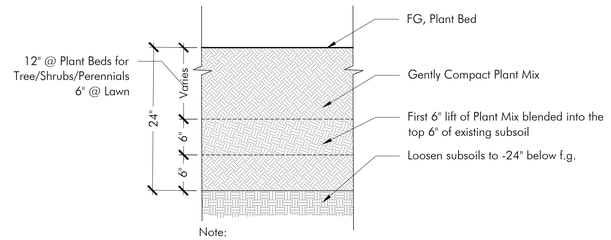


D SHRUB
SCALE: 1/2" = 1' - 0"



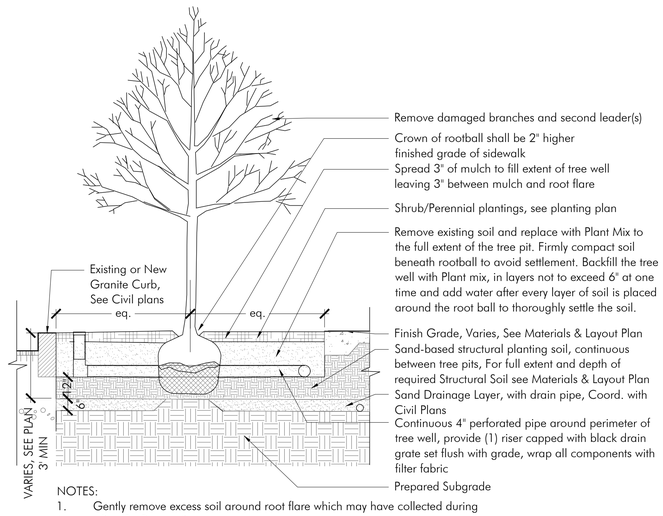
NOTE: Prior to planting, remove plant from container and comb out roots.

E GROUNDCOVERS + PERENNIALS
SCALE: 1/2" = 1' - 0"



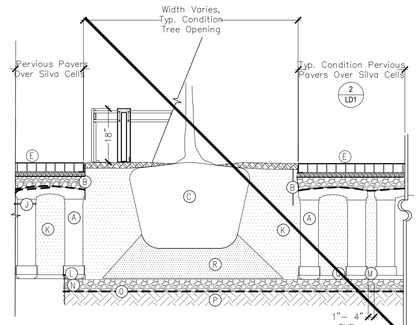
Note:
See Specifications

F Soil Preparation of Plant Beds
SCALE: 1" = 1' - 0"



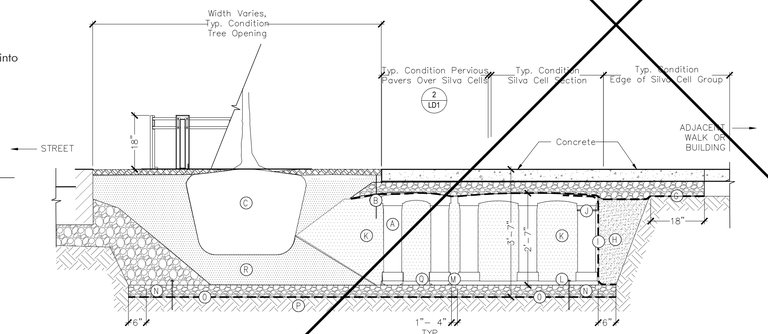
NOTES:
1. Gently remove excess soil around root flare which may have collected during tree spading/B+B operations.
2. Provide wooden stakes (3 per tree) and guy wire (rubber hose cover at trunk) in windy locations and as site conditions require, as directed by Landscape Architect.

A STREET TREE WITH STRUCTURAL SOIL
SCALE: 1/2" = 1' - 0"



NOTES:
1. 2X Silva Cell Manufactured by Deeproot, www.deeproot.com
2. Installation to be completed in accordance with manufacturer's specifications
3. Provide supplemental irrigation for seasonal drought support of trees & soil

KEY PLAN
- (A) SILVA CELL SYSTEM (DECK, BASE, AND POSTS)
- (B) DEEPROOT UB12–2 ROOT BARRIER. INSTALL DIRECTLY ADJACENT TO CONCRETE EDGE RESTRAINT
- (C) TREE ROOT PACKAGE, SIZE VARIES
- (D) VARIES, SEE MATERIALS PLAN
- (E) PERVIOUS PAVERS OVER SILVA CELLS
- (F) 4" MIN AGGREGATE BASE COURSE
- (G) GEOTEXTILE 18" MIN OVERLAP PAST EXCAVATION
- (H) BACKFILL, PER PROJECT SPECIFICATIONS
- (I) GEOGRID TO LINE PERIMETER OF SYSTEM WITH 6" LEG (OUTWARD FROM BASE) AND 12" EXCESS (OVER TOP OF PERIM.)
- (J) CABLE TIE, ATTACHING GEOGRID TO SILVA CELL AT BASE OF UPPER LEG FLARE
- (K) PLANTING SOIL, PER PROJECT SPECIFICATIONS. COMPACTED TO 70–80% PROCTOR.
- (L) PIN, PER SILVA CELL SPECIFICATIONS
- (M) 1" TO 4" SPACING BETWEEN SILVA CELLS AT BASE
- (N) 4" MIN AGGREGATE SUB BASE, COMPACTED TO 95% PROCTOR
- (O) GEOTEXTILE FABRIC, PLACED BELOW AGGREGATE SUB BASE
- (P) SUBGRADE, COMPACTED TO 95% PROCTOR
- (Q) SILVA CELL BASE SLOPE, 7% MAX
- (R) PLANTING SOIL BELOW TREE ROOT PACKAGE, COMPACTED TO 85–90% PROCTOR



NOTES:
1. 2X Silva Cell Manufactured by Deeproot, www.deeproot.com
2. Installation to be completed in accordance with manufacturer's specifications
3. Provide supplemental irrigation for seasonal drought support of trees & soil

B OMITTED - STREET TREE | WITH SILVA CELL SYSTEM IF REQUIRED BY CITY
SCALE: 1/2" = 1' - 0"

PROJECT NAME

THE ONYX MIXED-USE

PROJECT ADDRESS
16-20 MEDFORD ST
SOMERVILLE MA

CLIENT

SOMERVILLE LIVING LLC.

ARCHITECT

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REGISTRATION

MASSACHUSETTS
MARK C. HINES
No. 1564
REGISTERED LANDSCAPE ARCHITECT

Project number	20028
Date	09/01/2023
Drawn by	EH
Checked by	BH
Scale	AS NOTED

REVISIONS

No.	Description	Date
5		1/1/2024

LANDSCAPE SERIES

PLANTING DETAILS

L2.2

THE ONYX MIXED-USE

\\TKG-SERVER\Data\20\20028-Ugo-Medford & Bedford Streets\03 Drawings\00_ARCH_SD_DD\16 Medford\16-20 Medford St_Current.rvt
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GRADING NOTES

1. The Contractor shall verify all existing conditions and grades in the field. Report discrepancies immediately to Architect for decision prior to construction.
2. The Contractor shall fully coordinate grading with drainage, grading and utility plans by Civil Engineer and the Plumbing drawings and report any discrepencies to Architect for resolution.
3. The Contractor shall layout and determine the elevations of all site elements and proposed utilities for approval by Architect prior to the start of construction. The Contractor shall report any discrepancies in writing to the Architect.
4. Contractor shall provide rounding at abrupt changes in grade. Where proposed grades meet existing, Contractor shall blend grades to provide a smooth transition between new and existing work.
5. Grade surfaces to assure positive drainage away from all architecture and to prevent puddling of surface drainage.
6. Pitch evenly between spot grades. All paved areas must pitch to drain at a minimum 1/8" per foot unless otherwise noted. Any discrepancies not allowing this to occur shall be reported to the Architect.
7. Finish grades, contours, and elevations indicated on this plan describe final surface elevations for completed construction.
8. All pedestrian walkway surfaces shall be sloped a maximum of 5%. Any walkways exceeding this slope shall be reported to the Architect.
9. All walkway intersections, thresholds, and top & bottom of steps & ramps shall be sloped less than 2% for 5' in all directions.

IRRIGATION NOTES

1. Permanent irrigation systems required for all planting areas including extensive green roof and planters. Provide irrigation sleeves below hardscape elements to reach all planted areas. See specifications.

LAYOUT AND MATERIALS NOTES

1. Contractor shall lay out paths, walls and site improvements for review by the Architect prior to proceeding with the work. Make adjustments to layout as directed. Provide proposed grades at all corners and site features as directed.
2. All pedestrian walkways and patios on one level plane: flush condition between all changes in paver/paving styles.
3. Existing conditions information is from a survey performed by Design Consultants, Inc. (GM2) surveyors and dated May 20, 2021.
4. Contractor shall verify all conditions in the field and report any discrepancies to the architect prior to starting work.
5. Contractor shall notify digsafe 1-888-dig-safe and verify underground utilities prior to excavation.
6. Contractor is responsible for repairing any damage caused to roads, walks, utilities, site improvements, existing or proposed, damaged by this project.
7. Items indicated as "relocated" are salvaged and stored from existing site are to be installed by the general contractor.
8. Provide expansion joints in concrete walks at 20' o.c. and control joints at 5' o.c. as per specifications, unless otherwise noted on drawings.
9. All concrete pads at exterior doors shall be pinned to building foundation, refer to structural drawings.
10. Contractor shall coordinate location of all utilities (lines, ducts, conduits, sleeves, footings, etc.) with locations of proposed landscape elements (walls, tree rootballs, proposed lighting footings, etc.). contractor shall report any discrepancies to the architect prior to continuing work..
11. All lines are parallel or perpendicular to lines from which they are measured, unless otherwise noted. dimensions are to face of wall, to face of curb; to edge of pavement; to edge of improvement or as otherwise noted.
12. All pedestrian walkways and patios on one level plane: flush condition between all changes in paver/paving styles.
13. All work on abutters' properties to be coordinated and approved by individual owners prior to access/work.

LAYOUT LEGEND:

℄	CENTERLINE
	ALIGN
P.O.B.	POINT OF BEGINNING
8'	DIMENSION
R5'	RADIUS = 5'
TYP.	TYPICAL
EQ.	EQUAL
V.I.F.	VERIFY IN FIELD
36.22 TC 35.72 BC	PROPOSED SPOT GRADES AT STREETSCAPE IMPROVEMENT BY WSP - TO BE FIELD VERIFIED

GRADING LEGEND:

x 35.5	EXISTING SPOT ELEVATION
35.25	PROPOSED SPOT ELEVATION
TH	THRESHOLD
1%	PROPOSED SLOPE
TC BC	TOP OF CURB BOTTOM OF CURB
TW BW	TOP OF WALL BOTTOM OF WALL
TS BS	TOP OF STAIR BOTTOM OF STAIR
CB	CATCH BASIN
YD	YARD DRAIN
HP	HIGH POINT

MATERIALS LEGEND:

	PEDESTAL PAVER SYSTEM — 1 LDR1
	SEDUM MAT — 4 LDR1
	CRUSHED STONE BALLAST VEGETATION FREE ZONE — 7 LDR1
	BUILT-IN GRILL ISLAND — 10 LDR1
	SITE LIGHTING SEE LIGHTING SCHEDULE
	SAFETY RAIL — LDR2
	DRINK RAIL — LDR2
	PLANTER SEE PLANTER SCHEDULE — 3 LDR2, 4 LDR2

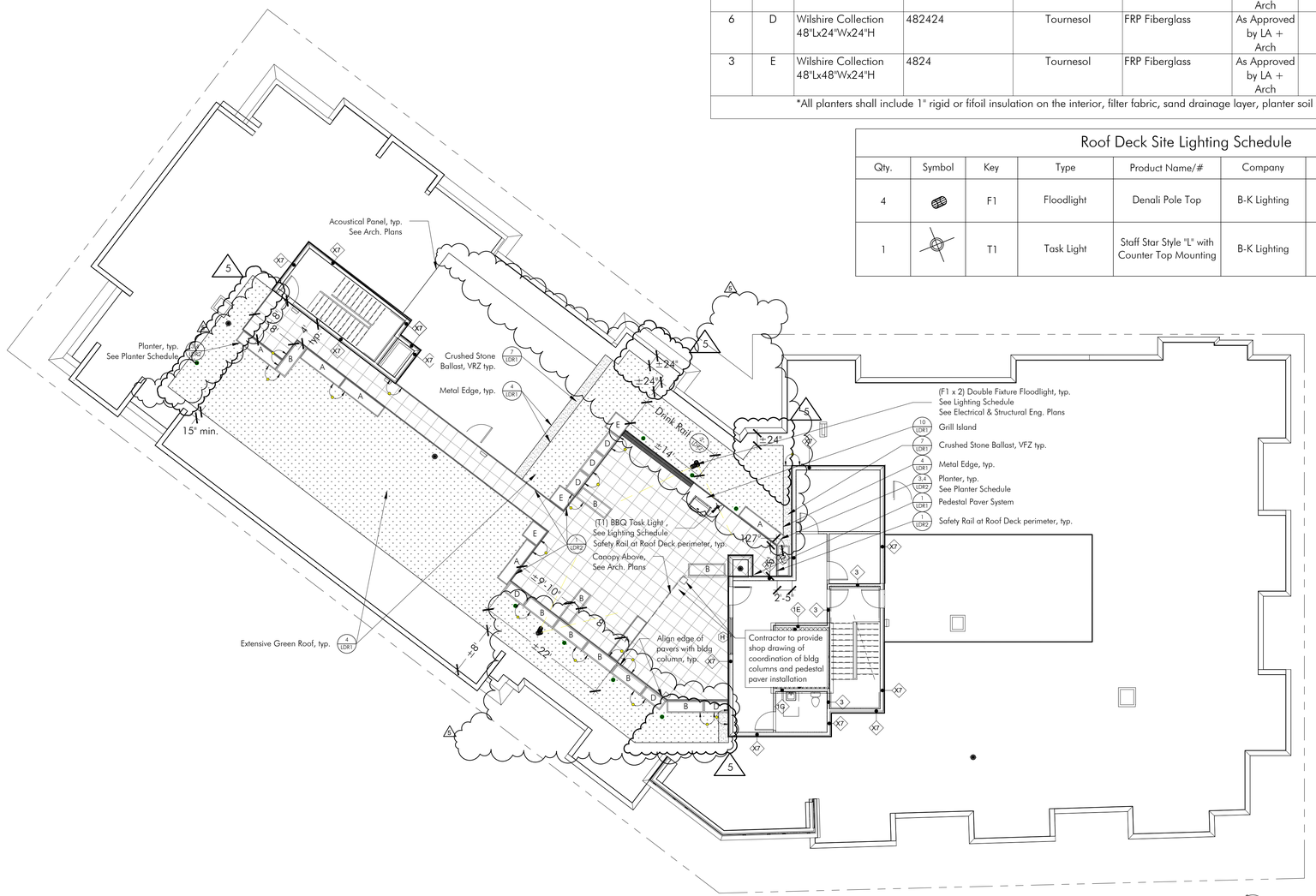
Planter Schedule at Roof Deck

Qty.	Key	Type	Product #	Company	Material	Color	Finish	Other Notes
6	A	Wilshire Collection - 96"Lx24"Wx24"H	962424	Tournesol	FRP Fiberglass	As Approved by LA + Arch	Orangepeel Finish	Irrigation Sleeves
9	B	Wilshire Collection - 72"Lx24"Wx24"H	722424	Tournesol	FRP Fiberglass	As Approved by LA + Arch	Orangepeel Finish	Irrigation Sleeves
1	C	Wilshire Collection 60"Lx24"Wx24"H	602424	Tournesol	FRP Fiberglass	As Approved by LA + Arch	Orangepeel Finish	Irrigation Sleeves
6	D	Wilshire Collection 48"Lx24"Wx24"H	482424	Tournesol	FRP Fiberglass	As Approved by LA + Arch	Orangepeel Finish	Irrigation Sleeves
3	E	Wilshire Collection 48"Lx48"Wx24"H	4824	Tournesol	FRP Fiberglass	As Approved by LA + Arch	Orangepeel Finish	Irrigation Sleeves

*All planters shall include 1" rigid or fifoil insulation on the interior, filter fabric, sand drainage layer, planter soil and mulch finish surface.

Roof Deck Site Lighting Schedule

Qty.	Symbol	Key	Type	Product Name/#	Company	Material	Other Notes
4		F1	Floodlight	Denali Pole Top	B-K Lighting	TBD	12' Mounting Height
1		T1	Task Light	Staff Star Style "L" with Counter Top Mounting	B-K Lighting	TBD	Contractor to provide shop drawing in coordination with Grill Island



SCALE: 1" = 10'-0"
0 5' 10' 25'

PROJECT NAME

THE ONYX MIXED-USE

PROJECT ADDRESS
16-20 MEDFORD ST
SOMERVILLE MA

CLIENT

SOMERVILLE LIVING LLC.

ARCHITECT

DESIGN
KHALSA

17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682 FAX: 617-591-2086

CONSULTANTS:

VERDANT
LANDSCAPE ARCHITECTURE
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REGISTRATION

MASSACHUSETTS — MARC C. HYMES — No. 3561 — REGISTERED LANDSCAPE ARCHITECT

Project number	20028
Date	09/01/2023
Drawn by	EH
Checked by	BH
Scale	AS NOTED

REVISIONS

No.	Description	Date
5		1/1/2024

LANDSCAPE SERIES
ROOF DECK MATERIALS & LAYOUT PLAN

LR1.1

THE ONYX MIXED-USE

\\TKG-SERVER\Data\20\20028-Ugo-Medford & Bedford Streets\03 Drawings\00_ARCH_SD_DD\16 Medford\16-20 Medford St_Current.rvt
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PLANTING NOTES

1. The Landscape Subcontractor shall coordinate with the General Contractor and Site Subcontractor all the requirements for subsoil testing and preparation and testing and placing of approved topsoil and planting soil mixes as described in the specifications. Failure of the site or General Contractor to perform required testing, subsoil and topsoil preparation does not relieve the Landscape Contractor from the requirements of the work as set forth in the specifications.
2. All plant material shall be approved by the Landscape Architect prior to arrival on the site.
3. All plant material shall conform to the American Standard for Nursery Stock established by "American Hort" americanhort.org
4. No invasive plants as per the Massachusetts Prohibited Plant List shall be used on the site.
5. Plantings shall be installed in such a way that when mature they will remain at least 18 inches away from the structure of the building.
6. No substitution of plant species will be allowed without the written approval of the Landscape Architect. Any proposed substitutions of plant species shall be a plant of equivalent overall form, height and branching habit, flower, leaf and fruit, color and time of bloom.
7. The Contractor shall locate and verify all utility line locations prior to excavation for tree pits and report any conflicts to the Landscape Architect.
8. All plants shall be placed in their approximate location by the Contractor. The Contractor shall adjust the locations as required by the Landscape Architect. Trees shall be placed first, then shrubs, then perennials and last, groundcovers. Final locations must be approved by the Landscape Architect prior to planting.
9. The rootballs of trees shall be planted 2" above adjacent finished grade. The rootballs of shrubs shall be planted 1" above adjacent finished grade. The rootflare of perennials shall be set at the level at which the plant was growing.
10. All planting to be done under the full time supervision of a certified arborist, nurseryman or licensed Landscape Architect.
11. All plants are to be thoroughly watered after installation, at least twice within the first 24 hours.

IRRIGATION NOTES

1. Permanent irrigation systems required for all planting areas including extensive green roof and planters. Provide irrigation sleeves below hardscape elements to reach all planted areas. See specifications.

PROPOSED ROOF DECK PLANT LIST

Shrubs and Vines:

AG	3	Amelanchier grandiflora 'Autumn Brilliance'	Serviceberry	5 gal. pots
CS	6	Cornus sericea 'Baileyi'	Dwarf Redtwig Dogwood	3 gal. pots
IG	38	Ilex glabra 'Gem Box'	Dwarf Inkberry	3 gal pots

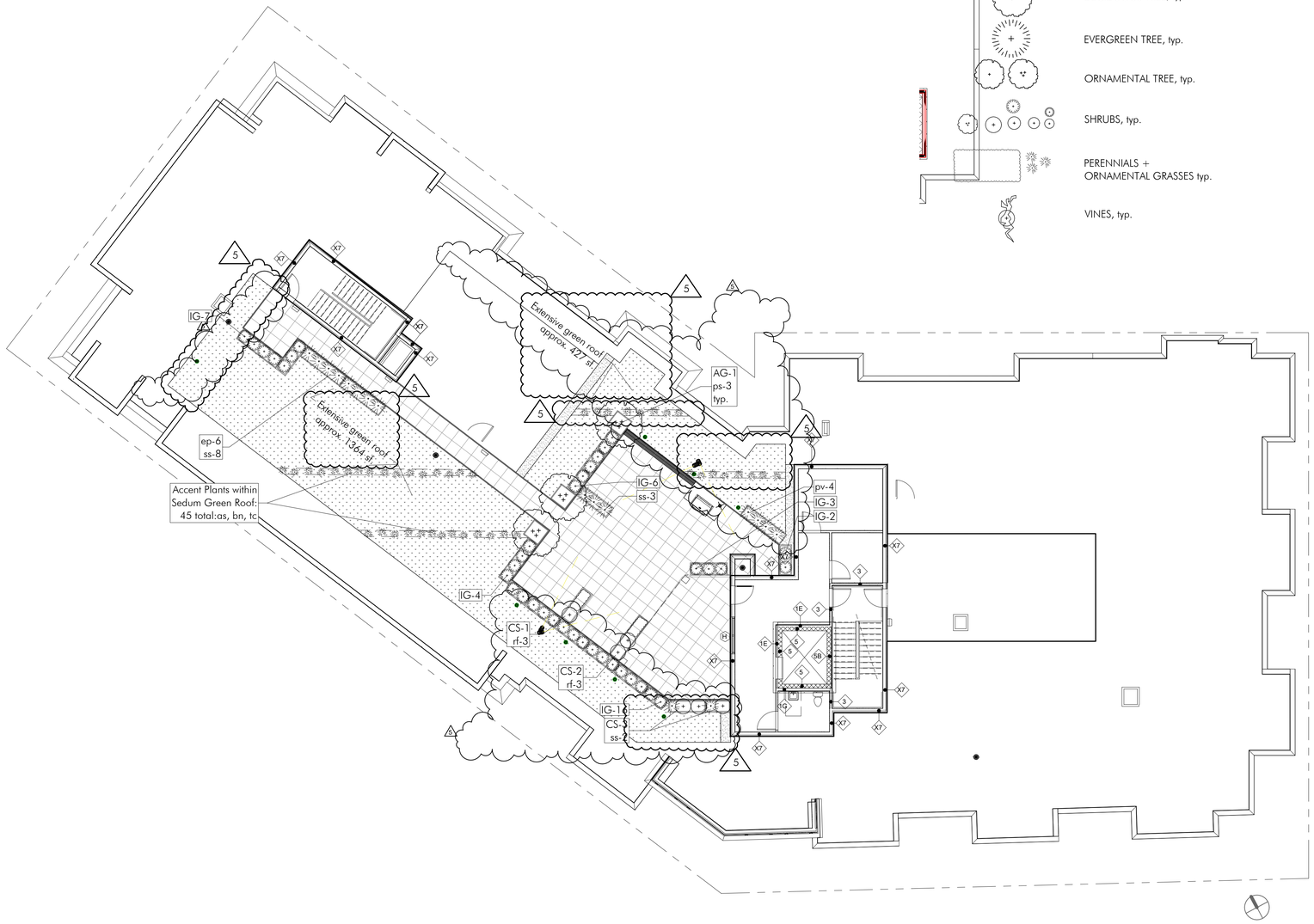
Perennials:

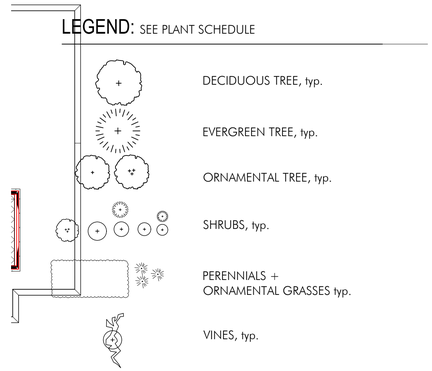
ep	6	Echinacea purpurea	Purple Coneflower	1 gal.
ps	9	Phlox subulata	Creeping Phlox	1 qt.
pv	4	Panicum virgatum 'Shenandoah'	Switchgrass	2 gal.
rf	6	Rudbekia fulgida 'Goldstrum"	Black-eyed-Susan	1 gal.
ss	13	Schizachyrium scoparium 'Blue Heaven'	Little Bluestem	1 gal.

Sedum:
InstaGreen Carpet by Hydrotech approx. 1790sf

Accent Plants within Sedum Area (available from Emory Knoll Farms Green Roof Plants)

as	15	Allium schoenoprasum	Wild Chives	plugs	6" o.c.
bn	15	Bigelowia nuttallii	Nutall's Rayless Goldenrod	plugs	6" o.c.
tc	15	Talinum calycinum	Fameflower	plugs	6" o.c.





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REGISTRATION

MASSACHUSETTS · MARC C. HINES · NO. 1626 · REGISTERED LANDSCAPE ARCHITECT

Project number	20028
Date	09/01/2023
Drawn by	EH
Checked by	BH
Scale	AS NOTED

REVISIONS

No.	Description	Date
5		1/1/2024

LANDSCAPE SERIES
ROOF DECK
PLANTING PLAN

LR2.1

THE ONYX MIXED-USE

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Somerville Green Score: 16-20 MEDFORD

	Area or Number	Sq Ft Credit	Multiplier	Weighted Area	Score Value	% of Score
Soils						
Landscaped area with a soil depth less than 24 inches	0	actual sq ft	**0.3**	0	**0.000**	0%
Landscaped area with a soil depth equal to or greater than 24 inches	680	actual sq ft	**0.6**	408	**0.024**	9%
Pervious Paving with 6 to 24 inches of subsurface soil or gravel	600	actual sq ft	**0.2**	120	**0.007**	3%
Pervious Paving with more than 24 inches of subsurface soil or gravel	455	actual sq ft	**0.5**	227.5	**0.013**	5%
Groundcovers						
Turf grass, mulch, and inorganic surfacing materials	0	actual sq ft	**0.1**	0	**0.000**	0%
Plants						
Vegetation less than two (2) feet tall at maturity	275	actual sq ft	**0.2**	55	**0.003**	1%
Vegetation at least two (2) feet tall at maturity	28	12	**0.3**	100.8	**0.006**	2%
Trees						
Small Tree	0	50	**0.6**	0	**0.000**	0%
Large Tree	11	450	**0.6**	2970	**0.176**	65%
Preserved Tree	0	65	**0.8**	0	**0.000**	0%
Engineered Landscape						
Vegetated Wall	0	actual sq ft	**0.1**	0	**0.000**	0%
Rain gardens, bioswales, and stormwater planters	0	actual sq ft	**1.0**	0	**0.000**	0%
Green Roof with up to 6" of growth medium	0	actual sq ft	**0.1**	0	**0.000**	0%
Green Roof with 6"-10" of growth medium	1789	actual sq ft	**0.4**	715.6	**0.042**	16%
Green Roof of 10"-24" growth medium	0	actual sq ft	**0.6**	0	**0.000**	0%
Green Roof of over 24" growth medium	N/A	Calculate as if soils, groundcovers, plants, and trees				N/A

Planters on Roof Deck Level Not Included in Green Score Calc

Green Score = 0.272

	Green Score District Requirements			
	NR & UR	**MR3 & MR4**	**MR5, MR6, & HR**	**FAB, CC, CB, CI**
Required Score:	0.35	0.25	0.20	0.20
Target Score:	0.40	0.3	0.25	-
Actual Green Score:	0.272	0.272	0.272	0.272

1 GREEN SCORE CALCULATIONS

PROJECT NAME

THE ONYX MIXED-USE

PROJECT ADDRESS
16-20 MEDFORD ST
SOMERVILLE MA

CLIENT

SOMERVILLE LIVING LLC.

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REGISTRATION

MASSACHUSETTS BLAIR C. HINES NO. 3558 REGISTERED LANDSCAPE ARCHITECT

Project number	20028
Date	09/01/2023
Drawn by	EH
Checked by	BH
Scale	AS NOTED

REVISIONS

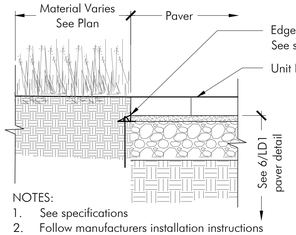
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LANDSCAPE SERIES
GREEN SCORE

LD0

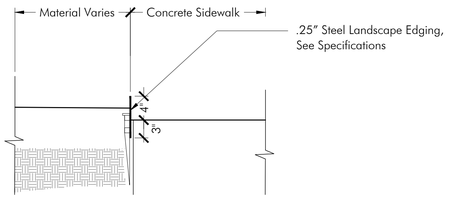
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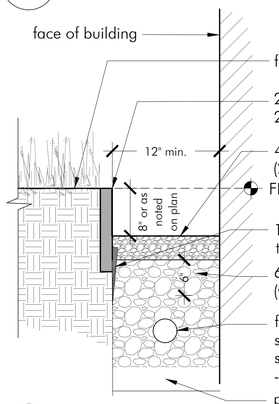
NOTES:
1. See specifications
2. Follow manufacturers installation instructions

14 PERVIOUS PAVERS EDGE RESTRAINT
SCALE: 1" = 1' - 0"



NOTES:
1. Steel Edging by Mid City Steel, Westport, MA (Midcitysteel.com)
2. ¼" x 7" ht. Color Black

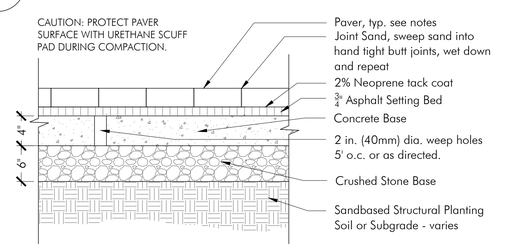
15 METAL EDGE I At Plant Beds Along Sidewalk
SCALE: 1" = 1' - 0"



16 MAINTENANCE EDGE I If Required
SCALE: 1" = 1' - 0"

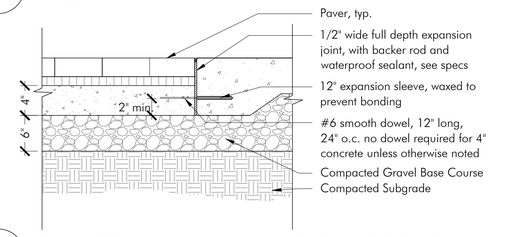
17 DETAIL NOT USED
SCALE: NTS

9 DETAIL NOT USED
SCALE: NTS



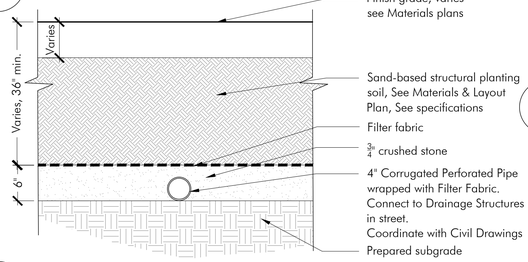
NOTES:
1. See Specifications
2. Ideal Pavers: Boston Colonial Pavers in Beacon Hill Blend 6cm
3. 2" Weep holes every 5' on center if needed

10 STREETSCAPE UNIT PAVERS ON CONCRETE, IF REQUIRED
SCALE: 1" = 1' - 0"



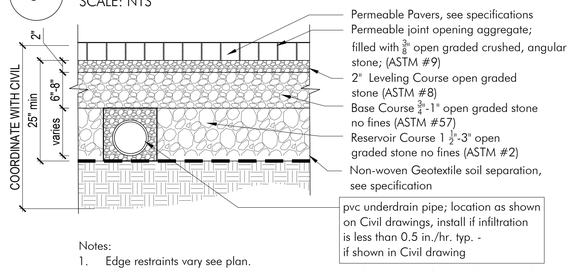
11 STREETSCAPE UNIT PAVER TRANSITION TO CONCRETE
SCALE: 1" = 1' - 0"

12 DETAIL NOT USED
SCALE: NTS



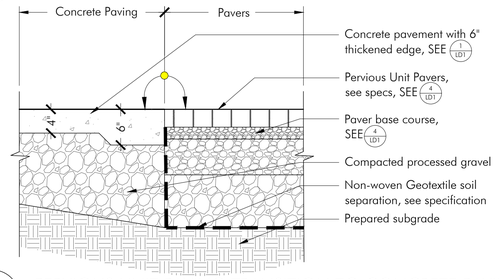
13 SAND BASED STRUCTURAL SOIL
SCALE: 1"=1'-0"

5 DETAIL NOT USED
SCALE: NTS

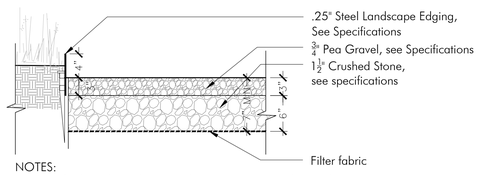


Notes:
1. Edge restraints vary see plan.
2. All paving areas to have sailor course perimeter unless pattern otherwise shown on plan.
3. All aggregate material shall be crushed, angular stone and free of fines.
4. Compact subsoil with a California bearing ratio (cbr) of less than 5% as directed by a professional engineer.
5. Surface slope shall be a minimum of 1% and a maximum of 5%.
6. Install pvc underdrain pipe where infiltration rate of subsoil is less than 0.5 in./hr. size as directed by a professional engineer.
7. Never build permeable pavements on organic clay soils of high plasticity and/or peat, mulch, soils with high organic content.
8. Maintain a minimum distance of 2' between bottom of permeable base and water table.
9. The minimum aggregate thicknesses are after compaction.
10. See specifications

6 PERVIOUS UNIT PAVING
SCALE: 1" = 1' - 0"

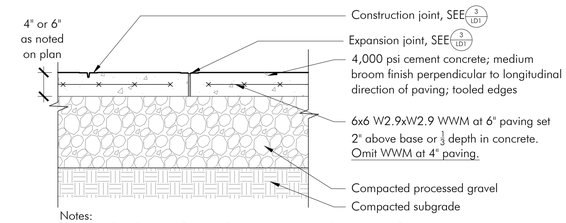


7 PERVIOUS UNIT PAVING TRANSITION TO CONCRETE PAVING
SCALE: 1" = 1' - 0"



NOTES:
1. Steel Edging by Mid City Steel, Westport, MA (Midcitysteel.com)
2. ¼" x 7" ht. Color Black

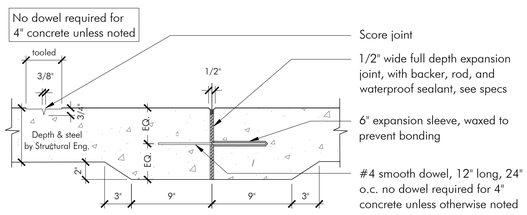
8 CRUSHED STONE PAVING
SCALE: 1" = 1' - 0"



Notes:
1. See Civil Engineer Plans + Details for Concrete Paving within Public realm.
2. Provide expansion joint between concrete paving & all structures unless specifically directed by owner or Landscape Architect.
3. Provide 6" depth concrete at bike racks, benches and other site furnishings as noted on details.
4. All construction joints shall be 5' o.c. typical unless otherwise noted.
5. Expansion joints every 30' o.c. both ways and as noted.
6. See specifications.

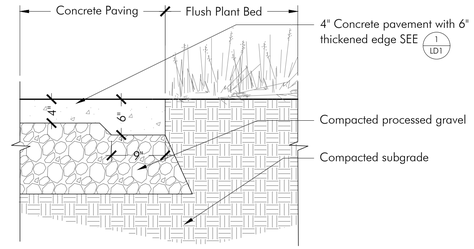
1 4" CONCRETE PAVING
SCALE: 1"=1'-0"

2 DETAIL NOT USED
SCALE: NTS



Expansion joint installation notes:
1. Provide expansion joint between concrete paving & any structure unless specifically directed by owner or Landscape Architect
2. Expansion joints max. 30'-0" o.c. unless shown otherwise.
3. Provide score and tooled joints at 5' o.c. unless shown otherwise.
4. Dowel is required at expansion joints at the Top of Steps and at 6" vehicular conc. paving
5. Delete expansion sleeve and dowel where joint abuts wall, curbs, or other vertical surfaces, unless otherwise indicated on plan.

3 CONCRETE JOINTS
SCALE: 1-1/2" = 1' - 0"



4 CONCRETE TRANSITION TO PLANT BED
SCALE: 1"=1'-0"

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16-20 MEDFORD ST
SOMERVILLE MA

CLIENT

SOMERVILLE LIVING LLC.

ARCHITECT

DESIGN
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REGISTRATION

Project number	20028
Date	09/01/2023
Drawn by	EH
Checked by	BH
Scale	AS NOTED

REVISIONS

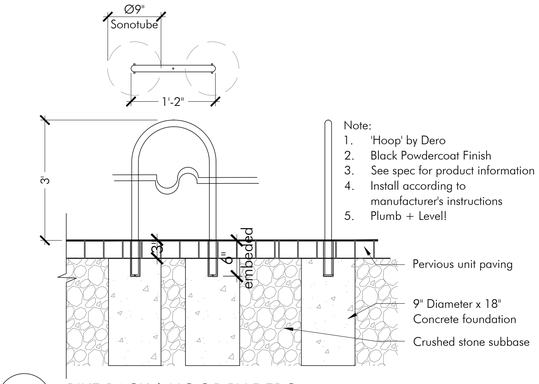
No.	Description	Date
5		1/1/2024

LANDSCAPE SERIES
SITE DETAILS

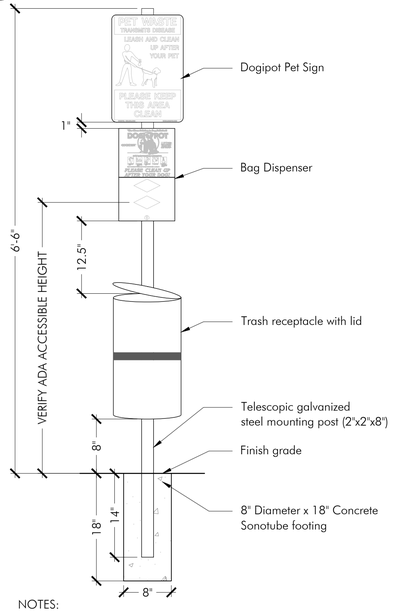
LD1

THE ONYX MIXED-USE

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5 BIKE RACK | HOOP BY DERO
SCALE: 1" = 1' - 0"



NOTES:
1. Dog Waste Station by DogiPot.
2. 48" MAX. height for trash bag dispenser and disposal to comply with ADA guidelines.
3. Installation to be completed in accordance with manufacturer's specifications.
4. See Specifications for further information.

6 DOGIPOT DOG WASTE STATION
SCALE: NOT TO SCALE

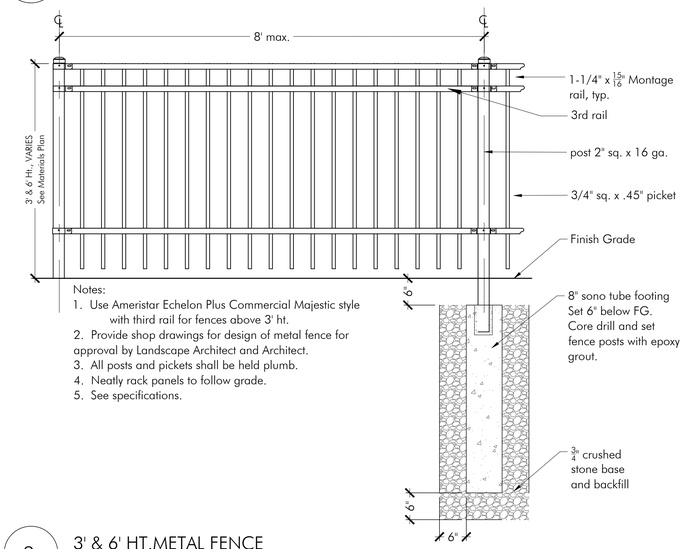


Notes:
1. See Specifications

A. BigBelly shall be BigBelly with Single Stream Recycling Unit (73.7"Wx25.9"Dx50.4"H)
Bottle/Can opening: 5" diameter, Paper Opening: 1.75" x 12"

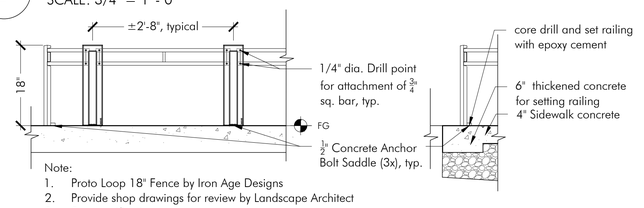
7 TRASH RECEPTABLE | Big Belly Trash + Recycling Unit IF REQ.
SCALE: NTS

1 DETAIL NOT USED
SCALE: NTS



Notes:
1. Use Ameristar Echelon Plus Commercial Majestic style with third rail for fences above 3' ht.
2. Provide shop drawings for design of metal fence for approval by Landscape Architect and Architect.
3. All posts and pickets shall be held plumb.
4. Neatly rack panels to follow grade.
5. See specifications.

2 3' & 6' HT.METAL FENCE
SCALE: 3/4" = 1' - 0"



Note:
1. Proto Loop 18" Fence by Iron Age Designs
2. Provide shop drawings for review by Landscape Architect
3. See specifications
4. Fully weld all joints and seams
5. Shim plates to sit level

3 METAL TREE GUARD I Proto by Iron Age Designs | At Street Trees
SCALE: 3/4" = 1' - 0"

4 DETAIL NOT USED
SCALE: NTS

PROJECT NAME

THE ONYX MIXED-USE

PROJECT ADDRESS
16-20 MEDFORD ST
SOMERVILLE MA

CLIENT

SOMERVILLE LIVING LLC.

ARCHITECT

DESIGN
KHALSA

17 IVALOO STREET SUITE 400
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TELEPHONE: 617-591-8682 FAX: 617-591-2086

CONSULTANTS:

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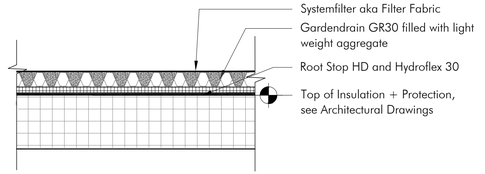
LANDSCAPE SERIES

SITE DETAILS

LD2

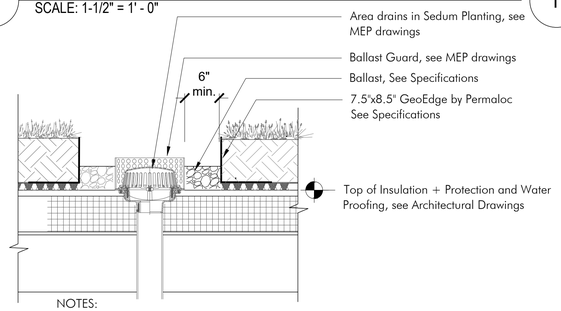
THE ONYX MIXED-USE

\\TKG-SERVER\Data\20\20028-Ugo-Medford & Bedford Streets\03 Drawings\00_ARCH_SD_DD\16 Medford\16-20 Medford St_Current.rvt
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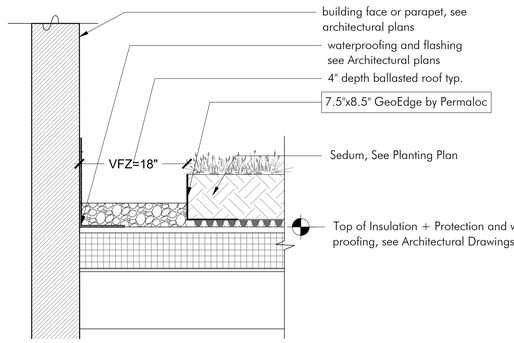
Notes:
1. GR30, Garden Roof Assembly by Hydrotech, American Hydrotech, Chicago 800.877.6125
2. See Specifications

5 GARDEN DRAIN
SCALE: 1-1/2" = 1' - 0"



NOTES:
1. See MEP and Plumbing Drawings

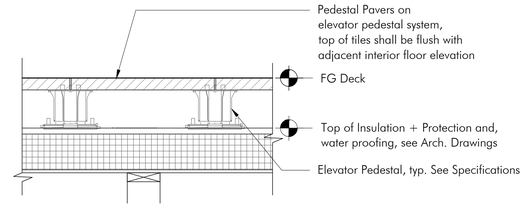
6 DRAINAGE INLET I In Green Roof
SCALE: 1" = 1' - 0"



NOTES:
1. See manufacturer's installation recommendations
2. Metal Edge GeoEdge by Permaloc, finish shall be black

7 CRUSHED STONE BALLAST I Vegetation Free Zone
SCALE: NTS

8 DETAIL NOT USED
SCALE: NTS



Note:
1. Elevator Pedestal System, see specifications
2. Create level finish grade at all pedestrian paving surfaces on roofdeck. Adjust pedestal heights to create level finish grade.

1 PEDESTAL PAVERS
SCALE: 1"=1'-0"

2 DETAIL NOT USED
SCALE: NTS

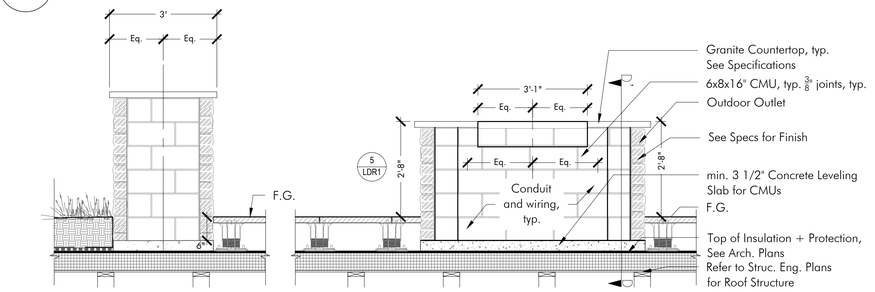


NOTES:
1. Installation forthcoming
2. See Specifications

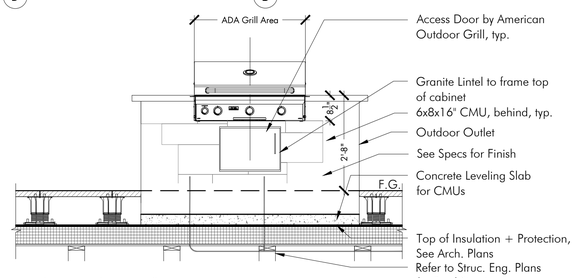
3 DETAIL NOT USED
NTS

4 METAL EDGE
SCALE: 1" = 1' - 0"

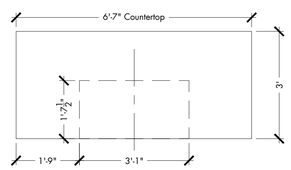
9 DETAIL NOT USED
SCALE: NTS



D Section B Section Elevation



A Elevation with ADA Grill



PRODUCT	CUT-OUT DIMENSIONS
AOG Grill 36" Built-In	36 3/4"W x8 1/2"H x19 1/2"D

C Counter Top Plan of Cutouts

NOTE:
1. Provide shop drawings for grill, including all materials, finishing, dimensioning, fasteners and appurtenances for structural review and approval by the Landscape Architect prior to installation.
2. Provide shop drawing for installation and coordination of Task Light. See Lighting Schedule LR1.1
3. Provide gas line, electrical and plumbing/hookup to grill with emergency shut off valves to all grills.
4. ADA Grill Area:
   - 4.1. All controls and doors do not require tight grasping, pinching, or twisting of the wrist to operate
   - 4.2. All controls and doors do not required more than one hand to operate
   - 4.3. All controls and doors do not require more than 5 lbs to operate
   - 4.4. All controls to be located within 15"-54" for ADA Grill
5. Verify all cut-out dimensions based on approved appliances.
6. *Parge coat CMU where access doors are located for lining internal storage/cabinet space..*

10 GRILL ISLAND
SCALE: 3/4" = 1' - 0"

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REGISTRATION

MASSACHUSETTS · MARC C. HINES · NO. 1016 · REGISTERED LANDSCAPE ARCHITECT

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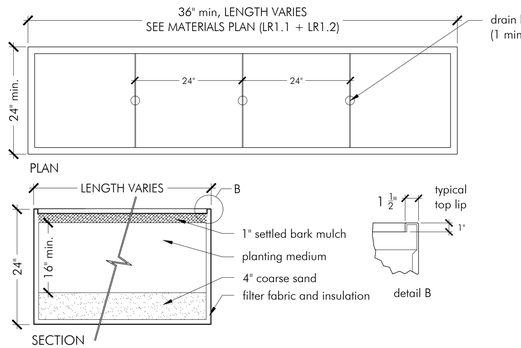
LANDSCAPE SERIES

ROOF DECK SITE DETAILS

LDR1

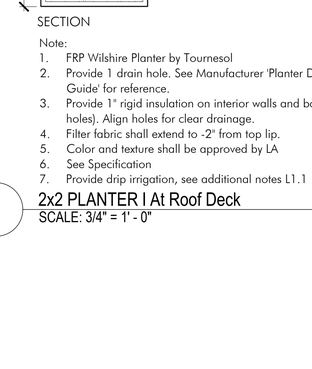
THE ONYX MIXED-USE

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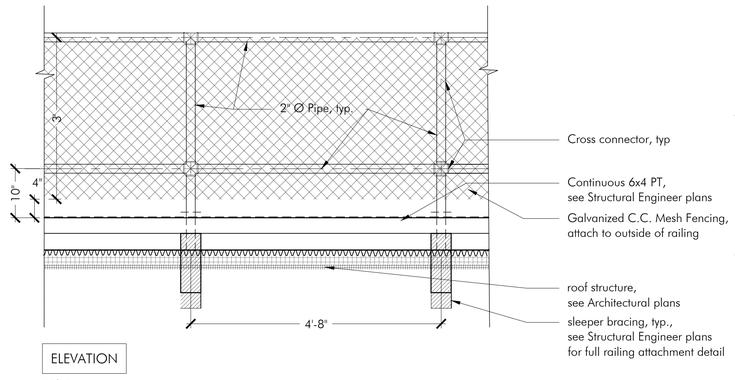
Note:
1. FRP Wilshire Planter by Tournesol See Planter Schedule LR1.2
2. Provide drain holes, quantity to accommodate size of planter. See Manufacturer's 'Planter Drain Hole Guide' for reference.
3. Provide 1" rigid insulation on interior walls and bottom (with drain holes). Align holes for clear drainage.
4. Filter fabric shall extend to -2" from top lip.
5. Color and texture shall be approved by LA
6. See Specification
7. Provide internal reservoir

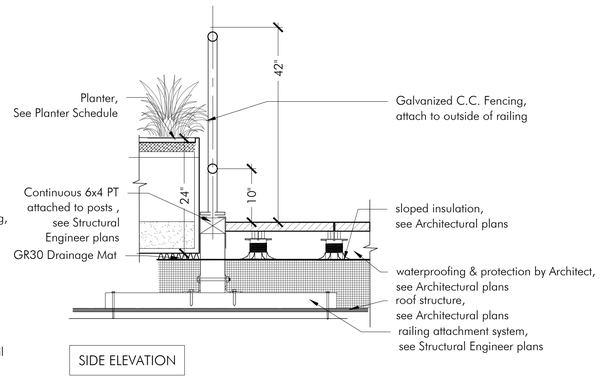
3 PLANTERS A-D I At Roof Deck
SCALE: 3/4" = 1' - 0"



Note:
1. FRP Wilshire Planter by Tournesol
2. Provide 1 drain hole. See Manufacturer 'Planter Drain Hole Guide' for reference.
3. Provide 1" rigid insulation on interior walls and bottom (with drain holes). Align holes for clear drainage.
4. Filter fabric shall extend to -2" from top lip.
5. Color and texture shall be approved by LA
6. See Specification
7. Provide drip irrigation, see additional notes L1.1

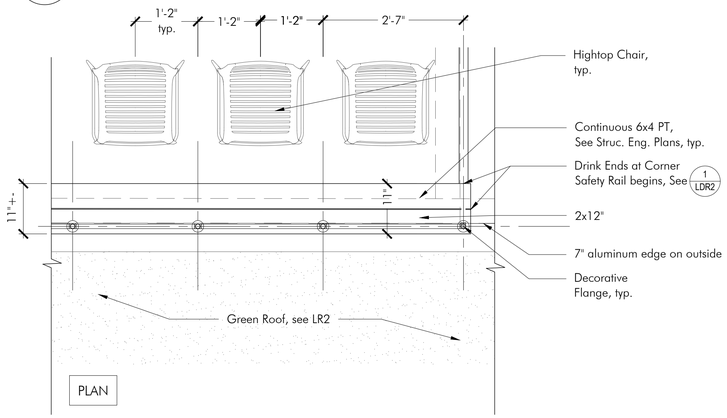
4 2x2 PLANTER I At Roof Deck
SCALE: 3/4" = 1' - 0"

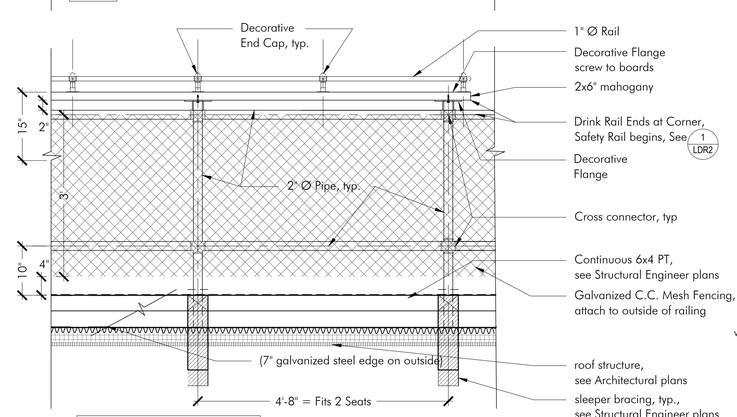


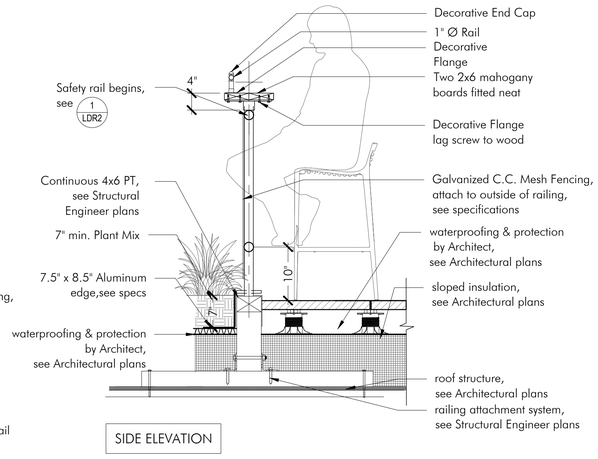


notes:
1. Provide Shop Drawings for all connections and fabrications to Architect and Structural for Review
2. All metal components shall be galvanized steel
3. Concrete Grade Beam- see specifications

1 METAL SAFETY RAIL
SCALE: 3/4" = 1' - 0"







Note:
1. All metal components shall be galvanized steel

2 DRINK RAIL
SCALE: 3/4" = 1' - 0"

notes:
1. Provide Shop Drawings for all connections and fabrications to Architect and Structural for Review
2. All pipe and connectors to be galvanized steel
3. Concrete Grade Beam- see specifications

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LANDSCAPE SERIES

ROOF DECK
SITE DETAILS

LDR2

THE ONYX MIXED-USE

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ARCHITECTURAL ABBREVIATIONS

&	AND

A

AB	ANCHOR BOLT
ACFL	ACCESS FLOOR
ACOUS	ACOUSTICAL
ACT	ACOUSTICAL CEILING TILE
AD	AREA DRAIN
ADD	ADDENDUM
ADDL	ADDITIONAL
ADJ	ADJUSTABLE
ADJ	ADJACENT
ADMIN	ADMINISTRATION
AFF	ABOVE FINISH FLOOR
AHU	AIR HANDLING UNIT
ALT	ALTERNATE
ALUM	ALUMINUM
ANUN	ANNUNCIATOR
AP	ACCESS PANEL
APC	ARCHITECTURAL PRECAST CONCRETE
APROX	APPROXIMATE
ARCH	ARCHITECTURAL
AUTO	AUTOMATIC
AWT	ACOUSTICAL WALL TREATMENT

B

BA	BUILDING ACCESSORY
BBD	BULLETIN BOARD
BC	BRICK COURSES
BD	BOARD
BFE	BOTTOM FOOTING ELEVATION
BG	BUMPER GUARD
BIT	BITUMINOUS
BKT	BRACKET
BLDG	BUILDING
BLKG	BLOCKING
BLT	BORROWED LIGHT
BLW	BELOW
BM	BEAM
BO	BY OWNER
BOF	BY OWNER FUTURE
BOT	BOTTOM
BR	BRICK
BRG	BEARING
BRL	BRICK LEDGE
BSMT	BASEMENT
BTWN	BETWEEN
BUR	BUILT-UP ROOFING

C

C	CHANNEL
C DISP	CUP DISPENSER
CAB	CABINET
CG	CORNER GUARD
CH	COAT HOOK
CJT	CONTROL JOINT
CCTV	CLOSED CIRCUIT TELEVISION

C

CD	COILING DOOR
CG	COILING GRILLE
CL	CENTER LINE
CL	CLASS
CLG	CEILING
CLR	CLEAR
CM	CONSTRUCTION MANAGER
CMU	CONCRETE MASONRY UNIT
CO	CLEANOUT
CO	CASED OPENING
COL	COLUMN
COMB	COMBINATION/-ED
CONC	CONCRETE
CONF	CONFERENCE
CONN	CONNECT/-ED/-ION
CONST	CONSTRUCTION
CONT	CONTINUEOUS
CONTR	CONTRACTOR
COORD	COORDINATE
CORR	CORRIDOR
CPT	CARPET
CT	CERAMIC TILE
CTR	CENTER
CTSK	COUNTERSUNK
CUH	CABINET UNIT HEATER
CW	CURTAIN WALL
CW	COLD WATER
CYL	CYLINDER

D

D	DEPTH OR DEEP
DEMO	DEMOLITION
DEPR	DEPRESSION
DEPT	DEPARTMENT
DET	DETAILS
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIAG	DIAGONAL
DIFF	DIFFUSER
DIM	DIMENSION
DISP	DISPENSER
DIST	DISTRIBUTION
DIV	DIVISION
DJT	DUMMY JOINT
DN	DOWN
DP	DEMOUNTABLE PARTITION
DP	DATA PROCESSING
DR	DOOR
DS	DOWNSPOUT
DW	DUMBWAITER
DWG	DRAWING
DWLS	DOWELS

E

E	EXISTING
EXIST	EXISTING
EC	ELECTRIC CABINET
EF	EXHAUST FAN
EIFS	EXTERIOR INSULATION AND FINISH SYSTEM

E

EJT	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR
EMERG	EMERGENCY
ENCL	ENCLOSURE
ENTR	ENTRANCE
EO	ELECTRICAL OUTLET
EP	EXPLOSION PROOF
EQ	EQUAL
EQUIP	EQUIPMENT
ES	END SECTION
EWC	ELECTRIC WATER COOLER
EXA	EXHAUST AIR
EXC	EXCAVATE/-EDJ-ION
EXH	EXHAUST HOOD
EXIST	EXISTING
EXP	EXPANSION
EXT	EXTERIOR
E	EXISTING
EC	ELECTRIC CABINET
EF	EXHAUST FAN
EIFS	EXTERIOR INSULATION AND FINISH SYSTEM
EJT	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR
EMERG	EMERGENCY
ENCL	ENCLOSURE
ENTR	ENTRANCE
EO	ELECTRICAL OUTLET
EP	EXPLOSION PROOF
EQ	EQUAL
EQUIP	EQUIPMENT
ES	END SECTION
EWC	ELECTRIC WATER COOLER
EXA	EXHAUST AIR
EXC	EXCAVATE/-EDJ-ION
EXH	EXHAUST HOOD
EXIST	EXISTING
EXP	EXPANSION
EXT	EXTERIOR

F

FA	FIRE ALARM
FB	FIRE BLANKET
FD	FLOOR DRAIN
FDN	FOUNDATION
FDV	FIRE DEPARTMENT VALVE
FE	FIRE EXTINGUISHER
FGS	FOAM GASKET SEAL
FH	FIRE HOSE
FHP	FULL HEIGHT PARTITION
FHV	FIRE HOSE VALVE
FIN	FINISH
FIXT	FIXTURE
FL	FLOOR
FL	FLOW LINE
FLASH	FLASHING
FLEX	FLEXIBLE
FLG	FLANGE
FLUOR	FLUORESCENT
FP	FIRE PROOFING

F

FRMG	FRAMING
FS	FULL SIZE
FS	FLOOR SINK
FSTOP	FIRESTOPPING
FT	FOOT/FEET
FTG	FOOTING
FTR	FIN TUBE RADIATION
FURR	FURRING
FUT	FUTURE

G

GA	GAUGE
GAL	GALLONS
GALV	GALVINIZED
GB	GRAB BAR
GB	GRADE BEAM
GC	GENERAL CONTRACTOR
GEN	GENERATOR
GEN	GENERAL
GL	GLASS
GMU	GLASS MASONRY UNIT
GR	GRADE
GWB	GYPSUM BOARD
GWB/SK	GYPSUM BLUE BOARD W/ PLASTER SKIM COAT
GYP SHGT	GYPSUM SHEATHING

H

H	HIGH
HB	HOSE BIB
HD	HAND DRYER
HDCP	HANDICAP
HDR	HEADER
HDW	HARDWARE
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HPT	HIGHPOINT
HR	HANDRAIL
HT	HEIGHT
HTR	HEATER
HVAC	HEATING, VENTILATING, AIR CONDITIONING
HW	HOT WATER
HWD	HARDWOOD

I

IC	INTERCOM
ID	INSIDE DIAMETER
IN	INCH
INSUL	INSULATION
INT	INTERIOR
ISO	ISOLATION

J

JAN	JANITOR
JB	JUNCTION BOX
JST	JOIST
JT	JOINT

K

KO	KNOCK OUT

L

L	ANGLE
L	LAVATORY
LAV	LAVATORY
LB	POUND
LCD	LINEAR CEILING DIFFUSER
LF	LINE FIGURED
LIN	LINEAR
LKR	LOCKER
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LMC	LINEAR METAL CEILING
LOC	LOCATION OR LOCATE
LPT	LOW POINT
LS	LAWN SPRINKLING
LT	LIGHT
LTG	LIGHTING
LVR	LOUVER
LWC	LINEAR WOOD CEILING

M

M	MIDDLE
MAN	MANUAL
MATL	MATERIAL
MAX	MAXIMUM
MBD	MARKER BOARD
MC	MEDICINE CABINET
MCU	MODULAR COOLING UNIT
MECH	MECHANICAL
MEMB	MEMBRANE
MET	METAL
MEZZ	MEZZANINE
MFR	MANUFACTURER
MH	MANHOLE
MHC	MATERIAL HANDLING CONVEYOR
MIN	MINIMUM
MIR	MIRROR
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MONO	MONOLITHIC
MPC	METAL PAN CEILING
MPU	MULTI-PURPOSE UNIT
MTD	MOUNTED
MTR	MOTOR
MULL	MULLION

N

NA	NOT APPLICABLE
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NRC	NOISE REDUCTION COEFFICIENT
NT	NOTE
NTS	NOT TO SCALE

O

OC	ON CENTER
OD	OUTSIDE DIAMETER
OFF	OFFICE
OH	OVERHEAD
OP	OPERABLE PARTITION
OPER	OPERATOR
OPNG	OPENING
OPP	OPPOSITE
ORD	OVERFLOW ROOF DRAIN

P

PART	PARTITION
PB	PUSH BUTTON
PC	PRECAST CONCRETE
PCD	PAPER CUP DISPENSER
PED	PEDESTAL
PL	PLATE
PL	PROPERTY LINE
PLAM	PLASTIC LAMINATE
PLBG	PLUMBING
PLS	PLASTER
PLW	PLYWOOD
PNL	PANEL
PR	PAIR
PRELIM	PRELIMINARY
PRES	PLASTIC RESIN
PRESS	PRESSURE
PRIM	PRIMARY
PROJ	PROJECTION
PRV	POWER ROOF VENTILATOR
PT	PAINT
PTC	PAPER TOWEL CABINET
PTR	PRINTER
PVC	POLYVINYL CHLORIDE

Q

QT	QUARRY TILE

R

R	RADIUS
R	RISER
RA	RETURN AIR
RAD	RADIATION
RB	RESILIENT BASE
RD	ROOF DRAIN
RE	RELOCATE EXISTING
REC	RECESSED
REF	REFERENCE
REFR	REFRIGERATOR
REG	REGISTER
REINF	REINFORCE/-ED/-ING
REM	REMOVE
REQD	REQUIRED
RET	RETAINING
REV	REVERSE
REV	REVISE
RF	RESILIENT FLOOR
RH	ROOF HATCH
RM	ROOM
RO	ROUGH OPENING
RS	ROUGH SLAB
RWC	RAIN WATER CONDUCTOR

S

S	SINK
SCHED	SCHEDULE
SD	SHOWER DRAIN
SD	SMOKE DAMPER
SDISP	SOAP DISPENSER
SECT	SECTION
SECY	SECRETARY
SF	STORE FRONT
SF	SQUARE FOOT
SH	SHOWER
SHD	SHOWER HEAD
SHT	SHEET
SHTG	SHEATHING
SIM	SIMILAR
SL	SEALER
SLNT	SEALANT
SLV	SLEEVE
SM	SURFACE MOUNTED
SNC	SANITARY NAPKIN CABINET
SND	SANITARY NAPKIN DISPOSER
SOG	SLAB ON GRADE
SP	STANDPIPE
SPEC	SPECIFICATIONS
SPR	SINGLE PLY ROOF
SQ	SQUARE
SQ YD	SQUARE YARD
SR	SERVICE RECEPTOR
SS	SERVICE SINK
SST	STAINLESS STEEL
ST	STREET
ST	STONE TILE
STC	SOUND TRANSMISSION
STD	STANDARD
STL	STEEL
STN	STONE
STNL	STONE LEDGE
STOR	STORAGE
STRUCT	STRUCTURAL

S

STS	STEEL STRUCTURE
SUPV	SUPERVISOR
SUSP	SUSPENDED
SW	STEEL WINDOWS
SW	SWITCH
SWD	SOFTWOOD
SYM	SYMMETRICAL

T

T	TOP
TAN	TANGENT
TBD	TACKBOARD
TC	TIME CLOCK
TCAB	TOWEL CABINET
TDISP	TISSUE DISPENSER
TDR	TRENCH DRAIN
TEL	TELEPHONE
TEMP	TEMPERATURE
TER	TERRAZZO
TG	TONGUE & GROOVE
THRES	THRESHOLD
TPG	TEMPERED PLATE GLASS
TPH	TOILET PAPER HOLDER
TR	TREAD
TRANSF	TRANSFORMER
TS	TUBE SECTION
TV	TELEVISION
TYP	TYPICAL

U

U	URINAL
UC	UNDERCUT
UFD	UNDER FLOOR DUCT
UG	UNDERGROUND
UH	UNIT HEATER
UNFIN	UNFINISHED
UNO	UNLESS NOTED OTHERWISE
US	UTILITY SHELF
UTIL	UTILITY

V

VC	VALVE CABINET
VENT	VENTILATION
VERT	VERTICAL
VEST	VESTIBULE
VR	VAPOR RETARDER
VTR	VENT THROUGH ROOF

W

W	WIDTH/WIDE
W	WIDE FLANGE
W	WITH
W/O	WITHOUT
WC	WATER CLOSET
WC	WALL COVERING
WD	WOOD
WDW	WINDOW
WG	WALL GUARD
WH	WALL HYDRANT
WHCH	WHEELCHAIR
WHTR	WATER HEATER
WP	WATERPROOF
WR	WASTE RECEPTACLE
WS	WEATHERSTRIP
WSCT	WAINSCOT
WT	WINDOW TREATMENT
WT	WEIGHT
WW	WOOD WINDOW
WWF	WELDED WIRE FABRIC

SYMBOLS

- LEVEL LINE, CONTROL OR DATUM ELEVATION
- REVISION NUMBER (A)
- PARTITION TYPE (C)
- CASEWORK TYPE (C)
- INTERIOR WINDOW TYPE (W)
- WINDOW TYPE (W)
- COLUMN REFERENCE GRID (A)
- BUILDING SECTION REFERENCE DRAWING NUMBER (X / AX.X)
- WALL SECTION REFERENCE DRAWING NUMBER (X / AX.X)
- SECTION DETAIL REFERENCE DRAWING NUMBER (X / AX.X)
- DIMENSION LINE (1 1/2")
- BREAK LINE TO BREAK OFF PARTS OF A DRAWING
- DOTTED LINE HIDDEN OR CONSTRUCTION ABOVE, BEYOND
- DETAIL REFERENCE DRAWING NUMBER (X / AX.X)
- EXTERIOR ELEVATION NUMBER (X / AX.X)
- INTERIOR ELEVATION KEY (1 / 4 AX.X 2 / 3)
- ROOM/SPACE NUMBER (141)
- DOOR NUMBER (111B)
- SEALANT AND BACKER ROD JOINT (S)
- DASH AND DOT CENTER LINE
- DASH AND DOUBLE DOT LINES PROPERTY LINES, BOUNDARY LINES

INDICATION OF MATERIALS

EARTH	EARTH/ COMPACT FILL	POROUS FILL/ GRAVEL	
CONCRETE	CONCRETE	SAND MORTAR	
MASONRY	BRICK	CONCRETE MASONRY UNIT	
STONE	RUBBLE	MARBLE	
METAL	STEEL/IRON	ALUMINUM	
WOOD	WOOD SHIM	CONTINUOUS BLOCKING	
	PLYWOOD	FINISH	
GLASS	GLASS	GLASS BLOCK	
INSULATION	BATT/ LOOSE FILL	RIGID	
	FIRE SAFING		
FINISHES	GYPSUM WALL BOARD	ACOUSTICAL TILE	

GENERAL NOTES

1. GENERAL CONDITIONS : THE GENERAL CONDITIONS FOR THIS CONTRACT SHALL BE AIA DOCUMENT A201 (1987 EDITION) EXCEPT AS HEREIN AMENDED.
2. SCOPE : WORK TO INCLUDE DEMOLITION AND CONSTRUCTION AS INDICATED ON THE DRAWINGS NECESSARY FOR A COMPLETE INSTALLATION. EACH CONTRACTOR SHALL RESPECT THE WORK OF OTHER CONTRACTORS AND ARE RESPONSIBLE FOR AND LIABLE TO REPAIR OR REPLACE ANY DAMAGE CAUSED BY THEIR WORK.
3. CODES : ALL WORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH LOCAL AND STATE CODES AND REGULATIONS HAVING JURISDICTION. THE CONTRACTOR SHALL PROTECT AND INDEMNIFY THE OWNER AND ARCHITECT AGAINST ANY CLAIM OR LIABILITY ARISING FROM ANY SUCH CODE OR REGULATION.
4. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS, INSPECTIONS AND APPROVALS.
5. QUALITY : WORKMANSHIP SHALL BE OF THE HIGHEST TYPE, AND MATERIALS USED OR SPECIFIED OF THE BEST QUALITY THAT THE MARKET AFFORDS. ALL INSTALLATIONS AND APPLICATIONS SHALL CONFORM TO THE MANUFACTURERS SPECIFICATIONS.
6. COORDINATION OF THE WORK : THE GENERAL CONTRACTOR SHALL COORDINATE THE WORK CONTRACT FROM THE CONTRACTOR OR THE OWNER. THE CONTRACTORS INSTRUCTIONS SHALL BE FOLLOWED BY ALL TRADES.
7. MECHANICAL TRADES : THE MECHANICAL AND ELECTRICAL TRADES SHALL INSTALL THEIR WORK AS RAPIDLY AS THE OTHER WORK PERMITS AND SHALL COMPLETE THIS WORK BY THE TIME THE OTHER TRADES HAVE FINISHED.
8. EXAMINATION OF THE SITE AND DOCUMENTS : THE CONTRACTOR, BEFORE SUBMITTING HIS PROPOSAL, SHALL VISIT THE SITE AND EXAMINE FOR HIMSELF ALL CONDITIONS AND LIMITATIONS WHICH EFFECT THE CONTRACT. THE CONTRACTOR SHALL CAREFULLY EXAMINE ALL CONTRACT DOCUMENTS. TITLES AND SUBDIVISIONS IN THESE DOCUMENTS ARE FOR CONVENIENCE, AND NO REAL OR ALLEGED ERRORS IN ARRANGEMENT OF MATTER SHALL BE REASON FOR OMISSION OR DUPLICATION BY ANY CONTRACTOR.
9. SEPARATE CONTRACTS : THE OWNER RESERVES THE RIGHT TO LET OTHER CONTRACTS IN CONNECTION WITH THE WORK. THE GENERAL CONTRACTOR SHALL AFFORD OTHER CONTRACTORS REASONABLE OPPORTUNITY FOR THE EXECUTION OF THEIR WORK AND SHALL PROPERLY CONNECT AND COORDINATE HIS WORK WITH THEIRS.
10. GUARANTEE : ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE UNLESS SPECIFIED OTHERWISE FOR A LONGER PERIOD OF TIME ON CERTAIN ITEMS.
11. TRASH REMOVAL : PRIOR TO STARTING WORK, THE GENERAL CONTRACTOR SHALL PROVIDE A CONSTRUCTION DUMPSTER AND PICKUP SERVICE FOR ALL CONSTRUCTION DEBRIS (DUMPSTER LOCATION TO BE COORDINATED WITH THE OWNER). AT THE END OF EACH DAY, THE GENERAL CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE AND OR WITHIN THE BUILDING. IF TRASH AND DEBRIS ARE NOT REMOVED, THE OWNER MAY (AT HIS OPTION) PAY FOR THE REMOVAL AND BACK CHARGE THE CONTRACTOR.
12. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
13. ALL SECTIONS, DETAILS, MATERIALS, METHODS, ETC. SHOWN AND/OR NOTED ON ANY PLAN OR SECTION SHALL APPLY TO ALL OTHER SIMILAR LOCATIONS UNLESS OTHERWISE NOTED.
14. THE GENERAL CONTRACTOR SHALL SAFELY SHORE, BRACE, OR SUPPORT ALL WORK AS REQUIRED. THIS WORK SHALL BE THE FULL RESPONSIBILITY OF THE CONTRACTOR AND NO ACT, DIRECTION, OR REVIEW OF ANY SYSTEM OR METHOD BY THE ARCHITECT SHALL RELIEVE THE CONTRACTOR OF THIS RESPONSIBILITY.
15. IT IS NOT THE INTENT OF THESE DRAWINGS TO SHOW NOR INDICATE ANY OR ALL FASTENING OR FRAMING TECHNIQUES /DEVICES, NOR BE ABLE TO SHOW ALL CONDITIONS PRESENT.
16. ALL WORK IS NEW UNLESS OTHERWISE NOTED.
17. ALL WALLS AND CEILINGS TO BE 5/8in FIRE CODE OR 1/2in GYPSUM BOARD, 5/8in MOISTURE RESISTANT TYPE X OR 5/8in CEMENT BOARD. FINISH AND TEXTURE TO BE SELECTED BY OWNER. MATERIAL AS MANUFACTURED BY U.S. GYPSUM OR EQUAL FINISH (CEMENT ACCESSORIES AND TAPE OR SKIM COAT). ALL JOINTS AND NAIL HEADS READY FOR PAINT, TILE, WOOD TRIM, VWC, OR PANELING.
18. STORAGE : THE CONTRACTOR SHALL PROVIDE ON SITE WEATHER PROTECTED STORAGE SPACE, I.E.: TRAILER. STORAGE OF CONSTRUCTION MATERIALS IN THE EXISTING BUILDING WILL NOT BE PERMITTED.
19. PROTECTION : THE CONTRACTOR SHALL PROTECT ALL PUBLIC AND ADJACENT AREAS FROM DAMAGE DURING CONSTRUCTION.
20. TEMPORARY SERVICES : THE CONTRACTOR WILL PAY FOR EXISTING SERVICES (WATER, TELEPHONE AND ELECTRICITY) AND WILL TURN OVER THESE SERVICES TO THE OWNER UPON FINAL ACCEPTANCE OF THIS PROJECT.
21. THE CONTRACTOR SHALL VERIFY LOCATION AND ACTUAL DEPTH OF ALL EXISTING SANITARY PIPING, STORM DRAINS, GAS AND WATER MAINS, ELECTRIC LINES AND PIPES. HE IS ALSO ADVISED TO VERIFY ACTUAL INVERTS OF SANITARY AND STORM LINES BY HAND DUG TEST PITS WELL IN ADVANCE OF TRENCHING AND CONSTRUCTION. ANY DISCREPANCY IN THIS PLAN AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE ARCHITECT. ALL NECESSARY PERMITS AND APPROVALS MUST BE OBTAINED FROM PROPER AUTHORITIES.
22. ARCHITECTURAL, MECHANICAL, ELECTRICAL, ELEVATOR, & SPRINKLER : EACH CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL PRIOR TO FABRICATION.
23. ALL WORK IS NEW UNLESS OTHERWISE NOTED.
24. DAMAGE : THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING BUILDING, WALLS, CEILINGS, FLOORS, FURNITURE AND FURNISHINGS. DAMAGED SURFACES DUE TO CONSTRUCTION TO BE PATCHED, REPAIRED AND/OR REPLACED AS REQUIRED AND BLEND TO MATCH EXISTING ADJACENT SURFACES AT NO ADDITIONAL COST TO OWNER.
25. THE GENERAL CONTRACTOR SHALL PREPARE A BOOKLET CONTAINING : LIST OF SUBCONTRACTORS USED ON THIS JOB WITH NAMES, ADDRESSES AND TELEPHONE NUMBERS. ALL WARRANTIES AND INSTRUCTION MANUALS FOR EQUIPMENT AND MATERIALS INSTALLED WILL BE ISSUED TO THE OWNER PRIOR TO FINAL ACCEPTANCE OF BUILDING, AND PRESENT BOOKLET TO OWNER PRIOR TO FINAL ACCEPTANCE OF OWNER.
26. CARPET AND/OR TILE : CARPET AND/OR TILE AS SELECTED AS PER DRAWINGS.
27. HANDICAPPED REQUIREMENTS : THE GENERAL CONTRACTOR WILL ACQUAINT HIMSELF WITH THE ARCHITECTURAL ACCESS BOARD (AAB) CODE FOR THE STATE OF MASSACHUSETTS AND THE ADA (AMERICANS WITH DISABILITIES ACT) TO ENSURE THAT THIS FACILITY WILL BE ACCESSIBLE.
28. SPRINKLER HEAD LOCATION : REFER TO N.F.P.A. STANDARDS. SPRINKLER HEADS TO BE LOCATED PER CODE. SHOP DRAWINGS ARE REQUIRED TO BE SUBMITTED TO THE CONTRACTOR FOR APPROVAL PRIOR TO INSTALLATION.
29. THE GENERAL CONTRACTOR SHALL COORDINATE THE LOCATION AND SIZE OF OPENINGS FOR VENTS, PIPES, INSERTS, BOXES, HANGERS, ETC.
30. ALL INTERIOR FINISHES AND FURNISHINGS FOR CEILINGS, WALL AND FLOORS SHALL BE CLASS 1in WITH A FLAME SPREAD RATING OF 0 TO .25.
31. SUBMIT SAMPLES OF ALL PAINTS AND STAINS FOR APPROVAL PRIOR TO APPLICATION.
32. BEFORE COMMENCING WORK, THE GENERAL CONTRACTOR WILL MEET WITH THE APPOINTED COMPANY REPRESENTATIVE TO OUTLINE PHASING OF CONSTRUCTION AND DISPOSITION OF EXISTING CONSTRUCTION MATERIALS AND/OR EQUIPMENT.
33. ALL WOODS BLOCKING TO BE PRESSURE TREATED, FIRE RETARDANT.

PROJECT NAME

VERGE MIXED-USE

PROJECT ADDRESS

16-20 MEDFORD ST
SOMERVILLE MA

CLIENT

SOMERVILLE LIVING LLC.

ARCHITECT

KDI ARCHITECTURE

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REGISTRATION

REGISTERED ARCHITECT — GWYN M. CARRIER — 9511 — BURLINGTON MA — COMMONWEALTH OF MASSACHUSETTS

Project number	20028
Date	12/05/2023
Drawn by	Author
Checked by	Checker
Scale	1 : 1

REVISIONS

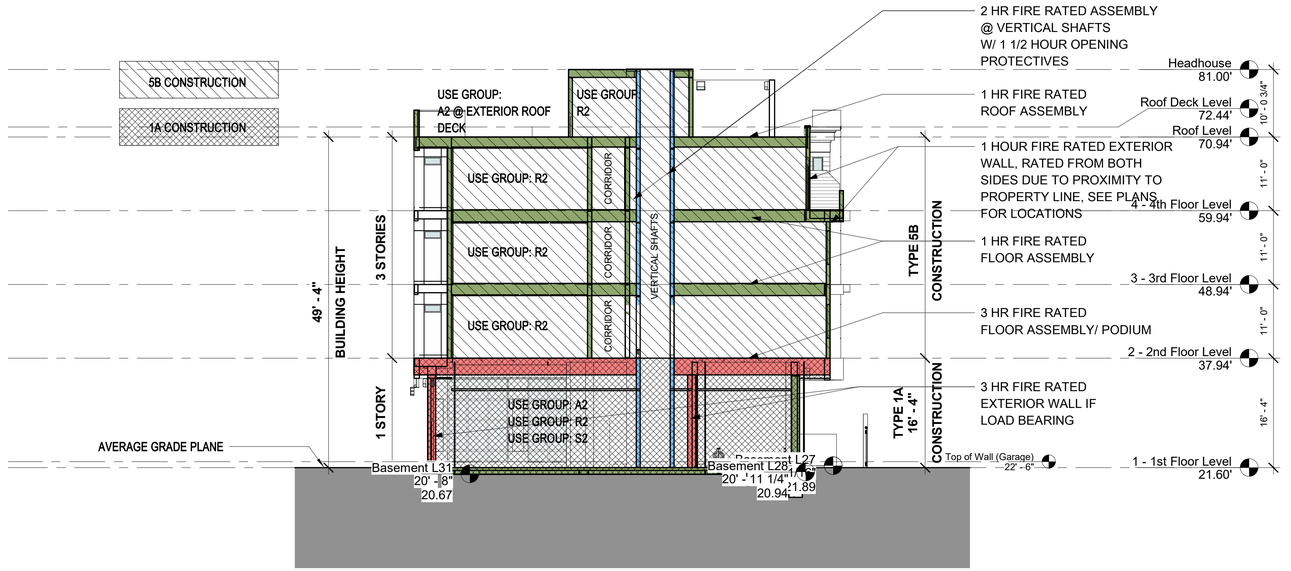
No.	Description	Date

General Notes & Abbreviations

A-001

VERGE MIXED-USE

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2 Code Review Section
3/32" = 1'-0"

CODE REVIEW:

IBC 2015

BUILDING CODE REVIEW

MASSACHUSETTS STATE BUILDING CODE-9TH EDITION

Introduction

This report documents the code compliance review for the proposed 16-20 Medford Street. (the Building) project, located in Somerville, MA. The compliance review is limited to the fire protection, life safety and accessibility of the applicable codes. This document serves as a design guide for the project team, and is intended to be used as the basis for discussions with the Somerville Building and Fire Departments.

Project Description

The proposed new construction project resides in Somerville, MA and consists of a (4) five story above grade (59'-5") building [(3) three upper stories plus roof deck level of Multi-Family dwelling (R-2) of type 5A construction, first floor (1) one story combination of Multi-Family Dwelling Lobby (R-2), A-2 Assembly Use Group & S-2 Enclosed Parking Garage of type IA construction.

Applicable Codes (Includes but not limited to):

The applicable codes and guidelines for the project include the following:
1. The Massachusetts State Building Code (780 CMR), Ninth Edition Effective January 1, 2018 (based on ICC International Building Code 2015) with Amendments
2. 521 CMR Massachussetts Architectural Access Board
3. 248 CMR MA Plumbing Regulations
4. 524 CMR MA Elevator Regulations
5. 527 CMR MA Fire Prevention and Electrical Regulations
6. International Energy Code 2021
7. International Mechanical Code 2015
8. International Fire Code 2015

Occupancy (Use Group) Classification

The Building contains the following occupancy (user group) classifications.

Occupancy (Use Group) Classification	Building Areas
(S-2)	Parking Garage
(A-2)	Restaurant
(R-2)	Multi-Family Residences

780 CMR Analysis

780 CMR regulates the construction type of a building based upon the building's height and area, use group classification, percent open exterior perimeter, and presence of automatic sprinkler systems (780 CMR 501.1).

TABLES 504.3, 504.4, 506.2

NO	FLOOR	USE GROUP			TYPE OF CONSTRUCTION	ALLOWED (TABLE 503) AREA ALLOWED	ALLOWED (TABLE 503) STORIES (SF.)	INCREASE FRONTAGE INCREASE AREA INCREASE	INCREASE FRONTAGE INCREASE ADJUSTED AREA ALLOWED	TOTAL ALLOWED AREA S.F. ALLOWED	TOTAL ALLOWED STORIES	PROVIDED AREA S.F.	PROVIDED STORIES/ HEIGHT	REMARKS
1	FIRST	A-2	ASSEMBLY	1A	PROTECTED/ NON-COMBUSTIBLE	UNLIMITED (A-2 SM)	UL/UL	NT	NT	UNLIMITED (A-2 SM)	UL/UL	3,361		
1	FIRST	R-2	RESIDENTIAL	1A	PROTECTED/ NON-COMBUSTIBLE	UNLIMITED (R-2 SM)	UL/UL	NT	NT	UNLIMITED (R-2 SM)	UL/UL	3,941	1/ 16'-4"	
1	FIRST	S-2	PARKING GARAGE	1A	PROTECTED/ NON-COMBUSTIBLE	UNLIMITED (S-2 SM)	UL/UL	NT	NT	UNLIMITED (S-2 SM)	UL/UL	5,186		
2	SECOND	R-2	RESIDENTIAL	5B	PROTECTED/ COMBUSTIBLE	21,000 (R-2 SM)	3/60'	NT	NT	21,000 (R-2 SM)	3/60'	13,590	1/ 11'-0"	
3	THIRD	R-2	RESIDENTIAL	5B	PROTECTED/ COMBUSTIBLE	21,000 (R-2 SM)	3/60'	NT	NT	21,000 (R-2 SM)	3/60'	13,664	1/ 11'-0"	
4	FOURTH	R-2	RESIDENTIAL	5B	PROTECTED/ COMBUSTIBLE	21,000 (R-2 SM)	3/60'	NT	NT	21,000 (R-2 SM)	3/60'	13,626	1/ 11'-0"	
PH	PENTHOUSE	R-2	RESIDENTIAL	5B	PROTECTED/ COMBUSTIBLE			NT	NT			1,116	0/ 10'-0 3/4"	
	TOTAL FLOOR AREA						4/70'					54,484	5/ 49'-4" above average grade	

NT = NOT TAKEN

Section 506.3.3 - Amount of increase - calculated per equation 5-5

If =[F/P- 25] W/30
If = Area Increase factor due to frontage
F = Building Perimeter that front on a public way 20' min.
P = Perimeter of entire Building
W = Width of public way or open space

SECTION 506.1 - General

Section 506.3 Frontage increase (Including Subsections) - NOT TAKEN

TABLE 508.4:

Fire Resistance Rating Requirements for Fire Separation Assemblies Between Fire Areas (in Hours)				
Occupancy	S-2	R(a)	A	
	SPRINKLERED			
S-2b	N	1(c)	N	
R(a)	1(c)	-	1	
A	N	1	N	

a. See Section 420
b. The required separation from areas used only for private or pleasure vehicles shall be reduced by 1 hour but not to less than 1 hour.
c. See Section 406.1.4
note: refer to section 510.2 for horizontal seperation requirement.

420.3 Horizontal Separation

Floor assemblies separation dwelling units in the same buildings, floor assemblies separating sleeping units in the same building and floor assemblies separating dwelling or sleeping units from other occupancies contiguous to them in the same building shall be constructed as horizontal assemblies in accordance with Section 711.

TABLE 509 Incidental Uses

Room or Area	Separation and/or Protection
In other than ambulatory care facilities and Group I-2 occupancies, waste and linen collection rooms over 100 square feet	1 hour or provide automatic sprinkler system
Boiler Rooms with Largest Piece of Equipment over 15 psi & 10 Horsepower	1 hour or provide automatic sprinkler system

510.2 Horizontal Building Separation Allowance

A building shall be considered as separate and distinct buildings for the purpose of determining area limitation, continuity of fire walls, limitation of number of stories and type of construction where all of the following conditions are met:

1. The buildings are separated with a horizontal assembly having a fire-resistance rating of **not less than 3hours.**
2. The building below the horizontal assembly is of **Type IA construction.**
3. Shaft, stairway, ramp and escalator enclosures through the horizontal assembly shall have not less than a 2-hour fire-resistance rating with opening protectives in accordance with Section 716.5.
4. The building or buildings above the horizontal assembly shall be permitted to have multiple Group A occupance uses, each with an occupant load of less 300, or Group B, M, R, or S occupancies.
5. The building below the horizontal assembly shall be protected throughout by an approved automatic sprinkler system in accordance with Section 903.3.1.1, and shall be permitted to be any occupancy allowed by this code except Group H.
6. The maximum building height in feet shall not exceed the limits set forth in Section 504.3 for the building having the smaller allowable height as measured from the grade plane. (**Table 504.3 for R-2 use that is 85 feet.**)

TABLE 601: See notes at 780 CMR table 601
FIRE RESISTANCE RATING REQUIREMENT FOR BUILDING ELEMENTS (Hours)

BUILDING ELEMENT	TYPE I	TYPE 5
	A	B
Primary structural frame [f](see Section 202)	3 a	0
Bearing walls Exterior[a, f] Interior	3 3a	0 0
NONBEARING WALLS AND PARTITIONS EXTERIOR	See Table 602	
NONBEARING WALLS AND PARTITIONS INTERIOR[d]	0	0
FLOOR CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS (see Section 202)	2	0
ROOF CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS (see Section 202)	1.5 b	0

For SI: 1 foot = 304.8 mm.
a. Roof supports: Fire-resistance ratings of primary structural frame and bearing walls are permitted to be reduced by 1 hour where supporting a roof only.
b. Except in Group F-1, H, M and S-1 occupancies, fire protection of structural members shall not be required, including protection of roof framing and decking where every part of the roof construction is 20 feet or more above any floor immediately below. Fire-retardant-treated wood members shall be allowed to be used for such unprotected members.
c. In all occupancies, heavy timber shall be allowed where a 1-hour or less fire-resistance rating is required.
d. Not less than the fire-resistance rating required by other sections of this code.
e. Not less than the fire-resistance rating based on fire separation distance (see Table 602).
f. Not less than the fire-resistance rating as referenced in Section 704.10.

602.3 Type III. Type III construction is that type of construction in which the exterior walls are of noncombustible materials and the interior building elements are of any material permitted by this code. Fire-retardant-treated wood framing complying with Section 2303.2 shall be permitted within exterior wall assemblies of a 2-hour rating or less.

TABLE 602:
FIRE RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE (HOURS):

FIRE SEPARATION DISTANCE (feet)	TYPE OF CONSTRUCTION	OCCUPANCY GROUP A, R, S-2
X< 5 [b]	All	1
5< X < 10	IA Others	1 1
10< X < 30	IA, IB IIB, VB Others	1c 0 1c
X> 30	All	0

a. Load-bearing exterior walls shall also comply with the fire-resistance rating requirements of Table 601.
c. See Section 706.1.1 for party walls.
d. Open parking garages complying with Section 406 shall not be required to have a fire-resistance rating.
e. The fire-resistance rating of an exterior wall is determined based upon the fire separation distance of the exterior wall and the story in which the wall is located.
g. For special requirements for Group S aircraft hangars, see Section 412.4.1.

TABLE 705.2:
MINIMUM DISTANCE OF PROJECTION:

FIRE SEPARATION DISTANCE (FSD)	MINIMUM DISTANCE FROM LINE USED TO DETERMINE FSD
0 feet to 2 feet	Projections not permitted
Greater than 2 feet to 3 feet	24 inches
Greater than 3 feet to less than 30 feet	24 inches plus 8 inches for every foot of FSD beyond 3 feet or fraction therof
30 feet or greater	All

TABLE 705.8
MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION

FIRE SEPARATION DISTANCE (feet)	DEGREE OF OPENING PROTECTION	ALLOWABLE AREA[a]
0 to less than 3[b, c, k]	Unprotected, Nonsprinklered (UP, NS)	Not Permitted[k]
	Unprotected, Sprinklered (UP, S)[j]	Not Permitted[k]
	Protected (P)	Not Permitted[k]
3 to less than 5[d, e]	Unprotected, Nonsprinklered (UP, NS)	Not Permitted
	Unprotected, Sprinklered (UP, S)[j]	15%
	Protected (P)	15%
5 to less than 10[e, f, j]	Unprotected, Nonsprinklered (UP, NS)	10%[h]
	Unprotected, Sprinklered (UP, S)[j]	25%
	Protected (P)	25%
10 to less than 15[e, f, g, j]	Unprotected, Nonsprinklered (UP, NS)	15%[h]
	Unprotected, Sprinklered (UP, S)[j]	45%
	Protected (P)	45%

705.5 Fire-resistance ratings. Exterior walls shall be fire- resistance rated in accordance with Tables 601 and 602 and this section. The required fire-resistance rating of exterior walls with a fire separation distance of greater than 10 feet (3048 mm) shall be rated for exposure to fire from the inside. **The required fire-resistance rating of exterior walls with a fire separation distance of less than or equal to 10 feet (3048 mm) shall be rated for exposure to fire from both sides.**

Section 711.2.4.1 - Separating mixed occupancies.

WHERE THE HORIZONTAL ASSEMBLY SEPARATES MIXED OCCUPANCIES, THE ASSEMBLY SHALL HAVE A FIRE-RESISTANCE RATING
OF NOT LESS THAN THAT REQUIRED BY SECTIONS 508.4 BASED ON THE OCCUPANCIES BEING SEPARATED.

* HORIZONTAL ASSEMBLIES MAY BE REQUIRED TO SEPARATE MIXED OCCUPANCIES. AS AN EXAMPLE, CONSIDER A NON-SPRINKLERED TWO-STORY BUILDING OF TYPE IIA CONSTRUCTION AND A GROUP B OCCUPANCY, WITH THE BASEMENT HAVING A STORAGE OCCUPANCY IN GROUP S-2. ASSUME THE DESIGNER HAS CHOSEN THE SEPARATED OCCUPANCIES OPTION FOR COMPLIANCE WITH THE MIXED OCCUPANCY CONDITION. IN THIS CASE, EVEN THOUGH TABLE 601 REQUIRES A 1-HOUR FIRE-RESISTANCE-RATED FLOOR THROUGHOUT THE BUILDING, THE ASSEMBLY SEPARATING THE BASEMENT FROM THE FIRST FLOOR OF THE BUILDING IS ALSO REGULATED BY SECTION 508.4 FOR MIXED OCCUPANCIES. ULTIMATELY, SECTION 508.4.4 REFERENCES TABLE 508.4, WHICH REQUIRES THAT THE FLOOR/CEILING CONSTRUCTION SEPARATING GROUP S-2 FROM GROUP B PROVIDES A 2-HOUR FIRE-RESISTANCE-RATED SEPARATION.

711.2.4.3 Dwelling Units and Sleeping Units
Horizontal assemblies serving as dwelling or sleeping unit separations in accordance with Section 420.3 shall be not less than 1-hour fire-resistance-rated construction.
Exception: Horizontal assemblies separating dwelling units and sleeping units shall be not less than 1/2-hour fire-resistance-rated construction in a building of Type IIB, IIIB and VB construction, where the building is equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.

Section 718 Concealed Spaces
718.1 General
Fireblocking and draftstopping shall be installed in combustible concealed locations in accordance with this section. Fireblocking shall comply with Section 718.2. Draftstopping in floor/ceiling spaces and attic spaces shall comply with Sections 718.3 and 718.4, respectively. The permitted use of combustible materials in concealed spaces of buildings of Type I or II construction shall be limited to the applications indicated in Section 718.5.
718.2 Fireblocking
In combustible construction, fireblocking shall be installed to cut off concealed draft openings (both vertical and horizontal) and shall form an effective barrier between floors, between a top story and a roof or attic space. Fireblocking shall be installed in the locations specified in Sections 718.2.2 through 718.2.7.

Automatic Sprinkler Protection
- Sprinkler System will be provided throughout the Building in accordance with NFPA 13.
Standpipe System
- The Building will be provided with standpipe systems designed and installed in accordance with the provisions of section 905 & NFPA 13.

Portable Fire Extinguishers
- Fire extinguishers are required for occupancy R2 and will be provided in accordance with requirements of section 906 & NFPA 10. See floor plans for locations. Each to be located on each floor at a travel distance of 75' max from each other.

PROJECT NAME

VERGE MIXED-USE

PROJECT ADDRESS

16-20 MEDFORD ST
SOMERVILLE MA

CLIENT

SOMERVILLE LIVING LLC.

ARCHITECT

KDI ARCHITECTURE

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REGISTRATION

REGISTERED ARCHITECT
AYAM. CARRIERE
BURLINGTON MA
COMMONWEALTH OF MASSACHUSETTS

Project number	20028
Date	12/05/2023
Drawn by	Author
Checked by	Checker
Scale	As indicated

REVISIONS

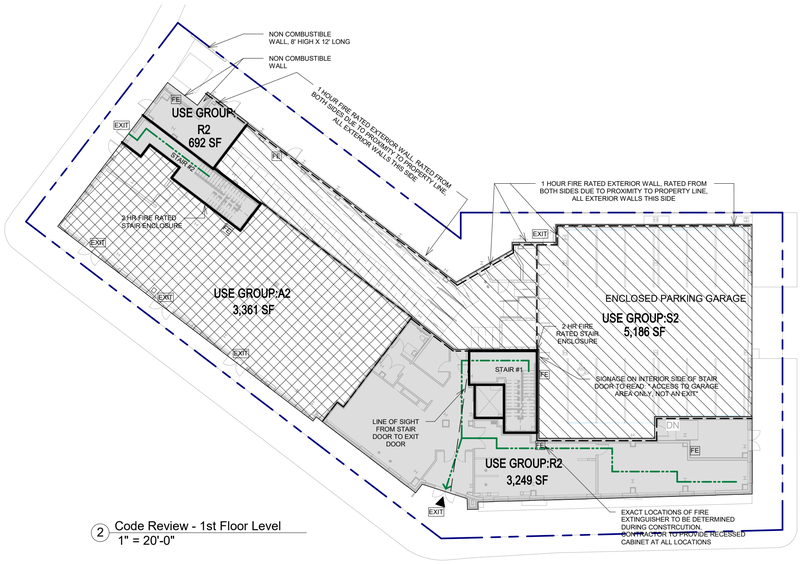
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Code Review

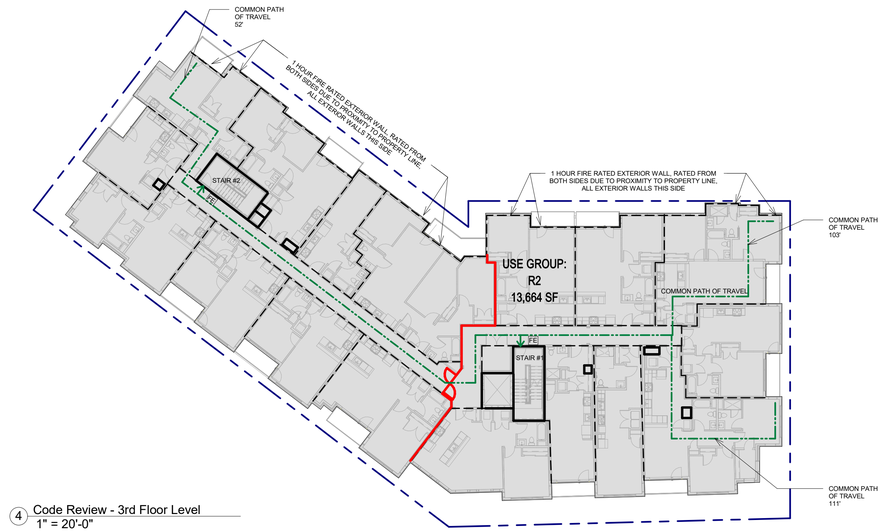
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VERGE MIXED-USE

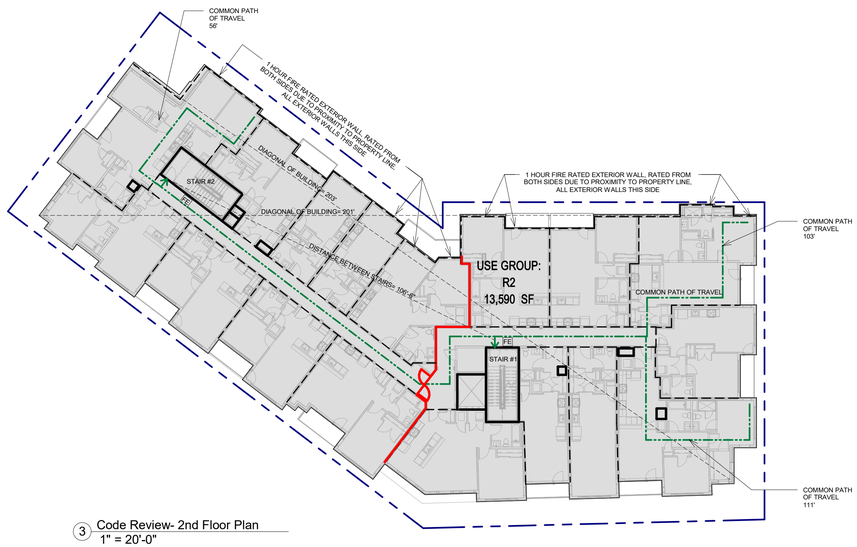
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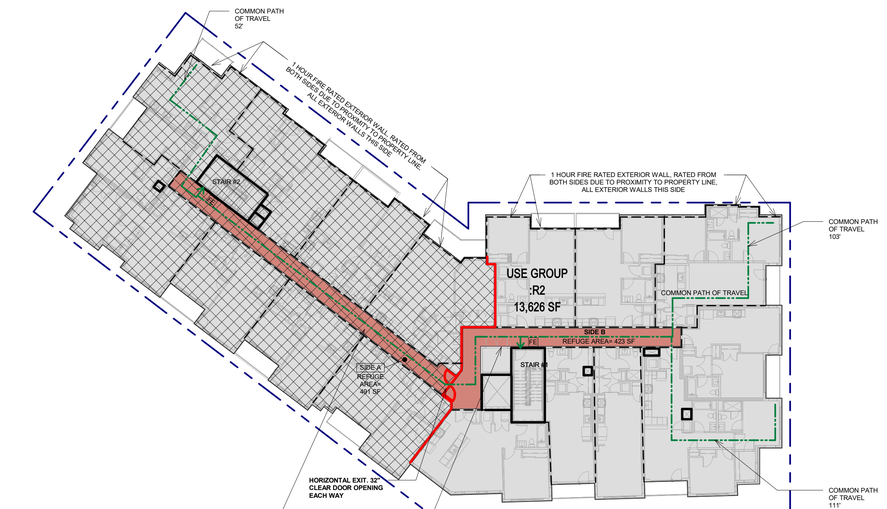
2 Code Review - 1st Floor Level
1" = 20'-0"



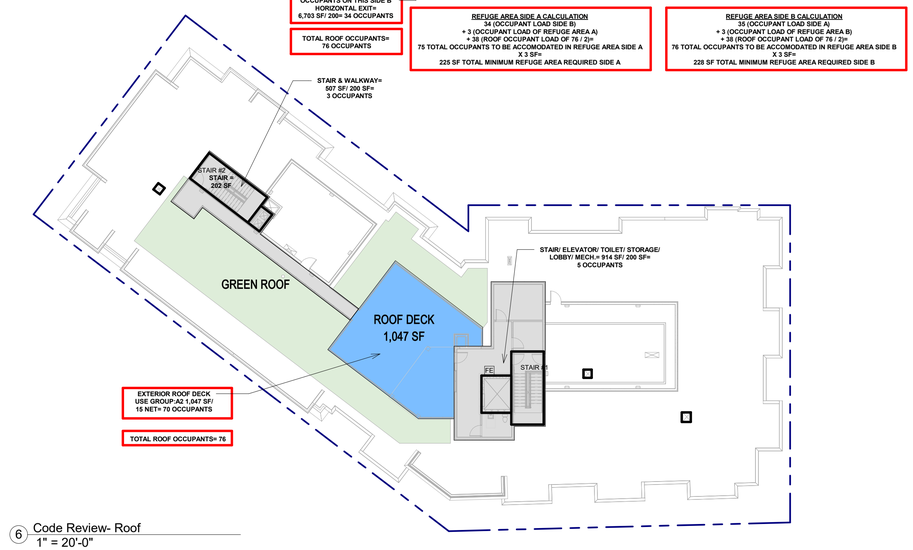
4 Code Review - 3rd Floor Level
1" = 20'-0"



3 Code Review- 2nd Floor Plan
1" = 20'-0"



5 Code Review - 4th Floor Level
1" = 20'-0"



6 Code Review- Roof
1" = 20'-0"

LEGEND

- EXIT — BUILDING OR STORY EXIT
- FE — FIRE EXTINGUISHER
- ▲ — BUILDING ENTRY
- 1HR RATED WALLS (CORRIDOR SEPARATION AT RES. UNITS 1/2 HR)
- TWO HOUR RATED WALLS - INCLUDING BUT NOT LIMITED TO ALL SHAFTS
- EXIT PATH
- 3 HR RATED FLOOR/CEILING ASSEMBLY ABOVE

PROJECT NAME

VERGE MIXED-USE

PROJECT ADDRESS

16-20 MEDFORD ST
SOMERVILLE MA

CLIENT

SOMERVILLE LIVING LLC.

ARCHITECT

KDI ARCHITECTURE

KHALSA DESIGN, INCORPORATED
17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682

CONSULTANTS:

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REGISTRATION

REGISTERED ARCHITECT — GRAHAM M. CARRIERE — 9511 — BURLINGTON MA — COMMONWEALTH OF MASSACHUSETTS

Project number	20028
Date	12/05/2023
Drawn by	TC
Checked by	
Scale	As indicated

REVISIONS

No.	Description	Date

Egress Plans

A-012

VERGE MIXED-USE

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Note:
This plan is for informational and illustrative purposes only.
The preparer of this plan makes no claim to its accuracy.
This plan shall not be used or relied upon in any circumstance.
A certified Land Surveyor shall provide an official certified plot plan.

WARREN STREET
SECONDARY FRONT
N/F ANTONIO S. & MARIA DeFATIMA PEREIRA MAP 97, BLOCK E, LOT 7
51 WARREN STREET UR ZONE
PROPERTY LINE IS ZONE LINE
ZONE BA
ZONE BB
MAGNETIC 2000
N/F DOUGLAS S. BEADET MAP 97, BLOCK E, LOT 9
7 BEDFORD STREET UR ZONE
BEDFORD STREET
SECONDARY FRONT
MEDFORD STREET
PRIMARY FRONT
(PEDESTRIAN DESIGNATED STREET)
SOUTH STREET
SECONDARY FRONT
SIDEWALK
GRANITE CURB
PK NAIL SET
DRILL HOLE
TRANSFORMER PAD
8" THK. CMU WALL ALONG PROPERTY LINE, 8' HIGH X 12' LONG, CENTERED ON TRANSFORMER LOCATION
COMMERCIAL FULLY ENCLOSED TRASH ROOM WITH DOORS OPENING TO WARREN STREET
BUILDING SETBACK
BUILDING SETBACK @ COMPONENT PROJECTIONS (BAYS & BALCONIES)
BUILDING SETBACK FROM SIDEWALK
70.00'
48.9' FACADE BUILD OUT
48.9'/70' = 69.8%
146.09'
133.7' FACADE BUILD OUT
133.7' / 146.09'= 91.5%
ELECTRICAL ROOM
PERVIOUS PAVERS
STAIR #2
COMMERCIAL TRASH ROOM
CANOPY
COMMERCIAL SPACE 3,366 S.F.
BICYCLE STORAGE (51 SPACES TOTAL)
LANDSCAPE AREA
BUILDING STORAGE
SPRINKLER ROOM
HP TOILET
PACKAGE
MAILBOXES
STAIR #1
ACCESS AISLE
RESIDENTIAL LOBBY
VEST.
REMOTE WORK/ FLEX ROOM
FITNESS ROOM
TRASH ROOM
COVERED PARKING 12 SPACES
DELIVERY ENTRY
EV
RIDE SHARE
SHORT-TERM
RESIDENTIAL FULLY ENCLOSED TRASH ROOM WITH DOORS OPENING TO BEDFORD STREET
BUILDING COMPONENTS ABOVE SETBACK FROM PROPERTY LINE (BAY WINDOWS & BALCONIES)
BUILDING SETBACK FROM PROPERTY LINE
ALLOTMENT FOR POTENTIAL FUTURE SIDEWALK
87.4' FACADE BUILD OUT
87.3' / 95.43'= 91%
95.43'
88.76'
75.6' FACADE BUILD OUT
75.7' / 88.76 = 85%
OVERHEAD WIRE SETBACK
EXISTING OVERHEAD WIRE ABOVE
12'-0" WIDE SIDEWALK
BUILDING COMPONENTS ABOVE SETBACK FROM PROPERTY LINE (BAY & BALCONIES)
BUILDING SETBACK

2 Site
1/8" = 1'-0"

0' 4' 8' 16' 32'

PROJECT NAME
VERGE MIXED-USE

PROJECT ADDRESS
16-20 MEDFORD ST
SOMERVILLE MA

CLIENT
SOMERVILLE LIVING LLC.

ARCHITECT
KDI ARCHITECTURE
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REGISTRATION
REGISTERED ARCHITECT JOHN M. CARMEN 9511 BURLINGTON MA COMMONWEALTH OF MASSACHUSETTS

Project number	20028
Date	12/05/2023
Drawn by	TC
Checked by	TC
Scale	1/8" = 1'-0"

REVISIONS

No.	Description	Date
1	Floor Plan Changes	11/07/2023
5	Conforming Set	01/01/2024

Site Plan & Zoning Information

A-020

VERGE MIXED-USE

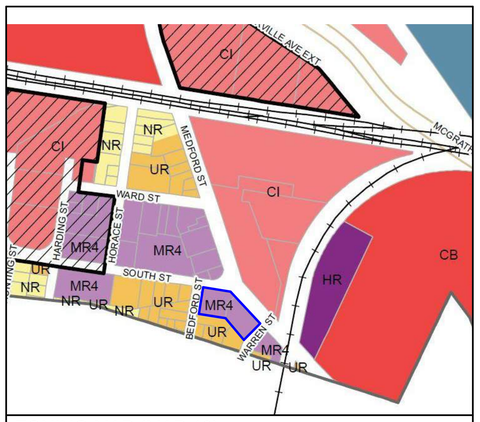
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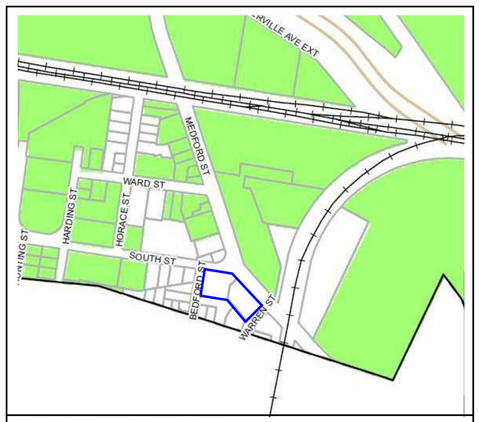
ZONING DIMENSIONAL TABLE-PROPOSED ZONING:

	LOT SIZE: +/- 16,915 SF	ALLOWED / REQUIRED	PROPOSED	COMMENTS
	ZONE	MR4 ZONE		
	BUILDING TYPE	GENERAL BUILDING		
		4.2.8.A LOT STANDARDS		
	LOT DIMENSIONS			
	WIDTH (MIN.)	30 FT	146.08'	COMPLIES
	LOT DEVELOPMENT			
	LOT COVERAGE (MAX)	90 % (15,223 SF)	89.2% / 15,095 SF (1,820 SF PERVIOUS AREA: 1,465 SF LANDSCAPE 355 SF PERVIOUS PAVERS * 0 RUNOFF COEFFICIENT= 355 SF)	COMPLIES
	GREEN FACTOR (MIN.)	0.25 MIN 0.30 IDEAL	0.272	COMPLIES
	OPEN SPACE (MIN.)	15% (2,368 S.F.)	19%/ 3,294 SF (1,465 SF GROUND LEVEL + 1,829 SF GREEN ROOF)	COMPLIES
		4.2.8.B BUILDING PLACEMENT		
	BUILDING SETBACKS			
	PRIMARY FRONT (MIN/ MAX.)	12'-0" CURB SETBACK	MEDFORD ST: 4'-5"/ 12'-0" CURB SETBACK	COMPLIES
	SECONDARY FRONT (MIN/ MAX.)	12'-0" CURB SETBACK	WARREN ST: 2'-7"/ 12'-0" CURB SETBACK SOUTH ST: 8'-0"/ 12'-0" CURB SETBACK BEDFORD ST: 2'-0"/ 12'-0" CURB SETBACK	COMPLIES
	SIDE (MIN)	@ ALLEY OR ROW: 0 FT @ NON NR OR LHD: 0 FT	0'-6" & 3'-7"	COMPLIES
	REAR (MIN)	@ ALLEY OR ROW: 0 FT @NON NR OR LHD: 10 FT	N/A	N/A
		4.2.8.E & F PARKING SETBACKS		
	PARKING SETBACKS			
	PRIMARY FRONT (MIN/ MAX.)			
	SURFACE PARKING	30 FT		
	STRUCTURED PARKING	30 FT		
	SECONDARY FRONT (MIN/ MAX.)			
	SURFACE PARKING	10 FT	10 FT	COMPLIES
	STRUCTURED PARKING	2 FT		
		4.2.8.C MASSING & HEIGHT		
	MAIN BODY			
	BUILDING WIDTH (MAX.)	200 FT	133.4'	COMPLIES
	FACADE BUILD OUT, FRONT STREET (MIN.)	-		
	PRIMARY FRONT	80 %	133.7'/ 146.09'= 91.5%	COMPLIES
	SECONDARY FRONT	65 %	~~WARREN ST: 48.9'/70'= 69.8%~~ 5 ~~SOUTH ST: 87.3'/ 95.43'= 91%~~ BEDFORD ST: 75.7' / 88.76'= 85%	COMPLIES COMPLIES COMPLIES
	FLOOR PLATE (MAX.)	15,000 SF	13,653 SF	COMPLIES
	BUILDING HEIGHT, STORIES (MIN.)	3 STORIES	4 STORIES	COMPLIES
	BUILDING HEIGHT, STORIES (MAX.)	4 STORIES		
	GROUND STORY HEIGHT (MIN.)	14 FT	16'-4" FT	COMPLIES
	UPPER STORY HEIGHT (MIN.)	10 FT	11'-0"	COMPLIES
	BUILDING HEIGHT, FEET (MAX.)	52 FT	49'-4"	COMPLIES
	ROOF TYPE	FLAT	FLAT	COMPLIES

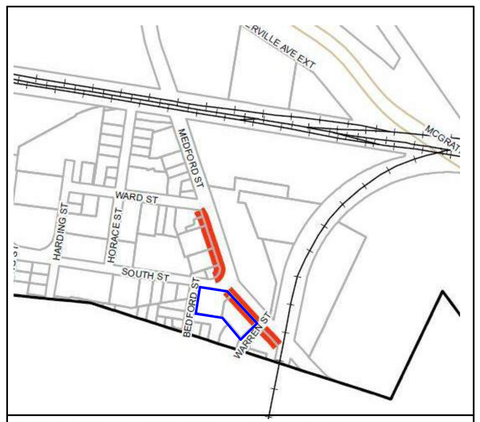
		ALLOWED / REQUIRED	PROPOSED	COMMENTS
		4.2.8.D USES & FEATURES		
	FACADE COMPOSITION			
	GROUND STORY FENESTRATION (MIN.)			
	PRIMARY FRONT- MEDFORD ST	70 % MIN.	74%	COMPLIES
	SECONDARY FRONT- SOUTH ST	15% MIN. / 70% MAX.	49%	COMPLIES
	SECONDARY FRONT- WARREN ST	15% MIN. / 70% MAX.	48%	COMPLIES
	SECONDARY FRONT- BEDFORD ST	15% MIN. / 70% MAX.	50%	COMPLIES
	UPPER STORY FENESTRATION (MIN./ MAX.)			COMPLIES
	PRIMARY FRONT- MEDFORD ST	15% MIN. / 50% MAX.	37%, 37%, 37%	COMPLIES
	SECONDARY FRONT- SOUTH ST	15% MIN. / 50% MAX.	42%, 42%, 42%	COMPLIES
	SECONDARY FRONT- WARREN ST	15% MIN. / 50% MAX.	34%, 33%, 33%	COMPLIES
	SECONDARY FRONT- BEDFORD ST	15% MIN. / 50% MAX.	40%, 40%, 40%	COMPLIES
	BLANK WALL (MAX.)	20 FT	10'-1"	COMPLIES
	USE & OCCUPANCY			
	GROUND STORY ENTRANCE SPACING (MAX.)	30 FT	26'-0" FT	COMPLIES
	COMMERCIAL SPACE DEPTH (MIN.)	30 FT	38'-8" & 90'-3"	COMPLIES
	DENSITY FACTOR	--		
	BASE	1,125 S.F. / DU	N/A	N/A
	100% AFFORDABLE	N/A	N/A	N/A
	NET ZERO READY BUILDING	850/ DU	50,879/ 50 UNITS= 1,017 SF/ DU	COMPLIES
	OUTDOOR AMENITY SPACE (MIN.)	1/ DU	1/ DU	COMPLIES
4.2.8 (a)	REQUIRED ADUS			
	4 OR MORE UNITS	20% OF UNITS	10 UNITS	COMPLIES
4.2.15	PARKING (RESIDENTIAL)			
	MIN SHORT TERM BICYCLE PARKING	0.1/DU (5 SPACES)	6 SPACES	COMPLIES
	MIN LONG TERM BICYCLE PARKING	1 /DU (50 SPACES)	51 SPACES	COMPLIES
	MIN. PARKING (OUTSIDE OF WALKSHED)	1/DU (50 SPACES MIN)	12 SPACES	SPECIAL PERMIT
4.2.15	PARKING (COMMERCIAL) - **VARIES BY USE -FOOD & BEVERAGE SERVICE SHOWN:**			
	MIN SHORT TERM BICYCLE PARKING	1/1,000 S.F. (3.5 SPACES)	4 SPACES	COMPLIES
	MIN LONG TERM BICYCLE PARKING	1/5,000 S.F. (1 SPACE)	1 SPACE	
	MIN PARKING (OUTSIDE OF WALKSHED)	NONE REQUIRED FOR SPACES UNDER 5,000 SF	NONE	
4.2.15	16.B.III: CURB CUTS ARE PROHIBITED ALONG ALL THOROUGHFARES DESIGNATED AS A PEDESTRIAN STREET			COMPLIES



ZONING MAP (MAP 18)
ZONE: MR4



TRANSIT MAP (MAP 18)
NOT IN WALKSHED



PEDESTRIAN STREET MAP (MAP 18)
MEDFORD ST= PEDESTRIAN STREET

PROJECT NAME

VERGE MIXED-USE

PROJECT ADDRESS

16-20 MEDFORD ST
SOMERVILLE MA

CLIENT

SOMERVILLE LIVING LLC.

ARCHITECT

KDI ARCHITECTURE

KHALSA DESIGN, INCORPORATED
17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682

CONSULTANTS:

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REGISTRATION

REGISTERED ARCHITECT · GINA M. CARMEN · 9577 · BURLINGTON MA · COMMONWEALTH OF MASSACHUSETTS

Project number	20028
Date	12/05/2023
Drawn by	TC
Checked by	TC
Scale	12" = 1'-0"

REVISIONS

No.	Description	Date
5	Conforming Set	01/01/2024

Zoning Chart

A-020B

VERGE MIXED-USE

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1/25/2024 11:02:31 AM



1 Medford St- East Elevation- Fenestration Diagram
3/32" = 1'-0"



2 South St- North Elevation- Fenestration Diagram
3/32" = 1'-0"



3 Bedford St- NorthWest Elevation- Fenestration Diagram
3/32" = 1'-0"



4 Warren St- SouthEast Elevation- Fenestration Diagram
3/32" = 1'-0"

PROJECT NAME

VERGE MIXED-USE

PROJECT ADDRESS

16-20 MEDFORD ST
SOMERVILLE MA

CLIENT

SOMERVILLE LIVING LLC.

ARCHITECT

KDI ARCHITECTURE

KHALSA DESIGN, INCORPORATED
17 IVALOO STREET SUITE 400
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TELEPHONE: 617-591-8682

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REGISTRATION

REGISTERED ARCHITECT · TIMOTHY M. CARRIER · 9511 · BURLINGTON MA · COMMONWEALTH OF MASSACHUSETTS

Project number	20028
Date	12/05/2023
Drawn by	TC
Checked by	TC
Scale	3/32" = 1'-0"

REVISIONS

No.	Description	Date
5	Conforming Set	01/01/2024

Fenestration Diagrams

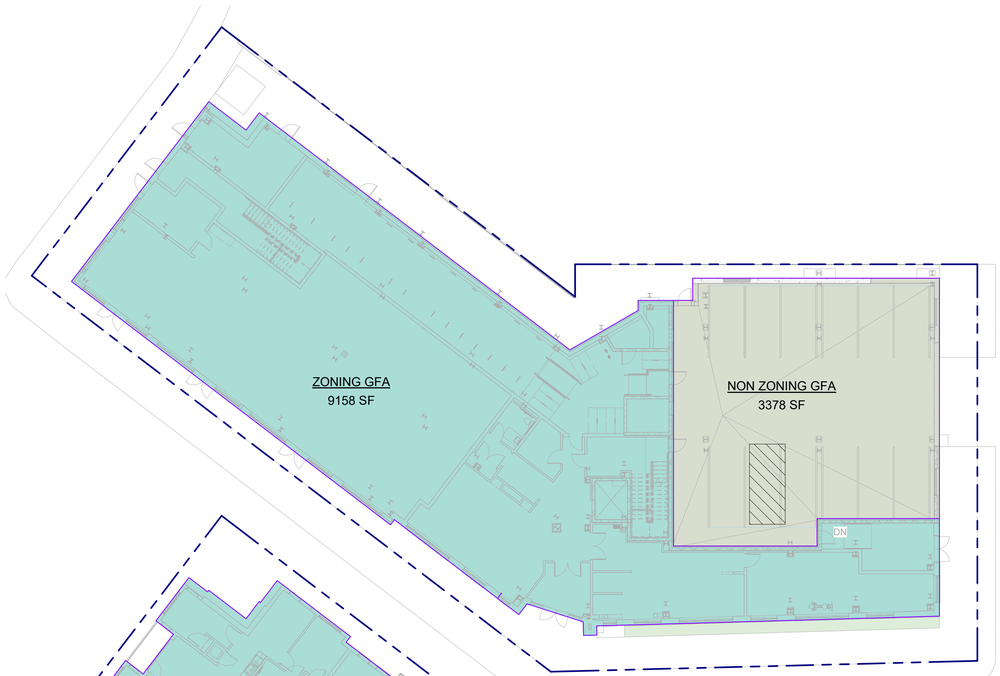
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VERGE MIXED-USE

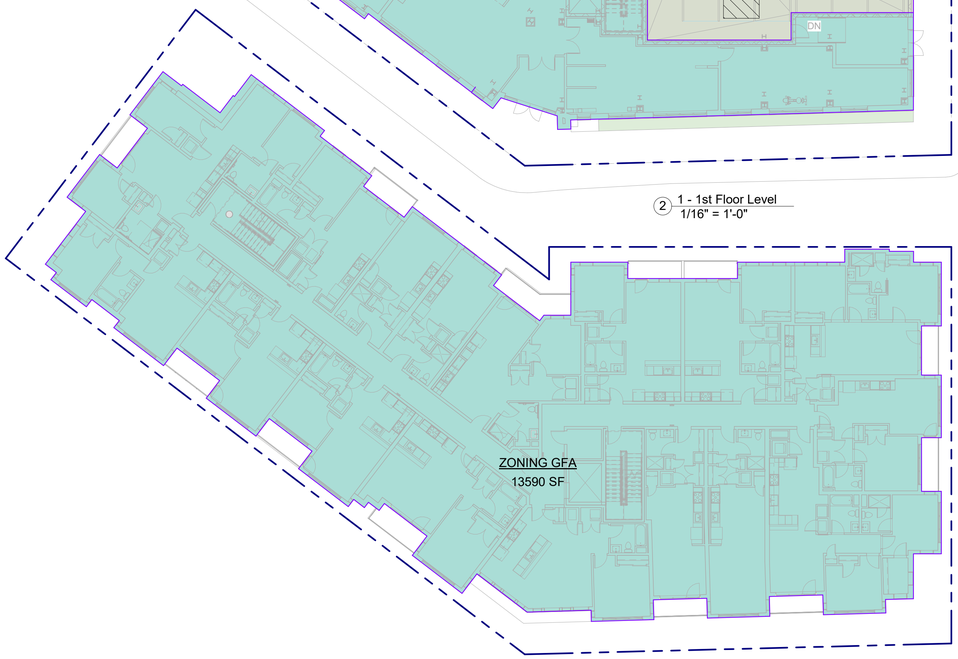
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GFA PER ZONING CODE		
Name	Level	Area
NON ZONING GFA	1 - 1st Floor Level	3378 SF
NON ZONING GFA: 1		3378 SF
ZONING GFA	1 - 1st Floor Level	9158 SF
ZONING GFA	2 - 2nd Floor Level	13590 SF
ZONING GFA	3 - 3rd Floor Level	13664 SF
ZONING GFA	4 - 4th Floor Level	13613 SF
ZONING GFA	Roof Level	1115 SF
ZONING GFA: 6		51139 SF
Grand total: 7		54517 SF

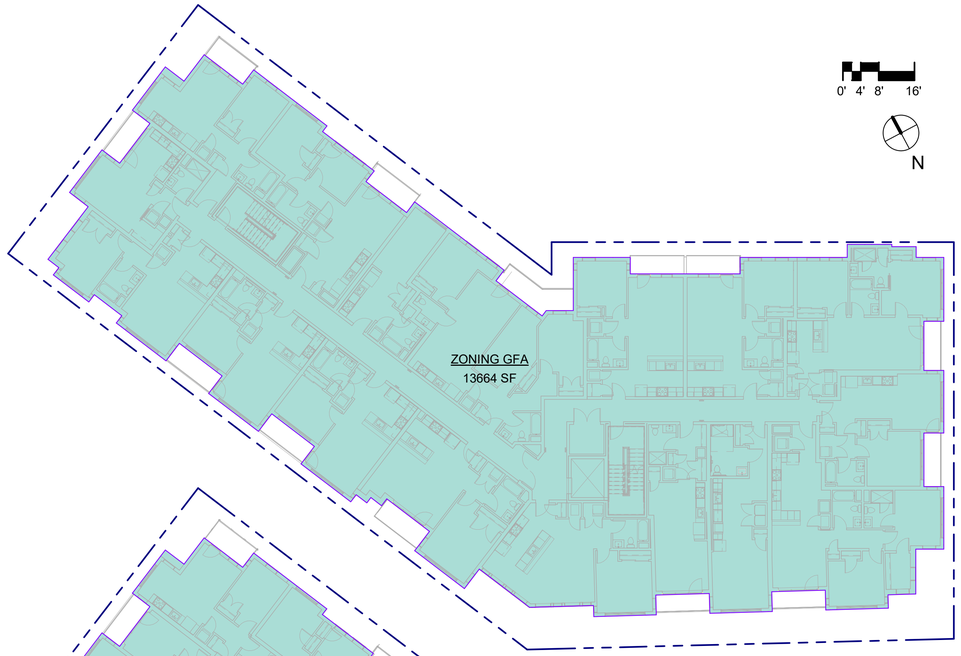
51,139 /850 S.F. PER DU = 60 UNITS ALLOWED (50 PROPOSED)



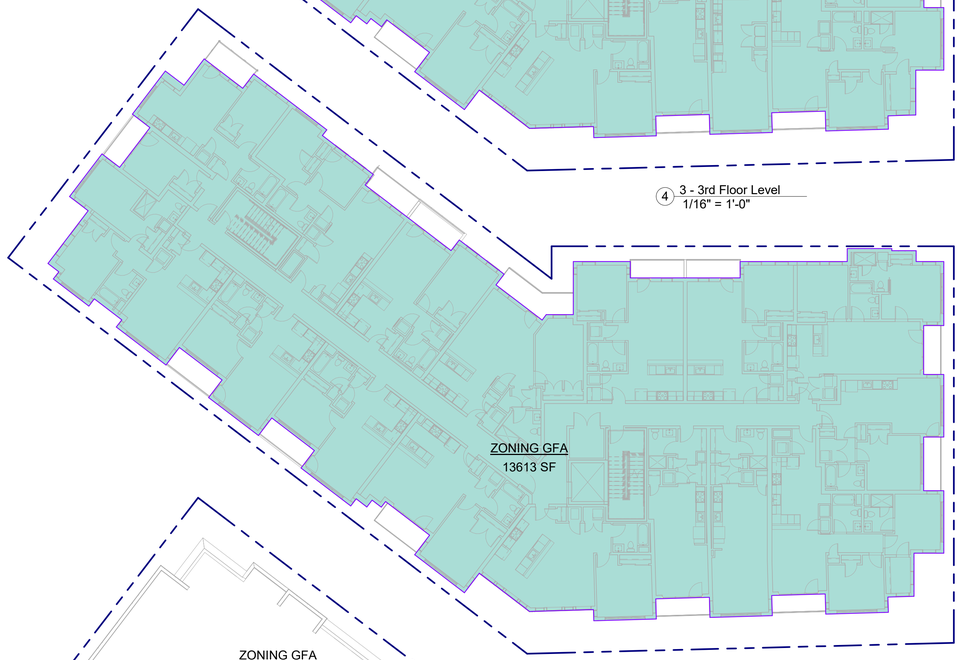
2 1 - 1st Floor Level
1/16" = 1'-0"



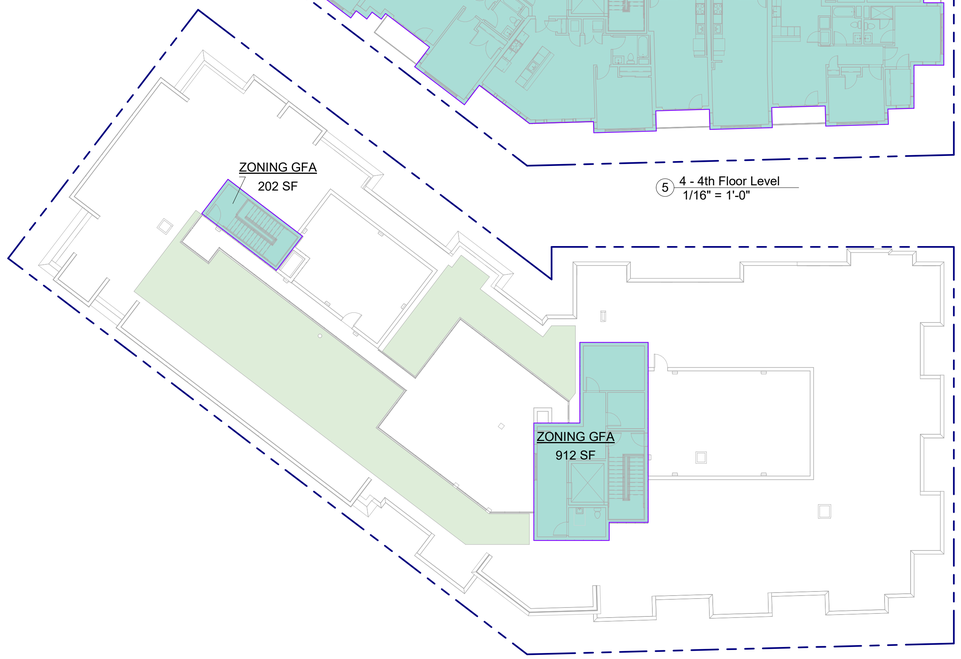
3 2 - 2nd Floor Level
1/16" = 1'-0"



4 3 - 3rd Floor Level
1/16" = 1'-0"



5 4 - 4th Floor Level
1/16" = 1'-0"



6 Roof Level
1/16" = 1'-0"

0' 4' 8' 16'

N

PROJECT NAME

VERGE MIXED-USE

PROJECT ADDRESS

16-20 MEDFORD ST
SOMERVILLE MA

CLIENT

SOMERVILLE LIVING LLC.

ARCHITECT

KDI ARCHITECTURE

KHALSA DESIGN, INCORPORATED
17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682

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REGISTRATION

REGISTERED ARCHITECT · LYA M. CARRIERE · 9511 · BURLINGTON MA · COMMONWEALTH OF MASSACHUSETTS

Project number	20028
Date	12/05/2023
Drawn by	IL
Checked by	TC
Scale	1/16" = 1'-0"

REVISIONS

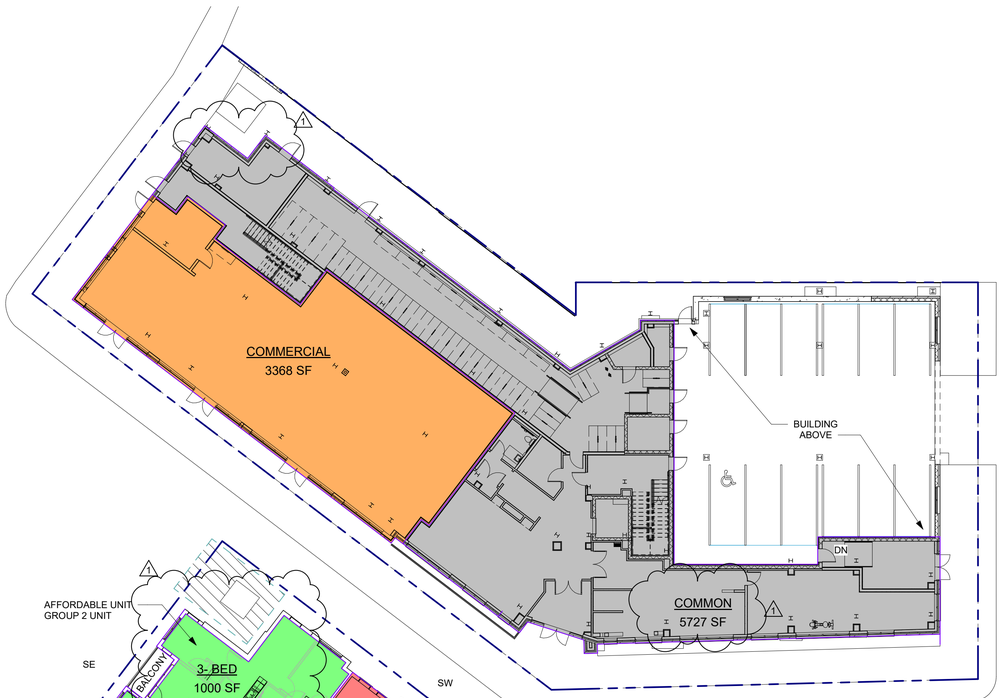
No.	Description	Date

Gross Area Plans

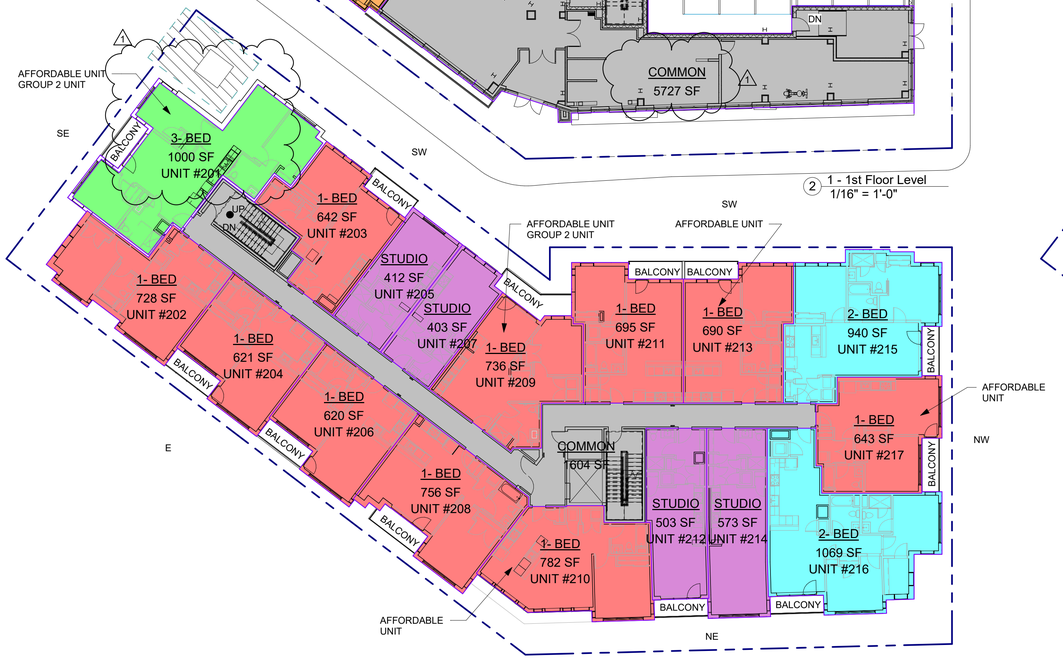
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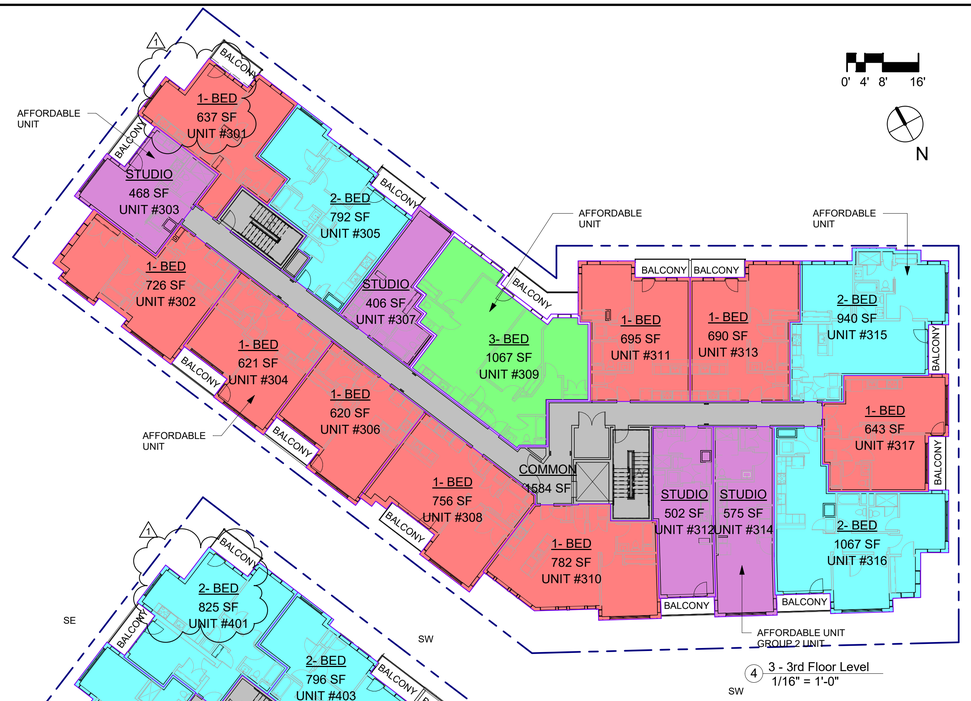
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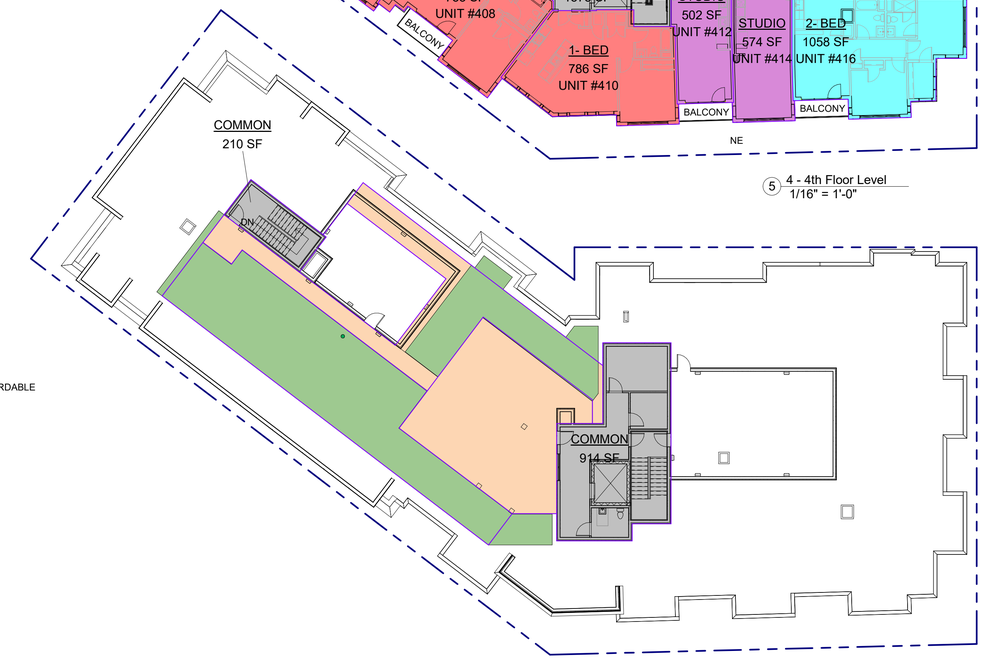
2 1 - 1st Floor Level
1/16" = 1'-0"



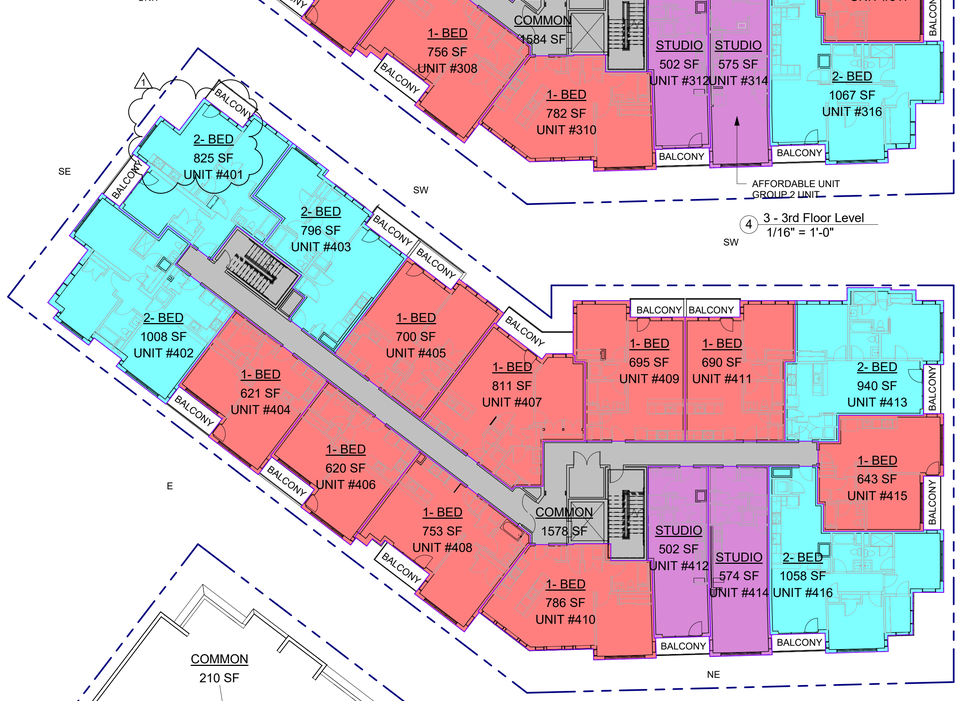
3 2 - 2nd Floor Level
1/16" = 1'-0"



4 3 - 3rd Floor Level
1/16" = 1'-0"



6 Roof Level
1/16" = 1'-0"



5 4 - 4th Floor Level
1/16" = 1'-0"

PROJECT NAME

VERGE MIXED-USE

PROJECT ADDRESS

16-20 MEDFORD ST
SOMERVILLE MA

CLIENT

SOMERVILLE LIVING LLC.

ARCHITECT

KDI ARCHITECTURE

KHALSA DESIGN, INCORPORATED
17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682

CONSULTANTS:

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REGISTRATION

REGISTERED ARCHITECT
GRAHAM M. CARRIER
95
BURLINGTON
MA
COMMONWEALTH OF MASSACHUSETTS

Project number	20028
Date	12/05/2023
Drawn by	TC/ ES
Checked by	TC
Scale	1/16" = 1'-0"

REVISIONS

No.	Description	Date
1	Floor Plan Changes	11/07/2023

Unit/ Sellable Area Plans

A-022

VERGE MIXED-USE

\\kg-server\Data\2020\2028-Ugo-Medford & Bedford Streets\03 Drawings\01_ARCH_CD\2023.07.26_16-20 Medford St- Current Central_tcarriere@kgaest.com.rvt

1/25/2024 11:02:56 AM

Area Schedule (UNIT MIX)

Name
1- BED
1- BED: 28
2- BED
2- BED: 10
3- BED
3- BED: 2
STUDIO
STUDIO: 10
Grand total: 50

Area Schedule (BY UNIT TYPE)

Level	Comments	Name	Area	Type
2 - 2nd Floor Level	UNIT #202	1- BED	728 SF	MARKET
2 - 2nd Floor Level	UNIT #203	1- BED	642 SF	MARKET
2 - 2nd Floor Level	UNIT #204	1- BED	621 SF	MARKET
2 - 2nd Floor Level	UNIT #206	1- BED	620 SF	MARKET
2 - 2nd Floor Level	UNIT #208	1- BED	756 SF	MARKET
2 - 2nd Floor Level	UNIT #209	1- BED	736 SF	AFFORDABLE
2 - 2nd Floor Level	UNIT #210	1- BED	782 SF	AFFORDABLE
2 - 2nd Floor Level	UNIT #211	1- BED	695 SF	MARKET
2 - 2nd Floor Level	UNIT #213	1- BED	690 SF	AFFORDABLE
2 - 2nd Floor Level	UNIT #217	1- BED	643 SF	AFFORDABLE
3 - 3rd Floor Level	UNIT #301	1- BED	637 SF	MARKET
3 - 3rd Floor Level	UNIT #302	1- BED	726 SF	MARKET
3 - 3rd Floor Level	UNIT #304	1- BED	621 SF	AFFORDABLE
3 - 3rd Floor Level	UNIT #306	1- BED	620 SF	MARKET
3 - 3rd Floor Level	UNIT #308	1- BED	756 SF	MARKET
3 - 3rd Floor Level	UNIT #310	1- BED	782 SF	MARKET
3 - 3rd Floor Level	UNIT #311	1- BED	695 SF	MARKET
3 - 3rd Floor Level	UNIT #313	1- BED	690 SF	MARKET
3 - 3rd Floor Level	UNIT #317	1- BED	643 SF	MARKET
4 - 4th Floor Level	UNIT #404	1- BED	621 SF	MARKET
4 - 4th Floor Level	UNIT #405	1- BED	700 SF	MARKET
4 - 4th Floor Level	UNIT #406	1- BED	620 SF	MARKET
4 - 4th Floor Level	UNIT #407	1- BED	811 SF	MARKET
4 - 4th Floor Level	UNIT #408	1- BED	753 SF	MARKET
4 - 4th Floor Level	UNIT #409	1- BED	695 SF	MARKET
4 - 4th Floor Level	UNIT #410	1- BED	786 SF	MARKET
4 - 4th Floor Level	UNIT #411	1- BED	690 SF	MARKET
4 - 4th Floor Level	UNIT #415	1- BED	643 SF	MARKET
1- BED: 28			19400 SF	
2 - 2nd Floor Level	UNIT #215	2- BED	940 SF	MARKET
2 - 2nd Floor Level	UNIT #216	2- BED	1069 SF	MARKET
3 - 3rd Floor Level	UNIT #305	2- BED	792 SF	MARKET
3 - 3rd Floor Level	UNIT #315	2- BED	940 SF	AFFORDABLE
3 - 3rd Floor Level	UNIT #316	2- BED	1067 SF	MARKET
4 - 4th Floor Level	UNIT #401	2- BED	825 SF	MARKET
4 - 4th Floor Level	UNIT #402	2- BED	1008 SF	MARKET
4 - 4th Floor Level	UNIT #403	2- BED	796 SF	MARKET
4 - 4th Floor Level	UNIT #413	2- BED	940 SF	MARKET
4 - 4th Floor Level	UNIT #416	2- BED	1058 SF	MARKET
2- BED: 10			9435 SF	
2 - 2nd Floor Level	UNIT #201	3- BED	1000 SF	AFFORDABLE
3 - 3rd Floor Level	UNIT #309	3- BED	1067 SF	AFFORDABLE
3- BED: 2			2067 SF	
1 - 1st Floor Level		COMMERCIAL	3368 SF	
COMMERCIAL: 1			3368 SF	
1 - 1st Floor Level		COMMON	5727 SF	
2 - 2nd Floor Level		COMMON	1604 SF	
3 - 3rd Floor Level		COMMON	1584 SF	
4 - 4th Floor Level		COMMON	1578 SF	
Roof Level		COMMON	210 SF	
Roof Level		COMMON	914 SF	
COMMON: 6			11617 SF	
Roof Level		GREEN ROOF	1390 SF	
GREEN ROOF: 1			1390 SF	
Roof Level		ROOF DECK	1039 SF	
Roof Level		ROOF DECK	955 SF	
ROOF DECK: 2			1994 SF	
2 - 2nd Floor Level	UNIT #205	STUDIO	412 SF	MARKET
2 - 2nd Floor Level	UNIT #207	STUDIO	403 SF	MARKET
2 - 2nd Floor Level	UNIT #212	STUDIO	503 SF	MARKET
2 - 2nd Floor Level	UNIT #214	STUDIO	573 SF	MARKET
3 - 3rd Floor Level	UNIT #303	STUDIO	468 SF	AFFORDABLE
3 - 3rd Floor Level	UNIT #307	STUDIO	406 SF	MARKET
3 - 3rd Floor Level	UNIT #312	STUDIO	502 SF	MARKET
3 - 3rd Floor Level	UNIT #314	STUDIO	575 SF	AFFORDABLE
4 - 4th Floor Level	UNIT #412	STUDIO	502 SF	MARKET
4 - 4th Floor Level	UNIT #414	STUDIO	574 SF	MARKET
STUDIO: 10			4918 SF	

Area Schedule (BY FLOOR)

Name	Level	Area	Comments	Type	Group 2 Unit
COMMERCIAL	1 - 1st Floor Level	3368 SF			
1 - 1st Floor Level: 1		3368 SF			
3- BED	2 - 2nd Floor Level	1000 SF	UNIT #201	AFFORDABLE	GROUP 2 UNIT
1- BED	2 - 2nd Floor Level	728 SF	UNIT #202	MARKET	
1- BED	2 - 2nd Floor Level	642 SF	UNIT #203	MARKET	
1- BED	2 - 2nd Floor Level	621 SF	UNIT #204	MARKET	
STUDIO	2 - 2nd Floor Level	412 SF	UNIT #205	MARKET	
1- BED	2 - 2nd Floor Level	620 SF	UNIT #206	MARKET	
STUDIO	2 - 2nd Floor Level	403 SF	UNIT #207	MARKET	
1- BED	2 - 2nd Floor Level	756 SF	UNIT #208	MARKET	
1- BED	2 - 2nd Floor Level	736 SF	UNIT #209	AFFORDABLE	GROUP 2 UNIT
1- BED	2 - 2nd Floor Level	782 SF	UNIT #210	AFFORDABLE	
1- BED	2 - 2nd Floor Level	695 SF	UNIT #211	MARKET	
STUDIO	2 - 2nd Floor Level	503 SF	UNIT #212	MARKET	
1- BED	2 - 2nd Floor Level	690 SF	UNIT #213	AFFORDABLE	
STUDIO	2 - 2nd Floor Level	573 SF	UNIT #214	MARKET	
2- BED	2 - 2nd Floor Level	940 SF	UNIT #215	MARKET	
2- BED	2 - 2nd Floor Level	1069 SF	UNIT #216	MARKET	
1- BED	2 - 2nd Floor Level	643 SF	UNIT #217	AFFORDABLE	
2 - 2nd Floor Level: 17		11813 SF			
1- BED	3 - 3rd Floor Level	637 SF	UNIT #301	MARKET	
1- BED	3 - 3rd Floor Level	726 SF	UNIT #302	MARKET	
STUDIO	3 - 3rd Floor Level	468 SF	UNIT #303	AFFORDABLE	
1- BED	3 - 3rd Floor Level	621 SF	UNIT #304	AFFORDABLE	
2- BED	3 - 3rd Floor Level	792 SF	UNIT #305	MARKET	
1- BED	3 - 3rd Floor Level	620 SF	UNIT #306	MARKET	
STUDIO	3 - 3rd Floor Level	406 SF	UNIT #307	MARKET	
1- BED	3 - 3rd Floor Level	756 SF	UNIT #308	MARKET	
3- BED	3 - 3rd Floor Level	1067 SF	UNIT #309	AFFORDABLE	
1- BED	3 - 3rd Floor Level	782 SF	UNIT #310	MARKET	
1- BED	3 - 3rd Floor Level	695 SF	UNIT #311	MARKET	
STUDIO	3 - 3rd Floor Level	502 SF	UNIT #312	MARKET	
1- BED	3 - 3rd Floor Level	690 SF	UNIT #313	MARKET	
STUDIO	3 - 3rd Floor Level	575 SF	UNIT #314	AFFORDABLE	GROUP 2 UNIT
2- BED	3 - 3rd Floor Level	940 SF	UNIT #315	AFFORDABLE	
2- BED	3 - 3rd Floor Level	1067 SF	UNIT #316	MARKET	
1- BED	3 - 3rd Floor Level	643 SF	UNIT #317	MARKET	
3 - 3rd Floor Level: 17		11987 SF			
2- BED	4 - 4th Floor Level	825 SF	UNIT #401	MARKET	
2- BED	4 - 4th Floor Level	1008 SF	UNIT #402	MARKET	
2- BED	4 - 4th Floor Level	796 SF	UNIT #403	MARKET	
1- BED	4 - 4th Floor Level	621 SF	UNIT #404	MARKET	
1- BED	4 - 4th Floor Level	700 SF	UNIT #405	MARKET	
1- BED	4 - 4th Floor Level	620 SF	UNIT #406	MARKET	
1- BED	4 - 4th Floor Level	811 SF	UNIT #407	MARKET	
1- BED	4 - 4th Floor Level	753 SF	UNIT #408	MARKET	
1- BED	4 - 4th Floor Level	695 SF	UNIT #409	MARKET	
1- BED	4 - 4th Floor Level	786 SF	UNIT #410	MARKET	
1- BED	4 - 4th Floor Level	690 SF	UNIT #411	MARKET	
STUDIO	4 - 4th Floor Level	502 SF	UNIT #412	MARKET	
2- BED	4 - 4th Floor Level	940 SF	UNIT #413	MARKET	
STUDIO	4 - 4th Floor Level	574 SF	UNIT #414	MARKET	
1- BED	4 - 4th Floor Level	643 SF	UNIT #415	MARKET	
2- BED	4 - 4th Floor Level	1058 SF	UNIT #416	MARKET	
4 - 4th Floor Level: 16		12021 SF			
Grand total: 51		39189 SF			

PROJECT NAME

VERGE MIXED-USE

PROJECT ADDRESS

16-20 MEDFORD ST
SOMERVILLE MA

CLIENT

SOMERVILLE LIVING LLC.

ARCHITECT

KDI ARCHITECTURE

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17 IVALOO STREET SUITE 400
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TELEPHONE: 617-591-8682

CONSULTANTS:

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REGISTRATION

REGISTERED ARCHITECT · TARA M. CARMEN · 9577 · BURLINGTON MA · COMMONWEALTH OF MASSACHUSETTS

Project number	20028
Date	12/05/2023
Drawn by	TC
Checked by	TC
Scale	

REVISIONS

No.	Description	Date
1	Floor Plan Changes	11/07/2023

Unit/ Sellable Area Schedule

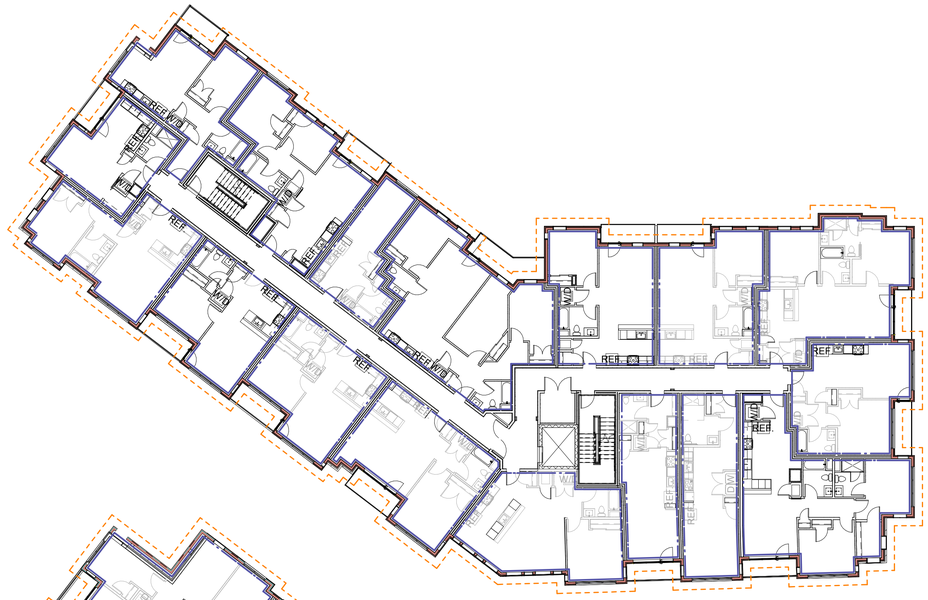
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VERGE MIXED-USE

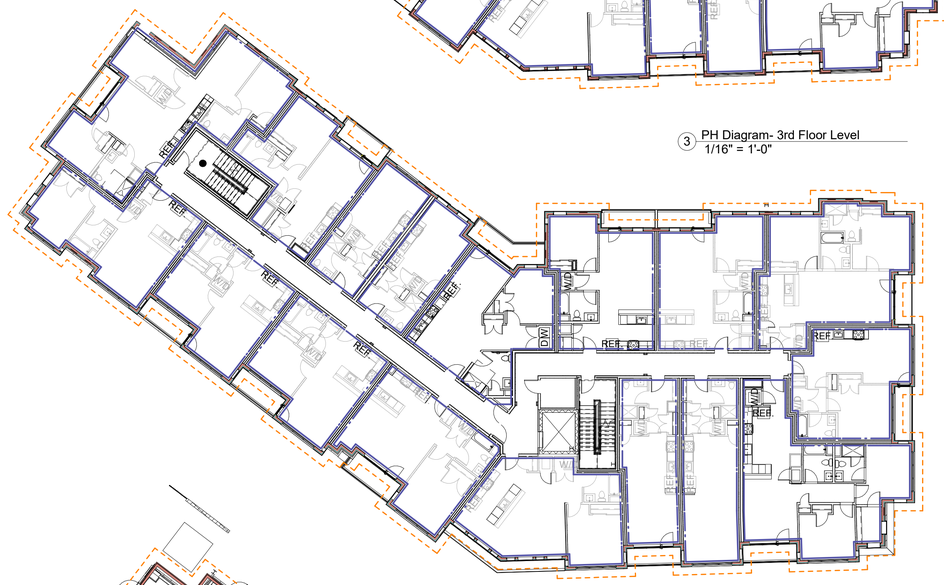
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BUILDING ENVELOPE LEGEND

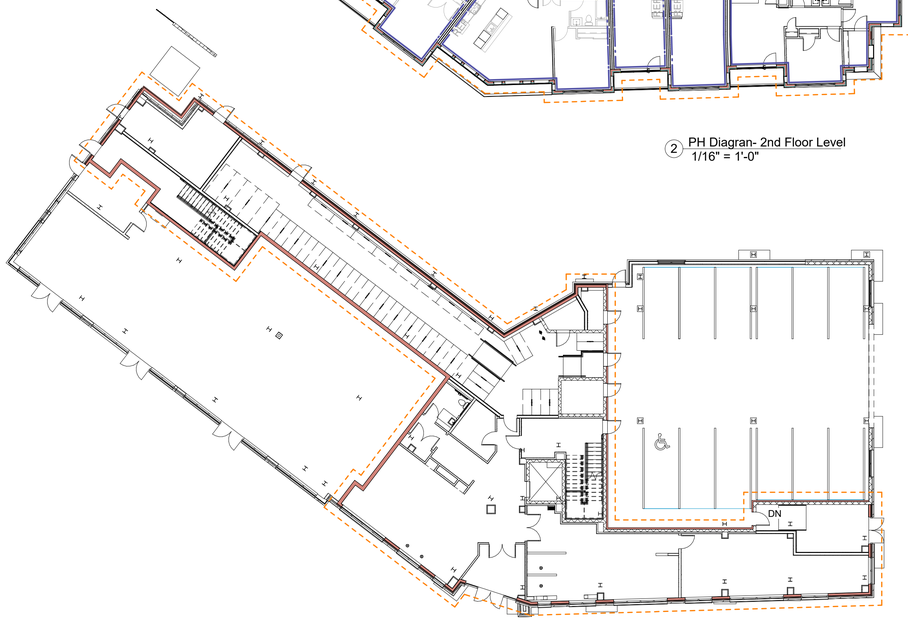
	CONTINUOUS INSULATION
	CONTINUOUS AIR BARRIER
	ROOM COMPARTMENTALIZATION
	PASSIVE HOUSE BOUNDARY



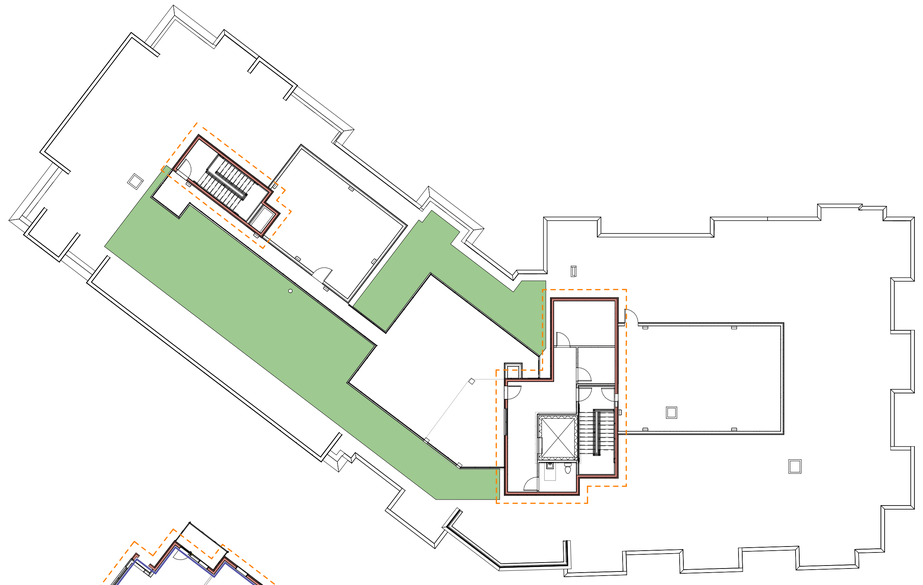
3 PH Diagram- 3rd Floor Level
1/16" = 1'-0"



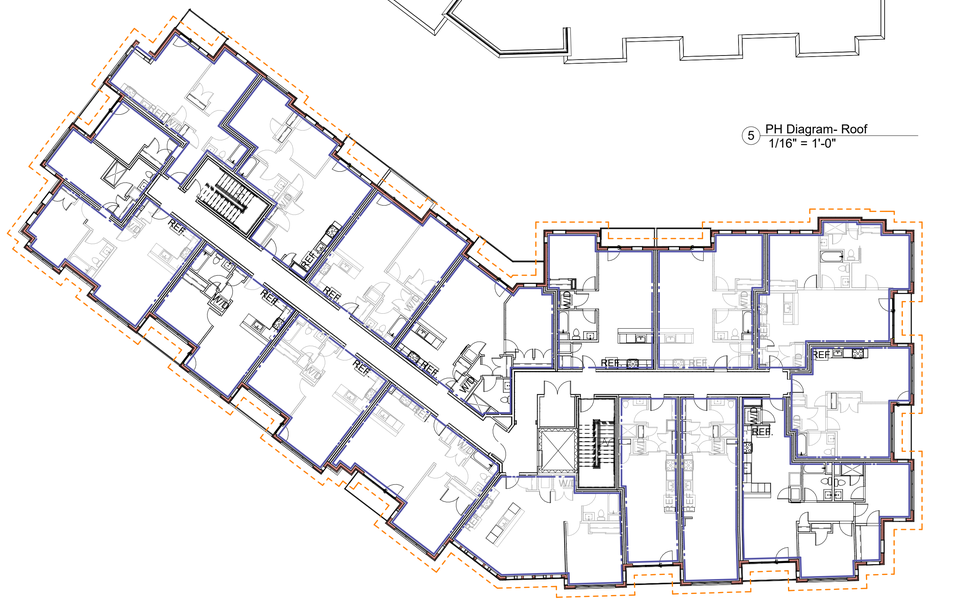
2 PH Diagran- 2nd Floor Level
1/16" = 1'-0"



1 PH Diagram- 1st Floor Level
1/16" = 1'-0"



5 PH Diagram- Roof
1/16" = 1'-0"



4 PH Diagram- 4th Floor Level
1/16" = 1'-0"

PROJECT NAME

VERGE MIXED-USE

PROJECT ADDRESS

16-20 MEDFORD ST
SOMERVILLE MA

CLIENT

SOMERVILLE LIVING LLC.

ARCHITECT

KDI ARCHITECTURE

KHALSA DESIGN, INCORPORATED
17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682

CONSULTANTS:

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REGISTRATION

REGISTERED ARCHITECT
TIMOTHY M. CARRIERE
9511
BURLINGTON
MA
COMMONWEALTH OF MASSACHUSETTS

Project number	20028
Date	12/05/2023
Drawn by	KC
Checked by	TC
Scale	As indicated

REVISIONS

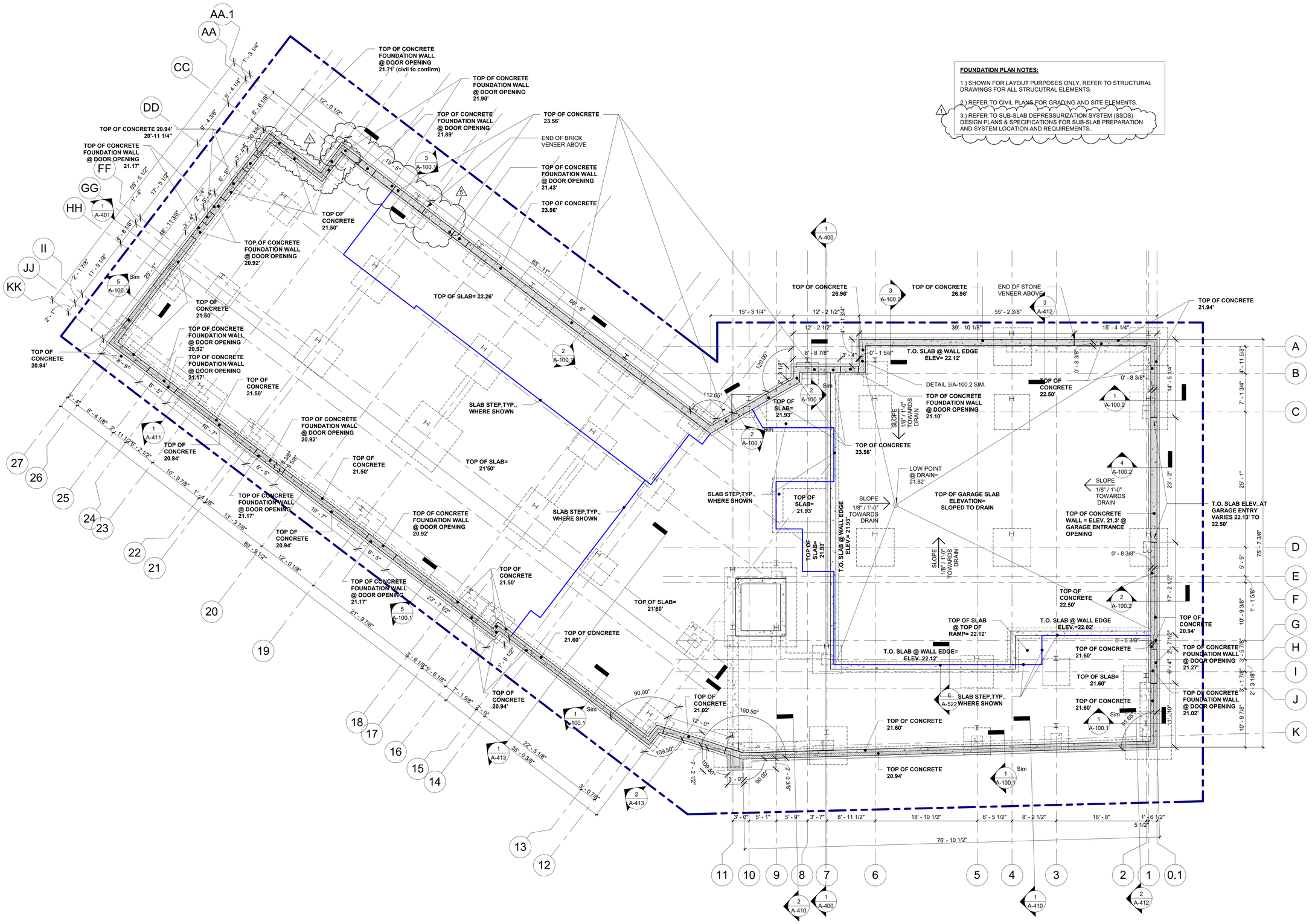
No.	Description	Date

Passive House Envelope Diagrams

A-024

VERGE MIXED-USE

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PROJECT NAME

VERGE MIXED-USE

PROJECT ADDRESS

16-20 MEDFORD ST
SOMERVILLE MA

CLIENT

SOMERVILLE LIVING LLC.

ARCHITECT

KDI ARCHITECTURE

KHALSA DESIGN, INCORPORATED
17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682

CONSULTANTS:

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REGISTRATION

REGISTERED ARCHITECT — VAM. CARMEN — 9528 — BURLINGTON MA — COMMONWEALTH OF MASSACHUSETTS

Project number	20028
Date	12/05/2023
Drawn by	Author
Checked by	Checker
Scale	1/8" = 1'-0"

REVISIONS

No.	Description	Date
1	Floor Plan Changes	11/07/2023
5	Conforming Set	01/01/2024

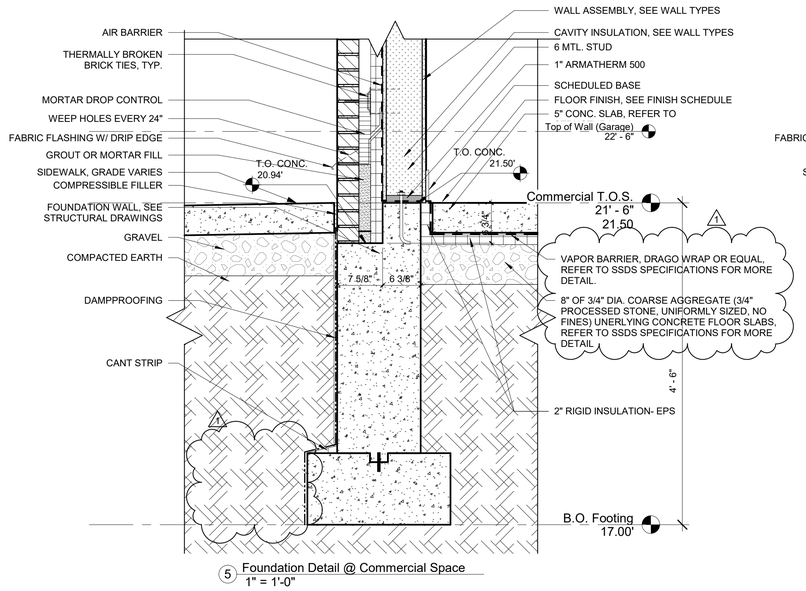
Foundation Plan

A-100

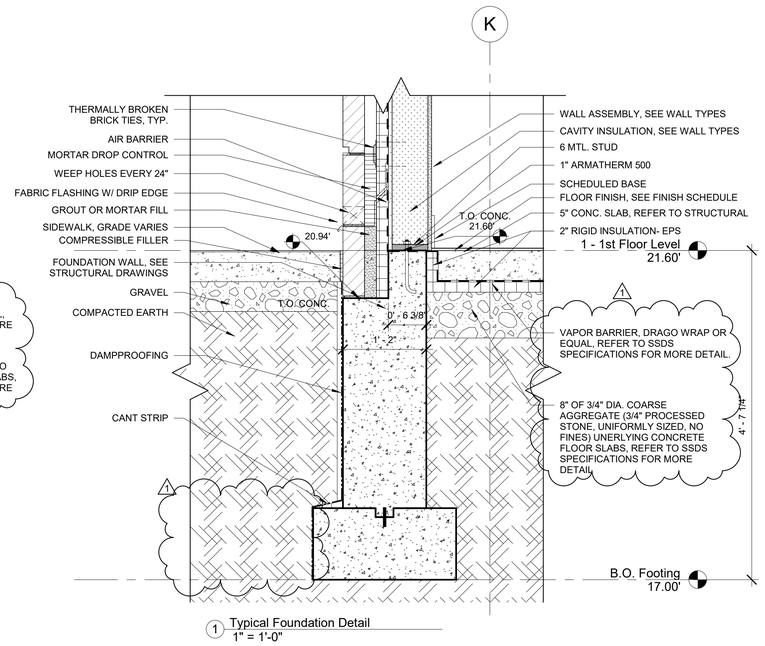
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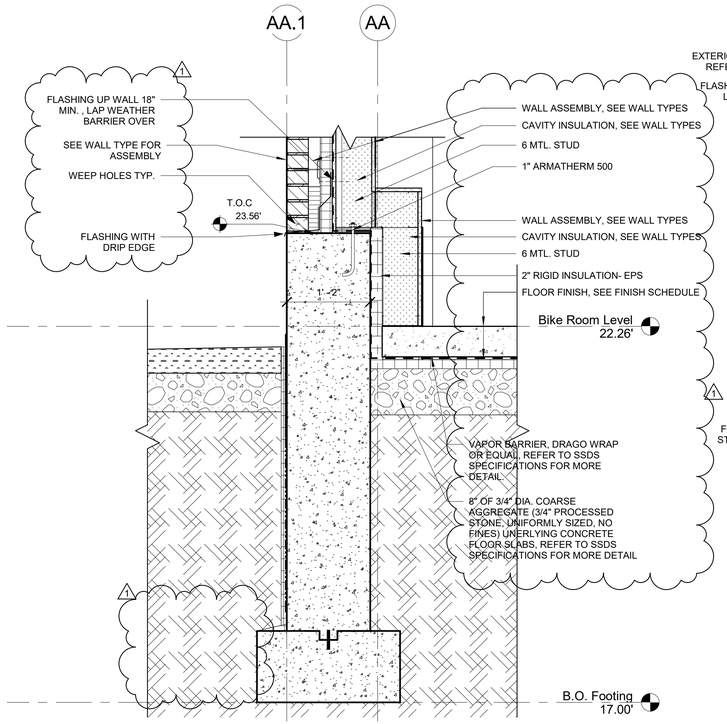
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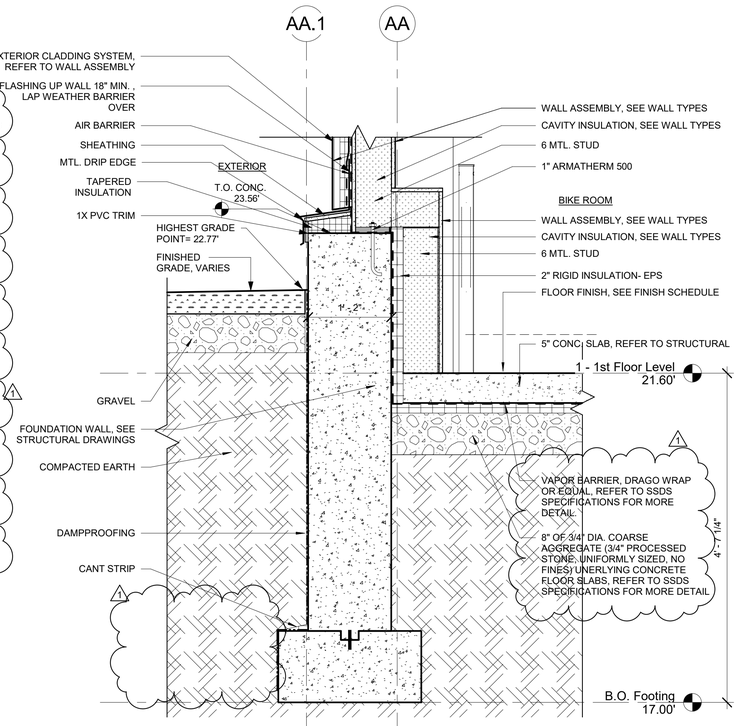
5 Foundation Detail @ Commercial Space
1" = 1'-0"



1 Typical Foundation Detail
1" = 1'-0"



3 Foundation Detail @ Rear with Brick
1" = 1'-0"



2 Foundation Detail @ Rear
1" = 1'-0"

PROJECT NAME

VERGE MIXED-USE

PROJECT ADDRESS

16-20 MEDFORD ST
SOMERVILLE MA

CLIENT

SOMERVILLE LIVING LLC.

ARCHITECT

KDI ARCHITECTURE

KHALSA DESIGN, INCORPORATED
17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682

CONSULTANTS:

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REGISTRATION

REGISTERED ARCHITECT · RYAN M. CARRIERE · 9572 · BURLINGTON MA · COMMONWEALTH OF MASSACHUSETTS

Project number	20028
Date	12/05/2023
Drawn by	Author
Checked by	Checker
Scale	1" = 1'-0"

REVISIONS

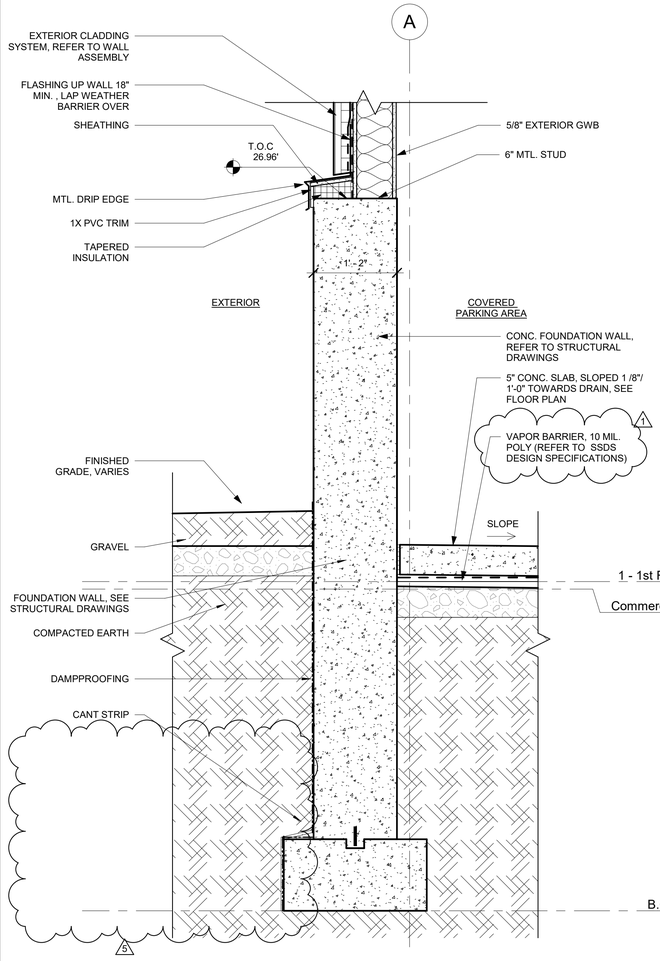
No.	Description	Date
1	Floor Plan Changes	11/07/2023

Foundation Details

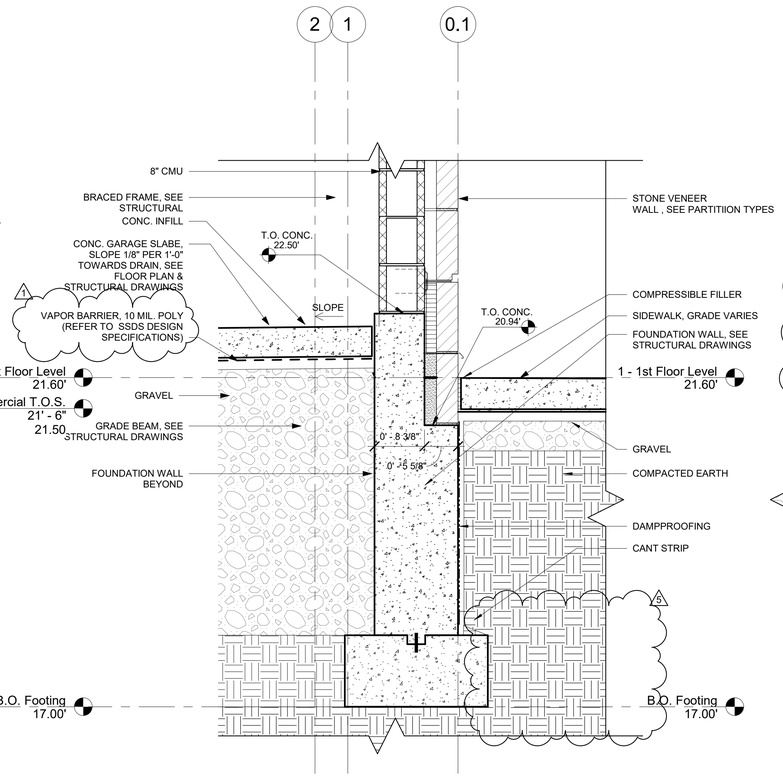
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VERGE MIXED-USE

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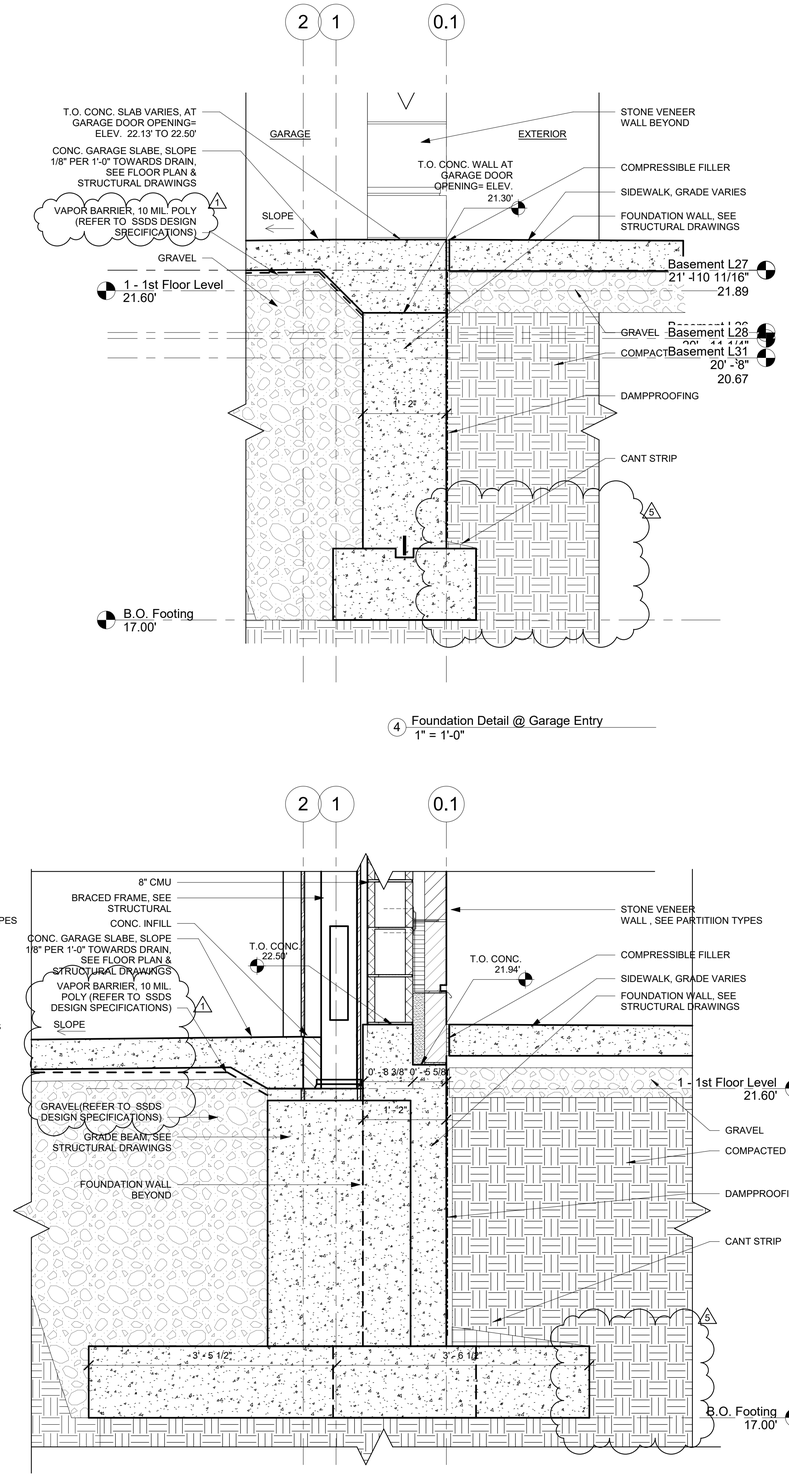


3 Foundation Detail @ Rear 2
1" = 1'-0"



2 Foundation Detail @ CMU & Stone 2
1" = 1'-0"

1 Foundation Detail @ CMU & Stone
1" = 1'-0"



4 Foundation Detail @ Garage Entry
1" = 1'-0"

PROJECT NAME

VERGE MIXED-USE

PROJECT ADDRESS

16-20 MEDFORD ST
SOMERVILLE MA

CLIENT

SOMERVILLE LIVING LLC.

ARCHITECT

KDI ARCHITECTURE

KHALSA DESIGN, INCORPORATED
17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682

CONSULTANTS:

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REGISTRATION

REGISTERED ARCHITECT · AYA M. CARRIER · 9574 · BURLINGTON MA · COMMONWEALTH OF MASSACHUSETTS

Project number	20028
Date	12/05/2023
Drawn by	Author
Checked by	Checker
Scale	1" = 1'-0"

REVISIONS

No.	Description	Date
1	Floor Plan Changes	11/07/2023
5	Conforming Set	01/01/2024

Foundation Details @ Garage

A-100.2

VERGE MIXED-USE

1/25/2024 11:03:07 AM
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LEGEND

- X — WINDOW TAG
- X — DOOR TAG
- X — WALL TAG
- X / XXX — ELEVATION VIEW / SHEET REFERENCE

GENERAL NOTES

1. ELECTRICAL RECEPTACLES ON OPPOSITE SIDES OF WALL SHOULD BE INSTALLED AT LEAST 2'-0' AWAY FROM EACH OTHER
2. SEE A-800 & A-801 FOR DOOR AND WINDOW SCHEDULES
3. SEE A-810, A-811 & A-812 FOR PARTITION TYPES
4. INTERIOR DIMENSIONS ARE TAKEN ON FACE OF FINISH WALLS AND CENTER LINE OF DOORS.
5. EXTERIOR DIMENSIONS ARE TAKEN ON FACE OF STUD AND CENTER LINE OF OPENINGS.
6. STOREFRONT DIMENSIONS ARE TAKEN ON FACE OF STUD TO THE EDGE OF STOREFRONT OPENINGS.
7. USE M.R. BOARD AT ALL KITCHEN AND BATHROOM LOCATIONS. PROVIDE BLOCKING AS REQUIRED FOR CABINETS FOR FUTURE INSTALLATION OF GRAB BARS.
8. FILL IN ALL GAPS WITH ACOUSTICAL CAULK
9. SEE ENLARGED UNIT PLANS IN SHEETS A-110 THROUGH A-113 AS WELL AS INTERIOR DESIGN PLANS.
10. SEE EGRESS PLANS SHEET A-012 FOR FIRE EXTINGUISHER CABINET LOCATIONS.
11. ALL WINDOWS HEAD HEIGHT IS 8'-0" FROM F.F. UNLESS OTHERWISE NOTED ON ELEVATIONS.

1 - 1st Floor Level
1/8" = 1'-0"

0' 4' 8' 16' 32'

N

PROJECT NAME

VERGE MIXED-USE

PROJECT ADDRESS

16-20 MEDFORD ST
SOMERVILLE MA

CLIENT

SOMERVILLE LIVING LLC.

ARCHITECT

KDI ARCHITECTURE

KHALSA DESIGN, INCORPORATED
17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682

CONSULTANTS:

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REGISTRATION

REGISTERED ARCHITECT — MYA M. CARRIERE — 9511 — BURLINGTON MA — COMMONWEALTH OF MASSACHUSETTS

Project number	20028
Date	12/05/2023
Drawn by	TC/ ES
Checked by	JSK
Scale	As indicated

REVISIONS

No.	Description	Date
1	Floor Plan Changes	11/07/2023
4	Windows & Storefronts Tag	12/11/2023

1st Floor Plan

A-101

VERGE MIXED-USE

\\kg-server\Data\20\20028-Ugo-Medford & Bedford Streets\03 Drawings\01_ARCH_CD\2023.07.26_16-20 Medford St-Current Central_tcarriere@kgeast.com.rvt
12/5/2024 11:03:11 AM

LEGEND

- X — WINDOW TAG
- X — DOOR TAG
- X — WALL TAG
- X / XXX — ELEVATION VIEW / SHEET REFERENCE

GENERAL NOTES

1. ELECTRICAL RECEPTACLES ON OPPOSITE SIDES OF WALL SHOULD BE INSTALLED AT LEAST 2'-0" AWAY FROM EACH OTHER
2. SEE A-800 & A-801 FOR DOOR AND WINDOW SCHEDULES
3. SEE A-810, A-811 & A-812 FOR PARTITION TYPES
4. INTERIOR DIMENSIONS ARE TAKEN ON FACE OF FINISH WALLS AND CENTER LINE OF DOORS.
5. EXTERIOR DIMENSIONS ARE TAKEN ON FACE OF STUD AND CENTER LINE OF OPENINGS.
6. STOREFRONT DIMENSIONS ARE TAKEN ON FACE OF STUD TO THE EDGE OF STOREFRONT OPENINGS.
7. USE M.R. BOARD AT ALL KITCHEN AND BATHROOM LOCATIONS. PROVIDE BLOCKING AS REQUIRED FOR CABINETS FOR FUTURE INSTALLATION OF GRAB BARS.
8. FILL IN ALL GAPS WITH ACOUSTICAL CAULK
9. SEE ENLARGED UNIT PLANS IN SHEETS A-110 THROUGH A-113 AS WELL AS INTERIOR DESIGN PLANS.
10. SEE EGRESS PLANS SHEET A-012 FOR FIRE EXTINGUISHER CABINET LOCATIONS.
11. ALL WINDOWS HEAD HEIGHT IS 8'-0" FROM F.F. UNLESS OTHERWISE NOTED ON ELEVATIONS.

1 2nd-4th Floor Plan
1/8" = 1'-0"

0' 4' 8' 16' 32'

PROJECT NAME

VERGE MIXED-USE

PROJECT ADDRESS

16-20 MEDFORD ST
SOMERVILLE MA

CLIENT

SOMERVILLE LIVING LLC.

ARCHITECT

KDI ARCHITECTURE

KHALSA DESIGN, INCORPORATED
17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682

CONSULTANTS:

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REGISTRATION

REGISTERED ARCHITECT — GRAHAM M. CARRIER — 9511 — BURLINGTON MA — COMMONWEALTH OF MASSACHUSETTS

Project number	20028
Date	12/05/2023
Drawn by	TC
Checked by	JSK
Scale	As indicated

REVISIONS

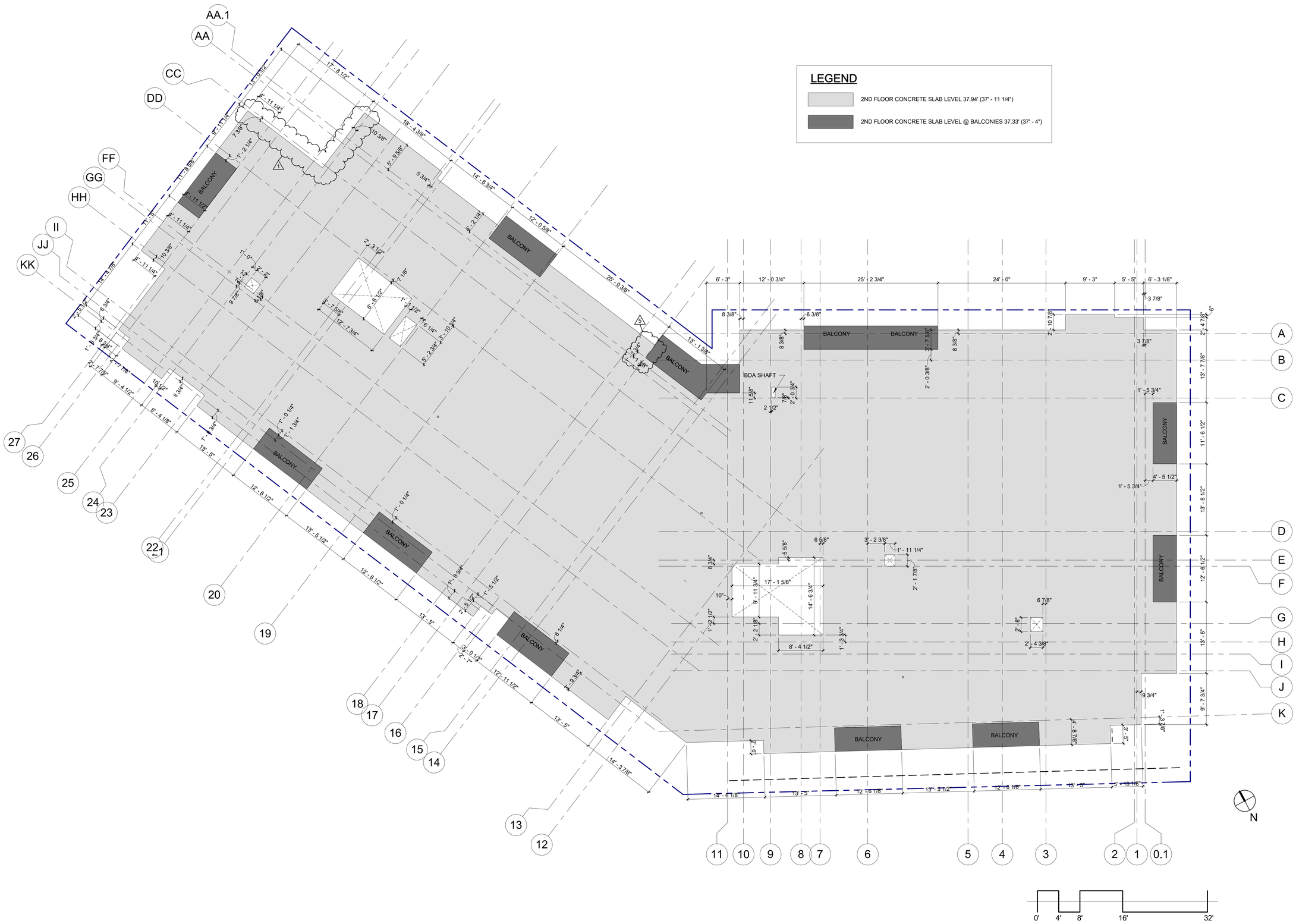
No.	Description	Date
1	Floor Plan Changes	11/07/2023
4	Windows & Storefronts Tag	12/11/2023

2nd Floor Plan

A-102

VERGE MIXED-USE

\\tlg-server\Data\20\20028-Ugo-Medford & Bedford Streets\03 Drawings\01_ARCH_CD\2023.07.26_16-20 Medford St- Current Central_tcarrier@tlgeast.com.rvt
1/25/2024 11:03:20 AM



1 2nd-4th Floor Plan
1/8" = 1'-0"

PROJECT NAME

VERGE MIXED-USE

PROJECT ADDRESS

16-20 MEDFORD ST
SOMERVILLE MA

CLIENT

SOMERVILLE LIVING LLC.

ARCHITECT

KDI ARCHITECTURE

KHALSA DESIGN, INCORPORATED
17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682

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REGISTRATION

REGISTERED ARCHITECT · AYA M. CARRIERE · 9578 · BURLINGTON MA · COMMONWEALTH OF MASSACHUSETTS

Project number	20028
Date	12/05/2023
Drawn by	Author
Checked by	Checker
Scale	1/8" = 1'-0"

REVISIONS

No.	Description	Date
1	Floor Plan Changes	11/07/2023
5	Conforming Set	01/01/2024

2nd Floor Concrete Slab Edge

A-102.1

VERGE MIXED-USE

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LEGEND

- X — WINDOW TAG
- X — DOOR TAG
- X — WALL TAG
- X / XXX — ELEVATION VIEW / SHEET REFERENCE

GENERAL NOTES

1. ELECTRICAL RECEPTACLES ON OPPOSITE SIDES OF WALL SHOULD BE INSTALLED AT LEAST 2'-0" AWAY FROM EACH OTHER
2. SEE A-800 & A-801 FOR DOOR AND WINDOW SCHEDULES
3. SEE A-810, A-811 & A-812 FOR PARTITION TYPES
4. INTERIOR DIMENSIONS ARE TAKEN ON FACE OF FINISH WALLS AND CENTER LINE OF DOORS.
5. EXTERIOR DIMENSIONS ARE TAKEN ON FACE OF STUD AND CENTER LINE OF OPENINGS.
6. STOREFRONT DIMENSIONS ARE TAKEN ON FACE OF STUD TO THE EDGE OF STOREFRONT OPENINGS.
7. USE M.R. BOARD AT ALL KITCHEN AND BATHROOM LOCATIONS. PROVIDE BLOCKING AS REQUIRED FOR CABINETS FOR FUTURE INSTALLATION OF GRAB BARS.
8. FILL IN ALL GAPS WITH ACOUSTICAL CAULK
9. SEE ENLARGED UNIT PLANS IN SHEETS A-110 THROUGH A-113 AS WELL AS INTERIOR DESIGN PLANS.
10. SEE EGRESS PLANS SHEET A-012 FOR FIRE EXTINGUISHER CABINET LOCATIONS.
11. ALL WINDOWS HEAD HEIGHT IS 8'-0" FROM F.F. UNLESS OTHERWISE NOTED ON ELEVATIONS.

1 3 - 3rd Floor Level
1/8" = 1'-0"

0' 4' 8' 16' 32'

N

PROJECT NAME

VERGE MIXED-USE

PROJECT ADDRESS

16-20 MEDFORD ST
SOMERVILLE MA

CLIENT

SOMERVILLE LIVING LLC.

ARCHITECT

KDI ARCHITECTURE

KHALSA DESIGN, INCORPORATED

17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143

TELEPHONE: 617-591-8682

CONSULTANTS:

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REGISTRATION

REGISTERED ARCHITECT — JOHN M. CARMIENKE — 9511 — BURLINGTON MA — COMMONWEALTH OF MASSACHUSETTS

Project number	20028
Date	12/05/2023
Drawn by	TC
Checked by	JSK
Scale	As indicated

REVISIONS

No.	Description	Date
1	Floor Plan Changes	11/07/2023
4	Windows & Storefronts Tag	12/11/2023

3rd Floor Plan

A-103

VERGE MIXED-USE

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LEGEND

- WINDOW TAG
- DOOR TAG
- WALL TAG
- ELEVATION VIEW / SHEET REFERENCE

GENERAL NOTES

1. ELECTRICAL RECEPTACLES ON OPPOSITE SIDES OF WALL SHOULD BE INSTALLED AT LEAST 2'-0" AWAY FROM EACH OTHER
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5. EXTERIOR DIMENSIONS ARE TAKEN ON FACE OF STUD AND CENTER LINE OF OPENINGS.
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9. SEE ENLARGED UNIT PLANS IN SHEETS A-110 THROUGH A-113 AS WELL AS INTERIOR DESIGN PLANS.
10. SEE EGRESS PLANS SHEET A-012 FOR FIRE EXTINGUISHER CABINET LOCATIONS.
11. ALL WINDOWS HEAD HEIGHT IS 8'-0" FROM F.F. UNLESS OTHERWISE NOTED ON ELEVATIONS.

1 4 - 4th Floor Level
1/8" = 1'-0"

0' 4' 8' 16' 32'

PROJECT NAME

VERGE MIXED-USE

PROJECT ADDRESS

16-20 MEDFORD ST
SOMERVILLE MA

CLIENT

SOMERVILLE LIVING LLC.

ARCHITECT

KDI ARCHITECTURE

KHALSA DESIGN, INCORPORATED

17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143

TELEPHONE: 617-591-8682

CONSULTANTS:

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REGISTRATION

REGISTERED ARCHITECT · MYA M. CARRIERE · 9511 · BURLINGTON MA · COMMONWEALTH OF MASSACHUSETTS

Project number	20028
Date	12/05/2023
Drawn by	TC
Checked by	TC
Scale	As indicated

REVISIONS

No.	Description	Date
1	Floor Plan Changes	11/07/2023
4	Windows & Storefronts Tag	12/11/2023

4th Floor Plan

A-104

VERGE MIXED-USE

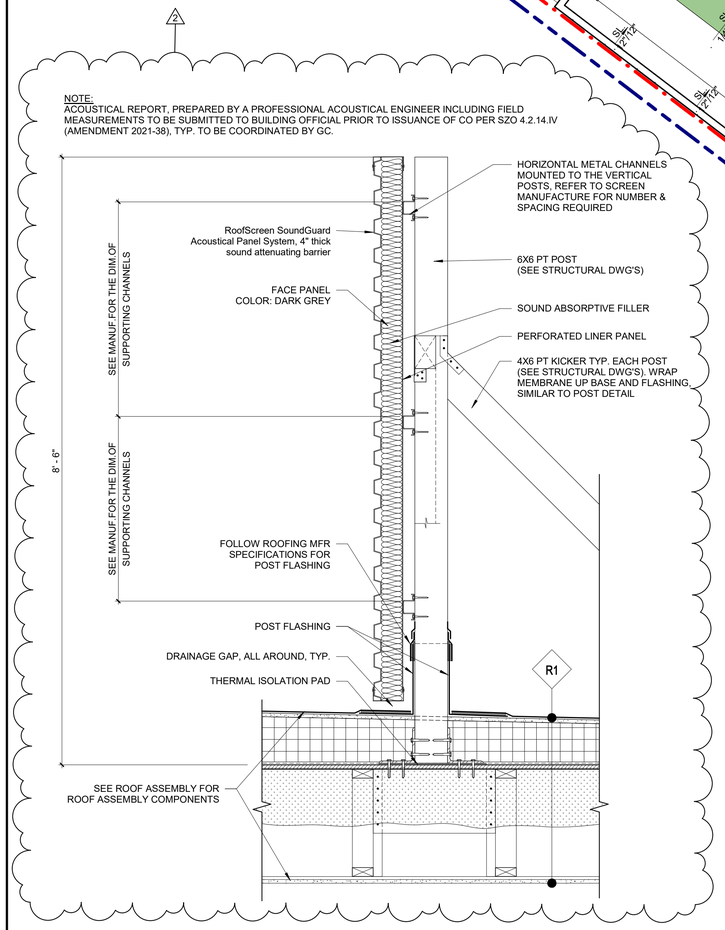
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LEGEND

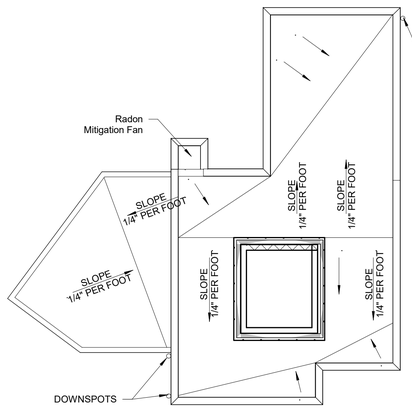
- WINDOW TAG
- DOOR TAG
- WALL TAG
- ELEVATION VIEW / SHEET REFERENCE

GENERAL NOTES

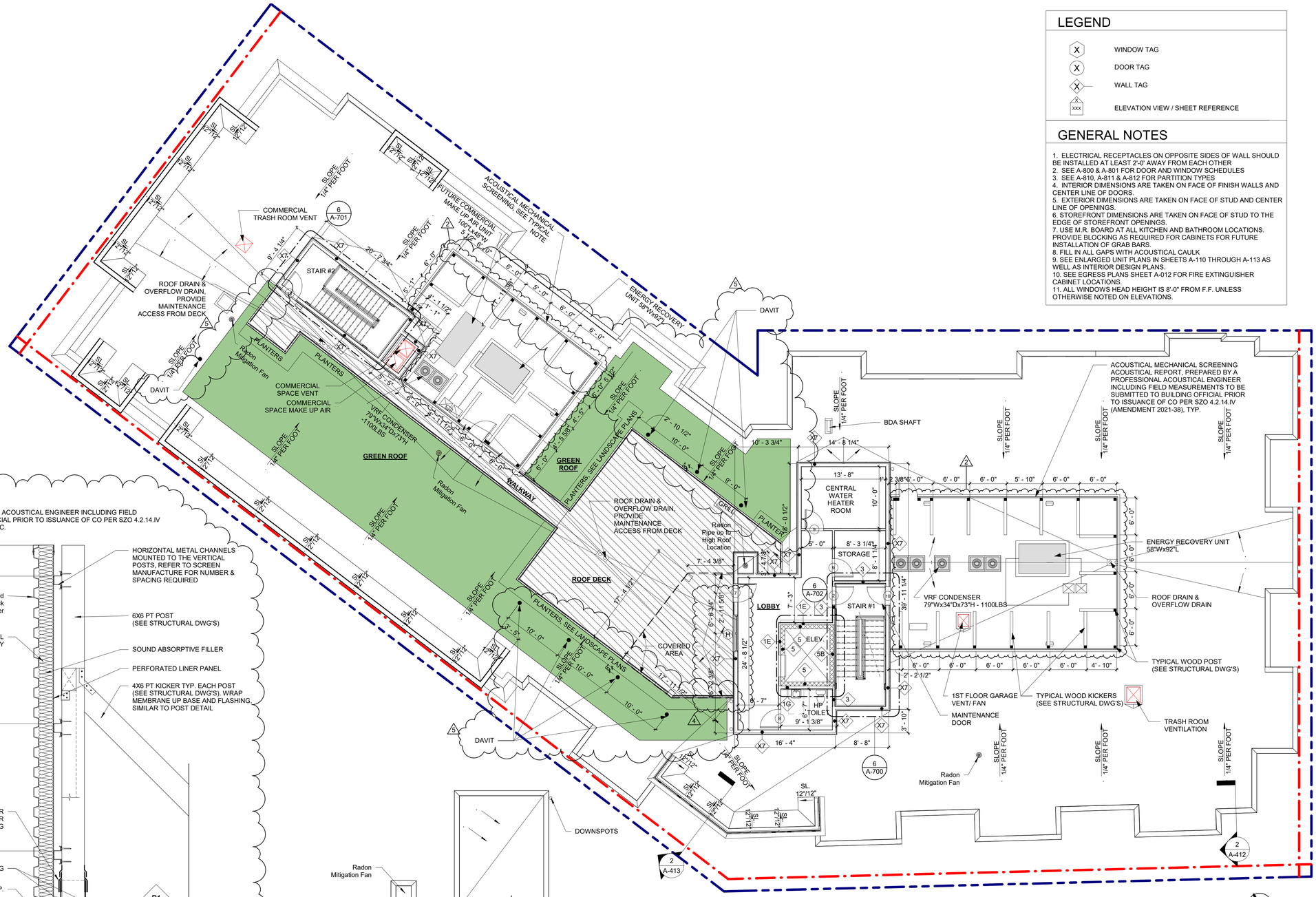
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10. SEE EGRESS PLANS SHEET A-012 FOR FIRE EXTINGUISHER CABINET LOCATIONS.
11. ALL WINDOWS HEAD HEIGHT IS 8'-0" FROM F.F. UNLESS OTHERWISE NOTED ON ELEVATIONS.



3 Acoustical Mechanical Screening Section
1" = 1'-0"



2 Headhouse
1/8" = 1'-0"



1 Roof Level
1/8" = 1'-0"

0' 4' 8' 16' 32'

PROJECT NAME

VERGE MIXED-USE

PROJECT ADDRESS

16-20 MEDFORD ST
SOMERVILLE MA

CLIENT

SOMERVILLE LIVING LLC.

ARCHITECT

KDI ARCHITECTURE

KHALSA DESIGN, INCORPORATED
17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682

CONSULTANTS:

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REGISTRATION

REGISTERED ARCHITECT · RYAN M. CARRIERE · 9511 · BURLINGTON MA · COMMONWEALTH OF MASSACHUSETTS

Project number	20028
Date	12/05/2023
Drawn by	TC
Checked by	TC
Scale	As indicated

REVISIONS

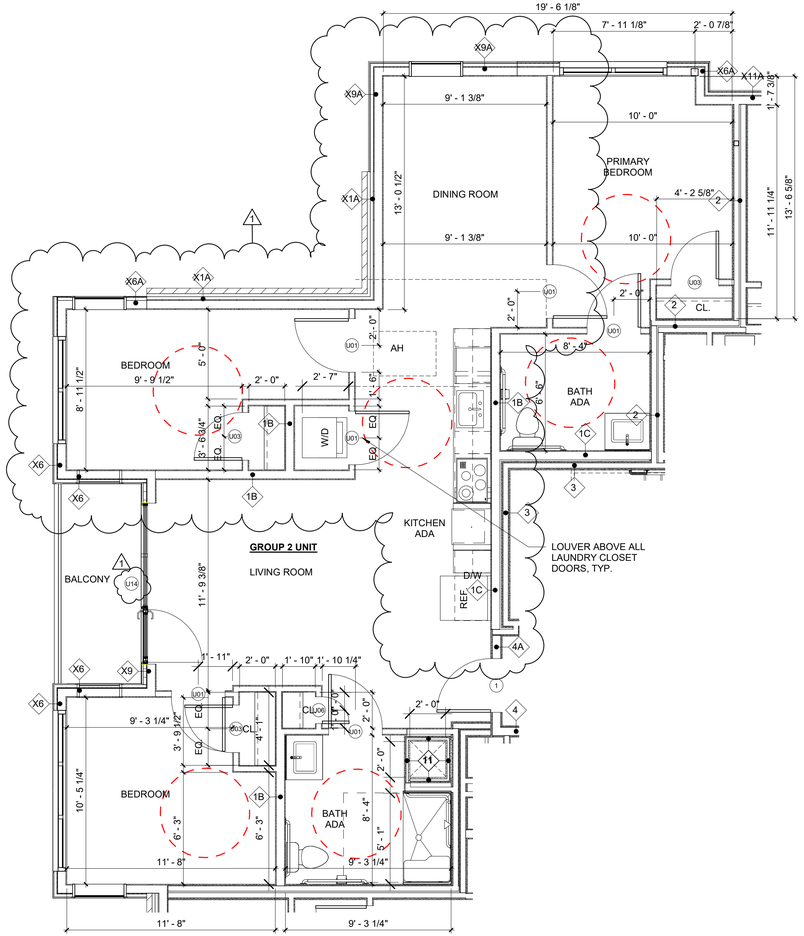
No.	Description	Date
2	Roof Mech Screening	11/21/2023
4	Windows & Storefronts Tag	12/11/2023
5	Conforming Set	01/01/2024

Roof Plan

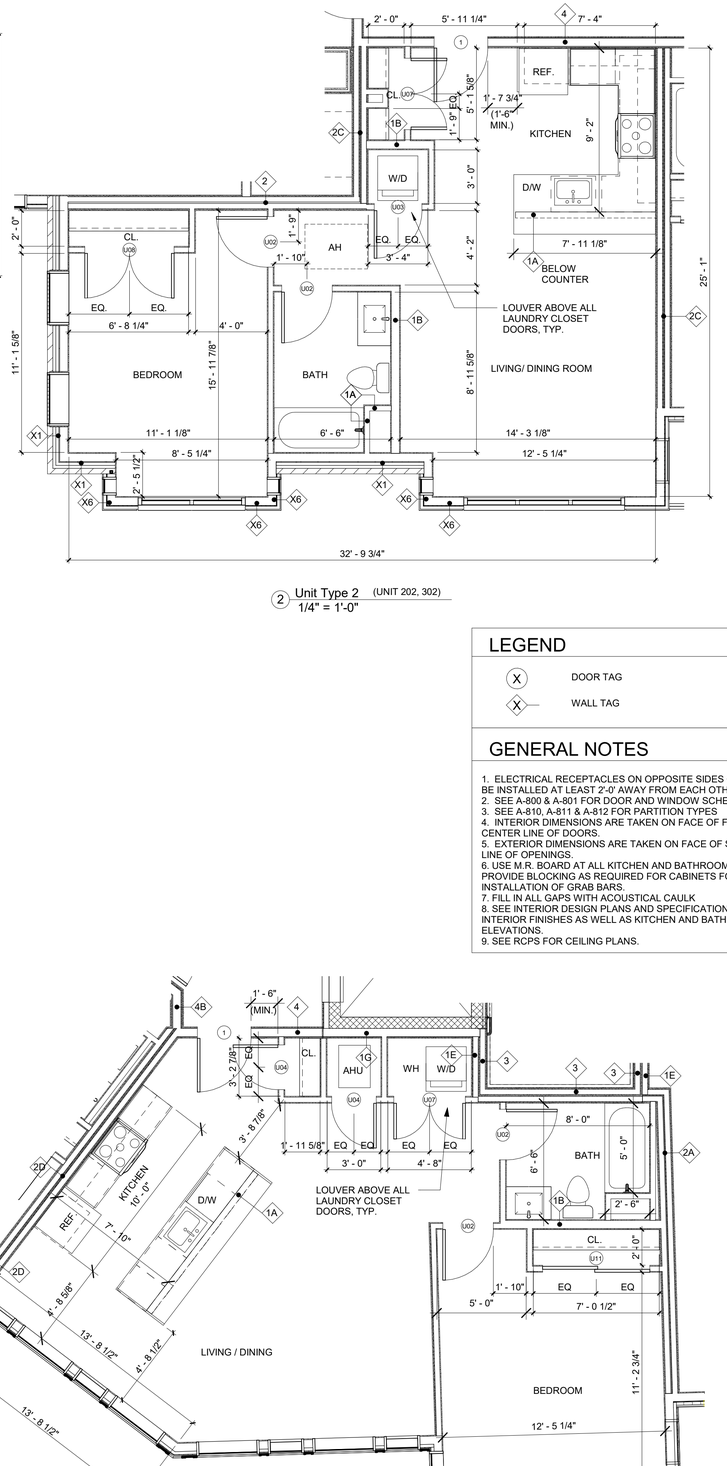
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VERGE MIXED-USE

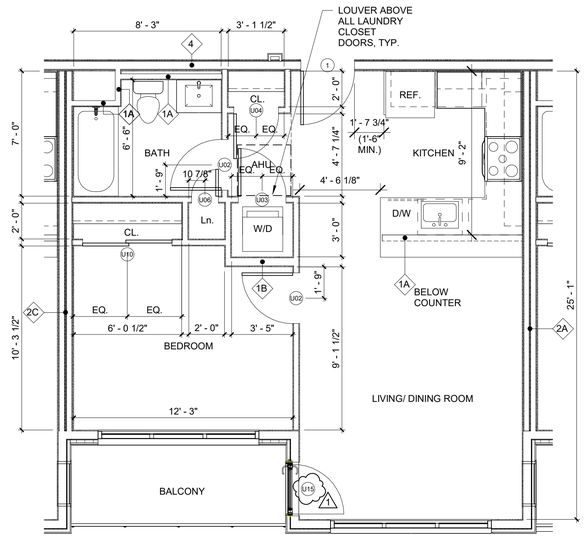
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12/5/2024 11:03:39 AM



1 Unit Type 1 (UNIT 201)
1/4" = 1'-0"



2 Unit Type 2 (UNIT 202, 302)
1/4" = 1'-0"



3 Unit Type 3 (UNIT 204, 206, 304, 306, 404, 406)
1/4" = 1'-0"

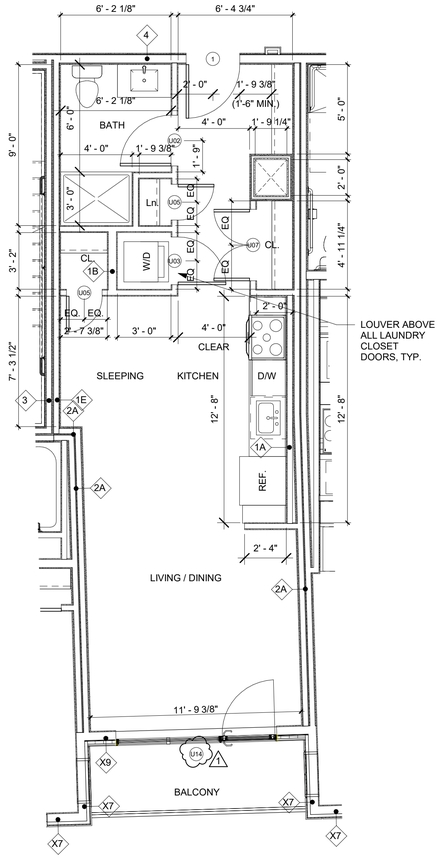
LEGEND

X — DOOR TAG

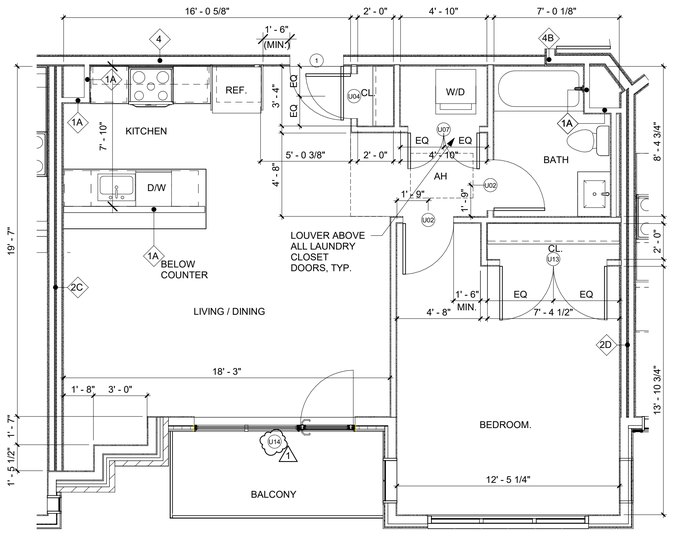
X — WALL TAG

GENERAL NOTES

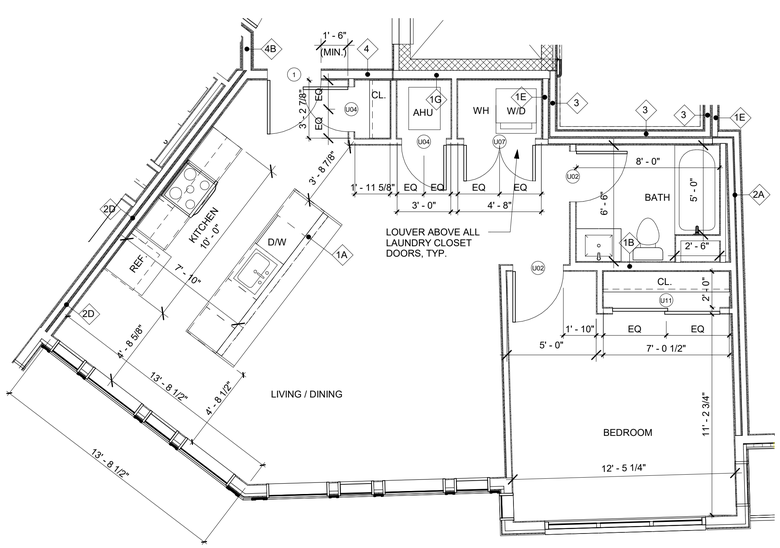
1. ELECTRICAL RECEPTACLES ON OPPOSITE SIDES OF WALL SHOULD BE INSTALLED AT LEAST 2'-0' AWAY FROM EACH OTHER
2. SEE A-800 & A-801 FOR DOOR AND WINDOW SCHEDULES
3. SEE A-810, A-811 & A-812 FOR PARTITION TYPES
4. INTERIOR DIMENSIONS ARE TAKEN ON FACE OF FINISH WALLS AND CENTER LINE OF DOORS.
5. EXTERIOR DIMENSIONS ARE TAKEN ON FACE OF STUD AND CENTER LINE OF OPENINGS.
6. USE M.R. BOARD AT ALL KITCHEN AND BATHROOM LOCATIONS. PROVIDE BLOCKING AS REQUIRED FOR CABINETS FOR FUTURE INSTALLATION OF GRAB BARS.
7. FILL IN ALL GAPS WITH ACOUSTICAL CAULK
8. SEE INTERIOR DESIGN PLANS AND SPECIFICATIONS FOR ALL INTERIOR FINISHES AS WELL AS KITCHEN AND BATHROOM PLANS AND ELEVATIONS.
9. SEE RCPS FOR CEILING PLANS.



6 Unit Type 6 (UNIT 212, 312, 412)
1/4" = 1'-0"



4 Unit Type 4 (UNIT 208, 308, 408)
1/4" = 1'-0"



5 Unit Type 5 (UNIT 210, 310, 410)
1/4" = 1'-0"

PROJECT NAME

VERGE MIXED-USE

PROJECT ADDRESS

16-20 MEDFORD ST
SOMERVILLE MA

CLIENT

SOMERVILLE LIVING LLC.

ARCHITECT

KDI ARCHITECTURE

KHALSA DESIGN, INCORPORATED
17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682

CONSULTANTS:

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REGISTRATION

REGISTERED ARCHITECT — GRAHAM M. CARRIERE — 9577 — BURLINGTON MA — COMMONWEALTH OF MASSACHUSETTS

Project number	20028
Date	12/05/2023
Drawn by	Author
Checked by	Checker
Scale	1/4" = 1'-0"

REVISIONS

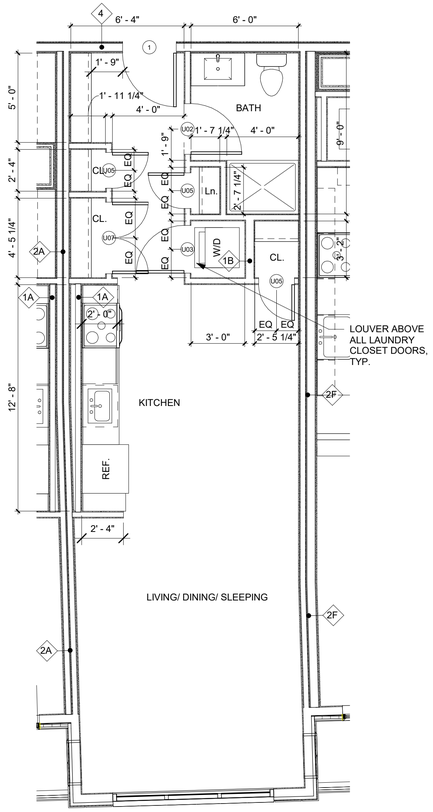
No.	Description	Date
1	Floor Plan Changes	11/07/2023

Enlarged Floor Plans

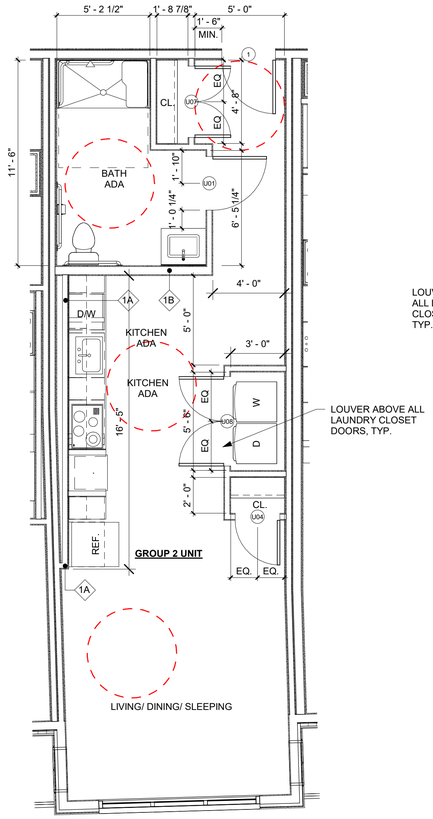
A-110

VERGE MIXED-USE

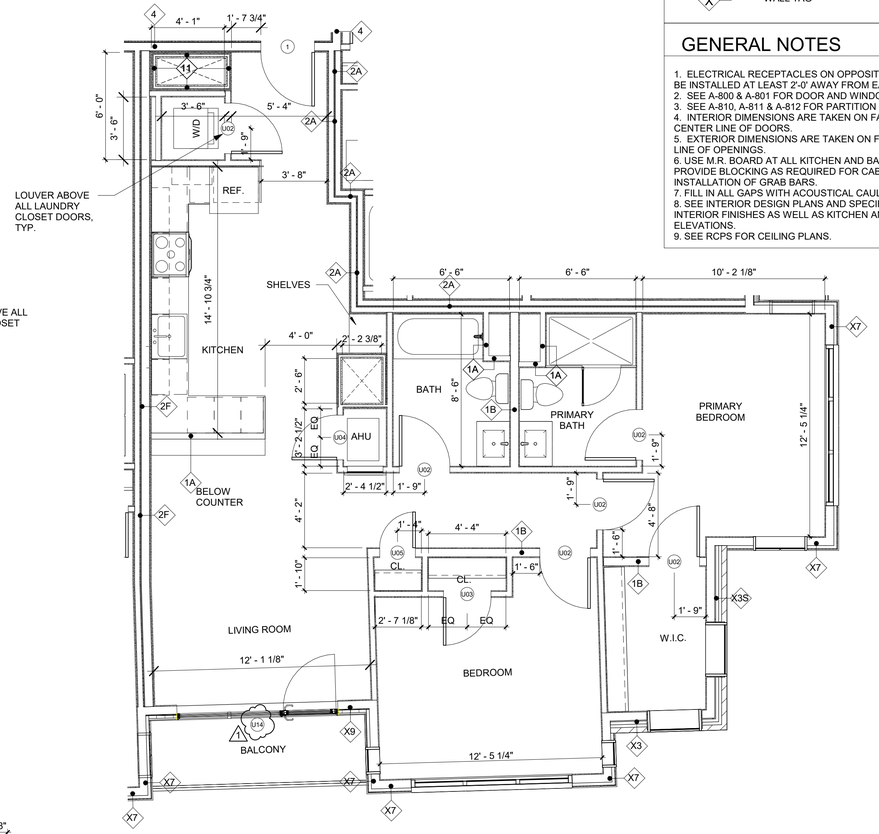
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1/25/2024 11:03:43 AM



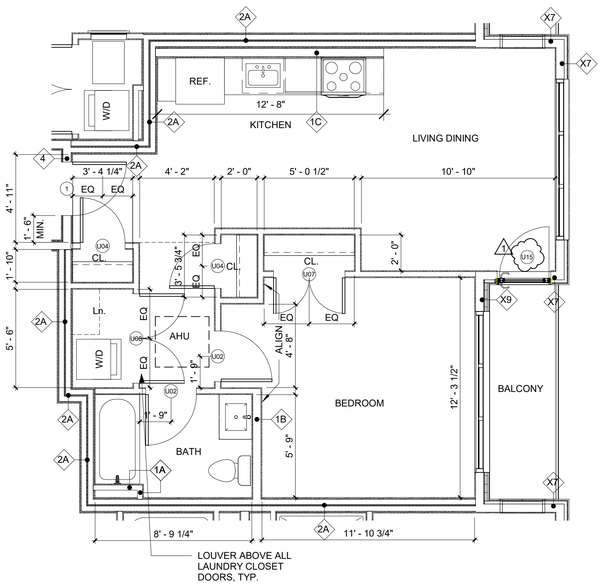
1 Unit Type 7 (UNIT 214, 414)
1/4" = 1'-0"



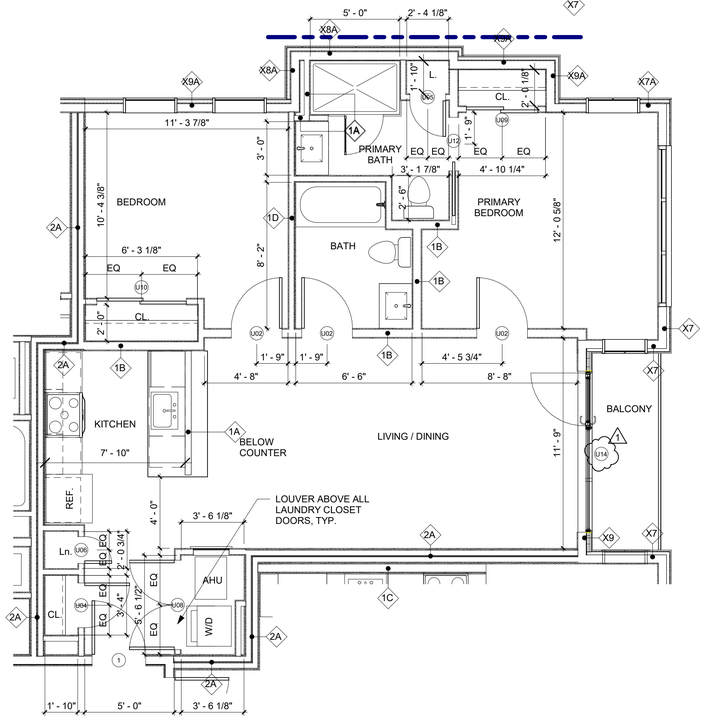
2 Unit Type 8 (UNIT 314)
1/4" = 1'-0"



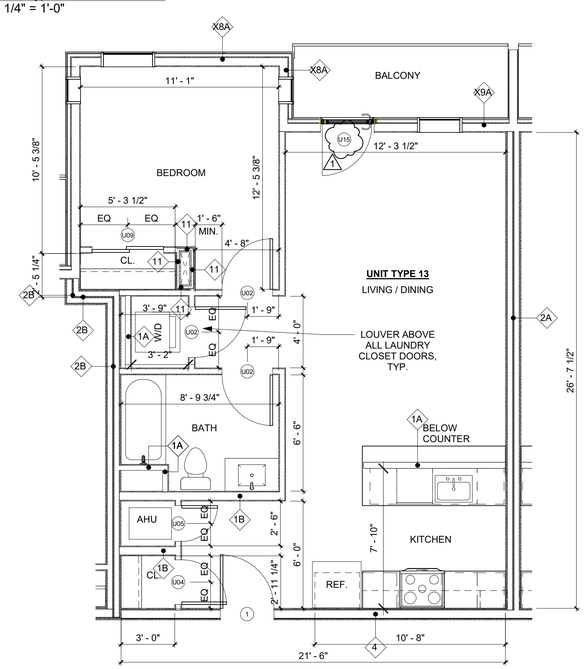
3 Unit Type 9 (UNIT 216, 316, 416)
1/4" = 1'-0"



4 Unit Type 10 (UNIT 217, 317, 415)
1/4" = 1'-0"



5 Unit Type 11 (UNIT 215, 315, 413)
1/4" = 1'-0"



6 Unit Type 12 (UNIT 211, 311, 409, 213 Mirror, 313 Mirror, 411 Mirror)
1/4" = 1'-0"

LEGEND

X — DOOR TAG

X — WALL TAG

GENERAL NOTES

1. ELECTRICAL RECEPTACLES ON OPPOSITE SIDES OF WALL SHOULD BE INSTALLED AT LEAST 2'-0' AWAY FROM EACH OTHER
2. SEE A-800 & A-801 FOR DOOR AND WINDOW SCHEDULES
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7. FILL IN ALL GAPS WITH ACOUSTICAL CAULK
8. SEE INTERIOR DESIGN PLANS AND SPECIFICATIONS FOR ALL INTERIOR FINISHES AS WELL AS KITCHEN AND BATHROOM PLANS AND ELEVATIONS.
9. SEE RCPS FOR CEILING PLANS.

PROJECT NAME

VERGE MIXED-USE

PROJECT ADDRESS

16-20 MEDFORD ST
SOMERVILLE MA

CLIENT

SOMERVILLE LIVING LLC.

ARCHITECT

KDI ARCHITECTURE

KHALSA DESIGN, INCORPORATED
17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682

CONSULTANTS:

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REGISTRATION

REGISTERED ARCHITECT — YVA M. CARRIERE — 9574 — BURLINGTON MA — COMMONWEALTH OF MASSACHUSETTS

Project number	20028
Date	12/05/2023
Drawn by	Author
Checked by	Checker
Scale	1/4" = 1'-0"

REVISIONS

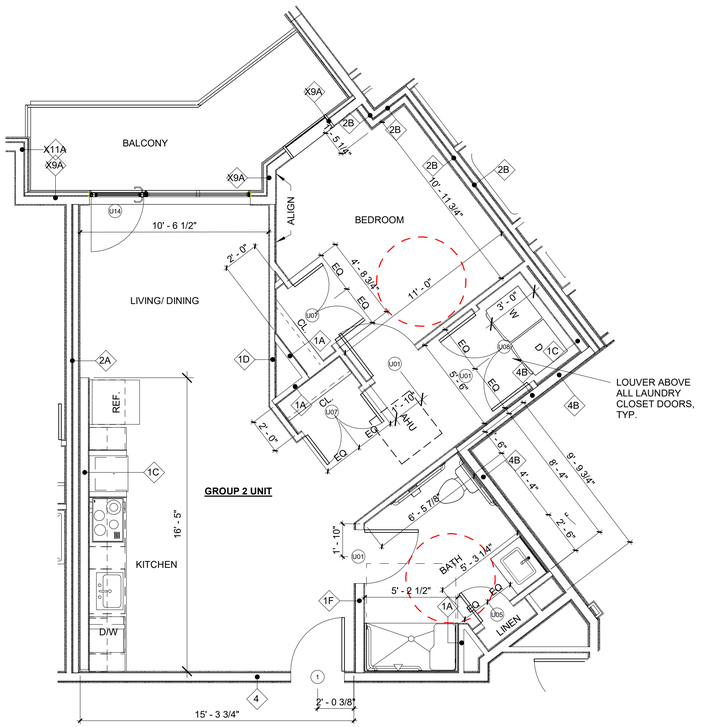
No.	Description	Date
1	Floor Plan Changes	11/07/2023

Enlarged Floor Plans

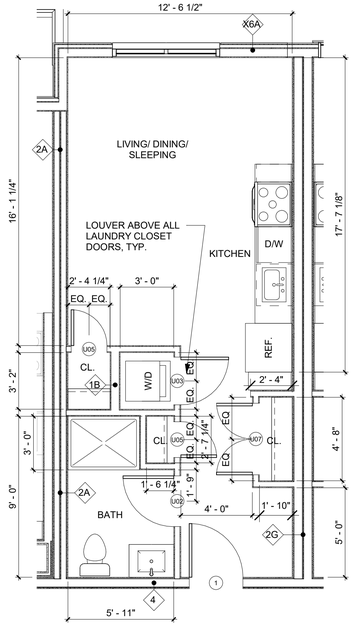
A-111

VERGE MIXED-USE

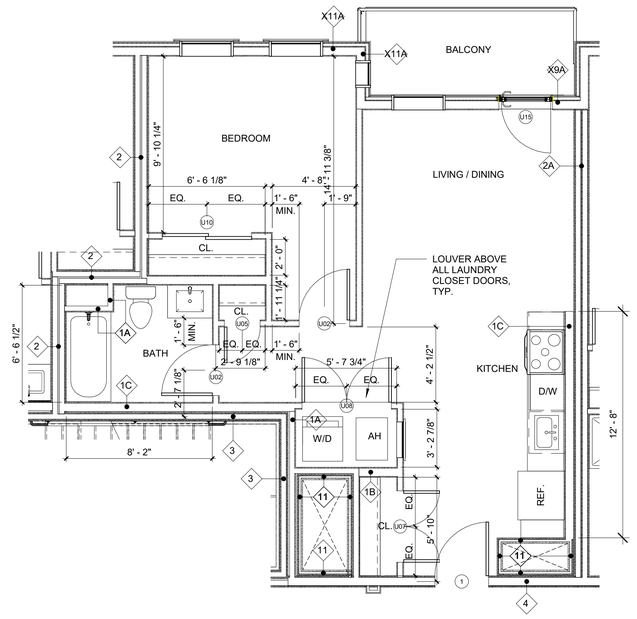
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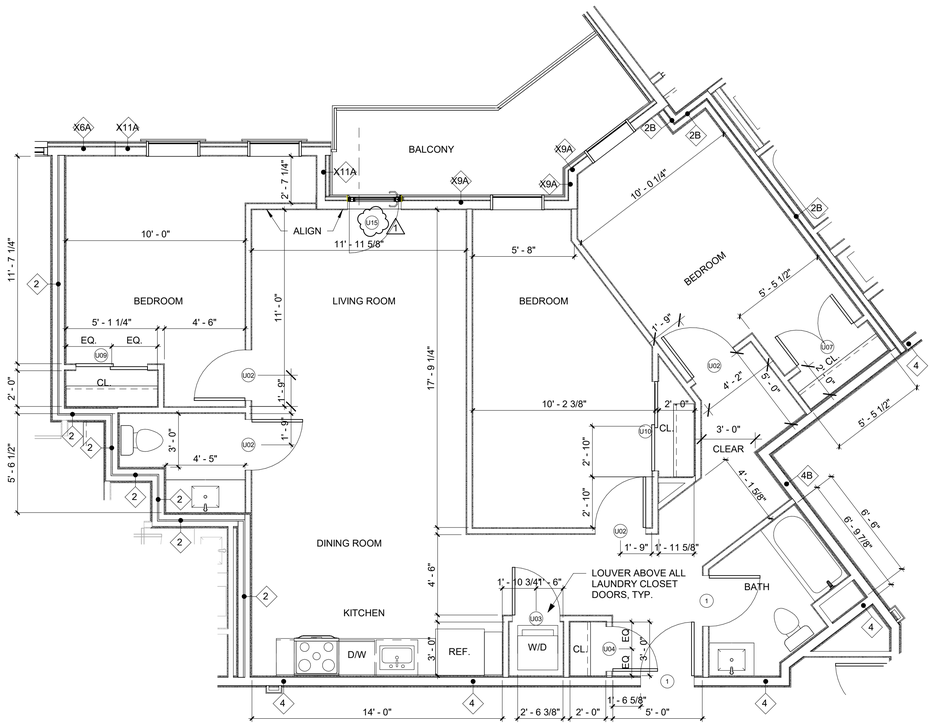
1 Unit Type 13 (UNIT 209)
1/4" = 1'-0"



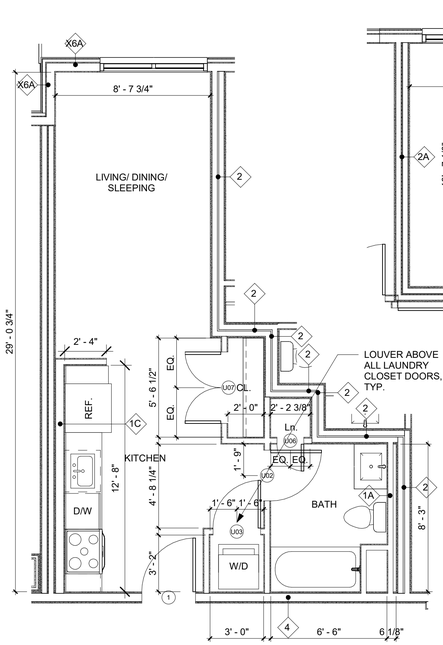
2 Unit Type 14 (UNIT 205, UNIT 207 MIRROR)
1/4" = 1'-0"



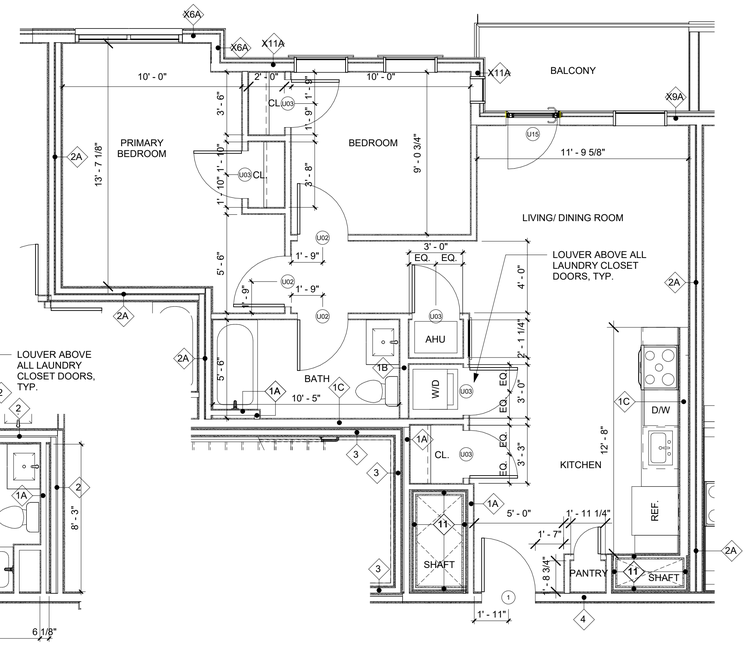
3 Unit Type 15 (UNIT 203)
1/4" = 1'-0"



4 Unit Type 16 (UNIT 309)
1/4" = 1'-0"



5 Unit Type 17 (UNIT 307)
1/4" = 1'-0"



6 Unit Type 18 (UNIT 305, 403)
1/4" = 1'-0"

LEGEND

X — DOOR TAG

X — WALL TAG

GENERAL NOTES

1. ELECTRICAL RECEPTACLES ON OPPOSITE SIDES OF WALL SHOULD BE INSTALLED AT LEAST 2'-0" AWAY FROM EACH OTHER
2. SEE A-800 & A-801 FOR DOOR AND WINDOW SCHEDULES
3. SEE A-810, A-811 & A-812 FOR PARTITION TYPES
4. INTERIOR DIMENSIONS ARE TAKEN ON FACE OF FINISH WALLS AND CENTER LINE OF DOORS.
5. EXTERIOR DIMENSIONS ARE TAKEN ON FACE OF STUD AND CENTER LINE OF OPENINGS.
6. USE M.R. BOARD AT ALL KITCHEN AND BATHROOM LOCATIONS. PROVIDE BLOCKING AS REQUIRED FOR CABINETS FOR FUTURE INSTALLATION OF GRAB BARS.
7. FILL IN ALL GAPS WITH ACOUSTICAL CAULK
8. SEE INTERIOR DESIGN PLANS AND SPECIFICATIONS FOR ALL INTERIOR FINISHES AS WELL AS KITCHEN AND BATHROOM PLANS AND ELEVATIONS.
9. SEE RCPS FOR CEILING PLANS.

PROJECT NAME

VERGE MIXED-USE

PROJECT ADDRESS

16-20 MEDFORD ST
SOMERVILLE MA

CLIENT

SOMERVILLE LIVING LLC.

ARCHITECT

KDI ARCHITECTURE

KHALSA DESIGN, INCORPORATED
17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682

CONSULTANTS:

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REGISTRATION

REGISTERED ARCHITECT — IVAN M. CARRIERE — 9572 — BURLINGTON MA — COMMONWEALTH OF MASSACHUSETTS

Project number	20028
Date	12/05/2023
Drawn by	Author
Checked by	Checker
Scale	1/4" = 1'-0"

REVISIONS

No.	Description	Date
1	Floor Plan Changes	11/07/2023

Enlarged Floor Plans

A-112

VERGE MIXED-USE

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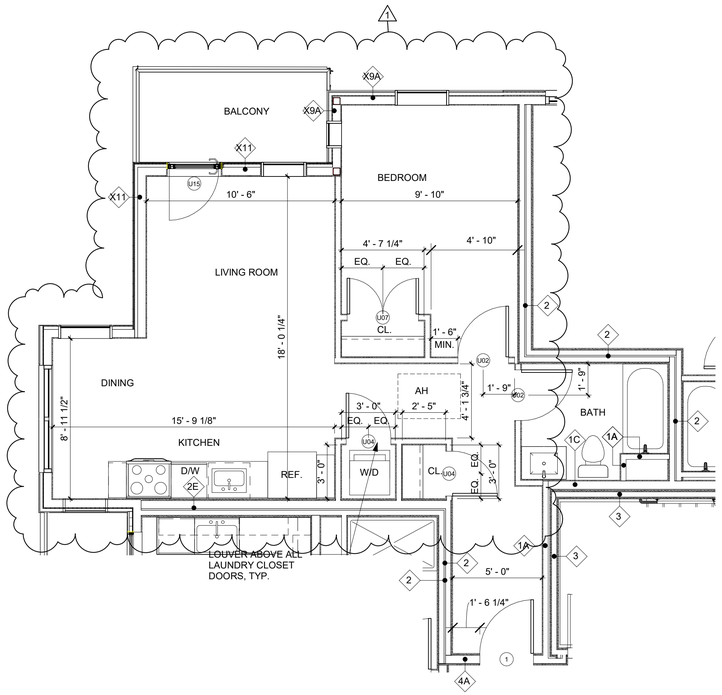
LEGEND

X — DOOR TAG

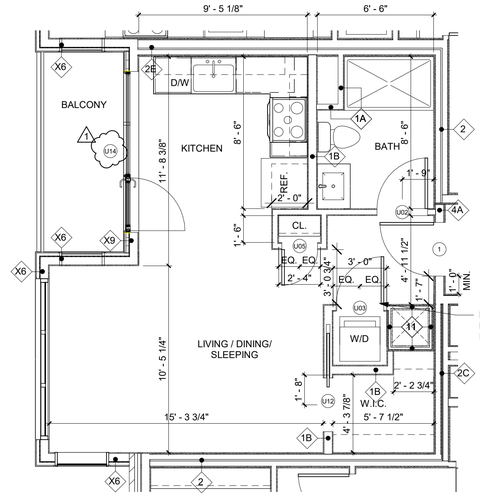
X — WALL TAG

GENERAL NOTES

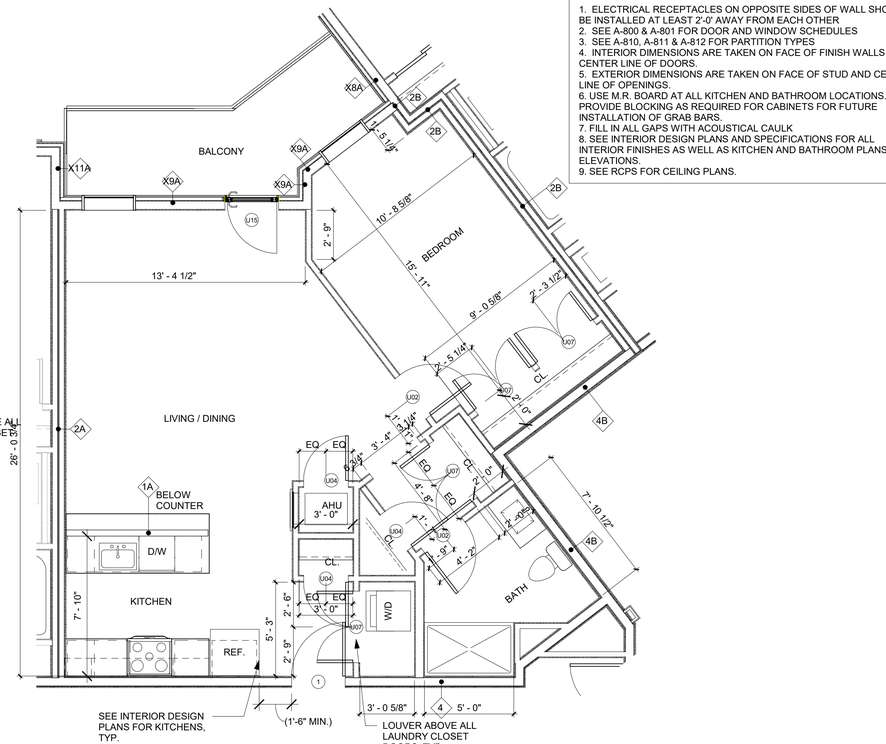
1. ELECTRICAL RECEPTACLES ON OPPOSITE SIDES OF WALL SHOULD BE INSTALLED AT LEAST 2'-0" AWAY FROM EACH OTHER
2. SEE A-800 & A-801 FOR DOOR AND WINDOW SCHEDULES
3. SEE A-810, A-811 & A-812 FOR PARTITION TYPES
4. INTERIOR DIMENSIONS ARE TAKEN ON FACE OF FINISH WALLS AND CENTER LINE OF DOORS.
5. EXTERIOR DIMENSIONS ARE TAKEN ON FACE OF STUD AND CENTER LINE OF OPENINGS.
6. USE M.R. BOARD AT ALL KITCHEN AND BATHROOM LOCATIONS. PROVIDE BLOCKING AS REQUIRED FOR CABINETS FOR FUTURE INSTALLATION OF GRAB BARS.
7. FILL IN ALL GAPS WITH ACOUSTICAL CAULK
8. SEE INTERIOR DESIGN PLANS AND SPECIFICATIONS FOR ALL INTERIOR FINISHES AS WELL AS KITCHEN AND BATHROOM PLANS AND ELEVATIONS.
9. SEE RCPS FOR CEILING PLANS.



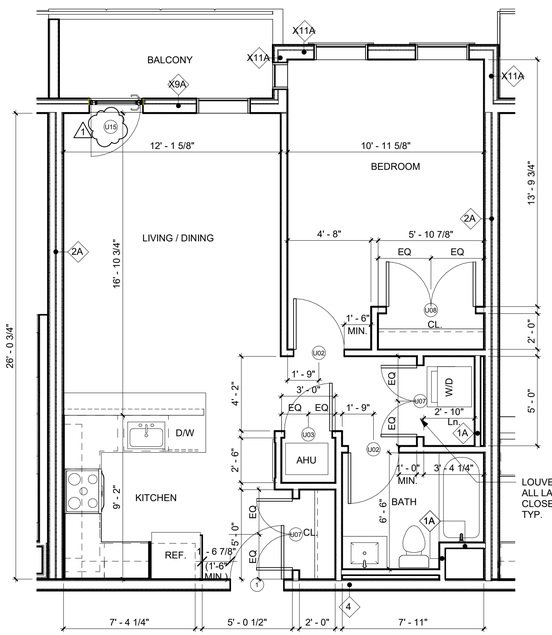
1 Unit Type 19 (UNIT 301)
1/4" = 1'-0"



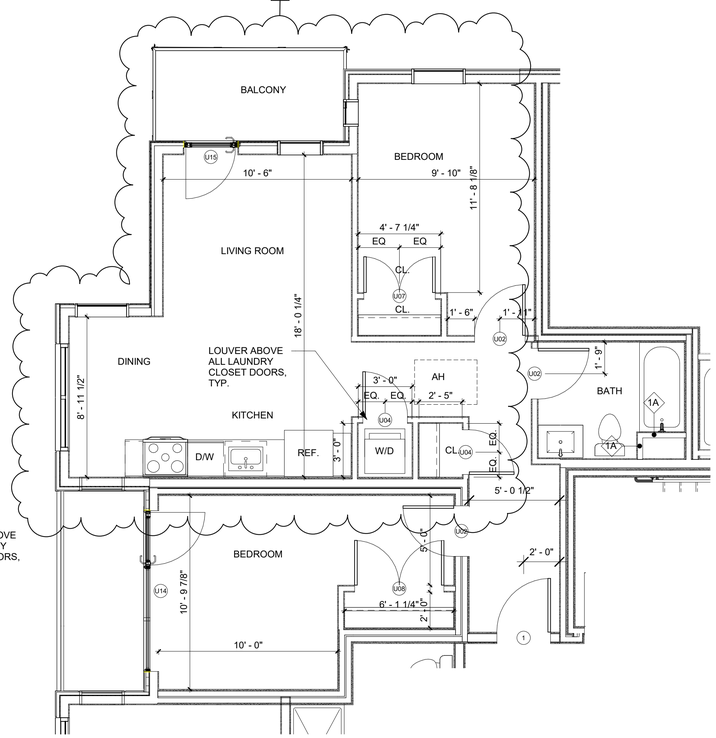
2 Unit Type 20 (UNIT 303)
1/4" = 1'-0"



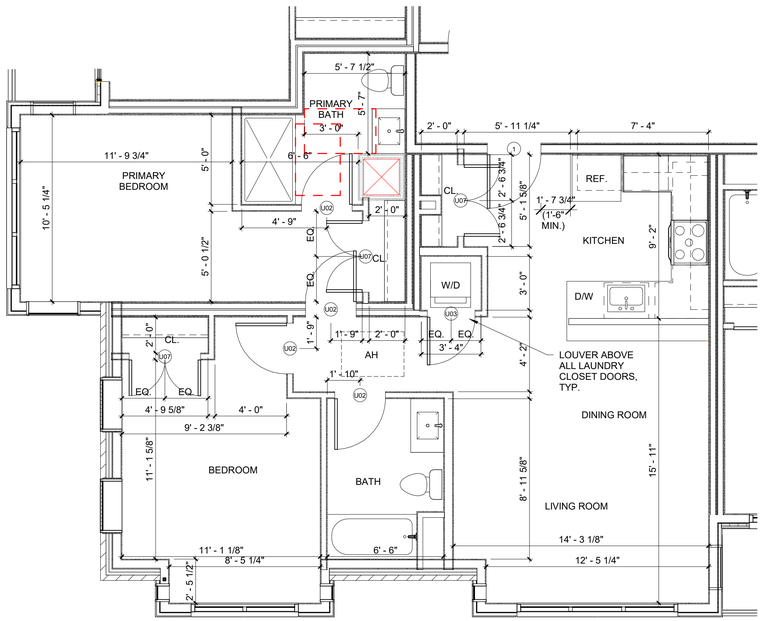
3 Unit Type 21 (UNIT 407)
1/4" = 1'-0"



4 Unit Type 22 (UNIT 405)
1/4" = 1'-0"



5 Unit Type 23 (UNIT 401)
1/4" = 1'-0"



6 Unit Type 24 (UNIT 402)
1/4" = 1'-0"

PROJECT NAME

VERGE MIXED-USE

PROJECT ADDRESS

16-20 MEDFORD ST
SOMERVILLE MA

CLIENT

SOMERVILLE LIVING LLC.

ARCHITECT

KDI ARCHITECTURE

KHALSA DESIGN, INCORPORATED
17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682

CONSULTANTS:

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REGISTRATION

REGISTERED ARCHITECT — KYA M. CARRIERE — 9511 — BURLINGTON MA — COMMONWEALTH OF MASSACHUSETTS

Project number	20028
Date	12/05/2023
Drawn by	Author
Checked by	Checker
Scale	1/4" = 1'-0"

REVISIONS

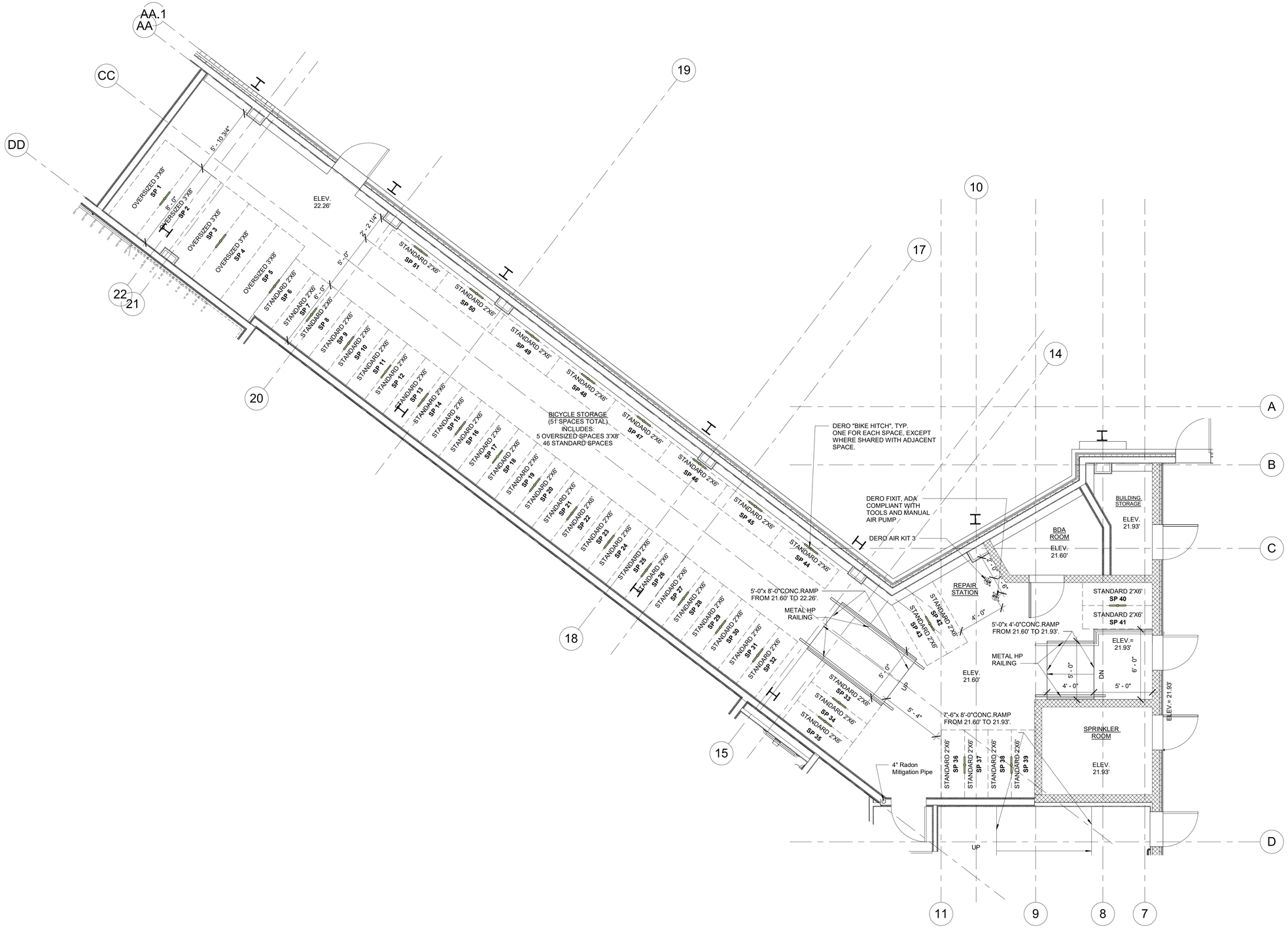
No.	Description	Date
1	Floor Plan Changes	11/07/2023

Enlarged Floor Plans

A-113

VERGE MIXED-USE

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1 Enlarged Bike Room
1/4" = 1'-0"

PROJECT NAME

VERGE MIXED-USE

PROJECT ADDRESS

16-20 MEDFORD ST
SOMERVILLE MA

CLIENT

SOMERVILLE LIVING LLC.

ARCHITECT

KDI ARCHITECTURE

KHALSA DESIGN, INCORPORATED
17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682

CONSULTANTS:

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REGISTRATION

REGISTERED ARCHITECT
WILLIAM M. CARRIERE
BURLINGTON MA
COMMONWEALTH OF MASSACHUSETTS

Project number	20028
Date	12/05/2023
Drawn by	TC
Checked by	TC
Scale	1/4" = 1'-0"

REVISIONS

No.	Description	Date

Enlarged Bike Room Plan

A-114

VERGE MIXED-USE

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1/25/2024 11:03:57 AM

RCP LEGEND

CEILING TYPES

- GWB ON UNDERSIDE OF JOISTS, SEE TYPICAL FLOOR CEILING ASSEMBLIES
- GWB SOFFIT, MAINTAIN FIRE RATED CEILING ASSEMBLY ABOVE
- 2'X2' ACT SUSPENDED ARMSTRONG OPTIMA W/ CONCEALED GRID
- 2'X4' ACT SUSPENDED ARMSTRONG MODEL #280 PLAIN WHITE W/ PRELUDE 15/16 INCH GRID SYSTEM
- 2'X4' ACT SUSPENDED- VINYL- EXTERIOR GRADE CERTAINTEED VINYLROCK X, FINISH: WHITE W/ REVEAL 15/16" GRID
- NOT USED

COMMON FIXTURE SCHEDULE

- **C1** - 3" SHALLOW LED DOWNLIGHT ER3-SHAL-LED-IC
- **C2** - STAIR- WALL SCONCE (SEE ELECT. DWGS)
- **C3** - 2x4 LIGHT FIXTURE (SEE ELECT. DWGS)
- **C4** - PENDANT (SEE INTERIOR DESIGN **DL.03**)
- **C5** - PENDANT (SEE INTERIOR DESIGN **DL.04**)
- **C6** - UNIT ENTRY SCONE (SEE INTERIOR DESIGN **DL.02**)
- **C7** - PENDANT (SEE INTERIOR DESIGN **DL.01**)

EXTERIOR FIXTURE SCHEDULE

- **W1** - WALL PACK (24218_BEGA_IES) GROUND LEVEL EXTERIOR
- **W2** - WALL PACK (333242_BEGA_IES) GROUND LEVEL AT GARAGE ENTRANCE
- **W1-B** - WALL PACK (33815_BEGA_IES) UNIT BALCONIES & ROOF DECK
- **D1** - 6" DOWNLIGHT LTR-6RD-H-SL10L-DM1_LTR-6RD-T-SL35K8WDS
- **F1** - SPOT LIGHT - DENALI POLE TOP IP66 RATED
- **E3** - 2x4 LIGHT FIXTURE (SEE ELEC. DRAWINGS)

IN UNIT FIXTURE SCHEDULE

- **U1** - 4" FIRE RATED SLIM LED - FS-RL475
- **U2** - N/A
- **U3** - PENDANT (SEE INTERIOR DESIGN **DL.05**)
- **U4** - LED LINEAR- DIRECT WRAPAROUND 24.4"x5.3" -OER-LED
- **U5** - ESSEX FLUSH MOUNT- FM4 3916 FL (BEDROOM)
- **U6** - VANITY- (SEE INTERIOR DESIGN **DL.07**)
- **U7** - ELITE 3" FR ROUND SLIM LED- FS-RL375 (BATHROOM)
- **U8** - SURFACE MOUNT - (SEE INTERIOR DESIGN **DL.06**)

FIRE PROTECTION

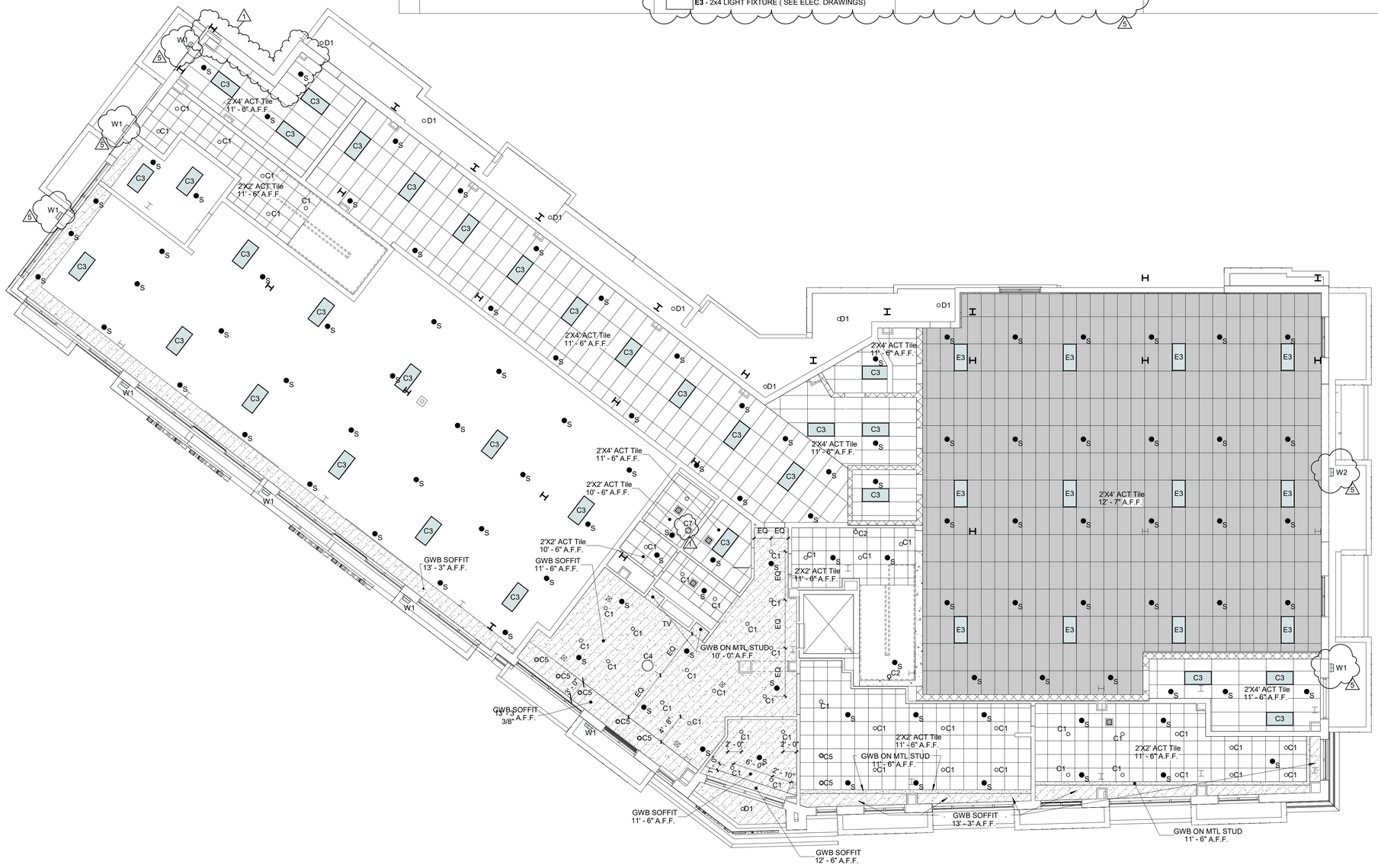
- S - SPRINKLER HEAD *(SPRINKLER LOCATIONS SHOWN FOR REFERNCE ONLY, REFER TO FIRE PROTECTION PLANS FOR ALL FIRE PROTECTION)
- S/CO - SMOKE/CARBON MONOXIDE DETECTOR COMBO
- S - SMOKE DETECTOR

HVAC

- EXHAUST VENT- SHOWN FOR REFERENCE, REFER TO HVAC PLANS
- MECH. CEILING CASSETTE, SEE HVAC PLANS
- SUPPLY VENT- SHOWN FOR REFERENCE, REFER TO HVAC PLANS

GENERAL RCP NOTES

1. FIRE RATED CEILING ASSEMBLY TO BE MAINTAINED ABOVE ALL SOFFIT LOCATIONS.
2. PROVIDE GWB SOFFITS ABOVE ALL KITCHEN CABINETS, HEIGHT TO BE 7'-8" OR DIRECTLY ABOVE SPECIFIED UPPER CABINET.
3. PROVIDE GWB SOFFIT UNDER ALL CEILING HVAC UNITS WITHIN DWELLING UNITS. MAINTAIN FIRE RATING AT CEILING ABOVE AT UNDERSIDE OF JOISTS. CEILING HEIGHT FOR SOFFIT UNDER IN UNIT HVAC UNITS TO BE 7'-10" OR AS HIGH AS REASONABLLY POSSIBLE. PROVIDE ACCESS PANEL IN CEILING AT ALL UNITS. UNIT LOCATIONS SHOWN FOR REFERENCE, REFER TO HVAC DRAWINGS FOR FURTHER INFORMATION.
4. CENTER SINGLE LIGHTS IN SPACE, UNLESS INDICATED OTHERWISE.
5. ANY PENETRATION IN FIRE RATED CEILING ASSEMBLY TO HAVE FIRE DAMPER.
6. REFER TO CIVIL, LANDSCAPE, HVAC, ELECTRICAL, PLUMBING, FIRE PROTECTION, STRUCTURAL AND INTERIOR DESIGN PLANS FOR MORE INFORMATION



1 - 1st Floor Level
1/8" = 1'-0"

PROJECT NAME

VERGE MIXED-USE

PROJECT ADDRESS

16-20 MEDFORD ST
SOMERVILLE MA

CLIENT

SOMERVILLE LIVING LLC.

ARCHITECT

KDI ARCHITECTURE

KHALSA DESIGN, INCORPORATED
17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682

CONSULTANTS:

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REGISTRATION

REGISTERED ARCHITECT — RYAN M. CARRIERE — 9511 — BURLINGTON MA — COMMONWEALTH OF MASSACHUSETTS

Project number	20028
Date	12/05/2023
Drawn by	MB
Checked by	TC
Scale	1/8" = 1'-0"

REVISIONS

No.	Description	Date
1	Floor Plan Changes	11/07/2023
5	Conforming Set	01/01/2024

First Floor RCP

A-201

VERGE MIXED-USE

\\tg-server\Data\20\20028-Ugo+Medford & Bedford Streets\03 Drawings\01_ARCH_CD\2023.07.26_16-20 Medford St- Current Central_tcarriere@tgeast.com.rvt
1/25/2024 11:04:01 AM

RCP LEGEND

CEILING TYPES

- GWB ON UNDERSIDE OF JOISTS, SEE TYPICAL FLOOR CEILING ASSEMBLIES
- GWB SOFFIT, MAINTAIN FIRE RATED CEILING ASSEMBLY ABOVE
- 2'X2' ACT SUSPENDED ARMSTRONG OPTIMA W/ CONCEALED GRID
- 2'X4' ACT SUSPENDED ARMSTRONG MODEL #280 PLAIN WHITE W/ PRELUDE 15/16 INCH GRID SYSTEM
- 2'X4' ACT SUSPENDED- VINYL- EXTERIOR GRADE CERTAINTEED VINYLROCK X, FINISH: WHITE W/ REVEAL 15/16" GRID
- NOT USED

COMMON FIXTURE SCHEDULE

- **C1** - 3" SHALLOW LED DOWNLIGHT ER3-SHAL-LED-IC
- **C2** - STAIR- WALL SCONCE (SEE ELECT. DWGS)
- **C3** - 2x4 LIGHT FIXTURE (SEE ELECT. DWGS)
- **C4** - PENDANT (SEE INTERIOR DESIGN **DL.03**)
- **C5** - PENDANT (SEE INTERIOR DESIGN **DL.04**)
- **C6** - UNIT ENTRY SCONE (SEE INTERIOR DESIGN **DL.02**)
- **C7** - PENDANT (SEE INTERIOR DESIGN **DL.01**)

EXTERIOR FIXTURE SCHEDULE

- **W1** - WALL PACK (24218_BEGA_IES) GROUND LEVEL EXTERIOR
- **W2** - WALL PACK (333242_BEGA_IES) GROUND LEVEL AT GARAGE ENTRANCE
- **W1-B** - WALL PACK (33815_BEGA_IES) UNIT BALCONIES & ROOF DECK
- **D1** - 6" DOWNLIGHT LTR-6RD-H-SL10L-DM1_LTR-6RD-T-SL35K8WDS
- **F1** - SPOT LIGHT - DENALI POLE TOP IP66 RATED
- **E3** - 2x4 LIGHT FIXTURE (SEE ELEC. DRAWINGS)

IN UNIT FIXTURE SCHEDULE

- **U1** - 4" FIRE RATED SLIM LED - FS-RL475
- **U2** - N/A
- **U3** - PENDANT (SEE INTERIOR DESIGN **DL.05**)
- **U4** - LED LINEAR- DIRECT WRAPAROUND 24.4"x5.3" -OER-LED
- **U5** - ESSEX FLUSH MOUNT- FM4 3916 FL (BEDROOM)
- **U6** - VANITY- (SEE INTERIOR DESIGN **DL.07**)
- **U7** - ELITE 3" FR ROUND SLIM LED- FS-RL375 (BATHROOM)
- **U8** - SURFACE MOUNT - (SEE INTERIOR DESIGN **DL.06**)

FIRE PROTECTION

- S — SPRINKLER HEAD *(SPRINKLER LOCATIONS SHOWN FOR REFERNCE ONLY. REFER TO FIRE PROTECTION PLANS FOR ALL FIRE PROTECTION)
- S/CO — SMOKE/CARBON MONOXIDE DETECTOR COMBO
- S — SMOKE DETECTOR

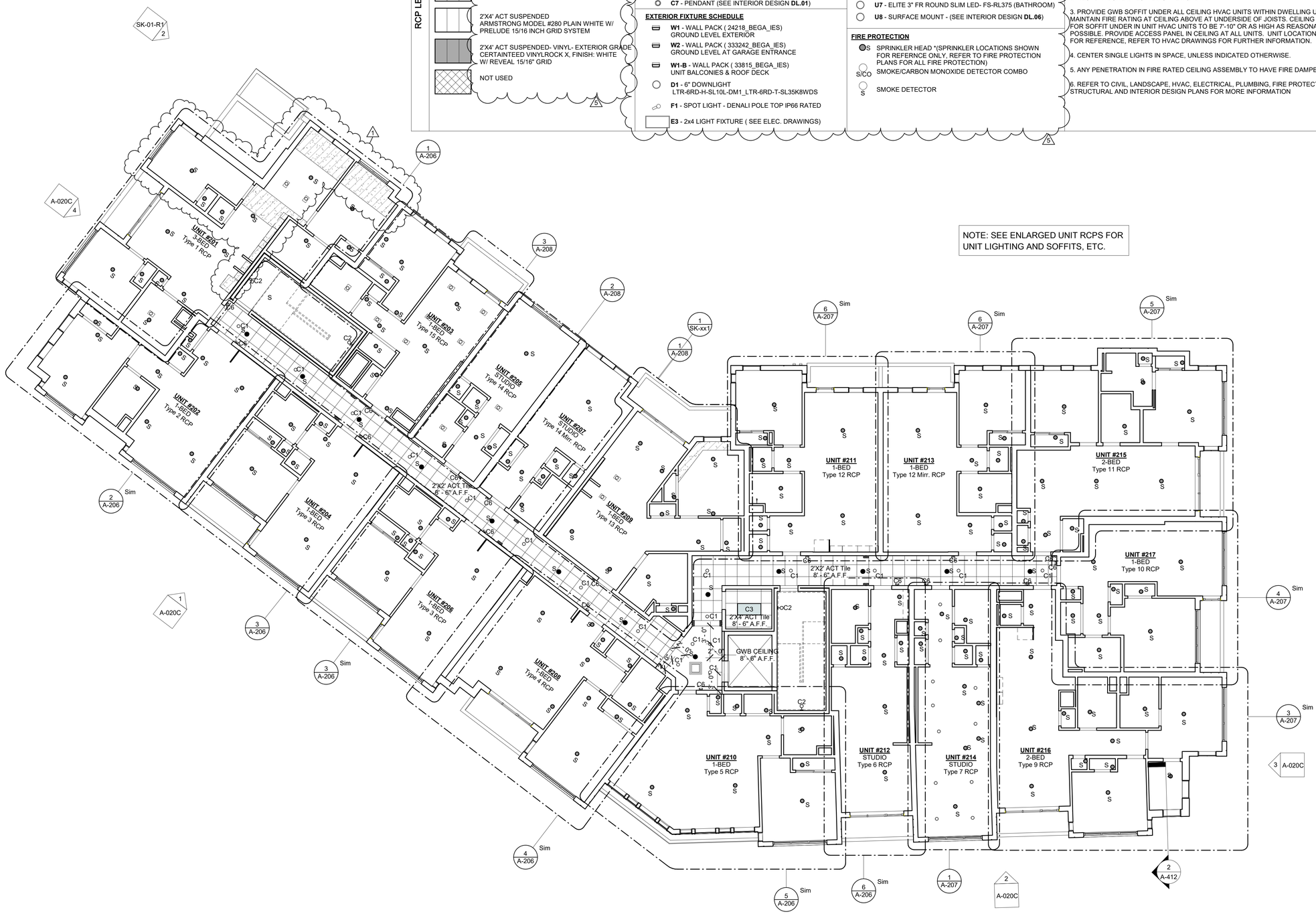
HVAC

- EXHAUST VENT- SHOWN FOR REFERENCE, REFER TO HVAC PLANS
- MECH. CEILING CASSETTE, SEE HVAC PLANS
- SUPPLY VENT- SHOWN FOR REFERENCE, REFER TO HVAC PLANS

GENERAL RCP NOTES

1. FIRE RATED CEILING ASSEMBLY TO BE MAINTAINED ABOVE ALL SOFFIT LOCATIONS.
2. PROVIDE GWB SOFFITS ABOVE ALL KITCHEN CABINETS, HEIGHT TO BE 7'-8" OR DIRECTLY ABOVE SPECIFIED UPPER CABINET.
3. PROVIDE GWB SOFFIT UNDER ALL CEILING HVAC UNITS WITHIN DWELLING UNITS. MAINTAIN FIRE RATING AT CEILING ABOVE AT UNDERSIDE OF JOISTS. CEILING HEIGHT FOR SOFFIT UNDER IN UNIT HVAC UNITS TO BE 7'-10" OR AS HIGH AS REASONABLY POSSIBLE. PROVIDE ACCESS PANEL IN CEILING AT ALL UNITS. UNIT LOCATIONS SHOWN FOR REFERENCE, REFER TO HVAC DRAWINGS FOR FURTHER INFORMATION.
4. CENTER SINGLE LIGHTS IN SPACE, UNLESS INDICATED OTHERWISE.
5. ANY PENETRATION IN FIRE RATED CEILING ASSEMBLY TO HAVE FIRE DAMPER.
6. REFER TO CIVIL, LANDSCAPE, HVAC, ELECTRICAL, PLUMBING, FIRE PROTECTION, STRUCTURAL AND INTERIOR DESIGN PLANS FOR MORE INFORMATION

NOTE: SEE ENLARGED UNIT RCPS FOR UNIT LIGHTING AND SOFFITS, ETC.


UNIT #201
3-BED
Type 1 RCP
UNIT #202
1-BED
Type 2 RCP
UNIT #203
1-BED
Type 15 RCP
UNIT #204
1-BED
Type 3 RCP
UNIT #205
1-BED
Type 3 RCP
UNIT #206
STUDIO
Type 14 RCP
UNIT #207
STUDIO
Type 14 Mirr. RCP
UNIT #208
1-BED
Type 13 RCP
UNIT #208
1-BED
Type 4 RCP
UNIT #210
1-BED
Type 5 RCP
UNIT #211
1-BED
Type 12 RCP
UNIT #212
STUDIO
Type 6 RCP
UNIT #213
1-BED
Type 12 Mirr. RCP
UNIT #214
STUDIO
Type 7 RCP
UNIT #215
2-BED
Type 11 RCP
UNIT #216
2-BED
Type 9 RCP
UNIT #217
1-BED
Type 10 RCP
2'X2' ACT Tile
8' - 6" A.F.F.
C3
2'X4' ACT Tile
8' - 6" A.F.F.
GWB CEILING
8' - 6" A.F.F.
SK-01-R1
A-020C
A-206
A-208
SK-xx1
A-207
A-412
A-412
A-020C
A-206
A-207
A-206
A-206
A-206
A-206
A-206
A-206
A-207
A-207
A-207
A-020C
A-206
A-206
A-206
A-206
A-206
A-206

RCP LEGEND

CEILING TYPES

- GWB ON UNDERSIDE OF JOISTS, SEE TYPICAL FLOOR CEILING ASSEMBLIES
- GWB SOFFIT, MAINTAIN FIRE RATED CEILING ASSEMBLY ABOVE
- 2'X2' ACT SUSPENDED ARMSTRONG OPTIMA W/ CONCEALED GRID
- 2'X4' ACT SUSPENDED ARMSTRONG MODEL #280 PLAIN WHITE W/ PRELUDE 15/16 INCH GRID SYSTEM
- 2'X4' ACT SUSPENDED- VINYL- EXTERIOR GRADE CERTAINTEED VINYLROCK X, FINISH: WHITE W/ REVEAL 15/16" GRID
- NOT USED

COMMON FIXTURE SCHEDULE

- **C1** - 3" SHALLOW LED DOWNLIGHT ER3-SHAL-LED-IC
- **C2** - STAIR- WALL SCONCE (SEE ELECT. DWGS)
- **C3** - 2x4 LIGHT FIXTURE (SEE ELECT. DWGS)
- **C4** - PENDANT (SEE INTERIOR DESIGN **DL.03**)
- **C5** - PENDANT (SEE INTERIOR DESIGN **DL.04**)
- **C6** - UNIT ENTRY SCONE (SEE INTERIOR DESIGN **DL.02**)
- **C7** - PENDANT (SEE INTERIOR DESIGN **DL.01**)

EXTERIOR FIXTURE SCHEDULE

- **W1** - WALL PACK (24218_BEGA_IES) GROUND LEVEL EXTERIOR
- **W2** - WALL PACK (333242_BEGA_IES) GROUND LEVEL AT GARAGE ENTRANCE
- **W1-B** - WALL PACK (33815_BEGA_IES) UNIT BALCONIES & ROOF DECK
- **D1** - 6" DOWNLIGHT LTR-6RD-H-SL10L-DM1_LTR-6RD-T-SL35K8WDS
- **F1** - SPOT LIGHT - DENALI POLE TOP IP66 RATED
- **E3** - 2x4 LIGHT FIXTURE (SEE ELEC. DRAWINGS)

IN UNIT FIXTURE SCHEDULE

- **U1** - 4" FIRE RATED SLIM LED - FS-RL475
- **U2** - N/A
- **U3** - PENDANT (SEE INTERIOR DESIGN **DL.05**)
- **U4** - LED LINEAR- DIRECT WRAPAROUND 24.4"x5.3" -OER-LED
- **U5** - ESSEX FLUSH MOUNT- FM4 3916 FL (BEDROOM)
- **U6** - VANITY- (SEE INTERIOR DESIGN **DL.07**)
- **U7** - ELITE 3" FR ROUND SLIM LED- FS-RL375 (BATHROOM)
- **U8** - SURFACE MOUNT - (SEE INTERIOR DESIGN **DL.06**)

FIRE PROTECTION

- S SPRINKLER HEAD *(SPRINKLER LOCATIONS SHOWN FOR REFERNCE ONLY, REFER TO FIRE PROTECTION PLANS FOR ALL FIRE PROTECTION)
- S/CO SMOKE/CARBON MONOXIDE DETECTOR COMBO
- S SMOKE DETECTOR

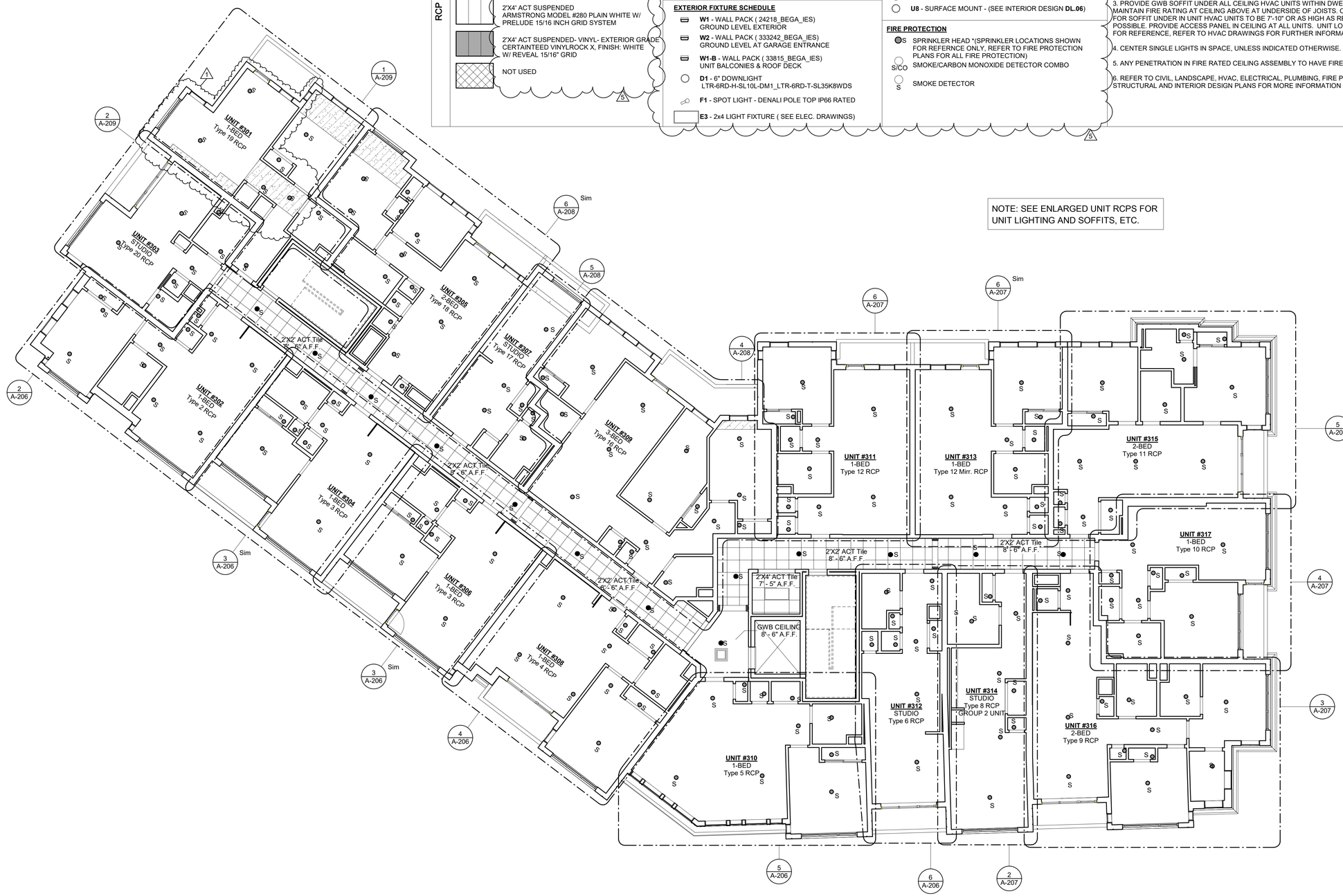
HVAC

- EXHAUST VENT- SHOWN FOR REFERENCE, REFER TO HVAC PLANS
- MECH. CEILING CASSETTE, SEE HVAC PLANS
- SUPPLY VENT- SHOWN FOR REFERENCE, REFER TO HVAC PLANS

GENERAL RCP NOTES

1. FIRE RATED CEILING ASSEMBLY TO BE MAINTAINED ABOVE ALL SOFFIT LOCATIONS.
2. PROVIDE GWB SOFFITS ABOVE ALL KITCHEN CABINETS, HEIGHT TO BE 7'-8" OR DIRECTLY ABOVE SPECIFIED UPPER CABINET.
3. PROVIDE GWB SOFFIT UNDER ALL CEILING HVAC UNITS WITHIN DWELLING UNITS. MAINTAIN FIRE RATING AT CEILING ABOVE AT UNDERSIDE OF JOISTS. CEILING HEIGHT FOR SOFFIT UNDER IN UNIT HVAC UNITS TO BE 7'-10" OR AS HIGH AS REASONABLLY POSSIBLE. PROVIDE ACCESS PANEL IN CEILING AT ALL UNITS. UNIT LOCATIONS SHOWN FOR REFERENCE, REFER TO HVAC DRAWINGS FOR FURTHER INFORMATION.
4. CENTER SINGLE LIGHTS IN SPACE, UNLESS INDICATED OTHERWISE.
5. ANY PENETRATION IN FIRE RATED CEILING ASSEMBLY TO HAVE FIRE DAMPER.
6. REFER TO CIVIL, LANDSCAPE, HVAC, ELECTRICAL, PLUMBING, FIRE PROTECTION, STRUCTURAL AND INTERIOR DESIGN PLANS FOR MORE INFORMATION

NOTE: SEE ENLARGED UNIT RCPS FOR UNIT LIGHTING AND SOFFITS, ETC.



1 3 - 3rd Floor Level
1/8" = 1'-0"

PROJECT NAME

VERGE MIXED-USE

PROJECT ADDRESS

16-20 MEDFORD ST
SOMERVILLE MA

CLIENT

SOMERVILLE LIVING LLC.

ARCHITECT

KDI ARCHITECTURE

KHALSA DESIGN, INCORPORATED
17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682

CONSULTANTS:

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REGISTRATION

REGISTERED ARCHITECT — RYAN M. CARRIERE — 9578 — BURLINGTON MA — COMMONWEALTH OF MASSACHUSETTS

Project number	20028
Date	12/05/2023
Drawn by	MB
Checked by	TC
Scale	1/8" = 1'-0"

REVISIONS

No.	Description	Date
1	Floor Plan Changes	11/07/2023

Third Floor RCP

A-203

VERGE MIXED-USE

\\kg-server\Data\20\20028-Ugo-Medford & Bedford Streets\03 Drawings\01_ARCH_CD\2023.07.26_16-20 Medford St- Current Central_tcarriere@kgeast.com.rvt
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RCP LEGEND

CEILING TYPES

- GWB ON UNDERSIDE OF JOISTS, SEE TYPICAL FLOOR CEILING ASSEMBLIES
- GWB SOFFIT, MAINTAIN FIRE RATED CEILING ASSEMBLY ABOVE
- 2'X2' ACT SUSPENDED ARMSTRONG OPTIMA W/ CONCEALED GRID
- 2'X4' ACT SUSPENDED ARMSTRONG MODEL #280 PLAIN WHITE W/ PRELUDE 15/16 INCH GRID SYSTEM
- 2'X4' ACT SUSPENDED- VINYL- EXTERIOR GRADE CERTAINTEED VINYLROCK X, FINISH: WHITE W/ REVEAL 15/16" GRID
- NOT USED

COMMON FIXTURE SCHEDULE

- **C1** - 3" SHALLOW LED DOWNLIGHT ER3-SHAL-LED-IC
- **C2** - STAIR- WALL SCONCE (SEE ELECT. DWGS)
- **C3** - 2x4 LIGHT FIXTURE (SEE ELECT. DWGS)
- **C4** - PENDANT (SEE INTERIOR DESIGN **DL.03**)
- **C5** - PENDANT (SEE INTERIOR DESIGN **DL.04**)
- **C6** - UNIT ENTRY SCONE (SEE INTERIOR DESIGN **DL.02**)
- **C7** - PENDANT (SEE INTERIOR DESIGN **DL.01**)

EXTERIOR FIXTURE SCHEDULE

- **W1** - WALL PACK (24218_BEGA_IES) GROUND LEVEL EXTERIOR
- **W2** - WALL PACK (333242_BEGA_IES) GROUND LEVEL AT GARAGE ENTRANCE
- **W1-B** - WALL PACK (33815_BEGA_IES) UNIT BALCONIES & ROOF DECK
- **D1** - 6" DOWNLIGHT LTR-6RD-H-SL10L-DM1_LTR-6RD-T-SL35K8WDS
- **F1** - SPOT LIGHT - DENALI POLE TOP IP66 RATED
- **E3** - 2x4 LIGHT FIXTURE (SEE ELEC. DRAWINGS)

IN UNIT FIXTURE SCHEDULE

- **U1** - 4" FIRE RATED SLIM LED - FS-RL475
- **U2** - N/A
- **U3** - PENDANT (SEE INTERIOR DESIGN **DL.05**)
- **U4** - LED LINEAR- DIRECT WRAPAROUND 24.4"x5.3" -OER-LED
- **U5** - ESSEX FLUSH MOUNT- FM4 3916 FL (BEDROOM)
- **U6** - VANITY- (SEE INTERIOR DESIGN **DL.07**)
- **U7** - ELITE 3" FR ROUND SLIM LED- FS-RL375 (BATHROOM)
- **U8** - SURFACE MOUNT - (SEE INTERIOR DESIGN **DL.06**)

FIRE PROTECTION

- S SPRINKLER HEAD *(SPRINKLER LOCATIONS SHOWN FOR REFERNCE ONLY, REFER TO FIRE PROTECTION PLANS FOR ALL FIRE PROTECTION)
- S/CO SMOKE/CARBON MONOXIDE DETECTOR COMBO
- S SMOKE DETECTOR

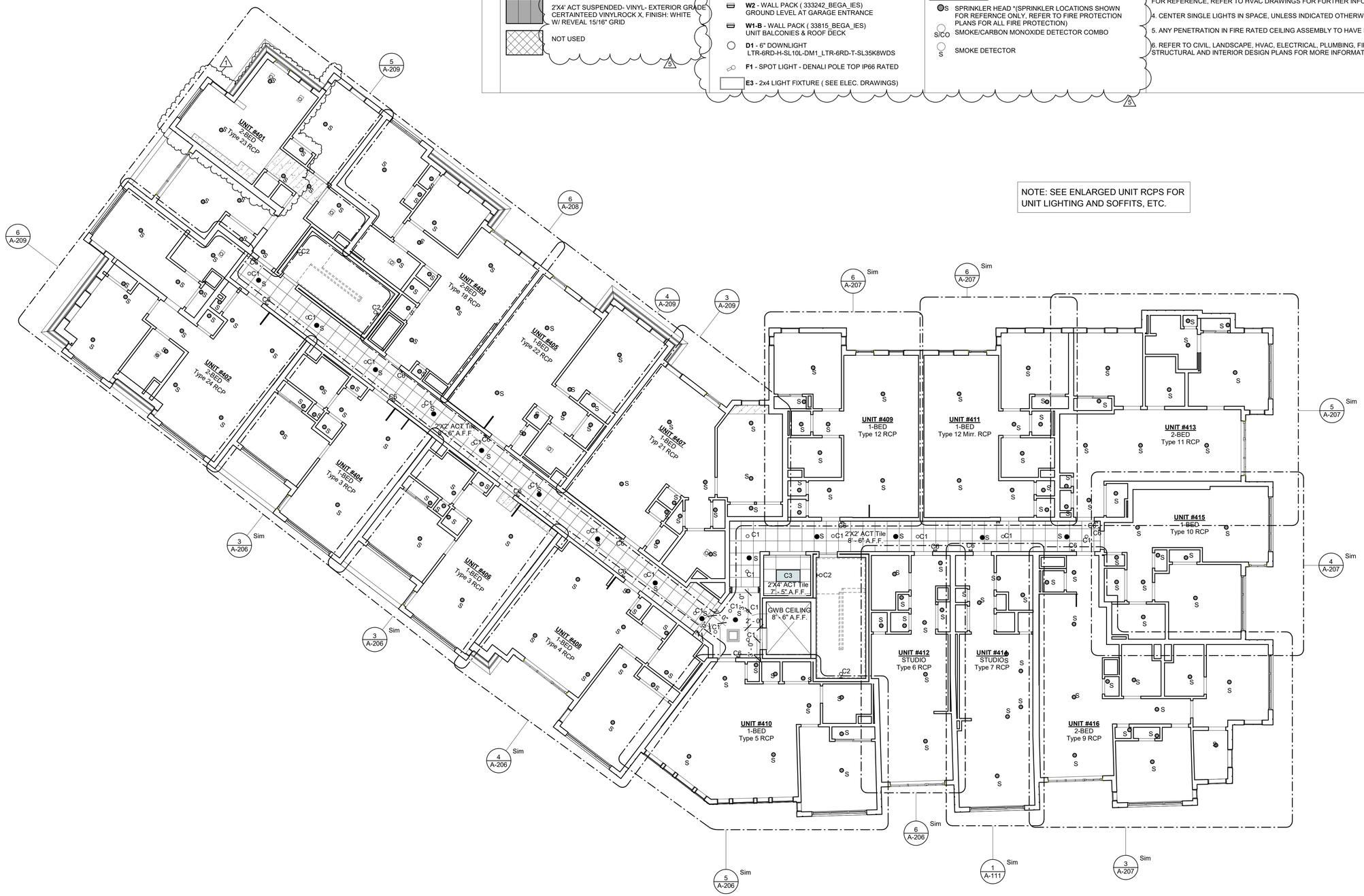
HVAC

- EXHAUST VENT- SHOWN FOR REFERENCE, REFER TO HVAC PLANS
- MECH. CEILING CASSETTE, SEE HVAC PLANS
- SUPPLY VENT- SHOWN FOR REFERENCE, REFER TO HVAC PLANS

GENERAL RCP NOTES

1. FIRE RATED CEILING ASSEMBLY TO BE MAINTAINED ABOVE ALL SOFFIT LOCATIONS.
2. PROVIDE GWB SOFFITS ABOVE ALL KITCHEN CABINETS, HEIGHT TO BE 7'-8" OR DIRECTLY ABOVE SPECIFIED UPPER CABINET.
3. PROVIDE GWB SOFFIT UNDER ALL CEILING HVAC UNITS WITHIN DWELLING UNITS. MAINTAIN FIRE RATING AT CEILING ABOVE AT UNDERSIDE OF JOISTS. CEILING HEIGHT FOR SOFFIT UNDER IN UNIT HVAC UNITS TO BE 7'-10" OR AS HIGH AS REASONABLLY POSSIBLE. PROVIDE ACCESS PANEL IN CEILING AT ALL UNITS. UNIT LOCATIONS SHOWN FOR REFERENCE, REFER TO HVAC DRAWINGS FOR FURTHER INFORMATION.
4. CENTER SINGLE LIGHTS IN SPACE, UNLESS INDICATED OTHERWISE.
5. ANY PENETRATION IN FIRE RATED CEILING ASSEMBLY TO HAVE FIRE DAMPER.
6. REFER TO CIVIL, LANDSCAPE, HVAC, ELECTRICAL, PLUMBING, FIRE PROTECTION, STRUCTURAL AND INTERIOR DESIGN PLANS FOR MORE INFORMATION

NOTE: SEE ENLARGED UNIT RCPS FOR UNIT LIGHTING AND SOFFITS, ETC.



1 4 - 4th Floor Level
1/8" = 1'-0"

PROJECT NAME

VERGE MIXED-USE

PROJECT ADDRESS

16-20 MEDFORD ST
SOMERVILLE MA

CLIENT

SOMERVILLE LIVING LLC.

ARCHITECT

KDI ARCHITECTURE

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SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682

CONSULTANTS:

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REGISTRATION

REGISTERED ARCHITECT — YVAM CARMENY — 9552 — BURLINGTON MA — COMMONWEALTH OF MASSACHUSETTS

Project number	20028
Date	12/05/2023
Drawn by	MB
Checked by	TC
Scale	1/8" = 1'-0"

REVISIONS

No.	Description	Date
1	Floor Plan Changes	11/07/2023

Fourth Floor RCP

A-204

VERGE MIXED-USE

\\kg-server\Data\20\20028-Ugo-Medford & Bedford Streets\03 Drawings\01_ARCH_CD\2023.07.26_16-20 Medford St- Current Central_tcarriere@kgeast.com.rvt
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RCP LEGEND

CEILING TYPES

- GWB ON UNDERSIDE OF JOISTS, SEE TYPICAL FLOOR CEILING ASSEMBLIES
- GWB SOFFIT, MAINTAIN FIRE RATED CEILING ASSEMBLY ABOVE
- 2'X2' ACT SUSPENDED ARMSTRONG OPTIMA W/ CONCEALED GRID
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- 2'X4' ACT SUSPENDED- VINYL- EXTERIOR GRADE CERTAINTEED VINYLROCK X, FINISH: WHITE W/ REVEAL 15/16" GRID
- NOT USED

COMMON FIXTURE SCHEDULE

- **C1** - 3" SHALLOW LED DOWNLIGHT ER3-SHAL-LED-IC
- **C2** - STAIR- WALL SCONCE (SEE ELECT. DWGS)
- **C3** - 2x4 LIGHT FIXTURE (SEE ELECT. DWGS)
- **C4** - PENDANT (SEE INTERIOR DESIGN **DL.03**)
- **C5** - PENDANT (SEE INTERIOR DESIGN **DL.04**)
- **C6** - UNIT ENTRY SCONE (SEE INTERIOR DESIGN **DL.02**)
- **C7** - PENDANT (SEE INTERIOR DESIGN **DL.01**)

EXTERIOR FIXTURE SCHEDULE

- **W1** - WALL PACK (24218_BEGA_IES) GROUND LEVEL EXTERIOR
- **W2** - WALL PACK (333242_BEGA_IES) GROUND LEVEL AT GARAGE ENTRANCE
- **W1-B** - WALL PACK (33815_BEGA_IES) UNIT BALCONIES & ROOF DECK
- **D1** - 6" DOWNLIGHT LTR-6RD-H-SL10L-DM1_LTR-6RD-T-SL35K8WDS
- **F1** - SPOT LIGHT - DENALI POLE TOP IP66 RATED
- **E3** - 2x4 LIGHT FIXTURE (SEE ELEC. DRAWINGS)

IN UNIT FIXTURE SCHEDULE

- **U1** - 4" FIRE RATED SLIM LED - FS-RL475
- **U2** - N/A
- **U3** - PENDANT (SEE INTERIOR DESIGN **DL.05**)
- **U4** - LED LINEAR- DIRECT WRAPAROUND 24.4"x5.3" -OER-LED
- **U5** - ESSEX FLUSH MOUNT- FM4 3916 FL (BEDROOM)
- **U6** - VANITY- (SEE INTERIOR DESIGN **DL.07**)
- **U7** - ELITE 3" FR ROUND SLIM LED- FS-RL375 (BATHROOM)
- **U8** - SURFACE MOUNT - (SEE INTERIOR DESIGN **DL.06**)

FIRE PROTECTION

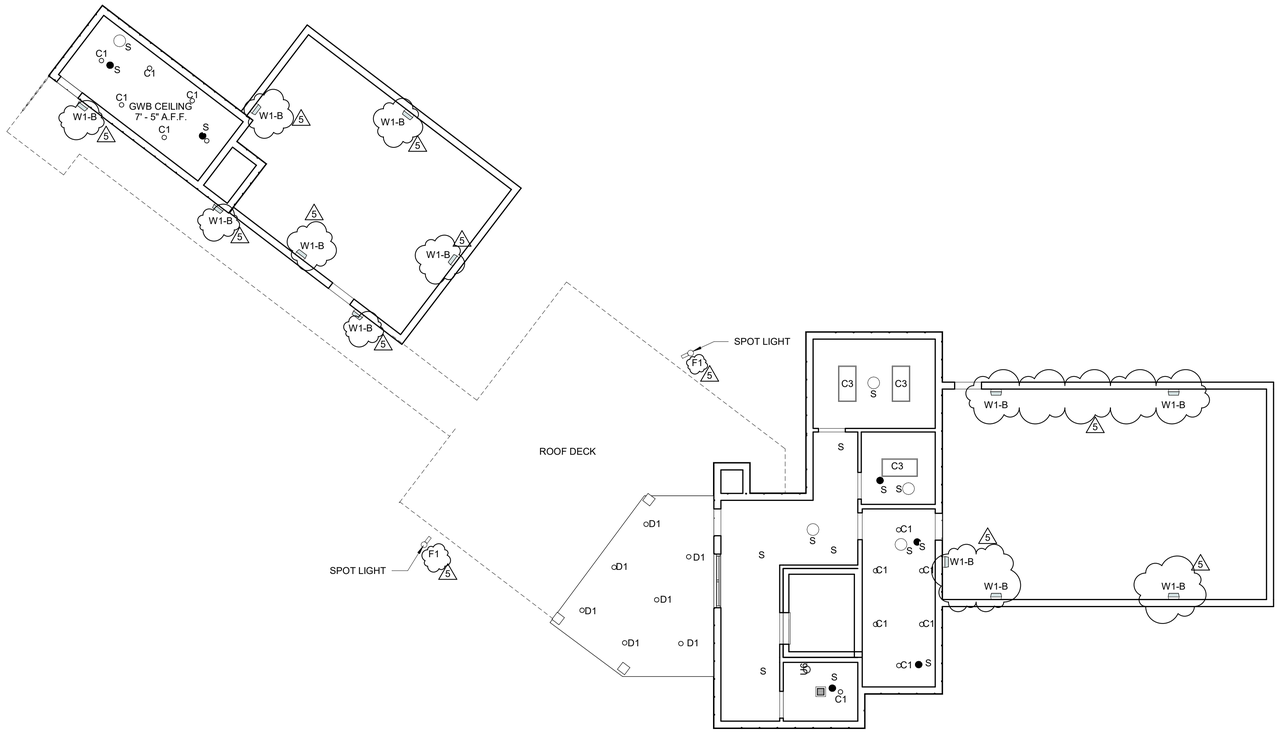
- S - SPRINKLER HEAD *(SPRINKLER LOCATIONS SHOWN FOR REFERNCE ONLY, REFER TO FIRE PROTECTION PLANS FOR ALL FIRE PROTECTION)
- S/CO - SMOKE/CARBON MONOXIDE DETECTOR COMBO
- S - SMOKE DETECTOR

HVAC

- EXHAUST VENT- SHOWN FOR REFERENCE, REFER TO HVAC PLANS
- MECH. CEILING CASSETTE, SEE HVAC PLANS
- SUPPLY VENT- SHOWN FOR REFERENCE, REFER TO HVAC PLANS

GENERAL RCP NOTES

1. FIRE RATED CEILING ASSEMBLY TO BE MAINTAINED ABOVE ALL SOFFIT LOCATIONS.
2. PROVIDE GWB SOFFITS ABOVE ALL KITCHEN CABINETS, HEIGHT TO BE 7'-8" OR DIRECTLY ABOVE SPECIFIED UPPER CABINET.
3. PROVIDE GWB SOFFIT UNDER ALL CEILING HVAC UNITS WITHIN DWELLING UNITS. MAINTAIN FIRE RATING AT CEILING ABOVE AT UNDERSIDE OF JOISTS. CEILING HEIGHT FOR SOFFIT UNDER IN UNIT HVAC UNITS TO BE 7'-10" OR AS HIGH AS REASONABLLY POSSIBLE. PROVIDE ACCESS PANEL IN CEILING AT ALL UNITS. UNIT LOCATIONS SHOWN FOR REFERENCE, REFER TO HVAC DRAWINGS FOR FURTHER INFORMATION.
4. CENTER SINGLE LIGHTS IN SPACE, UNLESS INDICATED OTHERWISE.
5. ANY PENETRATION IN FIRE RATED CEILING ASSEMBLY TO HAVE FIRE DAMPER.
6. REFER TO CIVIL, LANDSCAPE, HVAC, ELECTRICAL, PLUMBING, FIRE PROTECTION, STRUCTURAL AND INTERIOR DESIGN PLANS FOR MORE INFORMATION



1 Roof Deck Level
1/8" = 1'-0"

PROJECT NAME

VERGE MIXED-USE

PROJECT ADDRESS

16-20 MEDFORD ST
SOMERVILLE MA

CLIENT

SOMERVILLE LIVING LLC.

ARCHITECT

KDI ARCHITECTURE

KHALSA DESIGN, INCORPORATED
17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682

CONSULTANTS:

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REGISTRATION

REGISTERED ARCHITECT — WILLIAM M. CARRIER — 9576 — BURLINGTON MA — COMMONWEALTH OF MASSACHUSETTS

Project number	20028
Date	12/05/2023
Drawn by	MB
Checked by	TC
Scale	1/8" = 1'-0"

REVISIONS

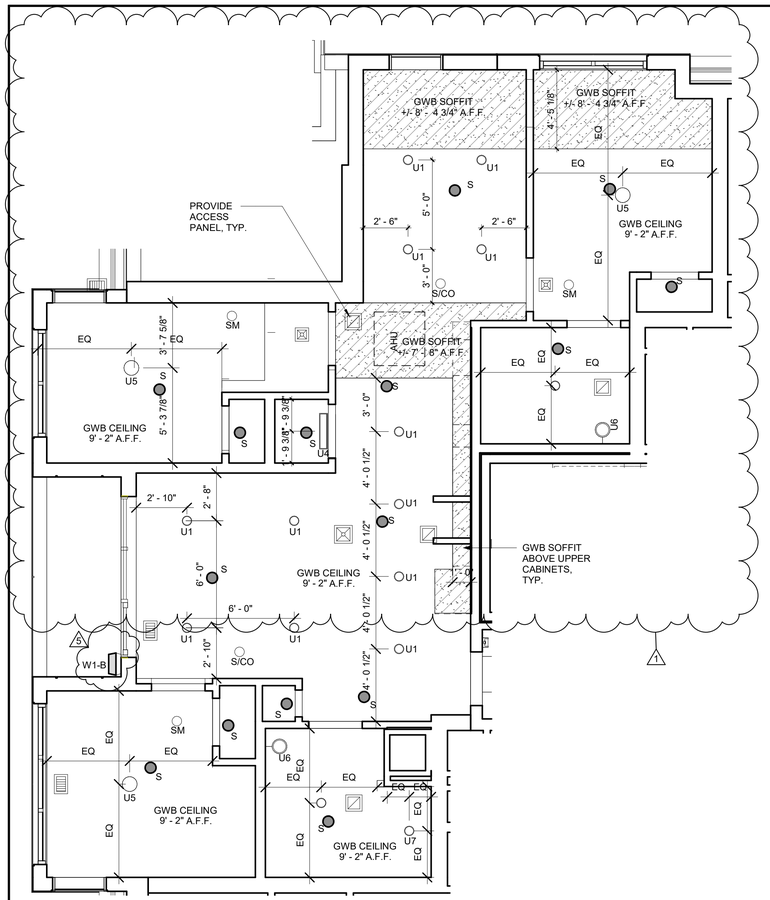
No.	Description	Date
5	Conforming Set	01/01/2024

Roof Deck RCP

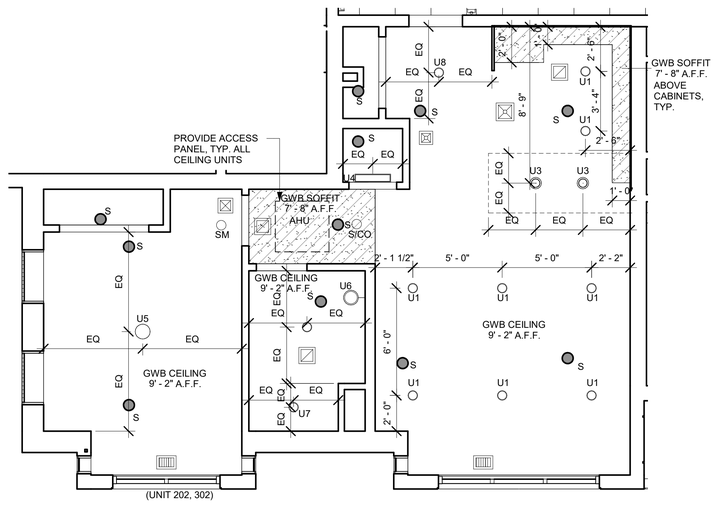
A-205

VERGE MIXED-USE

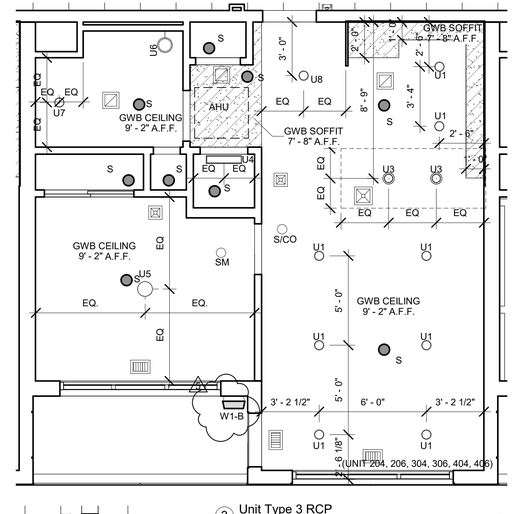
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1/25/2024 11:04:09 AM



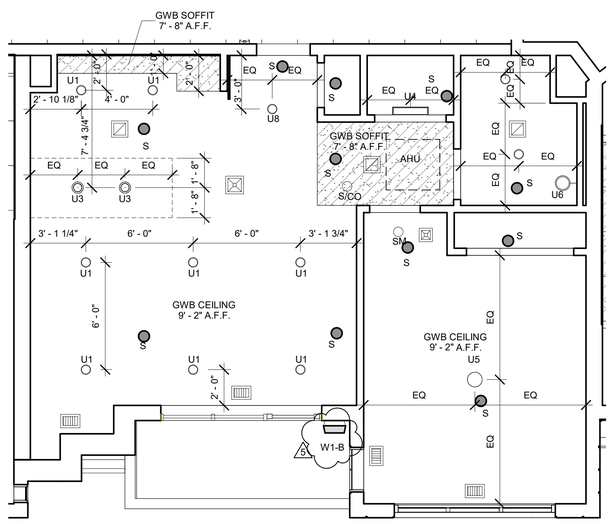
1 Unit Type 1 RCP (UNIT 201)
1/4" = 1'-0"



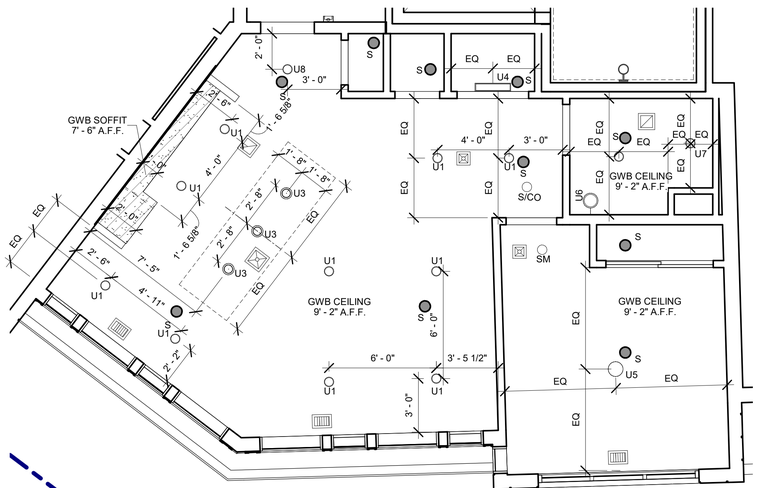
2 Unit Type 2 RCP
1/4" = 1'-0"



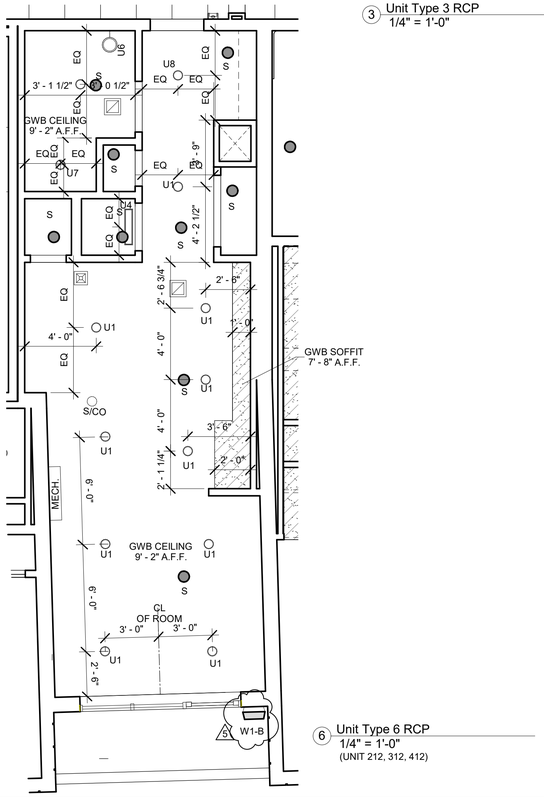
3 Unit Type 3 RCP
1/4" = 1'-0"



4 Unit Type 4 RCP (UNIT 208, 308, 408)
1/4" = 1'-0"



5 Unit Type 5 RCP (UNIT 210, 310, 410)
1/4" = 1'-0"



6 Unit Type 6 RCP
1/4" = 1'-0"
(UNIT 212, 312, 412)

RCP LEGEND

CEILING TYPES

- GWB ON UNDERSIDE OF JOISTS, SEE TYPICAL FLOOR CEILING ASSEMBLIES
- GWB SOFFIT, MAINTAIN FIRE RATED CEILING ASSEMBLY ABOVE
- 2'X2' ACT SUSPENDED ARMSTRONG OPTIMA W/ CONCEALED GRID
- 2'X4' ACT SUSPENDED ARMSTRONG MODEL #280 PLAIN WHITE W/ PRELUDE 15/16 INCH GRID SYSTEM
- 2'X4' ACT SUSPENDED- VINYL- EXTERIOR GRADE CERTAINTEED VINYLROCK X, FINISH: WHITE W/ REVEAL 15/16" GRID
- NOT USED

COMMON FIXTURE SCHEDULE

- **C1** - 3" SHALLOW LED DOWNLIGHT ER3-SHAL-LED-IC
- **C2** - STAIR- WALL SCONCE (SEE ELECT. DWGS)
- **C3** - 2x4 LIGHT FIXTURE (SEE ELECT. DWGS)
- **C4** - PENDANT (SEE INTERIOR DESIGN **DL.03**)
- **C5** - PENDANT (SEE INTERIOR DESIGN **DL.04**)
- **C6** - UNIT ENTRY SCONE (SEE INTERIOR DESIGN **DL.02**)
- **C7** - PENDANT (SEE INTERIOR DESIGN **DL.01**)

EXTERIOR FIXTURE SCHEDULE

- **W1** - WALL PACK (24218_BEGA_IES) GROUND LEVEL EXTERIOR
- **W2** - WALL PACK (333242_BEGA_IES) GROUND LEVEL AT GARAGE ENTRANCE
- **W1-B** - WALL PACK (33815_BEGA_IES) UNIT BALCONIES & ROOF DECK
- **D1** - 6" DOWNLIGHT LTR-6RD-H-SL10L-DM1_LTR-6RD-T-SL35K8WDS
- **F1** - SPOT LIGHT - DENALI POLE TOP IP66 RATED
- **E3** - 2x4 LIGHT FIXTURE (SEE ELEC. DRAWINGS)

IN UNIT FIXTURE SCHEDULE

- **U1** - 4" FIRE RATED SLIM LED - FS-RL475
- **U2** - N/A
- **U3** - PENDANT (SEE INTERIOR DESIGN **DL.05**)
- **U4** - LED LINEAR- DIRECT WRAPAROUND 24.4"x5.3" -OER-LED
- **U5** - ESSEX FLUSH MOUNT- FM4 3916 FL (BEDROOM)
- **U6** - VANITY- (SEE INTERIOR DESIGN **DL.07**)
- **U7** - ELITE 3" FR ROUND SLIM LED- FS-RL375 (BATHROOM)
- **U8** - SURFACE MOUNT - (SEE INTERIOR DESIGN **DL.06**)

FIRE PROTECTION

- S - SPRINKLER HEAD *(SPRINKLER LOCATIONS SHOWN FOR REFERNCE ONLY, REFER TO FIRE PROTECTION PLANS FOR ALL FIRE PROTECTION)
- S/CO - SMOKE/CARBON MONOXIDE DETECTOR COMBO
- S - SMOKE DETECTOR

HVAC

- EXHAUST VENT- SHOWN FOR REFERENCE, REFER TO HVAC PLANS
- MECH. CEILING CASSETTE, SEE HVAC PLANS
- SUPPLY VENT- SHOWN FOR REFERENCE, REFER TO HVAC PLANS

GENERAL RCP NOTES

1. FIRE RATED CEILING ASSEMBLY TO BE MAINTAINED ABOVE ALL SOFFIT LOCATIONS.
2. PROVIDE GWB SOFFITS ABOVE ALL KITCHEN CABINETS, HEIGHT TO BE 7'-8" OR DIRECTLY ABOVE SPECIFIED UPPER CABINET.
3. PROVIDE GWB SOFFIT UNDER ALL CEILING HVAC UNITS WITHIN DWELLING UNITS. MAINTAIN FIRE RATING AT CEILING ABOVE AT UNDERSIDE OF JOISTS. CEILING HEIGHT FOR SOFFIT UNDER IN UNIT HVAC UNITS TO BE 7'-10" OR AS HIGH AS REASONABLLY POSSIBLE. PROVIDE ACCESS PANEL IN CEILING AT ALL UNITS. UNIT LOCATIONS SHOWN FOR REFERENCE, REFER TO HVAC DRAWINGS FOR FURTHER INFORMATION.
4. CENTER SINGLE LIGHTS IN SPACE, UNLESS INDICATED OTHERWISE.
5. ANY PENETRATION IN FIRE RATED CEILING ASSEMBLY TO HAVE FIRE DAMPER.
6. REFER TO CIVIL, LANDSCAPE, HVAC, ELECTRICAL, PLUMBING, FIRE PROTECTION, STRUCTURAL AND INTERIOR DESIGN PLANS FOR MORE INFORMATION

PROJECT NAME

VERGE MIXED-USE

PROJECT ADDRESS

16-20 MEDFORD ST
SOMERVILLE MA

CLIENT

SOMERVILLE LIVING LLC.

ARCHITECT

KDI ARCHITECTURE
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17 IVALOO STREET SUITE 400
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TELEPHONE: 617-591-8682

CONSULTANTS:

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REGISTRATION

REGISTERED ARCHITECT · GRAHAM M. CARRIERE · 9577 · BURLINGTON MA · COMMONWEALTH OF MASSACHUSETTS

Project number	20028
Date	12/05/2023
Drawn by	MB
Checked by	TC
Scale	As indicated

REVISIONS

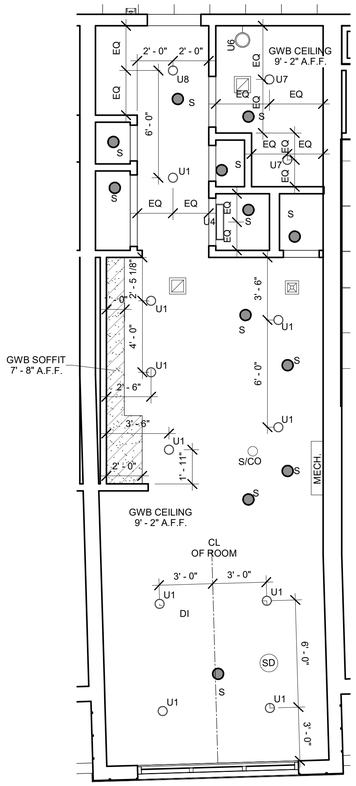
No.	Description	Date
1	Floor Plan Changes	11/07/2023
5	Conforming Set	01/01/2024

Enlarged Unit RCP

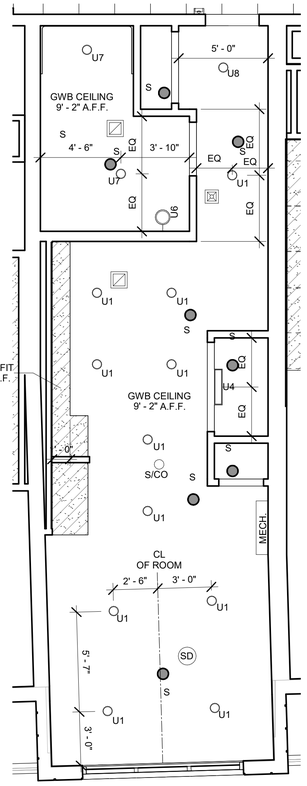
A-206

VERGE MIXED-USE

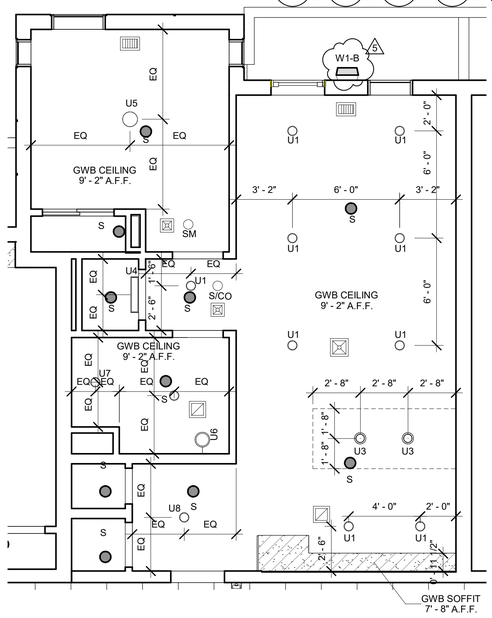
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1/25/2024 11:04:11 AM



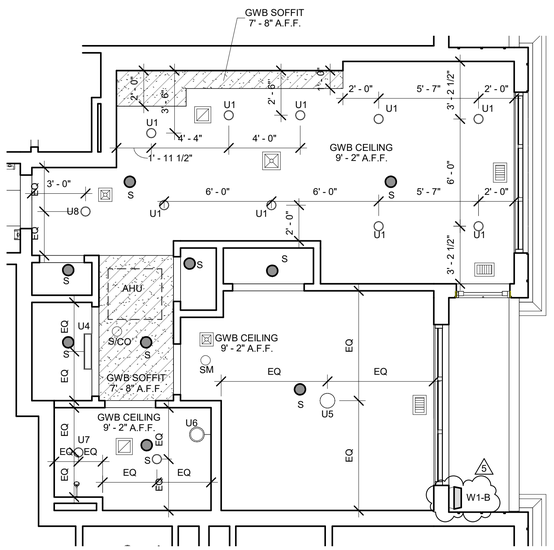
1 Unit Type 7 RCP (UNIT 214, 414)
1/4" = 1'-0"



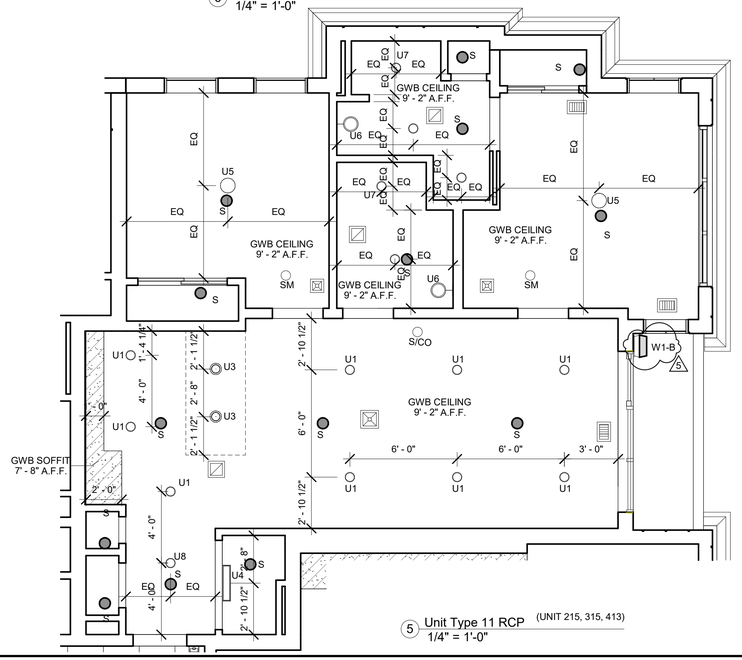
2 Unit Type 8 RCP (UNIT 314)
1/4" = 1'-0"



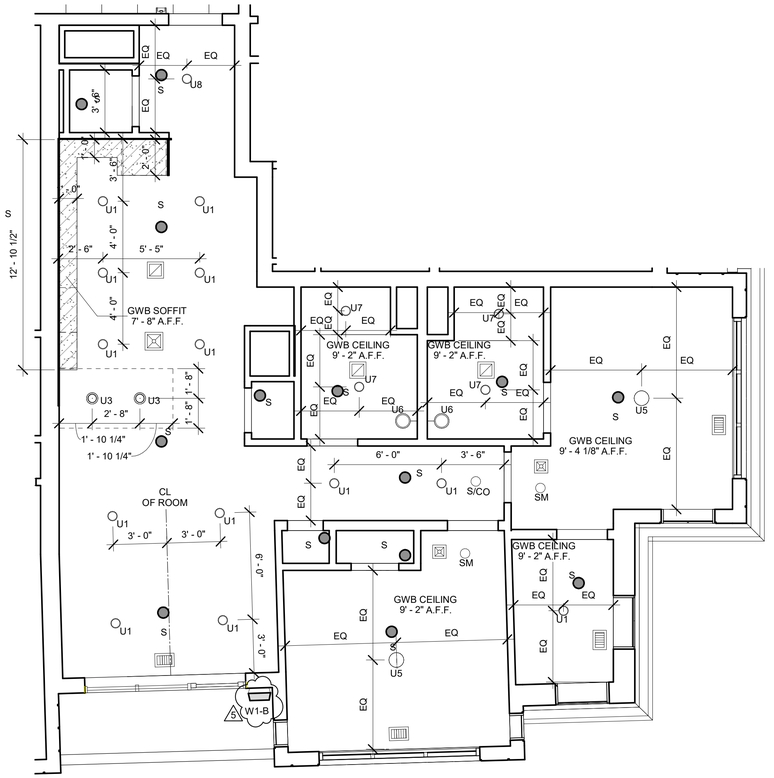
6 Unit Type 12 RCP (UNIT 211, 311, 409, 213 Mirror, 313 Mirror, 411 Mirror)
1/4" = 1'-0"



4 Unit Type 10 RCP (UNIT 217, 317, 415)
1/4" = 1'-0"



5 Unit Type 11 RCP (UNIT 215, 315, 413)
1/4" = 1'-0"



3 Unit Type 9 RCP (UNIT 216, 316, 416)
1/4" = 1'-0"

RCP LEGEND

CEILING TYPES

- GWB ON UNDERSIDE OF JOISTS, SEE TYPICAL FLOOR CEILING ASSEMBLIES
- GWB SOFFIT, MAINTAIN FIRE RATED CEILING ASSEMBLY ABOVE
- 2'X2' ACT SUSPENDED ARMSTRONG OPTIMA W/ CONCEALED GRID
- 2'X4' ACT SUSPENDED ARMSTRONG MODEL #280 PLAIN WHITE W/ PRELUDE 15/16 INCH GRID SYSTEM
- 2'X4' ACT SUSPENDED- VINYL- EXTERIOR GRADE CERTAINTEED VINYLROCK X, FINISH: WHITE W/ REVEAL 15/16" GRID
- NOT USED

COMMON FIXTURE SCHEDULE

- **C1** - 3" SHALLOW LED DOWNLIGHT ER3-SHAL-LED-IC
- **C2** - STAIR- WALL SCONCE (SEE ELECT. DWGS)
- **C3** - 2x4 LIGHT FIXTURE (SEE ELECT. DWGS)
- **C4** - PENDANT (SEE INTERIOR DESIGN **DL.03**)
- **C5** - PENDANT (SEE INTERIOR DESIGN **DL.04**)
- **C6** - UNIT ENTRY SCONE (SEE INTERIOR DESIGN **DL.02**)
- **C7** - PENDANT (SEE INTERIOR DESIGN **DL.01**)

EXTERIOR FIXTURE SCHEDULE

- **W1** - WALL PACK (24218_BEGA_IES) GROUND LEVEL EXTERIOR
- **W2** - WALL PACK (333242_BEGA_IES) GROUND LEVEL AT GARAGE ENTRANCE
- **W1-B** - WALL PACK (33815_BEGA_IES) UNIT BALCONIES & ROOF DECK
- **D1** - 6" DOWNLIGHT LTR-6RD-H-SL10L-DM1_LTR-6RD-T-SL35K8WDS
- **F1** - SPOT LIGHT - DENALI POLE TOP IP66 RATED
- **E3** - 2x4 LIGHT FIXTURE (SEE ELEC. DRAWINGS)

IN UNIT FIXTURE SCHEDULE

- **U1** - 4" FIRE RATED SLIM LED - FS-RL475
- **U2** - N/A
- **U3** - PENDANT (SEE INTERIOR DESIGN **DL.05**)
- **U4** - LED LINEAR- DIRECT WRAPAROUND 24.4"x5.3" -OER-LED
- **U5** - ESSEX FLUSH MOUNT- FM4 3916 FL (BEDROOM)
- **U6** - VANITY- (SEE INTERIOR DESIGN **DL.07**)
- **U7** - ELITE 3" FR ROUND SLIM LED- FS-RL375 (BATHROOM)
- **U8** - SURFACE MOUNT - (SEE INTERIOR DESIGN **DL.06**)

FIRE PROTECTION

- S - SPRINKLER HEAD *(SPRINKLER LOCATIONS SHOWN FOR REFERNCE ONLY, REFER TO FIRE PROTECTION PLANS FOR ALL FIRE PROTECTION)
- S/CO - SMOKE/CARBON MONOXIDE DETECTOR COMBO
- S - SMOKE DETECTOR

HVAC

- EXHAUST VENT- SHOWN FOR REFERENCE, REFER TO HVAC PLANS
- MECH. CEILING CASSETTE, SEE HVAC PLANS
- SUPPLY VENT- SHOWN FOR REFERENCE, REFER TO HVAC PLANS

GENERAL RCP NOTES

1. FIRE RATED CEILING ASSEMBLY TO BE MAINTAINED ABOVE ALL SOFFIT LOCATIONS.
2. PROVIDE GWB SOFFITS ABOVE ALL KITCHEN CABINETS, HEIGHT TO BE 7'-8" OR DIRECTLY ABOVE SPECIFIED UPPER CABINET.
3. PROVIDE GWB SOFFIT UNDER ALL CEILING HVAC UNITS WITHIN DWELLING UNITS. MAINTAIN FIRE RATING AT CEILING ABOVE AT UNDERSIDE OF JOISTS. CEILING HEIGHT FOR SOFFIT UNDER IN UNIT HVAC UNITS TO BE 7'-10" OR AS HIGH AS REASONABLLY POSSIBLE. PROVIDE ACCESS PANEL IN CEILING AT ALL UNITS. UNIT LOCATIONS SHOWN FOR REFERENCE, REFER TO HVAC DRAWINGS FOR FURTHER INFORMATION.
4. CENTER SINGLE LIGHTS IN SPACE, UNLESS INDICATED OTHERWISE.
5. ANY PENETRATION IN FIRE RATED CEILING ASSEMBLY TO HAVE FIRE DAMPER.
6. REFER TO CIVIL, LANDSCAPE, HVAC, ELECTRICAL, PLUMBING, FIRE PROTECTION, STRUCTURAL AND INTERIOR DESIGN PLANS FOR MORE INFORMATION

PROJECT NAME

VERGE MIXED-USE

PROJECT ADDRESS

16-20 MEDFORD ST
SOMERVILLE MA

CLIENT

SOMERVILLE LIVING LLC.

ARCHITECT

KDI ARCHITECTURE

KHALSA DESIGN, INCORPORATED
17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682

CONSULTANTS:

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REGISTRATION

REGISTERED ARCHITECT — GRAHAM M. CARRIER — 9511 — BURLINGTON MA — COMMONWEALTH OF MASSACHUSETTS

Project number	20028
Date	12/05/2023
Drawn by	MB
Checked by	TC
Scale	As indicated

REVISIONS

No.	Description	Date
5	Conforming Set	01/01/2024

Enlarged Unit RCP

A-207

VERGE MIXED-USE

1/25/2024 11:04:11 AM \\kg-server\Data\20\20028-Ugo-Medford & Bedford Streets\03 Drawings\01_ARCH_CD\2023.07.26_16-20 Medford St- Current Central_lcarriere@kgeast.com.rvt

RCP LEGEND

CEILING TYPES

- GWB ON UNDERSIDE OF JOISTS, SEE TYPICAL FLOOR CEILING ASSEMBLIES
- GWB SOFFIT, MAINTAIN FIRE RATED CEILING ASSEMBLY ABOVE
- 2'X2' ACT SUSPENDED ARMSTRONG OPTIMA W/ CONCEALED GRID
- 2'X4' ACT SUSPENDED ARMSTRONG MODEL #280 PLAIN WHITE W/ PRELUDE 15/16 INCH GRID SYSTEM
- 2'X4' ACT SUSPENDED- VINYL- EXTERIOR GRADE CERTAINTEED VINYLROCK X, FINISH: WHITE W/ REVEAL 15/16" GRID
- NOT USED

COMMON FIXTURE SCHEDULE

- **C1** - 3" SHALLOW LED DOWNLIGHT ER3-SHAL-LED-IC
- **C2** - STAIR- WALL SCONCE (SEE ELECT. DWGS)
- **C3** - 2x4 LIGHT FIXTURE (SEE ELECT. DWGS)
- **C4** - PENDANT (SEE INTERIOR DESIGN **DL.03**)
- **C5** - PENDANT (SEE INTERIOR DESIGN **DL.04**)
- **C6** - UNIT ENTRY SCONE (SEE INTERIOR DESIGN **DL.02**)
- **C7** - PENDANT (SEE INTERIOR DESIGN **DL.01**)

EXTERIOR FIXTURE SCHEDULE

- **W1** - WALL PACK (24218_BEGA_IES) GROUND LEVEL EXTERIOR
- **W2** - WALL PACK (333242_BEGA_IES) GROUND LEVEL AT GARAGE ENTRANCE
- **W1-B** - WALL PACK (33815_BEGA_IES) UNIT BALCONIES & ROOF DECK
- **D1** - 6" DOWNLIGHT LTR-6RD-H-SL10L-DM1_LTR-6RD-T-SL35K8WDS
- **F1** - SPOT LIGHT - DENALI POLE TOP IP66 RATED
- **E3** - 2x4 LIGHT FIXTURE (SEE ELEC. DRAWINGS)

IN UNIT FIXTURE SCHEDULE

- **U1** - 4" FIRE RATED SLIM LED - FS-RL475
- **U2** - N/A
- **U3** - PENDANT (SEE INTERIOR DESIGN **DL.05**)
- **U4** - LED LINEAR- DIRECT WRAPAROUND 24.4"x5.3" -OER-LED
- **U5** - ESSEX FLUSH MOUNT- FM4 3916 FL (BEDROOM)
- **U6** - VANITY- (SEE INTERIOR DESIGN **DL.07**)
- **U7** - ELITE 3" FR ROUND SLIM LED- FS-RL375 (BATHROOM)
- **U8** - SURFACE MOUNT - (SEE INTERIOR DESIGN **DL.06**)

FIRE PROTECTION

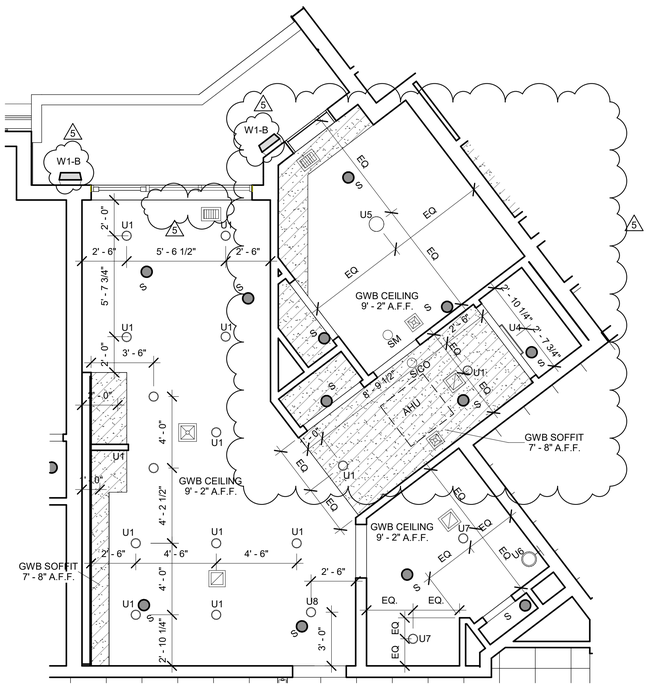
- S - SPRINKLER HEAD *(SPRINKLER LOCATIONS SHOWN FOR REFERNCE ONLY, REFER TO FIRE PROTECTION PLANS FOR ALL FIRE PROTECTION)
- S/CO - SMOKE/CARBON MONOXIDE DETECTOR COMBO
- S - SMOKE DETECTOR

HVAC

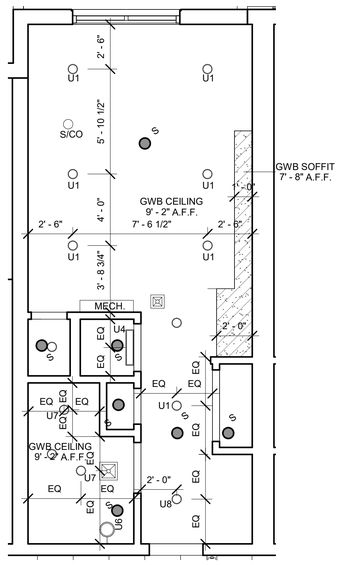
- EXHAUST VENT- SHOWN FOR REFERENCE, REFER TO HVAC PLANS
- MECH. CEILING CASSETTE, SEE HVAC PLANS
- SUPPLY VENT- SHOWN FOR REFERENCE, REFER TO HVAC PLANS

GENERAL RCP NOTES

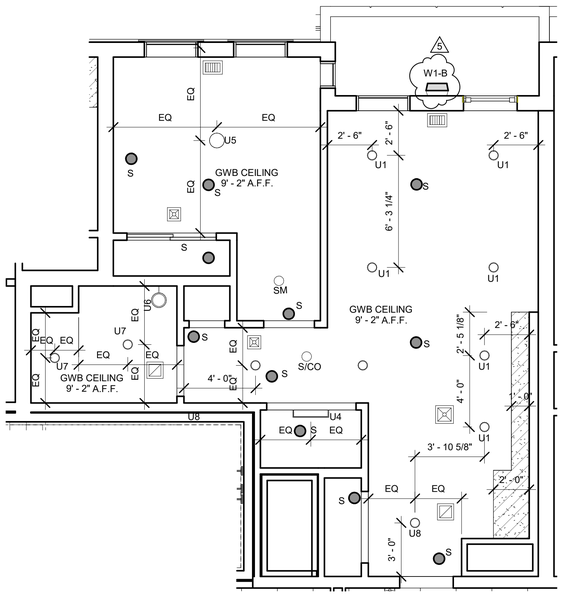
1. FIRE RATED CEILING ASSEMBLY TO BE MAINTAINED ABOVE ALL SOFFIT LOCATIONS.
2. PROVIDE GWB SOFFITS ABOVE ALL KITCHEN CABINETS, HEIGHT TO BE 7'-8" OR DIRECTLY ABOVE SPECIFIED UPPER CABINET.
3. PROVIDE GWB SOFFIT UNDER ALL CEILING HVAC UNITS WITHIN DWELLING UNITS. MAINTAIN FIRE RATING AT CEILING ABOVE AT UNDERSIDE OF JOISTS. CEILING HEIGHT FOR SOFFIT UNDER IN UNIT HVAC UNITS TO BE 7'-10" OR AS HIGH AS REASONABLLY POSSIBLE. PROVIDE ACCESS PANEL IN CEILING AT ALL UNITS. UNIT LOCATIONS SHOWN FOR REFERENCE, REFER TO HVAC DRAWINGS FOR FURTHER INFORMATION.
4. CENTER SINGLE LIGHTS IN SPACE, UNLESS INDICATED OTHERWISE.
5. ANY PENETRATION IN FIRE RATED CEILING ASSEMBLY TO HAVE FIRE DAMPER.
6. REFER TO CIVIL, LANDSCAPE, HVAC, ELECTRICAL, PLUMBING, FIRE PROTECTION, STRUCTURAL AND INTERIOR DESIGN PLANS FOR MORE INFORMATION



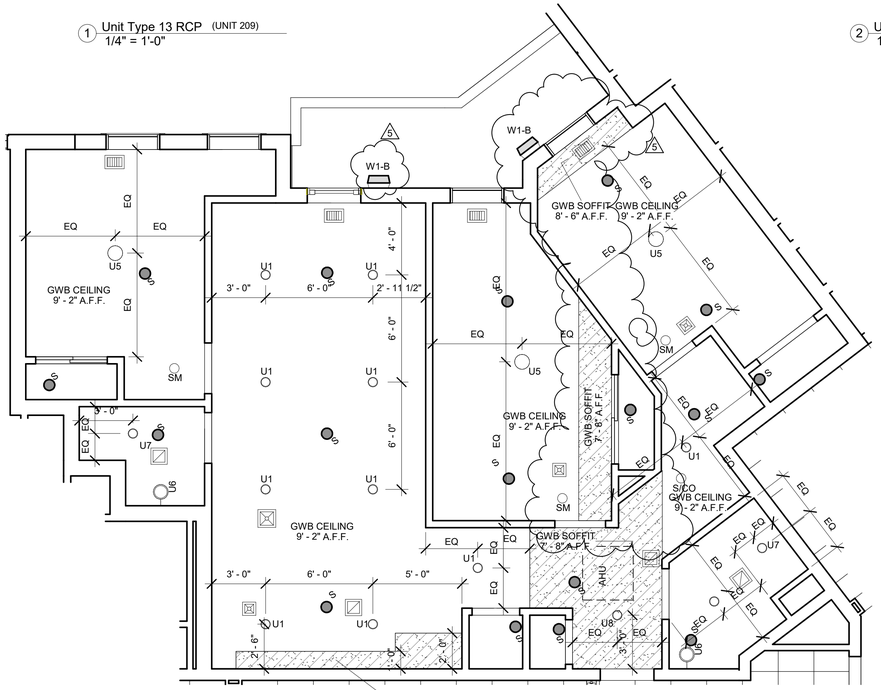
1 Unit Type 13 RCP (UNIT 209)
1/4" = 1'-0"



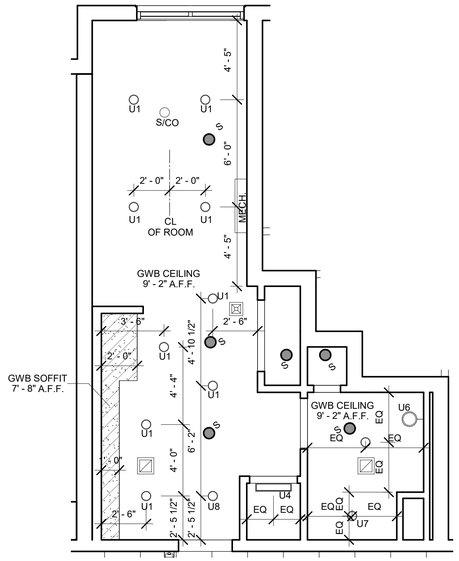
2 Unit Type 14 RCP (UNIT 205, UNIT 207 MIRROR)
1/4" = 1'-0"



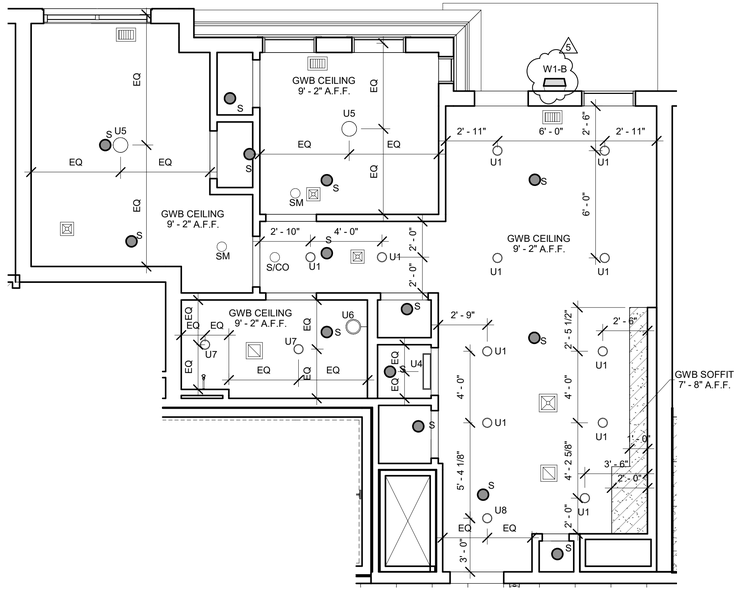
3 Unit Type 15 RCP (UNIT 203)
1/4" = 1'-0"



4 Unit Type 16 RCP (UNIT 309)
1/4" = 1'-0"



5 Unit Type 17 RCP (UNIT 307)
1/4" = 1'-0"



6 Unit Type 18 RCP (UNIT 305, 403)
1/4" = 1'-0"

PROJECT NAME

VERGE MIXED-USE

PROJECT ADDRESS

16-20 MEDFORD ST
SOMERVILLE MA

CLIENT

SOMERVILLE LIVING LLC.

ARCHITECT

KDI ARCHITECTURE

KHALSA DESIGN, INCORPORATED
17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682

CONSULTANTS:

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REGISTRATION

REGISTERED ARCHITECT — WILLIAM M. CARRIERE — No. 9515 — BURLINGTON MA — COMMONWEALTH OF MASSACHUSETTS

Project number	20028
Date	12/05/2023
Drawn by	MB
Checked by	TC
Scale	As indicated

REVISIONS

No.	Description	Date
5	Conforming Set	01/01/2024

Enlarged Unit RCP

A-208

VERGE MIXED-USE

\\tkg-server\Data\20\20028-Ugo-Medford & Bedford Streets\03 Drawings\01_ARCH_CD\2023.07.26_16-20 Medford St- Current Central_lcarriere@tkgeast.com.rvt

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RCP LEGEND

CEILING TYPES

- GWB ON UNDERSIDE OF JOISTS, SEE TYPICAL FLOOR CEILING ASSEMBLIES
- GWB SOFFIT, MAINTAIN FIRE RATED CEILING ASSEMBLY ABOVE
- 2'X2' ACT SUSPENDED ARMSTRONG OPTIMA W/ CONCEALED GRID
- 2'X4' ACT SUSPENDED ARMSTRONG MODEL #280 PLAIN WHITE W/ PRELUDE 15/16 INCH GRID SYSTEM
- 2'X4' ACT SUSPENDED- VINYL- EXTERIOR GRADE CERTAINTEED VINYLROCK X, FINISH: WHITE W/ REVEAL 15/16" GRID
- NOT USED

COMMON FIXTURE SCHEDULE

- **C1** - 3" SHALLOW LED DOWNLIGHT ER3-SHAL-LED-IC
- **C2** - STAIR- WALL SCONCE (SEE ELECT. DWGS)
- **C3** - 2x4 LIGHT FIXTURE (SEE ELECT. DWGS)
- **C4** - PENDANT (SEE INTERIOR DESIGN **DL.03**)
- **C5** - PENDANT (SEE INTERIOR DESIGN **DL.04**)
- **C6** - UNIT ENTRY SCONE (SEE INTERIOR DESIGN **DL.02**)
- **C7** - PENDANT (SEE INTERIOR DESIGN **DL.01**)

EXTERIOR FIXTURE SCHEDULE

- **W1** - WALL PACK (24218_BEGA_IES) GROUND LEVEL EXTERIOR
- **W2** - WALL PACK (333242_BEGA_IES) GROUND LEVEL AT GARAGE ENTRANCE
- **W1-B** - WALL PACK (33815_BEGA_IES) UNIT BALCONIES & ROOF DECK
- **D1** - 6" DOWNLIGHT LTR-6RD-H-SL10L-DM1_LTR-6RD-T-SL35K8WDS
- **F1** - SPOT LIGHT - DENALI POLE TOP IP66 RATED
- **E3** - 2x4 LIGHT FIXTURE (SEE ELEC. DRAWINGS)

IN UNIT FIXTURE SCHEDULE

- **U1** - 4" FIRE RATED SLIM LED - FS-RL475
- **U2** - N/A
- **U3** - PENDANT (SEE INTERIOR DESIGN **DL.05**)
- **U4** - LED LINEAR- DIRECT WRAPAROUND 24.4"x5.3" -OER-LED
- **U5** - ESSEX FLUSH MOUNT- FM4 3916 FL (BEDROOM)
- **U6** - VANITY- (SEE INTERIOR DESIGN **DL.07**)
- **U7** - ELITE 3" FR ROUND SLIM LED- FS-RL375 (BATHROOM)
- **U8** - SURFACE MOUNT - (SEE INTERIOR DESIGN **DL.06**)

FIRE PROTECTION

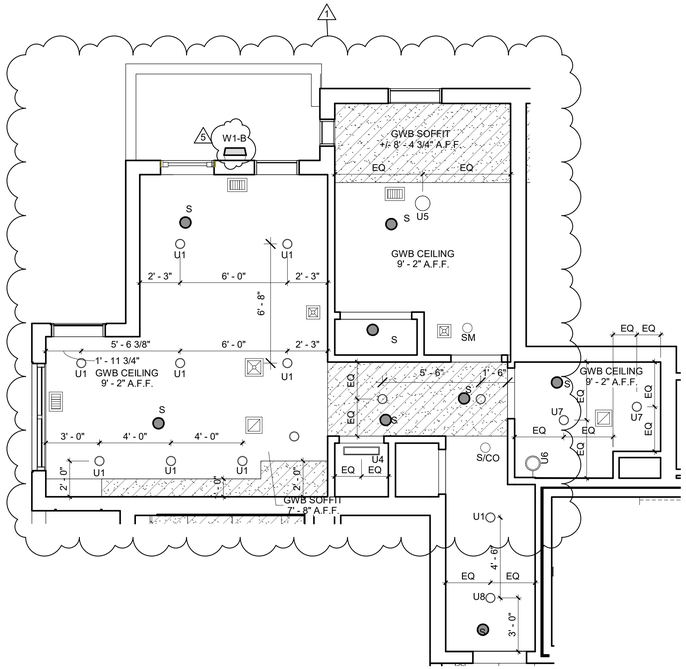
- S - SPRINKLER HEAD *(SPRINKLER LOCATIONS SHOWN FOR REFERNCE ONLY, REFER TO FIRE PROTECTION PLANS FOR ALL FIRE PROTECTION)
- S/CO - SMOKE/CARBON MONOXIDE DETECTOR COMBO
- S - SMOKE DETECTOR

HVAC

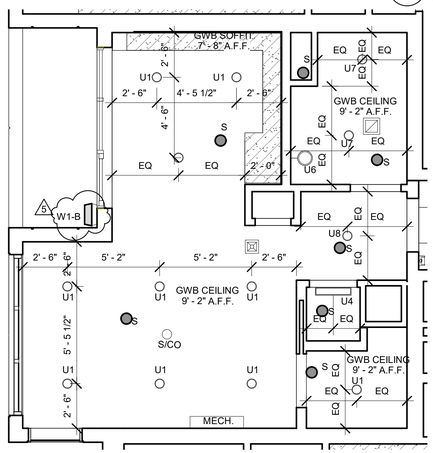
- EXHAUST VENT- SHOWN FOR REFERENCE, REFER TO HVAC PLANS
- MECH. CEILING CASSETTE, SEE HVAC PLANS
- SUPPLY VENT- SHOWN FOR REFERENCE, REFER TO HVAC PLANS

GENERAL RCP NOTES

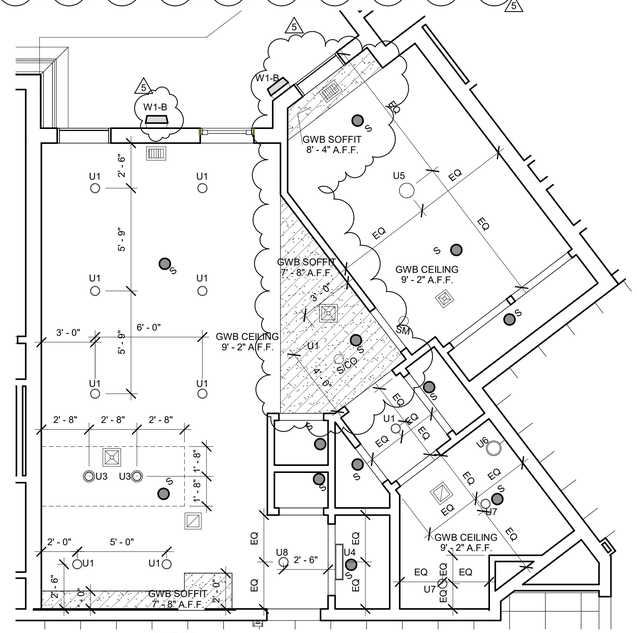
1. FIRE RATED CEILING ASSEMBLY TO BE MAINTAINED ABOVE ALL SOFFIT LOCATIONS.
2. PROVIDE GWB SOFFITS ABOVE ALL KITCHEN CABINETS, HEIGHT TO BE 7'-8" OR DIRECTLY ABOVE SPECIFIED UPPER CABINET.
3. PROVIDE GWB SOFFIT UNDER ALL CEILING HVAC UNITS WITHIN DWELLING UNITS. MAINTAIN FIRE RATING AT CEILING ABOVE AT UNDERSIDE OF JOISTS. CEILING HEIGHT FOR SOFFIT UNDER IN UNIT HVAC UNITS TO BE 7'-10" OR AS HIGH AS REASONABLLY POSSIBLE. PROVIDE ACCESS PANEL IN CEILING AT ALL UNITS. UNIT LOCATIONS SHOWN FOR REFERENCE, REFER TO HVAC DRAWINGS FOR FURTHER INFORMATION.
4. CENTER SINGLE LIGHTS IN SPACE, UNLESS INDICATED OTHERWISE.
5. ANY PENETRATION IN FIRE RATED CEILING ASSEMBLY TO HAVE FIRE DAMPER.
6. REFER TO CIVIL, LANDSCAPE, HVAC, ELECTRICAL, PLUMBING, FIRE PROTECTION, STRUCTURAL AND INTERIOR DESIGN PLANS FOR MORE INFORMATION



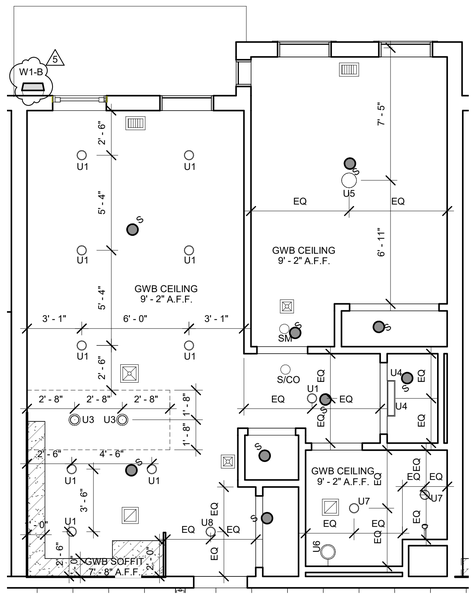
1 Unit Type 19 RCP (UNIT 301)
1/4" = 1'-0"



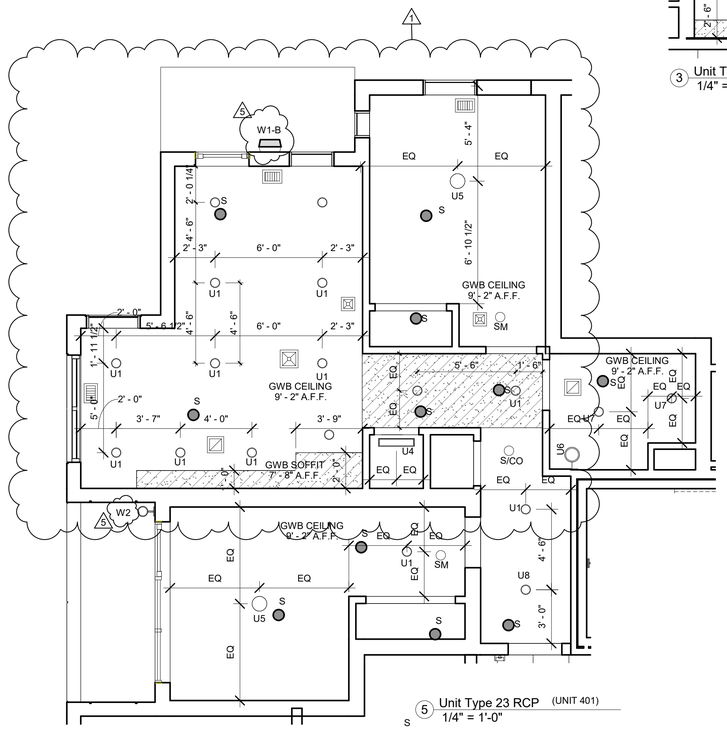
2 Unit Type 20 RCP (UNIT 303)
1/4" = 1'-0"



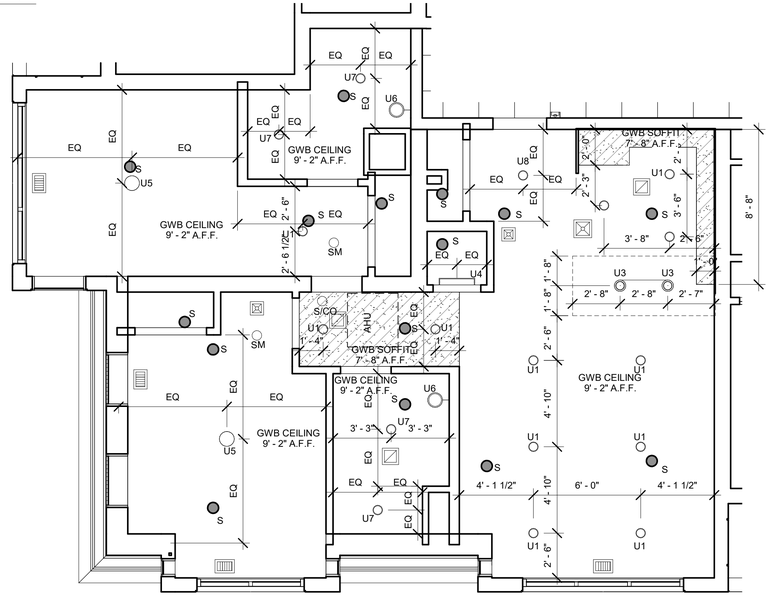
3 Unit Type 21 RCP (UNIT 407)
1/4" = 1'-0"



4 Unit Type 22 RCP (UNIT 405)
1/4" = 1'-0"



5 Unit Type 23 RCP (UNIT 401)
1/4" = 1'-0"



6 Unit Type 24 RCP (UNIT 402)
1/4" = 1'-0"

PROJECT NAME

VERGE MIXED-USE

PROJECT ADDRESS

16-20 MEDFORD ST
SOMERVILLE MA

CLIENT

SOMERVILLE LIVING LLC.

ARCHITECT

KDI ARCHITECTURE
KHALSA DESIGN, INCORPORATED
17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682

CONSULTANTS:

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REGISTRATION

REGISTERED ARCHITECT — GRAHAM M. CARRIERE — 9577 — BURLINGTON MA — COMMONWEALTH OF MASSACHUSETTS

Project number	20028
Date	12/05/2023
Drawn by	MB
Checked by	TC
Scale	As indicated

REVISIONS

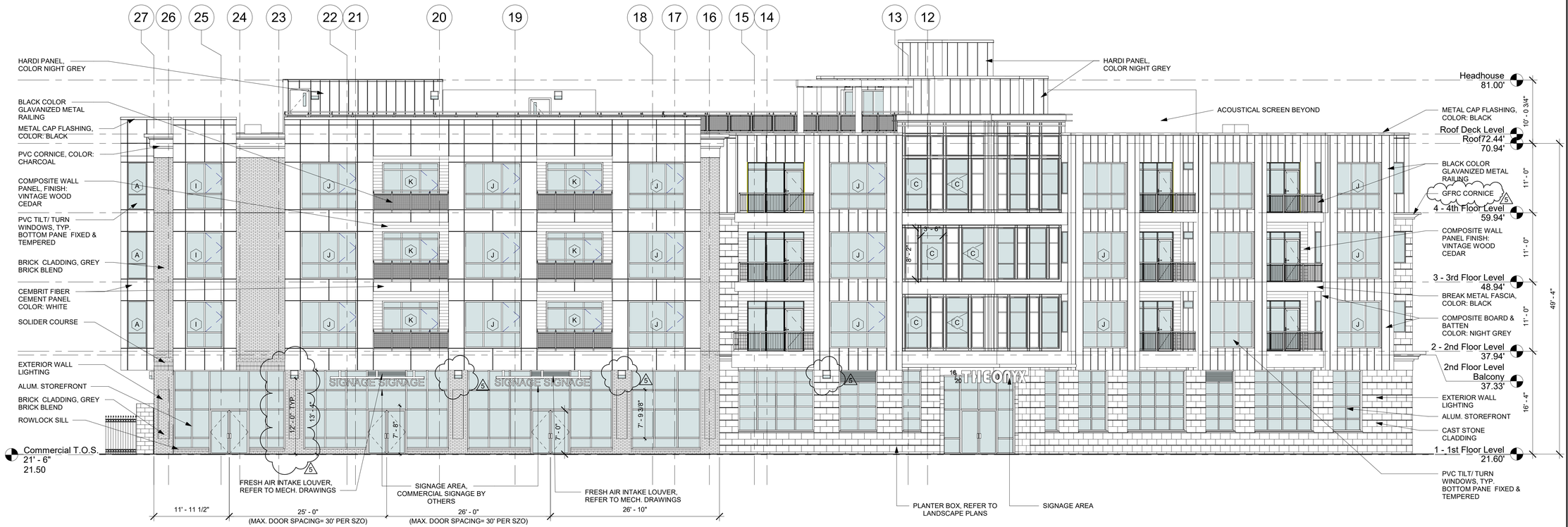
No.	Description	Date
1	Floor Plan Changes	11/07/2023
5	Conforming Set	01/01/2024

Enlarged Unit RCP

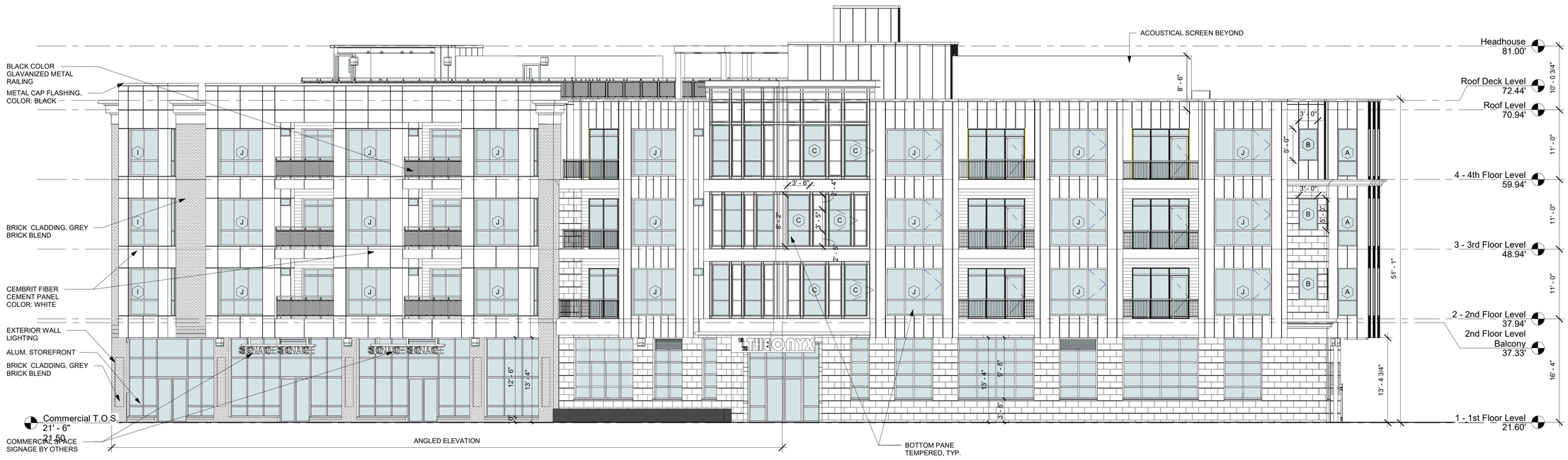
A-209

VERGE MIXED-USE

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1/25/2024 11:04:13 AM



1 Medford St- East Elevation
1/8" = 1'-0"



2 South St- North Elevation
1/8" = 1'-0"

0' 4' 8' 16' 32'

PROJECT NAME

VERGE MIXED-USE

PROJECT ADDRESS

16-20 MEDFORD ST
SOMERVILLE MA

CLIENT

SOMERVILLE LIVING LLC.

ARCHITECT

KDI ARCHITECTURE

KHALSA DESIGN, INCORPORATED
17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682

CONSULTANTS:

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REGISTRATION

REGISTERED ARCHITECT · IVA M. CARRIERO · 9572 · BURLINGTON MA · COMMONWEALTH OF MASSACHUSETTS

Project number	20028
Date	12/05/2023
Drawn by	IL
Checked by	TC
Scale	1/8" = 1'-0"

REVISIONS

No.	Description	Date
5	Conforming Set	01/01/2024

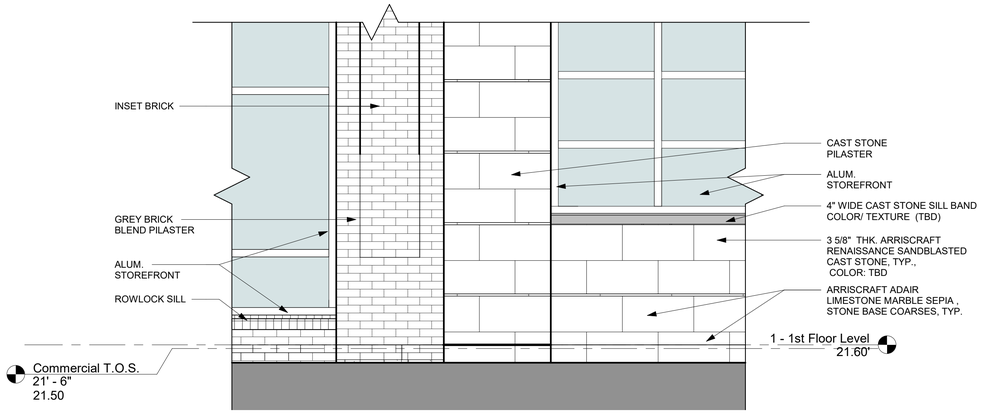
Exterior Elevations

A-300

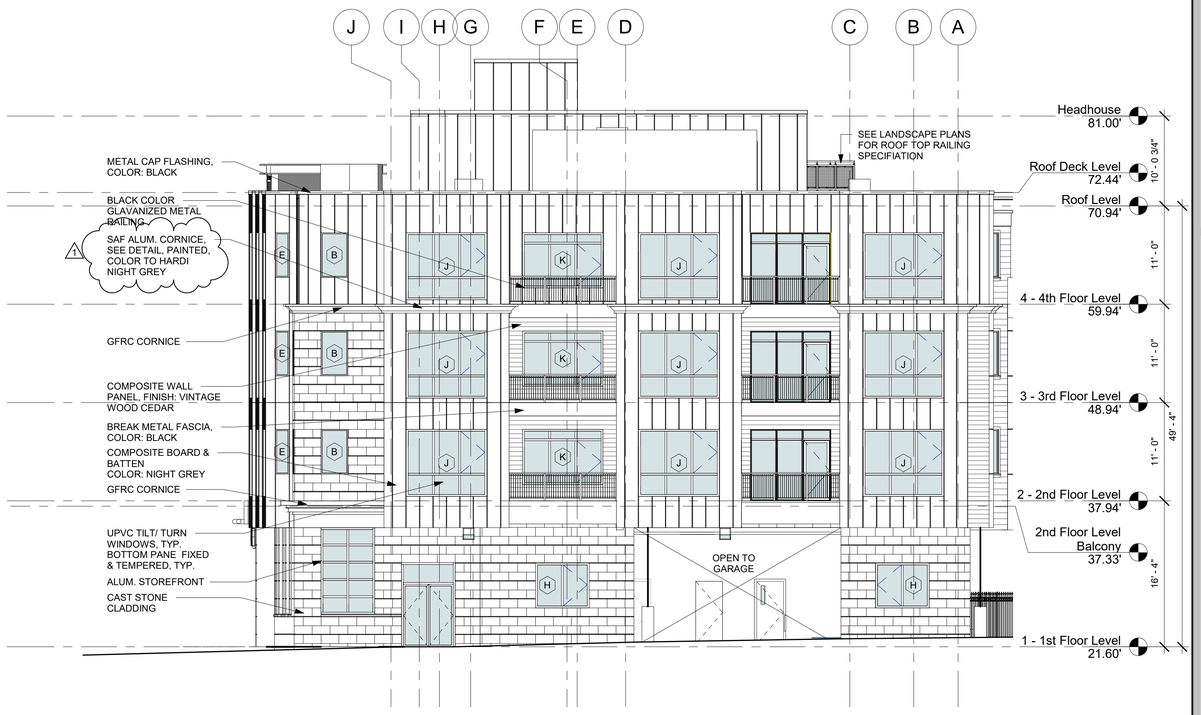
VERGE MIXED-USE

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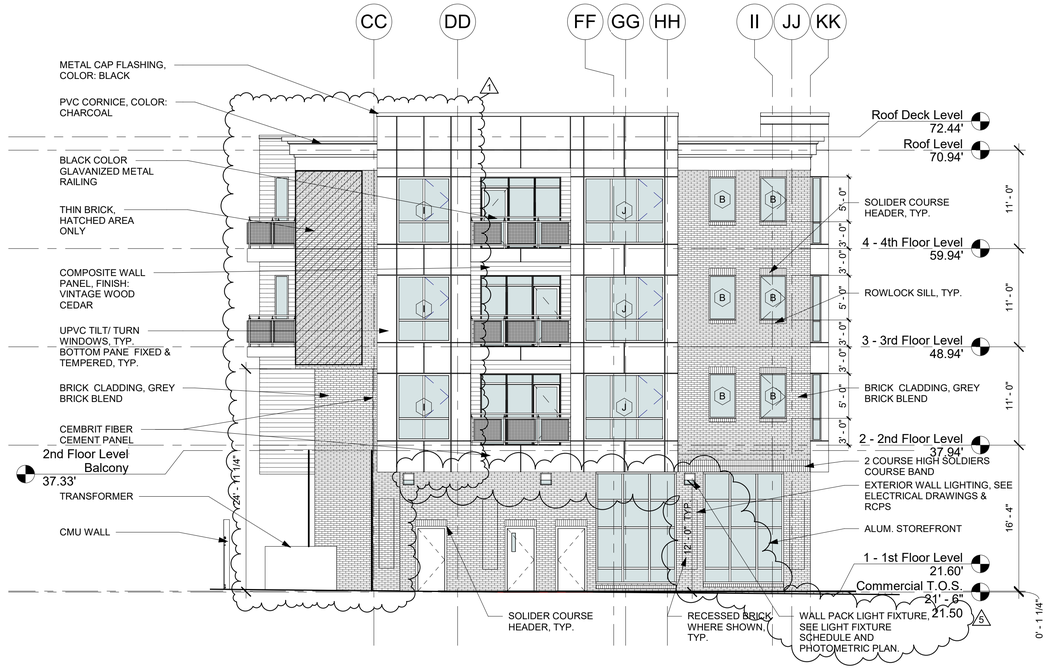
ENLARGED DETAILS



3 Enlarged Medford St Elevation
1/2" = 1'-0"



1 Bedford St- NorthWest Elevation
1/8" = 1'-0"



2 Warren St- SouthEast Elevation
1/8" = 1'-0"

PROJECT NAME

VERGE MIXED-USE

PROJECT ADDRESS

16-20 MEDFORD ST
SOMERVILLE MA

CLIENT

SOMERVILLE LIVING LLC.

ARCHITECT

KDI ARCHITECTURE

KHALSA DESIGN, INCORPORATED
17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682

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REGISTRATION

REGISTERED ARCHITECT · YVA M. CARRIERE · 9528 · BURLINGTON · MA · COMMONWEALTH OF MASSACHUSETTS

Project number	20028
Date	12/05/2023
Drawn by	IL
Checked by	TC
Scale	As indicated

REVISIONS

No.	Description	Date
1	Floor Plan Changes	11/07/2023
5	Conforming Set	01/01/2024

Exterior Elevations

A-301

VERGE MIXED-USE

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PROJECT NAME

VERGE MIXED-USE

PROJECT ADDRESS

16-20 MEDFORD ST
SOMERVILLE MA

CLIENT

SOMERVILLE LIVING LLC.

ARCHITECT

KDI ARCHITECTURE

KHALSA DESIGN, INCORPORATED

17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143

TELEPHONE: 617-591-8682

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REGISTRATION

REGISTERED ARCHITECT · YVA M. CARRIERE · 9572 · BURLINGTON MA · COMMONWEALTH OF MASSACHUSETTS

Project number	20028
Date	12/05/2023
Drawn by	IL
Checked by	TC
Scale	1/8" = 1'-0"

REVISIONS

No.	Description	Date
1	Floor Plan Changes	11/07/2023

Exterior Elevations

A-302

VERGE MIXED-USE

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1/25/2024 11:04:29 AM



1 (Material Elevation) Medford St- East
1/8" = 1'-0"



2 (Material Elevation) South St- North
1/8" = 1'-0"

MATERIAL LEGEND

	CLADDING FINISH TYPE A	GREY BRICK BLEND FULL BED 3 5/8" BRICK GLEN-GERY SIOUX CITY BRICK NAME: EBONITE SMOOTH		CLADDING FINISH TYPE D	NICHIHA VINTAGE WOOD COLOR: CEDAR		CLADDING FINISH TYPE H (REAR FACADES ONLY)	HARDIE REVEAL PANEL COLOR: NIGHT GRAY TEXTURE: SMOOTH
	CLADDING FINISH TYPE A2	GREY BRICK BLEND THIN BRICK GLEN-GERY SIOUX CITY BRICK NAME: EBONITE SMOOTH		CLADDING FINISH TYPE E	CEMBRIT FIBER CEMENT PANEL COLOR: WHITE		UNIT BALCONY DECKING	TREX DECKING COLOR: CLAM SHELL STYLE: 1" GROOVED EDGE BOARD /5
	CLADDING FINISH TYPE B	CAST STONE ARRISCRAFT RENAISSANCE COLOR: SANDRIFT FINISH: SANDBLASTED		CLADDING FINISH TYPE F (STREET FACING BAYS & TOP FLOOR WHERE SHOWN)	HARDIE PANEL VERTICAL SIDING WITH APPLIED BATTENS COLOR: NIGHT GRAY TEXTURE: SMOOTH			
	CLADDING FINISH TYPE C	CAST STONE ARRISCRAFT LIMESTONE MARBLE COLOR/PATTERN: SEPIA/FLEUIRED FINISH: MEDIUM DRESSED		CLADDING FINISH TYPE G	HARDIE LAP SIDING COLOR: GRAY SLATE EXPOSURE: 6" TEXTURE: SMOOTH			

PROJECT NAME

VERGE MIXED-USE

PROJECT ADDRESS

16-20 MEDFORD ST
SOMERVILLE MA

CLIENT

SOMERVILLE LIVING LLC.

ARCHITECT

KDI ARCHITECTURE

KHALSA DESIGN, INCORPORATED
17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682

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REGISTRATION

REGISTERED ARCHITECT · JOHN M. CARMEN · 9511 · BURLINGTON MA · COMMONWEALTH OF MASSACHUSETTS

Project number	20028
Date	12/05/2023
Drawn by	Author
Checked by	Checker
Scale	As indicated

REVISIONS

No.	Description	Date
1	Floor Plan Changes	11/07/2023

Cladding Material Diagrams

A-303A

VERGE MIXED-USE

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1/25/2024 11:04:36 AM



1 (Material Elevation) Warren St - SouthEast
1/8" = 1'-0"



2 (Material Elevation) SouthWest/Rear 1
1/8" = 1'-0"



3 (Material Elevation) Bedford St- NorthWest
1/8" = 1'-0"



4 (Material Elevation) SouthWest/Rear 2
1/8" = 1'-0"

MATERIAL LEGEND

	CLADDING FINISH TYPE A	GREY BRICK BLEND FULL BED 3 5/8" BRICK GLEN-GERY SIOUX CITY BRICK NAME: EBONITE SMOOTH		CLADDING FINISH TYPE D	NICHIHA VINTAGE WOOD COLOR: CEDAR		CLADDING FINISH TYPE H (REAR FACADES ONLY)	HARDIE REVEAL PANEL COLOR: NIGHT GRAY TEXTURE: SMOOTH
	CLADDING FINISH TYPE A2	GREY BRICK BLEND THIN BRICK GLEN-GERY SIOUX CITY BRICK NAME: EBONITE SMOOTH		CLADDING FINISH TYPE E	CEMBRIT FIBER CEMENT PANEL COLOR: WHITE		UNIT BALCONY DECKING	TREX DECKING COLOR: CLAM SHELL STYLE: 1" GROOVED EDGE BOARD
	CLADDING FINISH TYPE B	CAST STONE ARRISCRAFT RENAISSANCE COLOR: SANDRIFT FINISH: SANDBLASTED		CLADDING FINISH TYPE F (STREET FACING BAYS & TOP FLOOR WHERE SHOWN)	HARDIE PANEL VERTICAL SIDING WITH APPLIED BATTENS COLOR: NIGHT GRAY TEXTURE: SMOOTH			
	CLADDING FINISH TYPE C	CAST STONE ARRISCRAFT LIMESTONE MARBLE COLOR/PATTERN: SEPIA/FLEUIRED FINISH: MEDIUM DRESSED		CLADDING FINISH TYPE G	HARDIE LAP SIDING COLOR: GRAY SLATE EXPOSURE: 6" TEXTURE: SMOOTH			

PROJECT NAME

VERGE MIXED-USE

PROJECT ADDRESS

16-20 MEDFORD ST
SOMERVILLE MA

CLIENT

SOMERVILLE LIVING LLC.

ARCHITECT

KDI ARCHITECTURE

KHALSA DESIGN, INCORPORATED
17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682

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REGISTRATION

REGISTERED ARCHITECT
JOSHUA M. CARRIERE
BURLINGTON
MA
COMMONWEALTH OF MASSACHUSETTS

Project number	20028
Date	12/05/2023
Drawn by	Author
Checked by	Checker
Scale	As indicated

REVISIONS

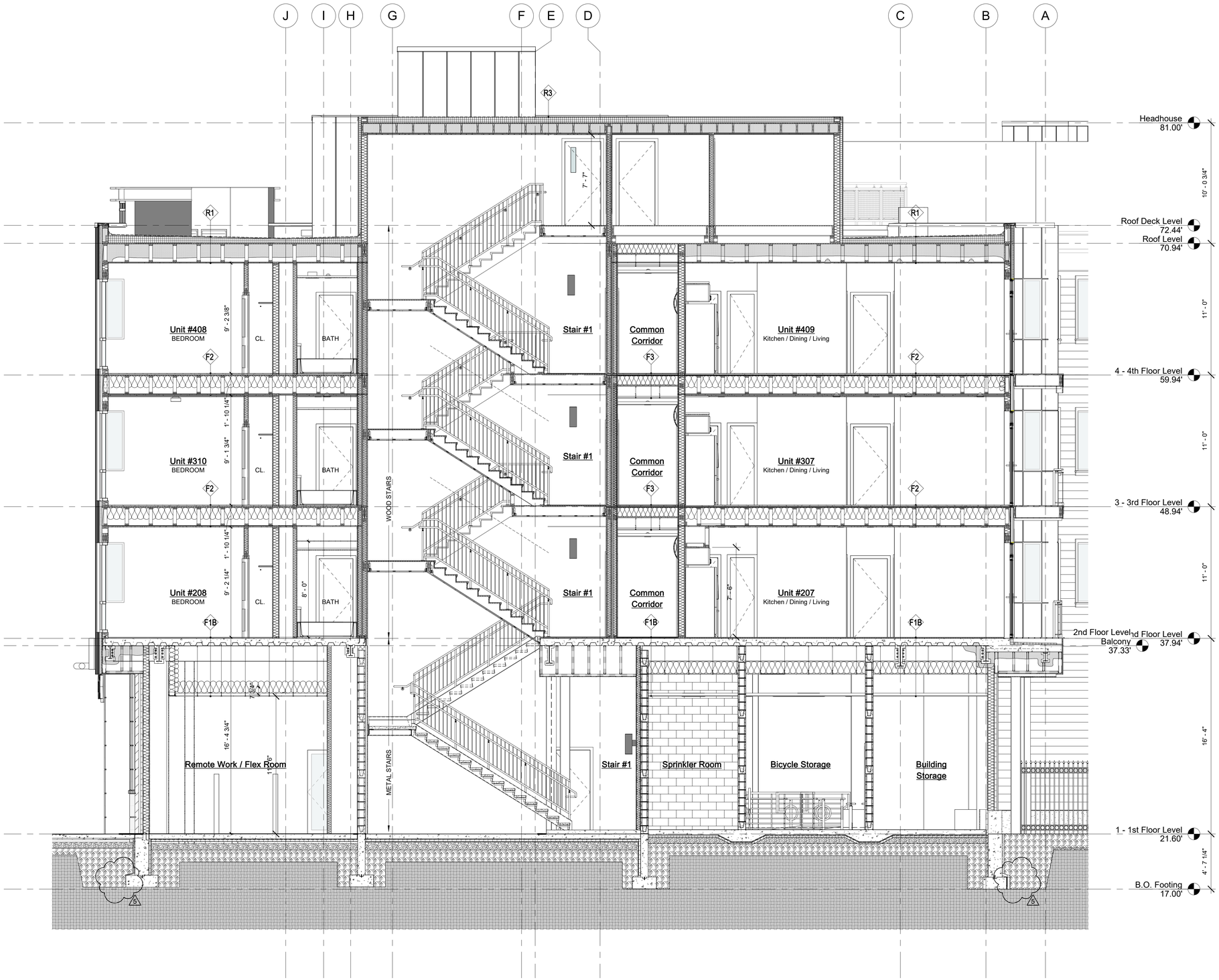
No.	Description	Date
1	Floor Plan Changes	11/07/2023

Cladding Material Diagrams

A-303B

VERGE MIXED-USE

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1/25/2024 11:04:44 AM



1 Cross Building Section 1
1/4" = 1'-0"

PROJECT NAME

VERGE MIXED-USE

PROJECT ADDRESS

16-20 MEDFORD ST
SOMERVILLE MA

CLIENT

SOMERVILLE LIVING LLC.

ARCHITECT

KDI ARCHITECTURE

KHALSA DESIGN, INCORPORATED
17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682

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REGISTRATION

WYATT M. CARRIERE 95 REGISTERED ARCHITECT BURLINGTON MA COMMONWEALTH OF MASSACHUSETTS

Project number	20028
Date	12/05/2023
Drawn by	TC
Checked by	JSK
Scale	1/4" = 1'-0"

REVISIONS

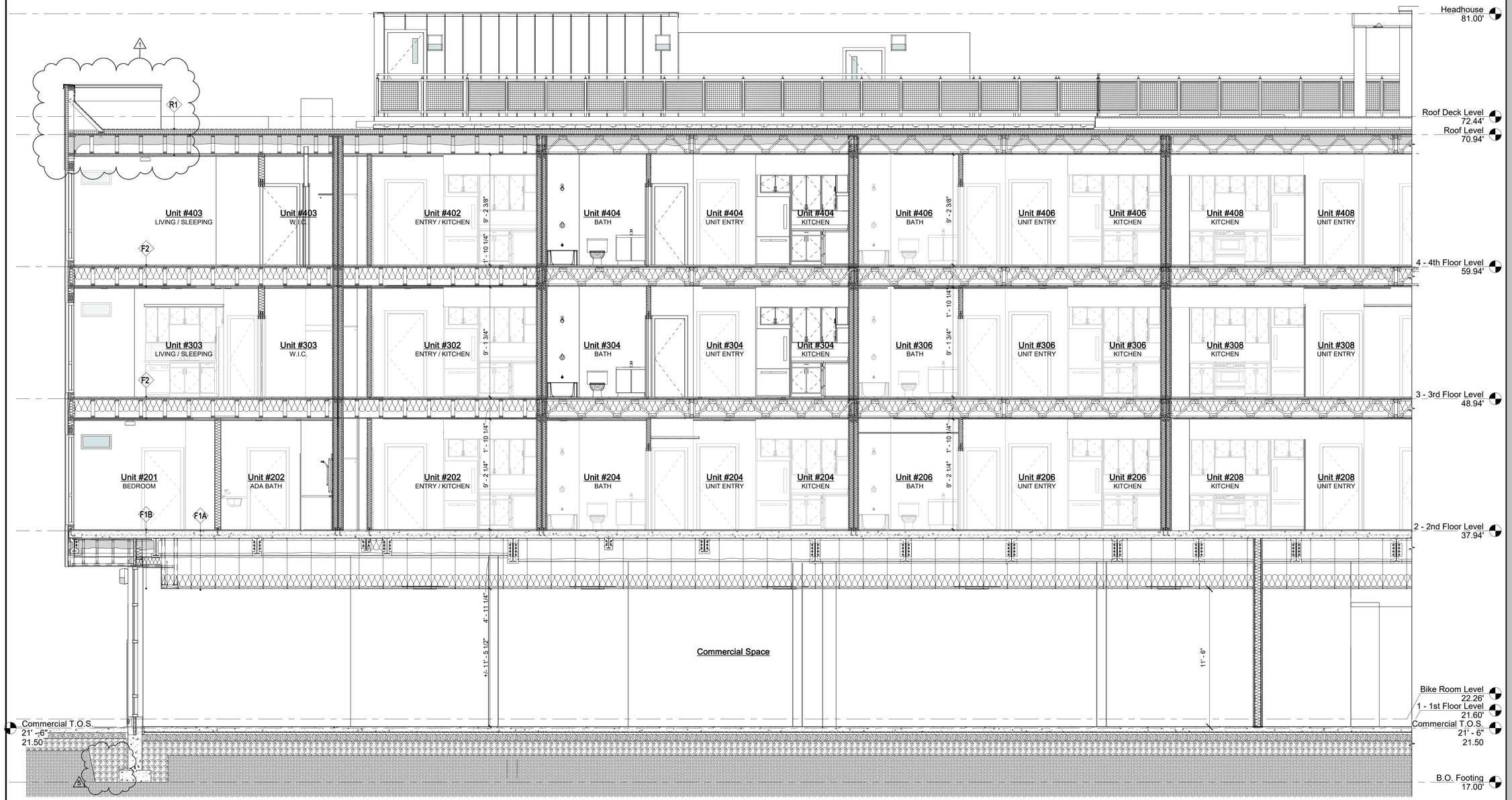
No.	Description	Date
5	Conforming Set	01/01/2024

Building Section

A-400

VERGE MIXED-USE

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1 Longitudinal Section 1
1/4" = 1'-0"

PROJECT NAME

VERGE MIXED-USE

PROJECT ADDRESS

16-20 MEDFORD ST
SOMERVILLE MA

CLIENT

SOMERVILLE LIVING LLC.

ARCHITECT

KDI ARCHITECTURE

KHALSA DESIGN, INCORPORATED
17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682

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REGISTRATION

REGISTERED ARCHITECT
RYAN M. CARRIERE
9511
BURLINGTON
MA
COMMONWEALTH OF MASSACHUSETTS

Project number	20028
Date	12/05/2023
Drawn by	Author
Checked by	Checker
Scale	1/4" = 1'-0"

REVISIONS

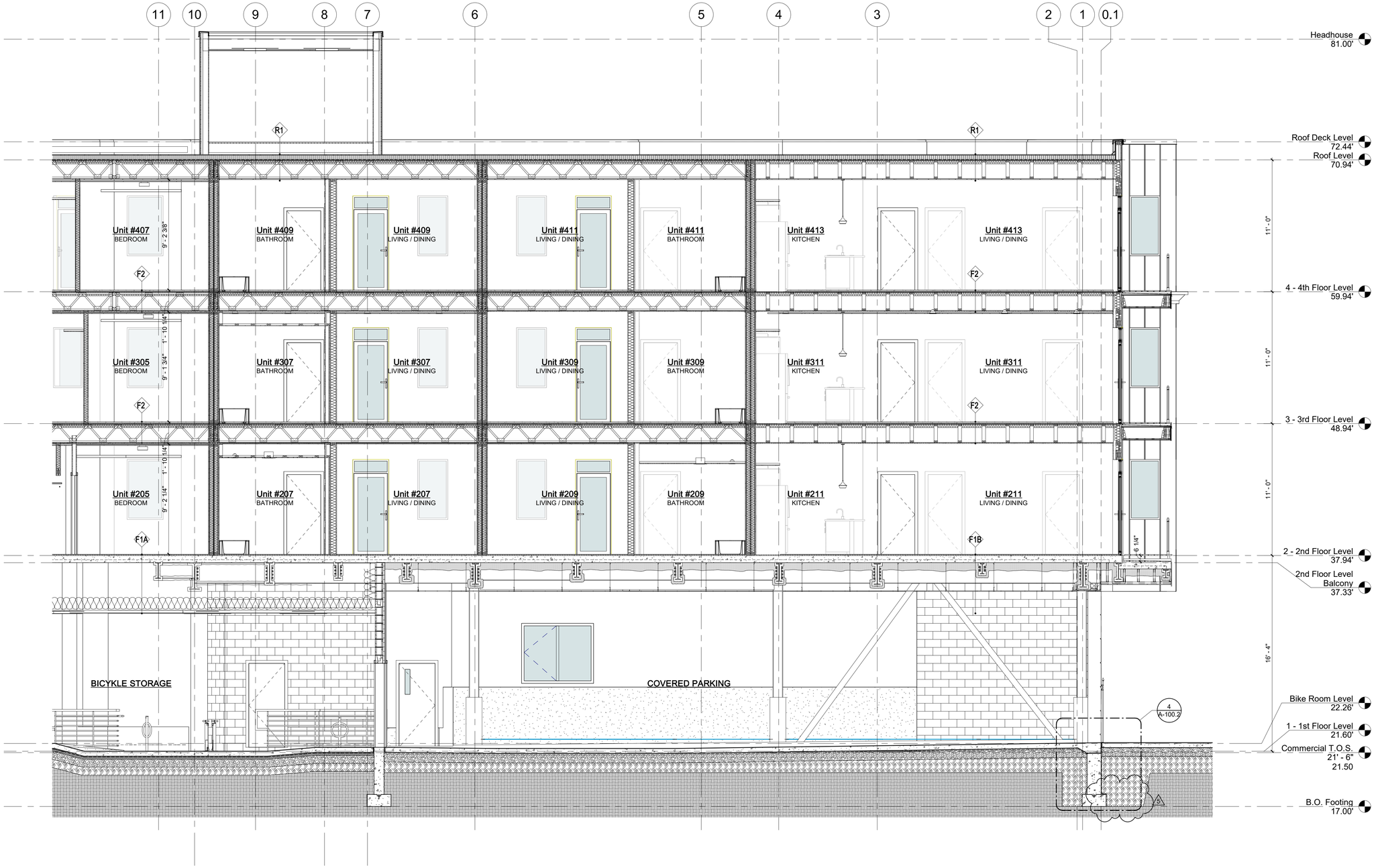
No.	Description	Date
1	Floor Plan Changes	11/07/2023
5	Conforming Set	01/01/2024

Longitudinal Section 1

A-401

VERGE MIXED-USE

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1 Longitudinal Section 2
1/4" = 1'-0"

PROJECT NAME

VERGE MIXED-USE

PROJECT ADDRESS

16-20 MEDFORD ST
SOMERVILLE MA

CLIENT

SOMERVILLE LIVING LLC.

ARCHITECT

KDI ARCHITECTURE

KHALSA DESIGN, INCORPORATED
17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682

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REGISTRATION

REGISTERED ARCHITECT · GWM. CARMERON · 9511 · BURLINGTON MA · COMMONWEALTH OF MASSACHUSETTS

Project number	20028
Date	12/05/2023
Drawn by	Author
Checked by	Checker
Scale	1/4" = 1'-0"

REVISIONS

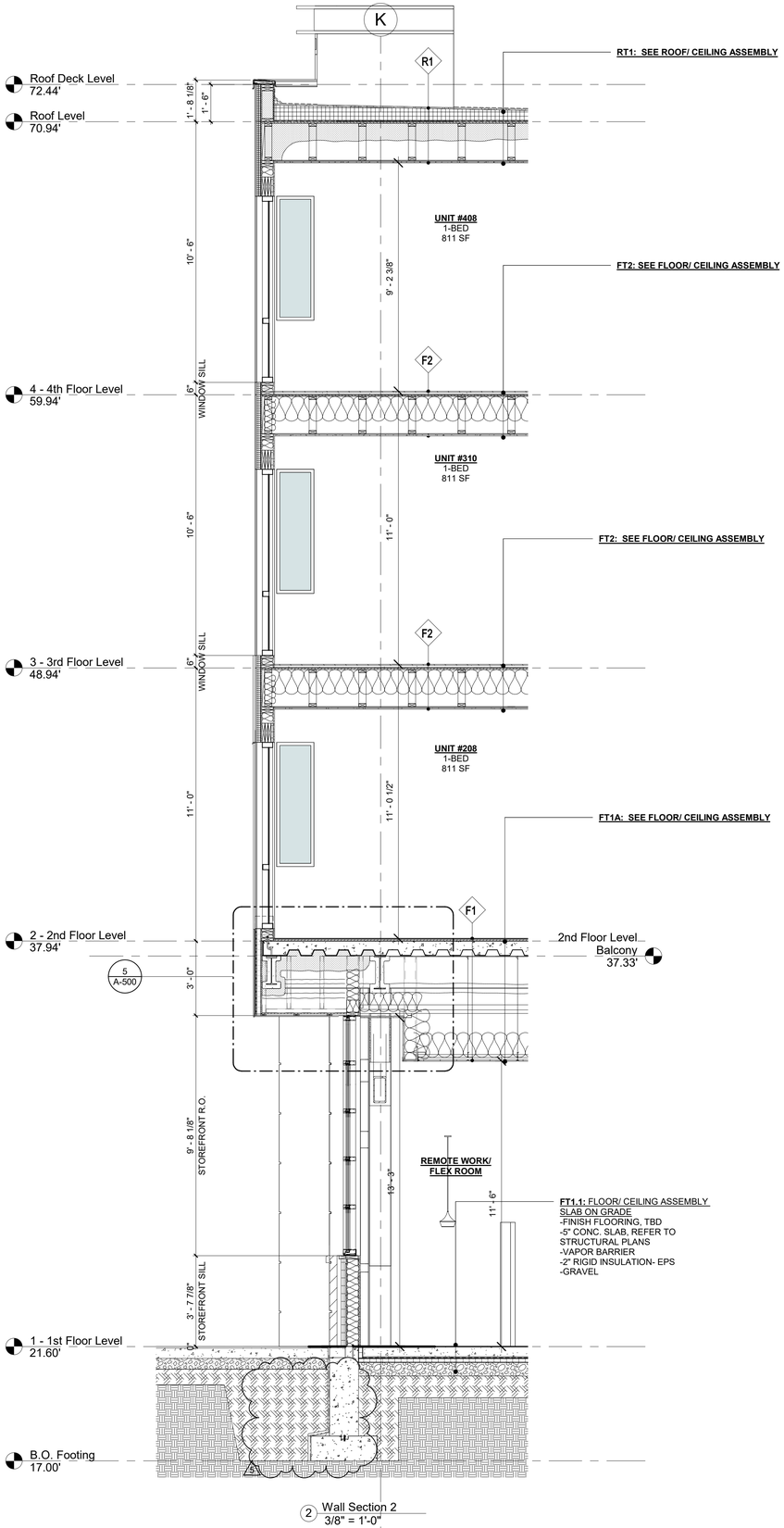
No.	Description	Date
5	Conforming Set	01/01/2024

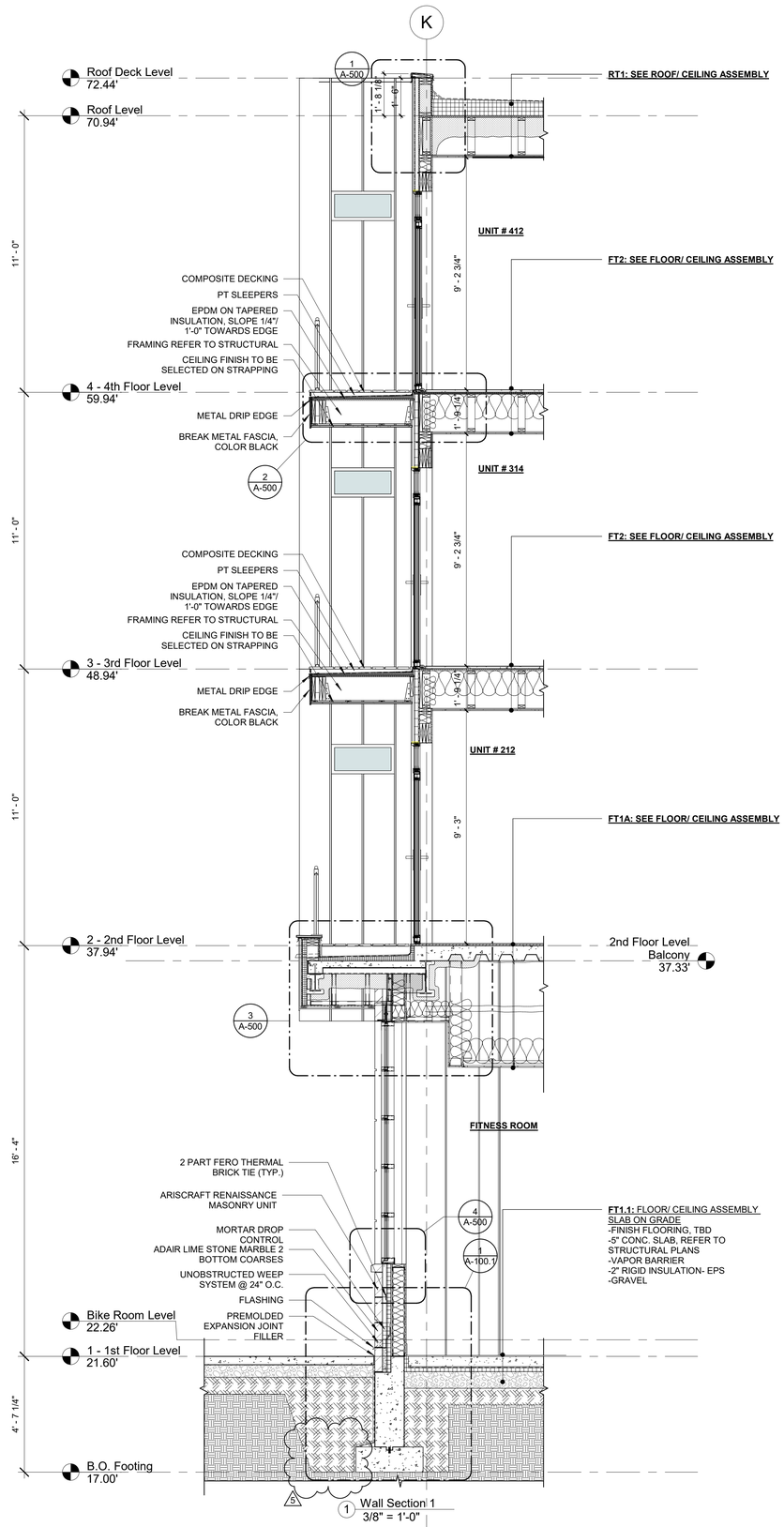
Longitudinal Section 2

A-402

VERGE MIXED-USE

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1/25/2024 11:04:56 AM





PROJECT NAME

VERGE MIXED-USE

PROJECT ADDRESS

16-20 MEDFORD ST
SOMERVILLE MA

CLIENT

SOMERVILLE LIVING LLC.

ARCHITECT

KDI ARCHITECTURE

KHALSA DESIGN, INCORPORATED
17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682

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REGISTRATION

REGISTERED ARCHITECT
GRAHAM M. CARRIERE
NO. 9511
BURLINGTON
MA
COMMONWEALTH OF MASSACHUSETTS

Project number	20028
Date	12/05/2023
Drawn by	Author
Checked by	Checker
Scale	3/8" = 1'-0"

REVISIONS

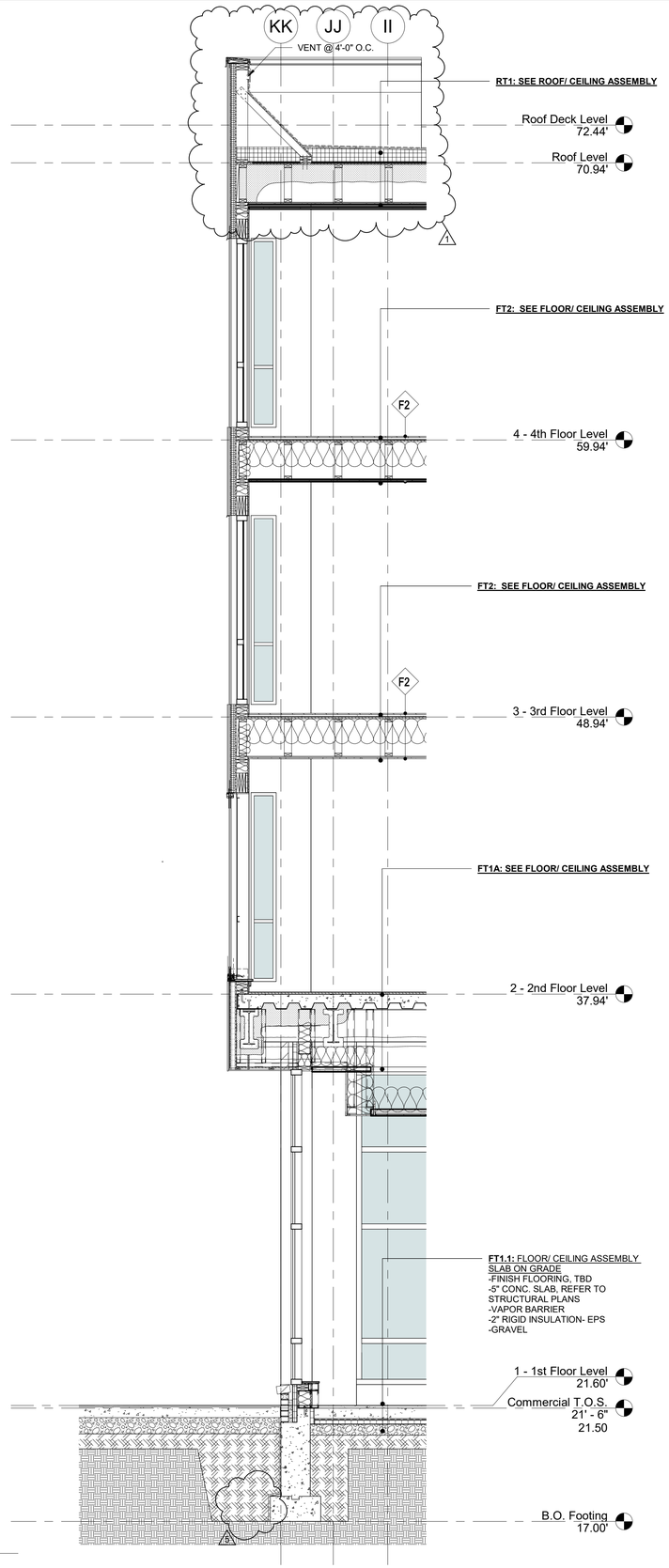
No.	Description	Date
5	Conforming Set	01/01/2024

Wall Sections

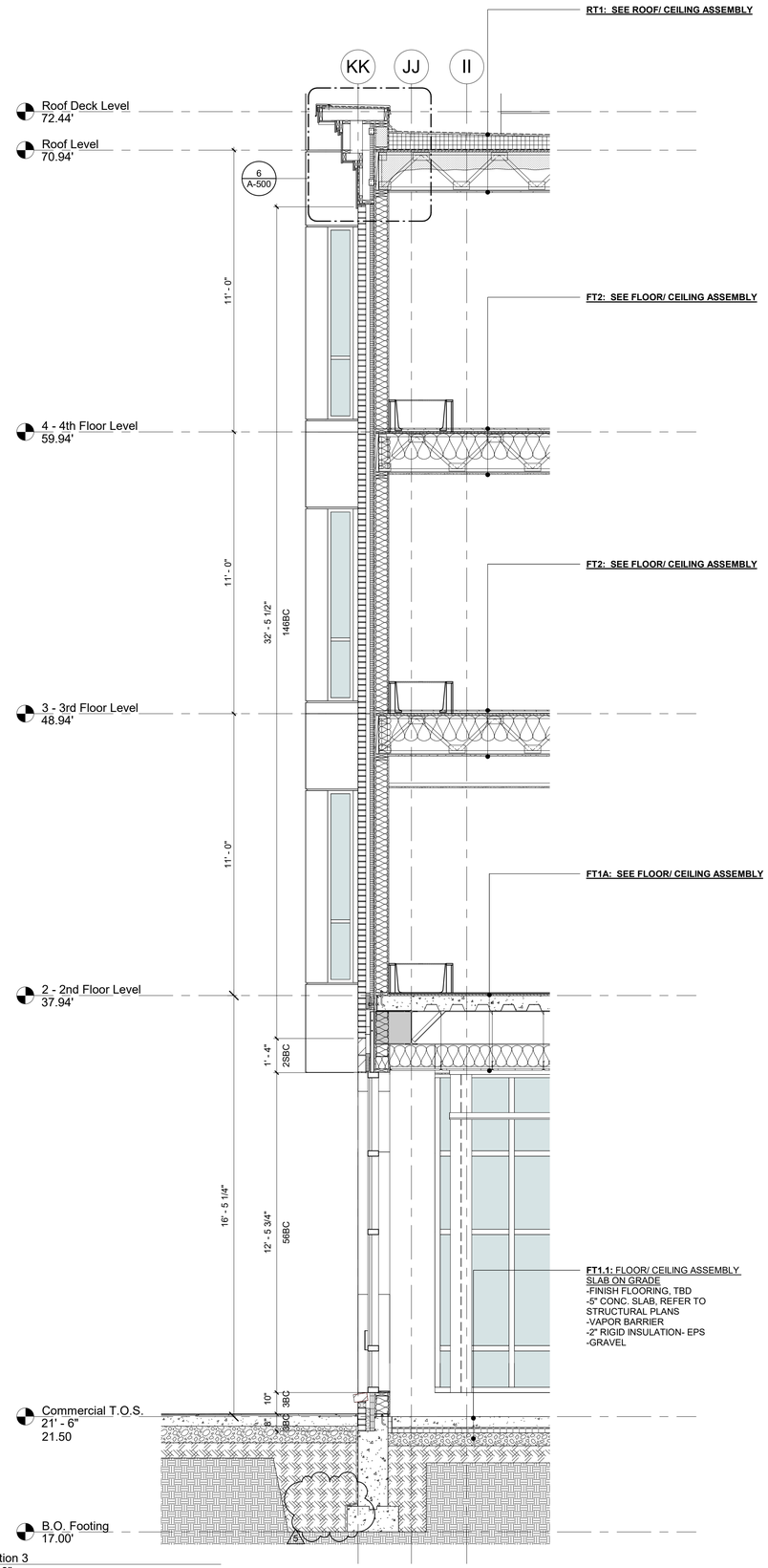
A-410

VERGE MIXED-USE

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1/25/2024 11:04:57 AM



2 Wall Section 4
3/8" = 1'-0"



1 Wall Section 3
3/8" = 1'-0"

PROJECT NAME

VERGE MIXED-USE

PROJECT ADDRESS

16-20 MEDFORD ST
SOMERVILLE MA

CLIENT

SOMERVILLE LIVING LLC.

ARCHITECT

KDI ARCHITECTURE

KHALSA DESIGN, INCORPORATED
17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682

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REGISTRATION

REGISTERED ARCHITECT
WILLIAM M. CARRIER
BURLINGTON
MA
COMMONWEALTH OF MASSACHUSETTS

Project number	20028
Date	12/05/2023
Drawn by	Author
Checked by	Checker
Scale	3/8" = 1'-0"

REVISIONS

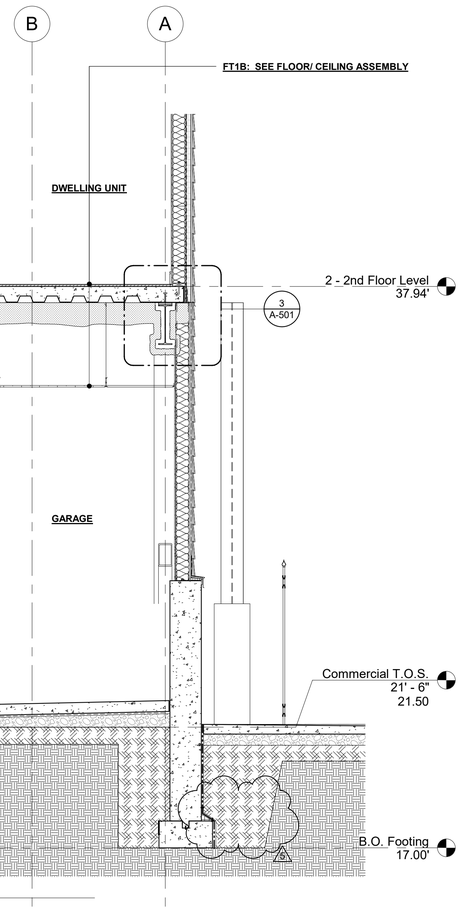
No.	Description	Date
1	Floor Plan Changes	11/07/2023
5	Conforming Set	01/01/2024

Wall Sections

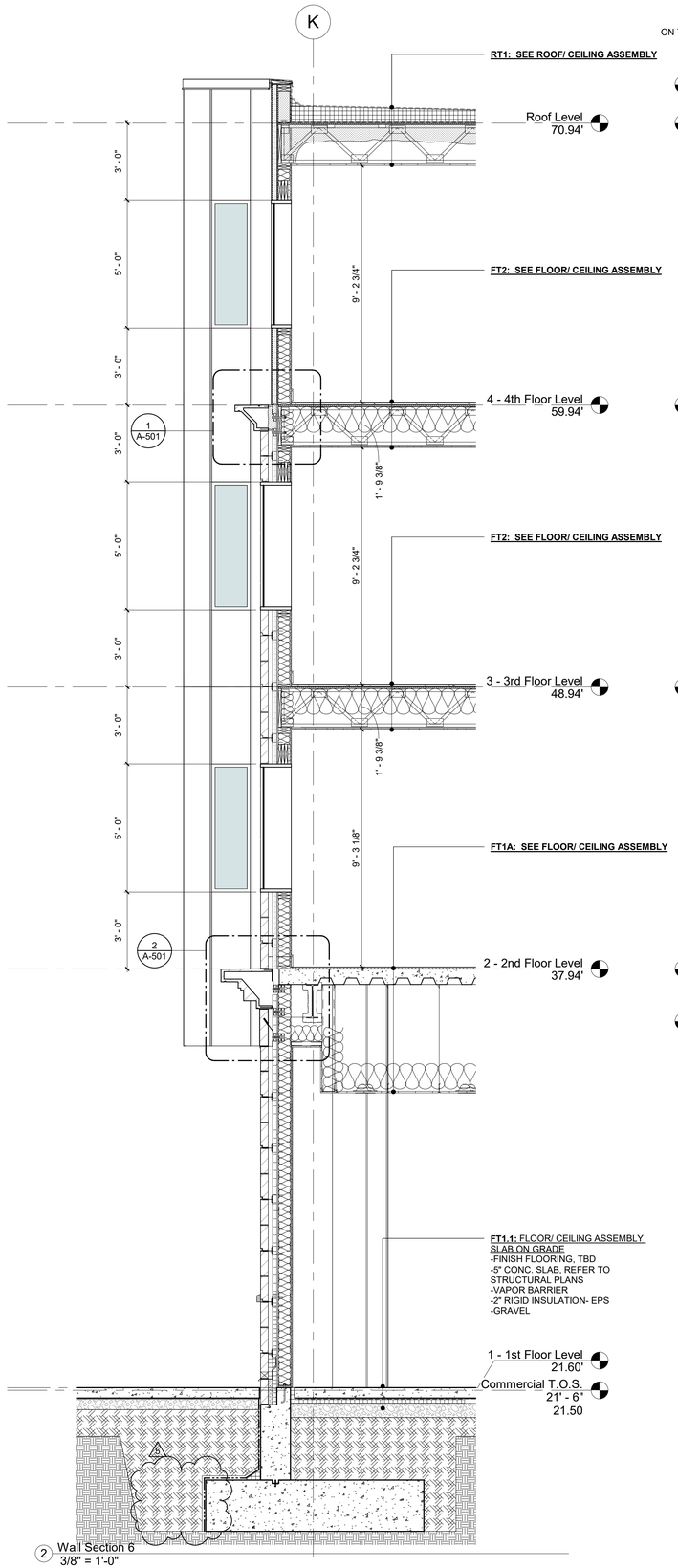
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VERGE MIXED-USE

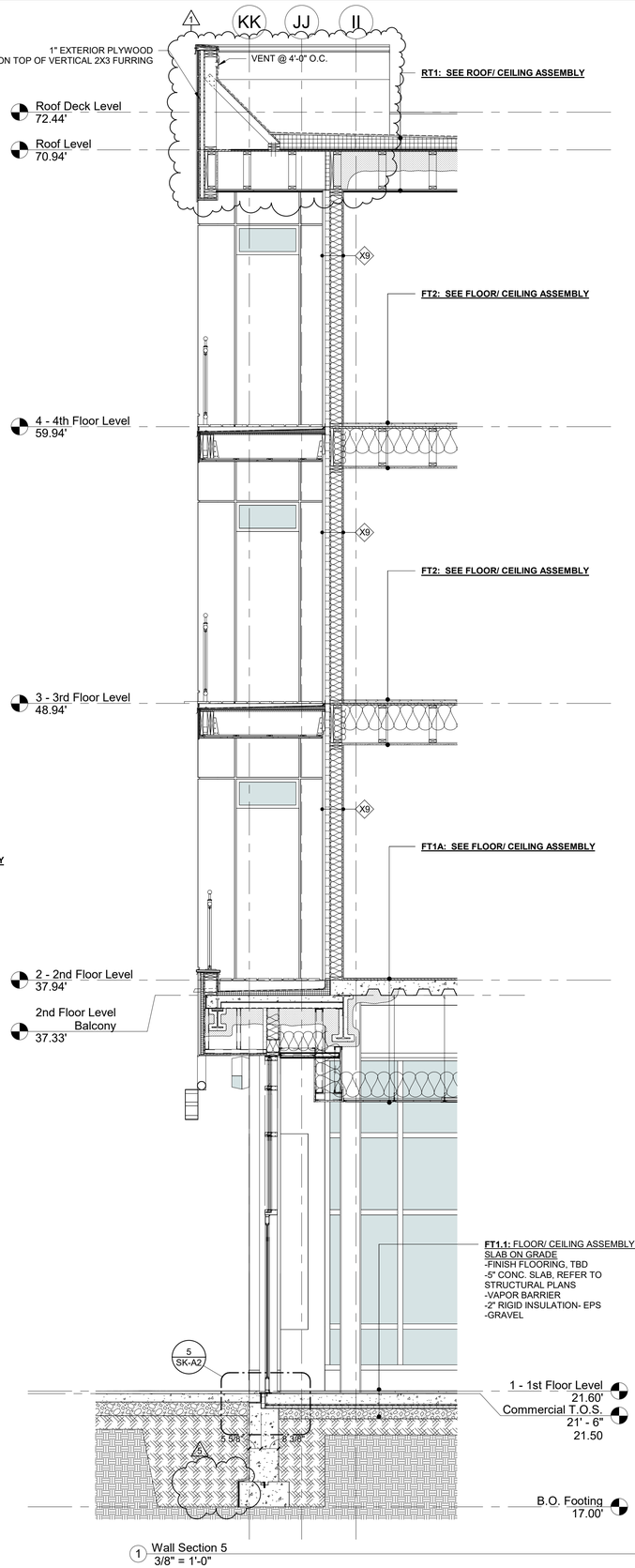
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1/25/2024 11:04:58 AM



3 Wall Section 7
3/8" = 1'-0"



2 Wall Section 6
3/8" = 1'-0"



1 Wall Section 5
3/8" = 1'-0"

PROJECT NAME

VERGE MIXED-USE

PROJECT ADDRESS

16-20 MEDFORD ST
SOMERVILLE MA

CLIENT

SOMERVILLE LIVING LLC.

ARCHITECT

KDI ARCHITECTURE

KHALSA DESIGN, INCORPORATED
17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682

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REGISTRATION

REGISTERED ARCHITECT · RYAN M. CARRIER · 9576 · BURLINGTON MA · COMMONWEALTH OF MASSACHUSETTS

Project number	20028
Date	12/05/2023
Drawn by	Author
Checked by	Checker
Scale	3/8" = 1'-0"

REVISIONS

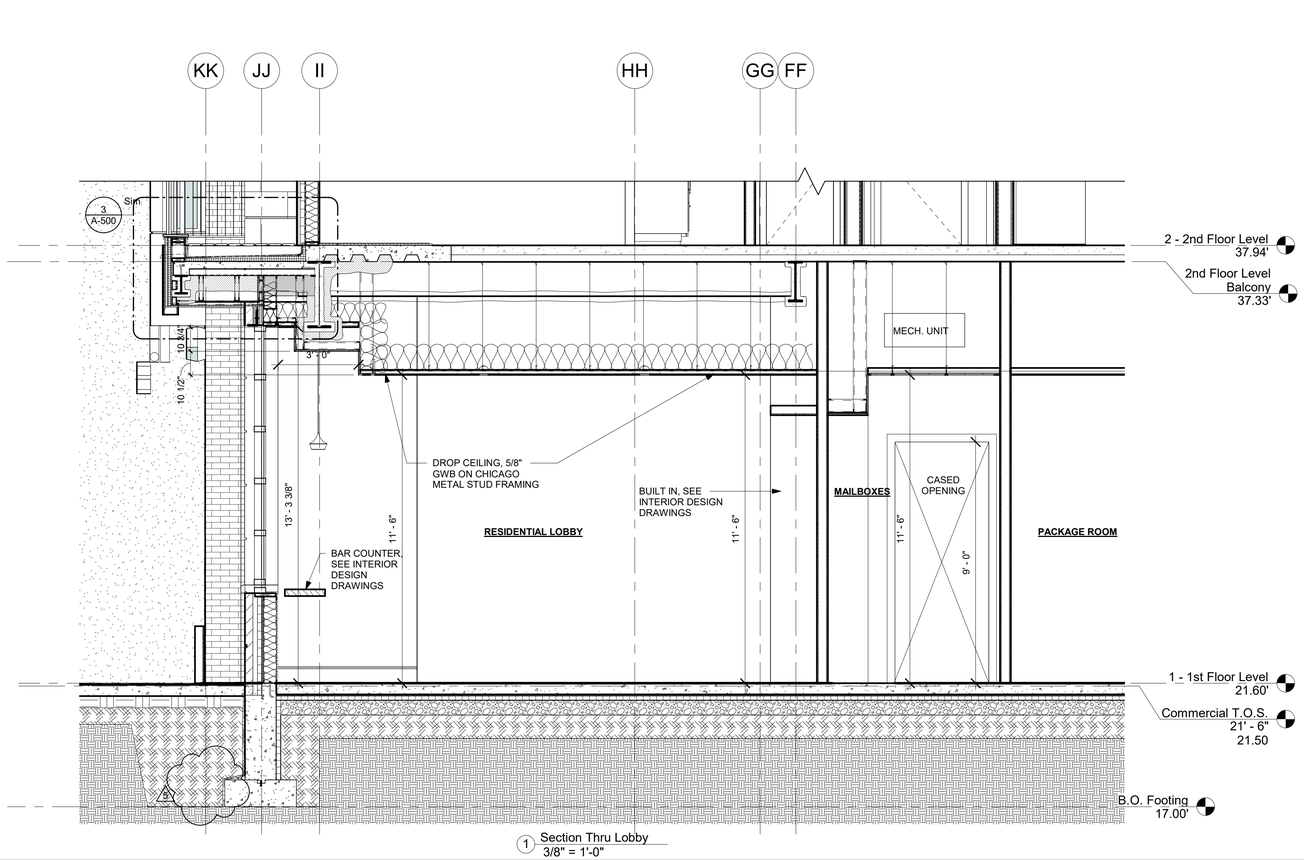
No.	Description	Date
1	Floor Plan Changes	11/07/2023
5	Conforming Set	01/01/2024

Wall Sections

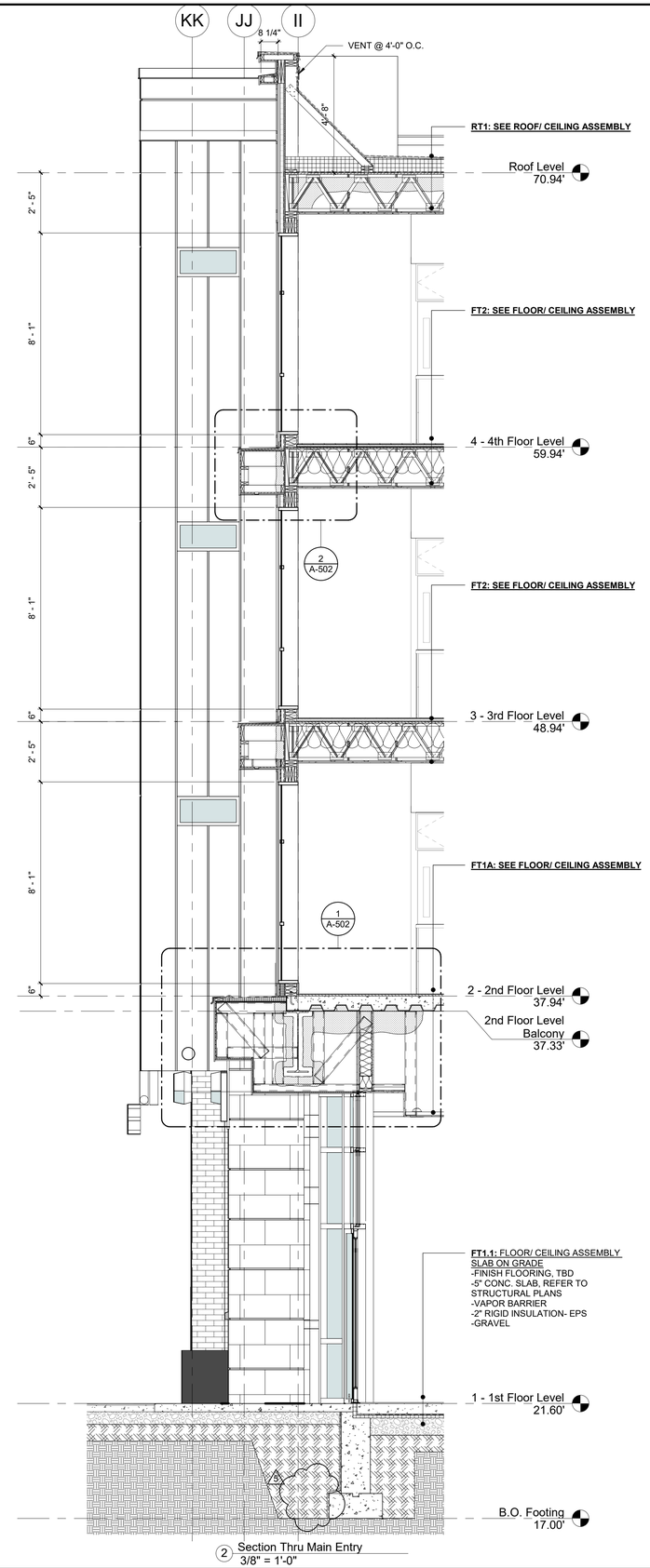
A-412

VERGE MIXED-USE

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1/25/2024 11:04:59 AM



1 Section Thru Lobby
3/8" = 1'-0"



2 Section Thru Main Entry
3/8" = 1'-0"

PROJECT NAME

VERGE MIXED-USE

PROJECT ADDRESS

16-20 MEDFORD ST
SOMERVILLE MA

CLIENT

SOMERVILLE LIVING LLC.

ARCHITECT

KDI ARCHITECTURE
KHALSA DESIGN, INCORPORATED
17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682

CONSULTANTS:

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REGISTRATION

REGISTERED ARCHITECT
GRAHAM M. CARRIER
No. 9511
BURLINGTON
MA
COMMONWEALTH OF MASSACHUSETTS

Project number	20028
Date	12/05/2023
Drawn by	Author
Checked by	Checker
Scale	3/8" = 1'-0"

REVISIONS

No.	Description	Date
5	Conforming Set	01/01/2024

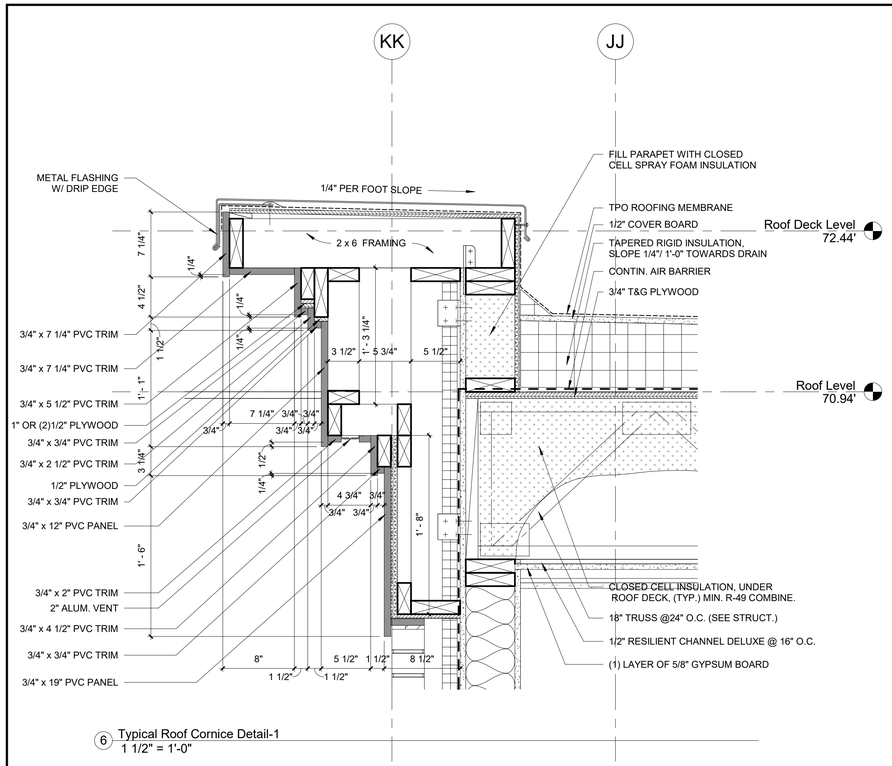
Section Thru Lobby

A-413

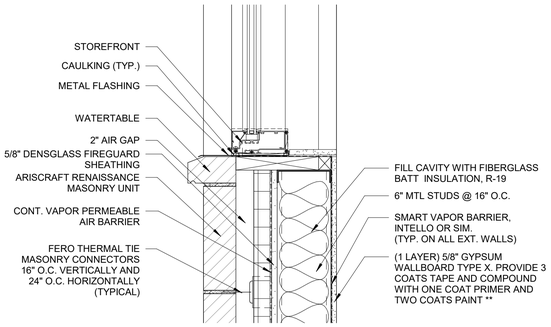
VERGE MIXED-USE

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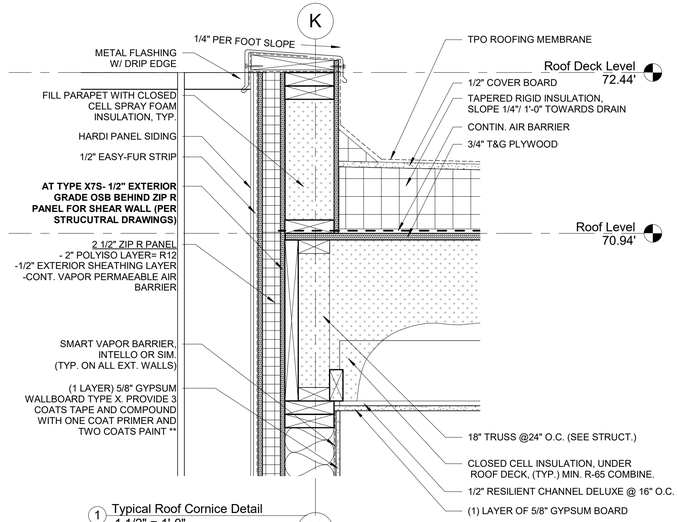
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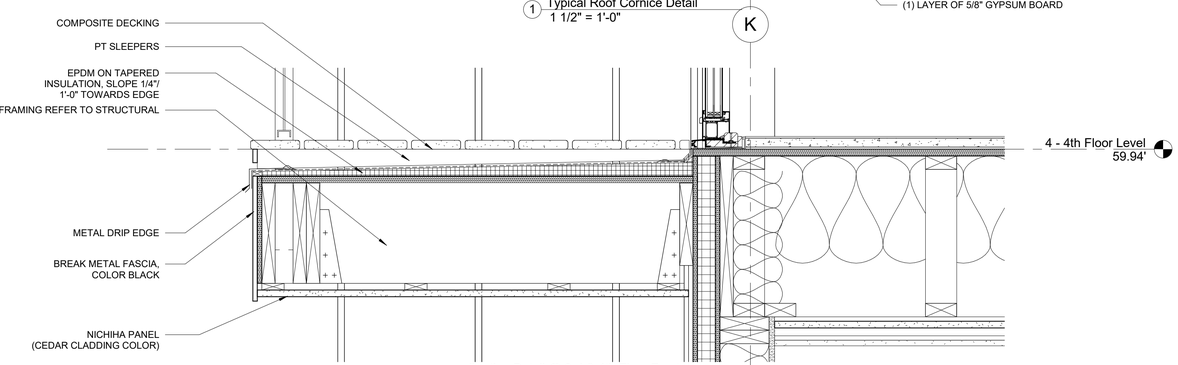
6 Typical Roof Cornice Detail-1
1 1/2" = 1'-0"



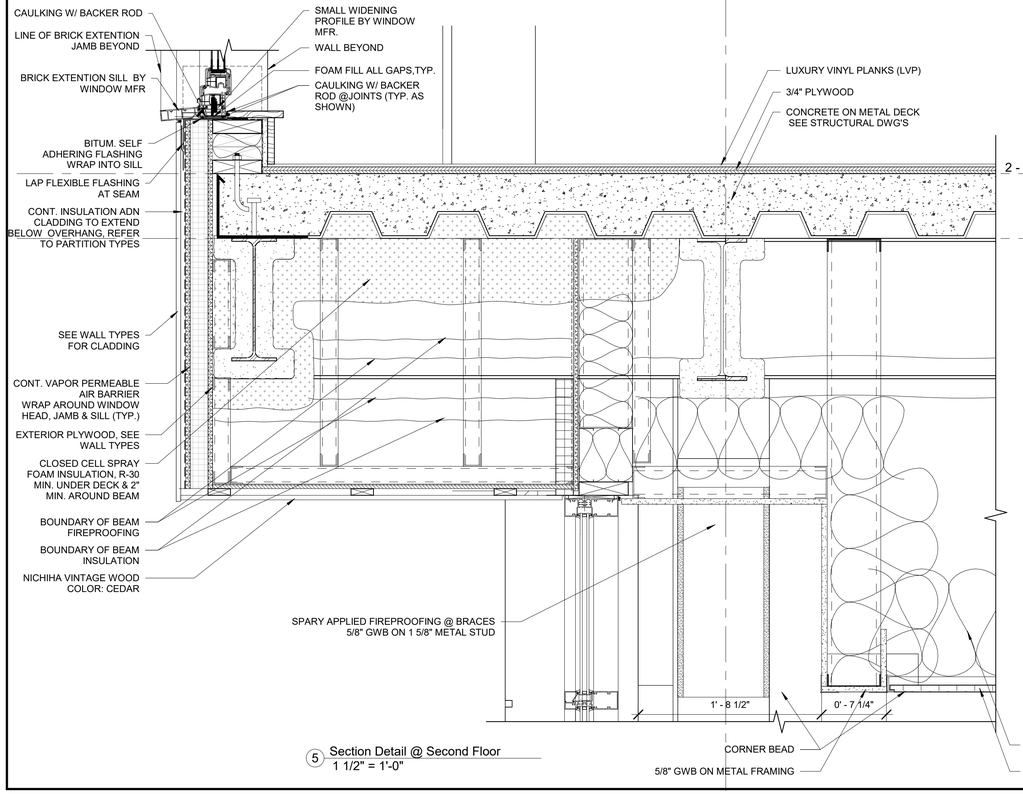
4 Section Detail @ Storefront Sill
1 1/2" = 1'-0"



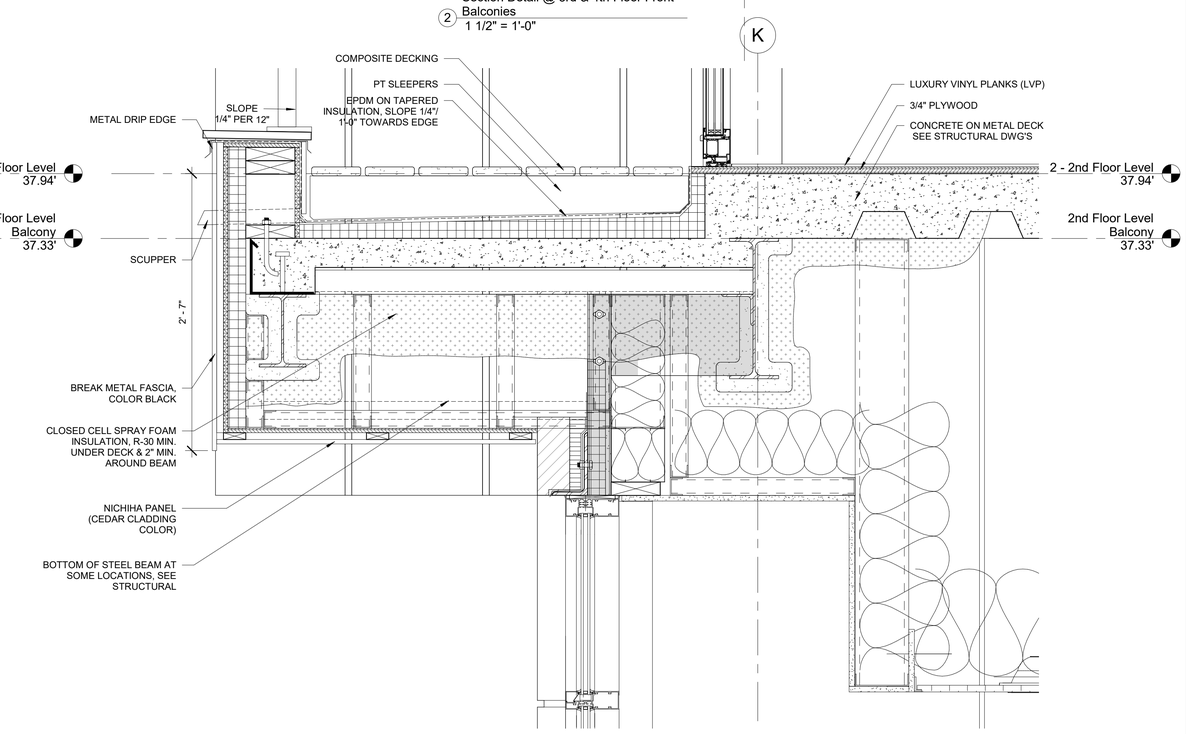
1 Typical Roof Cornice Detail
1 1/2" = 1'-0"



2 Section Detail @ 3rd & 4th Floor Front Balconies
1 1/2" = 1'-0"



5 Section Detail @ Second Floor
1 1/2" = 1'-0"



3 Section Detail @ 2nd Floor Front Balcony
1 1/2" = 1'-0"

PROJECT NAME

VERGE MIXED-USE

PROJECT ADDRESS

16-20 MEDFORD ST
SOMERVILLE MA

CLIENT

SOMERVILLE LIVING LLC.

ARCHITECT

KDI ARCHITECTURE

KHALSA DESIGN, INCORPORATED
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TELEPHONE: 617-591-8682

CONSULTANTS:

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REGISTRATION

REGISTERED ARCHITECT GRAHAM CARRIERE 9511 BURLINGTON MA COMMONWEALTH OF MASSACHUSETTS

Project number	20028
Date	12/05/2023
Drawn by	Author
Checked by	Checker
Scale	1 1/2" = 1'-0"

REVISIONS

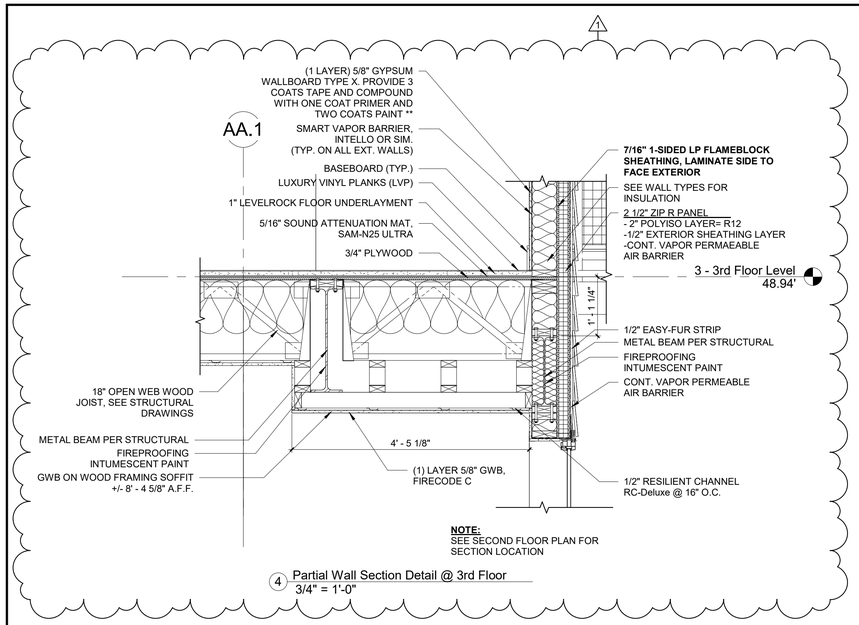
No.	Description	Date

Section Details

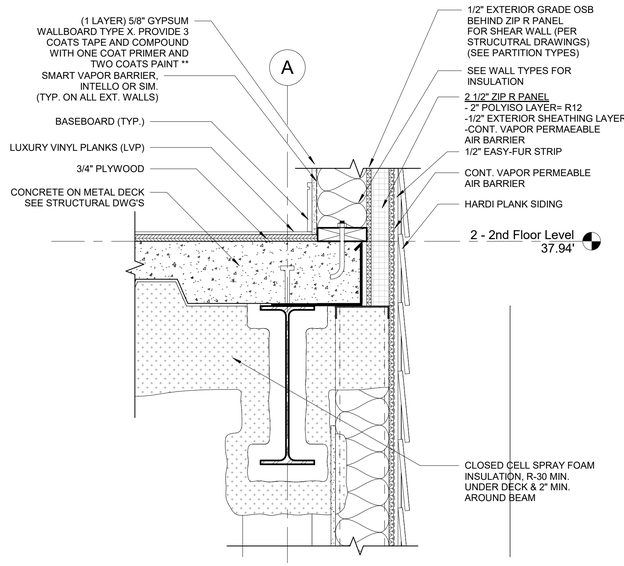
A-500

VERGE MIXED-USE

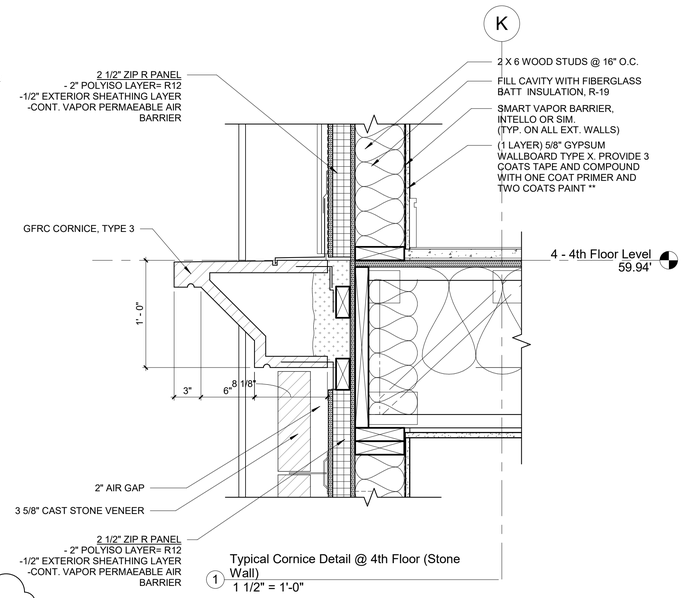
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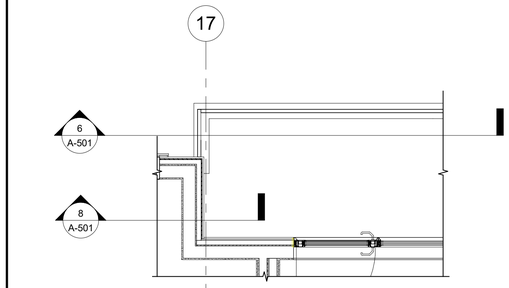
4 Partial Wall Section Detail @ 3rd Floor
3/4" = 1'-0"



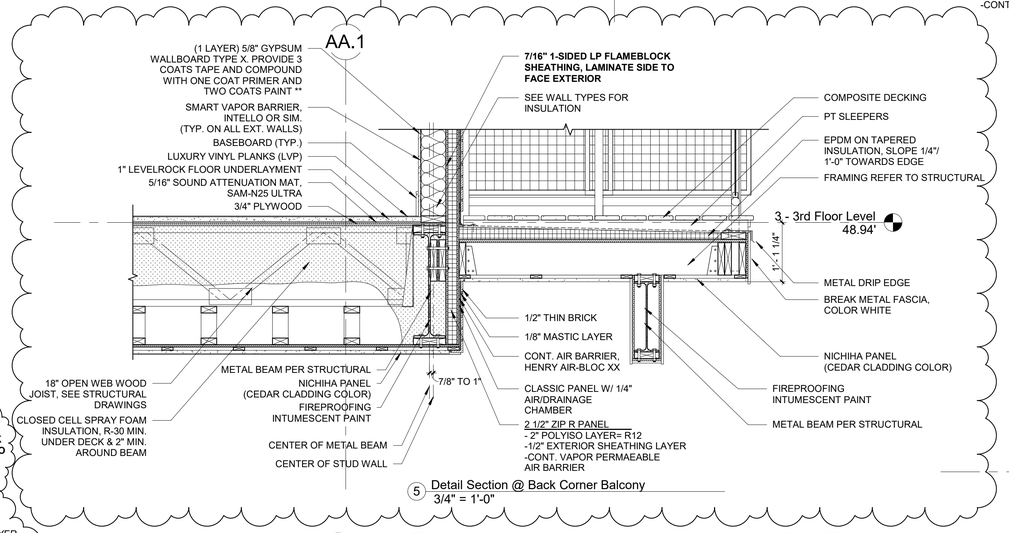
3 Typical section Detail
1 1/2" = 1'-0"



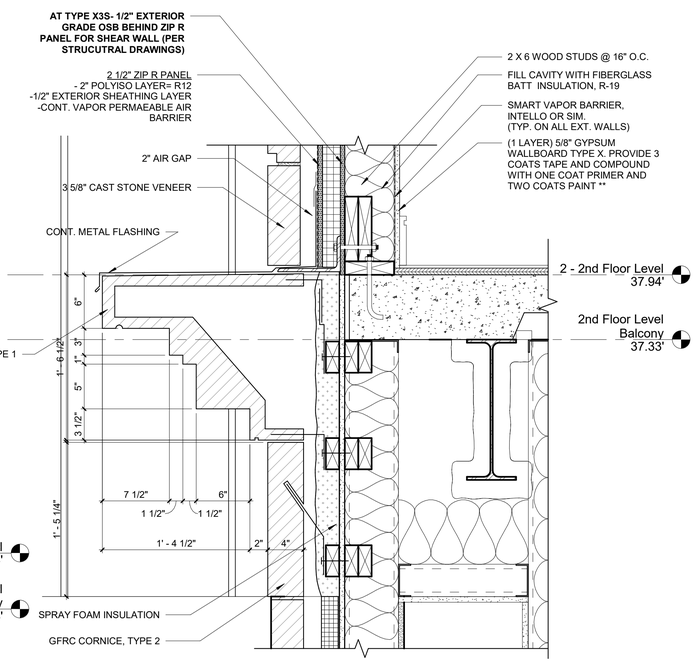
1 Typical Cornice Detail @ 4th Floor (Stone Wall)
1 1/2" = 1'-0"



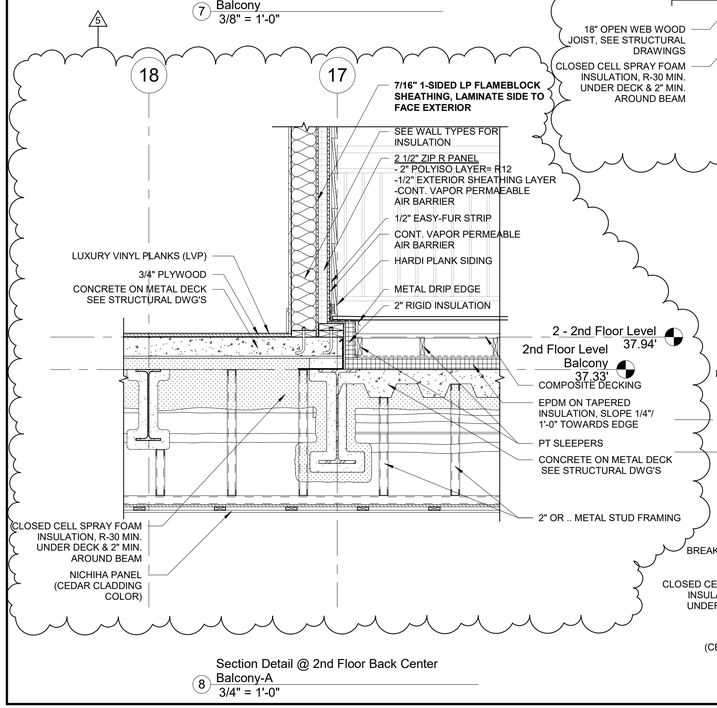
7 Partial 2nd Floor Level @ Center Back Balcony
3/8" = 1'-0"



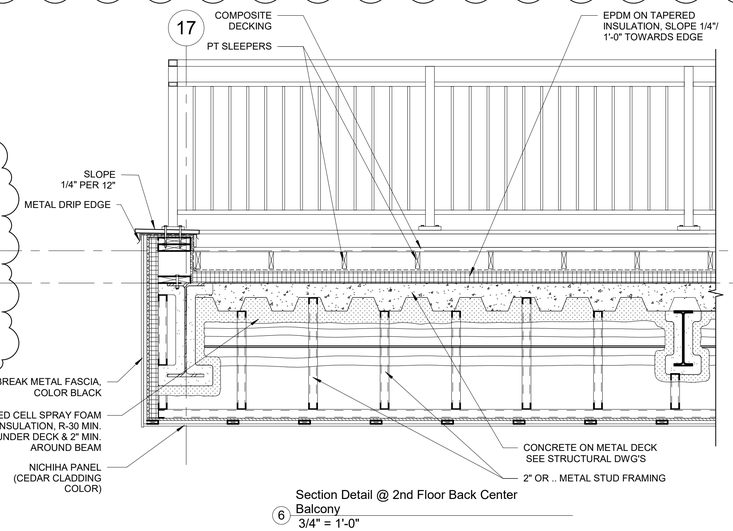
5 Detail Section @ Back Corner Balcony
3/4" = 1'-0"



2 Typical Cornice Detail @ 2nd Floor (Stone Wall)
1 1/2" = 1'-0"



8 Section Detail @ 2nd Floor Back Center Balcony-A
3/4" = 1'-0"



6 Section Detail @ 2nd Floor Back Center Balcony
3/4" = 1'-0"

PROJECT NAME

VERGE MIXED-USE

PROJECT ADDRESS

16-20 MEDFORD ST
SOMERVILLE MA

CLIENT

SOMERVILLE LIVING LLC.

ARCHITECT

KDI ARCHITECTURE

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REGISTRATION

REGISTERED ARCHITECT — GRAHAM M. CARRIER — No. 31530 — BURLINGTON MA — COMMONWEALTH OF MASSACHUSETTS

Project number	20028
Date	12/05/2023
Drawn by	Author
Checked by	Checker
Scale	As indicated

REVISIONS

No.	Description	Date
1	Floor Plan Changes	11/07/2023
5	Conforming Set	01/01/2024

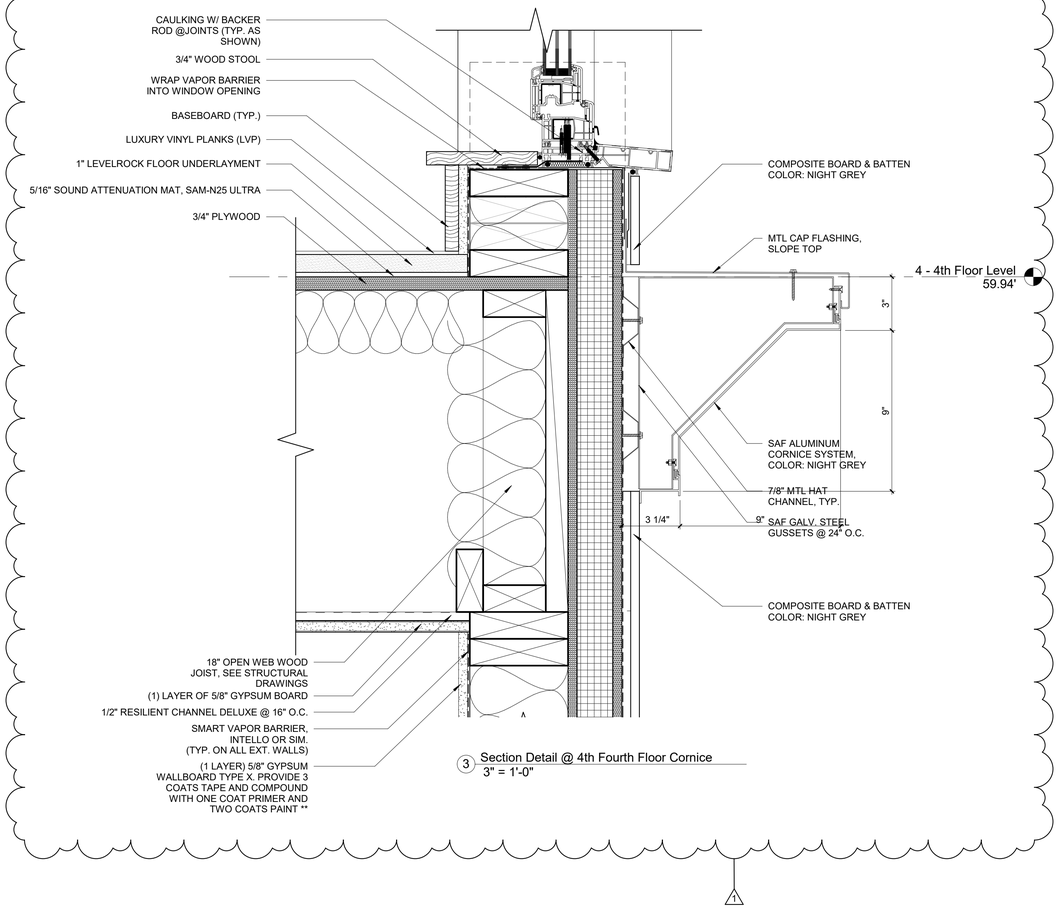
Section Details

A-501

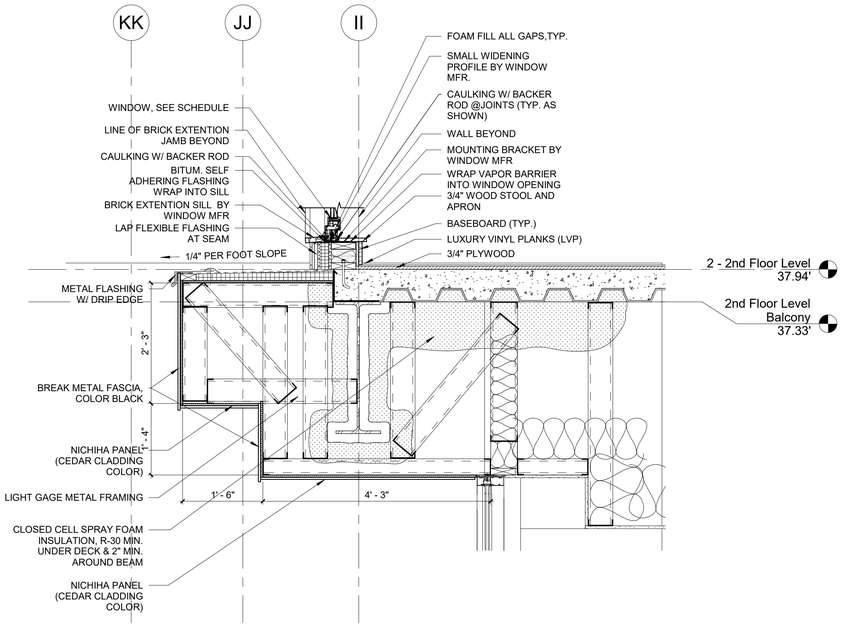
VERGE MIXED-USE

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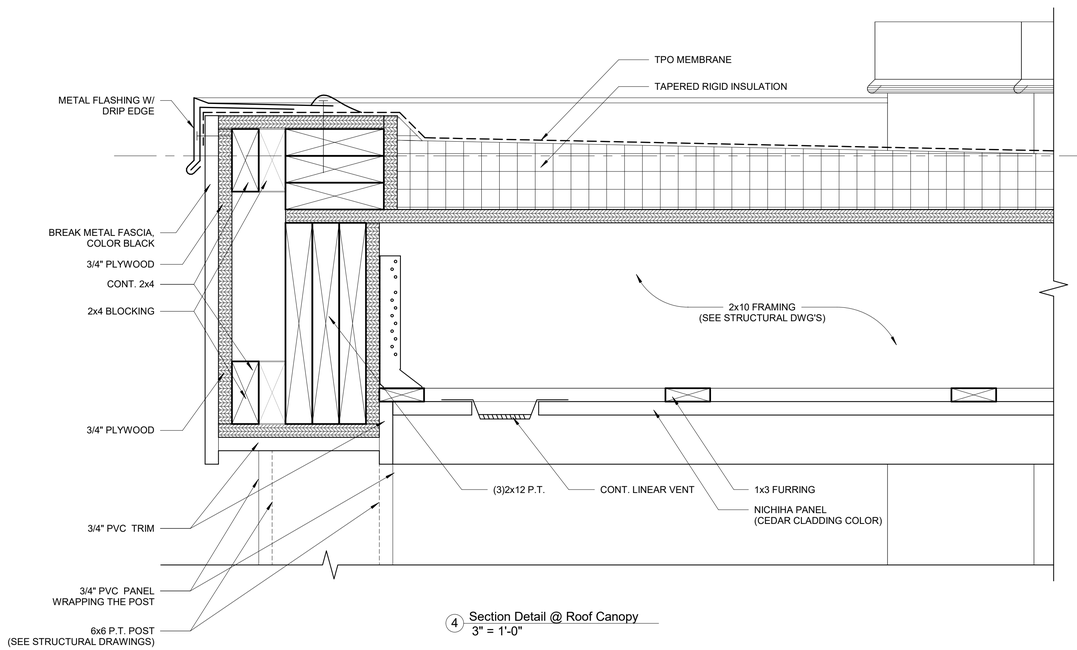
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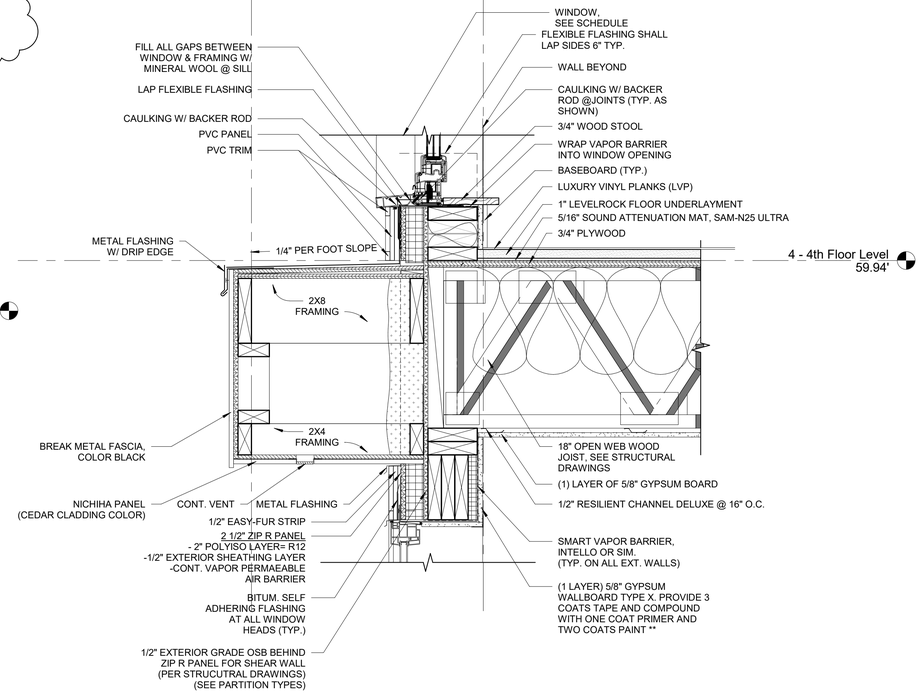
3 Section Detail @ 4th Fourth Floor Cornice
3" = 1'-0"



1 Section Thru Main Entry - Canopy Detail
3/4" = 1'-0"



4 Section Detail @ Roof Canopy
3" = 1'-0"



2 Cornice Detail in Section Thru Main Entry (3rd &4th Floor)
1 1/2" = 1'-0"

PROJECT NAME

VERGE MIXED-USE

PROJECT ADDRESS

16-20 MEDFORD ST
SOMERVILLE MA

CLIENT

SOMERVILLE LIVING LLC.

ARCHITECT

KDI ARCHITECTURE

KHALSA DESIGN, INCORPORATED
17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682

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REGISTRATION

REGISTERED ARCHITECT — GRAHAM M. CARRIER — No. 9515 — BURLINGTON MA — COMMONWEALTH OF MASSACHUSETTS

Project number	20028
Date	12/05/2023
Drawn by	Author
Checked by	Checker
Scale	As indicated

REVISIONS

No.	Description	Date
1	Floor Plan Changes	11/07/2023

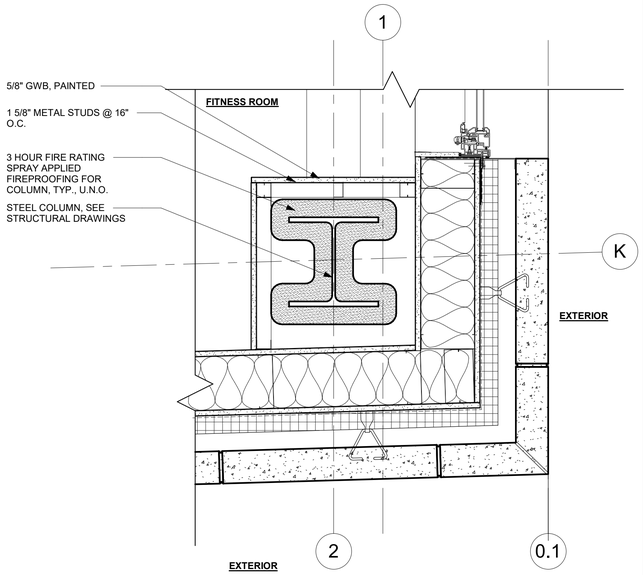
Section Details

A-502

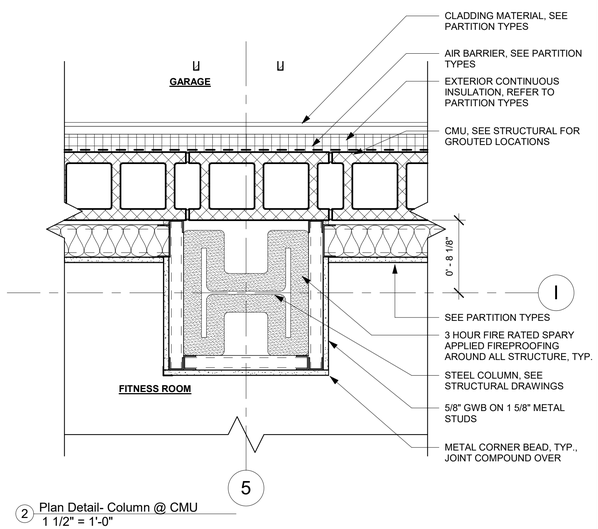
VERGE MIXED-USE

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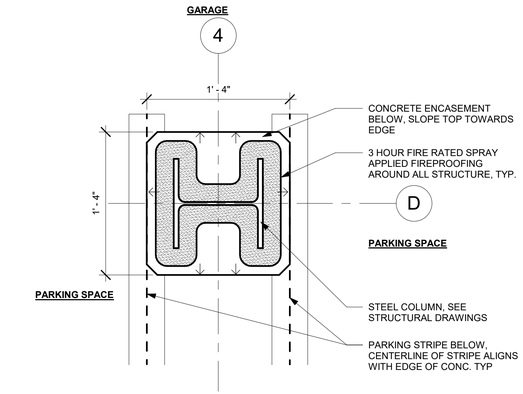
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3 Plan Detail- Column @ Corner
1 1/2" = 1'-0"

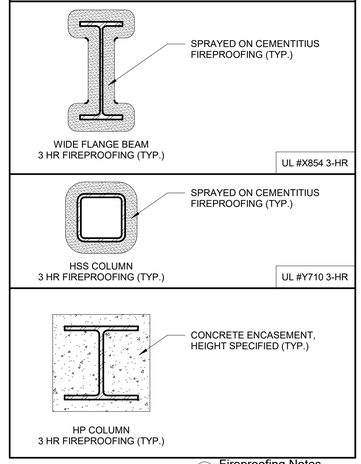


2 Plan Detail- Column @ CMU
1 1/2" = 1'-0"

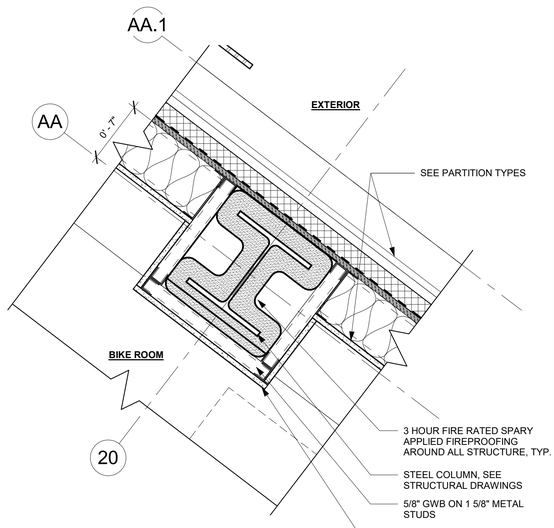


1b Plan Detail- Column @ Garage Above 4'-0"
1 1/2" = 1'-0"

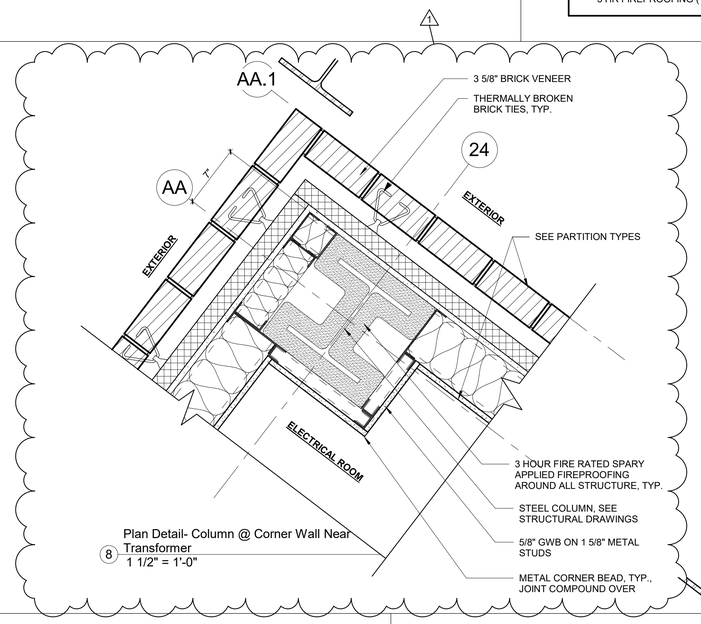
FIREPROOFING NOTES FOR STRUCTURAL ELEMENTS



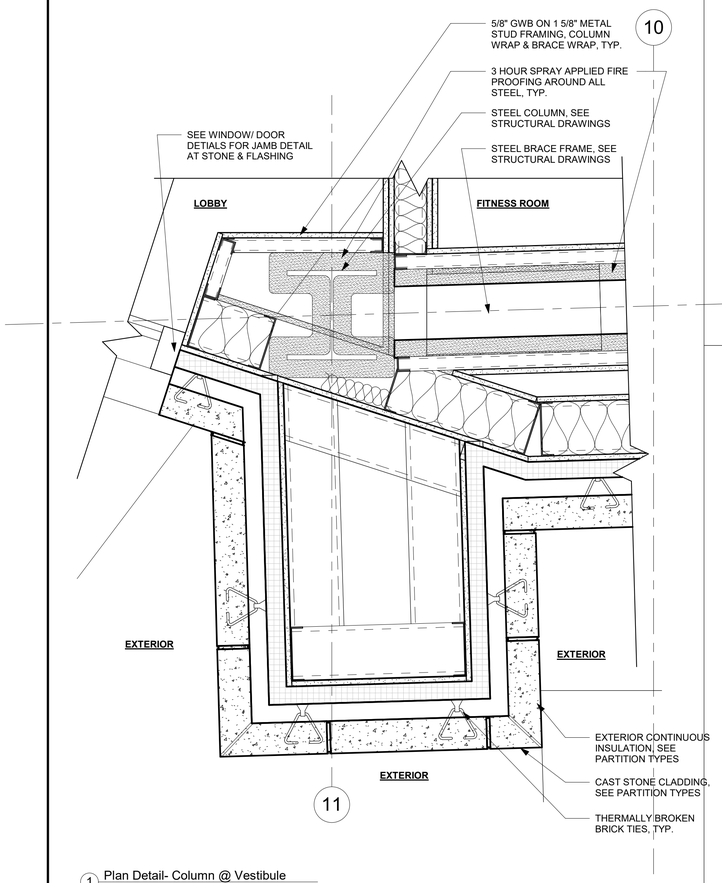
7 Fireproofing Notes
1" = 1'-0"



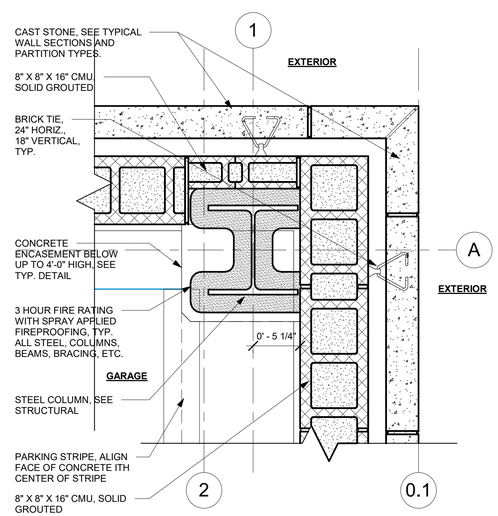
5 Plan Detail- Column @ Bike Room
1 1/2" = 1'-0"



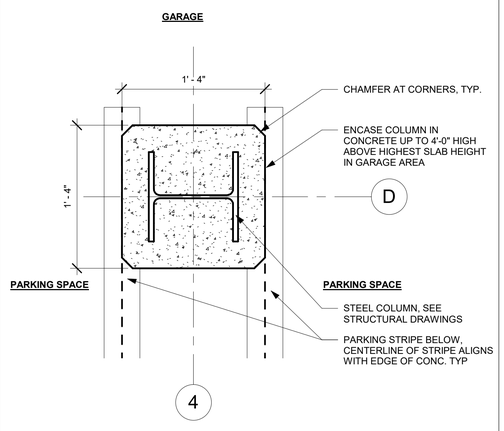
8 Plan Detail- Column @ Corner Wall Near Transformer
1 1/2" = 1'-0"



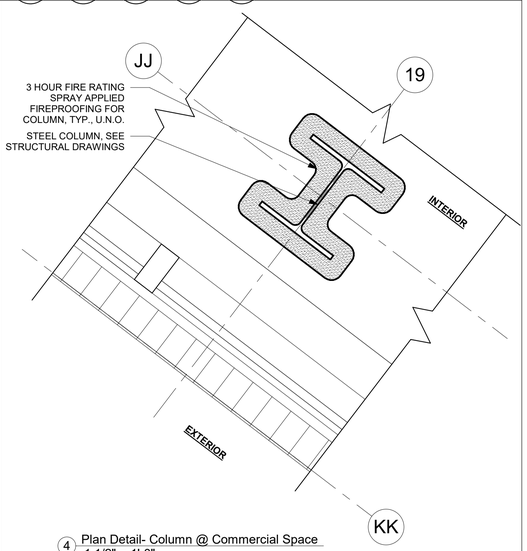
1 Plan Detail- Column @ Vestibule
1 1/2" = 1'-0"



6 Plan Detail- Column @ Corner CMU
1 1/2" = 1'-0"



1a Plan Detail- Column @ Garage
1 1/2" = 1'-0"



4 Plan Detail- Column @ Commercial Space
1 1/2" = 1'-0"

PROJECT NAME

VERGE MIXED-USE

PROJECT ADDRESS

16-20 MEDFORD ST
SOMERVILLE MA

CLIENT

SOMERVILLE LIVING LLC.

ARCHITECT

KDI ARCHITECTURE

KHALSA DESIGN, INCORPORATED
17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682

CONSULTANTS:

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REGISTRATION

REGISTERED ARCHITECT · VYAM CARMENI · 9521 · BURLINGTON MA · COMMONWEALTH OF MASSACHUSETTS

Project number	20028
Date	12/05/2023
Drawn by	Author
Checked by	Checker
Scale	As indicated

REVISIONS

No.	Description	Date
1	Floor Plan Changes	11/07/2023

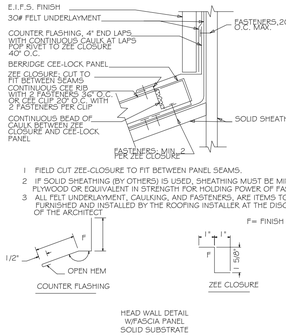
Plan Details

A-503

VERGE MIXED-USE

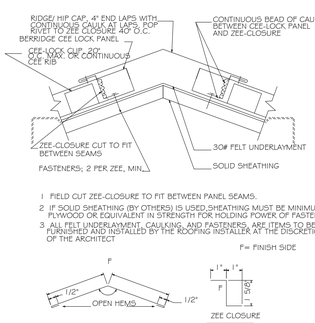
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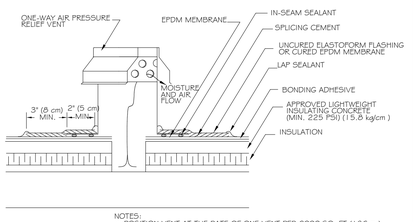
1. FIELD CUT ZEE-CLOSURE TO FIT BETWEEN PANEL SEAMS.
2. IF SOLID SHEATHING (BY OTHERS) IS USED, SHEATHING MUST BE MINIMUM 1/2" PLYWOOD OR EQUIVALENT IN STRENGTH FOR HOLDING POWER OF FASTENERS.
3. ALL FELT UNDERLAYMENT, CAULKING, AND FASTENERS, ARE ITEMS TO BE FURNISHED AND INSTALLED BY THE ROOFING INSTALLER AT THE DISCRETION OF THE ARCHITECT

1 CEE-RIB EXPANSION JOINT
A-430 Scale:N.T.S.



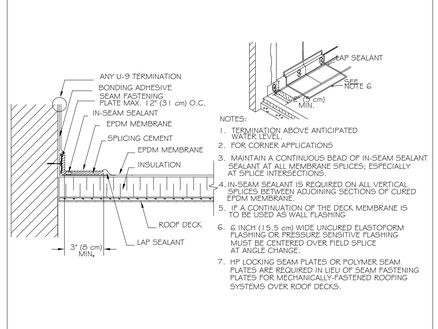
1. FIELD CUT ZEE-CLOSURE TO FIT BETWEEN PANEL SEAMS.
2. IF SOLID SHEATHING (BY OTHERS) IS USED,SHEATHING MUST BE MINIMUM 1/2" PLYWOOD OR EQUIVALENT IN STRENGTH FOR HOLDING POWER OF FASTENERS.
3. ALL FELT UNDERLAYMENT, CAULKING, AND FASTENERS, ARE ITEMS TO BE FURNISHED AND INSTALLED BY THE ROOFING INSTALLER AT THE DISCRETION OF THE ARCHITECT

2 RIDGE/HIP DETAIL
A-430 Scale:N.T.S.



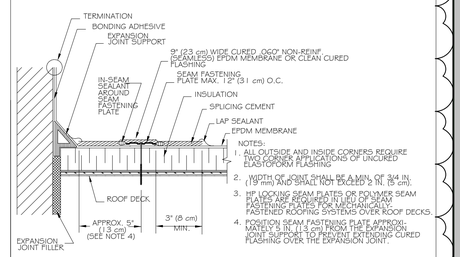
NOTES:
1. POSITION VENT AT THE RATE OF ONE VENT PER 2000 SQ. FT (186 m).

3 ONE-WAY AIR PRESSURE RELIEF VENT
A-430 Scale:N.T.S.



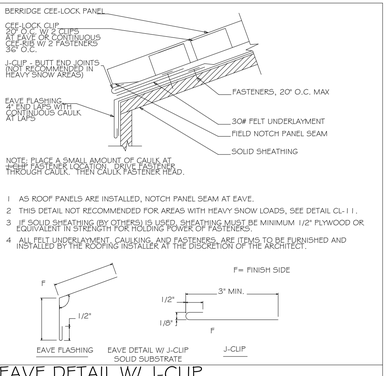
NOTES:
1. TERMINATION ABOVE ANTICIPATED WATER LEVEL
2. FOR CORNER APPLICATIONS
3. MAINTAIN A CONTINUOUS BEAD OF IN-SEAM SEALANT SEALANT AT ALL MEMBRANE SPLICES; ESPECIALLY AT SPLICE INTERSECTIONS.
4. IN-SEAM SEALANT IS REQUIRED ON ALL VERTICAL SPLICES BETWEEN ADJOINING SECTIONS OF CURED EPDM MEMBRANE.
5. IF A CONTINUATION OF THE DECK MEMBRANE IS TO BE USED AS WALL FLASHING
6. 6 INCH (15.5 cm) WIDE UNCURED ELASTOFORM FLASHING OR PRESSURE SENSITIVE FLASHING MUST BE CENTERED OVER FIELD SPLICE AT ANGLE CHANGE.
7. HP LOCKING SEAM PLATES OR POLYMER SEAM PLATES ARE REQUIRED IN LIEU OF SEAM FASTENING PLATES FOR MECHANICALLY-FASTENED ROOFING SYSTEMS OVER ROOF DECKS.

4 PARAPET/CURB CURED EPDM
A-430 Scale:N.T.S.

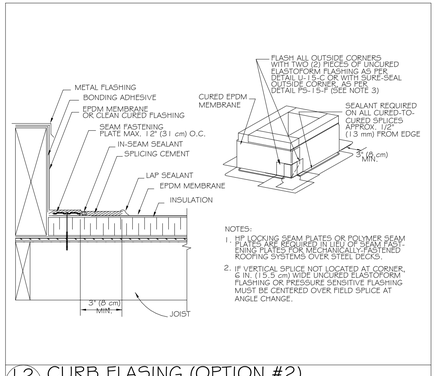


NOTES:
1. ALL OUTSIDE AND INSIDE CORNERS REQUIRE TWO CORNER APPLICATIONS OF UNCURED ELASTOFORM FLASHING
2. WIDTH OF JOINT SHALL BE A MIN. OF 3/4 IN. (19 mm) AND SHALL NOT EXCEED 2 IN. (5 cm).
3. HP LOCKING SEAM PLATES OR POLYMER SEAM PLATES ARE REQUIRED IN LIEU OF SEAM FASTENING PLATES FOR MECHANICALLY-FASTENED ROOFING SYSTEMS OVER ROOF DECKS.
4. POSITION SEAM FASTENING PLATE APPROXIMATELY 5 IN. (13 cm) FROM THE EXPANSION JOINT SUPPORT TO PREVENT EXTENDING CURED FLASHING OVER THE EXPANSION JOINT.

5 DECK TO WALL
A-430 Scale:N.T.S.

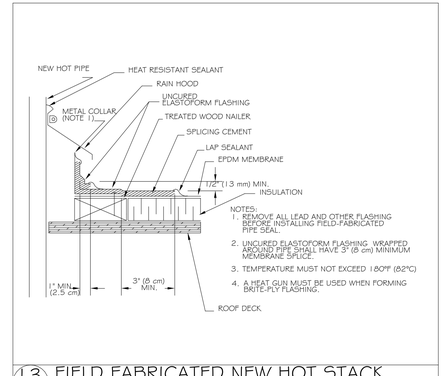


6 PANEL OVERVIEW
A-430 Scale:N.T.S.



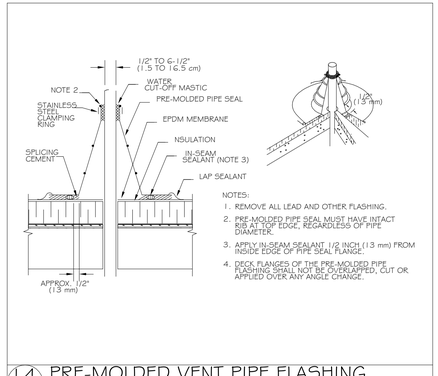
NOTES:
1. TREATED WOOD NAILER MUST EXTEND PAST TOTAL WIDTH OF DECK FLANGE.
2. LENGTH OF ROD STOCK IS LIMITED TO 4 FEET (1.2 m). USE INDIVIDUAL SECTIONS OF ROD STOCK FOR LONGER DIMENSIONS.
3. DETAIL IS NOT ACCEPTABLE FOR VIBRATING ROOFTOP UNITS.
4. IN-SEAM SEALANT MUST BE PLACED NO MORE THAN 1/2 INCH (1.3 cm) FROM EDGE OF FLANGE.
5. 6 IN. (15.5 cm) WIDE UNCURED ELASTOFORM FLASHING OR PRESSURE SENSITIVE FLASHING MUST BE CENTERED OVER FIELD SPLICE AT ANGLE CHANGE.
6. PRESSURE SENSITIVE CORNERS CANNOT BE USED FOR THIS DETAIL WHEN THE FLANGE IS LOCATED ON TOP OF THE MEMBRANE DUE TO INCOMPLETE COVERAGE OF THE METAL FLANGE AT CORNERS.

7 SELF-FLASHING CURB
A-430 Scale:N.T.S.



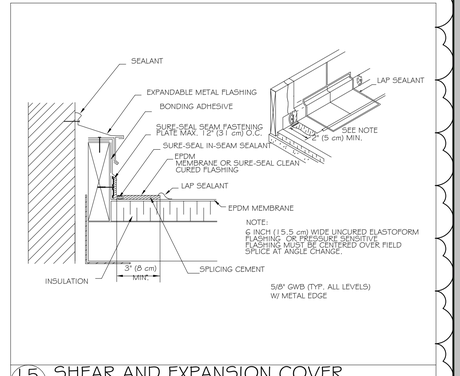
NOTES:
1. 180ºF (82ºC) MAXIMUM TEMPERATURE.
2. POURABLE SEALER MUST CONTACT UNCURED ELASTOFORM FLASHING AND DECK MEMBRANE.
3. DECK FLANGE MUST BE CONTINUOUS WITH ROUNDED CORNERS.
4. POURABLE SEALER POCKET MAY BE ROUND.
5. POURABLE SEALER POCKET TO BE 1 IN. (2.5 cm) MIN. FROM PENETRATION ON ANY SIDE.
6. POURABLE SEALER MUST COMPLETELY FILL POURABLE SEALER POCKET TO PREVENT PONDING OF WATER.
7. POURABLE SEALER TO BE MIN. 2 IN. (5 cm) DEEP.
8. POURABLE SEALER MUST CONTACT THE BARE SURFACE OF THE PENETRATION. ALL DEBRIS (PAINT, RUST, LEAD, OTHER FLASHINGS ETC.) MUST BE REMOVED FROM THE PENETRATION.

8 FIELD FAB. POURABLE SEALER POCKET
A-430 Scale:N.T.S.



NOTES:
1. REMOVE ALL LEAD AND OTHER FLASHING.
2. PRE-MOLDED PIPE SEAL MUST HAVE INTACT RIB AT TOP EDGE, REGARDLESS OF PIPE DIAMETER.
3. APPLY IN-SEAM SEALANT 1/2 INCH (13 mm) FROM INSIDE EDGE OF PIPE SEAL FLANGE.
4. DECK FLANGES OF THE PRE-MOLDED PIPE FLASHING SHALL NOT BE OVERLAPPED, CUT OR APPLIED OVER ANY ANGLE CHANGE.

9 PRE-MOLDED VENT PIPE & EXTENSION
A-430 Scale:N.T.S.



NOTES:
1. FOR EXPANSION JOINT INTERSECTIONS AND INTERSECTIONS BETWEEN EXPANSION JOINTS TO WALL OR EDGING, USE 3 LAYERS OF UNCURED ELASTOFORM FLASHING WITH EACH LAYER 3 IN. (8 cm) LARGER THAN PREVIOUS LAYER IN ALL DIRECTIONS.
2. WIDTH OF JOINT SHALL BE MINIMUM OF 3/4 INCH (19 mm) AND SHALL NOT EXCEED 3 INCHES (8 cm).
3. HP LOCKING SEAM PLATES OR POLYMER SEAM PLATES ARE REQUIRED IN LIEU OF SEAM FASTENING PLATES FOR MECHANICALLY-FASTENED ROOFING SYSTEMS OVER STEEL DECKS.
4. POSITION SEAM FASTENING PLATE APPROXIMATELY 5 IN. (13 cm) FROM THE EXPANSION JOINT SUPPORT TO PREVENT EXTENDING CURED FLASHING OVER THE EXPANSION JOINT.

10 DECK TO DECK EXPANSION JOINT
A-430 Scale:N.T.S.

1. AS ROOF PANELS ARE INSTALLED, NOTCH PANEL SEAM AT EAVE.
2. THIS DETAIL NOT RECOMMENDED FOR AREAS WITH HEAVY SNOW LOADS, SEE DETAIL CL-11.
3. IF SOLID SHEATHING (BY OTHERS) IS USED, SHEATHING MUST BE MINIMUM 1/2" PLYWOOD OR EQUIVALENT IN STRENGTH FOR HOLDING POWER OF FASTENERS.
4. ALL FELT UNDERLAYMENT, CAULKING, AND FASTENERS, ARE ITEMS TO BE FURNISHED AND INSTALLED BY THE ROOFING INSTALLER AT THE DISCRETION OF THE ARCHITECT.

11 EAVE DETAIL W/ J-CLIP
A-430 Scale:N.T.S.

NOTES:
1. HP LOCKING SEAM PLATES OR POLYMER SEAM PLATES ARE REQUIRED IN LIEU OF SEAM FASTENING PLATES FOR MECHANICALLY-FASTENED ROOFING SYSTEMS OVER STEEL DECKS.
2. IF VERTICAL SPLICE NOT LOCATED AT CORNER, 6 IN. (15.5 cm) WIDE UNCURED ELASTOFORM FLASHING OR PRESSURE SENSITIVE FLASHING MUST BE CENTERED OVER FIELD SPLICE AT ANGLE CHANGE.

12 CURB FLASING (OPTION #2)
A-430 Scale:N.T.S.

NOTES:
1. REMOVE ALL LEAD AND OTHER FLASHING BEFORE INSTALLING FIELD-FABRICATED PIPE SEAL.
2. UNCURED ELASTOFORM FLASHING WRAPPED AROUND PIPE SHALL HAVE 3" (8 cm) MINIMUM MEMBRANE SPLICE.
3. TEMPERATURE MUST NOT EXCEED 180ºF (82ºC)
4. A HEAT GUN MUST BE USED WHEN FORMING BRITE-PLY FLASHING.

13 FIELD FABRICATED NEW HOT STACK
A-430 Scale:N.T.S.

NOTES:
1. REMOVE ALL LEAD AND OTHER FLASHING.
2. PRE-MOLDED PIPE SEAL MUST HAVE INTACT RIB AT TOP EDGE, REGARDLESS OF PIPE DIAMETER.
3. APPLY IN-SEAM SEALANT 1/2 INCH (13 mm) FROM INSIDE EDGE OF PIPE SEAL FLANGE.
4. DECK FLANGES OF THE PRE-MOLDED PIPE FLASHING SHALL NOT BE OVERLAPPED, CUT OR APPLIED OVER ANY ANGLE CHANGE.

14 PRE-MOLDED VENT PIPE FLASHING
A-430 Scale:N.T.S.

NOTE:
6 INCH (15.5 cm) WIDE UNCURED ELASTOFORM FLASHING OR PRESSURE SENSITIVE FLASHING MUST BE CENTERED OVER FIELD SPLICE AT ANGLE CHANGE.

15 SHEAR AND EXPANSION COVER
A-430 Scale:N.T.S.

NOTE: STANDING SEAM METAL ROOFING
DETAILS BASED ON "BERRIDGE" ROOFING SYSTEM

16 CEE-RIB EXPANSION JOINT
A-430 Scale:N.T.S.

NOTES:
1. DECK FLANGE MUST BE TOTALLY COVERED BY CURED EPDM MEMBRANE.
2. MINIMUM 2 INCH (5 cm) MEMBRANE SPLICE FROM NAIL HEAD.
3. CURED EPDM MEMBRANE MUST OVER-LAP DECK MEMBRANE MINIMUM 3 INCHES.
4. FASTENERS AND FASTENER PATTERN AS RECOMMENDED BY METAL EDGE MANUFACTURER.
5. TREATED WOOD NAILER MUST EXTEND PAST TOTAL WIDTH OF ROOF DECK FLANGE.
6. IN-SEAM SEALANT MUST BE PLACED NO MORE THAN 1/2 INCH (13 mm) FROM EDGE OF FLANGE.
7. UNDERSIDE OF GRAVEL STOP FLANGE MUST BE SEALED AT ALL JOINTS. CONSULT RESPEC-TIVE MANUFACTURER FOR APPROPRIATE SEALANT.
8. GRAVEL STOP MUST EXTEND ABOVE GRAVEL SURFACE SUFFICIENTLY TO RETAIN GRAVEL AND PREVENT GRAVEL MIGRATION FOR BALLASTED ROOFING SYSTEMS.

DETAIL NOT FOR USE WITH DESIGN "C"

NOTE: MEMBRANE ROOFING
DETAILS BASED ON "CARLISLE" ROOFING SYSTEM

17 METAL EDGE TERMINATION
A-430 Scale:N.T.S.

NOTE:
A HEAT GUN MUST BE USED WHEN FORMING BRITE-PLY FLASHING.

18 FLEXIBLE PENETRATION
A-430 Scale:N.T.S.

NOTES:
1. REMOVE ALL LEAD AND OTHER FLASHING.
2. ALL BOLTS OR CLAMPS MUST BE IN PLACE TO PROVIDE CONSTANT COMPRESSION ON WATER CUT-OFF MASTIC.
3. CUT THE MEMBRANE SO IT EXTENDS A MINIMUM OF 1/2 INCH (1.3 mm) FROM THE ATTACHMENT POINTS OF THE DRAIN CLAMPING RING.
4. HOLE IN MEMBRANE MUST EXCEED SIZE OF DRAIN PIPE.
5. INSULATION TAPER SHALL NOT BE STEEPER THAN 6 INCHES (15.5 cm) (VERTICAL) IN 12 INCHES (31 cm) (HORIZONTAL).
6. ROOF DRAIN SIZE AND NUMBER OF DRAINS SHALL BE IN ACCORDANCE WITH LOCAL CODES.

19 ROOF DRAIN
A-430 Scale:N.T.S.

NOTES:
1. MEMBRANE SPLICE PROCEDURE IS FOR SPLICES BETWEEN CURED EPDM SECTIONS.
2. APPLY SPLICING CEMENT OVER ENTIRE 3 INCH (8 cm) MIN. SPLICE AREA PRIOR TO APPLICATION OF IN-SEAM SEALANT.
3. IN-SEAM SEALANT SHALL BE CONTINUOUS ALONG THE LENGTH OF THE SPLICE.

FIELD SPLICES MUST BE LOCATED AT LEAST 6 INCHES OUTSIDE THE DRAIN SUMP

20 MEMBRANE SPLICE
A-430 Scale:N.T.S.

PROJECT NAME

VERGE MIXED-USE

PROJECT ADDRESS

16-20 MEDFORD ST
SOMERVILLE MA

CLIENT

SOMERVILLE LIVING LLC.

ARCHITECT

KDI ARCHITECTURE

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17 IVALOO STREET SUITE 400
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CONSULTANTS:

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REGISTRATION

REGISTERED ARCHITECT — KAVAM. CARRIER — 9528 — BURLINGTON MA — COMMONWEALTH OF MASSACHUSETTS

Project number	20028
Date	12/05/2023
Drawn by	Author
Checked by	Checker
Scale	1/8" = 1'-0"

REVISIONS

No.	Description	Date
3	Additional Sheets	11/29/2023

Roof Details

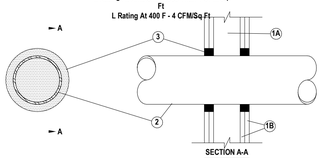
A-510

VERGE MIXED-USE

\\kg-server\Data\20\20028-Ugo-Medford & Bedford Streets\03 Drawings\01_ARCH_CD\2023.07.26_16-20 Medford St- Current Central_tcarriere@tkgeast.com.rvt
1/25/2024 11:05:10 AM

System No. W-L-1054

F Ratings - 1 and 2 Hr (See Items 1 and 3)
T Rating - 0 Hr
L Rating At Ambient - Less Than 1 CFM/Sq Ft
L Rating At 400 F - 4 CFM/Sq Ft

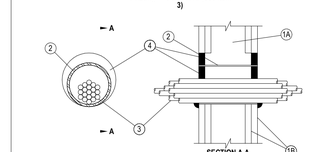


1. Wall Assembly -- The 1 or 2 hr fire-rated gypsum wallboard/stud wall assembly shall be constructed of the materials and in the manner specified in the individual U300 or U400 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:
A. Studs -- Wall framing may consist of either wood studs or steel channel studs. Wood studs to consist of nom 2 by 4 in. lumber spaced 16 in. OC. Steel studs to be min 2-1/2 in. wide and spaced max 24 in. OC. When steel studs are used and the diam of opening exceeds the width of stud cavity, the opening shall be framed on all sides using lengths of steel stud installed between the vertical studs and screw-attached to the steel studs at each end. The framed opening in the wall shall be 4 to 6 in. wider and 4 to 6 in. higher than the diam of the penetrating item such that, when the penetrating item is installed in the opening, a 2 to 3 in. clearance is present between the penetrating item and the framing on all four sides.
B. Gypsum Board* -- 5/8 in. thick, 4 ft wide with square or tapered edges. The gypsum board type, thickness, number of layers, fastener type and sheet orientation shall be as specified in the individual U300 or U400 Series Design in the UL Fire Resistance Directory. Max diam of opening is 32-1/4 in. for steel stud walls. Max diam of opening is 14-1/2 in. for wood stud walls. The F Rating of the firestop system is equal to the fire rating of the wall assembly.
2. Through-Penetrants -- One metallic pipe, conduit or tubing to be installed either concentrically or eccentrically within the firestop system. The annular space shall be min 0 in. to max 2-1/4 in. Pipe may be installed with continuous point contact. Pipe, conduit or tubing may be installed at an angle not greater than 45 degrees from perpendicular. Pipe, conduit or tubing to be rigidly supported on both sides of wall assembly. The following types and sizes of metallic pipes, conduits or tubing may be used:
A. Steel Pipe -- Nom 30 in diam (or smaller) Schedule 10 (or heavier) steel pipe.
B. Iron Pipe-- Nom 30 in. diam (or smaller) cast or ductile iron pipe.
C. Conduit -- Nom 4 in diam (or smaller) steel electrical metallic tubing or 6 in. diam steel conduit.
D. Copper Tubing -- Nom 6 in. diam (or smaller) Type L (or heavier) copper tubing.
E. Copper Pipe -- Nom 6 in. diam (or smaller) regular (or heavier) copper pipe.
3. Fill, Void or Cavity Material* -- Sealant -- Min 5/8 in. thickness of fill material applied within the annulus, flush with both surfaces of wall. At the point or continuous contact locations between pipe and wall, a min 1/2 in. diam bead of fill material shall be applied at the pipe wall interface on both surfaces of wall
HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC -- FS-One Sealant
*Bearing the UL Classification Mark

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System No. W-L-3065

F Ratings — 1 and 2 Hr (See Item 1)
T Rating — 0 and ¼ Hr (See item 3)

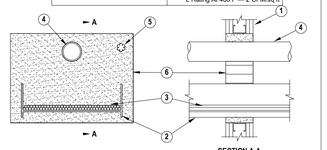


1. Wall Assembly — The 1 or 2 fire-rated gypsum wallboard/stud wall assembly shall be constructed of the materials and in the manner specified in the individual U300, U400 or V400 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:
A. Studs — Wall framing may consist of either wood studs or steel channel studs. Wood studs to consist of nom 2 by 4 in. (51 by 102 mm) lumber spaced 16 in. (406 mm) OC. Steel studs to be min 2-1/2 in. (64 mm) wide and spaced max 24 in. (610 mm) OC.
B. Gypsum Board* — Nom 5/8 in. (16 mm) thick gypsum board, with square or tapered edges. The gypsum board type, thickness, number of layers, fastener type and sheet orientation shall be as specified in the individual U300, U400 or V400 Series Design in the UL Fire Resistance Directory. Max diam of opening is 5-1/2 in. (138 mm) when sleeve (item 2) is employed. Max diam of opening is 4 in. (102 mm) when sleeve (item 2) is not employed.
The F Rating of the firestop system is equal to the fire rating of the wall assembly.
2. Metallic Sleeve — (Optional) - Nom 4 in. (102 mm) diam (or smaller) steel electrical metallic tubing (EMT) or Schedule 5 (or heavier) steel pipe or min 0.016 in. thick (0.41 mm, No. 28 ga) galv steel sleeve installed flush with wall surfaces. The annular space between steel sleeve and periphery of opening shall be min 0 in. (0 mm, point contact) to max 1 in. (25mm). When Schedule 5 steel pipe or EMT is used, sleeve may extend up to 18 in. (457 mm) beyond the wall surfaces. As an option when Schedule 5 steel pipe or EMT is used, sleeve may extend continuously beyond one wall surfaces. When cable bundle penetrates wall assembly at an angle of 45 degrees, no metallic sleeve is used.
3. Cables — Aggregate cross-sectional area of cable in opening to be max 45 percent of the cross-sectional area of the opening. The annular space between the cable bundle and the periphery of the opening to be min 0 in. (0 mm, point contact) to max 1 in. (25 mm) Cables to be rigidly supported on both sides of the wall assembly. Cable bundle, using cables described below, may penetrate the wall at an angle not greater than 45 degrees. Any combination of the following types and sizes of copper conductor cables may be used:
A. Max 7/C No. 12 AWG with polyvinyl chloride (PVC) insulation and jacket.
B. Max 25 pair No. 24 AWG telephone cable with PVC insulation and jacket.
B1. Max 4 pr No. 22 AWG Cat 5 or Cat 6 computer cables.
C. Type RG/U coaxial cable with polyethylene (PE) insulation and PVC jacket having a max outside diameter of ½ in. (13 mm).
C1. Max RG 6/U coaxial cable with fluorinated ethylene insulation and jacketing.
D. Multiple fiber optical communication cable jacketed with PVC and having a max OD of 5/8 in. (16 mm).
E. Through Penetrating Products* -- Max three copper conductor No. 8 AWG Metal-Clad Cable+ AFC CABLE SYSTEMS INC
F. Max 3/C with copper(or smaller) No. 8 AWG copper conductor cable with PVC insulation and jacketing.
G. Max 3/4 in. (19 mm) diam copper ground cable with or without a PVC jacket.
H. Fire Resistive Cables* - Max 1-1/4 in. (32 mm) diam single conductor or multi conductor Type MI cable. A min 1/8 in. (3 mm) separation shall be maintained between MI cables and any other types of cable.
I. Max 4/C with ground 300 kcmil (or smaller) aluminum SER cable with PVC insulation and jacket.
J. Through Penetrating Product* - Any cables, Metal-Clad Cable+ or Armored Cable+ currently Classified under the Through Penetrating Products category.
K. Maximum 3/C No. 8 AWG metal-clad cable.
L. Maximum 5/8 diam fiber-optic cable with PVC jacket.
For cable bundle penetrating the wall assembly at an angle of 45 degrees, the T rating is ¾ hr for a 2 hr wall assembly.
See Through Penetrating Product (XHLY) category in the Fire Resistance Directory for names of manufacturers.
4. Fill, Void or Cavity Material* — Sealant or Putty — Fill material applied within the annulus, flush with each end of the steel sleeve and wall surface. Fill material installed symmetrically on both sides of the wall. A min 5/8 in. (16 mm) thickness of sealant is required for the 1 or 2 hr F Rating . An additional 1/2 in. (13 mm) diam bead of fill material shall be applied around the perimeter of sleeve on both sides of the wall when sleeve extends beyond surface of wall.
HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — CP601S, CP606, FS-One Sealants or CP618 Putty
*Bearing the UL Classification Mark
+Bearing the UL Listing Mark

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System No. W-L-8013

ANSI/ULI479 (ASTM E814)	CAN/ULC S115
F Ratings — 1 and 2 Hr (See Item 1)	F Ratings — 1 and 2 Hr (See Item 1)
T Rating — 0 Hr	FT Rating — 0 Hr
L Rating At Ambient — 5 CFM/sq ft	FH Ratings — 1 and 2 Hr (See Item 1)
L Rating At 400 F — 2 CFM/sq ft	FTH Rating — 0 Hr
	L Rating At Ambient — 5 CFM/sq ft
	L Rating At 400 F — 2 CFM/sq ft

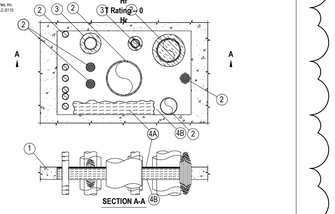


System tested with a pressure differential of 2.5 Pa between the exposed and the unexposed surfaces with the higher pressure on the exposed side.
1. Wall Assembly — The 1 or 2 hr fire-rated gypsum board/stud wall assembly shall be constructed of the materials and in the manner specified in the individual U300, U400, V400 or W400 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:
A. Studs — Wall framing may consist of either wood studs or steel channel studs. Wood studs to consist of nom 2 by 4 in. (51 by 102 mm) lumber spaced 16 in. (406 mm) OC. Steel studs to be min 2-1/2 in. (64 mm) wide and spaced max 24 in. (610 mm) OC. Additional studs installed to completely frame the opening.
B. Gypsum Board* — 5/8 in. (16 mm) thick, 4 ft (1219 mm) wide with square or tapered edges. The gypsum board type, thickness, number of layers, fastener type and sheet orientation shall be as specified in the individual Wall and Partition Design. Max area of opening is 352 sq in. (2271 sq cm) with max dimension of 22 in. (559 mm) wide.
The hourly F and FH Ratings of the firestop system are equal to the hourly fire rating of the wall assembly in which it is installed.
2. Cable Tray* — Max 18 in. (457 mm) wide by max 6 in. (152 mm) deep open-ladder or solid-back cable tray with channel-shaped side rails formed of 0.065 in. (1.65 mm) thick aluminum or 0.060 in. (1.52 mm) thick steel and with 1-1/2 in. (38 mm) wide by 1 in. (25 mm) channel shape rungs spaced 9 in. (229 mm) OC or a 0.029 in. (0.74 mm) thick steel solid back, respectively. One cable tray to be installed in the opening. The max annular space between the cable tray and the periphery of the opening shall be min 1 in. (25 mm) to max 7 in. (178 mm) Cable tray to be rigidly supported on both sides of floor or wall assembly.
3. Cables — Aggregate cross-sectional area of cables in cable tray to be max 30 percent of the cross-sectional area of the cable tray. Any combination of the following types and sizes of copper conductor cables may be used:
A. 7/C No. 12 AWG with polyvinyl chloride (PVC) insulation and PVC jacket.
B. 100 pair - No. 24 AWG cable with PVC insulation and jacket.
C. 1/C, 750 kcmil (or smaller) with PVC insulation and jacket.
4. Through-Penetrants — One or more pipe or tube to be installed within the opening. The total number of through-penetrants is dependent on the size of the opening and types and sizes of the penetrants. Any combination of the penetrants described below may be used provided that the following parameters relative to the annular spaces and the spacings between the pipes are maintained. The space between the pipe or tube and the periphery of the opening shall be min 1-1/2 in. (38 mm) to max 9-1/4 in. (235 mm). Pipe or tube to be rigidly supported on both sides of floor or wall assembly. The following types and sizes of non-metallic or metallic pipes, or tubes may be used:
A. Polyvinyl Chloride (PVC) Pipe — Max 3 in. (76 mm) diam Schedule 40 solid core PVC pipe (or smaller) for use in closed (process or supply) or vented (drain, waste or vent) piping system.
B. Steel Pipe — Nom 6 in. (152 mm) diam (or smaller) Schedule 40 (or heavier) steel pipe.
C. Conduit — Nom 4 in. (102 mm) diam (or smaller) steel electrical metallic tubing or 6 in. (152 mm) diam steel conduit.
D. Copper Pipe — Nom 4 in. (102 mm) diam (or smaller) Regular (or heavier) copper pipe.
E. Copper Tube — Nom 4 in. (102 mm) diam (or smaller) Type L (or heavier) copper tube.
4A. Pipe Covering — (Not Shown) Nom 1-1/2 in. (38 mm) thick hollow cylindrical heavy density (min 3.5 pcf) (56kg/m³) glass fiber units jacketed on the outside with an all service jacket. Longitudinal joints sealed with metal fasteners or factory applied self-sealing lap tape. Transverse joints secured with metal fasteners or with butt tape supplied with the product.
See Pipe and Equipment Covering and Materials (BRGU) category in the Building Materials Directory for names of manufacturers. Any pipe covering material meeting the above specifications and bearing the UL Classification Marking with a Flame Spread Index of 25 or less and a Smoke Developed Index of 50 may be used.
5. Cables — Max 1-1/2 in. (38 mm) diam tight bundle of cables installed within the opening and rigidly supported on both surfaces of wall. The space between the cables and periphery of the opening shall range from 1-3/16 in. (30.2 mm) min to a max of 1-1/2 in. (38 mm). Any combination of the following types and sizes of cables may be used:
A. 7/C No. 12 AWG with polyvinyl chloride (PVC) insulation and jacket.
B. 25 pair — No. 24 AWG cable with PVC insulation and jacket.
C. Type R GIU59 coaxial cable with PVC outer jacket.
D. 24 fiber optic cable with PVC sub unit and outer jacket.
6. Firestop System — The firestop system shall consist of the following:
A. Fill, Void or Cavity Material* — Fire Blocks For walls incorporating max 3-5/8 in. (92 mm) steel studs or max 2 (51 mm) by 4 in. (102 mm) wood studs, fire block installed with 5 in. (127 mm) dimension projecting through and centered in opening. For walls constructed of larger steel or wood studs, fire block installed with long dimension passing through and centered in opening. Blocks may or may not be cut flush with both surfaces of wall. When multiple layers of gypsum board are used, blocks may be recessed 1/2 in. (13 mm) from surface of wall. Blocks to be firmly packed in opening. Either one or a combination of the block types specified below may be used.
HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — FS 657 Fire Block or CFS-BL Firestop Block
B. Fill, Void or Cavity Material* — Sealant or Putty - Fill material to be forced into interstices of cables, between cables and cable trays, around each penetrant and where obvious vids are observed to max extent possible on both surfaces of the penetration.
HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — FS-One Sealant, CP 618 Putty Stick or CP620 Fire Foam
*Bearing the UL Classification Mark

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System No. C-AJ-8143

F Rating — 2 Hr
T Rating — 0 Hr



1. Floor or Wall Assembly — Min 4-1/2 in. (114 mm) thick reinforced lightweight or normal weight (100-150 pcf or 1600-2400 kg/m³) concrete floor. Min 5 in. (127 mm) thick reinforced lightweight or normal weight (100-150 pcf or 1600-2400 kg/m³) concrete wall. Wall may also be constructed of any UL Classified Concrete Blocks*. Max size of opening is 1440 in.2 (9,290 cm2) with a max dimension of 48 in. (1219 mm).
See Concrete Blocks (CAZT) category in the Fire Resistance Directory for names of manufacturers.
2. Through-Penetrant — One cable tray and one or more pipes, tubes or cable bundles may be installed within the opening. The total number of through-penetrants is dependent on the size of the opening and the types and sizes of the penetrants. Any combination of the penetrants described below may be used provided that the following parameters relative to the annular spaces are maintained. The annular space between cable tray and all other penetrants shall be min 3 in. (76 mm). The annular space between individual cables and cable bundles shall be a min 1/2 in. (13 mm). The annular space between individual cables and cable bundles and other penetrants shall be a min 1/2 in. (13 mm) except that a min 2 in. (51 mm) shall be maintained between the cables and copper pipes and tubes greater than a nom 3 in. (76 mm) diam and steel and iron pipes and conduits greater than a nom 4 in. (102 mm) diam. The annular space between metallic pipes, conduit and tubes and insulated pipes and tubes shall be a min 2 in. (51 mm). The annular space between nom 3 in (76mm) diam (and smaller) copper pipes and tubes and between nom 4 in (102mm) diam (and smaller) steel and iron pipes and conduits shall be min 1/2 in. (13 mm). The annular space between nom 2 in. (51 mm) diam (and smaller) metallic pipes and conduits shall be min 0 in. (point contact). The annular space between insulated penetrants or the cable tray and the periphery of opening shall be min 1/2 in. (13 mm). The annular space between all other penetrants and the periphery of opening shall be min 0 in. (point contact). A max annular space in the system shall be 12 in. (305 mm). Penetrants to be rigidly supported on both sides of floor or wall assembly. The following types and sizes of penetrants may be used.
A. Metallic Pipes — The following types of metallic pipes, tubes or conduits may be used:
1. Copper Tubing — Nom 6 in. (152 mm) diam (or smaller) Type L (or heavier) copper tube.
2. Copper Pipe — Nom 6 in. (152 mm) diam (or smaller) Regular (or heavier) copper pipe.
3. Steel Pipe — Nom 24 in. (610 mm) diam (or smaller) Schedule 40 (or heavier) steel pipe.
4. Iron Pipe — Nom 24 in. (610 mm) diam (or smaller) cast or ductile iron pipe.
5. Conduit — Nom 4 in. (102 mm) diam (or smaller) electric metallic tubing (EMT) or nom 6 in. (152 mm) diam (or smaller) rigid steel conduit.
B. Cables Buthles — Max 4 in. (102 mm) diam tightly bundled cables. Any combination of the following types and sizes of cables may be used:
1. Max 500 kcmil single copper or aluminum conductor power cable with thermoplastic insulation and polyvinyl chloride (PVC) jacket.
2. Max 300 pair No. 24 AWG copper conductor telecommunication cables with PVC insulation and jacket material.
3. Max 7/C copper conductor No. 12 AWG multi-conductor power and control cables with PVC or cross-linked polyethylene (XLPE) insulation and PVC jacket.
4. Multiple fiber optical communication cables jacketed with PVC and having a max outside diam of 1/2 in.
5. Max 3/C No. 12 AWG steel clad cable with copper conductors and PVC insulation material.
C. Individual Cables — Any of the following types and sizes of individual (non-bundled) cables may be used:
1. Max 3/C No. 2/0 AWG (or smaller) copper conductor PVC jacketed aluminum clad or steel clad TECK 90 cable.
2. Through Penetrating Product* — Any cables, Armored Cable+ or Metal Clad Cable+ currently Classified under the Through Penetrating Product category.
See Through Penetrating Product (XHLY) category in the Fire Resistance Directory for names of manufacturers.
3. Max 500 kcmil single copper or aluminum conductor power cable with thermoplastic insulation and polyvinyl chloride (PVC) jacket.
4. Max 300 pair No. 24 AWG copper conductor telecommunication cables with PVC insulation and jacket material.
5. Max 7/C copper conductor No. 12 AWG multi-conductor power and control cables with PVC or cross-linked polyethylene (XLPE) insulation and PVC jacket.
6. Multiple fiber optical communication cables jacketed with PVC and having a max outside diam of 1/2 in.
7. Max 3/C No. 12 AWG steel clad cable with copper conductors and PVC insulation material.
8. Max 4C/750 kcmil (or smaller) aluminum or copper conductor metal clad cable with aluminum or steel armor, with or without PVC jacket.
D. Cable Tray* — (Not Shown) — Max 24 in. (610 mm) wide by 6 in. (152 mm) deep open-ladder steel or aluminum cable tray. Aggregate cross-sectional area of cable tray to be max 40 percent of the cross-sectional area of the cable tray based on a max 3 in. cable loading depth. Any combination of the types and sizes of cables described in Item 2B may be used. Cable tray to be rigidly supported on both sides of floor or wall assembly.
3. Pipe Insulation — (Optional) - Pipes and tubes of the sizes noted below may be provided with one of the following types of pipe insulations::
A. Pipe Covering* — Nom 1-1/2 in. (38 mm) thick (or thinner) hollow cylindrical heavy density glass fiber units jacketed on the outside with an all service jacket for pipes with a nom diam of 8 in. (203 mm) (or smaller) or tubes with a nom diam of 4 in. (102 mm) (or smaller). Longitudinal joints sealed with metal fasteners or factory-applied self-sealing lap tape. Transverse joints secured with metal fasteners or with butt tape supplied with the product.
See Pipe and Equipment Covering - Materials (BRGU) category in the Building Materials Directory for names of manufacturers. Any pipe covering material meeting the above specifications and bearing the UL Classification Marking with a Flame Spread Index of 25 or less and a Smoke Developed Index of 50 or less may be used.
B. Pipe Covering* — Nom 2 in. (51 mm) thick (or thinner) hollow cylindrical heavy density glass fiber units jacketed on the outside with an all service jacket for pipes or tubes with a nom diam of 2 in. (51 mm) or smaller). Longitudinal joints sealed with metal fasteners or factory-applied self-sealing lap tape. Transverse joints secured with metal fasteners or with butt tape supplied with the product.
See Pipe and Equipment Covering - Materials (BRGU) category in the Building Materials Directory for names of manufacturers. Any pipe covering material meeting the above specifications and bearing the UL Classification Marking with a Flame Spread Index of 25 or less and a Smoke Developed Index of 50 or less may be used.
C. Tube Insulation-Plastics+ — Nom 1 in. (25 mm) thick (or thinner) acrylonitrile butadiene/polyvinyl chloride (ABS/PVC) flexible foam furnished in the form of tubing for pipes or tubes with a nom diam of 2 in. (51 mm) (or smaller).
See Plastics (QMFZ2) category in the Plastics Recognized Component Directory for names of manufacturers. Any Recognized Component tube insulation material meeting the above specifications and having a UL 94 Flammability Classification of 94-5VA may be used.
4. Firestop System — The firestop system shall consist of the following:
A. Packing Material — Min 4 in. (102 mm) thickness of 4 pcf (64 kg/m³) mineral wool batt insulation tightly packed into the opening as a permanent form. Packing material to be recessed from top surface of floor or both surfaces of wall to accommodate the required thickness of fill material.
B. Fill, Void or Cavity Material - Sealant* — Min 1/2 in. (13 mm) thickness of fill material applied within the annulus flush with the top surface of the floor or both surfaces of the wall.
HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — FS-ONE Sealant
*Bearing the UL Classification Mark

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1 PIPE/ CABEL VOID MASONRY

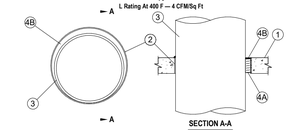
7 PIPE GWB

5 CABELS GWB

3 PIPE/ CABEL VOID GWB

System No. C-AJ-1226

F Rating — 3 Hr
T Rating — 0 Hr
L Rating At Ambient — Less Than 1 CFM/Sq Ft
L Rating At 400 F — 4 CFM/Sq Ft

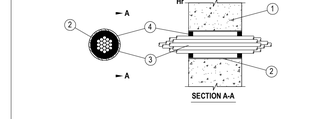


1. Floor or Wall Assembly — Min 4-1/2 in. thick reinforced lightweight or normal weight (100-150 pcf) concrete. Wall may also be constructed of any UL Classified Concrete Blocks*. Max diam of opening is 32 in.
2. Metallic Sleeve — (Optional) Nom 32 in. diam (or smaller) Schedule 40 (or heavier) steel sleeve cast or grouted into floor or wall assembly, flush with floor or wall surfaces or extending a max of 3 in. above floor or beyond both surfaces of wall.
2A. Sheet Metal Sleeve — (Optional) Max 6 in. diam, min 26 ga galv steel provided with a 26 ga galv steel square flange spot welded to the sleeve at approx mid-height, or flush with bottom of sleeve in floors, and sized to be a min of 2 in. larger than the sleeve diam. The sleeve is to be cast in place and may extend a max of 4 in. below the bottom of the deck and a max of 1 in. above the top surface of the concrete floor.
2B. Sheet Metal Sleeve — (Optional) - Max 12 in. diam, min 24 ga galv steel provided with a 24 ga galv steel square flange spot welded to the sleeve at approx mid-height, or flush with bottom of sleeve in floors, and sized to be a min of 2 in. larger than the sleeve diam. The sleeve is to be cast in place and may extend a max of 4 in. below the bottom of the deck and a max of 1 in. above the top surface of the concrete floor.
3. Through-Penetrant — One metallic pipe, tube or conduit to be installed either concentrically or eccentrically within the firestop system. The annular space between penetrant and periphery of opening shall be min 0 in. (point contact) to max 1-7/8 in. Penetrant may be installed with continuous point contact. Penetrant to be rigidly supported on both sides of floor or wall assembly. The following types and sizes of metallic penetrants may be used:
A. Steel Pipe — Nom 30 in. diam (or smaller) Schedule 10 (or heavier) steel pipe.
B. Iron Pipe— Nom 30 in. diam (or smaller) cast or ductile iron pipe.
C. Copper Pipe — Nom 6 in. diam (or smaller) Regular (or heavier) copper pipe.
D. Copper Tubing — Nom 6 in. diam (or smaller) Type L (or heavier) copper tubing.
E. Conduit — Nom 6 in. diam (or smaller) steel conduit.
F. Conduit — Nom 4 in. diam (or smaller) steel electrical metallic tubing (EMT).
4. Firestop System — The firestop system shall consist of the following:
A. Packing Material — Min 4 in. thickness of min 4 pcf mineral wool batt insulation firmly packed into opening as a permanent form. Packing material to be recessed from top surface of floor or sleeve or from both surfaces of wall or sleeve as required to accommodate the required thickness of fill material.
B. Fill, Void or Cavity Material* — Sealant — Min 1/4 in. thickness of fill material applied within the annulus, flush with top surface of floor or sleeve or with both surfaces of wall or sleeve. At the point or continuous contact locations between penetrant and concrete or sleeve, a min 1/4 in. diam bead of fill material shall be applied at the concrete or sleeve/ pipe penetrant interface on the top surface of floor and on both surfaces of wall.
HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — FS-One Sealant
*Bearing the UL Classification Mark

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System No. W-J-3060

F Rating - 2 Hr
T Rating - 0 Hr

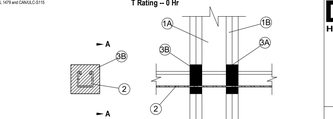


1. Wall Assembly — Min 5 in. (127 mm) thick reinforced lightweight or normal weight (100-150 pcf or 1600-2400kg/m³) concrete. Wall may also be constructed of any UL Classified Concrete Blocks*. Max diam of opening is 4 in (102 mm). Max diam of opening is 5-1/2 in. (138 mm) when sleeve (item 2) is employed.
See Concrete Blocks (CAZT) category in the Fire Resistance Directory for names of manufacturers.
2. Steel Sleeve — (Optional) – Nom 4 in. (102 mm) diam (or smaller) steel electrical metallic tubing (EMT) of Schedule 5 (or heavier) steel pipe or min 0.016 thick (28 MSG or 0.4 mm) galv steel sleeve friction fit or cast into wall flush with wall surfaces. When Schedule 5 steel pipe or EMT is used, sleeve may extend up to 18 in. (457 mm) beyond the wall surfaces. As an option when Schedule 5 steel pipe or EMT is used, sleeve may extend continuously beyond one wall surface.
3. Cables — Aggregate cross sectional area of cables to be max 45 percent of the cross sectional area of the opening. Cables installed either concentrically or eccentrically within the firestop system. The annular space between cables and the periphery of the opening shall be min 0 in. (point contact) to max 1 in. (25 mm). Cables to be rigidly supported on both sides of wall assembly. The following types of cables may be used:
A. 7/C No. 12 AWG cable with PVC insulation and outer jacket.
B. Max 25 pair No. 24 AWG telephone cable with PVC insulation and outer jacket.
C. Max RG 59 (or smaller) coaxial cable with polyethylene insulation and PVC jacket.
D. Max RG 6/U coaxial cable with fluorinated ethylene insulation and jacketing.
E. Multiple 24 fiber optic communication cable with PVC jacket, halve a max outside diam of 5/8 in. (16 mm).
F. Max four pair No. 22 AWG Cat 5 or Cat 6 computer cables.
G. Through Penetrating Product* —Max three copper connector No. 8 AWG Metal-clad Cable+. AFC CABLE SYSTEMS INC
H. Through Penetrating Product* — Any cables, Metal-Clad Cable+ or Armored Cable+ currently Classified under the Through Penetrating Products category.
See Through Penetrating Product (XHLY) category in the Fire Resistance Directory for names of manufacturers.
4. Fill, Void or Cavity Material* — Sealant — Min 5/8 in. (16 mm) thickness of fill material applied within annulus, flush with both surfaces of wall assembly. An additional 1/2 in. (13 mm) bead of fill material shall be applied around the perimeter of sleeve on both sides of the wall when sleeve extends beyond surface of wall.
HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — CP601S Sealant, CP606 Sealant, FS-ONE Sealant or CP618 Putty
*Bearing the UL Classification Mark
+Bearing the UL Listing Mark

Reproduced by HILTI, Inc. Courtesy of Underwriters Laboratories, Inc. July 18, 2011

System No. W-L-7130

F Ratings — 1 and 2 Hr (See Item 1)
T Rating — 0 Hr



1. Wall Assembly -- The 1 or 2 hr fire-rated gypsum board/stud wall assembly shall be constructed of the materials and in the manner specified in the individual U300, U400 or V400 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:
A. Studs -- Wall framing may consist of either wood studs or steel channel studs. Wood studs to consist of nom 2 by 4 in. (51 by 102 mm) lumber spaced max 16 in. (406 mm) OC. Steel studs to be min 2-1/2 in. (64 mm) wide and spaced max 24 in. (610 mm) OC.
B. Gypsum Board* -- One or two layers of gypsum board, as specified in the individual Wall and Partition Design. Max area of rectangular opening is 15 sq in. (96 cm2) with max dimension of 5 in. (127 mm). In lieu of rectangular opening max diam of circular opening is 3 in. (76 mm).
The F Rating of the firestop system is equal to the hourly fire rating of the wall assembly.
2. Through Penetrants -- One metallic strut, cable, rod or angle service support to be installed within the firestop system. An annular space of min 1/8 in. (3 mm) to max 7/8 in. (22 mm) is required within the firestop system. Strut, cable, rod or angle service support to be rigidly supported on both sides of floor or wall assembly. The strut, cable, rod or angle service support may be installed at an angle not greater than 45 degrees from the perpendicular. The following types and sizes of metallic strut, cable, rod or angle service support may be used:
A. Steel Strut -- Max 1-5/8 by 1-5/8 in. (41 by 41 mm) channel strut formed from min 0.105 in. (2.7 mm) thick galv or painted steel.
B. Steel Strut -- Max 3-1/4 by 1-5/8 in. (83 by 41 mm) H strut formed from min 0.105 in. (2.7 mm) thick galv or painted steel.
C. Cable -- Max 3/8 in. (9.5 mm) diam unjacketed galv steel cable.
D. Threaded Rod -- Max 1 in. (25 mm) diam galv steel threaded rod.
E. Steel Angle -- 2 by 2 by 1/8 in. (51 by 51 by 3 mm) thick steel angle.
3. Firestop System -- The firestop system shall consist of the following:
A. Packing Material -- Min 1/2 in. (13 mm) thickness of min 4 pcf (64 kg/m3) mineral wool batt insulation firmly packed into opening as a permanent form. Packing material to be located between penetrant and periphery of opening, and within channels of struts. Packing material to be recessed from both surfaces of wall to accommodate the required thickness of fill material. When through penetrant is oriented perpendicular to wall or when Type FS-ONE Sealant (Item 3B) is used, packing material is optional.
B. Fill, Void or Cavity Material* - Sealant -- Min 5/8 in. (16 mm) thickness of fill material applied within the annulus and within the channel struts, flush with both surfaces of wall.
HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC -- FS-ONE Sealant, CP 606 Sealant
*Bearing the UL Classification Mark

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6 PIPE MASONRY

4 CABELS MASONRY

2 SUPPORT GWB

PROJECT NAME

VERGE MIXED-USE

PROJECT ADDRESS

16-20 MEDFORD ST
SOMERVILLE MA

CLIENT

SOMERVILLE LIVING LLC.

ARCHITECT

KDI ARCHITECTURE

KHALSA DESIGN, INCORPORATED
17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682

CONSULTANTS:

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REGISTRATION

REGISTERED ARCHITECT — GRAHAM M. CARPENTER — 9581 — BURLINGTON MA — COMMONWEALTH OF MASSACHUSETTS

Project number	20028
Date	12/05/2023
Drawn by	Author
Checked by	Checker
Scale	3/4" = 1'-0"

REVISIONS

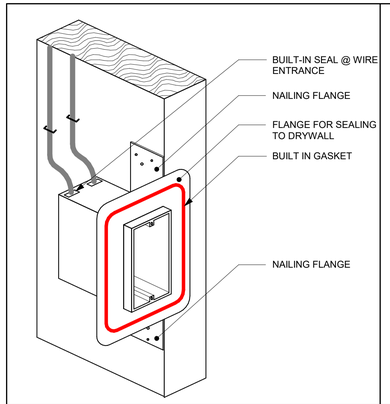
No.	Description	Date
5	Conforming Set	01/01/2024

Typical Penetration Details

A-520

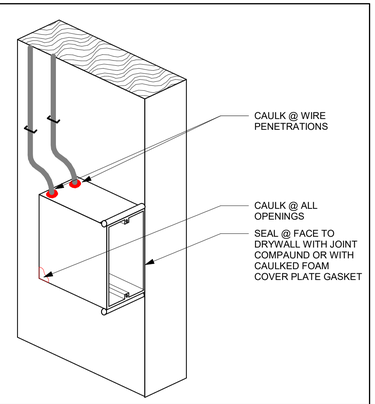
VERGE MIXED-USE

\\tkg-server\Data\20220028-Ugo-Medford & Bedford Streets\03 Drawings\01_ARCH_CD\2023.07.26_16-20 Medford St- Current Central_lcarriere@tkgeast.com.rvt
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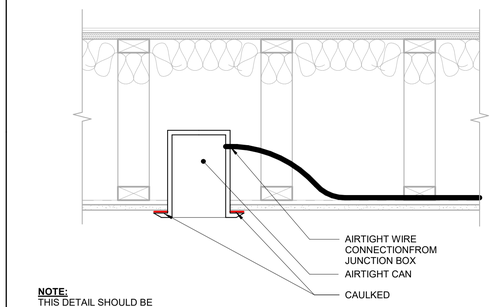
SPECIAL AIR SEALING ELECTRIC BOXES

NOT TO SCALE



STANDARD ELECTRIC BOXES

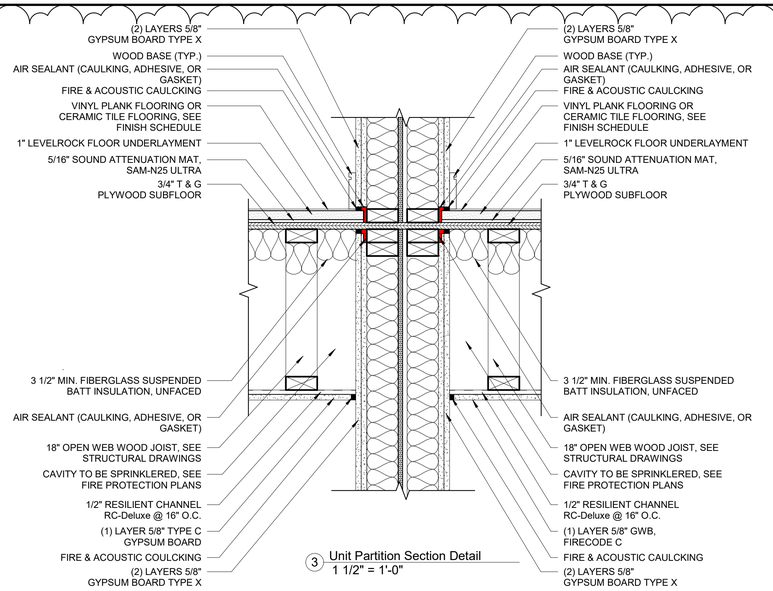
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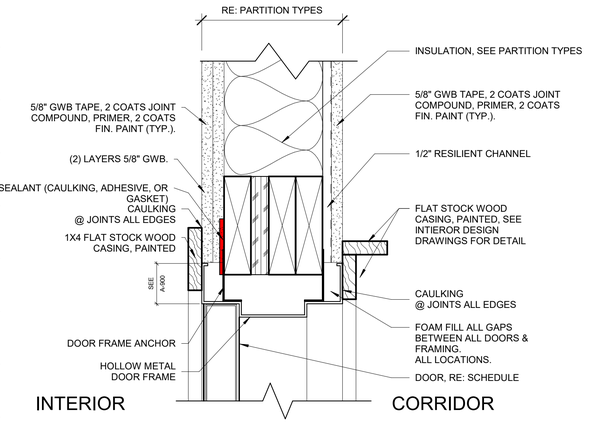
NOTE:
THIS DETAIL SHOULD BE USED AND FOR DUCTWORK

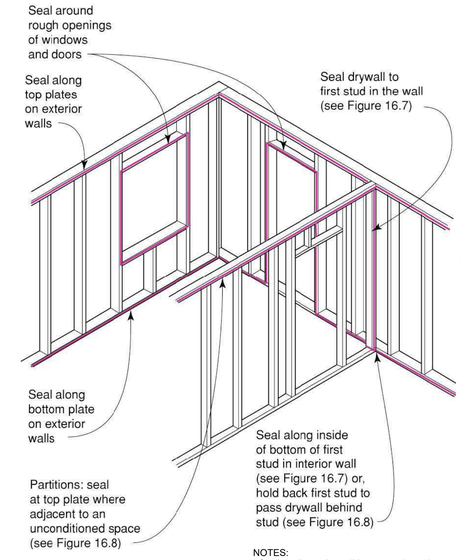
AIR SEALING @ RECESS CEILING FIXTURE

SCALE: 1 1/2" = 1'-0"



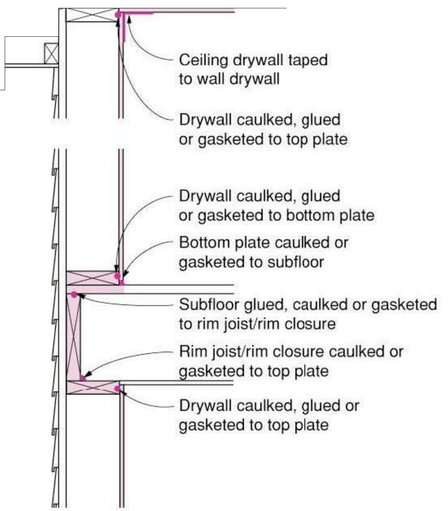
3 Unit Partition Section Detail
1 1/2" = 1'-0"



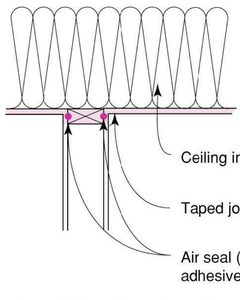


NOTES:
- Sealing all exterior wall bottom and top plates
- Sealing all top plates at insulated ceilings
- Rough opening perimeters
- Both sides of the first interior stud of partition walls.

Sealing Perimeter of Drywall Assemblies

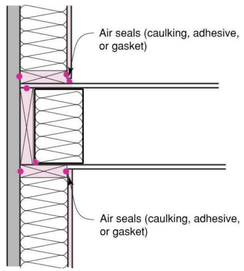


Airtight Drywall Approach - Inerior Air Barrier Using Drywall and Framing



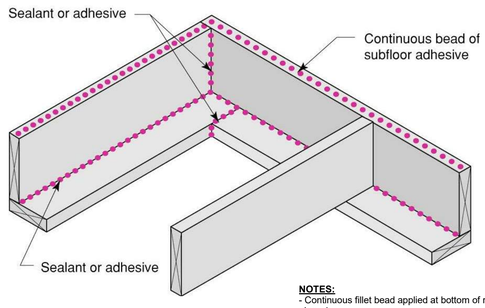
NOTE:
- Penetrations through top plate must also be sealed

Top Plate with Unconditioned Space Above



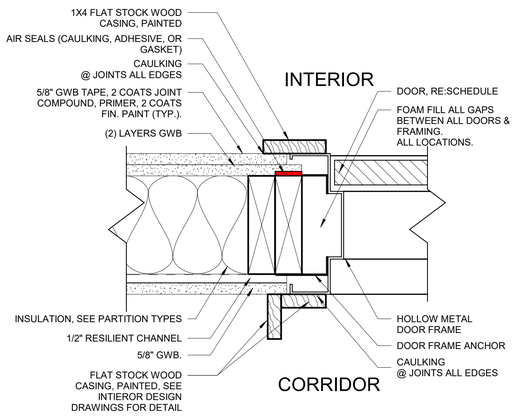
NOTE:
- Drywall sealed to top and bottom plates
- Bottom plate sealed to subfloor
- Subfloor sealed to rim closure board
- Rim clo9sure board sealed to top plate

Intersection of Floor Joists and Exterior Wall

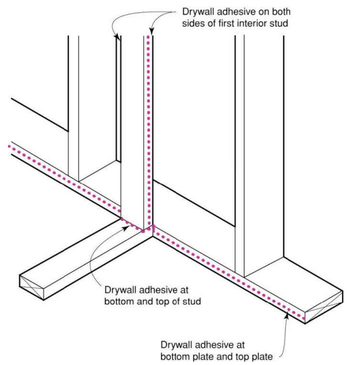


NOTES:
- Continuous fillet bead applied at bottom of rim closure board
- Continuous bead of adhesive applied to top of rim closure board
- Sealant applied at all butt joints in rim closure board and sill plate / top plate
- Spray foam may also be used to seal between the sill/top plate, rim/band joist and floor deck. Note that joints in the sill/top plate may not be sealed by the foam application.

Intersection of Floor Joists and Exterior Wall



4 Unit Entry Door
3" = 1'-0"



NOTE:
- Adhesive at bottom and top of partition stud allows air barrier to transition uninterrupted to other side of partition
- Penetrations through first partition stud must also be sealed

Air Sealing at Partition

PROJECT NAME

VERGE MIXED-USE

PROJECT ADDRESS

16-20 MEDFORD ST
SOMERVILLE MA

CLIENT

SOMERVILLE LIVING LLC.

ARCHITECT

KDI ARCHITECTURE

KHALSA DESIGN, INCORPORATED
17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682

CONSULTANTS:

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REGISTRATION

REGISTERED ARCHITECT · JOHN M. CARRIERE · 9511 · BURLINGTON MA · COMMONWEALTH OF MASSACHUSETTS

Project number	20028
Date	12/05/2023
Drawn by	Author
Checked by	Checker
Scale	As indicated

REVISIONS

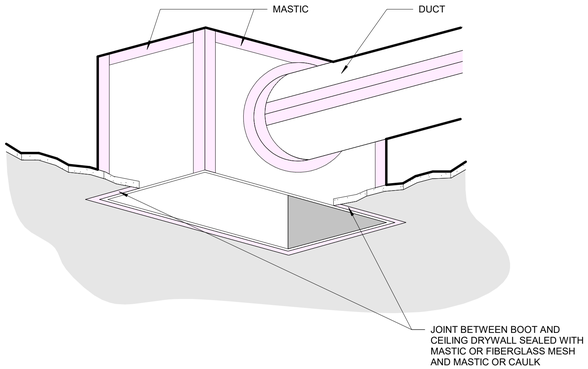
No.	Description	Date
5	Conforming Set	01/01/2024

Air Sealing Details

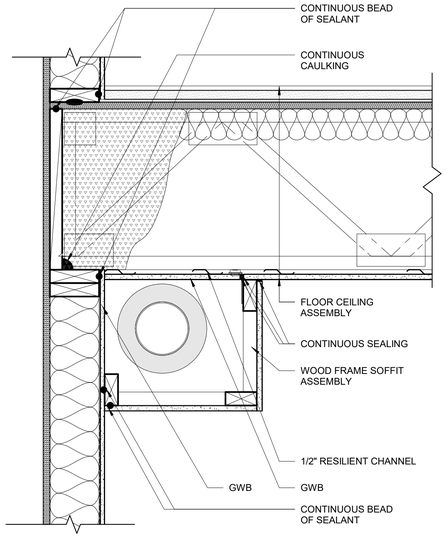
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VERGE MIXED-USE

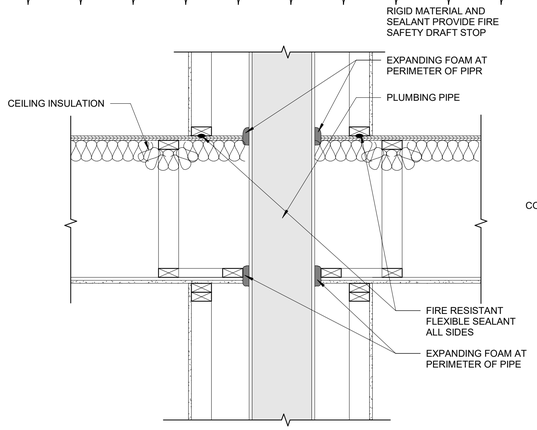
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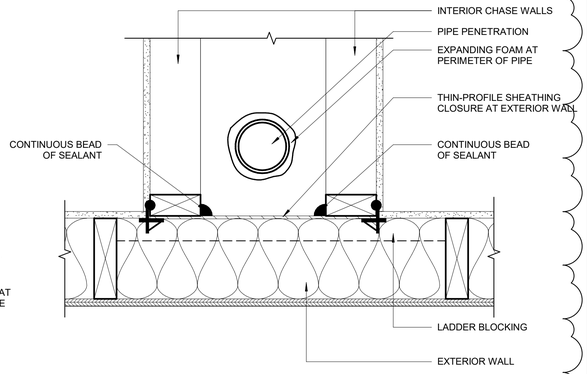
Ceiling AH Panel Detail



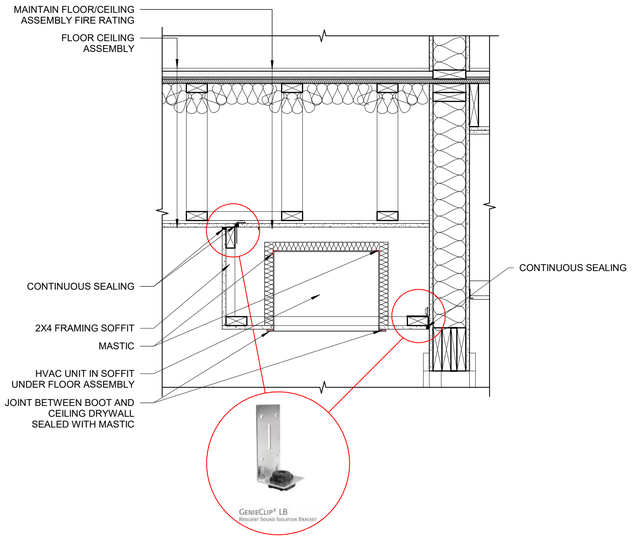
Soffit Sealing Detail



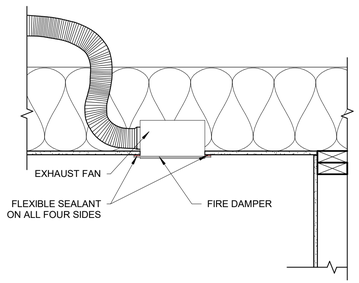
Vertical Chase Sealing Detail



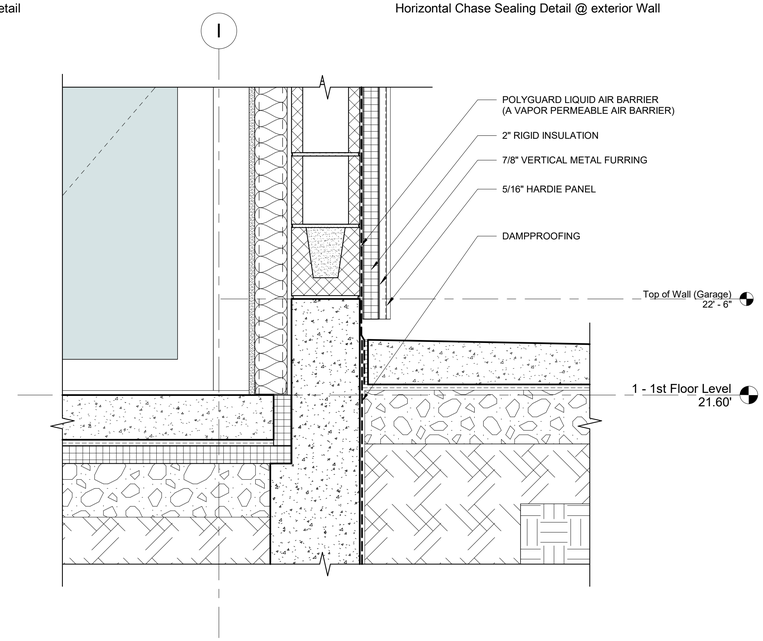
Horizontal Chase Sealing Detail @ exterior Wall



5 Typical Soffit Detail
1" = 1'-0"



Ceiling Exhaust Detail



6 Section Detail @ CMU Wall
1 1/2" = 1'-0"

PROJECT NAME

VERGE MIXED-USE

PROJECT ADDRESS

16-20 MEDFORD ST
SOMERVILLE MA

CLIENT

SOMERVILLE LIVING LLC.

ARCHITECT

KDI ARCHITECTURE

KHALSA DESIGN, INCORPORATED
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TELEPHONE: 617-591-8682

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REGISTRATION

REGISTERED ARCHITECT · WILLIAM M. CARRIER · 9582 · BURLINGTON MA · COMMONWEALTH OF MASSACHUSETTS

Project number	20028
Date	12/05/2023
Drawn by	Author
Checked by	Checker
Scale	As indicated

REVISIONS

No.	Description	Date
5	Conforming Set	01/01/2024

Air Sealing Details

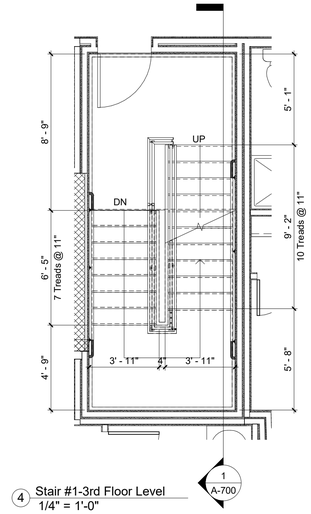
A-522

VERGE MIXED-USE

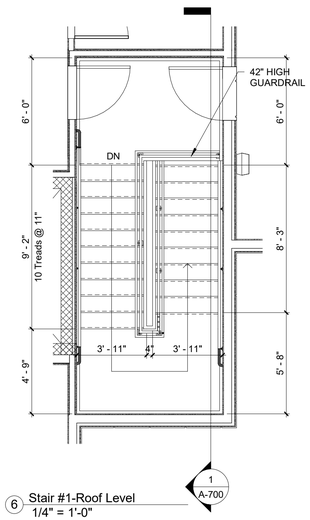
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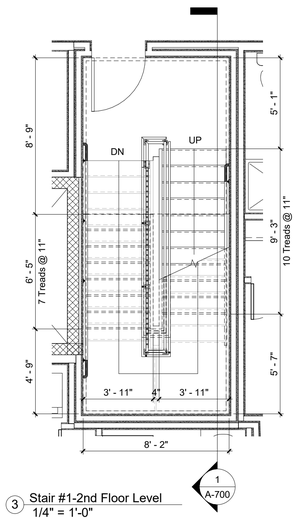
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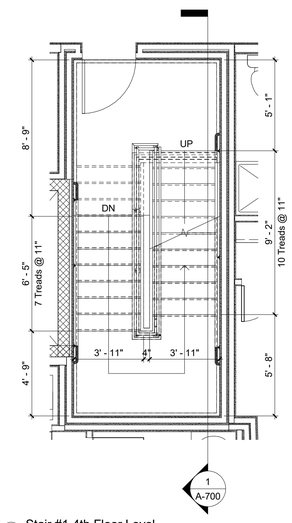
4 Stair #1-3rd Floor Level
1/4" = 1'-0"



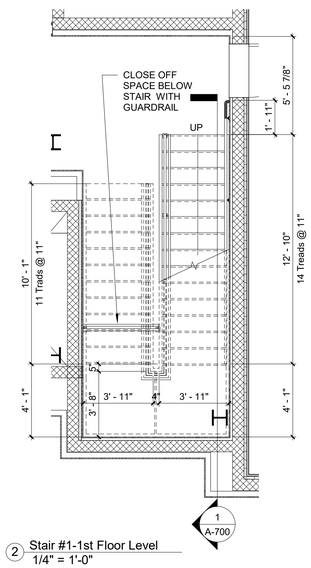
6 Stair #1-Roof Level
1/4" = 1'-0"



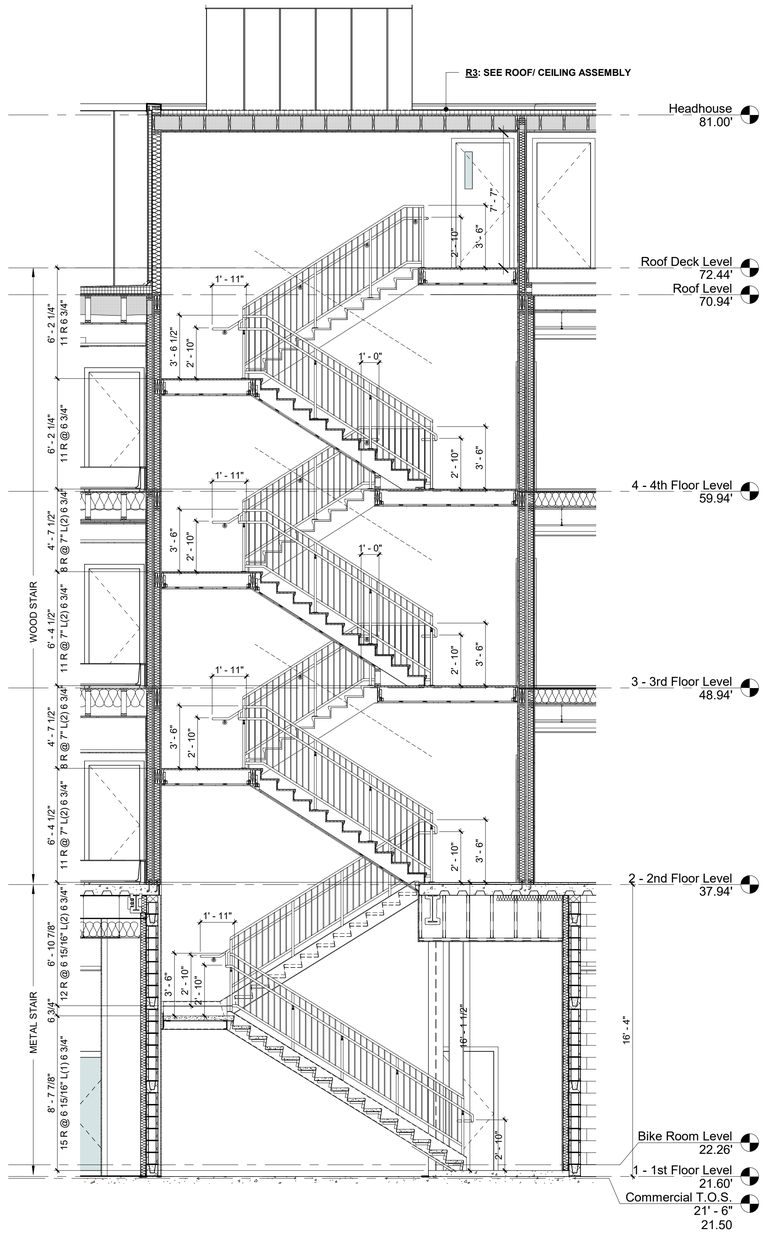
3 Stair #1-2nd Floor Level
1/4" = 1'-0"



5 Stair #1-4th Floor Level
1/4" = 1'-0"



2 Stair #1-1st Floor Level
1/4" = 1'-0"



1 Stair #1 Section
1/4" = 1'-0"

PROJECT NAME

VERGE MIXED-USE

PROJECT ADDRESS

16-20 MEDFORD ST
SOMERVILLE MA

CLIENT

SOMERVILLE LIVING LLC.

ARCHITECT

KDI ARCHITECTURE

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CONSULTANTS:

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REGISTRATION

REGISTERED ARCHITECT · JOHN M. CARMICHAEL · 9577 · BURLINGTON MA · COMMONWEALTH OF MASSACHUSETTS

Project number	20028
Date	12/05/2023
Drawn by	Author
Checked by	Checker
Scale	1/4" = 1'-0"

REVISIONS

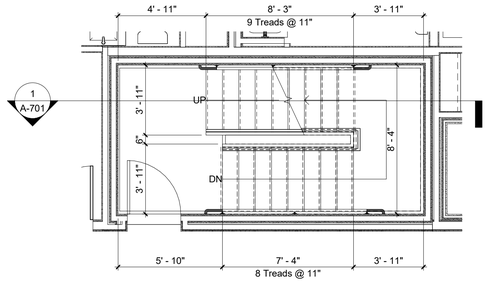
No.	Description	Date

Stair #1 Section & Plans

A-700

VERGE MIXED-USE

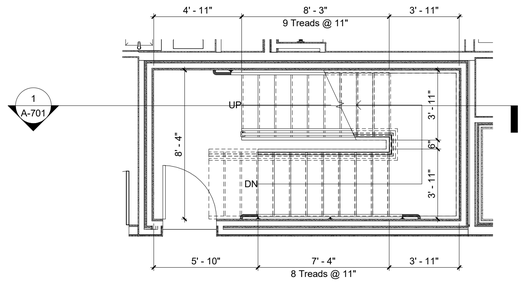
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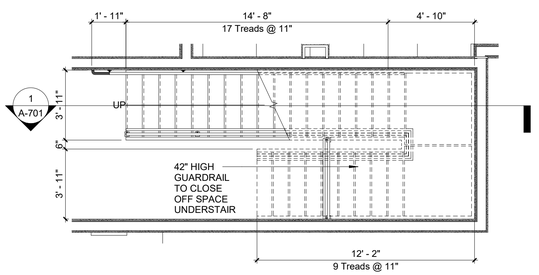
4 Stair #2-3rd Floor Level
1/4" = 1'-0"

6 Stair #2-Roof Level
1/4" = 1'-0"

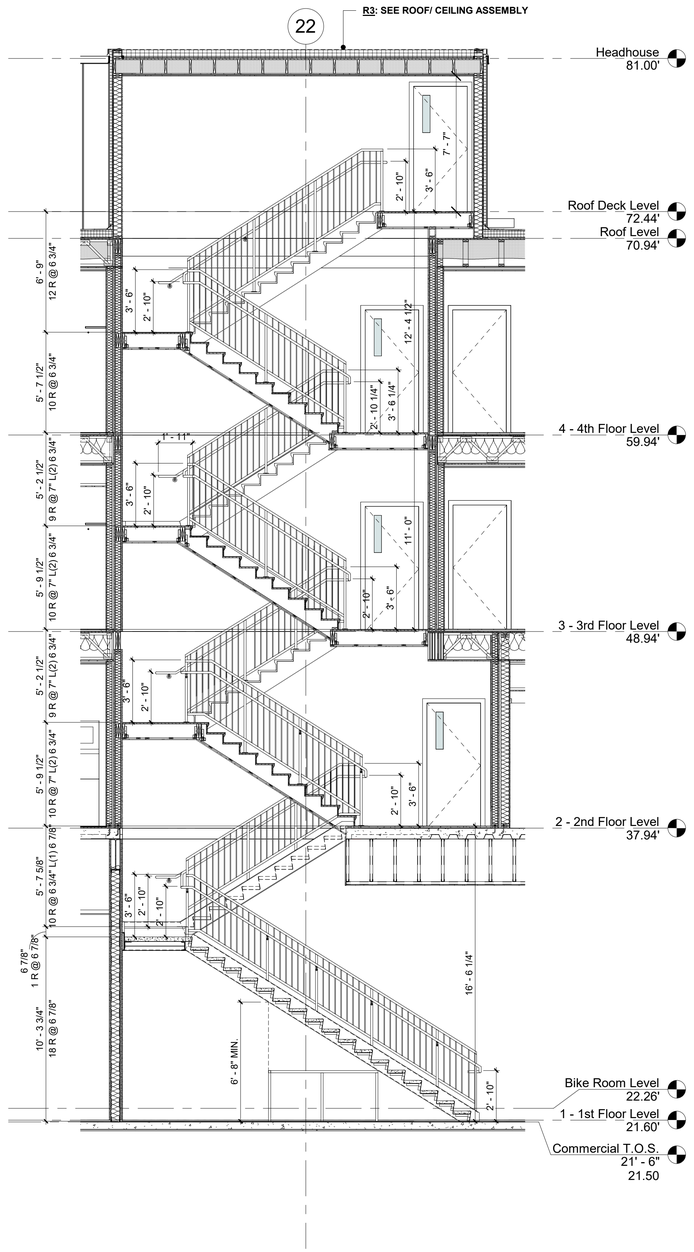
3 Stair #2-2nd Floor Level
1/4" = 1'-0"



5 Stair #2-4th Floor Level
1/4" = 1'-0"



2 Stair #2-1st Floor Level
1/4" = 1'-0"



1 Stair #2 Section
1/4" = 1'-0"

PROJECT NAME

VERGE MIXED-USE

PROJECT ADDRESS

16-20 MEDFORD ST
SOMERVILLE MA

CLIENT

SOMERVILLE LIVING LLC.

ARCHITECT

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REGISTRATION

REGISTERED ARCHITECT
RYAN M. CARRIERE
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BURLINGTON
MA
COMMONWEALTH OF MASSACHUSETTS

Project number	20028
Date	12/05/2023
Drawn by	Author
Checked by	Checker
Scale	1/4" = 1'-0"

REVISIONS

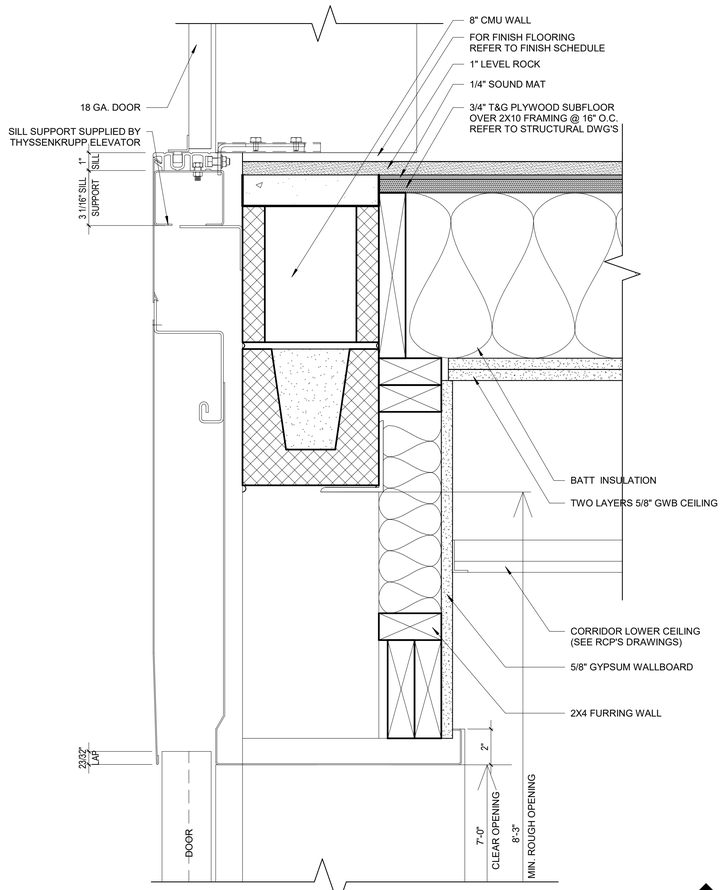
No.	Description	Date

Stair #2 Section & Plans

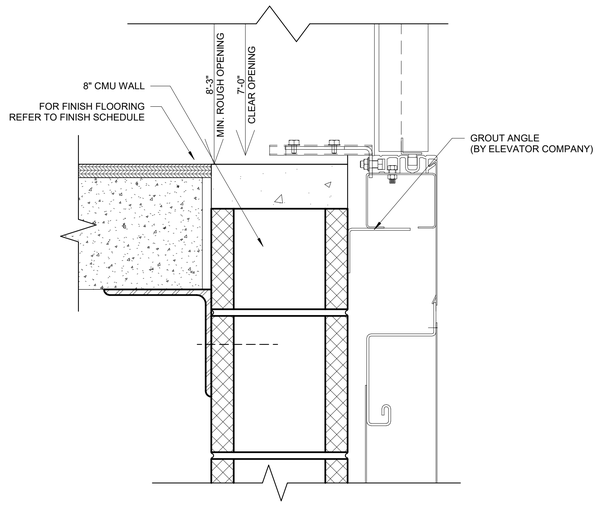
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VERGE MIXED-USE

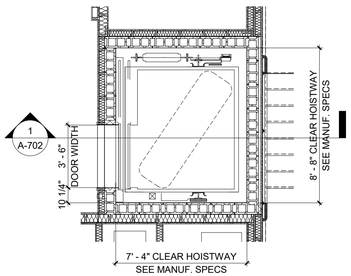
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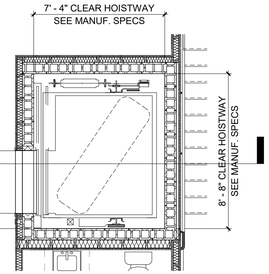
7 Elevator Sill Door
3" = 1'-0"



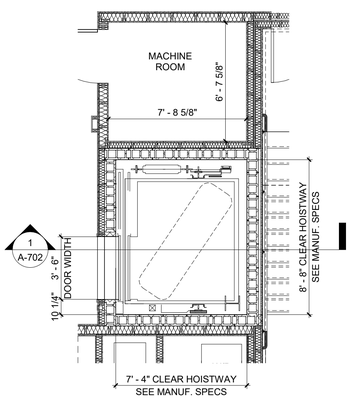
8 Typical Section Detail at T.O. Elevator Wall
3" = 1'-0"



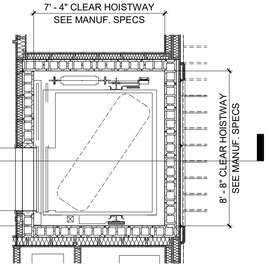
4 Elevator-3rd Floor Level
1/4" = 1'-0"



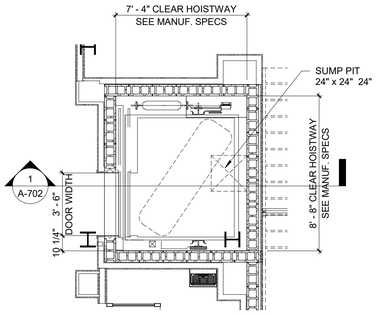
6 Elevator-Roof Level
1/4" = 1'-0"



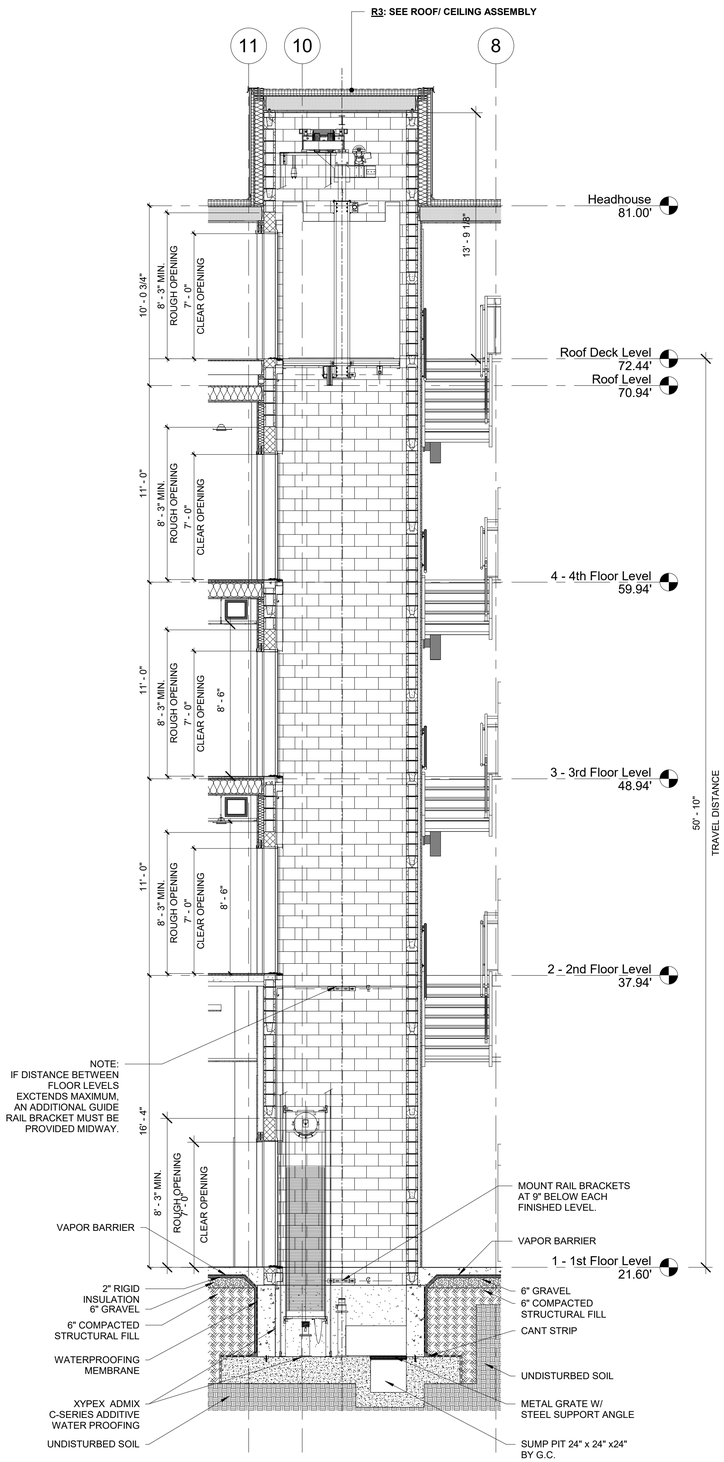
3 Elevator-2nd Floor Level
1/4" = 1'-0"



5 Elevator-4th Floor Level
1/4" = 1'-0"



2 Elevator-1st Floor Level
1/4" = 1'-0"



1 Elevator Section
1/4" = 1'-0"

PROJECT NAME

VERGE MIXED-USE

PROJECT ADDRESS

16-20 MEDFORD ST
SOMERVILLE MA

CLIENT

SOMERVILLE LIVING LLC.

ARCHITECT

KDI ARCHITECTURE

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17 IVALOO STREET SUITE 400
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TELEPHONE: 617-591-8682

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REGISTRATION

REGISTERED ARCHITECT
GINA M. CARRIERE
9511
BURLINGTON
MA
COMMONWEALTH OF MASSACHUSETTS

Project number	20028
Date	12/05/2023
Drawn by	Author
Checked by	Checker
Scale	As indicated

REVISIONS

No.	Description	Date

Elevator Section & Plans

A-702

VERGE MIXED-USE

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3

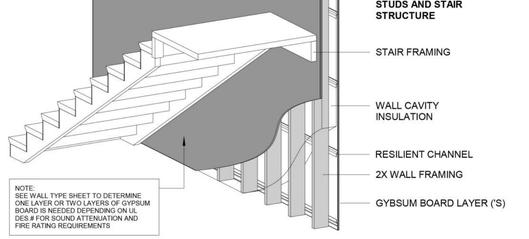
12 NOT USED
A-711 SCALE: 1" = 1'-0"

11 NOT USED
A-711 SCALE: 1" = 1'-0"

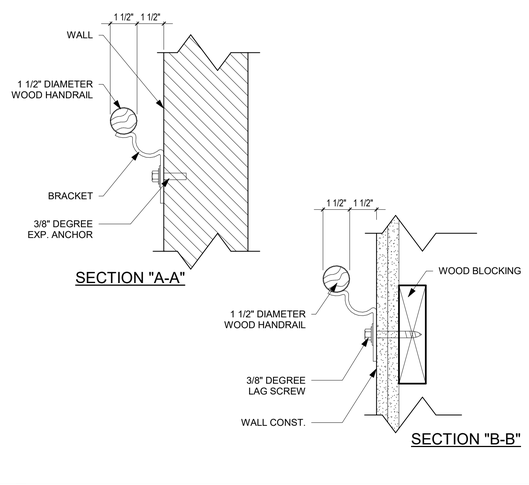
10 NOT USED
A-711 SCALE: 1" = 1'-0"

NOTE: HAT CHANNELS DO NOT SUFFICE FOR STC PURPOSES.
USE RC-1 DELUXE CHANNELS, PROFILE SHOWN BELOW.

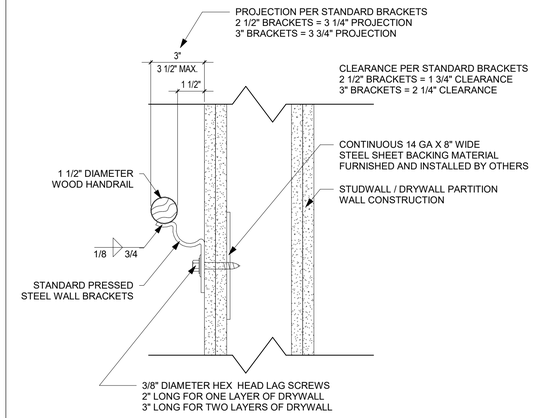
HAT CHANNEL	RC-1 DELUXE CHANNEL
NOT PERMITTED (EXCEPT FOR USE WITH GENIE CLIPS)	PERMITTED



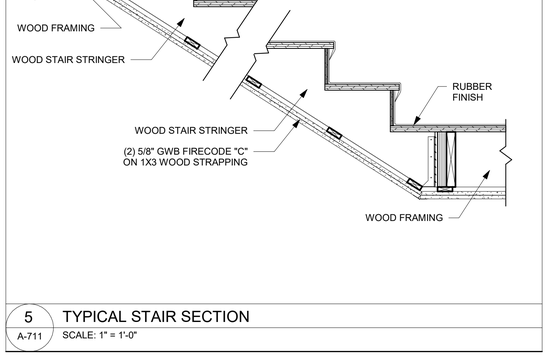
7 NOT USED
A-711 SCALE: NOT TO SCALE



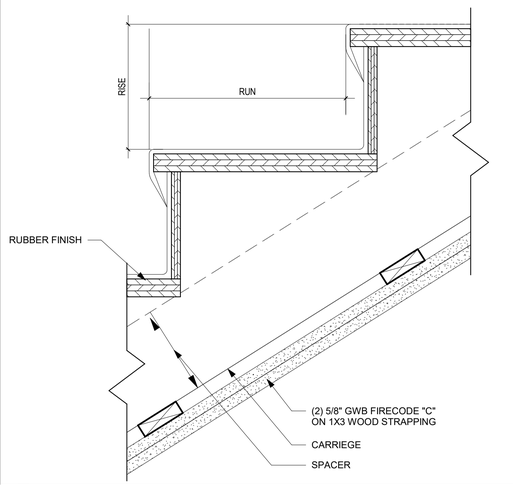
7 WALL HANDRAIL BRACKET MOUNTING DETAILS
A-711 SCALE: 3" = 1'-0"



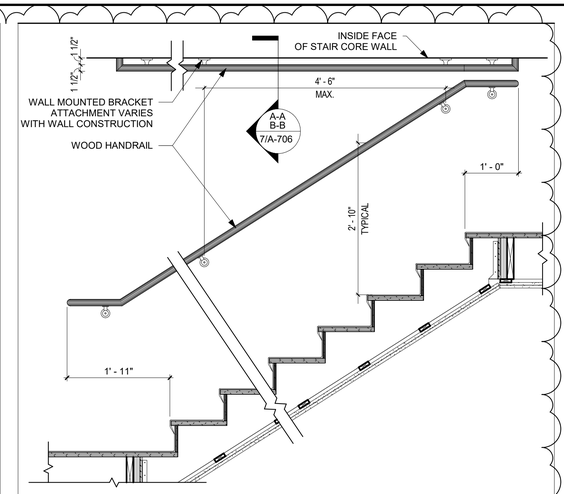
6 WALL HANDRAIL BRACKET MOUNTING
A-711 SCALE: 3" = 1'-0"



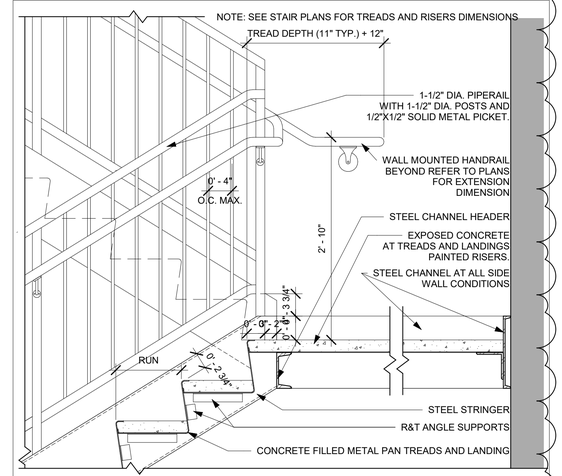
5 TYPICAL STAIR SECTION
A-711 SCALE: 1" = 1'-0"



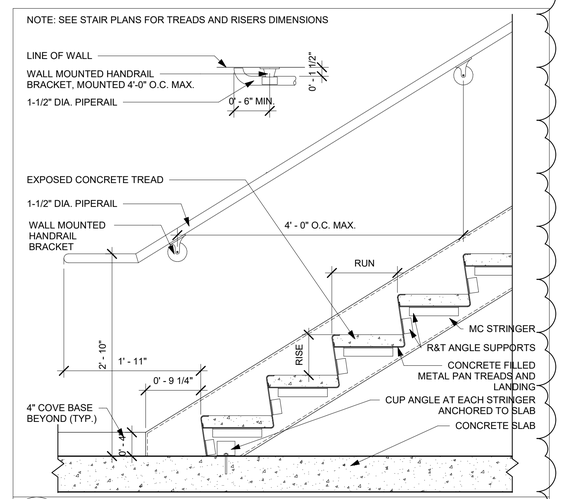
4 WOOD STAIR DETAIL
A-711 SCALE: 3" = 1'-0"



3 TYPICAL WALL HANDRAIL
A-711 SCALE: 3/4" = 1'-0"



2 STAIR DETAIL @ LANDING
A-711 SCALE: 1" = 1'-0"



1 STAIR DETAIL
A-711 SCALE: 1" = 1'-0"

PROJECT NAME

VERGE MIXED-USE

PROJECT ADDRESS

16-20 MEDFORD ST
SOMERVILLE MA

CLIENT

SOMERVILLE LIVING LLC.

ARCHITECT

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KHALSA DESIGN, INCORPORATED
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TELEPHONE: 617-591-8682

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REGISTRATION

REGISTERED ARCHITECT · AYAM CARMEN · 9528 · BURLINGTON MA · COMMONWEALTH OF MASSACHUSETTS

Project number	20028
Date	12/05/2023
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Scale	As indicated

REVISIONS

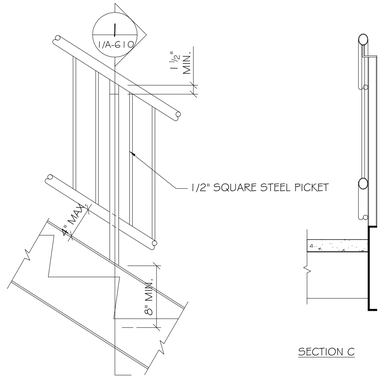
No.	Description	Date
3	Additional Sheets	11/29/2023

Stair Details

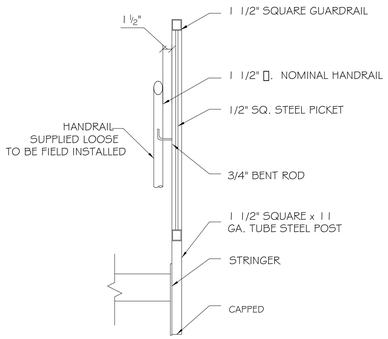
A-710

VERGE MIXED-USE

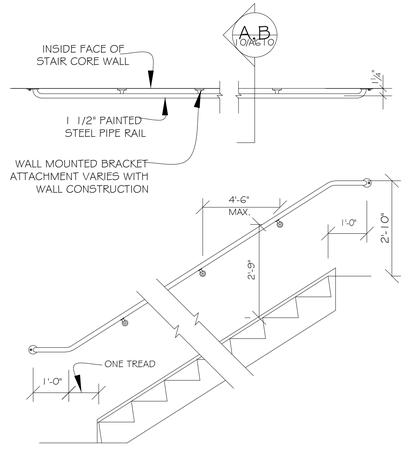
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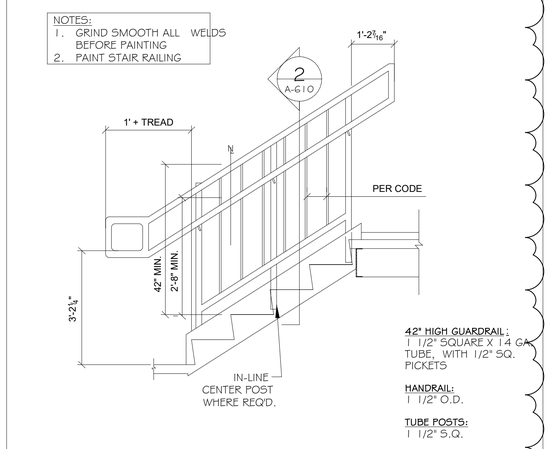
1 TYP. POST CONDITION
A-710 SCALE: 1" = 1'-0"



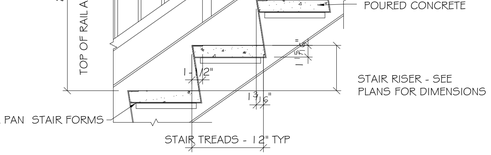
2 TYP. RAILING SECTION
A-710 SCALE: 1" = 1'-0"



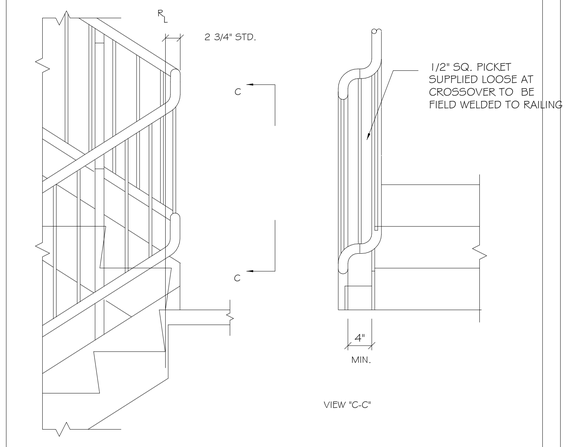
3 TYP. WALL RAIL DETAILS
A-710 SCALE: 1/2" = 1'-0"



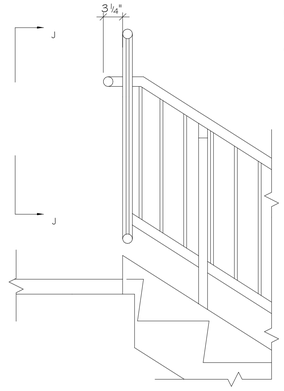
4 TYP. STAIR RAILING
A-710 SCALE: 1/2" = 1'-0"



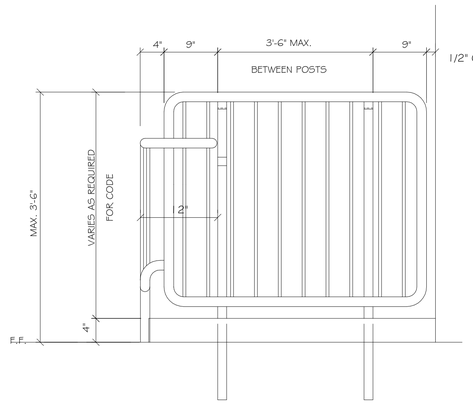
5 TYP. CONC. FILLED METAL PAN STAIR
A-710 SCALE: N.T.S



6 TYP. CROSSOVER CONDITION
A-710 SCALE: 1" = 1'-0"

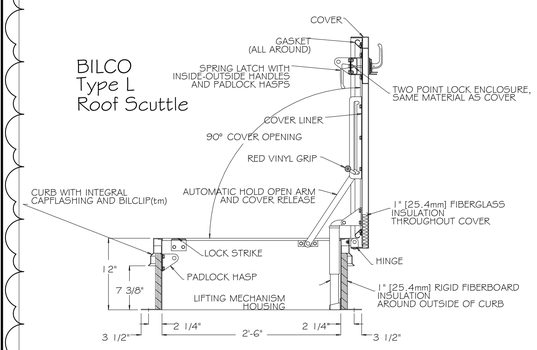


TYPICAL NOTE: ALL RETURN POSTS ARE FACTORY ATTACHED TO RETURN RAIL SECTION WHEN POSSIBLE.

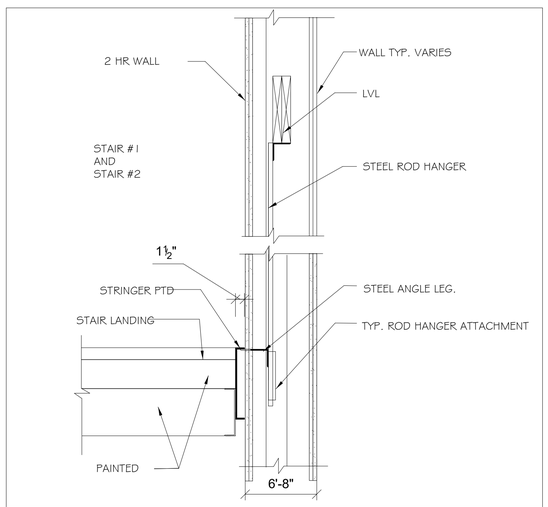


VIEW "J-J"
TYP. GUARD RAIL DETAIL

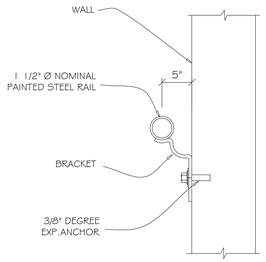
7 TYP. RETURN RAIL CONDITION
A-710 SCALE: 1" = 1'-0"



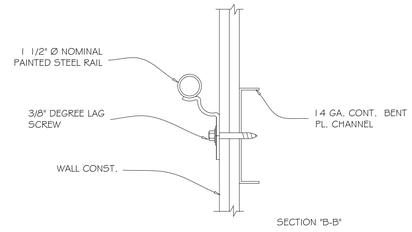
8 TYP. ROOF ACCESS - NOT USED
A-710 SCALE: 1" = 1'-0"



9 TYP. STL. HANGER FOR STAIR STRINGER
A-710 SCALE: 3/4"= 1'-0"



SECTION "A-A"



SECTION "B-B"

10 TYP. SECTIONS THROUGH RAILING
A-710 SCALE: 1 1/2" = 1'-0"

PROJECT NAME

VERGE MIXED-USE

PROJECT ADDRESS

16-20 MEDFORD ST
SOMERVILLE MA

CLIENT

SOMERVILLE LIVING LLC.

ARCHITECT

KDI ARCHITECTURE

KHALSA DESIGN, INCORPORATED
17 IVALOO STREET SUITE 400
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TELEPHONE: 617-591-8682

CONSULTANTS:

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REGISTRATION

REGISTERED ARCHITECT · RYAN M. CARRIERE · 9572 · BURLINGTON MA · COMMONWEALTH OF MASSACHUSETTS

Project number	20028
Date	12/05/2023
Drawn by	Author
Checked by	Checker
Scale	1" = 1'-0"

REVISIONS

No.	Description	Date
3	Additional Sheets	11/29/2023

Stair Details

A-711

VERGE MIXED-USE

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CASEMENT WINDOW ENERGY REQUIREMENTS

Calculation based on ISO 10077-2, EN 673, EN 410

Product name: **Intus Supera CW Casement** — Center-of-glass properties

ASHRAE/IECC /DOE North American Climate Zone	South-facing	North, East, West - facing	Whole-window installed U-value W/m2K	Whole-window installed U-value BTU/hr.ft2.F	Guardian SN51_28_4x18Arx4x18ArxCG4 No Grids SHGC	Ucog-Value W/m2K	Ucog-Value BTU/hr.ft2.F
Climate specific recommendations:							
8			0.97	0.17	0.233	0.648	0.114
7			0.95	0.17	0.233	0.612	0.108
6			0.91	0.16	0.233	0.558	0.098
5			0.90	0.16	0.233	0.542	0.096
4		☑	0.88	0.15	0.233	0.515	0.091
Marine North		☑	0.88	0.15	0.233	0.512	0.090
Marine South	☑	☑	0.88	0.15	0.233	0.516	0.091
3	☑	☑	0.88	0.15	0.233	0.514	0.091
2 West	☑	☑	0.89	0.16	0.233	0.525	0.093
2 East	☑	☑	0.89	0.16	0.233	0.525	0.093

Intus Supera CW Casement Swisspacer Ultimate	FRAME Frame height mm	in	U-frame W/m2K	U-frame BTU/hr.ft2.F	Psi-spacer Ψ W/mK	Psi-spacer Ψ BTU/hr.ft.F	Psi-opaque W/mK
Head	116	4.58	1.29	0.23	0.017	0.010	0.182
Sill	116	4.58	1.29	0.23	0.017	0.010	BTU/hr.ft.F
left jamb	116	4.58	1.28	0.23	0.018	0.010	0.105
right jamb	116	4.58	1.28	0.23	0.018	0.010	Grade C

Valid through June 2021

FIXED WINDOW ENERGY REQUIREMENTS

Calculation based on ISO 10077-2, EN 673, EN 410

Product name: **Intus Supera CW Fixed** — Center-of-glass properties

ASHRAE/IECC /DOE North American Climate Zone	South-facing	North, East, West - facing	Whole-window installed U-value W/m2K	Whole-window installed U-value BTU/hr.ft2.F	Guardian SN51_28_4x18Arx4x18ArxCG4 No Grids SHGC	Ucog-Value W/m2K	Ucog-Value BTU/hr.ft2.F
Climate specific recommendations:							
8			0.87	0.15	0.233	0.648	0.114
7			0.85	0.15	0.233	0.612	0.108
6			0.80	0.14	0.233	0.558	0.098
5		☑	0.79	0.14	0.233	0.542	0.096
4		☑	0.77	0.13	0.233	0.515	0.091
Marine North		☑	0.76	0.13	0.233	0.512	0.090
Marine South	☑	☑	0.77	0.14	0.233	0.516	0.091
3	☑	☑	0.77	0.13	0.233	0.514	0.091
2 West	☑	☑	0.77	0.14	0.233	0.525	0.093
2 East	☑	☑	0.77	0.14	0.233	0.525	0.093

Intus Supera CW Fixed Swisspacer Ultimate	FRAME Frame height mm	in	U-frame W/m2K	U-frame BTU/hr.ft2.F	Psi-spacer Ψ W/mK	Psi-spacer Ψ BTU/hr.ft.F	Psi-opaque W/mK
Head	66	2.61	1.19	0.21	0.018	0.011	0.101
Sill	66	2.61	1.19	0.21	0.018	0.011	BTU/hr.ft.F
left jamb	66	2.61	1.16	0.20	0.019	0.011	0.058
right jamb	66	2.61	1.16	0.20	0.019	0.011	Grade A

Valid through June 2021

WINDOWS NOTE:

1. ALL PENETRATIONS, OPENINGS, JOINTS AND SEAMS IN THE BUILDING ENVELOPE MUST BE SEALED MATERIALS THAT CAN BE USED INCLUDE: CAULKING, GASKETING, TAPES, SEALANTS WRAPPING MATERIAL. SEALING MATERIALS SPANNING JOINTS BETWEEN DISSIMILAR MATERIALS MUST ALLOW FOR EXPANSION AND CONTRACTION.
2. ALL WINDOWS TO HAVE OPENING CONTROL DEVICE TO COMPLY TO IBC 2015 SECTION 1015.8.
   IBC 2015: 1015.8 Window Openings
   Windows in Group R-2 and R-3 buildings including dwelling units, where the top of the sill of an operable window opening is located less than 36 inches above the finished floor and more than 72 inches (1829 mm) above the finished grade or other surface below on the exterior of the building, shall comply with one of the following:
   1. Operable windows where the top of the sill of the opening is located more than 75 feet (22 860 mm) above the finished grade or other surface below and that are provided with window fall prevention devices that comply with ASTM F2006.
   2. Operable windows where the openings will not allow a 4-inch-diameter (102 mm) sphere to pass through the opening when the window is in its largest opened position.
   3. Operable windows where the openings are provided with window fall prevention devices that comply with ASTM F2090.
   4. Operable windows that are provided with window opening control devices that comply with Section 1015.8.1.

   1015.8.1 Window Opening Control Devices
   Window opening control devices shall comply with ASTM F2090. The window opening control device, after operation to release the control device allowing the window to fully open, shall not reduce the minimum net clear opening area of the window unit to less than the area required by Section 1030.2.
3. BEDROOM WINDOWS TO COMPLY WITH EMERGENCY ESCAPE AND RESCUE MINIMUM OPENING AREA, HEIGHT & WIDTH AS REQUIRED BY THE IBC 2015 (MA AMENDMENTS).
   Minimum net clear opening = 5.7 sf
   Minimum net clear opening height = 24"
   Minimum net clear opening width = 20"
   Maximum height @ bottom of clear opening measured from the floor = 44"
4. CONTRACTOR TO REVIEW AND VERIFY ALL WINDOWS WITH OWNER AND ARCHITECT PRIOR TO ORDER AND INSTALLATION.
5. USE MANUFACTURER SPEC'S AND INSTALLATION MANUAL FOR ALL WINDOWS. SHOP DRAWINGS TO BE PROVIDED AS REQUIRED.

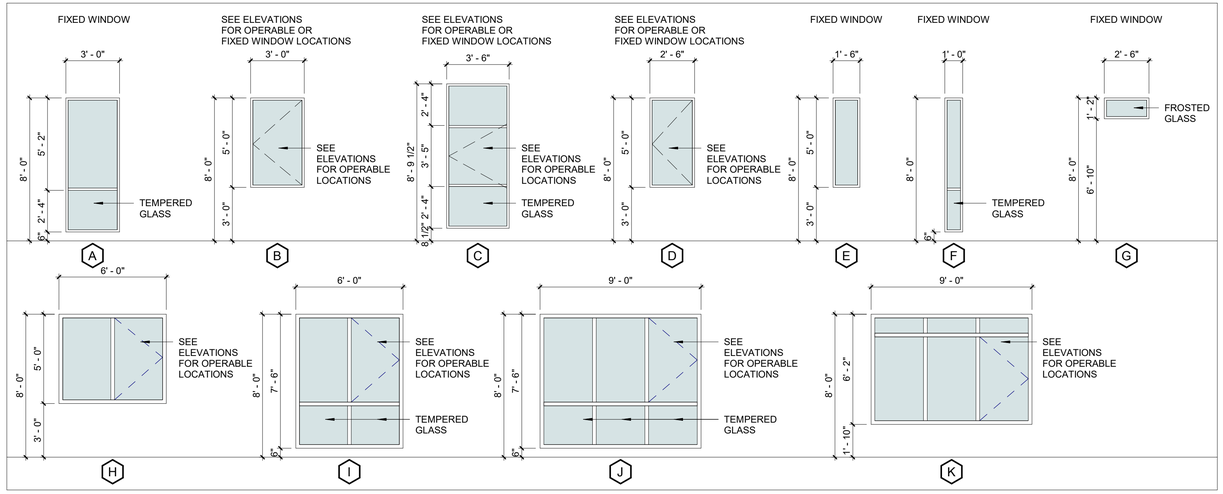
6. ALL WINDOWS TO BE TRIPLE GLAZED & HAVE PHIUS CERTIFICATION

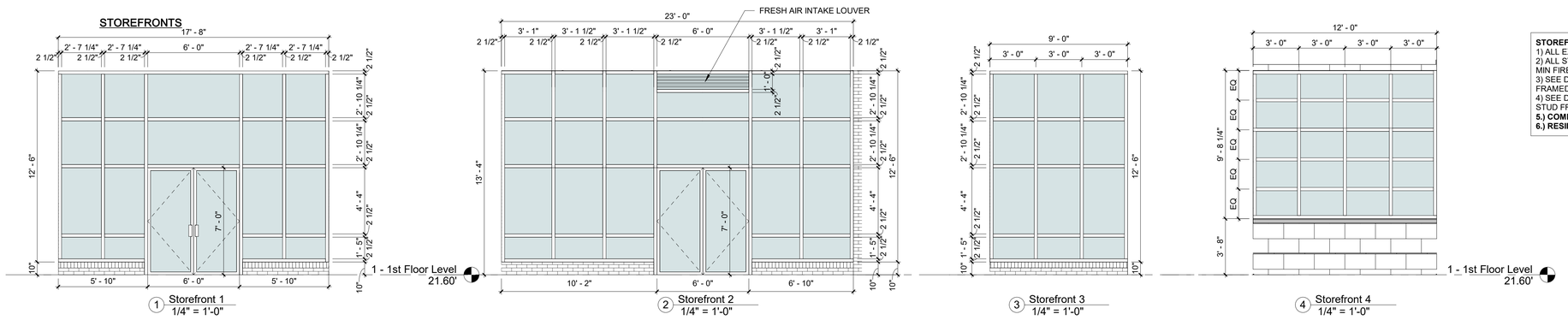
CASEMENT WINDOWS:
U VALUE TOTAL= 0.16 Maxmimum
SHGC= 0.233
CENTER OF GLASS U-VALUE= 0.096 OR BETTER
FRAME U-VALUE= 0.23 OR BETTER
GLASS SPACER U-VALUE= 0.010 OR BETTER

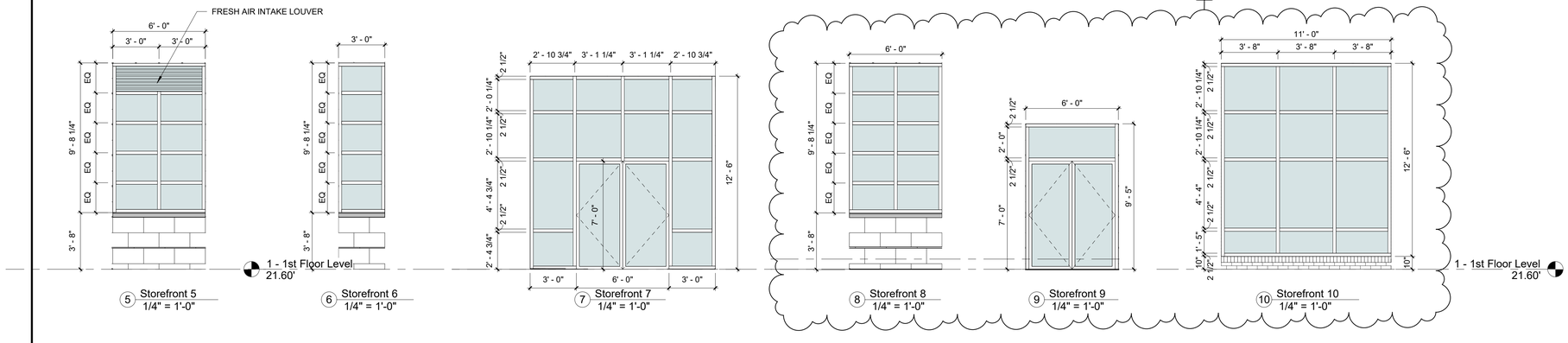
FIXED WINDOWS:
U VALUE TOTAL= 0.14 Maxmimum
SHGC= 0.233
CENTER OF GLASS U-VALUE= 0.096 OR BETTER
FRAME U-VALUE= 0.20/0.21 OR BETTER
GLASS SPACER U-VALUE= 0.011 OR BETTER

Window Schedule

Type Mark	Size Width	Size Height	Egress	Detail Head	Detail Jamb	Detail Sill	Comments
A	3' - 0"	7' - 6"		1 /A-804	2 /A-804	3 /A-804	FIXED WINDOW
B	3' - 0"	5' - 0"	YES	1& 4/ A-804	2 & 5/ A-804	3 & 6 / A-804	FIXED OR OPERABLE
C	3' - 6"	8' - 1"	YES	1 /A-804	2 /A-804	3 /A-804	FIXED OR OPERABLE
D	2' - 6"	5' - 0"		1 /A-804	2 /A-804	3 /A-804	FIXED OR OPERABLE
E	1' - 6"	5' - 0"		1 /A-804	2 /A-804	3 /A-804	FIXED WINDOW
F	1' - 0"	7' - 6"		1 /A-804	2 /A-804	3 /A-804	FIXED WINDOW
G	2' - 6"	1' - 2"		1 /A-804	2 /A-804	3 /A-804	FIXED FROSTED WINDOW
H	6' - 0"	5' - 0"	YES	1& 4/ A-804	5/ A-804	6 /A-804	
I	6' - 0"	7' - 6"	YES	1 /A-804	2 /A-804	3 /A-804	
J	9' - 0"	7' - 6"	YES	1 /A-804	2 /A-804	3 /A-804	
K	9' - 0"	6' - 2"	YES	1 /A-804	2 /A-804	3 /A-804	







STOREFRONTS NOTES:
1) ALL EXTERIOR SOREFRONTS TO BE THERMALY BROKEN
2) ALL STOREFRONTS IN COMMON CORRIDOR REQUIRED TO HAVE EITHER 60 MIN FIRE RESISTIVE OR 45 MIN FIRE PROTECTIVE GLAZING
3) SEE DETAILS 17, 18 & 19/A-802 FOR INTERIOR STOREFRONTS IN METAL STUD FRAMED WALLS
4) SEE DETAILS 12, 16 & 20 /A-802 FOR INTERIOR STOREFRONTS IN WOOD STUD FRAMED WALLS
5.) COMMERCIAL SPACE STOREFRONT TO BE DOUBLE GLAZED.
6.) RESIDENTIAL SUPPORT AREA STOREFRONT TO BE TRIPLE GLAZED.

PROJECT NAME

VERGE MIXED-USE

PROJECT ADDRESS

16-20 MEDFORD ST
SOMERVILLE MA

CLIENT

SOMERVILLE LIVING LLC.

ARCHITECT

KDI ARCHITECTURE

KHALSA DESIGN, INCORPORATED
17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682

CONSULTANTS:

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REGISTRATION

REGISTERED ARCHITECT — KYA M. CARRIERE — 9572 — BURLINGTON MA — COMMONWEALTH OF MASSACHUSETTS

Project number	20028
Date	12/05/2023
Drawn by	Author
Checked by	Checker
Scale	1/4" = 1'-0"

REVISIONS

No.	Description	Date
1	Floor Plan Changes	11/07/2023

Window Schedule

A-800

VERGE MIXED-USE

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Door Schedule

DOOR TYPE	NOMINAL WIDTH	NOMINAL HEIGHT	Door Material	Door Finish	STYLE	THICKNESS	FIRE RATING	Frame Material	LOCATION	Comments
1	3' - 0"	7' - 0"	S.C. WD	STAINED	SINGLE HINGED	0' - 1 3/4"	20 Min.	METAL	UNIT ENTRY	TRUSTILE TMB1000
2	3' - 0"	7' - 0"	METAL	FACTORY	SINGLE HINGED	0' - 1 3/4"	90 Min.	METAL	STAIR- INTERIOR	VISION PANEL
3	3' - 0"	7' - 0"	S.C WD/ GLASS	PAINTED	SINGLE HINGED	0' - 1 3/4"		METAL	PACKAGE RM, FITNESS RM	PACKAGE ROOM & FITNESS ROOM
4	3' - 0"	7' - 0"	METAL	FACTORY	SINGLE HINGED	0' - 1 3/4"		METAL	UTILITY ROOM- EXTERIOR	INSULATED
5	6' - 0"	7' - 0"	S.C WD/ GLASS	PAINTED	DOUBLE HINGED	0' - 1 3/4"		METAL	REMOTE WORK/ FLEX ROOM/ VESTIBULE	
6	6' - 0"	7' - 0"	HOLLOW METAL	FACTORY	DOUBLE HINGED	0' - 1 3/4"	60 MIN.	METAL	UTILITY ROOM- INTERIOR	FLUSH
7	3' - 0"	7' - 0"	uPVC/ GLASS	FACTORY	SINGLE HINGED	0' - 1 3/4"		uPVC	EXTERIOR DOOR- ROOF DECK	INTUS SUPERA 83 PASSIVE
8	3' - 0"	7' - 0"	S.C. WD	PAINTED	SINGLE HINGED	0' - 1 3/4"		METAL	PUBLIC TOILET	FLUSH
9	3' - 0"	7' - 0"	METAL	FACTORY	SINGLE HINGED	0' - 1 3/4"	60 MIN.	METAL	UTILITY ROOM- INTERIOR	FLUSH
10	3' - 0"	7' - 0"	METAL	FACTORY	SINGLE HINGED	0' - 1 3/4"		METAL	STAIR, GARAGE & BIKE ROOM- EXTERIOR	INSULATED, VISION PANEL
11	3' - 0"	7' - 0"	METAL	FACTORY	DOUBLE HINGED	0' - 1 3/4"	90 Min.	METAL	FIRE PARTITION	TOTAL DOOR SYSTEM- DOUBLE EGRESS HOLD OPEN 90 DEGREES
U01	3' - 0"	6' - 8"	SC WD	PAINTED	SINGLE HINGED	0' - 1 3/4"		WD		TRUSTILE TS1000
U02	2' - 10"	6' - 8"	S.C. WD	PAINTED	SINGLE HINGED	0' - 1 3/4"		WD	BEDROOMS & BATHROOMS, LAUNDRY	TRUSTILE TS1000
U03	2' - 8"	6' - 8"	S.C. WD	PAINTED	SINGLE HINGED	0' - 1 3/4"		WD		TRUSTILE TS1000, LOUVER PROVIDED ABOVE ALL LAUNDRY CLOSET DOORS
U04	2' - 6"	6' - 8"	S.C. WD	PAINTED	SINGLE HINGED	0' - 1 3/4"		WD	CLOSET	TRUSTILE TS1000
U05	2' - 0"	6' - 8"	S.C. WD	PAINTED	SINGLE HINGED	0' - 1 3/4"		WD	CLOSET	TRUSTILE TS1000
U06	1' - 6"	6' - 8"	S.C. WD	PAINTED	SINGLE HINGED	0' - 1 3/4"		WD	CLOSET	TRUSTILE TS1000
U07	4' - 0"	6' - 8"	S.C. WD	PAINTED	DOUBLE HINGED	0' - 1 3/4"		WD	CLOSET	TRUSTILE TS1000
U08	5' - 0"	6' - 8"	S.C. WD	PAINTED	DOUBLE HINGED	0' - 1 3/4"		WD	LAUNDRY/ MECH. CLOSET	TRUSTILE TS1000
U09	4' - 0"	6' - 8"	S.C. WD	PAINTED	SLIDING DOOR	0' - 1 3/4"		WD	CLOSET	TRUSTILE TS1000
U10	5' - 0"	6' - 8"	S.C. WD	PAINTED	SLIDING DOOR	0' - 1 3/4"		WD	CLOSET	TRUSTILE TS1000
U11	6' - 0"	6' - 8"	S.C. WD	PAINTED	SLIDING DOOR	0' - 1 3/4"		WD	CLOSET	TRUSTILE TS1000
U12	3' - 0"	6' - 8"	S.C. WD	PAINTED	POCKET DOOR	0' - 1 1/2"		WD	BATH, CLOSET	TRUSTILE TS1000
U13	6' - 0"	6' - 8"	S.C. WD	PAINTED	DOUBLE HINGED	0' - 1 3/4"		WD	CLOSET	TRUSTILE TS1000
U14	9' - 0"	8' - 0"	uPVC/ GLASS	FACTORY	PATIO DOOR WITH FIXED PANELS	0' - 1 3/4"		uPVC	BALCONY	INTUS SUPERA 83 PASSIVE
U15	3' - 0"	8' - 0"	uPVC/ GLASS	FACTORY	PATIO DOOR- SINGLE HINGED	0' - 1 3/4"		uPVC	BALCONY	INTUS SUPERA 83 PASSIVE

DOOR NOTES:
1) REFER TO PLANS FOR DIRECTION OF DOOR SWINGS.
2) DOOR HARDWARE AS PER CONSULTANT SCHEDULE.
3.) **EXTERIOR GLAZED DOORS**
U VALUE TOTAL= 0.19 Maxmimum
SHGC= 0.523
CENTER OF GLASS U-VALUE= 0.113 OR BETTER
FRAME U-VALUE= 0.26 HEAD & JAMB/ 0.35 SILL- OR BETTER
GLASS SPACER U-VALUE= 0.011 OR BETTER

GLAZED DOOR ENERGY REQUIREMENTS

Calculation based on ISO 10077-2, EN 673, EN 410

Product name: **Intus Supera Inswing Door 8097 sm sash std thresh up to 86** — Center-of-glass properties

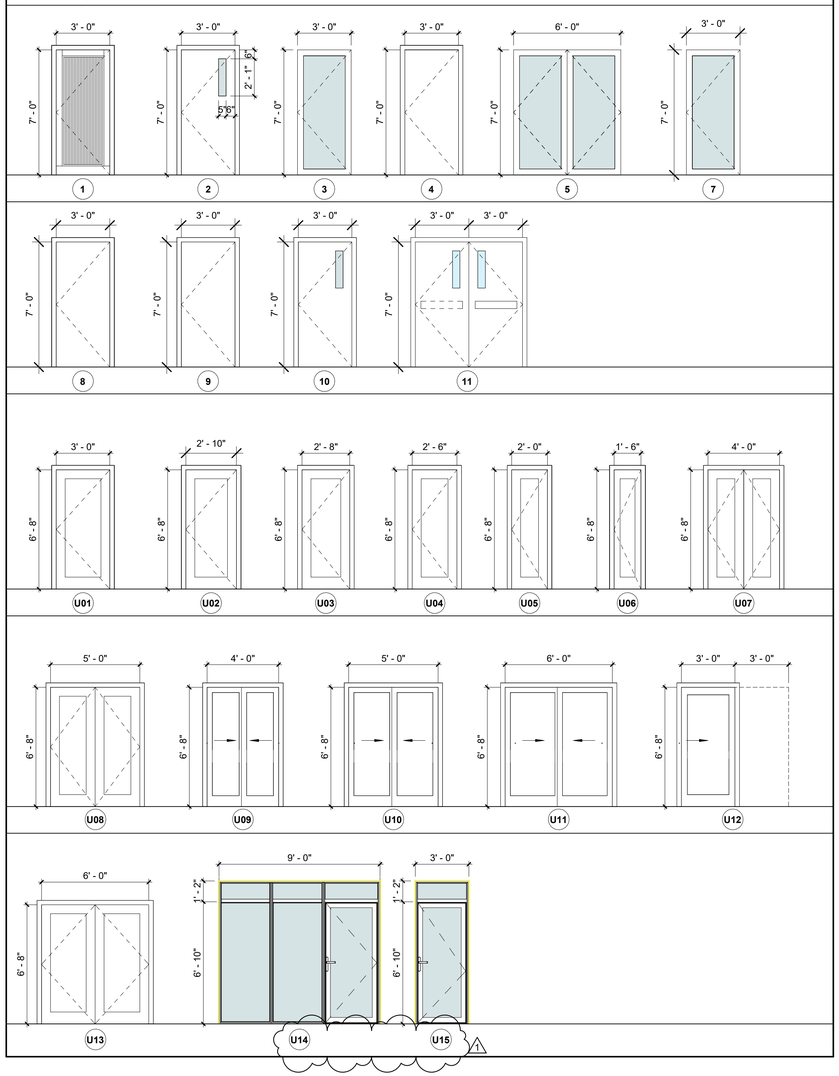
Guardian Prem4 x 12Ar x 4 x 18Ar x Prem4 No Grids

ASHRAE/IECC /DOE North American Climate Zone	South-facing	North, East, West - facing	Whole-window installed U-value W/m2K	Whole-window installed U-value BTU/hr.ft2.F	SHGC	Ucog-Value W/m2K	Ucog-Value BTU/hr.ft2.F
Climate specific recommendations:							
8			1.10	0.19	0.523	0.676	0.119
7			1.09	0.19	0.523	0.665	0.117
6			1.08	0.19	0.523	0.645	0.114
5			1.07	0.19	0.523	0.639	0.113
4			1.06	0.19	0.523	0.624	0.110
Marine North			1.06	0.19	0.523	0.621	0.109
Marine South			1.07	0.19	0.523	0.626	0.110
3			1.06	0.19	0.523	0.623	0.110
2 West			1.07	0.19	0.523	0.638	0.112
2 East			1.07	0.19	0.523	0.638	0.112

Intus Supera Inswing Door 80 Swisspacer Ultimate	FRAME Frame height mm	Frame height in	U-frame W/m2K	U-frame BTU/hr.ft2.F	Psi-spacer Ψ W/mK	Psi-spacer Ψ BTU/hr.ft.F	Psi-opaque W/mK
Head	128	5.04	1.48	0.26	0.020	0.011	0.233
Sill	102	4.02	1.96	0.35	0.020	0.011	BTU/hr.ft.F
left jamb	128	5.04	1.47	0.26	0.020	0.011	0.135
right jamb	128	5.04	1.47	0.26	0.020	0.011	Grade D

Valid through September 2022

UNIT DOOR LEGEND



PROJECT NAME

VERGE MIXED-USE

PROJECT ADDRESS

16-20 MEDFORD ST
SOMERVILLE MA

CLIENT

SOMERVILLE LIVING LLC.

ARCHITECT

KDI ARCHITECTURE

KHALSA DESIGN, INCORPORATED
17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682

CONSULTANTS:

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REGISTRATION

REGISTERED ARCHITECT — GRAHAM M. CARRIER — 9511 — BURLINGTON MA — COMMONWEALTH OF MASSACHUSETTS

Project number	20028
Date	12/05/2023
Drawn by	Author
Checked by	Checker
Scale	1/4" = 1'-0"

REVISIONS

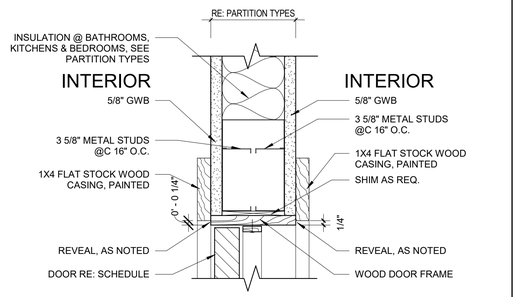
No.	Description	Date

Door Schedule

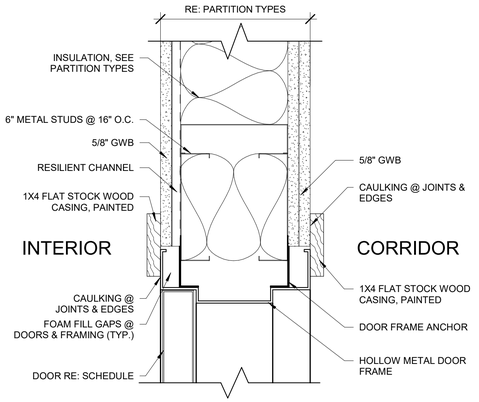
A-801

VERGE MIXED-USE

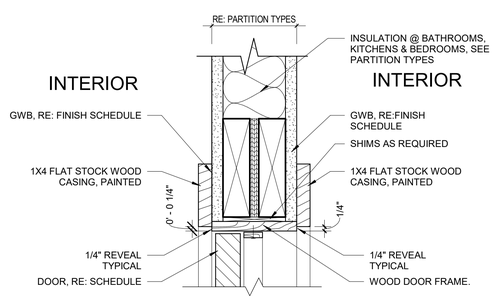
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1/25/2024 11:05:35 AM



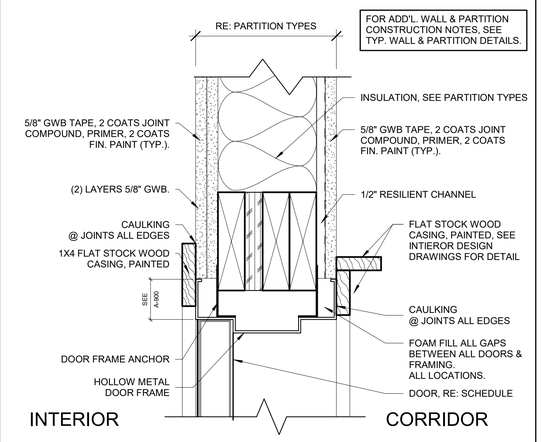
10 INTERIOR DOOR HEAD WOOD FRAME @ METAL STUD
Scale: 3"=1'-0"



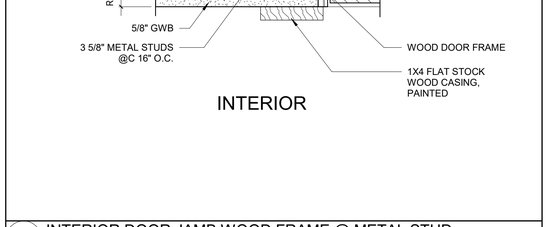
7 INTERIOR DOOR HEAD METAL FRAME FLUSH @ METAL STUD
Scale: 3"=1'-0"



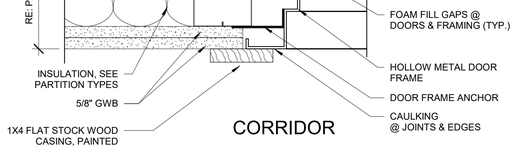
4 DOOR HEAD WOOD FRAME @ INT. WOOD STUD
Scale: 3"=1'-0"



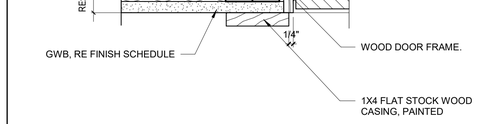
1 DOOR HEAD METAL FRAME @ INT. WOOD STUD TYP.
Scale: 3"=1'-0"



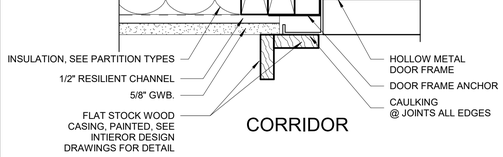
11 INTERIOR DOOR JAMB WOOD FRAME @ METAL STUD
Scale: 3"=1'-0"



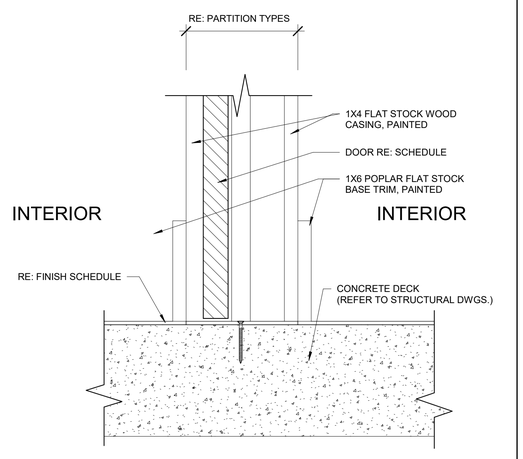
8 INTERIOR DOOR JAMB METAL FRAME FLUSH @ METAL STUD
Scale: 3"=1'-0"



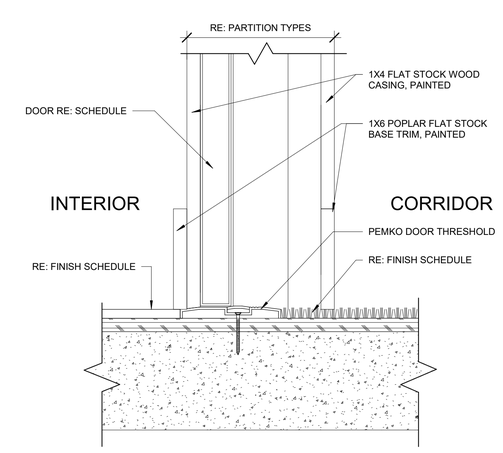
5 DOOR JAMB WOOD FRAME @ INT. WOOD STUD
Scale: 3"=1'-0"



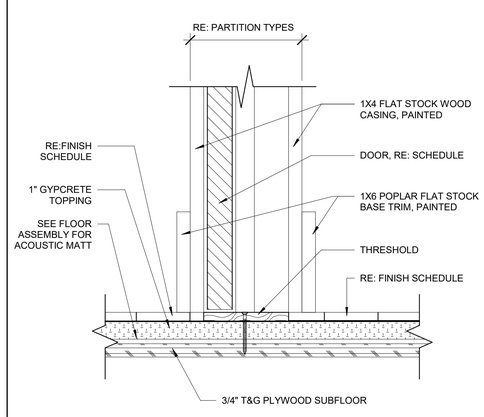
2 DOOR JAMB METAL FRAME @ WOOD STUD TYP.
Scale: 3"=1'-0"



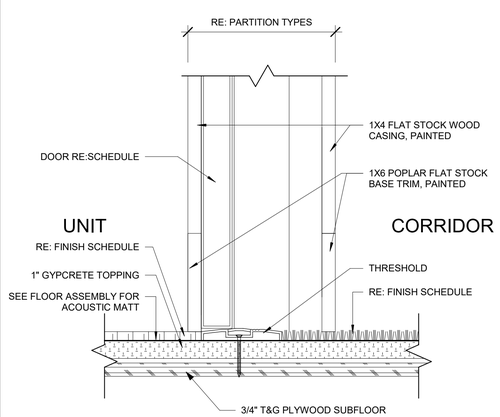
12 THRESHOLD DETAIL (UNIT INTERIOR DOOR)
Scale: 3"=1'-0"



9 THRESHOLD DETAIL (UNIT ENTRY)
Scale: 3"=1'-0"



6 THRESHOLD DETAIL (UNIT INTERIOR DOOR)
Scale: 3"=1'-0"



3 THRESHOLD DETAIL (UNIT ENTRY / PUBLIC DOOR)
Scale: 3"=1'-0"

PROJECT NAME

VERGE MIXED-USE

PROJECT ADDRESS

16-20 MEDFORD ST
SOMERVILLE MA

CLIENT

SOMERVILLE LIVING LLC.

ARCHITECT

KDI ARCHITECTURE

KHALSA DESIGN, INCORPORATED
17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682

CONSULTANTS:

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REGISTRATION

REGISTERED ARCHITECT · EVA M. CARRIERE · 9578 · BURLINGTON MA · COMMONWEALTH OF MASSACHUSETTS

Project number	20028
Date	12/05/2023
Drawn by	Author
Checked by	Checker
Scale	3" = 1'-0"

REVISIONS

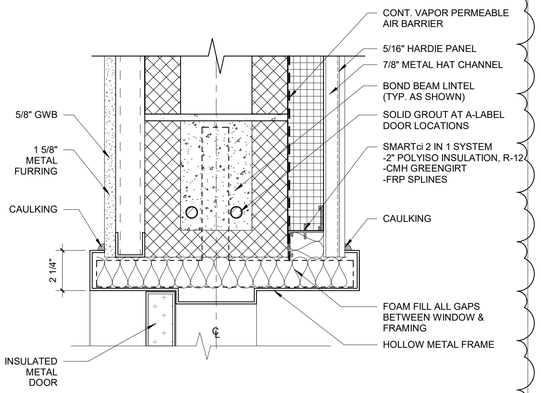
No.	Description	Date

Door Details

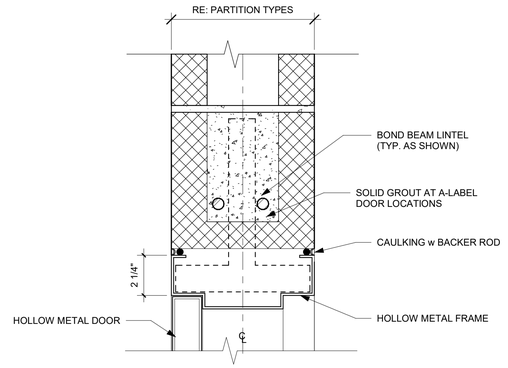
A-802

VERGE MIXED-USE

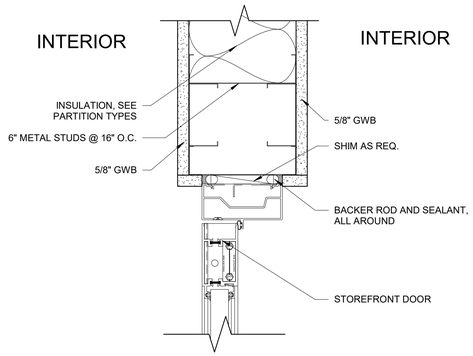
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1/25/2024 11:05:35 AM



7 DOOR HEAD METAL FRAME @ CMU W/ FINISH BOTH SIDE
Scale: 3"=1'-0"



4 DOOR HEAD METAL FRAME @ CMU
Scale: 3"=1'-0"

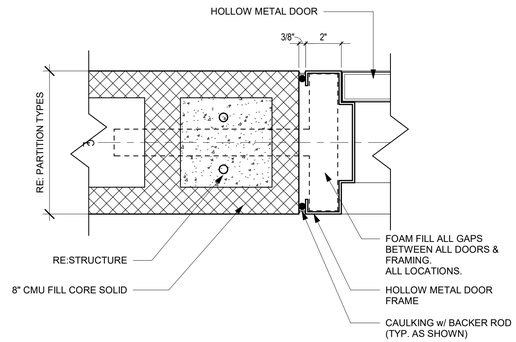


1 MAIN ENTRY INTERIOR HEAD @ METAL STUD
Scale: 3"=1'-0"

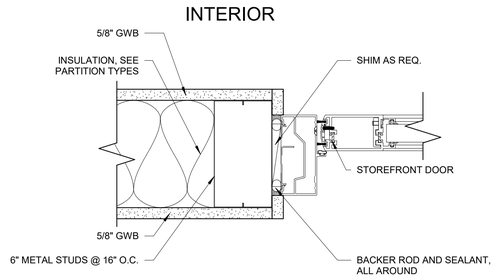
10 NOT USED
Scale: 3"=1'-0"

11 NOT USED
Scale: 3"=1'-0"

8 NOT USED
Scale: 3"=1'-0"



5 DOOR JAMB METAL FRAME @ CMU
Scale: 3"=1'-0"

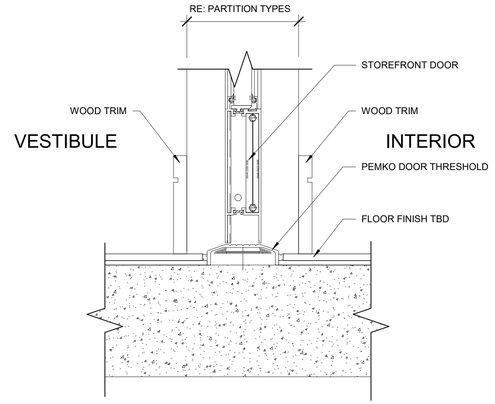


2 MAIN ENTRY INTERIOR JAMB @ METAL STUD
Scale: 3"=1'-0"

12 NOT USED
Scale: 3"=1'-0"

9 NOT USED
Scale: 3"=1'-0"

6 NOT USED
Scale: 3"=1'-0"



3 MAIN ENTRY INTERIOR SILL @ METAL STUD
Scale: 3"=1'-0"

PROJECT NAME

VERGE MIXED-USE

PROJECT ADDRESS

16-20 MEDFORD ST
SOMERVILLE MA

CLIENT

SOMERVILLE LIVING LLC.

ARCHITECT

KDI ARCHITECTURE

KHALSA DESIGN, INCORPORATED
17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682

CONSULTANTS:

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REGISTRATION

REGISTERED ARCHITECT · JAYA M. CARRIERE · 9576 · BURLINGTON MA · COMMONWEALTH OF MASSACHUSETTS

Project number	20028
Date	12/05/2023
Drawn by	Author
Checked by	Checker
Scale	3" = 1'-0"

REVISIONS

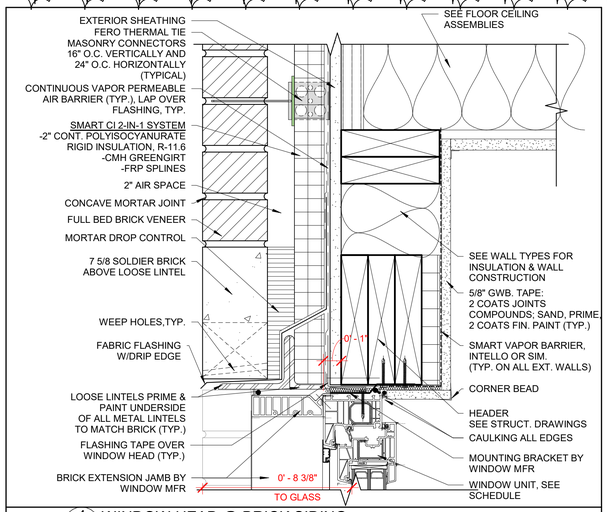
No.	Description	Date
5	Conforming Set	01/01/2024

Door Details

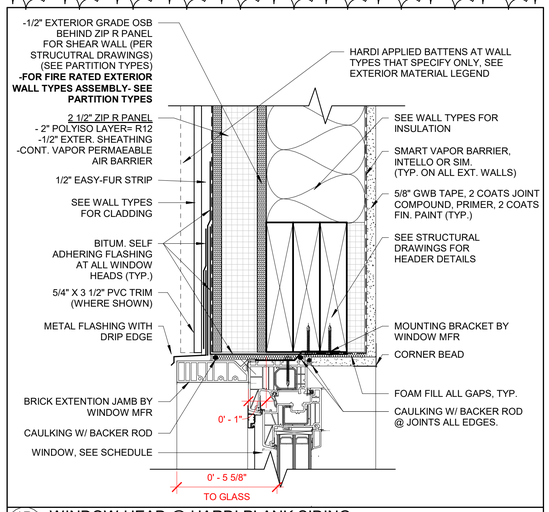
A-803

VERGE MIXED-USE

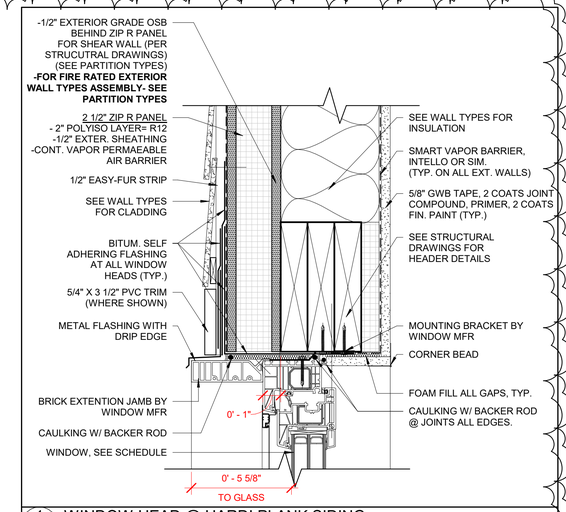
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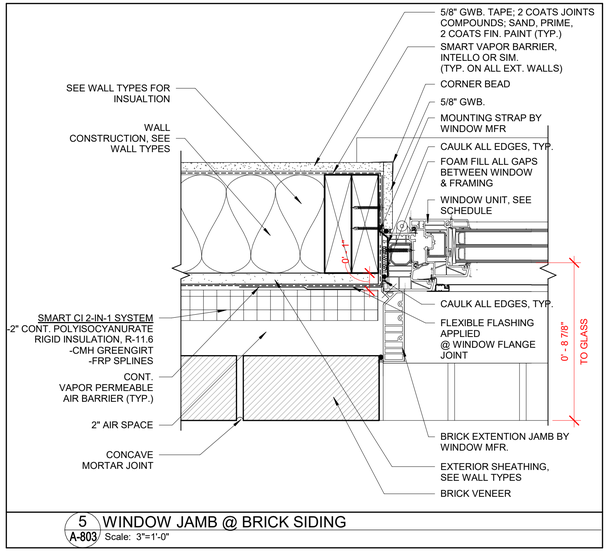
4 WINDOW HEAD @ BRICK SIDING
A-803 Scale: 3"=1'-0"



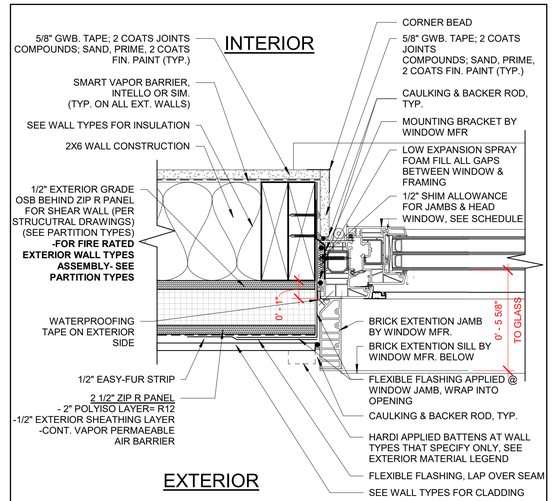
1B WINDOW HEAD @ HARDI PLANK SIDING
A-803 Scale: 3"=1'-0"



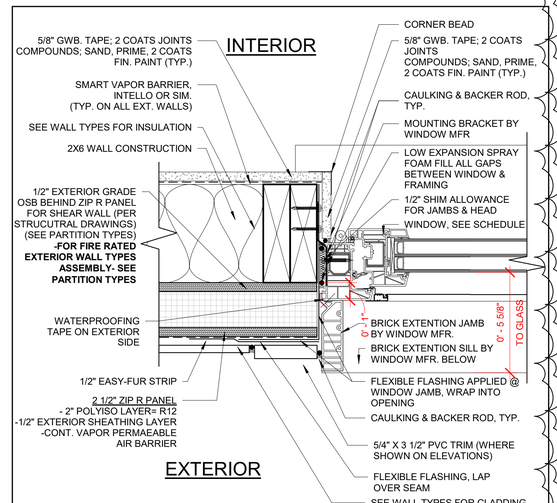
1 WINDOW HEAD @ HARDI PLANK SIDING
A-803 Scale: 3"=1'-0"



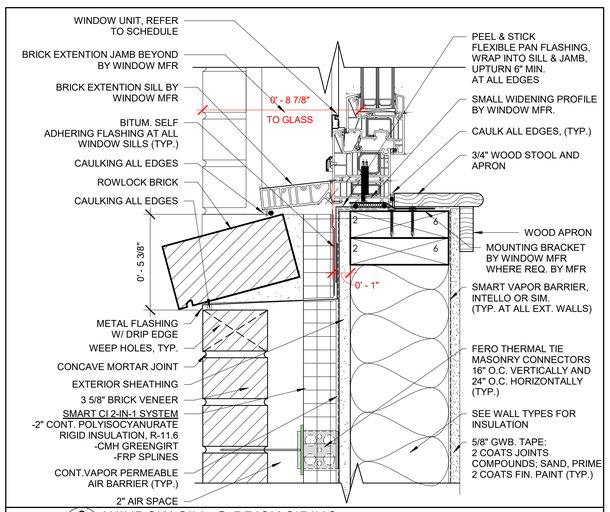
5 WINDOW JAMB @ BRICK SIDING
A-803 Scale: 3"=1'-0"



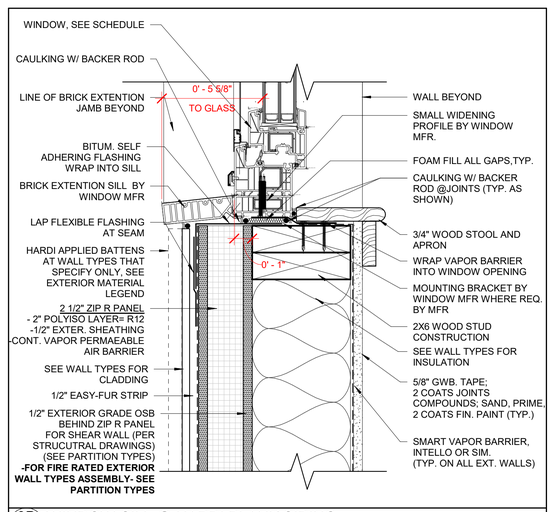
2B WINDOW JAMB @ HARDI PLANK SIDING
A-803 Scale: 3"=1'-0"



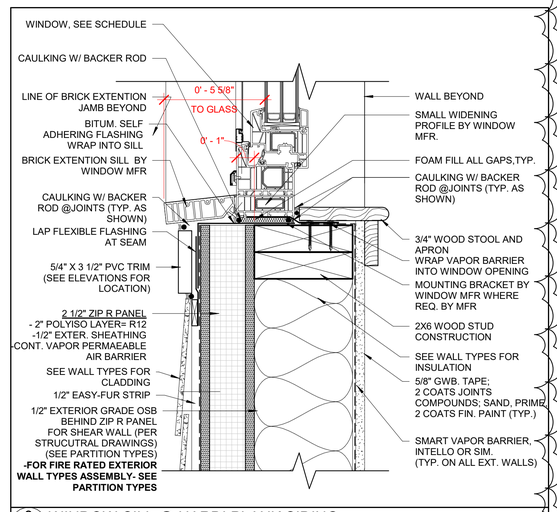
2 WINDOW JAMB @ HARDI PLANK SIDING
A-803 Scale: 3"=1'-0"



6 WINDOW SILL @ BRICK SIDING
A-803 Scale: 3"=1'-0"



3B WINDOW SILL @ HARDI PLANK SIDING
A-803 Scale: 3"=1'-0"



3 WINDOW SILL @ HARDI PLANK SIDING
A-803 Scale: 3"=1'-0"

PROJECT NAME

VERGE MIXED-USE

PROJECT ADDRESS

16-20 MEDFORD ST
SOMERVILLE MA

CLIENT

SOMERVILLE LIVING LLC.

ARCHITECT

KDI ARCHITECTURE

KHALSA DESIGN, INCORPORATED
17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682

CONSULTANTS:

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REGISTRATION

REGISTERED ARCHITECT · AYAM CARMEN · 9524 · BURLINGTON MA · COMMONWEALTH OF MASSACHUSETTS

Project number	20028
Date	12/05/2023
Drawn by	Author
Checked by	Checker
Scale	3" = 1'-0"

REVISIONS

No.	Description	Date
1	Floor Plan Changes	11/07/2023
5	Conforming Set	01/01/2024

Window Details

A-804

VERGE MIXED-USE

\\kg-server\Data\20\20028-Ugc-Medford & Bedford Streets\03 Drawings\01_ARCH_CD\2023.07.26_16-20 Medford St- Current Central_lcarriere@kgeast.com.rvt
1/25/2024 11:05:36 AM

NOTE:
1. FOR PARTITION CONSTRUCTION DETAILS REFER TO STRUCTURAL DWG'S.
THIS NOTE APPLIES TO ALL DETAILS SHOWN ON THIS SHEET.

Fire Partitions by Type, Location and Ratings for this Project:

Bearing exterior walls: Combustible construction with one hour fire ratings as required for Type VA construction. All Exterior Walls are Bearing.

Interior Bearing walls, columns and beams: Combustible materials with one-hour fire ratings as required for Type VA construction *except when supporting higher rated components such as two hour rated stair enclosures.*

Interior floor assemblies : Combustible with one-hour fire ratings as required for Type VA construction *except when supporting higher rated components such as two hour rated stair enclosures.*

Roof assembly: Combustible materials with one-hour fire rating as required for Type VA construction.

Shaft and stair enclosures: Two-hour *fire barrier walls* for shaft and stair enclosures connecting four or more floors. This applies to the Trash Chute, all three Stairs and the Elevators. The supporting construction for two-hour fire barriers would also be required to have a two-hour rating.

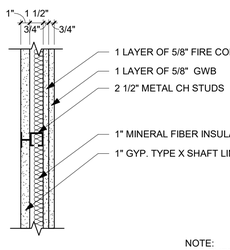
Dwelling unit-to-Corridor separations: One-hour fire partitions when Bearing. All Corridor walls in this Project are one hour Bearing.

Dwelling unit-to-dwelling unit wall separations: One-hour fire partitions when non-bearing and one-hour fire partitions when Bearing. All such walls are Bearing in this Project.

Dwelling unit-to-dwelling unit floor separations: One-hour fire rated floor assemblies *except when supporting high rated components such as two hour rated stair enclosures.*

When Floor Assembly Penetrations are required for ducts:
In addition to other requirements calling for certified and listed radiance dampers in ceilings, provide annular space protection around ducts that penetrate not more than one rated floor assembly with an approved noncombustible material that resists the free passage of flame and products of combustion and provide a fire damper at the plane of the floor assembly penetrated.
(708.10, 716.6.3(3))

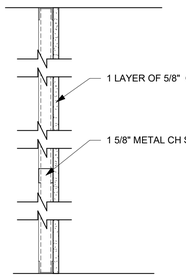
See also:
Drawing A-010 and A-800 for additional Code and Fire Information



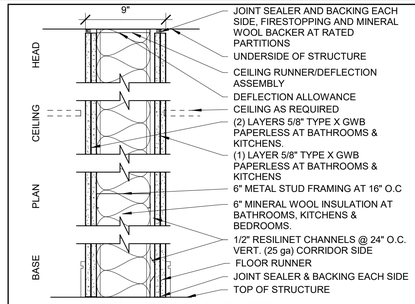
NOTE:
USE OVERSIZED ASCUTIONS FOR STAIR RAILING ATTACHMENT TO DISTRIBUTE LOAD AT WALL BOARD.

CAULKING TYP. AT THE BASE AND HEAD

11 TYPICAL SHAFT WALL - 2HR FIRE RATED
SCALE: 1 1/2" = 1'-0" — 2 HR Rating UL# U438 STC: 50

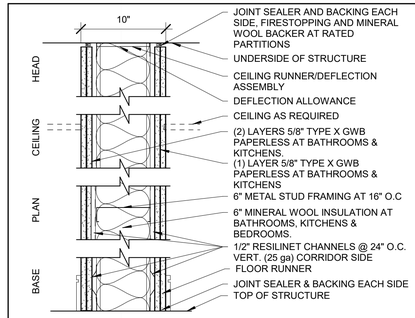


10 TYPICAL FURRING WALL
SCALE: 1 1/2" = 1'-0" — NOT RATED



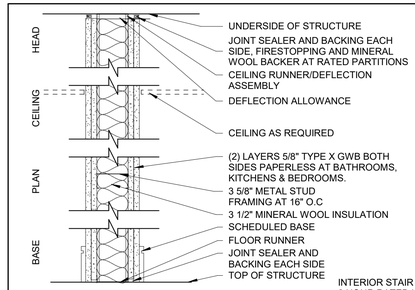
9 — INTERIOR PARTITION - 6" METAL STUD WALL.
BATH & KITCHEN SIDE SHALL HAVE A FINISH LAYER OF M.R. GWB.
2 HOUR RATED (WP 3820)
STC: 55 TO 59

9 PARTITION TYPE 9 - PARTITION WALL
SCALE: 1 1/2" = 1'-0"

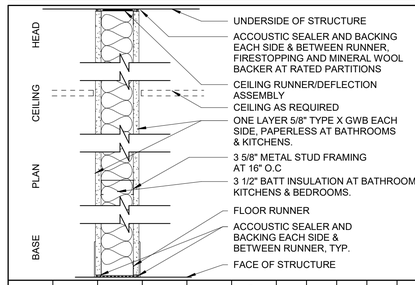


8 — INTERIOR PARTITION - 6" METAL STUD WALL.
BATH & KITCHEN SIDE SHALL HAVE A FINISH LAYER OF M.R. GWB.
2 HOUR RATED (WP 3820) 1HOUR REQUIRED
STC: 55 TO 59

8 PARTITION TYPE 8 - PARTITION WALL
SCALE: 1 1/2" = 1'-0"

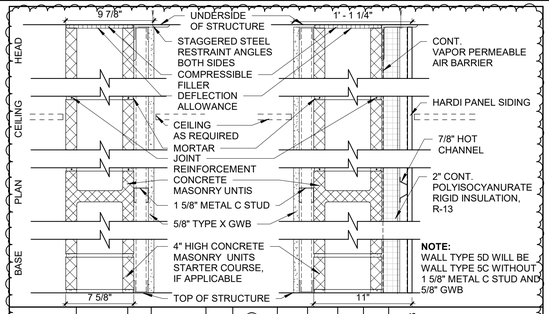


7 PARTITION TYPE 7 - STAIR PARTITION WALL
SCALE: 1 1/2" = 1'-0"



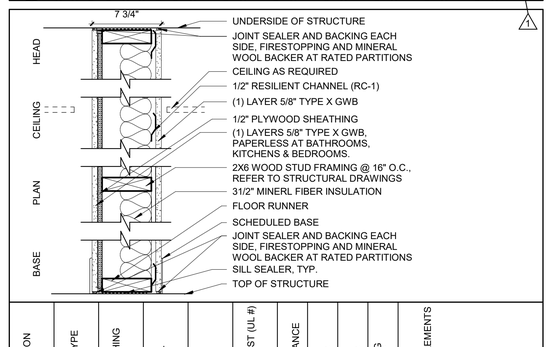
PARTITION TYPE	STUD TYPE	SHEATHING TYPE	ACTUAL WIDTH	FILL	FIRE TEST (UL #)	FIRE RESISTANCE	STC RATING	IIC RATING	LIMITING HEIGHT	OTHER REQUIREMENTS
6B	6" METAL STUD	5/8" TYPE "X" GWB	7 1/4"	3 1/2" BATT	UL# U419	1 HR	STC 53	-	16'-4"	PAPERLESS GWB ON BATH AND KITCHEN SIDE
6A	3 5/8" METAL STUD	5/8" TYPE "X" GWB	4 1/4"	-	-	-	-	-	16'-4"	ONE LAYER GWB ONE SIDE
6	3 5/8" METAL STUD	5/8" TYPE "X" GWB	4 7/8"	3 1/2" BATT	UL# U419	1 HR	STC 53	-	16'-4"	PAPERLESS GWB ON BATH AND KITCHEN SIDE

6 PARTITION TYPE 6 - 1 HR FIRE RATED DEMISING WALL
SCALE: 1 1/2" = 1'-0"



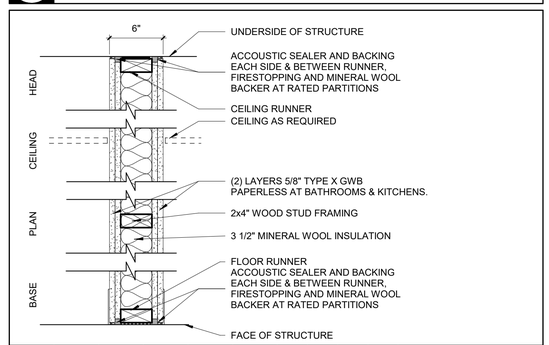
PARTITION TYPE	STUD TYPE	SHEATHING TYPE	ACTUAL WIDTH	FILL	FIRE TEST (UL #)	FIRE RESISTANCE	STC RATING	IIC RATING	LIMITING HEIGHT	OTHER REQUIREMENTS
5C 5D	8" CMU	-	5C 1'-1 1/4" 5D 11"	-	UL# 905 SIM.	2 HR	STC 48	-	-	IN TYPE 5D ADD ON EXTERIOR SIDE 2" RIGID, 7/8" HAT CHANNEL AND 7/16" PVC PANEL
5B	8" CMU	-	10 1/2"	-	UL# 905 SIM.	2 HR	STC 48	-	-	FOR TYPE 5B ADD ANOTHER LAYER OF 5/8" GWB ON TYPE 5A
5A	8" CMU	-	9 7/8"	-	UL# 905 SIM.	2 HR	STC 48	-	-	FOR TYPE 5A ADD 1 5/8" METAL STUD AND 5/8" GWB ONE SIDE ON TYPE 5
5	8" CMU	-	7 5/8"	-	UL# 905	2 HR	STC 48	-	-	HOLLOW STC 48 GROUT FILLED STC 55

5 ELEVATOR PARTITION TYPE - 2 HR FIRE RATED WALL
SCALE: 1 1/2" = 1'-0"



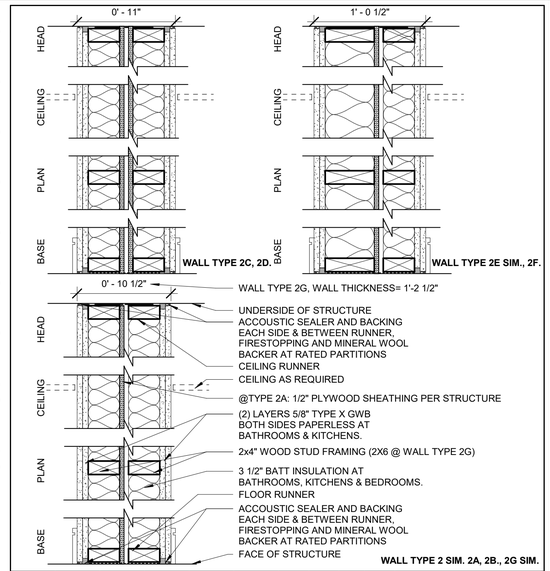
PARTITION TYPE	STUD TYPE	SHEATHING TYPE	ACTUAL WIDTH	FILL	FIRE TEST (UL #)	FIRE RESISTANCE	STC RATING	IIC RATING	LIMITING HEIGHT	OTHER REQUIREMENTS
4B	2X6	5/8" TYPE "X" GWB	9"	3 1/2" BATT	UL# U311 SIM.	2 HR	STC 50-54	-	16'-4"	IN TYPE 4 ADD ONE LAYER OF 5/8" GWB EACH SIDE MR GWB @ BATH AND KITCHEN SIDE
4A	2X6	5/8" TYPE "X" GWB	7 7/8"	3 1/2" BATT	UL# U311 SIM.	1 HR	STC 50-54	-	16'-4"	REPLACE 1/2" SHEATHING WITH 5/8" GWB. MR GWB @ BATH AND KITCHEN SIDE
4	2X6	5/8" TYPE "X" GWB	7 3/4"	3 1/2" BATT	UL# U311 SIM.	1 HR	STC 50-54	-	16'-4"	MR GWB @ BATH AND KITCHEN SIDE

4 PARTITION TYPE 4 - CORRIDOR WALL
SCALE: 1 1/2" = 1'-0"



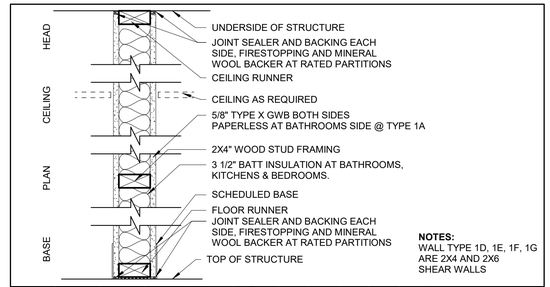
PARTITION TYPE	STUD TYPE	SHEATHING TYPE	ACTUAL WIDTH	FILL	FIRE TEST (UL #)	FIRE RESISTANCE	STC RATING	IIC RATING	LIMITING HEIGHT	OTHER REQUIREMENTS
3A	2X6	5/8" TYPE "X" GWB	8"	3 1/2" BATT	UL# U334	2 HR	STC 62	-	16'-4"	MR GWB @ BATH AND KITCHEN SIDE
3	2X4	5/8" TYPE "X" GWB	6"	3 1/2" BATT	UL# U334	2 HR	STC 62	-	16'-4"	MR GWB @ BATH AND KITCHEN SIDE

3 PARTITION TYPE 3 - 2 HR FIRE RATED DEMISING WALL @ STAIRS
SCALE: 1 1/2" = 1'-0"



PARTITION TYPE	STUD TYPE	SHEATHING TYPE	ACTUAL WIDTH	FILL	FIRE TEST (UL #)	FIRE RESIS.	STC RATING	IIC RATING	LIMITING HEIGHT	OTHER REQ.
2G	2 (2X6)	5/8" TYPE "X" GWB	1' - 2 1/2"	3 1/2" BATT	UL# U341	1 HR	STC 56	-	16'-4"	ADD 1/2" SHEATHING AT ONE SIDE
2F	1 (2X4) 1 (2X6)	5/8" TYPE "X" GWB	1' - 0 1/2"	3 1/2" BATT	UL# U341	1 HR	STC 56	-	16'-4"	ADD 1/2" SHEATHING AT 2X4 WALL INSIDE. 2 HR WALL 1 HR REQUIRED
2E	1 (2X4) 1 (2X6)	5/8" TYPE "X" GWB	1' - 0 1/2"	3 1/2" BATT	UL# U341	1 HR	STC 56	-	16'-4"	2 HR WALL 1 HR REQUIRED
2D	2 (2X4)	5/8" TYPE "X" GWB	11"	3 1/2" BATT	UL# U341	2 HR	STC 56	-	16'-4"	ADD 1/2" SHEATHING AT BOTH SIDES 2 HR WALL (SHEAR WALL)
2C	2 (2X4)	5/8" TYPE "X" GWB	11"	3 1/2" BATT	UL# U341	1 HR	STC 56	-	16'-4"	ADD 1/2" SHEATHING AT BOTH SIDES 2 HR WALL 1 HR REQUIRED (SHEAR WALL)
2B	2 (2X4)	5/8" TYPE "X" GWB	10 1/2"	3 1/2" BATT	UL# U341	2 HR	STC 56	-	16'-4"	ADD 1/2" SHEATHING AT ONE SIDE 2 HR WALL (SHEAR WALL)
2A	2 (2X4)	5/8" TYPE "X" GWB	10 1/2"	3 1/2" BATT	UL# U341	1 HR	STC 56	-	16'-4"	ADD 1/2" SHEATHING AT ONE SIDE 2 HR WALL 1 HR REQUIRED (SHEAR WALL)
2	2 (2X4)	5/8" TYPE "X" GWB	10 1/2"	3 1/2" BATT	UL# U341	1 HR	STC 56	-	16'-4"	2 HR WALL 1 HR REQUIRED

2 PARTITION TYPE 2 - 1 HR FIRE RATED DEMISING WALL
SCALE: 1 1/2" = 1'-0"



NOTES:
WALL TYPE 1D, 1E, 1F, 1G ARE 2X4 AND 2X6 SHEAR WALLS

PARTITION TYPE	STUD TYPE	SHEATHING TYPE	ACTUAL WIDTH	FILL	FIRE TEST (UL #)	FIRE RESISTANCE	STC RATING	IIC RATING	LIMITING HEIGHT	OTHER REQUIREMENTS
1G	2X6	5/8" GWB	6 5/8"	3 1/2" BATT	UL# U305	-	-	-	16'-4"	ADD 1/2" SHEATHING. DELETE GWB AT ONE SIDE MR GWB @ BATH AND KITCHEN SIDE.
1F	2X6	5/8" GWB	7 1/4"	3 1/2" BATT	UL# U305	1 HR	-	-	16'-4"	ADD 1/2" SHEATHING. MR GWB @ BATH AND KITCHEN SIDE.
1E	2X4	5/8" GWB	4 5/8"	3 1/2" BATT	UL# U305	-	-	-	16'-4"	ADD 1/2" SHEATHING. DELETE GWB AT ONE SIDE MR GWB @ BATH AND KITCHEN SIDE.
1D	2X4	5/8" GWB	5 1/4"	3 1/2" BATT	UL# U305	-	-	-	16'-4"	ADD 1/2" SHEATHING. MR GWB @ BATH AND KITCHEN SIDE.
1C	2X6	5/8" GWB	6 1/8"	3 1/2" BATT	UL# U305	-	-	-	16'-4"	DELETE GWB AT INSIDE FACE OF STUD. MR GWB @ BATH AND KITCHEN SIDE.
1B	2X6	5/8" GWB	6 3/4"	3 1/2" BATT	UL# U305	-	-	-	16'-4"	MR GWB @ BATH AND KITCHEN SIDE
1A	2X4	5/8" GWB	4 1/8"	3 1/2" BATT	UL# U305	-	-	-	16'-4"	DELETE GWB AT INSIDE FACE OF STUD. MR GWB @ BATH AND KITCHEN SIDE.
1	2X4	5/8" GWB	4 3/4"	3 1/2" BATT	UL# U305	-	-	-	16'-4"	MR GWB @ BATH AND KITCHEN SIDE

1 PARTITION TYPE 1 - INTERIOR WALL
SCALE: 1 1/2" = 1'-0"

PROJECT NAME
VERGE MIXED-USE

PROJECT ADDRESS
16-20 MEDFORD ST
SOMERVILLE MA

CLIENT
SOMERVILLE LIVING LLC.

ARCHITECT
KDI ARCHITECTURE
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CONSULTANTS:

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REGISTRATION
REGISTERED ARCHITECT — GRAHAM M. CARRIERE — 9577 — BURLINGTON MA — COMMONWEALTH OF MASSACHUSETTS

Project number	20028
Date	12/05/2023
Drawn by	Author
Checked by	Checker
Scale	1 1/2" = 1'-0"

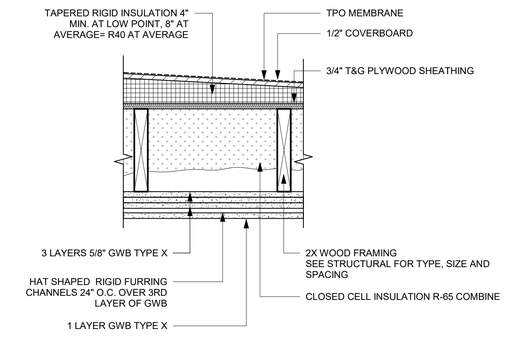
REVISIONS

No.	Description	Date
1	Floor Plan Changes	11/07/2023

Partition Types

A-810
VERGE MIXED-USE

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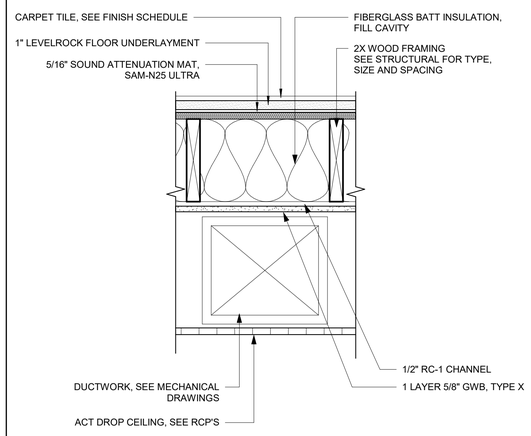


ROOF R-VALUE=
R-40 CONTINUOUS ABOVE DECK
+ R-25 BELOW DECK=
= R 65 MIN. COMBINED

2 HR Rating: UL DESIGN L556
GA FILE NO. RC 2750

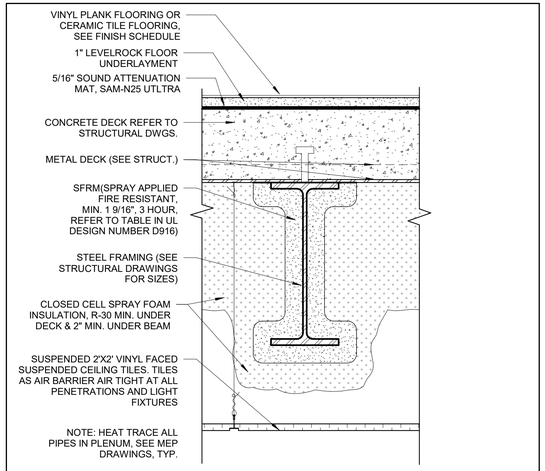
R3 TYPICAL ROOF/CEILING ASSEMBLY (STAIR & ELEVATOR)

SCALE: 1 1/2" = 1'-0" — 2 HR Rating UL Des L556 STC: N/A



F3 TYPICAL FLOOR/CEILING ASSEMBLY (INTERIOR CORRIDOR FLOOR)

SCALE: 1 1/2" = 1'-0" — 1 HR Rating UL L514



F1B FLOOR/CEILING ASSEMBLY- 2ND FLOOR ABOVE GARAGE/ UNCONDITIONED SPACE

SCALE: 1 1/2" = 1'-0" — 2HR or 3HR RATING FLOOR UL-D916, STC 54+, IIC 50+

ROOF R-VALUE=
R-40 CONTINUOUS ABOVE DECK
+ R-25 BELOW DECK=
= R 65 MIN. COMBINED

1 HR Rating (FM FC 172)
GA FILE NO. RC 2601

R2 TYPICAL FLOOR/CEILING ASSEMBLY (INTERIOR CORRIDOR FLOOR)

SCALE: 1 1/2" = 1'-0" — 1 HR Rating (FM FC 172) STC: N/A

UL Des L521: 1 HOUR FIRE RATING

VINYL PLANK
STC RATING: 63 -TEST NUMBER: F6872.02-113-11-RO
IIC RATING: 58 - TEST NUMBER F6872.02-113-11-RO

CERAMIC TILE
STC RATING: 63 -TEST NUMBER: F6872.07-113-11-RO
IIC RATING: 59 - TEST NUMBER F6872.07-113-11-RO

F2 TYPICAL FLOOR/CEILING ASSEMBLY

SCALE: 1 1/2" = 1'-0" — 1 HR Rating UL Des L521 ; STC 63, IIC 58-59

F1A FLOOR/CEILING ASSEMBLY- 2ND FLOOR ABOVE CONDITIONED SPACE

SCALE: 1 1/2" = 1'-0" — 2HR or 3HR RATING FLOOR UL-D916 STC 54+, IIC 50+

ROOF R-VALUE=
R-40 CONTINUOUS ABOVE DECK
+ R-25 BELOW DECK=
= R 65 MIN. COMBINED

R1 TYPICAL ROOF/CEILING ASSEMBLY

SCALE: 1 1/2" = 1'-0" — 1 HR Rating UL Des L528 SIM. STC-55

PROJECT NAME

VERGE MIXED-USE

PROJECT ADDRESS

16-20 MEDFORD ST
SOMERVILLE MA

CLIENT

SOMERVILLE LIVING LLC.

ARCHITECT

KDI ARCHITECTURE

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REGISTRATION

REGISTERED ARCHITECT — JOHN M. CARMEN — 9576 — BURLINGTON MA — COMMONWEALTH OF MASSACHUSETTS

Project number	20028
Date	12/05/2023
Drawn by	Author
Checked by	Checker
Scale	1 1/2" = 1'-0"

REVISIONS

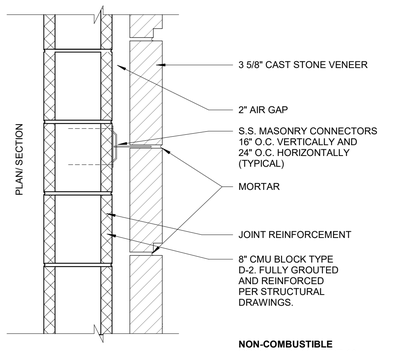
No.	Description	Date

Partition Types & Floor/Ceiling Assemblies

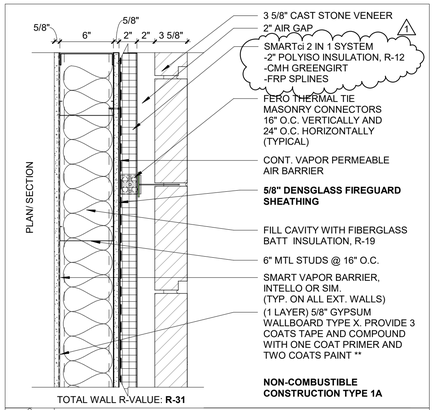
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VERGE MIXED-USE

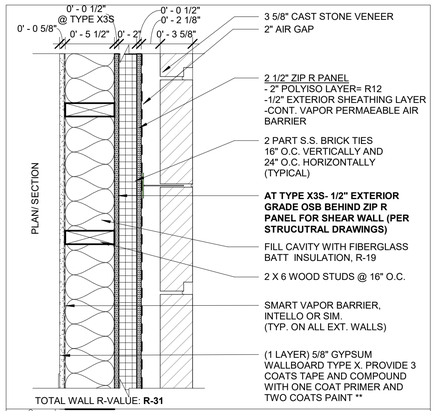
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X5 EXTERIOR CAST STONE WALL ON CMU
SCALE: 1-1/2" = 1'-0"

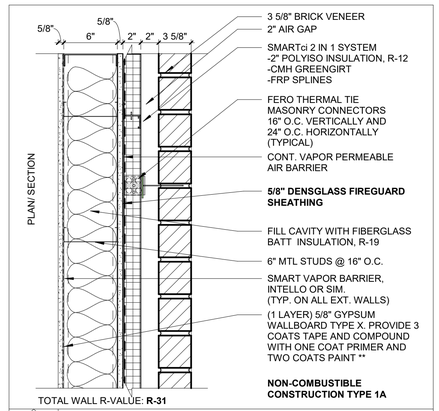


X4 EXTERIOR CAST STONE WALL 2" AIRGAP- METAL STUD
SCALE: 1-1/2" = 1'-0"

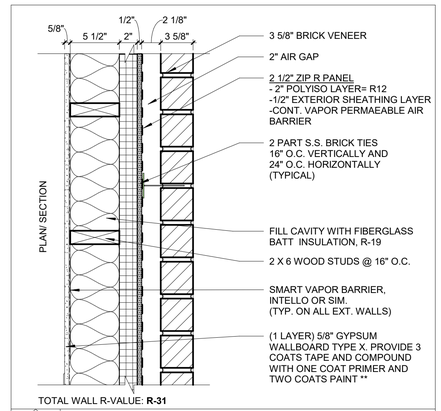


X3 EXTERIOR CAST STONE WALL 2" AIRGAP- WOOD STUD
SCALE: 1-1/2" = 1'-0"

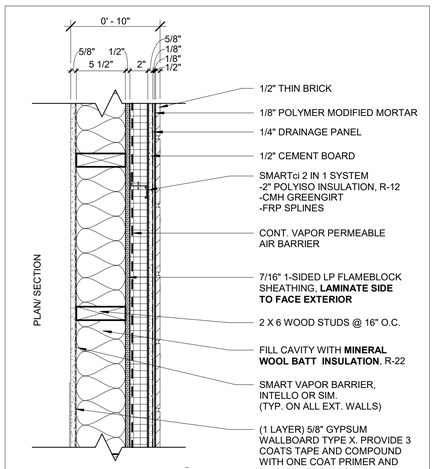
X3S EXTERIOR CAST STONE WALL 2" AIRGAP- WOOD STUD
SHEAR WALL- ADD 1/2" OSB BEHIND ZIP R PANEL



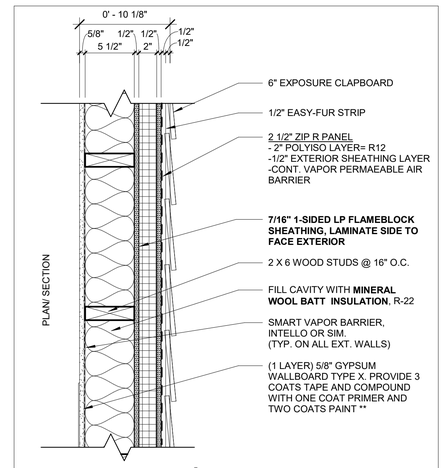
X2 EXTERIOR BRICK WALL 2" AIRGAP- METAL STUD
SCALE: 1-1/2" = 1'-0"



X1 EXTERIOR BRICK WALL 2" AIRGAP- WOOD STUD
SCALE: 1-1/2" = 1'-0"

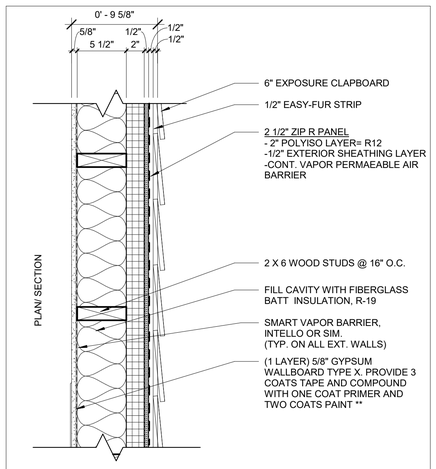


X12 1-HOUR RATED EXTERIOR THIN BRICK - WOOD STUD
COMPOSITE LAP SIDING, COLOR: NIGHT GREY — UL DESIGN NO. V340 (1-HOUR FROM EITHER SIDE)

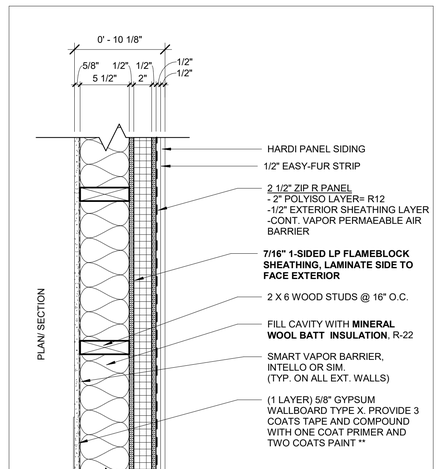


X9A 1-HOUR RATED EXTERIOR 6" EXPOSURE CLAPBOARD- WOOD STUD
COMPOSITE LAP SIDING: COLOR: CEDAR — UL DESIGN NO. V340 (1-HOUR FROM EITHER SIDE)

X11A 1-HOUR RATED EXTERIOR 6" EXPOSURE CLAPBOARD- WOOD STUD
COMPOSITE LAP SIDING, COLOR: NIGHT GREY — UL DESIGN NO. V340 (1-HOUR FROM EITHER SIDE)



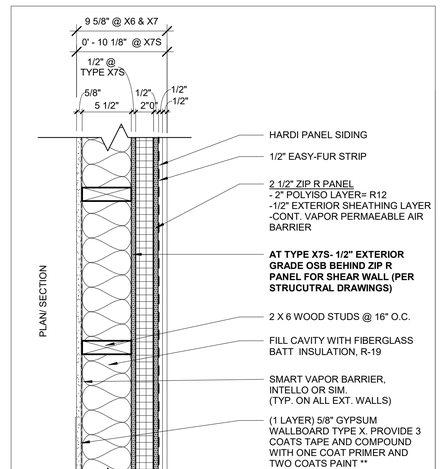
X9 EXTERIOR 6" EXPOSURE CLAPBOARD- WOOD STUD
COMPOSITE LAP SIDING, COLOR: NIGHT GREY



X6A 1- HOUR FIRE RATED EXTERIOR FIBERCEMENT PANEL ON WOOD STUD
CEMBRIT FIBER CEMENT PANEL: COLOR: WHITE — UL DESIGN NO. V340 (1-HOUR FROM EITHER SIDE)

X7A 1- HOUR FIRE RATED EXTERIOR FIBERCEMENT PANEL ON WOOD STUD
HARDI VERTICAL PANEL: COLOR: NIGHT GREY — UL DESIGN NO. V340 (1-HOUR FROM EITHER SIDE)

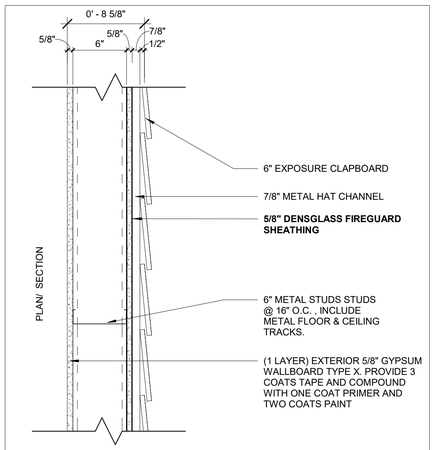
X8A 1- HOUR FIRE RATED EXTERIOR FIBERCEMENT PANEL ON WOOD STUD
HARDI REVEAL PANEL: COLOR: NIGHT GREY — UL DESIGN NO. V340 (1-HOUR FROM EITHER SIDE)



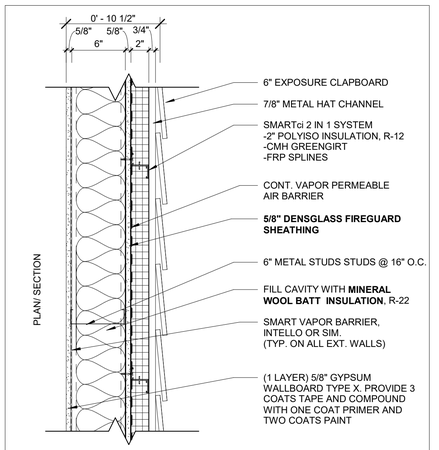
X6 EXTERIOR FIBERCEMENT PANEL ON WOOD STUD
HARDI REVEAL PANEL: COLOR: WHITE

X7 EXTERIOR FIBERCEMENT PANEL ON WOOD STUD
HARDI VERTICAL PANEL: COLOR: NIGHT GREY

X7S EXTERIOR FIBERCEMENT PANEL ON WOOD STUD
HARDI VERTICAL PANEL: COLOR: NIGHT GREY — SHEAR WALL- ADD 1/2" OSB BEHIND ZIP R PANEL



X10B 1-HOUR FIRE RATED EXTERIOR 6" EXPOSURE CLAPBOARD- METAL STUD
COMPOSITE LAP SIDING, COLOR: NIGHT GREY — UL U465 (1-HOUR FROM EITHER SIDE)



X10A 1-HOUR FIRE RATED- EXTERIOR 6" EXPOSURE CLAPBOARD- METAL STUD
COMPOSITE LAP SIDING, COLOR: NIGHT GREY — GA WP 8122 (1-HOUR FROM EITHER SIDE)

PROJECT NAME

VERGE MIXED-USE

PROJECT ADDRESS

16-20 MEDFORD ST
SOMERVILLE MA

CLIENT

SOMERVILLE LIVING LLC.

ARCHITECT

KDI ARCHITECTURE

KHALSA DESIGN, INCORPORATED
17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
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CONSULTANTS:

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REGISTRATION

REGISTERED ARCHITECT — WILLIAM M. CARRIERE — 9577 — BURLINGTON MA — COMMONWEALTH OF MASSACHUSETTS

Project number	20028
Date	12/05/2023
Drawn by	Author
Checked by	Checker
Scale	1 1/2" = 1'-0"

REVISIONS

No.	Description	Date
1	Floor Plan Changes	11/07/2023

Partition Types- Exterior

A-812

VERGE MIXED-USE

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