

BEAL BANK - NEWTON, MA
71 NEEDHAM STREET, SUITE 1D
NEWTON, MA 02461

INTERIOR CONSTRUCTION - ISSUED FOR PERMIT

PROJECT DIRECTORY

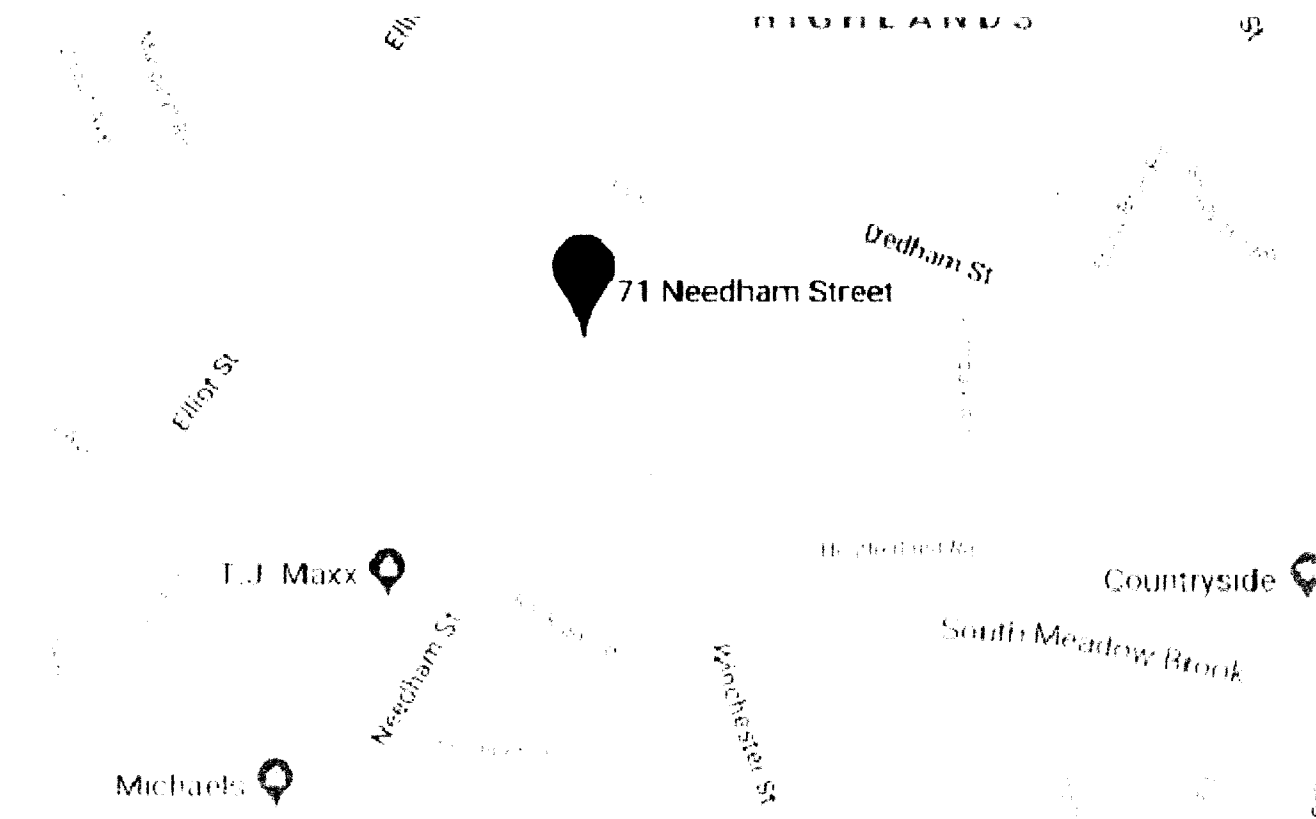
ARCHITECT OF RECORD:
FUSION DESIGN CONSULTANTS, INC.
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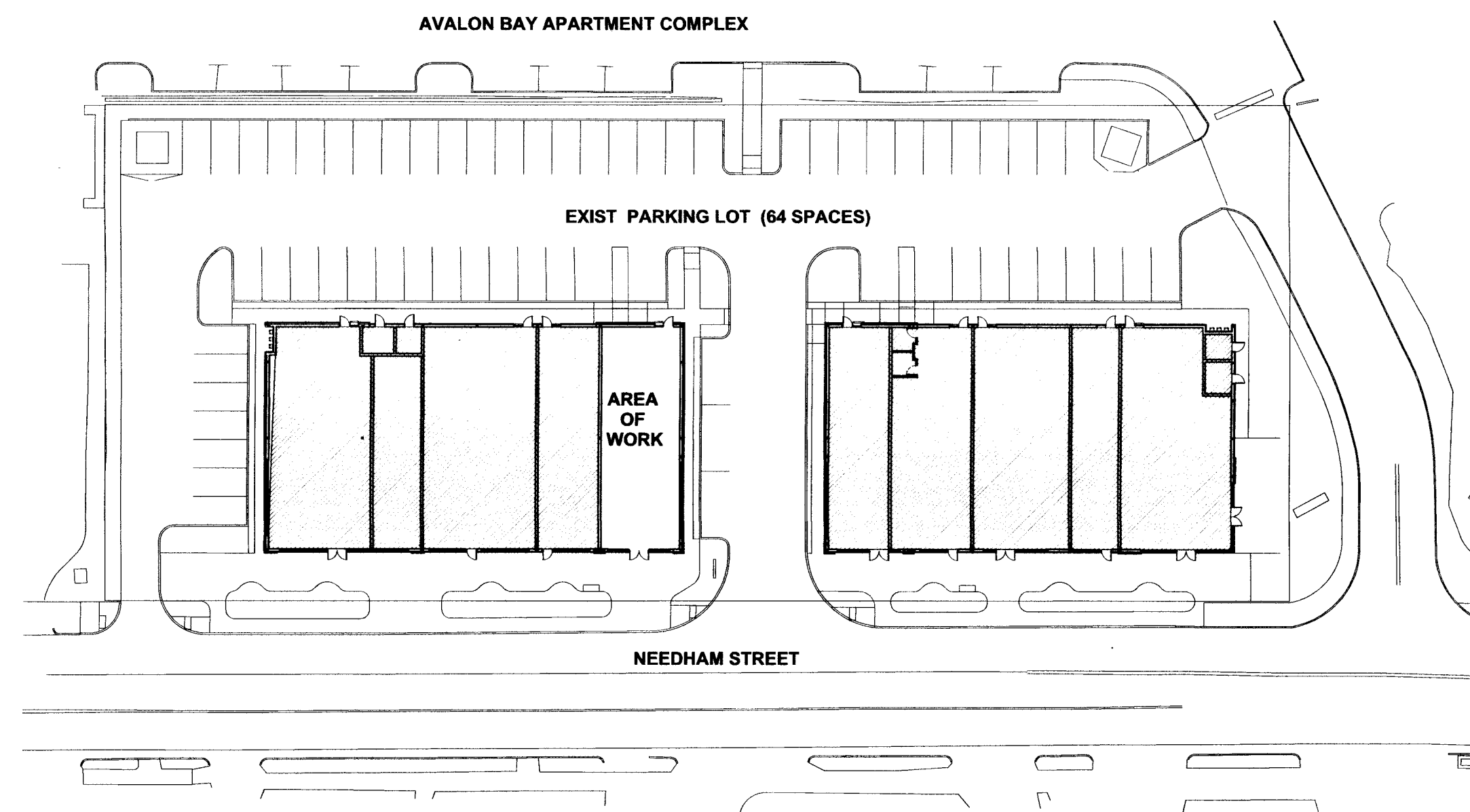
MEPFP CONSULTANT:
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 CHICAGO, ILLINOIS 60606
 CONTACT: TIFFANY BIAGINI
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PROJECT MANAGEMENT:
CBRE PROJECT MANAGEMENT
 CONTACT: BRUCE DURKEE
 MOBILE: 508.367.5056

BUILDING REPRESENTATIVE:
GRANITE DEVELOPMENT, LLC
 36 POKANOKET LANE
 MARSHFIELD, MA 02050
 CONTACT: TOM GODFREY
 PHONE: 781.258.1199



LOCATION PLAN
 NOT TO SCALE



SITE PLAN
 NOT TO SCALE

LIST OF DRAWINGS

ARCHITECTURAL DRAWINGS

- A0 COVER SHEET
- A0.1A ADDITIONAL CODE INFORMATION
- 1A.1 1ST FLOOR ARCHITECTURE PLAN
- 1A.2 1ST FLOOR REFLECTED CEILING PLAN
- 1A.3 1ST FLOOR POWER AND COMMUNICATION PLAN
- 1A.4 1ST FLOOR FINISH PLAN
- A6.1 ELEVATIONS
- A6.2 ELEVATIONS
- A6.3 MILLWORK SECTION DETAILS
- A6.4 MILLWORK DETAILS
- A6.5 MILLWORK DETAILS
- A7.1 DOOR SCHEDULE/DETAILS
- A11.1 GENERAL NOTES
- A11.2 SPECIFICATIONS
- A11.3 SPECIFICATIONS
- A11.4 SPECIFICATIONS

ENGINEERING DRAWINGS

- M0.01 COMMISSIONING SPECIFICATIONS
- M0.02 MECHANICAL SPECIFICATIONS
- M0.03 MECHANICAL SPECIFICATIONS AND SYMBOL LIST
- M0.04 MECHANICAL SCHEDULES
- M0.05 MECHANICAL DETAILS
- M0.06 MECHANICAL DETAILS
- M4.01 1ST FLOOR MECHANICAL PLAN

- E0.01 ELECTRICAL SPECIFICATIONS
- E0.02 ELECTRICAL SPECIFICATIONS
- E0.03 ELECTRICAL SYMBOLS LIST
- E0.04 ELECTRICAL LIGHTING SCHEDULES
- E0.05 ELECTRICAL RISER DIAGRAM & SCHEDULES
- E3.01 ELECTRICAL POWER PLAN
- E4.01 ELECTRICAL LIGHTING PLAN
- E5.01 1ST FLOOR DAYLIGHTING PLAN
- E6.01 1ST FLOOR HVAC PLAN

- FA0.01 FIRE ALARM SPECIFICATIONS
- FA0.02 FIRE ALARM SPECIFICATIONS
- FA1.01 1ST FLOOR FIRE ALARM PLAN

- P0.01 PLUMBING SPECIFICATIONS
- P0.02 PLUMBING SPECIFICATIONS & SYMBOLS
- P0.03 PLUMBING SCHEDULES & DETAILS
- P3.00 UNDERGROUND PLUMBING PLAN
- P3.01 1ST FLOOR PLUMBING PLAN

- FP0.01 FIRE PROTECTION SPECIFICATIONS
- FP0.02 FIRE PROTECTION DETAILS, SCHEDULE, AND SPECIFICATIONS
- FP3.01 1ST FLOOR FIRE PROTECTIONS PLAN

Reviewed and accepted:

 Site Review:
 No Fire Protection Required Based on Plans Submitted
 Other: _____

NEWTON FIRE DEPARTMENT
 FIRE PREVENTION

 SIGNATURE
 DATE 10/16/18

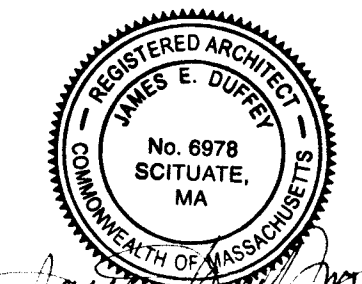
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Beal Bank

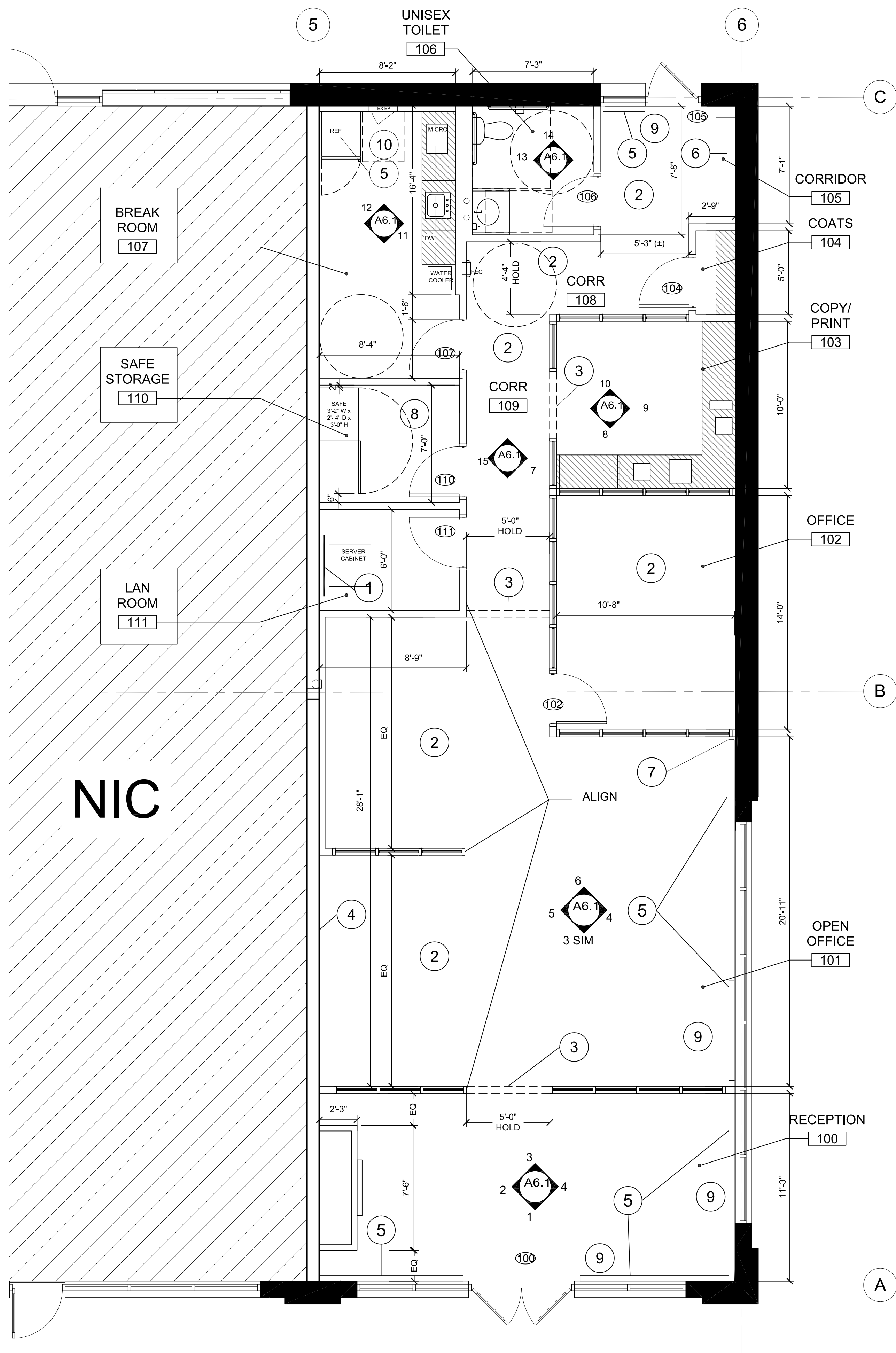
71 NEEDHAM STREET
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COVER SHEET

PROJECT NUMBER: DRAWN BY: DRAWING NUMBER:

DRAWING NAME: DRAWING SCALE:
 A0.1.dwg AS NOTED

A0



1 CONSTRUCTION PLAN
SCALE: 1/4" = 1'-0"



GENERAL NOTES

- A. SEE SHEET 1A.3 FOR ALL EQUIPMENT SPECIFICATIONS.
- B. SEE SHEET A7.1 FOR DOOR SCHEDULE.
- C. ALL PARTITIONS TO BE TYPE B UNLESS NOTED OTHERWISE; SEE WALL TYPES, SHEET A7.1.
- D. ALL DIMENSIONS ARE FACE OF GYP. BD. TO FACE OF GYP.BD. G.C. AND MILLWORKER SHALL COORDINATE ALL DIMENSIONS WITH INSTALLATION OF WOOD WALL PANELS.
- E. FIRE SAFE ALL PENETRATIONS IN ANY FIRE RATED PARTITIONS/DEMISING WALLS; AS REQUIRED TO MAINTAIN CODE COMPLIANCE.
- F. PROVIDE FIRE RETARDENT TREATED BLOCKING IN ALL LOCATIONS FOR WALL HUNG MILLWORK, EQUIPMENT, TOILET ROOM ACCESSORIES ETC. - TYP
- G. G.C. SHALL REVIEW PARTITION TYPES WITH MECHANICAL DRAWINGS TO COORDINATE AREAS OF PLENUM AND NON-PLENUM CEILINGS.
- H. G.C. IS TO NOTIFY ARCHITECT OF LAYOUT DISCREPANCIES BEFORE PLACEMENT OF METAL RUNNERS AND STUDS.
- I. "ALIGN", AS USED IN THESE DOCUMENTS, SHALL MEAN TO ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE.
- J. "TYPICAL" (OR "TYP.") , AS USED IN THESE DOCUMENTS, SHALL MEAN THAT THE CONDITION IS THE SAME OR REPRESENTATIVE FOR ALL SIMILAR CONDITIONS UNLESS OTHERWISE NOTED.
- K. DIMENSIONS LOCATING DOORS IN GYPSUM BOARD PARTITIONS ARE TO BE FROM FINISHED FACE OF PARTITION TO THE INSIDE FACE OF FRAME.
- L. WHERE NEW WORK ADJOINS EXISTING, SUCH NEW WORK SHALL BE PROPERLY INTEGRATED WITH THE EXISTING TO INSURE A UNIFORM APPEARANCE AND LEAVE NO EVIDENCE OF REMODELING.
- M. PROVIDE 1/4" DIAMETER COLD WATER LINES FOR REFRIGERATOR. SEE POWER PLAN FOR REFRIGERATOR SPECIFICATION..

CONSTRUCTION PLAN LEGEND

- EXISTING CONSTRUCTION TO REMAIN. PATCH SURFACES DISTURBED OR EXPOSED BY THE WORK.
- NEW PARTITION (SEE WALL TYPES, SHEET A7.1)
- EXISTING SWING DOOR
- NEW SWING DOOR
- DOOR TYPE (SEE DOOR SCHEDULE, SHEET A7.1)
- NEW MILLWORK
- ELEVATION TAG
- NEW FIRE EXTINGUISHER CABINET SEE POWER PLAN FOR SPECIFICATION

KEY NOTES

- 1 PROVIDE AND INSTALL 3/4" x 4' x 8' FIRE RETARDANT PLYWOOD WALL PANEL FOR MOUNTING OF EQUIPMENT IN LAN ROOM 111. COORDINATE EXACT PLACEMENT OF PANEL WITH BEAL REPRESENTATIVE. PAINT TO MATCH ADJACENT WALL.
- 2 WD-1 CROWN MOLDING, CHAIR RAIL, AND WD-1 BASE WITH WALL COVERING WC-1 THIS AREA. REFER TO ELEVATIONS/FINISH PLAN FOR ADDITIONAL INFORMATION.
- 3 PROVIDE WD-1 TRIM ON UNDERSIDE OF GYP BOARD FASCIA. BOTTOM OF TRIM TO BE FLUSH WITH BOTTOM OF THE CROWN MOLDING-TYP
- 4 PROVIDE A SEPARATE COST FOR NEW DEMISING PARTITION. TAPE AND MUD NIC SIDE ONLY.
- 5 PROVIDE NEW BASEBOARD HEATERS. SEE ENGINEERING DRAWINGS FOR SPECS.
- 6 WALL MOUNTED HEATER - SEE ENGINEERING DWGS
- 7 HOLD NEW BASEBOARD HEATER 2" FROM NEW PARTITION FOR INSTALLATION OF NEW WALL BASE.
- 8 COORDINATE WITH TENANT'S VENDOR RELOCATION OF EXISTING SAFE AFTER FIT OUT OF ROOM IS COMPLETE.
- 9 PROVIDE NEW HORIZONTAL MINI BLINDS - SPEC TBD
- 10 PROVIDE FURR OUT SO FACE OF GYP BOARD IS FLUSH WITH FACE OF EXISTING ELECTRICAL PANEL

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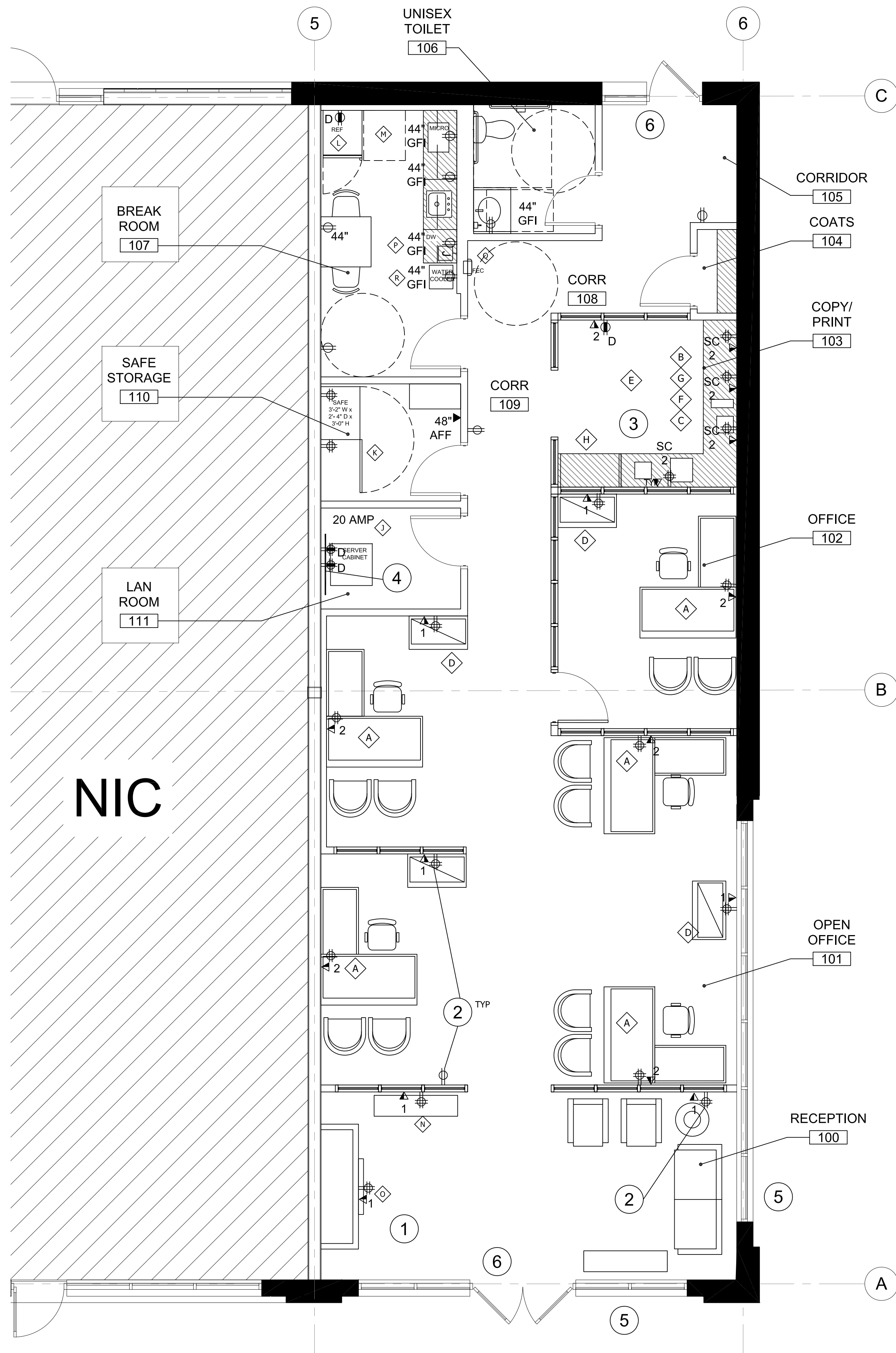
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1ST FLR CONSTRUCTION PLAN

PROJECT NUMBER: DRAWN BY: DRAWING NUMBER:

DRAWING NAME: DRAWING SCALE:
CONSTRUCTION PLAN.DWG 1/4" = 1'-0"

1A.1



1 POWER/DATA PLAN
SCALE: 1/4" = 1'-0"



EQUIPMENT LEGEND

NOTE: ALL EQUIPMENT/APPLIANCES SHALL BE PROVIDED BY TENANT UNLESS NOTED OTHERWISE.

- ◇ PC WITH FLAT SCREEN 20" DIA MONITOR.
- ◇ (2) PC'S WITH (2) 20" DIA. FLAT SCREEN MONITORS. NOTE: PC'S TO BE LOCATED INSIDE BASE CABINET.
- ◇ CHECK PRINTER - CANON DR-3080C11, 13"W X 13"D X 8"H.
- ◇ HP PRINTER 17"W X 26"D X 19"H
- ◇ COPY/SCANNER/FAX - CANON IMAGE RUNNER ADVANCE SERIES MAIN UNIT 43"W X 46"D
- ◇ POSTAGE METER -EXISTING 30"W X 17"D X 13"H
- ◇ UNISYS CHECK SORTER, 6"W X 16"D X 8"H
- ◇ 2 DRW LAT. FILE (36" WIDE) BY OTHERS
- ◇ SERVER RACK: 24"W X 32"D X 49"H
WEIGHT: 200 LBS. EMPTY - 400 LBS FULL (RELOCATED TENANT PROVIDED/ INSTALLED)
- ◇ SAFE: SIZE: 3'-2" W X 2'-4" D X 3'-0" H (TENANT RELOCATED AND INSTALLED)
- ◇ GC PROVIDED REFRIGERATOR WITH ICEMAKER:
ADD WATER LINE FOR FEED TO ICEMAKER.
MANF: GE 17.5 CU. FT. BLACK TOP FREEZER REFRIGERATOR
STYLE NO: GTE18GTHBB
SIZE: 32.5" D X 66.88" H X 28" W
COLOR: BLACK
- ◇ TENANT PROVIDED MICROWAVE
- ◇ COFFEE DISPENSER BY TENANT
- ◇ OWNER PROVIDED PLASMA TV AND MOUNTING BRACKET
GC TO COORDINATE DEVICE LOCATIONS WITH EXISTING BRACKET
- ◇ GENERAL CONTRACTOR PROVIDED NEW DISHWASHER
MANF: GE 24" BUILT-IN DISHWASHER ADA COMPLIANT
STYLE NO: GLDT225-SGLBB
MANF: BLACK
SIZE: 24" W X H 32.25" H X 22 7/8"
- ◇ GENERAL CONTRACTOR TO PROVIDE: RECESSED FIRE EXTINGUISHER CABINET W/ EXTINGUISHER
MANF: LARSEN
STYLE: 2409-R1
INSIDE BOX DIMENSIONS: 9½" W X 5" D X 24" H
OUTSIDE TRIM DIMENSIONS: 13" W X 10½" D X 25" h
ROUGH OPENING: 10½" W X 5¼" D X 25" H
- ◇ TENANT PROVIDED WATER COOLER

KEYNOTES

- 1 LOCATION OF POWER AND DATA OUTLETS TO BE COORDINATED WITH TENANT PROVIDED BRACKET AND MONITOR. POWER/DATA TO BE LOCATED IN LOWER LEFT CORNER OF PLASMA SCREEN POCKET.
- 2 LOCATE OUTLETS 18" AFF. PROVIDE EXTENDERS WITH J-BOXES TO ACCOMMODATE WD-1 RAISED PANELS.- SEE ELEVS
- 3 COORDINATE CUT OUT ACCESS IN CABINET WITH POWER AND DATA LOCATIONS. SEE MILLWORK BASE CABINET DETAILS. TYPICAL ALL OUTLETS IN COPY/FAX AREA.
- 4 INSTALL 3/4" X 4' X 8' FIRE RETARDANT PLYWOOD PANEL MOUNTED ON WALL. PAINT TO MATCH ADJACENT WALL
- 5 PROVIDE NEW CONNECTIONS AS REQUIRED TO ILLUMINATE NEW SIGNAGE ON (2) SIDES OF BUILDING. SEE ENGINEERING DRAWINGS.
- 6 PROVIDE NEW DOOR ANNUNCIATORS @ EACH ENTRY DOOR

POWER/DATA SYMBOLS

- ⊖SC WALL MOUNTED SEPARATE CIRCUIT DUPLEX RECEPTACLE
- ⊖ WALL MOUNTED DUPLEX RECEPTACLE
- ⊖⊖ WALL MOUNTED QUADRADUPLEX RECEPTACLE
- ⊖D WALL MOUNTED DUPLEX RECEPTACLE
- ▼2 WALL MOUNTED DATA RECEPTACLE WITH (2) DATA TRIM OUTS
- ▼ WALL MOUNTED TELEPHONE @ 48" AFF
- ⊖⊖⊖ WALL MOUNTED DEDICATED QUADRADUPLEX RECEPTACLE

GENERAL NOTES

- A. THIS DRAWING INDICATES THE GENERAL LOCATION OF FIXTURES, DEVICES, EQUIPMENT AND COMPONENTS. ARCHITECTURAL DETAILS AND FINISHES. REFER TO ENGINEERING DRAWINGS FOR ADDITIONAL INFORMATION, SPECIFICATIONS AND SCHEDULES
- B. ALL DIMENSIONS ARE TO THE CENTERLINE OF ELECTRICAL OUTLET OR OUTLET GROUP. SEE COVER SHEET/ELEVATIONS FOR OUTLET & DEVICE MOUNTING HEIGHTS, UNO.
- C. G.C. IS TO NOTIFY THE ARCHITECT/PM WHEN LAYOUT OF ELECTRICAL AND COMMUNICATION DEVICES MAY BE REVIEWED PRIOR TO FINAL INSTALLATION.
- D. PROVIDE G.F.I. OUTLETS WITHIN 6'-0" OF ALL WET LOCATIONS.
- E. ELECTRICAL AND COMMUNICATION OUTLETS ARE NOT TO BE PLACED BACK TO BACK IN A SINGLE PARTITION, BUT PLACED OFFSET TO AVOID SOUND TRANSMISSION.
- F. ALL DIMENSIONS ARE FROM FACE OF GYP. BD.-UNO.
- G. ALL RECEPTACLES SHALL BE MOUNTED HORIZONTALLY AT 18" A.F.F. TO CENTER LINE OF OUTLET U.N.O.
- H. REFER TO ELECTRICAL ENGINEERING DRAWINGS FOR ALL POWER, DATA AND VOICE REQUIREMENTS.
- I. CONTRACTOR SHALL COORDINATE W/ TENANT'S SECURITY VENDOR FOR SECURITY SYSTEM DEVICES AND HOOKUP.
- J. GC TO COORDINATE W/ TENANT'S CABLING AND SECURITY CONTRACTORS TO INSTALL ALL PHONE/DATA CABLE. CABLE TO BE CAT 5E.
- K. COORDINATE OUTLET PLACEMENT WITH RAISED PORTION OF WOOD WALL PANELS. PROVIDE EXTENDERS AS REQUIRED. SEE ELEVATIONS.
- L. FIRE SAFE ALL NEW PENETRATIONS LOCATED IN DEMISING WALLS.
- M. DEVICE COLORS AS FOLLOWS:
DEVICES & COVER PLATES AT ALL WOOD PANELING TO BE: BROWN
DEVICES AND COVER PLATES AT ALL WALL COVERING AND PAINTED PARTITIONS TO BE: IVORY

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1ST FLR POWER/DATA PLAN

PROJECT NUMBER: DRAWN BY: DRAWING NUMBER:

DRAWING NAME: DRAWING SCALE:
POWER DATA PLAN.DWG 1/4" = 1'-0"

1A.3

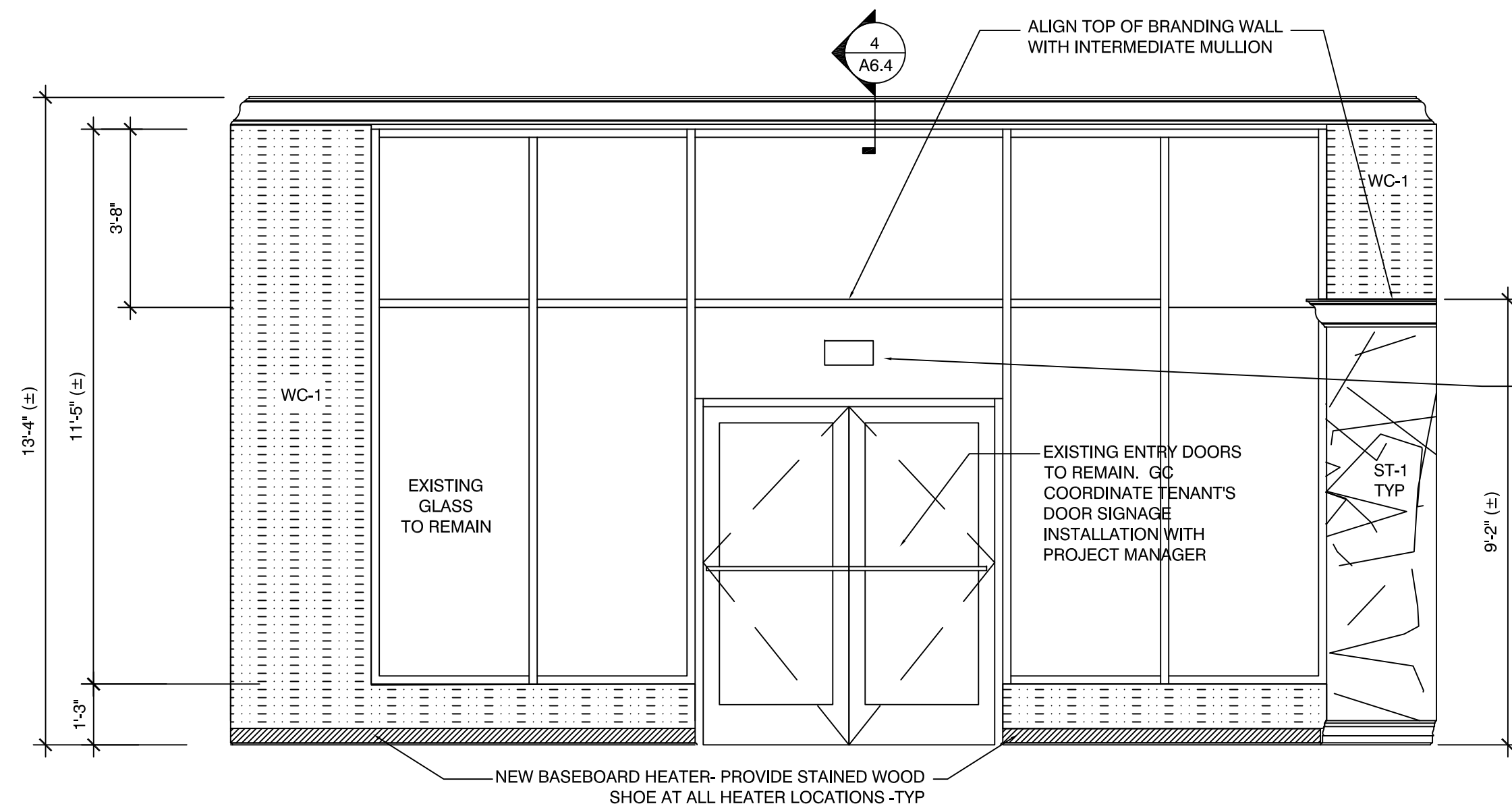
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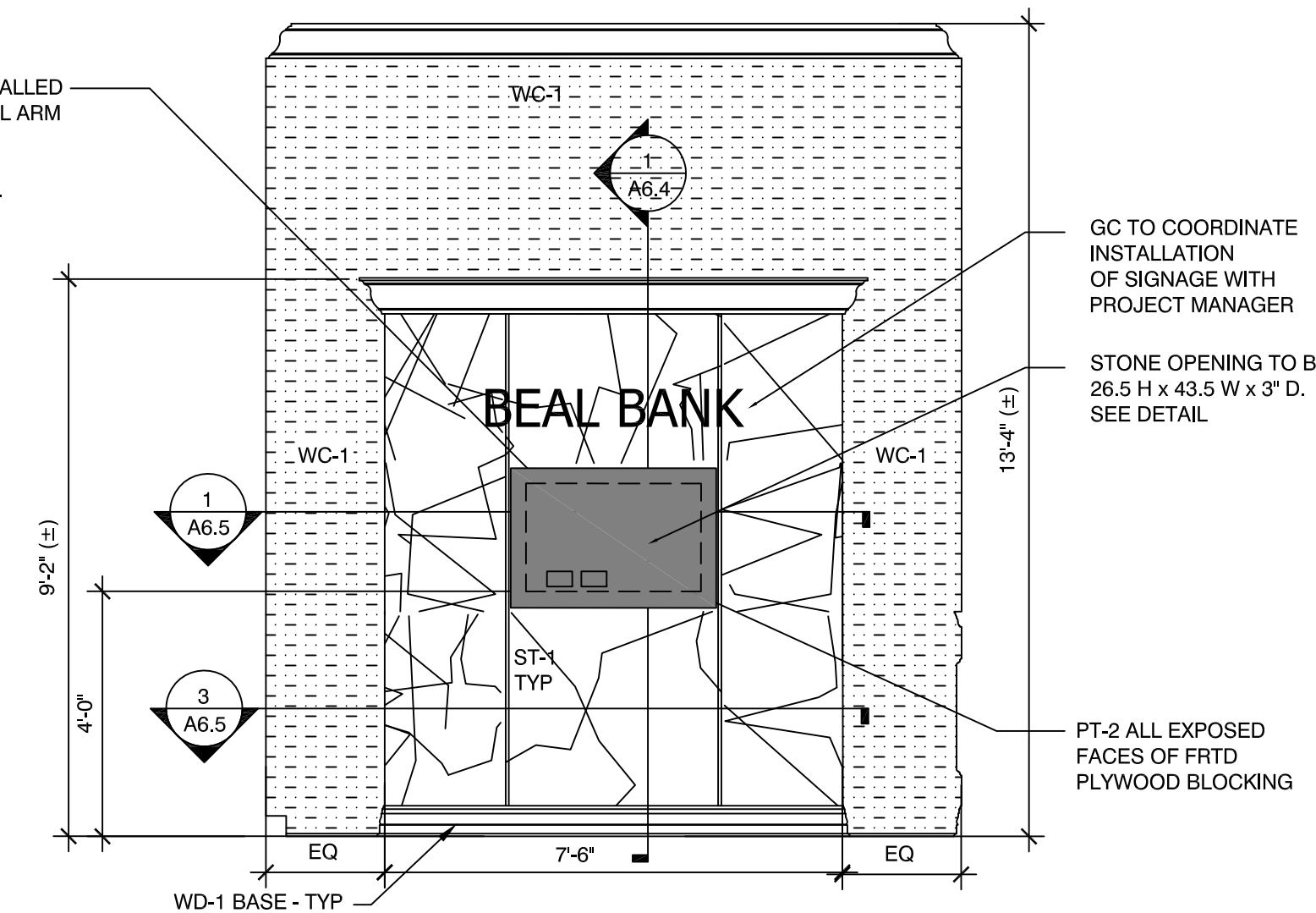
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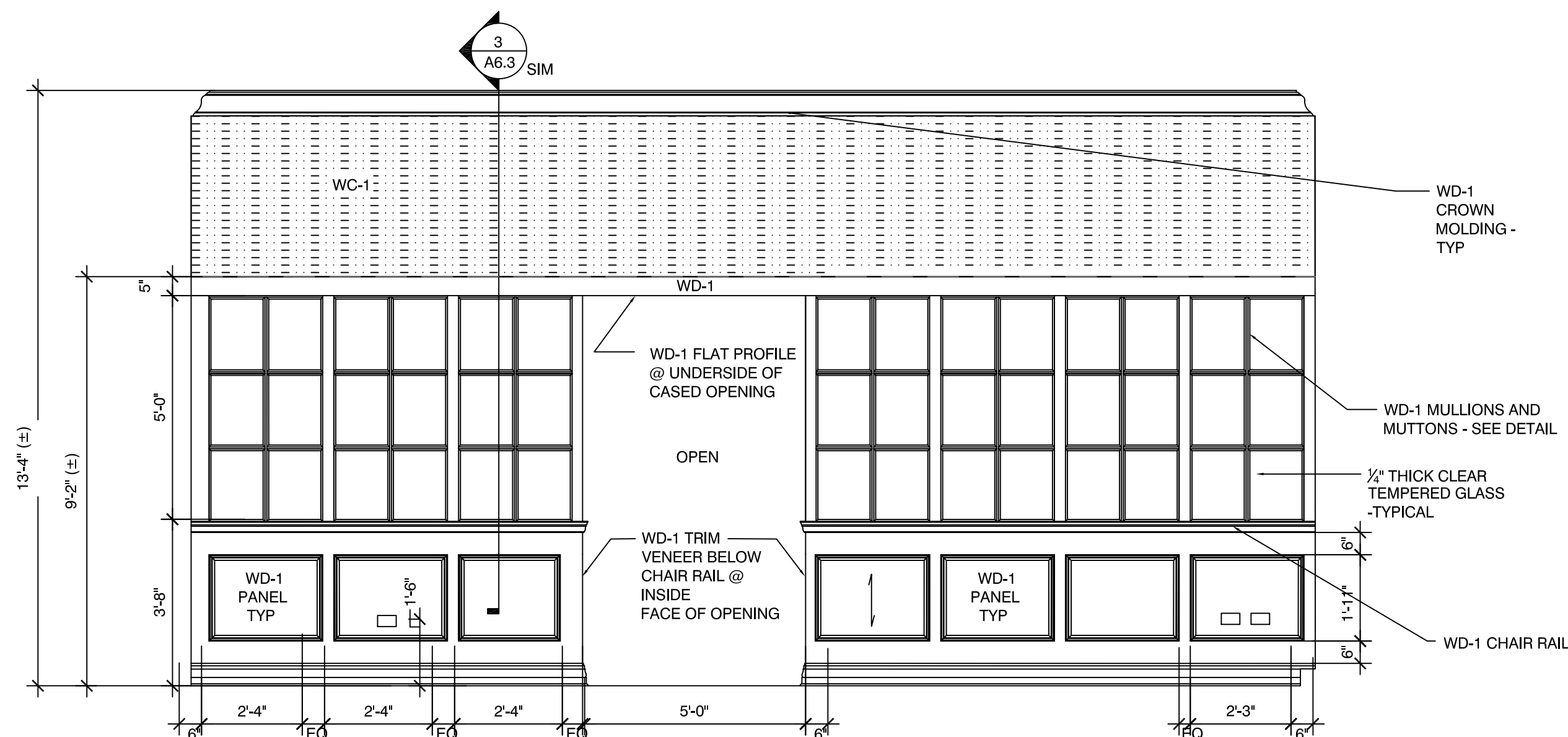
1 ENTRY RECEPTION 100 SOUTH ELEVATION
 SCALE: 3/8"=1'-0"

SURFACE MOUNTED. OWNER PROVIDED AND INSTALLED RELOCATED PLASMA TV WITH ARTICULATING WALL ARM MOUNTING BRACKET.
 SEE DETAILS FOR OPENING CLEARANCES/DETAILS. GC TO COORDINATE OUTLET LOCATIONS WITH RELOCATED OWNER PROVIDED BRACKET

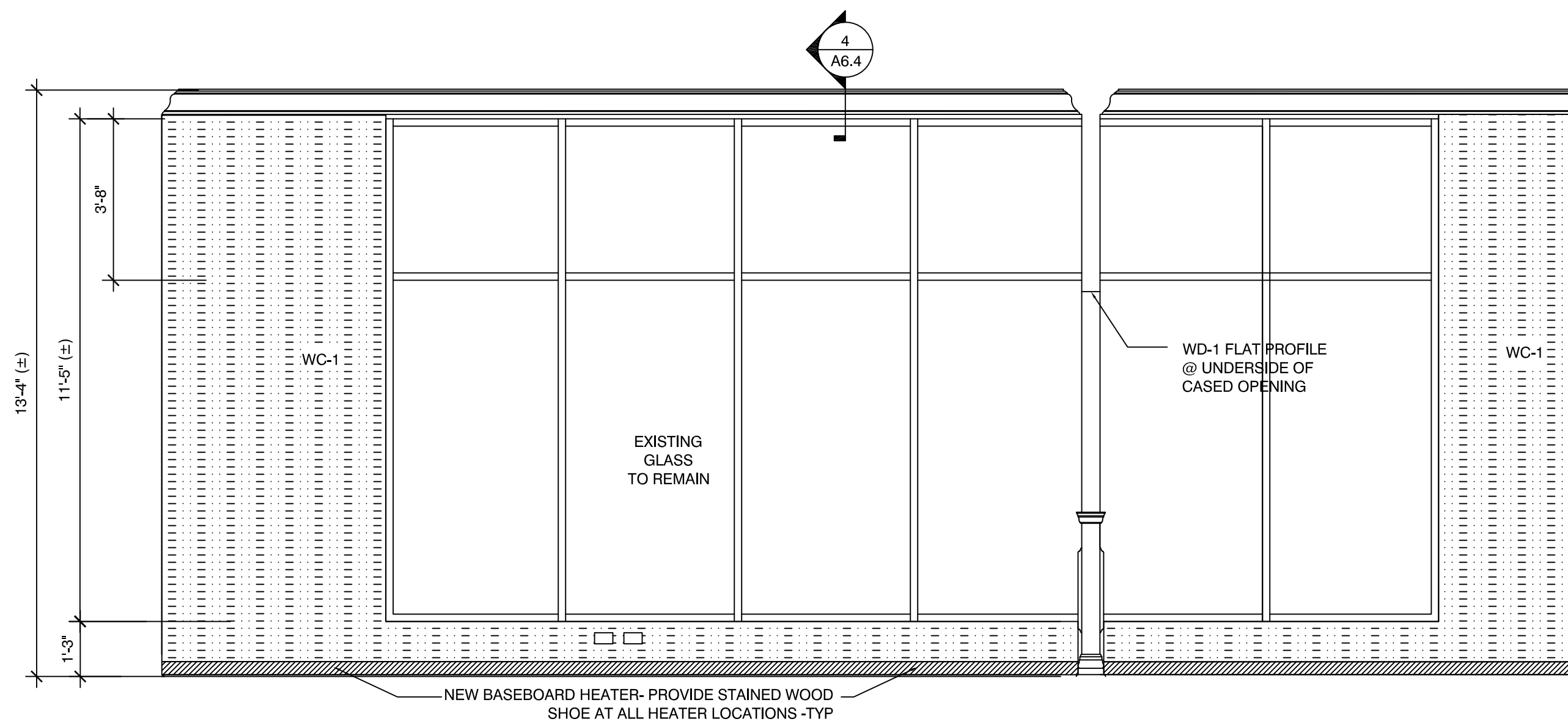
PROVIDE PENDANT HUNG EXIT SIGN OVER ENTRY DOORS. COORDINATE SIGN DETAILS/SPECIFICATIONS WITH ENGINEERING DRAWINGS.



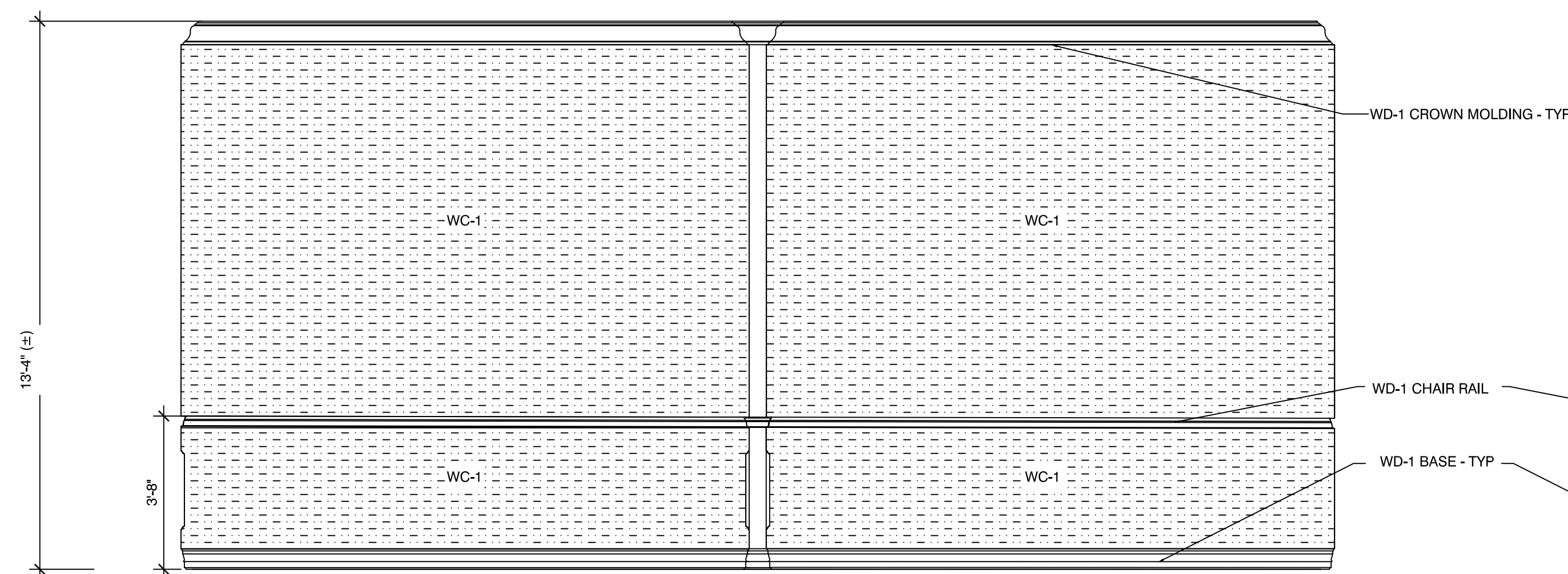
2 PLASMA WALL RECEPTION WEST ELEVATION
 SCALE: 3/8"=1'-0"



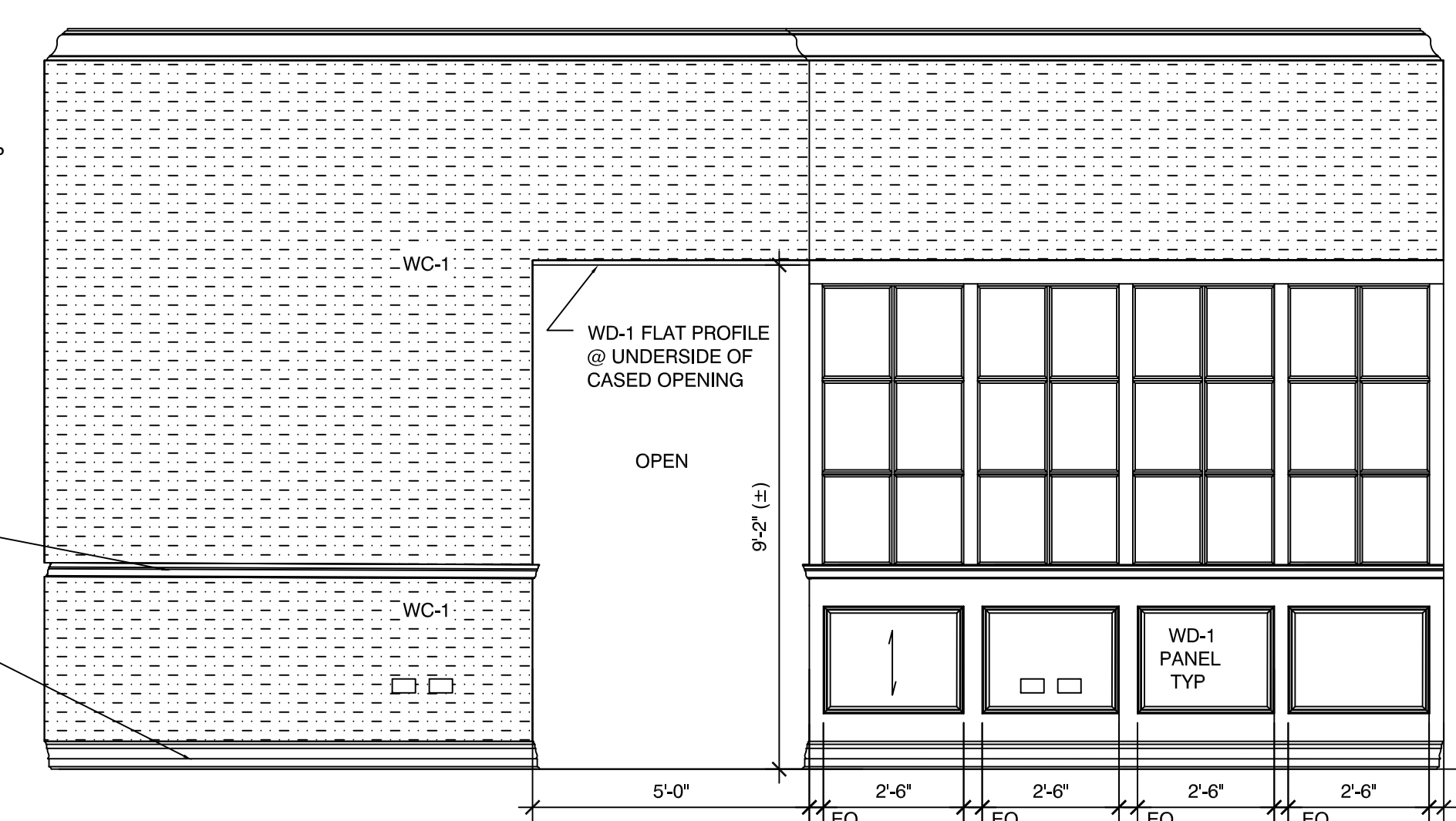
3 ENTRY RECEPTION 100 NORTH ELEVATION
 SCALE: 3/8"=1'-0"



4 ENTRY RECEPTION 100 / OPEN OFFICE EAST ELEVATION
 SCALE: 3/8"=1'-0"



5 OPEN OFFICE 101 WEST ELEVATION
 SCALE: 3/8"=1'-0"



6 OPEN OFFICE 101 NORTH ELEVATION
 SCALE: 3/8"=1'-0"

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ELEVATIONS

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A6.1

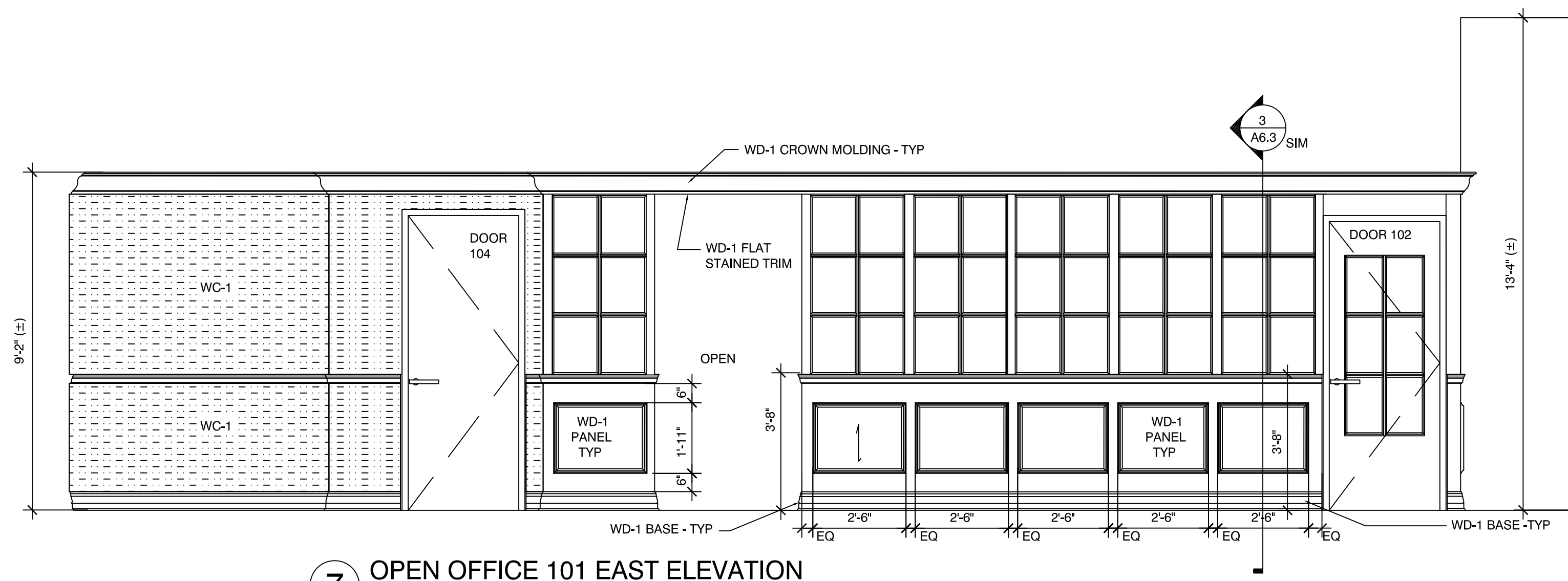
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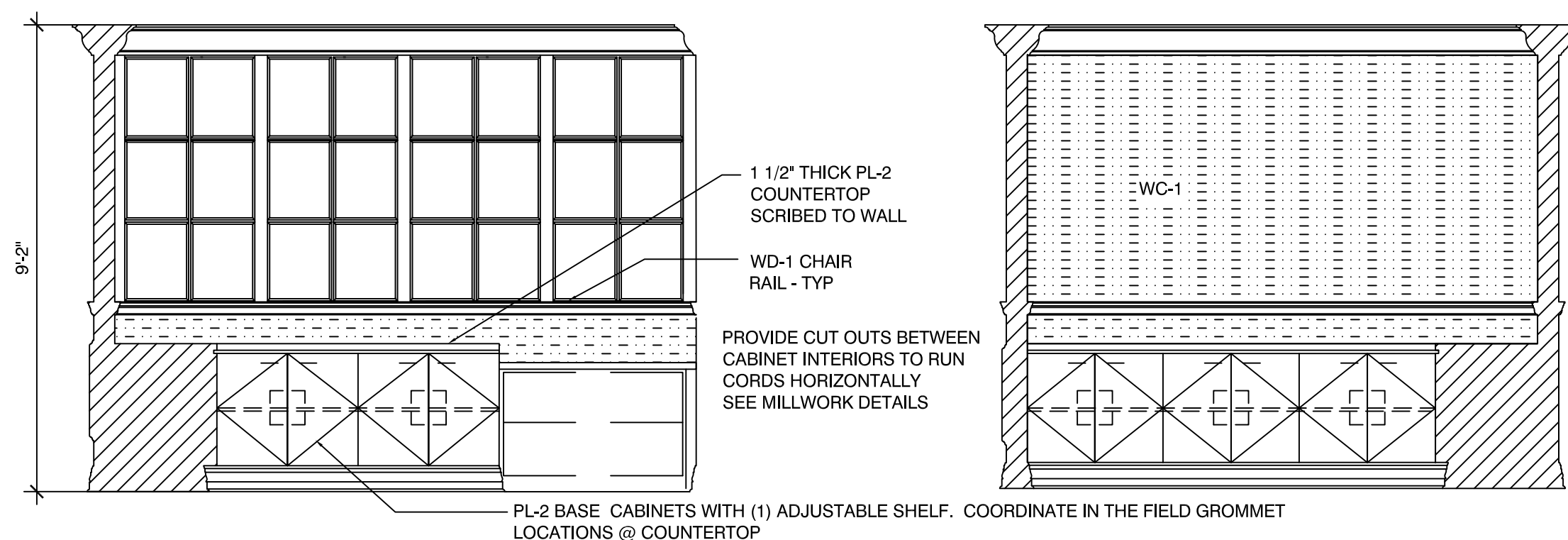
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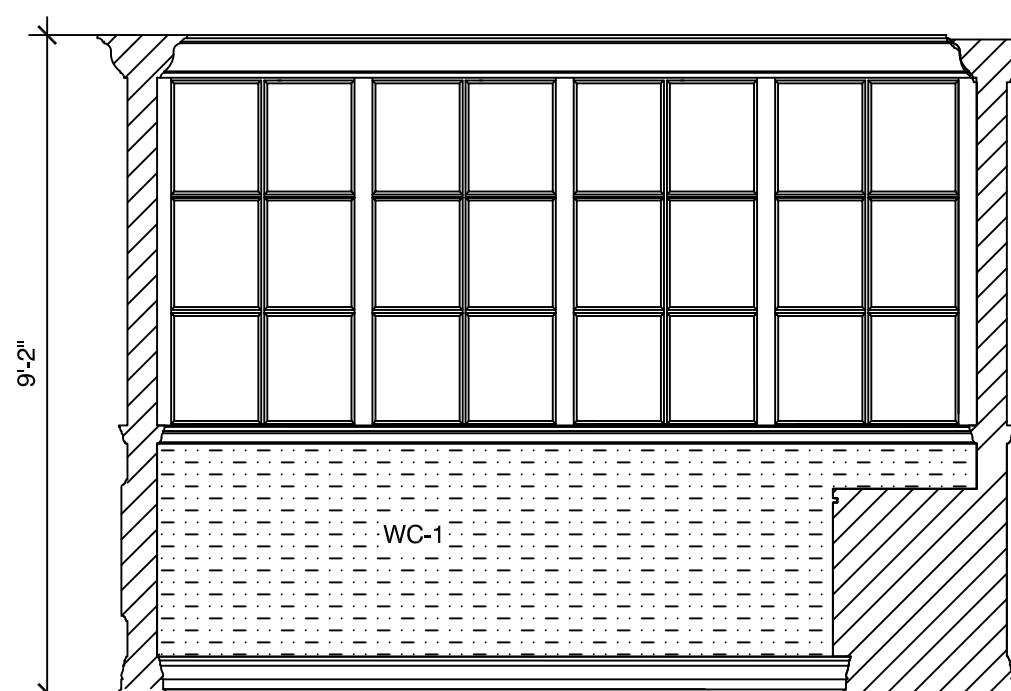


7 OPEN OFFICE 101 EAST ELEVATION
 SCALE: 3/8"=1'-0"

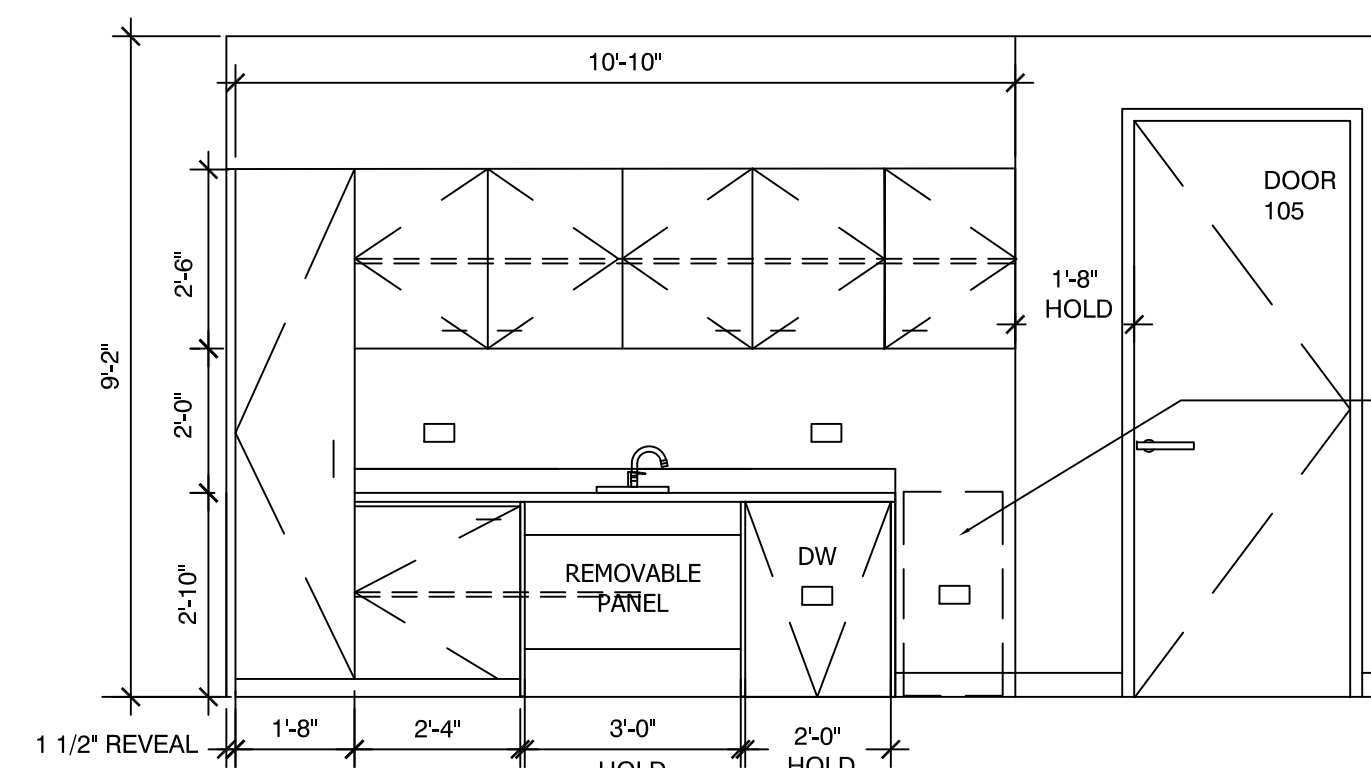


8 COPY ROOM 103 SOUTH ELEVATION
 SCALE: 3/8"=1'-0"

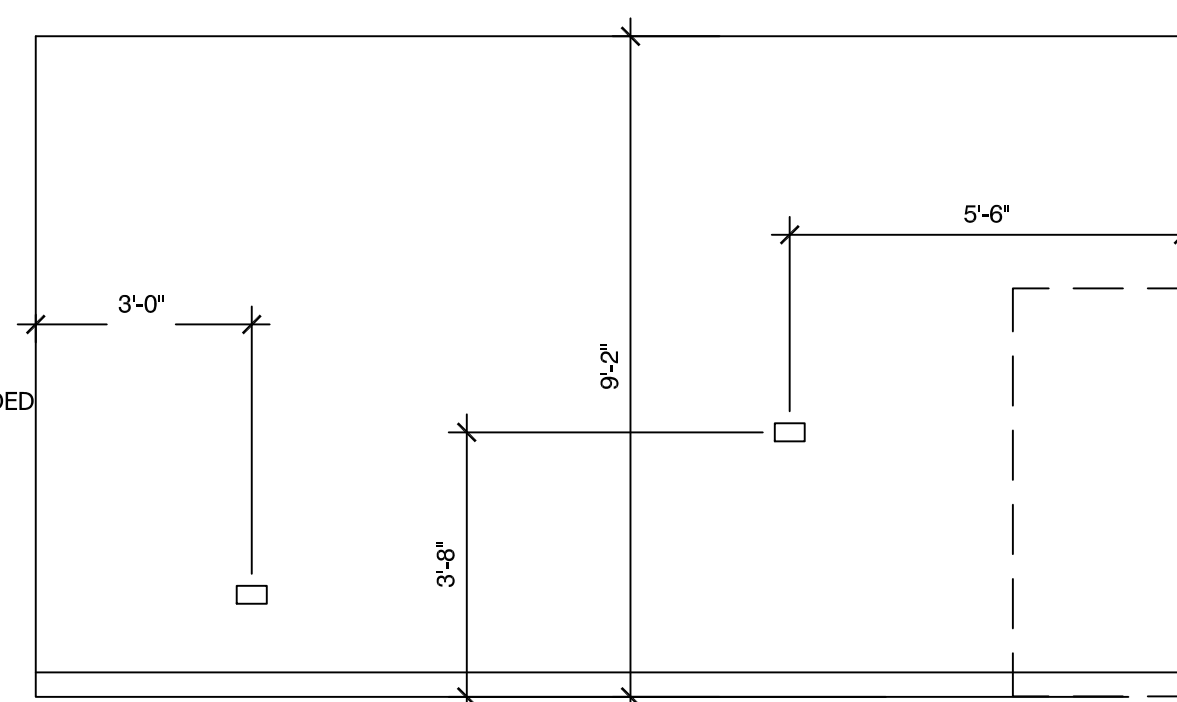
9 COPY ROOM 103 EAST ELEVATION
 SCALE: 3/8"=1'-0"



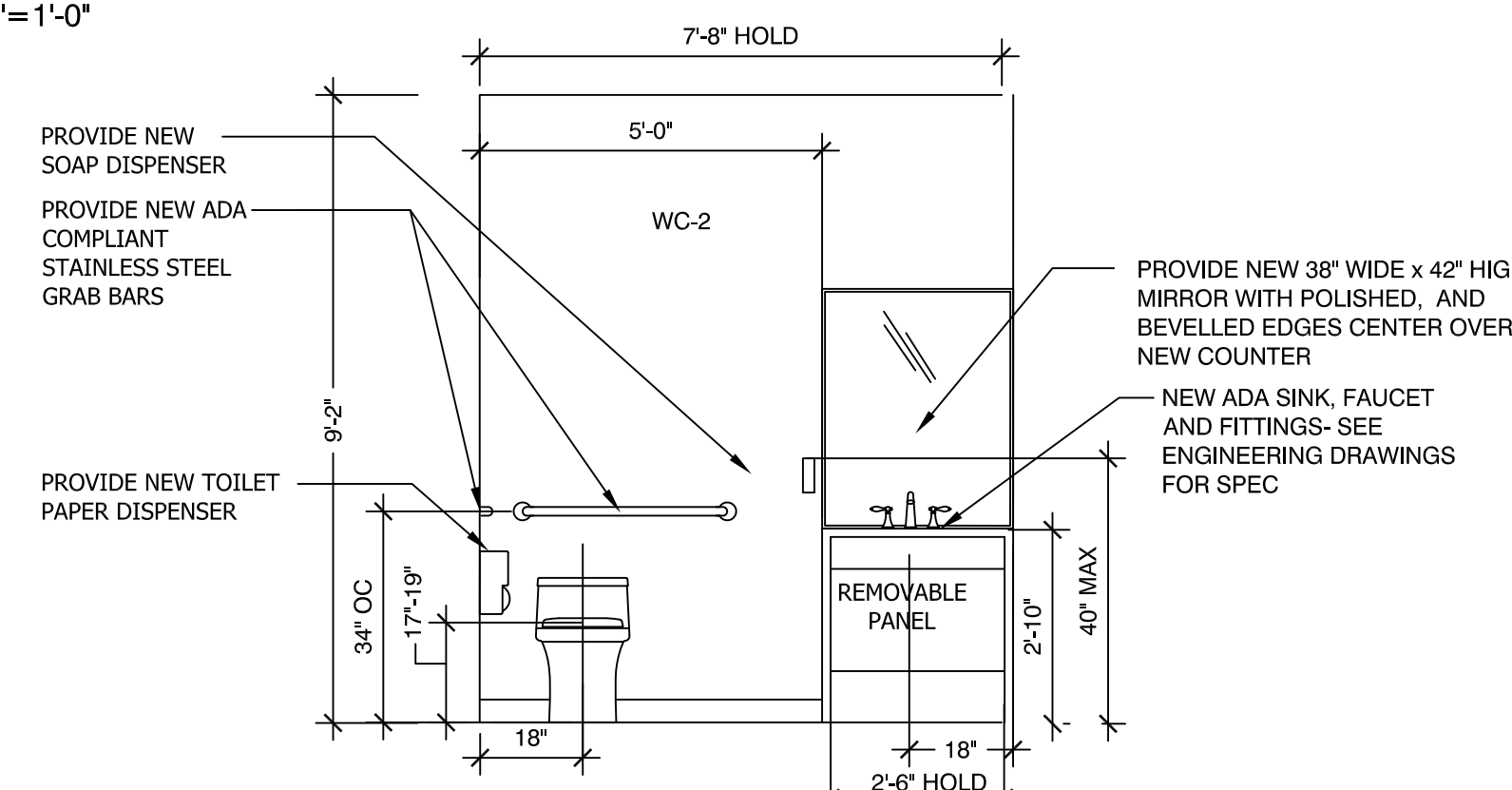
10 COPY ROOM 103 NORTH ELEVATION
 SCALE: 3/8"=1'-0"



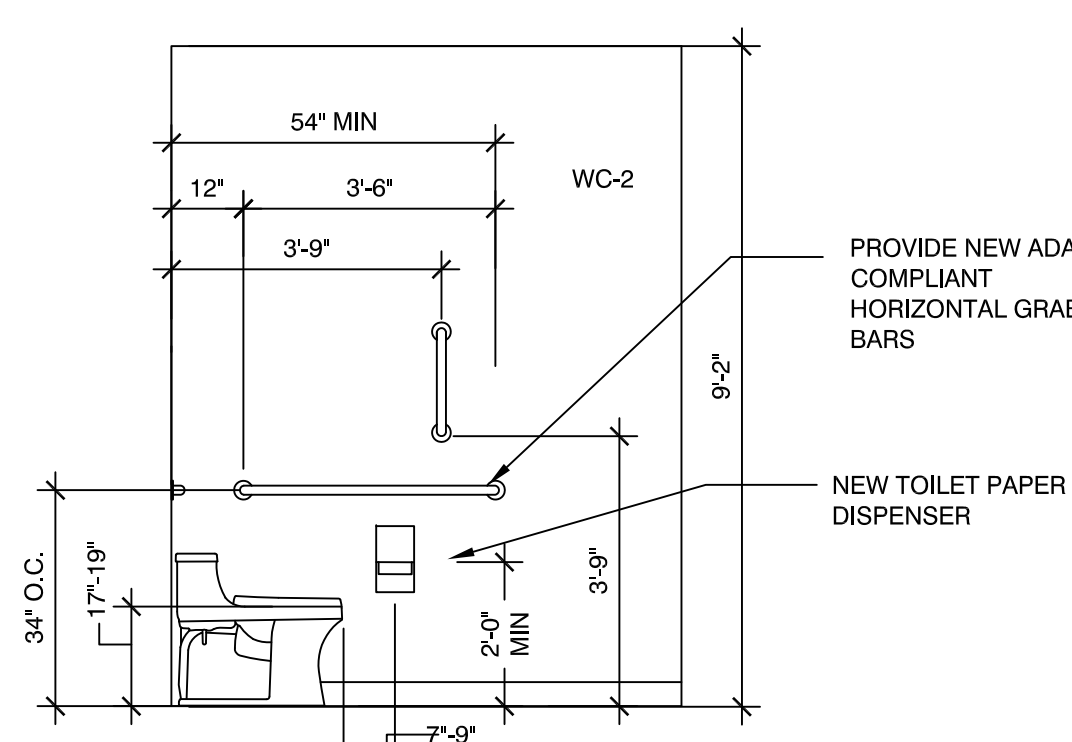
11 BREAK ROOM 105 EAST ELEVATION
 SCALE: 3/8"=1'-0"



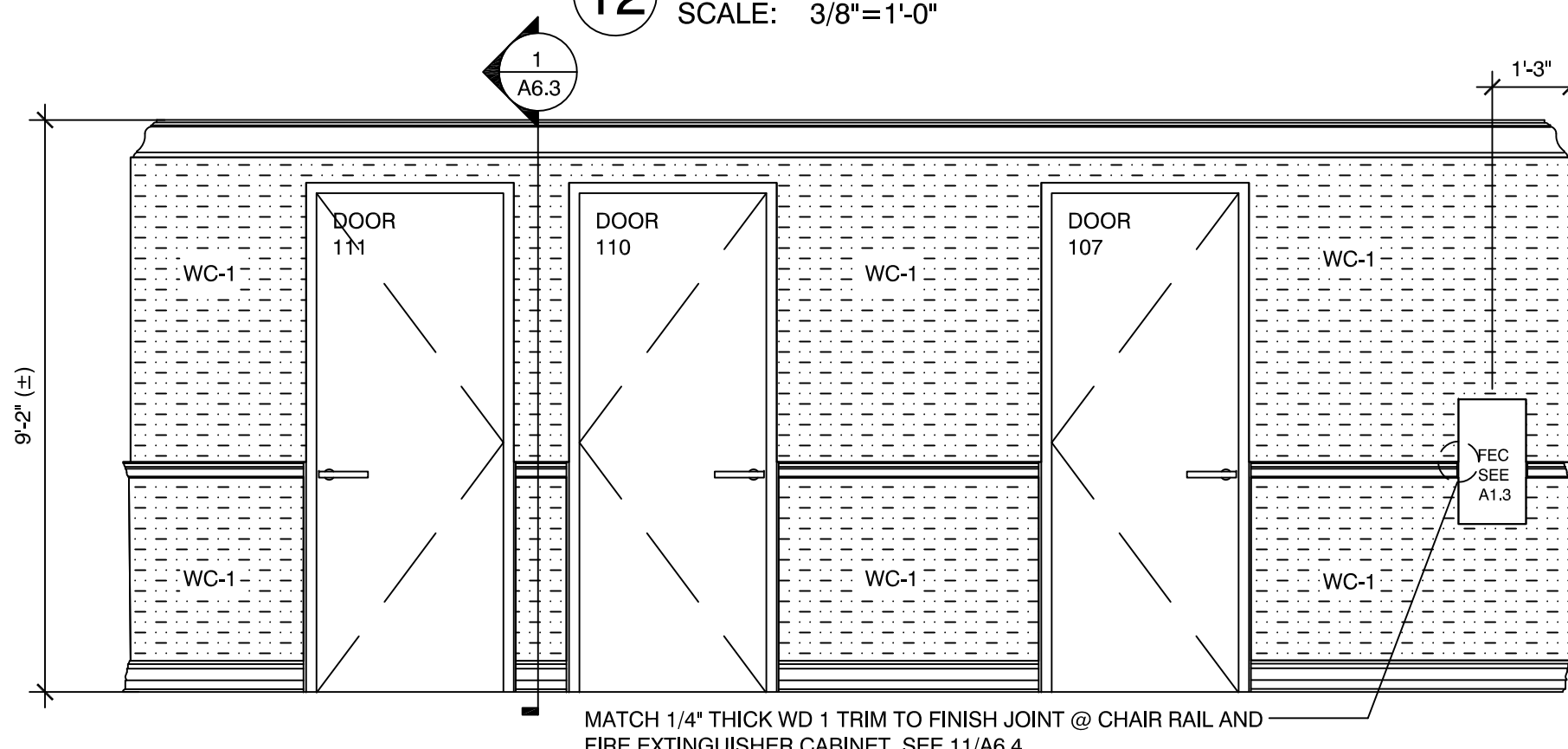
12 BREAK ROOM 105 WEST ELEVATION
 SCALE: 3/8"=1'-0"



13 TOILET ROOM 105 WEST ELEVATION
 SCALE: 3/8"=1'-0"



14 TOILET ROOM 105 WEST SIDE
 SCALE: 3/8"=1'-0"



15 OPEN OFFICE 101 WEST ELEVATION
 SCALE: 3/8"=1'-0"

| TOILET ROOM FIXTURE & ACCESSORY SCHEDULE | | | |
|--|---|---------|---|
| MANUFACTURER | DESCRIPTION | MODEL # | NOTES |
| KOHLER | SAN SOUCI COMFORT HEIGHT TOILET | K-5172 | COLOR: WHITE -SEE ENGINEERING DRAWINGS FOR ADDITIONAL SPECIFICATIONS; PROVIDE FLUSH CONTROL ON OPEN SIDE OF FIXTURE |
| KOHLER | CAXTON OVAL BATHROOM SINK | K-2210 | COLOR: WHITE -SEE ENGINEERING DRAWINGS FOR ADDITIONAL SPECIFICATIONS |
| BOBRICK | STAINLESS STEEL TOILET TISSUE DISPENSER | 69997 | SURFACE MOUNTED, DOUBLE ROLL W/HOODS |
| GEDY | SOAP DISPENSER | 7881-13 | FINISH: CHROME/GLASS, PER ADA TOP OF SOAP DISPENSER TO BE 50-7/8" MAX |
| ROCKWOOD | BRUSHED STAINLESS STEEL COAT HOOK | RM 822 | PROVIDE (2) MOUNTED TO CENTER OF BACK OF TOILET ROOM DOOR AT 6'-0" A ND 3'-10" AFF |

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A6.2