

Section 4.0 **Architectural Plans**

Zoning Dimensional Standards Table

Cover Page with Locus Map

Floor Plans

Building Elevations

Building Sections

Signage Elevations Plans

Photometrics Plan

Dimensional Summary Table		
	Permitted	Proposed
Proposed Building Type	Commercial Lab/Office Type	
Lot Dimensions/Coverage		
Lot Width (min) (ft.)	30 ft.	186'
Max. Lot Coverage (%)	N/A	77%
Open Space (min)	6,700 SF	6,925 SF
Building Setbacks		
Primary Front Setback (min/max) (ft.)	2/15 ft.	2'
Secondary Front Setback (min/max) (ft.)	2/15 ft.	3'
Side and Rear Setback (min)		
Abutting Alley or ROW	-0-	2'
Abutting Any Non-NR or LHD	0 (side); 10' (rear)	Min. 10' (rear)
Main Massing		
Building Width	240 ft. (max)	186' Middlesex
Min. Façade Build Out (Primary Frontage)	80%	86%
Min. Façade Build Out (Secondary Front)	65%	67%
Max. Floor Plate	35,000 SF	35,000 SF
Min. Ground Story Height	18 ft.	20'
Min. Upper Story Height	10 ft.	Min 14'
Building Height (stories) (min/max)	4/19 stories	19 stories
Max. Building Height (ft.) ¹	275 ft.	259.5'
Façade Composition		
Ground Story Fenestration (min)	70%	95%
Upper Story Fenestration (min/max)	15/70%	Min. 50%
Public Entry and Exit (min)	40%	45%
Max. Uninterrupted or Unfenestrated Length	35 ft.	35'

¹ As measured in accordance with SZO Section 2.4.4(a)(xi).

120 MIDDLESEX

MARCH 23, 2026
PW PROJECT #157106.000

Perkins&Will

225 Franklin Street, Suite 1100
Boston, MA 02110
1 617.478.0300
1 617.478.0321
www.perkinswill.com

CONSULTANTS

CIVIL

Beals+Thomas, Inc.
144 Turnpike Road, Southborough, MA 01772

STRUCTURAL

Thornton Tomasetti
27 Wormwood Street, Suite 200, Boston, MA 02210

MEP/FP/IT/SECURITY

BR+A Consulting Engineers
10 Guest Street, 4th Floor, Boston, MA 02135

LANDSCAPING

Copley Wolff
10 Post Office Square, Suite 1315, Boston, MA 02109

ENVELOPE

Simpson Gumpertz & Heger
480 Totten Pond Road, Waltham, MA 02451

LIFE SAFETY

Code Red Consultants, LLC
154 Turnpike Road, Suite 200, Southborough, MA 01772

LIGHTING

Horton Lees Brogden
233 Lewis Wharf, Boston, MA 02110

SUSTAINABILITY

The Green Engineer, Inc.
23 Bradford St, Concord, MA 01742

VERTICAL TRANSPORTATION / FACADE MAINTENANCE

Lerch Bates, Inc.
303 Wyman Street, Suite 351, Waltham, MA 02451

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Acertech
33 Moulton Street, Cambridge, MA 02138

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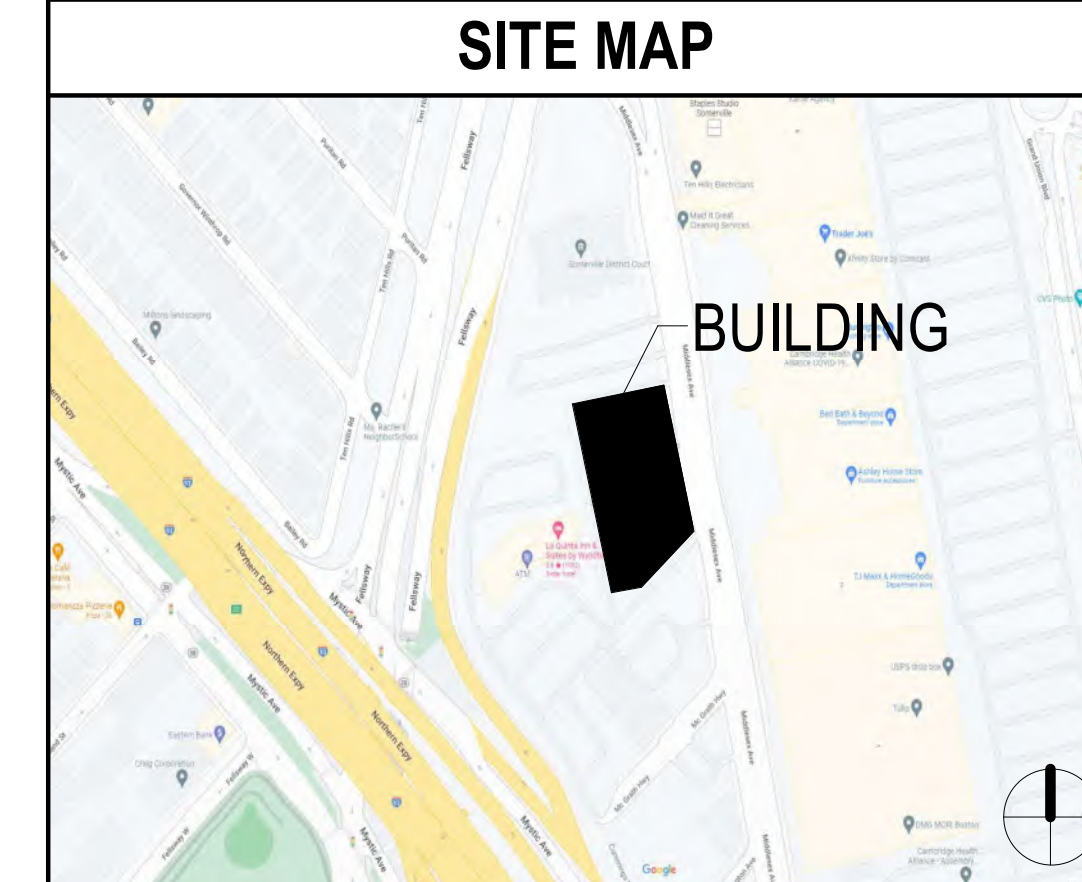
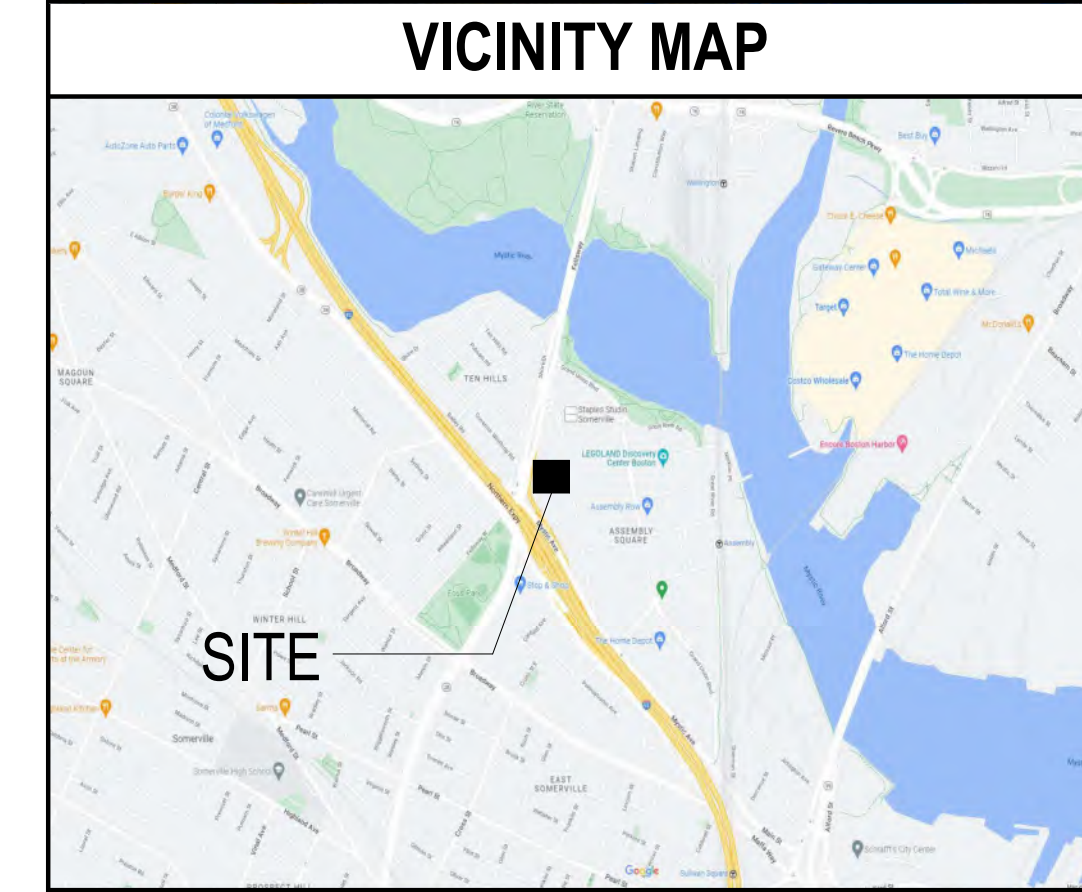
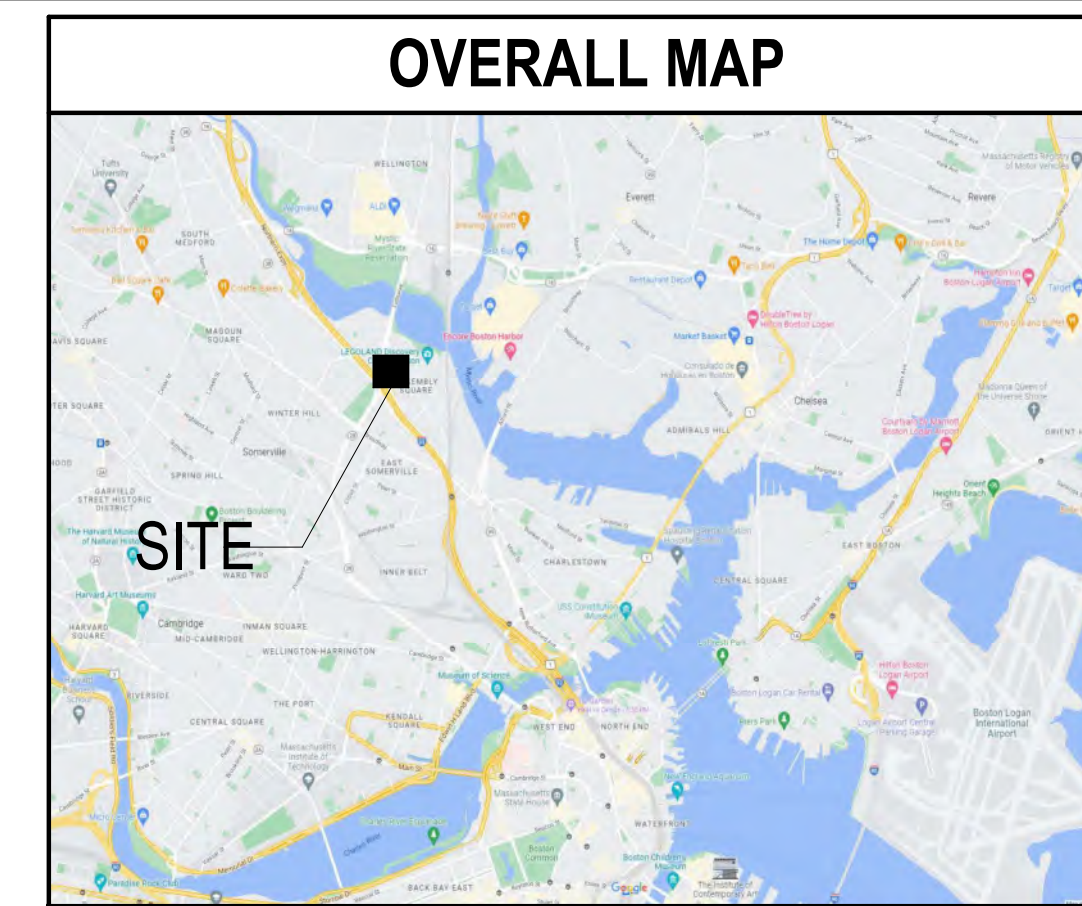
SOMERVILLE, MA 02145



SITE PLAN APPROVAL DOCUMENTS

OWNER	ARCHITECT	STRUCTURAL	MEP/FP/IT	CIVIL	LANDSCAPING	CONTRACTOR	ENVELOPE	LIFE SAFETY	LIGHTING	SUSTAINABILITY	CITY OF SOMERVILLE
DivcoWest 181 Morgan Avenue, Floor 2 Cambridge, MA 02141	Perkins & Will 225 Franklin Street, Suite 1100, Boston, MA 02110	Thornton Tomasetti 27 Wormwood Street, Suite 200, Boston, MA 02210	BR+A Consulting Engineers 10 Guest Street, 4th Floor, Boston, MA 02135	Beals+Thomas, Inc. 144 Turnpike Road, Southborough, MA 01772	Copley Wolff 10 Post Office Square, Suite 1315, Boston, MA 02109	John Moriarty & Associates 3 Church Street, #2, Winchester, MA 01890	Simpson Gumpertz & Heger 480 Totten Pond Road, Waltham, MA 02451	Code Red Consultants, LLC 154 Turnpike Road, Suite 200, Southborough, MA 01772	Horton Lees Brogden 233 Lewis Wharf, Boston, MA 02110	The Green Engineer, Inc. 23 Bradford St, Concord, MA 01742	

SHEET INDEX - SITE PLAN APPROVAL		
SHEET NUMBER	SHEET NAME	DISCIPLINE
05-ARCHITECTURAL		
A10-00-P1	OVERALL FLOOR PLAN - LEVEL P1	05-ARCHITECTURAL
A10-00-P2	OVERALL FLOOR PLAN - LEVEL P2	05-ARCHITECTURAL
A10-00-P3	OVERALL FLOOR PLAN - LEVEL P3	05-ARCHITECTURAL
A10-00-P4	OVERALL FLOOR PLAN - LEVEL P4	05-ARCHITECTURAL
A10-00-P5	OVERALL FLOOR PLAN - LEVEL P5	05-ARCHITECTURAL
A10-00-P6	OVERALL FLOOR PLAN - LEVEL P6	05-ARCHITECTURAL
A10-01	OVERALL FLOOR PLAN - LEVEL 01	05-ARCHITECTURAL
A10-02	OVERALL FLOOR PLAN - LEVEL 02	05-ARCHITECTURAL
A10-03	OVERALL FLOOR PLAN - LEVEL 03	05-ARCHITECTURAL
A10-04	OVERALL FLOOR PLAN - LEVEL 04	05-ARCHITECTURAL
A10-05	OVERALL FLOOR PLAN - LEVEL 05	05-ARCHITECTURAL
A10-06	OVERALL FLOOR PLAN - LEVEL 06	05-ARCHITECTURAL
A10-07	OVERALL FLOOR PLAN - LEVEL 07	05-ARCHITECTURAL
A10-08	OVERALL FLOOR PLAN - LEVEL 08	05-ARCHITECTURAL
A10-09	OVERALL FLOOR PLAN - LEVEL 09	05-ARCHITECTURAL
A10-10	OVERALL FLOOR PLAN - LEVEL 10 - MECHANICAL	05-ARCHITECTURAL
A10-11	OVERALL FLOOR PLAN - LEVEL 11	05-ARCHITECTURAL
A10-12	OVERALL FLOOR PLAN - LEVEL 12	05-ARCHITECTURAL
A10-13	OVERALL FLOOR PLAN - LEVEL 13	05-ARCHITECTURAL
A10-14	OVERALL FLOOR PLAN - LEVEL 14	05-ARCHITECTURAL
A10-15	OVERALL FLOOR PLAN - LEVEL 15	05-ARCHITECTURAL
A10-16	OVERALL FLOOR PLAN - LEVEL 16	05-ARCHITECTURAL
A10-17	OVERALL FLOOR PLAN - LEVEL 17	05-ARCHITECTURAL
A10-18	OVERALL FLOOR PLAN - LEVEL 18 - PH1	05-ARCHITECTURAL
A10-19	OVERALL FLOOR PLAN - LEVEL 19 - PH2	05-ARCHITECTURAL
A10-20	ROOF PLAN	05-ARCHITECTURAL
A20-01	EXTERIOR ELEVATIONS - NORTH & SOUTH	05-ARCHITECTURAL
A20-02	EXTERIOR ELEVATIONS - EAST	05-ARCHITECTURAL
A20-03	EXTERIOR ELEVATIONS - WEST	05-ARCHITECTURAL
A21-01	BUILDING SECTIONS	05-ARCHITECTURAL



GENERAL NOTES

- PROJECT INFORMATION:**
17 STORY LAB/OFFICE CORE/SHELL BUILDING WITH 5 FLOORS OF UNDERGROUND PARKING AND 2 FLOORS OF MECHANICAL PENTHOUSE ABOVE.
- CODES/LAWS:**
BUILDING CODE - 780 CMR - MASSACHUSETTS STATE BUILDING CODE 6TH EDITION, WHICH IS AN AMENDED VERSION OF THE 2015 INTERNATIONAL BUILDING CODE (IBC), FIRE CODE - 527 CMR 1.00 - MASSACHUSETTS COMPREHENSIVE FIRE SAFETY CODE, WHICH IS AN AMENDED VERSION OF THE 2015 EDITION OF NFPA 1, FIRE CODE WITH UPDATES FROM THE 2018 EDITION OF NFPA 1, PLUMBING CODE - 248 CMR 10.00 - UNIFORM STATE PLUMBING CODE, ELECTRICAL CODE - 527 CMR 12.00 - MASSACHUSETTS ELECTRICAL CODE, WHICH IS AN AMENDED VERSION OF THE 2009 EDITION OF NFPA 70, NATIONAL ELECTRICAL CODE, MECHANICAL CODE - 2015 EDITION OF THE INTERNATIONAL MECHANICAL CODE (IMC) AS AMENDED BY 780 CMR 28.00, ENERGY CODE - STRETCH ENERGY CODE - 780 CMR 115.00, APPENDIX AA, WHICH IS AN AMENDED VERSION OF THE 2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) AND THE 2013 EDITION OF ANSI/ASHRAE/IESNA 90.1, ELEVATOR CODE - 534 CMR - MASSACHUSETTS BOARD OF ELEVATOR REGULATIONS, WHICH ADOPTS AND AMENDS THE 2013 EDITION OF ANSI A 17.1, SAFETY CODE FOR ELEVATORS AND ESCALATORS, ACCESSIBILITY REGULATIONS - 521 CMR - ARCHITECTURAL ACCESS BOARD (AAB) RULES AND REGULATIONS, 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN, OTHER VARIOUS NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODES AND STANDARDS AS REFERENCED BY THE CODES LISTED ABOVE.
- OCCUPANCY CLASSIFICATION:**
THE BUILDING WILL BE DESIGNED WITH A NON-SEPARATED MIXED-USE APPROACH (780 CMR 508.3).
- PRINCIPAL OCCUPANCY TYPE:** BUSINESS
- CONSTRUCTION TYPE:**
TYPE IA MODIFIED HIGH-RISE CONSTRUCTION ARE PROVIDED IN TABLE 6 (780 CMR 602.1 & 780 CMR 403.2.1.1(1)).
- ALLOWABLE HEIGHT AND BUILD AREAS:** (IBC TABLE 503)

MAX # OF STORIES:	UNLIMITED	STORIES PROVIDED:	19 STORIES
MAX ALLOWABLE HEIGHT:	UNLIMITED	HEIGHT PROVIDED:	318'-0"
MAX FLOOR AREA:	35,000 SF PER ZONING	TOTAL AREA PROVIDED:	35,000 SF (WITH ADDITION)

BUILDING ELEMENT	FIRE RATING	U.L. ASSEMBLY
STRUCTURAL FRAME (INCLUDING COLUMNS & GIRDERS)	2-HR	COLUMNS X-772 (W-BEAM) COLUMNS X-771 (TUBES) GIRDERS S-735 (W P936)
SUPPORTING ROOF ONLY	2-HR	GIRDERS S-734 (W P732) COLUMNS X-771 (TUBES) COLUMNS X-772 (W-BEAM) GIRDERS N-782
SUPPORTING ONE OR MORE FLOORS	3-HR	GIRDERS S-734 (W P732) COLUMNS X-771 (TUBES) GIRDERS N-782
BEARING WALLS		
EXTERIOR	2-HR	NA
INTERIOR (SUPPORTING ROOF ONLY)	2-HR	NA
NON-BEARING WALLS		
EXTERIOR	VARIES	NA
INTERIOR (SUPPORTING ROOF ONLY)	VARIES	NA
FLOOR CONSTRUCTION (INCLUDING SUPPORTING BEAMS AND JOISTS (SECONDARY MEMBERS))	2-HR	D-925 (COMPOSITE DECK) (USING NORMAL WEIGHT CONCRETE)
ROOF CONSTRUCTION (INCLUDING SUPPORTING BEAMS AND JOISTS (SECONDARY MEMBERS))	1-HR	P-936 (W/ LIGHT WEIGHT INSULATING CONCRETE)

NOTES:
1. SPRAY APPLIED FIRE-RESISTANT MATERIALS (SFRM) - THE BOND STRENGTH OF SFRM INSTALLED THROUGHOUT THE BUILDING IS REQUIRED TO BE A MINIMUM OF 430 PSF (780 CMR 403.2.4).
2. ALL BEAM AND COLUMN FIRE PROOFING TO BE ADJUSTED USING W/D RATIO.

GENERAL NOTES

KEY

DISCIPLINE

- A - ARCHITECTURE
- C - CIVIL
- L - LANDSCAPE
- M - MECHANICAL
- E - ELECTRICAL
- P - PLUMBING
- S - STRUCTURAL
- K - KITCHEN
- R - RADIOLOGY

NUMBER OF PLAN, DETAIL, ETC. ON SHEET

DRAWING SERIES

15/A11-01

PROJECT

120 MIDDLESEX
SOMERVILLE, MA 02145



181 Morgan Avenue, Floor 2
Cambridge, MA 02141

KEYPLAN



ISSUE CHART

NO.	DATE	DESCRIPTION	BY
1	2022.10.14	SOE & EARTH WORK ISSUE	

Job Number 157106.000
TITLE

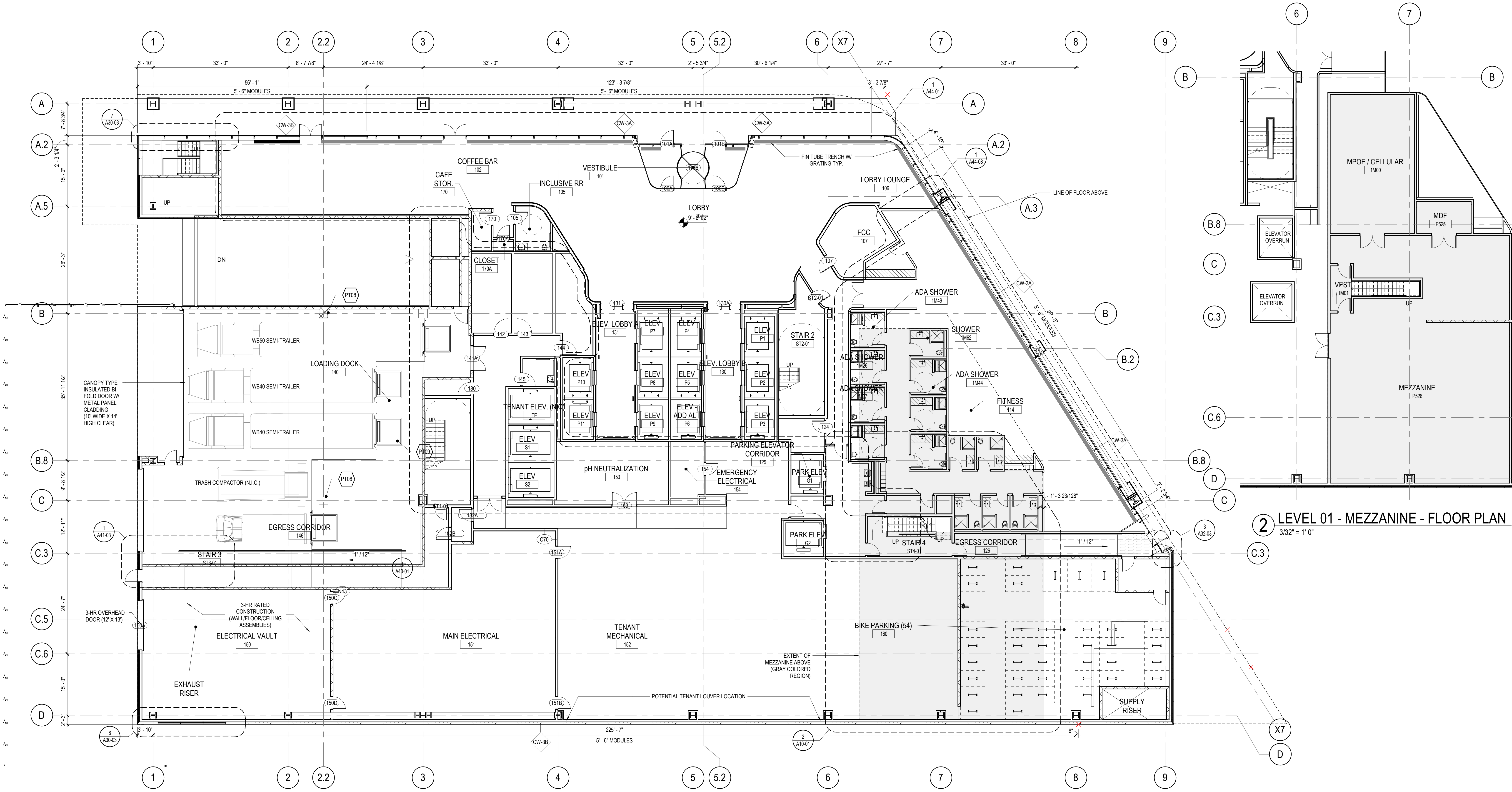
INDEX OF DRAWINGS

SHEET NUMBER

G00-00

CONSULTANTS

- CIVIL
Beals+Thoms, Inc.
144 Turnpike Road, Southborough, MA 01772
- STRUCTURAL
Thomson Tomasetti
27 Wornwood Street, Suite 200, Boston, MA 02210
- MECHANICAL/ELECTRICAL/PLUMBING
BR+A Consulting Engineers
10 Guest Street, 4th Floor, Boston, MA 02135
- LANDSCAPING
Copley Wolff
10 Post Office Square, Suite 1315, Boston, MA 02109
- ENVELOPE
Simpson Gumpertz & Heger
480 Totten Pond Road, Waltham, MA 02451
- LIFE SAFETY
Code Red Consultants, LLC
154 Turnpike Road, Suite 200, Southborough, MA 01772
- LIGHTING
Horton Lees Brogden
233 Lewis Wharf, Boston, MA 02110
- SUSTAINABILITY
The Green Engineer, Inc.
23 Bradford St, Concord, MA 01742
- VERTICAL TRANSPORTATION / FACADE MAINTENANCE
Lerch Bates, Inc.
303 Wyman Street, Suite 351, Waltham, MA 02451
- ACOUSTICAL
Acertech
33 Moulton Street, Cambridge, MA 02138
- PARKING
Destman Associates
18 Tremont Street, Suite 300, Boston, MA 02108
- CONTRACTOR
John Moriarty & Associates
3 Church Street, #2, Winchester, MA 01890



2 LEVEL 01 - MEZZANINE - FLOOR PLAN
3/32" = 1'-0"

1 LEVEL 01 FLOOR PLAN
3/32" = 1'-0"

PROJECT

120 MIDDLESEX
SOMERVILLE, MA 02145



181 Morgan Avenue, Floor 2
Cambridge, MA 02141

KEYPLAN



ISSUE CHART

NO.	DATE	DESCRIPTION
1	2026.02.04	SITE PLAN APPROVAL
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9		

Job Number 157106.000
TITLE

OVERALL FLOOR PLAN - LEVEL 01

SHEET NUMBER

A10-01

FLOOR PLAN GENERAL NOTES

1. PARTITION TYPES ARE SCHEDULED IN THE A61 SERIES.
2. ALL PARTITIONS ARE TYPE "???" UNLESS NOTED OTHERWISE.
3. PARTITION DIMENSIONS ARE TO FACE OF GYPSUM BOARD UNLESS NOTED OTHERWISE.
4. DOOR DIMENSIONS ARE TO EDGE OF DOOR LEAF UNLESS NOTED OTHERWISE.
5. 25% OF PARKING SPACES TO BE EQUIPPED WITH FREE STANDING DUEL EV CHARGING STATIONS - REF ELEC. DWGS.
6. PROVIDE CARPET, ACT CEILING, AND PAINT AT ALL PARKING ELEVATOR LOBBIES.

FLOOR PLAN LEGEND

- ◊ EXTERIOR GLAZING SYSTEM TAG REFER TO A33 SERIES FOR SCHEDULE
- ◊ INTERIOR GLAZING REFER TO A63 SERIES FOR SCHEDULE

FLOOR PLAN NOTES BY NUMBER

- ◊ <<< Indicates Sheet Keynote on Plan
- PT08 6'-0" HIGH CONCRETE ENCASEMENT, TYP.
- PT09 DOOR LEVELER - (9) TOTAL

CONSULTANTS

CIVIL
Beals+Thomas, Inc.
144 Turnpike Road, Southborough, MA 01772

STRUCTURAL
Thomson Tomasetti
27 Womwood Street, Suite 200, Boston, MA 02210

MECHANICAL/ELECTRICAL/PLUMBING
BR+A Consulting Engineers
10 Guest Street, 4th Floor, Boston, MA 02135

LANDSCAPING
Cogley Wolff
10 Post Office Square, Suite 1315, Boston, MA 02109

ENVELOPE
Simpson Gumpertz & Heger
480 Totten Pond Road, Waltham, MA 02451

LIPE SAFETY
Code Red Consultants, LLC
154 Turnpike Road, Suite 200, Southborough, MA 01772

LIGHTING
Horton Lees Brogden
233 Lewis Wharf, Boston, MA 02110

SUSTAINABILITY
The Green Engineer, Inc.
23 Bradford St, Concord, MA 01742

VERTICAL TRANSPORTATION / FACADE MAINTENANCE
Lerch Bates, Inc.
303 Wyman Street, Suite 351, Waltham, MA 02451

ACOUSTICAL
Acertech
33 Moulton Street, Cambridge, MA 02138

PARKING
Desman Associates
18 Tremont Street, Suite 300, Boston, MA 02108

CONTRACTOR
John Moriarty & Associates
3 Church Street, #2, Winchester, MA 01890

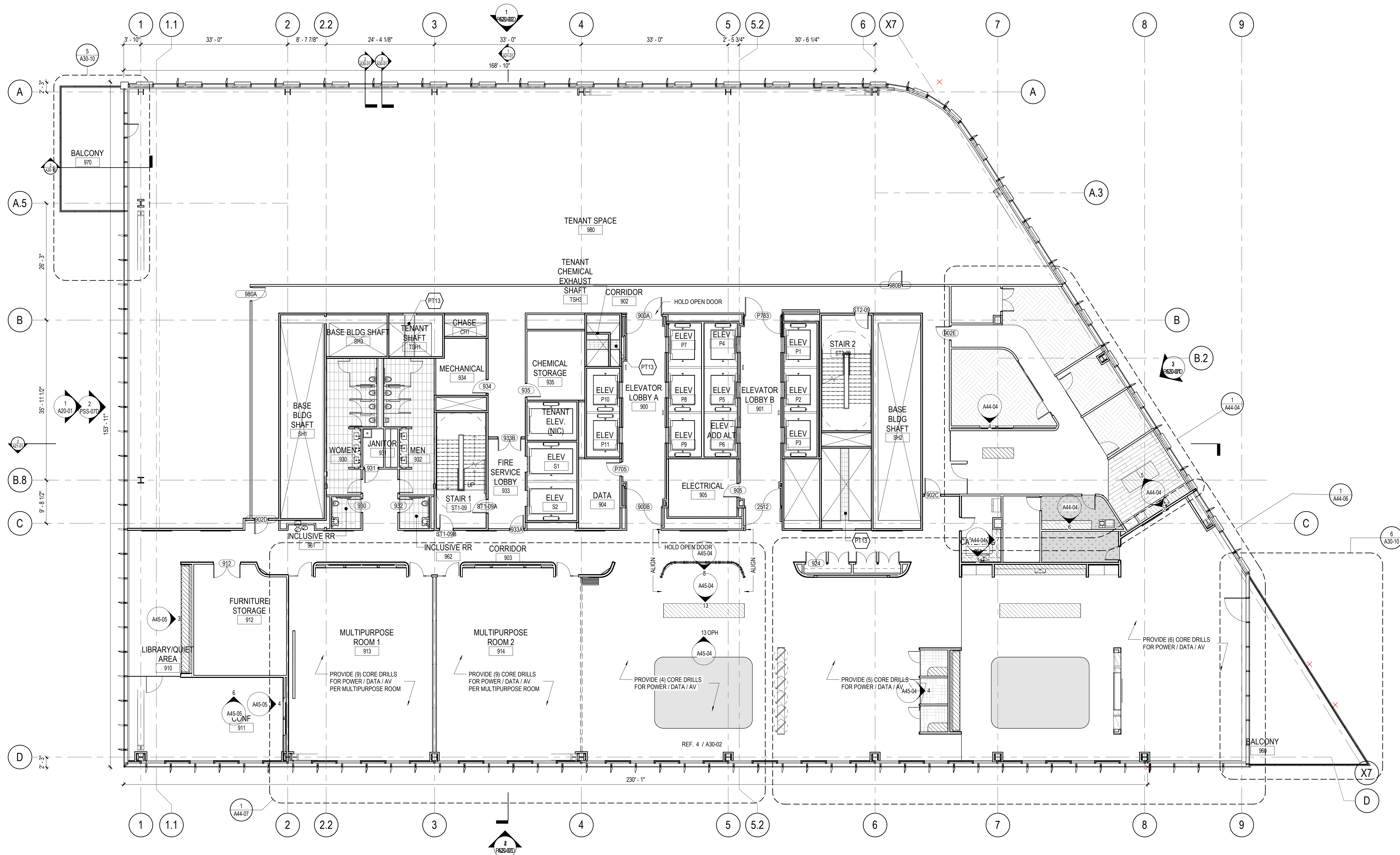
PROJECT

120 MIDDLESEX
SOMERVILLE, MA 02145

DIVCOWEST

181 Morgan Avenue, Floor 2
Cambridge, MA 02141

KEYPLAN



1 LEVEL 09 FLOOR PLAN
3/32" = 1'-0"

FLOOR PLAN GENERAL NOTES

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FLOOR PLAN LEGEND

- EXTERIOR GLAZING SYSTEM TAG REFER TO A33 SERIES FOR SCHEDULE
- INTERIOR GLAZING REFER TO A63 SERIES FOR SCHEDULE

FLOOR PLAN NOTES BY NUMBER

- <<< Indicates Sheet Keynote on Plan
- PT13 16" GRATING PLATFORM W/ RAILING

ISSUE CHART

NO.	DATE	DESCRIPTION
1	2026.02.04	SITE PLAN APPROVAL
2		
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Job Number 157106.000
TITLE

OVERALL FLOOR PLAN - LEVEL 09

SHEET NUMBER

A10-09

CONSULTANTS

- CIVIL
Beals+Thomas, Inc.
144 Turnpike Road, Southborough, MA 01772
- STRUCTURAL
Thornton Tomasetti
27 Wornwood Street, Suite 200, Boston, MA 02210
- MECHANICAL/ELECTRICAL/PLUMBING
BR+A Consulting Engineers
10 Guest Street, 4th Floor, Boston, MA 02135
- LANDSCAPING
Cogley Wolff
10 Post Office Square, Suite 1315, Boston, MA 02109
- ENVELOPE
Simpson Gumpertz & Heger
480 Totten Pond Road, Waltham, MA 02451
- LIFE SAFETY
Code Red Consultants, LLC
154 Turnpike Road, Suite 200, Southborough, MA 01772
- LIGHTING
Horton Lees Brogden
233 Lewis Wharf, Boston, MA 02110
- SUSTAINABILITY
The Green Engineer, Inc.
23 Bradford St, Concord, MA 01742
- VERTICAL TRANSPORTATION/FACADE MAINTENANCE
Lerch Bates, Inc.
303 Wyman Street, Suite 351, Waltham, MA 02451
- ACOUSTICAL
Acertech
33 Moulton Street, Cambridge, MA 02138
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18 Tremont Street, Suite 300, Boston, MA 02108
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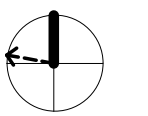
PROJECT

120 MIDDLESEX
SOMERVILLE, MA 02145



181 Morgan Avenue, Floor 2
Cambridge, MA 02141

KEYPLAN



ISSUE CHART

NO.	DATE	DESCRIPTION

1 SITE PLAN APPROVAL 2026.02.04
ISSUE DATE
Job Number 157106.000
TITLE

OVERALL FLOOR PLAN - LEVEL 12

SHEET NUMBER

A10-12



1 LEVEL 12 - FLOOR PLAN
3/32" = 1'-0"

FLOOR PLAN GENERAL NOTES

1. PARTITION TYPES ARE SCHEDULED IN THE A61 SERIES.
2. ALL PARTITIONS ARE TYPE "???" UNLESS NOTED OTHERWISE.
3. PARTITION DIMENSIONS ARE TO FACE OF GYPSUM BOARD UNLESS NOTED OTHERWISE.
4. DOOR DIMENSIONS ARE TO EDGE OF DOOR LEAF UNLESS NOTED OTHERWISE.
5. 25% OF PARKING SPACES TO BE EQUIPPED WITH FREE STANDING DUEL EV CHARGING STATIONS - REF ELEC. DWGS
6. PROVIDE CARPET, ACT CEILING, AND PAINT AT ALL PARKING ELEVATOR LOBBIES.

FLOOR PLAN LEGEND

- EXTERIOR GLAZING SYSTEM TAG REFER TO A33 SERIES FOR SCHEDULE
- INTERIOR GLAZING REFER TO A63 SERIES FOR SCHEDULE

FLOOR PLAN NOTES BY NUMBER

<<< Indicates Sheet Keynote on Plan

CONSULTANTS

CIVIL
Beals+Thoms, Inc.
144 Turnpike Road, Southborough, MA 01772

STRUCTURAL
Thornton Tomasetti
27 Wornwood Street, Suite 200, Boston, MA 02210

MECHANICAL/ELECTRICAL/PLUMBING
BR+A Consulting Engineers
10 Guest Street, 4th Floor, Boston, MA 02135

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10 Post Office Square, Suite 1315, Boston, MA 02109

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233 Lewis Wharf, Boston, MA 02110

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23 Bradford St, Concord, MA 01742

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Acertech
33 Moulton Street, Cambridge, MA 02138

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18 Tremont Street, Suite 300, Boston, MA 02108

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John Moriarty & Associates
3 Church Street, #2, Winchester, MA 01890

PROJECT

120 MIDDLESEX
SOMERVILLE, MA 02145

DIVCOWEST

181 Morgan Avenue, Floor 2
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KEYPLAN

ISSUE CHART

NO.	DATE	DESCRIPTION

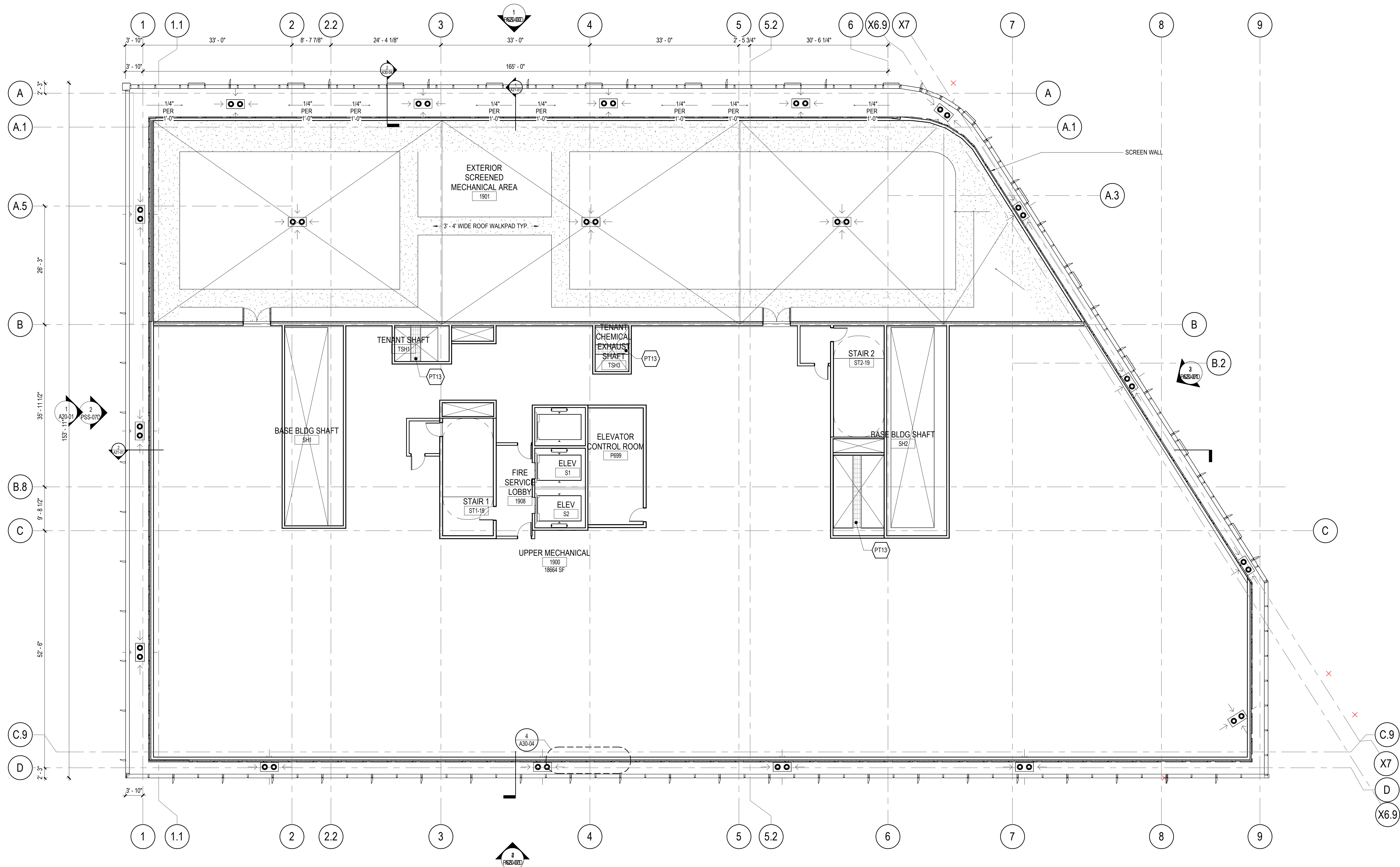
1	SITE PLAN APPROVAL	2026.02.04

Job Number 157106.000
TITLE

OVERALL FLOOR
PLAN - LEVEL 19 - PH2

SHEET NUMBER
A10-19

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1 LEVEL 19 - PENTHOUSE 2 - FLOOR PLAN
3/32" = 1'-0"

FLOOR PLAN GENERAL NOTES

- PARTITION TYPES ARE SCHEDULED IN THE A61 SERIES.
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FLOOR PLAN LEGEND

- ◇ EXTERIOR GLAZING SYSTEM TAG REFER TO A33 SERIES FOR SCHEDULE
- ◇ INTERIOR GLAZING REFER TO A63 SERIES FOR SCHEDULE

FLOOR PLAN NOTES BY NUMBER

- <<< Indicates Sheet Keynote on Plan
- PT13 18" GRATING PLATFORM W/ RAILING

CONSULTANTS

CIVIL
Beals+Thomas, Inc.
144 Turnpike Road, Southborough, MA 01772

STRUCTURAL
Thomson Tomasetti
27 Wornwood Street, Suite 200, Boston, MA 02210

MERFP/IT/SECURITY
BR+A Consulting Engineers
10 Guest Street, 4th Floor, Boston, MA 02135

LANDSCAPING
Cogley Wolff
10 Post Office Square, Suite 1315, Boston, MA 02109

ENVELOPE
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LIFE SAFETY
Code Red Consultants, LLC
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SUSTAINABILITY
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23 Bradford St, Concord, MA 01742

VERTICAL TRANSPORTATION / FACADE MAINTENANCE
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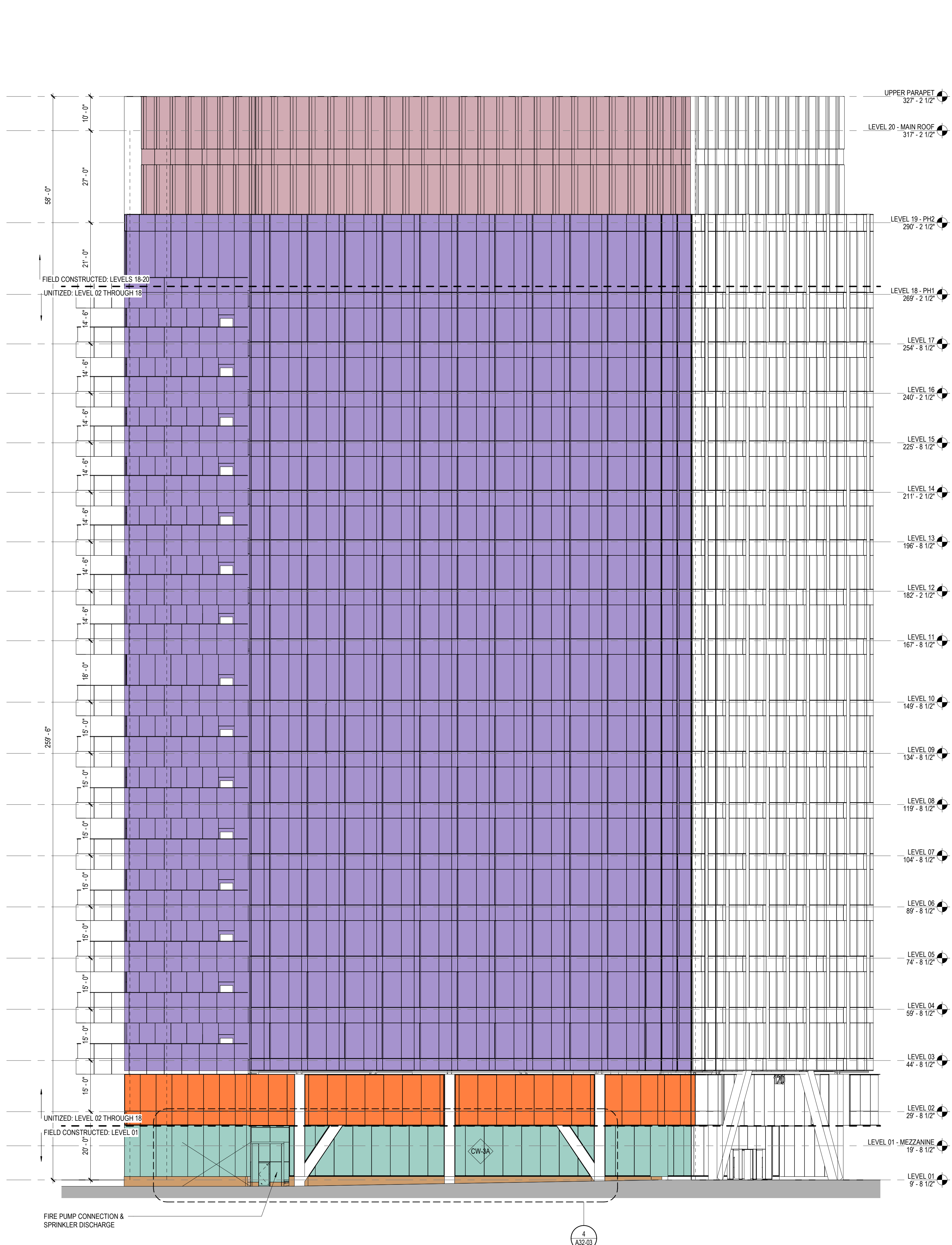
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John Moriarty & Associates
3 Church Street, #2, Winchester, MA 01890

**EXTERIOR ELEVATION
GENERAL NOTES**

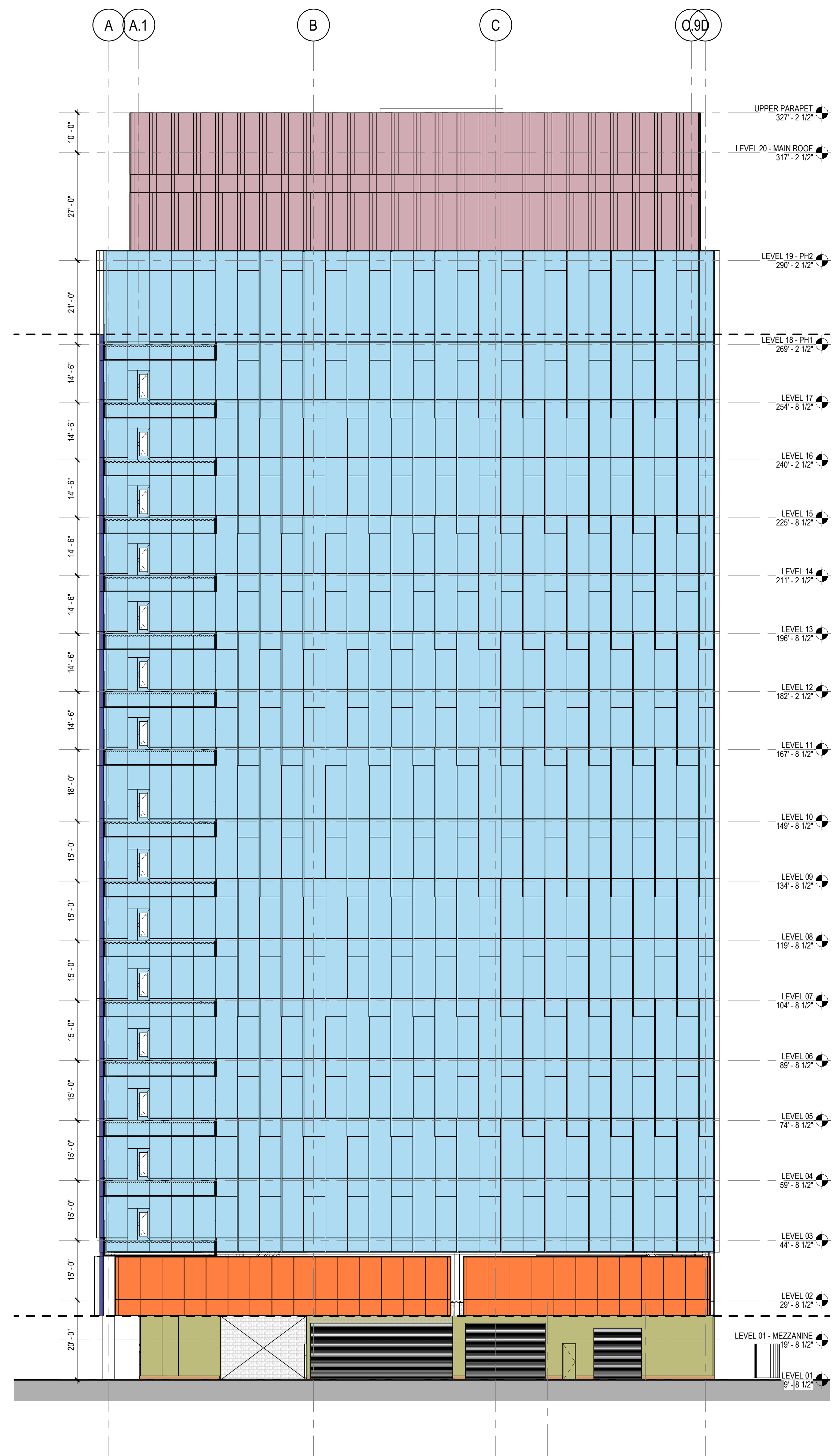
1. MATERIAL SYMBOLS ON ELEVATIONS ARE TO DISPLAY THE EXTENT OF THE MATERIAL ONLY. THEY ARE NOT TO SCALE.

EXTERIOR FACADE TYPES

- CW-1: 4 SIDED SSG UNITIZED CURTAIN WALL SYSTEM ARTICULATED METAL PANEL (MP-2) WITH TRIPLE VISION (GL-1) AND SPANDREL (GL-3) GLAZING AND VERTICAL FINIS
- CW-2: 4 SIDED SSG UNITIZED CURTAINWALL SYSTEM TRIPLE VISION (GL-1) AND SPANDREL (GL-2 & GL-3) GLAZING AND VERTICAL FINIS & LOUVERS (LV-1)
- CW-3A: 4 SIDED SSG STOREFRONT SYSTEM TRIPLE VISION GLAZING (GL-1)
- CW-3B: STOREFRONT METAL PANELS (MP-3)
- CW-4: ARTICULATED METAL PANEL (PENTHOUSE) (MP-1)
- CW-5: 4 SIDED SSG UNITIZED CURTAINWALL SYSTEM TRIPLE VISION (GL-1) AND SPANDREL (GL-3) METAL PANEL SURROUND
- LOUVER LV-1: PENTHOUSE UNITIZED CURTAINWALL SYSTEM
- STONE BASE (ST-1)



2 SOUTH EXTERIOR ELEVATION
1/16" = 1'-0"



1 NORTH EXTERIOR ELEVATION
1/16" = 1'-0"

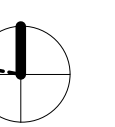
PROJECT

120 MIDDLESEX
SOMERVILLE, MA 02145



181 Morgan Avenue, Floor 2
Cambridge, MA 02141

KEYPLAN



ISSUE CHART

NO.	DATE	DESCRIPTION
1	2026.02.04	SITE PLAN APPROVAL
2	2026.02.04	ISSUE

Job Number 157106.000
DATE 2026.02.04

TITLE

**EXTERIOR
ELEVATIONS - NORTH
& SOUTH**

SHEET NUMBER

A20-01

CONSULTANTS

- CIVIL
Beals+Thomas, Inc.
144 Turnpike Road, Southborough, MA 01772
- STRUCTURAL
Thomson Tomasetti
27 Womwood Street, Suite 200, Boston, MA 02210
- MECHANICAL/ELECTRICAL/PLUMBING
BR+A Consulting Engineers
10 Guest Street, 4th Floor, Boston, MA 02135
- LANDSCAPING
Cogley Wolff
10 Post Office Square, Suite 1315, Boston, MA 02109
- ENVELOPE
Simpson Gumpertz & Heger
480 Totten Pond Road, Waltham, MA 02451
- LIPE SAFETY
Code Red Consultants, LLC
154 Turnpike Road, Suite 200, Southborough, MA 01772
- LIGHTING
Horton Lees Brogden
233 Lewis Wharf, Boston, MA 02110
- SUSTAINABILITY
The Green Engineer, Inc.
23 Bradford St, Concord, MA 01742
- VERTICAL TRANSPORTATION/FACADE MAINTENANCE
Lerch Bates, Inc.
303 Wyman Street, Suite 351, Waltham, MA 02451
- ACOUSTICAL
Aceritech
33 Moulton Street, Cambridge, MA 02138
- PARKING
Destman Associates
18 Tremont Street, Suite 300, Boston, MA 02108
- CONTRACTOR
John Moriarty & Associates
3 Church Street, #2, Winchester, MA 01890

EXTERIOR ELEVATION
GENERAL NOTES

- 1. MATERIAL SYMBOLS ON ELEVATIONS ARE TO DISPLAY THE EXTENT OF THE MATERIAL ONLY. THEY ARE NOT TO SCALE.

EXTERIOR ELEVATION
LEGEND

- EXTERIOR GLAZING SYSTEM TAG REFER TO A33 SERIES FOR SCHEDULE
- TEMPERED GLAZING
- BUILDING EXPANSION JOINT
- MASONRY EXPANSION JOINT. MATCH MORTAR COLOR

EXTERIOR FACADE TYPES

- CW-1: 4 SIDED SSG UNITIZED CURTAIN WALL SYSTEM ARTICULATED METAL PANEL (MP-2) WITH TRIPLE VISION (GL-1) AND SPANDREL (GL-3) GLAZING AND VERTICAL FINIS
- CW-2: 4 SIDED SSG UNITIZED CURTAINWALL SYSTEM TRIPLE VISION (GL-1) AND SPANDREL (GL-2 & GL-3) GLAZING AND VERTICAL FINIS & LOUVERS (LV-1)
- CW-3A: 4 SIDED SSG STOREFRONT SYSTEM TRIPLE VISION GLAZING (GL-1)
- CW-3B: STOREFRONT METAL PANELS (MP-3)
- CW-4: ARTICULATED METAL PANEL (PENTHOUSE) (MP-1)
- CW-5: 4 SIDED SSG UNITIZED CURTAINWALL SYSTEM TRIPLE VISION (GL-1) AND SPANDREL (GL-3) METAL PANEL SURROUND
- LOUVER
LV-1: PENTHOUSE
LV-2: UNITIZED CURTAINWALL SYSTEM
- STONE BASE (ST-1)

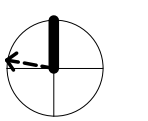
PROJECT

120 MIDDLESEX
SOMERVILLE, MA 02145



181 Morgan Avenue, Floor 2
Cambridge, MA 02141

KEYPLAN



ISSUE CHART

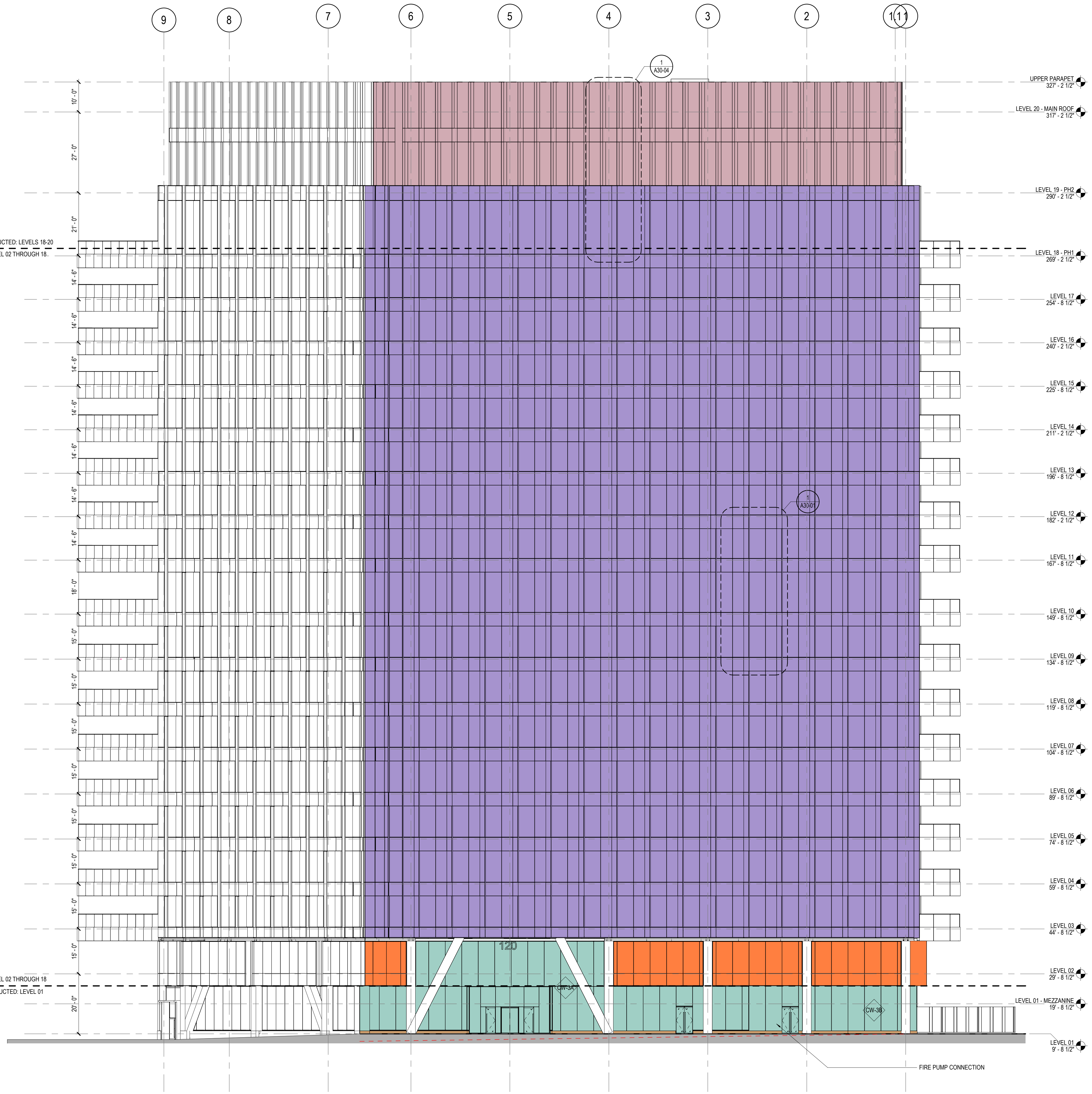
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1	2026.02.04	SITE PLAN APPROVAL
		ISSUE

Job Number	157106.000
TITLE	

EXTERIOR
ELEVATIONS - EAST

SHEET NUMBER

A20-02



1 EAST EXTERIOR ELEVATION
1/16" = 1'-0"

CONSULTANTS

- CIVIL**
Beals+Thoms, Inc.
144 Turnpike Road, Southborough, MA 01772
- STRUCTURAL**
Thornton Tomasetti
27 Womwood Street, Suite 200, Boston, MA 02210
- MECHANICAL/ELECTRICAL/PLUMBING**
BR+A Consulting Engineers
10 Guest Street, 4th Floor, Boston, MA 02135
- LANDSCAPING**
Cogley Wolff
10 Post Office Square, Suite 1315, Boston, MA 02109
- ENVELOPE**
Simpson Gumpertz & Heger
480 Totten Pond Road, Waltham, MA 02451
- LIFE SAFETY**
Code Red Consultants, LLC
154 Turnpike Road, Suite 200, Southborough, MA 01772
- LIGHTING**
Horton Lees Brogden
233 Lewis Wharf, Boston, MA 02110
- SUSTAINABILITY**
The Green Engineer, Inc.
23 Bradford St, Concord, MA 01742
- VERTICAL TRANSPORTATION/FACADE MAINTENANCE**
Lerch Bates, Inc.
303 Wyman Street, Suite 351, Waltham, MA 02451
- ACOUSTICAL**
Acertech
33 Moulton Street, Cambridge, MA 02138
- PARKING**
Desman Associates
18 Tremont Street, Suite 300, Boston, MA 02108
- CONTRACTOR**
John Moriarty & Associates
3 Church Street, #2, Winchester, MA 01890

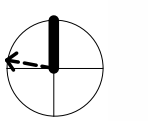
PROJECT

120 MIDDLESEX
SOMERVILLE, MA 02145



181 Morgan Avenue, Floor 2
Cambridge, MA 02141

KEYPLAN



ISSUE CHART

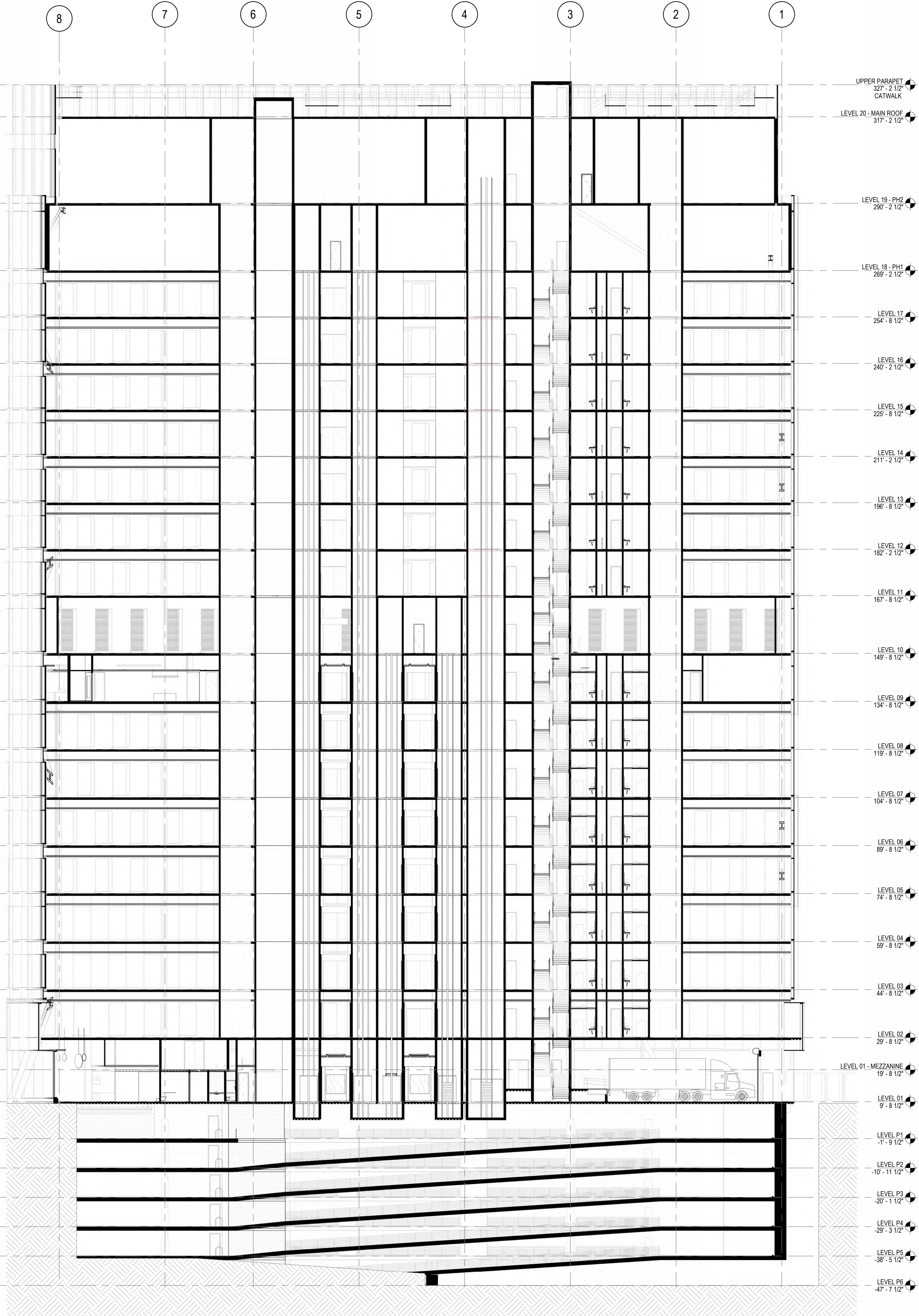
NO.	DESCRIPTION	DATE
1	SITE PLAN APPROVAL	2026.02.04
	ISSUE	

Job Number 157106.000
DATE 2026.02.04
TITLE

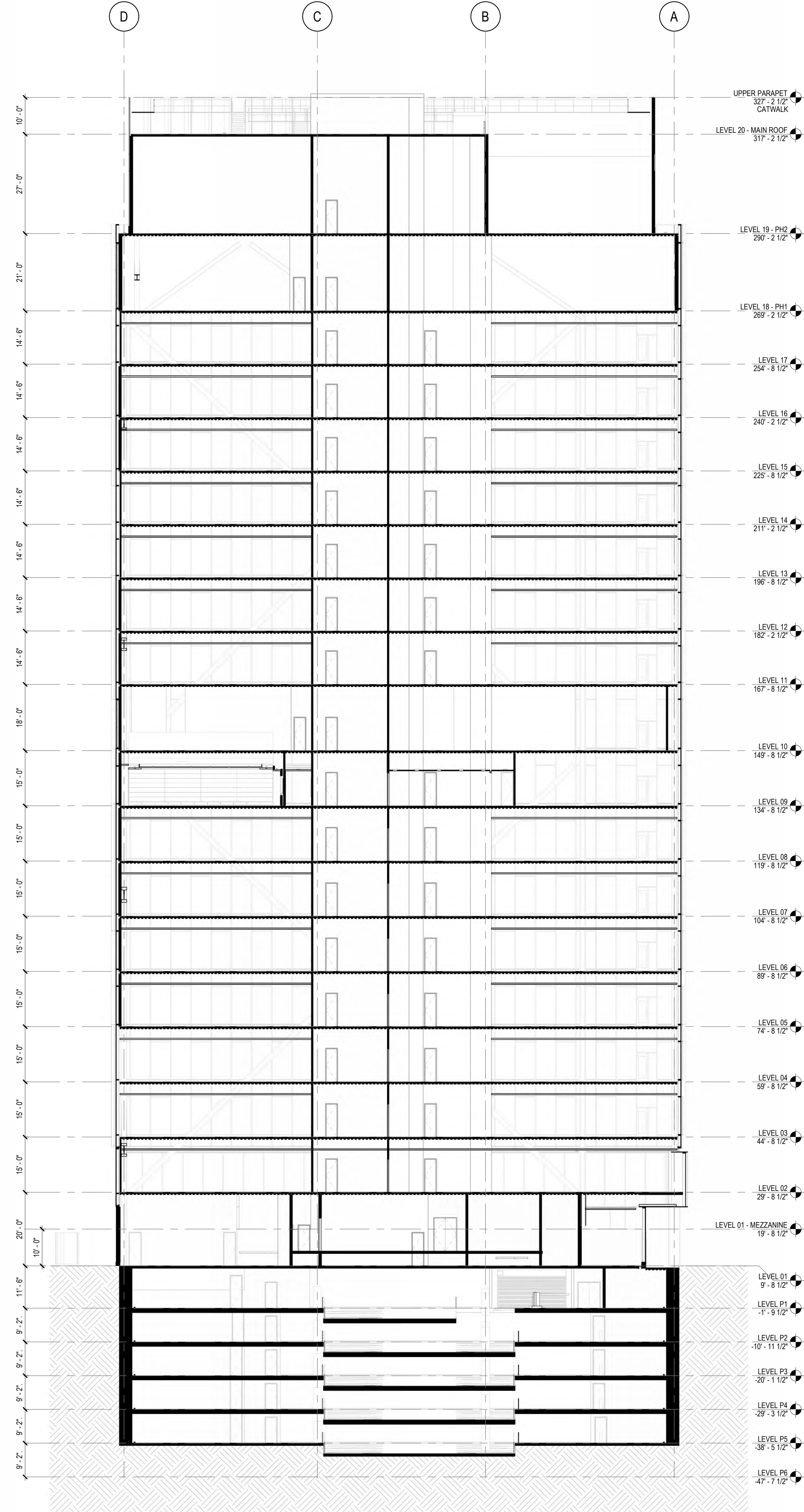
BUILDING SECTIONS

SHEET NUMBER

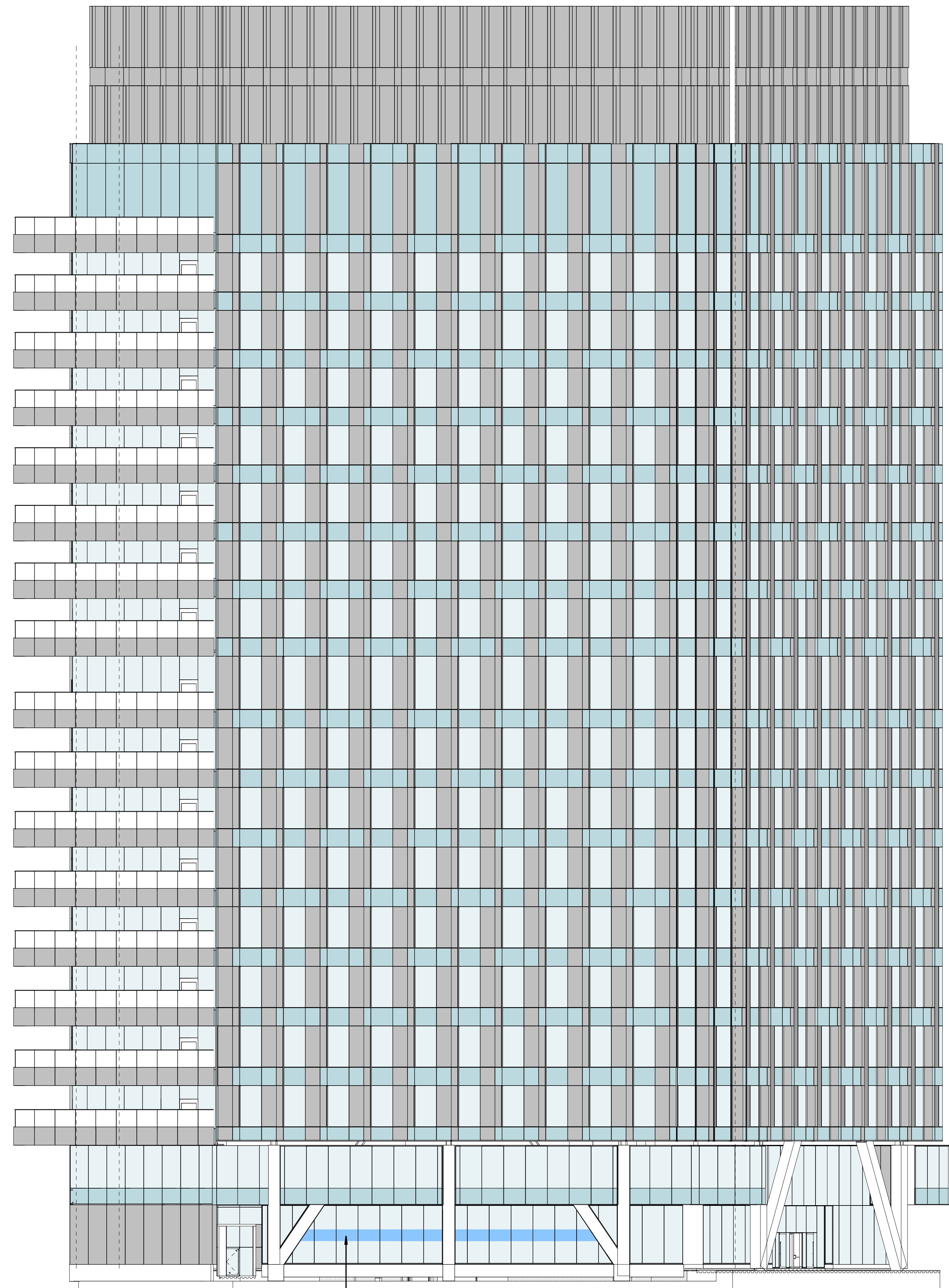
A21-01



2 NORTH/SOUTH BUILDING SECTION
1/16" = 1'-0"

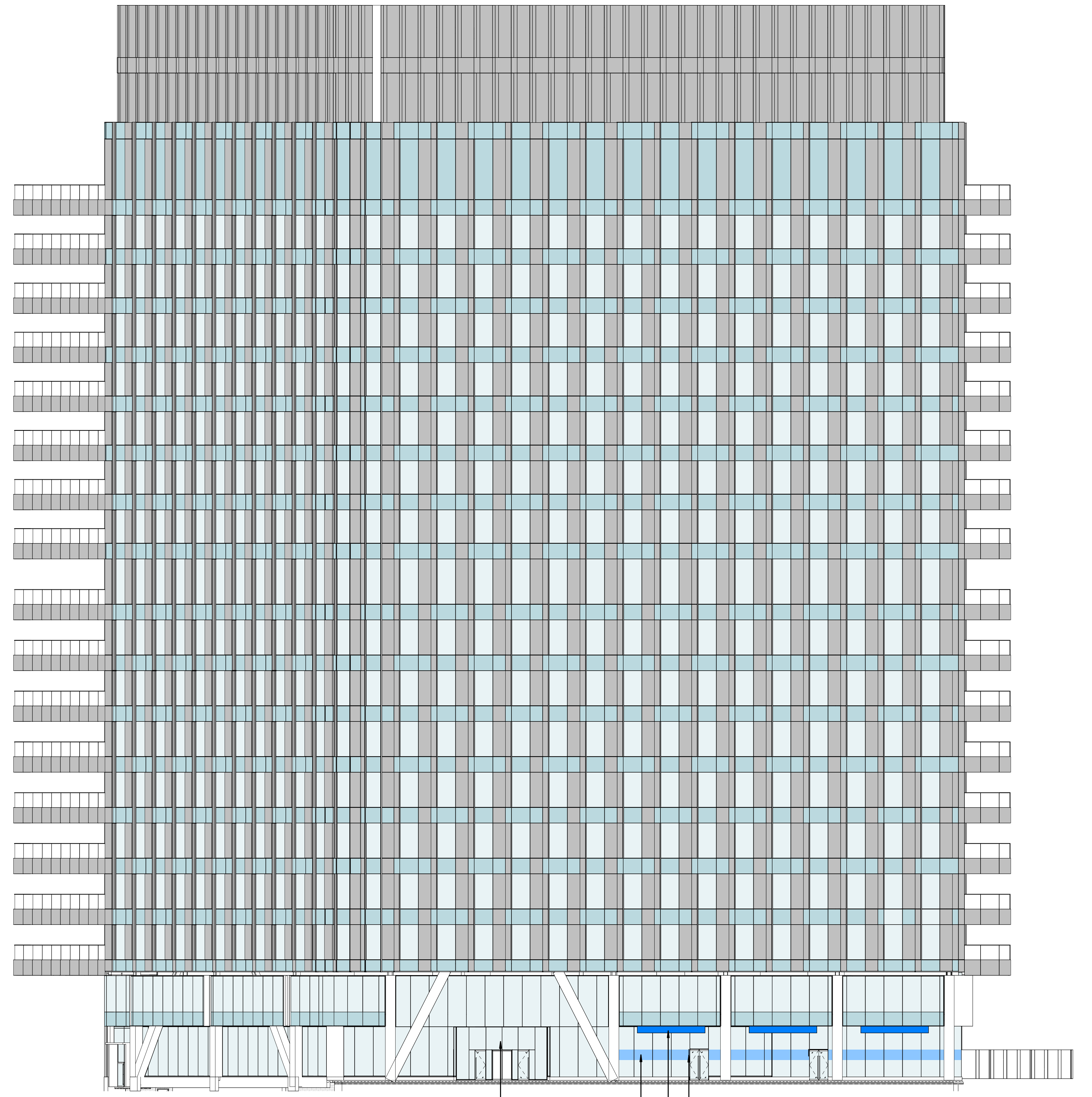


1 EAST/WEST BUILDING SECTION
1/16" = 1'-0"



WINDOW SIGN IN ACCORDANCE WITH ARTICLE SECTION 10.8.16

SOUTH ELEVATION - SIGNAGE



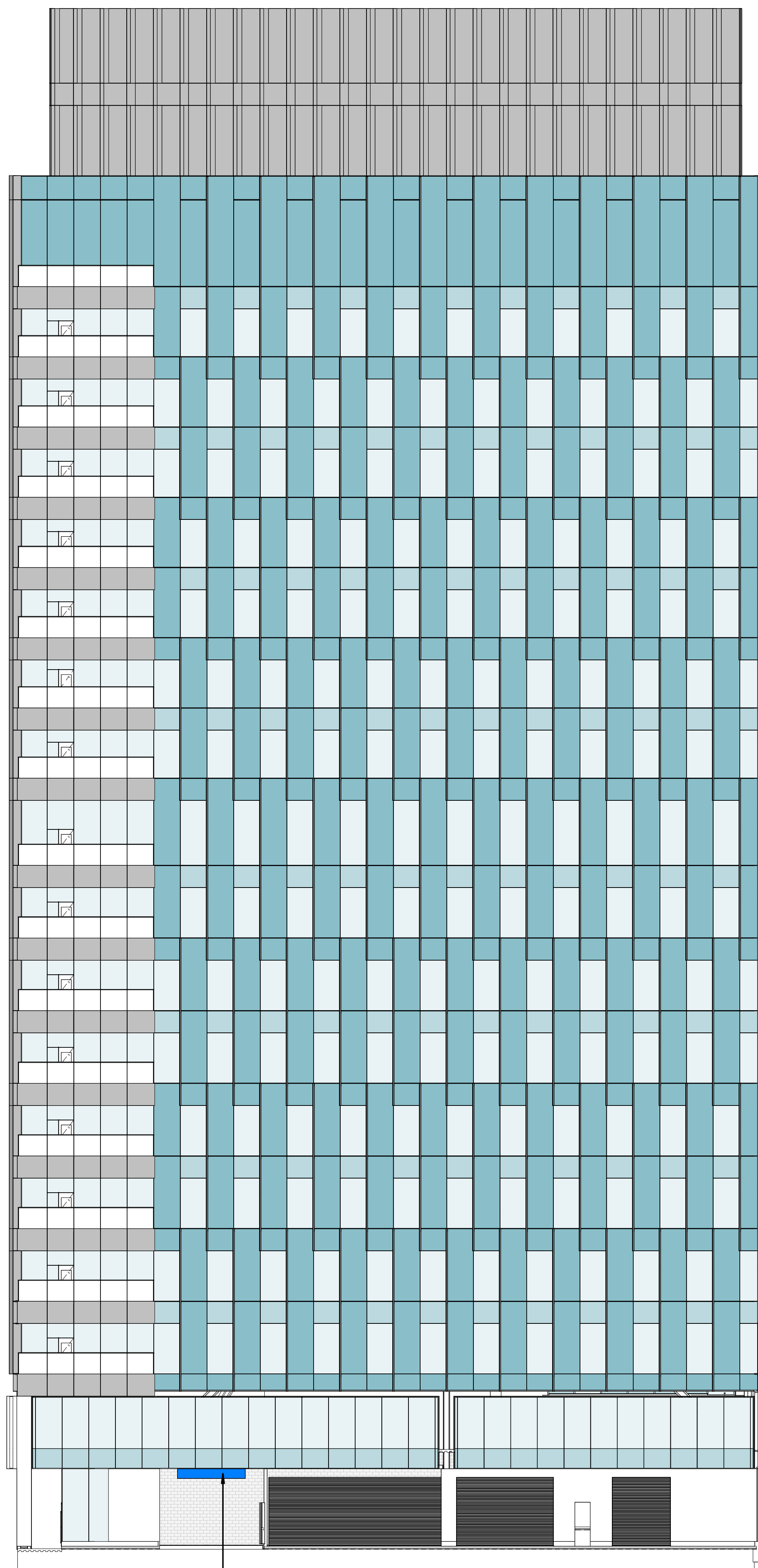
BUILDING ADDRESS SIGN 3' HIGH X 7' WIDE IN ACCORDANCE WITH ARTICLE SECTION 10.8.4

BLADE SIGN IN ACCORDANCE WITH ARTICLE SECTION 10.8.11

WALL SIGN IN ACCORDANCE WITH ARTICLE SECTION 10.8.12

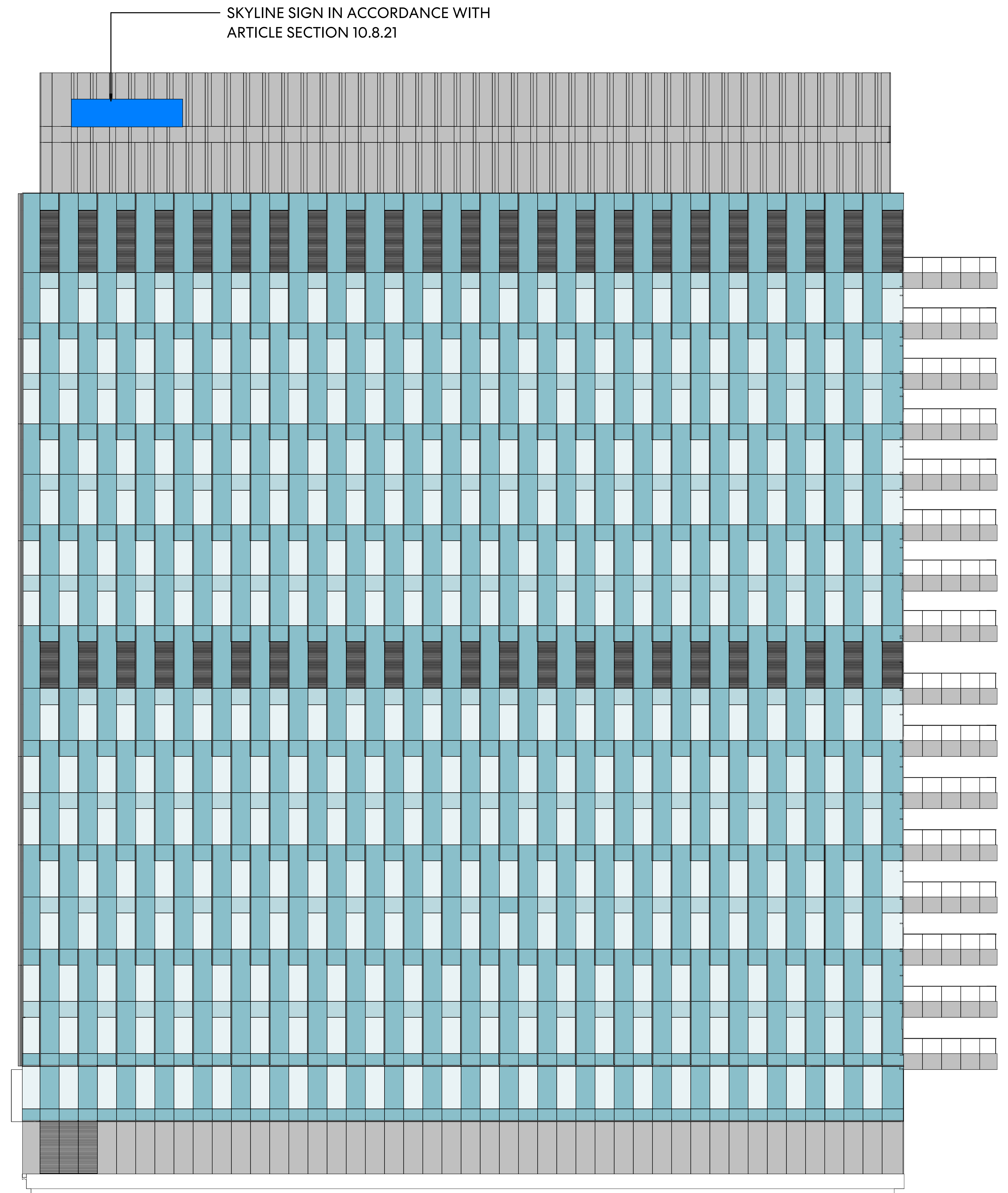
WINDOW SIGN IN ACCORDANCE WITH ARTICLE SECTION 10.8.16

EAST ELEVATION - SIGNAGE



WALL SIGN IN ACCORDANCE WITH
ARTICLE SECTION 10.8.12

NORTH ELEVATION - SIGNAGE



SKYLINE SIGN IN ACCORDANCE WITH
ARTICLE SECTION 10.8.21

WEST ELEVATION - SIGNAGE

CONSULTANTS

- CIVIL**
Beals+Thomas, Inc.
144 Turnpike Road, Southborough, MA 01772
- STRUCTURAL**
Thornton Tomasetti
27 Wornwood Street, Suite 200, Boston, MA 02210
- MEPP/FIT/SECURITY**
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10 Guest Street, 4th Floor, Boston, MA 02135
- LANDSCAPING**
Copley Wolff
10 Post Office Square, Suite 1315, Boston, MA 02109
- ENVELOPE**
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- LIFE SAFETY**
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- SUSTAINABILITY**
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- VERTICAL TRANSPORTATION / FACADE MAINTENANCE**
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33 Moulton Street, Cambridge, MA 02138
- PARKING**
Desman Associates
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- CONTRACTOR**
John Moriarty & Associates
3 Church Street, #2, Winchester, MA 01890

PROJECT

120 MIDDLESEX
SOMERVILLE, MA 02145



181 Morgan Avenue, Floor 2
Cambridge, MA 02141

KEYPLAN



ISSUE CHART

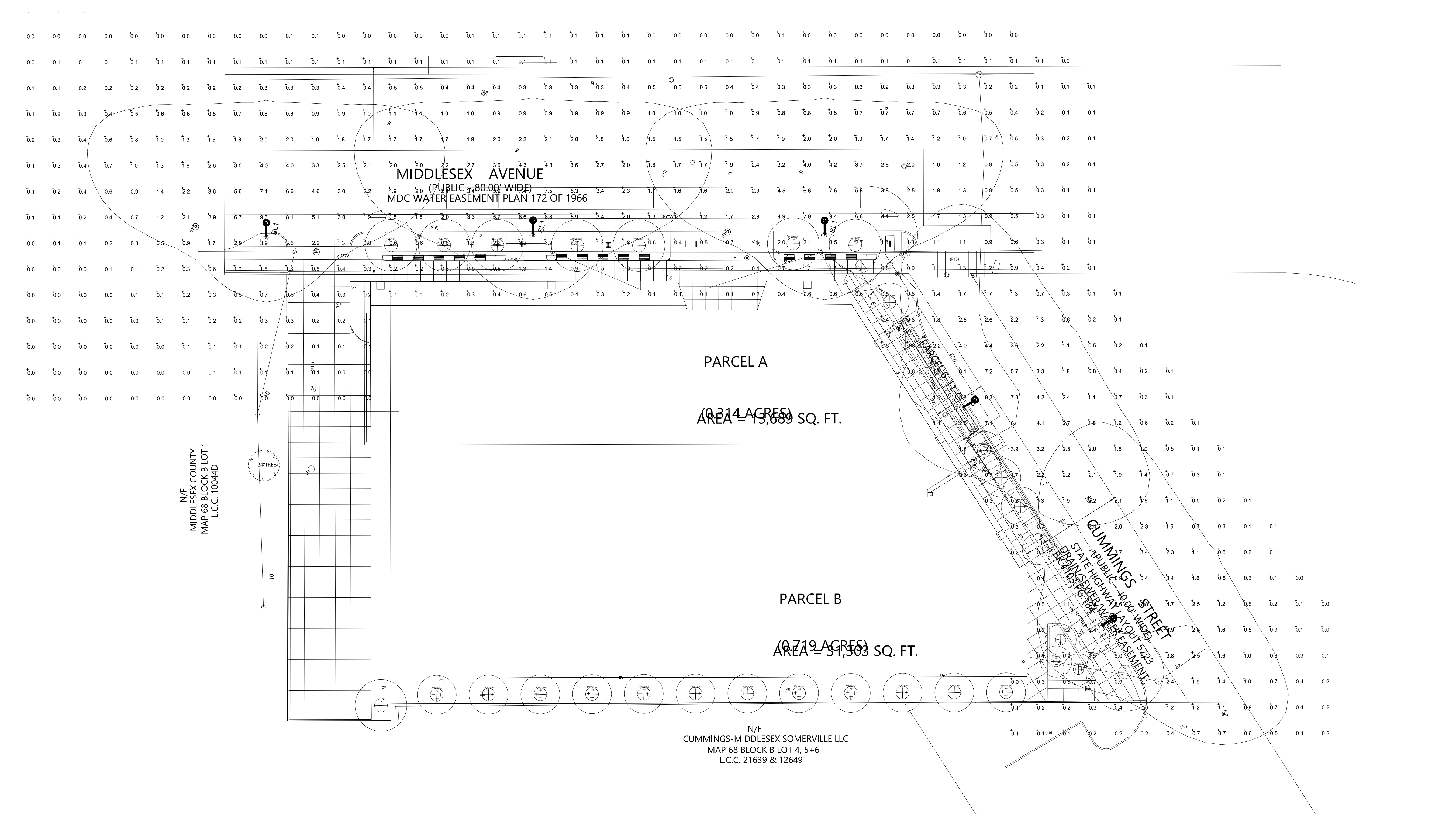
NO.	DATE	DESCRIPTION
1	2026.03.23	SITE PLAN APPROVAL
2		
3		
4		
5		
6		
7		
8		
9		
10		

Job Number 157106.000
TITLE

PHOTOMETRICS

SHEET NUMBER

L2.00



JOB NAME: 120 MIDDLESEX - SOMERVILLE, MA
APEX LIGHTING SOLUTIONS
WORKPLANE/CALC. PLANE: AT FINISH GRADE
MOUNTING HEIGHT: SEE LUMINAIRE SCHEDULE
APPS: LED
SALES: BS
SPECIFIER: COPLEY WOLFF

Luminaire Schedule							
Qty	Label	Arrangement	Lumens	Input Watts	LLF	BUG Rating	Description
5	SL1	Single	20508	126.2	0.900	B3-U0-G3	LUMEC RN20-135W80LED4K-G3-T-LE3F-240-DMG-SMB-DE1-[VR4-003]-1A-[RTA608V-005]-26.5-BABS36(2)-[CAP1-011]-GFII-VD-BKTX / OPTICAL HT APPROX 23.5FT AFG

Calculation Summary						
Label	Grid Height	Avg	Max	Min	Avg/Min	Max/Min
OVERALL SITE	0	1.16	9.4	0.0	N.A.	N.A.
ROADWAY	0	2.38	9.4	0.2	11.90	47.00

GENERAL DISCLAIMER:
Calculations have been performed according to IES standards and good practice. Some differences between measured values and calculated results may occur due to tolerances in calculation methods, testing procedures, component performance, measurement techniques and field conditions such as voltage and temperature variations. Input data used to generate the attached calculations such as room dimensions, reflectances, furniture and architectural elements significantly affect the lighting calculations. If the real environment conditions do not match the input data, differences will occur between measured values and calculated values.
* LLF Determined Using Current Published Lamp Data

NOTE TO REVIEWER:
Total Light Loss Factor (LLF) applied at time of design is determined by applying the Lamp Lumen Depreciation (LLD) from current lamp manufacturer's catalog, a Luminaire Dirt Depreciation Factor (LDD) based on IES recommended values and a Ballast Factor (BF) from current ballast specification sheets. Application of an incorrect Light Loss Factor (LLF) will result in forecasts of performance that will not accurately depict actual results.
For proper comparison of photometric layouts, it is essential that you insist all designers use correct Light Loss Factors.



SCALE: 1"=20'-0"
DATE: 3/23/26
DRAWN BY: LED

1 OVERALL SITE PLAN

