

Johnny Sundby Office  
Lot 1 of Lot H Revised, Harter Subdivision

Architectural Rendering, (not exactly to scale)  
Timber Frame Construction with Log Siding & White Chinking

Beams by Tom Bodensteiner  
Site Work by Site Works Specialist  
Finish Work by Don Oyler Construction  
General Contractor -- Owner



West Elevation of Hay Camp Apartments  
Four Plex by Johnny Sundby  
Lot 1 of Lot H Revised

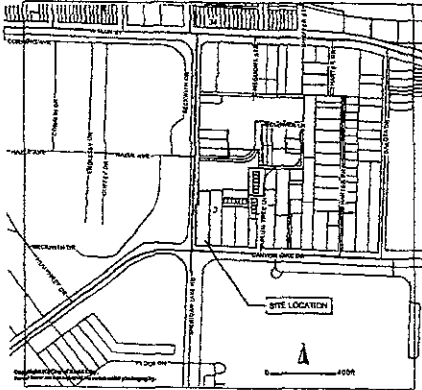
Tan Brick Accent with Tope (grayish brown) siding  
Constructed by Don Oyler Construction & Site Works  
General Contractor -- Owner

# I M P R O V E M E N T S S I T E

PREPARED FOR  
JOHNNY SUNDBY

JANUARY 2005

VICINITY MAP (IN T S)



**INDEX**

- SHEET 1 - TITLE PAGE
- SHEET 2 - TOPOGRAPHIC MAP
- SHEET 3 - SITE PLAN
- SHEET 4 - GRADING, DRAINAGE & EROSION CONTROL
- SHEET 5 - DETAILS

**LEGEND**

- 3991 --- EXISTING CONTOUR LINE (1' INTERVALS)
- 3200 --- EXISTING CONTOUR LINE (5' INTERVALS)
- 3200 --- PROPOSED CONTOUR LINE (1' INTERVALS)
- 3200 --- WATER LINE (EXISTING)
- 3200 --- WATER LINE (PROPOSED)
- 3200 --- SANITARY SEWER LINE (EXISTING)
- 3200 --- SANITARY SEWER LINE (PROPOSED)
- 3200 --- STORM SEWER LINE
- 3200 --- NATURAL GAS LINE
- 3200 --- OVERHEAD POWER LINE
- 3200 --- STREET CENTERLINE
- 3200 --- PROPERTY LINE
- GUY ANCHOR
- POWER POLE
- LIGHT POLE
- EB ELECTRIC BOX
- EB ELECTRIC MANSOLE
- MH MANHOLE (SANITARY SEWER)
- MH MANHOLE (STORM SEWER)
- DECIDUOUS TREE
- PINE TREE
- BURNER
- TREE STUMP
- BRASS PROPERTY CORNER
- FIRE HYDRANT
- CONTROL POINT
- WATER VALVE
- SPOT ELEVATION
- DRAINAGE ARROW

**UTILITY NOTE**

THE LOCATIONS OF ANY EXISTING UTILITIES SHOWN HEREON ARE IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED. EXACT LOCATIONS OF UTILITIES SHALL BE DETERMINED BY THE OWNER, CONTRACTOR OR THE OWNER'S REPRESENTATIVE PRIOR TO ANY CONSTRUCTION. NOTIFY SOUTH DAKOTA ONE CALL CENTER 1-800-781-7474

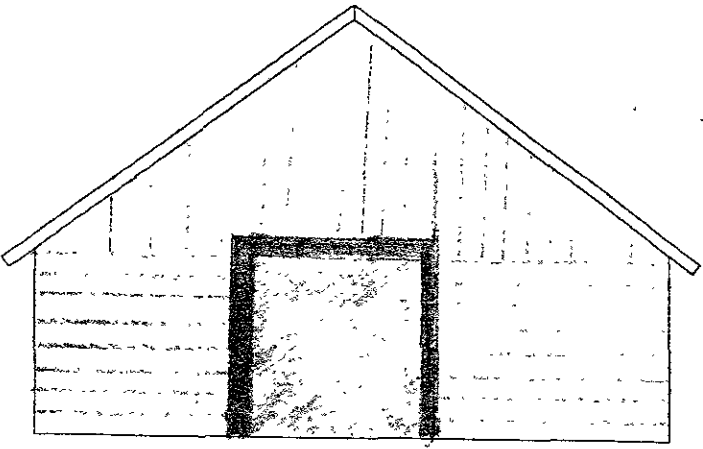
**ENGINEER/SURVEYOR CERTIFICATE**

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY SUPERVISION AND THAT I AM DULY REGISTERED UNDER THE LAWS OF THE STATE OF SOUTH DAKOTA.

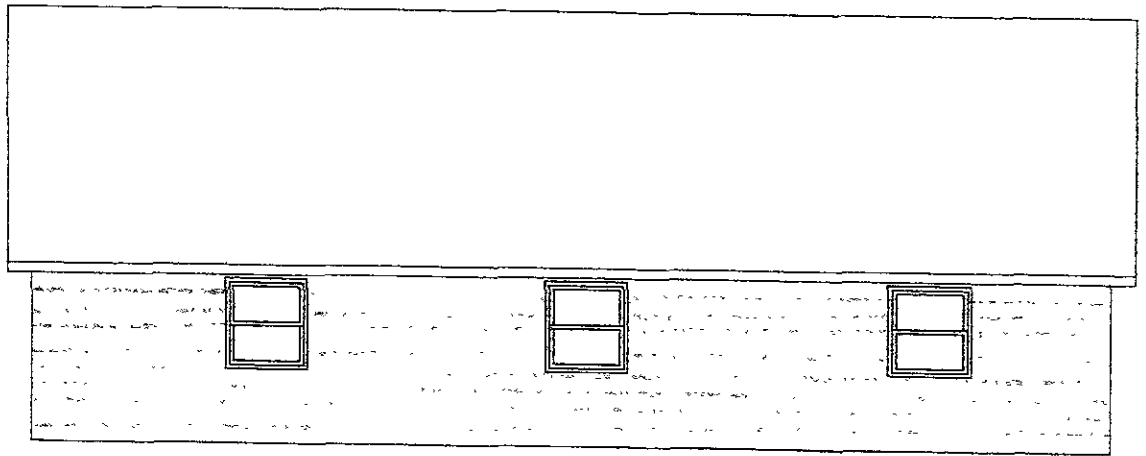
*Steven O. Thingelstad*  
STEVEN O THINGELSTAD SD NO 4371



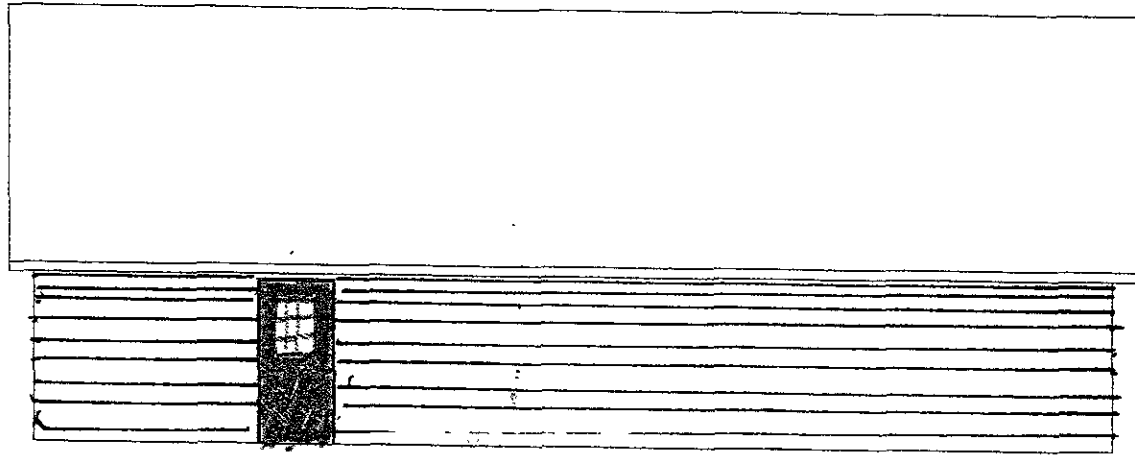
PREPARED BY:  
BRITTON ENGINEERING AND LAND SURVEYING, INC.  
11750 N. HIGHWAY 79 ~ BLACK HAWK, SD PH (605) 716-7988



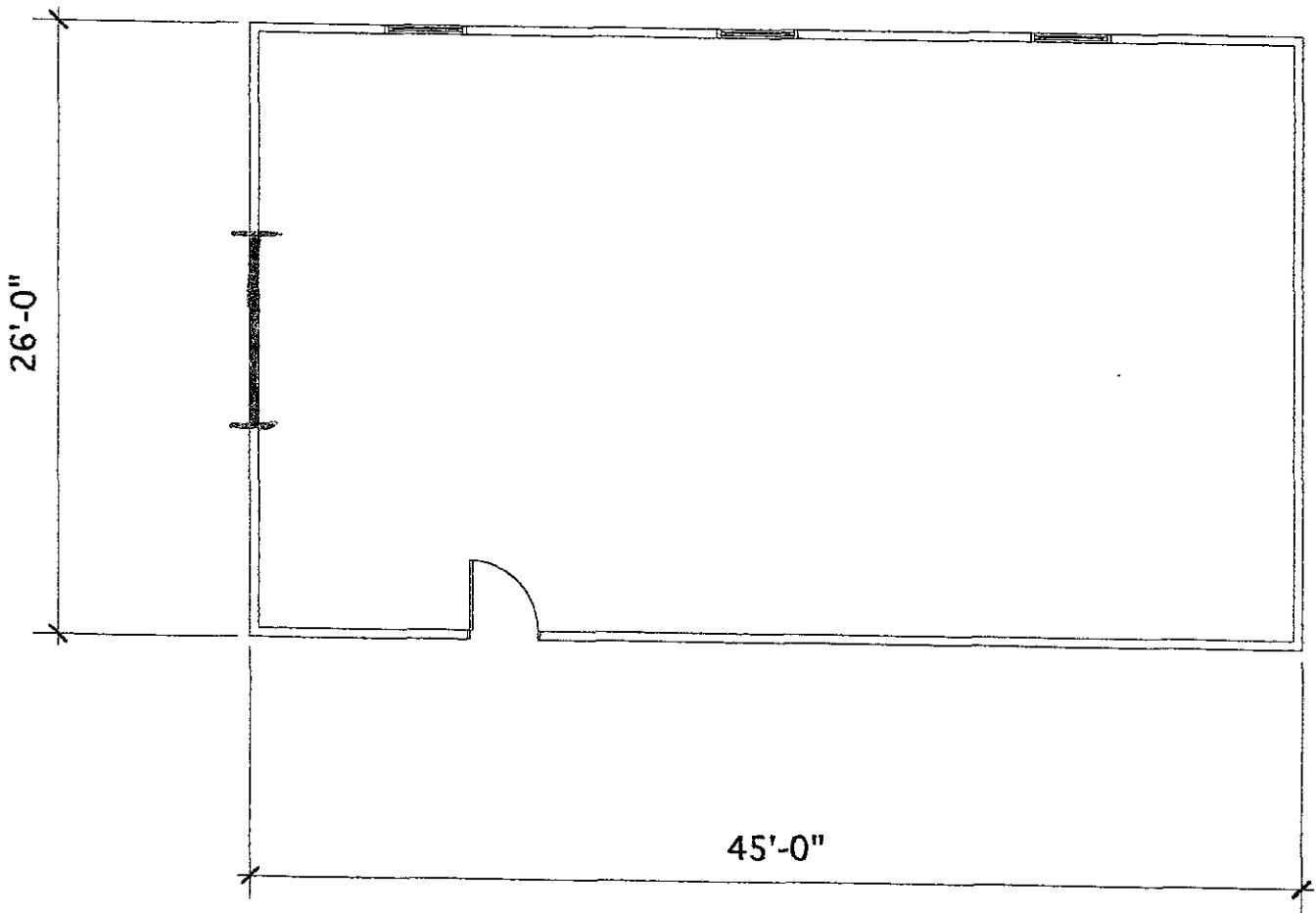
Side Elevation S  
door on W. side only



Back Elevation  
N. Side



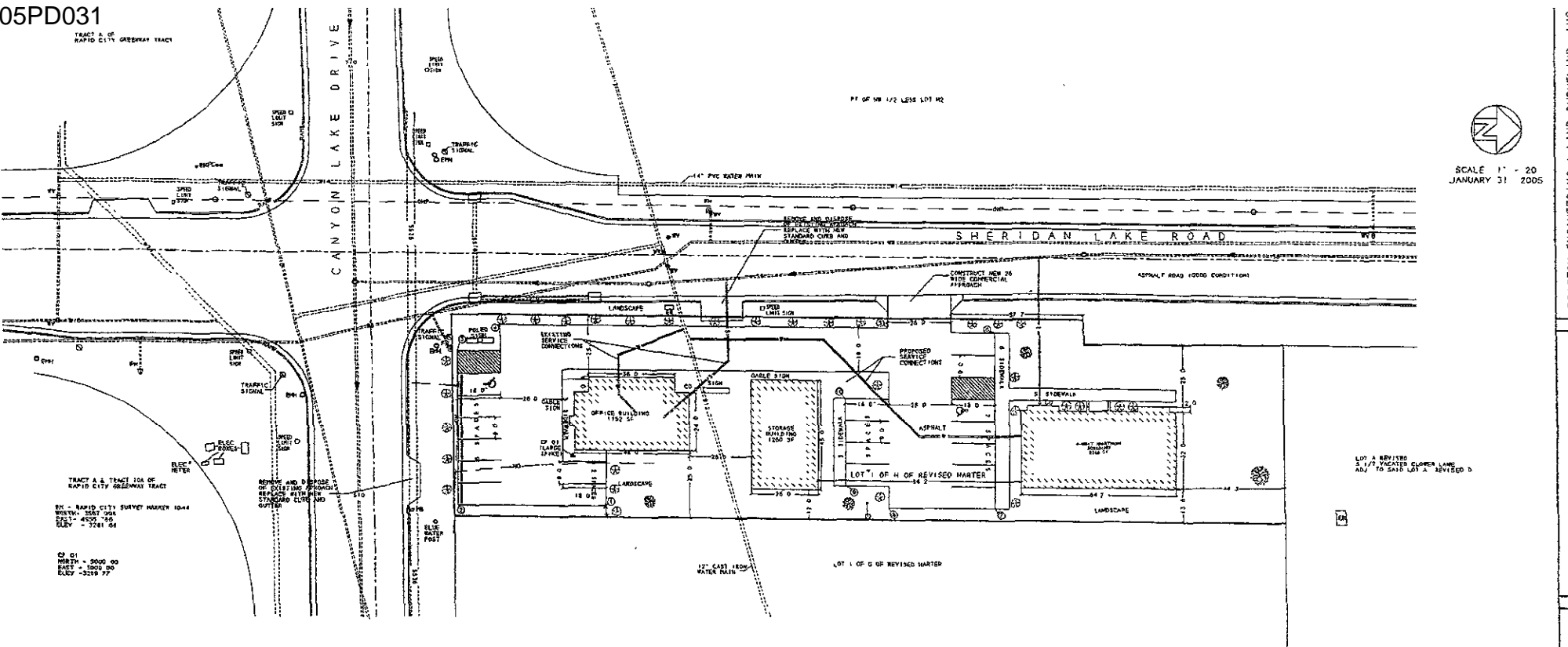
Front Elevation S. Side  
1/8"-1'



Garage Plan for John Sundby  
1/8"-1' Scale



SCALE 1" = 20'  
JANUARY 31, 2005



TRACT A & TRACT 100 OF RAPID CITY GREENWAY TRACT  
B.M. - RAPID CITY SURVEY MARKER 1044  
NUTINA 3557.024  
ELEV. 4555.785  
ELEV. - 3741.66

CP 01  
NORTH = 5000.00  
WEST = 5000.00  
ELEV. - 3219.77

REMOVE AND DISPOSE OF EXISTING PILING, PILING REFERENCE WITHIN STATIONING AND OFFSET

LOT A REVISED  
3.177 WATER CLOSER LANE  
ADJ. TO SAID LOT A REVISED B

**LANDSCAPING POINTS TABLE**

LANDSCAPING REQUIREMENTS FOR LOT 1 OF LOT H REVISED  
137,751 SQ. FT. (4514 SQ. YD.)

DESCRIPTION	QUANTITY	POINTS
WITHIN 20 FEET OF PARKING (50% MIN. x 11 507 PTS)		12,213
300 SQ FT OF GRASS (10 PTS / SQ FT)	6,800	680
22 SHRUBS 1200 PFS EA	2,500	2500
3 SMALL TREES 1500 PFS EA	1,500	1500
REMAINDER OF LOT		1,770
752 SQ YD GRASS (10 PTS / SQ YD)	2,730	2730
4 SHRUBS 1200 PFS EA	1,000	1000
1 SMALL TREE 1500 PFS EA	500	500
1 RED OAK TREE 11,000 PFS EA	1,000	1000
FOR 1234 MAINWAY - 9,735 SQ YD		1,250
5 SHRUBS 1200 PFS EA	1,250	1250

**PARKING REQUIREMENTS**

TYPE	SIZE	SPACES
OFFICE	1152 FT <sup>2</sup> x 15/1000	5.76 SPACES
STORAGE	1200 FT <sup>2</sup> x 10 75/1000	0.94 SPACES
APPROXIMATE	4 x 1 x 5	6.00 SPACES
TOTAL		12.70 SPACES

12 SPACES PROVIDED (10%)

NOTE: EXISTING WATER AND SEWER CONNECTIONS ARE PROVIDED TO THE LOT AND ARE SHOWN ON THIS PLAN. IN APPROPRIATION ONLY THE CONTRACTOR SHALL VERIFY THE DEPTH AND LOCATION OF THE EXISTING CONNECTIONS. CONTRACTOR SHALL CONTACT THE ENGINEER WITH ANY DISCREPANCY PRIOR TO ANY CONSTRUCTION. CONTRACTOR TO VERIFY CONNECTION TO RAPID CITY WATER, SEWER AND STORM SEWER PRIOR TO ANY CONSTRUCTION.

LOCATION OF COORDINATES

ID	NORTHING	EASTING	ELEVATION
1	5013.789	5030.183	3291.00
2	4997.760	5030.177	3311.00
3	4995.000	4956.377	3324.00
4	4990.000	4948.272	3291.00
5	5123.504	4947.011	3256.00
6	5176.544	4947.201	3225.00
7	5173.106	5071.075	3248.00
8	5173.106	5071.075	3225.00
9	5174.319	5071.075	3225.29
10	5174.319	4936.311	3224.50

SALVAGE TOPSOIL AND REDISTRIBUTE ON ALL DISTURBED AREAS, AND SIDE SLOPES  
PROPOSED AREAS WITH BLANK HILLS RECLAMATION  
SEED MIX OR EQUIVALENT (SEE TABLE BELOW)

SEED MIX RECLAMATION SEED MIX  
KENTUCKY BLUEGRASS 30%  
CLIMATE TOLERANT 25%  
ALVINE CLOVER 10%  
REDGRASS MEADOW 10%  
SMOOTH BROMUS 10%  
RED TOP KID CLOVER 5%  
TANIPUS HONEY CREEK LANDSCAPING, INC.  
RAPID CITY SOUTH DAKOTA

**LANDSCAPING MATERIALS LEGEND**

- 25 INCHES 1204 PTS EACH  
DECIDUOUS CHOICES
- BURDECK YELLOW ROSE BLOW
- CORONAT (ALPINE)
- HYDRANGEA (CORONATION TRIPLAX)
- GOULD BIRD GOLDFINCH
- ROSES (HONEY SWEE)
- ORNAMENTAL (VIBURNUM)
- BYRONIA (CHOICES)
- ARABIDOPSIS GLOBOSA (HEIZ NEDDIT)
- JANUS HUNT JELLY COMPACT PRITZER
- SEA GREEN SAVING
- SMALL TREES 1500 PTS EACH  
CONCORDANCE ABER  
JACOBINUS SHAW  
LORRAINE BROWN  
PIRENA ELVER  
FRANCOISE (PITTING SHAW)  
PLUM BLOSSOM  
LILAC, JAPANESE TREE

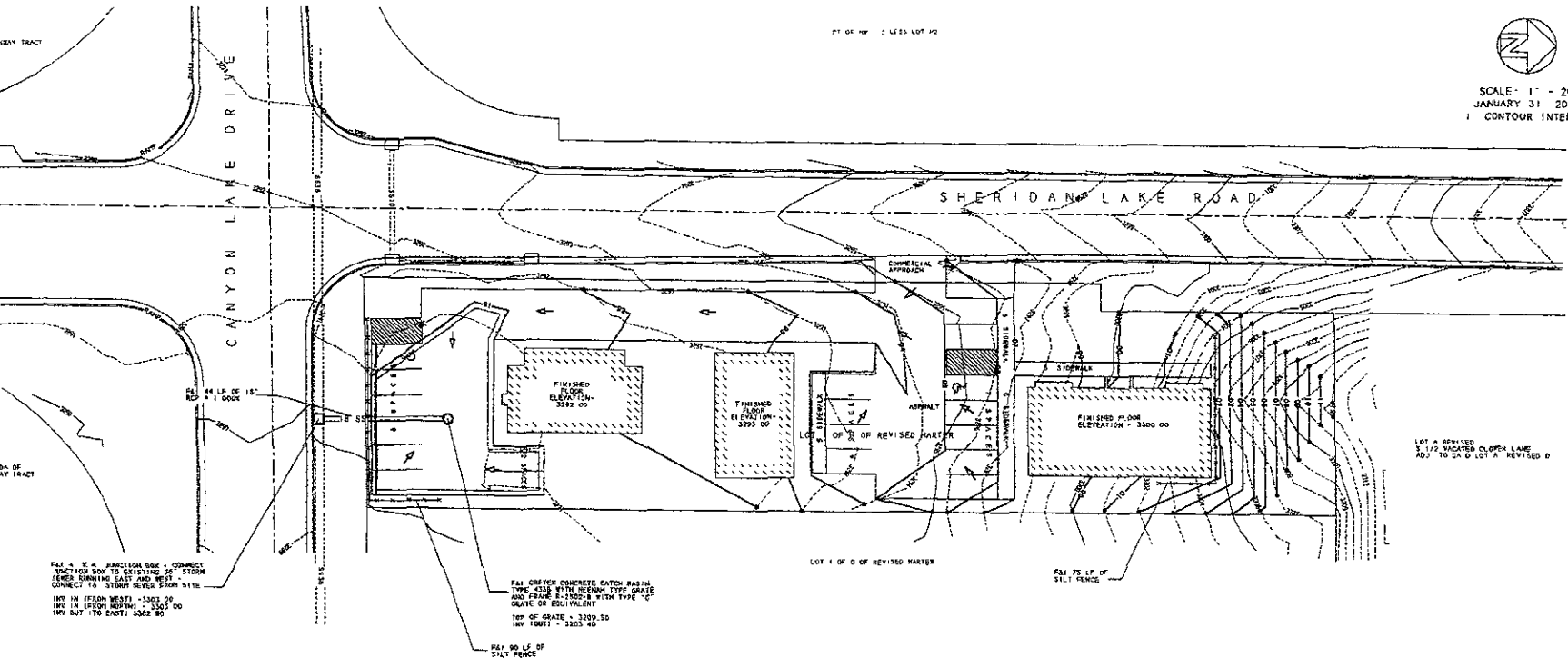




TRACT B OF RAPID CITY GREENWAY TRACT

PT OR HW 1/2 LESS LOT #2

SCALE: 1" = 20'  
JANUARY 31, 2005  
1' CONTOUR INTERVAL



TRACT A & TRACT 10A OF RAPID CITY GREENWAY TRACT

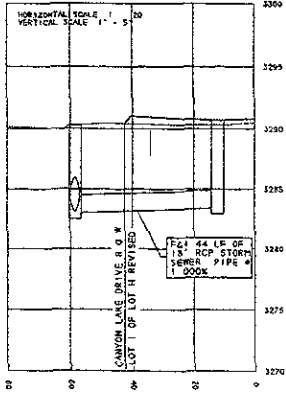
PAV 4" X 6" APPROXIM BARK - CORRECT  
SECTION FOR SIDE TO EXISTING 36" STORM  
SEWER RUNNING EAST AND WEST  
CONNECT TO STORM SEWER FROM SITE.  
INV IN (FROM WEST) - 3302.00  
INV IN (FROM NORTH) - 3303.00  
INV OUT TO EAST - 3302.00

PAV CRIBBED CONCRETE CATCH BASIN,  
TYPE 4336 WITH MESHIN TYPE GRADE  
AND FRAME B-1502-B WITH TYPE "C"  
GRADE OR EQUIVALENT  
TOP OF GRADE = 3309.50  
INV (OUT) = 3303.40

REV 90 LF OF  
SILT FENCE

PAV 75 LF OF  
SILT FENCE

LOT 2 REVISED  
3 1/2 VACATED CLOSER LANE  
ADJ. TO CHD LOT # REVISED 0



EXISTING CONDITIONS	
02	0.8 cfs
010	1.3 cfs
0100	3.0 cfs

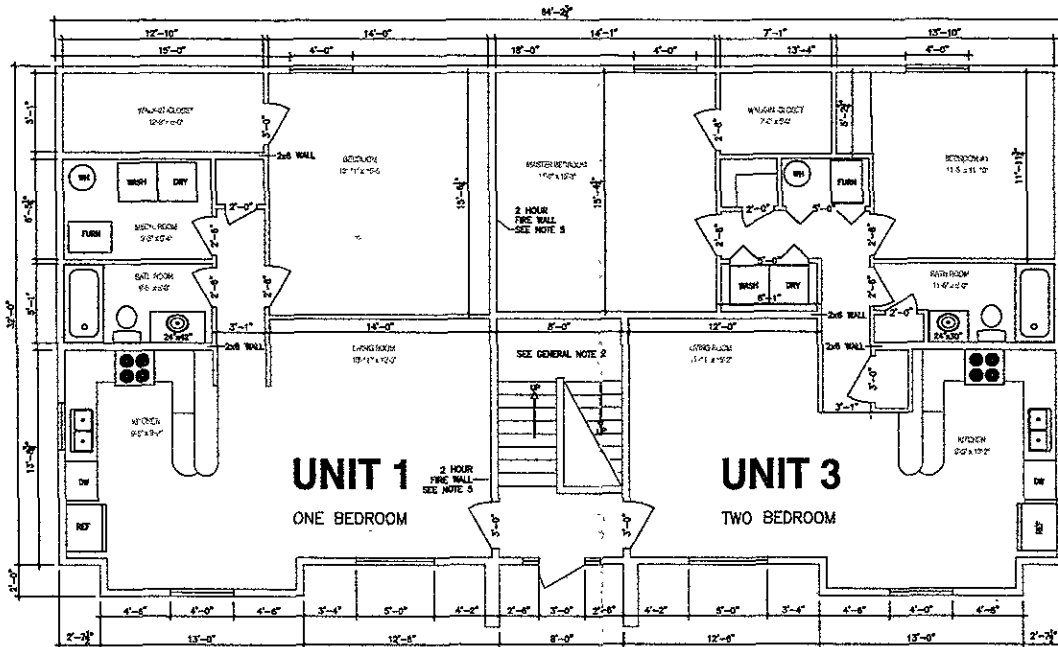
DEVELOPED CONDITIONS	
02	1.8 cfs
010	2.4 cfs
0100	4.2 cfs

REQUIRED STORAGE	
02	252 cu ft
010	354 cu ft
0100	348 cu ft

NOTE: PROPOSED DETENTION AREA IN SOUTH PARKING AREA  
EXTENDS 100' X 100' = 10,000 sq ft  
WITH A MAXIMUM DEPTH OF 0.5' = 554 cu ft  
DETENTION VOLUME REQUIRED = 554 cu ft  
NETS ELEVATION = 3291.00  
SWALE APPROX TO FOLLOW DRAINAGE PATTERN  
AS INDICATED ON THIS SHEET.  
SILT FENCE AND OTHER EROSION CONTROL SHALL  
BE CONSTRUCTED AS PER CITY OF RAPID CITY  
STANDARD SPECIFICATION FOR PUBLIC WORKS  
CONSTRUCTION 2004 EDITION.







NORTH
 

**FIRST FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"

**GENERAL NOTES**

- 1.) SEAL PENETRATIONS THRU FLOORS AND CEILINGS. FIRE AND DRAFT STOPS REQUIRED AT FLOORS, CEILINGS, AND SOFFITS (REF IBC 717)
- 2.) MINIMUM HEADROOM AT STAIRS TO BE 6'-8". HAND RAIL HEIGHT TO BE 34" TO 38" (REF IBC 1009.11.1)
- 3.) ALL DIMENSIONS ARE FROM STUD FACE TO STUD FACE. EXTERIOR WALLS ARE 2x6 UNLESS NOTED. INTERIOR WALLS ARE 2x4 UNLESS NOTED.
- 4.) 8" CONCRETE FOUNDATION, WITH 16"x12" FOOTING 48" BELOW GRADE.
- 5.) 2 HOUR FIRE WALL REQUIRED BETWEEN UNITS, WALL TO CONSIST OF STUD WALL TO ROOF DECK, 2 SHEETS OF 5/8" GYP. BD. ON EACH SIDE OF COMMON 2x4 STAGGERED STUD WALL.
- 6.) PENETRATIONS INTO CEILING NOT TO BE GREATER THEN 16 SQ. IN., AND NOT TO EXCEED 100 SQ. IN. PER 100 SQ. FT.

General Notes		
No.	Revision/Amount	Date

Print Name and Address:

JScull

EST. 1978 • 100% CUSTOMER SERVICE

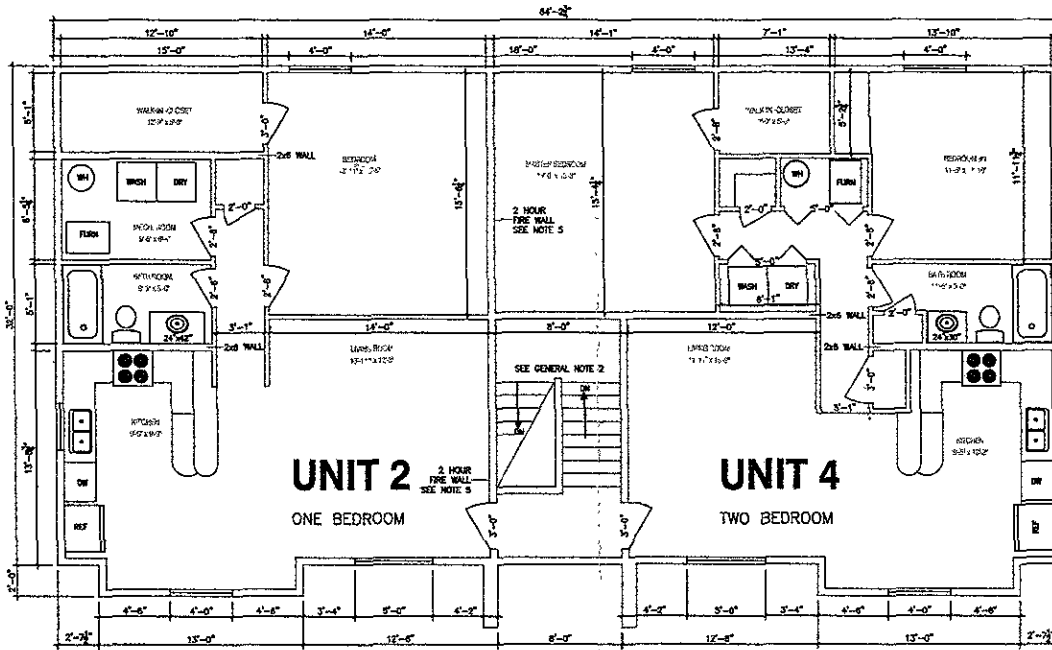
J. SCULL CONSTRUCTION  
803 INDUSTRIAL AVE.  
BOX 7836  
RAPID CITY S.D. 57709-7836

Project Name and Address:

FIRST FLOOR PLAN  
FOUR PLEX FOR  
JOHNNY SUNDBY

RAPID CITY, SOUTH DAKOTA

Project	Date	Sheet
	04/18/05	A1
Scale	1/8" = 1'-0"	



**SECOND FLOOR PLAN**

SCALE: 1/8" = 1'-0"

**GENERAL NOTES**

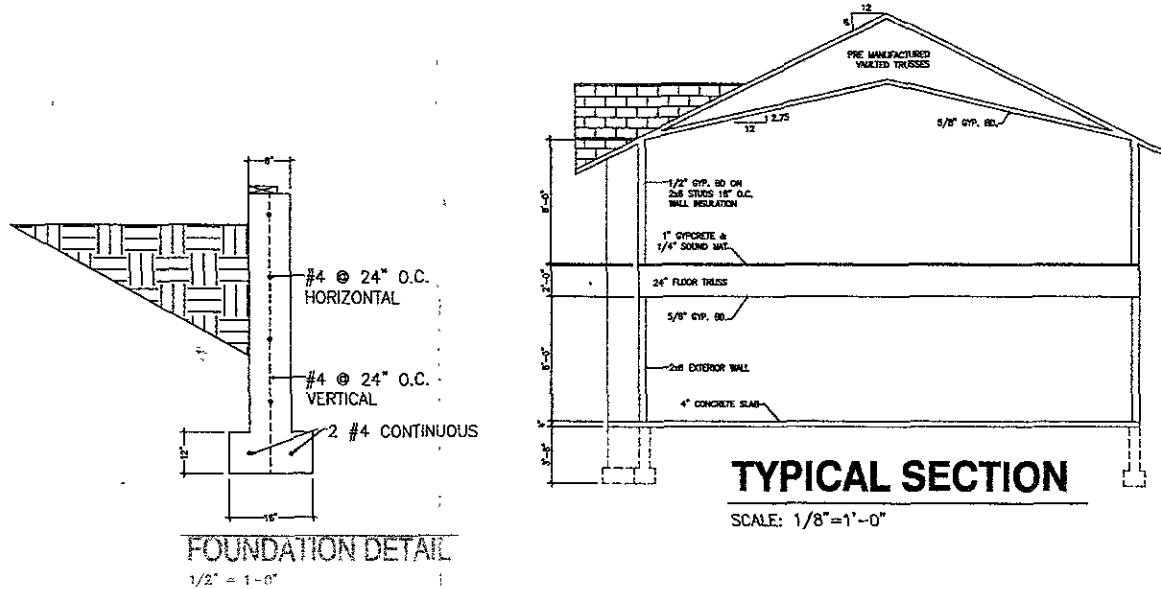
- 1.) SEAL PENETRATIONS THRU FLOORS AND CEILINGS. FIRE AND DRAFT STOPS REQUIRED AT FLOORS, CEILINGS, AND SOFFITS (REF. IBC 717)
- 2.) MINIMUM HEADROOM AT STAIRS TO BE 6'-8" HAND RAIL HEIGHT TO BE 34" TO 38" (REF IBC 1009.11.1)
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- 6.) PENETRATIONS INTO CEILING NOT TO BE GREATER THEN 16 SQ. IN., AND NOT TO EXCEED 100 SQ. IN. PER 100 SQ. FT.

General Notes		
No.	Revision/Issue	Date

Prepared and issued by  
**J. Scull**  
CONSTRUCTION SERVICE, INC.  
**J. SCULL CONSTRUCTION**  
 803 INDUSTRIAL AVE.  
 BOX 7836  
 RAPID CITY S.D. 57709-7836

Project Name and address  
**SECOND FLOOR PLAN**  
**FOUR PLEX FOR**  
**JOHNNY SUNDBY**  
 RAPID CITY, SOUTH DAKOTA

Date	Sheet
04/18/05	A2
Scale	1/8" = 1'-0"



**GENERAL NOTES**

- 1) SEAL PENETRATIONS THUR FLOORS AND CEILINGS. FIRE AND DRAFT STOPS REQUIRED AT FLOORS, CEILINGS, AND SOFFITS (REF. IBC 717)
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**WEST ELEVATION**

SCALE: 1/8"=1'-0"

General Notes

No.	Revisions/Issues	Date

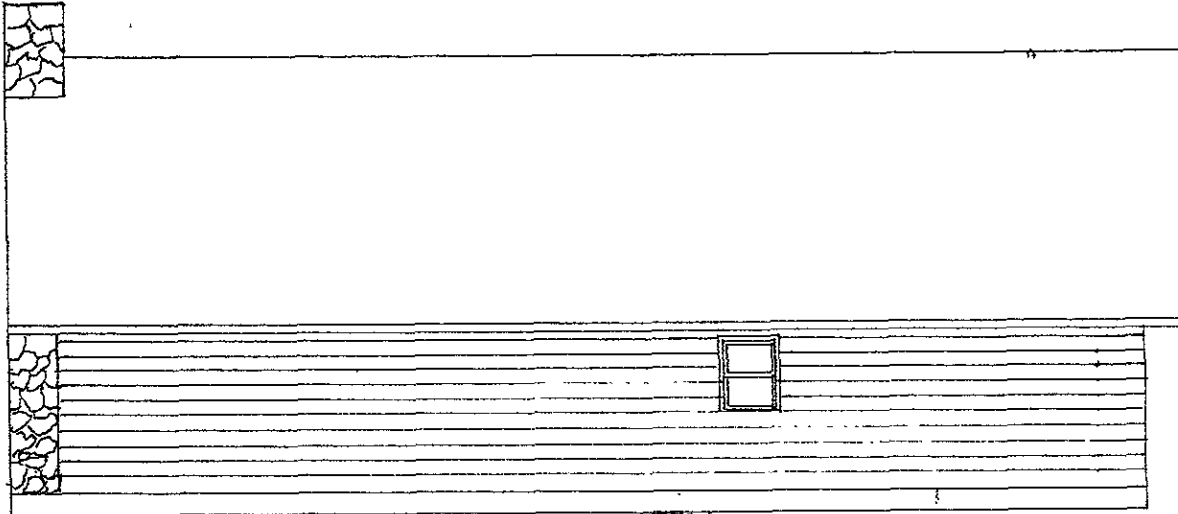
The Name of Address

**J. Scull**  
CONSTRUCTION & ENGINEERING, INC.

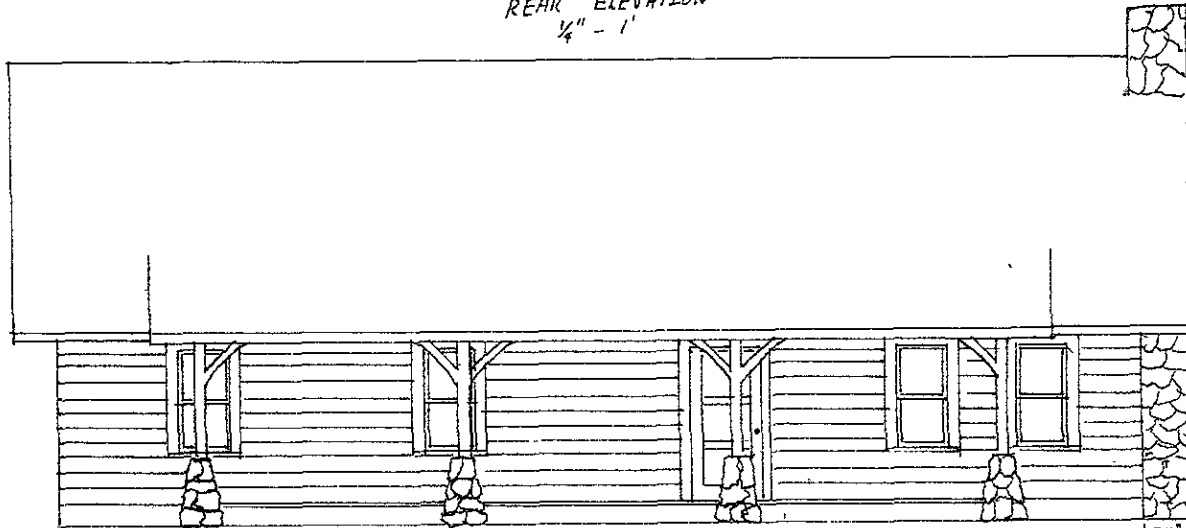
J. SCULL CONSTRUCTION  
803 INDUSTRIAL AVE.  
BOX 7838  
RAPID CITY S.D. 57709-7838

Project Name and Address  
**ELEVATIONS & SECTION**  
**FOUR PLEX FOR**  
**JOHNNY SUNDBY**  
RAPID CITY, SOUTH DAKOTA

Project	Sheet
Date 04/18/05	<b>A3</b>
Scale 1/8" = 1'-0"	

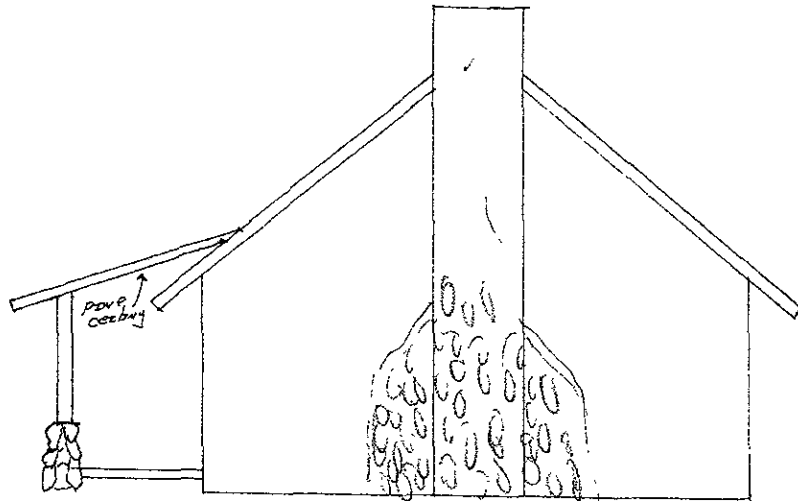


REAR ELEVATION  
1/4" - 1'

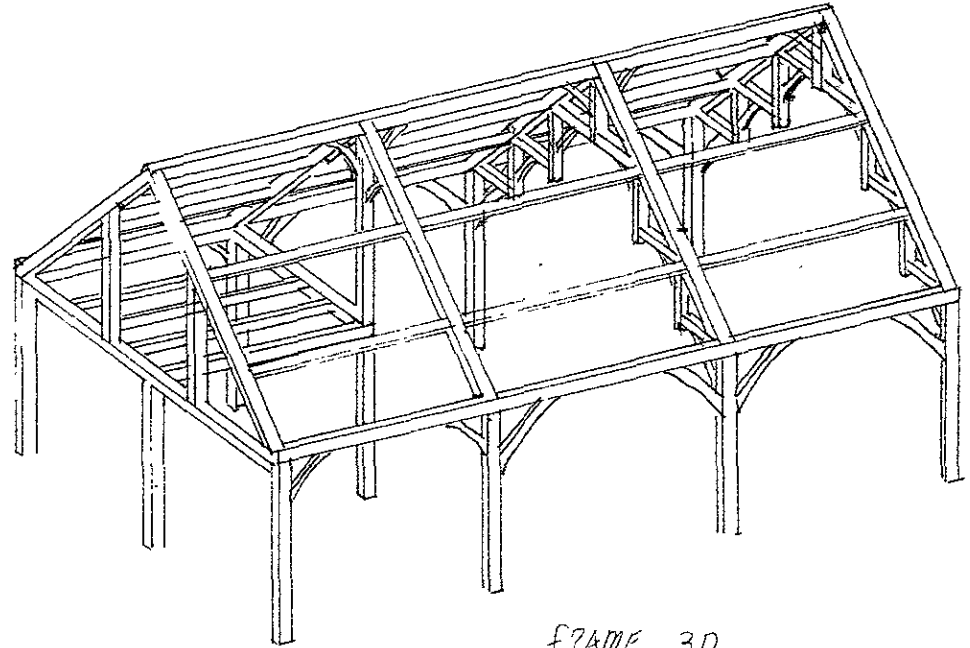


FRONT ELEVATION  
1/4" - 1'

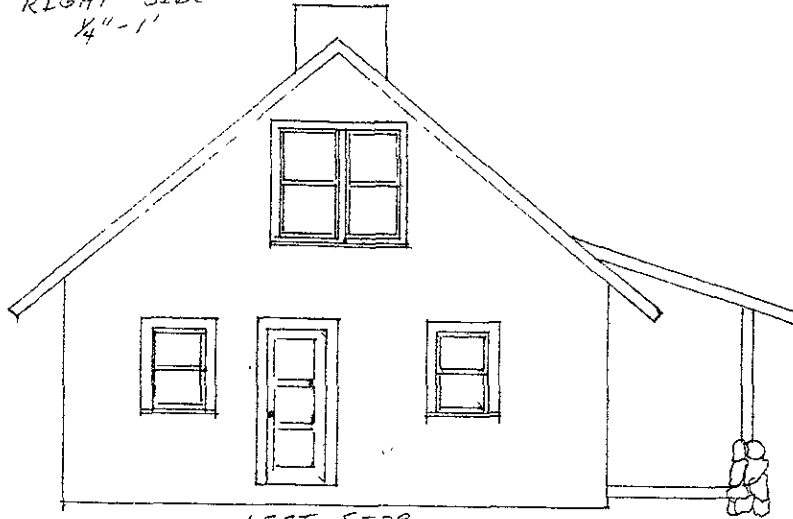
John Sandby office		
SCALE 1/4" - 1'	APPROVED BY	DRAWN BY TBC
DATE		REVISED
BY Bodensteiner Beamworks LLC.		
ELEVATION'S		DRAWING NUMBER



RIGHT SIDE  
1/4" = 1'

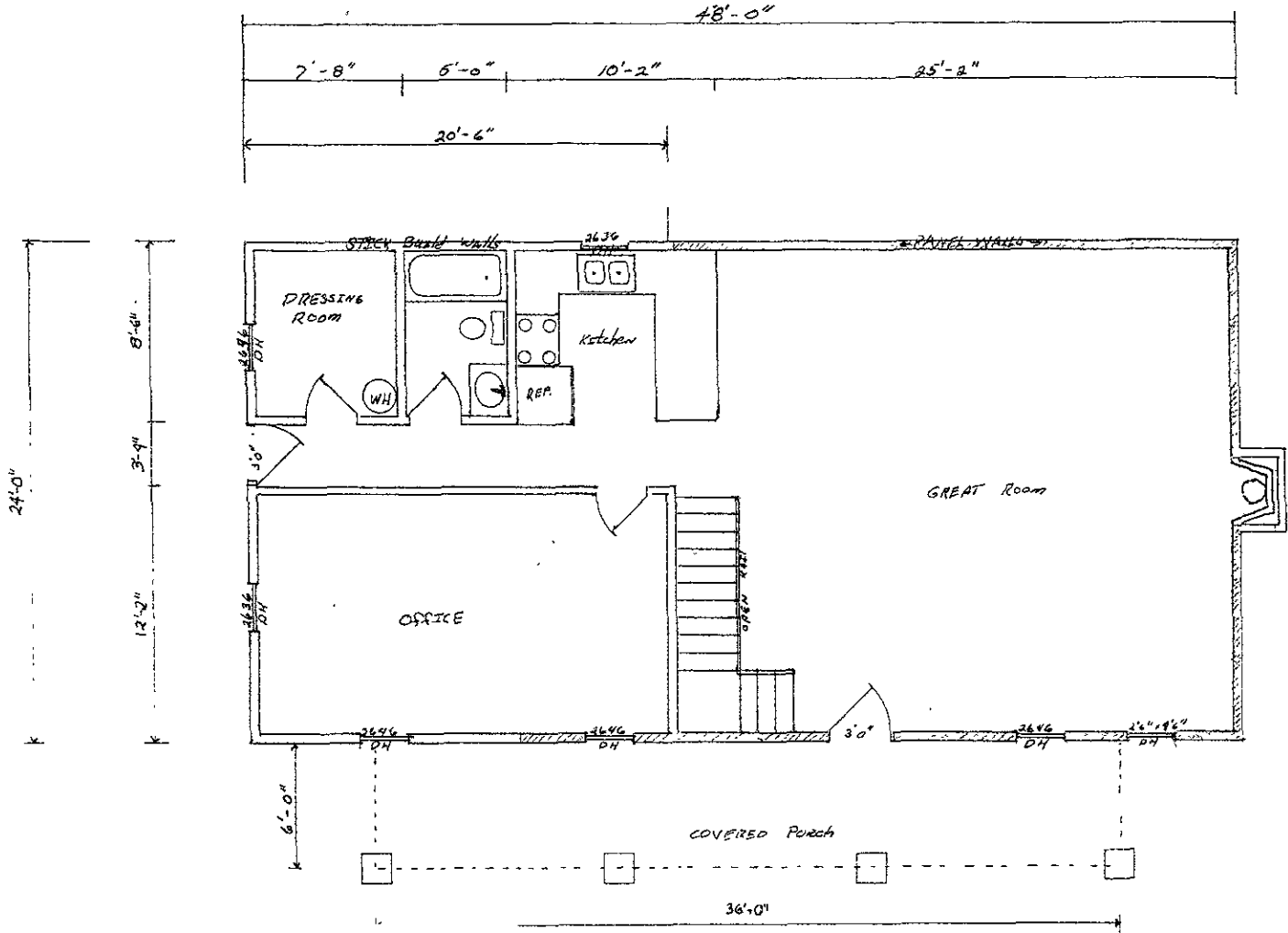


FRAME 3D



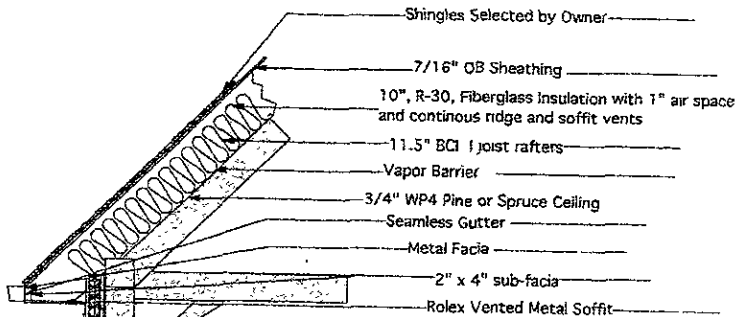
LEFT SIDE  
1/4" = 1'

John Sundby Office		
SCALE: 1/4" = 1'	APPROVED BY	DRAWN BY TBC
DATE		REVISED
BY Bodensteiner Beamworks LLC		
ELEVATIONS		DRAWING NUMBER



TOTAL SQ FT AREA  
 MAIN → 1152 sq ft  
 LOFT → 568 sq ft  
 Total → 1720 sq ft

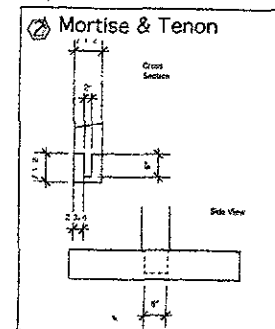
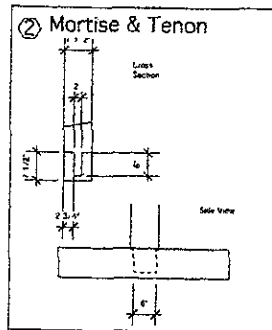
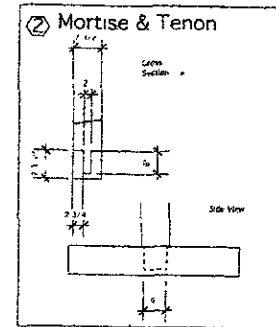
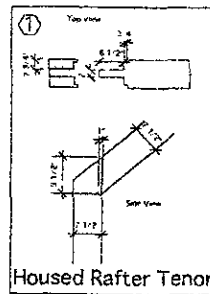
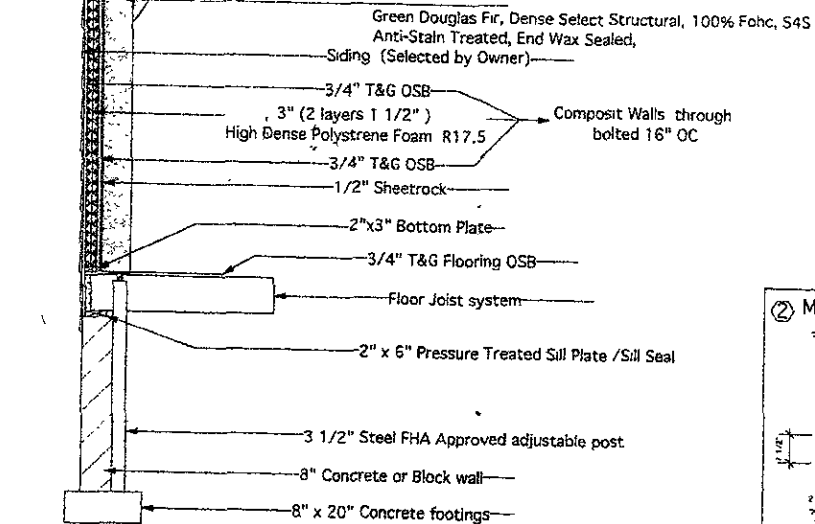
<i>John Sundby Office</i>		
SCALE: $\frac{1}{8}'' = 1'$	APPROVED BY:	DRAWN BY: TBC
DATE:		REVISED:
By: Bodensteiner Beamworks LLC.		
MAIN FLOOR PLAN		DRAWING NUMBER



Timber specs: All Beams and Timbers Green West Coast Douglas Fir, Select Structural 100% Fohc, No Wane, Anti-Stain Treated, End Wax Sealed Paper Wrapped

DESIGN VALUES FOR VISUALLY GRADED TIMBERS 15"x5" and larger)

Species and commercial grade	Size classification	Bending Fb	Tension parallel to grain Ft	Shear parallel to grain Fv	Compression perpendicular to grain Fc	Compression parallel to grain Fc	Modulus of Elasticity E	Grading Rules Agency
DOUGLAS FIR-LARCH								
Select Structural	Beams & Stringers	1600	850	85	625	1100	1,600,000	WCLB WPPA
Select Structural	Posts & Timbers	1500	1000	85	625	1150	1,600,000	WCLB WPPA



*Timber Frame Home*

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

APPROVED BY: \_\_\_\_\_

DATE: \_\_\_\_\_

DESIGNED BY: *ABC*

REVISIONS:

*Cross Section + Specs*

DRAWING NUMBER: \_\_\_\_\_