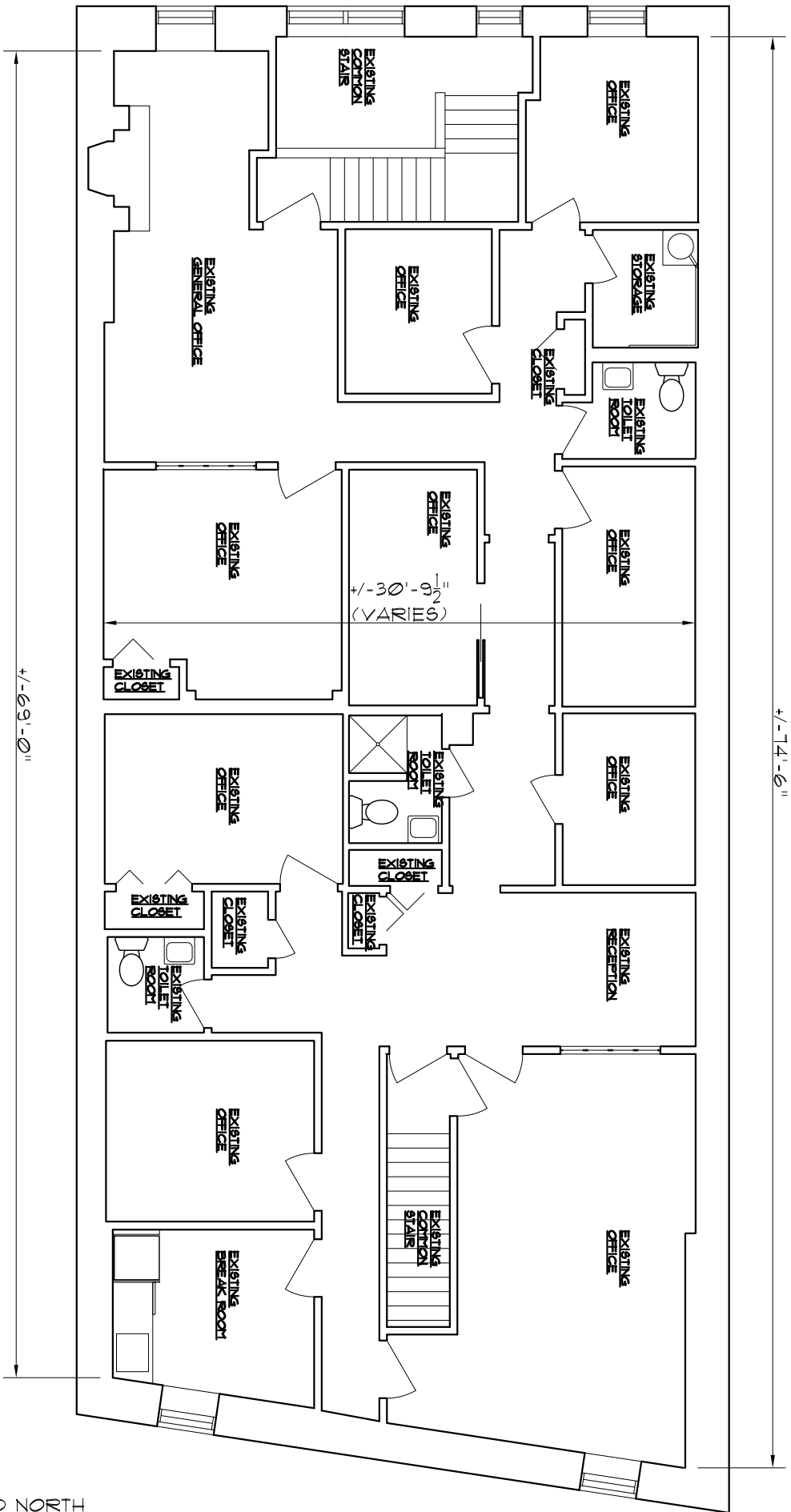




EXISTING TENANT SUITE - SECOND FLOOR PLAN

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



GENERAL NOTES:

- THIS DRAWING WAS PREPARED FROM FIELD OBSERVATIONS MADE IN MAY 2017. NO INVASIVE PROBES OR DISCOVERIES WERE CONDUCTED.
- THIS DRAWING DOES NOT CONVEY ANY COMPLIANCE OR DEFICIENCIES WITH ANY BUILDING CODES, LOCAL ORDINANCES, ETC.
- THE PURPOSE OF THIS DRAWING IS TO REPRESENT THE GENERAL ARRANGEMENT OF EXISTING SPACES. IT IS NOT INTENDED TO BE CONSIDERED 100% ACCURATE BUT RATHER TO INDICATE THE APPROXIMATE LAYOUT OF EXISTING CONDITIONS AS NOTED AT THE TIME OF FIELD OBSERVATIONS.
- THE UTILIZATION OF THIS DRAWING IS FOR GENERAL INFORMATION AND REFERENCE ONLY.
- MORE DETAILED SURVEY INFORMATION SHALL BE THE RESPONSIBILITY OF THE DESIGN PROFESSIONAL, POTENTIAL TENANT, REALTY AGENT, ETC., THAT MAY PREPARE DOCUMENTS FOR ANY AND ALL LEASES, CONSTRUCTION PERMITS, AS WELL AS THAT FOR SPACE PLANNING THAT MAY BE PERFORMED.
- INFORMATION ON EXISTING ROOM FINISHES, TRIMS AND DECORATIVE ELEMENTS, LIGHTING, POWER, HVAC, SYSTEMS, LIFE SAFETY SYSTEMS, ETC., IS NOT PROVIDED IN THIS DRAWING.
- OBSERVATIONS DID NOT EVALUATE OR INVESTIGATE THE FUNCTIONS, WORKINGS OR CONDITIONS OF ANY EXISTING ELECTRICAL, PLUMBING OR HVAC SYSTEMS.



GENERAL LEGEND

- EXISTING WALLS TO REMAIN.
- EXISTING DOOR TO REMAIN
- EXISTING EXTERIOR WALL WINDOW AND EXISTING INTERIOR WALL WINDOW
- EXISTING TOILET ROOM PLUMBING FIXTURES

DETERMINATION OF SUITE AREA:

- SUITE AREA IS DETERMINED BY GROSS AREAS THAT:
 - INCLUDE TO THE FACE OF EXTERIOR WALLS.
 - TAKEN TO CENTERLINE OF COMMON WALLS BETWEEN THE SUBJECT TENANT SPACE AND SUCH COMMON AREAS. DEMISING WALLS ARE ASSUMED TO BE APPROXIMATELY 5 INCHES THICK, THEREFORE 50% (2-1/2" ARE INCLUDED WITHIN THE SUBJECT TENANT SPACE.
- APPROXIMATE FLOOR AREA: 2,017 S.F. DOES NOT INCLUDE EXTERIOR WALL OR COMMON STAIR AREAS.

KURT H. SCHMITT ARCHITECT
ARCHITECTURE AND PLANNING
7 SHAWNEE TRAIL, DENVER, NJ 07834
973-586-8406
NJ AI-09190

EXISTING CONDITIONS PLAN
SECOND FLOOR OFFICE SUITE
129 GROVE STREET
MONTCLAIR, NJ

REVISIONS:

DATE:	MAY 17, 2017
DRAWN BY:	KHS
CHECKED BY:	KHS
PROJECT NUMBER:	17268

COPYRIGHT 2017
KURT H. SCHMITT ARCHITECT

SHEET: 1 OF 1

A-1