

# SITE DEVELOPMENT PLAN

1424 N. ROYAL AVENUE

AREAS:

OFFICE:	2792 S.F.
SHOP:	2400 S.F.
WAREHOUSE:	1440 S.F.
EXISTING BUILDING:	4600 S.F.
TOTAL:	11000 S.F.

SCALE: 1" = 20'

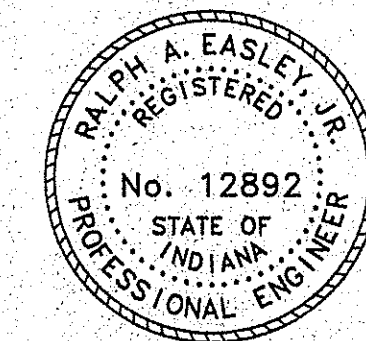
ESTIMATED EARTH VOLUMES - TO FINISH GRADES

CUT:	116.32 CY
FILL:	1899.82 CY
REDUCT 8" ROAD SYST:	162.7 CY
REDUCT 9" PARKING AREA:	213.9 CY
TOTAL:	377.6

ESTIMATED DRY VOLUME OF IMPORTED DIRT FILL = 1899.82 - 377.6 = 1521.92 CU. YD.

ALL WORK AND MATERIALS SHALL COMPLY WITH THE CURRENT EDITION OF: "THE INDIANA BUILDING CODE", "THE INDIANA PLUMBING CODE", "THE INDIANA MECHANICAL CODE", "THE INDIANA ELECTRICAL CODE", "THE INDIANA ACCESSIBILITY CODE" AND ALL LOCAL CODES. ALL WORK SHALL BE DONE TO COMPLY WITH ALL MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

DAVE SEIBERT *Dave Seibert*  
 HELEN SEIBERT *Helen Seibert*  
 DATED 4-24-57



RALPH A. EASLEY, JR.  
 IN REG. # 12892  
 1133 W. MILL ROAD  
 EVANSVILLE, IN

LEGEND

I.R.	IRON ROD
I.P.	IRON PIPE
RR SPIKE	RAILROAD SPIKE
EX.	EXISTING
E.O.P.	EDGE OF PAVEMENT
CALC.	CALCULATED
RECORD	RECORD
MEASURED	MEASURED
FIRE HYDRANT	FIRE HYDRANT
UTILITY POLE	UTILITY POLE
LIGHT POLE	LIGHT POLE
WATER VALVE	WATER VALVE
WATER METER	WATER METER
GAS VALVE	GAS VALVE
GAS METER	GAS METER
TRAFFIC SIGN	TRAFFIC SIGN
TOP OF CURB	TOP OF CURB
GUTTER LINE	GUTTER LINE
PROPERTY CORNER & BOUNDARY	PROPERTY CORNER & BOUNDARY
GAS LINE	GAS LINE
RIGHT-OF-WAY LINE	RIGHT-OF-WAY LINE
ADJOINING PROPERTY LINE	ADJOINING PROPERTY LINE
FENCE	FENCE
WATER LINE	WATER LINE
BUILDING SETBACK LINE	BUILDING SETBACK LINE
EASEMENT LINE	EASEMENT LINE
ELECTRIC LINE	ELECTRIC LINE
UNDERGROUND ELECTRIC	UNDERGROUND ELECTRIC
TELEPHONE LINE	TELEPHONE LINE
UNDERGROUND TELEPHONE	UNDERGROUND TELEPHONE

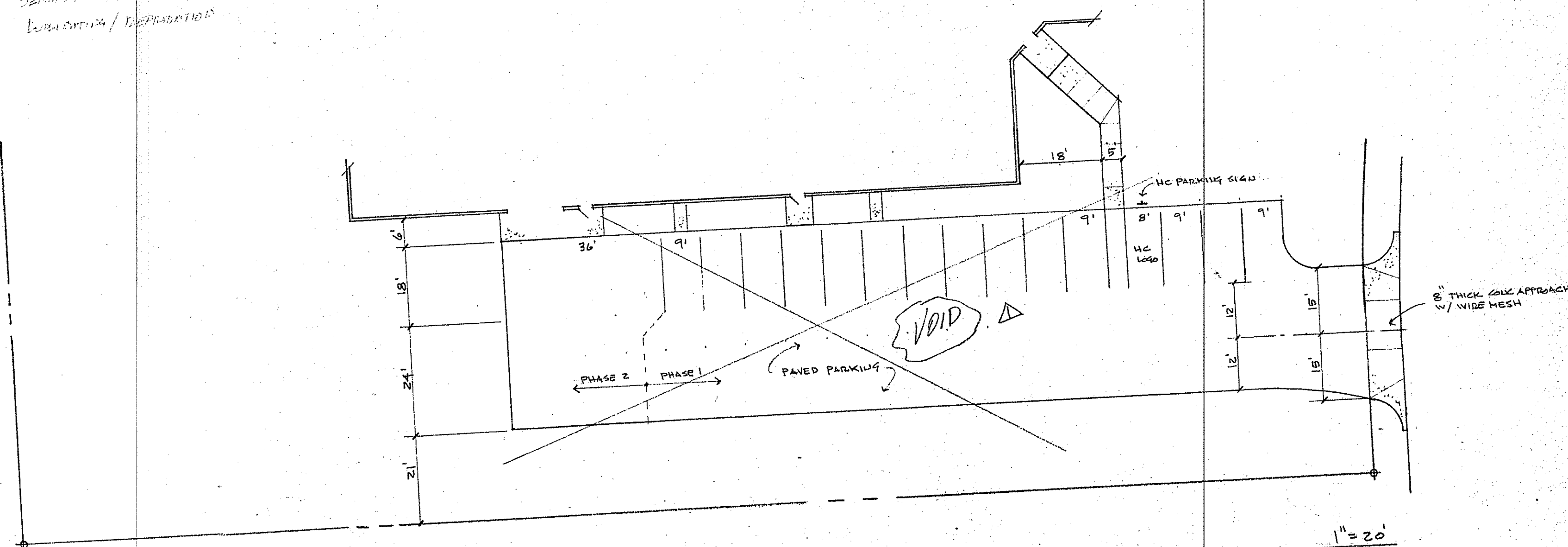
SITE DEVELOPMENT PLAN  
 DAVE SEIBERT  
 LOT 6 RYAN COMMERCIAL PARK

**AE**  
**ANDY EASLEY ENGINEERING**  
 CIVIL ENGINEERING (812) 424-2461 LAND SURVEYING  
 1133 W. MILL ROAD EVANSVILLE, INDIANA 47710

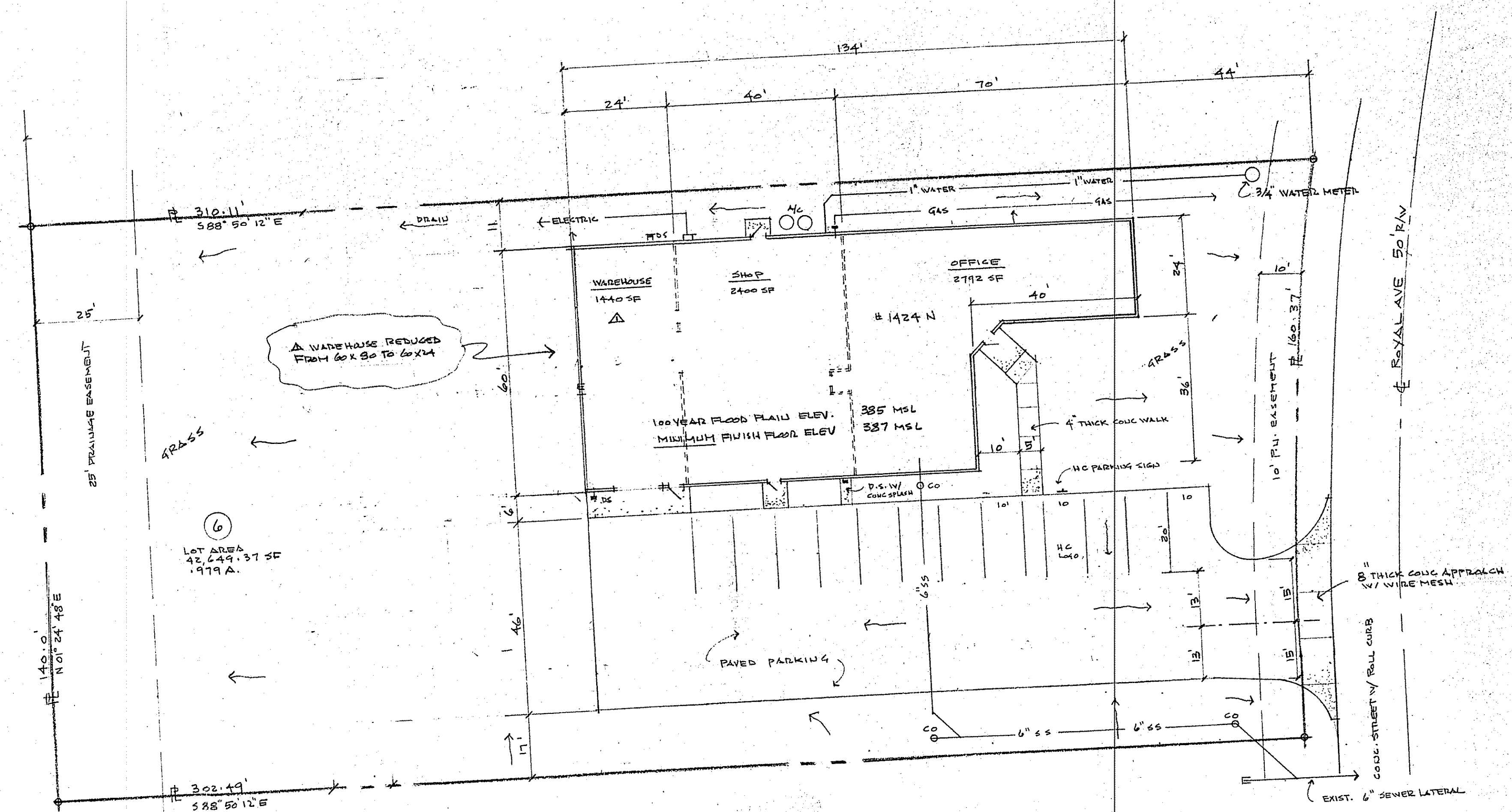
DRAWN BY: T.J.K.	DATE: 04-01-57	SHEET NO. 1
CHECKED BY: R.A.E.	PROJECT NO: 5873	
SCALE: 1" = 20'	REVISIONS	

11.4.7 DRYING CLOTHES  
 NOISES  
 SEWAGE TRENCH / TANK  
 WIND SCREEN / DECONTAMINATION

OFFICE 2792  
 SHOP AREA 2400 SF  
 WAREHOUSE 1440 SF



PARKING & DRIVEWAY PLAN NOTE: ALTERNATE BIG PARKING PLAN SHOWN BELOW



DO NOT HESITATE TO ASK DUMB QUESTIONS.  
 THEY ARE EASIER TO HANDLE THAN DUMB MISTAKES.

DO NOT SCALE DRAWINGS  
 VERIFY ALL DIMENSIONS IN FIELD!

SITE DEVELOPMENT PLAN

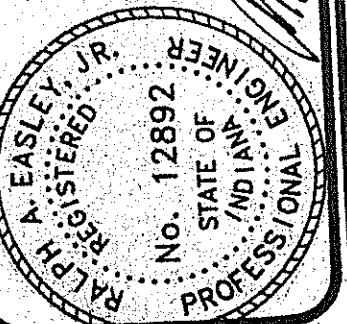
M24 N. ROYAL AVE.  
 BASED UPON PLAT PLAN FURNISHED BY OWNER

AREAS:

OFFICE	2792 SF
SHOP	2400 SF
WAREHOUSE	1440 SF
	6632 SF

All work and materials shall comply with the current editions of: "The Indiana Building Code," "The Indiana Plumbing Code," "The Indiana Mechanical Code," "The Indiana Electrical Code," "The Indiana Accessibility Code" and all local codes. All work shall be done to comply with all manufacturer's specifications and recommendations.

DAVE SEIBERT *Dave Seibert*  
 MELANIE SEIBERT  
 DATED 4-28-97



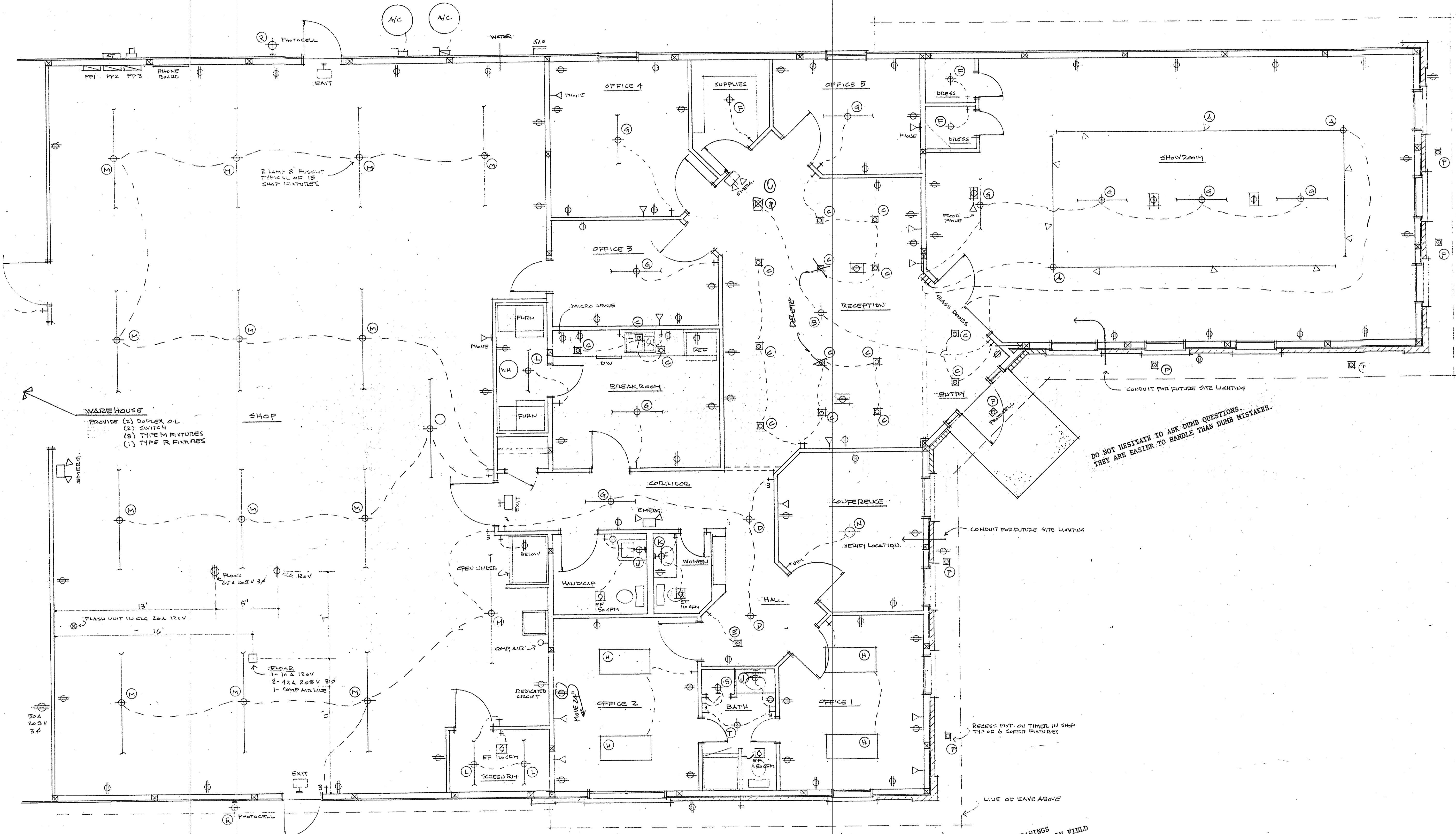
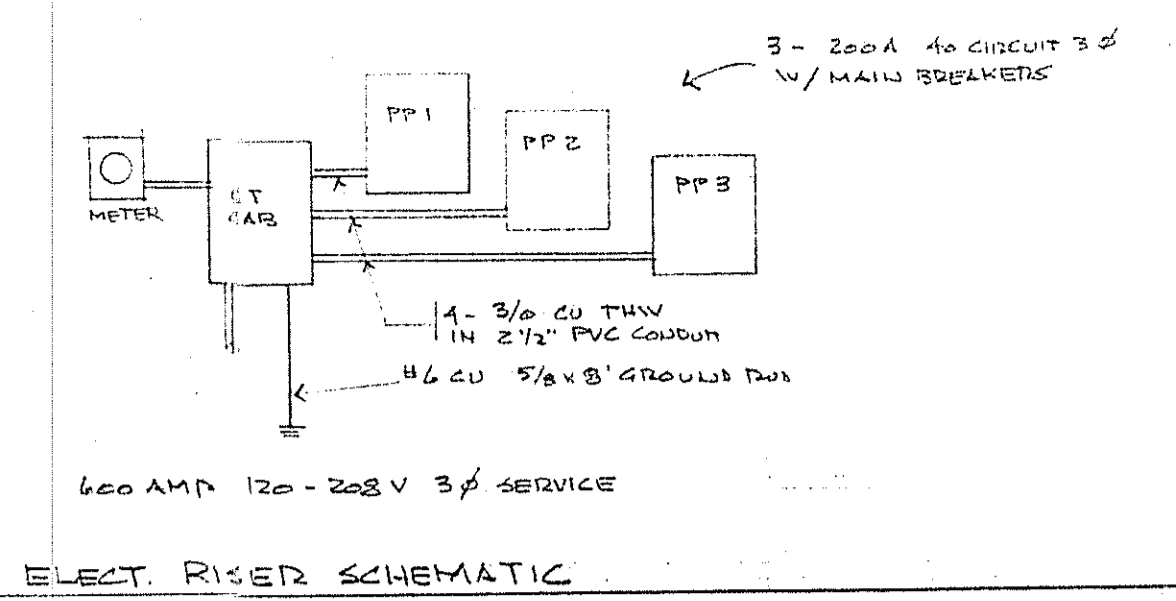
NEW OFFICE FACILITY  
 1424 N. ROYAL AVE EVANSVILLE IN  
 OWNER: DAVE SEIBERT  
 BUILDER: CISELL CONSTRUCTION

ANDY EASLEY ENGINEERING  
 CIVIL ENGINEERING  
 1193 W. MILL ROAD  
 EVANSVILLE, INDIANA 47710

REVISED	DATE
1	4-11-97

CHECKED BY:  
 DRAWN BY: EARL  
 SCALE:  
 DATE: 17 MARCH 97  
 JOB NO: 531

SHEET  
 SD 1 of 1

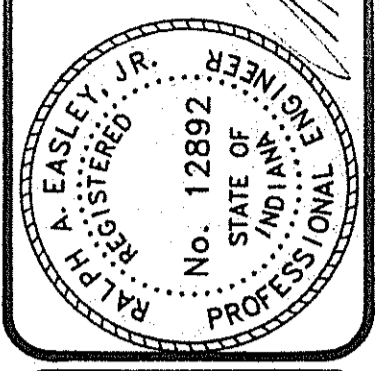


ELECTRICAL & LIGHTING PLAN

All work and materials shall comply with the current editions of: "The Indiana Building Code," "The Indiana Plumbing Code," "The Indiana Mechanical Code," "The Indiana Electrical Code," "The Indiana Accessibility Code" and all local codes. All work shall be done to comply with all manufacturer's specifications and recommendations.

DO NOT SCALE DRAWINGS  
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1/4" SCALE



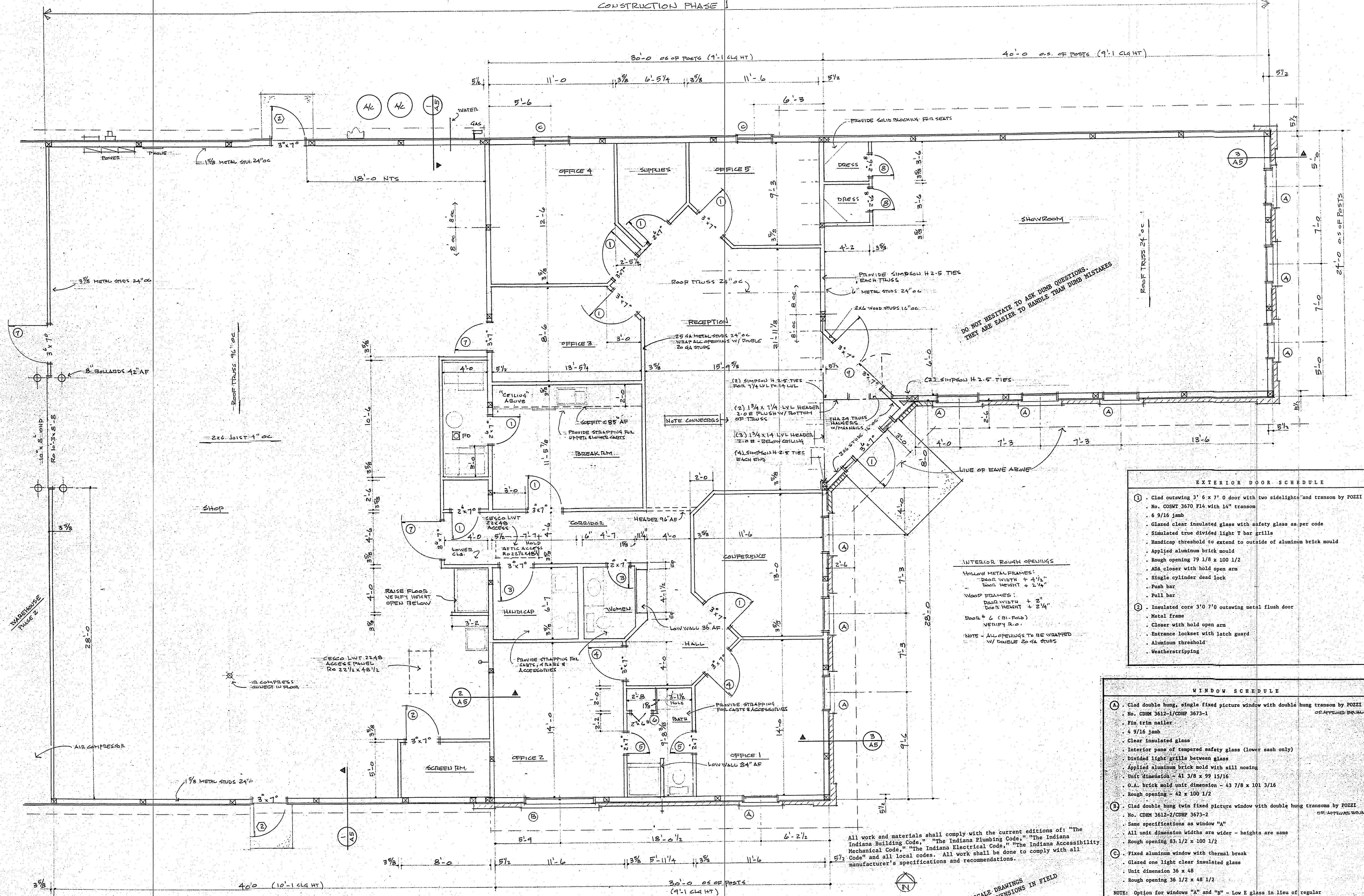
NEW OFFICE FACILITY  
1424 N. ROYAL AVE EVANSVILLE IN  
OWNER: DAVE SEIBERT  
BUILDER: CUSSELL CONSTRUCTION

**ANDY EASLEY ENGINEERING**  
CIVIL ENGINEERING  
1133 W. MILL ROAD  
EVANSVILLE, INDIANA 47710


CHECKED BY:
DRAWN BY: EARL
SCALE:
DATE: 17 MARCH '97
JOB NO: 537
SHEET E1 OF 1

GRAPHIX INC. 307083

CONSTRUCTION PHASE 1



DO NOT HESITATE TO ASK DUMB QUESTIONS. THEY ARE EASIER TO HANDLE THAN DUMB MISTAKES.

**INTERIOR ROUGH OPENINGS**

HOLLOW METAL FRAMES:  
 Door width + 1/2"  
 Door height + 2 1/4"

WOOD FRAMES:  
 Door width + 2"  
 Door height + 2 1/4"

Door # 6 (B1-10)  
 VERIFY R.O.

NOTE - ALL OPENINGS TO BE SHIPPED W/ DOUBLE 2x4 STUDS

EXTERIOR DOOR SCHEDULE	
①	Clad outswing 3' 6" x 7' 0" door with two sidelights and transom by POZZI No. COSMT 3670 F14 with 14" transom 6 9/16 jamb Glazed clear insulated glass with safety glass as per code Simulated true divided light T bar grills Handicap threshold to extend to outside of aluminum brick mould Applied aluminum brick mould Rough opening 79 1/8 x 100 1/2 ADA closer with hold open arm Single cylinder dead lock Push bar Pull bar
②	Insulated core 3'0" 7'0" outswing metal flush door Metal frame Closer with hold open arm Entrance lockset with latch guard Aluminum threshold Weatherstripping

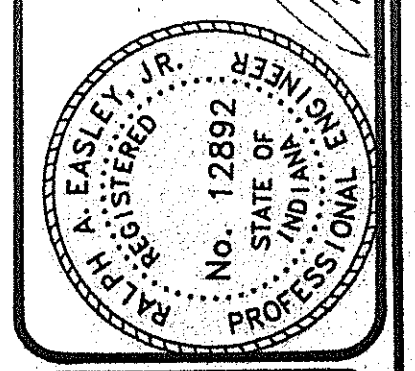
WINDOW SCHEDULE	
A	Clad double hung, single fixed picture window with double hung transom by POZZI No. CDHM 3612-2/CDHP 3673-1 Pin trim natter 4 9/16 jamb Clear insulated glass Interior pane of tempered safety glass (lower sash only) Divided light grille between glass Applied aluminum brick mould with sill nosing Unit dimension - 41 3/8 x 99 15/16 O.A. brick mould unit dimension - 43 7/8 x 101 3/16 Rough opening - 42 x 100 1/2
B	Clad double hung twin fixed picture window with double hung transoms by POZZI No. CDHM 3612-2/CDHP 3673-2 Same specifications as window "A" All unit dimension widths are wider - heights are same Rough opening 83 1/2 x 100 1/2
C	Fixed aluminum window with thermal break Glazed one light clear insulated glass Unit dimension 36 x 48 Rough opening 36 1/2 x 48 1/2

NOTE: Option for windows "A" and "B" - Low E glass in lieu of regular

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DO NOT SCALE DRAWINGS VERIFY ALL DIMENSIONS IN FIELD

STRUCTURAL FLOOR PLAN / OFFICE & SHOP AREA

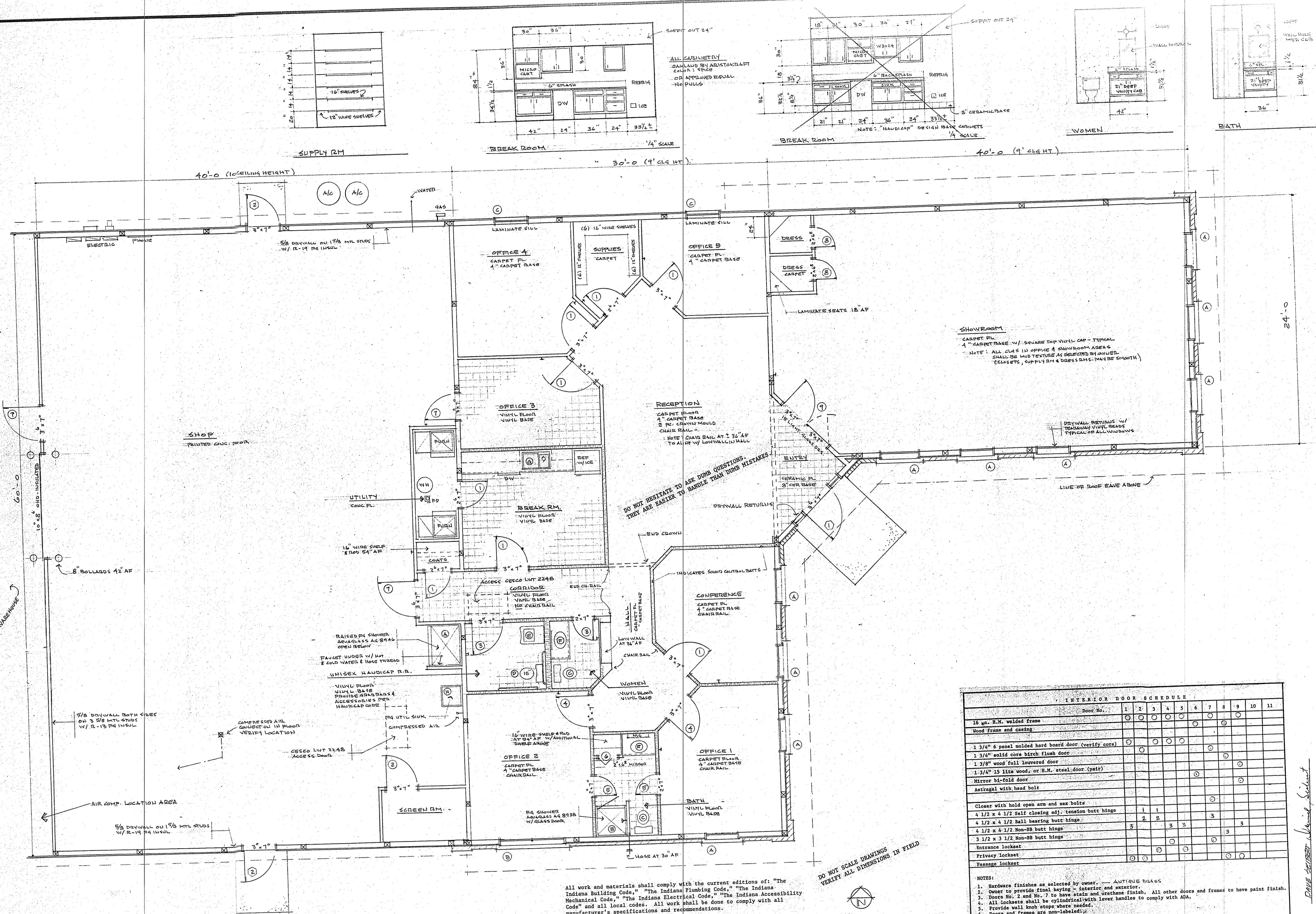


NEW OFFICE FACILITY  
 1424 N. ROYAL AVE. - EVANSVILLE IN  
 OWNER: DAVE SEIBERT  
 BUILDER: CRESSBELL CONSTRUCTION

**ANDY EASLEY ENGINEERING**  
 LAND SURVEYING  
 EVANSVILLE, INDIANA 47710  
 1133 W. MILL ROAD


CHECKED BY:  
 DRAWN BY: EARL  
 SCALE:  
 DATE: 17 MARCH 97  
 JOB NO.: 537  
 SHEET: A2 OF 5

DAVE SEIBERT / Owner / Client  
 ANDY EASLEY / Engineer  
 DATE: 4-24-97

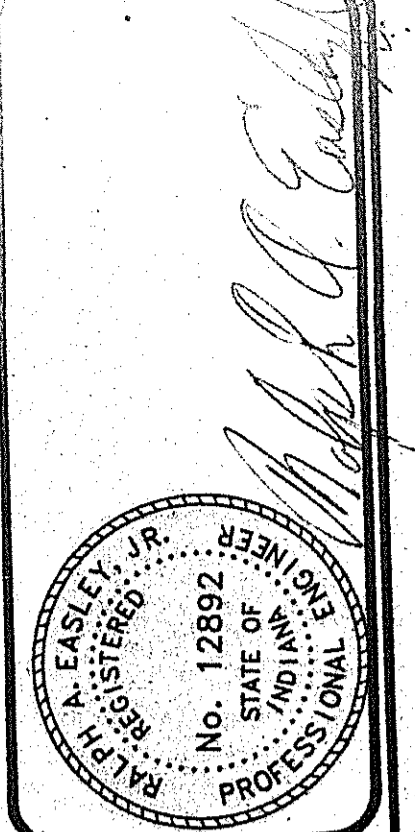


**INTERIOR DOOR SCHEDULE**

Door No.	1	2	3	4	5	6	7	8	9	10	11
16 ga. H.M. welded frame											
Wood frame and casing											
1 3/4" 6 panel molded hard board door (verify core)											
1 3/4" solid core birch flush door											
1 3/8" wood full louvered door											
1 3/4" 15 lite wood, or H.M. steel door (pair)											
Mirror bi-fold door											
Astragal with head bolt											
Closer with hold open arm and exit bolts											
4 1/2 x 4 1/2 Self closing adj. tension butt hinge		1	1								
4 1/2 x 4 1/2 Ball bearing butt hinge			2	2				3			
4 1/2 x 4 1/2 Non-BB butt hinge		3			3	3			3		
3 1/2 x 3 1/2 Non-BB butt hinge											
Entrance lockset											
Privacy lockset											
Passage lockset											

**NOTES:**

- Hardware finishes as selected by owner. — ANTIQUE BRASS
- Owner to provide final keying — Interior and exterior.
- Doors No. 2 and No. 7 to have stain and urethane finish. All other doors and frames to have paint finish.
- All locksets shall be cylindrical with lever handles to comply with ADA.
- Provide wall knob stops where needed.
- Doors and frames are non-labeled.

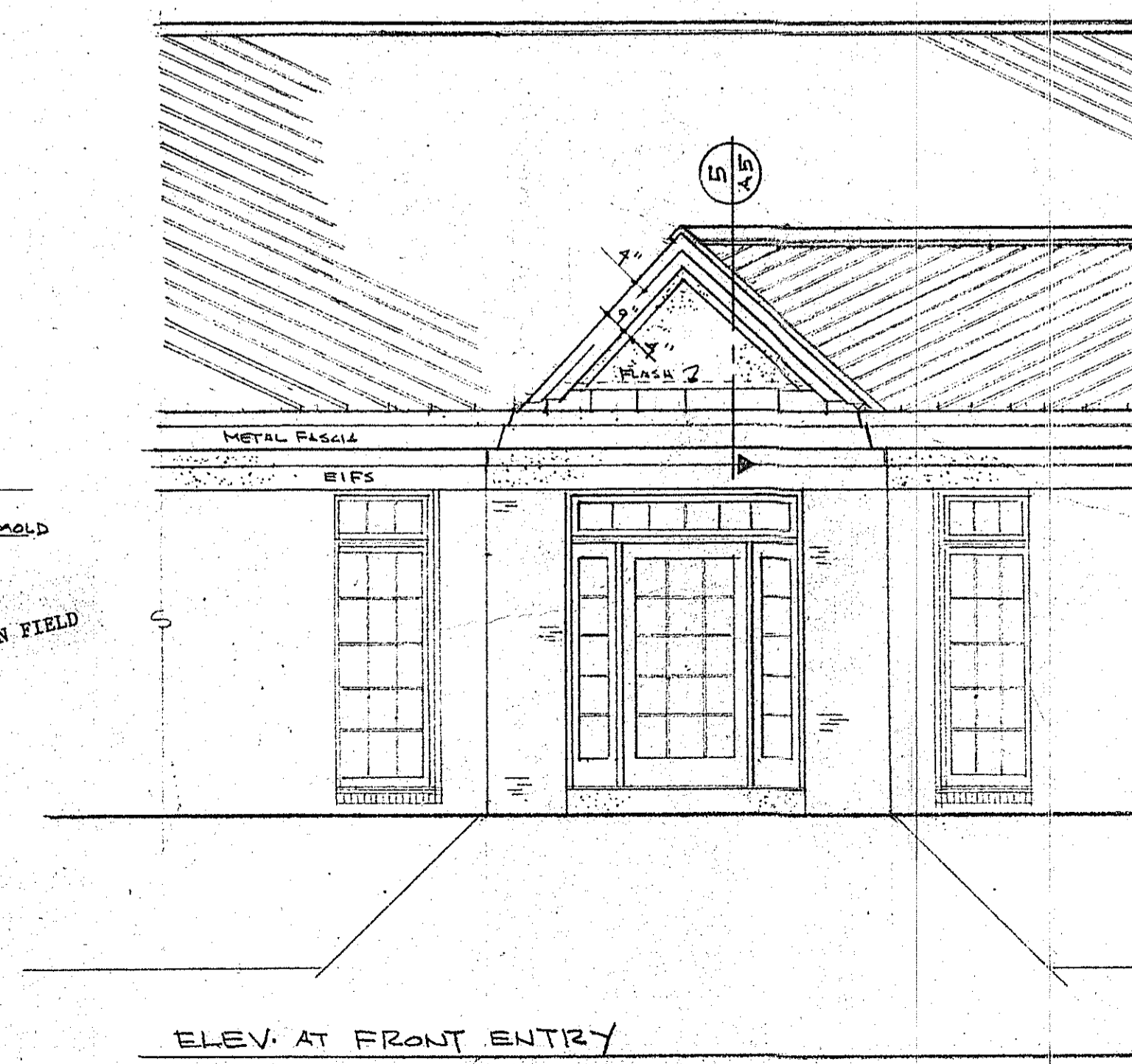
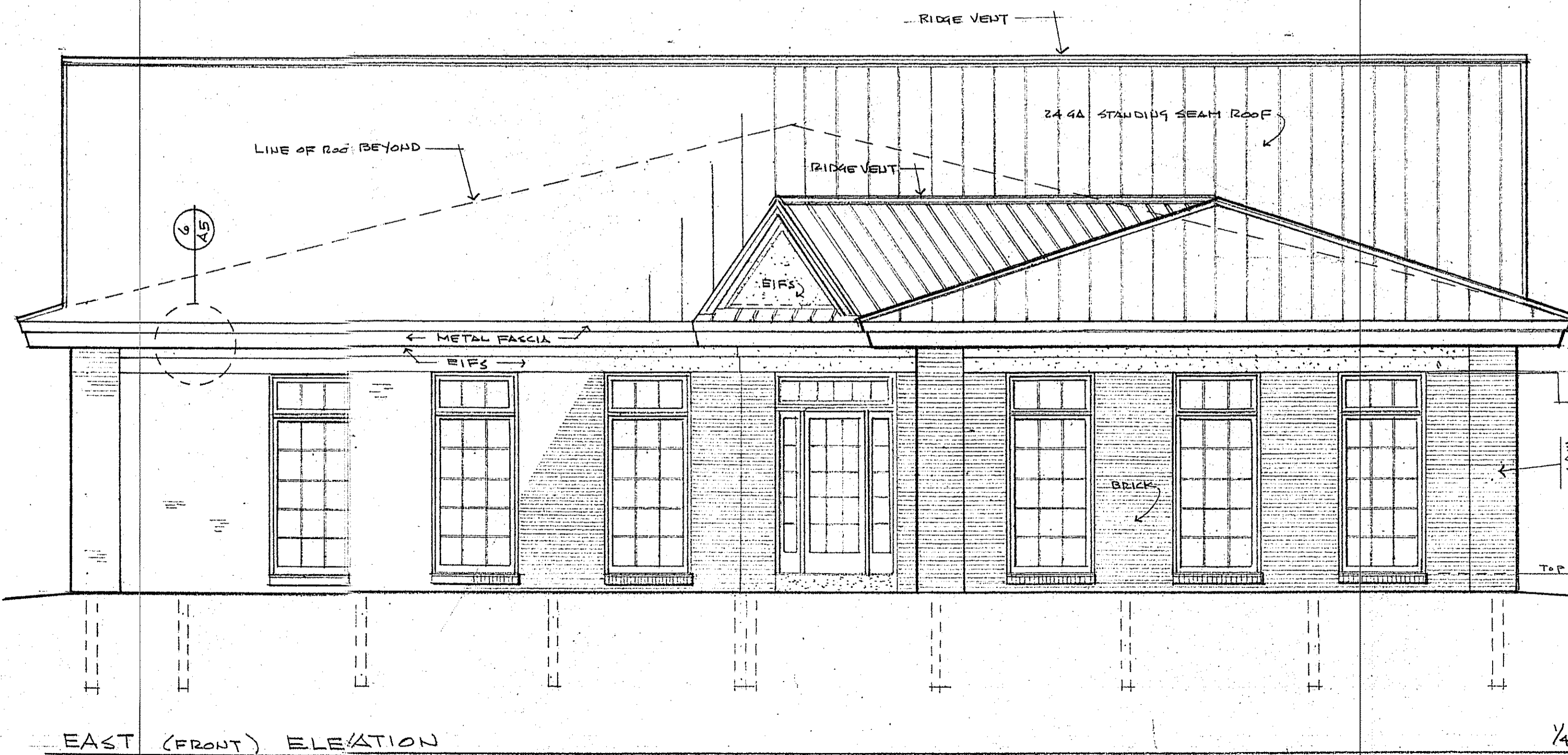
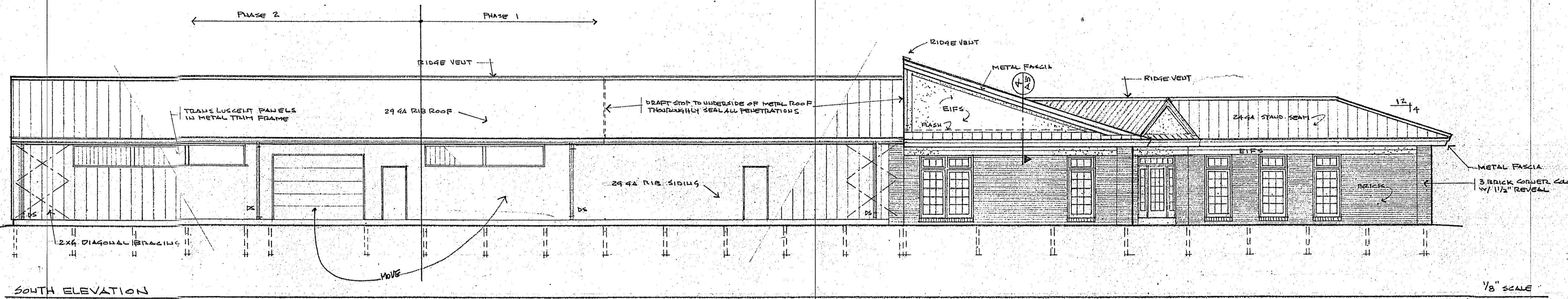
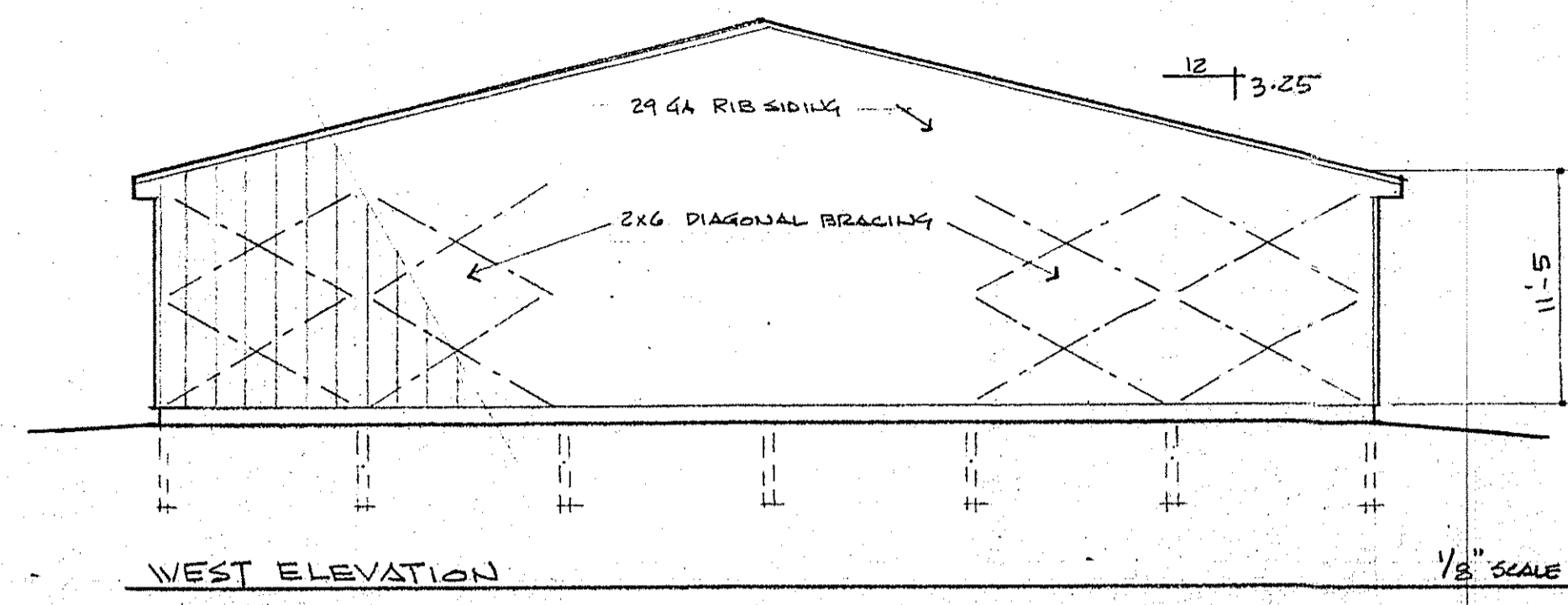
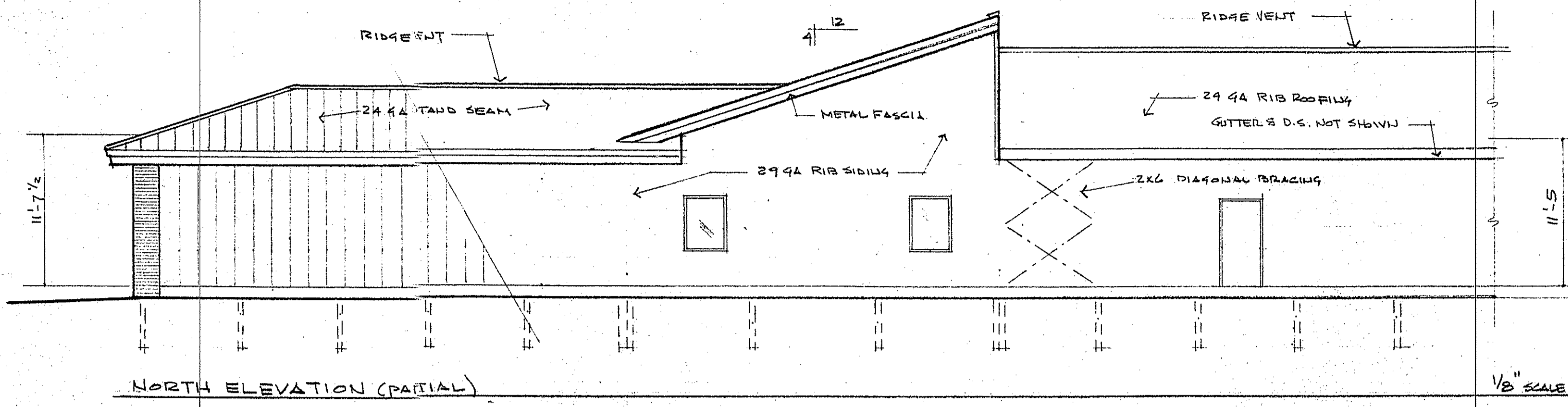


**NEW OFFICE FACILITY**  
 1424 N. BRYAN AVE. - EVANSVILLE, IN  
 OWNER: DAVE SEIBERT  
 BUILDER: SLSSELL CONSTRUCTION

**ANDY EASLEY ENGINEERING**  
 LAND SURVEYING  
 CIVIL ENGINEERING  
 1133 W. MILL ROAD  
 EVANSVILLE, INDIANA 47710

DATED: 9-24-97  
 CHECKED BY: [Signature]  
 DRAWN BY: EARL  
 SCALE:  
 DATE: 17 MARCH '97  
 JOB NO.: 537  
 SHEET: A 3 OF 5

**FINISH FLOOR PLAN / OFFICE & SHOP AREA**



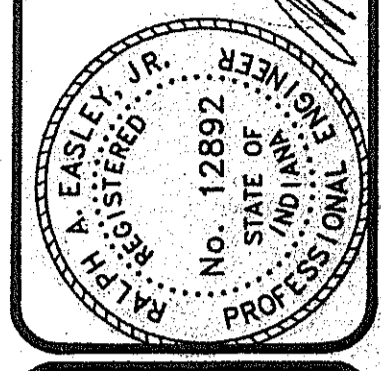
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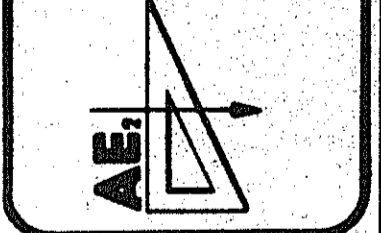
DAVE SEIBERT  
HELEN SEIBERT  
DATED 1-24-97

GRAPHIX INC. 307093



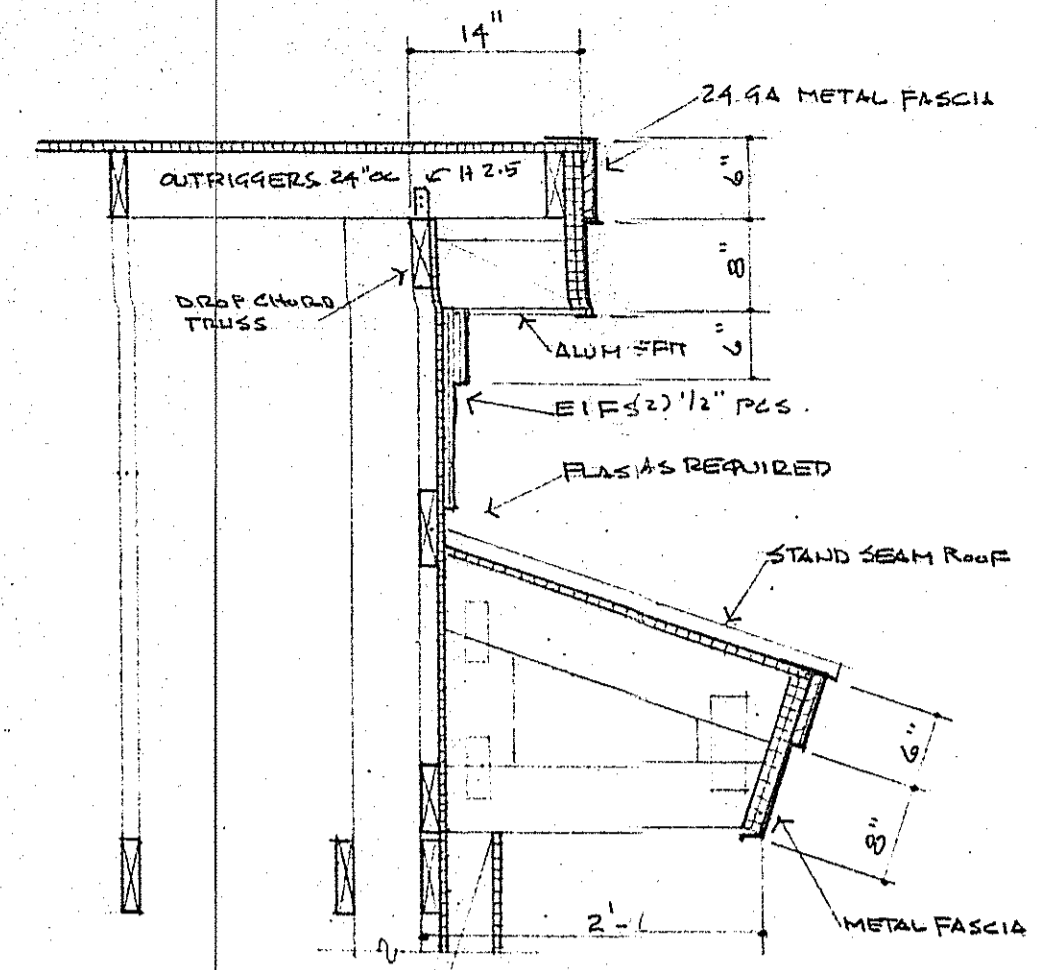
NEW OFFICE FACILITY  
1424 N. ROYAL AVE. - EVANSVILLE IN  
OWNER: DAVE SEIBERT  
BUILDER: CISELL CONSTRUCTION

ANDY EASLEY ENGINEERING  
LAND SURVEYING  
EVANSVILLE, INDIANA 47710  
1133 W. MILL ROAD

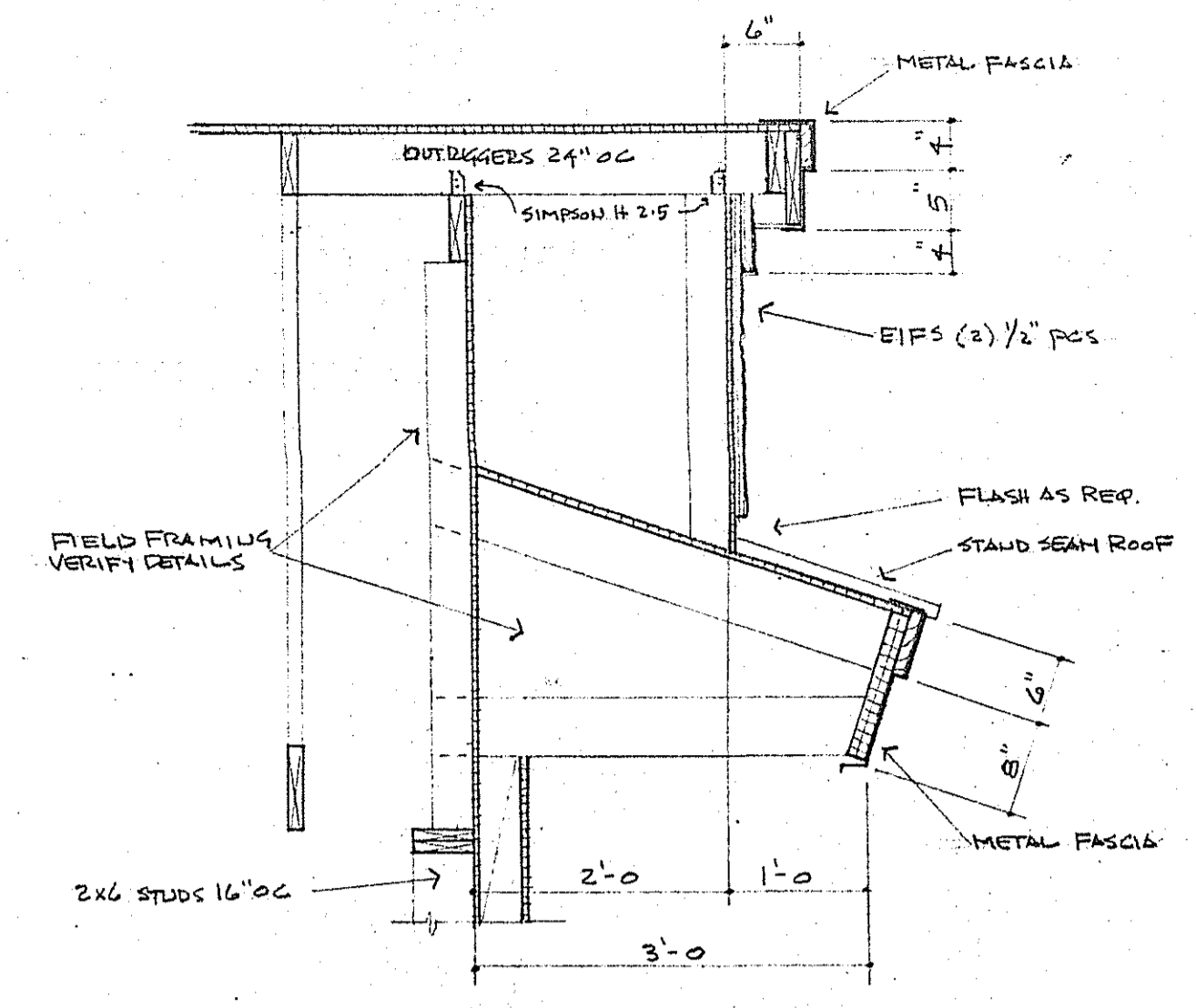



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DRAWN BY:  
SCALE:  
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17 MARCH 97  
JOB NO.:  
537

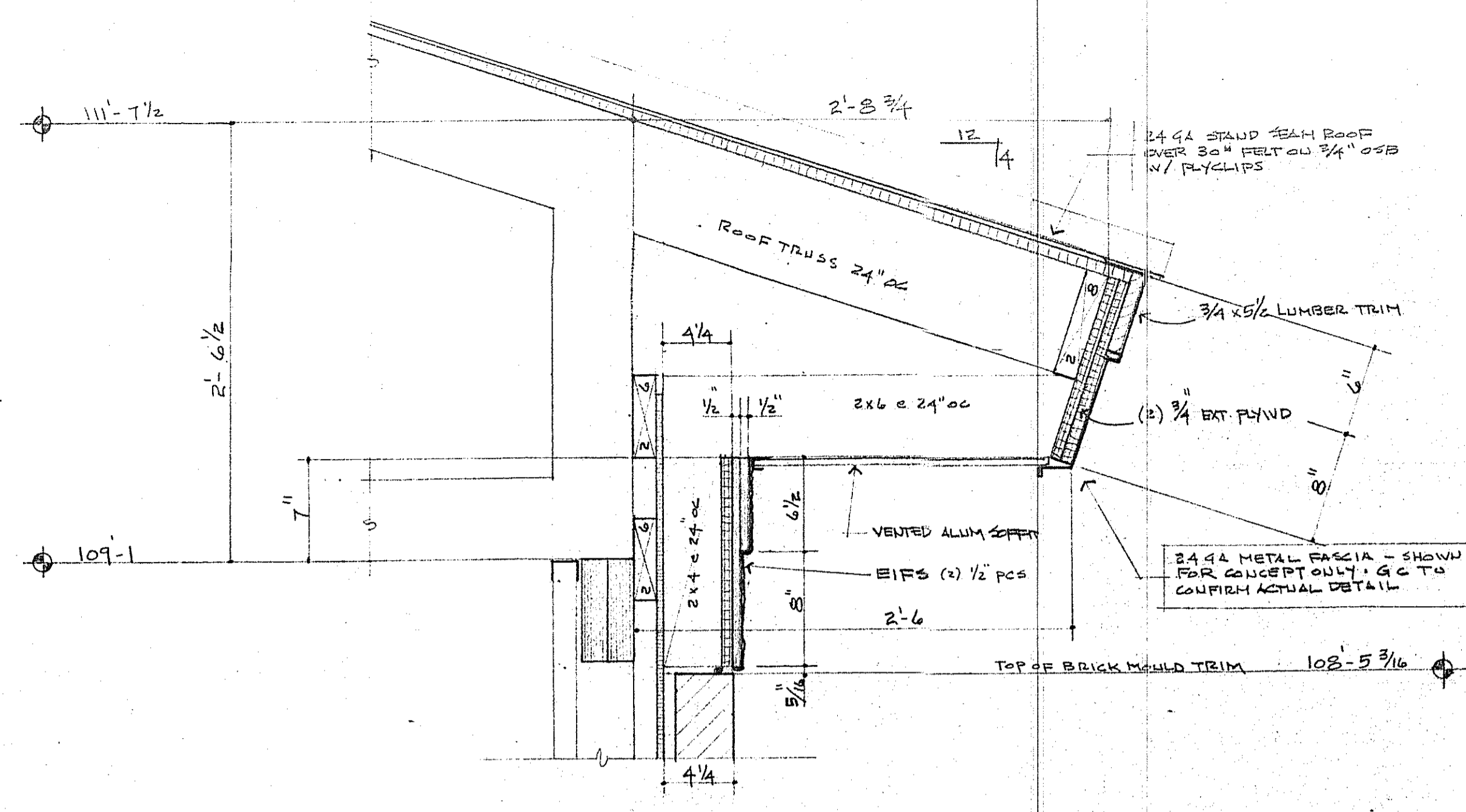
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A4 OF 5



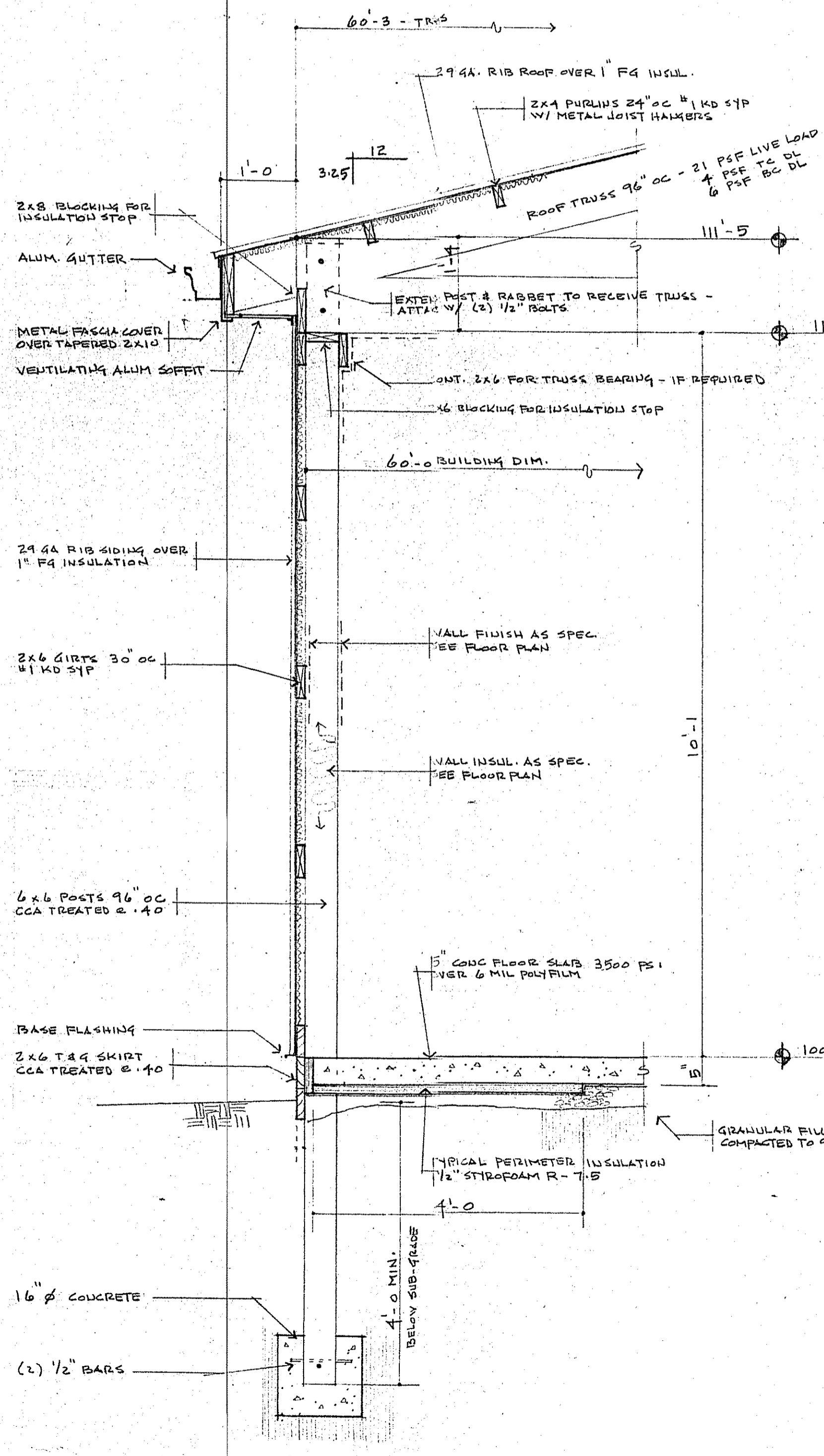
4 WALL SECTION  
45 3/4" SCALE



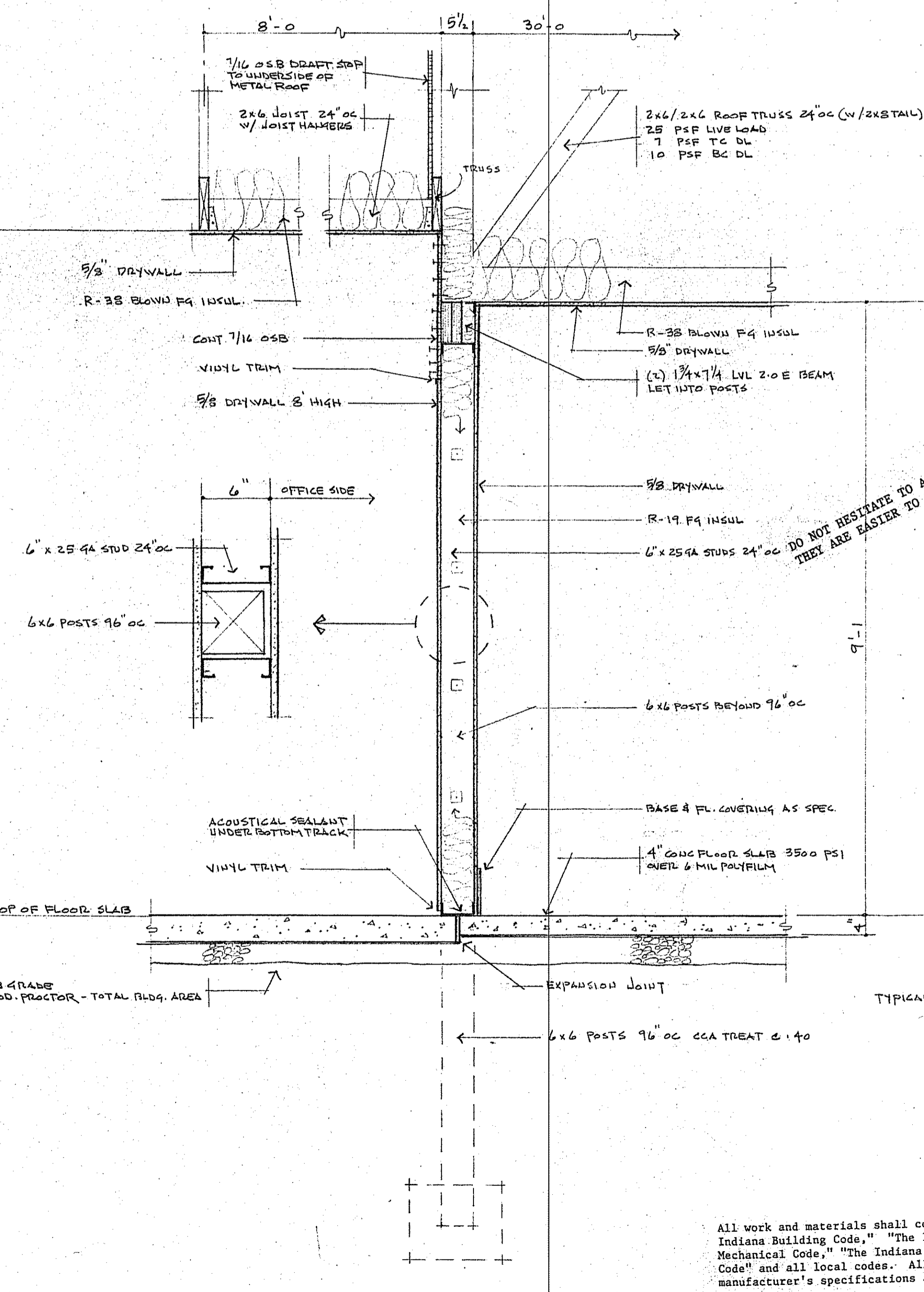
5 DETAIL AT FRONT ENTRY  
45 3/4" SCALE



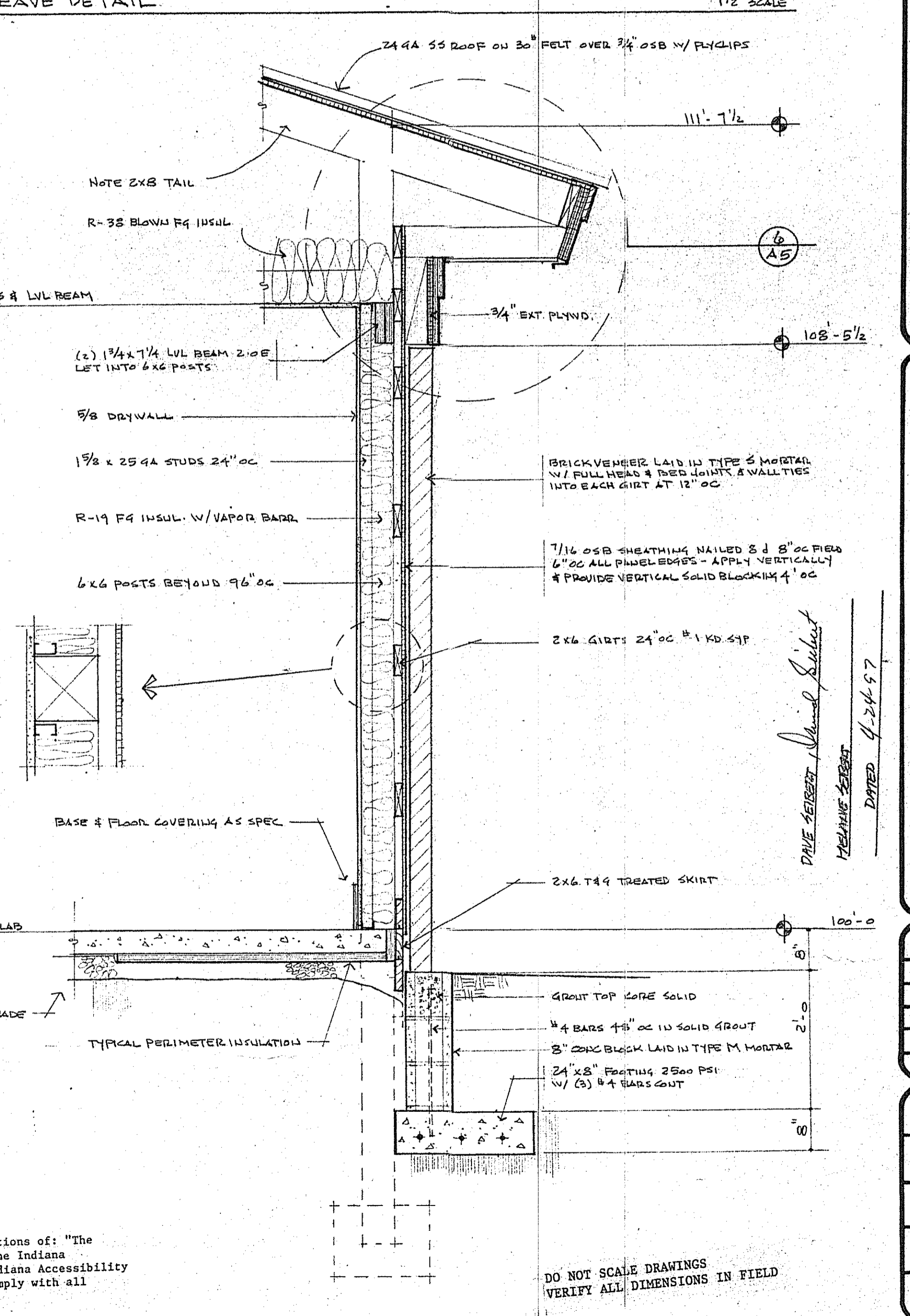
6 EAVE DETAIL  
45 1/2" SCALE



1 WALL SECTION  
45 3/4" SCALE

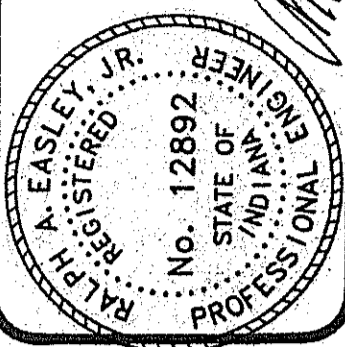


2 WALL SECTION  
45 3/4" SCALE



3 WALL SECTION  
45 3/4" SCALE

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NEW OFFICE FACILITY  
1424 N. ROYAL AVE. EVANSVILLE IN  
OWNER: DAVE SEIBERT  
BUILDER: GIBSON CONSTRUCTION

ANDY EASLEY ENGINEERING  
CIVIL ENGINEERING  
1133 W. MILL ROAD  
EVANSVILLE, INDIANA 47710

CHECKED BY:	
DRAWN BY:	EARL
SCALE:	
DATE:	17 MARCH 97
JOB NO.:	537
SHEET:	A5 OF 5

GRAPHIX INC. 307093