

**CODE ANALYSIS - SILVER STATE HOLSTERS**

**ANALYSIS ITEMS & CODE REFERENCE**

1. Occupancy Classification : B  
I.B.C. Chapter 3
2. Type of Construction : V-B  
I.B.C. Chapter 6, Sections 601, 602, & Table 601
3. Fire Sprinklers : Yes  
I.B.C. Chapter 9, Section 903
4. Height - Actual : 18'-0", 31'-0" (2nd story) Allowable : 40'-0"  
I.B.C. Chapter 5, Sections 503, 504, & Table 503
5. Stories - Actual : 1 Allowable : 2  
I.B.C. Chapter 5, Sections 503, 504, & Table 503
6. Area - Actual : 1,200 SF Allowable : 9,000 SF  
I.B.C. Chapters 5 & 9, Sections 503, 506.3, 903.3 & Table 503
7. Occupant Load :  
I.B.C. Chapter 10, Section 1004 & Table 1004.1.1  
Retail/Display/Bathroom Areas - 540 SF/100 = 5.4  
Stocking/Storage Areas - 660 SF/300 = 2.2  
Total Occupant Load = 7.6 = 8
8. Exits - Required : 1 Provided : 2  
I.B.C. Chapter 10, Section 1015 & Table 1015.1
9. Required fire resistance of exterior walls and protection of openings due to location on property : N/A  
I.B.C. Chapter 6, 7, & 14, Tables 601 & 602, Sections 704 & 1406
10. Fire resistive construction requirements : N/A  
I.B.C. Chapter 7, Table 720
11. Special inspection(s) required : N/A  
I.B.C. Chapter 17, Section 1704
12. Code Year/Type : 2012 I.B.C., 2012 U.P.C., 2012 U.M.C., 2009 I.E.C.C., 2011 N.E.C.

**SCOPE OF WORK**

This is an existing 1,200 Sq. Ft. space where we are adding three (3) new walls. There is no electrical or plumbing. There is no HVAC work involved. The fire sprinkler heads are in the appropriate locations, therefore no fire sprinkler heads required. the Contractor must verify.

**BUSINESS DESCRIPTION OF OPERATION**

Silver State Holsters makes gun holsters

**LEGAL DESCRIPTION**

Being the East half (E 1/2) of the Southeast quarter (SE 1/4) of the Southwest quarter (SW 1/4) of the SE quarter (SE 1/4) of Section 19, Township 21 South , Range 60 East, M.D.M., Clark County, Nevada

**ASSESSOR'S PARCEL NUMBER**

# 163-19-817-001

**OWNER OF RECORD**

TEEPEE DEVELOPMENT, LLC  
9640 W. Tropicana Avenue Suite 200  
Las Vegas, Nevada 89147

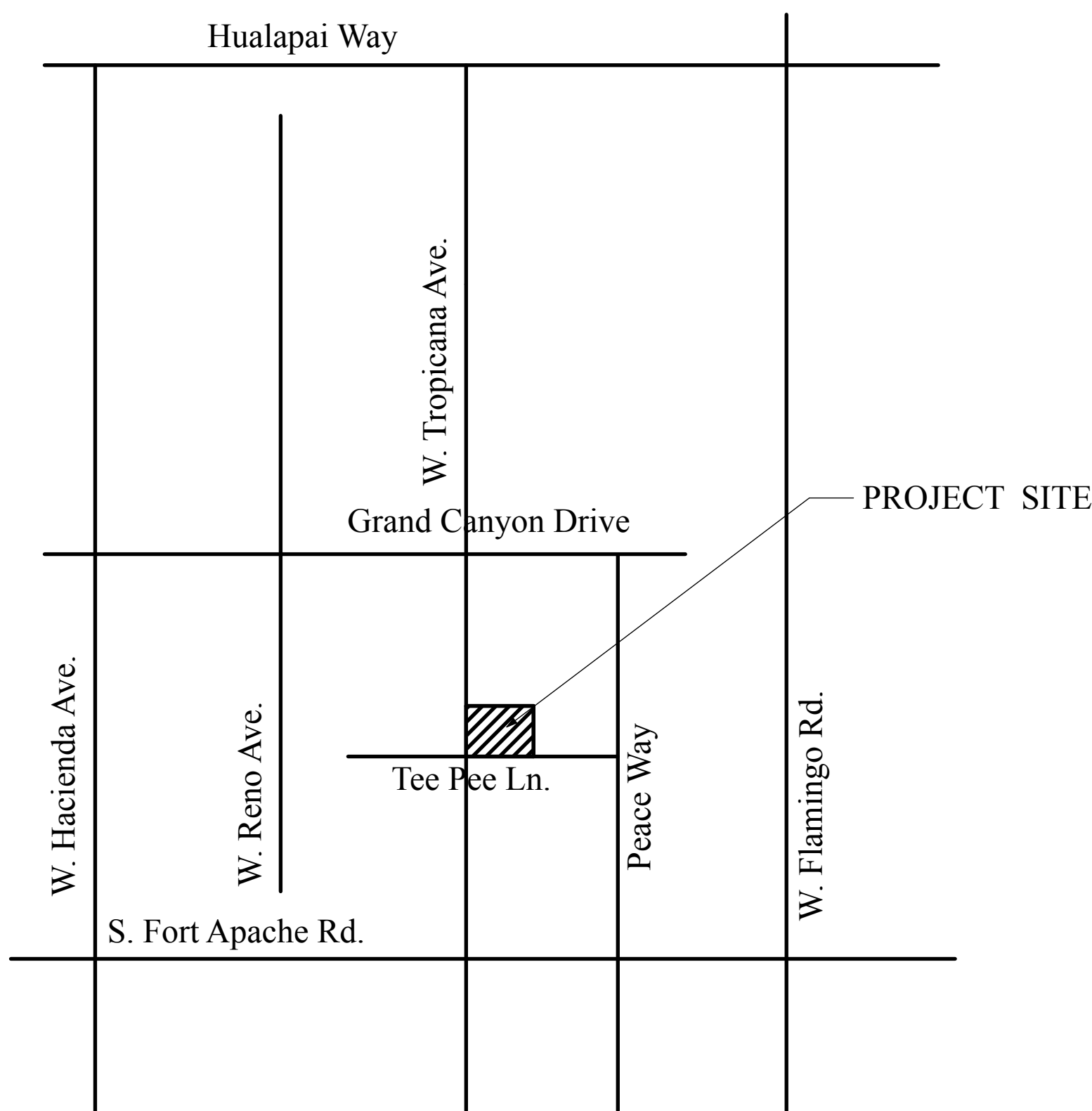
**PROPERTY ADDRESS**

9640 W. Tropicana Avenue, Suite 111  
Las Vegas, Nevada 89147

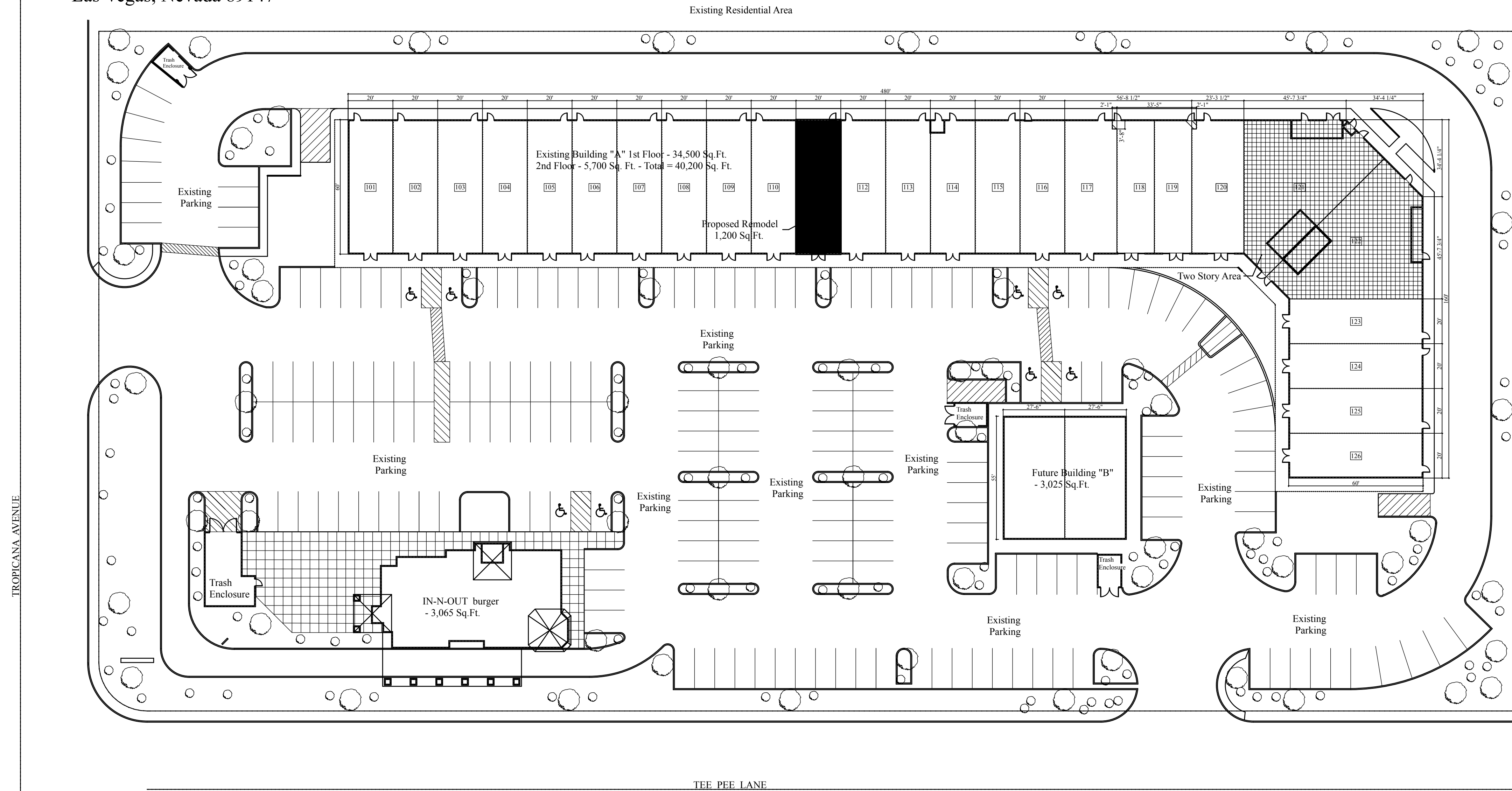
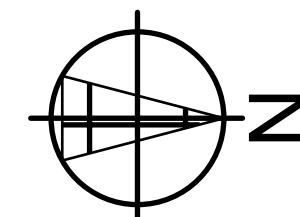
SCHEDULE OF DRAWINGS	
SHEET #	DESCRIPTION OF WORK
	ARCHITECTURAL
A-1	Site Plan / Cover Sheet
A-2	General Notes
A-3	Existing and Proposed Floor Plans, and Ceiling Plan
A-4	Detail Sheet

**TEE PEE AND TROPICANA  
RETAIL CENTER**

**SILVER STATE HOLSTERS REMODEL**  
9640 W. TROPICANA AVENUE  
SUITE 111  
LAS VEGAS, NEVADA 89147



VICINITY MAP  
No Scale



REFERENCE SITE PLAN  
Scale: 1" = 30'-0"

REVISIONS	BY
	CTK

SITE PLAN / COVER SHEET

**The Architect's Studio**  
 Christopher T. Kourafas - Architect  
 3312 Burritt Way  
 La Crescenta, CA. 91214  
 Phone # (702) 461-1821

**SILVER STATE HOLSTERS**  
 9640 W. TROPICANA AVENUE,  
 SUITE 111  
 LAS VEGAS, NEVADA 89147



Expires: 12/31/16  
Date: 11/1/16  
Scale:  
Drawn By: CTK  
Job #:  
Sheet #:

A-1

**GENERAL NOTES**

1. THESE DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF THE DESIGN PROFESSIONAL (CHRISTOPHER T. KOURAFAS). COPIES OF THE DRAWINGS AND SPECIFICATIONS RETAINED BY THE CLIENT MAY BE UTILIZED ONLY FOR HIS USE AND FOR OCCUPYING THE PROJECT FOR WHICH THEY WERE PREPARED, AND NOT FOR THE CONSTRUCTION OF ANY OTHER PROJECT. THESE DRAWINGS, SPECIFICATIONS, AND OTHER DOCUMENTS PREPARED BY THE ARCHITECT FOR THIS PROJECT, ARE INSTRUMENTS OF THE ARCHITECT'S SERVICES FOR USE SOLELY WITH RESPECT TO THIS PROJECT, AND TO THAT END, SAID DRAWINGS ARE NOT TO BE USED WITHOUT WRITTEN CONSENT BY CHRISTOPHER T. KOURAFAS, ARCHITECT. UNLESS OTHERWISE PROVIDED FOR, THE ARCHITECT SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS, AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT.
2. Each trade shall be responsible for knowledge of relative information contained in these documents and the conditions under which he or she will be expected to perform.
3. The General Contractor and all Sub-Contractors shall carefully and thoroughly examine the Project Site, field verify all conditions, grades, elevations, and dimensions of the various features of the Project Site and shall compare the drawings with the existing site conditions. Any and all discrepancies shall be reported immediately to the Architect in writing, prior to the commencement of any work.
4. The General Contractor and all Sub-Contractors shall carefully and thoroughly examine and familiarize themselves with all elements and conditions of the construction documents (drawings and specifications). The General Contractor and all Sub-Contractors shall verify all dimensions of the drawings. Any and all discrepancies and/or conditions needing clarification shall be reported immediately to the Architect in writing, prior to the commencement of any work.
5. All construction, fabrication, and installations, shall conform to the latest adopted editions of the 2012 I.B.C., 2012 U.M.C., 2012 U.P.C., 2011 N.E.C., and 2009 I.E.C.C. , and any Federal, State and Local Codes, Regulations and Ordinances of the governing agency having jurisdiction over the Project. Such applicable Codes, etc., are those which are in effect at the time the Permit application for the Project is recorded.
6. Each Sub-Contractor is considered to be a specialist in his or her respective field/trade and shall, before submission of bid or performance of work, notify the General Contractor and the Architect, in writing, of any work called out in the drawings or specifications which cannot be fully guaranteed or constructed as designed and/or detailed.
7. Due to reprographic processes, these drawings may not be accurate to scale. All dimensions shall take precedence over the scale shown. DO NOT SCALE THE DRAWINGS!
8. The Structural, Mechanical, Plumbing, and Electrical drawings are supplementary to the Architectural. Should there be any discrepancies between the various drawings, it shall be brought to the Architect's attention, in writing, for clarification by the Architect.
9. The General Contractor shall coordinate with the Client's representative for the installation of special manufacturing equipment not shown in these drawings. The General Contractor shall verify equipment locations with the Client's representative and/or equipment manufacturer prior to forming the slab, for proper size and location of foundation depressions, drains, etc.
10. Unless noted otherwise, manufacturer's specifications and/or shop drawings, as well as any substitutions, shall be provided by the General Contractor, for the Architect's approval, prior to any installation.
11. Where construction details are not shown or noted for any part of the work, the details shall be the same as for other similar first class work. The General Contractor shall provide the appropriate drawings for the Architect's approval, of any alternate, non-standard, or untested method(s) proposed.

12. All existing utilities or structures are indicated on these drawings are based on information of record. The General Contractor shall take precautionary measures to protect any and all utility lines not of record or not shown on these drawings. The General Contractor shall be responsible for any and all damages due to his or her failure to locate and protect any and all underground utilities.
13. The General Contractor and all Sub-Contractors shall be responsible for the enforcement of all requirements and regulations and shall perform all work on this Project in compliance with the State of Nevada Occupational Safety and Health Act.
14. The General Contractor shall provide all labor, materials, equipment, tools, appliances, services, trucking, hoisting, scaffolding, testing, layout, supervision, engineering, and all other operations required to furnish and install all work required in the contract documents.
15. The interior finishes shall comply with the U.F.C. and the I.B.C.
16. All work shall be performed in accordance with all local governing applicable standards, regulations, ordinances, and codes.
17. The General Contractor is to provide a complete set of "Design - Build" construction documents for any fire sprinkler systems provided. The design shall be approved by the appropriate governing agency prior to the commencement of work.
18. The General Contractor represents that he/she is familiar with and has expertise in the scope of the work to be performed. The General Contractor further agrees that the contract includes all work for that scope as may be required.
19. The General Contractor shall supervise and direct his work and shall be solely responsible for the materials, means, and methods of construction.
20. The owner will not be responsible for any loss, or damage of any of the contractor's tools, equipment, or materials for any reason or cause.
21. The General Contractor is responsible for protection of his work during the construction process, and until final acceptance of the completed work, he shall be responsible for any transportation, storage, and installation of any items required to perform the work.
22. The General Contractor shall remove all trash and debris from the project to keep the project site clean at all times to allow for a safe working environment. All materials shall be removed from the site and disposed of off of the site in a legal manner.
23. The General Contractor shall provide "As Built" drawings of all utilities to the Architect. All sizes, types, elevations, pipe locations, valve locations, etc. shall be shown on the drawings.
24. All finished materials on walls and ceilings shall have a minimum flame spread rating as specified in I.B.C. Section 803 and Table 803.5. Interior wall and ceiling finishes shall be classified in accordance with ASTM E 84.
25. It shall be the responsibility of the Contractor to mitigate all issue(s) of conflict by ameliorating the issue(s) in favor of the Owner(s) and the Architect. The Architect of Record shall be the sole interpreter of the construction documents and his decision shall be final. There shall be no extra cost(s) allowed unless extras were requested by the Owner and approved by the Architect.

NOTE:  
 These plans have been prepared for a duly licensed and qualified builder or contractor, and are intended solely for the use of the builder or contractor. For that reason, certain details and specifications have been omitted from the plans and are to be supplied by the builder or contractor. These plans shall not be construed as complete drawings and should not be relied upon by anyone other than the builder or contractor for whom they were prepared.

REVISIONS	BY
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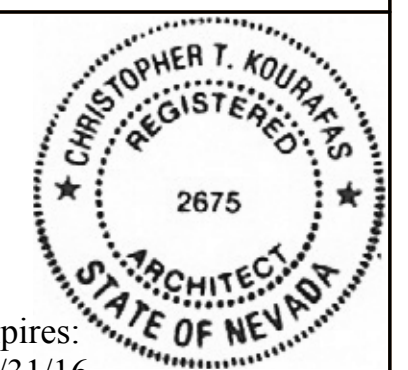
GENERAL NOTES

The Architect's Studio

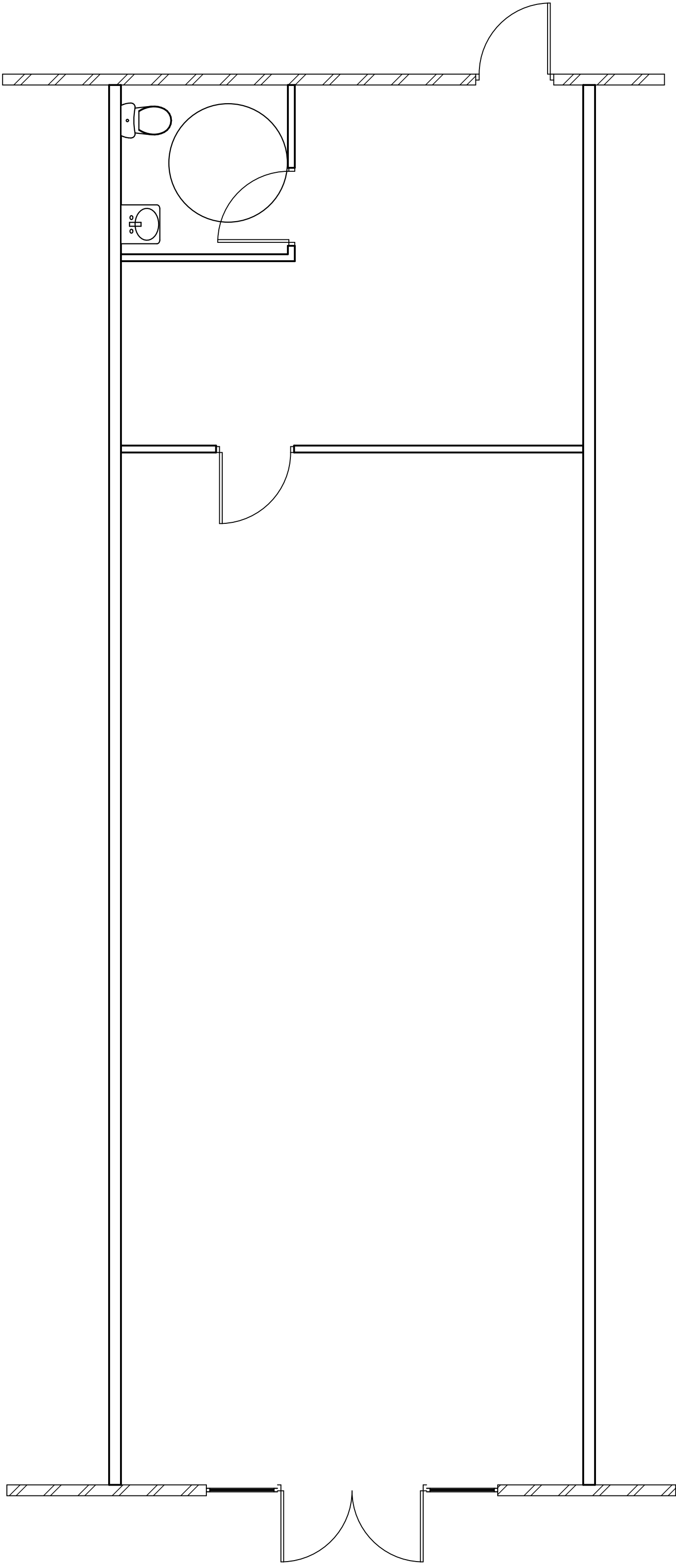
Christopher T. Kourafas - Architect

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**EXISTING FLOOR PLAN**

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

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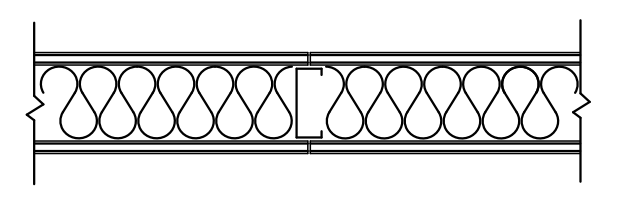
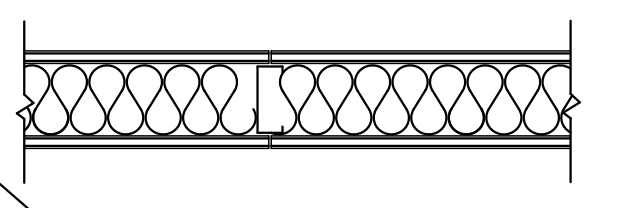
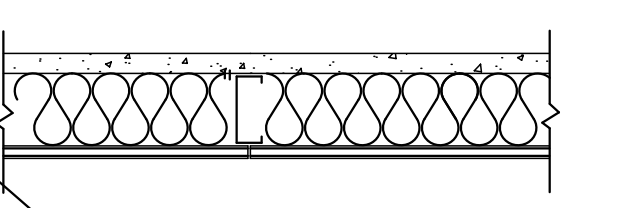
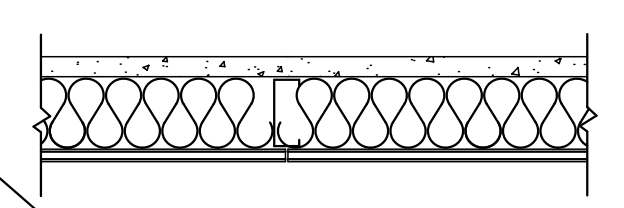
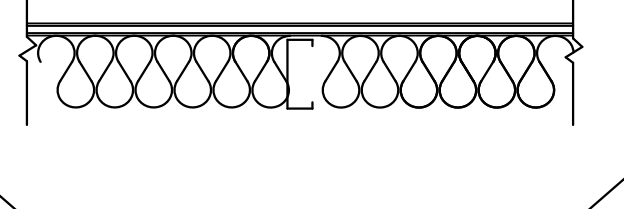
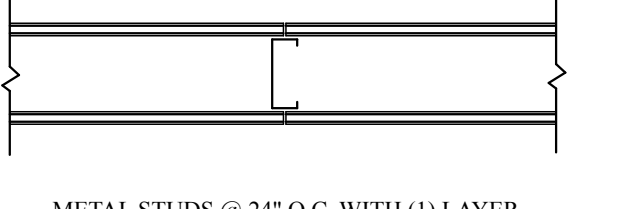
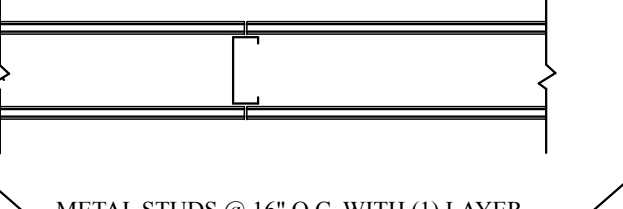
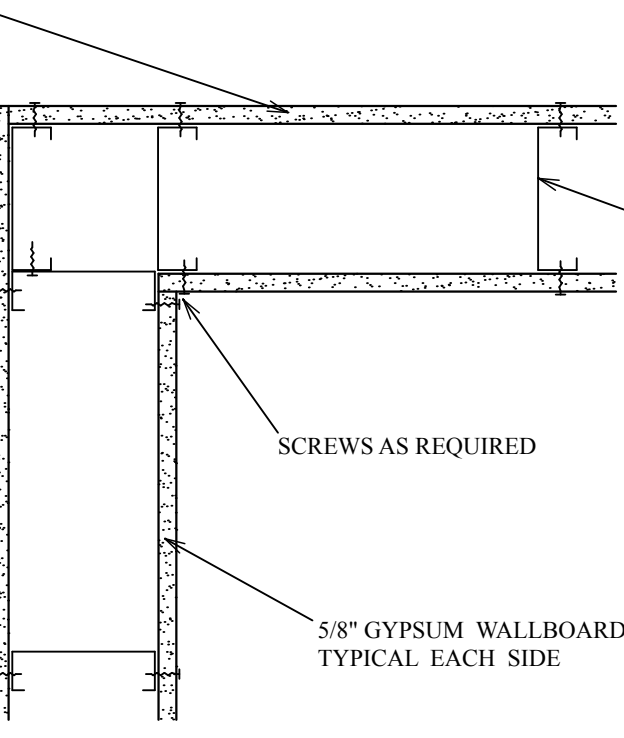
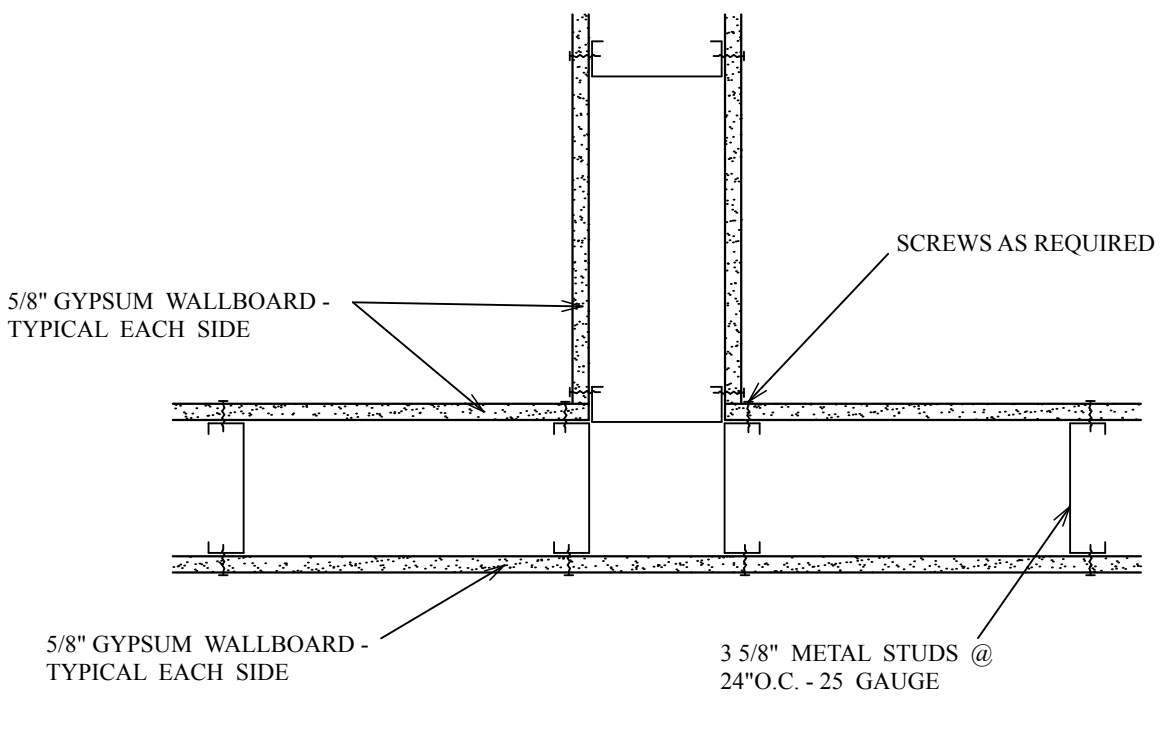
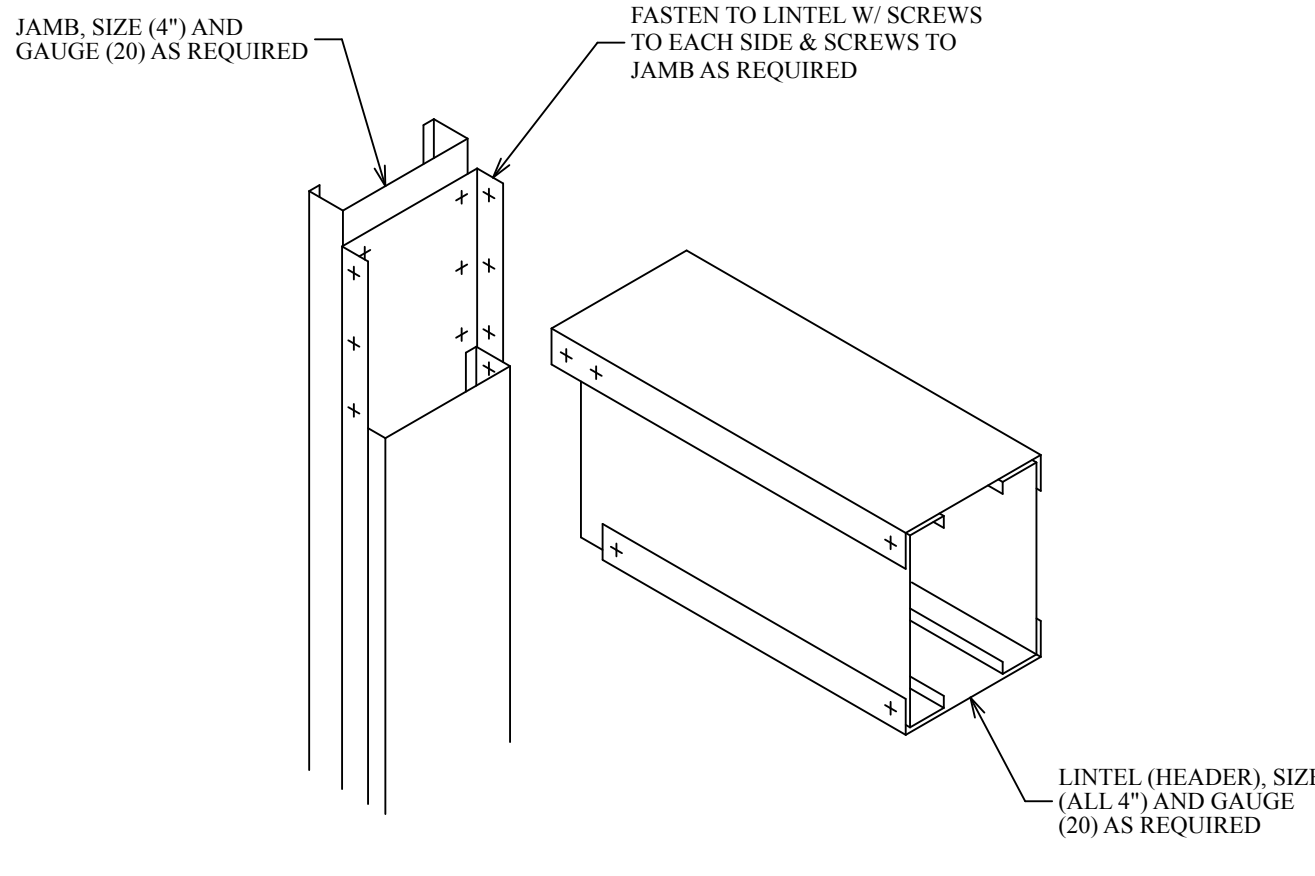

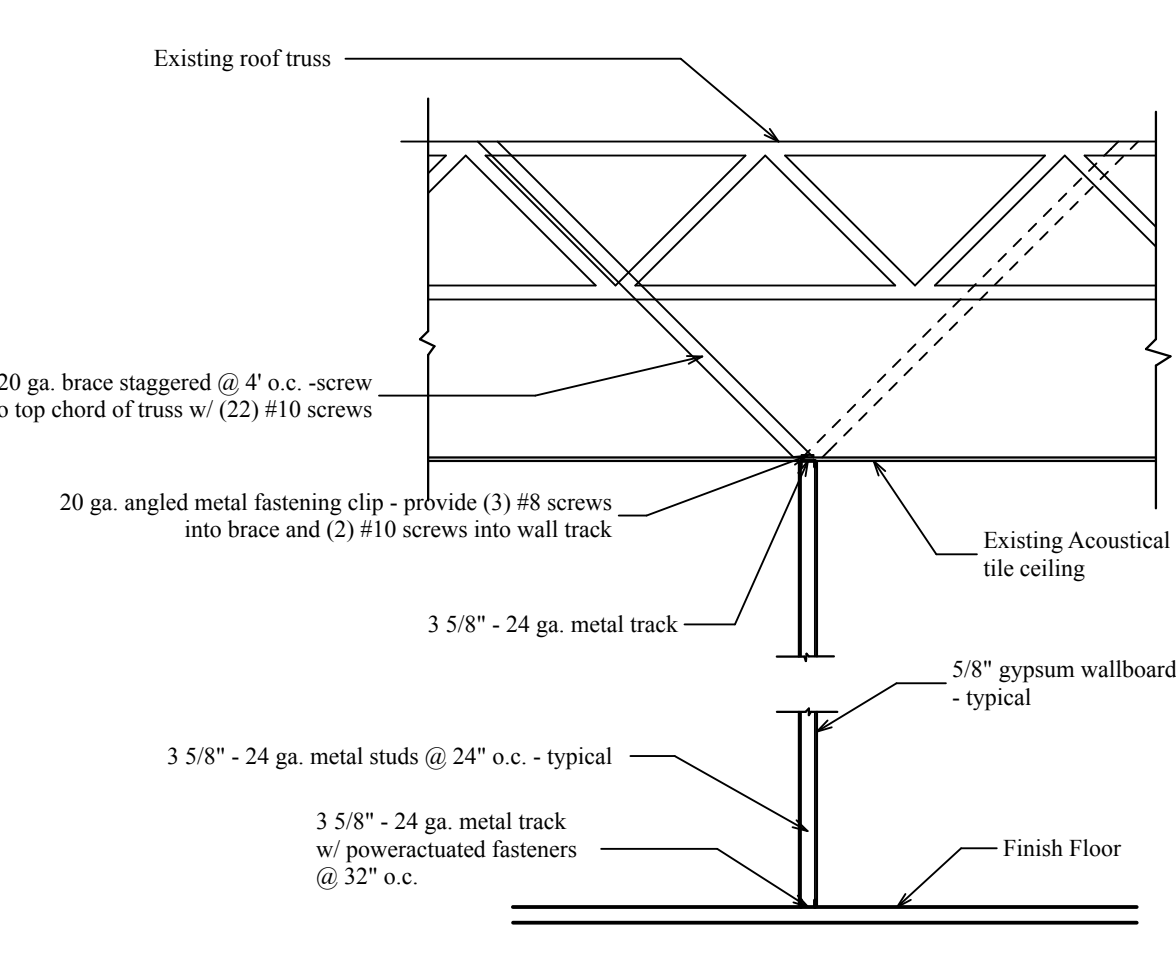
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 <p>METAL STUDS @ 24" O.C. WITH 1 LAYER OF 5/8" GYPSUM BOARD ON EACH SIDE; INSTALL PANELS HORIZONTALLY; STAGGER JOINTS &amp; CAULK PERIMETER.</p> <p><b>STUD SIZE, GAUGE, &amp; INSULATION:</b></p> <ol style="list-style-type: none"> <li>1) 1 5/8" 20 GA; LIMITING HEIGHT = 9'-6" MINERAL FIBER BOARD</li> <li>2) 2 1/2" 25 GA; LIMITING HEIGHT = 10'-9" MINERAL FIBER BOARD</li> <li>3) 2 1/2" 20 GA; LIMITING HEIGHT = 11'-8" MINERAL FIBER BOARD</li> <li>4) 3 5/8" 25 GA; LIMITING HEIGHT = 9'-6" R-13 FIBER GLASS INSULATION</li> <li>5) 3 5/8" 20 GA; LIMITING HEIGHT = 14'-6" R-13 FIBER GLASS INSULATION</li> <li>6) 6" 20 GA; LIMITING HEIGHT = 20'-0" R-19 FIBER GLASS INSULATION</li> </ol> <p>RATING: NON-RATED, NON-LOAD BEARING</p> <p><b>NOTE:</b> USE 5/8" WATER-RESISTANT GYPSUM BOARD, IN ALL BATHROOMS (WHERE OCCURS)</p> <p style="text-align: center;"><b>M1</b></p>	 <p>METAL STUDS @ 16" O.C. WITH 1 LAYER OF 1/2" GYPSUM BOARD ON EACH SIDE; INSTALL PANELS HORIZONTALLY; STAGGER JOINTS &amp; CAULK PERIMETER.</p> <p><b>STUD SIZE, GAUGE, &amp; INSULATION:</b></p> <ol style="list-style-type: none"> <li>1) 1 5/8" 20 GA; LIMITING HEIGHT = 9'-6" MINERAL FIBER BOARD</li> <li>2) 2 1/2" 25 GA; LIMITING HEIGHT = 10'-9" MINERAL FIBER BOARD</li> <li>3) 2 1/2" 20 GA; LIMITING HEIGHT = 11'-8" MINERAL FIBER BOARD</li> <li>4) 3 5/8" 25 GA; LIMITING HEIGHT = 9'-6" R-13 FIBER GLASS INSULATION</li> <li>5) 3 5/8" 20 GA; LIMITING HEIGHT = 14'-6" R-13 FIBER GLASS INSULATION</li> <li>6) 6" 20 GA; LIMITING HEIGHT = 20'-0" R-19 FIBER GLASS INSULATION</li> </ol> <p>RATING: NON-RATED, NON-LOAD BEARING</p> <p><b>NOTE:</b> USE 5/8" WATER-RESISTANT GYPSUM BOARD, IN ALL BATHROOMS (WHERE OCCURS)</p> <p style="text-align: center;"><b>M2</b></p>	 <p>METAL STUDS @ 16" O.C. WITH 1 LAYER OF 1/2" GYPSUM BOARD INTERIOR AND 7/8" STUCCO ON METAL LATH EXTERIOR AND FIBER GLASS BATT INSULATION</p> <p><b>STUD SIZE, GAUGE, &amp; INSULATION:</b></p> <ol style="list-style-type: none"> <li>1) 3 5/8" 25 GA; LIMITING HEIGHT = 8'-6" R-13 FIBER GLASS INSULATION</li> <li>2) 3 5/8" 20 GA; LIMITING HEIGHT = 14'-6" R-13 FIBER GLASS INSULATION</li> <li>3) 6" 20 GA; LIMITING HEIGHT = 20'-0" R-19 FIBER GLASS INSULATION</li> </ol> <p>RATING: NON-RATED, NON-LOAD BEARING</p> <p><b>NOTE:</b> USE 5/8" WATER-RESISTANT GYPSUM BOARD, IN ALL BATHROOMS (WHERE OCCURS)</p> <p style="text-align: center;"><b>M3</b></p>	 <p>METAL STUDS @ 24" O.C. WITH 1 LAYER OF 5/8" GYPSUM BOARD INTERIOR AND 7/8" STUCCO ON METAL LATH EXTERIOR AND FIBER GLASS BATT INSULATION</p> <p><b>STUD SIZE, GAUGE, &amp; INSULATION:</b></p> <ol style="list-style-type: none"> <li>1) 3 5/8" 25 GA; LIMITING HEIGHT = 8'-6" R-13 FIBER GLASS INSULATION</li> <li>2) 3 5/8" 20 GA; LIMITING HEIGHT = 14'-6" R-13 FIBER GLASS INSULATION</li> <li>3) 6" 20 GA; LIMITING HEIGHT = 20'-0" R-19 FIBER GLASS INSULATION</li> </ol> <p>RATING: NON-RATED, NON-LOAD BEARING</p> <p><b>NOTE:</b> USE 5/8" WATER-RESISTANT GYPSUM BOARD, IN ALL BATHROOMS (WHERE OCCURS)</p> <p style="text-align: center;"><b>M4</b></p>
<p><b>1 WALL TYPE - M1</b> NO SCALE</p>	<p><b>2 WALL TYPE - M2</b> NO SCALE</p>	<p><b>3 WALL TYPE - M3</b> NO SCALE</p>	<p><b>4 WALL TYPE - M4</b> NO SCALE</p>
<p style="text-align: center;">ROOM SIDE</p>  <p>METAL STUDS @ 16" O.C. WITH ONE LAYER OF 5/8" TYPE "X" GYPSUM WALLBOARD ON ROOM SIDE; FIBER GLASS BATT INSULATION; REFER TO PLANS</p> <p><b>STUD SIZE, GAUGE, &amp; INSULATION:</b></p> <ol style="list-style-type: none"> <li>1) 1 5/8" 20 GA; LIMITING HEIGHT = 9'-6" MINERAL FIBER BOARD</li> <li>2) 2 1/2" 25 GA; LIMITING HEIGHT = 10'-9" MINERAL FIBER BOARD</li> <li>3) 2 1/2" 20 GA; LIMITING HEIGHT = 11'-8" MINERAL FIBER BOARD</li> <li>4) 3 5/8" 25 GA; LIMITING HEIGHT = 9'-6" R-13 FIBER GLASS INSULATION</li> <li>5) 3 5/8" 20 GA; LIMITING HEIGHT = 14'-6" R-13 FIBER GLASS INSULATION</li> <li>6) 6" 20 GA; LIMITING HEIGHT = 20'-0" R-19 FIBER GLASS INSULATION</li> </ol> <p>STC: NOT RATED FIRE TEST: NOT RATED NON-LOAD BEARING RATING: NON-COMBUSTIBLE</p> <p style="text-align: center;"><b>M5</b></p>	 <p>METAL STUDS @ 24" O.C. WITH (1) LAYER OF 5/8" GYPSUM BOARD ON EACH SIDE; INSTALL PANELS HORIZONTALLY; STAGGER JOINTS &amp; CAULK PERIMETER.</p> <p><b>STUD SIZE &amp; GAUGE:</b></p> <ol style="list-style-type: none"> <li>1) 1 5/8" 20 GA; LIMITING HEIGHT = 9'-6"</li> <li>2) 2 1/2" 25 GA; LIMITING HEIGHT = 10'-9"</li> <li>3) 2 1/2" 20 GA; LIMITING HEIGHT = 11'-8"</li> <li>4) 3 5/8" 25 GA; LIMITING HEIGHT = 9'-6"</li> <li>5) 3 5/8" 20 GA; LIMITING HEIGHT = 14'-6"</li> <li>6) 6" 20 GA; LIMITING HEIGHT = 20'-0"</li> </ol> <p>RATING: NON-RATED, NON-LOAD BEARING</p> <p><b>NOTE:</b> USE 5/8" WATER-RESISTANT GYPSUM BOARD, IN ALL BATHROOMS (WHERE OCCURS)</p> <p style="text-align: center;"><b>M6</b></p>	 <p>METAL STUDS @ 16" O.C. WITH (1) LAYER OF 1/2" GYPSUM BOARD ON EACH SIDE; INSTALL PANELS HORIZONTALLY; STAGGER JOINTS &amp; CAULK PERIMETER.</p> <p><b>STUD SIZE &amp; GAUGE:</b></p> <ol style="list-style-type: none"> <li>1) 1 5/8" 20 GA; LIMITING HEIGHT = 9'-6"</li> <li>2) 2 1/2" 25 GA; LIMITING HEIGHT = 10'-9"</li> <li>3) 2 1/2" 20 GA; LIMITING HEIGHT = 11'-8"</li> <li>4) 3 5/8" 25 GA; LIMITING HEIGHT = 9'-6"</li> <li>5) 3 5/8" 20 GA; LIMITING HEIGHT = 14'-6"</li> <li>6) 6" 20 GA; LIMITING HEIGHT = 20'-0"</li> </ol> <p>RATING: NON-RATED, NON-LOAD BEARING</p> <p><b>NOTE:</b> USE 5/8" WATER-RESISTANT GYPSUM BOARD, IN ALL BATHROOMS (WHERE OCCURS)</p> <p style="text-align: center;"><b>M7</b></p>	 <p>5/8" GYPSUM WALLBOARD - TYPICAL EACH SIDE</p> <p>3 5/8" METAL STUDS @ 24" O.C. - 25 GAUGE</p> <p>SCREWS AS REQUIRED</p> <p>5/8" GYPSUM WALLBOARD - TYPICAL EACH SIDE</p> <p style="text-align: center;"><b>M8</b></p>
<p><b>5 WALL TYPE - M5</b> NO SCALE</p>	<p><b>6 TYPICAL WALL DETAIL</b> NO SCALE</p>	<p><b>7 WALL TYPE - M7</b> NO SCALE</p>	<p><b>8 WALL TYPE - M8</b> NO SCALE</p>
 <p>5/8" GYPSUM WALLBOARD - TYPICAL EACH SIDE</p> <p>SCREWS AS REQUIRED</p> <p>5/8" GYPSUM WALLBOARD - TYPICAL EACH SIDE</p> <p>3 5/8" METAL STUDS @ 24" O.C. - 25 GAUGE</p> <p style="text-align: center;"><b>M8</b></p>	 <p>JAMB, SIZE (4") AND GAUGE (20) AS REQUIRED</p> <p>FASTEN TO LINTEL W/ SCREWS TO EACH SIDE &amp; SCREWS TO JAMB AS REQUIRED</p> <p>LINTEL (HEADER), SIZE (ALL 4") AND GAUGE (20) AS REQUIRED</p> <p style="text-align: center;"><b>M10</b></p>	 <p>5/8" GYPSUM WALLBOARD - TYPICAL EACH SIDE</p> <p style="text-align: center;"><b>M11</b></p>	 <p>Existing roof truss</p> <p>4" - 20 ga. brace staggered @ 4" o.c. - screw into top chord of truss w/ (22) #10 screws</p> <p>20 ga. angled metal fastening clip - provide (3) #8 screws into brace and (2) #10 screws into wall track</p> <p>3 5/8" - 24 ga. metal track</p> <p>Existing Acoustical tile ceiling</p> <p>3 5/8" - 24 ga. metal studs @ 24" o.c. - typical</p> <p>5/8" gypsum wallboard - typical</p> <p>Finish Floor</p> <p>3 5/8" - 24 ga. metal track w/ poweractuated fasteners @ 32" o.c.</p> <p style="text-align: center;"><b>M12</b></p>
<p><b>9 WALL TYPE - M9</b> NO SCALE</p>	<p><b>10 LINTEL - HEADER</b> NO SCALE</p>	<p><b>11 WALL TYPE - M11</b> NO SCALE</p>	<p><b>12 EXISTING WALL BRACING DETAIL</b> NO SCALE</p>