

TENANT IMPROVEMENT FOR:

BISCUITS AND BOURBON

ADDRESS: 107 SOUTH WATER STREET

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

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STRUCTURAL				
NO STRUCTURAL PLANS REQUIRED IN THIS SUBMITTAL				
LANDSCAPE				
NO LANDSCAPE PLANS REQUIRED IN THIS SUBMITTAL				
CIVIL				
NO CIVIL PLANS REQUIRED IN THIS SUBMITTAL				
OTHER				
NO OTHER PLANS REQUIRED IN THIS SUBMITTAL				

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Professional Contractor
STATE OF NEVADA
ASSURED DEVELOPMENT INC.
LIC #9320
EXP 3/31/2021

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

ASSURED DEVELOPMENT
2 IDAHO WAY, HENDERSON, NEVADA 89015

DATE: 11-20-2019
PHASE: CONS. DOCS
SUBMITTAL
PROJECT NO. 19005
SHEET NO.
A0.00
COVER PAGE

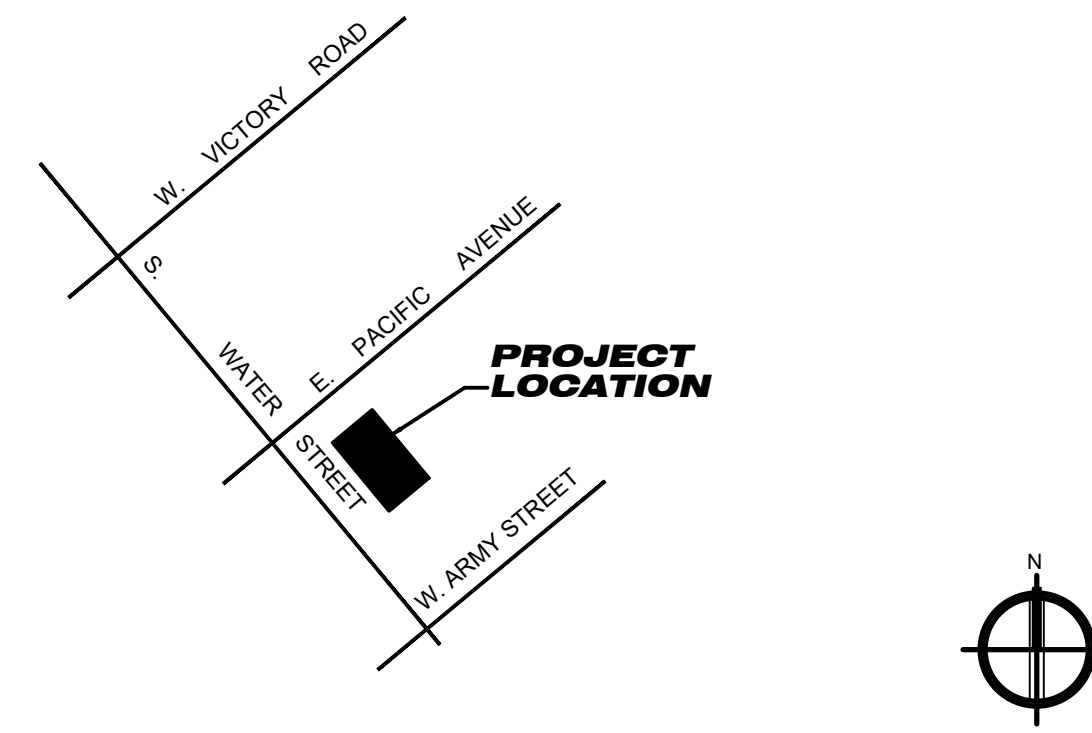
GENERAL NOTES

- 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.
- SPECIAL NOTICE
A. THE CONTRACTOR SHALL SCHEDULE HIS WORK SUCH THAT CONSTRUCTION IS CONTINUOUS AND NOT INTERRUPTED, AND HE SHALL SUBMIT A SCHEDULE OF CONSTRUCTION OPERATIONS TO THE ARCHITECT FOR REVIEW AND ACCEPTANCE PRIOR TO STARTING WORK.
B. QUIET AND COURTESY WITH RESPECT TO THE OWNER'S PERSONNEL AND PATRONS IS MANDATORY.
C. POWER OUTAGES, MECHANICAL SHUTDOWN AND SO FORTH SHALL BE CAREFULLY COORDINATED WITH THE OWNER'S REPRESENTATIVE AND APPROVED IN WRITING BY THE OWNER.
- ALL WORK SHALL BE CARRIED OUT IN STRICT ACCORDANCE WITH ALL GOVERNING CODES, REQUIREMENTS AND REGULATIONS AND IN ACCORDANCE WITH ANSI SAFETY REQUIREMENTS FOR DEMOLITION, OSHA REGULATIONS, SAFETY ORDERS OF THE STATE INDUSTRIAL ACCIDENT COMMISSION, AND THE RULES AND REGULATIONS OF THE NATIONAL AND LOCAL BOARDS OF FIRE UNDERWRITERS, THROUGHOUT THE SCOPE OF WORK.
- THE CONTRACTOR SHALL SUPERVISE AND DIRECT HIS WORK AND HE SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES. AS A PART OF HIS RESPONSIBILITY, THE CONTRACTOR SHALL DESIGN AND SUPERVISE ANY SCAFFOLDING FOR HIS WORKMEN AND SHORING OF NEW AND EXISTING ELEMENTS OF CONSTRUCTION AFFECTED BY HIS WORK. PROVIDE TEMPORARY BARRICADES, PROTECTION, FENCES AND WARNING SIGNS AS REQUIRED BY GOVERNING AUTHORITIES AND TO PROTECT THE PUBLIC, AND OWNER EMPLOYEES.
- THE OWNER WILL NOT BE RESPONSIBLE FOR LOSS OF, OR DAMAGE TO, ANY OF THE CONTRACTOR'S TOOLS, EQUIPMENT OR MATERIALS BY ANY CAUSE.
- THE CONTRACTOR SHALL SECURE ALL PERMITS AND PAY ALL FEES FOR PERMITS AND INSPECTIONS REQUIRED FOR THE WORK.
- WOOD MOLDINGS, TRIM, PANELS, ETC. SHALL BE DIRECTLY ATTACHED TO FIRE-RESISTANT SUBSURFACE WITH MECHANICAL FASTENERS 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 SMOOTH 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.

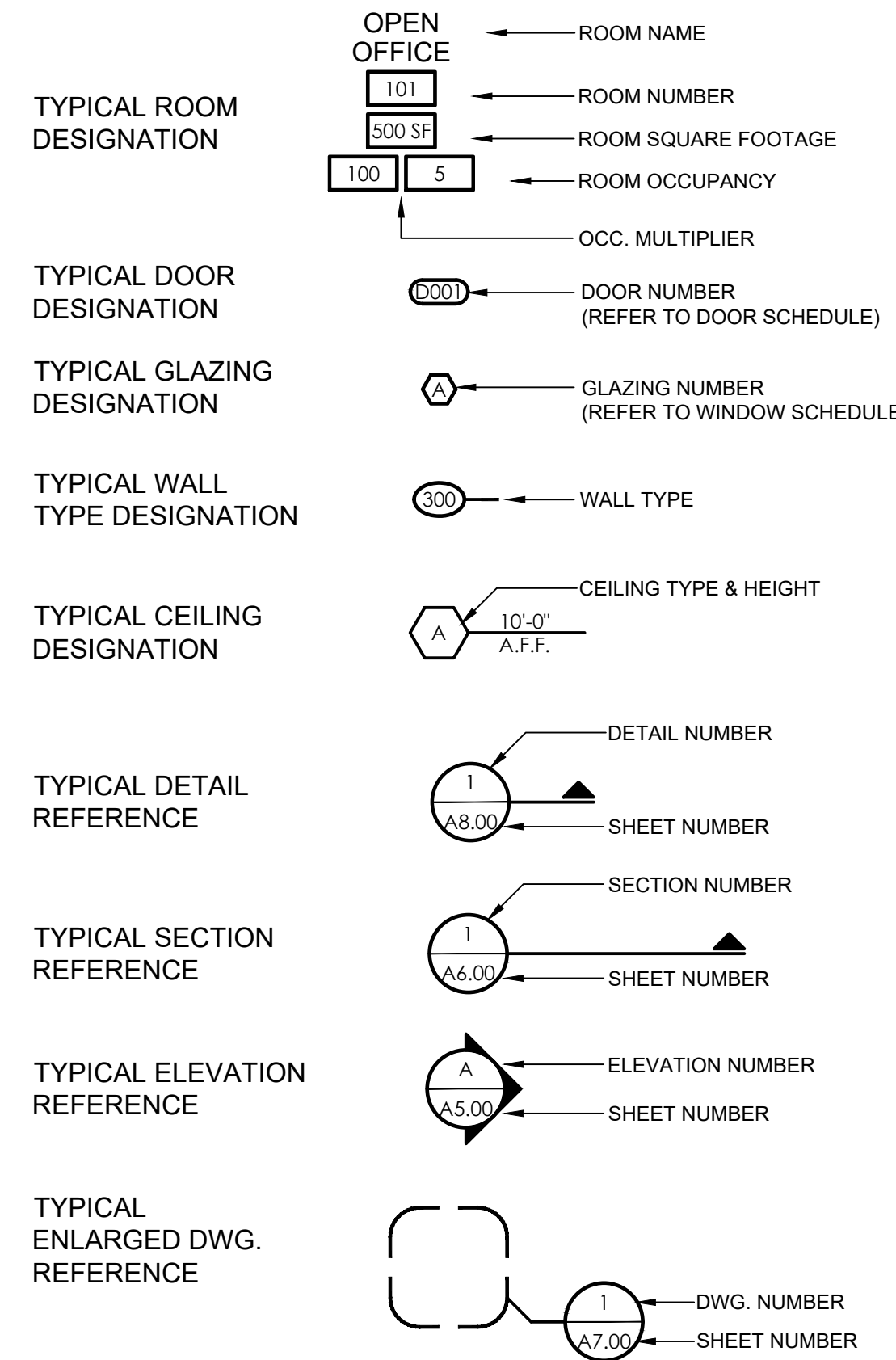
SCOPE OF WORK

- NEW URBAN LOUNGE TENANT IMPROVEMENT

SITE MAP



SYMBOLS LEGEND



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

PLEASE RECYCLE

VERSION: 001A

EXITING ANALYSIS

TOTAL GROSS OCCUPIED TENANT SPACE AREA:
 EXISTING TENANT SUITE 2,365 SQ. FT.
 OCCUPANT TYPE: A2 - ASSEMBLY
 FIRE SPRINKLED: YES
 TOTAL OCCUPANTS: 108 O.C.C.
 NUMBER OF EXITS REQUIRED: 3
 EXITS PROVIDED: 4 OK!
 EXITING WIDTH REQUIRED: (Inches) 108 OCC. X .20 = 21.6"
 EXITING PROVIDE: (Inches) (4) 3'-0" wide doors = 144"
 Total exiting width = 144" OK!

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

OCCUPANCY CALCULATION

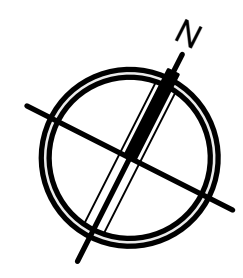
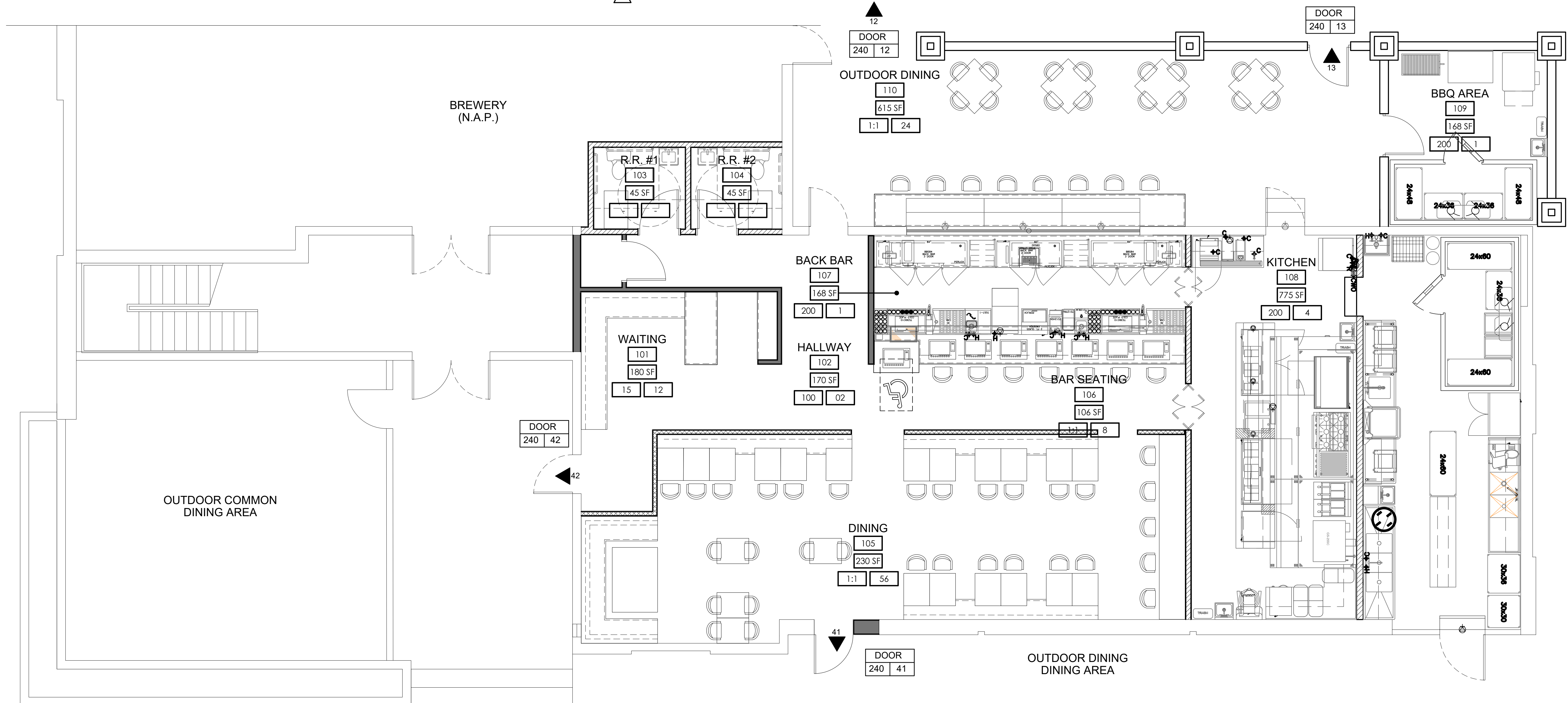
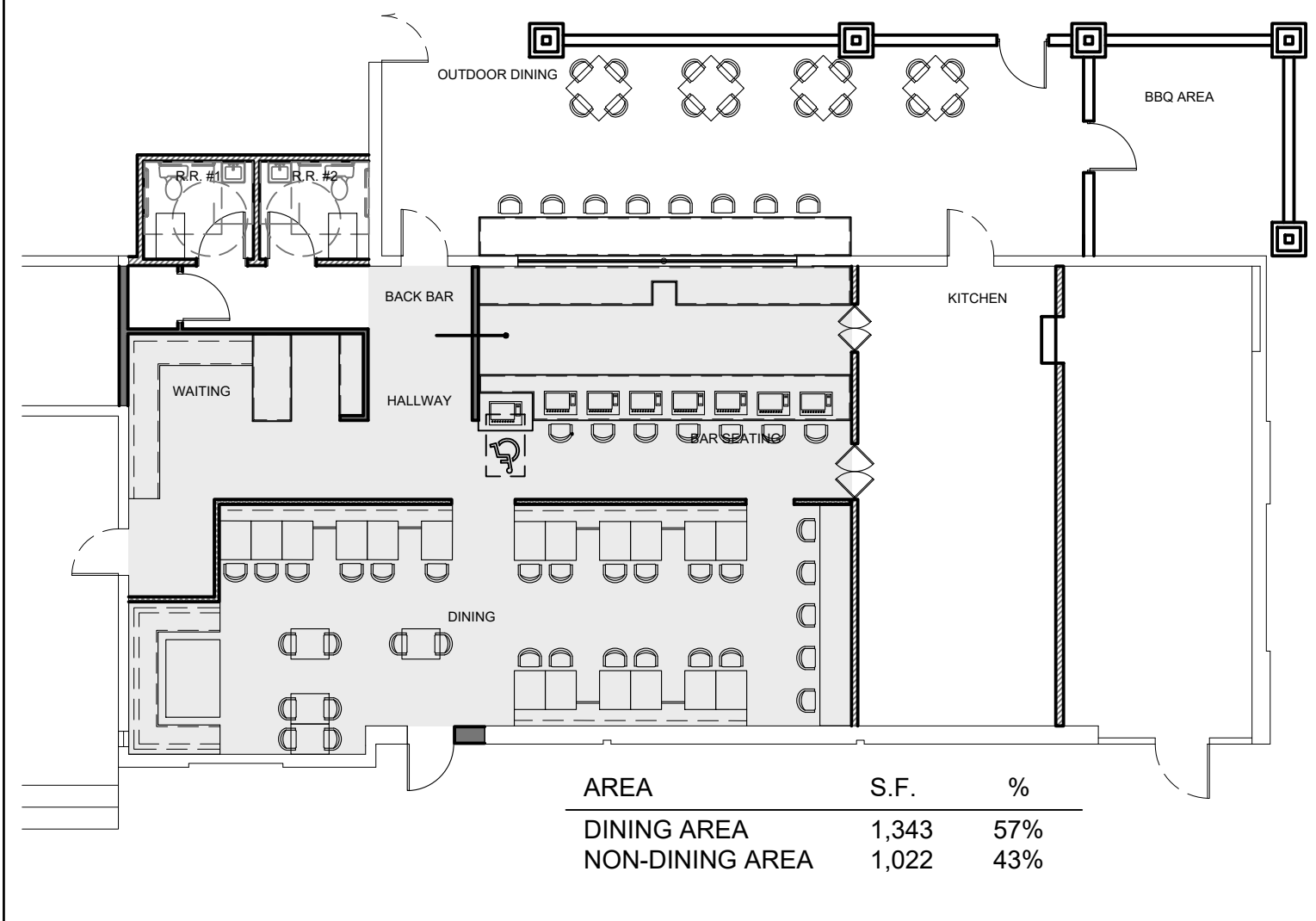
ROOM #:	AREA NAME:	AREA S.F.	LOAD FACTOR	OCCUPANCY
101	WAITING	180	15	12
102	HALLWAY	170	100	02
103	RESTROOM #1	45	-	-
104	RESTROOM #2	45	-	-
105	DINING	230	1:1	56
106	BAR SEATING	106	1:1	08
107	BACK BAR	168	200	01
108	KITCHEN	775	200	04
109	BBQ AREA	168	200	01
110	OUTDOOR DINING	615	1:1	24

TOTAL OCCUPANCY = 108 OCC.

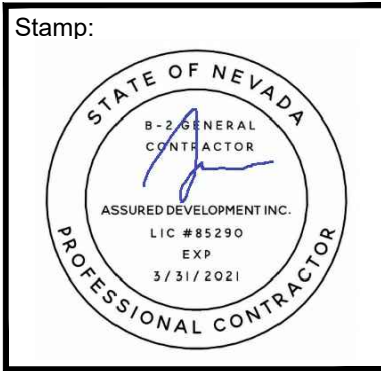
SYMBOLS LEGEND

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

KEYPLAN



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



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BISCUITS AND BOURBON
 107 SOUTH WATER STREET
 HENDERSON, NEVADA 89015
 APN # 179-187-10-043

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

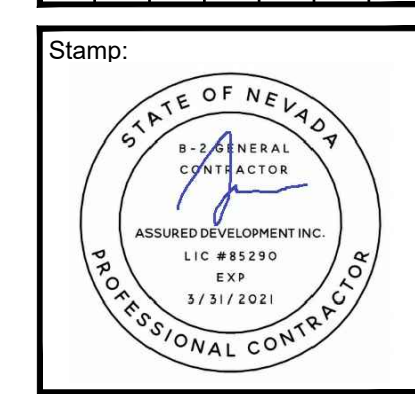
A0.02
 CODE AND EXITING PLAN



1 REFERENCE SITE PLAN
 A1.00 SCALE: NOT TO SCALE

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

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



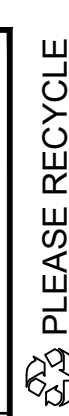
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 BISCUITS AND BOURBON**
 107 SOUTH WATER STREET
 HENDERSON, NEVADA 89015
 APN # 179-187-10-043

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 SHEET NO.:

A1.00
 REFERENCE SITE PLAN



VERSION: 001A

FLOOR PLAN WALL LEGEND

- EXISTING EXTERIOR/INTERIOR WALLS - FINISHES TO REMAIN UNDISTURBED - WHERE REQUIRED RE-FINISH INTERIOR SIDE WITH 5/8" TYPE 'X' GYPSUM BOARD, TAPED, TEXTURED AND PAINTED.
- NEW CONSTRUCTION: 3 5/8" OR 6" METAL STUDS TO 6" ABOVE CEILING UNLESS OTHERWISE SPECIFIED. GAUGE AND SPACING AT CONTRACTOR'S OPTION BASED ON LIMITING HEIGHT STUD CHART ON SHEET A8.01. FINISH BOTH SIDES WITH 5/8" TYPE 'X' GYPSUM DRYWALL - STAGGER JOINTS, TAPE, TEXTURE AND PAINT OR FINISH PER OWNER. SEE WALL TYPE DETAIL 1/A8.01.
- NEW CONSTRUCTION: "WET WALL" - 6" METAL STUDS TO 6" ABOVE CEILING UNLESS OTHERWISE SPECIFIED. GAUGE AND SPACING AT CONTRACTOR'S OPTION BASED ON LIMITING HEIGHT STUD CHART ON SHEET A8.01. FINISH BOTH SIDES WITH 5/8" TYPE 'X' GYPSUM DRYWALL (USE GREEN BOARD ON WET SIDE, USE CEMENT BOARD OR RECOMMENDED SUBSTRATE WHERE WALL TILE IS TO BE INSTALLED IF SCHEDULED) STAGGER JOINTS, TAPE, TEXTURE AND PAINT OR FINISH PER OWNER. SEE WALL TYPE DETAIL 1/A8.01.
 - AT RESTROOMS INSTALL FRP OR HEALT DEPT. APPROVED NON-POROUS TILES UP TO 48" A.F.F. WITH GYPSUM BOARD PAINTED SEMI-GLOSS ACRYLIC LATEX ENAMEL ABOVE WAINSCOT TO CEILING.
- NEW CONSTRUCTION: 3 5/8" OR 6" METAL STUDS TO 42" A.F.F. UNLESS OTHERWISE SPECIFIED. GAUGE AND SPACING AT CONTRACTOR'S OPTION BASED ON LIMITING HEIGHT STUD CHART ON SHEET A8.01. FINISH BOTH SIDES WITH 5/8" TYPE 'X' GYPSUM DRYWALL - STAGGER JOINTS, TAPE, TEXTURE AND PAINT OR FINISH PER OWNER. SEE WALL TYPE DETAIL 3/A8.01.

FLOOR PLAN KEYNOTES

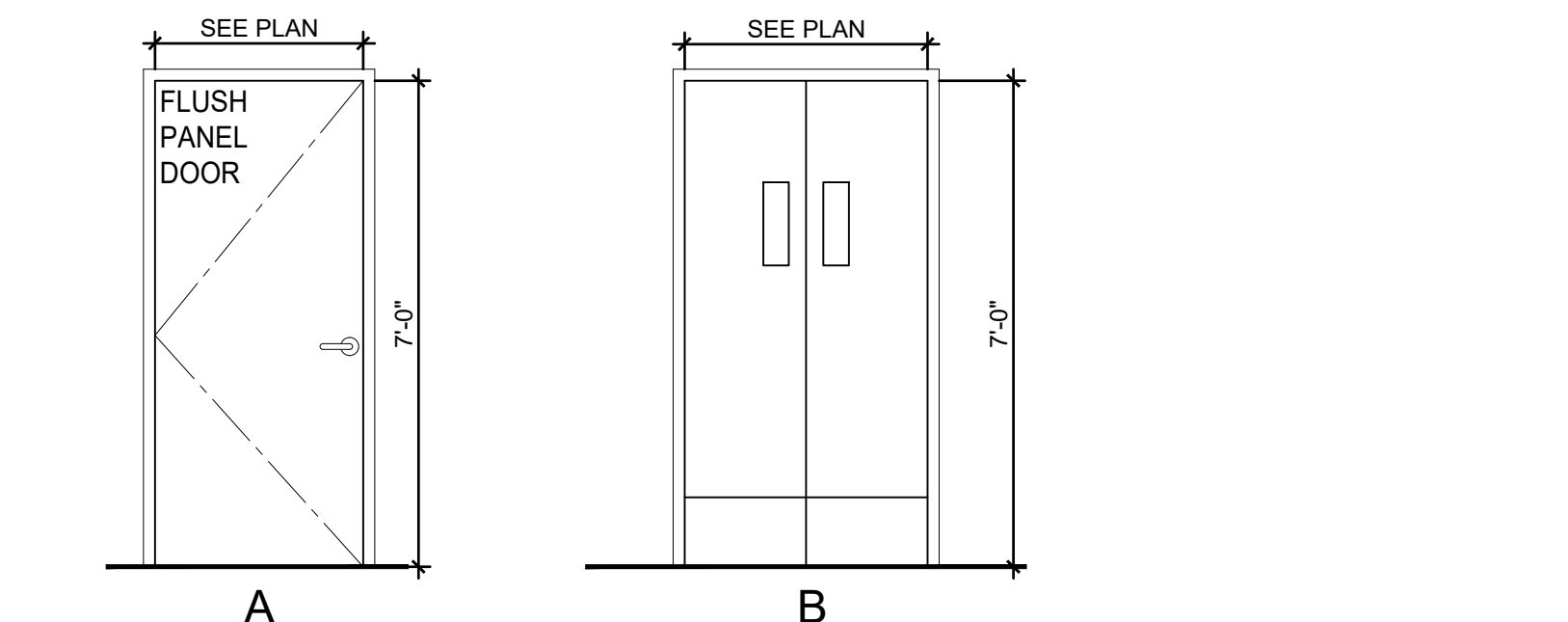
- 01 WAITING AREA BENCH SEATING TO BE SELECTED BY OWNER
- 02 HOSTESS COUNTER @ 34" A.F.F. - STYLE AND COLOR TO BE SELECTED BY OWNER
- 03 MERCHANDISE DISPLAY CASE TO BE SELECTED BY OWNER
- 04 BAR AREA COUNTER W/ GAMING DISPLAYS - STYLE AND COLOR TO BE SELECTED BY OWNER
- 05 ADA COMPLIANT BAR AREA COUNTER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

DOOR SCHEDULE

DOOR SIZES
3010 = 3'-0" X 7'-0"

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

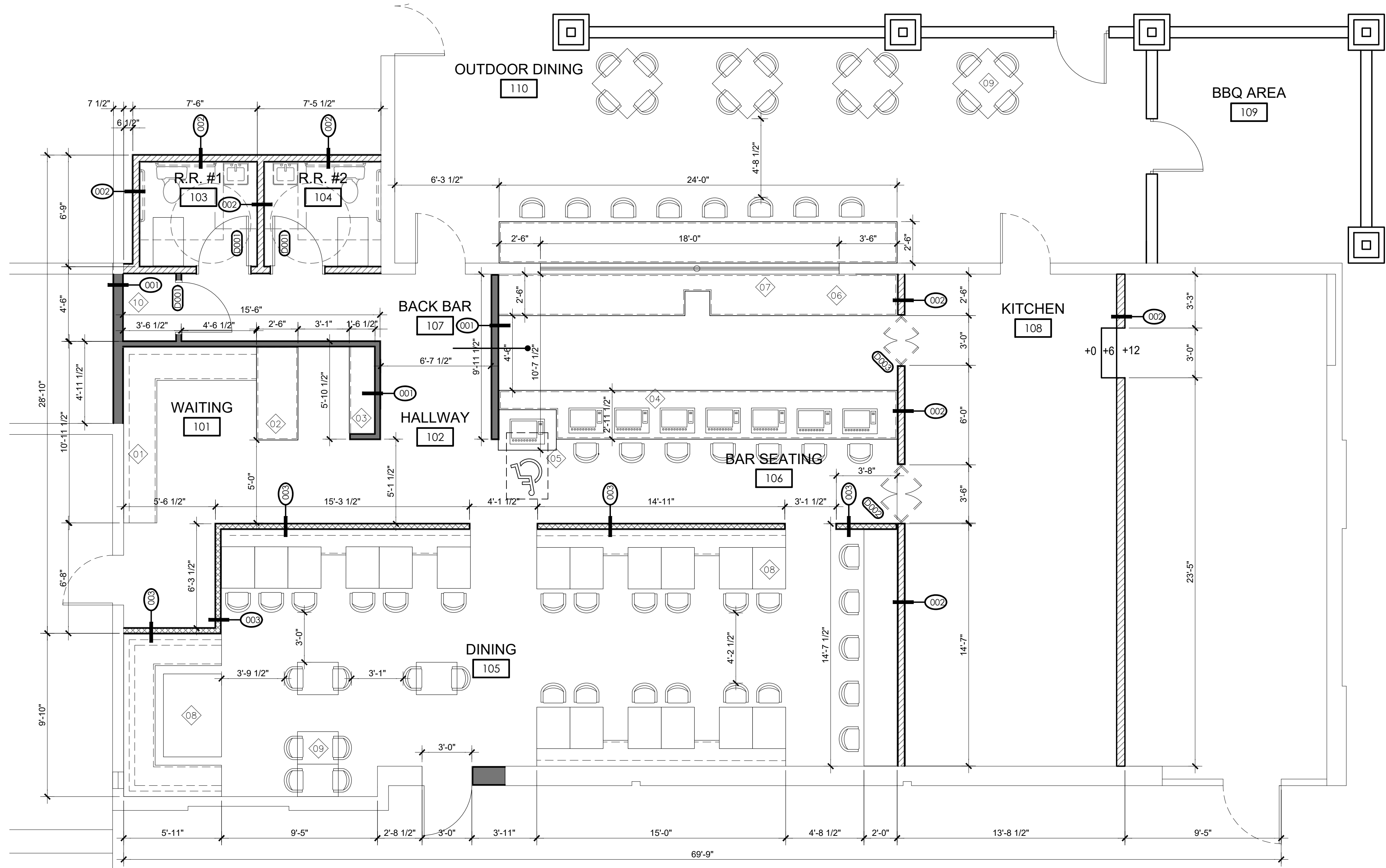
DOOR AND WINDOW TYPES



DOOR HARDWARE SCHEDULE

- VERIFY ALL FINAL HARDWARE SELECTIONS WITH OWNER
- HW-1 HINGES
 - DOOR STOP (WALL MOUNT)
 - LOCKSET
 - LEVER HANDLE

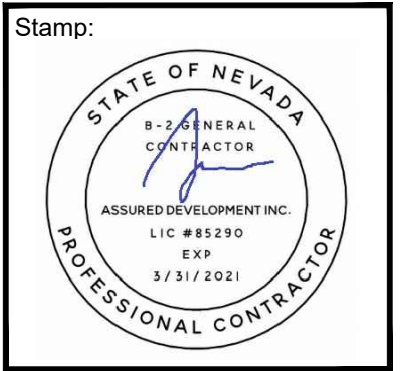
ACCESSIBLE HARDWARE NOTES
ICC/ANSI A117.1-03 404.2.6 HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE PARTS ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST TO OPERATE. OPERABLE PARTS OF SUCH HARDWARE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



REFER TO KITCHEN EQUIPMENT LAYOUT FOR ALL EQUIPMENT AND PLACEMENT

1 FLOOR PLAN
A2.00 SCALE: 1/4" = 1'-0"

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



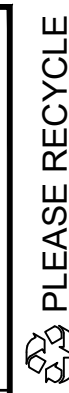
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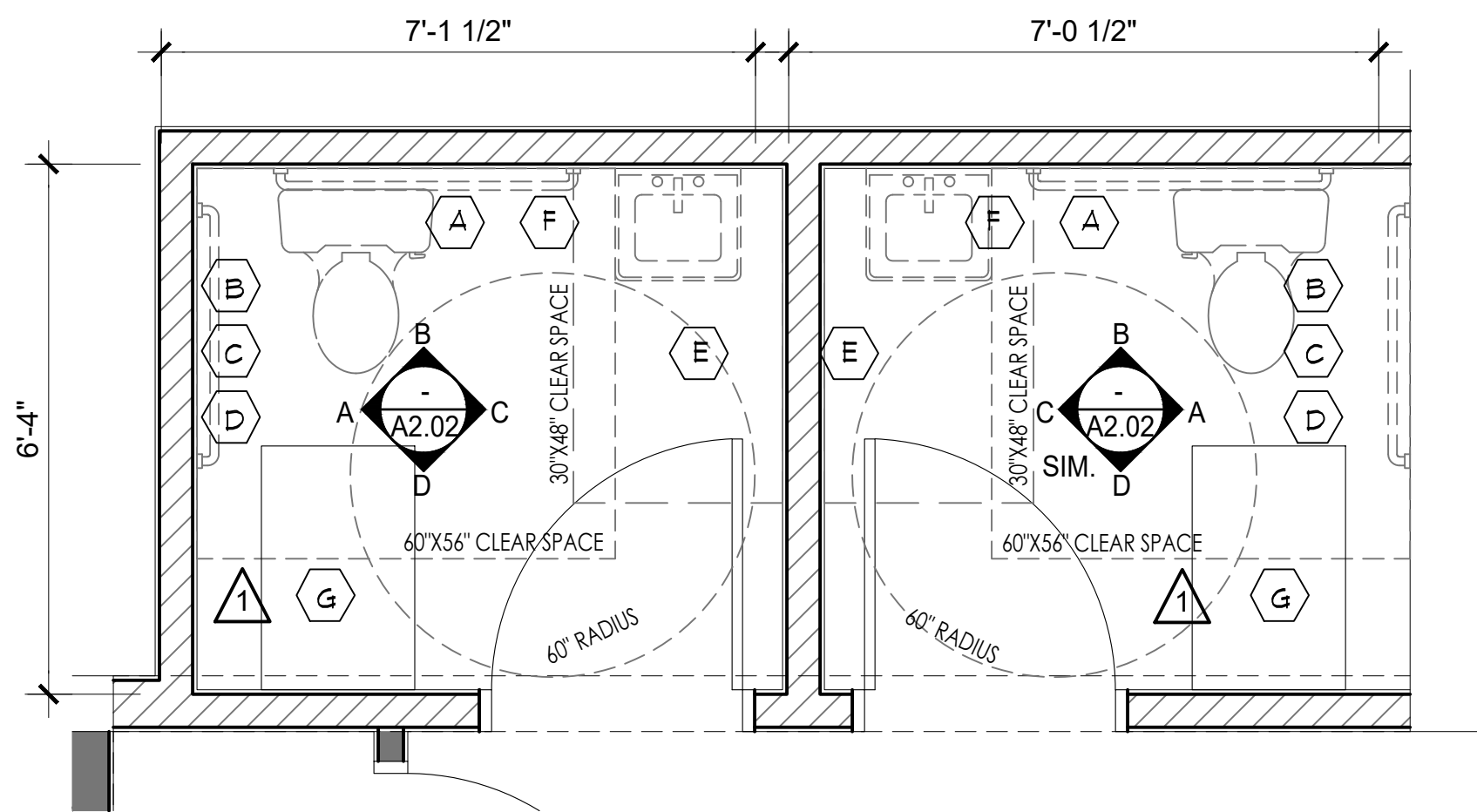
DATE: 11-20-2019
PHASE: CONS. DOCS SUBMITTAL
PROJECT NO. 19005
SHEET NO.

A2.00
FLOOR PLAN



VERSION: 001A

<p>3042 TURNING SPACE</p> <p>3043 CIRCULAR SPACE. THE TURNING SPACE SHALL BE A CIRCULAR SPACE WITH A 60-INCH MINIMUM DIAMETER. THE TURNING SPACE SHALL BE PERMITTED TO INCLUDE KNEE AND TOE CLEARANCE COMPLYING WITH SECTION 306.</p> <p>306.2 TOE CLEARANCE</p> <p>306.21 SPACE BENEATH AN ELEMENT BETWEEN THE FLOOR AND 9 INCHES ABOVE THE FLOOR SHALL BE TOE CLEARANCE AND SHALL COMPLY WITH SECTION 306.2</p> <p>306.22 MAXIMUM DEPTH. TOE CLEARANCE SHALL BE PERMITTED TO EXTEND 25 INCHES MAXIMUM UNDER AND ELEMENT</p> <p>306.23 MINIMUM DEPTH. WHERE TOE CLEARANCE IS REQUIRED AT AND ELEMENT AS PART OF A CLEAR FLOOR SPACE, THE TOE CLEARANCE SHALL EXTEND 11 INCHES MINIMUM BENEATH THE ELEMENT</p> <p>306.25 WIDTH. TOE CLEARANCE SHALL BE 30 INCHES MINIMUM IN WIDTH</p> <p>306.3 KNEE CLEARANCE</p> <p>306.31 SPACE UNDER AN ELEMENT BETWEEN 9 INCHES AND 21 INCHES ABOVE THE FLOOR SHALL BE KNEE CLEARANCE AND SHALL COMPLY WITH SECTION 306.3</p> <p>306.32 MAXIMUM DEPTH. KNEE CLEARANCE SHALL BE PERMITTED TO EXTEND 25 INCHES MAXIMUM UNDER AN ELEMENT AT 9 INCHES ABOVE THE FLOOR</p> <p>306.33 MINIMUM DEPTH. WHERE KNEE CLEARANCE IS REQUIRED BENEATH AN ELEMENT AS PART OF A CLEAR FLOOR SPACE, THE KNEE CLEARANCE SHALL BE 11 INCHES MINIMUM IN DEPTH AT 9 INCHES ABOVE THE FLOOR AND 8 INCHES MINIMUM IN DEPTH AT 21 INCHES ABOVE THE FLOOR</p> <p>306.34 CLEARANCE REDUCTION. BETWEEN 9 INCHES AND 21 INCHES ABOVE THE FLOOR, THE KNEE CLEARANCE SHALL BE PERMITTED TO BE REDUCED AT A RATE OF 1 INCH FOR EACH 6 INCHES IN HEIGHT</p>	<p>602 DRINKING FOUNTAINS</p> <p>602.1 GENERAL. ACCESSIBLE DRINKING FOUNTAINS SHALL COMPLY WITH SECTIONS 602 AND 307</p> <p>602.2 CLEAR FLOOR SPACE. A CLEAR FLOOR SPACE COMPLYING WITH SECTION 306, POSITIONED FOR A FORWARD APPROACH TO THE DRINKING FOUNTAIN, SHALL BE PROVIDED. KNEE AND TOE SPACE COMPLYING WITH SECTION 306 SHALL BE PROVIDED. THE CLEAR FLOOR SPACE SHALL BE CENTERED ON THE DRINKING FOUNTAIN</p> <p>602.3 OPERABLE PARTS. OPERABLE PARTS SHALL COMPLY WITH SECTION 309</p> <p>602.4 SPOUT OUTLET HEIGHT. SPOUT OUTLETS OF WHEELCHAIR ACCESSIBLE FOUNTAINS SHALL BE 36 INCHES MAXIMUM ABOVE THE FLOOR. SPOUT OUTLETS OF DRINKING FOUNTAINS FOR STANDING PERSONS SHALL BE 38 INCHES MINIMUM AND 43 INCHES MAXIMUM ABOVE THE FLOOR</p> <p>602.5 SPOUT LOCATION. THE SPOUT SHALL BE LOCATED 15 INCHES MINIMUM FROM THE VERTICAL SUPPORT AND 5 INCHES MAXIMUM FROM THE FRONT EDGE OF THE DRINKING FOUNTAIN, INCLUDING BUFFERS, WHERE A PARALLEL APPROACH IS PROVIDED. THE SPOUT SHALL BE LOCATED 3 1/2 INCHES MAXIMUM FROM THE FRONT EDGE OF THE DRINKING FOUNTAIN INCLUDING BUFFERS</p> <p>602.6 WATER FLOW. THE SPOUT SHALL BE 15 INCHES MINIMUM IN HEIGHT, THE ANGLE OF THE WATER STREAM FROM SPOUTS WITHIN 3 INCHES OF THE FRONT OF THE DRINKING FOUNTAIN SHALL BE 30 DEGREES MAXIMUM, AND FROM SPOUTS BETWEEN 3 INCHES AND 5 INCHES FROM THE FRONT OF THE DRINKING FOUNTAIN SHALL BE 15 DEGREES MAXIMUM MEASURED HORIZONTALLY RELATIVE TO THE FRONT FACE OF THE DRINKING FOUNTAIN</p>	<p>604 WATER CLOSETS AND TOILET COMPARTMENTS</p> <p>604.1 SIZE. A CLEARANCE AROUND A WATER CLOSET 60 INCHES MINIMUM MEASURED PERPENDICULAR FROM THE SIDEWALL, AND 56 INCHES MINIMUM MEASURED PERPENDICULAR FROM THE REAR WALL, SHALL BE PROVIDED</p> <p>604.2 OVERLAP. THE REQUIRED CLEARANCE AROUND THE WATER CLOSET SHALL BE PERMITTED TO OVERLAP THE WATER CLOSET, ASSOCIATED GRAB BARS, PAPER DISPENSERS, SANITARY NAPKIN RECEPTACLES, COAT HOOKS, SHELVES, ACCESSIBLE ROUTES, CLEAR FLOOR SPACE AT OTHER FIXTURES AND THE TURNING SPACE. NO OTHER FIXTURES OR OBSTRUCTIONS SHALL BE WITHIN THE REQUIRED WATER CLOSET CLEARANCE</p> <p>604.3 HEIGHT. THE HEIGHT OF WATER CLOSET SEATS SHALL BE 11 INCHES MINIMUM AND 19 INCHES MAXIMUM ABOVE THE FLOOR. MEASURED TO THE TOP OF THE SEAT. SEATS SHALL NOT BE SPRING TO RETURN TO A LIFTED POSITION</p> <p>604.4 FIXED SIDEWALL GRAB BARS SHALL BE 42 INCHES MINIMUM IN LENGTH, LOCATED 11 INCHES MAXIMUM FROM THE REAR WALL AND EXTENDING 54 INCHES MINIMUM FROM THE REAR WALL. IN ADDITION, A VERTICAL GRAB BAR 18 INCHES MINIMUM IN LENGTH SHALL BE MOUNTED WITH THE BOTTOM OF THE BAR LOCATED BETWEEN 39 INCHES AND 41 INCHES ABOVE THE FLOOR AND WITH THE CENTERLINE OF THE BAR LOCATED BETWEEN 39 INCHES AND 41 INCHES FROM THE REAR WALL</p> <p>604.5 THE REAR WALL GRAB BAR SHALL BE 36 INCHES MINIMUM IN LENGTH, AND EXTEND FROM THE CENTERLINE OF THE WATER CLOSET 12 INCHES MINIMUM ON THE SIDE CLOSEST TO THE WALL, AND 24 INCHES MINIMUM ON THE TRANSFER SIDE</p> <p>604.6 DISPENSERS. TOILET PAPER DISPENSERS SHALL COMPLY WITH 309.4 AND SHALL BE 11 INCHES MINIMUM AND 9 INCHES MAXIMUM IN FRONT OF THE WATER CLOSET MEASURED TO THE CENTERLINE OF THE DISPENSER. THE OUTLET OF THE DISPENSER SHALL BE 15 INCHES MINIMUM AND 48 INCHES MAXIMUM ABOVE THE FLOOR AND SHALL NOT BE LOCATED BEHIND THE GRAB BARS. DISPENSERS SHALL NOT BE OF A TYPE THAT CONTROL DELIVERY OR DO NOT ALLOW CONTINUOUS PAPER FLOW</p>	<p>604.8 WHEELCHAIR ACCESSIBLE COMPARTMENTS</p> <p>604.8.1 SIZE. THE MINIMUM AREA OF A WHEELCHAIR ACCESSIBLE COMPARTMENT SHALL BE 60 INCHES MINIMUM IN WIDTH MEASURED PERPENDICULAR TO THE SIDE WALL, AND 56 INCHES MINIMUM IN DEPTH FOR WALL-HUNG WATER CLOSETS, AND 59 INCHES MINIMUM IN DEPTH FOR FLOOR MOUNTED WATER CLOSETS. MEASURED PERPENDICULAR TO THE REAR WALL</p> <p>604.8.2 DOORS. TOILET COMPARTMENT DOORS, INCLUDING HARDWARE, SHALL COMPLY WITH SECTION 404.1 EXCEPT THAT IF THE APPROACH IS TO THE LATCH SIDE OF THE COMPARTMENT DOOR CLEARANCE BETWEEN THE DOOR SIDE OF THE STALL AND ANY OBSTRUCTION SHALL BE 42 INCHES MINIMUM. DOORS SHALL BE LOCATED IN THE FRONT PARTITION OR IN THE SIDE WALL OR PARTITION FURTHEST FROM THE WATER CLOSET. WHERE LOCATED IN THE SIDE WALL OR PARTITION, THE DOOR OPENING SHALL BE 4 INCHES MAXIMUM FROM THE FRONT PARTITION. THE DOOR SHALL BE SELF-CLOSING. A DOOR FULL COMPLYING WITH SECTION 404.1.6 SHALL BE PLACED ON BOTH SIDES OF THE DOOR NEAR THE LATCH. TOILET COMPARTMENT DOORS SHALL NOT SWING INTO THE REQUIRED MINIMUM AREA OF THE COMPARTMENT</p> <p>604.8.3 APPROACH. WHEELCHAIR ACCESSIBLE COMPARTMENTS SHALL BE ARRANGED FOR LEFT-HAND OR RIGHT-HAND APPROACH TO THE WATER CLOSET</p> <p>604.8.4 TOE CLEARANCE. IN WHEELCHAIR ACCESSIBLE COMPARTMENTS, THE FRONT PARTITION AND AT LEAST ONE SIDE PARTITION SHALL PROVIDE A TOE CLEARANCE COMPLYING WITH SECTION 306.2.1. THE CLEARANCE SHALL BE 6 INCHES DEEP BEYOND THE COMPARTMENT-SIDE FACE OF THE PARTITION EXCLUSIVE OF PARTITION SUPPORT MEMBERS</p> <p>EXCEPTIONS:</p> <ol style="list-style-type: none"> TOE CLEARANCE AT THE FRONT OF THE PARTITION IS NOT REQUIRED IN A COMPARTMENT GREATER THAN 60 INCHES DEEP WITH A WALL-HUNG WATER CLOSET OR 69 INCHES DEEP WITH A FLOOR-MOUNTED WATER CLOSET TOE CLEARANCE AT THE SIDE PARTITION IS NOT REQUIRED IN A COMPARTMENT GREATER THAN 66 INCHES IN WIDTH 	<p>605 URINALS</p> <p>605.1 GENERAL. ACCESSIBLE URINALS SHALL COMPLY WITH SECTION 605</p> <p>605.2 HEIGHT. URINALS SHALL BE OF THE STALL TYPE OR SHALL BE OF THE WALL-HUNG TYPE WITH THE RIM AT 11 INCHES MAXIMUM ABOVE THE FLOOR</p> <p>605.3 CLEAR FLOOR SPACE. A CLEAR FLOOR SPACE COMPLYING WITH SECTION 306, POSITIONED FOR FORWARD APPROACH, SHALL BE PROVIDED</p> <p>605.4 FLUSH CONTROLS. FLUSH CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC. HAND-OPERATED FLUSH CONTROLS SHALL COMPLY WITH SECTION 309.3</p> <p>606 LAVATORIES & SINKS</p> <p>606.1 CLEAR FLOOR SPACE. A CLEAR FLOOR SPACE COMPLYING WITH SECTION 306.3, POSITIONED FOR FORWARD APPROACH, SHALL BE PROVIDED. KNEE AND TOE CLEARANCE COMPLYING WITH SECTION 306 SHALL BE PROVIDED. THE DIP OF THE OVERFLOW SHALL NOT BE CONSIDERED IN THE DETERMINING KNEE AND TOE CLEARANCES</p> <p>606.2 HEIGHT. THE FRONT OF LAVATORIES AND SINKS SHALL BE 34 INCHES MAXIMUM ABOVE THE FLOOR, MEASURED TO THE HIGHER OF THE RIM OR COUNTER SURFACE</p> <p>606.3 FAUCETS SHALL COMPLY WITH SECTION 309.5. HAND-OPERATED METERING FAUCETS SHALL REMAIN OPEN FOR 10 SECONDS MINIMUM</p> <p>606.4 LAVATORIES WITH ENHANCED REACH RANGE. WHERE ENHANCED REACH RANGE IS REQUIRED AT LAVATORIES, FAUCETS AND SOAP DISPENSERS CONTROLS SHALL HAVE A REACH DEPTH OF 11 INCHES MAXIMUM OR, IF AUTOMATIC, SHALL BE ACTIVATED WITHIN A REACH DEPTH OF 11 INCHES MAXIMUM. WATER AND SOAP FLOW SHALL BE PROVIDED WITH A REACH DEPTH OF 11 INCHES MAXIMUM</p> <p>606.5 EXPOSED PIPES AND SURFACES. WATER SUPPLY AND DRAIN PIPES UNDER LAVATORIES AND SINKS SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES AND SINKS</p>	<p>609 GRAB BARS</p> <p>609.1 CIRCULAR CROSS SECTION. GRAB BARS SHALL HAVE A CIRCULAR CROSS SECTION WITH AN OUTSIDE DIAMETER OF 1 1/4 INCH MINIMUM AND 2 INCHES MAXIMUM</p> <p>609.2 NONCIRCULAR CROSS SECTION. GRAB BARS WITH NONCIRCULAR CROSS SECTION SHALL HAVE A CROSS SECTION DIMENSION OF 2 INCHES MAXIMUM, AND A PERIMETER DIMENSION OF 4 INCHES MINIMUM AND 4.8 INCHES MAXIMUM</p> <p>609.3 THE SPACE BETWEEN THE WALL AND THE GRAB BAR SHALL BE 1 1/2 INCHES. THE SPACE BETWEEN THE GRAB BAR AND PROJECTING OBJECTS BELOW AND AT THE END OF THE GRAB BAR SHALL BE 1/2 INCHES MINIMUM. THE SPACE BETWEEN THE GRAB BAR AND PROJECTING OBJECTS ABOVE SHALL BE 2 INCHES MINIMUM</p> <p>609.4 POSITION OF GRAB BARS. GRAB BARS SHALL BE INSTALLED IN A HORIZONTAL POSITION, 33 INCHES MINIMUM AND 36 INCHES MAXIMUM ABOVE THE FLOOR, MEASURED TO THE TOP OF THE GRIPPING SURFACE</p> <p>609.5 SURFACE HAZARDS. GRAB BARS AND ANY WALL OR OTHER SURFACES ADJACENT TO GRAB BARS SHALL BE FREE OF SHARP OR ABRASIVE ELEMENTS. EDGES SHALL BE ROUNDED</p> <p>609.6 FITTINGS. GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS</p> <p>609.7 INSTALLATION. GRAB BARS SHALL BE INSTALLED IN ANY MANNER THAT PROVIDES A GRIPPING SURFACE AT THE LOCATIONS SPECIFIED IN THIS STANDARD AND THAT DOES NOT OBSTRUCT THE CLEAR FLOOR SPACE</p> <p>609.8 STRUCTURAL STRENGTH. ALLOWABLE STRESSES SHALL NOT BE EXCEEDED FOR MATERIALS USED WHERE A VERTICAL OR HORIZONTAL FORCE OF 250 LB IS APPLIED AT ANY POINT ON THE GRAB BAR, FASTENER MOUNTING DEVICE, OR SUPPORTING STRUCTURE</p>
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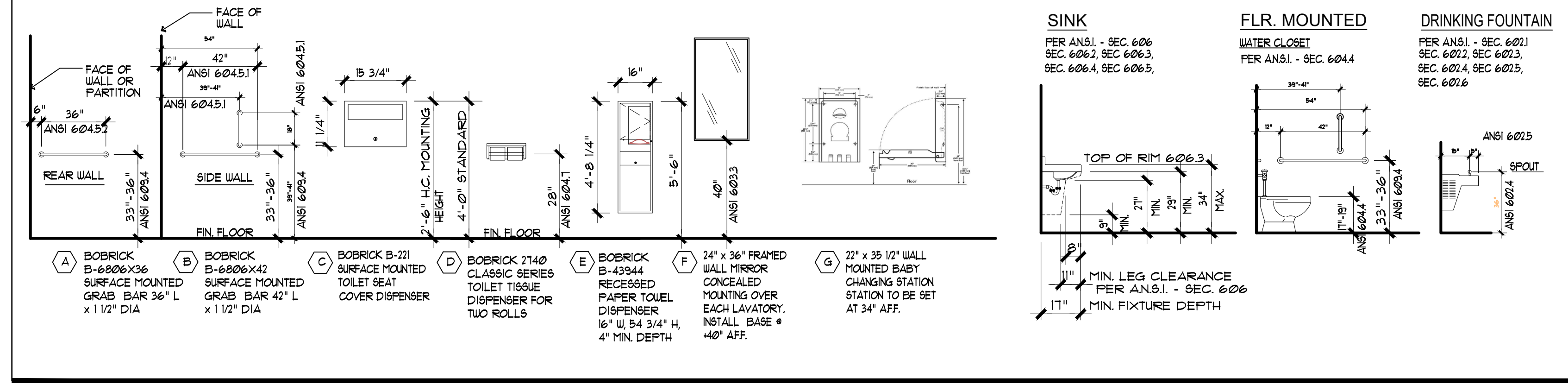


**ENLARGED PLAN
RESTROOM #1 & #2**

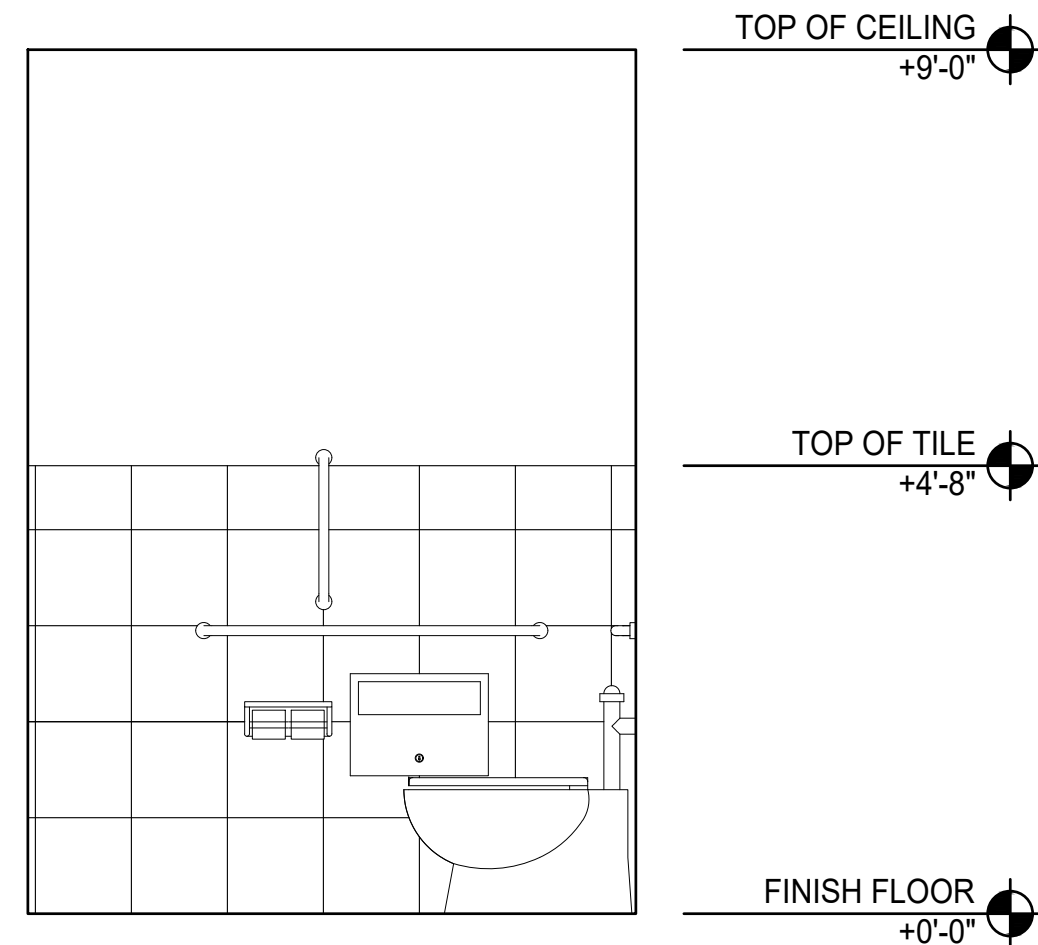
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A2.01

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

ICC/A.N.S.I. A117.1 COMPLIANT MOUNTING HEIGHTS

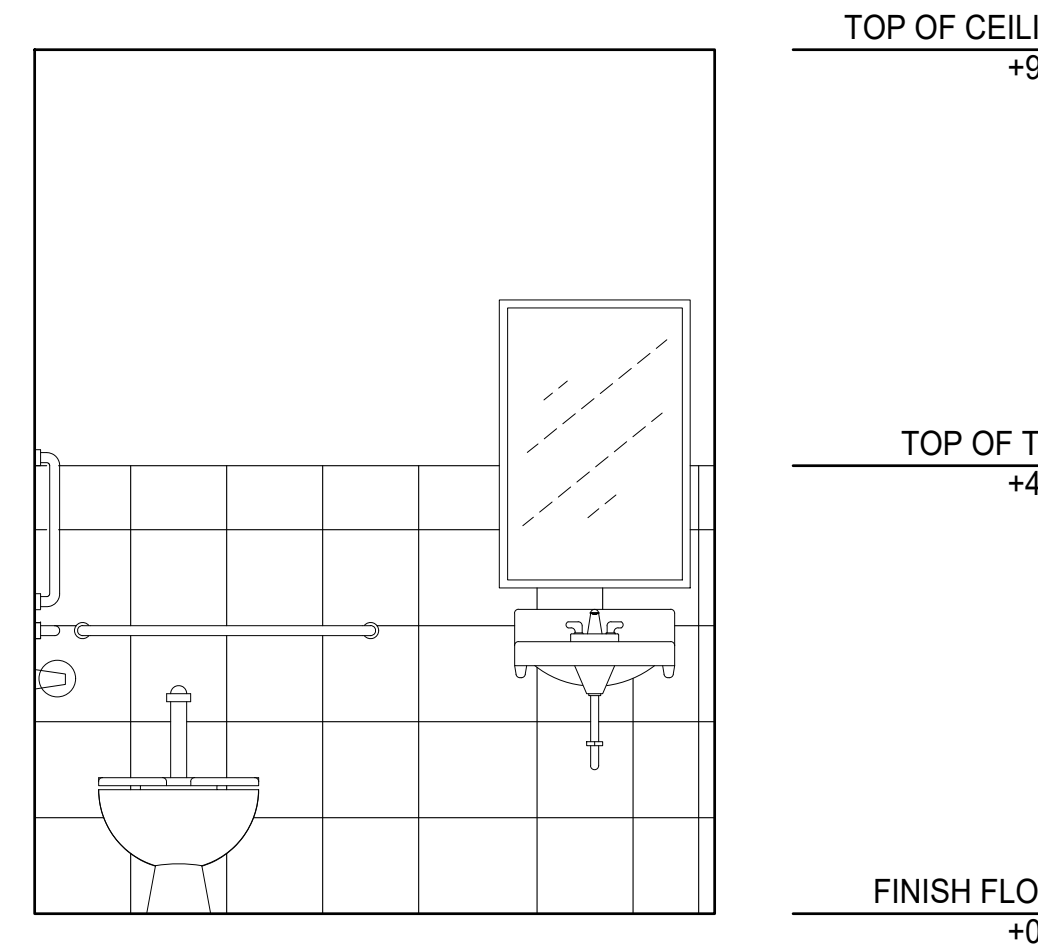


A BOBRICK B-6006X36 SURFACE MOUNTED GRAB BAR 36" L x 1 1/2" DIA	B BOBRICK B-6006X42 SURFACE MOUNTED GRAB BAR 42" L x 1 1/2" DIA	C BOBRICK B-211 SURFACE MOUNTED TOILET SEAT COVER DISPENSER	D BOBRICK 2140 CLASSIC SERIES TOILET TISSUE DISPENSER FOR TWO ROLLS	E BOBRICK B-43944 RECESSED PAPER TOILET DISPENSER 16" W x 54 3/4" H, 4" MIN. DEPTH	F 24" x 36" FRAMED PARTITION MOUNTED CONCEALED MOUNTING OVER EACH LAVATORY. INSTALL BASE @ 40" AFF.	G 22" x 38 1/2" WALL MOUNTED BABY CHANGING STATION TO BE SET AT 34" AFF.
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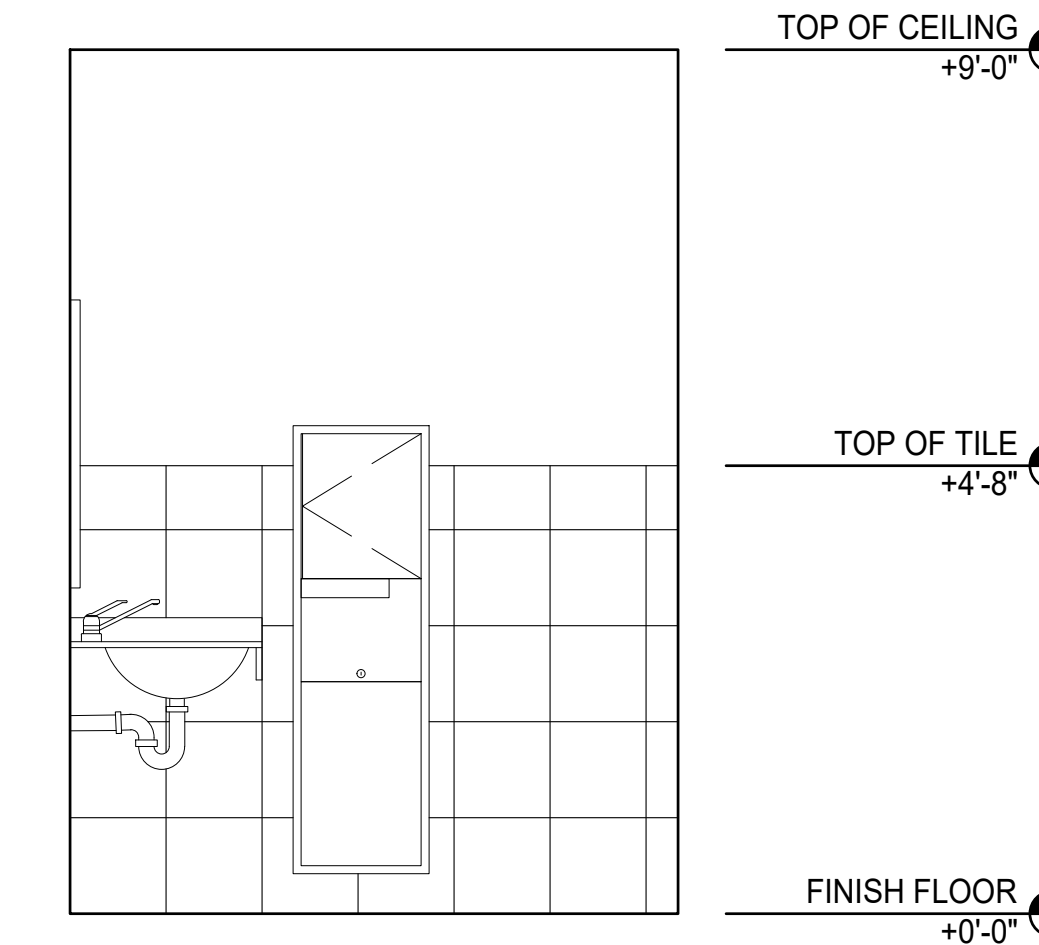
A NORTH ELEVATION

A2.01 SCALE: 1/2" = 1'-0"



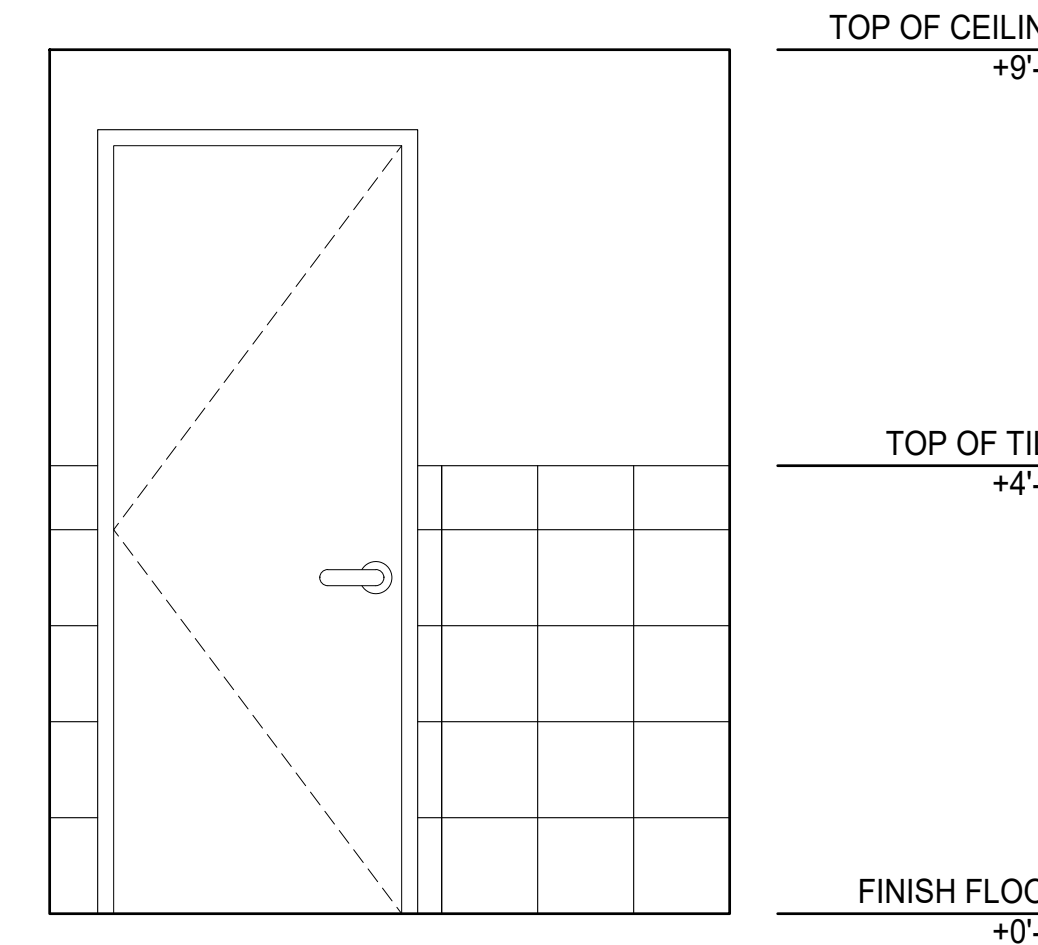
B EAST ELEVATION

A2.01 SCALE: 1/2" = 1'-0"



C SOUTH ELEVATION

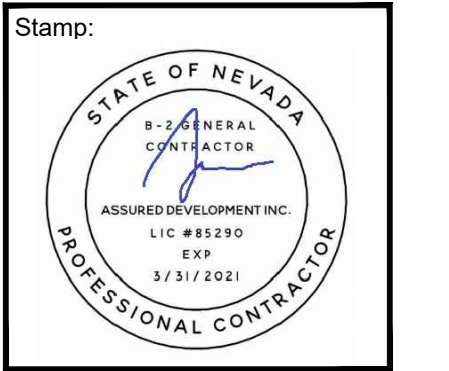
A2.01 SCALE: 1/2" = 1'-0"



D WEST ELEVATION

A2.01 SCALE: 1/2" = 1'-0"

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



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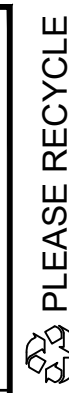
Fax: (866) 248-6564

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

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

A2.01
ENLARGED RESTROOM PLAN



VERSION: 001A

REFLECTIVE CEILING GENERAL NOTES

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

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

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

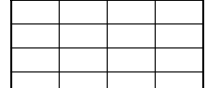
CONTRACTOR TO COORDINATE LOCATION OF ACCESS PANELS WITH ACOUSTICAL TILE CEILING GRID AND LIGHT FIXTURES, WHERE CONFLICT, LIGHT FIXTURE LOCATION SHALL GOVERN.

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

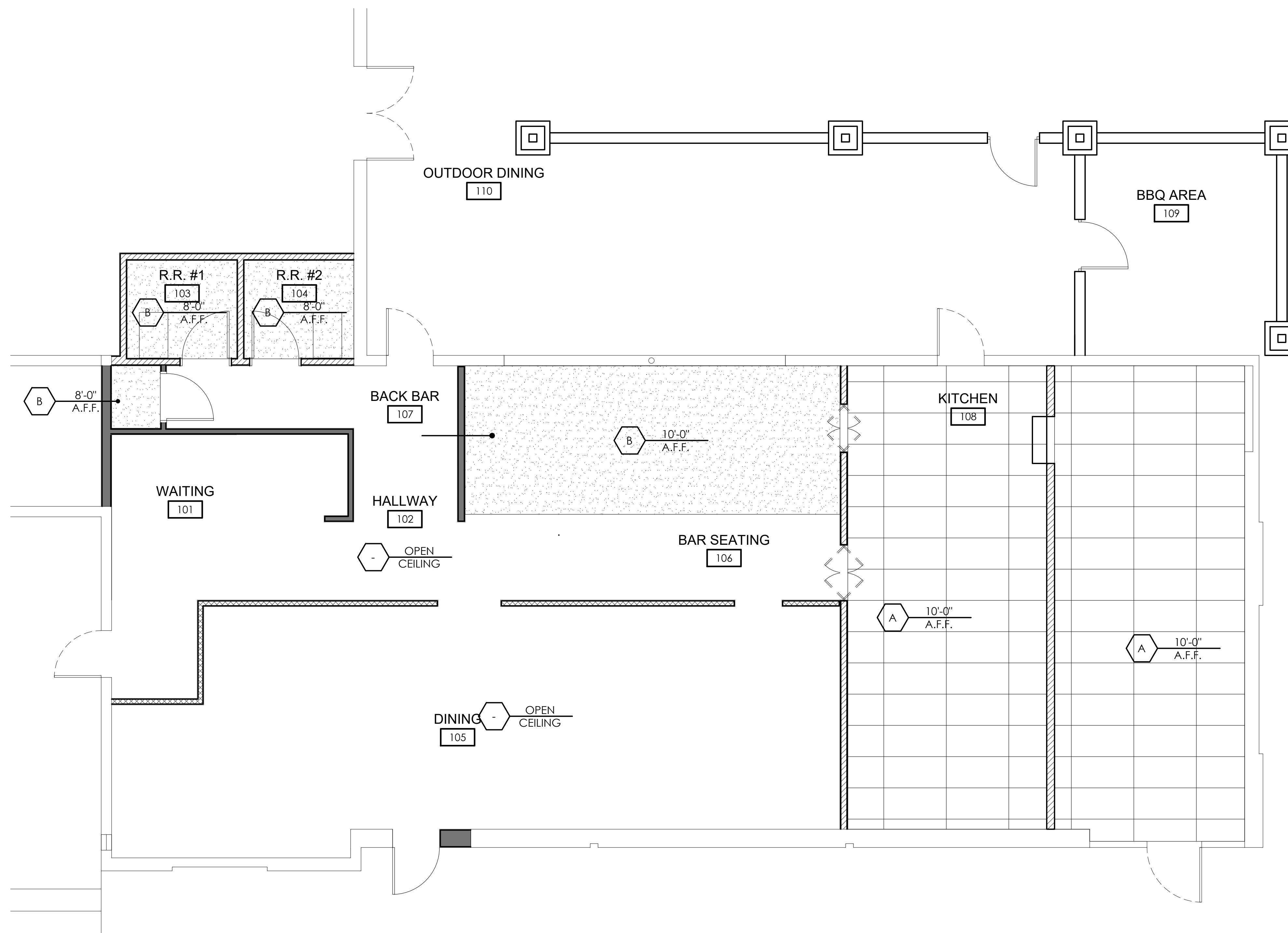
GENERAL CONTRACTOR TO LOCATE AND COORDINATE ALL ACCESS PANELS IN GYPSUM BOARD CEILING CONSTRUCTION WITH MECHANICAL/PLUMBING/ELECTRICAL WORK. ALL MECHANICAL/PLUMBING/ELECTRICAL WORK MAY REQUIRE ADJUSTMENT, REPAIR OR REMOVAL AS REQUIRED.

COORDINATE LIGHTING & MECHANICAL UNITS WITH ELECTRICAL & MECHANICAL PLANS RESPECTFULLY

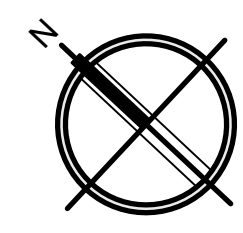
REFLECTIVE CEILING GENERAL NOTES

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

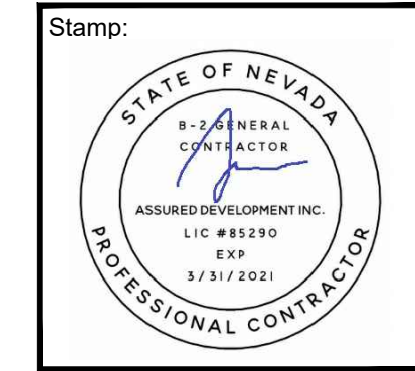
 NEW GYPSUM BOARD HARD LID CEILING. REFER TO SHEET A8.01 FOR INSTALLATION REQUIREMENTS



1 REFLECTIVE CEILING PLAN
A3.00 SCALE: 1/4" = 1'-0"



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

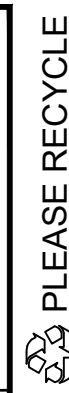


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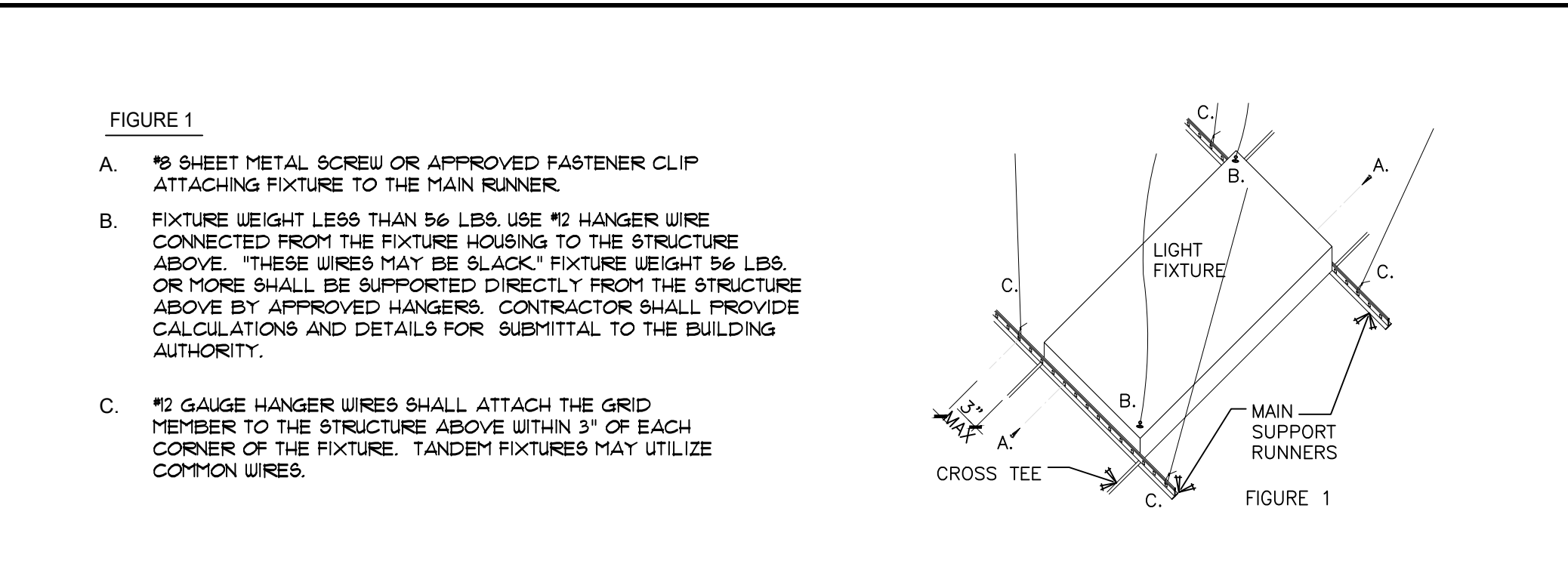
Phone: (702) 868-0900
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ASSURED DEVELOPMENT
2 IDAHO WAY, HENDERSON, NEVADA 89015

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

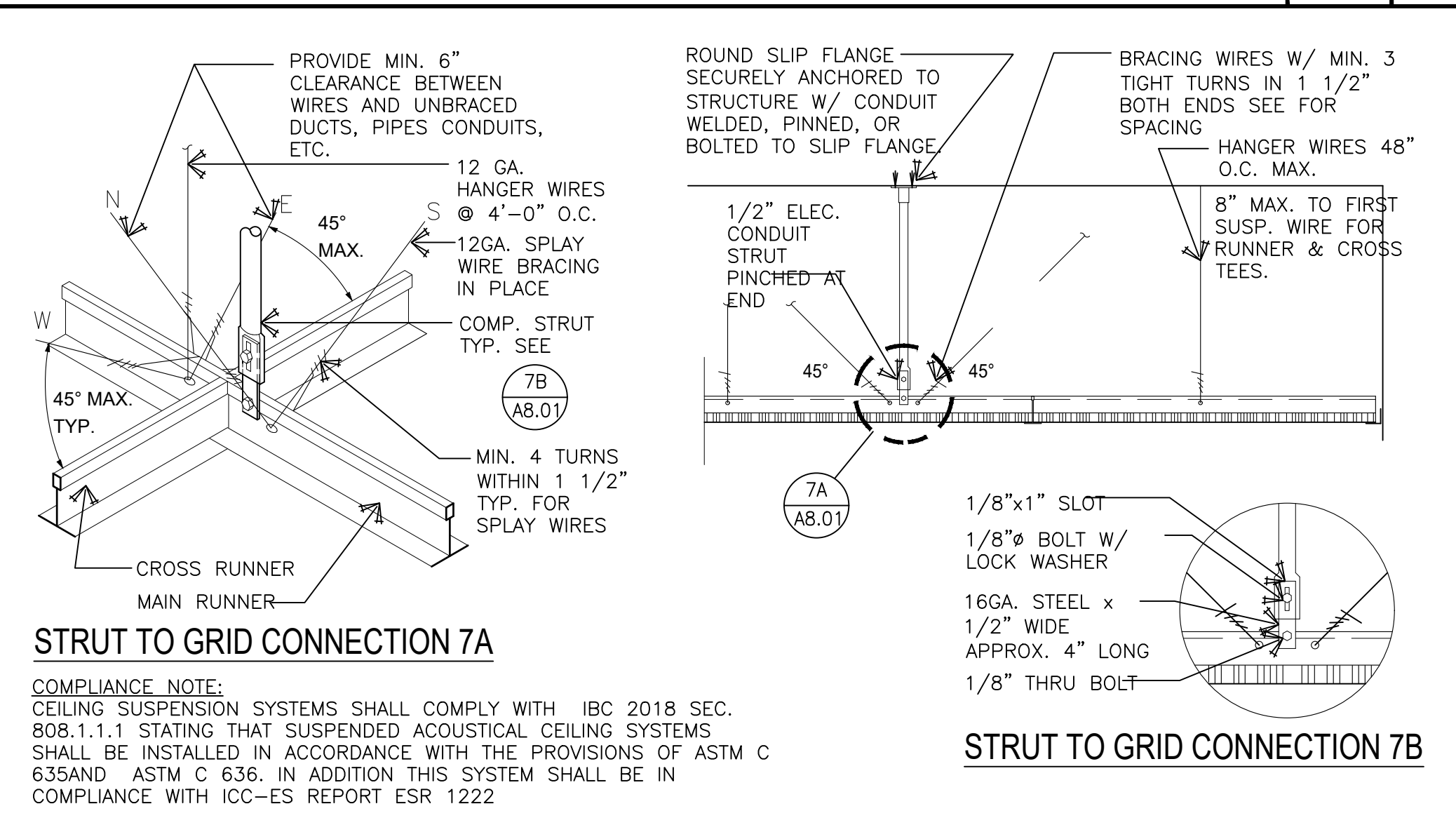
DATE 11-20-2019
PHASE CONS. DOCS SUBMITTAL
PROJECT NO. 19005
SHEET NO. A3.00 RCP PLAN



VERSION: 001A

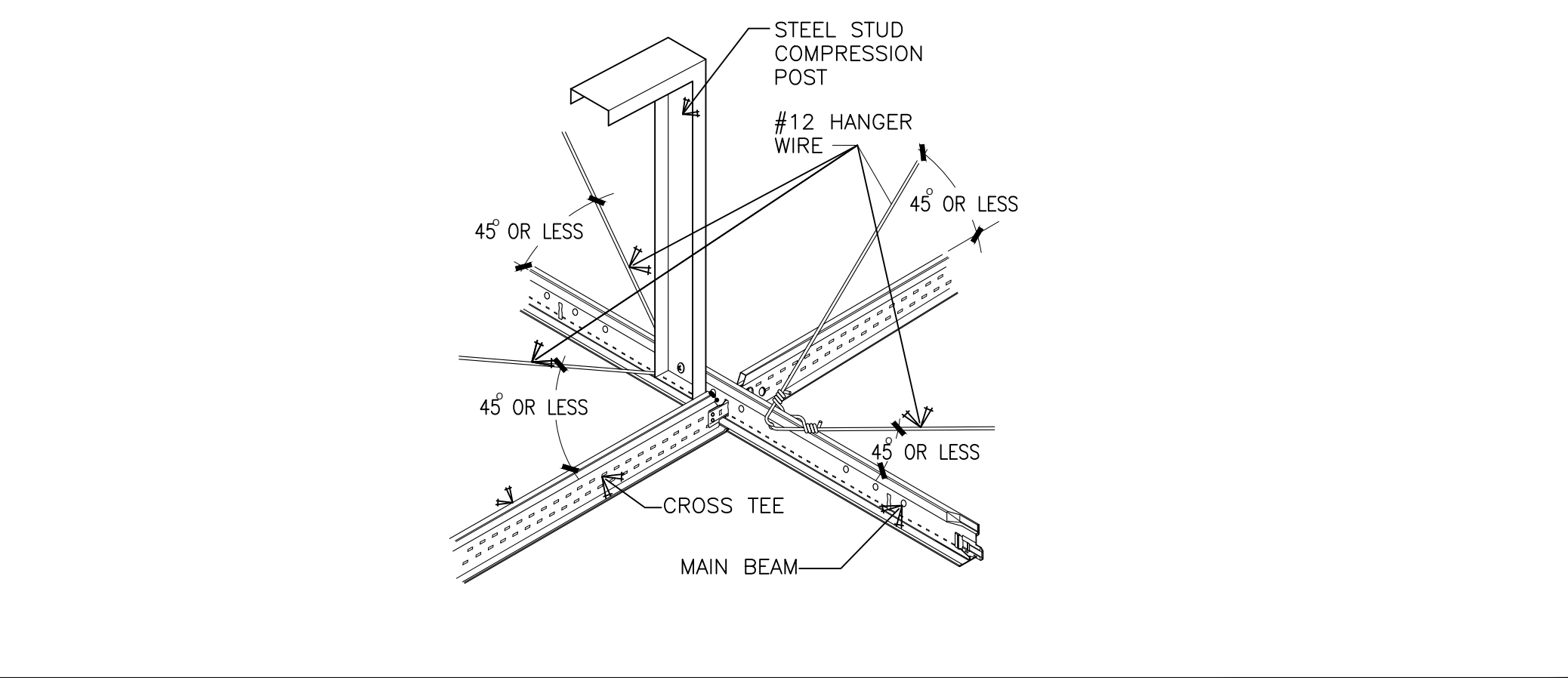


RECESSED CEILING LIGHT FIXTURE SCALE: N.T.S. 7

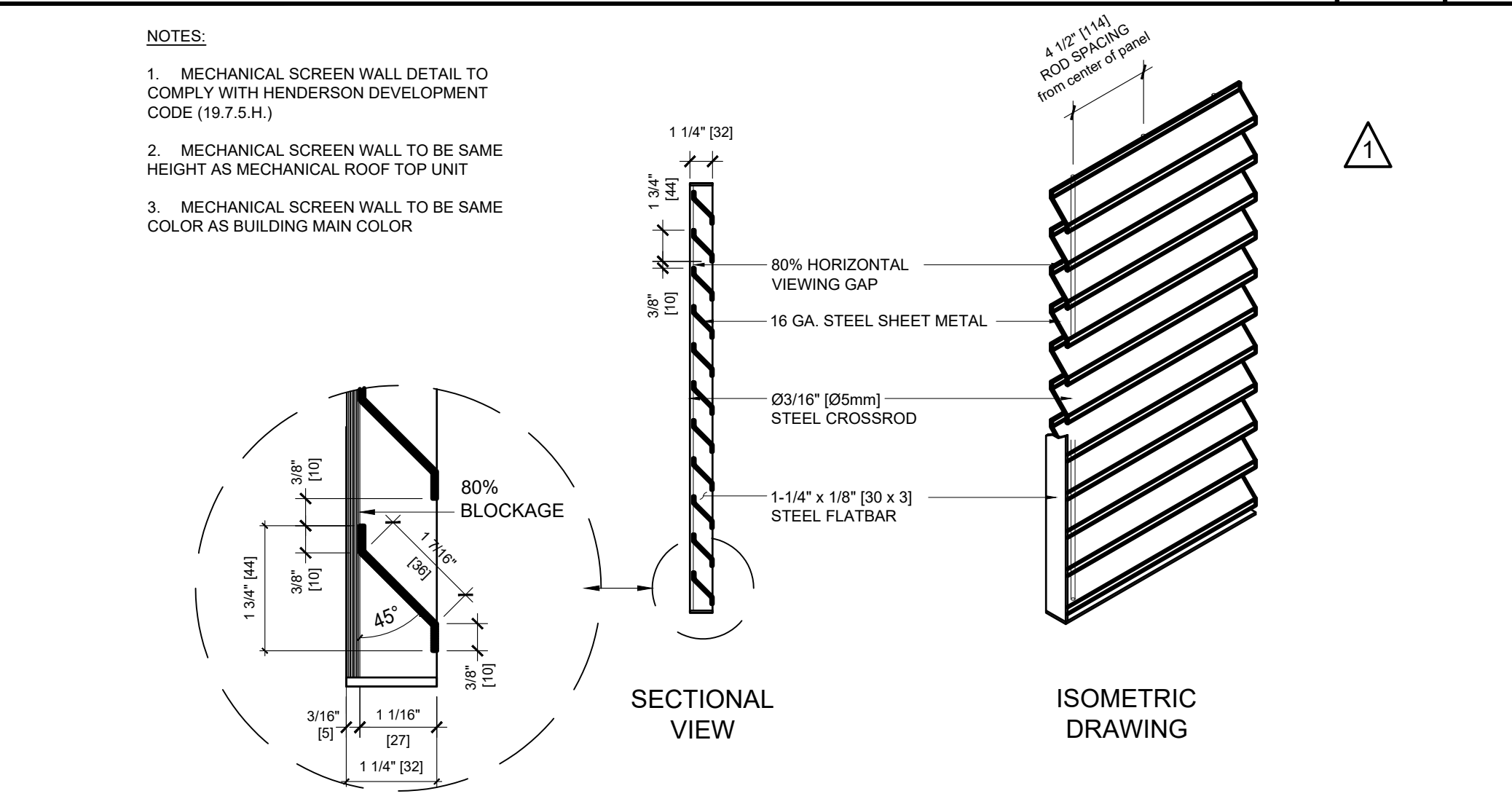


STRUT TO GRID CONNECTION 7A COMPLIANCE NOTE: CEILING SUSPENSION SYSTEMS SHALL COMPLY WITH IBC 2018 SEC. 808.1.1.1 STATING THAT SUSPENDED ACOUSTICAL CEILING SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF ASTM C 635 AND ASTM C 636. IN ADDITION THIS SYSTEM SHALL BE IN COMPLIANCE WITH ICC-ES REPORT ESR 1222

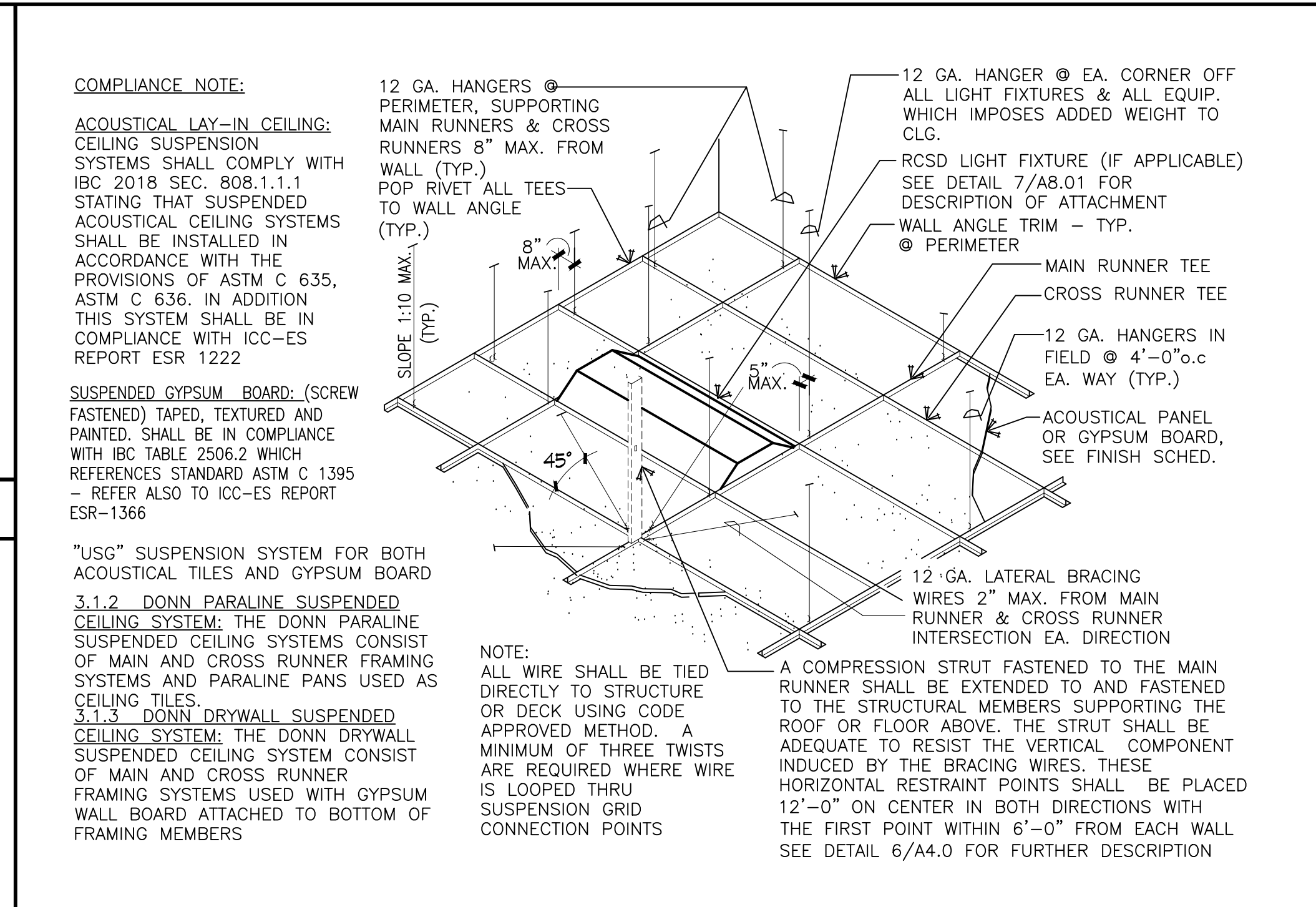
STRUT TO GRID CONNECTION 7B SCALE: N.T.S. 8



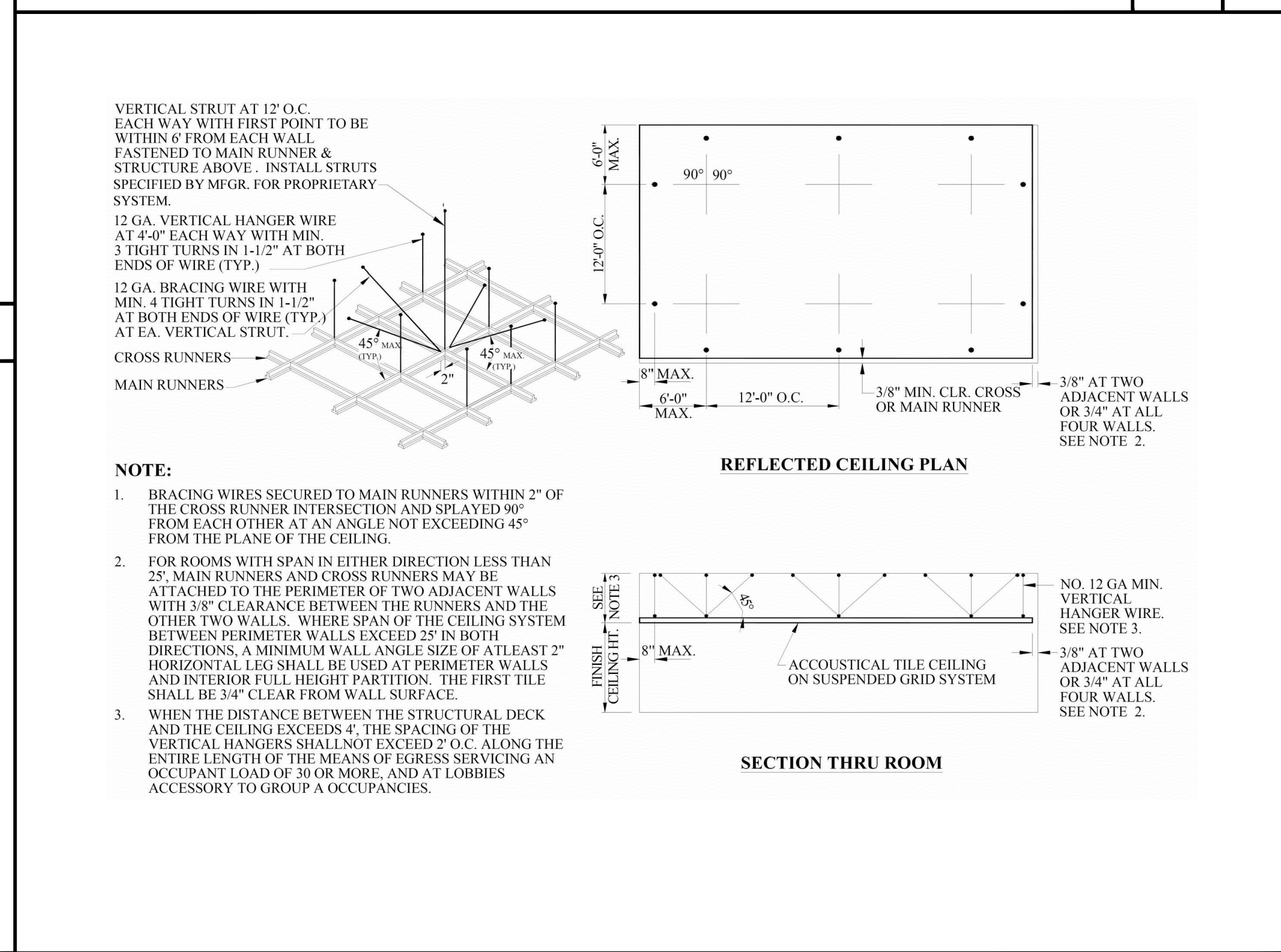
ALTERNATE METAL STUD COMPRESSION STRUT SCALE: N.T.S. 9



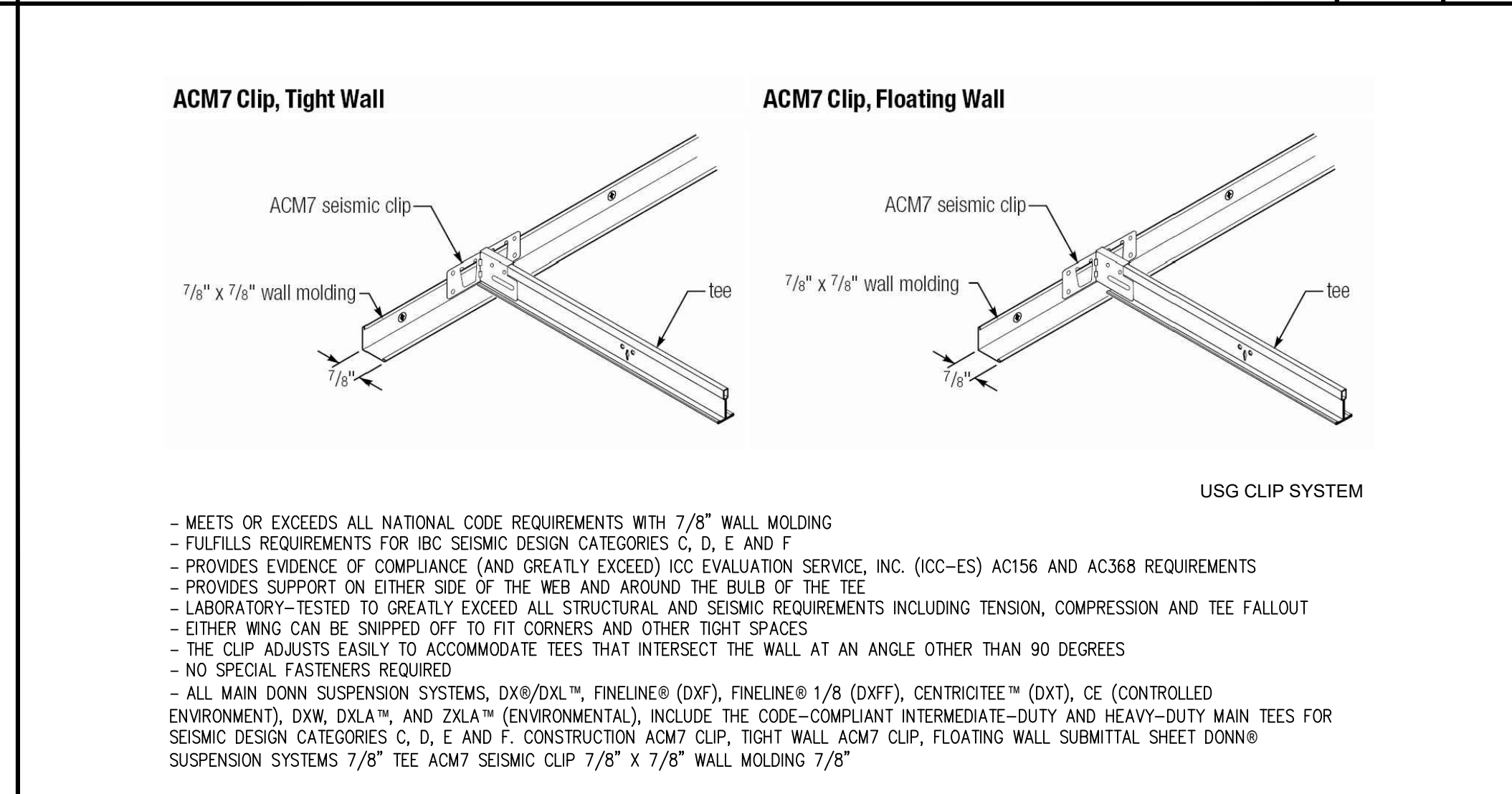
MECHANICAL EQUIPMENT SCREEN WALL DETAIL SCALE: N.T.S. 10



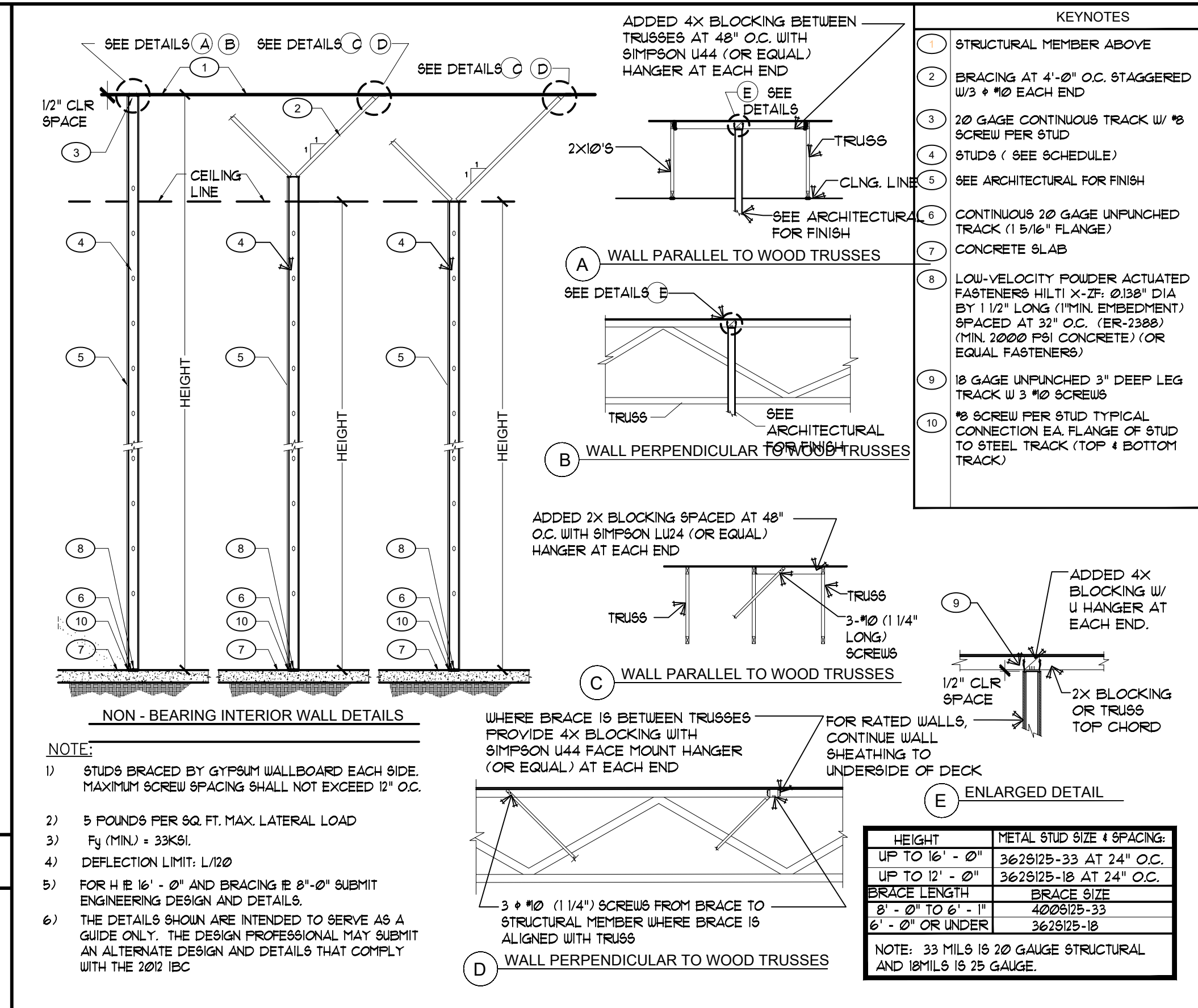
SUSPENDED CEILING DETAIL - ACOUSTICAL & GYPSUM BOARD SCALE: N.T.S. 4



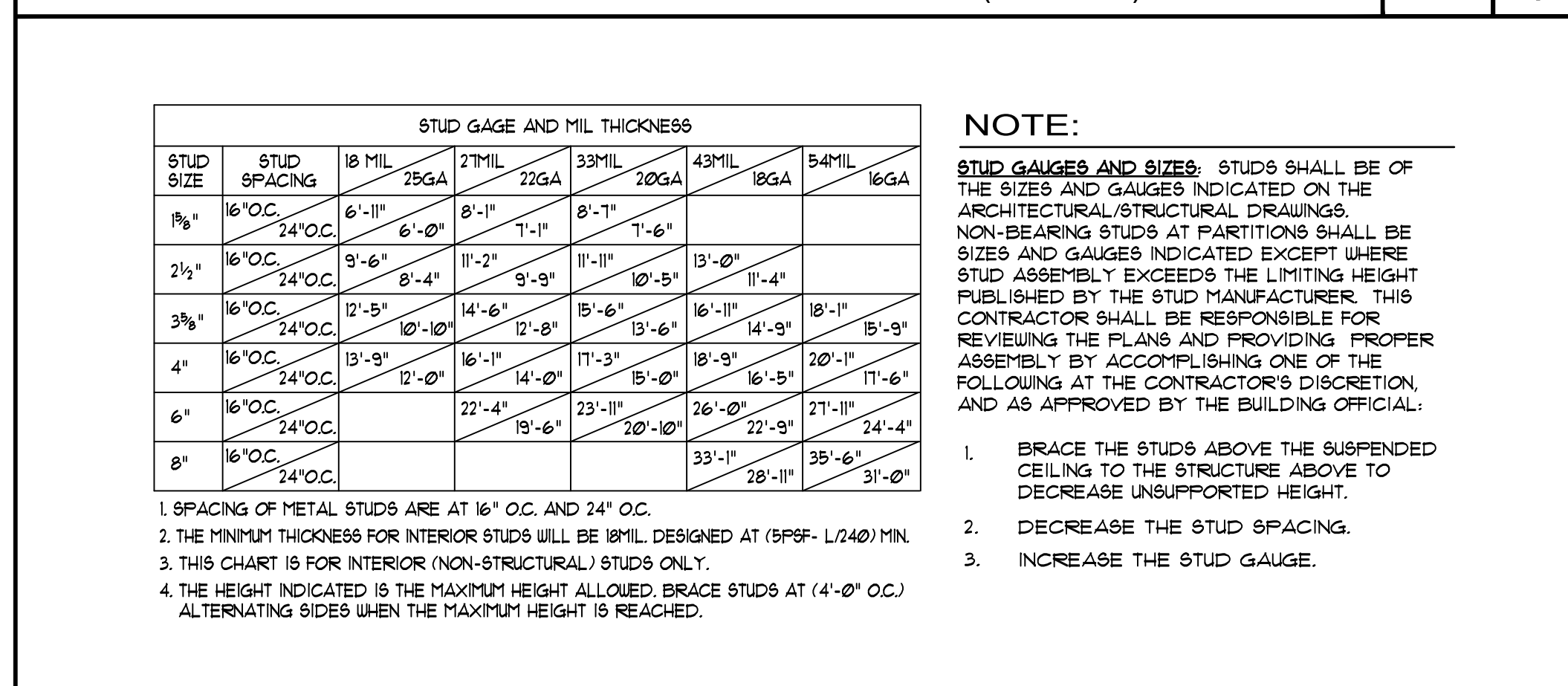
TYPICAL SUSPENDED CEILING VERTICAL AND LATERAL SUPPORT SCALE: N.T.S. 5



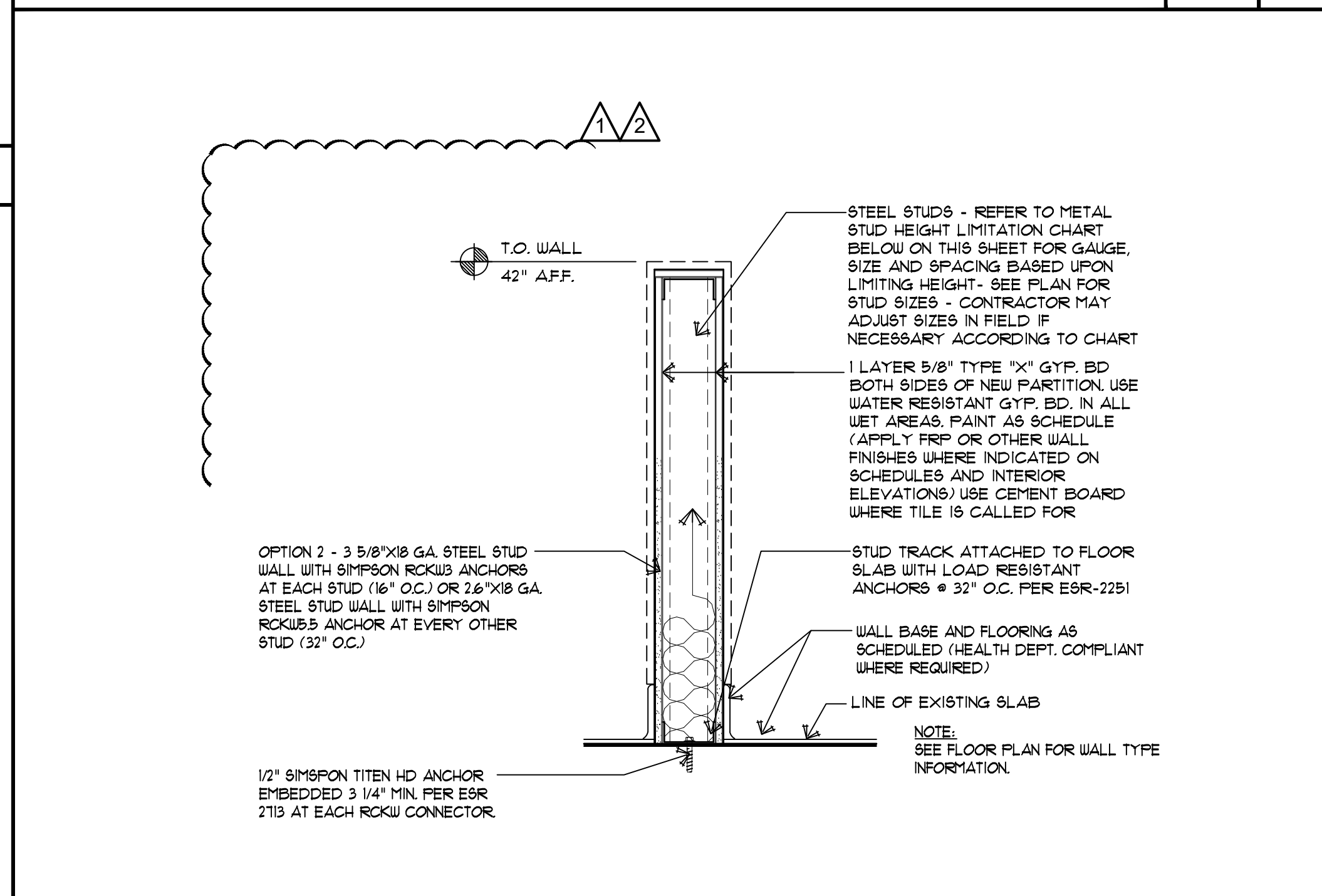
SUSPENDED CEILING ATTACHMENT AT WALL SCALE: N.T.S. 6



NON-BEARING INTERIOR WALL DETAILS SCALE: N.T.S. 1



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



LOW WALL NON LOAD BEARING DETAIL SCALE: N.T.S. 3

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

Stamp: STATE OF NEVADA ASSURED DEVELOPMENT INC. LIC #9320 EXP 3/31/2021 PROFESSIONAL CONTRACTOR

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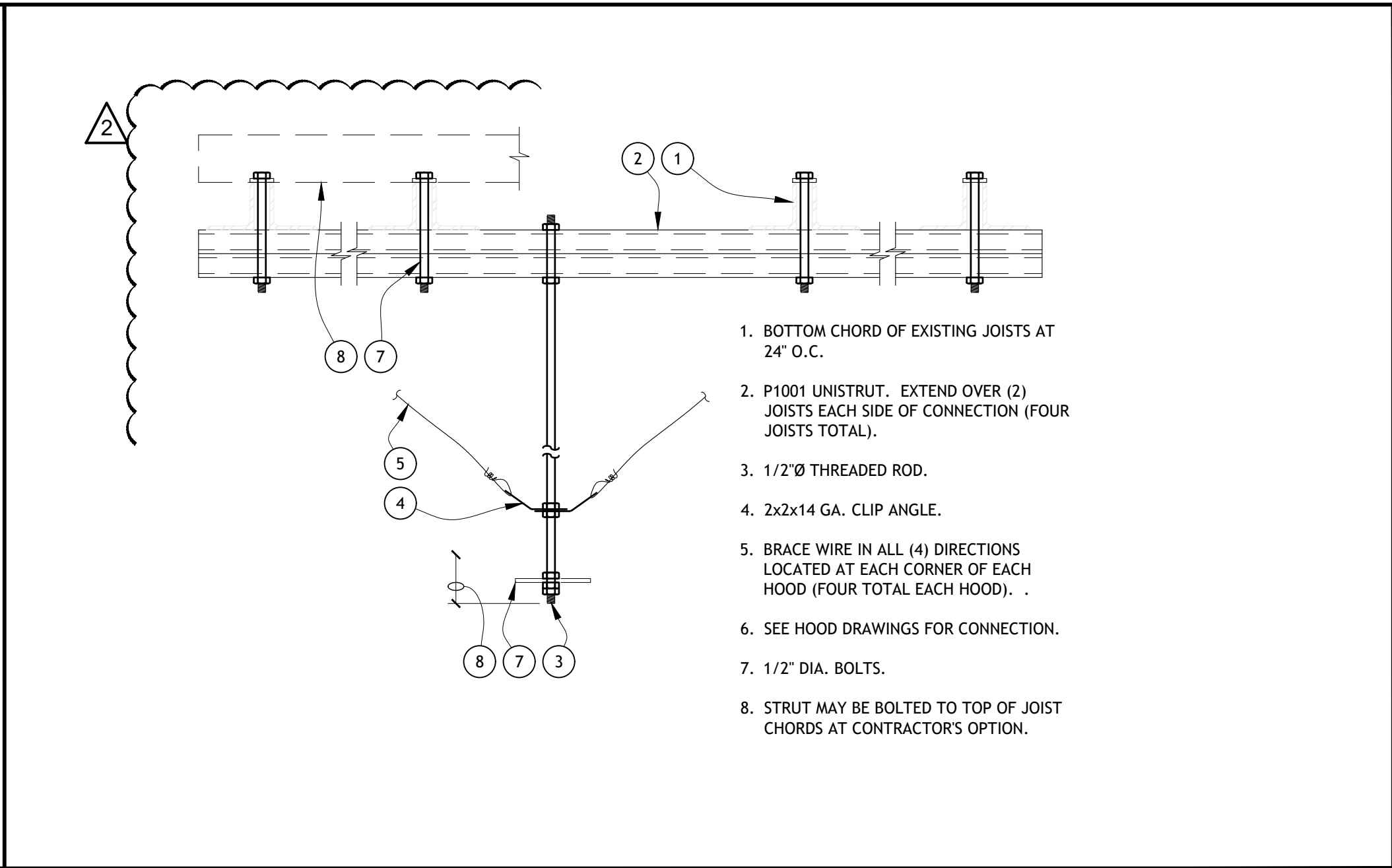
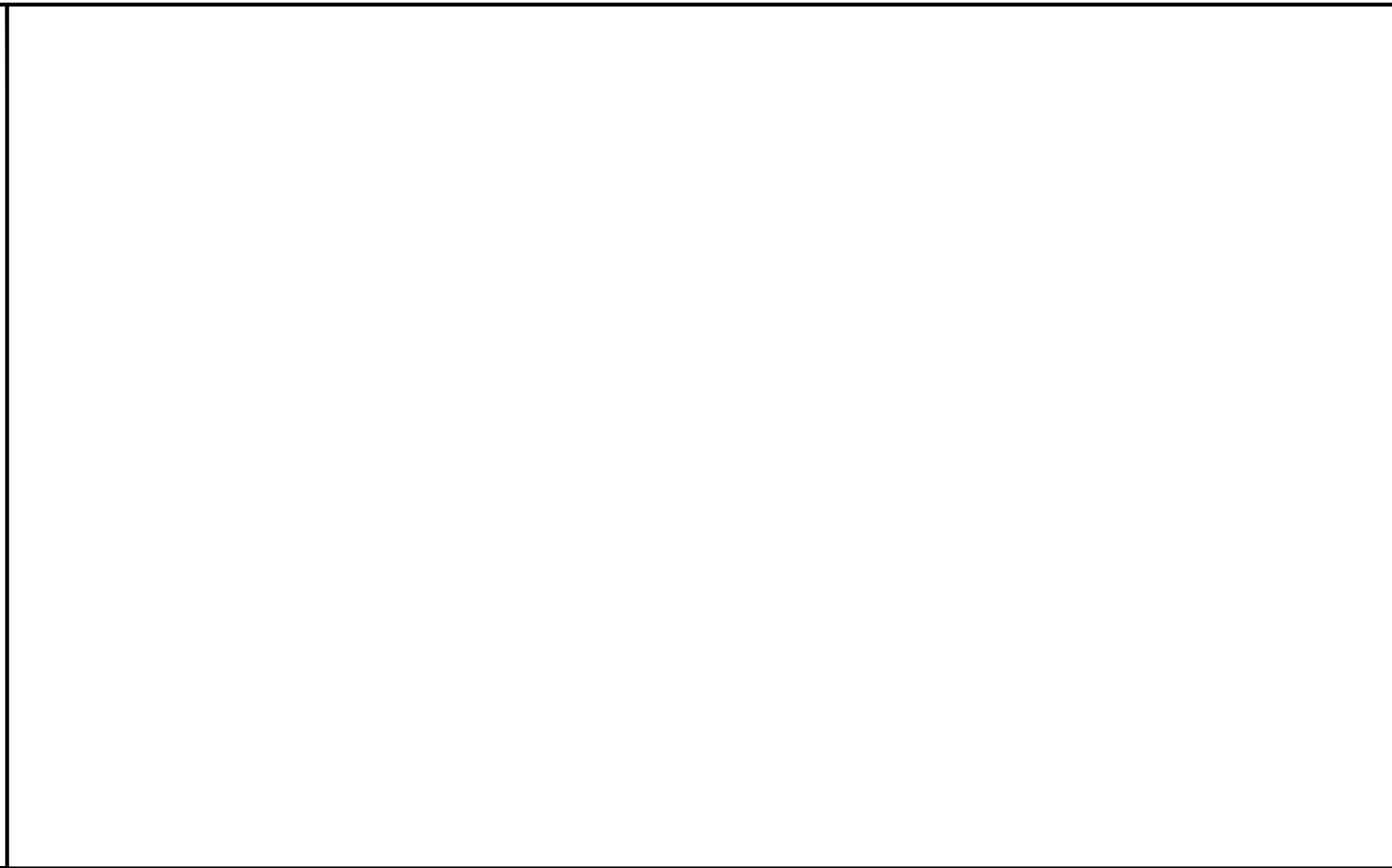
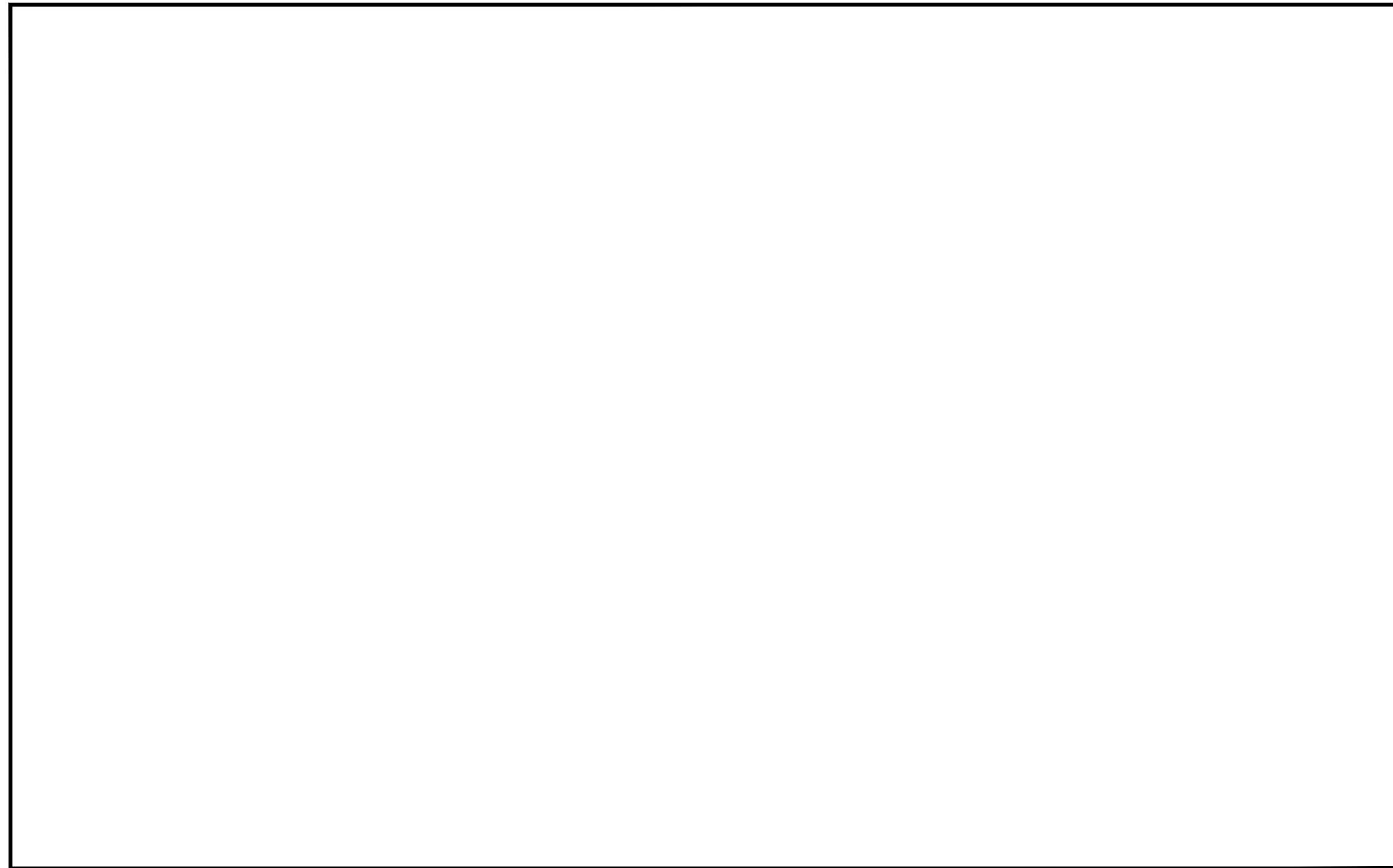
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TENANT IMPROVEMENT FOR:
107 SOUTH WATER STREET BISCUITS AND BOURBON
107 SOUTH WATER STREET
HENDERSON, NEVADA 89015
APN # 179-187-10-043

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

A8.01
TYPICAL DETAILS



NOT USED

SCALE: N.T.S.

7

NOT USED

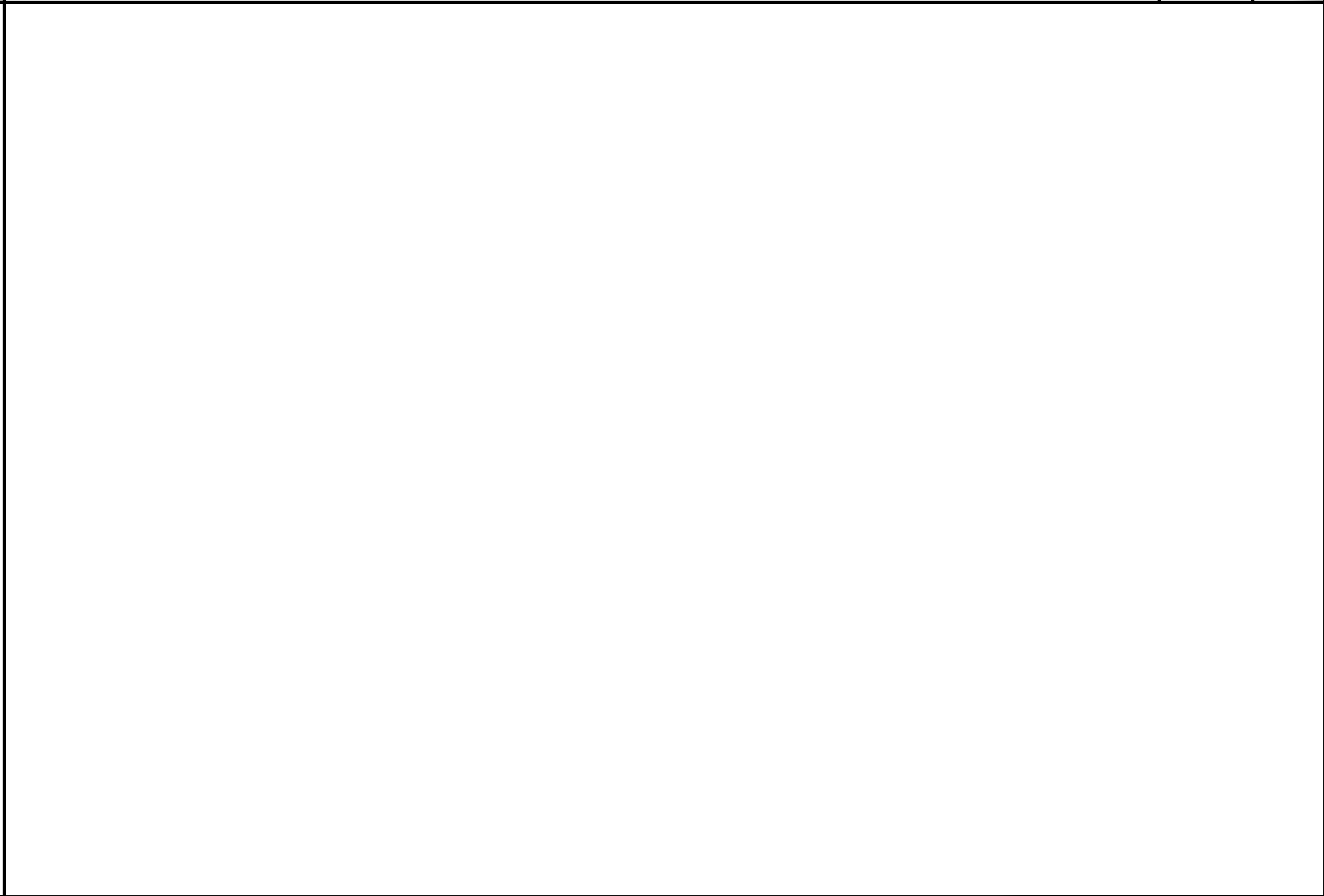
SCALE: N.T.S.

4

HOOD SUPPORT AT EXISTING JOISTS

SCALE: N.T.S.

1



NOT USED

SCALE: N.T.S.

8

NOT USED

SCALE: N.T.S.

5

NOT USED

SCALE: N.T.S.

2



NOT USED

SCALE: N.T.S.

9

NOT USED

SCALE: N.T.S.

6

NOT USED

SCALE: N.T.S.

3

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



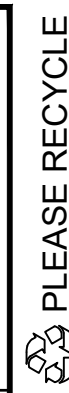
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TENANT IMPROVEMENT FOR:
**107 SOUTH WATER STREET
 BISCUITS AND BOURBON**
 107 SOUTH WATER STREET
 HENDERSON, NEVADA 89015
 APN # 179-187-10-043

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

A8.02
 TYPICAL DETAILS



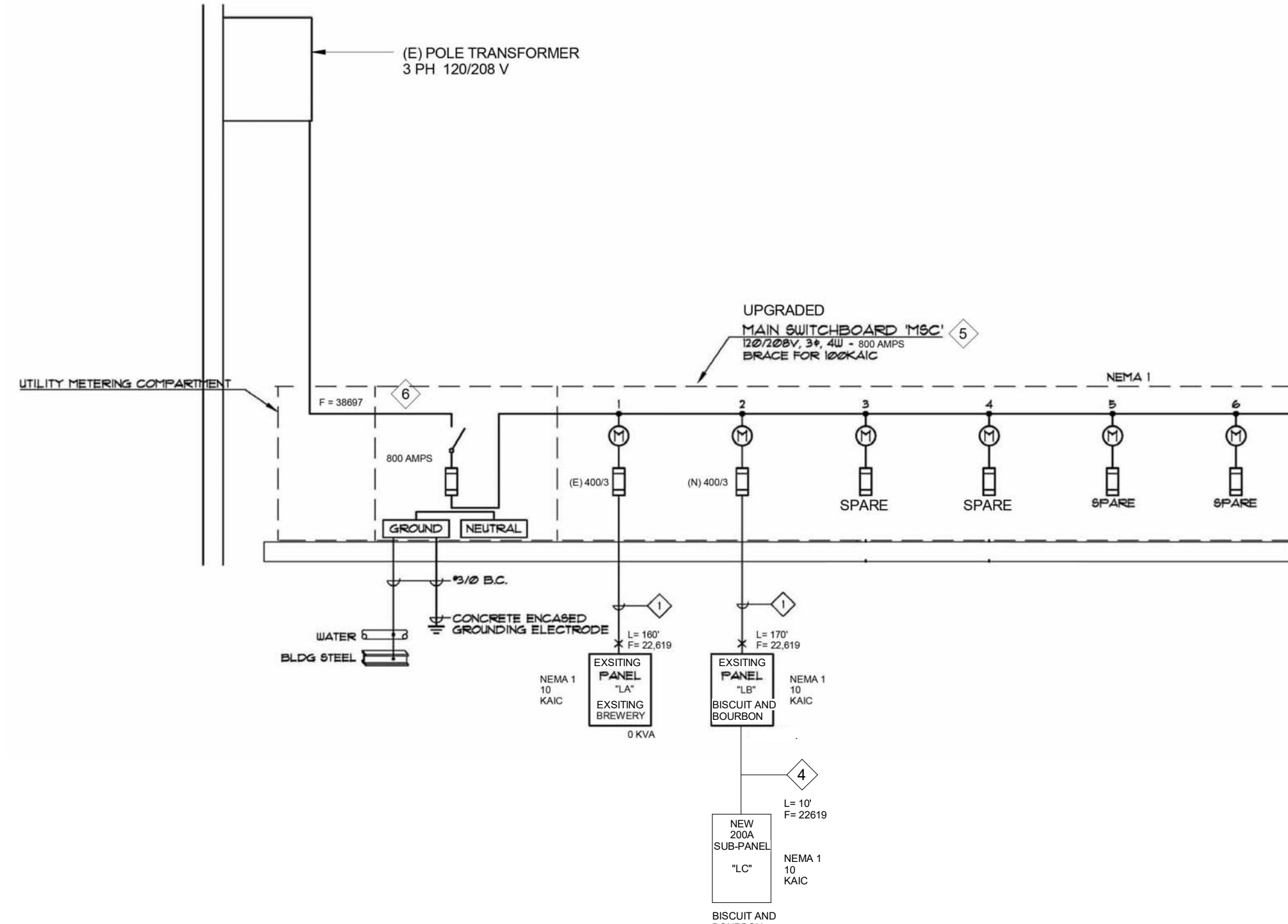
VERSION: 001A

ELECTRICAL KEYNOTES

NO. DESCRIPTION - NOTE ALL NOTES ARE APPLICABLE

- (E) 400 AMPS 3PH PANEL W/DISCONNECT
- (N) 200 AMPS 3PH SUB-PANEL
- (E) 2-1/2" C, (4) #3/0 THHN, (1) #6 CU GND.
- (E) 2-1/2" C W/ 3#250 KCMIL AL & 1#4 AL.
- N/A
- 2" C W/ 3#250 KCMIL AL & 1#4 AL.
- (E) BUILDING MAIN SWITCHGEAR.
- (E) UTILITY TRANSFORMER AND SERVICE ENTRANCE FEEDERS.

3 PH - SINGLE LINE DIAGRAM



PANELBOARD		EXISTING						SCHEDULE		
VOLTAGE: 120 - 208 bus rating: 400 amp MOUNTING: surface MIN. A/C: 10K		LOAD - VA						LOCATION: Inside ENCL: NEMA 1		
W	C	Circuit Description	BKR	CKT NUM	PHASE A	PHASE B	PHASE C	CKT NUM	BKR	Circuit Description
		AC # 1	50	1	4800			2	20	ROOF GFCI
		AC # 1	50	3	800	4800		4	20	(G) E23 & E24
		AC # 1	50	5		3186	4800	6	30	E25
		ACH 2	50	7	4800	5223		8		E25
		AC # 2	50	9		4800	4647	10	20	(G) E29
		AC # 2	50	11			4800	12	20	E30
		(G) E01	20	13	2,987			14	20	E30
		(G) E02 & E14	20	15		3386	2589	16	20	(G) E31 & E34
		E05	20	17			2987	18	20	(G) E32
		(G) E09 & E10	20	19	3187	1394		20	20	(G) E35 & E36
		E15	20	21		2987		22		SPARE
		E16	20	23			2390	24		SPARE
		(G) E17	20	25	1394			26		SPARE
		E15	20	27		2987		28		SPARE
		E16	20	29			2390	30		SPARE
		(G) E17	20	31	1394			32		SPARE
		(G) E18	20	33		1991		34		SPARE
		(G) E19	20	35		1394	18000	36	200	SUB-PANEL LC
			20	37	18000			38		SUB-PANEL LC
			20	39		18000		40		SUB-PANEL LC
		E22	20	41			7205	42		SUB-PANEL LC

FED THROUGH LOAD		
CONNECTED LOAD		25% LARGEST MOTOR (8000VA): 2000VA
DEMAND LOAD	47579	125% CONTINUOUS LOAD (44676VAX.08): 3574 VA
NON-CONTINUOUS LOAD	131928	
CONTINUOUS LOAD + L-MOTOR	5574	TOTAL: 5574 VA
TOTAL AMPS	382	

(G) - GFCI CIRCUIT BREAK

NOTE: ELECTRICIAN TO COORDINATE ALL CIRCUITS WITH ELECTRICAL SCHEDULE NO. UNLESS CIR# IS SHOWN ON THE PLANS.

ELECTRICAL SCHEDULE

NO.	VOLTS	PH.	AMPS	HEIGHT A.F.F.	CONN.	COMMENTS	NO.	VOLTS	PH.	AMPS	HEIGHT A.F.F.	CONN.	COMMENTS
E01	115	1	15.0 A	12"	DCO	CONTINUOUS UNDERBAR LIGHTING; SOFT CANDLES	E35	115	1	5.0 A	N/A	---	PRINTERS/ DATA
E02	115	1	12.0 A	12"	DCO	CARBONATOR	E36	115	1	2.3 A	N/A	---	UNDERCOUNTER FREEZER
E05	115	1	15.0 A	12"	DCO	BLENDER STATION DUMP SINK	E39	115	1	16.0 A	24"	---	FLOOR MIXER; NEMA 5-20P
E09	115	1	6.0 A	12"	DCO	MUG FROSTER; 15AMP DEDICATED CIRCUIT REQUIRED	E40	115	1	7.5 A	18"	---	WARMING DRAWER
E10	115	1	10.0 A	12"	JBOX	GLASSWASHER	E41	115	1	15.0 A	48"	---	GENERAL CONVENIENCE OUTLET
E14	115	1	5.0 A	UNDER BAR TOP	DCO	SERVICE BAR PRINTER/ DATA	E43	---	---	---	---	---	EXHAUST HOOD; REFER TO SHOP DRAWINGS
E15	115	1	15.0 A	52"	DCO	P.O.S. STATION/DATA	E44	115	1	8.9 A	16"	---	DCO DOUBLE DECK CONVECTION OVEN
E16	115	1	12.0 A	50"	DCO	MARGARITA MACHINE; 20AMP CIRCUIT BREAKER REQUIRED	E50	115	1	5.4 A	16"	---	DCO DOUBLE DECK CONVECTION OVEN
E17	115	1	7.0 A	16"	DCO	BACKBAR COOLER; 15AMP DEDICATED CIRCUIT REQUIRED	E53	115	1	12.0 A	48"	---	DCO REFRIGERATED EQUIPMENT STAND
E18	115	1	5.0 A	16"	DCO	BACKBAR LIQUOR DISPLAY	E55	115	1	350w	DFA	JBOX	BAG-N-BOX
E19	115	1	7.0 A	16"	DCO	KEG COOLER; 15AMP DEDICATED CIRCUIT REQUIRED	E55A	208	1	7.8 A	DFA	JBOX	WALK-IN COOLER; LIGHTS
E20	115	1	10.2 A	VERIFY	JBOX	SHOW WINDOW LIGHTING	E55B	115	1	1.8 A	DFA	JBOX	WALK-IN COOLER EVAPORATOR
E20A	115	1	5.1 A	VERIFY	JBOX	RECESSED AIR CURTAIN	E55C	208	1	6.6 A	DFA	JBOX	WALK-IN COOLER COMPRESSOR; 15 AMP CIRCUIT BREAKER
E22	208	1	20.0 A	50"	SCO	ESPRESSO MACHINE; SEE NOTE E	E59	208	3	46.8 A	24"	JBOX	HIGH TEMP VENTLESS DISHMACHINE
E23	115	1	2.0 A	16"	DCO	UNDERCOUNTER REFRIGERATOR	E59A	208	3	60.0 A	60"	SPC	HIGH TEMP VENTLESS DISHMACHINE; QUICK DISCONNECT
E24	115	1	14.4 A	50"	SCO	ICED TEA BREWER; SEE NOTE E	E67	115	1	9.6 A	86"	DCO	REACH IN FREEZER
E25	208	1	29.1 A	50"	JBOX	COFFEE MAKER; SEE NOTE E	E68	115	1	2.5 A	48"	DCO	[GFI] SLICER
E28	115	1	5.1 A	VERIFY	JBOX	AIR CURTAIN	E69	115	1	15.0 A	48"	DCO	[GFI] GENERAL CONVENIENCE OUTLET
E29	208-230	3	12.9 A	88"	JBOX	ICE MACHINE; 20 AMP MAX FUSE SIZE, SEE NOTE B	E72	115	1	350w	DFA	JBOX	WALK-IN COOLER; LIGHTS
E30	208	1	2100w	HARDWARE	---	INTERWIRING TO REMOTE CONDENSER; SEE NOTE B	E72A	208	1	7.8 A	DFA	JBOX	WALK-IN DOOR HEATER
E31	115	1	6.5 A	18"	---	HEAT LAMPS	E72B	115	1	1.8 A	DFA	JBOX	WALK-IN DOOR HEATER
E32	208	1	2480w	18"	---	SANDWICH TOP REFRIGERATOR	E72C	208	1	6.6 A	DFA	JBOX	WALK-IN COOLER COMPRESSOR; 15 AMP CIRCUIT BREAKER
N/A	---	---	---	---	---	---	E74	115	1	15.0 A	48"	---	DCO ROTISSERIE BBQ GRILL; VERIFY REQUIREMENTS
E34	115	1	6.5 A	18"	---	SANDWICH TOP REFRIGERATOR	N/A	---	---	---	---	---	---

NOTE: ALL OUTLETS IN THIS ELECTRICAL SCHEDULE TO BE GFCI

OTHER ELECTRICAL NOTES

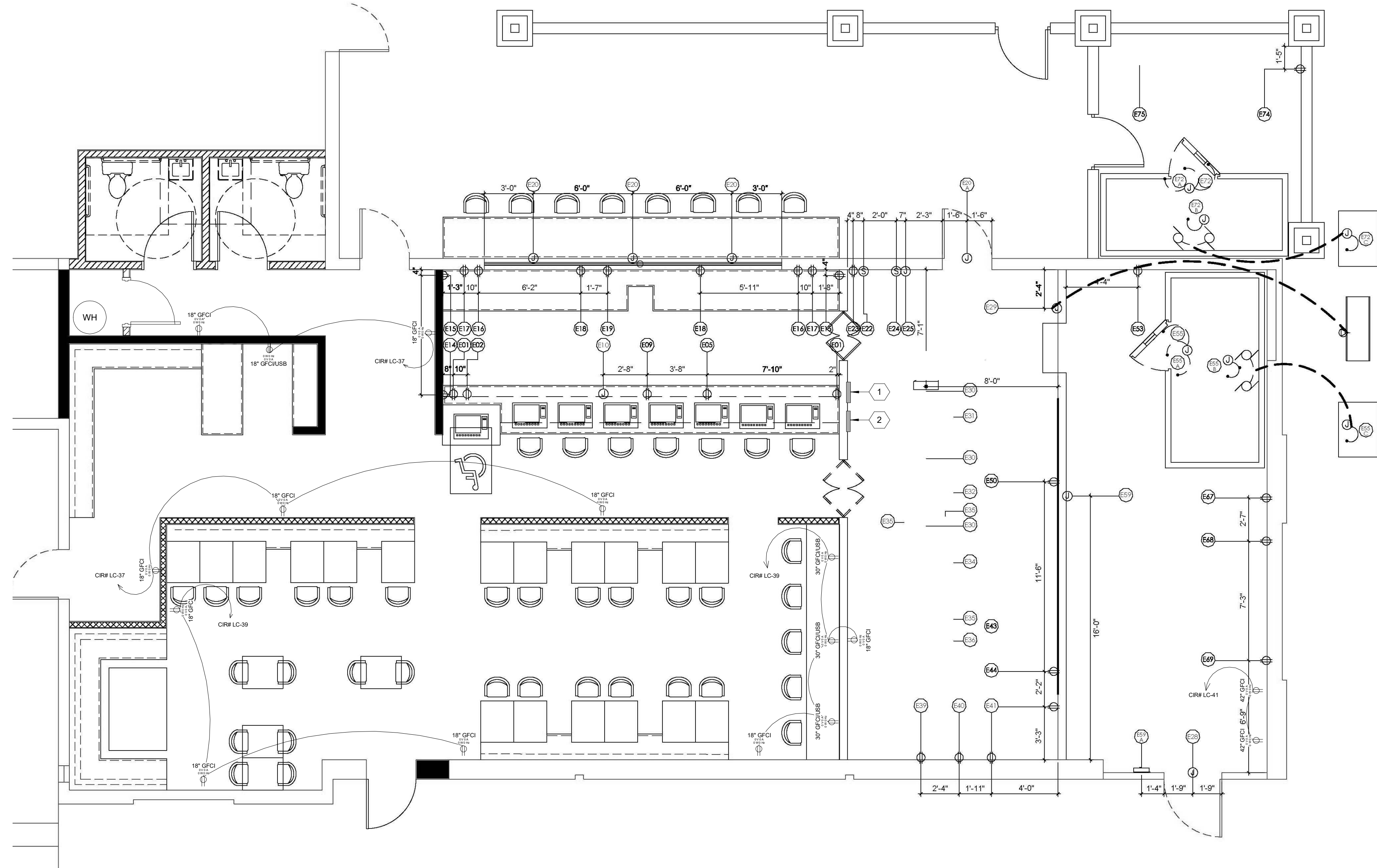
- LOCATION OF OUTLETS ARE SUBJECT TO CHANGE, DEPENDING ON SPECIFIC LOCATION OF EQUIPMENT WIRES. FIELD VERIFY WITH CONTRACTOR/OWNER.
- ALL EXPOSED CONDUIT LINE TO BE COORDINATED WITH CONTRACTOR BEFORE INSTALLED.
- ELECTRICIAN TO PROVIDE ROOF TOP EQUIPMENT DISCONNECT SWITCHES AND A GFCI/WP SERVICE OUTLET THAT IS NO MORE THAN 25' FROM ANY ROOF TOP UNIT.

ELECTRICAL NOTES

- ALL ELECTRICAL CONNECTIONS UNDER THE EXHAUST HOOD NEEDS TO BE ON A SHUNT BREAKER.
- ELECTRICAL POWER FOR REMOTE CONDENSER IS SUPPLIED FROM THE ICE MAKER. LOCATION OF REMOTE CONDENSER TO BE CONFIRMED BY ARCHITECT. ALL ROOF PENETRATIONS FOR ELECTRICAL AND REFRIGERATION LINES TO BE DONE BY G.C.
- WALK-IN COOLER COMPRESSORS TO BE LOCATED ON ROOF OF BUILDING. EXACT LOCATION TO BE CONFIRMED BY ARCHITECT. E.C. TO PROVIDE NECESSARY INTER-WIRING BETWEEN COMPRESSOR AND EVAPORATOR. OWNER TO CONFIRM REQUIREMENTS FOR COFFEE EQUIPMENT.
- POWER FOR CHEFS COUNTER COMPONENTS AND OVERSHELF STRUCTURE TO COME DOWN FROM ABOVE THROUGH CHASE TO ELECTRICAL PANEL BUILT INTO COUNTER.
- BUILDING DEPARTMENT TO CONFIRM VENTILATION REQUIREMENTS FOR SMOKER AND ROTISSERIE GRILL.

ELECTRICAL SYMBOLS

SYMBOL	DESCRIPTION	UNIT
⊕	DUPLEX CONVENIENCE OUTLET (DCO)	A AMPS
⊖	SINGLE CONVENIENCE OUTLET (SCCO)	V VOLTS
⊕	JUNCTION BOX (J-BOX)	W WATTS
⊕	CONDUIT	KW KILOWATTS
⊕	STUB UP	PH PHASE
⊕	(208V) SINGLE POWER OUTLET	A.F.F. ABOVE FINISHED FLOOR
⊕	ELECTRICAL PANEL	BRANCH TO CONNECTION ON EQUIPMENT
DC	DIRECT CONNECTION	8TC
HP	HORSE POWER	DFA DOWN FROM ABOVE
SU	STUB UP ABOVE FINISHED FLOOR	EL ELEVATION ABOVE FINISHED FLOOR



1 POWER PLAN

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

POWER PLAN, SINGLE LINE AND LOAD CAL BISCUITS AND BOURBON

107 S. WATER ST. HENDERSON, NV. 89015

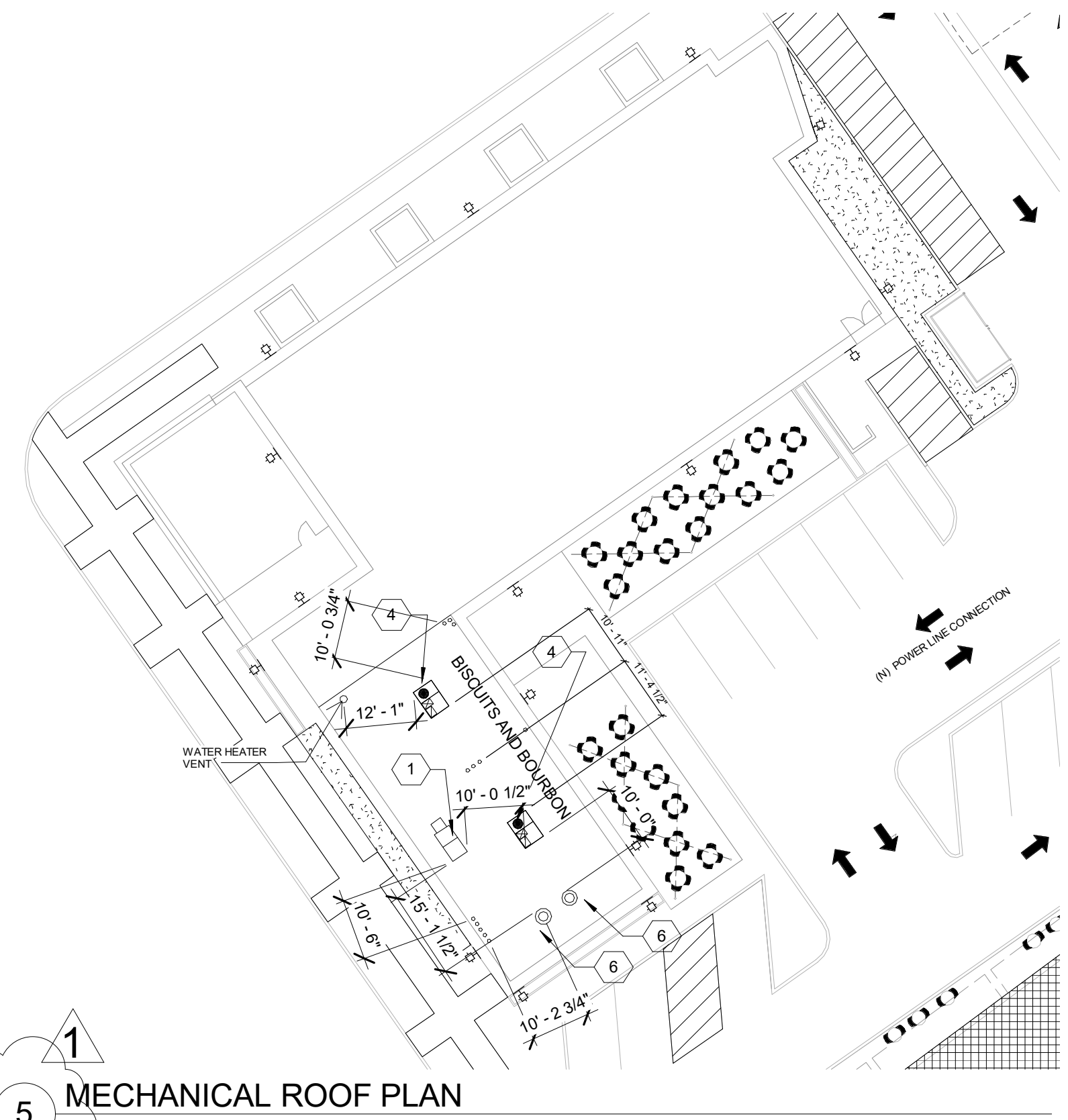
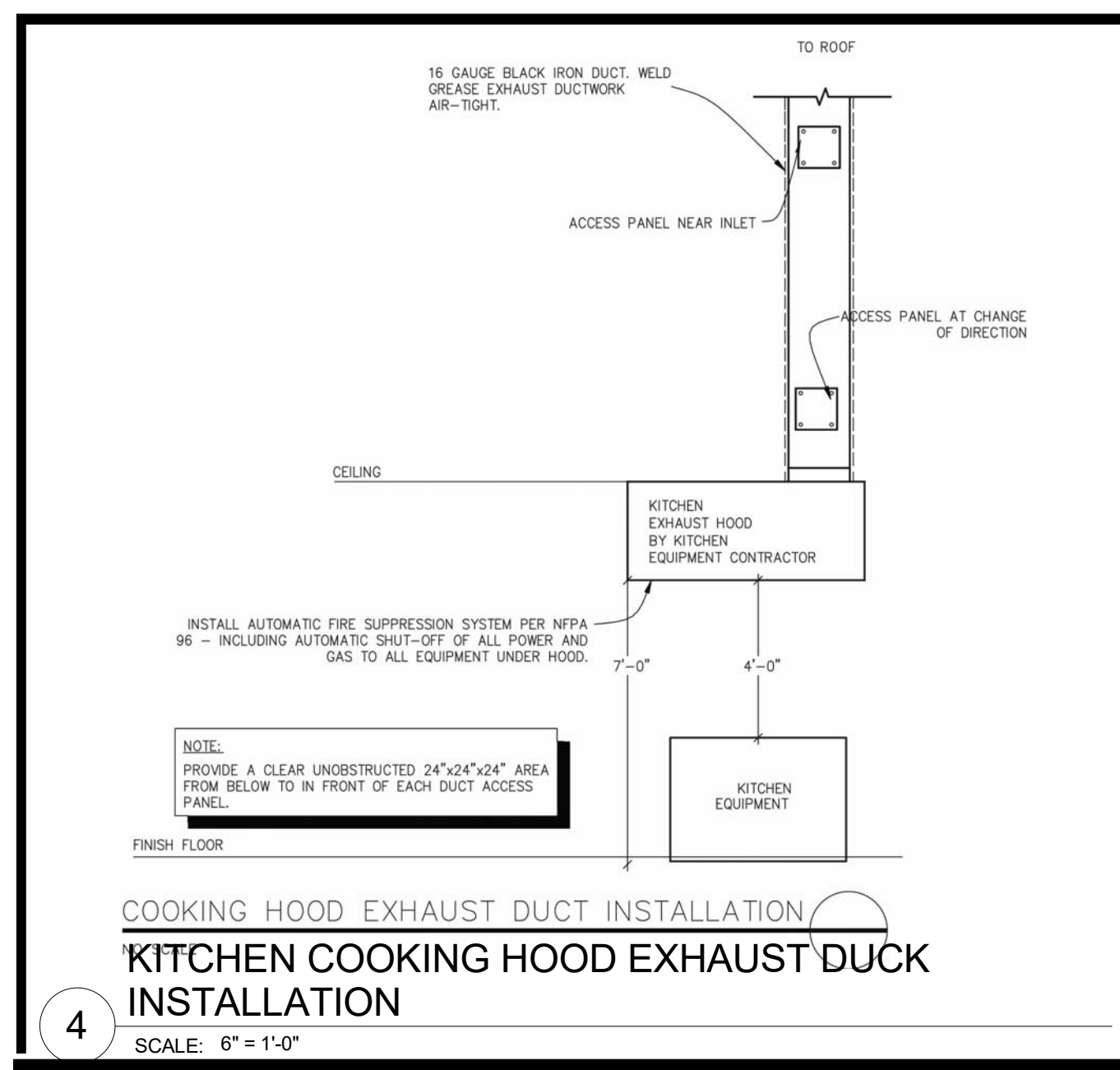
Revision #	Revision Date	Revision Description
1	11/26/2019	REVIEWS 1

2019107

10/21/19

SHEET NUMBER:

E1.00



MECHANICAL KEYNOTES

NO. DESCRIPTION - NOTE ALL NOTES ARE APPLICABLE

- NEW MAKE UP AIR FAN #3 A2-20D
- NEW 10' KITCHEN HOOD. PLEASE SEE SHEET M2.00 FOR DETAILS.
- NEW 6'-10" KITCHEN HOOD. PLEASE SEE SHEET M2.00 FOR DETAILS.
- (E) 5 TONS AC UNIT
- NEW EXHAUST FAN - 50 CFM
- NEW HOOD EXHAUST
- NEW 24" X 48" RETURN
- DAMPERS ACCESS 18"X18" AT BAR AND 12"X12" AT BATHROOMS

GENERAL NOTES

A. MECHANICAL TO INSTALL 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.

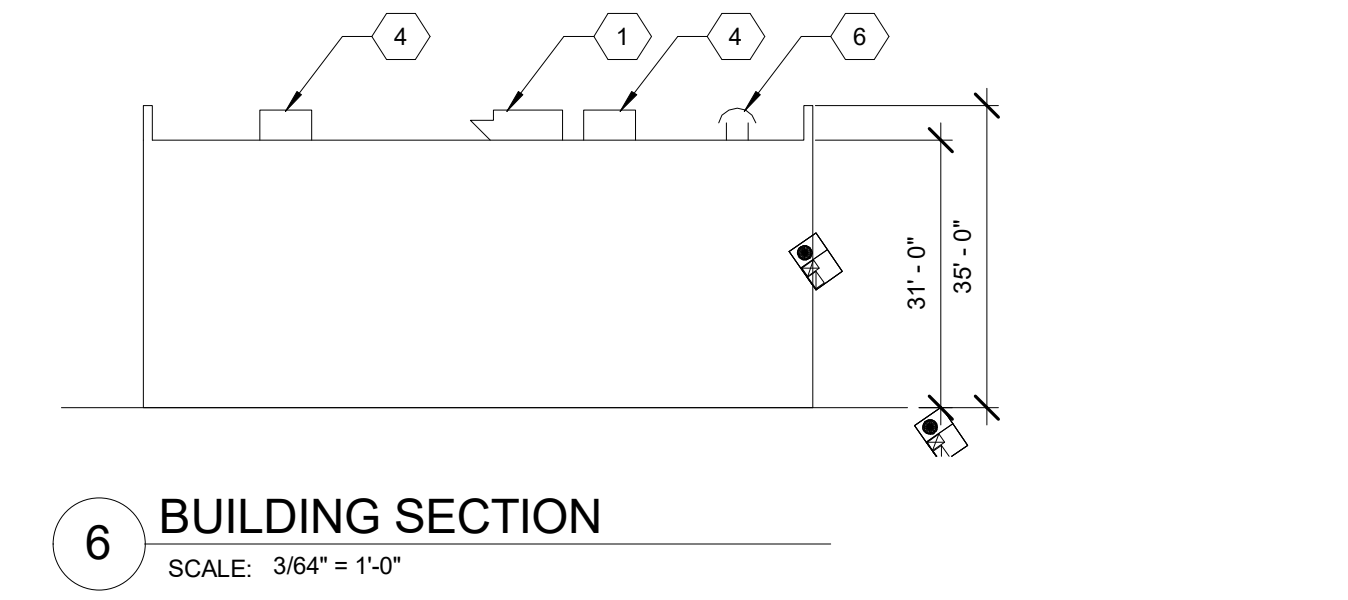
E. ALL ROOF PIPE PENETRATION SEE DETAIL ON 2/M1.00

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 TO BE INSTALLED ON ROOF AND CLIENT TO COORDINATE WITH CONTRACTOR EQUIPMENT LOCATION.

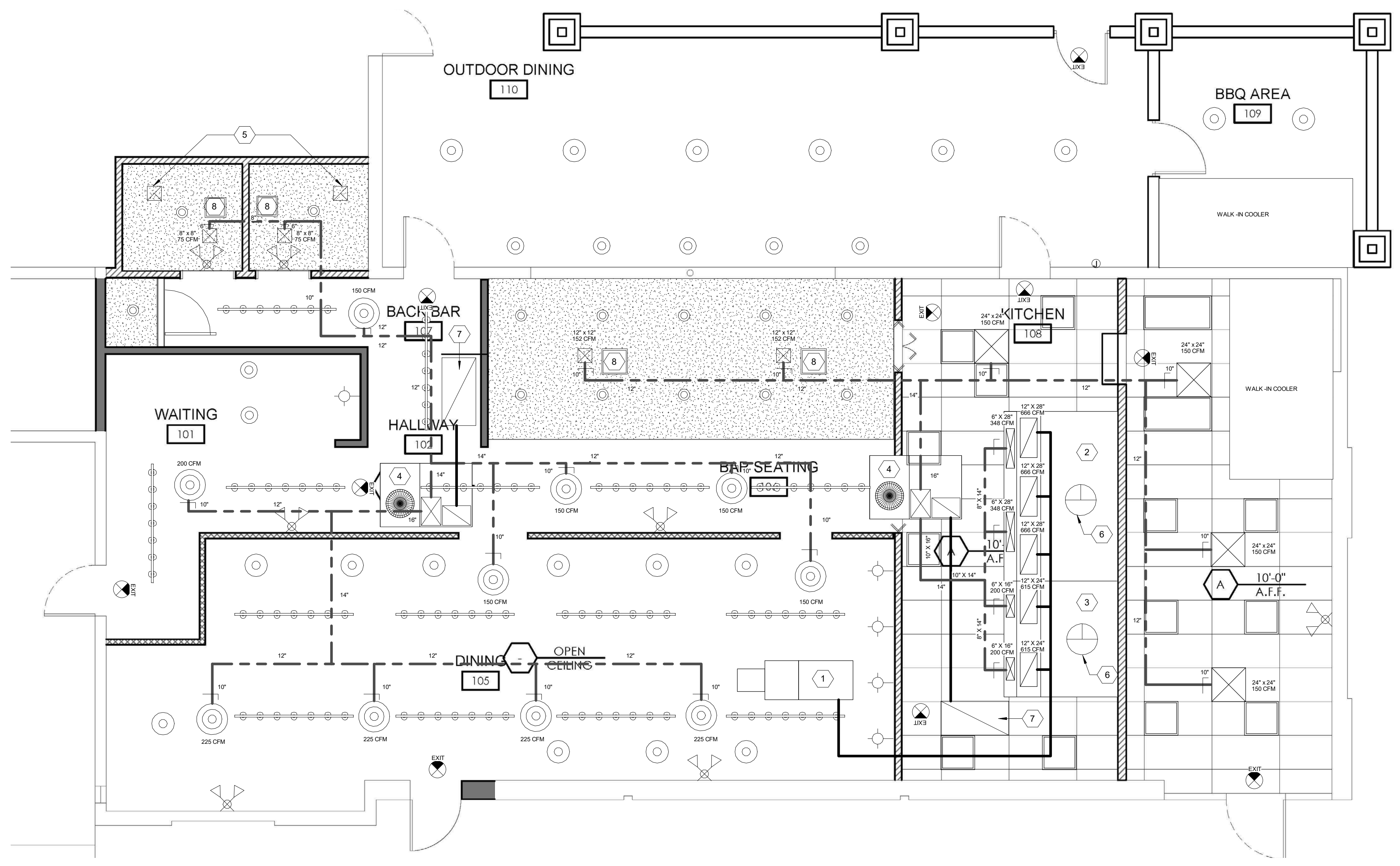
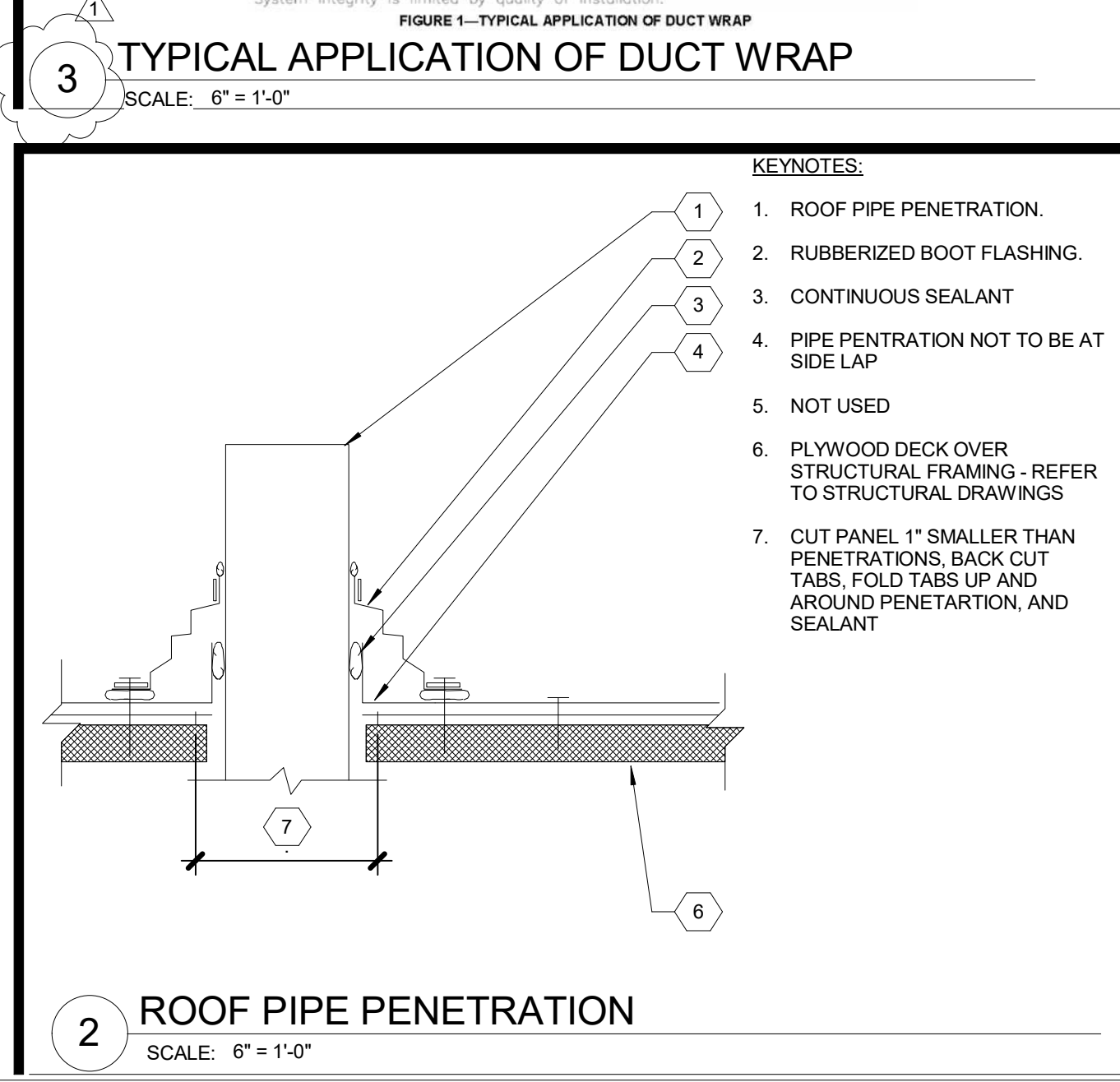
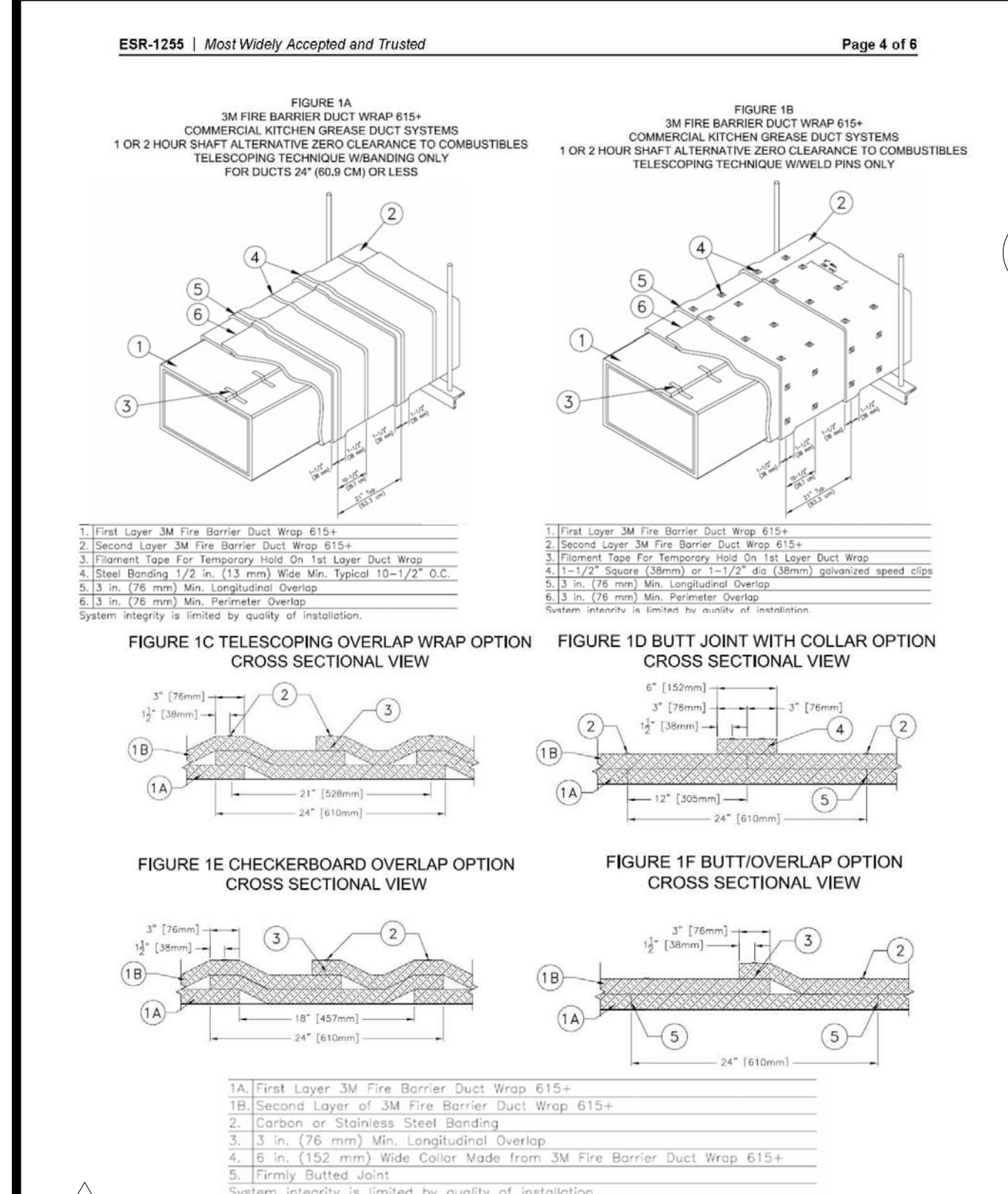
I. PRIOR TO BEGINNING WORK, THE CONTRACTOR SHALL COORDINATE LOCATION AND ROUTING OF HVAC EQUIPMENT WITH ALL OTHER TRADES.



OUTSIDE AIR CALCULATION

SHELL SPACE (RESTAURANT)
 SEATING AREA: 336 SQ.FT. (SEATS: 64)
 Vbz: RpPz + Ra
 Vbz: 7.5x64 + .18 X 336 = 541

WORK AREA (KITCHEN): 775 SQ.FT.
 Vbz: RpPz + Ra
 Vbz: 7.5X4 + .18 X 775 = 170 CFM
 TOTAL: 711 CFM



MECHANICAL PLAN
BISCUITS AND BOURBON
 107 S. WATER ST. HENDERSON, NV. 89015

Revision #	Revision Date	Revision Description
1	11/26/2019	REVISIONS 1

2019107

10/21/19

SHEET NUMBER:
M1.00

NEW GREASE INTERCEPTOR SEWER SCHEDULE

(5) - HAND SINK	1.00 D.F.U.	5 F.U.'s
(9) - FLOOR SINK	3 F.U.	18 F.U.'s
(11) - MOP SINK	3 F.U.	3 F.U.'s
(8) - FLOOR DRAIN	0 F.U.	0 F.U.'s

TOTAL: 26 D.F.U.'s

4" SEWER MAIN PIPE SIZED PER 2018 UPC TABLE 702.1 MAX DFUS FOR 4" 216
NOTE: COMBO WASTE AND VENT. MAIN AND LATERALS INCREASED ONE PIPE SIZE FOR THIS METHOD.

EXISTING 4" SANITARY SEWER LINE
(E) 1200 GAL GREASE INTERCEPTOR PER UPC 1014.3.6
ALL DRAINAGE PIPING 3" OR SMALLER TO BE GRADED AT 1/4" PER FOOT
ALL DRAINAGE PIPING 4" OR LARGER TO BE GRADED AT 1/8" PER FOOT

MATERIAL CLASSIFICATION:

UNDERGROUND DWV: PVC OR ABS DWV
ABOVE GRADE DWV: PVC OR ABS DWV
EXPOSED PIPE ABOVE GRADE: PVC OR ABS DWV

NEW SEWER SCHEDULE FOR BATHROOMS

FIXTURE	QTY	DFU	TOTAL DFU	TRAP SIZE
GRAVITY WATER CLOSET	2	3	6	3"
LAVATORY SINK	1	2	2	1 1/2"
FLOOR DRAIN	2	0	0	3"

TOTAL DFU: 8

EXISTING 4" SANITARY SEWER LINE.

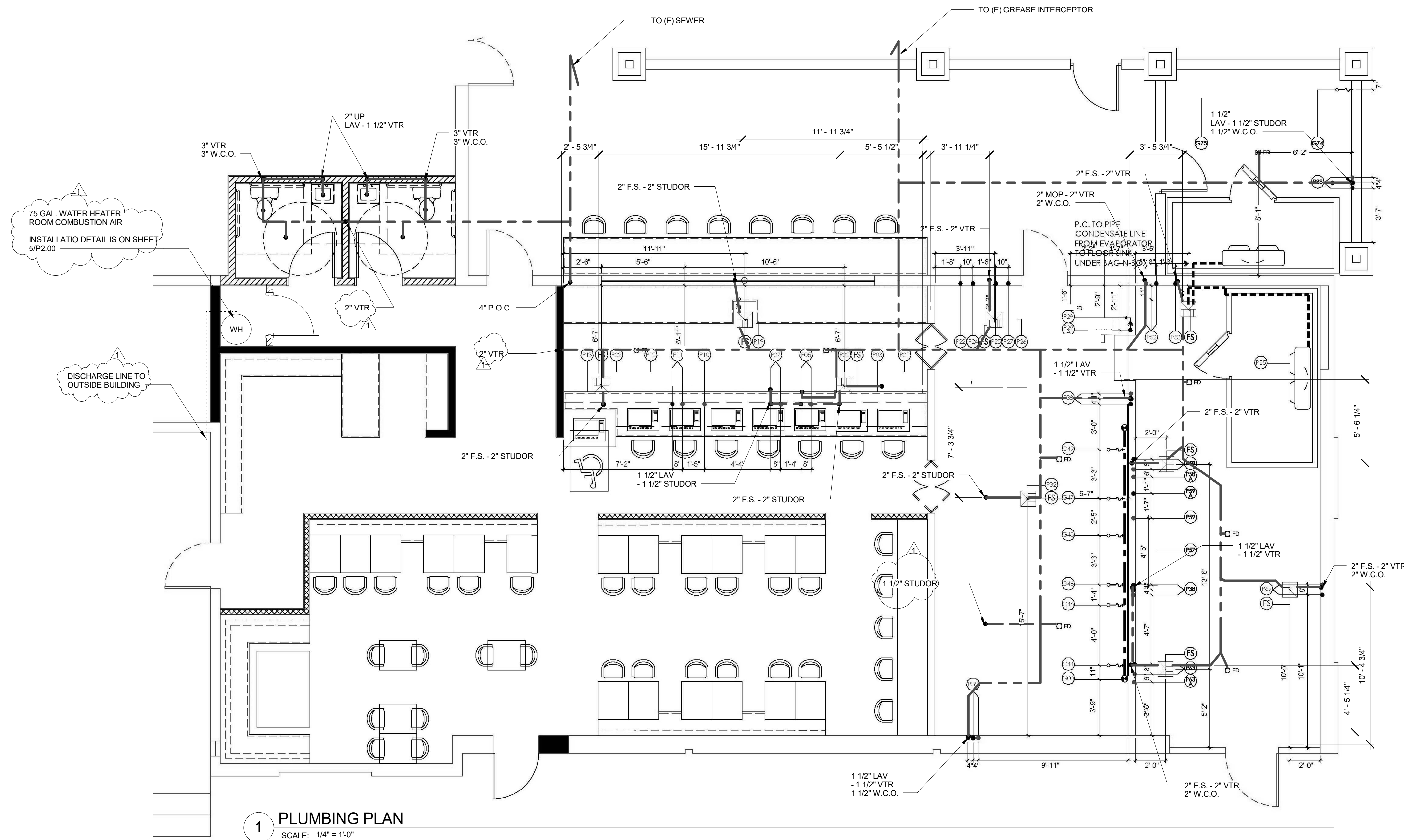
NEW FIXTURE SCHEDULE

FIXTURE	QTY	F.U.S.	TOTAL F.U.S
LAV SINK	6	1	6
LAV BAR SINK	1	2	2
DUMP SINK	2	2	4
PREP SINK	1	1.5	1.5
MOP SINK	1	3	3
3 COMP SINK	1	1.5	1.5
WATER CLOSET	2	2.5	5.0
HOSE BIBB	1	2.5	2.5

TOTAL FU: 25.5
PER UPC 2018 TABLE 610.3, 610.4
RESIDUAL - PRESSURE RANGE: 46 TO 60 PSI
WATER LINE LENGTH: 200'
ALLOWABLE 318 UNITS: 2" MAIN LINE
MATERIAL: SCH 40 PVC (EXTERIOR), WIRSBO PEX (INTERIOR)

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 2/M1.01
- 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.
- PLUMBER TO PROVIDE BACKFLOW/BACKSIPHONAGE PROTECTION DEVICES FOR ALL OF THE POTABLE WATER CONNECTIONS TO THE EQUIPMENT AND APPLIANCES. UPC CHAPTER 6 WITH SUBSECTIONS.



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

PLUMBING SCHEDULE													
NO.	UTILITY	SIZE	HEIGHT A.F.F.	LOC.	BTU	COMMENTS	NO.	UTILITY	SIZE	HEIGHT A.F.F.	LOC.	BTU	COMMENTS
FD	FLOOR DRAIN	3"	-1/2"	FLOOR		AREA FLOOR DRAIN	P52	HOT & COLD WATER DRAIN	1/2"	38"	WALL		MOP SINK; SERVICE FAUCET
FS	FLOOR SINK	3"	FLUSH	FLOOR		TO RECEIVE INDIRECT WASTE	P53	COLD WATER INDIRECT DRAIN	1/2"	68"	WALL		MOP SINK; DRAIN
P01	INDIRECT DRAIN	1/2"	---	---		DRAINBOARD GLASSRACK	P55	INDIRECT DRAIN	3/4"	---	---		BAG-N-BOX: BACK FLOW PREVENTER
P02	INDIRECT DRAIN	3/4"	---	---		INDIRECT DRAIN	P57	INDIRECT DRAIN	1/2"	---	---		BAG-N-BOX: BACK FLOW PREVENTER
P03	INDIRECT DRAIN	1/2"	---	---		JOCKEY STATION	P58	HOT & COLD WATER INDIRECT DRAIN	1-1/2"	8"	WALL		SLANTED WALL SHELF
P05	HOT & COLD WATER INDIRECT DRAIN	3/8"	8"	WALL		SODA GUN HOLDER	P58A	HOT WATER INDIRECT DRAIN	1-1/2"	8"	WALL		SOILED DISHTABLE ASSEMBLY
P07	HOT & COLD WATER INDIRECT DRAIN	1-1/2"	---	---		DRINK RAIL ASSEMBLY	P59	110° HOT WATER INDIRECT DRAIN	1/2"	12"	WALL		SOILED DISHTABLE ASSEMBLY
P10	HOT WATER INDIRECT DRAIN	1/2"	8"	WALL		BLENDER STATION DUMP SINK	P63	HOT & COLD WATER INDIRECT DRAIN	1/2"	---	---		ECOLAB
P11	HOT & COLD WATER INDIRECT DRAIN	3/8"	8"	WALL		BLENDER STATION DUMP SINK	P63A	HOT WATER INDIRECT DRAIN	1-1/2"	---	---		HIGH TEMP VENTLESS DISHMACHINE
P12	INDIRECT DRAIN	1/2"	---	---		HAND SINK	P69	[2] INDIRECT DRAIN	1-1/2"	---	---		HIGH TEMP VENTLESS DISHMACHINE
P13	INDIRECT DRAIN	1/2"	---	---		GLASSWASHER: SEE NOTE B	P74	INDIRECT DRAIN	1-1/2"	---	---		HIGH TEMP VENTLESS DISHMACHINE
P19	INDIRECT DRAIN	1/2"	---	---		DRAINBOARD DUMP SINK	G00	NATURAL GAS	TBD	12"	WALL	936,000	GAS MAIN
P22	COLD WATER INDIRECT DRAIN	3/8"	48"	WALL		DRAINBOARD DUMP SINK	G44	NATURAL GAS	3/4"	12"	WALL	180,000	DOUBLE DECK CONVECTION OVEN
P24	COLD WATER INDIRECT DRAIN	1/2"	48"	WALL		DRINK RAIL ASSEMBLY	G46	NATURAL GAS	3/4"	12"	WALL	122,000	FRYER
P25	COLD WATER INDIRECT DRAIN	1"	---	---		INDIRECT DRAIN	G47	NATURAL GAS	3/4"	12"	WALL	352,000	SIX BURNER WITH 24" CHARBROILER
P26	INDIRECT DRAIN	1"	---	---		INDIRECT DRAIN	G48	NATURAL GAS	3/4"	72"	WALL	40,000	SALAMANDER
P27	COLD WATER INDIRECT DRAIN	1/2"	12"	WALL		INDIRECT DRAIN	G49	NATURAL GAS	3/4"	12"	WALL	120,000	COUNTERTOP GRIDDLE
P29	POTABLE WATER INDIRECT DRAIN	3/4"	---	---		INDIRECT DRAIN	G74	NATURAL GAS	3/4"	12"	WALL	40,000	SMOKER
P29A	COLD WATER INDIRECT DRAIN	3/8"	80"	WALL		INDIRECT DRAIN	G75	NATURAL GAS	3/4"	12"	WALL	90,000	ROTISSERIE BBQ GRILL: VERIFY REQUIREMENTS
P32	INDIRECT DRAIN	1/2"	---	---		INDIRECT DRAIN	G76	NATURAL GAS	3/4"	12"	WALL	78,000	75 G. WATER HEATER
P32A	COLD WATER INDIRECT DRAIN	3/8"	80"	WALL		INDIRECT DRAIN							(2) EXISTING RTU
P38	SANITARY WASTE	1-1/2"	22"	WALL		HAND SINK							

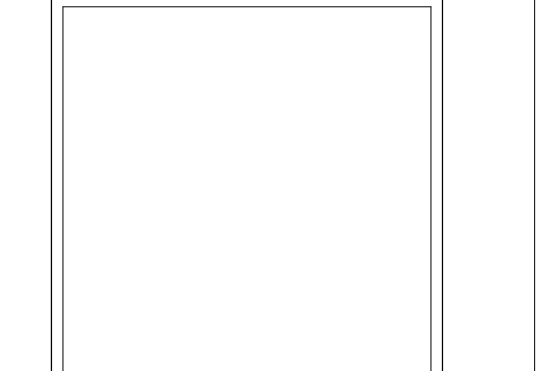
- PLUMBING NOTES**
- ALL HANDSINKS MUST BE TEMPERED TO 110°F.
 - 3/4" MALE GARDEN HOSE CONNECTION (CONNECT TO A 1/2" ID WATER LINE). PLUMBER TO PIPE SINKS, WALK-IN EVAPORATOR, GLASSWASHER, ESPRESSO MACHINE, ICE TROUGH, ICE MAKER, ICE BIN, BACK FLOW PREVENTER, DISHMACHINE, HOT WELLS, SLANTED WALL SHELF, DRAINBOARDS, JOCKEY STATIONS, SODA GUN HOLDERS, BEER TOWER, DRINK RAIL AND SERVICE BAR DRAINER TOP TO NEAREST FLOOR SINK.
 - BAG-N-BOX: BACK FLOW PREVENTER
 - SLANTED WALL SHELF
 - SOILED DISHTABLE ASSEMBLY
 - SOILED DISHTABLE ASSEMBLY
 - ECOLAB
 - HIGH TEMP VENTLESS DISHMACHINE
 - HIGH TEMP VENTLESS DISHMACHINE
 - HIGH TEMP VENTLESS DISHMACHINE
 - THREE COMPARTMENT SINK
 - THREE COMPARTMENT SINK
 - ECOLAB
 - TWO COMPARTMENT SINK
 - TWO COMPARTMENT SINK
 - ROTISSERIE BBQ GRILL
 - GAS MAIN
 - DOUBLE DECK CONVECTION OVEN
 - FRYER
 - SIX BURNER WITH 24" CHARBROILER
 - SALAMANDER
 - COUNTERTOP GRIDDLE
 - SMOKER
 - ROTISSERIE BBQ GRILL: VERIFY REQUIREMENTS
 - 75 G. WATER HEATER
 - EXISTING RTU

PLUMBING SYMBOLS

●	HOT WATER	HW	HOT WATER
○	COLD WATER	CW	COLD WATER
○	GAS LINE	A.F.F.	ABOVE FINISHED FLOOR
○	FLOOR DRAIN	FD	FLOOR DRAIN
○	FLOOR SINK WITH FULL GRATE	FS	FLOOR SINK
○	FLOOR SINK WITH HALF GRATE	FS	FLOOR SINK
○	GPH	GALLONS PER HOUR	BRANCH TO CONNECTION ON EQUIPMENT
○	GPM	GALLONS PER MINUTE	DOWN FROM ABOVE
SU	STUB UP ABOVE FINISHED FLOOR	EL	ELEVATION ABOVE FINISHED FLOOR

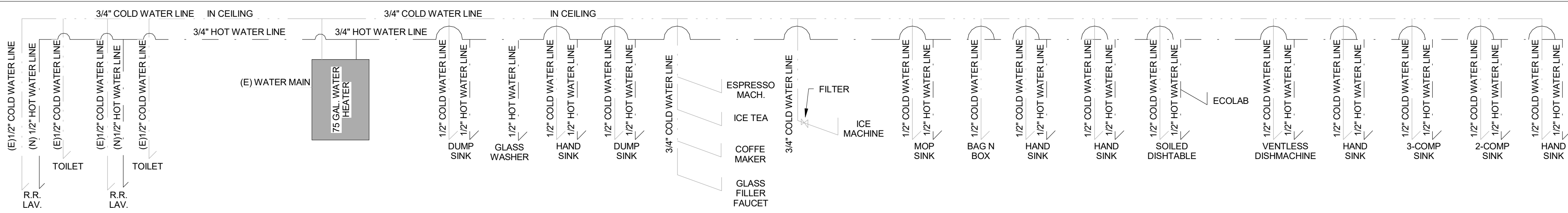
Revision #	Revision Description	Revision Date
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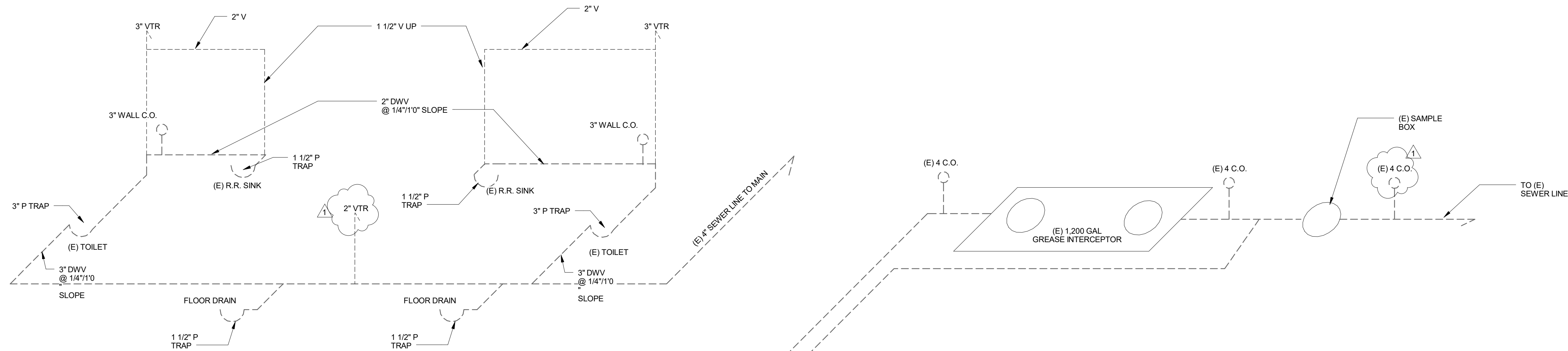


PLUMBING PLAN
BISCUITS AND BOURBON
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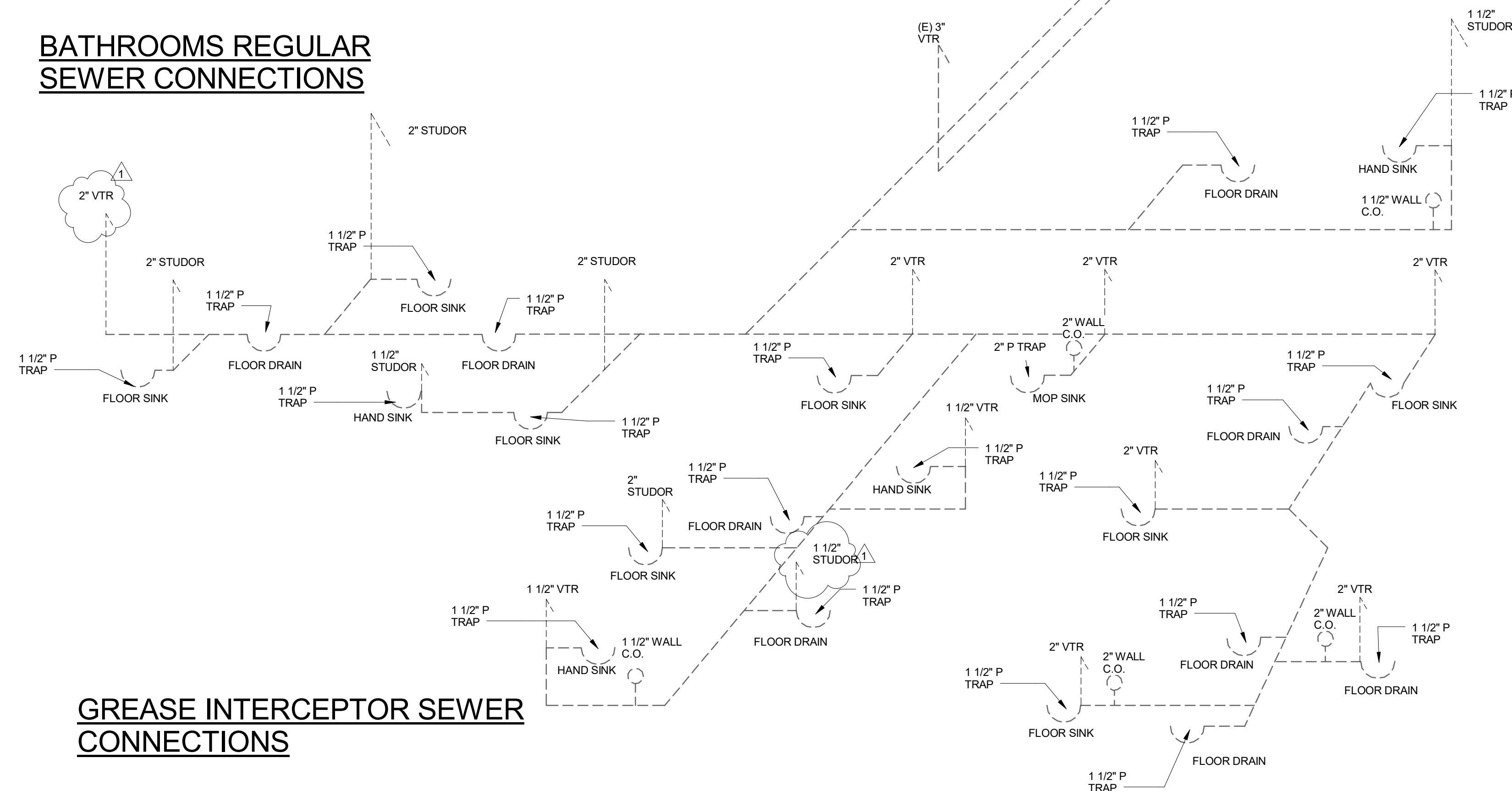
WATER LINE ISOMETRIC



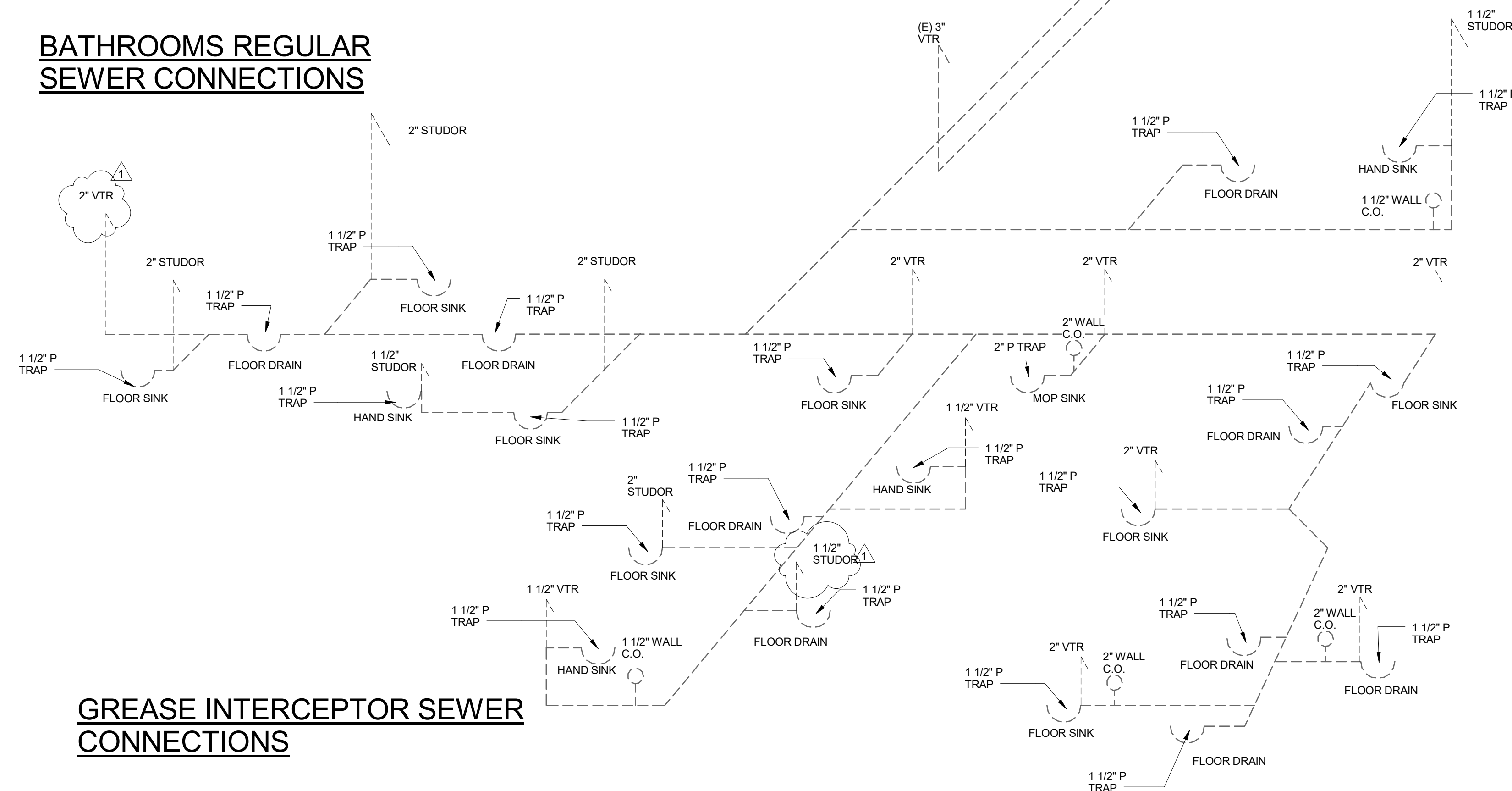
SEWER & VENT ISOMETRIC



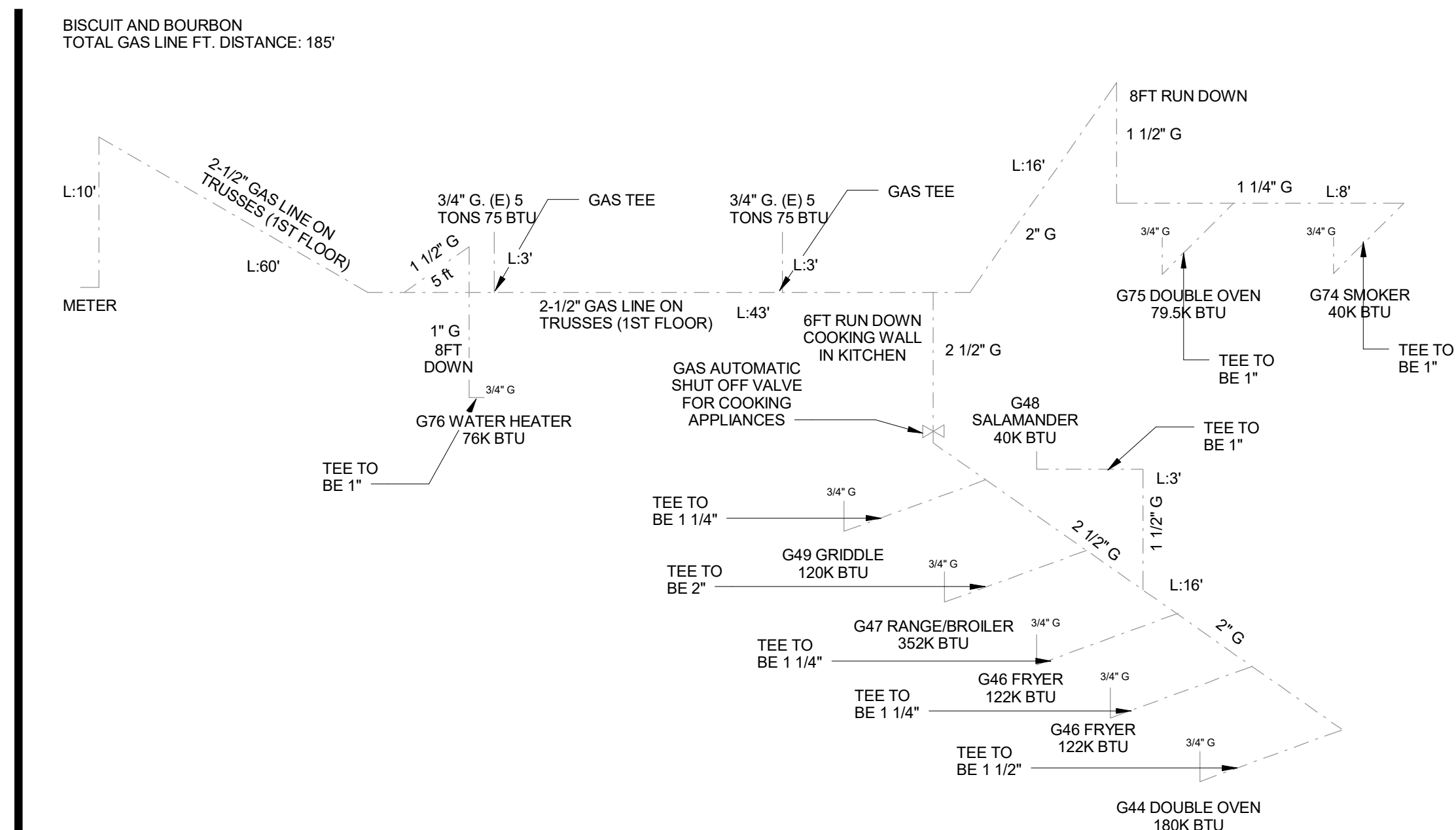
BATHROOMS REGULAR SEWER CONNECTIONS



GREASE INTERCEPTOR SEWER CONNECTIONS



GAS LINE ISOMETRICS



PLUMBING ISOMETRICS
BISCUITS AND BOURBON

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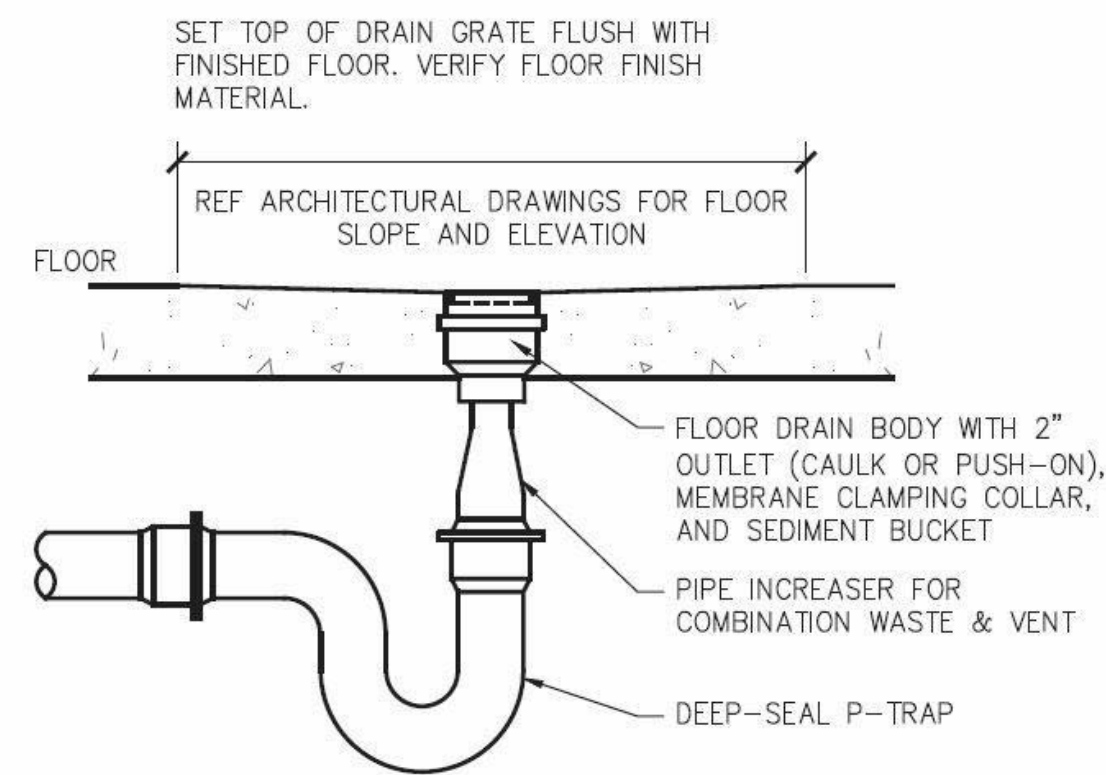
Revision Schedule	Revision #	Revision Description	Revision Date
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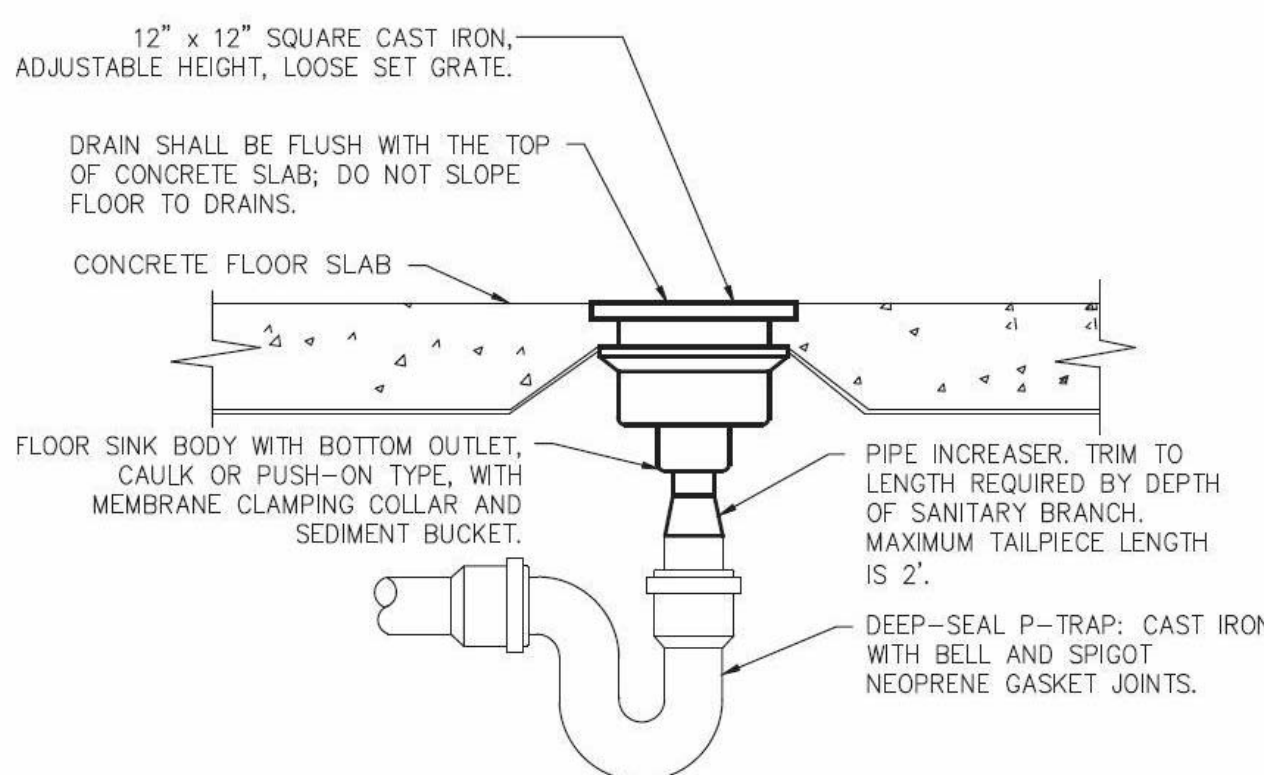
P1.01



NOTE: TRAP PRIMER VALVE TO BE INSTALL IN ALL RESTROOM FLOOR DRAIN

2 TYP. PLUMBING - FLOOR DRAIN DETAIL

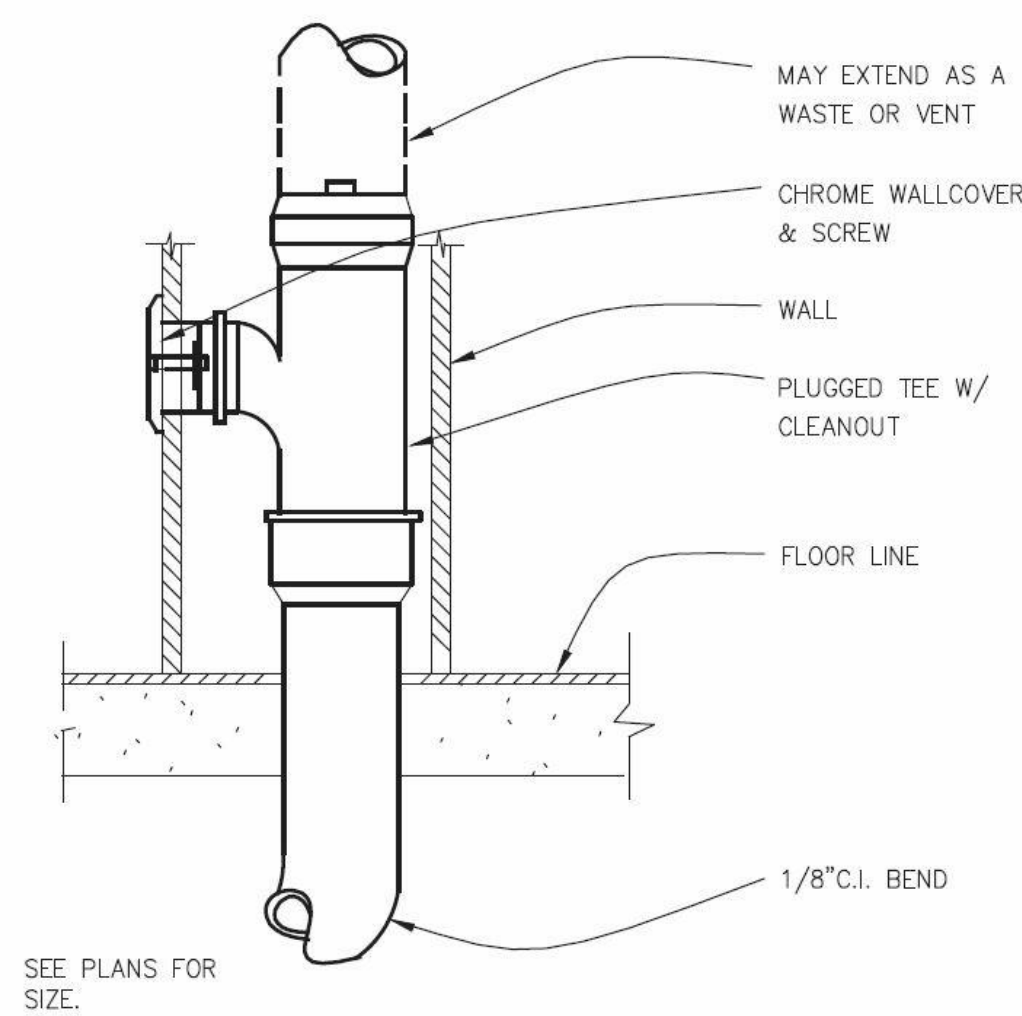
SCALE: 3" = 1'-0"



LOCATE FLOOR SINK WHERE SHOWN ON PLUMBING PLAN.

3 TYP. PLUMBING - FLOOR SINK DETAIL

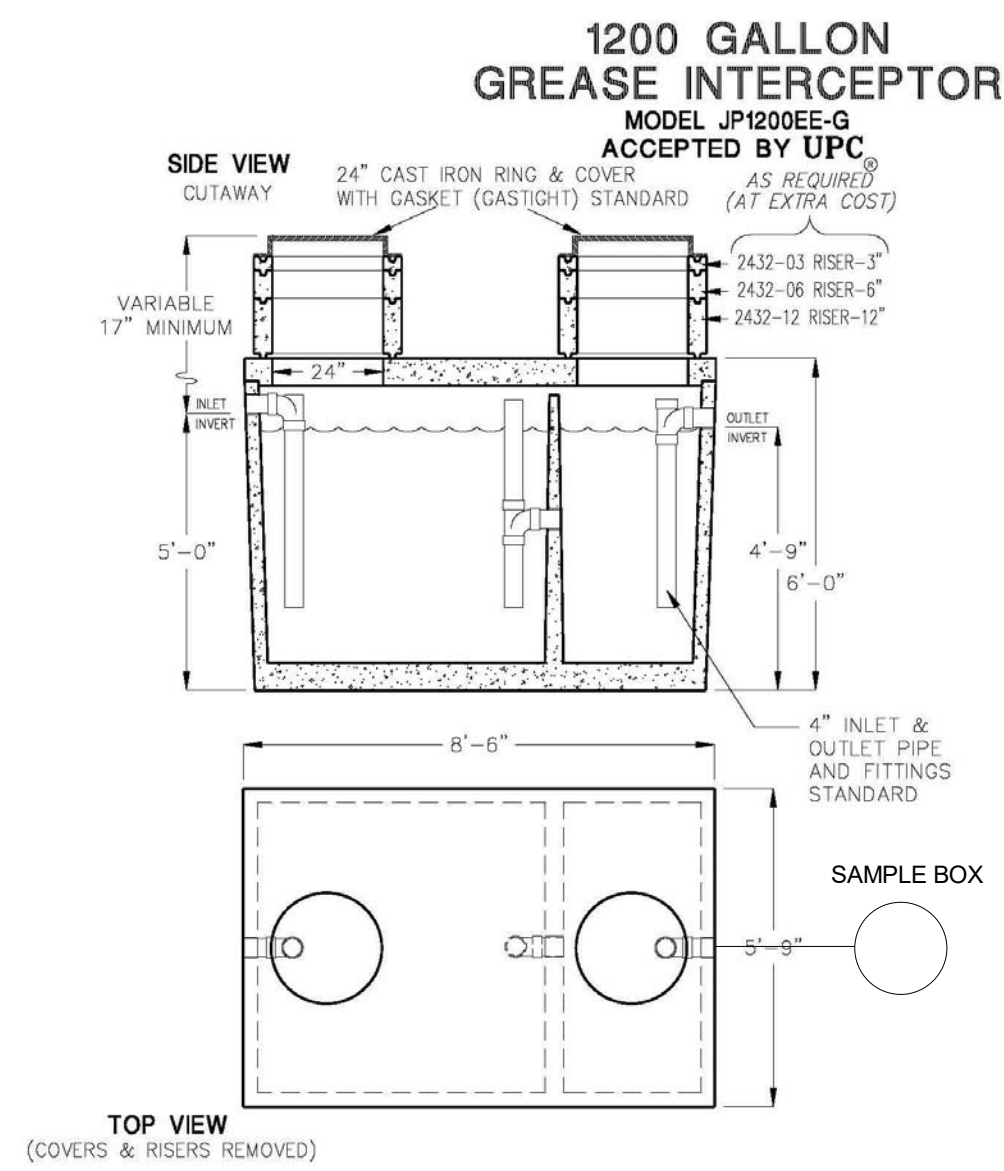
SCALE: 3" = 1'-0"



SEE PLANS FOR SIZE.

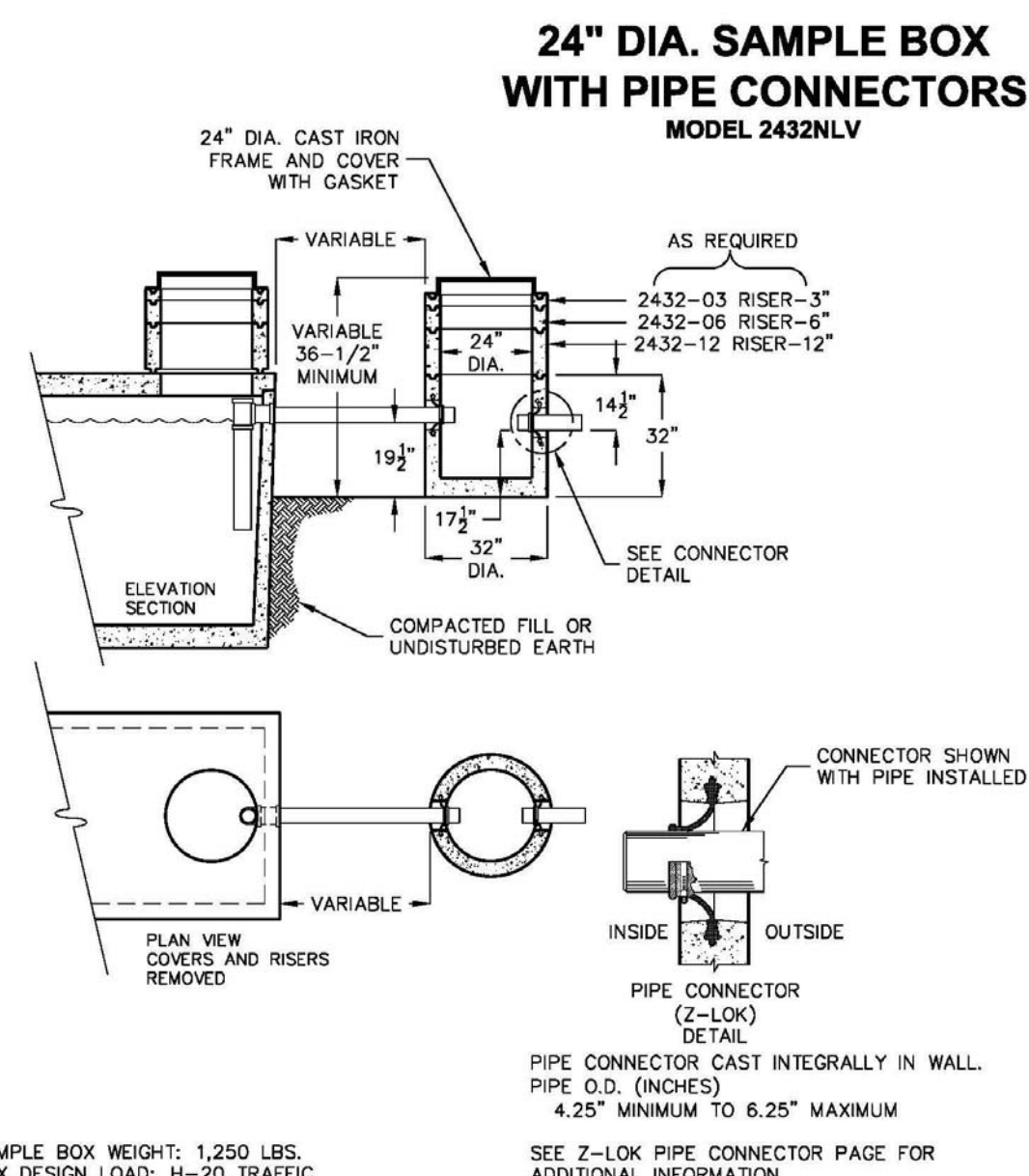
4 TYP. PLUMBING - WALL CLEAN OUT DETAIL

SCALE: 3" = 1'-0"



LIQUID CAPACITY: 1,200 GALLONS.
BOX DESIGN LOAD: H-20 TRAFFIC FROM 1' TO 6' OF SOIL COVER.
FOR COMPLETE DESIGN AND PRODUCT INFORMATION CONTACT JENSEN PRECAST.

1/23/2019
1200G_IP-V.dwg
© 2020 Jensen Precast



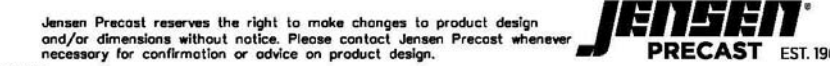
SAMPLE BOX HEIGHT: 1,250 LBS.
BOX DESIGN LOAD: H-20 TRAFFIC

SAMPLE BOX MUST BE PLACED ON SUITABLE BASE OF COMPACTED SOIL OR UNDISTURBED EARTH IN TRAFFIC CONDITION.

FOR COMPLETE DESIGN AND PRODUCT INFORMATION CONTACT JENSEN PRECAST.

C

4/1/2016
24DIAONLY_SAMPLE_BOX_SONVDWG
0208

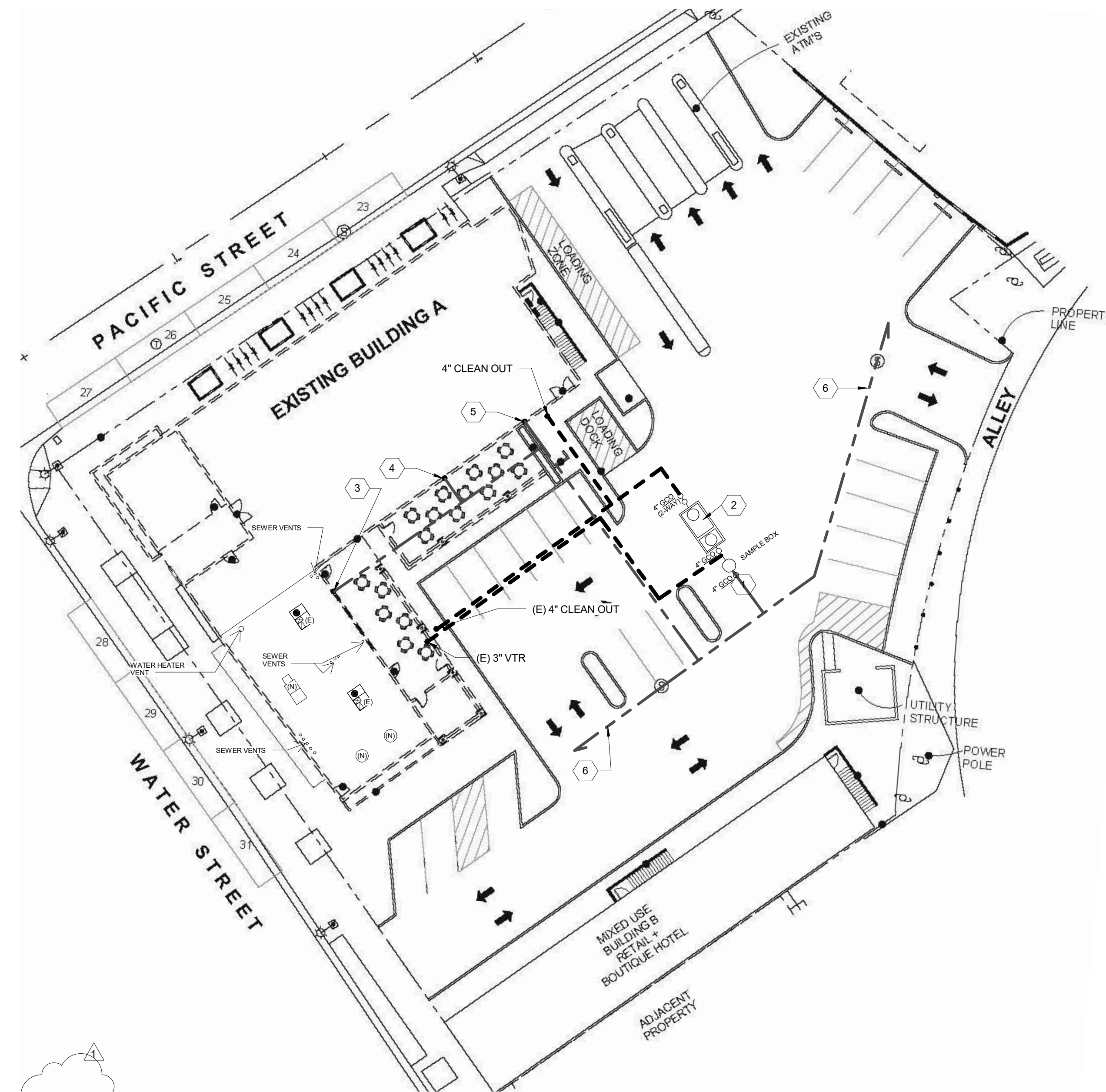


KEYNOTES

NO DESCRIPTION

1. REFER TO CIVIL DRAWINGS FOR CONTINUATION OR CONNECT TO EXISTING SEWER
2. (E) GREASE INTERCEPTOR PER SIZE ON SHEET P2.00 PER JURISDICTIONS STANDARDS. DETAILS ON SITE IN COORDINATION WITH CIVIL AND ARCHITECTURAL SITE PLANS. INSTALL HENDERSON APPROVED SAMPLE BOX.
3. (E) 4" P.O.C. FOR RESTAURANT
4. (E) 4" P.O.C. FOR HOTEL
5. (E) 4" P.O.C. FOR HOTEL AND BREWERY
6. (E) MAIN SEWER.

NOTE: SEWER AND WATER IS ALREADY EXISTING IN THE BUILDING. PLEASE SEE CIVIL DRAWING FOR SEWER AND WATER LOCATION.



1 PLUMBING SITE PLAN

SCALE: 1" = 20'-0"

(E) GREASE INTERCEPTOR AND PLUMBING DETAILS
BISCUITS AND BOURBON

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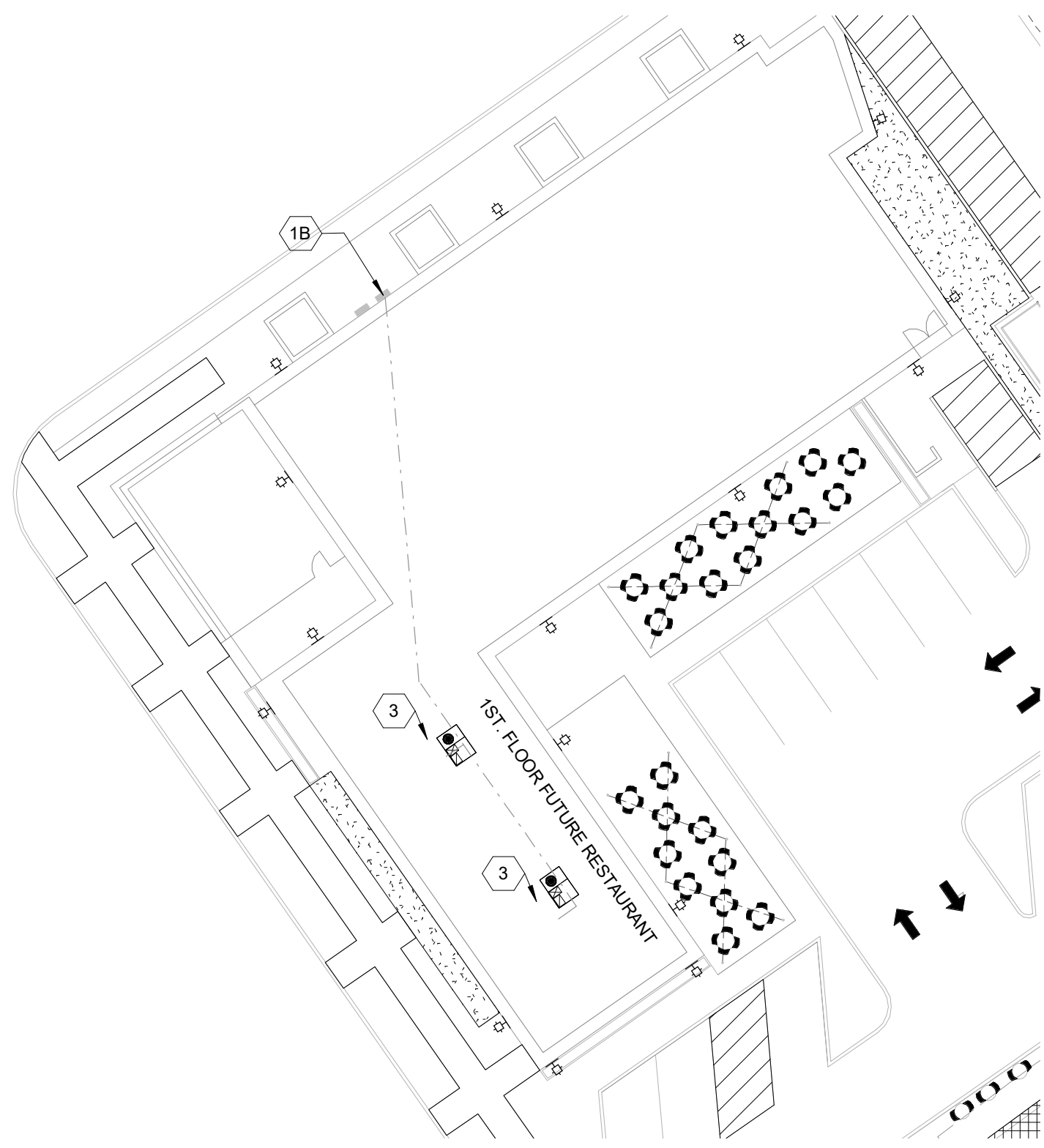
GAS LINE CALCS

1ST FLOOR FUTURE RESTAURANT

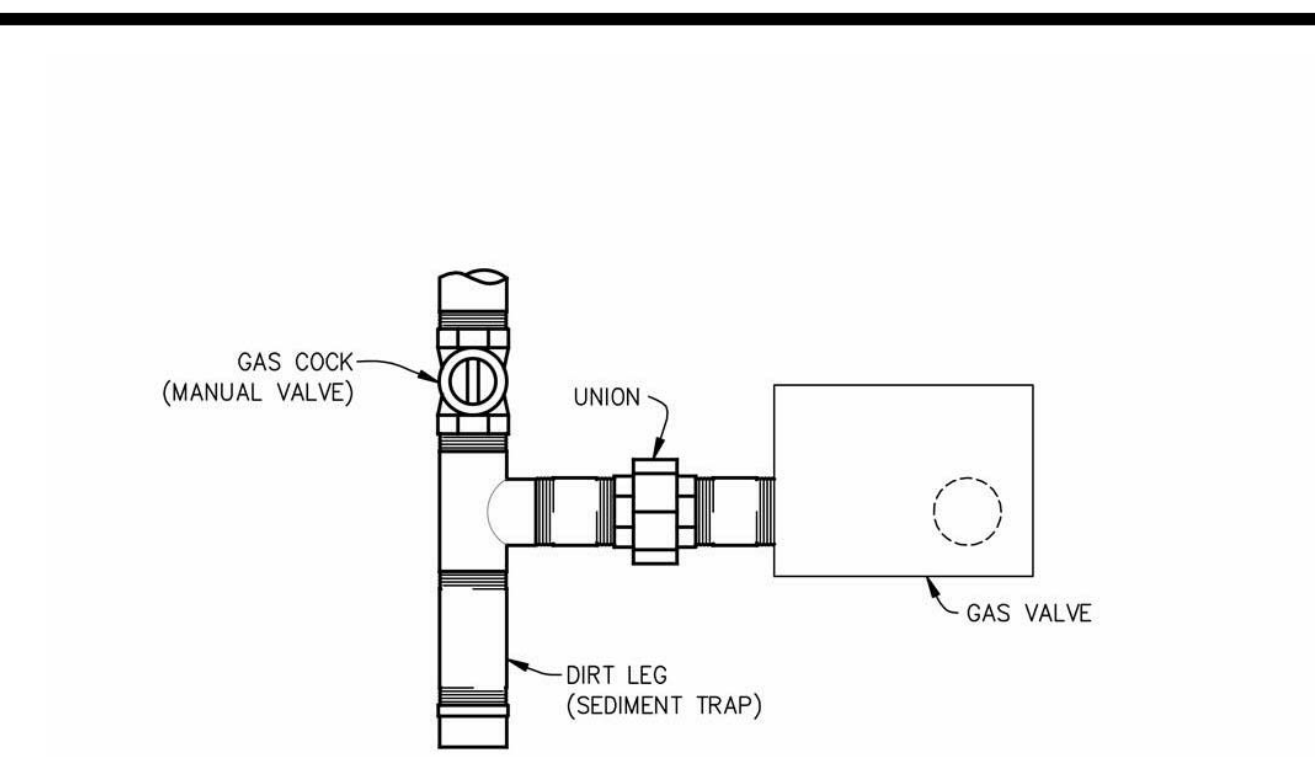
APP	BTU/HR	CFH/HR	QTY	BRANCH SIZE	TOTAL CFH
G44	180,000	180	1	3/4"	180
G46	122,000	122	2	3/4"	244
G47	352,000	352	1	3/4"	352
G48	40,000	40	1	3/4"	40
G49	120,000	120	1	3/4"	120
G74	40,000	40	1	3/4"	40
G75	60,000	60	1	3/4"	60
G76	76,000	76	1	3/4"	76
FAU	75,000	75	2	3/4"	150

TOTAL: 1,262 CFH
TOTAL GAS LINE: 185'

UPC TABLE 1215.2 (1)
MAX. DEVELOPED LENGTH RUN 200'
2-1/2" MAIN GAS PIPE SIZE
1270 CFH
MATERIAL: ABOVE GRADE: SCHEDULE 40 BIP



5 (E) MECHANICAL GAS ROOF PLAN
SCALE: 3/64" = 1'-0"



GAS PIPING CONNECTION DETAIL

NO SCALE

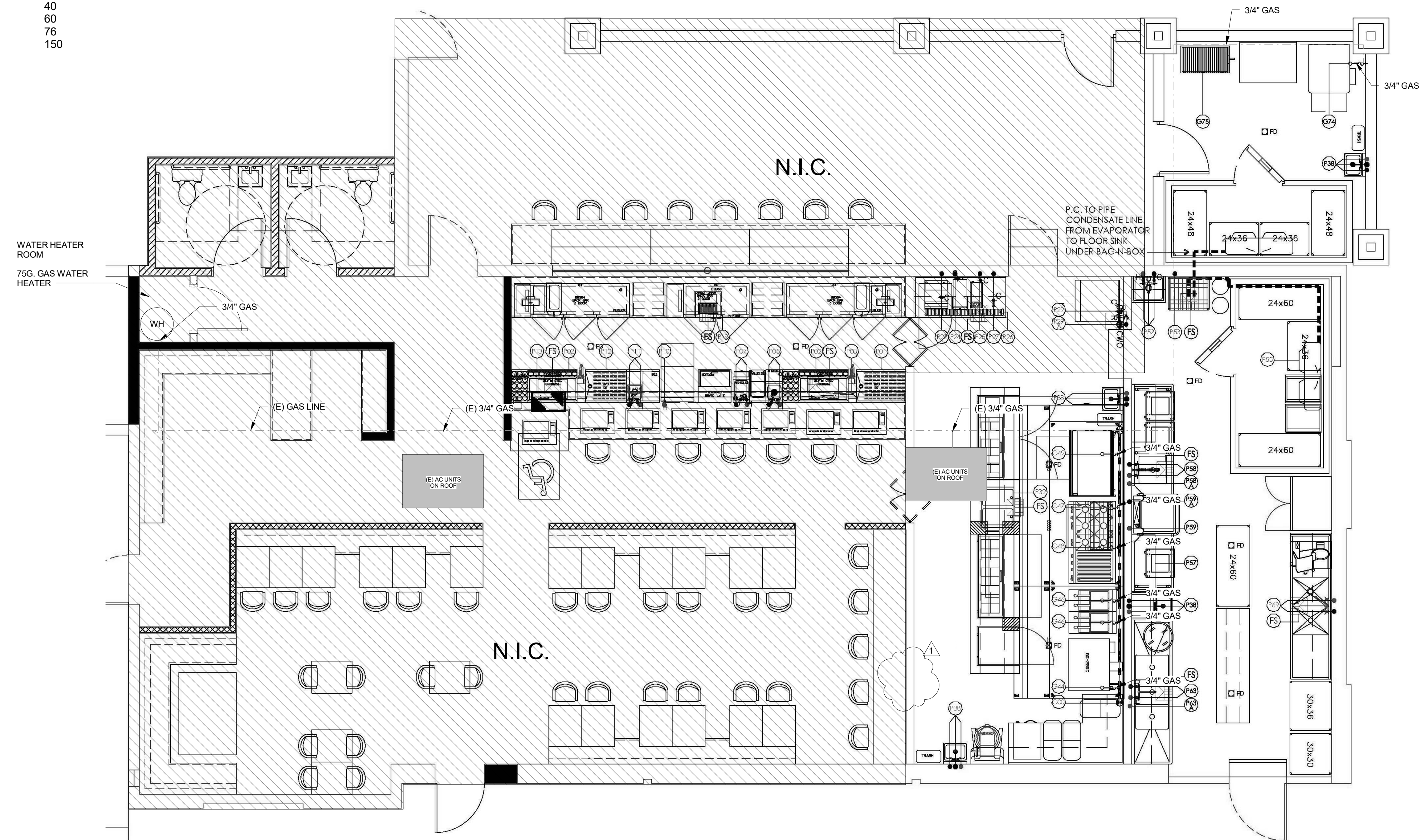
2 GAS PIPING CONNECTION DETAIL

SCALE: 3" = 1'-0"

KEYNOTES

(NO) DESCRIPTION

- 1A. N/A
- 1B. UPDATED GAS METER - GAS CONNECTION IS EXISTING. FUTURE RESTAURANT.
- 1C. N/A
2. N/A
3. (E) STON GAS PACK UNIT FOR RESTAURANT. THIS IS BEING INSTALL IN GREY SHELL PERMIT.



1 GAS PLUMBING PLAN

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

PLUMBING NOTES

- A. ALL HANDSINKS MUST BE TEMPERED TO 110°F.
- B. 3/4" MALE GARDEN HOSE CONNECTION (CONNECT TO A 1/2" ID WATER LINE).
- C. PLUMBER TO PIPE SINKS, WALK-IN EVAPORATOR, GLASSWASHER, ESPRESSO MACHINE, ICE TROUGH, ICE MAKER, ICE BIN, BACK FLOW PREVENTER, DISHMACHINE, HOT WELLS, SLANTED WALL SHELF, DRAINBOARDS, JOCKEY STATIONS, SODA GUN HOLDERS, BEER TOWER, DRINK RAIL AND SERVICE BAR DRAINER TOP TO NEAREST FLOOR SINK.
- D. P.C. TO PIPE POTABLE WATER FROM ICE FILTER TO ICE MACHINE.
- E. VENDOR TO PIPE FILTERED WATER TO ESPRESSO, ICED TEA BREWER AND COFFEE MACHINE.
- F. OWNER TO CONFIRM REQUIREMENTS FOR SMOKER AND ROTISSERIE GRILL.
- G. ALL DIMENSIONS SHOWN FOR FLOOR PENETRATIONS AND WATER CONNECTIONS ARE SHOWN FROM WALL TO FINISHED WALL.
- H. BUILDING DEPARTMENT TO CONFIRM VENTILATION REQUIREMENTS FOR SMOKER AND ROTISSERIE GRILL.

PLUMBING SYMBOLS

●	HOT WATER	HW	HOT WATER
●	COLD WATER	CW	COLD WATER
○	GAS LINE	A.F.F.	ABOVE FINISHED FLOOR
□	FLOOR DRAIN	FD	FLOOR DRAIN
■	FLOOR SINK WITH FULL GRATE	FS	FLOOR SINK
■	FLOOR SINK WITH HALF GRATE	BTG	BRANCH TO CONNECTION ON EQUIPMENT
GPH	GALLONS PER HOUR	DFA	DOWN FROM ABOVE
GPM	GALLONS PER MINUTE	EL	ELEVATION ABOVE FINISHED FLOOR
SU	STUB UP ABOVE FINISHED FLOOR		

GAS PLUMBING SCHEDULE

G00	NATURAL GAS	TBD	12"	WALL	936,000	GAS MAIN
G44	NATURAL GAS	3/4"	12"	WALL	180,000	DOUBLE DECK CONVECTION OVEN
G46	NATURAL GAS	3/4"	12"	WALL	122,000	FRYER
G47	NATURAL GAS	3/4"	12"	WALL	352,000	SIX BURNER WITH 24" CHARBROILER
G48	NATURAL GAS	3/4"	72"	WALL	40,000	SALAMANDER
G49	NATURAL GAS	3/4"	12"	WALL	120,000	COUNTERTOP GRIDDLE
G74	NATURAL GAS	3/4"	12"	WALL	40,000	SMOKER
G75	NATURAL GAS	3/4"	12"	WALL	60,000	ROTISSERIE BBQ GRILL: VERIFY REQUIREMENTS
G76	NATURAL GAS	3/4"	12"	WALL	76,000	75 G WATER HEATER
	NATURAL GAS	3/4"		ROOF	75,000 EACH	(2) EXISTING RTU

GAS PLUMBING PLAN
BISCUITS AND BOURBON

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