

TENANT IMPROVEMENT FOR:

# 107 WATER STREET - VANILLA SHELL

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

## SCOPE OF WORK

DEMOLITION OF EXISTING  
 DOORS AND WALLS  
  
 NEW VANILLA SHELL  
  
 NEW ROLL UP DOOR

## 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
  - 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 OR ADHESIVE FASTENERS. IF REQUIRED, FURRING 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.

Description	Date	Rev

Stamp:

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

DATE  
 04-23-2019

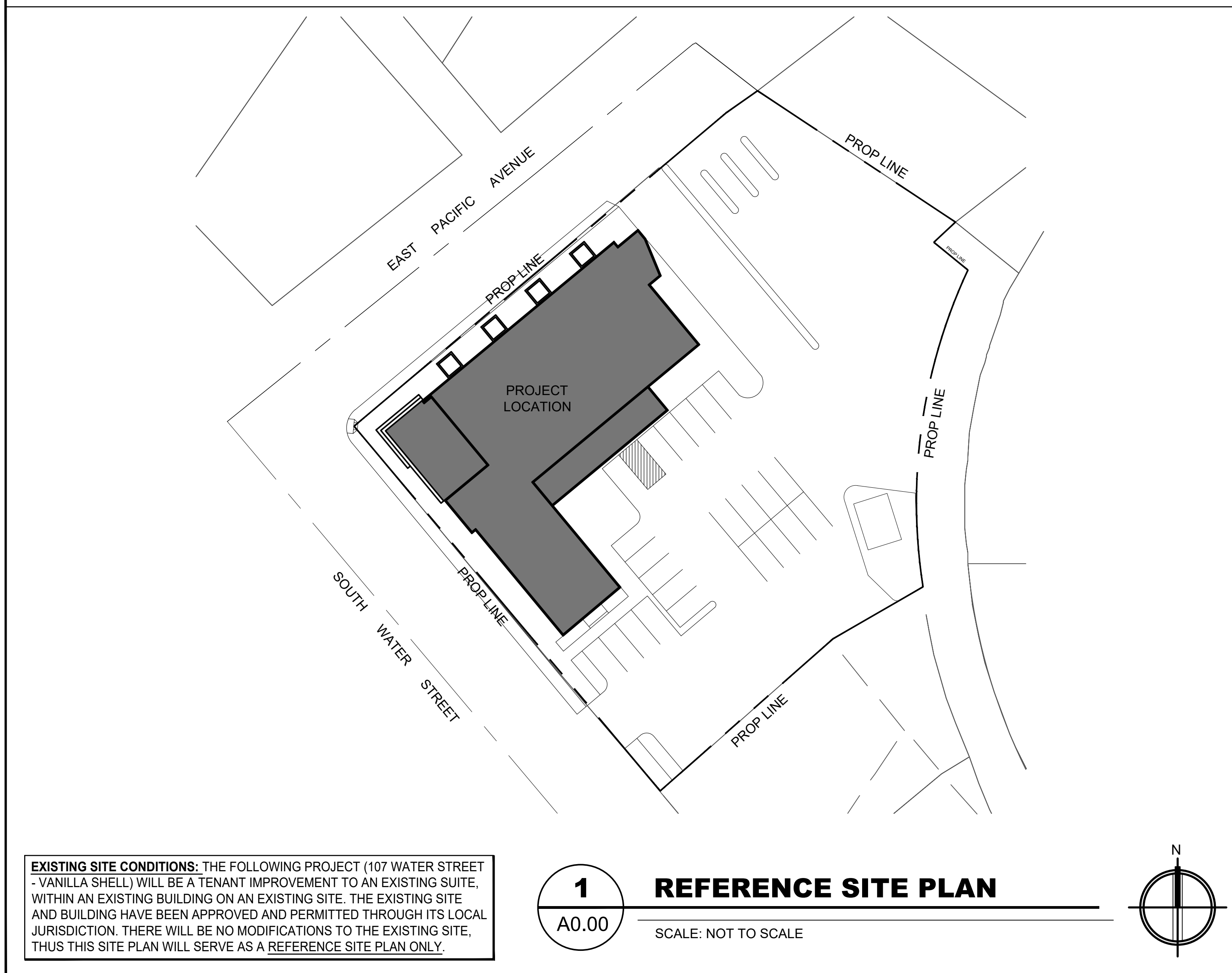
PHASE  
 CONS. DOCS  
 SUBMITTAL  
 PROJECT NO.  
 19002  
 SHEET NO.

**A0.00**  
 COVER PAGE

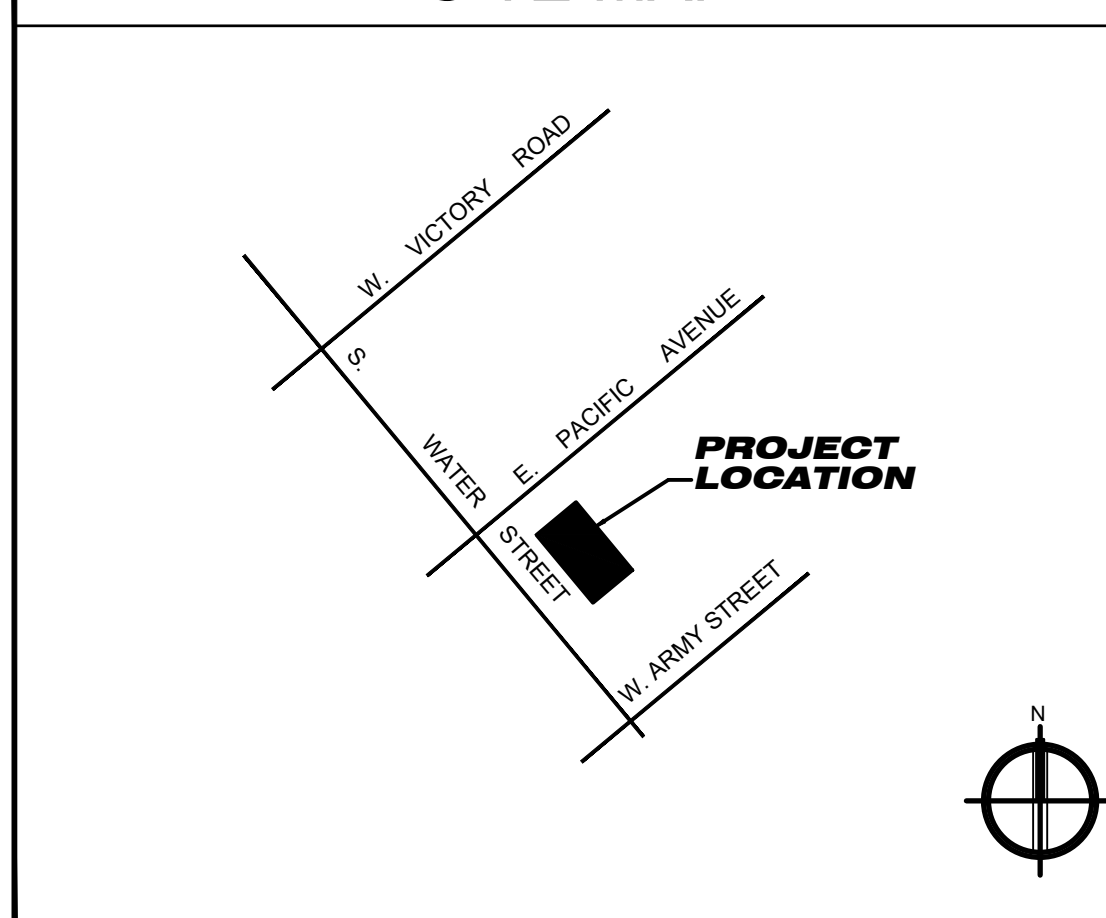
## CODE ANALYSIS

(1) CODE YEAR/TYPE	CITY ORDINANCE					
2012 UNIFORM ADMINISTRATIVE CODE WITH MODIFYING ORDINANCE 6140 2018 INTERNATIONAL BUILDING CODE WITH LOCAL CODE AMENDMENTS 2018 UNIFORM PLUMBING CODE WITH LOCAL CODE AMENDMENTS 2018 UNIFORM MECHANICAL CODE WITH LOCAL CODE AMENDMENTS 2017 NATIONAL ELECTRICAL CODE (NEC) WITH 2012 LOCAL CODE AMENDMENTS 2018 INTERNATIONAL ENERGY CONSERVATION CODE 2018 INTERNATIONAL FIRE CODE WITH LOCAL CODE AMENDMENTS ACCESSIBILITY REQUIREMENTS ICC/ANSI A117.1-2009						
(2) OCCUPANCY CLASSIFICATION	IBC CHAPTER 3					
B - BUSINESS						
(3) TYPE OF CONSTRUCTION	IBC CHAPTER 6					
EXISTING - TYPE III						
(4) FIRE SPRINKLERS	IBC 903, 903.3					
<input type="checkbox"/> YES <input checked="" 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: 55'-0" ACTUAL: 35'-0"						
(7) NUMBER OF STORIES	IBC 504.2 & TABLE 503					
ALLOWABLE: 3 ACTUAL: 2						
(8) BUILDING AREA (AREA OF WORK)	IBC 503 THROUGH 507 & TABLE 503					
ALLOWABLE: 19,000 S.F. ACTUAL: 12,627 S.F.						
(9) OCCUPANT LOAD	IBC 1004, 1004.9 AND TABLE 1004.1					
127 OCCUPANTS						
(10) NUMBER OF EXITS	IBC 1015.1, 1021, TBLs. 1015.1, 1021.1, 1021.2					
REQUIRED: 3 PROVIDED: 4						
(11) EXTERIOR WALL FIRE RESISTANCE	IBC 705, 712.4, TABLE 602					
* THERE ARE NO NEW EXTERIOR WALLS *						
(12) PROTECTION OF OPENINGS & MAX AREA OF EXTERIOR WALL OPENINGS	IBC 705.8 & TABLE 705.8					
NOT APPLICABLE						
(13) FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS						
PER SECTION 508 WE COMPLY						
PER CHAPTER 7 WE COMPLY						
PER SECTION 1020 WE COMPLY						
PER SECTION 1022 WE COMPLY						
PER SECTION 3006.4 WE COMPLY						
PER TABLE 601 WE COMPLY						
PER 1017.1 WE COMPLY						
(14) FIRE RESISTANCE RATED SEPARATION	IBC 508, TABLE 508.3.3					
NOT APPLICABLE						
(15) ROOF COVERING MATERIAL	IBC TABLE 1505.1					
EXISTING - NO NEW ROOF COVER						
(16) REQUIRED PLUMBING FIXTURES	IBC 2902 & TABLE 2902.1					
OCCUPANCY	OCCUPANT LOAD	WATER CLOSET	LAVATORIES	BATH/UB OR SHOWERS	DRINKING FOUNTAINS	SERVICE SINK
(B) BUSINESS	127 OCCUPANTS	1 PER 25 FOR FIRST 50 AND 1 PER 50 FOR REMAINDER EXCEEDING 50	1 PER 40 FOR FIRST 80 AND 1 PER 80 FOR REMAINDER EXCEEDING 80	N/A	N/A	N/A
TOTAL REQUIRED	4	3	N/A	N/A	N/A	N/A
TOTAL PROVIDED	7	6	N/A	N/A	N/A	N/A
(17) SPECIAL INSPECTION(S) REQUIREMENTS	IBC CHAPTER 17					
NO SPECIAL INSPECTION						
(18) I.E.C.C. COMPLIANCE REPORT	IBC 1301 2009 I.E.C.C.					
NOT APPLICABLE						
(19) NON SEPERATED USAGE	IBC 508.3, or 508.4 and TABLE 508.4					
NOT APPLICABLE						

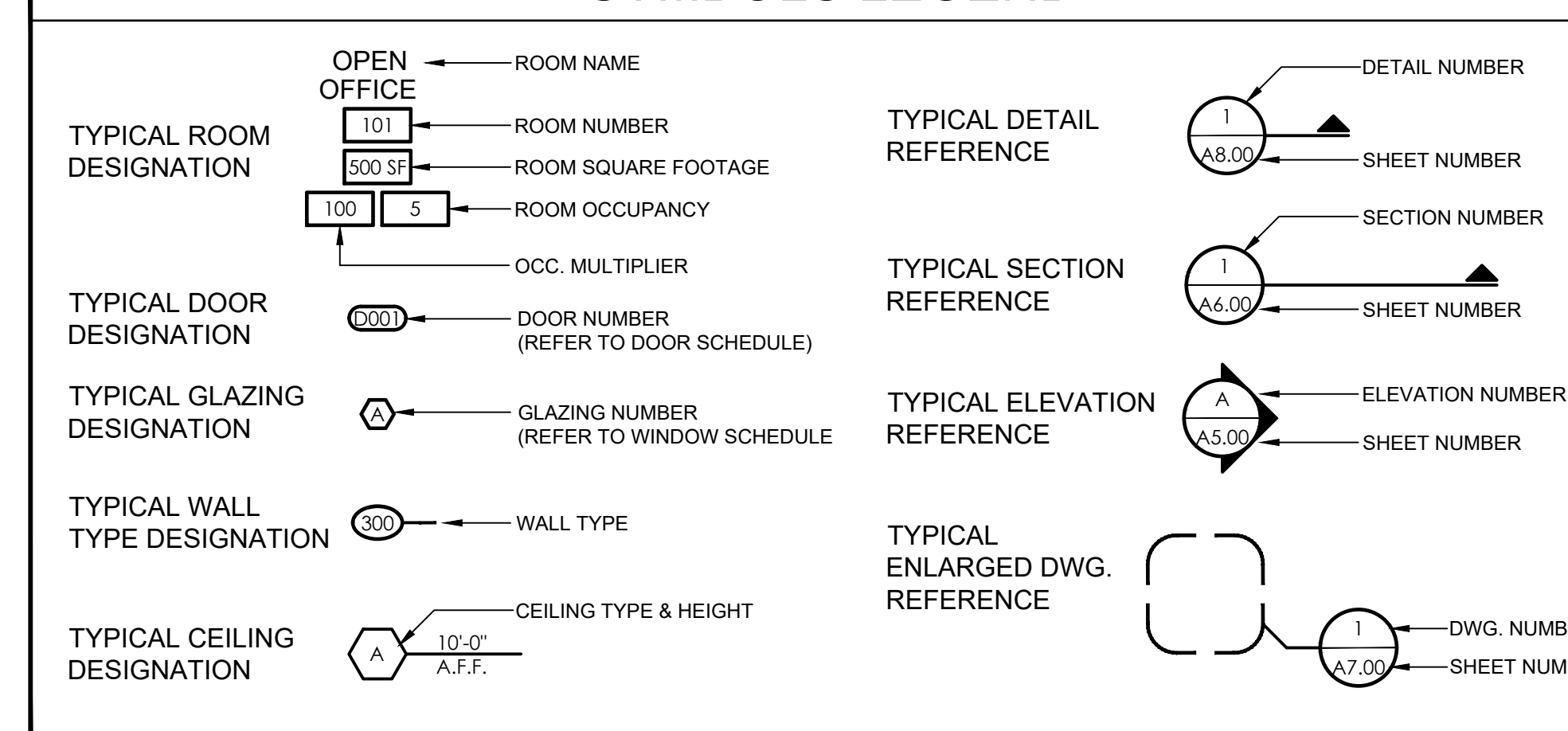
## REFERENCE SITE PLAN



## SITE MAP



## SYMBOLS LEGEND



## SHEET INDEX

SHT. #	DESCRIPTION	DATE	REV
A0.00	COVER SHEET - GENERAL NOTES / REFERENCE SITE PLAN / SHEET INDEX / CODE ANALYSIS	04-23-2019	1
A0.01	ICC/ANSI A117.1 2003 ACCESSIBILITY REQUIREMENTS		
A0.02	CODE AND EXITING PLAN		
A2.00	DEMOLITION FLOOR PLAN		
A2.01	FLOOR PLAN		
A3.00	ROLL UP DOOR DETAILS		
<b>MECHANICAL</b>			
REFER TO MECHANICAL PLANS FOR SHEET INDEX IF APPLICABLE			
<b>PLUMBING</b>			
REFER TO PLUMBING PLANS FOR SHEET INDEX IF APPLICABLE			
<b>ELECTRICAL</b>			
REFER TO ELECTRICAL PLANS FOR SHEET INDEX IF APPLICABLE			
<b>STRUCTURAL</b>			
NO STRUCTURAL PLANS REQUIRED IN THIS SUBMITTAL			
<b>LANDSCAPE</b>			
NO LANDSCAPE PLANS REQUIRED IN THIS SUBMITTAL			
<b>CIVIL</b>			
NO CIVIL PLANS REQUIRED IN THIS SUBMITTAL			



# EXITING ANALYSIS

TOTAL GROSS OCCUPIED TENANT SPACE AREA:  
 EXISTING TENANT SUITE 12,627 SQ. FT.  
 OCCUPANT TYPE: B - BUSINESS  
 FIRE SPRINKLED: NO  
 TOTAL OCCUPANTS: 132 O.C.C.  
 NUMBER OF EXITS REQUIRED:  
 EXITS REQUIRED: 3  
 EXITS PROVIDED: 4 OK!  
 EXITING WIDTH REQUIRED: (Inches) 132 OCC. X .20 = 26.4"  
 EXITING PROVIDE: (Inches) (2) 3'-0" wide doors = 72"  
 (2) 6'-0" wide doors = 144"

Total exiting width = 216" OK!

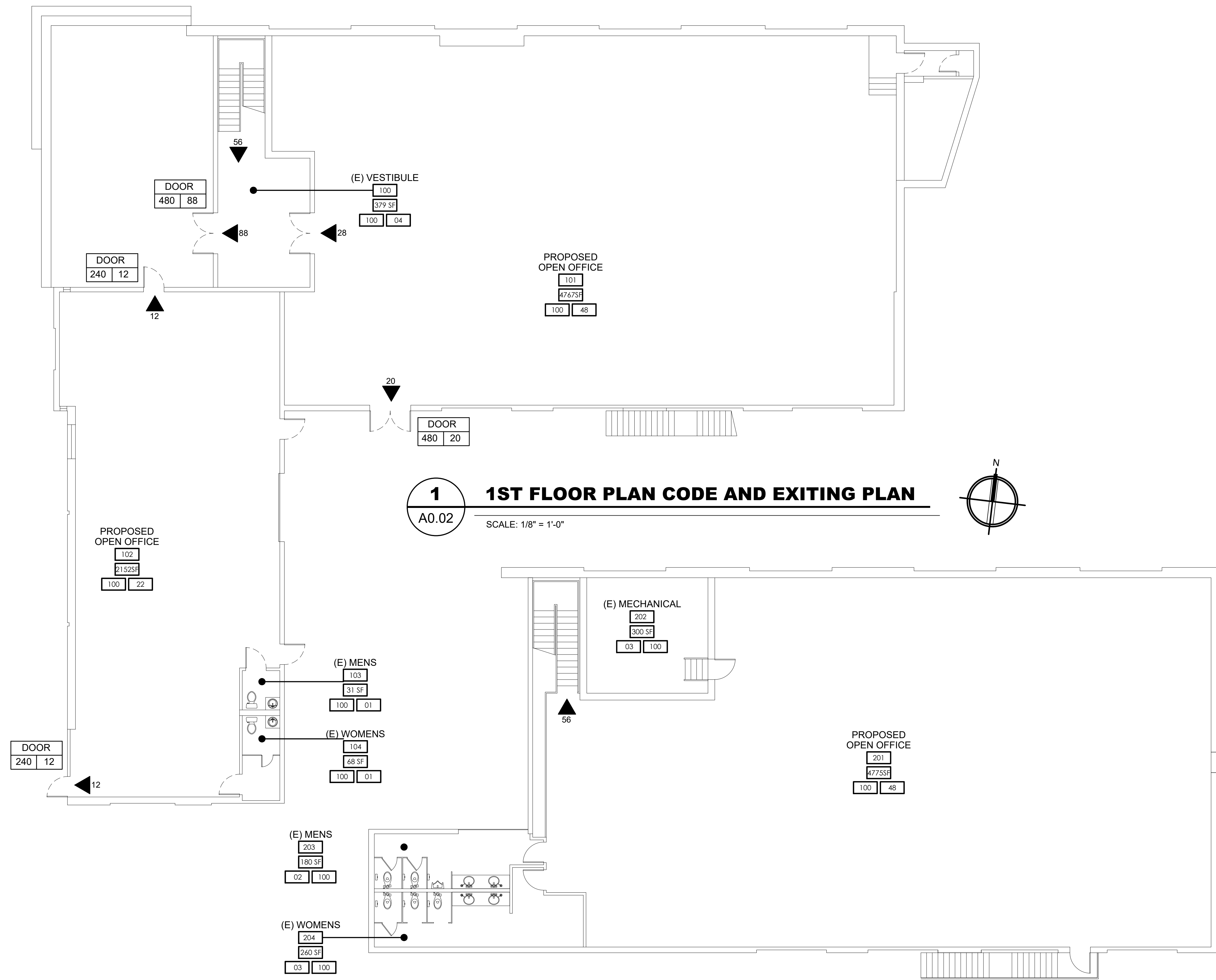
TRAVEL DISTANCE:  
 THE LONGEST DISTANCE OF TRAVEL FROM ANY EXIT TO THE FARTHEST SPACE IN THIS TENANT IMPROVEMENT IS 102'-0", WHERE 250'-0" IS ALLOWED FOR THIS OCCUPANCY TYPE (SPRINKLED)

# OCCUPANCY CALCULATION

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

# SYMBOLS LEGEND

SYMBOL	DESCRIPTION
10 ▶	OCCUPANTS EXITING TAG
OCCUPANTS EXITING "DOORS"	
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**  
 A0.02 SCALE: 1/8" = 1'-0"

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

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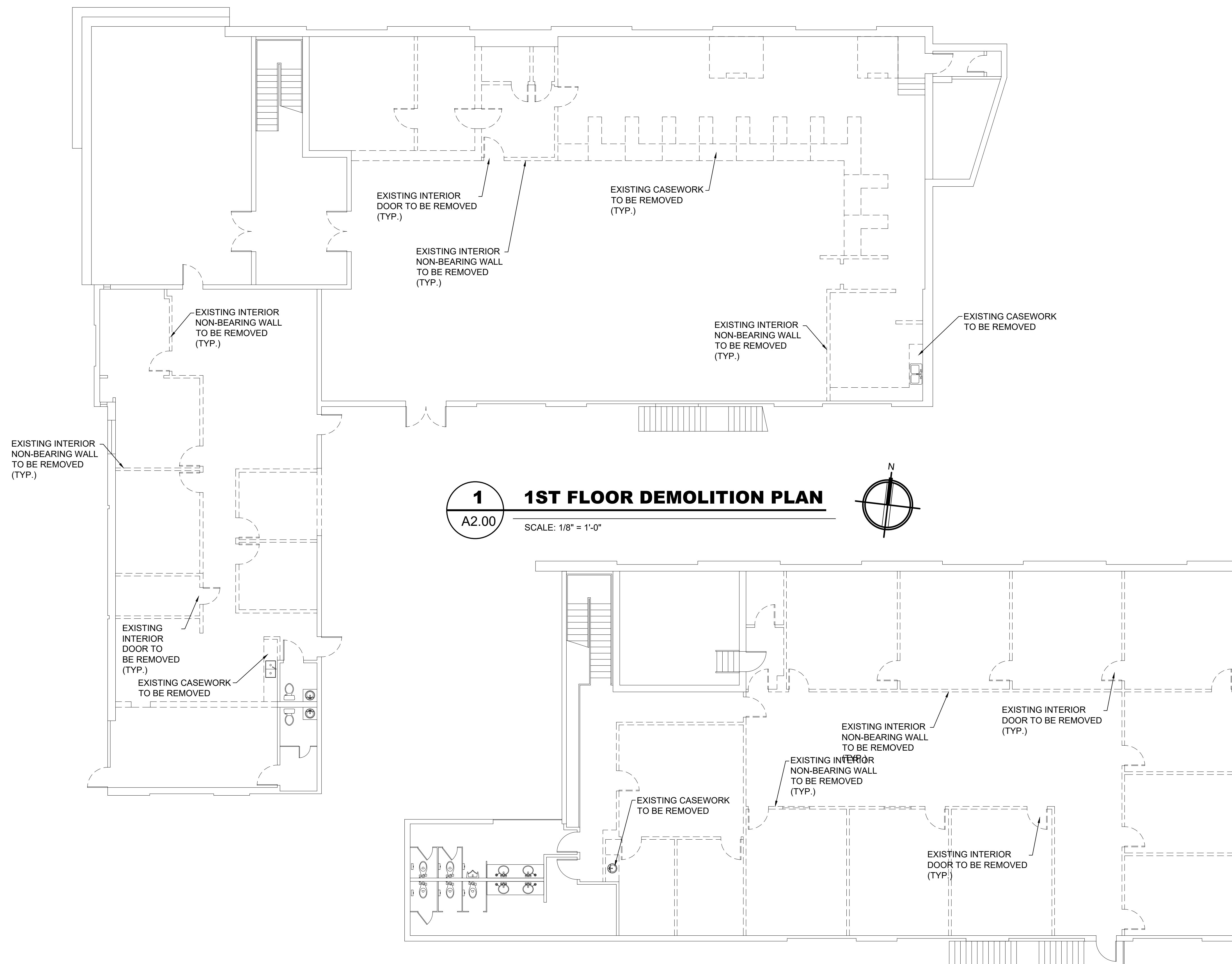
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 PROJECT NO. 19002  
 SHEET NO.

**A0.02**  
 CODE AND EXITING PLAN

# DEMOLITION GENERAL NOTES

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



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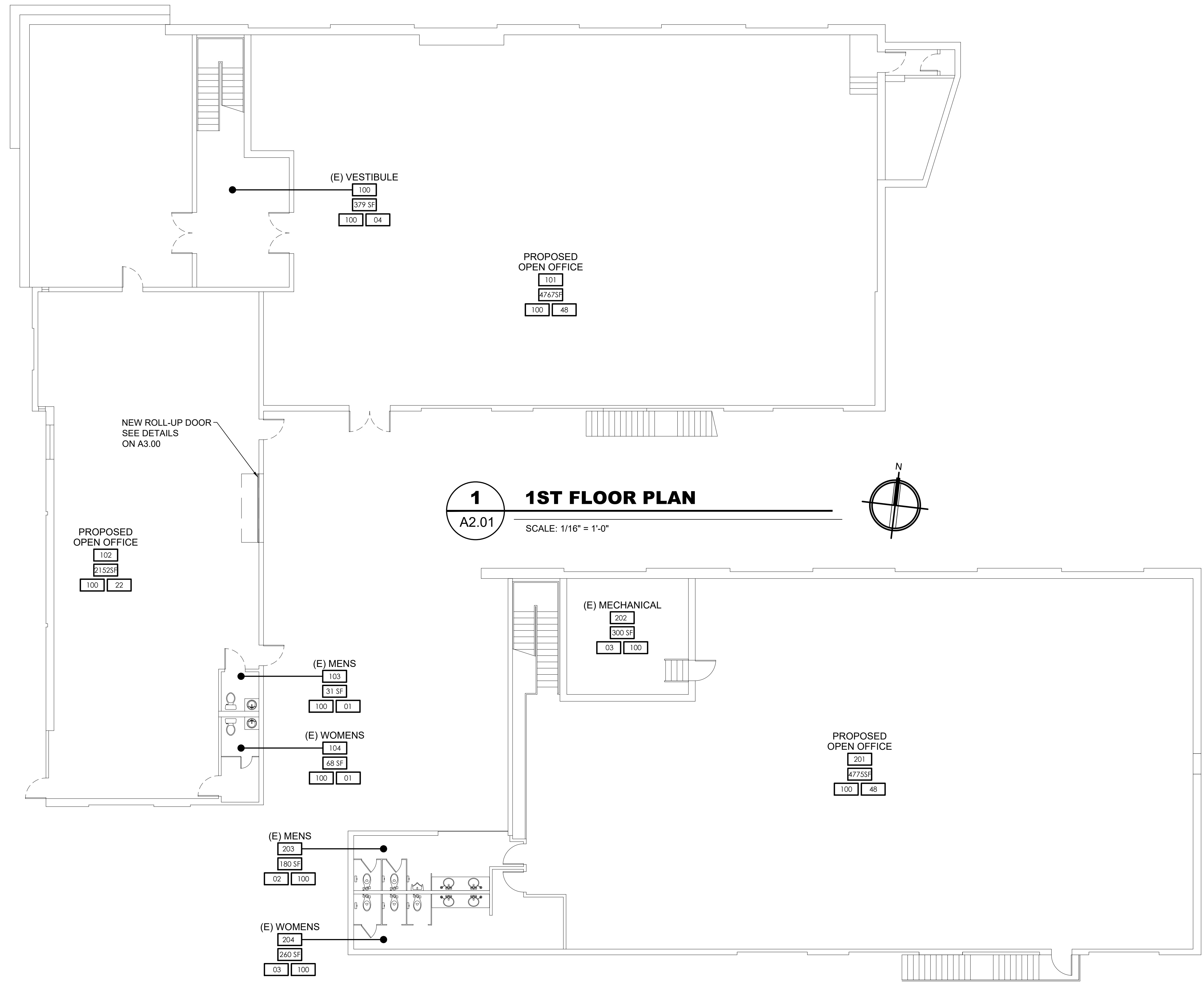
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**A2.00**  
 DEMOLITION FLOOR PLAN



**1**  
A2.01  
**1ST FLOOR PLAN**  
SCALE: 1/16" = 1'-0"

**2**  
A2.01  
**2ND FLOOR PLAN**  
SCALE: 1/16" = 1'-0"

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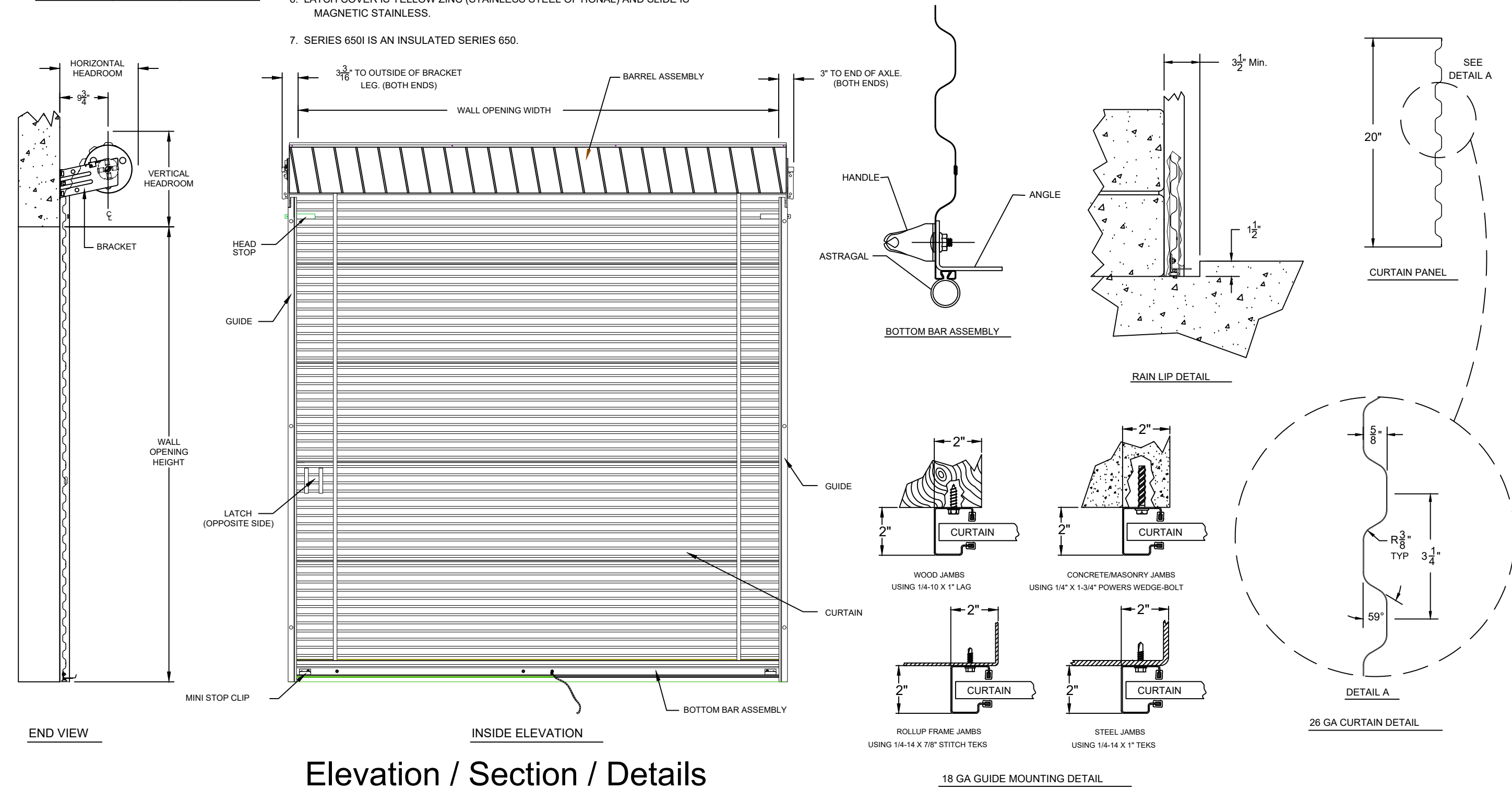
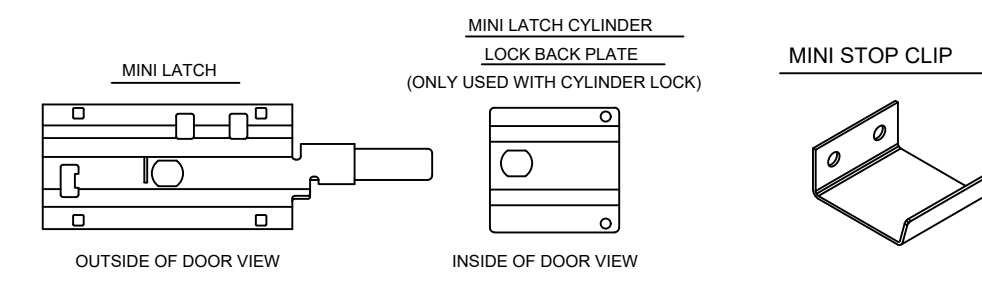
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**A2.01**  
 FLOOR PLAN

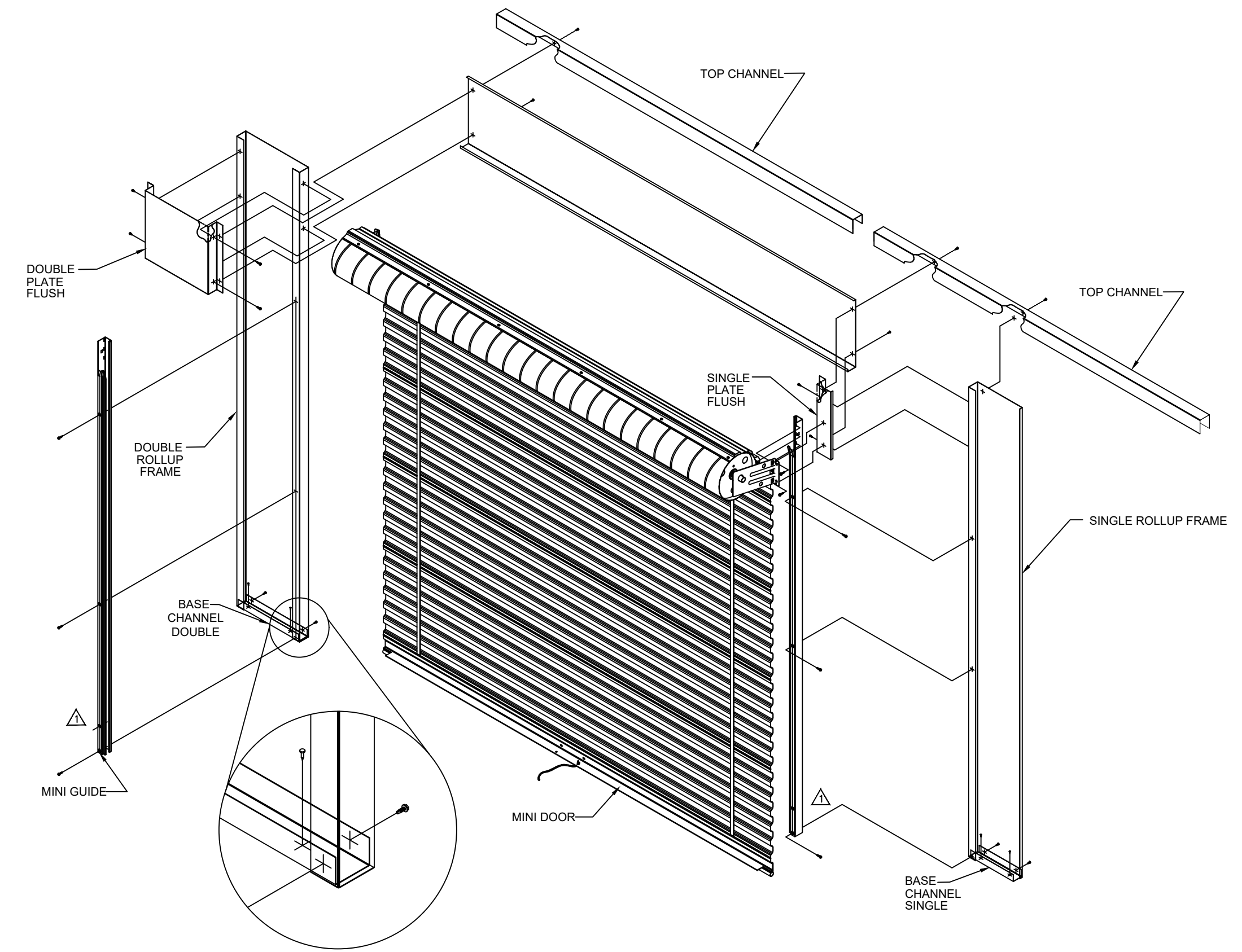
**HEADROOM REQUIRED**

OPENING HEIGHT	VERTICAL HEADROOM	HORIZONTAL HEADROOM
THRU 7'-4"	15'-1/2"	17"
OVER 7'-4" THRU 8'-6"	16"	17'-1/2"
OVER 8'-6" THRU 10'-0"	17"	18'-1/4"

- CLEARANCES SHOWN ARE MAXIMUMS. LESSER CLEARANCES MAY BE POSSIBLE.
- ALL OPENING PREPARATION AND FIELD PAINTING SHALL BE PROVIDED BY OTHERS.
- CURTAIN FINISH SHALL BE SILICON POLYESTER PRE-PAINT OVER GALVANIZED GRADE 80 STEEL.
- GUIDES, BRACKETS, BOTTOM BAR ANGLE, HEAD STOPS AND HANDLES ARE ZINC COATED.
- UNLESS OTHERWISE NOTED, LOCKING SHALL BE BY SINGLE MINI SLIDE LATCH BOLTED TO CURTAIN AND SUITABLE FOR DOUBLE PADLOCKS AND SINGLE CYLINDER LOCK BY OTHERS.
- LATCH COVER IS YELLOW ZINC (STAINLESS STEEL OPTIONAL) AND SLIDE IS MAGNETIC STAINLESS.
- SERIES 6500 IS AN INSULATED SERIES 650.



**Elevation / Section / Details**



**Isometric**

**1 ROLL UP DOOR - FLUSH FRAME UNIT**  
A3.00 SCALE: N.T.S.

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**A3.00**  
ROLL UP DOOR DETAILS