

ZONING: DOWNTOWN MIXED-USE (DX)

1) CODE YEAR/TYPE		CITY ORDINANCE						
2018 UNIFORM ADMINISTRATIVE CODE WITH MODIFYING ORDINANCE 6140								
2018 INTERNATIONAL BUILDING CODE WITH LOCAL CODE AMENDMENTS								
2018 UNIFORM PLUMBING CODE WITH LOCAL CODE AMENDMENTS								
2018 UNIFORM MECHANICAL CODE WITH LOCAL CODE AMENDMENTS								
2017 NATIONAL ELECTRICAL CODE (NEC) WITH 2017 LOCAL CODE AMENDMENTS								
2018 INTERNATIONAL ENERGY CONSERVATION CODE								
2018 INTERNATIONAL FIRE CODE WITH LOCAL CODE AMENDMENTS								
ACCESSIBILITY REQUIREMENTS ICC/ANSI A117.1-2009								
2) OCCUPANCY CLASSIFICATION							IBC CHAPTER 3	
A2 - ASSEMBLY								
3) TYPE OF CONSTRUCTION							IBC CHAPTER 6	
EXISTING - TYPE VB								
4) FIRE SPRINKLERS							IBC 903, 903.3	
☒ YES ☐ NO		TYPE: NFPA13						
5) FIRE ALARM							IBC 907	
☒ YES ☐ NO								
6) BUILDING HEIGHT							IBC 503 / 504 & TABLE 504.3	
ALLOWABLE: 50'-0"		ACTUAL: 35'-0"						
7) NUMBER OF STORIES							IBC 504.2 & TABLE 504.4	
ALLOWABLE: 2		ACTUAL: 2						
8) BUILDING AREA (AREA OF WORK)							IBC 503 THROUGH 507 & TABLE 506.2	
ALLOWABLE: 11,500 S.F.		ACTUAL: 2,365 S.F.						
9) OCCUPANT LOAD							IBC 1004, 1004.9 AND TABLE 1004.5	
108 OCCUPANTS								
10) NUMBER OF EXITS							IBC 1016, TABLE 1017.2	
REQUIRED: 3		PROVIDED: 4						
11) EXTERIOR WALL FIRE RESISTANCE							IBC 705, 712.4, TABLE 601	
THERE ARE NO NEW EXTERIOR WALLS *								
12) PROTECTION OF OPENINGS & MAX AREA OF EXTERIOR WALL OPENINGS							IBC 705.8 & TABLE 705.8	
NOT APPLICABLE								
13) FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS							IBC 602.1, 702.1, CHAPTER 7, TABLES 601	
PER SECTION 508						WE COMPLY		
PER CHAPTER 7						WE COMPLY		
PER SECTION 1020						WE COMPLY		
PER SECTION 1022						WE COMPLY		
PER SECTION 3006.4						WE COMPLY		
PER TABLE 601						WE COMPLY		
PER 1017.1						WE COMPLY		
14) FIRE RESISTANCE RATED SEPARATION							IBC 508, TABLE 706.4	
NOT APPLICABLE								
15) ROOF COVERING MATERIAL							IBC TABLE 1505.1	
EXISTING - NO NEW ROOF COVER								
16) REQUIRED PLUMBING FIXTURES							IBC 2902 & TABLE 2902.1	
OCCUPANCY	OCCUPANT LOAD	WATER CLOSET		LAVATORIES		BATHTUB OR SHOWERS	DRINKING FOUNTAINS	SERVICE SINK
		MEN	WOMEN	MEN	WOMEN			
(A-2) ASSEMBLY	108 OCCUPANTS	1 PER 75	1 PER 75	1 PER 200		N/A	N/A	1 REQUIRED
TOTAL REQUIRED		3	3	3		N/A	N/A	1
TOTAL PROVIDED		3	3	3		N/A	N/A	1
17) SPECIAL INSPECTION(S) REQUIREMENTS							IBC CHAPTER 17	
NO SPECIAL INSPECTION								
18) I.E.C.C. COMPLIANCE REPORT							IBC 1301 2018 I.E.C.C.	
NOT APPLICABLE								
9) NON SEPERATED USAGE							IBC 508.3, or 508.4 and TABLE 508.4	
NON SEPERATED USE								

1. CONTRACTOR ALONE SHALL BE RESPONSIBLE FOR THE SAFETY OF THE EXISTING STRUCTURES DURING DEMO. CONSTRUCTION OF THE EXISTING AND NEW STRUCTURES AND SHALL TAKE ADEQUATE PRECAUTION TO PREVENT DAMAGE TO THE EXISTING STRUCTURE IN ANY WAY. SHOULD DAMAGE TO THE EXISTING STRUCTURE OCCUR, THE ARCHITECT SHALL BE CONSULTED AND THE DAMAGE SHALL BE RECTIFIED TO THE ENTIRE SATISFACTION OF THE OWNER AND ARCHITECT AT NO EXTRA COST TO THE OWNER.
2. CONTRACTOR SHALL INSPECT ALL EXISTING FIRE PROOFING OF STRUCTURAL ELEMENTS, DEMISING WALLS, FLOOR/CEILING ASSEMBLIES, AND OTHER ELEMENTS WHICH ARE REQUIRED TO BE FIRE PROTECTED BY GOVERNING CODES. CONTRACTOR SHALL MAINTAIN, PATCH, AND REPAIR ALL DAMAGED OR REMOVED FIREPROOFING AND SHALL REPLACE ALL MISSING FIREPROOFING TO MAINTAIN ALL FIRE RATINGS.
3. THE CONTRACTOR REPRESENTS THAT HE IS FAMILIAR WITH, AND HAS EXPERTISE IN THE SCOPE OF THIS WORK, THE CONTRACTOR AGREES THAT THE CONTRACT INCLUDES ALL WORK FOR THAT SCOPE AS MAY BE REQUIRED.
4. SPECIAL NOTICE
A. THE CONTRACTOR SHALL SCHEDULE HIS WORK SUCH THAT CONSTRUCTION IS CONTINUOUS AND NOT INTERRUPTED, AND HE SHALL SUBMIT A SCHEDULE OF CONSTRUCTION OPERATIONS TO THE ARCHITECT FOR REVIEW AND ACCEPTANCE PRIOR TO STARTING WORK.
5. B. QUIET AND COURTESY WITH RESPECT TO THE OWNER'S PERSONNEL AND PATRONS IS MANDATORY.
6. C. POWER OUTAGES, MECHANICAL SHUTDOWN AND SO FORTH SHALL BE CAREFULLY COORDINATED WITH THE OWNER'S REPRESENTATIVE AND APPROVED IN WRITING BY THE OWNER.
7. ALL WORK SHALL BE CARRIED OUT IN STRICT ACCORDANCE WITH ALL GOVERNING CODES, REQUIREMENTS AND REGULATIONS AND IN ACCORDANCE WITH ANSI SAFETY REQUIREMENTS FOR DEMOLITION, OSHA REGULATIONS, SAFETY ORDERS OF THE STATE INDUSTRIAL ACCIDENT COMMISSION, AND THE RULES AND REGULATIONS OF THE NATIONAL AND LOCAL BOARDS OF FIRE UNDERWRITERS, THROUGHOUT THE SCOPE OF WORK.
8. THE CONTRACTOR SHALL SUPERVISE AND DIRECT HIS WORK AND HE SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES. AS A PART OF HIS RESPONSIBILITY, THE CONTRACTOR SHALL DESIGN AND SUPERVISE ANY SCAFFOLDING FOR HIS WORKMEN AND SHORING OF NEW AND EXISTING ELEMENTS OF CONSTRUCTION AFFECTED BY HIS WORK. PROVIDE TEMPORARY BARRICADES, PROTECTION, FENCES AND WARNING SIGNS AS REQUIRED BY GOVERNING AUTHORITIES AND TO PROTECT THE PUBLIC, AND OWNER EMPLOYEES.
9. THE OWNER WILL NOT BE RESPONSIBLE FOR LOSS OF, OR DAMAGE TO, ANY OF THE CONTRACTOR'S TOOLS, EQUIPMENT OR MATERIALS BY ANY CAUSE.
10. THE CONTRACTOR SHALL SECURE ALL PERMITS AND PAY ALL FEES FOR PERMITS AND INSPECTIONS REQUIRED FOR THE WORK.
11. WOOD MOLDINGS, TRIM, PANELS, ETC. SHALL BE DIRECTLY ATTACHED TO FIRE-RESISTANT SUBSURFACE WITH MECHANICAL FASTENERS AND/OR ADHESIVE, FURRING, IF REQUIRED, SHALL BE FIRE-STOPPED WITH SOLID BLOCKING SPACED A MAXIMUM OF 8" ON CENTER. WOOD FURRING, WHERE REQUIRED, SHALL BE FIRE-TREATED LUMBER CONFORMING TO ASTM, HAVING A THICKNESS NOT GREATER THAN 1 1/4".
12. INSTALL ALL ITEMS TO BE RIGID AND SECURE, PLUMB AND LEVEL. IN ALL INSTANCES WHERE MILLWORK OR CASEWORK ADJOINS OTHER WORK, MAKE A NEAT AND SNUG JOINT.
13. THE DRAWINGS ARE NOT A COMPLETE SET OF INSTRUCTIONS ON HOW TO CONSTRUCT THE PROJECT AND ARE ONLY INTENDED TO CONVEY THE DETAILS REQUIRED TO COMMUNICATE THE DESIGN INTENT FOR THE PROJECT. THE CONTRACTOR SHALL ACCOUNT FOR THE VARIABLES INVOLVED WITH THE CONSTRUCTION PROCESS (TOLERANCES AND LOCAL TRADE CUSTOMS) TO PROVIDE A COMPLETED PROJECT THAT CONFORMS TO THE DESIGN INTENT INFERRED BY THE DRAWINGS.
14. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS PRIOR TO STARTING OF WORK AND SHALL NOTIFY THE ARCHITECT IMMEDIATELY, IN WRITING, OF ANY DISCREPANCIES.
15. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWING SCALE.
16. ALL DETAILS SHALL BE CONSIDERED TYPICAL AT SIMILAR CONDITIONS.
17. CONTRACTOR, AND EACH SUBCONTRACTOR, SHALL BE RESPONSIBLE FOR HAVING COMPLETE KNOWLEDGE OF ALL CONSTRUCTION DOCUMENTS AND THE RELEVANCE TO THE WORK. FAILURE TO BE ACQUAINTED WITH THIS KNOWLEDGE DOES NOT RELIEVE RESPONSIBILITY FOR PERFORMING ALL WORK PROPERLY. ADDITIONAL COMPENSATION SHALL NOT BE ALLOWED DUE TO THE FAILURE TO BECOME FAMILIAR WITH THE ENTIRE CONSTRUCTION DOCUMENT PACKAGE.
18. IF THE FIRE ALARM SYSTEM AND SPRINKLER SYSTEM ARE EXISTING IN THIS PROJECT, THE CONTRACTOR SHALL MODIFY THE SYSTEMS AS NECESSARY TO COMPLY WITH LOCAL ORDINANCES AND NFPA REQUIREMENTS.
19. FIRE SPRINKLER SYSTEM WORK AND FIRE ALARM SYSTEM WORK ARE DESIGN BUILD BY THE CONTRACTOR. CONTRACTOR SHALL SUBMIT FIRE SPRINKLER AND FIRE ALARM DRAWINGS TO THE ARCHITECT AND JURISDICTION (AS REQUIRED) AND OBTAIN APPROVAL PRIOR TO BEGINNING ANY WORK ON THE FIRE SPRINKLER OR ALARM SYSTEM. THE FIRE SPRINKLER AND ALARM WORK SHALL BE PERFORMED UNDER A SEPARATE PERMIT WHERE APPLICABLE.
20. COORDINATE ALL ROOF/FLOOR PENETRATIONS WITH THE ARCHITECT. MAKE ALL ROOF PENETRATIONS IN ACCORDANCE WITH THE DETAILS AND INFORMATION CONTAINED WITHIN THESE CONSTRUCTION DOCUMENTS, WITH THE INTENT TO MAINTAIN VALIDITY OF ALL ROOFING WARRANTIES. NOTIFY THE ARCHITECT IMMEDIATELY, IN WRITING, OF ANY DISCREPANCIES.
21. CONTRACTOR SHALL VERIFY THAT ALL EXISTING DEMISING WALLS EXTEND TO THE BOTTOM OF THE FLOOR STRUCTURE ABOVE AND SHALL NOTIFY THE ARCHITECT OF ANY DEFICITS IDENTIFIED.
22. CONTRACTOR SHALL COORDINATE ALL WORK TO BE PROVIDED BY CLIENT INCLUDING WORK THAT IS PART OF THE LANDLORD'S RESPONSIBILITY.

GENERAL CONTRACTOR:
ASSURED DEVELOPMENT
2 IDAHO WAY
HENDERSON, NV 89015
PHN: 702-868-0900
FAX: 866-248-6564

1. NEW URBAN LOUNGE TENANT IMPROVEMENT

A map showing the intersection of W. Victory Road, W. Army Street, E. Pacific Avenue, and Water Street. A black rectangle marks the 'PROJECT LOCATION' at the intersection of Water Street and E. Pacific Avenue.

TYPICAL ROOM DESIGNATION

OPEN OFFICE

ROOM NUMBER

ROOM SQUARE FOOTAGE

ROOM OCCUPANCY

OCC. MULTIPLIER

TYPICAL DOOR DESIGNATION

DOOR NUMBER
(REFER TO DOOR SCHEDULE)

TYPICAL GLAZING DESIGNATION

GLAZING NUMBER
(REFER TO WINDOW SCHEDULE)

TYPICAL WALL TYPE DESIGNATION

WALL TYPE

TYPICAL CEILING DESIGNATION

CEILING TYPE & HEIGHT

10'-0"
A.F.F.

TYPICAL DETAIL REFERENCE

DETAIL NUMBER

SHEET NUMBER

TYPICAL SECTION REFERENCE

SECTION NUMBER

SHEET NUMBER

TYPICAL ELEVATION REFERENCE

ELEVATION NUMBER

SHEET NUMBER

TYPICAL ENLARGED DWG. REFERENCE

DWG. NUMBER

SHEET NUMBER

[illegible]

COVER PAGE

VERSION: 001A

ABBREVIATIONS

#	Pound Or Number	I.D.	Inside Diameter
#	Number	INSUL.	Insulation
&	And	INT.	Interior
@	At	JAN.	Janitor
A.B.	Anchor Bolt	JT.	Joint
A.C.	Asphalt Concrete	K.O.	Knock Out
A.D.	Area Drain	KIT	Kitchen
A.F.F.	Above Finish Floor	L.F.	Linear Foot
A.F.G.	Above Finish Grade	L.K.R.	Locker
A.F.S.	Above Floor Slab	LAB.	Laboratory
A.V.	Audio/Visual	LAM	Laminate
ABV.	Above	LAV.	Lavatory
ACOUS.	Acoustical	LT	Light
ACT.	Acoustical Ceiling Tile	M.C.	Medicine Cabinet
ADJ.	Adjustable	M.O.	Masonry Opening
AGGR.	Aggregate	MAX.	Maximum
AL.	Aluminum	MECH.	Mechanical
ANOD.	Anodized	MEMB	Membrane
APPROX.	Approximate	MET.	Metal
ARCH.	Architectural	MFR	Manufacturer
ASPH.	Asphalt	MH.	Mainhole
B.C.	Back Of Curb	MIN.	Minimum
B.M.	Bench Mark	MIR.	Mirror
B.U.R.	Built Up Roof	MISC.	Miscellaneous
B.D.	Board	MTD.	Mounted
BITUM.	Bituminous	MUL.	Mullion
BLDG.	Building	N.	North
BLK.	Block	N.I.C.	Not In Contract
BLKG.	Blocking	N.T.S.	Not To Scale
BM.	Beam	NO.	Number
BOT.	Bottom	NOM.	Nominal
BRG.	Bearing	O.C.	On Center
BTW.	Between	O.D.	Outside Diameter (Dim)
C.B.	Catch Basin	O.F.C.I.	Owner Furnished / Contractor Installed
C.F.C.I.	Contractor Furnished / Contractor Installed	O.F.O.I.	Owner Furnished / Owner Installed
C.F.O.I.	Contractor Furnished / Owner Installed	OA.	Overall
C.G.	Corner Guard	OBS.	Obscure
C.I.	Office	OFF.	Office
C.J.	Construction Joint	OPNG.	Opening
C.M.U.	Concrete Masonry Unit	OPP.	Opposite
C.O.	Clean Out	P.B.	Peg Board
C.R.	Cold Rolled	P.L.	Property Line
C.T.	Ceramic Tile	P.T.D.	Paper Towel Dispenser
CAL.	Cabinet	P.T.D. & R	P.T.D. And Receptacle
CEM.	Cement	P.T.R.	Paper Towel Receptacle
CEM. PLAST.	Cement Plaster	PL.	Plate
CER.	Ceramic	PLAM.	Plastic Laminate
CL	Center Line	PLUM.	Plumbing
CLG.	Ceiling	PLY. WD.	Plywood
CLKG.	Caulking	PR.	Pair
CLR.	Clear	PRECST.	Pre-Cast
CNTR.	Counter	PT.	Paint
COL.	Column	PTN.	Partition
CONC.	Concrete	Q.T.	Quarry Tile
CONN.	Connection	R.	Riser
CONSTR.	Construction	R.D.	Road Drain
CONT.	Continuous	R.O.	Rough Opening
CORR.	Corridor	R.W.L.	Rain Water Leader
CPT.	Carpet	RAD.	Radius
CTR.	Counter	REF.	Reference
CTSK.	Countersink	REFR.	Refrigerator
D.F.	Drinking Fountain	REINF.	Reinforced
D.O.	Door Opening	REQ.	Required
D.S.P.	Dry Standpipe	RESIL.	Resilient
D.W.R.	Drawer	RM.	Room
DBL.	Double	RSTR.	Register
DEMO.	Demolition	RWD.	Redwood
DEPT.	Department	S.S.K.	Service Sink
DET	Detail	S.	South
DIA.	Diameter	S.C.	Solid Core
DIM.	Dimension	S.C.E.	Seat Cover Dispenser
DISP	Dispenser	S.H.	Shelf
DN	Down	S.N.D.	Sanitary Napkin Dispenser
DR.	Door	SCHED.	Schedule
DS.	Downspout	SD	Soap Dispenser
DWG.	Drawing	SECT.	Section
E	East	SHR.	Shower
E.J.	Expansion Joint	SHT.	Sheet
E.L.	Elevation	SIM.	Similar
E.P.	Electric Panelboard	SPEC.	Specification
E.P.D.M.	Single Ply Roof Membrane	SQ.	Square
E.W.	Each Way	SST.	Stainless Steel
E.W.C.	Electric Water Cooler	STA.	Station
EA	Each	STD.	Standard
ELEC.	Electrical	STL.	Steel
EMER.	Emergency	STOR.	Storage
ENCL.	Enclosure	STR.	Structural
EQ	Equal	SUSP.	Suspended
EQUIP.	Equipment	SYM.	Symmetrical
EXIST.	Existing	T & G	Tongue And Groove
EXP.	Expansion	T.B.	Towel Bar
EXPO	Exposed	T.E.R.	Telephone Equipment Room
EXT.	Exterior	T.O.C.	Top Of Curb
FA	Fire Alarm	T.O.P.	Top Of Pavement
F.B.	Flat Bar	T.O.W	Top Of Wall
F.D.	Floor Drain	T.V.	Television
F.E.	Fire Extinguisher	TEL.	Telephone
F.E.C.	Fire Extinguisher Cabinet	THK.	Thick
F.H.	Fire Hydrant	TRD.	Tread
F.H.C.	Fire Hose Cabinet	TYP.	Typical
F.O.C.	Face Of Concrete	U.N.O.	Unless Noted Otherwise
F.O.F	Face Of Finish	UNFIN.	Unfinished
F.O.M.	Face Of Masonry	UR.	Urinal
F.O.S.	Face Of Studs	V.B.	Vapor Barrier
F.S.	Floor Sink	V.C.G.	Vinyl Corner Guard
FDN.	Foundation	V.T.	Vinyl Tile
FIN.	Finish	VAR.	Varies
FLASH.	Flashing	VERT.	Vertical
FLR.	Floor	VEST.	Vestibule
FLUOR.	Fluorescent	W.	West
FPRF	Fireproof	W.C.	Water Closet
FT	Foot Or Feet	W.	With
FTG	Footing	W/O	Without
FURR.	Furring	WD.	Wood
FUT.	Future	WP.	Waterproof
G.B.	Grab Bar	WSCT.	Wainscot
GA.	Gauge	WT.	Weight
GLV.	Galvanized		
GL.	Glass		
GL. BLK.	Glass Block		
GND.	Grade		
GR.	Grade		
GYP.	Gypsum		
H.B.	Hesse Bibb		
H.C.	Hollow Core		
H.M.	Hollow Metal		
HDWD.	Hardwood		
HDWE	Hardware		
HGT.	Height		
HORIZ.	Horizontal		
HR.	Hour		

GENERAL REQUIREMENTS

- THE GENERAL CONTRACTOR SHALL FIELD VERIFY EXISTING SITE CONDITIONS AND ADVISE THE ARCHITECT OF ANY DISCREPANCIES IN THE DIMENSIONS OR DRAWINGS PRIOR TO CONSTRUCTION.
- THE GENERAL CONTRACTOR SHALL REVIEW THE CONTRACT DOCUMENTS AND ADVISE THE ARCHITECT OF ANY DISCREPANCIES IN THE DIMENSIONS OR DRAWINGS PRIOR TO CONSTRUCTION.
- FEDERAL LAW REQUIRES THAT THE CONSTRUCTION MEET ALL REQUIREMENTS OF ICC A117.1 2009 ANSI
- ALL PLAN DIMENSIONS ARE TO FACE OF STUDS, FACE OF CMU WALL OR CENTER LINE OF GRIDS UNLESS NOTED OTHERWISE.

LIGHT GAUGE FRAMING NOTES

- PARTITION CONSTRUCTION, STUD SIZES, AND STUD THICKNESS SHALL COMPLY WITH ASTM C 754 AND THE REQUIREMENTS OF THE OF THE METAL STUD MANUFACTURER'S ASSOCIATION .
- NON-LOAD BEARING PARTITION HEAD TO STRUCTURE CONNECTIONS: PROVIDE TOP OF WALL CONSTRUCTION TO ACCOMMODATE 1/2" MINIMUM DEFLECTION IN THE STRUCTURE.
- CEILING / SOFFIT JOIST SPANS SHALL COMPLY WITH THE ASTM C 754 AND THE REQUIREMENTS OF THE METAL STUD MANUFACTURER'S ASSOCIATION.

FIRE SPRINKLER NOTES

- THE GENERAL CONTRACTOR SHALL COORDINATE FIRE SPRINKLER HEAD LOCATIONS WITH MECHANICAL AND ELECTRICAL ITEMS. ALL HEADS SHALL BE CENTERED IN ACOUSTICAL TILES, WHERE OCCURS.
- THE DOOR TO THE FIRE SPRINKLER RISER ROOM SHALL BE LABELED "FIRE SPRINKLER VALVE ROOM" IN MINIMUM 2" LETTERS.
- ALL BUILDINGS WITH EITHER FIRE ALARM OR FIRE SPRINKLER SYSTEMS SHALL BE PROVIDED WITH A KNOX SERIES #3200 RECESSED KEY BOX FOR FIRE DEPARTMENT USE, AND THE DOOR(S) LEADING TO THE SPRINKLER RISER ROOM SHALL BE PROVIDED WITH A FIRE DEPARTMENT REFLECTIVE ALERT DECAL. ANY OTHER LOCKABLE DOORS MAY HAVE THEIR KEYS PLACED INTO THE KNOX BOX AND ALSO HAVE A REFLECTIVE DECAL. KEY BOXES SHALL BE INSTALLED ADJACENT TO THE MAIN DOORWAY, 5 FEET TO 6 1/2 FEET TO THE TOP OF THE BOX ABOVE FINISHED GRADE. ORDER FORMS ARE AVAILABLE FROM THE FIRE SAFETY DIVISION OR AT WWW.KNOXBOX.COM. INCLUDE AN ADEQUATE AMOUNT OF FIRE DEPARTMENT REFLECTIVE ALERT DECALS WHEN ORDERING.

FIRE ALARM NOTES

- THE DOOR INTO THE ROOM HOUSING THE FIRE ALARM CONTROL PANEL SHALL BE LABELED "FIRE ALARM CONTROL PANEL" IN MINIMUM 2" LETTERS.

PAINTING NOTES

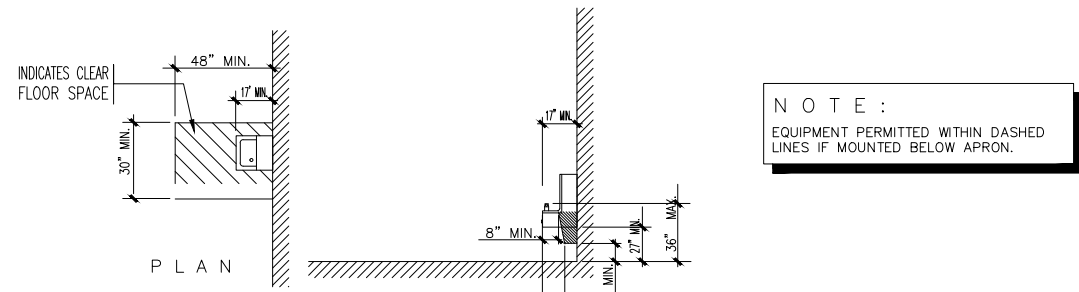
- ITEMS ON EXTERIOR BUILDING WALLS: ELECT. CONDUIT, PIPING AND OTHER MISC. ITEMS ARE PAINTED TO MATCH ADJACENT SURFACE (UNLESS NOTED OTHERWISE)
- EXTERIOR HOLLOW METAL DOORS AND FRAMES SHALL BE PAINTED ON BOTH THE EXTERIOR AND INTERIOR SIDES AS NOTED ON THE EXTERIOR.

FINISHES NOTES

- PROVIDE MOISTURE RESISTANT GYP. BOARD AT ALL WALLS WITHIN 2' OF THE FRONT AND SIDES OF URINALS AND WATER CLOSETS.
- PROVIDE CEMENT OR GLASS MAT TILE BOARD AT ALL WALLS WITHIN TUB / SHOWER ENCLOSURES.
- ALL DRYWALL WORK TO CONFORM TO THE U.S. GYPSUM STANDARD SPECIFICATIONS.

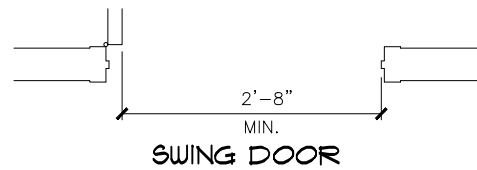
DRINKING FOUNTAINS / WATER COOLERS

- SPOUT HEIGHT. SPOUTS SHALL BE NO HIGHER THAN 36 IN., MEASURED FROM THE FLOOR OR GROUND SURFACES TO THE SPOUT OUTLET.
- SPOUT LOCATION. THE SPOUTS OF DRINKING FOUNTAINS AND WATER COOLERS SHALL BE AT THE FRONT OF THE UNIT AND SHALL DIRECT THE WATER FLOW IN A TRAJECTORY THAT IS PARALLEL OR NEARLY PARALLEL TO THE FRONT OF THE UNIT. THE SPOUT SHALL PROVIDE A FLOW OF WATER AT LEAST 4 IN. HIGH SO AS TO ALLOW THE INSERTION OF A CUP OR GLASS UNDER THE FLOW OF WATER. ON AN ACCESSIBLE DRINKING FOUNTAIN WITH A ROUND OR OVAL BOWL, THE SPOUT MUST BE POSITIONED SO THE FLOW OF WATER IS WITHIN 3 IN. OF THE FRONT EDGE OF THE FOUNTAIN.
- CLEARANCES. (1) WALL- AND POST-MOUNTED CANTILEVERED UNITS SHALL HAVE A CLEAR KNEE SPACE BETWEEN THE BOTTOM OF THE APRON AND THE FLOOR OR GROUND AT LEAST 27 IN. HIGH, 30 IN. WIDE, AND 17 IN. TO 19 IN. DEEP. SUCH UNITS SHALL ALSO HAVE A MINIMUM CLEAR FLOOR SPACE 30 IN. BY 48 IN. TO ALLOW A PERSON IN A WHEELCHAIR TO APPROACH THE UNIT FACING FORWARD.

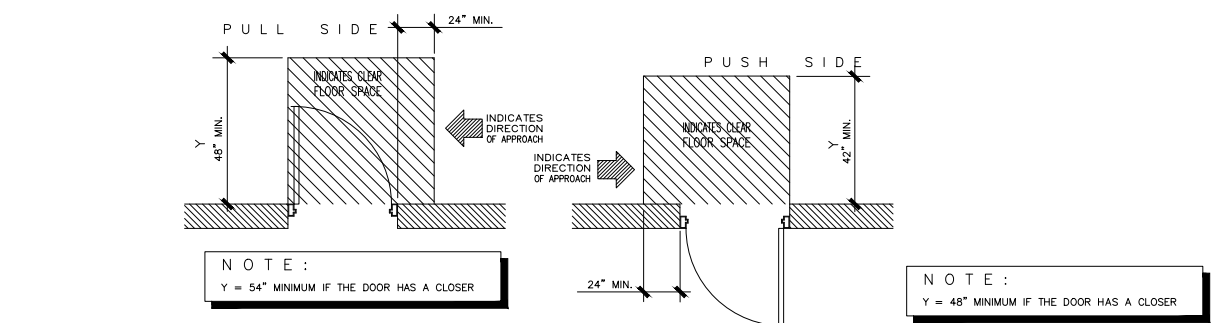


DOORS AND WINDOWS NOTES

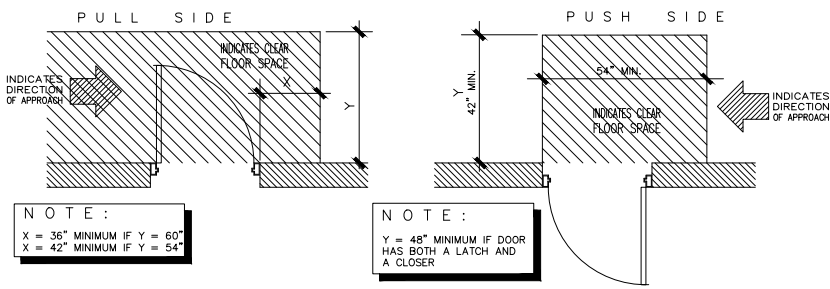
- EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OF ANY SPECIAL KNOWLEDGE OR EFFORT. KEY LOCKING HARDWARE MAY BE USED ON THE MAIN ENTRANCE IF THERE IS A READILY VISIBLE, DURABLE SIGN ON OR ADJACENT THE DOOR STATING "THIS DOOR TO REMAIN UNLOCKED WHEN THE BUILDING IS OCCUPIED".
- DOOR OPERATING DEVICES SHALL BE LEVER OPERATED, PUSH TYPE OR U-SHAPED HANDLES.
- THE BOTTOM 10" OF ALL DOORS SHALL BE PROVIDED WITH A SMOOTH SURFACE TO ALLOW THE DOOR TO BE OPENED WITH A WHEELCHAIR FOOTREST.
- DOORWAYS SHALL HAVE A MINIMUM CLEAR OPENING OF 32 IN. WITH THE DOOR OPEN 90 DEGREES, MEASURED BETWEEN THE FACE OF THE DOOR AND THE OPPOSITE STOP.



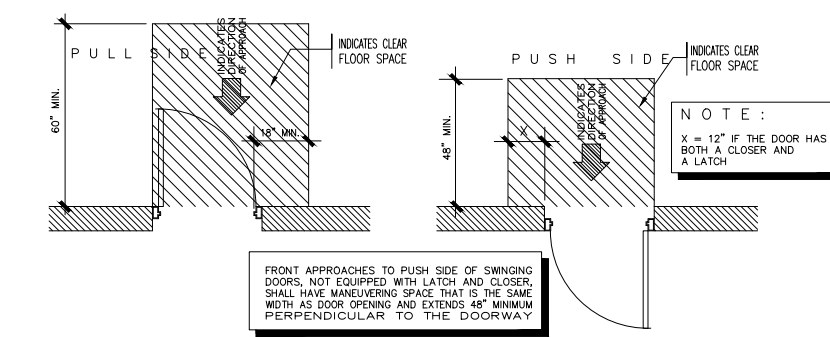
- MANEUVERING CLEARANCES AT DOORS. MINIMUM MANEUVERING CLEARANCES AT DOORS THAT ARE NOT AUTOMATIC OR POWER ASSISTED SHALL BE AS SHOWN. THE FLOOR OR GROUND AREA WITHIN THE REQUIRED CLEARANCES SHALL BE LEVEL AND CLEAR.



LATCH - SIDE APPROACHES - SWINGING DOOR



HINGE - SIDE APPROACHES - SWINGING DOOR

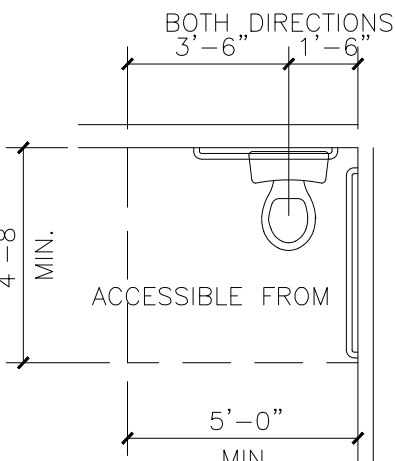


FRONT APPROACHES - SWINGING DOOR

- THRESHOLDS AT DOORWAYS. THRESHOLDS AT DOORWAYS SHALL NOT EXCEED 1/2 IN. RAISED THRESHOLDS AND FLOOR LEVEL CHANGES AT ACCESSIBLE DOORWAYS SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2.
- DOOR CLOSERS. IF A DOOR HAS A CLOSER, THEN THE SWEEP PERIOD OF THE CLOSER SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 70 DEGREES, THE DOOR WILL TAKE AT LEAST 3 SECONDS TO MOVE TO A POINT 3 IN. FROM THE LATCH, MEASURES TO THE LEADING EDGE OF THE DOOR.
- DOOR OPENING FORCE. THE MAXIMUM FORCE FOR PUSHING OR PULLING OPEN A DOOR SHALL BE AS FOLLOWS:
 - (1) FIRED DOORS SHALL HAVE THE MINIMUM OPENING FORCE ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY.
 - (2) OTHER DOORS.
 - (a) INTERIOR HINGED DOORS: 5 LBF
 - (b) SLIDING OR FOLDING DOORS: 5 LBFTHESE FORCES DO NOT APPLY TO THE FORCE REQUIRED TO RETRACT LATCH BOLTS OR DISENGAGE OTHER DEVICES THAT MAY HOLD THE DOOR IN A CLOSED POSITION
- AUTOMATIC DOORS AND POWER ASSISTED DOORS. DOORS SHALL NOT OPEN TO BACK CHECK FASTER THAN 3 SECONDS AND SHALL REQUIRE NO MORE THAN 15 LBF TO STOP DOOR MOVEMENT.
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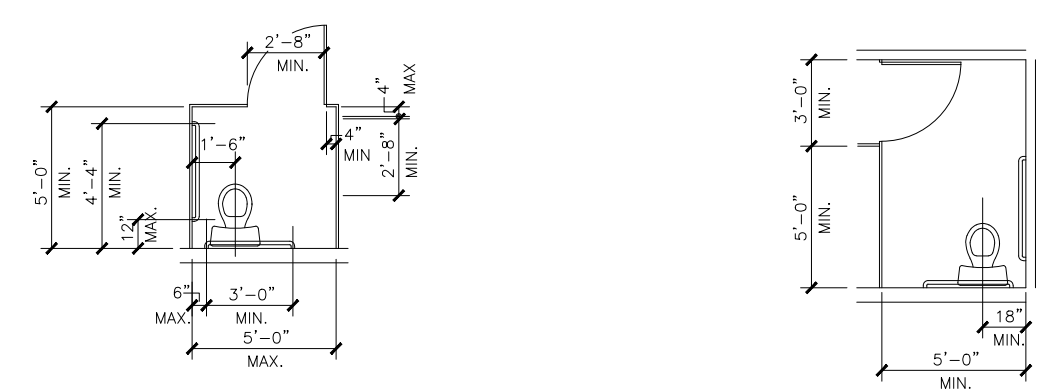
WATER CLOSET NOTES

- CLEAR FLOOR SPACE. CLEAR FLOOR SPACE FOR WATER CLOSETS NOT IN STALLS.



CLEAR FLOOR

- CLEAR FLOOR SPACE. CLEAR FLOOR SPACE FOR WATER CLOSETS IN STALLS.

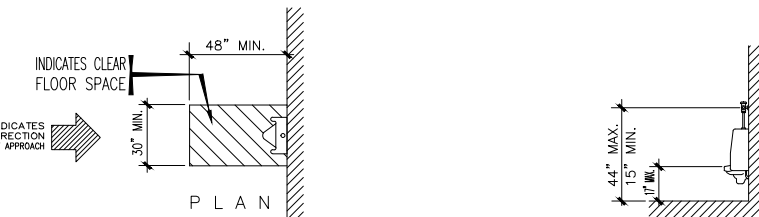


TOILET STALLS

- HEIGHT. THE HEIGHT OF WATER CLOSETS SHALL BE 17 IN. TO 19 IN. MEASURED TO THE TOP OF THE TOILET SEAT. SEATS SHALL NOT BE SPRUNG TO RETURN TO A LIFTED POSITION.
- FLUSH CONTROLS. FLUSH CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC. CONTROLS FOR FLUSH VALVES SHALL BE MOUNTED ON THE WIDE SIDE OF TOILET AREAS NO MORE THAN 44 IN. ABOVE THE FLOOR.

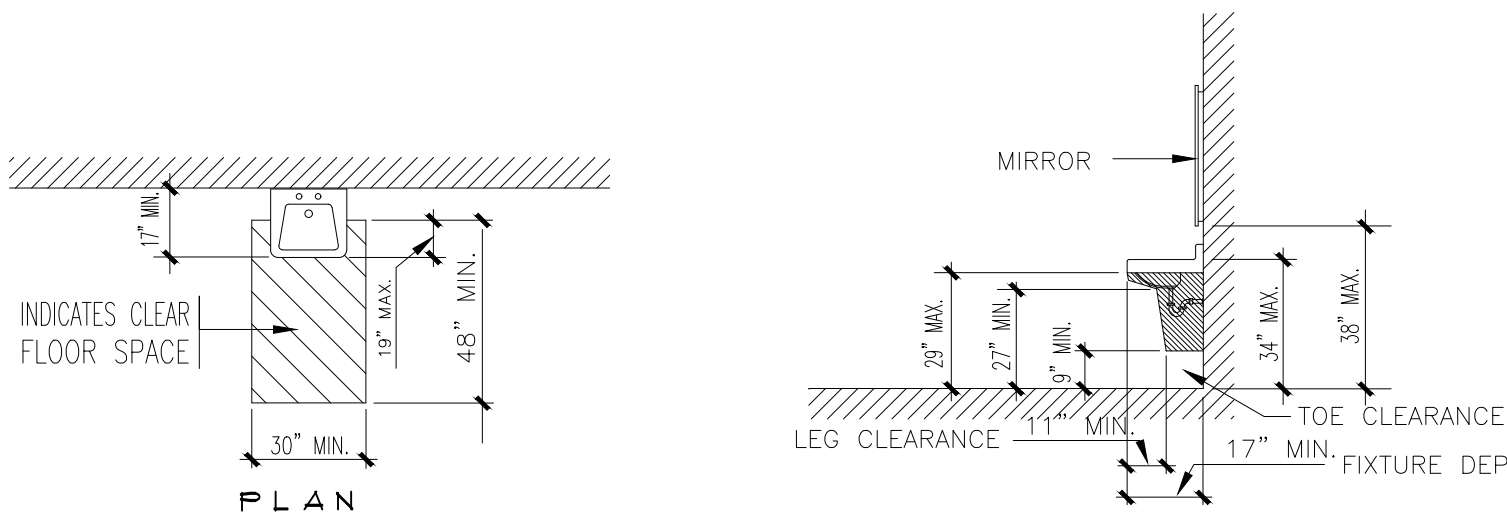
URINALS

- HEIGHT. ACCESSIBLE URINALS SHALL BE STALL-TYPE OR WALL-HUNG WITH AN ELONGATED RIM AT A MAXIMUM OF 17 IN. ABOVE THE FINISH FLOOR.
- CLEAR FLOOR SPACE. A CLEAR FLOOR SPACE 30 IN. BY 48 IN. SHALL BE PROVIDED IN FRONT OF URINALS TO ALLOW FORWARD APPROACH. THIS CLEAR SPACE SHALL ADJOIN OR OVERLAP AN ACCESSIBLE ROUTE. URINALS SHIELDS THAT DO NOT EXTEND BEYOND THE FRONT EDGE OF THE URINAL RIM MAY BE PROVIDED WITH 29 IN. CLEARANCE BETWEEN THEM.
- FLUSH CONTROLS. FLUSH CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC AND SHALL BE MOUNTED NO MORE THAN 44 IN. ABOVE THE FINISH FLOOR.



LAVATORY AND MIRRORS

- HEIGHT AND CLEARANCES. LAVATORIES SHALL BE MOUNTED WITH THE RIM OR COUNTER SURFACE NO HIGHER THAN 34 IN. ABOVE THE FINISH FLOOR. PROVIDE A CLEARANCE OF AT LEAST 29 IN. ABOVE THE FINISH FLOOR TO THE BOTTOM OF THE APRON.
- CLEAR FLOOR SPACE. A CLEAR FLOOR SPACE 30 IN. BY 48 IN. SHALL BE PROVIDED IN FRONT OF A LAVATORY TO ALLOW FORWARD APPROACH. SUCH CLEAR FLOOR SPACE SHALL ADJOIN OR OVERLAP AN ACCESSIBLE ROUTE AND SHALL EXTEND A MAXIMUM OF 19 IN. UNDERNEATH THE LAVATORY.
- EXPOSED PIPES AND SURFACES. HOT WATER AND DRAIN PIPES UNDER LAVATORIES SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROJECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES.
- FAUCETS. LEVER-OPERATED, PUSH-TYPE, AND ELECTRONICALLY CONTROLLED MECHANISMS ARE EXAMPLES OF ACCEPTABLE DESIGNS. IF SELF-CLOSING VALVES ARE USED THE FAUCET SHALL REMAIN OPEN FOR AT LEAST 10 SECONDS.
- MIRRORS. MIRRORS SHALL BE MOUNTED WITH THE BOTTOM EDGE OF THE REFLECTING SURFACE NO HIGHER THAN 38 IN. ABOVE THE FINISH FLOOR.



CLEAR FLOOR SPACE AT LAVATORIES

LAVATORY CLEARANCES

SINKS

- HEIGHT. SINKS SHALL BE MOUNTED WITH THE COUNTER OR RIM NO HIGHER THAN 34 IN. ABOVE THE FINISH FLOOR.
- KNEE CLEARANCE. KNEE CLEARANCE THAT IS AT LEAST 27 IN. HIGH, 30 IN. WIDE, AND 19 IN. DEEP SHALL PROVIDED UNDERNEATH SINKS.
- DEPTH. EACH SINK SHALL BE A MAXIMUM OF 6-1/2 IN. DEEP.
- CLEAR FLOOR SPACE. A CLEAR FLOOR SPACE AT LEAST 30 IN BY 48 IN. SHALL BE PROVIDED IN FRONT OF A SINK TO ALLOW FORWARD APPROACH. THE CLEAR FLOOR SPACE SHALL EXTEND A MAXIMUM OF 19 IN. UNDERNEATH THE SINK.
- EXPOSED PIPES AND SURFACES. HOT WATER AND DRAIN PIPES EXPOSED UNDER SINKS SHALL BE INSULATED OR OTHERWISE CONFIGURED SO AS TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER SINKS.
- FAUCETS. LEVER-OPERATED, PUSH-TYPE, TOUCH TYPE, OR ELECTRONICALLY CONTROLLED MECHANISMS ARE ACCEPTABLE DESIGNS.

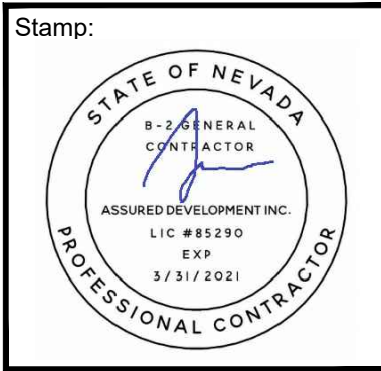
STAIRS, HANDRAILS AND GRAB BAR NOTES

- PROVIDE HANDRAILS AND RAILING SYSTEMS CAPABLE OF WITHSTANDING THE FOLLOWING STRUCTURAL LOADS (PER ASTM E 985):
 - a. APPLIED AT ANY POINT AND A UNIFORM LOAD OF 100 LBF PER LINEAR FT.
 - b. HANDRAILS: CONCENTRATED LOAD OF 200 LBF APPLIED AT ANY POINT AND A UNIFORM LOAD OF 50 LBF PER LINEAR FT.
 - c. INFILL AREA OF GUARDRAILS SYSTEMS: HORIZONTAL CONCENTRATED LOAD OF 200 LBF APPLIED TO ONE SQ. FT. AT ANY POINT IN THE SYSTEM
- TREADS AND RISERS. ON ANY GIVEN FLIGHT OF STAIRS, ALL STEPS SHALL HAVE UNIFORM RISER HEIGHTS AND UNIFORM TREAD WIDTHS.
- OUTDOOR CONDITIONS. OUTDOOR STAIRS AND THEIR APPROACHES SHALL BE DESIGNED SO THAT WATER WILL NOT ACCUMULATE ON WALKING SURFACES. SLOPE MAX. OF 2%.
- SIZE AND SPACING OF GRAB BARS AND HANDRAILS. THE DIAMETER OR WIDTH OF THE GRIPPING SURFACES OF A HANDRAIL OR GRAB BAR SHALL BE 1-1/4 IN. TO 1-1/2 IN. THE SPACE BETWEEN THE WALL AND THE GRAB BAR SHALL BE 1-1/2 IN.
- STRUCTURAL STRENGTH. THE STRUCTURAL STRENGTH OF GRAB BARS, TUB AND SHOWER SEATS, FASTENERS, AND MOUNTING DEVICES SHALL MEET THE FOLLOWING SPECIFICATION:
 - (1) BENDING STRESS IN A GRAB BAR OR SEAT INDUCED BY THE MAXIMUM BENDING MOMENT FROM THE APPLICATION OF 250 LBF SHALL BE LESS THAN THE ALLOWABLE STRESS FOR THE MATERIAL OF THE GRAB BAR OR SEAT.
 - (2) SHEAR STRESS INDUCED IN A GRAB BAR OR SEAT BY THE APPLICATION OF 250 LBF SHALL BE LESS THAN THE ALLOWABLE SHEAR STRESS FOR THE MATERIAL OF THE GRAB BAR OR SEAT. IF THE CONNECTION BETWEEN THE GRAB BAR OR SEAT AND ITS MOUNTING BRACKET OR OTHER SUPPORT IS CONSIDERED TO BE FULLY RESTRAINED, THEN DIRECT AND TORSIONAL SHEAR STRESSES SHALL BE TOTALED FOR THE COMBINED SHEAR STRESS, WHICH SHALL NOT EXCEED THE ALLOWABLE SHEAR STRESS.
 - (3) SHEAR FORCE INDUCED IN A FASTENER OR MOUNTING DEVICE FROM THE APPLICATION OF 250 LBF SHALL BE LESS THAN THE ALLOWABLE LATERAL LOAD OF EITHER THE FASTENER OR MOUNTING DEVICE OR THE SUPPORTING STRUCTURE, WHICHEVER IS THE SMALLER ALLOWABLE LOAD.
 - (4) TENSILE FORCE INDUCED IN A FASTENER BY A DIRECT TENSION FORCE OF 250 LBF PLUS THE MAXIMUM MOMENT FROM THE APPLICATION OF 250 LBF SHALL BE LESS THAN THE ALLOWABLE WITHDRAWAL LOAD BETWEEN THE FASTENER AND THE SUPPORTING STRUCTURE.
 - (5) GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS.

ELECTRICAL SERVICE ROOMS

- THE SERVICE DISCONNECTING MEANS SHALL BE INSTALLED IN A READILY ACCESSIBLE LOCATION ON THE EXTERIOR OF THE BUILDING. OR IT MAY BE INSTALLED WITHIN A DEDICATED ELECTRICAL EQUIPMENT ROOM WITH A DIRECT EXTERIOR ACCESS. IT SHALL BE LOCATED ADJACENT TO THE EXTERIOR DOOR. SUCH ROOMS SHALL BE A MINIMUM OF ONE-HOUR FIRE RESISTIVE CONSTRUCTION AND SHALL HAVE APPROVED FIRE DEPARTMENT ACCESS (E.G. KNOX BOX). EACH SERVICE DISCONNECTING MEANS SHALL BE PERMANENTLY MARKED WITH 1" HIGH BY 1/4" STROKE LETTERS AND/OR NUMBERS INDICATING THE ADDRESS IT SERVES AND BE IDENTIFIED AS THE DISCONNECTING MEANS.

Description	BLOG. DEPT. CORRECTIONS	BLOG. DEPT. CORRECTIONS		
Date	11/19/19	12/05/19		
Rev	1	2		



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ASSURED DEVELOPMENT

2 IDAHO WAY, HENDERSON, NEVADA 89015

TENANT IMPROVEMENT FOR:

107 SOUTH WATER STREET

BISCUITS AND BOURBON

107 SOUTH WATER STREET

HENDERSON, NEVADA 89015

APN # 179-187-10-043

DATE

11-20-2019

PHASE

CONS. DOCS

SUBMITTAL

PROJECT NO.

19005

SHEET NO.

A0.01

GENERAL NOTES

EXITING ANALYSIS

TOTAL GROSS OCCUPIED TENANT SPACE AREA:

EXISTING TENANT SUITE 2,365 SQ. FT.

OCCUPANT TYPE: A2 - ASSEMBLY

FIRE SPRINKLED: YES

TOTAL OCCUPANTS: 108 O.C.C.

NUMBER OF EXITS REQUIRED:

EXITS REQUIRED: 3

EXITS PROVIDED: 4 OK!

EXITING WIDTH REQUIRED: (Inches) 108 OCC. X .20 = 21.6"

EXITING PROVIDE: (Inches) (4) 3'-0" wide doors = 144"

Total exiting width = 144" OK!

TRAVEL DISTANCE:

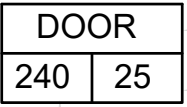
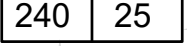
THE LONGEST DISTANCE OF TRAVEL FROM ANY EXIT TO THE FARTHEST SPACE IN THIS TENANT IMPROVEMENT IS 23'-8", WHERE 300'-0" IS ALLOWED FOR THIS OCCUPANCY TYPE (SPRINKLED)

OCCUPANCY CALCULATION

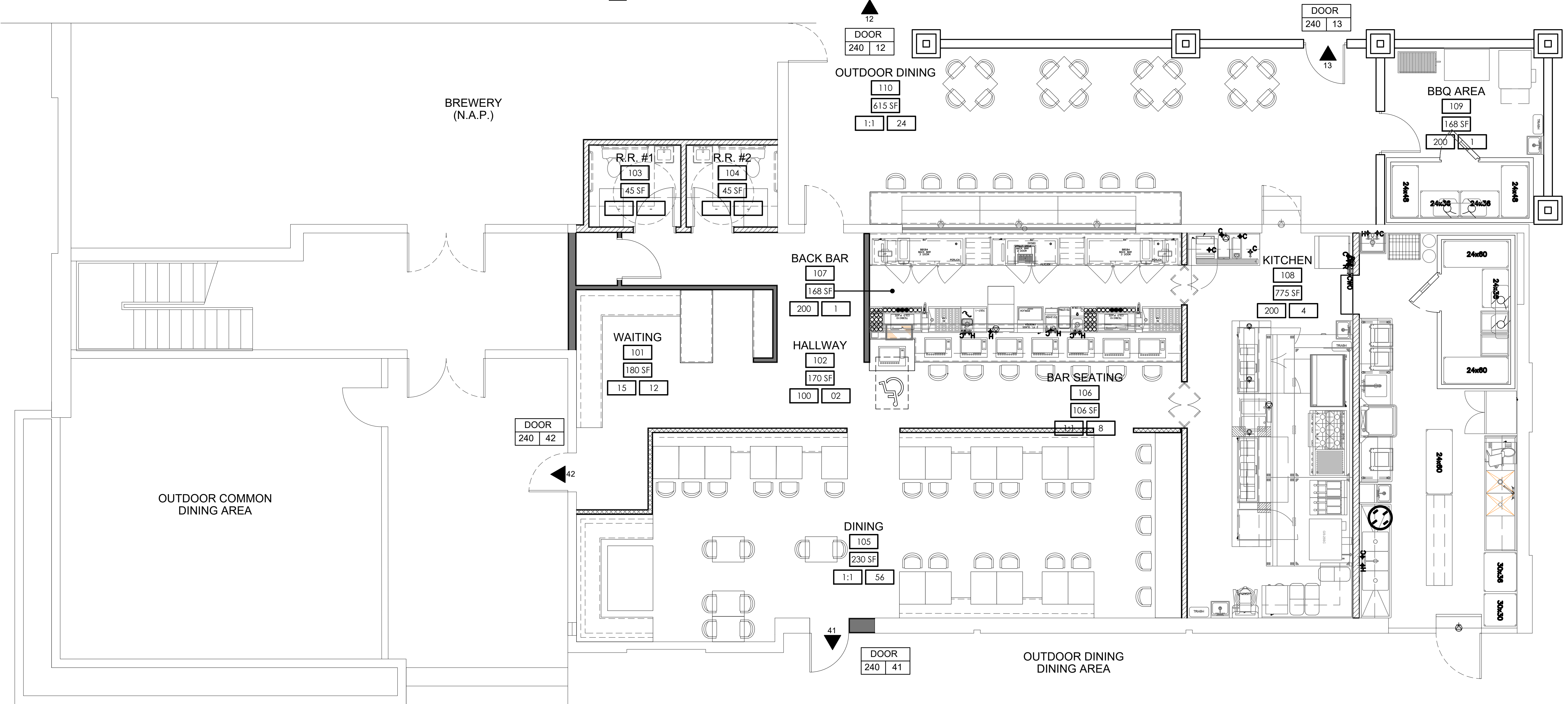
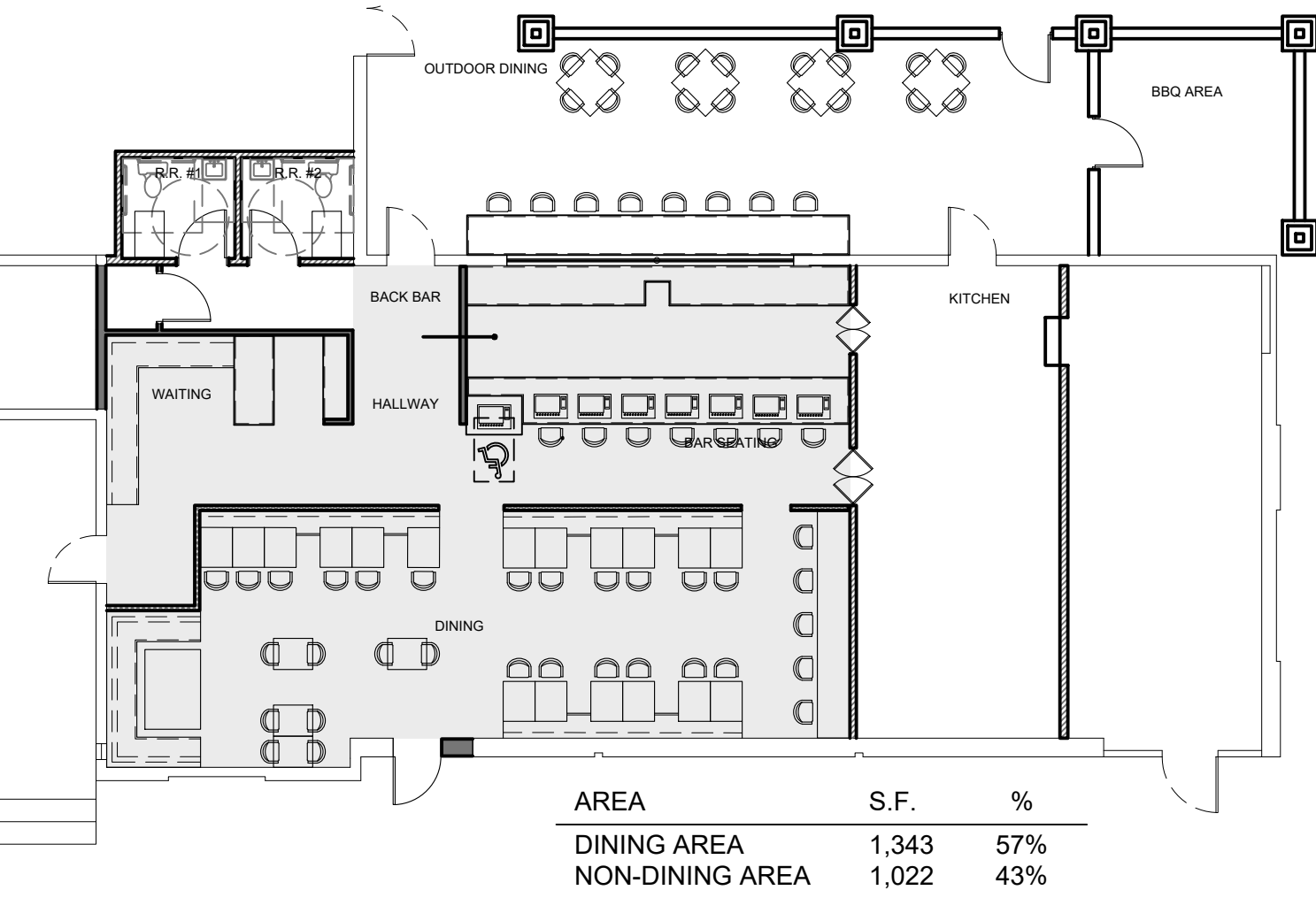
ROOM #:	AREA NAME:	AREA S.F.	LOAD FACTOR	OCCUPANCY
101	WAITING	180	15	12
102	HALLWAY	170	100	02
103	RESTROOM #1	45	-	-
104	RESTROOM #2	45	-	-
105	DINING	230	1:1	56
106	BAR SEATING	106	1:1	08
107	BACK BAR	168	200	01
108	KITCHEN	775	200	04
109	BBQ AREA	168	200	01
110	OUTDOOR DINING	615	1:1	24

TOTAL OCCUPANCY =108 OCC.

SYMBOLS LEGEND

SYMBOL	DESCRIPTION
10 	OCCUPANTS EXITING TAG
OCCUPANTS EXITING "DOORS"	
	EGRESS IDENTIFICATION
	ACTUAL EXITING OCCUPANTS
	ALLOWABLE EXITING OCCUPANTS

KEYPLAN

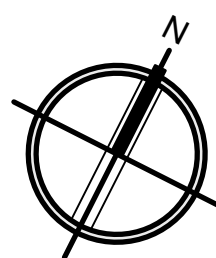


2

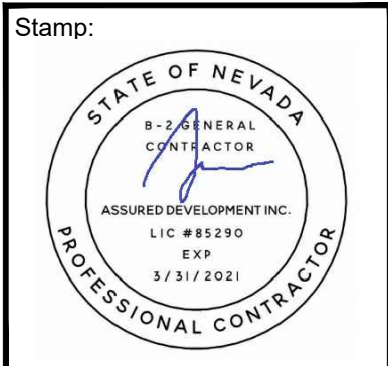
A0.02

CODE AND EXITING PLAN

SCALE: 1/4" = 1'-0"



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1	11/19/19	BLDG. DEPT. CORRECTIONS
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TENANT IMPROVEMENT FOR:

107 SOUTH WATER STREET

BISCUITS AND BOURBON

107 SOUTH WATER STREET

HENDERSON, NEVADA 89015

APN # 179-187-10-043

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PHASE

CONS. DOCS

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PROJECT NO.

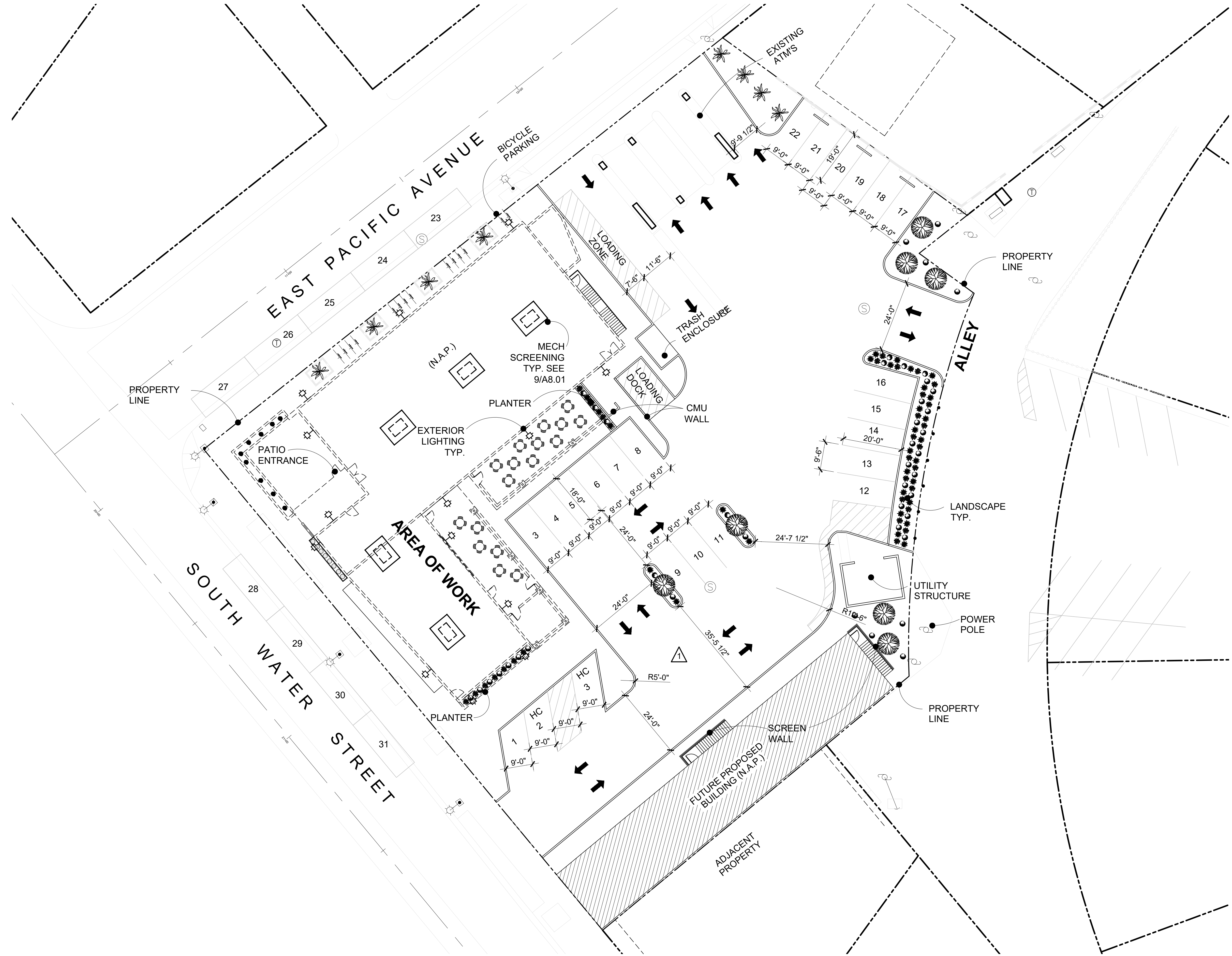
19005

SHEET NO.

A0.02

CODE AND EXITING PLAN

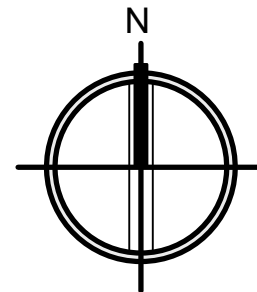
VERSION: 001A



1
A1.00

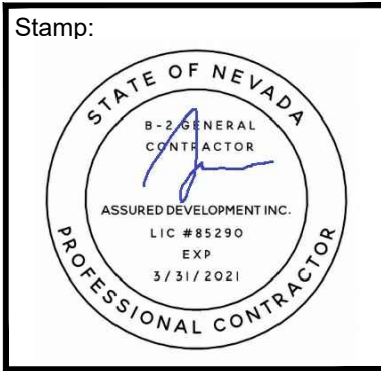
REFERENCE SITE PLAN

SCALE: NOT TO SCALE



EXISTING SITE CONDITIONS: THE FOLLOWING PROJECT (107 WATER STREET BISCUITS AND BOURBON) WILL BE A TENANT IMPROVEMENT TO AN EXISTING SUITE, WITHIN AN EXISTING BUILDING ON AN EXISTING SITE. THE EXISTING SITE AND BUILDING HAVE BEEN APPROVED AND PERMITTED THROUGH ITS LOCAL JURISDICTION. THERE WILL BE NO MODIFICATIONS TO THE EXISTING SITE, THUS THIS SITE PLAN WILL SERVE AS A REFERENCE SITE PLAN ONLY.

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TENANT IMPROVEMENT FOR:
**107 SOUTH WATER STREET
BISCUITS AND BOURBON**
107 SOUTH WATER STREET
HENDERSON, NEVADA 89015
APN # 179-187-10-043

DATE
11-20-2019
PHASE
CONS. DOCS
SUBMITTAL
PROJECT NO.
19005
SHEET NO.

A1.00
REFERENCE
SITE PLAN

VERSION: 001A

PLEASE RECYCLE

FLOOR PLAN WALL LEGEND

- EXISTING EXTERIOR/INTERIOR WALLS - FINISHES TO REMAIN UNDISTURBED - WHERE REQUIRED RE-FINISH INTERIOR SIDE WITH 5/8" TYPE 'X' GYPSUM BOARD, TAPED, TEXTURED AND PAINTED.
- 001

NEW CONSTRUCTION: 3 5/8" OR 6" METAL STUDS TO 6" ABOVE CEILING UNLESS OTHERWISE SPECIFIED. GAUGE AND SPACING AT CONTRACTOR'S OPTION BASED ON LIMITING HEIGHT STUD CHART ON SHEET A8.01. FINISH BOTH SIDES WITH 5/8" TYPE 'X' GYPSUM DRYWALL - STAGGER JOINTS, TAPE ,TEXTURE AND PAINT OR FINISH PER OWNER. SEE WALL TYPE DETAIL 1/A8.01.
- 002

NEW CONSTRUCTION: "WET WALL" - 6" METAL STUDS TO 6" ABOVE CEILING UNLESS OTHERWISE SPECIFIED. GAUGE AND SPACING AT CONTRACTOR'S OPTION BASED ON LIMITING HEIGHT STUD CHART ON SHEET A8.01. FINISH BOTH SIDES WITH 5/8" TYPE 'X' GYPSUM DRYWALL(USE GREEN BOARD ON WET SIDE, USE CEMENT BOARD OR RECOMMENDED SUBSTRATE WHERE WALL TILE IS TO BE INSTALLED IF SCHEDULED) STAGGER JOINTS, TAPE ,TEXTURE AND PAINT OR FINISH PER OWNER. SEE WALL TYPE DETAIL 1/A8.01.
 - AT RESTROOMS INSTALL FRP OR HEALT DEPT. APPROVED NON-POROUS TILES UP TO 48" A.F.F WITH GYPSUM BOARD PAINTED SEMI-GLOSS ACRYLIC LATEX ENAMEL ABOVE WAINSCOT TO CEILING.
- 003

NEW CONSTRUCTION: 3 5/8" OR 6" METAL STUDS TO 42" A.F.F. UNLESS OTHERWISE SPECIFIED. GAUGE AND SPACING AT CONTRACTOR'S OPTION BASED ON LIMITING HEIGHT STUD CHART ON SHEET A8.01. FINISH BOTH SIDES WITH 5/8" TYPE 'X' GYPSUM DRYWALL - STAGGER JOINTS, TAPE ,TEXTURE AND PAINT OR FINISH PER OWNER. SEE WALL TYPE DETAIL 3/A8.01.

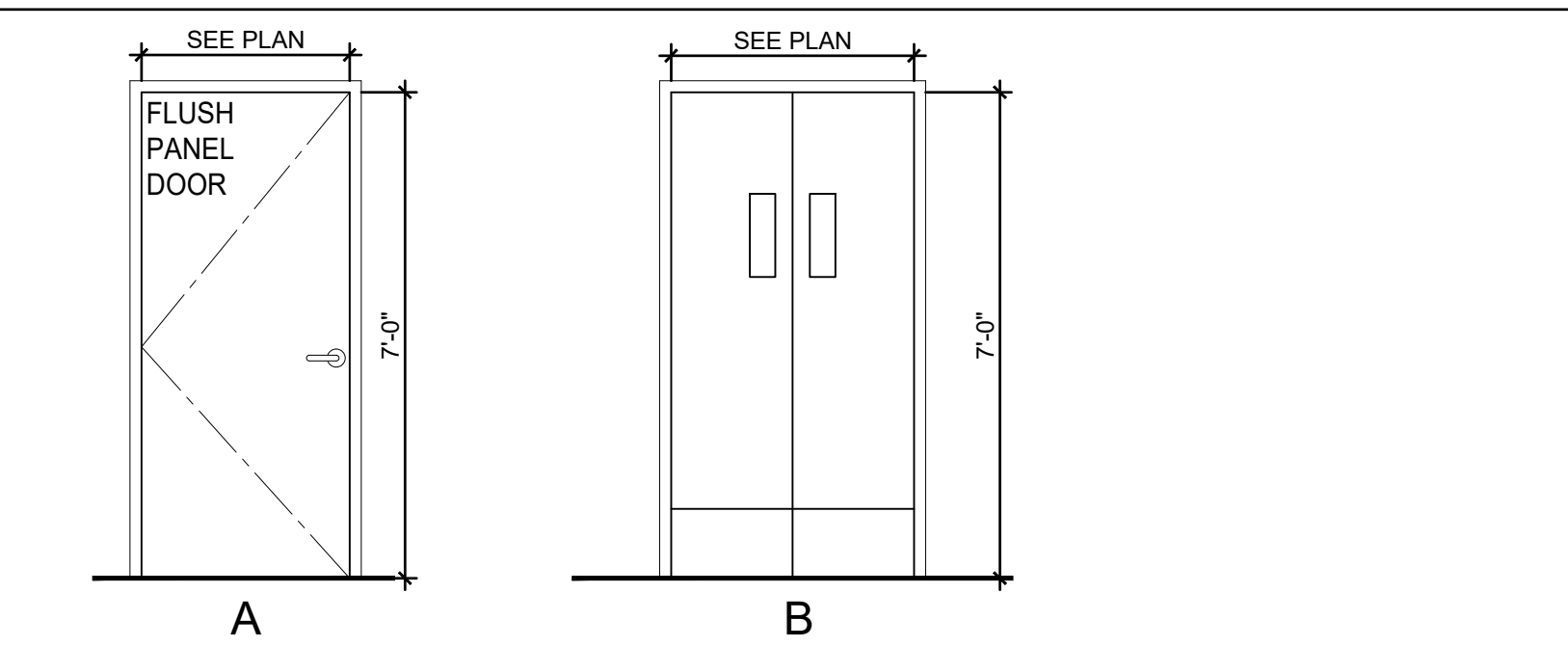
FLOOR PLAN KEYNOTES

- 01 WAITING AREA BENCH SEATING TO BE SELECTED BY OWNER
- 02 HOSTESS COUNTER @ 34" A.F.F. - STYLE AND COLOR TO BE SELECTED BY OWNER
- 03 MERCHANDISE DISPLAY CASE TO BE SELECTED BY OWNER
- 04 BAR AREA COUNTER W/ GAMING DISPLAYS - STYLE AND COLOR TO BE SELECTED BY OWNER
- 05 ADA COMPLIANT BAR AREA COUNTER W/ GAMING DISPLAYS - STYLE AND COLOR TO BE SELECTED BY OWNER
- 06 BAR AREA COUNTER - STYLE AND COLOR TO BE SELECTED BY OWNER
- 07 SLIDING GLASS SERVICE WINDOW, HERITAGE WINDOWS OR EQUAL. REFER TO MANUFACTURER SPECS.
- 08 DINING AREA TABLES AND BOOTHS. COLOR AND FINISH TO BE SELECTED BY OWNER
- 09 DINING AREA TABLES AND CHAIRS. COLOR AND FINISH TO BE SELECTED BY OWNER
- 10 WATER HEATER CLOSET

DOOR SCHEDULE

DOOR SIZES										
3010 = 3'-0" X 1'-0"										
DOOR #	SIZE	CONST.	TYPE	DOOR	FINISH	FRAME	GLASS	RATING	HRDW	NOTES
DR-EX	EXIST	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
D001	3010	HC	A	WOOD	FRE-FINISH	ALUM	N/A	N/A	HW-1	N/A
D002	3610	HC	B	ALUM	FRE-FINISH	ALUM	N/A	N/A	N/A	DUAL SWING KITCHEN DOOR
D003	3010	HC	B	ALUM	FRE-FINISH	ALUM	N/A	N/A	N/A	DUAL SWING KITCHEN DOOR

DOOR AND WINDOW TYPES



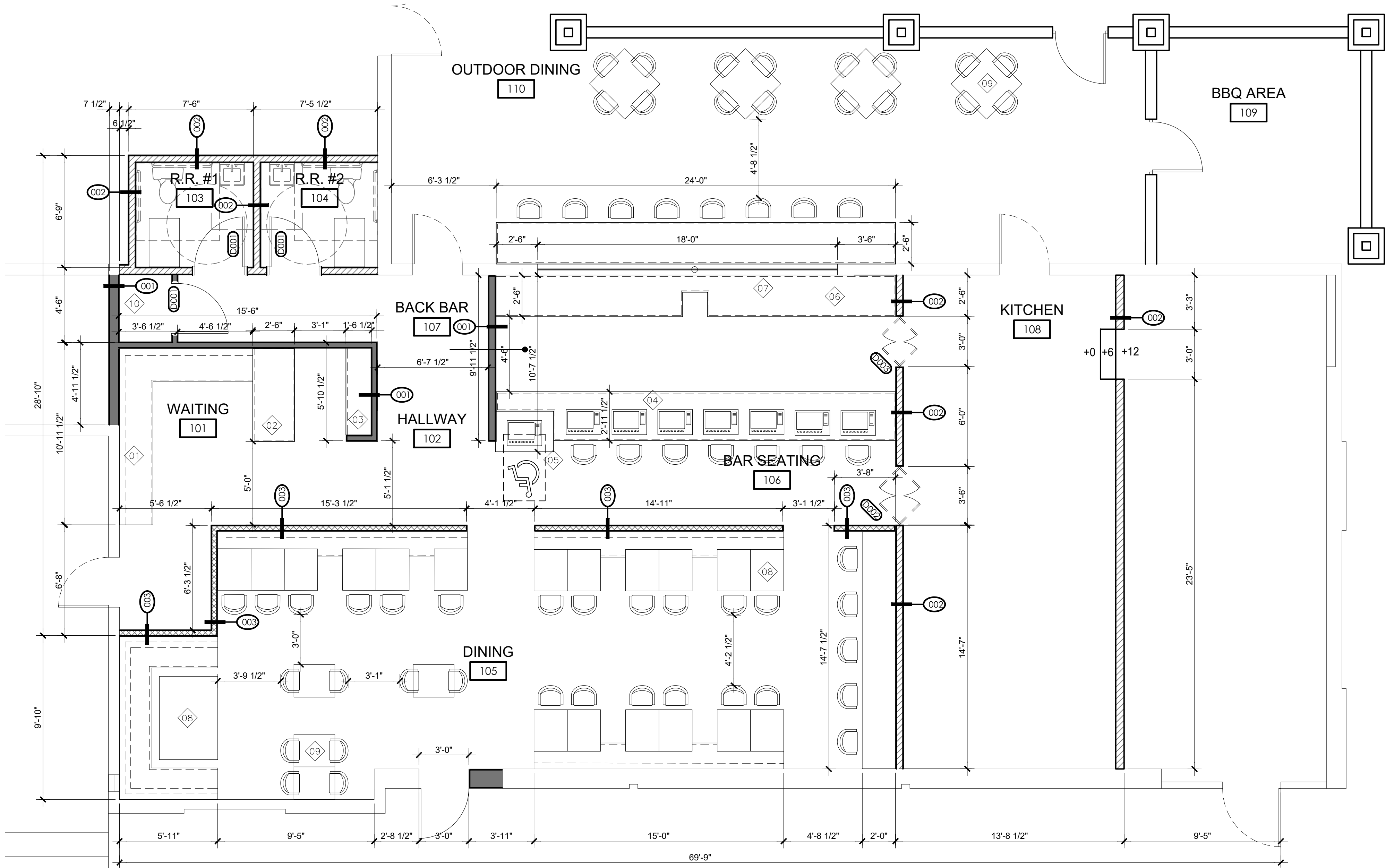
DOOR HARDWARE SCHEDULE

- VERIFY ALL FINAL HARDWARE SELECTIONS WITH OWNER
- HW-1

- HINGES
 - DOOR STOP (WALL MOUNT)
 - LOCKSET
 - LEVER HANDLE

ACCESSIBLE HARDWARE NOTES

ICC/ANSI A117.1-03 404.2.6 HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE PARTS ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST TO OPERATE. OPERABLE PARTS OF SUCH HARDWARE SHALL BE 34 INCHES (865 MM) MINIMUM AND 48 INCHES (1220 MM) MAXIMUM ABOVE THE FLOOR. WHERE SLIDING DOORS ARE IN THE FULLY OPEN POSITION, OPERATING HARDWARE SHALL BE EXPOSED USABLE FROM BOTH SIDES.

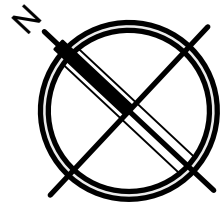


REFER TO KITCHEN EQUIPMENT LAYOUT FOR ALL EQUIPMENT AND PLACEMENT

1
A2.00

FLOOR PLAN

SCALE: 1/4" = 1'-0"



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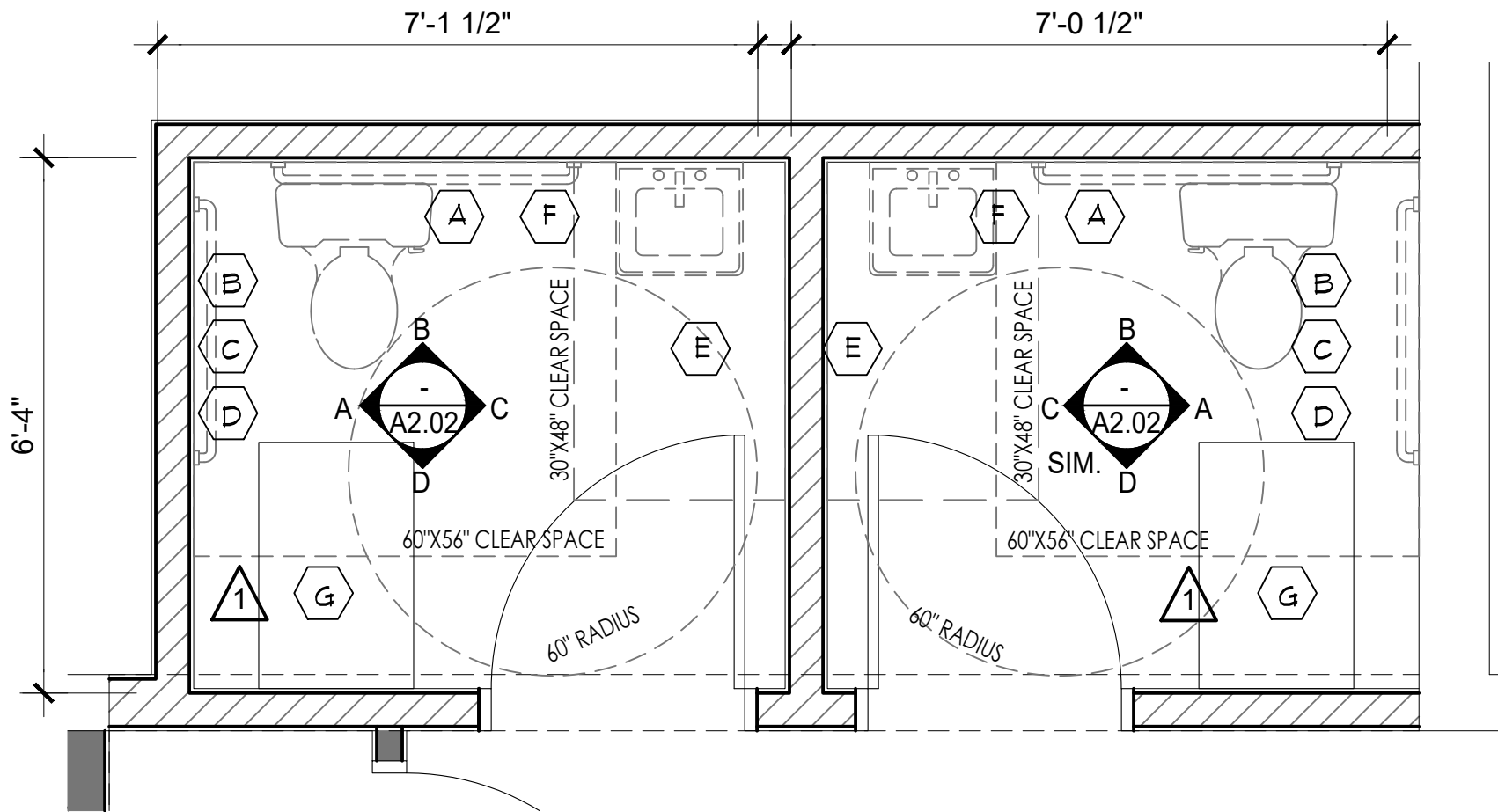
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TENANT IMPROVEMENT FOR:
**107 SOUTH WATER STREET
BISCUITS AND BOURBON**
107 SOUTH WATER STREET
HENDERSON, NEVADA 89015
APN # 179-187-10-043

DATE 11-20-2019
PHASE CONS. DOCS SUBMITTAL
PROJECT NO. 19005
SHEET NO.

A2.00
FLOOR PLAN



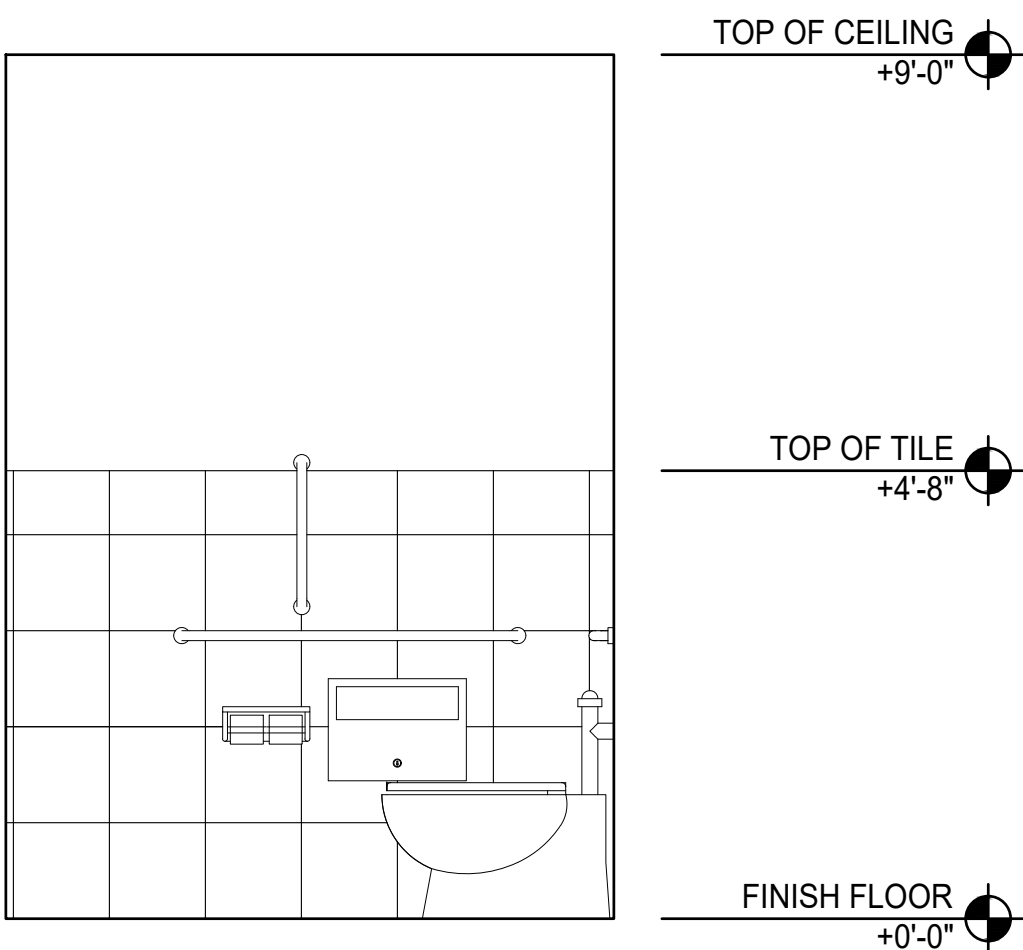
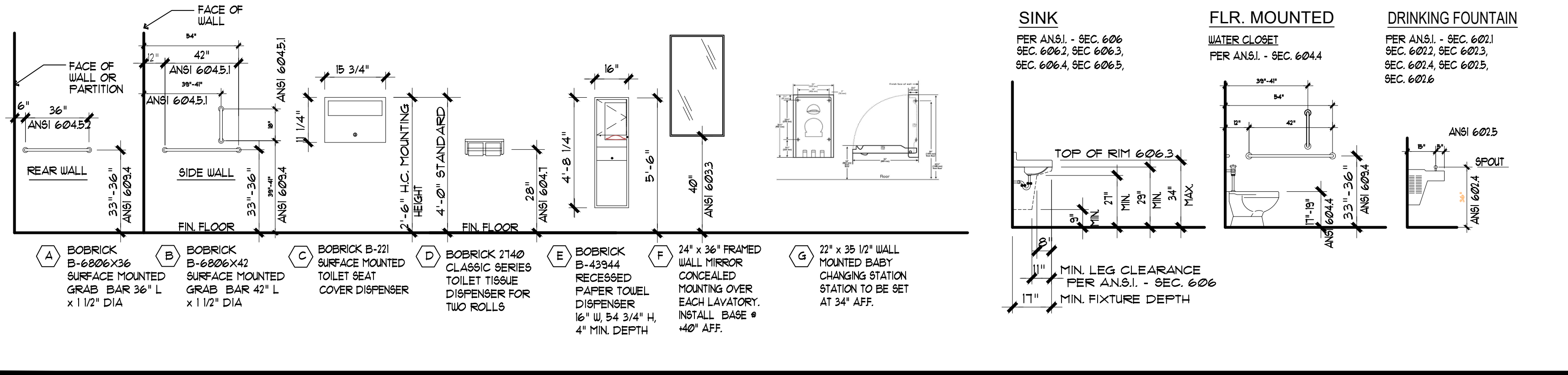
ENLARGED PLAN RESTROOM #1 & #2

1
A2.01

SCALE: 1/2" = 1'-0"

304.2 TURNING SPACE 304.2.1 CIRCULAR SPACE. THE TURNING SPACE SHALL BE A CIRCULAR SPACE WITH A 60-INCH MINIMUM DIAMETER. THE TURNING SPACE SHALL BE PERMITTED TO INCLUDE KNEE AND TOE CLEARANCE COMPLYING WITH SECTION 306. 306.2 TOE CLEARANCE 306.2.1 SPACE BENEATH AN ELEMENT BETWEEN THE FLOOR AND 9 INCHES ABOVE THE FLOOR SHALL BE TOE CLEARANCE AND SHALL COMPLY WITH SECTION 306.2. 306.2.2 MAXIMUM DEPTH. TOE CLEARANCE SHALL BE PERMITTED TO EXTEND 25 INCHES MAXIMUM UNDER AND ELEMENT. 306.2.3 MINIMUM DEPTH. WHERE TOE CLEARANCE IS REQUIRED AT AND ELEMENT AS PART OF A CLEAR FLOOR SPACE, THE TOE CLEARANCE SHALL EXTEND 11 INCHES MINIMUM BENEATH THE ELEMENT. 306.2.5 FIXED TOE CLEARANCE SHALL BE 30 INCHES MINIMUM IN WIDTH. 306.3 KNEE CLEARANCE 306.3.1 SPACE UNDER AN ELEMENT BETWEEN 9 INCHES AND 21 INCHES ABOVE THE FLOOR SHALL BE KNEE CLEARANCE AND SHALL COMPLY WITH SECTION 306.3. 306.3.2 MAXIMUM DEPTH. KNEE CLEARANCE SHALL BE PERMITTED TO EXTEND 25 INCHES MAXIMUM UNDER AN ELEMENT AT 9 INCHES ABOVE THE FLOOR. 306.3.3 MINIMUM DEPTH. WHERE KNEE CLEARANCE IS REQUIRED BENEATH AN ELEMENT AS PART OF A CLEAR FLOOR SPACE, THE KNEE CLEARANCE SHALL BE 11 INCHES MINIMUM IN DEPTH AT 9 INCHES ABOVE THE FLOOR, AND 8 INCHES MINIMUM IN DEPTH AT 21 INCHES ABOVE THE FLOOR. 306.3.4 CLEARANCE REDUCTION. BETWEEN 9 INCHES AND 21 INCHES ABOVE THE FLOOR, THE KNEE CLEARANCE SHALL BE PERMITTED TO BE REDUCED AT A RATE OF 1 INCH FOR EACH 6 INCHES IN HEIGHT.	602 DRINKING FOUNTAINS 602.1 GENERAL. ACCESSIBLE DRINKING FOUNTAINS SHALL COMPLY WITH SECTIONS 602 AND 307. 602.2 CLEAR FLOOR SPACE. A CLEAR FLOOR SPACE COMPLYING WITH SECTION 306, POSITIONED FOR A FORWARD APPROACH TO THE DRINKING FOUNTAIN, SHALL BE PROVIDED. KNEE AND TOE SPACE COMPLYING WITH SECTION 306 SHALL BE PROVIDED. THE CLEAR FLOOR SPACE SHALL BE CENTERED ON THE DRINKING FOUNTAIN. 602.3 OPERABLE PARTS. OPERABLE PARTS SHALL COMPLY WITH SECTION 309. 602.4 SPOUT OUTLET HEIGHT. SPOUT OUTLETS OF WHEELCHAIR ACCESSIBLE FOUNTAINS SHALL BE 36 INCHES MAXIMUM ABOVE THE FLOOR SPOUT OUTLETS OF DRINKING FOUNTAINS FOR STANDING PERSONS SHALL BE 38 INCHES MINIMUM AND 43 INCHES MAXIMUM ABOVE THE FLOOR. 602.5 SPOUT LOCATION. THE SPOUT SHALL BE LOCATED 15 INCHES MINIMUM FROM THE VERTICAL SUPPORT AND 5 INCHES MAXIMUM FROM THE FRONT EDGE OF THE DRINKING FOUNTAIN, INCLUDING BUFFERS, WHERE A PARALLEL APPROACH IS PROVIDED. THE SPOUT SHALL BE LOCATED 3 1/2 INCHES MAXIMUM FROM THE FRONT EDGE OF THE BAR LOCATED BETWEEN 39 INCHES AND 41 INCHES ABOVE THE FLOOR AND WITH THE CENTER LINE OF THE BAR LOCATED BETWEEN 39 INCHES AND 41 INCHES FROM THE REAR WALL. 602.6 WATER FLOW. THE SPOUT SHALL PROVIDE A FLOW OF WATER 4 INCHES MINIMUM IN HEIGHT. THE ANGLE OF THE WATER STREAM FROM SPOUTS WITHIN 3 INCHES OF THE FRONT OF THE DRINKING FOUNTAIN SHALL BE 30 DEGREES MAXIMUM, AND FROM SPOUTS BETWEEN 3 INCHES AND 5 INCHES FROM THE FRONT OF THE DRINKING FOUNTAIN SHALL BE 15 DEGREES MAXIMUM, MEASURED HORIZONTALLY RELATIVE TO THE FRONT FACE OF THE DRINKING FOUNTAIN.	604 WATER CLOSETS AND TOILET COMPARTMENTS 604.3.1 SIZE. A CLEARANCE AROUND A WATER CLOSET 60 INCHES MINIMUM MEASURED PERPENDICULAR FROM THE SIDEWALL, AND 56 INCHES MINIMUM MEASURED PERPENDICULAR FROM THE REAR WALL, SHALL BE PROVIDED. 604.3.2 OVERLAP. THE REQUIRED CLEARANCE AROUND THE WATER CLOSET SHALL BE PERMITTED TO OVERLAP THE WATER CLOSET, ASSOCIATED GRAB BARS, PAPER DISPENSERS, SANITARY NAPKIN RECEPTACLES, COAT HOOKS, SHELVES, ACCESSIBLE ROUTES, CLEAR FLOOR SPACE AT OTHER FIXTURES AND THE TURNING SPACE. NO OTHER FIXTURES OR OBSTRUCTIONS SHALL BE WITHIN THE REQUIRED WATER CLOSET CLEARANCE. 604.4 HEIGHT. THE HEIGHT OF WATER CLOSET SEATS SHALL BE 11 INCHES MINIMUM AND 19 INCHES MAXIMUM ABOVE THE FLOOR, MEASURED TO THE TOP OF THE SEAT. SEATS SHALL NOT BE SPRING TO RETURN TO A LIFTED POSITION. 604.5.1 FIXED SIDEWALL. GRAB BARS SHALL BE 42 INCHES MINIMUM IN LENGTH, LOCATED 12 INCHES MAXIMUM FROM THE REAR WALL AND EXTENDING 54 INCHES MINIMUM FROM THE REAR WALL. IN ADDITION, A VERTICAL GRAB BAR 18 INCHES MINIMUM IN LENGTH SHALL BE MOUNTED WITH THE BOTTOM OF THE BAR LOCATED BETWEEN 39 INCHES AND 41 INCHES ABOVE THE FLOOR AND WITH THE CENTER LINE OF THE BAR LOCATED BETWEEN 39 INCHES AND 41 INCHES FROM THE REAR WALL. 604.5.2 THE REAR WALL GRAB BAR SHALL BE 36 INCHES MINIMUM IN LENGTH, AND EXTEND FROM THE CENTERLINE OF THE WATER CLOSET 10 INCHES MINIMUM ON THE SIDE CLOSEST TO THE WALL, AND 10 INCHES MINIMUM ON THE TRANSFER SIDE. 604.7 DISPENSERS. TOILET PAPER DISPENSERS SHALL COMPLY WITH 309.4 AND SHALL BE 1 INCHES MINIMUM AND 9 INCHES MAXIMUM IN FRONT OF THE WATER CLOSET MEASURED TO THE CENTERLINE OF THE DISPENSER. THE OUTLET OF THE DISPENSER SHALL BE 15 INCHES MINIMUM AND 48 INCHES MAXIMUM ABOVE THE FLOOR AND SHALL NOT BE LOCATED BEHIND THE GRAB BARS. DISPENSERS SHALL NOT BE OF A TYPE THAT CONTROL DELIVERY, OR DO NOT ALLOW CONTINUOUS PAPER FLOW.	604.8 WHEELCHAIR ACCESSIBLE COMPARTMENTS 604.8.2 SIZE. THE MINIMUM AREA OF A WHEELCHAIR ACCESSIBLE COMPARTMENT SHALL 60 INCHES MINIMUM IN WIDTH MEASURED PERPENDICULAR TO THE SIDE WALL, AND 56 INCHES MINIMUM IN DEPTH FOR WALL-HUNG WATER CLOSETS, AND 59 INCHES MINIMUM IN DEPTH FOR FLOOR MOUNTED WATER CLOSETS. MEASURED PERPENDICULAR TO THE REAR WALL. 604.8.3 DOORS. TOILET COMPARTMENT DOORS, INCLUDING HARDWARE, SHALL COMPLY WITH SECTION 404.1 EXCEPT THAT IF THE APPROACH IS TO THE LATCH SIDE OF THE COMPARTMENT DOOR CLEARANCE BETWEEN THE DOOR SIDE OF THE STALL AND ANY OBSTRUCTION SHALL BE 42 INCHES MINIMUM. DOORS SHALL BE LOCATED IN THE FRONT PARTITION OR IN THE SIDE WALL OR PARTITION FARTHEST FROM THE WATER CLOSET. WHERE LOCATED IN THE SIDE WALL OR PARTITION, THE DOOR OPENING SHALL BE 4 INCHES MAXIMUM FROM THE FRONT PARTITION. THE DOOR SHALL BE SELF-CLOSING. A DOOR PULL COMPLYING WITH SECTION 404.1.6 SHALL BE PLACED ON BOTH SIDES OF THE DOOR NEAR THE LATCH. TOILET COMPARTMENT DOORS SHALL NOT SWING INTO THE REQUIRED MINIMUM AREA OF THE COMPARTMENT. 604.8.4 APPROACH. WHEELCHAIR ACCESSIBLE COMPARTMENTS SHALL BE ARRANGED FOR LEFT-HAND OR RIGHT-HAND APPROACH TO THE WATER CLOSET. 604.8.5 TOE CLEARANCE. IN WHEELCHAIR ACCESSIBLE COMPARTMENTS, THE FRONT PARTITION AND AT LEAST ONE SIDE PARTITION SHALL PROVIDE A TOE CLEARANCE COMPLYING WITH SECTION 306.2. EXTENDING 6 INCHES DEEP BEYOND THE COMPARTMENT-SIDE FACE OF THE PARTITION, EXCLUSIVE OF PARTITION SUPPORT MEMBERS. EXCEPTIONS: 1. TOE CLEARANCE AT THE FRONT OF THE PARTITION IS NOT REQUIRED IN A COMPARTMENT GREATER THAN 60 INCHES DEEP WITH A WALL-HUNG WATER CLOSET OR 65 INCHES DEEP WITH A FLOOR-MOUNTED WATER CLOSET. 2. TOE CLEARANCE AT THE SIDE PARTITION IS NOT REQUIRED IN A COMPARTMENT GREATER THAN 66 INCHES IN WIDTH.	605 URINALS 605.1 GENERAL. ACCESSIBLE URINALS SHALL COMPLY WITH SECTION 605. 605.2 HEIGHT. URINALS SHALL BE OF THE STALL TYPE OR SHALL BE OF THE WALL-HUNG TYPE WITH THE RIM AT 11 INCHES MAXIMUM ABOVE THE FLOOR. 605.3 CLEAR FLOOR SPACE. A CLEAR FLOOR SPACE COMPLYING WITH SECTION 306, POSITIONED FOR FORWARD APPROACH SHALL BE PROVIDED. 605.4 FLUSH CONTROLS. FLUSH CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC HAND-OPERATED FLUSH CONTROLS SHALL COMPLY WITH SECTION 309. 606 LAVATORIES & SINKS 606.2 CLEAR FLOOR SPACE. A CLEAR FLOOR SPACE COMPLYING WITH SECTION 306.3, POSITIONED FOR FORWARD APPROACH, SHALL BE PROVIDED. KNEE AND TOE CLEARANCE COMPLYING WITH SECTION 306 SHALL BE PROVIDED. THE DIP OF THE OVERFLOW SHALL NOT BE CONSIDERED IN THE DETERMINING KNEE AND TOE CLEARANCES. 606.3 HEIGHT. THE FRONT OF LAVATORIES AND SINKS SHALL BE 34 INCHES MAXIMUM ABOVE THE FLOOR, MEASURED TO THE HIGHER OF THE RIM OR THE COUNTER SURFACE. 606.4 FAUCETS SHALL COMPLY WITH SECTION 309. HAND-OPERATED METERING FAUCETS SHALL REMAIN OPEN FOR 10 SECONDS MINIMUM. 606.5 LAVATORIES WITH ENHANCED REACH RANGE. WHERE ENHANCE REACH RANGE IS REQUIRED AT LAVATORIES, FAUCETS AND SOAP DISPENSERS CONTROLS SHALL HAVE A REACH DEPTH OF 11 INCHES MAXIMUM OR IF AUTOMATIC, SHALL BE ACTIVATED WITHIN A REACH DEPTH OF 11 INCHES MAXIMUM. WATER AND SOAP FLOW SHALL BE PROVIDED WITH A REACH DEPTH OF 11 INCHES MAXIMUM. 606.6 EXPOSED PIPES AND SURFACES. WATER SUPPLY AND DRAIN PIPES UNDER LAVATORIES AND SINKS SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES AND SINKS.	609 GRAB BARS 609.2.1 CIRCULAR CROSS SECTION. GRAB BARS SHALL HAVE A CIRCULAR CROSS SECTION WITH AN OUTSIDE DIAMETER OF 1 1/4 INCH MINIMUM AND 2 INCHES MAXIMUM. 609.2.2 NONCIRCULAR CROSS SECTION. GRAB BARS WITH NONCIRCULAR CROSS SECTION SHALL HAVE A CROSS SECTION DIMENSION OF 2 INCHES MAXIMUM, AND A PERIMETER DIMENSION OF 4 INCHES MINIMUM AND 4.8 INCHES MAXIMUM. 609.3 THE SPACE BETWEEN THE WALL AND THE GRAB BAR SHALL BE 1 1/2 INCHES. THE SPACE BETWEEN THE GRAB BAR AND PROJECTING OBJECTS BELOW AND AT THE ENDS OF THE GRAB BAR SHALL BE 1/2 INCHES MINIMUM. THE SPACE BETWEEN THE GRAB BAR AND PROJECTING OBJECTS ABOVE SHALL BE 2 INCHES MINIMUM. 609.4 POSITION OF GRAB BARS. GRAB BARS SHALL BE INSTALLED IN A HORIZONTAL POSITION, 33 INCHES MINIMUM AND 36 INCHES MAXIMUM ABOVE THE FLOOR, MEASURED TO THE TOP OF THE GRIPPING SURFACE. 609.5 SURFACE HAZARDS. GRAB BARS AND ANY WALL OR OTHER SURFACES ADJACENT TO GRAB BARS SHALL BE FREE OF SHARP OR ABRASIVE ELEMENTS. EDGES SHALL BE ROUNDED. 609.6 FITTINGS. GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS. 609.7 INSTALLATION. GRAB BARS SHALL BE INSTALLED IN ANY MANNER THAT PROVIDES A GRIPPING SURFACE AT THE LOCATIONS SPECIFIED IN THIS STANDARD AND THAT DOES NOT OBSTRUCT THE CLEAR FLOOR SPACE. 609.8 STRUCTURAL STRENGTH. ALLOWABLE STRESSES SHALL NOT BE EXCEEDED FOR MATERIALS USED WHERE A VERTICAL OR HORIZONTAL FORCE OF 250 LB IS APPLIED AT ANY POINT ON THE GRAB BAR, FASTENER MOUNTING DEVICE, OR SUPPORTING STRUCTURE.
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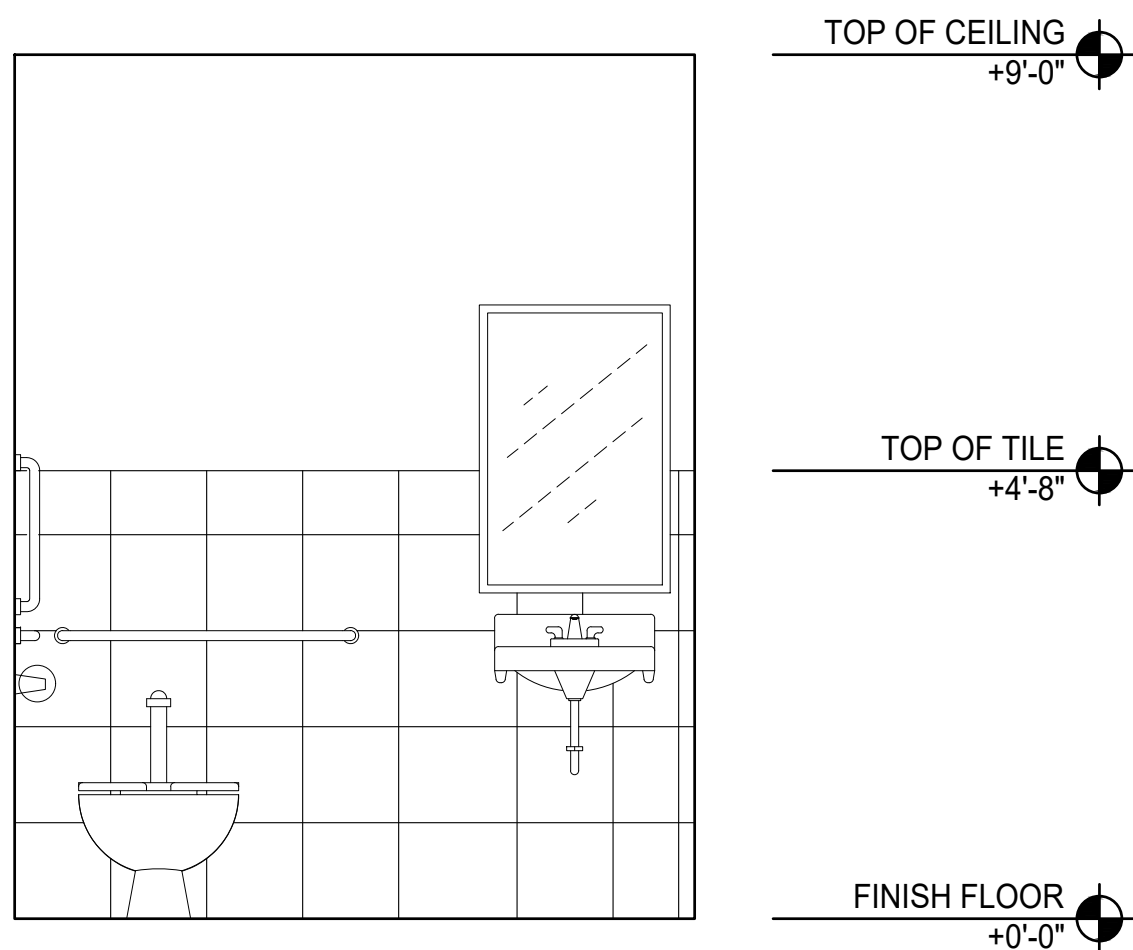
ICC/A.N.S.I. A117.1 COMPLIANT MOUNTING HEIGHTS



A NORTH ELEVATION

A2.01

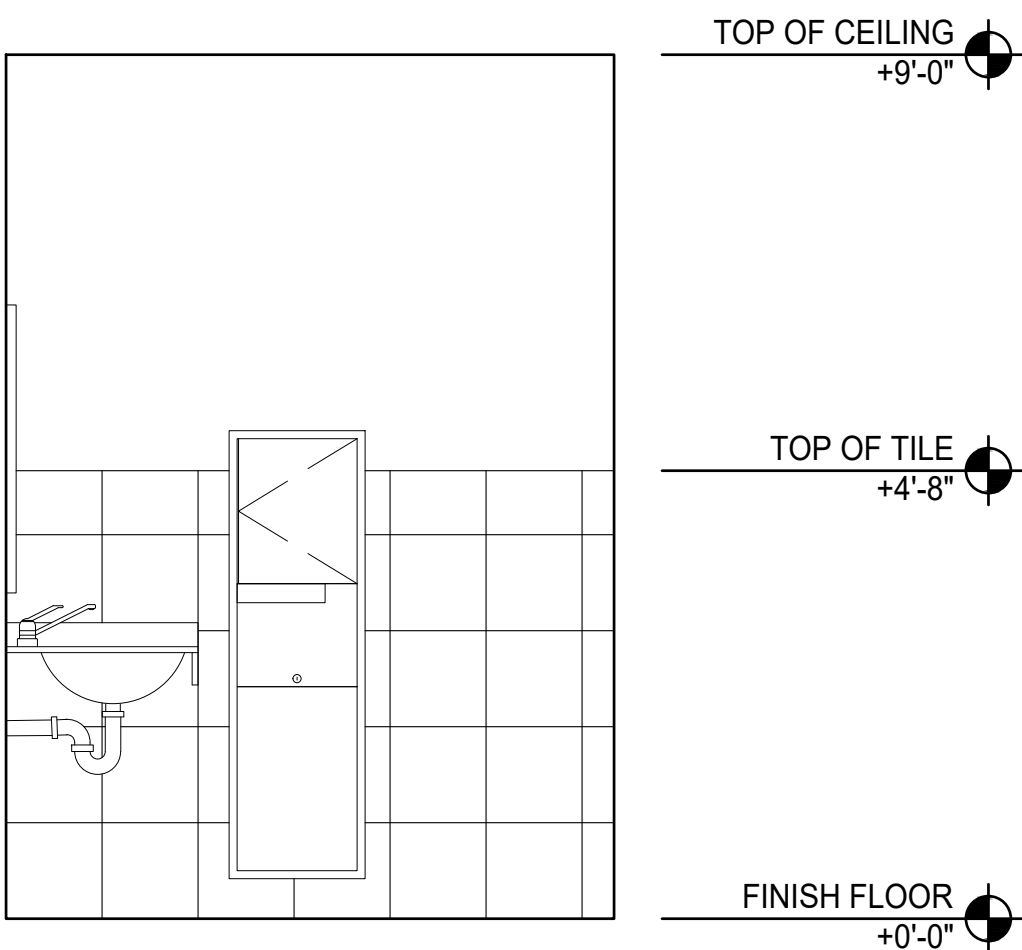
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B EAST ELEVATION

A2.01

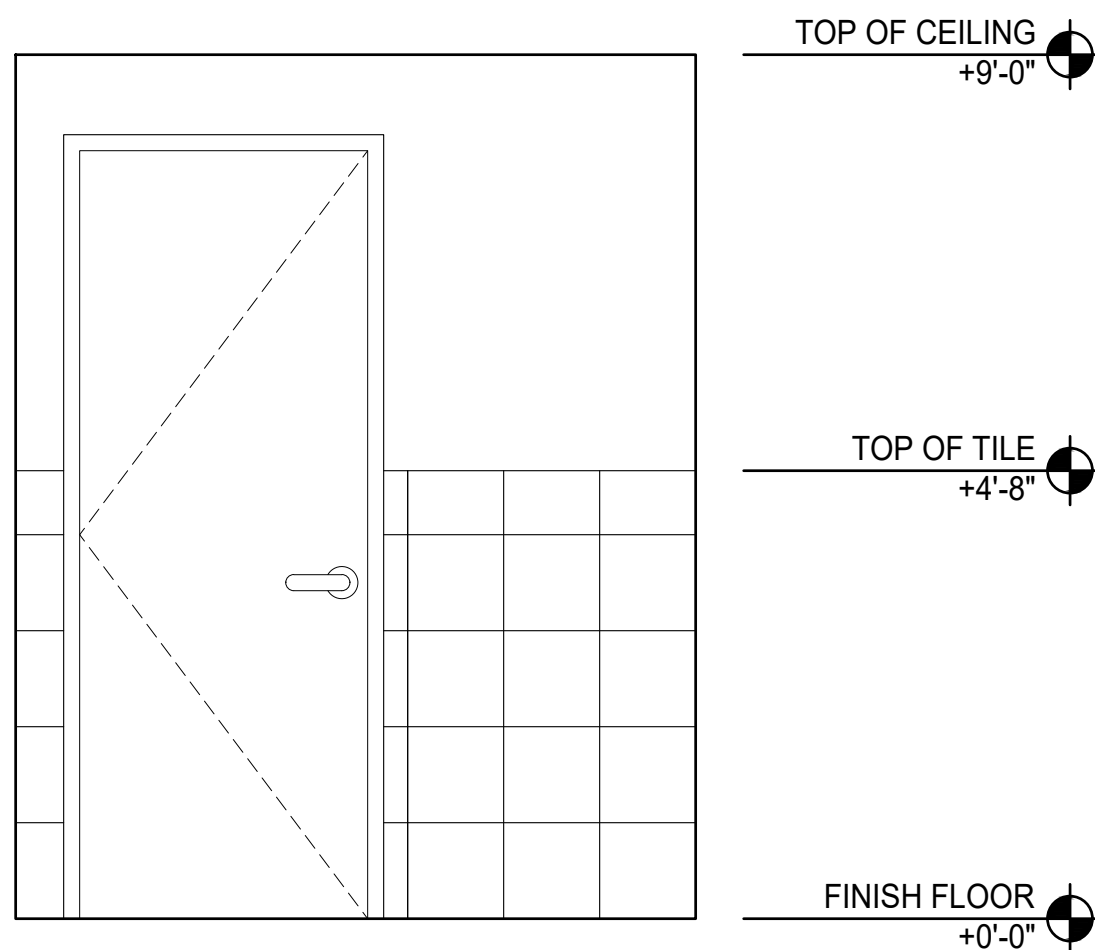
SCALE: 1/2" = 1'-0"



C SOUTH ELEVATION

A2.01

SCALE: 1/2" = 1'-0"



D WEST ELEVATION

A2.01

SCALE: 1/2" = 1'-0"

Description	BLOG DEPT. CORRECTIONS	BLOG DEPT. CORRECTIONS
Date	11/19/19	12/05/19
Rev	1	2



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TENANT IMPROVEMENT FOR:
**107 SOUTH WATER STREET
BISCUITS AND BOURBON**
107 SOUTH WATER STREET
HENDERSON, NEVADA 89015
APN # 179-187-10-043

DATE 11-20-2019
PHASE CONS. DOCS SUBMITTAL
PROJECT NO. 19005
SHEET NO.

A2.01
ENLARGED
RESTROOM PLAN

REFLECTIVE CEILING GENERAL NOTES

ALL ACOUSTICAL CEILING TILE GRIDS ARE CENTERED IN INDIVIDUAL ROOMS U.N.O.

ALL LIGHT FIXTURES ON GYPSUM BOARD CEILINGS ARE CENTERED IN ROOMS U.N.O.

LIGHT FIXTURES, MECHANICAL DUCTS AND REGISTERS ARE SHOWN FOR LOCATION PURPOSES ONLY. REFER TO ELECTRICAL AND MECHANICAL DRAWINGS FOR ACTUAL QUANTITIES, SIZES AND TYPES.

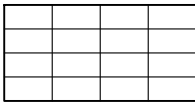
CONTRACTOR TO COORDINATE LOCATION OF ACCESS PANELS WITH ACOUSTICAL TILE CEILING GRID AND LIGHT FIXTURES, WHERE CONFLICT, LIGHT FIXTURE LOCATION SHALL GOVERN.

PROVIDE UNISTRUT TYPE SUPPORT WHERE REQUIRED TO SUSPEND CEILING GRID BELOW MECHANICAL EQUIPMENT.

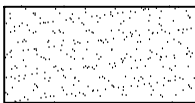
GENERAL CONTRACTOR TO LOCATE AND COORDINATE ALL ACCESS PANELS IN GYPSUM BOARD CEILING CONSTRUCTION WITH MECHANICAL/PLUMBING/ ELECTRICAL WORK. ALL MECHANICAL/PLUMBING/ ELECTRICAL WORK MAY REQUIRE ADJUSTMENT, REPAIR OR REMOVAL AS REQUIRED.

COORDINATE LIGHTING & MECHANICAL UNITS WITH ELECTRICAL & MECHANICAL PLANS RESPECTFULLY

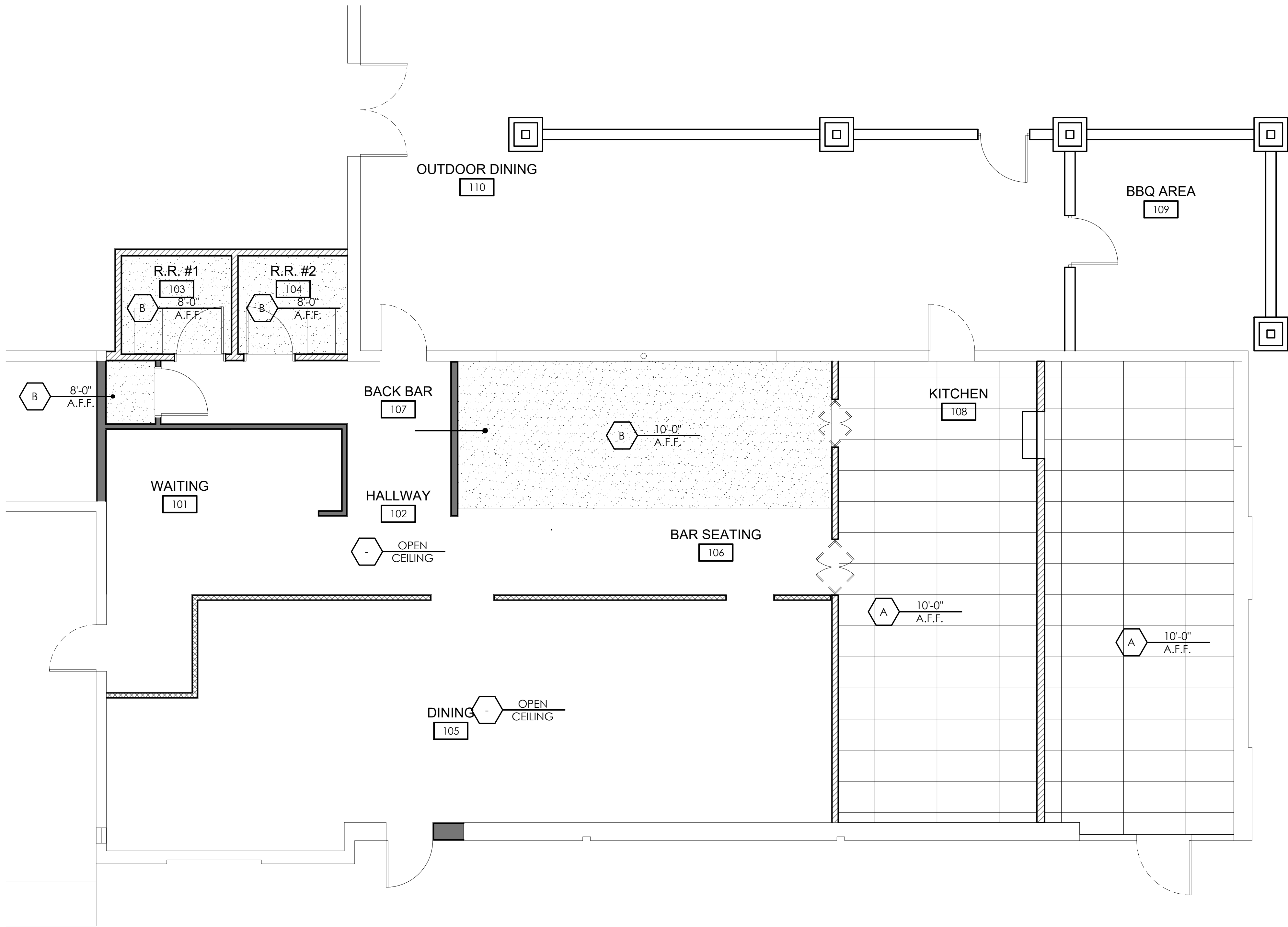
REFLECTIVE CEILING GENERAL NOTES



NEW ACOUSTICAL LAY-IN TILE CEILING. REFER TO SHEET A8.01 FOR INSTALLATION REQUIREMENTS



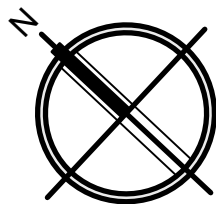
NEW GYPSUM BOARD HARD LID CEILING. REFER TO SHEET A8.01 FOR INSTALLATION REQUIREMENTS



1
A3.00

REFLECTIVE CEILING PLAN

SCALE: 1/4" = 1'-0"



Rev	Date	Description	Bldg. Dept. Corrections	Bldg. Dept. Corrections
1	11/19/19			
2	12/05/19			



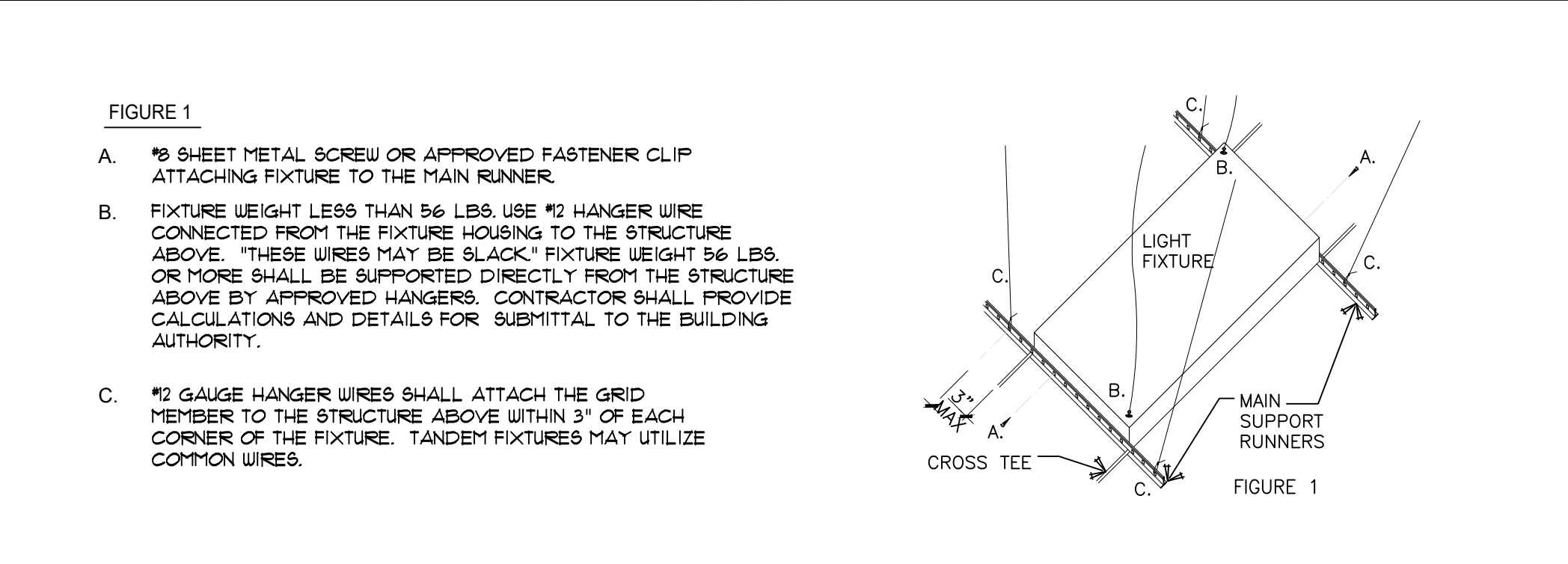
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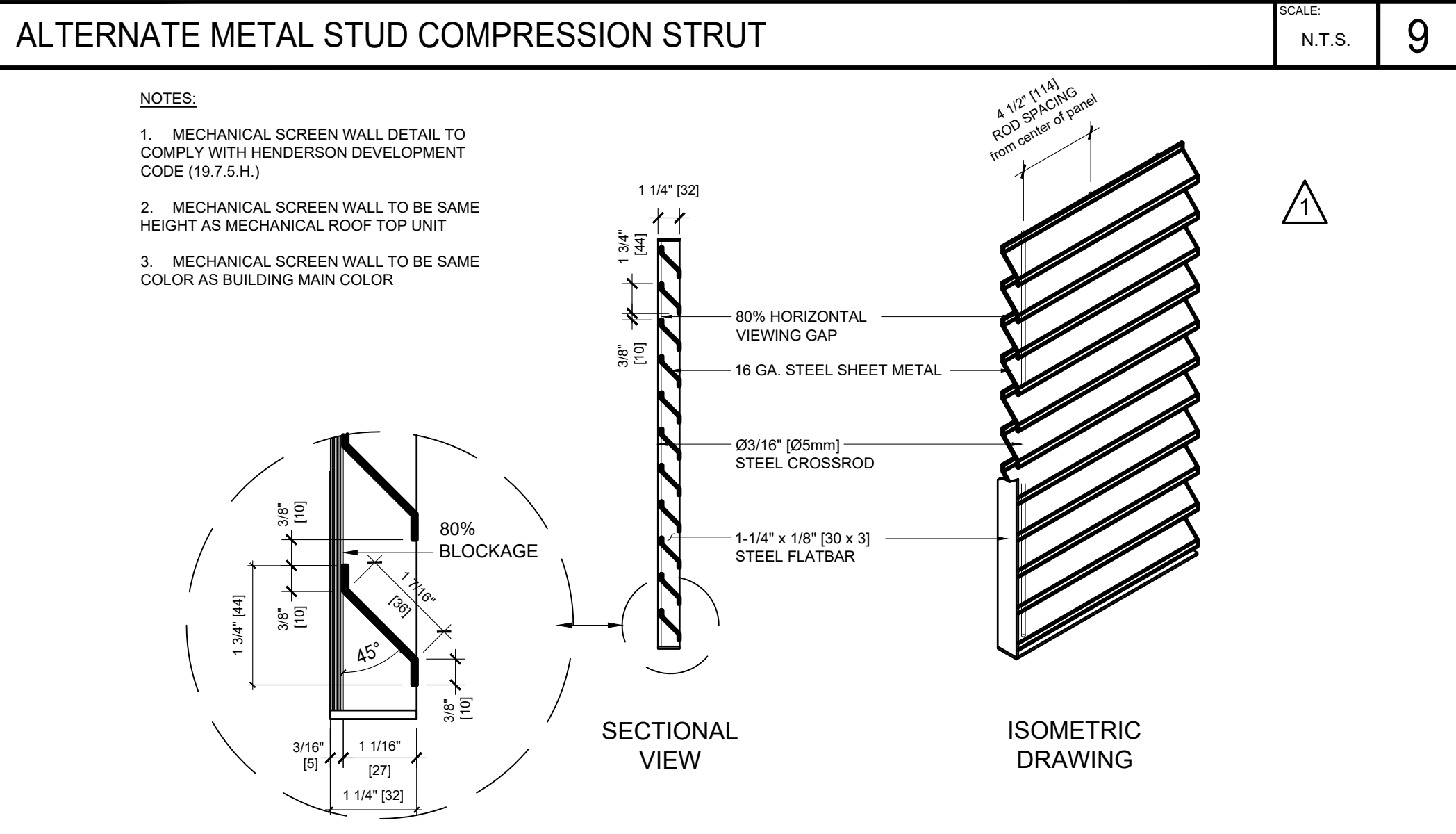
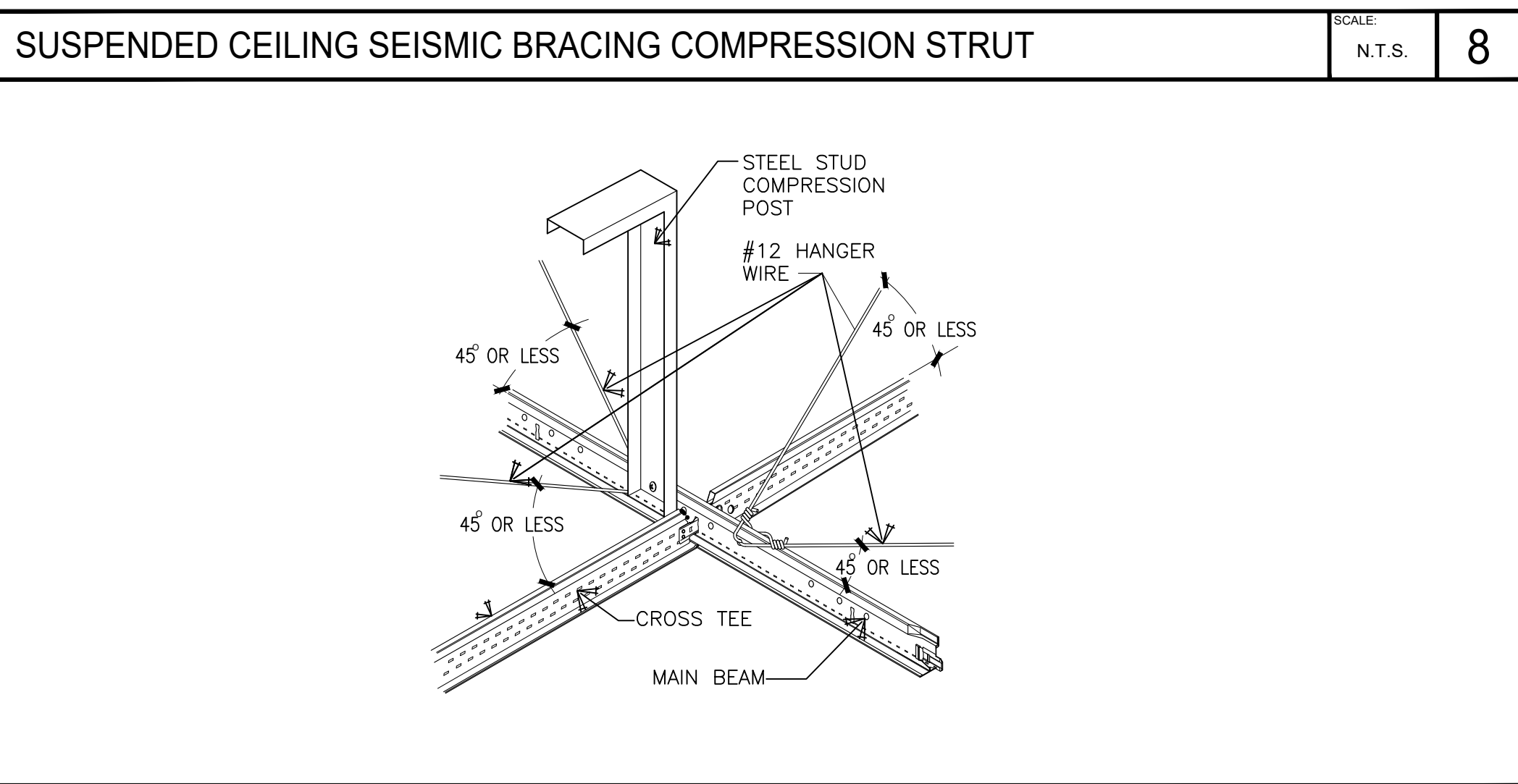
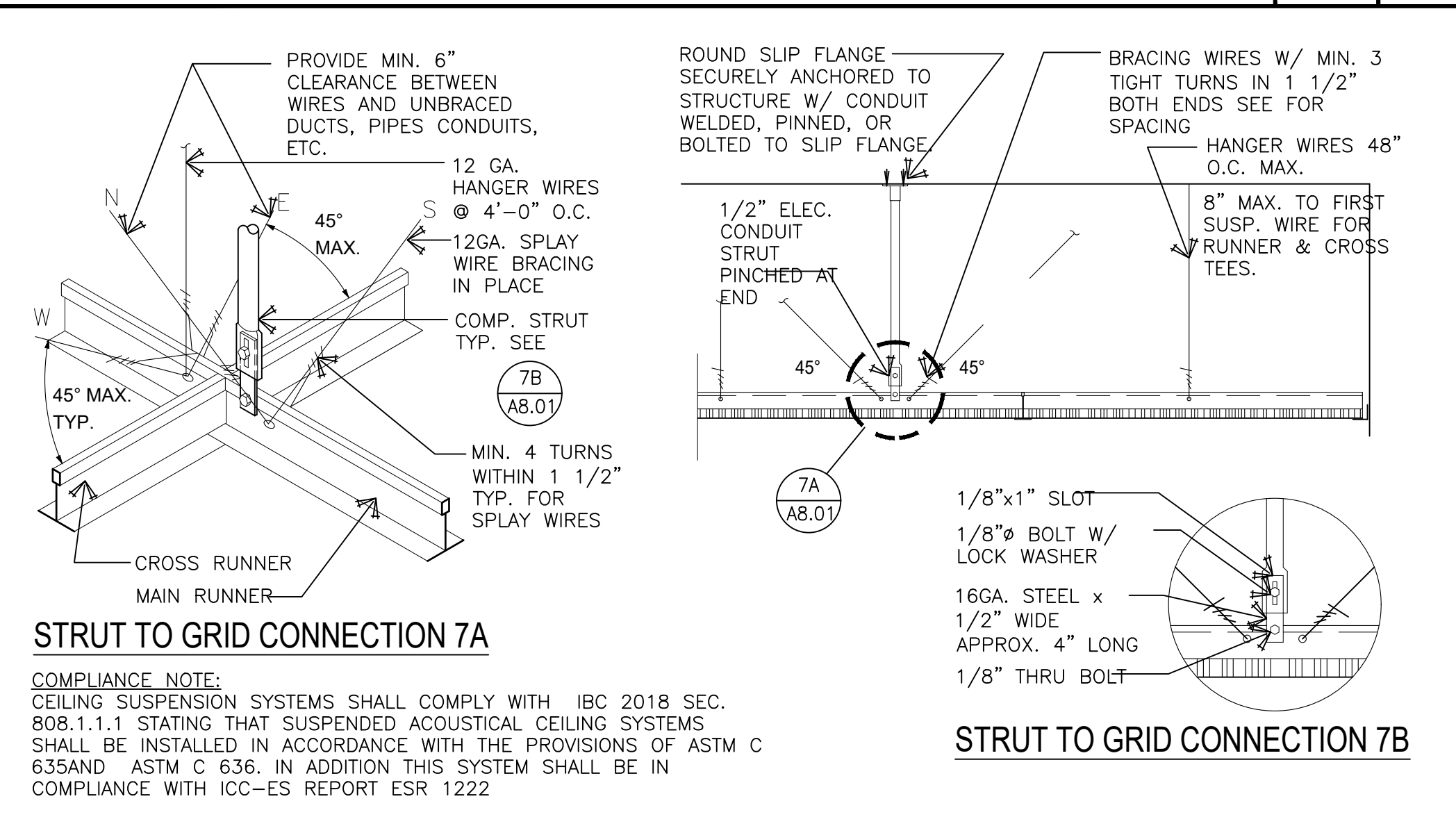
A3.00
RCP PLAN



RECESSED CEILING LIGHT FIXTURE

SCALE: N.T.S.

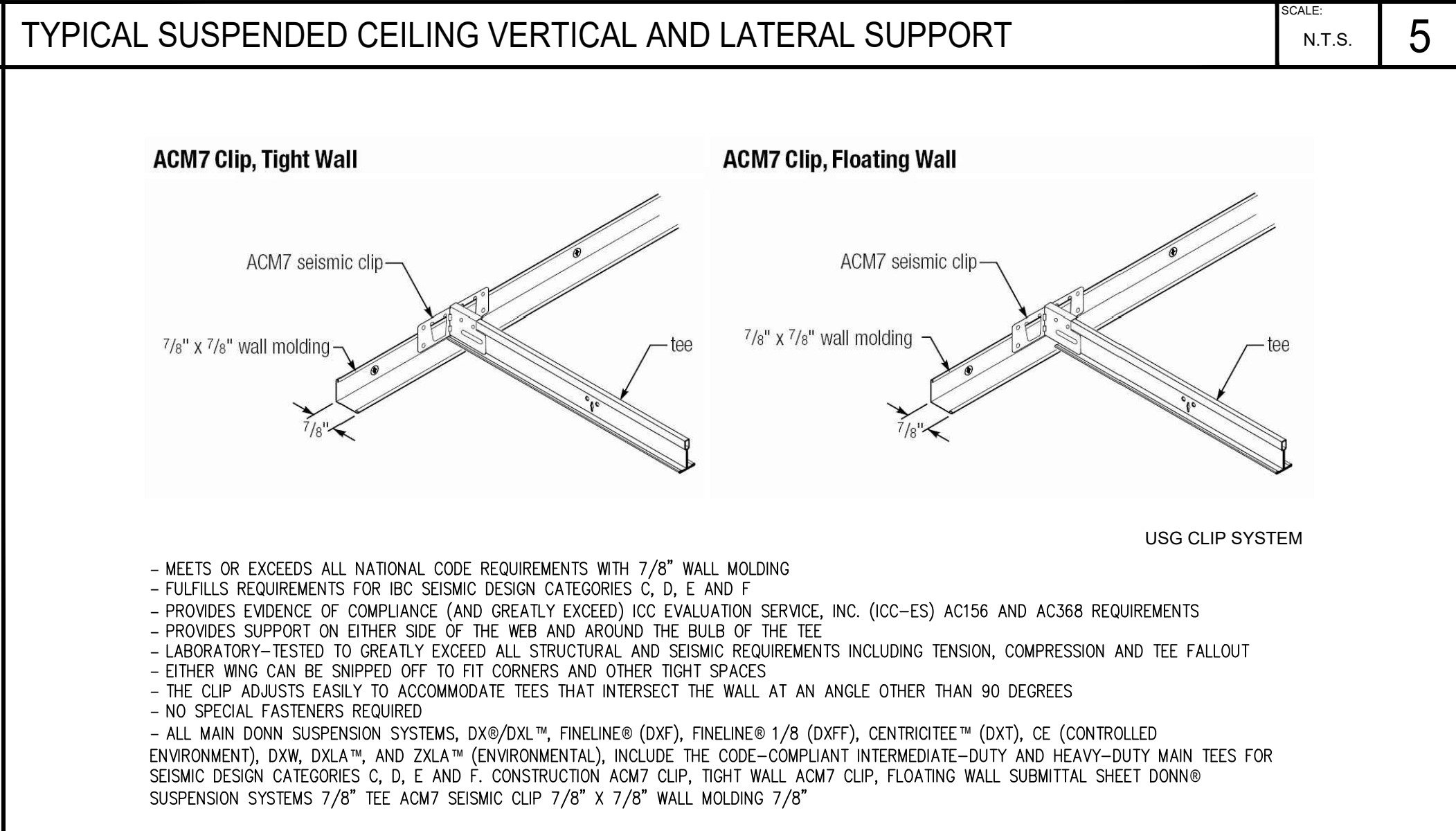
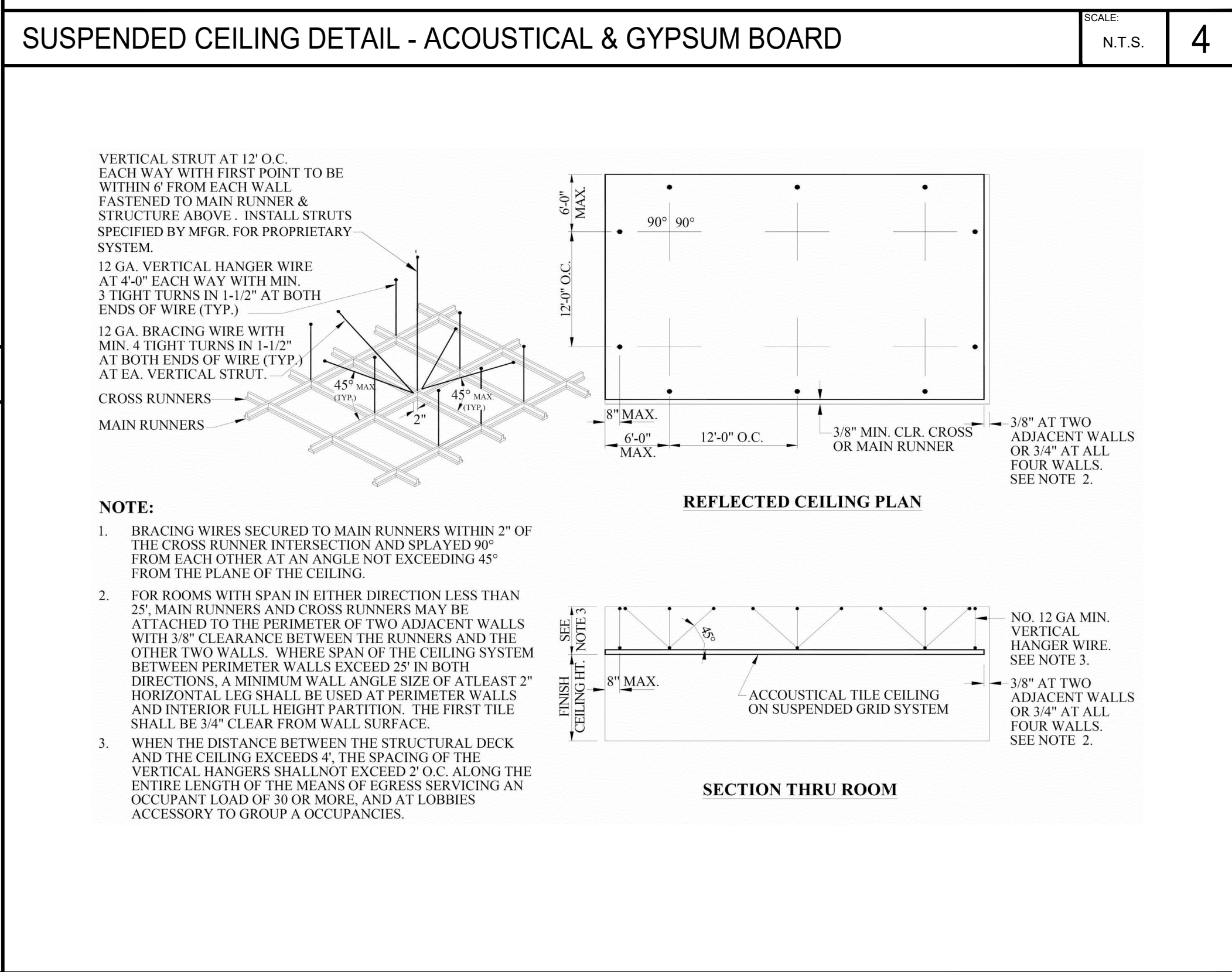
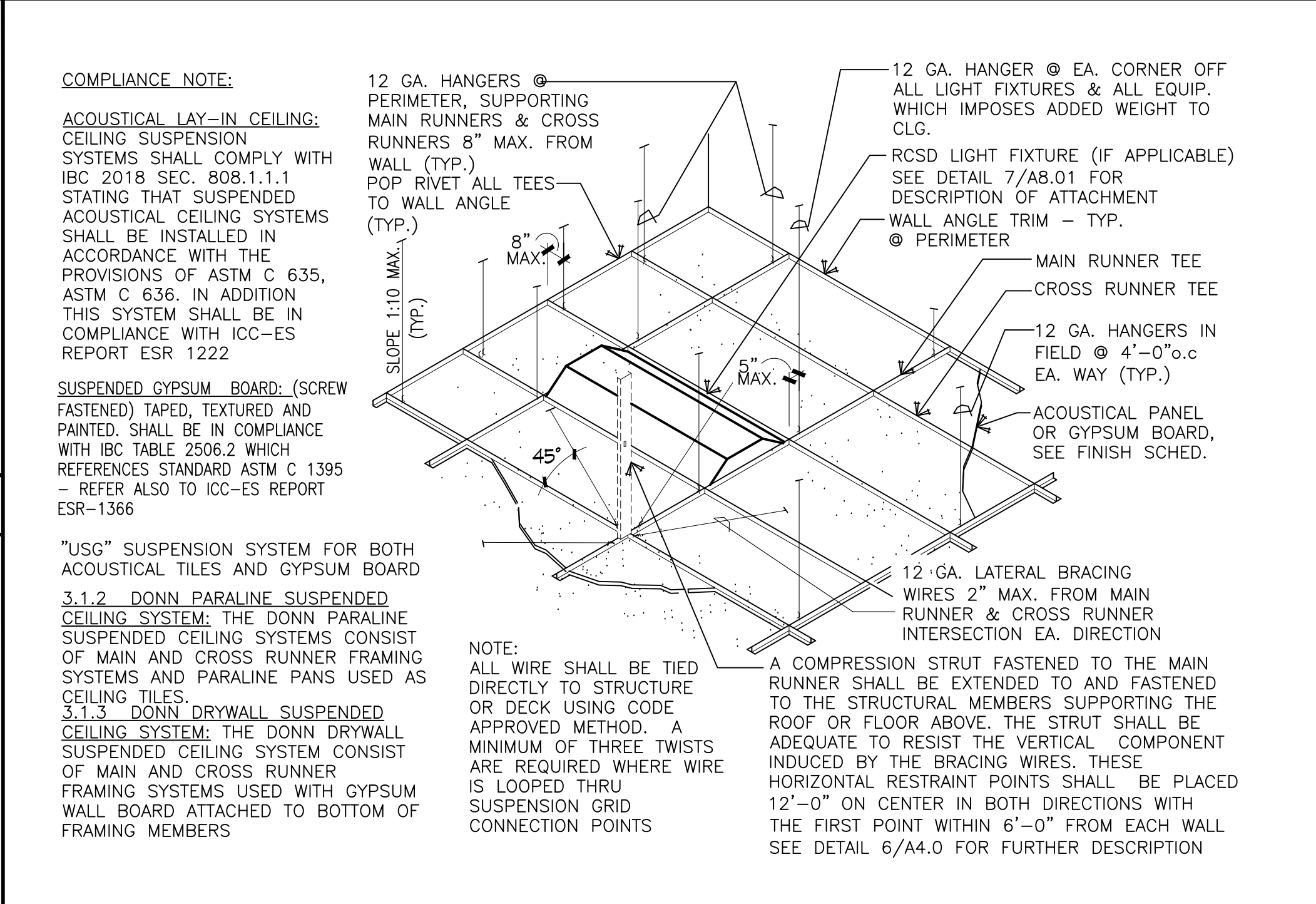
7



MECHANICAL EQUIPMENT SCREEN WALL DETAIL

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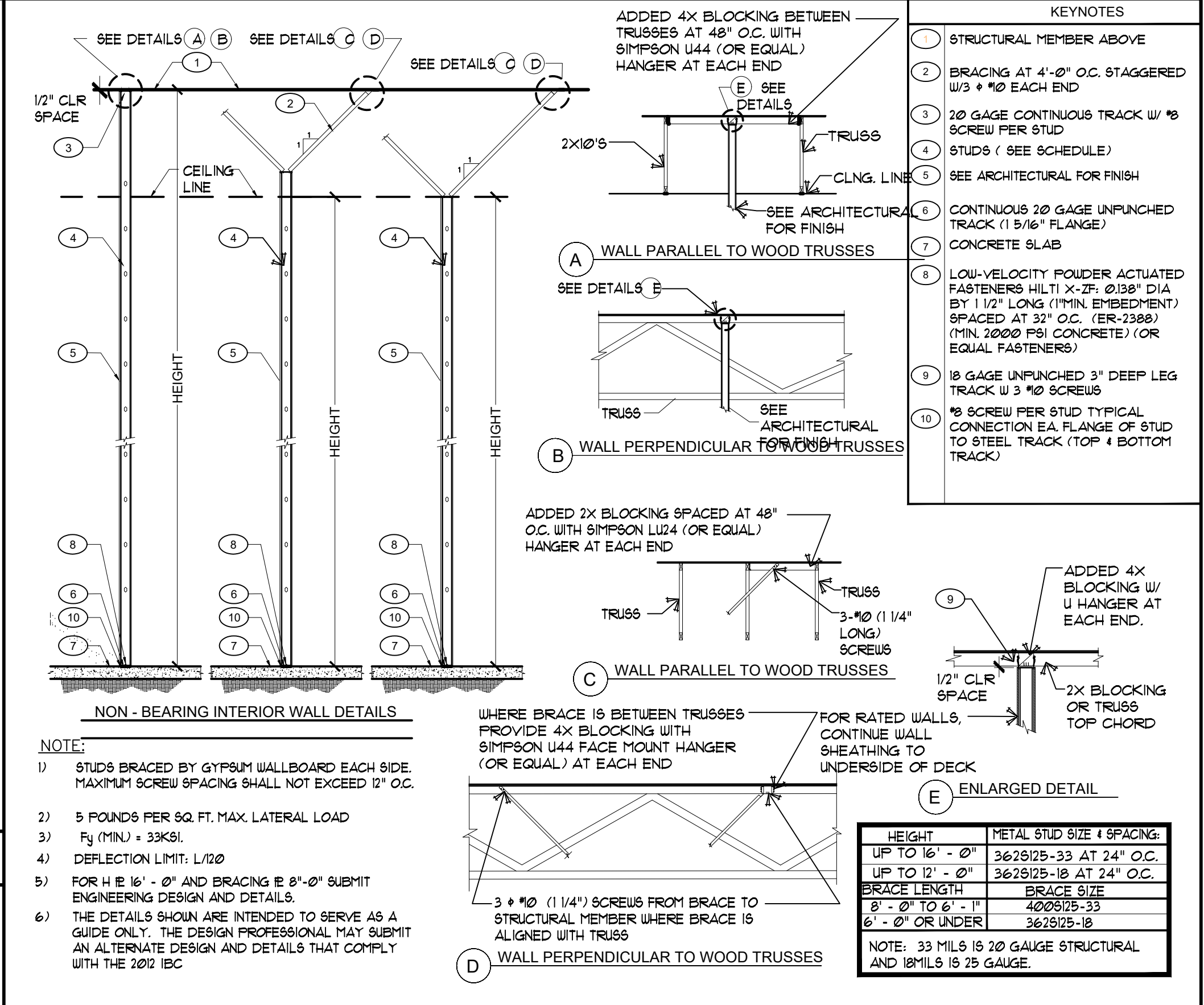
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SUSPENDED CEILING ATTACHMENT AT WALL

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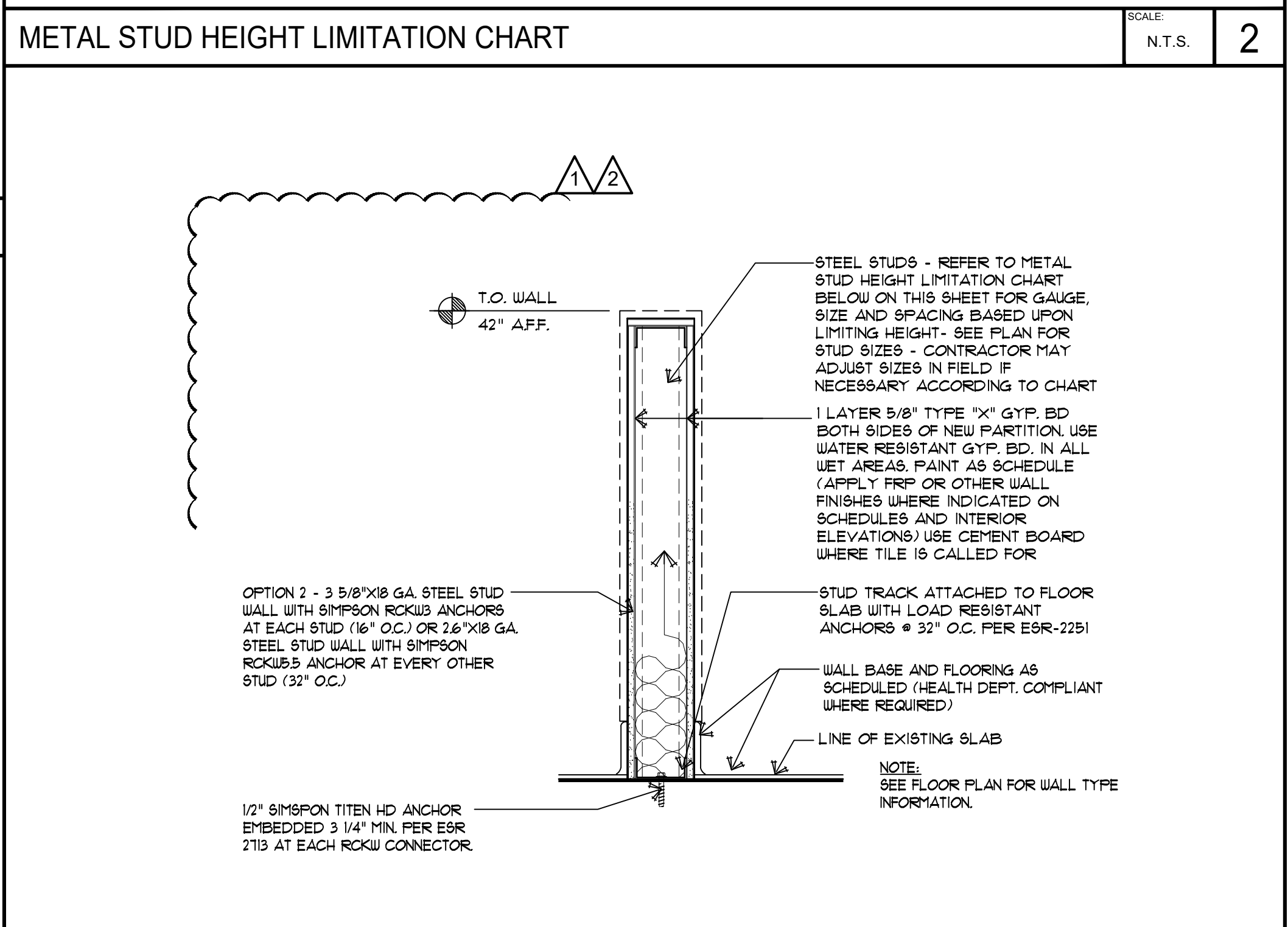
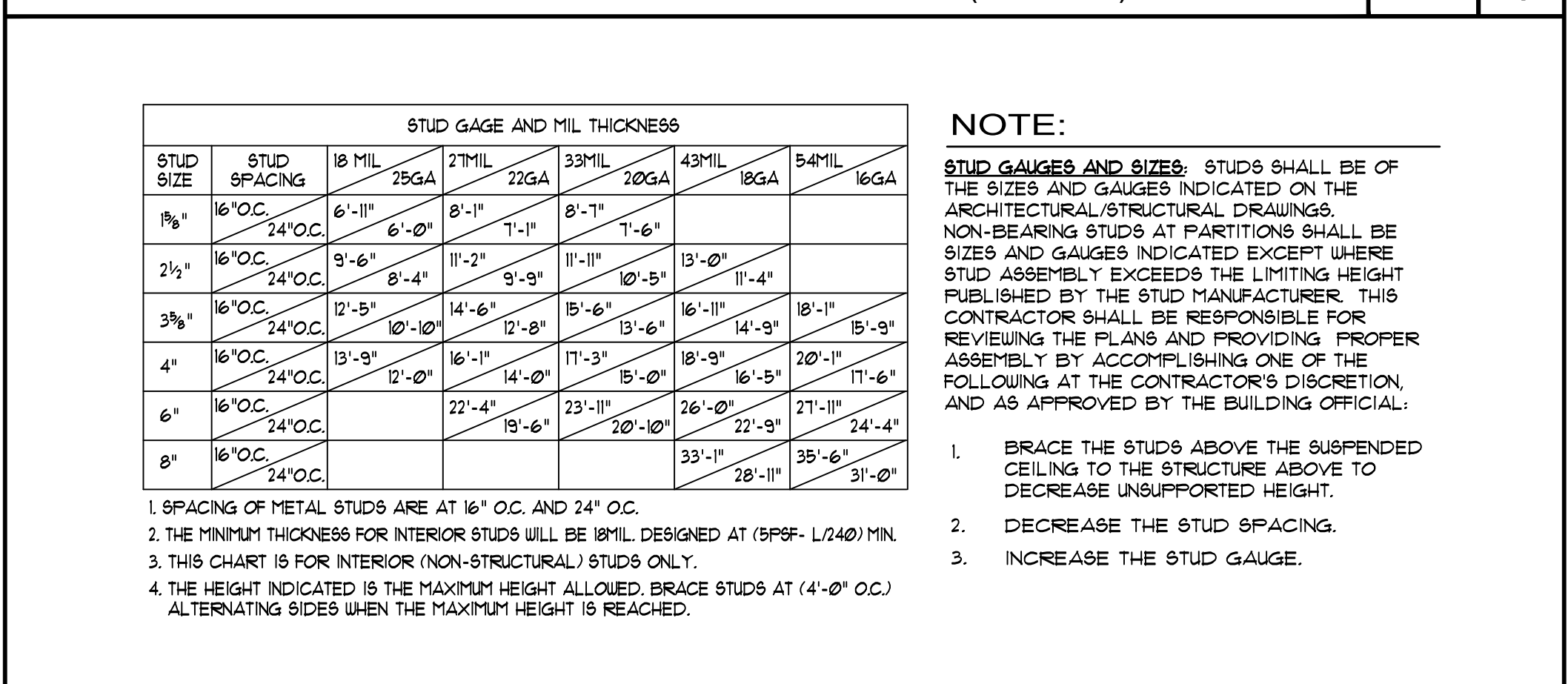
6



NON-BEARING STEEL STUD WALL PARTITION - TO WOOD (2018 IBC)

SCALE: N.T.S.

1



LOW WALL NON LOAD BEARING DETAIL

SCALE: N.T.S.

3

STATE OF NEVADA
ASSURED DEVELOPMENT INC.
LIC #82520
659
1/31/2021
PROFESSIONAL CONTRACTOR

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HENDERSON, NEVADA 89015
APN # 179-187-10-043

DATE: 11-20-2019

PHASE: CONS. DOCS

SUBMITTAL

PROJECT NO. 19005

SHEET NO.

A8.01

TYPICAL DETAILS

VERSION: 001A

NOT USED	SCALE: N.T.S.	7	NOT USED	SCALE: N.T.S.	4	HOOD SUPPORT AT EXISTING JOISTS	SCALE: N.T.S.	1
NOT USED	SCALE: N.T.S.	8	NOT USED	SCALE: N.T.S.	5	NOT USED	SCALE: N.T.S.	2
NOT USED	SCALE: N.T.S.	9	NOT USED	SCALE: N.T.S.	6	NOT USED	SCALE: N.T.S.	3

Rev	Date	Description
1	11/19/19	BLDG. DEPT. CORRECTIONS
2	12/05/19	BLDG. DEPT. CORRECTIONS

Stamp:

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SHEET NO.	

A8.02

TYPICAL DETAILS