



Department of Community Affairs
Construction Project Review
Project No: 5228-22
Partial Release Interior Building
BUILDING
Albert Monte
Released: 02/21/23
N.J.S.A. 52:27D-119 ET SEQ., AS AMENDED

CAREPOINT HEALTH - CHRIST HOSPITAL CATH LAB #2 - SUITE EXPANSION

176 PALISADE AVENUE
JERSEY CITY, NJ 07306

POSEN ARCHITECTS, LLC
Architecture • Interiors • Planning • Regulatory Approvals

NJ:
25 Columbia Street
West Orange, NJ 07052
T: 973-325-3250

NY:
222 Mamaroneck Avenue
White Plains, NY 10605
T: 914-935-8820

Posen Architects, LLC
NY Cert. 80883
West Orange, NJ 07052
NJ Cert. 21AC00035700

Dennis A. Posen, AIA
NY Lic. 0156026-1
NJ 21A101893200

Kosta Koulouris, AIA
NY Lic. 034846-1
NJ 21A101893200

Thomas A. Fantiacone, AIA
NY Lic. 035897-1
NJ 21A100792500

William S. Hamilton, AIA
NY Lic. 030718-1
NJ 21A101380200

POSEN ARCHITECTS

www.posen.com
Copyright © 2022

Issuance / Revision

No.	Date	Description

Structural Consultant: Jeff Ling, PE
Email: jling@cecengineers.com, T: 908-298-1600
CEC Engineers, 730 Boulevard, Kenilworth, NJ 07033

MEP/FP Consultant: David Arabia, PE
Email: darabia@ikugroup.com, T: 201-791-1210
LKU Engineers, 241 Molnar Drive, Elmwood Park, NJ 07407

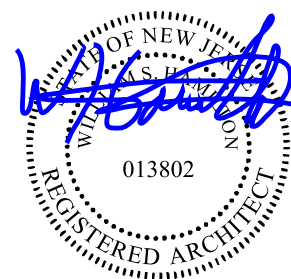
Client:

CAREPOINT HEALTH - CHRIST HOSPITAL
29 EAST 29TH STREET
BAYONNE, NJ 07002

Project:

CATH LAB #2 - SUITE EXPANSION
176 PALISADE AVENUE
JERSEY CITY, NJ 07306

Seal:



Posen Project No.: DCA Number:

22119 NJPRP-14794

Submission:

ISSUED FOR CONSTRUCTION

Drawing:

COVER SHEET

Drawn By:

Author

Checked By:

Checker

Date:

8/10/2022

Scale:

Dwg No./Issue No.:

T-100.

Drawing:

of

GENERAL CONDITIONS

A. FIELD CONDITIONS:
CONTRACTOR SHALL VERIFY ALL CONDITIONS, AS WELL AS ALL DIMENSIONS & CONDITIONS INDICATED ON THE DRAWINGS. PRIOR TO ACTUAL CONSTRUCTION, ANY VARIATION FROM CONDITIONS INDICATED ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT & OWNERS REPRESENTATIVE PRIOR TO COMMENCING WORK.

B. COORDINATION OF WORK:
THE CHARACTER & SCOPE OF WORK ARE ILLUSTRATED BY THE WORKING DRAWINGS. CONTRACTOR SHALL CAREFULLY EXAMINE ALL THE DRAWINGS & SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION OF THE WORK & PROPER CONSIDERATION FOR THE WORK OF OTHERS AND EXISTING BUILDING CONSTRUCTION. DO NOT PLACE DUCTS, PIPING, CONDUIT, OR ANY OBSTRUCTION SO AS TO IMPAIR REQUIRED CEILING HEIGHT AND CLEARANCE FOR THE PROTECTION OF EXISTING ADJACENT SPACES AND BUILDING FACILITIES.

C. BUILDING CODES & REGULATIONS:
ALL WORK SHALL CONFORM TO ALL GOVERNING CODES & REGULATIONS. CONTRACTOR SHALL FILE, PAY & OBTAIN ALL REQUIRED PERMITS TO PERFORM THE WORK. UPON COMPLETION OF THE WORK, CONTRACTOR SHALL OBTAIN ALL REQUIRED APPROVALS FROM GOVERNMENTAL AGENCIES INVOLVED PRIOR TO FINAL PAYMENT.

D. INSURANCE:
1. CONTRACTOR SHALL SECURE, PAY FOR AND MAINTAIN, DURING CONSTRUCTION AND FIXTURE WORK WITHIN PREMISES, ALL OF THE INSURANCE POLICIES REQUIRED AND IN THE AMOUNTS AS SET FORTH HEREIN. CONTRACTOR SHALL NOT COMMENCE ANY WORK UNTIL ALL REQUIRED INSURANCE HAS BEEN OBTAINED AND CERTIFICATES OF SUCH INSURANCE HAS BEEN DELIVERED TO THE OWNER. OWNER MUST BE NAMED AS "ADDITIONAL INSURED". CERTIFICATE OF INSURANCE SHALL COVER ALL WORK PERFORMED AND EACH SUBCONTRACTOR AND ALL MAJOR SUPPLIERS.

2. OWNERS GENERAL CONTRACTORS AND SUBCONTRACTORS REQUIRED MINIMUM COVERAGE AND LIMITS OF LIABILITY:

A. WORKMAN'S COMPENSATION, AS REQUIRED BY STATE LAW, AND INCLUDING EMPLOYER'S LIABILITY INSURANCE WITH A LIMIT OF NOT LESS THAN \$100,000 AND ANY INSURANCE REQUIRED BY ANY EMPLOYEE BENEFITS ACTS OR OTHER STATUTES APPLICABLE WHERE THE WORK IS TO BE PERFORMED AS WILL PROTECT THE CONTRACTOR AND SUBCONTRACTOR FROM ANY AND ALL LIABILITY UNDER THE FOREMENTIONED ACTS.

B) COMPREHENSIVE GENERAL LIABILITY INSURANCE (INCLUDING CONTRACTOR'S PROTECTIVE LIABILITY) IN AN AMOUNT NOT LESS THAN \$1,000,000 FOR ANY ONE OCCURRENCE WHETHER INVOLVING BODILY INJURY LIABILITY (OR DEATH RESULTING THEREFROM) OR PROPERTY DAMAGE LIABILITY OR A COMBINATION THEREOF WITH AN AGGREGATE LIMIT OF \$2,000,000. SUCH INSURANCE SHALL PROVIDE FOR EXPLOSION, COLLAPSE, AND UNDERGROUND COVERAGE. SUCH INSURANCE SHALL INSURE OWNER'S GENERAL CONTRACTOR AGAINST ANY AND ALL CLAIMS RESULTING THEREFROM AND DAMAGE TO OR DESTRUCTION OF PROPERTY OF ANY KIND WHATSOEVER AND TO WHOMEVER BELONGING AND ARISING FROM OPERATIONS PERFORMED BY OWNER'S GENERAL CONTRACTOR, SUBCONTRACTOR, OR INDIRECTLY EMPLOYED BY ANY OF THEM.

C) COMPREHENSIVE AUTOMOBILE LIABILITY INSURANCE, INCLUDING THE OWNERSHIP, MAINTENANCE, AND OPERATION OF ANY AUTOMOTIVE EQUIPMENT, OWNED, HIRED, AND NON-OWNED IN THE FOLLOWING AMOUNTS:

(1) BODILY INJURY, PER OCCURRENCE FOR PERSONAL INJURY AND/OR DEATH:
\$1,000,000

(2) PROPERTY DAMAGE LIABILITY: \$1,000,000 SUCH INSURANCE SHALL INSURE THE GENERAL CONTRACTOR AND/OR ANY SUBCONTRACTOR AGAINST ANY AND ALL CLAIMS FOR BODILY INJURY, INCLUDING DEATH RESULTING THEREFROM AND DAMAGE TO PROPERTY OF OTHERS CAUSED BY ACCIDENT AND ARISING FROM OPERATIONS UNDER CONTRACT AND WHETHER SUCH OPERATIONS ARE PERFORMED BY THE GENERAL CONTRACTOR, SUBCONTRACTOR, OR ANY ONE DIRECTLY, OR INDIRECTLY EMPLOYED BY ANY OF THEM.

D) INDEPENDENT CONTRACTORS - SAME LIMITS AS ABOVE

E) PRODUCTS AND COMPLETED OPERATIONS - SAME LIMITS AS ABOVE FOR A MINIMUM OF ONE (1) YEAR AFTER DATE OF FINAL ACCEPTANCE

F) CONTRACTUAL LIABILITY - SAME LIMITS AS ABOVE

E. LIEN WAIVERS & SWORN AFFIDAVITS:
CONTRACTOR SHALL FURNISH TO OWNER WITHIN 30 DAYS AFTER FINAL COMPLETION, AND AS CONDITION FOR FINAL PAYMENT, FINAL WAIVERS OF LIEN FOR ALL WORK PERFORMED & FROM ALL SUBCONTRACTORS & MAJOR SUPPLIERS

F. QUALITY STANDARDS:
ALL SUCH WORK SHALL BE PERFORMED IN A FIRST CLASS WORKMANLIKE MANNER & SHALL BE IN GOOD & USABLE CONDITION AT THE DATE OF COMPLETION THEREOF. CONTRACTOR SHALL GUARANTEE ALL WORK PERFORMED TO BE FREE FROM ANY & ALL DEFECTS IN WORKMANSHIP & MATERIALS FOR ONE (1) YEAR FROM DATE ACCEPTANCE HAS BEEN CONFIRMED IN WRITING BY THE OWNER REPRESENTATIVE. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT OR REPAIR WITHOUT ANY ADDITIONAL CHARGE FOR ANY & ALL WORK DONE OR FURNISHED WHICH SHALL BECOME DEFECTIVE WITHIN THIS ONE (1) YEAR PERIOD. THE CORRECTION OF SUCH WORK SHALL INCLUDE, WITHOUT ADDITIONAL CHARGE, ALL EXPENSES & DAMAGES IN CONNECTION WITH SUCH REMOVAL, REPLACEMENT, OR REPAIR OF ANY PART OF THE WORK WHICH MAY BE DAMAGED OR DISTURBED HEREBY.

ALL WARRANTIES OR GUARANTEES AS TO MATERIALS OR WORKMANSHIP ON OR WITH RESPECT TO THE OWNERS WORK SHALL BE SO WRITTEN THAT SUCH GUARANTEE OR WARRANTIES SHALL INSURE TO THE BENEFIT OF OWNER.

G. RUBBER WHEEL CARTS:
CONTRACTOR CARTS, EQUIPMENT BOXES, ETC. MUST BE EQUIPPED WITH RUBBER WHEELS.

H. RUBBISH REMOVAL:
CONTRACTOR SHALL PROVIDE TEMPORARY BARRICADES AS REQUIRED BY LOCAL CODE OR OWNER, TO PROTECT THE PUBLIC AT ALL TIMES DURING CONSTRUCTION.

J. SUPPLEMENTARY CONDITIONS:
DURING THE CONSTRUCTION PROCESS, THE CONTRACTOR SHOULD BY MEANS OF BARRIERS, GUARDS, FIRE WATCHES, TARPAILINGS AND/OR ANY OTHER PROTECTIVE DEVICE AS DIRECTED BY CITY OR TOWN BUILDING DEPARTMENT, TO PROTECT THE PUBLIC, AND ANY OTHER PERSONS OR ITEM OF MATERIAL VALUE WHICH MAY BE SUBJECT TO DANGER OR DAMAGE IN ANY WAY AS A RESULT OF THIS CONSTRUCTION.

SHOULD ANY OF THE LIFE SAFETY SYSTEMS ON SITE (INCLUDING BUT NOT LIMITED TO, a) SMOKE DETECTOR SYSTEMS, b) SPRINKLER SYSTEMS, c) FIRE ALARM SYSTEMS, d) EMERGENCY LIGHTING SYSTEMS) BE REQUIRED TO BE SHUT DOWN AS A RESULT OF THIS CONSTRUCTION, CONTRACTOR SHALL ADVISE THE BUILDING MANAGEMENT, OWNER, THE BUILDING DEPARTMENT, FIRE DEPARTMENT OR ANY OTHER AGENCY HAVING JURISDICTION, OF THE ANTICIPATED SHUT DOWN & TAKE ALL PRECAUTIONS REQUIRED TO PROTECT THE PREVIOUSLY MENTIONED PERSONS AND/OR ITEMS IN ACCORDANCE WITH BUT NOT LIMITED TO THE REQUIREMENTS OF THE VARIOUS AGENCIES AND LOCAL CODES HAVING JURISDICTION. THESE PROTECTIVE MEASURES SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING: A) WORKING ON AN OVERTIME BASIS, B) INSTALLING BARRICADES TO LIMIT ACCESS, C) THE USE OF GUARDS OR ANY FIRE WATCHES, D) TEMPORARILY SHUTTING DOWN THE PREMISES, E) ANY OTHER PROTECTIVE MEASURES REQUIRED TO INSURE SAFETY.

GENERAL NOTES

1. ALL WORK PERFORMED BY THE GENERAL CONTRACTOR SHALL CONFORM TO THE REQUIREMENTS OF LOCAL, MUNICIPAL, STATE, AND FEDERAL LAWS, AS WELL AS ANY OTHER GOVERNING AGENCIES, WHETHER OR NOT SPECIFIED ON THE DRAWINGS.

2. THE GENERAL CONTRACTOR SHALL APPLY FOR & OBTAIN ALL LEGAL REQUIRED APPROVALS & PERMITS NECESSARY FOR THE EXECUTION & COMPLETION OF ALL THEIR WORK.

3. EACH SUB-CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL NOTIFY THE ARCHITECT OR LANDLORD OF ANY DISCREPANCIES BETWEEN THE DRAWINGS, NOTES, & FIELD CONDITIONS BEFORE COMMENCING ANY WORK.

4. BEFORE SUBMITTING A PROPOSAL, THE GENERAL CONTRACTOR SHALL VISIT THE PREMISES, FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS & SATISFY THEMSELVES AS TO THE NATURE & SCOPE OF THE WORK & THE DIFFICULTIES THAT ATTEND TO ITS EXECUTION.

5. THE GENERAL CONTRACTOR SHALL REMOVE ALL RUBBISH & WASTE MATERIALS, BOTH FROM THEIR OWN & ALL OTHER SUB-CONTRACTORS EMPLOYEES INCLUDING THE RUBBISH THAT IS A BY-PRODUCT OF CARPET, CABINET & TELECOMMUNICATIONS INSULATION ETC.

6. THE GENERAL CONTRACTOR SHALL PROVIDE & INSTALL FIRE EXTING AS REQUIRED BY THE OCCUPATIONAL SAFETY & HEALTH ACT (OSHA) & BY FIRE DEPARTMENT REGULATIONS. THE GENERAL CONTRACTOR SHALL PROVIDE ANY ADDITIONAL (BATTERY OPERATED) EMERGENCY LIGHTING FIXTURES & EXIT SIGNS REQUIRED DUE TO CHANGE IN LAYOUT, OR AS REQUIRED BY THE LOCAL BUILDING DEPARTMENT.

7. ALL LOCK SETS SHALL BE CODED AND/OR KEYPED IN ACCORDANCE WITH THE BUILDING REQUIREMENTS, CODES AND/OR KEYS ARE TO BE DELIVERED TO THE TENANT PROPERLY TESTED AND/OR TAGGED. PROVIDE THREE (3) PASS KEYS FOR EACH LOCK.

8. CONTRACTOR SHALL PATCH ALL CUTTING BY MECHANICAL AND ELECTRICAL TRADES AND ALL ADDITIONAL CUTTING BY OTHERS. MATCH ADJACENT MATERIALS AND FINISHES.

9. THE GENERAL CONTRACTOR SHALL FURNISH AND INSTALL ALL ANGLES, STRUTS, BRACKETS, TOGGLES, EYE BOLTS, ETC. WHEREVER NECESSARY TO PROPERLY SUPPORT, BRACE, OR REINFORCE ALL FINISHES, FRAMES, EQUIPMENT, ETC.

10. ALL PIPE SPACES AND DUCT SPACES SHALL BE ENCLOSED AND FIRE STOPPED BY A PARTITION OF THE REQUIRED RATING.

11. ALL ELECTRICAL, OUTLETS, PLUMBING FIXTURES, PLUMBING AND HVAC PIPING, DUCTWORK, REGISTERS, AND GRILLES SHOWN ON THE ARCHITECTURAL DRAWINGS ARE INDICATED TO SET THE GENERAL LOCATION FOR SUCH COMPONENTS ONLY.

12. THE GENERAL CONTRACTOR SHALL FURNISH AND INSTALL ENCLOSURES NECESSARY TO FURR IN PIPES AND CHASES OR TO CONTINUE THE NORMAL LINE OF WALLS AND PARTITIONS.

13. PARTITIONS SHALL BE CONTINUOUS OVER ALL BUILT-IN EQUIPMENT WHERE SHOWN ON PLANS AND DETAILS. FURNISH NECESSARY ANGLES, HANGERS, ETC. TO CARRY THESE PARTITIONS.

14. ALL NEW PIPING AND ELECTRICAL CONDUITS SHALL BE CONCEALED WITHIN NEW PARTITIONS, UNLESS OTHERWISE NOTED.

15. ALL OPENINGS IN MASONRY WALLS, IF ANY, SHALL BE SUPPORTED BY PAINTED STEEL ANGLE LINTELS.

16. GENERAL CONTRACTOR TO TAKE ALL NECESSARY MEASURES TO PREVENT DAMAGE TO ANY ADJACENT PROPERTY OR PERSONS.

17. CONTRACTOR TO INSTALL FIRE RATED DRYWALL OVER EXPOSED STEEL STRUCTURE ON EXTERIOR WALL. FIRE RATINGS TO MEET CODE REQUIREMENTS.

18. NO SUBSTITUTIONS WILL BE ALLOWED UNLESS SUBMITTED IN WRITING TO THE ARCHITECT OR LANDLORD.

19. THE GENERAL CONTRACTOR IS TO NOTIFY THE ARCHITECT IN WRITING OF ANY ADAPTATIONS TO THESE DRAWINGS OR SPECIFICATIONS REQUIRED BY LOCAL LIFE & SAFETY CODES OR ANY OTHER GOVERNMENT AGENCY.

20. ALL NEW WORK SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT (ADA), AND APPLICABLE STATUTES.

21. ALL CONSTRUCTION & SUB-CONTRACTED WORK IS TO BE PERFORMED BY CONTRACTORS LICENSED IN THE STATE WHERE THE WORK IS BEING DONE.

22. EACH CONTRACTOR IS RESPONSIBLE TO CONFORM TO THE TENANT, LANDLORD & THE BUILDING OWNER'S INSURANCE REQUIREMENTS & TO PROVIDE A CERTIFICATE OF INSURANCE TO ALL PERSONS UPON AWARD OF CONTRACT.

23. CONTRACTOR TO CONFORM WITH LANDLORD & BUILDING OWNER'S DELIVERY & PARKING RULES & REGULATIONS.

24. CONTRACTOR TO CONFORM WITH LANDLORD & BUILDING OWNER'S BUILDING PROTECTION FOR DELIVERY TO THE SITE & STORAGE OF ALL CONSTRUCTION MATERIALS.

SYMBOLS

OFFICE 101	ROOM NAME ROOM IDENTIFICATION ROOM NUMBER	1	REVISION NUMBER
1 A-01-01	DETAIL NUMBER DETAIL DRAWING REFERENCE NUMBER	100	DOOR NUMBER
1 A-01-01	ELEVATION NUMBER SECTION DRAWING REFERENCE NUMBER	1	PARTITION TYPE
1 A-01-01	INTERIOR ELEVATION NUMBERS (OR LETTERS) MILLWORK ELEVATIONS DRAWING NUMBER ELEVATIONS ARE ON	1	KEY NOTE
1 A-XX-XX	ELEVATION	P-1	FINISH MATERIAL
150'-0" T.O.S.	ELEVATION		
C	CENTER LINE		

SITE LOCATION MAP



KEY PLAN

