

NON-PROFIT BUILDING

BROOKINGS, SD



1 CONCEPTUAL RENDERING NOT FOR CONSTRUCTION
-NOT TO SCALE-

CONTACTS INDEX:

OWNER:
UNITED WAY
CONTACT: HEIDI GULLICKSON
619 5TH AVE, PO BOX 750
BROOKINGS, SD 57006

ARCHITECT OF RECORD:
DESIGNARC GROUP, LLC
ARCHITECT: LES
PROJECT MGR.: THOMAS SQUIRES
830 2ND STREET SOUTH
BROOKINGS, SD 57006
P: (605) 692-4008
thomas@designarcgroup.com

CIVIL CONSULTANT:
WILLADSEN LUND ENGINEERING
CONTACT: ERIC WILLADSEN
902 S CLEVELAND AVE,
SIOUX FALLS, SD 57103
P: (605) 338-6950
eric.wle@midconetwork.com

STRUCTURAL CONSULTANT:
RISE INC.
CONTACT: JUSTIN CHRISTENSEN
101 RAILROAD AVE PO BOX 39
HARRISBURG, SD 57032
P: 605 743-2510
jjchristensen@riseincorp.com

MECHANICAL CONSULTANT:
PRO ENGINEERING
CONTACT: LOREN SCHOENEMAN
406 S 2ND AVE #102,
SIOUX FALLS, SD 57104
P: 605 336-6248
loren@proengineeringinc.net

ELECTRICAL CONSULTANT:
PE GROUP
CONTACT: MARK JOFFER
225 NORTH MAIN
PARKER, SD 57053
P: 605 297-3647
loren@proengineeringinc.net

ABBREVIATIONS:

CONTAINS STANDARD LIST; SOME DESIGNATIONS MAY NOT APPEAR.

A	A.B. ANCHOR BOLT A/C AIR CONDITIONING A.H.U. AIR HANDLING UNIT ADJ. ADJUSTABLE A.F.F. ABOVE FINISHED FLOOR ALT. ALTERNATE ANC. ANCHOR A.C.T. ACOUSTICAL CEILING TILE APC. ACOUSTICAL PANEL CEILING B.M. BENCH MARK B.N. BULL NOSE BD. BOARD BIT. BITUMINOUS BLDG. BUILDING BLK. BLOCK BLKG. BLOCKING BM. BEAM BOT. BOTTOM BRG. BEARING C.J. CONTROL JOINT C.T. CERAMIC TILE CAB. CABINET CH. BD. CHALK BOARD CLG. CEILING CLR. CLEAR CMU CONCRETE MASONRY UNIT COL. COLUMN COMP. COMPARTMENT CONC. CONCRETE CONT. CONTINUOUS CPT. CARPET D. DEPTH D.F. DRINKING FOUNTAIN D.T. DOUBLE TEE DBL. DOUBLE DET. DETAIL DIA. DIAMETER DIM. DIMENSION DISP. DISPENSER DN. DOWN DR. DOOR DS. DOWNSPOUT DW. DISHWASHER D.W. DOWEL DWG. DRAWING E.J. EXPANSION JOINT E.C. ELECTRICAL CONTRACTOR E.W.C. ELECTRIC WATER COOLER E.W. EACH WAY EA. EACH EL. ELEVATION ELEC. ELECTRICAL ELEV. ELEVATOR EXP. EXPANSION EXST. EXISTING EXT. EXTERIOR	F	F.D. FLOOR DRAIN F.E. FIRE EXTINGUISHER F.E.C. FIRE EXTINGUISHER CABINET F.O.F. FACE OF FINISH FDN. FOUNDATION FIN. FINISH FL. FLOOR FLASH. FLASHING FR. FRAME FT. FOOT OR FEET FTG. FOOTING FURR. FURRING G.B. GAUGE GALV. GALVANIZED GWB. GYPSUM WALLBOARD GWC. GLAZED WALL COATING H. HEIGHT H.C. HOLLOW CORE H.M. HOLLOW METAL HORIZ. HORIZONTAL HT. HEIGHT HTG. HEATING HVAC. HEATING/VENTILATION/ AND AIR CONDITIONING I.D. INSIDE DIAMETER (DIM.) INSUL. INSULATION INT. INTERIOR JB. JUNCTION BOX JST. JOIST JT. JOINT LAM. LAMINATE LAV. LAVATORY LTG. LIGHTING LWCMU. LIGHTWEIGHT CONCRTE MASONRY UNIT M.C. MECHANICAL CONTRACTOR M.O. MASONRY OPENING MAX. MAXIMUM MECH. MECHANICAL MED.C. MEDICINE CABINET MTL. METAL MF. MANUFACTURER MIN. MINIMUM MISC. MISCELLANEOUS MTD. MOUNTED N.E.C. NATIONAL ELECTRIC CODE N.I.C. NOT IN CONTRACT N.I.C. NOT TO SCALE NO. NUMBER NOM. NOMINAL O.C. ON CENTER O.D. OUTSIDE DIAMETER (DIM.) O.F. OUTSIDE FACE OH. OVERHEAD	P	P.LAM. PLASTIC LAMINATE P.L. PROPERTY LINE P.S.F. POUNDS PER SQUARE FOOT P.S.I. POUNDS PER SQUARE INCH P.T.D. PAPER TOWEL DISPENSER P.BD. PARTICLE BOARD FL. FLOOR PLAS. PLASTER PLYWD. PLYWOOD PNT. PAINT Q.T. QUARRY TILE R.D. ROOF DRAIN R.O. ROUGH OPENING R.V. ROOF VENT RAD. RADIUS REC. RECEPTACLE REF. REFLECTED REINF. REINFORCED REQ. REQUIRED RESIL. RESILIENT RM. ROOM S.B. SPLASH BLOCK S.C. SOLID CORE S.D. SOAP DISPENSER S/S STAINLESS STEEL SCHED. SCHEDULE SECT. SECTION SHR. SHOWER SHT. SHEET SH.V. SHEET VINYL SHTG. SHEATHING SIM. SIMILAR SPEC. SPECIFICATION STD. STANDARD STL. STEEL STR. STRUCTURAL SUSP. SUSPENDED SQ. SWITCH SYM. SYMMETRICAL T.B. TOWEL BAR T.O.C. TOP OF CONCRETE T.O.F. TOP OF FOOTING T.O.S. TOP OF STEEL T & G TONGUE AND GROOVE T.P.D. TOILET PAPER DISPENSER T.V. TELEVISION TEL. TELEPHONE TYP. TYPICAL UNF. UNFINISHED UR. URINAL VB. VAPOR BARRIER V.W.C. VINYL WAL COVERING V.C.T. VINYL COMPOSITE TILE W.C. WATER CLOSET WO. WITHOUT WD. WOOD WDTH. WIDTH WP. WATERPROOF
----------	---	----------	---	----------	---

SHEET INDEX:

CIVIL DRAWING INDEX		MECHANICAL DRAWING INDEX	
C1.01	REVISE ME!	M1.0	REVISE ME!
STRUCTURAL DRAWING INDEX		ELECTRICAL DRAWING INDEX	
S1.01	REVISE ME!	E0.0	REVISE ME!
ARCHITECTURAL DRAWING INDEX			
T1.1	INDEX & PROJECT INFORMATION		
T1.2	LIFE SAFETY & CODE REVIEW		
T1.3	WALL & ASSEMBLY TYPES		
AC1.1	ARCHITECTURAL SITE PLAN		
A1.1	FIRST FLOOR PLAN		
A2.1	REFLECTED CEILING PLANS		
A3.1	ROOF PLAN		
A3.2	ENLARGED PLANS		
A4.1	BUILDING ELEVATIONS		
A4.2	BUILDING ELEVATIONS		
A4.3	EXTERIOR VIEW		
A5.1	BUILDING SECTIONS		
A5.2	WALL SECTIONS		
A5.3	DETAILS		
A6.1	INTERIOR ELEVATIONS		
A7.1	SCHEDULES & DOOR ELEVATIONS		
A7.2	DOOR & WINDOW DETAILS		

**PRELIMINARY PLANS - NOT
FOR CONSTRUCTION**

Architecture | Planning | Interiors

830 2nd Street South
Brookings, SD 57006 | P: 605.692.4008

2301 W Russell St, Suite 1
Sioux Falls, SD 57104 | P: 605.692.4008

STAMP:

**PRELIMINARY
PLANS**

NOT FOR
CONSTRUCTION

DATE:

REVISIONS:
NO. DESCRIPTION:

SHEET NAME:
**INDEX & PROJECT
INFORMATION**

PROJECT NO.
DA20_024

**NON-PROFIT
BUILDING**

BROOKINGS, SD

PROJECT MANAGER:
THOMAS SQUIRES

DATE:
11.16.2021

SHEET:

T1.1

LIFE SAFETY PLAN LEGEND:

FIRE WALL

FIRE BARRIER / SHAFT WALL

FIRE PARTITION / DRAFTSTOPPING

FIRE DEPARTMENT CONNECTION

NET AREA CALCULATION BOUNDARIES, WHERE OCCURRING.

6

EXIT SYMBOL, CORRELATES WITH CODE REVIEW.

123

NUMBER OF OCCUPANTS SERVED BY THAT INDIVIDUAL MEANS OF EGRESS COMPONENT.

INCIDENTAL USE AREAS, WHERE OCCURRING.

EMERGENCY EXIT SIGN

RATED SHAFT

WALL-MOUNT FIRE EXTINGUISHER

FIRE EXTINGUISHER CABINET

"X" INDICATES AREA WHERE OCCUPANT HAS TWO DIRECTIONS OF EXIT ACCESS TRAVEL TO CHOOSE FROM.

NOTES:

1. SEE WALL TYPES ON SHEET XYZ FOR FIRE-RATED CONSTRUCTION REQUIREMENTS.

2. NOT ALL DESIGNATIONS WILL APPEAR.

KEYNOTES - CODE REVIEW PLANS

1. LINE OF COMMON PATH OF EGRESS TRAVEL. MEASURES PATH FROM START POINT TO POINT WHERE OCCUPANT HAS TWO DIRECTIONS OF TRAVEL TO CHOOSE FROM.

2. LINE OF EXIT ACCESS TRAVEL DISTANCE. MEASURES PATH FROM START POINT TO FINAL EXIT POINT OF BUILDING.

3. MAIN EXIT SIZED FOR MIN. 50% OF TOTAL BUILDING OCCUPANTS.

4. CALCULATED WORST-CASE SCENARIO FOR EXIT ACCESS TRAVEL DISTANCE.

BUILDING SUMMARY

BUILDING AREA

TOTAL AREA = 7,640 SQ. FT.

OVERALL BLDG LENGTH = 120' - 0"
(ROOFLINE NOT INCLUDED)
OVERALL BLDG WIDTH = 80' - 9"
OVERALL BLDG HEIGHT = 19' - 10"
(TO TOP OF ROOF PEAK)
NUMBER OF STORIES = 1

PARKING COUNT

EXISTING STALLS: 0
STALLS LOST IN DEMO: 0
NEW STALLS PROVIDED: 39
NET TOTAL STALLS PROVIDED: 39
ACCESSIBLE STALLS (9'-0"x19'-0"): 4
LOADING SPACES PROVIDED: 1

1 CODE REVIEW PLAN - FIRST FLOOR

3/32" = 1'-0"

DUE DILIGENCE REPORT:

LOCAL ORDINANCE CHECK:

VERIFY LOCAL ADOPTED CODES:

BUILDING CODE: 2018 INTERNATIONAL BUILDING CODE
ACCESSIBILITY: 2010 ADA and ANSI A117.1 (2009)
PLUMBING CODE: 2015 UNIFORM PLUMBING CODE
(Restroom Fixtures allowed to be calculated by either UPC or IBC)
MECHANICAL CODE: 2015 INTERNATIONAL MECHANICAL CODE
ELECTRICAL CODE: 2017 NATIONAL ELECTRIC CODE
ENERGY CODE: NO ADOPTION OF IECC
FIRE CODE: NOT APPLICABLE

REVIEW APPLICABLE ZONING REQUIREMENTS, BROOKINGS, SD (ordinance chapter; 94)

94.132. BULK REGULATIONS:
• FRONT YARD: 25 FEET
• SIDE YARD: 5 FEET
• REAR YARD: 20 FEET
• MAX. HEIGHT: NO MORE THAN 45 FEET.
• MAX. SIZE: EA. BLDG. NO MORE THAN 15,000 SQ. FT. OF GFA

94.399. LANDSCAPE STANDARDS:
MINIMUM NUMBER OF TREES, EXCEPT FOR SINGLE-, TWO-FAMILY, AND AGRICULTURAL USES, DEVELOPMENTS MUST AT A MINIMUM PROVIDE THE FOLLOWING NUMBERS OF TREES ON SITE:
A. ONE TREE FOR THE FIRST 4,000 SQUARE FEET OF SURFACED AREA.
B. ONE TREE FOR EACH ADDITIONAL 3,000 SQUARE FEET OF SURFACED AREA.
C. EXISTING HEALTHY DECIDUOUS TREES GREATER THAN FOUR CALIPER INCHES OR EXISTING HEALTHY CONIFER TREES GREATER THAN SIX FEET IN HEIGHT AND ARE NOT IDENTIFIED ON THE CITY'S PROHIBITED PLANT SPECIES LIST (SEE SECTION 62-161) MAY BE CREDITED TOWARD THE MINIMUM REQUIRED TREES ON A SITE.

94.165.5. EXTERIOR LIGHTING:
THE MAXIMUM HEIGHT OF WALL MOUNTED PARKING LOT LIGHT FIXTURES SHALL BE 16 FEET ABOVE THE GROUND. POLE-MOUNTED FIXTURES ARE ACCEPTABLE, BUT NOT REQUIRED. THE MAXIMUM HEIGHT OF POLE-MOUNTED FIXTURES IS 30 FEET FROM THE GROUND TO THE TOP OF THE FIXTURE. FIXTURES SHALL BE OF FULL-CUT-OFF (FCO) DESIGN TO MINIMIZE GLARE AND SPILLOVER.

94.165.2. PARKING LOT DESIGN AND STANDARDS:
PARKING IN SIDE OR FRONT YARDS ARE PROHIBITED

94.433. OFF-STREET PARKING REQUIREMENTS:
BUSINESS AND PROFESSIONAL OFFICES, BANKS OR DENTAL CLINIC, FIVE SPACES PLUS ONE ADDITIONAL SPACE FOR EACH 400 SQUARE FEET OF FLOOR AREA OVER 1,000 SQUARE FEET. (22 OFF-STREET PARKING STALLS REQ'D)

160.572. ALLOWED SIGN TYPES IN EACH DISTRICT:
BUSINESS AND INDUSTRIAL DISTRICTS:
A. THE TOTAL SQUARE FOOTAGE ALLOWED FOR TEMPORARY SIGNS ON A BUSINESS OR INDUSTRIAL LOT SHALL NOT EXCEED 32 SQUARE FEET, WITH NO INDIVIDUAL SIGN EXCEEDING 16 SQUARE FEET AND NO MORE THAN TWO SIGNS DISPLAYED AT ANY ONE TIME.
B. THE TOTAL SQUARE FOOTAGE ALLOWED FOR TEMPORARY SIGNS ON A BUSINESS OR INDUSTRIAL LOT DURING A SPECIAL EVENT/ELECTION SHALL NOT EXCEED 64 SQUARE FEET, WITH NO INDIVIDUAL SIGN EXCEEDING 16 SQUARE FEET AND NO MORE THAN EIGHT SIGNS DISPLAYED AT ANY ONE TIME. THE NUMBER AND SIZE OF TEMPORARY SIGNS PERMITTED IS INTENDED TO ACHIEVE A FAIR AND NECESSARY BALANCE BETWEEN THE PUBLIC'S INTEREST IN DISPLAYING TEMPORARY SIGNS AND THE CITY'S INTEREST IN COMMUNITY AESTHETICS.

IBC 2018 CODE REVIEW - Non Profit, Brookings, SD:

BUILDING DESCRIPTION:

USE AND OCCUPANCY CLASSIFICATIONS (CHAPTER 3)

OCCUPANCY TYPE:

PRIMARY:
B - BUSINESS

The building occupancy shall house a group of non profit associations under one roof.

INCIDENTAL USES INCLUDE:
• LAUNDRY OVER 100 sq.ft.

BUILDING HEIGHT & AREA (CHAPTER 5)

BUILDING AREA:

TOTAL: 7,640 sq.ft.

BUILDING HEIGHT:

NO. OF STORIES: 1
BUILDING HEIGHT: 19'-10" A.F.F. (as measured to top of highest roof peak)

DETERMINE ALLOWABLE BUILDING HEIGHT & AREA (CHAPTERS 3, 5, 6)

CONSTRUCTION TYPE:

V-B, non-rated structure

BASE ALLOWABLE SQ. FT. (per floor): 36,000 sq.ft.
ALLOWABLE NUMBER OF STORIES: 3
ALLOWABLE HEIGHT: 60'

FIRE PROTECTION FEATURES:

DETERMINE REQ'D. FIRE & SMOKE PROTECTION FEATURES (CHAPTERS 6, 7)

FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HRS):

STRUCTURE:
• PRIMARY STRUCTURAL FRAME: 0
• BEARING WALLS, INTERIOR: 0
• BEARING WALLS, EXTERIOR: 0
• NON-BEARING WALLS, INTERIOR: 0
• FLOOR CONSTRUCTION: 0
• ROOF CONSTRUCTION: 0

FIRE PARTITIONS:
CORRIDOR WALLS: 0.5
UNIT SEPARATION WALLS: 1
INCIDENTAL USE SEPARATIONS: 1

FIRE BARRIERS:
OCCUPANCY SEPARATION WALLS (B to B): 2
FIRE AREA SEPARATION WALLS (B to B): 2

OPENING PROTECTION (UNLESS OTHERWISE INDICATED):

FIRE PARTITIONS: 20-MIN
1-HR FIRE BARRIERS: 60-MIN
2-HR FIRE BARRIERS: 90-MIN
2-HR FIRE WALLS: 90-MIN
INCIDENTAL USE SEPARATIONS: 45-MIN

CONCEALED SPACES:
DRAFTSTOPPING IN FLOORS: EVERY 1,000 sq.ft.
DRAFTSTOPPING IN ATTICS: EVERY 3,000 sq.ft.

DETERMINE REQ'D. INTERIOR FINISH REQUIREMENTS (CHAPTER 8)

INTERIOR WALL AND CEILING FINISH MATERIALS:

CLASS A: FLAME SPREAD INDEX 0-25; SMOKE DEVELOPMENT INDEX 0-450
CLASS A: FLAME SPREAD INDEX 26-75; SMOKE DEVELOPMENT INDEX 0-450
CLASS A: FLAME SPREAD INDEX 76-200; SMOKE DEVELOPMENT INDEX 0-450

GROUP B (S13):

INTERIOR EXIT STAIRWAYS: B
CORRIDORS, EXIT ACCESS STAIRWAYS: C
ROOMS AND ENCLOSED SPACES: C

DETERMINE REQ'D. FIRE PROTECTION SYSTEMS (CHAPTER 9)

FIRE-SPRINKLER SYSTEM

THE ENTIRE BUILDING SHALL BE EQUIPPED THROUGHOUT WITH A FULLY AUTOMATIC AND MONITORED NFPA 13 SPRINKLER SYSTEM.

THE FIRE SPRINKLER SYSTEM SHALL BE DESIGN / BUILD AND SHALL MEET THE REQUIREMENTS OF THE 2015 IBC, SEC. 903. THE DESIGNER OF THE SPRINKLER SYSTEM IS RESPONSIBLE FOR SUBMITTING AND APPROVAL OF PLANS TO THE LOCAL AUTHORITY HAVING JURISDICTION.

PROVIDE SIDEWALL SPRINKLERS TO PROTECT ALL EXTERIOR BALCONIES, DECKS AND GROUND FLOOR PATIOS PER IBC SEC. 903.3.1.2.1.

THE LOCATION OF THE FIRE DEPT. CONNECTION SHALL BE ON THE STREET SIDE OF THE BUILDING AND BE APPROVED BY THE FIRE CHIEF FOR THE LOCATION AND TYPE.

PORTABLE FIRE EXTINGUISHERS

(1) PORTABLE FIRE EXTINGUISHER SHALL BE PROVIDED AS SHOWN IN THE DRAWINGS. PORTABLE FIRE EXTINGUISHERS TO HAVE MIN. RATING OF 1-A: 10-B:C.

MAXIMUM TRAVEL DISTANCE TO FIRE EXTINGUISHERS TO BE 75 LINEAL FEET.

PROVIDE ADDITIONAL FIRE EXTINGUISHERS AS REQ'D BY THE LOCAL FIRE CODE OFFICIAL.

FIRE ALARM SYSTEM

AN APPROVED FIRE ALARM SYSTEM INSTALLED IN ACCORDANCE W/ NFPA 72 SHALL BE PROVIDED. NOT FEWER THAN (1) MANUAL FIRE ALARM BOX SHALL BE PROVIDED IN AN APPROVED LOCATION.

THE MANUAL FIRE ALARM BOX SHALL BE LOCATED NOT MORE THAN 5 FEET FROM AN EXIT, AND NOT MORE THAN 48" OR LESS THAN 42" A.F.F. TO THE ACTIVATING HANDLE.

AN EMERGENCY ALARM SYSTEM IN ACCORDANCE WITH SEC. 5307.5.2 OF THE INTERNATIONAL FIRE CODE SHALL BE INSTALLED FOR THE DETECTION OF CO2.

EGRESS REQUIREMENTS:

ESTABLISH OCCUPANT LOAD (CHAPTER 10)

FIRST FLOOR:

• WAITING AREA (334/ 15 net): 23 occ.
• INTERVIEW (80 / 100 gross): 1 occ.
• FP OFFICE (124 / 150 gross): 1 occ.
• FOOD PANTRY STOR. (1,436 / 300 gross): 5 occ.
• MECH. (23 / 300 gross): 1 occ.
• COOLER (63 / 300 gross): 1 occ.
• FREEZER (63 / 300 gross): 1 occ.
• STOR.(50 / 300 gross): 1 occ.
• MOTHERS (64 / 100 gross): 1 occ.
• RECEPTION (76 / 100 gross): 1 occ.
• VEST (62 / 100 gross): 1 occ.
• VEST (81 / 100 gross): 1 occ.
• FOYER (467 / 100 gross): 5 occ.
• LG. CONF. (254 / 15 net): 17 occ.
• SENIOR COMMODITY BOX'S (392 / 300 gross): 2 occ.
• DROP-OFF/MECH. (658 / 300 gross): 3 occ.
• BACKPACK PROGRAM (1,100 / 300 gross): 4 occ.
• UNITED WAY (466 / 100 gross): 5 occ.
• CONF. (135 / 15 net): 9 occ.
• STOR. & COPIER (100 / 300 gross): 1 occ.
• BP OFFICE (147 / 150 gross): 1 occ.
• OFFICE (94 / 150 gross): 1 occ.
• OFFICE (100 / 150 gross): 1 occ.
• OFFICE (152 / 150 gross): 2 occ.
• OFFICE (200 / 150 gross): 2 occ.

COMBINED TOTAL OCCUPANT LOAD: 91 occ.

ESTABLISH EGRESS WIDTH PER OCCUPANT SERVED (CHAPTER 10)

EXITS:

EXIT #1
OCCUPANT LOAD: 46 (SEE KEYNOTE 3)
INCHES PER PERSON: 0.20
REQ'D. MIN. WIDTH OF EXIT: 9.2 inches
ACTUAL: 70 inches

EXIT #2
OCCUPANT LOAD: 24
INCHES PER PERSON: 0.20
REQ'D. MIN. WIDTH OF EXIT: 4.8 inches
ACTUAL: 42 inches

EXIT #3
OCCUPANT LOAD: 8
INCHES PER PERSON: 0.20
REQ'D. MIN. WIDTH OF EXIT: 1.6 inches
ACTUAL: 35 inches

EXITS #4, 5
OCCUPANT LOAD: 5 (ea.)
INCHES PER PERSON: 0.20
REQ'D. MIN. WIDTH OF EXIT: 1.0 inches
ACTUAL: 35 inches (ea.)

TOTAL EXIT WIDTH REQ'D: 17.6 inches
TOTAL EXIT WIDTH PROVIDED: 217 inches

OTHER EGRESS COMPONENTS:

CORRIDORS: 36 inches allowable (TABLE 1020.2)
ACTUAL: 52 inches (narrowest)

ESTABLISH EGRESS TRAVEL DISTANCES (CHAPTER 10)

EXIT ACCESS TRAVEL DISTANCE:
B OCC. (NON-SPRINKLED): SHALL NOT EXCEED 200'-0".

COMMON PATH OF EGRESS TRAVEL:
B OCC. (NON-SPRINKLED): SHALL NOT EXCEED 75'-0".

ACCESSIBILITY REQUIREMENTS:

CHECK ACCESSIBILITY REQUIREMENTS (2015 IBC CHAPTER 11; ICC A117.1-2009)

ALL AMENITIES MUST BE ON AN ACCESSIBLE ROUTE AND PROVIDE ACCESSIBLE FEATURES.

PARKING STALLS (26-50 STALLS):
TOTAL PARKING PROVIDED: 39
MIN. NO. OF ACCESSIBLE STALLS: 2
ACCESSIBLE STALLS PROVIDED: 4

AT LEAST ONE ACCESSIBLE STALL SHALL BE VAN-ACCESSIBLE.

ALL COMMON RESTROOMS, INCLUDING STAFF TOILETS, MUST BE FULLY ACCESSIBLE.

OTHER REQUIREMENTS:

PLUMBING FIXTURES (PER IBC CHAPTER 29)

TOTAL FIXTURES REQ'D:

B. BUSINESS:

MALE: WC = 1 per 25 for first 50, 1 per 50 for remaining exceeding 50
LAV = 1 per 40 for first 80, 1 per 80 for the remaining exceeding 80
FEMALE: WC = 1 per 25 for first 50, 1 per 50 for remaining exceeding 50
LAV = 1 per 40 for first 80, 1 per 80 for the remaining exceeding 80

91 OCCUPANTS = 46 MEN, 46 WOMEN
MEN = 2 WC REQ'D (2 provided)
2 LAV REQ'D (3 provided)
2 WC REQ'D (2 provided)
2 LAV REQ'D (3 provided)
WOMEN = 2 WC REQ'D (2 provided)
2 LAV REQ'D (3 provided)

1 DRINKING FOUNTAINS REQ'D (bottled water provided)
1 SERVICE SINK REQ'D (1 provided)

Architecture | Planning | Interiors

830 2nd Street South
Brookings, SD 57006 | P: 605.692.4008

2301 W Russell St, Suite 1
Sioux Falls, SD 57104 | P: 605.692.4008

STAMP:

PRELIMINARY PLANS

NOT FOR CONSTRUCTION

REVISIONS: NO. DESCRIPTION: DATE:

SHEET NAME: LIFE SAFETY & CODE REVIEW

PROJECT NO. DA20_024

NON-PROFIT BUILDING

BROOKINGS, SD

PROJECT MANAGER: THOMAS SQUIRES

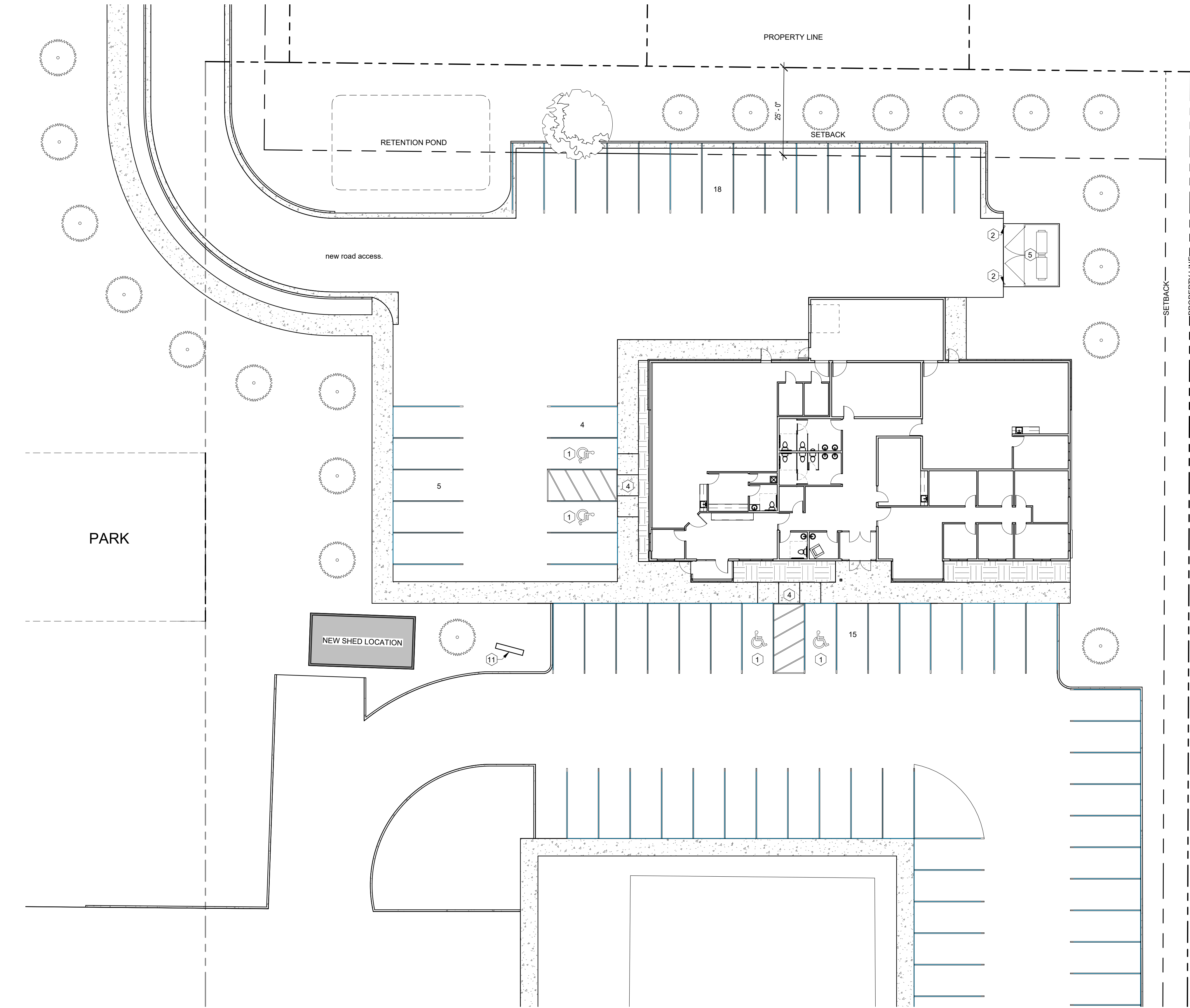
DATE: 11.16.2021

SHEET:

FULL SCALE: 24"x36"
HALF SCALE: 12"x18"
DRAWING MAY NOT BE PRINTED TO SCALE

PRELIMINARY PLANS - NOT FOR CONSTRUCTION

T1.2



1 ARCHITECTURAL SITE PLAN
1/16" = 1'-0"

GENERAL NOTES - ARCH. SITE PLAN

- A. IMPORTANT: ARCHITECTURAL SITE PLAN SHOWN FOR REFERENCE AND DESIGN INTENT ONLY, AND NOT TO BE USED FOR CONSTRUCTION. REFER TO CIVIL FOR ALL DIMENSIONING, SLOPING & GRADING, SPOT ELEVATIONS & ADDITIONAL REQUIREMENTS.
- B. CONTRACTOR TO VERIFY ALL EXISTING SITE CONDITIONS PRIOR TO SITE PREP. REPORT ANY DISCREPANCIES TO ARCHITECT AND CIVIL ENGINEER IMMEDIATELY.
- C. CONTRACTOR TO VERIFY ANY CRITICAL DIMENSIONS WITH REGARDS TO EXISTING CONSTRUCTION, IF ANY.

KEYNOTES - ARCH. SITE PLAN

- 1. DESIGNATED ADA PARKING STALL LOCATION, SEE CIVIL FOR STRIPING AND SIGNAGE REQUIREMENTS.
- 2. BOLLARD, SEE TYPICAL DETAILS SHEET.
- 3. SITE LIGHTING (SEE ELEC. PLAN).
- 4. ACCESSIBLE CURB CUT, SEE ADA REQUIREMENTS.
- 5. DUMPSTER ENCL. (SEE ELEC. PLAN).
- 6. GAS METER (SEE ELEC. PLAN).
- 7. ELEC. METER (SEE ELEC. PLAN).
- 8. WATER METER (SEE ELEC. PLAN).
- 9. DESIGNATED TRAILER PARKING LOCATION (SEE ELEC.).
- 10. DESIGNATED 14x30 LOADING AREA.
- 11. SITE SIGNAGE BY OTHERS, SHOWN ON PLAN FOR GENERAL PLACEMENT ONLY.

**PRELIMINARY PLANS - NOT
FOR CONSTRUCTION**



Architecture | Planning | Interiors

830 2nd Street South
Brookings, SD 57006 | P: 605.692.4008

2301 W Russell St, Suite 1
Sioux Falls, SD 57104 | P: 605.692.4008

STAMP:

**PRELIMINARY
PLANS**

NOT FOR
CONSTRUCTION

DATE:

REVISIONS:
NO. DESCRIPTION:

SHEET NAME:
**ARCHITECTURAL SITE
PLAN**

PROJECT NO.
DA20_024

**NON-PROFIT
BUILDING**

BROOKINGS, SD

PROJECT MANAGER:
THOMAS SQUIRES

DATE:
11.16.2021

SHEET:

AC1.1

FULL SCALE: 24x36
HALF SCALE: 12x18
DRAWING MAY NOT BE PRINTED TO SCALE

GENERAL NOTES - FLOOR PLANS

- A. ALL DIMENSIONS FROM FACE OF STUD UNLESS CLEARLY NOTED OTHERWISE.
- B. ALL INTERIOR WALL TYPES TO BE WALL T. UNLESS OTHERWISE NOTED. WALL TYPES LISTED ON SHEET T1.3.
- C. FLOOR FINISH TRANSITIONS TO BE 1/2" BETWEEN FINISH HEIGHTS.
- D. VERIFY ALL APPLIANCE DIMENSIONS AND LOCATIONS PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO ARCHITECT IMMEDIATELY.
- E. PROVIDE WATER-RESISTANT BOARD AT ALL BATHROOM WALL SURFACES UNLESS CLEARLY NOTED OTHERWISE. MAINTAIN FIRE-RESISTANCE RATING, IF REQUIRED.
- F. CAULK PERIMETER OF ALL CABS, BACKSPLASHES. CAULK JOINT TO BE CLEAR OR MATCH COLOR OF ADJ. WALL FINISH.
- G. SEE SHEET A7.1 FOR DOOR/WINDOW/FRAME ELEVATIONS, DOOR SCHEDULE AND WINDOW SCHEDULE.
- H. SEE ROOM FINISHES SCHEDULE ON SHEET A7.1 FOR ALL INTERIOR FINISHES TO BE PROVIDED.
- I. MOVABLE FURNITURE SHOWN AS REFERENCE ONLY (NOT IN CONTRACT).
- J. PROVIDE CORNER GUARDS AT ALL INTERIOR OUTSIDE-CORNER APPLICATIONS EQUAL TO OR GREATER THAN 90 DEGREES.

KEYNOTES - FLOOR PLANS

1. REVISE ME!

FLOOR PLAN LEGEND:

- ◇ WALL TYPE, SEE SHEET T1.3.
- W3 WINDOW / STOREFRONT TYPE, SEE SHEET A7.1.
- 11 DOOR #, SEE SHEET A7.1.
- ↑ DOOR APPROACH FOR ADA CLEARANCES
- SHEAR WALL, SEE STRUCT.
- FD FLOOR DRAIN, SEE MECH.
- FS FLOOR SINK, SEE MECH.
- DS DOWNSPOUT

NOTE: NOT ALL DESIGNATIONS WILL APPEAR.



Architecture | Planning | Interiors

830 2nd Street South
Brookings, SD 57006 | P: 605.692.4008

2301 W Russell St, Suite 1
Sioux Falls, SD 57104 | P: 605.692.4008

STAMP:

PRELIMINARY
PLANS

NOT FOR
CONSTRUCTION

DATE:

REVISIONS:
NO. DESCRIPTION:

SHEET NAME:
FIRST FLOOR PLAN

PROJECT NO.

DA20_024

NON-PROFIT
BUILDING

BROOKINGS, SD

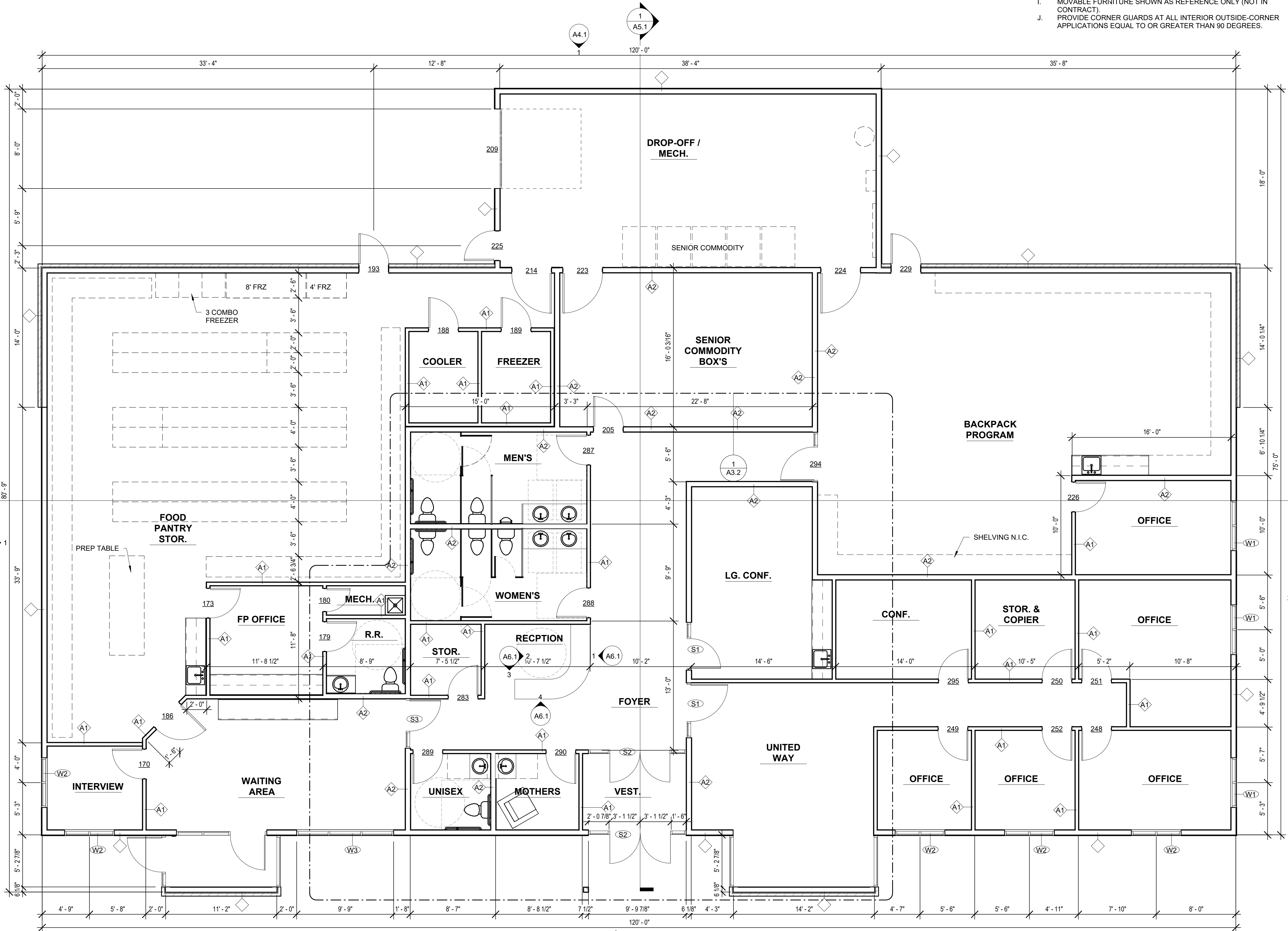
PROJECT MANAGER:
THOMAS SQUIRES

DATE:
11.16.2021

SHEET:

A1.1

FULL SCALE: 24x36
HALF SCALE: 12x18
DRAWING MAY NOT BE PRINTED TO SCALE



1 MAIN FLOOR PLAN
3/16" = 1'-0"

PRELIMINARY PLANS - NOT
FOR CONSTRUCTION



1 MAIN FLOOR PLAN
3/16" = 1'-0"

GENERAL NOTES - RCP

- A. SEE ROOM FINISH SCHEDULE SHEET A7.1 FOR ALL INTERIOR FINISHES TO BE PROVIDED.
B. REFER TO ELEC. FOR LIGHT FIXTURE SCHED. DESIGN, LIGHT LOCATIONS AND REFLECTED CEILING REFERENCE ONLY.
C. REFER TO MECHANICAL SCHEDULES FOR REF. ARCHITECTURAL REFLECTED CEILING PLANS FOR REFERENCE ONLY.

KEYNOTES - RCP

1. REVISE ME!

REFLECTED CEILING PLAN LEGEND:

	GYPSUM BOARD FINISH		SURFACE MOUNT / PENDANT FIXTURE
	ACOUSTICAL LAY-IN CEILING TILE FINISH		RECESSED CAN LIGHT
	ACCESSIBLE ROOMS		SURFACE MOUNT ROUND LIGHT FIXTURE
	HEARING IMPAIRED ROOMS		WALL SCONCE LIGHT FIXTURE
	SPOT ELEVATION		LARGE ACCENT PENDANT LIGHT FIXTURE
	2x4 RECESSED TROFFER LIGHT		SMALL ACCENT PENDANT LIGHT FIXTURE
	EXHAUST FAN		ACCENT SURFACE MOUNT FIXTURE
	2x2 S/A DIFFUSER		DIRECTIONAL RECESSED CAN FIXTURE
	2x2 R/A GRILLE		TRACK LIGHTING
	ELEC. RECESSED CABINET HEATER		LINEAR DIFFUSER
	ELEC. FAN COIL UNIT		

NOTE: NOT ALL DESIGNATIONS WILL APPEAR.



Architecture | Planning | Interiors

830 2nd Street South
Brookings, SD 57006 | P: 605.692.4008

2301 W Russell St, Suite 1
Sioux Falls, SD 57104 | P: 605.692.4008

STAMP:

**PRELIMINARY
PLANS**

NOT FOR
CONSTRUCTION

DATE:

REVISIONS:
NO. DESCRIPTION:

SHEET NAME:
**REFLECTED CEILING
PLANS**

PROJECT NO.
DA20_024

**NON-PROFIT
BUILDING**

BROOKINGS, SD

PROJECT MANAGER:
THOMAS SQUIRES

DATE:
11.16.2021

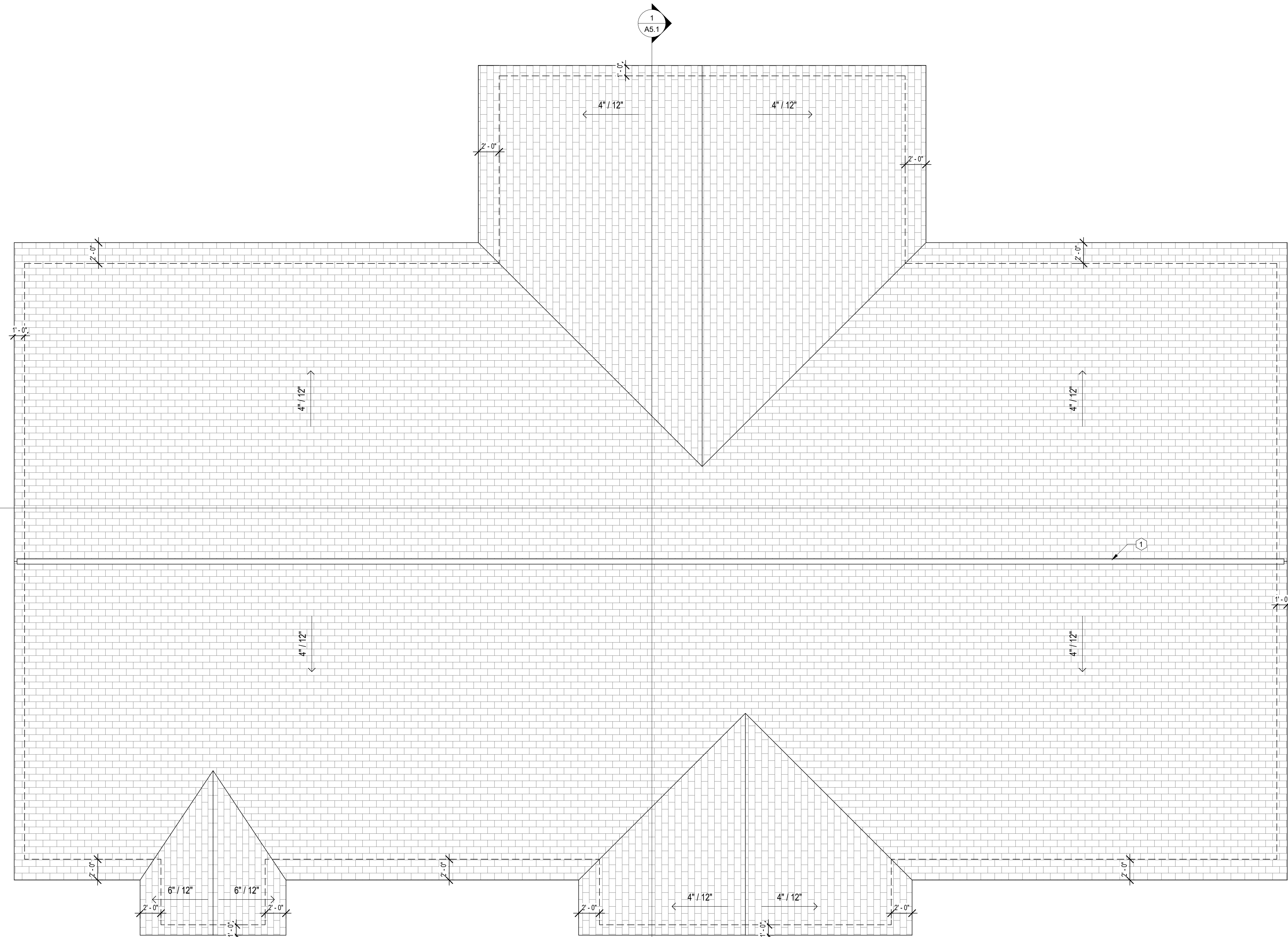
SHEET:

A2.1

**PRELIMINARY PLANS - NOT
FOR CONSTRUCTION**

FULL SCALE: 24x36
HALF SCALE: 12x18
DRAWING MAY NOT BE PRINTED TO SCALE

1 ROOF PLAN
3/16" = 1'-0"



GENERAL NOTES - ROOF PLAN

- A. ROOF VENTILATION ELEMENTS SHALL BE AS REQUIRED BY DESIGN INTENT ONLY. CONTRACTOR MUST CALCULATE VENTILATION REQUIRED WITH A CONTINUOUS POLYVAPOR BARRIER PROVIDED ON THE CEILING, THE VENTILATION RATIO IS 1/300 MINIMUM. SEE SHEET T1.2 FOR DRAFTSTOPPING REQUIREMENTS. SEE SHEET T1.3 FOR VENTILATION REFERENCE ONLY.
- B. SEE SHEET T1.2 FOR DRAFTSTOPPING REQUIREMENTS. SEE SHEET T1.3 FOR VENTILATION REFERENCE ONLY.

KEYNOTES - ROOF PLAN

1. REVISE ME!

ROOF PLAN LEGEND:

DS	DOWNSPOUT
RD	ROOF DRAIN, SEE MECH.
ORD	OVERFLOW ROOF DRAIN, SEE MECH.
ORS	OVERFLOW ROOF SCUPPER, SEE DETAIL.

NOTE: NOT ALL DESIGNATIONS WILL APPEAR.

ROOF VENTILATION CONCEPT:

XYZ sq. ft. ROOF x (1/300) = 1/2 XYZ sq. in. REQ'D @ RIDGE
1/2 XYZ sq. in. REQ'D @ SOFFIT

RIDGE VENTILATION:
SHINGLE OVER RIDGE VENT (ASSUMED 18 sq. in. / LINEAL FT.
XYZ LINEAL FT. * (18 sq. in. / LF) = XYZ sq. in. PROVIDED

SOFFIT VENTILATION:
HALF-VENT ALUMINUM SOFFIT (ASSUMED 9 sq. in. / LINEAL FT.)
XYZ LINEAL FT. * (9 sq. in. / LF) = XYZ sq. in. PROVIDED

NOTE: VENTILATION DESIGN SHOWN AS CONCEPT ONLY. CONTRACTOR MUST VERIFY VENTILATION CALCULATIONS & SELECT PRODUCTS ACCORDINGLY. WITH A CONTINUOUS POLYVAPOR BARRIER PROVIDED ON THE CEILING, THE VENTILATION RATIO IS 1/300 MINIMUM.

PRELIMINARY PLANS - NOT
FOR CONSTRUCTION



Architecture | Planning | Interiors

830 2nd Street South
Brookings, SD 57006 | P: 605.692.4008

2301 W Russell St, Suite 1
Sioux Falls, SD 57104 | P: 605.692.4008

STAMP:

PRELIMINARY
PLANS

NOT FOR
CONSTRUCTION

DATE:

REVISIONS:
NO. DESCRIPTION:

SHEET NAME:
ROOF PLAN

PROJECT NO.
DA20_024

NON-PROFIT
BUILDING

BROOKINGS, SD

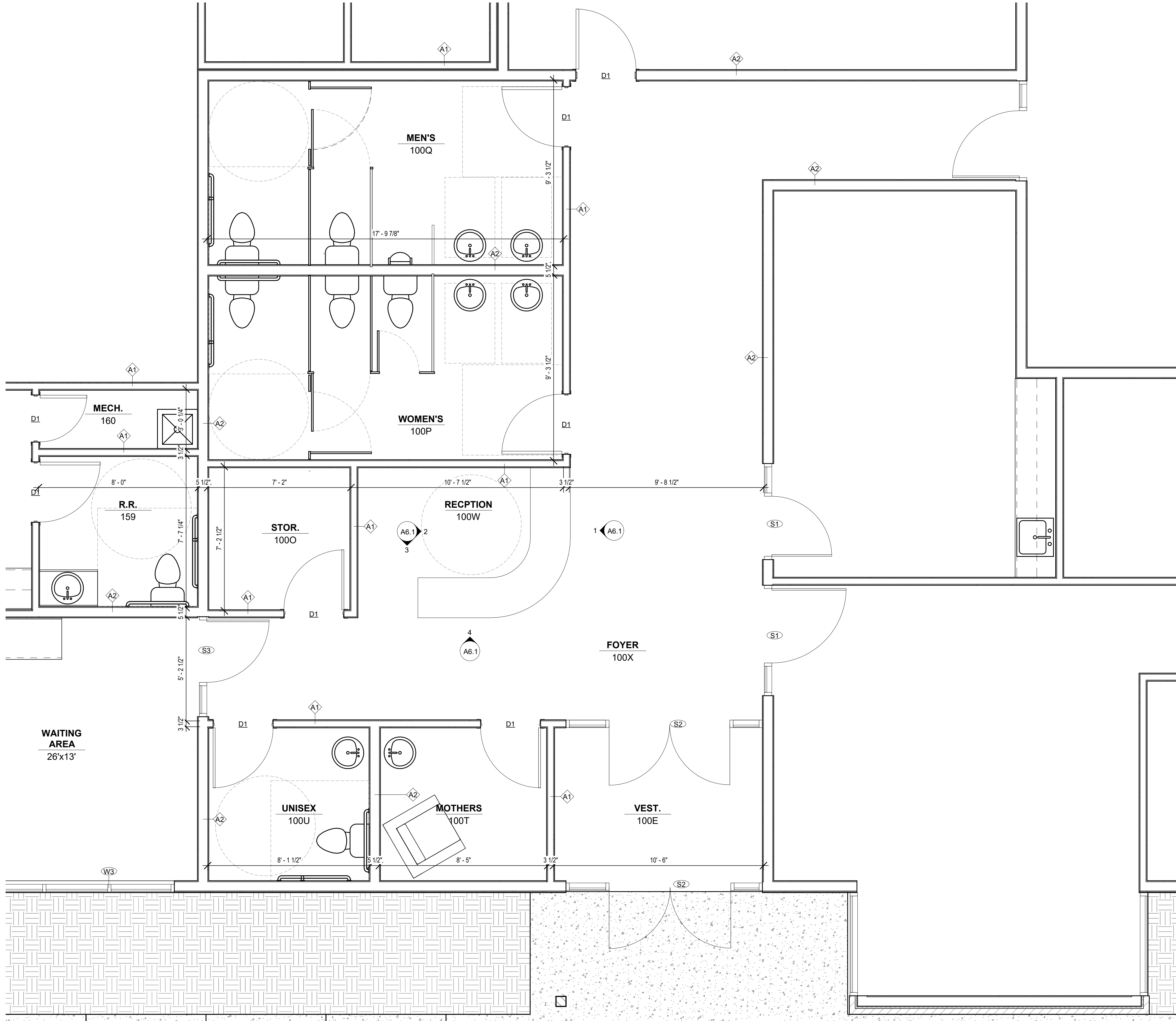
PROJECT MANAGER:
THOMAS SQUIRES

DATE:
11.16.2021

SHEET:

A3.1

FULL SCALE: 24x36
HALF SCALE: 12x18
DRAWING MAY NOT BE PRINTED TO SCALE



GENERAL NOTES - FLOOR PLANS

- A. ALL DIMENSIONS FROM FACE OF STUD UNLESS CLEARLY NOTED OTHERWISE.
- B. ALL INTERIOR WALL TYPES TO BE WALL TYPE A1 UNLESS OTHERWISE NOTED. WALL TYPES LISTED ON SHEET T1.3.
- C. FLOOR FINISH TRANSITIONS TO BE 1/2" BETWEEN FINISH HEIGHTS.
- D. VERIFY ALL APPLIANCE DIMENSIONS PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO ARCHITECT IMMEDIATELY.
- E. PROVIDE WATER-RESISTANT JOINTS AT ALL BATHROOM WALL SURFACES UNLESS OTHERWISE NOTED OTHERWISE. MAINTAIN FIRE-RESISTANCE RATING, IF REQUIRED.
- F. CAULK PERIMETER JOINTS AT JACKSPACES. CAULK JOINT TO BE CLEAR OR MATCH COLOR OF ADJ. WALL FINISH.
- G. SEE SHEET A7.1 FOR WINDOW/FRAME ELEVATIONS, DOOR SCHEDULE AND JMW SCHEDULE.
- H. SEE ROOM SCHEDULE ON SHEET A7.1 FOR ALL INTERIOR FINISHES TO BE PROVIDED.
- I. MOVABLE FURNITURE SHOWN AS REFERENCE ONLY (NOT IN CONTRACT).
- J. PROVIDE CORNER GUARDS AT ALL INTERIOR OUTSIDE-CORNER APPLICATIONS EQUAL TO OR GREATER THAN 90 DEGREES.

KEYNOTES - ENLARGED PLANS

1. REVISE ME!

FLOOR PLAN LEGEND:

- WALL TYPE, SEE SHEET T1.3.
- WINDOW / STOREFRONT TYPE, SEE SHEET A7.1.
- DOOR #, SEE SHEET A7.1.
- DOOR APPROACH FOR ADA CLEARANCES
- SHEAR WALL, SEE STRUCT.
- FLOOR DRAIN, SEE MECH.
- FLOOR SINK, SEE MECH.
- DOWNSPOUT

NOTE: NOT ALL DESIGNATIONS WILL APPEAR.



Architecture | Planning | Interiors

830 2nd Street South
Brookings, SD 57006 | P: 605.692.4008

2301 W Russell St, Suite 1
Sioux Falls, SD 57104 | P: 605.692.4008

STAMP:

PRELIMINARY PLANS

NOT FOR CONSTRUCTION

DATE:

REVISIONS:
NO. DESCRIPTION:

SHEET NAME:
ENLARGED PLANS

PROJECT NO.
DA20_024

NON-PROFIT
BUILDING

BROOKINGS, SD

PROJECT MANAGER:
THOMAS SQUIRES

DATE:
11.16.2021

SHEET:

A3.2

PRELIMINARY PLANS - NOT
FOR CONSTRUCTION

1 ENLARGED PLAN - RESTROOMS & RECEPTION AREA

3/8" = 1'-0"

FULL SCALE: 24x36
HALF SCALE: 12x18
DRAWING MAY NOT BE PRINTED TO SCALE

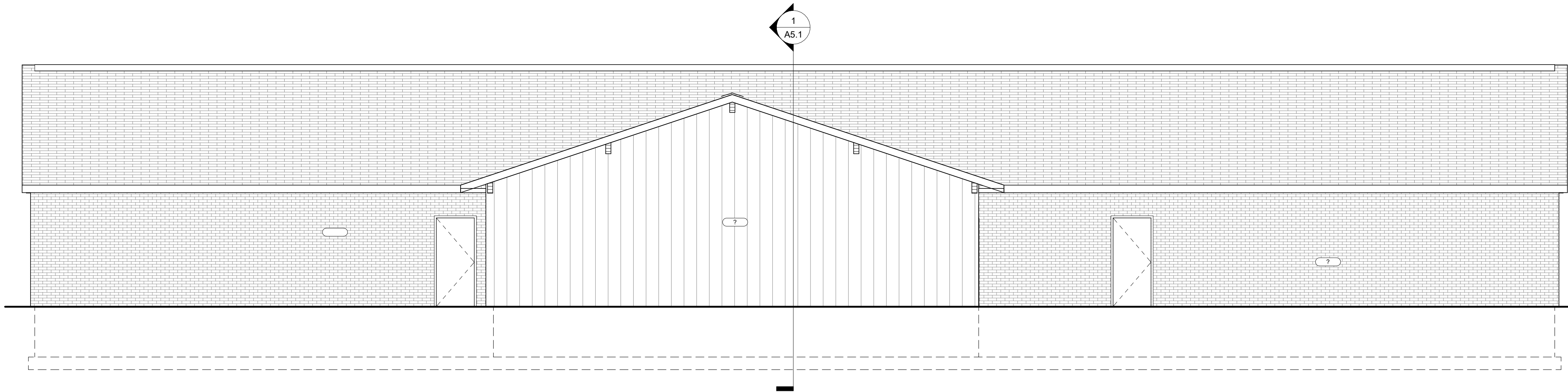
GENERAL NOTES - BUILDING ELEVATIONS

- A. EXTERIOR LIGHTING INDICATED GENERALLY ON PLANS FOR CLARIFICATION. SEE SPECIFICATION FOR LIGHTING SPECIFICATIONS. ELEMENT ONLY. SEE ELEC.
- B. SEE SPECIFICATION FOR REQUIREMENTS FOR EXTERIOR BUILDING MATERIALS INDICATED GENERALLY ON PLANS FOR CLARIFICATION.

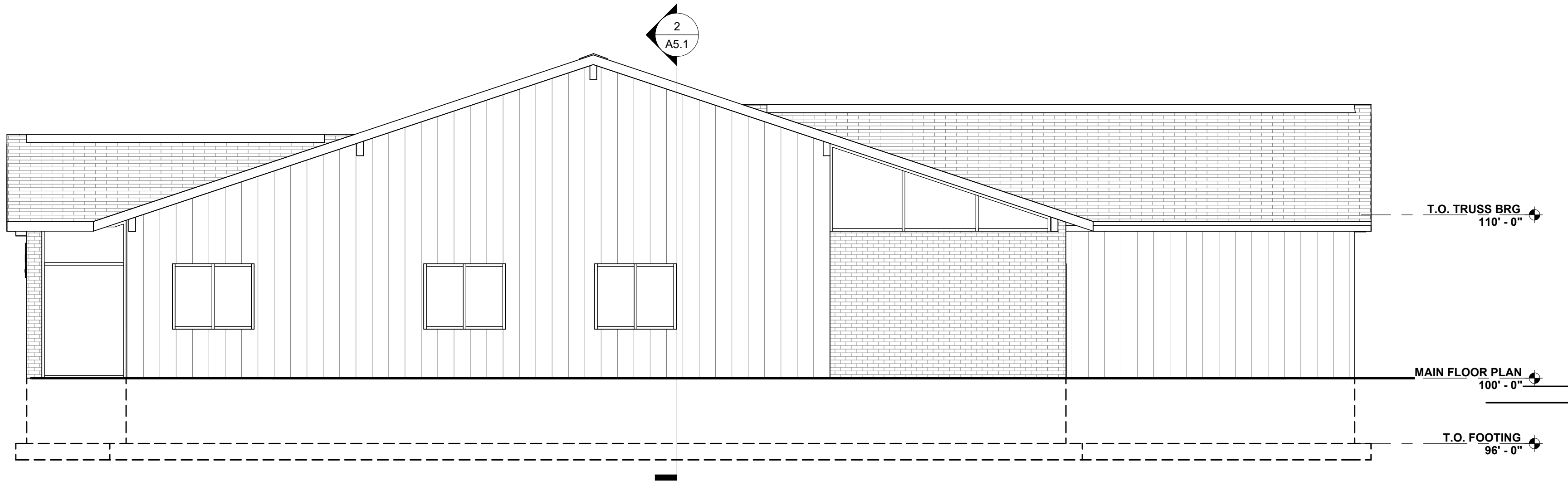
KEYNOTES - BUILDING ELEVATIONS

1. REVISE ME!

REVISE
AS REQ'D



1 BUILDING ELEVATION - NORTH
3/16" = 1'-0"



2 BUILDING ELEVATION - EAST
3/16" = 1'-0"



Architecture | Planning | Interiors

830 2nd Street South
Brookings, SD 57006 | P: 605.692.4008

2301 W Russell St, Suite 1
Sioux Falls, SD 57104 | P: 605.692.4008

STAMP:

PRELIMINARY
PLANS

NOT FOR
CONSTRUCTION

DATE:

REVISIONS:
NO. DESCRIPTION:

SHEET NAME:
BUILDING ELEVATIONS

FULL SCALE: 24x36
HALF SCALE: 12x18
DRAWING MAY NOT BE PRINTED TO SCALE

PROJECT NO.
DA20_024

NON-PROFIT
BUILDING

BROOKINGS, SD

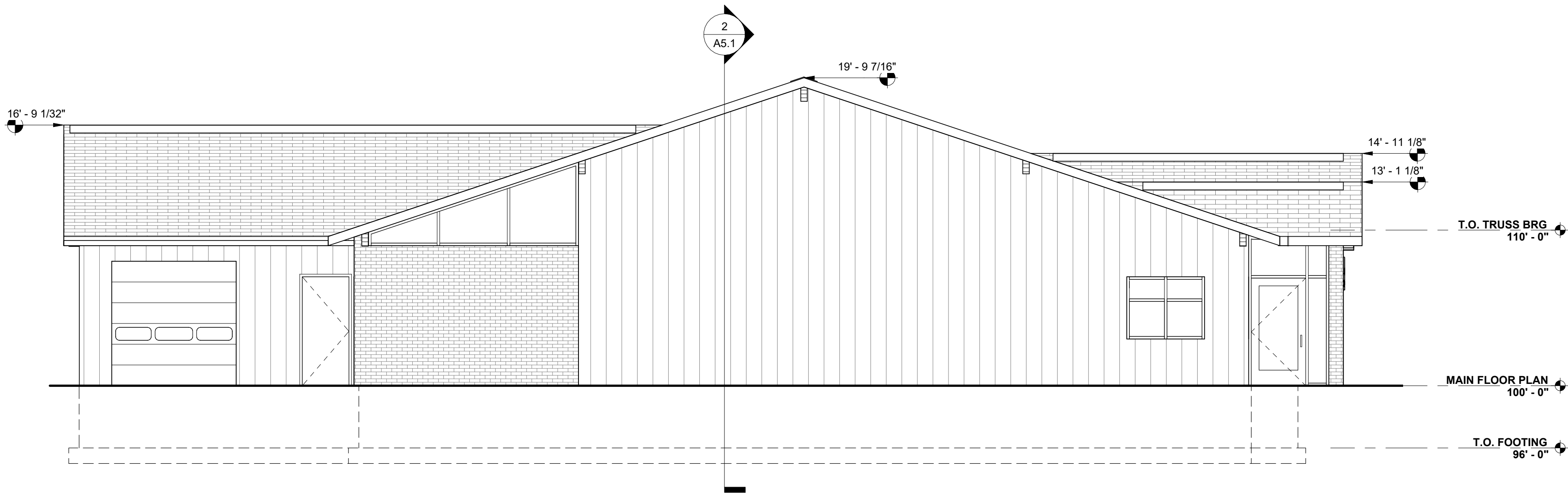
PROJECT MANAGER:
THOMAS SQUIRES

DATE:
11.16.2021

SHEET:

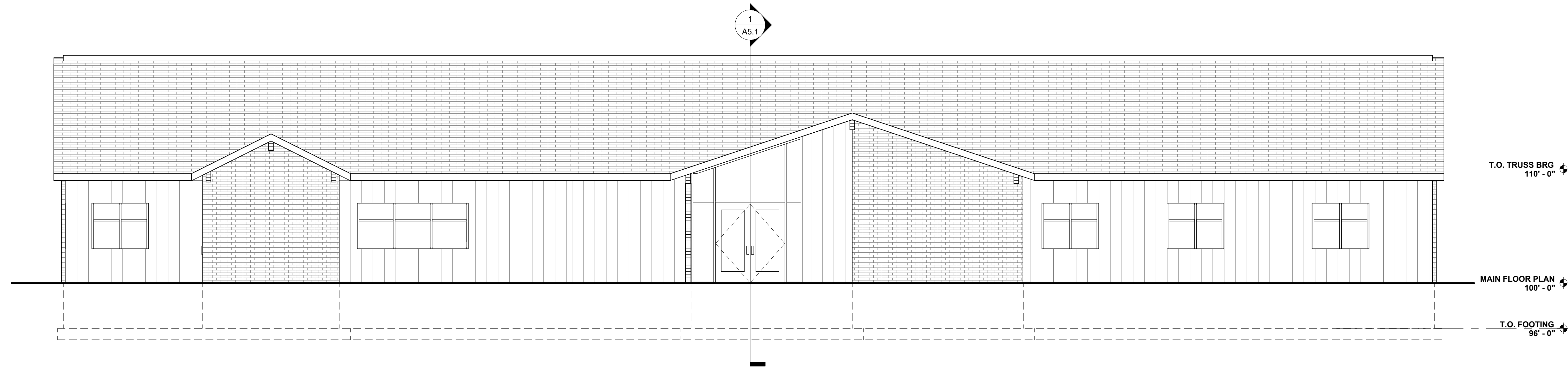
A4.1

PRELIMINARY PLANS - NOT
FOR CONSTRUCTION



1 BUILDING ELEVATION - WEST

3/16" = 1'-0"



2 BUILDING ELEVATION - SOUTH

3/16" = 1'-0"

**PRELIMINARY PLANS - NOT
FOR CONSTRUCTION**



Architecture | Planning | Interiors

830 2nd Street South
Brookings, SD 57006 | P: 605.692.4008

2301 W Russell St, Suite 1
Sioux Falls, SD 57104 | P: 605.692.4008

STAMP:

**PRELIMINARY
PLANS**

NOT FOR
CONSTRUCTION

DATE:

REVISIONS:
NO. DESCRIPTION:

SHEET NAME:
BUILDING ELEVATIONS

PROJECT NO.
DA20_024

**NON-PROFIT
BUILDING**

BROOKINGS, SD

PROJECT MANAGER:
THOMAS SQUIRES

DATE:
11.16.2021

SHEET:

A4.2

FULL SCALE: 24x36
HALF SCALE: 12x18
DRAWING MAY NOT BE PRINTED TO SCALE



1 3D - Concept

PRELIMINARY PLANS - NOT
FOR CONSTRUCTION



Architecture | Planning | Interiors

830 2nd Street South
Brookings, SD 57006 | P: 605.692.4008

2301 W Russell St, Suite 1
Sioux Falls, SD 57104 | P: 605.692.4008

STAMP:

PRELIMINARY
PLANS
NOT FOR
CONSTRUCTION

DATE:

REVISIONS:
NO. DESCRIPTION:

SHEET NAME:
EXTERIOR VIEW

FULL SCALE: 24x36
HALF SCALE: 12x18
DRAWING MAY NOT BE PRINTED TO SCALE

PROJECT NO.
DA20_024

NON-PROFIT
BUILDING

BROOKINGS, SD

PROJECT MANAGER:
THOMAS SQUIRES

DATE:
11.16.2021

SHEET:

A4.3