

6TH ST. RETAIL SPACE

1404 6TH STREET, BROOKINGS, SD



Architecture | Planning | Interiors

434 5th Street, Suite 1
Brookings, SD 57006 | P: 605.692.4008

P.O. BOX 2553
Sioux Falls, SD 57101 | P: 605.692.4008

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PRELIMINARY
PLANS

NOT FOR
CONSTRUCTION

DATE:

REVISIONS:
NO. | DESCRIPTION:

SHEET NAME:
INDEX & PROJECT
INFORMATION

PROJECT NO.
DA21_009

6TH ST. RETAIL
SPACE

BROOKINGS, SD

PROJECT MANAGER:
EMILY LINEHAN

DATE:
06.23.2021

SHEET:

T1.1

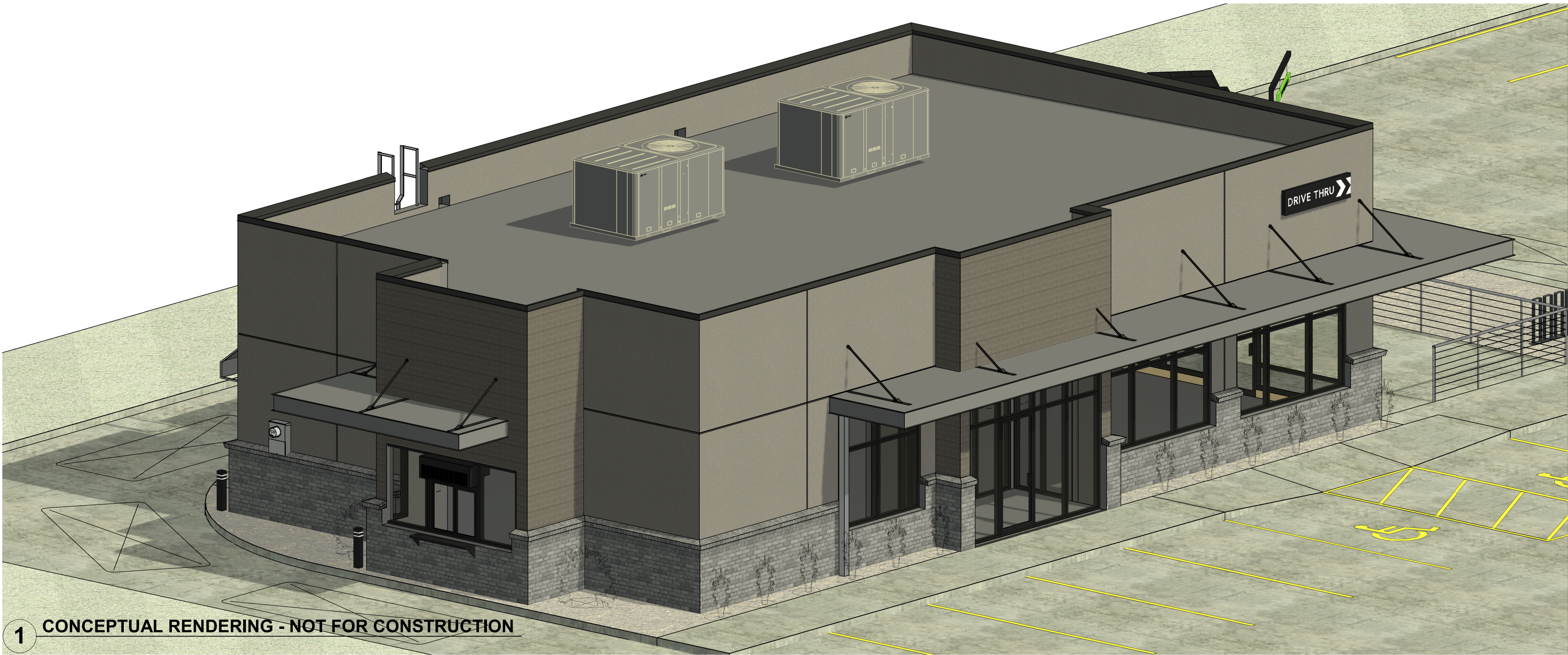
CONTACTS INDEX:

OWNER:
CD PROPERTIES
302 32ND AVE S.
BROOKINGS, SD 57006

ARCHITECT OF RECORD:
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ARCHITECT: MATTHEW WEISS
PROJECT MGR.: EMILY LINEHAN
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CONTACT: CHRIS HAMILTON
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SIOUX FALLS, SD
P: (605) 743-2510
cjhamilton@riseincorp.com



ABBREVIATIONS:

CONTAINS STANDARD LIST; SOME DESIGNATIONS MAY NOT APPEAR.

A A.B. A/C A.H.U. ADJ. A.F.F. ALT. ANC. A.C.T. APC. B.M. B.N. BD. BIT. BLDG. BLK. BLKG. BM. BOT. BRG. C.J. C.T. CAB. CH. BD. CLG. CLR. CMU COL. COMP. CONC. CONT. CPT. D. D.F. D.T. DBL. DET. DIA. DIM. DISP. DN. DR. DS. DW. DWL. DWG. E.J. E.C. ELEV. E.W.C. E.W. EA. EL. ELEC. ELEV. EXP. EXT. EXT.	B B.M. B.N. BD. BIT. BLDG. BLK. BLKG. BM. BOT. BRG. C.J. C.T. CAB. CH. BD. CLG. CLR. CMU COL. COMP. CONC. CONT. CPT. D. D.F. D.T. DBL. DET. DIA. DIM. DISP. DN. DR. DS. DW. DWL. DWG. E.J. E.C. ELEV. E.W.C. E.W. EA. EL. ELEC. ELEV. EXP. EXT. EXT.	F F.D. F.E. F.E.C. F.O.F. FDN. FIN. FL. FLASH. FR. FT. FTG. FURR. G.B. GA. GALV. GWB. GWC. H. H.C. H.M. HORIZ. HT. HTG. HVAC. I. I.D. INSUL. INT. JB. JST. JT. LAM. LAV. LTG. LWCMU. M. M.C. M.O. MAX. MECH. MED.C. MTL. MF. MIN. MISC. MTD. N.E.C. N.I.C. N.T.S. NO. NOM. O.C. O.D. O.F. OH.	P P.LAM. P.L. P.S.F. P.S.I. P.T.D. P.BD. PLAS. PLYWD. PNT. Q.T. R.D. R.O. R.V. RAD. REC. REF. REFL. REINF. REQ. RESIL. RM. S.B. S.C. S.D. S/S SCHED. SECT. SHR. SHT. SH.V. SHTG. SIM. SPEC. STD. STL. STR. SUSP. SQ. SYM. T.B. T.O.C. T.O.F. T.O.S. T & G T.P.D. T.V. TEL. TYP. UNF. UR. VB. V.W.C. V.C.T. W.C. WO. WD. WDTH. WP.	R R.D. R.O. R.V. RAD. REC. REF. REFL. REINF. REQ. RESIL. RM. S.B. S.C. S.D. S/S SCHED. SECT. SHR. SHT. SH.V. SHTG. SIM. SPEC. STD. STL. STR. SUSP. SQ. SYM. T.B. T.O.C. T.O.F. T.O.S. T & G T.P.D. T.V. TEL. TYP. UNF. UR. VB. V.W.C. V.C.T. W.C. WO. WD. WDTH. WP.	S S.B. S.C. S.D. S/S SCHED. SECT. SHR. SHT. SH.V. SHTG. SIM. SPEC. STD. STL. STR. SUSP. SQ. SYM. T.B. T.O.C. T.O.F. T.O.S. T & G T.P.D. T.V. TEL. TYP. UNF. UR. VB. V.W.C. V.C.T. W.C. WO. WD. WDTH. WP.
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SHEET INDEX:

CIVIL DRAWING INDEX

C1.01 REVISE ME!

STRUCTURAL DRAWING INDEX

S0.0 STRUCTURAL NOTES & SCHEDULES
S1.0 FOOTING & FOUNDATION
S1.1 ROOF FRAMING
S2.0 STRUCTURAL DETAILS

ARCHITECTURAL DRAWING INDEX

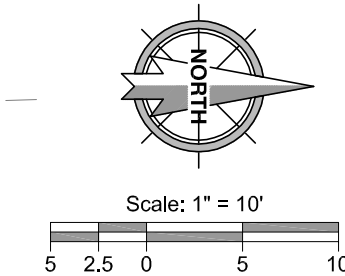
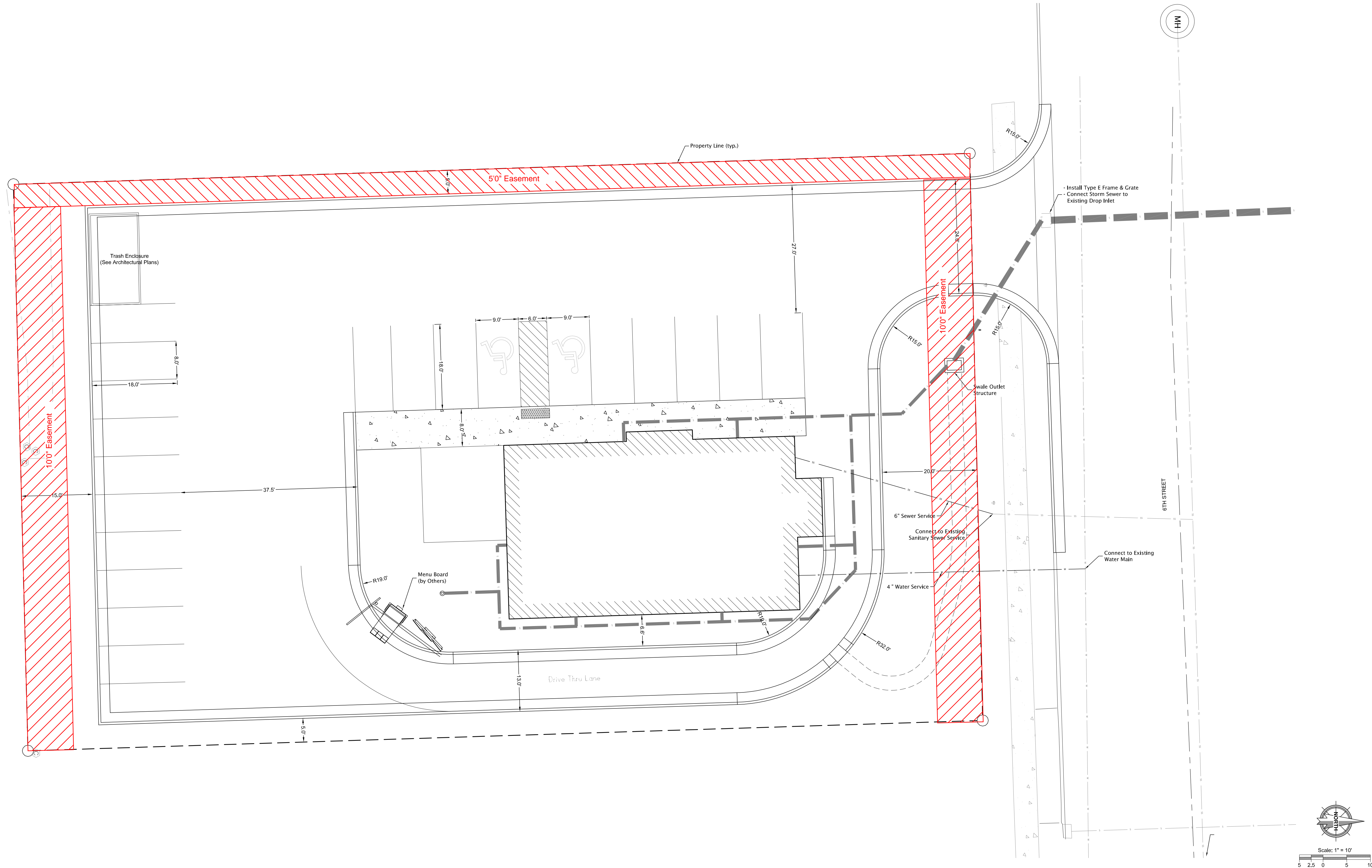
T1.1 INDEX & PROJECT INFORMATION
T1.2 LIFE SAFETY & CODE REVIEW
T1.3 WALL & ASSEMBLY TYPES

AC1.1 ARCHITECTURAL SITE PLAN
AC1.2 TRASH ENCLOSURE DETAILS

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A3.1 ROOF PLAN
A4.1 BUILDING ELEVATIONS
A5.1 BUILDING SECTIONS / DETAILS
A7.1 SCHEDULES & DOOR ELEVATIONS
A7.2 DOOR DETAILS
A7.3 WINDOW DETAILS

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PROPOSED SITE

PROJECT NO.
CDI 2021-022

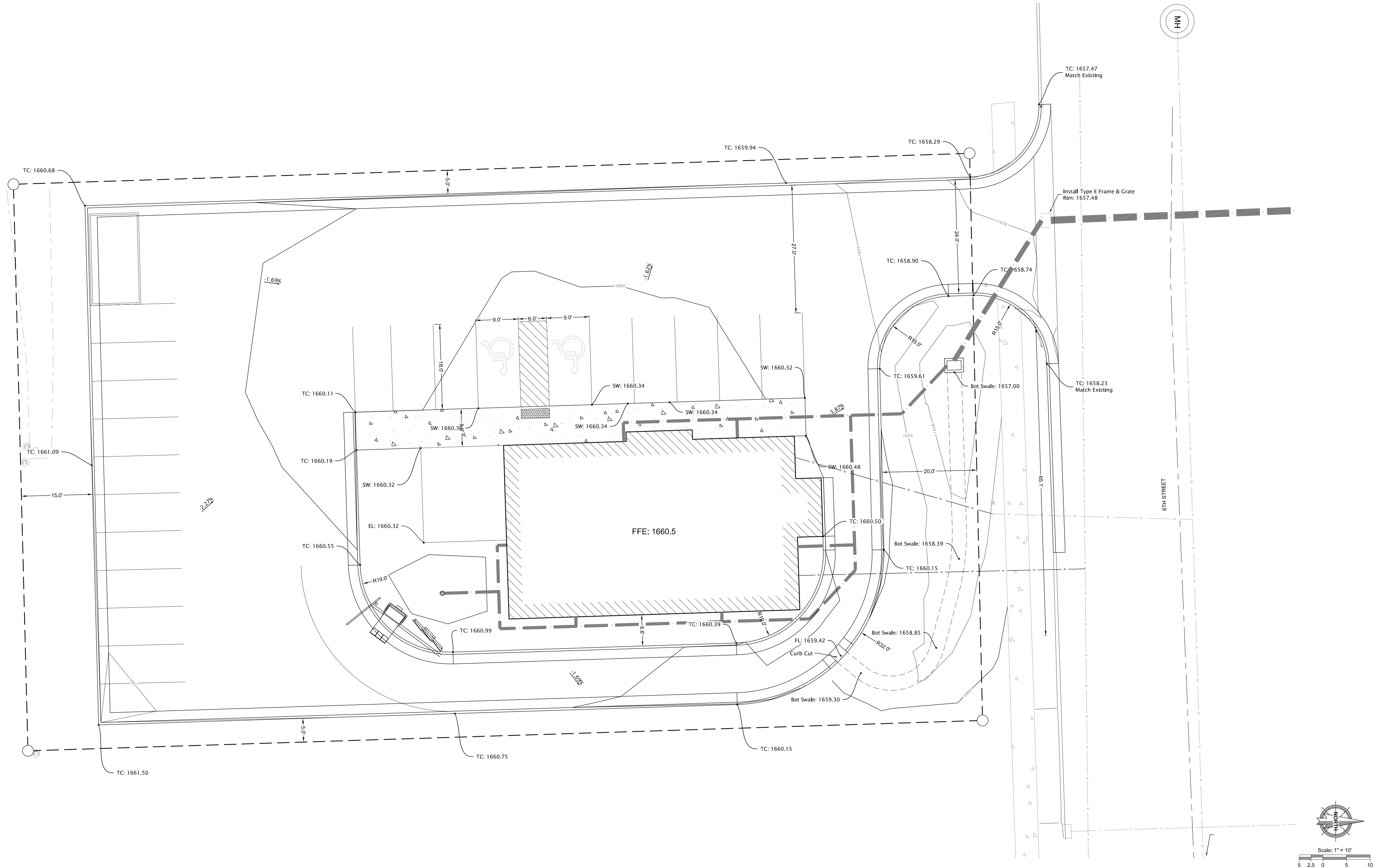
BROOKINGS, SD
PROJECT MANAGER:
EMILY LINEHAN

DATE:
06.23.2021

SHEET:
C1.3

FULL-SCALE: 24x36
HALF-SCALE: 12x18
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BM: Fire Hydrant west of new entrance "O" on top of hydrant
BM = 1658.78



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SHEET NAME:
SITE GRADING

PROJECT NO.
CDI 2021-022

BROOKINGS, SD
PROJECT MANAGER:
EMILY LINEHAN

DATE:
06.23.2021

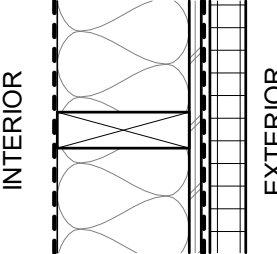
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FULL-SCALE: 24x36
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GEN. NOTES - WALL & ASSEMBLY TYPES

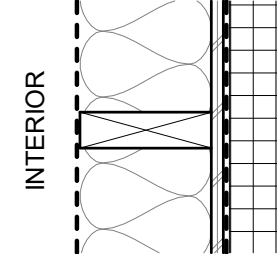
A. INTERIOR PARTITIONS NOT PART OF TENANT SHELL.



E1. EXTERIOR WALL W/ EIFS

NO RATING REQ'D.

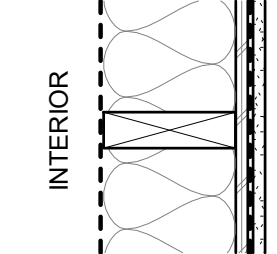
- CONT. 6-MIL. POLYVAPOR BARRIER
- 2x6 WOOD STUDS @ 16" O.C.
- R-19 THERMAL BATT INSUL.
- EXTERIOR SHEATHING (SEE STRUCT.)
- CONT. INFILTRATION BARRIER
- 1 1/2" (R-7.5) RIGID INSULATION
- EIFS (FINISH VARIES, SEE ELEV'S)



E2. EXTERIOR WALL W/ BRICK

NO RATING REQ'D.

- CONT. 6-MIL. POLYVAPOR BARRIER
- 2x6 WOOD STUDS @ 16" O.C.
- R-19 THERMAL BATT INSUL.
- EXTERIOR SHEATHING (SEE STRUCT.)
- CONT. INFILTRATION BARRIER
- 1" RIGID INSULATION
- 1 3/8" AIR GAP
- CAVITY BRICK



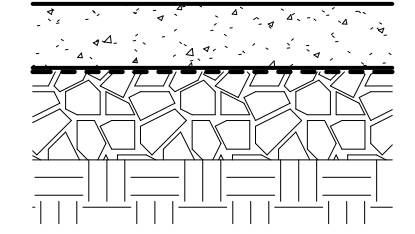
E3. EXTERIOR WALL W/ NICHHA

NO RATING REQ'D.

- CONT. 6-MIL. POLYVAPOR BARRIER
- 2x6 WOOD STUDS @ 16" O.C.
- R-19 THERMAL BATT INSUL.
- EXTERIOR SHEATHING (SEE STRUCT.)
- CONT. INFILTRATION BARRIER
- BUILDING WRAP
- NICHHA PANEL CLIP
- NICHHA PANEL

1 WALL TYPES

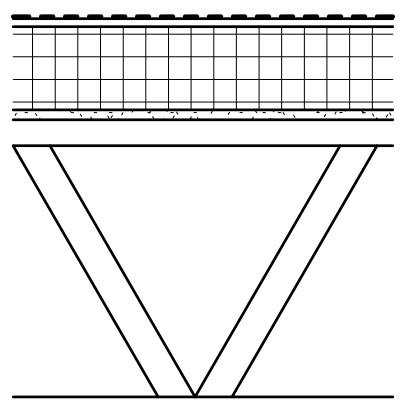
1 1/2" = 1'-0"



A. FLOOR SLAB ASSEMBLY

NOT RATED

- 4" CONC. SLAB (SEE STRUCT.)
- 6 MIL CONT. POLYVAPOR BARRIER
- 6" ENGINEERED FILL (SEE STRUCT.)
- UNDISTURBED EARTH



B. ROOF ASSEMBLY

- FULLY ADHERED EPDM
- 1/2" DENS DECK (COVER BOARD)
- 5.2" OF EPS INSULATION REQUIRED.
- 5/8" TYPE 'X' GYP. BD.
- PRE-ENGINEERED ROOF TRUSS / STRUCTURAL SLOPE (SEE STRUCT.)

2 ASSEMBLY TYPES

1" = 1'-0"



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WALL & ASSEMBLY TYPES

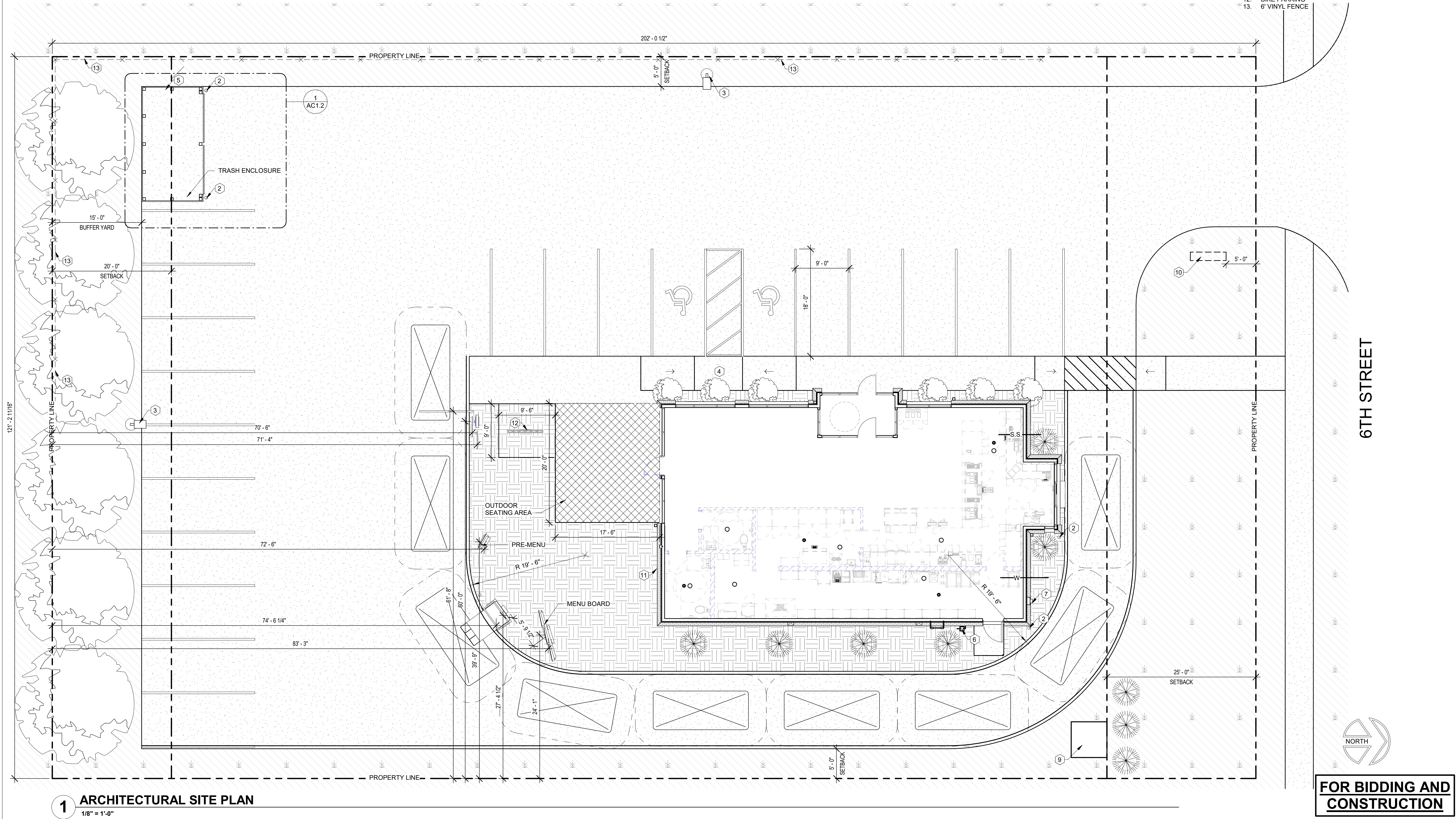
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T1.3

PRELIMINARY PLANS - NOT
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GENERAL NOTES - ARCH. SITE PLAN

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

KEYNOTES - ARCH. SITE PLAN

1. DESIGNATED ADA PARKING STALL LOCATION, SEE CIVIL FOR STRIPING AND SIGNAGE REQUIREMENTS.
2. BOLLARD, SEE TYPICAL DETAIL 6/AC1.2.
3. SITE LIGHTING (SEE CIVIL).
4. ACCESSIBLE CURB CUT, SEE CIVIL FOR REQUIREMENTS.
5. DUMPSTER ENCLOSURE W/ MIN. 6H SCREENING FENCE (DUMPSTER(S) BY OWNER). STEEL POSTS EMBEDDED INTO CONCRETE PIERS (G.C. TO COORDINATE EXACT INSTALLATION).
6. GAS METER
7. ELEC. METER
8. WATER METER
9. DESIGNATED TRANSFORMER LOCATION
10. SITE SIGNAGE BY OTHERS, SHOWN ON PLAN FOR GENERAL PLACEMENT ONLY.
11. HOSE BIB
12. BIKE PARKING
13. 6" VINYL FENCE



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ARCHITECTURAL SITE
PLAN

PROJECT NO.
DA21_009

STARBUCKS
COFFEE SHOP

BROOKINGS, SD

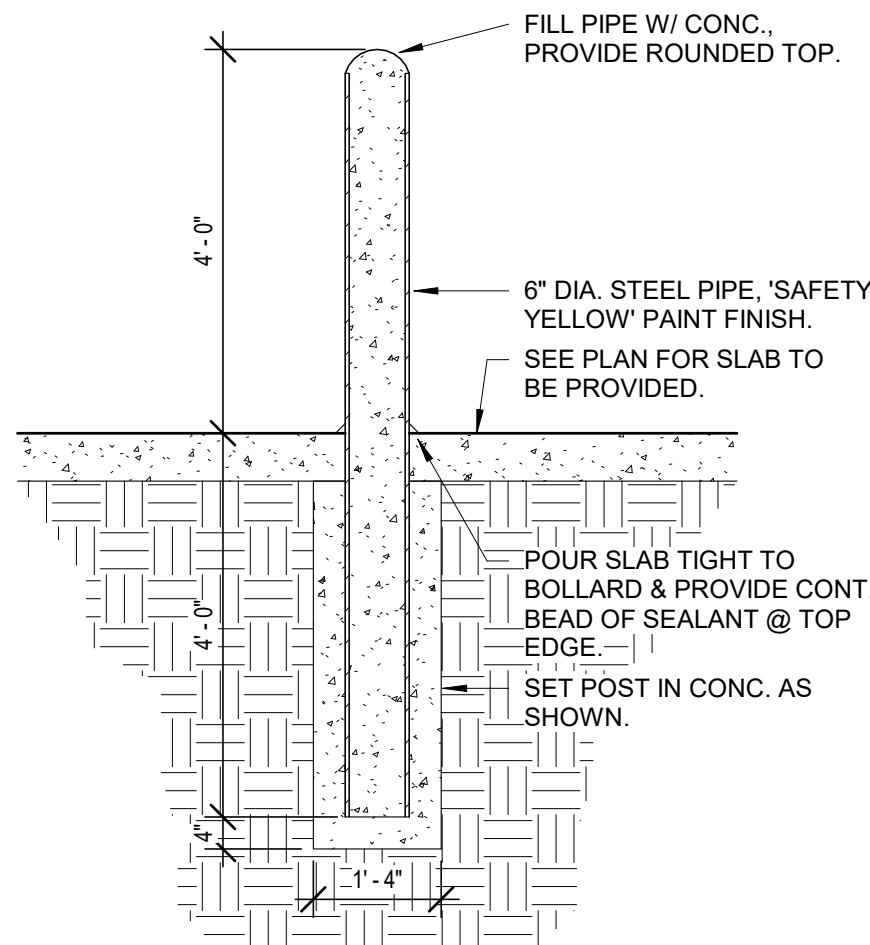
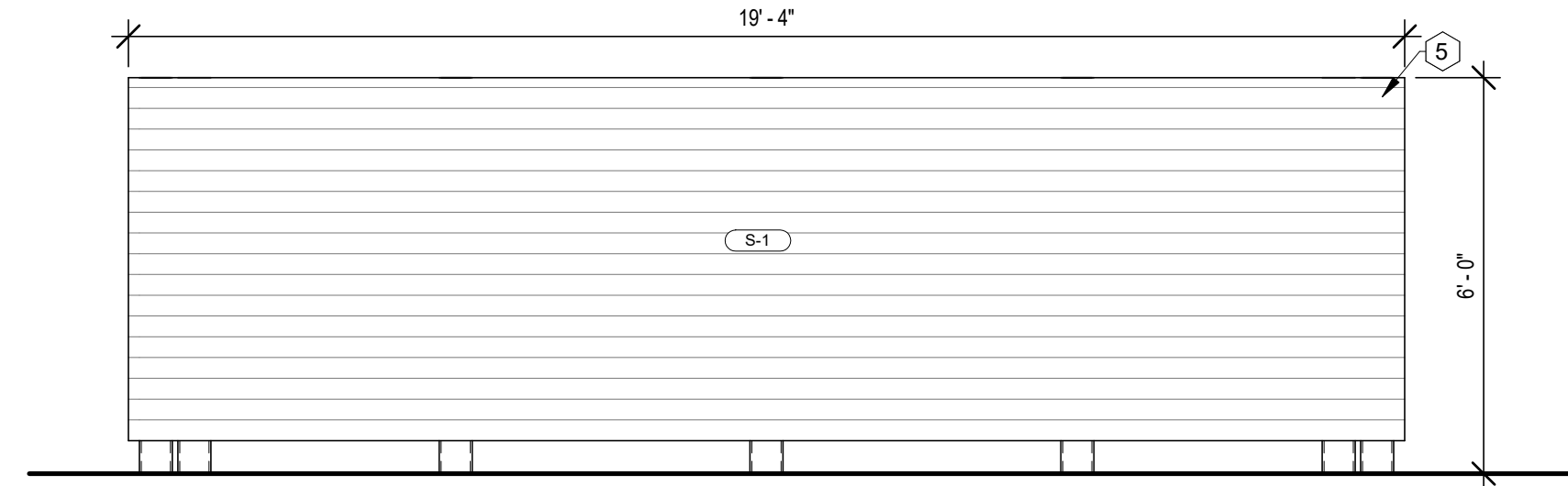
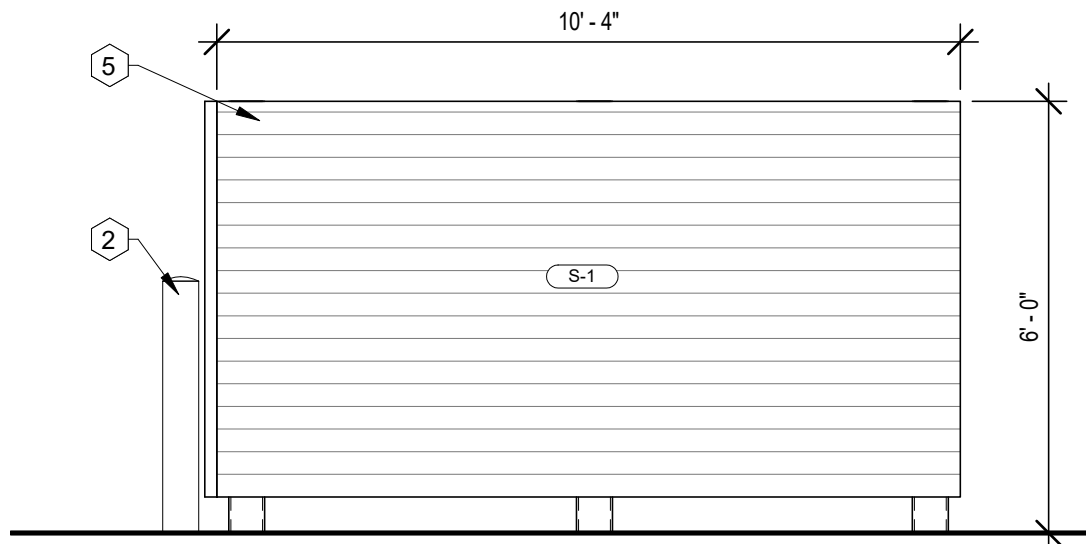
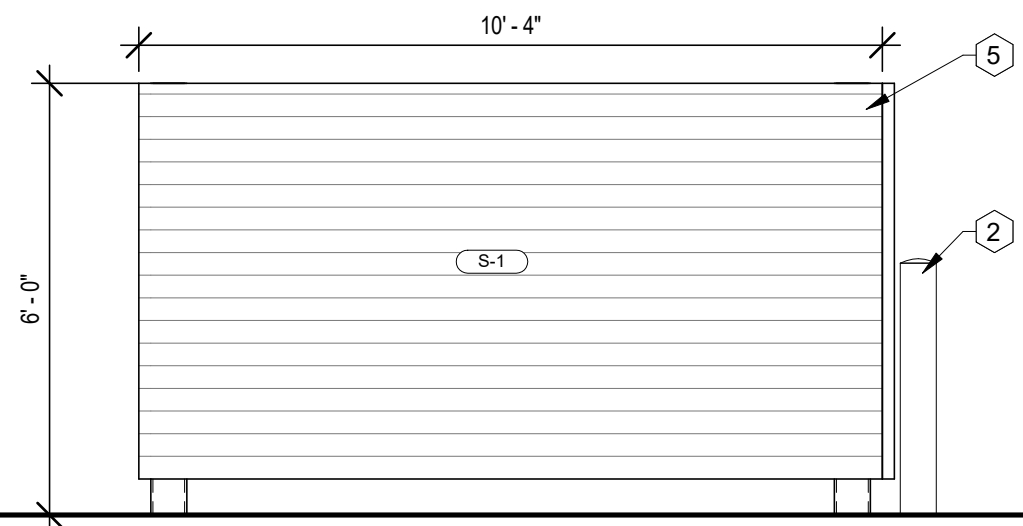
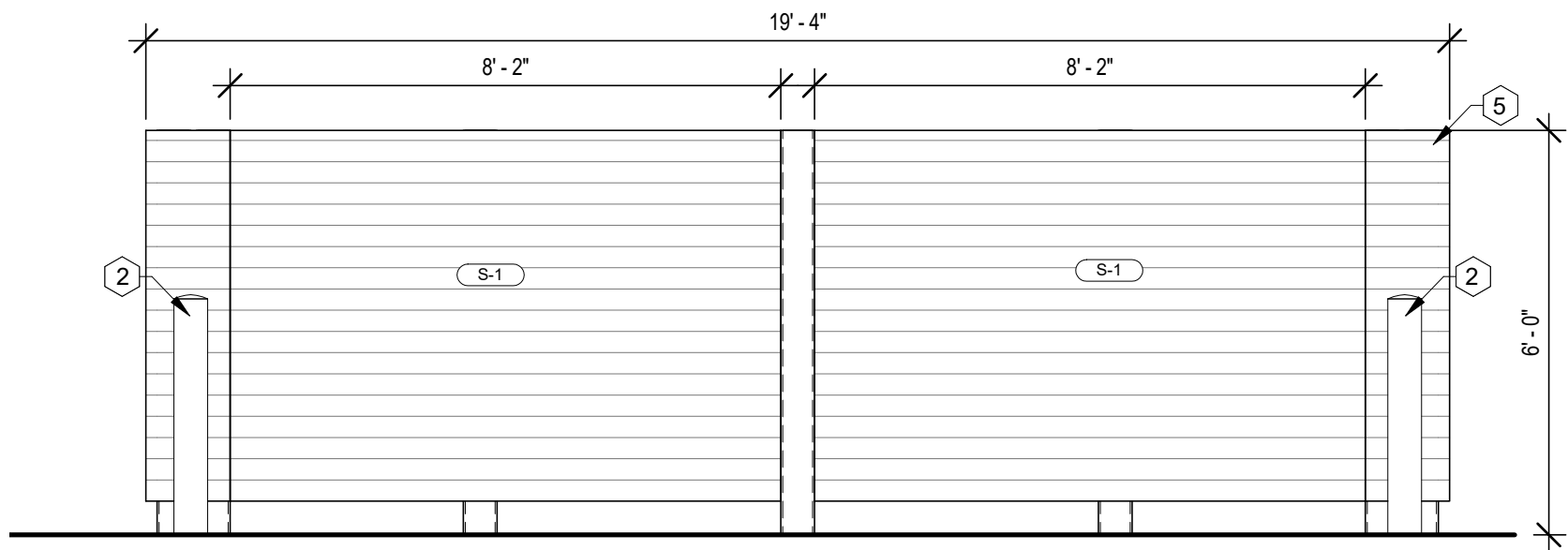
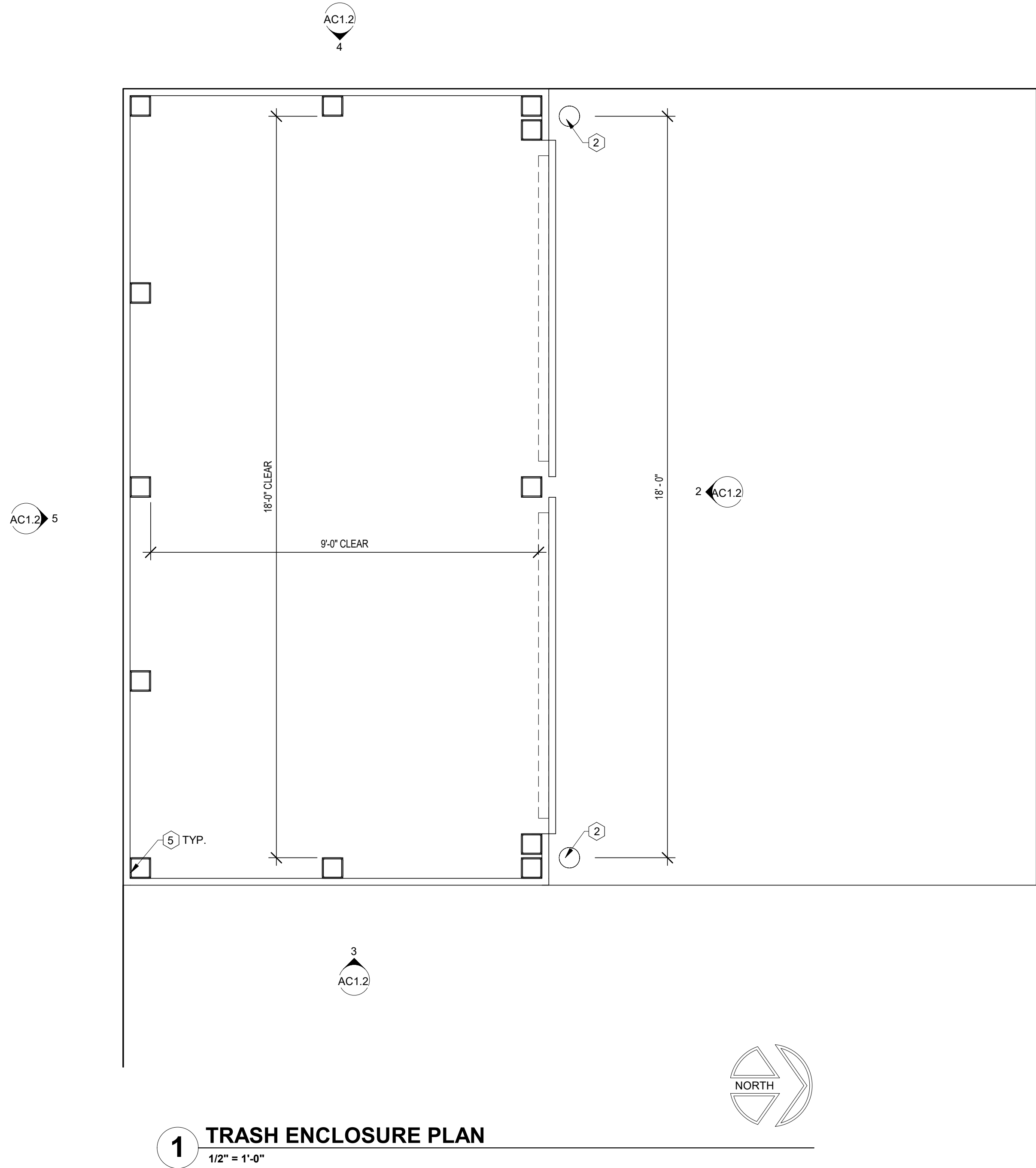
PROJECT MANAGER:
EMILY LINEHAN

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AC1.1

FULL-SCALE: 24x36
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KEYNOTES - ARCH. SITE PLAN

1. DESIGNATED ADA PARKING STALL LOCATION, SEE CIVIL FOR STRIPING AND SIGNAGE REQUIREMENTS.
2. BOLLARD, SEE TYPICAL DETAIL 6/AC1.2.
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4. ACCESSIBLE CURB CUT, SEE CIVIL FOR REQUIREMENTS.
5. DUMPSTER ENCLOSURE W/ MIN. 6H SCREENING FENCE (DUMPSTER(S) BY OWNER). STEEL POSTS EMBEDDED INTO CONCRETE PIERS (G.C. TO COORDINATE EXACT INSTALLATION).
6. GAS METER
7. ELEC. METER
8. WATER METER
9. DESIGNATED TRANSFORMER LOCATION
10. SITE SIGNAGE BY OTHERS, SHOWN ON PLAN FOR GENERAL PLACEMENT ONLY.
11. HOSE BIB
12. BIKE PARKING
13. 6' VINYL FENCE



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TRASH ENCLOSURE
DETAILS

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6TH ST. RETAIL
SPACE

BROOKINGS, SD

PROJECT MANAGER:
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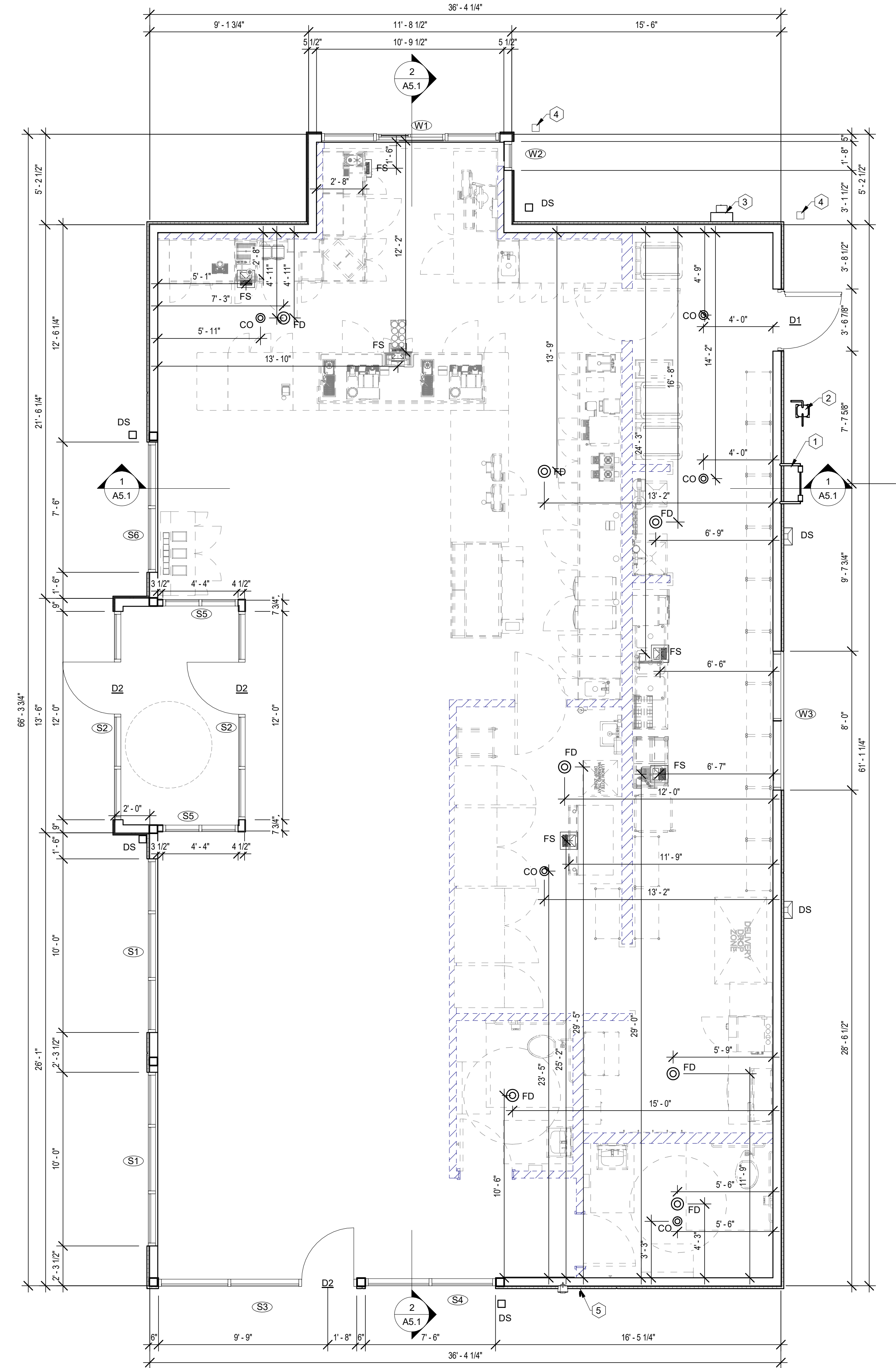
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SHEET:

AC1.2

PRELIMINARY PLANS - NOT
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1 FINISH FLOOR 1
1/4" = 1'-0"



GENERAL NOTES - FLOOR PLANS

- A. ALL DIMENSIONS FROM FACE OF STUD UNLESS CLEARLY NOTED OTHERWISE.
- B. FLOOR FINISH TRANSITIONS TO BE 1/4" MAX. BETWEEN FINISH HEIGHTS.
- C. SEE SHEET A7.1 FOR DOOR/WINDOW/FRAME ELEVATIONS, DOOR SCHEDULE AND WINDOW SCHEDULE.
- D. MOVABLE FURNITURE SHOWN AS REFERENCE ONLY (NOT IN CONTRACT).

KEYNOTES - FLOOR PLANS

- 1. PREFIN. ACCESS LADDER W/ FULL CAGE AND SECURITY LOCK.
- 2. GAS METER
- 3. ELECTRIC METER
- 4. BOLLARD, SEE TYPICAL DETAIL 6/AC1.2.
- 5. HOSE BIB

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.
- FD FLOOR DRAIN, SEE MECH.
- FS FLOOR SINK, SEE MECH.
- DS DOWNSPOUT

NOTE: NOT ALL DESIGNATIONS WILL APPEAR.

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FIRST FLOOR PLAN

PROJECT NO.
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SPACE**

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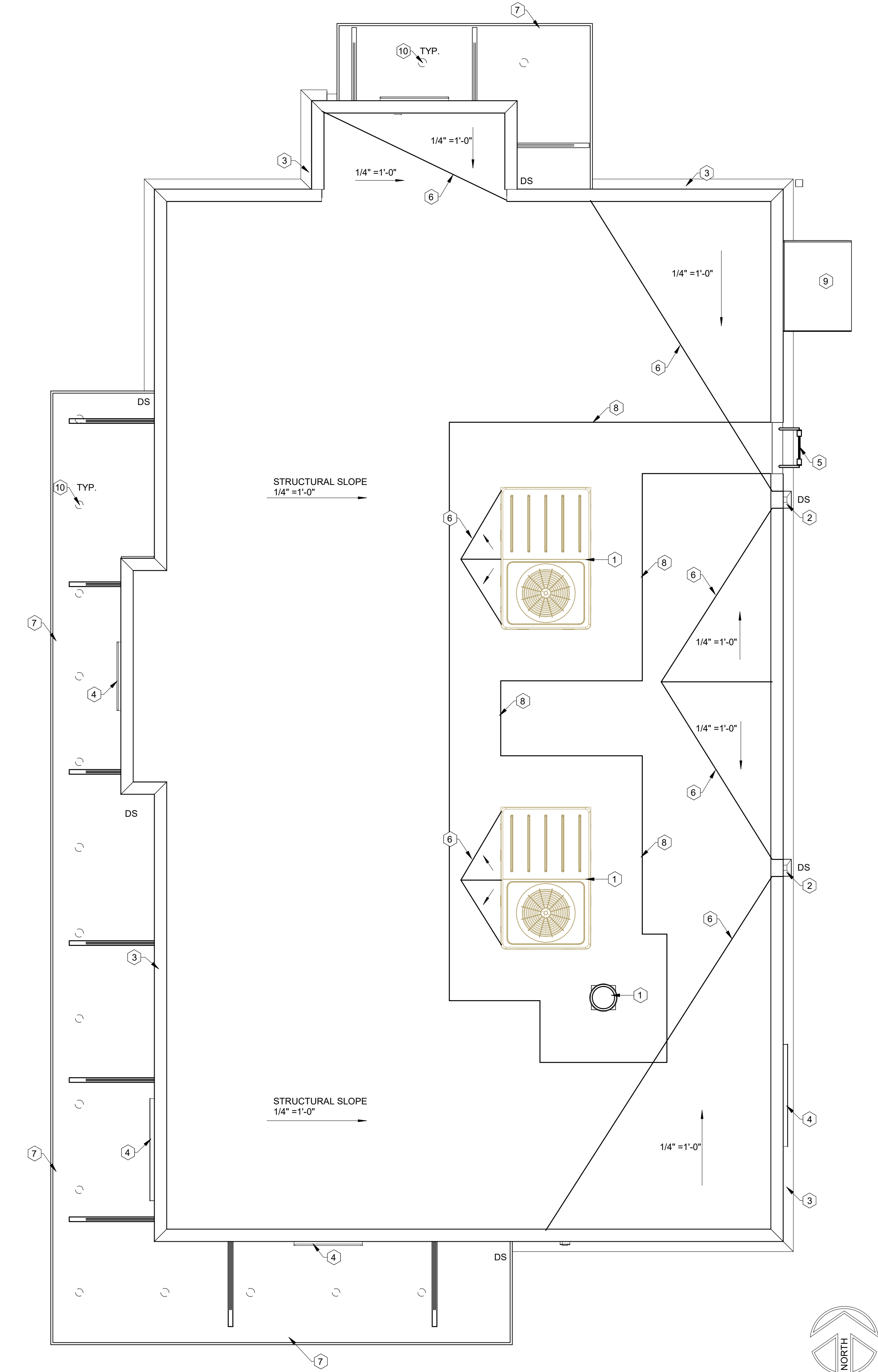
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1 ROOF PLAN



KEYNOTES - ROOF PLAN

1. MECHANICAL ROOF TOP UNITS. G.C. TO COORDINATE SIZE AND CURB DETAIL
2. THRU WALL SCUPPER (1'-0"x0'-8") W/ PREFIN. DOWNSPOUT
3. PREFIN. METAL COPING
4. PROVIDE TIGHTING / ELECTRICAL FOR EXTERIOR SIGNAGE AS REQ'D.
5. PREFIN. ACCESS LADDER
6. ROOF CRICKET INSULATION @ 1/8" PER FOOT SLOPE, SLOPE TO DRAIN IN PATTERN SHOWN.
7. PREMANUFACTURED METAL CANOPY/AWNING SYSTEM W/ INTEGRAL DRAINS TO DOWNSPOUT LOCATIONS INDICATED.
8. PROVIDE WALKING PADS 3' AROUND MECHANICAL EQUIPMENT AND CONNECT WITH LADDER LOCATIONS WITH 3' WIDE WALKING PAD PATHS.
9. FABRIC AWNING
10. CANOPY LIGHT

ROOF PLAN LEGEND:

DS	DOWNSPOUT
RD	ROOF DRAIN, SEE MECH.
ORD	OVERFLOW ROOF DRAIN, SEE MECH.
ORS	OVERFLOW ROOF SCUPPER, SEE DETAIL.

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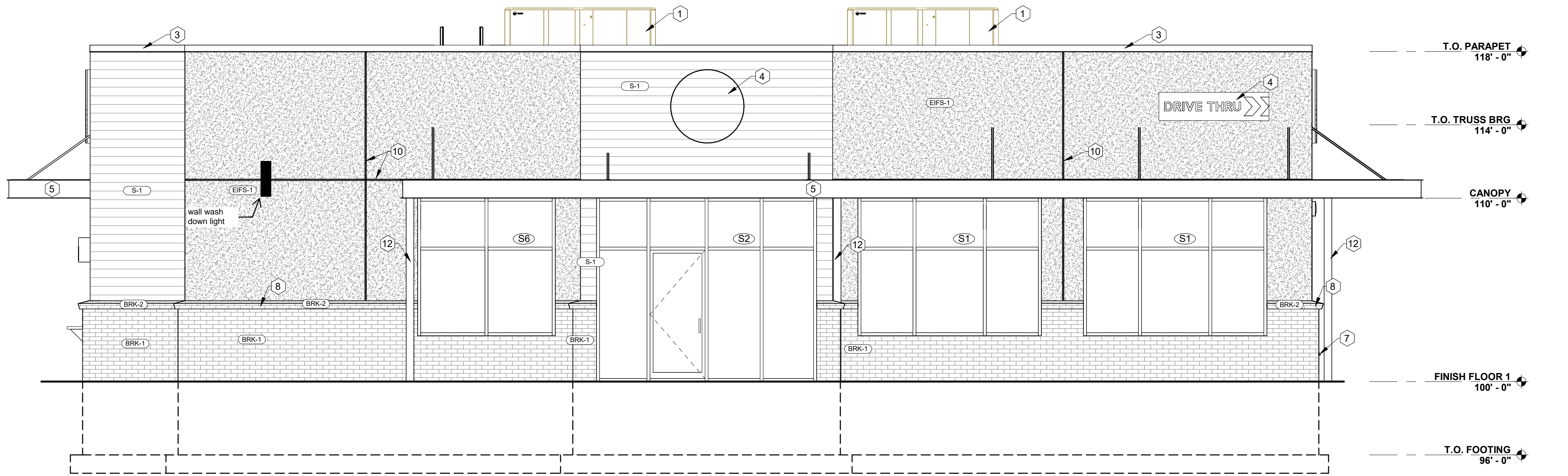
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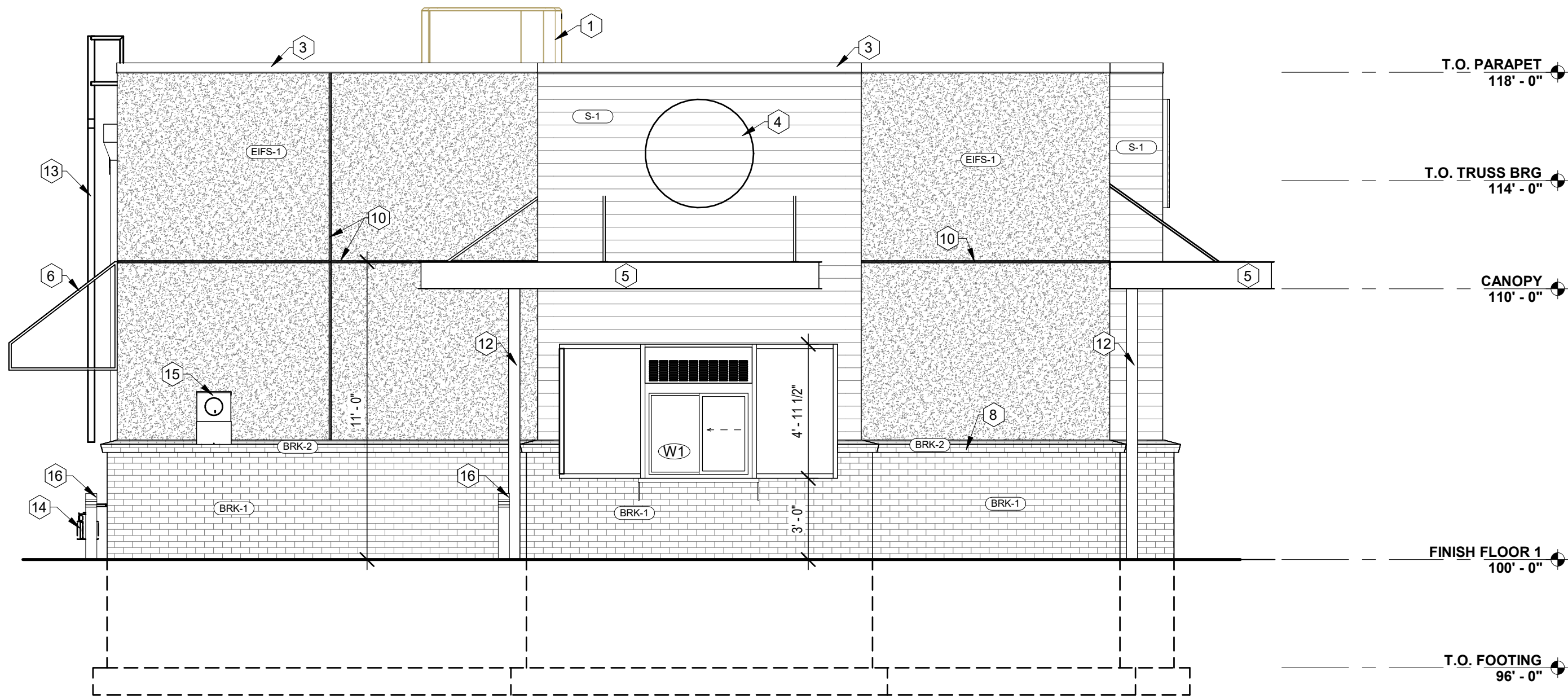
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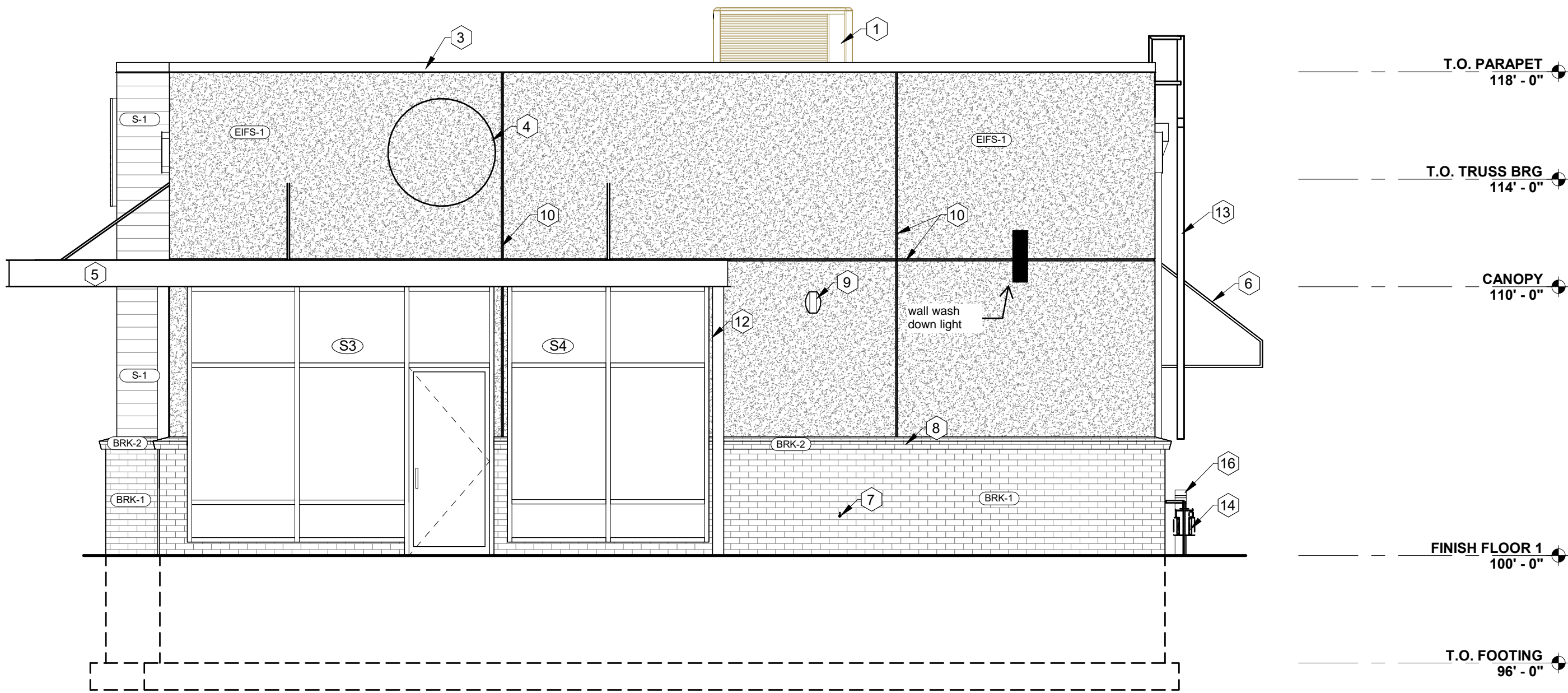
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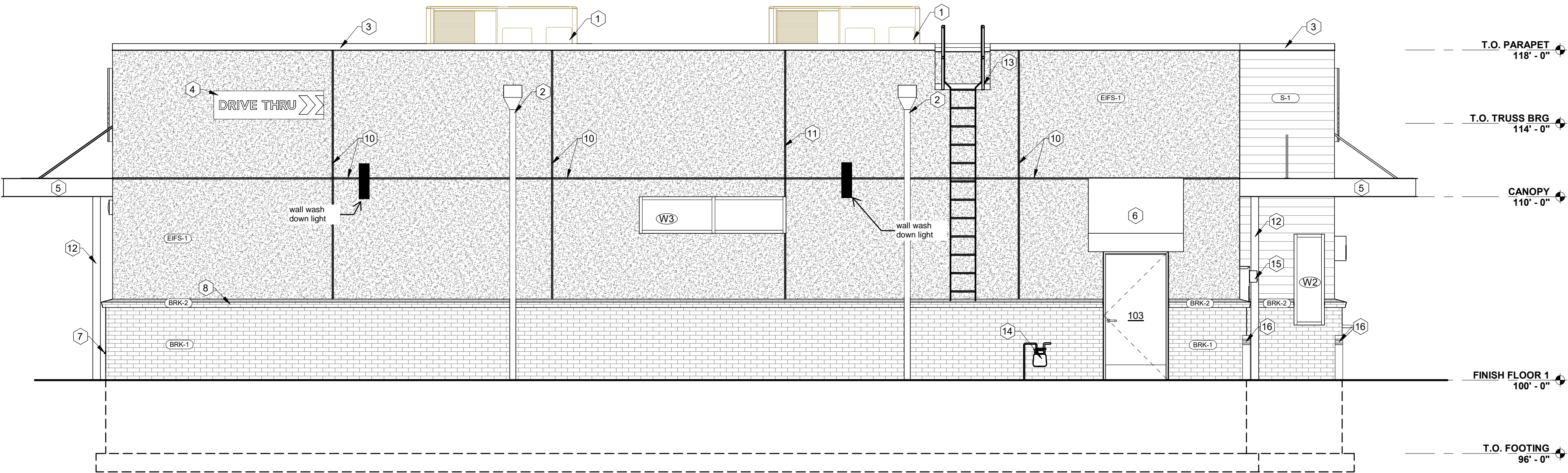
1 BUILDING ELEVATION - WEST
1/4" = 1'-0"



2 BUILDING ELEVATION - NORTH
1/4" = 1'-0"



3 BUILDING ELEVATION - SOUTH
1/4" = 1'-0"



4 BUILDING ELEVATION - EAST
1/4" = 1'-0"

GENERAL NOTES - BUILDING ELEVATIONS

- EXTERIOR LIGHTING INDICATED FOR PLACEMENT ONLY. SEE ELEC. FOR LIGHTING SPECIFICATIONS.
- SEE SPECIFICATIONS FOR FULL REQUIREMENTS FOR EXTERIOR BUILDING MATERIALS. MATERIALS INDICATED GENERICALLY ON PLANS FOR CLARITY.

KEYNOTES - BUILDING ELEVATIONS

- MECHANICAL ROOF TOP UNITS. G.C. TO COORDINATE SIZE AND CURB DETAIL.
- THRU WALL SCUPPER W/ PREFIN. DOWNSPOUT
- PREFIN. METAL COPING
- PROVIDE TIGHTING / ELECTRICAL FOR EXTERIOR SIGNAGE AS REQ'D.
- STEEL STRUCTURE CANOPY (MATCH ROOF PLAN FOR CANOPY)
- FABRIC AWNING
- HOSE BIB
- ROWLOCK BRICK SILL
- OUTDOOR SPEAKER
- EIFS 3/4" V-GROOVE CONTROL JOINT
- EIFS 3/4" EXPANSION JOINT
- INTERNAL DOWNSPOUT FROM METAL CANOPY ABOVE
- PREFIN. ACCESS LADDER W/ FULL CAGE AND SECURITY LOCK.
- GAS METER
- ELECTRIC METER
- BOLLARD, SEE TYPICAL DETAIL 6/AC1.2.

EXTERIOR PRODUCTS LEGEND:

ROOFING:

EPDM MEMBRANE ROOFING (EPDM):
60-mil. EPDM membrane with EPS insulation and 1/2" Cover Board, fully adhered, black product.

WALLS:

EIFS (EIFS-1):
EIFS, Dryvit Systems Inc., 617 Winter's Eve, Fine Texture

BRICK (BRK-1):
Brick, Hebron, Ironspots, Onyx.

BRICK (BRK-2):
Rowlock Brick, Hebron, Ironspots, Onyx.

NICHIHA - OR - SIDING (S-1):
Architectural Wall Panels, NICHIHA, Vintagewood, Bark. - OR - LP Smart siding with color to match.

RAILING:

STEEL RAILING:
Galvanized Tube Steel Painted Black with horizontal cable wires, 42"H all instances. Provide vertical supports as required to withstand 150 psi of outward force.

WINDOWS & DOORS:

ALUMINUM WINDOWS:
CMI Architectural: 450TB - CG 2 x 4-1/2, Powder Coat finish: Dark Bronze.
Operable Sashes: Provide with same finish in sizes indicated.

ALUMINUM STOREFRONTS:
CMI Architectural: 450TB - CG 2 x 4-1/2, Powder Coat finish: Dark Bronze.
Operable Sashes: Provide with same finish in sizes indicated.

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CONSTRUCTION

DATE:

REVISIONS:
NO. DESCRIPTION:

SHEET NAME:
BUILDING ELEVATIONS

PROJECT NO.

DA21_009

**6TH ST. RETAIL
SPACE**

BROOKINGS, SD

PROJECT MANAGER:
EMILY LINEHAN

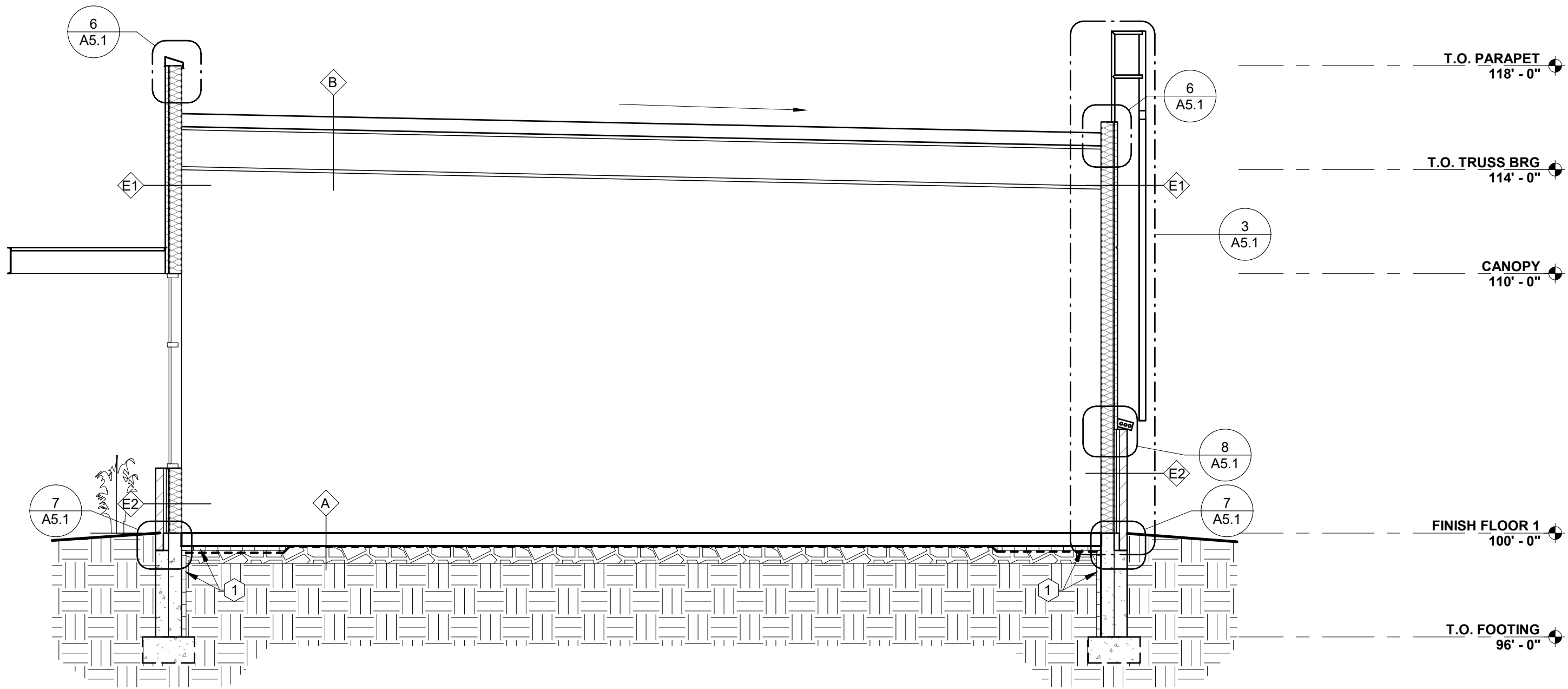
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06.23.2021

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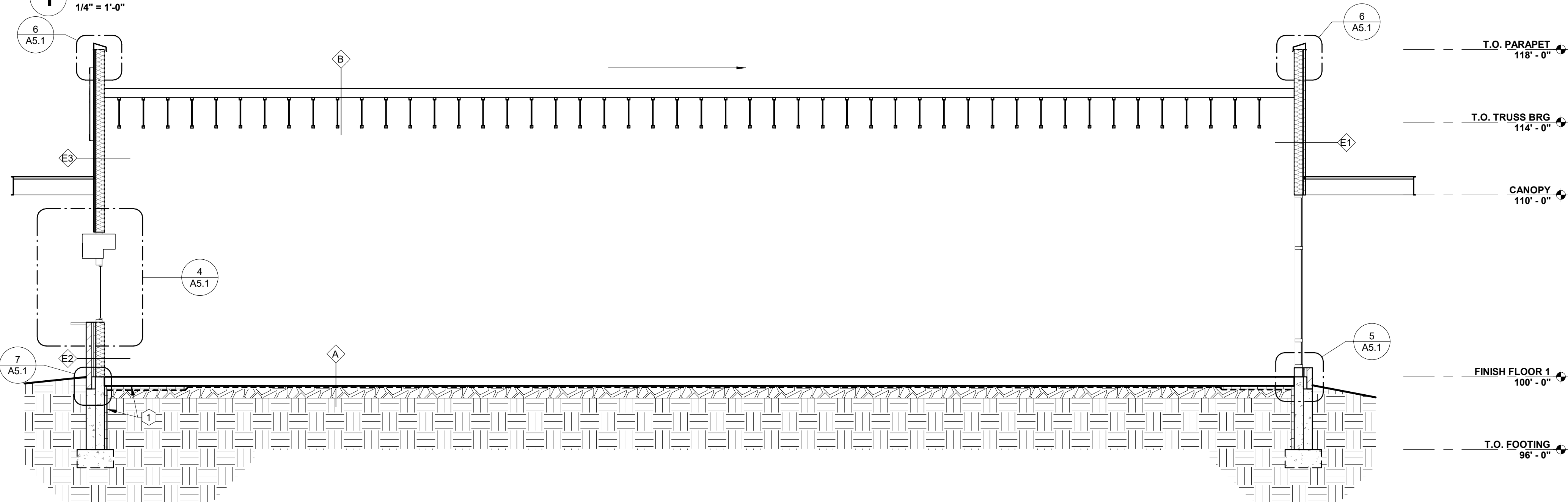
A4.1

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HALF-SCALE: 12x18
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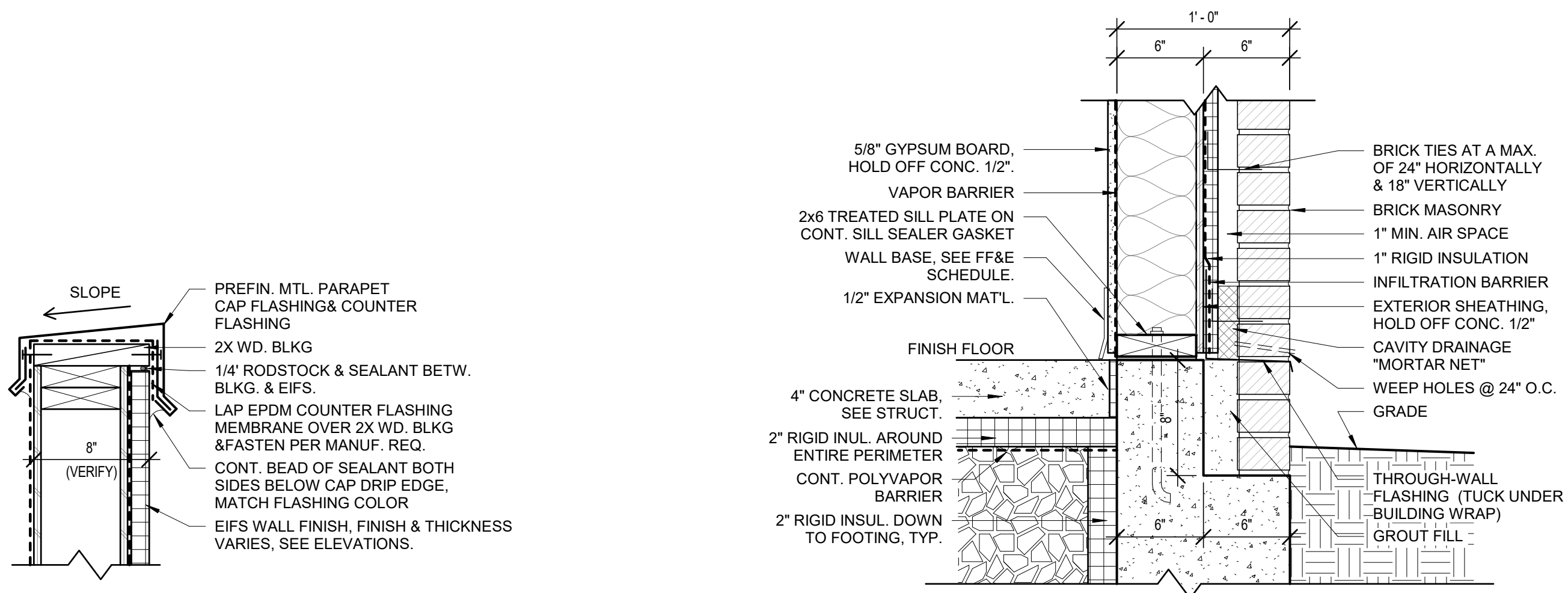
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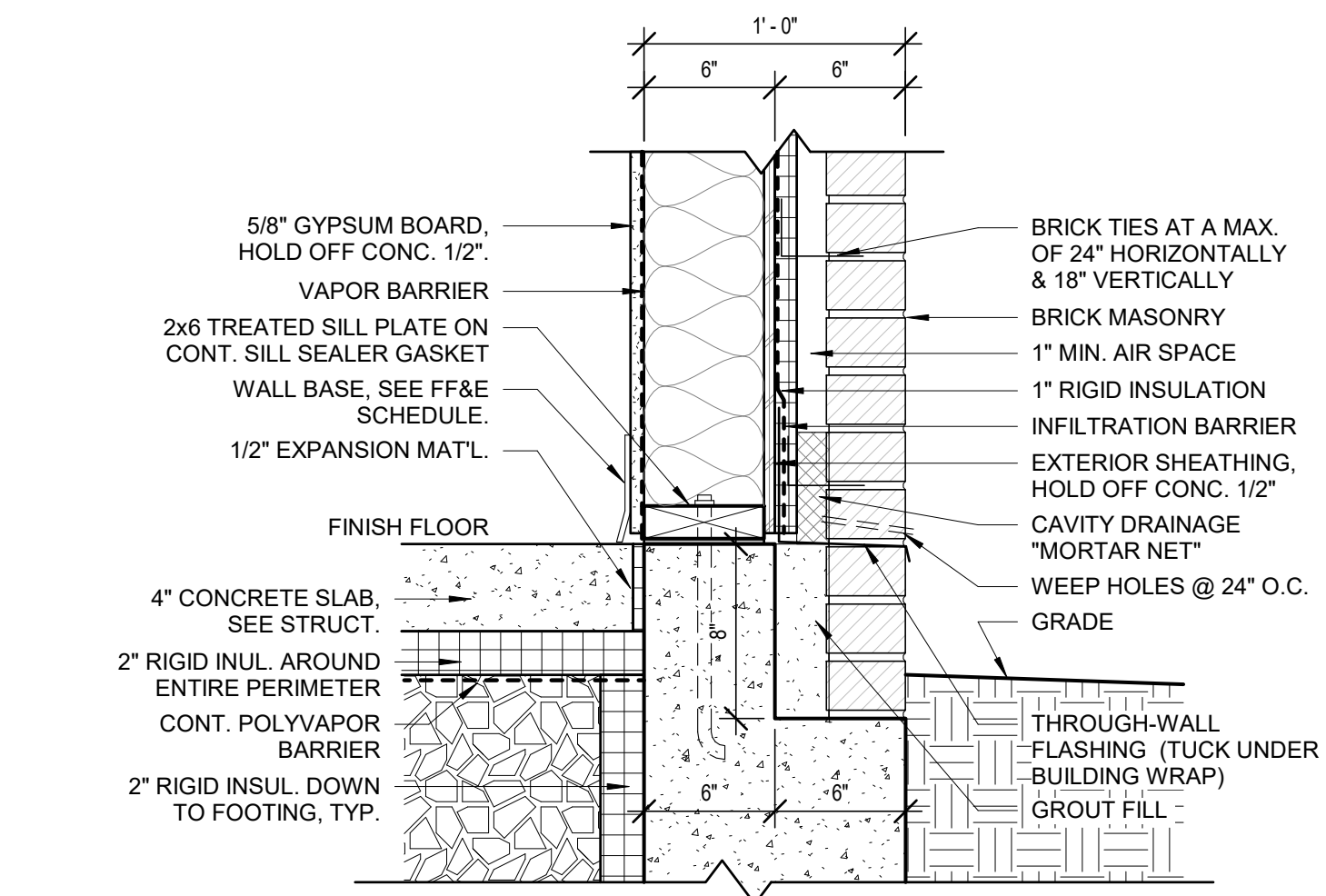
1 BUILDING SECTION
1/4" = 1'-0"



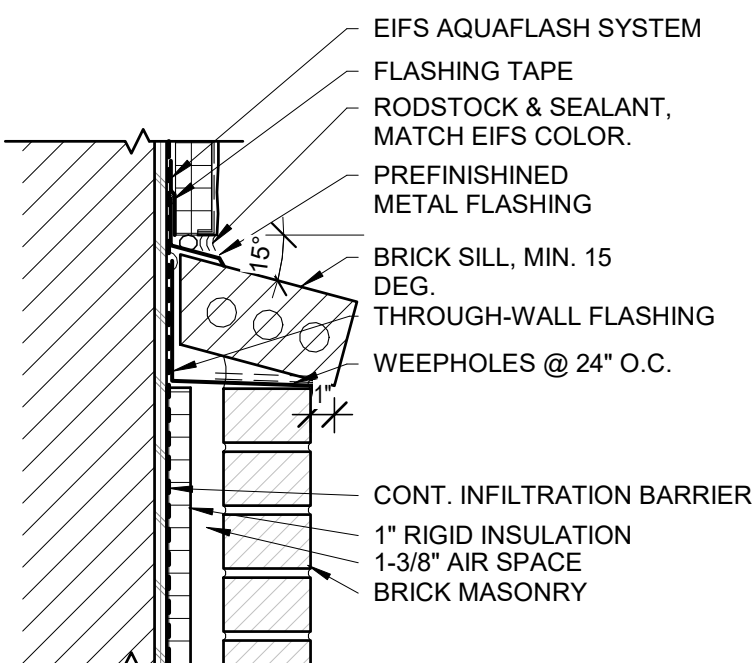
2 PASS THRU WINDOW
1/4" = 1'-0"



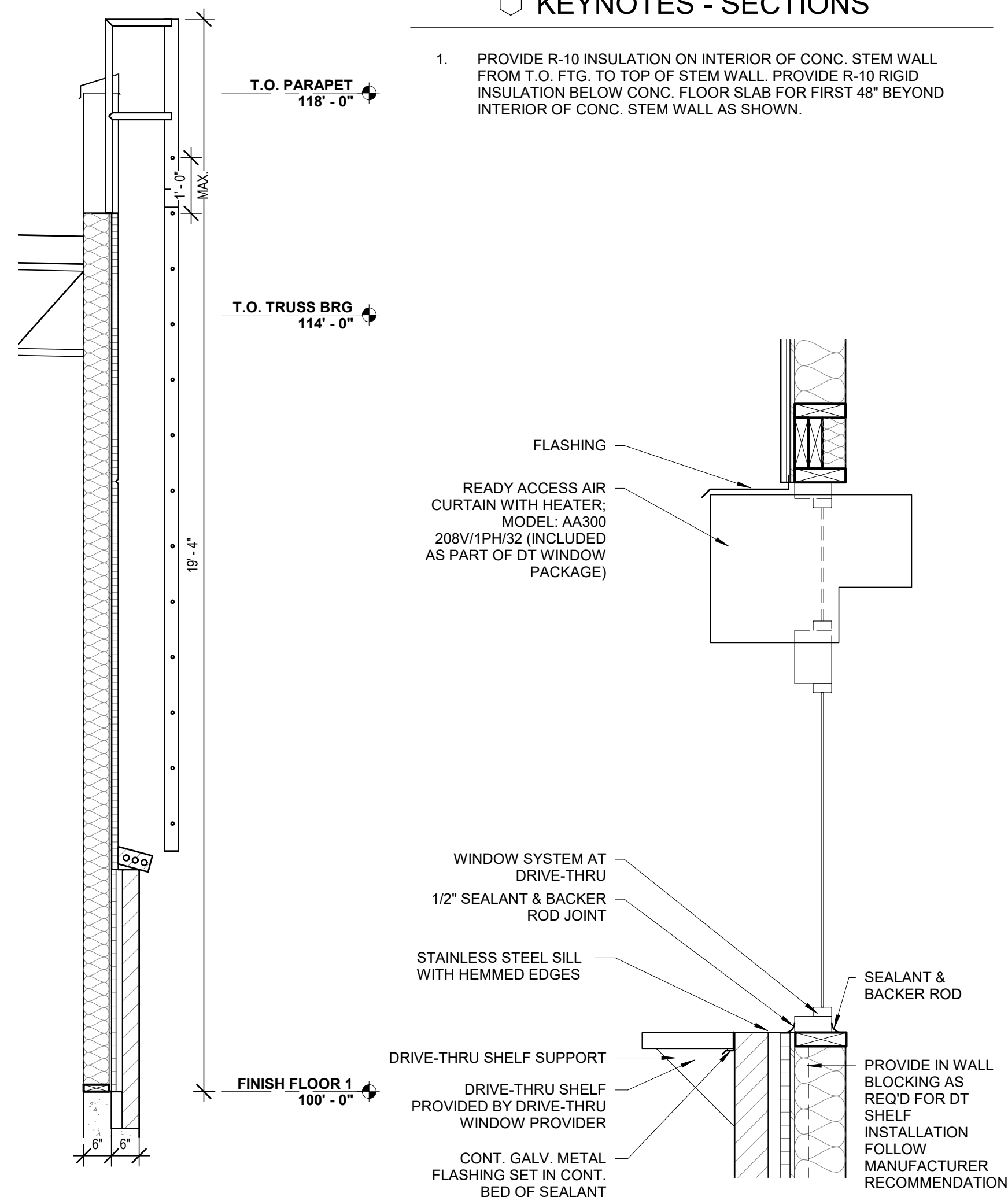
6 PARAPET DETAIL @ EIFS
1 1/2" = 1'-0"



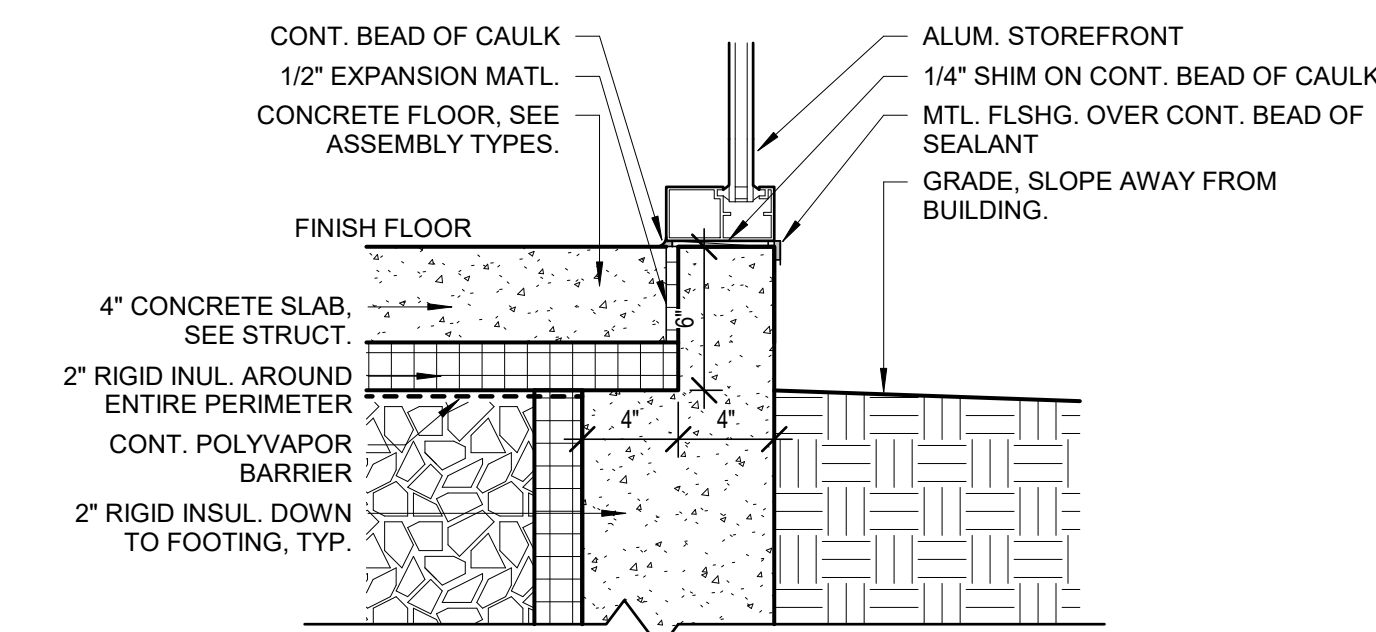
7 TYP. FOUNDATION @ BRICK
1 1/2" = 1'-0"



8 EIFS TO BRICK TRANSITION
1 1/2" = 1'-0"

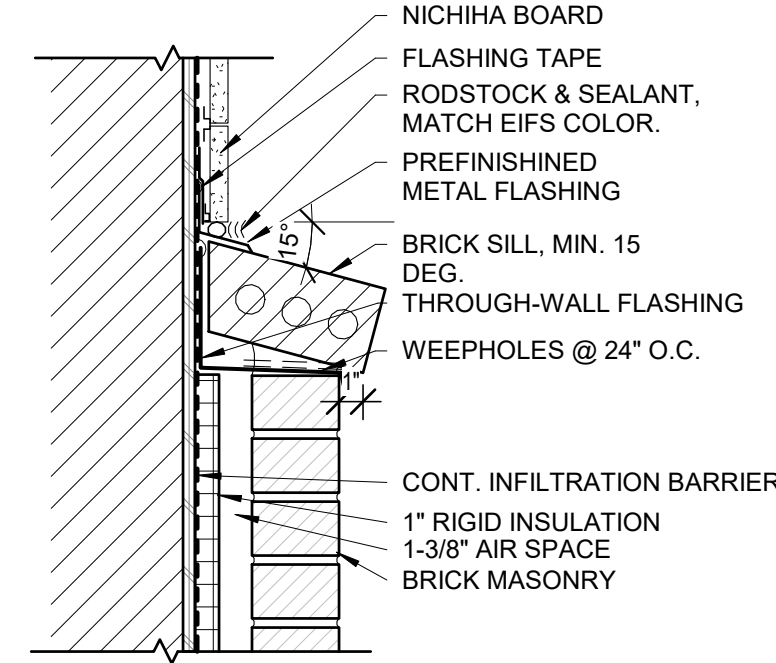


3 ROOF ACCESS LADDER
1/2" = 1'-0"



4 PASS THRU WINDOW
1" = 1'-0"

5 FOUNDATION @ LOW STOREFRONT
1 1/2" = 1'-0"



9 NICHIBA TO BRICK TRANSITION
1 1/2" = 1'-0"

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SHEET NAME: **BUILDING SECTIONS / DETAILS**

PROJECT NO. **DA21_009**

6TH ST. RETAIL SPACE

BROOKINGS, SD

PROJECT MANAGER: **EMILY LINEHAN**

DATE: **06.23.2021**

SHEET:

A5.1

FULL-SCALE: 24x36
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DOOR SCHEDULE											
MARK	ROOM	PANEL					FRAME			FIRE RATING	COMMENTS
		TYPE	WIDTH	HEIGHT	MAT	FIN	TYPE	MAT	FIN		
FINISH FLOOR 1											
100	VESTIBULE	D2	3' - 0"	7' - 0"	ALUM	FF	F1	ALUM	FF	---	
101	VESTIBULE	D2	3' - 0"	7' - 0"	ALUM	FF	F1	ALUM	FF	---	
102	SEATING AREA	D2	3' - 0"	7' - 0"	ALUM	FF	F1	ALUM	FF	---	
103	KITCHEN	D1	3' - 6"	7' - 0"	HM	PNT	F1	HM	PNT	---	

GEN. NOTES - WINDOW & DOOR SCHEDULES

- A. ALL OPAQUE EXTERIOR MAN-DOORS ARE TO HAVE U-0.700 MAX. ASSEMBLY RATING.
- B. ALL OPAQUE EXTERIOR NON-SWINGING DOORS (OVHD, ETC.) ARE TO HAVE U-0.500 MAX. ASSEMBLY RATING.
- C. ALLL ALUMINUM WINDOWS TO HAVE U-0.55 MAX. AND SHGC-0.40 MAX. ASSEMBLY RATINGS.
- D. ALL ALUMINUM ENTRANCE DOORS TO HAVE U-0.80 MAX. AND SHGC-0.40 MAX. ASSEMBLY RATINGS.
- E. ALL ALUMINUM CURTAINWALL/STOREFRONT GLAZING TO HAVE U-0.45 MAX. AND SHGC-0.40 MAX. ASSEMBLY RATINGS.
- F. SEE WORK ORDER LETTER FOR DOOR HARDWARE SCHEDULE.



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SHEET NAME:
SCHEDULES & DOOR
ELEVATIONS

PROJECT NO.
DA21_009

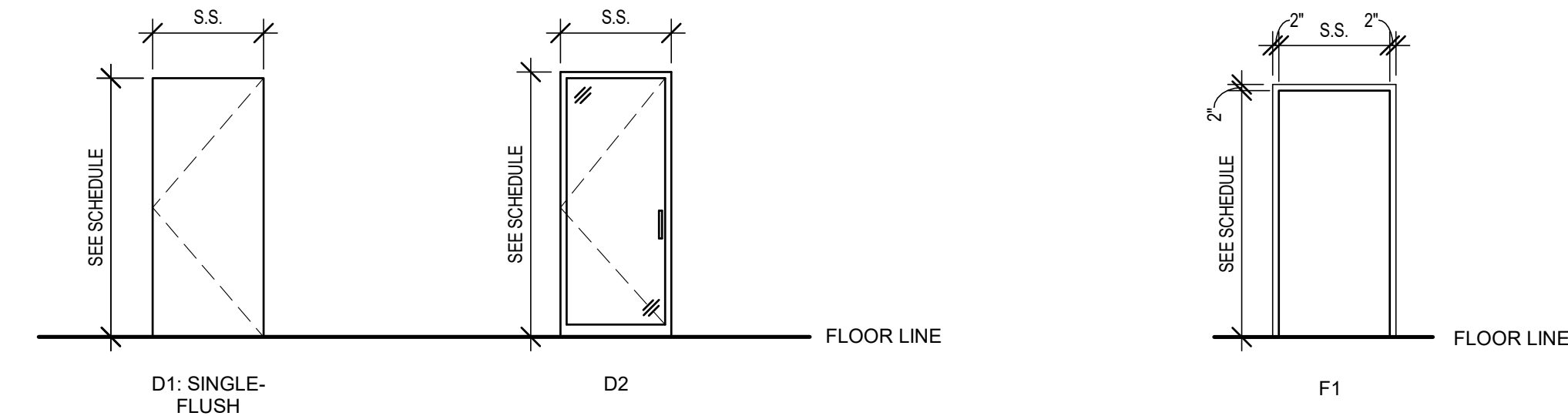
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EMILY LINEHAN

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06.23.2021

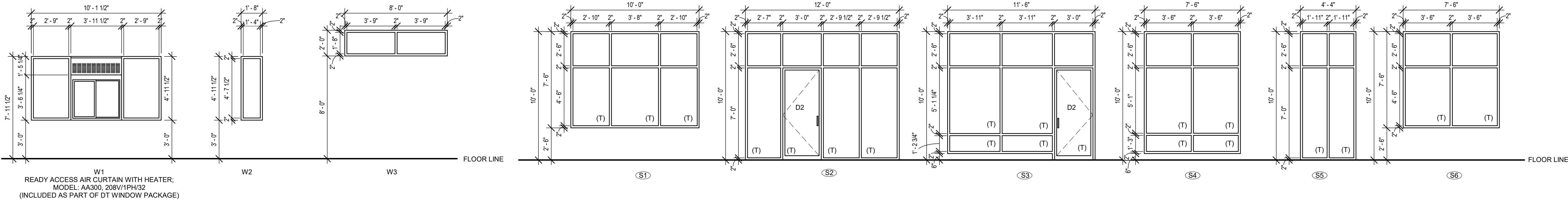
SHEET:

A7.1



1 DOOR ELEVATIONS
1/4" = 1'-0"

2 FRAME ELEVATIONS
1/4" = 1'-0"

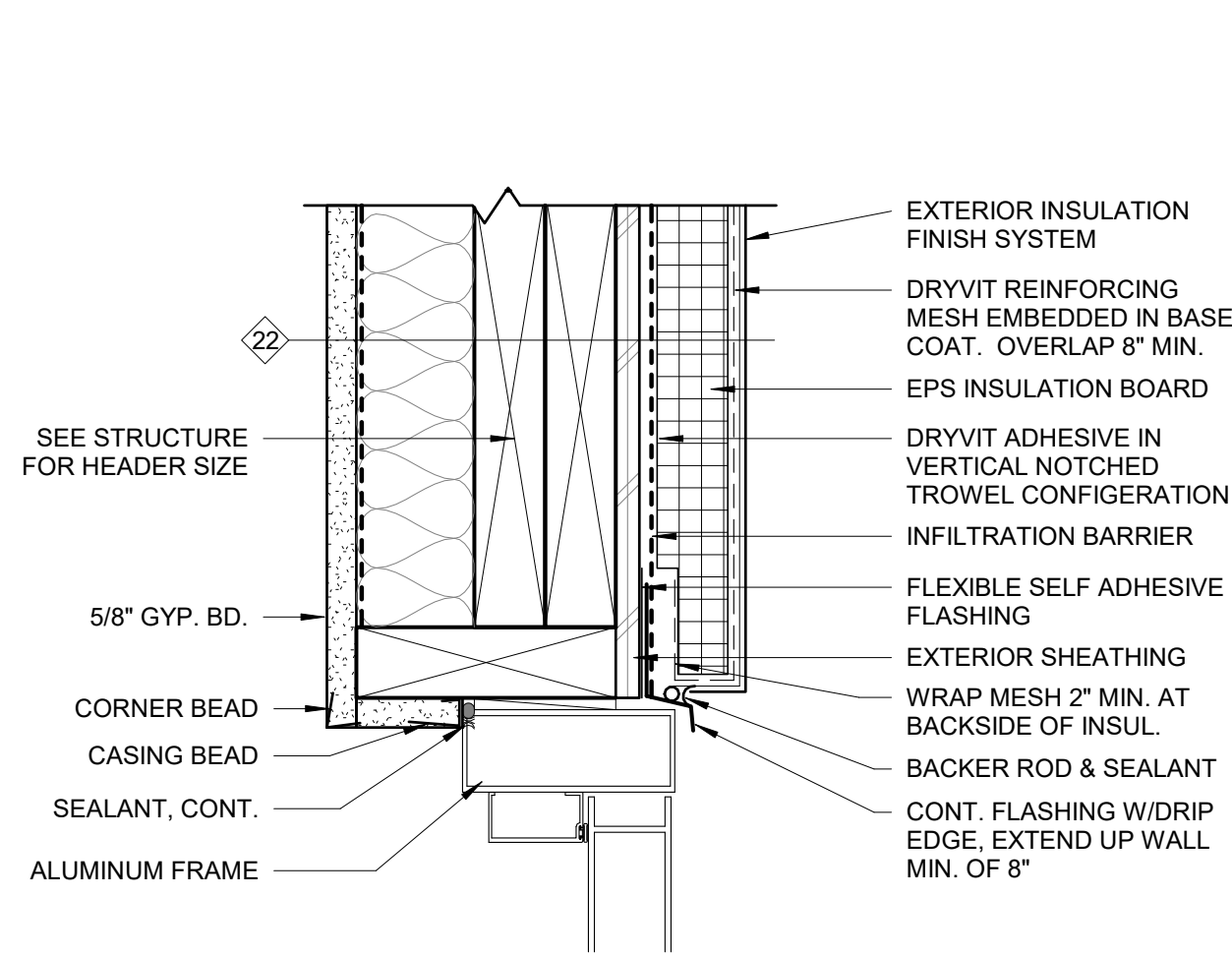


3 WINDOW ELEVATIONS
1/4" = 1'-0"

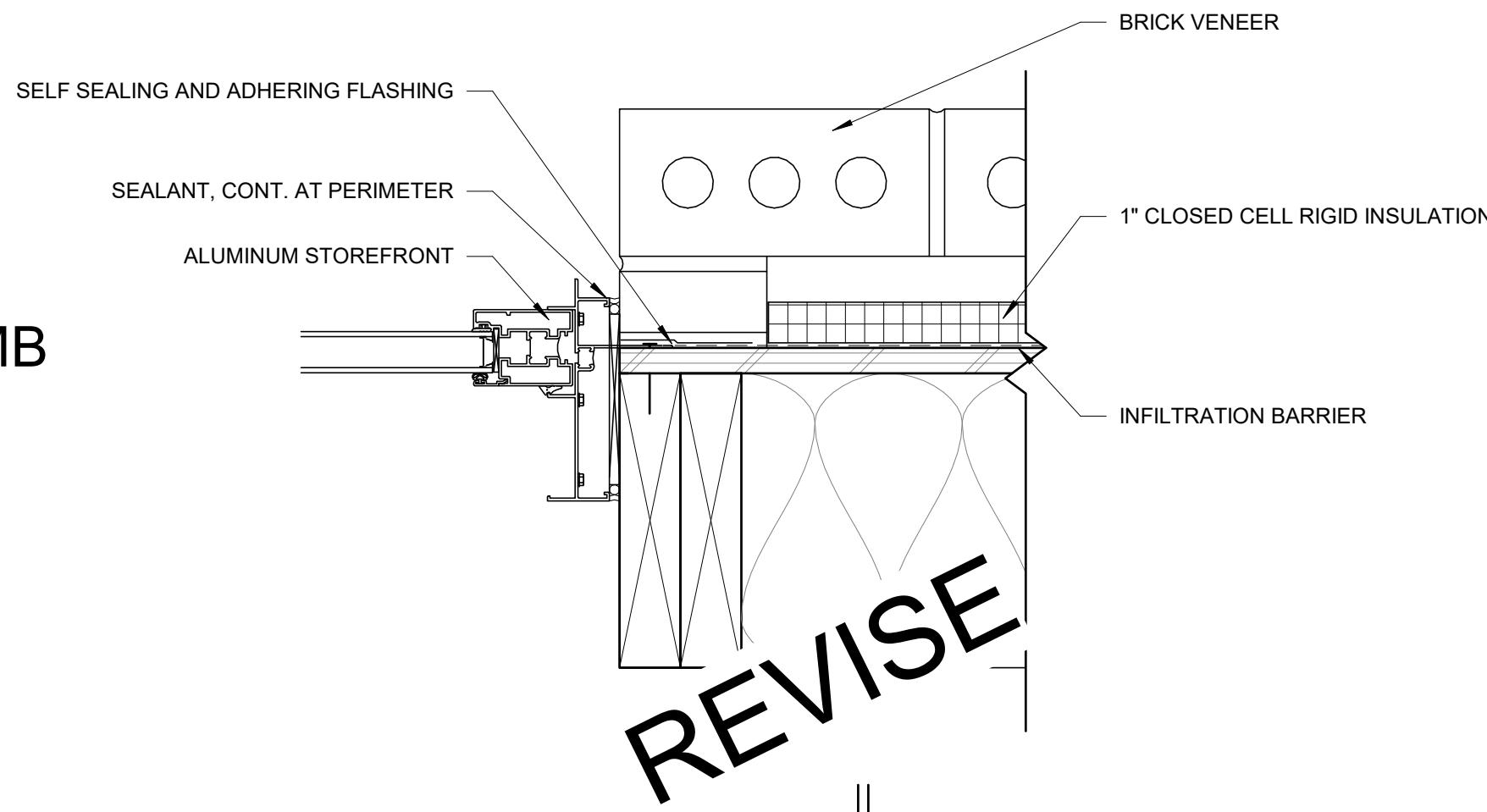
4 STOREFRONT ELEVATIONS
1/4" = 1'-0"

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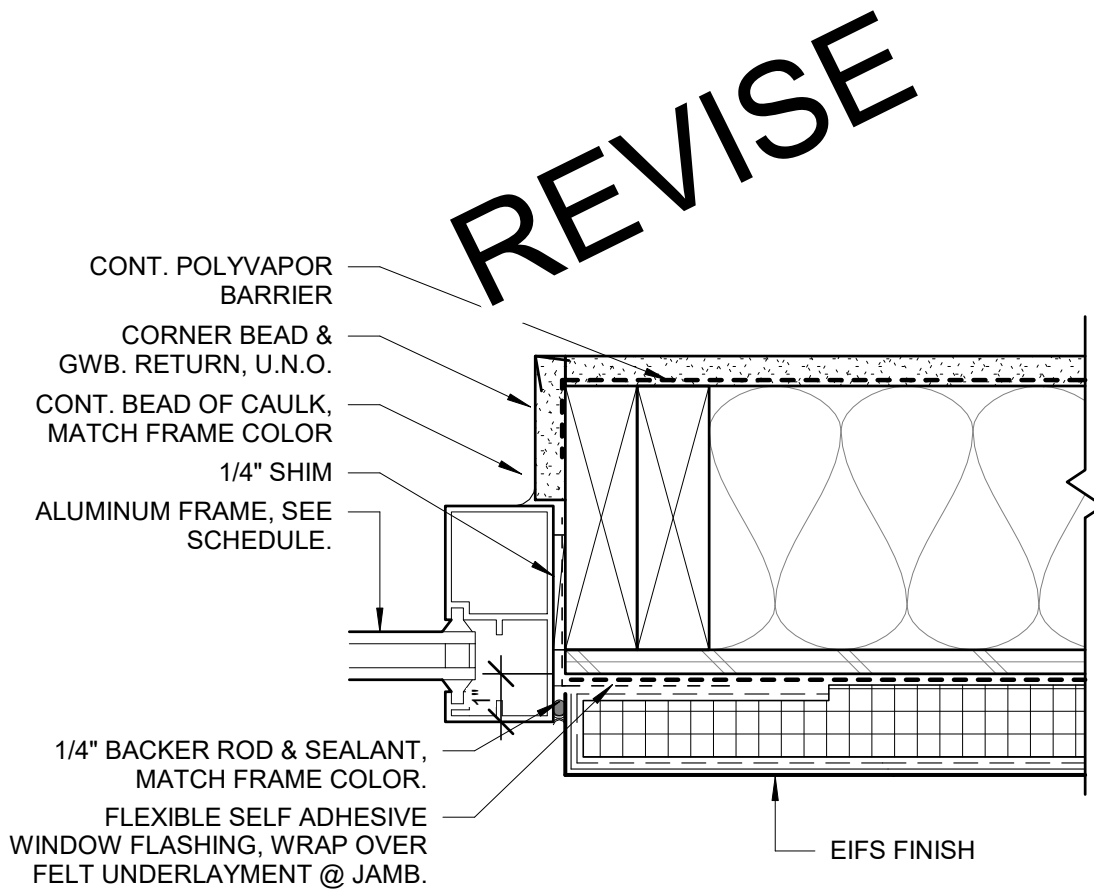
HEAD



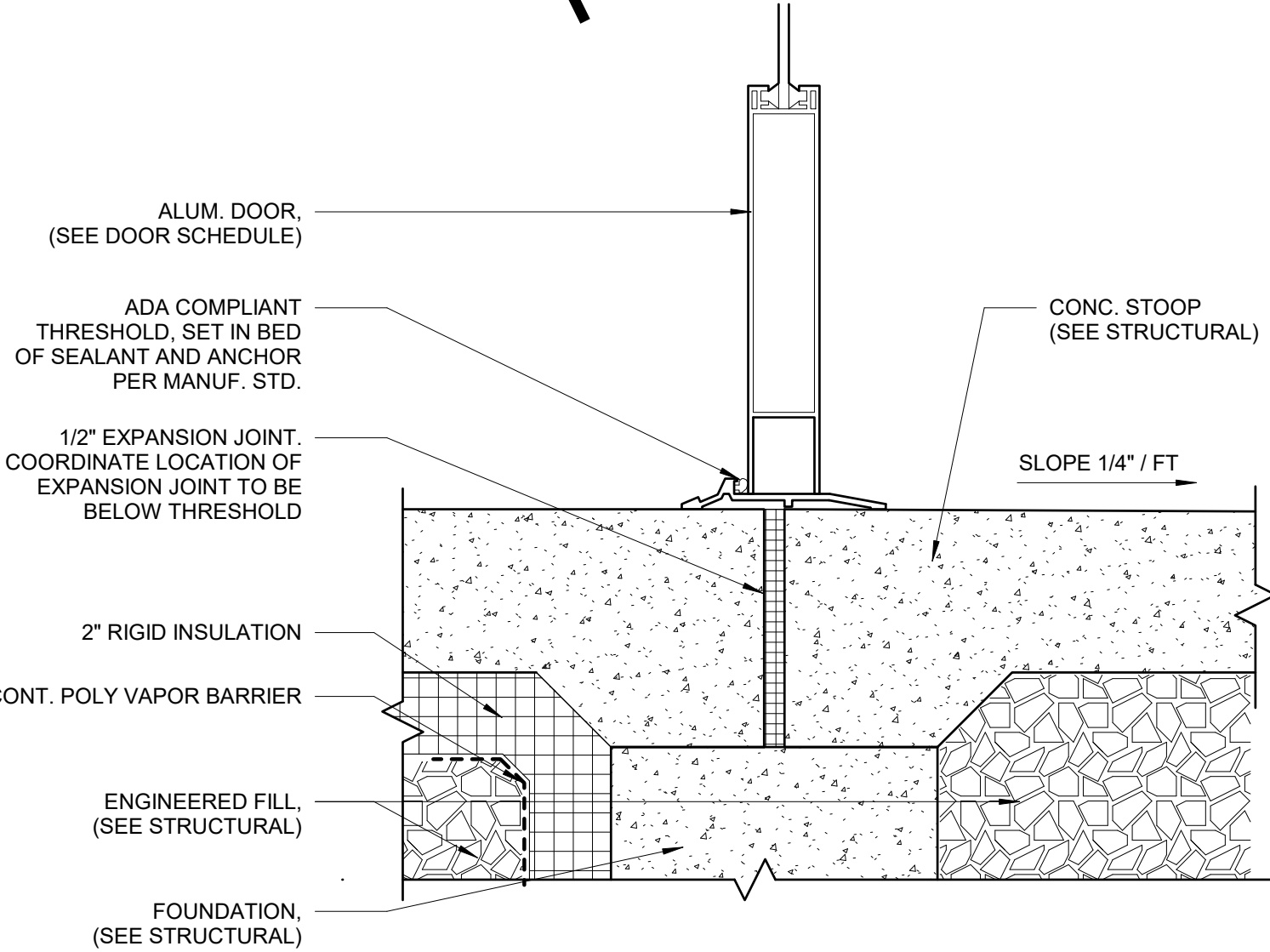
JAMB



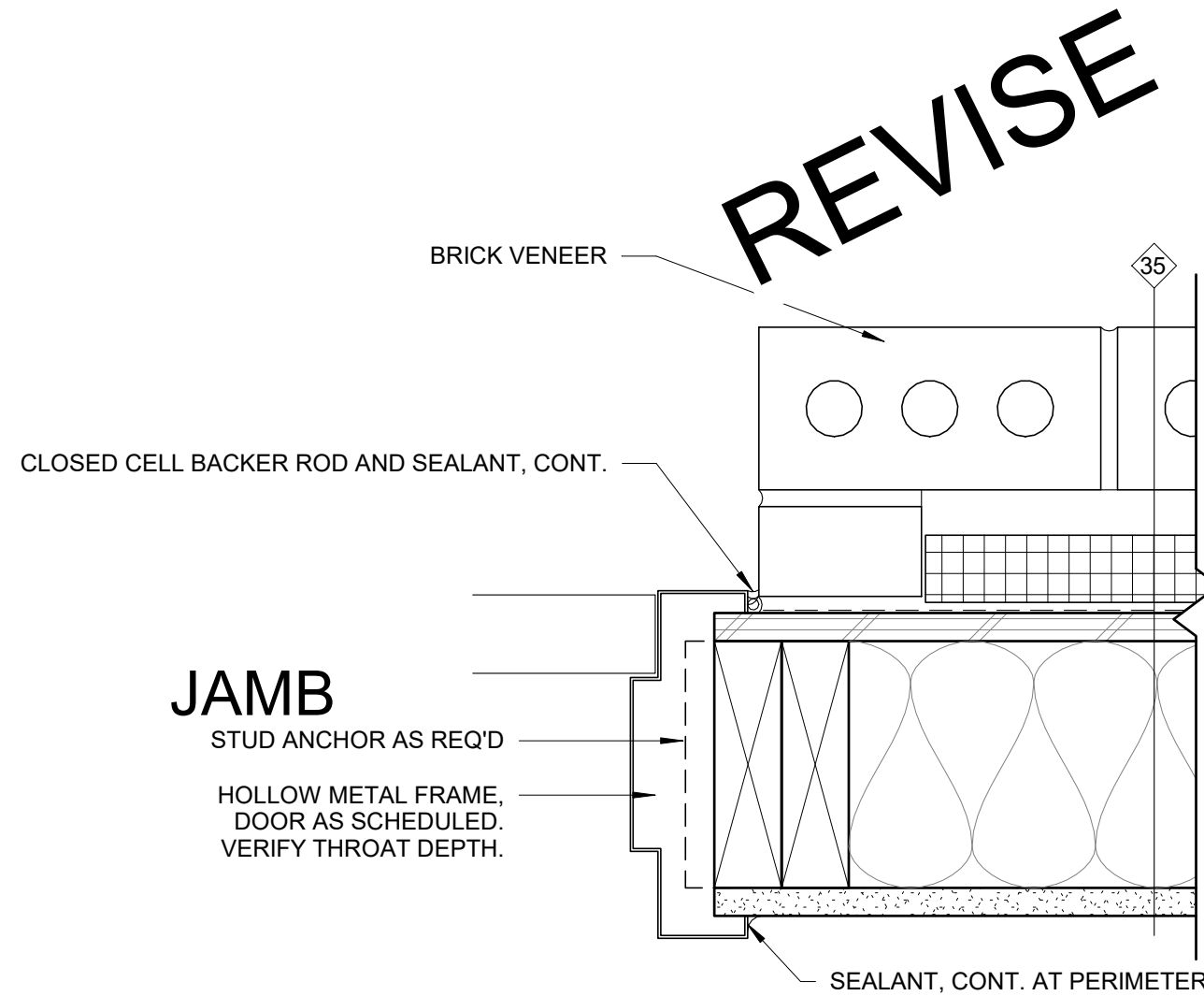
JAMB



SILL
HM DOOR
SILL SIM.



JAMB

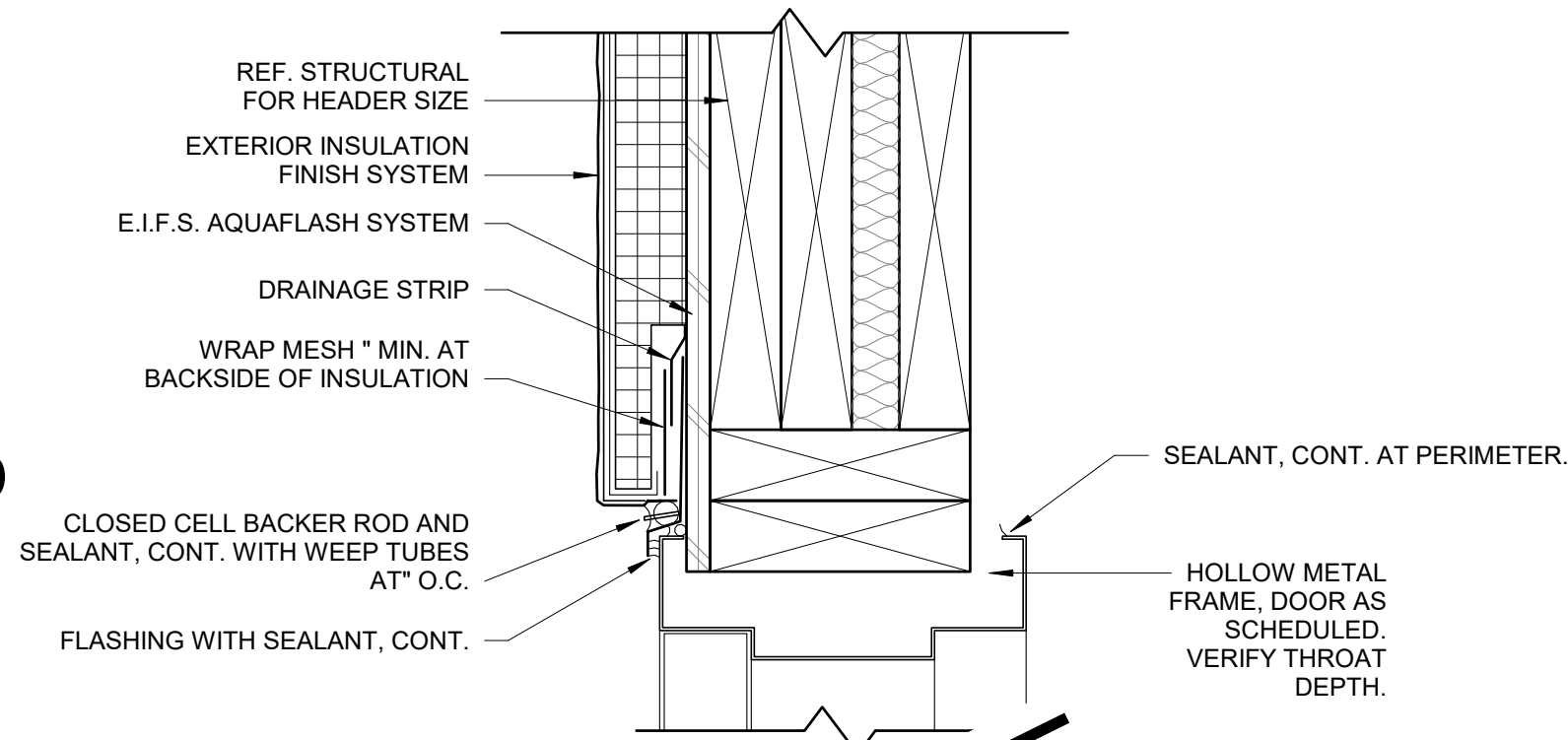


1 ALUM. DOOR @ EIFS
3" = 1'-0"

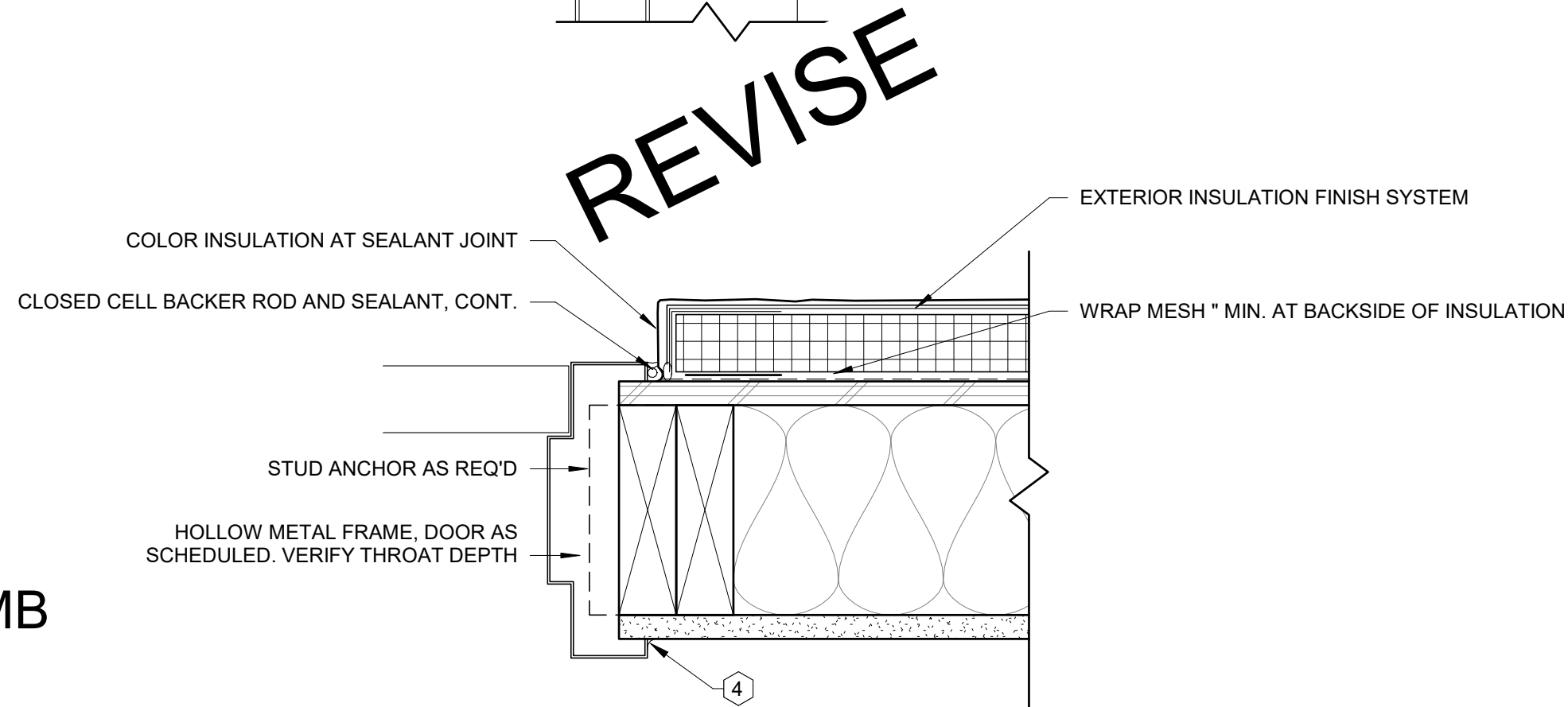
2 ALUM. DOOR @ BRICK
3" = 1'-0"

3 HM DOOR @ BRICK
3" = 1'-0"

HEAD



JAMB



4 HM DOOR @ EIFS
3" = 1'-0"



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6TH ST. RETAIL
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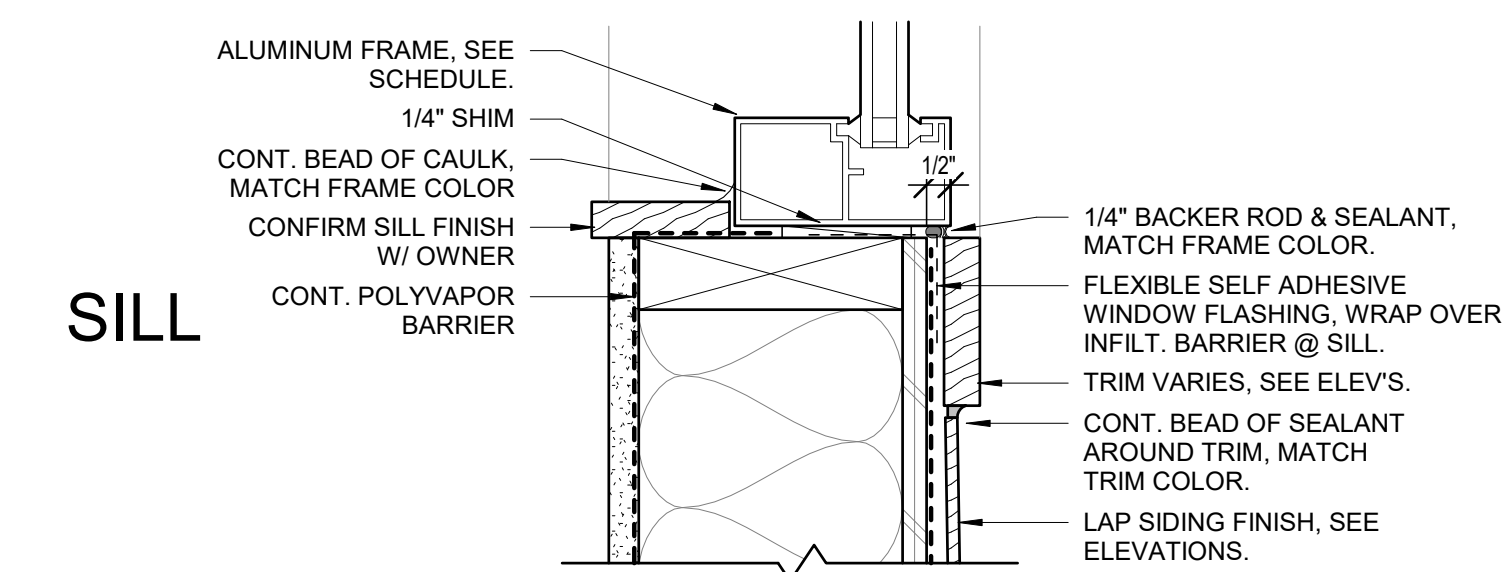
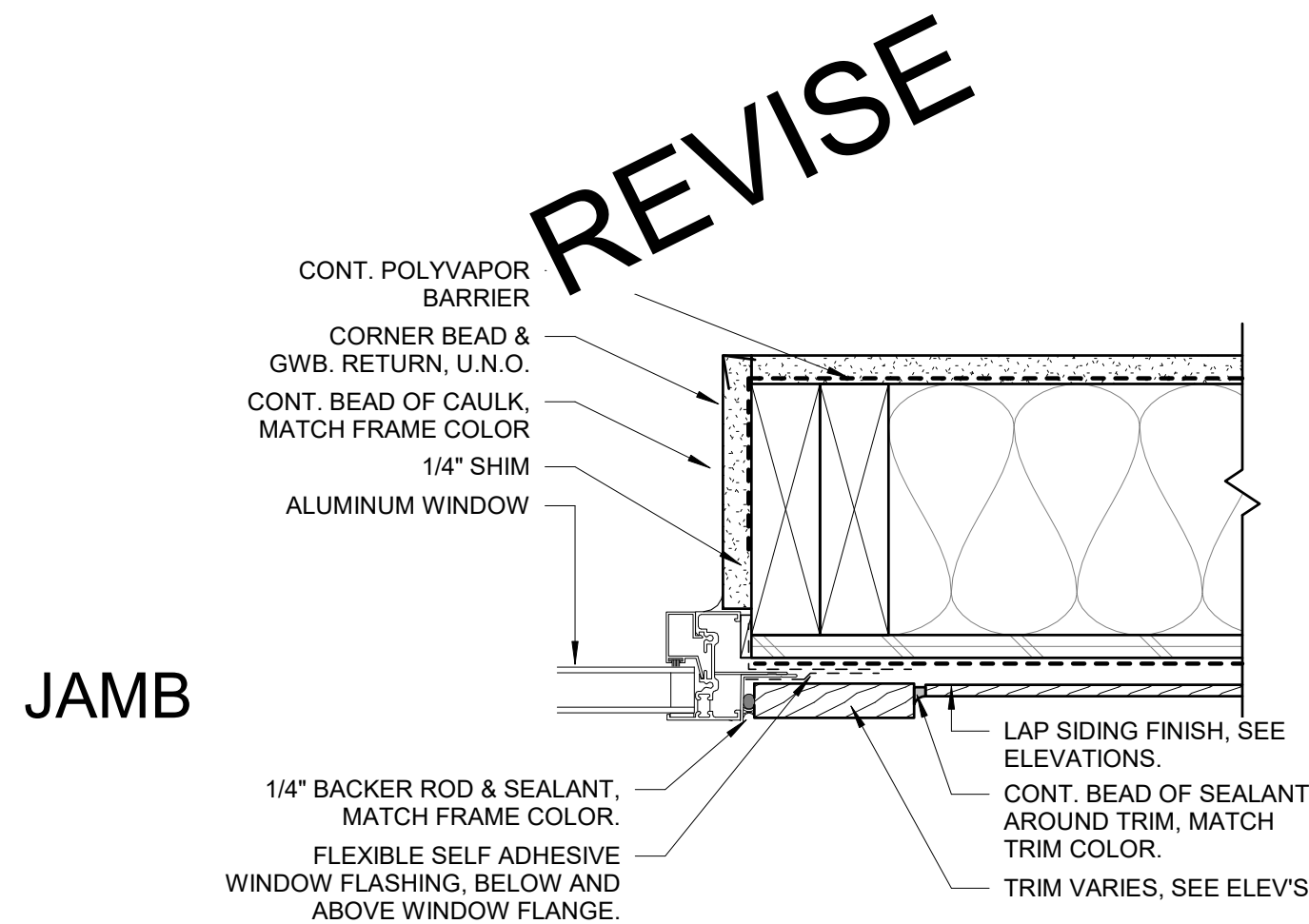
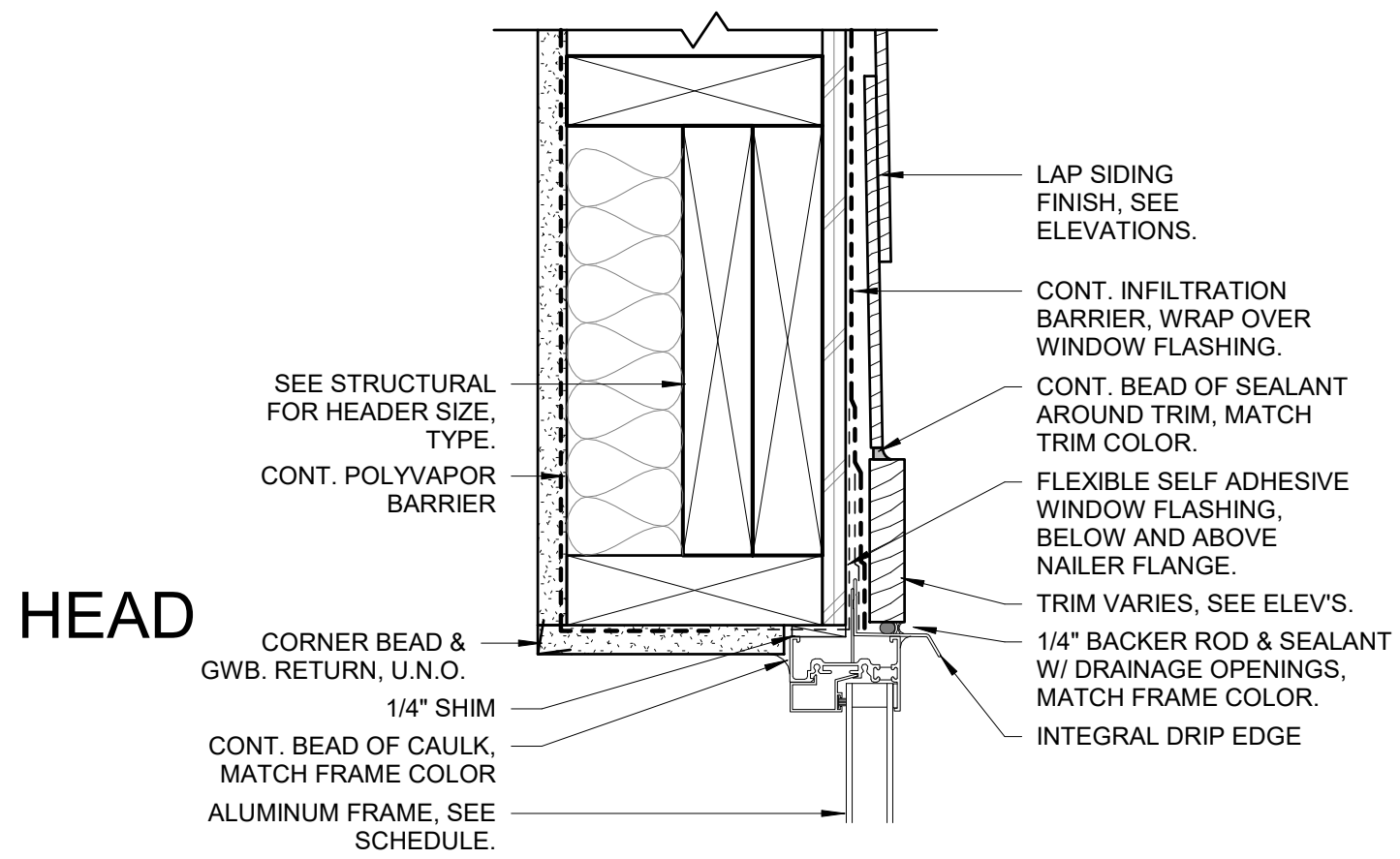
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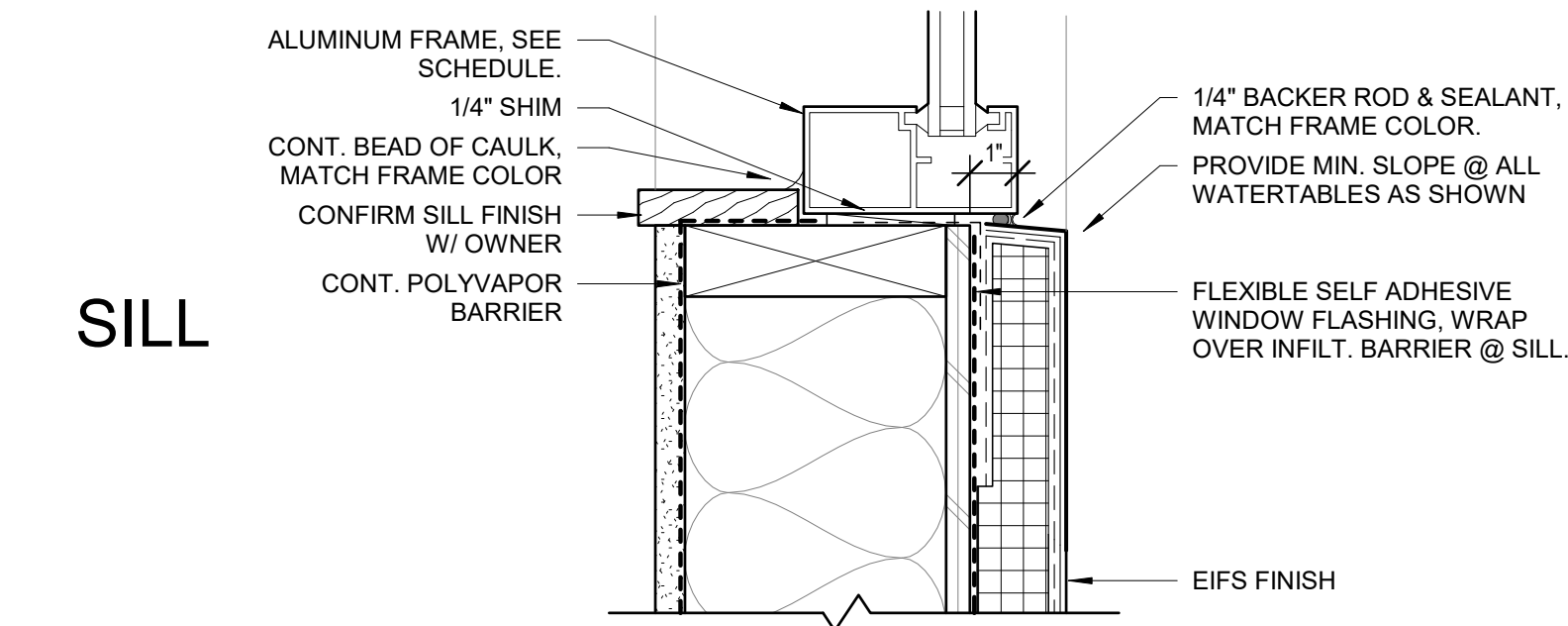
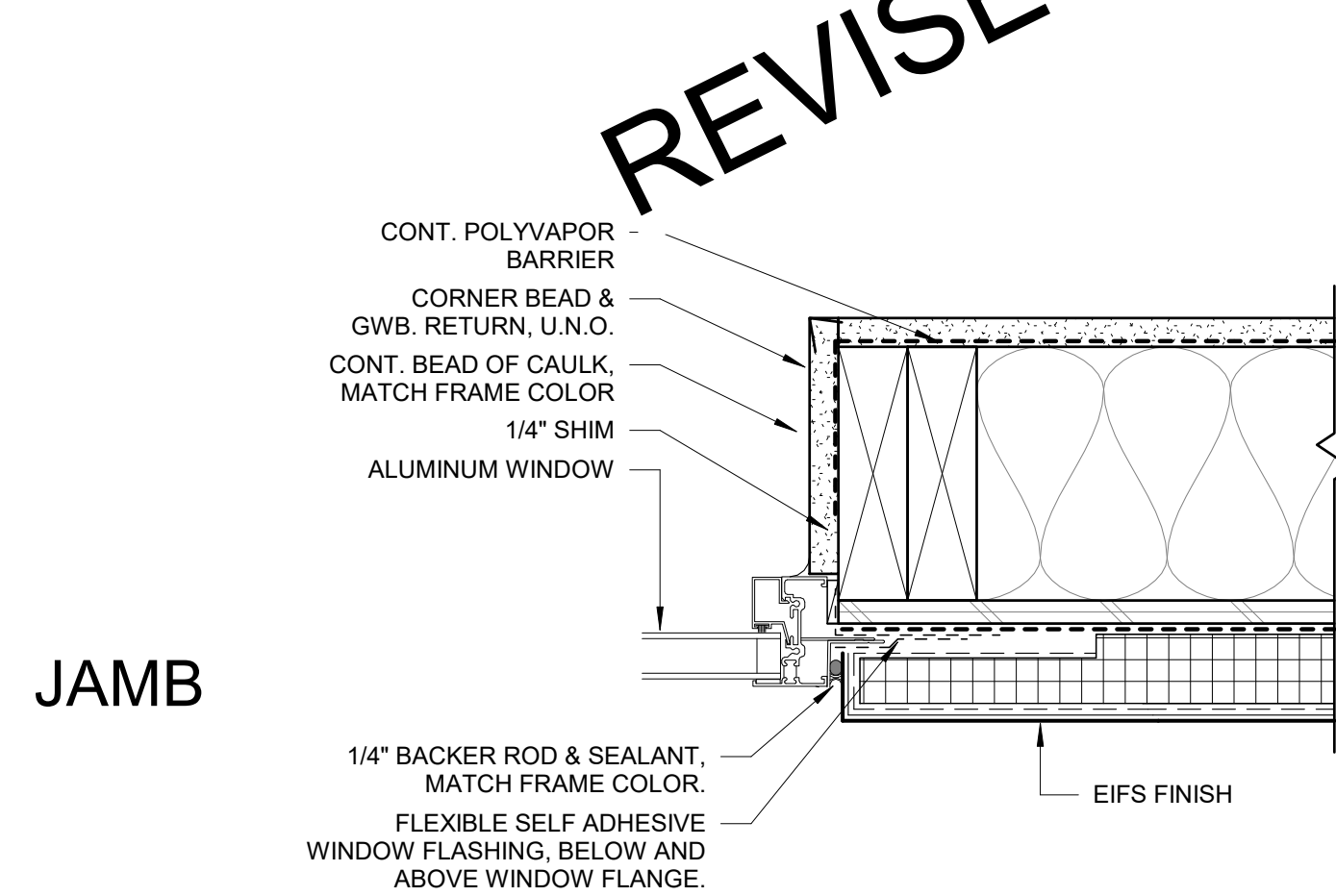
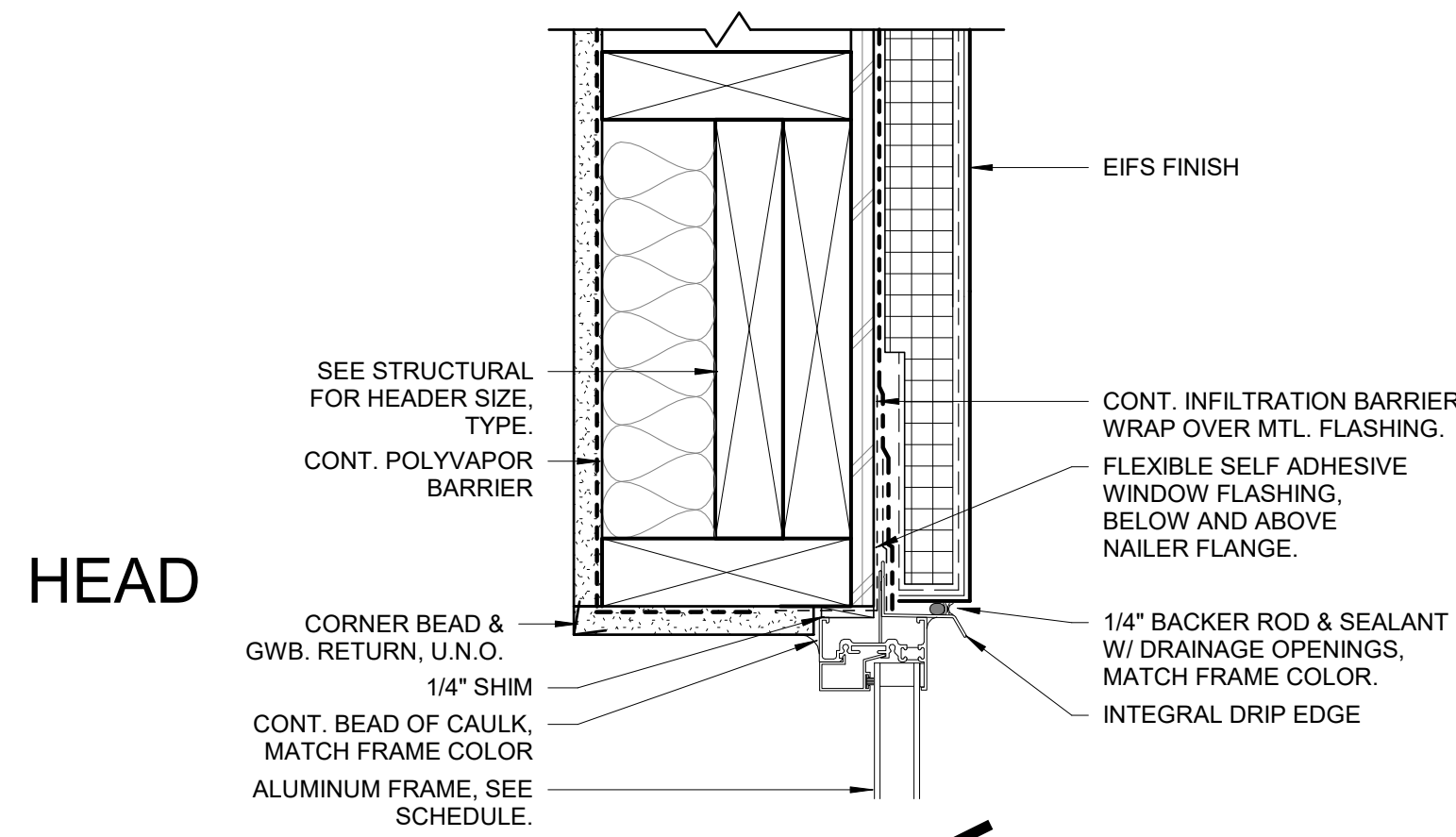
A7.2

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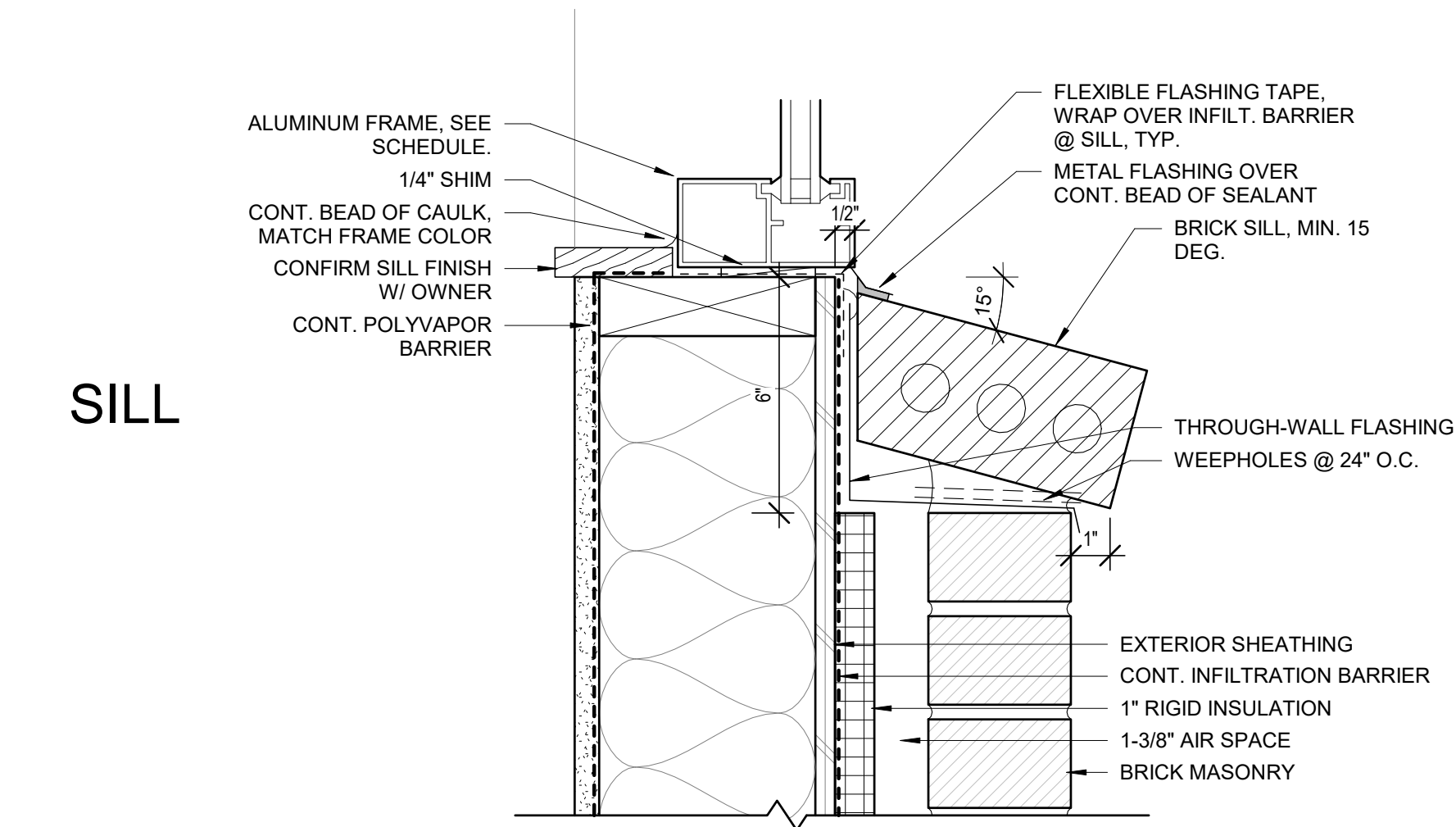
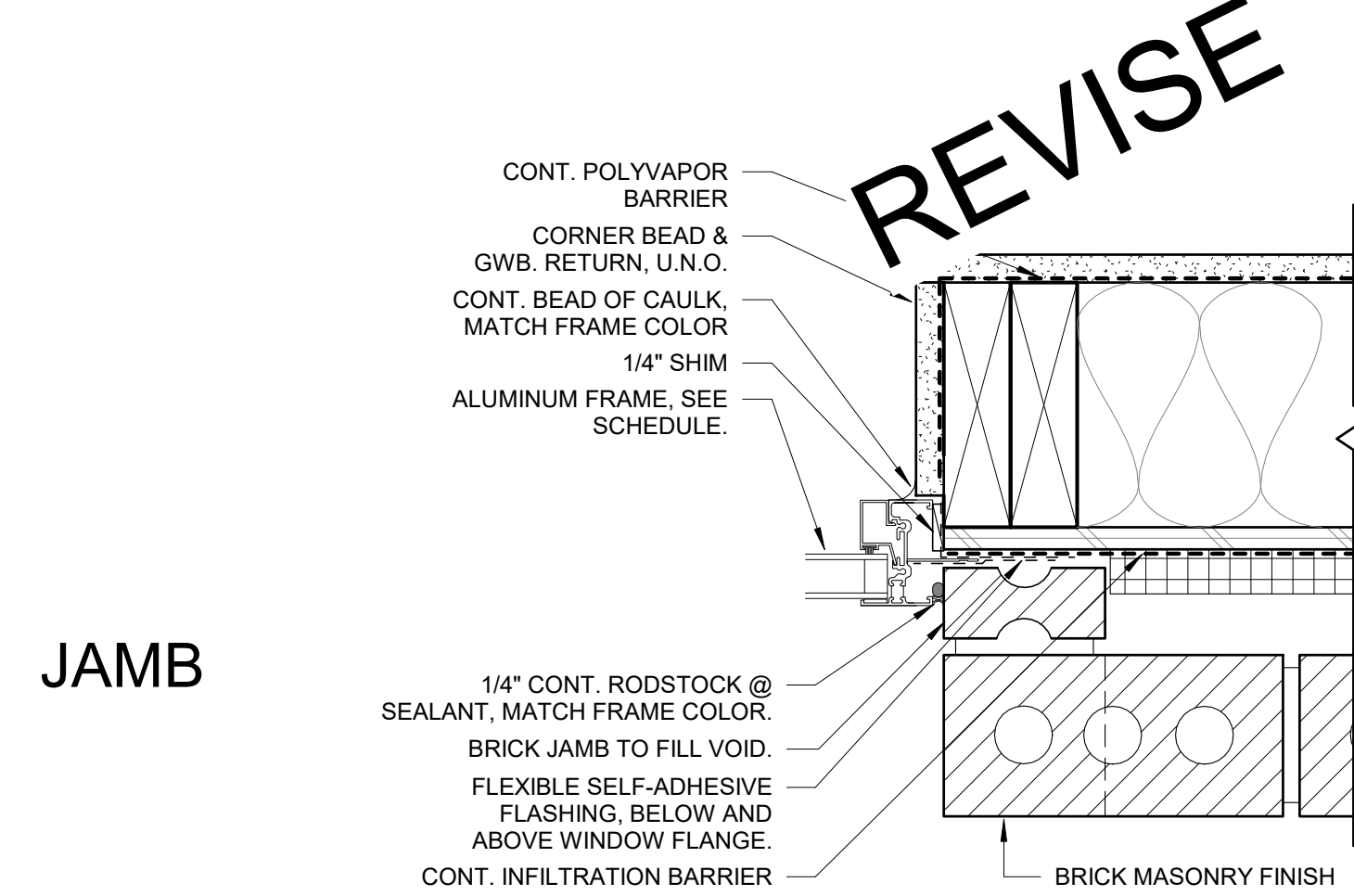
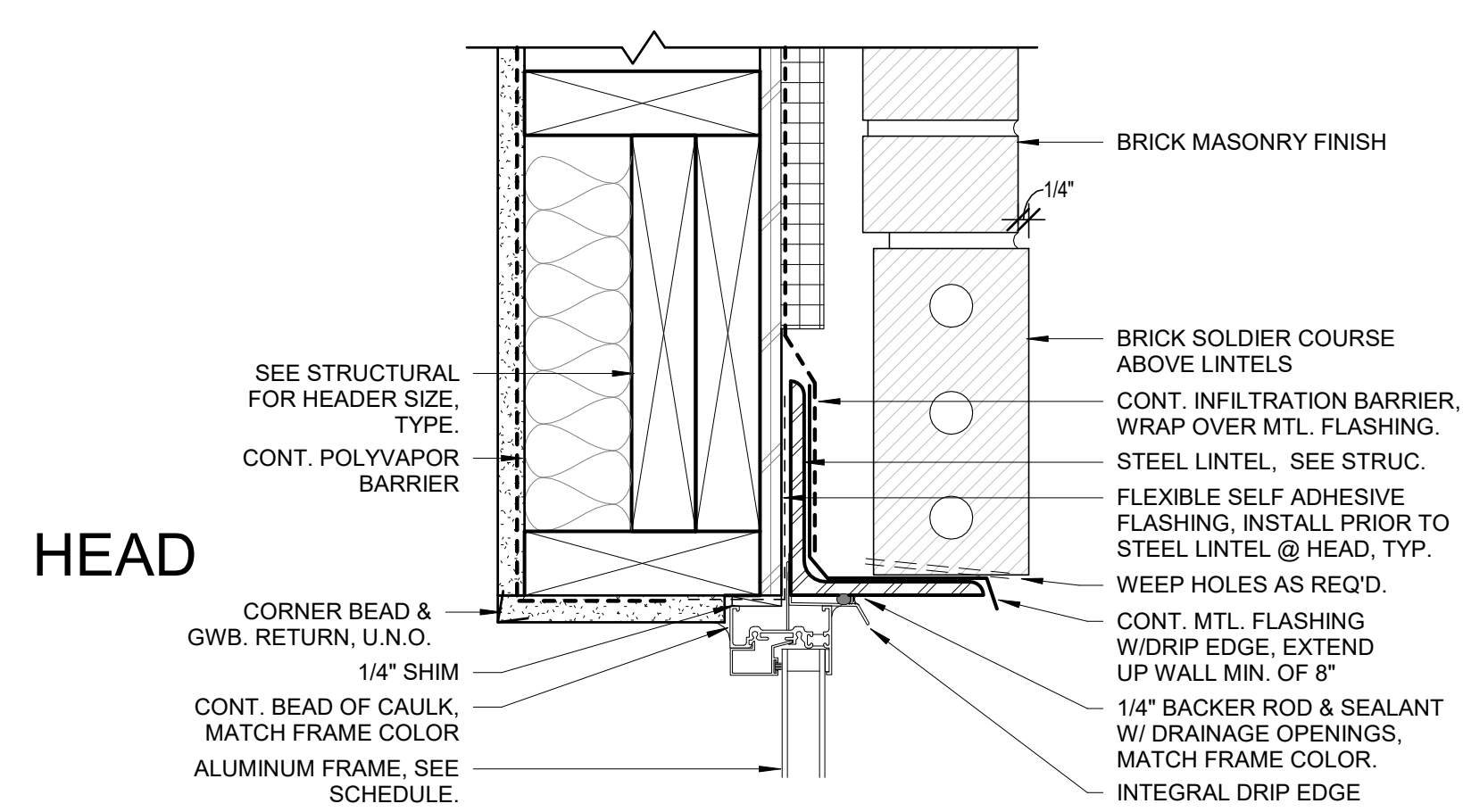
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1 ALUM. WINDOW @ SIDING
3" = 1'-0"



2 ALUM. WINDOW @ EIFS
3" = 1'-0"



3 ALUM. WINDOW @ BRICK
3" = 1'-0"

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A7.3

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