

TENANT IMPROVEMENT FOR:

37 WATER STREET - ASSURED REAL ESTATE

ADDRESS: 37 SOUTH WATER STREET - SUITE 260

APN NUMBER: 179-186-11-056

JURISDICTION: HENDERSON - 89015

ZONING: DOWNTOWN MIXED-USE (DX)

PROJECT DIRECTORY

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

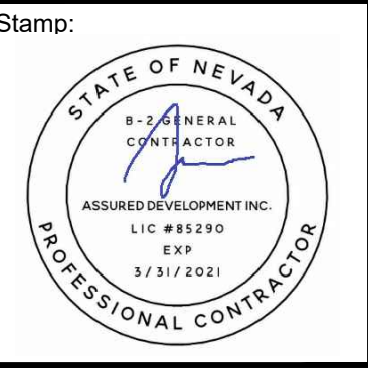
SCOPE OF WORK

NEW OFFICE TENANT
IMPROVEMENT

GENERAL NOTES

- 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.
- CONTRACTOR SHALL INSPECT ALL EXISTING FIRE PROOFING OF STRUCTURAL ELEMENTS, DEMISING WALLS, FLOORCEILING 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.
- 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.
- 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.
B. QUIET AND COURTESY WITH RESPECT TO THE OWNER'S PERSONNEL AND PATRONS IS MANDATORY.
C. POWER OUTAGES, MECHANICAL SHUTDOWN AND SO FORTH SHALL BE CAREFULLY COORDINATED WITH THE OWNER'S REPRESENTATIVE AND APPROVED IN WRITING BY THE OWNER.
- 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.
- 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.
- THE OWNER WILL NOT BE RESPONSIBLE FOR LOSS OF, OR DAMAGE TO, ANY OF THE CONTRACTOR'S TOOLS, EQUIPMENT OR MATERIALS BY ANY CAUSE.
- THE CONTRACTOR SHALL SECURE ALL PERMITS AND PAY ALL FEES FOR PERMITS AND INSPECTIONS REQUIRED FOR THE WORK.
- WOOD MOLDINGS, TRIM, PANELS, ETC. SHALL BE DIRECTLY ATTACHED TO FIRE-RESISTANT SUBSURFACE WITH MECHANICAL FASTENERS ADHESIVE, FURRING, IF REQUIRED, SHALL BE REQUIRED, SHIMS 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.
- 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.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS PRIOR TO STARTING OF WORK AND SHALL NOTIFY THE ARCHITECT IMMEDIATELY, IN WRITING, OF ANY DISCREPANCIES.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWING SCALE.
- ALL DETAILS SHALL BE CONSIDERED TYPICAL AT SIMILAR CONDITIONS.
- 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.
- 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.
- 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 OF ALARM SYSTEM. THE FIRE SPRINKLER AND ALARM WORK SHALL BE PERFORMED UNDER A SEPARATE PERMIT WHERE APPLICABLE.
- 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.
- 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.
- CONTRACTOR SHALL COORDINATE ALL WORK TO BE PROVIDED BY CLIENT INCLUDING WORK THAT IS PART OF THE LANDLORD'S RESPONSIBILITY.

Description	Date	Rev



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ASSURED DEVELOPMENT

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TENANT IMPROVEMENT FOR:

ASSURED REAL ESTATE

37 SOUTH WATER STREET SUITE 260
HENDERSON, NEVADA 89015
APN # 179-187-10-043

DATE
09-23-2019

PHASE
CONS. DOCS
SUBMITTAL

PROJECT NO.
19008

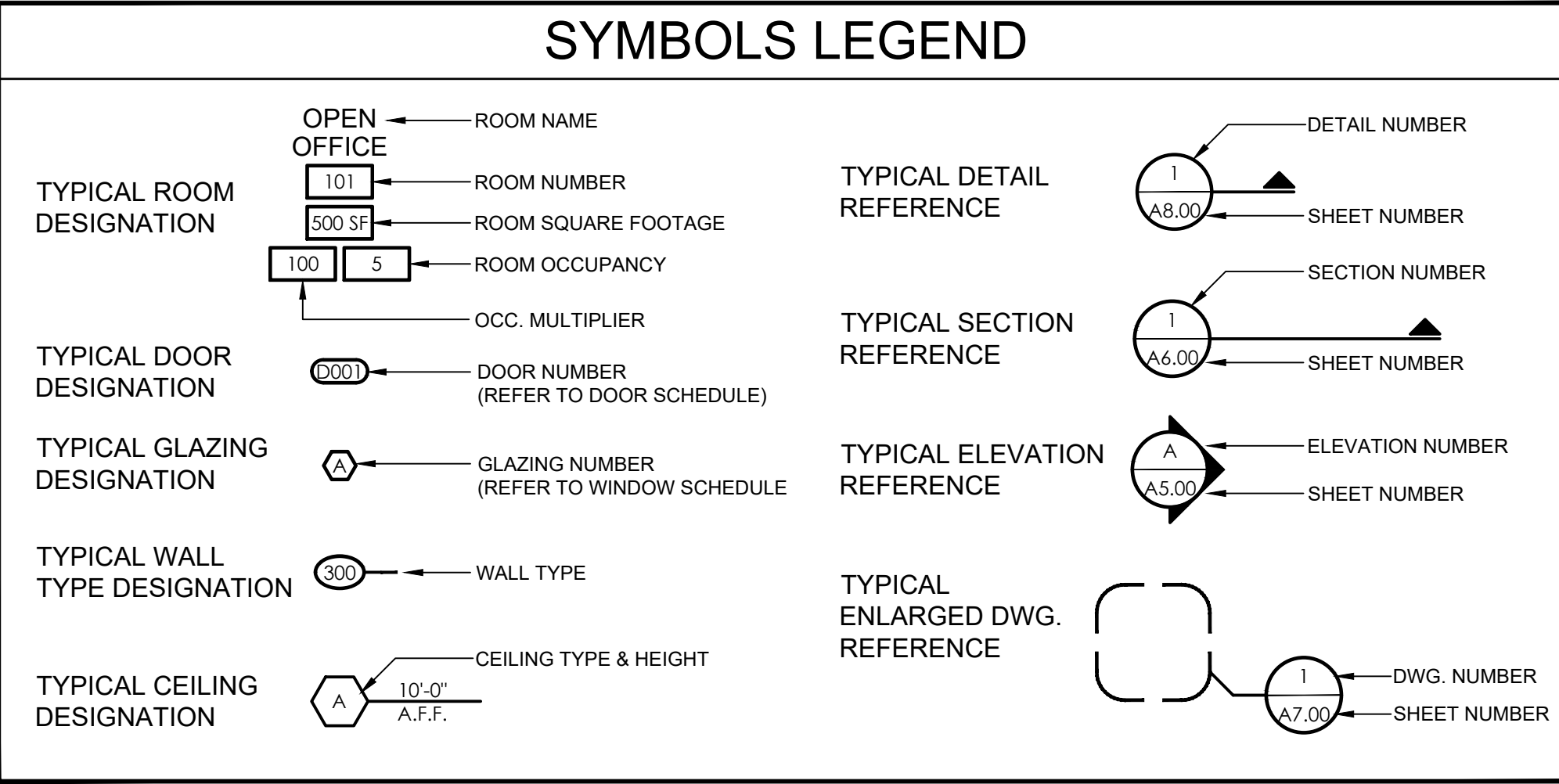
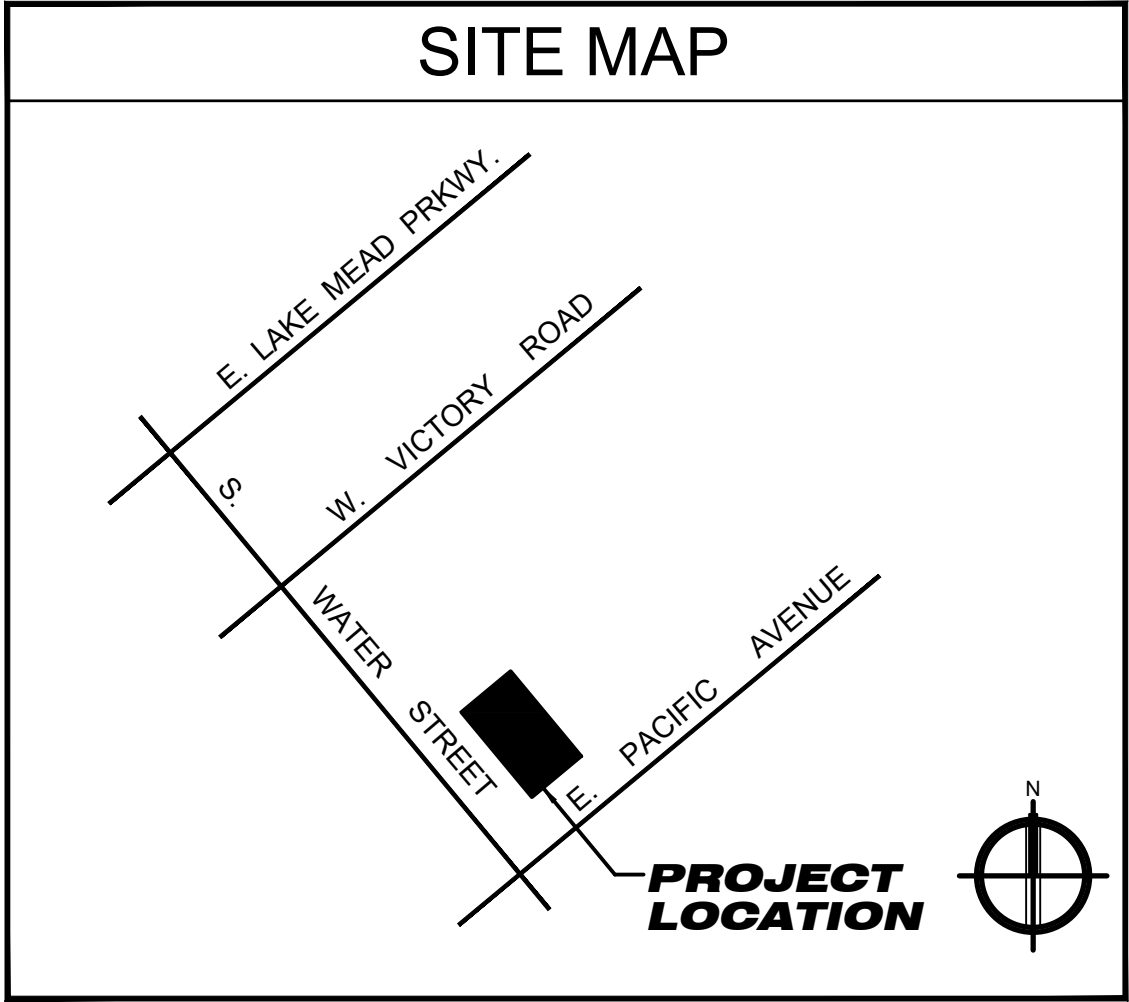
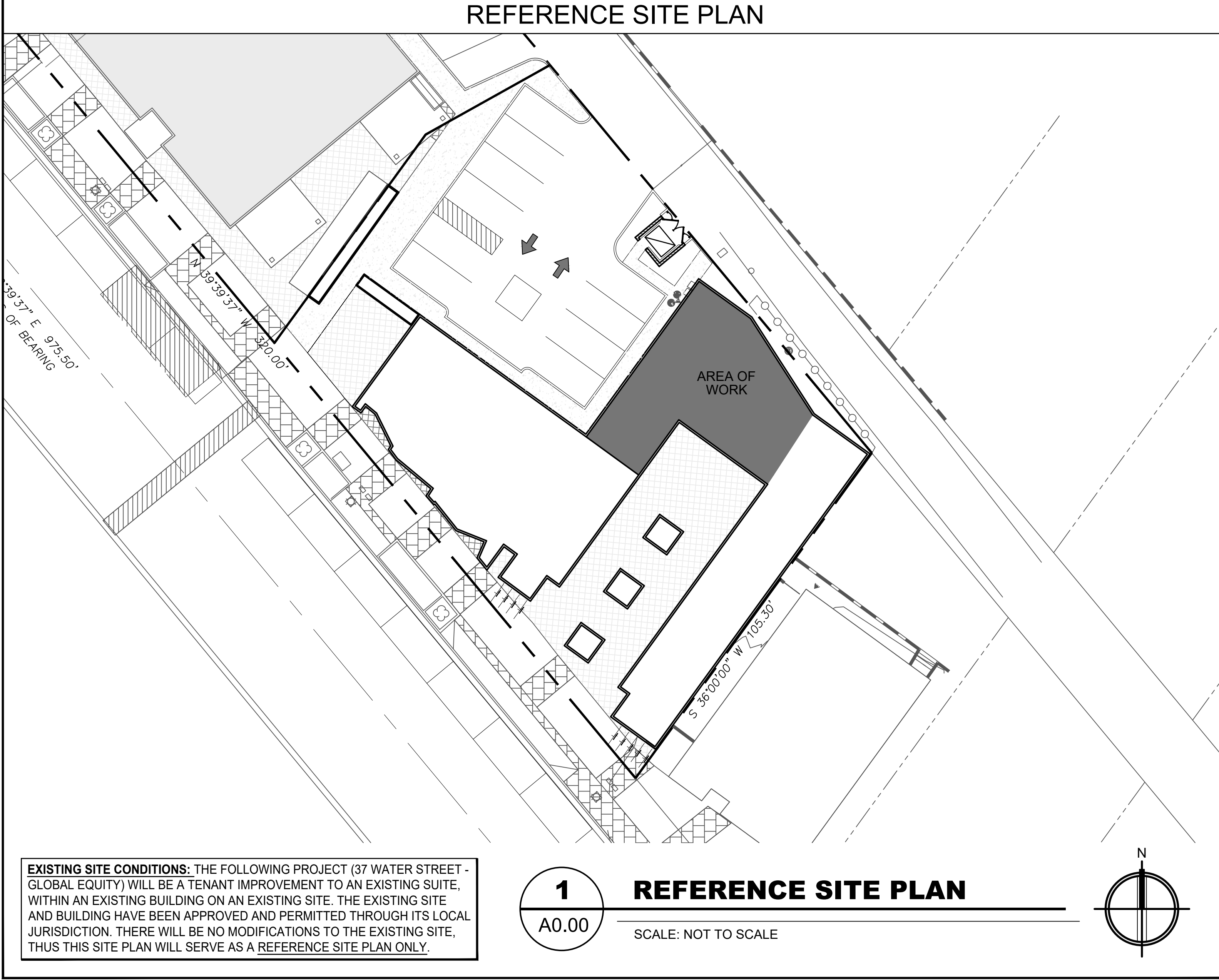
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CODE ANALYSIS

(1) CODE YEAR/TYPE	CITY ORDINANCE
2012 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 2012 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
B - BUSINESS	
(3) TYPE OF CONSTRUCTION	IBC CHAPTER 6
EXISTING - TYPE V-B	
(4) FIRE SPRINKLERS	IBC 903, 903.3
☐ YES ☒ NO	
(5) FIRE ALARM	IBC 907
☐ YES ☒ NO	
(6) BUILDING HEIGHT	IBC 503 / 504 & TABLE 503
ALLOWABLE: 40'-0" ACTUAL: 37'-0"	
(7) NUMBER OF STORIES	IBC 504.2 & TABLE 503
ALLOWABLE: 2 ACTUAL: 2	
(8) BUILDING AREA (AREA OF WORK)	IBC 503 THROUGH 507 & TABLE 503
ALLOWABLE: 9,000 S.F. ACTUAL: 1,725 S.F.	
(9) OCCUPANT LOAD	IBC 1004, 1004.9 AND TABLE 1004.1
32 OCCUPANTS	
(10) NUMBER OF EXITS	IBC 1015.1, 1021, TBLS. 1015.1, 1021.1, 1021.2
REQUIRED: 1 PROVIDED: 1	
(11) EXTERIOR WALL FIRE RESISTANCE	IBC 705, 712.4, TABLE 602
* 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	
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 508.3.3
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 MEN WOMEN LAVATORIES MEN WOMEN BATHTUB OR SHOWERS DRINKING FOUNTAINS SERVICE SINK
(B) BUSINESS 32 OCCUPANTS	1 PER 25 FOR FIRST 50 AND 1 PER 50 FOR REMAINDER EXCEEDING 50 1 PER 40 FOR FIRST 80 AND 1 PER 80 FOR REMAINDER EXCEEDING 80 N/A N/A N/A
TOTAL REQUIRED	2 1 N/A N/A N/A
TOTAL PROVIDED	4 - COMMON R.R. 3 - COMMON R.R. N/A N/A N/A
(17) SPECIAL INSPECTION(S) REQUIREMENTS	IBC CHAPTER 17
NO SPECIAL INSPECTION	
(18) I.E.C.C. COMPLIANCE REPORT	IBC 1301 2009 I.E.C.C.
NOT APPLICABLE	
(19) NON SEPERATED USAGE	IBC 508.3, or 508.4 and TABLE 508.4
NOT APPLICABLE	



ABBREVIATIONS

#	Point 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
BD.	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.D.	Owner Furnished /
C.F.C.I.	Contractor Furnished /	O.F.C.I.	Contractor Installed
C.F.O.I.	Contractor Installed /		Owner Furnished /
	Owner Installed	OA.	Overall
C.G.	Corner Guard	OBS.	Obscure
C.I.	Cast Iron	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.O.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.	Typical
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 Of Feet	WI.	With
FTG	Footing	W/O	Without
FURR.	Furring	WD.	Wood
FUT.	Future	WP.	Waterproof
G.B.	Grab Bar	WSC.	Wainscot
GA.	Gauge	WT.	Weight
GALV.	Galvanized		
GL.	Glass		
GL. BLK.	Glass Block		
GR.	Grade		
GYP.	Gypsum		
H.B.	Hose 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 THE AMERICAN WITH DISABILITIES ACT GUIDELINES.
- 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

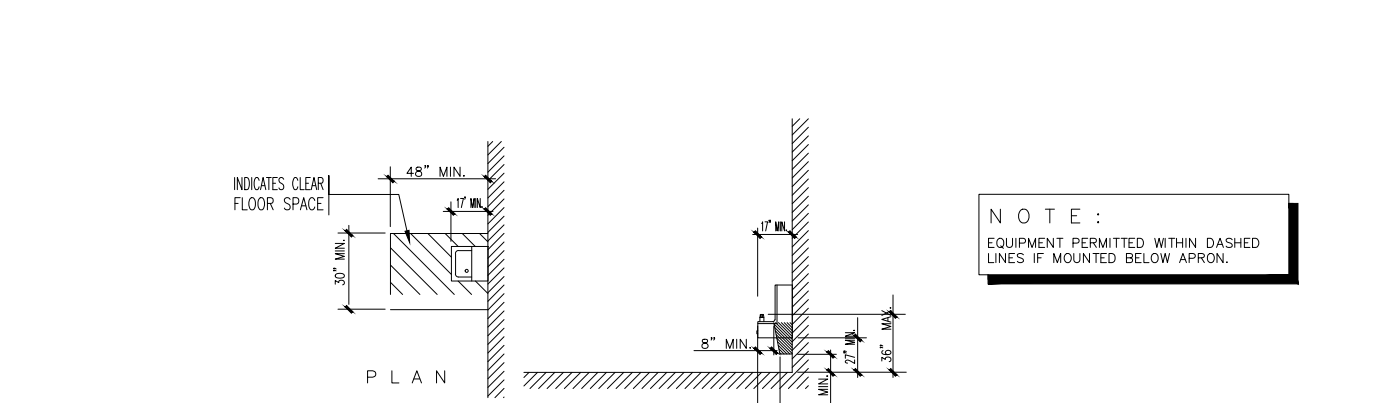
- THE DOOR INTO THE ROOM HOUSING THE FIRE ALARM CONTROL PANEL SHALL BE LABELED "FIRE ALARM CONTROL PANEL" IN MINIMUM 2" LETTERS.
- ITEMS ON EXTERIOR BUILDING WALLS: ELECT. CONDUIT, PIPING AND OTHER MISC. ITEMS ARE PAINTED TO MATCH ADJACENT SURFACE (UNLESS NOTED OTHERWISE)
- EXTERIOR HOLLOW METAL DOORS 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.

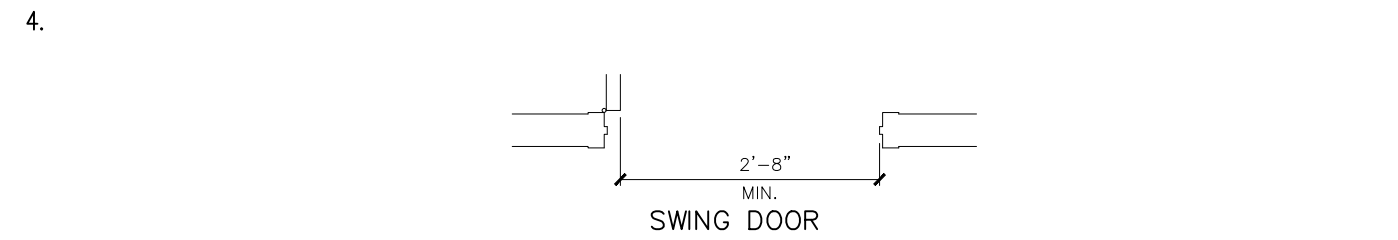
DRINKING FOUNTAINS / WATER COOLERS

- 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.

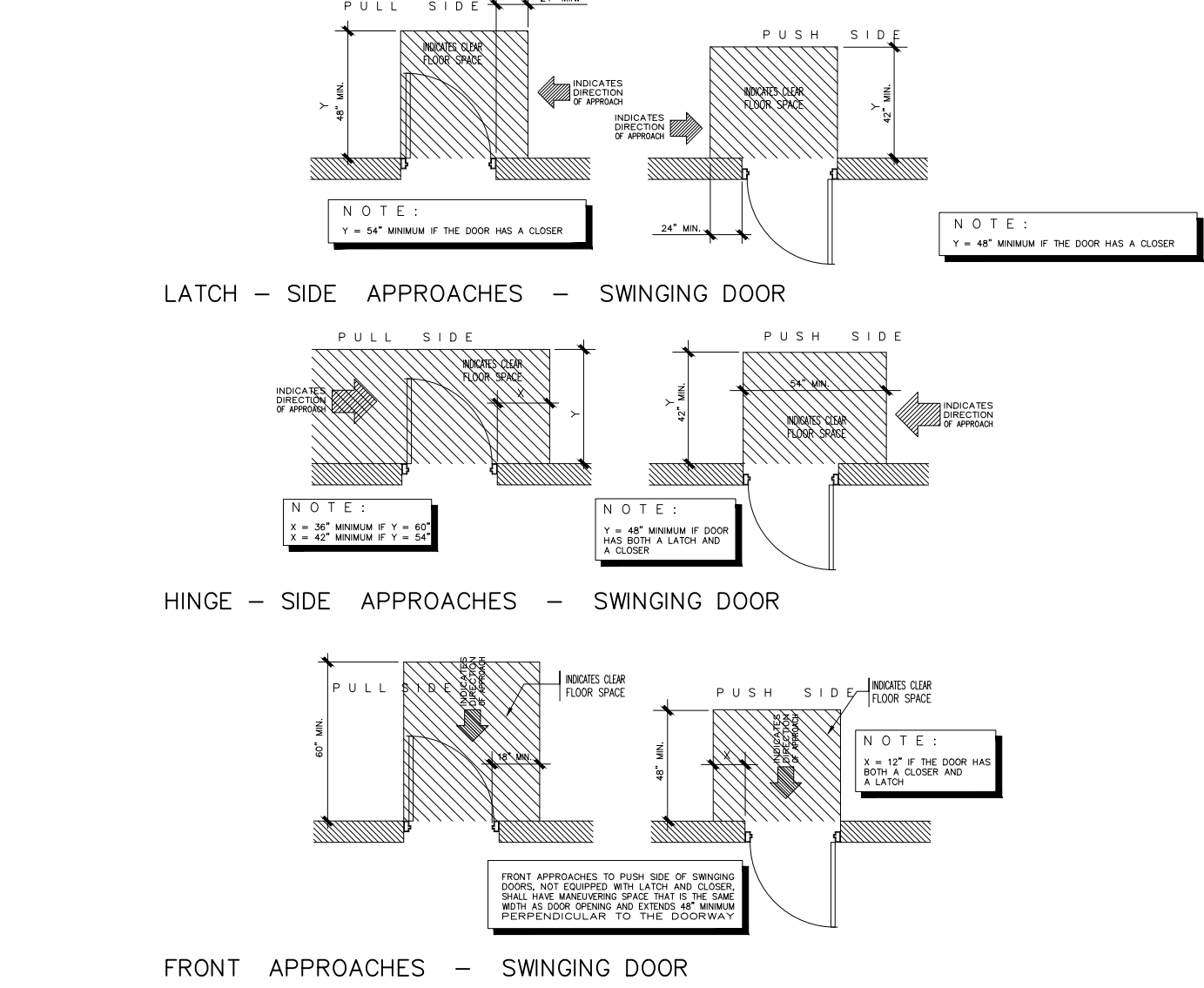


DOORS AND WINDOWS NOTES

- 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.



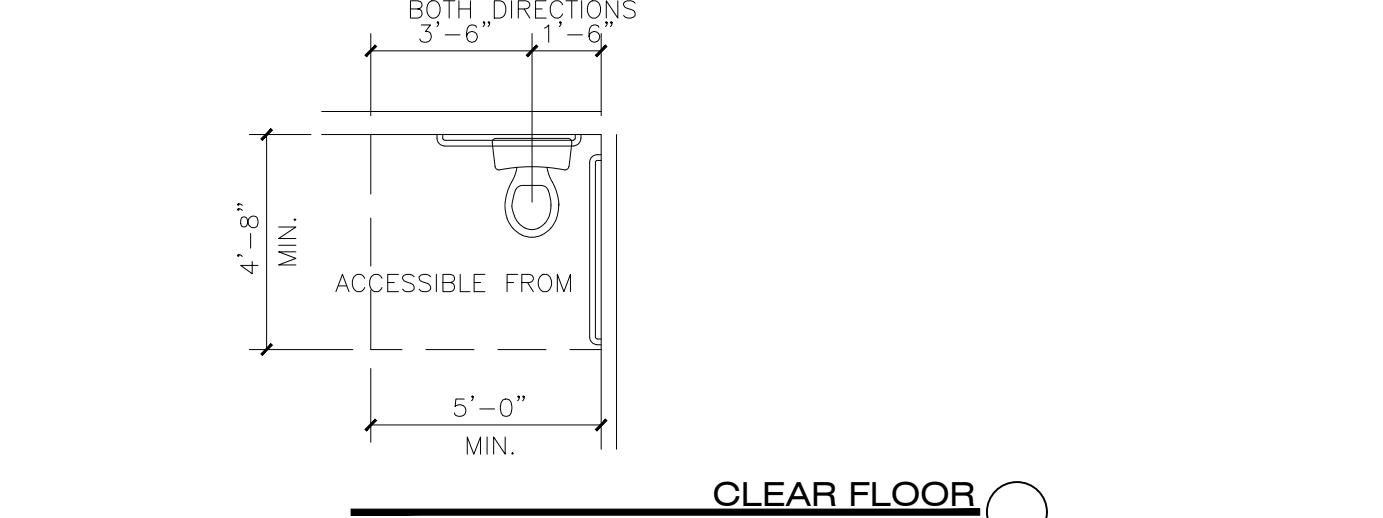
- MANEUVERING CLEARANCES AT DOORS. MINIMUM MANEUVERING CLEARANCES AT DOORS THAT ARE NOT AUTOMATIC OR POWER ASSISTED SHALL BE AS SHOWN. THE FLOOR OR GROUND AREA WITHIN THE REQUIRED CLEARANCES SHALL BE LEVEL AND CLEAR.



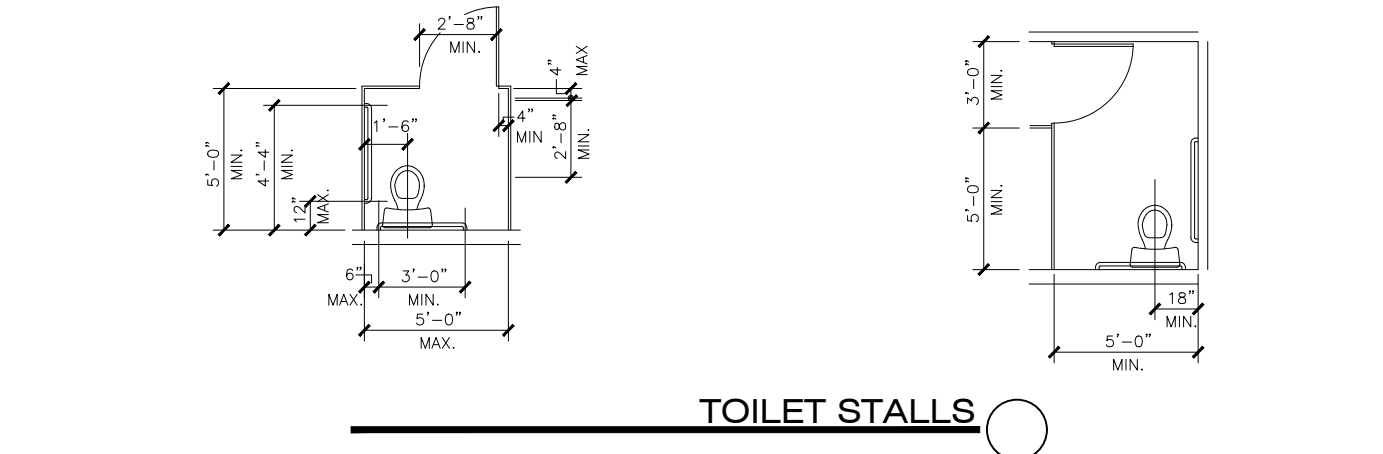
- THRESHOLDS AT DOORWAYS. THRESHOLDS AT DOORWAYS SHALL NOT EXCEED 1/2 IN. RAISED THRESHOLDS AND FLOOR LEVEL CHANGES AT ACCESSIBLE DOORWAYS SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2.
- DOOR CLOSERS. IF A DOOR HAS A CLOSER, THEN THE SWEEP PERIOD OF THE CLOSER SHALL BE ADJUSTED SO THAT FROM AN OPEN 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.
-

WATER CLOSET NOTES

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



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

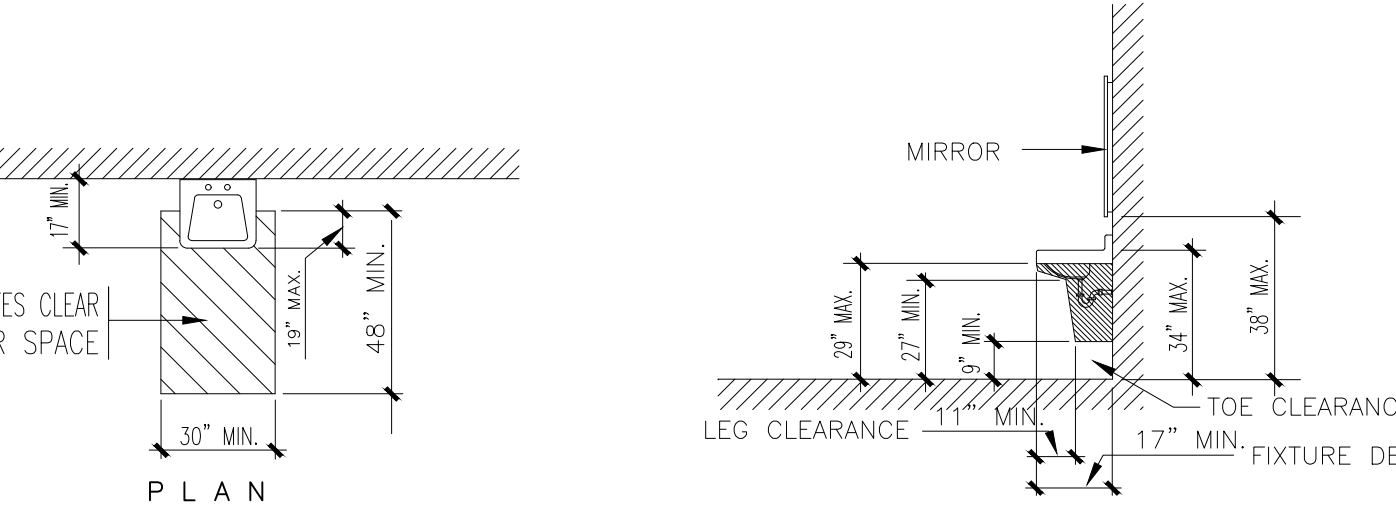
URINALS

- 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

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.

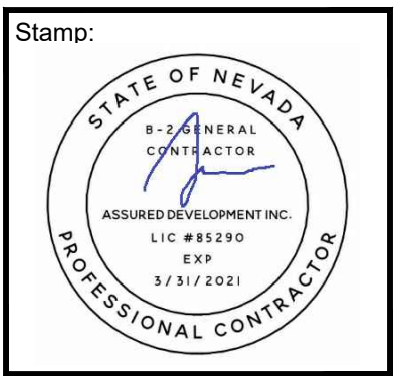
STAIRS, HANDRAILS AND GRAB BAR NOTES

- 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	Date	Rev



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Phone: (702) 868-0900 Fax: (866) 248-6564

ASSURED DEVELOPMENT

2 IDAHO WAY, HENDERSON, NEVADA 89015

TENANT IMPROVEMENT FOR:

ASSURED REAL ESTATE

37 SOUTH WATER STREET SUITE 260
HENDERSON, NEVADA 89015
APN # 179-187-10-043

DATE
09-23-2019
PHASE
CONS. DOCS
SUBMITTAL
PROJECT NO.
19008
SHEET NO.

A0.01

GENERAL NOTES

EXITING ANALYSIS

TOTAL GROSS OCCUPIED TENANT SPACE AREA:

EXISTING TENANT SUITE 1,725 SQ. FT.

OCCUPANT TYPE: B - BUSINESS
FIRE SPRINKLED: NO
TOTAL OCCUPANTS: 32 O.C.C.

NUMBER OF EXITS REQUIRED:

EXITS REQUIRED: 1
EXITS PROVIDED: 1 OK!

EXITING WIDTH REQUIRED: (Inches) 32 OCC. X .15 = 4.8"

EXITING PROVIDE: (Inches) (1) 6'-0" wide doors = 72"

Total exiting width = 72" OK!

TRAVEL DISTANCE:
THE LONGEST DISTANCE OF TRAVEL FROM ANY EXIT TO THE FARTHEST SPACE IN THIS TENANT IMPROVEMENT IS 50'-0", WHERE 250'-0" IS ALLOWED FOR THIS OCCUPANCY TYPE (NON-SPRINKLED)

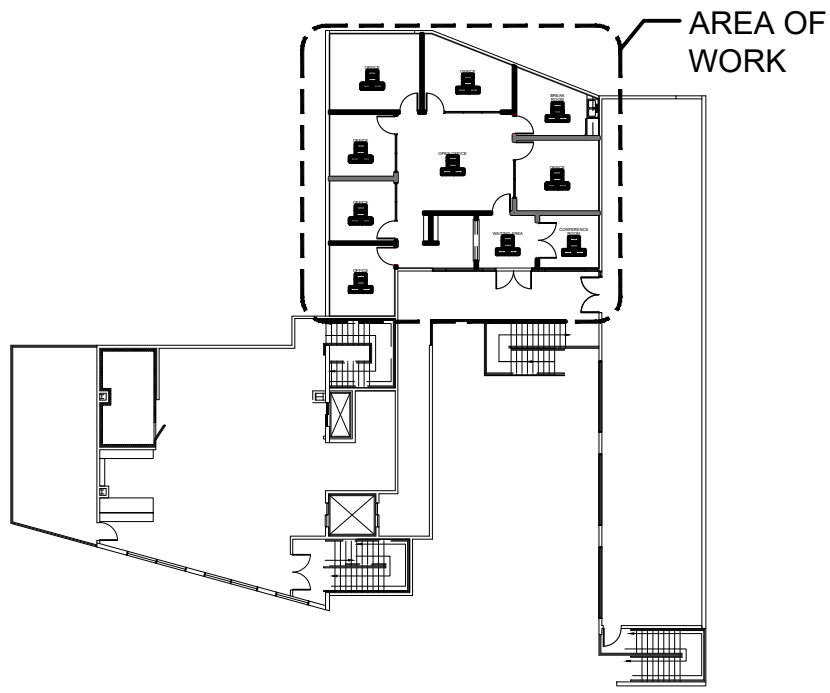
OCCUPANCY CALCULATION

ROOM #:	AREA NAME:	AREA S.F.	LOAD FACTOR	OCCUPANCY
101	WAITING AREA	90	15	06
102	CONFERENCE ROOM	90	15	06
103	OFFICE	170	100	03
104	BREAK ROOM	127	100	02
105	OFFICE	160	100	02
106	OFFICE	200	100	02
107	OFFICE	118	100	02
108	OFFICE	115	100	02
109	OFFICE	132	100	02
110	OPEN OFFICE	448	100	05
TOTAL OCCUPANCY				=32 OCC.

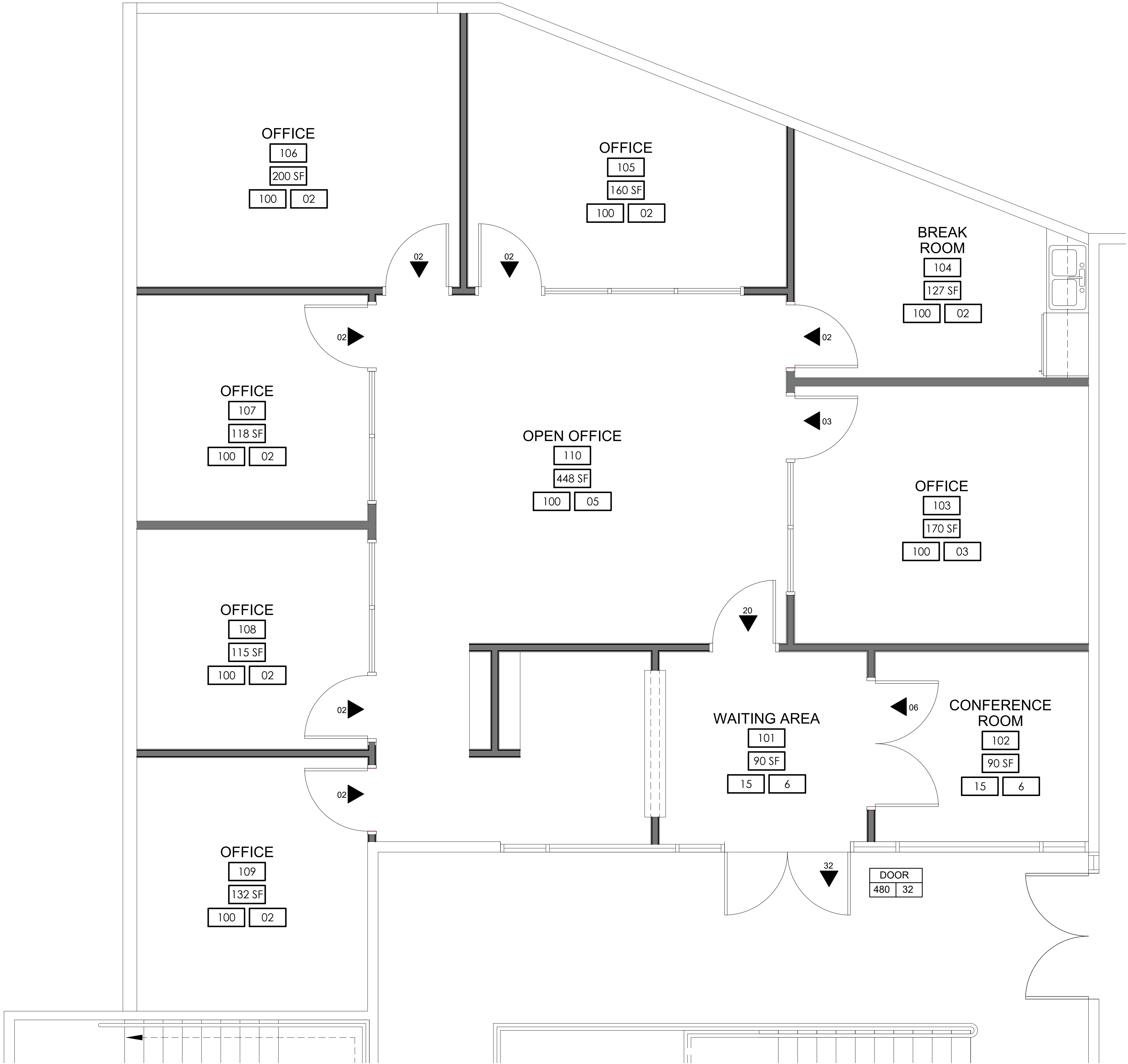
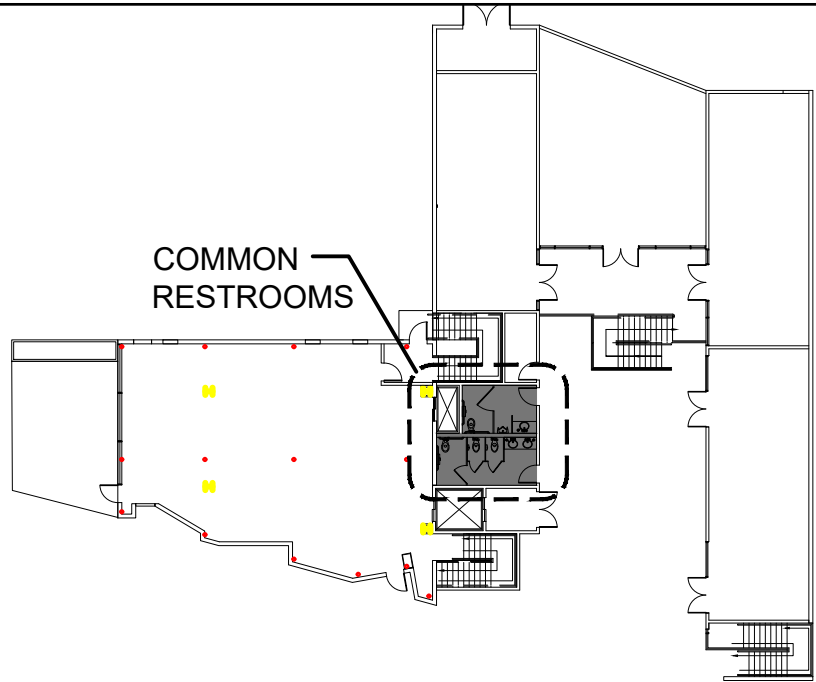
SYMBOLS LEGEND

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

KEY PLAN - 2ND FLOOR



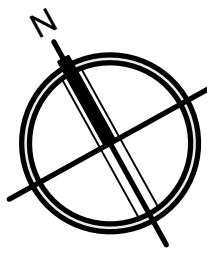
KEY PLAN - FIRST FLOOR



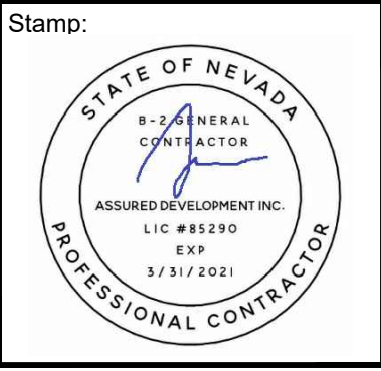
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A0.02

CODE AND EXITING PLAN

SCALE: 3/8" = 1'-0"



Rev	Date	Description



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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.

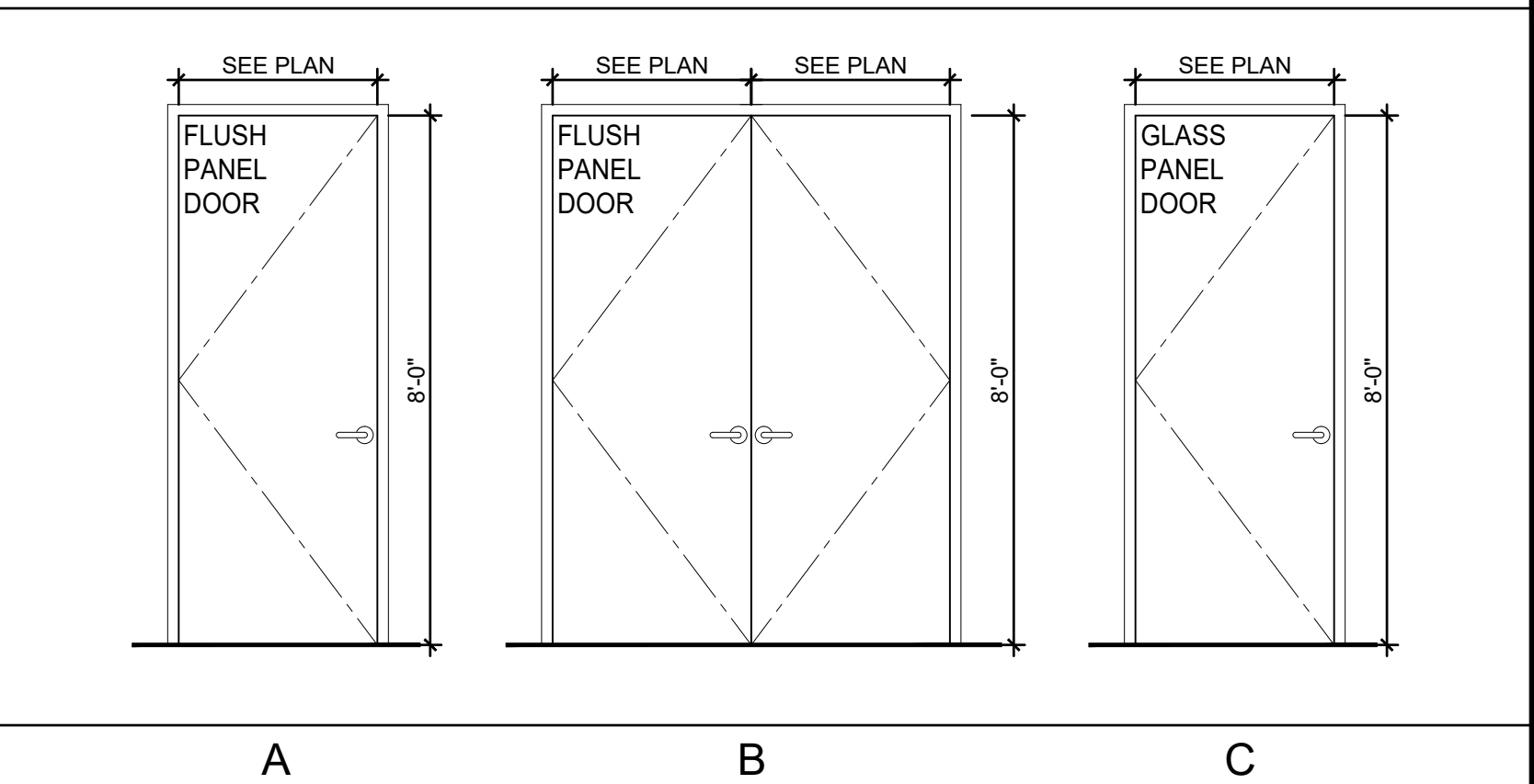
FLOOR PLAN KEYNOTES

- 01> CASEWORK WITH SERVICE SINK TO BE SELECTED BY OWNER
- 02> REFRIGERATOR TO BE SELECTED BY OWNER
- 03> COUNTER @ 32" A.F.F. FINISH AND MATERIAL TO BE SELECTED BY OWNER

DOOR SCHEDULE

DOOR SIZES 3070 = 3'-0" X 7'-0"										
DOOR #	SIZE	CONST.	TYPE	DOOR	FINISH	FRAME	GLASS	RATING	HRDWR	NOTES
DR-EX	EXIST	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
D001	3070	HC	A	WOOD	PRE-FINISH	ALUM	N/A	N/A	HW-1	N/A
D002	6070	HC	B	WOOD	PRE-FINISH	ALUM	N/A	N/A	HW-1	N/A
D003	3070	HC	C	GLASS	CLEAR	ALUM	N/A	N/A	HW-1	N/A

DOOR TYPES



DOOR HARDWARE SCHEDULE

VERIFY ALL FINAL HARDWARE SELECTIONS WITH OWNER

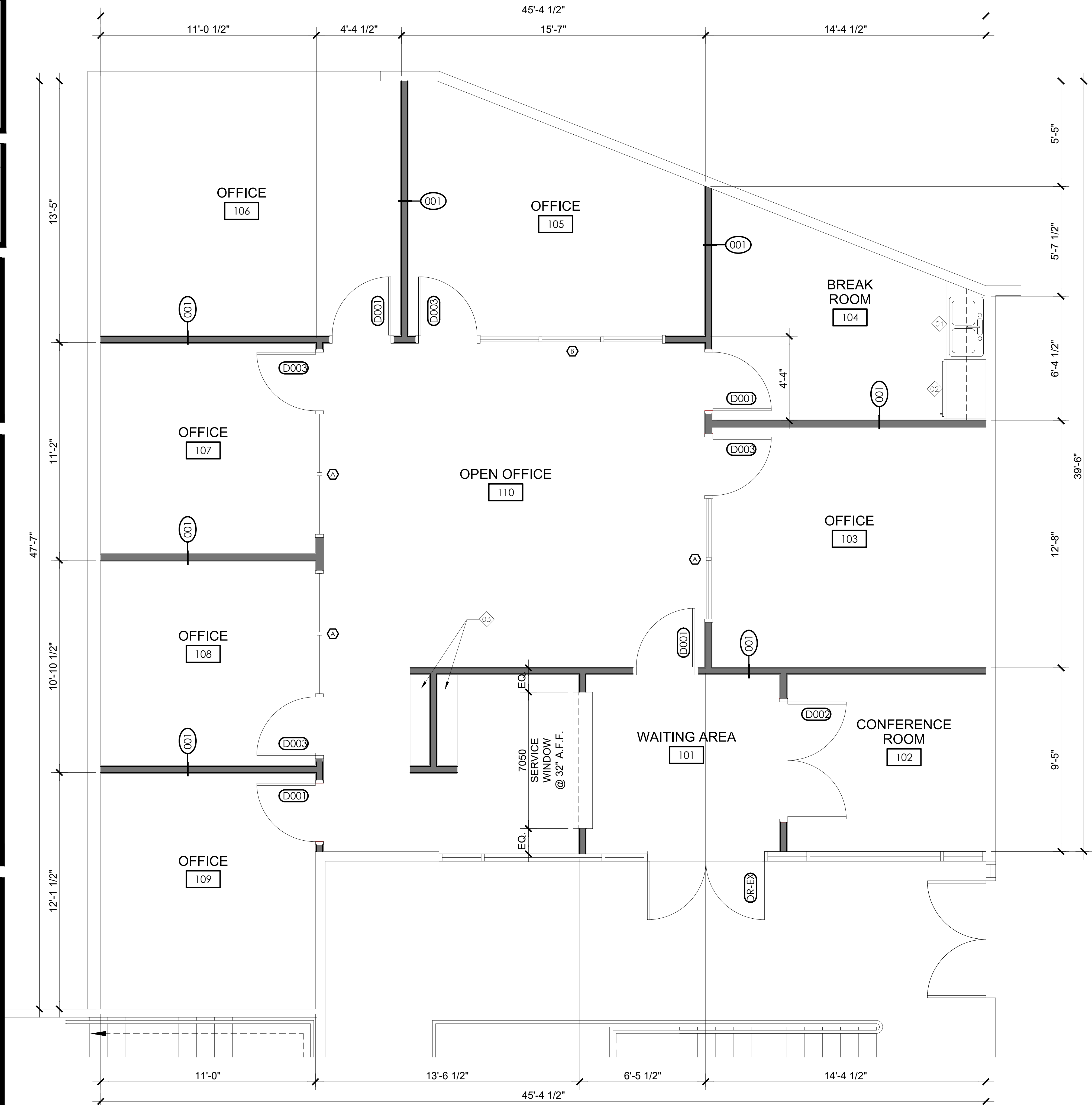
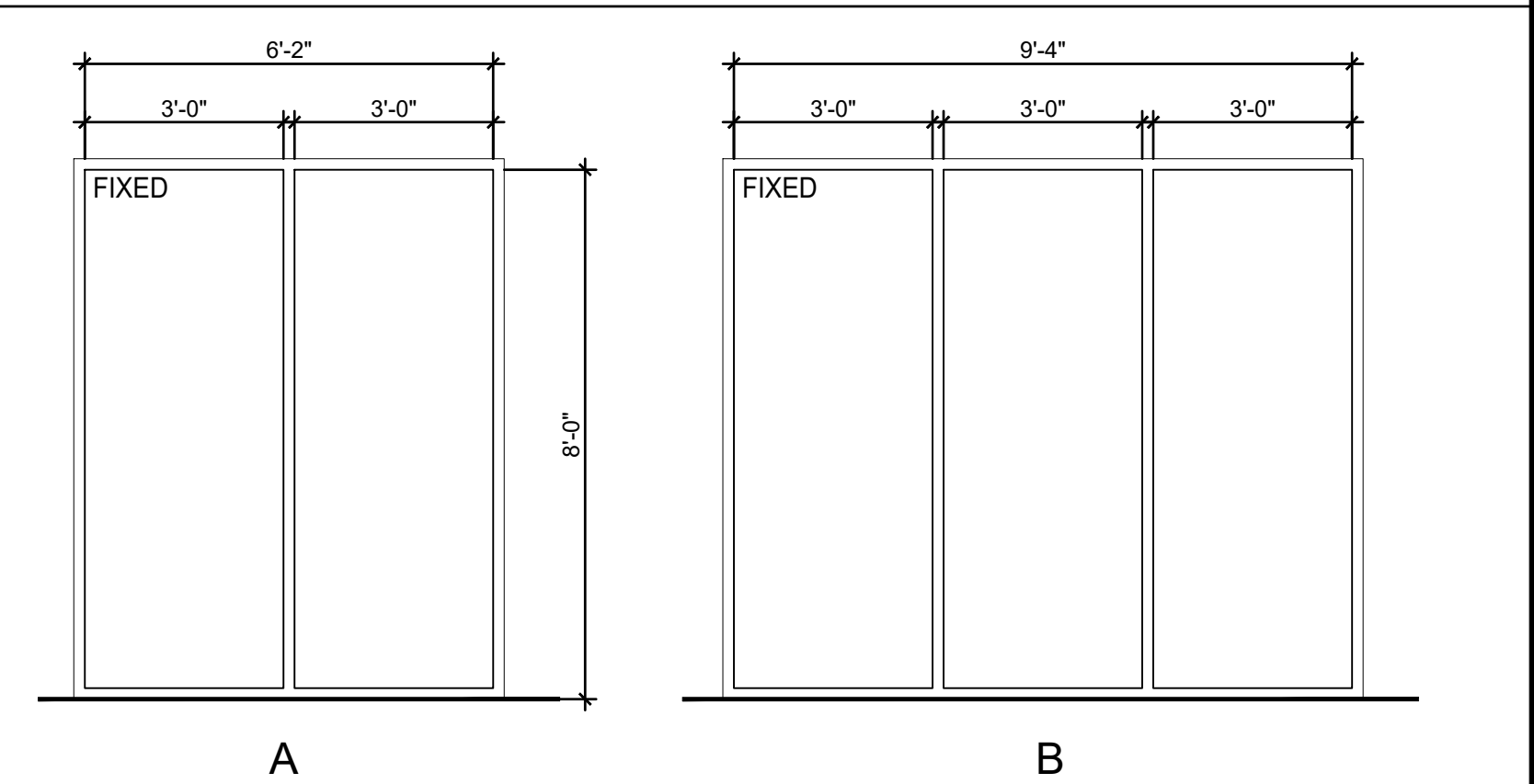
- HW

T
- 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.

WINDOW TYPES



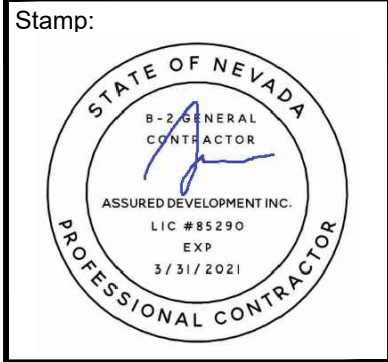
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A2.01

FLOOR PLAN

SCALE: 3/8" = 1'-0"

Rev	Date	Description



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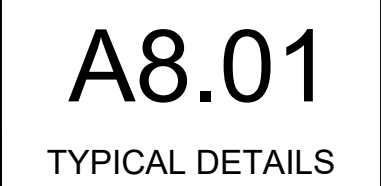
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1ST FLOOR
PLAN

[illegible]