

Contractor shall verify all existing conditions in field prior to construction and prior to calling for building inspections. Notify the Architect of any discrepancies.

GENERAL CONDITIONS

1. Definitions: Definitions of various terms used in the Contract Documents are as follows:
 - A. "Remove" means remove permanently or temporarily, whichever is called for or required making all disconnects, reconnects or cappings
 - B. "Install" means provide and install, new and complete, and connect if required.
 - C. "Provide" means provide and install, new and complete, and connect if required.
 - D. "Reinstall" means install existing materials or items, including all connection work.
 - E. "Replace" means provide and install replacement item new and complete, to match original or as may be otherwise specified, and including all disconnect and reconnect work.
 - F. "Repair" means repair to original working order, complete and to match existing surrounding or adjacent surfaces.
 - G. "Dr. Equal" means or equal as approved by the Architect. Do not assume that any material, method or installation is equal unless it has been approved in writing by the Architect.
2. The Contractor shall visit the site and examine the areas where work is to be performed and all related equipment, materials and attachments to familiarize himself with the project, conditions and existing conditions, and to determine the work on this project. This shall be completed prior to the start of construction. The Contractor shall be responsible for obtaining all necessary permits and approvals from the City, State and other authorities having jurisdiction with regard to safety procedures.
3. Where existing utilities above or below ground are broken, damaged or disturbed, immediately support, shore-up, protect and do whatever temporary repairs are needed for continuance of service. Notify the Architect immediately upon breaking or damaging any utility line.
4. All damaged or broken utility lines shall be permanently repaired and/or replaced before other work continues and the cost of such repairs or replacements shall be borne by the Contractor.
5. All repair and replacement work shall be done to meet all present code requirements and shall be done by craftsmen who are qualified and licensed in the respective trades involved.
6. Clean-up
 - A. The Contractor shall keep the premises clean of all debris and rubbish and shall leave the building and site areas neat and clean at all times.
 - B. At the completion of the job, the Contractor shall remove all surplus material, equipment and debris from the site and leave the site in a neat orderly condition.
 - C. Provide all procedures or means required to prevent abnormal dust conditions due to construction operations. Maintain dust control measures at all times during construction of the project.
7. DEMOLITION, REMOVALS AND REPAIRS
 - 1. Procure and pay for all necessary Permits or Certificates required to complete the work specified. Make any and all required notifications and comply with all applicable Federal, State and local ordinances.
 - 2. Execute all demolition work in an orderly and careful manner with due consideration for any existing structures, including any parts of the surrounding areas which are to remain. Barricade and cover as necessary to protect occupants, visitors, clients, customers, and the public. Notify the City, State and other authorities immediately upon breaking or disturbing active utility lines, indicated or not.
 - 3. Erect proper dust barriers at demolition and construction areas to prevent dust from entering existing building areas.
 - 4. All opened areas shall be closed in protected and made weather-tight at the close of work each day. The Contractor shall be responsible for keeping the perimeter of the building secure and protected from unauthorized access. The Contractor shall be responsible for all corrective work caused by water and/or storm damage due to his failure to close in and protect the building.
 - 5. Avoid any encroachment onto adjacent properties. Repair and make good any damage to adjoining properties or improvements caused by these operations, including any damage or loss to adjoining tenants or properties, whether to buildings, appurtenances, personal property or the like.
 - 6. Demolition shall be carefully performed so that no damage to the remaining structure will result. Items shall be removed in units small enough to be easily handled without structural injury to the remaining building or avoidable damage to the adjacent finish.
 - 7. Keep all through lanes and drives clean and clear at all times.
 - 8. Conduct operations so as not to interfere with adjacent roads, streets, drives, walks, utility lines and the like.
 - 9. Disconnect only those utility lines servicing the area where work is being performed.
 - 10. Backfill any trenches or excavations caused by demolition work.
 - 11. Any demolition materials and removals, unless otherwise specified or called for, shall become the property of the Contractor and shall be removed from the site on a daily basis.
 - 12. Any damage to existing items, surfaces and finishes caused by the demolition, removals and remodeling shall be repaired or replaced to the satisfaction of the Owner.
8. LIGHTING FRAMING
 - 1. This section describes the labor, materials, equipment and services necessary to install, install, install light gauge framing members for gypsum drywall construction as indicated and specified.
 - 2. Framing members shall be roll formed channel type studs, electro galvanized steel conforming to ASTM C-646, as manufactured by U. S. Gypsum or equal.
 - 3. Interior partition studs shall be 20 or 25 gauge, 3-5/8" or 6" as indicated on the Drawings, 16" on center unless otherwise noted.
 - 4. Provide floor and metal runners designated to accommodate the specified studs.
 - 5. All partitions accurately according to the partition layout. Secure floor runners 24" on center, metal runners driven anchors. Secure ceiling runners 48" on center unless specifically noted otherwise.
 - 6. Position studs vertically in the runners, spaced not to exceed 16" on center. Anchor studs into the floor and ceiling runners with 1/2" diameter x 4" long anchor bolts. Lap channel studs secured in place. Lap channels by nesting one inside the other to a depth of at least 8" and wire tie together. Where walls are constructed of 2 rows of studs, tie studs together 4" on center each way.
 - 7. Locate studs no more than 24" from all door frame joints, abutting partitions, partition corners and other construction. Securely anchor studs to the floor and head anchor clips the flanges slit and web bent to allow flanges to overlap adjacent studs. Position a cut-to-length stud extending from the door frame header to the ceiling runner at the vertical joints over the door frame.

CAULKING AND SEALANTS

1. This section describes the labor, materials, equipment and services necessary to furnish all sealants and related items and perform all caulking as indicated or specified.
 2. All sealants, primers, backing materials, performed joint fillers, bond breakers, etc., shall be specified and approved by the Architect. Sealants shall be applied to match adjacent materials unless directed otherwise.
 3. Submit for horizontal joints and all other areas subjected to traffic shall be 2-part self-healing polyurethane joint sealant; JIC-900, FS IT-S-00227E, Type I; Class A, as manufactured by Tremco.
 4. Sealant at control joints shall be Latex-Merlc 2-part polysulfide sealant; FS IT-S-00227, Type II, as manufactured by Tremco.
 5. Sealant at penetrations through fire rated assemblies (if occurs) shall be T-type shield sealant by Tremco.
 6. Sealant at all other areas shall be Acrylic Latex 834 one part acrylic latex, non-sag caulky ASTM C834-76, as manufactured by Tremco.
 7. Provide back-up and primer materials as recommended by the sealant manufacturer. Metal shall be non-staining and compatible with the sealant. Sealant shall not adhere to back up material.
 8. Thoroughly clean all joints, removing all foreign matter such as dust, oil, grease, water, surface dirt and frost. Sealant must be applied to the base surface. Previously applied paint or primer must be entirely removed.
 9. Loose particles present or resulting from grinding, abrading or blast cleaning shall be removed by blowing out joints with oil-free compressed air (or vacuuming) prior to application of primer or sealant.
 10. For expansion joints 1' to 2' wide, depth shall no be greater than 1/2 the applied sealant width.
 11. Follow manufacturer's instructions regarding mixing (if required), surface preparation, priming, application life and application procedures.
 12. Clean adjacent surfaces of sealant as work progresses. Use solvent for cleaning agent as recommended by sealant manufacturer. Finish work shall be left in a neat, clean manner.
 13. Apply sealant as follows:
 - A. Perimeter of door and window frames.
 - B. Between counter-tops, cabinets, lavatories and wall.
 - C. Between water closet and floor.
 - D. Between water closet and wall.
 - E. Between water closet and ceiling for or as may be required to insure all joints are weather-tight and weather-tight.
- HOLLOW METAL FRAMES
1. Hollow metal frames shall be formed from cold rolled prime quality steel, 16 gauge as manufactured by Donasteel or approved equal.
 2. Where corners to a hairline joint, weld the full length of the joint and grind smooth.
 3. Reinforce, mortise, drill and join frames to receive finish builders hardware. Provide cover plates for hardware. Hardware shall be as specified in the Schedule of Materials and specifications with minimum standards set forth in Table IV of Steel Door Institute SDI-100.
 4. Provide standard adjustable anchors for the installation required a minimum of 3 anchors per jamb up to 7'-4" high and at least 4 anchors for Jamb over 7'-4" high.
 5. Install all frames in strict accordance with all pertinent codes and regulations, the approved shop drawings and the manufacturer's recommendations, anchoring all components firmly in position for long life under hard use.
 6. Detail templates from the finish hardware supplier and accurately install or make provisions for all finished hardware at the factory.
 7. Install all finish hardware in strict accordance with the manufacturer's recommendations and operating smoothly.

FINISH BUILDERS HARDWARE

1. Prepare and submit complete hardware schedule. Examine the Drawings and related items requiring hardware and verify that materials will properly fit the work to which it is attached.
2. Shop hardware to project site in one complete shipment. Label each box with a number and description of location within the building. Markings shall reference to the hardware schedule.
3. Store hardware in a room set aside for that purpose and under lock and key. Tag, index and file all keys as directed. Hardware furnished for permanent installation shall not be used as temporary storage locks.
4. Locksets shall be locked and master-keyed as directed by the Owner and each lockset shall be provided with at least two keys. The keys shall be specifically tagged and delivered only to the person specifically named by the Owner. Master key shall not be distributed to anyone without the written permission of the Architect.
5. Provide all keys and passage sets to be heavy duty Commercial with accessible lever handles per ANSI A157.1.
6. The following manufacturers are to be used for hardware items as required by this Project. Style and finish as selected by Owner:
 - BBV: Flushbolt, Stops, Kickplate, Pushplate, Pull
 - Line: Chain Stops
 - McKinney: Hinges & Double Acting Horizontal Spring Pinot
 - Pemko: Thresholds, Door Bottoms, Stairs
 - Quality: Stoppers
 - Sargent: Closures, Locks, Passage and Locksets, Deadlocks
 - Sargent: Closures

DRYWALL CONSTRUCTION

1. All work herein requires coordination with other trades whose work connects with, is affected or concealed by drywall. Before proceeding with drywall work, make certain all required inspections have been made.
2. Inspect surfaces to receive drywall before starting work and do not start until surfaces are acceptable. Starting work under this Section implies acceptance of surface.
3. All work shall be carried out in conformance with the requirements of the manufacturer's construction handbook where such requirements exceed those of this section or are not specifically indicated.
4. Framing members shall be U. S. Gypsum or equal.
5. Ceiling runner channels: 1-1/2" wide, 16 gauge, cold rolled galvanized "C"-shaped, 2' deep.
6. Furring channels for ceilings: Roll formed galvanized "hat"-shaped 2-5/8" wide x 7/8" deep.
7. Hanger wire: 18 gauge galvanized.
8. Tie wire and clips: Galvanized steel.
9. Miscellaneous clips, brackets, etc: Types as required to properly complete work of this Section.
10. Drywall materials shall be U.S. Gypsum or equal and conforming to ASTM-36. Wallboard shall be 1/2" "regular", with tapered edges. Use water resistant at all wet walls of restrooms and kitchen.
11. Corner beads shall be Dur-A-Bead 103. Edge trim shall be 200-A at exposed edges and 200-B and C as required at other locations.
12. Tape, taping and finish compounds shall be furnished by the wallboard manufacturer to achieve a smooth, uniform finish. Texture material shall be "Spay-Texture". Wallboard finish shall match existing finish.
13. All wallboard sheets shall be butted loosely together at joints. Butt ends shall be placed against tapered edges. Maximum allowable gap at end joints shall be 1/8".
14. Metal trim shall be accurately installed at junction of exposed wallboard with all other materials and surfaces. Metal trim shall be "Spay-Texture". Wallboard flanges and metal portions shall be securely fastened and shall be fully embedded in compound.

PAINTING

1. The following specifications cover the complete painting and finishing of all unfinished surfaces throughout the project except as otherwise specified.
2. The work required under this section refers to all newly installed items and includes all field painting and related items necessary to complete the work shown on the Drawings and included in the Specifications. The work in general shall include but not be limited to the following:
 - A. All interior gypsum wallboard surfaces in the area of new work
 - B. Wood doors, trim, etc. (including exposed roof structure)
 - C. Existing gypsum board surfaces.
 - D. Exposed metal columns and beams as called for on the Drawings.
 - E. All other surfaces as shown or called for on the Drawings
3. Comply with all applicable requirements of the Painting and Decorating Contractors of America Manual (Type 1) unless otherwise specified.
4. Examine all substrates to receive work and report to the General Contractor in writing with a copy to the Architect any conditions detrimental to the work, failure to hold the painting contractor responsible for any corrections the Owner may require. Commencement of work will be construed as acceptance of all substrates.
5. Deliver all materials to the site in manufacturer's sealed containers, legends and labels intact. Store materials and equipment as approved, enforce good housekeeping practice.
6. All materials used shall be best quality, "first-tier" products by Dunn-Edwards or approved equals. The wording herein is based upon the use of materials by Dunn-Edwards Paints unless otherwise stated. Materials furnished by other manufacturers shall meet the specifications regarding type and quality of materials. A complete list of paints and fo approval before starting the work.
7. All materials shall be furnished by one manufacturer unless otherwise stated.

8. Prior to all surface preparation and painting operations, completely mask, remove or otherwise adequately protect all hardware, accessories, machined surfaces, plates, lighting fixtures and similar items in contact with painted surfaces but not screeded to receive paint.
 9. Clean all dirt, dust, grease, blistered paint, loose or scaling paint and all foreign matter from all surfaces to be repainted. Sand smooth previous coats, runs and blisters on wood surfaces will not be acceptable.
 10. No work shall be done under conditions which are unsuitable for the production of good results such as wet or windy weather, dust storm, extreme cold, etc.
 11. All spaces shall be broom clean before painting is started.
 12. This contractor shall protect his own work and also adjacent work and materials with suitable coverings.
 13. All surfaces shall be dry and free of foreign matter before paint or stain is applied.
 14. Tops and bottoms of doors shall be finished same as doors after fitting.
 15. Colors to be selected by the Owner from the manufacturer's standard color charts and a color schedule will be issued.
 16. All tinting and mixing of finish coats shall be done at the factory. Job mixing or job tinting to suit field conditions may be done only after approval in writing by the Architect.
 17. Upon completion of this work, all surfaces marked by the painting or finishing operations shall be properly cleaned and left in an acceptable condition as required by the Contract Documents.
18. SCHEDULE OF FINISHES - NEW WORK (NOT PREVIOUSLY PAINTED)

A. Interior gypsum wallboard surfaces:

1. One coat - Vinylastic Viny/Acrylic Sealer W10 or equal.
2. One coat - Decoglo Latex Semi-Gloss Enamel W450 or equal.
3. Wood doors, trim, etc:
 - A. One coat - Lukrete Acrylic Latex Enamel Undercoat W707 or equal.
 - B. Two coats - Decoglo Latex Semi-Gloss Enamel W450 or equal.
 - C. Interior and exterior exposed ferrous metals:
 - One coat - Corrobor 43-5 or equal.
 - Two coats - Decoglo Latex Semi-Gloss Enamel W450 or equal.
19. SCHEDULE OF FINISHES - EXISTING WORK (PREVIOUSLY PAINTED)
 - A. Interior gypsum wallboard or concrete surfaces:
 - One coat - Decoglo Latex Semi-Gloss Enamel W450 or equal.
 - 20. All coatings must comply with all applicable local and Federal regulations governing volatile organic compounds.

GLASS AND GLAZING

1. This section describes the labor, materials, equipment and services necessary to provide the glass and glazing and all related items as indicated and specified.
2. Glass shall comply with related divisions of Federal Specification DD-C-451C. Glass shall be clear, untempered, annealed float glass, minimum 1/4" thick. Glass shall be manufactured by Pittsburgh Plate Glass, unless noted otherwise. Glass shall be free from edge chips, cracks or other defects. Provide metal retaining clips for glass as free from edge chips, cracks or other defects with manufacturer's name and compliance with ANSI applicable sections.
3. Glass for interior borrowed lites to be 1/4" thick glass.
4. Glass for unframed mirrors to be 1/4" thick plate mirror quality, copper backed, with polished edges, size as shown, one for the new unisex restroom.
5. Glazing shall be in accordance with the current practices as outlined in the Glazing Manual of the Flat Glass Lanners Association, supplemented by the detailed recommendations of the glass gasket and compound manufacturers.
6. Support the glass in the rabbet with suitable setting blocks, gaskets, spacers, gaskets and sealants to prevent point loads, rotational forces and excessive clamping pressures.

METAL FRAMES

1. This section describes the labor, materials, equipment and services necessary to furnish and install prefabricated metal door and window frames.
 2. Frames shall be 18 gauge steel frames as manufactured by Timely Industries.
 3. Prepare frames as required to receive finish builders hardware. Provide standard field applied reinforcement for hardware.
 4. Install frames in strict accordance with all pertinent codes and regulations, the approved shop drawings and the manufacturer's recommendations, anchoring all components firmly in position for long life under hard use.
 5. Detail templates from the finish hardware supplier and accurately install or make provisions for all finished hardware.
 6. Install all finish hardware in strict accordance with the manufacturer's recommendations eliminating all hinge-bound conditions and making certain all items are firmly anchored into position and operating smoothly.
- CERAMIC TILE
1. All tile work shall conform with all applicable requirements of the American Standards Association and specifications of the manufacturer of the tile and the Council of American Association of Ceramic Tile Contractors. Have all tile set by expert journeyman tile setters.
 2. Vull tile shall be 4-1/4" x 4-1/4" glazed tile, from tile shall be 12" x 12", with rectified cushion edge and integral spacers as manufactured by Daltile Corporation. Colors shall be selected by Owner. Provide trim pieces as required. Verify tile size, manufacturer & location with plans and details.
 3. Trim set adhesive shall be C-Cure 911, white.
 4. Grout shall be C-Cure non-stained grout, color as selected by Owner, use an epoxy grout in wet or kitchen/dining areas.
 5. Examine all surfaces to receive tile including inserts and accessories. Report to the Architect in writing any defects in surfaces. Do not proceed until satisfactory provisions have been made. Starting work will constitute acceptance of surface.
 6. Work will be carefully laid out in order to minimize cutting. All joints in tile and trim shall align and be in line horizontally and vertically. All tiles shall be laid parallel to walls. The shall be thin-set.
 7. Thoroughly grout all joints to fill entire length and depth. Fill flush with face of tile making a neatly finished, smooth surface. Prevent staining or grouted joints. Protect tile from damage during construction operations.
 8. Wipe surfaces clean after grouting, remove all traces of adhesive and grout. Do not use acid solution for cleaning glazed tile.
 9. Close spaces until tile is firmly set. Protect from damage until acceptance. Repair all damaged work at no additional cost to the Owner.

GENERAL NOTES	PROJECT NUMBER 07087 LEVEL 117	NUMBER 1 2 3 4 5 6 7	REVISION DESCRIPTION	DATE
	DRAWN BY: RC/HB	CHECKED BY: MM		
	ISSUE DATE JULY 16, 2007			
	SCALE AS NOTED			

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