

GENERAL NOTES

- UPON ENTERING THE SITE AND COMMENCING WORK THE CONTRACTOR REPRESENTS THAT HE HAS VISITED THE SITE, FAMILIARIZED HIMSELF WITH THE CONDITIONS AND LAWS, CODES AND GOVERNMENTAL AGENCY REGULATIONS UNDER WHICH THE WORK IS TO BE PERFORMED, AND CORRELATED HIS OBSERVATIONS WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS AND ACCEPTS THE SITE "AS IS".
- PRIOR TO BIDDING, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AT THE JOB SITE AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
- THE CONTRACTOR SHALL CONTINUOUSLY MAINTAIN ADEQUATE PROTECTION OF ALL HIS WORK FROM DAMAGE AND PROPERTY LOSS.
- THE CONTRACTOR SHALL ERECT AND PROPERLY MAINTAIN AT ALL TIMES, AS REQUIRED BY THE CONDITIONS AND PROGRESS OF THE WORK, ALL NECESSARY SAFEGUARDS FOR THE PROTECTION OF WORKMEN AND THE PUBLIC AND SHALL POST DANGER SIGNS WARNING AGAINST THE HAZARDS CREATED BY BUT NOT LIMITED TO SUCH FEATURES OF CONSTRUCTION AS PROTRUDING WALLS, HOISTS, WELL HOLES, SCAFFOLDING, WINDOW OPENINGS, STAIRWAYS, AND FALLING MATERIAL.
- ALL MATERIALS AND EQUIPMENT SHALL BE FREE FROM DEFECTS, AND SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL MANUFACTURER'S CONTAINERS. MATERIALS AND EQUIPMENT SHALL BE STORED OFF THE GROUND AND PROTECTED FROM DAMAGE.
- IT IS THE VENDOR'S RESPONSIBILITY TO INSURE THAT THEIR MATERIALS OR FIXTURES ARE DELIVERED TO THE JOB SITE UNDAMAGED. IN THE EVENT THAT DAMAGE OCCURS DURING SHIPPING, THE VENDOR SHALL REPLACE ALL DAMAGED MATERIAL OR FIXTURES IMMEDIATELY AT NO COST TO ARCHITECT OR THE CONTRACTOR. ANY CLAIMS AGAINST THE SHIPPER FOR DAMAGE THAT OCCURS DURING SHIPPING SHALL MADE BY THE VENDOR DIRECTLY TO THE SHIPPER.
- ALL VENDORS WHOSE MATERIALS OR FIXTURES ARE TO BE INSTALLED BY THE CONTRACTOR SHALL VERIFY DELIVERY DATES WITH THE CONTRACTOR'S ON SITE REPRESENTATIVE IMMEDIATELY UPON RECEIPT OF AN APPROVED PURCHASE ORDER FROM ARCHITECT.
- ABSOLUTELY NO SMOKING OR ALCOHOL CONSUMPTION IS TO BE ALLOWED ON THIS JOB SITE. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO INSURE THAT ALL EMPLOYEES, VENDORS AND SUBCONTRACTORS COMPLY WITH THIS RESTRICTION.
- DRAWINGS ARE NOT TO BE SCALED, ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ARCHITECT'S ATTENTION.
- INTERIOR FINISHES SHALL CONFORM WITH I.B.C. CHAPTER 8.
- THE GENERAL CONTRACTOR SHALL PROVIDE FIRESTOPPING BETWEEN OPEN VERTICAL PARTITIONS AND HORIZONTAL SPACES ABOVE FINISH CEILING.
- ALL WOOD BLOCKING SHALL BE FIRE RETARDANT.
- ALL GYPSUM BOARD SHALL BE 5/8" TYPE 'X'. PROVIDE VERTICAL CONTROL JOINTS AT 20'-0" O.C. MIN. AT WALLS. PROVIDED RATED JOINT DETAIL EQUAL TO WALL RATING IF REQUIRED.
- ALL ROOF PENETRATIONS FOR ANY PURPOSE SHALL BE PERFORMED BY THE DEVELOPER'S ROOFER AND PAID FOR BY THE GENERAL CONTRACTOR.
- ALL PENETRATIONS THROUGH ONE-HOUR RATED WALLS, CEILING DOOR SHALL COMPLY WITH THE REQUIREMENTS OF THE FIRE DEPARTMENT # 1 BC.
- CONTRACTOR TO VERIFY ALL ELECTRICAL AND COMMUNICATION REQUIREMENTS PRIOR TO STARTING PROJECT - ALL DISCREPANCIES ARE TO BE BROUGHT TO THE ARCHITECT'S ATTENTION.
- CONTRACTOR TO VERIFY FLOOR CONDITION PRIOR TO STARTING CONSTRUCTION - FLOOR TO HAVE SMOOTH FINISH PER FLOORING MFR. REQUIREMENTS.
- ALL DIMENSIONS ON FLOOR PLAN SHALL BE TO FACE OF FINISH - TYP. UNL.
- ALL CORRESPONDENCE SHALL BE COORDINATED THRU THE ARCHITECT DURING CONSTRUCTION.

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PROJECT DIRECTORY

ARCHITECT
SCA DESIGN
2525 HORIZON RIDGE PARKWAY #230
HENDERSON, NV 89052
P: (702) 719-2020
F: (702) 269-9673

GENERAL CONTRACTOR
EDGE DESIGN & CONSTRUCTION INC.
6235 DEAN MARTIN DRIVE
LAS VEGAS, NV 89118
P: (702) 550-6118
C: (702) 467-0999

PLUMBING
YOUNG PLUMBING & MECHANICAL INC.
4300 N. PECO #32
LAS VEGAS, NV 89115
P: (702) 643-7555

KITCHEN DESIGNER
MELBIL DESIGN
2915 LOSEE ROAD #105
N. LAS VEGAS, NV 89030
P: (702) 327-8280

ELECTRICAL
LIVE WIRE ELECTRIC LLC.
110 PALMS AIRPORT DRIVE
LAS VEGAS, NV 89119
P: (702) 798-0048

PROJECT

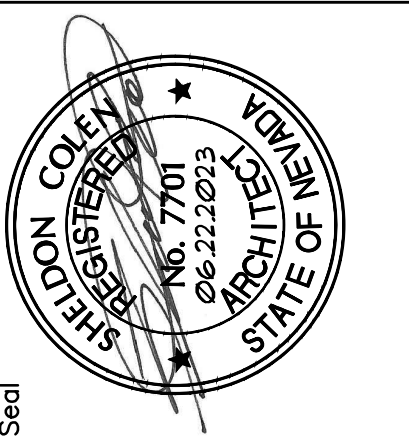
**TENANT IMPROVEMENT
FOR
BRAMARE
AT
3900 S. PARADISE ROAD
SUITE H & J
LAS VEGAS, NV 89169**

CONSULTANT

PLEASE RECYCLE



2525 W. Horizon Ridge Pkwy.
Suite 230
Henderson, Nevada 89052
T 702.719.2020 F 702.269.9673



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PLUMBING ANALYSIS

MINIMUM NUMBER OF PLUMBING FACILITIES PER IBC 2018 2902.1 - AND SOUTHERN NEVADA AMENDMENTS 'A-2' BUSINESS - 1BT OCCUPANTS PER 2018 IBC SECTION TABLE 2902.1, THE TOTAL NUMBER OF WATER CLOSETS FOR GROUP 'A-2' IS 1 PER 75 FOR MEN/WOMEN, WITH 1 LAVATORY PER 200 FOR MEN/WOMEN, AND 1 SERVICE SINK.

PROVIDED:
WATER CLOSETS: (3) TOTAL = (1) MENS AND (2) WOMENS
URINAL: (1) TOTAL = (1) MENS
LAVATORIES: (4) TOTAL = (2) MENS, (2) WOMENS
SERVICE SINKS: (1) TOTAL = (1) SERVICE SINK

REQUIRED:
WATER CLOSETS: (4) TOTAL = (2) MENS AND (2) WOMENS
LAVATORIES: (1) TOTAL = (1) MENS, (1) WOMENS
SERVICE SINKS: (1) TOTAL = (1) SERVICE SINK

PROJECT DATA

APN: 162-15-401-038

SHELL BUILDING CONSTRUCTION TYPE: V-B

OCCUPANCY GROUP: A-2

SPRINKLERED: YES

TOTAL AREA OF TENANT IMPROVEMENT: 4,540 SF. (APPROX)

NUMBER OF STORIES: 1

TOTAL NUMBER OF OCCUPANTS: 157 (SEE AC2 FOR OCCUPANCY ANALYSIS)

TOTAL NUMBER OF EXITS: 4

PROJECT INFO:
PROJECT CONSISTS OF BUT NOT LIMITED TO DEMOLITION OF EXISTING FINISHES, CONSTRUCTION OF NEW WALLS AND DOORS, NEW BAR CONSTRUCTION, NEW CASEWORK, NEW LIGHT FIXTURES, NEW FINISHES.

CODE ANALYSIS

CURRENT CODES: (CLARK COUNTY)

LOCAL BUILDING CODE: - 2018 IBC & LOCAL AMENDMENTS

LIFE SAFETY CODE: - 2018 IBC & LOCAL AMENDMENTS

MECHANICAL: - 2018 UMC & LOCAL AMENDMENTS

PLUMBING: - 2018 UPC & LOCAL AMENDMENTS

ELECTRICAL: - 2017 NEC & LOCAL AMENDMENTS

FIRE: - 2018 INTERNATIONAL FIRE CODE & LOCAL AMENDMENTS

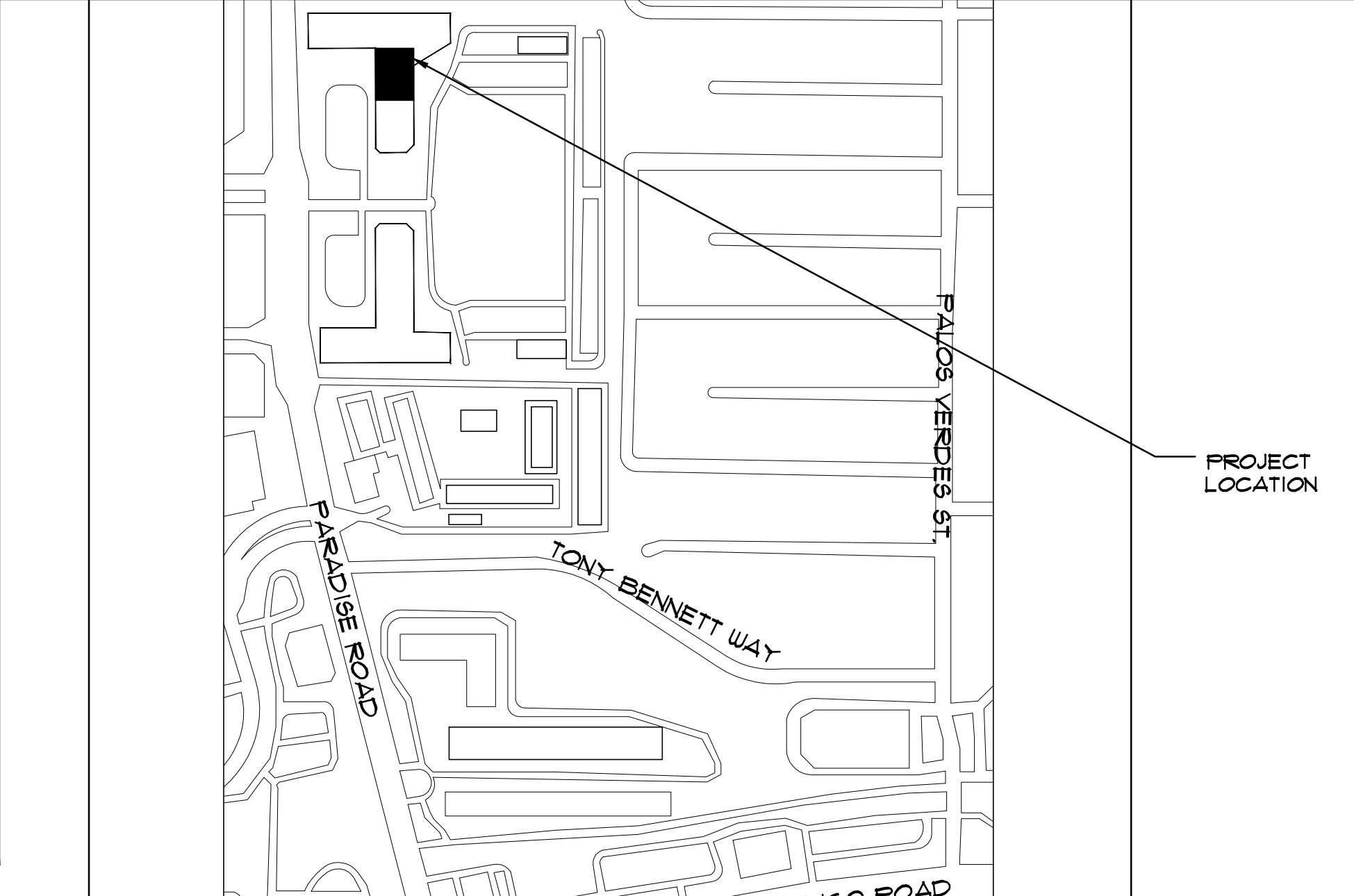
ACCESSIBILITY: - 2009 ICC/ANSI A117.1

ENERGY: - 2018 IECC & LOCAL AMENDMENTS

ABBREVIATIONS

ABV ABOVE	LAV LAVATORY
AFF ABOVE FINISH FLOOR	MFG MANUFACTURE (R)
A/C AIR CONDITIONING	MAX MAXIMUM
ALUM ALUMINUM	MECH MECHANICAL
ARCH ARCHITECT (URAL)	MIN MINIMUM
AT AT	MISC MISCELLANEOUS
	MULL MULLION
BM BEAM	NIC NOT IN CONTRACT
BLK BLOCK (ING)	NTS NOT TO SCALE
BOT BOTTOM	NG NATURAL GRADE
BLDG BUILDING	OFCI OWNER FURNISHED CONTRACTOR INSTALLED
	OFOI OWNER FURNISHED CONTRACTOR INSTALLED OFFICE
CLG CEILING	OFF OFF
CIR CIRCUIT	O/C ON CENTER
CL CLEAR	OPN'G OPENING
COL COLUMN	OPH OPPOSITE HAND
CONC CONCRETE	OD OUTSIDE DIAMETER
CONST CONSTRUCTION	FNT PAINT (ED)
CONT CONTINUOUS	FLAM PLASTIC LAMINATE
CTR COUNTER	FUD FLYWOOD
	FOL FOLISHED
DTL DETAIL	FROJ FROJECT
DIA DIAMETER	RE REFERENCE
DIM DIMENSION	REFR REFRIGERATOR
DBL DOUBLE	REM REMOVE (D) (ABLE)
DF DOUGLAS FIR	REQD REQUIRED
DN DOWN	RELS RESILIENT
DR DOOR	REV REVISION (S) REVISED
DUR DRAWER	RM ROOM
DWG DRAWING	RO ROUGH OPENING
	RD ROUND
EA EACH	SCH SCHEDULE
EGB EDGE BAND	SECT SECTION
ELEV ELEVATION	SHT SHEET
EQ EQUAL	SIM SIMILAR
EQPT EQUIPMENT	SGL SINGLE
EX of (E) EXISTING	SLDG SLIDING
EXP EXPOSED	SC SOLID CORE
EXT EXTERIOR	SLS SURF SOLID SURFACE
EG EXTERIOR GRADE	SS SPECIFICATION
	STO STORAGE
FGS FACE OF STUD	STR STRUCTURAL
FT FEET, FOOT	SUSP SUSPENDED
FIN FINISH (ED)	TEL TELEPHONE
FF FINISH FLOOR	TYP TYPICAL
FP FIREPLAGE	THRU THROUGH
FL FLOOR (ING)	UNO. UNLESS OTHERWISE NOTED
FD FLOOR DRAIN	VIF VERIFY IN FIELD
FLUR FLUORESCENT	VTC VINYL COMPOSITION TILE
FG FURRED (ING)	VERT VERTICAL
FUR FUR	VTR VENT THRU ROOF
	VTC VENT THRU CEILING
GYP BD GYPSUM BOARD	W/ WITH
	W/O WITHOUT
HC HOSE BIBB	WC WATER CLOSET
HG HOLLOW CORE	WD WOOD
HDW HARDWARE	WDB WOOD BASE
HDWD HARDWOOD	WI WROUGHT IRON
HORIZ HORIZONTAL	
HVAC HEATING/VENTILATION/AIR CONDITIONING	
IN (") INCH	
ID INSIDE DIAMETER	
INT INTERIOR	

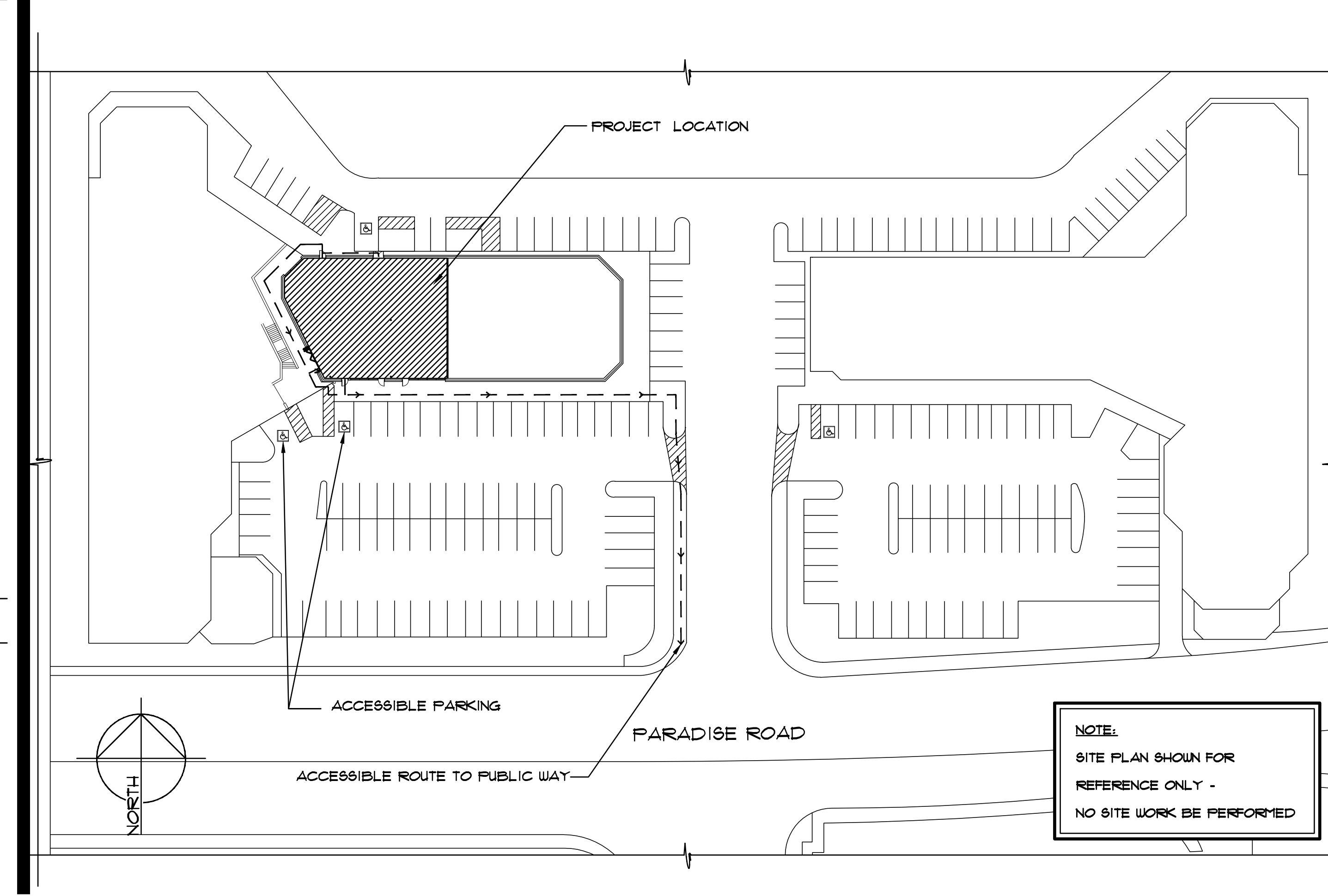
VICINITY MAP



SYMBOLS

SECTIONS	SECTION NUMBER	INTERIOR ELEVATION	ELEVATION NUMBER
	SHEET NUMBER	WINDOW SYMBOL	SHEET NUMBER
EXTERIOR ELEVATION	ELEVATION NUMBER	WALL TYPE	
	SHEET NUMBER	KEYNOTE	
DETAIL REFERENCE	DETAIL NUMBER	DOOR SYMBOL	
	SHEET NUMBER	EQUIPMENT	
ELEVATION HEIGHT			
REVISIONS			

ACCESSIBILITY PLAN



NOTE:
SITE PLAN SHOWN FOR REFERENCE ONLY - NO SITE WORK BE PERFORMED

Project: **BRAMARE - 3900 S. PARADISE SUITE H & J**

Sheet Title: **COVER SHEET**

Dwg. Scale: **AS SHOWN** Date: **06.22.2023** Checked By: **SLC**

Drawn By: **JM**

Revision:

Sheet No. **AC1**

Project No. **22339**

EXIT DOOR CAPACITY

EXIT DOOR NUMBER SUITE 100	EXIT DOOR WIDTH (INCHES)	EXIT DOOR CAPACITY (OCCUPANTS)	ACTUAL USE (OCCUPANTS)
EXIT 1	36/168 (FULLY OPEN)	180/840 (FULLY OPEN)	11
EXIT 2	36	180	-
EXIT 3	60	300	5
EXIT 4	36	180	15

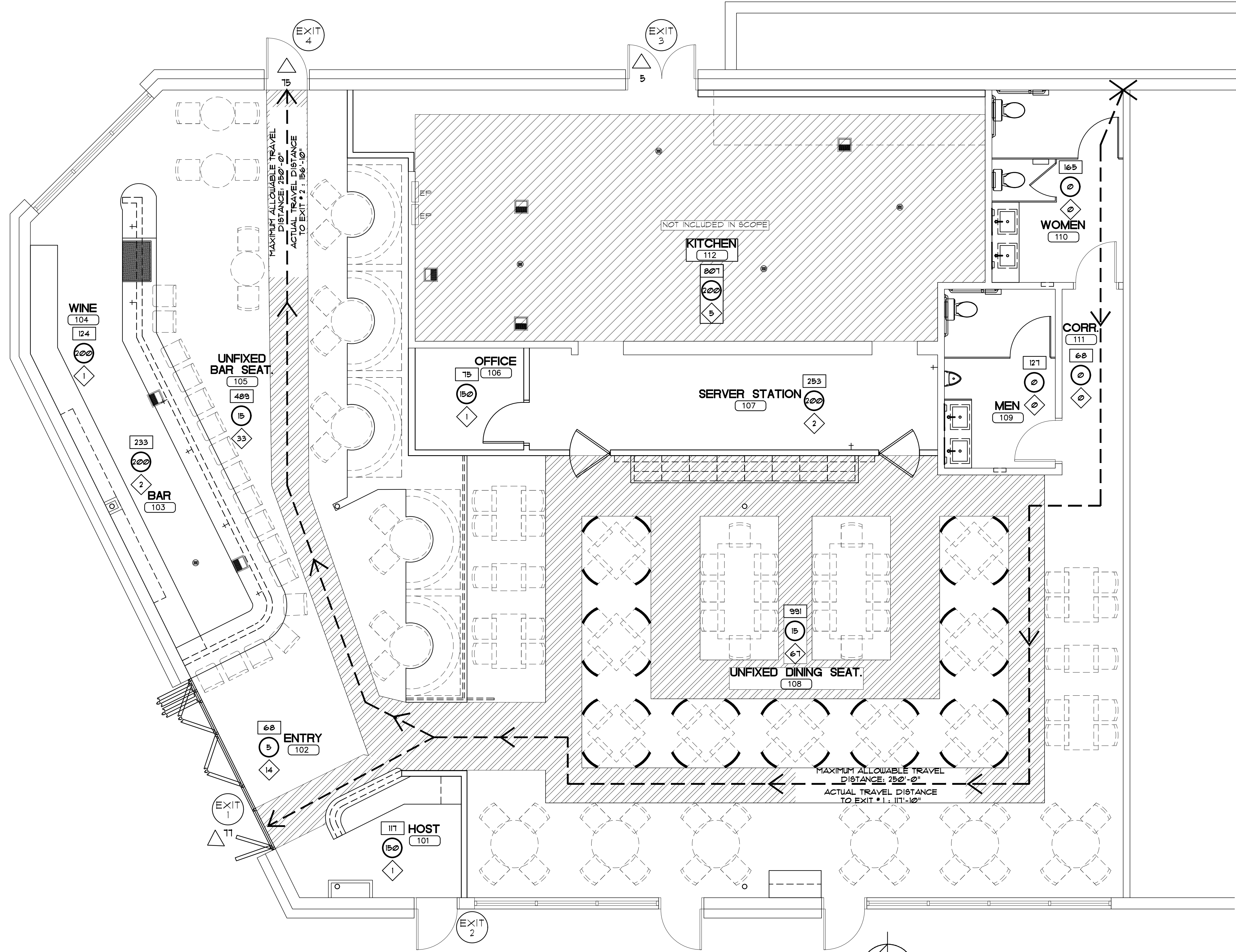
EGRESS ANALYSIS

TOTAL AREA OF TENANT IMPROVEMENT: 4,540 SQ. FT. (APPROX.)

MEANS OF EGRESS -

TOTAL OCCUPANT LOAD = 151 OCCUPANTS
 (PER 2018 IBC SECTION 1005.3.2, EGRESS WIDTH OF DOORS = 02)
 TOTAL EGRESS WIDTH REQUIRED: 02 x 151 = 31.4 INCHES
 TOTAL EGRESS WIDTH PROVIDED: 168 INCHES
 MAXIMUM LENGTH OF EXIT TRAVEL: 250'-0" (2018 IBC TABLE 1011.2)
 MINIMUM NUMBER OF EXITS REQUIRED: 2 (2018 IBC TABLE 1006.2.1)
 MINIMUM WIDTH OF HALLS: 36" (2018 IBC TABLE 1002.2)
 MINIMUM DOOR WIDTH: 32" (2018 IBC SECTION 1010.1.1)

REQUIRED EXITS: 2
 PROVIDED EXITS: 4



OCCUPANCY ANALYSIS

TOTAL AREA OF TENANT IMPROVEMENT: 4,540 SQ. FT. (APPROX.)

ROOM NAME	ROOM NUMBER	SQFT / LOAD FACTOR =
HOST	101	111/150 = 1 OCCUPANT
ENTRY	102	68/5 = 14 OCCUPANTS
BAR	103	233/200 = 2 OCCUPANTS
WINE	104	124/200 = 1 OCCUPANT
UNFIXED BAR SEATING	105	489/15 = 33 OCCUPANTS
BAR SERVICE AISLE	-	206/200 = 2 OCCUPANTS
FIXED BAR SEATING AREA	-	193/(SEE FIXED SEATING CALC BELOW)
OFFICE	106	15/150 = 1 OCCUPANT
SERVER	107	253/200 = 2 OCCUPANTS
UNFIXED DINING SEATING	108	991/15 = 67 OCCUPANTS
DINING ROOM SERVICE AISLE	-	624/200 = 4 OCCUPANT
RESTROOM	109	121/0 = 0 OCCUPANTS
RESTROOM	110	165/0 = 0 OCCUPANTS
CORRIDOR	111	68/10 = 0 OCCUPANTS
KITCHEN	112	807/200 = 5 OCCUPANTS

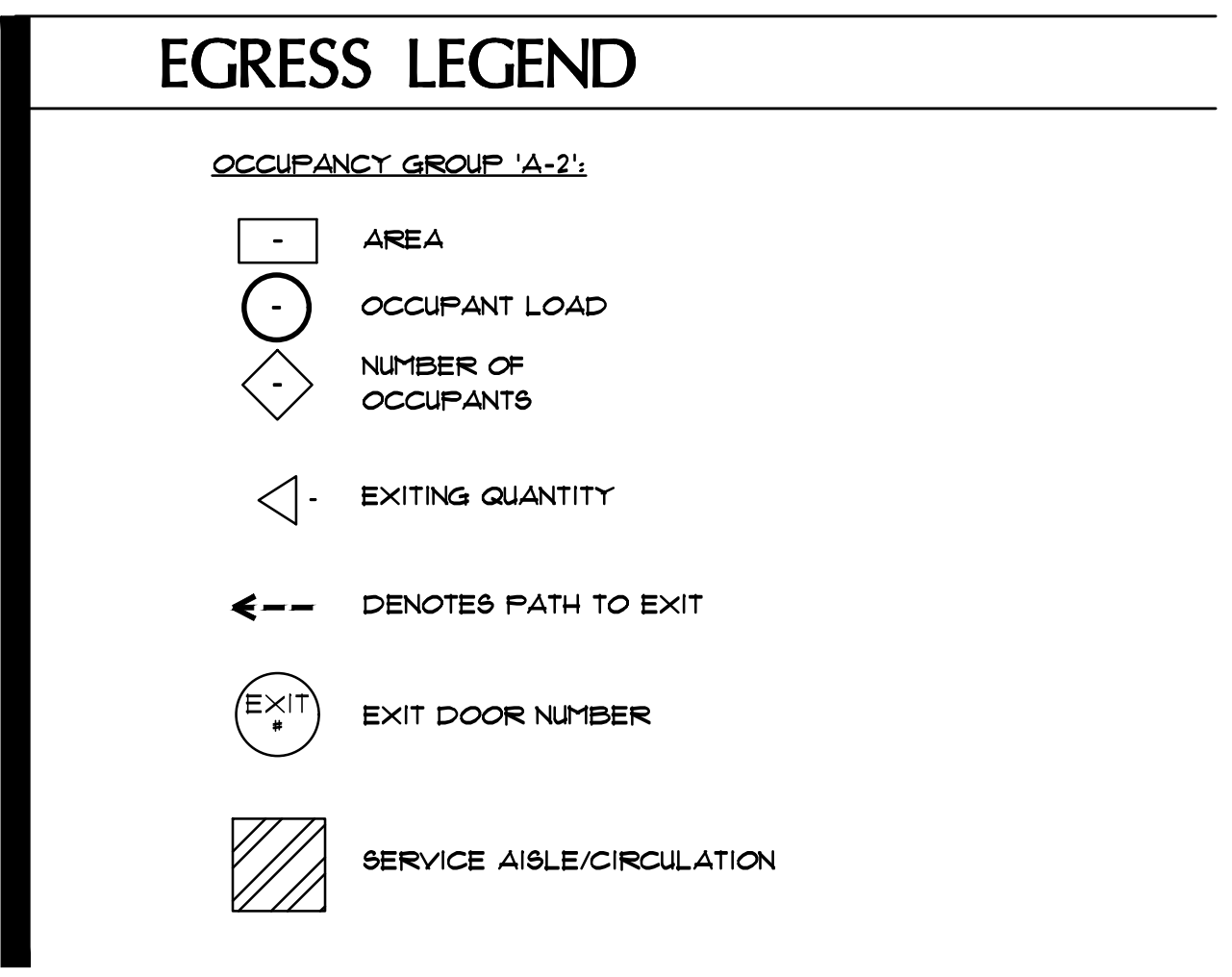
TOTAL OCCUPANT LOAD: 132

FIXED SEATING:

BAR:
 FIXED BOOTH SEATING: 25

TOTAL FIXED SEATING OCCUPANT LOAD: 25

TOTAL OVERALL OCCUPANT LOAD: 151



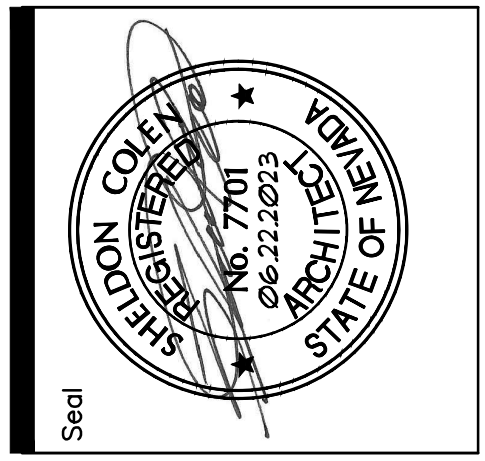
EGRESS PLAN & ANALYSIS
 SCALE: 1/4" = 1'-0"

CONSULTANT

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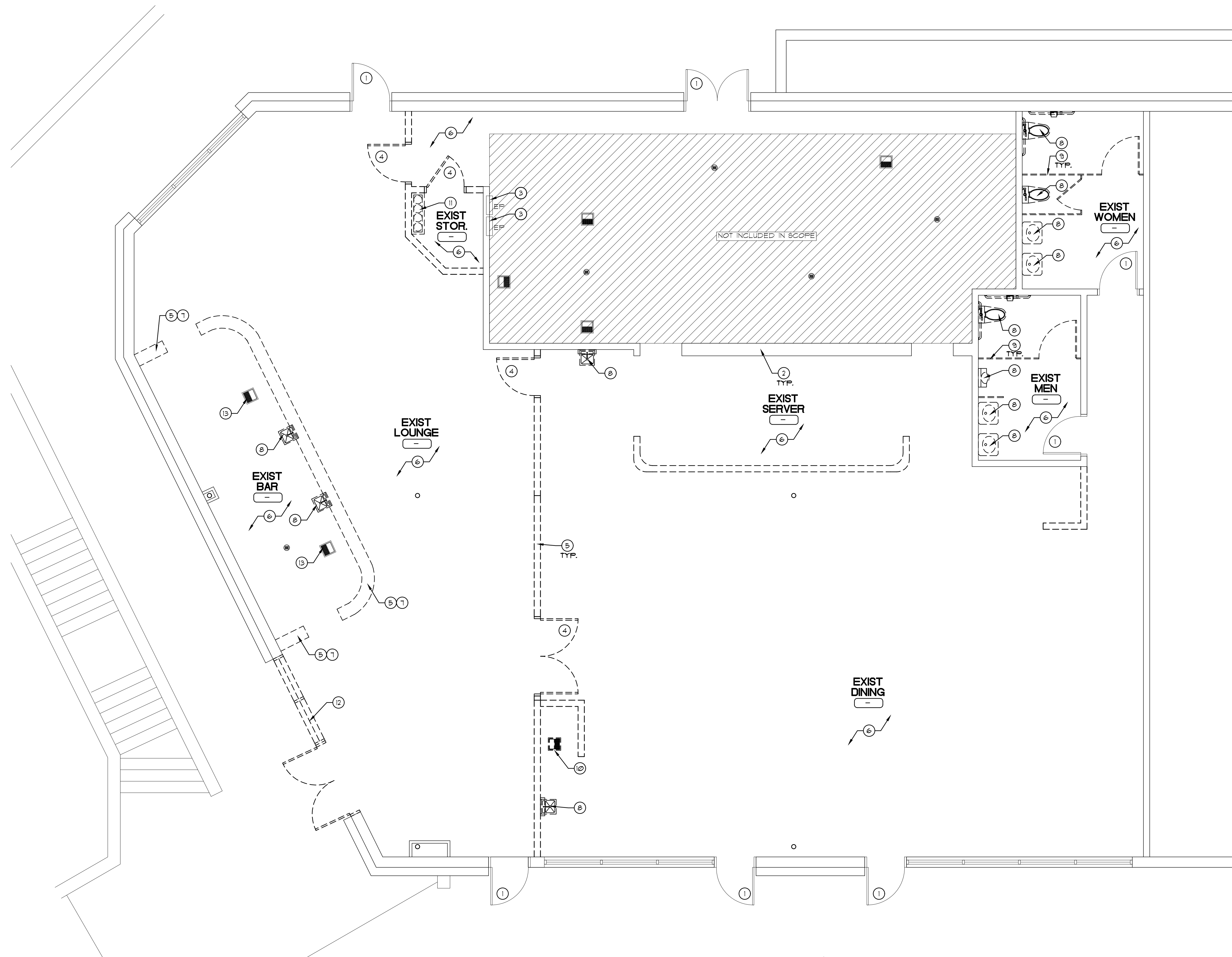
2525 W. Horizon Ridge Pkwy.
 Suite 200
 Henderson, Nevada 89052
 T 702.719.2020 F 702.269.9673



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Project	BRAMARE - 3900 S. PARADISE SUITE H & J		
Sheet Title	EGRESS PLAN & ANALYSIS		
Dwg. Scale	AS SHOWN	Date	06-22-2023
Drawn By	JM	Checked By	SLC
Revision	No.		

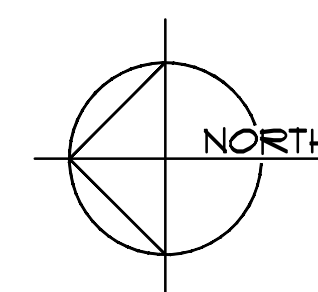
Sheet No.
AC2
 Project No. 22339



DEMOLITION FLOOR PLAN

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

1



GENERAL NOTES

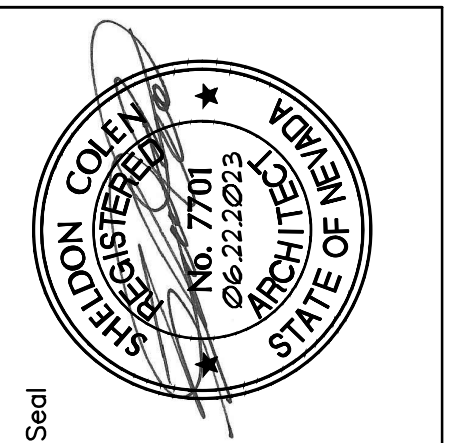
1. PRECAUTIONS MUST BE TAKEN TO PREVENT DAMAGE TO EXISTING WALLS AND EQUIPMENT THROUGHOUT PROJECT WHICH ARE TO REMAIN OR BE RELOCATED. ANY DAMAGE WHICH OCCURS SHALL BE REPAIRED BY CONTRACTOR AT CONTRACTOR'S EXPENSE.
2. REMOVE ALL WALLS, WALL FURRING, FIXTURES AS INDICATED ON PLANS AND AS REQUIRED FOR NEW CONSTRUCTION. PATCH AND REPAIR WALLS AS REQUIRED AND PREPARE WALLS AS REQUIRED FOR NEW FINISHES.
3. REMOVE ALL EXISTING FLOOR MATERIAL AND OTHER FIXTURES THROUGHOUT PROJECT AS REQUIRED FOR NEW FLOOR FINISHES. PREPARE FLOOR AS REQUIRED FOR NEW FLOOR FINISHES.
4. GENERAL CONTRACTOR SHALL VERIFY WITH LANDLORD PRIOR TO BEGINNING CONSTRUCTION, LANDLORD'S EXTENT OF DEMOLITION (IF ANY) AND TENANT CONTRACTOR'S EXTENT AND RESPONSIBILITIES PRIOR TO SUBMITTAL OF BID.
5. ALL FINISHES, MATERIALS, SYSTEMS, FIXTURES, ETC. WHICH ARE TO REMAIN MUST BE RESTORED TO A "LIKE-NEW" CONDITION. VERIFY WITH ARCHITECT.
6. REMOVE ALL EXISTING MECHANICAL EQUIPMENT, DUCTWORK, PIPING, SYSTEMS, ETC. NOT BEING USED, DO NOT JUST ABANDON.
7. CONTRACTOR TO PROVIDE ALL NECESSARY DEMOLITION AT THE EXTENT INDICATED BY THE ARCHITECT. PROVIDE ALL NECESSARY DEMOLITION TO REMOVE UNUSED CONDUIT, CABLE, J-BOXES, RECEPTACLES, SWITCHES, LIGHTS, ETC. BACK TO THE NEAREST ACTIVE POWER SOURCE. PROVIDE WITH UPDATED PANEL DIRECTORIES AT THE COMPLETION OF THE PROJECT FOR ALL EXISTING AND NEW CIRCUITS BEING UTILIZED. EXISTING DEVICES TO BE REMOVED TO BE RETURNED TO ARCHITECT.
8. CARE TO BE TAKEN TO NOT DAMAGE EXISTING FIRE SFRINKLER SYSTEM. GENERAL CONTRACTOR TO INFORM THE ARCHITECT OF ANY DISCREPANCIES.
9. SYSTEM OUTAGES TO ONLY OCCUR AT TIMES APPROVED BY THE ARCHITECT. IN WRITING. SERVICE TO BE MAINTAINED IN EXISTING AREAS THROUGH PORTABLE GENERATORS, TEMPORARY POWER, CABLES, OUTLETS, ETC. TO REMAIN CONTINUITY. PLACEMENT OF PORTABLE EQUIPMENT SUBJECT TO ARCHITECT'S APPROVAL.
10. CONTRACTOR TO DOCUMENT ANY AND ALL DISCREPANCIES AND RETURN TO ARCHITECT IN ORDER TO MAINTAIN MECHANICAL, PLUMBING, AND ELECTRICAL SYSTEMS ON LEVEL 1 OPERATIONAL.
11. CONTRACTOR TO INCLUDE CONTINGENCY AND COORDINATE WITH FUTURE TENANT IMPROVEMENT CONSTRUCTION PLANS.

KEYNOTES

- KEYNOTES BELOW APPLY TO THIS SHEET ONLY
- 1 EXISTING DOOR - TO REMAIN.
 - 2 EXISTING PARTITION - TO REMAIN.
 - 3 EXISTING ELECTRICAL PANEL - TO REMAIN.
 - 4 DOOR & FRAME TO BE REMOVED:
- CARE TO BE TAKEN NOT TO DAMAGE ADJACENT ITEMS AND AREA TO REMAIN.
 - 5 EXISTING PARTITION TO BE REMOVED:
- CARE TO BE TAKEN NOT TO DAMAGE ADJACENT ITEMS AND AREA TO REMAIN.
 - 6 EXISTING FLOOR FINISH TO BE REMOVED FROM CONCRETE SUBFLOOR:
- PATCH, REPAIR AND PREP FOR NEW FLOORING.
 - 7 EXISTING MILLWORK TO BE REMOVED:
- CARE TO BE TAKEN NOT TO DAMAGE ADJACENT ITEMS AND AREA TO REMAIN.
 - 8 PLUMBING FIXTURE TO BE REMOVED:
- CAP EXISTING PLUMBING LINE AS REQUIRED FOR FUTURE USE, DO NOT ABANDON.
 - 9 EXISTING TOILET PARTITION TO BE REMOVED:
- CARE TO BE TAKEN NOT TO DAMAGE ADJACENT ITEMS AND AREA TO REMAIN.
 - 10 EXISTING FLOOR SINK/DRAIN TO BE REMOVED:
- CAP EXISTING PLUMBING LINE FOR FUTURE USE, DO NOT ABANDON.
- CARE TO BE TAKEN NOT TO DAMAGE ADJACENT ITEMS AND AREA TO REMAIN.
 - 11 EXISTING BEVERAGE LINES TO BE REMOVED:
- CARE TO BE TAKEN NOT TO DAMAGE ADJACENT ITEMS AND AREA TO REMAIN.
 - 12 EXISTING EXTERIOR STOREFRONT DOOR/GLAZING SYSTEM TO BE REMOVED:
- CARE TO BE TAKEN NOT TO DAMAGE ADJACENT ITEMS AND AREA TO REMAIN.
 - 15 EXISTING FLOOR SINK/DRAIN TO REMAIN.

CONSULTANT

SCA design
 2525 W. Horizon Ridge Pkwy.
 Suite 230
 Henderson, Nevada 89052
 T 702.719.2020 F 702.269.9673

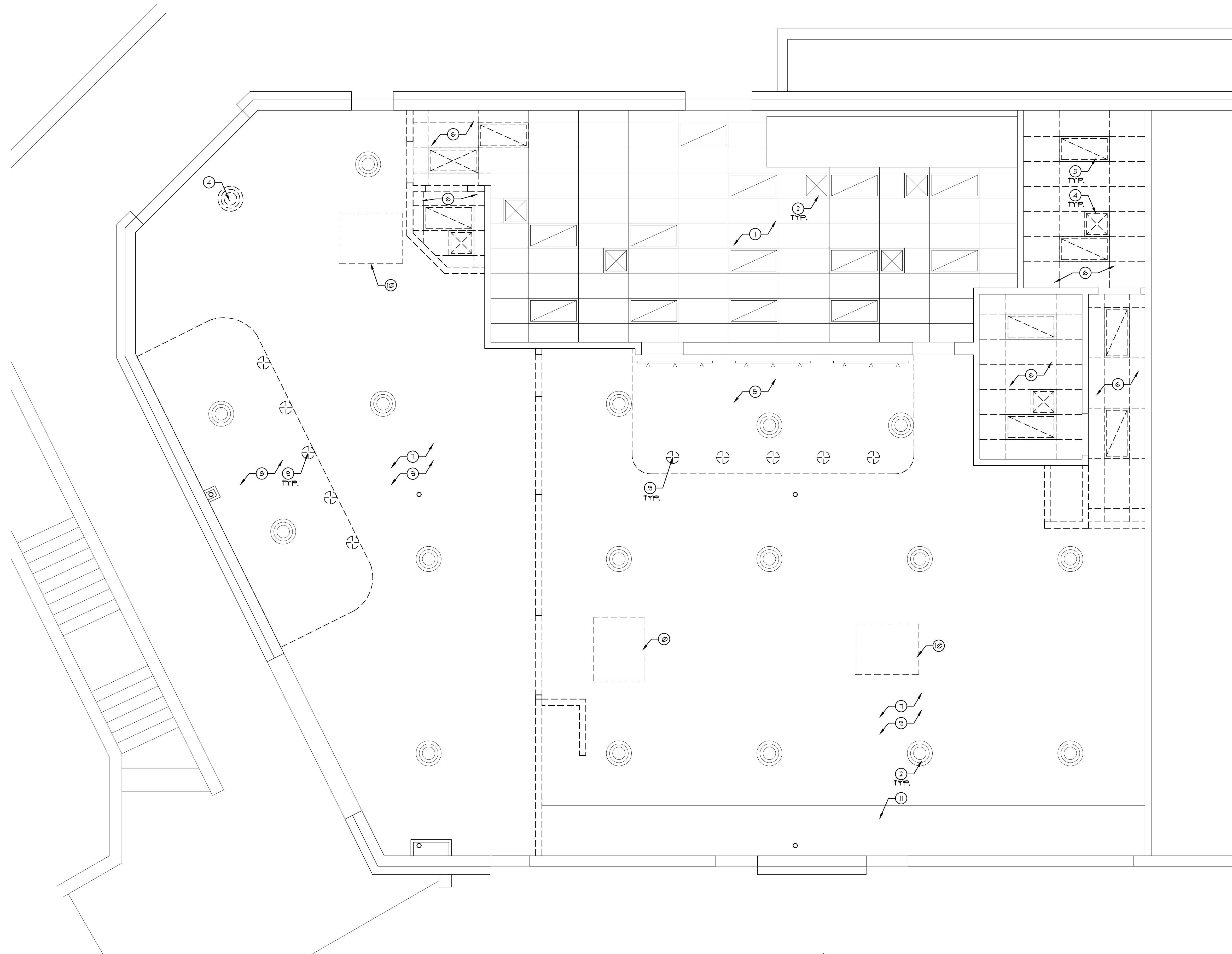


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Project	BRAMARE - 3900 S. PARADISE SUITE H & J
Sheet Title	DEMOLITION FLOOR PLAN
Dwg. Scale	AS SHOWN
Date	06/22/2023
Drawn By	JM
Checked By	SLC
No.	Revision

Sheet No.
AD1.1
 Project No. 22339

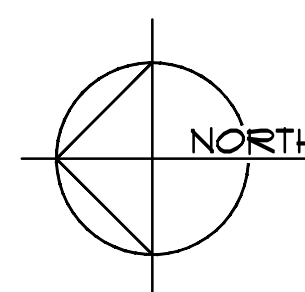
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DEMOLITION CEILING PLAN

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

1



GENERAL NOTES

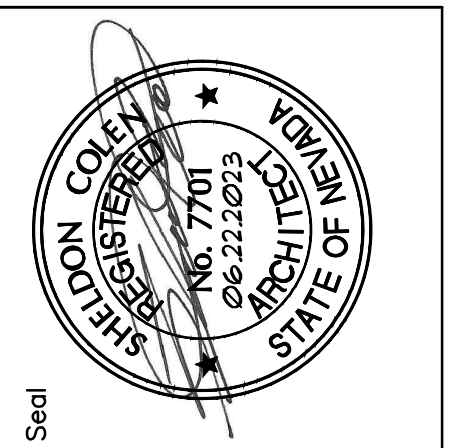
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7. CONTRACTOR TO PROVIDE ALL NECESSARY DEMOLITION AT THE EXTENT INDICATED BY THE ARCHITECT. PROVIDE ALL NECESSARY DEMOLITION TO REMOVE UNUSED CONDUIT, CABLE, J-BOXES, RECEPTACLES, SWITCHES, LIGHTS, ETC. BACK TO THE NEAREST ACTIVE POWER SOURCE. PROVIDE WITH UPDATED PANEL DIRECTORIES AT THE COMPLETION OF THE PROJECT FOR ALL EXISTING AND NEW CIRCUITS BEING UTILIZED. EXISTING DEVICES TO BE REMOVED TO BE RETURNED TO ARCHITECT.
8. CARE TO BE TAKEN TO NOT DAMAGE EXISTING FIRE SPRINKLER SYSTEM. GENERAL CONTRACTOR TO INFORM THE ARCHITECT OF ANY DISCREPANCIES.
9. SYSTEM OUTAGES TO ONLY OCCUR AT TIMES APPROVED BY THE ARCHITECT, IN WRITING. SERVICE TO BE MAINTAINED IN EXISTING AREAS THROUGH PORTABLE GENERATORS, TEMPORARY POWER, CABLES, OUTLETS, ETC. TO REMAIN CONTINUITY. PLACEMENT OF PORTABLE EQUIPMENT SUBJECT TO ARCHITECT'S APPROVAL.
10. CONTRACTOR TO DOCUMENT ANY AND ALL DISCREPANCIES AND RETURN TO ARCHITECT IN ORDER TO MAINTAIN MECHANICAL, PLUMBING, AND ELECTRICAL SYSTEMS ON LEVEL 1 OPERATIONAL.
11. CONTRACTOR TO INCLUDE CONTINGENCY AND COORDINATE WITH FUTURE TENANT IMPROVEMENT CONSTRUCTION PLANS.

KEYNOTES

- KEYNOTES BELOW APPLY TO THIS SHEET ONLY.**
- 1 EXISTING CEILING GRID SYSTEM AND LIGHT FIXTURES TO REMAIN.
 - 2 EXISTING HVAC REGISTER TO REMAIN.
 - 3 EXISTING LAY-IN LIGHT FIXTURE TO BE REMOVED. - CARE TO BE TAKEN NOT TO DAMAGE ADJACENT ITEMS AND AREA TO REMAIN.
 - 4 EXISTING HVAC RETURN/SUPPLY TO BE REMOVED: - CARE TO BE TAKEN NOT TO DAMAGE ADJACENT ITEMS AND AREA TO REMAIN. - G.G. TO BE RELOCATED AS REQUIRED. - REFER TO MECHANICAL DRAWINGS.
 - 5 EXISTING GYP. BD. SOFFIT TO BE MODIFIED: - REFER TO A3 FOR NEW LAYOUT. - CARE TO BE TAKEN NOT TO DAMAGE ADJACENT ITEMS AND AREA TO REMAIN.
 - 6 EXISTING CEILING GRID SYSTEM AND LIGHT FIXTURES TO BE REMOVED: - CARE TO BE TAKEN NOT TO DAMAGE ADJACENT ITEMS AND AREA TO REMAIN.
 - 7 EXISTING OPEN CEILING TO REMAIN. - PATCH AND REPAIR SCRIM PAPER AS REQUIRED FOR NEW CONSTRUCTION.
 - 8 EXISTING GYP. BD. SOFFIT TO BE REMOVED: - CARE TO BE TAKEN NOT TO DAMAGE ADJACENT ITEMS AND AREA TO REMAIN.
 - 9 EXISTING PENDANT LIGHT FIXTURES THROUGHOUT OPEN CEILING TO BE REMOVED: - CARE TO BE TAKEN NOT TO DAMAGE ADJACENT ITEMS AND AREA TO REMAIN.
 - 10 EXISTING RTU ABOVE TO REMAIN.
 - 11 EXISTING SOFFIT FRAMING TO REMAIN: - MODIFY AS SHOWN, SEE SHEET A3. - CARE TO BE TAKEN NOT TO DAMAGE ADJACENT ITEMS AND AREA TO REMAIN.

CONSULTANT

scadesign
 2525 W. Horizon Ridge Pkwy.
 Suite 230
 Henderson, Nevada 89052
 T 702.718.2020 F 702.268.9673

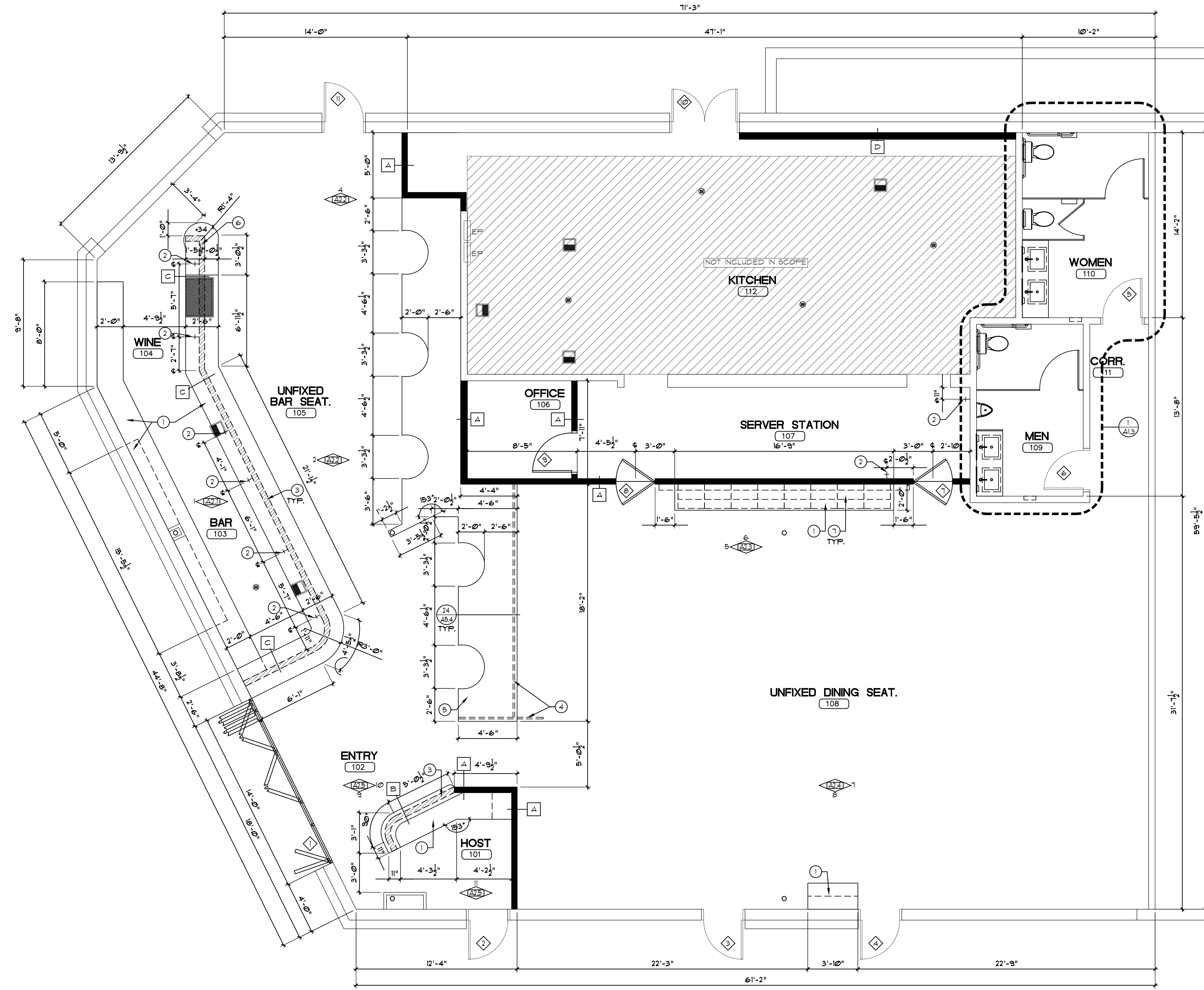


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Project	BRAMARE - 3900 S. PARADISE SUITE H & J	
	No.	Revision
Sheet Title	DEMOLITION CEILING PLAN	
Dwg. Scale	AS SHOWN	Date 08.22.2023
Drawn By	JM	Checked By SLC

Sheet No.
AD1.2
 Project No. 22339

PLEASE RECYCLE



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

WALL LEGEND

- INTERIOR WALL WALL TYPE A**
NOTE: FINISH PER SCHEDULE
- INTERIOR WALL WALL TYPE B**
NOTE: FINISH PER SCHEDULE
- INTERIOR WALL WALL TYPE C**
NOTE: FINISH PER SCHEDULE
- INTERIOR WALL WALL TYPE D**
NOTE: FINISH PER SCHEDULE

NOTE:
ALL WALL CORNERS AND CEILINGS TO RECEIVE FRP OR TILE SHALL HAVE 90° EDGES.
- VERIFY WITH OWNER.

ALL CORNERS IN FRONT SALES AREA WHERE GYPSUM BOARD FINISH OCCURS TO RECEIVE METAL BULLNOSE EDGES.

ALL DIMENSIONS ON FLOOR PLAN SHALL BE TO FACE OF STUD WALL TYPICAL UNO.

G.C. TO FIELD VERIFY ALL DIMENSIONS PRIOR TO STARTING CONSTRUCTION AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.

G.C. TO VERIFY ALL ELECTRICAL WITH OWNER PRIOR TO STARTING CONSTRUCTION.

ALL JAMBS AT DOORS SHALL BE 2" TYPICAL UNO.

USE MOISTURE RESISTANT GREEN GYP. BD. IN ALL WET AREAS.

ALL WALL INSULATION TO BE 6" ABOVE FINISH CEILING IN CONDITION AREA ONLY.

GENERAL NOTES

- 1) WALL TYPES & CONSTRUCTION SEE DESCRIPTIONS PROVIDED IN WALL LEGEND ON THIS SHEET.
- 2) DOOR TYPES & CONSTRUCTION SEE DOOR FINISH SCHEDULE ON SHEET A4.2.
- 3) ROOM FINISHES & CONSTRUCTION: SEE ROOM FINISH SCHEDULE ON SHEET, A4.2.
- 4) ALL DIMENSIONS ARE REFERENCED TO FACE OF STUD UNLESS NOTED OTHERWISE.
- 5) INTERIOR WALL FINISHES IN REST ROOMS SHALL BE MOISTURE RESISTANT GYPSUM BOARD TAPED & PRIMED TO 60" AFF.
- SEE SHEET A13-14 FOR ENLARGED PLANS AND A2.1-2.5 FOR ELEVATIONS.
- 6) ACCESSIBLE ENTRANCES TO TOILET FACILITIES SHALL BE IDENTIFIED BY THE INTERNATIONAL SYMBOL OF ACCESSIBILITY (PER ICC/ANS) A11.1 - 2009, CHAPTER 7).
- 7) ANY LOW VOLTAGE REQUIREMENTS ARE EXCLUDED FROM THIS DRAWING SET AND SHALL BE ONLY COORDINATED WITH CLIENT AND/OR, IF ANY 3RD PARTY CONSULTANTS.

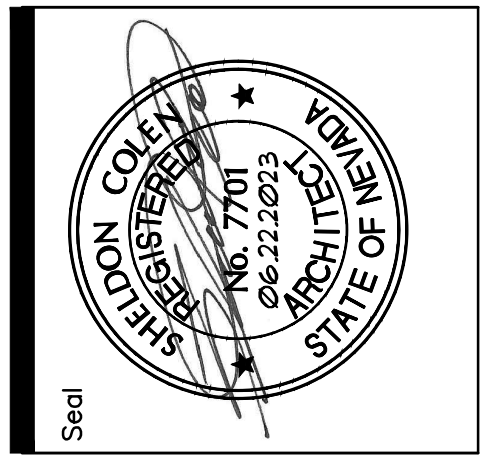
KEYNOTES

- KEYNOTES BELOW APPLY TO THIS SHEET ONLY.**
- 1 NEW MILLWORK:
- G.C. TO PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO CONSTRUCTION.
- SEE INTERIOR ELEVATIONS A2 SHEETS.
 - 2 NEW PLUMBING LINE FOR HAND/EQUIPMENT SINK:
- INSTALL PER MFR SPECS.
- SEE PLUMBING DRAWINGS.
 - 3 PARTIAL HEIGHT PARTITION:
- REFER TO THIS SHEET FOR PARTITION LEGEND.
- SEE DETAIL 25/AB.4.
 - 4 ARCHITECTURAL CHAIN CURTAIN:
- INSTALL PER MFR SPECS.
- REFER TO 23/AB.4 FOR ATTACHMENT DETAIL.
 - 5 6" H FRAMED PLATFORM:
- G.C. TO PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO CONSTRUCTION.
- REFER TO 24/AB.4 FOR DETAILS.
 - 6 PARTIAL HEIGHT PARTITION:
- REFER TO THIS SHEET FOR PARTITION LEGEND.
- REFER TO 30/AB.4 FOR DETAIL.
 - 7 OWNER PROVIDED WINE COOLER:
- SIZED FOR EUROCAVE, PERFORMANCE 59, 33"X23.5"X21.65"D.
- INSTALL PER MFR SPECS.
- SEE ELECTRICAL DRAWINGS.

NOTE:
- GENERAL CONTRACTOR TO PROVIDE SUBMITTALS AND SHOP DRAWINGS TO ARCHITECT FOR APPROVAL PRIOR TO ORDERING MATERIALS.

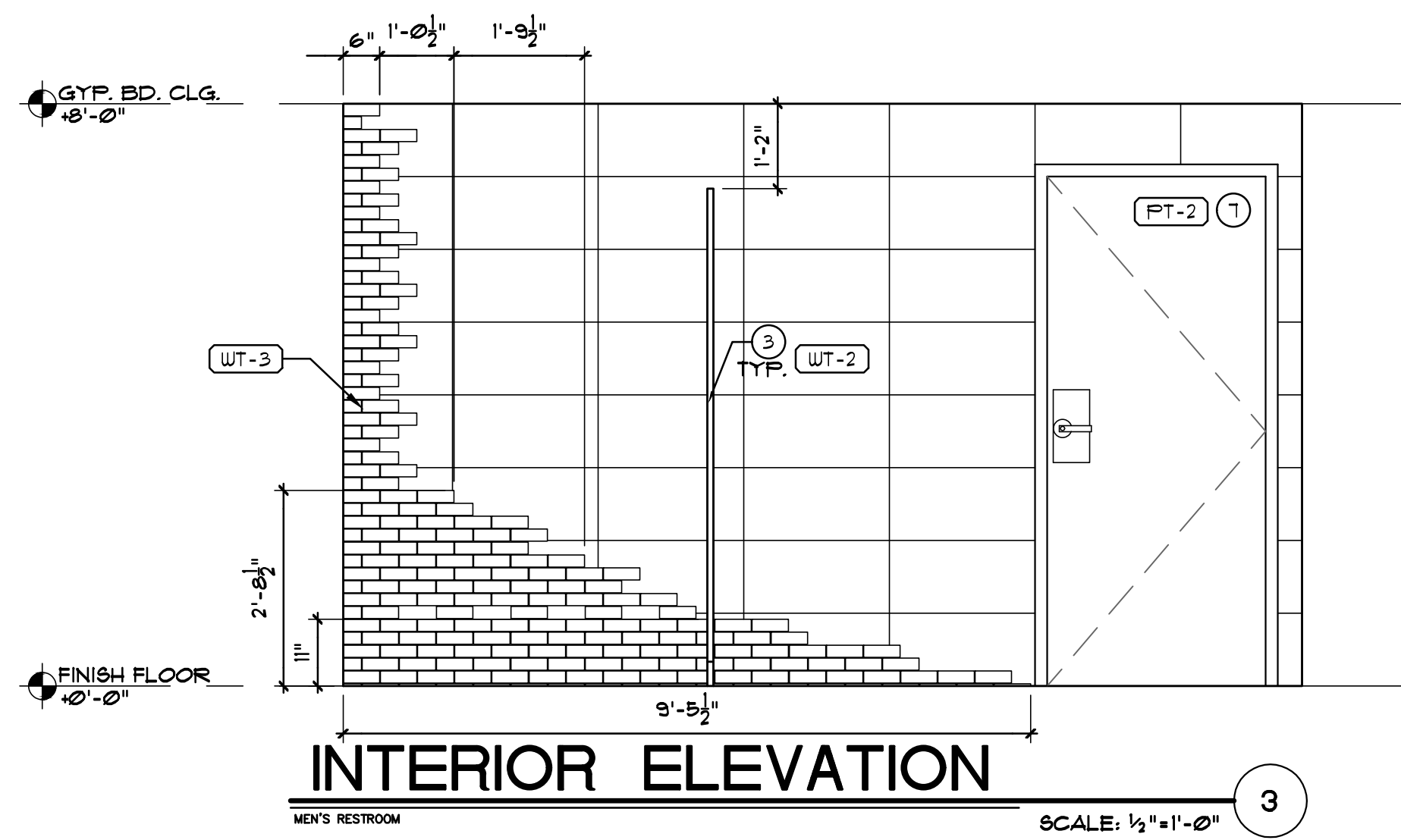
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SCA design
2525 W. Horizon Ridge Pkwy.
Suite 230
Henderson, Nevada 89052
T 702.718.2020 F 702.269.9673



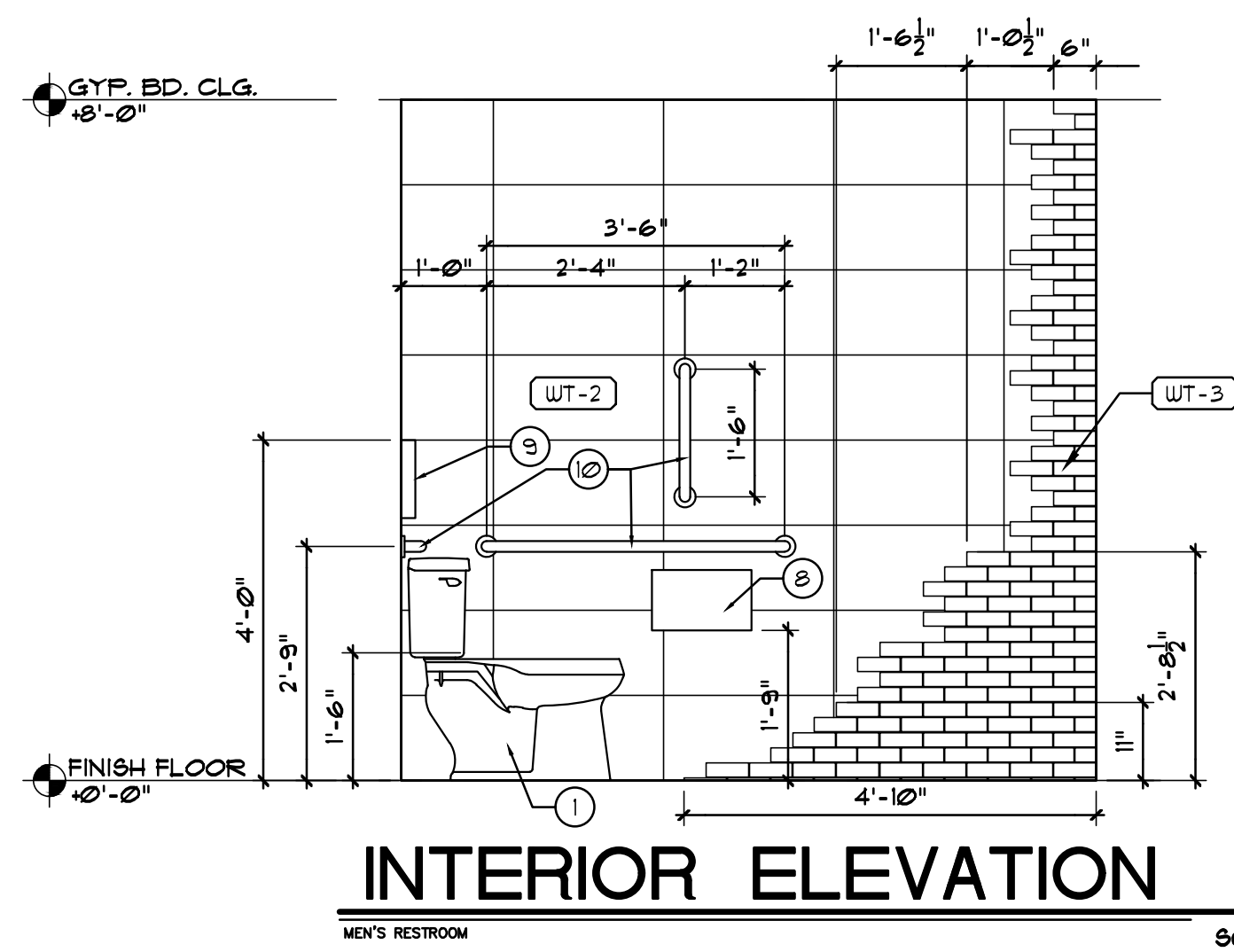
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Project	BRAMARE - 3900 S. PARADISE SUITE H & J
Sheet Title	FLOOR PLAN
Dwg. Scale	AS SHOWN
Date	08.22.2023
Drawn By	JM
Checked By	SLC
No.	Revision



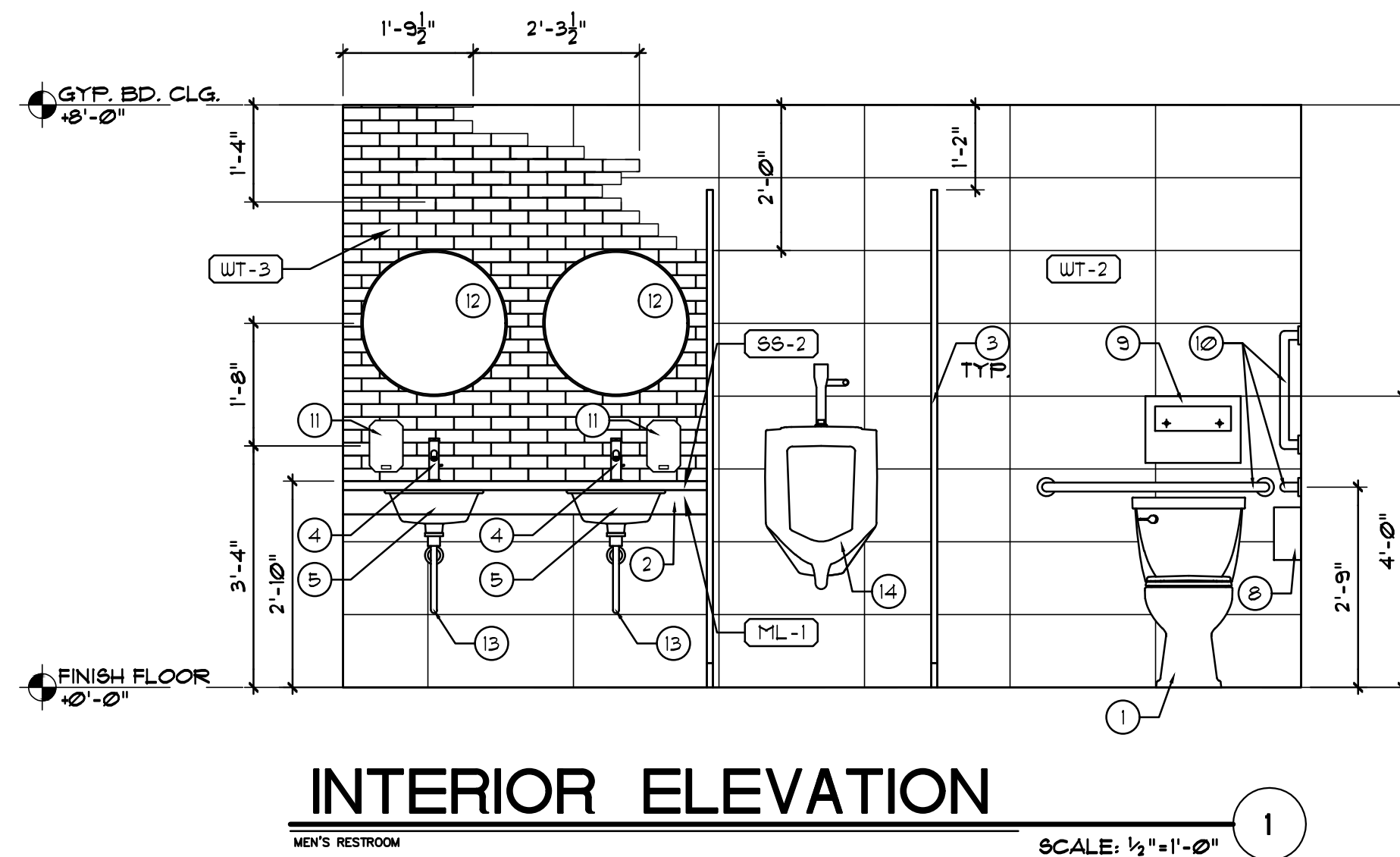
INTERIOR ELEVATION

SCALE: 1/2"=1'-0" 3



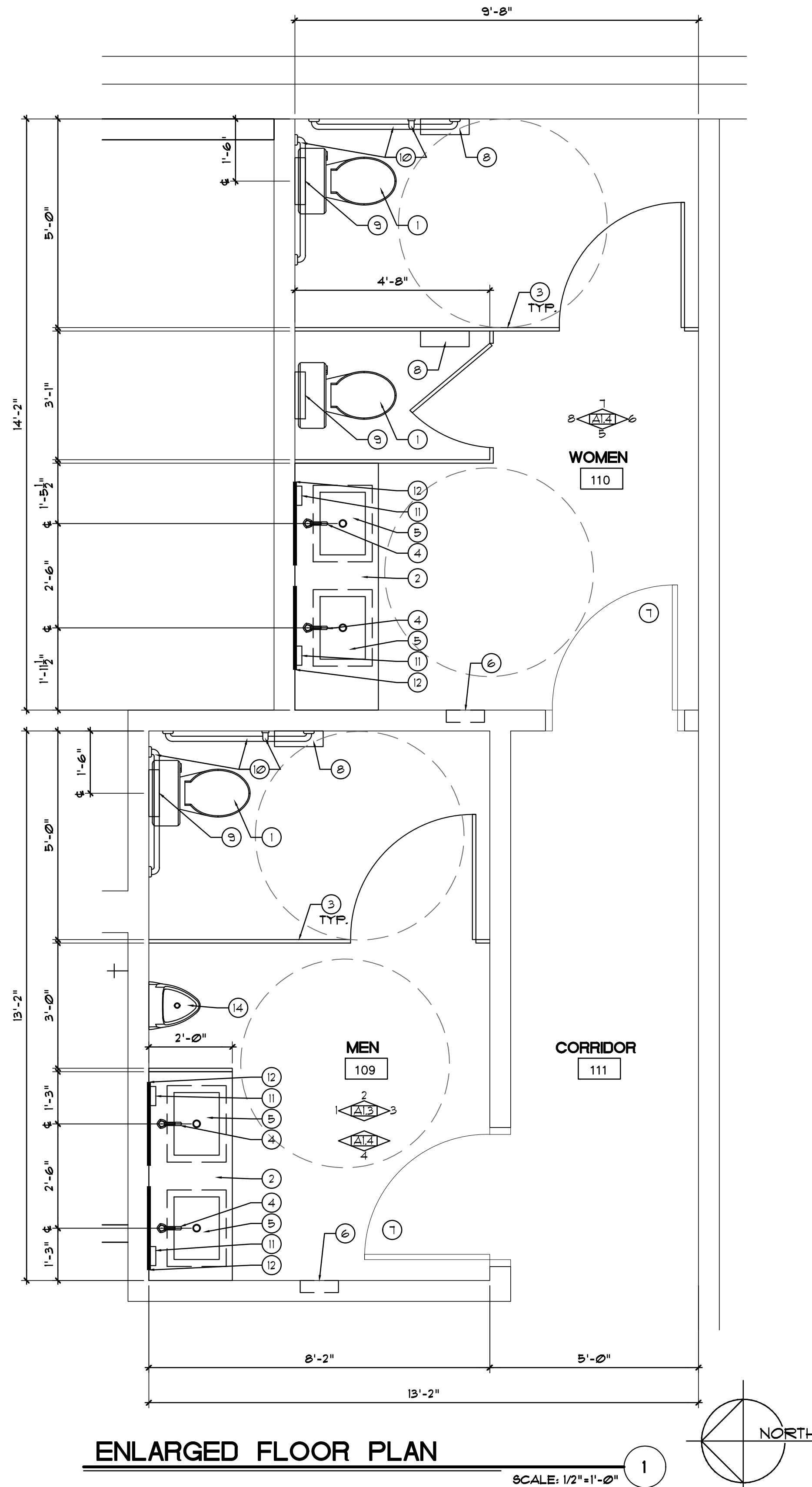
INTERIOR ELEVATION

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



INTERIOR ELEVATION

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



ENLARGED FLOOR PLAN

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

GENERAL NOTES

- GRAB BARS SHALL BE 1 1/2" TO 2" DIA. MAX WITH 1/2" CLEAR TO ADJACENT WALL.
- BAR FASTENERS AND MOUNTING SUPPORT SHALL BE ABLE TO WITHSTAND 250 LBS/FT IN BENDING SHEAR AND TENSION.
- A CLEAR FLOOR SPACE OF 30"x48" SHALL BE PROVIDED IN FRONT OF LAVATORY TO ALLOW FORWARD APPROACH.
- GREEN BOARD SHALL BE PROVIDED ON ALL WALLS WITHIN 24" OF THE FRONT AND SIDES OF WATER CLOSETS.
- WATER CLOSET FLUSH VALVE CONTROLS, AND FAUCET AND OPERATING MECHANISM CONTROLS, SHALL BE OPERABLE WITH ONE HAND, SHALL NOT REQUIRE TIGHT GRASPING, FINCHING, OR TWISTING OF THE WRISTS, AND SHALL BE MOUNTED NO MORE THAN 36" ABOVE THE FLOOR.
- THE FORCE REQUIRED TO ACTIVATE WATER CLOSET FLUSH VALVE CONTROLS, AND FAUCET AND OPERATING MECHANISM CONTROLS SHALL BE NO GREATER THAN 5 LBS.
- ALL PLAN VIEW DIMENSIONS ARE TO "FINISH SURFACE", UNO.
- CONTROLS FOR WATER CLOSET FLUSH VALVES SHALL BE MOUNTED ON THE WIDE SIDE OF TOILET AREAS.
- FAUCETS SHALL BE LEVER TYPE, ELECTRONICALLY ACTIVATED OR APPROVED SELF-CLOSING VALVES (MIN. 10 SECOND FLOW OPEN).
- PROVIDE BLOCKING AS REQUIRED FOR ALL GRAB BARS AND ACCESSORIES.
- PROVIDE TILE CUTS AT FLOOR WHERE APPLICABLE.

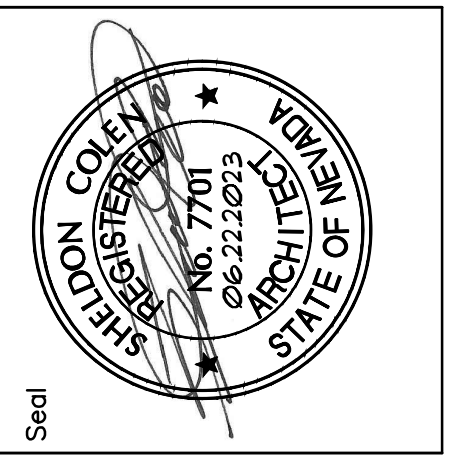
KEYNOTES

- KEYNOTES BELOW APPLY TO THIS SHEET ONLY.
- ADA ACCESSIBLE WATER CLOSET:
 - SEE PLUMBING.
 - COMPLY WITH CURRENT ADA STANDARDS.
 - 24"D COUNTERTOP W/ 4"H BACK SPLASH & 4"H SKIRT:
 - COUNTER TOP & BACKSPLASH: SS-2, SKIRT: ML-1.
 - REFER TO A4.2 FOR FINISH SPECIFICATIONS.
 - GC TO SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO CONSTRUCTION.
 - PHENOLIC TOILET PARTITION:
 - BRADLEY, LOFT SERIES, EURO-STYLE PARTITIONS, COLOR: GRAPHITE.
 - INSTALL PER MFR SPECS.
 - SINGLE HANDLE FAUCET:
 - DELTA FAUCET, TRINIC SINGLE HANDLE FAUCET.
 - MODEL: 559LF-BLMPU-R, FINISH: MATTE BLACK.
 - INSTALL PER MFR SPECS.
 - SEE PLUMBING DRAWINGS.
 - UNDERMOUNT SINK:
 - SIGNATURE HARDWARE UNDERMOUNT SINK, 20" COPPER.
 - MODEL: BC140555550, FINISH: SMOOTH.
 - INSTALL PER MFR SPECS.
 - SEE PLUMBING DRAWINGS.
 - PAPER TOWEL DISPENSER:
 - BOBRICK, RECESSED PAPER TOWEL DISPENSER & WASTE RECEPTACLE.
 - MODEL: B-3803-MBLK, FINISH: MATTE BLACK.
 - INSTALL PER MFR SPECS.
 - COMPLY WITH CURRENT ADA STANDARDS.
 - TOILET TISSUE DISPENSER:
 - BOBRICK, SURFACE MOUNTED TOILET TISSUE DISPENSER.
 - MODEL: B-3580-MBLK, FINISH: MATTE BLACK.
 - INSTALL PER MFR SPECS.
 - COMPLY WITH CURRENT ADA STANDARDS.
 - TOILET SEAT COVER DISPENSER:
 - BOBRICK, SURFACE MOUNTED SEAT COVER DISPENSER.
 - MODEL: B-221-MBLK, FINISH: MATTE BLACK.
 - INSTALL PER MFR SPECS.
 - COMPLY WITH CURRENT ADA STANDARDS.
 - GRAB BARS:
 - BOBRICK, SIZES LISTED BELOW.
 - MODEL: B0C-MBLK, FINISH: MATTE BLACK.
 - 1 1/2" DIAMETER.
 - SIDE BAR TO BE 42" MIN. LONG.
 - BACK BAR TO BE 36" MIN. LONG.
 - VERTICAL BAR TO BE 18" MIN. LONG.
 - COMPLY WITH CURRENT ADA STANDARDS.
 - SEE DETAIL 8/5.1.
 - SOAP DISPENSER:
 - BOBRICK, SURFACE MOUNTED SOAP DISPENSER.
 - MODEL: B-42, FINISH: BLACK.
 - INSTALL PER MFR SPECS.
 - MIRROR:
 - THELIMO, 24"D ROUND BACKLIT WALL MIRROR.
 - MODEL: B0B1M6MFB, FINISH: BLACK.
 - INSTALL PER MFR SPECS.
 - COMPLY WITH CURRENT ADA STANDARDS.
 - INSULATE HOT WATER PIPES & SINK DRAIN.
 - URINAL:
 - AMERICAN STANDARD, MAYBROOK UNIVERSAL URINAL.
 - MODEL: 6581020EC W/ MANUAL OPERATED FLUSH VALVE 604510102, COLOR: WHITE.
 - INSTALL PER MFR SPECS.

NOTE:
 - GENERAL CONTRACTOR TO PROVIDE SUBMITTALS AND SHOP DRAWINGS TO ARCHITECT FOR APPROVAL PRIOR TO ORDERING MATERIALS.
 - ALL DIMENSIONS SHOWN ARE BASED ON THE FIXTURES SPECIFIED ABOVE AND MAY VARY IF ALTERNATE FIXTURES ARE USED. VERIFY PLUMBING FIXTURES TO BE USED WITH COUNER AND PLUMBING DRAWINGS. NOTIFY ARCHITECT BEFORE ALTERNATE FIXTURES ARE TO BE USED.

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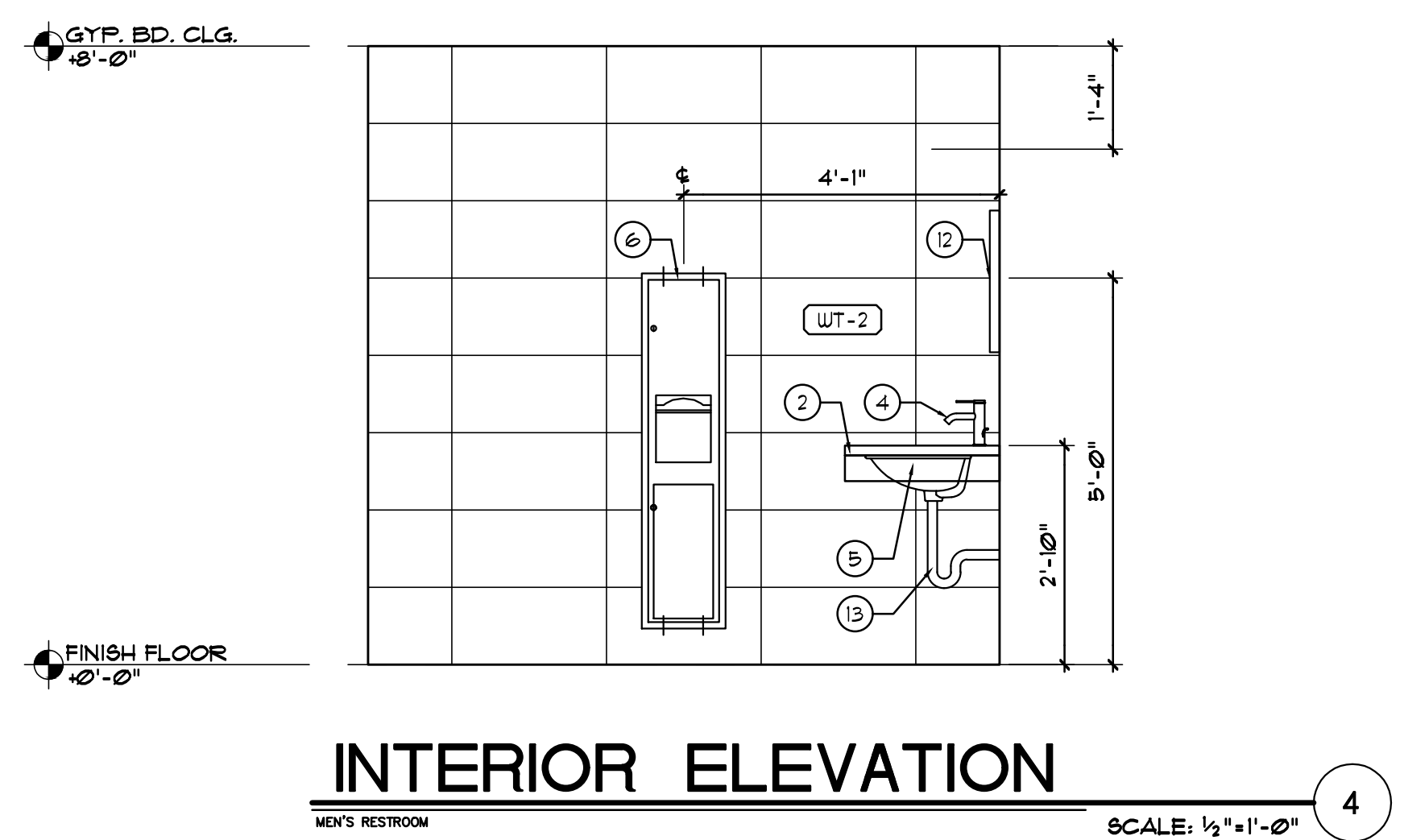
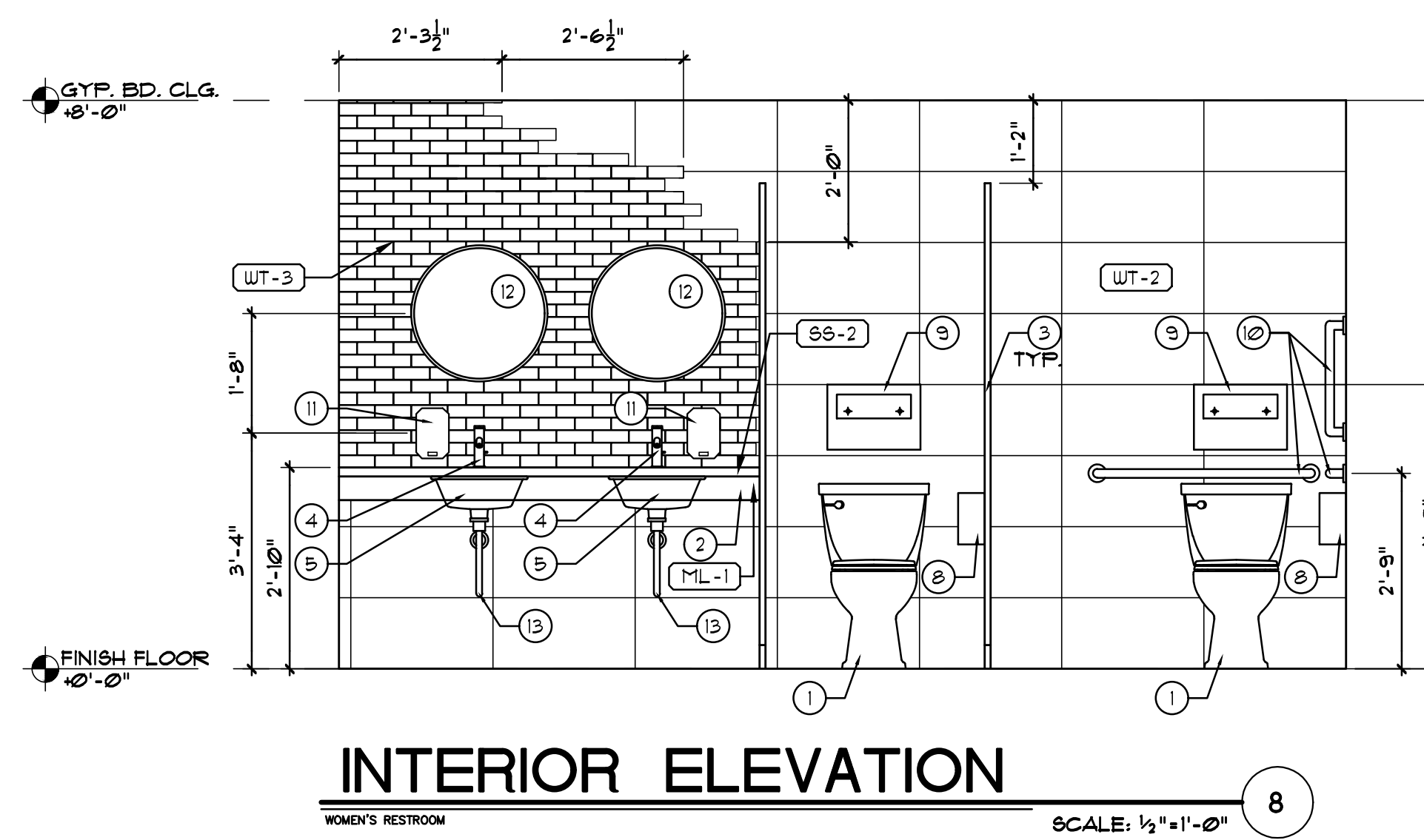
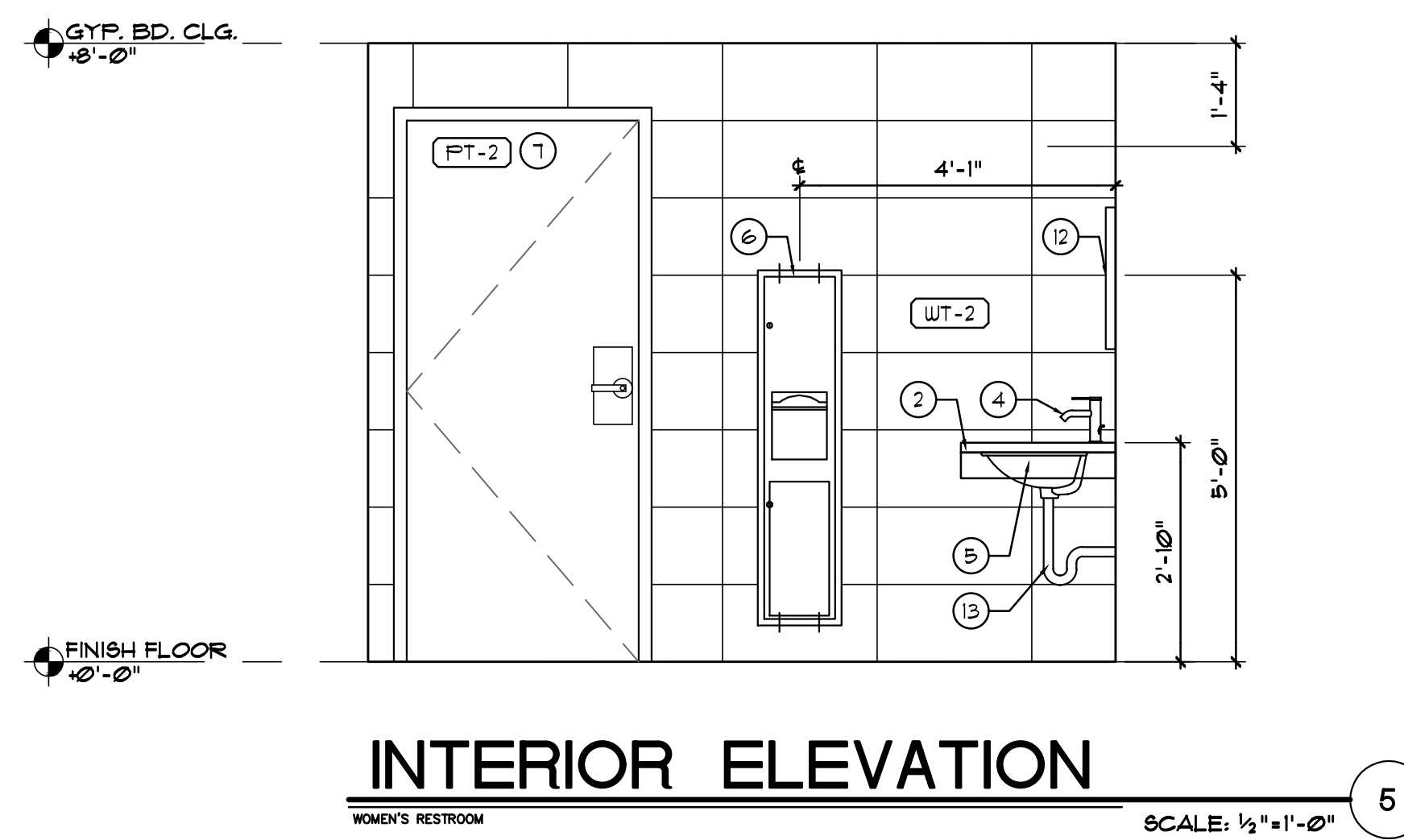
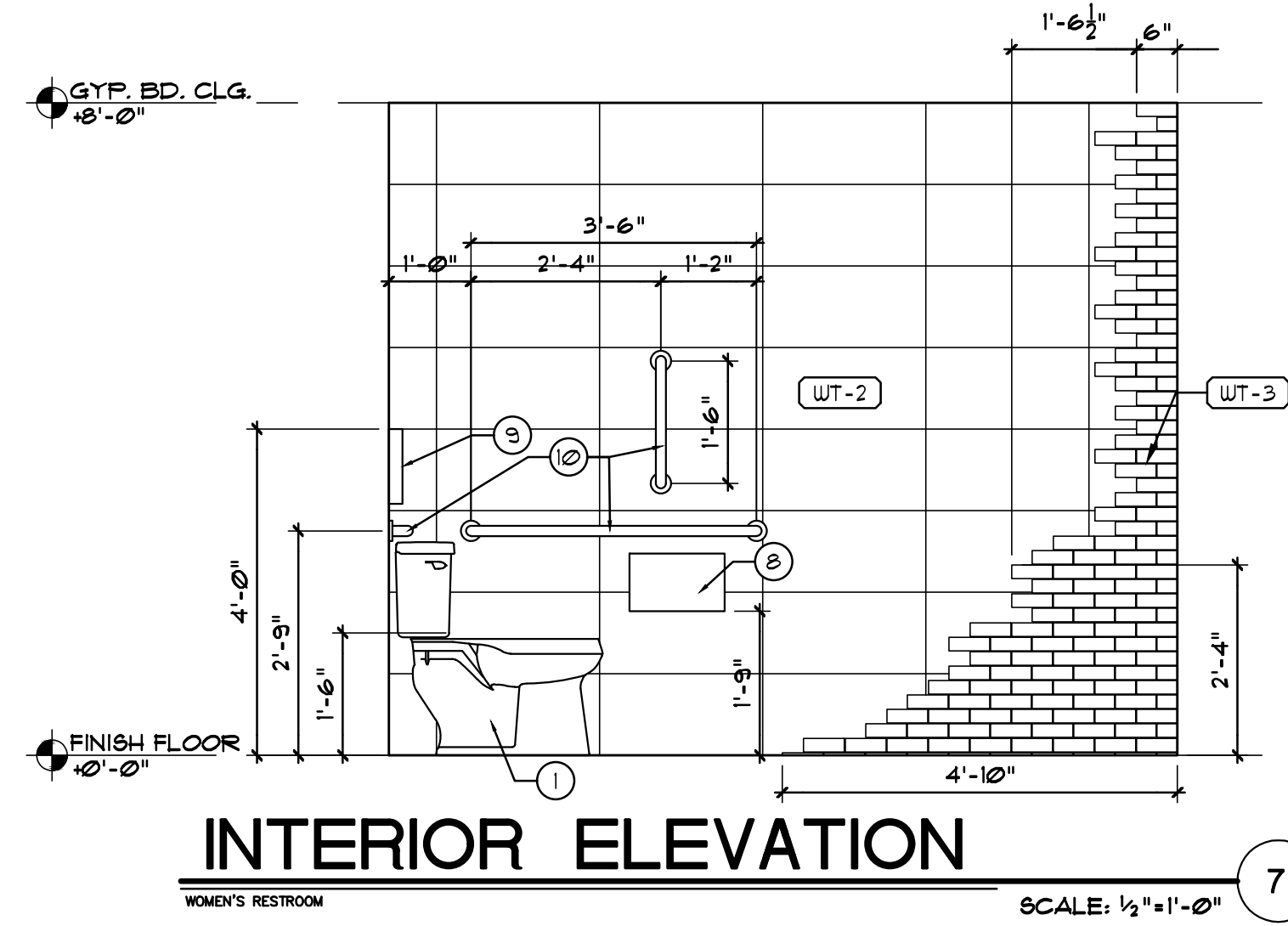
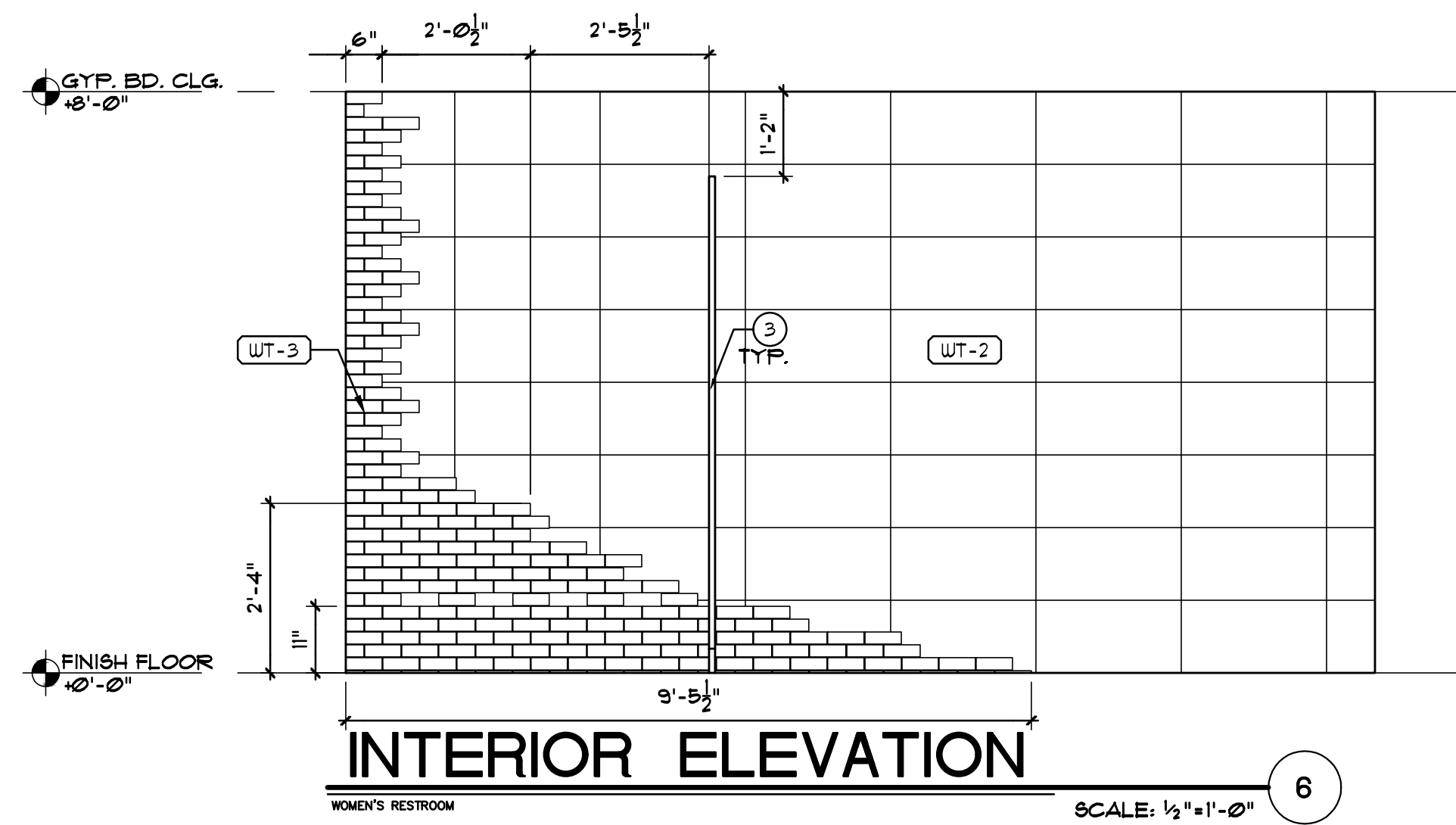
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 2525 W. Horizon Ridge Pkwy.
 Suite 230
 Henderson, Nevada 89052
 T 702.718.2020 F 702.289.9673



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Project	BRAMARE - 3900 S. PARADISE SUITE H & J
Sheet Title	ENLARGED FLOOR PLAN & RESTROOM ELEVATIONS
Dwg. Scale	AS SHOWN
Date	06/22/2023
Checked By	JLM
Checked By	ELC

PLEASE RECYCLE



GENERAL NOTES

- GRAB BARS SHALL BE 1 1/2" TO 2" DIA. MAX. WITH 1/2" CLEAR TO ADJACENT WALL.
- BAR FASTENERS AND MOUNTING SUPPORT SHALL BE ABLE TO WITHSTAND 250 LBS/FT IN BENDING SHEAR AND TENSION.
- A CLEAR FLOOR SPACE OF 30"x48" SHALL BE PROVIDED IN FRONT OF LAVATORY TO ALLOW FORWARD APPROACH.
- GREEN BOARD SHALL BE PROVIDED ON ALL WALLS WITHIN 24" OF THE FRONT AND SIDES OF WATER CLOSETS.
- WATER CLOSET FLUSH VALVE CONTROLS, AND FAUCET AND OPERATING MECHANISM CONTROLS, SHALL BE OPERABLE WITH ONE HAND, SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRISTS, AND SHALL BE MOUNTED NO MORE THAN 36" ABOVE THE FLOOR.
- THE FORCE REQUIRED TO ACTIVATE WATER CLOSET FLUSH VALVE CONTROLS, AND FAUCET AND OPERATING MECHANISM CONTROLS SHALL BE NO GREATER THAN 5 LBS.
- ALL PLAN VIEW DIMENSIONS ARE TO "FINISH SURFACE", UNO.
- CONTROLS FOR WATER CLOSET FLUSH VALVES SHALL BE MOUNTED ON THE WIDE SIDE OF TOILET AREAS.
- FAUCETS SHALL BE LEVER TYPE, ELECTRONICALLY ACTIVATED OR APPROVED SELF-CLOSING VALVES (MIN. 10 SECOND FLOW OPEN).
- PROVIDE BLOCKING AS REQUIRED FOR ALL GRAB BARS AND ACCESSORIES.
- PROVIDE TILE CUTS AT FLOOR WHERE APPLICABLE.

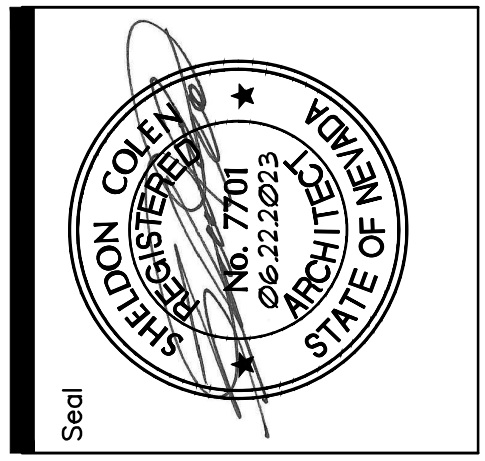
KEYNOTES

- KEYNOTES BELOW APPLY TO THIS SHEET ONLY.
- ADA ACCESSIBLE WATER CLOSET:
 - SEE PLUMBING.
 - COMPLY WITH CURRENT ADA STANDARDS.
 - 24"D COUNTERTOP W/ 4"H BACK SPLASH & 4"H SKIRT:
 - COUNTER TOP & BACKSPLASH: SS-2, SKIRT: ML-1.
 - REFER TO A4.2 FOR FINISH SPECIFICATIONS.
 - GC TO SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO CONSTRUCTION.
 - PHENOLIC TOILET PARTITION:
 - BRADLEY, LOFT SERIES, EURO-STYLE PARTITIONS, COLOR: GRAPHITE.
 - INSTALL PER MFR SPECS.
 - SINGLE HANDLE FAUCET:
 - DELTA FAUCET, TRINISIC SINGLE HANDLE FAUCET.
 - MODEL: 959LF-BL1P1U-R, FINISH: MATTE BLACK.
 - INSTALL PER MFR SPECS.
 - SEE PLUMBING DRAWINGS.
 - UNDERMOUNT SINK:
 - SIGNATURE HARDWARE UNDERMOUNT SINK, 20" COPPER.
 - MODEL: BCI4255550, FINISH: SMOOTH.
 - INSTALL PER MFR SPECS.
 - SEE PLUMBING DRAWINGS.
 - PAPER TOWEL DISPENSER:
 - BOBRICK RECESSED PAPER TOWEL DISPENSER & WASTE RECEPTACLE.
 - MODEL: B-38834-MBLK, FINISH: MATTE BLACK.
 - INSTALL PER MFR SPECS.
 - COMPLY WITH CURRENT ADA STANDARDS.
 - DOOR:
 - SEE FLOOR PLAN & DOOR SCHEDULE FOR TYPE.
 - TOILET TISSUE DISPENSER:
 - BOBRICK SURFACE MOUNTED TOILET TISSUE DISPENSER.
 - MODEL: B-3588-MBLK, FINISH: MATTE BLACK.
 - INSTALL PER MFR SPECS.
 - COMPLY WITH CURRENT ADA STANDARDS.
 - TOILET SEAT COVER DISPENSER:
 - BOBRICK SURFACE MOUNTED SEAT COVER DISPENSER.
 - MODEL: B-221-MBLK, FINISH: MATTE BLACK.
 - INSTALL PER MFR SPECS.
 - COMPLY WITH CURRENT ADA STANDARDS.
 - GRAB BARS:
 - BOBRICK, SIZES LISTED BELOW.
 - MODEL: B0C-MBLK, FINISH: MATTE BLACK.
 - 1 1/2" DIAMETER.
 - SIDE BAR TO BE 42" MIN. LONG.
 - BACK BAR TO BE 36" MIN. LONG.
 - VERTICAL BAR TO BE 18" MIN. LONG.
 - COMPLY WITH CURRENT ADA STANDARDS.
 - SEE DETAIL 8/5.1.
 - SOAP DISPENSER:
 - BOBRICK SURFACE MOUNTED SOAP DISPENSER.
 - MODEL: B-42, FINISH: BLACK.
 - INSTALL PER MFR SPECS.
 - MIRROR:
 - THELAMO 24"D ROUND BACKLIT WALL MIRROR.
 - MODEL: B0B1M65MFB, FINISH: BLACK.
 - INSTALL PER MFR SPECS.
 - COMPLY WITH CURRENT ADA STANDARDS.
 - INSULATE HOT WATER PIPES & SINK DRAIN.

NOTE:
 - GENERAL CONTRACTOR TO PROVIDE SUBMITTALS AND SHOP DRAWINGS TO ARCHITECT FOR APPROVAL PRIOR TO ORDERING MATERIALS.
 - ALL DIMENSIONS SHOWN ARE BASED ON THE FIXTURES SPECIFIED ABOVE AND MAY VARY IF ALTERNATE FIXTURES ARE USED. VERIFY PLUMBING FIXTURES TO BE USED WITH OWNER AND PLUMBING DRAWINGS. NOTIFY ARCHITECT BEFORE ALTERNATE FIXTURES ARE TO BE USED.

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scadesign
 2525 W. Horizon Ridge Pkwy.
 Suite 230
 Henderson, Nevada 89052
 T 702.718.2020 F 702.289.9673



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Project	BRAMARE - 3900 S. PARADISE SUITE H & J	
	Sheet Title	RESTROOM ELEVATIONS
Dwg. Scale	AS SHOWN	Date 08.22.2023
Drawn By	JM	Checked By SLC
Revision	No.	Revision

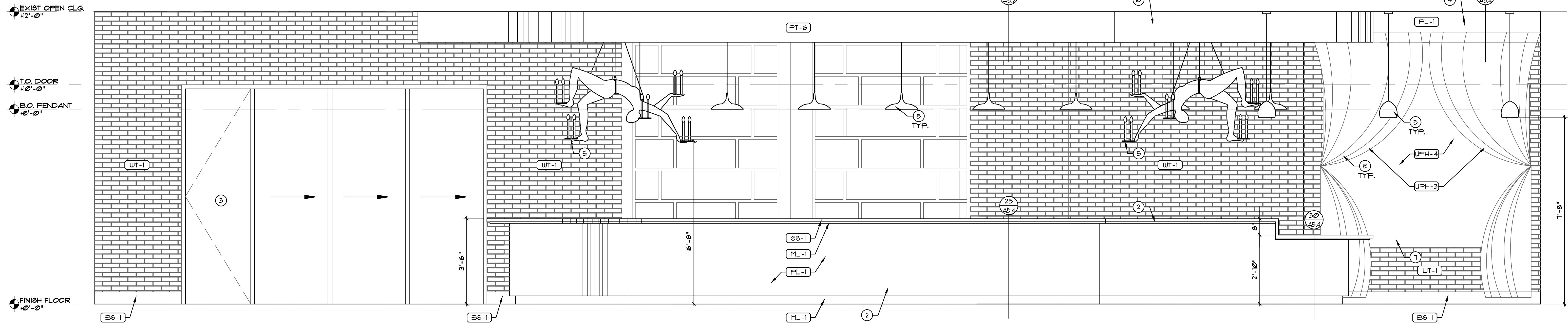
PLEASE RECYCLE

KEYNOTES

KEYNOTES BELOW APPLY TO THIS SHEET ONLY.

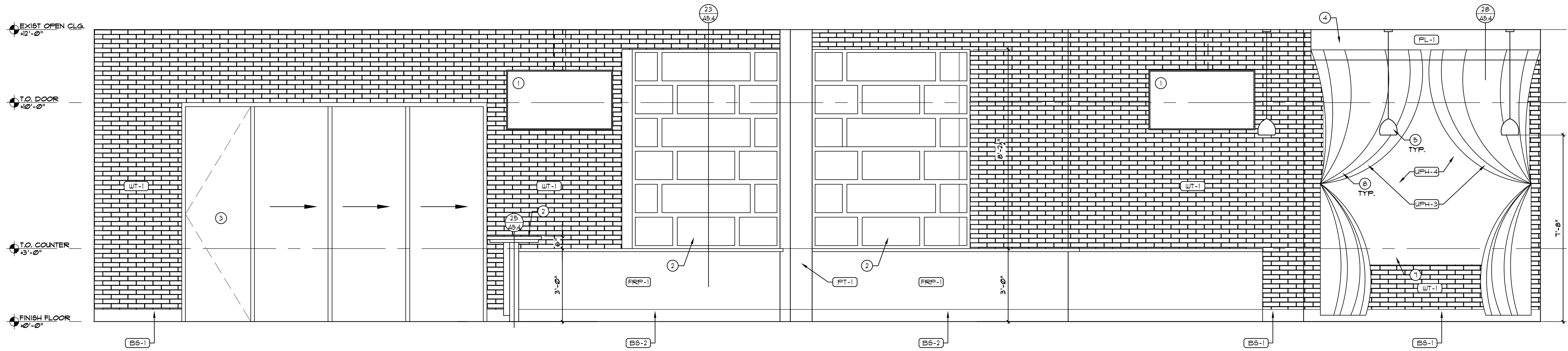
- ① ELECTRIC CEILING TV MOUNT:
- VIVO, MODEL NO. MOUNT-E-FD10, FINISH: BLACK.
- INSTALL PER MFR. SPECS.
- ② NEW MILLWORK:
- G.C. TO PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO CONSTRUCTION.
- SEE DETAIL SHEETS A5.1-5.4.
- ③ DOOR AS SCHEDULED:
- SEE A4.2 FOR SCHEDULES.
- ④ DRAPERY VALANCE:
- PROVIDED BY OWNER VENDOR.
- SEE DETAIL 28/A5.4.
- ⑤ PENDANT LIGHT FIXTURE:
- SEE A3 FOR LIGHTING LEGEND.
- SEE ELECTRICAL DRAWINGS.
- ⑥ NEW GYP. BD. SOFFIT:
- SEE DETAIL 13/A5.2.
- ⑦ MOTORIZED ROLLER SHADE:
- PROVIDED BY OWNER VENDOR.
- SEE DETAIL 28/A5.4.
- ⑧ DRAPERY:
- PROVIDED BY OWNER VENDOR.
- SEE DETAIL 28/A5.4.

NOTE:
- GENERAL CONTRACTOR TO PROVIDE SUBMITTALS AND SHOP DRAWINGS TO ARCHITECT FOR APPROVAL PRIOR TO ORDERING MATERIALS.



INTERIOR ELEVATION

SCALE: 1/2"=1'-0" ②

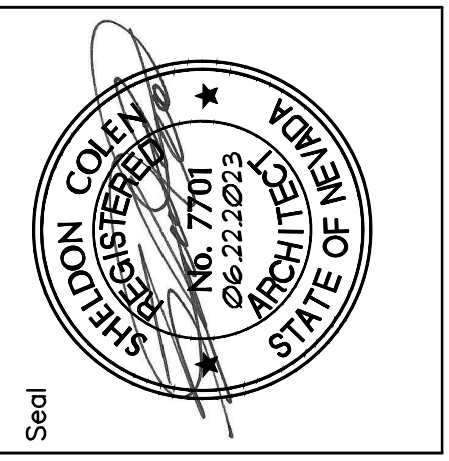


INTERIOR ELEVATION

SCALE: 1/2"=1'-0" ①

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 Suite 230
 Henderson, Nevada 89052
 T 702.718.2020 F 702.268.9673



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Project	BRAMARE - 3900 S. PARADISE SUITE H & J	
Sheet Title	INTERIOR ELEVATIONS	
Dwg. Scale	AS SHOWN	Date 06.22.2023
Drawn By	JM	Checked By SLC
No.	Revision	

Sheet No.
A2.1
 Project No. 22339

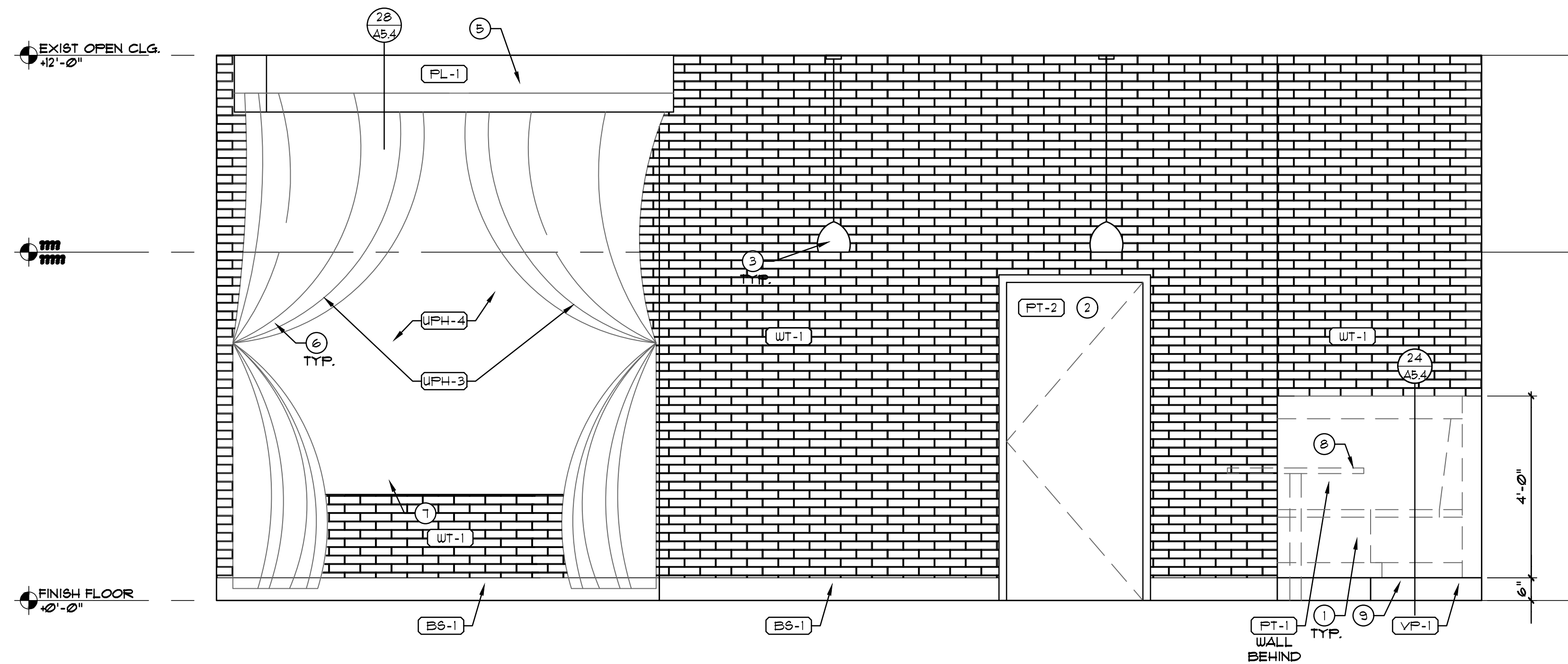
PLEASE RECYCLE

KEYNOTES

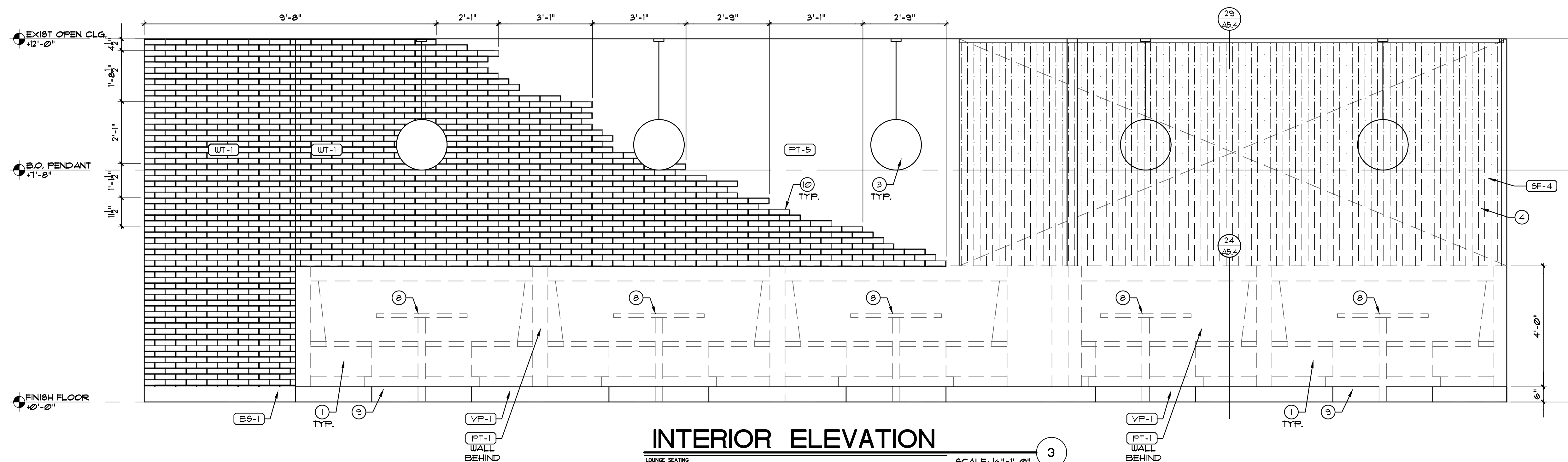
KEYNOTES BELOW APPLY TO THIS SHEET ONLY.

- ① BOOTH SEATING:
 - SHOWN FOR REFERENCE ONLY.
 - G.C. TO PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO CONSTRUCTION.
 - REFER TO 24/AB.4 FOR DETAILS.
- ② DOOR AS SCHEDULED:
 - SEE A42 FOR SCHEDULES.
- ③ PENDANT LIGHT FIXTURE:
 - SEE A3 FOR LIGHTING LEGEND.
 - SEE ELECTRICAL DRAWINGS.
- ④ ARCHITECTURAL CHAIN CURTAIN:
 - INSTALL PER MFR SPECS.
 - REFER TO 29/AB.4 FOR ATTACHMENT DETAIL.
- ⑤ DRAPERY VALANCE:
 - PROVIDED BY OWNER VENDOR.
 - SEE DETAIL 28/AB.4.
- ⑥ DRAPERY:
 - PROVIDED BY OWNER VENDOR.
 - SEE DETAIL 28/AB.4.
- ⑦ MOTORIZED ROLLER SHADE:
 - PROVIDED BY OWNER VENDOR.
 - SEE DETAIL 28/AB.4.
- ⑧ FURNITURE BY OTHERS:
 - SHOWN FOR REFERENCE ONLY.
- ⑨ FRAMED 6" H PLATFORM:
 - SEE DETAIL 24/AB.4.
 - FINISH: VP-1.
- ⑩ PROVIDE RAW EDGE AT BRICK VENEER EDGES.

NOTE:
- GENERAL CONTRACTOR TO PROVIDE SUBMITTALS AND SHOP DRAWINGS TO ARCHITECT FOR APPROVAL PRIOR TO ORDERING MATERIALS.



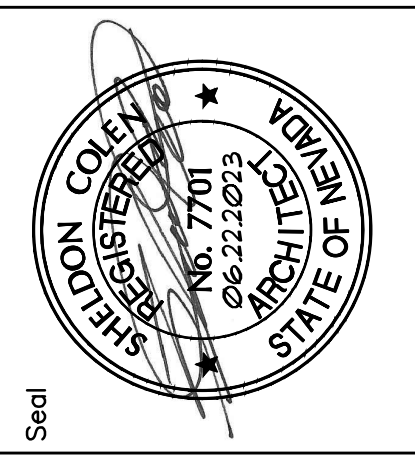
INTERIOR ELEVATION
LOUNGE SCALE: 1/2"=1'-0" ④



INTERIOR ELEVATION
LOUNGE SEATING SCALE: 1/2"=1'-0" ③

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sca design
2525 W. Horizon Ridge Pkwy.
Suite 230
Henderson, Nevada 89052
T 702.719.2020 F 702.269.9673



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Project	BRAMARE - 3900 S. PARADISE SUITE H & J		
Sheet Title	INTERIOR ELEVATIONS		
Dwg. Scale	AS SHOWN	Date	06/22/2023
Drawn By	JM	Checked By	SLC
No.	Revision		

Sheet No.
A2.2
Project No. 22339

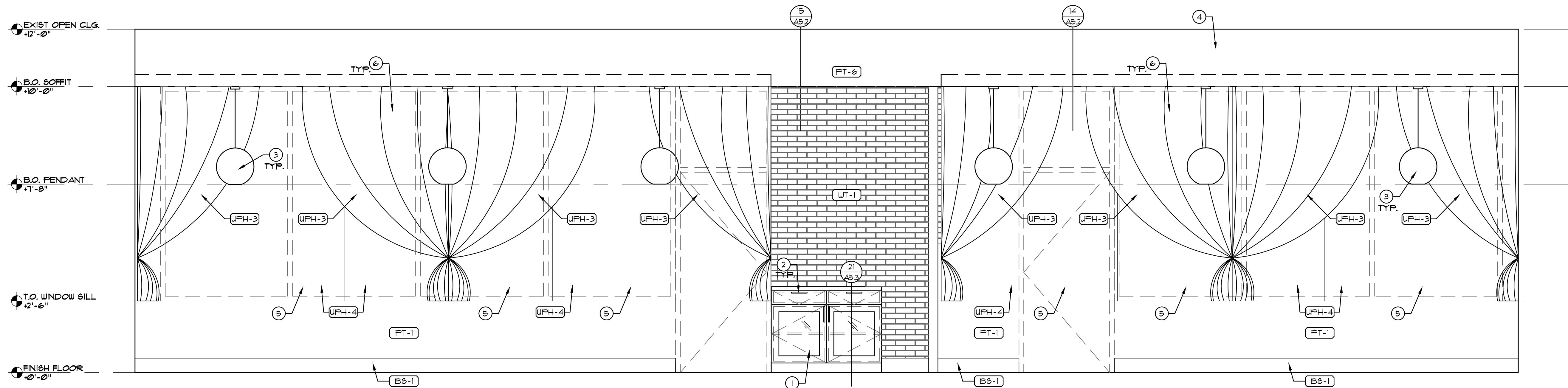
PLEASE RECYCLE

KEYNOTES

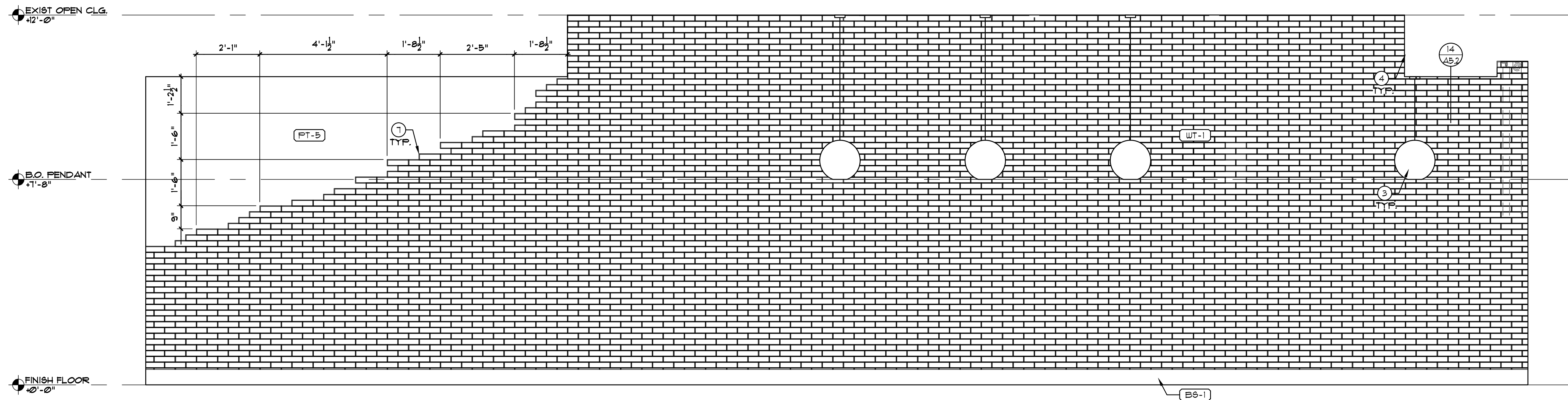
KEYNOTES BELOW APPLY TO THIS SHEET ONLY.

- 1 NEW MILLWORK:
 - G.C. TO PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO CONSTRUCTION.
 - SEE DETAIL SHEETS A5.1-5.4.
- 2 DOOR/DRAWER FULL:
 - RICHELIEU, 5 1/4" CENTER TO CENTER BAR CABINET FULL, MODEL: BP20512019, FINISH: POLISHED COPPER.
 - INSTALL PER MFR SPECS.
- 3 PENDANT LIGHT FIXTURE:
 - SEE A3 FOR LIGHTING LEGEND.
 - SEE ELECTRICAL DRAWINGS.
- 4 NEW GYP. BD. SOFFIT:
 - SEE DETAIL 14 4 15/A5.2.
- 5 MOTORIZED ROLLER SHADE:
 - PROVIDED BY OWNER VENDOR.
 - SEE DETAIL 28/A5.4.
- 6 DRAPERY:
 - PROVIDED BY OWNER VENDOR.
 - SEE DETAIL 28/A5.4.
- 7 PROVIDE RAW EDGE AT BRICK VENEER EDGES.

NOTE:
- GENERAL CONTRACTOR TO PROVIDE SUBMITTALS AND SHOP DRAWINGS TO ARCHITECT FOR APPROVAL PRIOR TO ORDERING MATERIALS.



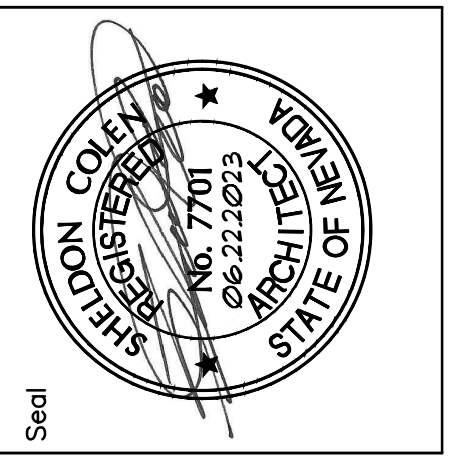
INTERIOR ELEVATION
DINING ROOM SCALE: 1/2"=1'-0" 8



INTERIOR ELEVATION
DINING ROOM SCALE: 1/2"=1'-0" 7

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Suite 230
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T 702.719.2020 F 702.269.9673

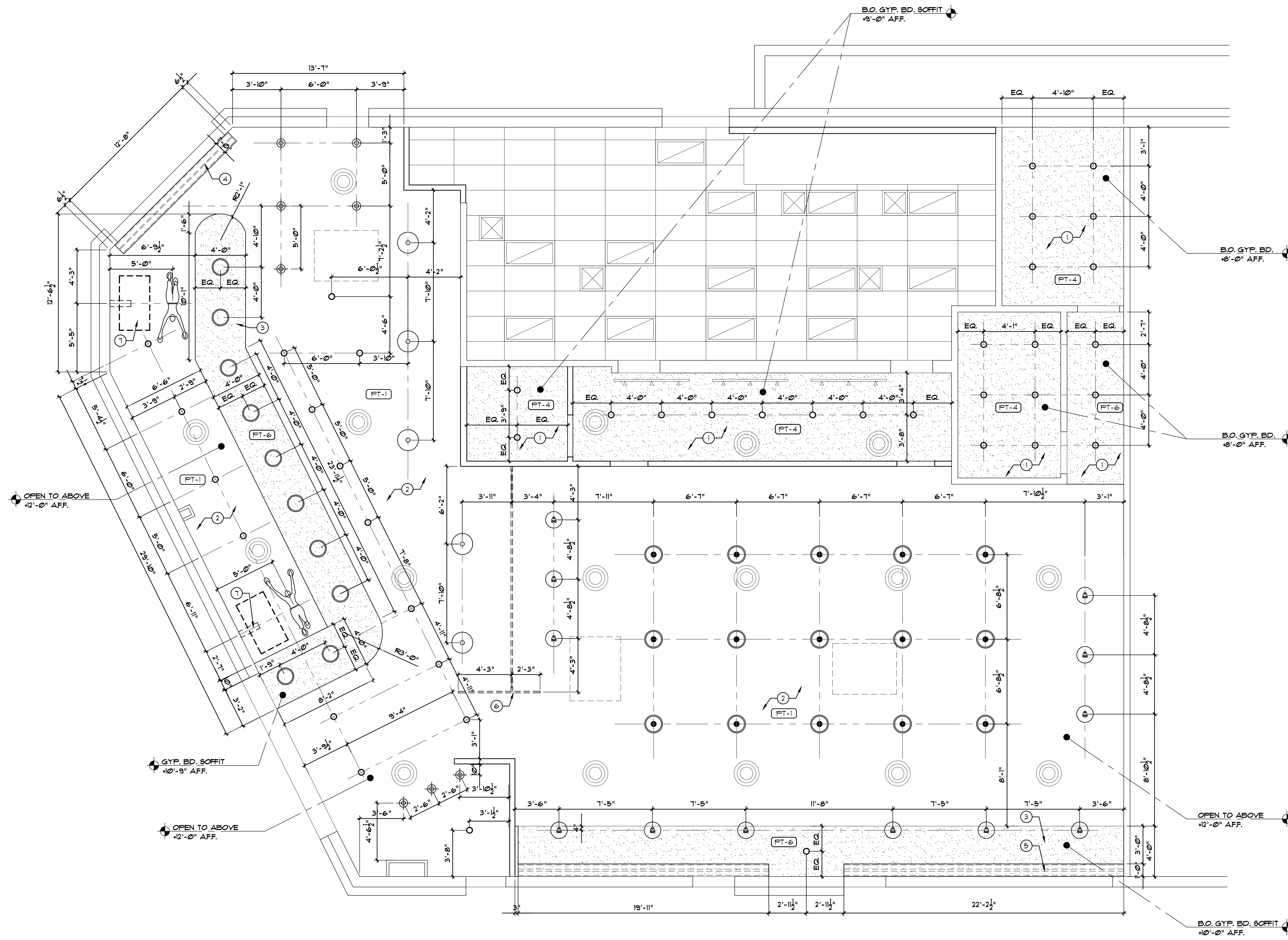


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Project	BRAMARE - 3900 S. PARADISE SUITE H & J		
	Sheet Title	No.	Revision
Dwg. Scale	AS SHOWN	Date	06/22/2023
Drawn By	JM	Checked By	SLC

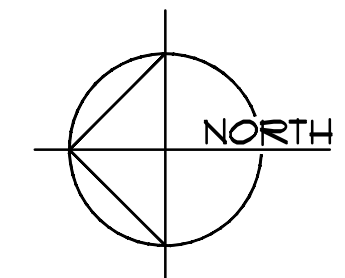
Sheet No.
A2.4
Project No. 22339

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REFLECTED CEILING PLAN

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



KEYNOTES

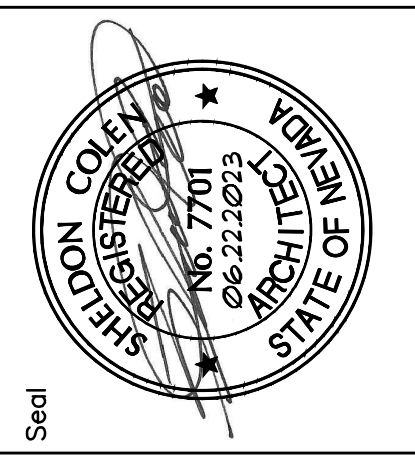
- KEYNOTES BELOW APPLY TO THIS SHEET ONLY.
- NEW GYP. BD. CEILING:
- SEE DETAIL 12/AS.2.
 - CEILING OPEN TO ABOVE:
- RE-PAINT SCRIM PAPER: PT-1.
 - NEW GYP. BD. SOFFIT:
- SEE DETAIL 13, 14 & 15/AS.2.
 - DRAPERY VALANCE PROVIDED AND INSTALLED BY OWNER'S VENDOR:
- SEE DETAIL 28/AS.4.
 - DRAPERY POCKET:
- SEE DETAIL 14/AS.2.
 - CHAIN CURTAIN W/ CLG. MOUNTED RAIL:
- SEE LEGEND ON THIS SHEET.
- SEE A4.2 FOR SPECS.
- SEE DETAIL 29/AS.4.
 - ELECTRIC CEILING TV MOUNT:
- VIVO, MODEL NO. MOUNT-E-FD10, FINISH: BLACK.
- INSTALL PER MFR. SPECS.

NOTE:
- GENERAL CONTRACTOR TO PROVIDE SUBMITTALS AND SHOP DRAWINGS TO ARCHITECT FOR APPROVAL PRIOR TO ORDERING MATERIALS.

LEGEND

- EXISTING 2' X 4' LAY-IN LIGHT FIXTURE
- EXISTING HVAC RETURN/SUPPLY
- EXISTING HVAC RETURN/SUPPLY
- PENDANT LIGHT FIXTURE: UNIVERSAL LIGHTING SERVICES LTD., ENDON HAL INDUSTRIAL PENDANT, FINISH: AGED COPPER, SKU: 92988.
- PENDANT LIGHT FIXTURE: HINKLEY, TULLA MEDIUM PENDANT, FINISH: BLACK, MODEL: 41261BK.
- 6" RECESSED CAN LIGHT FIXTURE, TRIM FINISH: BLACK
- PENDANT LIGHT FIXTURE: UNIVERSAL LIGHTING SERVICES LTD., DAR PHOENIX 5 LIGHT PENDANT, FINISH: BLACK & COPPER, SKU: PH00922.
- PENDANT LIGHT FIXTURE: LIGHTING DESIGN CENTER, FARMHOUSE CHICKEN WIRE MINI PENDANT, FINISH: BLACK & COPPER, MODEL: 516-15-AC-G122-8CEK.
- PENDANT LIGHT FIXTURE: ARTIFACT LIGHTING, SUPER-SIZED FUSION PENDANT, FINISH: MATTE BLACK & COPPER W/ COPPER FLEX & BRONZE HARDWARE, SKU: 40.
- PENDANT LIGHT FIXTURE: LIGHTOLOGY, LIMBO AGROBAT PENDANT, FINISH: COPPER WIRE W/ BLACK CANDELABRA, MFR ID: LHLB-CP-6831A, ITEM: H1V323651.
- ARCHITECTURAL CHAIN CURTAIN: KRISKADECOR, KRISKA, HALF DROP SPACING, 2021 SATIN BLACK, MOUNT W/ SLIM CEILING MOUNTED HARDWARE.

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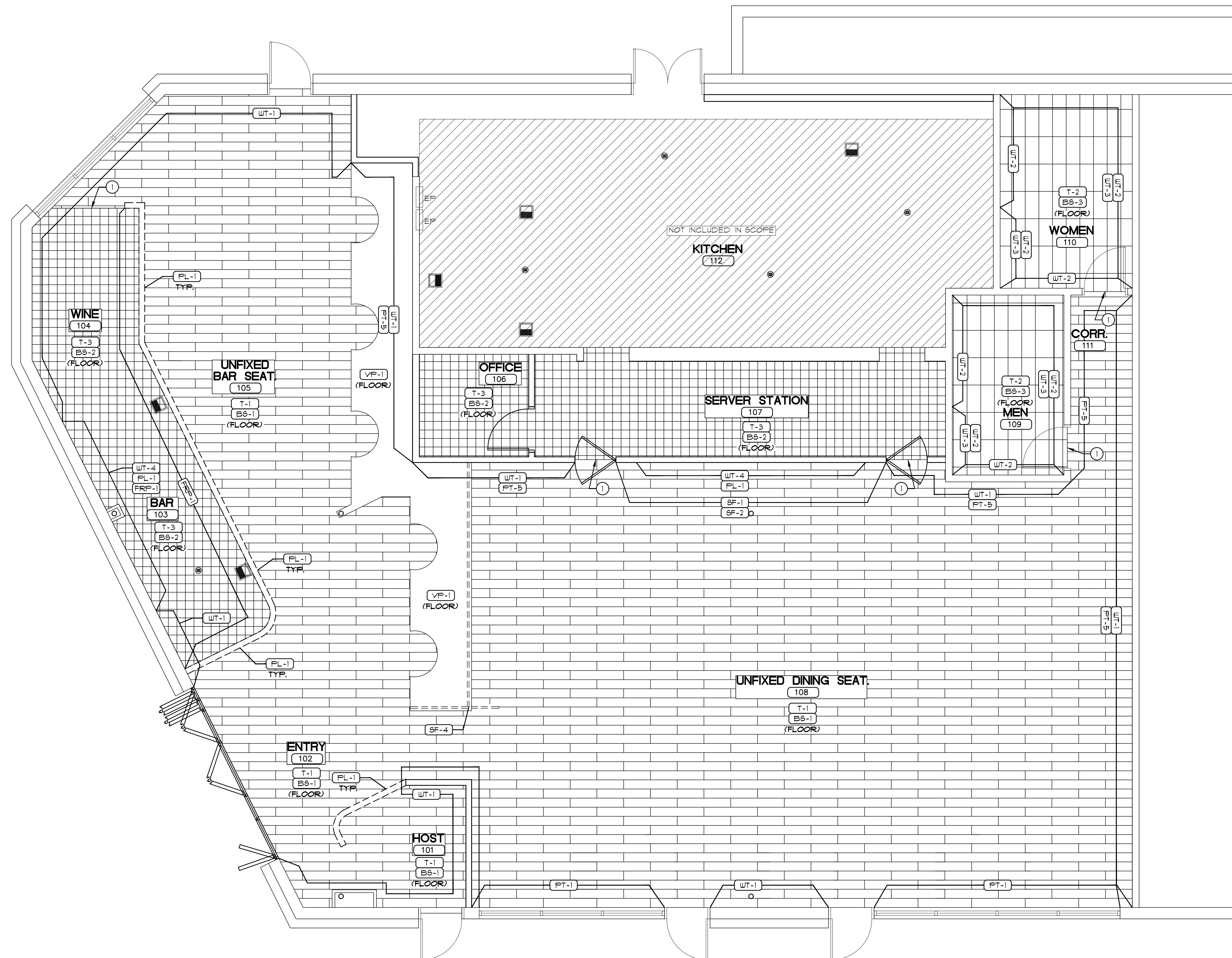


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Project	BRAMARE - 3900 S. PARADISE SUITE H & J
Sheet Title	REFLECTED CEILING PLAN
Dwg. Scale	AS SHOWN
Date	06/22/2023
Drawn By	JM
Checked By	SLC
No.	Revision

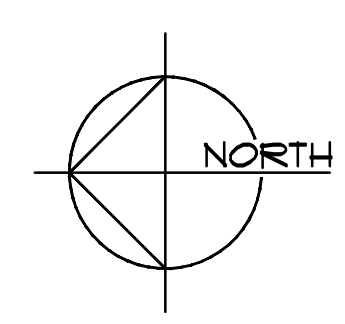
Sheet No.
A3
Project No. 22339

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FLOOR FINISH PLAN

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



GENERAL NOTES

- REFER TO A4.2 FOR SPECIFICATIONS & SCHEDULES.
- REFER TO ELEVATIONS A2.1-2.5 FOR WALL FINISH TRANSITIONS.

KEYNOTES

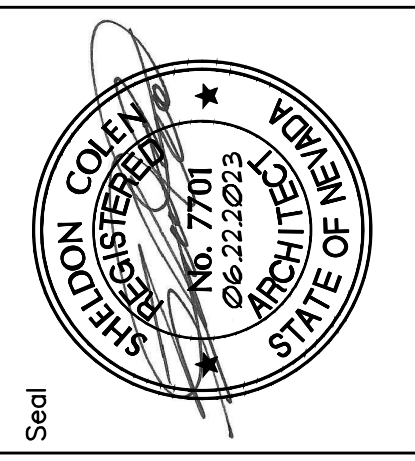
- KEYNOTES BELOW APPLY TO THIS SHEET ONLY.
- TILE TRANSITION STRIP.
- SCHLUTER, SCHIENE PROFILE, FINISH: AK, SATIN COPPER ANODIZED ALUMINUM.

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Suite 230
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T 702.718.2020 F 702.269.9673



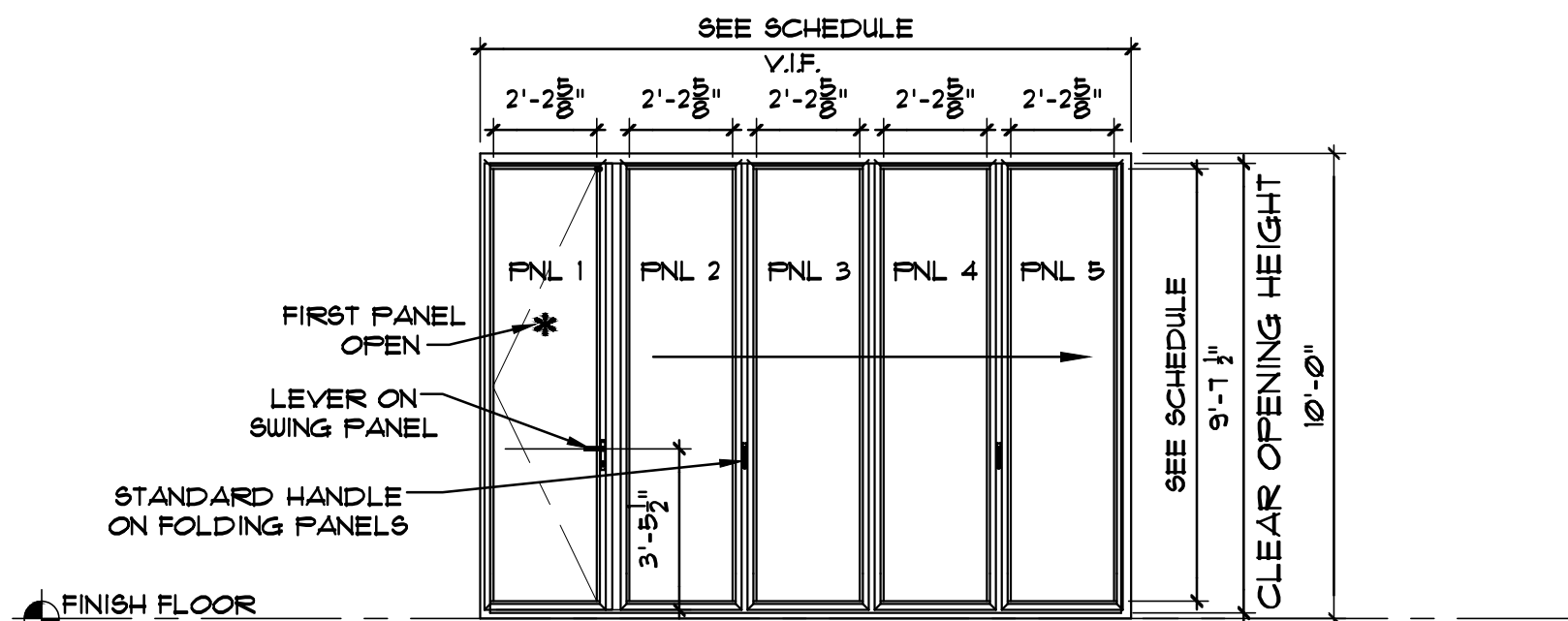
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Project	BRAMARE - 3900 S. PARADISE SUITE H & J		
Sheet Title	FLOOR FINISH PLAN		
Dwg. Scale	AS SHOWN	Date	06/22/2023
Drawn By	JM	Checked By	SLC
No.		Revision	

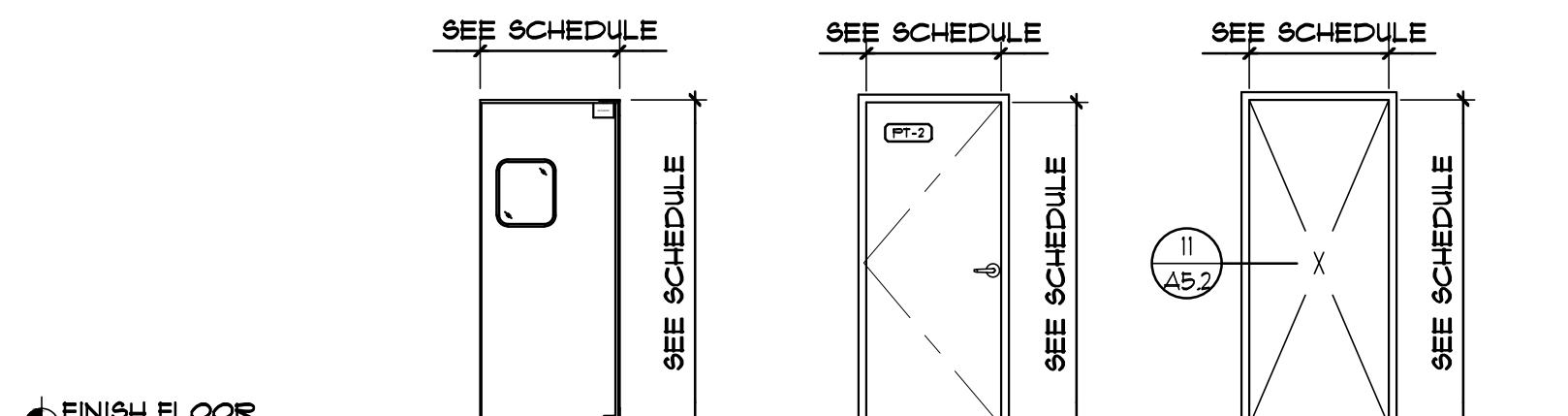
Sheet No.
A4.1
Project No. 22339

DOOR & FRAME TYPES

SCALE 1/4" = 1'-0"



DOOR TYPE - A
NANA WALL SLIDING SYSTEMS (ALU)
CONFIGURATION: OUTWARD | LEFT - OUTWARD | RIGHT
SILL TYPE: THERMALLY BROKEN LOW PROFILE SADDLE WITH
UNIVERSILL (FOR RESISTANCE AGAINST WIND DRIVEN RAIN, WEEP
HOLES AND DRAIN CONNECTIONS BY OTHERS NECESSARY)
MOUNT OPTION: FLOOR



DOOR TYPE - B
ELISION DOOR,
PIU-PLUS A63 TRAFFIC
DOOR, FINISH: BLACK

DOOR TYPE - C
SOLID CORE WOOD
INTERIOR DOOR

FRAME TYPE - A
SINGLE
"TIMELY" FRAME
FINISH: BLACK

DOOR SCHEDULE

DOOR NO.	SIZE		FRAME TYPE	DOOR TYPE	HARDWARE PACKAGE	ROOM NAME	REMARKS
	WIDTH	HEIGHT					
101	14'-0"	10'-0"	-	A	-	ENTRY	NANAWALL: FACTORY FINISH
102	EXISTING	EXISTING	EXISTING	-	-	HOST	
103	EXISTING	EXISTING	EXISTING	-	-	DINING	
104	EXISTING	EXISTING	EXISTING	-	-	DINING	
105	EXISTING	EXISTING	EXISTING	-	-	WOMEN	RE-FINISH; PT-2
106	EXISTING	EXISTING	EXISTING	-	-	MEN	RE-FINISH; PT-2
107	3'-0"	7'-0"	-	B	-	SERVER	
108	3'-0"	7'-0"	-	B	-	SERVER	
109	3'-0"	7'-0"	A	C	-	OFFICE	FINISH: PT-2. PROVIDE LOCKSET KEYED SEPARATELY.
110	EXISTING	EXISTING	EXISTING	-	-	KITCHEN	
111	EXISTING	EXISTING	EXISTING	-	-	BAR	

NOTES:

- HARDWARE - SCHLAGE, A1 SERIES, U-626 BRUSHED METAL FINISH. - G.C. TO PROVIDE SUBMITTAL PACKAGE FOR ARCHITECT'S APPROVAL.
- PLACE A DURABLE SIGN WITH LETTERING ON A CONTRASTING BACKGROUND OVER ALL EXIT DOORS WHICH STATES: "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED"
- IBC 2018 SECTION 10101.9.4 LOCKS AND LATCHES: LOCKS AND LATCHES SHALL BE PERMITTED TO PREVENT OPERATION OF DOORS WHERE ANY OF THE FOLLOWING EXISTS:
 - IN BUILDINGS IN OCCUPANCY GROUP 'A' HAVING AN OCCUPANT LOAD OF 300 OR LESS, GROUP B, F, M AND S, AND IN PLACES OF RELIGIOUS WORSHIP, THE MAIN EXTERIOR DOOR OR DOORS ARE PERMITTED TO BE EQUIPPED WITH KEY-OPERATED LOCKING DEVICES FROM THE EGRESS SIDE PROVIDED:
 - THE LOCKING DEVICE IS READILY DISTINGUISHABLE AS LOCKED.
 - A READILY VISIBLE DURABLE SIGN IS POSTED ON THE EGRESS SIDE ON OR ADJACENT TO THE DOOR STATING: "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED". THE SIGN SHALL BE IN LETTERS 1 INCH (25 mm) HIGH ON A CONTRASTING BACKGROUND.
 - THE USE OF THE KEY-OPERATED LOCKING DEVICE IS REVOCABLE BY THE BUILDING OFFICIAL FOR DUE CAUSE.
 - WHERE EGRESS DOORS ARE USED IN PAIRS, APPROVED AUTOMATIC FLUSH BOLTS SHALL BE PERMITTED TO BE USED, PROVIDED THAT THE DOOR LEAF HAVING THE AUTOMATIC FLUSH BOLTS HAS NO DOORKNOBS OR SURFACE-MOUNTED HARDWARE.

GENERAL NOTES:

- DOORS WITHOUT PANIC HARDWARE ARE TO HAVE LEVER TYPE HARDWARE PER ICC/ ANSI A117.1 - 2009
- VERIFY ALL DOOR SIZES w/ ARCHITECT PRIOR TO ORDERING.
- VERIFY DOOR HARDWARE w/ ARCHITECT PRIOR TO ORDERING.
- VERIFY WALL WIDTH PRIOR TO ORDERING FRAMES.

FINISH SCHEDULE

THERE WILL BE ABSOLUTELY NO ACCEPTED SUBSTITUTIONS, COLOR MATCHES OR ALTERNATIVES TO THESE PAINT AND FINISH MATERIAL SPECIFICATIONS. ALL PAINT MUST BE PER MANUFACTURER, COLOR, FINISH/SHEEN AS INDICATED IN THESE CONSTRUCTION DOCUMENTS.

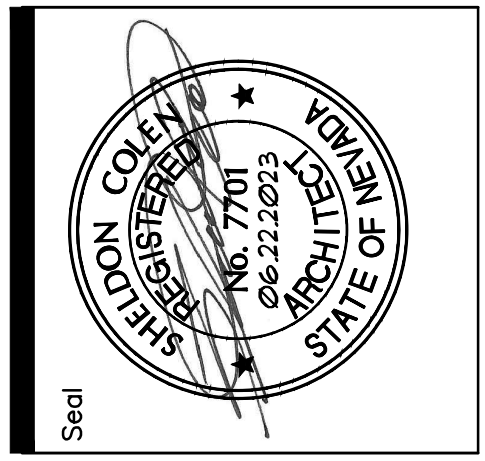
	MARK	MATERIAL	MANUFACTURER	MODEL NO.	STYLE	COLOR	DESCRIPTION
WALL FINISHES	WT-1	BRICK VENEER	KONI MATERIALS	-	BRICK	CHARCOAL	MORTAR JOINT TO MATCH MATERIAL. PROVIDE RAW EDGE TO FINISH.
	WT-2	PORCELAIN	FLOOR & DECOR	100903657	NEWPORT METALLIC	-	12X24 W/ 3/16" GROUT. BUTT TIGHT & GROUTED. USE GR-2.
	WT-3	METAL	TILEBAR	-	METAL	COPPER	2X8 W/ 3/8" GROUT. BUTT TIGHT & GROUTED. USE GR-2.
	WT-4	GLASS	TILEBAR	-	REQUIEM	COPPER	10X30 W/ EPOXY GROUT. BUTT TIGHT & GROUTED. USE GR-3.
	FRP-1	FIBERGLASS REINFORCED PANEL	MARLITE	CLASS C	PEBBLED FRP	P807 BLACK	
	BS-1	WOOD	MOULDINGS ONE	2285	3" X 5 1/2"	P-1	MOULDINGS ONE: (216) 294-2432
PAINT	BS-2	PORCELAIN	DALTILE	Q3565	QUARRY TEXTURES	ASHEN GRAY	5X8 COVE BASE. USE GR-4.
	BS-3	METAL	SCHLUTER	AHK1S80AKGB	DILEX-AHK COVE	BRUSHED COPPER ANODIZED	3/8"
	PT-1	PAINT	SHERWIN WILLIAMS	6258	EGGSHELL	TRICORN BLACK	WALLS & CEILINGS
	PT-2	PAINT	SHERWIN WILLIAMS	6258	SEMI-GLOSS	TRICORN BLACK	DOORS
	PT-3	PAINT	SHERWIN WILLIAMS	6073	EGGSHELL	PERFECT GREIGE	BOH AREAS
	P-4	PAINT	SHERWIN WILLIAMS	6073	SEMI-GLOSS	PERFECT GREIGE	RESTROOM CEILINGS
LAMINATE/PLASTICS	PL-1	PLASTIC LAMINATE	LAB DESIGNS	VN085	SUPER MATTE	BURNT BARK	GRAIN RUNS VERTICALLY. QUALITY DESIGN PRODUCTS: (702) 617-0565
	ML-1	METAL LAMINATE	FORMICA	M9428	DECOMETAL	COPPER STAINLESS	
FLOOR FINISH	T-1	PORCELAIN	EMSER	F42YAKECH0847	BUILDING BLOCKS WOOD YAKEDO	BLACK	8X47 W/ 3/8" GROUT. BUTT TIGHT & GROUTED. USE GR-1.
	T-2	PORCELAIN	FLOOR & DECOR	100903657	NEWPORT METALLIC	-	12X24 W/ 3/16" GROUT. BUTT TIGHT & GROUTED. USE GR-2.
	T-3	PORCELAIN	DALTILE	0T03	QUARRY TEXTURES	ASHEN GRAY	6X8 W/ 3/8" GROUT. BUTT TIGHT & GROUTED. USE GR-4.
	VP-1	VINYL PLANK	SHAW CONTRACT	0453V-05016	TERRAIN II	LARK	INSTALL IN SAME DIRECTION AS MAIN FLOOR TILE. SHAW: TRAVIS WOLFF. (702) 370-6340. TRAVIS.WOLFF@SHAWCONTRACT.COM.
GROUT	GR-1	FLOOR GROUT	CUSTOM BUILDING PRODUCTS	60	SANDED GROUT	CHARCOAL	
	GR-2	WALL/FLOOR GROUT	CUSTOM BUILDING PRODUCTS	185	SANDED GROUT	NEW TAUPE	
	GR-3	WALL GROUT	CUSTOM BUILDING PRODUCTS	101	CEG-LITE	QUARTZ	
	GR-4	FLOOR GROUT	CUSTOM BUILDING PRODUCTS	183	SANDED GROUT	CHATEAU	
SPECIAL FINISH	SF-1	ARCHITECTURAL RESIN	3FORM	CHROMA	VELLUM 04	ADOBE	3/4" THICK MATERIAL. 3FORM: ANDREA TURNER. (725) 261-4387. ANDREA.TURNER@3-FORM.COM. CUSTOM LIGHT BOXES NEED TO BE COORDINATED WITH VENDOR.
	SF-2	RAISED CARBON STEEL GRATE	GRAINGER	4190759-48X06	EXPANDED SHEET CARBON STEEL	MATTE BLACK	"OR EQUAL MATERIAL". FABRICATE 2" THICK METAL FRAME AT PERIMETER OF BOXES. SEE DETAILS SHEET A5-
	SF-3	LAMINATED ARCHITECTURAL GLASS	BENDHEIM	#	THICK	COPPER GLITTERATI	BENDHEIM: (800) 221-7379.
	SF-4	ARCHITECTURAL CHAIN CURTAIN	KRISKADECOR	KRISKA	HALF DROP SPACING	20211 SATIN BLACK	USE WITH SLIM MOUNTING OPTION, HARDWARE TO MATCH 20211 SATIN BLACK. KRISKADECOR: (305) 438-7944.
STONESOLID SURFACE	SS-1	GRANITE	ARIZONA TILE	3" THICK	POLISHED	VOLCANO	ARIZONA TILE: SCOTT BROWN. (702) 423-1735. SBROWN@ARIZONATILE.COM
	SS-2	SOLID SURFACE	CAESARSTONE	3" THICK	POLISHED	4120 RAVEN	
UPHOLSTERY	UPH-1	SUEDED LEATHER	TOWNSEND LEATHER	SHS-UTS-1111	UNDER THE SEA	BLACK & BRONZE	SHIMMERING COWHIDE, 35-40 SQ. FT. AVERAGE HIDE SIZE. PROVIDE WATER/STAIN RESISTANT TREATMENT. TOWNSEND LEATHER: SARAH ECKLER. (518) 762-2764 X-108. SECKLER@TOWNSENDLEATHER.COM
	UPH-2	ANILINE PLUS LEATHER	MOORE & GILES	HAR-BLAC-1	HARNESS	BLACK	50 SQ. FT. AVERAGE HIDE SIZE. PROVIDE WATER/STAIN RESISTANT TREATMENT. MOORE & GILES: (800) 737-0169.
	UPH-3	METALLIC KNIT	MOKUM	12394-218	METALLIQUE	COPPER	55" WIDE. PROVIDE COORDINATED LINING TO BACK. HOLLY HUNT LA: BRADLEY BLAIR. (310) 859-3776. B.BLAIR@HOLLYHUNT.COM
	UPH-4	LUTRON SHADE	LUTRON	S3030-M-1	M SCREEN	CHARCOAL/CHARCOAL	"OR EQUAL MATERIAL". 120" WIDE.

WALL FINISH SCHEDULE

ROOM NO.	ROOM NAME	WALL 1 NORTH	WALL 2 SOUTH	WALL 3 EAST	WALL 4 WEST	REMARKS
101	HOST	WT-1	WT-1	WT-1	WT-1	
102	ENTRY	WT-1	-	-	-	
103	BAR	WT-1/WT-4/FRP-1	FRP-1	FRP-1	FRP-1	REFER TO ELEVATIONS FOR FINISH TRANSITIONS
104	WINE	WT-1/FRP-1	FRP-1	FRP-1	FRP-1	REFER TO ELEVATIONS FOR FINISH TRANSITIONS
105	UNFIXED BAR SEATING	WT-1	WT-1/PT-5	WT-1	WT-1	REFER TO ELEVATIONS FOR FINISH TRANSITIONS
106	OFFICE	PT-3	PT-3	PT-3	PT-3	
107	SERVER STATION	PT-3	PT-3	PT-3	PT-3	
108	UNFIXED DINING SEATING	WT-1	WT-1/PT-5	WT-1/4/PL-1/PT-5/9F-12	WT-1	REFER TO ELEVATIONS FOR FINISH TRANSITIONS
109	MEN'S RESTROOM	WT-2,3	WT-2,3	WT-2,3	WT-2	REFER TO ELEVATIONS FOR FINISH TRANSITIONS
110	WOMEN'S RESTROOM	WT-2,3	WT-2,3	WT-2,3	WT-2	REFER TO ELEVATIONS FOR FINISH TRANSITIONS
111	CORRIDOR	PT-5	WT-1/PT-5	PT-5	-	REFER TO ELEVATIONS FOR FINISH TRANSITIONS
112	KITCHEN	NOT A PART OF SCOPE				

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Suite 230
Henderson, Nevada 89052
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Project: **BRAMARE - 3900 S. PARADISE SUITE H & J**

Sheet Title: **SCHEDULES**

Dwg. Scale: **AS SHOWN**

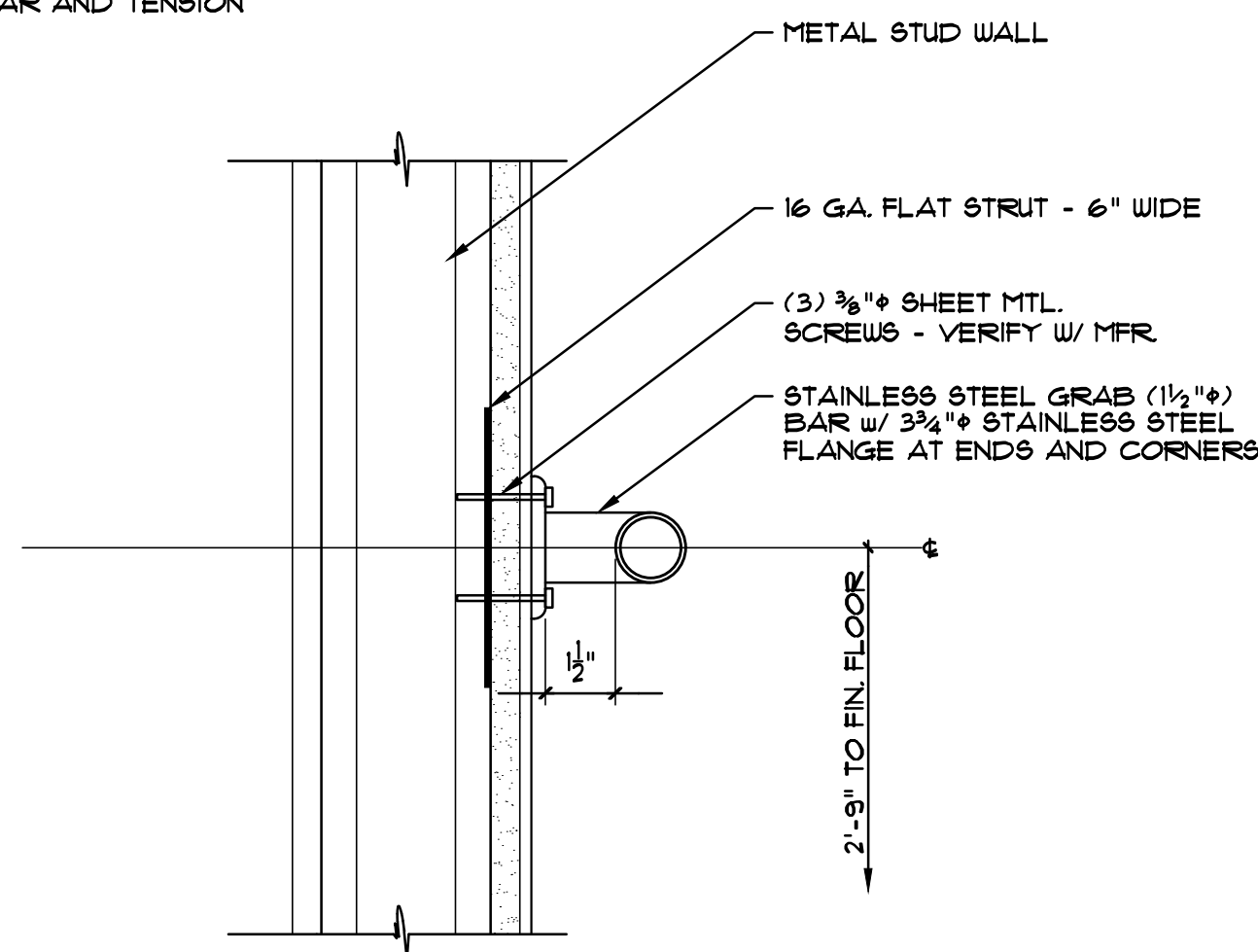
Date: **08/22/2023**

Drawn By: **JM**

Checked By: **SLC**

No. _____ Revision _____

NOTE:
BAR ABLE TO WITHSTAND
250 LB. PER FT. OF BENDING
SHEAR AND TENSION

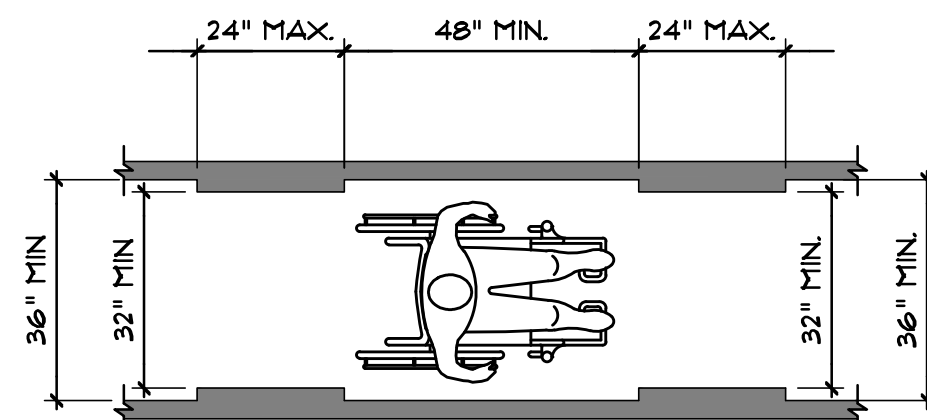


GRAB BAR DETAIL

TO BE USED FOR INSTALLATION REFERENCE ONLY - VERIFY STYLE WITH OWNER

SCALE: 3/4"=1'-0"

8



SEGMENT LENGTH	A MINIMUM SEGMENT LENGTH
LESS THAN OR EQUAL TO 24"	32" (SEE NOTE)
GREATER THAN 24"	

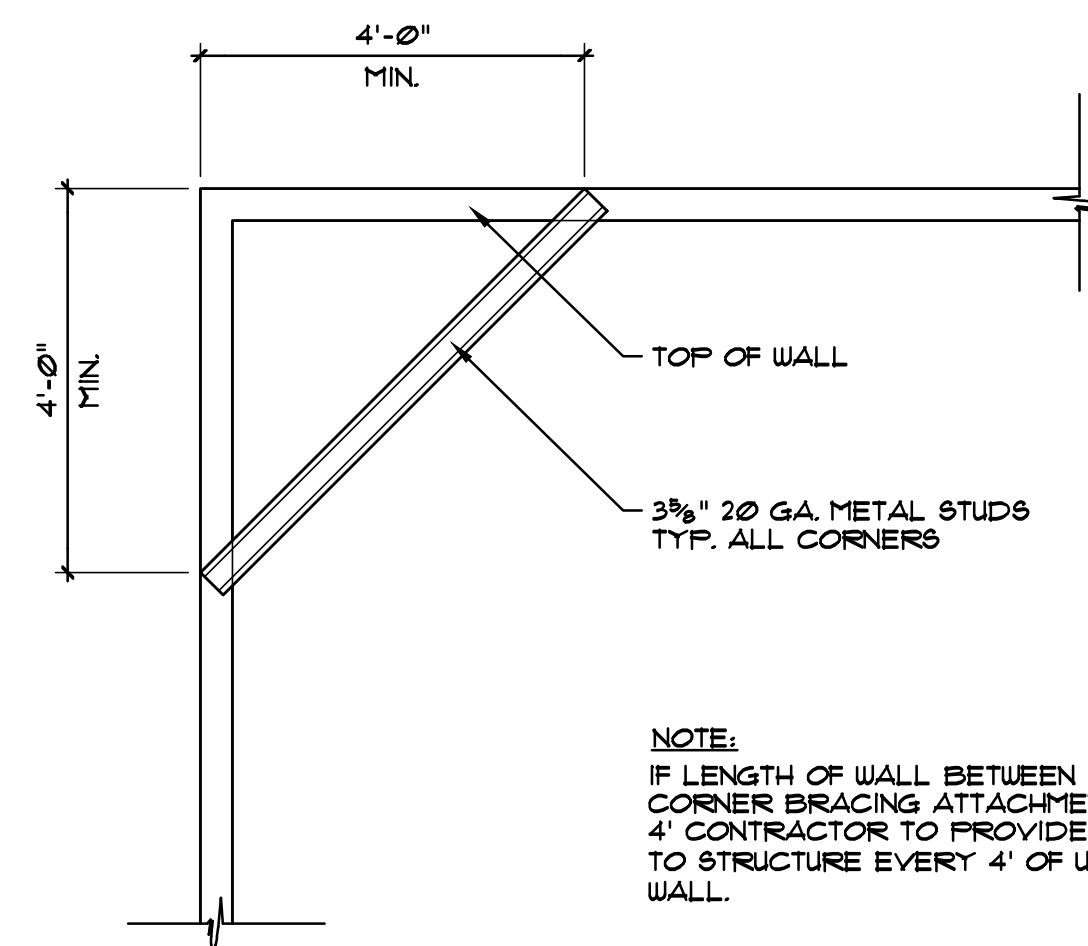
NOTE: CONSECUTIVE SEGMENTS OF 32" WIDE MUST BE SEPARATED BY A ROUTE SEGMENT 48" LONG MINIMUM AND 36" WIDE MAXIMUM

TABLE 403.5
CLEAR WIDTH OF AN ACCESSIBLE ROUTE

ADA SECTION 403.5 CLEAR WIDTH ACCESSIBLE ROUTE

SCALE: N.T.S.

7



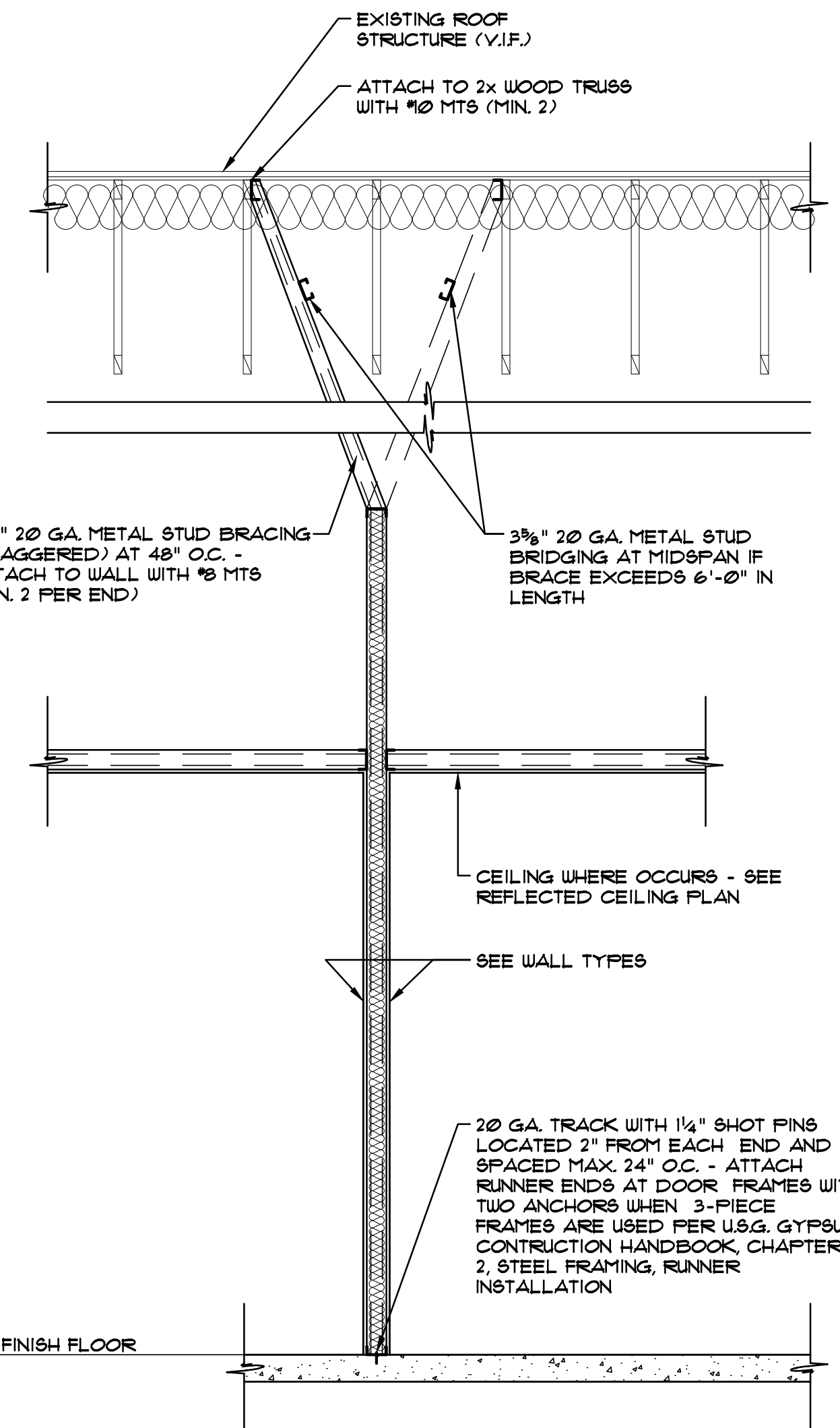
NOTE:
IF LENGTH OF WALL BETWEEN ADJACENT
CORNER BRACING ATTACHMENTS EXCEEDS
4' CONTRACTOR TO PROVIDE BRACES
TO STRUCTURE EVERY 4' OF UNSUPPORTED
WALL.

TOP OF WALL - CORNER BRACING ALTERNATIVE

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

3

NOTE:
1. SEE DETAIL 1/A3.1
2. SEE DETAIL 3/A3.1
FOR ALTERNATIVE
BRACING METHOD.



INTERIOR PARTITION WALL

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

2

TYPE	DEPTH	GAGE	SPACING (O.C.)	MAXIMUM HEIGHT
2509125-18	2 1/2"	25	12"	11'-8"
			16"	10'-2"
			24"	8'-3"
2509125-30	2 1/2"	20	12"	16'-1"
			16"	14'-5"
			24"	11'-10"
3629125-18	3 3/8"	25	12"	14'-0"
			16"	12'-2"
			24"	9'-11"
3629125-30	3 3/8"	20	12"	20'-3"
			16"	17'-7"
			24"	14'-4"
6009125-30	6"	20	12"	26'-10"
			16"	23'-3"
			24"	18'-11"

NOTE:
1) VERIFY WITH "STEEL STUD MANUFACTURERS ASSOCIATION" (PRODUCT TECHNICAL GUIDE).
2) TO COMPLY WITH 2012 INTERNATIONAL BUILDING CODE (IBC).

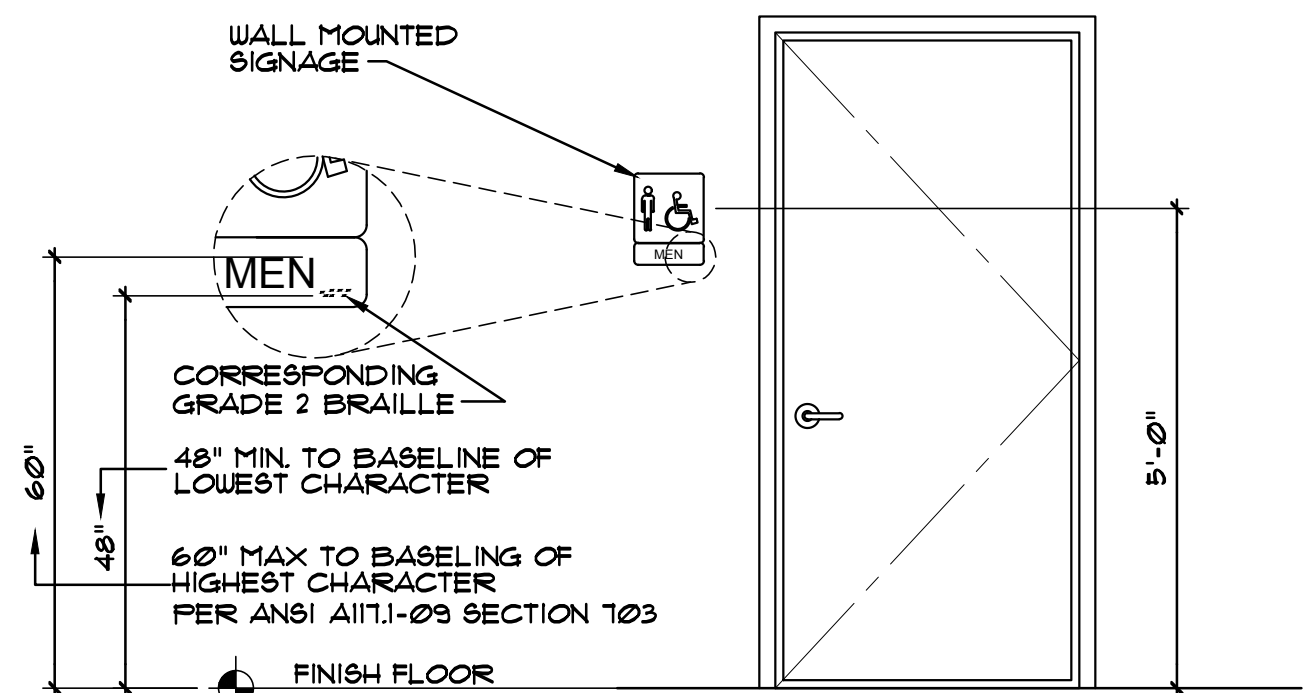
INTERIOR WALL LIMITING HEIGHTS NON COMPOSITE

SCALE: N.T.S.

1



DOOR MOUNTED SIGNAGE (TYP.) NTA
WALL MOUNTED SIGNAGE (TYP.) NTA



- WALL MOUNTED SIGNAGE REQUIREMENTS:
- THE INTERNATIONAL SYMBOL OF ACCESSIBILITY IS INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR. THE BORDER DIMENSION OF THIS PICTOGRAM SHALL BE A MIN. OF 6" IN HEIGHT. WHERE THERE IS NO WALL SPACE ON THE LATCH SIDE, INCLUDING AT DOUBLE DOORS, SIGNS SHALL BE PLACED ON THE NEAREST ADJACENT WALL.
 - THE CHARACTERS AND BACKGROUND OF THE SIGN IS EGGSHELL, MATTE, OR OTHER NON-GLARE FINISH AND THE COLOR AND CONTRAST OF THE SIGN DISTINCTIVELY CONTRASTS WITH THE COLOR AND CONTRAST OF THE WALL.
 - THE REQUIRED COLOR OF THE SYMBOL OF ACCESSIBILITY CONSISTS OF A WHITE FIGURE ON A BLUE BACKGROUND.
 - SIGNS ARE CENTERED ON THE WALL 60" ABOVE THE FLOOR.
 - LETTERS AND NUMERALS ARE RAISED 1/32", ARE SANS-SERIF UPPERCASE CHARACTERS AND ARE ACCOMPANIED BY GRADE 2 BRAILLE. CHARACTERS ARE MINIMUM 5/8" HIGH AND A MAXIMUM OF 2" HIGH.
 - MOUNTING LOCATION ALLOWS A PERSON TO APPROACH WITHIN 3" OF THE SIGNAGE WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING WITHIN THE SWING OF THE DOOR.

RESTROOM SIGNAGE

TO BE USED FOR INSTALLATION REFERENCE ONLY - VERIFY STYLE WITH OWNER

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

9

NOTE:
305.2 FLOOR OR GROUND SURFACE, FLOOR OR GROUND SURFACES OF A CLEAR
GROUND SPACE SHALL HAVE A SLOPE NOT STEEPER THAN 1:48 AND SHALL
COMPLY WITH ICC/ANSI A117.1-2009 SECTION 302.
305.3 SIZE, CLEAR GROUND SPACE SHALL BE 30" MINIMUM BY 48" MINIMUM. (FIG.
304.3)
305.3 POSITION, UNLESS OTHERWISE SPECIFIED, THE CLEAR FLOOR OR GROUND
SPACE SHALL BE POSITIONED FOR EITHER FORWARD OR PARALLEL APPROACH TO
AN ELEMENT.

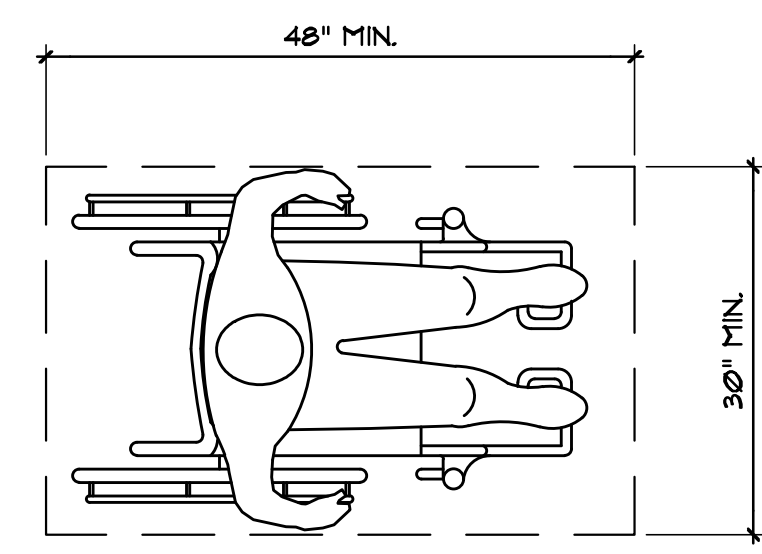


FIGURE 305.3
SIZE OF CLEAR GROUND SPACE

ADA SECTION 305 CLEAR GROUND SPACE

SCALE: N.T.S.

6

NOTE:
304.2 FLOOR OR GROUND SURFACE, FLOOR OR GROUND SURFACES OF A
WHEELCHAIR TURNING SPACE SHALL HAVE A SLOPE NOT STEEPER THAN 1:48 AND
SHALL COMPLY WITH ICC/ANSI A117.1-2009 SECTION 302.
304.3 SIZE, WHEELCHAIR TURNING SPACE SHALL COMPLY WITH ICC/ANSI A-117.1-2009
SECTIONS 304.3.1 OR 3.4.3.2 (FIG. 304.3)

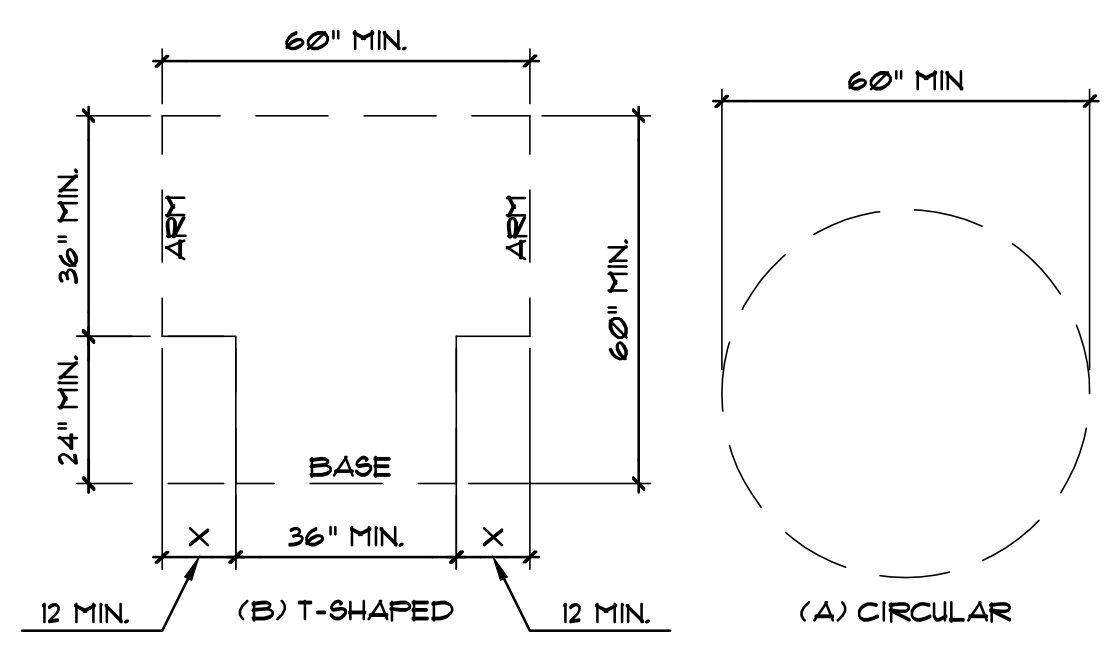


FIGURE 304.3
SIZE OF WHEELCHAIR TURNING SPACE

ADA SECTION 304 WHEELCHAIR TURNING SPACE

SCALE: N.T.S.

5

Chapter 4. Accessible Routes ICC A117.1-2009

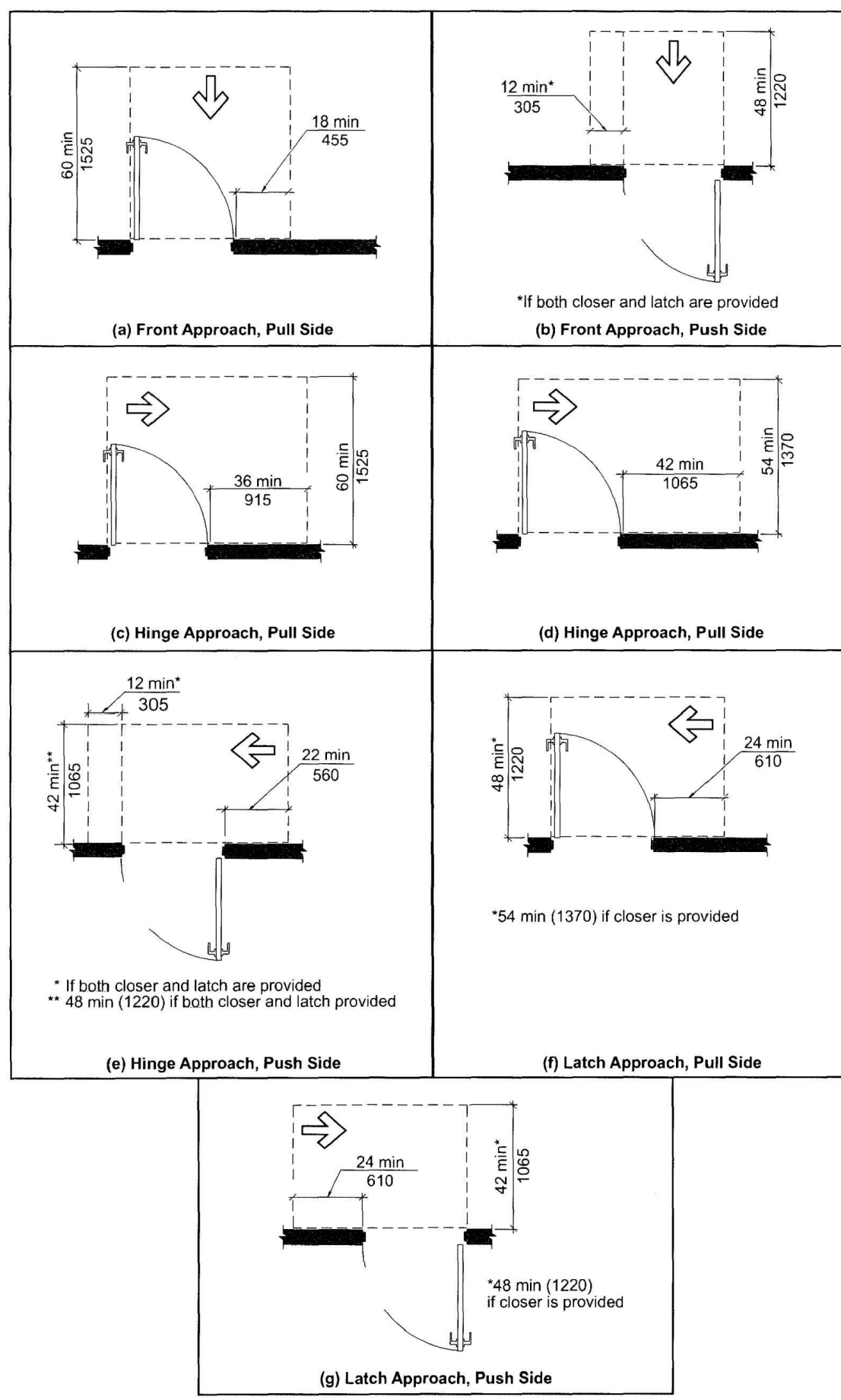


FIG. 404.2.3.2
MANEUVERING CLEARANCE AT MANUAL SWINGING DOORS

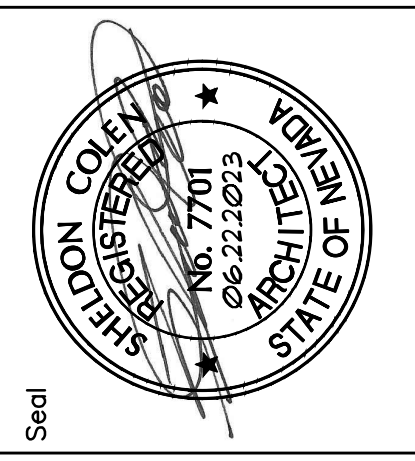
REQ'D DOOR CLEARANCES

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

4

CONSULTANT

SCA design
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Suite 230
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T 702.718.2020 F 702.268.9673



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Sheet Title: TYPICAL DETAILS

Revision: No.

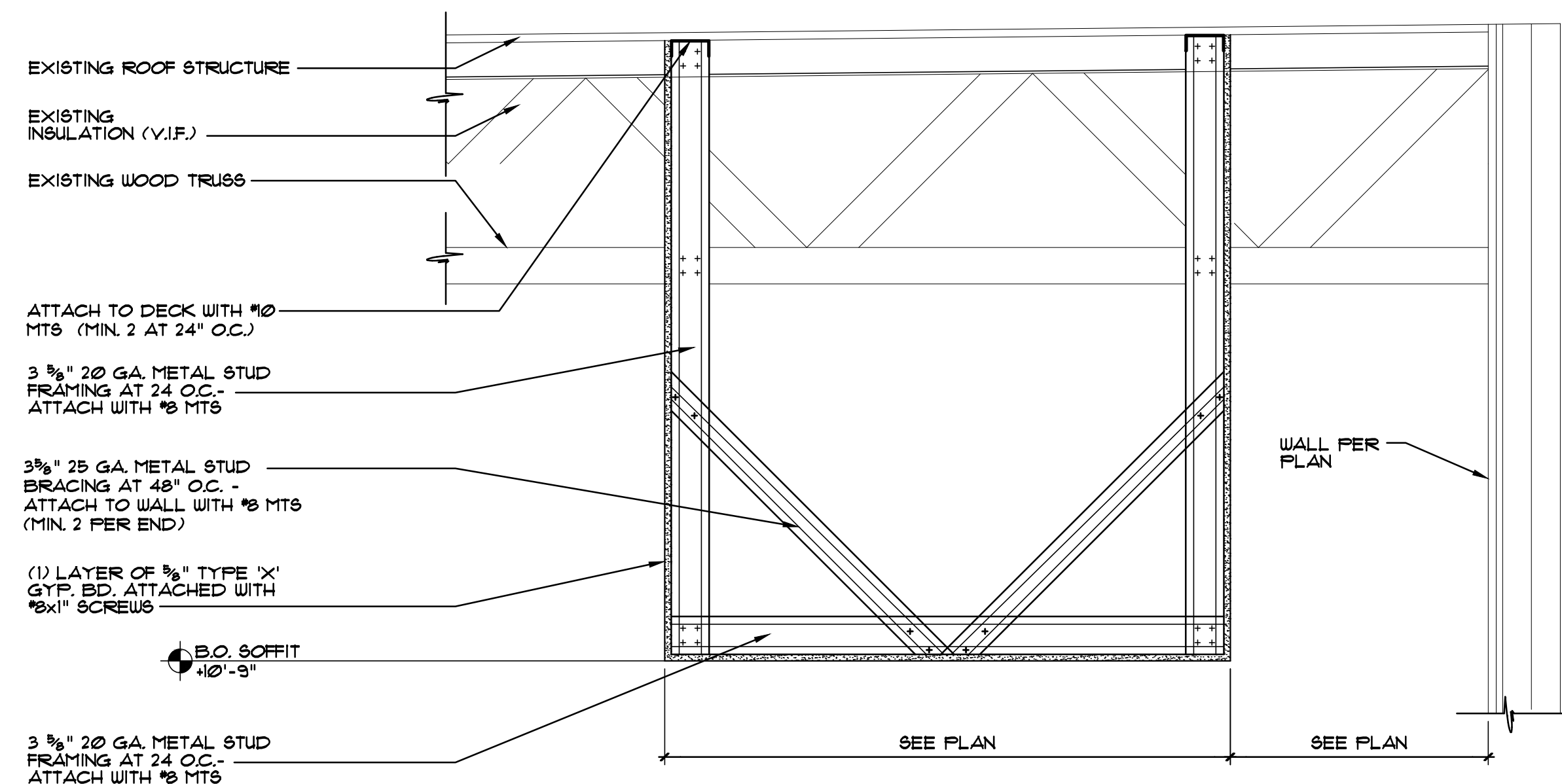
Date: 08/22/2023

Checked By: JLC

Drawn By: JM

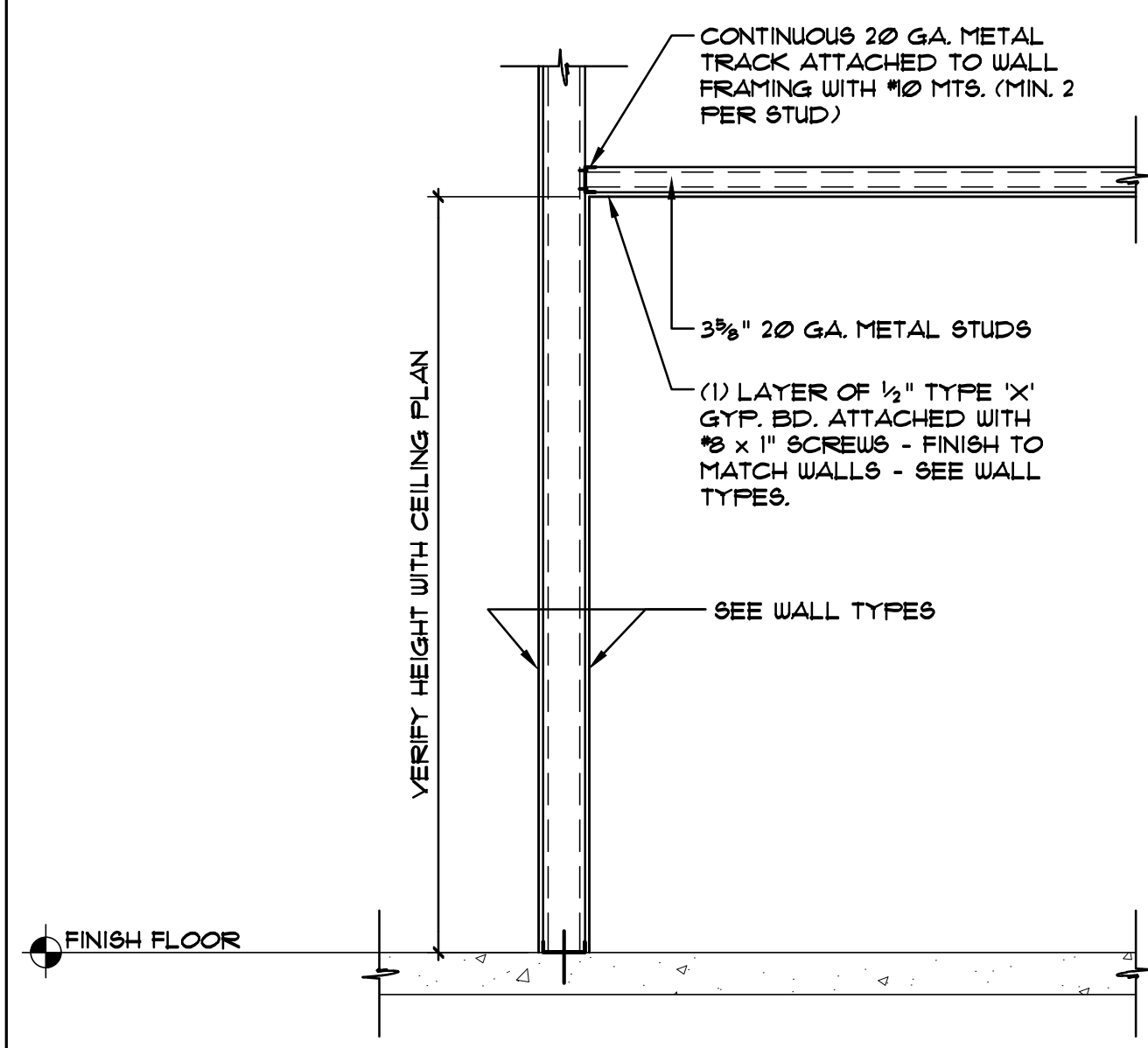
Sheet No. A5.1
Project No. 22398

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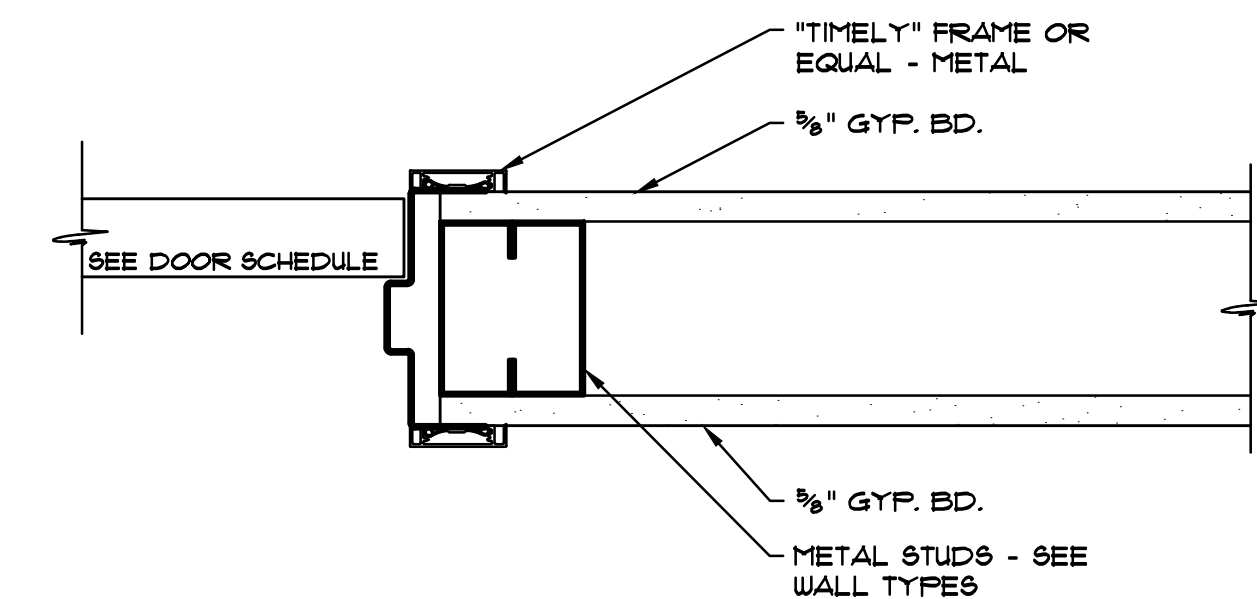
GYP. BD. SOFFIT

SCALE: 1"=1'-0" 13



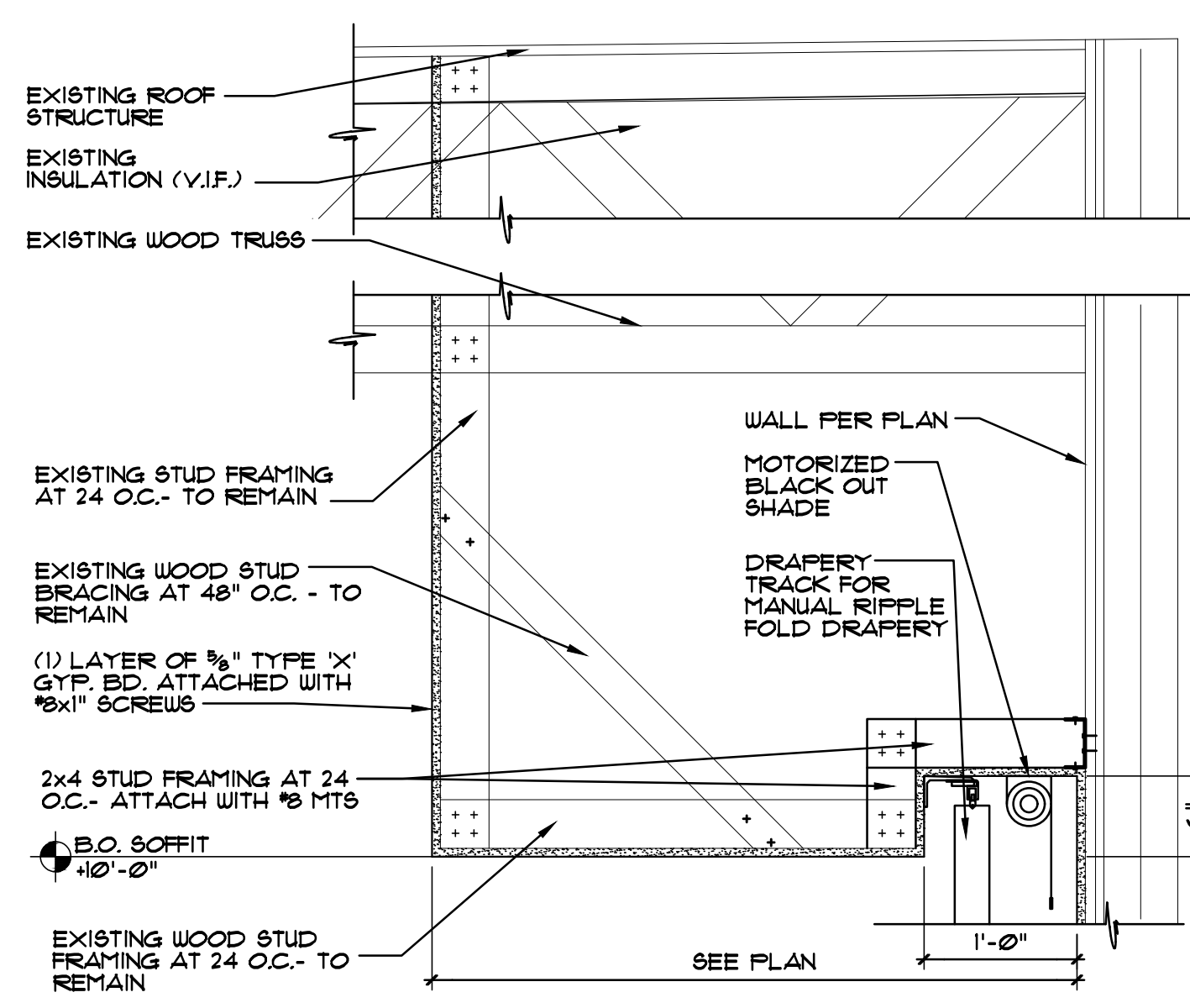
GYPSUM BOARD CEILING

SCALE: 1/2"=1'-0" 12



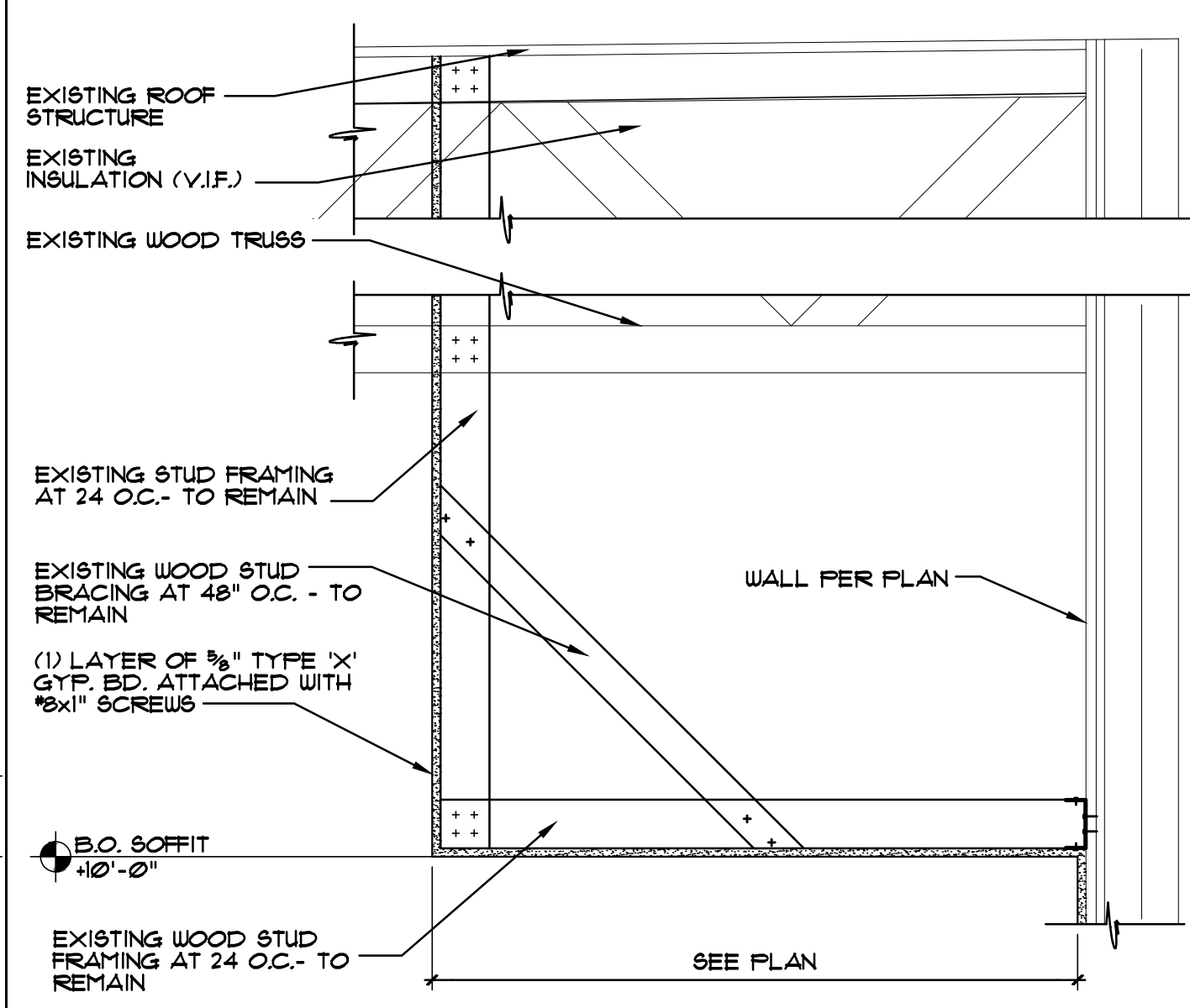
TIMELY FRAME DOOR JAMB / HEAD

SCALE: 3/4"=1'-0" 11



GYP. BD. SOFFIT

SCALE: 1"=1'-0" 14



GYP. BD. SOFFIT

SCALE: 1"=1'-0" 15

NOTE:

308.2 FORWARD REACH.

308.2.1 UNOBSTRUCTED, WHERE A FORWARD REACH IS UNOBSTRUCTED, THE HIGH FORWARD REACH SHALL BE 48" MAXIMUM AND THE LOW FORWARD REACH SHALL BE 15" MINIMUM ABOVE THE FLOOR OR GROUND.
 308.2.2 OBSTRUCTED HIGH REACH, WHERE A HIGH FORWARD REACH IS OVER AN OBSTRUCTION, THE CLEAR FLOOR OR GROUND SPACE SHALL EXTEND BENEATH THE ELEMENT FOR A DISTANCE NOT LESS THAN THE REQUIRED REACH DEPTH OVER THE OBSTRUCTION. THE HIGH FORWARD REACH SHALL BE 48" MAXIMUM WHERE THE REACH DEPTH IS 20" MAXIMUM, WHERE THE REACH DEPTH EXCEEDS 20", THE HIGH SIDE SHALL BE 44" MAXIMUM AND THE REACH DEPTH SHALL BE 25" MAXIMUM.

308.3 SIDE REACH.

308.3.1 UNOBSTRUCTED HIGH REACH, WHERE A CLEAR FLOOR OR GROUND SPACE ALLOWS A PARALLEL APPROACH TO AN ELEMENT AND THE SIDE REACH IS UNOBSTRUCTED, THE HIGH SIDE REACH SHALL BE 48" MAXIMUM AND THE LOW SIDE REACH SHALL BE 15" MINIMUM ABOVE THE FLOOR OR GROUND.
 EXCEPTION: EXISTING ELEMENTS SHALL BE PERMITTED AT 54" MAXIMUM ABOVE THE FLOOR OR GROUND.

308.3.2 OBSTRUCTED HIGH REACH, WHERE A CLEAR FLOOR OR GROUND SPACE ALLOWS A PARALLEL APPROACH TO AN OBJECT AND THE HIGH SIDE REACH IS OVER AN OBSTRUCTION, THE HEIGHT OF THE OBSTRUCTION SHALL BE 34" MAXIMUM AND THE DEPTH OF THE OBSTRUCTION SHALL BE 24" MAXIMUM. THE HIGH SIDE REACH SHALL BE 48" MAXIMUM FOR A REACH DEPTH OF 10" MAXIMUM, WHERE THE REACH DEPTH EXCEEDS 10", THE HIGH SIDE REACH SHALL BE 46" MAXIMUM FOR A REACH DEPTH OF 24" MAXIMUM.

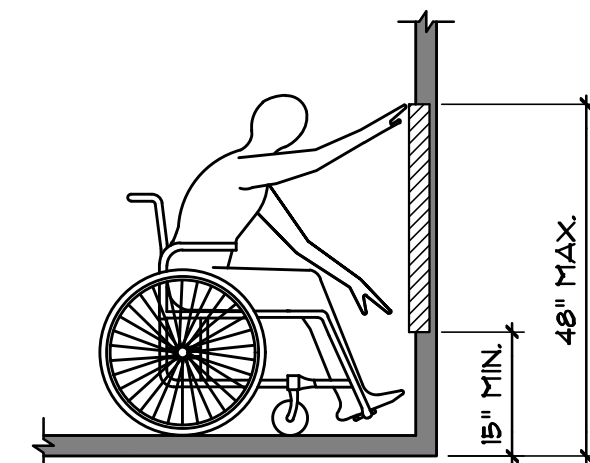


FIGURE 308.2.1

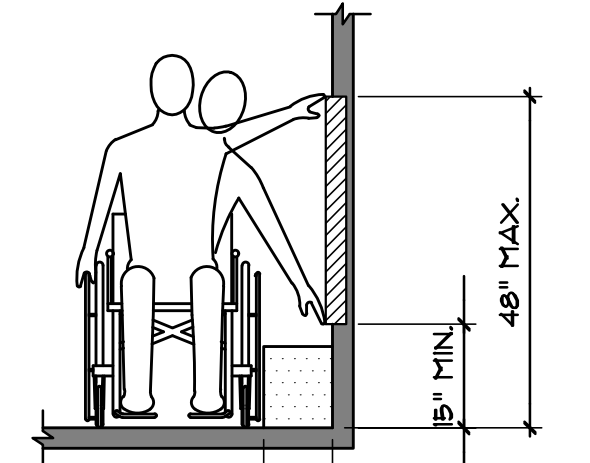


FIGURE 308.3.1

UNOBSTRUCTED FORWARD REACH N.T.S.

UNOBSTRUCTED SIDE REACH N.T.S.

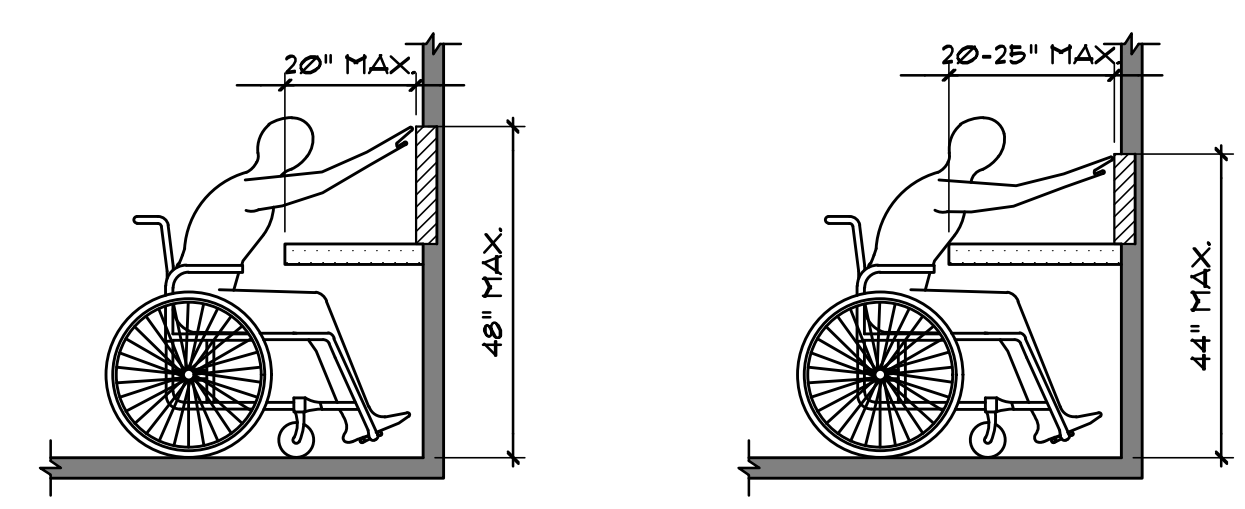


FIGURE 308.2.2

UNOBSTRUCTED HIGH FORWARD REACH N.T.S.

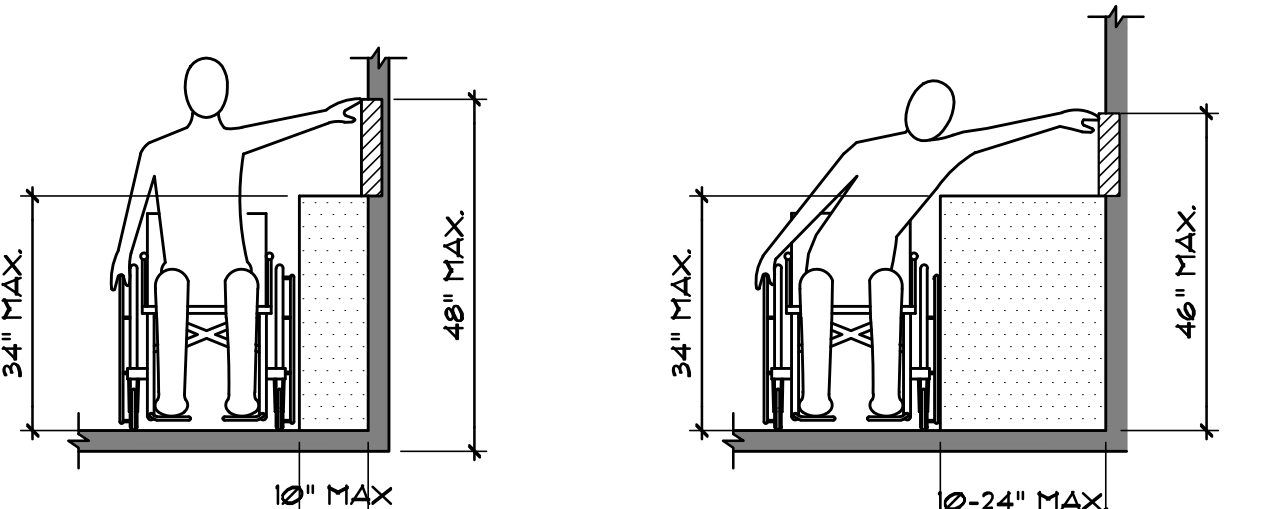


FIGURE 308.3.2

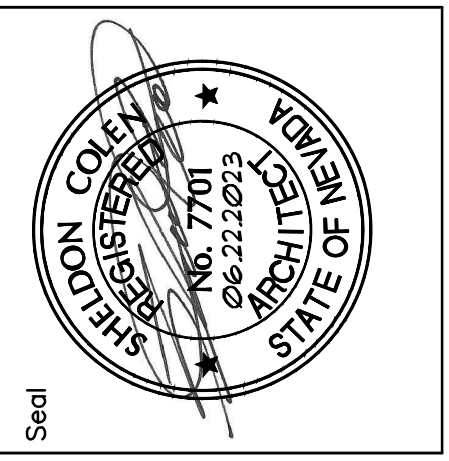
UNOBSTRUCTED HIGH SIDE REACH N.T.S.

ADA SECTION 308 REACH RANGE

SCALE: N.T.S. 10

CONSULTANT

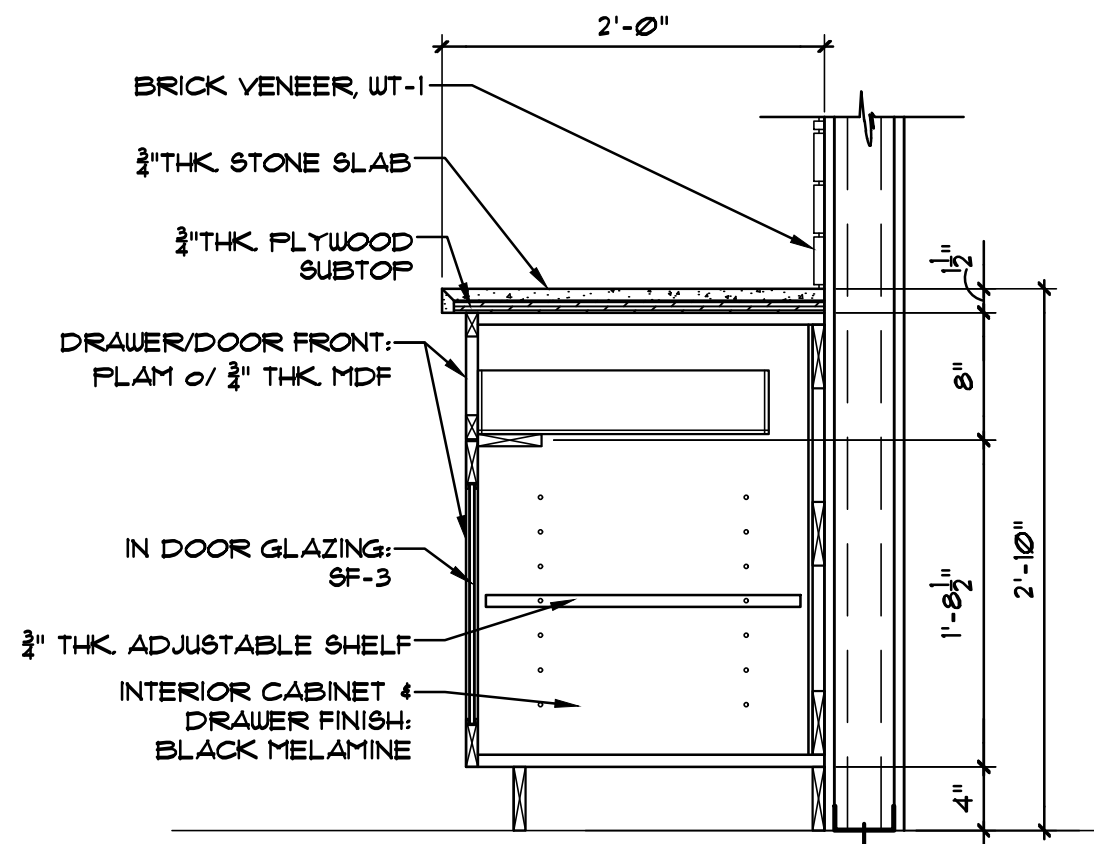
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Drawn By	JM
No.	Revision

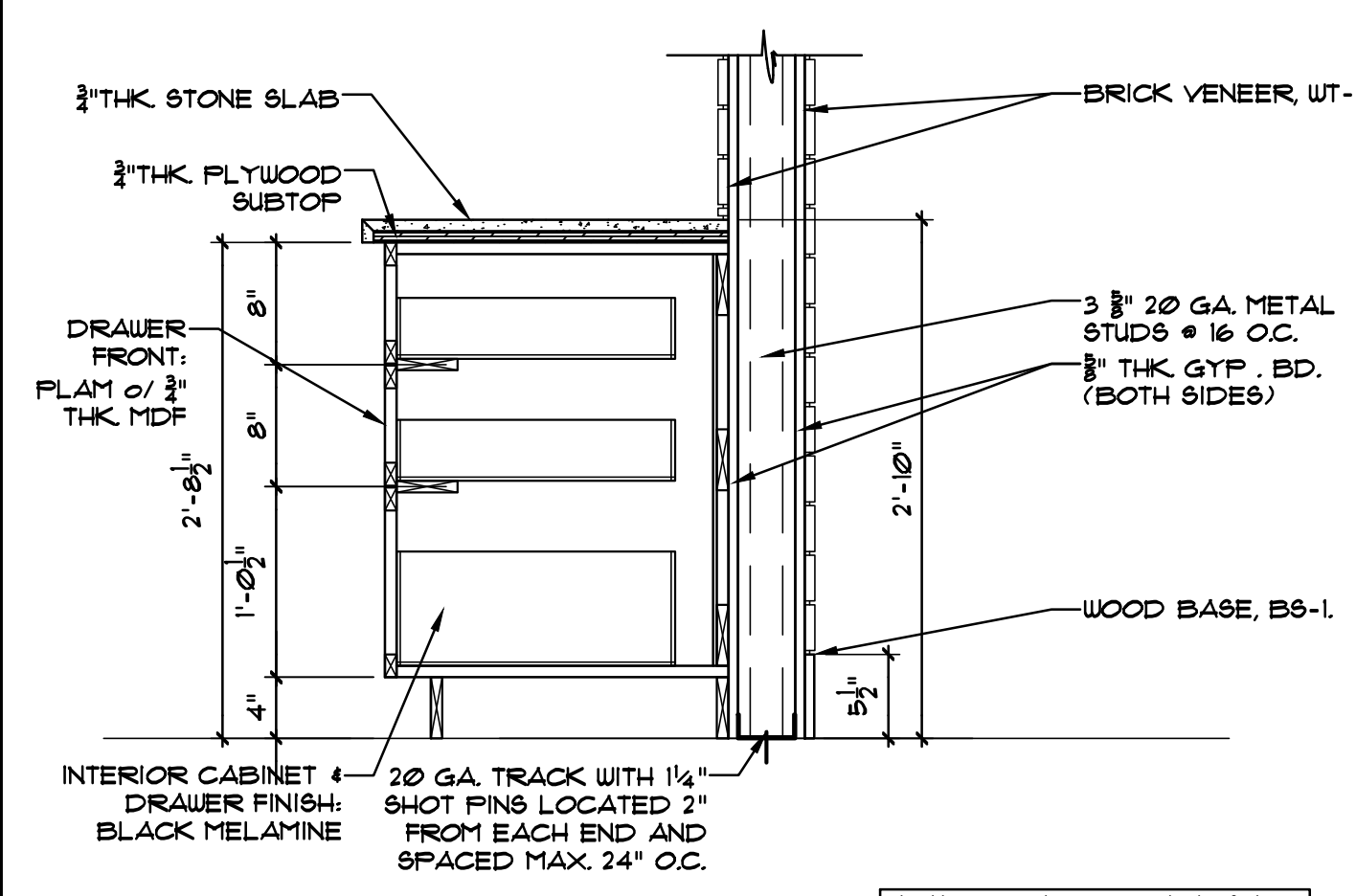
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NOTE: G.C. TO PROVIDE SHOP DRAWINGS FOR ARCHITECT'S APPROVAL.

SERVER STATION

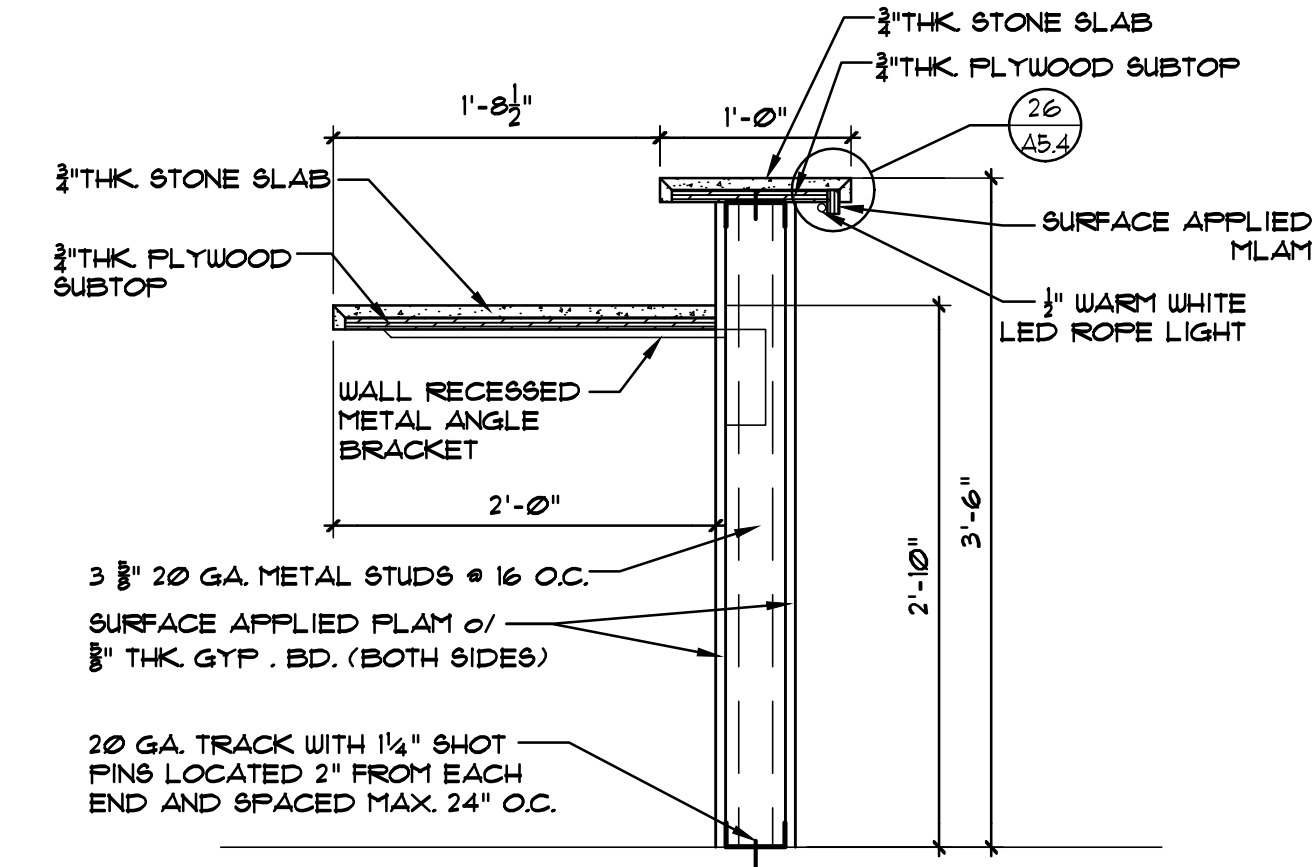
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NOTE: G.C. TO PROVIDE SHOP DRAWINGS FOR ARCHITECT'S APPROVAL.

DESK SECTION

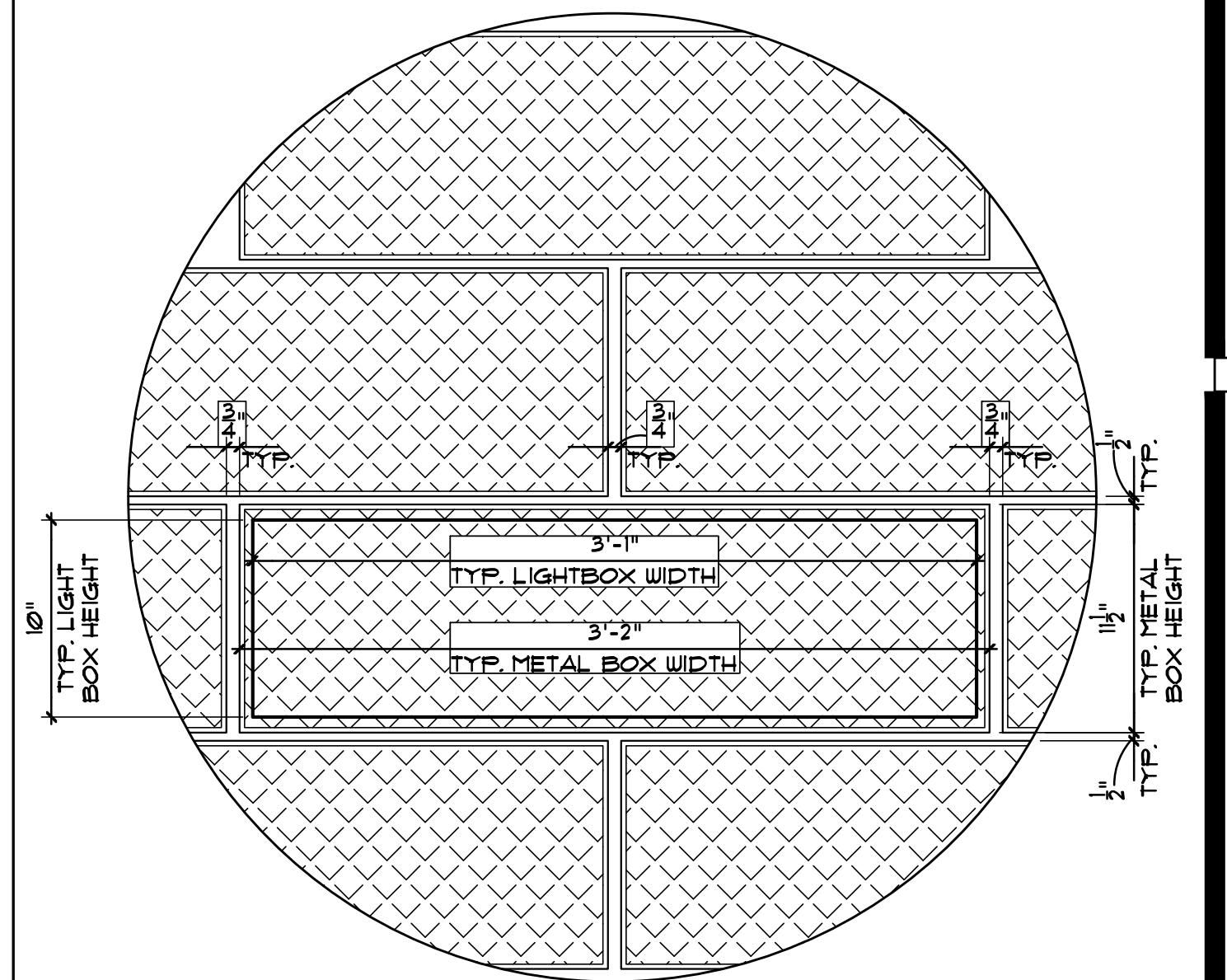
SCALE: 1"=1'-0" 20



NOTE: G.C. TO PROVIDE SHOP DRAWINGS FOR ARCHITECT'S APPROVAL.

DESK SECTION

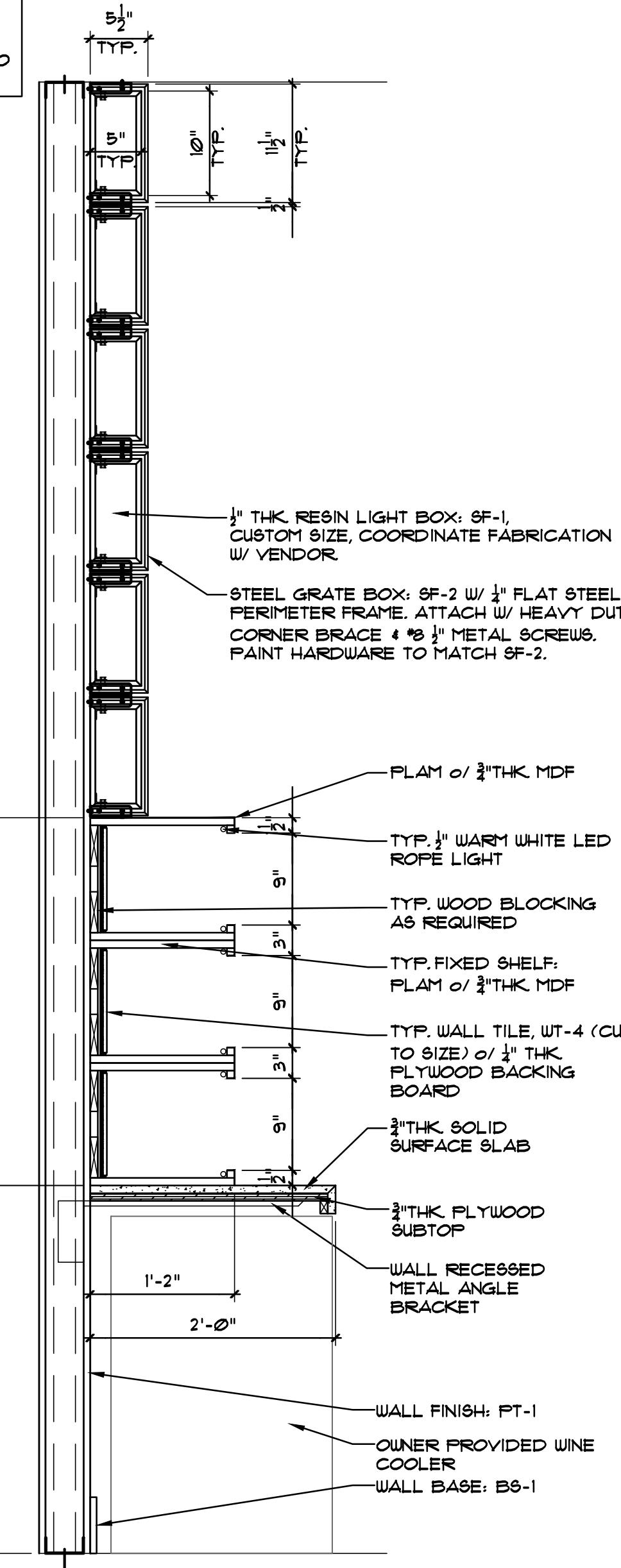
SCALE: 1"=1'-0" 19



LIGHT BOX - PLAN

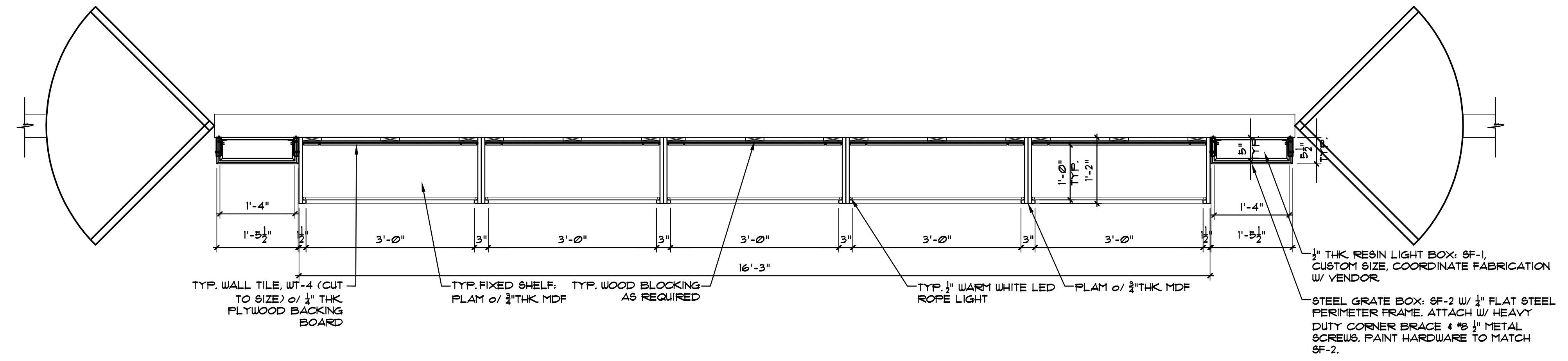
SCALE: 1/2"=1'-0" 18

NOTE: G.C. TO PROVIDE SHOP DRAWINGS FOR ARCHITECT'S APPROVAL. ATTACHMENT HARDWARE SUGGESTED, FABRICATOR TO PROVIDE FINAL SPECS.



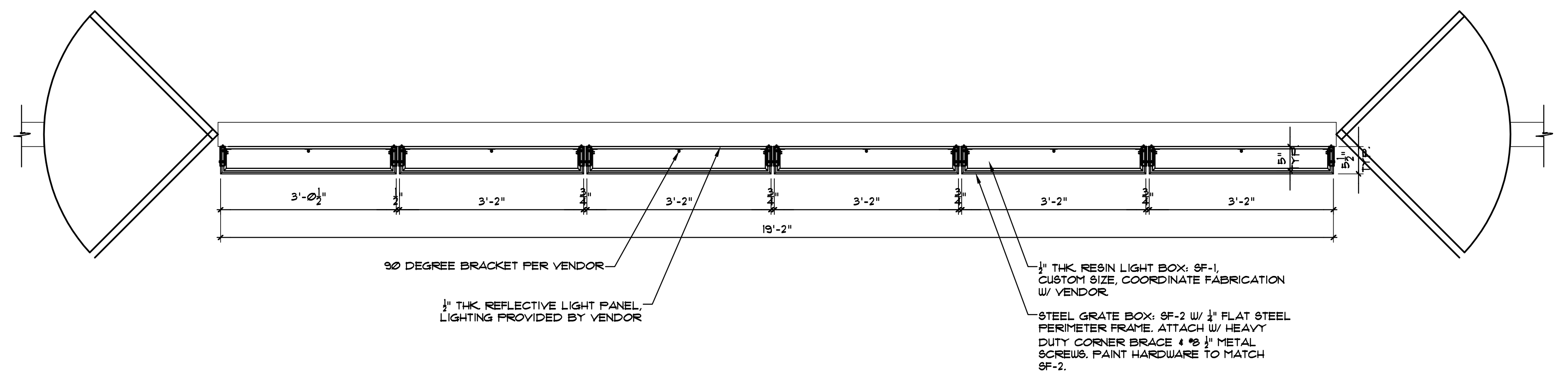
DINING FEATURE WALL

SCALE: 1"=1'-0" 22



DINING FEATURE WALL

SCALE: 3/4"=1'-0" 17

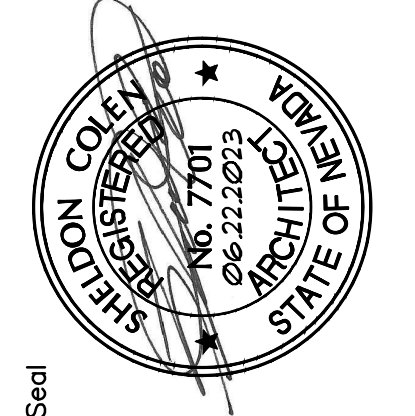


DINING FEATURE WALL

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