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PROJECT DESCRIPTION

INTERIOR MODIFICATIONS TO EXISTING 9,650 SF +/- TENANT SUITE INCLUDING DEMOLITION AND CONSTRUCTION TO ACCOMMODATE PRIVATE OFFICES AND KITCHENETTE.

CLIENT

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CODE COMPLIANCE PLAN LEGEND

- X1FP-- --X1FP-- EXISTING 1-HOUR FIRE PARTITION
- X2FW-- --X2FW-- EXISTING 2-HOUR FIRE PARTITION
- EXIT SIGNAGE
- FEC FIRE EXTINGUISHER & CABINET (SCREENED IF EXISTING)
- EXTENT OF SUITE
- OUT OF SCOPE
- DIST LONGEST ROUTE TO AN EXIT - KEY TO SCHEDULE
- 32" x 141" DOOR
- 32" x 213" DOOR
- EXIT LOCATION - OCCUPANT LOAD AND WIDTH (IN INCHES)
WIDTH REQUIRED | ACTUAL POPULATION
WIDTH PROVIDED | ALLOWED POPULATION

CODE COMPLIANCE PLAN GENERAL NOTES

- EXISTING WALLS SHOWN WITH NEW LIFE SAFETY RATINGS ARE TO BE UPGRADED TO THE NEW RATING. THE UPGRADE INCLUDES PROTECTING ALL OPENINGS IN THE PARTITION.
- THESE DRAWINGS WERE DEVELOPED FROM EXISTING DRAWINGS PROVIDED BY THE OWNER.
- REFER TO FIRE PROTECTION DRAWINGS FOR LOCATION AND QUANTITY OF SMOKE DETECTORS. PERFORMANCE SPECIFICATION.
- DOORS IN CORRIDOR PARTITIONS SHALL BE INSTALLED TO RESIST THE PASSAGE OF SMOKE UNLESS NOTED OTHERWISE.
- VERIFY THAT ALL EXISTING DOORS IN RATED WALLS ARE LABELED WITH THE APPROPRIATE MARK THAT ARE IN THE SCOPE OF THE WORK.
- VERIFY THAT ALL EXISTING WALLS THAT ARE LABELED AS FIRE RATED OR SMOKE TIGHT MEET THE REQUIREMENTS OF THE LABELING.

1 LEVEL 01 - LIFE SAFETY PLAN
1/8" = 1'-0"

CODE INFORMATION

1. PROJECT DATA & CODE REFERENCES	
PROJECT LOCATION:	61 MEDFORD STREET
JURISDICTION/ LOCAL AUTHORITY:	CITY OF SOMERVILLE
PROJECT DESCRIPTION:	TENANT FIT-OUT OF WEST SIDE OF FIRST LEVEL
APPLICABLE CODES:	
EXISTING BUILDING	(IEBC) INTERNATIONAL EXISTING BUILDING CODE 2009
BUILDING	(780 CMR) COMMONWEALTH OF MASSACHUSETTS AMENDMENTS TO IBC 2009, 780 CMR - 6TH EDITION
ACCESSIBILITY	(521 CMR) MASSACHUSETTS ARCHITECTURAL ACCESS BOARD 2006
PLUMBING	(248 CMR) MASSACHUSETTS PLUMBING CODE, 248 CMR 3.00 to 10.00
MECHANICAL	(IMC) INTERNATIONAL MECHANICAL CODE 2009 WITH AMENDMENTS BY MSBC (CHAPTER 28)
ELECTRICAL	(527 CMR) 12.00 - MASSACHUSETTS ELECTRICAL CODE. THE MASSACHUSETTS ELECTRICAL CODE IS AN AMENDED VERSION OF THE 2011 NATIONAL ELECTRICAL CODE (NFPA 70)
FIRE PROTECTION	(IFC) INTERNATIONAL FIRE CODE 2009 (WHERE REFERENCED BY 780 CMR AND NOT ADDRESSED IN 527 CMR) (527 CMR) MASSACHUSETTS FIRE PREVENTION REGULATIONS (NFPA 72) FIRE ALARM AND SIGNALING CODE 2010 (NFPA 13) STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS 2007
ENERGY	(IECC): INTERNATIONAL ENERGY CONSERVATION CODE 2009

34. EXISTING STRUCTURES (IEBC)	
CLASSIFICATION OF WORK (CHAPTER 3 - IEBC)	ALTERATION - LEVEL 2 - WORK AREA DOES NOT EXCEED 50% OF THE BUILDING AREA
ALTERATIONS - LEVEL 2 (CHAPTER 8 - IEBC 2009)	(SECTION 701.2) WORK SHALL COMPLY WITH ALL THE REQUIREMENTS OF CHAPTERS 6, 7. (SECTION 701.3) ALL NEW CONSTRUCTION ELEMENTS, COMPONENTS, SYSTEMS, AND SPACES SHALL COMPLY WITH THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE 2009. (SECTION 711.1) LEVEL 2 ALTERATIONS TO EXISTING BUILDINGS OR STRUCTURES ARE PERMITTED WITHOUT REQUIRING THE ENTIRE BUILDING OR STRUCTURE TO COMPLY WITH THE ENERGY REQUIREMENTS OF THE INTERNATIONAL ENERGY CONSERVATION CODE. THE ALTERATIONS SHALL CONFORM TO THE ENERGY REQUIREMENTS OF THE INTERNATIONAL ENERGY CONSERVATION CODE AS THEY RELATE TO NEW CONSTRUCTION ONLY.

2. BASIC BUILDING DESCRIPTION	
BUILDING AREA:	FLOOR LEVEL TOTAL GROSS FLOOR AREA
	LEVEL 01 9,770 SF
3. USE OR OCCUPANCY CLASSIFICATION	
BUILDING OCCUPANCY:	NON-SEPERATED MIXED USE
LABORATORY/OFFICES	GROUP B, BUSINESS
CONFERENCE ROOMS/LOUNGES	GROUP A-3, ASSEMBLY
MECHANICAL EQUIPMENT ROOMS	GROUP S-2, STORAGE
6. TYPES OF CONSTRUCTION	
CONSTRUCTION TYPE	IB, PROTECTED, NON COMBUSTIBLE
FIRE/LIFE SAFETY FEATURES	FULLY SPRINKLERED AUTOMATIC FIRE ALARM / COMMUNICATION SYSTEM WITH VOICE CAPABILITIES FIRE STANDPIPES SMOKE CONTROL SYSTEM FOR ATRIUM

10. MEANS OF EGRESS			
1. OCCUPANCY (TABLE 1004.1.1)	1ST FLOOR: (OFFICE, 8,650 SF) / (BUSINESS, 100 SF/PERSON) = 97 PERSONS	REQUIRED	PROVIDED
2. MINIMUM NUMBER OF EXITS (TABLE 1021.1)		2 EXITS (2 <or= 500 OCCUPANTS, 3 <or= 501-1000 OCCUPANTS)	2 EXITS PROVIDED
3. EGRESS WIDTH (SECTION 1009)	(0.15 x POPULATION) / # OF EXITS = WIDTH PER EXIT	32" MIN (0.15 x 97) / 2 = 7.3" WIDTH (32" CLEAR MIN PER SECTION 1008.1)	1 DOOR = 34" 2 DOOR = 34" TOTAL WIDTH PROVIDED 68"
4. EXIT ACCESS TRAVEL DIST (SECTION 1016.1)	LENGTH OF TRAVEL (FULLY SPRINKLERED)	300 FEET MAX.	186 FEET
	DEAD END CORRIDORS (SECTION 1016.4)	50 FEET MAX.	30 FEET
	COMMON PATH OF TRAVEL (SECTION 1014.3)	100 FEET MAX.	70 FEET

NO.	ISSUE	DATE
ISSUED FOR CONSTRUCTION	1004/2013	
ISSUED FOR 50% CDS	09/13/2013	
Drawing Issue	Date	

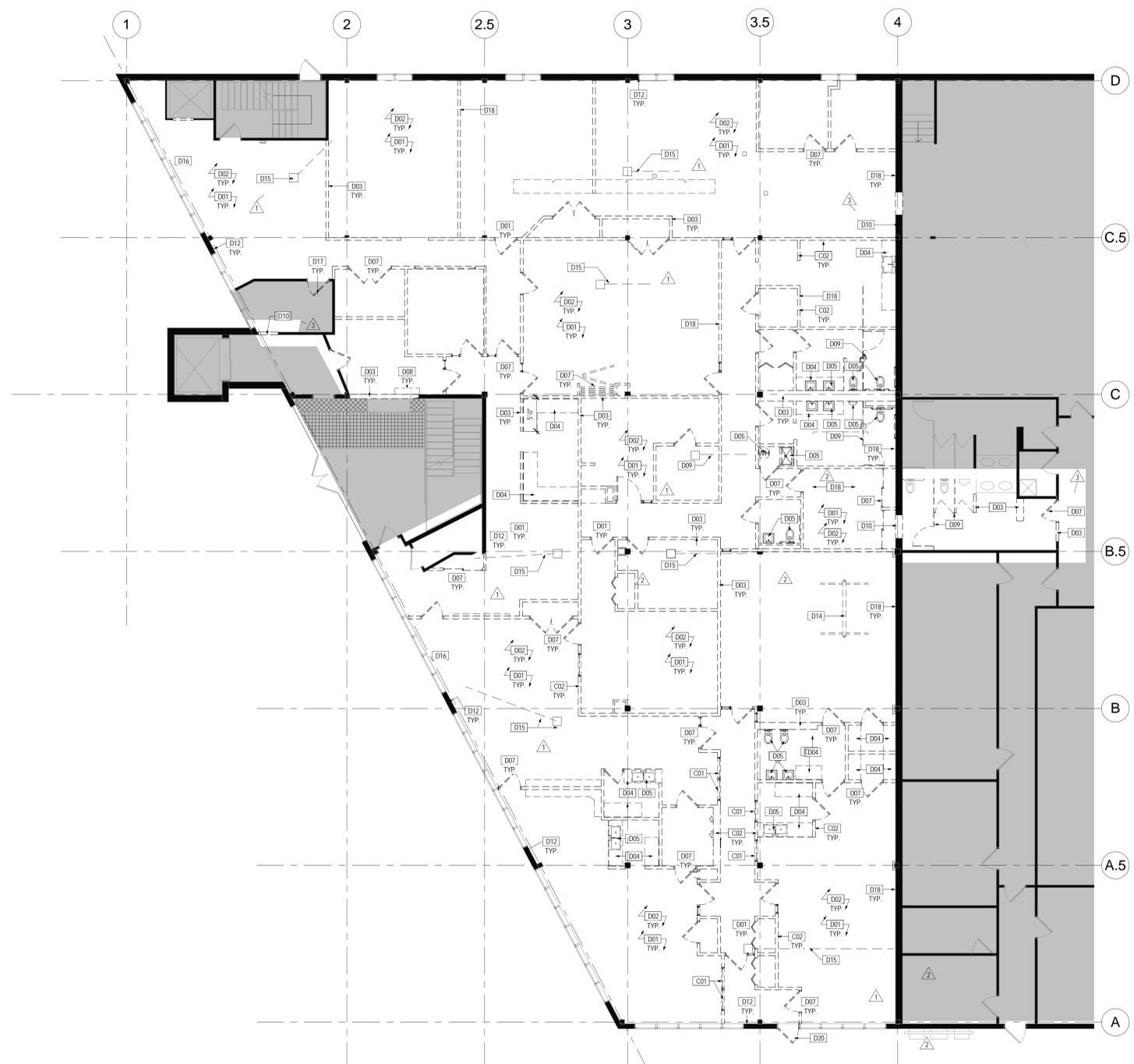
Revisions

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Sheet Information		
Date	04/25/2014	
Job Number	155237.000	
Drawn	DGB	
Checked	KD	
Approved	PB	

CODE COMPLIANCE SUMMARY AND DIAGRAM



Sheet
A00-10



B4 LEVEL 01 - DEMOLITION PLAN
1/8" = 1'-0"

DEMOLITION PLAN LEGEND

- DENOTES AREA "NOT IN CONTRACT"
- MILLWORK TO REMAIN
- EXISTING PARTITION TO REMAIN
- EXISTING PARTITION TO BE DEMOLISHED
- EXISTING KNEE WALL TO BE DEMOLISHED
- EXISTING DOOR AND FRAME TO REMAIN
- EXISTING DOOR AND FRAME TO BE DEMOLISHED
- EXISTING INTERNAL LITE TO BE DEMOLISHED

DEMOLITION PLAN SHEET KEYNOTES

- D01 REMOVE ALL FLOORING AND BASE THROUGHOUT.
- D02 REMOVE ACT CEILING, EXIT DEVICES, CONDUIT BACK TO PANEL.
- D03 REMOVE ALL DRYWALL PARTITIONS AS NOTED AND DASHED. REMOVE ALL CONNECTIONS FROM FLOOR AND CEILING.
- D04 REMOVE AND DISPOSE OF EXISTING CASEWORK.
- D05 REMOVE PLUMBING FIXTURES AND APPLICABLE PLUMBING / ELECTRICAL FEEDS BACK TO CORE / PANEL AND MAKE SAFE. REFER TO MEP DRAWINGS FOR ADDITIONAL INFORMATION.
- D07 REMOVE EXISTING DOOR, FRAME, AND HARDWARE.
- D08 REMOVE EXISTING WINDOW AND FRAME.
- D09 REMOVE ALL TOILET PARTITIONS.
- D10 REMOVE INDICATED PORTION OF PARTITION TO ALLOW FOR NEW DOOR OPENING. COORDINATE WITH CONSTRUCTION DRAWINGS.
- D12 EXISTING C.W.B. AT EXTERIOR WALLS TO REMAIN.
- D14 REMOVE CEILING MOUNTED EQUIPMENT.
- D15 CUT TRENCH INTO CONCRETE SLAB FOR TELEDATA, COORDINATE WITH ELECTRICAL DRAWINGS.
- D16 REMOVE DAMAGED EXTERIOR WINDOWS, COORDINATE LOCATIONS WITH OWNER/ARCHITECT.
- D17 REMOVE AND SALVAGE DOOR, FRAME, AND HARDWARE. STORE FOR REUSE.
- D18 REMOVE EXISTING WALL FINISHES TO STRUCTURE.
- D20 REMOVE EXISTING DOOR AND HARDWARE, FRAME TO REMAIN.

DEMOLITION PLAN GENERAL NOTES

ADDITIONAL WORK: SEE SHEETS OF THE OTHER DISCIPLINES FOR ADDITIONAL DEMOLITION SCOPE AND NOTES.

SCOPE: DEMOLITION IS LIMITED TO PARTITIONS AND FINISHES AS INDICATED. COORDINATE EXTENTS OF DEMOLITION WITH CONSTRUCTION PLANS, AND PERFORM DEMOLITION AS NECESSARY TO COMPLETE THE NEW WORK.

VERIFICATION: FIELD VERIFY THE ACCURACY OF THE EXISTING CONDITIONS SHOWN IN THE CONSTRUCTION DOCUMENTS PRIOR TO BEGINNING DEMOLITION WORK. IMMEDIATELY NOTIFY THE OWNER AND ARCHITECT OF ANY DISCREPANCIES. UPON COMPLETION OF THE DEMOLITION WORK, NOTIFY THE OWNER AND ARCHITECT TO ALLOW THEIR INSPECTION AND EVALUATION OF CONDITIONS PREVIOUSLY CONCEALED. PROVIDE A COMPLETE LIST OF ALL VISIBLE WATER DAMAGE LOCATIONS.

PARTITIONS: WHERE STUD-FRAMED DRYWALL PARTITIONS, SOFFITS AND CEILINGS ARE INDICATED TO BE REMOVED, THIS SHALL MEAN DEMOLITION AND REMOVAL OF THE ENTIRE ASSEMBLY INCLUDING WALL FINISHES, FRAMING, BLOCKING, ACCESSORIES, TRIM, FIXTURES, ELECTRICAL DEVICES AND CONDUIT/WIRING. MAINTAIN ETR ELECTRICAL DEVICES AT OTHER ETR LOCATIONS SERVICED BY REMOVED CONDUITS.

TEMPORARY DISCONNECTION OF UTILITIES: TEMPORARILY DISCONNECT ALL ETR UTILITIES REQUIRED TO PERFORM THE INDICATED WORK. COORDINATE THIS WORK WITH THE OWNER (OR BUILDING MANAGER) PRIOR TO DISCONNECTING UTILITIES. SCHEDULE THE WORK AS NECESSARY TO MINIMIZE THE IMPACT TO OTHER TENANTS AND/OR OCCUPANTS. DO NOT DISCONNECT OR INTERRUPT SERVICES TO OTHER TENANTS OR OCCUPANTS WITHOUT PRIOR WRITTEN APPROVAL FROM THE OWNER (OR BUILDING MANAGEMENT). RECONNECT UTILITIES IMMEDIATELY AFTER COMPLETION OF THE WORK. RE-ROUTE UTILITIES/CONNECTIONS AS REQUIRED TO PROGRESS AROUND NEW CONSTRUCTION. PROVIDE BLANK COVER PLATES AT RECEPTACLES INDICATED TO BE ABANDONED IN-PLACE.

PROTECTING ETR UTILITIES: VERIFY AND PROTECT ALL ETR CHASES PRIOR TO BEGINNING THE DEMOLITION WORK. DO NOT DAMAGE OR DISCONNECT EXISTING UTILITIES, UNLESS OTHERWISE NOTED. MAINTAIN FULL AND PROPER OPERATION OF THE BUILDING FIRE ALARM SYSTEM FOR THE DURATION OF THE DEMOLITION (AND CONSTRUCTION) WORK.

REMOVING UTILITIES WITHIN DEMOLISHED WORK: AT WALLS, PARTITIONS AND CASEWORK INDICATED TO BE DEMOLISHED, DISCONNECT AND REMOVE ALL PIPING, CONDUIT AND WIRING BACK TO A POINT OF CONCEALMENT. PROPERLY CAP AND/OR PLUG TERMINATED ENDS. MARK LOCATIONS OF TERMINATED UTILITY LINES AND WIRES.

REMOVING SAFETY EQUIPMENT AT DEMOLISHED WORK: AT WALLS, PARTITIONS AND CASEWORK INDICATED TO BE DEMOLISHED, REMOVE ALL SAFETY EQUIPMENT INCLUDING BUT NOT LIMITED TO FIRE EXTINGUISHERS, FIRE BLANKETS, AND FIRST AID KITS. SAVE FOR RELOCATION TO BE FIELD-COORDINATED WITH OWNER/ARCHITECT.

PERMIT & DISPOSAL: OBTAIN ALL NECESSARY DEMOLITION PERMITS AND APPROVALS PRIOR TO PROCEEDING WITH THE WORK. DISPOSE OF ALL DEMOLISHED AND REMOVED MATERIALS IN A LEGAL MANNER PER APPLICABLE REGULATIONS. IMMEDIATELY NOTIFY THE ARCHITECT AND OWNER OF ANY MATERIALS THAT ARE SUSPECTED OF CONTAINING HAZARDOUS MATERIALS.

STRUCTURE: TAKE PRECAUTIONS TO PROPERLY SUPPORT STRUCTURES AFFECTED BY DEMOLITION WORK. CEASE DEMOLITION WORK AND NOTIFY ARCHITECT AND OWNER IMMEDIATELY IF THE SAFETY AND/OR STRUCTURE APPEARS TO BE ENDANGERED. DO NOT RESUME OPERATIONS UNTIL SAFETY IS RESTORED.

STRUCTURAL MEMBERS SHALL NOT BE MODIFIED OR CUT WITHOUT THE APPROVAL OF THE ARCHITECT AND STRUCTURAL ENGINEER.

FLOOR PREP: REMOVE EXISTING FLOOR FINISH AND ADHESIVES IN AREAS TO RECEIVE NEW FLOOR FINISH. UNLESS OTHERWISE NOTED, PREP REMAINING SUBFLOOR SURFACE TO COMPLY WITH MANUFACTURER'S RECOMMENDATIONS.

CLEANUP: UPON COMPLETION OF THE DEMOLITION WORK, REMOVE ALL DEMOLITION DEBRIS, MATERIALS AND TOOLS FROM THE SITE. DO NOT LEAVE ANY UNSAFE CONDITIONS RESULTING FROM THE DEMOLITION WORK. SWEEP AND LEAVE THE SITE IN A CLEAN AND ORDERLY CONDITION.

Issued For	Date
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ISSUED FOR ASI-02	11/21/2013
ISSUED FOR ASI-01	11/04/2013
ISSUED FOR CONSTRUCTION	10/04/2013
ISSUED FOR SOW CDS	09/12/2013
Drawing Issue	Date

Revisions

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3	ISSUED FOR ASI 05	01/23/14
2	ASK-002	11/21/13
1	ASK-001	11/04/13
1	ISSUE	DATE

Sheet Information

Date: 04/25/2014
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Approved: PB
Title:

CONSTRUCTION PLAN LEGEND

- DENOTES AREA "NOT IN CONTRACT"
- EXISTING PARTITION TO REMAIN
- NEW PARTITION
- DOOR NUMBER, REFER TO DOOR AND HARDWARE SCHEDULE ON SHEET A00-50 FOR FURTHER INFORMATION
- PARTITION TYPE

CONSTRUCTION PLAN GENERAL NOTES

1. REFER TO A00-01 FOR GENERAL CONSTRUCTION NOTES.
2. PREPARE AND PATCH, ALL AREAS AFFECTED BY DEMOLITION TO SMOOTH, LIKE-NEW FINISH.
3. MATCH FINAL FINISH LEVEL AND QUALITY OF EXISTING WALLS AT ALL LOCATIONS OF REMOVED WALL CONSTRUCTION.
4. MAINTAIN EXISTING RATED PARTITIONS, WHERE SHOWN.

CONSTRUCTION PLAN SHEET KEYNOTES

Construction Plan Keynotes	
CD1	PATCH AND REPAIR WALL TO MATCH EXISTING AT AREA OF REMOVED WALL CONSTRUCTION. REPLACE WALL BASE AS REQUIRED, MATCH TO EXISTING. PAINT, PT-1.
CD2	INFILL DEMOLISHED OPENING TO MATCH ADJACENT EXISTING PARTITION CONSTRUCTION AND RATING.
CD3	EXISTING DOOR, FRAME AND HARDWARE TO REMAIN, PAINT PT-1.
CD4	MECHOSHADE ROLLER SHADE TO BE INSTALLED AT ALL EXTERIOR WINDOWS.

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ISSUED FOR ASI-06	02/10/2014
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**LEVEL 01
CONSTRUCTION PLAN**



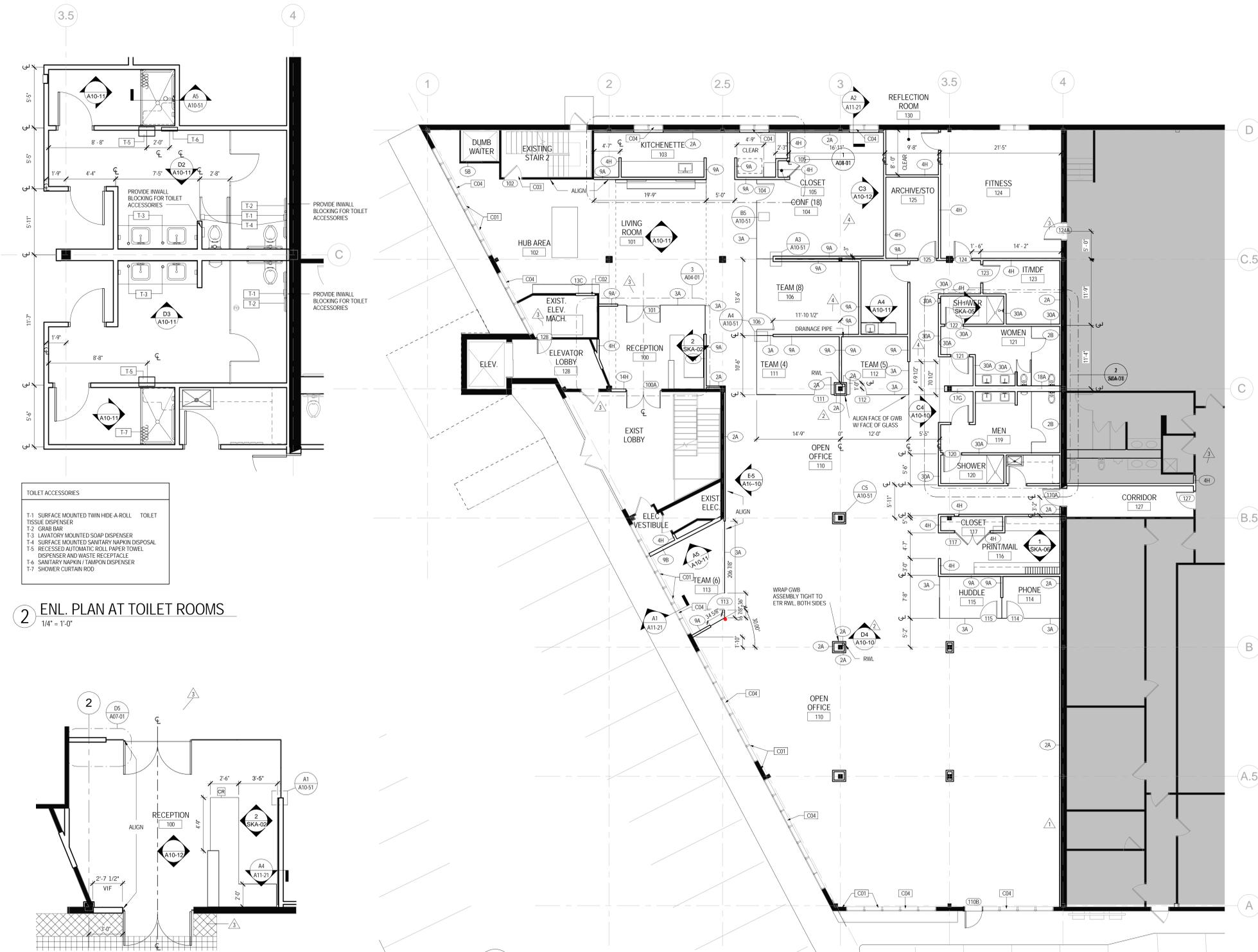
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A04-01

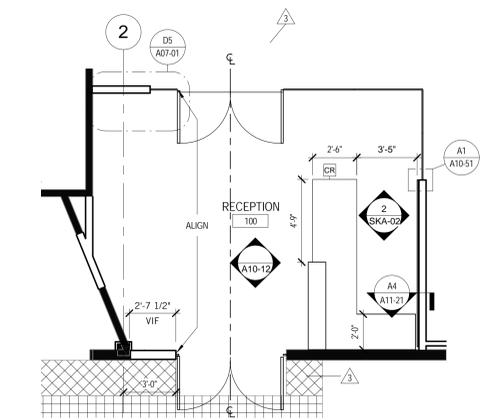
GRAPHIC SCALE:
1/8" = 1'-0"



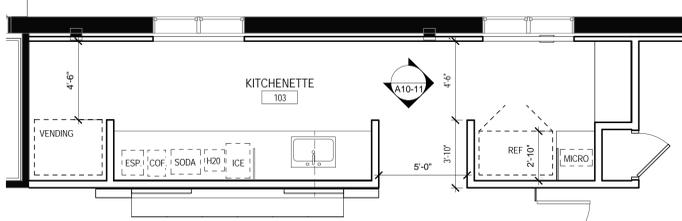
B4 LEVEL 01 - CONSTRUCTION PLAN
1/8" = 1'-0"



2 ENL. PLAN AT TOILET ROOMS
1/4" = 1'-0"



3 ENLARGED FLOOR PLAN, RECEPTION
1/4" = 1'-0"



1 ENL. PLAN AT KITCHENETTE
1/4" = 1'-0"



B4 LEVEL 01 - FURNITURE PLAN
1/8" = 1'-0"

FURNITURE PLAN LEGEND

- EXISTING PARTITION
- NEW PARTITION
- NIC

FURNITURE PLAN GENERAL NOTES

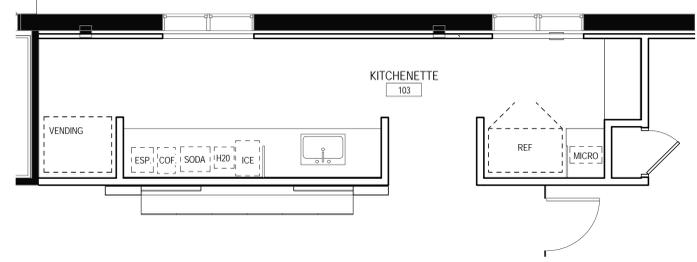
- FURNITURE NOT IN CONTRACT. FOR REFERENCE ONLY. INFLECT LOCATIONS SHOWN FOR REFERENCE ONLY. COORDINATE WITH ELECTRICAL DRAWINGS.
- REFER TO ELECTRICAL DRAWINGS FOR POWER/DATA COORDINATION.

FURNITURE PLAN LEGEND

- WALL MOUNT TV FURNISH AND INSTALL BY OWNER. GC TO PROVIDE BLOCKING IN WALL. TYPICAL ALL LOCATIONS.
- FC FLOOR CORE. COORDINATE WITH MECHANICAL
- CR CARD READER
- GFI GFI ELECTRICAL OUTLET
- DUPLEX ELECTRICAL OUTLET
- TELEDATA OUTLET

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Drawing Issue	Date

Revisions



1 ENLARGED PLAN AT KITCHENETTE
1/4" = 1'-0"

Specialty Equipment Schedule 0401-0500

ROOM NUMBER	ROOM NAME	TYPE	MANUFACTURER	MODEL NUMBER	FURNISHED BY	ROUGH IN	INSTALLED BY	LOCATION	DIMENSION S	DIMENSION S	DIMENSION S	MECHANICAL	ELECTRICAL	PLUMBING	PLUMBING								
																							WIDTH IN INCHES
103	KITCHENETTE	MICROWAVE	AMANA	RCS10MPSA	OWNER	GC	OWNER	COUNTER	22"	21"	15"	-	NEMA 5-15	120V	15A	60 Hz	1500W	-	-	-	-	-	
103	KITCHENETTE	TOASTER OVEN	DELONGHI	ESCLUSIVO	OWNER	GC	OWNER	COUNTER	19"	16"	10"	-	-	120V	20A	-	1400W	-	-	-	-	-	
103	KITCHENETTE	ESPRESSO	-	-	OWNER	GC	OWNER	COUNTER	14"	18"	18"	-	-	120V	20A	-	-	-	-	-	-	-	
103	KITCHENETTE	KEURIG COFFEE	ARAMARK	B-3000 KEURIG	OWNER	GC	OWNER	COUNTER	14"	18"	18"	-	-	120V	20A	-	-	-	-	-	-	COLD WATER	
103	KITCHENETTE	SODA	-	-	OWNER	GC	OWNER	COUNTER	20"	17"	30"	-	-	120V	15A	60Hz	-	-	-	-	-	DRAINAGE	
103	KITCHENETTE	WATER	ATLAS	AWS 300CT	OWNER	GC	OWNER	COUNTER	14"	14"	18"	-	-	120V	15A	-	-	-	-	-	-	-	COLD WATER
103	KITCHENETTE	ICE MAKER	MANITOWOC	SN12/SN20	OWNER	GC	OWNER	COUNTER	14"	14"	18"	-	-	115V	10.3 A	60Hz	-	-	-	-	-	-	DRAINAGE
103	KITCHENETTE	REFRIGERATOR	TRUE	ETR	OWNER	GC	OWNER	FLOOR	53"	35"	84"	-	NEMA 5-15	115V	10.6A	60Hz	-	-	-	-	-	-	COLD WATER
102	HUB AREA	FLAT SCREEN TV	-	-	GC	GC	GC	WALL	63"	4"	36"	-	-	-	-	-	-	-	-	-	-	-	POWER/DATA
101	LIVING ROOM	FLAT SCREEN TV	-	-	GC	GC	GC	WALL	63"	4"	36"	-	-	-	-	-	-	-	-	-	-	-	POWER/DATA
104	CONF 4	FLAT SCREEN TV	-	-	GC	GC	GC	WALL	63"	4"	36"	-	-	-	-	-	-	-	-	-	-	-	POWER/DATA
106	TEAM	FLAT SCREEN TV	-	-	GC	GC	GC	WALL	63"	4"	36"	-	-	-	-	-	-	-	-	-	-	-	POWER/DATA
111	TEAM	FLAT SCREEN TV	-	-	GC	GC	GC	WALL	63"	4"	36"	-	-	-	-	-	-	-	-	-	-	-	POWER/DATA
112	TEAM	FLAT SCREEN TV	-	-	GC	GC	GC	WALL	63"	4"	36"	-	-	-	-	-	-	-	-	-	-	-	POWER/DATA
113	TEAM	FLAT SCREEN TV	-	-	GC	GC	GC	WALL	63"	4"	36"	-	-	-	-	-	-	-	-	-	-	-	POWER/DATA
126	QUIET ROOM	U.C. REF	GE	GML04GAEBS	OWNER	GC	OWNER	FLOOR	20"	21"	34"	-	-	-	-	-	-	-	-	-	-	-	POWER/DATA

3	ISSUED FOR ASI 06	02/10/14
2	ISSUED FOR ASI 05	01/23/14
1	ASK-002	11/21/13
NO	ISSUE	DATE

Sheet Information

Date: 04/25/2014
Job Number: 155237.000
Drawn: DGB
Checked: KD
Approved: BP

Title

LEVEL 01 FURNITURE PLAN

NORTH

Sheet
A08-11