



Architecture | Planning | Interiors
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STAMP:
PRELIMINARY PLANS
 NOT FOR CONSTRUCTION

DATE:
 REVISIONS:
 NO. DESCRIPTION:

SHEET NAME:
ARCHITECTURAL SITE PLAN
 FULL SCALE: 30x42
 HALF SCALE: 15x21
 DRAWING MAY NOT BE PRINTED TO SCALE

PROJECT NO:
 DA23-071
6TH ST. MIXED-USE BLDG
 BROOKINGS, SD
 PROJECT MANAGER:
 HERMELA ABOYE
 DATE:
 05.14.2024
 SHEET:

AC1.1

PLANTING SCHEDULE		
Type Mark	Count	Description
LAN-A	7	PINK DOGWOOD (TREES)
LAN-B	9	BOXWOOD (SHRUBS)
LAN-C	17	JUNIPER (SHRUBS)
LAN-D	25	KARL FOESTER GRASS

LIGHTING SCHEDULE		
Type Mark	Count	DESCRIPTION
LIT-1	12	LED POLE LIGHTING
LIT-2	6	LED EXTERIOR BOLLARD LIGHTING
LIT-3	34	LED EXTERIOR WALL FLOOD LIGHTING
LIT-4	60	LED EXTERIOR WALL PAC LIGHTING

6TH ST. MIXED-USE BLDG.
HILL PARK ADDN, LOTS 1-8 EXC LOT H-1 BLK 4
OWNER: CD PROPERTIES LLC.
ZONING: BUSINESS B-2 DISTRICT
VARIANCES REQUESTED: 1. REQUIRED PARKING REDUCTION • 10 STALLS REDUCTION BY PLANNING COMMISSION VOTE. 2. ALLOW BALCONIES TO OVERHANGING BY 3' - 7" ON FRONT YARDS FACING 12TH AND 13TH AVE.
PROPOSED USE: 3. RESTAURANT/ BAR 4. COFFEE HOUSE 5. RETAIL 6. PERSONAL SERVICE STORE 7. PERSONAL HEALTH SERVICE 8. FINANCIAL INSTITUTION 9. OFFICE 10. APARTMENTS ON LEVELS 2 - 4

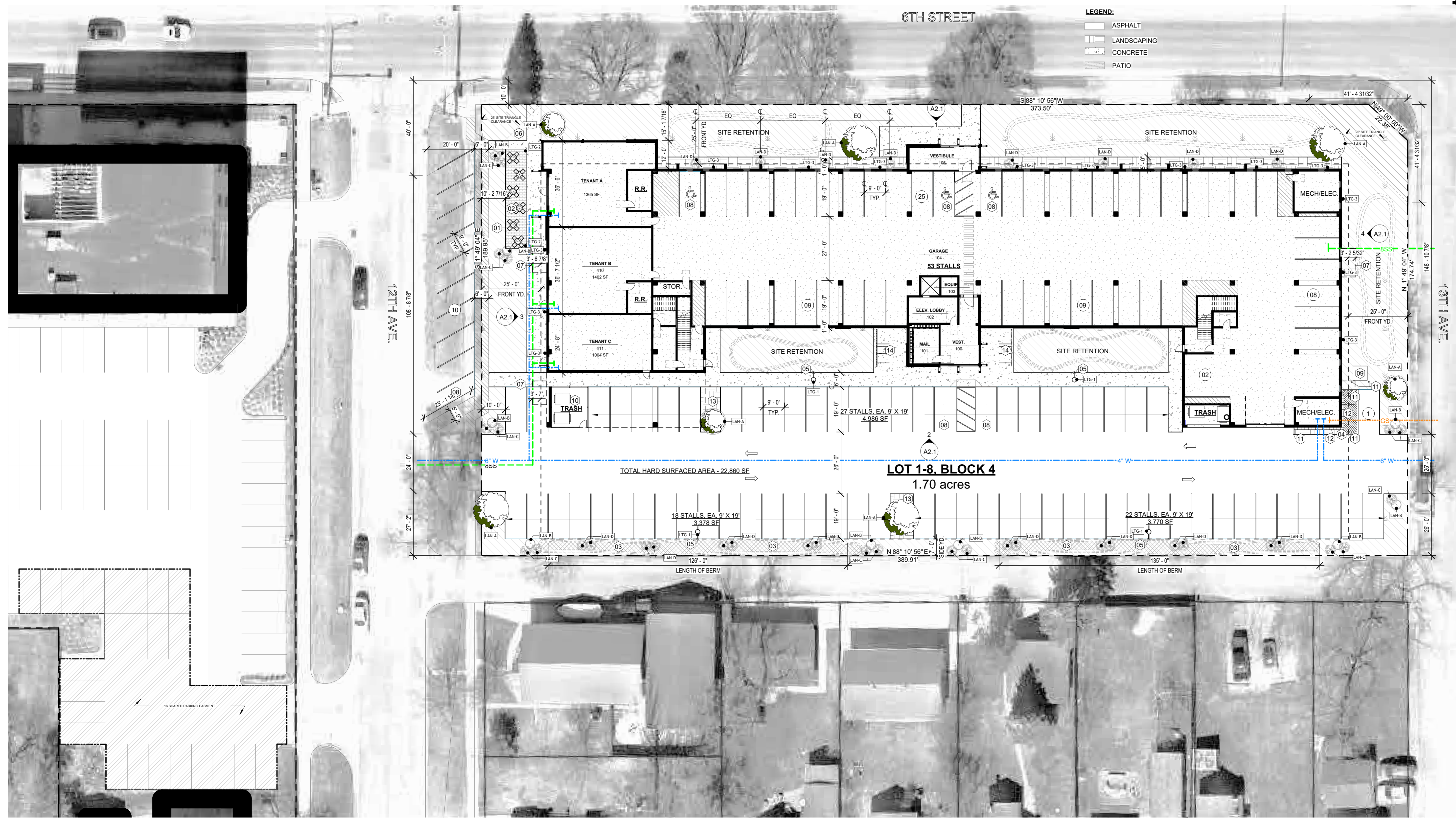
DUE DILIGENCE REPORT:
LOCAL ORDINANCE CHECK:
REVIEW APPLICABLE ZONING REQUIREMENTS, B, BROOKINGS, SD (ordinance chapter; 94)
BUSINESS B-2 DISTRICT
SEC. 94-132 C - PERMITTED USES • RETAIL • PARKING FACILITY/LOT • DRINKING ESTABLISHMENT
SEC. 94-132 D - PERMITTED SPECIAL USES • MIXED BUSINESS/RESIDENTIAL USE
SEC. 94-132 E - CONDITIONAL USE • APARTMENT
SEC. 94-132 F - BULK REGULATIONS: • FRONT YARD: 25 FEET • SIDE YARD: 7 FEET (10' IF BUILDING IS MORE THAN 3 STORIES) • REAR YARD: 20 FEET • MAX. HEIGHT: 60 FEET • MAX. SIZE: N/A
SEC. 94-399 - LANDSCAPING • MIN. 1 TREE FOR THE 1ST 4000 SF AND THEN 1 TREE FOR EACH ADDITIONAL 3,000 SF. 7 TREES REQ. • INTERIOR PARKING LOT LANDSCAPING: FOR ALL PARKING LOTS 20,000 SF OR MORE: • 20% OF TREES REQ. SHALL BE PLANTED IN PARKING LOT ISLANDS. • MIN 1 TREE PER PARKING LOT ISLAND. (MIN 2 REQ) • MINIMUM LANDSCAPE AREA.
SEC. 94-399 I - BUFFERYARDS • 8:2 ABUTTING R-2 TYPE B OR TYPE G • OVER 30' HEIGHT TYPE C OR TYPE G
NOT APPLICABLE
ACCESSORY STRUCTURES, ACCESS DRIVES AND TRASH RECEPTACLES ARE PROHIBITED IN BUFFERYARDS
SEC. 94-431 - LOCATION OF PARKING SPACES NO OFF-STREET PARKING IS PERMITTED IN THE FRONT YARD OF ANY LOT LOCATED IN ANY BUSINESS DISTRICT.
SEC. 94-433 - OFF-STREET PARKING REQUIREMENTS APARTMENTS - 1 SPACE FOR EACH BEDROOM PLUS 10% OF THE TOTAL DWELLING UNITS. EATING AND DRINKING ESTABLISHMENTS - 1 SPACE PER 200SF OF AREA
SEC. 94-165 - COMMERCIAL CORRIDOR DESIGN REVIEW/overlay DISTRICT • BUILDINGS SHALL BE BUILT TO THE FRONT YARD SETBACK LINE. • THE FIRST STORY OF MULTI-STORY BUILDINGS, PROVIDED UPPER FLOORS ARE RECESSED, MAY PROJECT TEN FEET INTO THE FRONT YARD SETBACK WHEN ADJACENT TO AN ARTERIAL OR COLLECTOR STREET. • NO PARKING IS PERMITTED IN THE FRONT YARD SETBACK AREA • PROVIDE WINDOWS NOT LESS THAN 20 PERCENT OF THE TOTAL AREA OF THE FACADE

00 KEYNOTES - ARCH. SITE PLAN

- 01 4" GUARDRAIL
- 02 OUTDOOR PATIO
- 03 24" HIGH LANDSCAPE BERM
- 04 ELEC. METER (SEE ELEC.)
- 05 SITE POLE LIGHTING (SEE ELECTRICAL)
- 06 SITE SIGNAGE BY OTHERS, SHOWN ON PLAN FOR GENERAL PLACEMENT ONLY.
- 07 DASHED LINE INDICATED EDGE OF BALCONIES ABOVE
- 08 DESIGNATED ADA PARKING STALL LOCATION, SEE CIVIL FOR STRIPING AND SIGNAGE REQUIREMENTS.
- 09 DESIGNATED TRANSFORMER LOCATION (SEE ELEC.)
- 10 DUMPSTER ENCLOSURE W/ MIN. 6H SCREENING FENCE (DUMPSTER(S) BY OWNER)
- 11 BOLLARD, SEE TYPICAL DETAIL THIS SHEET.
- 12 6" UTILITY SCREEN
- 13 PARKING ISLAND, SIZE 8' X 19', 2" TO 3" DEPTH WOOD CHIP MULCH ON 6" HIGH SAUCER.
- 14 BIKE RACK

BUILDING SUMMARY

BUILDING AREA		PARKING COUNT	
MAIN LEVEL	= 29,420 SF	REQUIRED STALLS:	
2ND FLOOR	= 28,173 SF	COMMERCIAL (2,767 SF)	14
3RD FLOOR	= 27,519 SF	BUSINESS (1,004 SF)	2
4TH FLOOR	= 25,686 SF	EFFICIENCY (37 UNITS)	37
5TH FLOOR	= 8,660 SF	1BR (70 UNITS)	70
10 UNITS		2BR (10 UNITS)	20
TOTAL AREA	= 119,458 SF	10% of 117 UNITS	12
OVERALL BLDG LENGTH	= 334' 8"	TOTAL REQUIRED STALLS	155
(ROOFLINE NOT INCLUDED)		STALL REDUCTION BY P.C. MOTION	-10
OVERALL BLDG WIDTH	= 108' 9 1/2"	ACTUAL STALLS REQ.	145
OVERALL BLDG HEIGHT	= 59' 10 1/2"	PROVIDED OFF-STREET STALLS:	
(TO TOP OF ROOF PEAK)		AT GRADE GARAGE:	53
NO. OF STORIES	= 4 + Mezz.	SURFACE PARKING:	68
		CROSS EASEMENT PARKING:	24
		TOTAL OFF-STREET PARKING:	145
		BOULEVARD PARKING:	+10
		TOTAL PROVIDED:	155
		ACCESSIBLE STALLS (8'-0"x19'-0")	6



DATE PRINTED: 5/14/2024 11:27:04 AM

1 ARCHITECTURAL SITE PLAN (02)
 1" = 20'-0"

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