

TENANT IMPROVEMENT FOR:

# 107 WATER STREET - BOUTIQUE HOTEL SUITES

ADDRESS: 107 SOUTH WATER STREET - BUILDING 'A'

APN NUMBER: 179-187-10-043

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

1 - NEW BOUTIQUE HOTEL SUITES FOR BUILDING 'A'

## CODE ANALYSIS

(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 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					
R1 - RESIDENTIAL						
(3) TYPE OF CONSTRUCTION	IBC CHAPTER 6					
EXISTING - TYPE VB						
(4) FIRE SPRINKLERS	IBC 903, 903.3					
<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO TYPE: NFPA13						
(5) FIRE ALARM	IBC 907					
<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO						
(6) BUILDING HEIGHT	IBC 503 / 504 & TABLE 503					
ALLOWABLE: 40'-0" ACTUAL: 35'-0"						
(7) NUMBER OF STORIES	IBC 504.2 & TABLE 503					
ALLOWABLE: 2 ACTUAL: 2						
(8) ELEVATORS	IBC 1009.4					
<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO *ELEVATOR NOT REQUIRED IN 2 STORY BUILDING						
(9) BUILDING AREA (AREA OF WORK)	IBC 503 THROUGH 507 & TABLE 503					
ALLOWABLE: 7,000 S.F. ACTUAL: 5,566 S.F.						
(10) OCCUPANT LOAD	IBC 1004, 1004.9 AND TABLE 1004.1					
114 OCCUPANTS						
(11) NUMBER OF EXITS	IBC 1015.1, 1021, T.BLS. 1015.1, 1021.1, 1021.2					
REQUIRED: 3 PROVIDED: 5						
(12) EXTERIOR WALL FIRE RESISTANCE	IBC 705, 712.4, TABLE 602					
* THERE ARE NO NEW EXTERIOR WALLS *						
(13) PROTECTION OF OPENINGS & MAX AREA OF EXTERIOR WALL OPENINGS	IBC 705.8 & TABLE 705.8					
NOT APPLICABLE						
(14) 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					
(15) FIRE RESISTANCE RATED SEPARATION	IBC 508, TABLE 508.3.3					
SLEEPING UNIT OR DWELLING UNIT WALLS TO BE FIRE PARTITIONS.						
(16) ROOF COVERING MATERIAL	IBC TABLE 1505.1					
EXISTING - NO NEW ROOF COVER						
(17) REQUIRED PLUMBING FIXTURES	IBC 2902 & TABLE 2902.1					
OCCUPANCY	OCCUPANT LOAD	WATER CLOSET	LAVATORIES	BATH/TUB OR SHOWERS	DRINKING FOUNTAINS	SERVICE SINK
(R-1) RESIDENTIAL	38 OCCUPANTS	1 PER SLEEPING UNIT	1 PER SLEEPING UNIT	1 PER SLEEPING UNIT	N/A	N/A
TOTAL REQUIRED		10	10	10	N/A	N/A
TOTAL PROVIDED		10	10	10	N/A	N/A
(18) SPECIAL INSPECTION(S) REQUIREMENTS	IBC CHAPTER 17					
NO SPECIAL INSPECTION						
(19) I.E.C.C. COMPLIANCE REPORT	IBC 1301 2018 I.E.C.C.					
NOT APPLICABLE						
(20) NON SEPARATED USAGE	IBC 508.3, or 508.4 and TABLE 508.4					
NON SEPARATED USE PER APPROVED ALTERNATE METHOD - BOTH2019062796						

Description	BLOG. DEPT. CORRECTIONS	BLOG. DEPT. CORRECTIONS
Date	09/24/19	11/13/19
Rev	1	2

Stamp:

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

DATE: 09-24-2019  
PHASE: CONS. DOCS SUBMITTAL  
PROJECT NO. 19004  
SHEET NO.

**A0.00**  
COVER PAGE

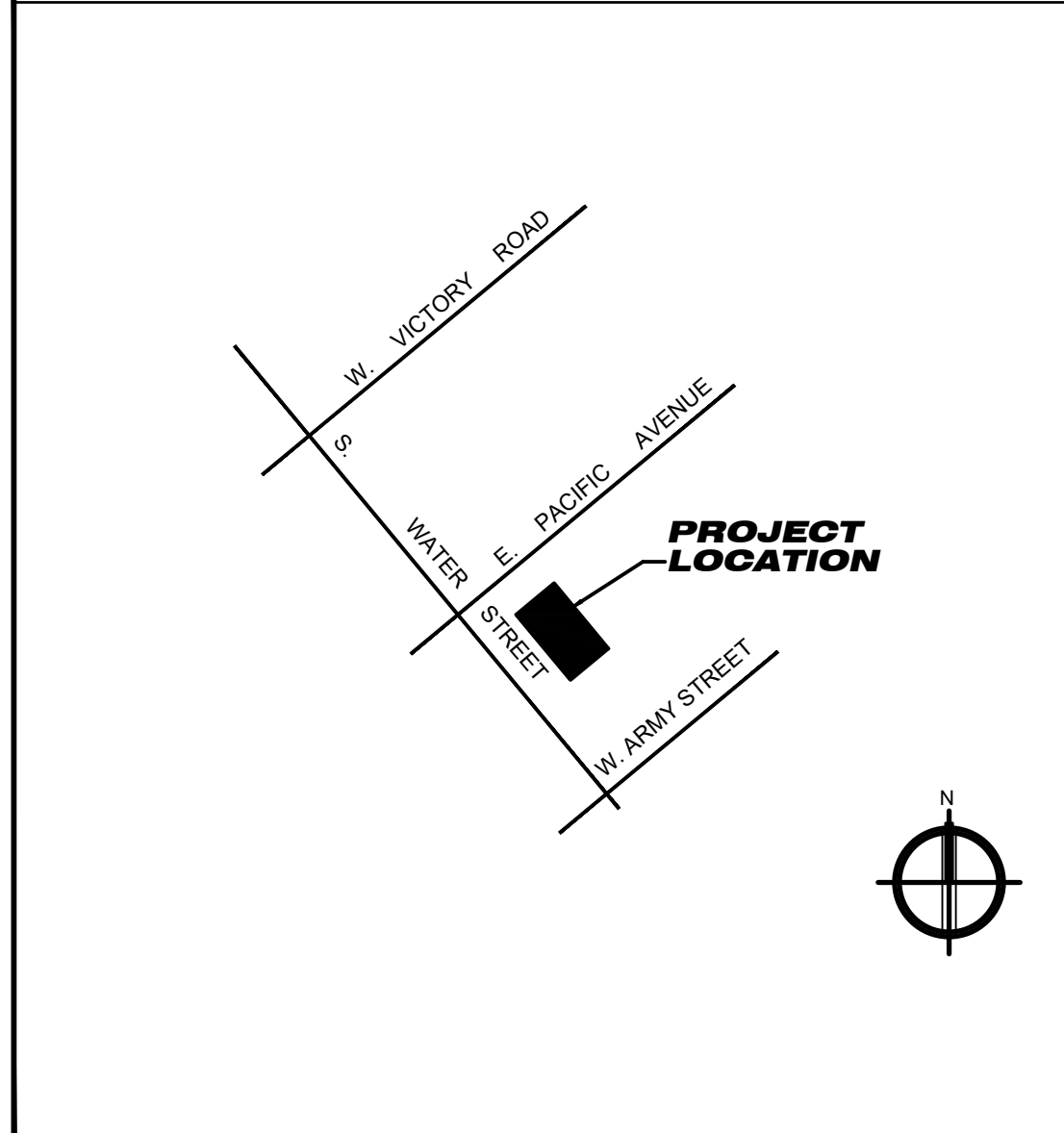
## SHEET INDEX

SHT. #	DESCRIPTION	ORIGINAL	REVISION	DATE	BY
A0.00	COVER SHEET - GENERAL NOTES / REFERENCE SITE PLAN / SHEET INDEX / CODE ANALYSIS				
A0.01	1ST FLOOR CODE AND EXITING PLAN				
A0.02	2ND FLOOR CODE AND EXITING PLAN				
A0.03	ARCHITECTURAL SITE PLAN				
A0.04	ENVELOPE COMPLIANCE CERTIFICATE				
A2.00	TYPICAL UNITS PLAN				
A2.01	TYPICAL UNITS PLAN				
A3.00	REFLECTIVE CEILING PLAN				
A8.01	TYPICAL DETAILS				
A8.02	WALL TYPE DETAILS				
A8.03	1-HR RATED WALL ASSEMBLY				
A8.04	TYPICAL THRU PENETRATION DETAILS				
<b>MECHANICAL / PLUMBING / ELECTRICAL</b>					
E1.00	ELECTRICAL POWER PLAN AND CALCULATIONS				
E2.00	ELECTRICAL LIGHTING PLAN AND SINGLE LINE				
E3.00	PANEL SCHEDULE UNITS 1-8				
E4.00	LIGHTING CERTIFICATION & PANEL SCHEDULE UNIT 9				
M1.00	MECHANICAL PLAN				
M2.00	LOAD CALC. AND SPECS.				
P1.00	WATER & SEWER PLUMBING PLAN				
P2.00	PLUMBING DETAILS AND SPECS				
P3.00	ISOMETRICS & WATER HEATER TANKLESS SPECS				
P3.01	ISOMETRIC CONT.				

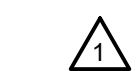
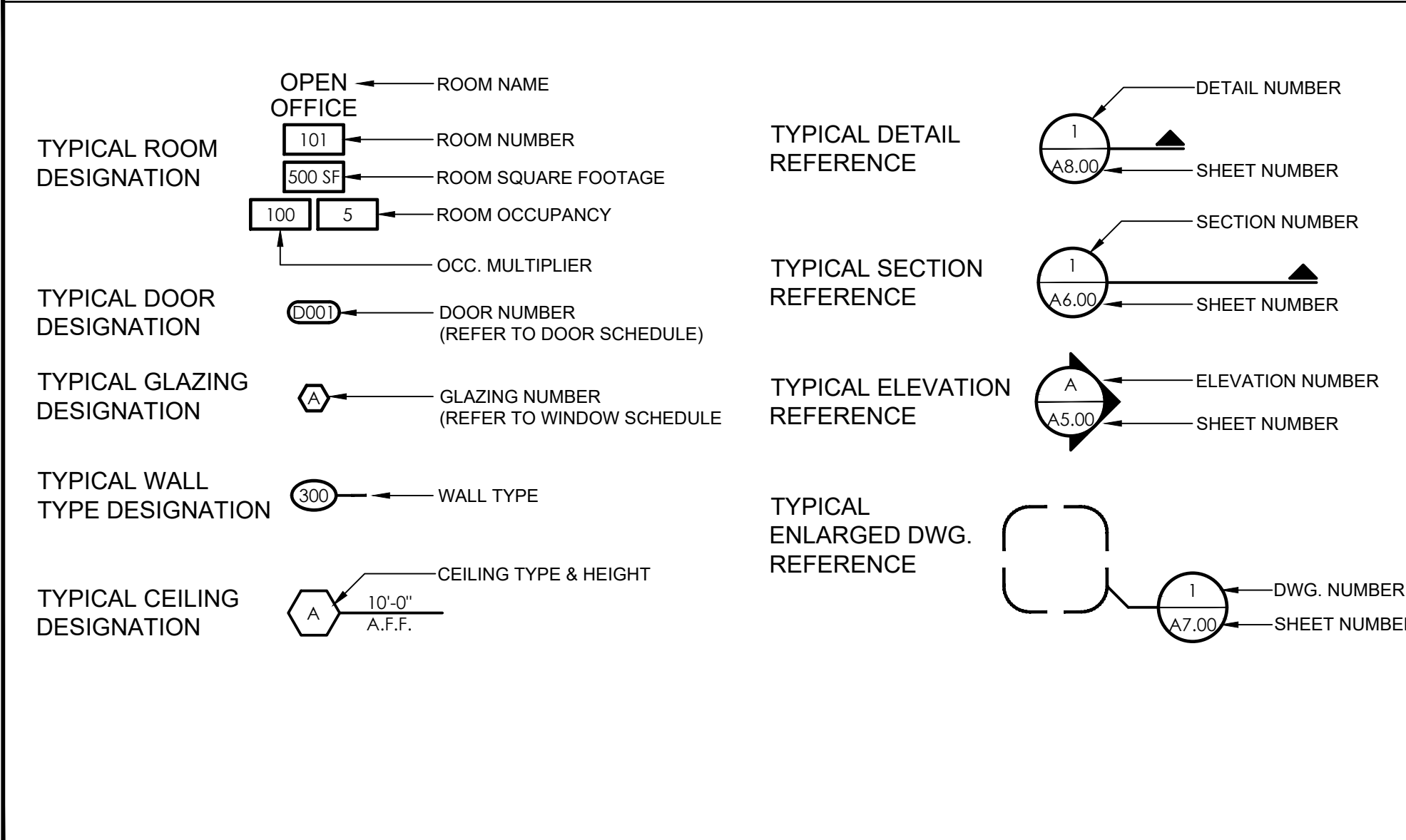
## GENERAL NOTES

- 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.
- 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.
  - 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.
  - QUIET AND COURTESY WITH RESPECT TO THE OWNER'S PERSONNEL AND PATRONS IS MANDATORY.
  - 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 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".
- 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.
- 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.

## SITE MAP



## SYMBOLS LEGEND





# EXITING ANALYSIS

TOTAL GROSS OCCUPIED TENANT SPACE AREA:

1ST FLOOR SQ. FT.	7,412 SQ. FT.
2ND FLOOR SQ. FT.	5,095 SQ. FT.
TOTAL SQ. FT.	12,507 SQ. FT.

OCCUPANT TYPE: A - ASSEMBLY / R1 - RESIDENTIAL  
 FIRE SPRINKLED: YES  
 TOTAL OCCUPANTS: 114 O.C.C.

EXITING:  
 EXITS REQUIRED: 3  
 EXITS PROVIDED: 6 OK!  
 EXITING WIDTH REQUIRED: (Inches) 114 OCC. X .15 = 17.1"

EXITING PROVIDE: (Inches)  
 (3) 3'-0" wide doors = 108"  
 (2) 6'-0" wide doors = 144"  
 Total exiting width = 252" OK!

TRAVEL DISTANCE:  
 THE LONGEST DISTANCE OF TRAVEL FROM ANY EXIT TO THE FARTHEST SPACE IN THIS TENANT IMPROVEMENT IS 90'-0", WHERE 300'-0" IS ALLOWED FOR THIS OCCUPANCY TYPE (SPRINKLED)

# 1ST FLOOR OCC. CALCULATION

ROOM #:	AREA NAME:	AREA S.F.	LOAD FACTOR	OCCUPANCY
100	(E) VESTIBULE	379	100	04
101	PROPOSED RESTAURANT	4767	100	48
102	PROPOSED RESTAURANT	2266	100	23

TOTAL OCCUPANCY = 75 OCC.  
 \*SEE SHEET A0.02 FOR SECOND FLOOR OCCUPANCY PLAN.

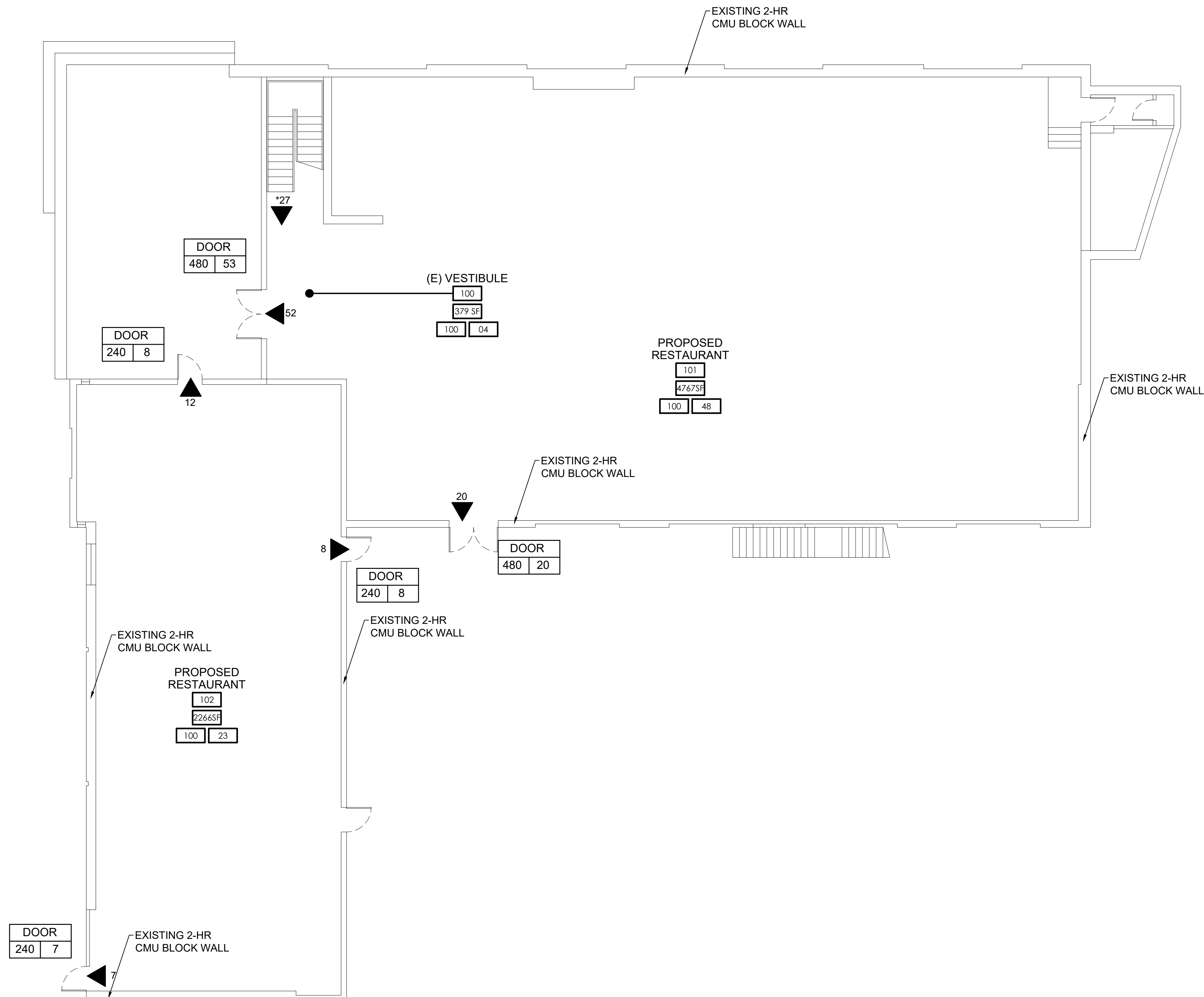
# 2ND FLOOR OCC. CALCULATION

ROOM #:	AREA NAME:	AREA S.F.	LOAD FACTOR	OCCUPANCY
100	OPEN AREA	719	100	08
101	UNIT 1	405	200	03
102	UNIT 2	429	200	03
103	UNIT 3	575	200	03
104	UNIT 4	425	200	03
105	UNIT 5	425	200	03
106	UNIT 6	425	200	03
107	UNIT 7	425	200	03
108	UNIT 8	425	200	03
109	UNIT 9	476	200	03
110	LAUNDRY/MECHANICAL	366	100	04

TOTAL OCCUPANCY = 39 OCC.  
 \*SEE SHEET A0.01 FOR FIRST FLOOR OCCUPANCY PLAN.

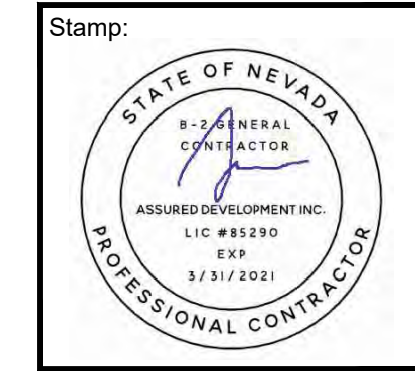
# SYMBOLS LEGEND

SYMBOL	DESCRIPTION
10 ▶	OCCUPANTS EXITING TAG
<b>OCCUPANTS EXITING "DOORS"</b>	
DOOR 240   25	EGRESS IDENTIFICATION
DOOR 240   25	ACTUAL EXITING OCCUPANTS
DOOR 240   25	ALLOWABLE EXITING OCCUPANTS



**1** 1ST FLOOR PLAN CODE AND EXITING PLAN  
 A0.01 SCALE: 1/8" = 1'-0"

Rev	Date	Description
1	09/24/19	BLDG. DEPT. CORRECTIONS
2	11/13/19	BLDG. DEPT. CORRECTIONS



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**107 SOUTH WATER STREET BOUTIQUE HOTEL**  
 107 SOUTH WATER STREET  
 HENDERSON, NEVADA 89015  
 APN # 179-187-10-043

DATE	09-24-2019
PHASE	CONS. DOCS SUBMITTAL
PROJECT NO.	19004
SHEET NO.	<b>A0.01</b>
1ST FLOOR CODE AND EXITING PLAN	

# EXITING ANALYSIS

TOTAL GROSS OCCUPIED TENANT SPACE AREA:

1ST FLOOR SQ. FT.	7,412 SQ. FT.
2ND FLOOR SQ. FT.	5,095 SQ. FT.
TOTAL SQ. FT.	12,507 SQ. FT.

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 FIRE SPRINKLED: YES  
 TOTAL OCCUPANTS: 114 O.C.C.

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 EXITS REQUIRED: 3  
 EXITS PROVIDED: 6 OK!  
 EXITING WIDTH REQUIRED: (Inches) 114 OCC. X .15 = 17.1"

EXITING PROVIDE: (Inches)  
 (3) 3'-0" wide doors = 108"  
 (2) 6'-0" wide doors = 144"  
 Total exiting width = 252" OK!

TRAVEL DISTANCE:  
 THE LONGEST DISTANCE OF TRAVEL FROM ANY EXIT TO THE FARTHEST SPACE IN THIS TENANT IMPROVEMENT IS 90'-0", WHERE 300'-0" IS ALLOWED FOR THIS OCCUPANCY TYPE (SPRINKLED)

## 1ST FLOOR OCC. CALCULATION

ROOM #:	AREA NAME:	AREA S.F.	LOAD FACTOR	OCCUPANCY
100	(E) VESTIBULE	379	100	04
101	PROPOSED RESTAURANT	4767	100	48
102	PROPOSED RESTAURANT	2266	100	23
TOTAL OCCUPANCY		=75 OCC.		
*SEE SHEET A0.02 FOR SECOND FLOOR OCCUPANCY PLAN.				

## 2ND FLOOR OCC. CALCULATION

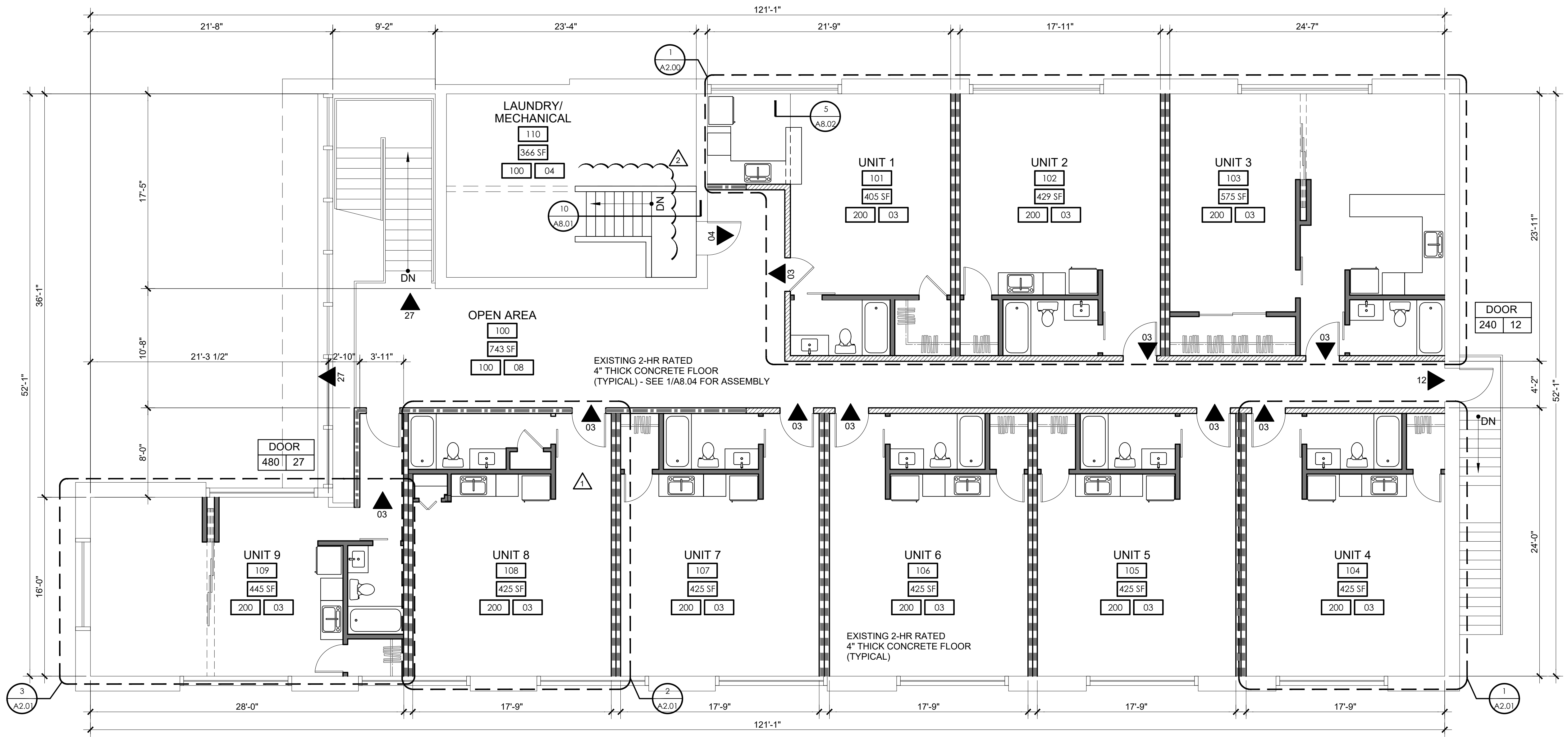
ROOM #:	AREA NAME:	AREA S.F.	LOAD FACTOR	OCCUPANCY
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101	UNIT 1	405	200	03
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108	UNIT 8	425	200	03
109	UNIT 9	476	200	03
110	LAUNDRY/MECHANICAL	366	100	04
TOTAL OCCUPANCY		=39 OCC.		
*SEE SHEET A0.01 FOR FIRST FLOOR OCCUPANCY PLAN.				

## SYMBOLS LEGEND

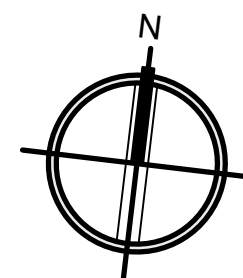
SYMBOL	DESCRIPTION
10	OCCUPANTS EXITING TAG
OCCUPANTS EXITING "DOORS"	
DOOR	EGRESS IDENTIFICATION
240   25	ACTUAL EXITING OCCUPANTS
240   25	ALLOWABLE EXITING OCCUPANTS

## WALL GRAPHIC LEGEND

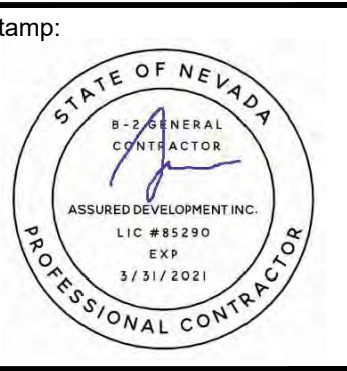
	EXISTING CMU WALL TO REMAIN
	WALL TYPE 001 - NEW NON-RATED METAL STUD WALL TO BOTTOM OF HARD LID CEILING. REFER TO DETAIL 1/A8.01.
	WALL TYPE 002 - NEW 30 MIN - RATED METAL STUD WALL TO BOTTOM OF CLG. REFER TO DETAIL 1/A8.04.
	WALL TYPE 003 - NEW 30 MIN - RATED METAL STUD WALL TO BOTTOM OF HARD LID CEILING. REFER TO DETAIL 2/A8.04.
	WALL TYPE 004 - NEW 30 MIN - RATED METAL STUD WALL TO BOTTOM OF DECK. REFER TO DETAIL 1/A8.04.



**2** 2ND FLOOR OVERALL CODE AND EXITING PLAN  
 A0.02 SCALE: 1/16" = 1'-0"



Rev	Date	Description
1	09/24/19	BLDG. DEPT. CORRECTIONS
2	11/13/19	BLDG. DEPT. CORRECTIONS



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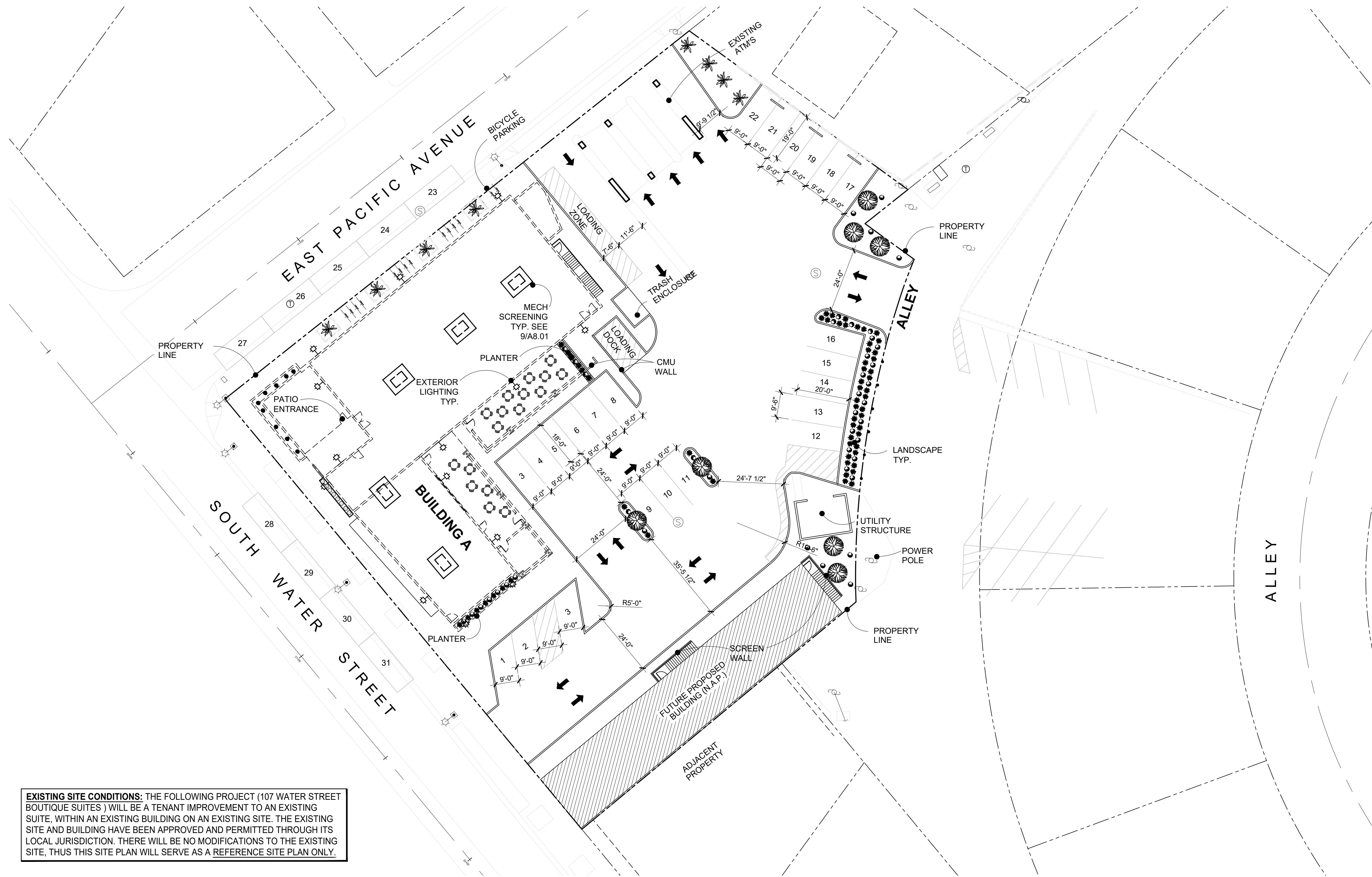
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DATE: 09-24-2019  
 PHASE: CONS. DOCS SUBMITTAL  
 PROJECT NO.: 19004  
 SHEET NO.:

**A0.02**  
 2ND FLOOR  
 CODE AND  
 EXITING PLAN



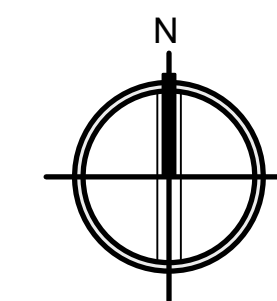


**EXISTING SITE CONDITIONS:** THE FOLLOWING PROJECT (107 WATER STREET BOUTIQUE SUITES) WILL BE A TENANT IMPROVEMENT TO AN EXISTING SUITE, WITHIN AN EXISTING BUILDING ON AN EXISTING SITE. THE EXISTING SITE AND BUILDING HAVE BEEN APPROVED AND PERMITTED THROUGH ITS LOCAL JURISDICTION. THERE WILL BE NO MODIFICATIONS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

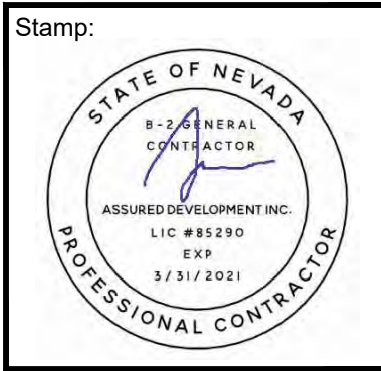
**1**  
A0.00

**REFERENCE SITE PLAN**

SCALE: 1" = 20'-0"



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1	09/24/19	BLDG. DEPT. CORRECTIONS
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DATE: 09-24-2019  
 PHASE: CONS. DOCS SUBMITTAL  
 PROJECT NO. 19004  
 SHEET NO.

**A0.03**  
 SITE PLAN



COMcheck Software Version 4.1.1.0  
Envelope Compliance Certificate

**Project Information**  
 2018 IECC  
 107 S. WATER ST. BOUTIQUE HOTEL  
 Henderson, Nevada  
 Climate Zone 3b  
 Addition  
 28%  
 Verifac/Cladding/Wall Area  
 Designer/Contractor  
 ASSURED DEVELOPMENT  
 2 SHARON  
 HENDERSON, NV 89015  
 702.868.0900

**Building Area**  
 Floor Area  
 5566

Envelope Assemblies	Assembly	Gross Area of Perimeter	Cavity R-Value	Cont. R-Value	Proposed U-Factor	Budget U-Factor
Roof 1: Attic Roof with Wood Joist, [Bldg. Use 1 - Hotel]		5566	0.0	38.0	0.025	0.027
Floor 1: Wood Framed, [Bldg. Use 1 - Hotel]		5009	0.0	19.0	0.044	0.033
<b>NORTH</b>						
Exterior Wall 1 (EXISTING): Concrete Block 12", Solid Grouted, Normal Density, Furring Wood, [Bldg. Use 1 - Hotel]		1200	0.0	18.0	0.047	0.104
Window 7: Vinyl/Fiberglass Frame Operable, Perf. Specs.: Product ID W1_SNGC 2.23, [Bldg. Use 1 - Hotel] (b)		72	—	—	0.060	0.600
Window 8: Vinyl/Fiberglass Frame Operable, Perf. Specs.: Product ID W1_SNGC 2.23, [Bldg. Use 1 - Hotel] (b)		72	—	—	0.059	0.600
Window 9: Vinyl/Fiberglass Frame Operable, Perf. Specs.: Product ID W1_SNGC 2.23, [Bldg. Use 1 - Hotel] (b)		72	—	—	0.059	0.600
Window 10: Vinyl/Fiberglass Frame Operable, Perf. Specs.: Product ID W1_SNGC 2.23, [Bldg. Use 1 - Hotel] (b)		72	—	—	0.059	0.600
<b>EAST</b>						
Exterior Wall 2 (EXISTING): Concrete Block 12", Solid Grouted, Normal Density, Furring Wood, [Bldg. Use 1 - Hotel]		816	0.0	18.0	0.047	0.104
Door 1: Wood, Swing, [Bldg. Use 1 - Hotel]		21	—	—	2.000	0.610
<b>SOUTH</b>						
Exterior Wall 3 (EXISTING): Concrete Block 12", Solid Grouted, Normal Density, Furring Wood, [Bldg. Use 1 - Hotel]		1476	0.0	18.0	0.047	0.104
Window 4: Vinyl/Fiberglass Frame Operable, Perf. Specs.: Product ID W1_SNGC 2.23, [Bldg. Use 1 - Hotel] (b)		72	—	—	0.059	0.600
Window 5: Vinyl/Fiberglass Frame Operable, Perf. Specs.: Product ID W1_SNGC 2.23, [Bldg. Use 1 - Hotel] (b)		72	—	—	0.059	0.600
Window 6: Vinyl/Fiberglass Frame Operable, Perf. Specs.: Product ID W1_SNGC 2.23, [Bldg. Use 1 - Hotel] (b)		72	—	—	0.059	0.600

Project Title: 107 S. WATER ST. BOUTIQUE HOTEL Report date: 09/25/19  
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Assembly	Gross Area of Perimeter	Cavity R-Value	Cont. R-Value	Proposed U-Factor	Budget U-Factor
W1_SNGC 2.23, [Bldg. Use 1 - Hotel] (b)	72	—	—	0.059	0.600
Window 7: Vinyl/Fiberglass Frame Operable, Perf. Specs.: Product ID W1_SNGC 2.23, [Bldg. Use 1 - Hotel] (b)	72	—	—	0.059	0.600
Window 8: Vinyl/Fiberglass Frame Operable, Perf. Specs.: Product ID W1_SNGC 2.23, [Bldg. Use 1 - Hotel] (b)	72	—	—	0.059	0.600
Window 9: Vinyl/Fiberglass Frame Operable, Perf. Specs.: Product ID W1_SNGC 2.23, [Bldg. Use 1 - Hotel] (b)	72	—	—	0.059	0.600
Window 10: Vinyl/Fiberglass Frame Operable, Perf. Specs.: Product ID W1_SNGC 2.23, [Bldg. Use 1 - Hotel] (b)	72	—	—	0.059	0.600
<b>WEST</b>					
Exterior Wall 4 (EXISTING): Concrete Block 12", Solid Grouted, Normal Density, Furring Wood, [Bldg. Use 1 - Hotel]	816	0.0	18.0	0.047	0.104
Window 12: Vinyl/Fiberglass Frame Operable, Perf. Specs.: Product ID W1_SNGC 2.23, [Bldg. Use 1 - Hotel] (b)	72	—	—	0.059	0.600
Window 13: Metal Frame with Thermal Break Fixed, Perf. Specs.: Product ID W1_SNGC 2.23, [Bldg. Use 1 - Hotel] (b)	344	—	—	0.590	0.460

**Envelope Compliance Statement**  
 Compliance Statement: The proposed envelope design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed envelope systems have been designed to meet the 2018 IECC requirements in COMcheck Version 4.1.1.0 and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Name - Title Signature Date

Project Title:	107 S. WATER ST. BOUTIQUE HOTEL	Report date:	09/25/19
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COMcheck Software Version 4.1.1.0  
Inspection Checklist  
Energy Code: 2018 IECC

Requirements: 0.0% were addressed directly in the COMcheck software. Text in the "Comments/Assumptions" column is provided by the user in the COMcheck Requirements screen. For each requirement, the user certifies that a code requirement will be met and how that is documented, or that an exception is being claimed. Where compliance is itemized in a separate table, a reference to that table is provided.

Section # & Req. ID	Plan Review	Complies?	Comments/Assumptions
C103.2 [P17]	Plans and/or specifications provide all information with which compliance can be determined for the building envelope and document where exceptions to the standard are claimed.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C402.6.1 [P10]	The vertical fenestration area <= 30 percent of the gross above-grade wall area.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C402.4.1 [P11]	The skylight area <= 3 percent of the gross roof area.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C402.4.2 [P14]	In enclosed spaces > 2,500 sq ft directly under a roof with ceiling heights > 15 ft, and used as an office, lobby, atrium, concourse, corridor, storage, gymnasium/aerobic center, convention center, automobile service, manufacturing, non-refrigerated warehouse, retail store, distribution/wharfing area, transportation, or workshop, the following requirements apply: (a) the daylight zone under daylight <= half the floor area, (b) the skylight area to daylight area >= 1 percent with a skylight VT >= 0.40, or a minimum daylight effective aperture >= 1 percent.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C606 [PR9F]	Plans, specifications, and/or calculations provide all information with which compliance can be determined for the additional energy efficiency package options.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

**Additional Comments/Assumptions:**

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Section # & Req. ID	Footing / Foundation Inspection	Complies?	Comments/Assumptions
C303.2.1 [F02]	Exterior insulation protected against damage, sunlight, moisture, wind, and equipment maintenance activities.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

**Additional Comments/Assumptions:**

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Section # & Req. ID	Framing / Rough-In Inspection	Complies?	Comments/Assumptions
C303.1.3 [P12]	Fenestration products rated in accordance with NFRC.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C303.1.3 [P13]	Fenestration products are certified as to performance labels or certificates provided.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C402.4.3 [P10]	Vertical fenestration SHGC value.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.
C402.4.3 [P14]	Vertical fenestration U-Factor.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.
C402.4.4 [P14]	U-factor of opaque doors associated with the building thermal envelope meets requirements.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.
C402.5.1 [P14]	The building envelope contains a continuous air barrier that is sealed in an approved manner and either constructed or tested in an approved manner. Air barrier penetrations are sealed in an approved manner.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C402.5.2 [P18]	Factory-built fenestration and doors are labeled as meeting air leakage requirements.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C402.5.3 [P18]	Vestibules are installed on all building entrances. Doors have self-closing devices.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

**Additional Comments/Assumptions:**

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Section # & Req. ID	Mechanical Rough-In Inspection	Complies?	Comments/Assumptions
C402.5.5 [ME3]	Stair and elevator shaft vents have installed dampers that automatically close. Reference section C403.7.7 for operational details.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

**Additional Comments/Assumptions:**

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Section # & Req. ID	Rough-In Electrical Inspection	Complies?	Comments/Assumptions
C405.6 [EL28F]	Low-voltage dry-type distribution electric transformers meet the minimum efficiency requirements of Table C405.6.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C405.7 [EL27F]	Electric motors meet the minimum efficiency requirements of Table C405.7(a) through C405.7(d). Efficiency verified through certification under an approved certification program or the equipment efficiency ratings shall be provided by motor manufacturer where certification programs do not exist.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C405.8.2 [EL28F]	Exhaustion and recirculation comply with ASHRAE 15.1, ASHRAE 62.1 and have automatic controls configured to reduce speed to the minimum permitted speed in accordance with ASHRAE 15.1, ASHRAE 62.1 or applicable local code when not conveying passengers.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C405.9 [EL29F]	Trace voltage drop across the combination of feeders and branch circuits <= 5%.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

**Additional Comments/Assumptions:**

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Project Title: 107 S. WATER ST. BOUTIQUE HOTEL Report date: 09/25/19  
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Section # & Req. ID	Insulation Inspection	Complies?	Comments/Assumptions
C303.1 [IN17]	Roof insulation installed per manufacturer's instructions. Blown or poured loose-fill insulation is installed only where the roof slope is <= 4:12.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C402.2.1 [IN20]	Insulation installed on a suspended ceiling having ceiling tiles is not being specified for reroofing assemblies. Continuous insulation board installed in 2 or more layers with edge joints offset between layers.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C303.1 [IN10F]	Building envelope insulation is labeled with R-value or insulation certificate providing R-value and other relevant data.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C303.2 [IN7F]	Above-grade wall insulation installed per manufacturer's instructions.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C303.2 [IN9F]	Floor insulation installed per manufacturer's instructions. Ceiling or structural slab insulation installed in permanent contact with underside of decking or structural slabs.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C303.2.1 [IN14F]	Exterior insulation is protected from damage with a protective material. Verification for exposed foundation insulation may need to occur during Foundation Inspection.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C402.2.3 [IN8F]	Above-grade wall insulation R-value.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.
C402.2.3 [IN8F]	Floor insulation R-value.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.
C402.2.6 [IN18F]	Radiant panels and associated components, designed for heat transfer from the panel surfaces to the occupants or indoor space are insulated with a minimum of R-5.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C402.3 [IN5F]	High-albedo roofs satisfy one of the following: 3-year aged solar reflectance >= 0.55 and thermal emittance >= 0.75 or 3-year aged solar reflectance index >= 64.0.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C402.2.2 [IN2F]	Roof R-value: For some ceiling systems, verification may need to occur during Framing Inspection.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.
C402.5.1 [IN1F]	All sources of air leakage in the building thermal envelope are sealed, caulked, gasketed, weather stripped or wrapped with moisture vapor permeable wrapping material to minimize air leakage.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

**Additional Comments/Assumptions:**

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Project Title: 107 S. WATER ST. BOUTIQUE HOTEL Report date: 09/25/19  
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Section # & Req. ID	Final Inspection	Complies?	Comments/Assumptions
C402.5.4 [P17F]	Weatherstrips installed on all loading dock cargo door openings and provide direct contact along the top and sides of vehicles parked in the doorway.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C402.5.4 [P17F]	Weatherstrips installed on all loading dock cargo door openings and provide direct contact along the top and sides of vehicles parked in the doorway.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C402.5.4 [P17F]	Weatherstrips installed on all loading dock cargo door openings and provide direct contact along the top and sides of vehicles parked in the doorway.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C402.5.4 [P17F]	Weatherstrips installed on all loading dock cargo door openings and provide direct contact along the top and sides of vehicles parked in the doorway.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C408.1.1 [P15F]	Building operations and maintenance documents will be provided to the owner. Documents will cover manufacturer's information, specifications, programming procedures and details of installing in owner how building, equipment and systems are intended to be installed, maintained, and operated.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

**Additional Comments/Assumptions:**

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Project Title: 107 S. WATER ST. BOUTIQUE HOTEL Report date: 09/25/19  
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Section # & Req. ID	Final Inspection	Complies?	Comments/Assumptions
C402.5.4 [P17F]	Weatherstrips installed on all loading dock cargo door openings and provide direct contact along the top and sides of vehicles parked in the doorway.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C402.5.4 [P17F]	Weatherstrips installed on all loading dock cargo door openings and provide direct contact along the top and sides of vehicles parked in the doorway.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C402.5.4 [P17F]	Weatherstrips installed on all loading dock cargo door openings and provide direct contact along the top and sides of vehicles parked in the doorway.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C402.5.4 [P17F]	Weatherstrips installed on all loading dock cargo door openings and provide direct contact along the top and sides of vehicles parked in the doorway.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

**Additional Comments/Assumptions:**

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Project Title: 107 S. WATER ST. BOUTIQUE HOTEL Report date: 09/25/19  
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Section # & Req. ID	Final Inspection	Complies?	Comments/Assumptions
C402.5.4 [P17F]	Weatherstrips installed on all loading dock cargo door openings and provide direct contact along the top and sides of vehicles parked in the doorway.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C402.5.4 [P17F]	Weatherstrips installed on all loading dock cargo door openings and provide direct contact along the top and sides of vehicles parked in the doorway.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C402.5.4 [P17F]	Weatherstrips installed on all loading dock cargo door openings and provide direct contact along the top and sides of vehicles parked in the doorway.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C402.5.4 [P17F]	Weatherstrips installed on all loading dock cargo door openings and provide direct contact along the top and sides of vehicles parked in the doorway.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

**Additional Comments/Assumptions:**

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

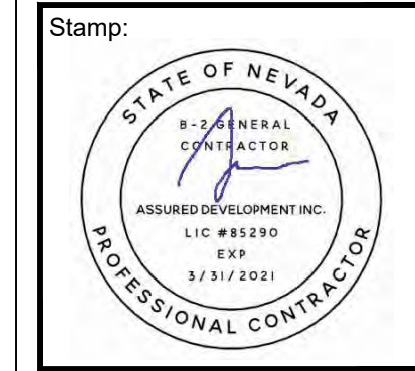
Project Title: 107 S. WATER ST. BOUTIQUE HOTEL Report date: 09/25/19  
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1 ENVELOPE COMPLIANCE CERTIFICATE

A0.04 SCALE: NO SCALE



Description	BLOG. DEPT. CORRECTIONS	BLOG. DEPT. CORRECTIONS
Rev	09/24/19	11/13/19
1		
2		



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 Phone: (702) 868-0900  
**ASSURED DEVELOPMENT**  
 2 IDAHO WAY, HENDERSON, NEVADA 89015

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

DATE: 09-24-2019  
 PHASE: CONS. DOCS  
 SUBMITTAL  
 PROJECT NO.: 19004  
 SHEET NO.:  
**A0.04**  
 ENVELOPE COMPLIANCE CERTIFICATE



# 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.
- NEW CONSTRUCTION (NON-RATED PARTITION): 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.
- NEW CONSTRUCTION (30 - MIN FIRE PARTITION): 3 5/8" OR 6" 1 HOUR RATED METAL STUDS TO BOTTOM OF HARD LID CEILING. GAUGE AND SPACING AT CONTRACTOR'S OPTION BASED ON LIMITING HEIGHT STUD CHART ON SHEET A8.01. FINISH INTERIOR SIDE WITH 1 LAYER 5/8" TYPE 'X' GYPSUM DRYWALL. FINISH EXTERIOR WITH 2 LAYERS 5/8" TYPE 'X' GYPSUM DRYWALL. - STAGGER JOINTS, TAPE, TEXTURE AND PAINT OR FINISH PER OWNER. SEE WALL TYPE DETAIL 1/A8.02.
- NEW CONSTRUCTION (30 - MIN - FIRE PARTITION W/ SOUNDWALL): 2 3 5/8" OR 6" METAL STUDS. 1-HR RATED METAL STUD TO BOTTOM OF HARD LID CEILING. 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 2/A8.02.
- NEW CONSTRUCTION (30 - MIN FIRE PARTITION): 3 5/8" OR 6" 1 HOUR RATED METAL STUDS TO BOTTOM OF DECK. GAUGE AND SPACING AT CONTRACTOR'S OPTION BASED ON LIMITING HEIGHT STUD CHART ON SHEET A8.01. FINISH INTERIOR SIDE WITH 1 LAYER 5/8" TYPE 'X' GYPSUM DRYWALL. FINISH EXTERIOR WITH 2 LAYERS 5/8" TYPE 'X' GYPSUM DRYWALL. - STAGGER JOINTS, TAPE, TEXTURE AND PAINT OR FINISH PER OWNER. SEE WALL TYPE DETAIL 1/A8.02.

# DOOR SCHEDULE

DOOR SIZES  
3070 = 3'-0" X 7'-0"

DOOR #	SIZE	CONST.	TYPE	DOOR	FINISH	FRAME	HRDR	NOTES
D001	3068	SC	A	WOOD	PRE-FINISH	ALUM	HW-1	20 MIN. RATED - PER TABLE 716.1(2)
D002	2668	HC	B	WOOD	PRE-FINISH	ALUM	HW-2	
D003	2668	HC	C	WOOD	PRE-FINISH	ALUM	-	BARN STYLE DOOR. SEE NOTE BELOW.
D004	SEE PLAN	HC	-	WOOD	PRE-FINISH	ALUM	-	SLIDING PANEL SYSTEM. SEE NOTE BELOW.
D005	SEE PLAN	HC	-	WOOD	PRE-FINISH	ALUM	-	SLIDING PANEL DOOR

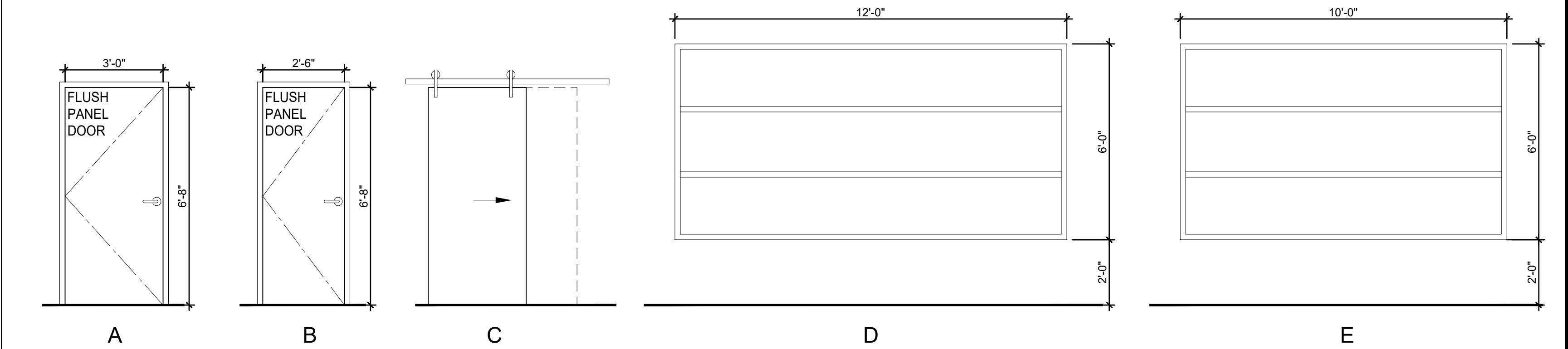
NOTE: REFER TO MANUFACTURER FOR HARDWARE AND INSTALLATION.

# WINODW SCHEDULE

DOOR SIZES  
3070 = 3'-0" X 7'-0"

WIND #	SIZE	CONST.	TYPE	GLAZE	FINISH	FRAME	NOTES
W1	12060	FX	D	GLASS	PRE-FINISH	ALUM	
W2	10060	FX	E	GLASS	PRE-FINISH	ALUM	

# DOOR AND WINDOW TYPES



# DOOR HARDWARE SCHEDULE

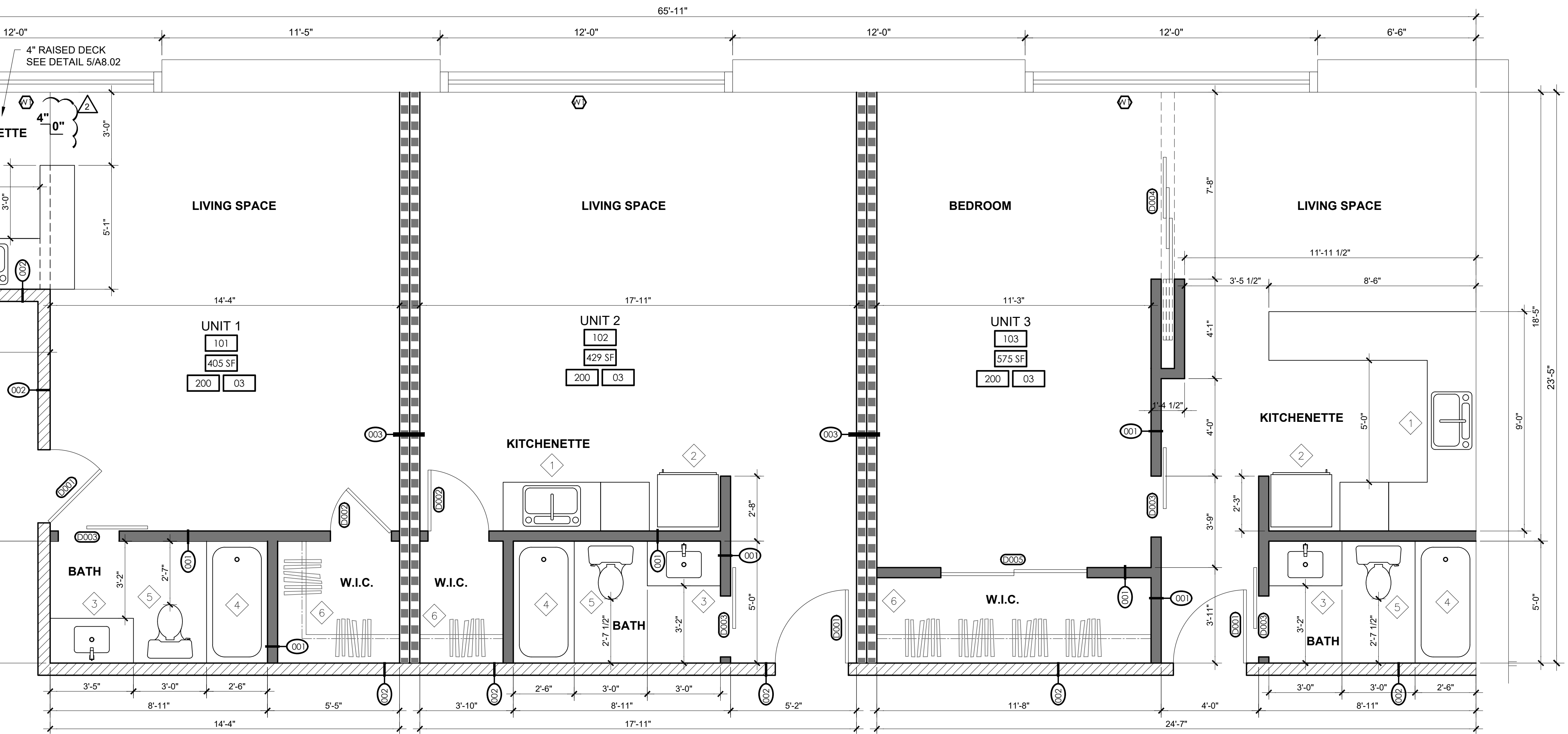
- VERIFY ALL FINAL HARDWARE SELECTIONS WITH OWNER
- HINGES
  - DOOR STOP (WALL MOUNT)
  - LOCKSET
  - LEVER HANDLE
  - HINGES
  - DOOR STOP (WALL MOUNT)
  - LEVER HANDLE

# FLOOR PLAN NOTES

\*SEE BUILDER/OWNER FOR EXACT MAKE AND MODEL FOR OF ALL FIXTURES AND EQUIPMENT

# KEYNOTES

- 1 KITCHEN SINK TO BE SELECTED BY OWNER
- 2 REFRIGERATOR TO BE SELECTED BY OWNER
- 3 LAVATORY TO BE SELECTED BY OWNER
- 4 TUB/SHOWER COMBO TO BE SELECTED BY OWNER
- 5 TOILET TO BE SELECTED BY OWNER
- 6 CLOSET SHELF AND POLE



# 1 TYPICAL TYPE B UNITS 1-3

A2.00 SCALE: 3/8" = 1'-0"

Rev	Date	Description
1	09/24/19	BLOG. DEPT. CORRECTIONS
2	11/13/19	BLOG. DEPT. CORRECTIONS

Stamp:  
STATE OF NEVADA  
ASSURED DEVELOPMENT INC.  
LIC #89820  
EXP 3/31/2021  
PROFESSIONAL CONTRACTOR

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Fax: (866) 248-6564

**ASSURED DEVELOPMENT**  
2 IDAHO WAY, HENDERSON, NEVADA 89015

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

DATE: 09-24-2019  
PHASE: CONS. DOCS  
SUBMITTAL  
PROJECT NO. 19004  
SHEET NO.

**A2.00**  
TYPICAL UNITS  
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.
- NEW CONSTRUCTION (NON-RATED PARTITION): 3/8" 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.
- NEW CONSTRUCTION (1-HR FIRE PARTITION): 3/8" OR 6" 1 HOUR RATED METAL STUDS TO BOTTOM OF HARD LID CEILING. GAUGE AND SPACING AT CONTRACTOR'S OPTION BASED ON LIMITING HEIGHT STUD CHART ON SHEET A8.01. FINISH INTERIOR SIDE WITH 1 LAYER 5/8" TYPE 'X' GYPSUM DRYWALL. FINISH EXTERIOR WITH 2 LAYERS 5/8" TYPE 'X' GYPSUM DRYWALL. - STAGGER JOINTS, TAPE, TEXTURE AND PAINT OR FINISH PER OWNER. SEE WALL TYPE DETAIL 1/A8.02.
- NEW CONSTRUCTION (1-HR FIRE PARTITION W/ SOUNDWALL): 2 3/8" OR 6" METAL STUDS. 1-HR RATED METAL STUD TO BOTTOM OF HARD LID CEILING. 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 2/A8.02.
- NEW CONSTRUCTION (1-HR FIRE PARTITION): 3/8" OR 6" 1 HOUR RATED METAL STUDS TO BOTTOM OF DECK. GAUGE AND SPACING AT CONTRACTOR'S OPTION BASED ON LIMITING HEIGHT STUD CHART ON SHEET A8.01. FINISH INTERIOR SIDE WITH 1 LAYER 5/8" TYPE 'X' GYPSUM DRYWALL. FINISH EXTERIOR WITH 2 LAYERS 5/8" TYPE 'X' GYPSUM DRYWALL. - STAGGER JOINTS, TAPE, TEXTURE AND PAINT OR FINISH PER OWNER. SEE WALL TYPE DETAIL 1/A8.02.

# DOOR SCHEDULE

DOOR SIZES  
3070 = 3'-0" X 7'-0"

DOOR #	SIZE	CONST.	TYPE	DOOR	FINISH	FRAME	HRDWR	NOTES
D001	3068	SC	A	WOOD	PRE-FINISH	ALUM	HW-1	20 MIN. RATED - PER TABLE 716.1(2)
D002	2668	HC	B	WOOD	PRE-FINISH	ALUM	HW-2	
D003	2668	HC	C	WOOD	PRE-FINISH	ALUM	-	BARN STYLE DOOR. SEE NOTE BELOW.
D004	SEE PLAN	HC	-	WOOD	PRE-FINISH	ALUM	-	SLIDING PANEL SYSTEM. SEE NOTE BELOW.
D005	SEE PLAN	HC	-	WOOD	PRE-FINISH	ALUM	-	SLIDING PANEL DOOR

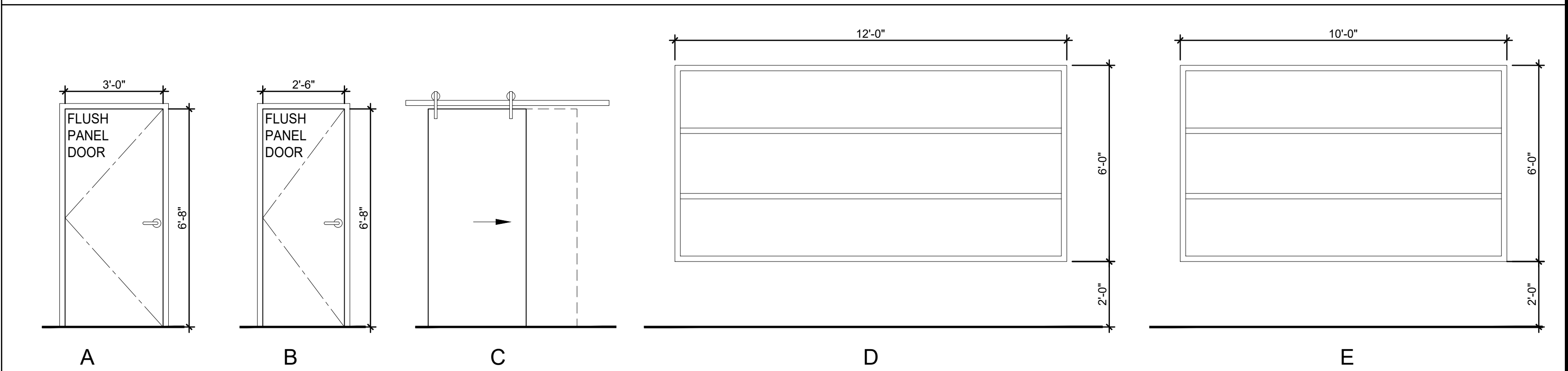
NOTE: REFER TO MANUFACTURER FOR HARDWARE AND INSTALLATION.

# WINODW SCHEDULE

DOOR SIZES  
3070 = 3'-0" X 7'-0"

WIND #	SIZE	CONST.	TYPE	GLAZE	FINISH	FRAME	NOTES
W1	12060	FX	D	GLASS	PRE-FINISH	ALUM	
W2	10060	FX	E	GLASS	PRE-FINISH	ALUM	

# DOOR AND WINDOW TYPES



# DOOR HARDWARE SCHEDULE

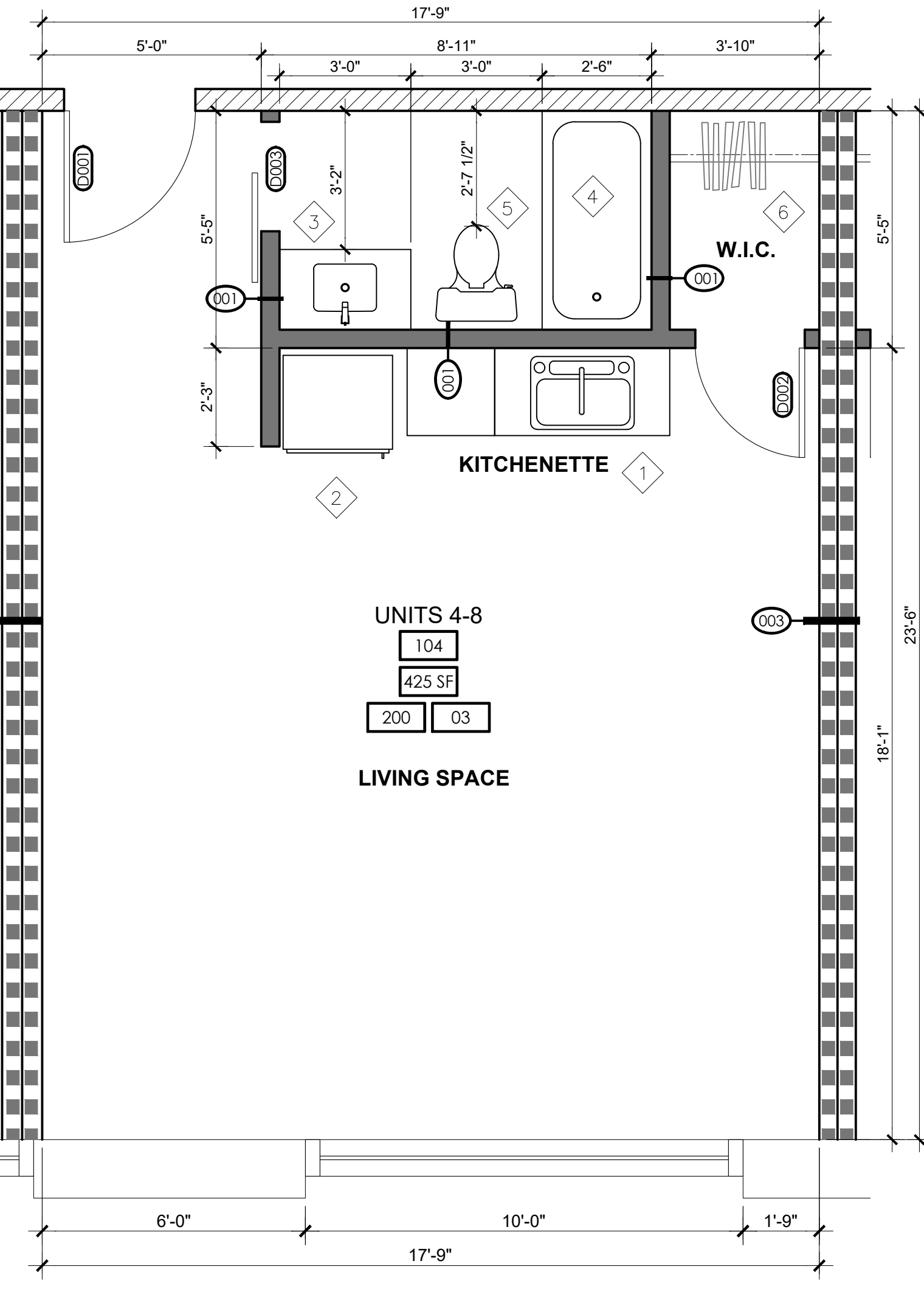
- VERIFY ALL FINAL HARDWARE SELECTIONS WITH OWNER
- HINGES
    - DOOR STOP (WALL MOUNT)
    - LOCKSET
    - LEVER HANDLE
  - HINGES
    - DOOR STOP (WALL MOUNT)
    - LEVER HANDLE

# FLOOR PLAN NOTES

\*SEE BUILDER/OWNER FOR EXACT MAKE AND MODEL FOR OF ALL FIXTURES AND EQUIPMENT

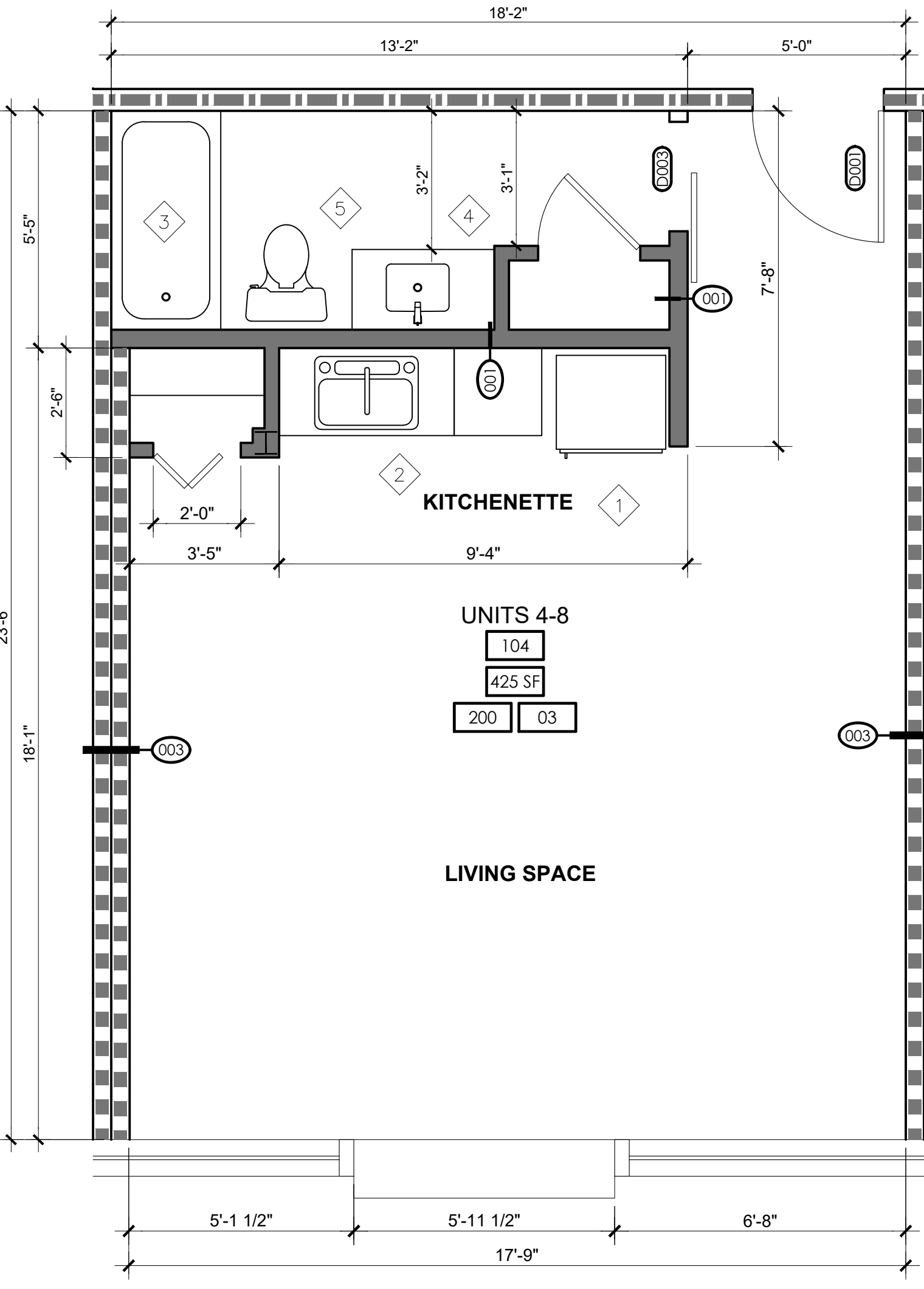
# KEYNOTES

- 1 KITCHEN SINK TO BE SELECTED BY OWNER
- 2 REFRIGERATOR TO BE SELECTED BY OWNER
- 3 LAVATORY TO BE SELECTED BY OWNER
- 4 TUB/SHOWER COMBO TO BE SELECTED BY OWNER
- 5 TOILET TO BE SELECTED BY OWNER
- 6 CLOSET SHELF AND POLE



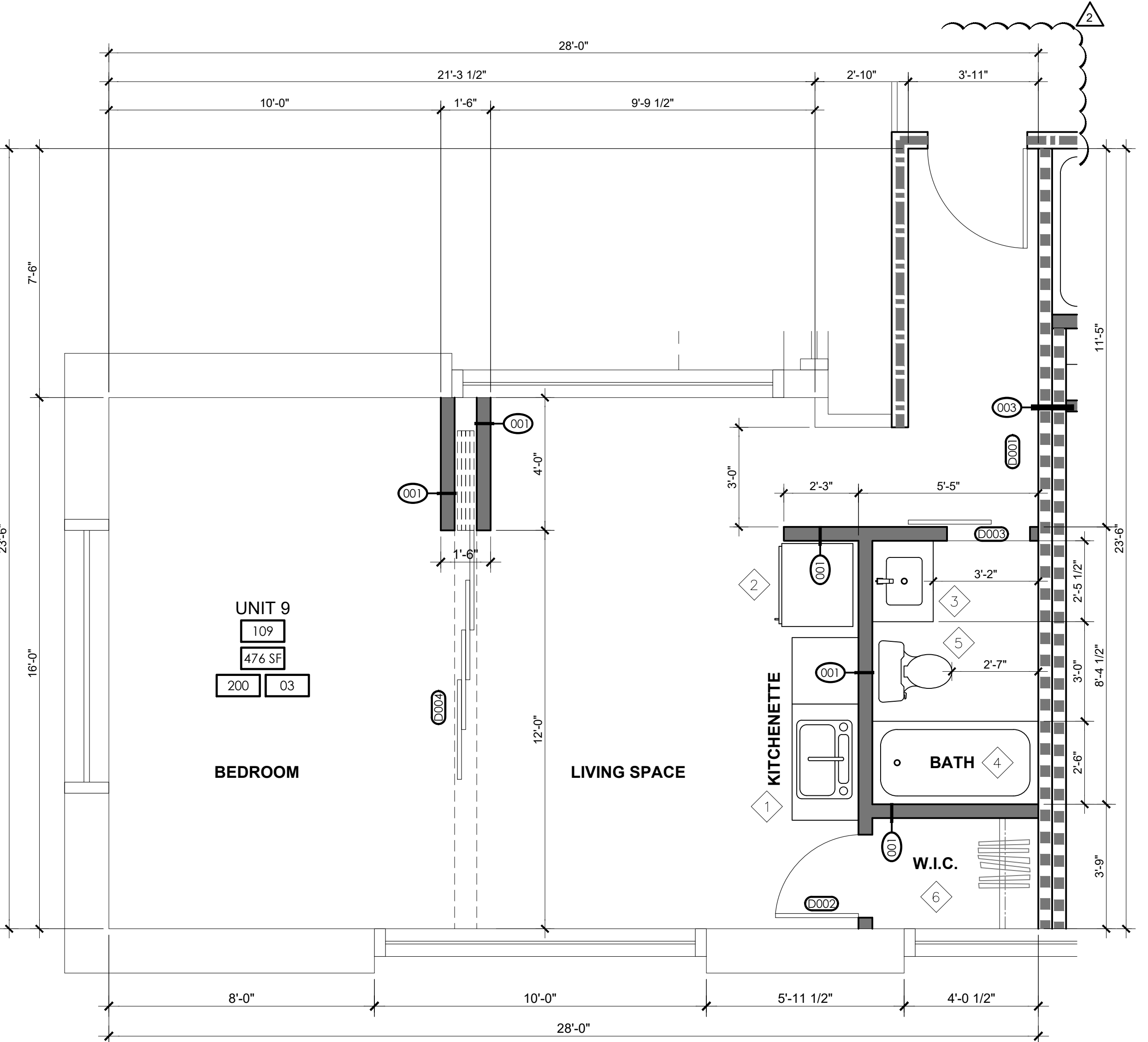
**1** TYPICAL TYPE B UNITS 4-7

A2.01 SCALE: 3/8" = 1'-0"



**2** TYPICAL TYPE B UNIT 8

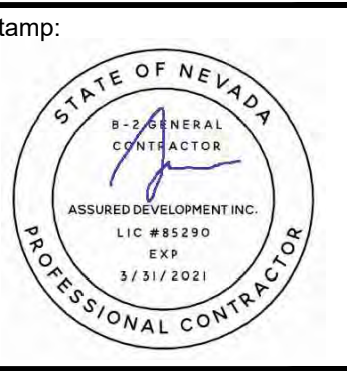
A2.01 SCALE: 3/8" = 1'-0"



**3** TYPICAL TYPE B UNIT 9

A2.01 SCALE: 3/8" = 1'-0"

Rev	Date	Description
1	09/24/19	BLDG. DEPT. CORRECTIONS
2	11/13/19	BLDG. DEPT. CORRECTIONS



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

DATE: 09-24-2019  
 PHASE: CONS. DOCS  
 SUBMITTAL  
 PROJECT NO.: 19004  
 SHEET NO.:

**A2.01**  
 TYPICAL UNITS  
 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.

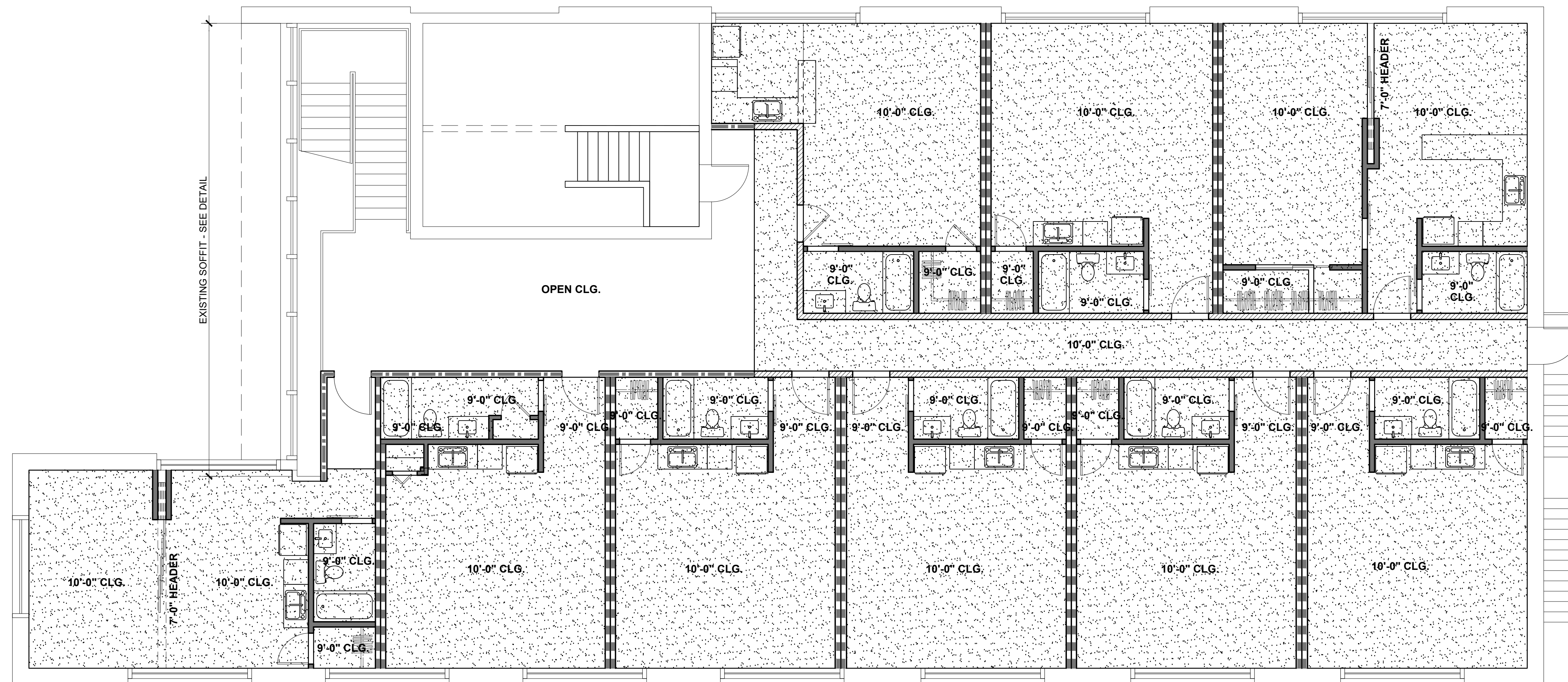
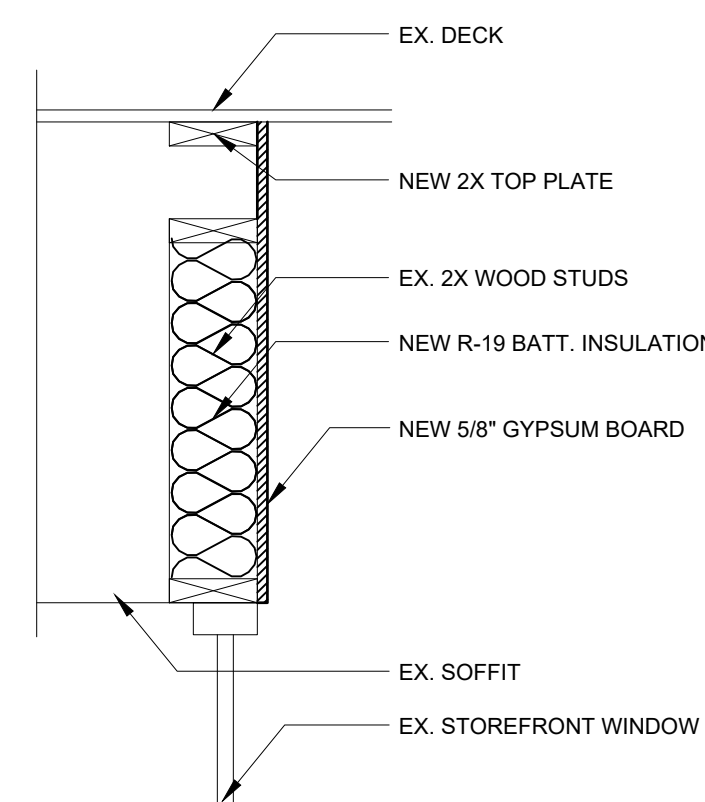
GENERAL CONTRACTOR TO LOCATE AND COORDINATE ALL ACCESS PANELS IN GYPSUM BOARD CEILING CONSTRUCTION WITH MECHANICAL/PLUMBING/ELECTRICAL WORK. ALL MECHANICAL/PLUMBING/ELECTRICAL WORK MAY REQUIRE ADJUSTMENT, REPAIR OR REMOVAL AS REQUIRED.

COORDINATE LIGHTING & MECHANICAL UNITS WITH ELECTRICAL & MECHANICAL PLANS RESPECTFULLY

### REFLECTIVE CEILING GENERAL NOTES

 NEW GYPSUM BOARD HARD LID CEILING. SEE DETAILS SHEET A8.01

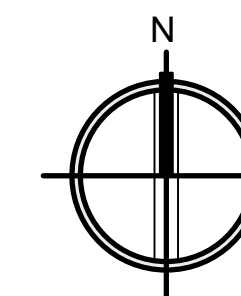
### EXISTING SOFFIT DETAIL



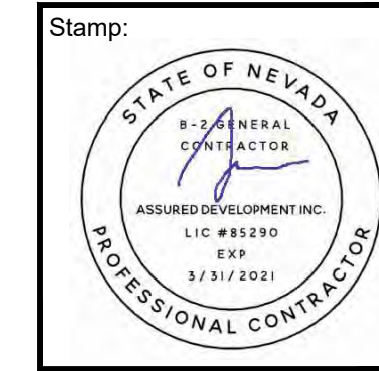
**1**  
A3.00

## REFLECTIVE CEILING PLAN

SCALE: 3/16" = 1'-0"



Rev	Date	Description	BLDG. DEPT. CORRECTIONS
			BLDG. DEPT. CORRECTIONS
A	09/24/19		
2	11/13/19		



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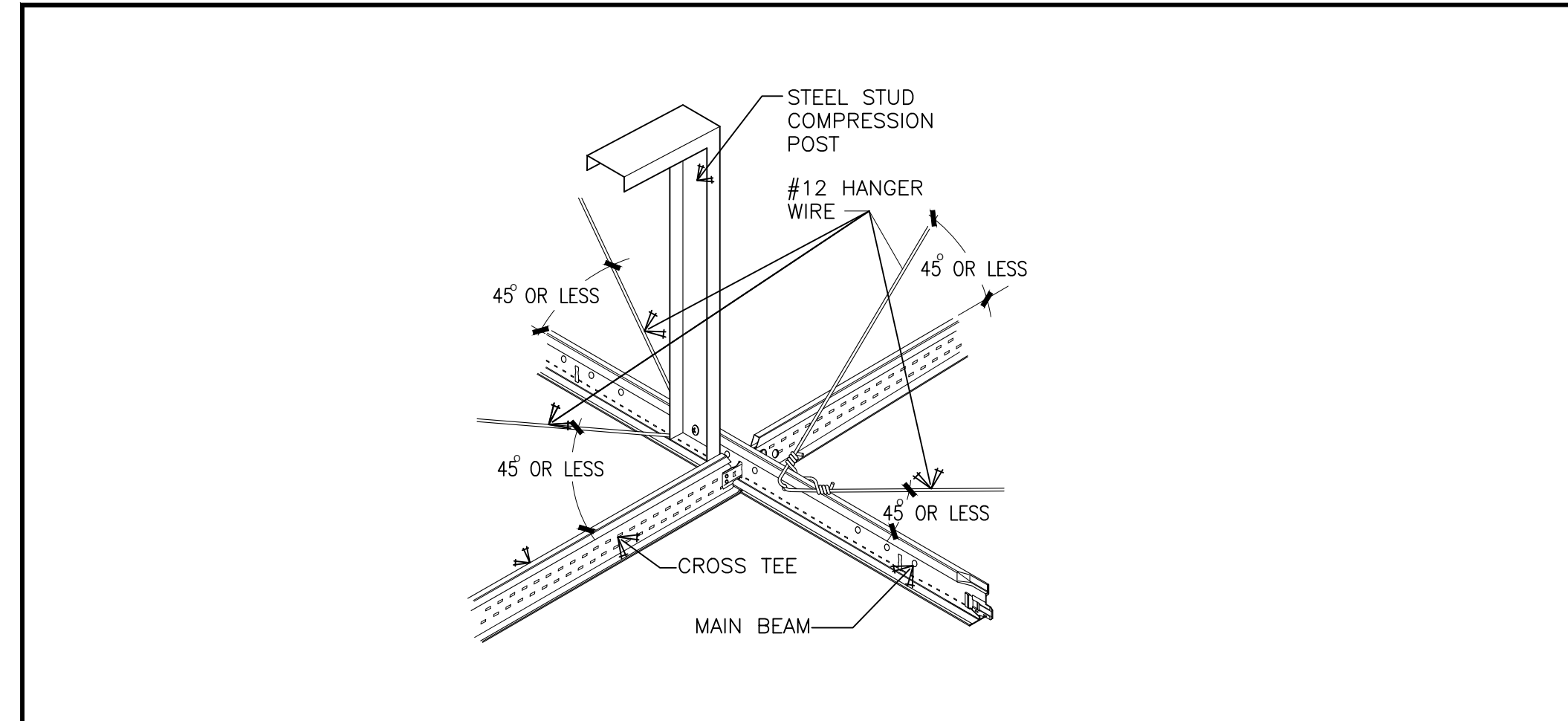
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**ASSURED DEVELOPMENT**  
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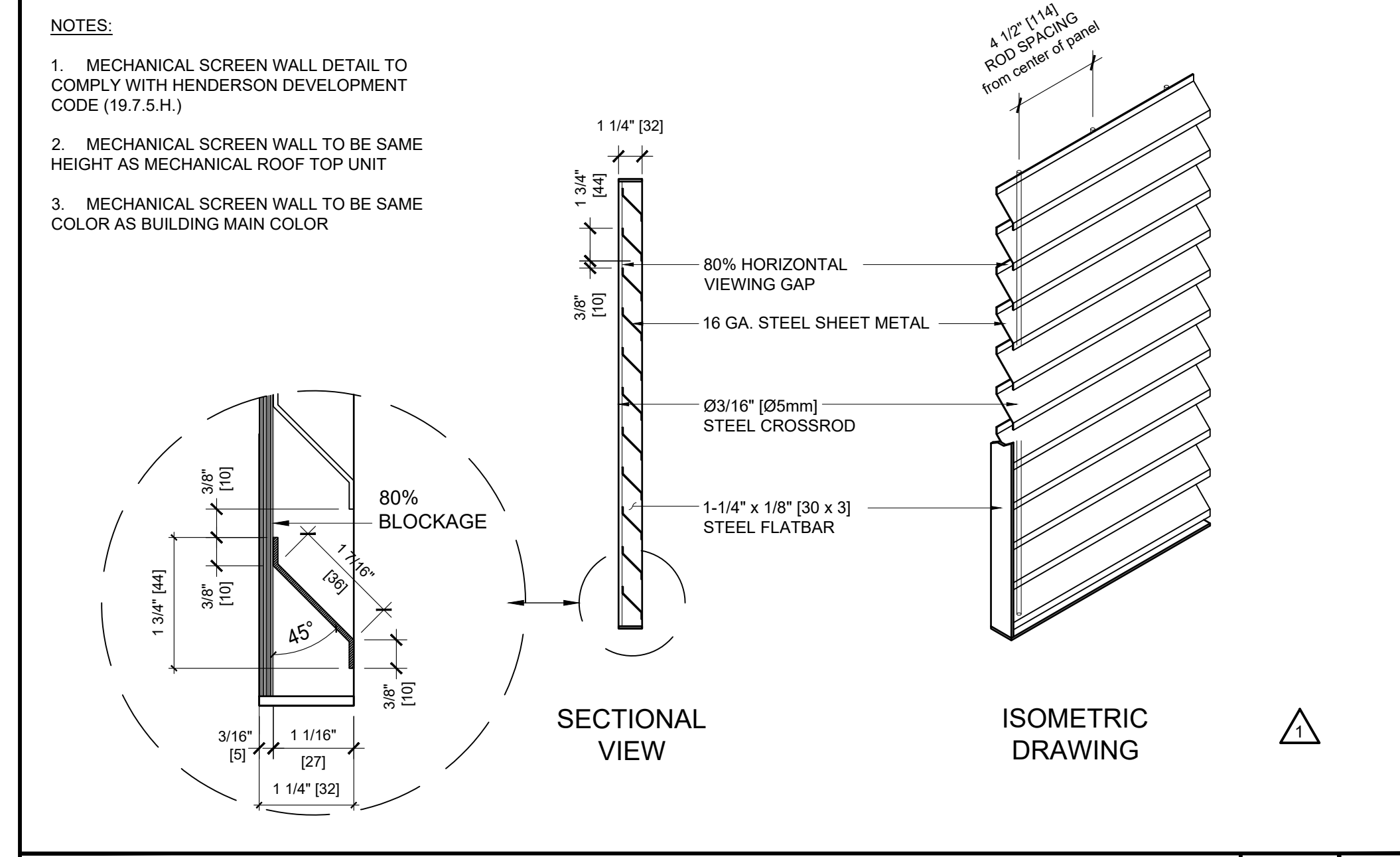
DATE: 09-24-2019  
 PHASE: CONS. DOCS SUBMITTAL  
 PROJECT NO. 19004  
 SHEET NO.

**A3.00**  
 REFLECTIVE CEILING PLAN

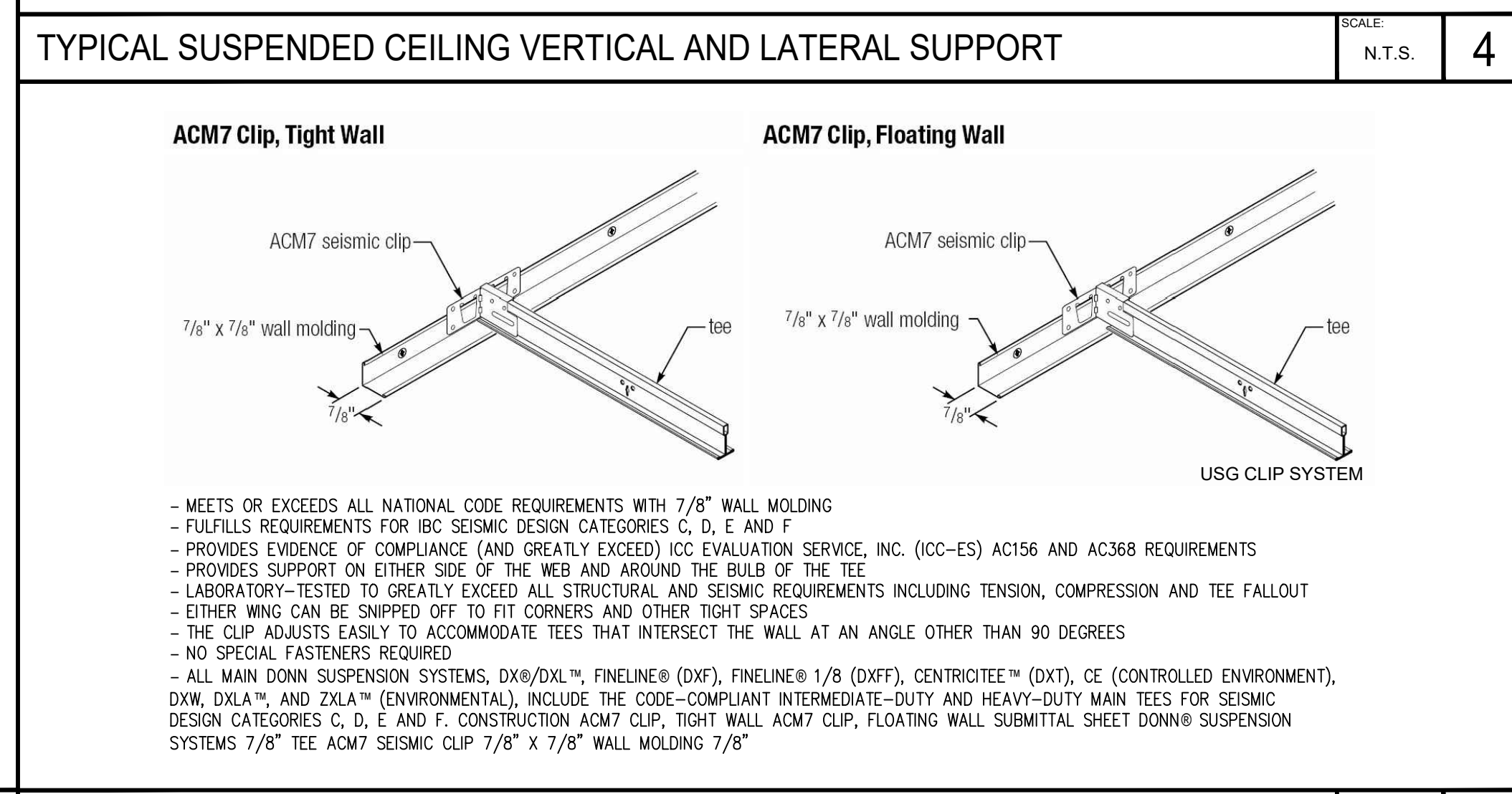
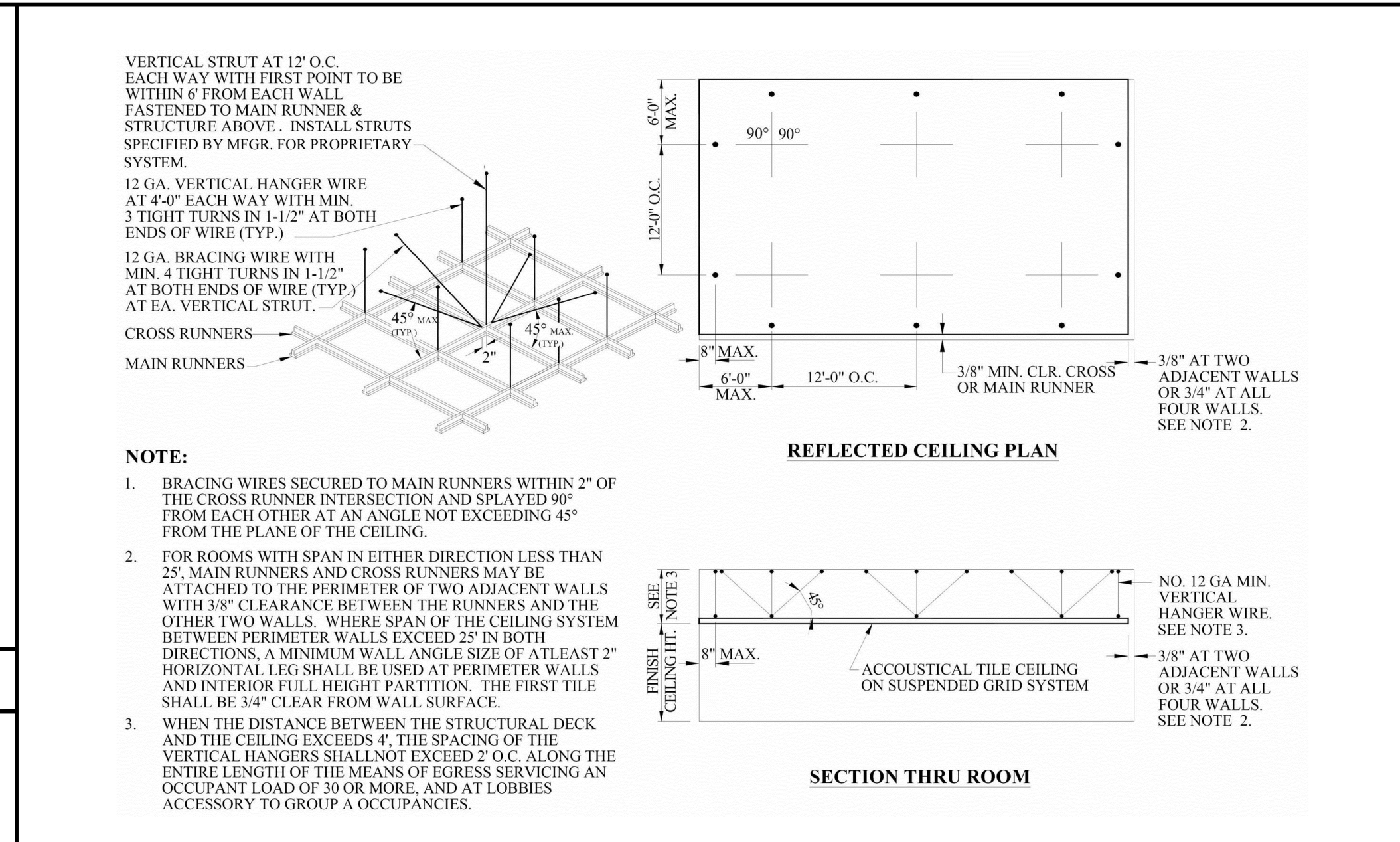
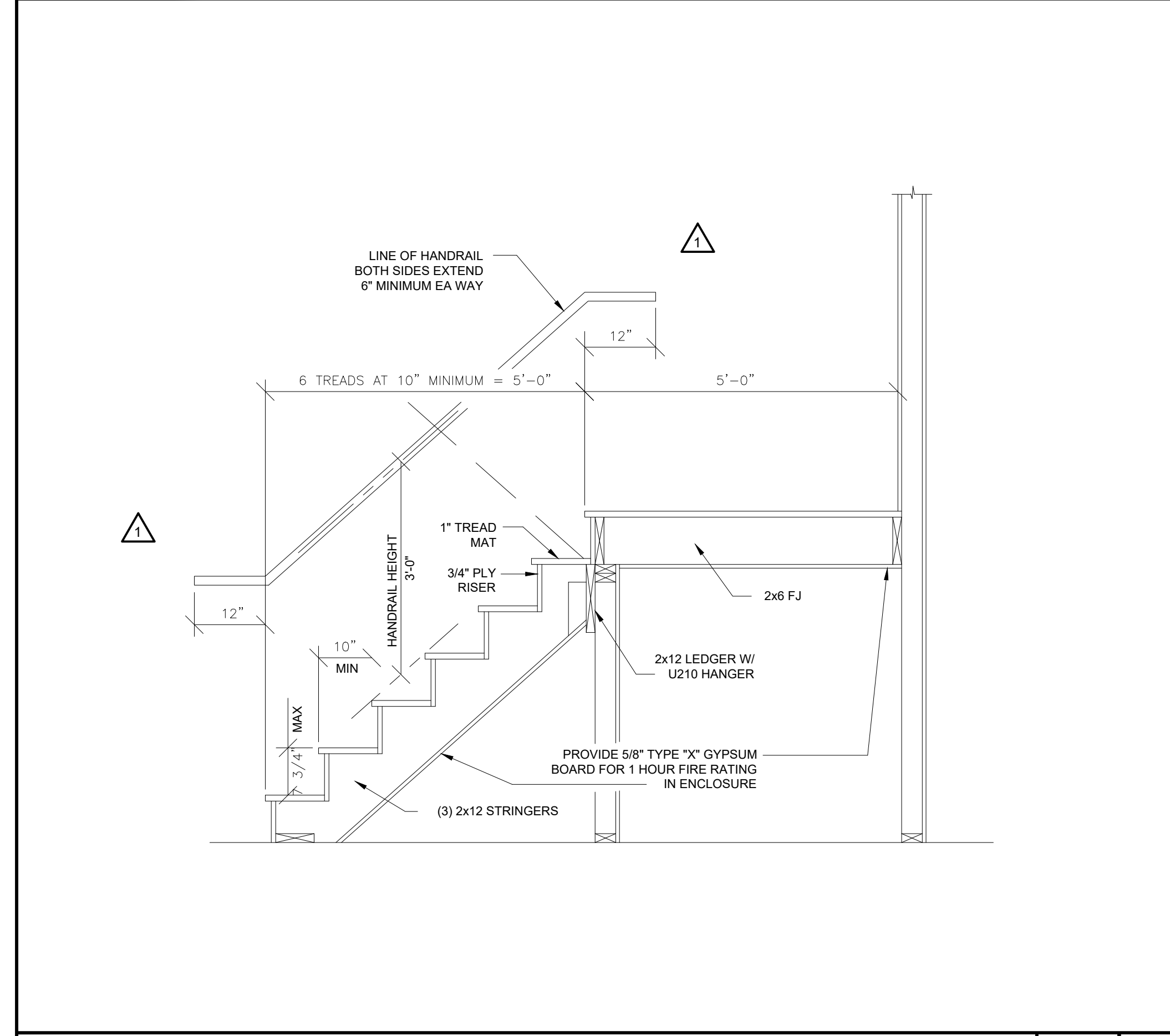




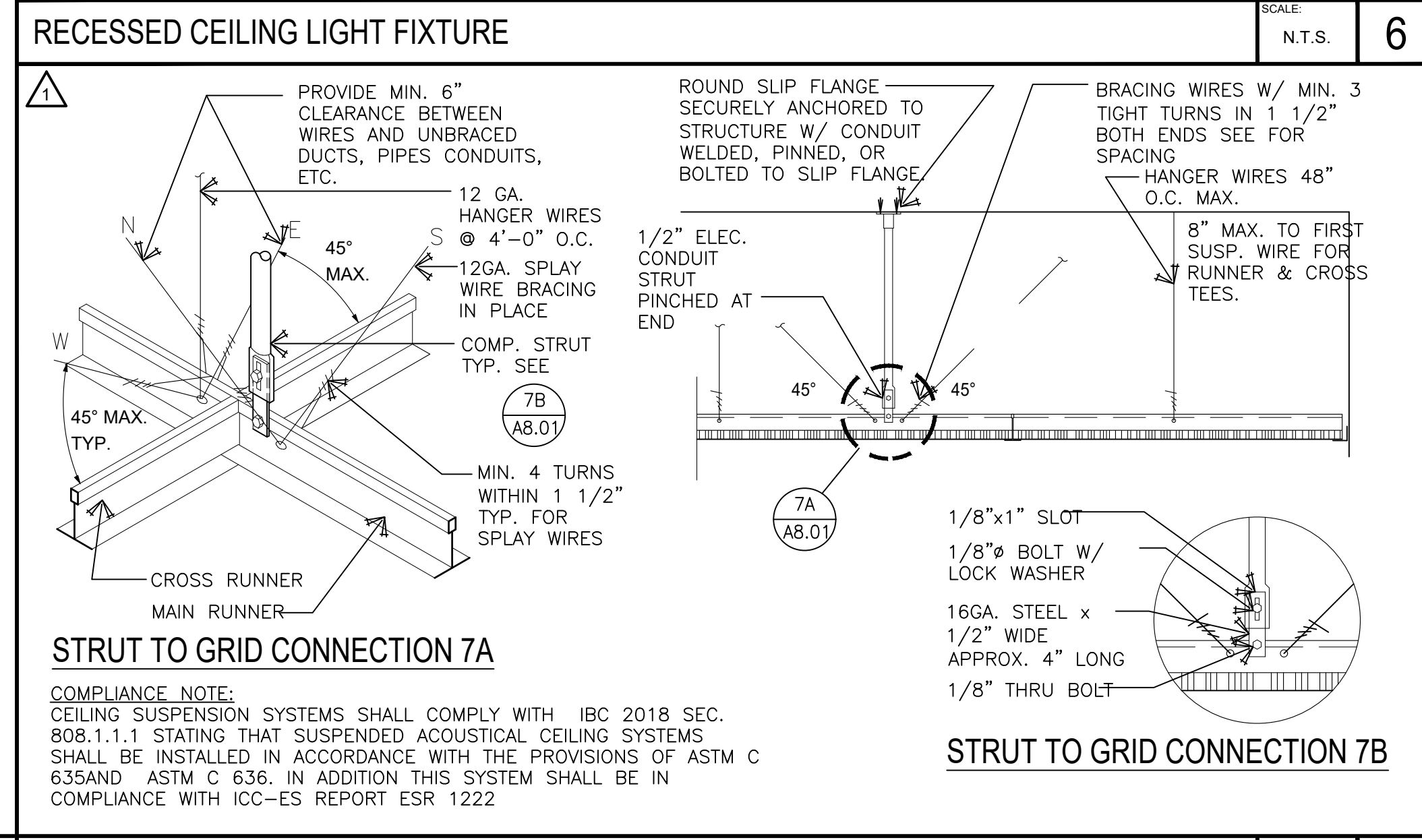
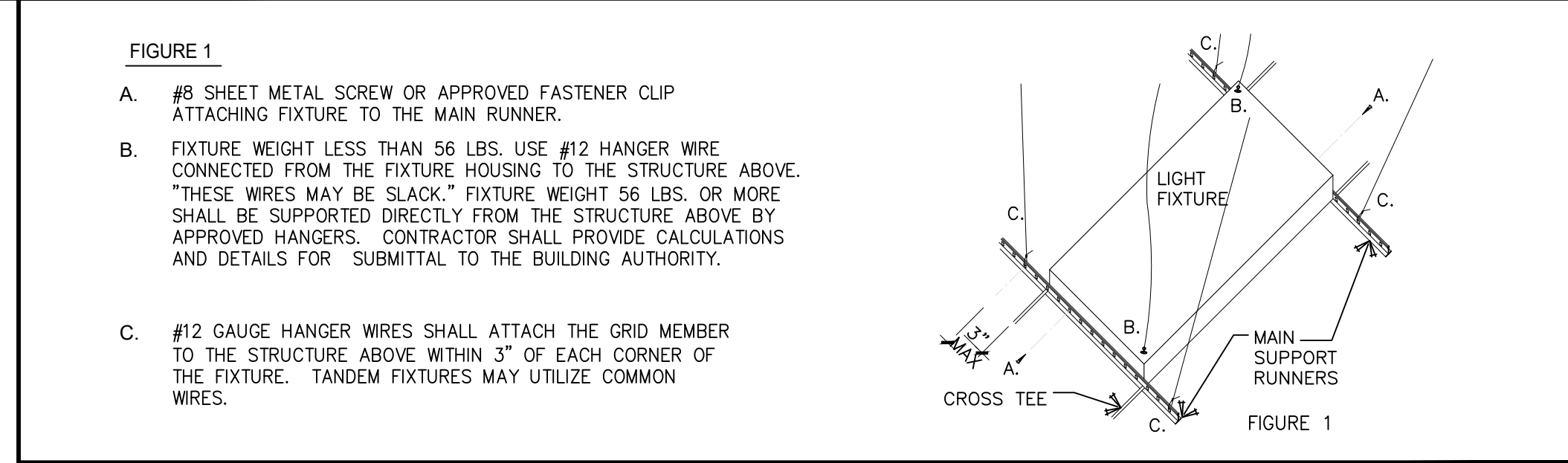
**ALTERNATE METAL STUD COMPRESSION STRUT** SCALE: N.T.S. 8



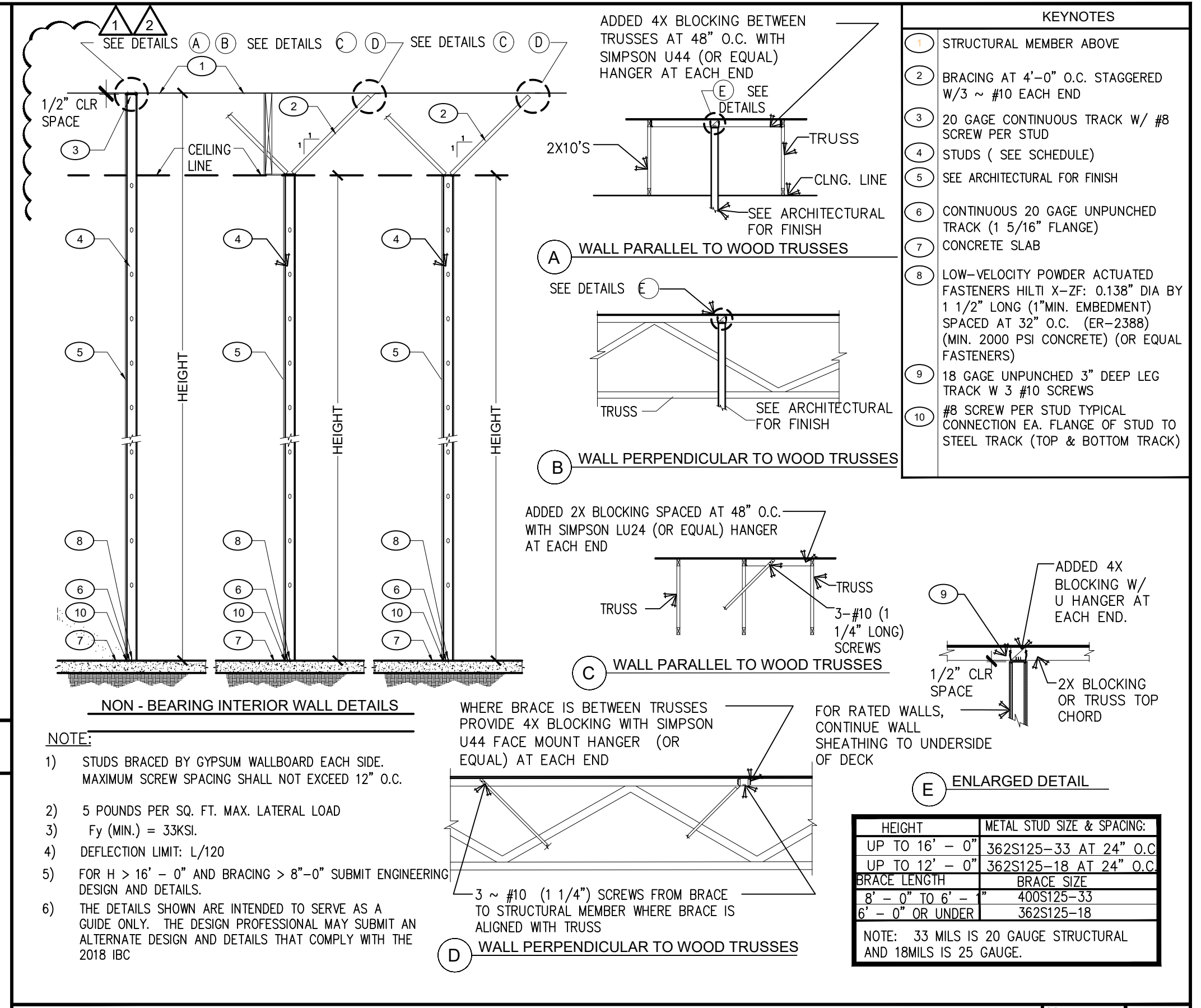
**MECHANICAL EQUIPMENT SCREEN WALL DETAIL** SCALE: N.T.S. 9



**SUSPENDED CEILING ATTACHMENT AT WALL** SCALE: N.T.S. 5



**SUSPENDED CEILING SEISMIC BRACING COMPRESSION STRUT** SCALE: N.T.S. 7



**STUD GAUGE AND MIL THICKNESS**

STUD SIZE	STUD SPACING	STUD GAUGE AND MIL THICKNESS								
		18 MIL 25GA	27MIL 22GA	33MIL 20GA	43MIL 18GA	54MIL 16GA				
1"	16" O.C.	6'-11"	6'-0"	8'-1"	7'-1"	8'-7"	7'-6"			
2"	16" O.C.	9'-6"	8'-4"	11'-2"	9'-9"	11'-11"	10'-5"	13'-0"	11'-4"	
3"	16" O.C.	12'-5"	10'-10"	14'-6"	12'-8"	15'-6"	13'-6"	16'-11"	14'-9"	15'-9"
4"	16" O.C.	13'-9"	12'-0"	16'-1"	14'-0"	17'-3"	15'-0"	18'-9"	16'-5"	17'-6"
6"	16" O.C.	22'-4"	19'-6"	23'-11"	20'-10"	26'-0"	22'-9"	27'-11"	24'-4"	24'-4"
8"	16" O.C.	33'-1"				33'-1"	28'-11"	35'-6"	31'-0"	

**NOTE:**

- SPACING OF METAL STUDS ARE AT 16" O.C. AND 24" O.C.
- THE MINIMUM THICKNESS FOR INTERIOR STUDS WILL BE 18MIL DESIGNED AT (SPSF- L/240) MIN.
- THIS CHART IS FOR INTERIOR (NON-STRUCTURAL) STUDS ONLY.
- THE HEIGHT INDICATED IS THE MAXIMUM HEIGHT ALLOWED. BRACE STUDS AT (4'-0" O.C.) ALTERNATING SIDES WHEN THE MAXIMUM HEIGHT IS REACHED.

**NON-BEARING STEEL STUD WALL PARTITION - TO WOOD (2018 IBC)** SCALE: N.T.S. 1

**METAL STUD HEIGHT LIMITATION CHART** SCALE: N.T.S. 2

**COMPLIANCE NOTE:**

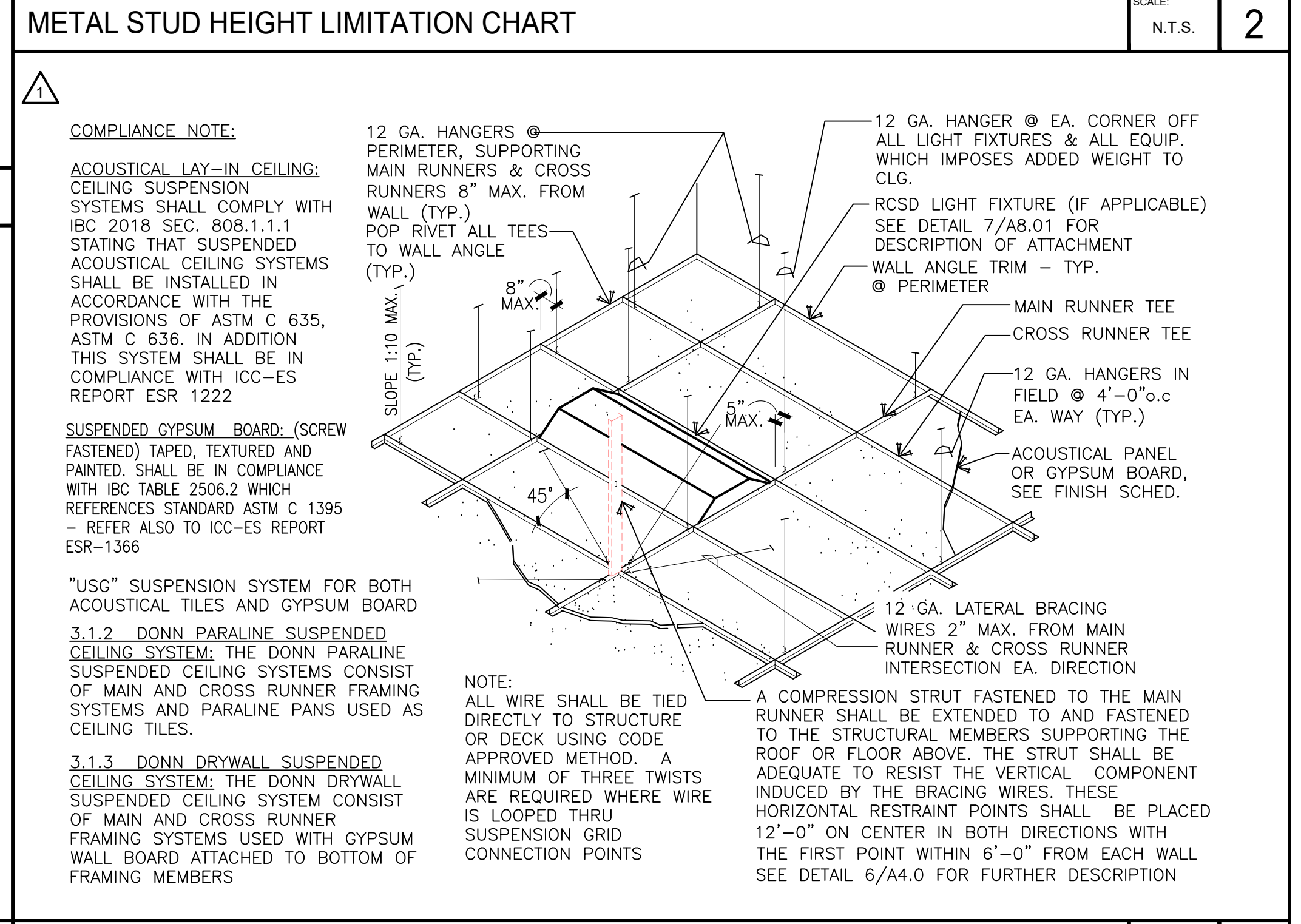
**ACOUSTICAL LAY-IN CEILING:** CEILING SUSPENSION SYSTEMS SHALL COMPLY WITH IBC 2018 SEC. 808.1.1.1 STATING THAT SUSPENDED ACOUSTICAL CEILING SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF ASTM C 635, ASTM C 636, IN ADDITION THIS SYSTEM SHALL BE IN COMPLIANCE WITH ICC-ES REPORT ESR 1222

**SUSPENDED GYPSUM BOARD:** (SCREW FASTENED) TAPED, TEXTURED AND PAINTED. SHALL BE IN COMPLIANCE WITH IBC TABLE 2506.2 WHICH REFERENCES STANDARD ASTM C 1395 - REFER ALSO TO ICC-ES REPORT ESR-1366

**"USG" SUSPENSION SYSTEM FOR BOTH ACOUSTICAL TILES AND GYPSUM BOARD**

**3.1.2 DONN PARALINE SUSPENDED CEILING SYSTEM:** THE DONN PARALINE SUSPENDED CEILING SYSTEMS CONSIST OF MAIN AND CROSS RUNNER FRAMING SYSTEMS AND PARALINE PANS USED AS CEILING TILES.

**3.1.3 DONN DRYWALL SUSPENDED CEILING SYSTEM:** THE DONN DRYWALL SUSPENDED CEILING SYSTEM CONSIST OF MAIN AND CROSS RUNNER FRAMING SYSTEMS USED WITH GYPSUM WALL BOARD ATTACHED TO BOTTOM OF FRAMING MEMBERS



**SUSPENDED CEILING DETAIL - ACOUSTICAL & GYPSUM BOARD** SCALE: N.T.S. 3

**KEYNOTES**

- STRUCTURAL MEMBER ABOVE
- BRACING AT 4'-0" O.C. STAGGERED W/3 ~ #10 EACH END
- 20 GAGE CONTINUOUS TRACK W/ #8 SCREW PER STUD
- STUDS (SEE SCHEDULE)
- SEE ARCHITECTURAL FOR FINISH
- CONTINUOUS 20 GAGE UNPUNCHED TRACK (1 5/16" FLANGE)
- CONCRETE SLAB
- LOW-VELOCITY POWDER ACTUATED FASTENERS HILTI X-ZF, 0.138" DIA BY 1 1/2" LONG (1" MIN. EMBEDMENT) SPACED AT 32" O.C. (ER-2388) (MIN. 2000 PSI CONCRETE) (OR EQUAL FASTENERS)
- 18 GAGE UNPUNCHED 3" DEEP LEG TRACK W/ 3 #10 SCREWS
- #8 SCREW PER STUD TYPICAL CONNECTION EA. FLANGE OF STUD TO STEEL TRACK (TOP & BOTTOM TRACK)

STATE OF NEVADA  
 ASSURED DEVELOPMENT INC.  
 LIC #5920  
 3/31/2021  
 PROFESSIONAL CONTRACTOR

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 BOUTIQUE HOTEL**  
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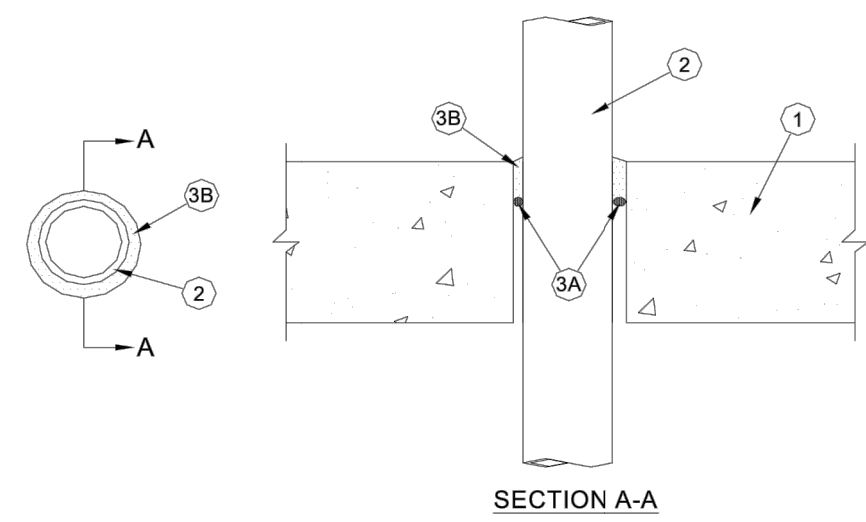
DATE: 09-24-2019  
 PHASE: CONDS. DOCS  
 SUBMITTAL  
 PROJECT NO.: 19004  
 SHEET NO.: **A8.01**

TYPICAL DETAILS

**TYPICAL DETAILS**



**Through-penetration Firestop Systems**  
**UL System No. C-AJ-2581**  
**F Rating - 2 Hr**  
**T Ratings - 1/4 and 1-1/2 Hr (See Item 3)**



- Floor or Wall Assembly** - Min. 4-1/2 in. (114 mm) thick reinforced normal weight (140-150 pcf (1600-2400 kg/m<sup>3</sup>)) concrete. Floor may also be constructed of any min. 6 in. (152 mm) thick UL Classified hollow-core **Precast Concrete Units**\*. Wall may also be constructed of any UL Classified **Concrete Blocks**\*. Max. dia. of opening is 5 in. (127 mm).

See **Concrete Blocks (CAZT)** and **Precast Concrete Units (CFTV)** categories in the Fire Resistance Directory for names of manufacturers.

- Through Penetrants** - One nonmetallic pipe or conduit to be installed either concentrically or eccentrically within the firestop system. The max. dia. of pipe or conduit, annular space, thickness of caulk, type of system and T Rating shall be as specified in the table below. Pipe or conduit to be rigidly supported on both sides of floor or wall assembly. The following types and sizes of nonmetallic pipes may be used:

- Polyvinyl Chloride (PVC) Pipe** - Nom. 3 in. (76 mm) dia. (or smaller) Schedule 40 solid core PVC pipe for use in closed (process or supply) or vented (drain waste or vent) piping systems.
- Chlorinated Polyvinyl Chloride (CPVC) Pipe** - Nom. 3 in. (76 mm) dia. (or smaller) SDR13.5 CPVC pipe for use in closed (process or supply) piping systems.
- Rigid Nonmetallic Conduit** - Nom. 3 in. (76 mm) dia. (or smaller) Schedule 40 PVC conduit installed in accordance with Article 347 of the National Electrical Code (NFPA No. 70).

- Firestop System** - The firestop system shall consist of the following:

- Packing Material (Optional)** - Foam backer rod firmly packed into opening as a permanent form. Packing material to be recessed from top surface of floor or from both surfaces of wall and hollow-core precast concrete units as required to accommodate the required thickness of fill material.
- Fill, Void or Cavity Material** - **Caulk** - Fill material applied within the annulus, flush with top surface of floor or with both surfaces of wall and hollow-core precast concrete units as shown in the table below. When required, additional fill material to be installed such that a min. 1/8 in. crown is formed around the penetrating item.

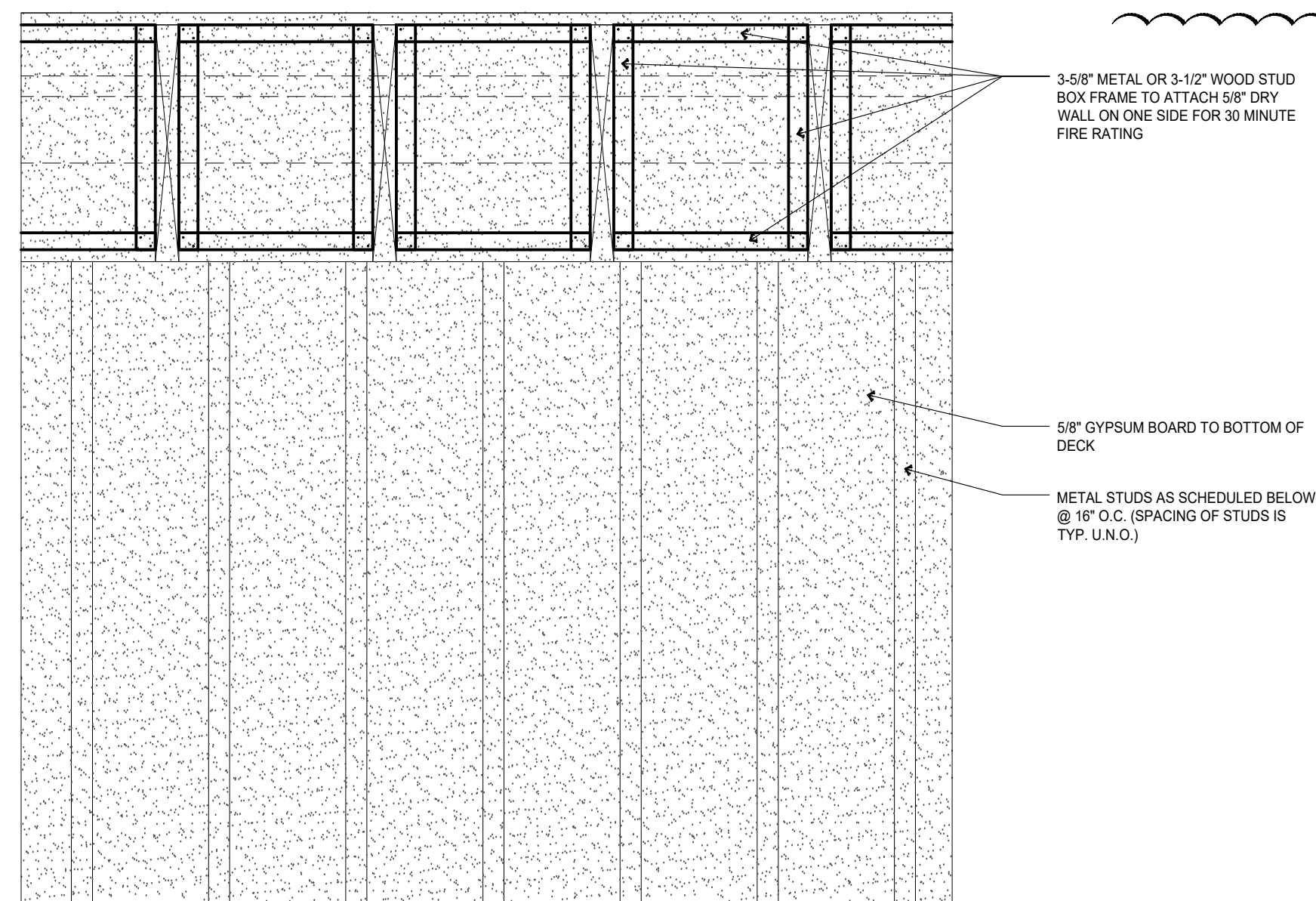
UL System C-AJ-2581 continued...

Max Dia. of Pipe, In. (mm)	Annular Space, In.	Min Thkns of Caulk, In.	Crown Required	Type of System++	T-Rating Hr
2 (51)	1/4 to 3/8 (6 to 10)	1/2 (13)	Yes	C	1-1/2
2 (51)	3/4 to 1 (19 to 25)	2 (51)	No	C, V	1/4
3 (76)	3/4 to 7/8 (19 to 22)	2 (51)	No	C	1-1/2

++-C: Closed (process or supply) piping systems only. V: Vented (drain, waste or vent) piping systems.

A/D FIRE PROTECTION SYSTEMS INC - A/D FIREBARRIER Intumescent Sealant

\*Bearing the UL Listing Marking  
 \*Bearing the UL Classification Mark

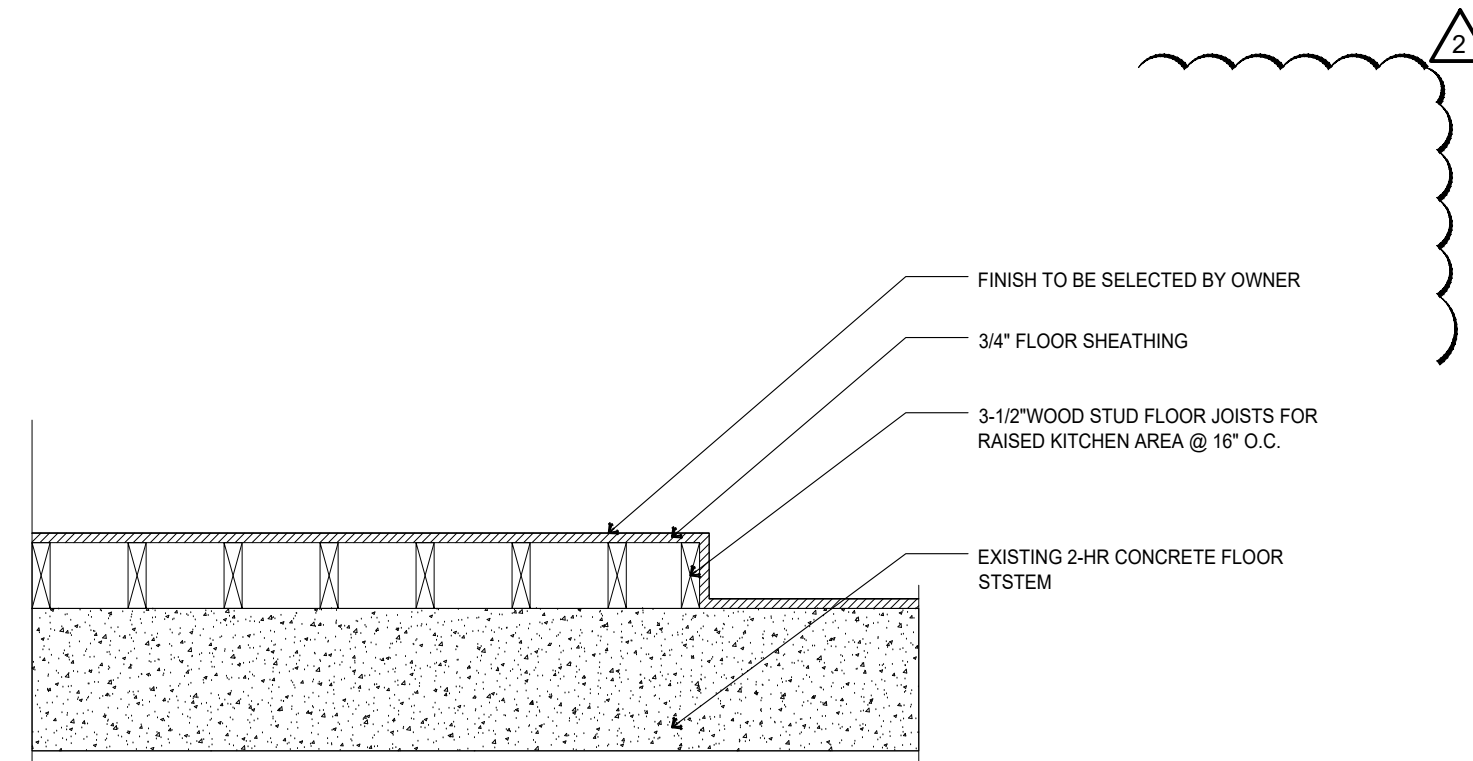


PERPENDICULAR 30 MIN WALL/CEILING SYSTEM

FILE: 4  
SCALE: N.T.S.

1-HR RATED FIRE PARTITION (BETWEEN UNITS & CONTIGUOUS SPACE)

FILE: 1  
SCALE: N.T.S.

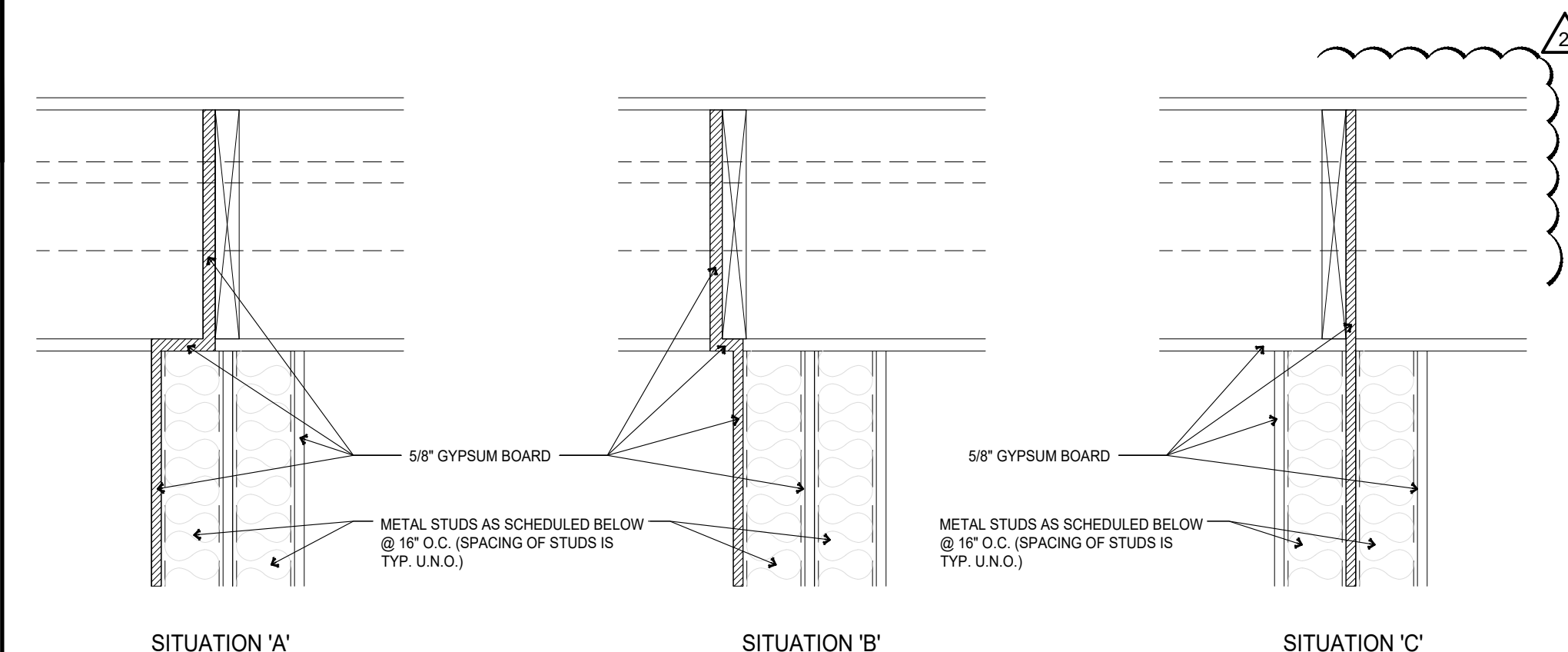


RAISED FLOOR DETAIL @ UNIT #1

FILE: 5  
SCALE: N.T.S.

1-HR RATED FIRE PARTITION (BETWEEN UNITS)

FILE: 2  
SCALE: N.T.S.



PARALLEL 30 MIN WALL/CEILING SYSTEM

FILE: 6  
SCALE: N.T.S.

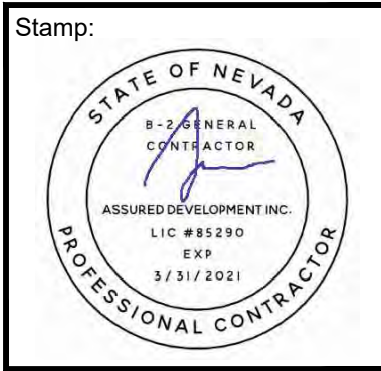
FILE: 3  
SCALE: N.T.S.

2-HR THRU PENETRATION (NONMETALLIC PIPE)

FILE: 7  
SCALE: N.T.S.

NOT USED

Rev	Date	Description
1	09/24/19	BLDG. DEPT. CORRECTIONS
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**A8.02**  
 WALL DETAILS







### P17

1 or 2 Hour Fire Rated Through Penetration Firestop for Single Metal Pipe through Gypsum walls using TREMstop WBM.

WL1051  
F-rating = 1 and 2 Hr.  
T-rating = 0 and 1/2 Hr.

- 1 or 2 - hour fire rated gypsum wallboard/stud assembly
- 2) Steel Pipe - 6" diam. (or smaller) Sch. 40 (or heavier) steel
- 3) Conduit - 4" diam. (or smaller) EMT or rigid steel
- 3) TREMstopWBM - fill Max. 3/4" annulus at a thickness of 1-1/4" (2 Hr. F-rating) or 3/4" (1 Hr. F-rating).

### P13

2 Hour Fire Rated Through Penetration Firestop for Multiple Metal Pipe through Gypsum walls using FYRE-SIL.

WL1019 (373)  
F-rating = 2 Hr.  
T-rating = 0 Hr.

- 2 Hour Fire Rated gypsum wallboard/stud wall assembly.
- Copper Tubing - 1" (or smaller) Type L (or heavier) copper. Annular space shall be Min. 1/4" to Max. 1/2".
- A) Packing Material - Min. 3/4" thickness of ceramic fiber insulation (Min. 6 pcf), friction fitted into annulus.  
B) Min. 1/2" thickness FYRE-SIL, with 1/4" crown formed around penetrating item.

### P9

2 Hour Fire Rated Through Penetration Firestop for Multiple Metal Pipe through Gypsum walls using FYRE-SHIELD or FYRE-SIL.

WL1020 (375)  
F-rating = 2 Hr.  
T-rating = 1/2 Hr.

- 2 Hour Fire Rated gypsum wallboard/stud assembly, with Max. area of opening 35.75 sq. in.
- Steel pipe - Nom. 2" diam. (or smaller) Sch. 5 or heavier.
- Conduit - Nom. 2" diam. (or smaller) EMT.
- Max. 5 pipes or conduits.
- A) Steel sleeve - No. 30 MSG galv. sheet fitted within opening and secured to both sides of wall.
- B) Packing material - Min. 4" thickness ceramic fiber insulation (6 pcf), friction fitted.
- C) Min. 1/2" thickness FYRE-SHIELD or FYRE-SIL, with 1/4" crown formed around penetrating items.

### P5

2 Hour Fire Rated Through Penetration Firestop for Insulated Metal Pipe through Gypsum Walls using TREMstop WS and TREMstop WBM.

WL5034  
F-rating = 2 Hr.  
T-rating = 1/2 Hr.

- 2-Hour Fire Rated gypsum wallboard/stud wall assembly.
- Copper Pipe: 4" diam. (or smaller) copper
- Steel Pipe: 4" diam. (or smaller) sch. 40 (or heavier) steel.
- Conduit: 4" diam. (or smaller) EMT or steel conduit.
- Copper Tubing: 4" diam. (or smaller) Type M (or heavier) copper tubing
- Pipe Covering - Nom. 1" thick fiberglass (min. 3.5 pcf) insulation, with a max. annular space of 1/8", between covering and edge of opening.
- TREMstop WS - wrap strips, tightly wrapped 2 times around pipe covering.
- TREMstop WBM - Min. 1" thick mastic applied within annulus, and a min. 1/4" bead applied at the wrap strip/pipe covering interface.

### P1

2 Hour Fire Rated Through Penetration Firestop for Single Metal Pipe through Concrete floors or walls using FYRE-SIL.

CAJ1064 (369)  
F-rating = 2 Hr.  
T-rating = 0 Hr.

- Floor or Wall assembly = 7-1/2" thick concrete
- Copper Tubing - 4" (or smaller) Type L (or heavier) copper. Annular space is Min. 1/2" to max 2 1/8"
- A) Packing material - min 3" thickness (min 6 pcf) mineral wool insulation
- B) Min 1/2" thickness FYRE-SIL installed within annulus

NOTE: For walls apply FYRE-SIL to both surfaces of wall.

### P18

2 Hour Fire Rated Through Penetration Firestop for Plastic Pipe through Gypsum walls using intumescent devices.

WL2049  
F-rating = 2 Hr.  
T-rating = 1-1/2 Hr.

- 2-hour fire rated gypsum wallboard/stud wall assembly.
- Plastic Pipe - 4" diam. (or smaller) Sch. 40 (or heavier) PVC pipe for use in closed (process or supply) systems.
- A) TREMstop WS - wrap strips, wrapped around pipe 5 times.
- B) TREMstop MCR - steel restricting collar.
- C) TREMstop M - mortar used to fill annular space between periphery of opening and collar. Max. Annular space is 1-1/4".

\* TREMstop D (Pre-fabricated device) can be used instead of TREMstop WS/MCR (field-fabricated device).

### P14

1 or 2 Hour Fire Rated Through Penetration Firestop for Single Metal Pipe through Gypsum walls using TREMstop WBM.

WL1051  
F-rating = 1 and 2 Hr.  
T-rating = 0 and 1/2 Hr.

- 1 or 2 - hour fire rated gypsum wallboard/stud assembly
- A) Steel Pipe - 6" diam. (or smaller) Sch. 40 (or heavier) steel
- B) Conduit - 4" diam. (or smaller) EMT or rigid steel
- TREMstopWBM - fill Max. 3/4" annulus at a thickness of 1-1/4" (2 Hr. F-rating) or 3/4" (1 Hr. F-rating).

### P10

2 Hour Fire Rated Through Penetration Firestop for Single Metal Pipe through Concrete floors or walls using FYRE-SIL or FYRE-SIL S/L

CAJ1145  
F-rating = 2 Hr.  
T-rating = 0 Hr.

- Floor or Wall assembly = 7-1/2" thick concrete
- Steel Pipe - 4" diam. (or smaller) Sch. 40 (or heavier) steel.
- Annular space is max. 3/4".
- A) 3-1/2" thick mineral wool (min 4.0 pcf), friction fitted.
- B) 1" thickness of FYRE-SIL, or FYRE-SIL S/L (floors only)

NOTE: For walls apply FYRE-SIL to both surfaces of wall.

### P6

1, 2 or 3 Hour Fire Rated Through Penetration Firestop for Single Metal Pipe through Concrete floors or walls using TREMstop WBM.

CAJ1144  
F-rating = 1, 2 and 3 Hr.  
T-rating = 0 and 1/2 Hr.

- Floor or Wall assembly = 7-1/2" thick concrete.
- Steel Pipe - 6" dia. (or smaller) Sch. 40 (or heavier) steel.
- Annular space is max. 3/4"

Max. Pipe Diam. (in.)	Min. Forming Thickness (in.)	Min. Fill Density (pcf)	F Rating	T Rating
4	1.5	0.5	1	0.5
6	3.5	1	2	1
8	1.25	3.75	3	0.5

A) 4.0 pcf Min. density mineral wool insulation, friction fitted.  
B) Min. fill thickness of TREMstop WBM.

NOTE: For walls apply TREMstop WBM to both surfaces of wall.

### P2

2 Hour Fire Rated Through Penetration Firestop for Single Metal Pipe through Concrete floors or walls using FYRE-SHIELD

CAJ1065 (370)  
F-rating = 2 Hr.  
T-rating = 0 Hr.

- Floor or Wall assembly = 7-1/2" thick concrete
- Steel Sleeve - Optional - Nom 14" diam. (or smaller)
- Steel Pipe - 8" diam. (or smaller) Sch. 40 (or heavier) steel. Annular space shall be min 1/2" to max 4-13/16"
- A) Packing material - Nom 1" diam polyurethane backer rod
- B) Nom 1/2" thickness of FYRE-SHIELD

### P19

2 Hour Fire Rated Through Penetration Firestop for Insulated Metal Pipe through Concrete floors or walls using TREMstop WS and TREMstop WBM

CAJ5052  
F-rating = 2 Hr.  
T-rating = 3/4 Hr.

- Floor or Wall assembly = 7-1/2" thick concrete
- Steel Pipe - 16" (or smaller) Sch. 40 (or heavier) steel.
- Pipe Insulation - Nom. 2" thick fiberglass (Min. 3 pcf) insulation, with Min. 1/2" to Max. 1" annular space between the insulation and the perimeter of the opening.
- A) TREMstop WS - wrap strips, wrapped 4 times around the insulation.
- B) TREMstop WBM - Min. 1/4" mastic applied within annulus on top of wrap strips, and Min. 3/4"

NOTE: For walls apply TREMstop WBM to both surfaces of wall.

### P15

2 Hour Fire Rated Through Penetration Firestop for Insulated Metal Pipe through Concrete floors or walls using FYRE-SIL

CAJ5053  
F-rating = 2 Hr.  
T-rating = 0 Hr.

- Floor or Wall assembly = 7-1/2" thick concrete
- Copper Pipe - 3" (or smaller) Type K (or heavier) copper
- Pipe Insulation - Nom. 1" thick mineral wool (4 pcf) insulation, with an annular space of 7/8" between the insulation and perimeter of opening.
- Packing Material - Min. 3-1/2" thick mineral wool (3.0 pcf), friction fitted into opening.
- FYRE-SIL - Min. 1" thick sealed applied within annulus.

NOTE: For walls apply FYRE-SIL to both surfaces of wall.

### P11

2 and 3 Hour Fire Rated Through Penetration Firestop for Single Metal Pipe through Concrete floors or walls using FYRE-SHIELD

CAJ1028 (206)  
F-rating = 2 and 3 Hr.  
T-rating = 0 Hr.

- Floor or Wall assembly = 7-1/2" thick concrete
- Steel Sleeve - optional - Sch 40 (or heavier) steel pipe with length as same as floor/wall thickness
- Steel Pipe: Max. 6" steel
- EMT: 4" electrical metallic tubing.
- Annular space is 3/4"
- Completely fill annular space and thickness of floor or wall with FYRE-SHIELD. Fill material shall be domed on both sides of assembly to a 1/2" height in addition to thickness required for opening.

### P7

2 Hour Fire Rated Through Penetration Firestop for Elastic Pipe through Gypsum Walls using TREMstop WS and TREMstop WBM

WL2058  
F-rating = 2 Hr.  
T-rating = 1-1/2 Hr.

- 2-Hour Fire Rated gypsum wallboard/stud wall assembly.
- Plastic Pipe - 1" (or smaller) Sch. 40 PVC for use in closed or vented piping systems with a max annular space of 5/16"
- TREMstop WS - wrap strips, wrapped 2 times around pipe, on both sides of wall.
- TREMstop WBM - Min. 1/4" thick mastic applied within annulus, and at wrap strip/PVC pipe interface.

### P3

2 Hour Fire Rated Through Penetration Firestop for Single Metal Pipe through Concrete floors or walls using FYRE-SIL S/L

FAT005 (585)  
F-rating = 2 Hr.  
T-rating = 1/4 Hr.

- Floor or wall assembly = 7-1/2" thick concrete
- Steel Pipe - 8" diam. (or smaller) Sch. 40 (or heavier) steel. Annular space from Min 1/4" to Max 3-1/8"
- A) Forming Material - Min 3" thickness ceramic fiber insulation (Min 6 pcf), friction fitted, fitted into annular space.
- B) Min 1-1/2" thickness FYRE-SIL S/L within annulus.

NOTE: For walls apply FYRE-SIL to both surfaces of wall.

### P20

2 Hour Fire Rated Through Penetration Firestop for Single Metal Pipe through Concrete floors or walls using TREMstop WBM

CAJ1162  
F-rating = 2 Hr.  
T-rating = 0 Hr.

- Floor or Wall assembly = 7-1/2" thick concrete.
- Copper Pipe - 4" dia. (or smaller) Type K copper, with an annular space of Min. 1" to Max. 2-7/8".
- Packing Material - Min. 3-1/2" thick mineral wool (Min. 4 pcf) insulation.
- TREMstop WBM - Min. 1/4" thickness mastic applied within annulus.

NOTE: For walls apply TREMstop WBM to both surfaces of wall.

### P16

2 Hour Fire Rated Through Penetration Firestop for Multiple Metal Pipe through Concrete floors or walls using FYRE-SHIELD.

CAJ1047 (326)  
F-rating = 2 Hr.  
T-rating = 0 Hr.

- Floor or Wall assembly = 7-1/2" thick concrete. Max. area of opening is 285 sq. in.
- Nom. 8" diam. (or smaller) Sch. 40 (or heavier) steel pipe
- Nom. 4" diam. (or smaller) copper pipe.
- Max. number of pipes with opening is three (3).
- A) Forming Material - (Not shown) - Nom. 1" thick polyurethane backer rod friction fitted into opening.
- B) Nom. 1" FYRE-SHIELD thickness installed within opening.

NOTE: For wall apply FYRE-SHIELD to both surfaces of wall.

### P12

2 and 3 Hour Fire Rated Through Penetration Firestop for Single Metal Pipe through Concrete floors or walls using FYRE-SHIELD

CAJ1028 (206)  
F-rating = 2 and 3 Hr.  
T-rating = 0 Hr.

- Floor or Wall assembly = 7-1/2" thick concrete
- Steel Sleeve - optional - Sch 40 (or heavier) steel pipe with length as same as floor/wall thickness
- Steel Pipe: Max. 6" steel.
- EMT: 4" electrical metallic tubing.
- Annular space is 3/4"
- Completely fill annular space and thickness of floor or wall with FYRE-SHIELD. Fill material shall be domed on both sides of assembly to a 1/2" height in addition to thickness required for opening.

### P8

System No. CA-AJ-1175 AUGUST 2004  
F Rating - 2 Hr.  
T Rating - 0 Hr.  
W Rating - Class I (See Item 4)

**GENERAL NOTES:**

- TYPICAL PENETRATION DETAILS AREA SHOWN.
- CONTRACTOR TO PROVIDE ADDITIONAL PENETRATION DETAILS AS REQUIRED FOR ALL OTHER PENETRATION CONDITIONS NOT SHOWN.
- CONTRACTOR TO XRAY SLAB PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR TO PROVIDE XRAY RESULTS TO STRUCTURAL ENGINEER AND DOA REPRESENTATIVE BEFORE CORING OF FLOOR FOR FLOOR SINK PENETRATION TO VERIFY IF ANY STRUCTURAL ADJUSTMENTS ARE REQUIRED.

**1. Floor or Wall Assembly**  
When configuration A is used, on configuration B (Cast-in-place concrete) floor may be constructed of any min 6 in. thick UL Classified hollow core floor. When configuration B is used, floor may be constructed of any Precast Concrete Units (CPTV) categories in the Fire Resistance Directory is 10 in.

**2. Through Penetrants**  
One metallic pipe, conduit or tubing to be installed either concentrically or eccentrically within the firestop system. Max annular space between pipe, conduit or tubing and edge of through opening not to exceed 1-3/8 in. Min annular space between pipe or conduit and edge of through opening is zero in. (point contact). Pipe, conduit or tubing to be rigidly supported on both sides of floor or wall assembly. The following types and sizes of metallic pipes, conduits or tubing may be used:  
A. Steel Pipe - Nom 8 in. diam (or smaller) Schedule 10 (or heavier) steel pipe.  
B. Conduit - Nom 6 in. diam (or smaller) rigid steel conduit.  
C. Conduit - Nom 4 in. diam (or smaller) steel electrical metallic tubing.  
D. Iron Pipe - Nom 4 in. diam (or smaller) cast or ductile iron pipe.  
E. Copper Tubing - Nom 6 in. diam (or smaller) Type L (or heavier) copper tube.  
F. Copper Pipe - Nom 6 in. diam (or smaller) Regular (or heavier) copper pipe.

**3. Packing Material** - Min 1 in. thickness of lightly-packed mineral wool ball material used as a permanent form. Packing material to be removed from top or bottom surface of floor or from either surface of side concrete wall as required to accommodate the required thickness of caulk fill material (Item 4). When wall is constructed of concrete block, packing material is to be installed on both sides of wall assembly. When precast hollow core floor is used, packing material must be installed on bottom surface of floor.

**4. Fill Void or Cavity Materials - Caulk or Sealant** - Applied to fill the annular space to a min depth of 1/2 in. flush with the top or bottom surface of the floor or from either surface of side concrete wall. A min 1/4 in. diam bead of caulk shall be applied to the floor or wall surface where the pipe, conduit or EMT is installed in point contact with the edge of the through opening. When wall is constructed of concrete block, caulk to be installed symmetrically on both sides of wall assembly. When precast hollow core floor is used, caulk fill material must be installed on bottom surface of floor.

**3M COMPANY** - CP 25WB+ caulk or FB-3000 WT sealant. (The W Rating applies only when FB-3000 WT is used flush with the top surface of floor.)

**FIRESTOP CONFIGURATION B**  
**3. Packing Material** - Polyurethane backer rod or nom 1 in. thickness of lightly-packed mineral wool ball insulation firmly packed into opening as a permanent form. Packing material to be removed from top or bottom surface of floor or from both surfaces of wall as required to accommodate the required thickness of caulk fill material (Item 4).

**4. Fill Void or Cavity Materials - Caulk or Sealant** - Applied to fill the annular space to a min depth of 1/2 in. flush with the top surface of the floor or both surfaces of the wall. A min 1/4 in. diam bead of caulk shall be applied to the floor or wall surface where the pipe, conduit or EMT is installed in point contact with the edge of the through opening.

**3M COMPANY** - CP 25WB+ caulk or FB-3000 WT sealant. (The W Rating applies only when FB-3000 WT is used.) \*Beating the UL Classification Mark

Row	Date	Description
1	09/24/19	BLOG DEPT. CORRECTIONS
2	11/13/19	BLOG DEPT. CORRECTIONS



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Fax: (866) 248-6564  
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**ASSURED DEVELOPMENT**  
2 IDAHO WAY, HENDERSON, NEVADA 89015

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

DATE  
09-24-2019  
PHASE  
CONS. DOCS  
SUBMITTAL  
PROJECT NO.  
19004  
SHEET NO.

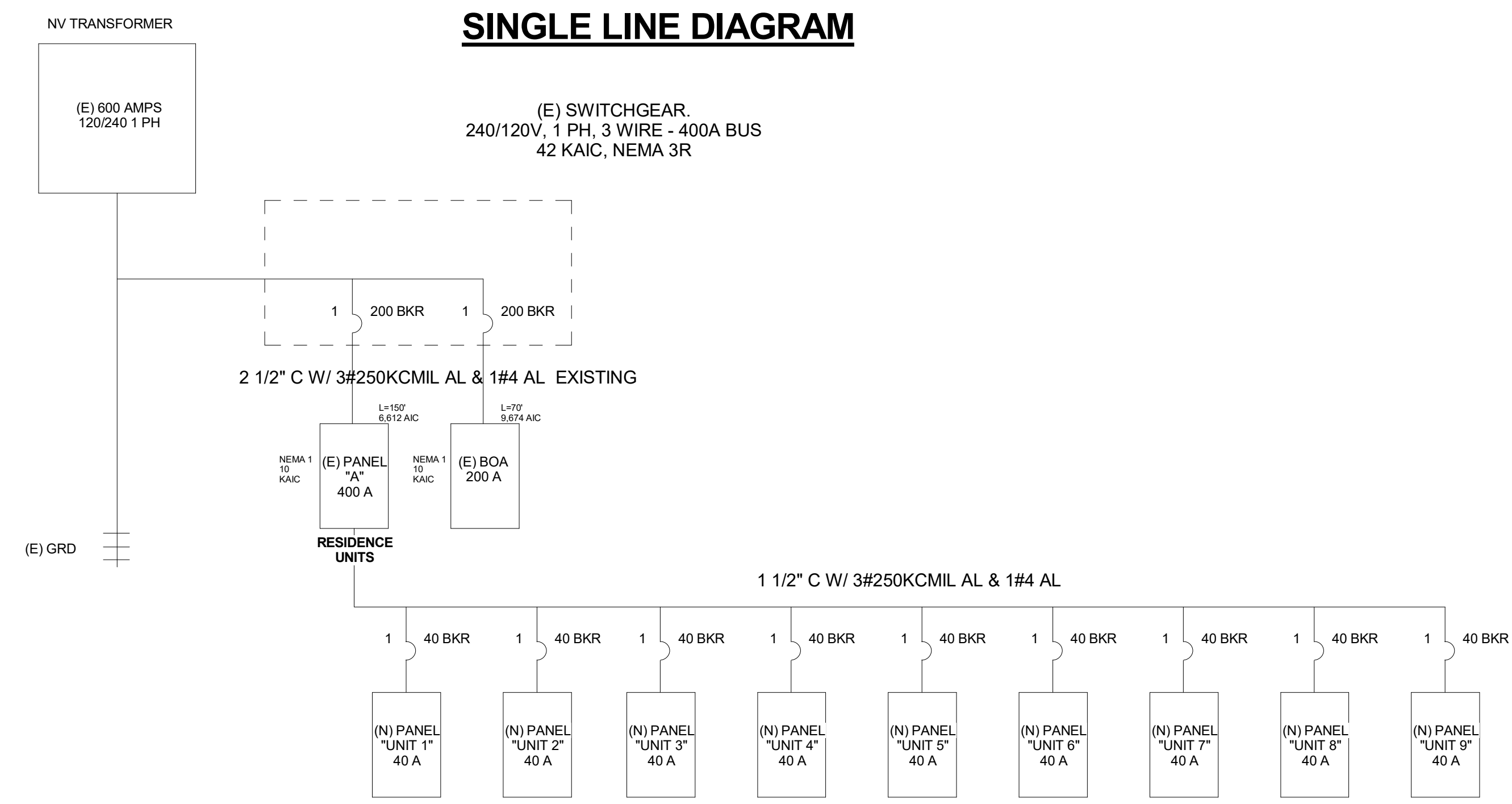
**A8.04**  
TYPICAL THRU PENETRATION DETAILS



PANELBOARD		EXISTING		SCHEDULE				
W	C	Circuit Description	BKR	CKT NUM	PHASE	CKT NUM	BKR	Circuit Description
		OPEN AREA LTS	20	1	800	2	40/2	UNIT 1
		LAUNDRY/MECH LTS	20	3	800	4	40/2	UNIT 1
		OPEN AREA RECEPT	20	5	800	6	40/2	UNIT 2
		OPEN AREA RECEPT	20	7	800	8	40/2	UNIT 2
		DRYERS GFCI	20	9	1400	10	40/2	UNIT 3
		WASHER 1 GFCI	20	11	3000	12	40/2	UNIT 3
		WASHER 2 GFCI	20	13	3000	14	40/2	UNIT 4
		EMER/COM LTS	20	15	650	16	40/2	UNIT 4
		GAS TANKLESS W.H.	20	17	1440	18	40/2	UNIT 5
		SPARE	20	19	4800	20	40/2	UNIT 5
		SPARE	30	21	4800	22	40/2	UNIT 6
		SPARE	30	23	4800	24	40/2	UNIT 6
		SPARE	20	25	4800	26	40/2	UNIT 7
		SPARE	20	27	4800	28	40/2	UNIT 7
		SPARE	20	29	4800	30	40/2	UNIT 8
		SPARE	20	31	4800	32	40/2	UNIT 8
		SPARE	20	33	4800	34	40/2	UNIT 9
		SPARE	20	35	4800	36	40/2	UNIT 9
		SPARE	20	37	4800	38	20	SPARE
		SPARE	20	39	4800	40	20	SPARE
		SPARE	20	41	4800	42	20	SPARE

FED THROUGH LOAD	25% LARGEST MOTOR (6000VA): 1,500V
CONNECTED LOAD	125% CONTINUOUS LOAD (4488VAX): 359
DEMAND LOAD	51340
NEW CONTINUOUS LOAD	30000
VA	378
CONTINUOUS LOAD AND LARGEST MOTOR	15521
TOTAL AMPS	386
TOTAL	1859



### ELECTRICAL GENERAL NOTES

A. LOCATION OF OUTLETS ARE SUBJECT TO CHANGE, DEPENDING ON SPECIFIC LOCATION OF EQUIPMENT WIRES. FIELD VERIFY WITH ARCHITECT/OWNER.

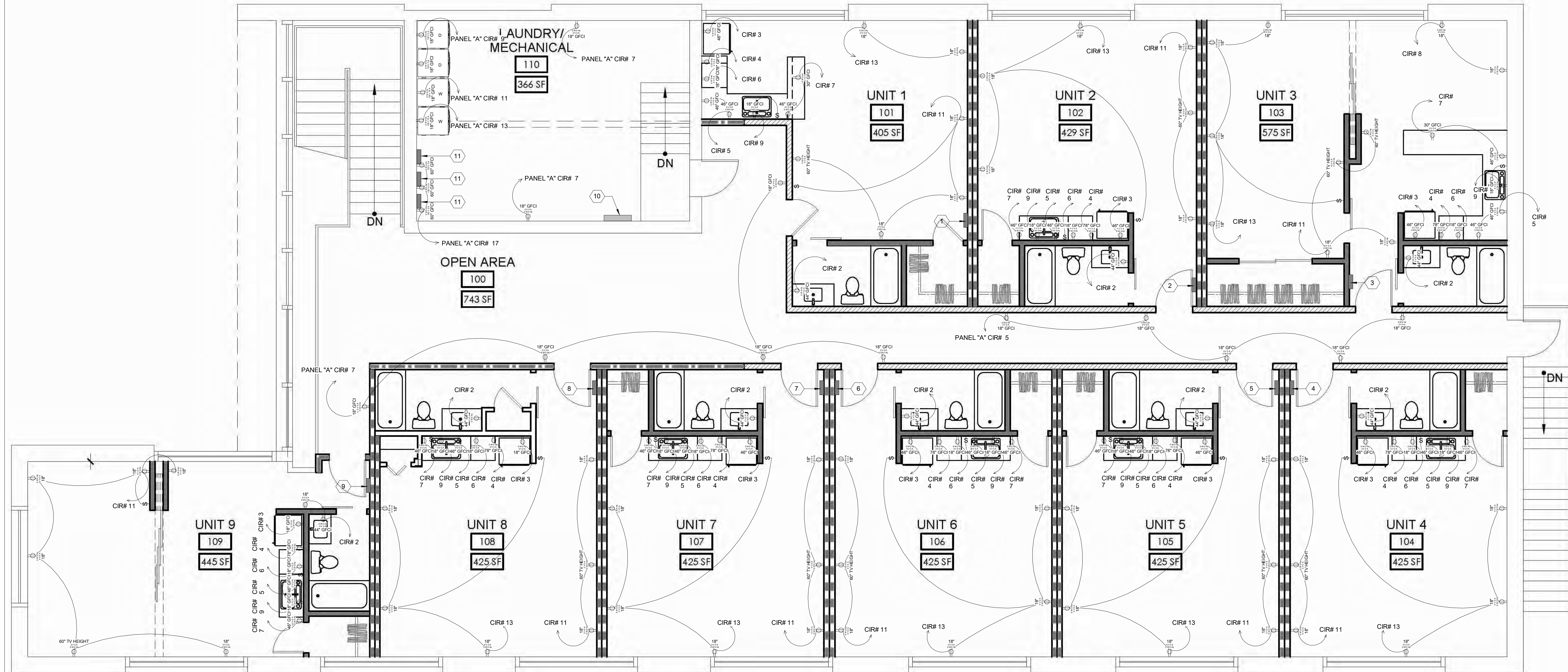
B. ALL EXPOSED CONDUIT LINE TO BE COORDINATED WITH CONTRACTOR BEFORE INSTALLED.

C. ELECTRICIAN TO PROVIDE ROOF TOP EQUIPMENT DISCONNECT SWITCHES AND A GFCI/WP SERVICE OUTLET THAT IS NO MORE THAN 25' FROM ANY ROOF TOP UNIT.

### ELECTRICAL KEYNOTES

DESCRIPTION - NOTE ALL NOTES ARE APPLICABLE

- (N) 40 AMP SUB-PANEL "UNIT 1" 1 PH
- (N) 40 AMP SUB-PANEL "UNIT 2" 1 PH
- (N) 40 AMP SUB-PANEL "UNIT 3" 1PH
- (N) 40 AMP SUB-PANEL "UNIT 4" 1PH
- (N) 40 AMP SUB-PANEL "UNIT 5" 1PH
- (N) 40 AMP SUB-PANEL "UNIT 6" 1PH
- (N) 40 AMP SUB-PANEL "UNIT 7" 1PH
- (N) 40 AMP SUB-PANEL "UNIT 8" 1PH
- (N) 40 AMP SUB-PANEL "UNIT 9" 1PH
- (E) 400 AMPS "PANEL A" PER GREY SHELL
- GAS TANKLESS WATER HEATER. PLEASE SEE P3.00 FOR SPECS.



**1 POWER PLAN**  
SCALE: 1/4" = 1'-0"

**ELECTRICAL POWER PLAN AND CALC.**  
**107 S. WATER ST. BOUTIQUE HOTEL**  
 107 S. WATER ST. HENDERSON, NV. 89015

Revision #	Revision Description	Revision Date

2019107

07/07/19

SHEET NUMBER:

**E1.00**

DESIGN BUILD ELECTRICAL  
 11035 LAVENDER HILL DR. ST. 160-399  
 LAS VEGAS, NV. 89135  
 LIC# 60151  
**ROBERT P. QUONFREY**



**ELECTRICAL GENERAL NOTES**

- 2018 IBC Section - 1006.1 The means of egress, including the exit discharge, shall be illuminated at all times the building space served by the means of egress is occupied.  
 - 2018 IBC Section 1006.2 - The means of egress illumination level shall not be less than 1 footcandle (11 lux) at the walking surface.  
 - 2018 IBC Section 1006.3 - The power supply for means of egress illumination shall normally be provided by the premises' electrical supply. In the event of power supply failure, an emergency electrical system shall automatically illuminate all of the following areas:  
 a. Aisles and unenclosed egress stairways in rooms and spaces that require two or more means of egress.  
 b. Corridors, interior exit stairways and ramps and exit passageways in buildings required to have two or more exits.  
 c. Exterior egress components at other than their levels of exit discharge until exit discharge is accomplished for buildings required to have two or more exits.  
 d. Interior exit discharge elements, as permitted in Section 1027.1, in buildings required to have two or more exits.  
 e. Exterior landings as required by Section 1008.1.6 for exit discharge doorways in buildings required to have two or more exits.  
 The emergency power system shall provide power for a duration of not less than 90 minutes and shall consist of storage batteries, unit equipment or an on-site generator. The installation of the emergency power system shall be in accordance with Section 2702.

- 2018 IECC Section 505.2.1 - Each area enclosed by walls or floor-to-ceiling partitions shall have at least one manual control for the lighting serving that area. The required controls shall be located within the area served by the controls or be a remote switch that identifies the lights served and indicates their status.  
 Exceptions:  
 1. Areas designated as security or emergency areas that must be continuously lighted.  
 2. Lighting in stairways or corridors that are elements of the means of egress. Section 505.2.2 Additional Controls - Each area that is required to have a manual control shall have additional controls that meet the requirements of Sections 505.2.2.1 and 505.2.2.2. 505.2.2.1 *Light Reduction Controls* - Each area that is required to have a manual control shall also allow the occupant to reduce the connected lighting load in a reasonably uniform illumination pattern by at least 50 percent. Lighting reduction shall be achieved by one of the following or other approved method: 1. Controlling all lamps or luminaires; 2. Dual switching of alternate rows of luminaires, alternate luminaires or alternate lamps; 3. Switching the middle lamp luminaires independently of the outer lamps; or 4. Switching each luminaire or each lamp. Exceptions: 1. Areas that have only one luminaire. 2. Areas that are controlled by an occupant-sensing device. 3. Corridors, storerooms, restrooms or public lobbies. 4. *Sleeping unit* 5. Spaces that use less than 0.6 watts per square foot (6.5 W/m<sup>2</sup>).  
 505.2.2.2 *Automatic Lighting Shutoff* - Buildings larger than 5,000 square feet shall be equipped with an automatic control device to shut off lighting in those areas. This automatic control device shall function on either:  
 1. A scheduled basis, using time-of-day, with an independent program schedule that controls the interior lighting in areas that do not exceed 25,000 square feet and are not more than one floor; or 2. An occupant sensor that shall turn lighting off within 30 minutes of an occupant leaving a space; or 3. A signal from another control or alarm system that indicates the area is unoccupied.  
 Exception: The following shall not require an automatic control device: 1. *Sleeping unit* 2. Lighting in spaces where patient care is directly provided. 3. Spaces where an automatic shutoff would endanger occupant safety or security.

**CEILING KEYNOTES**

NO DESCRIPTION

- J-BOX FOR NEW BATHROOM WALL LAMP. FIXTURE TO BE SPEC BY OWNER.
- J-BOX FOR FUTURE FAN OR LIGHT FIXTURE TO BE SPEC BY OWNER.

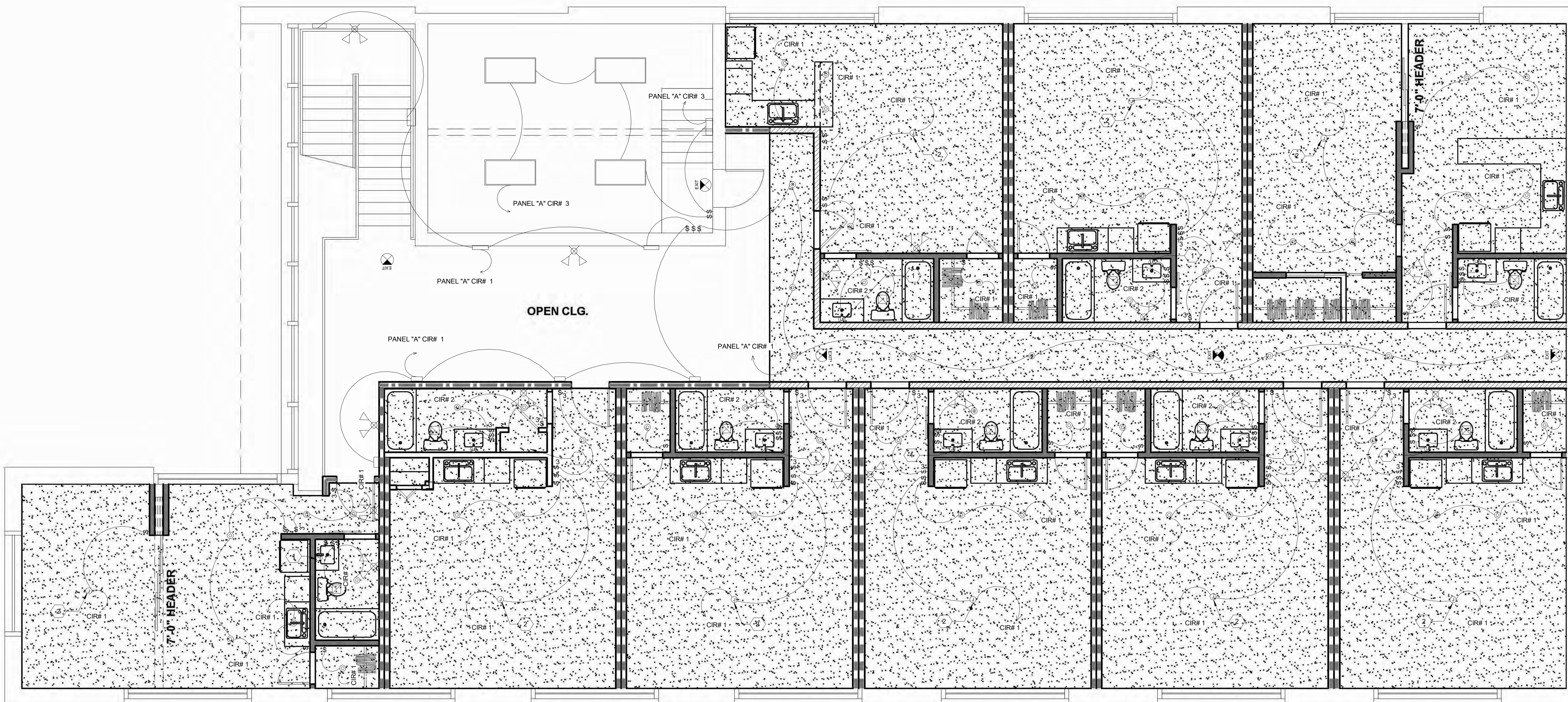
**NOTE:** ALL LIGHTING SWITCHES TO BE WITH SENSOR.

- HALLWAY SHOULD BE ILLUMINATED IN THE EVENT OF POWER SUPPLY FAILURE.

- EXTERIOR LIGHTS BY EXIT DOORS OF THE BUILDING ARE EXISTING.

**LIGHT LEGEND**

- ⊙ 6" RECESSED PATH LIGHT - BEGA-US #7069LED
- PENDANT LIGHTS - PROVIDED BY OWNER
- ▽▽▽ TRACK LIGHTING
- ▭ 1'X4' COMPACT FLUORESCENT LIGHTS
- ⊙ SC smoke/carbon monoxide detectors



**2 REFLECTING LIGHTING PLAN**  
 SCALE: 1/4" = 1'-0"

DESIGN BUILD ELECTRICAL  
 11036 LAVENDER HILL DR. ST. 160-399  
 LAS VEGAS, NV. 89135  
 LIC# 60151

ROBERT P. QUINN

**ELECTRICAL LIGHTING PLAN  
 AND SINGLE LINE**  
**107 S. WATER ST. BOUTIQUE  
 HOTEL**

107 S. WATER ST. HENDERSON, NV. 89015

Revision #	Revision Description	Revision Date

2019107

07/07/2019

SHEET NUMBER:

**E2.00**



PANELBOARD - 100A				NEW				SCHEDULE				
VOLTAGE: 120 - 208				LOCATION: Inside				ENCL: NEMA 1				
bus rating: 40 amp				MOUNTING: surface				MIN. A/C: 10K				
MAINS: MLO				LOAD - VA				MOUNTING: surface				
panel UNIT 4				LOAD - VA				MIN. A/C: 10K				
W	C	Circuit Description	BKR	CKT NUM	PHASE A	PHASE B	CKT NUM	BKR	Circuit Description	CKT NUM	BKR	Circuit Description
		LIGHTS/EMER	20	1	300		2	20	RESTROOM			
		KIT REF	20	3	600	900	4	20	STOVE			
		KIT GFCI	20	5	360	1000	6	20	MICROWAVE			
		KIT GFCI	20	7	1000	360	8					
		GD	20	9	650		10					
		OUTLETS	20	11		720	12					
		OUTLETS	20	13	360		14					
				15			16					
				17			18					
				19			20					
				21			22					
				23			24					
				25			26					
				27			28					
				29			30					

FED THROUGH LOAD		
CONNECTED LOAD		
DEMAND LOAD	3270	3480
TOTAL LOAD	6750	
TOTAL AMPS	29	

PANELBOARD - 100A				NEW				SCHEDULE				
VOLTAGE: 120 - 240				LOCATION: Inside				ENCL: NEMA 1				
bus rating: 40 amp				MOUNTING: surface				MIN. A/C: 10K				
MAINS: MLO				LOAD - VA				MOUNTING: surface				
panel UNIT 3				LOAD - VA				MIN. A/C: 10K				
W	C	Circuit Description	BKR	CKT NUM	PHASE A	PHASE B	CKT NUM	BKR	Circuit Description	CKT NUM	BKR	Circuit Description
		LIGHTS/EMER	20	1	300		2	20	RESTROOM			
		KIT REF	20	3	600	900	4	20	STOVE			
		KIT GFCI	20	5	360	1000	6	20	MICROWAVE			
		KIT GFCI	20	7	1000	360	8	20	OUTLETS			
		GD	20	9	650		10					
		OUTLETS	20	11		720	12					
		OUTLETS	20	13	720		14					
				15			16					
				17			18					
				19			20					
				21			22					
				23			24					
				25			26					
				27			28					
				29			30					

FED THROUGH LOAD		
CONNECTED LOAD		
DEMAND LOAD	3780	3840
TOTAL LOAD	7620	
TOTAL AMPS	32	

PANELBOARD - 100A				NEW				SCHEDULE				
VOLTAGE: 120 - 240				LOCATION: Inside				ENCL: NEMA 1				
bus rating: 40 amp				MOUNTING: surface				MIN. A/C: 10K				
MAINS: MLO				LOAD - VA				MOUNTING: surface				
panel UNIT 2				LOAD - VA				MIN. A/C: 10K				
W	C	Circuit Description	BKR	CKT NUM	PHASE A	PHASE B	CKT NUM	BKR	Circuit Description	CKT NUM	BKR	Circuit Description
		LIGHTS/EMER	20	1	300		2	20	RESTROOM			
		KIT REF	20	3	600	900	4	20	STOVE			
		KIT GFCI	20	5	360	1000	6	20	MICROWAVE			
		KIT GFCI	20	7	1000	360	8					
		GD	20	9	650		10					
		OUTLETS	20	11		720	12					
		OUTLETS	20	13	360		14					
				15			16					
				17			18					
				19			20					
				21			22					
				23			24					
				25			26					
				27			28					
				29			30					

FED THROUGH LOAD		
CONNECTED LOAD		
DEMAND LOAD	3270	3480
TOTAL LOAD	6750	
TOTAL AMPS	29	

PANELBOARD - 100A				NEW				SCHEDULE				
VOLTAGE: 120 - 240				LOCATION: Inside				ENCL: NEMA 1				
bus rating: 40 amp				MOUNTING: surface				MIN. A/C: 10K				
MAINS: MLO				LOAD - VA				MOUNTING: surface				
panel UNIT 1				LOAD - VA				MIN. A/C: 10K				
W	C	Circuit Description	BKR	CKT NUM	PHASE A	PHASE B	CKT NUM	BKR	Circuit Description	CKT NUM	BKR	Circuit Description
		LIGHTS/EMER	20	1	300		2	20	RESTROOM			
		KIT REF	20	3	600	900	4	20	STOVE			
		KIT GFCI	20	5	360	1000	6	20	MICROWAVE			
		KIT GFCI	20	7	1000	360	8					
		GD	20	9	650		10					
		OUTLETS	20	11		720	12					
		OUTLETS	20	13	360		14					
				15			16					
				17			18					
				19			20					
				21			22					
				23			24					
				25			26					
				27			28					
				29			30					

FED THROUGH LOAD		
CONNECTED LOAD		
DEMAND LOAD	3270	3480
TOTAL LOAD	6750	
TOTAL AMPS	29	

PANELBOARD - 100A				NEW				SCHEDULE				
VOLTAGE: 120 - 208				LOCATION: Inside				ENCL: NEMA 1				
bus rating: 40 amp				MOUNTING: surface				MIN. A/C: 10K				
MAINS: MLO				LOAD - VA				MOUNTING: surface				
panel UNIT 8				LOAD - VA				MIN. A/C: 10K				
W	C	Circuit Description	BKR	CKT NUM	PHASE A	PHASE B	CKT NUM	BKR	Circuit Description	CKT NUM	BKR	Circuit Description
		LIGHTS/EMER	20	1	300		2	20	RESTROOM			
		KIT REF	20	3	600	900	4	20	STOVE			
		KIT GFCI	20	5	360	1000	6	20	MICROWAVE			
		KIT GFCI	20	7	1000	360	8					
		GD	20	9	650		10					
		OUTLETS	20	11		720	12					
		OUTLETS	20	13	360		14					
				15			16					
				17			18					
				19			20					
				21			22					
				23			24					
				25			26					
				27			28					
				29			30					

FED THROUGH LOAD		
CONNECTED LOAD		
DEMAND LOAD	3270	3480
TOTAL LOAD	6750	
TOTAL AMPS	29	

PANELBOARD - 100A				NEW				SCHEDULE				
VOLTAGE: 120 - 208				LOCATION: Inside				ENCL: NEMA 1				
bus rating: 40 amp				MOUNTING: surface				MIN. A/C: 10K				
MAINS: MLO				LOAD - VA				MOUNTING: surface				
panel UNIT 7				LOAD - VA				MIN. A/C: 10K				
W	C	Circuit Description	BKR	CKT NUM	PHASE A	PHASE B	CKT NUM	BKR	Circuit Description	CKT NUM	BKR	Circuit Description
		LIGHTS/EMER	20	1	300		2	20	RESTROOM			
		KIT REF	20	3	600	900	4	20	STOVE			
		KIT GFCI	20	5	360	1000	6	20	MICROWAVE			
		KIT GFCI	20	7	1000	360	8					
		GD	20	9	650		10					
		OUTLETS	20	11		720	12					
		OUTLETS	20	13	360		14					
				15			16					
				17			18					
				19			20					
				21			22					
				23			24					
				25			26					
				27			28					
				29			30					

FED THROUGH LOAD		
CONNECTED LOAD		
DEMAND LOAD	3270	3480
TOTAL LOAD	6750	
TOTAL AMPS	29	

PANELBOARD - 100A				NEW				SCHEDULE				
VOLTAGE: 120 - 208				LOCATION: Inside				ENCL: NEMA 1				
bus rating: 40 amp				MOUNTING: surface				MIN. A/C: 10K				
MAINS: MLO				LOAD - VA				MOUNTING: surface				
panel UNIT 6				LOAD - VA				MIN. A/C: 10K				
W	C	Circuit Description	BKR	CKT NUM	PHASE A	PHASE B	CKT NUM	BKR	Circuit Description	CKT NUM	BKR	Circuit Description
		LIGHTS/EMER	20	1	300		2	20	RESTROOM			
		KIT REF	20	3	600	900	4	20	STOVE			
		KIT GFCI	20	5	360	1000	6	20	MICROWAVE			
		KIT GFCI	20	7	1000	360	8					
		GD	20	9	650		10					
		OUTLETS	20	11		720	12					
		OUTLETS	20	13	360		14					
				15			16					
				17			18					



Section # & Req.ID	Rough-In Electrical Inspection	Complies?	Comments/Assumptions
C405.2.2.2 [EL22]¹	Spaces required to have light-reduction controls have a manual control that allows the occupant to reduce the connected lighting load in a reasonably uniform illumination pattern ±= 50 percent.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C405.2.1.1 [EL18]¹	Occupancy sensors installed in classrooms/lecture/training rooms, conference/meeting/multi-purpose rooms, copy/print rooms, lounges/breakrooms, enclosed offices, open plan office areas, restrooms, storage rooms, locker rooms, warehouse storage areas, and other spaces ±= 300 sqft that are enclosed by floor-to-ceiling height partitions. Reference section language C405.2.1.2 for control function in warehouses and section C405.2.1.3 for open plan office spaces.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C405.2.1.1 [EL19]¹	Occupancy sensors control function in warehouses; in warehouses, the lighting in aislesways and open areas is controlled with occupancy sensors that automatically reduce lighting power by 50% or more when the areas are unoccupied. The occupancy sensors control lighting in each aisleway independently and do not control lighting beyond the aisleway being controlled by the sensor.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C405.2.1.3 [EL20]¹	Occupant sensor control function in open plan office areas: Occupant sensor controls in open office spaces ±= 300 sq ft, have controls: 1) configured so that general lighting can be controlled separately in control zones with floor areas ±= 600 sq ft, within the space, 2) automatically turn off general lighting in all control zones within 20 minutes after all occupants have left the space, 3) are configured so that general lighting power in each control zone is reduced by ±= 80% of the full zone general lighting power within 20 minutes of all occupants leaving that control zone, and 4) are configured such that any daylight responsive control will activate space general lighting or control zone general lighting only when occupancy for the same area is detected.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C405.2.2.1 [EL21]¹	Each area not served by occupancy sensors (per C405.2.1) have time-switch controls and functions detailed in sections C405.2.2.1 and C405.2.2.2	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

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Section # & Req.ID	Rough-In Electrical Inspection	Complies?	Comments/Assumptions
C405.2.3.1 [EL22]¹	Daylight zones provided with individual controls that control the lights independent of general area lighting. See code section C405.2.3	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C405.2.3.2 [EL23]¹	Daylight-responsive controls for applicable spaces, C405.2.3.1 Daylight responsive control function and section C405.2.3.2 Side-lit zone.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C405.2.4 [EL26]¹	Separate lighting control devices for specific uses installed per approved lighting plans.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C405.2.4 [EL27]¹	Additional interior lighting power allowed for special functions per the approved lighting plans and is automatically controlled and separated from general lighting.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C405.3 [EL6]¹	Exit signs do not exceed 5 watts per face.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C405.6 [EL26]¹	Low-voltage dry-type distribution electric transformers meet the minimum efficiency requirements of Table C405.6.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C405.7 [EL27]¹	Electric motors meet the minimum efficiency requirements of Tables C405.7(1) through C405.7(4). Efficiency verified through certification under an approved certification program or the equipment efficiency ratings shall be provided by motor manufacturer (where certification programs do not exist).	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C405.8.2 [EL28]¹	Escalators and moving walks comply with ASME A17.1/CSA B44 and have automatic controls configured to reduce speed to the minimum permitted speed in accordance with ASME A17.1/CSA B44 or applicable local code when not conveying passengers.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C405.9 [EL29]¹	Total voltage drop across the combination of feeders and branch circuits ±= 5%.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

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### COMcheck Software Version 4.1.1.0 Inspection Checklist

Requirements: 0.0% were addressed directly in the COMcheck software  
Text in the "Comments/Assumptions" column is provided by the user in the COMcheck Requirements screen. For each requirement, the user certifies that a code requirement will be met and how that is documented, or that an exception is being claimed. Where compliance is itemized in a separate table, a reference to that table is provided.

Section # & Req.ID	Plan Review	Complies?	Comments/Assumptions
C103.2 [PR4]¹	Plans, specifications, and/or calculations provide all information with which compliance can be determined for the interior lighting and electrical systems and equipment and document where exceptions to the standard are claimed. Information provided should include interior lighting power calculations, wattage of bulbs and ballasts, transformers and control devices.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C406 [PR9]¹	Plans, specifications, and/or calculations provide all information with which compliance can be determined for the additional energy efficiency package options.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

Additional Comments/Assumptions:

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Project Title: 107 S. WATER ST. BOUTIQUE HOTEL Report date: 09/02/19  
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Section # & Req.ID	Final Inspection	Complies?	Comments/Assumptions
C303.3, C408.2.5.2 [F117]¹	Furnished O&M instructions for systems and equipment to the building owner or designated representative.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C405.4.1 [F118]¹	Interior installed lamp and fixture lighting power is consistent with what is shown on the approved lighting plans, demonstrating proposed watts are less than or equal to allowed watts.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Interior Lighting fixture schedule for values.
C408.1.1 [F157]¹	Building operations and maintenance documents will be provided to the owner. Documents will cover manufacturers' information, specifications, programming procedures and means of illustrating to owner how building, equipment and systems are intended to be installed, maintained, and operated.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C408.2.5.1 [F116]¹	Furnished as-built drawings for electric power systems within 90 days of system acceptance.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C408.3 [F133]¹	Lighting systems have been tested to ensure proper calibration, adjustment, programming, and operation.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

Additional Comments/Assumptions:

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

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ROBERT GODFREY - OWNER  
ROBERT P. GODFREY  
09/02/2019  
Name - Title Signature Date

Project Title: 107 S. WATER ST. BOUTIQUE HOTEL Report date: 09/02/19  
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### COMcheck Software Version 4.1.1.0 Interior Lighting Compliance Certificate

Project Information  
Energy Code: 2018 IECC  
Project Title: 107 S. WATER ST. BOUTIQUE HOTEL  
Project Type: New Construction

Construction Site: 107 S. WATER ST. HENDERSON, NV 89015  
Owner/Agent:  
Designer/Contractor: ROBERT GODFREY 11035 LAVENDER HILL DR. SUITE# 150-399 LAS VEGAS, NV 89135 702-423-3791

Reduced interior lighting power. Requirements are implicitly enforced within interior lighting allowance calculations.

Allowed Interior Lighting Power	A Area Category	B Floor Area (ft²)	C Allowed Watts / ft²	D Allowed Watts (B X C)
1-Dormitory/Living Quarters		3979	0.49	1950
2-Common Space Types:Corridor/Transition ±=8 ft wide		743	0.59	438
3-Common Space Types:Laundry/Washing Area		366	0.39	143
Total Allowed Watts =				2531

Proposed Interior Lighting Power	A Fixture ID - Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixtures	D Fixture Watt.	E (C X D)
1-Dormitory/Living Quarters	LED 1: LED Other Fixture Unit 6.5W	1	51	6	332
	LED 2: LED A Lamp 8W	1	9	6	54
2-Common Space Types:Corridor/Transition ±=8 ft wide	LED 3: LED Other Fixture Unit 6.5W	1	9	6	58
	LED 6: LED A Lamp 11W	1	8	11	88
3-Common Space Types:Laundry/Washing Area	LED 5: LED Linear 11W	2	4	11	44
	LED 7: LED A Lamp 8.5W	1	1	6	6
Total Proposed Watts =				582	

Interior Lighting PASSES: Design 77% better than code

Interior Lighting Compliance Statement  
Compliance Statement: The proposed interior lighting design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed interior lighting systems have been designed to meet the 2018 IECC requirements in COMcheck Version 4.1.1.0 and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Project Title: 107 S. WATER ST. BOUTIQUE HOTEL Report date: 09/02/19  
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PANELBOARD - 100A				NEW				SCHEDULE			
VOLTAGE: 120 - 208				LOAD - VA				LOCATION: Inside			
bus rating: 40 amp				ENCL: NEMA 1				MOUNTING: surface			
MAINS: MLO				MIN. ACC: 10K							
W	C	Circuit Description	BKR	CKT NUM	PHASE A	PHASE B	CKT NUM	BKR	Circuit Description		
		LIGHTS/EMER	20	1	300		2	20	RESTROOM		
		KIT REF	20	3	720	900	4	20	STOVE		
		KIT GFCI	20	5	360	1000	6	20	MICROWAVE		
		KIT GFCI	20	7		360	8				
		GD	20	9	850		10				
		OUTLETS	20	11	720		12				
				13			14				
				15			16				
				17			18				
				19			20				
				21			22				
				23			24				
				25			26				
				27			28				
				29			30				
FED THROUGH LOAD											
CONNECTED LOAD											
DEMAND LOAD				3030				3480			
TOTAL LOAD				6510							
TOTAL AMPS								28			

P

LIGHTING CERTIFICATION &  
 PANEL SCHEDULE UNIT 9  
 107 S. WATER ST. BOUTIQUE  
 HOTEL  
 107 S. WATER ST. HENDERSON, NV, 89015

Revision #	Revision Date	Revision Description

2019107

09/02/19

SHEET NUMBER:

E4.00



**MINIMUM OUTDOOR AMOUNT OF VENTILATION SHALL BE: (UMC SECTION 403)**

**2ND FLOOR MOTEL**

ROOM #101: 405 SQFT

Vbz= Rp Pz + Ra Az

Vbz=  $5 \times 2 \times 405/1000 + .06 \times 405 = 29$  CFM

**2ND FLOOR MOTEL**

ROOM #102: 429 SQFT

Vbz= Rp Pz + Ra Az

Vbz=  $5 \times 2 \times 429/1000 + .06 \times 429 = 30$  CFM

**2ND FLOOR MOTEL**

ROOM #103: 575 SQFT

Vbz= Rp Pz + Ra Az

Vbz=  $5 \times 2 \times 575/1000 + .06 \times 575 = 41$  CFM

**2ND FLOOR MOTEL**

ROOM #104 -108: 425 SQFT

Vbz= Rp Pz + Ra Az

Vbz=  $5 \times 2 \times 525/1000 + .06 \times 525 = 37$  CFM EACH ROOM.

**2ND FLOOR MOTEL**

ROOM #109: 445 SQFT

Vbz= Rp Pz + Ra Az

Vbz=  $5 \times 2 \times 445/1000 + .06 \times 445 = 32$  CFM

**2ND FLOOR MOTEL**

OPEN AREA #100: 743 SQFT

Vbz= Rp Pz + Ra Az

Vbz=  $0 \times 8 \times 743/1000 + .06 \times 743 = 45$  CFM

**2ND FLOOR MOTEL**

LAUNDRY/MECHANICAL ROOM #110: 366 SQFT

Vbz= Rp Pz + Ra Az

Vbz=  $25 \times 2 \times 366/1000 + .0 \times 366 = 19$  CFM

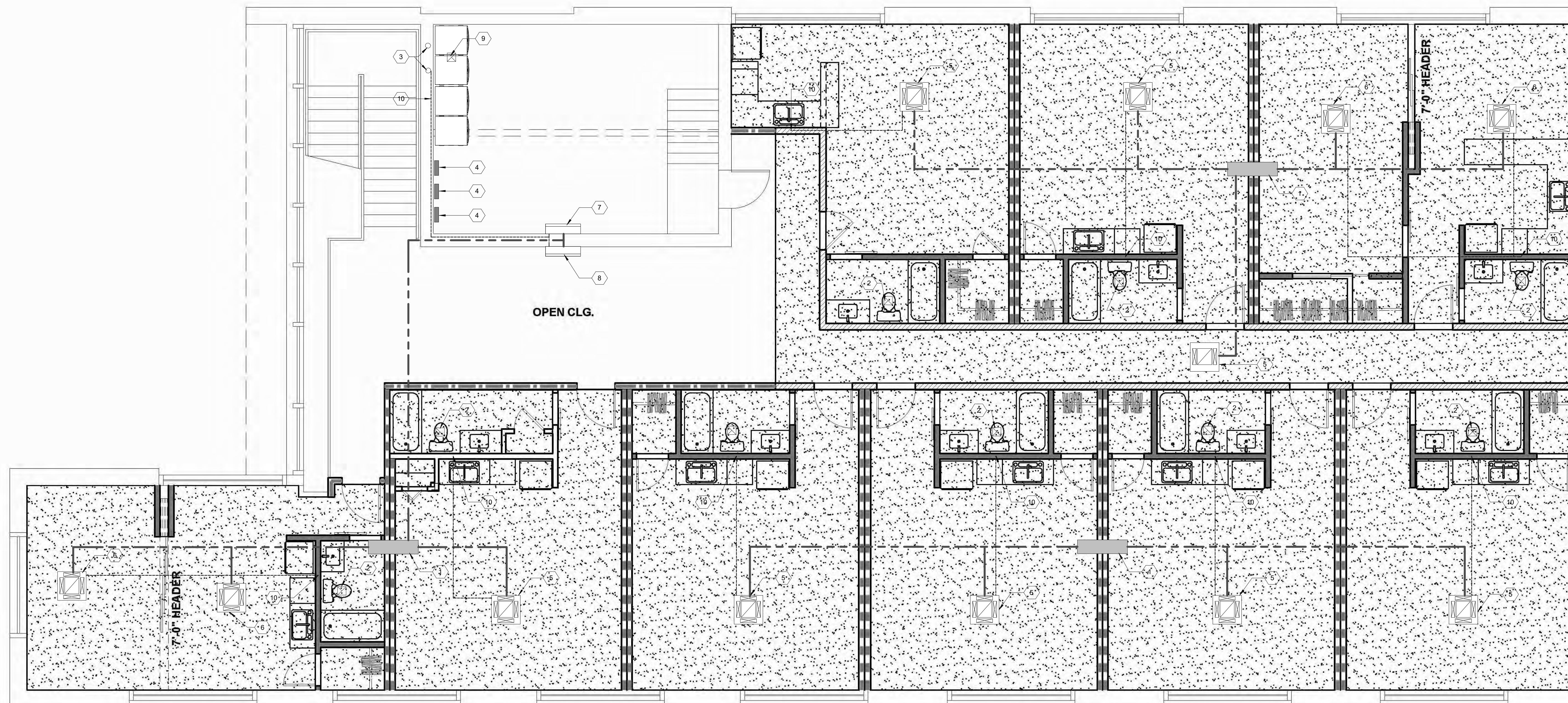
**MECHANICAL KEYNOTES**

NO. DESCRIPTION - NOTE ALL NOTES ARE APPLICABLE

1. (E) MINI HEAT PUMP CONDENSER 60,000 BTU - AC PRO: 61416 - INSTALLATION PER GREY SHELL.
2. EXHAUST FAN & DUCT TO PROVIDE 50 CFM VENT TO OUTSIDE PER CODE, PROVIDE BIRD SCREEN, BACKDRAFT & FACTORY CAP - BROAN 688 MODEL 50 CFM
3. LAUNDRY EXHAUST CONNECTION, 4" DRIER DUCT TO EXHAUST BETWEEN THE WALL THROUGH THE ROOF TO THE OUTSIDE AIR TO COMPLAINT WITH UMC 905.2
4. GAS TANKLESS WATER HEATER TO BE DIRECT VENT, PLEASE VENTING DETAIL ON SHEET P3.00
5. MINI SPLIT AIR HANDLER - 4 WAYS 15,000 BTU. - AC PRO: 61345 - ONLY HALLWAY IS 2 WAYS 15,000 BTU AC PRO: 61340
6. MINI SPLIT AIR HANDLER - 4 WAYS 7,500 BTU. - AC PRO: 62204
7. MINI SPLIT AIR HANDLER - WALL MOUNTED 12,000 BTU. - AC PRO: 61394
8. MINI SPLIT AIR HANDLER - WALL MOUNTED 18,000 BTU. - AC PRO: 61395
9. 280 CFM EXHAUST FAN AND VENT TO OUTSIDE PER CODE, PROVIDE BIRD SCREEN, BACKDRAFT & FACTORY CAP - AK280LS MODEL.
10. CONDENSE LINE TO DRAIN TO CLOSEST PIPE SEWER.

**GENERAL NOTES**

- A. MECHANICAL TO CHECK EXISTING RTU FOR SMOKE DETECTORS IN THE SUPPLY AIR DUCT FOR AUTOMATIC SHUTDOWN AS PER UMC SECTION 608.1.
- B. OUTDOOR AIR INTAKES SHALL BE COVERED WITH A SCREEN WITH MINIMUM 1/4" AND MAX. 1/2" OPENING. AIR INTAKES SHALL PROTECT AGAINST RAIN. UMC SECTION 402.
- C. OUTDOOR AIR INTAKES AND EXHAUSTS SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING PER IECC 403.5
- D. OUTDOOR AIR INTAKES SHALL BE LOCATED A MIN. OF 10 FT. AWAY FROM HAZARDOUS OR NOXIOUS CONTAMINANT SUCH AS VENTS, CHIMNEYS, PLUMBING VENT, STREET, ALLEYS, ETC. DOES NOT INCLUDE EXHAUST FANS FROM BATHROOMS AND KITCHENS.
- E. ALL ROOF PIPE PENETRATION SEE DETAIL ON 4/P2.00
- F. EXHAUST FAN & DUCT TO PROVIDE 50 CFM VENT TO OUTSIDE PER CODE, PROVIDE BIRD SCREEN, BACKDRAFT & FACTORY CAP - BROAN 688 MODEL 50 CFM
- G. MECHANICAL TO PROVIDE SMOKE DETECTORS IN THE SUPPLY DUCT, ACCORDING TO 2012 UMC SECTION 608
- H. ALL MECHANICAL UNITS ARE INSTALLED ON THE ROOF
- I. (T1) - THERMOSTAT
- J. DUCTS TO BE R8 FLEX DUCT
- K. STAMP FACE REGISTERS 4 WAYS
- L. STAMP FACE RETURN GRILL (FILTERS)



1 MECHANICAL CEILING PLAN  
SCALE: 1/4" = 1'-0"

JUST IN TIME  
63 N. STEPHANIE ST. SUITE 193  
HENDERSON, NV. 89014  
LIC# 76995

JUSTIN E. BACA

**MECHANICAL PLAN**

107 S. WATER ST. BOUTIQUE HOTEL  
107 S. WATER ST. HENDERSON, NV. 89015

Revision #	Revision Description	Revision Date

2019107

07/07/2019

SHEET NUMBER:

**M1.00**







**SCHEDULE AND CALCULATIONS TABLES**  
WATER FIXTURE SCHEDULE

(8) - SINKS	1.00 F.U.	9 F.U.'s
(9) - KITCHEN SINK	1.50 F.U.	13.5 F.U.'s
(9) - WATER CLOSET (GRAVITY TANK)	2.50 F.U.	22.5 F.U.'s
(9) - BATHTUB	4.00 F.U.	36 F.U.'s
(2) - WASHER	4.00 F.U.	8.0 F.U.'s
(2) - HOSE BIBB	2.50 F.U.	3.5 F.U.'s

TOTAL: 92.5 F.U.'s  
LENGTH: 155'

PER UPC 2018 TABLE 610.3, 610.4  
RESIDUAL - PRESSURE RANGE: 46 TO 60 PSI @ 200'  
ALLOWABLE 240 UNITS: 1 1/2" METER & 2" MAIN LINE  
MATERIAL: SCH 40 PVC (EXTERIOR); WIRSBO PEX (INTERIOR)  
MAIN PIPE SIZE HOT WATER 3/4"

**SANITARY SEWER SCHEDULE**

(9) - SINKS	1.00 D.F.U.	9 D.F.U.'s
(9) - KITCHEN SINK	2.00 D.F.U.	18 D.F.U.'s
(9) - WATER CLOSET (GRAVITY TANK)	3.00 D.F.U.	27 D.F.U.'s
(9) - BATHTUB	2.00 D.F.U.	18 D.F.U.'s
(2) - WASHER	3.00 D.F.U.	6.0 D.F.U.'s

TOTAL: 78 D.F.U.'s

4" SEWER MAIN PER UPC TABLE 703.2, 717.1, 702.1  
MATERIAL: PVC DWV

**GAS LINE CALCS**

APP	BTU/HR	CFH/HR	QTY	BRANCH SIZE	TOTAL CFH
(E) CONDENSERS	66,000	66	3	3/4"	198
G.TANKLESS	199,000	199	3	3/4"	597
DRYER	22,000	22	2	3/4"	44

TOTAL: 839 CFH

TOTAL GAS LINE: 188'

UPS TABLE 1216.2 (1)  
MAX. DEVELOPED LENGTH RUN 200'  
2 1/2" MAIN GAS PIPE SIZE - 1270 CFH  
MATERIAL: ABOVE GRADE: SCHEDULE 40 BIP

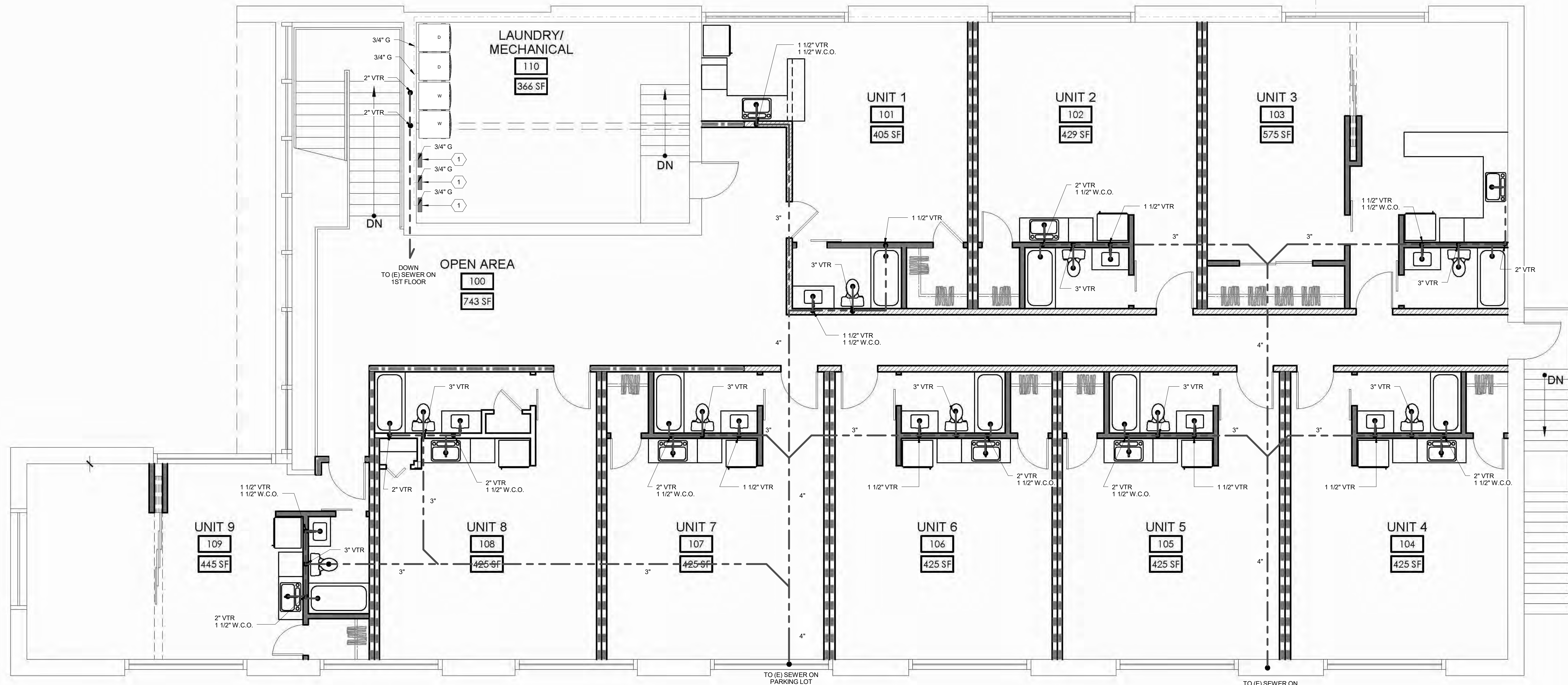
**SCOPE OF WORK**

THIS INCLUDES THE ADDITION OF 9 FULL BATHROOMS AND 9 KITCHEN SINKS. IT ALSO INCLUDES THE ADDITION TO 2 WASHERS.

ALL THESE NEW ADDITIONS TO CONNECT TO EXISTING SEWER FROM (E) BUILDING AND (E) SEWER ON THE PARKING LOT.

**KEYNOTES**

NO.	DESCRIPTION
1.	8.7 GPM - 199K BTU TANKLESS WATER HEATER - PLEASE SEE SPECS ON SHEET P3.00



**1 SEWER AND GAS PLUMBING PLAN**  
SCALE: 1/4" = 1'-0"

JUST IN TIME  
631 N. STEPHANIE ST. SUITE 193  
HENDERSON, NV. 89014  
LIC# 78995

JUSTIN E. BACA

**WATER & SEWER PLUMBING PLAN**  
**107 S. WATER ST. BOUTIQUE HOTEL**  
107 S. WATER ST. HENDERSON, NV. 89015

Revision #	Revision Description	Revision Date

2019107

07/07/2019

SHEET NUMBER:

**P1.00**



## PLUMBING NOTES

- NEW FLOOR DRAINS TO COMPLY WITH SECTION 418.3 UPC.
- PLUMBER TO PROVIDE TRAPS AND VENTS FOR ALL PLUMBING FIXTURES. SECTION 901 AND 1001 UPC.
- FOR ALL VTR ROOF PIPE PENETRATION SEE DETAIL ON 4/P2.01
- PLUMBER TO PROVIDE CLEANOUTS ON THE INLET AND OUTLET OF EACH GREASE INTERCEPTOR AND THE OUTLET SIDE OF THE SAMPLE BOX PER SECTION 1009 SOUTHERN NEVADA PLUMBING CODE. SEE SEWER AND VENT ISOMETRIC FOR REFERENCE.
- PLUMBER TO PROVIDE VENT ON THE OUTLET SIDE OF THE INTERCEPTOR PER SECTION 1009 SOUTHERN NEVADA PLUMBING CODE. SEE SEWER AND VENT ISOMETRIC FOR REFERENCE.
- PLUMBER TO PROVIDE VENTS FOR ALL PLUMBING FIXTURES INCLUDING FLOOR DRAINS PER SECTION 901 UPC. SEE SEWER AND VENT ISOMETRIC FOR REFERENCE.
- VENTS FOR HORIZONTAL DRAIN LINES SHALL BE TAKEN OFF ABOVE DRAINAGE CENTERLINE DOWNSTREAM OF THE TRAP PER SECTION 905.2 UPC.
- ALL WATER CLOSETS SHALL HAVE ENLOGATED BOWLS WITH OPEN FRONT SEATS PER SECTION 411 UPC.
- PLUMBER TO PROVIDE TEMPERATURE LIMITING DEVICES FOR ALL LAVATORIES PER SECTION 421 UPC.
- ALL SHOWERS SHALL BE PRESSURE BALANCING OR THERMOSTATIC CONTROL TYPE. UPC SECTION 408.3

## PLUMBING SPECIFICATIONS

- PART 1 - GENERAL:**
- The Work included consists of furnishing labor, materials and equipment for the installation and piping into operation a complete, balanced and operable plumbing system as specified and shown, including, but not limited to: Plumbing equipment piping, controls, valves, and accessories, except as otherwise noted.
  - Entire installation shall comply with and be installed in accordance with the adopted version of 2018 UPC, with locally adopted amendments. No Work indicated on drawings or specifications shall be performed without prior check approval and valid permits.
  - The Contractor shall guarantee the complete work for a period of one year. The Contractor shall repair or replace any defective item(s) within one (1) year from the work was substantially completed and placed into operation.
  - The Contractor shall obtain and pay for all permits, licenses, and inspections required to complete the mechanical work.
  - Design drawings are diagrammatic and are intended only to define the basic functions required, provide labor, material, etc., necessary to accomplish these requirements. Minor deviations from the design layout are anticipated and shall be considered as part of the work included; However, no changes that alter the character of the Work will be permitted.
  - Do not scale the design drawings. See architectural drawings for dimensions.
  - The Contractor shall be responsible for all cutting and patching to complete the installation of the mechanical work. All exposed finished areas that are damaged as a result of this Work shall be finished.
  - All construction sites shall be properly protected with barricades, warning flags, fencing, and lights as required by OSHA and state requirements. Provide shoring, bracing, and access ladders. Contractor shall retain a Construction Engineer whenever deemed necessary to enhance the construction environment.
  - All utility shut-downs shall be scheduled at least two (2) days in advance with the Owner.
  - Shop drawings and proposed material lists shall be submitted to the Engineer for review at least thirty (30) days prior to the start of any Work.
  - If the Contractor's use of substitute materials, equipment or methods of installation requires any changes in other trade(s) work from that shown on the drawings, the extra cost of the other trade(s) work shall be the responsibility of the Contractor including the substitution.
  - Contractor shall support all substitution requests with sufficient information/test data to permit the Engineer to examine the merits of the proposed substitution. Insufficient submitted data will result in rejection. Any item by a manufacturer other than those specified, or of brand name or model number, or of generic species other than those specified, will be considered a substitution. Engineer will be the sole judge of whether or not the substitution is equal in quality, utility and economy to that specified.
  - The Contractor shall submit two (2) complete sets of as-built drawings, operation/maintenance manuals to the Owner as permanent records at successful completion of work, before final payment can be approved by the Owner's representative.
  - Provide to the owner a copy of inspection reports and approval certificates from local and state inspections, refer to specifications.
- PART 2 - PLUMBING MATERIALS:**
- Plumbing fixtures shall be as scheduled on plans. Equipment by others shall be receipted and final connections made.
  - Piping Materials:
    - All piping shall be new piping materials. Pipe sizes, materials, support, seismic restraint, and installation shall be in accordance with the adopted codes.
    - Domestic water piping below grade to trap primers:
      - Copper tubing: ASTM B88-96, type "K", soft temper, enclosed in pipe sleeve PVC sch 80, 2"-pipe size larger than tubing or pipe and terminated 1"-in above slab or grade. 20-mil polyethylene casing in lieu of PVC sleeve may be used for piping sizes 3/4" or smaller. Copper tubing shall be installed without joints.
      - Domestic water piping above grade:
        - Copper tubing: ASTM B88-96, type "L", hard drawn. Fittings: ASME B16.18 cast copper alloy solder joint pressure fittings or wrought copper and copper alloy solder joint pressure fittings ASME B16.22. Solder and fluxes shall be lead-free.
        - Sanitary sewer and vent: shall be of the following materials:
          - Where prohibited by code or building type, plastic piping shall not be used above grade.
          - ABS piping shall comply with ASTM D2281-96 or D2751-96. Joints: solvent weld ASTM D2235-96a.
          - PVC piping shall comply with ASTM D2565-97a. Joints: solvent weld ASTM D2564-96a.
          - Cast iron shall comply with CSPI 301. Fittings shall be no-hub connected with (4) stainless-steel bands by Proffo PTHN S series.
        - Condensate and indirect drains:
          - Copper tubing: ASTM B306, DWV, Fittings: ASME 16.23 cast bronze, or ASME B16.25, wrought copper. Joints: ASTM B32, solder grade 50a. (2) Where branch drains are smaller than available sizes in DWV, use ASTM B88, type M copper tubing with wrought fittings.
          - Root Drains/Overflow Drain:
            - ABS piping shall comply with ASTM D2281-96 or D2751-96. Joints: solvent weld ASTM D2235-96a.
            - PVC piping shall comply with ASTM D2565-97a. Joints: solvent weld ASTM D2564-96a.
            - Gas piping shall be schedule 40 black steel, screwed or welded malleable fittings, unless sizes 2" shall be threaded. Sizes 2 1/2" may be welded.
    - Valves and piping specialties shall be provided as follows:
      - Ball valves shall be 2-piece brass or bronze body with stainless steel ball, TFE seat, and lever operator for screwed or soldered connection by NIBCO. Provide lever arm extension to clear insulation on all valves. Valves shall be line sized unless otherwise noted.
      - Water hammer arrestors shall be PROSOLO FINNC series, UNO. Water hammer arrestors shall be size "A" unless noted otherwise.
      - Check valves 2-inches and smaller for non-pump service shall be "Y" pattern bronze body, swing IRL, metal to metal seat, for screwed connection by Watts. (2) Diaphragm valves shall be provided to join diaphragm materials, and shall be Watts series 3000 screwed or soldered connections. Valves shall be line sized unless otherwise noted.
      - Access doors shall be provided for access to items requiring occasional or regular service in finished walls or ceilings and sized on plans, by PROSOLO PFXM series stainless steel uno.
      - Escutcheons shall be chrome plated brass or stainless steel.
      - Water angle stops shall be chrome plated brass body, mini-ball with non-removable key by PROSOLO or equal.
      - Trap Primer by RPP Model P2-500 trap primer valve. Provide with 1/2"x1/2" wall access panel. 1/2" threaded connections. Install per mfg's instructions at floor drains indicated on the plans - one per floor drain UNO. Provide manifold for multi-drain applications. 1/2" grade piping shall be (soft) type K copper with no fittings.
    - Insulate all domestic hot water piping with 1-inch thick pre-molded fiberglass, max. .27 mil/in/hr/57°F conductivity, non-combustible UL rated factory vapor barrier jacket having self-sealing laps. All materials shall conform to ASTM E84, with smoke development less than 25 and flame propagation characteristic 50. All pipe supports, provide calcium silicate inserts and 16 ga. Galvanized steel saddles, 12 inches long, or B-line fig. B3151 insulation protection shield with "loc" tabs.
    - Pipe hangers shall be B-line fig. B3100 or equivalent pipe hanger with maximum spacing of six feet for 3/4-inch size, eight feet for up to 2-inch size, and ten feet for 1 1/2 inch or larger. Provide dielectric spacers for use with copper piping.
- PART 3 - EXECUTION:**
- Install equipment in accordance with manufacturer recommended installation procedures and labeling(s).
  - Perform work in accordance with the best trade practices. Install materials and equipment equally with the building lines. Provide rigid permanent bases and support for work. Construct and brace equipment, piping etc. so that there will be no vibration and or rattling when the system is in operation.
  - All piping shall be supported from the building structure only, (not from other piping or air conditioning ductwork.)
  - Hold piping tight to underside of structure above to maximize free space in ceiling or ceiling plenum. Coordinate location of piping to avoid creating interferences with other trades such as fire protection, electrical, lighting, etc.
  - Provide hangers to support plumbing and equipment. Duct and pipe hanger construction, materials, attachment to the structure, and overall installation shall be in accordance with the adopted codes.
  - Provide required cleanouts as shown on drawings and/or, per applicable sections of adopted plumbing code, whichever is most stringent.
  - Provide trap primers where required by local jurisdiction and/or per applicable sections of the adopted plumbing code, whichever is more stringent.
  - Piping in finished areas shall be routed concealed, exposed piping, where necessary, shall be routed as high as possible and tight to walls.
  - Coordinate all roof penetrations with other trades. Maintain 10' minimum clearance from all air intakes. Maintain 2' clearance from all other equipment.
  - Maintain occupancy and firewall separation integrity as required. Refer to architectural plans for locations of firewalls, fire rated walls, floors and ceiling and details of construction. Provide all necessary AHJ approved listed fire proofing penetrations, sleeves, caulking, details or assemblies.
  - Test plumbing systems in accordance with applicable codes, regulations, ordinances, etc. Applicable for all domestic hot/cold water and sanitary sewer/vent piping. Tests shall be repeated until systems pass.
  - Disinfect all domestic water piping systems in strict conformance with the adopted plumbing codes, state requirements, or AWWA standards, whichever is most stringent.
  - At the completion of the work, all fixtures, valves, pipes, and fittings shall be thoroughly cleaned and ready for paint (as applicable). Label valves and specialties, etc., whether exposed or concealed, per OSHA and ANSI regulations. Identify pipe with "brandy-primed" code pipe tape or equal indicating size, service and flow direction. Provide permanently attached laminated phenolic nameplates with beveled edges and white letters on black background, on all equipment per schedule 1D.

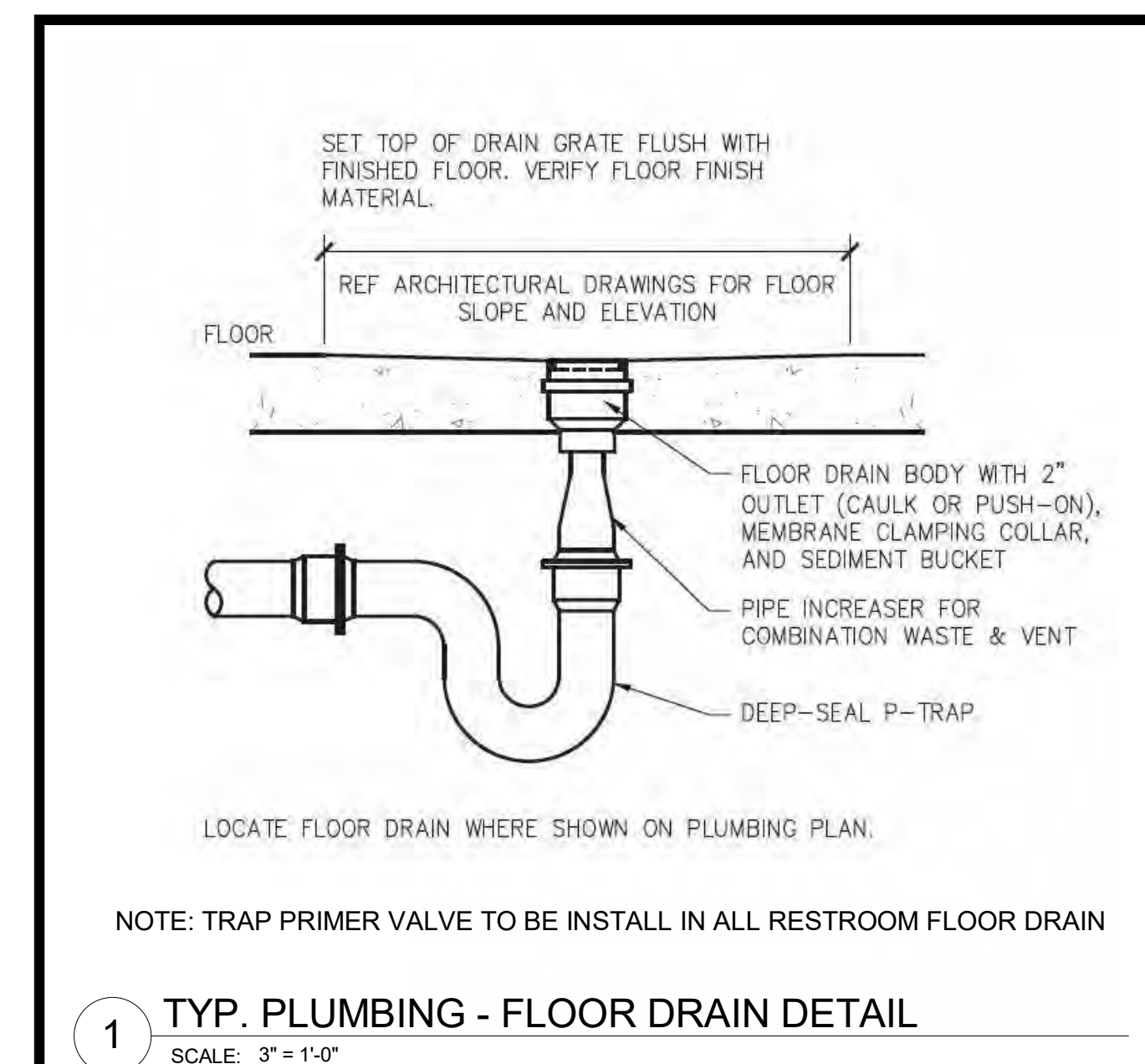
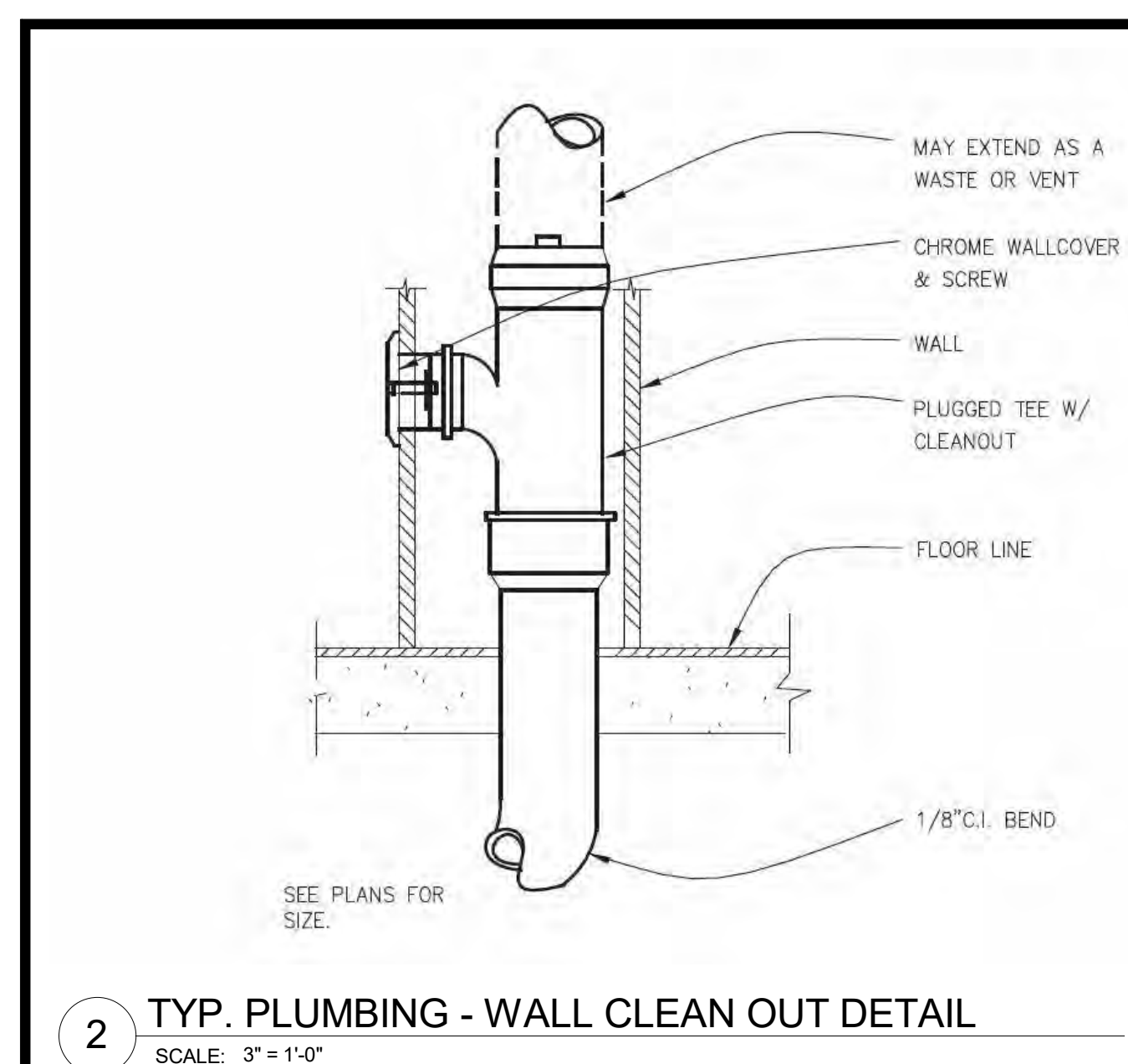
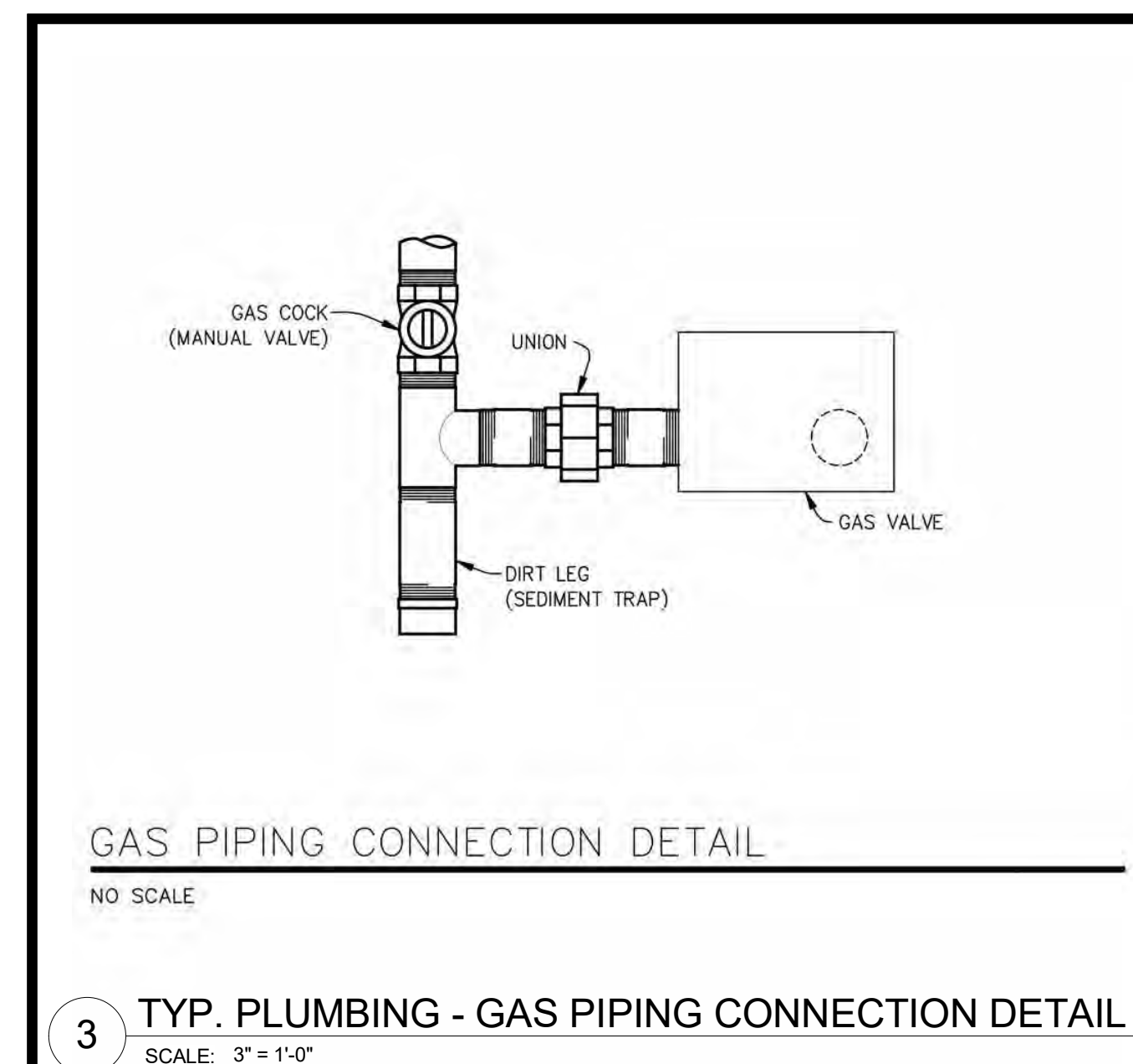
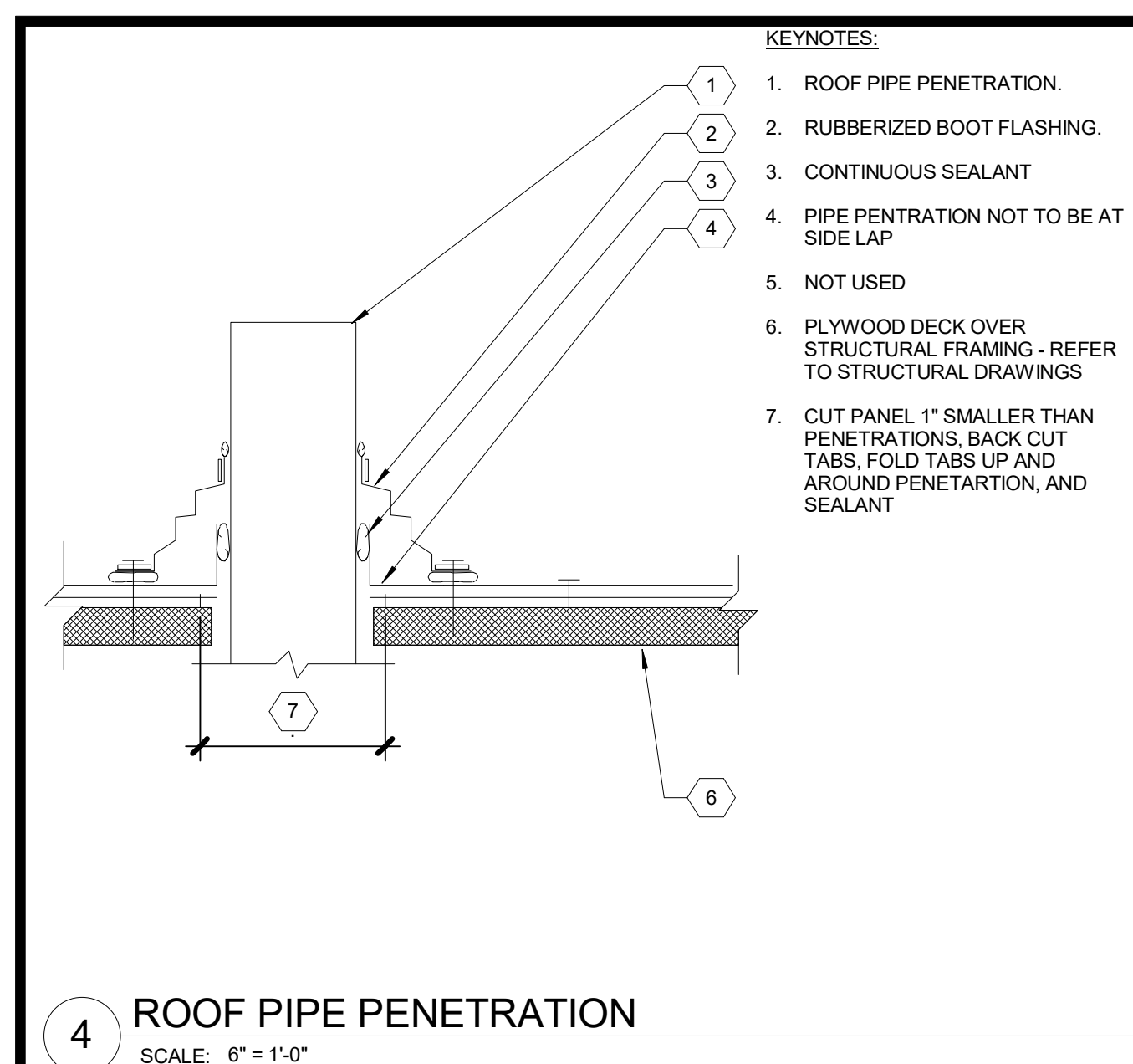
JUST IN TIME  
6311 N. STEPHANIE ST. SUITE 193  
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107 S. WATER ST. BOUTIQUE  
HOTEL

107 S. WATER ST. HENDERSON, NV. 89015

PLUMBING DETAILS AND SPECS



Revision Schedule	Revision #	Revision Description	Revision Date

2019107

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