

# PALISADES CONFERENCE CENTER

# 2nd Fir. - EAST WING GUESTROOM RENOVATION ROUTE 9W PALISADES, NEW YORK 10964

DRAWING LIST

LOCATION PLAN

SECOND FLOOR

## **INTERIORS**

A0.1 COVER SHEET A0.2.1 GENERAL NOTES

A0.2.2 GENERAL NOTES

A0.4 DOOR HARDWARE SCHED./PARTITION DETAILS/ BUILDING DEPARTMENT NOTES

A2.02 REMOVAL/ CONSTRUCTION PLANS

A3.02 REFLECTED CEILING/ POWER-TEL. PLANS

A4.03 FINISH/ FURNITURE PLANS A8.1 TOILET DETAILS

# **ENGINEERS**

E-1 ELECTRICAL PLANS AND NOTES

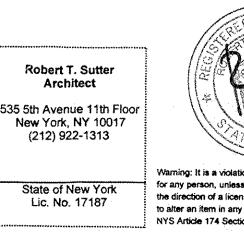
MECHANICAL FLOOR & PART. PLANS

M-2 MECHANICAL DETAILS & SPEC.'S.

# CONSULTANTS

ALAN KRAMER CONSULTING ENGINEER

1492 HIGH RIDGE ROAD STAMFORD. CT. 06903 TEL.: (203) 968-9797 FAX: (203) 968-9880



I. THE GENTEE SHALL CONTRACTOR SHALL SUBMIT FEE APPROVAL TO THE SWITZER OUP, INC., ALL SHOP GENERAL CONDITIONS DRAUMCE AND FIXTURE CUTS IN RIPLICAL AND ONE COPY OF EACH SECTION 1 - ADMINISTRATIVE SHOP DIE WINGS IN SEPIA FORM ALL SHOW DRAWINGS AND CUTS THE GENERAL CONDITIONS OF THE SUPERCIES SHALL COMMENCE WORK CONTRACT DOCUMENT, 4201, A.I.A. CURRENT EDITION SHALL APPLY TO WITHOUT LES TIEN APPROVAL OF SAIL ALL WORK IN THIS CONTRACT EXCEPT AS SPECIFICALLY MODIFIED DRAUNCE BELOW AND/OR BY THE AGREEMENT. 8. GENERAL ALL WORK FOR THIS PROJECT SHALL REQUIRE COMPLY WITH THE NATIONAL BOARD 9. WHERE FROM TITIONS ARE REMOVED WHERE FLOOR TILL (OR CARPET) IS TO BE PATCHELD MATCH ADJACENT FLOOR OF FIRE UNDERWRITERS, THE FEDERAL OCCUPATIONAL SAFETY HEALTH ACT (OSHA) LOCA AREA FIRE OR SUILDING DEPARTMENT RULES AND CARPET>> ( REQUIRED. REGULATIONS. ANYTHING SHOWN ON HESE DRAWINGS NOT IN ACCORDANCE WITH THESE RULES AND REGULATIONS 10. WHERE CONTINUE NINGS OCCUR IN EXISTING FIRE RATTE AREAS OR PARTITIONS SHALL BE BROUGHT TO THE DUE TO ESTING OR NEW CONDUIT ATTENTION OF THE SWITZER GROUP RUNS, DILLES, PIPING INC. (SG), PRIOR TO SUBMITTING ETC. ANID FIREPROXED AS IT SHALL BE THE RESPONSIBILITY OF A RESULL THE GENERAL CONTRACTOR TO COMPLY WITH ALL BUILDING MANAGEMENT ONTRACTOR PATCH AS EQUIRED ALL OPENINGS REGULATIONS. WHERE THE BUILDING MANAGEMENT REQUIREMENTS FOR TO MATCHE ADJACENT AREAS MALATERIALS, FINISH AND ALTERATIONS, CONSTRUCTION NOTES OR DRAWINGS CALL FOR ANY WORK OF A MORE STRINGENT NATURE THAN HAT REQUIRED BY THE BUILDING CODE OR ANY OTHER DEPARTMEN HAVE JURISDICTION OVER THE WORK THE WORK OF THE MORE STRINGENT NATURE CALLED FOR BY THE CONTRACT, CONSTRUCTION NOTES OR DRAWINGS SHALL BE FURNISHED IN ALL CONTRACTORS SHALL CONTACT THE BUILDING MANAGEMENT TO DETERMINE THE RULES OF THE BUILDING OWNER FOR CONSTRUCTION (E.G. DELIVERIES.) , THE GENERAL CONTRACTOR SHALL NCLUDE IN HIS ESTIMATE ALL COSTS (INCLUDING OVERTIME WORK) FOR REMOVAL, NEW INSTALLATION AND REINSTALLATION WORK FOR ANY PLUMBING, CEILING (TAKE-DOWN AND REINSTALLATION), ELECTRICAL ELEPHONE, COMMUNICATIONS EQUIPMENT OR HYAC WORK ON FLOOR ABOVE OR BELOW TENANT SPACE TO COMPLETE WORK ON FLOOR BEING RENOVATED. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND JOB CONDITIONS PRIOR TO SUBMITTING SIDS AND SHALL REPORT TO THE SWITZER GROUP, INC. AND OWNER ANY DISCREPANCIES OR OMISSIONS WHICH WOULD INTEREFERE WITH SATISFACTORY COMPLETION OF THE THE SUBMISSIONS OF A PROPOSAL SHALL BE CONTRUED AS EVIDENCE THAT SUCH AN EXAMINATION HAS BEEN MADE AND LATER CLAIMS FOR LABOR EQUIPMENT OR MATERIAL OR FOR DIFFICULTIES ENCOUNTERED WHICH COULD HAVE BEEN FORESEEN HAD SUCH AN EXAMINATION BEEN MADE, WILL NOT BE RECOGNIZED. THE GENERAL CONTRACTORS PRICE IS TO BE COMPLETE IN ALL WAYS INCLUDING TAXES, OVERTIME, SHIPPING, ETC. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF ALL WORK BY ALL TRADES. INCLUDING THOSE PROVIDED AND DIRECTED BY THE TENANT/OWNER IL ALL NEW MATERIALS AND INSTALLATIONS SHALL BE IT ACCORDANCE WITH MANUFACTURER'S LATEST PRINTED SPECIFICATIONS AND WITH CODE REQUIREMENTS. 12. DURING THE ENTIRE PERIOD OF DEMOLITION AND CONSTRUCTION, ALL EXISTING EXITS, EXIT LIGHTING, FIRE PROTECTIVE DEVICES AND ALARMS SHALL BE CONTINUOUSLY 13. ALL REQUIRED EXITS, WAY OF APPROACH THERETO, AND WAY OF TRAVEL FROM THE EXIT INTO THE STREET SHALL CONTINUOUSLY BE MAINTAINED FREE FROM ALL DBSTRUCTIONS AND IMPEDIMENTS FROM UNOBSTRUCTED EGRESS IN THE CASE OF FIRE OR OTHER EMERGENCY 14. DURING THE ENTIRE PERIOD OF CONSTRUCTION, THE TELEPHONE NUMBERS OF THE CLOSEST AVAILABLE PHYSICIANS, HOSPITALS, OR AMBULANCES SHALL BE CONSPICULOUSLY POSTED. 5. THE CONTRACTOR SHALL PROVIDE REPRODUCTIBLE "AS BUILT DRAWINGS, IN THE FORMAT ACCEPTABLE TO THE OWNER AND THE SWITZER GROUP, INC. SHOWING ALL LIGHTING AND ELECTRICAL SIRCUITING WORK (INCLUDING CIRCUIT NUMBERS) AS ACTUALLY INSTALLED. SECTION B - CONSTRUCTION, QUALITY AND WORKMANSHIP ALL SWITZER GROUP DRAWINGS AND ALL CONSTRUCTION NOTES ARE SOMPLEMENTARY, AND WHAT IS EXPENSE. ALLED FOR BY EITHER WILL BI 3. THE DATE OF CEPTANCE SHALL BE BINDING AS IF CALLED FOR BY DEFINED AS THE DATE OF ISSUANCE ALL. ANY WORK SHOWN OR REFERRED OF A CERTIFICATION OF SUBSTANTIAL TO ON ANY ONE SET OF DRAWINGS COMPLETION THE DATE OF PUNCH SHALL BE PROVIDED AS THOUGH LIST COMPLETTE ON FOR ANY SPECIFIC SHOWN ON ALL RELATED DRAWINGS. OUTSTANDING LL ALL WORK SHOWN OR IMPLIED ON ALL DRAWINGS SHALL BE SUPPLIED AND SECTION E - SURANCE INSTALLED BY THE GENERAL CONTRACTOR UNLESS OTHERWISE OTED. HOWEVER, IT IS EXPECTED I. CONTRACTOR S SURANCE: THE THAT THE GENERAL CONTRACTOR CONTRACTOR SECURE, PAY FOR SHALL CLOSELY COORDINATE HIS AND MAINTAIN LESS ITIL ALL WORK IS JORK WITH THAT OF OTHERS TO COMPLETED, SALE INSURANCE AS ASSURE THAT ALL SCHEDULES ARE WILL PROTECT FROM CLAIMS LINE DER WORKMEN'S SOMPENSATIONS THE CONSTRUCTION NOTES AND/OR CCUPATIONAL DRAWINGS ARE SUPPLIED TO FROM ANY OTHER CLAIMS FROM LUSTRATE THE DESIGN AND DAMAGES TO PERTY OR FOR ENERAL TYPE OF CONSTRUCTION BODILY INJURE DESIRED AND ARE INTENDED TO WHICH MAY ARE FROM OPERATIONS IPLY TO THE FINEST QUALITY OF UNDER THIS CONTRACT WHETHER SUCH CONSTRUCTION, MATERIAL AND OPERATIONS ESE WORKMANSHIP THROUGHOUT. OR ANYONE DIFFERENCE BY SITHER OF THE SHALL COVER ALL CONTRACTUAL . THE GENERAL CONTRACTOR SHALL OBLIGATIONS LLD ICH THE CONTRACTOR MAINTAIN A CURRENT AND COMPLETE HAS ASSUMED INCLUDING THE SET OF CONSTRUCTION DRAWINGS ON "INDEMNIFICATION OF OWNER" LOORS DURING ALL PHASES OF AGREEMENT. ONSTRUCTION FOR USE OF ALL . THE GENERAL CONTRACTOR HIS SUBCONTRACTOR, AND ANY OTHER CONTRACTOR INVOLVED IN THIS PROJECT SHALL TAKE NOTE THAT ANY COST CAUSED BY DEFECTIVE OR L-TIMED WORK, AS A RESULT OF BUT NOT LIMITED TO INFERIOR WORKMANSHIP OR MATERIALS IMPROPER SCHEDULING OR DELINQUENT ORDERING SHALL BE BORNE BY THE GENERAL CONTRACTOR. UNLESS OTHERWISE NOTED, AL DIMENSIONS SHOWN ARE FROM FACE OF EXISTING WALLS: TO FACE OF NEW PARTITIONS, PARTITIONS SHOWN AT EDGE OF EXTERIOR COLUMNS SHALL HAVE ALIGNED SURFACES

FIRE-RATTING II. UNLESS OFFICE RUISE NOTED. UNION ABOR ON SHALL BE USED. THE PRIOR TO SUBMISSION OF PROPRODE THAT ALL MATERIAL SPECIFIED AND/OR O PERFORM THE WORK REQUIRED HE APPROVAL OF THE TRADE LINE ANY UNION RECOLUMNION RECORDANTE SPECIFIC 2000 SHALL BE STATED ON THE PROSAL. THE G.C. SHIP INCLUDE IN HIS PROPOS AL NY UNION RELATED COSTS SUCH AS CONTROL PENSTION FOR SHOP STEWARDS TO SECTION C CLEANING & PROTECTION WHILE DETTICON AND CONSTRUCTION WORK IS ITS PROGRESS, THE CONTRACTOR SHALL PROVIDE AND MAINTAIN A DEQUATE PROTECTION FOR ALL PERSON ADJACENT AREAS, CONTRACTICE SHALL BE RESPONSIBLE FOR ALL DAMAGE TO ADJOINING REMAINING RESULT OF HIS WORK AND SHALL REPAIR ANY DAMAGED ELL REFACES TO THEIR PREEXISTING CONDITIONS. THE GENERAL CONTRACTOR SHALL REMOVED AND WASTE MATERIAL SOTH FROM HIS OWN AND OTHER SLIES ONTRACTORS EMPLOYEES. NCLUDING AAT RUBBISH WHICH A BY-PRODUCE OF CARPET AND CABINE INSTALL ON, TELEPHONE COMPANY INSTALL ANT CON, ETC. THE GENERAL CONTRACTOR SHALL EXERCISE SHICT CONTROL OVER JOB PREVENT ANY DIRT DEBRIS OFFE DUST FROM LEAVING THE THE GENETIC CONTRACTOR SHALL PROPERLY ROTECT THE BUILDING MANAGEMETS AND ANY ADJOINING PROPERTY DR WORK AND ANY DAMAGE TO SAME COME USED BY HIS WORK OR WORKMEN THE ST BE MADE GOOD WITHOUT DELL PATCHING AND REPLACING SHALL THE CONTRACTOR WHO IS RESPONSIES FOR THE DAMAGE. 6. THE GENERALL CONTRACTOR SHALL PROVIDE AL NECESSARY PROTECTION FOR HIS WORD OVER TO THE CLIENT 7. ALL EXISTING APPURTENANCES NOT ED SHALL BE REFURBISHEET WHERE REQUIRED ANY LOOSE ITEM TIGHTENED (CEILING EXIT SIGN E AND ANY MISSING PARTS REPLACED BY THE GENERAL CONTRACTO TO ACHIEVE A FINISHED FIRST CLASS NSTALLATION APPEARANGE 8. THE GENERALL CONTRACTOR SHALL THOROUGHL CLEAN BASE, COVE AND STRAIGHT EXAMPLE WINDOW AND METAL LUCES, ALL MAIL CHUTES, ALL DOORS ONVECTOR ENCLOSURE **ETC., PRIOR TO** LEAVING THE THE GENERAL CONTRACTOR SHALL REPLACE ALL BROWNDOW GLAZZI BROWNDOW GLAZZI BROKEN OR CRACKED 10. ALL UNDOW ESTASHES SHALL BE INSPECTED ES THE CONTRACTOR AND NOPER SHALL BE REPAIRELL SECTION D - ARANTEE I ALL WORKMAN (STILLE) AND MATERIALS PROVIDED FOR IN THIS CONTRAC SHALL BE UNKLESSED NOTIONALLY GUARANTEE TO THE GENERAL CONTRACTOR A PERIOD OF NOT LESS THAN ONE TEAR FROM THE DATE OF ACCEPTANCE BY THE OWNER 2. THIS GUARAMITTE SHALL PROVIDE THAT ALL DEFECT IN MATERIALS OR WORKMANSHIP SHALL BE REMEDIED OR REPLACED TO THE SATISFACTION OF THE OWNER AND THE SWITZER GROUP N AN EXPERIENT MANNER AND AT THE GENERAL CONTRACTOR'S SOLE

AND THE OWNER

CTS, WORKMEN'S

ISEASES ACT, AND

NCLUDING DEATH

BY THIS CONTRACTOR

SUCH INSURANCE

STARREST STARREST SHALL

WHERE EXISTING

EXISTING OR NEW

DR SHALL CLOSE AND/OR

ON WORK, THE GENERAL

ONTRACTOR SHALL PATCH AS

AFTER ALL TRADES.

STATUTORY LIMITS - AS PER IBM REQUIREMENTS. B. EMPLOYERS LIABILITY. STATUTORY LIMITS- AS PER IBM REG BODILY INJURY - AS PER IBM REQ. PROPERTY DAMAGE- AS PER IBM REQ. CONTRACTUAL LIABILITY COVERAGE INCLUDES THE "INDEMNIFICATION OF OWNER" AGREEMENT MUST BE FULLY INSURED UNDER THE POLICY OF THE LIABILITY LIMITS SET FORTH ABOVE C. COMPREHENSIVE - AUTOMOBILE -LIABILITY-INSURANCE: AS PER IBM REQ." BODILY INJURY- AS PER IBM REQ. PROPERTY DAMAGE- AS PER IBM REQ. THIS INSURANCE MUST INCLUDE NON-OWNER, HIRED OR RENTED VEHICLES AS WELL AS OWNED VEHICLES. D. FIRE-INSURANCE: THE CONTRACTOR SHALL SECURE. PAY FOR AND MAINTAIN WHATEVER FIRE OR EXTENDED COVERAGE INSURANCE HE MAY DEEM NECESSARY TO PROTECT HIMSELF AGAINST LOSS OF ANY MATERIALS OR EQUIPMENT AND TOOLS USED FOR THE WORK WHETHER OWNED OR RENTED BY THE CONTRACTOR E. FIRE INSURANCE ON BUILDING: FIRE INSURANCE AND EXTENDED COVERAGE ON THE BUILDING IN WHICH THE WORK OF THE CONTRACTOR IS O BE INSTALLED IS BEING MAINTAINED BY OTHERS. SECTION 02110 DEMOLITION, SALVAGE PATCHING AND CUTTING DEMOLITION I. THE GENERAL CONTRACTOR SHALL FURNISH ALL LABOR AND MATERIALS AS REQUIRED TO COMPLETE EMOLITION AND REMOVAL OF ALL TEMS INDICATED ON THE SUITZER GROUP, INC. DRAWINGS AS REQUIRED O PERFORM ALL CONTRACT WORK, OR AS OTHERWISE DIRECTED BY THE SWITZER GROUP, INC THE CONTRACTOR IS TO ACQUAINT HIMSELF WITH ACTUAL CONDITIONS AT LOCATIONS WHERE ALTERATIONS OCCUR AT THE EXISTING BUILDING. WHEN WALLS, PARTITIONS AND OTHER WORK EXISTS, WHERE NEW WORK IS INDICATED, ALL SUCH EXISTING WORK SHALL BE REMOVED. VERIFY ALL SUCH CONDITIONS AT THE SITE THE CONTRACTOR SHALL REPORT TO SWITZER GROUP, INC. ANY AND AL CONDITIONS WHICH MAY INTERFERE WITH OR OTHERWISE AFFECT OR FREVENT THE PROPER EXECUTION AND COMPLETION OF THE WORK OF THIS CONTRACT 4. THE GENERAL CONTRACTOR SHALL EXECUTE ALL WORK WITHIN THE REGULATIONS OF THE BUILDING FOR DEMOLITION AND REMOVAL OF DEBRIS INCLUDING OVERTIME WORK REQUIRED 5. THE GENERAL CONTRACTOR SHALL AT ALL TIMES PROTECT THE PROPERTY OF THE BUILDING OWNER, INCLUDING

FLOOR AND CEILING TILE, PUBLIC

PERIPHERAL ENCLOSURES, ETC. (A

THE GENERAL CONTRACTOR SHALL

LOTH PARTITIONS TO PROTECT

1. THE GENERAL CONTRACTOR SHALL

SURVEY ALL EXISTING FINISHED

SURFACES TO INCLUDE CORNER

BEADS, STOPS, ETC., FOR CHIPS,

INSTALLED ON THE RETURN AIR DUCT

ERECT ALL NECESSARY PLASTIC DROP

ADJACENT BUILDING PROPERTY WHILE

EMOLITION AND CONSTRUCTION ARE

CRACKS, HOLES, DAMAGED SURFACES

CEILING WHEREVER DOOR BUCKS HAVE

MARBLE WAINSCOTE AND PLASTER

BEEN REMOVED, AND ANY OTHER

FINISHED INSTALLATION. THESE

REPAIRING, THEN THE GENERAL

REPAIRED OR IF BEYOND

EXISTING AND INSTALL NEW

SWITZER GROUP, INC.

DEFECTIVE SURFACES SHALL BE

CONTRACTOR SHALL REMOVE ALL

SURFACES TO THE SATISFACTION OF

DEFECTS CAUSING AN APPEARANCE

DIFFERENT FROM A NEW FIRST CLASS

TOILETS, ELEVATORS, DOORS,

TEMPORARY FILTER SHALL BE

ABOVE HUNG CEILING DURING

AIR-CONDITIONING EQUIPMENT

BUCKS, ELECTRICAL

2. INDEMNIFICATION OF OWNER: THE

ALL SUITS BROUGHT AGAINST

OR OTHER PERSON (WHETHER

OR NOT) FOR DAMAGE OR

PROPERTY AND/OR INJURY TO

PERSONS (INCLUDING DEATH)

THE PERFORMANCE BY THE

SHALL INDEMNIFY AND HOLD

ARISING OUT OF THE WORK

CONTRACTOR: ALSO, THE

CONTRACTOR SHALL PAY

(INCLUDING DEATH) AND/OR

LOSS OF OR DAMAGE TO ANY

PERFORMANCE OF THE WORK

DAMAGE TO THE BUILDING AND

AND INCLUDING ALL DAMAGES

PRIVATE DRIVEWAYS, STREETS

DEATH) LOSS OR DAMAGE (OR

CLAIM OR CLAIMS THEREFORE

THE CONTRACTOR SHALL GIVE

IMMEDIATE NOTICE THEREOF TO

HE OWNER CERTIFICATES OF

3Y THE OWNER TO EVIDENCE

SAID INSURANCE IN FULL FORCE

A. WORKMAN'SICOMPENSATION

AND OCCUPATIONAL DISEASES

UNTIL ACCEPTANCE OF THE WORK BY

BE CANCELLABLE ONLY WITH THIRTY

30) DAYS ADVANCE WRITTEN NOTICE

THE OWNER SUCH INSURANCE SHALL

BEFORE PROCEEDING WITH ANY WORK

INSURANCE IN DUPLICATE EXECUTED

BY INSURANCE COMPANIES APPROVED

COVERAGE BY THE CONTRACTOR AS

ET FORTH BELOW, AND SHALL KEEP

THE CONTRACTOR SHALL FURNISH TO

ALLEYS AND ALL COST AND

OTHER PROPERTY OF THE OWNER

PERFORMED BY THE

FOR BODILY INJURY

GROWING OUT OF OR

NCIDENTAL TO THE

PERFORMED BY THE

CONTRACTOR, INCLUDING

FOR THE OBSTRUCTION OF

EXPENSES OF SUITS AND

REASONABLE ATTORNEY'S

SUCH INJURY (INCLUDING

THE OWNER

TO THE OWNER

4. COVERAGE

FEES. IN THE EVENT OF ANY

ALLEGED OR CLAIMED TO HAVE

BEEN CAUSED BY OR THROUGH

CONTRACTOR OF THE WORK, AND

HARMLESS THE OWNER FROM AND

AGAINST ALL CLAIM OR CLAIMS

LIQUIDATE AND DISCHARGE ANY

AND ALL CLAIMS OR DEMANDS

AND ALL PROPERTY CAUSED BY

THE OWNER BY ANY EMPLOYEE

EMPLOYED BY THE CONTRACTOR

CONTRACTOR SHALL DEFEND ANY AND

. THE GENERAL CONTRACTOR SHALL

AND WHERE AS A RESULT OF

INSPECT ALL EXISTING SURFACES

OT ALIGN, THE EXISTING FINISH

SHALL BE CHOPPED AWAY, NEW

9. ALL DAMAGED EXISTING AREAS TO

CONSTRUCTION WORK SHOWN ON

REQUIRED TO MATCH IMMEDIATE

EXISTING ADJACENT AREAS IN

MATERIAL, FIRE RATING, FINISH

10. ALL DEFECTIVE PLASTER AND/OR

ADJACENT WALLS IN FINISH AND

IL ALL WORK DEMOLISHED SHALL BE

12. IN ALL AREAS WHERE DEMOLITION

TACKLESS, PARTITIONS, ETC.)

13. ALL EXPOSED LIGHT FIXTURES,

WIRING, SWITCHES, AND METAL

MOLDING NOT BEING REUSED SH

CARTED AWAY BY THE GENERAL

4. THE GENERAL CONTRACTOR SHALL

DEMOLITION AS REQUIRED.

15. THE GENERAL CONTRACTOR SHALL

FURNISH A SYSTEM OF TEMPORARY

SPACE UNDER CONSTRUCTION AND

REMOVED TO THE SOURCE CAP AND

FLUSH OFF BEHIND FINISH SURFACES

ALL PROJECTING PLUMBING FLOOR

AND ALL OTHER PROJECTING ITEMS

REMOVE TO THE SOURCE ALL WALL

WHICH ARE BEING ABANDONED. FIRE

ELECTRICAL/TELEPHONE OUTLETS.

RATINGS SHALL BE MAINTAINED.

16. THE GENERAL CONTRACTOR SHALL

DEMOLITION, INCLUDING SWITCH

17. THE GENERAL CONTRACTOR SHALL

GROUP, INC. FINISHING SCHEDULE

RECEIVE PAINT AND/OR NEW WALL

SOVERING. THE SWITZER GROUP,

INC. SHALL INSPECT AND APPROV

ALL PATCHED SURFACES PRIOR TO

SHALL BE REMOVED, CLEANED AND

AND PATCH WALL SURFACE

UNDERNEATH AS REQUIRED TO

APPLICATION OF FINISH PAINT

AND/OR NEW WALL COVERING.

THROUGHOUT THE ENTIRE SPACE

18. EXISTING VENETIAN BLINDS

BOXES, PLATES, BRIDGES, OR ANY

OTHER TELEPHONE OR ELECTRICAL

CAREFULLY REMOVE EXISTING WALL

COVERING AS SHOWN ON THE SWITZER

CONDUITS LEFT AFTER WALL

WIRING OR EQUIPMENT.

POWER AND LIGHTS THROUGHOUT THE

(REMOVAL OF TILE, CARPETING

HICKNESS.

DIRECTED.

CONTRACTOR.

FINISHED SURFACES ON COLUMNS AND

EXISTING WALLS SHALL BE CHOPPED

OUT AND/OR PATCHED FREE OF ALL

RREGULARITIES AND SHALL MATCH

REMOVED FROM THE PREMISES EXCEPT

ITEMS TO BE REUSED OR RETURNED

THE CLIENT OR AS OTHERWISE

CAUSES AN UNEVENESS IN SLAB, THE

CONTRACTOR SHALL PATCH TO LEVEL

HE SLAB TO RECEIVE NEW FINISHED

BE REMOVED AND EITHER STORED OR

AND COLOR, UNLESS OTHERWISE

REMAIN AND EXISTING AREAS

ALIGNED SURFACE.

AND RESURFACED SMOOTH, FLUSH,

AFFECTED BY DEMOLITION OR NEW

DRAWINGS SHALL BE PATCHED AS

DEMOLITION, FINISHED SURFACES DO

CORNER BEADS AND STOPS INSTALLED

REFURBISHED AS REQUIRED BY SENERAL CONTRACTOR THEY SHAL! 3E REINSTALLED AFTER COMPLETION OF ALL CONSTRUCTION WORK. 19. ALL "EXISTING TO REMAIN" EXISTING RELOCATED, OR NEW ITEMS NSTALLED BY THE GENERAL CONTRACTOR, IN ADDITION TO BEING AMPLY PROTECTED THROUGHOUT THE PERIOD OF CONSTRUCTION, BE HOROUGHLY CLEANED TO THE SATISFACTION OF SWITZER GROUP INC. PRIOR TO BEING TURNED OVER TO THE TENANT. 20. ALL DEFECTIVE BASEBOARDS SHALL BE REMOVED, PROVIDE NEW TO MATCH. 21. REFER TO SG/ENGINEERING DRAWINGS FOR REMOVAL AND/OR RELOCATION IF REQUIRED OF HVAC DUCTS SPRINKLER HEADS, DIFFUSERS, EXIT LIGHTS, ETC. 22. UPON COMPLETION OF DEMOLITION WORK, THE GENERAL CONTRACTOR SHALL PROVIDE THAT ALL AREAS BE LEFT BROOM CLEAN. SALVAGE I. IT IS THE INTENTION OF SG TO REUSE EXISTING ITEMS WHEREVER POSSIBLE. GENERAL CONTRACTOR SHALL CAREFULLY REMOVE, FOR REUSE, THE FOLLOWING EXISTING A) MOVABLE WALLS (INCLUDING CONNECTORS AND ALL FURNITURE COMPONENTS) B) DOORS, FRAMES AND BUCKS C) HARDWARE D) MILLWORK COMPLETE WITH INTERIOR FITTINGS AND HARDWARE E) ELECTRIC AND TELEPHONE FLOOR OUTLET HEADS F) LIGHTING FIXTURES G) DIFFUSERS AND REGISTERS H) OTHER ITEMS AS DIRECTED BY SG THOSE ITEMS NOT REUSED ARE TO BE STORED AS DIRECTED BY TENANT/OWNER PATCHING AND CUTTING THE GENERAL CONTRACTOR SHALL DO ALL CUTTING FITTING AND PATCHING WORK THAT MAY BE REQUIRED TO MAKE ALL PARTS COME TOGETHER PROPERLY AND FIT TO RECEIVE OR BE RECEIVED BY WORK OF OTHER CONTRACTORS SHOWN UPON OR REASONABLY IMPLIED BY THE DRAWINGS AND NOTES. THE GENERAL CONTRACTOR SHALL PROVIDE ALL FLOOR CUT-OUTS AND PATCHING REQUIRED FOR THE INSTALLATION OF ALL WORK 3. THE GENERAL CONTRACTOR SHALL SURVEY ALL EXISTING FINISHED SURFACES TO INCLUDE CORNER BEADS, STOPS, ETC. FOR CHIPS CRACKS, HOLES, AND DAMAGED SURFACES, WHEREVER DOOR BUCKS HAVE BEEN REMOVED AND ANY OTHER DEFECTS CAUSING AN APPEARANCE DIFFERENT FROM A NEW FIRST CLASS FINISHED INSTALLATION. THESE DEFECTIVE SURFACES SHALL BE REPAIRED OR IF BEYOND REPAIRING HE GENERAL CONTRACTOR SHALL REMOVE ALL EXISTING AND INSTALL NEW SURFACES TO THE SATISFACTION OF THE SWITZER GROUP, INC. 4. ALL OTHER DAMAGED SURFACES (FINISHED FLOOR SLAB, CONVECTOR ENCLOSURES, ETC.) SHALL BE REPAIRED TO THE SATISFACTION OF THE SWITZER GROUP, INC.

5. THE GENERAL CONTRACTOR SHALL 5. DETAILED HOLLOW METAL DOOR AND INSPECT ALL EXISITING PLASTER HARDWARE SCHEDULES SHALL BE SURFACES AND WHERE, AS A RESULT SUBMITTED TO SG FOR APPROVAL OF DEMOLITION, FINISHED SURFACES AND FABRICATION OF MATERIAL DO NOT ALIGN, THE EXISTING HALL NOT BE COMMENCED UN LASTER SHALL BE CHOPPED AWAY SUCH APPROVAL HAS BEEN RECEIVED NEW CORNER BEADS AND STOPS INSTALLED AND SURFACE 6. ALL DOORS SHALL HAVE A 1" UNDERCUT REPLASTERED TO A SMOOTH, FLUSH, AT CARPET & 1/2" UNDERCUT A ALIGNED SURFACE VAT UNLESS OTHERWISE NOTED 6. THE GENERAL CONTRACTOR SHALL ALL WOOD DOORS SHALL BE FURNISHED METAL LATH OVER ALL NEW CONDUIT AND INSTALLED BY WOODWORKER OR AS SPECIFIED. HARDWARE FOR WOOD CHASES IN MASONRY PARTITION DOORS FURNISHED BY G.C. 7. ALL DAMAGED EXISTING AREAS TO INSTALLED BY WOODWORKER UNLESS REMAIN AND EXISTING AREAS OTHERWISE NOTED. AFFECTED BY DEMOLITION OR NEW CONSTRUCTION WORK SHOWN ON 8. ALL HOLLOW METAL DOOR BUCK DRAWINGS SHALL BE PATCHED AS REQUIRED TO MATCH IMMEDIATE ASSEMBLIES SHALL BE INDICATED ON THE DRAWINGS REQUIRED BY CODE EXISTING ADJACENT AREAS IN OR AS REQUIRED BY THE BUILDING MATERIAL, FIRE RATING, FINISH AND COLOR, UNLESS OTHERWISE 9. ALL BUCKS SHALL BE WELDED TYPE UNLESS OTHERWISE NOTED. SECTION 06400 10. ALL BUCKS UTILIZED IN ANY FIRE MILLWORK RATED ASSEMBLY SHALL BE WELDED TYPE AND CONFORM WITH HARDWARE I. THE GENERAL CONTRACTOR SHALL REQUIREMENTS FOR SUCH RATED CLOSELY COORDINATE HIS WORK WITH ASSEMBLIES. THAT OF THE MILLWORK CONTRACTOR. 11. FULL REINFORCEMENT OF ALL . ALL WOODWORK AND CABINETWORK HARDWARE ATTACHMENT POINTS SHALL DIMENSIONS SET FORTH ON THE BE MADE AS REQUIRED BY THE DRAWINGS OR WITHIN THE HARDWARE MANUFACTURER SPECIFICTIONS ARE TO BE ADHERED 2. ALL LOCK SETS SHALL BE CODED TO. WHEN THE WORK OF ANOTHER AND/OR KEYED IN ACCORDANCE WITH TRADE SHALL ADVERSELY AFFECT THESE DIMENSIONS, THE GENERAL THE CLIENTS' REQUIREMENTS CONTRACTOR SHALL NOTIFY THE DESIGNER SO THAT MODIFICATIONS CODES AND/OR KEYS ARE TO BE DELIVERED TO THE CLIENT PROPERL ESTED AND/OR TAGGED, PROVIDE MAY BE MADE. IN NO CASE SHALL THREE (3) PASS KEYS FOR EACH MODIFICATIONS BE MADE WITHOUT PRIOR APPROVAL OF THE DESIGNER IT SHALL BE THE RESPONSIBILITY 3. THE GENERAL CONTRACTOR SHALL OF THE GENERAL CONTRACTOR TO PROVIDE PROTECTION FOR ALL DOORS NOTIFY THE WOODWORKER OF PENDING AND BUCKS TO PREVENT DENTING MODIFICATION BEFORE THE AFFECTED SCRATCHING, OR MARRING OF THE WOODWORK ITEMS ARE FABRICATED. INISHED SURFACES DURING THE CONSTRUCTION PERIOD. SHOULD 3. ALL FINISHED WORK SHALL BE OUCH DAMAGE OCCUR THE GENERAL CONSTRUCTED IN THE MOST CAREFUL CONTRACTOR SHALL BE REQUIRED AND THOROUGH MANNER IN REPLACE AT HIS SOLE COST AND ACCORDANCE WITH DETAILS AND EXPENSE ANY AND ALL DAMAGED APPROVED SHOP DRAWINGS AND THE DOORS AND BUCKS. BEST METHODS & QUALITY KNOWN IN THE INDUSTRY, INCLUDING BUT NOT LIMITED TO THOSE ESTABLISHED BY THE ARCHITECTURAL 14. ALL ELECTRICALLY OPERATED HARDWARE I.E. DEADBOLTS MODWORK INSTITUTE (AMI). UNLESS STRIKES, DOOR HOLD OPENERS OTHERWISE NOTED HEREIN, THE INTENT OF THE DESIGN IS TO ACHIEVE "PREMIUM GRADE" THE HIGHEST GRADE AVAILABLE IN BOTH MATERIAL & WORKMANSHIP INTENDED FOR ETC. WHETHER SPECIFIED OR NOT SHALL BE A FAIL SAFE MODEL AND SHALL BE HOOKED UP TO THE LIFE SAFETY SYSTEM OF THE BUILDING THE FINEST WORK ALL EXPOSED SURFACES AND EDGES SHALL BE FINISHED UNLESS OTHERWISE NOTED. ALS THE G.C. TO VERIFY THE PROPER SMOOTH AND BE FREE FROM MARKS. TRANSFORMER VOLTAGE AND BLEMISHES OR DEFACEMENTS OF ANY CIRCUITING OF EACH UNIT. KIND CAUSED BY WORKMANSHIP MANUFACTURE OR TRANSPORTATION 15. ALL ITEMS OF HARDWARE SHALL BE CAREFULLY FITTED AND SECURED IN ALL COSTS ASSOCIATED WITH THE SELECTION OF PREMIUM VENEERS & OTHER MATERIALS. PLACE AS PART OF THE WORK OF INLCUDING THE CULLING, LAY-UP & EXAM. OF FLITCHES & FULL-SIZE PANELS FOR THIS DIVISION. LOCATION AND POSITIONING OF HARDWARE SHALL BE APPROVAL HEREUNDER SHALL BE INCLUDED IN THE SCOPE OF WORK & INTENT OF SUBJECT TO SGI APPROVAL. CARE HALL BE TAKEN NOT TO MAR OR SPECIFICATION. DAMAGE HARDWARE OR OTHER WORK 16. UPON COMPLETION OF THE WORK 4. ALL MILLWORK ATTACHED TO PREMISES SHALL COMPLY WITH ALL CODE BEFORE FINAL ACCEPTANCE OF TH JOB BY THE OWNER, THE CONTRACTOR REQUIREMENTS. SHALL, IN THE PRESENCE OF THE DUNER OR SG, SHOW THAT ALL COORDINATE THE SETTING OF ALL HARDWARE IS IN SATISFACTORY NECESSARY WOOD GROUNDS, BLOCKING WORKING ORDER: FIT ALL KEYS IN AND REINFORCING WHICH WILL BE IN THEIR RESPECTIVE LOCKS, AND UPON ACCEPTANCE OF THE WORK, SHALL CONJUNCTION WITH HIS WORK ONLY. TAG AND DELIVER ALL KEYS TO THE FINISHES SHALL BE AS NOTED ON IT. THE CONTRACTOR SHALL AT ALL TIMES THE SWITZER GROUP, INC. DRAWINGS. BE RESPONSIBLE FOR THE DISTRIBUTION OF KEYS FOR THE SHOP-PRIME ALL ITEMS SHOWN ON HARDWARE INSTALLED DURING DETAIL DRAWINGS CONCERNED. THE PROGRESS OF THE WORK MILLWORK CONTRACTOR SHALL FINISH 8. AFTER PRELIMINARY FITTING OF ALL ITEMS CONCERNED. HARDWARE, THE CONTRACTOR SHALL REMOVE TRIM FOR PAINTING AND VENEERED. AS NOTED ON DRAWINGS FINISHING WORK IN ORDER TO WITH SOLID WOOD EDGES TO MATCH PROTECT THE FINISHED WOODWORK THE VENEERS USED UNLESS THE CONTRACTOR SHALL REINSTALL OTHERWISE NOTED. THE HARDWARE IN A PERMANENT MANNER ONLY AFTER DOOR STOPS HAVE BEEN INSTALLED SCRIBED TO WALL OR CEILING. MILLWORK CONTRACTOR TO CHECK JOB 3. KEYING OF ALL LOCKS SHALL BE IN ACCORDANCE WITH THE TENANT'S PROGRESS AND COORDINATE WITH APPROVAL.

5. MILLWORK CONTRACTOR SHALL 6. ALL FINISHED CABINET WOOD AND 1. THE MILLWORK CONTRACTOR SHALL 8. ALL SHELVES SHALL BE I" PLYWOOD 3. ALL BLOCKING REQUIRED SHALL BE OTHER TRADES INVOLVED. 10. MILLWORK CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL MILLWORK ITEMS TO THE SWITZER GROUP, INC. BEFORE PROCEEDING, (PROVIDE ONE 1) SEPIA AND THREE (3) BLUELINE COPIES) I. CABINET CONTRACTOR SHALL PROVIDE ALL MATERIAL, HARDWARE AND LABOR O FABRICATE AND INSTALL ALL SABINETS, WALL PANELS, REVEALS, ETC. AS SPECIFIED ON THE SWITZER GROUP, INC. DRAWINGS. 12. ALL DIMENSIONS AND FIELD CONDITIONS SHALL BE VERIFIED AT JOB SITE BY MILLWORK CONTRACTOR PRIOR TO FABRICATION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE SWITZER GROUP, INC. BEFORE PROCEEDING 13. MILLWORK CONTRACTOR SHALL SUBMIT SAMPLES OF ALL FINISHES MATERIALS AND CUTS OF ALL HARDWARE TO THE SWITZER GROUP INC. FOR APPROVAL PRIOR TO FABRICATION.

O VENEERS ON DOORS, VENEERS ON

DOORS AND WALL PANELS SHALL BE

DOOR MATCHED CENTER MATCHED IN

O WHERE FILES ARE SHOWN AS BEING

SECTION 08100/

I. THE GENERAL CONTRACTOR SHALL

FLUSH HOLLOW METAL DOOR

AS PER THE DOOR SCHEDULE.

3. DOORS WHICH REQUIRE FIRE

UNLESS OTHERWISE NOTED.

2. THE GENERAL CONTRACTOR SHALL

AS SHOWN ON SG DRAWINGS AND

ALL FILES TOGETHER

SET INTO MILLWORK, THE MILLWORK

CONTRACTOR SHALL SET AND BOLT

DOORS, HARDWARE & HOLLOW METAL

PROVIDE REQUIRED BUCK ASSEMBLIES

DRAWINGS, DETAILS AND SCHEDULES.

AS SHOWN ON HARDWARE SCHEDULE.

RESISTIVE RATING SHALL BE LABELED WITH THE SPECIFIED LABEL

4. ALL HARDWARE SHALL MEET ALL CODE REQUIREMENTS AND BE BASED ON

BUILDING STANDARD SPECIFICATIONS

PROVIDE HARDWARE FOR ALL DOORS

SEQUENCE.

ALL DRYWALL COMPONENTS AND MATERIALS SHALL BE AS MANUFACTURED BY U.S. GYPSUM NATIONAL GYPSUM CO., OR APPROVED . DRYWALL CONTRACTOR SHALL CLOSELY CORDINATE HIS WORK WITH THAT OF OTHER TRADES. WHERE DRYWALLS ARE IN CONFLICT WITH DUCTWORK, PLUMBING LINES, ETC. THIS CONTRACTOR SHALL PROVIDE ALL 14. ALL SURFACES SPECIFIED AS PLASTIC NECESSARY BRIDGING AND BRACING LAMINATE FINISH SHALL HAVE BACK REQUIRED TO SECURE DRYWALL AND TO MAINTAIN PIPE OR SOUND RATING COAT PLASTIC LAMINATE. WHERE REQUIRED 15. THE MILLWORK CONTRACTOR SHALL PROVIDE RUBBER BUMPERS ON ALL GENERAL CONTRACTOR SHALL WOOD DOORS. SOORDINATE ALL WOOD GROUNDS, STEEL SUPPORTS AND ANY OTHER 16. WHERE MEMBERS ARE MITERED OR ITEM THAT IS IMBEDDED INTO THE BUTTED, THEY SHALL BE JOINED AND DRYWALL PARTITIONS OR ENCLOSURES SECURED IN A MANNER TO INSURE WHICH RELATES TO HIS WORK OR THE AGAINST THE JOINT OPENING. WORK OF THE TENANT'S 17. ALL FINISHED WORK SHALL, AS FAR CONTRACTOR ALL WOOD GROUNDS, BRIDGING, BRACING, FRAMING, ETC. AS PRACTICAL, BE ASSEMBLED AND SHALL BE FIRE-RETARDED AS CALLED FINISHED IN THE SHOP AND DELIVERED TO THE BUILDING READY FOR BY THE BUILDING CODE AND TO ERECT IN PLACE GENERAL CONTRACTOR MUST SUBMIT AFFIDAVITS OF SUCH FIRE 8. ALL FINISHED VENEERED WOOD SHALL RETARDATION TO SGI. BE FREE FROM KNOTS, SHAKES OR OTHER DEFECTS AFFECTING EITHER WHERE EXISTING FIREPROOFING HAS DURABILITY OR APPEARANCE AND BEEN REMOVED AT COLUMNS OR SHALL BE CAREFULLY SELECTED FOR BEAMS, NEW FIREPROOFING SHALL BE GRAIN AND COLOR SO THAT THERE INSTALLED TO COMPLY WITH THE WILL BE NO MARKED VARIATION AT REQUIRED FIRE RATING, GENERAL JOINTS BETWEEN VENEERS. CONTRACTOR IS TO VERIFY. IN THE 19. VENEERS ON WALL PANELING SHALL BE VERTICAL GRAIN, VENEERS SHALL BE OF SUFFICIENT LENGTH SO THAT HORIZONTAL JOINTS ARE NOT REQUIRED. PANELS ABOVE DOORS HALL HAVE VENEERS EDGED MATCHED

ALL DRYWALL PARTITIONS AND FURRING SHALL BE ACCURATELY LAID OUT AND ERECTED AS SHOWN ON THE PLANS, ELEVATIONS AND DETAILS. THE GENERAL CONTRACTOR IN CORDINATION WITH THE CABINET CONTRACTOR SHALL PROVIDE ALL LINE AND GRADE MARKINGS ON THE FINISHED FLOOR FOR ALL PARTITIONS FOR SG APPROVAL BEFORE PROCEEDING WITH ANY WORK. UNLESS OTHERWISE NOTED, ALL DIMENSIONS FOR PARTITIONS ARE FROM FINISH TO FINISH OR FROM FINISH TO WINDOW MULLION. 9. ALL PARTITIONS ARE TO BUILDING STANDARD UNLESS OTHERWISE NOTED. 10. ALL GYPSUM WALLBOARD PARTITIONS SHALL BE ERECTED AS SHOWN ON THE PLANS, DETAILS OR AS CALLED FOR IN THE SPECIFICATIONS (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.

SECTION 09250

DRYWALLS, FURRING AND SOFFITS

INSTALLATION INSTRUCTIONS AND

MANUFACTURERS AND AS SHOWN IN

THE DRAWINGS, AND/OR AS REQUIRED

SHALL BE ERECTED PER THE

METHODS PUBLISHED BY THE

BY THE BUILDING CODE

PARTITIONS

WALLS SHOWN ALLIGNED WITH BASE BUILDING STRUCTURE SHALL BE LUSH AND SMOOTH WITH BASE BUILDING STRUCTURE UNLESS OTHERWISE INSTRUCTED. THE CONTRACTOR SHALL USE CORNER BEADS AND TAPE AND SPACKLE AT ALL EXPOSED CORNERS AND ENDS. DRYWALL PARTITION IS 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. 4. ALL DOORS IN DRYWALL OR MASONRY PARTITION SHALL BE SET 4" FROM OUTSIDE EDGE OF BUCK TO MMEDIATE ADJACENT WALL, UNLESS OTHERWISE NOTED.

15. ALL JOINTS IN NEW PARTITIONS, AS WELL AS JUNCTURES BETWEEN EXISTING AND NEW PARTITIONS HALL BE TAPED AND SPACKLED AND FINISHED SMOOTH. 16. 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, AS . THE CONTRACTOR SHALL APPLY AT LEAST TWO CONTINUOUS 1/4" DIAMETER CAULKING BEADS AT THE FLOOR AND CEILING CHANNEL RUNNERS AND ABUTTING CONSTRUCTION PRIOR TO THE IE. OUTLET & SWITCH BOXES TO

INSTALLATION OF THE GYPSUM BOARD 18. THE CONTRACTOR SHALL CAULK ALL PENETRATIONS IN THE PARTITIONS 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 HUNG CEILINGS. THESE ARE TO BE COORDINATED WITH H.Y.A.C. ENGINEERING DRAWINGS AND THE GENERAL CONTRACTOR'S MECHANICAL CONTRACTOR'S SHOP DRAWINGS. ALL SPACES OR GAPS SHALL BE PROPERLY SEALED FOR SOUNDPROOFING AND VIBRATION. 20 PROVIDE ALL NECESSARY CUT-OUTS FOR THE INSTALLATION OF ELECTRICAL OUTLETS, SWITCHES AND OTHER ELECTRICAL AND/OR MECHANICAL DEVICES. 21. WHERE DUCT OR PART OF DUCT IS RUNNING PARALLEL OVER FIRE RATED

PARTITIONS EXTEND RATED PARTITION AROUND DUCT TO EFFECT A COMPLETE MAINTENANCE OF FIRE 22. WHERE PIPES, CONDUITS OR LOW NSION 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 BATT INSULATION AND FITTED TIGHTLY WITH ESCUTCHEON PLATES OR EQUAL ON BOTH SIDES OF THE FIRE RATED ENCLOSURE TO INSURE FULL FIRE RATING IN COMPLIANCE WITH THE BUILDING CODE. 23. THE CONTRACTOR SHALL PROVIDE CENTRALLY LOCATED BENCH MARKS FOR USE BY ALL TRADES.

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

SECTION 09300 FLOOR TILE 1. PRIOR TO INSTALLATION CONTRACTOR SHALL INSPECT FLOOR SURFACES WHICH ARE TO RECEIVE TILE COVERING. FLOOR SHALL BE FREE OF ALL EXISTING FLOOR COVERING OIL, WATER AND DEBRIS. FLOOR TO BE MADE PLUMB AND LEVEL TO RECEIVE TILE COVERING. 2. CONTRACTOR SHALL NOT PROCEED WITH INSTALLATION UNTIL SUCH DEFECTS

OR CONDITIONS HAVE BEEN CORRECTED. 3. TILE AND BASE SHALL BE AS SPECIFIED IN FLOOR LEGEND. 4. BONDING MATERIALS SHALL BE AS PER MANUFACTURER'S RECOMMENDATION. 5. GROUT SHALL BE SPECIFIED IN FLOOR 6. METHOD OF SETTING AND GROUTING SHALL BE IN ACCORDANCE WITH TILE COUNCIL OF AMERICA, MARBLE INSTITUTE OF AMERICA'S INSTALLATION STANDARDS. 7. 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 SO LINED THAT NO STAGGERING OCCURS. FINISHED SURFACES SHALI BE LEVELED AND FREE FROM LOOSE BROKEN OR CHIPPED TILE. 8. TILE TO RUN AS SHOUN ON PLAN. 9. 1/8" THICK EDGE TRIM AS SPECIFIED

BY THE SWITZER GROUP, INC. TO BE INSTALLED AT ALL JUNCTIONS BETWEEN TILE AND CARPET. 10. CLEANING - FOLLOWING INSTALLATION, THE TILE SHALL BE AREFULLY CLEANED TO REMOVED ANY DIRT OR MORTAR ANY STAINS OR DEFACEMENTS, NO HARSH ABRASIVES OR WIRE BRUSHES SHALL BE USED. IF ACID SHALL BE USED, ALL HARDWOOD SURFACES SHALL BE PROTECTED BY A COATING OF VASELINE OR EQUAL. . ALL SPECIAL CUTTING OF TILF

(DIAGONAL, RADIUS CORNER, ETC.) SHALL BE SHOP-CUT TO INSURE THAT WORKMANSHIP SHALL BE OF THE BEST QUALITY AND FREE OF IMPERFECTIONS ALL WORK JUDGED UNACCEPTABLE BY THE SWITZER GROUP INC. SHALL BE REMOVED AND REPLACED AT NO ADDITIONAL COST. 12. 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 BY OTHERS. 3. MAINTENANCE AND INSTRUCTIONS: SUBMIT TO THE SWITZER GROUP, INC. FOR TRANSMITTAL TO TENANT, SUPPLIER/INSTALLER RECOMMENDED CLEANING AND MAINTENANCE INSTRUCTIONS FOR THE TILE BEING

PROVIDED.

SECTION 09500 ACOUSTICAL CEILINGS

THE GENERAL CONTRACTOR SHALL PROVIDE HUNG CEILING SYSTEM AS SHOWN ON THE SWITZER GROUP, INC CEILING IN ALL AREAS SHALL BE NSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS, LOCAL BUILDING DEPARTMENT REQUIREMENTS AND ALL APPLICABLE CODES. IN GENERAL, THE CEILING WORK REQUIREMENTS SHALL BE EXECUTED

CONTINUOUS MATCHING AND ALIGNING SEILING. THE FINAL CEILING INSTALLATION MUST BE FREE OF AL VISUAL DEFECTS. WHERE ADJACEN TO EXISTING WORK, NEW JOINTS TO ALIGN WITH EXISTING. ALL NEW CEILING TILE SHALL MATCH EXISTING AND/OR ADJACENT TILE IN STYLE, SIZE AND INSTALLATION.

IN SUCH MANNER AS TO PROVIDE A

. HUNG CEILING HEIGHTS SHALL BE AS SHOWN ON "CONSTRUCTION PLANS! REFLECTED CEILING PLANS" AND "CONSTRUCTION DETAIL PLANS." ANY DEVIATION FROM HEIGHTS SHOUN MUST BE SUBMITTED TO THE SWITZER GROUP, INC. FOR APPROVAL. . NO CEILING TILES SHALL BE INSTALLED UNTIL THE BUILDING MANAGEMENT HAS HAD AN OPPORTUNITY TO INSPECT THE AREAS TO ASCERTAIN THAT ALL DUCTWORK PLUMBING, ELECTRICAL, ETC., HAS BEEN REINSTALLED PROPERLY. CARRYING CHANNELS FOR THE CEILING SHALL BE BOLTED TO HANGERS AS REQUIRED BUT NOT OVER 4' - 0" OC AND 6" OFF WALLS AND PARTITIONS

PARALLEL TO THE CHANNELS. FASCIAS OR ANY BREAK IN THE CEILING HEIGHTS CREATED BY THE INSTALLATION AND/OR ALTERATION OF HEATING, VENTILATING, AIR CONDITIONING OR MECHANICA! DUCTS, PIPING OR OTHER EQUIPMENT SHALL BE FORMED OF GYSUM WALLBOARD ON FURRING CHANNELS 9. ANY CHANGE IN CEILING GRID OCCURRING BETWEEN TWO ROOMS SHALL BE LOCATED AT CENTERLINE OF PARTITIONS. THE GENERAL CONTRACTOR SHALL PROVIDE AN OVERSIZE TILE AND CU SAME TO AVOID "SLIVER" PIECES

LINE-UP ENDS 2" OR LESS FROM A II. THE GENERAL CONTRACTOR'S CEILING CONTRACTOR SHALL CLOSELY COORDINATE HIS WORK WITH THAT OF LECTRICAL CONTRACTORS, AND THE ELEPHONE COMPANY WHEREVER THEIR RESPECTIVE WORK IN CONTINGUOUS. 12. THE GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL ALL CEILING

AND INSTALL SAME IN EACH AREA

WHEN AN ACOUSTIC CEILING TILE

ACCESS TILE IN ACOUSTIC CEILINGS TO FURNISH ACCESS FOR INSPECTION MAINTENANCE TO ALL AIR CONDITIONING, PLUMBING TELEPHONE AND ELECTRICAL CONTROLS REQUIRING ACCESS. 13. THE GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL ALL CEILING ACCESS PANELS REQUIRED IN GYPSUM BOARD CEILINGS USING "MIL COR" TYLE K. SIZE ON ACCESS DOOR HALL BE DETERMINED BY CONTRACTORS WHOSE WORK VECESSITATES ACCESS. LOCATION OF ACCESS DOOR IS TO BE APPROVED BY THE SWITZER GROUP, INC.

BEFORE PROCEEDING WITH WORK 14. PRIOR TO CLOSING UP ANY CEILING. ALL PLENUM SYSTEMS (HVAC PLUMBING AND ELECTRIC) SHALL BE NSPECTED AND WHERE REQUIRED TESTED BY CONTRACTOR'S ENGINEERS BUILDING MANAGEMENT IF REQUIRED, AND BY THE AUTHORITIES HAVING JURISDICTION O INSURE THEIR PROPER INSTALLATION AND FUNCTION. 15. THE CEILING TILE JOINTS SHALL 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 SHALL BE OF THE SAME HEIGHTS AND CONSTRUCTION AS THAT OF ADJOINING SPACE, EXCEPT AS OTHERWISE NOTED. 18. THE GENERAL CONTRACTOR SHALL

PROVIDE CUTOUTS AND OTHER SPECIAL PROVISIONS IN ACOUSTICAL WORK AS REQUIRED FOR LIGHTING FIXTURES, REGISTERS, DIFFUSERS AND OTHER INSERTED ITEMS. 19. SUSPENDED CEILING SHALL BE CONSTRUCTED IN ACCORDANCE WITH HE ADMINISTRATIVE CODE FOR FIREPROOFING STRUCTURES. 20. THE GENERAL CONTRACTOR SHALL REPAIR AND/OR REPLACE ANY AND ALL CEILING TILES WHICH ARE TO

BE REMOVED TO FACILITATE FELEPHONE INSTALLATION. IL THE GENERAL CONTRACTOR WILL NOT BE ENTITLED TO EXTRAS FOR OPENING ANY PARTITIONS, FLOORS OR CEILINGS BECAUSE OF TELEPHONE COMPANY'S INSTALLATION, AND/OR SECURITY SYSTEMS.

SECTION 09650 RESILIENT FLOORING I. THE GENERAL CONTRACTOR SHALL FLASH PATCH ALL CRACKS, HOLES, OR OTHER IMPERFECTIONS (PROJECTIONS SHALL BE REMOVED AND PATCHED) TO PROVIDE A CONTINUOUS SMOOTH FLOOR SURFACE. SURFACE PREPARATION, LAYING, PROTECTION AND CLEANING OF TILE SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. 3. ALL WORKMANSHIP SHALL BE OF THE

BEST QUALITY AND WHEN THE WORK IS COMPLETE, IT SHALL BE FREE FROM BUBBLES, OPEN JOINTS OF OTHER IMPERFECTIONS. SEAMS SHALL BE KEPT IN ACCURATE ALIGNMENT ALONG BOTH CORDINATES. TILE HAVING CHIPPED OR ROUNDED CORNERS WILL BE REJECTED AND IF LAID, SHALL BE REMOVED AND REPLACED WITH ACCEPTABLE TILE. PATTERN WITH COURSES PARALLEL TO WALLS, UNLESS OTHERWISE INDICATED ON DRAWINGS. THE TILE SHALL BE SECURELY CEMENTED AND SHALL BE LAID WITH TIGHT BUTT JOINTS. THE ADHESIVE USED FOR CEMENTING TILE SHALL BE APPLIED

FAR ENOUGH IN ADVANCE OF THE

DHESIVE TO REACH ITS INITIAL

5. SPACES BEING SURFACES SHALL BE

DURING THE LAYING OF RESILIENT

CLOSED TO TRAFFIC AND OTHER WORK

TILE SETTING TO PERMIT THE

SET BUT NOT ITS FINAL SET.

BE CLEANED BY THE CONTRACTOR REMOVING ALL SPOTS OF ADJEST/ AND SURFACE STAINS AND ALL SCRAPS, CARTONS AND CONTAINERS SHALL BE REMOVED FROM THE THE GENERAL CONTRACTOR SHALL DRY

WHEN DIRECTED, AFTER CLEANING BRUSH DAMP MOP AND LOPE 2) COATS OF APPROVED NON-S\_F MAX. FLOORING IS TO BE THOROUGHLY MACHINE BUFFED AND LEFT IN CONDITION ENTIREL' SATISFACTORY TO THE SUITZER GROUP, INC. THE GENERAL CONTRACTOR SH. PROVIDE AND MAINTAIN ADEQUAT PROTECTION FOR ALL RESILIENT

FLOORING WORK FOR THE DURATION

OF THE CONTRACT, AND REMOVE AL

PROTECTION WHEN DIRECTED BY THE

SECTION 09900 PAINTING

. UNLESS OTHERWISE SPECIFIED, ALL

AREAS ARE TO BE PAINTED IN

SWITZER GROUP, INC.

ACCORDANCE WITH FINISH PLANS AND PATTERN AND COLOR, AND SHAL SPECIFICATIONS. IMMEDIATELY NOTIFY THE SWITZER SROUP, INC. BY PHONE AND IN WALLS SHALL INCLUDE SURFACES FROM WRITING OF ANY DEVIATION NOTED. FLOOR TO CEILING, INCLUDING PLASTER, FASCIAS, JAMBS, BUCKS, REVEALS, RETURNS, LIGHT COVES, UPON RECEIPT OF WALLCOVERING FROM AND ALL OTHER VERTICAL SERVICES. MANUFACTURER(S) A PROPERLY TAGGED SAMPLE WITH MANUFACTURERS CEILINGS FOR PAINT SHALL INCLUDE LABEL AND ARCHITECTURAL HE GENERAL SURFACE OF THE JALLCOVERING INDICATION SHALL B CEILING (INCLUDING LUMINOUS SUBMITTED TO THE SWITZER GROUP PLENUM SIDES AND SOFFITS) NC. FOR APPROVAL BEFORE BREAKS, DRAPERY POCKETS, ETC. INSTALLATION. GOODS SUPPLIED ALL VENETIAN BLIND POCKETS SHALL FROM MORE THAN ONE DYE LOT FOR USE IN A SINGLE AREA WILL NOT BE BE PAINTED TO MATCH EXISTING. ACCEPTED. 5. PRIOR TO PAINTING, THE CONTRACTOR 6. CONTRACTOR TO FURNISH WRITTEN SHALL REMOVE OR PROTECT ALL SUARANTEE FOR WORK IN THIS

FINISHED SURFACES, HARDWARE SWITCH AND OUTLET PLATES, ETC REPLACING AND UNCOVERING THE SAME WHEN PAINTING HAS BEEN COMPLETED. 6. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE THE PROPER PROTECTION AGAINST DAMAGE TO EXISTING FURNITURE, ADJACENT FINISHED WORK, AND FLOORING. PARTICULAR ATTENTION SHALL BE GIVEN TO AREAS WHERE CARPET IS INSTALLED AND CONSTRUCTION WORK IS INVOLVED OR NOT COMPLETED. 1. ALL SURFACES TO BE PAINTED OR TO RECEIVE WALLCOVERING SHALL PRESENT A TRUE, SMOOTH, LEVEL FINISH AND SHALL BE CLEANED FREE FROM ALL GRIT, GREASE, DIRT AND LOOSE MATERIAL AND ALL

SCRATCHES, CRACKS, OPEN JOINTS. HOLES AND OTHER DEFECTS, SHALL BE PROPERLY CUT-OUT, SPACKLED BE BROUGHT TO A SMOOTH EVEN FINISH AND GIVEN A PRIME COAT AS SPECIFIED FOR THE AFFECTED WORK PLASTER WORK SHALL BE CLEANED WITH STEEL WOOL AND PRIMED. RUSTED SURFACES SHALL BE CLEANED DOWN TO BARE MATERIAL WITH STEEL WOOL OR EMERY CLOTH AND PRIMED. 8. ALL EXISTING UNEVENESS IN ALL PARTITIONS SHALL BE SANDED OR CHIPPED AWAY AND SURFACES PLASTER PATCHED OR SPACKLED TO ENSURE A PERFECTLY 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 SHALL BE REPORTED TO THE SWITZER GROUP, INC OTHERWISE THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR, AND RECTIEY ANY UNSATISFACTORY FINISHING RESULTING FROM NEGLIGENCE.

10. PRIOR TO APPLICATION OF PAINT REMOVE FIXTURE AND DIFFUSER FRAMES, ESCUTCHEONS, COVER PLATES, AND OTHER SUCH OBJECTS ON WALL AND CEILINGS AND STORE I PROTECTED AREA UNTIL READY T BE REPLACED. SURFACE HARDWARE ON DOORS AND SILENCERS ON FRAMES SHALL HAVE BEEN REMOVED, AND STORED UNTIL READY TO BE REPLACED.

14. PAINT COLORS SHALL BE SPECIFIED

BY THE SWITZER GROUP, INC. AND

SUBMIT SAMPLES (12" × 12") ON

HE GENERAL CONTRACTOR SHALL

THEIR RESPECTIVE SURFACES FOR

APPROVAL BY THE SWITZER GROUP,

BY THE FINISH PAINT MANUFACTURER

SHELVING AND PAINTED DOORS SHALL

WINDOW ENCLOSURES, TRIM AND WOOD

SAME COLOR AS THE WALLS IN WHICH

16. ALL PERIPHERAL WINDOW CONVECTOR

HAVE SEMI-GLOSS FINISH UNLESS

SHELVING SHALL BE PAINTED THE

OTHERWISE NOTED. ALL BUCKS,

THEY OCCUR, AND SHALL BE IN

17. ALL WORK SHALL HAVE ONE (1) PRIME

PAINT UNLESS OTHERWISEE NOTED.

PROPER FILM THICKNESS, WITHOUT

APPLIED IN A MANNER SO AS TO

ALL FINISHED SURFACES SHALL BE

OF A UNIFORM SHEEN, COLOR AND

COMPLETION, REMOVE ALL ADHESIVE AND PAINT FROM WHERE IT WAS

SPILLED, SPLASHED OR SPLATTERED

ON SURFACES, INCLUDING LIGHT

AND SHALL LEAVE ALL SURFACES

SPLATTERS. HE SHALL REMOVE ALL ELECTRICAL SWITCH PLATES AND

IARDWARE, ETC., BEFORE PAINTING

PROTECTING AND REPLACING SAME

COMPLETED. ANY WORK WHICH CAN

AT THIS CONTRACTOR'S EXPENSE.

20. THE CONTRACTOR SHALL EXAMINE ALL AREAS OF CONSTRUCTION AFTER

INSTALLATION, FLOORING, ETC.)

UP" PAINTING AND/OR PATCHING.

COMPLETION OF WORK BY ALL TRADES

AND APPROVE ALL NECESSARY "TOUCH

FREE OF DAUBS, SPOTS AND/OR

19. THE CONTRACTOR SHALL, UPON

FIXTURES, DIFFUSERS AND

REGISTERS, SLAB FITTINGS, ET

OUTLET PLATES, SURFACES

WHEN PAINTING HAS BEEN

(INCLUDING TELEPHONE

SHOW A MINIMUM OF BRUSH WORK

DEFECTS. ALL PAINTING SHALL BE

18. ALL MATERIALS SHALL BE SPREAD

WITH CARE TO A UNIFORM AND

RUNS, SAGS, CRAWLS OR OTHER

COAT AND TWO (2) FINISH COATS OF

SEMI-GLOSS FINISH UNLESS

OTHERWISE NOTED.

TEXTURE.

ENCLOSURES, TRIM AND WOOD

STARTED.

10. INSTALLATION: II. INTERIOR SPACES SHALL BE BROOM CLEAN AND SURFACES DUST-FREE BEFORE PAINTING OR FINISHING IS WITH MILDEWCIDE 2. WHERE EXISTING CEILING DIFFUSERS GRILLS AND REGISTERS ARE TO BE REUSED, PAINT TO MATCH 13. WHERE WOOD SURFACES ARE TO BE PAINTED, WOOD IS TO BE PROPERLY SEALED SANDED AND PRIMED BEFORE FINISH COATS OF SEMI-GLOSS PAINT ARE APPLIED.

WITH PANELS CUT IN CONSECUTIVE ORDERS FROM THE OCCUR LESS THEN 6" FROM 15. PRIMERS SHALL BE AS RECOMMENDED

G) ANY VARIATION IN COLOR AND/OR PATTERN MATCH SHALL BE THE MANUFACTURER'S REPRESENTTION FOR US. FURHTER WITH INSTALLATION. WALLCOVERING SHALL BE TERMINATED IN A CHROME J-MOLDING STRIP.

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

VINYL BASE. COLOR 3. BASE SHALL BE INSTALLED BY PAINT HAVE BEEN COMPLETED. 4. BASE SHALL BE INSTALLED AFTER COMPLETELY COATING WALLS AND BACK OF BASE WITH ADHESIVE AS PER MANUFACTURER'S INSTRUCTIONS. 5. BASE SHALL BE SET SO THAT THE AGAINST THE FINISHED FLOOR NOT BE CLEANED SHALL BE REPLACED 6. JOINTS SHALL BE VERTICAL AND

8. ROLL WITH HAND ROLLER UNTIL 100%

9. CONTRACTOR TO CLEAN BASE AFTER

CONTACT IS ACHIEVED.

INSTALLATION.

2ND FLR.- EAST WING GUESTROOM RENOVATION

PALISADES CONFERENCE CENTER ROUTE 9W PALISADES, N.Y. 10964

lo. Date Issue 9/20/02 ISSUED FOR IBM REVIEW 10/10/02 SKANSKA

 ${\it Io.}$   ${\it Date}$   ${\it Revisions}$ 

consultant

By

B) A COAT OF PRIMER OR SIZE SHALL BE APPLIED TO ALL SURFACES BEFORE APPLICATION OF WALL COVERING. C) GLOSSY SURFACES SHALL BE SANDED TO DULL SURFACE PRIOR TO INSTALLATION OF WALLCOYERING. D) REMOVE MILDEW FROM WALLS AND

TREAT SURFACES TO INHIBIT FURTHER MILDEW GROWTH. E) GYPSUM WALLBOARD SHALL HAV ALL NAILS AND SCREWS RECESSED WITH ALL JOINT AND NAIL DEPRESSIONS TAPED AND SPACKLED, SANDED AND PRIMED WITH ONE COAT OF PRIMER.

. ALL METAL SURFACES TO BE PAINTED

ELECTROSTATICAL AND BRUSH TO BE STRIPED DOWN TO BARE METAL, BARE

METAL SURFACES TO BE SANDED SMO

AND EVEN TO RECEIVE PRIMER COAT

FRIOR TO FINISH COATS, UNLESS

OTHERWISE NOTED.

SCHEDULE !

UPRIGHT POSITION.

SECTION Ø995Ø

EY GENERAL CONTRACTOR

FINISHES: WALLCOVERING

DRAWINGS AND SCHEDULE.

FURNISH AND INSTALL VINYL AND

. CONTRACTOR TO SUBMIT CUTS OF

VINT L AND WALLCOVERING (10" 10") TO THE SWITZER GROUP, INC.

FOR APPROVAL OF COLOR AND

STORE ALL MATERIALS FLAT AND IN

4. COMPLETE LENGTHS OF WALLCOVERIN

SHALL BE INSPECTED IMMEDIATELY

INSTALLATION BY CONTRACTOR TO

MAKE CERTAIN THAT IT IS FREE OF

DEFECTS OF ANY KIND AND IN THE

PATTERN (AS NOTED ON FINISH

MANUFACTURER'S CARTONS IN

JPON RECEIPT AND BEFORE

ORRECT QUANTITY, WIDTHS,

SECTION AGAINST DEFECTIVE

THE SWITZER GROUP, INC. SUCH

COST TO OWNER.

JORK TO BE WITHOUT ADDITIONAL

WALLCOVERING SHALL BE HUNG IN

RESPECTIVE MANUFACTURERS WRITT

FOR SATISFACTORY INSTALLATION.

WALLCOVERING PATTERN. ALL

AND THERE MUST BE A FIRM

HORIZONTAL SEAMS WILL BE

UPON COMPLETION OF WORK

8. ALL WORKMANSHIP WHICH IS NOT

OTHER WALLCOVERINGS.

BE ACCEPTED.

9. SURFACE PREPARATION:

ALL SEAMS MUST BE CLOSELY AND

INSTRUCTIONS. GENERAL CONTRACTOR

SHALL ASSUME TOTAL RESPONSIBILIT

NEATLY BUTTED AND ALIGNED TO THE

AIR POCKETS AND BUBBLES ELIMINATE

BOND OF THE WALLCOVERING TO THE

UNDERLYING WELL SURFACE, EXCEPT

A MINIMUM OF 6" FROM ALL INSIDE

ACCEPTED. ALL FINISHED SUFACES

PROGRESSES AND ALL EXCESS PASTE

AND ADHESIVE MUST BE REMOVED

AND OUTSIDE CORNERS AND NO

MUST BE CLEANED AS THE WORK

JUDGED TO BE FIRST QUALITY BY

THE SWITZER GROUP, INC. WILL NOT

A) REMOVE ALL LOOSE PAINT AND

WHERE INDICATED ALL SEAMS MUST BE

STRICT ACCORDANCE WITH THE

MATERIAL AND/OR WORKMANSHIP THA

MAY DEVELOP WITHIN ONE YEAR FROM

DATE OF ACCEPTANCE AND AGREE

REPAIR OR REPLACE AS DIRECTED

WALL COVERINGS AS SHOWN ON

A) FOLLOW MANUFACTURER'S DIRECTION FOR MIXING AND APPLYING ADHESIVE AND PRIMER B) USE PANELS IN EXACT ORDER AS THEY ARE CUT FROM ROLL. C) TRIM OFF SALVAGE OF EACH PANE DEEP ENOUGH TO INSURE COLOR CONFORMITY, USING STRAIGHT EDGE ON A CUTTING TABLE. D) FILL IN OVER DOORS AND WINDOWS

E) VERTICAL JOINTS SHALL NOT OUTSIDE OR INSIDE CORNERS. F) MATCH ALL PATTERN PANELS.

IMMEDIATELY COMMUNICATED TO INSPECTION BEFORE PROCEDING H) WHERE VINYL OR WALLCOVERING ABUT PAINT SURFACE, VINYL OR I) YINYL OR WALLCOVERING TO BE INSTALLED PRIOR TO BASEBOARD.

SECTION Ø9960 BASE (RUBBER AND VINYL) I. FURNISH AND INSTALL RUBBER AND 2. SEE FINISH LEGEND FOR TYPE AND

CONTRACTOR AFTER WALLCOVERING/ 1. JOB FORMED INTERNAL CORNERS SHAL BE CONTINUOUS FOR AT LEAST TWO FEET ON EACH SIDE OF THE CORNER.

Architect 35 5th Avenue 11th Floor New York, NY 10017 (212) 922-1313 aming it is a violation of the law State of New York for any person, unless acting under the direction of a licensed architect, Lic. No. 17187 to alter an item in any way as per NYS Article 174 Section 7307 Floor No. Dwg No.

THE SWITZER GROUP, INC.

535 Fifth Avenue, New York, N.Y. 10017 Tel 212.922.1313 Fox 212.922.9825

e above designs, plan and specifications are the property o

he Switzer Group Inc. Contractor is responsible for checking all

dimensions and conditions at job site, as well as building rules

other clearances should be checked with The Switzer Group, Inc.

correcting same at his own expense. Use of these designs for

prior to fabrication of said work. Contractor is responsible for

GENERAL NOTES

Drawn By

Checked By

my other purpose is unouthorized.

Drawing Title

Proj. Mgr.

A02.1

- 11. WALLS SHOWN ALLIGNED WITH BASE BUILDING STRUCTURE SHALL BE FLUSH AND SMOOTH WITH BASE BUILDING STRUCTURE UNLESS OTHERWISE INSTRUCTED.
- 12. THE CONTRACTOR SHALL USE CORNER BEADS AND TAPE AND SPACKLE AT ALL EXPOSED CORNERS AND ENDS.
- 13. UNLESS OTHERWISE NOTED, WHERE NEW DRYWALL PARTITION IS SHOWN ALIGNING WITH COLUMN FACE OR EXISTING MASONRY PARTITION BY-PASS FACE OF COLUMN OR EXISTING MASONRY PARTITION WITH U.S. GYPSUM 1/8" FURRING CHANNELS AND ONE (1) LAYER OF 5/8" GYFSUM WALLBOARD.
- 14. ALL DOORS IN DRYWALL OR MASONRY PARTITION SHALL BE SET 4" FROM OUTSIDE EDGE OF BUCK 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. 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, AS CALLED FOR
- 17. THE CONTRACTOR SHALL APPLY AT LEAST TWO CONTINUOUS 1/4" DIAMETER CAULKING BEADS AT THE FLOOR AND CEILING CHANNEL RUNNERS AND ABUTTING CONSTRUCTION PRIOR TO THE INSTALLATION OF THE GYPSUM BOARD PANELS.
- 18. THE CONTRACTOR SHALL CAULK ALL PENETRATIONS IN THE PARTITIONS I.E. 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 HUNG CEILINGS. THESE ARE TO 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 SOUNDPROOFING AND VIBRATION.
- 20. PROVIDE ALL NECESSARY CUT-OUTS FOR THE INSTALLATION OF ELECTRICAL OUTLETS, SWITCHES AND OTHER ELECTRICAL AND/OR MECHANICAL DEVICES.
- 21. WHERE DUCT OR PART OF DUCT IS RUNNING PARALLEL OVER FIRE RATED PARTITIONS EXTEND RATED PARTITION AROUND DUCT TO EFFECT A COMPLETE MAINTENANCE OF 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 BATT INSULATION AND FITTED TIGHTLY WITH ESCUTCHEON PLATES OR EQUAL ON BOTH SIDES OF THE FIRE RATED ENCLOSURE TO INSURE FULL FIRE RATING IN COMPLIANCE WITH THE BUILDING CODE.
- 23. THE CONTRACTOR SHALL PROVIDE CENTRALLY LOCATED BENCH MARKS FOR USE BY ALL TRADES.
- 24. THE GENERAL CONTRACTOR SHALL SUPPLY AND INSTALL BUILDING STANDARD PERIPHERAL MULLION FILLER PANELS WHERE PARTITIONS ARE SHOWN ON CENTER LINE ON WINDOW MULLION. IN ADDITION. THE GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL SOUND BARRIERS IN CONVECTORS AT PARTITION LOCATIONS.

### SECTION 09300

- FLOOR TILE . PRIOR TO INSTALLATION CONTRACTOR SHALL INSPECT FLOOR SURFACES WHICH ARE TO RECEIVE TILE COVERING. FLOOR SHALL BE FREE OF ALL EXISTING FLOOR COVERINGS OIL, WATER AND DEBRIS. FLOOR TO BE MADE PLUMB AND LEVEL TO RECEIVE TILE COVERING.
- 2. CONTRACTOR SHALL NOT PROCEED WITH INSTALLATION UNTIL SUCH DEFECTS OR CONDITIONS HAVE BEEN CORRECTED.
- 3. TILE AND BASE SHALL BE AS SPECIFIED IN FLOOR LEGEND.
- 4. BONDING MATERIALS SHALL BE AS PER MANUFACTURER'S RECOMMENDATION.
- 5. GROUT SHALL BE SPECIFIED IN FLOOR LEGEND. 6. METHOD OF SETTING AND GROUTING SHALL BE IN ACCORDANCE WITH TILE
- COUNCIL OF AMERICA, MARBLE INSTITUTE OF AMERICA'S INSTALLATION STANDARDS. T. 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 SO LINED THAT NO STAGGERING OCCURS. FINISHED SURFACES SHALL BE LEVELED AND FREE FROM LOOSE BROKEN OR CHIPPED TILE. 8. TILE TO RUN AS SHOWN ON PLAN.
- 9. 1/8" THICK EDGE TRIM AS SPECIFIED BY THE SWITZER GROUP, INC. TO BE INSTALLED AT ALL JUNCTIONS BETWEEN TILE AND CARPET.
- 10. CLEANING FOLLOWING INSTALLATION, THE TILE SHALL BE CAREFULLY CLEANED TO REMOVED ANY DIRT OR MORTAR ANY STAINS OR DEFACEMENTS. NO HARSH ABRASIVES OR WIRE BRUSHES SHALL BE USED. IF ACID SHALL BE USED, ALL HARDWOOD SURFACES SHALL BE PROTECTED BY A COATING OF VASELINE OR EQUAL.

- II. ALL SPECIAL CUTTING OF TILE (DIAGONAL RADIUS CORNER ETC.) SHALL BE SHOP-CUT TO INSURE THAT WORKMANSHIP SHALL BE OF THE BEST QUALITY AND FREE OF IMPERFECTIONS ALL WORK JUDGED UNACCEPTABLE BY THE SWITZER GROUP, INC. SHALL BE REMOVED AND
- REPLACED AT NO ADDITIONAL COST. 2. 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 BY OTHERS.
- 13. MAINTENANCE AND INSTRUCTIONS: SUBMIT TO THE SWITZER GROUP INC. FOR TRANSMITTAL TO TENANT SUPPLIER/INSTALLER RECOMMENDED CLEANING AND MAINTENANCE INSTRUCTIONS FOR THE TILE BEING PROVIDED.
- SECTION 09500 ACOUSTICAL CEILINGS
- THE GENERAL CONTRACTOR SHALL PROVIDE HUNG CEILING SYSTEM AS SHOWN ON THE SWITZER GROUP, INC. DRAWINGS.
- 2. CEILING IN ALL AREAS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS, NEW YORK CITY BUILDING DEPARTMENT REQUIREMENTS AND ALL APPLICABLE CODES.
- 3. IN GENERAL, THE CEILING WORK REQUIREMENTS SHALL BE EXECUTED N SUCH MANNER AS TO PROVIDE A CONTINUOUS MATCHING AND ALIGNING CEILING. THE FINAL CEILING INSTALLATION MUST BE FREE OF ALL VISUAL DEFECTS. WHERE ADJACENT TO EXISTING WORK, NEW JOINTS TO ALIGN WITH EXISTING.
- 4. ALL NEW CEILING TILE SHALL MATCH EXISTING AND/OR ADJACENT TILE IN STYLE, SIZE AND INSTALLATION.
- 5. HUNG CEILING HEIGHTS SHALL BE AS SHOWN ON "CONSTRUCTION PLANS," 'REFLECTED CEILING PLANS" AND "CONSTRUCTION DETAIL PLANS." ANY DEVIATION FROM HEIGHTS SHOWN MUST BE SUBMITTED TO THE SWITZER GROUP, INC. FOR APPROVAL
- 6. NO CEILING TILES SHALL BE INSTALLED UNTIL THE BUILDING MANAGEMENT HAS HAD AN OPPORTUNITY TO INSPECT THE AREAS TO ASCERTAIN THAT ALL DUCTWORK PLUMBING, ELECTRICAL, ETC., HAS BEEN REINSTALLED PROPERLY
- 1. CARRYING CHANNELS FOR THE CEILING SHALL BE BOLTED TO HANGERS AS REQUIRED BUT NOT OVER 4' - 0" OC AND 6" OFF WALLS AND PARTITIONS PARALLEL TO THE CHANNELS.
- 8. FASCIAS OR ANY BREAK IN THE CEILING HEIGHTS CREATED BY THE INSTALLATION AND/OR ALTERATION OF HEATING, VENTILATING, AIR CONDITIONING OR MECHANICAL DUCTS, PIPING OR OTHER EQUIPMENT SHALL BE FORMED OF GYSUM WALLBOARD ON FURRING CHANNELS.
- 9. ANY CHANGE IN CEILING GRID OCCURRING BETWEEN TWO ROOMS SHALL BE LOCATED AT CENTERLINE OF PARTITIONS.
- 10. THE GENERAL CONTRACTOR SHALL PROVIDE AN OVERSIZE TILE AND CU SAME TO AVOID "SLIVER" PIECES AND INSTALL SAME IN EACH AREA WHEN AN ACOUSTIC CEILING TILE LINE-UP ENDS 2" OR LESS FROM A
- 11. THE GENERAL CONTRACTOR'S CEILING CONTRACTOR SHALL CLOSELY COORDINATE HIS WORK WITH THAT OF THE CABINET, PLUMBING, HVAC. ELECTRICAL CONTRACTORS, AND THE TELEPHONE COMPANY WHEREVER THEIR RESPECTIVE WORK IN CONTINGUOUS.
- 12. THE GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL ALL CEILING ACCESS TILE IN ACOUSTIC CEILINGS TO FURNISH ACCESS FOR INSPECTION MAINTENANCE TO ALL AIR CONDITIONING, PLUMBING TELEPHONE AND ELECTRICAL CONTROLS REQUIRING ACCESS.
- 13. THE GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL ALL CEILING ACCESS PANELS REQUIRED IN GYPSUM BOARD CEILINGS USING "MILCOR" STYLE K. SIZE ON ACCESS DOOR SHALL BE DETERMINED BY CONTRACTORS WHOSE WORK NECESSITATES ACCESS. LOCATION OF ACCESS DOOR IS TO BE APPROVED BY THE SWITZER GROUP, INC.
- BEFORE PROCEEDING WITH WORK 14. PRIOR TO CLOSING UP ANY CEILING, ALL PLENUM SYSTEMS (HVAC, PLUMBING AND ELECTRIC) SHALL BE NSPECTED AND WHERE REQUIRED TESTED BY CONTRACTOR'S ENGINEERS, BUILDING MANAGEMENT IF REQUIRED, AND BY THE AUTHORITIES HAVING JURISDICTION
- TO INSURE THEIR PROPER INSTALLATION AND FUNCTION 15. THE CEILING TILE JOINTS SHALL 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 SHALL BE OF THE SAME HEIGHTS AND CONSTRUCTION AS THAT OF ADJOINING SPACE, EXCEPT AS OTHERWISE NOTED. 18. THE GENERAL CONTRACTOR SHALL
- PROVIDE CUTOUTS AND OTHER SPECIAL PROVISIONS IN ACOUSTICAL WORK AS REQUIRED FOR LIGHTING FIXTURES, REGISTERS, DIFFUSERS AND OTHER INSERTED ITEMS.

- 19. SUSPENDED CEILING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ADMINISTRATIVE CODE FOR
- FIREPROOFING STRUCTURES. 20. THE GENERAL CONTRACTOR SHALL REPAIR AND/OR REPLACE ANY AND ALL CEILING TILES WHICH ARE TO BE REMOVED TO FACILITATE TELEPHONE INSTALLATION.
- 21. THE GENERAL CONTRACTOR WILL NOT BE ENTITLED TO EXTRAS FOR OPENING ANY PARTITIONS, FLOORS OR CEILINGS BECAUSE OF TELEPHONE COMPANY'S INSTALLATION, AND/OR SECURITY SYSTEMS.

#### SECTION 09650

- RESILIENT FLOORING I. THE GENERAL CONTRACTOR SHAL FLASH PATCH ALL CRACKS, HOLES OR OTHER IMPERFECTIONS
- CONTINUOUS SMOOTH FLOOR SURFACE. 2. SURFACE PREPARATION, LAYING, PROTECTION AND CLEANING OF TILE SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS

(PROJECTIONS SHALL BE REMOVED

AND PATCHED) TO PROVIDE A

- 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 WILL BE REJECTED AND IF LAID, SHALL BE REMOVED AND REPLACED WITH ACCEPTABLE TILE.
- 4. TILE SHALL BE LAID IN SQUARE PATTERN WITH COURSES PARALLEL TO WALLS, UNLESS OTHERWISE INDICATED ON DRAWINGS. THE TILE SHALL BE SECURELY CEMENTED AND SHALL BE LAID WITH TIGHT BUTT JOINTS. THE ADHESIVE USED FOR CEMENTING TILE SHALL BE APPLIED FAR ENOUGH IN ADVANCE OF THE TILE SETTING TO PERMIT THE ADHESIVE TO REACH ITS INITIAL

SET BUT NOT ITS FINAL SET.

- 5. SPACES BEING SURFACES SHALL BE CLOSED TO TRAFFIC AND OTHER WORK DURING THE LAYING OF RESILIENT FLOORING.
- 6. UPON COMPLETION, ALL WORK SHALL BE CLEANED BY THE CONTRACTOR REMOVING ALL SPOTS OF ADHESIV AND SURFACE STAINS AND ALL SCRAPS. CARTONS AND CONTAINERS SHALL BE REMOVED FROM THE BUILDING.
- 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 CONDITION ENTIRELY SATISFACTORY TO THE SWITZER GROUP, INC.
- 8. THE GENERAL CONTRACTOR SHALL PROVIDE AND MAINTAIN ADEQUATE PROTECTION FOR ALL RESILIENT FLOORING WORK FOR THE DURATION OF THE CONTRACT, AND REMOVE ALL PROTECTION WHEN DIRECTED BY THE SWITZER GROUP, INC.

#### SECTION 09680 CARPETING

- 1. ALL WORK SHALL CONFORM TO THE CURRENT EDITION OF "CARPET SPECIFIER'S HANDBOOK" BY THE CARPET AND RUG INSTITUTE.
- 2. CARPET USED MUST BE FROM THE SAME MANUFACTURER'S RUN AND DYE LOT FOR EACH CARPET
- 3. SUBMIT MANUFACTURER'S COMPLETE TECHNICAL PRODUCT DATA FOR EACH TYPE OF CARPET AND ACCESSORY ITEM 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 27" SAMPLES OF EACH CARPET REQUIRED AND SIX (6) INCH LONG SAMPLES OF EACH TYPE OF EXPOSED EDGE-STRIP AND BASE.
- 6. SUBMIT MANUFACTURER'S CERTIFICATION STATING THAT CARPET MATERIALS FURNISHED COMPLY WITH SPECIFIED REQUIREMENTS, INCLUDING A LISTING OF MILL REGISTER NUMBERS FOR CARPETS FURNISHED AND SUPPORTING CERTIFIED LABORATORY TEST DATA INDICATING THAT CARPET MEETS OR EXCEEDS SPECIFIED TEST REQUIREMENTS.
- 1. 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 AT LEAST FIVE (5) PERCENT OVERRUN ON CALCULATED YARDAGE. PROVIDE REQUIRED OVERRUN EXCLUSIVE OF CARPET NEEDED FOR PROPER INSTALLATION, WASTE AND USABLE
- 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

10. THE CONTRACTOR SHALL REPAIR SEAMS, JOINTS AND

EDGE, IF 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 CONTRACTOR CAN MAKE THE NECESSARY ARRANGEMENTS. 11. THE 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 MORF THAN TEN (10) PERCENT IN FIVE (5) YEARS IF THAT CARPET WEARS MORE THAN TEN (10) PERCENT IN FIVE YEARS, THE MANUFACTURER WILL REPLACE THE CARPET INCLUDING PARTS, LABOR AND MATERIALS, TO THE OWNER'S SATISFACTION.
- 13. FOR TACKLESS INSTALLATIONS OVER PADDING, PROVIDE, DELIVER AND INSTALL CARPET CUSHION UNDER ALL CARPETS. CARPET CUSHION SHALL BE DIPLOMAT 40 OZ RUBBERIZED HAIR AND JUTE CARPET CUSHION AS MANUFACTURED BY GENERAL FELT INDUSTRIES OR APPROVED EQUAL.
- 14. PROVIDE VINYL OR RUBBER EDGES, REDUCERS AND THRESHOLD PLATES 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, OF A COMMERCIAL QUALITY AS MANUFACTURED BY AMES METAL MOLDING CO, INC OR APPROVED EQUAL THE TYPE SHALL BE AS REQUIRED BY SITE CONDITIONS.
- 15. FOR GLUE-DOWN ASSEMBLIES, PROVIDE ADHESIVE AS RECOMMENDED BY THE CARPET MANUFACTURER PROVIDE ADHESIVE, WHICH COMPLIES WITH FLAME SPREAD AND SMOKE DEVELOPED RATING REQUIRED FOR THE CARPET INSTALLATION, 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 SHALL BE THROUGH THE USE OF PRE-COATED THERMAL PLASTIC FABRIC SEAMING TAPE ALL EDGES TO BE SEAMED MUST BE PRIMED WITH LATEX SEAMING SEALER
- 17. EXAMINE THE AREAS AND CONDITIONS WHERE CARPETING IS TO BE INSTALLED AND NOTIFY THE SWITZER GROUP, INC. OF CONDITIONS DETRIMENTAL TO THE PROPER AND TIMELY COMPLETION OF THE WORK DO NOT PROCEED WITH THE WORK UNTIL UNSATISFACTORY CONDITIONS ARE CORRECTED TO PERMIT PROPER INSTALLATION OF THE WORK
- 18. FLOORING SHALL BE CLEAN AND FREE OF CRACKS AND PROTRUSIONS. EXISTING SLAB SHALL BE LEVELED WITH LATEX UNDERLAYMENT MADE BY LATICRETE OR APPROVED EQUAL.
- 19. FLOOR TEMPERATURE SHALL BE 65 DEGREES FOR AT LEASE 24-HOURS PRIOR TO INSTALLATION AND 48-HOURS AFTER CARPET IS INSTALLED.
- 20. SEQUENCE CARPETING WITH OTHER WORK SO AS TO MINIMIZE POSSIBILITY OF DAMAGE AND SOILING OF CARPET DURING REMAINDER OF CONSTRUCTION PERIOD
- 21. COMPLY WITH MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS. PLACE SEAMS IN THE DIRECTIONS AS ACCEPTED ON 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 INDICATED TO BE CARPETED, UNLESS OTHER FLOOR FINISH IS INDICATED FOR SUCH SPACES, EXTEND CARPET UNDER MOVABLE FURNITURE AND EQUIPMENT UNLESS OTHERWISE NOTED.
- 23. ALL CUT EDGES MUST BE SEALED PRIOR TO SEAMING OR 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 SIDE OF CUTS TO THE SUBSTRATE.
- 25. TRANSITION BETWEEN CARPET AND OTHER ADJACENT FLOOR FINISHES SHALL BE AS LOCATED ON THE PLANS. TRANSITIONS AT DOORS SHALL BE LOCATED ALONG THE CENTERLINE OF THE DOOR THICKNESS WHEN IN THE CLOSED POSITION.
- 26. UPON COMPLETION OF CARPET INSTALLATION IN EACH AREA, VISUALLY INSPECT ALL CARPET INSTALLED AND IMMEDIATELY REMOVE ALL DIRT, SOIL, ADHESIVE, AND FOREIGN SUBSTANCES FROM THE EXPOSED FACE, 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 TRIMS BASE, AND INSTALLATION OF SAME FOR THE REMAINDER OF THE CONSTRUCTION PERIOD.
- 28. VENTILATION CONDITIONS: FOR LONG TERM ACCEPTABLE INDOOR AIR QUALITY IT IS RECOMMENDED FRESH AIR VENTILATION IN COMMERCIAL SPACES BE MAINTAINED IN ACCORDANCE WITH CURRENT GUIDELINES OF ASHRAE STANDARD PUBLISHED BY AMERICAN SOCIETY OF HEATING. REFRIGERATING AND AIR CONDITIONING ENGINEERS
- DURING INSTALLATION, FRESH AIR VENTILATION SHOULD BE MAINTAINED BY UTILIZING EXHAUST FANS, AND BY OPERATING THE VENTILATION SYSTEM AT FULL CAPACITY. ALWAYS EXHAUST TO THE OUTSIDE AND AVOID RECIRCULATION OF AIR
- AFTER INSTALLATION, MAINTAIN FRESH AIR VENTILATION FOR 48-72 HOURS AT NORMAL ROOM TEMPERATURES BY OPERATING VENTILATION OR EXHAUST FAN SYSTEM AT FULL CAPACITY, OPEN DOORS AND WINDOWS, IF POSSIBLE THESE PROCEDURES WILL HELP EXHAUST, DISSIPATE AND ELIMINATE LINGERING ODORS FROM INSTALLATION

- SECTION 09900
- PAINTING I. UNLESS OTHERWISE SPECIFIED, ALL AREAS ARE TO BE PAINTED IN ACCORDANCE WITH FINISH PLANS AND
- SPECIFICATIONS. . WALLS SHALL INCLUDE SURFACES FROM FLOOR TO CEILING, INCLUDING PLASTER, FASCIAS, JAMBS, BUCKS, REVEALS RETURNS, LIGHT COVES,
- AND ALL OTHER VERTICAL SERVICES. CEILINGS FOR PAINT SHALL INCLUDE THE GENERAL SURFACE OF THE CEILING (INCLUDING LUMINOUS PLENUM SIDES AND SOFFITS) BREAKS, DRAPERY POCKETS, ETC.
- 4. ALL VENETIAN BLIND POCKETS SHALL BE PAINTED TO MATCH EXISTING. . PRIOR TO PAINTING, THE CONTRACTOR
- SHALL REMOVE OR PROTECT ALL FINISHED SURFACES, HARDWARE, SWITCH AND OUTLET PLATES, ETC REPLACING AND UNCOVERING THE SAME WHEN PAINTING HAS BEEN COMPLETED.
- 6. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE THE PROPER PROTECTION AGAINST DAMAGE TO EXISTING FURNITURE ADJACENT FINISHED WORK AND FLOORING. PARTICULAR ATTENTION SHALL BE GIVEN TO AREAS WHERE CARPET IS INSTALLED AND CONSTRUCTION WORK IS INVOLVED OR NOT COMPLETED. 7. ALL SURFACES TO BE PAINTED OR TO
- RECEIVE WALLCOVERING SHALL PRESENT A TRUE, SMOOTH, LEVEL FINISH AND SHALL BE CLEANED FREE FROM ALL GRIT, GREASE, DIRT AND LOOSE MATERIAL AND ALL SCRATCHES, CRACKS, OPEN JOINTS HOLES AND OTHER DEFECTS, SHALL BE PROPERLY CUT-OUT, SPACKLED BE BROUGHT TO A SMOOTH EVEN FINISH AND GIVEN A PRIME COAT AS SPECIFIED FOR THE AFFECTED WORK PLASTER WORK SHALL BE CLEANED WITH STEEL WOOL AND PRIMED. RUSTED SURFACES SHAL BE CLEANED DOWN TO BARE MATERIAL
- WITH STEEL WOOL OR EMERY CLOTH AND PRIMED. 8. ALL EXISTING UNEVENESS IN ALL PARTITIONS SHALL BE SANDED OR CHIPPED AWAY AND SURFACES PLASTER PATCHED OR SPACKLED TO ENSURE A PERFECTLY 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 SHALL BE REPORTED TO THE SWITZER GROUP, INC OTHERWISE, THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR, AND RECTIFY ANY UNSATISFACTORY FINISHING RESULTING FROM NEGLIGENCE.
- 10. PRIOR TO APPLICATION OF PAINT REMOVE FIXTURE AND DIFFUSER FRAMES, ESCUTCHEONS, COVER PLATES, AND OTHER SUCH OBJECTS ON WALL AND CEILINGS AND STORE IN PROTECTED AREA UNTIL READY TO BE REPLACED. SURFACE HARDWARE ON DOORS AND SILENCERS ON FRAMES SHALL HAVE BEEN REMOVED, AND STORED UNTIL READY TO BE
- REPLACED. II. INTERIOR SPACES SHALL BE BROOM CLEAN AND SURFACES DUST-FREE BEFORE PAINTING OR FINISHING IS
- STARTED. 12. WHERE EXISTING CEILING DIFFUSERS, GRILLS AND REGISTERS ARE TO BE REUSED, PAINT TO MATCH
- CEILING. 13. WHERE WOOD SURFACES ARE TO BE PAINTED, WOOD IS TO BE PROPERLY SEALED SANDED AND PRIMED BEFORE FINISH COATS OF SEMI-GLOSS PAINT ARE APPLIED.
- 14. PAINT COLORS SHALL BE SPECIFIED BY THE SWITZER GROUP, INC. AND THE GENERAL CONTRACTOR SHALL SUBMIT SAMPLES (12" X 12") ON THEIR RESPECTIVE SURFACES FOR APPROVAL BY THE SWITZER GROUP,
- 15. PRIMERS SHALL BE AS RECOMMENDED BY THE FINISH PAINT MANUFACTURER
- 16. ALL PERIPHERAL WINDOW CONVECTOR ENCLOSURES, TRIM AND WOOD SHELVING AND PAINTED DOORS SHALL HAVE SEMI-GLOSS FINISH UNLESS OTHERWISE NOTED. ALL BUCKS, WINDOW ENCLOSURES, TRIM AND WOOD SHELVING SHALL BE PAINTED THE SAME COLOR AS THE WALLS IN WHICH THEY OCCUR, AND SHALL BE IN SEMI-GLOSS FINISH UNLESS OTHERWISE NOTED.
- 17. ALL WORK SHALL HAVE ONE (1) PRIME COAT AND TWO (2) FINISH COATS OF PAINT UNLESS OTHERWISEE NOTED.
- 18. ALL MATERIALS SHALL BE SPREAD 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 WORK ALL FINISHED SURFACES SHALL BE OF A UNIFORM SHEEN, COLOR AND
- 19. THE CONTRACTOR SHALL, UPON COMPLETION REMOVE ALL ADHESIVE AND PAINT FROM WHERE IT WAS SPILLED, SPLASHED OR SPLATTERED ON SURFACES, INCLUDING LIGHT FIXTURES DIFFUSERS AND REGISTERS, SLAB FITTINGS, ETC AND SHALL LEAVE ALL SURFACES FREE OF DAUBS, SPOTS AND/OR SPLATTERS. HE SHALL REMOVE ALL ELECTRICAL SWITCH PLATES AND OUTLET PLATES, SURFACES HARDWARE, ETC., BEFORE PAINTING, PROTECTING AND REPLACING SAME WHEN PAINTING HAS BEEN COMPLETED. ANY WORK WHICH CAN NOT BE CLEANED SHALL BE REPLACED AT THIS CONTRACTOR'S EXPENSE.
- 20. THE CONTRACTOR SHALL EXAMINE ALL AREAS OF CONSTRUCTION AFTER COMPLETION OF WORK BY ALL TRADES (INCLUDING TELEPHONE INSTALLATION, FLOORING, ETC.) AND APPROVE ALL NECESSARY "TOUCH UP" PAINTING AND/OR PATCHING.

- 21. ALL METAL SURFACES TO BE PAINTED ELECTROSTATICALLY OR BRUSH TO BE STRIPED DOWN TO BARE METAL BARE METAL SURFACES TO BE SANDED SMOOTH AND EVEN TO RECEIVE PRIMER COAT PRIOR TO FINISH COATS. UNLESS
- OTHERWISE NOTED. 22. ALL STRIPPING & ELECTROSTATIC PAINTING TO BE DONE ON OVERTIME.

#### SECTION 09950 FINISHES: WALLCOVERING

- (BY GENERAL CONTRACTOR) I. FURNISH AND INSTALL VINYL AND WALL COVERINGS AS SHOWN ON
- DRAWINGS AND SCHEDULE. 2. CONTRACTOR TO SUBMIT CUTS OF VINTL AND WALLCOVERING (10" X 10") TO THE SWITZER GROUP, INC. FOR APPROVAL OF COLOR AND PATTERN (AS NOTED ON FINISH SCHEDULE).
- 3. STORE ALL MATERIALS FLAT AND IN MANUFACTURER'S CARTONS IN UPRIGHT POSITION.
- 4. COMPLETE LENGTHS OF WALLCOVERING SHALL BE INSPECTED IMMEDIATELY UPON RECEIPT AND BEFORE INSTALLATION BY CONTRACTOR TO MAKE CERTAIN THAT IT IS FREE OF DEFECTS OF ANY KIND AND IN THE CORRECT QUANTITY, WIDTHS. PATTERN AND COLOR AND SHALL IMMEDIATELY NOTIFY THE SWITZER GROUP, INC. BY PHONE AND IN WRITING OF ANY DEVIATION NOTED.
- 5. UPON RECEIPT OF WALLCOVERING FROM MANUFACTURER(S) A PROPERLY TAGGED SAMPLE WITH MANUFACTURERS LABEL AND ARCHITECTURAL WALLCOVERING INDICATION SHALL BE SUBMITTED TO THE SWITZER GROUP INC. FOR APPROVAL BEFORE INSTALLATION, GOODS SUPPLIED FROM MORE THAN ONE DYE LOT FOR USE IN A SINGLE AREA WILL NOT BE ACCEPTED.
- 6. CONTRACTOR TO FURNISH WRITTEN GUARANTEE FOR WORK IN THIS SECTION AGAINST DEFECTIVE MATERIAL AND/OR WORKMANSHIP THAT MAY DEVELOP WITHIN ONE YEAR FROM DATE OF ACCEPTANCE AND AGREE TO REPAIR OR REPLACE AS DIRECTED BY THE SWITZER GROUP, INC. SUCH WORK TO BE WITHOUT ADDITIONAL COST TO OWNER.
- 7. WALLCOVERING SHALL BE HUNG IN STRICT ACCORDANCE WITH THE RESPECTIVE MANUFACTURERS WRITTEN INSTRUCTIONS. 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 ELIMINATED AND THERE MUST BE A FIRM BOND OF THE WALLCOVERING TO THE UNDERLYING WELL 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 SUFACES MUST BE CLEANED AS THE WORK PROGRESSES 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, INC. WILL NOT BE ACCEPTED.
- 9. SURFACE PREPARATION:
- A) REMOVE ALL LOOSE PAINT AND OTHER WALLCOVERINGS.
- B) A COAT OF PRIMER OR SIZE SHALL BE APPLIED TO ALL SURFACES BEFORE APPLICATION OF WALL COVERING.
- C) GLOSSY SURFACES SHALL BE SANDED TO DULL SURFACE PRIOR TO INSTALLATION OF WALLCOVERING. D) REMOVE MILDEW FROM WALLS AND
- TREAT SURFACES TO INHIBIT FURTHER MILDEW GROWTH. E) GYPSUM WALLBOARD SHALL HAVE ALL NAILS AND SCREWS RECESSED WITH ALL JOINT AND NAIL DEPRESSIONS TAPED AND

SPACKLED, SANDED AND PRIMED

WITH ONE COAT OF PRIMER.

- 10. INSTALLATION:
- A) FOLLOW MANUFACTURER'S DIRECTION FOR MIXING AND APPLYING ADHESIVE AND PRIMER WITH MILDEWCIDE.
- B) USE PANELS IN EXACT ORDER AS THEY ARE CUT FROM ROLL. C) TRIM OFF SALVAGE OF EACH PANEL
- CONFORMITY. USING STRAIGHT EDGE ON A CUTTING TABLE. D) FILL IN OVER DOORS AND WINDOWS WITH PANELS CUT IN CONSECUTIVE ORDERS FROM THE

DEEP ENOUGH TO INSURE COLOR

E) VERTICAL JOINTS SHALL NOT OCCUR LESS THEN 6" FROM OUTSIDE OR INSIDE CORNERS

F) MATCH ALL PATTERN PANELS.

- G) ANY VARIATION IN COLOR AND/OR PATTERN MATCH SHALL BE IMMEDIATELY COMMUNICATED TO THE MANUFACTURER'S REPRESENTTION FOR HIS INSPECTION BEFORE PROCEDING
- FURHTER WITH INSTALLATION. H) WHERE VINYL OR WALLCOVERING ABUT PAINT SURFACE, VINYL OR WALLCOVERING SHALL BE TERMINATED IN A CHROME J-MOLDING STRIP.
- 1) VINYL OR WALLCOVERING TO BE INSTALLED PRIOR TO BASEBOARD II. UPON COMPLETION OF WORK IN THIS SECTION, CONTRACTOR SHALL LEAVE SITE NEAT, CLEAN AND IN ACCEPTABLE CONDITION.

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

COLOR.

- I. FURNISH AND INSTALL RUBBER AND VINIL BASE 1. SEE FINISH LEGEND FOR TYPE AND
- 3. BASE SHALL BE INSTALLED BY CONTRACTOR AFTER WALLCOVERING PALISADES CONFERENCE CENTER PAINT HAVE BEEN COMPLETED. 4. BASE SHALL BE INSTALLED AFTER COMPLETELY COATING WALLS AND
- BACK OF BASE WITH ADHESIVE AS PER MANUFACTURER'S INSTRUCTIONS 5. BASE SHALL BE SET SO THAT THE LOWER EDGE FINISHES TIGHT AGAINST THE FINISHED FLOOR

1. JOB FORMED INTERNAL CORNERS SHALL

- 6. JOINTS SHALL BE VERTICAL AND
- BE CONTINUOUS FOR AT LEAST TWO FEET ON EACH SIDE OF THE CORNER. 8. ROLL WITH HAND ROLLER UNTIL 100%
- CONTACT IS ACHIEVED. 9. CONTRACTOR TO CLEAN BASE AFTER INSTALLATION.

2ND FLR.- EAST WING

GUESTROOM RENOVATION

ROUTE 9W PALISADES, N.Y. 10964

			\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\
	REA OF		
W	ORK		N
Vo.	Date	Issue	By
70. I	Date 9/20/02		ву
<del>, , . , . , , , , , , , , , , , , , , ,</del>	9/20/02		By

Date Revisions

THE SWITZER GROUP, INC

Consultant

535 Fifth Avenue, New York, N.Y. 10017 Tel 212.922.1313 Fox 212.922.9825 the above designs, plan and specifications are the property of The Switzer Group Inc. Contractor is responsible for checking all dimensions and conditions at job site, as well as building rules and regulations including building elevators. Corridors and all other clearances should be checked with The Switzer Group, Inc. prior to fabrication of said work. Contractor is responsible for correcting same at his own expense. Use of these designs for

any other purpose is unauthorized.

Date	Job No.	
08/30/02		102159
Scale NTS	Drawn By	TW.
Proj. Mgr.  B.H. Seal	Checked By  CO ARCHITA  Seal SUTTO	E.V.
Robert T. Sutter Architect  535 5th Avenue 11th Floor New York, NY 10017 (212) 922-1313	BOARS SI	

A02.2

Warning: It is a violation of the law

for any person, unless acting under

the direction of a licensed architect

to alter an item in any way as per

NYS Article 174 Section 7307.

Dwg No

State of New York

Lic. No. 17187

Floor No.

October 10, 2002 10:20:04 a.m.
Drawing: P:\PROJECTS\MPFILE\IBM\102159\600CAD\604PLANS\SKAN10-7\A02-1-GN,DWG.

