



designArc Group, LLC
830 2nd St. S
Brookings, SD 57006
P: 605-692-4008 F: 605-692-4007

Letter of Transmittal

To:

Date:

Project Name:

DA Project No:

Attached Are:

Prints	Specification	Plans	Other:
Copy of Letter	Change Order	Samples	

Quantities	Date	Description

These are transmitted as checked below

For Approval	Returned	For Review & Comment
For Your Use	Approved as Noted	As Requested
Resubmit	Approved	See Comments Below

Comments:

Copy To:	<i>Signature:</i>

Disclaimer: Reviewed only for general conformance with the project requirements indicated in the Contract Documents and for consistency with the project design concept. This review does not relieve the Contractor from responsibility, for errors or omissions in designs for which the Contractor is responsible for compliance with all requirements of the Contract Documents, and for the safe and successful construction of the work. This review does not consider the means, methods, techniques, sequences and operations of construction, or safety, precautions or programs incidental thereto, which are the sole responsibility of the Contractor.



Date: 2020.09.15

Project: Ram Pub Renovation

Project No.

DA20_003

of Pages: 2

To: Jackie Lanning, City Engineering Department

Included: Memo for Ram Pub Renovations - ROW Modification Application

Jackie,

Please see below for a question/answer format for each criteria item regarding Resolution 20-017 *A Resolution Establishing Certain Criteria for Building in the Public Right-of-Way in the City of Brookings, South Dakota*.

1. The applicant shall explore other alternatives that might remove the need for the use of public property.

- a. Ramp: A ramp is required to meet accessible entrance requirements to provide equal means of access for all individuals. Because of the historic character of the building, and the fact that there are two existing entrances, it was determined that a ramp on the north façade was historically more appropriate than the east façade; this has went under the 11.1 Review process with SPHO and thus approved for a ramp in this location. A ramp on the interior was considered, but ultimately would compromise the interior floor structure of the main floor, further create head-clearance issues at the lower level basement, and also be spatially prohibitive at +/- 24' long. Due to these reasons an exterior ramp is prudent for the situation.
- b. O'Hare's Canopy: The new O'Hare's canopy extents are not planned to increase in floor-area extents from the existing configuration, but improved upon for aesthetics and performance reasons. Revising the canopy allows the historic window opening (being covered by the fabric awning) to be returned to glazing, with transom glazing above the canopy's new flat roof. The updates will improve thermal performance and moisture mitigation. The updates will be a continuation of the use of public property, and not a new use.

2. Applicant is required to have the property surveyed by a licensed land surveyor to determine actual location of property lines.

- a. See the attached survey file by Civil Design Inc.

3. Applicant shall apply for a permit and include an accurate site plan showing exact location of the proposed structure and the severity of the intended encroachment into the public right-of-way.

- a. See the attached survey file by Civil Design Inc, as well as the reference architectural partial set, for context in illustrating the severity of the intended encroachment into the public right-of-way.
- b. The new ramp will be required to be approx. 5' wide to allow for proper door-swing clearances at the landing to meet IBC codes. It makes sense that the ramp should be the same width/depth as the landing from the wall face. The resultant distance from the ramp wall to back-of-curb is +/- 5', or about half the current width of the sidewalk. There is an existing light pole that shall remain, with clearance suitable for ADA accessible route width.
- c. The O'Hare's canopy will not further encroach upon the public right-of-way, and thus is not indicated in the survey file by Civil Design Inc.

4. Applicant shall provide a proof of liability insurance policy with a hold harmless clause for the life of the structure located in the public right-of-way. This requirement shall also apply to succeeding

owners, specifically indemnifying the City of Brookings from any liability resulting from the construction and location of the structure in the public right-of-way. Prior to transfer of property which includes a structure in the public right-of-way, the seller shall notify the buyer of the liability policy requirement.

- a. Will comply; this shall be provided to the City Engineer's office after/pending City Council approval.
- 5. The encroachment must not diminish sight lines at any sidewalk and street intersection.**
 - a. Not applicable; neither the new ramp nor the updated O'Hare's canopy will diminish sight lines at sidewalk or street intersections.
- 6. An encroachment into the public right-of-way may be allowed on a case by case basis, provided the public sidewalk is otherwise maintained in compliance with the Americans with Disabilities Act.**
 - a. Ramp: The public sidewalk is planned to be replaced to an extent of 4' to the west and to the east of the ramp, and to the back of curb in front of the ramp, and shall comply with all cross and running slopes for ADA accessible routes.
 - b. O'Hare's Canopy: Not applicable.
- 7. Said encroachment in the public right-of-way shall be removed if the principal building is removed or destroyed.**
 - a. Acknowledged.
- 8. Materials used to build the structure in the public right-of-way, as well as its height, proportion, and scale, shall be architecturally compatible with the principal building and adjacent buildings. The Brookings Historic Preservation Commission shall promptly review of the architectural compatibility of the proposed structure and provide official comment to the City Council (City of Brookings Code of Ordinances Chapter 46, 10-97 (a) (b)).**
 - a. The Brookings Historic Preservation Commission has formally approved the planned improvements, including both the new ramp and the renovated O'Hare's canopy, SHPO letter dated February 21, 2020.
- 9. If the structure is not designed to be permanent in nature, it should be durable enough to function properly in its intended service to the principal building.**
 - a. Both structures are to be permanent in nature.
- 10. The structure in the public right-of-way shall be attached to principal structure or have its own frost footing.**
 - a. Ramp: The new ramp shall have its own frost footing.
 - b. O'Hare's Canopy: The renovated canopy is to be attached to the principal building, and will utilize existing foundations.
- 11. Upon removal of the structure from the public right-of-way, the applicant shall reapply for a new permit before building a new structure in the public right-of-way.**
 - a. Acknowledged.

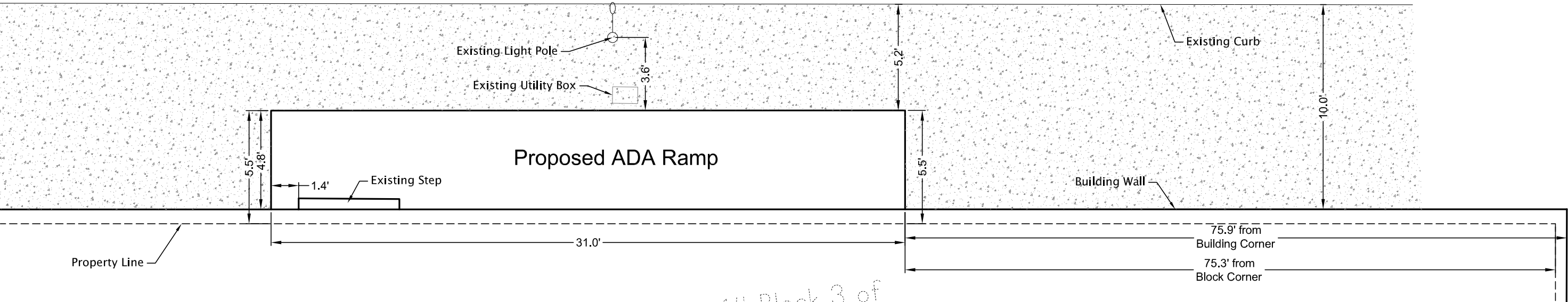
Respectfully,



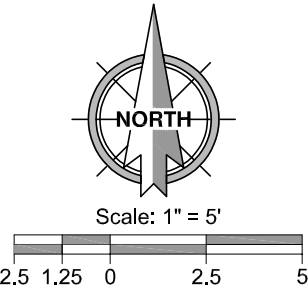
Matthew Weiss
designArc Group, LLC

RAMP EXHIBIT

4th Street



A Portion of Lot 14 Block 3 of
the Original Plat of Brookings



Ram-Pub ADA Ramp

CAD Filename:
Survey

CDI Project No.
2020-165

Drawn By:
JDS

Checked By:
AEK

Scale:
1" = 5'

Date:
09/14/2020

CDI CIVIL
DESIGN INC
609 Main Ave S
Brookings, SD
605-696-3200

Sheet No:

of No:

RAM PUB RENOVATION

327 MAIN AVENUE, BROOKINGS, SD 57006



EXTERIOR 3D (NOT FOR CONSTRUCTION)

CONTACTS INDEX:

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cjhamilton@riseincorp.com

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Architecture | Planning | Interiors

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

315 N. Main Ave. Ste. 301
Sioux Falls, SD 57104 | P: 605.692.4008

STAMP:

**PRELIMINARY
PLANS**

NOT FOR
CONSTRUCTION

ABBREVIATIONS:

CONTAINS STANDARD LIST; SOME DESIGNATIONS MAY NOT APPEAR.

A	A.B.	ANCHOR BOLT
	A/C	AIR CONTITIONING
	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	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	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
D	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
E	DWL.	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
	EXT.	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	G.B.	GRAB BAR
	GA.	GUAGE
	GALV.	GALVANIZED
	GWB.	GYPSPUM WALLBOARD
	GWC.	GLAZED WALL COATING
H	H.	HEIGHT
	H.C.	HOLLOW CORE
	H.M.	HOLLOW METAL
	HORIZ.	HORIZONTAL
	HT.	HEIGHT
	HTG.	HEATING
	HVAC.	HEATING/VENTILATION/ AND AIR CONDITIONING
I	I.D.	INSIDE DIAMETER (DIM.)
	INSUL.	INSULATION
J	INT.	INTERIOR
	JB.	JUNCTION BOX
	JST.	JOIST
L	JT.	JOINT
	LAM.	LAMINATE
	LAV.	LAVATORY
	LTG.	LIGHTING
M	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
N	MISC.	MISCELLANEOUS
	MTD.	MOUNTED
	N.E.C.	NATIONAL ELECTRIC CODE
	N.I.C.	NOT IN CONTRACT
	N.T.S.	NOT TO SCALE
O	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
	PLAS.	PLASTER
	PLYWD.	PLYWOOD
	PNT.	PAINT
Q	Q.T.	QUARRY TILE
	R.D.	ROOF DRAIN
R	R.O.	ROUGH OPENING
	R.V.	ROOF VENT
	RAD.	RADIUS
	REC.	RECEPTACLE
	REF.	REFRIGERATOR
	REFL.	REFLECTED
	REINF.	REINFORCED
	REQ.	REQUIRED
	RESIL.	RESILIENT
S	RM.	ROOM
	S.B.	SPLASH BLOCK
	S.C.	SOLID CORE
	S.D.	SOAP DISPENSER
	S/S	STAINLESS STEEL
	SCHED.	SCHEDULE
	SECT.	SECTION
	SHR.	SHOWER
	SHEET	SHEET
	SH.V.	SHEET VINYL
	SHTG.	SHEATHING
	SIM.	SIMILAR
	SPEC.	SPECIFICATION
	STD.	STANDARD
	STL.	STEEL
	STR.	STRUCTURAL
	SUSP.	SUSPENDED
T	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
U	UR.	URINAL
	VB.	VAPOR BARRIER
V	V.W.C.	VINYL WAL COVERING
	V.C.T.	VINYL COMPOSITE TILE
	W.C.	WATER CLOSET
	WO.	WITHOUT
	WD.	WOOD
	WDTH.	WIDTH
W	WP.	WATERPROOF

SHEET INDEX:

STRUCTURAL DRAWING INDEX

S1.01 REVISE ME!

MECHANICAL DRAWING INDEX

M1.0 REVISE ME!

ARCHITECTURAL DRAWING INDEX

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A0.1	DEMOLITION PLAN - MAIN LEVEL
A0.2	DEMOLITION PLAN - UPPER LEVEL
A0.3	DEMOLITION PLAN - ROOF
A0.4	DEMOLITION ELEVATIONS
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A1.2	NEW CONSTRUCTION PLAN - UPPER LEVEL
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A5.3	EAST STAIR SECTIONS & DETAILS
A7.1	SCHEDULES & DOOR/WINDOW ELEVATIONS

ELECTRICAL DRAWING INDEX

E0.0 REVISE ME!

FOR CITY COUNCIL
REVIEW

**PRELIMINARY PLANS - NOT
FOR CONSTRUCTION**

SHEET NAME:
**INDEX & PROJECT
INFORMATION**

PROJECT NO.
DA20_003

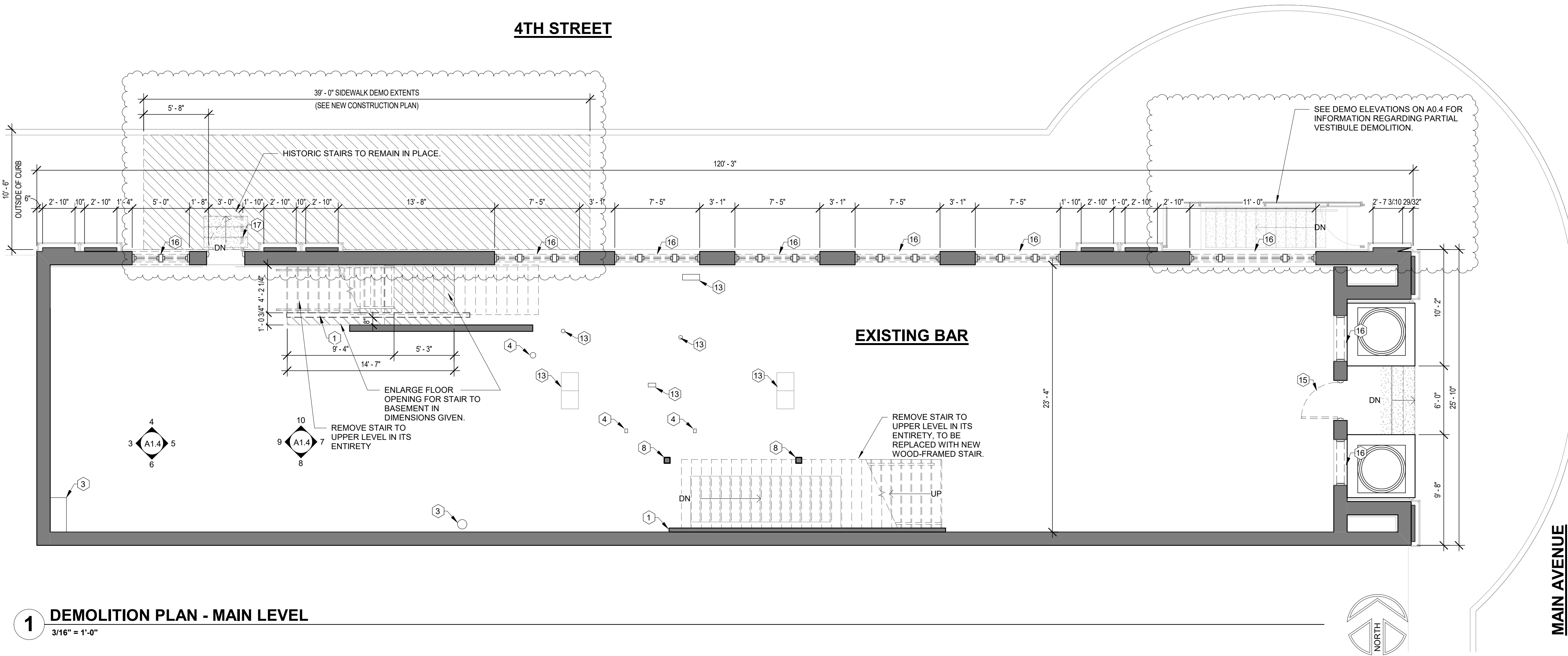
**RAM PUB
RENOVATION**

BROOKINGS, SD
PROJECT MANAGER:
MATTHEW WEISS

DATE:
09/15/2020

SHEET:

T1.1



1 DEMOLITION PLAN - MAIN LEVEL
3/16" = 1'-0"

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 1/4" MAX. BETWEEN FINISH HEIGHTS.
- D. VERIFY ALL APPLIANCE DIMENSIONS PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO ARCHITECT IMMEDIATELY.
- E. PROVIDE WATER-RESISTANT GYP. BD. AT ALL BATHROOM WALL SURFACES UNLESS CLEARLY NOTED OTHERWISE. MAINTAIN FIRE-RESISTANCE RATING, WHERE REQ'D.
- F. CAULK PERIMETER OF ALL 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 FINISH SCHEDULE ON SHEET A7.1 FOR ALL INTERIOR FINISHES TO BE PROVIDED.
- I. MOVABLE FURNITURE SHOWN AS REFERENCE ONLY (NOT IN CONTRACT).
- J. NOTE ESPECIALLY: THE SCOPE OF THIS ARCHITECT'S CONTRACT IS TO PROVIDE EXISTING FLOOR PLAN-VIEW DRAWINGS OF THE MAIN AND UPPER LEVELS, AS AS-BUILT RECORD DRAWINGS FOR THE OWNER'S LATER USE, AS WELL AS PROVIDE ASSISTANCE WITH THE CONVERSION OF THE BUILDING INTO BAR AND ANY ASSOCIATED WORK.
- K. NOTE ESPECIALLY: ALL EXISTING DRAWINGS AND INFORMATION THEREIN ARE APPROXIMATE AND ARE DRAWN TO A REASONABLE DEGREE OF ACCURACY, AND PRODUCED WITHOUT ANY DEMOLITION OR FULL ANALYSIS OF EXISTING CONSTRUCTION. NOTE ESPECIALLY: VERIFY ANY CRITICAL EXISTING CONSTRUCTION DIMENSIONS AND REPORT ANY DISCREPANCIES TO ARCHITECT IMMEDIATELY.
- L.

KEYNOTES - DEMOLITION PLANS

- 1. REMOVE DASHED PORTIONS OF WALLS WHERE INDICATED. PREP SURFACES FOR NEW FINISHES.
- 2. EXISTING MECHANICAL COMPONENTS TO REMAIN IN PLACE.
- 3. EXISTING PLUMBING COMPONENTS TO REMAIN IN PLACE.
- 4. EXISTING ELECTRICAL LINE TO REMAIN IN PLACE.
- 5. EXISTING SPRINKLER LINE TO REMAIN IN PLACE.
- 6. COORDINATE W/ OWNER FOR REMOVAL, RELOCATION OR PROTECTION OF EXISTING BAR/KITCHEN EQUIPMENT.
- 7. DEMOLISH INDICATED MECHANICAL/PLUMBING/ELECTRICAL COMPONENTS, AND CAP ABANDONED LINES ACCORDINGLY, SEE MECHANICAL/ELECTRICAL DRAWINGS FOR DETAILS.
- 8. CUT EXISTING FLOOR IN AREAS INDICATED FOR INSTALL OF NEW PLUMBING LINES/FIXTURES
- 9. EXISTING CAST-IRON ROOF DRAIN TO BE RE-ROUTED. SEE MECHANICAL DRAWINGS FOR DETAILS. REMOVE HORIZ. SEGMENT BELOW CONC. BEAM & TIE INTO NEW. CAP OLD LINES @ EXT. WALL ACCORDINGLY.
- 10. DEMOLISH EXISTING STAIR & RAILINGS WHERE INDICATED
- 11. INFILL. SEE STAIR SECTIONS FOR DETAILS.
- 12. DEMOLISH PORTIONS OF EXISTING FLOOR AS INDICATED FOR NEW STAIR INFILL. SEE STRUCT. FOR FRAMING DETAILS.
- 13. EXISTING HOLES IN FLOOR TO BE FILLED. REMOVE AN MEP COMPONENTS. SEE STRUCT. FOR DETAILS OF INFILL MATERIALS.
- 14. REMOVE AND SALVAGE EXISTING GREEN WINDOW BOARDING.
- 15. DOOR SWING TO BE REVERSED. SEE NEW CONSTRUCTION PLAN.
- 16. DEMOLISH DOOR FOR NEW WALL INFILL.
- 17. EXISTING ELECTRICAL PANELS TO BE SHIFTED WHERE NOTED ON PLANS. SEE NEW CONSTRUCTION PLANS FOR NEW LOCATIONS.

FLOOR PLAN LEGEND:

- INDICATES ACCESSIBLE ROOM
- INDICATES HEARING IMPAIRED ROOM. SEE ELECTRICAL.
- WALL TYPE, SEE SHEET T1.3.
- WINDOW / STOREFRONT TYPE, SEE SHEET A7.1
- DOOR #, SEE S
- DOOR # CLEAR
- .E STRUCT.
- FD
- MECH.
- CH.
- IONS WILL APPEAR.

PRELIMINARY PLANS - NOT FOR CONSTRUCTION



Architecture | Planning | Interiors

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

315 N. Main Ave. Ste. 301
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STAMP:

PRELIMINARY PLANS

NOT FOR CONSTRUCTION

DATE: Date 1

REVISIONS: NO. DESCRIPTION: 1 Revision 1

DEMOLITION PLAN - MAIN LEVEL

PROJECT NO. DA20_003

RAM PUB RENOVATION

BROOKINGS, SD

PROJECT MANAGER: MATTHEW WEISS

DATE: 09/15/2020

SHEET:

A0.1

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

GENERAL NOTES - DEMO ELEVATIONS

- A. CONFIRM ITEMS FOR SALVAGE WITH OWNER PRIOR TO DEMO WORK COMMENCING. REPORT TO ARCHITECT FOR RECORD.

KEYNOTES - DEMO ELEVATIONS

- REMOVE AND SALVAGE EXISTING GREEN WINDOW BOARDING. REMOVE EXISTING WINDOWS AND WINDOW FRAMING DOWN TO ROUGH OPENING & PREPARE R.O. FOR INFILL OF NEW ALUMINUM STOREFRONT WINDOW SYSTEMS.
- REMOVE EXISTING LOUVER & ANY ASSOCIATED DUCTWORK.
- REMOVE EXISTING EXHAUST VENT & ANY ASSOCIATED DUCTWORK.
- EXISTING LEADED GLASS WINDOWS TO BE REMOVED CAREFULLY AND STORED SAFELY UNTIL REINSTALL IN SAME PLACE/CONFIG. BEHIND NEW WINDOW SYSTEMS
- REMOVE EXISTING FABRIC AWNING / CANOPY ABOVE THE RAM PUB.
- TO REMOVE EXISTING NON-HISTORIC PAINT:
 - DETERMINE WHETHER THE PAINT CONTAINS LEAD, AND NOTIFY THE APPROPRIATE PARTIES IF SO.
 - AT FIRST ATTEMPT, IT SHALL BE REMOVED WITH A MEDIUM-PRESSURE WATER JET AS THE EASIEST MEANS POSSIBLE.
 - IF A WATER JET METHOD PROVES UNSUCCESSFUL, A MASON SHALL BE CONTRACTED TO DETERMINE PRECISELY WHAT TYPE OF STONE THE AFFECTED AREA IS COMPRISED OF. FOLLOWING THAT, IT SHALL BE REMOVED WITH AN ALKALINE CLEANER ACCEPTABLE FOR USE ON THE EXISTING STONE, PER THE FINDINGS OF THE MASON.
 - THE PAINT AND REFUSE WATER/CLEANER SHALL BE HANDLED AND DISPOSED SUSTAINABLY WITHOUT RUNOFF INTO THE STORM SEWER.
- TO CLEAN ALL HISTORICAL ARCHITECTURAL TRIMWORK:
 - AT FIRST ATTEMPT, IT SHALL BE REMOVED WITH A MEDIUM-PRESSURE WATER JET AS THE EASIEST MEANS POSSIBLE.
 - IF A WATER JET METHOD PROVES UNSUCCESSFUL, A MASON SHALL BE CONTRACTED TO DETERMINE PRECISELY WHAT TYPE OF STONE THE AFFECTED AREA IS COMPRISED OF. FOLLOWING THAT, IT SHALL BE REMOVED WITH AN ALKALINE CLEANER ACCEPTABLE FOR USE ON THE EXISTING STONE, PER THE FINDINGS OF THE MASON.
 - THE PAINT AND REFUSE WATER/CLEANER SHALL BE HANDLED AND DISPOSED SUSTAINABLY WITHOUT RUNOFF INTO THE STORM SEWER.
- EXISTING HISTORIC PLAQUE TO REMAIN.
- EXISTING LIGHTING TO REMAIN.
- CONFIRM W/ OWNER IF SIGNAGE IS TO BE REMOVED.
- REMOVE EXISTING MENU BOARD
- REMOVE EXISTING "OHARES IS OPEN" PAINT.
- DOOR SWING TO BE REVERSED, SEE NEW CONSTRUCTION PLAN.



Architecture | Planning | Interiors

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315 N. Main Ave. Ste. 301
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DATE:
Date 1

REVISIONS:
NO. DESCRIPTION:
1 Revision 1

SHEET NAME:
DEMOLITION ELEVATIONS

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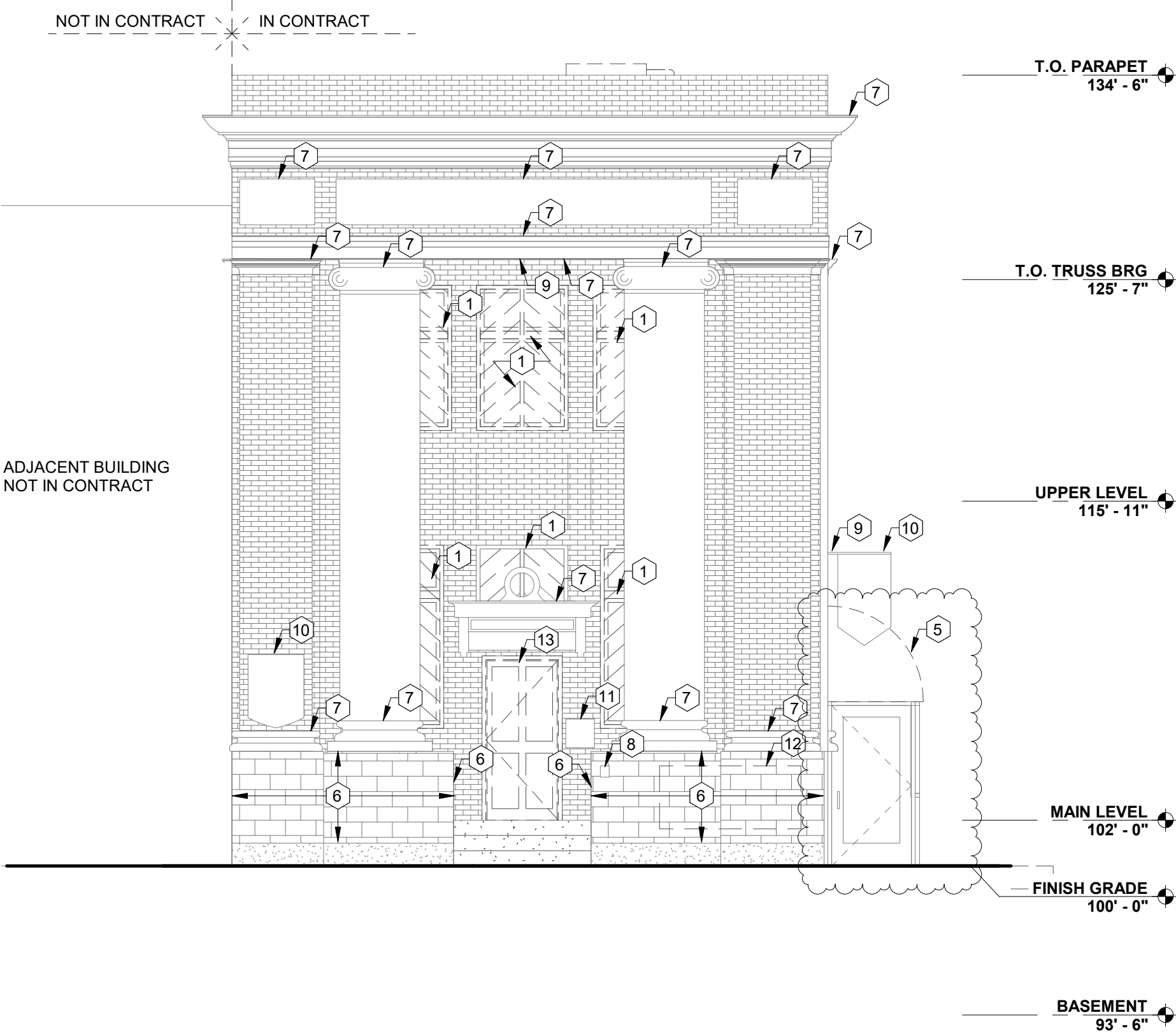
SHEET:

A0.4

FULL-SCALE: 24x36
HALF-SCALE: 12x18
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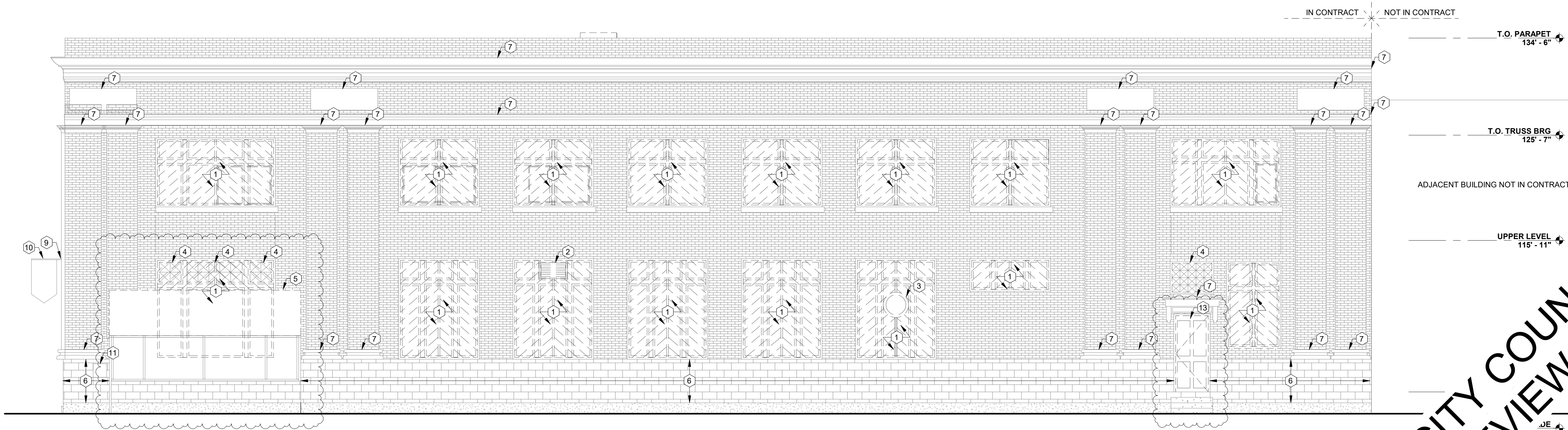
FOR CITY COUNCIL
REVIEW

PRELIMINARY PLANS - NOT
FOR CONSTRUCTION



1 DEMOLITION ELEVATION - EAST

3/16" = 1'-0"

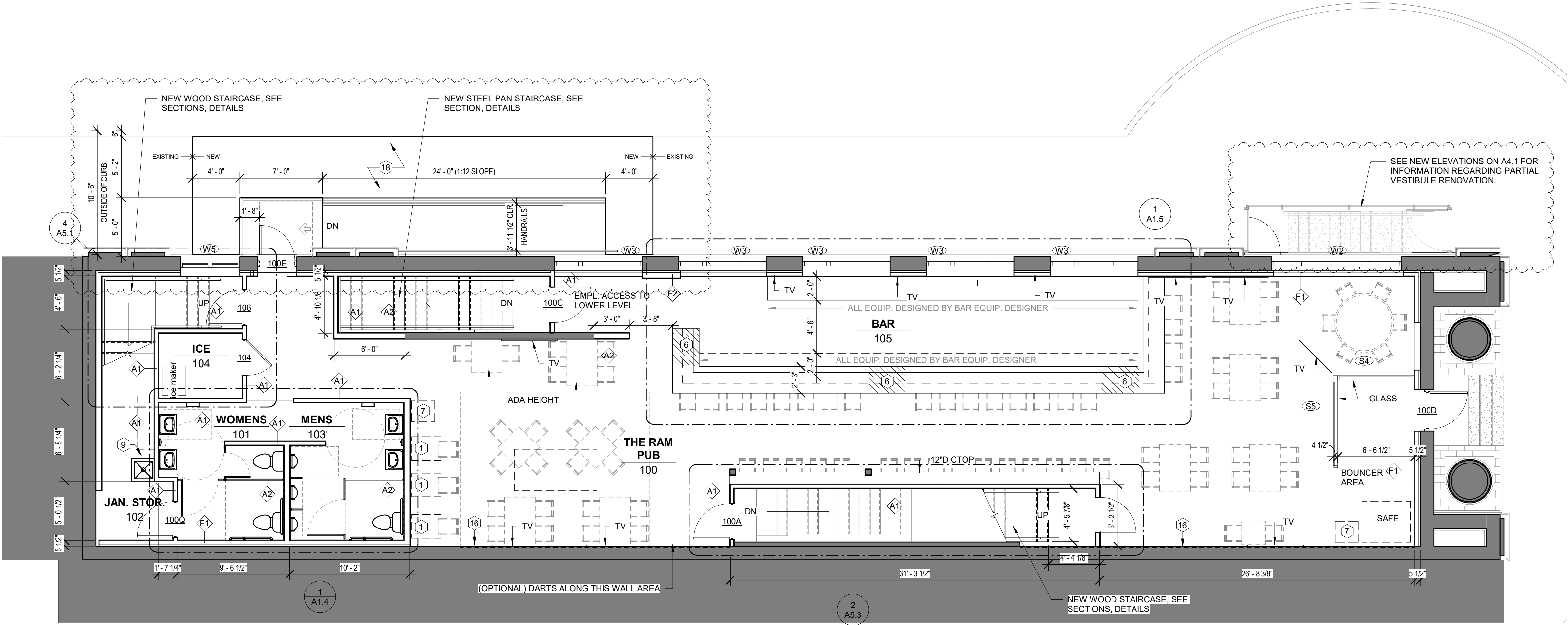


2 DEMOLITION ELEVATION - NORTH

3/16" = 1'-0"

1 NEW CONSTRUCTION PLAN - MAIN LEVEL

3/16" = 1'-0"



GENERAL NOTES - FLOOR PLANS

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- E. PROVIDE WATER-RESISTANT GYP. BD. AT ALL BATHROOM WALL SURFACES UNLESS CLEARLY NOTED OTHERWISE. MAINTAIN FIRE-RESISTANCE RATING, WHERE REQ'D.
- F. CAULK PERIMETER OF ALL 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 FINISH SCHEDULE ON SHEET A7.1 FOR ALL INTERIOR FINISHES TO BE PROVIDED.
- I. MOVABLE FURNITURE SHOWN AS REFERENCE ONLY (NOT IN CONTRACT).
- J. NOTE ESPECIALLY: THE SCOPE OF THIS ARCHITECT'S CONTRACT IS TO PROVIDE EXISTING FLOOR PLAN-VIEW DRAWINGS OF THE MAIN AND UPPER LEVELS, AS AS-BUILT RECORD DRAWINGS FOR THE OWNER'S LATER USE, AS WELL AS PROVIDE ASSISTANCE WITH THE CONVERSION OF THE BUILDING INTO BAR AND ANY ASSOCIATED WORK.
- K. NOTE ESPECIALLY: ALL EXISTING DRAWINGS AND INFORMATION THEREIN ARE APPROXIMATE AND ARE DRAWN TO A REASONABLE DEGREE OF ACCURACY, AND PRODUCED WITHOUT ANY DEMOLITION OR FULL ANALYSIS OF EXISTING CONSTRUCTION. NOTE ESPECIALLY: VERIFY ANY CRITICAL EXISTING CONSTRUCTION DIMENSIONS AND REPORT ANY DISCREPANCIES TO ARCHITECT IMMEDIATELY.
- L.

KEYNOTES - FLOOR PLANS

- 1. NEW VLT MACHINE, CONFIRM POWER & DATA REQUIREMENTS
- 2. NEW WALL-HUNG VITREOUS CHINA LAVATORY
- 3. NEW ADA COMPLIANT TOILET
- 4. PAPER TOWEL DISPENSER, SEE ADA REQUIREMENTS FOR TYPICAL MOUNTING HEIGHTS.
- 5. SOAP DISPENSER, SEE ADA REQUIREMENTS FOR TYPICAL MOUNTING HEIGHTS.
- 6. POS STATION, VERIFY POWER & DATA REQUIREMENTS
- 7. ATM LOCATION, VERIFY POWER & DATA REQUIREMENTS
- 8. COMPUTER WORKSTATION LOCATION.
- 9. NEW 2X2 MOP SINK
- 10. NEW ICE MAKER LOCATION
- 11. NEW WATER HEATER LOCATION
- 12. NEW 18"D SHELVING @ 12"H O.C. STARTING @ 2' A.F.F.
- 13. NEW BAND PLATFORM, SEE ASSEMBLY TYPES. PROVIDE "SAFETY YELLOW" STRIPING @ EXPOSED EDGE
- 14. REMOVABLE RAILING
- 15. NEW DUCT CHASE THRU FLOOR, SEE STRUCT. FOR FLOOR HEADER REQUIREMENTS.
- 16. TUCKPOINTING REQUIRED AT EXPOSED BRICK WALL. INFILL AREAS MISSING BRICK WITH MATERIALS IN-KIND OF CLOSE AMTCH. PROVIDE SAMPLES FOR APPROVAL. MORTAR JOINTS TO BE TUCK-POINTED ALONG ALL WALLS WITH EXPOSED BRICK FINISH AS NECESSARY.
- 17. RELOCATED ELECTRICAL PANEL / MAIN LOCATION.
- 18. NEW CONCRETE SIDEWALK AREAS AROUND RAMP TO MEET ADA REQUIREMENTS FOR RUNNING-SLOPE & CROSS-SLOPE.
- 19. TELEVISION MONITOR.
- 20. EXISTING STAIR, INFILL EXTENTS
- 21. UNDERCOUNTER REFRIGERATOR
- 22. BAR SINK

FLOOR PLAN LEGEND:

- INDICATES ACCESSIBLE ROOM
- INDICATES HEARING IMPAIRED ROOM, SEE ELECTRICAL.
- 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 W/

FOR CITY COUNCIL REVIEW

PRELIMINARY PLANS - NOT FOR CONSTRUCTION



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315 N. Main Ave. Ste. 301
Sioux Falls, SD 57104 | P: 605.692.4008

STAMP:

PRELIMINARY PLANS

NOT FOR CONSTRUCTION

DATE:
Date 1

REVISIONS:
NO. DESCRIPTION:
1 Revision 1

SHEET NAME:
NEW CONSTRUCTION
PLAN - MAIN LEVEL

PROJECT NO.
DA20_003

RAM PUB
RENOVATION

BROOKINGS, SD

PROJECT MANAGER:
MATTHEW WEISS

DATE:
09/15/2020

SHEET:

A1.1

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

GENERAL NOTES - BUILDING ELEVATIONS

- A. SEE DEMO ELEVATIONS FOR ALL DEMOLITION WORK REQUIRED. THIS DRAWING ONLY PROVIDES INFORMATION REGARDING NEW CONSTRUCTION.

KEYNOTES - BUILDING ELEVATIONS

- INDICATES EXTENTS OF NEW CONSTRUCTION REGARDING THE REVISED "OHARES" VESTIBLE. SEE SECTIONS FOR MORE DETAILS REGARDING CONSTRUCTION.
- NEW ALUMINUM STOREFRONT WINDOW SYSTEMS TO COMPLETELY INFILL EXISTING ROUGH OPENINGS, SEE TYPICAL DETAILS ON A7.2 AND WINDOW TYPES ON A7.1.
- LEADED GLASS WINDOW TO REMAIN, SEE RELATED NOTES ON DEMO ELEVATIONS.
- DOOR SWING TO BE REVERSED, SEE DOOR SCHEDULE. IF PANEL OR FRAME IS UNSALVAGEABLE FOR NEW SWING, PROVIDE NEW DOOR AND/OR FRAME WITH IN-KIND MATERIALS AND APPEARANCE.
- CONCRETE RAMP WALLS AND LANDING WALLS TO BE HAVE PAINT FINISH TO COLOR MATCH THE EXISTING STONE BASE AS INDICATED.
- HANDRAILS AND GUARDRAILS TO BE 1-1/2" DIA. TUBE STEEL W/ PAINT FINISH TO MATCH ADJACENT BRICK WALL MORTAR COLOR.
- PARAPET CAP FLASHING, MATCH COLOR OF PARAPET WALL FASCIA.



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PRELIMINARY
PLANS

NOT FOR
CONSTRUCTION

DATE:
Date 1

REVISIONS:
NO. DESCRIPTION:
1 Revision 1

SHEET NAME:
BUILDING ELEVATIONS -
NEW CONSTRUCTION

PROJECT NO.
DA20_003

RAM PUB
RENOVATION

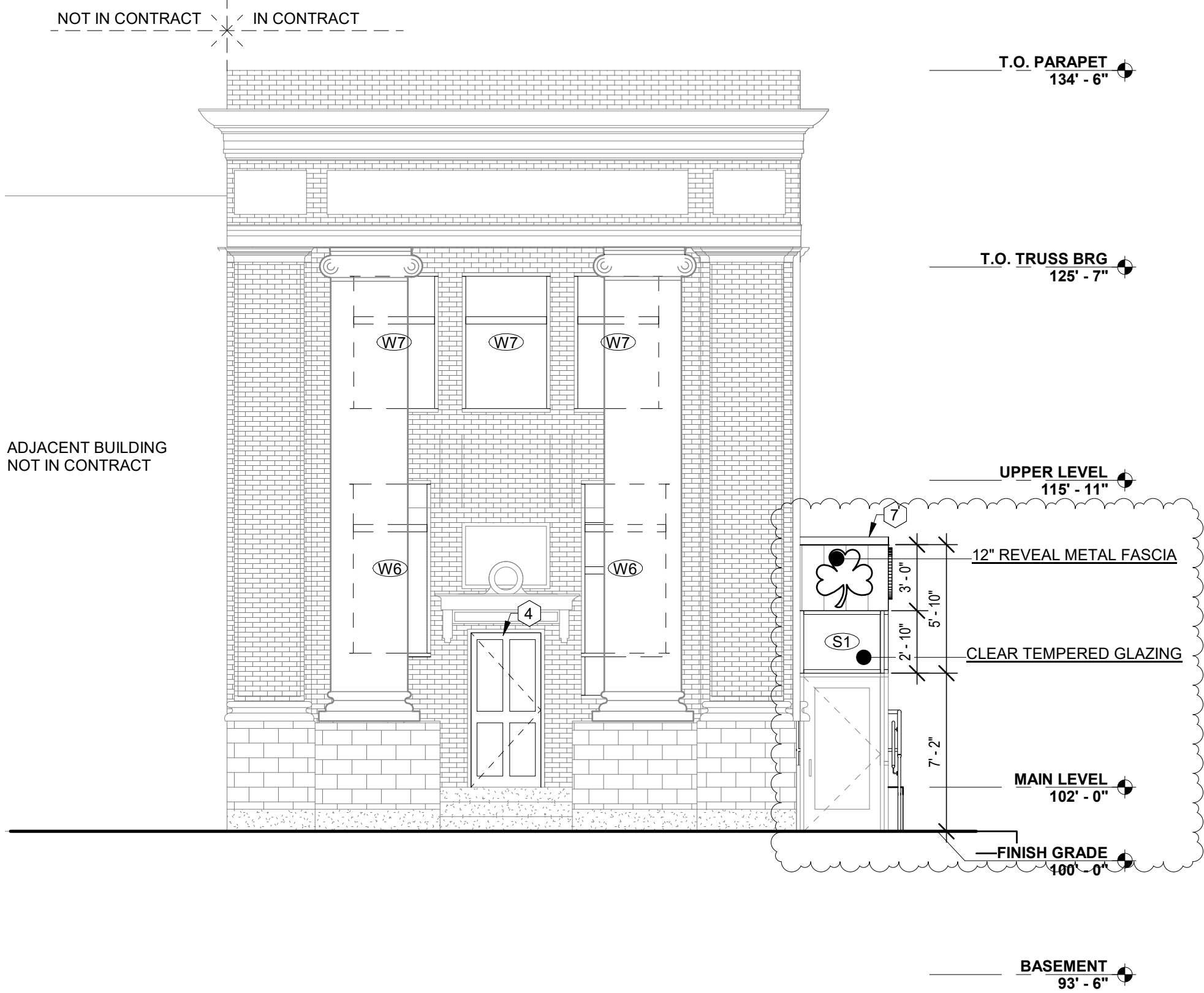
BROOKINGS, SD

PROJECT MANAGER:
MATTHEW WEISS

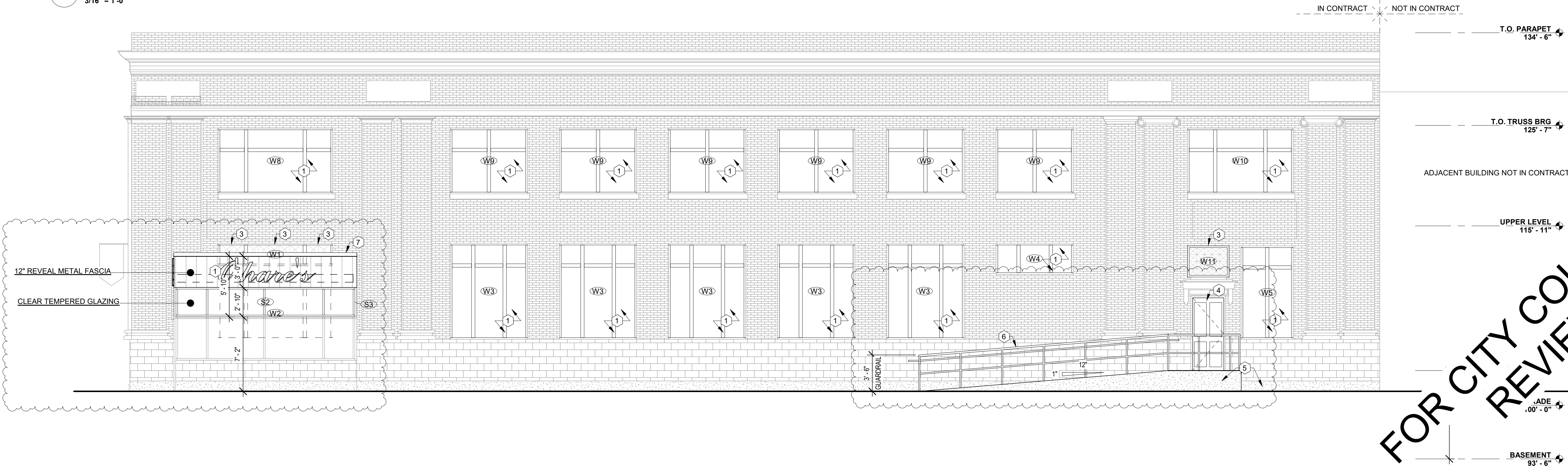
DATE:
09/15/2020

SHEET:

A4.1



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



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

FOR CITY COUNCIL
REVIEW

PRELIMINARY PLANS - NOT
FOR CONSTRUCTION



320



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