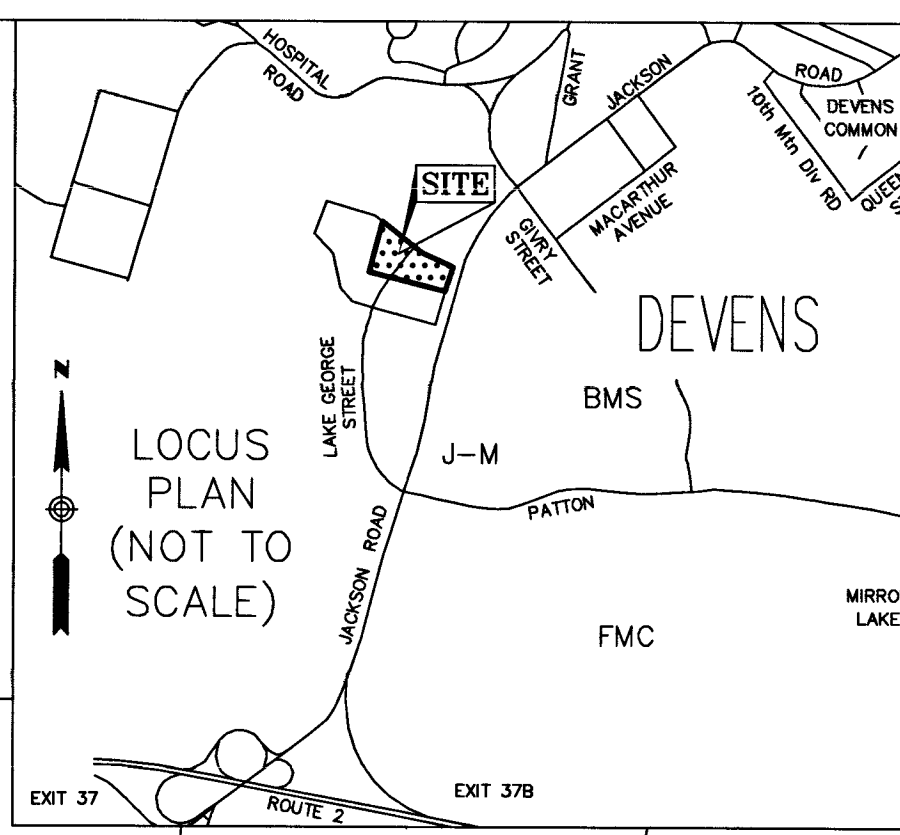


TRAFFIC DATA :

	AM PEAK	PM PEAK
GIVRY ST. (@ JACKSON)	156 vph	184 vph
JACKSON RD. (@GIVRY ST.)	977 vph	830 vph
JACKSON RD. (@GMS)	978 vph	842 vph

Traffic data taken from "Devens Traffic Monitoring Program 2015 Five Year Report," dated December 2015, prepared by BSC GROUP for MDFA.

WORCESTER DISTRICT REGISTRY
OF DEEDS-WORCESTER, MA
PLAN BOOK 973 PLAN 50
Received 9/14/23
Sheet 9 of 53 m AM
Fee \$105.00
ATTEST: *Kathryn A. Torney*
Register



- NOTES:
- THIS PLAN WAS PREPARED FROM AN ON-THE-GROUND FIELD SURVEY CONDUCTED BY WSP IN JANUARY AND OCTOBER OF 2020. THE DETAIL SHOWN ON 57 JACKSON WAS THE RESULT OF THE ON-THE-GROUND SURVEY. THE DETAIL SHOWN ON THE REMAINING PARCELS IS THE RESULT OF AN AERIAL SURVEY CONDUCTED IN 2015 AND PROVIDED TO WSP BY MDFA.
 - PER DISCUSSION WITH MASSDEVELOPMENT, THE FINAL STREET ACCEPTANCE PLAN FOR LAKE GEORGE STREET WILL PROVIDE A MINIMUM OF 100' OF FRONTAGE FOR THE 33 JACKSON ROAD PARCEL AND THAT THE 361.93' OF FRONTAGE FOR 39 JACKSON ROAD IS PROVIDED ALONG JACKSON ROAD.
 - BEARINGS BASED ON 1983 MASS. STATE PLANE COORDINATE SYSTEM & CONTROL SURVEY BY CHAS. H. SELLS, INC. APRIL 2002, LAST REVISED OCTOBER 2020.
 - ZONING: INNOVATION AND TECHNOLOGY BUSINESS AND OPEN SPACE RECREATION
 - WATER RESOURCE PROTECTION DISTRICT: WATERSHED DISTRICTS
 - MASSACHUSETTS DEVELOPMENT FINANCE AGENCY IS THE SUCCESSOR IN INTEREST TO THE GOVERNMENT LAND BANK, UNDER CHAP. 289 OF THE ACTS OF 1998, NOTICE OF WHICH WAS RECORDED WITH THE WORCESTER COUNTY REGISTRY OF DEEDS IN BOOK 20505, PAGE 279.
 - PLAN CONTENTS REFLECT WAIVER GRANTED BY THE LAND USE ADMINISTRATOR WITH REGARDS TO 974 CMR 1.03(c)13 & 1.03(c)14 REQUIREMENT OF SHOWING TOPOGRAPHY & SURFACE WATER DRAINAGE.
 - ALL COORDINATES SHOWN HEREON ARE IN RELATIONSHIP TO THE DEVENS, MA CONTROL NETWORK AND GEOGRAPHIC INFORMATION SYSTEMS (GIS). REFERENCE IS MADE TO THE CONTROL SURVEY AND REPORT ENTITLED, "SURVEY CONTROL REPORT FOR DEVENS, MASSACHUSETTS" PREPARED FOR MASSACHUSETTS DEVELOPMENT FINANCE AGENCY, BY CHAS. H. SELLS, INC. DATED APRIL 8, 2002 AND LAST REVISED OCTOBER 23, 2020. ALL COORDINATES ARE ON THE MASSACHUSETTS MAINLAND STATE PLANE SYSTEM (NAD 1983).
 - PROPERTY IS LOCATED IN THE DEVENS REGIONAL ENTERPRISE ZONE, TOWN OF HARVARD, COUNTY OF WORCESTER, MASSACHUSETTS.
 - THE UTILITIES (COMMUNICATIONS, ELECTRIC, GAS, WATER, STORM, UTILITY POLES) SHOWN HEREON WERE PROVIDED TO WSP FROM MDFA VIA BASE FILES DATED APRIL 27, 2015 AND ARE NOT THE DIRECT OF THIS SURVEY.
 - THERE ARE NO KNOWN INSTITUTIONAL CONTROL ON THE PARCEL TO BE CONVEYED.
 - THE PORTION OF LAKE GEORGE STREET WITHIN THE LIMITS OF THE PARCEL HAS BEEN DISCONTINUED BY RECOMMENDATION OF THE MDFA BOARD OF DIRECTORS ON MARCH 12, 2020 AND APPROVAL BY THE DEVENS ENTERPRISE COMMISSION ON MAY 7, 2020.
 - THE CURB CUTS SHOWN ON THIS PLAN ARE EXISTING AND CREATED IN COMPLIANCE WITH DEC REGULATIONS. NO NEW CURB CUTS ARE CREATED WITH THIS PLAN.
 - THE PURPOSE OF THIS CORRECTIVE LEVEL 1 LOTTING PLAN IS TO CORRECT A SCRIVENER'S ERROR THAT APPEARED ON THE LEVEL 1 LOTTING PLAN DATED JUNE 10, 2021 AND RECORDED IN PLAN BOOK 958, PAGE 60, WHICH INADVERTENTLY SHOWED THE INCORRECT SQUARE FOOTAGE OF LOT 3.

- REFERENCES:
- PLAN OF LAND CONVEYED TO THE GOVERNMENT LAND BANK BY THE SECRETARY OF THE ARMY, AYER, HARVARD & SHELLEY, INC., DATED MAY 10, 1996. PREPARED BY HOWE SURVEYING, ASSOC.
 - RECORDED IN M.S.D.R.D. PLAN # 411 OF 1996
 - RECORDED IN W.C.R.D. PL. BK. 703 PL. 112
 - THE CURRENT OWNER OF RECORD IS THE GOVERNMENT LAND BANK:
 - RECORDED IN M.S.D.R.D. IN BK. 26317, PG. 3.
 - RECORDED IN W.C.R.D. IN BK. 17907 PG. 1.
 - MASSACHUSETTS DEVELOPMENT FINANCE AGENCY IS THE SUCCESSOR IN INTEREST TO THE GOVERNMENT LAND BANK, UNDER CHAP. 289 OF THE ACTS OF 1998, NOTICE OF WHICH WAS RECORDED WITH THE WORCESTER COUNTY REGISTRY OF DEEDS IN BOOK 20505, PAGE 281, AND THE MIDDLESEX COUNTY REGISTRY OF DEEDS IN BOOK 29188, PAGE 588.
 - GENERAL PUBLIC WAY DECLARATION PLAN DATED MAY 29, 1996. PREPARED BY HOWE SURVEYING, ASSOC. AND RECORDED AT THE MASS DEVELOPMENT ENGINEERING OFFICE LOCATED AT 33 ANDREWS PARKWAY DEVENS, MA. W.C.R.D. PL. BOOK 822 PLAN 22.
 - STREET ACCEPTANCE PLAN JACKSON ROAD DEVENS, MASSACHUSETTS. PREPARED BY CHAS. H. SELLS, INC. DATED OCTOBER 6, 2006, AND RECORDED IN W.C.R.D. PL. BK. 851 PL. 16.
 - LEVEL-1 LOTTING PLAN - 45 JACKSON ROAD HARVARD (DEVENS), MASSACHUSETTS. PREPARED BY WSP USA, INC. DATED NOVEMBER 4, 2020, AND RECORDED IN W.C.R.D. PL. BK. 950 PL. 108.
 - LEVEL-1 LOTTING PLAN - 33 & 39 JACKSON ROAD HARVARD (DEVENS), MASSACHUSETTS. PREPARED BY WSP USA, INC. DATED MAY 28, 2020, AND RECORDED IN W.C.R.D. PL. BK. 955 PL. 19.

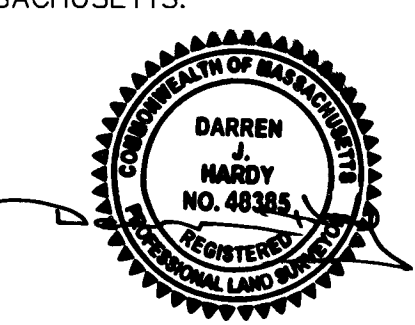
NOTE FOR RECORDING:
AS AUTHORIZED BY CHAPTER 498 OF THE ACTS OF 1993, AS AMENDED.

AS STAFF DIRECTOR (OR DESIGNEE) OF THE DEVENS ENTERPRISE COMMISSION, I HEREBY APPROVE THE LEVEL ONE LOTTING PLAN PORTRAYED IN THIS SUBMISSION AT DEVENS.

NAME: *Darren J. Hardy* DATE: 9/13/23
LAND USE ADMINISTRATOR/DIRECTOR

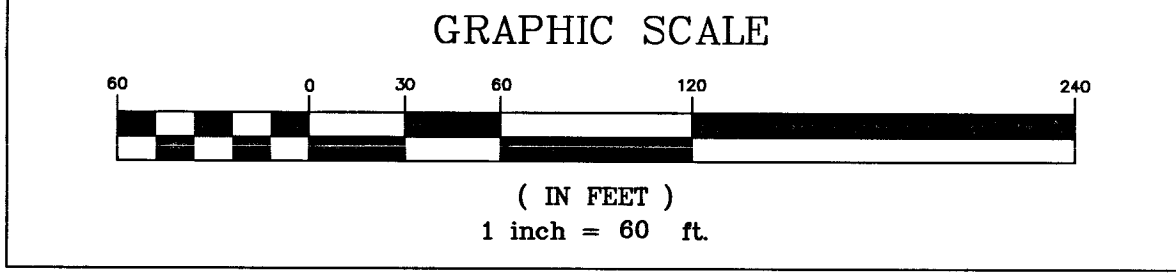
CERTIFICATION :
TO THE BEST OF MY PROFESSIONAL KNOWLEDGE INFORMATION AND BELIEF

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.



DARREN J. HARDY, P.L.S. DATE: SEPTEMBER 08, 2023
REG. NO. 48385
WSP USA, INC.

- LEGEND:
- ⊙ DISK MONUMENT
 - ⊙ IRON ROD FOUND
 - ⊙ STONE BOUND WITH DRILL HOLE
 - ⊙ IRON ROD TO BE SET
 - ⊙ STONE BOUND WITH DRILL HOLE TO BE SET
 - ⊙ ABUTTERS LOT LINE
 - ⊙ PROPERTY LINE
 - ⊙ EASEMENT LINE
 - ⊙ LEASE PARCEL LINE
 - ⊙ RIGHTS OF WAY LINE
 - ⊙ ZONING DISTRICT LINE
 - ⊙ TREE LINE
 - 018.0-0021-1200.0 DEVENS ASSESSORS MAP/BLOCK/LOT ID
 - ⊙ SEWER EASEMENT
 - ⊙ WATER EASEMENT
 - ⊙ ACCESS EASEMENT
 - ⊙ STORMWATER EASEMENT
 - ⊙ OPEN SPACE EASEMENT



wsp
WSP USA Inc.
9 Executive Park Dr, Suite 101
Merrimack, NH 03054
603-324-0894

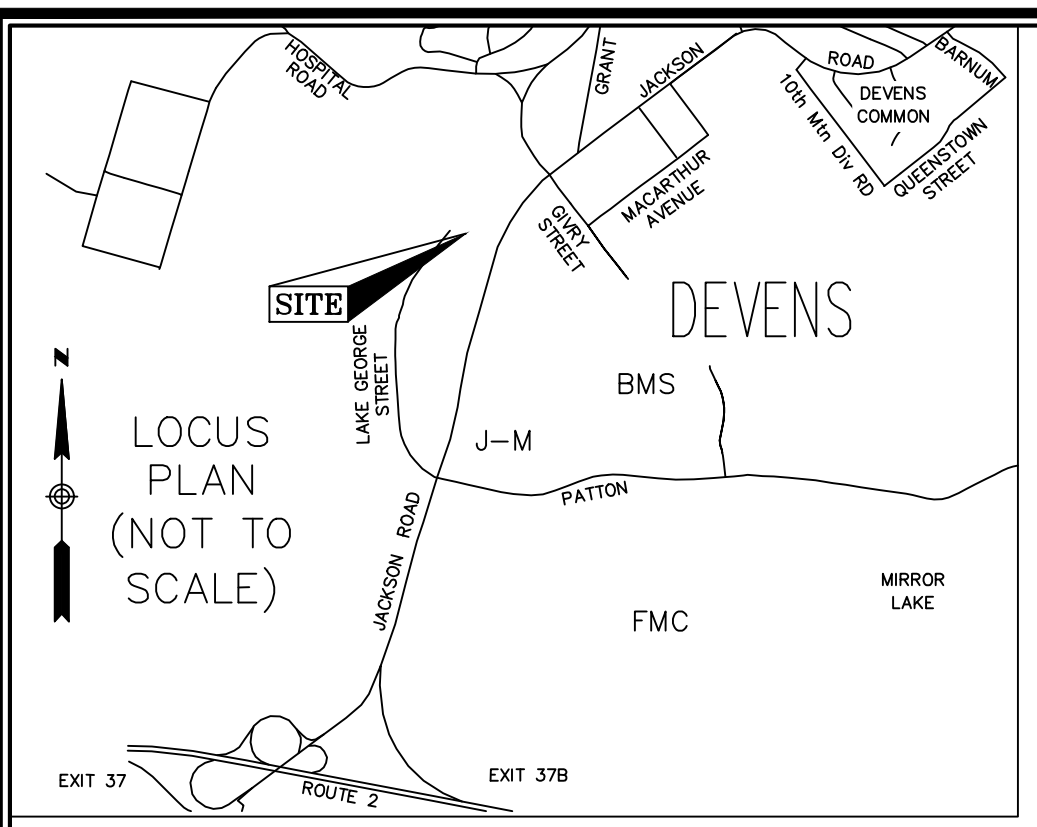
REV	DATE	DESCRIPTION	BY	FIELD	JL AT RZ & CG
REV. 4	-	-	-	OFFICE	ES
REV. 3	-	-	-	DRAWN BY	ES
REV. 2	-	-	-	CHECKED BY	DJH
REV. 1	08-25-2023	Corrected S.F. on Lot 3	ES	PROJECT #	190360C

HARVARD (DEVENS), MASSACHUSETTS

TITLE: CORRECTIVE LEVEL 1 LOTTING PLAN - 33 & 39 JACKSON ROAD

190360C-1 Level 1 33-39 Jackson-rev1.dwg

PREPARED FOR: KING DEVENS LLC C/O KING STREET PROPERTIES 800 BOSTON STREET, SUITE 1570 BOSTON, MA 02199	PREPARED FOR:
DATE: 08/25/2023	SCALE: 1" = 60'
DWG. 190360C-1.DWG	SHEET# 1 OF 1



NOTES

- THIS PLAN WAS PREPARED FROM AN ACTUAL ON THE GROUND FIELD SURVEY CONDUCTED BY WSP IN OCTOBER AND NOVEMBER OF 2022.
- PROPERTY OWNER: KIND 33 JACKSON LLC, 33 JACKSON ROAD, DEVEN'S, MASSACHUSETTS 01929-1000, 508-925-1000
- DEVELOPER: KIND STREET PROPERTIES, 800 BELMONT STREET, BOSTON, MA 02114, 617-910-5500
- ENGINEER: HIGHTON ENGINEERING, INC., 200 WASHINGTON STREET, SUITE 216, DEVEN'S, MA 01929, 508-925-1000
- BEARINGS BASED ON 1983 MASS. STATE PLANE COORDINATE SYSTEM & CONTROL SURVEY BY CHAS. H. SULLS, INC. APRIL 2002. LAST REVISED BY WSP IN OCTOBER 2020.
- THE VERTICAL DATUM SHOWN HEREIN IS REFERENCE ELEVATION (SEE NOTE #1)
- ZONING: INNOVATION AND TECHNOLOGY BUSINESS
- THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS FROM INFORMATION PROVIDED TO WSP BY BENCHMARK AND COMPANY AND VISUAL EVIDENCE ON SITE. ADDITIONAL FIELD INVESTIGATION WILL BE REQUIRED BY OTHERS TO DETERMINE THE ACTUAL PIPE SIZES AND TYPES.
- WATER RESOURCE PROTECTION DISTRICT: WATERSHED DISTRICTS
- THE SITE USE WITHIN OTHER ZONING AREAS (ZONE "A" AREAS) DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON MAP NUMBER 320202020, WITH AN EFFECTIVE DATE OF JULY 4, 2011. SAID MAP IS THE CURRENT MAP FOR THE SUBJECT PROPERTY.
- ALL COORDINATES SHOWN HEREON ARE IN RELATIONSHIP TO THE BENCHMARK CONTROL AND GEODESIC INFORMATION SYSTEMS (GSI). REFERENCE IS MADE TO THE CONTROL SURVEY AND REPORT ENTITLED "SURVEY CONTROL REPORT FOR DEVEN'S, MASSACHUSETTS" PREPARED FOR MASSACHUSETTS DEVELOPMENT FINANCE AGENCY BY CHAS. H. SULLS, INC. DATED APRIL 8, 2002 AND LAST REVISED OCTOBER 23, 2020. ALL COORDINATES ARE ON THE MASSACHUSETTS MANLAND PLANE SYSTEM (NAD 83) HORIZONTALLY AND VERTICALLY.
- THE DIMENSIONS AND DISTANCES SHOWN ON THE SANITARY AND STORM SYSTEM STRUCTURES SHOULD BE CONSIDERED APPROXIMATE. THEY ARE NOT THE RESULT OF MEASUREMENTS OBTAINED FROM A FIELD SURVEY PRIOR TO THE PIPES BEING INSTALLED AFTER INSTALLATION, THE APPROXIMATE DIMENSIONS AND DISTANCES SHOWN WERE OBTAINED FROM ACTUAL ELEVATION INFORMATION PROVIDED TO WSP FROM BENCHMARK (OBTAINED BY THE SITE CONTRACTOR F.E. FRENCH) AND A FIELD SURVEY PERFORMED BY WSP TO OBTAIN SURFACE LOCATIONS OF THE SANITARY AND STORM SYSTEM STRUCTURES.

ZONING REGULATIONS:

ZONING BY-LAWS FOR DEVEN'S REGIONAL ENTERPRISE ZONE, DEVEN'S, MASSACHUSETTS DATED NOVEMBER 18, 1994 AND REVISED THROUGH OCTOBER 2016.

ZONING DISTRICT - OPEN SPACE/RECREATION ZONE (ALONG JACKSON ROAD) INNOVATION AND TECHNOLOGY BUSINESS ZONE

TABLE OF DIMENSIONAL REQUIREMENTS (ZONING BY-LAWS EXHIBIT B DENSITY/INTENSITY REGULATIONS) (79A CMR 3.00 SITE PLAN - SECTION 3.04: DESIGN STANDARDS)

BUILDING DIMENSIONAL REQUIREMENTS	MIN. LOT SIZE		MINIMUM YARD SETBACKS			BUILDING HEIGHT (MAX)	MAX. F.A.R. OF DISTRICT	PARKING SPACES (MAX)	MAX. SITE IMPROVEMENT COVERAGE	MAX. BUILDING PERVIOUS COVERAGE	SITE MANIPULATED COVERAGE	PREVIOUS FLOORING COVERAGE
	MIN. LOT AREA	MIN. LOT FRONTAGE	FRONT	SIDE	REAR							
REQUIRED	2.0 AC	75 FT	25	10	25	75	50%	2,377,000 SF	REQUIRED	75%	75% MAX	75% MAX
PROPOSED	10.2 AC	100 FT	305.8	118	374.6	47.8	50%	307	PROPOSED	20.805% S.F.	34.800% S.F.	8.633% S.F.
ZONING COMPLIANCE	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES

NOTES: F.A.R. - FLOOR AREA RATIO

PARKING SUMMARY

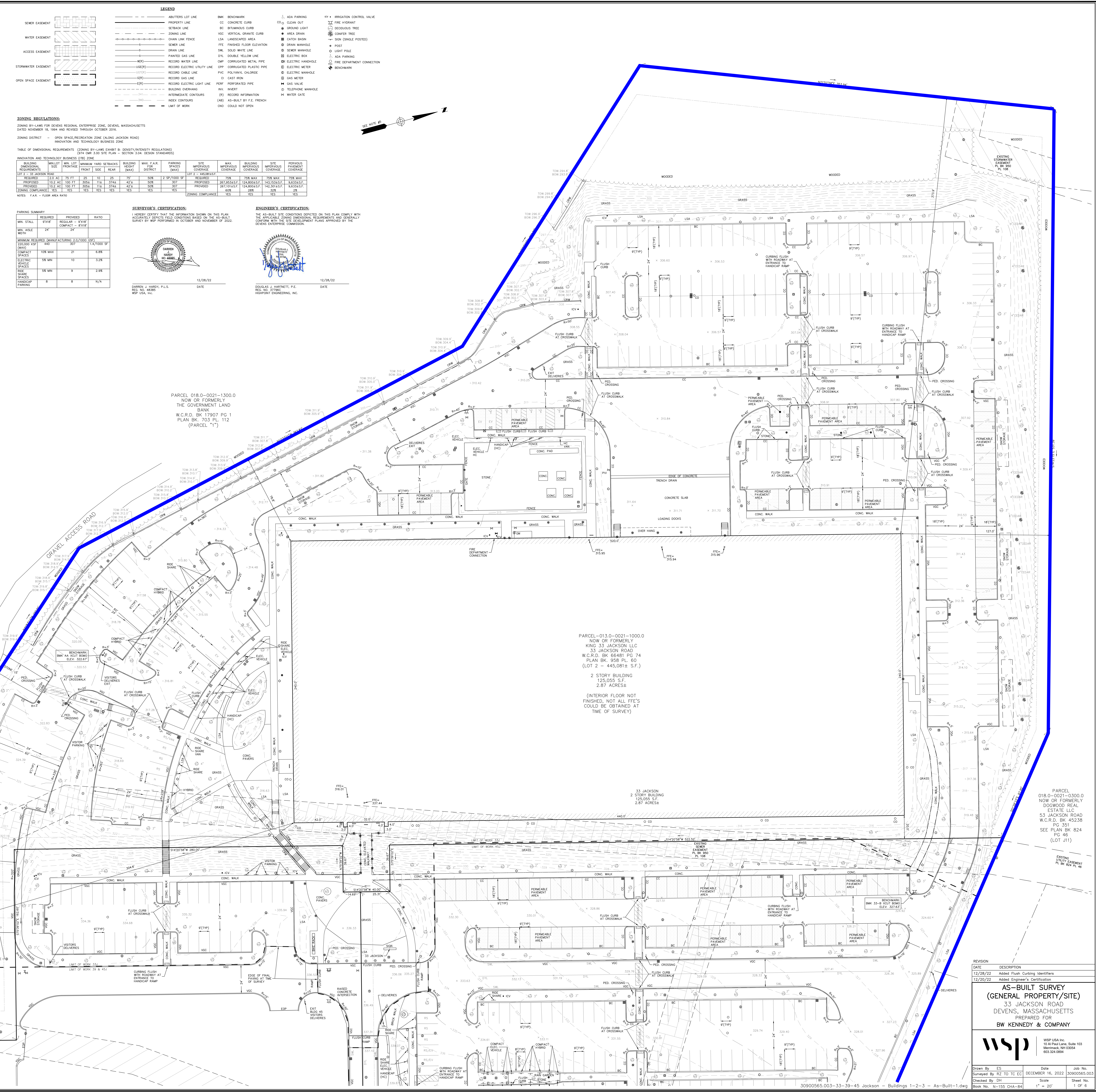
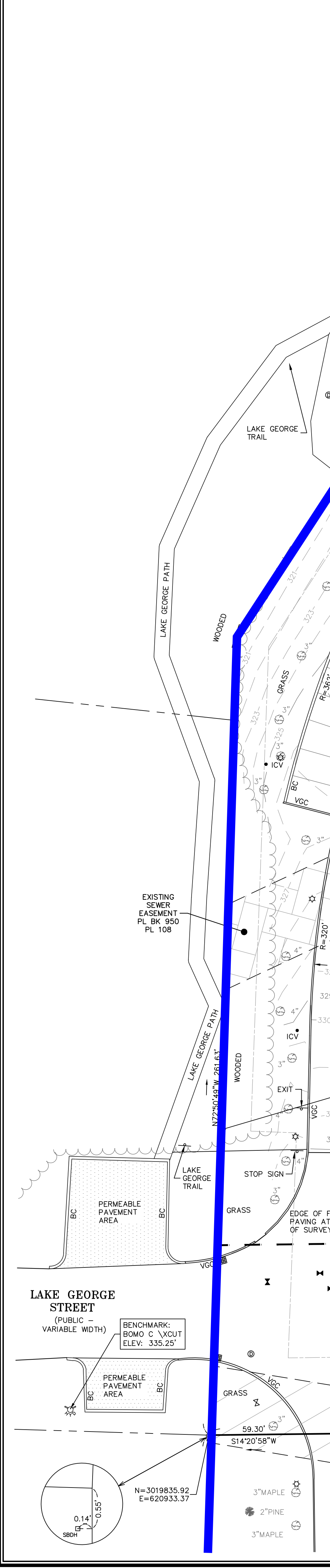
MIN. STALL	REQUIRED	PROVIDED	RATIO
9'x18'	440	307	1.4/1000 SF
MIN. ASIDE	24'	24'	
MINIMUM REQUIRED (MANUFACTURING 2.0/1000 SF)			
220,000 NSF (MAX)	106 MAX	21	6.6%
ELECTRIC VEHICLE SPACES	5% MIN	1	5.2%
BIKE SPACES	5% MIN	9	2.9%
HANDICAP PARKING	8	8	N/A

Notes for Deven's Enterprise Submission

- Existing or proposed use will not generate electromagnetic interference to any sensitive receptor. Interference with the Hazard-Exemption radio telescopes (1400-1720 MHz) is specifically prohibited.
- Proposed or existing use will not cause pronounced, multiple orders of noise or vibration nuisance to, or interfere with any sensitive receptor.
- A DEEP air quality permit is not required for this flammable license application.

SHEET INDEX

SHEET 1 - GENERAL PROPERTY/SITE
SHEET 2 - DRAINAGE
SHEET 3 - EROSION
SHEET 4 - WATER & GAS
SHEET 5 - ELECTRIC (UTILITY)
SHEET 6 - ELECTRIC (LIGHTING/POWER)



LEGEND

--- ABUTTERS LOT LINE	--- PROPERTY LINE	--- ZONING LINE	--- CHAIN LINK FENCE	--- DRAIN LINE	--- PAINTED GAS LINE	--- RECORD WATER LINE	--- RECORD ELECTRIC UTILITY LINE	--- RECORD CABLE LINE	--- RECORD GAS LINE	--- RECORD ELECTRIC LIGHT LINE	--- INTERMEDIATE CONTOURS	--- INDEX CONTOURS	--- LIMIT OF WORK		
--- BENCHMARK	--- CONCRETE CURB	--- BITUMINOUS CURB	--- LANDSCAPED AREA	--- FINISHED FLOOR ELEVATION	--- SOLID WHITE LINE	--- DOUBLE YELLOW LINE	--- CORRUGATED METAL PIPE	--- CORRUGATED PLASTIC PIPE	--- POLY/VINYL CHLORIDE	--- CAST IRON	--- PERFORATED PIPE	--- IRON	--- RECORD INFORMATION	--- AS-BUILT BY F.E. FRENCH	--- COULD NOT OPEN
--- ADA PARKING	--- CLEAN OUT	--- GROUND LIGHT	--- AREA DRAIN	--- CATCH BASIN	--- DRAIN MANHOLE	--- SEWER MANHOLE	--- ELECTRIC BOX	--- ELECTRIC HANDHOLE	--- ELECTRIC METER	--- ELECTRIC MANHOLE	--- GAS METER	--- GAS VALVE	--- TELEPHONE MANHOLE	--- WATER GATE	
--- IRRIGATION CONTROL VALVE	--- FIRE HYDRANT	--- DECIDUOUS TREE	--- CONIFER TREE	--- SIGN (SINGLE POSTED)	--- POST	--- LIGHT POST	--- ADA PARKING	--- FIRE DEPARTMENT CONNECTION	--- BENCHMARK						

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE INFORMATION SHOWN ON THIS PLAN ACCURATELY REFLECTS FIELD CONDITIONS BASED ON THE AS-BUILT SURVEY BY WSP PERFORMED IN OCTOBER AND NOVEMBER OF 2022.

DARRIN J. HADDY, P.L.S.
REG. NO. 48350
WSP USA, INC.

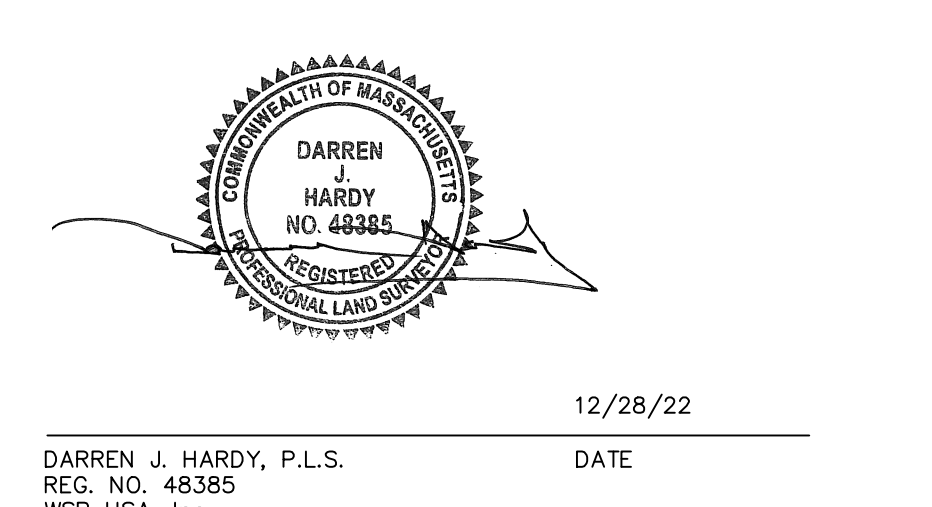
12/28/22

ENGINEER'S CERTIFICATION:

THE AS-BUILT SITE CONDITIONS DEPICTED ON THIS PLAN COMPLY WITH THE APPLICABLE ZONING DIMENSIONAL REQUIREMENTS AND GENERALLY CONFORM WITH THE SITE DEVELOPMENT PLANS APPROVED BY THE DEVEN'S ENTERPRISE COMMISSION.

DOUGLAS J. HARNETT, P.E.
REG. NO. 37366
HIGHTON ENGINEERING, INC.

12/28/22



PARCEL 018.0-0021-1300.0
NOW OR FORMERLY
THE GOVERNMENT LAND
BANK
W.C.R.D. BK 17907 PG 1
PLAN BK 703 PL 112
(PARCEL "1")

PARCEL-013.0-0021-1000.0
NOW OR FORMERLY
KIND 33 JACKSON LLC
33 JACKSON ROAD
W.C.R.D. BK 66481 PG 74
PLAN BK 558 PL 50
(LOT 2 - 445,081 S.F.)
2 STORY BUILDING
125,055 S.F.
2.87 ACRES
(INTERIOR FLOOR NOT FINISHED, NOT ALL FFE'S COULD BE OBTAINED AT TIME OF SURVEY)

PARCEL 018.0-0021-0300.0
NOW OR FORMERLY
DOODWOOD REAL ESTATE LLC
53 JACKSON ROAD
W.C.R.D. BK 45238
PG 351
SEE PLAN BK 824 PG 45
(LOT J1)

REVISION	DATE	DESCRIPTION
	12/28/22	Added Flush Curbing Identifiers
	12/29/22	Added Engineer's Certification

AS-BUILT SURVEY (GENERAL PROPERTY/SITE)
33 JACKSON ROAD
DEVENS, MASSACHUSETTS
PREPARED FOR
BW KENNEDY & COMPANY

wsp

WSP USA Inc.
10 Al Paul Lane, Suite 103
Marblehead, MA 02554
603.324.0894

Drawn By: ES Date: Job No:
Surveyed By: R2 TO TC EC DECEMBER 16, 2022 30900565.003
Checked By: DH Scale: Sheet No:
Book No.: N-155, CHA-84 1" = 20' 1 OF 6



Hazardous Material Storage/Use Strategy Legend

- = Control Area 1
- = Control Area 2
- = Group H-3 Room for Flammable Solids

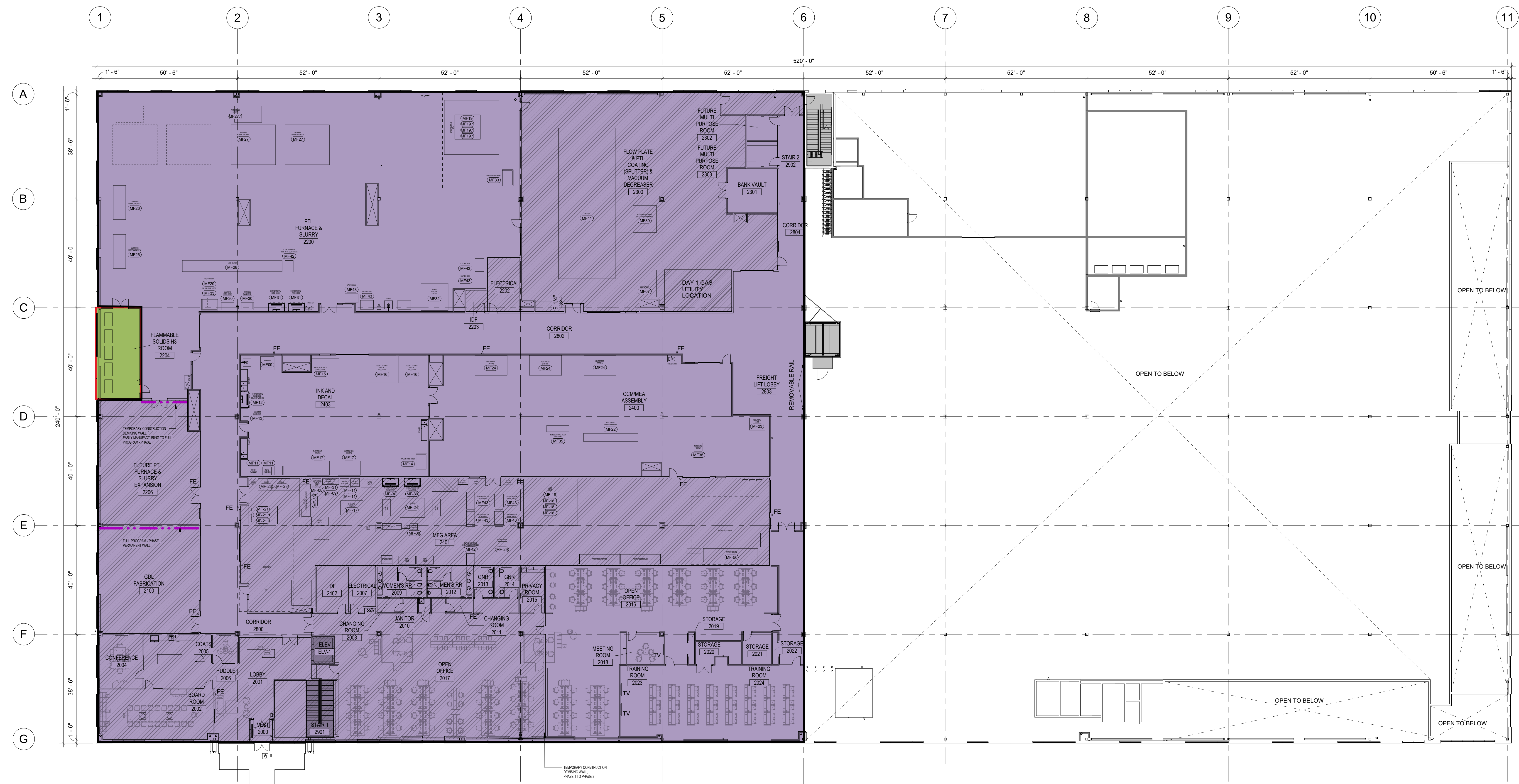
- #### FURNITURE GENERAL NOTES:
- A. FURNITURE ARE N.I.C SHOWN FOR COORDINATION PURPOSES ONLY. REFER TO VENDOR DRAWINGS.
 - B. EQUIPMENT SUPPLY & INSTALL PER EQUIPMENT MATRIX. COORDINATE W/ MEP UTILITY SERVICES. REFER TO EQUIPMENT MATRIX & MEP DRAWINGS.
 - C. LAB BENCHES, SHELVING, FUME HOODS AND CEILING UTILITY PANELS ARE GENERAL CONTRACTOR SUPPLIED AND INSTALLED. COORDINATE W/ MEP UTILITY SERVICES. REFER TO PLANS & ELEVATIONS AND MEP DRAWINGS.
 - D. BIOSAFETY CABINETS ARE TENANT SUPPLIED AND GENERAL CONTRACTOR INSTALLED. COORDINATE RECEPTACLE HEIGHTS WITH CROSS BAR. REFER TO MEP DRAWINGS
 - E. BIOSAFETY CABINETS ALONG WALLS REQUIRE SHUT-OFF VALVE AT WALL.
 - F. PLUMBER TO PROVIDE CORDS & HOSES TO CEILING UTILITY PANEL FOR BIOSAFETY CABINETS.
 - G. FIXTURES AND APPLIANCES ARE GENERAL CONTRACTOR SUPPLIED AND INSTALLED. SEE PLUMBING DRAWINGS FOR FIXTURE SCHEDULE.
 - H. FIXTURE AND APPLIANCE SPECIFICATIONS LISTED IN MILLWORK ELEVATIONS.
 - I. GENERAL CONTRACTOR TO PROVIDE F.T. BLOCKING/ PLYWOOD IN WALL FOR TV BACK BOXES, WALL MOUNTED LIGHT FIXTURES, SHELVING AS REQUIRED. REFER TO AV DRAWINGS FOR REQUIREMENTS AT TV LOCATIONS
 - J. FLOOR CORE LOCATIONS ARE FOR BUDGETING SCOPE ONLY. DIMENSIONS TO BE COORDINATED WITH FURNITURE VENDOR.
 - K. ALL CONDUITS AND BACK BOXES ARE TO BE SUPPLIED BY ELECTRICAL SUB CONTRACTOR. REFER TO AV DRAWINGS FOR REQUIREMENTS.
 - L. GENERAL CONTRACTOR TO PROVIDE F.T. BLOCKING/ PLYWOOD IN WALL FOR ARTWORK, BRANDING WALL, WOOD PLAN WALL.
 - M. ROOM SCHEDULERS TO HAVE DROPS FOR FUTURE

- #### PHASE LEGEND:
- EARLY MANUFACTURING PHASE
 - FULL PROGRAM PHASE I
 - TEMPORARY WALL

- #### FURNITURE PLAN KEYNOTES:
- NOTE: FURNITURE SHOWN FOR COORDINATION ONLY.
- 1 TV MONITOR LOCATIONS, WALL MOUNTED. REFER TO AV DRAWINGS FOR UNIT SIZE, MOUNTING HEIGHT @ F.T WOOD BLOCKING/PLYWOOD REQUIREMENTS
 - 2 PROVIDE WOOD BLOCKING FOR ALL WALL HUNG STORAGE, REFER TO FURNITURE VENDOR DRAWINGS
 - 3 UNDERSIDE OF DECK, BEAMS & SUPPORT COLUMNS TO RECEIVE SPRAY-ON FIRE PROOFING (2 HOUR)
 - 4 UNDERSIDE OF DECK, BEAMS & SUPPORT COLUMNS TO RECEIVE SPRAY-ON FIRE PROOFING (1 HOUR)

- #### FURNITURE & EQUIPMENT PLAN LEGEND :
- FLOOR CORE
 - EQUIPMENT TAG, REFER TO EQUIPMENT TAG
 - FUTURE EQUIPMENT
 - TELEVISION
 - CARD READER, REFER TO SECURITY DRAWINGS

C:\Users\adrian.DIANKEIN\OneDrive - R.E. Dimmett\Documents\23112 - Electric Hydrogen 33 Jackson Rd-R23_23112\AS1-FULL PROGRAM.rvt
11/3/2023 2:51:59 PM



Hazardous Material Storage/Use Strategy Legend

- = Control Area 1
- = Control Area 2
- = Group H-3 Room for Flammable Solids

TO BE PLACED OUTSIDE OR ON ROOF

HEATEXCHANGER	HEATEXCHANGER
HEATEXCHANGER	HEATEXCHANGER
HEATEXCHANGER	HEATEXCHANGER
HEATEXCHANGER	HEATEXCHANGER

- #### FURNITURE GENERAL NOTES:
- A. FURNITURE ARE N I.C SHOWN FOR COORDINATION PURPOSES ONLY. REFER TO VENDOR DRAWINGS.
 - B. EQUIPMENT SUPPLY & INSTALL PER EQUIPMENT MATRIX. COORDINATE W/ MEP UTILITY SERVICES. REFER TO EQUIPMENT MATRIX & MEP DRAWINGS.
 - C. LAB BENCHES, SHELVING, FUME HOODS AND CEILING UTILITY PANELS ARE GENERAL CONTRACTOR SUPPLIED AND INSTALLED. COORDINATE W/ MEP UTILITY SERVICES. REFER TO PLANS & ELEVATIONS AND MEP DRAWINGS.
 - D. BIOSAFETY CABINETS ARE TENANT SUPPLIED AND GENERAL CONTRACTOR INSTALLED. COORDINATE RECEPTACLE HEIGHTS WITH CROSS BAR. REFER TO MEP DRAWINGS
 - E. BIOSAFETY CABINETS ALONG WALLS REQUIRE SHUT-OFF VALVE AT WALL.
 - F. PLUMBER TO PROVIDE CORDS & HOSES TO CEILING UTILITY PANEL FOR BIOSAFETY CABINETS.
 - G. FIXTURES AND APPLIANCES ARE GENERAL CONTRACTOR SUPPLIED AND INSTALLED. SEE PLUMBING DRAWINGS FOR FIXTURE SCHEDULE.
 - H. FIXTURE AND APPLIANCE SPECIFICATIONS LISTED IN MILLWORK ELEVATIONS.
 - I. GENERAL CONTRACTOR TO PROVIDE F.T. BLOCKING/ PLYWOOD IN WALL FOR TV BACK BOXES. WALL MOUNTED LIGHT FIXTURES. SHELVING AS REQUIRED. REFER TO AV DRAWINGS FOR REQUIREMENTS AT TV LOCATIONS
 - J. FLOOR CORE LOCATIONS ARE FOR BUDGETING SCOPE ONLY. DIMENSIONS TO BE COORDINATED WITH FURNITURE VENDOR.
 - K. ALL CONDUITS AND BACK BOXES ARE TO BE SUPPLIED BY ELECTRICAL SUB CONTRACTOR. REFER TO AV DRAWINGS FOR REQUIREMENTS.
 - L. GENERAL CONTRACTOR TO PROVIDE F.T. BLOCKING/ PLYWOOD IN WALL FOR ARTWORK, BRANDING WALL, WOOD PLAN WALL.
 - M. ROOM SCHEDULERS TO HAVE DROPS FOR FUTURE

- #### PHASE LEGEND:
- EARLY MANUFACTURING PHASE
 - FULL PROGRAM PHASE I
 - TEMPORARY WALL
- #### FURNITURE PLAN KEYNOTES:
- FLOOR CORE LOCATIONS. REFER TO ELECTRICAL/TEL DATA DRAWINGS
- NOTE: FURNITURE SHOWN FOR COORDINATION ONLY.
- 1 TV MONITOR LOCATIONS. WALL MOUNTED. REFER TO AV DRAWINGS FOR UNIT SIZE. MOUNTING HEIGHT @ F.T WOOD BLOCKING/PLYWOOD REQUIREMENTS
 - 2 PROVIDE WOOD BLOCKING FOR ALL WALL HUNG STORAGE. REFER TO FURNITURE VENDOR DRAWINGS
 - 3 UNDERSIDE OF DECK, BEAMS & SUPPORT COLUMNS TO RECEIVE SPRAY-ON FIRE PROOFING (2 HOUR)
 - 4 UNDERSIDE OF DECK, BEAMS & SUPPORT COLUMNS TO RECEIVE SPRAY-ON FIRE PROOFING (1 HOUR)

- #### FURNITURE & EQUIPMENT PLAN LEGEND :
- FLOOR CORE
 - EQUIPMENT TAG. REFER TO EQUIPMENT TAG
 - FUTURE EQUIPMENT
 - TV TELEVISION
 - CARD READER. REFER TO SECURITY DRAWINGS