

# 10TH FLOOR RENOVATION IN THE HOTEL ALEX JOHNSON

Revisions	
Number	Description



Project Number: 10066  
 File Name: 10066.dwg  
 Drawn By: PHK  
 Checked By: LHH  
 Date: 10-28-10

**CODE INFORMATION**

**SCOPE OF WORK**

CONSTRUCT IN THE HOTEL ALEX JOHNSON A LOUNGE IN THE 10TH FLOOR SPACE TO INCLUDE PUBLIC ACCESSES TO THE ROOF PATIOS AND THE MEZZANINE WITH ITS PATIO. WORK TO BE PERFORMED ON THE EXTERIOR WILL INCLUDE A NEW REQUIRED EXIT DOOR ONTO THE 10TH FLOOR PATIO, PROVIDE A NEW STRUCTURAL CONCRETE PAVER FLOOR SYSTEM FOR THE PATIOS WITH NEW GUARD RAILS, UPGRADE AND RELOCATE AS NECESSARY THE HVAC, PLUMBING AND ELECTRICAL SYSTEMS IN THOSE AREAS. INTERIOR WORK WILL INCLUDE UPGRADING THE MECHANICAL, ELECTRICAL, PLUMBING AND FIRE SPRINKLER SYSTEMS, EXTENDING THE STAIR SYSTEM FROM THE 9TH FLOOR TO THE 10TH FLOOR FOR A REQUIRED SECOND EXIT, GYPSUM BOARD THE DETERIORATED CEILING, PLACE GYPSUM BOARD ON THE EXISTING WALLS, CONSTRUCT NEW GYPSUM BOARD WALLS, PROVIDE WALL AND CEILING FINISHES TO INCLUDE PANELING, DRAPES AND PAINT, CONSTRUCT CEILING SOFFITS WITH GYPSUM BOARD, TRIM OPENINGS WITH WOOD TRIM, PROVIDE NEW FLOOR COVERINGS WHERE THERE IS NO TERRAZZO, REHAB THE EXISTING TERRAZZO, RECONSTRUCT THE EXISTING TOILET TO AN ADA TOILET AS REQUIRED BY CODES, CONSTRUCT AN ADDITIONAL TOILET AS REQUIRED BY CITY BUILDING OFFICIALS AND CONSTRUCT A NEW BAR COUNTER WITH SERVICES. HISTORICAL ELEMENTS THAT WILL NOT BE DISTURBED ARE THE GLASS WINDOWS IN THE 6TH STREET GABLE, THE TERRAZZO FLOORS WITH BASE AND THE EXISTING WALL ARCHES. THE EXTERIOR STUCCO WILL NOT BE CHANGED.

**PROJECT ADDRESS**

523 6TH STREET

**PARCEL ID NUMBER**

3701105024

**LEGAL**

LOTS 30 THRU 32, BLOCK 84 OF THE ORIGINAL TOWN OF RAPID CITY, SEC 1, T1N, R7E, BHM, RAPID CITY,

**ZONING**

CB CENTRAL BUSINESS DISTRICT

**LOT SIZE**

10,500 SF (75' X 140')

BUILDING FOOTPRINT	10,467 SF
BUILDING FIRE RESISTIVE RATING	1B
NUMBER OF BUILDING STORIES	10 STORIES WITH MEZZANINES (EXISTING)
LOT SETBACK REQUIREMENTS	NO SETBACKS ARE REQUIRED - NO SETBACKS EXISTING (NO EXPANSION TO EXTERIOR PERIMETER UNDER THIS PERMIT)
REGISTERED HISTORIC BUILDING	YES (CONTRIBUTING)
OCCUPANCY TYPE	A-2 (LOUNGE), ACCESSORY TO R-1 (HOTEL)
TENANT IMPROVEMENT SF	
INTERIOR SPACES:	2346 SF
10TH FLOOR:	1845
MEZZANINE:	501
EXTERIOR SPACES:	1449 SF
10TH FLOOR PATIO:	840
MEZZANINE PATIO:	629
OCCUPANCY LOADS	
INTERIOR SPACES:	80 PEOPLE
10TH FLOOR:	56
MEZZANINE:	24
EXTERIOR SPACES:	74 PEOPLE
10TH FLOOR PATIO:	49
MEZZANINE PATIO:	25
EXIT REQUIREMENTS:	
MEZZANINE (49 OCC)	1 REQUIRED / 1 PROVIDED
TOTAL SPACE (49 + 105 = 154)	2 REQUIRED / 2 PROVIDED
PARKING REQUIREMENTS	NONE (CENTRAL BUSINESS DISTRICT)



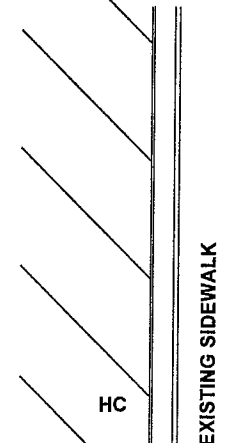
CODE INFORMATION  
 New Waitiki Sliders Bar & Grill Restaurant  
 Box Elder, South Dakota



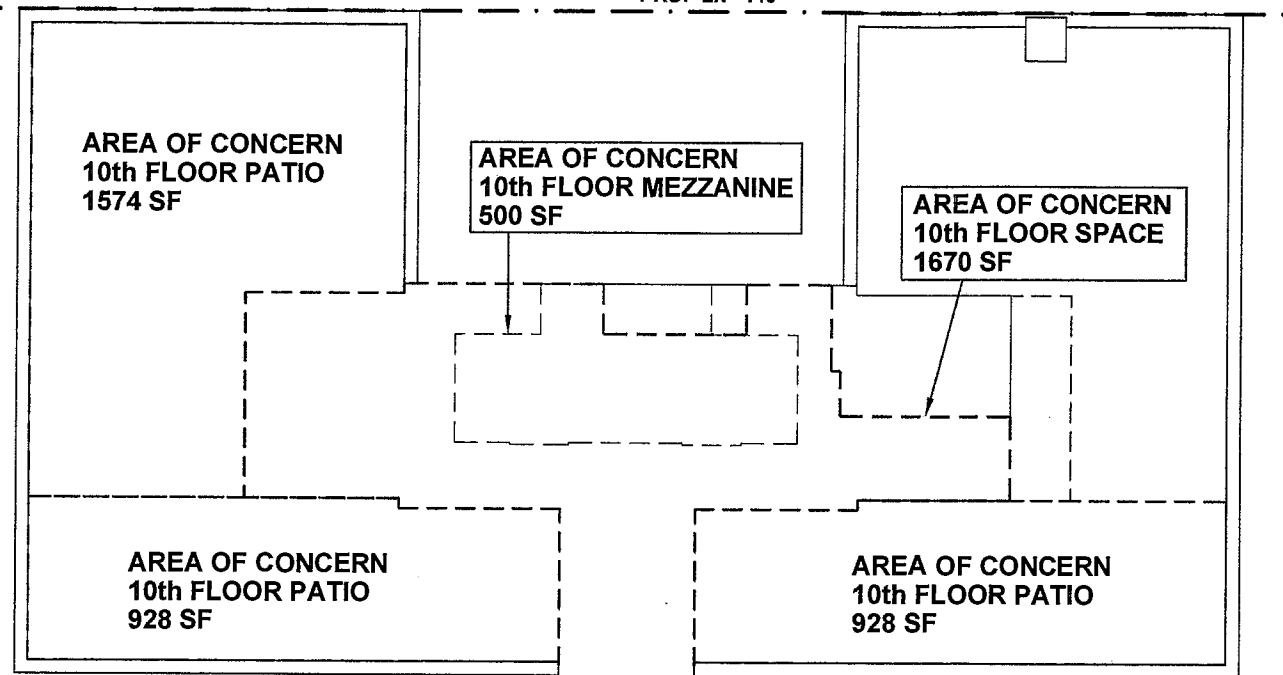
**Preliminary**  
 10.28.10  
**Not For Construction**

**A1**  
 Drawing Number

SAINT JOSEPH STREET ROW

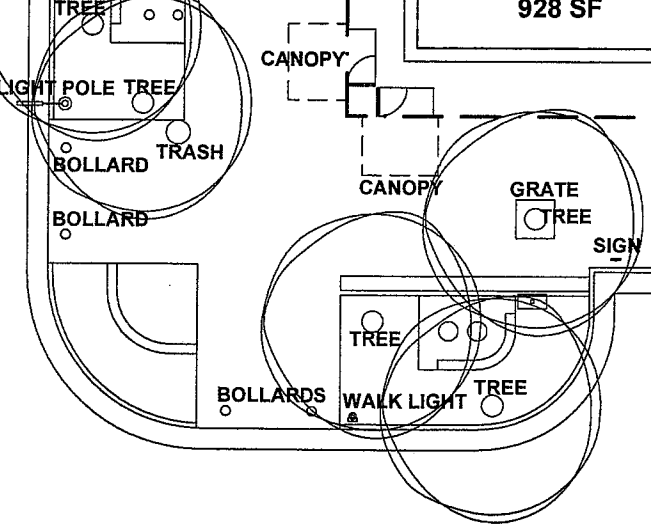


ADJACENT BUSINESS: THE ALEX JOHNSON MERCANTILE  
 PROPERTY OWNER: CORTEZ LLC.  
 ADDRESS: 608 SAINT JOSEPH STREET



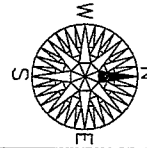
ALLEY

ADJACENT BUSINESS: CRANKY JEFF'S BICYCLE SHOP  
 PROPERTY OWNER: PENNY-HAINES LIMITED  
 ADDRESS: 519 6TH STREET



SIXTH STREET ROW

SITE PLAN  
 SCALE: 1" = 20'



**Preliminary**  
 10.28.10  
 Not For Construction

**A2**  
 Drawing Number

Project Number	10285
File Name	10285
Drawn By	BRK
Checked By	LHH
Date	10-28-10



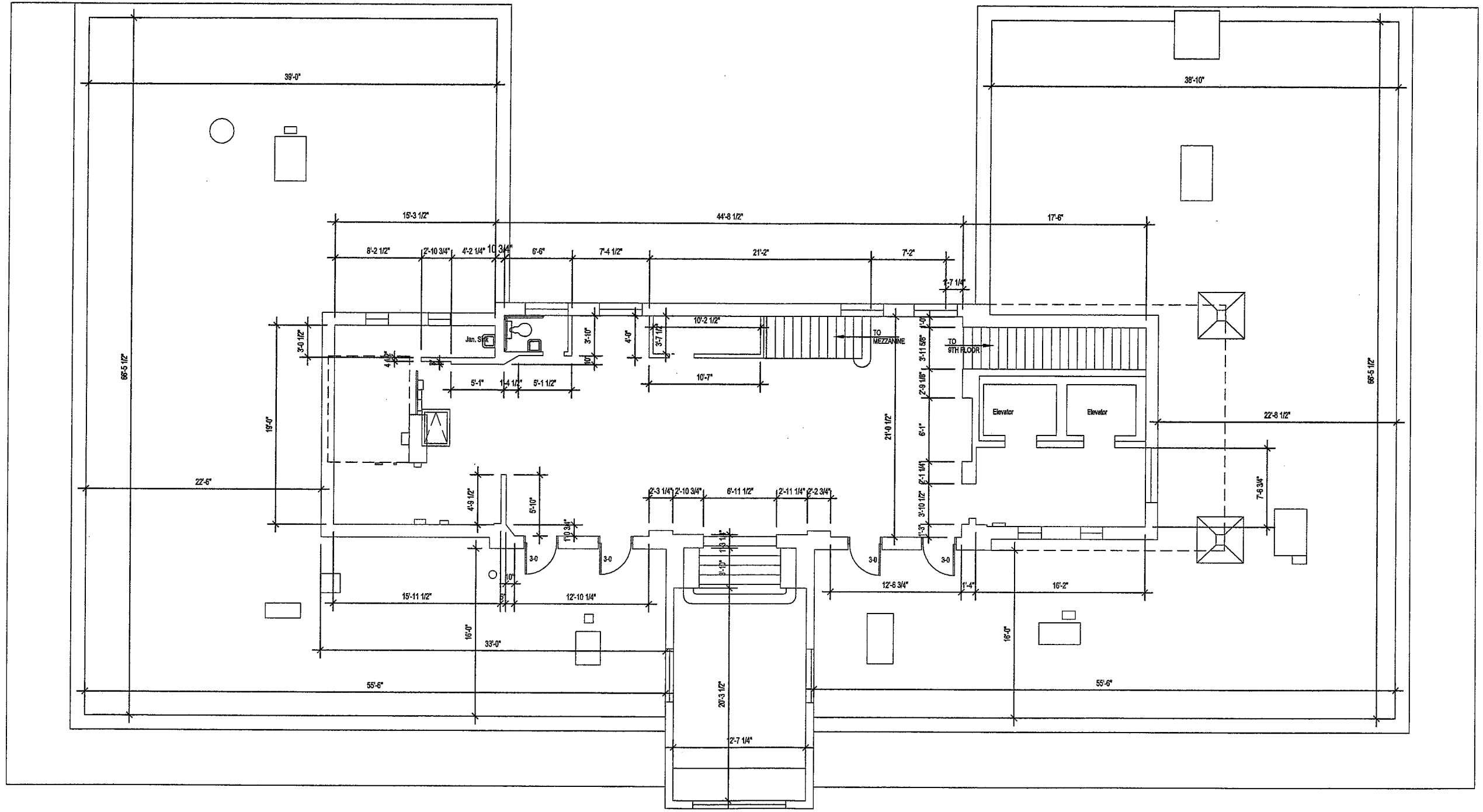
Henriksen, Inc.  
 526 Saint Joseph Street, Suite A  
 Rapid City, South Dakota 57701  
 Phone (605) 394-0189 Fax (605) 341-9288



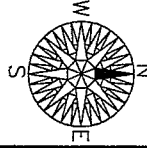
SITE PLAN  
 New Watiki Sliders Bar & Grill Restaurant  
 Box Elder, South Dakota



**A2**  
 Drawing Number



**EXISTING 10TH LEVEL FLOOR PLAN**  
 SCALE: 3/32" = 1'-0"



**Preliminary**  
 10.28.10  
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**A3**  
 Drawing Number

**EXISTING 10TH LEVEL FLOOR PLAN**  
 New Watiki Sliders Bar & Grill Restaurant  
 Box Elder, South Dakota

Henriksen, Inc.  
 526 Saint Joseph Street, Suite A  
 Rapid City, South Dakota 57701  
 Phone (605) 394-0189 Fax (605) 341-9288

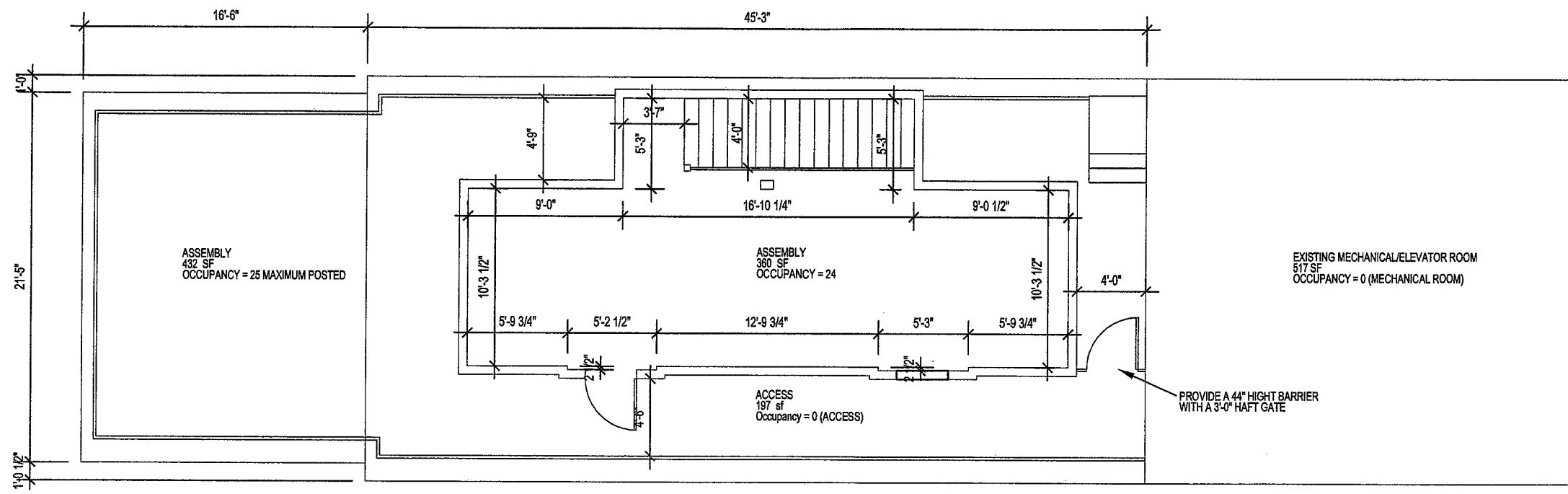


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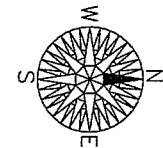
Project Number: 10886  
 File Name: 10886.dwg  
 Drawn By: PJK  
 Checked By: LPH  
 Date: 10-28-10







**EXISTING MEZZANINE LEVEL FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"



**Preliminary**  
 10.28.10  
**Not For Construction**

**A6**  
 Drawing Number

**PROPOSRD MEZZANINE LEVEL FLOOR PLAN**  
 New Watiki Sliders Bar & Grill Restaurant  
 Box Elder, South Dakota

Henriksen, Inc.  
 526 Saint Joseph Street, Suite A  
 Rapid City, South Dakota 57701  
 Phone (605) 394-0189 Fax (605) 341-9288

Project Number	10866
File Name	EXISTING MEZZANINE FLOOR PLAN
Drawn By	PKK
Checked By	LHH
Date	10-28-10

Revisions		
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