CONSTRUCTION GENERAL NOTES

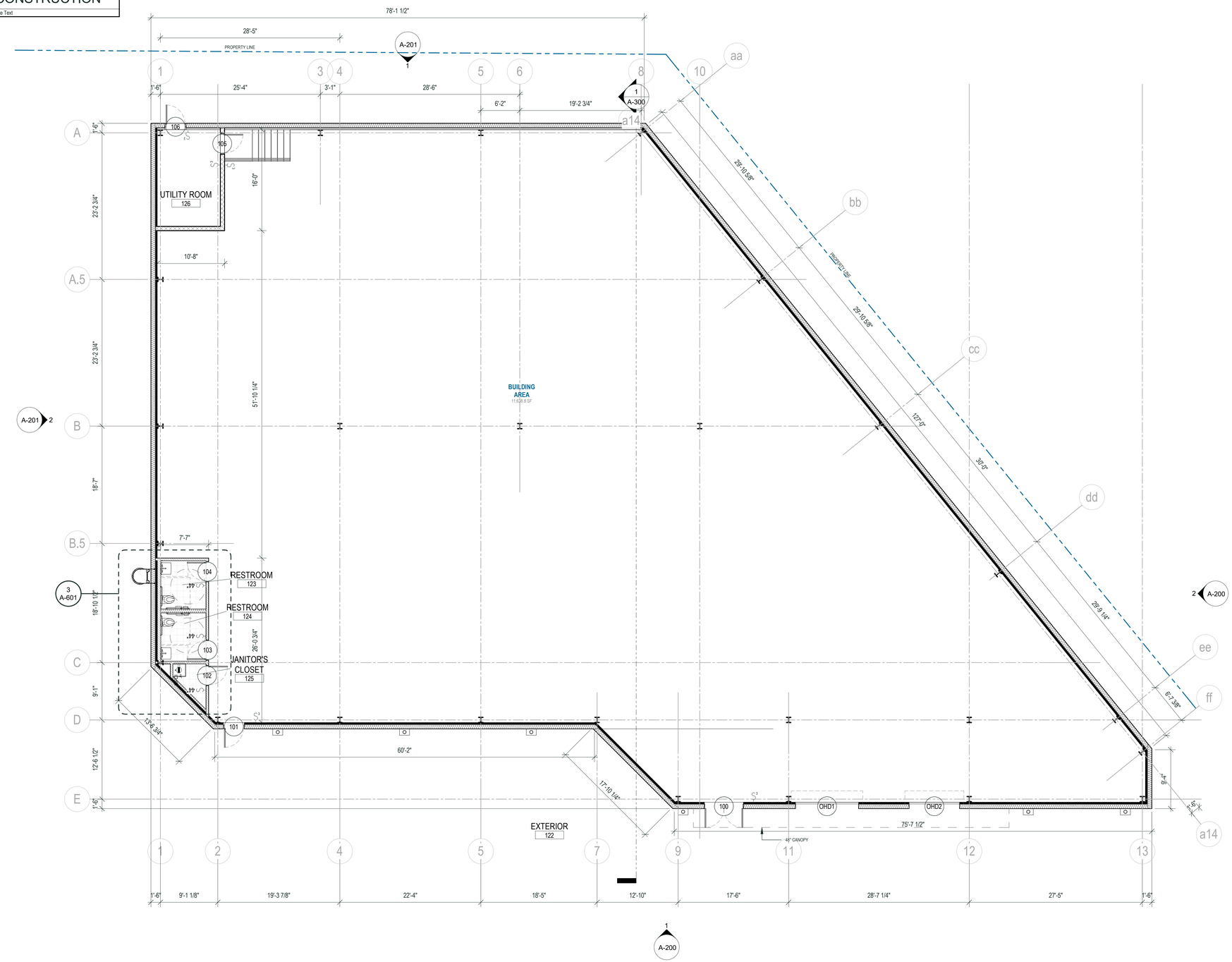
1. ALL WORK SHALL COMPLY WITH APPLICABLE LOCAL AND MUNICIPAL BUILDING CODES, AS WELL AS ANY AND ALL REGULATORY AGENCIES INCLUDING, BUT NOT LIMITED TO OSHA. GENERAL NOTES SHALL APPLY TO ALL DRAWINGS.
2. THE TERMS "CONSTRUCTION CONTRACTOR", "GENERAL CONTRACTOR" AND "CONTRACTOR" SHALL BE UNDERSTOOD TO BE THE SAME UNLESS SPECIFICALLY NOTED OTHERWISE.
3. THE GENERAL CONTRACTOR SHALL VERIFY ALL JOB CONDITIONS, DIMENSIONS AND DETAILS PRIOR TO CONSTRUCTION AND AS ANTICIPATED OR INFERRED PRIOR TO PRICING OR BIDDING. ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES OR OMISSIONS WHICH WOULD INTERFERE WITH THE SATISFACTORY COMPLETION OF THE WORK, PRIOR TO THE START OF ANY AND ALL WORK.
4. THE CONTRACTOR SHALL HAVE HAD EXPERIENCE ON AT LEAST THREE PROJECTS INVOLVING QUALITIES AND COMPLEXITIES AT LEAST EQUAL TO THOSE REQUIRED UNDER ALL DIVISIONS DETAILED IN THESE DRAWINGS.
5. WORKMEN PERFORMING UNDER THIS CONTRACT SHALL BE SKILLED IN THEIR RESPECTIVE TRADES.
6. ALL WORK WHETHER SHOWN OR IMPLIED, UNLESS SPECIFICALLY QUESTIONED, SHALL BE CONSIDERED FULLY UNDERSTOOD IN ALL RESPECTS BY THE GENERAL CONTRACTOR AND HE WILL BE RESPONSIBLE FOR ANY MISINTERPRETATIONS OR CONSEQUENCES THEREOF FOR ALL WORK ON ALL DRAWINGS.
7. THE GENERAL CONTRACTOR SHALL REVIEW AND FAMILIARIZE HIMSELF WITH THE GENERAL NOTES AND SPECIFICATION DWG. AND DETERMINE WHICH NOTES APPLY DIRECTLY TO HIS RESPONSIBILITY. EACH SUBCONTRACTOR WILL BE RESPONSIBLE FOR REVIEWING THE ENTIRE SET OF DRAWINGS AND NOTING THEIR WORK AS APPLICABLE. ALL WORK INDICATED OR INFERRED ON THE DRAWINGS WILL BE DEEMED " TO BE INCLUDED IN ALL CONTRACTORS COSTS".
8. GC SHALL BE RESPONSIBLE TO PICK UP BUILDING PERMIT AT THE BUILDING DEPARTMENT OFFICES AND PAY ALL OUTSTANDING FEES.
9. GC SHALL PROVIDE ALL THE DRAWINGS, COMPLETED PAPERWORK, AND CERTIFICATE OF INSPECTION AND SHALL PERFORM ALL THE CONTROLLED INSPECTIONS AS REQUIRED FOR BUILDING DEPARTMENT APPROVAL.
10. ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE SUPPLIED, INSTALLED, CONNECTED, ERECTED, USED, CLEANED AND CONDITIONED AS DIRECTED BY THE MANUFACTURERS, UNLESS OTHERWISE SPECIFIED ON THE DRAWINGS.
11. ALL SUB-CONTRACTORS SHALL SUBMIT THREE SETS OF SHOP TO ARCHITECT FOR APPROVAL THROUGH THE GENERAL CONTRACTOR PRIOR TO WORK BEING PERFORMED, UNLESS OTHERWISE NOTED.
12. THE CONTRACTOR SHALL IN ALL RESPECTS COMPLY WITH ALL THE REGULATIONS OF THE BUILDING MANAGEMENT. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN SUCH REGULATIONS FROM THE BUILDING OWNER. IN THE EVENT OF CONFLICT BETWEEN BUILDING REGULATIONS AND OTHER CONTRACT DOCUMENTS, THE ARCHITECT SHALL BE CONSULTED PRIOR TO PROCEEDING.
13. ALL PUBLIC AREAS SUCH AS ELEVATOR LOBBIES, CORRIDORS, TOILETS AND SERVICE HALLS SHALL BE PROTECTED TO THE SATISFACTION OF THE BUILDING MANAGEMENT. EQUIPMENT AND OTHER PROPERTY BELONGING TO THE BUILDING SHALL ALSO RECEIVE PROTECTION AND REPAIRING IF DAMAGED IN THE COURSE OF CONSTRUCTION TO THE SATISFACTION OF THE BUILDING MANAGEMENT.
14. DEMOLITION AND OTHER WORK WHICH CREATES DISTURBING NOISE MUST BE SCHEDULED WITH BUILDING MANAGEMENT AND PERFORMED DURING HOURS PERMITTED. THE DELIVERY, HANDLING AND INSTALLATION OF MATERIALS, EQUIPMENT AND DEBRIS MUST BE ARRANGED TO AVOID ANY INCONVENIENCE AND ANNOYANCE TO ADJACENT BUSINESSES.
15. THE GENERAL CONTRACTOR SHALL CONFORM TO BUILDING STANDARD PROCEDURES FOR THE SCHEDULING OF DEMOLITION AND CORE DRILLING AND FOR THE CARTING OF RUBBISH THROUGH THE BUILDING. ANY OVERTIME CHARGES SHALL BE INCURRED BY THE GC
16. WHEN BOXING IN BUILDING STEEL, PIPES, ETC. CONTRACTOR IS TO MOUNT STUDS BETWEEN BUILDING ELEMENTS TO RUN GYPSUM WALL BOARD AS CLOSE AS POSSIBLE TO CREATE THE SMALLEST ENCLOSURE POSSIBLE.
17. PARTITION WALLS ARE TO BE INSTALLED LEVEL AND PLUMB. CONTRACTOR WILL CHECK WALLS FOR STABILITY WHEN ONE SIDE OF THE WALL HAS GYPSUM WALL BOARD. ANY MOVEMENT IN WALL REQUIRES INTERNAL STIFFENERS OR PERIODIC BRACING AT TOP OF WALL.
18. PAINT NEW GWB (PRIME/FINISH COAT). REPAIR OR REPLACE DAMAGED GWB AND PAINT. EGGSHELL FINISH UON
19. ALL NEW AND EXISTING WALLS TO BE PREPARE TO USG "LEVEL4" FINISH PRIOR TO APPLYING SCHEDULED FINISH. FOR PAINT, WALLS TO RECEIVE ONE (1) COAT OF PRIMER AND TWO (2) COATS OF SCHEDULED PAINT, TYPICAL THROUGHOUT COORDINATE PAINT SPECIFICATION WITH FINISH SCHEDULE ON SHEET A-601. EXISTING WALLS ARE TO BE PATCHED AND REPAIRED AS REQUIRED FOR NEW FINISH.
20. PAINT ALL THE NEW DOOR FRAMES - 3 COATS, FINISH SEMI GLOSS UON. DOOR FRAME COLOR TO MATCH WALL BASE.
21. PAINT OR STAIN DOORS UNL. UON WITHIN THESE CONSTRUCTION DOCUMENTS. MATTE FINISH CLEAR URETHANE ON STAINED DOORS OR SEMI GLOSS PAINT.
22. FLOORING MATERIAL CHANGES ARE TO TRANSITION UNDER THE CENTER OF THE DOOR (CLOSED POSITION) OR OPENING BETWEEN ROOMS OR SPACES.
23. IF A FIRE ALARM SYSTEM IS REQUIRED INSTALL A COMPLETE SYSTEM AS INDICATED BELOW (BUT NOT LIMITED TO THE FOLLOWING EQUIPMENT):
    1. FIRE ALARM CONTROL PANEL, REMOTE ANNUNCIATOR, HORNS & STROBES AND PULL STATIONS AS NOTED ON PLANS.
    2. SMOKE DETECTORS (LOW VOLTAGE) TIED INTO FACP.
    3. IF THE BUILDING IS SPRINKLERED INCLUDE FLOW DETECTION DEVICE AND CONNECT TO FACP.
    4. PROVIDE AN EXTERIOR HORN/STROBE ON THE EXTERIOR OF THE BUILDING.
    5. INCLUDE ALL WIRING, TESTING CERTIFICATIONS AND REQUIRED INSPECTIONS. INCLUDE ONE YEAR OF SUPERVISION/MONITORING.
24. SEE GENERAL NOTES AND SPECIFICATIONS SHEET FOR ADDITIONAL INFORMATION/REQUIREMENTS TO PERFORM OR COMPLETE THIS SCOPE OF WORK. CLARIFICATION REQUIREMENTS, REQUESTS FOR OMISSION OF INFORMATION, QUESTIONS NECESSARY TO COMPLETE THE INTENT OF SCOPE ARE THE RESPONSIBILITY OF EACH CONTRACTOR. ANY INFORMATION NOT NOTED DIRECTLY ON THESE PLANS, SCHEDULES OR DETAILS, ARE SUPPLEMENTED BY THE INFORMATION NOTED IN THE SPECIFICATIONS AND GENERAL NOTES.
25. SEE ENGINEERING DRAWINGS (IF APPLICABLE) FOR DEVICES. WHERE CONFLICT EXISTS BETWEEN TWO PLANS FOLLOW ARCHITECTURAL FOR FINAL LOCATION. USE BOTH SETS OF DRAWINGS FOR FULL SCOPE.

CONSTRUCTION PLAN NOTES

#	NOTES
A	PROVIDE FIXED 3/4" SHELF W/ P.LAM ON TOP, BOTTOM, AND FRONT EDGE AND 1 1/2" CHROME PLATED DIA. POLE. SEE MILLWORK DRAWINGS FOR ADDITIONAL DETAIL. SUBMIT SHOP DRAWINGS TO ARCHITECT FOR REVIEW.
B	PROVIDE HD SURFACE MTD. ALUM (6'-0") STANDARDS (32" O.C. MAX) WITH ALUM BRACKETS AND P.LAM FINISHED SHELVES (5). SEE MILLWORK DRAWINGS FOR ADDITIONAL DETAIL. SUBMIT SHOP DRAWINGS TO ARCHITECT FOR REVIEW.
C	PROVIDE P.LAM SHELF @ 5'-4" AFF. SPLIT CLOSET BELOW, CLOTHES POLE ON ONE SIDE, 3 FIXED SHELVES ON OTHER SIDE, SEE MILLWORK DRAWINGS FOR ADDITIONAL DETAIL. SUBMIT SHOP DRAWINGS TO ARCHITECT FOR REVIEW.
D	PREPARE AND FINISH THE DESIGNATED WALL TO ACHIEVE A LEVEL 5 DRYWALL FINISH, AS DEFINED BY INDUSTRY STANDARDS FOR SMOOTH. CONTINUOUS SURFACES SUITABLE FOR HIGH-QUALITY PAINT OR WALL COVERINGS.
E	WHERE PLAN SHOWS NEW CONSTRUCTION TO ALIGN WITH EXISTING ELEMENTS, CONTRACTOR IS TO PROVIDE A SMOOTH, CRACK-FREE TRANSITION. PREPARE SURFACES TO RECIEVE NEW FINISHES AS SCHEDULED.
F	CENTER THE INSTALLATION OF NEW WALL ON WINDOW MULLION. PROVIDE GORDON INDUSTRIES MULLION MATE OR EQUAL.
G	INSTALL A 4'-0" X 8'-0" X 3/4" THICK FIRE TREATED PLYWOOD PANEL, PAINTED BLACK, WITH THE BOTTOM EDGE POSITIONED 5" ABOVE FINISHED FLOOR LEVEL. COORDINATE WITH THE TENANT TO CONFIRM THIS INSTALLATION MEETS THEIR SPECIFIC NEEDS AND REQUIREMENTS.
H	INSTALL FILTERED COLD WATER LINES WITH LOCAL SHUTOFF VALVES TO ALL REFRIGERATORS, COFFEE MACHINES, AND ANY OTHER APPLIANCES REQUIRING A WATER SUPPLY, AS INDICATED ON THE ARCHITECTURAL DRAWINGS.
J	PROVIDE A TEMPORARY CONSTRUCTION ACCESS DOOR EQUIPPED WITH LOCKING HARDWARE TO SECURE THE CONSTRUCTION SITE. PRIOR TO INSTALLATION, EVALUATE EXISTING DOORS ON THE FLOOR FOR POTENTIAL REUSE TO MINIMIZE WASTE AND REDUCE COSTS.
K	INSTALL NEW MILLWORK AS INDICATED ON THE ARCHITECTURAL DRAWINGS, REFERENCING MILLWORK DETAILS, SECTIONS, AND ELEVATIONS FOR PRECISE DIMENSIONS AND CONFIGURATION. ENSURE FIRE-TREATED BLOCKING IS INSTALLED WITHIN WALLS TO SUPPORT ALL MILLWORK ELEMENTS, GRAB BARS, WALL-HUNG SINKS, AND OTHER WALL-MOUNTED FIXTURES. ADDITIONALLY, PROVIDE BRACING AT THE TOP OF WALLS AT A MINIMUM OF 6'-0" ON CENTER WHERE THESE ELEMENTS WILL BE INSTALLED TO ENSURE STRUCTURAL INTEGRITY.
L	PROVIDE REQUIRED BLOCKING IN PARTITION FOR TV/ARTWORK/GLASS BOARDS AS INDICATED ON THE FURNITURE PLANS. COORDINATE SIZES AND EXACT LOCATIONS OF AV SCREENS AND FIRE-TREATED PLYWOOD BACKING WITH TENANT REPRESENTATIVE. WHERE A TV/MONITOR IS NOTED ON PLANS, ENSURE FIRE-TREATED PLYWOOD BLOCKING IS SUFFICIENT TO SUPPORT THE SPECIFIED TV MOUNTING BRACKET AND COORDINATE HEIGHT, SIZE, AND LOCATIONS OF ELECTRICAL CABLE CUTOUTS TO AVOID CONFLICTS.
M	COORDINATE INSTALLATION OF TENANT-SUPPLIED GLASS WALL SYSTEMS, INCLUDING DOOR CONFIGURATIONS WITHIN THE SYSTEMS. TENANT'S MOVER WILL DELIVER WALL SYSTEMS TO THE SITE. COORDINATION IS REQUIRED FOR FINISHED OPENING DIMENSIONS, FIRE-RATED BLOCKING LOCATIONS, AND ANY OTHER NECESSARY ADJUSTMENTS TO ENSURE PROPER INTEGRATION WITH THE BUILDING'S STRUCTURE AND SYSTEMS.

KEYED NOTES - CONSTRUCTION

No.	Note Text



1 CONSTRUCTION FLOOR PLAN
SCALE: 1/8" = 1'-0"

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RELEASE:		
	EXISTING CONDITIONS	
	SCHEMATIC DESIGN	
	DESIGN DEVELOPMENT	
	PROGRESS PRINT	
X	FULL RELEASE	13 JAN 2025
ISSUED TO:		
CLIENT FOR REVIEW		13 JAN 2025

REVISIONS:

NO.	DESCRIPTION	DATE

DRAWN BY: CM CHECKED BY: CB

PROJECT:
NEW WAREHOUSE BUILDING

790 BLOOMFIELD AVENUE
CLIFTON, NJ 07012

PROJECT #: BZA - 0008-0123

DRAWING TITLE:
CONSTRUCTION FLOOR PLAN

SHEET:
A-101

DO NOT SCALE DRAWING, WRITTEN DIMENSIONS SHALL GOVERN.
CONTACT ARCHITECTS OFFICE IF DIMENSION/INFORMATION IS MISSING