

**1 FLOOR PLAN LAYOUT**  
SCALE: 1/8" = 1'-0" (BUILDING - C)

**G.C. NOTE:**  
AS PART OF THE SHELL SET OF DRAWINGS HEREIN IT IS UNDERSTOOD THAT THE CONTRACTOR SHALL COORDINATE WITH EACH TENANT FIT-UP SET AND "MAKE READY" THIS SHELL BUILDING TO ALLOW THE FIT-UP TO BE ACCOMPLISHED. THIS SHALL INCLUDE BUT NOT BE LIMITED TO ELECTRICAL, PLUMBING AND HVAC, STRUCTURAL STEEL SUPPORTS FOR INTENDED EQUIPMENT, FINAL TOILET LOCATIONS, EQUIPMENT TO BE WIRED/ PLUMBED, SERVICE SIZE AND LOCATIONS AND ALL NECESSARY FOR SUCH WORK TO MEET CODE/ SEISMIC REQUIREMENTS. IN ALL CASES THE CONTRACTOR SHALL PROVIDE FOR THIS SHELL SET THE NECESSARY INTERFACING TO ALLOW THE FIT-UP WORK TO BE READILY INSTALLED. FAILURE TO COORDINATE SAME SHALL NOT BE CAUSE OF ADDITIONAL MONIES OR CORRECTIVE WORK.

- NOTES:**
1. PROVIDE GRAVEL/CLEAN FILL AND COMPACT AS REQUIRED. PROVIDE NEW 4" CONCRETE SLAB (W/ 4" X W/4" HALF" AT ELEVATION SPECIFIED AT NEW AND FILL AREAS (SEE STRUCT. FOR SLAB THICKNESS))
  2. NEW FLOOR STRUCTURE SHALL BE CONCRETE, PORTLAND CEMENT, ASTM SPECIFICATION C 15064, TYPE I OR EQUIVALENT. THE APPLICABLE SECTIONS OF THE BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE OF THE AMERICAN CONCRETE INSTITUTE ACI-318-11 ARE INCLUDED AS PART OF THESE REQUIREMENTS. WORKING STRESS FOR ALL INTR AND EXTR. CONCRETE SHALL BE 3000 P.S.I. AT 28 DAYS. AT THE OPTION OF THE OWNER, TEST CYLINDER MAY BE CALLED FOR THE COST OF OR SUCH CYLINDERS AND TESTING SHALL BE BORNE BY OWNER, UNLESS THE TESTS INDICATE THAT THE CONCRETE IS BELOW REQUIRED STRENGTH (SEE STRUCT.)
  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 BLEMMISHES AND TROWEL MARKS.
  4. ALL DOOR TO BE HANDICAPPED ACCESSIBLE AND BE CONSTRUCTED WITH INTERIOR & EXTERIOR SLABS WITH 1/4" DIFFERENTIAL MAX. FOR HANDICAPPED APPROVED SADDLE.

5. ALL AREAS TO BE FULLY SPRINKLED WITH HEAD SPACING MEETING CODE REQUIREMENTS.
6. HOT WATER HEATERS FOR TOILETS TO BE SUSPENDED FROM PLATFORM ABOVE TOILET ROOMS, HUNG FROM STRUCTURE ABOVE.
7. ALL DOOR TO BE HANDICAPPED ACCESSIBLE AND BE CONSTRUCTED WITH INTERIOR & EXTERIOR SLABS WITH 1/4" DIFFERENTIAL MAX. FOR HANDICAPPED APPROVED SADDLE.
8. CONTRACTORS SHALL COORDINATE CONDUIT/DUCT RUNS TO ELIMINATE CONFLICTS. REVIEW W/ UTILITY COMPANIES PRIOR TO SETTING DUCTWORK/SPRINKLER RUNS.
9. TENANT IS REQUIRED TO PROVIDE ALL SURFACE MOUNTED FIRE EXTINGUISHERS 2 1/2 LB. E.C. AS PER CODE. PROVIDE FIRE BLANKETS AND GREASE FIRE EXTINGUISHERS AT KITCHEN AREAS AS PER TENANT FIT-UP.
10. ALL TENANT SEPARATION WALLS ARE TO BE 1 HR. RATED TYPE I WALL PARTITIONS TYPICAL UNLESS OTHERWISE NOTED. PROVIDE 2 HR SEPARATIONS @ MIXED USE & OR RESTAURANT ASSEMBLY USES.

**NOTE:**  
FOOTING DEPTHS AND PLACEMENT SHOWN ARE TO BE COORDINATED WITH THE STRUCTURAL FOUNDATION PLAN AND BE PLACED IN ACCORDANCE TO THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER. THESE PLANS SHALL BE INCLUSIVE OF ALL RECOMMENDATIONS MADE BY SOIL ENGINEER REPORT. THE GENERAL CONTRACTOR SCOPE OF WORK IS TO INCLUDE ALL SOIL EXCAVATION PREP, Dewatering and COMPACTED SUBBASE NECESSARY FOR PROPER EXCAVATION OF FOOTINGS AND FOUNDATIONS. THE CONTRACTOR IS TO COORDINATE HIS WORK WITH THE SOIL CONDITIONS PRESENT TO MAINTAIN THE INTEGRITY OF THE EXCAVATED FOOTING AREAS. PROVIDE FOR PROPER BEARING.

VERIFY ALL DIMENSIONS AND CONDITIONS IN FIELD AND NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO START OF ANY CONSTRUCTION. CONTRACTOR SHALL NOT DEVIATE FROM THESE PLANS WITHOUT PRIOR WRITTEN APPROVAL FROM ARCHITECT.

**Legend:**

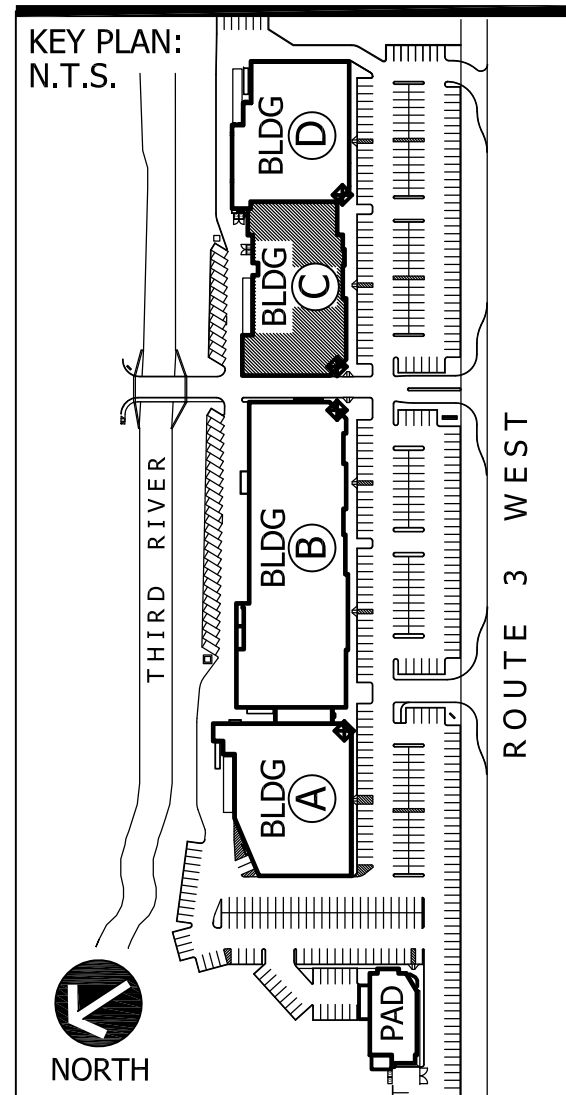
- NEW DOOR
- HALL TYPES (SEE C3.1/DWG)
- EL. 26.0' LEVEL LINE/ ELEV.
- PLAN DETAILS
- HALL SECTIONS
- EXTERIOR ELEVATION LABEL
- DOOR LABEL, SEE SCHEDULE (C6.1/DWG)
- HATCH LABEL, SEE SCHEDULE (C6.2/DWG)
- H.B. HOSE BIB LOCATIONS

**Michael's**  
D  
21,316 S.F.  
EL. 26.5'  
SEE BLDG-D DWGS.

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 ABOVE ACTUAL USE OCCUPANCIES FOR THE STORE, SUBJECT TO LOCAL REVIEW. THE G.C. SHALL BE RESPONSIBLE FOR COORDINATIONS THESE CHANGES AND OR SIZES OF RUNS PRIOR TO START OF ANY WORK.

**Wall Legend:**

- NEW TOILET HALL PARTITION
- NEW DEMISING HALL (1 HR RATED HALL)
- NEW MASONRY BLOCK HALL (2 HR RATED HALL)
- NEW MASONRY BLOCK HALL (SEE HALL TYPES FOR SIZE)
- NEW MASONRY BLOCK BRICK HALL (SEE HALL SECTION)
- NEW BRICK VENEER OR CAST STONE VENEER (SEE ELEV.)



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**PROJECT:**  
PROPOSED RETAIL BUILDINGS  
RIVER FRONT CENTER  
BLOCK 72.07, LOT 6, 7, & 8  
CLIFTON, NEW JERSEY 07015

**OWNER/ CLIENT:**  
MAD RIVER DEVELOPMENT, L.L.C.  
TEANECK, NEW JERSEY 07666

**RELEASE STATUS OF DRAWING**

DATE	DATE
09-22-05	09-22-05
01-16-06	01-16-06
02-10-06	02-10-06
03-30-06	03-30-06

**ISSUED TO:**  
Mad River Development  
March Associates- For Bids

**DRAWING TITLE:**  
FLOOR PLAN LAYOUT  
BUILDING 'C'

**REVISIONS**

NO	DATE	DWNN	CHK	REMARKS
1	03-30-06	MR	JM	PER CORR. WITH ENGR.
2	05-05-06	MR	JM	ALTERATION ON SPACE C-4 FOR STAIRWELLS REQUEST
3	05-10-06	MR	JM	PER STAIRWELLS REQUEST
4	05-16-06	MR	JM	REVISIONS TO PERMIT
5	05-25-06	MR	JM	REVISIONS TO PERMIT
6	06-30-06	MR	JM	REVISIONS TO PERMIT
7	07-07-06	MR	JM	REVISIONS TO PERMIT
8	07-12-06	MR	JM	REVISIONS TO PERMIT

DO NOT SCALE DRAWINGS

**DATE:** 09-22-05

**DRAWN / CHECKED:** MR/ JM

**SCALE:** AS NOTED

**PROJECT NUMBER:** 2005-1053

**DRAWING NO:** **C1.1**  
BUILDING 'C'