

# REHABILITATION OF EXISTING WAREHOUSE

2509 DYESS AVENUE  
RAPID CITY, SD



## DRAWING INDEX

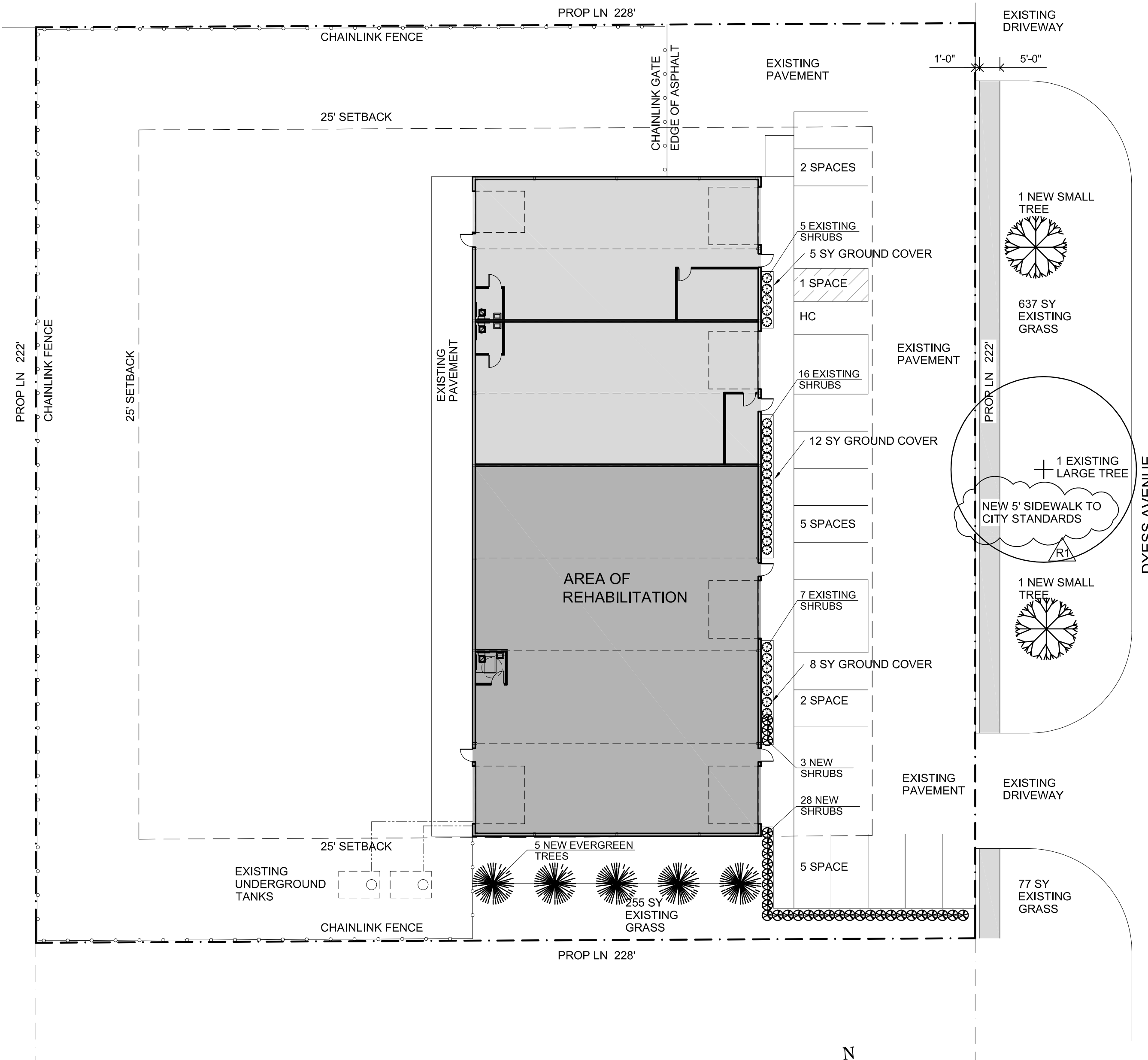
A1	SITE PLAN AND PROJECT & CODE INFORMATION
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A3	FLOOR PLAN OF AREA OF WORK
A4	ROOF PLAN OF AREA OF WORK

## CODE INFORMATION

PROJECT DESCRIPTION	REHABILITATION OF EXISTING WAREHOUSE BUILDING
PARCEL ADDRESS	2509 DYESS AVENUE
PARCEL TAX ID:	56461
PARCEL LEGAL DESCRIPTION	LOT 4, BLOCK 1 OF NORTHSTAR SUBDIVISION, SEC 29, T2N, R8E, BHM, RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA
PROPERTY LAND USE (ZONING)	LIGHT INDUSTRIAL
ADJACENT LAND USE	LIGHT INDUSTRIAL
NORTH	LIGHT INDUSTRIAL
SOUTH	LIGHT INDUSTRIAL
EAST	LIGHT INDUSTRIAL
WEST	LIGHT INDUSTRIAL
LOTS SF	1.16 ACRES OR 50431 SF
EXISTING BUILDING TYPE	VB
OCCUPANCY TYPE	S1 (NON SEPARATED USE)
EXISTING BUILDING SF	11200 SF
REHABILITATION SF	6300 SF
ALLOWABLE BUILDING AREA	15579 SF > 11200 SF
$A(a) = [A(t) + [A(t) \times I(f)] + [A(t) \times I(s)]] = (9000 + (9000 \times .731) + (9000 \times 0))$ $A(a) = 15579 \text{ sf (Allowable Calculated)}$ $A(t) = 9000 \text{ sf (From Table 503)}$ $I(f) = 73.1\% [(460/460 - .25) \times (29.24/30)]$ (Area Increase Factor for Frontage greater than 20 ft but no greater than 30 feet) $I(s) = 0\%$ (0% increase for no sprinklers, 200% increase for sprinklered buildings more than one story above grade, and 300% increase for sprinklered buildings of one story only above grade)	
ALLOWABLE BUILDING HEIGHT	1 ALLOWED = 1 EXISTING
AUTOMATIC SPRINKLER SYSTEM	NOT REQUIRED (TWO EXISTING 3 HR FIRE BARRIERS WITH NO FIRE AREA GREATER THAN 6300 SF) / NOT PROVIDED
NUMBER OF OCCUPANTS PER SPACE	170 (169.95) PEOPLE
SUITE A	6.66 ((247 / 100) + (2093 / 500))
SUITE B	5.84 ((138 / 100) + (2231 / 500))
SUITE C	12.23 (6117 / 500)
EXITS FOR PATIO (REQUIRED / PROVIDED)	
SUITE A	1 EXITS REQUIRED / 2 EXITS PROVIDED (OK)
SUITE B	1 EXITS REQUIRED / 1 EXIT PROVIDED (OK)
SUITE C	2 EXITS REQUIRED (TRAVEL DISTANCE) / 2 EXITS PROVIDED (OK)
OCCUPANCY SEPARATIONS	NOT REQUIRED / SINGLE USE
PLUMBING FIXTURES (TABLE 4.1, 2006 UPC AND AS PER CITY INSPECTIONS DEPARTMENT)	LESS THAN 15 OCCUPANCY EACH SUITE / PROVIDED WITH UNISEX TOILE EACH SUITE
PARKING REQUIREMENTS	
PROVIDED:	15 SPACES
REQUIRED:	4 (3.99) SPACES
SUITE A	1.8 ((269 / 200) + (2181 / 4000))
SUITE B	0.61 ((169 / 200) + (2281 / 4000))
SUITE C	1.58 (6300 / 4000)
LANDSCAPING REQUIREMENTS	
REQUIRED:	39231 (50431 - 11200) PTS
PROVIDED:	39608 PTS > 39231 PTS (OK)
EXISTING ROW PTS (25% MAX.)	9808 (EXISTING GRASS (7140 PTS) & LARGE TREE (2000 PTS) + 2 NEW SMALL TREES (1000 PTS))
255 SY EXISTING GRASS	2550
28 EXISTING SHRUBS	7000
25 SY EXISTING GROUND COVER	2500
31 NEW SHRUBS	7750
5 NEW EVERGREEN TREES	10000

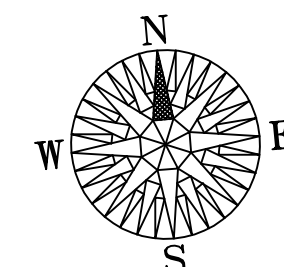
## LANDSCAPE LEGEND

	PROPOSED SHRUBS (250 PTS EA)
	DECIDUOUS CHOICES
	-BARBERRY (GOLDEN, ROSE GLOW)
	-CURRANT (ALPINE)
	-POTENTILLA (CORINATH TRIUMPH, GOLD DROP, GOLDFINGER)
	-ROSES (HARDY SHRUB)
	-SPIREA (GOLDMOUND)
	EVERGREEN CHOICES
	-ARBORVITAE, GLOBE (HETZ MIDGET)
	-JUNIPER (MINT JULEP, COMPACT PFITZER, SE GREEN, SAVIN)
	EVERGREEN TREES (2000 PTS EA)
	-EASTERN REDCEDAR
	-BLACK HILLS SPRUCE
	-ROCKY MOUNTAIN JUNIPER
	-PONDEROSA PINE
	PROPOSED SMALL DECIDUOUS TREES (500 PTS EA)
	-CHOCHECHERRY, AMUR
	-MOUNTAINASH, SHOWY
	-ASPEN, QUAKING
	-BIRCH, RIVER
	-CRABAPPLE, SPRING SHOW
	-LILAC, JAPENSES TREE



## FIRST FLOOR PLAN

SCALE: 1" = 20'-0"



## 2012 IBC CHAPTER 12 - TOILET & BATHROOM REQUIREMENTS

SECTION 1210  
SURROUNDING MATERIALS (ABBREVIATED)

1210.2.1 FLOORS AND WALL BASES. IN OTHER THAN DWELLING UNITS, TOILET, BATHING AND SHOWER ROOM FLOOR FINISH MATERIAL SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE. THE INTERSECTIONS OF SUCH FLOORS AND WALLS SHALL HAVE A SMOOTH, HARD, NONABSORBENT VERTICAL BASE THAT EXTENDS UPWARD ONTO THE WALLS OF LEAST 4 INCHES.

1210.2.2 WALLS AND PARTITIONS. WALLS AND PARTITIONS WITHIN 2 FEET OF SERVICE SINKS, URINALS AND WATER CLOSETS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE, TO A HEIGHT OF 4 FEET ABOVE THE FLOOR, AND EXCEPT FOR STRUCTURAL ELEMENTS, THE MATERIALS USED IN SUCH WALLS SHALL BE A TYPE THAT IS NOT ADVERSELY AFFECTED BY MOISTURE.

### EXCEPTIONS:

1. DWELLING UNITS AND SLEEPING UNITS.
2. TOILET ROOMS THAT ARE NOT ACCESSIBLE TO THE PUBLIC AND WHICH HAVE NOT MORE THAN ONE WATER CLOSET.

ACCESSORIES SUCH AS GRAB BARS, TOWEL BARS, PAPER DISPENSERS AND SOAP DISHES, PROVIDED ON OR WITHIN WALLS, SHALL BE INSTALLED AND SEALED TO PROTECT STRUCTURAL ELEMENTS FROM MOISTURE.

1210.2.3 SHOWERS. SHOWER COMPARTMENTS AND WALLS ABOVE BATH TUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A SMOOTH, NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 70 INCHES ABOVE THE DRAIN INLET.

1210.2.4 WATERPROOF JOINTS. BUILT-IN TUBS WITH SHOWERS SHALL HAVE WATERPROOF JOINTS BETWEEN THE TUB AND ADJACENT WALL.

1210.5 TOILET ROOMS. TOILET ROOMS SHALL NOT OPEN DIRECTLY INTO A ROOM USED FOR THE PREPARATION OF FOOD FOR SERVICE TO THE PUBLIC.

## 2012 IMC CHAPTER 4 - VENTILATION (ABBREVIATED)

401.2 VENTILATION REQUIRED. EVERY OCCUPIED SPACE SHALL BE VENTILATED BY NATURAL MEANS IN ACCORDANCE WITH SECTION 402 OR BY MECHANICAL MEANS IN ACCORDANCE WITH SECTION 403.

TRANSFER AIR PERMITTED IN ACCORDANCE WITH SECTION 403.2.2

### TABLE 403.3 REQUIRED OUTDOOR VENTILATION AIR (ABBREVIATED)

OCCUPANCY CLASSIFICATION	OCC LOAD	CFM
PRIVATE TOILET/BATHROOMS		20 / 50 (f)
PUBLIC TOILET ROOMS (g)	----	50 / 70 CFM (e)

(e) RATES ARE PER WATER CLOSET OR URINAL. THE HIGHER RATE SHALL BE PROVIDED WHERE THE EXHAUST SYSTEM IS DESIGNED TO OPERATE INTERMITTENTLY. THE LOWER RATE SHALL BE PERMITTED ONLY WHERE THE EXHAUST SYSTEM IS DESIGNED TO OPERATE CONTINUOUSLY WHILE OCCUPIED.

(f) RATES ARE PER ROOM UNLESS OTHERWISE INDICATED. THE HIGHER RATE SHALL BE PROVIDED WHERE THE EXHAUST SYSTEM IS DESIGNED TO OPERATE INTERMITTENTLY. THE LOWER RATE SHALL BE PERMITTED ONLY WHERE THE EXHAUST SYSTEM IS DESIGNED TO OPERATE CONTINUOUSLY WHILE OCCUPIED.

(g) MECHANICAL EXHAUST IS REQUIRED AND RECIRCULATION IS PROHIBITED EXCEPT THAT RECIRCULATION SHALL BE PERMITTED WHERE THE RESULTING SUPPLY AIRSTREAM CONSISTS OF NOT MORE THAN 10 PERCENT AIR RECIRCULATED FROM THESE SPACES (SEE SECTION 403.2.1, ITEMS 2 AND 4.

MYER WAREHOUSE  
REHABILITATION  
2509 DYESS AVENUE  
RAPID CITY, SD

CODE INFORMATION  
SITE PLAN

SHEET DATE: 2.18.15

PROJECT NO. 1502 DRAWING NO.

SCALE: AS NOTED  
PROJECT DATE: 1.12.15  
SHEET SIZE: 24" X 36"

A1R1