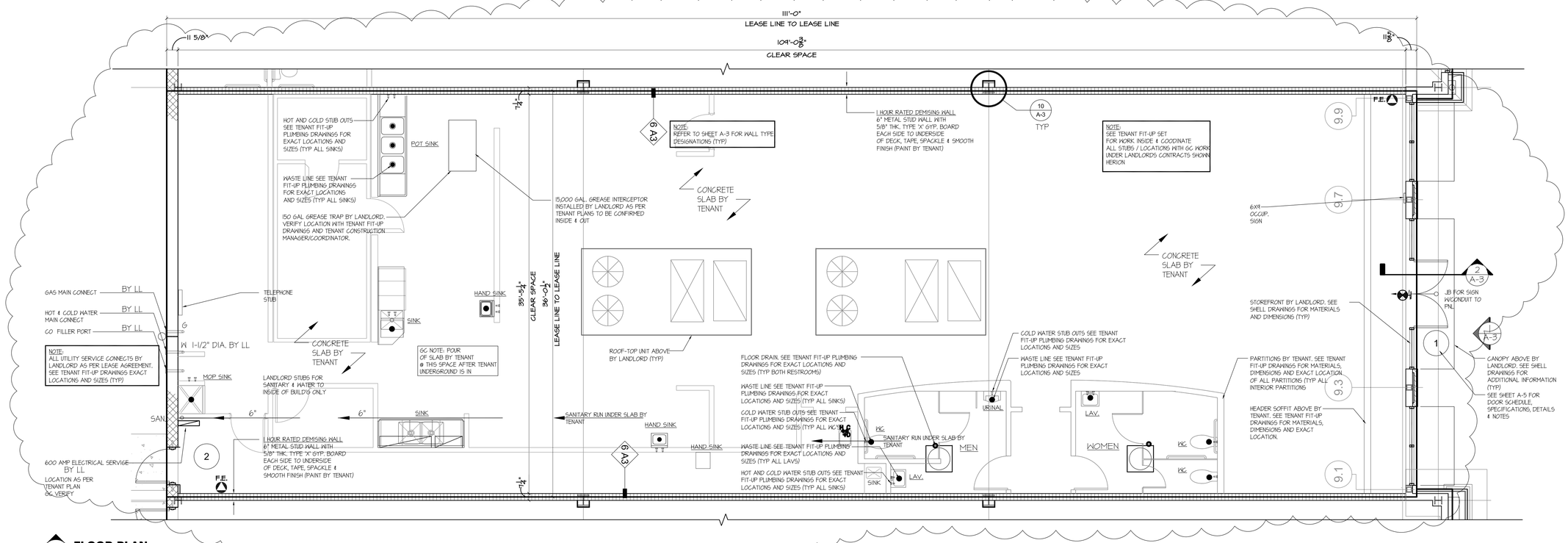


1 FLOOR PLAN
A-1

SCALE 1/4" = 1'-0"

NOTE:
1. ALL UTILITY SERVICE CONNECTS BY LANDLORD AS PER LEASE AGREEMENT. SEE TENANT FIT-UP DRAWINGS EXACT LOCATIONS AND SIZES (TYP)
2. REFER TO SHEET A-3 FOR WALL TYPE DESIGNATIONS (TYP)

1

LANDLORD'S WORK

LANDLORD SHALL DELIVER A "RAW SHELL" TO TENANT. LANDLORD SHALL FURNISH AND INSTALL A 1500-GALLON GREASE TRAP (AT TENANT'S EXPENSE) 30 TONS OF ROOFTOP HVAC UNITS (NO DISTRIBUTION), AND ALL NECESSARY UTILITIES (600 AMP ELECTRICAL SERVICE) STUBBED INTO THE PREMISES AND NO INTERIOR CONCRETE SLAB.

Wall Legend:

- NEW TOILET WALL PARTITION
- NEW DEMISING WALL (1 HR RATED WALL)
- NEW MASONRY BLOCK WALL (2 HR RATED WALL)
- NEW MASONRY BLOCK WALL (SEE WALL TYPES FOR SIZE)
- NEW MASONRY BLOCK /BRICK WALL (SEE WALL SECTIONS)
- NEW BRICK VENEER
- EXISTING MASONRY WALL TO REMAIN

Legend:

- NEW DOOR
- EXISTING DOOR
- 08 / 8'-0" — ROOM SYMBOL — ROOM NUMBER / CEILING HEIGHT
- 2 — WALL TYPES (SEE WALL DETAILS)
- LEVEL LINE/ ELEV.
- FIRE EXTINGUISHER
- 1 / A-1 — DRAWING NUMBER / SHEET NUMBER
- 1 / A-1 — SECTION DETAIL NUMBER / SHEET NUMBER

TENANT SUPPLIED TOILET AREAS / FIXTURE SHOWN SHALL BE COORDINATED WITH ACTUAL TENANT REQUIREMENTS, OCCUPANCIES AND NATIONAL STANDARD PLUMBING CORE REQUIREMENTS IN EFFECT AT THE TIME. SAME SHALL BE QUANTIFIED/ STATED IN THE FIT-UP PLANS FOR EACH SPACE AND SUBJECT TO THE ABOVE ACTUAL USE/ OCCUPANCIES FOR THE STORE; SUBJECT TO LOCAL REVIEW. THE G.C. SHALL BE RESPONSIBLE FOR COORDINATIONG THESE CHANGES AND OR SIZES OF RUNS PRIOR TO START OF ANY WORK.

NOTES:

1. TENANT TO PROVIDE GRAVEL/CLEAN FILL AND COMPACT AS REQUIRED. TENANT TO PROVIDE NEW CONCRETE SLAB 5" THICK W1.4 X W1.4 W.W.F. AT ELEVATIONSPECIFIED AT NEW AND FILL AREAS.
2. NEW FLOOR STRUCTURE SHALL BE CONCRETE. PORTLAND CEMENT, ASTM SPECIFICATION C 15064, TYPE 1 OR EQUIVALENT. THE APPLICABLE SECTIONS OF THE "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" OF THE AMERICAN CONCRETE INSTITUTE ACI-318-71 ARE INCLUDED AS PART OF THESE REQUIREMENTS. WORKING STRESS FOR ALL INTR AND EXTR CONCRETE SHALL BE 3,000 P.S.I. AT 25 DAYS. AT THE OPTION OF THE OWNER, TEST CYLINDER MAY BE CALLED FOR THE COST OF OF SUCH CYLINDERS AND TESTING SHALL BE BORNE BY OWNER, UNLESS THE TESTS INDICATE THAT THE CONCRETE IS BELOW REQUIRED STRENGTH.
3. CONCRETE FLOOR SLAB SHALL BE A TRUE PLANE SURFACE WITH NO DEVIATION IN EXCESS OF 1/8 INCH, TESTED WITH A 10' STRAIGHT EDGE ON A 3'X3' GRID, FREE FROM BLEMISHES AND TROWEL MARKS.

NOTES:

1. TENANT TO PROVIDE FIRE SUPRESSION SYSTEM (SPRINKLERS, ETC.) WITH HEAD SPACING MEETING CODE REQUIREMENTS.
2. TENANT TO PROVIDE HOT WATER HEATERS FOR TOILETS. WH'S ARE TO BE SUSPENDED FROM PLATFORM ABOVE TOILET ROOMS, HUNG FROM STRUCTURE ABOVE.
3. ALL DOORS TO BE HANDICAPPED ACCESSIBLE AND BE CONSTRUCTED WITH INTERIOR & EXTERIOR SLABS WITH 1/4" DIFFERENTIAL MAX. FOR HANDICAPPED APPROVED SADDLE.
4. CONTRACTORS SHALL COORDINATE CONDUIT/DUCT RUNS TO ELIMINATE CONFLICTS. REVIEW W/ UTILITY COMPANIES PRIOR TO SETTING DUCTWORK, ELECTRICAL AND SPRINKLER RUNS.
5. TENANT IS REQUIRED TO PROVIDE ALL SURFACE MOUNTED FIRE EXTINGUISHERS 2A:10 BC. AS PER CODE. PROVIDE FIRE BLANKETS AND GREASE FIRE EXTINGUISERS AT KITCHEN AREAS AS PER TENANT FIT-UP
6. ALL TENANT SEPERATION WALLS ARE TO BE 1HR. RATED TYPE 2 WALL PARTITIONS TYPICAL UNLESS OTHERWISE NOTED. PROVIDE 2 HR SEPARATIONS @ MIXED USE & OR RESTAURANT ASSEMBLY USES

FINISH SCHEDULE NOTES

1. SEE PLANS FOR EXTENT OF ALL FINISHES.
2. WALL FINISHES SHOWN ALSO APPLY TO ALL SURFACES OF ANY SOFFITS OCCURRING IN THE ROOMS UNLESS OTHERWISE INDICATED.
3. ALL FINISH SURFACE CUTS BY MECHANICAL/ELECTRICAL CONTRACTOR TO ACCOMODATE NEW MECHANICAL AND ELECTRICAL CONTRACTOR WORK SHALL BE REPLACED AND/OR REPAIRED TO "AS NEW" CONDITION.
4. ANY MATERIALS, WALLS, OR CONCRETE DAMAGED IN ORDER TO ACCOMODATE NEW CONSTRUCTION SHALL BE REPLACED/REPAIRED.
5. GENERAL CONTRACTOR SHALL PROVIDE NEW SUSPENDED ACOUSTICAL CEILING IN EXISTING AREAS AS SHOWN ON THE REFLECTED CEILING PLAN MECHANICAL DRAWINGS TO COORDINATE WITH ARCHITECTURAL PLANS/DETAILS.
6. FURR OUT FOR PIPE CHASES AS REQUIRED. PATCH FLUSH AND FINISH AS SHOWN ON PLANS.
7. NO COMBUSTIBLE MATERIALS SHALL BE PERMITTED IN THE PLENUM AREA ABOVE DROPPED CEILING THIS SHALL INCLUDE TELEPHONE AND SECURITY WIRING UNLESS SAME IS IN CONFORMANCE WITH CODE.
8. INTERIOR FINISHES MUST COMPLY WITH TABLE 803.4 (INTERIOR FINISH REQUIREMENTS) FOR THE PROPOSED SPACE USE.
9. IN AREAS WHERE CEILING FINISH IS INDICATED AS 'EXPOSED', ALL EXPOSED DUCTWORK, PIPES, AND MECHANICAL EQUIPMENT ARE TO BE PAINTED IN ACCENT COLORS AS SELECTED BY ARCHITECT AND AS PER THE SPECIFICATIONS.
10. WHERE CONCRETE FLOORS ARE INDICATED TO BE FINISHED CONCRETE, THE GENERAL CONTRACTOR SHALL PROVIDE AN APPROVED CONCRETE SEALER.
11. CONTRACTOR IS TO COORDINATE FINAL TENANT OR OWNER LAYOUT WITH REFLECTED CEILING AND DUCTWORK SHOWN. NOTE THAT CHANGES DUE TO INTERIOR PARTITIONING WILL MANDATE ADJUSTMENTS TO THE BASE/TYPICAL LAYOUT(S) SHOWN.
12. ABBREVIATIONS :

VCT.	VINYL COMPOSITION TILE.	CONC	CONCRETE
SAT	SUSPENDED ACOUSTIC TILE	PL.LAM.	PLASTIC LAMINATE
P. GYP	PAINTED GYPSUM BOARD	CPT/SC	CARPET, STATIC CONTROL
CS	CONCRETE SEALER	CT	CERAMIC TILE
PTD	PAINTED DRYWALL	VB	VINYL BASE
EMT	ELECTRIC METALLIC TUBING	ACT	ACOUSTIC CEILING TILE
WD	WOOD	CPT	CARPET

13. CARRY ALL FINISHES FLUSH WITH EXISTING SURFACE FINISH SO AS TO VISIBLY ELIMINATE THE POINT OF JUNCTURE.
14. ALL NON-RATED WALLS SHALL HAVE GYPSUM BOARD FINISH TAPED AND SPACKLED TO 6" ABOVE FINISHED CEILING UNLESS OTHERWISE INDICATED.
15. PROVIDE PAINTED FINISH AS PER TENANT OR OWNER AT ALL EXPOSED DUCTWORK, CONDUIT, ETC. UNDERSIDE DECK AND STEEL IS TO BE PAINTED ACCORDINGLY.
16. FLASH PATCH/PREPARE SUBSTRATE FOR FINISH INSTALLATION WHERE APPLICABLE. PATCH ALL MECHANICAL CONTRACTOR OPENINGS AND PROVIDE LINTELS IN BLOCKWORK WHERE OPENING EXCEEDS 16". CARE IS TO BE TAKEN SO AS NOT TO DAMAGE FINISHES WHICH HAVE BEEN INTEGRATED INTO THE PROJECT. ALL DAMAGED FINISHES SHALL BE REPLACED AT NO ADDITIONAL EXPENSE TO THE OWNER.

ASTM E 84 FLAME SPREAD REQUIREMENTS (803.2 CLASSIFICATION)

CLASS A: Flame spread 0-25; smoke developed 0-450.
CLASS B: Flame spread 26-75; smoke developed 0-450.
CLASS C: Flame spread 76-200; smoke developed 0-450.

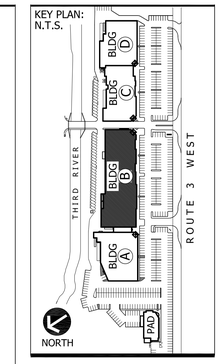
TABLE 803.4 INTERNATIONAL BUILDING CODE 2000 INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY[k]

USE GROUP	SPRINKLERED[i]			UNSPRINKLERED		
	Vertical exits & exit passageways (a) (b)	Exit access corridors and other exitways	Rooms and enclosed spaces (c)	Vertical exits & exit passageways (a) (b)	Exit access corridors and other exitways	Rooms and enclosed spaces (c)
A-1 & A-2	B	B	C	A	A (d)	B (e)
A-3[f], A-4, & A-5	B	B	C	A	A (d)	C
B, E, M, R-1, R-4	B	C	C	A	B	C
F	C	C	C	B	C	C
H	B	B	C (g)	A	A	B
I-1	B	C	C	A	B	B
I-2	B	B	B (h) (1)	A	A	B
I-3	A	A (j)	C	A	A	B
I-4	B	B	B (h) (1)	A	A	B
R-2	C	C	C	B	B	C
R-3	C	C	C	C	C	C
S	C	C	C	B	B	C
U	No Restrictions			No Restrictions		

For SI: 1 inch= 25.4 mm., 1 square foot = 0.0929 m^2.

a.) Class C interior finish materials shall be permitted for wainscoating or paneling of not more than 1,000 square feet of applied surface area in the grade lobby where applied directly to a noncombustible base or over furring strips applied to a noncombustible base and fireblocked as required by Section 803.3.1.
b.) In vertical exits of building less than three stories in height other than Group I-3, Class B interior finish for unsprinkleredbuildings and Class C interior finish for sprinklered buildings shall be permitted.
c.) Requirements for rooms and enclosed spaces shall be based upon spaces enclosed by partitions. Where fire-resistance rating is required for structural elements, the enclosing partitions shall extend from the floor to the ceiling. Partitions that do not comply with this shall be considered enclosing spaces and the rooms or spaces on both sides shall be considered one. In determining the applicable requirements for rooms and enclosed spaces, the specific occupancy thereof shall be the governing factor regardless of the group classification of the building or structure.
d.) Lobby areas in A-1, A-2 and A-3 occupancies shall not br less than Class B materials.
e.) Class C interior finish materials shall be permitted in places of assembly with the occupant load of 300 persons or less.
f.) For churches and places of worship, wood used for ornamental purposes, trusses, paneling or chancel furnishing shall be permitted.
g.) Class B material required where building exceeds two stories,
h.) Class C interior finish materials shall be permitted in administrative spaces.
i.) Class C interior finish materials shall be permitted in rooms with a capacity of four persond or less.
j) Class B materials shall be permitted as wainscotting extending not more than 48 inches above the finished floor in exit access corridors.
k.) Finish materials as provided for in other section of this code.
l.) Applies when the vertical exits, exit passageways, exit access corridors or exitways, or rooms and spaces are protected by a sprinkler system installed in accordance with Section 903.3.1.1 or Section 903.3.1.2.

KEY PLAN: N.T.S.



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PROJECT:
PROPOSED TENANT FIT-UP FOR
RIVER FRONT CENTER
BLOCK 72.07, LOT 6, 7, & 8
CLIFTON, NEW JERSEY 07015

TENANT:
POLLO TROPICAL
B-10

RELEASE STATUS OF DRAWING	DATE:
SCHEMATIC DESIGN	
DESIGN DEVELOPMENT	
PROGRESS PRINT	
PARTIAL RELEASE	
FULL RELEASE	
ISSUED TO:	DATE:

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DRAWING TITLE:
FLOOR PLAN LAYOUT
FIXTURE & FURNITURE PLAN

REVISIONS

NO	DATE	DWN	CHK	REMARKS
1	04/07/06	EP	JM	

DO NOT SCALE DRAWINGS

DATE:	01-12-06
DRAWN / CHECKED:	AH/ JM
SCALE:	
PROJECT NUMBER:	2005-1070

DRAWING NO: FU A-1
BUILDING 'B'