

THE GARAGE RENOVATION

402 St. Joseph St., Rapid City, SD 57701

PROJECT 1310
STATUS: Permit Set

AcV2architecture.com

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architecture, llc

510 9th Street, Suite #2
Rapid City SD 57701
(605) 484-6071

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DATE / ISSUE
04/26/2013 Schematic Design

LIFE SAFETY

LS0.1

4/23/14

CODE REVIEW
INTERNATIONAL BUILDING CODE 2009

PROJECT
INTERIOR REMODEL OF AN EXG OFFICE BUILDING TO FUNCTION AS BUSINESS USE.

LOCATION
402 ST. JOSEPH STREET, RAPID CITY, SD 57701

STORIES
1

FIRE PROTECTION
BUILDING IS NON SPRINKLERED

OCCUPANCY
FRONT TENANTS
OFFICE: BUSINESS - GROUP B
4,247 SF / 100 occupants per SF = 42.4 occupants → 43 occupants

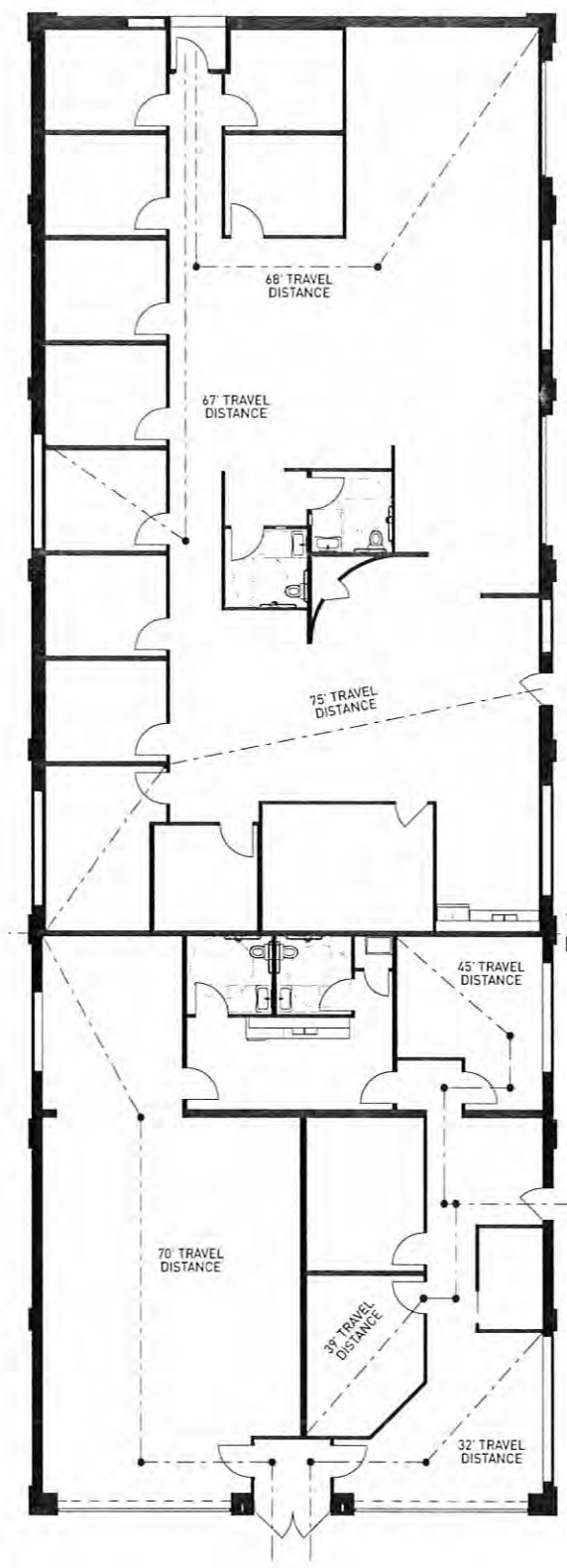
THE GARAGE
OFFICE: BUSINESS - GROUP B
2,689 SF / 100 occupants per SF = 26.8 occupants → 27 occupants

PLUMBING COUNT
WC 1 per 25 for first 50 provide: 1 fem / 1 male
1 per 50 for remainder

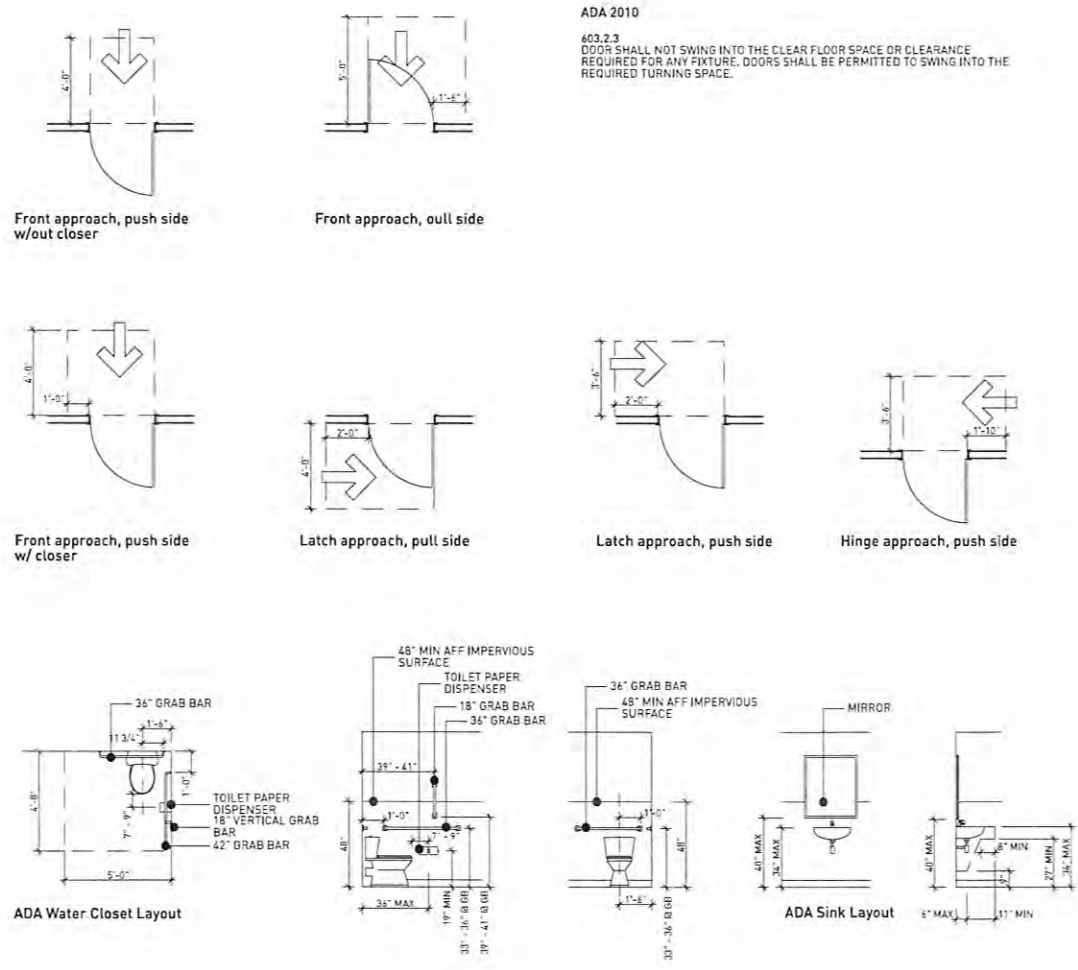
LAV 1 per 40 for first 80 provide: 1 fem / 1 male
1 per 80 for remainder

1008.1.2
DOORS SHALL SWING IN THE DIRECTION OF EGRESS TRAVEL WHERE SERVING AN OCCUPANT LOAD OF 50 OR MORE.

TABLE 1021.2
ONE EXIT-49 OCCUPANTS LESS THAN 75' TRAVEL DISTANCE
TWO EXISTS- LESS THAN 200' TRAVEL DISTANCE



1 LIFE SAFETY PLAN
SCALE: 1/8" = 1'-0"



2 ADA CLEARANCES
SCALE: 1/4" = 1'-0"

GENERAL NOTES

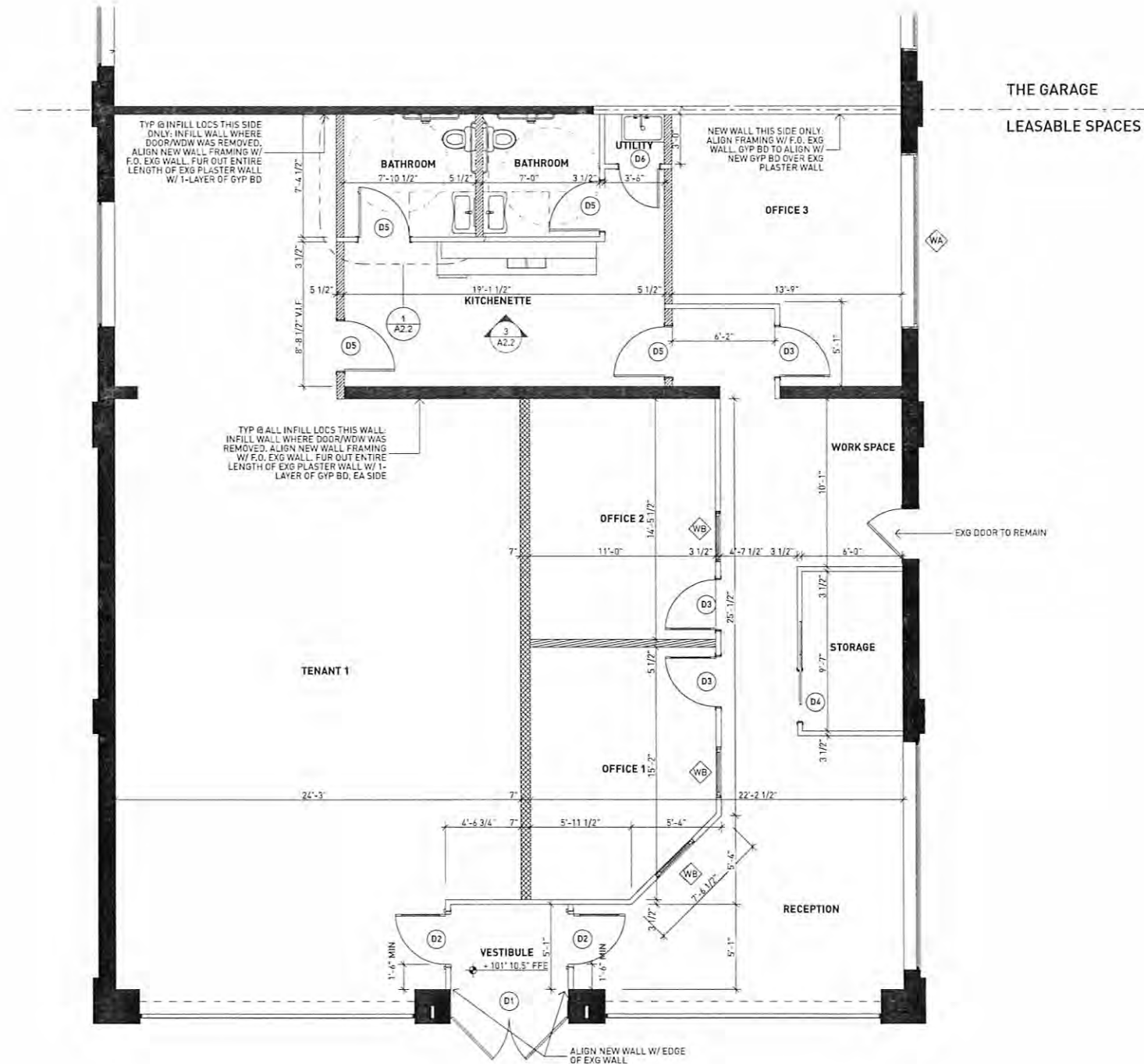
- 1 COMPLY WITH ALL LOCAL, STATE AND FEDERAL CODES, LAWS AND REGULATIONS.
- 2 EXECUTE WORK ONLY WHICH IS IN CONFORMANCE.
- 3 GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL MATERIALS, CONSTRUCTION METHODS AND CRAFTSMANSHIP.
- 4 DO NOT SCALE DRAWINGS.
- 5 ALL WORK IS TO BE PLUMB, LEVEL AND SQUARE.
- 6 U.N.O. ALL DIMENSIONS ARE TO FACE-OF-STUD OR FACE-OF-MASONRY ON NEW CONSTRUCTION AND TO FACE-OF-WALL ON EXG CONSTRUCTION.

DEMOLITION / CONSTRUCTION NOTES

- A GENERAL CONTRACTOR TO FIELD VERIFY ALL EXG SITE CONDITIONS & DETERMINE EXTENT OF WORK PRIOR TO ANY & ALL CONSTRUCTION. NOTIFY ARCHITECT OF ANY DISCREPANCIES BTWN CONSTRUCTION DOCS & ACTUAL CONDITIONS.
- B PROTECT PORTIONS OF THE EXG CONSTRUCTION TO REMAIN DURING DEMOLITION / CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR ANY / ALL DAMAGES CAUSED BY HIMSELF OR HIS SUBCONTRACTORS. PROTECT ADJ AREAS FROM DUST AND DEBRIS. MAINTAIN A CLEAN, SAFE WORK ENVIRONMENTS AT ALL TIMES.
- C EXISTING WALLS THAT REMAIN SHALL BE PATCHED WHERE PARTIAL DEMOLITION OF WALL OCCURRED OR DEMOLITION OF ADJ WALLS OCCURRED. U.N.O. PATCH TO MATCH ADJ REMAINING SURFACE IN A MANNER THAT WILL ELIMINATE EVIDENCE OF PATCHING & REFINISHING. PAINT TO NEAREST BREAK.
- D SET FINISH DOOR OPENINGS 6" @ STUD WALLS & 4" @ MASONRY WALLS FROM ADJ PERP CONSTRUCTION. U.N.O.
- E USE MOISTURE-RESIST TILE BACKER BD IN ALL TILED WALLS & WET WALLS CONCEALED BLOCKING IN PARTITIONS TO BE PROV WHERE REQ'D. THESE AREAS TO INCLUDE BUT ARE NOT LIMITED TO, OPEN & CLOSED SHELVING, COAT RODS & SHELVES, CABINETS, COUNTERS, HANDRAILS, DOORS & FRAMES, AND HEADERS & SUPPORT OF TRIM.
- F WHERE EXISTING WALLS & CLNGS ARE TO BE REMOVED & ELECTRICAL DEVICES ARE AFFECTED, REMOVE DEVICES AND CAP WIRING.

WALL LEGEND

- EXG TO REMAIN
- EXG TO BE DEMOLISHED / REMOVED COMPLETELY
- NEW WALL - 2x4 WD STUD W/ GYP BD EA SIDE
- NEW WALL - 2x6 WD STUD + SOUND INSUL W/ GYP BD EA SIDE
- NEW WALL - 2x6 WD STUD W/ PWD EA SIDE
- NEW WALL - (2) 2x4 WD STUD + SOUND INSUL W/ GYP BD EA SIDE



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FLOOR PLAN | FRONT TENANT
NEW

A1.2

4/23/14

GENERAL NOTES

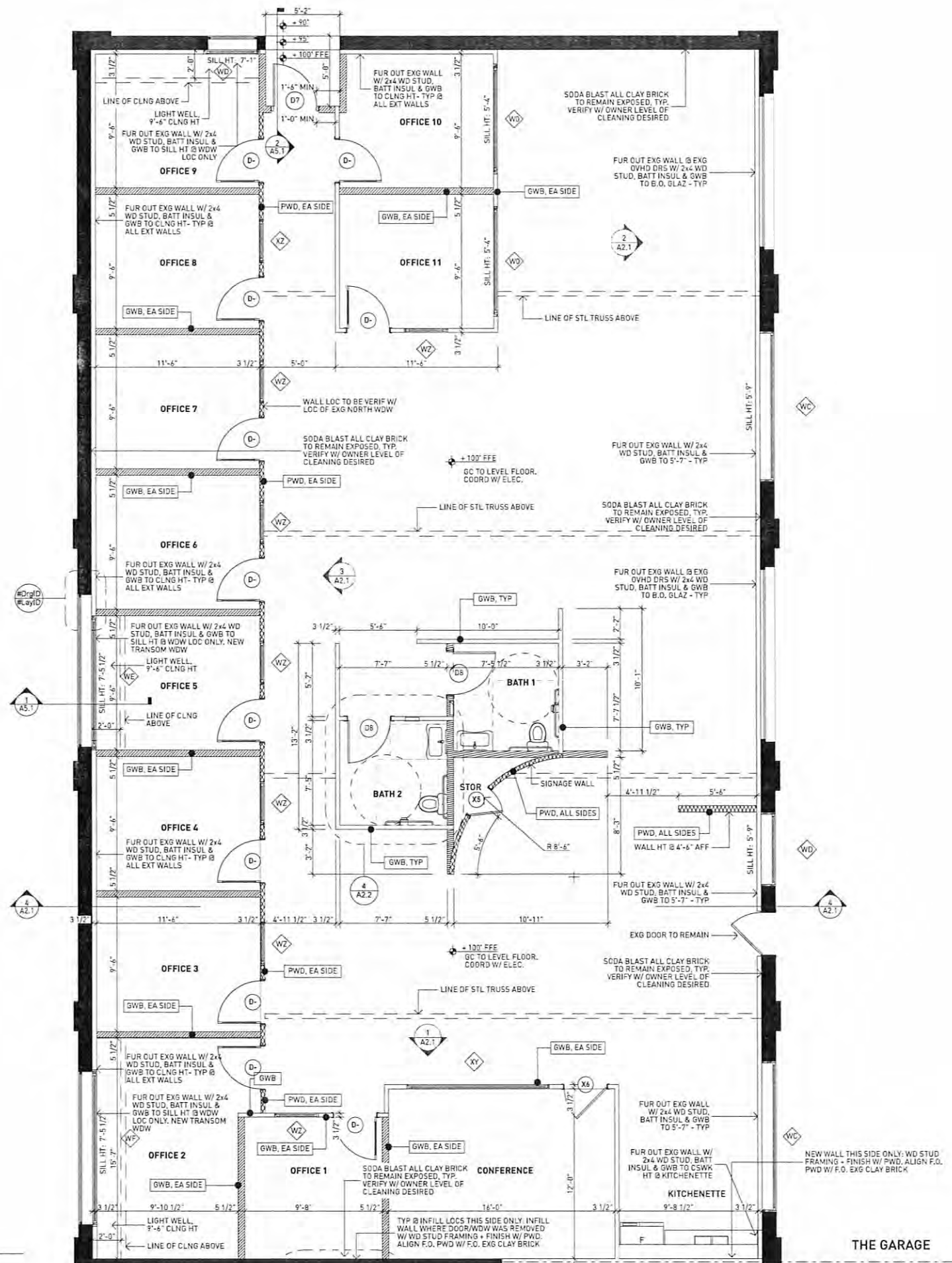
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- NEW WALL: (2) 2x4 WD STUD SOUND INSUL W/ GYP BD EA SIDE



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



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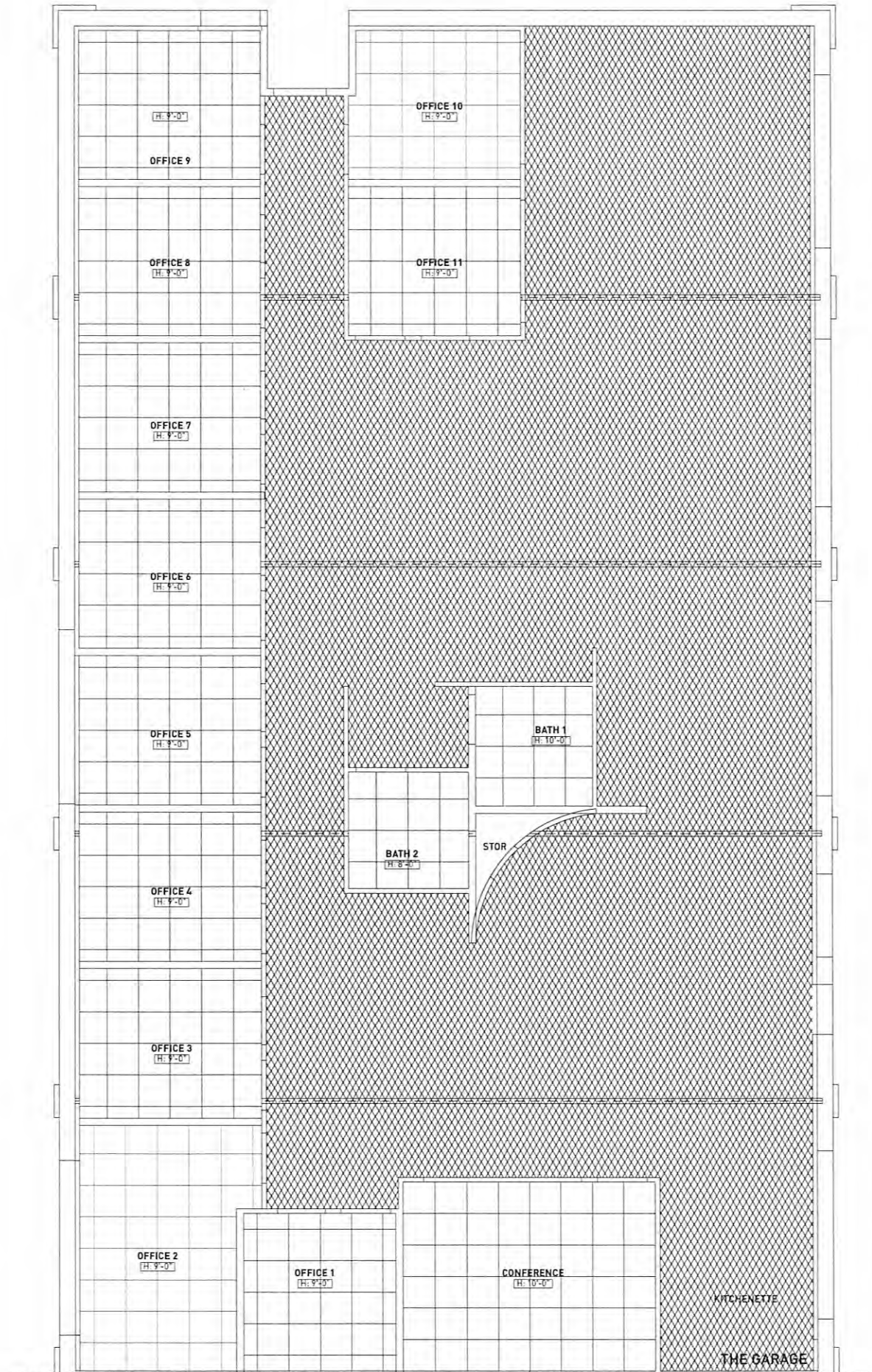
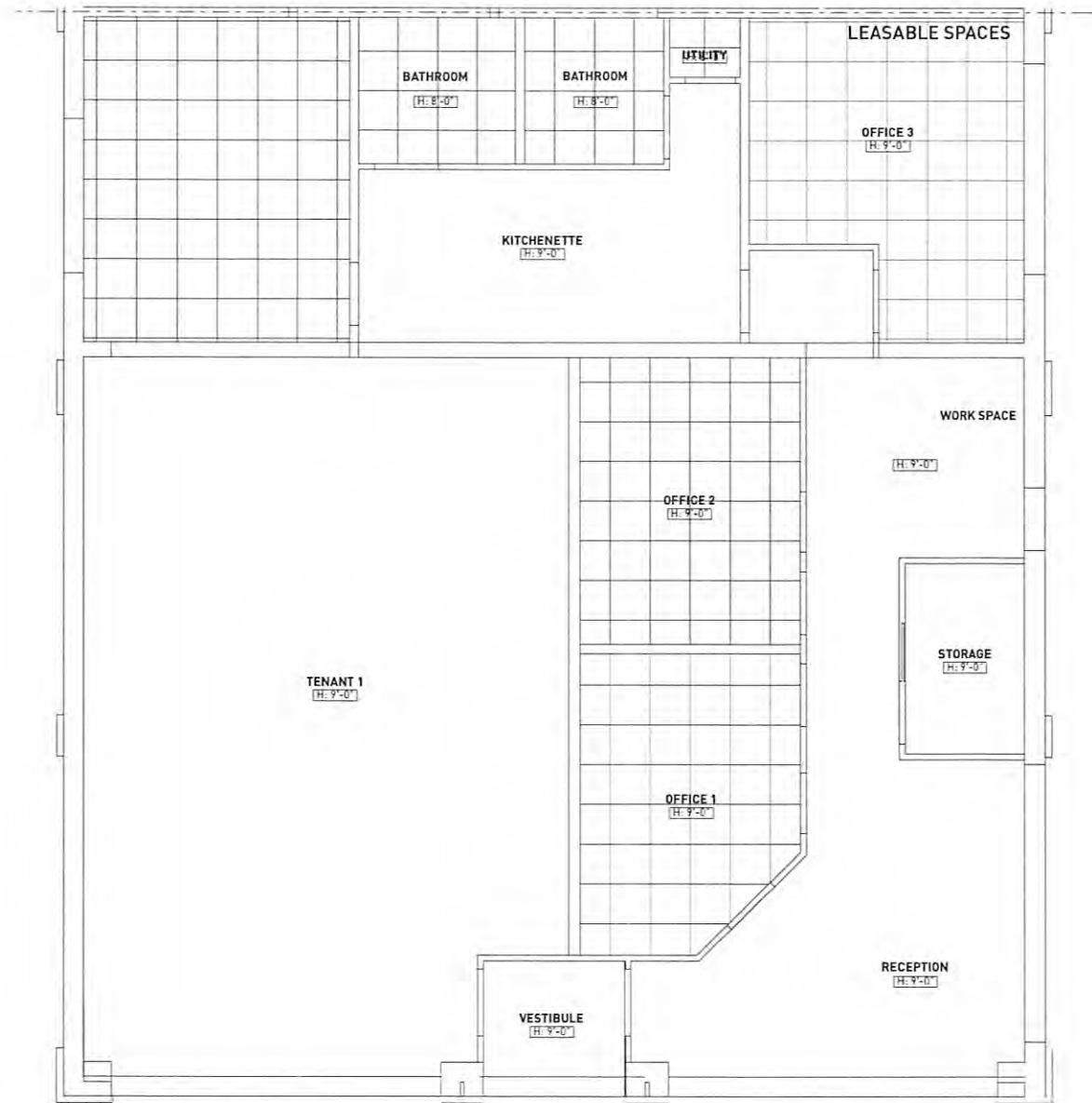
FLOOR PLAN | THE GARAGE
 NEW

A1.3

4/23/14

RCP LEGEND

-  24" X 24" ACOUSTIC CEILING TILE
-  GYPSUM BOARD
-  EXG PLASTER
-  SOUND ABSORBING FABRIC



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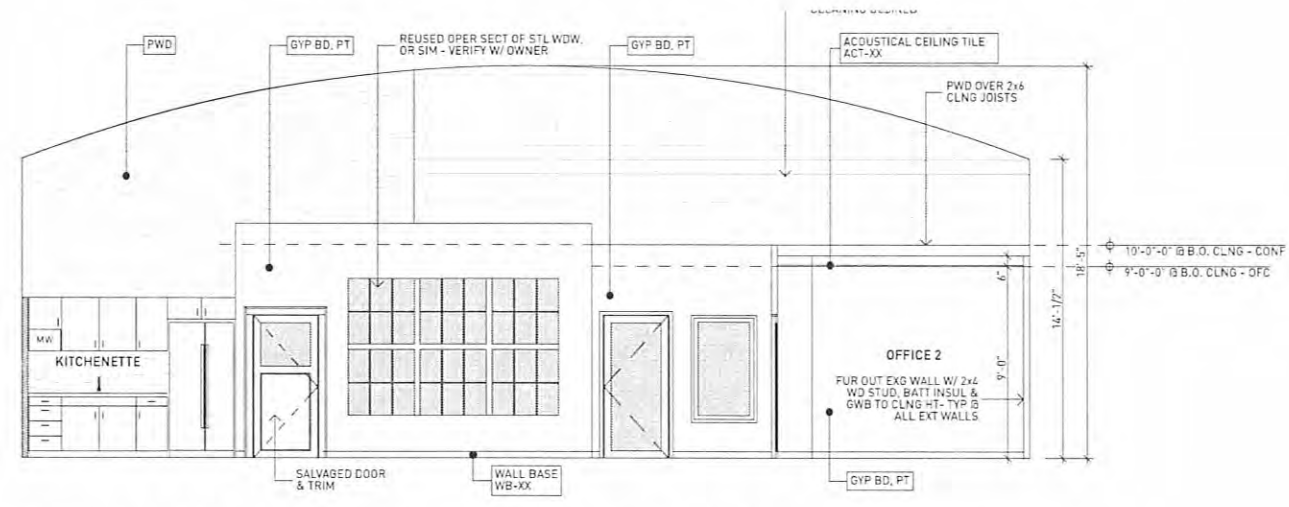
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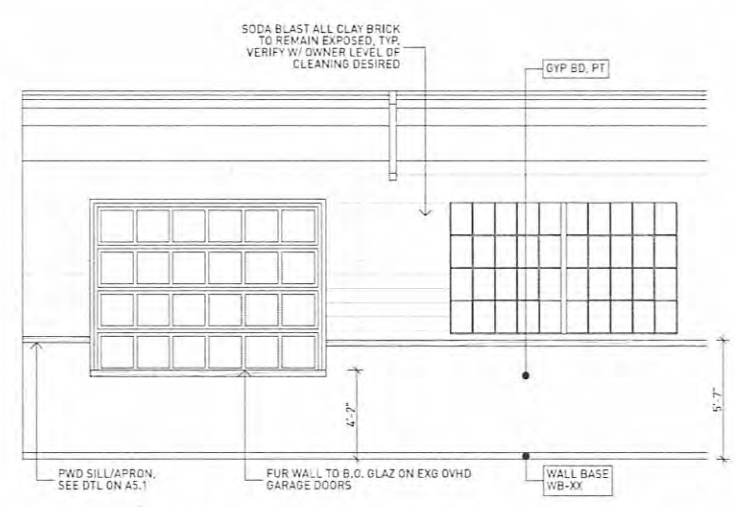
REFLECTED CEILING PLAN

A1.4

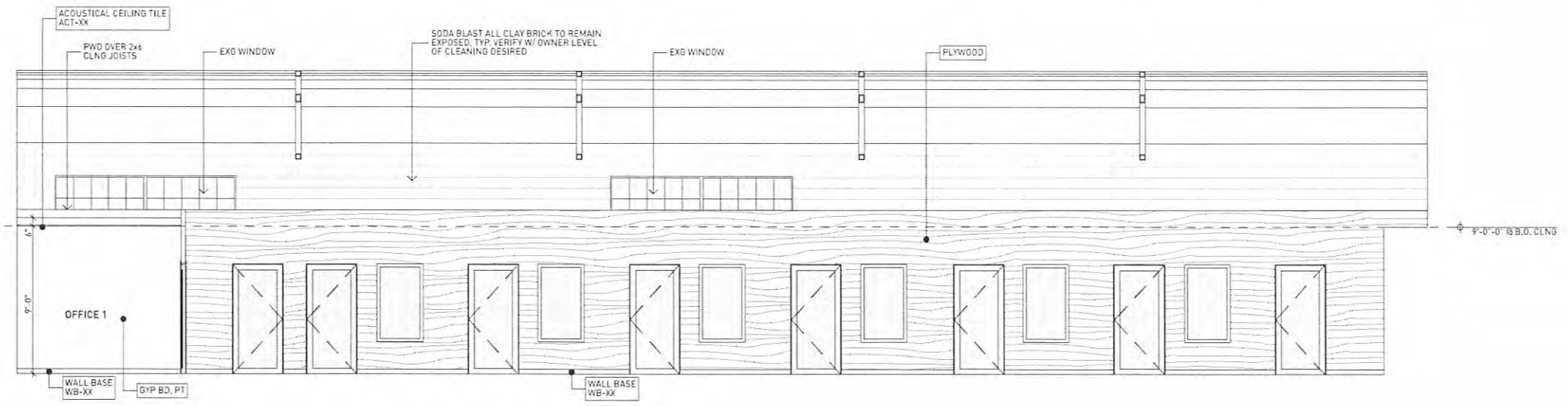
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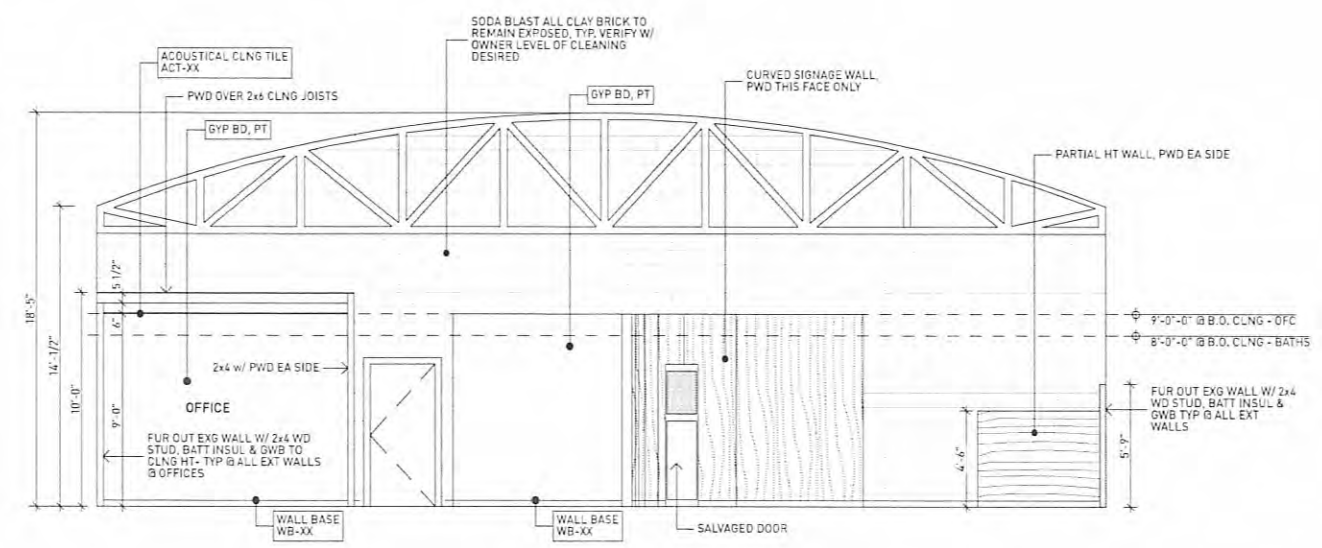
1
A2.1 **GARAGE | INTERIOR ELEVATION SOUTH WALL + KITCHENETTE**
SCALE: 1/4" = 1'-0"



2
A2.1 **GARAGE | INTERIOR ELEVATION EAST WALL**
SCALE: 1/4" = 1'-0"



3
A2.1 **GARAGE | INTERIOR ELEVATION WEST OFFICE WALL**
SCALE: 1/4" = 1'-0"



4
A2.1 **GARAGE | BUILDING SECTION**
SCALE: 1/4" = 1'-0"

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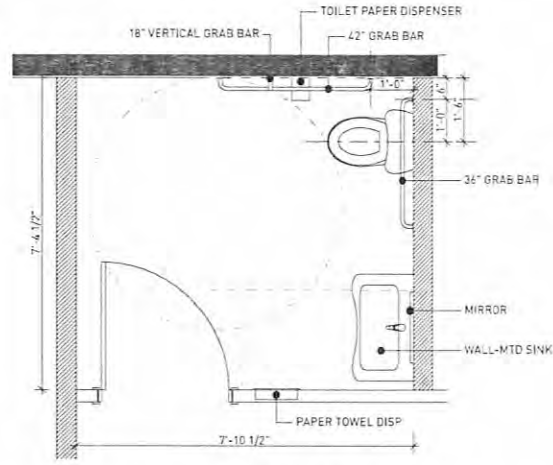
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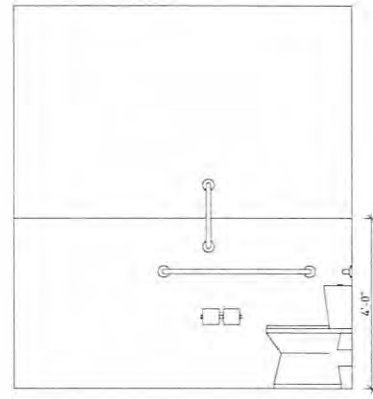
INTERIOR ELEVATIONS +
DETAILS

A2.1

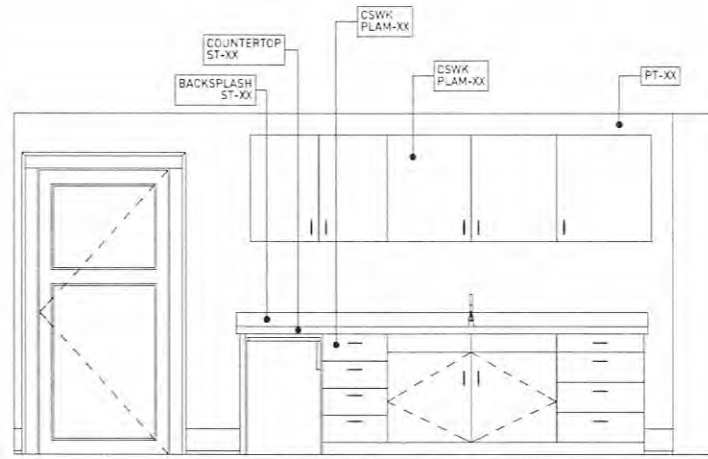
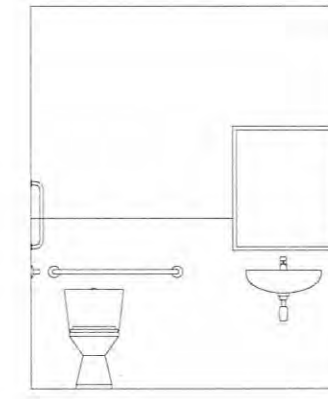
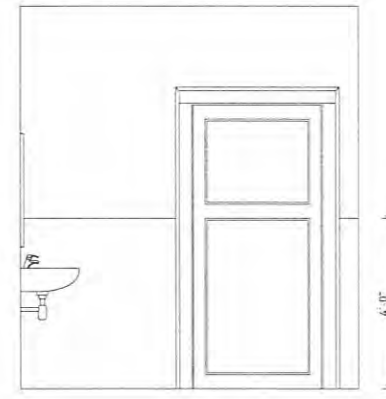
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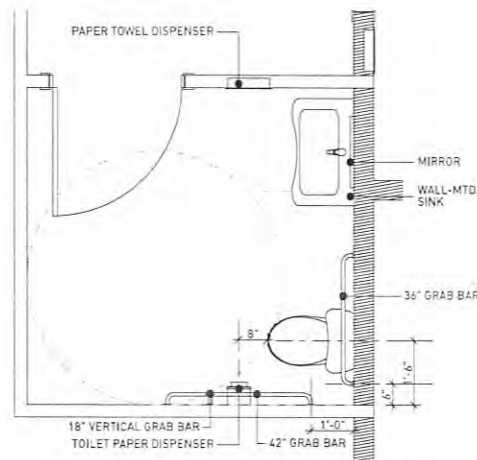
1 FRONT TENANT BATH | PLAN
A2.2 SCALE: 1/2" = 1'-0"



2 FRONT TENANT BATH | ELEVATIONS
A2.2 SCALE: 1/2" = 1'-0"



3 FRONT TENANT | KITCHENETTE
A2.2 SCALE: 1/2" = 1'-0"



4 GARAGE BATH | PLAN
A2.2 SCALE: 1/2" = 1'-0"

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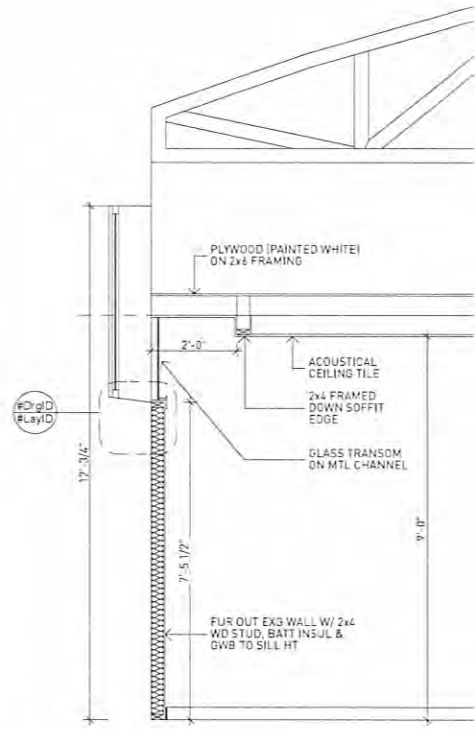
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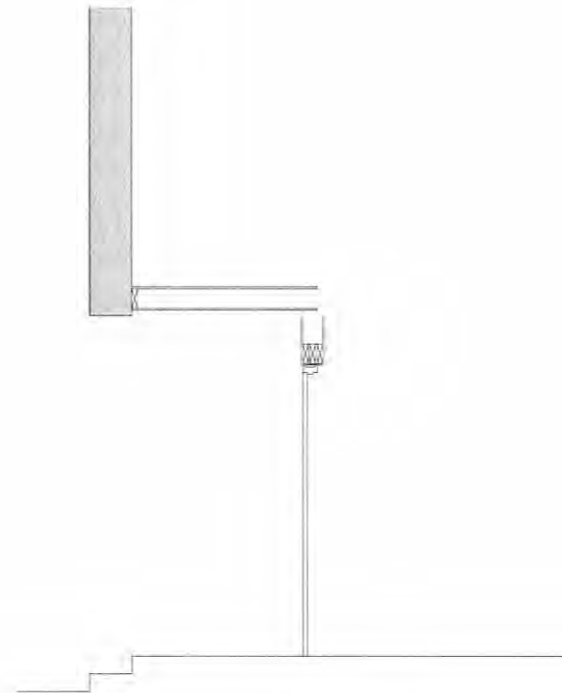
INTERIOR ELEVATIONS |
KITCHENETTES + BATHS

A2.2

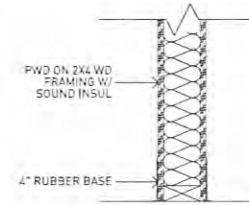
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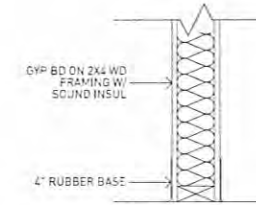
1 SECTION 1 OFFICE W/ WDW
SCALE: 1/2" = 1'-0"



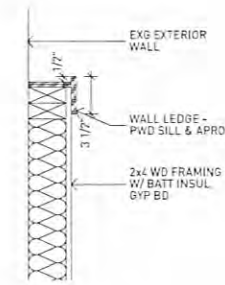
2 SECTION 2 ALLEY EXIT
SCALE: 1/2" = 1'-0"



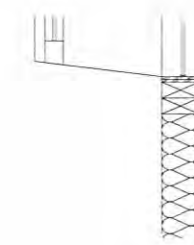
3 PWD WALL BASE
SCALE: 1 1/2" = 1'-0"



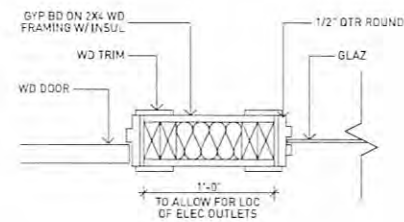
4 GYP BD WALL BASE
SCALE: 1 1/2" = 1'-0"



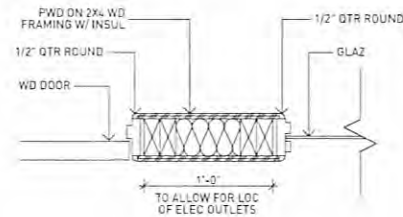
5 PRTL HT WALL W/ LEDGE - TYP
SCALE: 1 1/2" = 1'-0"



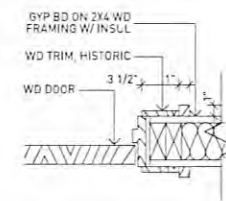
6 TRANSOM SILL - TYP
SCALE: 1 1/2" = 1'-0"



7 GYP BD & WD TRIM - TYP
SCALE: 1 1/2" = 1'-0"



8 PWD & QTR ROUND TRIM - TYP
SCALE: 1 1/2" = 1'-0"



9 HISTO DR TRIM (WDW SIM)
SCALE: 1 1/2" = 1'-0"

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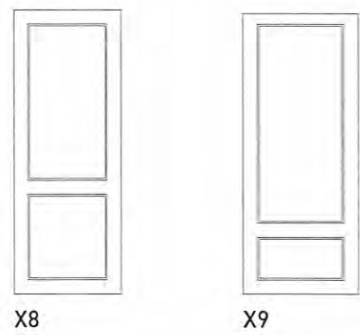
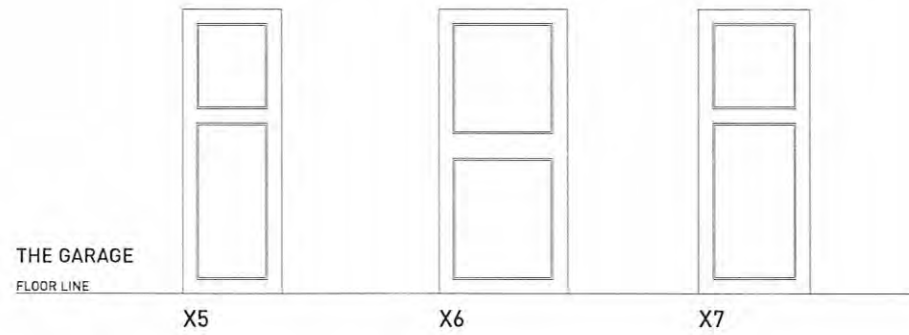
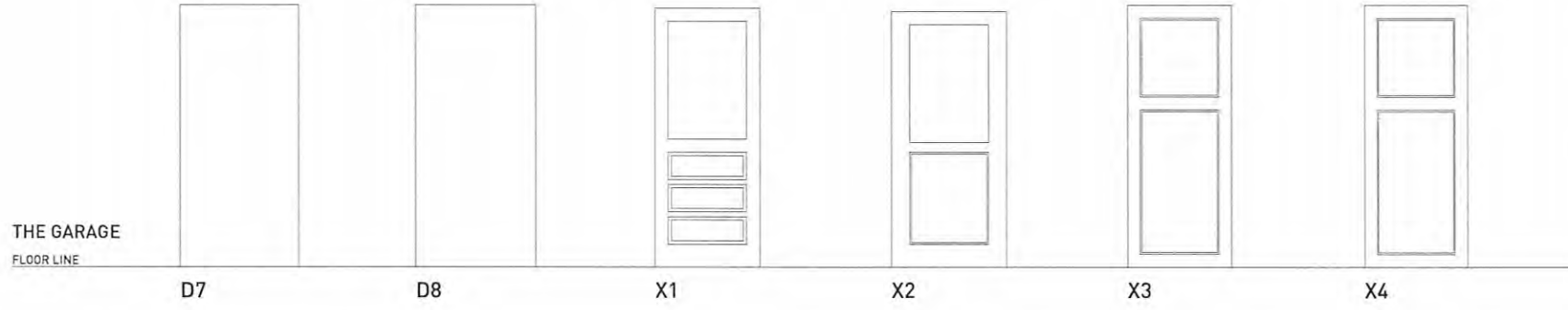
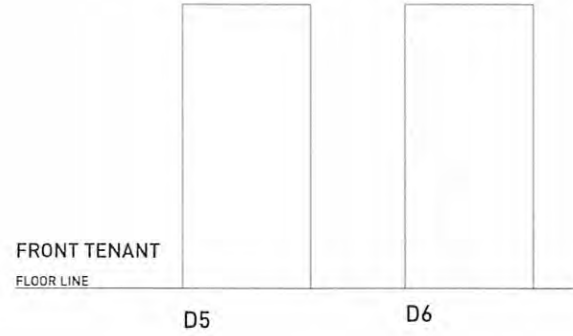
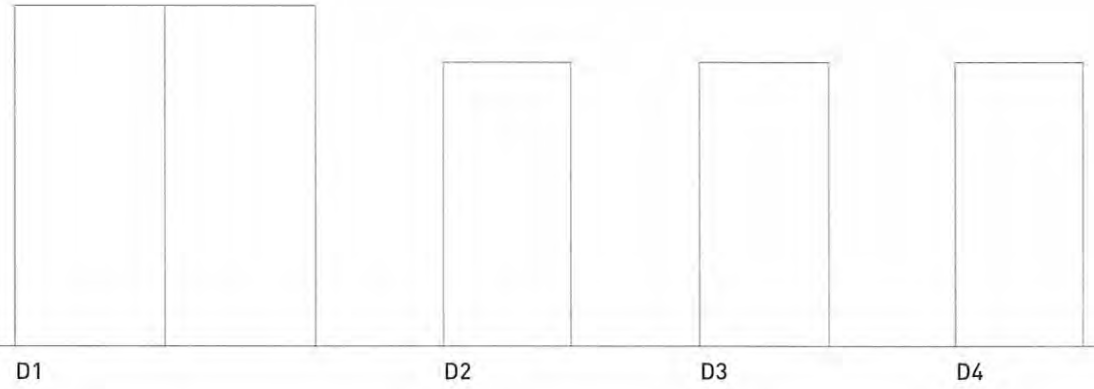
DETAILS

A5.1

4/23/14

DOOR SCHEDULE							
ID	SIZE		MATL	LOCATION	ROOM NAME	TRIM	NOTES
	WIDTH	HEIGHT					
D1	7'-0"	8'-0"	WD	FRONT TENANTS	VESTIBULE	---	MATCH EXG DOOR DESIGN
D2	3'-0"	6'-8"	WD	FRONT TENANTS	TENANT ENTRANCE	TO MATCH HISTO, SEE A5.1	
D3	3'-0"	6'-8"	WD	FRONT TENANTS	OFFICES	TO MATCH HISTO, SEE A5.1	
D4	3'-0"	6'-8"	WD	FRONT TENANTS	STORAGE	TO MATCH HISTO, SEE A5.1	POCKET DOOR
D5	3'-0"	6'-8"	WD	FRONT TENANTS	KITCHENETTE / BATHROOMS	TO MATCH HISTO, SEE A5.1	
D6	2'-4"	6'-8"	WD	FRONT TENANTS	UTILITY ROOM	TO MATCH HISTO, SEE A5.1	
D7	3'-0"	6'-8"	HM	GARAGE	ALLEY EXIT		
D8	3'-0"	6'-8"	WD	GARAGE	BATHS		SOLID DOOR
D9	3'-0"	6'-8"	WD	GARAGE			
X1	2'-8"	6'-7"	WD	GARAGE			SALVAGED DOOR
X2	2'-11"	6'-8"	WD	GARAGE			SALVAGED DOOR
X3	2'-8 1/2"	6'-7"	WD	GARAGE		REINSTALL ORIG TRIM	SALVAGED DOOR & TRIM - RIP DOWN TRIM TO FIT NEW WALL IF NEC
X4	2'-8"	6'-8"	WD	GARAGE		REINSTALL ORIG TRIM	SALVAGED DOOR & TRIM - RIP DOWN TRIM TO FIT NEW WALL IF NEC
X5	2'-3 3/4"	6'-8"	WD	GARAGE	STORAGE	REINSTALL ORIG TRIM	SALVAGED DOOR & TRIM - RIP DOWN TRIM TO FIT NEW WALL IF NEC
X6	3'-0"	6'-8"	WD	GARAGE	CONFERENCE	REINSTALL ORIG TRIM	SALVAGED DOOR & TRIM - RIP DOWN TRIM TO FIT NEW WALL IF NEC
X7	2'-7 1/2"	6'-8"	WD	GARAGE		REINSTALL ORIG TRIM	SALVAGED DOOR & TRIM - RIP DOWN TRIM TO FIT NEW WALL IF NEC
X8	2'-6 1/2"	6'-8"	WD	GARAGE			SALVAGED DOOR
X9	2'-8"	6'-7"	WD	GARAGE		REINSTALL ORIG TRIM	SALVAGED DOOR & TRIM - RIP DOWN TRIM TO FIT NEW WALL IF NEC

FRONT TENANT
FLOOR LINE



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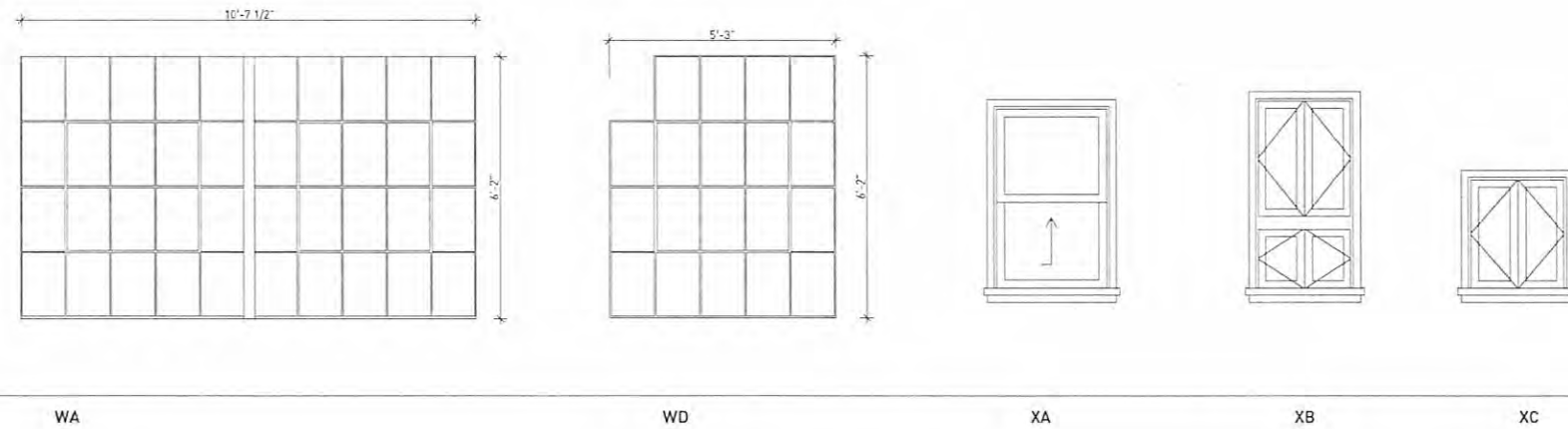
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DOOR SCHEDULE + TYPES

A6.1

4/23/14

WINDOW SCHEDULE								
ID	SIZE		MATL	LOCATION	ROOM NAME	TRIM	SILL HT	NOTES
	WIDTH	HEIGHT						
WD	7'-6"	2'-6"	WD	GARAGE	OFFICE 10, OFFICE 11		5'-4"	
WA	10'-7 1/2"	4'-7"					5'-8"	
WB	3'-0"	5'-0"	WD	FRONT TENANTS	OFFICES	TO MATCH HISTO. SEE A5.1	1'-8"	
WC	10'-7 3/4"	4'-7"					5'-9"	
WD	3'-8"	1'-10"					7'-1"	
WD	5'-2 3/4"	4'-7"					5'-9"	
WE	9'-2 1/2"	1'-10"					7'-5 1/2"	
WF	10'-9 1/2"	1'-10"					7'-5 1/2"	
WZ	3'-0"	5'-0"					1'-8"	
XA	2'-10"	4'-6"					2'-11"	
XB	2'-5"	1'-8"					2'-11"	
XB	2'-5"	3'-0"					4'-7 1/4"	
XB	2'-5"	4'-8"					2'-11"	
XC	2'-5"	2'-10"					2'-11"	
XV	10'-0"	5'-0"					1'-8"	
XZ	3'-0"	5'-0"					1'-8"	



2 WINDOW TYPES
A6.2

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

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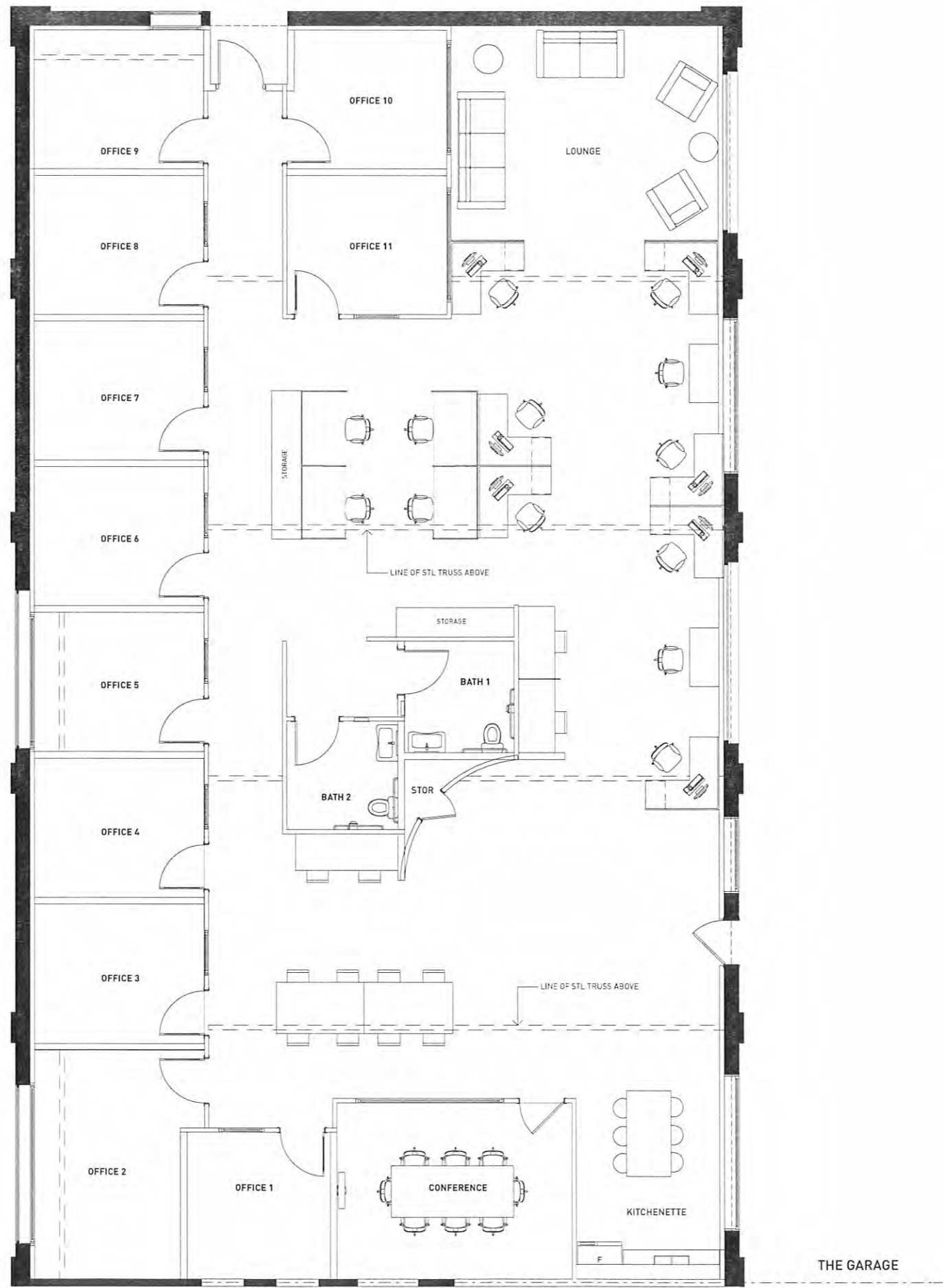
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WINDOW SCHEDULE + TYPES

A6.2

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FURNITURE + FINISHES PLAN |
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A7.1

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