

**CITY OF MITCHELL
CITY PLANNING COMMISSION AGENDA
CITY COUNCIL CHAMGERS, CITY HALL
612 N MAIN ST
JULY 26, 2021 @ 12:00P.M. (NOON)**

- 1. CALL TO ORDER:**
- 2. ROLL CALL:**
- 3. Declaration Of Conflicts Of Interests**
- 4. APPROVE AGENDA:**
- 5. Approval Of Previous Minutes-July 12, 2021**

Documents:

[PLANNING COMMISSION UNSIGNED MINUTES 7-12-21.PDF](#)

- 6. Schedule Next Meeting-August 9th, 2021 At 12:00 P.M.**

- 7. Conditional Use Permit-Selland-311 McCabe St**

Emma Selland has applied for a conditional use permit to operate a family residential childcare center located at 311 McCabe St, legally described as W72' Lot 1 & 2, Block 17, University Addition, City of Mitchell, Davison County, South Dakota. The property is zoned R2, Single Family Residential District.

Documents:

[SELLAND CONDITIONAL USE PERMIT-APPLICATION.PDF](#)
[SELLAND-DAYCARE LOCATION MAP.PDF](#)
[SELLAND-NOTICE OF HEARING.PDF](#)
[SELLAND NEIGHBORS.PDF](#)

- 8. Variance-Reimnitz-719 S Edmunds**

Boyd Reimnitz has applied for a front-yard variance of 7 feet vs 25 feet as required for construction of an attached garage at 719 S Edmunds St, legally described as Lots 5 & 6 Block 9 Van Eps 2nd Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned R2 Single Family Residential District.

Documents:

[REIMNITZ-APPLICATION.PDF](#)
[REIMNITZ-GIS.PDF](#)
[REIMNITZ-NOTICE OF HEARING.PDF](#)
[REIMNITZ-NEIGHBORS.PDF](#)
[REIMNITZ-LETTER FROM NEIGHBOR-GKP.PDF](#)

- 9. Plan Approval-Resolve Remodel-714 S Burr**

Smart Commercial Construction Co is proposing a remodel to the 714 S Burr St STE 102 and 103. The property is currently zoned Industrial.

Documents:

[RESOLVE REMODEL-PLANS.PDF](#)

10. Plan Approval-Alvine Widenaar, LLP-519 N Main

Alvine Widenaar, LLP is proposing a remodel to the building known as Photography Unlimited. The property is zoned Central Business.

Documents:

[ALVINE WIDENAAR, LLP-PLAN.PDF](#)

[ALVINE WIDENAAR, LLP-GIS.PDF](#)

11. Plat-Plat Of Lots 16 And 17 Of Airport Addition, A Subdivision Of The Previously Platted Lot 2 Of Fiala's Addition In The East 1/2 Of The Nw 1/4 Of Section 4, T 103 N, R 60 W Of The 5th P.M., City Of Mitchell, Davison County, South Dakota.

Documents:

[GROENEWEG-PLAT.PDF](#)

[GROENEWEG-GIS.PDF](#)

12. Plat-Plat Of Lot 5-D, Block 7 Of Westwood First Addition, A Subdivision Of The SW 1/5 Of Section 16, T 103 N, R 60 W Of The 5th P.M., City Of Mitchell, Davison County, South Dakota.

Documents:

[CJM CONSULTING INC-PLAT.PDF](#)

[CJM CONSULTING INC-GIS.PDF](#)

13. Discussion Only-701 N Main

Documents:

[701 N MAIN-GIS.PDF](#)

14. OTHER BUSINESS:

15. PUBLIC INPUT: If You Need To Address The City Planning Commission On An Item That Was Not On The Agenda, Excluding Personnel Items, Please Come Forward To The Podium And State Your Name And Your Concern. Presentations Are Limited To Three Minutes. Items Will Be Considered But No Action Will Be Taken At This Time.

16. ADJOURNMENT:

"The City of Mitchell invites all interested parties to give oral or written comments. If special accommodations are required, please notify the Public Works Department at 605-995-8433 at least 24 hour prior to the scheduled meeting."

CITY OF MITCHELL
CITY PLANNING COMMISSION MINUTES
July 12, 2021

NOT APPROVED

1. Chairperson Larson called the July 12, 2021 City Planning Commission Meeting to order at 12:00 P.M. noon in the Council Chambers, City Hall, 612 N Main Street.
2. Roll Call-quorum is met, simple majority vote required for all items.
Present: Larson, Molumby, Jirsa, Osterloo, Sonne, Penney, Doescher.
Absent: Genzlinger.
Staff Present: Jenniges, Schroeder, T. Johnson, J. Johnson, Sandoval, Hegg, London.
3. Election of Officers:
Election of Chairperson for a 1 year term from July 2021 to July 2022. Motion by Molumby, seconded by Osterloo, to nominate Larson and that nominations cease and a unanimous ballot be cast. All present members voting aye, with the exception of Larson abstaining, motion carried.

Election of Vice-Chairperson for a 1 year term from July 2021 to July 2022. Motion by Larson, seconded by Jirsa, to nominate Molumby and that nominations cease and a unanimous ballot be cast. All present members voting aye, with the exception of Molumby abstaining, motion carried.
4. Declare conflicts of interest-none.
5. Approval of proposed agenda: Motion by Osterloo, seconded by Penney, to approve the proposed agenda. All present members voting aye, motion carried.
6. Approval of proposed Minutes: Motion by Molumby, seconded by Jirsa, to approve the minutes of the June 28, 2021 Planning Commission meeting. All present members voting aye, motion carried.
7. Schedule next meeting: Motion by Osterloo, seconded by Molumby, to schedule the next meeting for July 26, 2021. All present members voting aye, motion carried.
8. Conditional Use: Marci Stults has applied for a conditional use permit to operate a family residential childcare center in her home at 523 S Montana St, legally described as Lot 6, Block 4, Van Eps 2nd Addition, City of Mitchell, Davison County, South Dakota. The applicant was not present to answer questions. Notices were sent out to the neighbors and it was published in the official newspaper with two responses against the CUP. Fire Marshall Sandoval did an inspection and the place is up to code and the children will be on the first floor. Josh Peterson of Clark Properties, owner of the rental, stated they have no issues with it as long as the applicants insurance covers it.

Motion by Jirsa, seconded by Sonne, to recommend the Board of Adjustment approve Conditional Use Permit with two conditions; 1) the permit is non-transferable, 2) if the business ceases to operate for six months, then a new application would be required. Roll call vote: Larson – aye, Molumby – aye, Jirsa – aye, Osterloo – aye, Genzlinger – absent, Sonne – aye, Penney – aye. 6 yes, 0 no, 1 absent, motion carried.

9. Plat: A Replat of Tract A and a portion of Tract D, Wild Oak Golf Club Addition, in the SE ¼ of Section 23 T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota. That portion of land shall hereafter be known and described as Lot 15 in the Replat of Tract A and Lot 3A & Lot 3B in Tract D, Wild Oak Golf Club Addition to the City of Mitchell, Davison County, South Dakota.
Motion by Molumby, seconded by Penney, to approve Plat. Roll call vote: Larson – aye, Molumby – aye, Jirsa – aye, Osterloo – aye, Genzlinger – absent, Sonne – aye, Penney – aye. 6 yes, 0 no, 1 absent, motion carried.
10. Discussion Only: Corn Palace Estates-David Bridgman is looking to expand the current mobile home park and the land he is looking to purchase is zoned HB. The land would have to be rezoned or a conditional use added to HB district. David was not at the meeting but options were discussed, no action was taken.
11. Other Business-none.
12. Public Comment-none.
13. Chairperson Larson adjourned the meeting at 12:27 P.M.

Jay Larson
Planning Commission Chairperson

Emma S.

SELLAND

City of
Mitchell

TO: THE MITCHELL PLANNING COMMISSION AND CITY COUNCIL OR BOARD OF ADJUSTMENT, THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

The undersigned applicant(s) and owner(s) is hereby making an application pursuant to the provisions of the City of Mitchell Zoning Code.

The names and addresses of the current property owners within one hundred and forty feet (140') of the applicant's property (excluding streets and alleys) will be notified upon the filing of this application.

Applicant(s) request that dates be set for public hearings before the Mitchell Planning Commission and City Council or City Board of Adjustment. Furthermore, the applicant(s) request the City of Mitchell to publish the appropriate notice(s) in accordance with the City of Mitchell's Ordinances.

☐ **Rezoning** \$150 application fee due with the application.

- Applicant is request to rezone property from Click or tap here to enter text. District to Click or tap here to enter text. District.

☐ **Variance** \$100 application fee due with application.

- Description of Variance: Click or tap here to enter text.

☒ **Conditional Use Permit** \$100 application fee due with application

- Description of Conditional Use: Click or tap here to enter text.

Home daycare

This Application is for the following described real property:

Legal Description: Click or tap here to enter text. L72' 1 and 2, Block 17

Property Address: Click or tap here to enter text. 311 McCabe St

311 McCabe St. Mitchell, SD 57301

Dated this Click or tap here to enter text. **of** Click or tap here to enter text., Click or tap here to enter text.

23rd

June

2021

Click or tap here to enter text.

APPLICANT

Emma Selland

Click or tap here to enter text.

OWNER

Emma Selland
Cody Wegleitner



NOTICE OF HEARING

To: City Planning Commission, City of Mitchell Board of Adjustment and the General Public,

You are hereby notified that Emma Selland has applied for a conditional use permit to operate a family residential childcare center in her home at 311 McCabe St, legally described as W72' 1 & 2, Block 17, University, City of Mitchell, Davison County, South Dakota. The property is zoned R2, Single Family Residential District.

The City Planning Commission will be conducting a hearing on this application on Monday, July 26, 2021 at 12:00 pm (noon) and the Board of Adjustment will be holding a hearing on Monday, August 2, 2021 at 6:00 pm, all meetings will be in the Council Chambers, City Hall, 612 N. Main St, Mitchell, SD. All interested parties may attend the hearings.

Dated at Mitchell, South Dakota, this the 7th day of July, 2021.

Michelle Bathke

Finance Officer

Publish July 14, 2021

Approximate Costs:

SELLAND

DAKOTA WESLEYAN UNIVERSITY
1200 W UNIVERSITY
MITCHELL SD 57301

WILLIAM & SUZETTE WYATT
322 MCCABE
MITCHELL SD 57301

KATHLEEN YOUNG
OWEN ANDERSON
312 MCCABE
MITCHELL SD 57301

BRENT KLINGER
300 MCCABE
MITCHELL SD 57301

BOYD & KAY REIMNITZ
817 N SANBORN BLVD
MITCHELL SD 57301

SHARON ULMER
1120 E 7TH
MITCHELL SD 57301

MICHELLE BERMUDEZ
1120 S DUFF
MITCHELL SD 57301

MARILYN VOLLBRACHT
PO BOX 67
MITCHELL SD 57301

MELISSA SCHUPPAN
JARED NESPOR
1109 S ROWLEY
MITCHELL SD 57301

LAREE & JAMES RUMBOLZ
1119 S ROWLEY ST
MITCHELL SD 57301

STEPHANIE JACOBSEN
1117 S DUFF
MITCHELL SD 57301

JACK WIPF
1123 S DUFF
MITCHELL SD 57301



TO: THE MITCHELL PLANNING COMMISSION AND CITY COUNCIL OR BOARD OF ADJUSTMENT, THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

The undersigned applicant(s) and owner(s) is hereby making an application pursuant to the provisions of the City of Mitchell Zoning Code.

The names and addresses of the current property owners within one hundred and forty feet (140') of the applicant's property (excluding streets and alleys) will be notified upon the filing of this application.

Applicant(s) request that dates be set for public hearings before the Mitchell Planning Commission and City Council or City Board of Adjustment. Furthermore, the applicant(s) request the City of Mitchell to publish the appropriate notice(s) in accordance with the City of Mitchell's Ordinances.

☐ **Rezoning** \$150 application due with the application.

- Applicant is request to rezone property from _____ District to _____ District.

☒ **Variance** \$100 application due with the application.

- Description of Variance Requested: Variance of 7' in 10' of 25' setback
for an attached garage addition of 19' wide x 22' deep.

☐ **Conditional Use Permit** \$100 application due with the application.

- Description of Conditional Use: _____

This Application is for the following described real property:

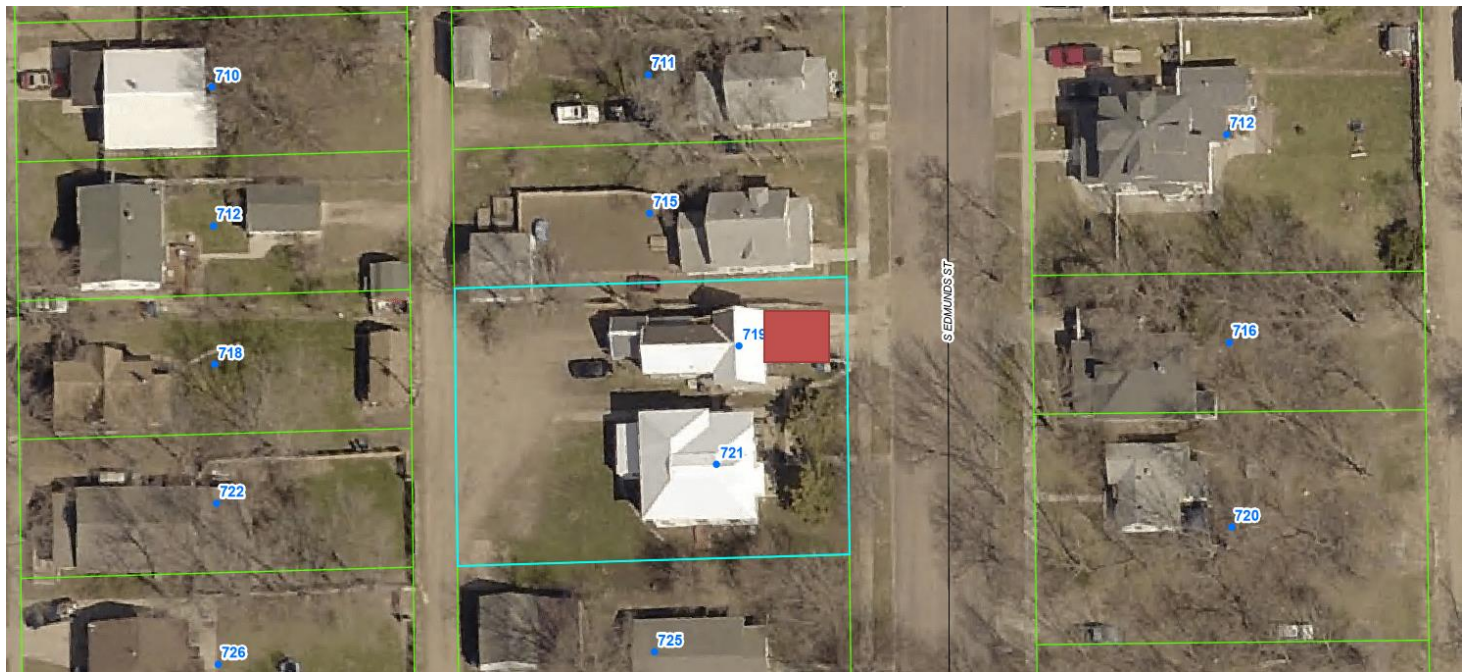
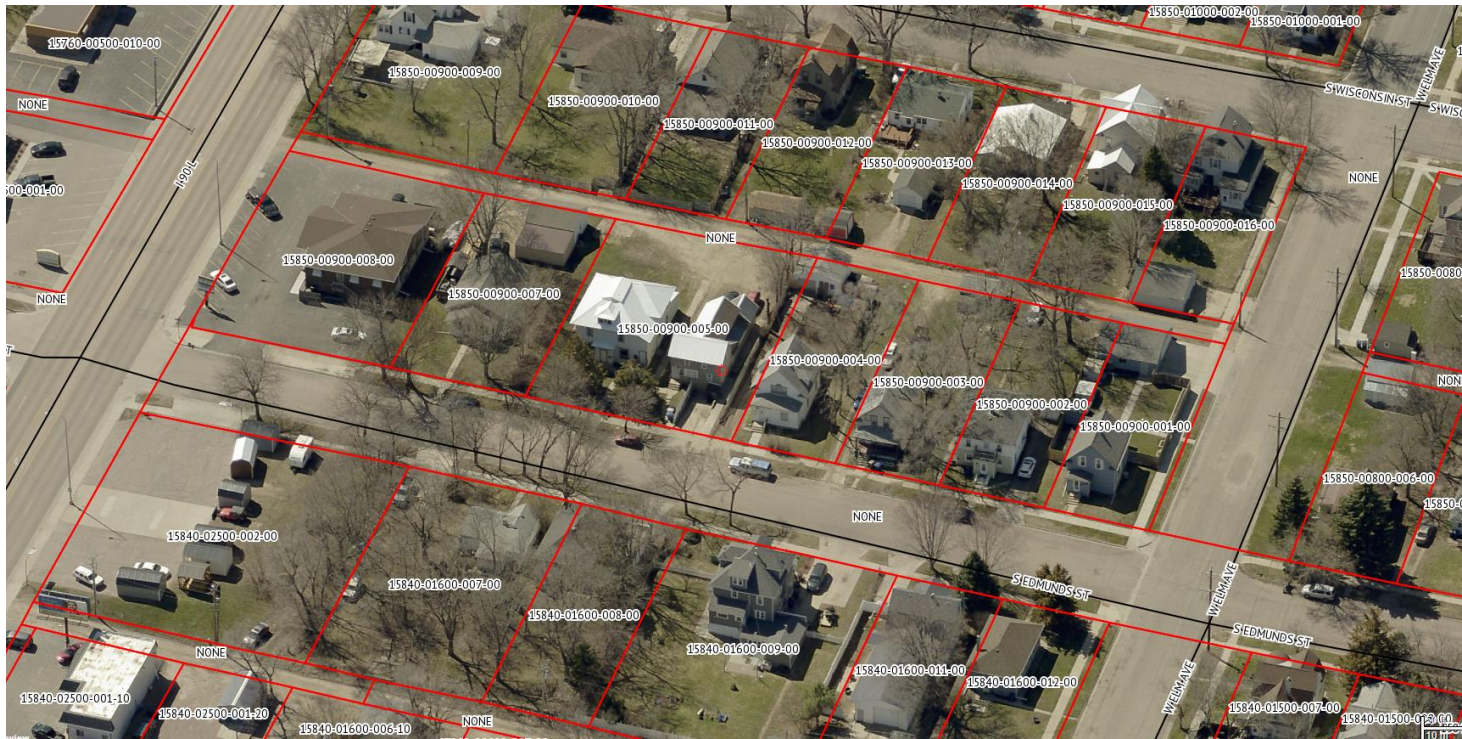
- Legal Description: Lots 5 & 6 in Van Eps 2nd Addition City of
Mitchell, South Dakota.

- Property Address: 719 S Edmonds

Dated this 6th day of July, 2021.


Applicant

Owner



NOTICE OF HEARING

To: The Planning Commission, Board of Adjustment of the City of Mitchell, Mitchell South Dakota, and to the general public:

YOU ARE HEREBY NOTIFIED that Boyd Reimnitz has applied for a front-yard variance of 7 feet vs 25 feet as required for construction of an attached garage at 719 S Edmunds St, legally described as Lots 5 & 6 Block 9 Van Eps 2nd Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned R2 Single Family Residential District.

YOU ARE FURTHER NOTIFIED, that public hearings will be held by the City Planning Commission on July 26, 2021, 12:00 P.M. (Noon) and the Board of Adjustment on August 2, 2021 at 6:00 P.M., at the Council Chambers, Mitchell City Hall, 612 N Main St. All interested parties may attend the public hearings and provide comments in regards to the applicant's request.

Dated at Mitchell, South Dakota, this 9th day of July, 2021.

Michelle Bathke

FINANCE OFFICER

Publish once: 14th July, 2021

Approximate Cost:

Boyd Reimnitz
817 N Sanborn BLVD
Mitchell, SD 57301

Good 'nuf Construction
1331 W Birch Ave
Mitchell, SD 57301

Ray & Evelyn Buckley
718 S Wisconsin St
Mitchell, SD 57301

Paula Lehrman
722 S Wisconsin St
Mitchell, SD 57301

Darrel Hohn
600 E 7th Ave
Mitchell, SD 57301

Stephanie Sundermann
734 S Wisconsin St
Mitchell, SD 57301

Todd Holden
419 N Edmunds St
Mitchell, SD 57301

Wade Greenwood
25851 W Enemy Creek Lp
Mitchell, SD 57301

April Steffes
725 S Edmunds St
Mitchell, SD 57301

Clarke Companies LLC
47035 250th St
Baltic, SD 57003

Matthew May
407 S Edmunds St
Mitchell, SD 57301

Timothy & Linda Christensen
34 W Harmon Dr
Mitchell, SD 57301

R & M Rentals LLC
723 E 7th Ave
Mitchell, SD 57301

Gregory & Lora Hildebrandt
920 E 13th Ave
Mitchell, SD 57301

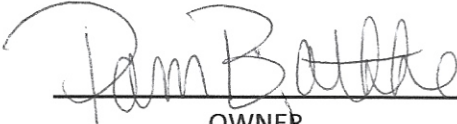
Gold Key Properties LLC
1660 E 8th Ave
Mitchell, SD 57301

July 14, 2021

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED that Boyd Reimnitz has applied for a front-yard variance of 7 feet vs 25 feet as required for construction of an attached garage at 719 S Edmunds St, legally described as Lots 5 & 6 Block 9 Van Eps 2nd Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned R2 Single Family Residential District.

YOU ARE FURTHER NOTIFIED that the City Planning Commission will be conducting a hearing on this application on Monday, July 26, 2021 at 12:00 pm (noon) and the Board of Adjustment will be holding a hearing on Monday, August 2, 2021 at 6:00 pm, all meetings will be in the Council Chambers, City Hall, 612 N. Main St, Mitchell, SD. All interested parties may attend the hearings.

I/We  Gold Key Properties LLC
OWNER

416
417-W Havens

ADDRESS

____ APPROVE

 X DISAPPROVE

No response will indicate approval.

COMMENTS:

I do not believe a 7 ft. front yard setback is appropriate for a garage for several reasons. The average length of a vehicle is between 14-15 feet, with many makes/models even longer. I believe that small of setback will create a potential safety issue when the driver is backing out of the garage. There would be a limited view to check for individuals walking, running, or biking along the sidewalk/street and coming upon the driveway, which could result in an accident. Also, a 7 ft. variance would not allow a vehicle to be parked on the driveway in front of the garage without obstructing the sidewalk. I believe allowing this variance would set an undesirable precedent for the city.

I would support a reasonable variance request, but given the circumstances, I believe this request is too excessive. In viewing this property, it appears there is ample room in the back for a detached garage; perhaps that should be considered in lieu of an attached garage on the front.

Thank you.

Outside expectations



RESOLVE REMODEL

714 SOUTH BURR STREET STE 102 & 103
MITCHELL
SOUTH DAKOTA 57301

GENERAL NOTES

1. THIS SET OF DRAWINGS IS INTENDED TO BE A BUILDER SET.
2. USE AND OCCUPANCY CLASSIFICATION: B
3. TYPE OF CONSTRUCTION: TYPE II-B
4. ALL CONSTRUCTION AND MATERIALS SHALL MEET OR EXCEED THE INTERNATIONAL RESIDENTIAL CODE 2018 (IRC 2018). IRC 2018 LOCAL CODE AMENDMENTS WILL SUPERSEDE THE IRC 2018 CODE.
5. ALL PRODUCTS ARE TO BE INSTALLED PER THE MANUFACTURERS' RECOMMENDATIONS.
6. WHERE MATERIALS, METHODS OF CONSTRUCTION, OR OTHER SPECIFIED REQUIREMENTS CONFLICT, THE MOST RESTRICTIVE SHALL GOVERN. WHERE A GENERAL REQUIREMENT AND SPECIFIC REQUIREMENT CONFLICT, THE SPECIFIC REQUIREMENT SHALL BE APPLICABLE.
7. ALTHOUGH EVERY POSSIBLE EFFORT IS MADE TO ENSURE THE ACCURACY OF DIMENSIONS AND OPENINGS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CHECK AND CONFIRM ALL ROUGH OPENINGS AND OTHER DIMENSIONS FOR ACCURACY AND TO ADHERE TO ALL GOVERNING CODES AND BUILDING PRACTICES.
8. ALL ROUGH OPENINGS TO BE TAKEN FROM R.O. SCHEDULE.
9. EXTERIOR RENDERINGS ARE FOR CONCEPTUAL PURPOSES ONLY. ELEVATIONS REFLECT ACTUAL EXTERIOR DETAILS.

SHEET INDEX

- A-0 COVER PAGE
- A-1 PROPOSED MAIN LEVEL FLOOR PLAN
- A-2 PROPOSED SECOND LEVEL FLOOR PLAN
- A-3 INTERIOR ELEVATIONS AND DETAILS
- A-4 CASEWORK ELEVATIONS
- A-5 BUILDING CROSS SECTION
- A-6 FINISH SCHEDULES
- A-7 MAIN LEVEL REFLECTED CEILING & LIGHTING PLAN
- A-8 SECOND LEVEL REFLECTED CEILING & LIGHTING PLAN
- S.01 STRUCTURAL NOTES
 - S1 STRUCTURAL FOUNDATION PLAN
 - S2 STRUCTURAL FRAMING PLAN
 - S3 STRUCTURAL FLOOR TRUSS PLAN
- A0.0 ADA CODE REVIEW NOTES
 - A0.1 ADA TYPICAL MOUNTING HEIGHTS

AREA BREAKDOWN

TOTAL FINISHED MAIN LEVEL AREA:	3,232.6 SQFT
TOTAL FINISHED SECOND LEVEL AREA:	2,018.1 SQFT
TOTAL FINISHED AREA:	5,250.7 SQFT

CLIENT'S INITIALS
EXHIBIT A

SMART COMMERCIAL CONSTRUCTION, CO.	820 EAST AMIDON STREET	Sioux Falls	SD - 57104
	SMARTCOMMERCIALCONSTRUCTION.COM		605.275.2964

These documents are for use only by Smart Commercial Construction, Co. and authorized bidders. Use of these documents by unauthorized persons, or parties, is strictly prohibited without the express written consent of Smart Commercial Construction, Co. Smart Commercial Construction, Co. is not responsible for the structural design of this plan. Review of this plan by a structural engineer is strongly recommended.

PROJECT:

JOB NUMBER:

DATE: 7/7/2021

DRAWN BY: DCJ

CHECKED BY: JES/M.M.

SCALE: 3/16" = 1'-0"

WHEN PLOTTED TO ARCH D

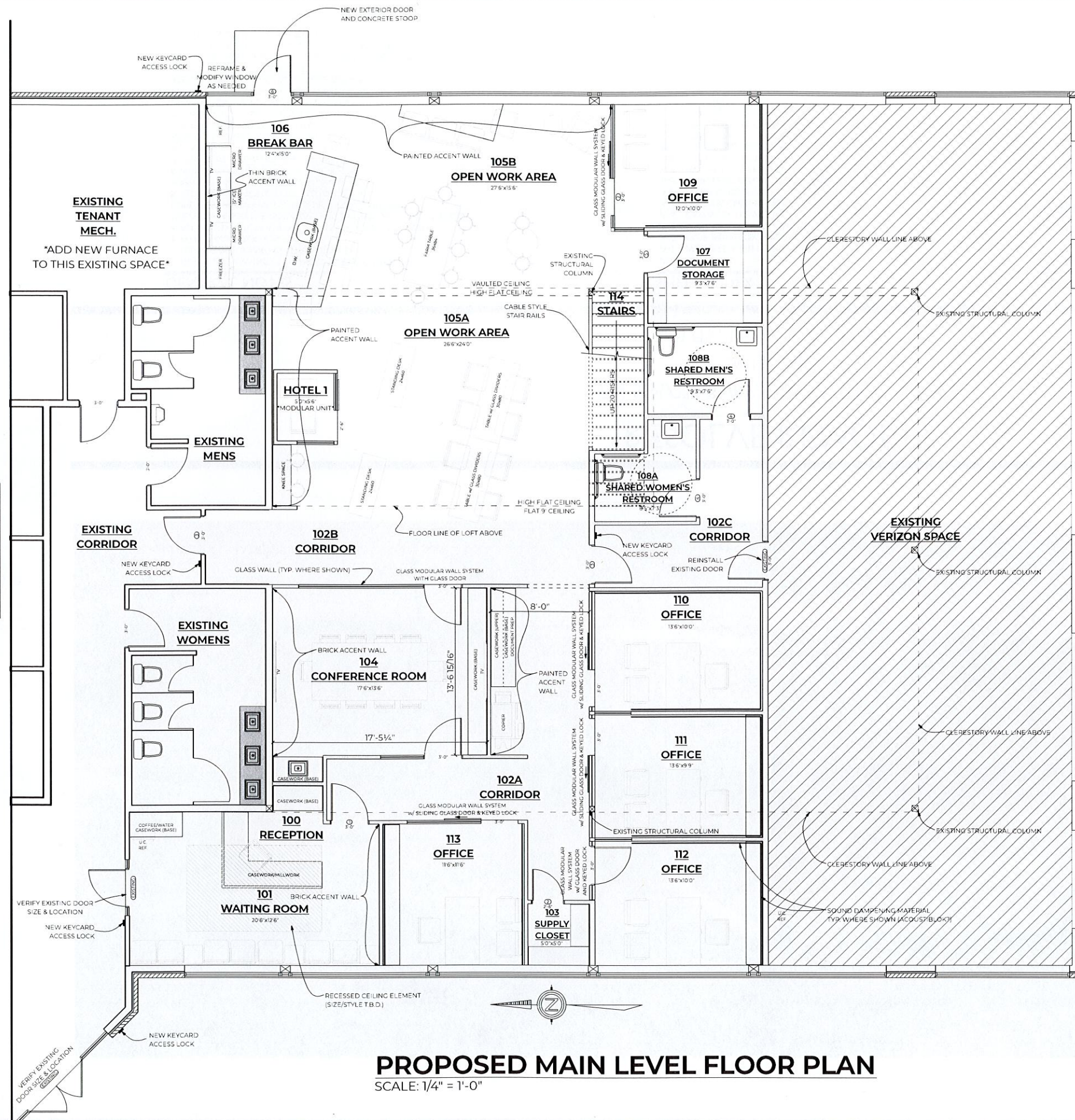
RESOLVE REMODEL	714 SOUTH BURR STREET STE 102 & 103	MITCHELL	57301
	DAVISON COUNTY	SOUTH DAKOTA	
	COVER		



PROGRESS PRINT
NOT FOR CONSTRUCTION

PAGE
A-0

GREAT WESTERN SPACE



- GENERAL NOTES:**
1. ALL FURNITURE TO BE OWNER PROVIDED
 2. ALL APPLIANCES TO BE OWNER PROVIDED

MAIN LEVEL DOOR SCHEDULE					
ROOM NO.	ROOM NAME	CODE	PRODUCT DESCRIPTION	HINGE	QTY. WIDTH (IN.) HEIGHT (IN.)
100	RECEPTION	1	WOOD HINGED DOOR-SINGLE PANEL	R	1 36 96
103	SUPPLY CLOSET	2	WOOD HINGED DOOR-SINGLE PANEL	R	1 30 96
102B	CORRIDOR*	3	WOOD HINGED RATED DOOR w/ KEYCARD ACCESS LOCK	L	2 36 96
108A, 108B	RESTROOMS*	4	WOOD HINGED DOOR w/ PRIVACY LOCK	L/R	2 36 96
107	DOC. STORAGE	5	WOOD HINGED DOOR w/ KEYED LOCK	R	1 36 96
106	BREAK BAR	6	GLASS STOREFRONT OUTSWING HINGED DOOR w/ KEYCARD ACCESS LOCK	L	1 36 96

ASTERISK(*) INDICATES DOOR IS LOCATED AT MULTIPLE LOCATIONS

PROPOSED MAIN LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"

CLIENT'S INITIALS
EXHIBIT A

AREA= 3,230.0 SQ. FT.

920 EAST AMIDON STREET
Snow Falls SD - 57104

SMART COMMERCIAL CONSTRUCTION CO.

605.275.2964
SMARTCOMMERCIALCONSTRUCTION.COM

PROJECT:

JOB NUMBER:

DATE: 7/7/2021

DRAWN BY: DCJ

CHECKED BY: JES/H.M.

SCALE: 1/4" = 1'-0"
WHEN PLOTTED TO ARCH D

RESOLVE REMODEL

714 SOUTH BURR STREET STE 102 & 103
DAVISON COUNTY SOUTH DAKOTA 57301

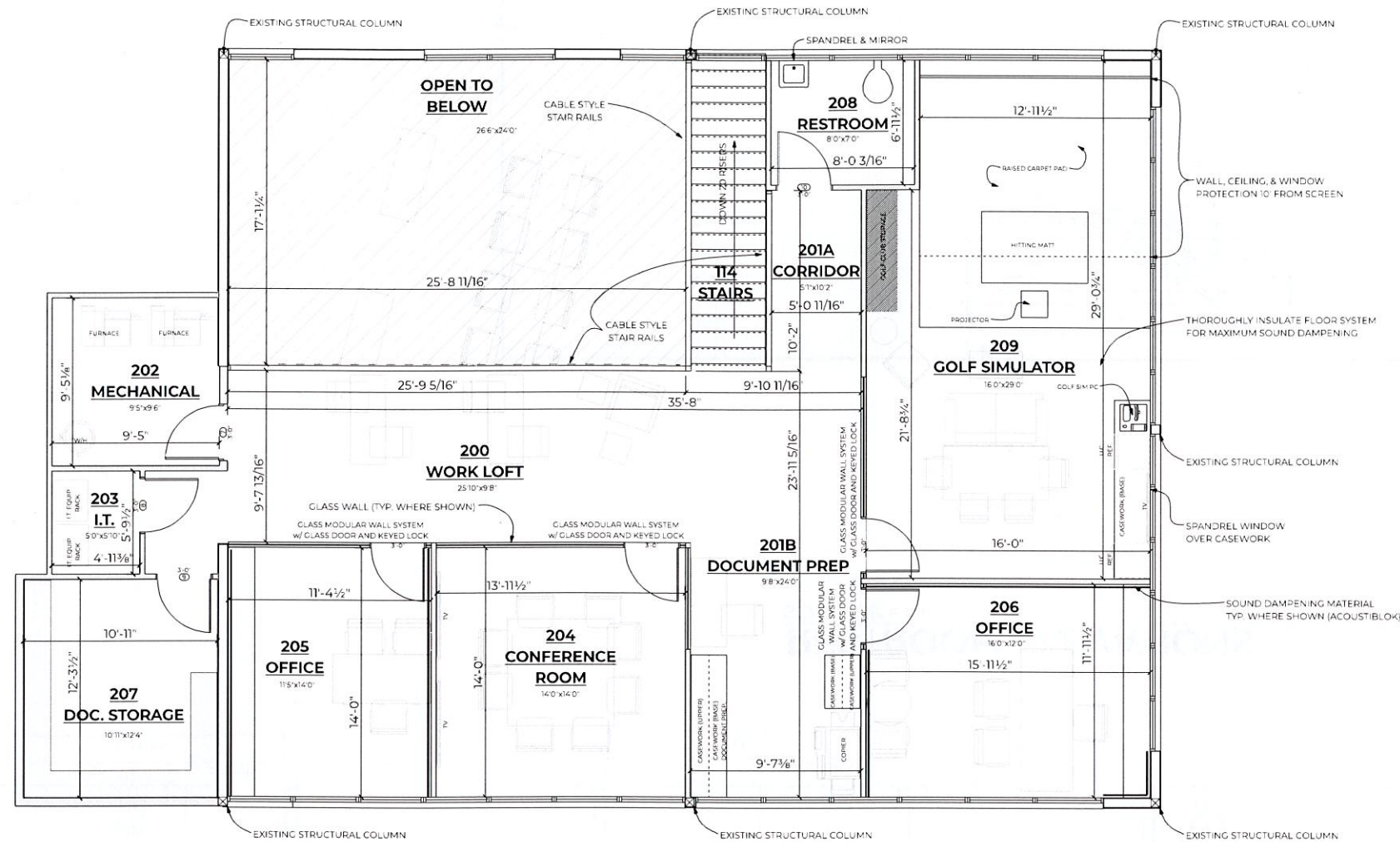
MITCHELL

PROPOSED MAIN LEVEL FLOOR PLAN

QUALITY TRUST
SCC.CO.
SERVICE

PROGRESS PRINT
NOT FOR CONSTRUCTION

PAGE: A-1



- GENERAL NOTES:**
1. ALL FURNITURE TO BE OWNER PROVIDED
 2. ALL APPLIANCES TO BE OWNER PROVIDED

SECOND LEVEL DOOR SCHEDULE					
ROOM NAME	CODE	PRODUCT DESCRIPTION	HINGE	QTY.	WIDTH (IN.) HEIGHT (IN.)
MECHANICAL	7	WOOD SINGLE PANEL HINGED DOOR	R	1	36 96
I.T.	8	WOOD SINGLE PANEL HINGED DOOR w/ KEYED LOCK	R	1	36 96
DOC. STORAGE	9	WOOD SINGLE PANEL HINGED DOOR w/ KEYED LOCK	R	1	36 96
RESTROOM	10	WOOD SINGLE PANEL HINGED DOOR w/ PRIVACY LOCK	R	1	36 96

PROPOSED SECOND LEVEL FLOOR PLAN

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

AREA= 1,998.4 SQ. FT.

920 EAST AMIDON STREET
SD • 57104

Smart Commercial Construction Co.
920 EAST AMIDON STREET
SD • 57104

PROJECT:
JOB NUMBER:
DATE: 7/7/2021
DRAWN BY: DCJ
CHECKED BY: JES/M.M.
SCALE: 1/4" = 1'-0"
WHEN PLOTTED TO ARCH D

RESOLVE REMODEL
714 SOUTH BURR STREET STE 102 & 103
DAVISON COUNTY
SOUTH DAKOTA
57301

PROPOSED SECOND LEVEL FLOOR PLAN

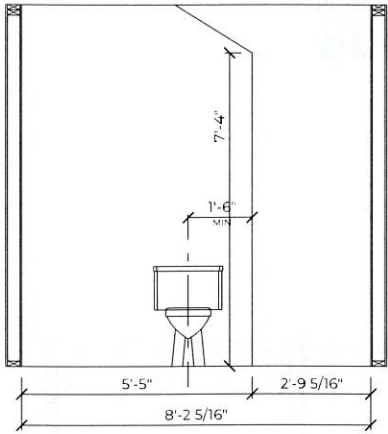
QUALITY TRUST
SCC Co.
SERVICE

CLIENT'S INITIALS
EXHIBIT A

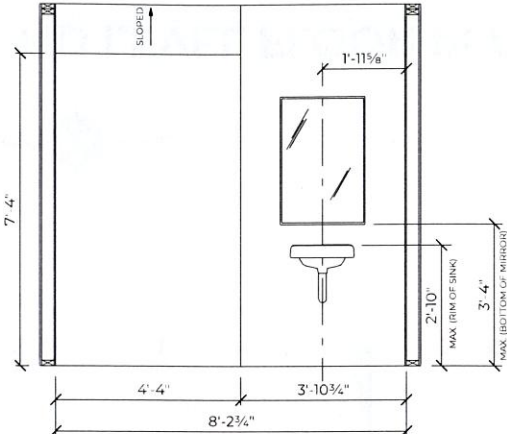
PROGRESS PRINT
NOT FOR CONSTRUCTION

PAGE:
A-2

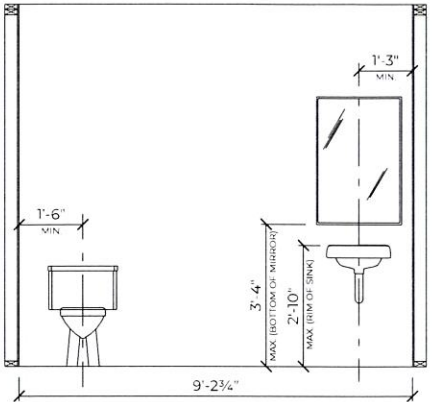
SHARED WOMEN'S
RESTROOM - PLAN WEST



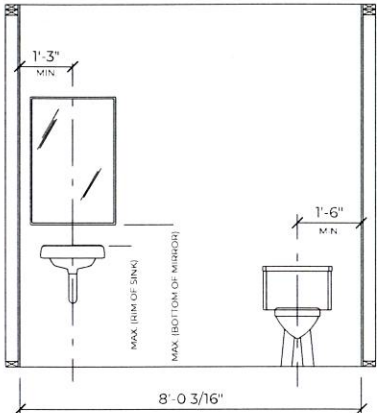
SHARED WOMEN'S
RESTROOM - PLAN NORTH



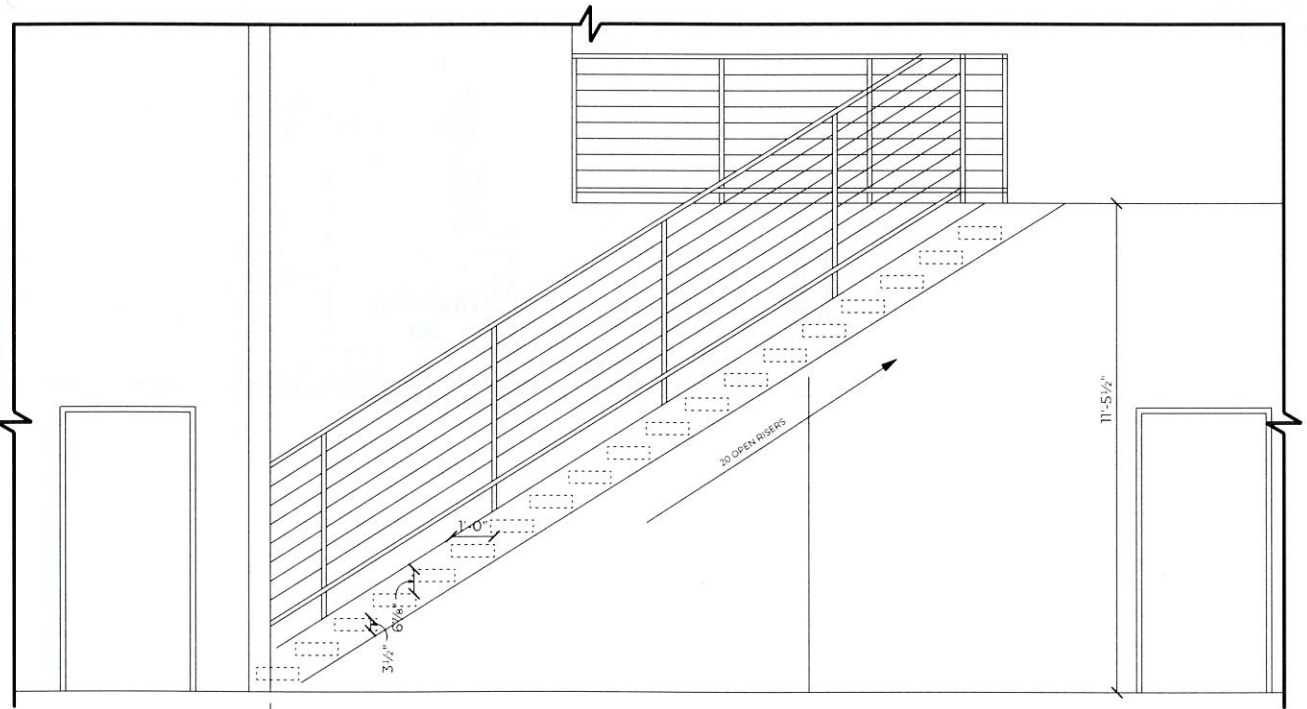
SHARED MEN'S
RESTROOM - PLAN NORTH



SECOND FLOOR
RESTROOM - PLAN NORTH



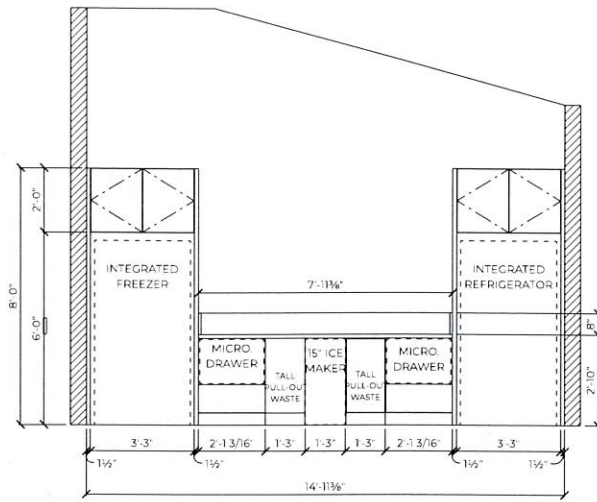
RESTROOM ELEVATIONS
SCALE: 1/2" = 1'-0"



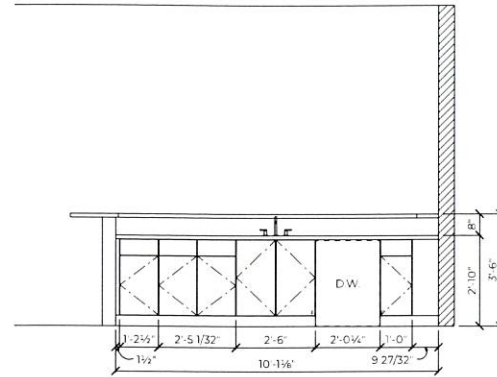
STAIR ELEVATION
SCALE: 1/2" = 1'-0"

CLIENT'S INITIALS
EXHIBIT A

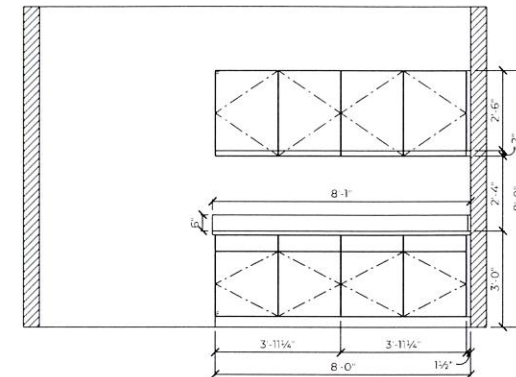
	820 EAST AMIDON STREET	Sioux Falls	SD - 57104
	SMARTCOMMERCIALCONSTRUCTION.COM		
714 SOUTH BURR STREET STE 102 & 103		DAVISON COUNTY	DAVISON COUNTY
SOUTH DAKOTA		MITCHELL	57301
RESOLVE REMODEL			
INTERIOR ELEVATIONS AND DETAILS			
PROGRESS PRINT NOT FOR CONSTRUCTION			
PAGE: A-3			



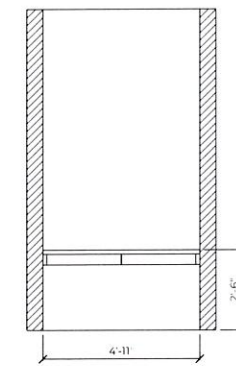
106 BREAK BAR - NORTH



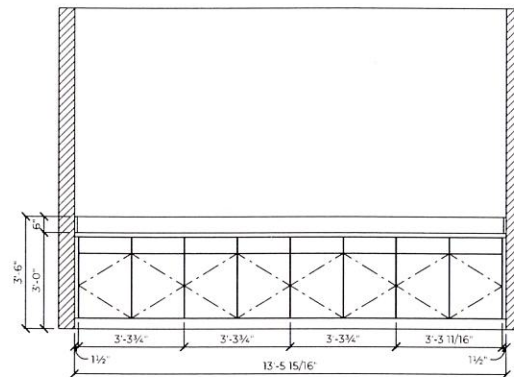
106 BREAK BAR - SOUTH



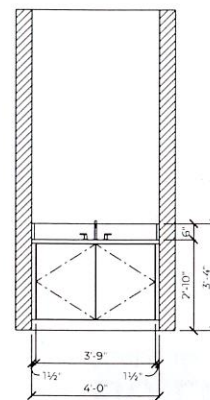
102A CORRIDOR DOCUMENT PREP - NORTH



105A OPEN WORK AREA - NORTH



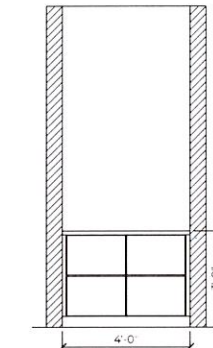
104 CONFERENCE ROOM - SOUTH



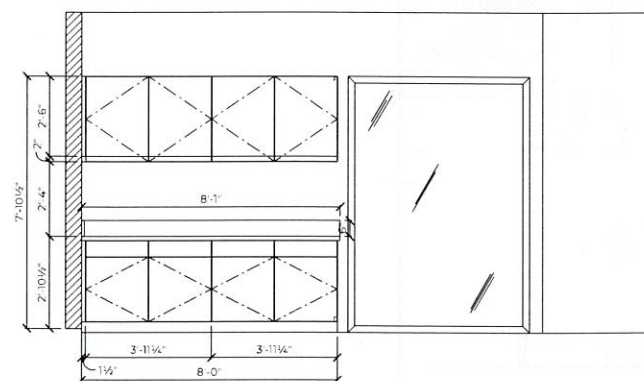
104 CONFERENCE ROOM - WEST



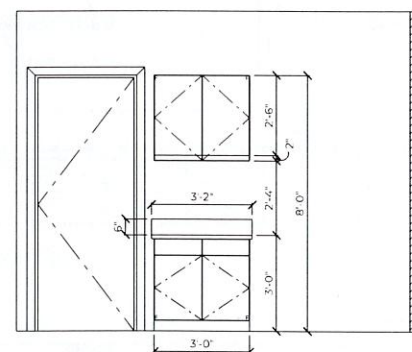
101 WAITING ROOM COFFEE - EAST



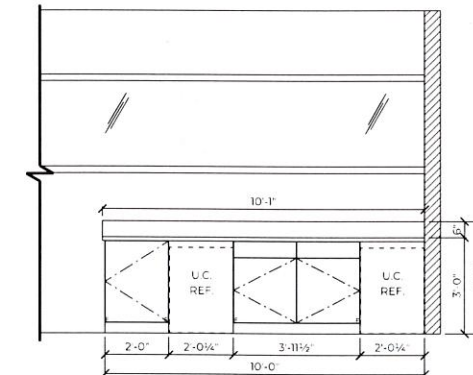
100 RECEPTION - EAST



201B DOCUMENT PREP - NORTH



201B DOCUMENT PREP - SOUTH



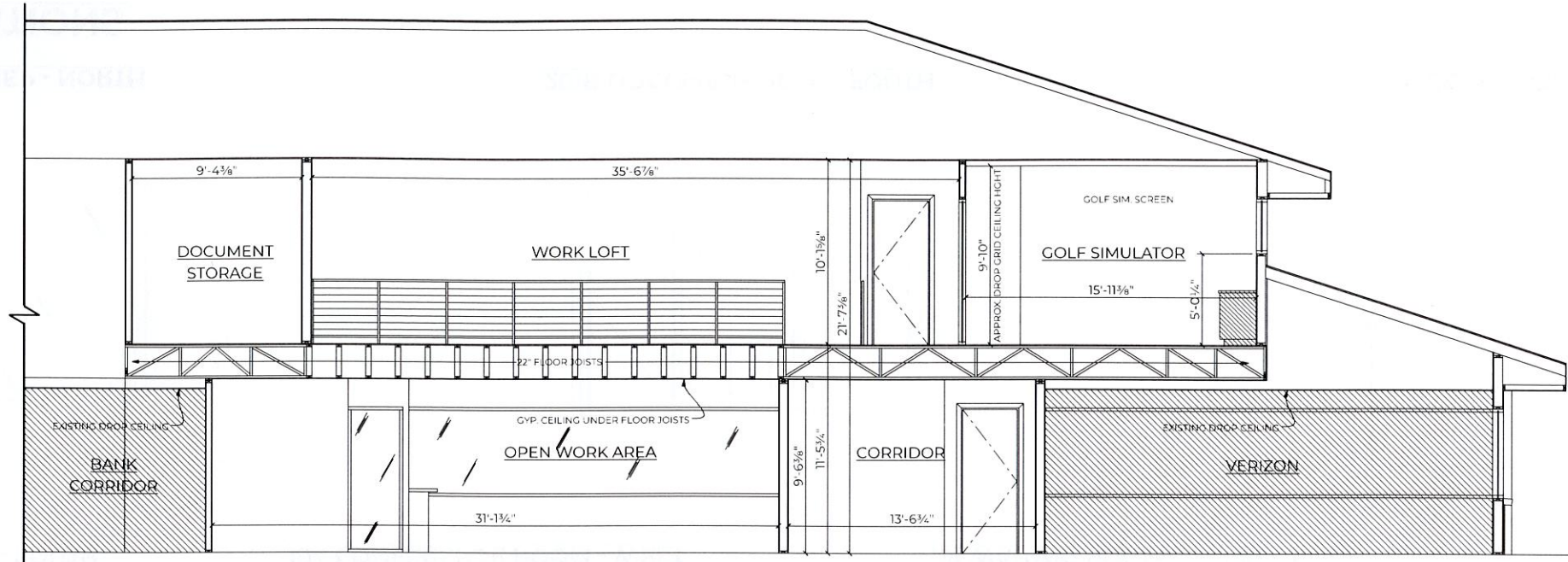
209 GOLF SIMULATOR - SOUTH

CASEWORK ELEVATIONS

SCALE: 3/8" = 1'-0"

CLIENT'S INITIALS
EXHIBIT A

RESOLVE REMODEL 714 SOUTH BURP STREET STE 102 & 103 DAVISON COUNTY SOUTH DAKOTA 57301		STAIR FALLS SD • 57104
CASEWORK ELEVATIONS		SMARTCOMMERCIALCONSTRUCTION.COM 605.275.2964
PROJECT: JOB NUMBER: DATE: 7/7/2021 DRAWN BY: DCJ CHECKED BY: JES/MLM SCALE: 3/8" = 1'-0" WHEN PLOTTED TO ARCH D		
These documents are for use only by Smart Commercial Construction, Co. and authorized bodies. Use of these documents by unauthorized parties is strictly prohibited without the express written consent of Smart Commercial Construction, Co. These documents may not be copied without written consent from Smart Commercial Construction, Co. Smart Commercial Construction, Co. is not responsible for the structural design of this plan. Review of this plan by a structural engineer is strongly recommended.		
PROGRESS PRINT NOT FOR CONSTRUCTION		PAGE: A-4



BUILDING CROSS SECTION
SCALE: 1/4" = 1'-0"

CLIENT'S INITIALS
EXHIBIT A

 SMART COMMERCIAL CONSTRUCTION CO.	920 EAST AMIDON STREET	Sioux Falls	SD • 57104
	SMARTCOMMERCIALCONSTRUCTION.COM 605.275.2964		
PROJECT:			
JOB NUMBER:			
DATE: 7/7/2021			
DRAWN BY: DCJ			
CHECKED BY: JES/M.M.			
SCALE: 1/4" = 1'-0" WHEN PLOTTED TO ARCH D			
RESOLVE REMODEL	714 SOUTH BURR STREET STE 102 & 103	MITCHELL	5/301
	DAVISON COUNTY	SOUTH DAKOTA	
BUILDING CROSS SECTION			
			
PROGRESS PRINT NOT FOR CONSTRUCTION			
PAGE: A-5			

ROOM NO.	ROOM NAME	BASE CABINETS		UPPER & TALL CABINETS		COUNTERTOP		HARDWARE			NOTES
		Type	Color	Type	Color	Type	Color	Manufacturer	Model #	Color	
100, 104	RECEPTION, CONFERENCE ROOM	N/A	N/A	N/A	N/A	QUARTZ	LEVEL 1	N/A	N/A	N/A	
TYPICAL	ALL ROOMS UNLESS NOTED OTHERWISE	N/A	N/A	N/A	N/A	LAMINATE WITH ORA WRAP EDGE	STANDARD	N/A	N/A	N/A	
TYPICAL	ALL ROOMS UNLESS NOTED OTHERWISE	LAMINATE	WOODGRAIN	N/A	N/A	N/A	N/A	N/A	N/A	N/A	WOOD GRAIN WITH TEXTURE WITH SLAB DOOR AND DRAWER FRONTS
TYPICAL	ALL ROOMS UNLESS NOTED OTHERWISE	N/A	N/A	LAMINATE	WOODGRAIN	N/A	N/A	N/A	N/A	N/A	WOOD GRAIN WITH TEXTURE WITH SLAB DOOR AND DRAWER FRONTS
TYPICAL	ALL ROOMS UNLESS NOTED OTHERWISE	N/A	N/A	N/A	N/A	N/A	N/A	AMEROCK	MONUMENT BP36572FB	MATTE BLACK	ALL DOORS AND DRAWER FRONTS

CASEWORK SCHEDULE

LAV/SINK			FAUCET			GRAB BARS			TP HOLDER		MIRROR		NOTES
Manufacturer	Model #	Color	Manufacturer	Model #	Color	Manufacturer	Model #	Color	Style	Color	Size	Frame Color	
ELKAY QUARTZ	15-3/4" UNDERMOUNT	BLACK	DELTA	TRINSIC BAR/PREP	BLACK STAINLESS	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
ELKAY QUARTZ	24-5/8" UNDERMOUNT	BLACK	DELTA	TRINSIC BAR/PREP	BLACK STAINLESS	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
DURAVIT	VERO 18" WALL MOUNT	WHITE	SIGNATURE HARDWARE	VILAMONTE	BRUSHED NICKEL	TBD	STANDARD ADA REQUIREMENT S	BRUSHED NICKEL	N/A	N/A	24x36	BRUSHED NICKEL	*SOAP, PAPER TOWEL, AND TOILET PAPER DISP. EXCLUDED
DURAVIT	VERO 18" WALL MOUNT	WHITE	SIGNATURE HARDWARE	VILAMONTE	BRUSHED NICKEL	TBD	STANDARD ADA REQUIREMENT S	BRUSHED NICKEL	N/A	N/A	24X36	BRUSHED NICKEL	*SOAP, PAPER TOWEL, AND TOILET PAPER DISP. EXCLUDED
DECOLAV	1819W-18-CWH	WHITE	SIGNATURE HARDWARE	VILAMONTE	BRUSHED NICKEL	GATCO	ELEVATE SERIES	BRUSHED NICKEL	GATCO ELEVATE	BRUSHED NICKEL	30"x42"	BLACK METAL	
ELKAY QUARTZ	15-3/4" UNDERMOUNT	BLACK	DELTA	TRINSIC BAR/PREP	BLACK STAINLESS	N/A	N/A	N/A	N/A	N/A	N/A	N/A	

PLUMBING SCHEDULE

ROOM NO.	ROOM NAME	WAFER			PANEL			DECORATIVE LIGHT			OUTLETS		SWITCHES		NOTES
		Manufacturer	Model #	Color	Manufacturer	Model #	Color	Manufacturer	Model #	Color	Type	Color	Type	Color	
TYPICAL	TYPICAL UNLESS NOTED	NORA LIGHTING	NELOCAC-6	TUNABLE TEMP.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	*CORRESPONDING WAFER TRIM IN MATTE POWDER WHITE
105A	OPEN WORK AREA - ONLY AS SHOWN ON LIGHTING PLAN	NORA LIGHTING	NELOCAC-8	TUNABLE TEMP.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	*CORRESPONDING WAFER TRIM IN MATTE POWDER WHITE
TYPICAL	TYPICAL UNLESS REQUIRED OTHER DUE TO CODE	N/A	N/A	N/A	NORA LIGHTING	NPDBL-E24	TUNABLE WHITE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
TYPICAL	TYPICAL UNLESS REQUIRED OTHER DUE TO CODE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	ROCKER	WHITE	*LEGAND MATCHING MATTE WHITE PLATE COVER - FASTENERS NOT VISIBLE
TYPICAL	TYPICAL UNLESS REQUIRED OTHER DUE TO CODE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	*LEGAND MATCHING MATTE WHITE PLATE COVER - FASTENERS NOT VISIBLE
106	BREAK BAR	N/A	N/A	N/A	N/A	N/A	N/A	TBD	SMALL PENDANT	TBD	N/A	N/A	N/A	N/A	*QTY 4 LED PENDANTS - MODERN STYLE - ACTUAL SELECTION TBD
105B	OPEN WORK SPACE	N/A	N/A	N/A	N/A	N/A	N/A	TBD	SMALL PENDANT	TBD	N/A	N/A	N/A	N/A	*QTY 2 LED PENDANTS - MODERN STYLE - ACTUAL SELECTION TBD
105A	OPEN WORK SPACE	N/A	N/A	N/A	N/A	N/A	N/A	TBD	MEDIUM PENDANT	TBD	N/A	N/A	N/A	N/A	*QTY 2 LED PENDANTS - MODERN STYLE - ACTUAL SELECTION TBD
105A	OPEN WORK SPACE	N/A	N/A	N/A	N/A	N/A	N/A	TBD	LARGE PENDANT	TBD	N/A	N/A	N/A	N/A	*QTY 1 LED PENDANTS - MODERN STYLE - ACTUAL SELECTION TBD

LIGHTING SCHEDULE

ROOM NO.	ROOM NAME	FLOOR			BASEBOARD			CASING			DOOR				DOOR HARDWARE			WALLS				CEILING			NOTES
		Type	Manufacturer	Color	Manufacturer	Model #	Color	Material	Model #	Color	Type	Manufacturer	Material	Color	Manufacturer	Style	Color	N	E	S	W	Material	Color	Height	
100, 101	RECEPTION, WAITING	CARPET	MILLIKEN	SPECTRAL-CARBON	ROPPE	6" COVE	193	3/4" OAK	4" WIDE FLAT	STAIN TBD	SINGLE PANEL	REDHAWK	OAK	STAIN TBD	COMMERCIAL USE	PASSAGE LEVER	BRUSHED NICKEL	PAINT 2	MASORY	PAINT 2	PAINT 2	NEW GYP.	PAINT 1	8'-6"	*RECESSED CEILING ACCENT DETAILS TBD
102A	CORRIDOR	LVT	MILLIKEN	POL144	ROPPE	6" COVE	193	3/4" OAK	4" WIDE FLAT	STAIN TBD	N/A	N/A	N/A	N/A	N/A	N/A	N/A	PAINT 2	PAINT 2	PAINT 2	PAINT 2	ACOUSTICAL GRID	WHITE	9'-0"	
102B	CORRIDOR	LVT	MILLIKEN	POL144	ROPPE	6" COVE	193	3/4" OAK	4" WIDE FLAT	STAIN TBD	RATED	TBD	OAK	STAIN TBD	COMMERCIAL USE	LEVER w/ KEYCARD LOCK	BRUSHED NICKEL	PAINT 2	PAINT 2	PAINT 2	PAINT 2	NEW GYP.	PAINT 1	9'-6"	
102C	CORRIDOR	LVT	MILLIKEN	POL144	ROPPE	6" COVE	193	3/4" OAK	4" WIDE FLAT	STAIN TBD	RATED	TBD	OAK	STAIN TBD	COMMERCIAL USE	LEVER w/ KEYCARD LOCK	BRUSHED NICKEL	PAINT 2	PAINT 2	PAINT 2	PAINT 2	ACOUSTICAL GRID	WHITE	9'-0"	
103	SUPPLY CLOSET	CARPET	MILLIKEN	SPECTRAL-CARBON	ROPPE	6" COVE	193	3/4" OAK	4" WIDE FLAT	STAIN TBD	SINGLE PANEL	REDHAWK	OAK	STAIN TBD	COMMERCIAL USE	PASSAGE LEVER	BRUSHED NICKEL	PAINT 2	PAINT 2	PAINT 2	PAINT 2	ACOUSTICAL GRID	WHITE	9'-0"	
104	CONFERENCE ROOM	CARPET	MILLIKEN	SPECTRAL-CARBON	ROPPE	6" COVE	193	3/4" OAK	4" WIDE FLAT	STAIN TBD	*SEE NOTE	N/A	N/A	N/A	N/A	N/A	N/A	MASONRY	PAINT 2	PAINT 3	PAINT 2	ACOUSTICAL GRID	WHITE	9'-0"	*GLASS MODULAR WALL SYSTEMS w/ GLASS DOORS AS SHOWN
105A	OPEN WORK AREA	LVT	MILLIKEN	POL144	ROPPE	6" COVE	193	3/4" OAK	4" WIDE FLAT	STAIN TBD	*SEE NOTE	N/A	N/A	N/A	N/A	N/A	N/A	PAINT 3	PAINT 2	PAINT 2	PAINT 2	EXISTING GYP.	PAINT 1	21'-7 3/8"	*CEILING OPEN TO SECOND LEVEL
105B	OPEN WORK AREA	LVT	MILLIKEN	POL144	ROPPE	6" COVE	193	3/4" OAK	4" WIDE FLAT	STAIN TBD	*SEE NOTE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	PAINT 2	N/A	N/A	EXISTING GYP.	PAINT 1	VAULTED	
106	BREAK BAR	LVT	MILLIKEN	POL144	ROPPE	6" COVE	193	3/4" OAK	4" WIDE FLAT	STAIN TBD	EXTERIOR GLASS STOREFRONT	COMMERCIAL GRADE	ALUM. & GLASS	MATCH EXISTING	COMMERCIAL USE	LEVER w/ KEYCARD LOCK	BRUSHED NICKEL	MASONRY	PAINT 2	N/A	PAINT 2	EXISTING GYP.	PAINT 1	VAULTED	
107	DOCUMENT STORAGE	CARPET	MILLIKEN	SPECTRAL-CARBON	ROPPE	6" COVE	193	3/4" OAK	4" WIDE FLAT	STAIN TBD	SINGLE PANEL	REDHAWK	OAK	STAIN TBD	COMMERCIAL USE	LEVER w/ KEYED LOCK	BRUSHED NICKEL	PAINT 2	PAINT 2	PAINT 2	PAINT 2	ACOUSTICAL GRID	WHITE	9'-0"	
108A	WOMEN'S RESTROOM	TILE	STOCK 12X24	TBD	ROPPE	6" COVE	193	3/4" OAK	4" WIDE FLAT	STAIN TBD	SINGLE PANEL	REDHAWK	OAK	STAIN TBD	COMMERCIAL USE	LEVER w/ PRIVACY LOCK	BRUSHED NICKEL	PAINT 2	PAINT 2	PAINT 2	PAINT 2	ACOUSTICAL GRID	WHITE	9'-0"	
108B	MEN'S RESTROOM	TILE	STOCK 12X24	TBD	ROPPE	6" COVE	193	3/4" OAK	4" WIDE FLAT	STAIN TBD	SINGLE PANEL	REDHAWK	OAK	STAIN TBD	COMMERCIAL USE	LEVER w/ PRIVACY LOCK	BRUSHED NICKEL	PAINT 2	PAINT 2	PAINT 2	PAINT 2	ACOUSTICAL GRID	WHITE	9'-0"	
109, 110, 111, 112	OFFICE	CARPET	MILLIKEN	SPECTRAL-CARBON	ROPPE	6" COVE	193	N/A	N/A	N/A	*SEE NOTE	N/A	N/A	N/A	*SEE NOTE	N/A	N/A	PAINT 2	PAINT 2	PAINT 3	PAINT 2	ACOUSTICAL GRID	WHITE	9'-0"	*GLASS MODULAR WALL SYSTEMS w/ GLASS DOORS AS SHOWN AND ACOUSTIBLOK ON WALLS WERE POSSIBLE
113	OFFICE	CARPET	MILLIKEN	SPECTRAL-CARBON	ROPPE	6" COVE	193	N/A	N/A	N/A	*SEE NOTE	N/A	N/A	N/A	*SEE NOTE	N/A	N/A	PAINT 2	PAINT 3	PAINT 2	PAINT 2	ACOUSTICAL GRID	WHITE	9'-0"	*GLASS MODULAR WALL SYSTEMS w/ GLASS DOORS AS SHOWN AND ACOUSTIBLOK ON WALLS WERE POSSIBLE
114	STAIRS	WOOD TREADS	OAK	STAIN TBD	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	PAINT 2	PAINT 2	EXISTING GYP.	PAINT 1	21'-7 3/8"	*PAINTED METAL STAIR STRINGERS w/ WOOD TREADS, OPEN RISERS, CABLE RAILING, OAK STAINED HAND RAIL
200	WORK LOFT	LVT	MILLIKEN	POL144	ROPPE	6" COVE	193	3/4" OAK	4" WIDE FLAT	STAIN TBD	N/A	N/A	N/A	N/A	N/A	N/A	N/A	PAINT 2	PAINT 2	PAINT 3	PAINT 2	EXISTING GYP.	PAINT 1	9'-1 3/8"	*PAINTED METAL CABLE GUARD RAIL OPEN TO BELOW
201A	CORRIDOR	LVT	MILLIKEN	POL144	ROPPE	6" COVE	193	3/4" OAK	4" WIDE FLAT	STAIN TBD	N/A	N/A	N/A	N/A	N/A	N/A	N/A	PAINT 2	PAINT 2	PAINT 3	PAINT 2	EXISTING GYP.	PAINT 1	9'-1 3/8"	*PAINTED METAL CABLE GUARD RAIL OPEN TO BELOW
201B	DOCUMENT STORAGE	LVT	MILLIKEN	POL144	ROPPE	6" COVE	193	3/4" OAK	4" WIDE FLAT	STAIN TBD	N/A	N/A	N/A	N/A	N/A	N/A	N/A	PAINT 2	PAINT2	PAINT 2	PAINT 2	EXISTING GYP.	PAINT 1	9'-1 3/8"	
202	MECHANICAL	TILE	STOCK 12X24	TBD	TILE	6" HIGH	SAME AS FLOOR	3/4" OAK	4" WIDE FLAT	STAIN TBD	SINGLE PANEL	REDHAWK	OAK	STAIN TBD	COMMERCIAL USE	LEVER	BRUSHED NICKEL	PAINT 1	PAINT 1	PAINT 1	PAINT 1	EXISTING GYP.	PAINT 1	9'-1 3/8"	
203	I.T.	N/A	N/A	N/A	ROPPE	6" COVE	193	3/4" OAK	4" WIDE FLAT	STAIN TBD	SINGLE PANEL	REDHAWK	OAK	STAIN TBD	COMMERCIAL USE	LEVEL	BRUSHED NICKEL	PAINT 1	PAINT 1	PAINT 1	PAINT 1	EXISTING GYP	PAINT 1	9'-1 3/8"	
205, 204	OFFICE, CONF. ROOM	CARPET	MILLIKEN	SPECTRAL-CARBON	ROPPE	6" COVE	193	*SEE NOTE	N/A	N/A	*SEE NOTE	N/A	N/A	N/A	*SEE NOTE	N/A	N/A	PAINT 3	PAINT 2	PAINT 2	PAINT 2	ACOUSTICAL GRID	WHITE	8'-10"	*GLASS MODULAR WALL SYSTEM w/ GLASS DOOR & LOCKS AS SHOWN AND ACOUSTIBLOK ON WALL WHERE POSSIBLE
206	OFFICE	CARPET	MILLIKEN	SPECTRAL-CARBON	ROPPE	6" COVE	193	*SEE NOTE	N/A	N/A	*SEE NOTE	N/A	N/A	N/A	*SEE NOTE	N/A	N/A	PAINT 2	PAINT 3	PAINT 2	PAINT 2	ACOUSTICAL GRID	WHITE	8'-10"	*GLASS MODULAR WALL SYSTEM w/ GLASS DOOR & LOCKS AS SHOWN AND ACOUSTIBLOK ON WALL WHERE POSSIBLE
207	DOCUMENT STORAGE	N/A	N/A	N/A	ROPPE	6" COVE	193	3/4" OAK	4" WIDE FLAT	STAIN TBD	SINGLE PANEL	REDHAWK	OAK	STAIN TBD	COMMERCIAL USE	LEVER w/ KEYED LOCK	BRUSHED NICKEL	PAINT 1	PAINT 1	PAINT 1	PAINT 1	EXISTING GYP.	PAINT 1	9'-1 3/8"	
208	RESTROOM	TILE	RAGNO	REWIND PELTRO	STOCK	6" TILE	MATCH WALL TILE	3/4" OAK	4" WIDE FLAT	STAIN TBD	SINGLE PANEL	REDHAWK	OAK	STAIN TBD	COMMERCIAL USE	LEVER w/ PRIVACY LOCK	BRUSHED NICKEL	PAINT 2	PAINT 2	PAINT 2	PAINT 2	ACOUSTICAL GRID	WHITE	8'-10"	*5'-0" HIGH TILE WAINSCOT AROUND ROOM - STOCK TILE - TBD
209	GOLF SIMULATOR	CARPET	MILLIKEN	SPECTRAL-CARBON	ROPPE	6" COVE	193	*SEE NOTE	N/A	N/A	*SEE NOTE	N/A	N/A	N/A	*SEE NOTE	N/A	N/A	PAINT 2	PAINT 2	PAINT 2	PAINT 3	ACOUSTICAL GRID	BLACK	8'-10"	*GLASS MODULAR WALL SYSTEM w/ GLASS DOORS AS SHOWN AND ACOUSTIBLOK ON WALL WHERE POSSIBLE

ROOM FINISH SCHEDULE

CLIENT'S INITIALS
EXHIBIT A

820 EAST AMIDON STREET

SD - 57104

Smart Commercial Construction Co.

605.275.2964

SMARTCOMMERCIALCONSTRUCTION.COM

920 SOUTH BURB STREET STE 102 & 103

DAVISON COUNTY

57301

RESOLVE REMODEL

FINISH SCHEDULE

QUALITY TRUST SERVICE

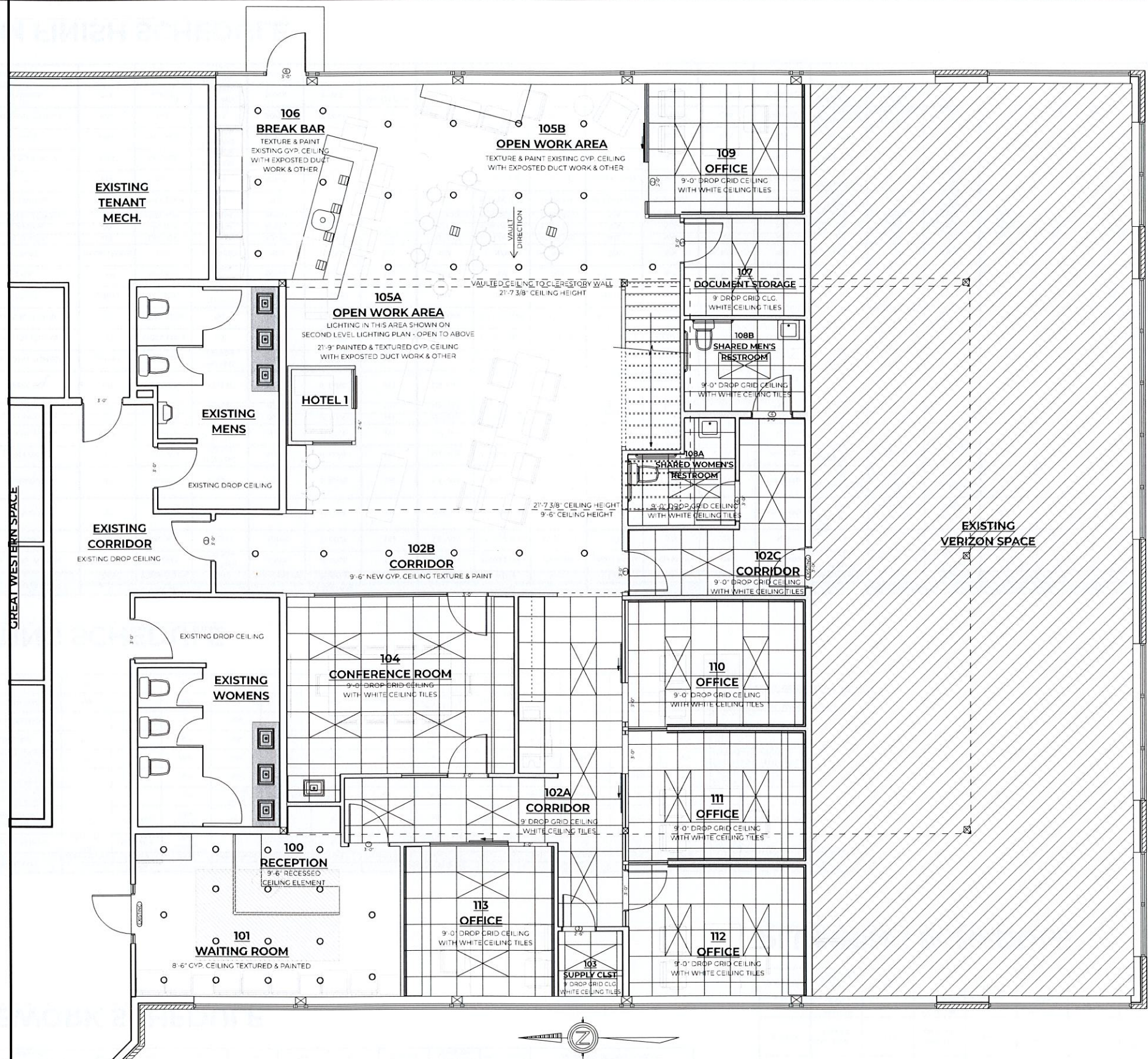
SCC.CO.

PROGRESS PRINT

NOT FOR CONSTRUCTION

PAGE

A-6



MAIN LEVEL REFLECTED CEILING AND LIGHTING PLAN
SCALE: 1/4" = 1'-0"

ELECTRICAL LEGEND	
DROP-IN LIGHT FIXTURE	
HANGING/DECORATIVE LIGHT FIXTURE	
6" CEILING WAFER LIGHT	
8" CEILING WAFER LIGHT	

CLIENT'S INITIALS
EXHIBIT A

SMART COMMERCIAL
CONSTRUCTION CO.

920 EAST AMIDON STREET
Sioux Falls
SD - 57104

605.275.2964
SMARTCOMMERCIALCONSTRUCTION.COM

PROJECT:
JOB NUMBER:
DATE: 7/7/2021
DRAWN BY: DCJ
CHECKED BY: JES/MLM
SCALE: 1/4" = 1'-0"
WHEN PLOTTED TO ARCH D

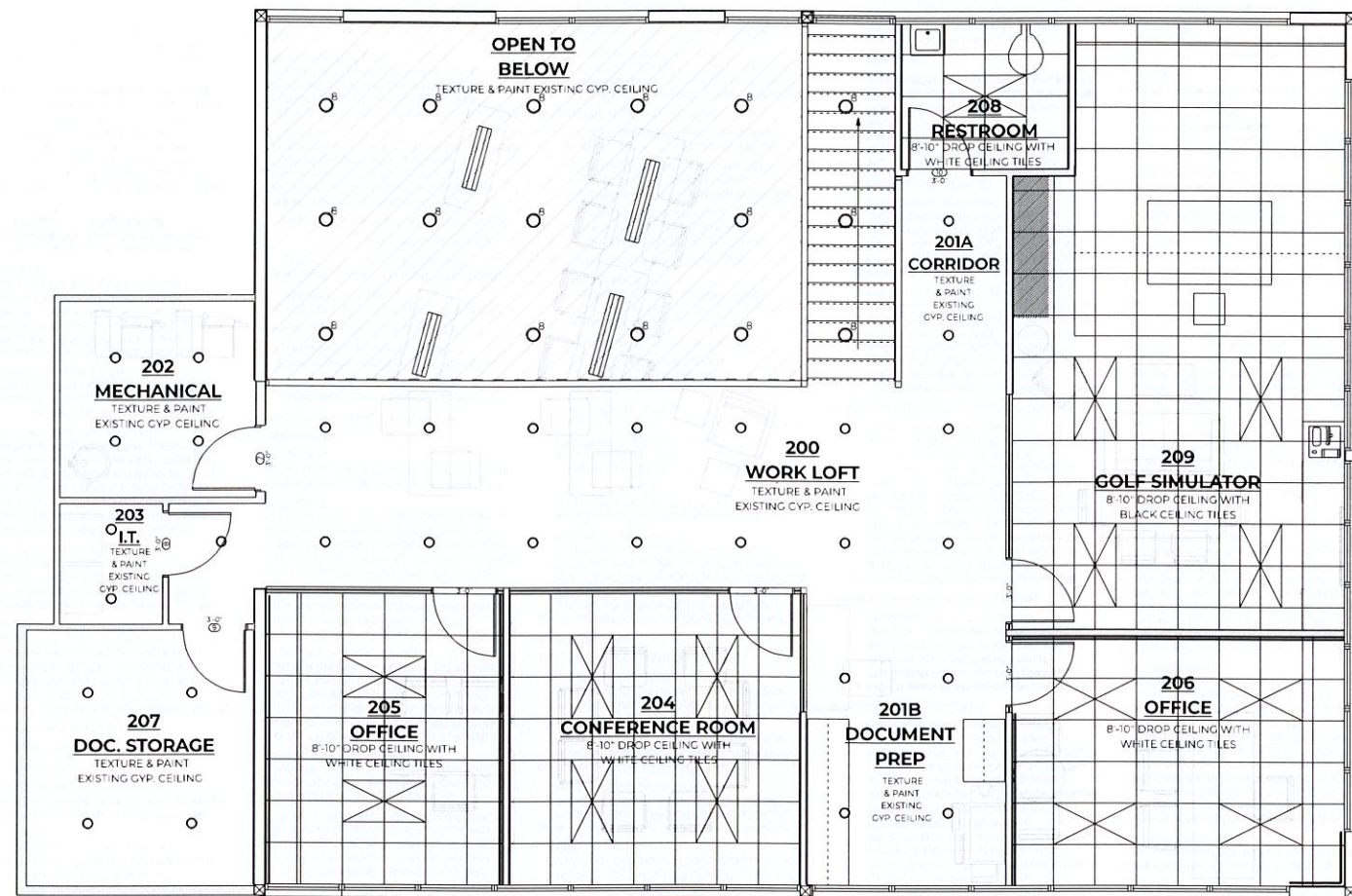
RESOLVE REMODEL
714 SOUTH BURR STREET STE 102 & 103
DAVISON COUNTY
SOUTH DAKOTA
MITCHELL
57301

QUALITY TRUST
SCC.CO.
SERVICE

PROGRESS PRINT
NOT FOR CONSTRUCTION
PAGE:
A-7

MAIN LEVEL REFLECTED CEILING & LIGHTING PLAN

These documents are for use only by Smart Commercial Construction, Co. and authorized bidders. Use of these documents by unauthorized persons or parties is strictly prohibited without the express written consent of Smart Commercial Construction, Co. These documents may not be copied without written consent from Smart Commercial Construction, Co. Smart Commercial Construction, Co. is not responsible for the structural design of this plan. Review of this plan by a structural engineer is strongly recommended.



SECOND LEVEL REFLECTED CEILING & LIGHTING PLAN

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

ELECTRICAL LEGEND	
DROP-IN LIGHT FIXTURE	
HANGING/DECORATIVE LIGHT FIXTURE	
6" CEILING WAFER LIGHT	
8" CEILING WAFER LIGHT	

CLIENT'S INITIALS
EXHIBIT A

820 EAST AMIDON STREET
Sour Falls
SD 57104

SMART COMMERCIAL
CONSTRUCTION CO.

714 SOUTH BURR STREET STE 102 & 103
DAVISON COUNTY
SOUTH DAKOTA

MITCHELL
57301

PROJECT:
JOB NUMBER:
DATE: 7/7/2021
DRAWN BY: DCJ
CHECKED BY: JES/MAC
SCALE: 1/4" = 1'-0"
WHEN PLOTTED TO ARCH D

RESOLVE REMODEL

SECOND LEVEL REFLECTED CEILING & LIGHTING PLAN

QUALITY TRUST
SCC.CO.
SERVICE

PROGRESS PRINT
NOT FOR CONSTRUCTION

PAGE:
A-8

605.275.2964
SMARTCOMMERCIALCONSTRUCTION.COM

These documents are for use only by Smart Commercial Construction, Co. and authorized parties. Use of these documents by unauthorized persons or parties is strictly prohibited without the express written consent of Smart Commercial Construction, Co. These documents may not be copied without written consent from Smart Commercial Construction, Co. Smart Commercial Construction, Co. is not responsible for the structural design of this plan. Review of this plan by a structural engineer is strongly recommended.

DESIGN CRITERIA

1. GOVERNING BUILDING CODE:
INTERNATIONAL BUILDING CODE, 2018
2. ROOF LOADING:
SNOW LOAD: 30.8 PSF
DEAD LOAD: 20 PSF
3. FLOOR LOADING:
CORRIDORS: 80 PSF
OFFICES 50 PSF

GENERAL

1. ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE GOVERNING BUILDING CODE AND SUPPLEMENTS UNLESS HIGHER STANDARD IS REQUIRED BY LOCAL BUILDING OFFICIAL.
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY AND PROTECTION WITHIN AND ADJACENT TO THE JOB SITE.
4. THE CONTRACTOR IS RESPONSIBLE FOR MEETING ALL APPLICABLE OSHA SAFETY REQUIREMENTS DURING CONSTRUCTION.
5. DURING AND AFTER CONSTRUCTION THE CONTRACTOR AND/OR OWNER SHALL KEEP LOADS ON THE STRUCTURE WITHIN THE LIMITS OF THE DESIGN LOADS. CONSTRUCTION MATERIAL SHALL BE SPREAD OUT IF PLACED ON FRAMED FLOORS OR ROOF.
6. DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ENGINEER BEFORE CONTINUING WITH CONSTRUCTION.
7. SHOP DRAWINGS SHALL BE SUBMITTED TO THE GENERAL CONTRACTOR PRIOR TO FABRICATION OR ERECTION FOR THE FOLLOWING ITEMS:
REINFORCING STEEL
STRUCTURAL STEEL
PRE-ENGINEERED WOOD TRUSSES
THE GENERAL CONTRACTOR SHALL SUBMIT ONE (1) COPIES OF ALL SHOP DRAWINGS TO THE STRUCTURAL ENGINEER FOR REVIEW PRIOR TO FABRICATION OR ERECTION. FIVE (5) WORKING DAYS (MINIMUM) SHALL BE ALLOWED FOR THE REVIEW OF THESE SHOP DRAWINGS BY THE ENGINEER.
10. THE TYPICAL DETAILS SHALL BE USED WHEREVER APPLICABLE UNLESS OTHERWISE NOTED ON THE DRAWINGS. SPECIFIC NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.
11. ALL OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE STRUCTURAL ENGINEER BEFORE PROCEEDING WITH ANY WORK INVOLVED IN CASE OF CONFLICT, FOLLOW MOST STRINGENT REQUIREMENT AS DETERMINED BY STRUCTURAL ENGINEER WITHOUT COST TO OWNER.
12. OBSERVATION VISITS TO THE JOB SITE BY ENSIGN ENGINEERING FIELD REPRESENTATIVES SHALL NEITHER BE CONSTRUED AS INSPECTION NOR APPROVAL OF CONSTRUCTION.
13. THE CONTRACT STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES.
14. WHERE REFERENCE IS MADE TO VARIOUS TEST STANDARDS FOR MATERIALS, SUCH STANDARDS SHALL BE THE LATEST EDITION AND/OR ADDENDUM.
15. ESTABLISH AND VERIFY ALL OPENINGS AND INSERTS FOR ARCHITECTURAL, MECHANICAL, ELECTRICAL AND PLUMBING WITH APPROPRIATE TRADES. DRAWINGS AND SUBCONTRACTORS PRIOR TO CONSTRUCTION. DO NOT PENETRATE ANY STRUCTURAL ELEMENTS (BEAMS, COLUMNS, WALLS, SLABS, STEEL DECK, ECT.) WITHOUT PRIOR WRITTEN APPROVAL OF STRUCTURAL ENGINEER THROUGH ARCHITECT.
16. ANY ENGINEERING DESIGN PROVIDED BY OTHERS AND SUBMITTED FOR REVIEW SHALL BEAR THE SEAL OF A CIVIL OR STRUCTURAL ENGINEER REGISTERED IN THE STATE IN WHICH THE PROJECT IS LOCATED.
17. ALL EXTERIOR FINISH MATERIALS, DRAINAGE, AND FLASHING DETAIL ARE NOT PART OF THE STRUCTURAL DRAWINGS. CONTRACT DOCUMENTS ADDRESS STRUCTURAL DESIGN ONLY.
18. LARGE-SCALE, MORE SPECIFIC DETAILS TAKE PRECEDENCE OVER SMALL-SCALE, LESS SPECIFIC DETAILS AND INFORMATION. MORE STRINGENT REQUIREMENTS FOR CODE, PRODUCTS AND INSTALLATION TAKE PRECEDENCE OVER LESS STRINGENT REQUIREMENTS. NOTIFY ENGINEER OF ANY DISCREPANCIES CONDITIONS REQUIRING INFORMATION OR CLARIFICATIONS BEFORE PROCEEDING WITH WORK.
19. DETAILS SHOWN ARE INTENDED TO BE INDICATIVE OF THE PROFILES AND TYPES OF DETAILING REQUIRED THROUGHOUT THE WORK. DETAILS NOT SHOWN ARE SIMILAR IN CHARACTER TO DETAILS SHOWN. WHERE SPECIFIC DIMENSIONS, DETAIL OR DESIGN INTENT CANNOT BE DETERMINED, NOTIFY THE ENGINEER BEFORE PROCEEDING WITH WORK.
20. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. NOTIFY ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING

INFORMATION OF CLARIFICATIONS BEFORE PROCEEDING WITH THE WORK.

21. GENERAL CONTRACT DOCUMENTS SHALL BE ISSUED TO ALL SUBCONTRACTORS BY THE GENERAL CONTRACTOR IN COMPLETE SETS IN ORDER TO ACHIEVE FULL EXTENT AND COMPLETE COORDINATION OF ALL WORK.

SHOP DRAWINGS

1. THE GENERAL CONTRACTOR WILL REVIEW AND STAMP ALL SHOP DRAWINGS AND PRODUCT DATA FOR CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS PRIOR TO SUBMISSION. ANY SHOP DRAWINGS OR PRODUCT DATA NOT REVIEWED AND STAMPED BY THE GENERAL CONTRACTOR WILL BE RETURNED WITHOUT REVIEW.
2. ANY SHOP DRAWING NOT CHECKED AND INITIALED BY THE SUPPLIER/DETAILER PRIOR TO SUBMITTING FOR ARCHITECTURAL AND ENGINEERING REVIEW, WILL BE RETURNED WITHOUT REVIEW.
3. THE CONSTRUCTION DOCUMENTS MAY NOT BE REPRODUCED FOR USE AS SHOP DRAWINGS.
4. ELECTRONIC FILES OF CONSTRUCTION DOCUMENTS WILL NOT BE MADE AVAILABLE FOR USE AS SHOP DRAWINGS.

FOOTINGS & FOUNDATIONS

1. GEOTECHNICAL CONSULTANT: N/A
2. REPORT NUMBER: N/A
3. REPORT DATE: N/A
4. SPREAD FOOTINGS SHALL BEAR UPON APPROVED EXISTING FILL MATERIAL OR NEW STRUCTURAL FILL THAT MEETS THE RECOMMENDATIONS IN THE ORIGINAL GEOTECHNICAL REPORT, AS DETERMINED BY THE GEOTECHNICAL ENGINEER OF RECORD. DESIGN SOIL BEARING VALUE IS 2000 PSF. BOTTOM OF FOOTINGS SHALL BE A MINIMUM OF 42 INCHES BELOW LOWEST ADJACENT FINAL GRADE. FOR TOP OF FOOTING ELEVATIONS SEE FOUNDATION PLAN.
5. ALL WATER SHALL BE REMOVED FROM FOUNDATION EXCAVATION PRIOR TO PLACING OF CONCRETE. DO NOT PLACE CONCRETE UNDER WATER OR ON FROZEN GROUND.
6. ANY FILL TO BE PLACED UNDER THE BUILDING AND FOOTINGS SHALL MEET THE REQUIREMENTS OF THE GEOTECHNICAL REPORT. WIDTH OF COMPACTED STRUCTURAL FILL SHALL EXTEND A MINIMUM DISTANCE EQUAL TO THE DEPTH OF THE FILL MATERIAL BEYOND THE EDGES OF THE FOOTINGS AS PER GEOTECHNICAL REPORT.
7. ALL FILL AND BACK FILL SHALL BE COMPACTED TO A MINIMUM OF 95% OF MAXIMUM RELATIVE DENSITY FOR BUILDING CONSTRUCTION AND 90% FOR GENERAL SITE WORK.
8. ANY UNUSUAL SOIL CONDITIONS (WATER, SOFT LAYERS, ROCK OUTCROPPINGS, ETC.) ENCOUNTERED DURING EXCAVATION FOR FOOTINGS SHOULD BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE STRUCTURAL AND SOIL ENGINEERS PRIOR TO PROCEEDING.
9. MODIFICATIONS TO EXISTING BLOCK WALLS MAY RESULT IN AESTHETIC CRACKING DURING LIFETIME OF BUILDING.

STEEL REINFORCING

1. TYPICAL REINFORCING BAR STRENGTHS
c. REINFORCING (NON-WELDABLE) = ASTM A615, DEFORMED, Fy = 60 KSI (420 MPa)
d. REINFORCING (WELDABLE) = ASTM A706, DEFORMED, Fy = 60 KSI (420 MPa)
2. TYPICAL CLEAR CONCRETE COVERAGES:
a. CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH = 3"
b. FORMED CONCRETE EXPOSED TO EARTH OR WEATHER = (#6 AND LARGER) 2"
(#5 AND SMALLER) 1-1/2"
c. ALL OTHERS PER LATEST EDITION OF ACI 318.
3. ALL BARS PER CRSI SPECIFICATIONS AND HANDBOOK. LATEST ACI CODE AND DETAILING MANUAL APPLY. SECURELY TIE ALL BARS IN LOCATION BEFORE PLACING CONCRETE. REINFORCING BAR SPACINGS GIVEN ARE MAXIMUM ON CENTERS.
4. ALL REINFORCING TO BE WELDED SHALL BE WELDED IN ACCORDANCE WITH AWS D1.4. NO TACK WELDING OF REINFORCING BARS IS ALLOWED WITHOUT PRIOR REVIEW OF PROCEDURE BY STRUCTURAL ENGINEER.

CONCRETE

1. CONCRETE SHALL CONFORM TO ALL REQUIREMENTS OF ACI 318-08 "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE", EXCEPT AS MODIFIED BY THE SUPPLEMENTAL REQUIREMENTS BELOW:
a. CEMENT TYPES:
i. FOOTINGS, FOUNDATION WALLS, COLUMNS, BEAMS, SUSPENDED SLABS, BEARING WALLS, PIERS-TYPE 2 LOW ALKALI PER ASTM C150 MAX. W/C = .48.
ii. EXTERIOR SLABS ON GRADE - USE 6 1/2% +/- 1 1/2% AIR PER ASTM C20 WITH MAX. SIZE AGGREGATE 1 1/2" PER C33, TYPE IA, MAX. W/C = 0.45.
iii. INTERIOR SLABS ON GRADE - TYPE 2 LOW ALKALI PER ASTM C150, USE 3 1/2% +/- 1 1/2% AIR PER ASTM C20 WITH MAX. SIZE AGGREGATE 1 1/2" PER C33, MAX. W/C RATIO = 0.45 - NO WATER TO BE ADDED TO CONCRETE ON SITE. SUPERPLASTICIZER MAY BE ADDED TO INCREASE SLUMP AS REQUIRED FOR PLACEMENT. HIGH RANGE WATER REDUCING ADMIXTURE AS PER ASTM C494 TYPE G.

- b. 1.2 CONCRETE SHALL ATTAIN THE FOLLOWING MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS:

- i. FOOTINGS, FOUNDATION WALLS - 4000 PSI
ii. EXTERIOR SLABS ON GRADE, SUSPENDED SLABS, BEAMS, COLUMNS, BEARING WALLS-4000 PSI CURB, GUTTERS, RAMPS
iii. INTERIOR SLABS ON GRADE - 4000 PSI
iv. REINFORCING STEEL SHALL MEET ASTM A 615 GRADE 60 (YIELD STRESS = 60,000 PSI)

- b. A STATEMENT OF MIX DESIGN FOR ALL CONCRETE SHALL BE SUBMITTED AND APPROVED BY THE ENGINEER PRIOR TO COMMENCING WORK.
2. ALL SLABS ON GRADE SHALL BE PLACED WITH CONSTRUCTION JOINTS OR SAW CUTS AT 10'-0" ON CENTER (MAXIMUM) OR AS SHOWN/NOTED ON DRAWINGS.

3. CONCRETE TEST WILL BE MADE ON MAJOR POURS AND AT SUCH OTHER TIMES AS MAY BE REQUIRED BY THE ENGINEER. EACH TEST SHALL CONSIST 3 CYLINDERS OF WHICH ONE SHALL BE TESTED AT SEVEN DAYS, ONE TESTED AT TWENTY- EIGHT DAYS AND ONE RETAINED IN RESERVE FOR LATER TESTS, IF REQUIRED.
4. IN GENERAL, ONE TEST SHALL BE MADE FOR EACH 150 CUBIC YARDS OF CONCRETE, NOR LESS THAN ONCE EACH 5000 SF OF SURFACE AREA FOR SLABS OR WALLS ON EACH DAY'S POUR. SPECIMENS SHALL BE MADE AND TESTED IN ACCORDANCE WITH ASTM C-31 & C-39 STANDARDS. SLUMP AND AIR ENTRAINMENT TESTS SHALL ALSO BE MADE WITH EACH SET OF CYLINDERS TAKEN. AIR SHALL BE ADDED TO ALL CONCRETE EXPOSED TO WEATHER. CONCRETE TESTS SHALL BE PROVIDED PER ACI-318 5.6.2.

5. BEFORE CONCRETE IS POURED, CHECK WITH ALL TRADES TO INSURE PROPER PLACEMENT OF ALL OPENINGS, SLEEVES, CURBS, CONDUITS, BOLTS, INSERTS, ETC., RELATED TO THE WORK.
6. DOWEL VERTICAL BARS TO FOOTINGS. IN ADDITION, PROVIDE (2) #5 CONTINUOUS BARS AT TOP OF WALLS UNLESS OTHERWISE NOTED ON DRAWINGS.
7. ADD (2) #5 BARS AROUND ALL OPENINGS (UNLESS OTHERWISE NOTED) AND EXTEND 24" BEYOND CORNERS OF OPENINGS
8. FOR LAP SPICE LENGTH SEE SCHEDULE

SPECIAL INSPECTION

1. SPECIAL INSPECTION AND QUALITY ASSURANCE, AS REQUIRED BY SECTION 1704 OF THE 2012 IBC, SHALL BE PROVIDED BY AN INDEPENDENT AGENCY EMPLOYED BY THE OWNER UNLESS WAIVED BY THE BUILDING OFFICIAL. THE CONTRACTOR SHALL COORDINATE AND COOPERATE WITH THE REQUIRED INSPECTIONS.
2. ALL SPECIAL INSPECTORS SHALL BE UNDER THE SUPERVISION OF A REGISTERED CIVIL OR STRUCTURAL ENGINEER.
3. THE QUALIFICATIONS OF ALL SPECIAL INSPECTORS SHALL BE REVIEWED AND APPROVED BY THE STRUCTURAL ENGINEER OF RECORD.
4. THE MINIMUM QUALIFICATIONS FOR THE SPECIAL INSPECTORS ARE AS FOLLOWS:

- a. CONCRETE INSPECTION - I.C.B.O. OR I.C.C. CERTIFICATION IN REINFORCED CONCRETE AND PRE STRESSED CONCRETE.
- b. STRUCTURAL WELDING INSPECTION
- c. VISUAL TESTING - I.C.B.O. OR I.C.C. CERTIFICATION IN STRUCTURAL STEEL AND WELDING OR A.W.S. CERTIFIED WELD INSPECTOR (C.W.I.)
- ii. NON-DESTRUCTIVE TESTING - A.W.S. C.W.I.
- c. HIGH STRENGTH BOLTING INSPECTION - I.C.B.O. OR I.C.C. CERTIFICATION IN STRUCTURAL STEEL AND WELDING.
- d. EXPANSION/ADHESIVE ANCHOR INSPECTION - I.C.B.O. OR I.C.C. CERTIFICATION IN REINFORCED CONCRETE AND MASONRY.
- e. SPECIAL CASES - EXPERIENCE ACCEPTABLE TO THE STRUCTURAL ENGINEER OF RECORD.

DUTIES OF THE SPECIAL INSPECTOR:

- a. A. THE SPECIAL INSPECTOR SHALL REVIEW ALL WORK LISTED BELOW FOR CONFORMANCE WITH THE CONTRACT DOCUMENTS AND THE GOVERNING BUILDING CODE.
- b. THE SPECIAL INSPECTOR SHALL FURNISH INSPECTION REPORTS TO THE BUILDING OWNER, BUILDING OFFICIAL, ENGINEER OF RECORD, ARCHITECT, AND CONTRACTOR. ALL ITEMS NOT IN COMPLIANCE SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION. THEN IF UNCORRECTED, TO THE DESIGN AUTHORITY AND THE BUILDING OFFICIAL.
- c. C. ONCE CORRECTIONS HAVE BEEN MADE BY THE CONTRACTOR, THE SPECIAL INSPECTOR SHALL SUBMIT A FINAL SIGNED REPORT STATING WHETHER THE WORK REQUIRING SPECIAL INSPECTION WAS, TO THE BEST OF THE INSPECTOR'S KNOWLEDGE, IN CONFORMANCE TO THE APPROVED PLANS AND SPECIFICATIONS AND THE APPLICABLE WORKMANSHIP PROVISIONS OF THE GOVERNING BUILDING CODE.
6. DUTIES AND RESPONSIBILITIES OF THE CONTRACTOR.

- a. A. NOTIFY THE RESPONSIBLE INSPECTOR THAT WORK IS READY FOR INSPECTION AT LEAST ONE WORKING DAY (24 HOURS MINIMUM) BEFORE SUCH INSPECTION IS REQUIRED.

- b. ALL WORK REQUIRING SPECIAL STRUCTURAL INSPECTION SHALL REMAIN ACCESSIBLE AND EXPOSED UNTIL IT IS OBSERVED BY THE SPECIAL STRUCTURAL INSPECTOR.

WOOD

1. ALL STRUCTURAL LUMBER, UNLESS NOTED OTHERWISE, SHALL BE SPF NO. 1/ NO. 2 OR BETTER.
2. ALL NAILING OF FRAMING LUMBER AND PLYWOOD SHALL BE AS PER THE 2009 IBC TABLE 2304.9.1, UNLESS NOTED OTHERWISE.
3. PROVIDE BRIDGING ON ALL SOLID SAWN RECTANGULAR LUMBER MEMBERS PER THE 2012 IBC SECTION 2308.8.5.
4. ALL PLYWOOD ROOF AND FLOOR DIAPHRAGMS AND SHEAR WALLS SHALL BE APA RATED STRUCTURAL SHEATHINGS WITH A SPAN INDEX RATING AND THICKNESS AS NOTED ON THE DRAWINGS.
5. ALL MEMBERS FRAMING INTO THE SIDE OF HEADERS OR STUD WALL SHALL BE ATTACHED USING METAL JOIST HANGERS (SIMPSON ITT OR AS NOTED ON DRAWINGS).
6. FRAMING CONNECTORS- ALL NOTATIONS REFER TO SIMPSON STRONG-TIE CONNECTORS. USE OF OTHER MANUFACTURERS CONNECTORS IS SUBJECT TO REVIEW AND APPROVAL BY THE ENGINEER.
7. ALL BOLTS FOR CONNECTIONS SHALL HAVE WASHERS PLACED UNDER NUTS AND HEADS. BOLT HOLES TO BE DRILLED 1/16" LARGER THAN BOLT DIAMETER

8. STRUCTURAL GLUED LAMINATED TIMBER
a. STRUCTURAL GLUED LAMINATED TIMBER OF SOFTWOOD SPECIES SHALL BE IN CONFORMANCE WITH ANSI STANDARD A190.1, AMERICAN NATIONAL STANDARD FOR STRUCTURAL GLUED LAMINATED TIMBER, OR OTHER CODE-APPROVED DESIGN, MANUFACTURING AND/OR QUALITY ASSURANCE PROCEDURES. MEMBERS SHALL BE MARKED WITH THE ENGINEERED WOOD SYSTEMS APA EWS TRADEMARK INDICATING CONFORMANCE WITH THE MANUFACTURING, QUALITY ASSURANCE AND MARKING PROVISIONS OF ANSI STANDARD A190.1
9. ENGINEERED WOOD JOISTS
a. I-JOISTS SHALL BE MARKED WITH THE APA PRI TRADEMARK INDICATION CONFORMANCE WITH THE MANUFACTURING QUALITY ASSURANCE, AND MARKING PROVISIONS OF APA EWS STANDARD PRI-400, PERFORMANCE STANDARD FOR APA EWS I-JOISTS.

10. WOOD STRUCTURAL PANEL SHEATHING
a. ALL WOOD STRUCTURAL PANELS SHALL BE IDENTIFIED WITH THE APPROPRIATE TRADEMARK OF APA AND SHALL MEET THE REQUIREMENTS OF THE LATEST EDITION OF VOLUNTARY PRODUCT STANDARD PS 1, VOLUNTARY PRODUCT STANDARD PS 2 OR APA PEP-108 PERFORMANCE STANDARDS. PANEL THICKNESS, GRADE AND GROUP NUMBER OR SPAN RATINGS SHALL BE AT LEAST EQUAL TO THAT SHOWN ON THE DRAWINGS. APPLICATIONS SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS OF APA.

11. PRE-ENGINEERED OPEN-WEB WOOD TRUSSES
a. THIS WORK INCLUDES THE COMPLETE FURNISHINGS AND INSTALLATION OF PRE-ENGINEERED OPEN WEB WOOD TRUSSES AS SHOWN ON THE DRAWINGS HEREON. SPECIFIED AND NECESSARY TO COMPLETE THE WORK. THESE PRODUCTS SHALL BE DESIGNED AND MANUFACTURED TO THE STANDARDS SET FORTH IN IBCO REPORTS 2949 AND 5352.
- b. PRODUCTS SHALL BE CUSTOM DESIGNED TO FIT THE DIMENSIONS AND LOADS INDICATED ON THE PLANS. A COMPLETE SET OF DESIGN CALCULATIONS SHALL BE PREPARED UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL ENGINEER.
- c. DESIGN LOADS: PER PLAN

- d. SHOP DRAWINGS SHALL BE SUBMITTED SHOWING LAYOUT AND DETAILS NECESSARY FOR PROPER PRODUCT PLACEMENT IN THE BUILDING. DO NOT PROCEED WITH FABRICATION AND/OR CUTTING UNTIL SHOP DRAWINGS AND DESIGN CALCULATIONS HAVE BEEN REVIEWED BY THE ENGINEER OF RECORD.
- e. MATERIALS

- i. TOP AND BOTTOM CHORDS SHALL BE CONTINUOUS LENGTH FINGER-JOINTED MACHINE STRESS RATED LUMBER (MSR) PROOF LOADED PER ANSI A190.1. THE WEBS ARE MANUFACTURED FROM VISUALLY GRADED OR MSR LUMBER. MOISTURE CONTENT FOR ALL LUMBER AT TIME OF MANUFACTURE SHALL NOT EXCEED 15%. ALL MULTIPLE LUMBER PLIES SHALL BE FACE-BONDED (GLUED) IN ACCORDANCE WITH ANSI A190.1.
- f. FABRICATION - THE TRUSSES SHALL BE MANUFACTURED WITH QUALITY AUDITS PERFORMED BY A THIRD-PARTY INSPECTION AGENCY.
- j. IDENTIFICATION - EACH OF THE TRUSSES SHALL BE IDENTIFIED BY A STAMP INDICATING MANUFACTURER'S NAME, PLANT LOCATION, AND THE INDEPENDENT INSPECTION AGENCY'S LOGO AND NER REPORT NUMBER.

- i. ERECTION AND INSTALLATION - OPEN WEB TRUSSES, IF STORED PRIOR TO ERECTION SHALL BE STORED IN A VERTICAL POSITION AND PROTECTED FROM THE WEATHER. THEY SHALL BE HANDLED WITH CARE SO THEY ARE NOT DAMAGED. THEY ARE TO BE ERECTED AND INSTALLED IN ACCORDANCE WITH THE PLANS

AND ANY STANDARD STRUCTURES INC. DRAWINGS AND INSTALLATION SUGGESTIONS THAT MAY BE PROVIDED. TEMPORARY CONSTRUCTION LOADS THAT CAUSE STRESSES BEYOND DESIGN LIMITS ARE NOT PERMITTED. ERECTION BRACING IS TO BE PROVIDED TO KEEP TRUSSES STRAIGHT AND PLUMB AS REQUIRED AND TO ASSURE ADEQUATE LATERAL SUPPORT FOR THE INDIVIDUAL TRUSSES AND THE ENTIRE SYSTEM UNTIL THE SHEATHING MATERIAL HAS BEEN APPLIED. APPARENT DAMAGE TO TRUSSES, IF ANY, SHALL BE REPORTED TO STANDARD STRUCTURES, INC. PRIOR TO INSTALLATION. CUTTING OR ALTERING THE TRUSSES IS NOT PERMITTED.

- k. WARRANTY - THE PRODUCT DELIVERED SHALL BE FREE FROM MANUFACTURING ERRORS OR DEFECTS IN WORKMANSHIP AND MATERIAL.

STEEL

1. TO AVOID UNDESIRABLE STRESSES IN PLATS OR THEIR ANCHORS, ALL WELDS SHALL BE MADE IN SINGLE PASSES IN APPLICABLE, SYMMETRICALLY AROUND THE PLATE. WHEN MULTIPLE PASSES ARE REQUIRED SUFFICIENT TIME SHALL BE ALLOWED BETWEEN PASSES FOR THE HEAT TO DISSIPATE.
2. LATEST AISC MANUAL AND SPECIFICATIONS APPLY.
3. WELDING ELECTRODES SHALL BE 70XX, UNO.
4. ALL WELDING AND TESTING OF WELDS SHALL BE IN ACCORDANCE WITH AMERICAN WELDING SOCIETY AND RECOMMENDATIONS.
5. ALL WELDING SHALL BE BY WELDERS THAT HAVE VALID CERTIFICATES IN THE TYPE OF WELD REQUIRED.
6. ALL FULL PENETRATION WELDS SHALL BE ULTRASONICALLY TESTED BY AN INDEPENDENT TESTING LABORATORY.
7. UNLESS DETAILED OTHERWISE, ALL BEAM CONNECTIONS SHALL BE PROVIDED AND DESIGNED BY THE STEEL FABRICATOR AND SHALL BE IN ACCORDANCE WITH AISC'S MANUAL OF STEEL CONSTRUCTION, 13TH EDITION, AND RELATED AISC PUBLICATIONS. UNLESS DETAILED OTHERWISE ALL BEAM CONNECTIONS SHALL BE DOUBLE ANGLE CONNECTIONS WITH A325N BOLTS. WELDS AND ANGLES DESIGNED TO DEVELOP THE LISTED CAPACITY MAY BE USED INSTEAD OF BOLTS. THESE CONNECTION DETAILS SHALL BE SHOWN ON THE SHOP DRAWINGS.

8. BEAM END CONNECTIONS SHALL BE DESIGNED FOR THE FOLLOWING LOADS INDICATED IN KIPS ON THE FRAMING PLANS OR STRUCTURAL DETAILS. THE MINIMUM CONNECTION LENGTH SHOULD BE ONE-HALF THE T-DIMENSION OF THE BEAM SUPPORTED. IF NO LOAD IS INDICATED, THE BEAM END CONNECTIONS SHALL BE DESIGNED FOR THE ALLOWABLE UNIFORM LOAD IN KIPS DIVIDED BY 2, AS SHOWN IN THE AISC ALLOWABLE LOADS ON BEAMS TABLE AND PER AISC FRAMED BEAM CONNECTION TABLES.

9. ALL HIGH STRENGTH BOLTED CONNECTIONS SHALL BE TIGHTENED TO THE TENSIONS SPECIFIED IN TABLE 4 OF AISC SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS. TENSION MEASURING DEVICES SHALL BE USED TO CONFIRM BOLTS MEET THE REQUIREMENTS OF TABLE 4.
10. ALL HIGH STRENGTH BOLTED CONNECTIONS (NOT WITHIN THE SUP-CRITICAL CATEGORY NOR SUBJECT TO TENSION LOADS NOR REQUIRED TO BE FULLY TENSIONED BEARING-TYPE CONNECTIONS) SHALL BE TIGHTENED TO THE SNUG TIGHT CONDITION SPECIFIED IN THE AISC SPECIFICATIONS FOR STRUCTURAL JOINTS USING ASTM A325 OF A490 BOLTS, ARTICLE 8(C).

11. NOT ALL CONNECTIONS ARE DETAILED; SIMILAR DETAILS APPLY TO SIMILAR CONDITIONS UNLESS OTHERWISE INDICATED. CONTACT THE ENGINEER OR ARCHITECT PROMPTLY TO VERIFY THE DETAILS OF THE MEMBERS OR CONNECTIONS IN ANY SITUATION WHERE REQUIREMENTS ARE UNCLEAR. CONTRACTOR SHALL PROVIDE THE NECESSARY BRACING DURING ERECTION AND UNTIL ALL STEEL IS PLUMB AND SECURED.

12. FIELD CUTTING OR OTHER FIELD MODIFICATIONS TO STRUCTURAL STEEL SHALL NOT BE MADE WITHOUT SPECIFIC WRITTEN APPROVAL OF THE ARCHITECT/ENGINEER.
13. ALL BEAM COPIES MUST BE MADE TO A RADIUS (4" MINIMUM)
14. STRUCTURAL STEEL FRAMING SHALL BE TRUE AND PLUMB BEFORE CONNECTIONS ARE FINAL BOLTED OR WELDED.

15. INSTALL EXPANSION BOLTS IN ACCORDANCE WITH THE IBCO REPORT RECOMMENDATIONS.

ME

CONTRACTOR

JARROD SMART
CONSTRUCTION
820 E AMIDON ST
SIOUX FALLS, SD 57104

STRUCTURAL
ENGINEER

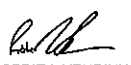
MIDWEST
ENGINEERING

8236 W 51ST STREET
SIOUX FALLS, SD 57106
605-481-1849
WWW.MIDWENG.COM

MEZZANINE
ADDITION

PROJECT ADDRESS:
714 S BURR ST
MITCHELL, SD 57301

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF SOUTH DAKOTA.


ROBBIE L VEURINK
DATE: 06-17-21 LICENSE: 12466
PLAN NUMBER

21-1692

DRAWING TITLE

GENERAL NOTES

SCALE

24x36d

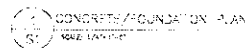
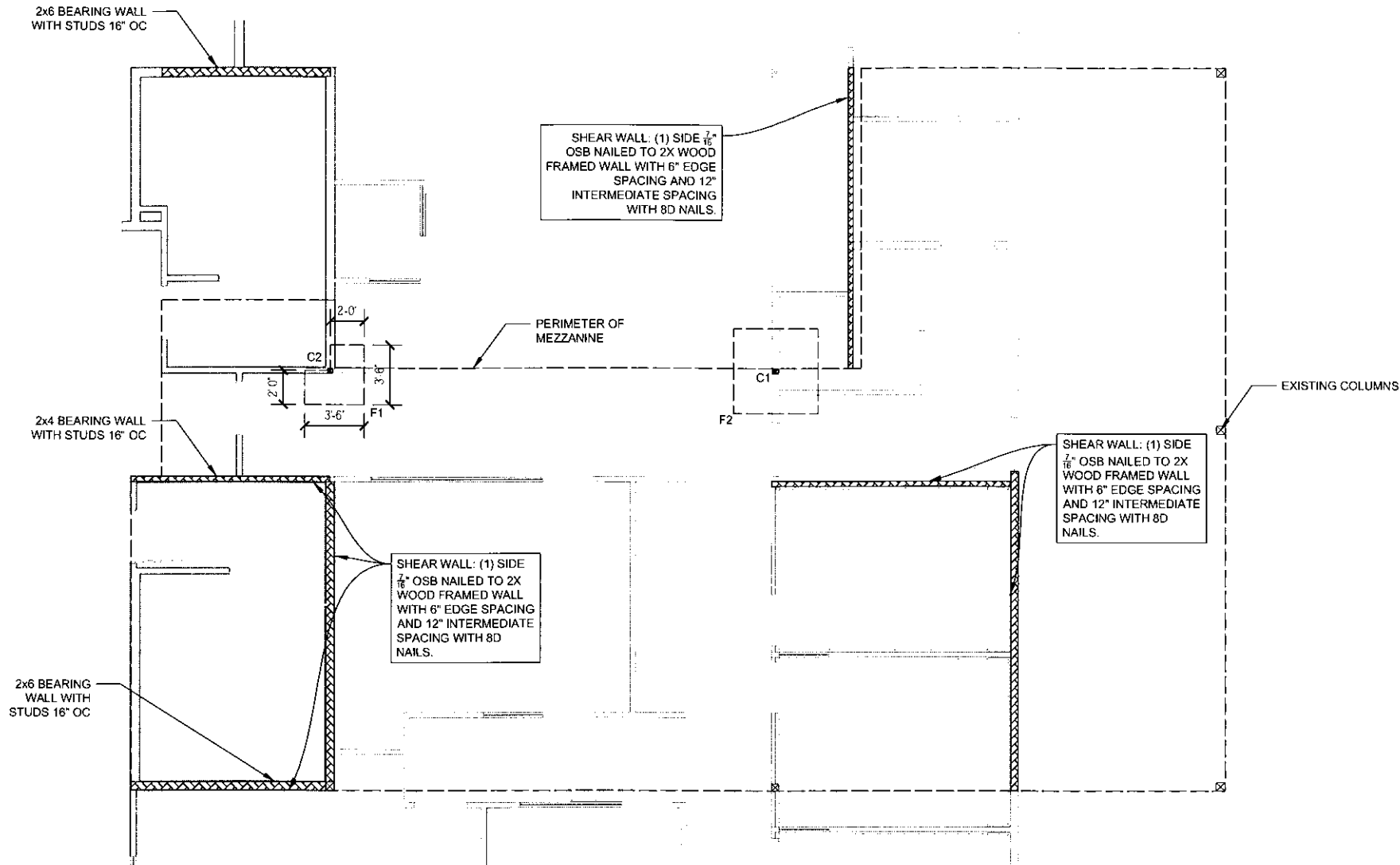
PLOT DATE

06.17.2021

SHEET NO

S.01

CLIENT'S INITIALS
EXHIBIT A



FOOTING SCHEDULE					
	DIMENSION	THICKNESS	REINFORCEMENT	TOP ELEVATION	NOTES
F1	SEE DRAWING	12"	(4) #5 OCEW	99'-0" (REFERENCE FFE)	
F2	5'-0" x 5'-0"	12"	(5) #5 OCEW	99'-0" (REFERENCE FFE)	

	COLUMN/CONNECTION SIZE	BASE PLATE	TOP PLATE	NOTES
C1	HSS5x5x5/16	4/52	3/52	
C2	HSS3-1/2x3-1/2x5/16	4/52	3/52	

ME

CONTRACTOR

JARROD SMART
CONSTRUCTION
820 E AMIDON ST
SIOUX FALLS, SD 57104

STRUCTURAL
ENGINEER

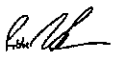
MIDWEST
ENGINEERING

8236 W 51ST STREET
SIOUX FALLS, SD 57106
605-481-1649
WWW.MIDWENG.COM

MEZZANINE ADDITION

PROJECT ADDRESS:
714 S BURR ST
MITCHELL, SD 57301

I HEREBY CERTIFY THAT THIS
PLAN, SPECIFICATION, OR
REPORT WAS PREPARED BY
ME OR UNDER MY DIRECT
SUPERVISION AND THAT I AM A
FULLY LICENSED
PROFESSIONAL ENGINEER
UNDER THE LAWS OF THE
STATE OF SOUTH DAKOTA.


ROBBIE L. VEURINK
DATE: 06-17-21 LICENSE: 12466
PLAN NUMBER

21-1692

DRAWING TITLE

FOUNDATION PLAN

SCALE

24x36D

PLOT DATE

06.17.2021

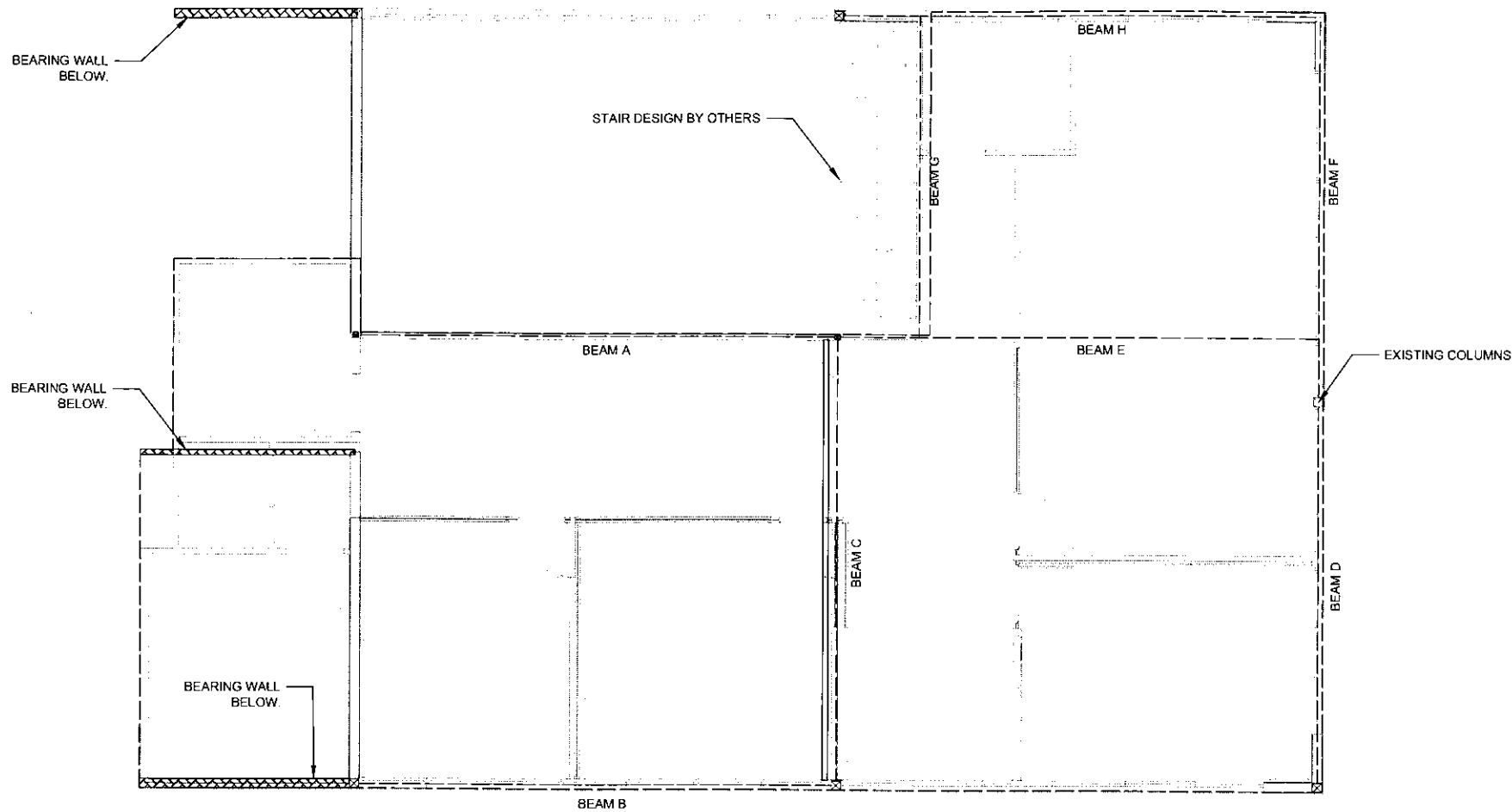
SHEET NO

CLIENT'S INITIALS
EXHIBIT A

S1

GENERAL NOTES

- CONTRACTOR TO VERIFY ALL DIMENSIONS BEFORE BEGINNING CONSTRUCTION. CORRECT ENGINEER AND DISCREPANCIES.
- CONTRACTOR TO VERIFY THAT SOILS HAVE CUMULATIVE SOIL BEARING CAPACITY PER THE ORIGINAL STRUCTURAL DRAWINGS.
- REINFORCE FLOOR IN EXISTING AREAS WITH #4 REBAR WITH 16" O.C.
- SHEAR WALLS
 - SHEAR WALLS PARALLEL TO FLOOR TRUSSES
 - PROVIDE 2X4 BLOCKING BETWEEN FLOOR TRUSSES, ATTACHED TO EACH FLOOR TRUSS WITH 20D NAILS. ATTACH WALL TO BLOCKING WITH 12" 16D NAILS.
 - SHEAR WALLS PERPENDICULAR TO FLOOR TRUSSES
 - NAIL WALL TO TRUSSES WITH 20D NAILS PER TRUSS LOCATION. RUN SHEATHING TO TOP OF TRUSS IF ON OUTSIDE OF WALL OR UP TO BOTTOM OF TRUSS IF LOCATED AT MIDPOINT.
 - SHEAR WALLS TO BE ATTACHED TO JOISTS PER PLAN WITH 2" WEDGE ANCHORS 4" O.C.

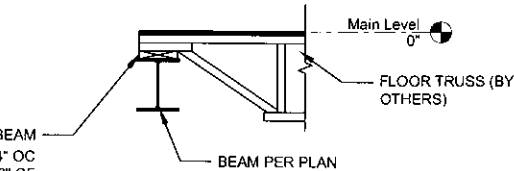


	BEAM SIZE	DETAILS
A	W16x45	2/52
B	W16x31	2/52
C	W16x40	2/52
D	W14x22	2/52
E	W12x35	5/52
F	W14x22	2/52
G	W12x22	2/52 & 5/52
H	W12x35	CARRIES BEAM G

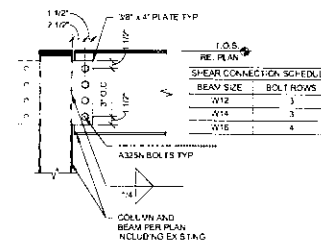
MEZZANINE FRAMING PLAN
SCALE: 1/4" = 1'-0"

GENERAL NOTES
1. CONTRACTOR TO VERIFY ALL DIMENSIONS BEFORE BEGINNING CONSTRUCTION. CONSULT ENGINEER ON ANY DISCREPANCIES.
2. BEAM ELEVATION BY GC ASSUMED APPROXIMATELY 10' TO 11' MAX.
3. EXISTING PLANS WERE UTILIZED TO DEVELOP FRAMING PLAN. PERMIT NO. 190,491 BY BILL KREX DATED 4/15/2019, 2020.

BOLT 2x TO TOP OF STEEL BEAM
WITH 1/2" BOLTS 24" OC
STAGGERED AND WITHIN 12" OF
ENDS. ATTACH TRUSSES TO 2x.

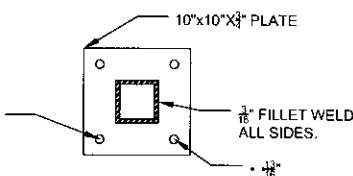


2. TRUSS SUPPORT
SCALE: 1/4" = 1'-0"

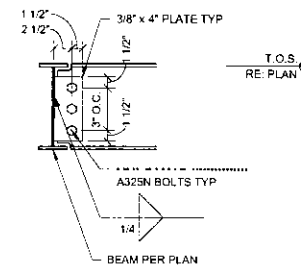


3. BEAM TO COLUMN
SCALE: 1/4" = 1'-0"

ATTACH TO FOOTING WITH (4)
3/4" HILTI HAS WITH HY-200
WITH 6" EMBEDMENT. BASE
PLATES ALLOWED TO HAVE 1"
OF NON-SHRINK GROUT
BELOW PLATE.



4. COLUMN BASE PLATE
SCALE: 1/4" = 1'-0"



5. BEAM/BEAM TAB
SCALE: 1/4" = 1'-0"

ME

CONTRACTOR

JARROD SMART
CONSTRUCTION
820 E AMIDON ST
SIOUX FALLS, SD 57104

STRUCTURAL
ENGINEER

MIDWEST
ENGINEERING

8236 W 51ST STREET
SIOUX FALLS, SD 57108
605-481-1649
WWW.MIDWENG.COM

MEZZANINE ADDITION

PROJECT ADDRESS:
714 S BURR ST
MITCHELL, SD 57301

I HEREBY CERTIFY THAT THIS
PLAN, SPECIFICATION, OR
REPORT WAS PREPARED BY
ME OR UNDER MY DIRECT
SUPERVISION AND THAT I AM A
DULY LICENSED
PROFESSIONAL ENGINEER
UNDER THE LAWS OF THE
STATE OF SOUTH DAKOTA.

ROBBIE L VEURINK
DATE: 06-17-21 LICENSE: 12466
PLAN NUMBER:

21-1692

DRAWING TITLE:

FRAMING PLAN

SCALE:

24x36d

PLOT DATE:

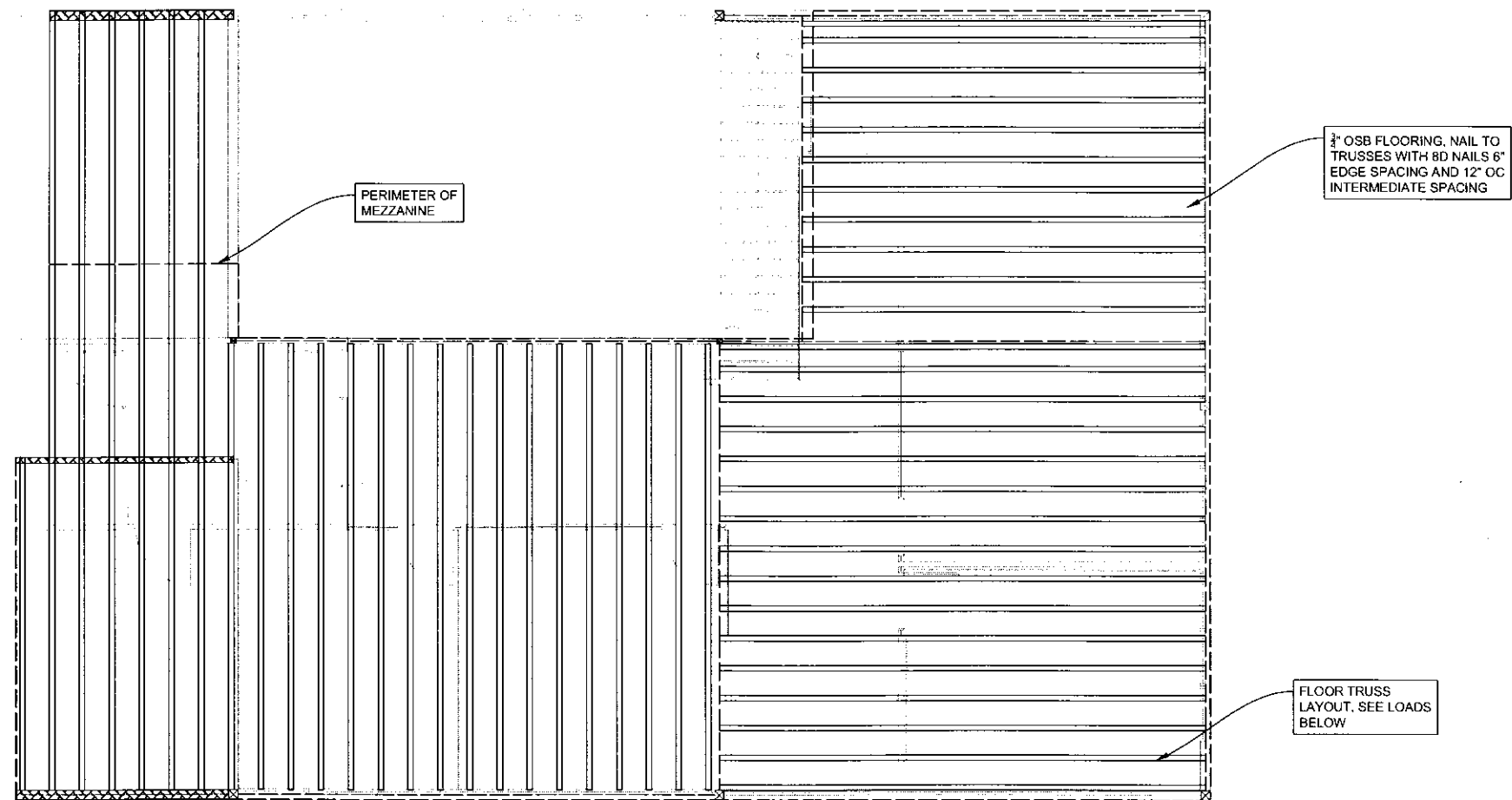
06.17.2021

SHEET NO

S2

CLIENT'S INITIALS
EXHIBIT A

ME



1 FLOOR TRUSS PLAN
06.17.2021

FLOOR TRUSS LOADS		
1	DEAD LOAD	20 PSF
2	CORRIDOR LIVE LOAD	50 PSF
3	OFFICE AREA LIVE LOAD	40 PSF
4	FLOOR DEFLECTION CRITERIA	
	TOTAL LOAD	100 PSF
	LIVE LOAD	24 PSF
5	FLOOR TRUSS DEPTH	BY CONTRACTOR

CONTRACTOR

JARROD SMART
CONSTRUCTION
820 E AMIDON ST
SIOUX FALLS, SD 57104

STRUCTURAL
ENGINEER

MIDWEST
ENGINEERING

8236 W 51ST STREET
SIOUX FALLS, SD 57106
605-481-1649
WWW.MIDWENG.COM

MEZZANINE ADDITION

PROJECT ADDRESS:
714 S BURR ST
MITCHELL, SD 57301

I HEREBY CERTIFY THAT THIS
PLAN, SPECIFICATION, OR
REPORT WAS PREPARED BY
ME OR UNDER MY DIRECT
SUPERVISION AND THAT I AM A
DULY LICENSED
PROFESSIONAL ENGINEER
UNDER THE LAWS OF THE
STATE OF SOUTH DAKOTA.


ROBBIE L. VEURINK
DATE: 06-17-21 LICENSE: 12466
PLAN NUMBER:

21-1692

DRAWING TITLE

FLOOR TRUSS
LAYOUT

SCALE

24x36D

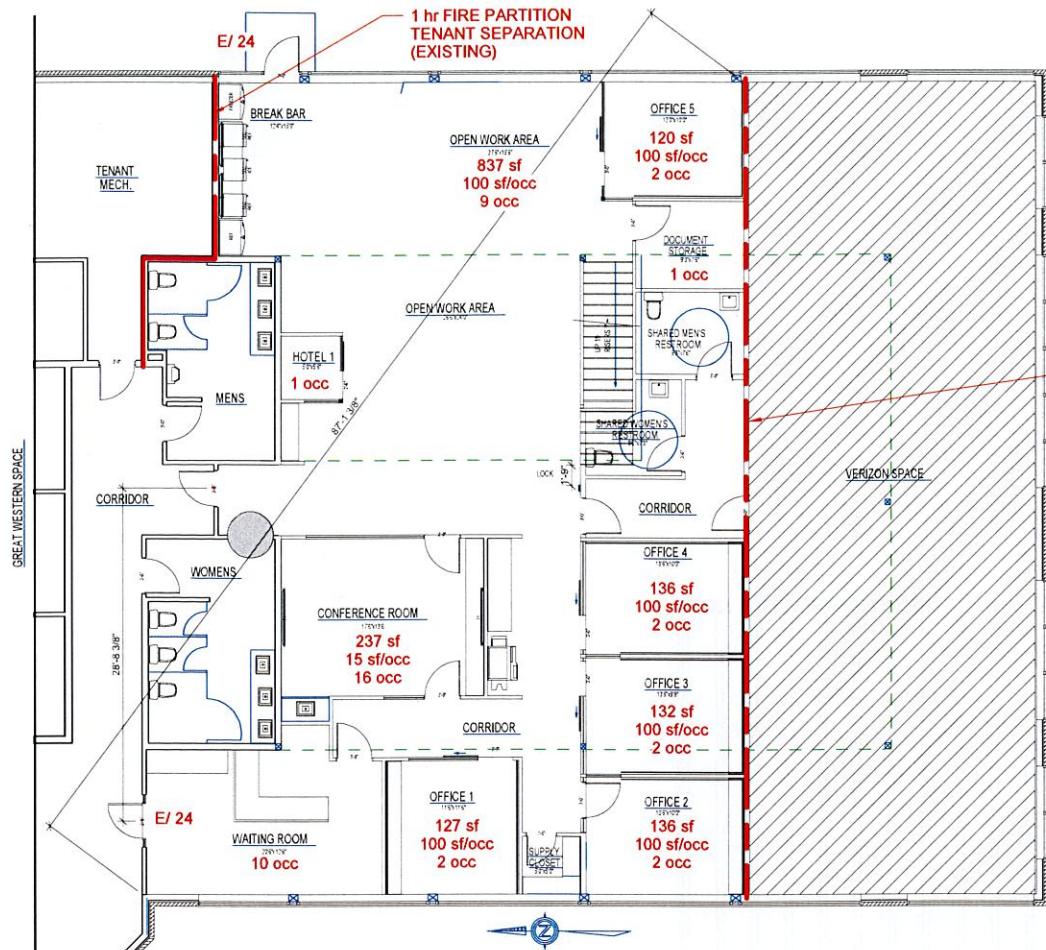
PLOT DATE:

06.17.2021

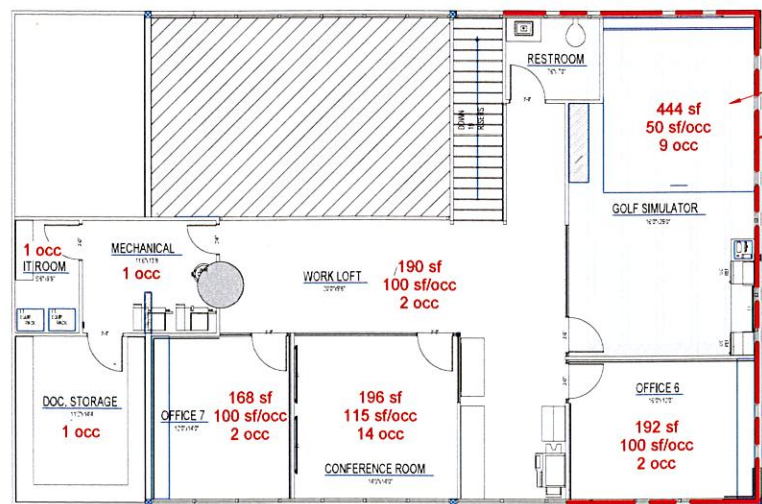
SHEET NO

S3

CLIENT'S INITIALS
EXHIBIT A



Morgan Theeler Main Floor
1/8" = 1'-0"



Morgan Theeler Second Floor
1/8" = 1'-0"

CODE REVIEW

PRELIMINARY CODE REVIEW

2012 INTERNATIONAL BUILDING CODE
06/11/21

Building Classification

Occupancy Group or Mixed Use	B (tenant space)
Construction Type	VB
*Fire Resistance Rating Req'mnts for Bldg Elements	
Structural Frame - Columns, Girders & Trusses	0 Hr
Bearing Walls - Exterior	0 Hr
Bearing Walls - Interior	0 Hr
Non-Bearing Walls & Partitions - Exterior	0 Hr
Non-Bearing Walls & Partitions - Interior	0 Hr
Floor Construction - Support Beams & Joists	0 Hr
Roof Construction - Support Beams & Joists	0 Hr

Fire Protection Systems

Automatic Sprinkler Systems	Provided- existing
Portable Fire Extinguishers	Req'd
Size and Distribution	11,250 s.f. max per extinguisher/ 75 ft travel
Fire Alarm Control Panel	Existing
Fire Department Access	Existing/ no change

Allowable Heights and Areas

Tabular Allowable Floor Area per floor	9000 s.f.
Increase for frontage ($\geq 66\%$) = $[100(90 - 25) 30/30]^1$	6000 s.f.
Increase for sprinkler NFPA 13 (200%)	18,000 s.f.
Total Allowable Area per Floor	33,000 s.f.

Mezzanines or Equipment Platforms

Actual Area	N/A
First Floor	$\pm 10,000$ s.f.
Second Floor	± 1990 s.f.

Basic Allowable Height	2 Stories (40 ft.)
Total Allowable Height (with sprinkler)	3 Stories (60 ft.)
Actual Height	2 Stories (± 2 ft.)

Fire & Smoke Separations

Return Air Plenums combustible mat's + not permitted without sprinkler (includes exposed spray foam insulation)

Horizontal Fire Rated Assembly

Tenant Separation (Fire Barrier)	*[X occ. to X occ.] X Hr 1 Hr (Fire Partition) - existing (not req'd between tenant and mall)
----------------------------------	---

Incidental Use (Fire Barrier)

Accessory Use (Fire Barrier)	N/A
Exterior Projections	Canopies (sprinkler req'd) - existing

Exterior Wall Opening Protection

Corridor Fire Resistance Rating (Fire Partitions)	0 Hr
Wireglass	(human impact areas) NP
Dead Ends (when 2 means of egress are req'd)	50' max
Foyers, Lobbies & Reception	Open to corridor = Permitted

Fireblocking in Combustible Concealed Spaces

Draftstopping in Combustible Concealed Spaces	Req'd (w/sprinkler) Not Req'd
---	----------------------------------

Shaft Enclosure

Foam Plastic Insulation	N/A- open stair
Flame spread index	<75 per ASTM E84/ UL 723
Smoke-developed index	<450 per ASTM E84/ UL 723
Thermal barrier	1/2" gypsum board or approved product
Fireblocking	Req'd vertically at floor/ceiling levels and 10 ft. max horizontally

Egress

Occupant Load	
First Floor	47 occ.
Second Floor	32 occ.

Required Egress Width - Stair

Actual Egress Width - Stair	2" x 32 occ. = 6'4"
Stair 1	49"
Intermediate Handrails	Not Req'd

Required Egress Width - Other

Door Swing (Other than an H occ)	≥ 50 occ = direction of travel
First Floor + Second	2" x 79 occ. = 15'8"
Second Floor	2" x 32 occ. = 6'4"

Actual Number of Exits

First Floor	3
Second Floor	1

Actual Total Egress Width

First Floor	102"
Second Floor	48"

Common Path of Egress Travel

Exit Access Travel Distance	100 ft. 300 ft.
-----------------------------	--------------------

Accessibility

Accessibility Requirements	
Accessible Route	
Accessible Entrances	
Other Features & Facilities	
Sinks	
Appliances	
Storage	
Detachable Warnings	
Seating at Tables, Counters & Work Surfaces	
Signage (where not all elements are accessible)	
Directional Signage	
Other Signage	
Rest rooms	
Doors to Egress Stairs, Exit Passageways & Exit Discharges	

Plumbing Systems

existing common restrooms	
---------------------------	--

Chapters 3, 5 & 6

Table 503	
Table 601 & 602	
Table 601	
Table 602	
Table 601	
Table 601	
Table 601	
Table 601	

Chapter 9

Section 903.2	
Section 906.1	
Table 906.3	

Chapter 5

Table 503	
Section 506.2	
Section 506.3	
Section 506.1	

Section 505.2 & 505.3

Table 503

Section 504.2	
---------------	--

Chapters 5, 7 & 10

Section 508.2	
Section 402.4.2.1/ 708	

Section 509/ Table 509

Section 508.2	
---------------	--

Section 705.2

Table 1018.1 & 601

Section 2406.1.	
Section 1018.4 exc. 2	
Section 1018.6	

Section 718.2

Section 718.3 & 718.4	
-----------------------	--

Section 1009.3 exc. 1

Chapter 26

2603.4

718.2.2

Chapter 10

Table 1004.1.2	
----------------	--

KEYNOTE SYSTEM

REFER TO THE KEYNOTE LEGEND ON EACH DRAWING FOR KEYNOTE CONTEXT. EACH KEYNOTE REFERENCE NUMBER CONSISTS OF A 1 OR 2 DIGIT PREFIX FOLLOWED BY A PERIOD AND A 1 TO 3 DIGIT SUFFIX. THE PREFIX IDENTIFIES THE SPECIFICATION SECTION WHICH GENERALLY COVERS THE ITEM REFERENCED. THE SUFFIX IDENTIFIES THE SPECIFIC ITEM. NOT ALL KEYNOTES ARE REFERENCED ON EACH DRAWING SHEET. KEYNOTE REFERENCES ARE NOT INTENDED TO INFLUENCE THE CONTRACTOR'S DIVISION OF THE WORK AMONG SUBCONTRACTORS OR TO ESTABLISH THE EXTENT OF WORK TO BE PERFORMED BY ANY TRADE.

GENERAL NOTES

- THIS PLAN AND SQUARE FOOTAGES LISTED ARE FOR CODE REVIEW ONLY AND SHOULD NOT BE USED FOR OTHER PURPOSES. SEE FLOOR PLANS FOR CONSTRUCTION INFORMATION.
- RATED ASSEMBLIES ARE INDICATED AS PER CODE REQUIRED MINIMUMS. ACTUAL CONSTRUCTION ASSEMBLIES MAY EXCEED CODE REQUIRED MINIMUMS.

APPLICABLE CODES & REGS

FOLLOWING IS A LIST OF LOCAL, NATIONAL BUILDING CODES AND OTHER APPLICABLE REGULATIONS THAT MAY APPLY TO THE DESIGN, CONSTRUCTION AND OPERATION OF THE FACILITY. LOCAL AMENDMENTS APPLY. INTERNATIONAL BUILDING CODE 2012 - WITH LOCAL AMENDMENTS

THE FACILITIES REQUIREMENTS OF TITLE II OF THE AMERICAN WITH DISABILITIES ACT (ADA) IN ACCORDANCE WITH ADAAG 2010

NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 2010
INTERNATIONAL FIRE CODE 2012
UNIFORM PLUMBING CODE 2009
INTERNATIONAL MECHANICAL CODE 2012
ASME BOILER AND PRESSURE VESSEL CODES
STATE BOILER SAFETY CODE
AMERICAN WATERWORKS ASSOCIATION (AWWA)
NATIONAL SANITATION FOUNDATION (NSF)
WILLIAMS-STEIGER OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA)
ASHRAES STANDARD 90.1 - 2010 ENERGY EFFICIENT DESIGN OF NEW BUILDINGS

CITY ELECTRICAL ORDINANCES
STATE ELECTRICAL LAWS, REGULATIONS AND WIRING BULLETIN OF SOUTH DAKOTA
NFPA 70, NEC, CURRENT ADDITION
IEEE
NATIONAL BOARD OF FIRE UNDERWRITERS (NBFI)
NEMA
UNDERWRITERS LABORATORIES (UL)
ELECTRICAL TESTING LABORATORY (ETL)
ILLUMINATION ENGINEERING SOCIETY (IES)
AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI)
CERTIFIED BALLAST MANUFACTURER (CBM)
SOUTH DAKOTA STATE GLAZING LAW
SOUTH DAKOTA STATE PLUMBING COMMISSION RULES AND REGULATIONS GOVERNING THE INSTALLATION OF PLUMBING

CODE PLAN LEGEND

ROOM TYPE

### SF	
### OCC	

DOOR

###"	
###	
###	
###	

STAIR

###"	
###	
###	
###	

E / X

F.E.	
KB	

ROOM CODE KEY

AREA OF ROOM
AREA ALLOCATION PER OCCUPANT
CALCULATED OCCUPANT LOAD

DOOR CODE KEY
EFFECTIVE DOOR WIDTH
EGRESS WIDTH REQUIRED PER OCCUPANT
AVAILABLE EGRESS CAPACITY
ACTUAL CALCULATED EGRESS

STAIR CODE KEY
EFFECTIVE STAIR WIDTH
EGRESS WIDTH REQUIRED PER OCCUPANT
AVAILABLE EGRESS CAPACITY
ACTUAL CALCULATED EGRESS

POINT OF EGRESS / NUMBER OF OCCUPANTS

FIRE EXTINGUISHER LOCATION
SEE FLOOR PLANS FOR CABINET LOCATIONS

KNOX BOX, VERIFY LOCATION WITH AHJ

1/2 HOUR FIRE PARTITION
1 HOUR FIRE PARTITION
1 HOUR FIRE BARRIER
2 HOUR FIRE PARTITION
2 HOUR FIRE BARRIER
1 HOUR HORIZONTAL ASSEMBLY

REFERENCE SYMBOLS

COLUMN LINE OR GRID

BUILDING SECTION

DETAIL

WALL TYPE

DOOR

WINDOW

CONTROL ELEVATION

HEIGHT

NORTH

KEYNOTE

CENTER

HIDDEN, FUTURE OR EXISTING

INTERIOR ELEVATION

CLIENT'S INITIALS

EXHIBIT A



431 N Phillips Avenue, Suite 200
Sioux Falls, South Dakota 57104
T 605.336.3718
F 605.336.0438
W kochhazard.com

*USE OR REUSE OF THESE DOCUMENTS BY THE OWNER OR OTHERS FOR PURPOSES OTHER THAN THOSE INTENDED, WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE ARCHITECT, WILL BE AT THE USER'S RISK AND FULL LEGAL RESPONSIBILITY.



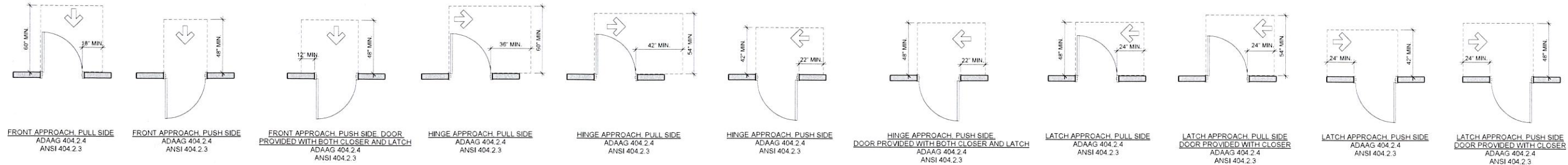
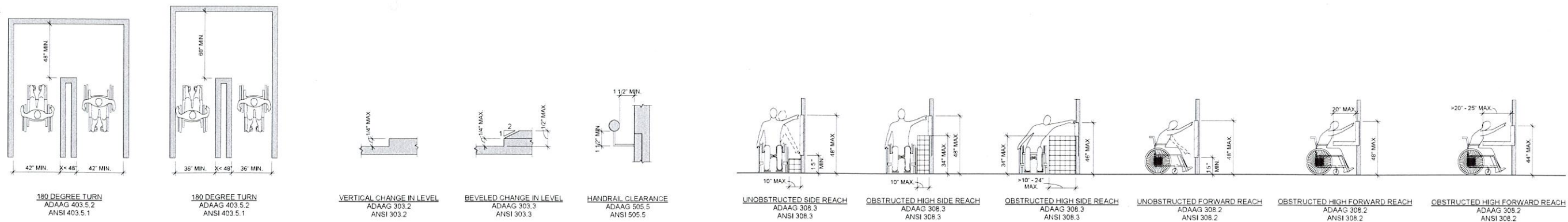
PROJECT NO. 2139
DRAWN BY. KWT

DATE 06.17.2021
COPYRIGHT 2021

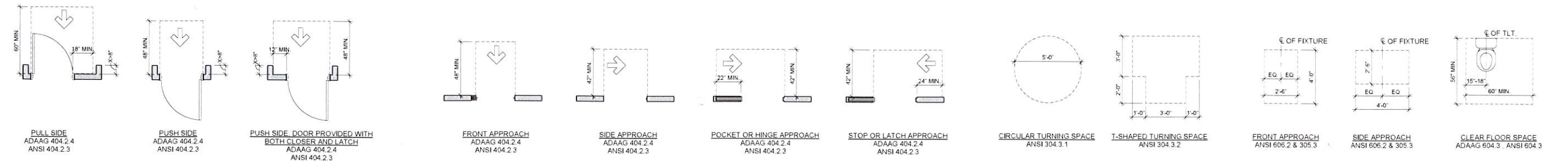
PROJECT
TENANT IMPROVEMENTS
RESOLVE
MITCHELL, SOUTH DAKOTA

SHEET
CODE REVIEW, ORIENTATION & LEGENDS

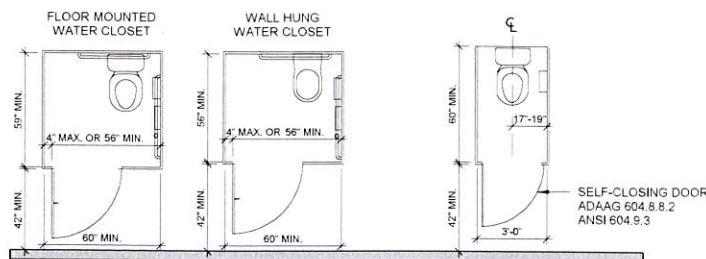
A0.0



MANUEVERING CLEARANCES AT MANUAL SWINGING DOORS OR GATES



RECESSED DOORS AND GATES



NOTE: 9" CLEAR UNDER PARTITIONS, TYPICAL

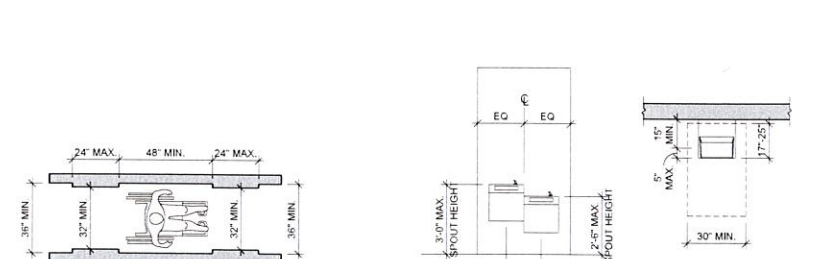
WHEELCHAIR ACCESSIBLE TOILET COMPARTMENT

ADAAG 604.8.1
ANSI 604.9.2

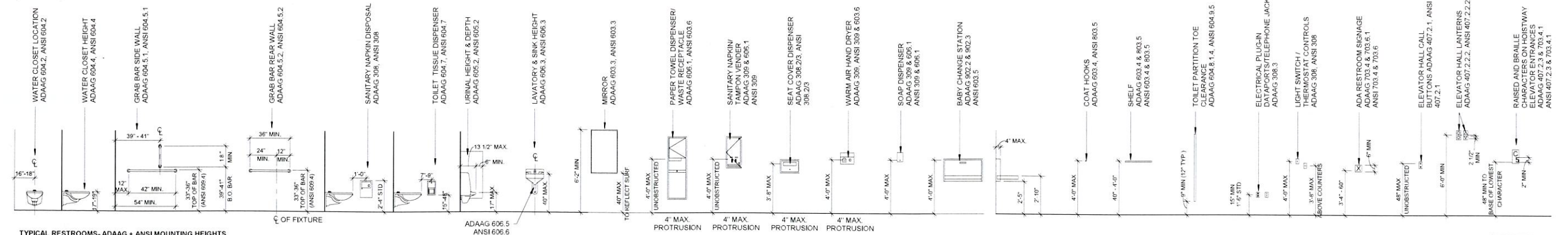
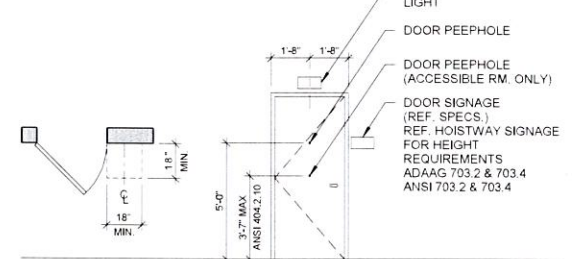
AMBULATORY ACCESSIBLE COMPARTMENT

ADAAG 604.8.2
ANSI 604.10

MANUEVERING CLEARANCES AT DOORWAYS WITHOUT DOORS OR GATES, MANUAL SLIDING DOORS, AND MANUAL FOLDING DOORS



CLEAR FLOOR SPACE AT ACCESSIBLE FIXTURES

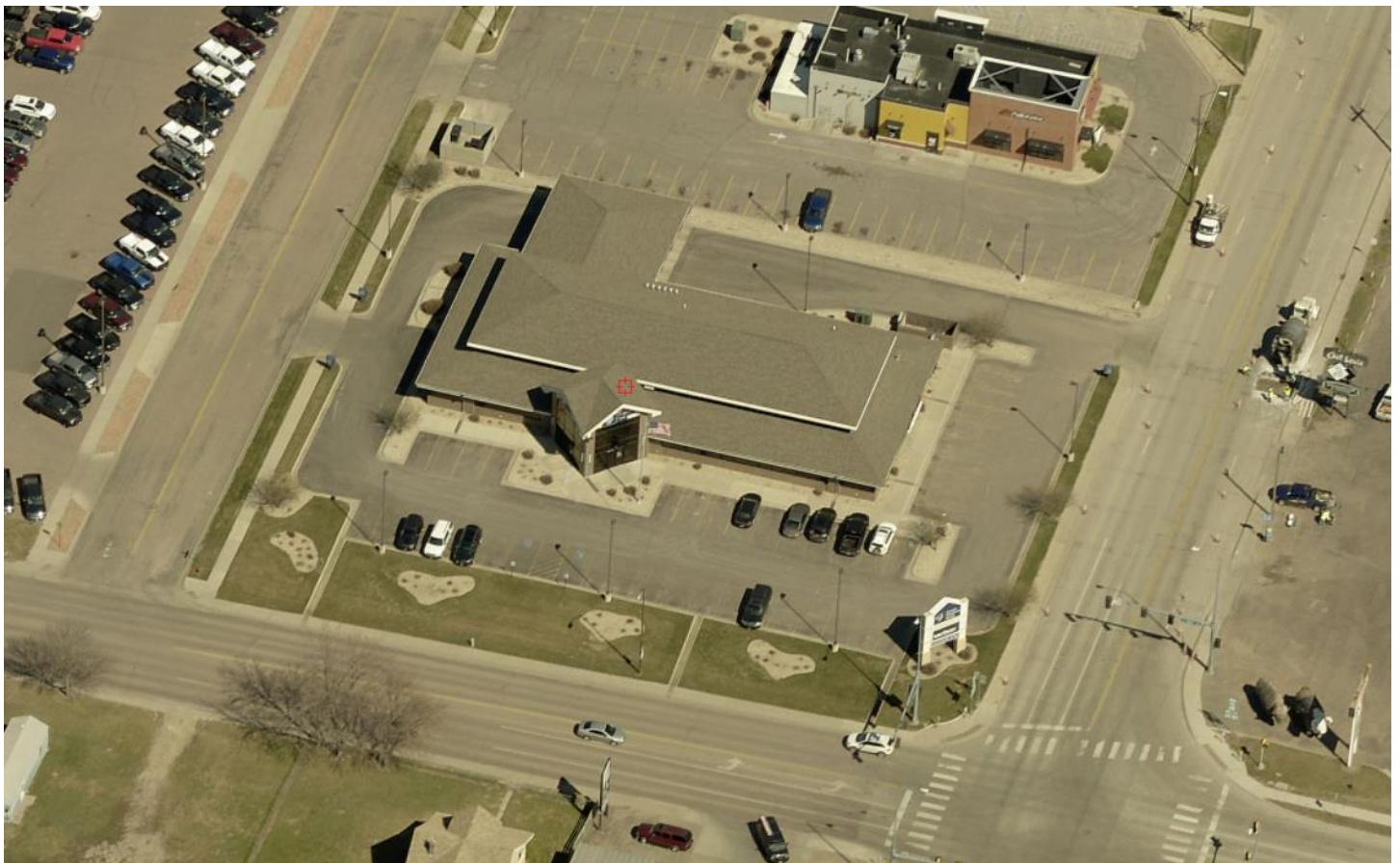
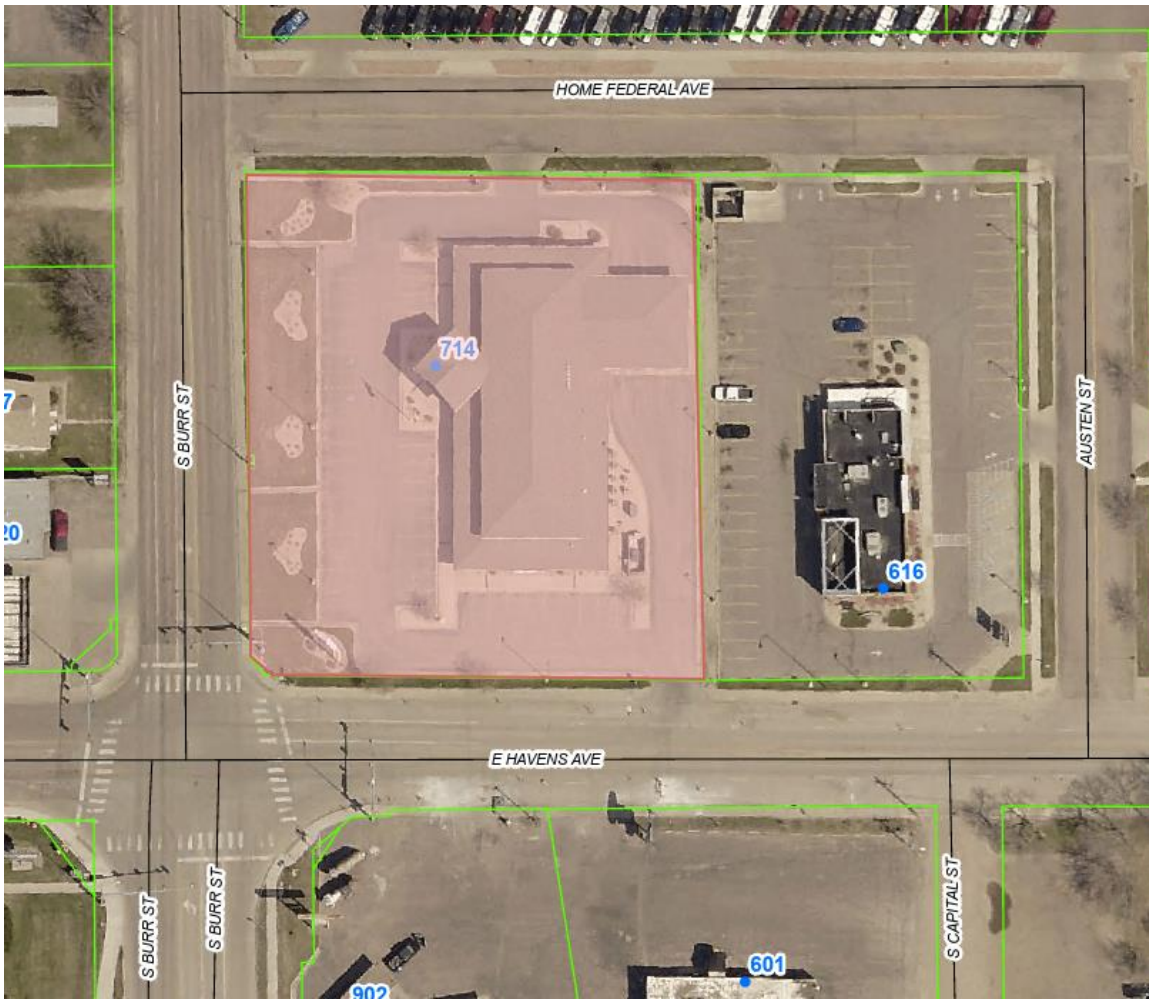


TYPICAL RESTROOMS: ADAAG & ANSI MOUNTING HEIGHTS

ADAAG & ANSI MOUNTING HEIGHTS

1/4" = 1'-0"

CLIENT'S INITIALS
EXHIBIT A



10x10
UTILITY

15x14
OFFICE

16x19
OFFICE

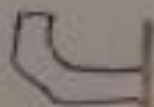
16x19
CONF ROOM

16x19
OFFICE

HALLWAY

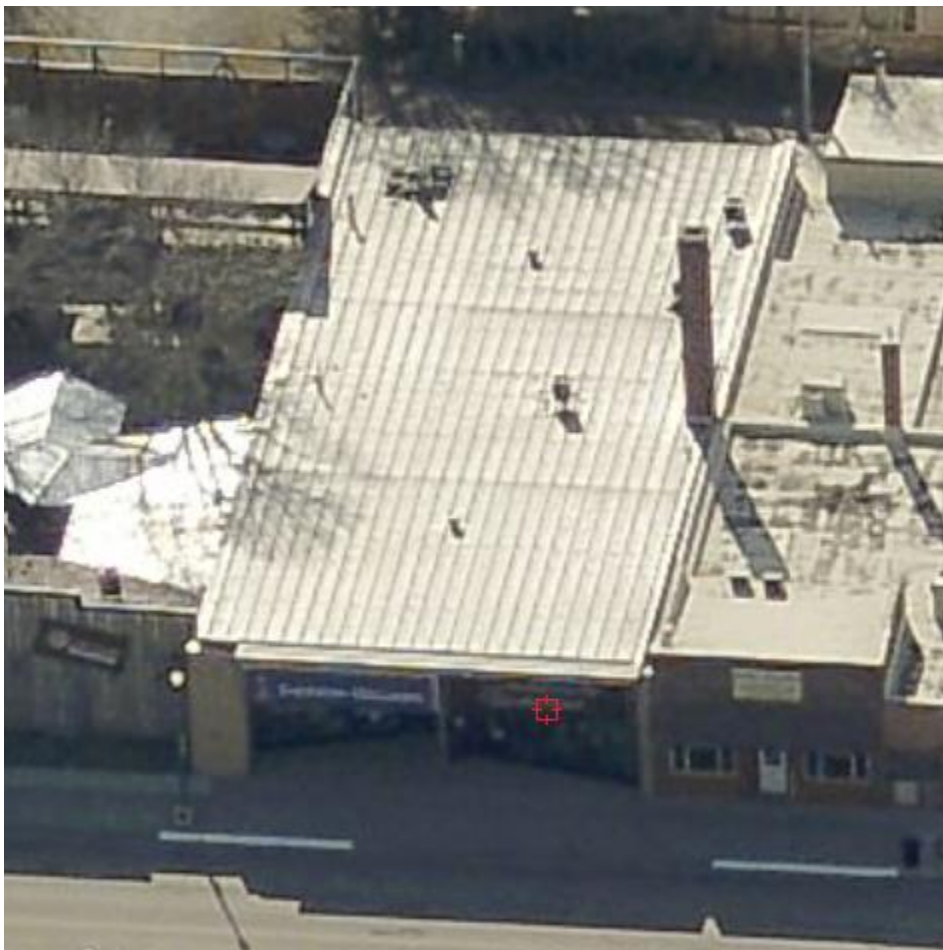
9x7 → 9x7
BATH

20x29
LARGE CONF
ROOM



14'
16'
16'
16'
5'
7'
20'
25'

24'





1 Inch = 100 Feet

LEGEND

- = FOUND IRON MONUMENT
- = SET 5/8" X 18" REBAR WITH PLASTIC CAP NO. 13714
- 100' (P) = PLATTED BEARING OR DISTANCE
- 100' = MEASURED BEARING OR DISTANCE
- = SET NAIL
- △ = SET SURVEY SPIKE
- 4.00 CH (P) = PLATTED DISTANCE IN CHAINS
- = FOUND NAIL
- ◇ = SET 3/8" X 12" SPIKE W/WASHER JAW-13714
- WM = WITNESS MONUMENT

PREPARED BY: JEREMY A. WOLBRINK, R.L.S.
2100 NORTH SANBORN BLVD. - P.O. BOX 398
MITCHELL, SOUTH DAKOTA 57301
PHONE: (605) 996-7761

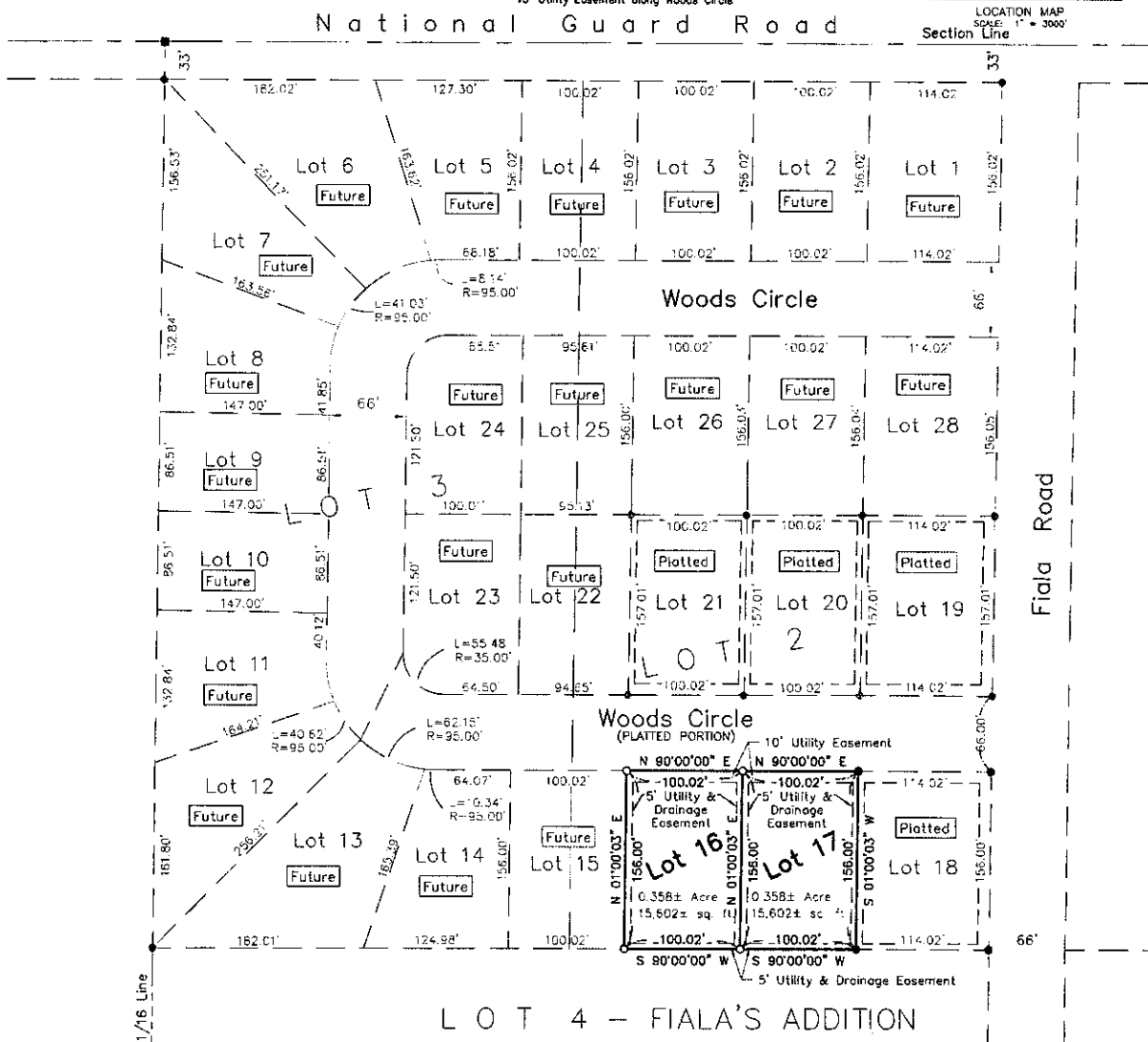
BEARINGS ARE BASED ON AN ASSUMED COORDINATE SYSTEM USING GPS GRID BEARINGS/GROUND DISTANCES

NOTE: THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT OR TITLE COMMITMENT. EASEMENTS OF RECORD WERE NOT RESEARCHED AND ARE NOT SHOWN UNLESS OTHERWISE NOTED.

EASEMENTS IN LOTS 16 AND 17 DEDICATED BY THIS PLAT.
5' Utility and Drainage Easement along back and side property lines
10' Utility Easement along Woods Circle

SEC. 4, T 103 N, R 60 W

LOCATION MAP
SCALE: 1" = 300'



A PLAT OF LOTS 16 AND 17 OF AIRPORT ADDITION, A SUBDIVISION OF PREVIOUSLY PLATTED LOT 2 OF FIALA'S ADDITION IN THE EAST 1/2 OF THE NW 1/4 OF SECTION 4, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

SURVEYOR'S CERTIFICATE

I, Jeremy A. Wolbrink, the undersigned, do hereby certify that I am a Registered Land Surveyor in the State of South Dakota. At the request of Groeneweg Construction, LLC, a South Dakota Limited Liability Company, as owner, and under its direction for purposes indicated therein, I did on or prior to July 19, 2021, survey those parcels of land described as follows: LOTS 16 AND 17 OF AIRPORT ADDITION, A SUBDIVISION OF PREVIOUSLY PLATTED LOT 2 OF FIALA'S ADDITION IN THE EAST 1/2 OF THE NW 1/4 OF SECTION 4, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

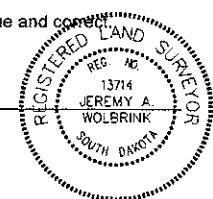
In my professional opinion and to the best of my knowledge, information and belief, the within and foregoing plat is true and correct.

Dated this _____ day of _____, 2021.

Registered Land Surveyor #SD13714

SPN

& Associates
Engineers, Planners and Surveyors
2100 North Sanborn Blvd. - P.O. Box 398 Mitchell, South Dakota 57301
Phone: (605) 996-7761 Fax: (605) 996-0015



OWNER'S CERTIFICATE, DEDICATION AND AGREEMENT OF PROTECTION OF WATER

IN WITNESS WHEREOF, I have hereunto set my hand this day of , 2021

STATE OF SOUTH DAKOTA))SS
COUNTY OF DAVISON)

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

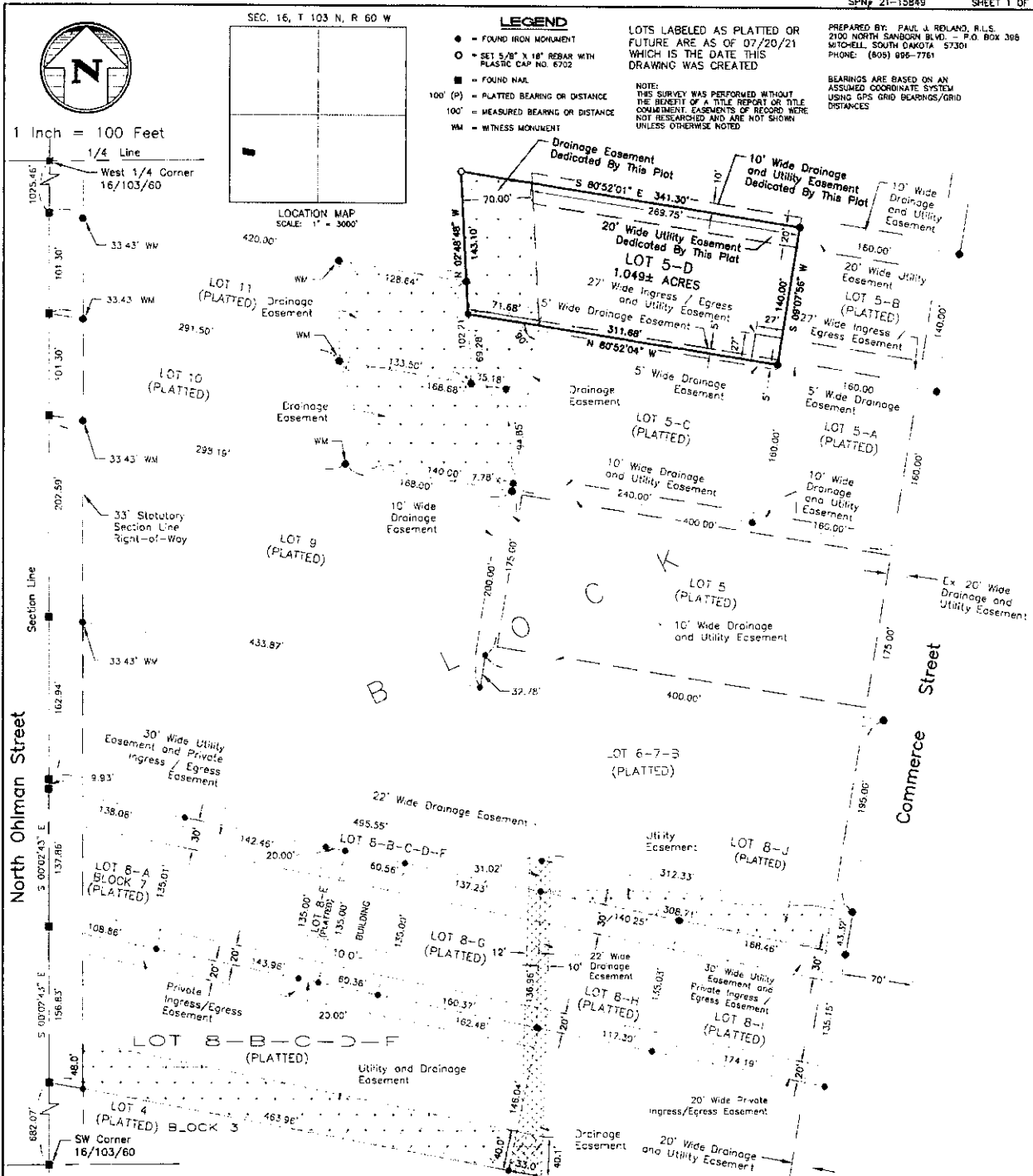
Notary Public, South Dakota
My Commission Expires:

The undersigned hereby certifies that the foregoing resolution was passed by the City Planning Commission of Mitchell, South Dakota, at a meeting thereof held on the _____ day of _____, 2021.

Chairperson/Vice-Chairperson of Mitchell City Planning Commission







A PLAT OF LOT 5-D, BLOCK 7 OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF THE SW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

SURVEYOR'S CERTIFICATE

I, Paul J. Reiland, the undersigned, do hereby certify that I am a Registered Land Surveyor in the State of South Dakota. At the request of CJM Consulting, Inc., a South Dakota corporation, as owner, and under its direction for purposes indicated therein, I did on or prior to July 19, 2021, survey those parcels of land described as follows: LOT 5-D, BLOCK 7 OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF THE SW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

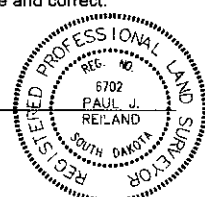
In my professional opinion and to the best of my knowledge, information and belief, the within and foregoing plat is true and correct.

Dated this _____ day of _____, 2021

Registered Land Surveyor #SD6702

SPN

Registered Land Surveyor #SD6702
& Associates
Engineers, Planners and Surveyors
 2100 North Sanborn Blvd. - P.O. Box 398 Mitchell, South Dakota 57301
 Phone: (605) 996-7761 Fax: (605) 996-0015



2100 North Sanborn Blvd. - P.O. Box 398 Mitchell, South Dakota 57301
Phone: (605) 996-7761 Fax: (605) 996-0015



A PLAT OF LOT 5-D, BLOCK 7 OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF THE SW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

RESOLUTION OF CITY COUNCIL

WHEREAS, it appears that the City Planning Commission of the City of Mitchell, South Dakota, did duly consider and did recommend the approval and adoption of the hereinafter described plat, at its meeting held on the _____ day of _____, 2021; and

WHEREAS, it appears from an examination of the plat of LOT 5-D, BLOCK 7 OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF THE SW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, as prepared by Paul J. Reiland, a duly licensed Land Surveyor in and for the State of South Dakota, that said plat is in accordance with the system of streets and alleys set forth in the Master Plan adopted by the City Planning Commission of the City of Mitchell, South Dakota, and that such plat has been prepared according to law;

THEREFORE, be it resolved by the City Council of Mitchell, South Dakota, that the plat of LOT 5-D, BLOCK 7 OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF THE SW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul J. Reiland, be and the same is hereby approved and the description set forth therein and the accompanying surveyor's certificate shall prevail.

The undersigned does hereby certify that the foregoing resolution was passed by the City of Mitchell, South Dakota, at a meeting held on the _____ day of _____, 2021.

Finance Officer/Deputy Finance Officer of the City of Mitchell

CERTIFICATE OF COUNTY TREASURER

The undersigned does hereby certify that all taxes which would, if not paid, be liens upon any of the land included in the within and foregoing plat, as shown by the records of this office, have been fully paid.

Treasurer/Deputy Treasurer of Davison County

Date

DIRECTOR OF EQUALIZATION

The undersigned does hereby certify that a copy of the plat of LOT 5-D, BLOCK 7 OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF THE SW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, has been received by me and is filed in this office.

Director of Equalization/Deputy Director of Equalization of Davison County

Date

REGISTER OF DEEDS

STATE OF SOUTH DAKOTA)
)SS
COUNTY OF DAVISON)

FILED for record this _____ day of _____, 2021, at _____, and recorded in Book _____ of Plats on Page _____ therein.

Register of Deeds, Davison County

By _____

Deputy

SPN

& Associates

Engineers, Planners and Surveyors

2100 North Sanborn Blvd. - P.O. Box 398 Mitchell, South Dakota 57301

Phone: (605) 996-7761

Fax: (605) 996-0015





