



City Council

Agenda Item

Subject: Council Approval of a Schedule for Project Completion for a Building Permit Extension for the Olive House project located at 223 14th Avenue NW

Meeting: City Council - Jul 18 2022

From: Heath VonEye, Public Works Director

BACKGROUND INFORMATION:

According to Section 21.0207 2. of the Revised Ordinances, referenced below, The Building Official shall make such determination (for a building permit extension) pursuant to a schedule based on building size and type and which said schedule shall be approved by the Council and filed with the Office of the City Engineer with date of the approval.

The original building permit (BP #19074 attached) was issued on July 7th, 2018 for the historical renovation/remodel of the Olive House relocated on the property addressed 223 14th Ave NW. The permit was renewed and extended (BP #19933 attached) on October 15th, 2019 and January 28th, 2021. The permit expired on January 28th, 2022. The owners and contractor have presented a schedule of the outstanding project for Council approval to issue a subsequent building permit extension to complete the project.

Chapter 21.0207 2. APPLICATION REQUIRED

(2) Permit Issued. A building and/or zoning use permit shall be issued by the Building Official on payment of the prescribed fees if the Building Official is satisfied that the title has been fully complied with, upon condition that said permit when issued shall be good for one year from the date of issuance. Permits for commercial and industrial principal and accessory structures may, in the discretion of the Building Official, be issued for a period not to exceed three (3) years. In the event a commercial or industrial building permit is issued for more than one year, the permit fee for each additional year shall be one-half of the original permit fee. The Building Official is authorized to grant in writing, upon request of the applicant and payment of an administrative fee, one or more extensions of the expiration date of a building permit in increments of up to one additional year each. The administrative fee shall be one-half (1/2) of the original prescribed building permit fee for each incremental extension of said building permit expiration date. (Ord 09-17; Add 09-11-09) Any lapse of a building permit (residential or non-residential) when construction of the permitted building has not been completed shall render the building a public nuisance and unlawful for not being completed within a reasonable amount of time. (Ord 17-38; Rev 11-10-17)

(4) The Building Official shall make such determination pursuant to a schedule based on building size and type and which said schedule shall be approved by the Council and filed with the Office of the City Engineer with date of the approval.

SUGGESTED MOTION:

I move to approve the Building Permit Extension for the Olive House project located at 223 14th Avenue NW

STAFF REFERENCE(S):

Brandi Hanten

ATTACHMENT(S):

[Olive Place work schedule](#)

[Building Permit #19933 -ext. 1.28.22](#)

[Building Permit #19074](#)

407 Oak Ave
Gary SD 57237
July 7, 2022

Schedule of Work

Grounds Work

<i>Shape yard and eliminate dirt piles</i>	<i>July 31, 2022</i>
<i>Install old wrought iron fence</i>	<i>September 30, 2022</i>
<i>Lay pavers for driveway entrance</i>	<i>August 31, 2022</i>
<i>Final grade of black dirt in yard</i>	<i>September 30, 2022</i>

Main House

<i>Shingle house</i>	<i>November 30, 2022</i>
<i>Replace siding and damaged and rotten millwork</i>	<i>March 31, 2023</i>
<i>Rebuild front porch</i>	<i>February 28, 2023</i>
<i>Rebuild Apse porch</i>	<i>April 30, 2023</i>
<i>Rebuild Porte Cochere</i>	<i>January 30, 2023</i>
<i>Rebuild garden porch</i>	<i>December 31, 2022</i>
<i>Paint House</i>	<i>July 1, 2023</i>

Carriage House

<i>Replace siding and rotten mill work on Carriage house</i>	<i>May 30, 2023</i>
<i>Remove chimney on carriage house</i>	<i>June 30, 2023</i>
<i>Build Cupalo on Carriage house</i>	<i>June 30, 2023</i>
<i>Install garage doors in carriage house</i>	<i>June 15, 2023</i>
<i>Pour floor in Carriage house</i>	<i>July 1, 2023</i>

Jay Grabow

Grabow Construction

BUILDING PERMIT

CITY OF WATERTOWN, SD

19933

Permit renewed on
1-28-2021

FOUNDATION	
Concrete Slab	
Concrete Block Walls	
Concrete Walls	
Wood Walls	

BASEMENT AREA	
N	C P S F

EXTERIOR WALLS	
Siding on Sheathing	
Steel Building	
Column Building	
Concrete Block Walls	
Hardboard/Cement Siding	
Vinyl/Wood Siding	
Steel Siding	
Brick/Stone/Stucco	
Wall Insulation	
Roof Insulation	
Other	

ROOF TYPE	
Hip	Gable
Mansard	Flat

ROOFING	
Asphalt Shingle	
Membrane Roof	
Steel	
Other	

FLOORS			
	B	1st	2nd
Concrete			
Gravel/Earth			
Plyscore			

INTERIOR FINISH			
	B	1st	2nd
Sheet Rock			
Type X Sheetrock			
Other			
Unfinished			

HEATING	
Solar/Geothermal	
Heat Pump/Hot Water	
Electric	
Gas Furnace	
Air Conditioning	
Fireplace/Stove	
No Heating System	

PLUMBING			
	B	1st	2nd
Rough In			
Bath Rooms			
Kitchen			
Laundry			
No Plumbing			

SITE REQUIREMENTS	
Grass Blvd/Trees	
Sidewalks	
ESC > 1 acre	Y N
DLA	
WORTP	

FLOOD HAZARD	
Floodway	
1% (100 yr.)	
.2% (500 yr.)	
Out	X
Req'd Elev.	
Proposed Elev.	
Elev/FP Cert Req'd	
Flood Proof/Non Sub	
DFIRM Date 1-09	X

Zone R-1 DU(s) 1 Co. Rcd# 15578 Date 10-15-19
6090
 Proposed Construction Completion of unfinished work from BP #19074
 Size _____ Sq. Ft. Height: S/W _____ P/M _____
 Address 223 14th Ave NW Lot Area _____
 Lot E 576' S 580' SW 1/4 L&E RD ROWS
 Block _____ Addition _____
 Estimated Value 200,000 Fee 683 BOA Fee _____
 Asbestos Y N Historical District Y N WFD FSP Y N
 Details Historical Renovation Plans on File

Subject to terms of Dev. Agreement **N**

1-28-2021 Permit renewed for one (1) year with a new expiration date of 1-28-2022.
 Permit fee charge for \$100,000 remaining valuation. \$433.00 - paid on 1-28-2021.

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← BUILDING PERMIT SHALL BE GOOD FOR ONE (1) YEAR FROM THE DATE OF ISSUANCE. →
 ← PROJECTS WHICH ARE NOT COMPLETED WITHIN ONE YEAR MUST BE RENEWED. →

IT IS HEREBY AGREED between the undersigned, as owner, his agent or servant, and the City of Watertown, that for and in consideration of the premises and the permit to construct, erect, alter or install and the occupancy of building as above described, to be issued and granted by the Building Official, that the work thereon will be done in accordance with the descriptions herein set forth in this statement, and as more fully described in the specifications and plans herewith filed; and it is further agreed to construct, erect, alter or install and occupy in strict compliance with the ordinances of the City of Watertown; and to obey any and all lawful orders of the City Engineer of the City of Watertown and all State Laws relating to the construction, alteration, repair, removal, and safety of buildings and other structures and permanent building equipment.

By City Ordinance, 5.0301(2) 2012 IBC Section 107 SUBMITTAL DOCUMENTS, is hereby further amended by adding the following: [A] 107.6 Applicant's Responsibility for Compliance. Neither examination and review of construction and/or construction documents by the Building Official, nor the issuance of a building permit by the Building Official, shall relieve the permit applicant of the responsibility and duty to comply with this code and any other applicable local, state and federal rules, regulations, and ordinances.

Owner Robert GIBBARDINGEN Address _____
 By [Signature] 1-28-21 Phone 605-881-1114
 Dated 10-15-19 Contractor GRIK BOW CONST

PERMIT APPROVAL

Authorized by: _____
[Signature] SB 1/28/2021
 Building Official

 Fire Chief

 City Engineer

Members of Board of Adjustment

CITY OF WATERTOWN

DATE 1/28/2021

RECEIPT NO. **25842**

RECEIVED FROM Grabow Construction

TOTAL AMOUNT \$ 433.⁰⁰

EXC. PERMIT NO. _____ \$ _____

BLDG. PERMIT NO. 19933- \$ 433.⁰⁰

ENG. PERMIT NO. _____ \$ _____

BOA extension _____ \$ _____

STUB & TRUNK SEWER _____ \$ _____

CONTRACTOR LIC. NO. _____ \$ _____

COST RECOVERY (Drainage/Street) _____ \$ _____

SIGN PERMIT NO. _____ \$ _____

ENG.-MAPS _____ \$ _____

MOVING PERMIT NO. _____ \$ _____

P&Z _____ \$ _____

OTHER _____ \$ _____

CHECK NO. # 5374 CASH _____ CC _____

BY Sari Bungard

FOUNDATION

Concrete Slab	
Concrete Block Walls	
Concrete Walls	
Wood Walls	

BUILDING PERMIT
CITY OF WATERTOWN, SD

19074

BASEMENT AREA

N	C	P	S	F
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Zone R-1 DU(s) 1 Co. Rcd# 15578 / 6090 Date 7-9-18

EXTERIOR WALLS

Siding on Sheathing	
Steel Building	
Column Building	
Concrete Block Walls	
Hardboard/Cement Siding	
Vinyl/Wood Siding	
Steel Siding	
Brick/Stone/Stucco	
Wall Insulation	
Roof Insulation	
Other	

Proposed Construction MOVED IN + RENOVATE HOUSE + GARAGE HOUSE

Size _____ Sq. Ft. _____ Height _____

Address 2238 14th AVE NW Lot Area _____

Lot E 576' S 580' SW 1/4 LESS RD ROWS

Block _____ Addition _____

Estimated Value 550,000 Fee \$1558 BOA Fee _____

Details HISTORICAL RENOVATION, IRON FENCE & STOVE PIER Plans on File

Subject to the Terms of the N DEVELOPMENT AGREEMENT

ROOF TYPE

Hip	Gable	
Mansard	Flat	

ROOFING

Asphalt Shingle	
Membrane Roof	
Steel	
Other	

FLOORS

	B	1st	2nd
Concrete			
Gravel/Earth			
Plyscore			

INTERIOR FINISH

	B	1st	2nd
Sheet Rock			
Type X Sheetrock			
Other			
Unfinished			

HEATING

Solar/Geothermal	
Heat Pump/Hot Water	
Electric	
Gas Furnace	
Air Conditioning	
Fireplace/Stove	
No Heating System	

PLUMBING

	B	1st	2nd
Rough In			
Bath Rooms			
Kitchen			
Laundry			
No Plumbing			

SITE REQUIREMENTS

Grass Blvd/Trees	
Sidewalks	
ESC > 1 acre	Y N
DLA	
WORTP	

FLOOD HAZARD

Floodway	
1% (100 yr.)	
.2% (500 yr.)	
Out	<input checked="" type="checkbox"/>
Req'd Elev.	
Proposed Elev.	
Elev. Cert. Req'd	
Flood Proof/Non Sub	
DFIRM Date 1-09	<input checked="" type="checkbox"/>

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Owner Robert & CAROLINE GIERDINGEN Address _____

By [Signature] Phone _____

Dated 7-13-18 Contractor CRUMBOW CONSTRUCTION

PERMIT APPROVAL

Authorized by:
[Signature] Building Official
 _____ Fire Chief
 _____ City Engineer

Members of Board of Adjustment

MAY 29 2018

CITY OF WATERTOWN

23 Second St NE ♦♦ P.O. Box 910 ♦♦ Watertown, South Dakota 57201-0910

Website: www.watertownsd.us, Phone: 605-882-6201

REV 11-17-16

Building Services
City of Watertown

Residential Building Permit Application Form Check Sheet

FAILURE TO SECURE PERMIT PRIOR TO CONSTRUCTION WILL RESULT IN DOUBLE PERMIT FEE

Owner/Applicant: GRABOW CONSTRUCTION FOR ROBERT & CATHERINE GJEEDINGEN
Address: 407 OAK AVENUE GARY, SD 57237
Contact Info / Phone No. : 605-881-1114 e-mail: GRABOW CONSTRUCTION@GMAIL.COM

Proposed Construction: HISTORIC RENOVATION
Property Address: 22314TH AVE NORTH WEST

Legal Description:
Lot 1
Block 1
Addition OLIVE PLACE ADDITION

Lot area: Sq Ft or 6.64 Acre(s)

Responsible Party for Erosion Control: GRABOW CONSTRUCTION
Contact Info / Phone No. : 605-881-1114 e-mail: GRABOW CONSTRUCTION@GMAIL.COM

Principal erosion control responsibilities:

- In the event sediment or other construction materials are discharged from the site, ASAP but no later than the end of the work day in which the discharge occurred, the discharged materials shall be recovered, the affected properties shall be returned to the condition prior to discharge, and the affected streets swept or broomed.
- Designate an area of the site for concrete washout & concrete equipment cleaning with the objective of preventing the discharge of concrete washout water & concrete equipment wash water off-site to adjacent properties and streets.
- Install stabilized construction site entrance/exit point(s), and direct traffic to the stabilized construction entrance/exit point(s), prior to the delivery of any construction equipment or building materials
- Preserve or establish permanent or temporary vegetation of the boulevard area of the public right-of-way.
- Install access barriers and down-gradient perimeter erosion and sediment controls prior to the delivery of any construction equipment or building materials to protect vegetated boulevard areas and to direct construction traffic to the stabilized construction site entrance/exit.

Required information:

Site Plan: Professional scaled drawings (1" = 30' preferred) showing location of proposed structure on the lot with dimensions of setbacks from all property lines (front, sides and rear). The distances must be dimensioned perpendicular from the property line to the closest point of the structure. The exterior or footprint of the structure must be dimensioned. Include size and location of any decks. Show the driveway and sidewalk location and dimensions. Include on a separate duplicate drawing the direction of drainage on the lot and foundations/floor elevations.

Floor Plan: Scaled drawing naming the rooms with dimensions & square footage for each floor. Show the square footage of finished and unfinished areas on each floor included square footage of garages and entries.

1 st Floor (main).....Sq Ft	1792	PHASE 1	158	SQFT	PHASE 2
Foyer (if on separate level)....Sq Ft.		(omit in main floor footage)			
2 nd Floor.....Sq Ft	1443	PHASE 1	760	SQFT	PHASE 2
Basement (total)..... Sq Ft	2300	Finished?	<input checked="" type="checkbox"/> Yes	No	INCLUDING TUNNEL
Garage .PARKING.....Sq Ft	734	Finished?	<input checked="" type="checkbox"/> Yes	No	CARRIAGE HOUSE
Deck(s)..... Sq Ft		Sq Ft		Sq Ft	
Other items, fireplace, fence, sheds, etc	HISTORIC IRON FENCE & STONE PIERS				
Overall height at front elevation.	46'-6"				

Exterior Elevations: Scaled drawing showing the four exterior views of the structure including the proposed finished grade line around the structure and the bottom of the footing line, with dimensions showing wall height at each level

Typical Wall Section: Scaled detailed drawing showing sizes and materials of the typical exterior wall from footing to shingles. Wood foundations must show their own specific detail. List joists, beams and bearing wall sizes and spaces. Show ceiling and wall insulation for type and R-value. (or complete attached sample)

Egress Window: List rescue window locations and size

Drain Waste Plumbing: Schematic showing connection of all plumbing, including garage drains and connection and location to main sanitary sewer (show sanitary sewer in ROW)

Miscellaneous: Show the location of all smoke detectors. Provide stair detail(s) showing rise, run, railings and headroom. List type and size of air-conditioning and heating, list voltage and amp service. Make sure plans are correct.

Heating Type GAS FIRED STEAM
Air Conditioning AIR TO AIR HEAT PUMP
Fireplaces number and location FOYER, DINING ROOM, MUSIC ROOM

	<u>Name</u>	<u>Contact Information – Phone No, e-mail address, mailing address</u>
General Contractor -	<u>GRABOW CONSTRUCTION</u>	
Framing -	<u>GRABOW CONSTRUCTION</u>	
Concrete -	<u>RIFFENBUERGER CONCRETE</u>	
Excavation -	<u>GRABOW CONSTRUCTION</u>	
S & W Installation -	<u>J&J</u>	
Plumbing -	<u>THOMPSON MECHANICAL</u>	
Electrical -	<u>DOCKTERSELECTRIC</u>	
HVAC -	<u>LLOYD'S HEATING & AIR CONDITIONING</u>	
Estimated Total Cost \$	<u>550,000</u>	(less cost of lot & finish landscaping)

- **Cardboard Building Permit to be clearly posted prior to any construction or excavation.**
- **Any changes are required to be submitted in writing prior to inspection.**
- **Any construction not included in original permit will require an additional permit i.e. finishing of garage or basement, decks, fences....**

Development Lot Agreement Required - YES NO

Waver of Right to Protest - Curb & Gutter, Sidewalk/Recreational Trail - YES NO

Ken Bucholz Bldg. Services, Eng. & Planning Meeting 5-29-18
Mayor, Matt, Shane, Collin, Brandi, Jill, Keith, Brent, Rob, Chip, Lee, Luke

Shooters street dance 2 review - Send to Lee - request 2 more signatures
Sidewalk Cafe -

Met 05/04 no permit until from city
for Insurance - Not Approved -

in place prior to Insurance 24.0704

Frank Post Approved
w/ Insurance

Chamber

Ken Bucholz Bldg. Services, Eng. & Planning Meeting 5-8-18
Mayor, Matt, Shane, Collin, Brandi, Jill, Keith, Brent, Rob, Chip, Lee, Luke & Todd

Gold Gym in BP by Redlin Center Use is ok per mayor & staff

Ron wants to know if the land adjacent land next to him it is currently leased to title co. can he build on that? Has 2 council people working with him to help bring forward. He has been advised he needs 2 councilmen to take this forward Mayor asked Matt to verify what terms are on any lease that may exist finance was looking that up for Ron

Shooters street dance need to fill out application advised Lee are quest has come forward

Mahlen Approach Shane has sent them a letter to have removed by June 1st I think or we will.

Kerry Lane lot development WORTP everything gravel drive and turn around **what is min turn around requirements** to issue a permit. Called advised her of the requirements. Won't be triggered unless there is development.

Terex Permit fee, \$65,000,000 = \$162,683

Just wanted you to know that a Nate Stencil from the Stencil Group will be visiting with you about apartment buildings on McElhaneys property. I had a long conference with them today in my office and they are really good people. They have recently built several buildings in Aberdeen, Sioux Falls and Rochester, Minn. They have their act together so wanted you to know that. They will be visiting with you about placing of buildings on the property, set backs, ponds, roads and etc. At this point I think we are looking at a 3 story building. Good people to pay attention to so wanted you to know that.
Joy

Clay Kistler purchased the property at 814 26th Ave Ne 695-7593, want to know if the land the city owns is available if not what can he do walk on it maintain it bldg.. Needs to be knocked down? Talked about a lease **is this something we can have done for minimal amount he just agrees to take care of the property and we have to give him 6 mo. Notice to vacate no structure allowed** Sarah going to ck with Vince on doing min. like \$1 per year lease, see if it has to go out for bids??

**CITY OF WATERTOWN
USED BUILDING PETITION (300' RADIUS)
(NOT NEWLY CONSTRUCTED)**

Fee: 100.00

use original petition for all signatures - Do NOT make copies

Bond: 500.00 _____

SEE ATTACHED PHOTOS

FOR ADDITIONAL INFORMATION CONTACT

BUILDING OFFICIAL @ 753-3506 OR BLDG SERVICES SPECIALIST @ 753-3584

Petitioners: ROBERT & CATHERINE GJERDINGEN

WE THE UNDERSIGNED PROPERTY OWNERS, HAVE NO OBJECTION TO PETITIONERS:

MOVING A: multi-story house and multi-story accessory bldg

ONTO (ADDRESS): 223 14th Ave NW

LEGAL DESCRIPTION: E576' S580' SW1/4 19-117-52 LESS RD ROWS

	Date	PROPERTY OWNER - PRINT	PROPERTY OWNER - SIGNATURE	ADDRESS
18	4/23/18	JULIA C SCHAAF	<i>Julia C SchAAF</i>	1397 2 ST NW
19	4/17/18	RANDY & LORRAINE SHULLER	<i>Randy Shuller</i>	1381 2 ST NW
20	4/17/18	GREGG A & REBECCA L NOELDNER	<i>Gregg Noeldner</i>	1365 2 ST NW
21	4/22/18	LORI J HAHN	<i>Lori J Hahn</i>	1349 2 ST NW
22	4/21/18	PATRICK J ANDERSON & REBEKAH BRASEL ANDERSON	<i>Patrick Anderson</i>	1348 3 ST NW
23	4/21/18	KYLE J BEVERS	<i>Kyle Bevers</i>	1364 3 ST NW
24	4/21/18	DAVID E HORMANN	<i>David Hormann</i>	1380 3 ST NW
25	4/16/18	DOUGLAS R & DEBBIE R SCHOOLEY	<i>Debbie Schooley</i>	1398 3 ST NW
26	4/22/18	MITCHELL L & ALYSSA L HANES	<i>Mitchell Hanes</i>	1397 3 ST NW
27	4/21/18	DARWIN R & HOLLY J SCHULER	<i>Holly Schuler</i>	1389 3 ST NW
28	4/21/18	GEORGE T & CONNIE E BLAIS	<i>Connie Blais</i>	1365 3 ST NW
29	4/21/18	BRENDA DRAKE	<i>Brenda Drake</i>	1357 3 ST NW
30	4/27/18	DANIEL WILLIAM STANTON & LEANNA WALDNER	<i>Daniel Stanton</i>	1348 4 ST NW
31	4/27/18	DALE W & DEBRA A SCHOENEFELD	<i>Dale Schoenefeld</i>	1374 4 ST NW
32	4/16/18	TODD A & ROGENE A KAYS	<i>Todd Kays</i>	1380 4 ST NW
33	4/16/18	DONALD C & KATHALEEN J SCHARN	<i>Kathaleen J Scharn</i> <i>Donald C Scharn</i>	1396 4 ST NW
34	4/21/18	LISA J DEMERS	<i>Lisa Demers</i>	1395 4 ST NW
35	4/22/18	PETER F & RENEE L VINELLA	<i>Peter Vinella</i>	1381 CRESTVIEW DR
36	4/17/18	MICHAEL W & MELISSA M DARGATZ	<i>Michael Dargatz</i>	1365 CRESTVIEW DR
37	4/17/18	SCOTT R & PEGGY L BRATLAND	<i>Scott Bratland</i>	440 14 AVE NW

The written consent of all property owners owning property immediately adjacent to the proposed building site and the consent of 75 percent of the property owners within 300 feet of said proposed location must be attained. Said house or other building will comply with the gas, plumbing, electrical and construction requirements of the City of Watertown. A bond shall be furnished to guarantee that the building will be placed on an adequate foundation, will be attached to the city electrical, water and sewer service where available, and that the property on which said building is to be located will be properly landscaped and seeded in accordance with requirements of the Building Official. The work is to be completed within twelve (12) months after the permit has been issued by the Building Official. (see city ordinance §21.0207(5))

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MOVING A: multi-story house and multi-story accessory bldg

ONTO (ADDRESS): **223 14th Ave NW**

LEGAL DESCRIPTION: **E576' S580' SW1/4 19-117-52 LESS RD ROWS**

DATE	PROPERTY OWNER - PRINT	PROPERTY OWNER - SIGNATURE	ADDRESS
1	LEE L & LISA S MCPEEK		1527 MAYFAIR DR
2	EDWARD KNADLE		1517 MAYFAIR DR
3	JOSEPH R & MELISSA ELLYSON		1507 MAYFAIR DR
4	JILL R LENARDS		1433 MAYFAIR DR
5	STEVEN L & JANE L OLSON		107 14 AVE NW
6	TIMOTHY WASYLOW & CHRISTINE GRIFFIN		123 14 AVE NW
7	KEVIN & LISA LINDNER		1412 2 ST NW
8	DENNIS E & CARLA M AKER		1434 2 ST NW
9	KIMBERLY M BRANDRIET		1506 2 ST NW
10	MICHAEL D & DIANE K ESLINGER		1516 2 ST NW
11	BRYCE & JENNIFER OLSON		1526 2 ST NW
12	SCOTT A & KATHLEEN M MCINROY		1337 MAYFAIR DR
13	ROGER & LISBETH SOLUM		1333 MAYFAIR DR
14	SANDRA KAY HOFTIEZER		1326 2 ST NW
15	DOUGLAS D & DIANE M STORMO		1330 2 ST NW
16	MICHAEL E & DIANNE K ZAFFT		1336 2 ST NW
17	ANGELA D & CASEY A ARENDS		1340 2 ST NW
4/23/18	J&J Land Sales, LLC (13 lots)		1002 S Madison St, Milbank, SD 57252
	Michael Stewart (1 lot)		1748 Washington Dr, Watertown, SD 57201

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24	DAVID E HORMANN		1380 3 ST NW
25	DOUGLAS R & DEBBIE R SCHOOLEY		1398 3 ST NW
26	MITCHELL L & ALYSSA L HANES		1397 3 ST NW
27	DARWIN R & HOLLY J SCHULER		1389 3 ST NW
28	GEORGE T & CONNIE E BLAIS		1365 3 ST NW
29	BRENDA DRAKE		1357 3 ST NW
30	DANIEL WILLIAM STANTON & LEANNA WALDNER		1348 4 ST NW
31	DALE W & DEBRA A SCHOENEFELD		1374 4 ST NW
32	TODD A & ROGENE A KAYS		1380 4 ST NW
33	DONALD C & KATHALEEN J SCHARN		1396 4 ST NW
34	LISA J DEMERS		1395 4 ST NW
35	PETER F & RENEE L VINELLA		1381 CRESTVIEW DR
36	MICHAEL W & MELISSA M DARGATZ		1365 CRESTVIEW DR
37	SCOTT R & PEGGY L BRATLAND		440 14 AVE NW

The written consent of all property owners owning property immediately adjacent to the proposed building site and the consent of 75 percent of the property owners within 300 feet of said proposed location must be attained. Said house or other building will comply with the gas, plumbing, electrical and construction requirements of the City of Watertown. A bond shall be furnished to guarantee that the building will be placed on an adequate foundation, will be attached to the city electrical, water and sewer service where available, and that the property on which said building is to be located will be properly landscaped and seeded in accordance with requirements of the Building Official. The work is to be completed within twelve (12) months after the permit has been issued by the Building Official. (see city ordinance §21.0207(5))

**CITY OF WATERTOWN
USED BUILDING PETITION (300' RADIUS)
(NOT NEWLY CONSTRUCTED)**

Fee: 100.00

use original petition for all signatures - Do NOT make copies

Bond: 500.00 _____

SEE ATTACHED PHOTOS

FOR ADDITIONAL INFORMATION CONTACT

BUILDING OFFICIAL @ 753-3506 OR BLDG SERVICES SPECIALIST @ 753-3584

Petitioners: ROBERT & CATHERINE GJERDINGEN

WE THE UNDERSIGNED PROPERTY OWNERS, HAVE NO OBJECTION TO PETITIONERS:

MOVING A: multi-story house and multi-story accessory bldg

ONTO (ADDRESS): 223 14th Ave NW

LEGAL DESCRIPTION: E576' S580' SW1/4 19-117-52 LESS RD ROWS

	DATE	PROPERTY OWNER - PRINT	PROPERTY OWNER - SIGNATURE	ADDRESS
1	4/21/18	LEE L & LISA S MCPEEK	<i>Lee McPeek</i>	1527 MAYFAIR DR
2	4/21/18	EDWARD KNADLE	<i>Edward Knadle</i>	1517 MAYFAIR DR
3	4/21/18	JOSEPH R & MELISSA ELLYSON	<i>Melissa Ellyson</i>	1507 MAYFAIR DR
4	4/22/18	JILL R LENARDS		1433 MAYFAIR DR
5		STEVEN L & JANE L OLSON	<i>Jane L. Olson</i>	107 14 AVE NW
6	4/17/18	TIMOTHY WASYLOW & CHRISTINE GRIFFIN	<i>Christine Griffin</i>	123 14 AVE NW
7	4/21/18	KEVIN & LISA LINDNER	<i>Kevin Lindner</i>	1412 2 ST NW
8	4/17/18	DENNIS E & CARLA M AKER	<i>Carla M. Aker</i>	1434 2 ST NW
9	4/22/18	KIMBERLY M BRANDRIET	<i>K. Brandriet</i>	1506 2 ST NW
10	4/21/18	MICHAEL D & DIANE K ESLINGER	<i>D. Eslinger</i>	1516 2 ST NW
11	4/21/18	BRYCE & JENNIFER OLSON	<i>Bryce Olson</i>	1526 2 ST NW
12	4/16/18	SCOTT A & KATHLEEN M MCINROY	<i>Scott McKinroy</i>	1337 MAYFAIR DR
13	4/22/18	ROGER & LISBETH SOLUM	<i>Roger Solum</i>	1333 MAYFAIR DR
14		SANDRA KAY HOFTIEZER		1326 2 ST NW
15	4/21/18	DOUGLAS D & DIANE M STORMO	<i>Douglas Stormo</i>	1330 2 ST NW
16		MICHAEL E & DIANNE K ZAFFT		1336 2 ST NW
17	4/17/18	ANGELA D & CASEY A ARENDS	<i>Casey Arends</i>	1340 2 ST NW
		J&J Land Sales, LLC (13 lots)		1002 S Madison St, Milbank, SD 57252
		Michael Stewart (1 lot)		1748 Washington Dr, Watertown, SD 57201

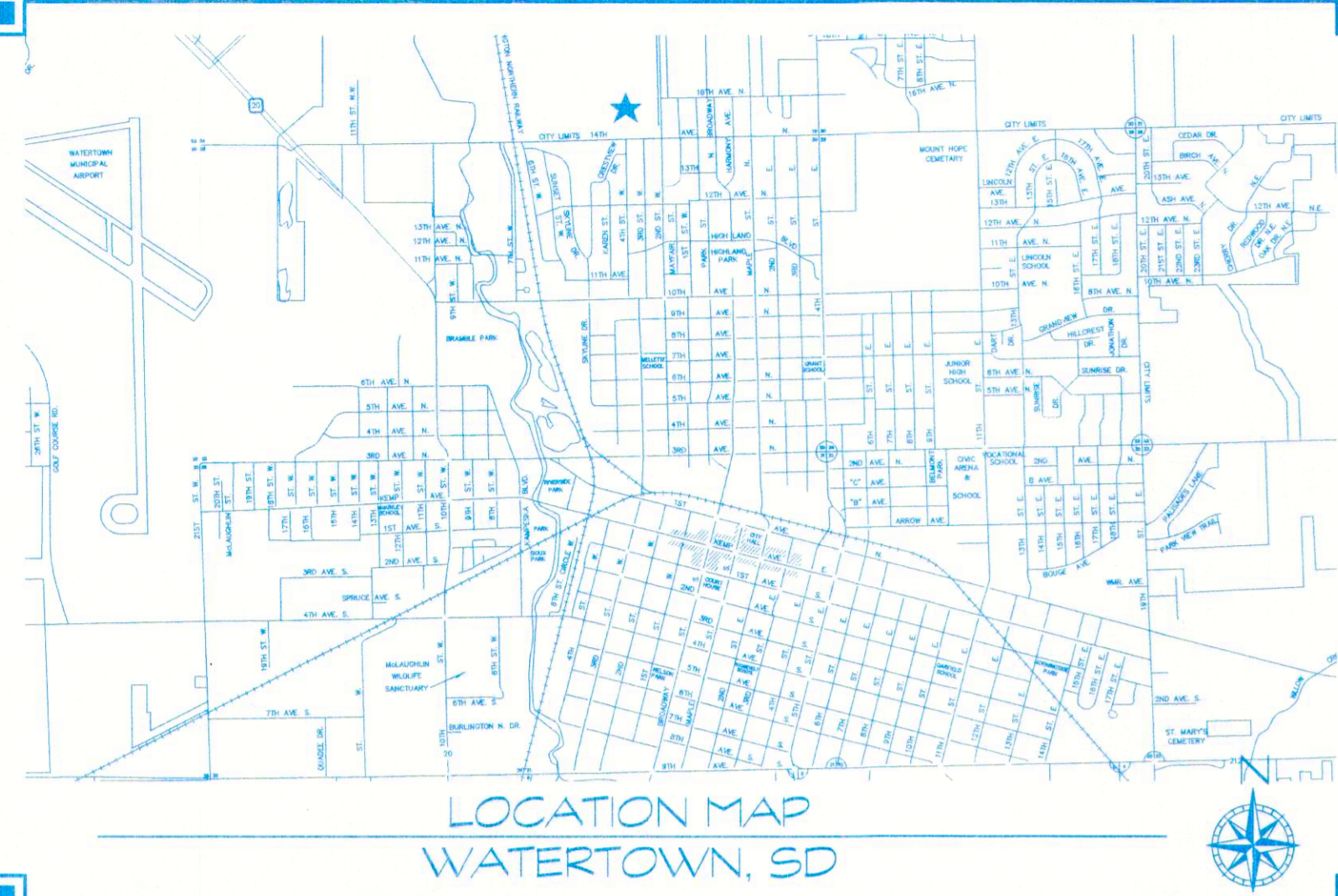
14th Ave

2nd St

Mayfair

2nd St

The written consent of all property owners owning property immediately adjacent to the proposed building site and the consent of 75 percent of the property owners within 300 feet of said proposed location must be attained. Said house or other building will comply with the gas, plumbing, electrical and construction requirements of the City of Watertown. A bond shall be furnished to guarantee that the building will be placed on an adequate foundation, will be attached to the city electrical, water and sewer service where available, and that the property on which said building is to be located will be properly landscaped and seeded in accordance with requirements of the Building Official. The work is to be completed within twelve (12) months after the permit has been issued by the Building Official. (see city ordinance §21.0207(5))



**DAVID
HEIDE**
design
studio

663 GRAIN EXCHANGE BUILDING
301 FOURTH AVENUE SOUTH
MINNEAPOLIS, MINNESOTA
55415-1019

612.337.5060
DHDSTUDIO.COM

DRAWING INDEX:

- A SITE PLAN
- A1 BASEMENT PLAN
- A2 FIRST FLOOR PLAN
- A3 SECOND FLOOR PLAN
- A4 THIRD FLOOR PLAN
- A5 EXTERIOR ELEVATIONS
- A6 EXTERIOR ELEVATIONS
- A7 EXTERIOR ELEVATIONS
- A8 EXTERIOR ELEVATIONS
- A9 SECTIONS & DETAILS
- A10 TUNNEL PLAN AND SITE SECTION
- A11 CARRIAGE HOUSE PLANS & EXTERIOR ELEVATIONS
- A12 CARRIAGE HOUSE PLANS & EXTERIOR ELEVATIONS

ROBERT & CATHERINE GJERDINGEN

OLIVE PLACE RENOVATION

223 14th Avenue North West
WATERTOWN, SOUTH DAKOTA 57201

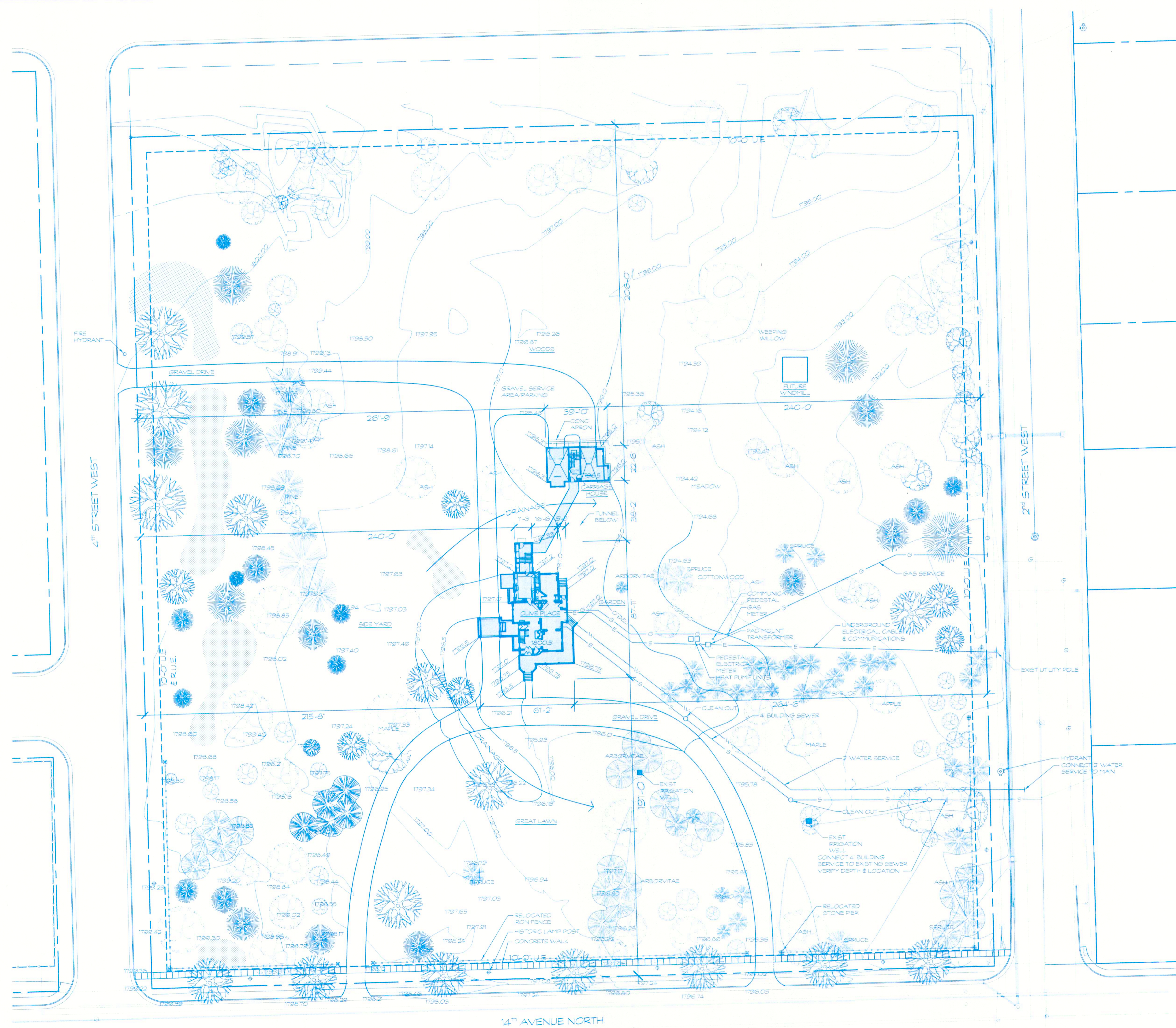


RECEIVED
MAY 29 2018
Building Services
City of Watertown

DAVID
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design
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301 FOURTH AVENUE SOUTH
MINNEAPOLIS, MINNESOTA
55415-1019
PHONE 612.337.5060
EMAIL INFO@DHDSTUDIO.COM

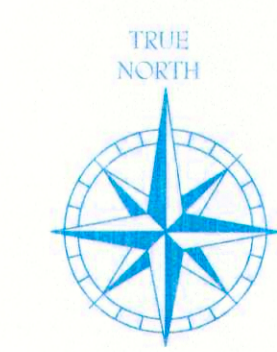
ROBERT & CATHERINE GJERDINGEN

ISSUE DATE:
06.25.2018
PERMIT SET
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1 SITE PLAN
A 1" = 30'-0"

NOTE
 - DIMENSIONS & ELEVATIONS ARE BASED ON SITE SURVEY PERFORMED BY AASON ENGINEERING CO. ON OCTOBER 16TH, 2017. VERIFY ALL DIMENSIONS & ELEVATIONS W/ EXISTING
 - VERIFY LOCATIONS OF GAS METER, TRANSFORMER, ELECTRICAL & COMMUNICATIONS PEDESTALS, & HEAT PUMPS W/ THE ARCHITECT.



DAVID HEIDE

design studio

663 GRAIN EXCHANGE
 301 4TH AVENUE SOUTH
 MINNEAPOLIS, MINNESOTA
 55415

612.337.5060 TEL.
 info@DHDstudio.com

I hereby certify that this Plan, Specification, or Report was prepared by me or under my direct supervision and that I am a duly registered architect under the laws of the state of Minnesota.

Walter Nelson
 WALTER NELSON ARCHITECTS, INC. 1914

ROBERT & CATHERINE GJERDINGEN
 OLIVE PLACE
 223 14TH AVENUE NORTH
 WATERTOWN, SOUTH DAKOTA 57201

ISSUE DATE:
 05.25.2018
 REVISION DATE:

DRAWN BY:
 ASH | MEP
 CHECKED BY:
 MEN, DCH

SITE PLAN
 OLIVE PLACE
 ADDITION

SHEET NO.
 A

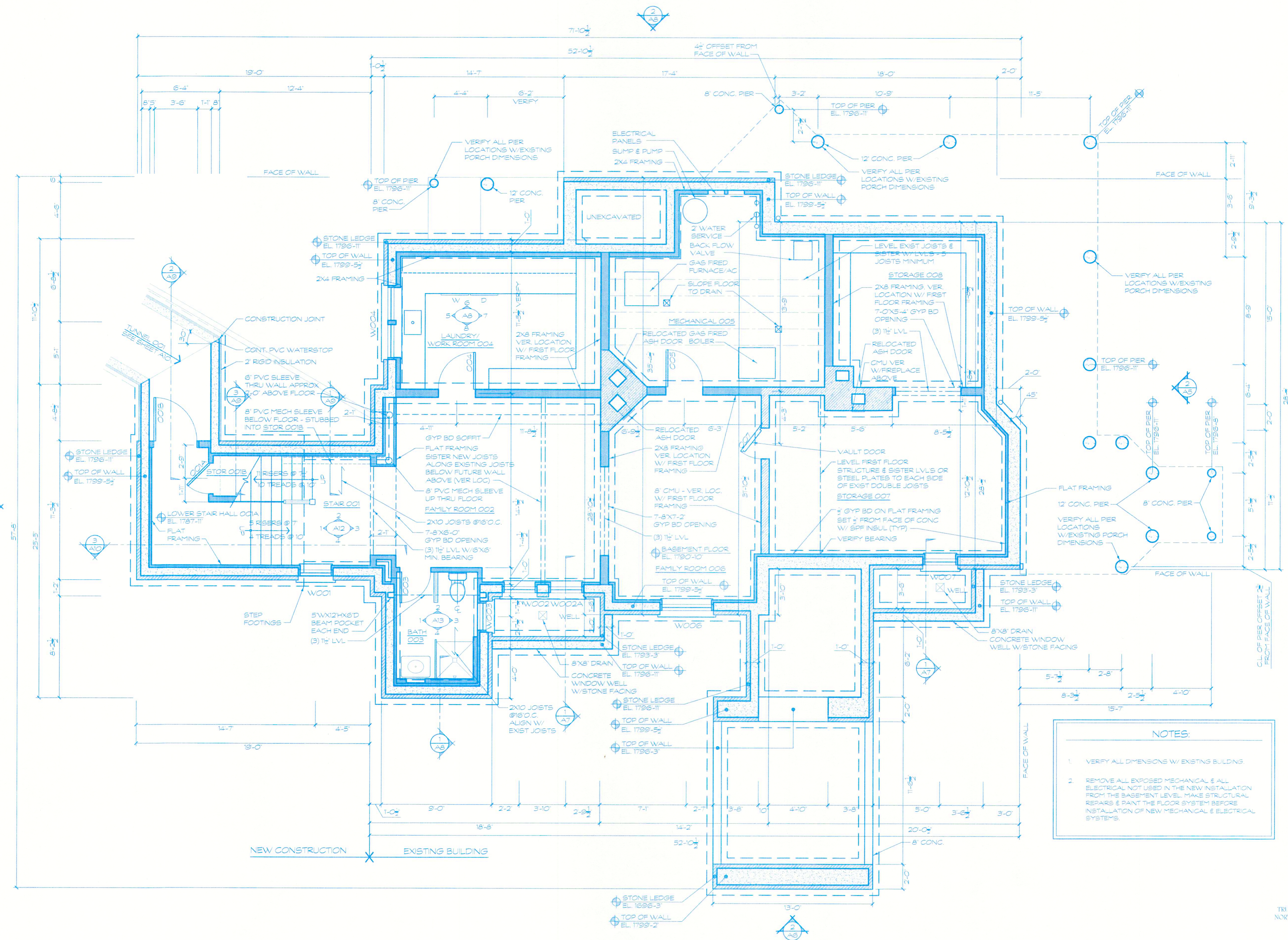
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OLIVE PLACE
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223 14TH AVENUE NORTH

ISSUE DATE:
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RDV | MEP | JSH
CHECKED BY:
MEN, DCH

BASEMENT PLAN
OLIVE PLACE
ADDITION
SHEET NO.
A1
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NOTES:

- VERIFY ALL DIMENSIONS W/ EXISTING BUILDING.
- REMOVE ALL EXPOSED MECHANICAL & ALL ELECTRICAL NOT USED IN THE NEW INSTALLATION FROM THE BASEMENT LEVEL. MAKE STRUCTURAL REPAIRS & PAINT THE FLOOR SYSTEM BEFORE INSTALLATION OF NEW MECHANICAL & ELECTRICAL SYSTEMS.



1
A1 BASEMENT PLAN
1/4" = 1'-0"

ROBERT & CATHERINE GJERDINGEN
OLIVE PLACE
WATERTOWN, SOUTH DAKOTA 57201
223 14TH AVENUE NORTH

ISSUE DATE:
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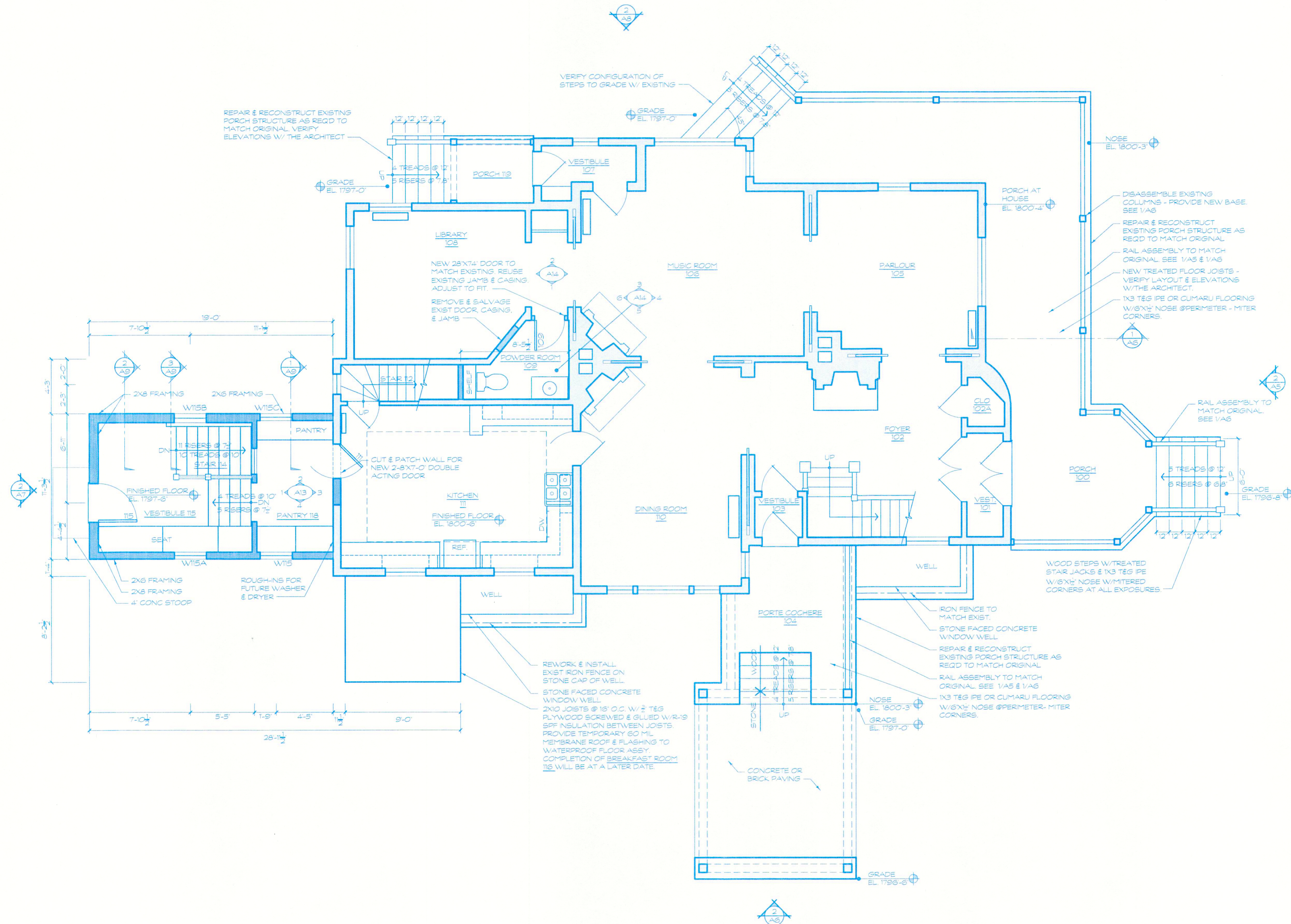
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KDV | MEP | ASH
CHECKED BY:
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FIRST FLOOR PLAN

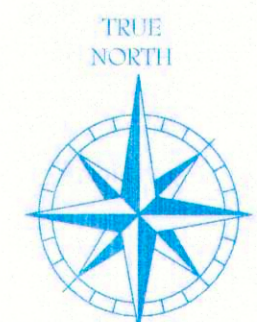
OLIVE PLACE
ADDITION

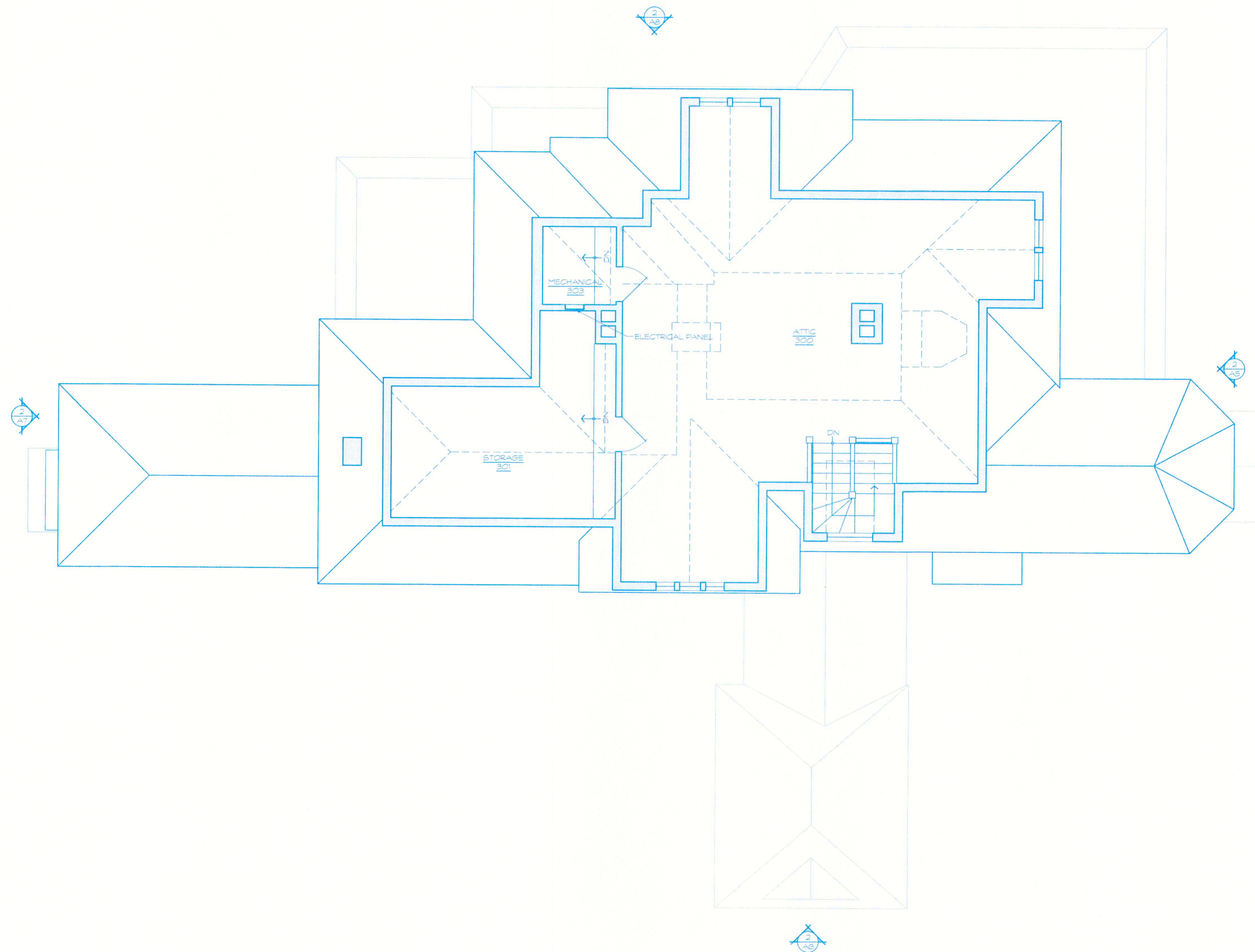
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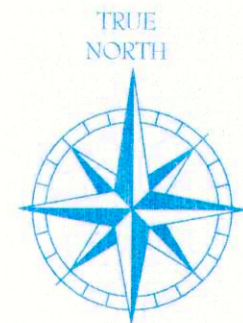


1 FIRST FLOOR PLAN
A2 1/4" = 1'-0"





1 THIRD FLOOR PLAN
A4 1/4" = 1'-0"



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info@DHDstudio.com

I hereby certify that this Plan, Specification, or Report was prepared by me or under my direct supervision and that I am a duly Registered architect under the laws of the state of Minnesota.

Mark Nelson
MARK NELSON ARCHITECT
PROVINCIAL 18943

ROBERT & CATHERINE GJERDINGEN
OLIVE PLACE
WATERTOWN, SOUTH DAKOTA 57201
223 14TH AVENUE NORTH

ISSUE DATE:
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KOV | MEP | ASH

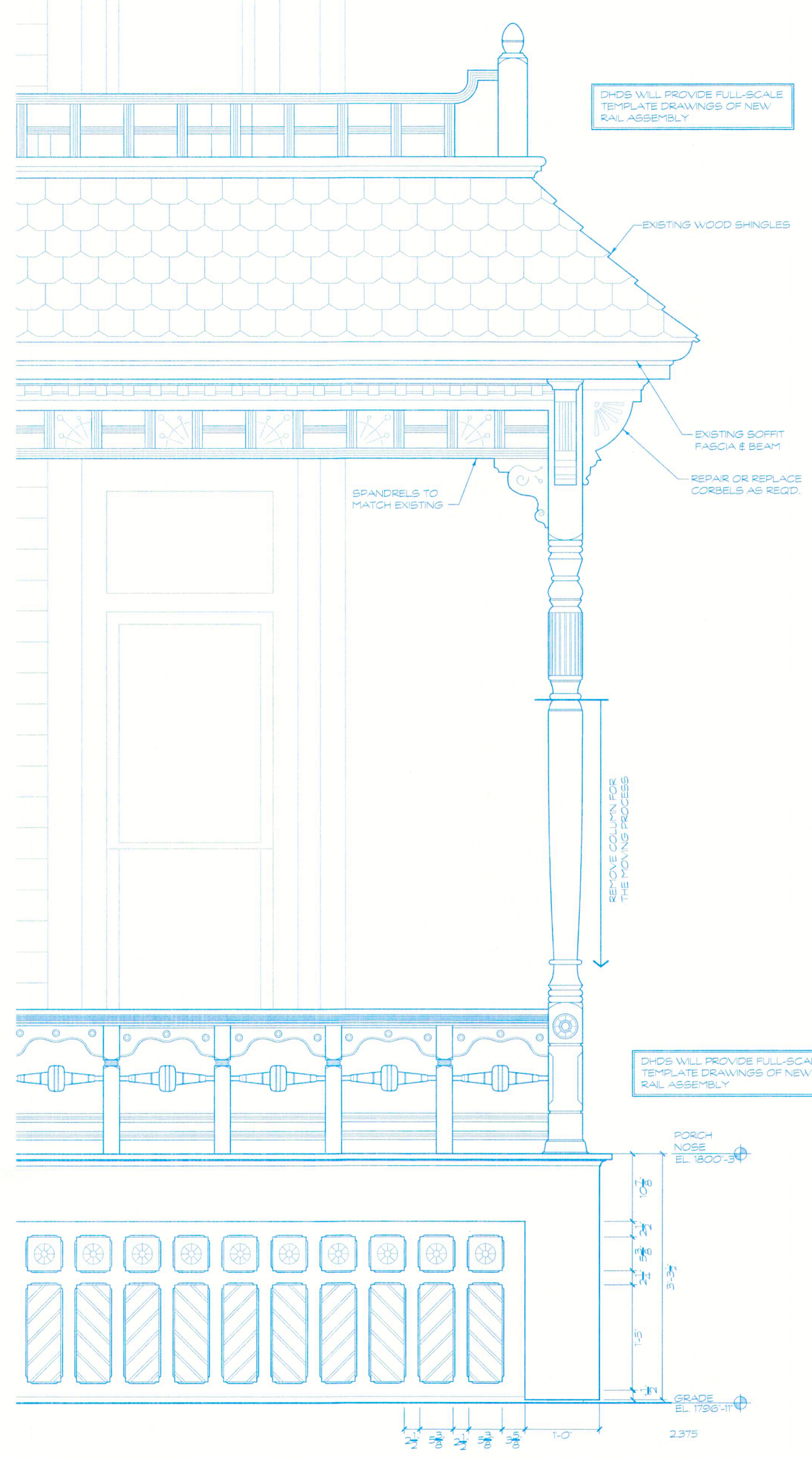
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MEN, DCH

THIRD FLOOR
PLAN
OLIVE PLACE
ADDITION

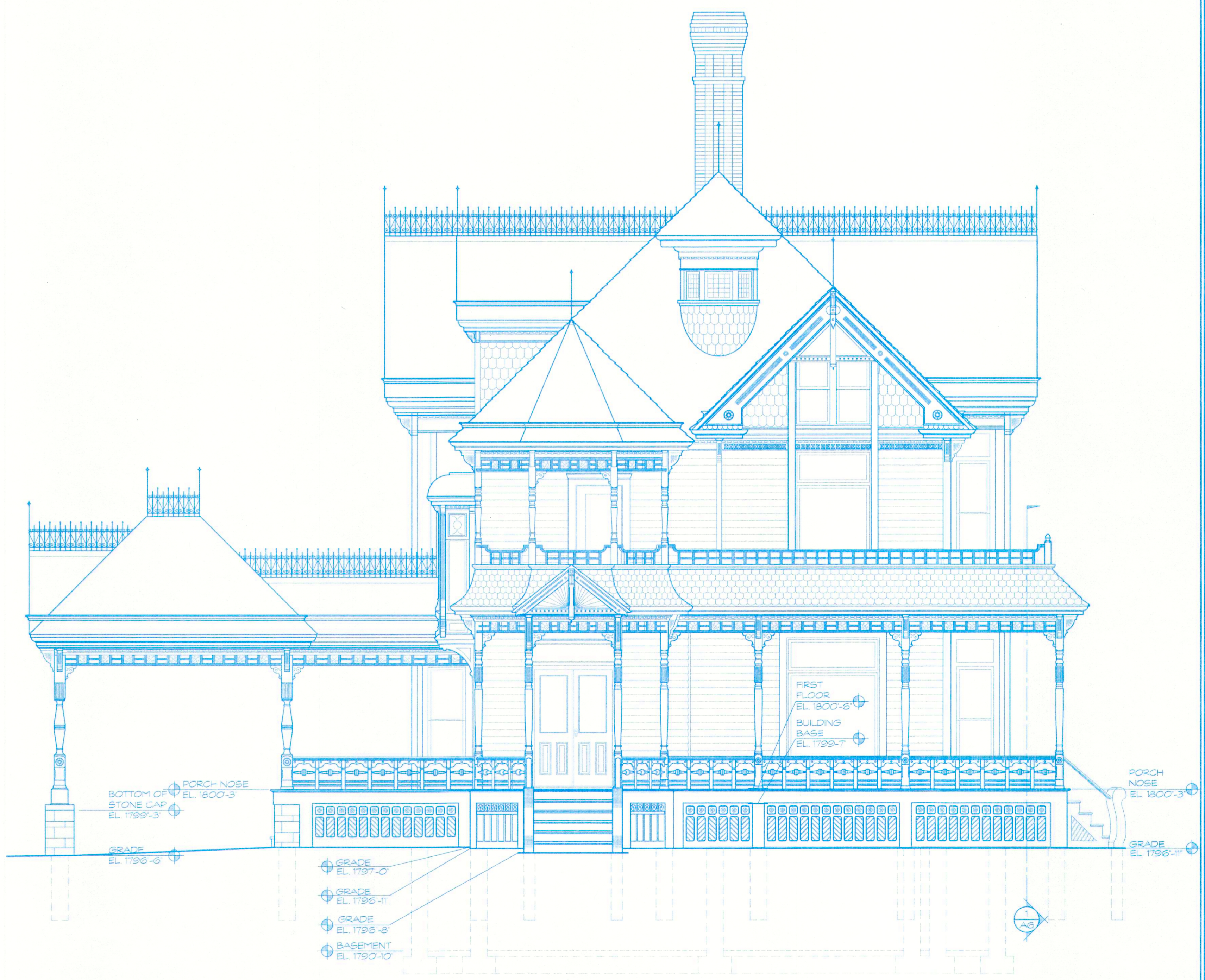
SHEET NO.

A4

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1
A5 PORCH 100 DETAIL
1" = 1'-0"



2
A5 SOUTH EXTERIOR ELEVATION
1/4" = 1'-0"

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info@DHDstudio.com

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Mark Nelson
MARK NELSON ARCHITECT
465 N. 1ST ST. SUITE 100
MINNEAPOLIS, MN 55401

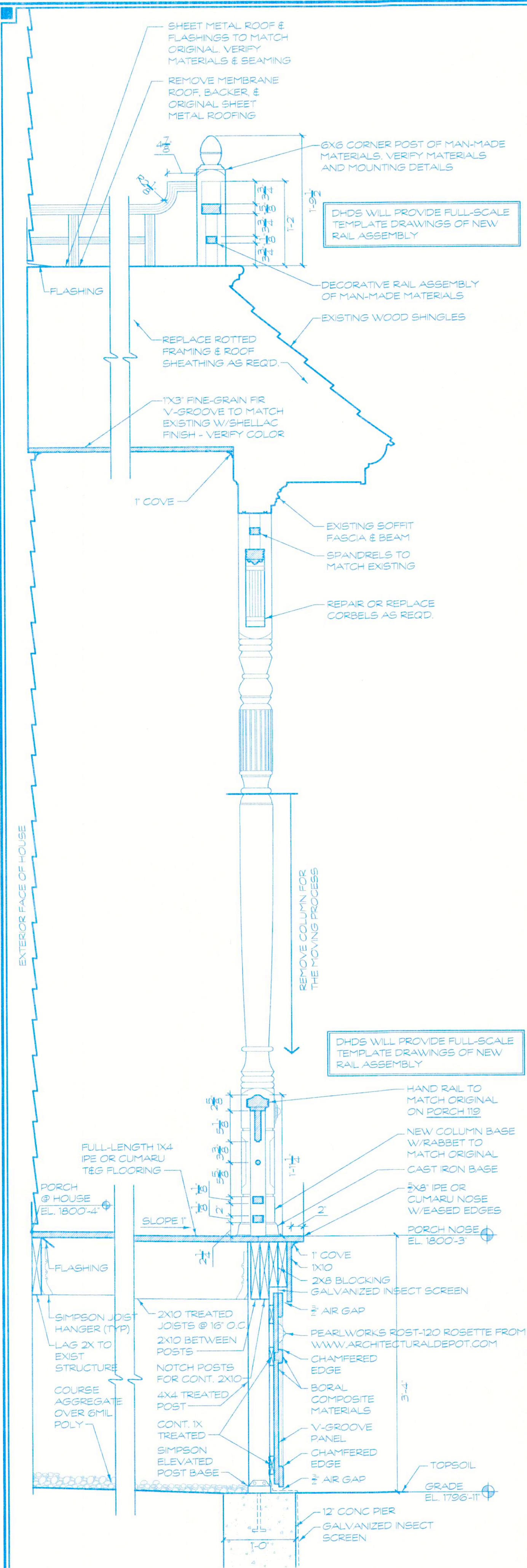
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OLIVE PLACE
WATERTOWN, SOUTH DAKOTA 57201
223 14TH AVENUE NORTH

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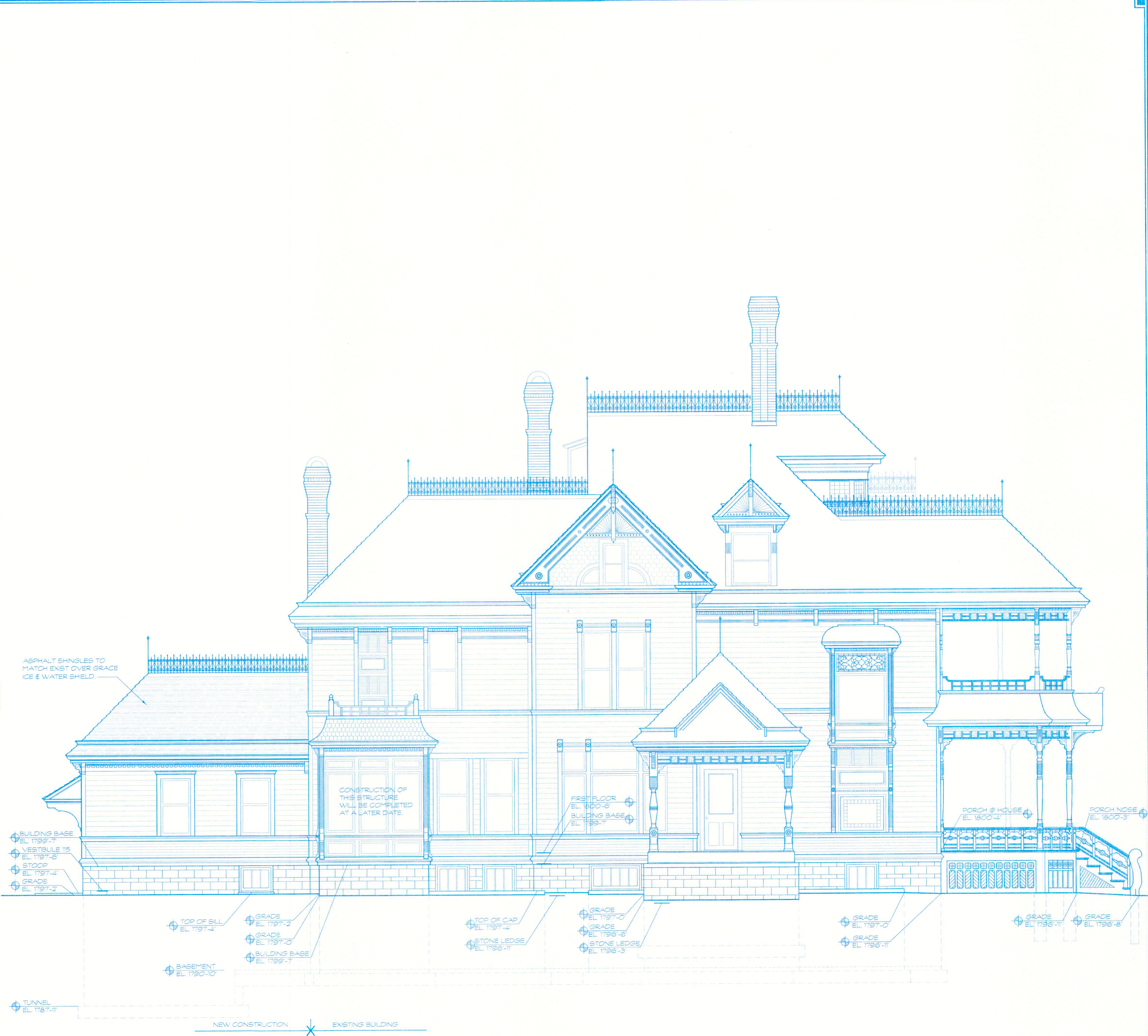
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EXTERIOR ELEVATIONS

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A5
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1 PORCH 100 SECTION
1/4" = 1'-0"



2 EXTERIOR ELEVATION NORTH
1/4" = 1'-0"

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Mark E. Nelson
MARK E. NELSON REG. NO. 05143

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OLIVE PLACE
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223 14TH AVENUE NORTH

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EXTERIOR ELEVATIONS
OLIVE PLACE
ADDITION
SHEET NO.
A6
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223 14TH AVENUE NORTH

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EXTERIOR
ELEVATIONS

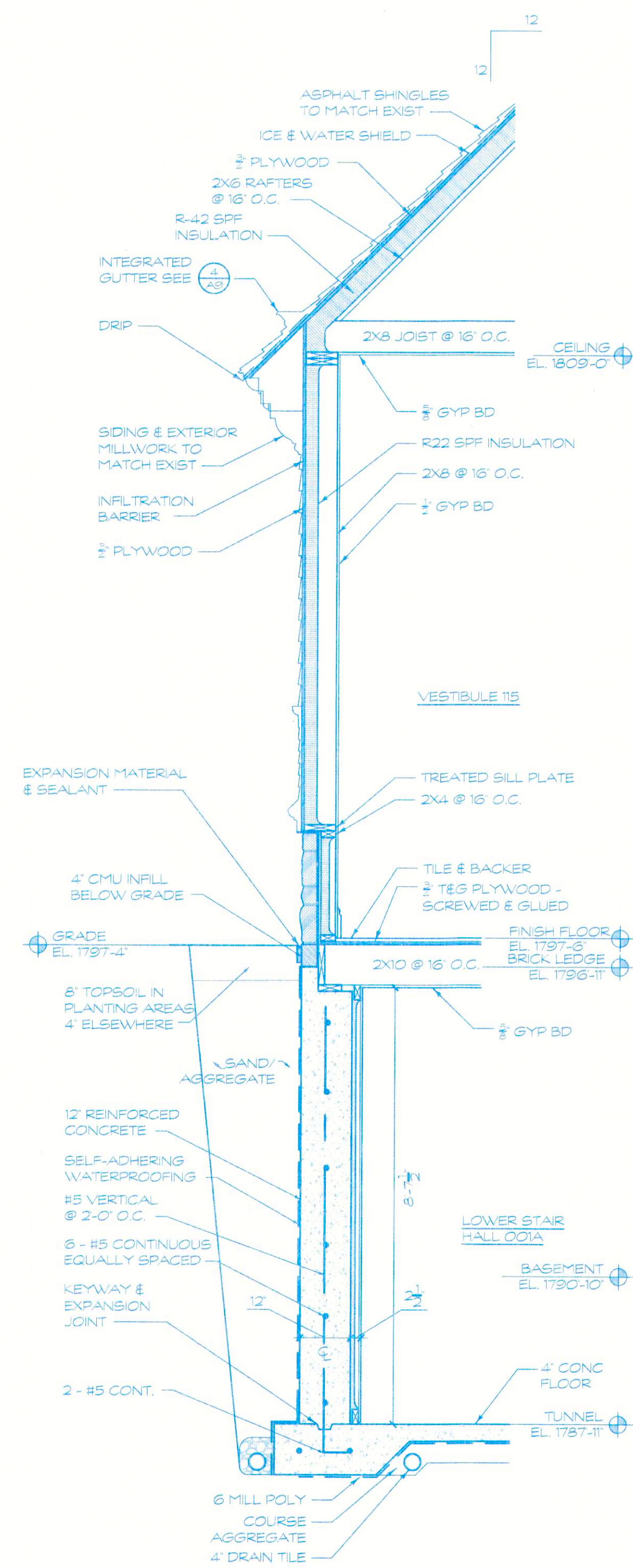
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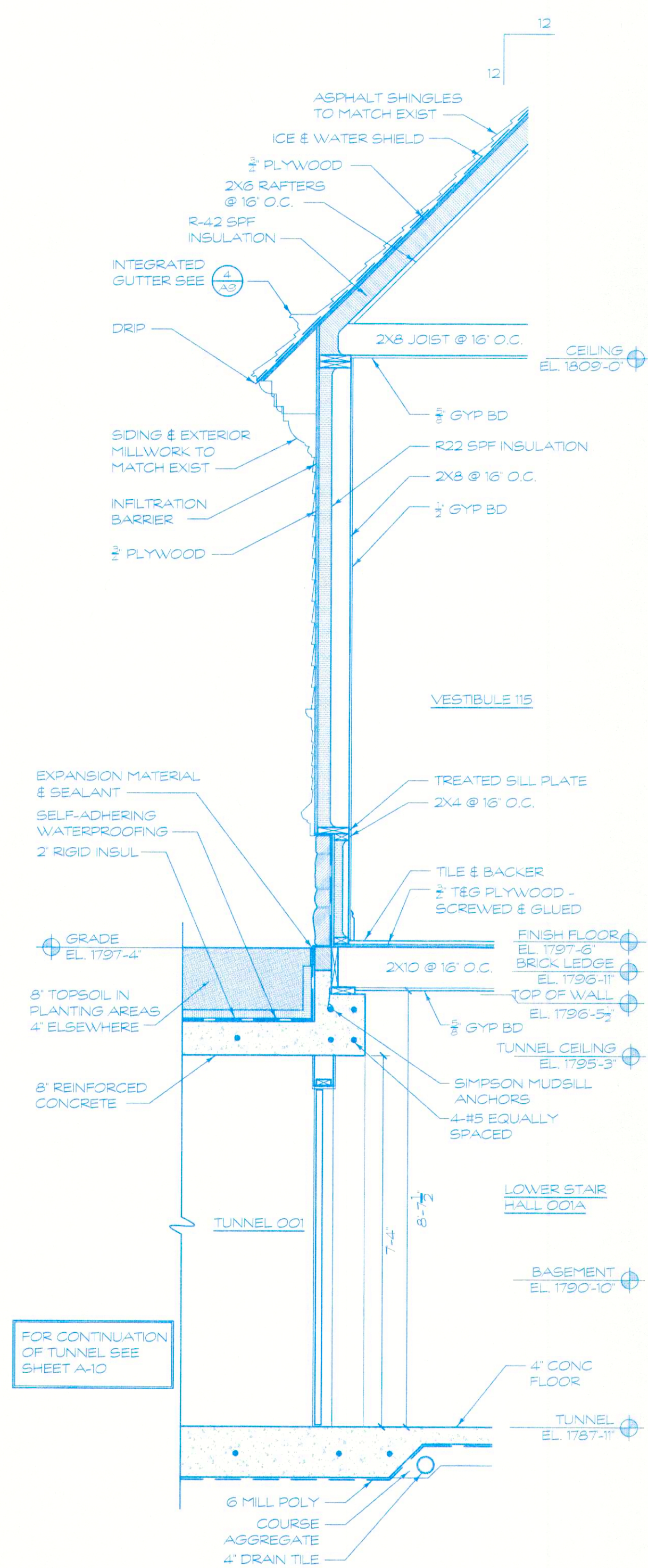
1 BUILDING SECTION
1" = 1'-0"

2 EXTERIOR ELEVATION SOUTH
1/4" = 1'-0"

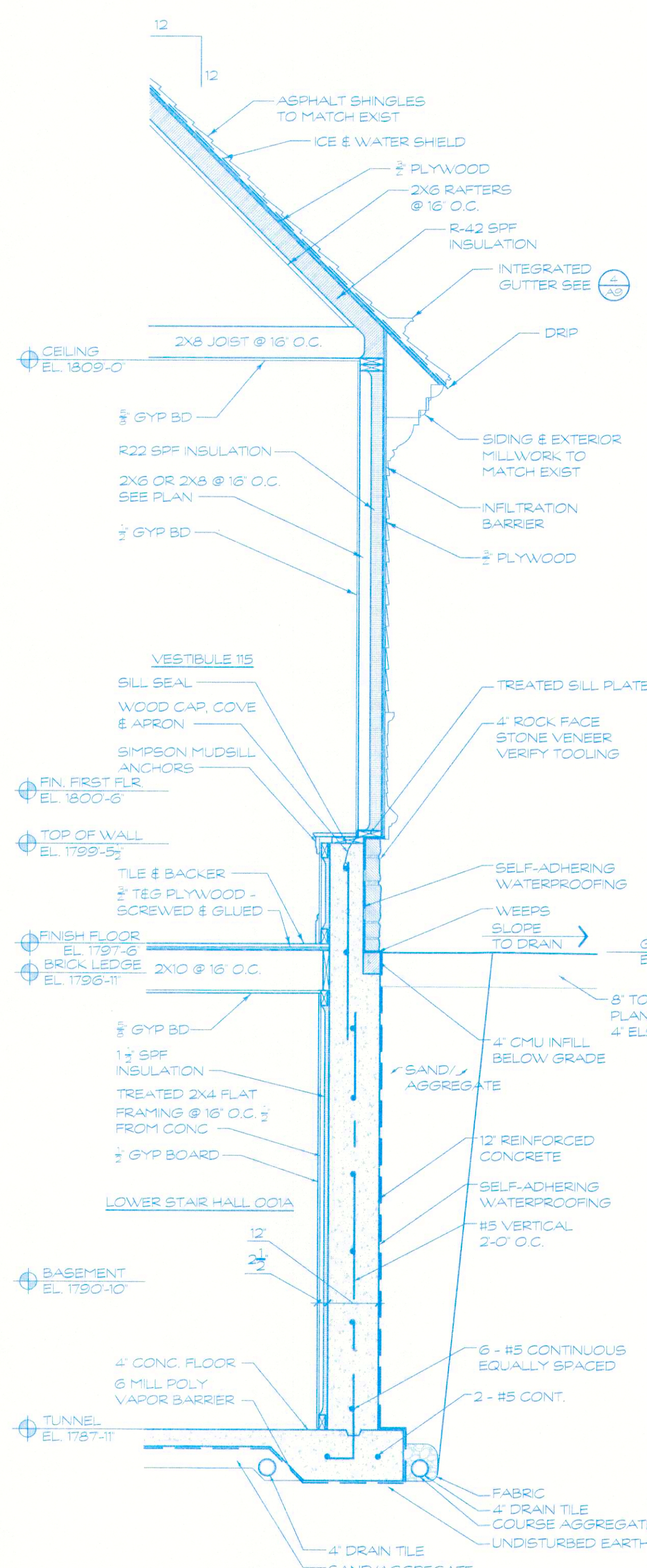
WINDOW SCHEDULE				
WINDOW NO.	WINDOW			NOTES
	WINDOW TYPE	MODEL #	QTY	
W001	BASEMENT	CUSTOM	1	2'-11" X 2'-3 1/2" M.O.
W002	DOUBLE HUNG	WUHD-2830	1	3'-0 1/2" X 5'-10 1/2" M.O.
W002A	DOUBLE HUNG	WUHD-2830	1	3'-0 1/2" X 5'-10 1/2" M.O.
W004	BASEMENT	CUSTOM	2	6'-1" X 2'-3 1/2" M.O.
W003	DOUBLE HUNG	WUHD-2026	1	2'-4 1/2" X 5'-2 1/2" M.O.
W006	BASEMENT	CUSTOM	1	4'-5" X 2'-3 1/2" M.O.
W007	DOUBLE HUNG	WUHD-2830	1	3'-0 1/2" X 5'-10 1/2" M.O.
W115	DOUBLE HUNG	WUHD-3030	1	3'-0 1/2" X 5'-9 1/2" R.O.
W115A	DOUBLE HUNG	WUHD-3030	1	3'-0 1/2" X 5'-9 1/2" R.O.
W115B	DOUBLE HUNG	WUHD-3030	1	3'-0 1/2" X 5'-9 1/2" R.O.
W115C	FIXED	WUHD-3030	1	3'-0 1/2" X 2'-1 1/2" R.O.



1
A9 PORCH WALL SECTION
1/2" = 1'-0"



2
A9 PORCH WALL SECTION
1/2" = 1'-0"



3
A9 PORCH WALL SECTION
1/2" = 1'-0"

DAVID HEIDE

design studio

603 GRAIN EXCHANGE
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info@DHDstudio.com

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MASS E. NELSON
REG. NO. 18041

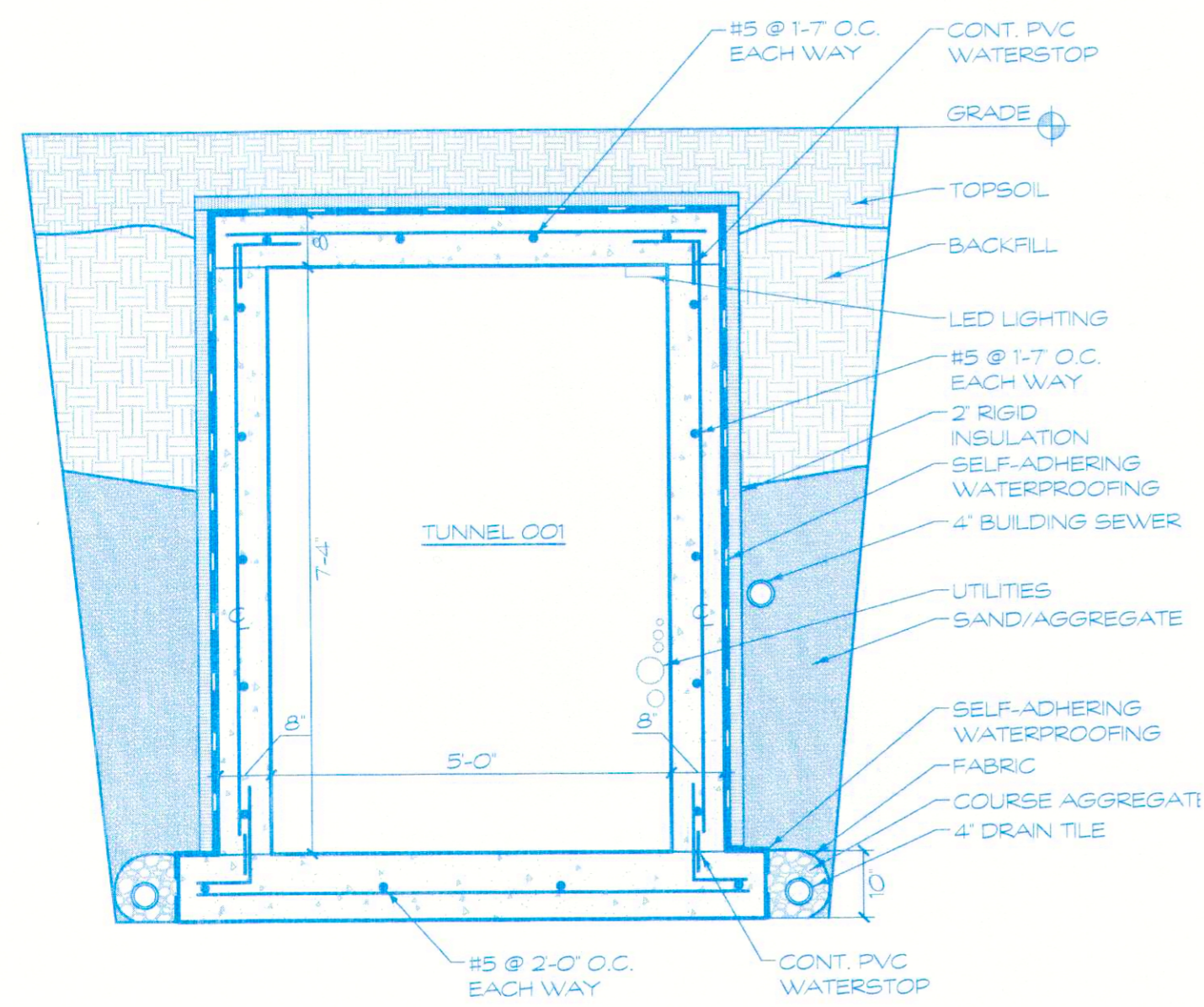
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OLIVE PLACE
WATERTOWN, SOUTH DAKOTA 57201
223 14TH AVENUE NORTH

ISSUE DATE:
05.25.2018
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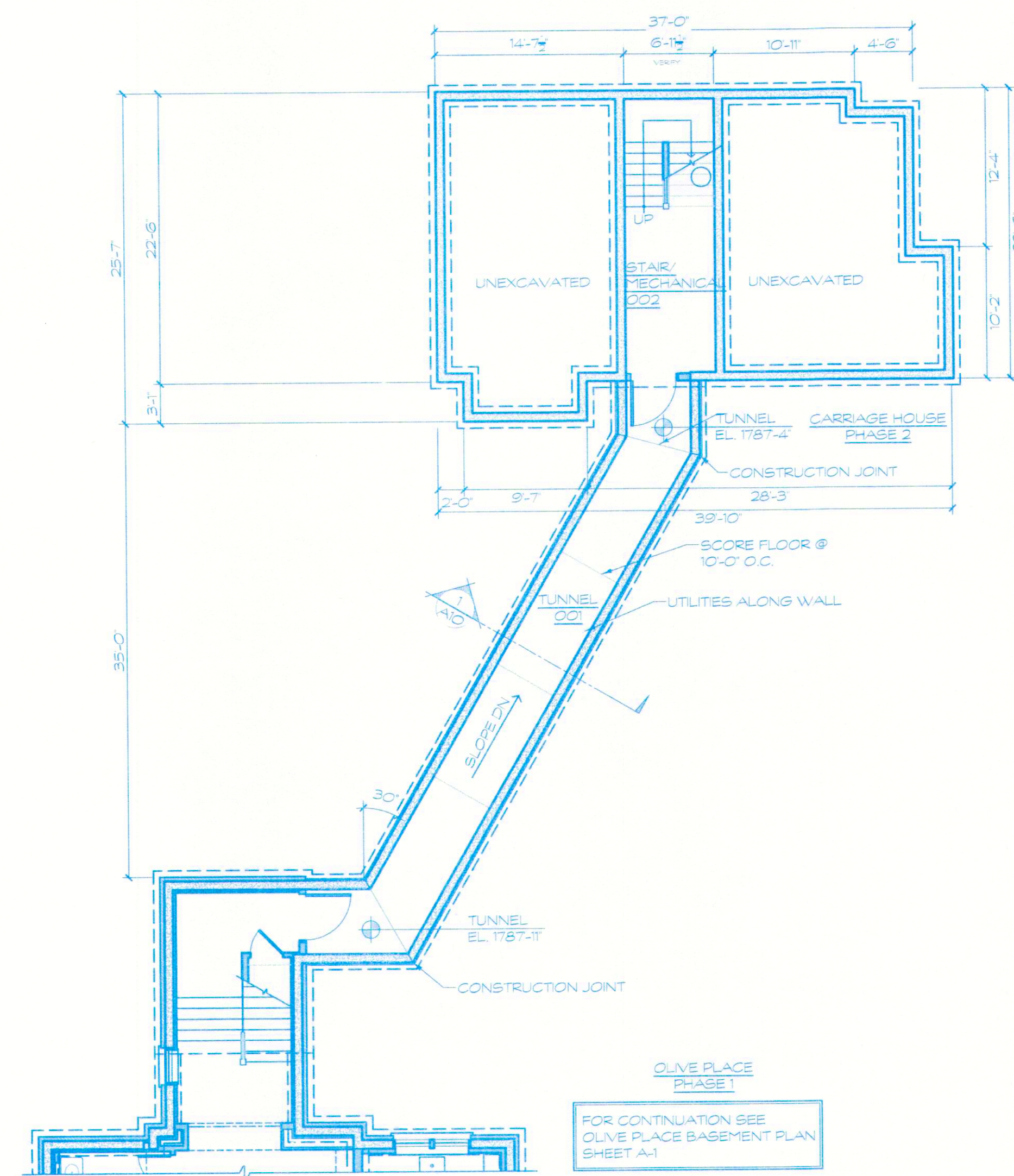
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SECTIONS & DETAILS

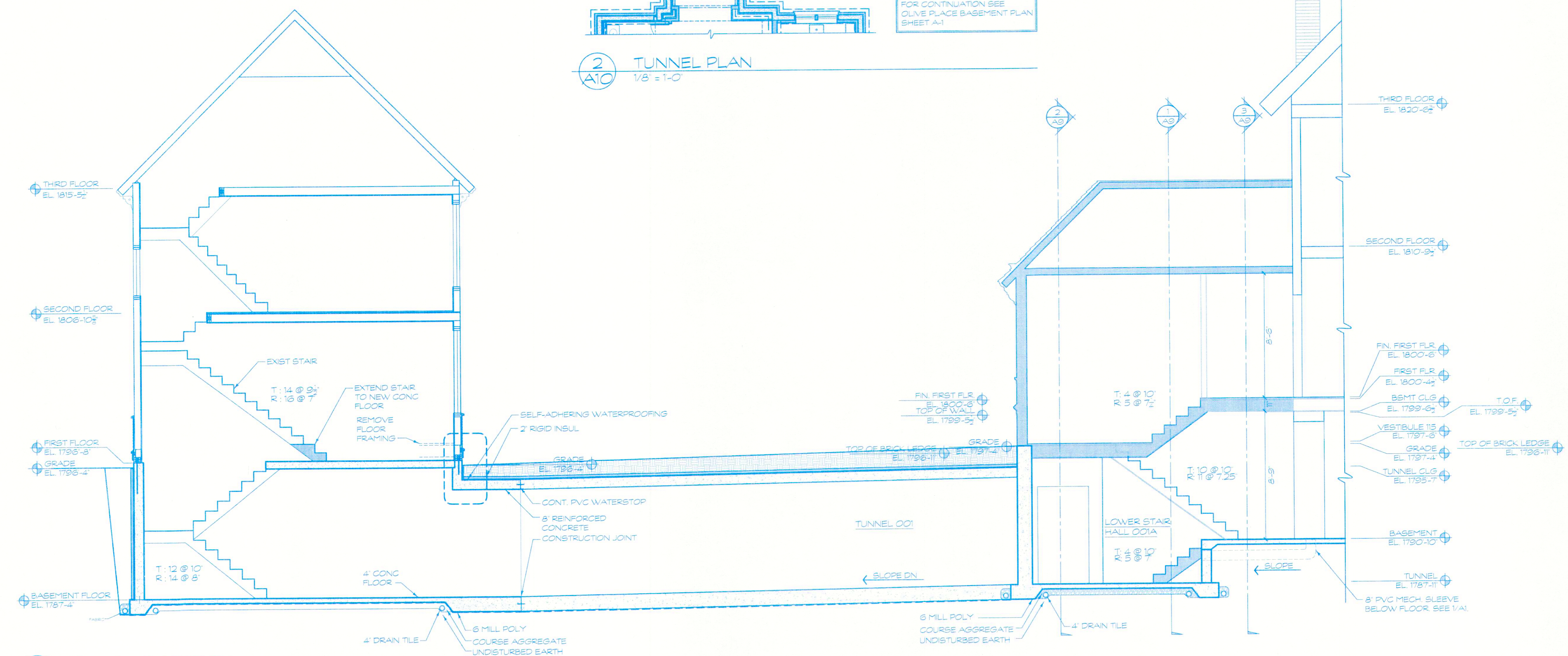
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A9
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1 TUNNEL SECTION
1/2" = 1'-0"



2 TUNNEL PLAN
1/8" = 1'-0"



3 BUILDING SECTION
1/4" = 1'-0"

DAVID HEIDE
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663 GRAIN EXCHANGE
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MINNEAPOLIS, MINNESOTA
55415
612.337.5060 TEL.
info@DHDstudio.com

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Mark E. Nelson
MARK E. NELSON REG. NO. 18443

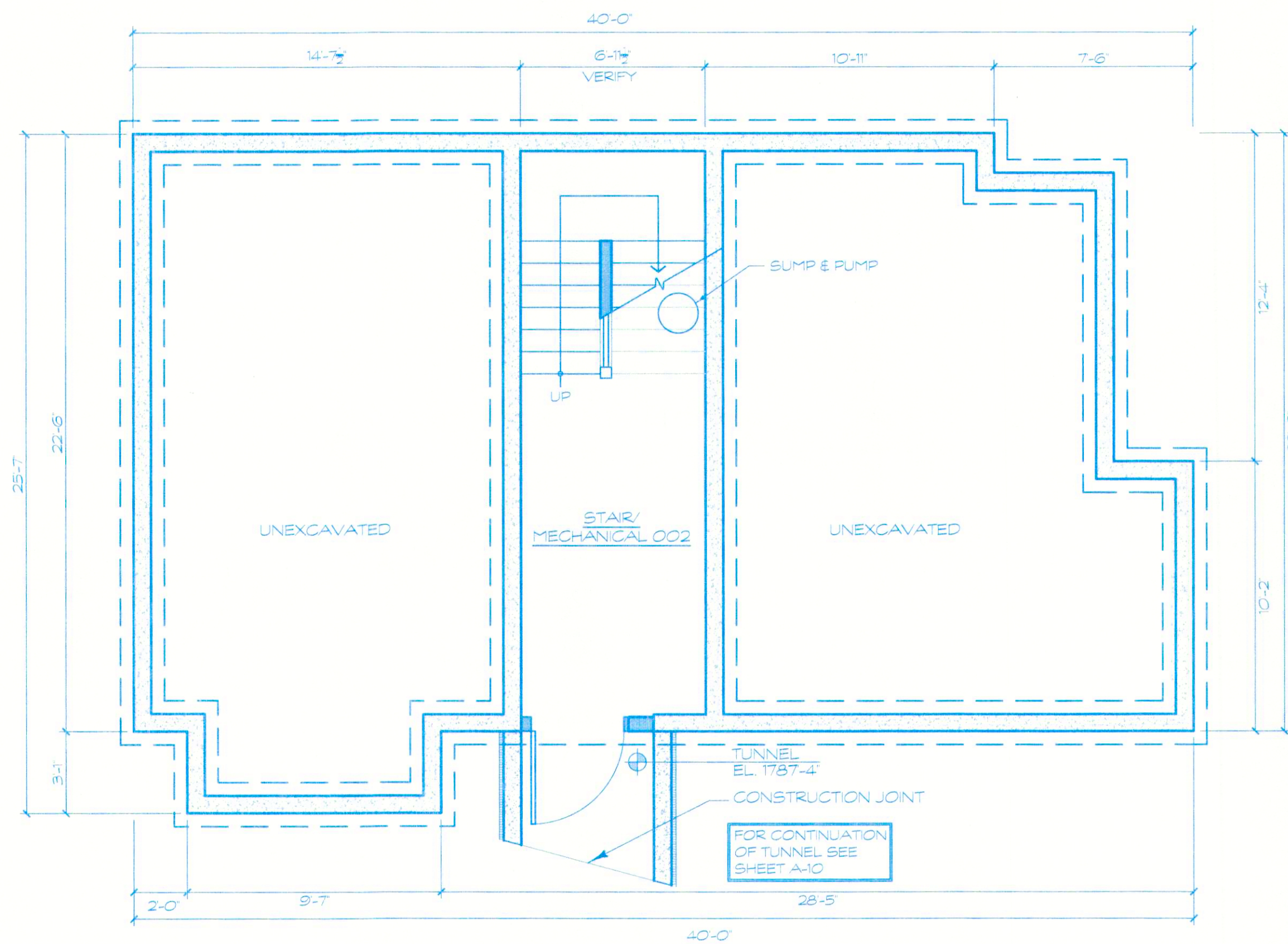
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OLIVE PLACE
WATERTOWN, SOUTH DAKOTA 57201
223 14TH AVENUE NORTH

ISSUE DATE:
05.25.2018
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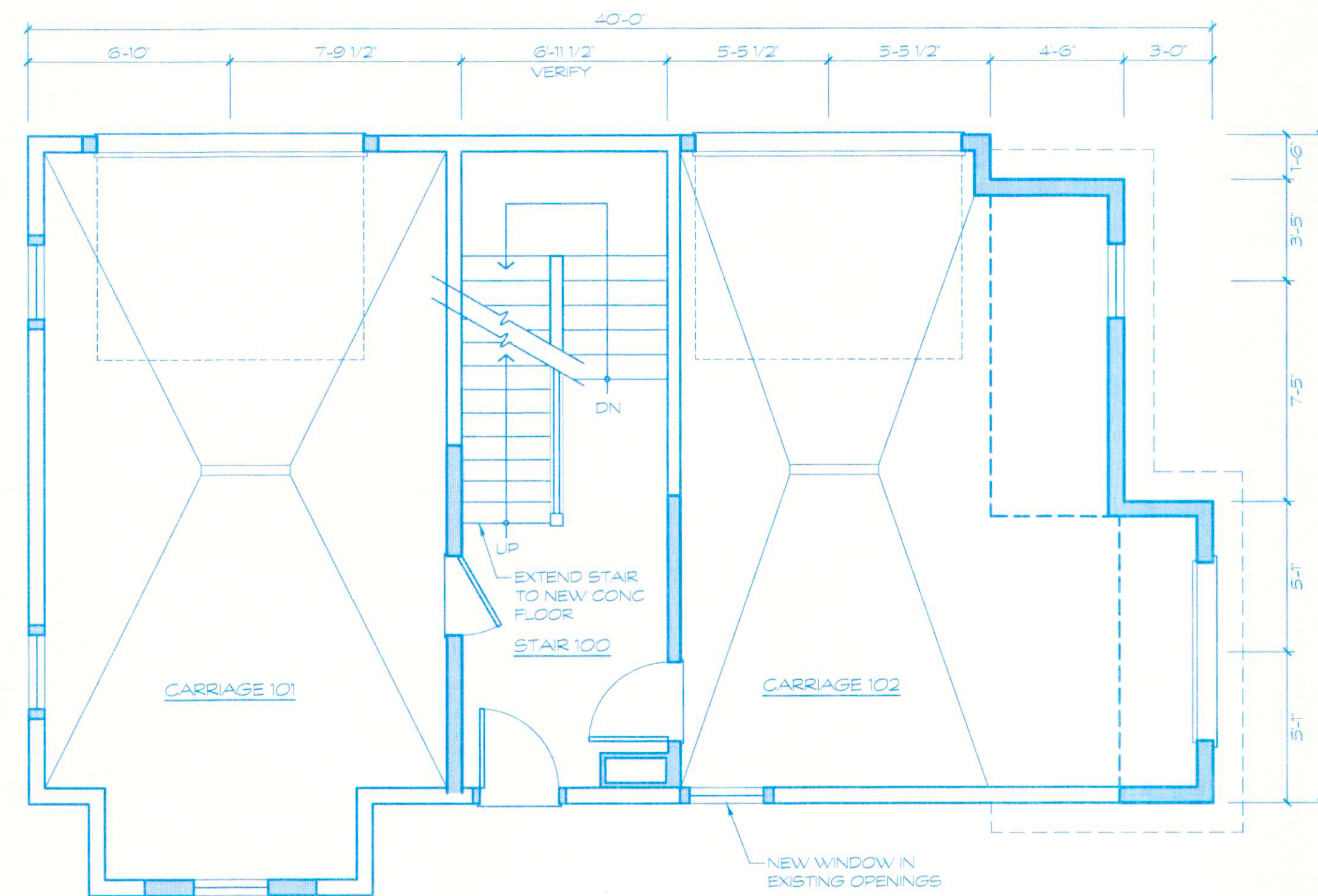
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ASH
CHECKED BY:
MEN, DCH

TUNNEL SECTIONS
& PLAN
OLIVE PLACE
ADDITION

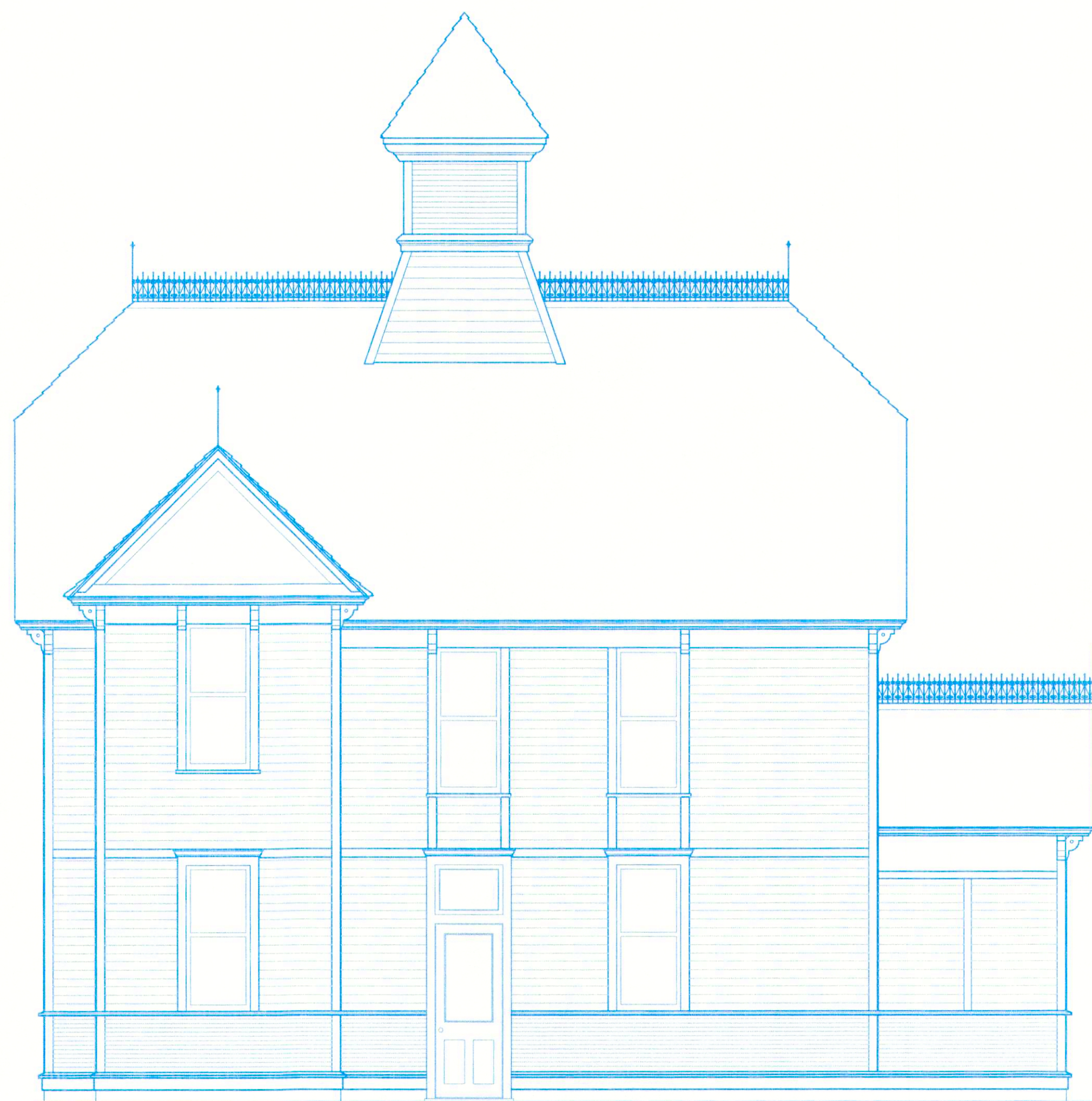
SHEET NO.
A10
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1 BASEMENT PLAN
1/4" = 1'-0"



2 FIRST FLOOR PLAN
1/4" = 1'-0"



3 CARRIAGE HOUSE SOUTH ELEVATION
1/4" = 1'-0"



4 CARRIAGE HOUSE NORTH ELEVATION
1/4" = 1'-0"

DAVID HEIDE

design studio

663 GRAIN EXCHANGE
301 4TH AVENUE SOUTH
MINNEAPOLIS, MINNESOTA
55415

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info@DHDstudio.com

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Walter Nelson
WALTER NELSON ARCHITECTS
1901-1911

ROBERT & CATHERINE GJERDINGEN
OLIVE PLACE
WATERTOWN, SOUTH DAKOTA 57201
223 14TH AVENUE NORTH

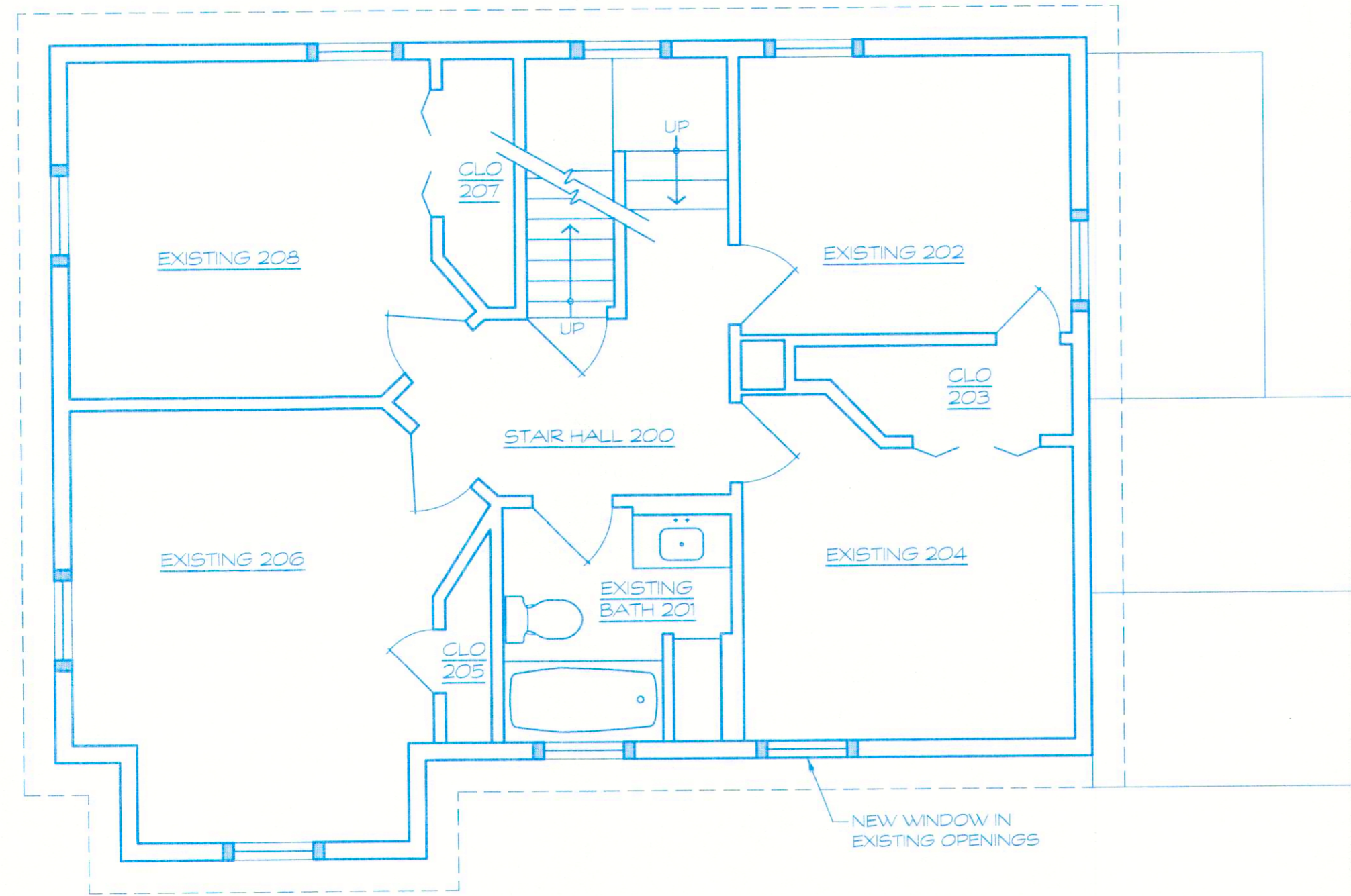
ISSUE DATE:
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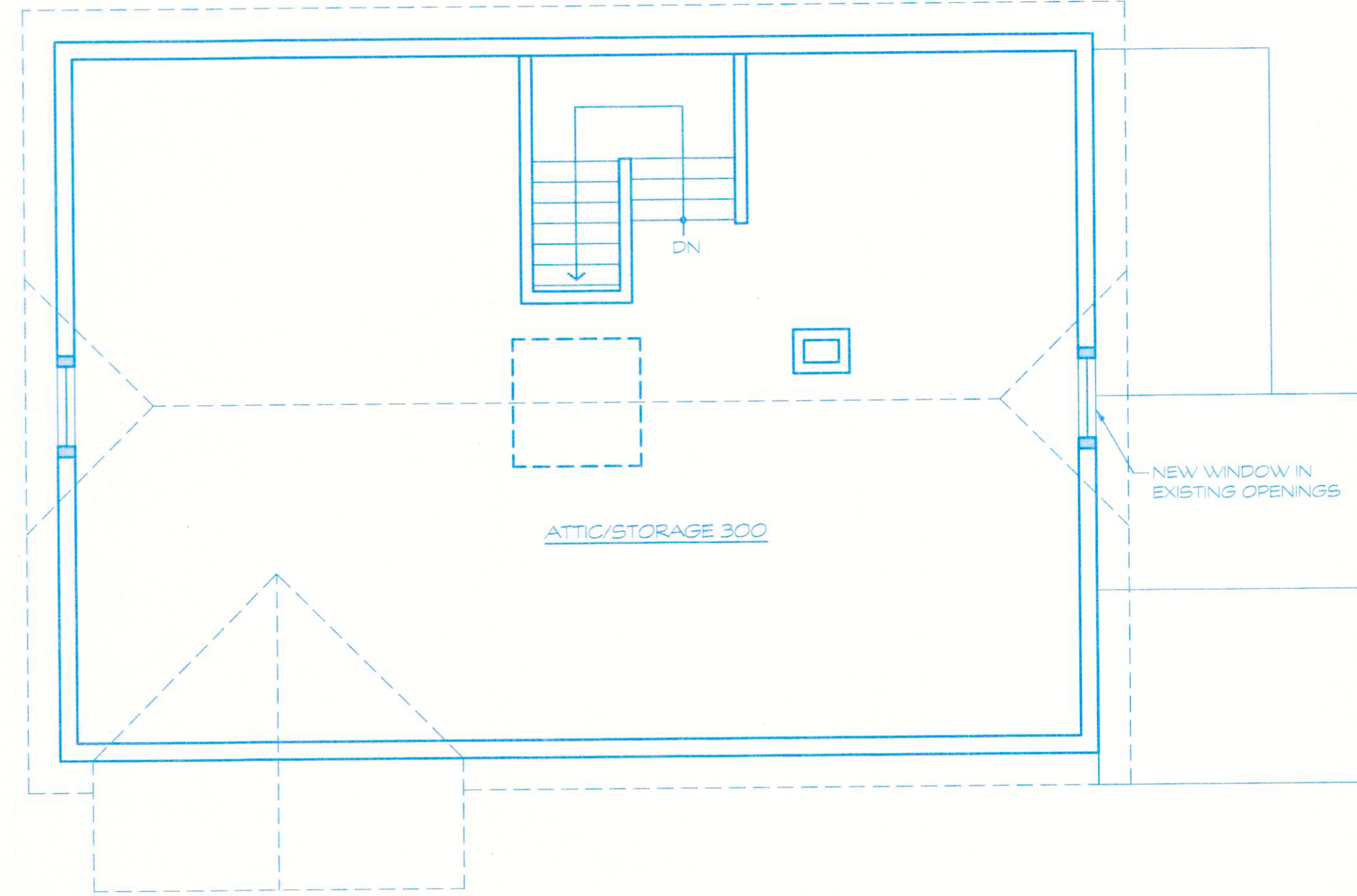
CARRIAGE HOUSE

SHEET NO.
A11

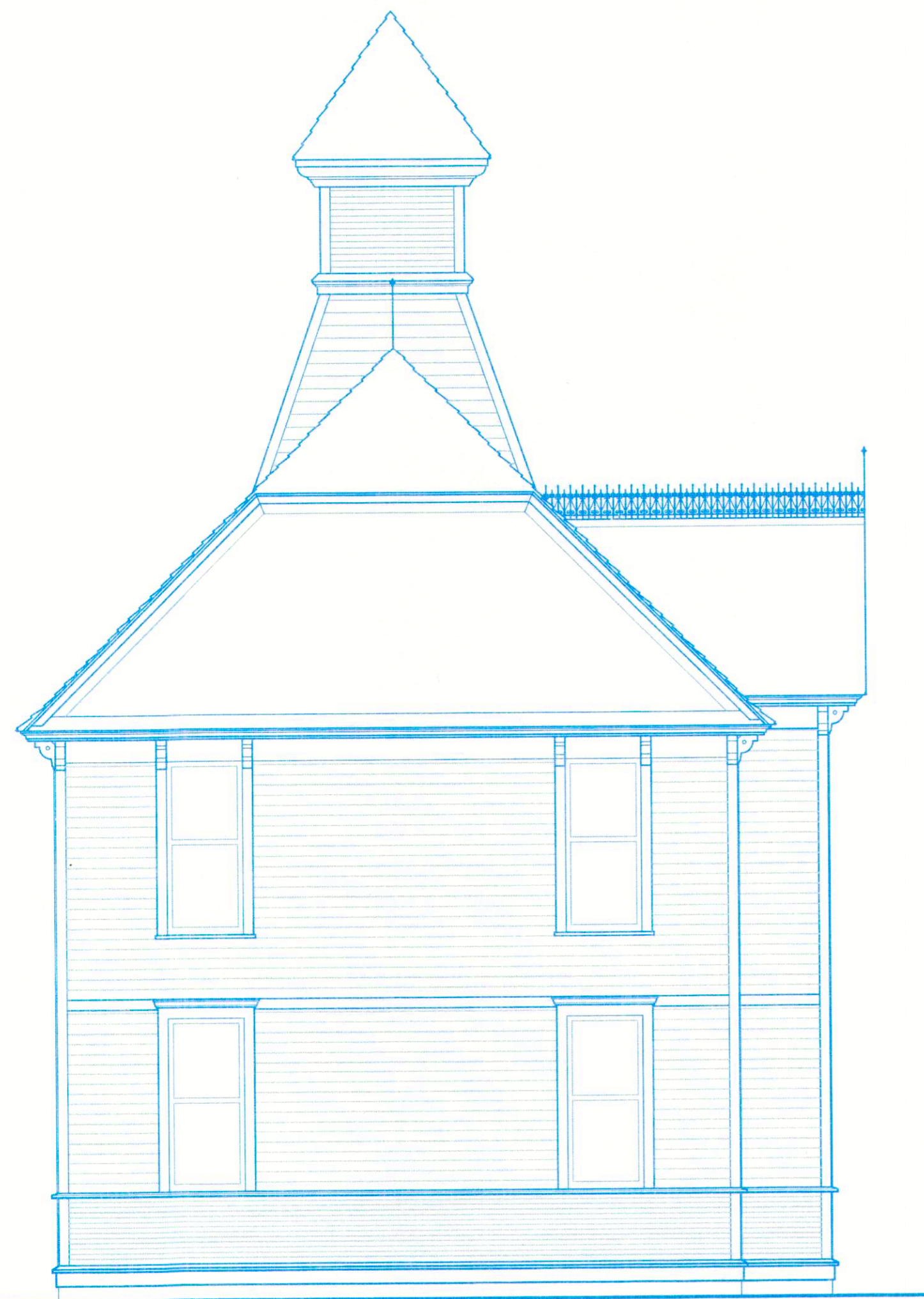
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1 SECOND FLOOR PLAN
1/4" = 1'-0"



2 THIRD FLOOR PLAN
1/4" = 1'-0"



3 CARRIAGE HOUSE WEST ELEVATION
1/4" = 1'-0"



4 CARRIAGE HOUSE EAST ELEVATION
1/4" = 1'-0"

DAVID HEIDE

design studio

663 GRAIN EXCHANGE
301 4TH AVENUE SOUTH
MINNEAPOLIS, MINNESOTA
55415

612.337.5060 TEL.
info@DHDstudio.com

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Maree Nelson
MAREE NELSON REG. NO. 18943

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OLIVE PLACE
WATERTOWN, SOUTH DAKOTA 57201
223 14TH AVENUE NORTH

ISSUE DATE:
05.25.2018
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CARRIAGE HOUSE PHASE 2

SHEET NO.

A12

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