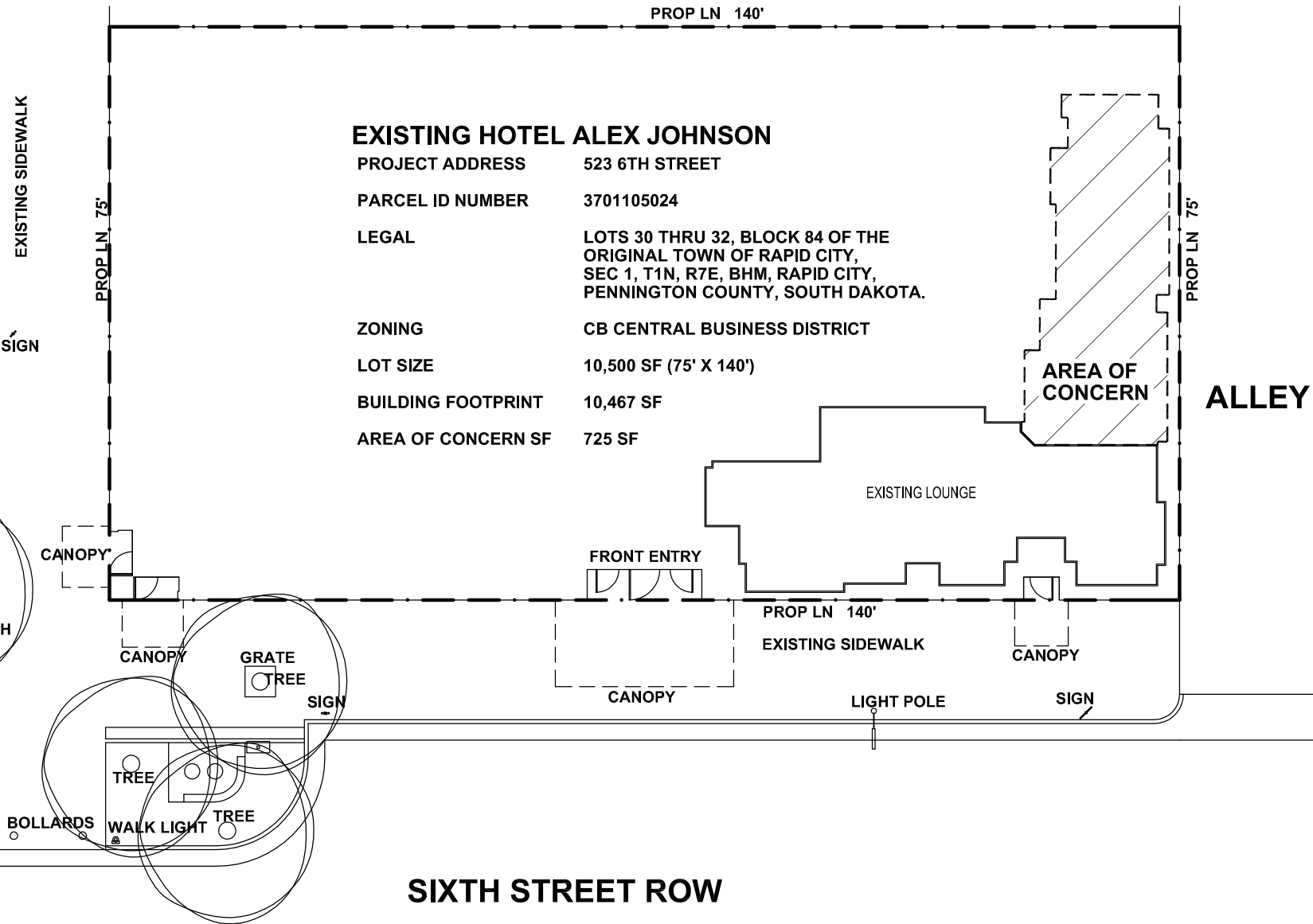


SAINT JOSEPH STREET ROW


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



EXISTING HOTEL ALEX JOHNSON

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, PENNINGTON COUNTY, SOUTH DAKOTA.
ZONING CB CENTRAL BUSINESS DISTRICT
LOT SIZE 10,500 SF (75' X 140')
BUILDING FOOTPRINT 10,467 SF
AREA OF CONCERN SF 725 SF

SIXTH STREET ROW

SITE PLAN
SCALE: 1" = 20'-0"  NORTH

CODE INFORMATION

SCOPE OF WORK EXPAND THE PADDY O'NEILS LOUNGE BY 725 SF WITHIN THE HOTEL ALEX JOHNSON. NO WORK IS TO BE PERFORMED ON THE EXTERIOR OF THE HOTEL. INTERIOR WORK WILL INCLUDE MECHANICAL, ELECTRICAL, PLUMBING AND FIRE SPRINKLER SYSTEM UPDATING OF THE SYSTEMS. ALSO SOME INTERIOR WALL CONSTRUCTION TO INCLUDE GYPSUM BOARD, WALL PANELING, PAINTING, NEW FLOOR COVERINGS AND A NEW SUSPENDED CEILING SYSTEM WILL BE NECESSARY. NEW SERVICE BAR COUNTER WITH COOLER WILL BE ADDED.

PROJECT OWNER CORTEZ LLC
502 WEST BLVD.
RAPID CITY, SD 57701

PROJECT ADDRESS 523 6TH STREET

TAX ID 37439

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 RSISTIVE RATING 1B

NUMBER OF BUILDING STORIES 10 STORIES (EXISTING)

LOT SETBACK REQUIREMENTS NO SETBACKS ARE REQUIRED - NO SETBACKS EXISTING (NO EXPANSION TO EXTERIOR PERIMETER UNDER THIS PERMIT)

REGISTERED HISTORIC BUILDING YES (CONTRIBUTING)

EXISTING SPACE SF 1,108 SF

TENANT IMPROVEMENT SPACE SF 725 SF

OCCUPANCY TYPE A-2 (LOUNGE), ACCESSORY TO R-1 (HOTEL)

SPRINKLER REQUIREMENTS REQUIRED / PROVIDED

NUMBER OF OCCUPANTS 98 (98.17) PEOPLE
EXISTING SPACE 61.1
ASSEMBLY (886/15) = 59.07
SERVICE (193/100) = 1.93
STORAGE (29/300) = 0.10
REMODELED ADDITIONAL SPACE 37.07
ASSEMBLY (534/15) = 35.6
SERVICE (113/100) = 1.13
STORAGE (103/300) = 0.34

NUMBER OF EXITS 2 REQUIRED / 2 PROVIDED

PARKING REQUIREMENTS NONE (CENTRAL BUSINESS DISTRICT)

INDEX OF DRAWINGS

- A1 SITE PLAN AND CODE INFORMATION
- A2 EXISTING FLOOR PLAN
- A3 DEMOLITION PLAN
- A4 PROPOSED FLOOR PLAN
- A5 REFLECTED CEILING PLAN
- A6 FLOOR COVERING PLAN
- A7 TOILETS WALL ELEVATIONS
- A8 GAMING AREA WLL ELEVATIONS

PLUMBING FIXTURE REQUIREMENTS TABLE 4-1, 2006 SD PLUMBING CODE

	OCCUPANCY PER SEX	TOILETS				LAVS				DRINKING FOUNTAIN		SERVICE SINK	
		MALE		FEMALE		MALE		FEMALE		REQ'D	PROV'D	REQ'D	PROV'D
		REQ'D	PROV'D	REQ'D	PROV'D	REQ'D	PROV'D	REQ'D	PROV'D				
RESTAURANTS, PUBS AND LOUNGES	49 (98/2)	1	1(1)	1	1(1)	1	1(1)	1	1(1)	NA	NA	1	1(2)

(1) INCLUDES THE FIXTURES IN THE UNISEX ADA TOILET ROOM.
(2) LOCATED IN THE BASEMENT MECHANICAL ROOM.

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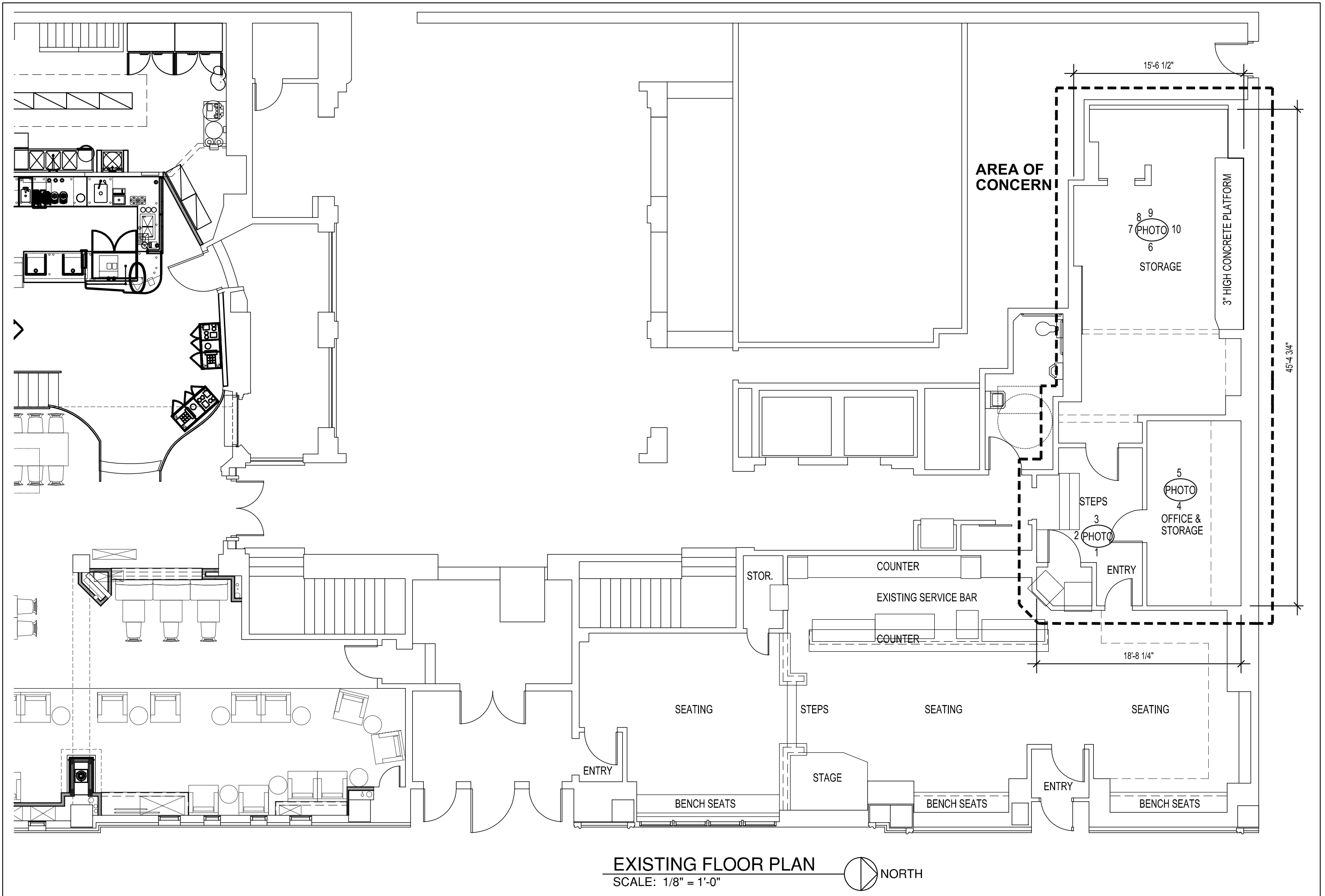
Revisions	
No.	Description

OWNER: CORTEZ LLC
502 WEST BLVD
RAPID CITY, SD 57701

SITE PLAN
CODE INFORMATION
TENANT IMPROVEMENT IN PADDY O'NEILS LOUNGE
HOTEL ALEX JOHNSON, RAPID CITY, SD

DATE: 9.29.11

A1
Drawing Number



EXISTING FLOOR PLAN
 SCALE: 1/8" = 1'-0"  NORTH

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Project Number	File Name	Drawn By	Checked By	Date
1122	current.dwg	RKK	RKK	9.29.11

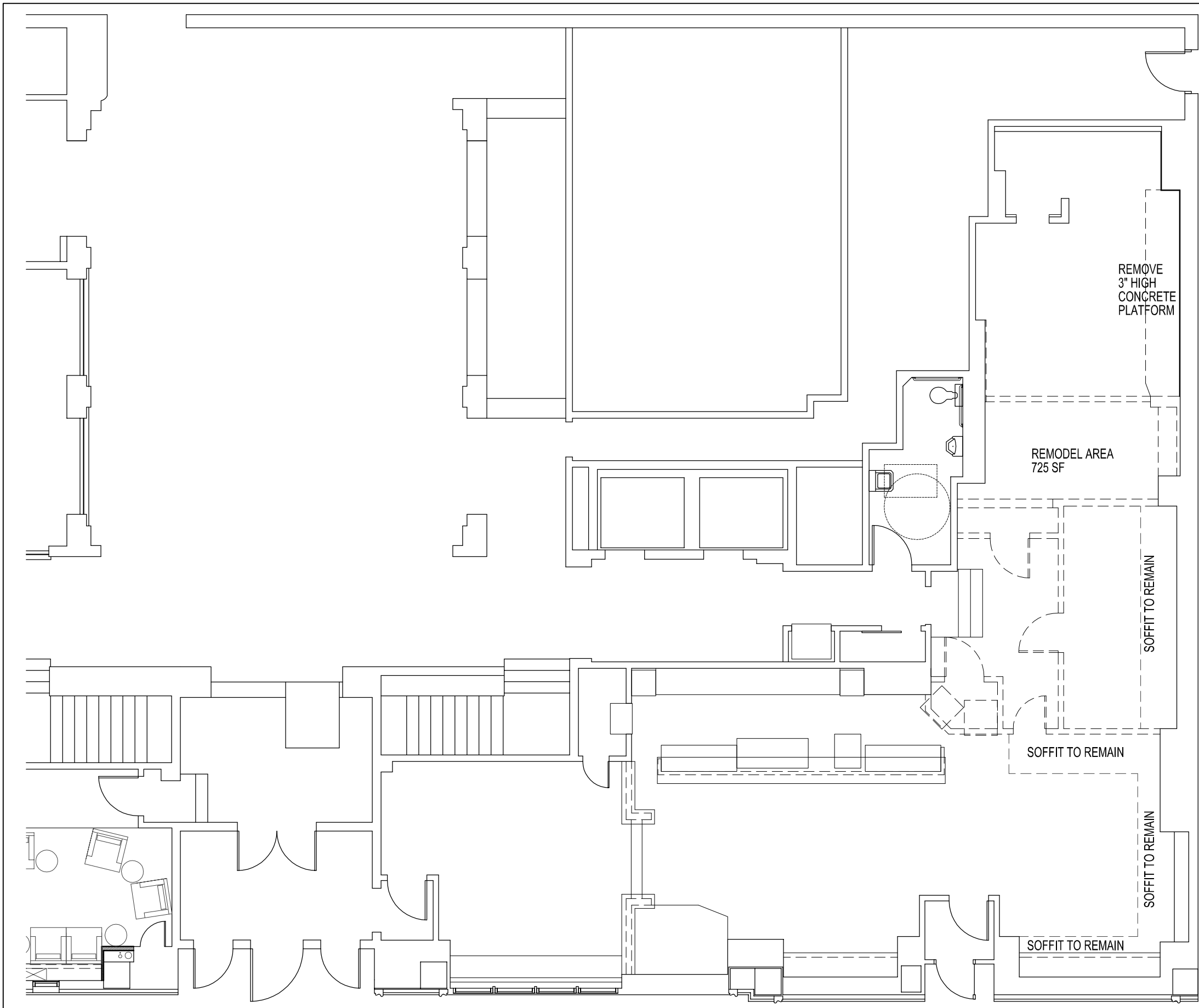
Revisions	No.	Date	Description	By

OWNER:
 CORTEZ LLC
 502 WEST BLVD
 RAPID CITY, SD 57701

EXISTING FLOOR PLAN
 TENANT IMPROVEMENT IN PADDY O'NEILS LOUNGE
 HOTEL ALEX JOHNSON, RAPID CITY, SD

DATE: 9.29.11

A2
 Drawing Number



REMOVE
3" HIGH
CONCRETE
PLATFORM

REMODEL AREA
725 SF

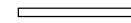

SOFFIT TO REMAIN

SOFFIT TO REMAIN

SOFFIT TO REMAIN

SOFFIT TO REMAIN

LEGEND

-  EXISTING WALL
-  EXISTING WALL OR CONDITION TO BE DEMO'ED COMPLETELY AND/OR TO BOTTOM OF SOFFIT INCLUDING WALLS AND CONDITIONS THAT SEPARATE THE EXISTING LOUNGE TO THE EXPANSION

DEMOLITION FLOOR PLAN  NORTH
SCALE: 1/8" = 1'-0"

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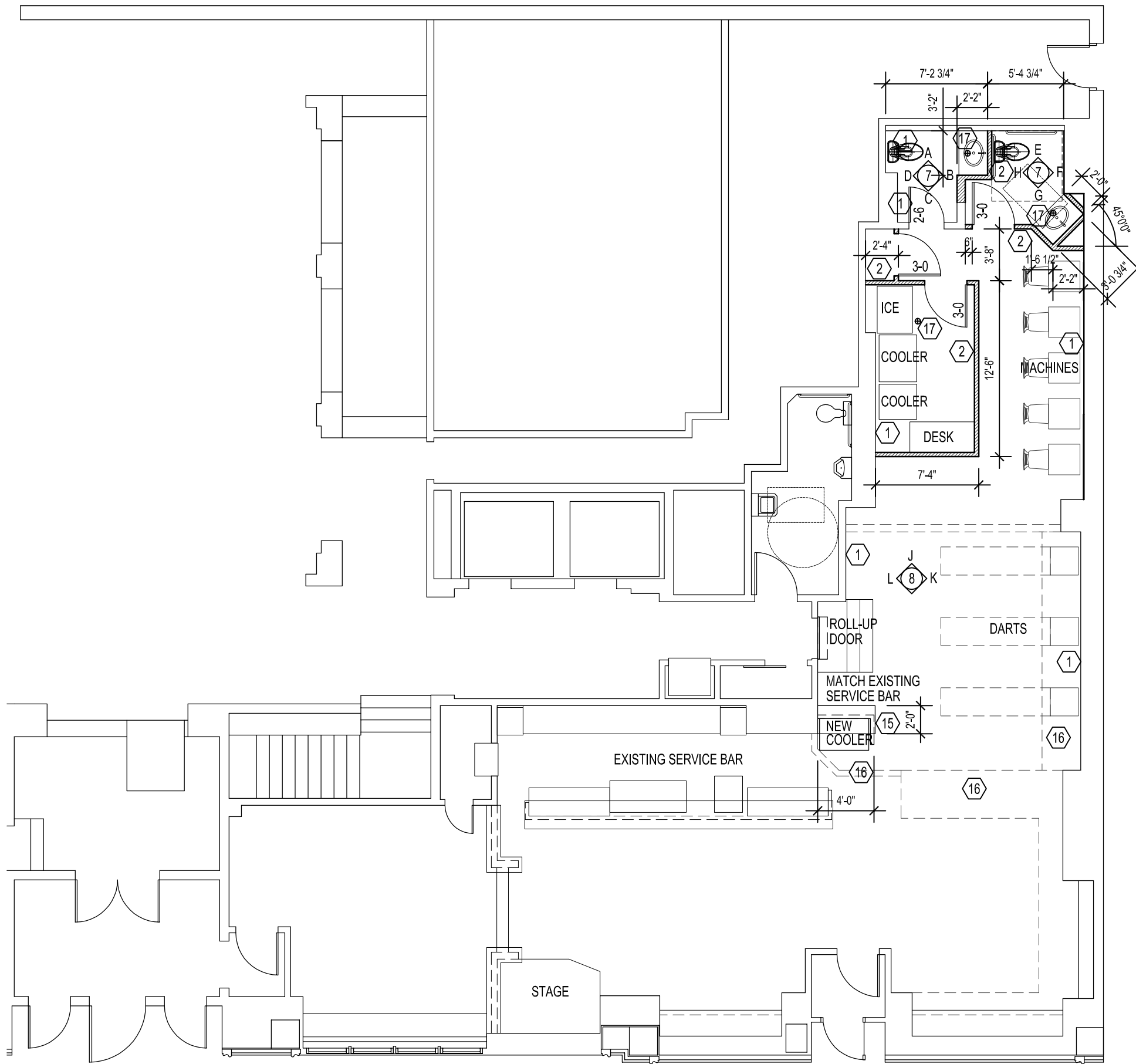
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File Name	current.dwg
Drawn By	RKK
Checked By	RKK
Date	9.29.11

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502 WEST BLVD
RAPID CITY, SD 57701

DEMOLITION FLOOR PLAN
TENANT IMPROVEMENT IN PADDY O'NEILS LOUNGE
HOTEL ALEX JOHNSON, RAPID CITY, SD

DATE: 9.29.11

A3
Drawing Number






PROPOSED FLOOR PLAN
 SCALE: 1/8" = 1'-0"  NORTH

KEY NOTE LEGEND

- 1 5/8" X' GYPSUM BOARD OF FURRING OR EXISTING FRAMING
- 2 5/8" X' GYPSUM BOARD ON EACH SIDE OF 3 5/8" METAL STUD WALL
- 3 CERAMIC TILES ON GYPSUM BOARD BEIGE COLORS - SELECTION BY OWNER
- 4 WOOD PANELING ON GYPSUM BOARD MATCH EXISTING WOOD PANELING TO INCLUDE CAP AND BASE
- 5 FAUX WOOD FLOORING - MATCH EXISTING WOOD FLOORING
- 6 CERAMIC OR STONE TILE FLOORING BEIGE COLORS - SELECTION BY OWNER
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- 10 WALL MOUNTED LIGHT FIXTURE
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- 12 TRACK LIGHT SYSTEM
- 13 EXHAUST FAN SYSTEM
- 14 INTERIOR DOOR, MATCH EXISTING TRIMS
- 15 SERVICE BAR CONSTRUCTED SAME AS EXISTING BAR
- 16 EXISTING SOFFIT, REPAIR AS NECESSARY
- 17 FLOOR DRAIN

WALL LEGEND

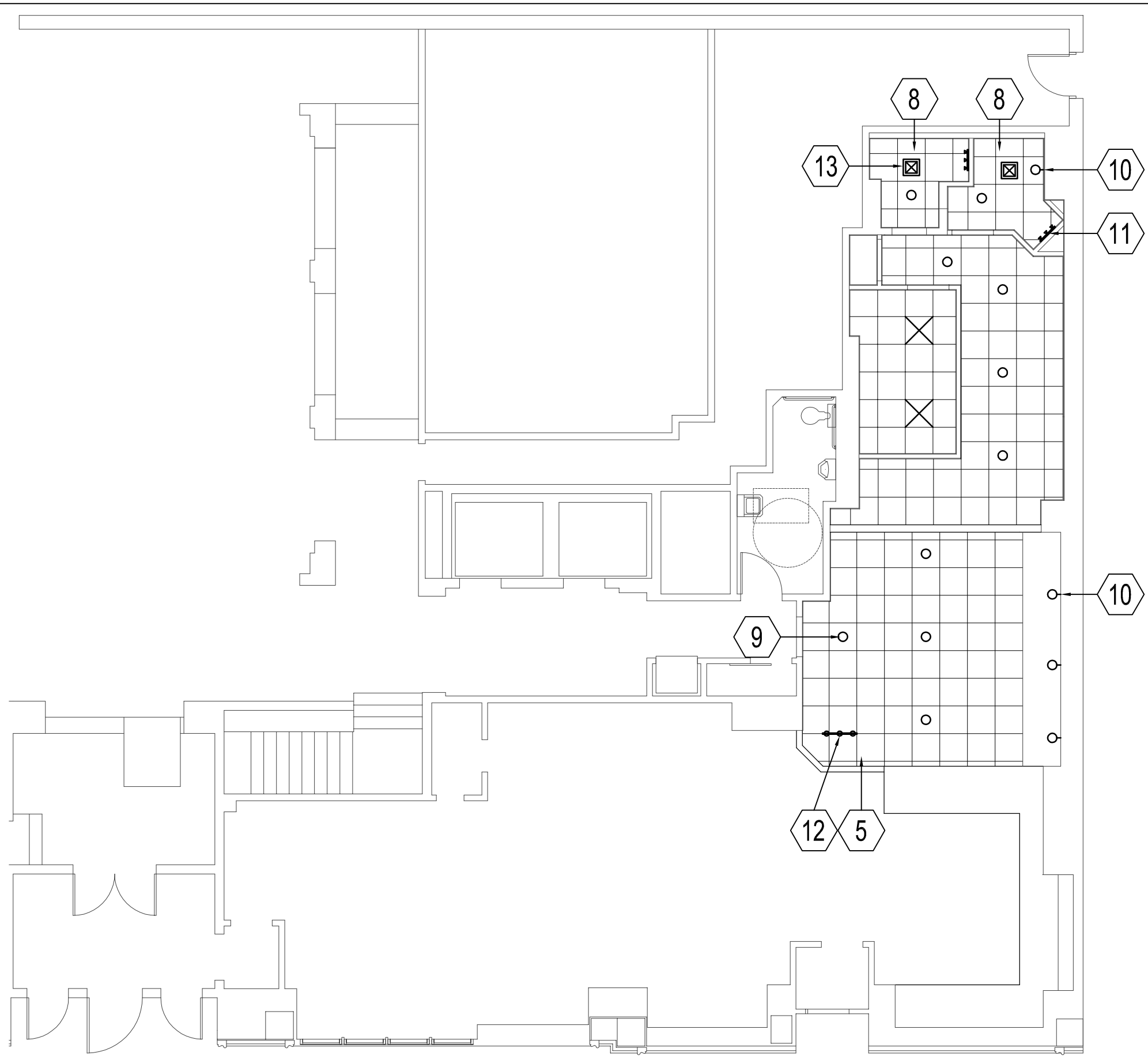
-  NEW FULL HEIGHT METAL STUD WALL
-  EXISTING WALL
-  EXISTING WALL OR CONDITION TO BE DEMO'ED COMPLETELY AND/OR TO BOTTOM OF SOFFIT INCLUDING WALLS AND CONDITIONS THAT SEPARATE THE EXISTING LOUNGE TO THE EXPANSION

GENERAL NOTES

- FIELD VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE BEGINNING CONSTRUCTION OR PROCURING MATERIALS
- MATERIALS AND COLORS TO MATCH THE EXISTING MATERIALS AND COLORS

Revisions	
No.	Description

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



REFLECTED CEILING PLAN
 SCALE: 1/8" = 1'-0"  NORTH

KEY NOTE LEGEND

- 1 5/8" X' GYPSUM BOARD OF FURRING OR EXISTING FRAMING
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WALL LEGEND

-  NEW FULL HEIGHT METAL STUD WALL
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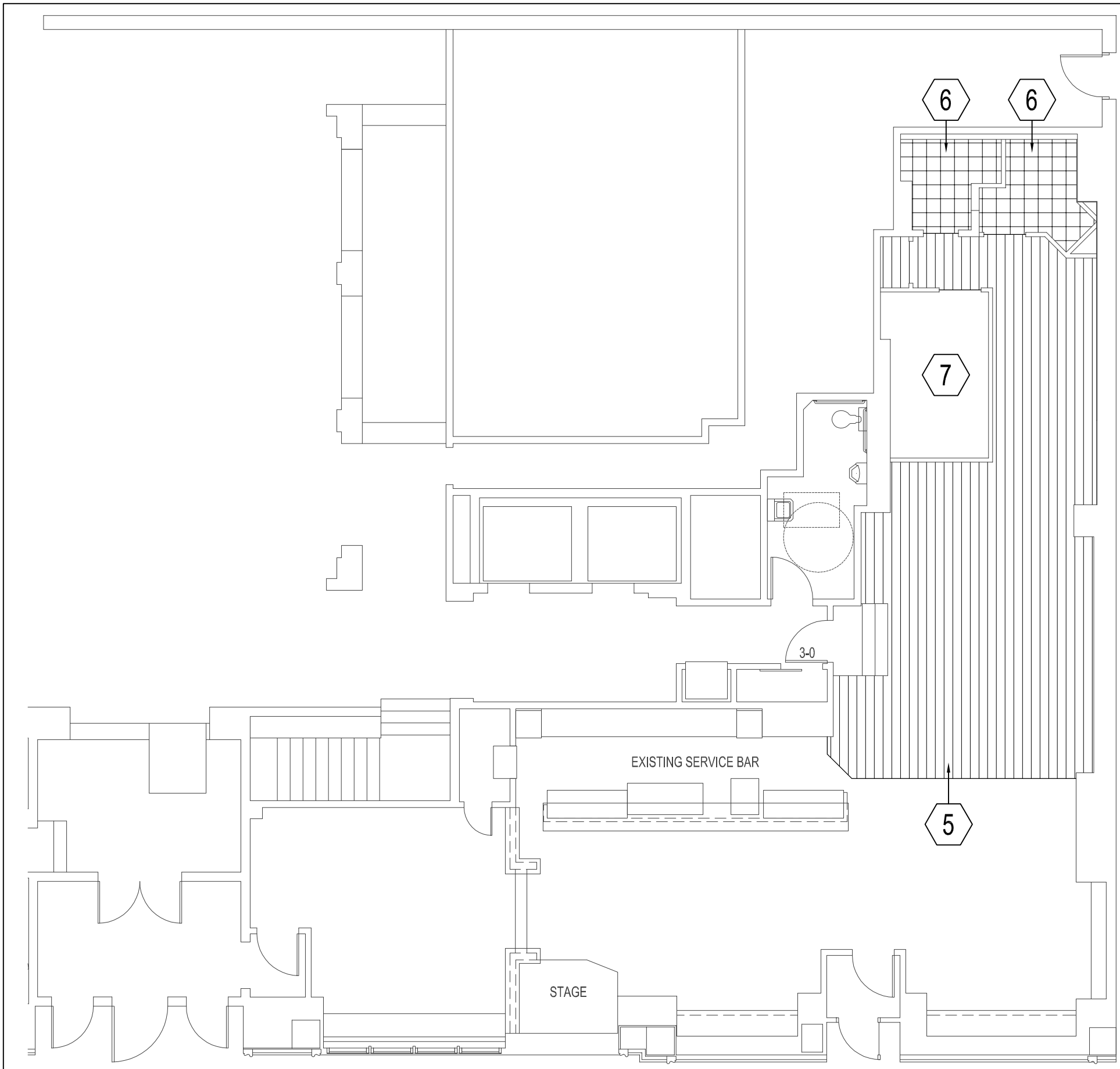
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 File Name - current.dwg
 Drawn By - RKK
 Checked By - RKK
 Date - 9.29.11

OWNER:
 CORTEZ LLC
 502 WEST BLVD
 RAPID CITY, SD 57701

REFLECTED CEILING PLAN
 TENANT IMPROVEMENT IN PADDY O'NEILS LOUNGE
 HOTEL ALEX JOHNSON, RAPID CITY, SD

DATE: 9.29.11

A5
 Drawing Number



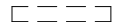


FLOOR COVERING PLAN
 SCALE: 1/8" = 1'-0"  NORTH

KEY NOTE LEGEND

- 1 5/8" 'X' GYPSUM BOARD OF FURRING OR EXISTING FRAMING
- 2 5/8" 'X' GYPSUM BOARD ON EACH SIDE OF 3 5/8" METAL STUD WALL
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WALL LEGEND

-  NEW FULL HEIGHT METAL STUD WALL
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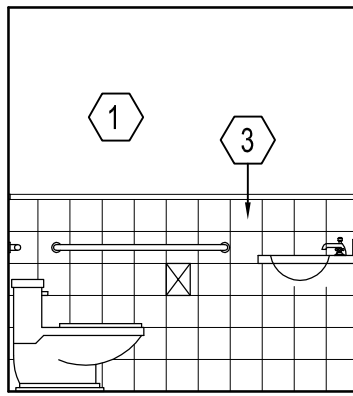
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 502 WEST BLVD
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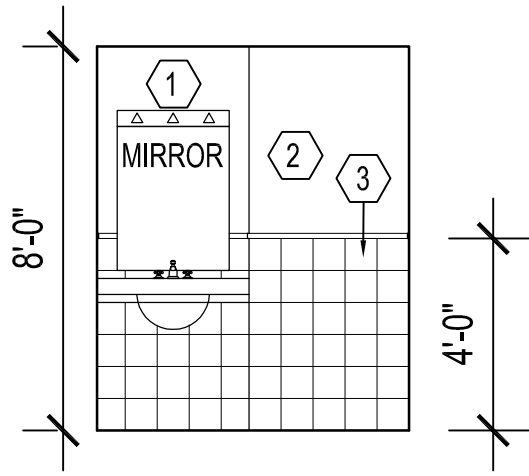
FLOOR COVERING PLAN
 TENANT IMPROVEMENT IN PADDY O'NEILS LOUNGE
 HOTEL ALEX JOHNSON, RAPID CITY, SD

DATE: 9.29.11

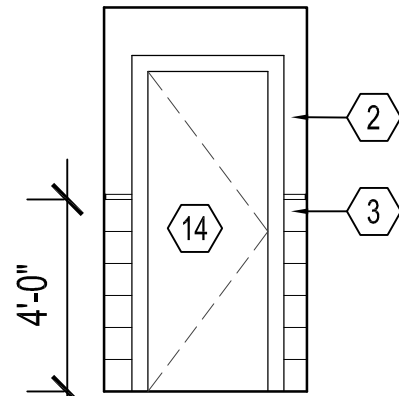
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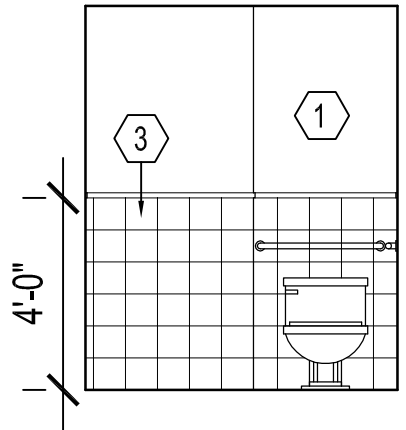
(A) TOILET WEST WALL
SCALE: 1/4" = 1'-0"



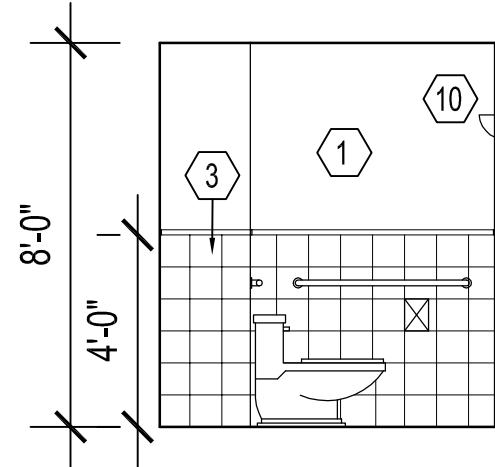
(B) TOILET NORTH WALL
SCALE: 1/4" = 1'-0"



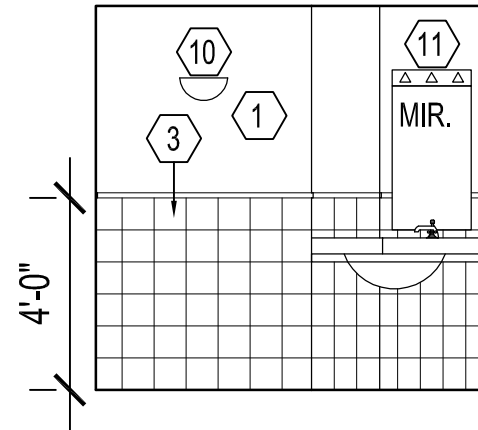
(C) TOILET EAST WALL
SCALE: 1/4" = 1'-0"



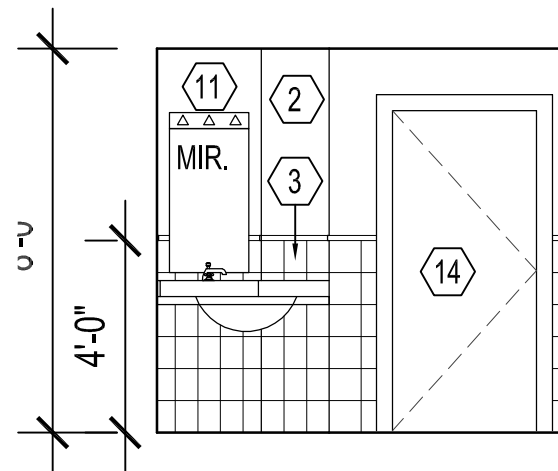
(D) TOILET SOUTH WALL
SCALE: 1/4" = 1'-0"



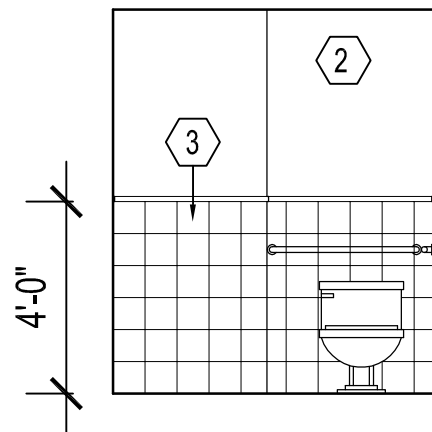
(E) ADA TOILET WEST WALL
SCALE: 1/4" = 1'-0"



(F) ADA TOILET NORTH WALL
SCALE: 1/4" = 1'-0"



(G) ADA TOILET EAST WALL
SCALE: 1/4" = 1'-0"



(H) ADA TOILET SOUTH WALL
SCALE: 1/4" = 1'-0"

KEY NOTE LEGEND

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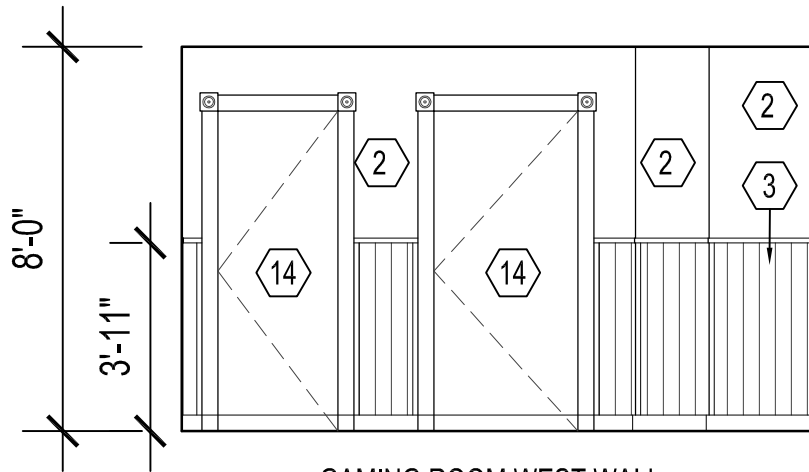
WALL LEGEND

- NEW FULL HEIGHT METAL STUD WALL
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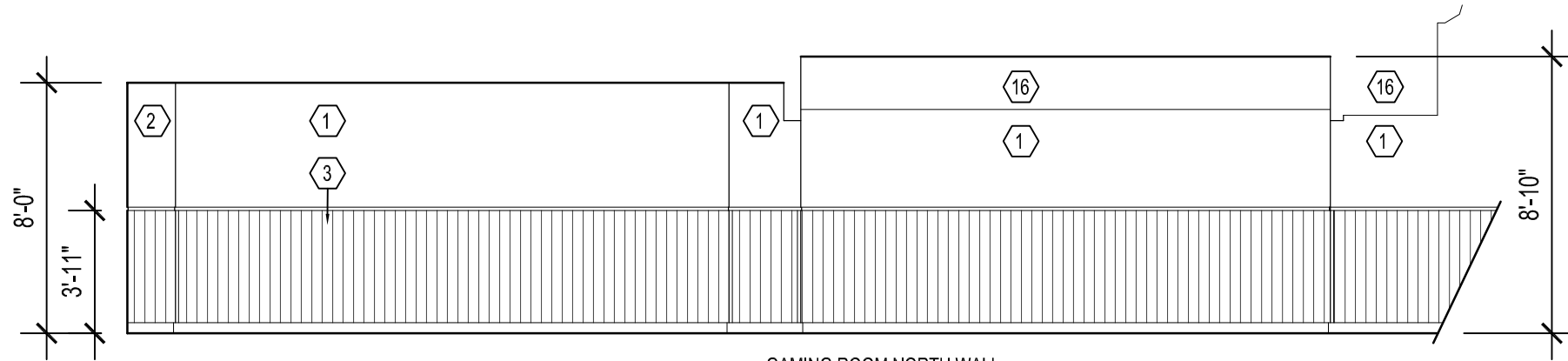
GENERAL NOTES

- FIELD VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE BEGINNING CONSTRUCTION OR PROCURING MATERIALS
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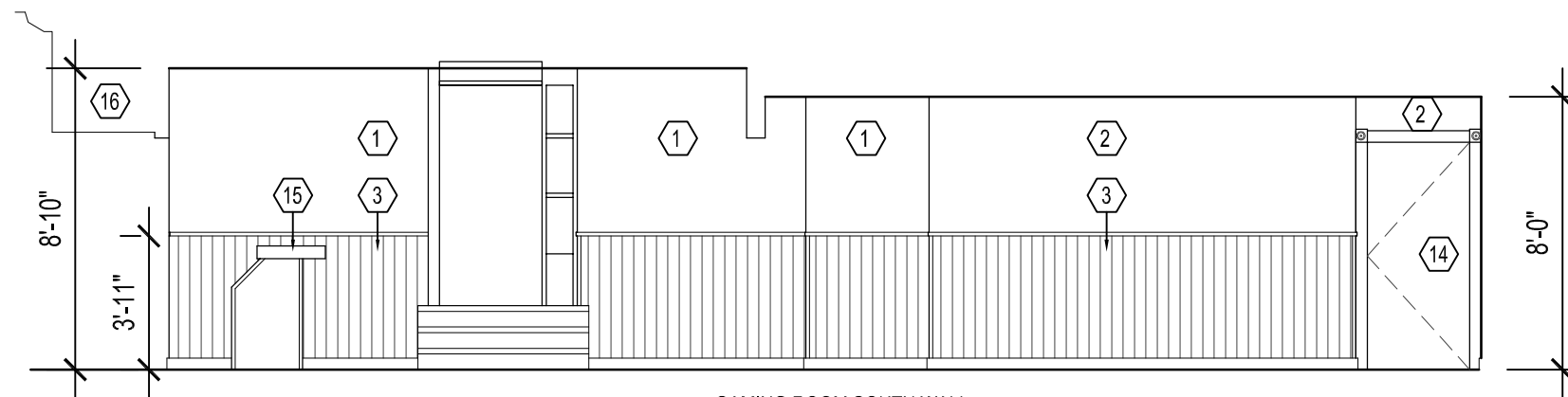
Revisions	
No.	Description



J GAMING ROOM WEST WALL
SCALE: 1/4" = 1'-0"



K GAMING ROOM NORTH WALL
SCALE: 3/16" = 1'-0"



K GAMING ROOM SOUTH WALL
SCALE: 1/4" = 1'-0"

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