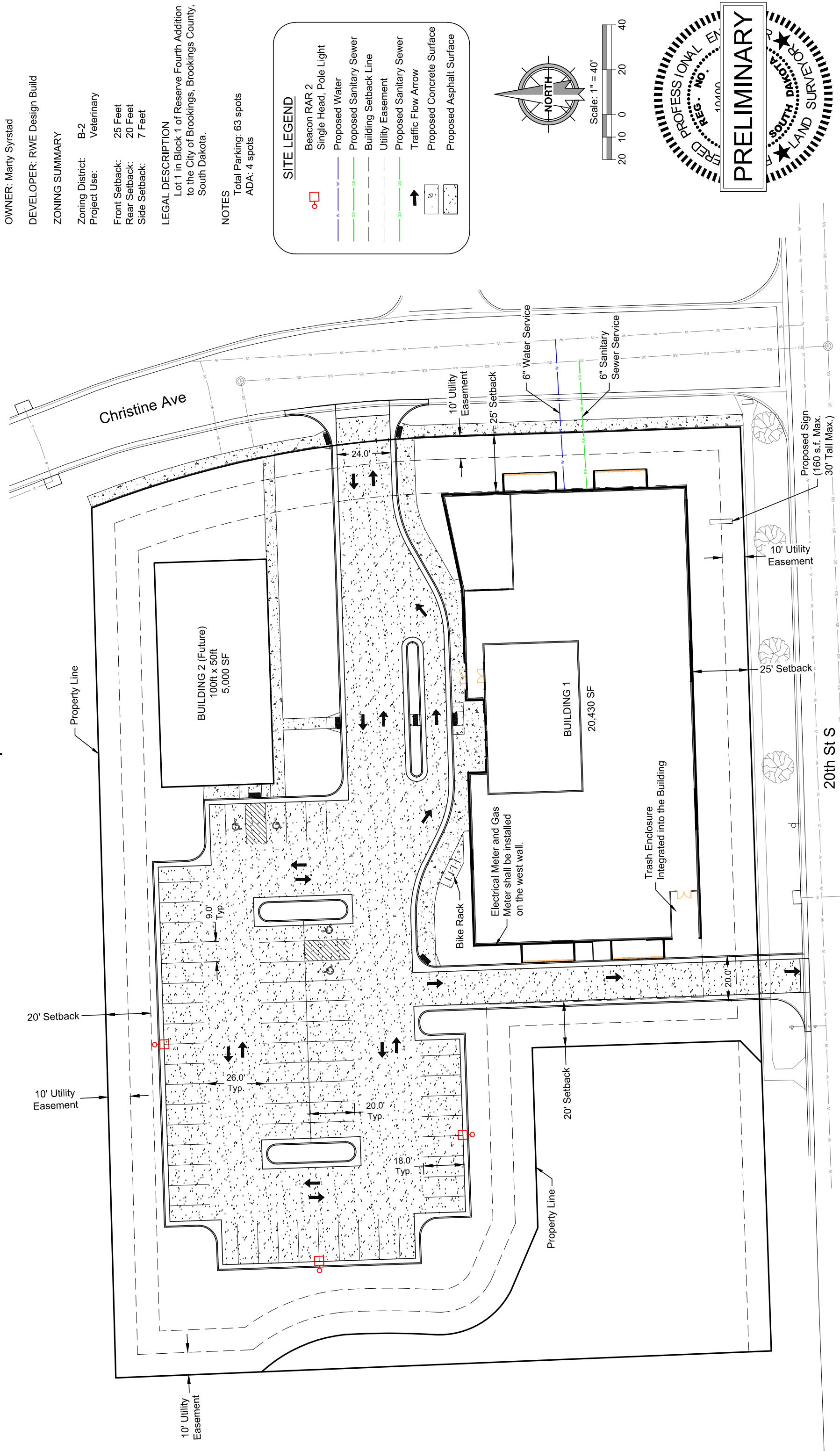
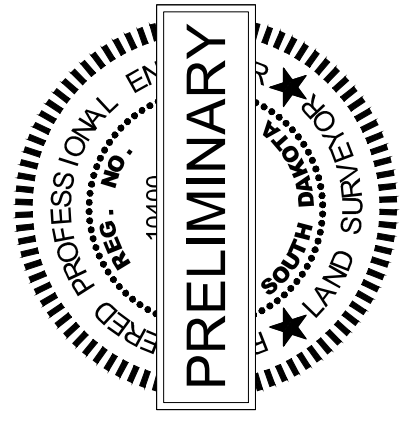
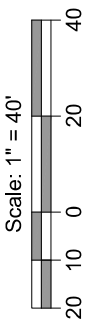
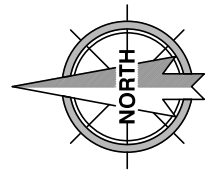


Proposed Site



SITE LEGEND

- Beacon RAR 2 Single Head, Pole Light
- Proposed Water
- Proposed Sanitary Sewer
- Building Setback Line
- Utility Easement
- Proposed Sanitary Sewer
- Traffic Flow Arrow
- Proposed Concrete Surface
- Proposed Asphalt Surface



OWNER: Marty Syrstad
 DEVELOPER: RWE Design Build
 ZONING SUMMARY
 Zoning District: B-2
 Project Use: Veterinary
 Front Setback: 25 Feet
 Rear Setback: 20 Feet
 Side Setback: 7 Feet

LEGAL DESCRIPTION
 Lot 1 in Block 1 of Reserve Fourth Addition to the City of Brookings, Brookings County, South Dakota.

NOTES
 Total Parking: 63 spots
 ADA: 4 spots

BOOP THE SNOOT

CAD Filename: Preliminary Design

CDI Project No. 2024-088

Drawn By: JMD

Checked By: AEK

Scale: 1" = 40'

Date: 06/28/2024

Sheet No. 1 of No. 2

609 Main Ave S
 Brookings, SD
 605-696-3200

CIVIL DESIGN INC

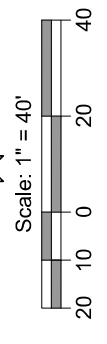
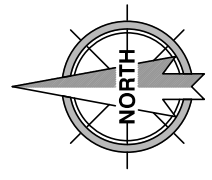
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Landscape Plan

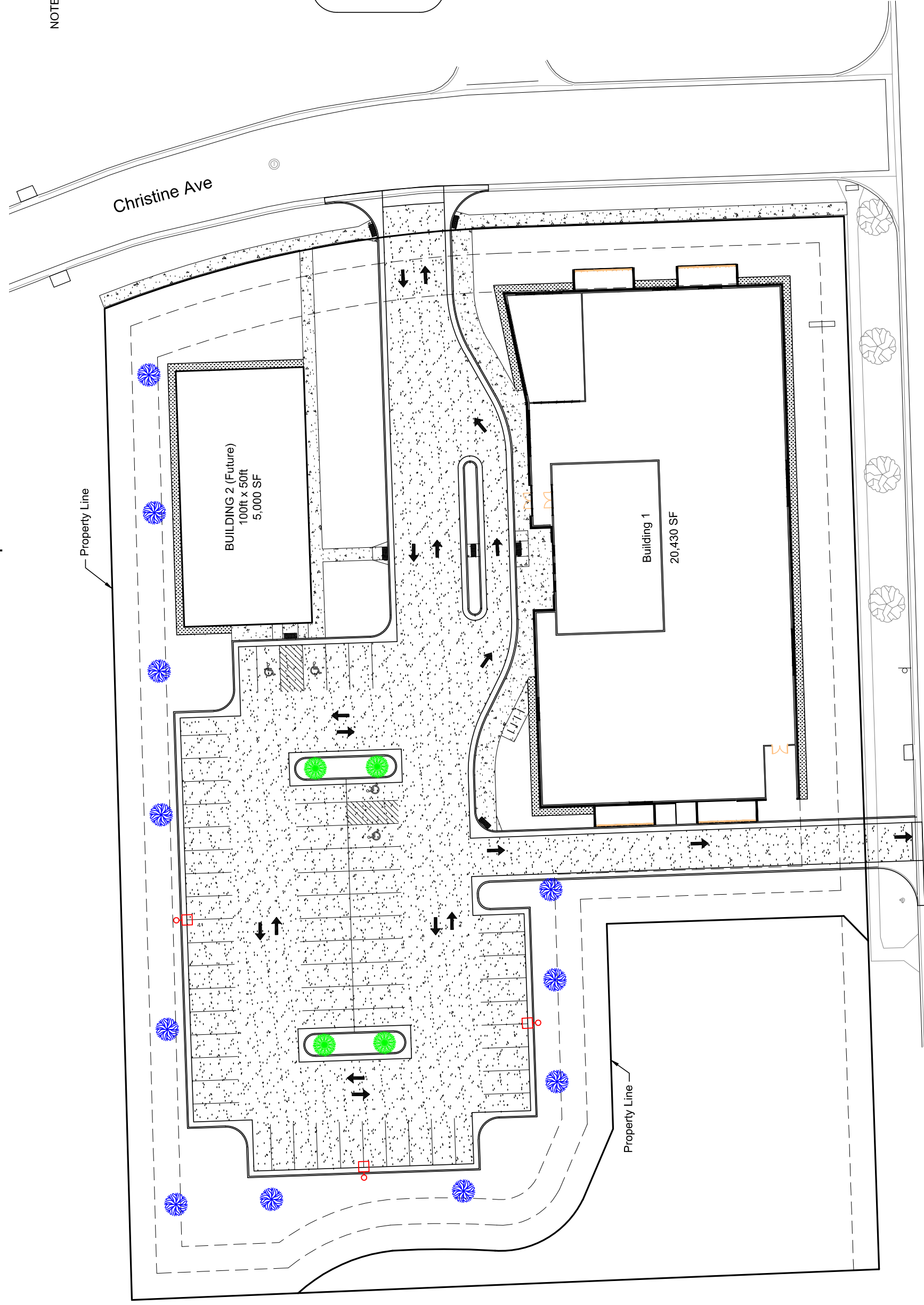
NOTES:
 Surfaced Area: 40,500 SF
 Parking Area: 35,900 SF
 14 Trees Required

SITE LEGEND

- Proposed Foundation Planting
(Consisting of Shrubs, Perennials
and Native Grasses)
- Proposed Deciduous Tree
(2" Caliper)



REGISTERED PROFESSIONAL ENGINEER
 REG. NO. 104400
PRELIMINARY
 SOUTH DAKOTA
 LAND SURVEYOR



20th St S

BOOP THE SNOOT

CAD Filename: Preliminary Design

CDI Project No. 2024-088

Drawn By: JMD

Checked By: AEK

Scale: 1" = 40'

Date: 06/28/2024

609 Main Ave S
 Brookings, SD
 605-696-3200

CDI CIVIL DESIGN INC

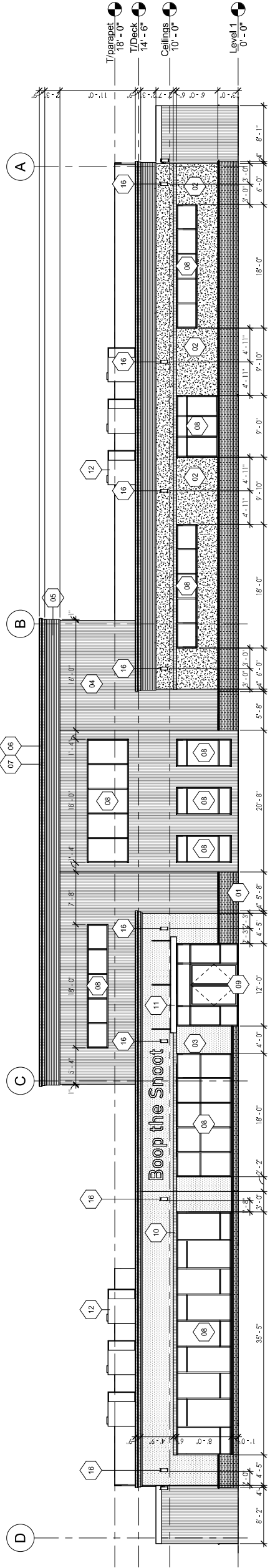
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Brookings Projects\2024-088 RWF - Vet Site Design\Design\Preliminary Design\2024-088 RWF Preliminary Design Option 3.dwg, Landscape Plan, 7/22/2024 11:21 AM, Jesse Urstled

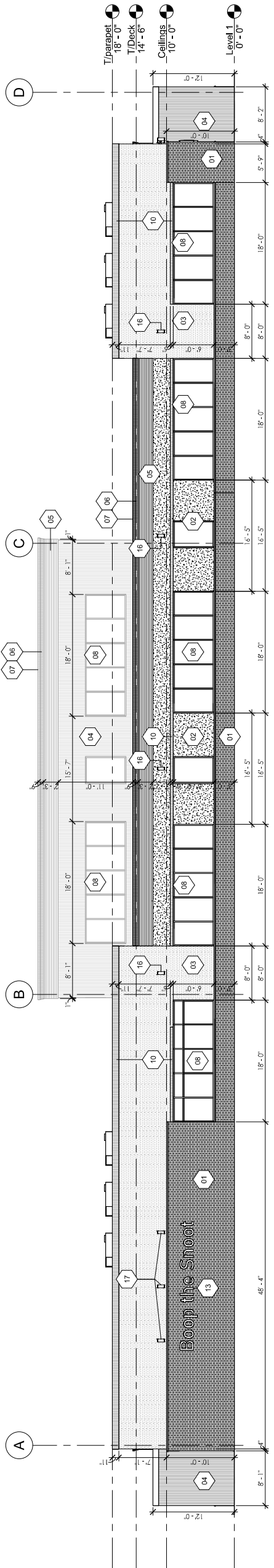
- KEYNOTES - EXT ELEVATIONS**
- 01 CHARCOAL GRAY UTILITY BRICK VENEER WITH 3/8" PRECAST SILL, TYP.
 - 02 E.F.S. STUCCO VENEER, SAND COLOR.
 - 03 E.F.S. STUCCO VENEER, WHITE COLOR.
 - 04 METAL PANEL RAIN SCREEN BY MAC METAL, MS 750 - COLOR COPPER BRONZE.
 - 05 7/8" CORRUGATED METAL PANEL BY PAC-CLAD, COLOR BRONZE.
 - 06 ROOF FASCIA, SEE EXTERIOR WALL SECTION FOR BUILT UP, STEPPED BRAKE METAL FASCIA, COLOR BRONZE.
 - 07 BRAKE METAL COPING OVER TOP OF PARAPET, SEE ROOF DETAILS.
 - 08 NEW ALUMINUM WINDOW BY KAWNEER.
 - 09 NEW ALUMINUM STOREFRONT ENTRY WAY BY KAWNEER.
 - 10 ALUMINUM BAND ALIGN WITH TOP OF WINDOW SYSTEMS, COLOR BRONZE.
 - 11 STRUCTURAL STEEL BACK AWNING OVER EXTERIOR DOORS, SEE STRUCTURAL PURPOSES ONLY.
 - 12 ROOFTOP MECHANICAL EQUIPMENT T.B.D., SHOWN FOR SCREENING PURPOSES ONLY.
 - 13 PROPOSED WALL SIGN, FINAL DESIGN AND DIMENSIONS T.B.D.
 - 14 OVERHEAD SECTIONAL DOOR, GLASS AND ALUMINUM, SEATED AT TOP OF PRECAST SILL OF UTILITY BRICK WALL.
 - 15 VINYL WOOD-LOOK SLATED FENCE WITH GATE TO SCREEN REFUSE AREA ENCLOSED BY BUILDING.
 - 16 EXTERIOR UP-DOWN LIGHTING WALL SCONCE.
 - 17 EXTERIOR DOWN LIGHTING WALL SCONCE ABOVE WALL SIGN.
 - 18 EXISTING NEW BULK HEAD FROM 9' 10" FROM DECK.
 - 19 10 LB EXTINGUISHER.

RWE
PLANNING + DESIGN

ARCHITECTURE PLANNING DESIGN
 1303 OGDEN AVE., DOWNERS GROVE, IL 60515
 BROOKINGS, SD 57006



② BUILDING ELEVATION - NORTH
 1/8" = 1'-0"
 NORTH ELEVATION
 3843 SQFT
 956 SQFT / 25% GLAZING
 40 SQFT WALL SIGN

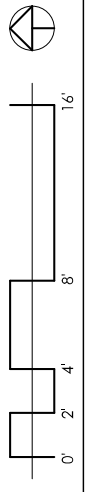


③ BUILDING ELEVATION - SOUTH
 1/8" = 1'-0"
 SOUTH ELEVATION
 4140 SQFT
 828 SQFT / 20% GLAZING
 15% = 621 SQFT OF TOTAL SIGNAGE
 160 SQFT OF WALL SIGNAGE USED
 40 SQFT WALL SIGN

REV.	DESCRIPTION	DATE
1	ZONING APP	06/28/2024
2	ZONING RESUBMIT	07/23/2024

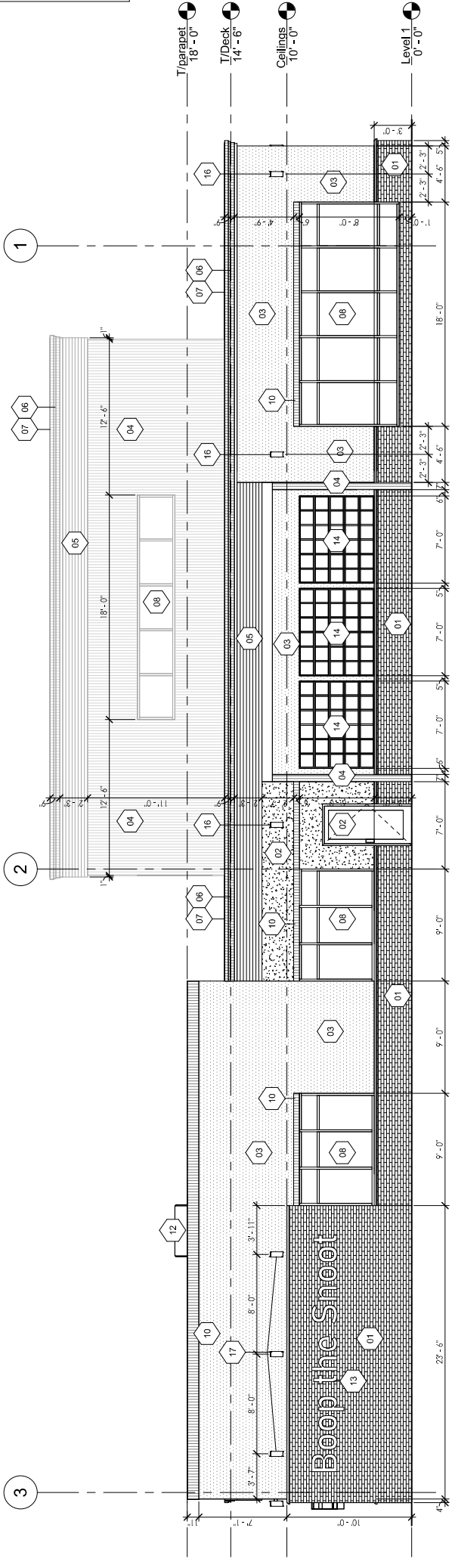
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 PROJECT #: 24.001

EXTERIOR
 ELEVATIONS



A-025

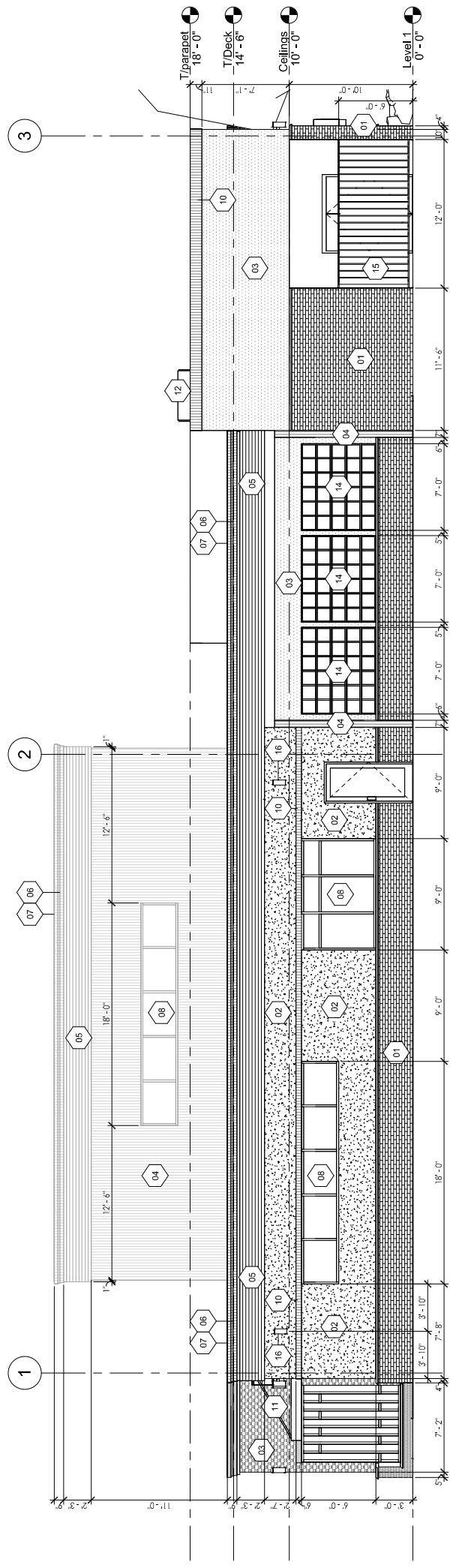
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 - EX EXISTING NEW BULK HEAD FROM 9' 10" FROM DECK.
 - FE 10 LB EXTINGUISHER



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

EAST ELEVATION
2340 SQFT
432 SQFT / 18% GLAZING

40 SQFT WALL SIGN



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

WEST ELEVATION
2195 SQFT
288 SQFT / 13% GLAZING

RWE
PLANNING + DESIGN
ARCHITECTURE

1303 OGDEN AVE., DOWNERS GROVE, IL 60515
PLANNING DESIGN
BROOKINGS, SD 57006

BOOP THE SNOOT

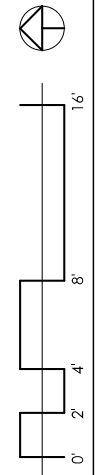
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1	ZONING APP	06/28/2024
2	ZONING RESUBMIT	07/23/2024

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PROJECT #: 24.001

EXTERIOR ELEVATIONS

A-026





PHILLIPS 66 GAS STATION - WEST ON 20TH STREET SOUTH



PHILLIPS 66 GAS STATION - WEST ON 20TH STREET SOUTH



BISSON DENTAL - ACROSS CHRISTINE AVENUE

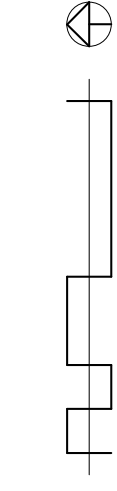
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2	ZONING RESUBMIT	07/23/2024

7/23/2024 11:42:25 AM

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PROJECT # : 24.001

**NEIGHBORING
PROPERTY PHOTOS**



A-027

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 PLANNING + DESIGN
 ARCHITECTURE PLANNING DESIGN
 1303 OGDEN AVE., DOWNERS GROVE, IL 60515

BOOP THE SNOOT
 NW CORNER OF 20TH ST S & CHRISTINE AVE
 BROOKINGS, SD 57006

BOOP THE SNOOT
Brookings SD



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