TENANT IMPROVEMENT FOR:

# 107 WATER STREET - VANILLA SHELL

CITY ORDINANCE

IBC CHAPTER

**IBC CHAPTER** 

IBC 903, 903.

IBC 503 / 504 & TABLE 503

IBC 503 THROUGH 507 & TABLE 503

IBC 1004, 1004.9 AND TABLE 1004.

IBC 1015.1, 1021, TBLS. 1015.1, 1021.1, 1021.2

IBC 504.2 & TABLE 50

IBC 705, 712.4, TABLE 602

IBC 705.8 & TABLE 705.8

**WE COMPLY** 

WE COMPLY

**WE COMPLY** 

WE COMPLY

WE COMPLY

WE COMPLY

WE COMPLY

IBC TABLE 1505.

SERVICE

N/A

IBC 508, TABLE 508.3.3

IBC 2902 & TABLE 2902.1

N/A

N/A

N/A

IBC 1301 2009 I.E.C.C

IBC 508.3, or 508.4 and TABLE 508.4

**IBC CHAPTER 17** 

SHOWERS FOUNTAINS

BATHTUB OR

WOMEN

FIRST 80 AND 1 PER 80 FOR

REMAINDER

**EXCEEDING 80** 

IBC 907

ADDRESS: 107 SOUTH WATER STREET

APN NUMBER: 179-187-10-043

(1) CODE YEAR/TYPE

**B-BUSINESS** 

**EXISTING - TYPE III** 

YES NO

(5) FIRE ALARM

YES NO

(4) FIRE SPRINKLERS

(6) BUILDING HEIGHT

(7) NUMBER OF STORIES

ALLOWABLE: 19.000 S.F.

(10) NUMBER OF EXITS

(9) OCCUPANT LOAD

127 OCCUPANTS

NOT APPLICABLE

PER SECTION 508

PER SECTION 1020

PER SECTION 1022

PER SECTION 3006.4

PER CHAPTER 7

PER TABLE 601

**NOT APPLICABLE** 

PER 1017.1

OCCUPANCY

BUSINESS

TOTAL REQUIRED

TOTAL PROVIDED

NOT APPLICABLE

**NOT APPLICABLE** 

FOR BUILDING ELEMENTS

**REQUIRED: 3** 

(8) BUILDING AREA (AREA OF WORK)

(11) EXTERIOR WALL FIRE RESISTANCE

(12) PROTECTION OF OPENINGS & MAX AREA OF EXTERIOR WALL OPENINGS

THERE ARE NO NEW EXTERIOR WALLS \*

(13) FIRE RESISTANCE RATING REQUIREMENTS

(14) FIRE RESISTANCE RATED SEPARATION

(15) ROOF COVERING MATERIAL

OCCUPANTS

NO SPECIAL INSPECTION

19) NON SEPERATED USAGE

(18) I.E.C.C. COMPLIANCE REPORT

**EXISTING - NO NEW ROOF COVER** 

(16) REQUIRED PLUMBING FIXTURES

ALLOWABLE: 55'-0"

ALLOWABLE: 3

(2) OCCUPANCY CLASSIFICATION

(3) TYPE OF CONSTRUCTION

JURISDICTION: HENDERSON - 89015 ZONING: DOWNTOWN MIXED-USE (DX)

2012 UNIFORM ADMINISTRATIVE CODE WITH MODIFYING ORDINANCE 6140 2018 INTERNATIONAL BUILDING CODE WITH LOCAL CODE AMENDMENTS

2017 NATIONAL ELECTRICAL CODE (NEC) WITH 2012 LOCAL CODE AMENDMENTS

2018 UNIFORM PLUMBING CODE WITH LOCAL CODE AMENDMENTS

2018 INTERNATIONAL ENERGY CONSERVATION CODE

ACCESSIBILITY REQUIREMENTS ICC/ANSI A117.1-2009

2018 UNIFORM MECHANICAL CODE WITH LOCAL CODE AMENDMENTS

2018 INTERNATIONAL FIRE CODE WITH LOCAL CODE AMENDMENTS

TYPE: NFPA13

ACTUAL: 35'-0"

ACTUAL: 12,627 S.F.

ACTUAL: 2

PROVIDED: 4

WOMEN

FIRST 50 AND 1

PER 50 FOR

REMAINDER

EXCEEDING 50

4

(17) SPECIAL INSPECTION(S) REQUIREMENTS

**CODE ANALYSIS** 

### PROJECT DIRECTORY

GENERAL CONTRACTOR:

PHN: 702-868-0900

FAX: 866-248-6564

ASSURED DEVELOPMENT 2 IDAHO WAY HENDERSON, NV 89015

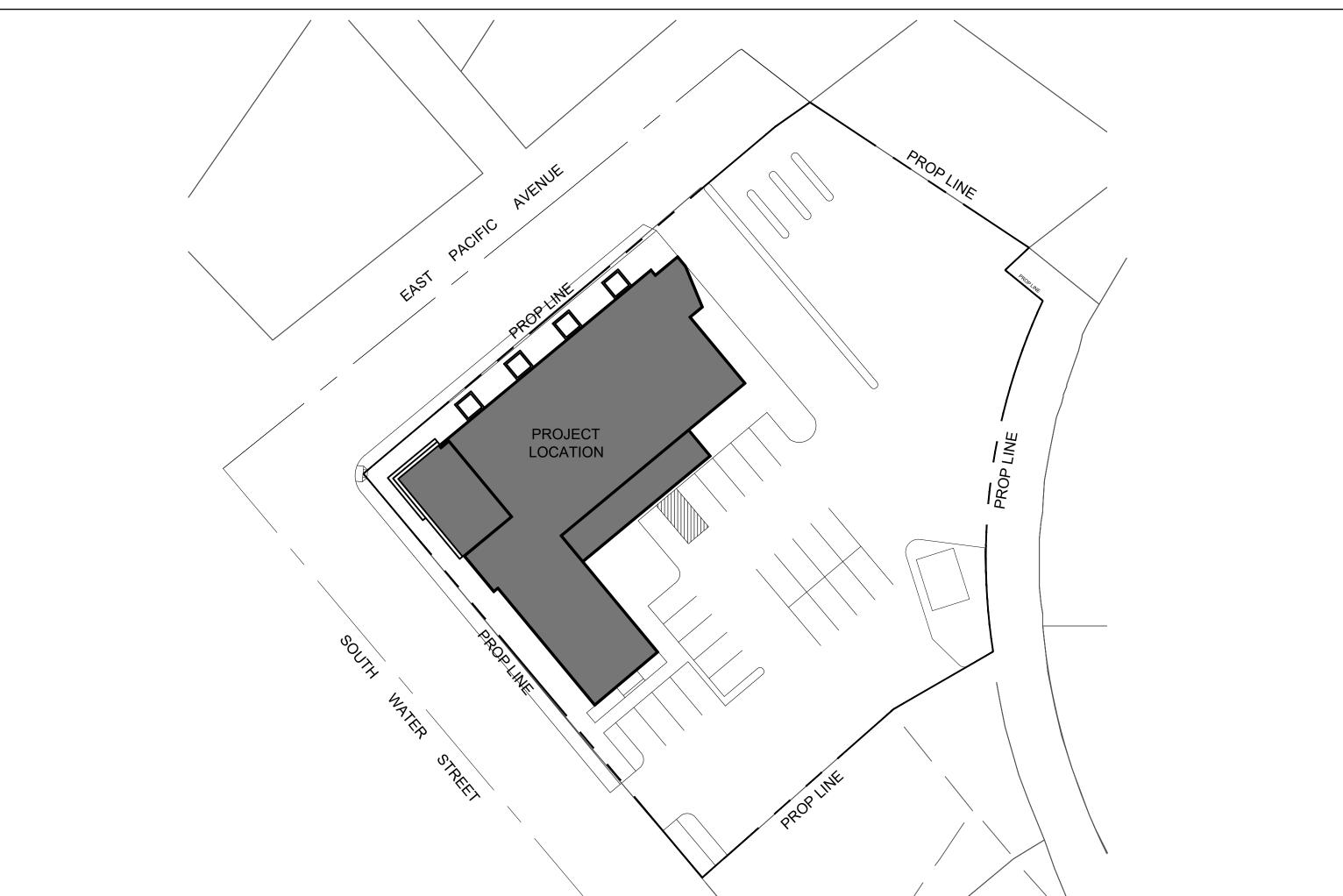
DEMOLITION OF EXISTING DOORS AND WALLS

NEW VANILLA SHELL

NEW ROLL UP DOOR

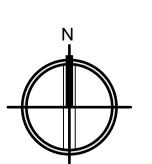
SCOPE OF WORK

# REFERENCE SITE PLAN

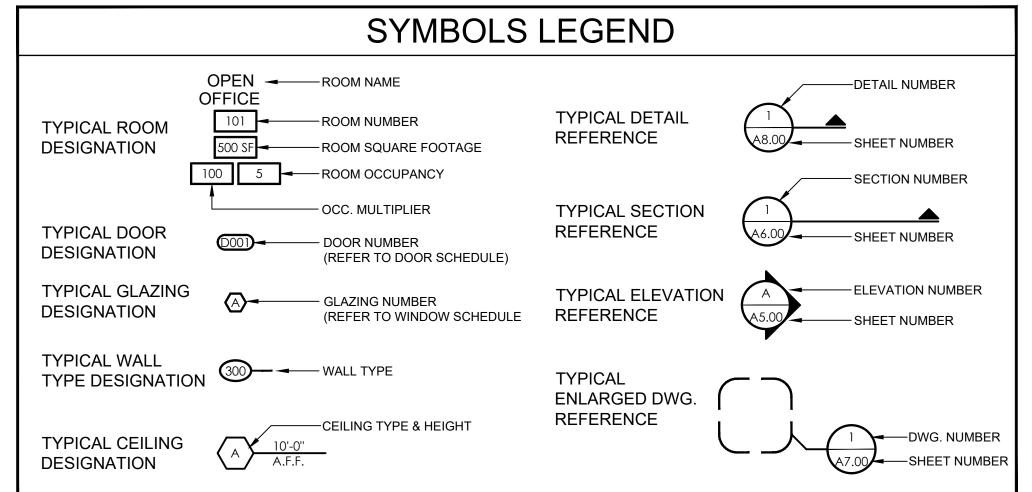


**EXISTING SITE CONDITIONS:** THE FOLLOWING PROJECT (107 WATER STREET · VANILLA SHELL) WILL BE A TENANT IMPROVEMENT TO AN EXISTING SUITE, WITHIN AN EXISTING BUILDING ON AN EXISTING SITE. THE EXISTING SITE AND BUILDING HAVE BEEN APPROVED AND PERMITTED THROUGH ITS LOCAL JURISDICTION. THERE WILL BE NO MODIFICATIONS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





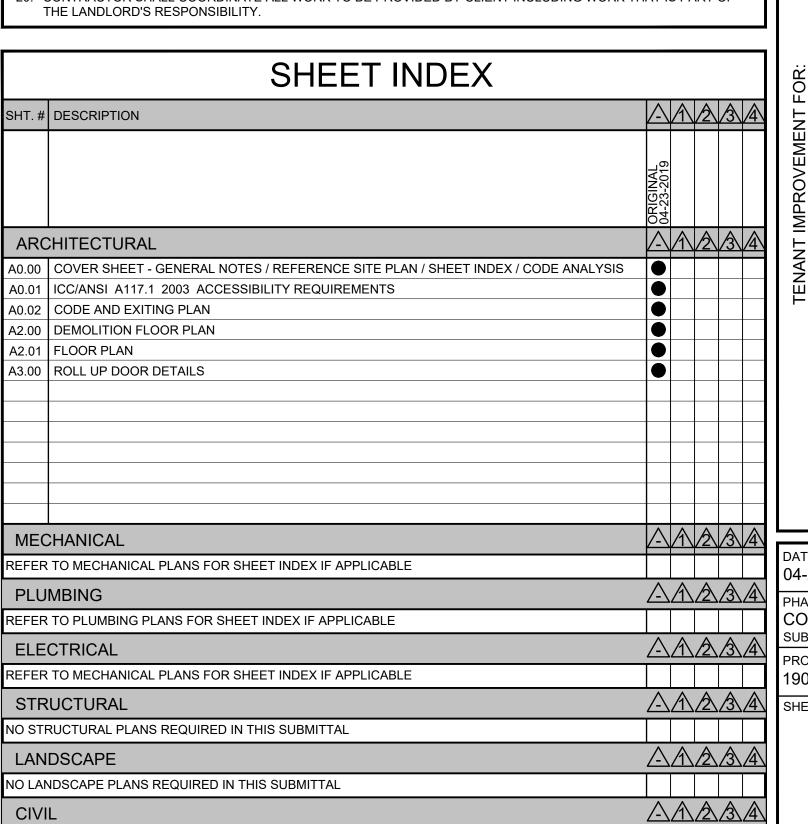
# SITE MAP **PROJECT** LOCATION



## **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, 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.

- 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 SAFETY ORDERS OF THE STATE INDUSTRIAL ACCIDENT COMMISSION, AND THE RULES AND REGULATIONS OF
- RESPONSIBILITY. THE CONTRACTOR SHALL DESIGN AND SUPERVISE ANY SCAFFOLDING FOR HIS WORKMEN TEMPORARY BARRICADES. PROTECTION, FENCES AND WARNING SIGNS AS REQUIRED BY GOVERNING AUTHORITIES AND TO PROTECT THE PUBLIC, AND OWNER EMPLOYEES.
- EQUIPMENT OR MATERIALS BY ANY CAUSE.
- THE CONTRACTOR SHALL SECURE ALL PERMITS AND PAY ALL FEES FOR PERMITS AND INSPECTIONS REQUIRED
- 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
- INSTALL ALL ITEMS TO BE RIGID AND SECURE, PLUMB AND LEVEL. IN ALL INSTANCES WHERE MILLWORK OR
- 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.
- 13. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWING SCALE.
- 14. ALL DETAILS SHALL BE CONSIDERED TYPICAL AT SIMILAR CONDITIONS
- 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 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
- 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
- 19. 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.
- 20. CONTRACTOR SHALL COORDINATE ALL WORK TO BE PROVIDED BY CLIENT INCLUDING WORK THAT IS PART OF



NO CIVIL PLANS REQUIRED IN THIS SUBMITTAL

ASSURED DEVELOPMENT These drawings a consent of ASSURED DEVELOPMENT dimensions on these plans shall to ASSURED DEVELOPMENT

OPME DEVEL

04-23-2019 CONS. DOCS SUBMITTAL PROJECT NO. 19002

**COVER PAGE** 

Inside Diameter

Insulation

Interior

Janitor

Kitchen

Locker

Knock Out

Linear Foot

Laboratory

Laminate

Lavatory

Maximum

Mechanical

Membrane

Manufacturer

Miscellaneous

Not In Contract

Not To Scale

Metal

Manhole

Minimum

Mounted

Mullion

Number

Nominal

Obscure

Opening

Opposite

Peg Board

Property Line

Plastic Laminate

Plumbing

Plywood

Pre-Cast

Partition

Quarry Tile

Roof Drain

Radius

Reference

Refrigerator

Service Sink

Solid Core

Schedule

Section

Shower

Soap Dispenser

Specification

Stainless Steel

Square

Station

Storage

Structural

Suspended

Towel Bar

Top Of Curb

Top Of Wall

Television

Telephone

Typical

Urinal

Unfinished

Vapor Barrier

Vinyl Tile

Varies

Vertical

Vestibule

Without

Waterproof

Wainscot

Weight

Water Closet

Vinyl Corner Guard

Top Of Pavement

Unless Noted Otherwise

Symmetrical

Tongue And Groove

Telephone Equipment Room

Standard

Seat Cover Dispenser

Sanitary Napkin Dispenser

Reinforced

Required

Resilient

Rough Opening

Rain Water Leader

Paint

Paper Towel Dispenser

P.T.D. And Receptacle

Paper Towel Receptacle

Office

On Center

Outside Diameter (Dim)

Owner Furnished /

Owner Furnished /

Owner Furnished

Contractor Installed

North

Medicine Cabinet

Masonry Opening

Hardwood

Hardware

Horizontal

Height

Hour

**HDWE** 

HORIZ.

# GENERAL REQUIREMENTS

- 1. 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 2. DISCREPANCIES IN THE DIMENSIONS OR DRAWINGS PRIOR TO CONSTRUCTION.
- FEDERAL LAW REQUIRES THAT THE CONSTRUCTION MEET ALL REQUIREMENTS OF THE AMERICAN WITH DISABILITIES
- ALL PLAN DIMENSIONS ARE TO FACE OF STUDS, FACE OF CMU WALL OR CENTER LINE OF GRIDS UNLESS NOTED OTHERWISE

# LIGHT GAUGE FRAMING NOTES

- 1. 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 2. 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

- 1. THE GENERAL CONTRACTOR SHALL COORDINATE FIRE SPRINKLER HEAD LOCATIONS WITH MECHANICAL AND ELECTRICAL ITEMS. ALL HEADS SHALL BE CENTERED IN ACOUSTICAL TILES, WHERE OCCURS.
- 2. THE DOOR TO THE FIRE SPRINKLER RISER ROOM SHALL BE LABELED "FIRE SPRINKLER VALVE ROOM" IN MINIMUM 2"
- 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

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

# PAINTING NOTES

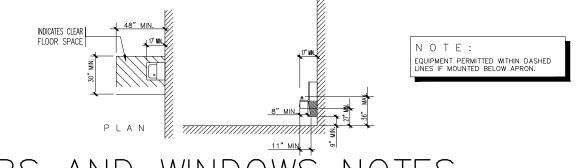
- 1. ITEMS ON EXTERIOR BUILDING WALLS: ELECT. CONDUIT, PIPING AND OTHER MISC. ITEMS ARE PAINTED TO MATCH ADJACENT SURFACE (UNLESS NOTED OTHERWISE)
- 2. EXTERIOR HOLLOW METAL DOORS AND FRAMES SHALL BE PAINTED ON BOTH THE EXTERIOR AND INTERIOR SIDES AS NOTED ON THE EXTERIOR.

- 1. PROVIDE MOISTURE RESISTANT GYP. BOARD AT ALL WALLS WITHIN 2' OF THE FRONT AND SIDES OF URINALS AND WATER
- 2. 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

- 1. SPOUT HEIGHT. SPOUTS SHALL BE NO HIGHER THAN 36 IN., MEASURED FROM THE FLOOR OR GROUND SURFACES TO THE SPOUT OUTLET.
- 2. 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.

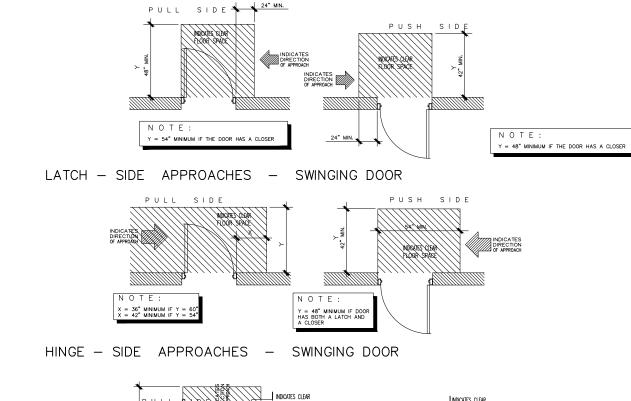


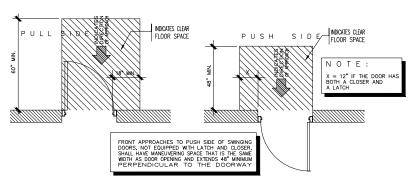
# DOORS AND WINDOWS NOTES

- 1. 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.
- 2. THE BOTTOM 10" OF ALL DOORS SHALL BE PROVIDED WITH A SMOOTH SURFACE TO ALLOW THE DOOR TO BE OPENED
- 3. 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.



5. 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.





- FRONT APPROACHES SWINGING DOOR
- 6. 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 7. 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

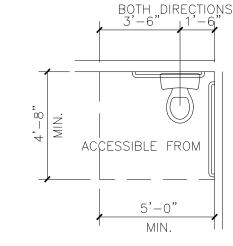
- 8. (1) FIRED DOORS SHALL HAVE THE MINIMUM OPENING FORCE ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY.
- (a) INTERIOR HINGED DOORS: 5 LBF (b) SLIDING OR FOLDING DOORS: 5 LBF THESE FORCES DO NOT APPLY TO THE FORCE REQUIRED TO RETRACT LATCH BOLTS OR DISENGAGE OTHER DEVICES THAT MAY HOLD THE

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.

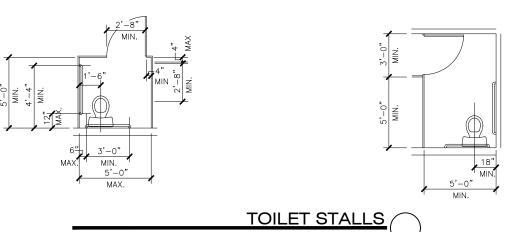
# WATER CLOSET NOTES

DOOR IN A CLOSED POSITION

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



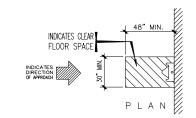
2. CLEAR FLOOR SPACE. CLEAR FLOOR SPACE FOR WATER CLOSETS IN STALLS.

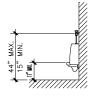


- 3. HEIGHT. THE HEIGHT OF WATER CLOSETS SHALL BE 17 IN. TO 19 IN. MEASURED TO THE TOP OF THE TOILET SEAT. SEATS SHALL NOT BE SPRUNG TO RETURN TO A LIFTED POSITION.
- FLUSH CONTROLS. FLUSH CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC. CONTROLS FOR FLUSH VALVES SHALL 4. BE MOUNTED ON THE WIDE SIDE OF TOILET AREAS NO MORE THAN 44 IN. ABOVE THE FLOOR.

# URINALS

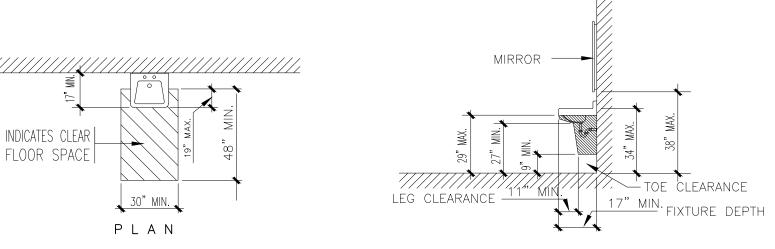
- 1. HEIGHT. ACCESIBLE URINALS SHALL BE STALL-TYPE OR WALL-HUNG WITH AN ELONGATED RIM AT A MAXIMUM OF 17 IN. ABOVE THE FINISH FLOOR.
- 2. CLEAR FLOOR SPACE. A CLEAR FLOOR SPACE 30 IN. BY 48 IN. SHALL BE PROVIDED IN FRONT OF URINALS TO ALLOW FORWARD APPROACH. THIS CLEAR SPACE SHALL ADJOIN OR OVERLAP AN ACCESSIBLE ROUTE. URINALS SHIELDS THAT DO NOT EXTEND BEYOND THE FRONT EDGE OF THE URINAL RIM MAY BE PROVIDED WITH 29 IN. CLEARANCE BETWEEN
- 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
- 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
- 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

- 1. 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 4. 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
- FAUCETS. LEVER-OPERATED, PUSH-TYPE, TOUCH TYPE, OR ELECTRONICALLY CONTROLLED MECHANISMS ARE ACCEPTABLE DESIGNS.

# STAIRS, HANDRAILS AND GRAB BAR NOTES

- 1. PROVIDE HANDRAILS AND RAILING SYSTEMS CAPABLE OF WITHSTANDING THE FOLLOWING STRUCTURAL LOADS (PER
- 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
- 3. 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
- STRUCTURAL STRENGTH. THE STRUCTURAL STRENGTH OF GRAB BARS, TUB AND SHOWER SEATS, FASTENERS, AND MOUNTING DEVICES SHALL MEET THE FOLLOWING SPECIFICATION:

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) 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

1. 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.

Stamp:

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PROJECT NO.

19002

SHEET NO.

**GENERAL NOTES** 

# **EXITING ANALYSIS**

TOTAL GROSS OCCUPIED TENANT SPACE AREA:

12,627 SQ. FT EXISTING TENANT SUITE

OCCUPANT TYPE: FIRE SPRINKLED:

**B** - BUSINESS

TOTAL OCCUPANTS:

132 O.C.C

### NUMBER OF EXITS REQUIRED:

**EXITS REQUIRED: EXITS PROVIDED:** 

4 OK!

EXITING WIDTH REQUIRED: (Inches) 132 OCC. X .20 = 26.4"

EXITING PROVIDE: (Inches)

(2) 3'-0" wide doors = 72"  $(2)^{6'}$ -0" wide doors = 144"

Total exiting width = 216" OK!

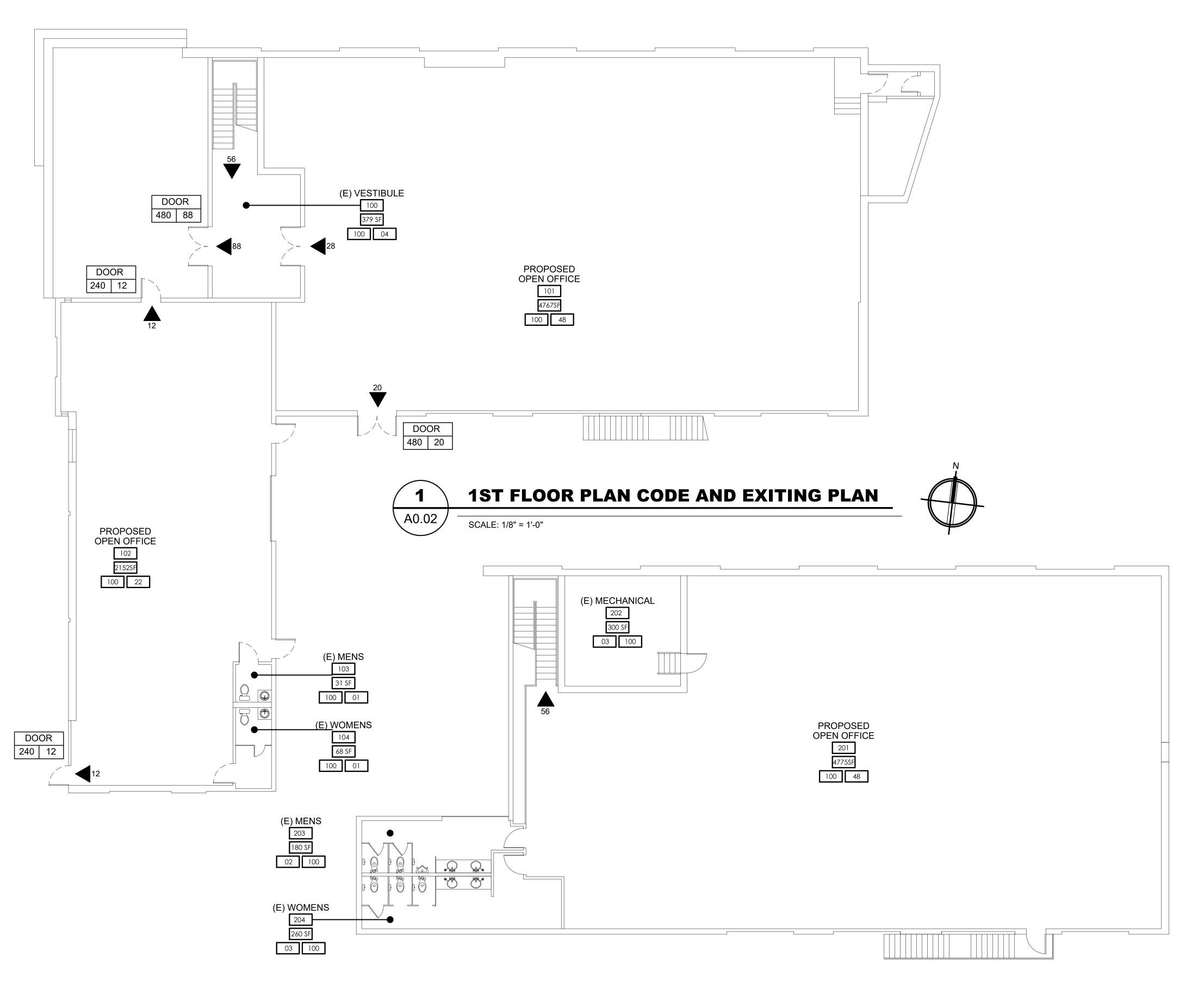
TRAVEL DISTANCE:

THE LONGEST DISTANCE OF TRAVEL FROM ANY EXIT TO THE FARTHEST SPACE IN THIS TENANT IMPROVEMENT IS 102'-0", WHERE 250'-0" IS ALLOWED FOR THIS OCCUPANCY

TYPE (SPRINKLED)

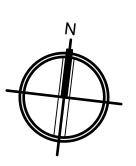
OCCUPANCY CALCULATION					
ROOM #: AREA NAME:		AREA S.F. I	_OAD FACTOR	OCCUPANCY	
100	(E) VESTIBULE	379	100	04	
101	PROPOSED OPEN OFFICE	4767	100	48	
102	PROPOSED OPEN OFFICE	2152	100	22	
103	(E) MENS	31	100	01	
104	(E) WOMENS	68	100	01	
201	PROPOSED OPEN OFFICE	4775	100	48	
202	(E) MECHANICAL	300	100	03	
203	(E) MENS	180	100	02	
204	(E) WOMENS	260	100	03	
TOTAL	TOTAL OCCUPANCY =132 OCC.				

SYMBOLS LEGEND				
SYMBOL	DESCRIPTION			
10	OCCUPANTS EXITING TAG			
OCCUPANTS EXITING "DOORS"				
DOOR	EGRESS IDENTIFICATION			
240   25	ACTUAL EXITING OCCUPANTS			
	ALLOWABLE EXITING OCCUPANTS			



2ND FLOOR PLAN CODE AND EXITING PLAN

SCALE: 1/16" = 1'-0"



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107 SOUTH N MIXED USE

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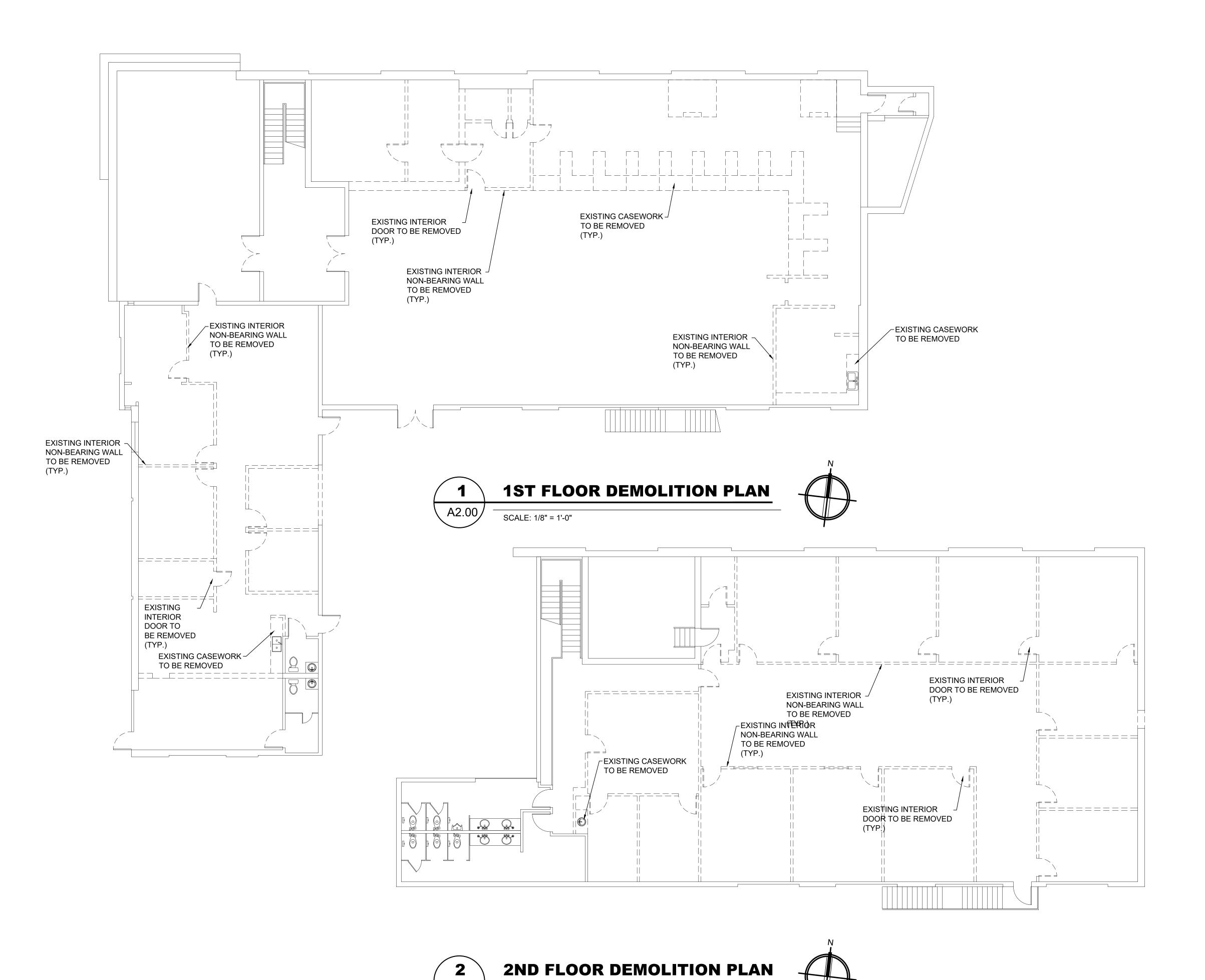
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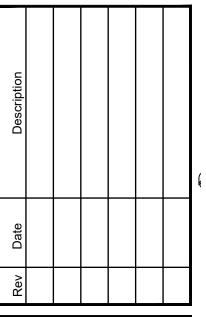
CODE AND EXITING PLAN

# DEMOLITION GENERAL NOTES

- CONTRACTORS TO VISIT THE SITE TO VERIFY EXISTING CONDITIONS, MATERIALS, DIMENSIONS, ETC. PRIOR TO BIDDING AND/OR CONSTRUCTION. PLEASE NOTIFY OWNER OF ANY MAJOR DISCREPANCIES THAT MAY AFFECT THE CONSTRUCTION BUDGET OR SCHEDULE.
- 2. ALL AREAS ADJACENT TO NEW CONTRUCTION WHICH MAY REQUIRE CUTTING AND PATCHING ARE TO BE REPAIRED AND REFINISHED AS REQUIRED TO MAINTAIN CONTINUOUS EVEN FINISH.
- CONTRACTOR SHALL COORDINATE SCHEDULE OF WORK AND STORAGE OF MATERIALS IN SITE DURING CONSTRUCTION WITH THE OWNERS TO MINIMIZED CONFLICTS AND FACILITATE FACILITY OPERATIONS.
- 4. CONTRACTOR SHALL LIMIT HIS/HER USE OF THE PREMISES TO THE WORK INDICATED. PORTIONS OF THE SITE BEYOND AREAS IN WHICH WORK IS INDICATED AREA NOT TO DISTURBED OR ACCESSED WITHOUT PERMISSION PERMISSION OF THE OWNER.
- 5. CONTRACTOR SHALL TAKE GREAT CARE DURING CONSTRUCTION TO PROVIDE DUST CONTROL, PROPER EXITING, AND IN GENERAL, THE SAFETY AND WELL BEING OF THE PUBLIC. AT ALL TIMES DURING CONSTRUCTION EXITS SHALL REMAIN OPERATIONAL & UNOBSTRUCTED.
- 6. USE OF EXPLOSIVES SHALL NOT BE PERMITTED.
- 7. CONTRACTOR SHALL PROTECT EXISTING FINISHES & EQUIPMENT TO REMAIN DURING CONSTRUCTION. COORDINATE ALL ELEMENTS TO REMAIN OR TO BE REMOVED WITH OWNER.
- 8. PRIOR TO REMOVAL OF ANY MATERIALS OR EQUIPMENT, REVIEW SALVAGE REQUIREMENTS OF OWNER WHEN APPLICABLE.
- 9. CONTRACTOR SHALL NOTIFY THE OWNER OF ALL SYSTEM DISRUPTIONS INCLUDING BUT NOT LIMITED TO POWER, HVAC, SPRINKLER SYSTEMS AND ALARMS PRIOR TO THE COMMENCEMENT OF WORK.
- 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE SITE IN A NEAT AND ORDERLY MANNER THROUGHOUT THE CONSTRUCTION PROCESS.



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



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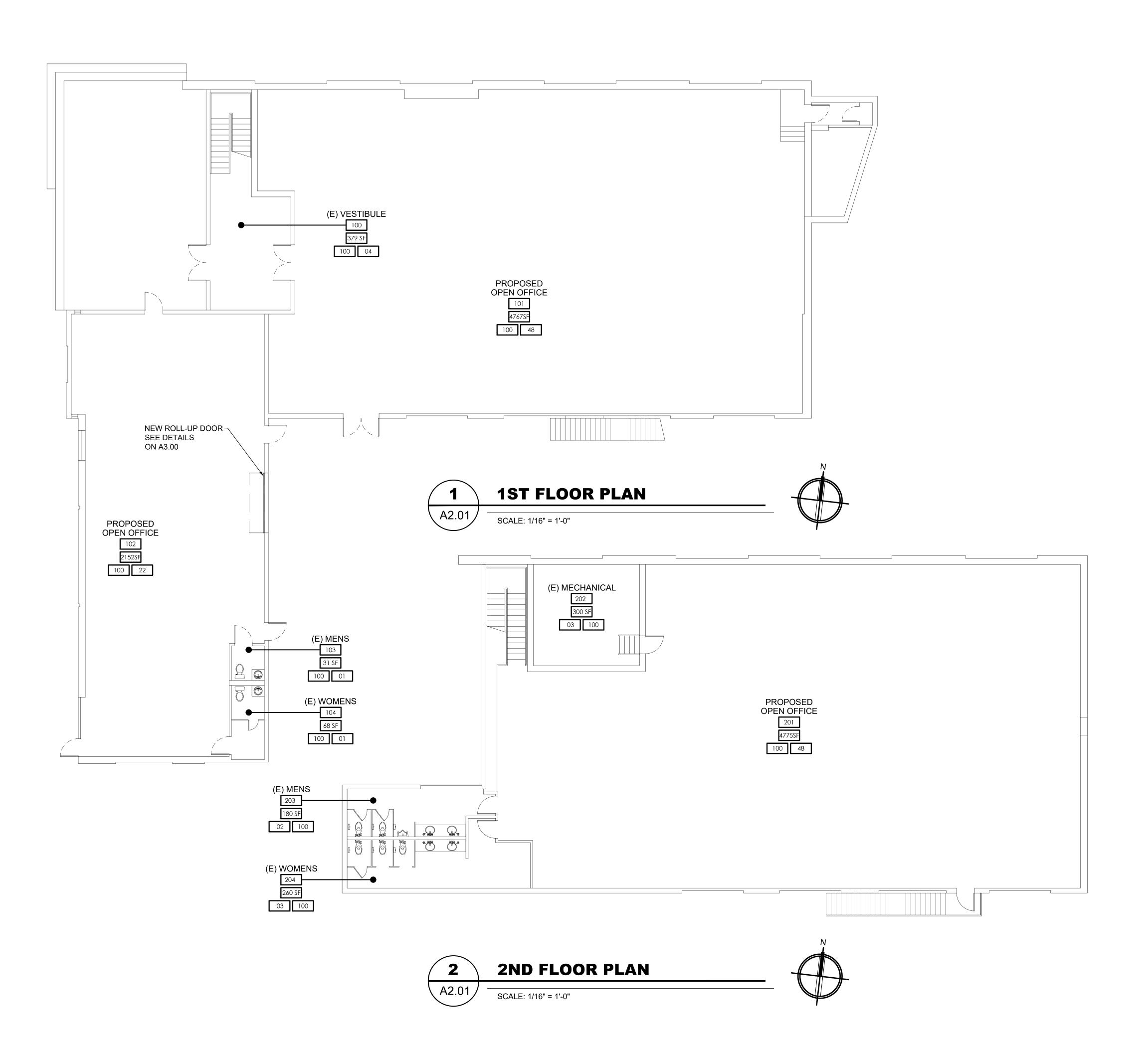
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DEMOLITION FLOOR PLAN



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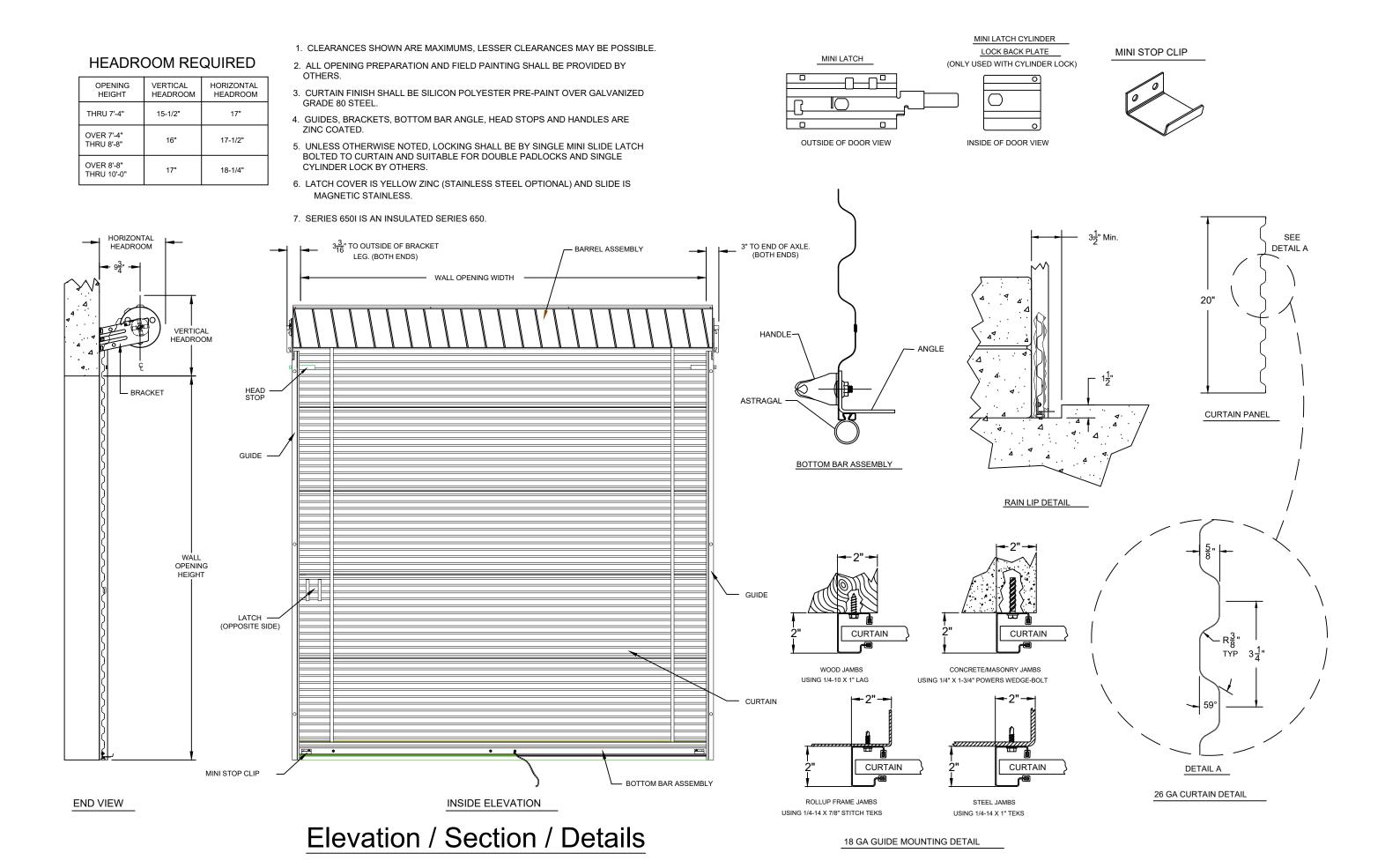
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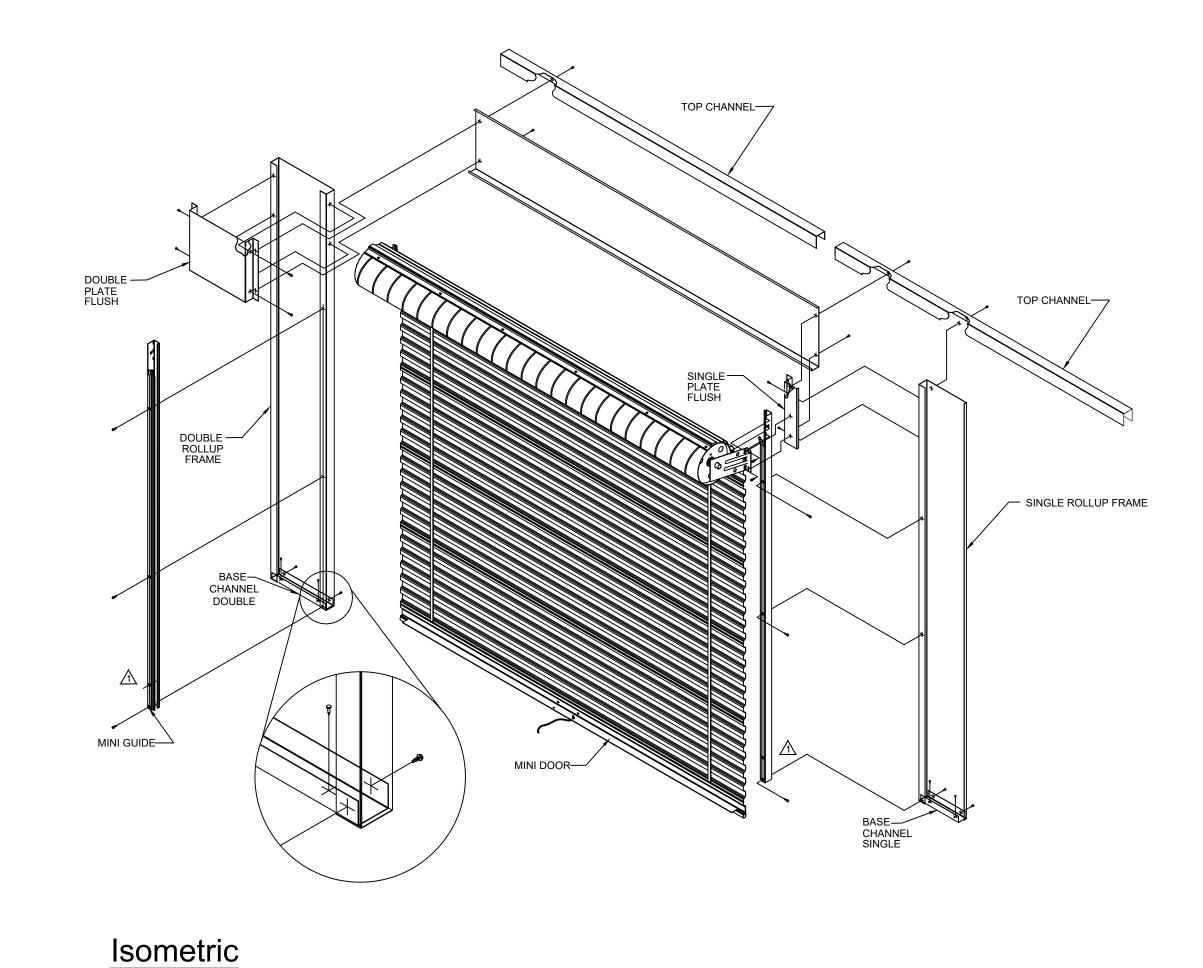
DATE 04-23-2019

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A2.01

FLOOR PLAN







# **ROLL UP DOOR - FLUSH FRAME UNIT**

SCALE: N.T.S.

DEVELOPMENT

HENDERSON, NEVADA 89015

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107 SOUTH WATER STREET
MIXED USE DEVELOPMENT
107 SOUTH WATER STREET
HENDERSON, NEVADA 89015
APN # 179-187-10-043

DATE 04-23-2019 PHASE CONS. DOCS SUBMITTAL PROJECT NO.

19002

A3.00

ROLL UP DOOR DETAILS