RECEPTION DESK REPLACEMENT AT
FRANK SINATRA HALL
99 CLOVE ROAD
LITTLE FALLS, NEW JERSEY 07424
FOR
MONTCLAIR STATE UNIVERSITY

DEMOLITION NOTES

A. THE FOLLOWING ARE MEANT TO GENERALLY DESCRIBE THE SCOPE OF THE SELECTIVE DEMOLITION ITEMS FOR THIS PROJECT. PRIOR TO BIDDING THIS PROJECT, IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY QUANTITIES, MATERIALS, REQUIRED WORKING HEIGHTS (FOR REMOVALS SUCH AS CEILINGS), EXISTING FASTENING METHODS (FOR ACTUAL REMOVAL EFFORT REQUIRED), AND OTHER EXISTING CONSTRUCTION DETAILS RELEVANT TO THE EFFORT REQUIRED FOR THE DEMOLITION DESCRIBED HEREIN. THE CONTRACTOR IS RESPONSIBLE TO CAREFULLY REMOVE AND / OR RELOCATE ALL MATERIAL AND EQUIPMENT REQUIRED TO FACILITATE THE ALTERATIONS AND IMPROVEMENTS DESCRIBED IN THESE DOCUMENTS, WHETHER THE DEMOLITION ITEM OF WORK IS DESCRIBED IN THESE DOCUMENTS, OR NOT.

B. DEMOLITION WORK, AS SPECIFIED HEREIN, IS TO BE PERFORMED COMPLETELY BY THE CONTRACTOR, "COMPLETELY" SHALL MEAN THE SPECIFIC OBJECT NAMED AND ANY ACCESSORY OR AUXILIARY ITEMS WHICH WOULD REASONABLY BE CONSIDERED AS PART OF THE ITEM NAMED SUCH AS FOUNDATIONS, FOOTINGS, RAILINGS, ELBOWS, BOLTS, NUTS, ETC. "COMPLETELY" SHALL ALSO MEAN ABOVE GRADE AND BELOW GRADE FOR ALL DEMOLITION REMOVAL AND DISPOSAL.

C. THE DEMOLITION CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGES RESULTING FROM THE CONTRACTORS FAILURE TO DO SO SHALL BE IMMEDIATELY AND COMPLETELY REPAIRED AT THE CONTRACTORS EXPENSE. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL EXISTING UTILITIES BY TEST PIT OR OTHER MEANS PRIOR TO DEMOLITION IN THE VICINITY OF THE UTILITIES

D. THE EXTENT OF ITEMS TO BE REMOVED ON THE DEMOLITION PLAN ARE SHOWN BY BROKEN LINES. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO NOTIFY THE ARCHITECT OF ANY CONFLICTS PRIOR TO THE START OF DEMOLITION WORK.

E. PRIOR TO THE START OF WORK, IN EACH ROOM, THE CONTRACTOR SHALL VERIFY THAT ALL LOOSE FURNITURE, SHELVING, PICTURES, PROJECTION SCREENS, ARTWORK, VENDING MACHINES, TABLES, PLAQUES, DIRECTORIES, ROOM SIGNAGE, OFFICE EQUIPMENT, COMPUTERS, ETC. HAVE BEEN REMOVED FROM EACH ROOM. IF THIS HAS NOT BEEN DONE, NOTIFY THE OWNER IMMEDIATELY. DO NOT PROCEED WITH WORK UNTIL ROOM IS CLEAR AND EMPTY OF ANY/ALL ITEMS DESCRIBED HEREIN.

F. DIMENSIONS GIVEN AND INFORMATION SHOWN REFLECT EXISTING CONDITIONS TAKEN FROM FORMER ARCHITECTURAL, STRUCTURAL, AND MECHANICAL DOCUMENTS, ALL EXISTING CONDITIONS ARE TO BE FIELD VERIFIED PRIOR TO REMOVAL AND DEMOLITION WORK, FABRICATION AND INSTALLATION OF NEW PARTITIONS AND MECHANICAL/ELECTRICAL COMPONENTS.

G. THE DEMOLITION CONTRACTOR SHALL BE RESPONSIBLE FOR THE OFFSITE DISPOSAL OF ANY AND ALL EXCESS MATERIAL AND OTHER UNSUITABLE MATERIAL UNABLE TO BE USED ON SITE.

H. EXISTING FINISHES THAT HAVE BEEN PREVIOUSLY DAMAGED, OR ARE DAMAGED DURING CONSTRUCTION AND CONSTRUCTION WORK SHALL BE REPAIRED TO MATCH ADJACENT EXISTING CONSTRUCTION. ALL EXISTING FINISHES ARE TO BE ALTERED, REMOVED, AND REPAIRED AS REQUIRED TO PROVIDE NEW FINISHES AS SCHEDULED. CONTRACTOR TO CONFIRM NECESSARY QUANTITIES OF ATTIC STOCK ARE AVAILABLE PRIOR TO COMMENCEMENT OF WORK, IF NEEDED TO COMPLETE FINISH WORK.

I. ALL EXISTING WALLS, CEILINGS, TRIM, ETC. TO RECEIVE NEW PAINT FINISH SHALL BE REPAIRED, SCRAPED, SANDED, AND CLEANED AS REQUIRED PRIOR TO APPLICATION OF NEW PAINT.

J. WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH NATIONAL, STATE, LOCAL, AND ALL OTHER APPLICABLE CODES AND REQUIREMENTS AS DETERMINED BY AUTHORITIES HAVING JURISDICTION.

K. ROOM NAMES AND NUMBERS REFLECT EXISTING CONDITIONS TAKEN FROM FORMER ARCHITECTURAL DOCUMENTS AND MAY DIFFER FROM WHAT IS IN THE FIELD.

L. GENERAL CONTRACTOR SHALL COORDINATE REMOVAL OF ANY EXISTING MECHANICAL, PLUMBING, AND ELECTRICAL OUTLETS, DEVICES OR SWITCHING LOCATED ON WALLS SCHEDULED TO REMAIN AND SHALL BE REMOVE ALL CIRCUITING / WIRING BACK TO THE ELECTRIC PANEL(S) PROVIDING POWER. GENERAL CONTRACTOR TO COORDINATE THE REMOVAL OF ALL PLUMBING, MECHANICAL, AND ELECTRICAL ITEMS WITH RESPECTIVE CONTRACTORS. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PATCHING AND REPAIR OF EXISTING WALL WHERE DEVICES ARE REMOVED AND SHALL PREPARE SURFACES AS REQUIRED TO RECEIVE NEW SCHEDULED FINISHES.

DISPOSAL & RECYCLING

GENERAL CONTRACTOR SHALL PROVIDE SIGNAGE STATING THAT WORK IS BEING DONE IN BUILDING AND SHALL BE POSTED AT FRONT DOOR AND NEAR WORK SITE(S) PRIOR TO BEGINNING OF CONSTRUCTION. WORK AREA IS TO BE SECURED BY CAUTION TAPE, BARRICADE(S), CONES, ETC. TO PREVENT ACCESS TO WORK ZONES.

RENOVATION SOLID WASTE AND RECYCLING REQUIREMENTS:
A. RECYCLING REQUIREMENTS: THE ITEMS BELOW ARE REQUIRE TO BE RECYCLED:
1. FLUORESCENT LIGHT TUBES - PROPERLY BOXED & LABELED.
2. ELECTRONIC BALLASTS IN 55 GALLON DRUMS LABELED.
3. CEILING TILES THAT DO NOT CONTAIN ASBESTOS, ARE NOT COATED WITH FIBERGLASS, AND WITHOUT ATTACHED INSULATION - STACKED ON PALLETS SHRINK WRAPPED TO AVOID CONTAMINATION AND WATER DAMAGE.
4. ALUMINUM SIDING STACKED AND BOUND.
5. CARDBOARD PACKING BOXES, BROKEN DOWN AND IN AN APPROPRIATE COVERED DUMPSTER.
6. STEEL IN LABELED COVERED DUMPSTER.
7. WOOD IN LABELED COVERED DUMPSTER.
8. CARPET (ALL TYPES) AND PADDING IN LABELED COVERED DUMPSTER FROM RECYCLER.
9. CONCRETE/BLOCK IN LABELED COVERED DUMPSTERS.

B. TRANSPORT: ALL ITEMS ARE TO BE PROPERLY TRANSPORTED TO APPROPRIATE RECYCLING CENTERS OR RETRIEVED BY RECYCLING COMPANIES.

C. SOLID WASTE: ALL OTHER WASTE MUST BE CAPTURED IN COVERED (DOG HOUSE STYLE) WASTE DUMPSTERS MUST BE REMOVED FROM SITE WHEN FULL, OVERLOADED DUMPSTERS WILL NOT BE TOLERATED.

MILLWORK CONSTRUCTION NOTES

1. EXPOSED SURFACES ON ALL MILLWORK TO BE HIGH PRESSURE PLASTIC LAMINATE. ARCHITECT TO SELECT COLORS. INSTALL PREMIUM GRADE ON SURFACES AS SCHEDULED.
2. ALL DIMENSIONS ARE TO BE VERIFIED IN FIELD (V.I.F.) PRIOR TO FABRICATION. REFER TO OVERALL FLOOR PLANS FOR PROPER ORIENTATION OF MILLWORK ITEM. NOTIFY ARCHITECT IN WRITING IMMEDIATELY IF ANY DISCREPANCIES OCCUR.
3. WHERE MILLWORK IS SET WITHIN A ROUGH OPENING, CONTRACTOR MUST PROVIDE FINISH TRIM OR SCRIBE CLOSURE PIECES AS REQUIRED. VERIFIED IN FIELD (V.I.F.) ALL CONDITIONS PRIOR TO FABRICATION.
4. ALL CABINET DOORS AND DRAWERS TO BE PROVIDED AND INSTALLED WITH LOCKS, MASTERKEYING TO BE SELECTED BY OWNER.
5. GENERAL CONTRACTOR TO COORDINATE WITH MILLWORKER AND ELECTRICAL CONTRACTOR LOCATIONS OF ANY ELECTRICAL RECEPTACLES, UNDER CABINET LIGHTING OR DEVICES TO BE INSTALLED INTO OR ON MILLWORK.
6. ALL MILLWORK SHALL BE MANUFACTURED AS PER AWI ARCHITECTURAL WOODWORK STANDARDS.
7. **3MM PVC EDGE BANDING** TO BE APPLIED TO ALL EXPOSED EDGES UNLESS OTHERWISE NOTED; INCLUDING BUT NOT LIMITED TO: DRAWERS, DOORS AND CABINET EDGES TO MATCH PLASTIC LAMINATE COLOR. MILLWORKER SO SUBMIT THREE (3) MATCHING 3MM PVC EDGE BANDING SAMPLE TO ARCHITECT TO FINALIZE COLORS DURING SUBMITTAL PROCESS.
8. REFER TO ELEVATIONS FOR FINISH TYPE UNLESS OTHERWISE NOTED. COORDINATE FINISHES WITH PROVIDED ON FINISH SCHEDULE & FINISH SPECIFICATIONS.
9. REFER TO TECHNICAL SPECIFICATIONS BOOK FOR ADDITIONAL PRODUCT INFORMATION NOT INDICATED ON MILLWORK AND / OR FINISH DRAWINGS
10. FURNISH AND INSTALL PLASTIC LAMINATE FACED FINISHED END PANELS, FILLER PANELS, AND FASCIAS, OF ADJACENT SPECIFIED PLASTIC LAMINATE TYPE TO CLOSE OFF ALL ELEVATIONS.
11. SHOP DRAWINGS SHOWING LOCATION OF EACH ITEM, DIMENSIONED PLANS AND ELEVATIONS, LARGE-SCALE DETAILS, ATTACHMENT DEVICES, HARDWARE & ACCESSORY CUT SHEETS, AND OTHER COMPONENTS AS REQUIRED SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL PRIOR TO FABRICATION.
12. SAMPLES FOR VERIFICATION PURPOSES OF THE FOLLOWING:
12.1 LAMINATE CLAD PANEL PRODUCTS, 8-1/2 INCHES, BY 11 INCHES FOR EACH TYPE, COLOR, PATTERN, AND SURFACE FINISH, WITH SEPARATE SAMPLES OF UNFACED PANEL PRODUCT USED FOR CORE.
12.2 SOLID SURFACE MATERIALS, 6 INCHES BY 6 INCHES FOR EACH TYPE, COLOR, PATTERN, AND SURFACE FINISH
12.3 CABINET HARDWARE, ONE UNIT OF EACH TYPE AND FINISH.
13. ALL WOOD MATERIAL SHALL BE FIRE RETARDANT-TREATED WOOD AS REQUIRED BY CODE. GC TO SUBMIT ALL FIRE RETARDANT WOOD TREATMENT CERTIFICATIONS AS REQUIRED TO OWNER AND LOCAL BUILDING DEPARTMENT.

HARDWARE & ACCESSORIES

1. FULLY CONCEALED EUROPEAN SELF CLOSING HINGE, FOR FLUSH OVERLAY DOORS - 175 DEGREE OPENING BHMA A156.9, B01521
2. CATCHES; MAGNETIC CATCHES, BHMA A156.9, B03141
3. ADJUSTABLE SHELF STANDARDS AND SUPPORTS: BHMA A156.9, B04102 WITH SHELF BRACKETS, B04112, METAL SHELF STANDARDS RECESSED INTO CABINET SIDES AND ADJUSTABLE METAL SHELF CLIPS.
4. DRAWER SLIDES: SIDE-MOUNTED, FULL-EXTENSION, ZINC-PLATED STEEL DRAWER SLIDES WITH STEEL BALL BEARINGS, BHMA A156.9, B05091, AND RATED FOR THE FOLLOWING LOADS:
   a. BOX DRAWER SLIDES: 100 lbf.
   b. FILE DRAWER SLIDES: 200 lbf.
   c. KEYBOARD SLIDES: 75 lbf.
5. DOOR LOCKS, BHMA A156.11, E07121, DRAWER LOCKS, BHMA A156.11, B07041
6. CABINET DOOR & DRAWER PULLS SHALL BE OF THE FOLLOWING AS INDICATED ON ELEVATIONS, SECTIONS & DETAILS: **(DP-1)**

   SQUARE PULLS: CABINET DRAWERS (U.O.N.):
   MANUF.: MOCKETT INDUSTRIES
   SERIES: DP105 SERIES - SQUARE DRAWER PULL
   MODEL NO.: DP105
   SIZE: 6-1/4" LONG (MEETS ADA GUIDELINES)
   FINISH: SATIN NICKEL
8. BAG HOOKS SHALL BE OF THE FOLLOWING AS INDICATED ON ELEVATIONS, SECTIONS, & DETAILS: (BH-1)

   MANUF.: MOCKETT INDUSTRIES
   MODEL NO.: HK20/BB
   SIZE: 5 9/16" x 1 13/32", 2 1/8" O.C. 3/4" O.C.
   FINISH: SATIN STAINLESS STEEL (SSS)
9. GROMMETS FOR CABLE PASSAGE THROUGH COUNTERTOPS: QUANTITY AS INDICATED ON DRAWINGS OR A MINIMUM OF ONE (1) PER EVERY THREE(3) LINEAR FEET OF COUNTER WHERE NOT INDICATED. **(GR-1)**

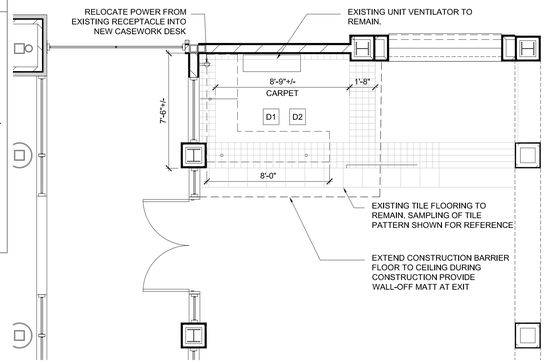
   MANUF.: MOCKETT INDUSTRIES
   SERIES: GROMMETS & WIRE MANAGEMENT
   PRODUCT: "THE MAX" SMALL SQUARE GROMMET
   MODEL NO.: MAX2/A-94
   FINISH: ARCHITECT TO SELECT FROM FULL LINE OF MANUF. STANDARD FINISHES
10. UNDER COUNTER WALL BRACKETS SIZED IN ACCORD WITH SOLID SURFACE MANUFACTURE RECOMMENDATIONS BASED ON SPAN AND WEIGHT OF WORK SURFACE. **(WB-1)**

    MANUF.: A & M HARDWARE
    PRODUCT: WORK STATION BRACKETS
    SERIES: 304 STAINLESS STEEL BRACKETS
    COLOR: ARCHITECT TO SELECT FROM SILL LINE OF MANUF. STANDARD FINISHES
11. EXPOSED HARDWARE FINISHES NOT ALREADY SPECIFIED: FOR EXPOSED HARDWARE, PROVIDE FINISH THAT COMPLIES WITH BHMA A156.18 FOR BHMA FINISH NUMBER INDICATED.
    - SATIN STAINLESS STEEL: BHMA 630

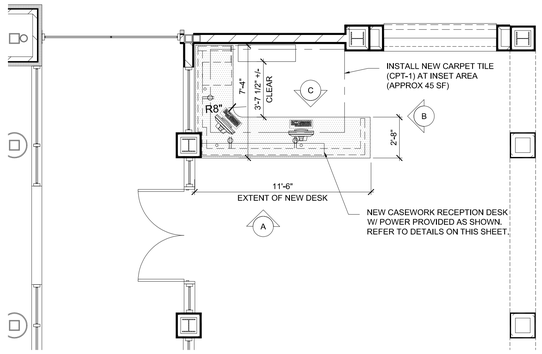
DEMOLITION LEGEND

D1 REMOVE EXISTING MILLWORK RECEPTION DESK AND KNEE WALL PARTITION. TAKE SPECIAL CARE TO PROTECT FLOORING IN AND AROUND RECEPTION DESK, EXISTING TILE FLOORING TO REMAIN. INSET CARPETING TO BE REMOVED AND REPLACED IN KIND. PATCH, CLEAN AND REPAIR ADJACENT SURFACES TO REMAIN. PATCH AND REPAIR EXISTING WALLS AND FLOORS ADJACENT AS NECESSARY TO RECEIVE NEW FINISHES.

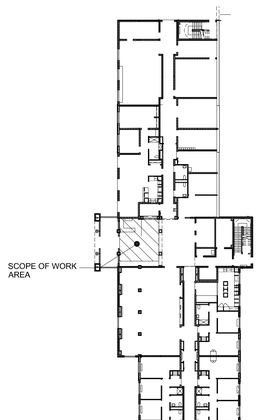
D2 REMOVE ELECTRICAL/LOW VOLTAGE COMPONENTS, DOOR RELEASE CONTROL PANEL, TELEPHONE SYSTEM, DATA AND RECEPTACLES. SALVAGE AND RETURN COMPONENTS TO UNIVERSITY OFFICE OF INFORMATION TECHNOLOGY AND SECURITY RESPECTIVELY.



1 Partial 1st Floor Demolition Plan
SCALE: 3/8" = 1'-0"



2 Partial 1st Floor Plan
SCALE: 3/8" = 1'-0"



Key Plan
SCALE: NTS

DRAWING LIST

A-100	DEMOLITION PLANS AND NEW CASEWORK PLANS

SCOPE OF WORK

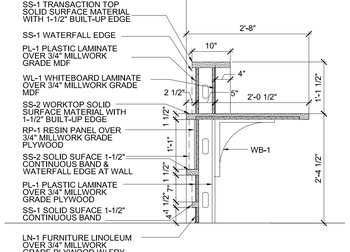
INTERIOR REPAIR - REPLACEMENT OF EXISTING CASEWORK RECEPTION DESK

SCOPE OF WORK LARGELY FINISH CARPENTRY AND FINISH WORK. LIMITED ELECTRICAL WORK LIMITED TO RELOCATION / REPURPOSE OF EXISTING POWER AT DESK TO SERVICE COMPUTER WORKSTATIONS AND DESKTOP EQUIPMENT.

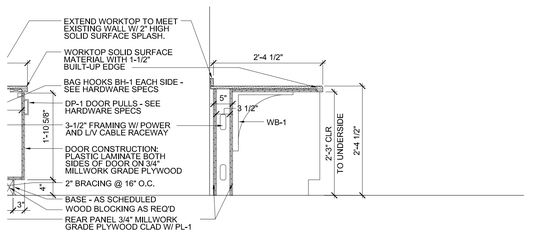
GENERAL CONTRACTOR SHALL COORDINATE TIMING/INSTALLATION WITH OFFICE OF INFORMATION TECHNOLOGY AND SECURITY FOR TELEPHONES, COMPUTERS AND MAIN ENTRY DOOR ACCESS CONTROLS.

APPLICABLE CODES

- UNIFORM CONSTRUCTION CODE (N.J.A.C. 5:23 - SUBCHAPTERS 1-12)
- REHABILITATION SUB CODE: ALTERATIONS (N.J.A.C. 5:23-6.6)
- 2021 INTERNATIONAL BUILDING CODE - NJ EDITION
- 2021 INTERNATIONAL MECHANICAL CODE (N.J.A.C. 5:23-3.20)
- LIFE SAFETY CODE NFPA-101 2021 EDITION
- ICC/ANSI A117.1-2017 BARRIER FREE SUB CODE
- STANDARDS FOR THE INSTALLATION OF AIR CONDITIONING AND VENTILATING SYSTEMS NFPA 90A-2019
- INSTALLATION OF SPRINKLER SYSTEMS NFPA 13-2019
- 2020 NATIONAL ELECTRICAL CODE (NFPA 70) (N.J.A.C. 5:23-3.16)
- INTERNATIONAL ENERGY CONSERVATION CODE ASHRAE 90.1-2019
- RUTGERS UNIVERSITY DESIGN STANDARDS



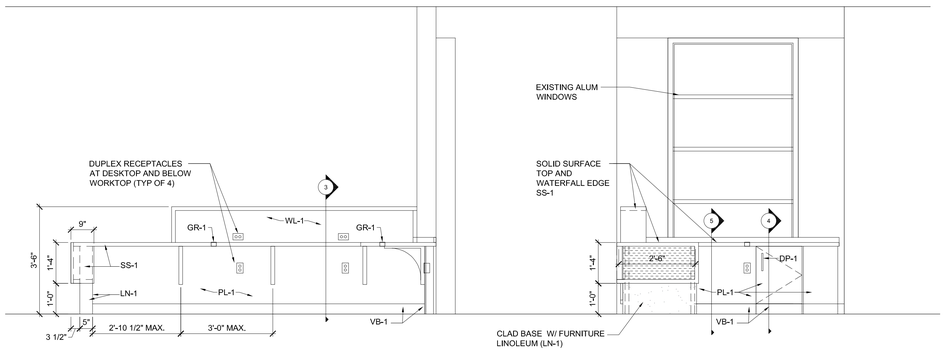
3 Millwork Section
SCALE: 3/4" = 1'-0"



4 Millwork Section
SCALE: 3/4" = 1'-0"

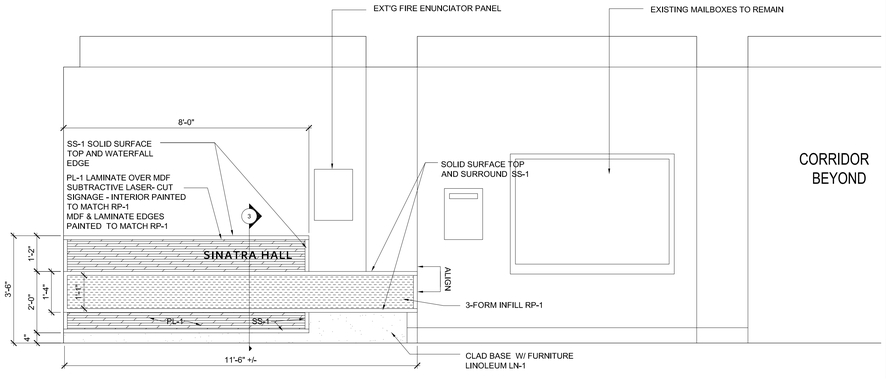
5 Millwork Section
SCALE: 3/4" = 1'-0"

6 Rendering
SCALE: NTS



C Millwork Elevation - Rear
SCALE: 1/2" = 1'-0"

B Millwork Elevation - Side
SCALE: 1/2" = 1'-0"



A Millwork Elevation - Front
SCALE: 1/2" = 1'-0"

FINISH LEGEND

PLASTIC LAMINATE (PL-1)
MANUFACTURER: WILSONART
COLOR/STYLE: LANDMARK WOOD 7981K-12 SOFT GRAIN FINISH

WHITEBOARD LAMINATE (WL-1)
MANUFACTURER: FORMICA
COLOR/STYLE: CRYSTAL WHITE MAGNETIC GLOSS FINISH

SOLID SURFACE (SS-1)
MANUFACTURER: DUPONT CORIAN
COLOR/STYLE: GRAY ONYX
THICKNESS: 12MM - 19 MM GAUGE

RESIN PANEL (RP-1)
MANUFACTURER: 3 FORM VARIA ECORESIN
STYLE: STRAND BRICK + POWDER BACKING DO3
FINISH: SANDSTONE
THICKNESS: 3/8"

WALL LINOLEUM (LN-1)
MANUFACTURER: TARKET INDUSTRIES
COLOR/STYLE: LINOWALL - SILVER 103 NCS S4502-B
THICKNESS: 2MM

VINYL BASE-1
MANUFACTURER: JOHNSONITE - 4" COVED BASE
COLOR/STYLE: SILVER GREY 55

CARPET TILE - CPT-1
MANUFACTURER: TARKETT
COLOR/STYLE: CACHE TWEED, A0002 SATURATED GREY 42703
SIZE/PATTERN: 24"X24" - QUARTER TURNED

MONTCLAIR STATE UNIVERSITY

REVISIONS

No.	Date:	Description:
	06/02/23	ISSUE FOR BID

DIGroupArchitecture
ARCHITECTURE FOR CHANGE
NEW JERSEY
15 Bethany Street
New Brunswick, NJ 08901
T: 732.249.6242

Project:
RENOVATIONS TO RECEPTION DESK AT FRANK SINATRA RESIDENCE HALL
MSU PROJECT NO. ___

Owner:
MONTCLAIR STATE UNIVERSITY
1 NORMAL AVENUE
MONTCLAIR, NJ 07043

Drawing Title:
RECEPTION DESK AT RESIDENCE HALL LOBBY

Project No.	Date
23.046	06/22/23
Scale: AS NOTED	File Location: NEW BRUNSWICK

Richard D. Alderiso, AIA
NJ RA AI 15023 NY RA 027416 DE RA S5-0007673
FL RA AR95696 MD RA 16459

Vincent A. Myers, AIA
NJ RA AI 11415

Jeffrey D. Venezia, AIA
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Drawn by: JM/DC
Checked By: JM
File No.
Dwg. No. **A-100**

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Drawing name: P:\2023\23.046 MSU Sinatra Res Hall Recpt Desk\DRAWINGS\A-101.dwg Plotted by : JM&LER Jul 05, 2023 - 1:47am