

51 EAST TEXAS AVE.

HENDERSON, NEVADA 89015

PERMIT SET

ABBREVIATIONS

ABV.	ABOVE	MAS.	MASONRY
AFF	ABOVE FINISHED FLOOR	MAX.	MAXIMUM
ACT	ACOUSTICAL TILE	MAT.	MATERIAL
ADD'L	ADDITIONAL	MECH	MECHANICAL
AHU	AIR HANDLING UNIT	MAS.	METAL
ALUM.	ALUMINUM	MFR.	MANUFACTURER
AS	ANCHOR BOLT	MIN.	MINIMUM
APPROX.	APPROXIMATE	MIR.	MIRROR
ARCH.	ARCHITECT, ARCHITECTURAL	MISC.	MISCELLANEOUS
		MO	MASONRY OPENING
		MTD.	MOUNTED
BM	BEAM		
BRG.	BEARING		
BLKG.	BLOCKING	ND	NAPKIN DISPENSER
BD	BOARD	NIC	NOT IN CONTRACT
BLDG	BUILDING	NV	NAPKIN VENDOR
BL	BUILDING LINE	NTS	NOT TO SCALE
CAB.	CABINET	OC	ON CENTER
CANT.	CANTILEVER	OD	OUTSIDE DIAMETER
CPT	CARPET	OCFI	OWNER FURNISHED,
CLG.	CEILING		CONTR. INSTALLED
CL	CENTERLINE	OFOI	OWNER FURNISHED,
CLASS.	CLASSIFICATION		OWNER INSTALLED
CT	CERAMIC TILE	OH	OVERHEAD
COL.	COLUMN	OHG	OVERHANG
COMM.	COMMODITY	OPNG	OPENING
CONC.	CONCRETE	OPP	OPOSITE
CMU	CONCRETE MASONRY UNIT		
COND.	CONDENSER	PC	PIECE
CJ	CONTROL JOINT	PL	PLATE
CONT.	CONTINUOUS	P. LAM.	PLASTIC LAMINATE
CONTR.	CONTRACTOR	PLMG.	PLUMBING
CURT.	CURTAIN	PLYWD.	PLYWOOD
		PNLG.	PANELING
DESIG.	DESIGNATED	PNT.	PAINTING
DET.	DETAIL	POLY.	POLYETHYLENE
DIA.	DIAMETER	PT	PRESSURE TREATED
DIM.	DIMENSION	PVC	POLYVINYL CHLORIDE
DISP.	DISPENSER		
DF	DRINKING FOUNTAIN	QT	QUARRY TILE
DN	DOWN	QTR.	QUARTER RADIUS
DS	DOWNSPOUT		
DWG.	DRAWING	R	RISER
		RD	ROOF DRAIN
		RE:	REFER
EIFS	EXTERIOR INSULATING	PNT.	REINFORCEMENT
	FACING SYSTEM	REQD	REQUIRED
EJ	EXPANSION JOINT	RM	ROOM
ELEC.	ELECTRICAL	RO	ROUGH OPENING
ELEV.	ELEVATION		
ENAM.	ENAMEL		
ENVIR.	ENVIRONMENT	SC	SOLID CORE
EQUIP.	EQUIPMENT	SCHED.	SCHEDULE
EW	EACH WAY	SD	SOAP DISPENSER
EXIST.	EXISTING	SECT	SECTION
EXP.	EXPANSION	SF	SQUARE FEET
EXT.	EXTERIOR	SHT	SHEET
EXH.	EXHAUST FAN	SHTG	SHEATHING
		SIM	SIMILAR
		SP	SPACE
FAR	FLOOR AREA RATIO	SPEC.	SPECIFICATIONS
FD	FLOOR DRAIN	S/S	STAINLESS STEEL
FDN	FOUNDATION	S	SINK
FE	FIRE EXTINGUISHER	STC	SOUND TRANSMISSION
FEC	FIRE EXTINGUISHER CABINET		COEFFICIENT
FIN.	FINISH	STOR.	STORAGE
FIXT.	FIXTURE	STD.	STANDARD
FLEX.	FLEXIBLE	STL.	STEEL
FLR	FLOOR	STRUCT.	STRUCTURAL
FLUOR.	FLUORESCENT	SUSP.	SUSPENDED
FR	FIRE RETARDANT		
FTG.	FOOTING	T.BD.	TACK BOARD
FURR.	FURRING	TB	TOWEL BAR
		TD	TOWEL DISPENSER
GA	GAUGE	TELE.	TELEPHONE
GALV.	GALVANIZED	THLD.	THRESHOLD
GEN.	GENERAL	TOIL	TOILET
GL	GLASS GLAZED	TPH	TOILET PAPER HOLDER
GYP. BD.	GYP. BOARD	TR	TOWEL RECEPTACLE
		TYP.	TYPICAL
HB	HOSE BIB		
HC	HOLLOW CORE		
HD	HEAD	UNO	UNLESS NOTED
HDW	HARDWARE		OTHERWISE
HORIZ.	HORIZONTAL	UV	UNIT VENTILATOR
HM	HOLLOW METAL		
HT	HEIGHT	VB	VINYL BASE
ID	INSIDE DIAMETER	VCT	VINYL COMPOSITE TILE
INSUL.	INSULATE, INSULATION	VERT.	VERTICAL
INT.	INTERIOR	VEST.	VESTIBULE
		VWC	VINYL WALL COVERING
JAN.	JANITOR	W	WITH
JST	JOIST	WC	WATER CLOSET
JT	JOINT	WD.A.	WOOD
		WDW.	WINDOW
LAM.	LAMINATE	WH	WATER HEATER
LAV.	LAVATORY	WIR	WATER RESISTANT
LG	LONG	WWM	WELDED WIRE MESH
LT	LIGHT		

DEFERRED SUBMITTAL STATEMENT

PLANS FOR SIGNAGE, FIRE SPRINKLER, AND FIRE MONITORING, SHALL BE SUBMITTED SEPARATELY AS DEFERRED SUBMITTALS BY NEVADA LICENSED CONTRACTORS. THESE SUBMITTALS SHALL BE REVIEWED AND APPROVED PRIOR TO INSTALLATION.

BUILDING DESCRIPTION

PROJECT TYPE:	NEW CONSTRUCTION
OCCUPANCY TYPE:	R-2
TYPE OF CONSTRUCTION:	V-B (combustible)
ALLOWABLE AREA (TABLE 503)	SEE LS101
FRONTAGE INCREASE	Yes - SEE LS101
FIRE SPRINKLER INCREASE	N/A
TOTAL ALLOWABLE AREA	SEE LS101
ACTUAL AREA	SEE LS101
ALLOWABLE HEIGHT	60 FT
ACTUAL HEIGHT	31'-1 3/4"
OCCUPANT LOAD	10 BEDROOMS

FIRE PROTECTION SYSTEMS

	YES	NO
AUTOMATIC FIRE SPRINKLER SYSTEM	X - S13	
ALTERNATIVE AUTOMATIC FIRE EXTINGUISHING SYSTEM		X
PORTABLE FIRE EXTINGUISHERS	X	
FIRE EMERGENCY ALARM & DETECTION SYSTEMS	BY OTHERS	
HVAC & AIR DISTRIBUTION SYSTEM CONTROLS		X
SMOKE CONTROL SYSTEMS		X

FIRE-RESISTANT RATED CONSTRUCTION

TABLE 601, 602.4 (IBC 2012)			
BUILDING ELEMENTS	REQUIRED	PROVIDED	UL RATING
STRUCTURAL FRAME	NO	NO	
EXTERIOR BEARING WALLS	NO	NO	
INTERIOR BEARING WALLS	NO	NO	
EXTERIOR NON-BEARING WALLS	NO	NO	
INTERIOR NON-BEARING WALLS	NO	NO	
FLOOR CONSTRUCTION	NO	NO	
SEPARATION BETWEEN DWELLING UNITS	YES	YES	
ROOF CONSTRUCTION	NO	NO	
FIRE BARRIER	YES	YES	SEE SHEET A601

FIRE SEPARATION DISTANCE (FT) - Measured to CL of Streets				
NORTH	30'	SOUTH	30'	EAST 25.5' WEST 30'
ROOF COVERING CLASSIFICATION:				
REQUIRED		PROVIDED		

PROJECT TEAM

OWNER	MOTUS, LLC 1525 E. ONTARIO AVENUE, STE 101 CORONA, CA 92881
ARCHITECT	OPA DESIGN STUDIO 7010 EASY WIND DRIVE, SUITE 200 AUSTIN, TX 78752
STRUCTURAL	MONTGOMERY CONSULTING ENGINEERS, LLC 9680 W. TROPICANA AVE, SUITE 132 LAS VEGAS, NEVADA 89147
MEP	MARIANO ENGINEERING 6040 SOUTH DURANGO DRIVE, STE 100 LAS VEGAS, NEVADA 89113
CIVIL	DWYER ENGINEERING INC. 7310 SMOKE RANCH ROAD, STE E LAS VEGAS, NEVADA 89128
LANDSCAPE	S2 DESIGN STUDIO 2125 PESCARA CT. LAS VEGAS, NEVADA 89123

CODE SUMMARY

2012 INTERNATIONAL BUILDING CODE
2012 INTERNATIONAL FIRE CODE
2012 UNIFORM MECHANICAL CODE
2012 UNIFORM PLUMBING CODE
2011 NATIONAL ELECTRIC CODE
2012 INTERNATIONAL CONSERVATION CODE
2009 ICC A117.1 2009 ACCESSIBILITY REQUIREMENTS

PROJECT LEGAL DESCRIPTION

APN: 179-18-710-070
LOT TWENTY (20) IN BLOCK FOUR (4), HENDERSON TOWNSITE, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 3 OF PLATS, PAGE 42, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA, AND LYING IN THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 18, TOWNSHIP 22 SOUTH, RANGE 63 EAST, M.D.M., CITY OF HENDERSON, CLARK COUNTY, NEVADA.
SAID AREA CONTAINS APPROXIMATELY 0.15 ACRES.

INDEX OF DRAWINGS

A-001 COVER

- C-1 1/7 TITLE SHEET
- C-2 2/7 GENERAL NOTES SHEET
- C-3 3/7 SECTIONS & DETAILS SHEET
- C-4 4/7 GEOMETRIC CONTROL PLAN
- C-5 5/7 UTILITY PLAN
- C-6 6/7 GRADING PLAN
- C-7 7/7 HORIZONTAL CONTROL PLAN

- IR-10 IRRIGATION PLAN
- L-1.0 LANDSCAPE PLAN

- A-002 ACCESSIBILITY NOTES
- A-003 ACCESSIBILITY NOTES
- A-100 SITE PLAN
- A-101 FIRST FLOOR PLAN
- A-102 SECOND FLOOR PLAN
- A-103 ROOF PLAN
- A-104 FIRST FLOOR REFLECTED CEILING PLAN
- A-105 SECOND FLOOR REFLECTED CEILING PLAN
- A-201 EXTERIOR ELEVATIONS
- A-202 EXTERIOR ELEVATIONS
- A-301 BUILDING SECTIONS
- A-302 BUILDING SECTIONS
- A-501 INTERIOR ELEVATIONS
- A-502 INTERIOR ELEVATIONS
- A-503 INTERIOR ELEVATIONS
- A-601 SCHEDULES

- SN1 STRUCTURAL GENERAL NOTES
- S1-1.0 FOUNDATION PLAN
- S1-2.0 FLOOR FRAMING PLAN
- S1-3.0 ROOF FRAMING PLAN
- SD1.0 POST TENSION FOUNDATION DETAILS
- SD1.1 FOUNDATION REPAIR DETAILS
- SD2.0 GENERAL FRAMING DETAILS
- SD3.0 ROOF FRAMING DETAILS
- SD3.1 ROOF FRAMING DETAILS
- SD4.0 OPEN-WEB FLOOR TRUSS DETAILS
- SD4.1 OPEN-WEB FLOOR TRUSS DETAILS

- M-001 SPECS, DETAILS, SCHEDULES, SYMBOL LEGEND & IECC
- M-101 FIRST FLOOR MECHANICAL PLAN
- M-102 SECOND FLOOR MECHANICAL PLAN

- E-101 SPECS, PLAN NOTES, ABBRS, SHEET INDEX, SYMBOL LIST & PRIOR TO COMMENCING WORK
- E-102 FIRST FLOOR ELECTRICAL PLAN
- E-103 SECOND FLOOR ELECTRICAL PLAN
- E-104 SITE ELECTRICAL PLAN
- E-105 SINGLE LINE DIAGRAM, LOAD CALC. PANEL SCHEDULE, FEEDER, AVAILABLE FAULT % VD SCHEDULE
- E-106 LIGHT FIXTURE SCHEDULE, PANEL SCHEDULE
- E-107 LOAD CALCULATIONS

- P-001 SPECS, SCHEDULE DETAIL, CALCULATIONS, SYMBOL LEGEND & SHEET INDEX
- P-101.1 FIRST FLOOR PLUMBING PLAN (WATER & GAS)
- P-101 FIRST FLOOR PLUMBING PLAN (WASTE & VENT)
- P-102.1 SECOND FLOOR PLUMBING PLAN (WATER AND GAS)
- P-102 SECOND FLOOR PLUMBING PLAN (WASTE & VENT)

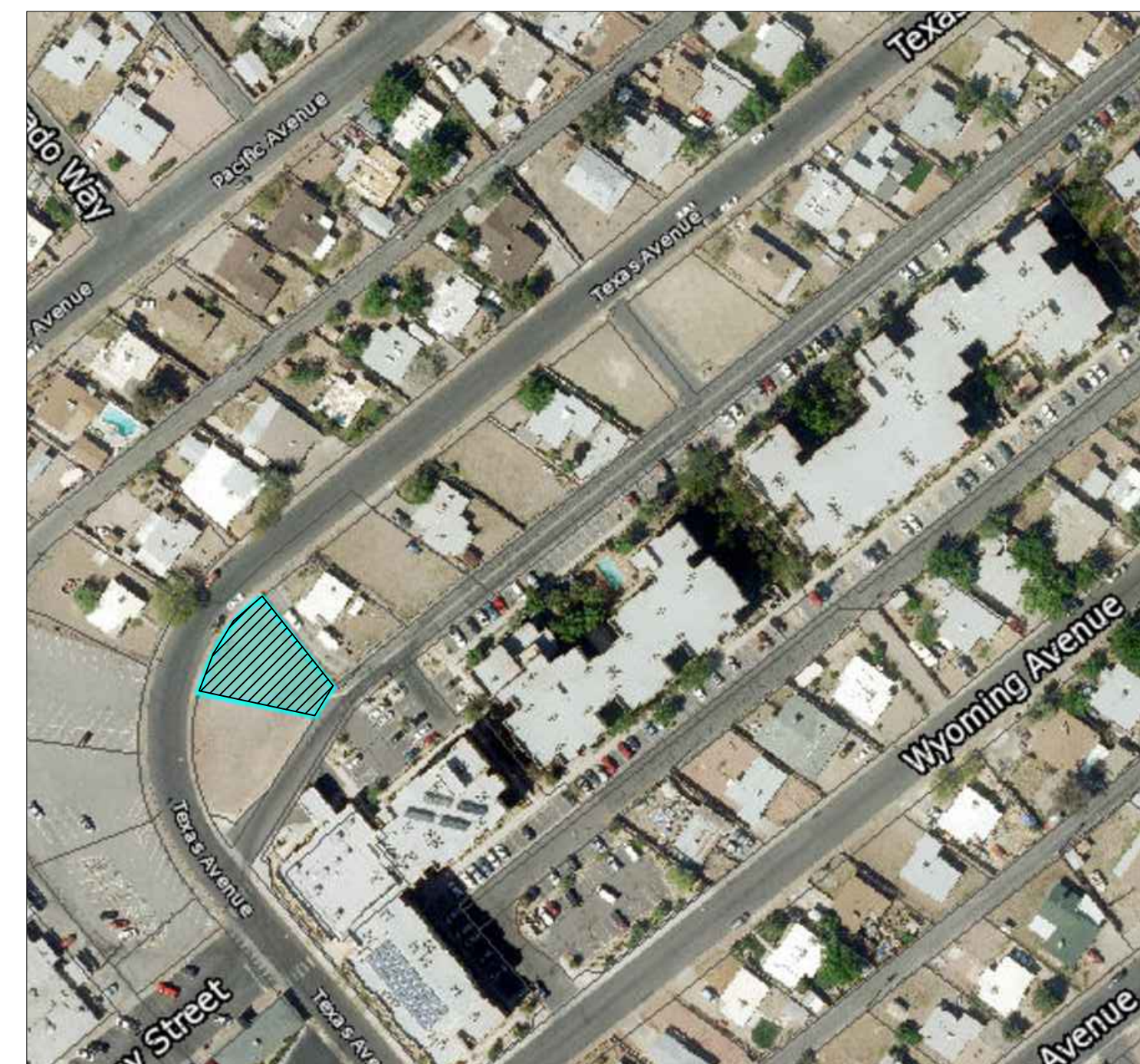


SYMBOLS

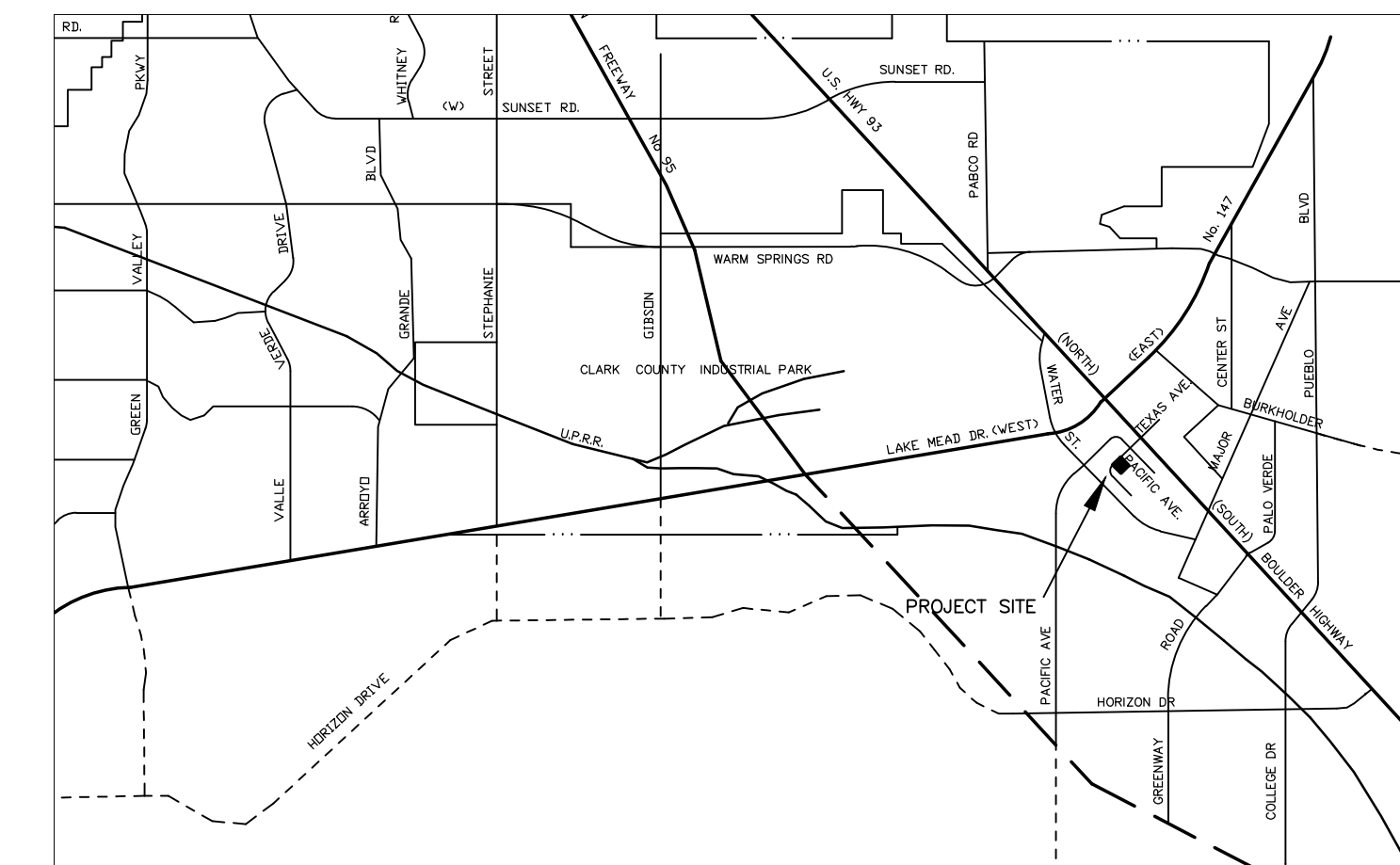
- 1 KEY NOTE
- Centerline symbol CENTERLINE
- 101 DOOR NUMBER
- A WINDOW TYPE
- 1 WALL TYPE
- A COLUMN GRID NUMBER
- 1 REVISION NUMBER
- MEN ROOM NAME
- 101 9'-0" ELEVATION MARK
- T.O. SLAB ELEV = 101'-0"

- DRAWING NUMBER
- DRAWING TITLE
- 1 / A 201 SECTION
- SCALE: 1/16" = 1'-0"
- DRAWING SCALE

- 1 / A 201 BUILDING SECTION
- 1 / A 201 EXTERIOR ELEVATION
- 3 2 / A 403 1 INTERIOR ELEVATION
- 1 / A 503 DETAIL REFERENCE



LOCATION MAP
N.T.S.



VICINITY MAP
N.T.S.

NO.	DATE	DESCRIPTION	BY
02-20-19	02-20-19	CITY/FIRE COMMENT UPDATES	
02-20-19	02-20-19	OWNER REVISIONS	
03-26-19	03-26-19	FIRE COMMENT RESPONSE	
07-03-19	07-03-19	RELEASE DATE	



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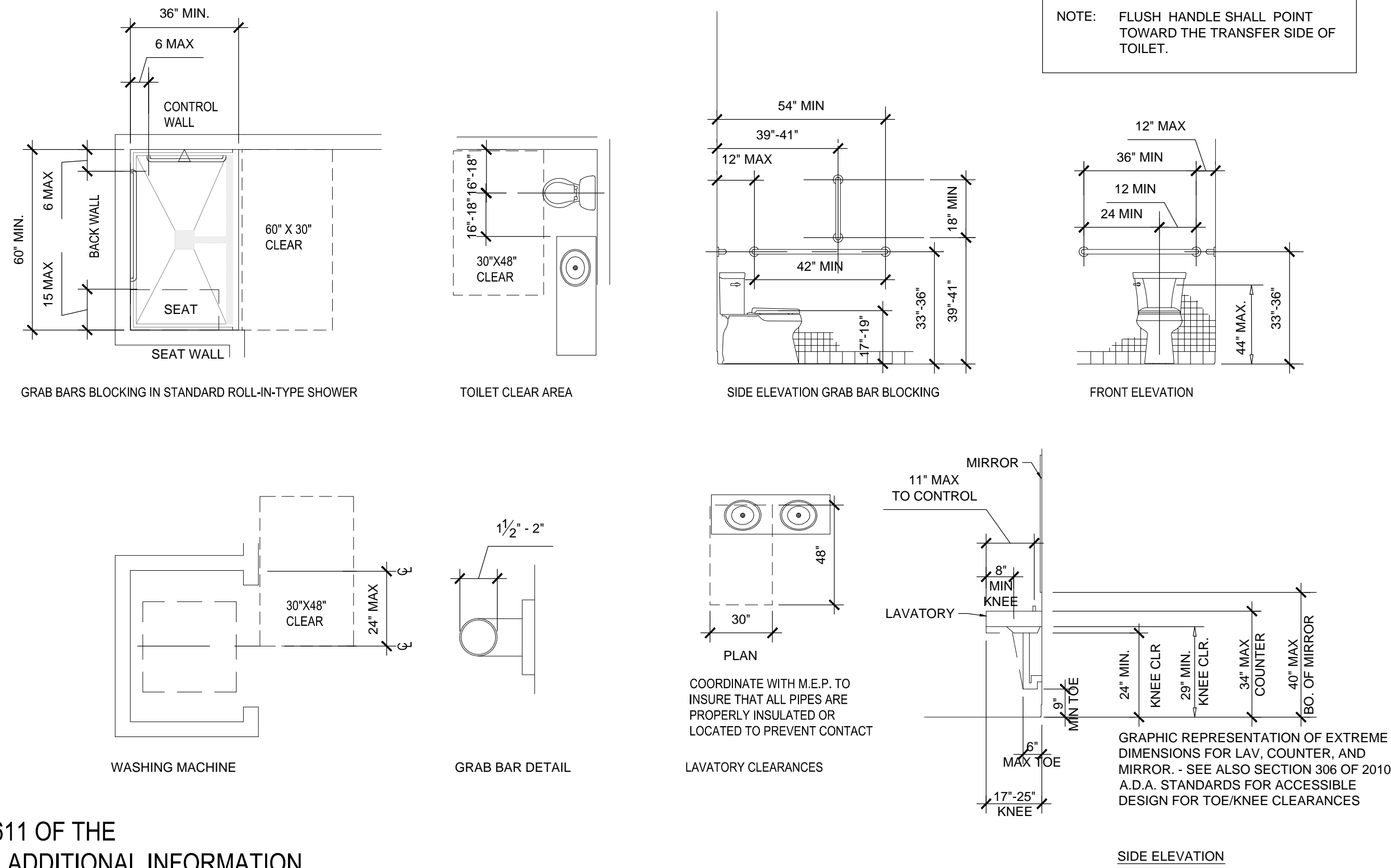
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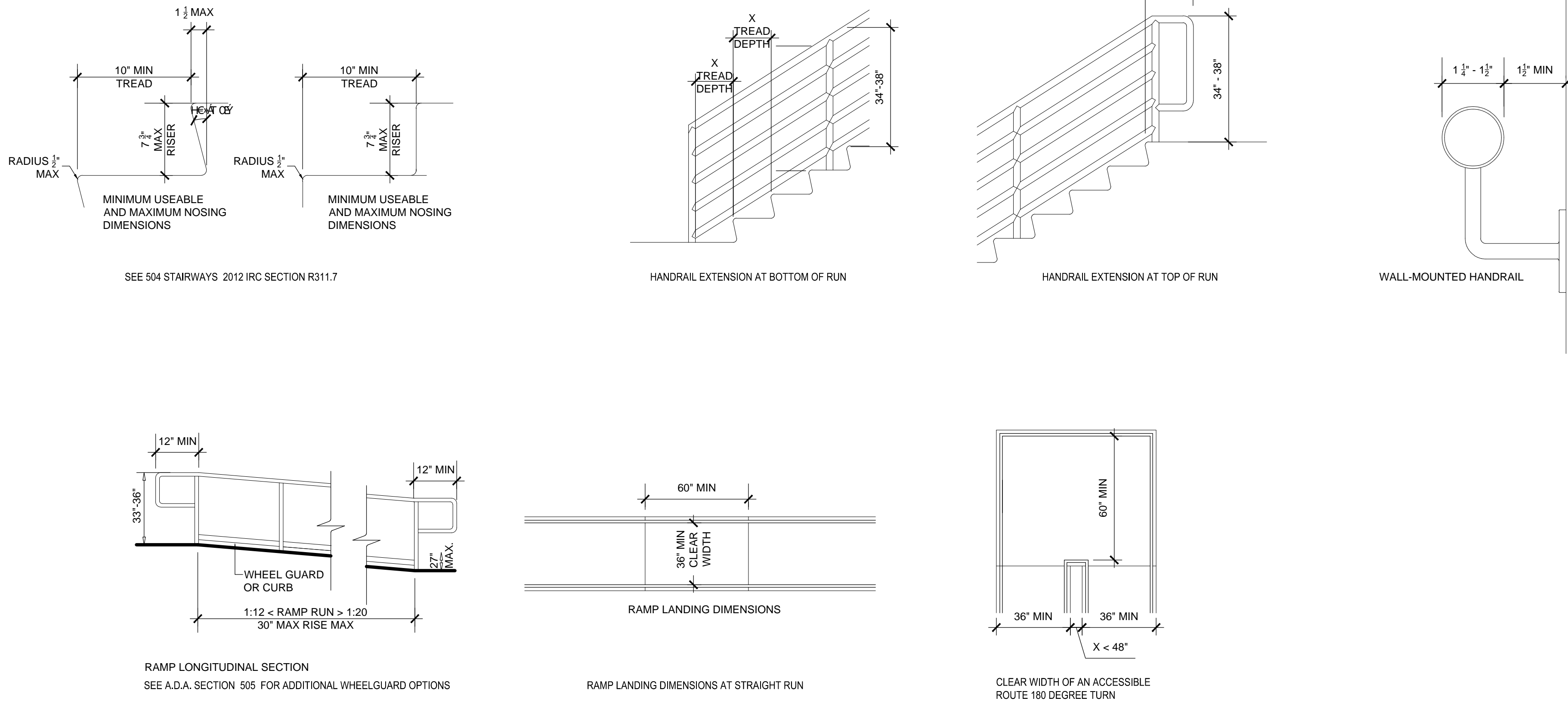
A001
COVER SHEET

BATHROOM



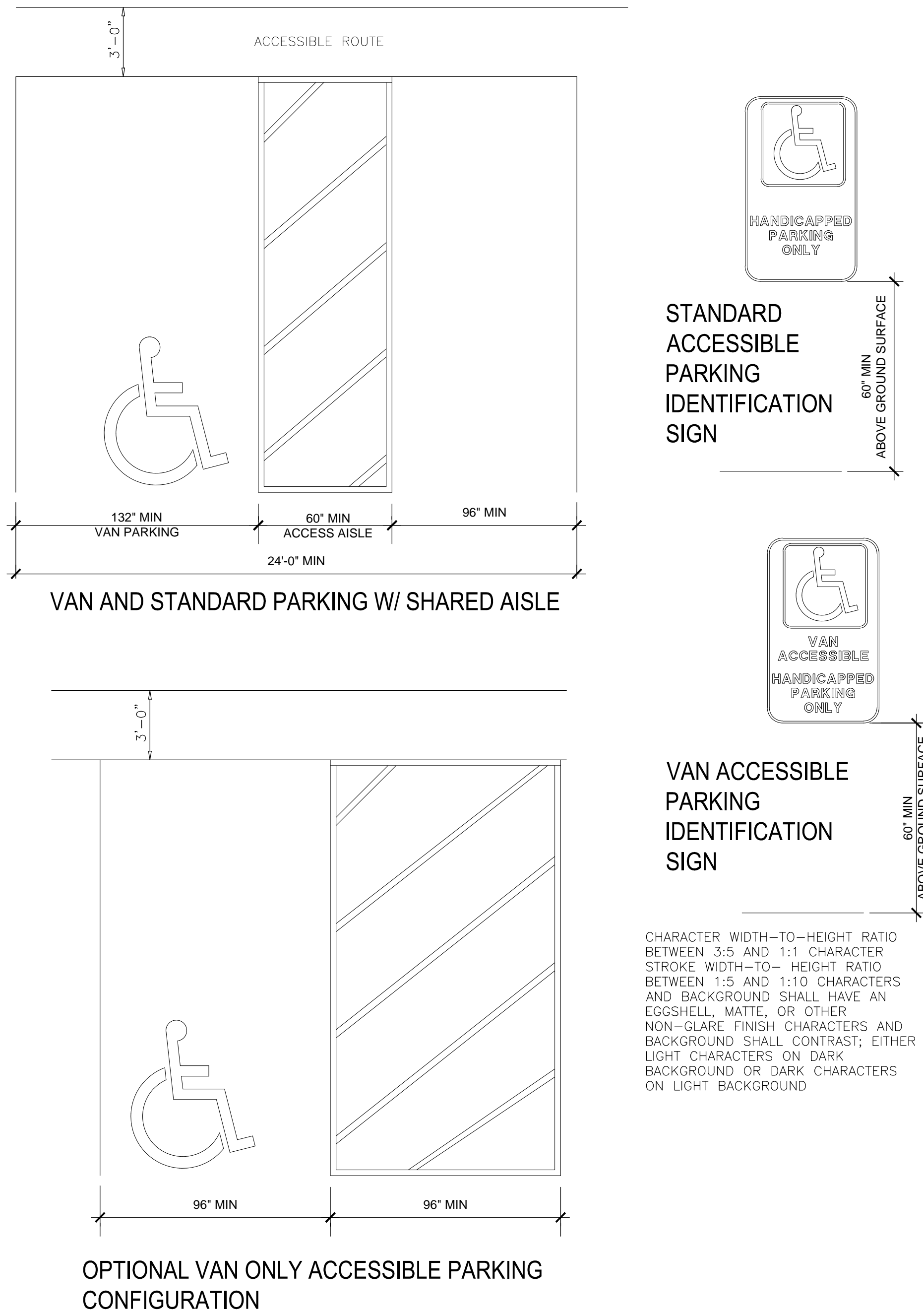
SEE SECTIONS 306, 603, 604, 605, 606, 608, 609, AND 611 OF THE ICC A117.1 2009 ACCESSIBILITY REQUIREMENTS FOR ADDITIONAL INFORMATION

STAIRS, RAMPS AND HANDRAILS

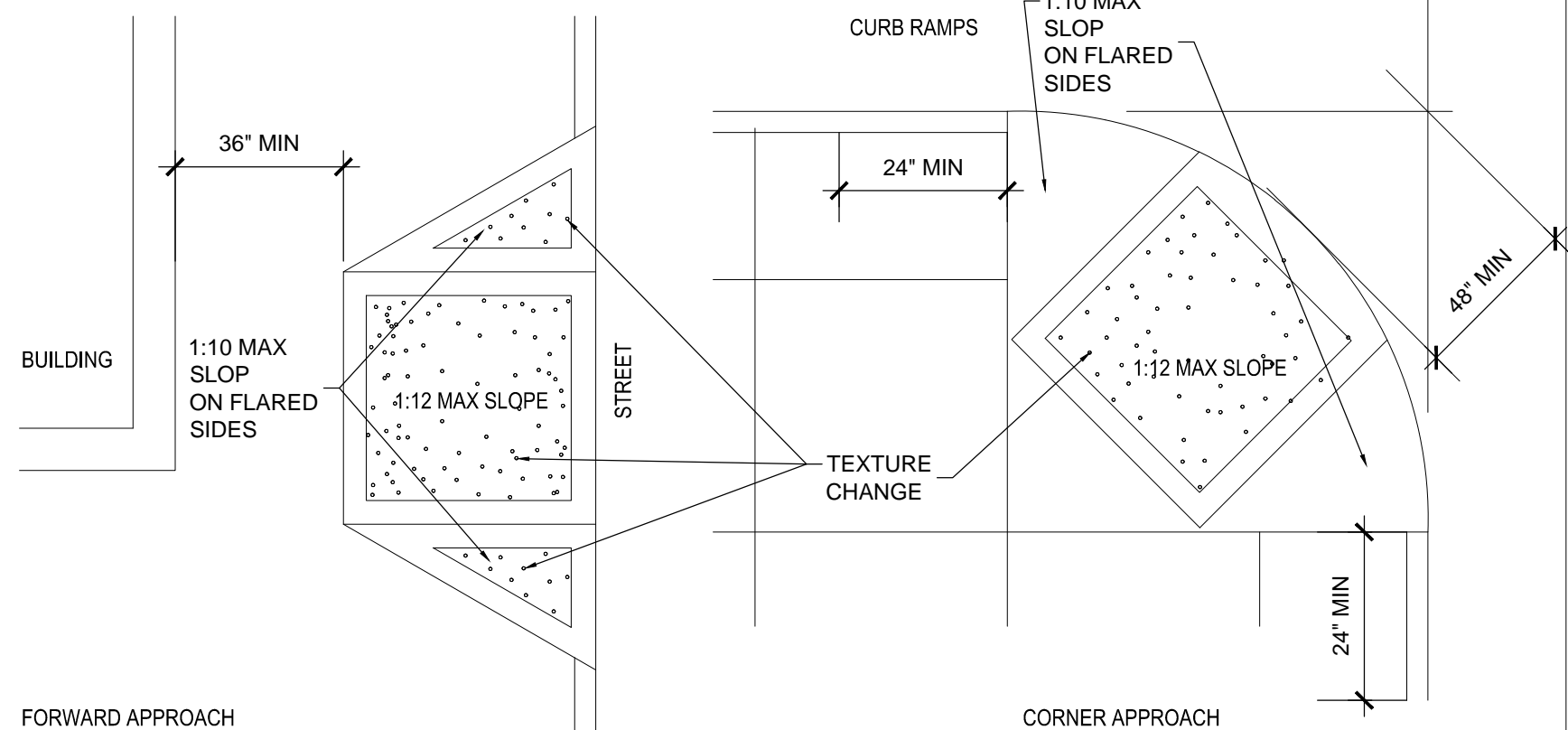


SEE SECTIONS 405, 504 AND 505 OF THE 2009 ICC A117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES FOR ACCESSIBLE DESIGN FOR ADDITIONAL INFORMATION

PARKING



SEE SECTION 502 OF THE 2009 ICC A117.1 FOR ACCESSIBLE DESIGN FOR ADDITIONAL INFORMATION



SEE SECTION 406 OF THE 2009 ICC A117.1 FOR ADDITIONAL INFORMATION

REVISIONS	NO.	DATE	DESCRIPTION	BY
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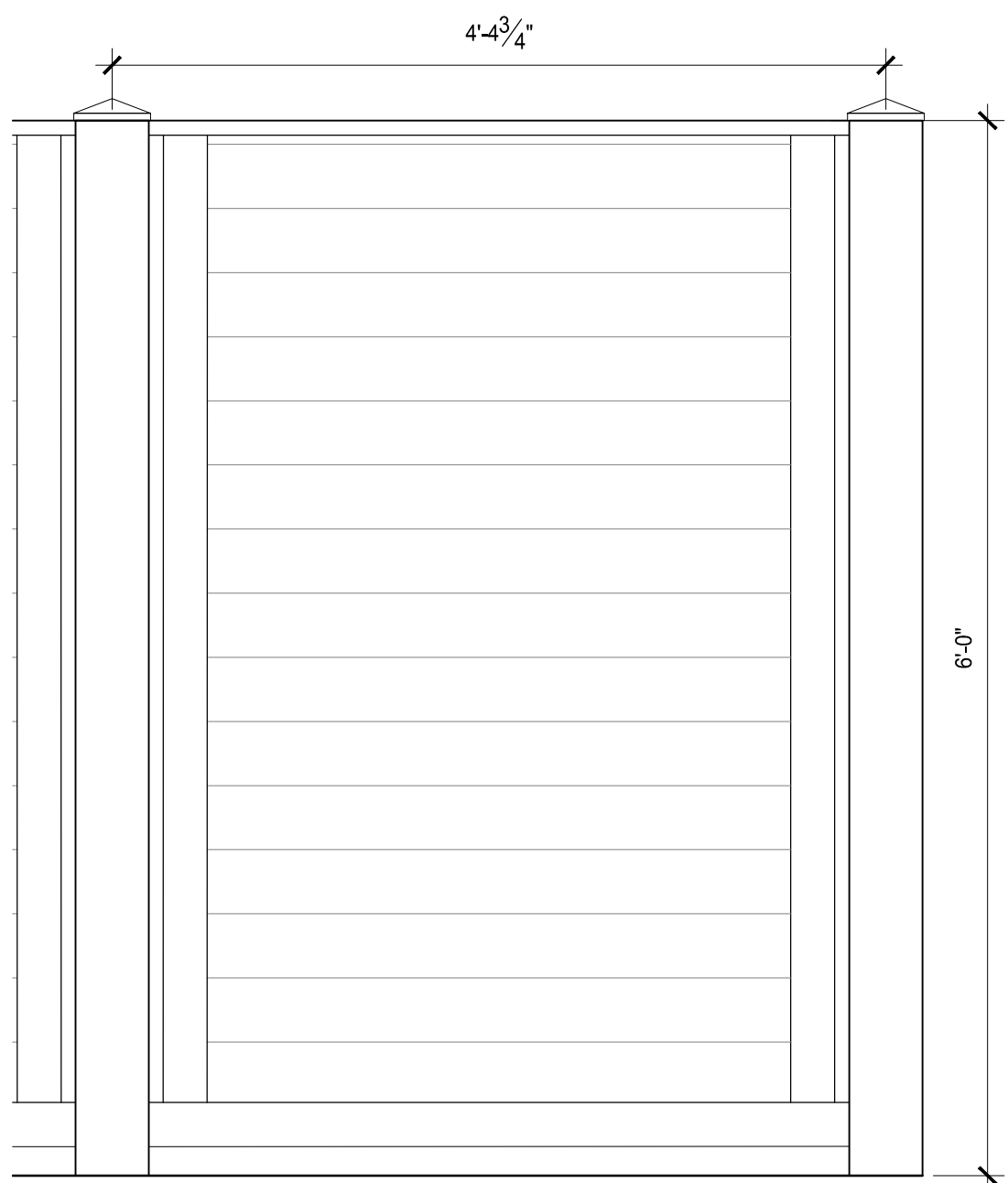
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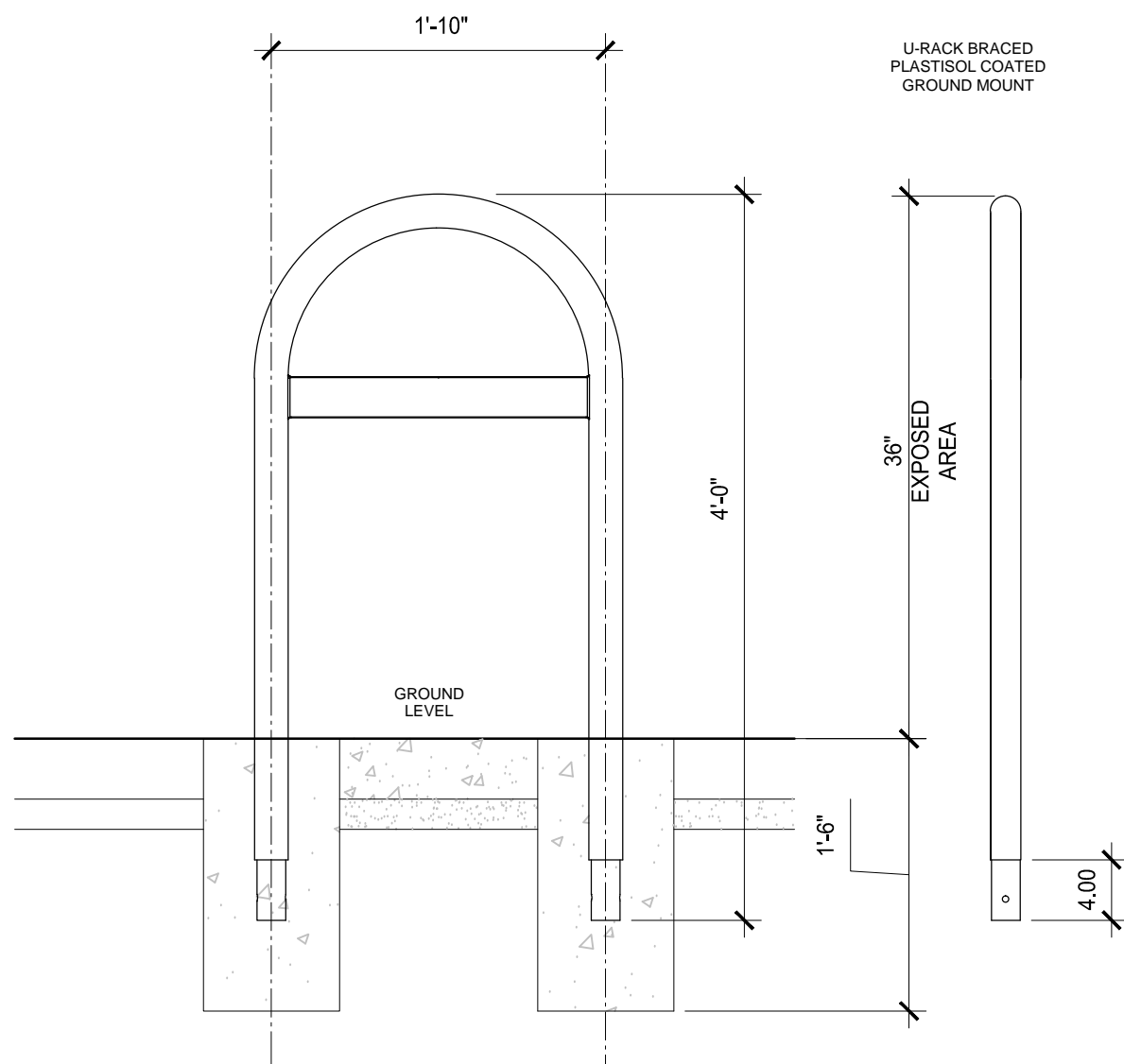
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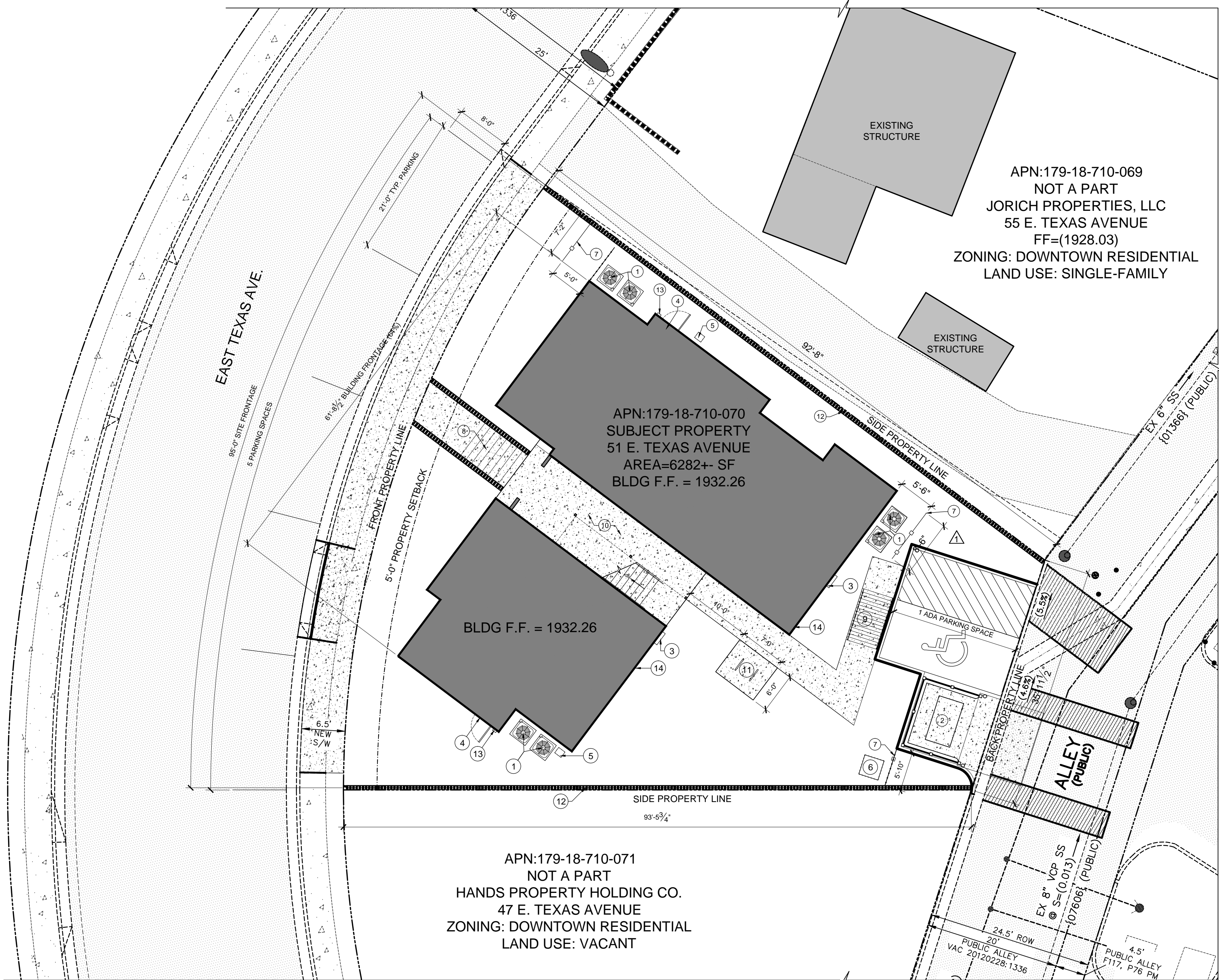
A003
ADA GUIDELINES



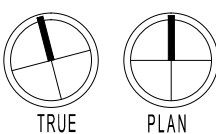
3 | TYPICAL FENCING DETAIL
SCALE: 1"=1'-0"



2 | BIKE RACK DETAIL
SCALE: 1"=1'-0"



1 | SITE PLAN
SCALE: 1"=1'-0"



SITE PLAN GENERAL NOTES

- THIS SITE PLAN IS SHOWN FOR REFERENCE ONLY. ENGINEERING SITE PLAN WILL BE SUBMITTED FOR REVIEW BY OTHERS.
- ALL NEW SIDEWALKS AND PARKING SPACES TO BE "NEW GRAY CONCRETE" W/ ANSRI VALUE OF 35 PER PORTLAND CEMENT ASSOCIATION.
- ALL SIDEWALKS, CURBS, STEPS, AND OFF STREET PARKING TO INCLUDE >50% CRUSHED PORTLAND CEMENT CONCRETE AS RECYCLED AGGREGATE.
- IN NEW AND EXISTING BUILDING, KEYS FOR ALL LOCKABLE DOORS: EXTERIOR OR INTERIOR, UTILIZED TO ACCESS FIRE ALARM PANEL(S), MAIN FIRE SPRINKLER CONTROL VALVE(S), AND FIRE PUMP(S) SHALL BE PLACED IN THE KEY BOX. WHENEVER LOCKS ARE CHANGED, THE BUILDING OWNER OR TENANT SHALL REPLACE OLD KEYS INSIDE THE KEY BOX WITH NEW KEYS.

SITE PLAN LEGEND

- PAVED ROADWAY
- SLAB/SIDEWALK
- ADA PARKING STRIPING
- PROPOSED STRUCTURE
- EXISTING STRUCTURE

DEVELOPMENT SUMMARY

# OF UNITS	6
# OF STORIES	2
TOTAL INT. UNIT SF:	4,210 SF
TOTAL BLDG. FOOTPRINT:	2,520 SF
BLDG. HEIGHT:	31'-2"
LOT SIZE:	.15 ACRES, 6282 +/- SF
DENSITY OF SITE:	6 UNITS / .15 ACRES
FAR:	4,210 SF:6,282 SF, 0.67:1

ZONING INFORMATION

PARCEL #:	179-18-710-070
LOCATION:	WATER STREET TRANSITION AREA
ZONING:	DR-MP-RD
EXISTING LAND USE:	DOWNTOWN INVESTMENT STRATEGY

BUILDING FRONTAGE CALCULATION

BUILDING FRONTAGE ON 51 EAST TEXAS SIDE OF LOT:	61'-8.5" / 95'-0", 64%
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BUILDING COVERAGE CALCULATION

BUILDING FOOTPRINT PERCENT OF LOT:	2,520 SF, 41%
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IMPERVIOUS COVERAGE CALCULATION

BUILDING FOOTPRINT:	2,520 SF, ~40%
PARKING:	354 SF, ~6%
WALKWAYS/BIKE PAD:	415 SF, ~7%
UTILITY PADS/DUMPSTER	154 SF, ~3%
TOTAL IMP. COVER:	3443 SF, 56%

OPEN SPACE COVERAGE CALCULATION

TOTAL PERVIOUS COVER:	2839 SF, 45%
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PARKING CALCULATION

REGULAR PARKING:	5 SPACES
ADA PARKING:	1 SPACE
TOTAL PARKING:	6 SPACES
REQUIRED PARKING:	6 SPACES

VICINITY MAP



SITE PLAN KEY NOTES

- A.C. UNIT, REFER TO MEP
- REPUBLIC APPROVED DUMPSTER
- ELECTRICAL PANEL, REFER TO MEP
- FIRE RISER ROOM LOCATION
- GAS METER, REFER TO MEP
- TRANSFORMER, REFER TO MEP
- 6'-0" TALL INTERLACED TREK FENCING SCREENING UTILITIES
- STAIRS (SEE CIVIL)
- RAMP (SEE CIVIL)
- CONCRETE SLAB WITH STAIR AND DECK ABOVE
- TWO 2' LONG INVERTED "U" TYPE BICYCLE RACKS CONFORMING WITH COH DEV. CODE SEC. 19.7.4.K.13. EACH BIKE RACK PARKS TWO BICYCLES AND ARE ANCHORED ON A 6'X7' CONCRETE PAD.
- 6'-0" TALL INTERLACED TREK FENCING ALONG PROPERTY LINE ATTACHED TO CMU RETAINING WALL PER STRUCTURAL.
- KNOX BOX PROVIDED BY OWNER INSTALLED 5'-0" ABOVE FINISH FLOOR.
- FIRE DEPARTMENT CONNECTION. SEE CIVIL UTILITY PLAN.

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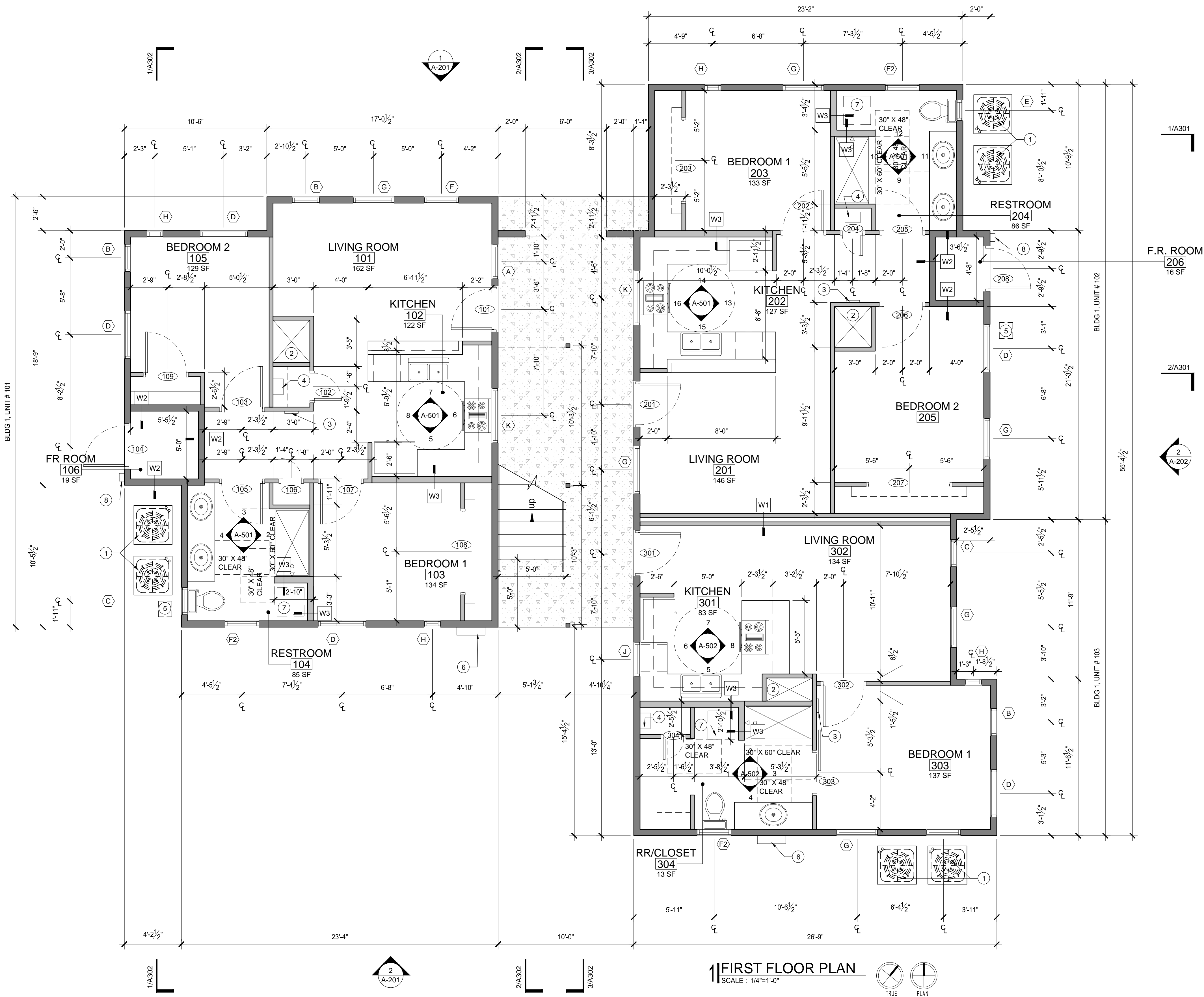
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A100
SITE PLAN



LEGEND

- EXTERIOR WALL
- INTERIOR WALL
- WALL TYPE PER A-601
- WINDOW TYPE PER A-601
- DOOR TYPE PER A-601
- FLOOR PLAN KEYNOTE
- EXTERIOR ENTRY LANDING
- CUSTOM MILLWORK

FLOOR PLAN GENERAL NOTES:

- DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.
- THIS DESIGN ASSUMES 6" WOOD STUDS AT BUILDING PERIMETER WITH R19 BATT INSULATION. "LINE OF STRUCTURE" REFERS TO OUTSIDE EDGE OF STRUCTURE/INSIDE FACE OF PERIMETER STUDS.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS, SITE GRADES, ETC., PRIOR TO CONSTRUCTION AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES THAT COULD AFFECT THE DESIGN AND FINISH-OUT OF THE BUILDING. SITE LAYOUT TO BE VERIFIED BY A LICENSED SURVEYOR WITH WRITTEN VERIFICATION FORWARDED TO THE OWNER/ARCHITECT.
- THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE WORK OF ALL UTILITY COMPANIES AND PERFORMING ALL WORK REQUIRED FOR UTILITIES.
- THE OWNER SHALL PAY AND OBTAIN ALL REQUIRED PERMITS AND CERTIFICATES FOR DEMOLITION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UTILITY FEES AND PERMITS.
- ANY FIELD CONDITIONS NOT CALLED OUT ON THE ARCHITECTURAL PLANS ARE TO BE COORDINATED WITH THE CONTRACTOR, ARCHITECT AND OWNER AND OTHERS AS NECESSARY IN THE FIELD.
- CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IN THE DRAWINGS AND ACTUAL FIELD CONDITIONS PRIOR TO START OF WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE TO THE EXISTING PROPERTY, BUILDINGS OR OWNER'S EQUIPMENT INCURRED BY HIS STAFF OR SUBCONTRACTORS.
- THE ARCHITECT WILL NOT BE RESPONSIBLE FOR, NOR HAVE CONTROL OF, NOR BE IN CHARGE OF CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, NOR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, AND WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK.
- UNITS TO BE SEPARATED BY 1 HOUR FIRE BARRIERS AT WALLS AND FLOOR STRUCTURE.
- ALL INTERIOR WALLS NOT NOTED WITH WALL TAG IS 2X4 WOOD WALL WITH OUT FIRE BARRIER REQTS.
- IN NEW AND EXISTING BUILDING, KEYS FOR ALL LOCKABLE DOORS, EXTERIOR OR INTERIOR, UTILIZED TO ACCESS FIRE ALARM PANEL(S), MAIN FIRE SPRINKLER CONTROL VALVE(S), AND FIRE PUMP(S) SHALL BE PLACED IN THE KEY BOX. WHENEVER LOCKS ARE CHANGED, THE BUILDING OWNER OR TENANT SHALL REPLACE OLD KEYS INSIDE THE KEY BOX WITH NEW KEYS.
- FIRE RISER ROOM ACCESS DOOR SHALL BE LABELED WITH WEATHERPROOF SIGN STATING "FIRE SPRINKLER ROOM" IN COMPLIANCE WITH IFC 2012 916.10 SIGNAGE. LETTERING SHALL BE A MINIMUM OF 2" IN HEIGHT AND WITH A MINIMUM STROKE OF 3/8".
- CONTRACTOR TO CONFIRM ALL FRAMING AND STRUCTURAL ELEMENTS WITH STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.

AREA CALCULATIONS

BLDG 1	UNIT 101	747 SF	2 BEDROOM
BLDG 1	UNIT 102	736 SF	2 BEDROOM
BLDG 1	UNIT 103	565 SF	1 BEDROOM
BLDG 1	UNIT 201	778 SF	2 BEDROOM
BLDG 1	UNIT 202	819 SF	2 BEDROOM
BLDG 1	UNIT 203	565 SF	1 BEDROOM

TOTAL: 4210 SF 10 BEDROOMS

FLOOR PLAN KEYNOTES

- A.C. UNIT
- UTILITY CHASE
- SUB PANEL (SEE MEP)
- TANKLESS WATER HEATER (SEE MEP)
- GAS METER (SEE MEP)
- ELECTRICAL PANEL (SEE MEP)
- WASHER DRYER COMBO. PROVIDE PAN AND FLOOR DRAIN.
- KNOX BOX PROVIDED BY OWNER INSTALLED 5'-0" ABOVE FINISH FLOOR.

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A101
FIRST FLOOR PLAN



LEGEND

- EXTERIOR WALL
- INTERIOR WALL
- WALL TYPE PER A-601
- WINDOW TYPE PER A-601
- DOOR TYPE PER A-601
- FLOOR PLAN KEYNOTE
- EXTERIOR ENTRY LANDING
- CUSTOM MILLWORK

- FLOOR PLAN GENERAL NOTES:**
- DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.
 - THIS DESIGN ASSUMES 6" WOOD STUDS AT BUILDING PERIMETER WITH R19 BATT INSULATION. "LINE OF STRUCTURE" REFERS TO OUTSIDE EDGE OF STRUCTURE/INSIDE FACE OF PERIMETER STUDS.
 - THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS, SITE GRADES, ETC., PRIOR TO CONSTRUCTION AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES THAT COULD AFFECT THE DESIGN AND FINISH-OUT OF THE BUILDING. SITE LAYOUT TO BE VERIFIED BY A LICENSED SURVEYOR WITH WRITTEN VERIFICATION FORWARDED TO THE OWNER/ARCHITECT.
 - THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE WORK OF ALL UTILITY COMPANIES AND PERFORMING ALL WORK REQUIRED FOR UTILITIES.
 - THE OWNER SHALL PAY AND OBTAIN ALL REQUIRED PERMITS AND CERTIFICATES FOR DEMOLITION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UTILITY FEES AND PERMITS.
 - ANY FIELD CONDITIONS NOT CALLED OUT ON THE ARCHITECTURAL PLANS ARE TO BE COORDINATED WITH THE CONTRACTOR, ARCHITECT AND OWNER AND OTHERS AS NECESSARY IN THE FIELD.
 - CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IN THE DRAWINGS AND ACTUAL FIELD CONDITIONS PRIOR TO START OF WORK.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE TO THE EXISTING PROPERTY, BUILDINGS OR OWNER'S EQUIPMENT INCURRED BY HIS STAFF OR SUBCONTRACTORS.
 - THE ARCHITECT WILL NOT BE RESPONSIBLE FOR, NOR HAVE CONTROL OF, NOR BE IN CHARGE OF CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, NOR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, AND WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK.
 - UNITS TO BE SEPARATED BY 1 HOUR FIRE BARRIERS AT WALLS AND FLOOR STRUCTURE.
 - ALL INTERIOR WALLS NOT NOTED WITH WALL TAG IS 2X4 WOOD WALL WITH OUT FIRE BARRIER REQTS.

AREA CALCULATIONS

BLDG 1	UNIT 101	747 SF	2 BEDROOM
BLDG 1	UNIT 102	736 SF	2 BEDROOM
BLDG 1	UNIT 103	565 SF	1 BEDROOM
BLDG 1	UNIT 201	778 SF	2 BEDROOM
BLDG 1	UNIT 202	819 SF	2 BEDROOM
BLDG 1	UNIT 203	565 SF	1 BEDROOM
TOTAL:		4210 SF	10 BEDROOMS

- FLOOR PLAN KEYNOTES**
- UTILITY CHASE
 - SUB PANEL
 - TANKLESS WATER HEATER
 - STACKED WASHER/DRYER

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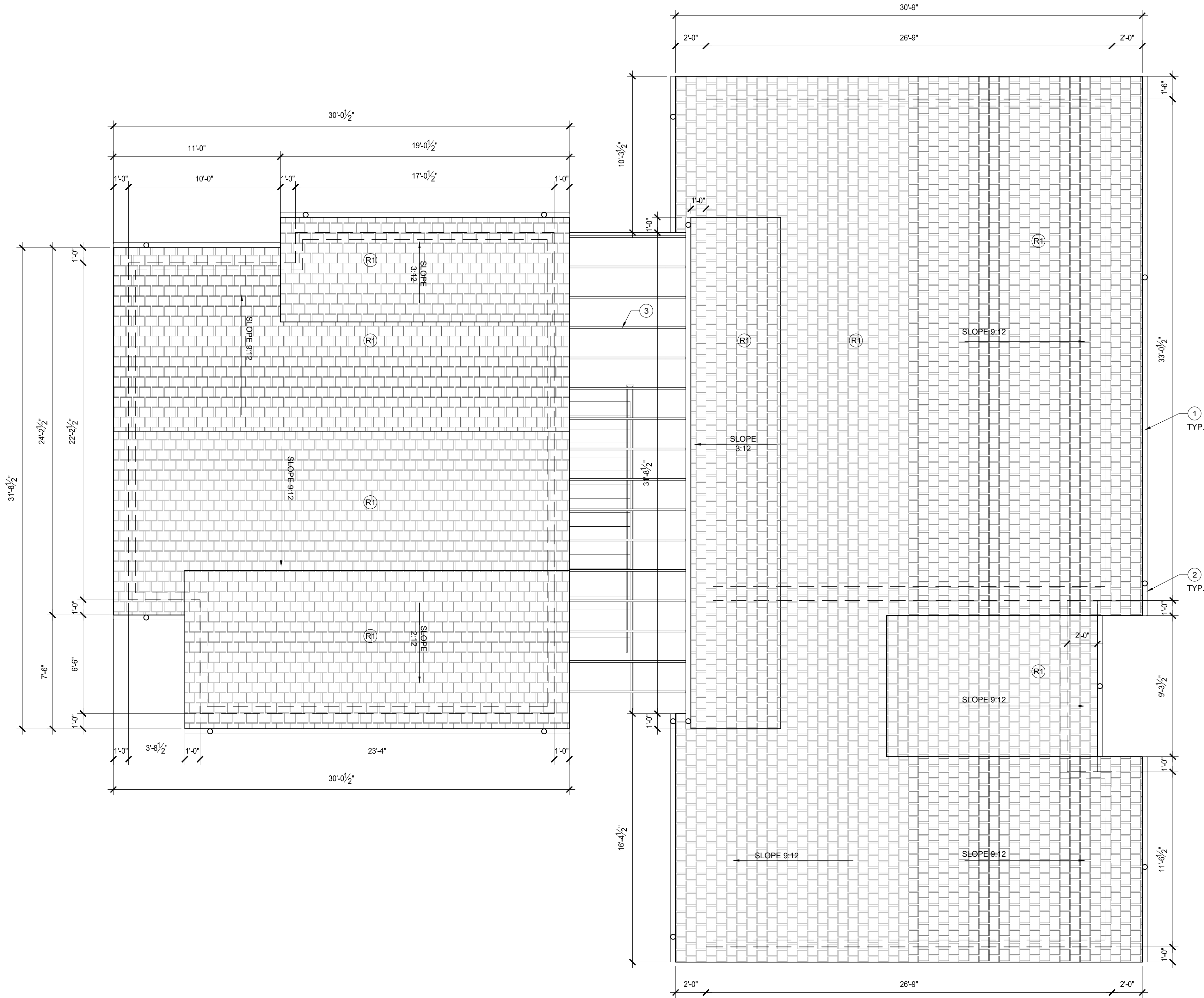
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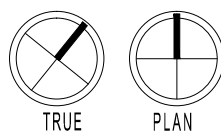
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A102
2ND FLOOR PLAN

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1 | ROOF PLAN
SCALE : 1/4"=1'-0"



ROOF ASSEMBLIES

(R1) ASPHALT SHINGLE

ROOF PLAN GENERAL NOTES:

1. MANUFACTURER'S REP TO INSPECT ALL ROOFING APPLICATIONS TO ENSURE ADHERENCE TO MFG. GUIDELINES AND CERTIFY TO THE GENERAL CONTRACTOR THAT ROOF IS INSTALLED PER MFG. GUIDELINES.
2. ROOF PENETRATIONS SHOWN ARE SCHEMATIC IN NATURE AND FOR THE CONVENIENCE OF THE CONTRACTOR. GENERAL CONTRACTOR RESPONSIBLE FOR MAKING FINAL COORDINATION OF SIZE, TYPE AND LOCATION OF CURBS (WHERE APPLICABLE) AND ANY OTHER ROOF PENETRATIONS THAT MAY BE REQUIRED AT NO ADDITIONAL COST TO THE OWNER.
3. SEE MEP DRAWINGS FOR ROOF MOUNTED EQUIPMENT (WHERE APPLICABLE) AND PENETRATIONS, MAINTAIN ENGINEER'S MINIMUM REQUIREMENTS FROM VENTS TO AIR INTAKES.
4. ALL ROOFING DETAILS SHALL COMFORM WITH "SMACNA" AND "NRCA" REQUIREMENTS.
5. PROVIDE ROOF ACCESS WITH REQUIRED SAFETY STANDARDS AND ROOF WALKING PADS TO ALL EQUIPMENT (WHERE APPLICABLE).
6. ALL DOWNSPOUTS TO BE 5" GALVANIZED ROUND UNLESS NOTED OTHERWISE. VERIFY DOWNSPOUT SIZE AND LOCATIONS WITH FINAL ROOF RAINWATER CALCULATION AND ARCHITECT. WHERE NOTED, CONNECT DOWNSPOUTS TO STORM WATER DRAIN SYSTEM, REFER TO CIVIL.
7. DOWNSPOUT TERMINATION NOT CONNECTED TO STORM WATER DRAIN SYSTEM TO BE STRAIGHT SHAFT TYPE WITH KICK-OUT AND SPLASHBLOCK.

ROOF PLAN KEYNOTES

- 1 4" GUTTER
- 2 DOWNSPOUT
- 3 TRELLIS (ARCHITECTURAL GRADE 2X12), CONFIRM STRUCTURAL SUPPORT AND BRACING W/ STRUCTURAL ENGINEER.

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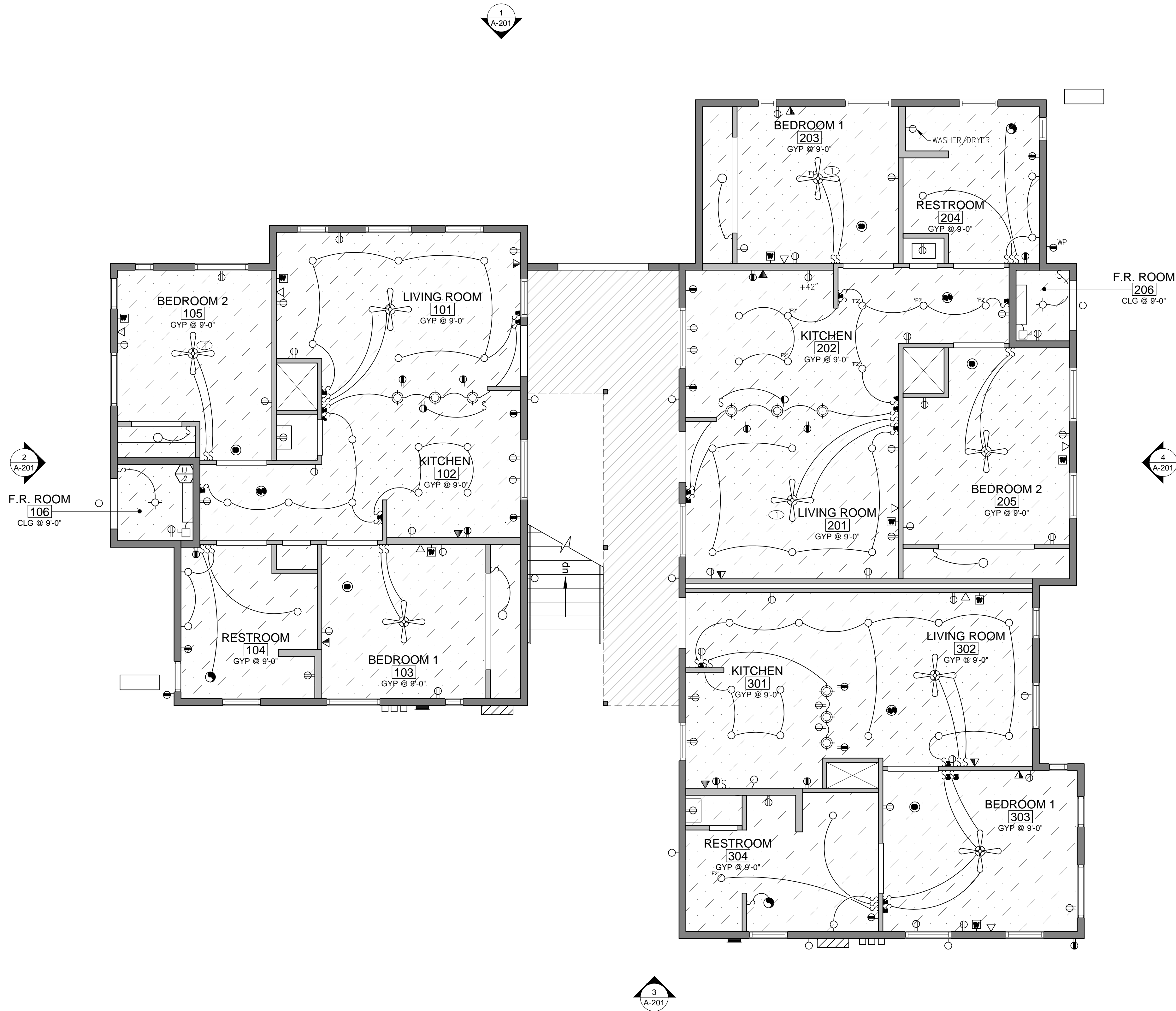
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A103
ROOF PLAN



11ST FLOOR RCP
SCALE : 1/4"=1'-0"

- CEILING LEGEND:
- STRUCTURAL BEAM
 - GYPSUM BOARD
 - OVERHANG ABOVE
 - DECK UNDERSIDE
- REFLECTED CEILING PLAN GENERAL NOTES:
- THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE REFLECTED CEILING PLANS WITH: ELECTRICAL LIGHTING SYSTEMS AND COMMUNICATIONS DRAWINGS / AUDIO VISUAL DRAWINGS MECHANICAL SUPPLIES AND RETURNS EXHAUST DRAWINGS FIRE PROTECTION DRAWINGS CONTRACTOR TO IMMEDIATELY NOTIFY THE ARCHITECT OF ANY ERROR, INCONSISTENCY OR OMISSION.
 - SEE ELECTRICAL, COMMUNICATION, SECURITY AND FIRE PROTECTION DRAWINGS FOR LOCATIONS OF CEILING OR WALL MOUNTED SMOKE DETECTORS, COMMUNICATIONS DEVICES, SECURITY ALARMS, FIRE ALARM DEVICES, ETC. SOME OF THESE ITEMS ARE SHOWN ON THE ARCHITECTURAL PLANS AS WELL.
 - ALL FIXTURES ARE SHOWN FOR DIMENSIONAL LOCATION ONLY. VERIFY WITH ELECTRICAL DRAWINGS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
 - A COORDINATED PLAN OF ALL EXPOSED CEILING ELEMENTS SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL PRIOR TO DESIGN, PERMITTING, FABRICATION AND INSTALLATION OF ANY SYSTEMS OR A COORDINATION MEETING SHALL BE HELD CONFIRMING LOCATION OF ALL EXPOSED FIXTURES PRIOR TO INSTALLATION.
 - SPRINKLER HEADS (WHERE APPLICABLE):
 - SPRINKLER HEAD LOCATIONS ARE NOT INDICATED ON THE ARCHITECTURAL REFLECTED CEILING PLANS.
 - THE CONTRACTOR SHALL INSTALL SUFFICIENT HEADS IN ALL SPACES TO PROVIDE COMPLETE (100%) AUTOMATIC SPRINKLER COVERAGE AS DEFINED BY NFPA STANDARD 13, SPECIFICATION DIVISION 21 - FIRE SUPPRESSION AND AS SHOWN ON THE FIRE PROTECTION DRAWINGS (IF THEY ARE PROVIDED IN THIS DRAWING PACKAGE).
 - NEITHER SPRINKLER HEADS NOR CONCEALED SPRINKLER HEAD COVERS ARE ALLOWED TO BE PAINTED. THE CONTRACTOR SHALL VERIFY THAT ANY SPRINKLER HEADS WHICH ARE ACCIDENTALLY PAINTED ARE REMOVED FROM THE SITE AND REPLACED WITH NEW SPRINKLER HEADS.
 - MEP ENGINEERS AND ARCHITECT TO REVIEW AND APPROVE LOCATIONS OF ALL LIGHTING - CONTRACTOR-PROVIDED AND OWNER-PROVIDED, PRIOR TO INSTALLATION.
 - REFER TO FINISH SCHEDULE FOR GYPSUM BOARD PAINT COLORS AND OTHER MISC. PAINT COLORS.
 - ALL EXPOSED TO VIEW STRUCTURE, EQUIPMENT, CONDUIT AND APPLICABLE DEVICES ARE TO RECEIVE PAINT, COLOR AS SELECTED BY ARCHITECT.
 - ALL COUNDUIT IS TO BE CONCEALED FROM VIEW AS MUCH AS POSSIBLE. ROUTE CONDUITS IN FLUTES OF METAL DECK, IN SLAB OR TIGHT AGAINST METAL DECK AS APPROVED BY THE ARCHITECT.
 - FIRE SEAL ALL GAPS, CRACKS AND PENETRATIONS THROUGH CEILINGS AT RATED ASSEMBLIES ONLY.
 - VERIFY EXACT LOCATION FOR OWNER-PROVIDED, CEILING-MOUNTED EQUIPMENT AND DEVICES.
 - LOCATE AIR DEVICES, SPEAKERS, FIRE ALARM DEVICES AND SPRINKLER HEADS THOUGHTFULLY. ALIGN DEVICES AND CENTER IN THE CEILING PANEL WHERE POSSIBLE.
 - ANY ITEMS SUSPENDED FROM THE CEILING OR INSTALLED ON AN INTERIOR WALL IN ANY COMMERCIAL PROJECT MUST NOT HANG LOWER THAN 84" ABOVE THE FINISHED FLOOR, AS MEASURED FROM THE BOTTOM OF THE FIXTURE.

- REFLECTED CEILING PLAN KEYNOTES
- 1 XXX
 - 2 XXX

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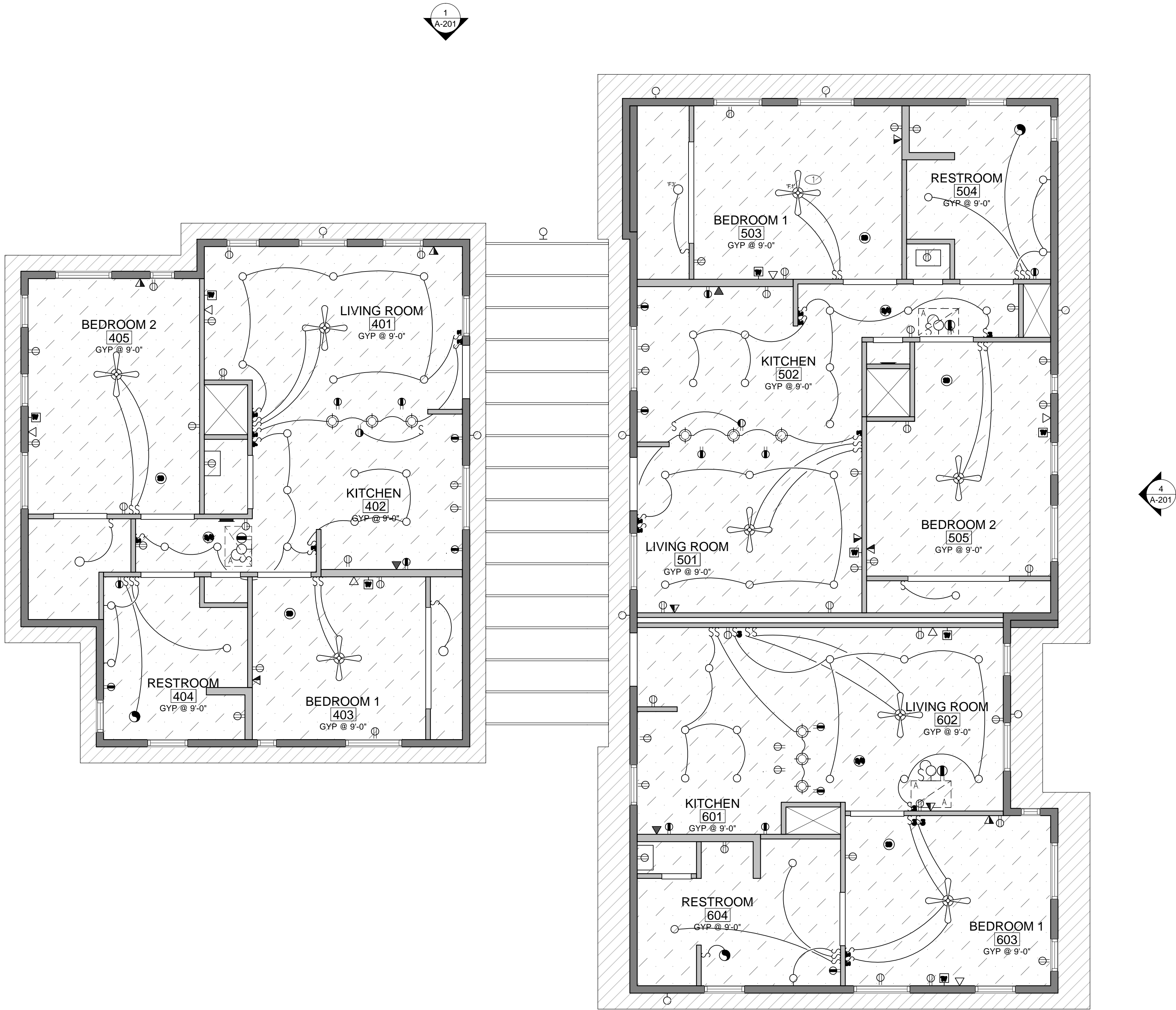
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A104
1ST FLOOR RCP



CEILING LEGEND:			
	STRUCTURAL BEAM		
	GYPSUM BOARD		
	OVERHANG ABOVE		
	DECK UNDERSIDE		

- REFLECTED CEILING PLAN GENERAL NOTES:
- THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE REFLECTED CEILING PLANS WITH: ELECTRICAL LIGHTING SYSTEMS AND COMMUNICATIONS DRAWINGS / AUDIO VISUAL DRAWINGS MECHANICAL SUPPLIES AND RETURNS EXHAUST DRAWINGS FIRE PROTECTION DRAWINGS CONTRACTOR TO IMMEDIATELY NOTIFY THE ARCHITECT OF ANY ERROR, INCONSISTENCY OR OMISSION.
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 - ANY ITEMS SUSPENDED FROM THE CEILING OR INSTALLED ON AN INTERIOR WALL IN ANY COMMERCIAL PROJECT MUST NOT HANG LOWER THAN 84" ABOVE THE FINISHED FLOOR, AS MEASURED FROM THE BOTTOM OF THE FIXTURE.

- REFLECTED CEILING PLAN KEYNOTES
- 1 XXX
2 XXX

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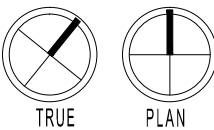
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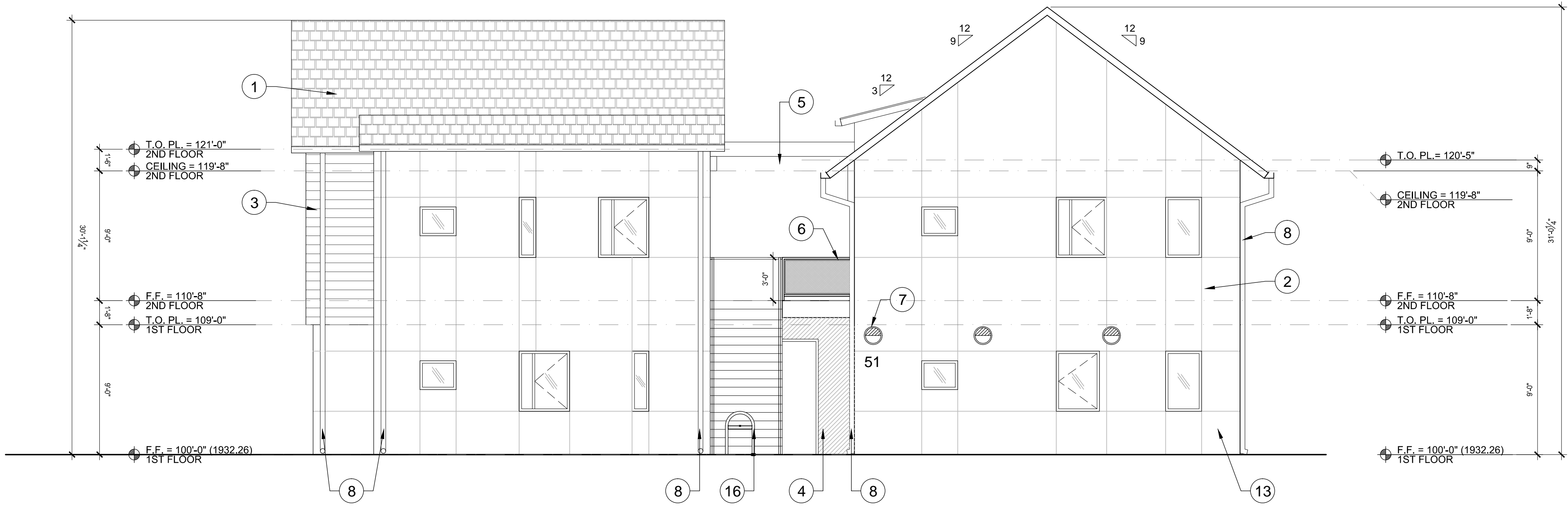
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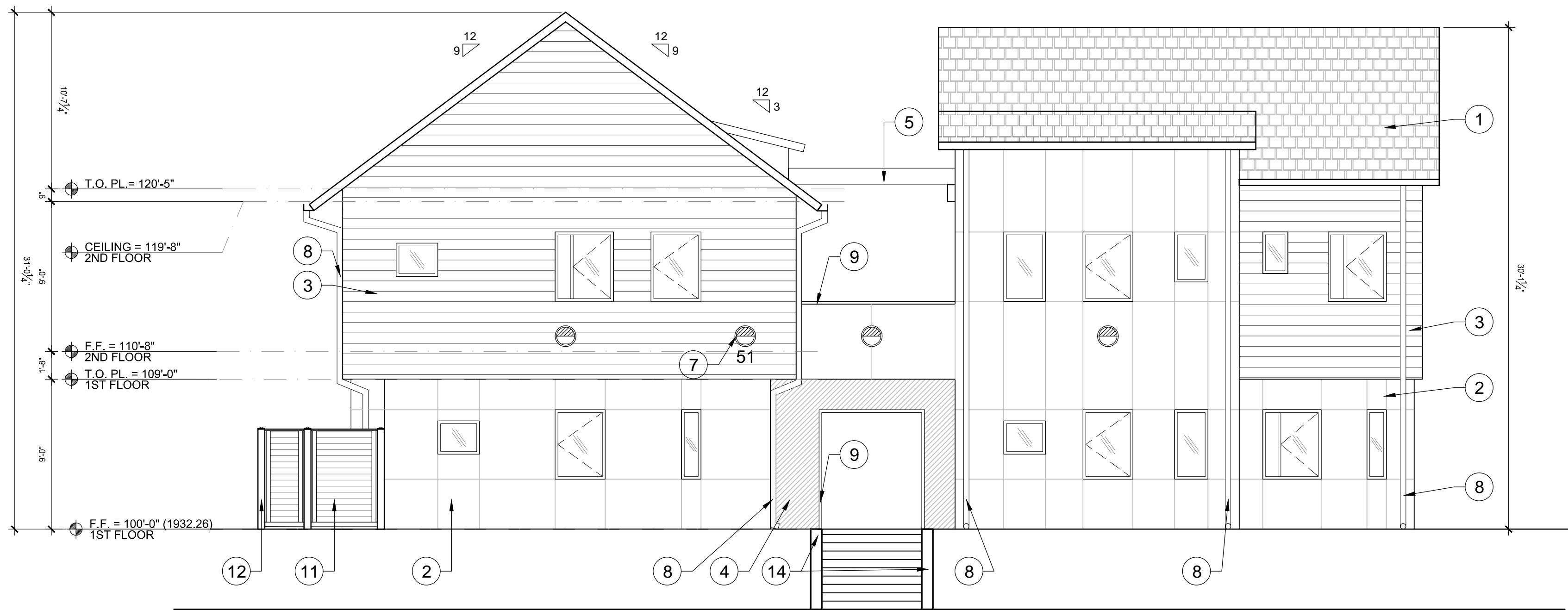
A105
2ND FLOOR RCP

2ND FLOOR RCP
SCALE: 1/4"=1'-0"





2 EXTERIOR ELEVATION
SCALE : 3/16" = 1'-0"



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

SHEET NOTES			
1. DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.			
2. THIS DESIGN ASSUMES 6" WOOD STUDS AT BUILDING PERIMETER WITH R19 BATT INSULATION. "LINE OF STRUCTURE" REFERS TO OUTSIDE EDGE OF STRUCTURE/INSIDE FACE OF PERIMETER STUDS			
KEYNOTES			
1 SHINGLE ROOF			
2 STUCCO SIDING (OFF WHITE) WITH CONTROL POINTS			
3 HORIZONTAL HARDIE LAP SIDING ACCENT			
4 CORTEN STEEL PANEL			
5 WOOD BEAM SUPPORTING STEEL TRELLIS			
6 STEEL RAILING			
7 ILLUMINATED 14" HIGH BUILDING ADDRESS NUMBERS VISIBLE FROM THE STREET/ALLEY AND CONFORMING WITH THE REQUIREMENTS OF COH DEV CODE SECTION 19.9.15.			
8 DOWNSPOUT			
9 HARDIE BOARD TRIM			
10 A.C. UNIT PER MEP			
11 6'-0" HIGH TREK FENCING UTILITY SCREEN			
12 6'-0" HIGH TREK FENCING ALONG PROPERTY LINE			
13 6'-0" HIGH TREK FENCING GARBAGE ENCLOSE			
14 CMU RETAINING WALL PER CIVIL			
15 TRANSFORMER PER MEP			
16 TWO 2' LONG INVERTED "U" TYPE BICYCLE RACKS CONFORMING WITH COH DEV. CODE SEC. 19.7.4.K.13. EACH BIKE RACK PARKS TWO BICYCLES AND ARE ANCHORED ON A 6'X7' CONCRETE PAD.			

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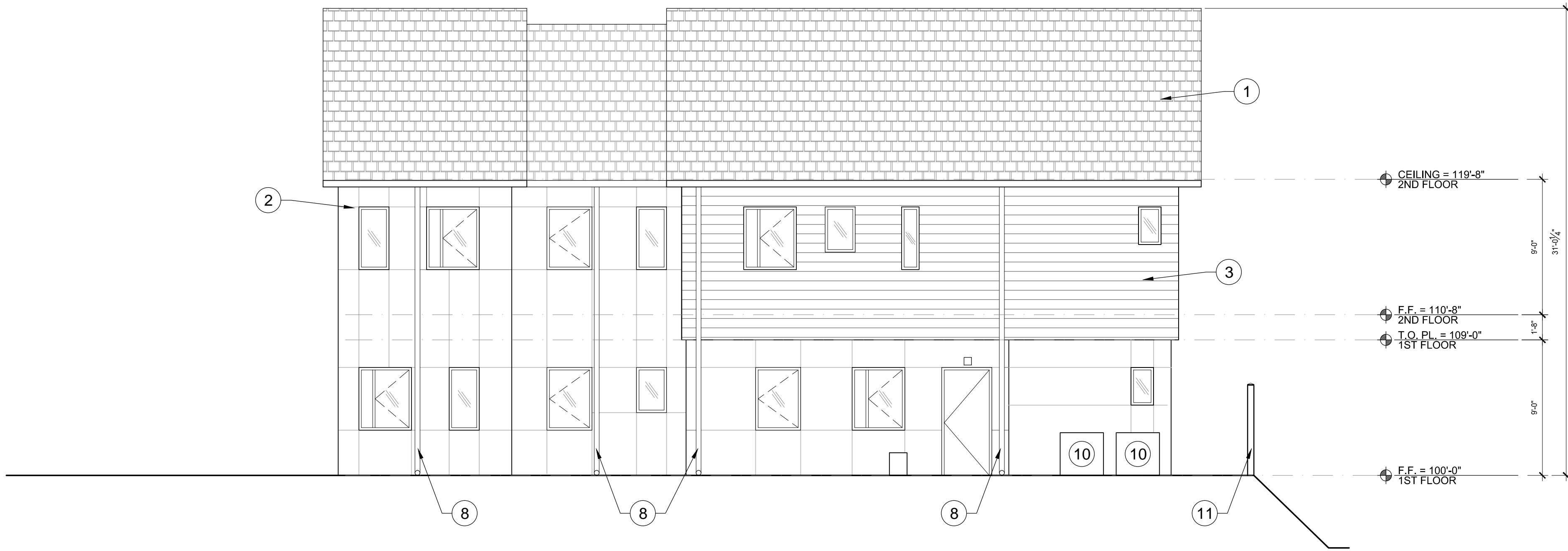
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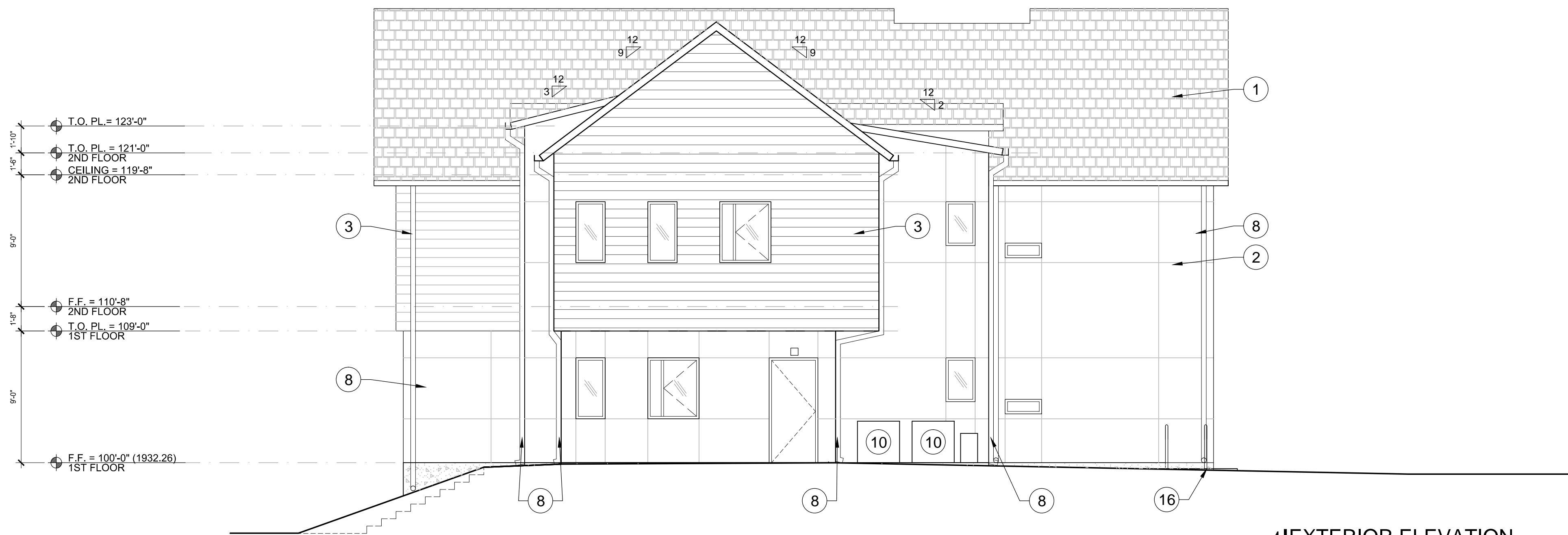
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A201
EXTERIOR ELEVATIONS



2 | EXTERIOR ELEVATION
SCALE : 3/16" = 1'-0"



1 | EXTERIOR ELEVATION
SCALE : 3/16" = 1'-0"

SHEET NOTES				
1. DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.				
2. THIS DESIGN ASSUMES 6" WOOD STUDS AT BUILDING PERIMETER WITH R19 BATT INSULATION. "LINE OF STRUCTURE" REFERS TO OUTSIDE EDGE OF STRUCTURE/INSIDE FACE OF PERIMETER STUDS				
KEYNOTES				
1 SHINGLE ROOF				
2 STUCCO SIDING (OFF WHITE) WITH CONTROL POINTS				
3 HORIZONTAL HARDIE LAP SIDING ACCENT				
4 CORTEN STEEL PANEL				
5 WOOD BEAM SUPPORTING STEEL TRELLIS				
6 STEEL RAILING				
7 ILLUMINATED 14" HIGH BUILDING ADDRESS NUMBERS VISIBLE FORM THE STREET/ALLEY AND CONFORMING WITH THE REQUIREMENTS OF COH DEV CODE SECTION 19.9.15.				
8 DOWNSPOUT				
9 HARDIE BOARD TRIM				
10 A.C. UNIT PER MEP				
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15 TRANSFORMER PER MEP				
16 TWO 2' LONG INVERTED "U" TYPE BICYCLE RACKS CONFORMING WITH COH DEV. CODE SEC. 19.7.4.K.13. EACH BIKE RACK PARKS TWO BICYCLES AND ARE ANCHORED ON A 6'X7' CONCRETE PAD.				

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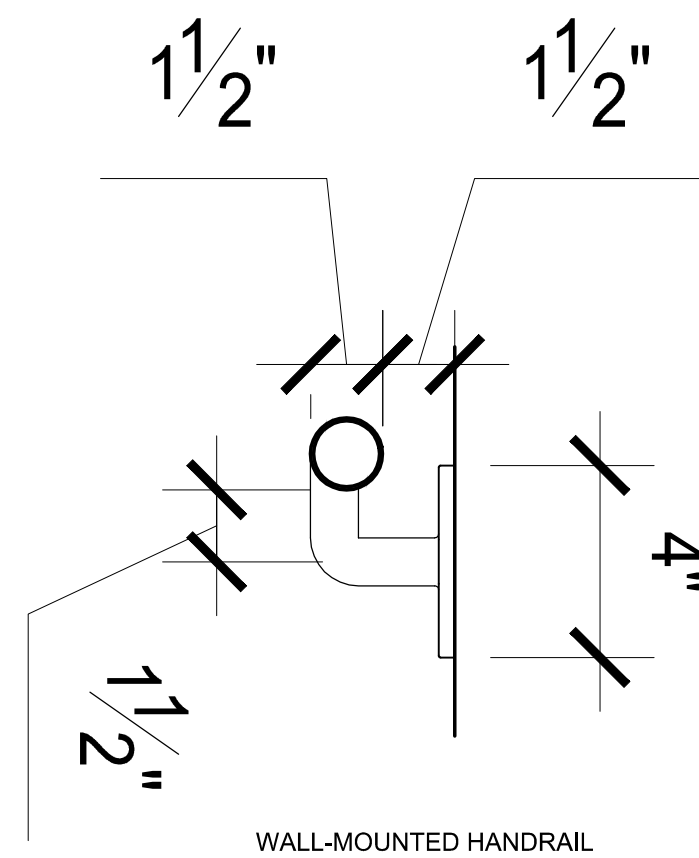
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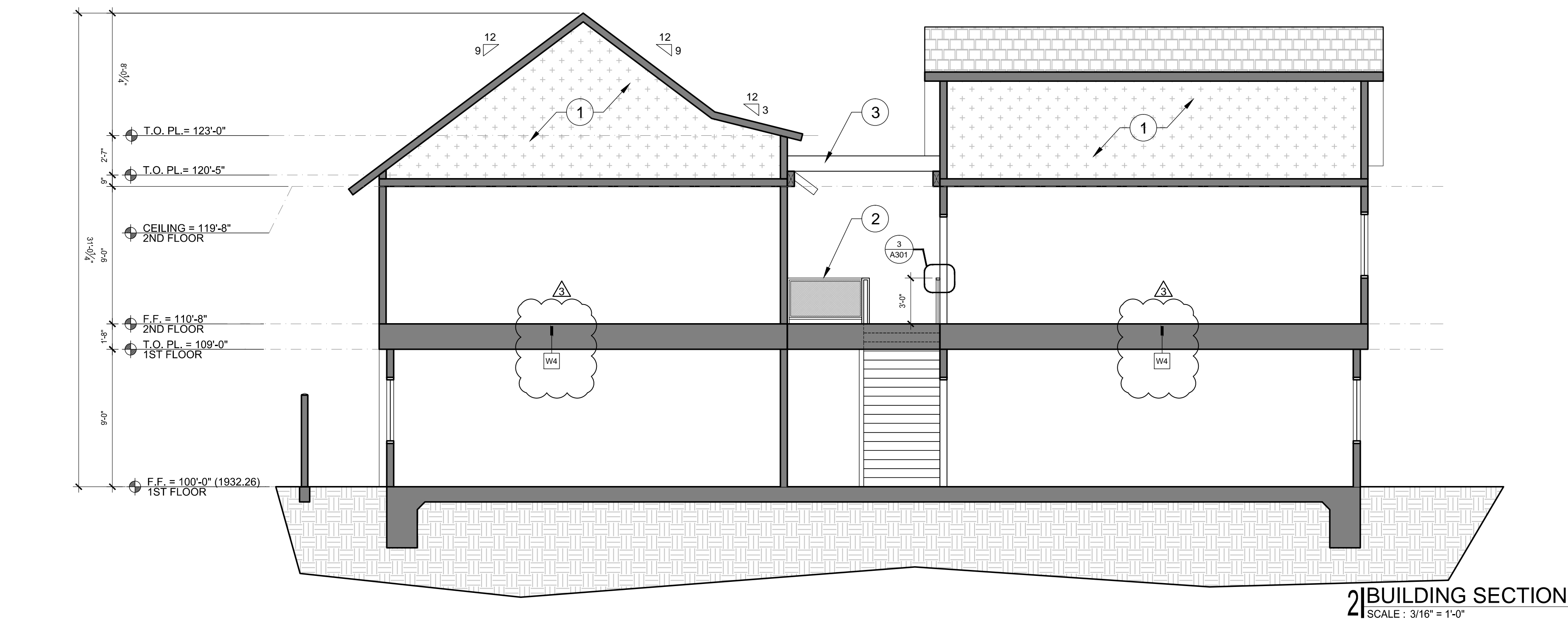
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A202
EXTERIOR ELEVATIONS

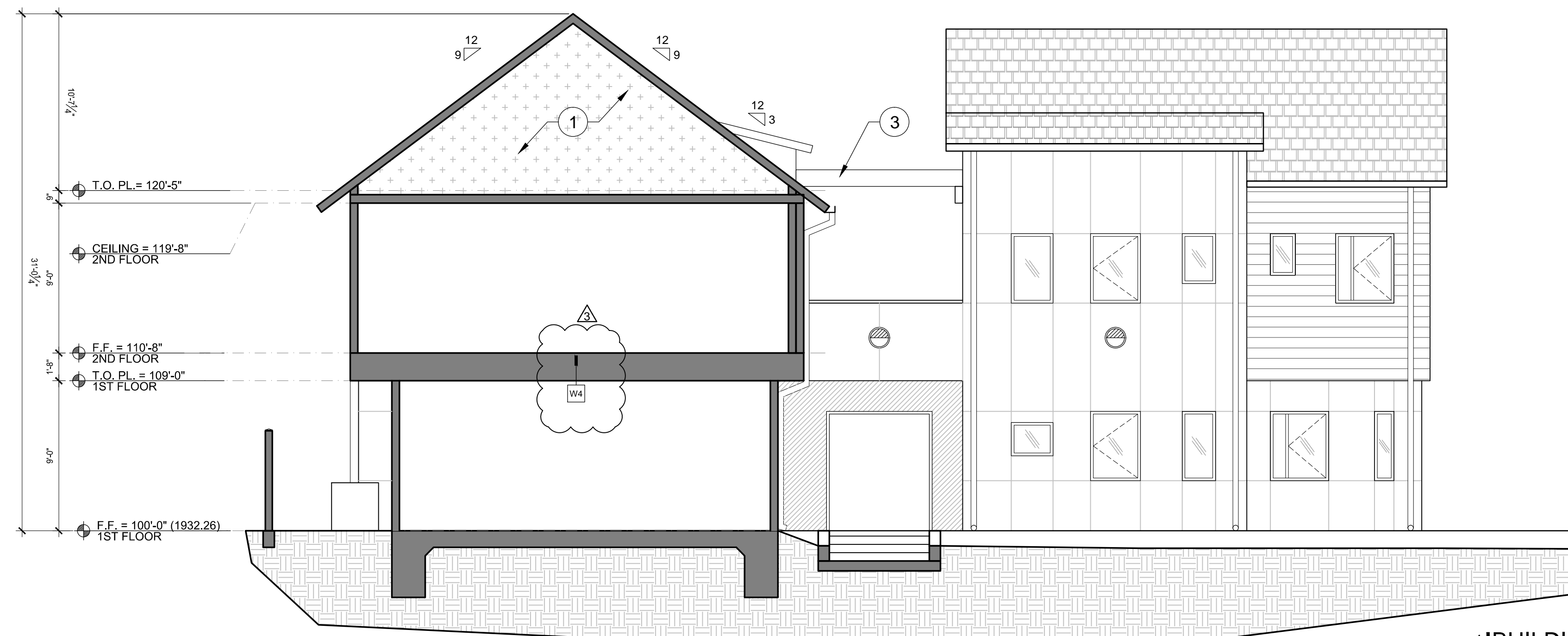


WALL-MOUNTED HANDRAIL

3 | HANDRAIL DETAIL
SCALE : 3" = 1'-0"



2 | BUILDING SECTION
SCALE : 3/16" = 1'-0"



1 | BUILDING SECTION
SCALE : 3/16" = 1'-0"

SECTION SHEET NOTES

1. XXX
2. XXX

SECTION KEYNOTES

- 1 ATTIC SPACE
- 2 STEEL RAILING WITH METAL MESH FACE
- 3 TRELLIS SHADE STRUCTURE

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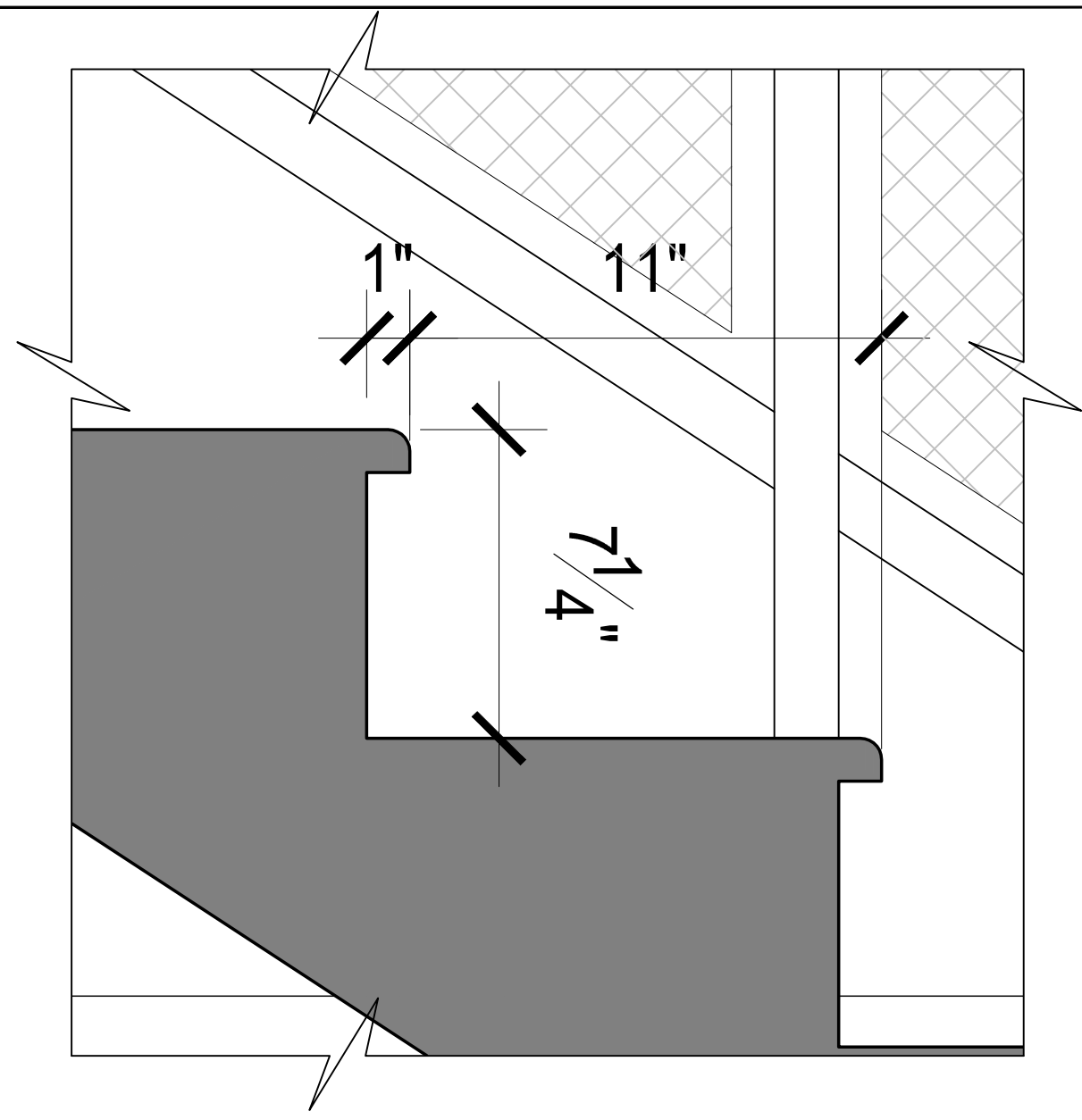
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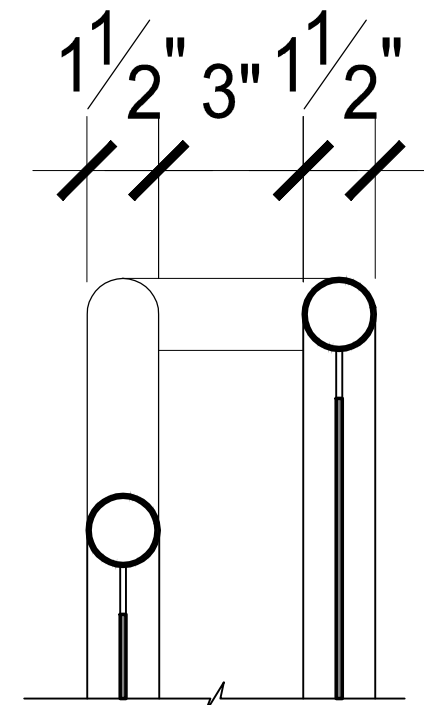
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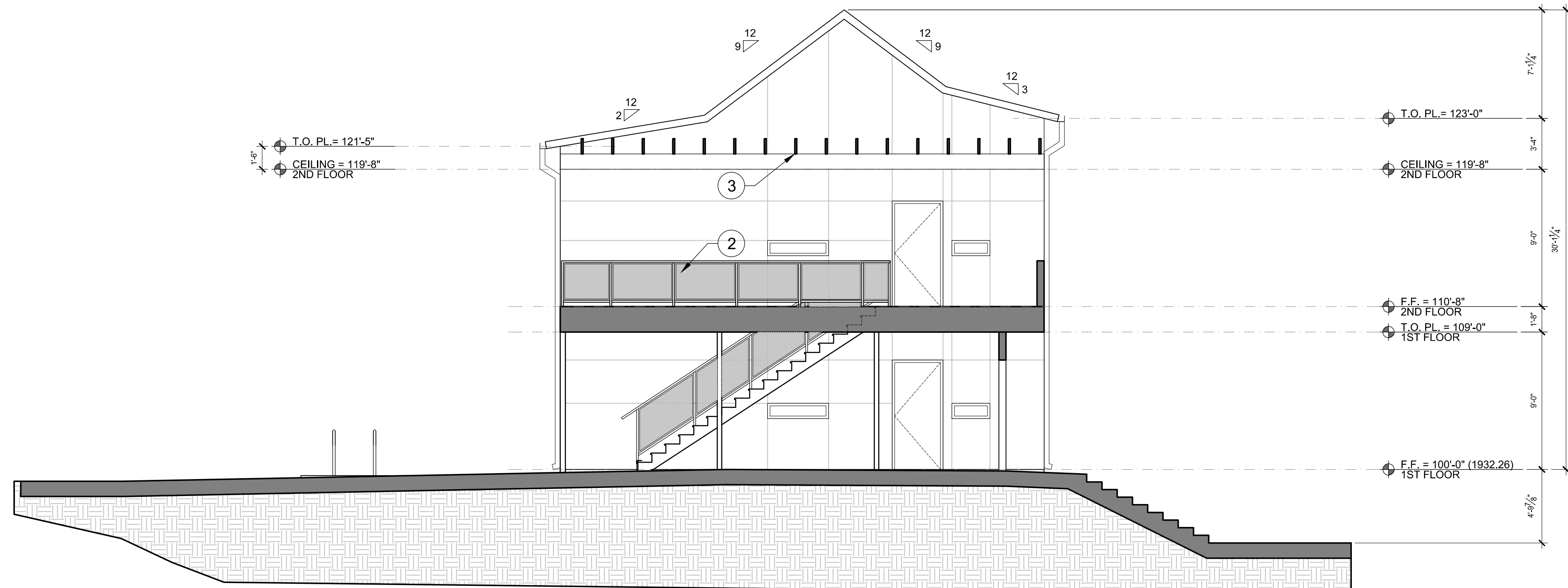
A301
BUILDING SECTIONS



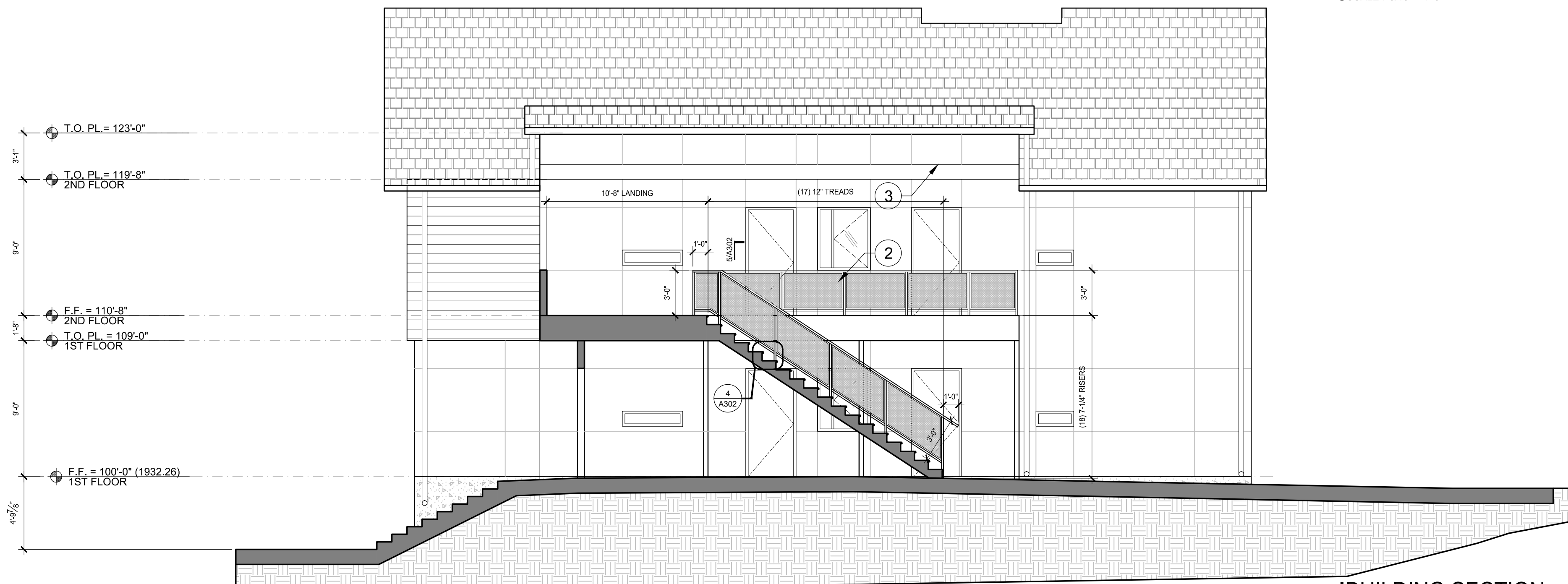
4|STAIR DETAIL
SCALE : 3" = 1'-0"



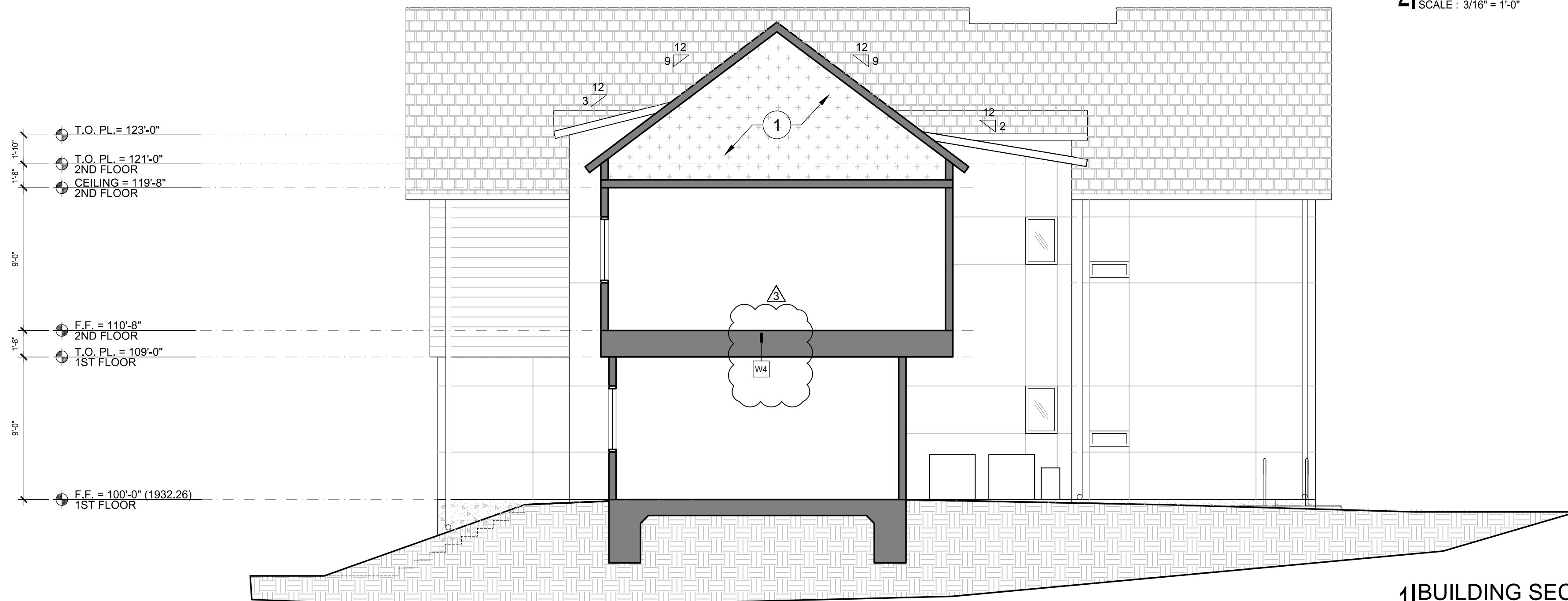
5|HANDRAIL DETAIL
SCALE : 3" = 1'-0"



3|BUILDING SECTION
SCALE : 3/16" = 1'-0"



2|BUILDING SECTION
SCALE : 3/16" = 1'-0"



1|BUILDING SECTION
SCALE : 3/16" = 1'-0"

SECTION SHEET NOTES

1. XXX
2. XXX

SECTION KEYNOTES

- 1 ATTIC SPACE
- 2 STEEL RAILING WITH METAL MESH FACE
- 3 TRELLIS SHADE STRUCTURE

NO.	DATE	DESCRIPTION	BY
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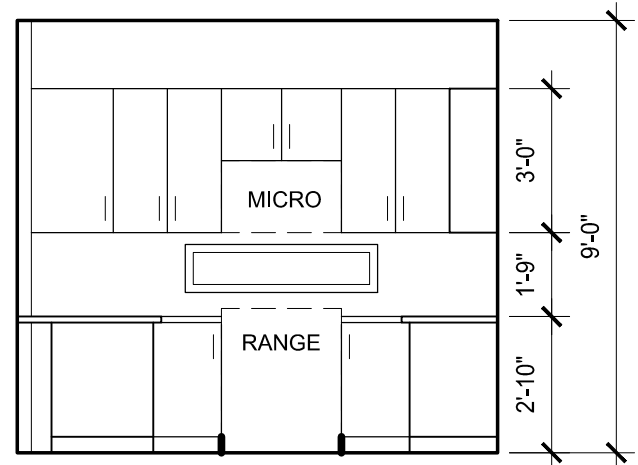
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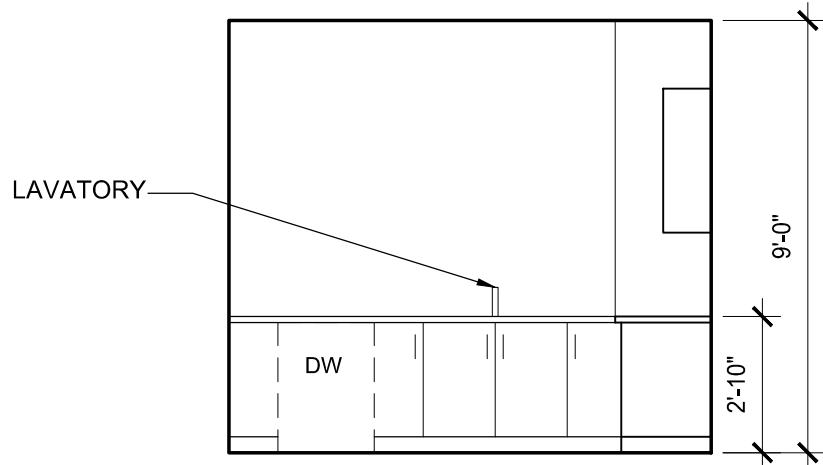
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JOB NO.:	201724-A
PHASE:	CD
DRAWN:	SD, LE, NC
CHECKED:	SD
DATE:	02/25/2019

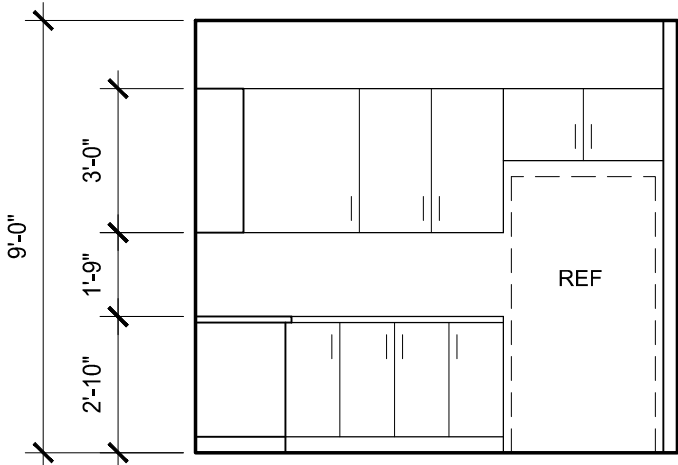
A302
BUILDING SECTIONS



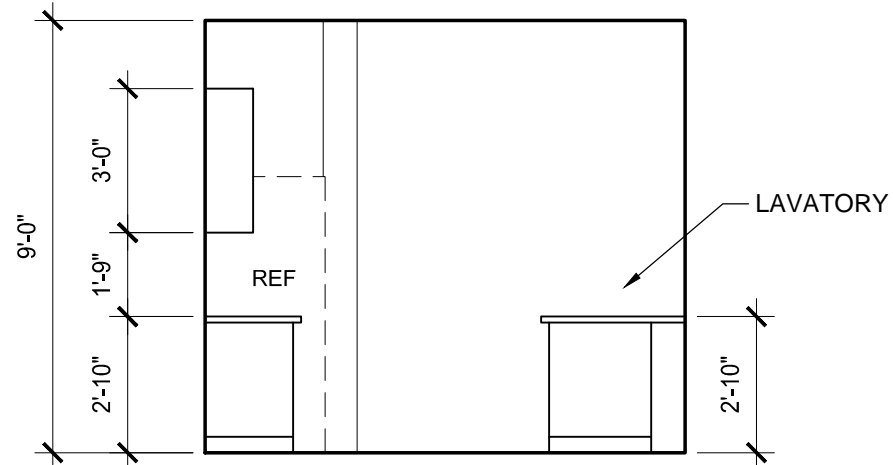
16|UNIT 2 KITCHEN
SCALE : 1/4" = 1'-0"



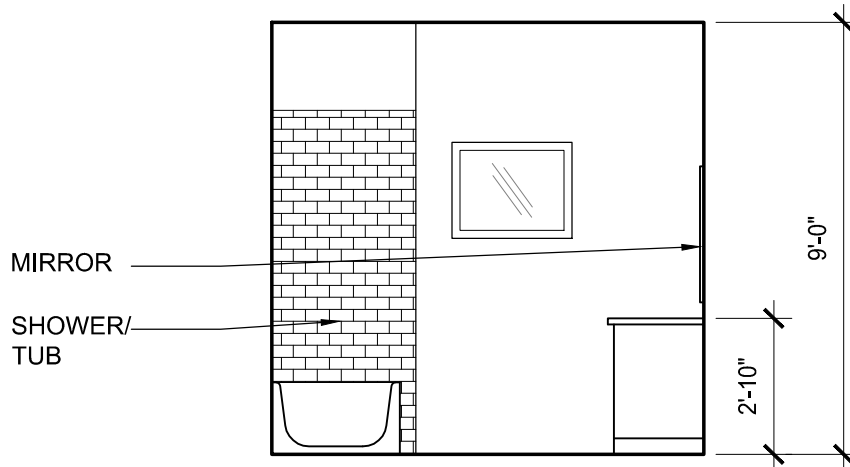
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SCALE : 1/4" = 1'-0"



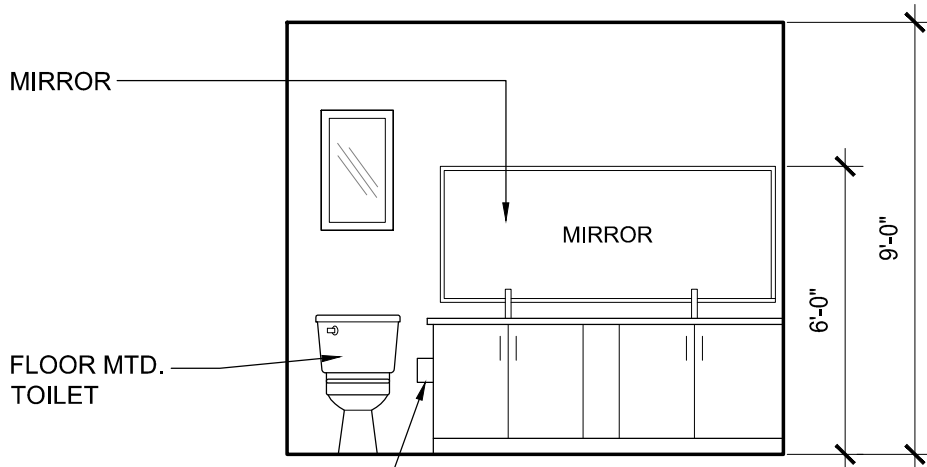
14|UNIT 2 KITCHEN
SCALE : 1/4" = 1'-0"



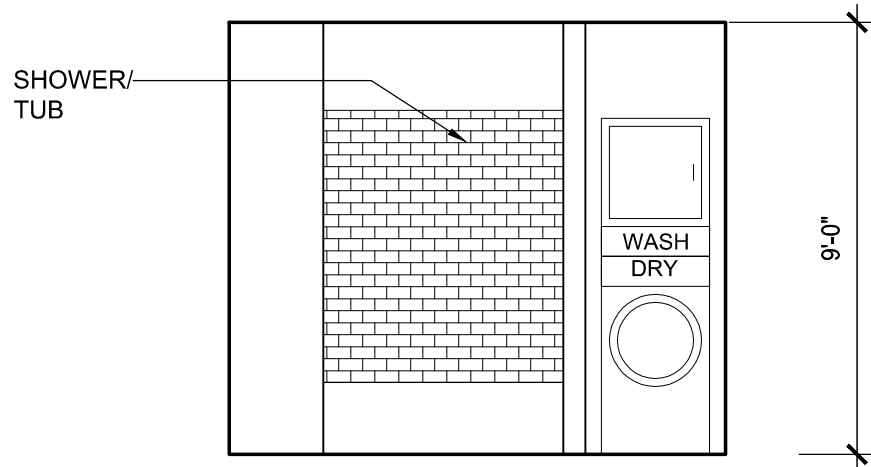
13|UNIT 2 KITCHEN
SCALE : 1/4" = 1'-0"



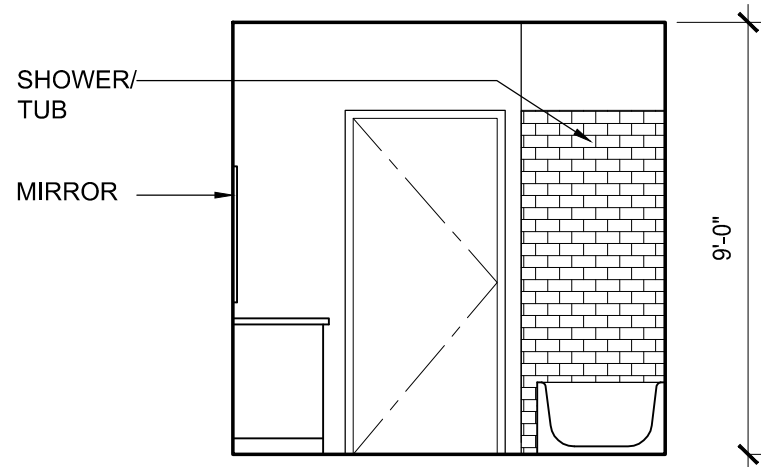
12|UNIT 2 RESTROOM
SCALE : 1/4" = 1'-0"



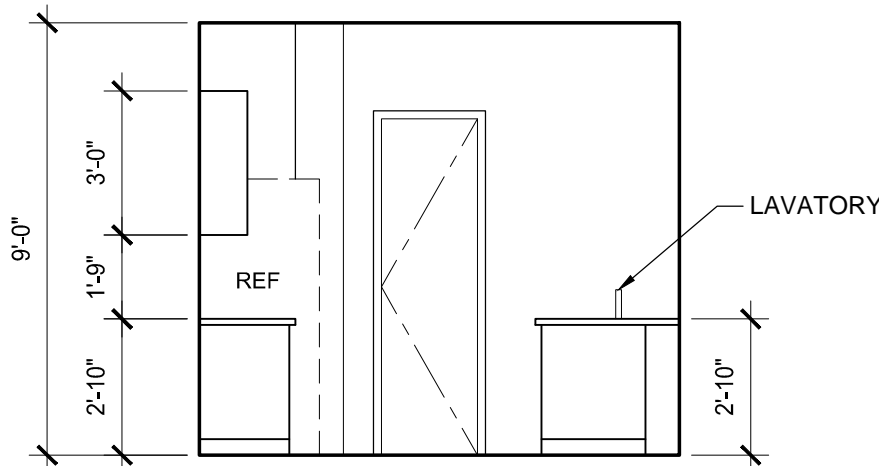
11|UNIT 2 RESTROOM
SCALE : 1/4" = 1'-0"



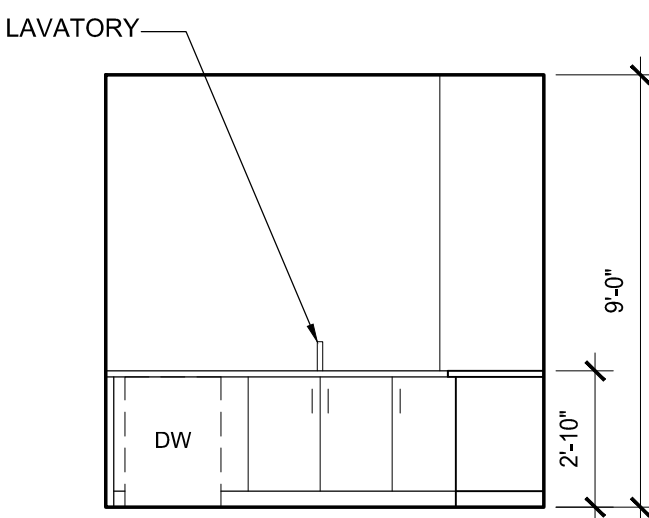
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SCALE : 1/4" = 1'-0"



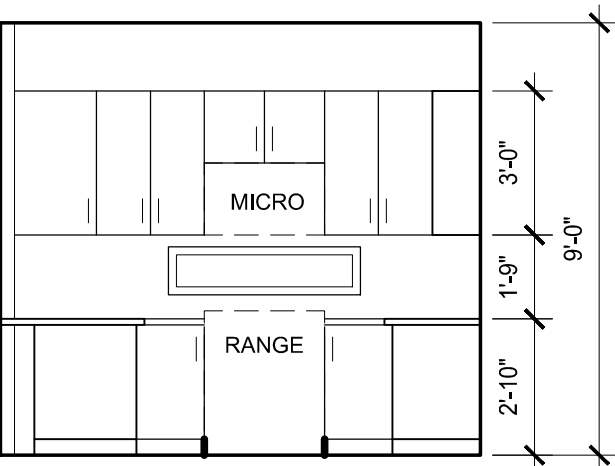
9|UNIT 2 RESTROOM
SCALE : 1/4" = 1'-0"



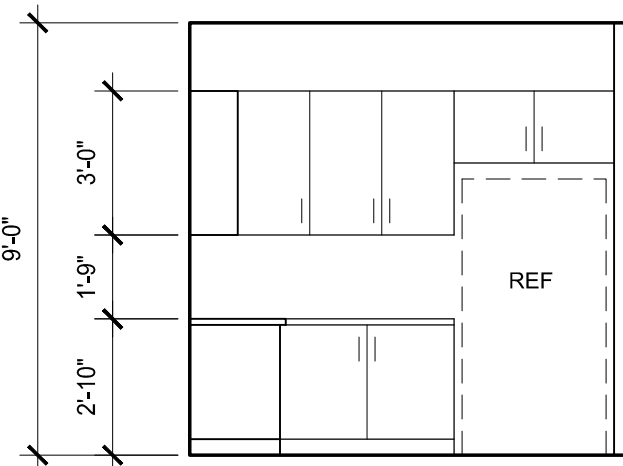
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SCALE : 1/4" = 1'-0"



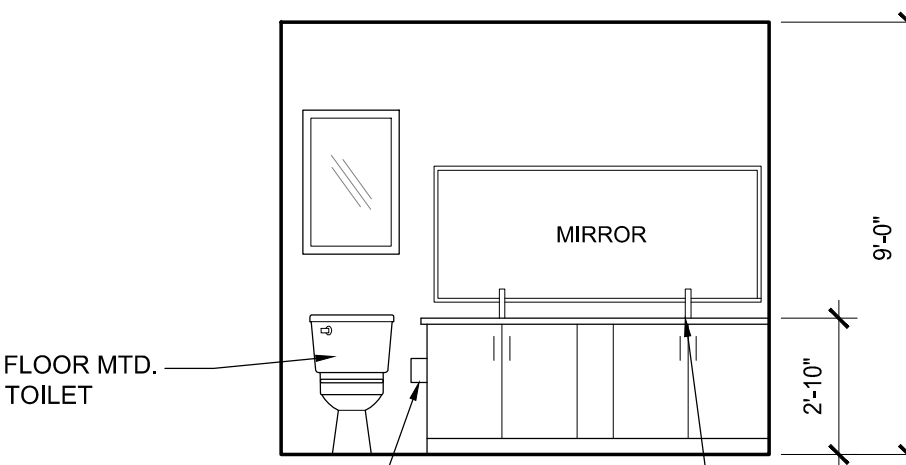
7|UNIT 1 KITCHEN
SCALE : 1/4" = 1'-0"



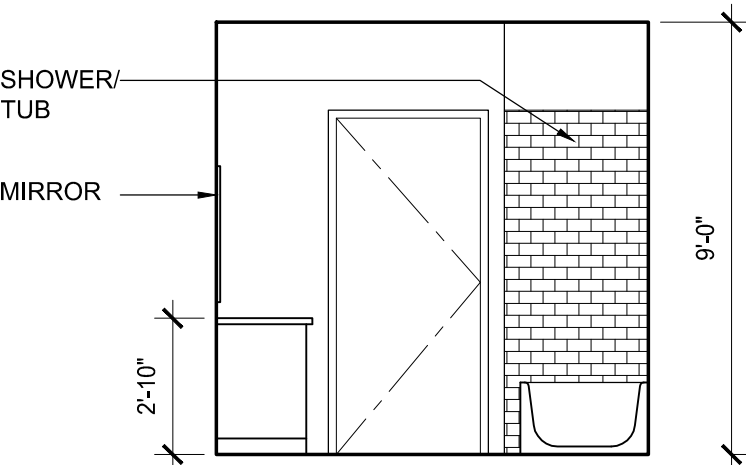
6|UNIT 1 KITCHEN
SCALE : 1/4" = 1'-0"



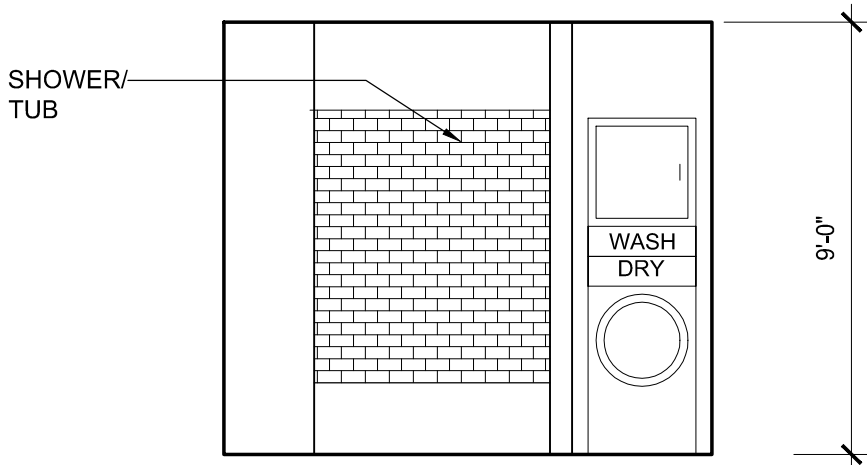
5|UNIT 1 KITCHEN
SCALE : 1/4" = 1'-0"



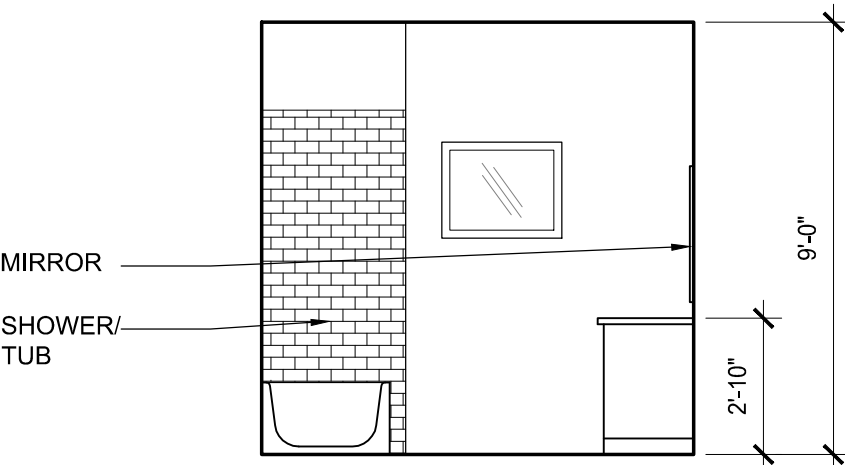
4|UNIT 1 RESTROOM
SCALE : 1/4" = 1'-0"



3|UNIT 1 RESTROOM
SCALE : 1/4" = 1'-0"



2|UNIT 1 RESTROOM
SCALE : 1/4" = 1'-0"



1|UNIT 1 RESTROOM
SCALE : 1/4" = 1'-0"

ACCESSIBILITY TOLERANCES:

1. TOILET HEIGHT 17" - 19"
2. LOCATE TOILET PAPER DISPENSER BETWEEN 15" - 48" A.F.F. AND BETWEEN 7'-9" IN FRONT OF TOILET.
3. ALLOW MIN. 1 1/2" MIN. CLEARANCE BETWEEN GRAB BAR AND OTHER TOILET ACCESSORIES.
4. LOCATE OTHER TOILET ACCESSORIES SUCH THAT OPERABLE PORTIONS ARE BETWEEN 15" AND 48" A.F.F.
5. WRAP EXPOSED WASTE PIPE AT LAVATORIES.

SHEET NOTES

1. FOOD SERVICE EQUIPMENT TO BE PROVIDED AND INSTALLED BY OWNER U.N.O.
2. COORDINATE WITH OWNER FOR EXACT LOCATIONS OF WATER CONNECTIONS REQUIRED BY EQUIPMENT AND APPLIANCES.
3. PROVIDE FLOOR SINK AT ICE MACHINE AS REQUIRED - VERIFY WITH OWNER.
4. PROVIDE WATER RESISTANT GYP. BOARD WITHIN 4' OF PLUMBING FIXTURE U.N.O.
5. SEE REFLECTED CEILING PLAN FOR POWER, DATA AND LIGHTING LOCATIONS.

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07-03-19	07-03-19	07-03-19	FIRE COMMENT RESPONSE	
			RELEASE DATE	



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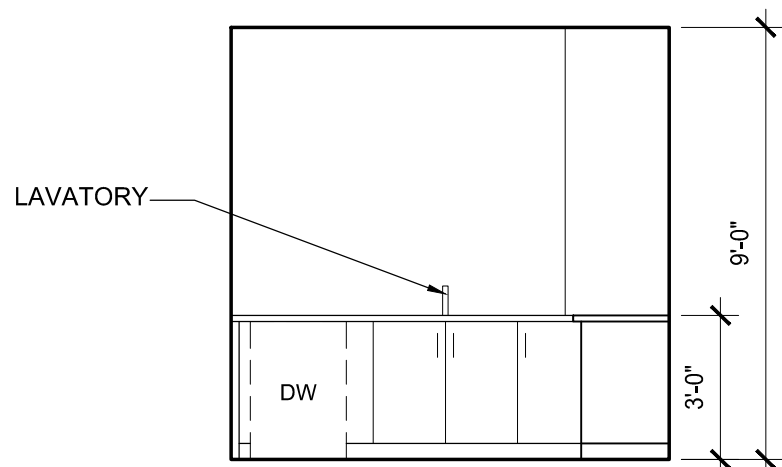
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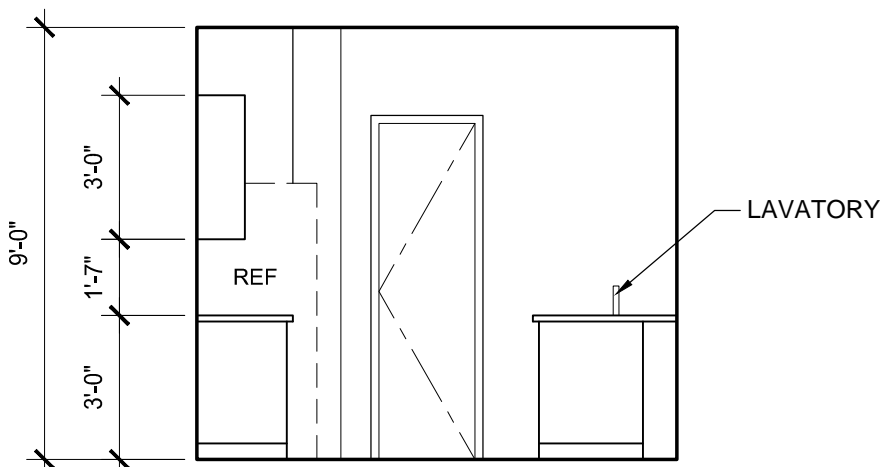
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JOB NO.:	201724-A
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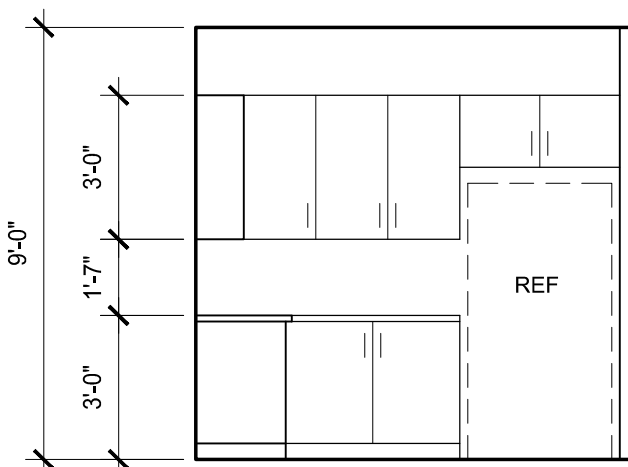
A501
INTERIOR ELEVATIONS



16|UNIT 4 KITCHEN
SCALE : 1/4" = 1'-0"



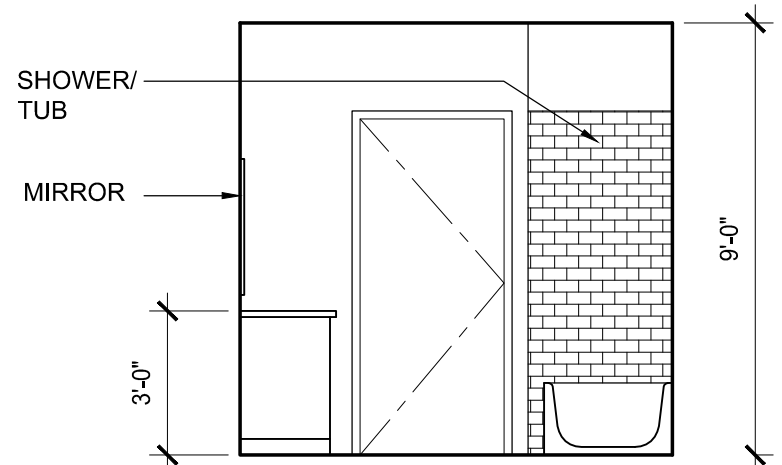
15|UNIT 4 KITCHEN
SCALE : 1/4" = 1'-0"



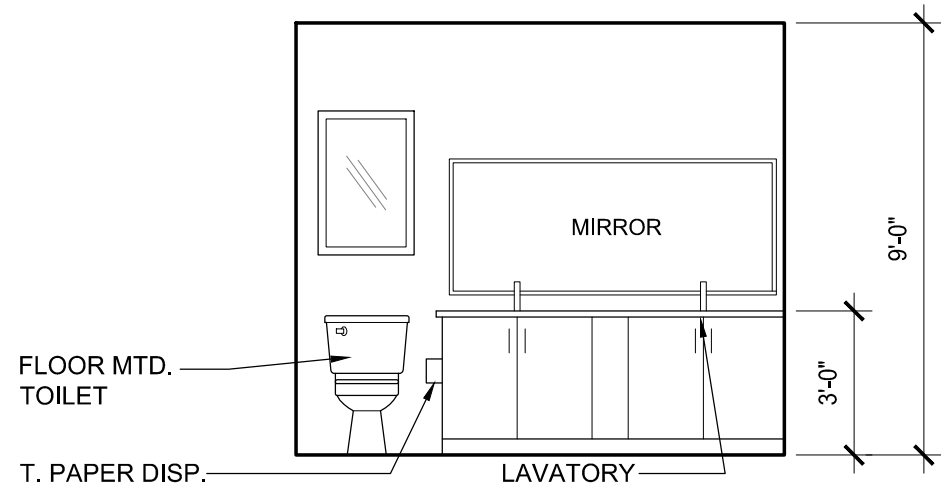
14|UNIT 4 KITCHEN
SCALE : 1/4" = 1'-0"



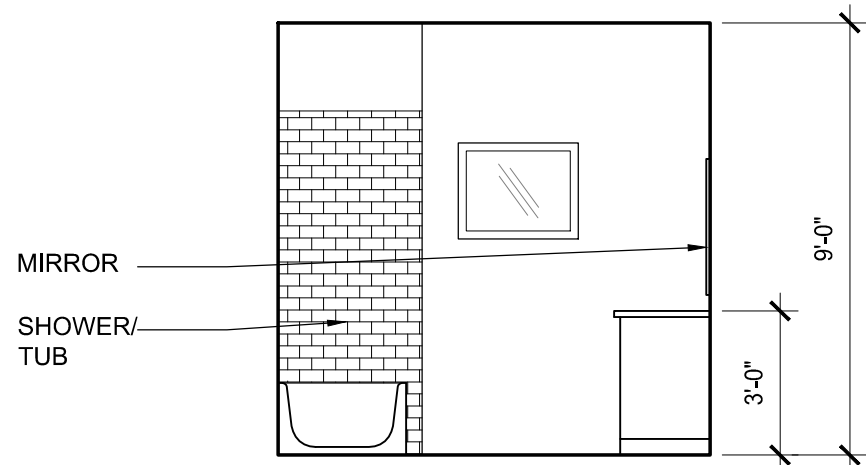
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SCALE : 1/4" = 1'-0"



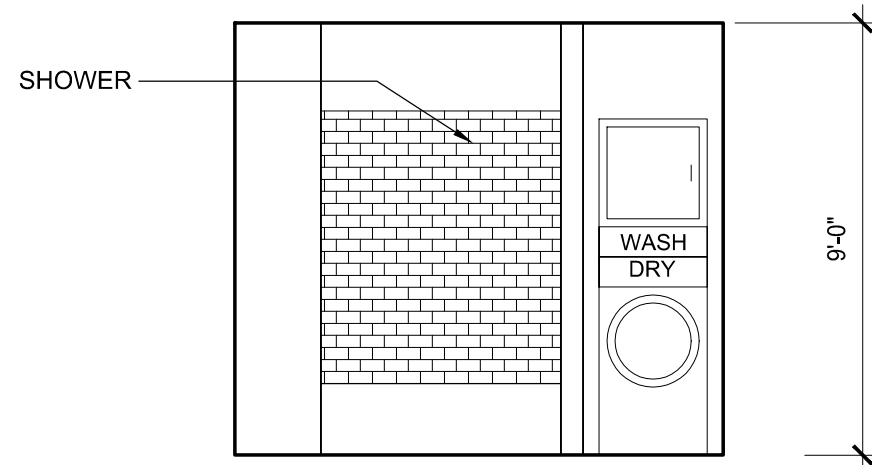
12|UNIT 4 RESTROOM
SCALE : 1/4" = 1'-0"



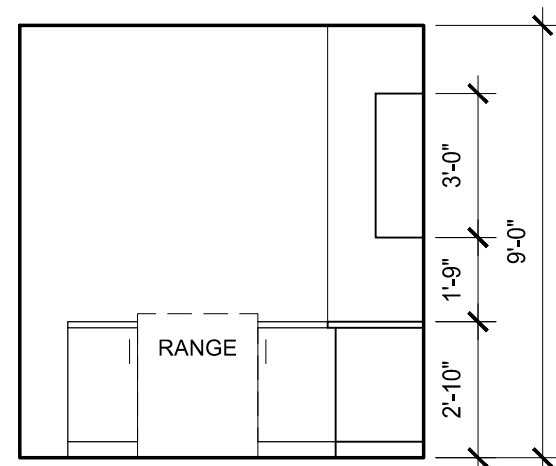
11|UNIT 4 RESTROOM
SCALE : 1/4" = 1'-0"



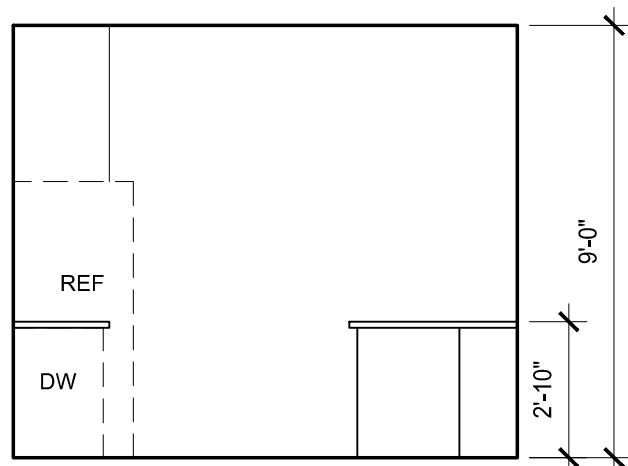
10|UNIT 4 RESTROOM
SCALE : 1/4" = 1'-0"



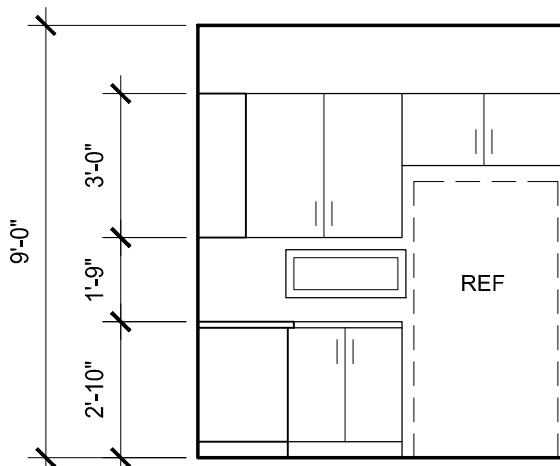
9|UNIT 4 RESTROOM
SCALE : 1/4" = 1'-0"



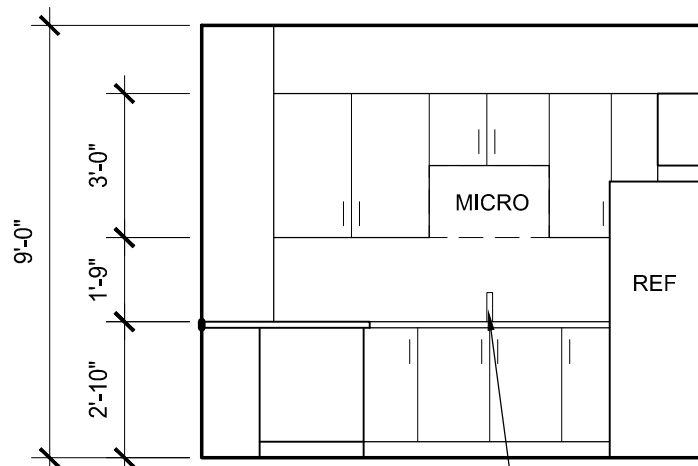
8|UNIT 3 KITCHEN
SCALE : 1/4" = 1'-0"



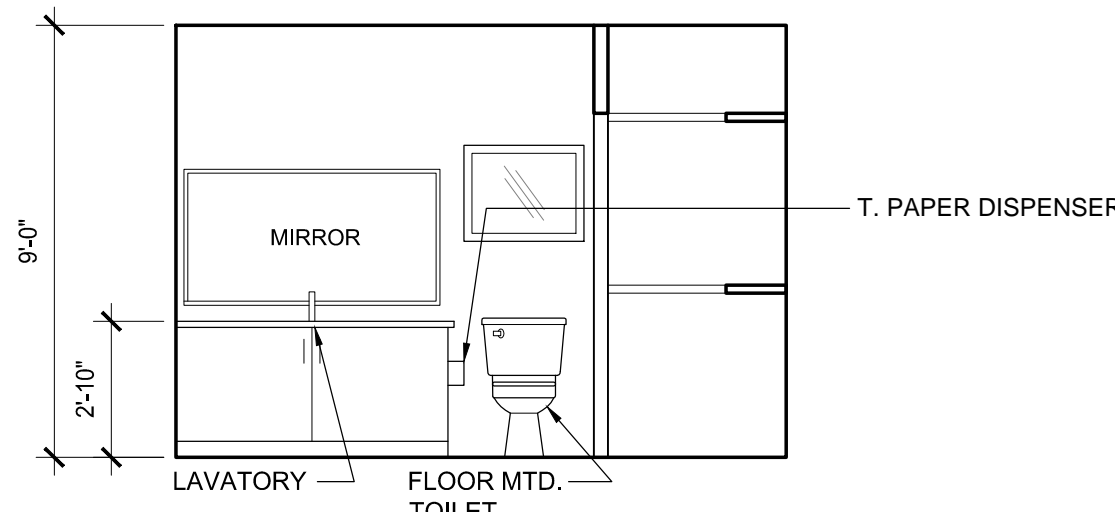
7|UNIT 3 KITCHEN
SCALE : 1/4" = 1'-0"



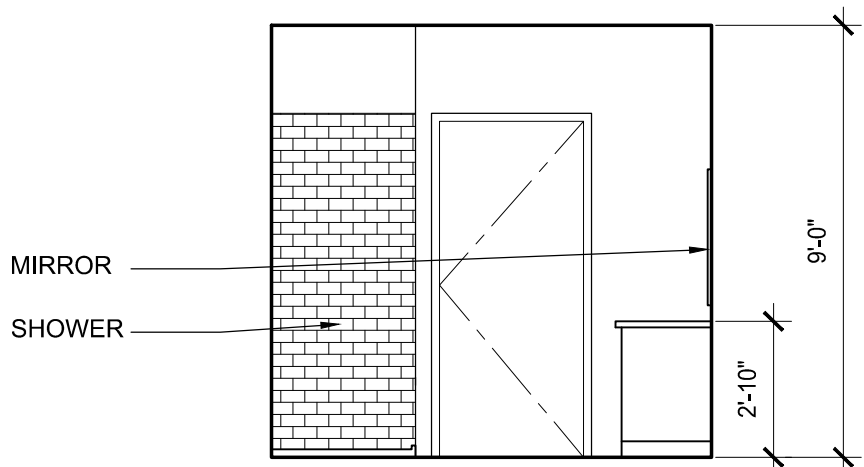
6|UNIT 3 KITCHEN
SCALE : 1/4" = 1'-0"



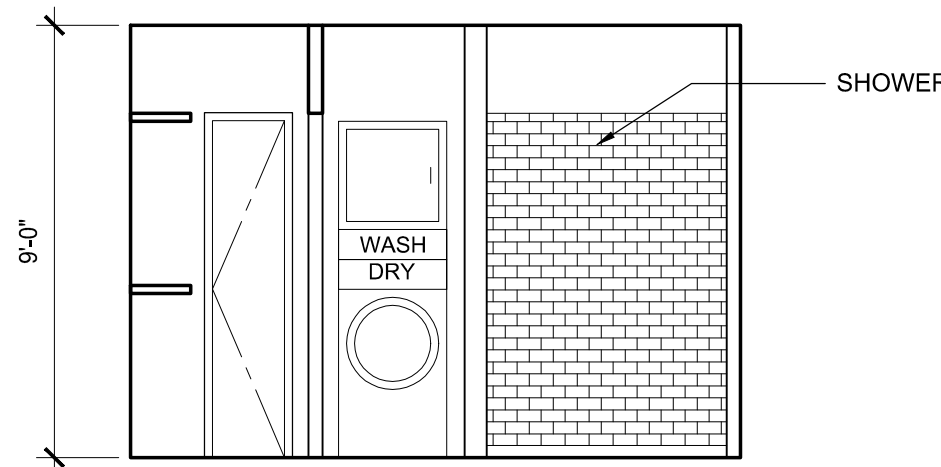
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SCALE : 1/4" = 1'-0"



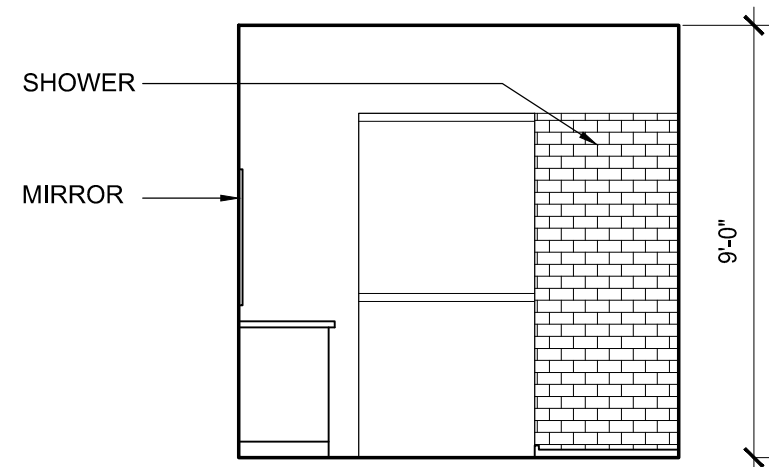
4|UNIT 3 RESTROOM
SCALE : 1/4" = 1'-0"



3|UNIT 3 RESTROOM
SCALE : 1/4" = 1'-0"



2|UNIT 3 RESTROOM
SCALE : 1/4" = 1'-0"



1|UNIT 3 RESTROOM
SCALE : 1/4" = 1'-0"

ACCESSIBILITY TOLERANCES:

1. TOILET HEIGHT 17" - 19"
2. LOCATE TOILET PAPER DISPENSER BETWEEN 15" - 48" A.F.F. AND BETWEEN 7'-9" IN FRONT OF TOILET.
3. ALLOW MIN. 1 1/2" MIN. CLEARANCE BETWEEN GRAB BAR AND OTHER TOILET ACCESSORIES.
4. LOCATE OTHER TOILET ACCESSORIES SUCH THAT OPERABLE PORTIONS ARE BETWEEN 15" AND 48" A.F.F.
5. WRAP EXPOSED WASTE PIPE AT LAVATORIES.

SHEET NOTES

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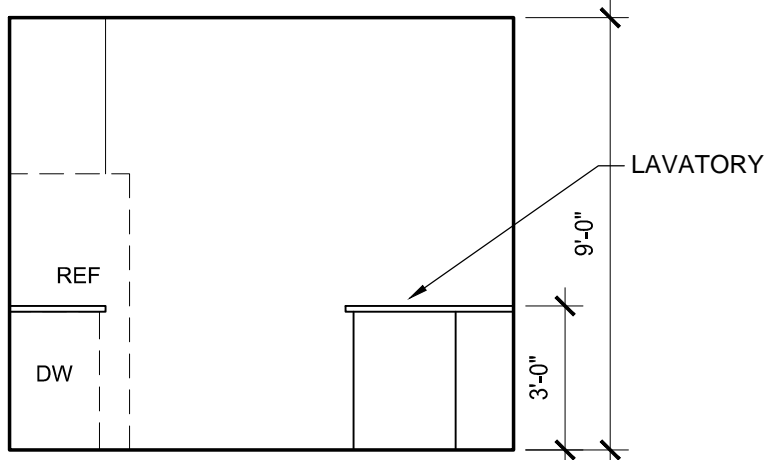
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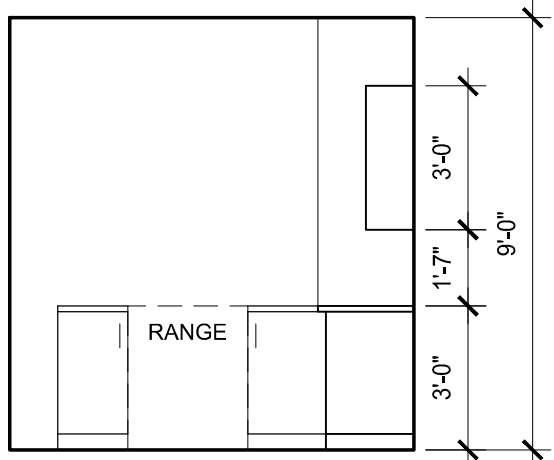
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DRAWN:	SD, LE, NC
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A502
INTERIOR ELEVATIONS

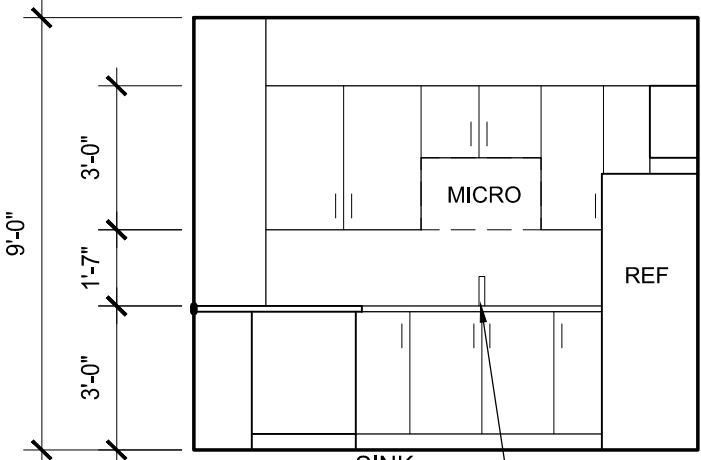
NEED TO SHOW KITCHEN LAVATORY ON THIS ONE?



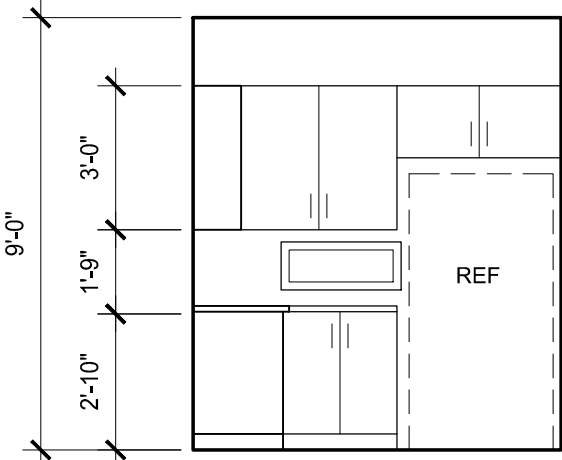
16|UNIT 6 KITCHEN
SCALE : 1/4" = 1'-0"



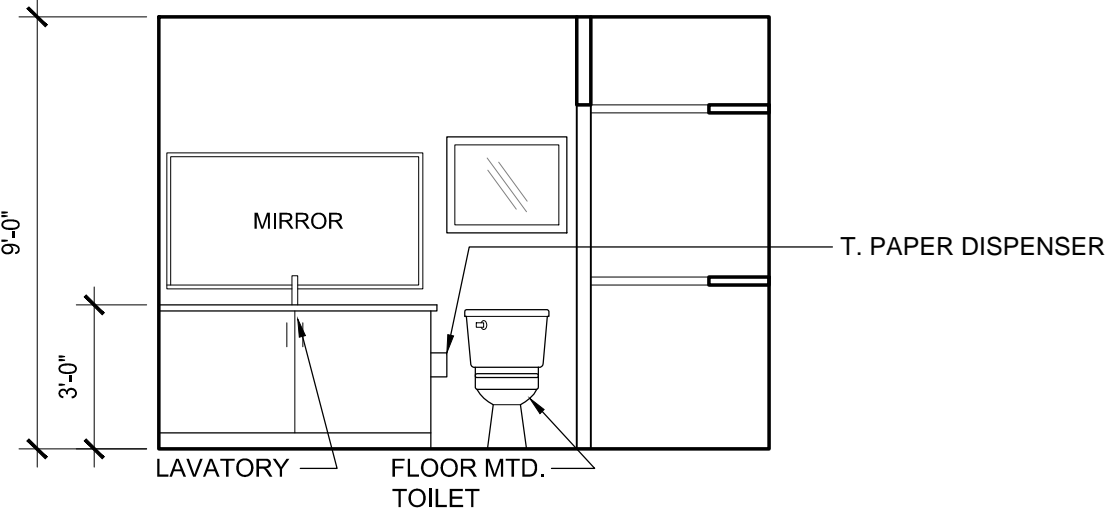
15|UNIT 6 KITCHEN
SCALE : 1/4" = 1'-0"



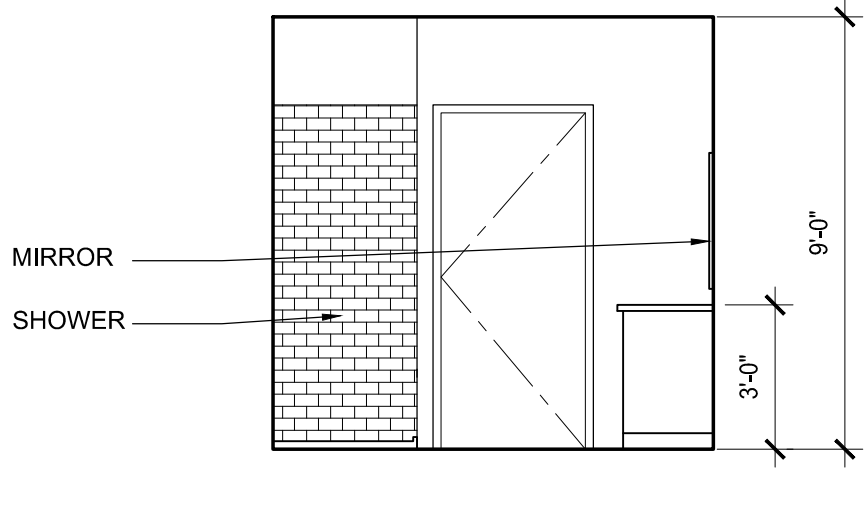
14|UNIT 6 KITCHEN
SCALE : 1/4" = 1'-0"



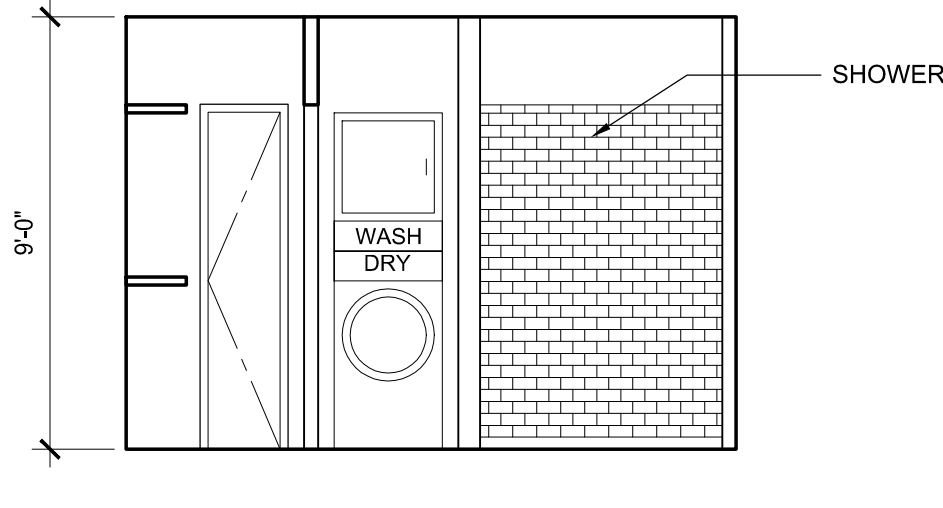
13|UNIT 6 KITCHEN
SCALE : 1/4" = 1'-0"



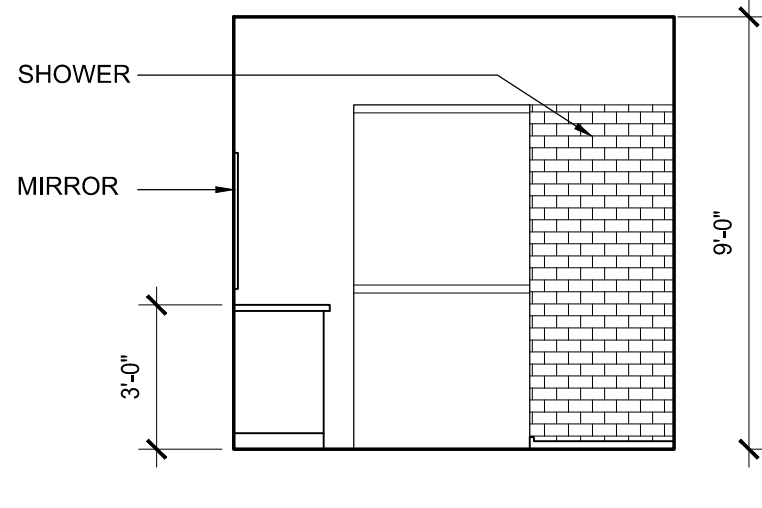
12|UNIT 6 RESTROOM
SCALE : 1/4" = 1'-0"



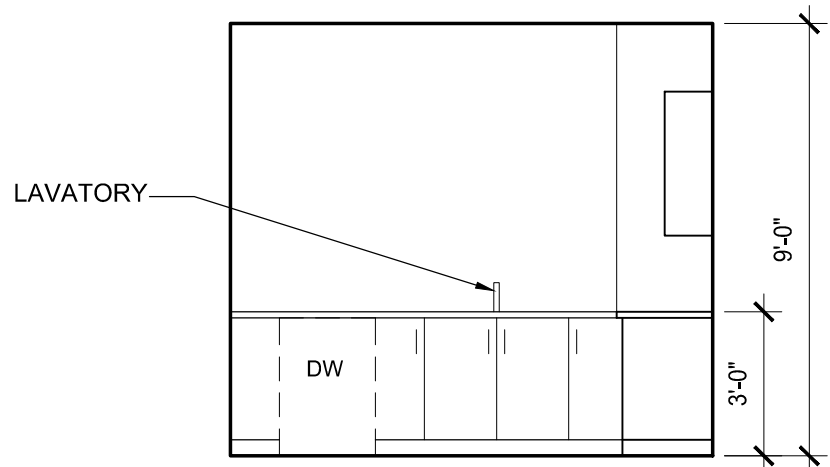
11|UNIT 6 RESTROOM
SCALE : 1/4" = 1'-0"



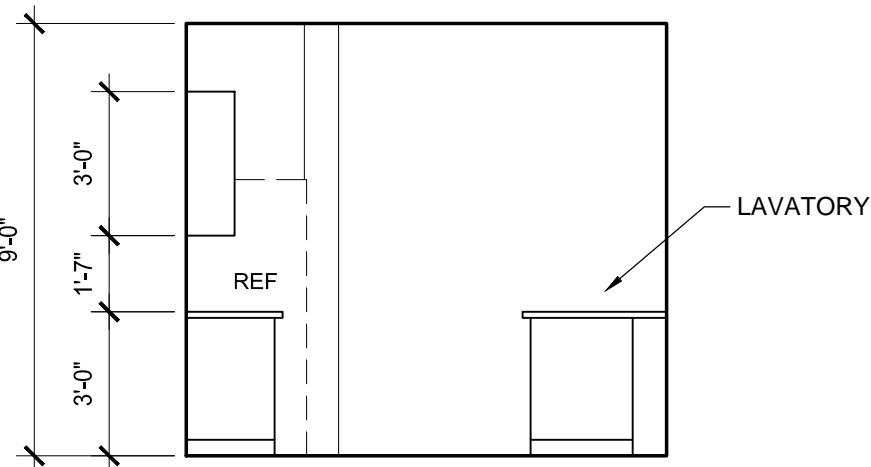
10|UNIT 6 RESTROOM
SCALE : 1/4" = 1'-0"



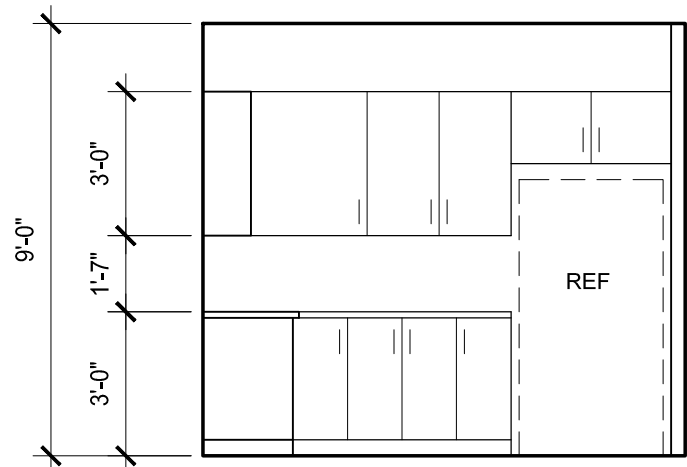
9|UNIT 6 RESTROOM
SCALE : 1/4" = 1'-0"



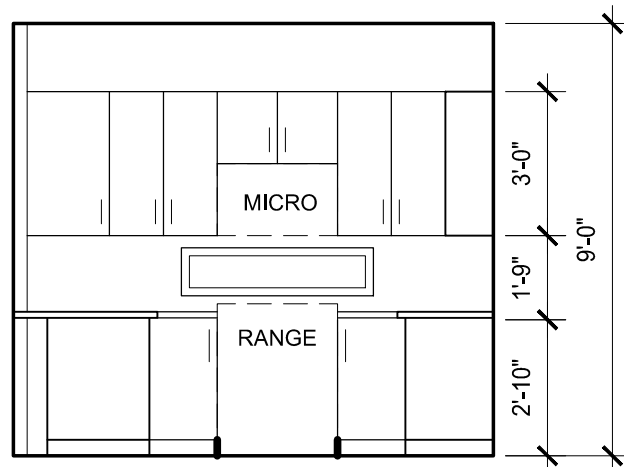
8|UNIT 5 KITCHEN
SCALE : 1/4" = 1'-0"



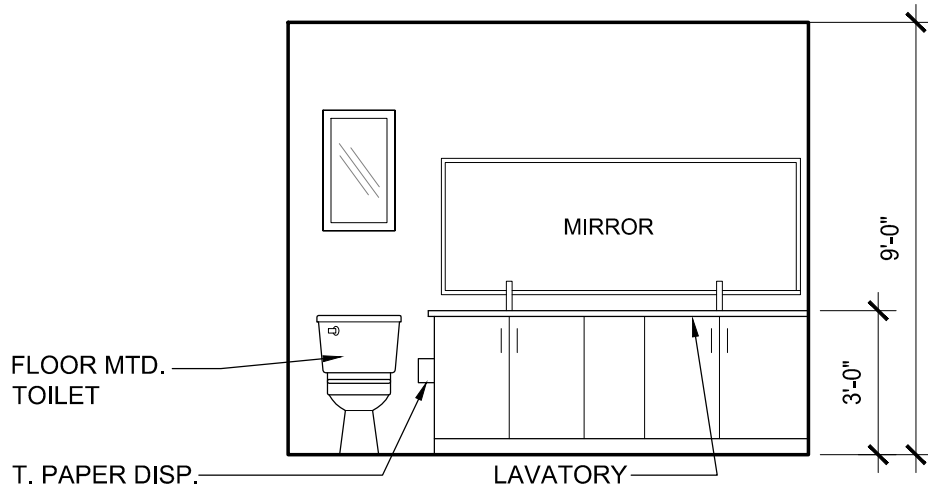
7|UNIT 5 KITCHEN
SCALE : 1/4" = 1'-0"



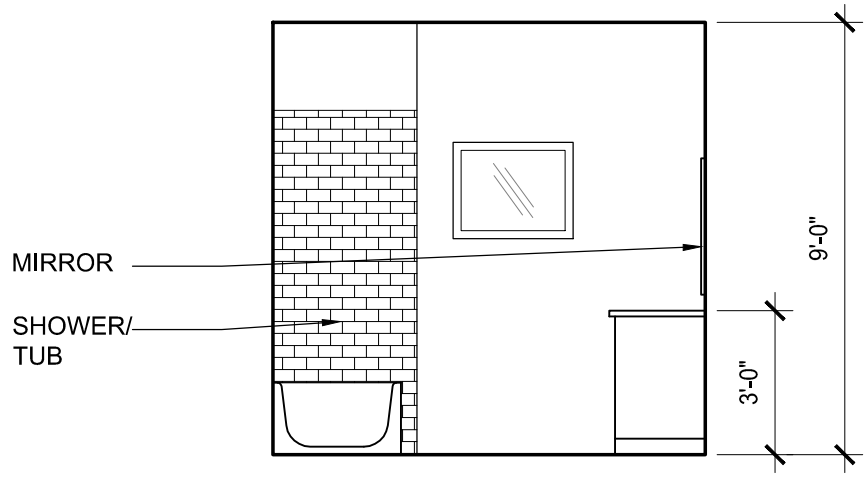
6|UNIT 5 KITCHEN
SCALE : 1/4" = 1'-0"



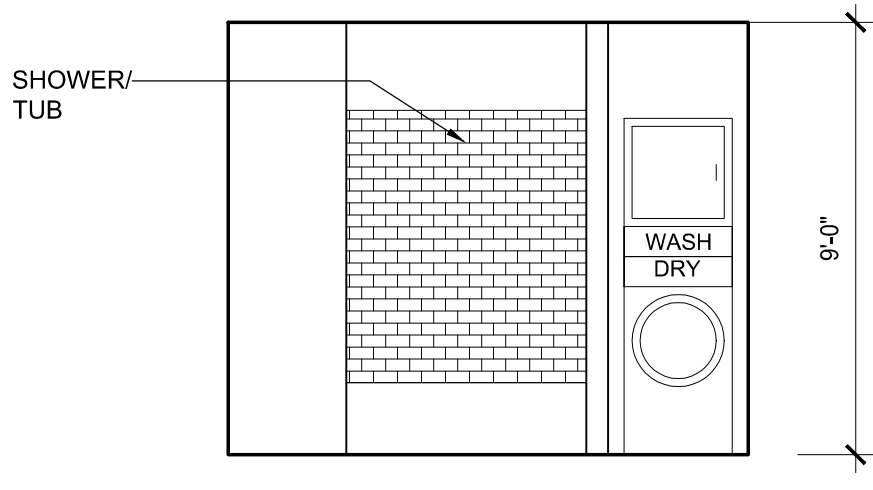
5|UNIT 5 KITCHEN
SCALE : 1/4" = 1'-0"



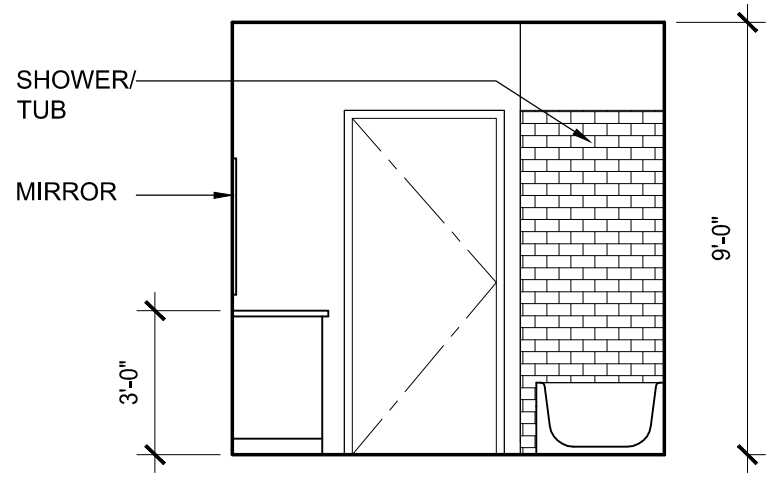
4|UNIT 5 RESTROOM
SCALE : 1/4" = 1'-0"



3|UNIT 5 RESTROOM
SCALE : 1/4" = 1'-0"



2|UNIT 5 RESTROOM
SCALE : 1/4" = 1'-0"



1|UNIT 5 RESTROOM
SCALE : 1/4" = 1'-0"

ACCESSIBILITY TOLERANCES:

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4. LOCATE OTHER TOILET ACCESSORIES SUCH THAT OPERABLE PORTIONS ARE BETWEEN 15" AND 48" A.F.F.
5. WRAP EXPOSED WASTE PIPE AT LAVATORIES.

SHEET NOTES

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A503
INTERIOR ELEVATIONS

WALL ASSEMBLY NOTES

SECTION 420 I-1, R-1,R-2,R-3, AND R-4

420.2	SEPARATION WALL
	WALLS SEPARATING DWELLING UNITS IN THE SAME BUILDING, WALLS SEPARATING SLEEPING UNITS IN THE SAME BUILDING AND WALLS SEPARATING DWELLING OR SLEEPING UNITS FROM OTHER OCCUPANCIES CONTIGUOUS TO THEM IN THE SAME BUILDING SHALL BE CONSTRUCTED AS FIRE PARTITIONS IN ACCORDANCE WITH SECTION 708.
420.3	HORIZONTAL SEPARATION
	FLOOR ASSEMBLIES SEPARATING DWELLING UNITS IN THE SAME BUILDINGS, FLOOR ASSEMBLIES SEPARATING SLEEPING UNITS IN THE SAME BUILDING AND FLOOR ASSEMBLIES SEPARATING DWELLING OR SLEEPING UNITS FROM OTHER OCCUPANCIES CONTIGUOUS TO THEM IN THE SAME BUILDING SHALL BE CONSTRUCTED AS HORIZONTAL ASSEMBLIES IN ACCORDANCE WITH SECTION 711.
420.4	AUTOMATIC SPRINKLER SYSTEM
	GROUP R OCCUPANCIES SHALL BE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.2.8. GROUP I-1 OCCUPANCIES SHALL BE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.2.6. QUICK-RESPONSE OR RESIDENTIAL AUTOMATIC SPRINKLERS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 903.3.2.
420.5	SMOKE DETECTION AND FIRE ALARM
	FIRE ALARM SYSTEMS AND SMOKE ALARMS SHALL BE PROVIDED IN GROUP I-1, R-1 AND R-2 OCCUPANCIES IN ACCORDANCE WITH SECTIONS 907.2.6, 907.2.8 AND 907.2.9, RESPECTIVELY. SINGLE-OR MULTIPLE-STATION SMOKE ALARMS SHALL BE IN ACCORDANCE WITH SECTION 907.2.11.

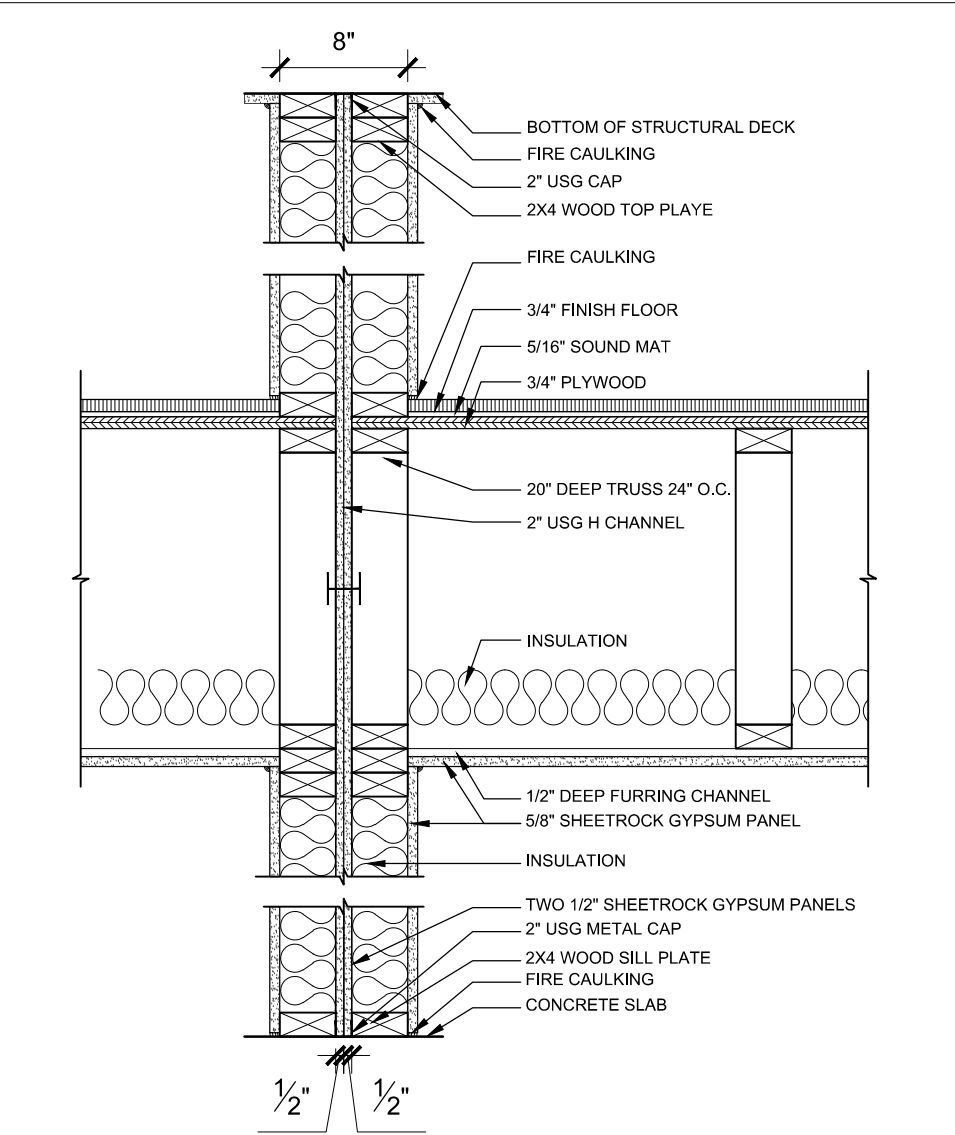
SECTION 708 FIRE PARTITIONS

708.3	FIRE RESISTANCE RATING
	FIRE PARTITIONS SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 1 HOUR.
708.4	CONTINUITY
	FIRE PARTITIONS SHALL EXTEND FROM THE TOP OF THE FOUNDATION OR FLOOR/CEILING ASSEMBLY BELOW TO THE UNDERSIDE OF THE FLOOR OR ROOF SHEATHING, SLAB OR DECK ABOVE OR TO THE FIRE-RESISTANCE-RATED FLOOR/CEILING OR ROOF/CEILING ASSEMBLY ABOVE, AND SHALL BE SECURELY ATTACHED THERETO. IN COMBUSTIBLE CONSTRUCTION WHERE THE FIRE PARTITIONS ARE NOT REQUIRED TO BE CONTINUOUS TO THE SHEATHING, DECK OR SLAB, THE SPACE BETWEEN THE CEILING AND THE SHEATHING, DECK OR SLAB ABOVE SHALL BE FIREBLOCKED OR DRAFTSTOPPED IN ACCORDANCE WITH SECTIONS 718.2 AND 718.3 AT THE PARTITION LINE. THE SUPPORTING CONSTRUCTION SHALL BE PROTECTED TO AFFORD THE REQUIRED FIRE-RESISTANCE RATING OF THE WALL SUPPORTED, EXCEPT FOR WALLS SEPARATING TENANT SPACES IN COVERED AND OPEN MALL BUILDINGS, WALLS SEPARATING DWELLING UNITS, WALLS SEPARATING SLEEPING UNITS AND CORRIDOR WALLS, IN BUILDINGS OF TYPE IIB, IIIB AND VB CONSTRUCTION.
	EXCEPTIONS 6. FIREBLOCKING OR DRAFTSTOPPING IS NOT REQUIRED AT THE PARTITION LINE IN BUILDINGS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED THROUGHOUT IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2, PROVIDED THAT AUTOMATIC SPRINKLERS ARE INSTALLED IN COMBUSTIBLE FLOOR/CEILING AND ROOF/CEILING SPACES.

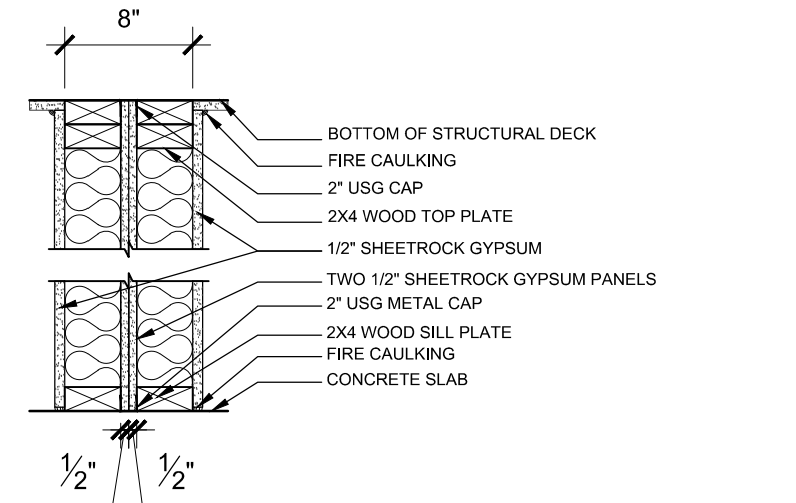
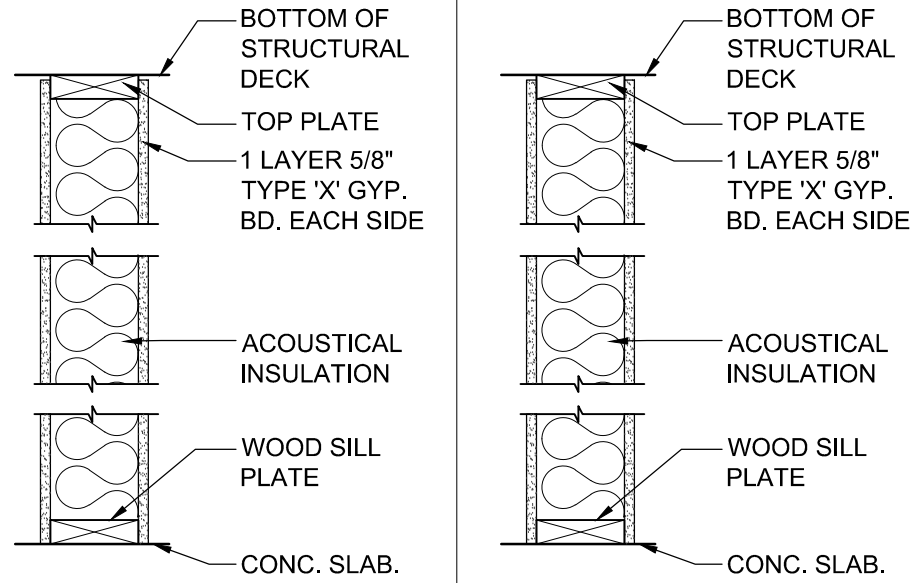
708.6	OPENINGS
	OPENINGS IN A FIRE PARTITION SHALL BE PROTECTED IN ACCORDANCE WITH SECTION 716.
708.7	PENETRATIONS
	PENETRATIONS OF FIRE PARTITIONS SHALL COMPLY WITH SECTION 714.
708.8	JOINTS
	JOINTS MADE IN OR BETWEEN FIRE PARTITIONS SHALL COMPLY WITH SECTION 715.
708.9	DUCTS AND AIR TRANSFER OPENINGS
	SMOKE BARRIERS SHALL COMPLY WITH THIS SECTION.

SECTION 711 HORIZONTAL ASSEMBLIES

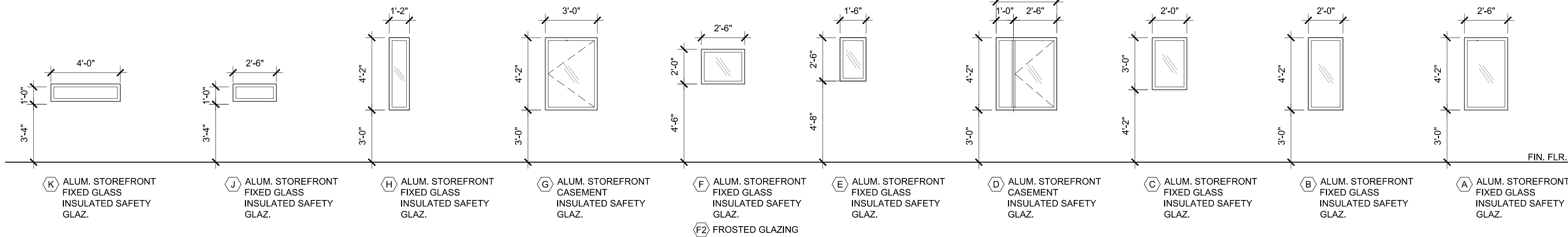
711.3	FIRE RESISTANCE RATINGS
	THE FIRE-RESISTANCE RATING OF FLOOR AND ROOF ASSEMBLIES SHALL NOT BE LESS THAN THAT REQUIRED BY THE BUILDING TYPE OF CONSTRUCTION. WHERE THE FLOOR ASSEMBLY SEPARATES MIXED OCCUPANCIES, THE ASSEMBLY SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN THAT REQUIRED BY SECTION 508.4 BASED ON THE OCCUPANCIES BEING SEPARATED. WHERE THE FLOOR ASSEMBLY SEPARATES A SINGLE OCCUPANCY INTO DIFFERENT FIRE AREAS, THE ASSEMBLY SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN THAT REQUIRED BY SECTION 707.3.10. HORIZONTAL ASSEMBLIES SEPARATING DWELLING UNITS IN THE SAME BUILDING AND HORIZONTAL ASSEMBLIES SEPARATING SLEEPING UNITS IN THE SAME BUILDING SHALL BE A MINIMUM OF 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION.
	EXCEPTIONS DWELLING UNIT AND SLEEPING UNIT SEPARATIONS IN BUILDINGS OF TYPE IIB, IIIB AND VB CONSTRUCTION SHALL HAVE FIRE-RESISTANCE RATINGS OF NOT LESS THAN 1/2 HOUR IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1.



W4 UL DESIGN # L534: HORIZONTAL ASSEMBLY
UL DESIGN # U320: WALL ASSEMBLY



W1 NON-BEARING STUD WALL TO DECK
1 HR RATING REQUIRED,
1.5 HR RATING PROVIDED,
UL DESIGN #U320



2 WINDOW TYPES
SCALE : 1/4" = 1'-0"

DOOR SCHEDULE 2ND FLOOR

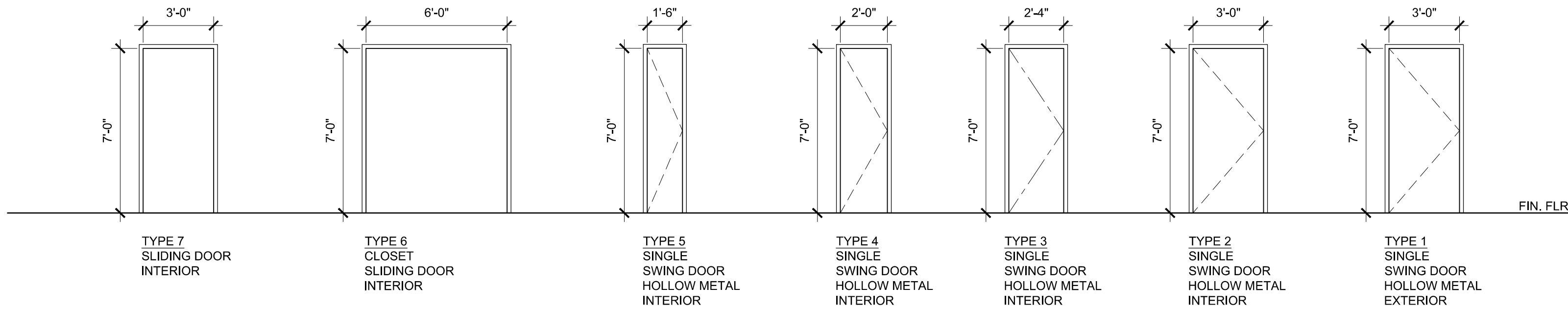
SYMBOL	ROOM NAME	WIDTH	HEIGHT	DOOR TYPE	DOOR TYPE / FINISH	DOOR LITE (GLAZING AREA, SQ. IN.)	NOTES
401	LIVING ROOM	3'-0"	7'-0"	1		3' X 8"	EXTERIOR DOOR
402	KITCHEN	3'-0"	7'-0"	4			INTERIOR DOOR
403	BEDROOM 2	3'-0"	7'-0"	2			INTERIOR DOOR
404	BEDROOM 2	3'-0"	7'-0"	7			INTERIOR DOOR
405	RESTROOM	3'-0"	7'-0"	2			INTERIOR DOOR
406	LINEN CLOSET	1'-6"	7'-0"	5			INTERIOR DOOR
407	BEDROOM 1	3'-0"	7'-0"	2			INTERIOR DOOR
408	BEDROOM 1	6'-0"	7'-0"	6			INTERIOR DOOR
501	LIVING ROOM	3'-0"	7'-0"	1			EXTERIOR DOOR
502	BEDROOM 1	3'-0"	7'-0"	2			INTERIOR DOOR
503	BEDROOM 1	6'-0"	7'-0"	6			INTERIOR DOOR
504	LINEN CLOSET	1'-6"	7'-0"	5			INTERIOR DOOR
505	RESTROOM	3'-0"	7'-0"	2			INTERIOR DOOR
506	BEDROOM 2	3'-0"	7'-0"	2			INTERIOR DOOR
507	BEDROOM 2	6'-0"	7'-0"	6			INTERIOR DOOR
508	METER CLOSET	1'-6"	7'-0"	5			INTERIOR DOOR
601	KITCHEN	3'-0"	7'-0"	1			EXTERIOR DOOR
602	BEDROOM 1	3'-0"	7'-0"	2			INTERIOR DOOR
603	RESTROOM	3'-0"	7'-0"	2			INTERIOR DOOR
604	RESTROOM	1'-6"	7'-0"	5			INTERIOR DOOR

* HARDWARE NOTES:
1. CONTRACTOR SHALL PROVIDE FULL HARDWARE SETS BASED ON LOCK FUNCTION DESCRIBED IN THIS SCHEDULE.

DOOR SCHEDULE 1ST FLOOR

SYMBOL	ROOM NAME	WIDTH	HEIGHT	DOOR TYPE	DOOR TYPE / FINISH	DOOR LITE (GLAZING AREA, SQ. IN.)	NOTES
101	LIVING ROOM	3'-0"	7'-0"	1			EXTERIOR DOOR
102	KITCHEN	2'-0"	7'-0"	4			INTERIOR DOOR
103	BEDROOM 2	3'-0"	7'-0"	2			INTERIOR DOOR
104	FIRE RISER ROOM	3'-0"	7'-0"	1			EXTERIOR DOOR
105	RESTROOM	3'-0"	7'-0"	2			INTERIOR DOOR
106	LINEN CLOSET	1'-6"	7'-0"	5			INTERIOR DOOR
107	BEDROOM 1	3'-0"	7'-0"	2			INTERIOR DOOR
108	BEDROOM 1	6'-0"	7'-0"	6			INTERIOR DOOR
109	BEDROOM 2	3'-0"	7'-0"	2			INTERIOR DOOR
201	LIVING ROOM	3'-0"	7'-0"	1			EXTERIOR DOOR
202	BEDROOM 1	3'-0"	7'-0"	2			INTERIOR DOOR
203	BEDROOM 1	6'-0"	7'-0"	6			INTERIOR DOOR
204	LINEN CLOSET	1'-6"	7'-0"	5			INTERIOR DOOR
205	RESTROOM	3'-0"	7'-0"	2			INTERIOR DOOR
206	BEDROOM 2	3'-0"	7'-0"	2			INTERIOR DOOR
207	BEDROOM 2	6'-0"	7'-0"	6			INTERIOR DOOR
208	FIRE RISER ROOM	3'-0"	7'-0"	1			EXTERIOR DOOR
301	KITCHEN	3'-0"	7'-0"	1			EXTERIOR DOOR
302	BEDROOM 1	3'-0"	7'-0"	2			INTERIOR DOOR
303	RESTROOM	3'-0"	7'-0"	7			INTERIOR DOOR
304	RESTROOM	1'-6"	7'-0"	5			INTERIOR DOOR

3 DOOR SCHEDULE
SCALE : N/A



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

REVISIONS	DESCRIPTION	BY
NO.	DATE	
02-20-19	CITYFIRE COMMENT UPDATES	
02-20-19	OWNER REVISIONS	
03-26-19	FIRE COMMENT RESPONSE	
07-03-19	RELEASE DATE	



7010 Easy Wind Dr. Ste 200
Austin, TX 78752
512.899.3100

www.designopa.com

51 E. TEXAS AVE.
HENDERSON, NEVADA 89015

PRICING SET

JOB NO.:	201724-A
PHASE:	CD
DRAWN:	SD, LE, NC
CHECKED:	SD
DATE:	02/25/2019

A601
SCHEDULES