

PROJECT DATA

(2003 IBC AND SOUTH DAKOTA STATE PLUMBING CODE)

07UR002

PROJECT SCOPE

PROPERTY ADDRESS: 1330 EAST ST PATRICK
RAPID CITY, SD

PIN#: 52068.0

LEGAL DESCRIPTION: LOT 1 LESS H/4, LOT 2 AND THE SOUTH
2.5 FEET OF LOT 3, BLOCK 2, RADIO
TOWERS ADDITION, SEC 6, T1N, R8E, BHM,
RAPID CITY, PENNINGTON COUNTY,
SOUTH DAKOTA.

EXISTING ZONING: GENERAL COMMERCIAL

NEIGHBOR ZONING:
NORTH MEDIUM DENSITY RESIDENTIAL
EAST RILEY STREET - GENERAL COMMERCIAL
SOUTH EAST ST PATRICK - LIGHT COMMERCIAL
WEST GENERAL COMMERCIAL

LOT SIZE: 21,098 SF

BUILDING SF: 3,192 SF

LOT SETBACKS: REQUIRED PROPOSED
NORTH (REAR) 15 FEET 45 FEET (EXISTING)
EAST (FRONT) 25 FEET 104 FEET (EXISTING)
SOUTH (FRONT) 25 FEET 11 FEET (EXISTING)
WEST (SIDE) NON REQUIRED 4.833 FEET (EXISTING)

LOT COVERAGE: 75% ALLOWED
COVERAGE: (3192 / 21098) 15.13% < 75% (OK)(EXISTING)

PARKING REQUIRED:
CASINO - 10.80 23 (22.48) SPACES
13.04 (1304 SFX10/1000)(CASINO)

GENERAL COMMERCIAL/OFFICE - 5.98
9.44 (1888 SFX5/1000)

PARKING PROVIDED: 24 SPACES > 23 SPACES (OK)

ADA PARKING SPACES REQUIRED / PROVIDED: 1 REQUIRED / 1 PROVIDED

USE ON REVIEW APPLICATION FOR NEW
COMMERCIAL / OFFICE BUILDING CONTAINING
A CASINO.

OWNERS / DESIGN TEAM

OWNER:
WYNGARD POT.O.GOLD CASINO INC.
DBA LUCKY D'S CASINO
STEVE WYNIA
4941 ENCHANTED PINES DRIVE
RAPID CITY, SD 57701
605.716.1800

DESIGNER:
KENNEDY DESIGN GROUP INC.
KENT KENNEDY
4955 ENCHANTED PINES DRIVE
RAPID CITY, SD 57701
605.342.5314



CLIENT:
REEL WYNIA LLC
4941 ENCHANTED PINES DRIVE
RAPID CITY, SD 57701
605.716.1800

PROJECT:
TENANT IMPROVEMENT
1330 EAST ST PATRICK
RAPID CITY, SD 57701

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FEB 09 2007
Rapid City
Management Department

PROPOSED USE: SPACE 1 1304 SF B (CASINO LESS THAN 50 OCCUPANCY)
SPACE 2 1888 SF B AND/OR M (OFFICE AND/OR RETAIL)

SPRINKLER SYSTEM: REQUIRED/PROVIDED NOT REQUIRED / NOT PROVIDED

BUILDING TYPE: VB

OCCUPANCY LOAD: 68 TOTAL
CASINO OCCUPANCY = 49 (48.8)
46.8 (702 SF / 15)(ASSEMBLY)
2.0 (200 SF / 100)(SERVICES/OFFICE)
REMAINDER OF BUILDING OCCUPANCY = 19
18.88 (1888 SF / 100)

EXIT REQUIREMENTS: REQUIRED / PROVIDED
CASINO (49 PERSONS) 1 2
OFFICE (19 PERSONS) 1 3

PLUMBING REQUIREMENTS:
CASINO TENANT: REQUIRED PROVIDED
UNISEX TOILET ONE SINGLE USE TOILET
FOR LESS THAN ROOM EACH SEX
1500 SF SPACE (EXISTING)

REMAINDER OF BUILDING: REQUIRED TOILET FIXTURES TO BE DETERMINED
AT TIME OF TENANT IMPROVEMENT PERMIT SUBMITTAL.

VICINITY MAP SCALE: NTS



INDEX OF DRAWINGS

T1 TITLE SHEET
C1 SITE AND LANDSCAPE PLAN
A1 BUILDING AND CASINO FLOOR PLANS

City of Rapid City
Management Department
FEB 09 2007

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TITLE SHEET

PROJECT NO: 701
FILE NO: 701-1
DRAWN BY: RKK
CHECK BY: RKK
DATE: 02.09.07
REVISION #1: 0.0.0
REVISION #2: 0.0.0

T1

Drawing Number