



GENERAL NOTES - ARCH. SITE PLAN

- 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.
- CONTRACTOR TO VERIFY ALL EXISTING SITE CONDITIONS PRIOR TO SITE PREP, REPORT ANY DISCREPANCIES TO ARCHITECT AND CIVIL ENGINEER IMMEDIATELY.
- CONTRACTOR TO VERIFY ANY CRITICAL DIMENSIONS WITH REGARDS TO EXISTING CONSTRUCTION, IF ANY.

KEYNOTES - ARCH. SITE PLAN

- DESIGNATED ADA PARKING STALL LOCATION, SEE CIVIL FOR STRIPING AND SIGNAGE REQUIREMENTS.
- BOLLARD, SEE TYPICAL DETAIL THIS SHEET.
- SITE LIGHTING POLES UNDER 30' (SEE CIVIL).
- ACCESSIBLE CURB CUT, SEE CIVIL FOR REQUIREMENTS.
- DUMPSTER ENCLOSURE W/ MIN. 6' H SCREENING FENCE (DUMPSTER(S) BY OWNER).
- GAS METER (SEE MECH.).
- ELEC. METER (SEE ELEC.).
- DESIGNATED TRANSFORMER LOCATION (SEE ELEC.).
- PYLON SIGNAGE BY OTHERS, SHOWN ON PLAN FOR GENERAL PLACEMENT ONLY.
- BIKE RACK

COFFEE SHOP - 20TH STREET SOUTH
CD PROPERTIES - JAMES DREW

PARKING REQUIRED: 25 SPACES
PARKING SHOWN: 27 SPACES

SURFACED AREA:
PARKING/DRIVE THROUGH LANE: 19,114 SF
SIDEWALKS: 1,457 SF
PATIO: 350 SF
TREES REQUIRED: 1 FOR FIRST 4,000 SF
1 FOR EVERY 3,000 SF AFTER
TOTAL REQUIRED: 7 TREES

SOIL MIX/DEPTH OF PARKING ISLANDS DETERMINED
BY CIVIL ENGINEER

BUILDING MECHANICAL UNITS WILL BE ON ROOFTOP



(7) MIX OF HONEY LOCUST,
ASPENS, AND REGAL PRINCE OAKS



(15) ORNAMENTAL GRASSES



(7) DAY LILLIES AND PERENNIALS



(4) LILACS AND SPIREAS



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STAMP:

**PRELIMINARY
PLANS**

NOT FOR
CONSTRUCTION

DATE:

REVISIONS:
NO. DESCRIPTION:

SHEET NAME:
**ARCHITECTURAL SITE
PLAN**

PROJECT NO.
DA23_031

**COFFEE SHOP 20TH
STREET SOUTH**

BROOKINGS, SD

PROJECT MANAGER:
EMILY LINEHAN

DATE:
09.28.2023

SHEET:

AC1.1

**PRELIMINARY PLANS - NOT
FOR CONSTRUCTION**



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