GENERAL NOTES

1 PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, THE APPLICANT SHALL HAVE EVIDENCE OF CURRENT WORKMAN'S COMPENSATION INSURANCE COVERAGE ON FILE WITH THE DEPARTMENT IN COMPLIANCE WITH THE LOCAL LABOR CODE.SHALL HAVE EVIDENCE OF CURRENT WORKMAN'S COMPENSATION INSURANCE COVERAGE ON FILE WITH THE DEPARTMENT IN COMPLIANCE WITH THE LOCAL LABOR CODE.

2 AFTER OBTAINING BUILDING PERMIT AND BEFORE COMMENCING WITH THE WORK, THE GENERAL CONTRACTOR SHALL SHOW EVIDENCE OF ALL THE INSURANCE REQUIREMENTS.

3 ALL REQUIRED PERMITS MUST BE OBTAINED FROM THE REQUIRED GOVERNING AGENCIES BEFORE BUILDINGS ARE OCCUPIED.

4 THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND OBTAIN ALL PERMITS AND LICENSES AND PAY REQUIRED FEES.

5 CONTRACTOR SHALL BE FAMILIAR WITH ALL LANDLORD REQUIREMENTS AND SHALL BE RESPONSIBLE FOR COMPLIANCE WITH SAME. CONTRACTOR SHALL INVESTIGATE LOCAL CODES AND PROCEDURES AND SHALL COMPLY WITH ALL REQUIREMENTS.

6 REMOVE ALL ABANDONED IMPROVEMENTS, INCLUDING ELECTRICAL AND MECHANICAL, IF ANY.

7 DO NOT SCALE DRAWINGS, WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DRAWINGS.

8 A COPY OF LANDLORD'S FINAL APPROVED PLANS MUST BE ON SITE DURING CONSTRUCTION.

9 INSPECT SITE. VERIFY FIELD DIMENSIONS BEFORE COMMENCING CONSTRUCTION. NOTIFY TENANT AND LANDLORD IMMEDIATELY IF THERE ARE ANY SIGNIFICANT DISCREPANCIES.

10 DIMENSIONS SHOWN ON PLANS ARE TO FACE OF EXTERIOR MASONRY, CONCRETE COLUMN OR GRID LINES AND FACE OF GYP. BD. UNLESS OTHERWISE NOTED OR DETAILED.

11 FOR SIZE AND LOCATION OF ALL OPENINGS FOR MECHANICAL DUCT WORK, REFER TO MECHANICAL DRAWINGS.

12 WHERE FACTORY FINISHED OR FACTORY PRIMED ITEMS OCCUR, SUCH AS GRILLES, DIFFUSERS, METAL TRIM AND ACCESSORIES, ETC. THEY SHALL BE PAINTED TO MATCH THE ADJACENT SURFACE AND AS DIRECTED BY THE OWNER.

13 CONTRACTOR SHALL, IN THE WORK OF ALL TRADES, PERFORM ANY AND ALL CUTTING, PATCHING, REPAIRING, RESTORING AND THE LIKE NECESSARY TO COMPLETE THE WORK AND TO RESTORE ANY DAMAGED OR AFFECTED SURFACES RESULTING FROM THE WORK OF THIS CONTRACT TO THEIR ORIGINAL CONDITION TO THE SATISFACTION OF THE OWNER.

14 THERE SHALL BE NO EXPOSED PIPE, CONDUITS, ETC. IN PUBLIC AREAS, UON. ALL SUCH LINES SHALL BE CONCEALED OR FURRED AND FINISHED.

15 GENERAL CONTRACTOR SHALL COORDINATE WORK PERFORMED BY OTHER CONTRACTORS. DISCREPANCIES IF ANY, SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR RESOLUTION BEFORE PROCEEDING WITH THE WORK.

16 SHOULD THE DRAWINGS DISAGREE WITH THEMSELVES OR WITH THE SPECIFICATIONS OR SHOULD THE SPECIFICATIONS DISAGREE WITH THEMSELVES, THE BETTER QUALITY AND/OR GREATER QUANTITY OF WORK OR MATERIAL SHALL BE ESTIMATED UPON AND UNLESS OTHERWISE ORDERED IN WRITING SHALL BE FURNISHED AND INSTALLED.

17 NO SUBSTITUTIONS ARE PERMITTED UNLESS PRIOR APPROVAL BY THE OWNER.

18 IF ANY DISCREPANCIES APPEAR IN CONTRACT DOCUMENTS, CONTRACTOR SHALL NOTIFY ARCHITECT IN WRITING OF SUCH DISCREPANCIES PRIOR TO BID.

GENERAL NOTES

19 THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE TIMELY ARRIVAL OF ALL SPECIFIED FINISH MATERIALS EQUIPMENT, LIGHT FIXTURES AND ANY OTHER SUCH MATERIAL (S) TO BE UTILIZED ON THE PROJECT. THE GENERAL CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING WITHIN 10 DAYS OF THE DATE OF CONTRACT OF THOSE SPECIFIED ITEMS THAT MAY NOT BE READILY AVAILABLE.

IF NOTIFICATION IS NOT RECEIVED BY THE OWNER THE CONTRACTOR ACCEPTS RESPONSIBILITY FOR THE PROPER ORDERING AND FOLLOW-UP OF SPECIFIED ITEMS AND WILL PURSUE WHATEVER MEANS NECESSARY AT NO ADDITIONAL COST TO THE OWNER, INSURE AVAILABILITY OF ALL SPECIFIED ITEMS SO AS NOT TO CREATE A HARDSHIP ON THE OWNER AND NOT DELAY PROGRESS OF THE WORK. NO EXTENSION OF TIME TO THE CONTRACT WILL BE ALLOWED.

20 MECHANICAL CONTRACTORS SHALL VERIFY EXACT DIMENSIONS WITH EQUIPMENT MANUFACTURERS. MECHANICAL CONTRACTOR SHALL VERIFY ALL SIZES AND LOCATIONS OF DUCT OPENINGS BEFORE INSTALLATION AND VERIFY DISCREPANCIES, IF ANY.

21 ALL EXTERIOR WALL OPENINGS, FLASHING, COUNTER FLASHING, COPING AND EXPANSION JOINTS SHALL BE WEATHERPROOF.

22 CAULKING AND SEALANTS: ALL OPEN JOINTS PENETRATIONS AND OTHER OPENINGS IN THE BUILDING ENVELOPE SHALL BE SEALED, CAULKED, GASKETED, OR WEATHER STRIPPED TO LIMIT AIR LEAKAGE.

23 USE ACOUSTICAL SEALANT AROUND ALL PIPES, DUCTS CONDUITS, OUTLETS, SWITCHES, ETC. ON BOTH SIDES OF CROSSING/PENETRATING WALLS WITH THERMAL AND ACOUSTIC INSULATION.

24 ALL NOISE BARRIER BATTS (SOUND INSULATION) SHALL BE INCOMBUSTIBLE

25 EACH CONTRACTOR SHALL LEAVE THE SITE IN A NEAT, CLEAN AND ORDERLY CONDITION ON A DAILY BASIS AND UPON CONCLUSION OF HIS WORK. ALL WASTE, RUBBISH AND EXCESS MATERIALS SHALL BE REMOVED FROM THE SITE PROMPTLY. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ALL TRASH GENERATED BY OWNERS CONTRACTORS FOR THE DURATION OF THE PROJECT.

26 SAFETY: ALL CONDUIT, WORK EQUIPMENT AND MATERIALS SHALL BE IN FULL ACCORDANCE WITH THE LATEST SAFETY RULES AND REGULATIONS OF ALL AUTHORITIES AND AGENCIES HAVING JURISDICTION OVER THE WORK.

27 CONSULT PROPERTY UTILITY PLANS BEFORE SAW CUTTING CONCRETE SLAB. IF ANY.

28 THE ARCHITECT WILL NEITHER HAVE CONTROL OVER OR CHARGE OF, NOR BE RESPONSIBLE FOR, THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR THE SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. SINCE THESE ARE SOLELY THE CONTRACTOR'S RIGHTS AND RESPONSIBILITIES.

29 (N.I.C.) ITEMS SHOWN ARE PROPOSED. G.C. TO PROVIDE SEPARATE ITEMIZED BID FOR THESE ITEMS/SYSTEMS.

GENERAL CONSTRUCTION NOTES

1. THE CONTRACTOR SHALL CAREFULLY REVIEW THE DRAWINGS, SPECI TO VERIFY ALL SITE CONDITIONS PRIOR TO BEGINNING WORK. THE CO REPORT ANY INCONSISTENCIES TO THE ARCHITECT IMMEDIATELY FOR RE BEGINNING CONSTRUCTION.

2. ALL PHASES OF WORK SHALL CONFORM TO THE APPLICABLE BUILDI ACCESSIBILITY REQUIREMENTS CURRENTLY USED BY THE CITY, STATE, FED ORDINANCES HAVING JURISDICTION OVER THE PROJECT. HOWEVER, V DRAWINGS AND/OR SPECIFICATIONS ARE MORE STRINGENT, THEY SHAI CONTRACTOR SHALL INFORM THE ARCHITECT OF ANY CODE DISCREPA CONSTRUCTION.

3. ALL WORK SHALL COMPLY WITH OSHA STANDARDS.

4. THE MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION D SUPPLEMENTARY TO THE ARCHITECTURAL DRAWINGS. IT SHALL BE THE R THE CONTRACTOR TO CHECK AND COORDINATE ALL TRADES TO WOR DRAWINGS PRIOR TO INSTALLATION. ANY DISCREPANCIES BETWEEN DR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITI CLARIFICATION PRIOR TO INSTALLATION OF WORK.

5. THE CONTRACTOR SHALL PROVIDE ALL SHORING AND BRACING REQ ADEQUATELY PROTECT PERSONNEL & ADJACENT PROPERTY AND ALSO SAFETY OF THE PUBLIC & STRUCTURE THROUGHOUT THE CONSTRUCTION

6. ALL MATERIALS AND EQUIPMENT SHALL BE NEW AND FREE OF DEFEC AND EQUIPMENT SHALL BE NON-COMBUSTIBLE AND OF THE HIGHEST QU CONFORM TO ACCEPTABLE INDUSTRY STANDARDS. ALL LUMBER AND BLOCKING SHALL BE FIRE-RETARDANT AND COMPLY WITH IBC 2000, NE CHAPTER - 7 AND 23.

7. ALL DEBRIS RESULTING FROM DEMOLITION AND/OR NEW WORK IS TH CONTRACTOR AND SHALL BE DISPOSED OF OFF SITE. MAINTAIN BUILDI AND FREE OF DEBRIS ON A DAILY BASIS.

8. CONTRACTOR SHALL PROTECT AND BE RESPONSIBLE FOR REPAIRINC EXISTING STRUCTURES OR ITEMS AND NEWLY INSTALLED MATERIALS DUR CONSTRUCTION.

9. ALL CONTRACTORS, SUB CONTRACTORS, SUPPLIERS AND ALL OTHER IN THE WORK OR PORTION THEREOF SHALL REVIEW THE COMPLETE CON DOCUMENTS AND HAVE KNOWLEDGE OF ALL THE WORK TO BE PERFOR TRADES THAT AFFECTS SAID WORK AND SHALL COORDINATE THEIR WO CONTRACTORS, SUB CONTRACTORS AND TRADES.

10. THE CONTRACTOR SHALL COORDINATE HIS WORK AND SCHEDULE V OWNER AND USERS OF ADJACENT TENANT SPACES.

11. CONTRACTOR SHALL KEEP A RECORD SET OF CONSTRUCTION DOC ALL TIMES AND SHALL RECORD ALL ALTERATIONS FROM THE CONSTRUC

12. ALL INTERIOR DIMENSIONS ARE TO FACE OF GYPSUM BOARD UNLES NOTED.

13. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITION

14. COORDINATION OF ALL WORK UNDER THIS CONTRACT SHALL BE M ENSURE THE QUALITY AND TIMELY COMPLETION OF THE WORK/PROJEC

15. THE CONTRACTOR SHALL COORDINATE WITH ALL TRADES THE LOCA OPENINGS IN WALLS, SLABS, CEILINGS AND ROOFS. PROVIDE FLASHING AND/OR SEALING AS REQUIRED.15

16. THE CONTRACTOR SHALL PERFORM ALL CUTTING AND PATCHING R COMPLETION WITHOUT COMPROMISING THE QUALITY OF THE WORK.16

17. PROVIDE CONCRETE BASES, PADS, CURBS, INERTIA BLOCKS, ETC. AS SUPPORT H.V.A.C., ELECTRICAL PLUMBING, ELEVATOR AND KITCHEN EC LOCATIONS AND SIZES MUST BE COORDINATED WITH THE EQUIPMENT M IS SUBJECT TO APPROVAL WITH THE EQUIPMENT SHOP DRAWINGS17

18. PROVIDE WATERPROOFING (EXCEPT AT SLAB ON GRADE) AND DEPI LOCATION SHOWN: WET AREAS SUCH AS KITCHEN, TOILETS, AND JANIT

19

19. ALL EXPOSED CONCRETE SHALL BE RUBBED AND PAINTED (EXCEPT) AREAS.

20

20. EQUIPMENT ROUGHING LOCATIONS SHALL BE CONFIRMED BY THE C ALLOWANCE MADE FOR TRAPS, ELLS, TEES, ETC. AS REQUIRED. IN ALL SI MECHANICAL AREAS PIPES AND CONDUITS SHALL BE LOCATED WITHIN OTHERWISE CONCEALED UNLESS EXPOSING THEM IS SPECIFICALLY APP ARCHITECT.

BID NOTES

1 BID FORMS TO BE PROVIDED BY CLIENT TO G.C.

2 ALL ITEMS NOTED AS (N.I.C.) TO BE BID SEPARATELY FROM THE BASE BID.

3 IF SPRINKLER SYTEM IS REQ'D, G.C. TO PROVIDE SPRINKLER SYSTEM DESIGN & PERMIT. SEE FIRE DEPT. NOTES

4 IF FIRE ALARM SYSTEM IS REQ'D, G.C. TO PROVIDE FIRE SYSTEM DESIGN & PERMIT. SEE FIRE DEPT. NOTES

5 G.C. RESPONSIBLE FOR COORD. W/ ALL UTILITY CO. INCLUDING BUT NOT LIMITED TO: ELECTRICAL, WATER, WASTE, PHONE/DATA TO PROVIDE SERVICES AS CALLED FOR ON THESTORM, DRAWING. LOAD LETTERS & SERVICE APPLICATIONS TO BE COMPLETED & SUBMITTED BY G.C.

INSURANCE REQUIREMETNS

1A TO THE FULLEST EXTENT PERMITTED BY LAW, THE CONTRACTOR SHALL WAIVE ANY RIGHT OF CONTRIBUTION AND SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER, SOOS & ASSOCIATES, INC., AND ENGINEER AND THEIR AGENTS AND EMPLOYEES AND CONSULTANTS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING BUT NOT LIMITED TO ATTORNEYS FEES ARISING OUT OF OR RESULTING FROM OR IN CONNECTIONS WITH THE PERFORMANCE OF THE WORK PROVIDED THAT ANY SUCH CLAIM, DAMAGE, LOSS OR EXPENSE IS CAUSED IN WHOLE OR IN PART BY ANY NEGLIGENT ACT OR OMISSION OF THE CONTRACTOR ANY SUBCONTRACTOR, ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY ANY OF THEM OR ANYONE FOR WHOSE ACTS ANY OF THEM MAY BE LIABLE. REGARDLESS OF WHETHER OR NOT IT IS CAUSED IN PART BY A PARTY INDEMNIFIED HEREINUNDER. SUCH OBLIGATION SHALL NOT BE CONSTRUED TO NEGATE, ABRIDGE, OR OTHERWISE REDUCE ANY OTHER RIGHT OR OBLIGATION OF INDEMNITY; WHICH WOULD OTHERWISE EXIST AS TO ANY PARTY OR PERSON DESCRIBED IN THIS AGREEMENT.

1B IN ANY AND ALL CLAIMS AGAINST THE OWNER, SOOS & ASSOCIATES, INC., AND ENGINEERS OR ANY OF THEIR AGENTS OR EMPLOYEES AND CONSULTANTS BY ANY EMPLOYEE OF THE CONTRACTOR, ANY SUBCONTRACTOR, ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY ANY OF THEM OR ANYONE FOR WHOSE ACTS ANY OF THEM MAY BE LIABLE. THE INDEMNIFICATION OBLIGATION UNDER THIS PARAGRAPH AGREEMENT SHALL NOT BE LIMITED IN ANY WAY BY AN LIMITATION ON THE AMOUNT OR TYPES OF DAMAGES; COMPENSATION OR BENEFITS PAYABLE BY OR FOR THE CONTRACTOR OR ANY SUBCONTRACTOR UNDER WORKS OR WORKMEN'S COMPENSATION ACTS, DISABILITY BENEFITS ACTS OR OTHER EMPLOYEE BENEFITS ACTS.

1C CLAIMS, DAMAGES, LOSSES AND EXPENSES AS THESE WORDS ARE USED IN THIS AGREEMENT, SHALL BE CONSTRUED TO INCLUDE, BUT NOT LIMITED TO (1) INJURY OR DAMAGE CONSEQUENT UPON THE FAILURE OF OR USE OR MISUSE BY CONTRACTOR, IT'S SUBCONTRACTOR, AGENTS, SERVANTS OR EMPLOYEES OF ANY HOIST, RIGGING, BLOCKING, SCAFFOLDING, OR ANY AND ALL OTHER KINDS OF ITEMS OF EQUIPMENT, OWNED, FURNISHED OR LOANED BY OWNER; (2) ALL ATTORNEY'S FEES AND COSTS INCURRED IN BRINGING AN ACTION TO ENFORCE THE PROVISIONS OF THIS INDEMNITY OR ANY OTHER INDEMNITY CONTAINED IN THE GENERAL CONDITIONS, AS MODIFIED BY THE SUPPLEMENTARY GENERAL CONDITIONS, AND (3) TIME EXPENDED BY THE PARTY BEING INDEMNIFIED AND THEIR EMPLOYEES AT THEIR USUAL RATES PLUS COSTS OF TRAVEL, LONG DISTANCE TELEPHONE AND REPRODUCTION OF DOCUMENTS.

1D IF THE PRODUCT IS IN A STATE WHICH PROHIBITS PARTIES FROM BEING INDEMNIFIED AGAINST THEIR OWN NEGLIGENCE, AN ADDITIONAL MODIFICATION SHOULD BE:

THE OBLIGATIONS OF THE CONTRACTOR UNDER THIS AGREEMENT SHALL NOT EXTEND TO THE LIABILITY OF THE OWNER, ARCHITECT/ENGINEER, THEIR AGENTS OR EMPLOYEES ARISING OUT OF THEIR NEGLIGENCE".

DESIGN FIRM:
Ndengu Design, LLC.
1 Avenue C - Suite 100
Hudson City,Bayonne County,
New Jersey 07002-3620
T:(000) 000-0000
F: (000) 000-0000
E: info@ndengudesign.com
W: ndengudesign.com

CLIENT:
Buyachi Ndengu Properties, LLC.
1 Avenue C - Suite 600
Hudson City, Bayonne County,
New Jersey 07002-3620
Tel:(973) 668-6440
Fax: (000) 000-0000
E:info@ndengu.com
W: ndengudesign.com

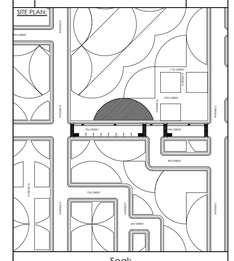
PROJECT:
Crossing Coffee
&
Tea House
1010 9th Street
Hudson Crossing
Hudson City, Bayonne County,
New Jersey 07002-3620

CONSULTANT:

CONSULTANT:

Notice:
Do not scale drawings.
Contractor is responsible for verifying dimensions and details in the field. Report any discrepancies.

SITE PLAN:



Seal:

Scale:

Drawn By: BN

Date: 00/00/00

Checked By:

GENERAL NOTES

Project No.
12002.00

DWG File Name
G000.01.dwg

G000.02

Sheet - of Sheets

Copyright © 2020 by NdenguDesign
All Rights Reserved