

3775 E. SAHARA AVE. TENANT IMPROVEMENT

APN: 161-06-402-006
LAS VEGAS, NEVADA

1. IT IS GENERAL CONTRACTORS RESPONSIBILITY TO COORDINATE, LOCATE AND CONFIRM ALL FLOOR DRAININGS, UNDERGROUND / OVERHEAD PLUMBING AND ELECTRICAL STUB-UPS.
2. THE ARCHITECT ASSUMES GENERAL CONTRACTOR HAS INCLUDED IN HIS BID THE HIGHEST QUALITY AND GREATEST QUALITY FOR THE PURPOSE OF RESOLVING ANY CONFLICTS IN THE CONSTRUCTION DOCUMENTS WHICH ARE IMPLIED OR DEFINED.
3. *ASSUMED FINISH FLOOR ELEVATIONS = 100'-0" (100.0)
* ACTUAL FINISH FLOOR ELEVATIONS = VERIFY WITH CIVIL DRAWINGS
4. GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON DRAWINGS FOR CONFLICTS PRIOR TO CONSTRUCTION AND THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES
5. FOR BUILDING LOCATION DIMENSION AND SETBACKS – COORDINATE WITH SITE PLAN
6. NO STRUCTURE OF ANY KIND TO BE CONSTRUCTED ON OR PLACED WITHIN PUBLIC UTILITY EASEMENTS EXCEPT WOOD, WIRE, OR REMOVABLE SECTION.
7. GENERAL CONTRACTOR TO PROVIDE ALL GOVERNMENTAL REQUIRED SIGNAGE, NECESSARY FOR CERTIFICATE OF OCCUPANCY (FIRE LANE SIGNAGE, "DO NOT BLOCK DOOR", ECT.
8. GENERAL CONTRACTOR SHALL VERIFY ALL ON SITE CONDITIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE BEGINNING ANY WORK.
9. PROVIDE 5 / 8" TILE BACKER BOARD BEHIND ALL WALL TILE.
10. UNLESS NOTED OTHERWISE ALL REMAINING EXISTING ELECTRICAL IS TO BE OPERATIONAL
11. REMOVE EXISTING PARTITIONS, DOORS AND WINDOWS AS REQUIRED. TO BE RELOCATED WHEN POSSIBLE.
12. NOT USED
13. REFER TO FLOOR PLANS FOR ALL SCHEDULE EQUIPMENT
14. THE CEILING GRID AND CEILING SHALL REMAIN AS IS.
15. PAINT ALL NEW INTERIOR DOOR FRAMES PER OWNER'S INSTRUCTIONS.
16. MOUNT KICK PLATE CENTERED ON THE DOOR AND WITHIN 1 / 2" OF BOTTOM OF DOOR.
17. CONTRACTOR RESPONSIBLE TO PROVIDE AND COORDINATE ALL DOOR/FRAME/HARDWARE COMPONENTS REQUIRED FOR COMPLETE INSTALLATION OF SYSTEM.
18. ALL DOOR FRAMES SHALL HAVE SILENCERS INSTALLED AFTER PAINTING. DOOR STOPS SHALL BE INSTALLED AT ALL DOOR LOCATIONS
19. CONTRACTOR TO PROVIDE DOOR HARDWARE SET CONSULTANT.
20. HARDWARE HEIGHT, DOOR HANDLES, PULLS, LATCHES, LOCKS & OTHER OPERATING DEVICES SHALL BE INSTALLED 34" MIN. & 48" MAX. ABOVE THE FINISHED FLOOR.
21. PLUMBING: ALL WATER PIPING AND DRAINAGE EXISTS:
22. ELECTRIC: ALL EXISTING ELECTRICAL FIXTURES TO REMAIN AS IS.

OCCUPANT LOAD: 79

EXIT PROVIDED: 2

MIN. REQUIRED WIDTH: 79 X .20 = 10.8WIDTH PROVIDED: 72"

MD ZONE

ZC-0677-17

APPROVED OCT. 4, 2017

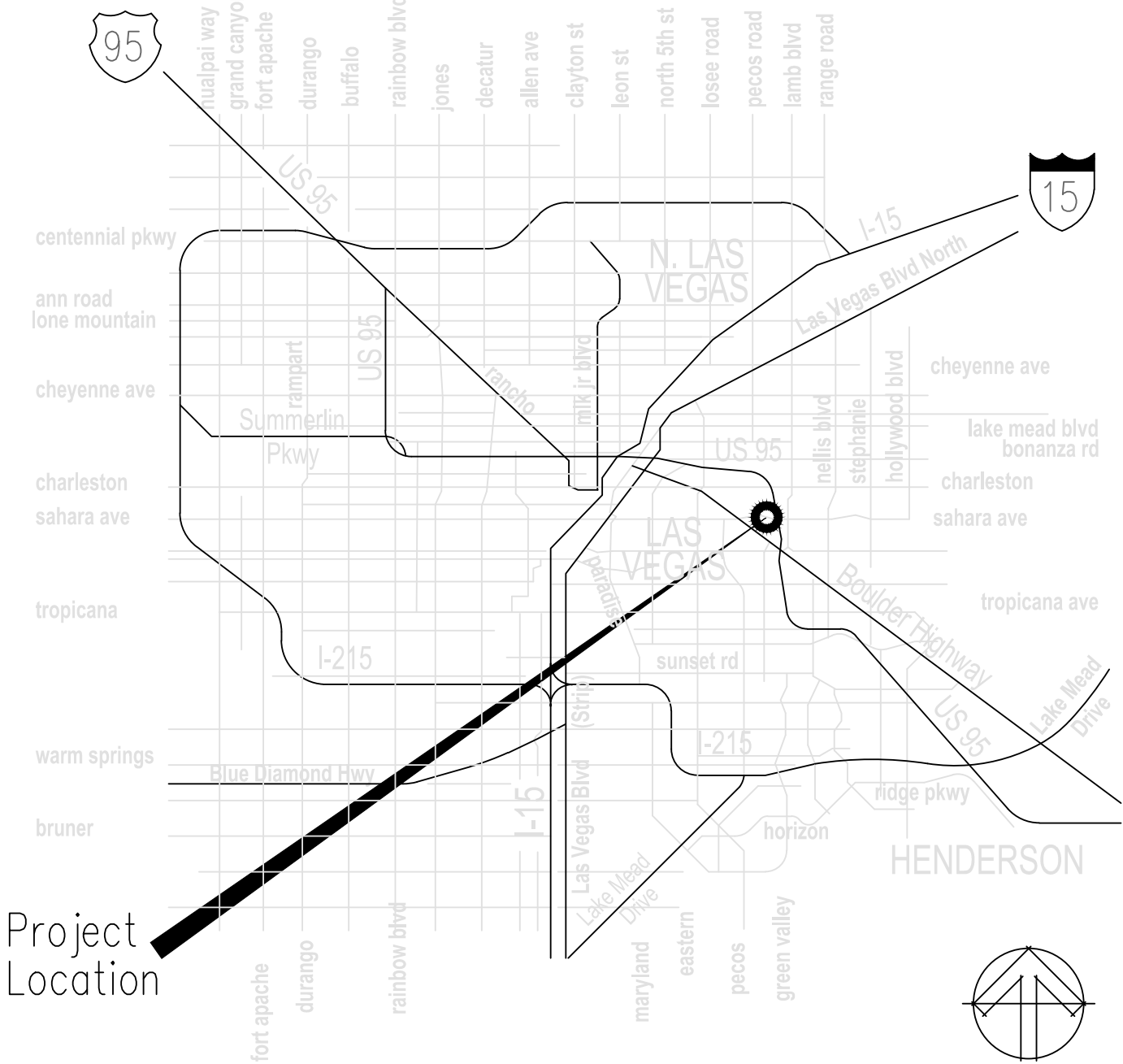
- A. LEGAL JURISDICTION
- CLARK COUNTY, NV
- B. APPLICABLE CURRENT BUILDING CODES:
- 1 2018 BUILDING ADMINISTRATIVE CODE OF CLARK COUNTY
- 2 2018 INTERNATIONAL BUILDING CODE
- 3 2018 NORTH LAS VEGAS FIRE CODE
- 4 ICC A117.1 **2009 ICC A 117.1.3**
- 5 2018 UNIFORM PLUMBING CODE
- 6 2018 UNIFORM MECHANICAL CODE
- 7 2018 INTERNATIONAL ENERGY CONSERVATION CODE
- 8 2017 NATIONAL ELECTRICAL CODE (NEC)
- APPLICABLE LOCAL CODE AMENDMENTS:
- 1 2018 INTERNATIONAL BUILDING CODE (IBC) AMENDMENTS
- 2 CURRENT CLARK COUNTY FIRE CODE AMENDMENTS
- 3 2018 UNIFORM PLUMBING CODE AMENDMENTS
- 4 2018 UNIFORM MECHANICAL CODE (UMC) AMENDMENTS
- 5 2017 NATIONAL ELECTRICAL CODE (NEC) AMENDMENTS
- 6 2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) AMENDMENTS
- B. OCCUPANCY GROUP(S):
- GROUP: S-2 (WAREHOUSE), B (OFFICE) IBC CHAPTER 3 (311.3)
- ZONING: MD TITLE 30
- CONSTRUCTION TYPE: V-B IBC CHAPTER 5
- ALLOWABLE HEIGHT: 55' IBC TABLE 504.3
- FULLY FIRE SPRINKLER SYSTEM NFPA 13
- SEISMIC CATEGORY: C
- C. ALLOWABLE AREA CALCULATIONS:
- BUILDING: 16,621 S.F.
- UNLIMITED S.F. PER 2018 IBC 507.4
- D. TENANT SPACE AREA & OCCUPANCY CALC'S: AREA: OCCUPANTS:
- FUTURE (NOT APPLICABLE)
- E. EXITING REQUIREMENTS FOR THIS SPACE:
- 16,621 S.F. / 500 = 33.42
- REQUIRED: > 50 < 501 (2) EXIT REQUIRED
- PROVIDED: (2) EXITS 72"
- F. RESTROOM REQUIREMENTS FOR THIS TENANT SPACE:
- ACCESSIBLE MEN AND WOMAN LOCATED IN TENANT SPACE
- T54 / 54 = 2 IL / 1 DF / 1 SERVICE SINK
- G. PARKING REQUIREMENTS:
- SEE SITE PLAN
- H. PROTECTION OF OPENINGS & MAX. AREA OF EXTERIOR WALL OPENINGS: N/A
- I. FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS:
- COMPLIES W/ 2018 IBC W/ SO. NEVADA AMENDMENTS
- J. SPACES REQUIRING FIRE-RESISTANT-RATED SEPARATION: NOTE APPLICABLE
- K. ROOF COVERING MATERIAL: BUILT UP ROOF W/ MEMBRANE
- L. SPECIAL INSPECTION(S) REQUIREMENTS: NOT APPLICABLE
- M. I.E.C.C. COMPLIANCE REPORT: NOT APPLICABLE
- N. NON-SEPARATED USAGE: NOT APPLICABLE

This building is designed as a building shell only; separate building permits are required for all future tenant improvment(s)

- CO ——— TITLE SHEET, LOCATION MAP, VICINITY MAP, LEGEND AND SYMBOLS, SHEET INDEX
- AB1.0 ——— AS BUILT PLAN
- D1.0 ——— DEMOLITION PLAN
- A1.0 ——— PROPOSED FLOOR PLAN
- F1.0 ——— EMERGENCY EXIT PLAN



LOU BAKER



OWNER

Colonial Real Estate Partnership LTD
3775 E. Sahara Ave.
LAS VEGAS, NV 89104

TENANT

ALL IN ONE RV, BOAT, & VEHICLE STORAGE
3775 E Sahara Ave.
LAS VEGAS, NV 89104

BUILT FOR ULLC.

3775 E. Sahara Ave.
LAS VEGAS, NV 89109
NV STATE LLC #86483-B2
MJ BUSINESS LLC # 2005508.023-140

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COVER SHEET

ALL IN ONE RV, BOAT & VEHICLE STORAGE

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Revisions:



Date:
10-1-2022
Project No.:

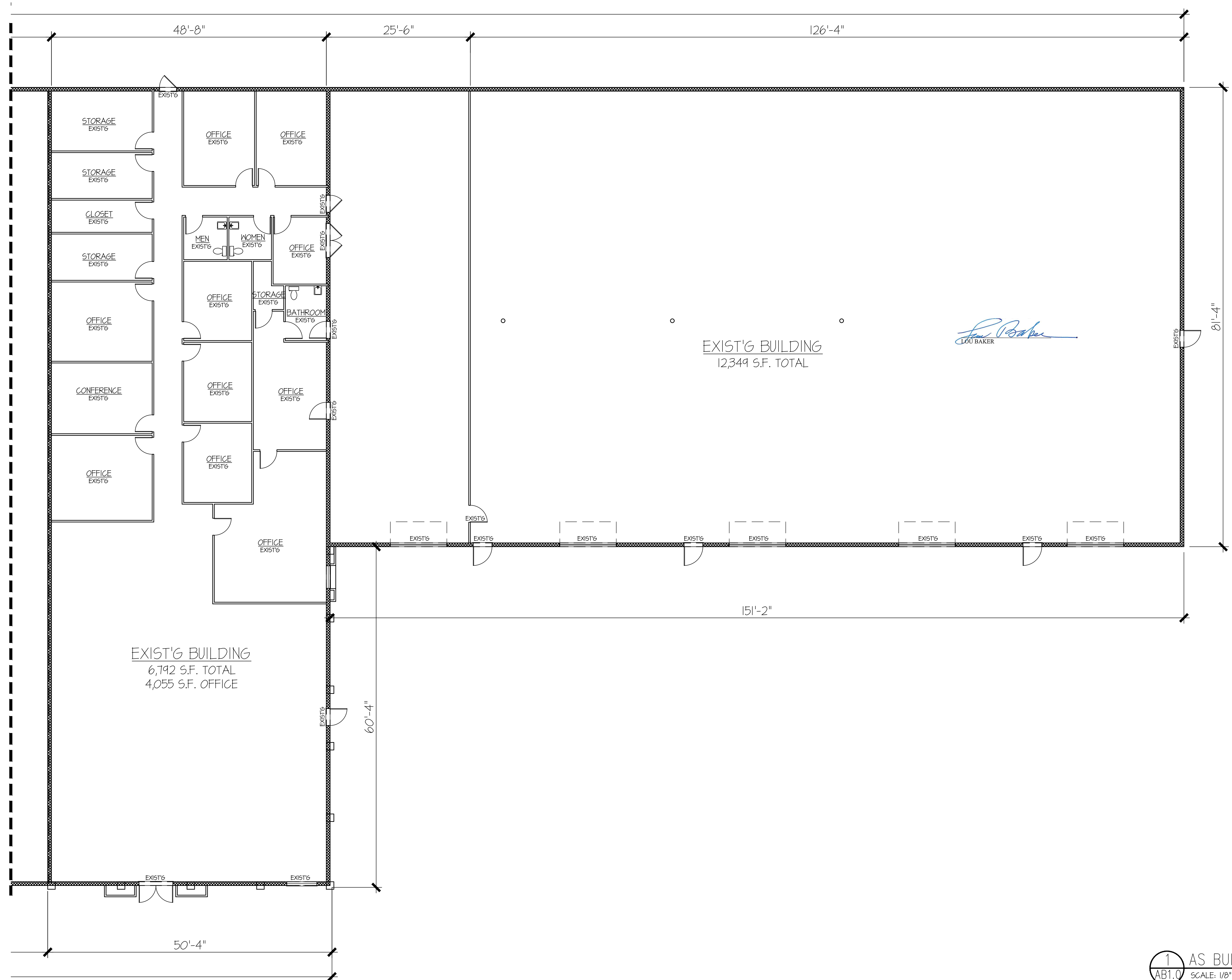
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of



EXIST'G BUILDING
6,792 S.F. TOTAL
4,055 S.F. OFFICE

EXIST'G BUILDING
12,349 S.F. TOTAL

1 AS BUILT PLAN
AB1.0 SCALE: 1/8" = 1'-0"

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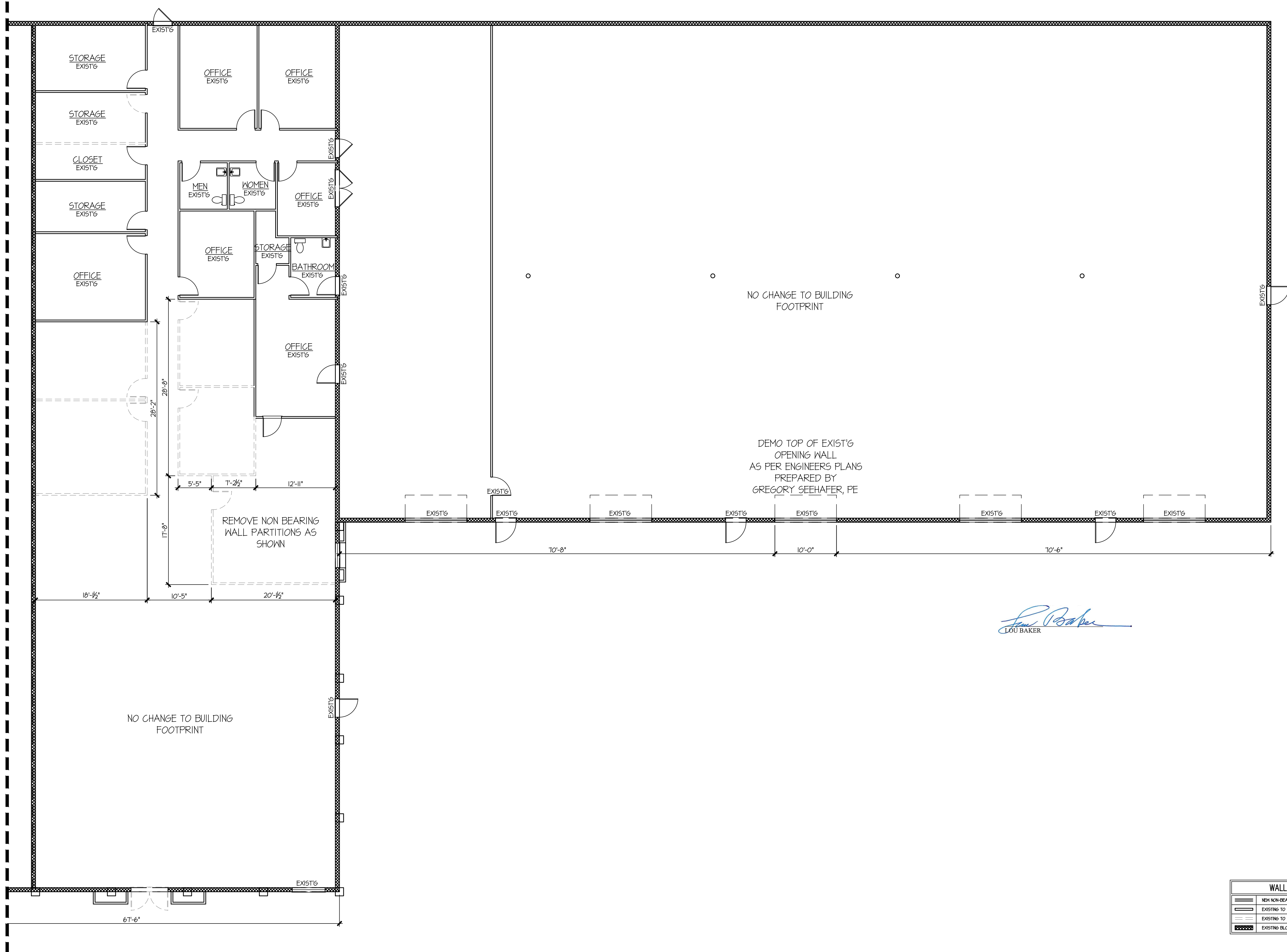
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AB.1
of

BUILT FOR ULLC.
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Lou Baker
LOU BAKER



WALL KEY	
	NEW NON-BEARING FRAME CONSTRUCTION
	EXISTING TO REMAIN
	EXISTING TO BE REMOVED
	EXISTING BLOCK TO REMAIN

1 DEMO PLAN
D1.0 SCALE: 1/8" = 1'-0"

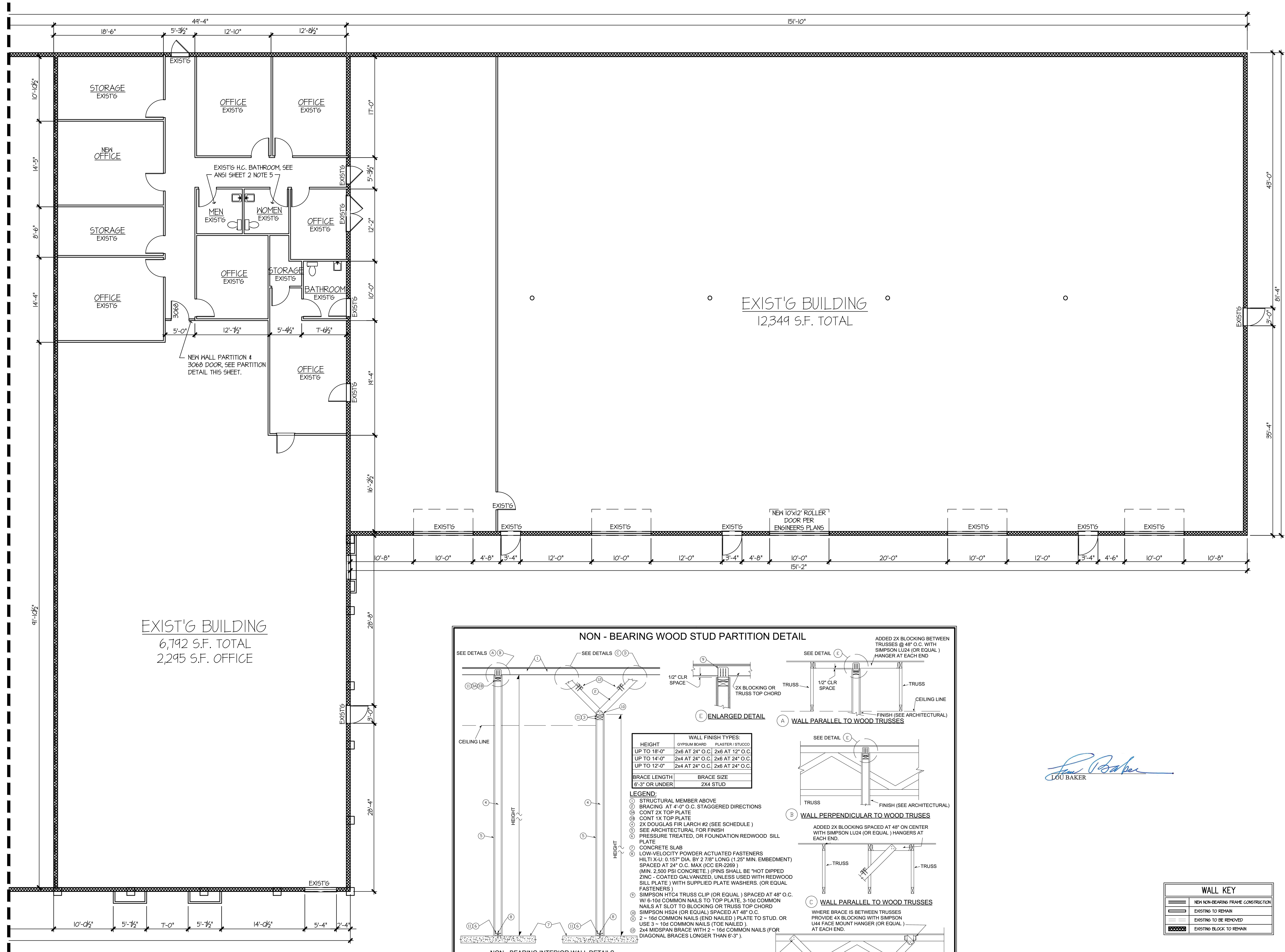
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COVER SHEET

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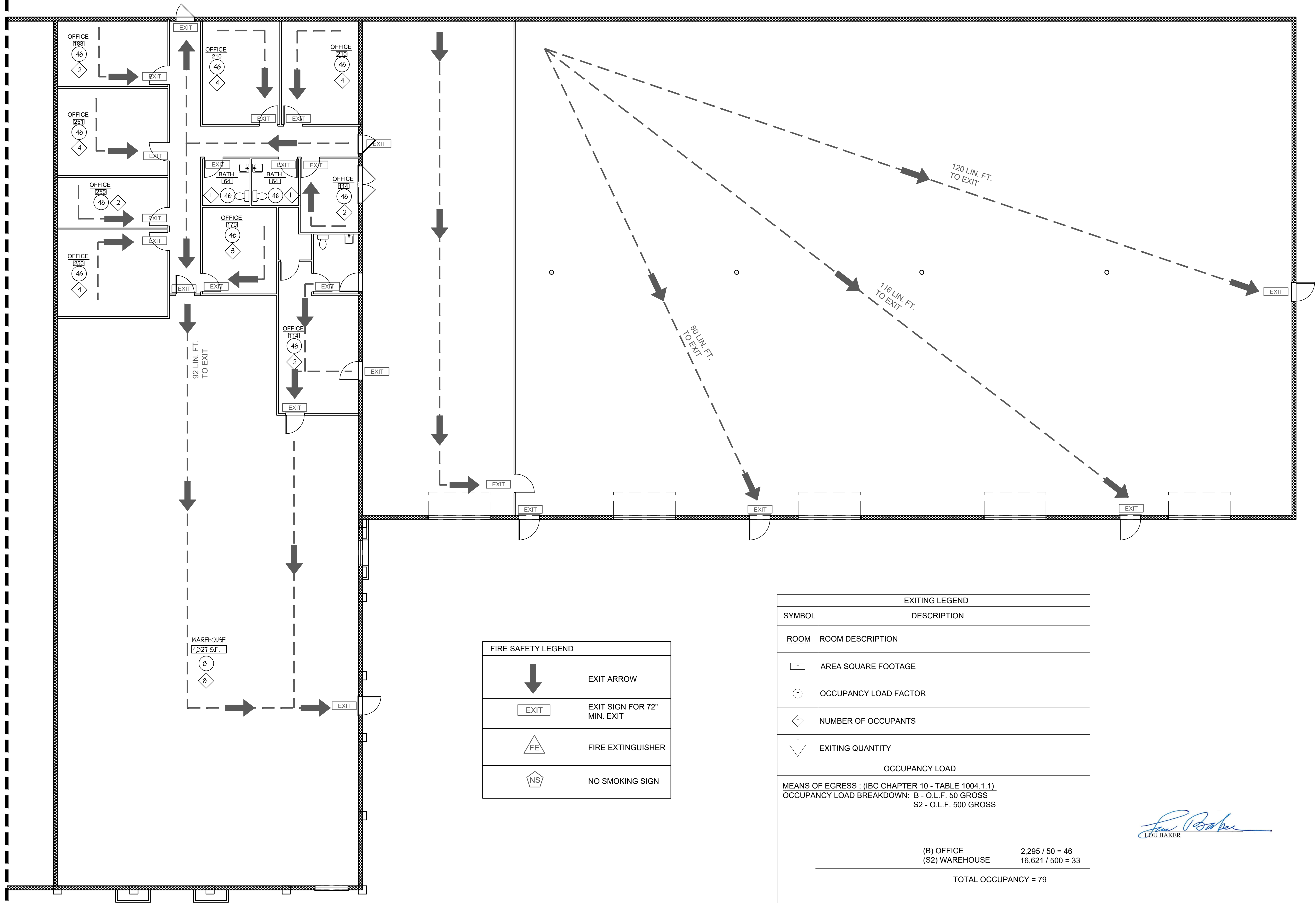
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1 EGRESS PLAN
F1.0. SCALE: 1/8" = 1'-0"

FIRE SAFETY LEGEND	
	EXIT ARROW
	EXIT SIGN FOR 72" MIN. EXIT
	FIRE EXTINGUISHER
	NO SMOKING SIGN

EXITING LEGEND	
SYMBOL	DESCRIPTION
	ROOM
	ROOM DESCRIPTION
	AREA SQUARE FOOTAGE
	OCCUPANCY LOAD FACTOR
	NUMBER OF OCCUPANTS
	EXITING QUANTITY
OCCUPANCY LOAD	
MEANS OF EGRESS : (IBC CHAPTER 10 - TABLE 1004.1.1)	
OCCUPANCY LOAD BREAKDOWN: B - O.L.F. 50 GROSS	
S2 - O.L.F. 500 GROSS	
(B) OFFICE	2,295 / 50 = 46
(S2) WAREHOUSE	16,621 / 500 = 33
TOTAL OCCUPANCY = 79	

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COVER SHEET

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