

COMPLY WITH GLASS PRODUCT MANUFACTURER'S RECOMMENDATIONS FOR FINAL CLEANING.

#### SECTION 09250 PARTITIONS:

1. DRYWALL, FASCIAS AND SOFFITS SHALL BE ERRECTED PER THE INSTALLATION INSTRUCTIONS AND METHODS PUBLISHED BY THE MANUFACTURERS AND AS SHOWN ON THE DRAWINGS, AND AS REQUIRED BY THE LOCAL AND/OR STATE BUILDING CODES.

2. ALL DRYWALL COMPONENTS AND MATERIALS SHALL BE AS MANUFACTURED BY U.S. GYPSUM, NATIONAL GYPSUM CO., OR APPROVED EQUAL.

3. DRYWALL CONTRACTOR SHALL CLOSELY COORDINATE HIS WORK WITH THAT OF OTHER TRADES. WHERE DRYWALL WORK IS IN CONFLICT WITH DUCTWORK, PLUMBING LINES, ETC., THE GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY BRIDGING AND BRACING REQUIRED TO SECURE DRYWALL AND TO MAINTAIN SOUND RATINGS AS REQUIRED.

4. THE GENERAL CONTRACTOR SHALL COORDINATE ALL WOOD GROUNDS, STEEL SUPPORTS AND ANY OTHER ITEM THAT IS SET INTO THE DRYWALL PARTITIONS OR ENCLOSURES WHICH RELATES TO HIS WORK OR THE WORK OF THE TENANT'S CONTRACTOR. ALL WOOD GROUNDS, BRIDGING, BRACING, FRAMING, ETC. SHALL BE FIRE-RATED AS CALLED FOR BY THE BUILDING CODE; GENERAL CONTRACTOR MUST SUBMIT AFFIDAVITS OF SUCH FIRE RATINGS TO THE SWITZER GROUP.

5. WHERE EXISTING FIREPROOFING HAS BEEN REMOVED AT COLUMNS OR BEAMS, NEW FIREPROOFING SHALL BE INSTALLED TO COMPLY WITH THE REQUIRED FIRE RATING. THE GENERAL CONTRACTOR IS TO VERIFY IN THE FIELD THE EXTENT OF WORK REQUIRED.

6. ALL DRYWALL PARTITIONS AND FURRING SHALL BE ACCURATELY LAID OUT AND ERRECTED AS SHOWN ON THE PLANS, ELEVATIONS AND DETAILS.

7. THE GENERAL CONTRACTOR IN COORDINATION WITH THE MILLWORK CONTRACTOR SHALL PROVIDE ALL LINE AND GRADE MARKINGS ON THE SLAB AND WALLS FOR THE INSTALLATION OF ALL PARTITIONS AND FOR THE SWITZER GROUP APPROVAL BEFORE PROCEEDING WITH WORK.

8. UNLESS OTHERWISE NOTED, ALL DIMENSIONS FOR PARTITIONS ARE FROM FINISH TO FINISH OR FROM FINISH TO WINDOW MULLION.

9. ALL PARTITIONS TO BE CONSTRUCTED TO BUILDING STANDARDS UNLESS OTHERWISE NOTED.

10. ALL GYPSUM WALLBOARD PARTITIONS SHALL BE ERRECTED AS SHOWN ON THE PLANS, DETAILS OR AS CALLED FOR IN THE SPECIFICATIONS AND NOTES. ALL GYPSUM WALLBOARD PARTITION JOINTS SHALL BE LOCATED SO THAT PANEL EDGES FALL ON ALTERNATE STUDS. ALL JOINTS SHALL BE TAPED, SPACKLED AND FINISHED SMOOTH TO RECEIVE FINISH WALL TREATMENT AND THEY SHALL EXTEND DOWN TO SLAB.

11. WALLS SHOWN ALIGNED WITH BASE BUILDING STRUCTURE SHALL BE FLUSH AND SMOOTH WITH BASE BUILDING STRUCTURE UNLESS OTHERWISE NOTED.

12. THE GENERAL CONTRACTOR SHALL FURNISH AND INSTALL CORNER BEADS AND TAPE AND SPACKLE AT ALL EXPOSED CORNERS AND FINISHED ENDS.

13. UNLESS OTHERWISE NOTED, WHERE NEW DRYWALL PARTITIONS ARE SHOWN ALIGNING WITH COLUMN FACE OR EXISTING MASONRY PARTITION, BY-PASS FACE OF COLUMN OR EXISTING MASONRY PARTITION WITH U.S. GYPSUM 7/8 FURRING CHANNELS AND ONE (1) LAYER OF 5/8 GYPSUM WALLBOARD.

14. ALL DOORS AND FRAMES IN DRYWALL OR MASONRY PARTITION SHALL BE SET 6 FROM OUTSIDE EDGE OF FRAME TO IMMEDIATE ADJACENT WALL, UNLESS OTHERWISE NOTED.

15. ALL JOINTS IN NEW PARTITIONS, AS WELL AS JUNCTURES BETWEEN EXISTING AND NEW PARTITIONS SHALL BE TAPED AND SPACKLED AND FINISHED SMOOTH.

16. UNLESS OTHERWISE NOTED, THE DRYWALL CONTRACTOR SHALL INSTALL CONTINUOUS FULL HEIGHT ACoustICAL INSULATION BLANKETS BETWEEN THE STUDS UP TO THE BOTTOM OF THE STRUCTURE ABOVE LEAVING NO VOIDS OR SPACES.

17. THE GENERAL CONTRACTOR SHALL APPLY AT LEAST TWO CONTINUOUS 1/4 INCH DIAMETER CAULKING BEADS BELOW THE FLOORS AND ABOVE THE CEILING CHANNEL RUNNERS, AND ABUTTING CONSTRUCTION, PRIOR TO THE INSTALLATION OF THE GYPSUM BOARD PANELS.

18. THE GENERAL CONTRACTOR SHALL CAULK ALL PENETRATIONS IN THE PARTITIONS IE OUTLET & SWITCH BOXES TO MAINTAIN THE REQUIRED STC RATING.

19. THE GENERAL CONTRACTOR SHALL PROVIDE SUFFICIENT FRAMING FOR ALL WALL OPENINGS FOR DUCT WORK, RETURN AIR OPENINGS, ACCESS PANELS AND GRILLE OPENINGS ABOVE AND BELOW THE HUNG CEILINGS AND MUST BE COORDINATED WITH H.V.A.C. ENGINEERING DRAWINGS AND THE GENERAL CONTRACTOR'S MECHANICAL CONTRACTOR'S SHOP DRAWINGS. ALL SPACES OR GAPS SHALL BE PROPERLY SEALED FOR FIRE STOPPING, SOUNDPROOFING AND VIBRATION ELIMINATION.

20. PROVIDE ALL REQUIRED CUTOUTS FOR INSTALLING ELECTRICAL OUTLETS, SWITCHES AND OTHER ELECTRICAL AND MECHANICAL DEVICES.

21. WHERE DUCT OR PARTS OF DUCT ARE RUNNING PARALLEL OVER FIRE RATED PARTITIONS, EXTEND RATED PARTITION AROUND DUCT TO EFFECT A COMPLETE ENCLOSURE FOR FIRE RATING.

22. WHERE PIPES, CONDUITS OR LOW TENSION WIRING PENETRATE A FIRE RATED ENCLOSURE SUCH AS WALL OR SLAB, THE SPACE AROUND SUCH PENETRATION SHALL NOT EXCEED 1/2 AND SHALL BE PACKED SOLID WITH COVERED REQUIRED FIRE STOP MATERIAL AND FITTED TIGHTLY WITH ESCUTCHEON PLATES OR EQUAL ON BOTH SIDES OF THE RATED ENCLOSURE TO INSURE FULL FIRE RATINGS IN COMPLIANCE WITH THE BUILDING CODE.

23. THE GENERAL CONTRACTOR SHALL SUPPLY AND INSTALL BUILDING STANDARD PERIPHERAL MILLION FILLER PANELS WHERE PARTITIONS ARE SHOWN ON CENTER LINE OF WINDOW MULLIONS. IN ADDITION, THE GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL SOUND BARRIERS IN CONVECTORS AT PARTITION LOCATIONS.

24. FIRE RATED PARTITIONS AND ENCLOSURES SHALL BE CONSTRUCTED TO PROVIDE THE REQUIRED RATED ENCLOSURE, FIRE SEPARATION OR FIRE DIVISION. IF EXISTING INSTALLATIONS PREVENT THE COMPLETION OF THE REQUIRED RATED CONSTRUCTION, THE GENERAL CONTRACTOR WILL UPGRADE, REPLACE, OR CUT AND PATCH THAT PORTION OF THE WORK THAT PREVENTS THE COMPLETED RATING.

#### SECTION 09300 TILE & STONE WORK:

1. THE GENERAL CONTRACTOR SHALL NOT PROCEED WITH INSTALLATION UNTIL ALL DEFECTS OR UNEVEN CONDITIONS HAVE BEEN REPAIRED AND CORRECTED.

2. TILE/STONE AND BASE SHALL BE AS SPECIFIED ON THE FINISH PLAN.

3. BONDING MATERIALS SHALL BE AS PER MANUFACTURER'S RECOMMENDATION OR AS SPECIFIED.

4. GROUT SHALL BE AS SPECIFIED ON FINISH PLAN.

5. METHOD OF SETTING AND GROUTING SHALL BE IN ACCORDANCE WITH TILE COUNCIL OF AMERICA AND THE MARBLE INSTITUTE OF AMERICAS INSTALLATION STANDARDS.

6. TILE SHALL BE LAID OUT IN SUCH A MANNER THAT NO TILE LESS THAN 1/2 FULL SIZE OCCURS AND JOINTS ARE OF UNIFORM WIDTH AND ALIGNED SO THAT NO STAGGERING OCCURS. FINISHED SURFACES SHALL BE LEVEL AND FREE FROM LOOSE, BROKEN OR CHIPPED TILES.

7. TILE FIELD AND TRIM SHALL BE INSTALLED AS SHOWN ON PLAN AND ELEVATIONS.

8. 1/8 INCH THICK ALUMINUM OR BRASS EDGE TRIM (REFER TO FINISH PLAN AND DETAILS), AS SPECIFIED BY THE SWITZER GROUP, SHALL BE INSTALLED AT ALL JUNCTIONS BETWEEN TILE AND CARPET.

9. CLEANING: FOLLOWING INSTALLATION, THE TILE TO BE CAREFULLY CLEANED TO REMOVE ANY GROUT, DEBRIS, STAINS, OR DEFECTS. NO HARSH ABRASIVES OR WIRE BRUSHES SHALL BE USED. IF REQUIRED, ALL SURFACES, ADJACENT TO THE TILE INSTALLATION SHALL BE PROTECTED BY A COATING OF VASELINE OR ARCHITECT APPROVED MATERIAL.

10. CUTTING: ALL SPECIAL CUTTING OF TILE (DIAGONAL, RADIUS CORNER, ETC.) SHALL BE SHOP CUT TO INSURE QUALITY WORKMANSHIP AND FREE OF IMPERFECTIONS. ALL WORK DETERMINED TO BE UNACCEPTABLE BY THE SWITZER GROUP SHALL BE REMOVED AND REPLACED AT NO ADDITIONAL COST.

11. PROTECTION: DURING INSTALLATION, AND AFTER CLEANING BY THE TILE SUBCONTRACTOR, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL TILE WORK AGAINST DAMAGE.

12. MAINTENANCE AND INSTRUCTIONS: SUBMIT TO THE SWITZER GROUP FOR TRANSMITTAL TO TENANT, SUPPLIER AND INSTALLER RECOMMENDED CLEANING AND MAINTENANCE INSTRUCTIONS FOR THE TILE INSTALLED.

13. UPON COMPLETION AND ACCEPTANCE OF THE WORK FURNISH 5% OF ATTIC STOCK OF ALL TILE TYPES.

#### SECTION 09500 ACoustICAL CEILINGS:

1. THE GENERAL CONTRACTOR SHALL PROVIDE A SUSPENDED CEILING SYSTEM AS SHOWN ON THE SWITZER GROUP DRAWINGS OR AS SPECIFIED HEREIN.

2. CEILINGS IN ALL AREAS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. LOCAL AND/OR STATE BUILDING CODES AND OTHER APPLICABLE REQUIREMENTS.

3. IN GENERAL, THE CEILING WORK REQUIREMENTS SHALL BE EXECUTED IN SUCH MANNER AS TO PROVIDE A CONTINUOUS MATCHING, LEVEL AND ALIGNED CEILING. THE FINAL CEILING INSTALLATION MUST BE FREE OF ALL VISUAL DEFECTS. WHERE ADJACENT TO EXISTING CEILING WORK, NEW JOINTS TO ALIGN WITH EXISTING.

4. ALL NEW CEILING TILE SHALL MATCH EXISTING OR ADJACENT TILE IN STYLE, SIZE, AND INSTALLATION UNLESS OTHERWISE NOTED.

5. CEILING HEIGHTS SHALL BE AS SHOWN ON THE REFLECTED CEILING PLAN AND DETAILS. ANY VARIATIONS FROM HEIGHTS SHOWN MUST BE SUBMITTED TO THE SWITZER GROUP FOR

#### APPROVAL

6. NO CEILING TILES SHALL BE INSTALLED UNTIL THE BUILDING MANAGER HAS HAD AN OPPORTUNITY TO INSPECT THE AREAS ABOVE TO ASCERTAIN THAT ALL DUCTWORK, PLUMBING, ELECTRICAL, ETC., HAS BEEN INSTALLED PROPERLY, OR UNTIL REQUIRED IMPECTION-CONTROLLED OR CONTROLLED SECTIONS AND SIGN-OFFS HAVE BEEN MADE.

7. CARRYING CHANNELS FOR THE CEILING SHALL BE BOLTED TO HANGERS AS REQUIRED BUT NOT MORE THAN 4.0 ON CENTER AND 6 INCHES OFF WALLS AND PARTITIONS PARALLEL TO THE CHANNELS.

8. FASCIAS, OR ANY BREAK IN THE CEILING HEIGHTS CREATED BY THE INSTALLATION OF MECHANICAL DUCTS, PIPING OR OTHER EQUIPMENT, SHALL BE FORMED OF GYPSUM WALLBOARD ON METAL STUDS AND CHANNELS.

9. ANY CHANGE IN CEILING GRID OCCURRING BETWEEN TWO ROOMS SHALL BE LOCATED AT CENTER LINE OF PARTITIONS UNLESS OTHERWISE NOTED.

10. THE GENERAL CONTRACTOR SHALL PROVIDE AN OVERSIZE TILE AND CUT SAME TO AVOID SILVER PIECES THAT ARE 2 INCHES OR LESS FROM A PARTITION.

11. THE GENERAL CONTRACTOR'S CEILING CONTRACTOR SHALL CLOSELY COORDINATE HIS WORK WITH THAT OF THE MILLWORK, PLUMBING, HVAC, ELECTRICAL AND TELEPHONE CONTRACTORS, WHEREVER THEIR WORK IS CONTIGUOUS.

12. THE GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL ALL CEILING ACCESS PANELS IN ACOUSTIC CEILINGS TO ACCESS TO INSPECT TO MAINTAIN AIR CONDITIONING, PLUMBING TELEPHONE AND ELECTRICAL CONTROLS ABOVE THE CEILING.

13. THE GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL ALL CEILING ACCESS PANELS, REQUIRED IN GYPSUM BOARD CEILINGS, AND ACCESS DOOR SIZE SHALL BE DETERMINED BY THE GENERAL CONTRACTOR WHOSE WORK REQUIRES ACCESS. LOCATION OF ACCESS DOOR IS TO BE APPROVED BY THE SWITZER GROUP BEFORE PROCEEDING WITH WORK.

14. PRIOR TO CLOSING-UP THE CEILING, ALL PLENUM SYSTEMS (HVAC, PLUMBING AND ELECTRIC) SHALL BE INSPECTED AND WHERE REQUIRED, TESTED BY CONTRACTOR'S ENGINEERS, BUILDING MANAGEMENT, IF REQUIRED, AND BY THE AUTHORITIES HAVING JURISDICTION, TO INSURE THAT THEY ARE PROPERLY INSTALLED AND OPERATIONAL.

15. THE CEILING TILE JOINTS TO BE ALIGNED PERFECTLY WITH RECESSED LIGHTING FIXTURES.

16. ALL JOINTS IN THE TILE FIELD SHALL BE SQUARE, LEVEL AND PERFECTLY ALIGNED WITH EACH OTHER AND WITH THE RECESSED LIGHTING FIXTURES.

17. CEILINGS IN CLOSETS TO BE CONSTRUCTED AT THE SAME HEIGHTS AND MATERIAL AS THAT OF ADJOINING SPACE, EXCEPT AS OTHERWISE NOTED.

18. THE GENERAL CONTRACTOR SHALL PROVIDE CUTOUTS AND OTHER SPECIAL PROVISIONS IN ACOUSTIC CEILINGS, FOR LIGHT FIXTURES, REGISTERS, DIFFUSERS AND OTHER ITEMS MOUNTED IN THE CEILING.

19. SUSPENDED FIRE-RATED CEILING SHALL BE CONSTRUCTED IN ACCORDANCE WITH LOCAL AND/OR STATE BUILDING CODES AND ALL OTHER APPLICABLE REQUIREMENTS.

20. THE GENERAL CONTRACTOR SHALL REPAIR OR REPLACE ANY CEILING TILES REQUIRING REMOVAL TO FACILITATE THE TELEPHONE INSTALLATION.

21. THE GENERAL CONTRACTOR WILL NOT BE ENTITLED TO EXTRAS FOR OPENING ANY PARTITIONS, RAISED FLOORING OR CEILINGS DUE TO THE TELEPHONE COMPANY OR SECURITY SYSTEM INSTALLATION.

22. FOR NEW YORK CITY PROJECTS ONLY: WHERE EXISTING BLACK IRON HANGERS ARE INTENDED TO REMAIN, CONTRACTORS SHALL REMOVE CARRYING CHANNELS IN A MANNER CONSISTENT WITH N.Y.C. BUILDING CODE REFERENCE STANDARD RS-5-16. CONTRACTOR SHALL INSPECT HANGERS TO COMPLY WITH RS-5-16 SECTION 5, ARTICLE 5.1.1.5 AND SHALL PROVIDE LOAD TEST TO CONFIRM THAT EXISTING HANGERS MEET THE PROVISIONS OF RS-5-16 SECT. 3, ARTICLE 3.2. CONTRACTOR SHALL PROVIDE NOTICE TO OWNER OF ANY HANGERS WHICH DO NOT MEET CODE REQUIREMENTS AND REPAIR OR REPLACE TO MEET CODE.

23. UPON COMPLETION AND ACCEPTANCE OF THE WORK, 5%-% OF EACH TILE TYPE AND SIZE PER FLOOR ARE REQUIRED AS ATTIC STOCK.

#### SECTION 09650 RESILIENT FLOORING:

1. THE GENERAL CONTRACTOR SHALL FLASH PATCH ALL CRACKS, HOLES, OR OTHER IMPERFECTIONS (PROJECTIONS SHALL BE REMOVED AND PATCHED) TO PROVIDE A CONTINUOUS SMOOTH AND LEVEL SURFACE.

2. SURFACE PREPARATION, INSTALLATION, PROTECTION AND CLEANING OF THE TILE SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

3. ALL WORKMANSHIP SHALL BE OF THE BEST QUALITY AND WHEN THE WORK IS COMPLETE, IT SHALL BE FREE FROM BUBBLES, OPEN JOINTS OR OTHER IMPERFECTIONS. SEAMS SHALL BE KEPT IN ACCURATE ALIGNMENT ALONG BOTH COORDINATES. TILE HAVING CHIPPED OR ROUNDED CORNERS ARE REJECTED AND IF INSTALLED, SHALL BE REMOVED AND REPLACED WITH ACCEPTABLE TILE.

4. ALL NEW VINYL OR RUBBER EDGES, REQUERS AND THRESHOLD STRIPS WHERE REQUIRED, THESE ACCESSORIES SHALL BE SIZED TO BE COMPATIBLE WITH THE THICKNESS OF THE

4. TILE SHALL BE INSTALLED IN SQUARE PATTERN WITH COURSES PARALLEL TO WALLS, UNLESS OTHERWISE INDICATED ON DRAWINGS. THE TILE SHALL BE SECURELY CEMENTED AND SHALL BE INSTALLED WITH TIGHT JOINTS. THE ADHESIVE USED FOR CEMENTING TILE SHALL BE APPLIED FAR ENOUGH IN ADVANCE OF THE TILE INSTALLATION TO PERMIT THE ADHESIVE TO REACH ITS INITIAL SET, BUT NOT THE FINAL SET.

5. SPACES WHERE FLOOR TILE IS TRAFFIC INSTALLED SHALL BE CLOSED TO BRACING AND OTHER WORK DURING INSTALLATION.

6. UPON COMPLETION, ALL WORK SHALL BE CLEANED BY THE GENERAL CONTRACTOR. ALL ADHESIVE, DEBRIS, SURFACE STAINS AND ALL SCRAPS, CARTONS AND CONTAINERS SHALL BE REMOVED FROM THE BUILDING DAILY.

7. WHEN DIRECTED AFTER CLEANING, THE GENERAL CONTRACTOR SHALL DRY BRUSH, DAMP MOP AND APPLY TWO (2) COATS OF APPROVED NON-SLIP WAX. FLOORING IS TO BE THOROUGHLY MACHINE-BUFFED AND LEFT IN A CONDITION SATISFACTORY TO THE SWITZER GROUP.

8. THE GENERAL CONTRACTOR SHALL PROVIDE AND MAINTAIN ADEQUATE PROTECTION FOR ALL RESILIENT FLOORING WORK FOR THE DURATION OF THE WORK, AND REMOVE ALL PROTECTION WHEN DIRECTED BY THE SWITZER GROUP.

9. UPON COMPLETION AND ACCEPTANCE OF WORK 5% OF EACH TYPE AND COLOR OF FLOOR COVERING PER FLOOR ARE REQUIRED AS ATTIC STOCK.

#### SECTION 09680 CARPETING:

1. ALL WORK SHALL CONFORM TO THE CURRENT EDITION OF CARPET SPECIFIER'S HANDBOOK PRINTED BY THE CARPET AND RUG INSTITUTE, AND SHALL COMPLY WITH LOCAL AND/OR STATE BUILDING CODES.

2. CARPET INSTALLED MUST BE FROM THE SAME MANUFACTURER'S RUN AND DYE LOT FOR EACH CARPET TYPE SPECIFIED.

3. SUBMIT MANUFACTURER'S COMPLETE TECHNICAL PRODUCT DATA FOR EACH TYPE OF CARPET AND ACCESSORY ITEMS REQUIRED.

4. SUBMIT DRAWING FOR LAYOUT AND SEAMING OF THE CARPET, CLEARLY INDICATING CARPET DIRECTIONS, LOCATIONS AND METHODS OF JOINTING SEAMS AND LOCATIONS AND TYPES OF EDGE STRIPS, INDICATE COLUMNS, DOORWAYS, ENCLOSING WALL PARTITIONS, BUILT-IN CABINETS AND LOCATIONS WHERE CUTOUTS ARE REQUIRED IN CARPET.

5. SUBMIT 18 X 18 INCH SAMPLES OF EACH CARPET SPECIFIED AND SIX (6) INCH LONG SAMPLES OF EACH TYPE OF EXPOSED EDGE-STRIP AND BASE SPECIFIED.

6. SUBMIT MANUFACTURER'S CERTIFICATION STATING THAT CARPET MATERIALS FURNISHED COMPLY WITH SPECIFIED REQUIREMENTS, INCLUDING A LISTING OF MILL REGISTER NUMBERS FOR CARPETS FURNISHED. SUBMIT MANUFACTURER'S CERTIFICATION AND SUPPORTING CERTIFIED LABORATORY TEST DATA INDICATING THAT CARPET MEETS OR EXCEEDS SPECIFIED TEST REQUIREMENTS AND WITH LOCAL AND/OR STATE FIRE AND FLAME SPREAD REQUIREMENTS.

7. SUBMIT MANUFACTURER'S PRINTED MAINTENANCE RECOMMENDATIONS, INCLUDING METHODS AND FREQUENCY RECOMMENDED FOR MAINTAINING CARPET IN OPTIMUM CONDITIONS UNDER ANTICIPATED TRAFFIC AND USE CONDITIONS.

8. PRODUCE AND DELIVER TO PROJECT SITE AT LEAST FIVE (5) PERCENT OVERRUN ON CALCULATED YARDAGE, PROVIDE REQUIRED OVERRUN EXCLUSIVE OF CARPET NEEDED FOR PROPER INSTALLATION, WASTE AND USABLE SCRAPS.

9. DELIVER CARPETING MATERIALS IN ORIGINAL MILL PROTECTIVE WRAPPING WITH MILL REGISTER NUMBERS AND TAGS ATTACHED. STORE, INSIDE IN WELL VENTILATED AREAS, PROTECTED FROM WEATHER, MOISTURE AND SOILING.

10. THE GENERAL CONTRACTOR SHALL REPAIR SEAMS, JOINTS AND EDGE. AS REQUIRED, AFTER THE ORIGINAL INSTALLATION IS COMPLETE, UP TO TWENTY-FOUR (24) MONTHS AFTER FINAL APPROVAL OF FINISHED INSTALLATION, FOURTEEN (14) DAY NOTICE FOR REPAIRS SHALL BE GIVEN BY THE OWNER, SO THAT THE GENERAL CONTRACTOR CAN MAKE THE NECESSARY ARRANGEMENTS TO SCHEDULE THE WORK.

11. THE GENERAL CONTRACTOR SHALL PROVIDE A ONE (1) YEAR UNCONDITIONAL WARRANTY AGAINST WORKMANSHIP DEFECTS COVERING FURTHER REPAIRS OF SEAMS, PUCKERING AND ANY OTHER DEFECTS THAT MIGHT BE DIRECTLY ATTRIBUTED TO DEFECT IN WORKMANSHIP.

12. THE MANUFACTURER SHALL PROVIDE A WARRANTY THAT THE FACE YARN OR THE CARPET WILL NOT WEAR MORE THAN TEN (10) PERCENT IN FIVE (5) YEARS. IF THE CARPET WEARS MORE THAN TEN (10) PERCENT IN FIVE YEARS, THE MANUFACTURER WILL REPAIR THE CARPET, INCLUDING PARTS, LABOR AND MATERIALS, TO THE OWNER'S SATISFACTION.

13. FOR TACKLESS INSTALLATIONS OVER PADDING, PROVIDE, DELIVER AND INSTALL CARPET PADDING AND TRIM. CARPET PADDING SHALL BE DIPLOMAT 40 OZ. RUBBERIZED HAIR AND JUTE PADDING AS MANUFACTURED BY GENERAL FELT INDUSTRIES OR ARCHITECT APPROVED EQUAL.

14. PROVIDE VINYL OR RUBBER EDGES, REQUERS AND THRESHOLD STRIPS WHERE REQUIRED, THESE ACCESSORIES SHALL BE SIZED TO BE COMPATIBLE WITH THE THICKNESS OF THE

CARPET, IN A COLOR AS SELECTED BY THE SWITZER GROUP COLOR AND MATERIAL TO MATCH WALL BASE UNLESS OTHERWISE NOTED, FABRICATED OF A COMMERCIAL QUALITY AS MANUFACTURED BY AMES METAL MOLDING CO. OR APPROVED EQUAL. THE TILE SHALL BE AS REQUIRED BY SITE CONDITIONS.

15. FOR GLUE DOWN INSTALLATIONS, PROVIDE ADHESIVE AS RECOMMENDED BY THE CARPET MANUFACTURER. PROVIDE ADHESIVE, WHICH COMPLIES WITH FLAME SPREAD AND SMOKE DEVELOPED RATING REQUIRED FOR THE CARPET INSTALLATIONS. PROVIDE THE TYPES OF SEAMING, ADHESIVES AND TAPES, THREADS AND OTHER ACCESSORY ITEMS RECOMMENDED BY THE CARPET MANUFACTURER AND INSTALLER FOR THE CONDITIONS OF INSTALLATION AND USE.

16. FOR TACKLESS INSTALLATIONS, SEAMING TO BE PRE-COATED THERMAL PLASTIC FABRIC SEAMING TAPE. ALL EDGES TO BE SEALED TO BE PRIMED WITH LATEX SEAMING SEALER.

17. EXAMINE THE AREAS AND CONDITIONS WHERE CARPETING IS TO BE INSTALLED AND NOTIFY THE SWITZER GROUP OF CONDITIONS DETRIMENTAL TO THE PROPER AND TIMELY INSTALLATION AND COMPLETION OF THE WORK. DO NOT PROCEED WITH THE WORK UNTIL UNSATISFACTORY CONDITIONS ARE CORRECTED TO PERMIT PROPER INSTALLATION OF THE WORK.

18. SLABS SHALL BE CLEAN AND FREE OF CRACKS AND PROTRUSIONS AND SHALL BE LEVELED USING A LATEX MATERIAL AS MANUFACTURED BY LATIACRETE OR APPROVED EQUAL.

19. FLOOR TEMPERATURE SHALL BE 65 DEGREES FOR AT LEAST 24-HOURS PRIOR TO CARPET INSTALLATION AND REMAIN AT 65 DEGREES FOR 48-HOURS AFTER CARPET HAS BEEN INSTALLED.

20. SEQUENCE CARPETING WITH OTHER WORK TO MINIMIZE THE POSSIBILITY OF DAMAGE AND SOILING TO CARPET DURING REMAINDER OF THE WORK.

21. COMPLY WITH MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION AND RECOMMENDATIONS FOR PLACE SEAMS IN THE DIRECTIONS AS SHOWN ON APPROVED SHOP DRAWINGS. MAINTAIN DIRECTION OF PATTERN AND TEXTURE, INCLUDING LAY OF CARPETING.

22. EXTEND CARPET UNDER OPEN BOTTOMED AND RAISED BOTTOMED OBSTRUCTIONS, AND UNDER REMOVABLE FLANGES OF OBSTRUCTIONS. EXTEND CARPET INTO CLOSETS AND ALCOVES OF ROOMS BEING CARPETED, UNLESS OTHER FLOOR FINISH IS INDICATED ON THE FINISH PLAN. EXTEND CARPET UNDER MOVABLE FURNITURE AND EQUIPMENT, UNLESS OTHERWISE NOTED.

23. ALL CUT EDGES MUST BE SEALED PRIOR TO SEAMING AND INSTALLATION. ALL EDGES MUST BE SECURED IN PLACE. OPENINGS SHALL BE NEATLY CUT TO MINIMIZE SIZE AND WHEN FINISHED, THE CUTTING MUST BE COMPLETELY CONCEALED FROM VIEW.

24. PROVIDE CUTOUTS FOR REMOVABLE ACCESS DEVICES IN THE SUBSTRATE. BIND EDGES AS NEATLY AS POSSIBLE AND SECURE BOTH SIDES OF CUTS TO THE SUBSTRATE.

25. TRANSITION BETWEEN CARPET AND OTHER ADJACENT FLOOR FINISHES SHALL BE AS SHOWN ON THE PLANS. TRANSITION AT DOORS TO BE LOCATED ALONG THE CENTERLINE OF THE DOOR THICKNESS WHEN IN THE CLOSED POSITION FOR DOORS WITH NO STOPS ON FRAME. AT DOORS WHERE THE FRAME HAS A STOP THE CARPET TRANSITION TO BE LOCATED AT FACE OF STOP ON FRAME (DOOR SIDE).

26. UPON COMPLETION OF CARPET INSTALLATION IN EACH AREA, VISUALLY INSPECT ALL CARPET INSTALLED AND IMMEDIATELY REMOVE ALL DIRT, DEBRIS, ADHESIVE, AND FOREIGN MATTER. INSPECT ALL ADJACENT SURFACES AND REMOVE ALL MARKS AND STAINS CAUSED BY THE CARPET INSTALLATION. USEABLE CARPET PIECES SHALL BE TURNED OVER TO THE TENANT/OWNER.

27. PROVIDE TEMPORARY PROTECTION AGAINST SOILING AND DAMAGE OF CARPET, ACCESSORIES AND TRIM, BASE, AND INSTALLATION OF SAME FOR THE REMAINDER OF THE WORK.

28. UPON COMPLETION AND ACCEPTANCE OF WORK 5%-% OF EACH TYPE AND COLOR OF FLOOR COVERING PER FLOOR ARE REQUIRED AS ATTIC STOCK.

#### SECTION 09900 PAINTING:

1. UNLESS OTHERWISE SPECIFIED, ALL AREAS SHALL BE PAINTED IN ACCORDANCE WITH FINISH PLAN AND SPECIFICATIONS.

2. WALLS SHALL INCLUDE SURFACES FROM FLOOR TO CEILING, INCLUDING FASCIAS, DOORS, FRAMES, REVEALS, RETURNS, LIGHT COVES, AND ALL OTHER VERTICAL SERVICES.

3. CEILINGS FOR PAINT SHALL INCLUDE THE GENERAL SURFACE OF THE CEILING, INCLUDING PLENUM SIZES, SOFFITS, BREAKS, DRAPERY POCKETS, ETC.

4. ALL VENETIAN BLIND POCKETS SHALL BE PAINTED. SEE FINISH PLAN FOR COLOR SELECTIONS AND SPECIFICATIONS.

5. PRIOR TO PAINTING, THE GENERAL CONTRACTOR SHALL REMOVE OR PROTECT ALL HARDWARE, THERMOSTATS, SWITCH AND OUTLET PLATES, ETC., REPAIRING AND UNCOVERING SAME WHEN PAINTING HAS BEEN COMPLETED.

6. THE GENERAL CONTRACTOR SHALL PROTECT THE EXISTING FURNITURE, ADJACENT WALLS, AND FLOORING AGAINST DAMAGE. PARTICULAR ATTENTION TO BE GIVEN TO AREAS WHERE CARPET IS INSTALLED AND CONSTRUCTION WORK IS IN PROGRESS OR NOT

#### COMPLETED.

7. ALL SURFACES TO BE PAINTED OR TO RECEIVE WALL COVERING SHALL BE TRUE, SMOOTH AND LEVEL AND SHALL BE FREE FROM ALL GRIT, GREASE, DIRT AND LOOSE MATERIAL. ALL SCRATCHES, CRACKS, OPEN JOINTS, HOLES AND OTHER DEFECTS, TO BE REMOVED, PATCHED, SPACKLED, PREP'D AND PRIMED. PLASTER WORK SHALL BE CLEANED, PREP'D AND PRIMED. RUSTED SURFACES SHALL BE CLEANED DOWN TO BARE MATERIAL WITH EMERY CLOTH. PREP'D AND PRIMED. 8. ALL EXISTING UNEVEN SURFACES IN PARTITIONS SHALL BE SANDED OR CHIPPED AWAY, PATCHED OR SPACKLED AND PREP'D TO ENSURE AN EVEN SURFACE.

9. ALL SURFACES TO BE PAINTED SHALL BE EXAMINED AND THOSE WHICH CANNOT BE PUT INTO PROPER CONDITION TO RECEIVE PAINT OR FINISH BY CUSTOMARY CLEANING METHODS, (SANDING OR WIRE BRUSHING, ETC.) SHALL BE REPORTED TO THE SWITZER GROUP. THE GENERAL CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR, AND RECTIFY ANY UNSATISFACTORY FINISHING RESULTING FROM FINISHES APPLIED TO UNSATISFACTORY SURFACES.

10. THE GENERAL CONTRACTOR SHALL EXAMINE ALL PAINTED AND FINISHED AREAS OF AFTER THE COMPLETION OF WORK BY THE TRADES (FURNITURE, MOVING, TELEPHONE INSTALLATION, FLOORING, ETC.) AND PROVIDE ALL NECESSARY TOUCH UP PATCHING AND PAINTING AT NO COST TO THE OWNER/TENANT.

11. ALL METAL SURFACES SHALL BE PAINTED ELECTROSTATICALLY. THE METAL SURFACES SHALL BE STRIPPED TO EXPOSED METAL AND SHALL BE SANDED SMOOTH, PREP'D AND PRIMED PRIOR TO FINISH COATS (2), UNLESS OTHERWISE NOTED.

12. ALL STRIPPING & ELECTROSTATIC PAINTING SHALL BE DONE ON OVERTIME AND WITH THE BUILDING'S APPROVAL WHERE REQUIRED AND SPECIFIED ON DRAWINGS.

13. WHERE EXISTING CEILING DIFFUSERS, GRILLS AND REGISTERS ARE TO BE REUSED, PREP, PRIME AND PAINT TO MATCH CEILING.

14. WHERE WOOD SURFACES ARE TO BE PAINTED, WOOD SHALL BE PROPERLY SANDED, SEALED AND PRIMED BEFORE FINISH COATS (2) OF SEMI-GLOSS PAINT ARE APPLIED.

15. THE GENERAL CONTRACTOR SHALL SUBMIT 12 INCH X 12 INCH PAINT SAMPLES ON THEIR PARTICULAR FINISH SURFACES (GYPSUM BOARD, PLASTER, METAL, ETC.) FOR APPROVAL BY THE SWITZER GROUP.

16. PRIMERS SHALL BE AS RECOMMENDED OR SPECIFIED BY THE FINISH PAINT MANUFACTURER.

17. ALL PAINTED WINDOW FRAMES, CONVECTOR ENCLOSURES, TRIM, WOOD SHELING AND DOORS SHALL HAVE SEMI-GLOSS FINISH UNLESS OTHERWISE NOTED AND SHALL BE PAINTED THE SAME COLOR AS THE WALLS IN WHICH THEY OCCUR, UNLESS OTHERWISE NOTED.

18. ALL WORK SHALL HAVE ONE (1) PRIME COAT AND TWO (2) FINISH COATS OF PAINT UNLESS OTHERWISE NOTED.

19. ALL MATERIEL SHALL BE APPLIED WITH CARE TO A UNIFORM AND PROPER FILM THICKNESS, WITHOUT RUNS, SAGS, CRAWLS OR OTHER DEFECTS. ALL PAINTING SHALL BE APPLIED IN A MANNER SO AS TO SHOW A MINIMUM OF BRUSH STROKES AND ROLLER MARKS. ALL FINISHED SURFACES SHALL BE OF A UNIFORM SHEEN, COLOR AND TEXTURE.

20. THE GENERAL CONTRACTOR SHALL, ON COMPLETION OF PAINTING, REMOVE ALL ADHESIVE AND PAINT FROM WHERE IT WAS SPILLED, SPLASHED OR SPATTERED ON SURFACES, INCLUDING LIGHT FIXTURES, DIFFUSERS AND REGISTERS, FITTINGS, ETC., AND SHALL LEAVE ALL SURFACES FREE OF DAUBS, SPOTS AND SPLATTER. THE GENERAL CONTRACTOR SHALL REPLACE OUTLET AND SWITCH COVER PLATES, THERMOSTATS, ETC. WHEN PAINTING HAS BEEN COMPLETED. ANY WORK, WHICH CANNOT BE CLEANED, SHALL BE REPLACED AT THIS CONTRACTOR'S EXPENSE.

21. PROVIDE OWNER WITH THE FOLLOWING MINIMUM QUANTITIES OF ATTIC STOCK PAINT, COMPRISED OF UNOPENED CONTAINERS REMAINING FROM PAINTING WORK PERFORMED AND ADDITIONAL CONTAINERS AS REQUIRED TO MEET MINIMUM QUANTITIES INDICATED. PROVIDE CONTAINERS BEARING MANUFACTURER'S LABELS, PAINT COLOR AND IDENTIFIED BY THE CODES USED ON FINISH PLANS FIVE 1-GALLON CANS OF EACH PAINT DESIGNATION NOTED ON THE FINISH SCHEDULE. OBTAIN FROM OWNER, RECEIPT FOR THESE MATERIALS AND FORWARD A COPY TO THE SWITZER GROUP.

22. UPON COMPLETION OF WORK IN THIS SECTION, CONTRACTOR SHALL LEAVE SITE NEAT, CLEAN AND IN ACCEPTABLE CONDITION.

#### SECTION 09960 BASE (RUBBER AND VINYL)

1. FURNISH AND INSTALL RUBBER AND VINYL BASE.

2. SEE FINISH PLAN FOR TYPE AND COLOR.

3. THE GENERAL CONTRACTOR SHALL INSTALL BASE AFTER WALLCOVERING AND PAINT WORK HAS BEEN COMPLETED.

4. BASE SHALL BE INSTALLED AFTER COMPLETELY COATING WALLS AND BACK OF BASE WITH ADHESIVE AS PER MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS. INSURE THAT GWB IS NOT MORE THEN 1/4" FROM SLAB.

5. BASE SHALL BE SET SO THAT THE LOWER EDGE FINISHES TIGHT AGAINST THE FINISHED FLOOR.

6. JOINTS SHALL BE VERTICAL AND CLOSE.

7. JOB FORMED INTERNAL CORNERS SHALL BE CONTINUOUS FOR AT LEAST TWO FEET ON EACH SIDE OF THE CORNER. EXTERNAL CORNERS SHALL BE PREFORMED.

8. ROLL WITH HAND ROLLER UNTIL 100% CONTACT IS ACHIEVED.

9. THE GENERAL CONTRACTOR TO CLEAN BASE AFTER INSTALLATION.

CORRECT QUANTITY, WIDTH, PATTERN AND COLOR, AND SHALL IMMEDIATELY NOTIFY THE SWITZER GROUP BY PHONE AND IN WRITING OF ANY DEVIATION. WALLCOVERING SUPPLIED FROM MORE THAN ONE DYE LOT FOR USE IN A SINGLE AREA WILL NOT BE ACCEPTED.

6. THE GENERAL CONTRACTOR TO FURNISH WRITTEN GUARANTEE FOR WORK IN THIS SECTION AGAINST DEFECTIVE MATERIAL AND WORKMANSHIP THAT MAY DEVELOP WITHIN ONE YEAR FROM DATE OF ACCEPTANCE AND AGREE TO REPAIR OR REPLACE AS DIRECTED BY THE SWITZER GROUP SUCH GUARANTEE WORK TO BE AT NO ADDITIONAL COST TO OWNER.

7. WALLCOVERING SHALL BE HUNG IN STRICT ACCORDANCE WITH THE RESPECTIVE MANUFACTURER'S WRITTEN INSTRUCTIONS AND SPECIFICATIONS. THE GENERAL CONTRACTOR SHALL ASSUME TOTAL RESPONSIBILITY FOR SATISFACTORY INSTALLATION. ALL SEAMS MUST BE CLOSELY AND NEATLY BUTTED AND ALIGNED TO THE WALLCOVERING PATTERN. ALL AIR POCKETS AND BUBBLES REMOVED AND THERE MUST BE A FIRM BOND OF THE WALLCOVERING TO THE UNDERLYING WALL SURFACE. EXCEPT WHERE INDICATED ALL SEAMS MUST BE A MINIMUM OF 6" FROM ALL INSIDE AND OUTSIDE CORNERS AND NO HORIZONTAL SEAMS WILL BE ACCEPTED. ALL FINISHED SURFACES MUST BE CLEANED OF THE WORK PROGRESS AND ALL EXCESS PASTE AND ADHESIVE MUST BE REMOVED UPON COMPLETION OF WORK.

8. ALL WORKMANSHIP, WHICH IS NOT JUDGED TO BE FIRST QUALITY BY THE SWITZER GROUP WILL NOT BE ACCEPTED.

9. SURFACE PREPARATION:

A) REMOVE ALL LOOSE PAINT AND OTHER WALLCOVERING