

JAVA PROPERTIES - BUILDING 2 - COFFEE



00_GENERAL		
G0.00B	TITLE SHEET_BLDG 2	01/01/25
G0.02B	CODE REVIEW_BLDG 2	01/01/25
G0.03	ACCESSIBLE MOUNTING HEIGHTS	01/01/25
02_ARCHITECTURAL		
A1.01	ARCHITECTURAL SITE PLAN	01/01/25
A3.50	WALL TYPES	01/01/25
A3.55B	WALL SECTIONS - BLDG 2	01/01/25
A5.01	ARCHITECTURAL DETAILS	01/01/25
A6.02	HEAD/JAMB/SILL - DETAILS TYP.	01/01/25
A9.01	3D VIEWS	01/01/25
02_ARCHITECTURAL_BUILDING 2		
A1.04B	FOUNDATION PLAN- BLDG 2	01/01/25
A1.10B	LEVEL 1 PLAN - BLDG 2	01/01/25
A1.30B	ROOF PLAN - BLDG 2	01/01/25
A2.01B	EXTERIOR ELEVATIONS - BLDG 2	01/01/25
A3.01B	BUILDING SECTIONS - BLDG 2	01/01/25
A6.01B	DOOR & WINDOW SCHEDULES & LEGENDS - BLDG 2	01/01/25



AREA MAP - CITY OF BROOKINGS



VICINITY MAP - JAVA PROPERTIES

ABBREVIATIONS:

A ABV ABOVE ACT ACQUISITION CEILING TILE ADJ ADJUSTABLE AFF ABOVE FINISH FLOOR AHJ AUTHORITY HAVING JURISDICTION AHU AIR HANDLING UNIT ALT ALTERNATE ALUM ALUMINUM AUTO AUTOMATIC AVG AVERAGE	B BD BOARD BLDG BUILDING BLK BLOCK BLKG BLOCKING BLT-IN BUILT-IN B.M. BENCHMARK BM BEAM B.O.D. BASIS OF DESIGN BOT BOTTOM BRG BEARING BSMT BASEMENT	C CAB CABINET CIP CAST-IN-PLACE CJ CONTROL JOINT CL CENTERLINE CLNG CEILING CMU CONCRETE MASONRY UNIT COL COLUMN COMP COMPOSITION CONC CONCRETE CONT CONTINUOUS COR CORNER CUL CONDENSING UNIT CYL CYLINDER CW COLD WATER	D DBL DOUBLE DETL DETAIL DIA DIAMETER DM DIMENSION DN DOWN DR DOOR DS DOWNSPOUT DWG DRAWING	E EJ EXPANSION JOING ELEV ELEVATION ENTR ENTRANCE EP ELECTRICAL PANELBOARD EQ EQUAL EWH ELECTRIC WATER HEATER EXH EXHAUST EXG EXISTING EXT EXTERIOR	F FB FACE BRICK FD FLOOR DRAIN FDN FOUNDATION FEE FINISH FLOOR ELEVATION FHC FIRE HOSE CABINET FN FINISH FF FINISHED FLOOR F.O.M. FACE OF MASONRY F.O.S. FACE OF STUD FR FRAME FS FULL SIZE FT FOOT/FEET FTG FOOTING FUR FURRED/FURRING FEC FIRE EXTINGUISHER CABINET	G GA GAUGE GAL GALLON GALV GALVANIZED GC GENERAL CONTRACTOR GL GLASS/LAZING GND GROUND GR GRADE GT GROUT GWB GYPSUM WALL BOARD	H HC HOLLOW CORE HD HEAD HDCP HANDICAPPED HWW HARDWOOD HM HOLLOW METAL HP HIGH-PRESSURE HR HOUR HT HEATING HVAC HEATING VENTILATION + AIR CONDITIONING HW HOT WATER	I ID INSIDE DIAMETER INFO INFORMATION INT INTERIOR IRREG IRREGULAR	J JAN JANITOR JCT JUNCTION JST JOIST JT JOINT	K KPL KICKPLATE	L LAM LAMINATE LAV LAVATORY LBS POUNDS LIN LINEAR LVR LOUVER	M M METER MACH MACHINE MAINT MAINTENANCE MAS MASONRY MATL MATERIAL(S) MAX MAXIMUM MECH MECHANICAL MED MEDIUM MEP MECHANICAL ELECTRICAL	MFR MANUFACTURER MFG MANUFACTURING MIN MINIMUM MISC MISCELLANEOUS M.O. MASONRY OPENING MS MOISTURE RESISTANT MTD MOUNTED MTL METAL MTG MEETING MULL MULLION	N NO. OF # NUMBER NOM NOMINAL NR NOISE REDUCTION NTS NOT TO SCALE	O O to O OUT TO OUT O.C. ON CENTER O.D. OUTSIDE DIAMETER OPW OPENING OPP OPPOSITE OVHD OVERHEAD	P PLUMB PLUMBING POL POLISHED PR PAIR PRECAST PRECAST PREFA PREFABRICATED P PRIMARY PRELIM PRELIMINARY PROJ PROJECTION PTD PARTITION PTV PAINTED PTN POLYVINYL PVC POLYVINYL CHLORIDE PVT PRIVATE	Q QTR RND QUARTER ROUND QTY QUANTITY	R RAD RADIUM RD ROOF DRAIN RE REFERENCE REBAR REINFORCING BAR RECP RECEPTACLE REF REFRIGERATOR RENF REINFORCEMENT REQD REQUIRED REV REVISION RM ROOM RND ROUND RO ROUGH OPENING R.O.W. RIGHT-OF-WAY	S SC SOLID CORE SCHD SCHEDULE SCN SCREEN SECT SECTION SF SQUARE FOOT SHT SHEET	S SHO SHOWER SIM SIMILAR SPEC SPECIFICATION SPRINKL SPRINKLER SPL BLK SPLASH BLOCK SQ SQUARE SS STAINLESS STEEL STAGD STAGGERED STD STANDARD STL STEEL STOR STORAGE STRUCT STRUCTURAL SUBFLR SUBFLOOR SUSP SUSPENDED	T TAG TONGUE AND GROOVE TAN TANGENT TC TOP OF CURB TEMP TEMPERATURE/TEMPERED TRK TRUCK T.S. TOP OF STEEL T.O.S. TOP OF SLAB TYP TYPICAL	U UNEC UNEXCAVATED UNFN UNFINISHED U.N.O. UNLESS NOTED OTHERWISE	V VNR VENEER	W W W-SHAPE STEEL BEAM W WITH W/ WITHIN W/O WITHOUT WD WOOD WDW WINDOW
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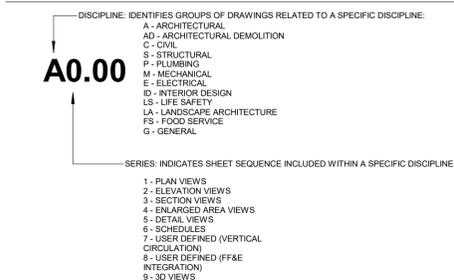
SYMBOL LEGEND:

	CALLOUT HEAD		WINDOW TAG
	CENTERLINE		WALL TAG
	DOOR TAG		STRUCTURAL GRID
	INTERIOR ELEVATION MARKER		SHEET KEYNOTE
	EXTERIOR ELEVATION MARKER		EXISTING BUILDING
	SECTION MARKER - BUILDING		DEMOLITION (DOORS, WALLS, WINDOWS, ETC.)
	SECTION MARKER - WALL		NEW CONSTRUCTION
	SPOT ELEVATION		OVERHEAD CONDITIONS (HEADERS, SOFFITS, ETC.)
			HIDDEN LINES (INCLUDING FLOOR LEVEL CHANGES)

GENERAL PROJECT COORDINATION COMMUNICATION NOTES:

- PLEASE NOTE: THE ARCHITECT AND GENERAL CONTRACTOR ARE EACH INDEPENDENTLY CONTRACTED BY THE OWNER AND HAVE A DUTY TO THE OWNER FIRST AND FOREMOST. FOR THE BENEFIT OF THE PROJECT AND ALL PARTIES INVOLVED, COMMUNICATIONS ABOUT CONCERNS, CHANGES, ETC. SHALL INCLUDE ALL PARTIES. A FAILURE TO INCLUDE THE ARCHITECT IN COMMUNICATIONS ABOUT THE PROJECT SHALL ABSOLVE THE ARCHITECT OF LIABILITY FOR FUTURE IMPACTS OF THOSE COMMUNICATIONS ON THE PROJECT AND ITS OUTCOMES.
- AN INITIAL PROJECT KICK-OFF MEETING SHALL BE REQUIRED WITH ALL PARTIES.
- CONSTRUCTION PROGRESS MEETINGS WITH OWNER(S), ARCHITECT, AND GENERAL CONTRACTOR SHALL OCCUR AT REGULARLY SCHEDULED INTERVALS FOR UPDATES ON PROGRESS AND CLARITY OF COMMUNICATIONS.
- IF CONSTRUCTION ADMINISTRATION SERVICES ARE NOT INCLUDED IN THE SCOPE OF THE OWNER/ARCHITECT AGREEMENT, IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND THE OWNER TO MANAGE ALL COORDINATION EFFORTS.
- ARCHITECT/DESIGNER'S SCOPE DOES NOT INCLUDE GENERAL PROJECT MANAGEMENT, SITE VERIFICATION OF DIMENSIONS FOR FINAL CASEWORK INSTALLATION, TEMPLATING FOR ANY/ALL COUNTERTOPS, OR SITE LOCATING PLUMBING OR ELECTRICAL ROUGH-INS. THESE SITE RELATED COORDINATION ITEMS ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
 - SHOP DRAWING REVIEW OF CASEWORK WILL BE REQUIRED BY BOTH THE ARCHITECT (FOR INTENT AND ACCESSORIES) AND THE GENERAL CONTRACTOR (FOR SIZES AND VERIFICATION OF FINAL SITE CONDITIONS).
- GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL SUBCONTRACTORS AND TRADES.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING AN ITEMIZED BUDGET AND/OR SCHEDULE OF VALUES. THE ARCHITECT IS NOT RESPONSIBLE FOR FINAL COST OF MATERIALS OR LABOR RATES. ITEMIZED BID MUST BE FURNISHED FOR REVIEW AND VALUE ENGINEERING (AS NEEDED) PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ADDITIONALLY, THE ARCHITECT CANNOT BE HELD RESPONSIBLE FOR CHANGES IN COMMODITY PRICES (SUCH AS WOOD OR STEEL) IMPACTING FINAL CONSTRUCTION COSTS.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING A COMPLETE CONSTRUCTION SCHEDULE. THE ARCHITECT IS NOT LIABLE FOR SCHEDULING CHANGES OR MODIFICATIONS IF A CONSTRUCTION SCHEDULE IS NOT FURNISHED FOR REVIEW OR ADHERED TO BY GENERAL CONTRACTOR. THE GENERAL CONTRACTOR SHALL REVIEW THE ARCHITECTURAL DOCUMENTS AND COMMUNICATE ANY CONCERNS, QUESTIONS, OR NEED FOR CLARIFICATIONS BACK TO THE ARCHITECT IN WRITING, AS PROMPTLY AS POSSIBLE TO ENSURE ADEQUATE TIME FOR THE PROVISION OF CLARIFICATIONS AND/OR MODIFICATIONS.
- PROPRIETARY PRODUCTS CALLED OUT IN THE DRAWINGS SHALL BE CONSIDERED BASIS OF DESIGN SELECTIONS. IF THE GENERAL CONTRACTOR HAS A BRAND PREFERENCE OR SUGGESTED CHANGE, IT SHALL BE SUBMITTED FOR APPROVAL BY THE OWNER/ARCHITECT.
- THE PURCHASE AND DELIVERY OF MATERIALS IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND IS TO BE COORDINATED DIRECTLY WITH THE OWNER(S).
- THE GENERAL CONTRACTOR MUST FURNISH DOCUMENTATION TO ACCOUNT FOR CHANGE ORDERS, INCLUDING, BUT NOT LIMITED TO, THE IMPACT TO BOTH COST AND SCHEDULE. THAT DOCUMENTATION MUST BE SIGNED/APPROVED BY THE OWNERS IN ORDER TO PROCEED. THE ARCHITECT SHALL BE NOTIFIED OF THESE CHANGES IN WRITING (BY E-MAIL).
- THE ARCHITECT/DESIGNER IS NOT LIABLE FOR CHANGES OR MODIFICATIONS MADE TO THE PLANS WITHOUT THE ARCHITECT'S KNOWLEDGE. GENERAL CONTRACTOR IS RESPONSIBLE TO COMMUNICATE AND SUBSTANTIVE MODIFICATIONS THAT MAY AFFECT OTHER TRADES OR SUBSEQUENT WORK. FAILURE TO DO SO ABSOLVES ARCHITECT OF ANY REQUIREMENTS TO ASSIST IN COORDINATION OR RE-DESIGN OF IMPACTED WORK.
- THE ARCHITECT IS NOT RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION.

SHEET NUMBERING SYSTEM:



JAVA PROPERTIES
BROOKINGS, SD

ALL DIMENSIONS & SIZE DESIGNATIONS ARE SUBJECT TO VERIFICATION ON THE JOB SITE AND ADJUSTMENTS TO FIT JOB CONDITIONS AS DEEMED NECESSARY.

ARCHITECT ARB

DRAWN BY SLN

JOB NUMBER 2432

TITLE SHEET_BLDG 2

SCALE: As indicated

G0.00B