

14,595 SF POST FRAME BUILDING
SIMPLY HOMES PROPERTIES

2917 DAIRY DR.
MADISON, WI
SEPTEMBER 23, 2024



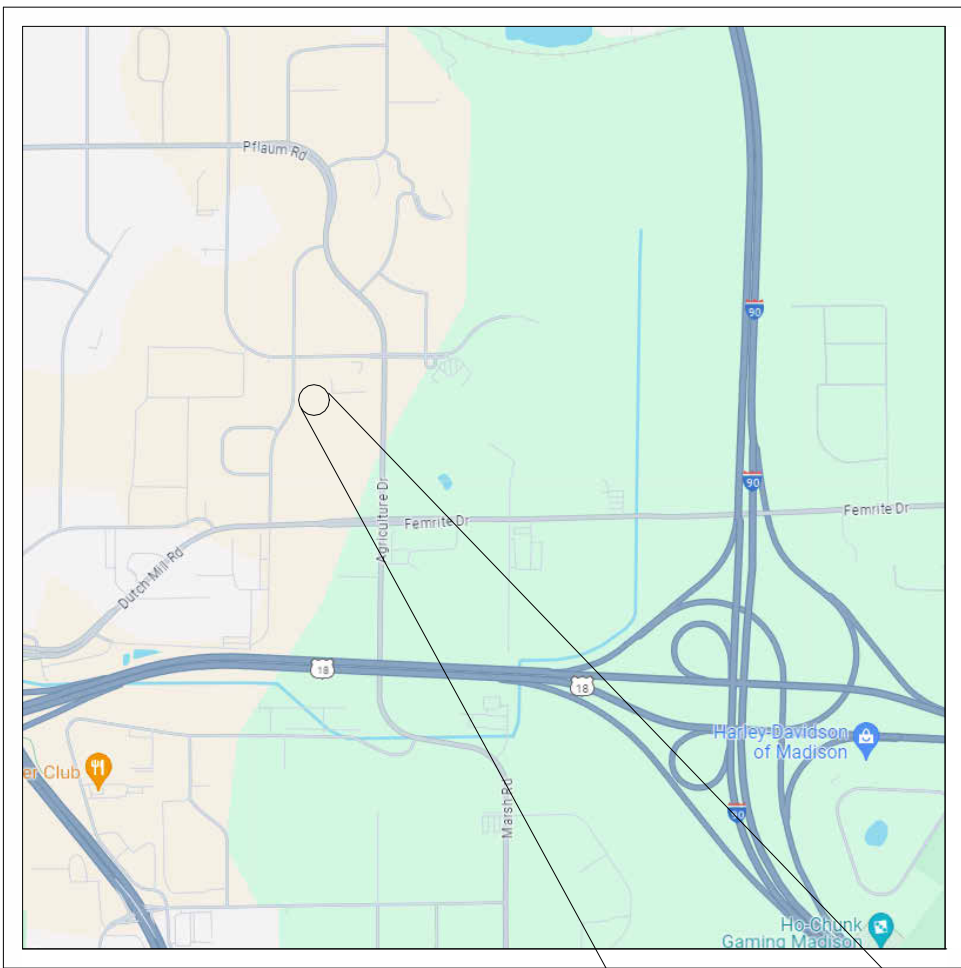
PROPOSED COMPLETED ELEVATION

SUBMITTAL TYPE	NEW CONSTRUCTION
PRIMARY OCCUPANCY TYPE	STORAGE BUILDING (S-1)
SECONDARY OCCUPANCY TYPE	BUSINESS (B)
OCCUPANCY SEPARATIONS	N/A

PROJECT AREA	14,595 SQ. FT.
FLOOR LEVELS	1
CONSTRUCTION CLASS	VB
SPRINKLER PROTECTION	TBD



LOCATION PLAN
DANE COUNTY, WI

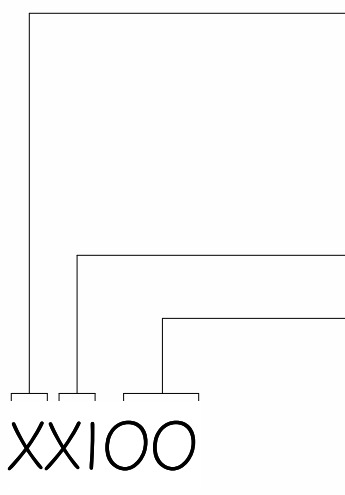



LOCATION PLAN
CITY OF MADISON

BUILDING DESIGN CRITERIA	
- CODE COMPLIANCE PER 2018 WISCONSIN COMMERCIAL BUILDING CODE (CBC) (2015 IBC - CODES) ENERGY COMPLIANCE PER IECC 2015	
- BUILDING ENVELOPE REQUIREMENTS: BUILDING ROOF (U=0.027) SPS 363.0402 BLDG WALL (U=0.051) SPS 363.0402 FENESTRATIONS MTL FRAME W/ THERMAL BREAK (U=0.38) DOORS, SWINGING (U=0.37) DOORS, NON SWINGING (U=0.31)	
- PROVIDED THERMAL ENVELOPE: WOOD FRAMED WALL CAVITY F.G. INSULATION R21 (U=0.048) ROOF BLOWN IN F.G. INSULATION R=50	
- OCCUPANCY TYPE IBC 508.3 SEPARATED OCCUPANCIES S1 - MODERATE HAZARD STORAGE = 8,475 SF B - BUSINESS GROUP = 6,120 SF	
- CONSTRUCTION CLASSIFICATION - VB POST FRAME BUILDING	
- BUILDING ALLOWABLE AREA - IBC 506.2 = 9,000 SF NON SPRINKLED - IBC 506.3 FRONTAGE INCREASE = 6,750 SF I _f = (F/P - 0.25)W/30 I _f = (520/520 - 0.25)30/30 = 0.75 * 9000 = 6,750 SF - TOTAL ALLOWED = 9,000 SF + 6,750 SF = 15,750 SF	
- OCCUPANT LOAD IBC 508.3 SEPARATED OCCUPANCIES BUSINESS (B) 6,120 SF / 500 = 12 OCCUPANTS STORAGE (S1) = 8,475 SF / 500 = 16 TOTAL = 28 OCCUPANTS	

ABBREVIATIONS	
EOP = EDGE OF PAVEMENT	MFG. = MANUFACTURER
BOC = BACK OF CURB	DIM. = DIMENSION
EOSW = EDGE OF SIDEWALK	SPF = SPRUCE PINE FUR
TOF = TOP OF FOOTING	DF = DOUGLAS FIR
FFE = FIRST FLOOR ELEVATION	SP = SOUTHERN PINE
TOW = TOP OF WALL	CONC. = CONCRETE
SFE = SECOND FLOOR ELEVATION	WWF = WIRE WELDED FABRIC
ELEV. = ELEVATION	OC = ON CENTER
RO = ROUGH OPENING	EW = EACH WAY
BM = BENCHMARK	EF = EACH FACE
SQ. FT. = SQUARE FEET	WH = WATER HEATER
DIA. = DIAMETER	DW = DISHWASHER
TYP. = TYPICAL	REF. = REFRIGERATOR
HM = HOLLOW METAL	FRZ. = FREEZER
SS = STAINLESS STEEL	FTG. = FOOTING
ALUM. = ALUMINUM	PC = PRECAST
IBC = INTERNATIONAL BUILDING CODE	OHD = OVERHEAD DOOR
WD = WOOD	T/O = TOP OF
MTL = METAL	GALV. = GALVANIZED
HSS = HOLLOW STEEL STRUCTURE	BRG. = BEARING
STL = STEEL	OH = OVERHANG
OFOI - OWNER FURNISHED OWNER INSTALLED	

SEAL	
I HEREBY CERTIFY THAT THIS PLAN SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF WISCONSIN.	

INDEX OF DRAWINGS		ARCHITECTURAL LEGEND	
NUMBERING SYSTEM: 		ANNOTATION CALLOUTS/DRAWING SYMBOLS	
DISCIPLINE: C - CIVIL L - LANDSCAPE A - ARCHITECTURE M - MECHANICAL E - ELECTRICAL P - PLUMBING S - STRUCTURAL K - FOOD SERVICE DISCIPLINE MODIFIER		INTERIOR ELEVATION SHEET NUMBER ELEVATION NUMBER	
SHEET NUMBER WITHIN SERIES XX100		EXTERIOR ELEVATION SHEET NUMBER	
REFER TO A/E/C CAD STANDARD FOR SHEET NUMBERING STANDARDS		SECTION SHEET NUMBER	
		ENLARGEMENT, DETAIL SHEET NUMBER	
		REVISION TAG	
		PLAN NORTH NORTH ARROW w/ TRUE NORTH INDICATION	
		ROOM 101 ROOM TAG	
		100' SPOT ELEVATION	
		LEVEL OF 100' LEVEL NAME	
		A SHEET KEYNOTE	
		100A DOOR TAG	
		XX WINDOW TAG	
		XX WALL TAG	
		XXXX ROOM TAG	
		XXXX UNIT TAG	
		S SMOKE TAG	
		FEC FIRE EXTINGUISHER - CABINET TYPE	
		FE FIRE EXTINGUISHER - CYLINDER TYPE	
		FE+V FIRE EXTINGUISHER & VALVE CABINET	
		F PULL STATION	
		H FIRE HORN	
		DH DOOR HOLD DEVICE	
		EXIT EXIT LIGHT	
		S EXHAUST FAN	
		R EMERGENCY LIGHT	
		R RESCUE ASSISTANCE INTERCOM	
		R RESCUE ASSISTANCE DIRECTIONAL SIGN	
		R RESCUE ASSISTANCE	
		B BOULDER WALL	
		F DRINKING FOUNTAINS	
		I SIGN LOCATION	
		X REVISION / ADDENDUM DESIGNATION	
		100'-0" FIN FLR. FLOOR ELEVATION	
		NOTE: ALL DIMENSIONS ARE STUD TO STUD UNLESS OTHERWISE NOTED.	

	PROJECT:	ADDRESS:	SHEET NAME:	REVISIONS NO. DATE 1 1/1/24 Plan Update
	14,400 SF POST-FRAME BUILDING SIMPLY HOMES PROPERTIES ROUSSEV ENGINEERING SOLUTIONS, LLC 406 Windy Peak Rd Verona, WI 53593 608-620-3036 (Office) • syet@roussevengeenrming.com	2917 DAIRY DR. MADISON, WI	TITLE SHEET	
PROJECT NO: 0824-28				
PLOT DATE: 8/26/24				
PLOT BY: SSR				
PLOT SCALE: As indicated				
SHEET # 1				

SITE ADDRESS: 2917 DAIRY DR, CITY OF MADISON, WI
CHARAL WISCONSIN PROPERTIES LLC



SHEET NAME:

ADDRESS:

PROJECT:

PROJECT NO: 0824-28
PLOT DATE : 9/22/24
PLOT BY : SSR
PLOT SCALE :

SHEET # C1.0

SITE DEVELOPMENT DATA:			
SITE DEVELOPMENT DATA:			
SITE ADDRESS: 2917 DAIRY DR, CITY OF MADISON, WI			
CHARAL WISCONSIN PROPERTIES LLC			
FOURTH ADDITION TO WORLD DAIRY CENTER, LOT 39.			
PROPOSED BUILDING	=	14,540SF	
CONCRETE SIDEWALK	=	1,075 SF	
ASPHALT PAVEMENT	=	27,685 SF	
TOTAL PRO IMPERVIOUS	=	43,300 SF	
IMPERVIOUS/PERVIOUS	=	43,300 SF/ 65,340 SF = 0.66	
PROVIDED PARKING			
SURFACE PARKING	=	8 SPACES INCLUDING	
BUILDING PARKING	=	4 SPACES	
TOTAL PARKING	=	12 STALLS,	
		INCLUDING 2 ADA	

SHEET KEYNOTES

1. ALL EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION.

PLAN KEY

- 1

PROPOSED NEW BUILDING
- 2

7" WIDE CONCRETE SIDEWALK
- 3

ACCESSIBLE STALL 8' WIDE
- 4

SEMI TRAILER LOADING DOCK
- 5

PROPERTY LINES
- 6


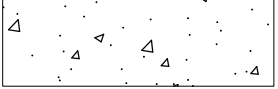
PUBLIC SETBACK LINES
- 7

SAWTOOTH LOADING DOCK
- 8

DUMPSTER LOCATION
- 9

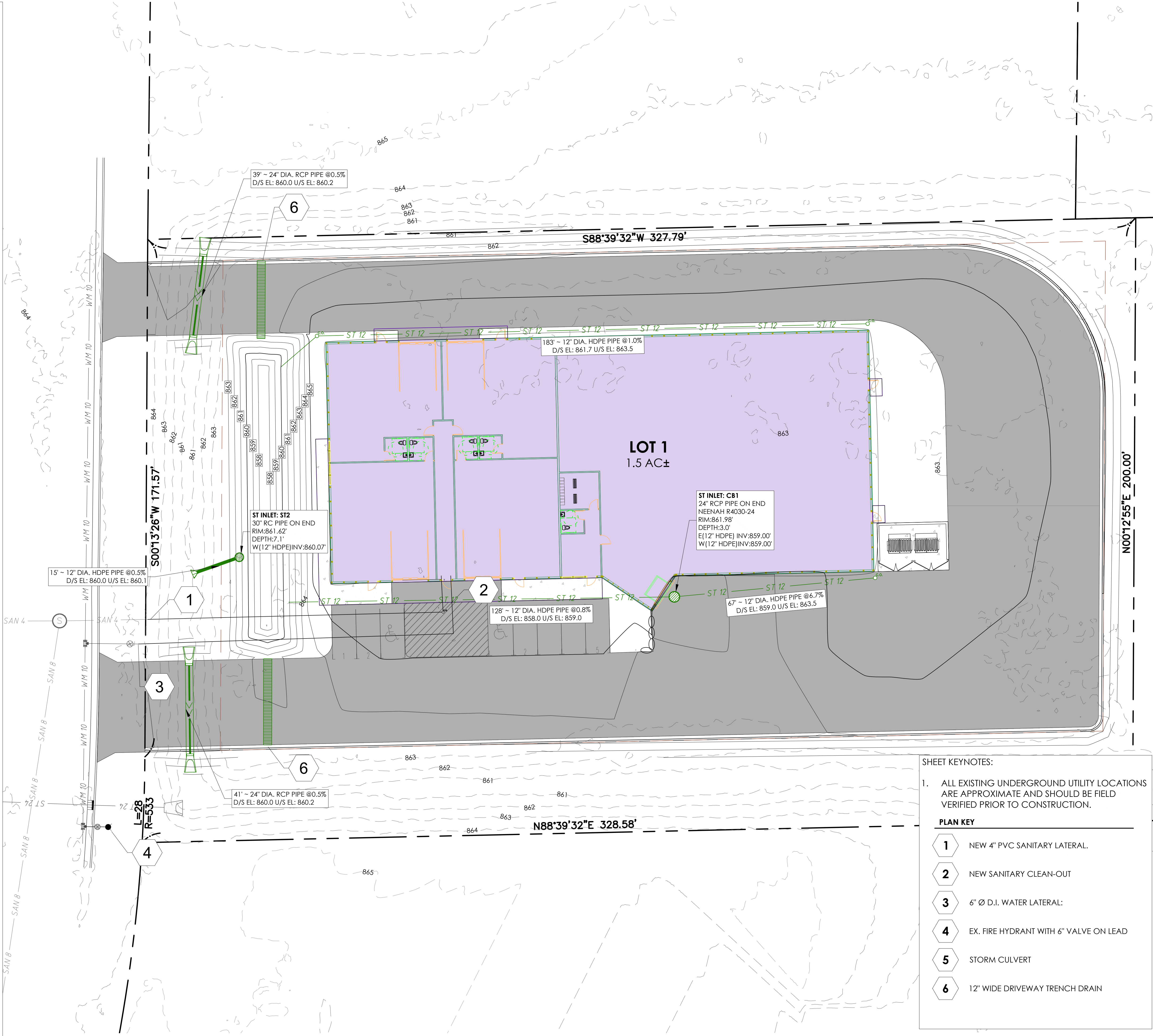
18" CURB & GUTTER
- 10

DRIVEWAY TRENCH DRAIN

PAVEMENT KEY	
	ASPHALT PAVEMENT
	CONCRETE PAVEMENT



- UTILITY NOTES:**
- CONTRACTOR SHALL CALL DIGGERS HOTLINE PRIOR TO ANY CONSTRUCTION.
 - ALL EXISTING UTILITIES SHOWN ON THE PLAN ARE APPROXIMATE AND SHALL BE FIELD VERIFIED PRIOR CONSTRUCTION
 - ALL SITE UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST ADDITION.
 - PRIOR TO CONSTRUCTION, CONTRACTOR SHALL OBTAIN A STREET OPENING PERMIT FOR ANY WORK TO BE DONE WITHIN THE RIGHT-OF-WAY.
 - CONTRACTOR SHALL OBTAIN ALL NECESSARY PLUGGING/CONNECTION PERMITS FROM THE CITY PRIOR TO ANY UTILITY WORK. CONTRACTOR TO NOTIFY THE DEPARTMENT OF PUBLIC WORKS A MINIMUM OF 48 HOURS BEFORE CONNECTING TO PUBLIC UTILITIES.
 - RESTORATION OF PAVEMENT, CURB & GUTTER, AND SIDEWALK WITHIN THE STREET RIGHT OF WAY IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF THE UNDERGROUND IMPROVEMENTS.
 - CONTRACTOR SHALL CONFIRM CONNECTION ELEVATION GRADES OF ALL PIPES PRIOR TO BEGINNING CONSTRUCTION.
 - CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE CITY UTILITIES DIRECTOR FOR THE PROPOSED WATER IMPROVEMENTS WITHIN THE RIGHT-OF-WAY PRIOR TO CONSTRUCTION.
 - NEW WATER MAIN PIPE AND FITTINGS SHALL BE CLASS 52 D.I. (8-INCH Ø).
 - WATER FITTINGS AND VALVES SHALL BE AS FOLLOWS:
 - VALVES SHALL BE RESILIENT-SEATED GATE VALVES, MECHANICAL JOINT CONFORMING TO ANSI/AWWA C509 OR ANSI/AWWA C515. VALVES SHALL HAVE NON-RISING STEM, WITH 2 INCH OPERATING NUT OPENING COUNTER-CLOCKWISE. THE VALVE WEDGE SHALL BE DUCTILE IRON FULLY ENCAPSULATED WITH EPDM RUBBER, SHALL BE SYMMETRICAL AND SEAL EQUALLY WELL WITH FLOW IN EITHER DIRECTION. VALVE BOXES SHALL BE CAST IRON AND SHALL INCLUDE A GATE VALVE ADAPTOR MANUFACTURED BY ADAPTOR INC.
 - HYDRANTS AFC WATEROUS PACER BREAKAWAY MODEL WB-67 OR APPROVED EQUAL. HYDRANT MARKERS RODON HYDRAFINDER. RODONCORP.COM OR SIMILAR.
 - AMERICAN NATIONAL STANDARD FOR DUCTILE IRON AND GRAY IRON FITTINGS, 3-INCH THROUGH 48-INCH, FOR WATER (ANSI/AWWA C110/A21.10 - LATEST REVISION) OR AMERICAN NATIONAL STANDARD FOR DUCTILE IRON COMPACT FITTINGS, 3-INCH THROUGH 64-INCH FOR WATER (ANSI/AWWA C153/A21.53-11 - LATEST REVISION).
 - MECHANICAL JOINT FITTING REQUIREMENTS: CLASS 250 MECHANICAL JOINT PIPE FITTINGS. CEMENT LINED. ALL BELLS. ENTIRE FITTING TARRED. ESTABLISH CONDUCTIVITY ACROSS FITTINGS IN ACCORDANCE WITH SECTION 702.3.1. FURNISHED WITH ALL NECESSARY ACCESSORIES (RUBBER GASKETS, FLANGES, BOLTS, ETC.).
 - MECHANICAL JOINT RESTRAINTS: EBAA IRON INC. - MEGALUG® SERIES 1100. STAR PIPE PRODUCTS - STARGRIP® SERIES 3000. WATER SERVICE SHALL BE TYPE "K" COPPER, 2" Ø CONFORMING TO ASTM B-88 FROM CORPORATION STOP TO CURB STOP. 4-INCH DIAMETER AND LARGER LATERALS: CLASS 52 DUCTILE IRON IN ACCORDANCE WITH SECTION 702.3.1 - DUCTILE IRON PIPE.
 - CORPORATION STOPS: MUELLER B-25000N, AWWA INLET, COPPER FLARE OUTLET BALL CORPORATION VALVE OR A.Y. MCDONALD 74701BL-X (X DENOTES SIZE), BALL STYLE FLARE CORP., LESS NUT OR FORD FB1000-X-C16198-Y-NL, BALLCORP AWWA TO CTS QUICK JOINT 45-DEG ANGLE, -ANWT-
 - CURB STOPS: ¾-INCH TO 2-INCH DIAMETER, QUARTER-TURN, BALL VALVE CURB STOPS A.Y. MCDONALD 76100 (SIZE), Q CTS FLARED, A.Y. MCDONALD 76100Q (SIZE), Q CTS COMPRESSION MÜLLER H15209N 2-INCH, COMPRESSION JOINTS, BOTH SIDES COPPER.
 - CURB STOP BOXES: MULLER H10386 FOR 2-INCH, ARCH PATTERN, 7 TO 8 FOOT EXTENSION, SLIP TYPE EXTENSION, UPPER SECTION BEING 1 ½ INCHES IN DIAMETER, PROVIDED W/ 5-FOOT ROUND STATIONARY RODS AND GUIDE RINGS, BRASS PENTAGON HEAD PLUG-TYPE LIDS.
 - ANY PERSON WHO INSTALLS A NONCONDUCTIVE WATER OR SEWER LATERALS MUST ALSO INSTALL A LOCATION WIRE OR OTHER EQUALLY EFFECTIVE MEANS FOR MARKING THE LOCATION OF THE LATERAL. METHOD SHALL BE APPROVED BY THE CITY.
 - CONTRACTOR TO COORDINATE NEW, RELOCATED AND/OR ABANDONED GAS, ELECTRIC, TELEPHONE, AND CABLE WITH APPROPRIATE UTILITY COMPANIES.
 - ALL WATER MAIN PIPE AND FITTINGS SHALL BE INSTALLED TO A MIN. DEPTH OF COVER OF 6.0'. AFTER RE-GRADING, EXISTING WATER MAIN PIPE WHICH DOES NOT MEET THIS REQUIREMENT SHALL BE INSULATED.
 - SANITARY SEWER SERVICES SHALL BE 6" Ø SDR-35.
 - BUILDING PLUMBER SHALL VERIFY SIZE, SLOPE, AND EXACT LOCATION OF PROPOSED SANITARY LATERALS AND WATER SERVICES PRIOR TO INSTALLATION.



SHEET KEYNOTES:

- ALL EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION.

PLAN KEY

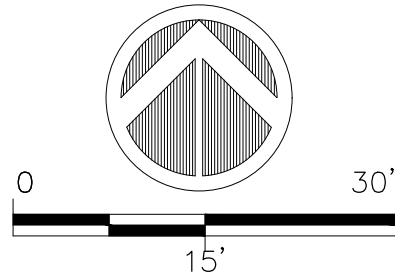
1	NEW 4" PVC SANITARY LATERAL.
2	NEW SANITARY CLEAN-OUT
3	6" Ø D.I. WATER LATERAL:
4	EX. FIRE HYDRANT WITH 6" VALVE ON LEAD
5	STORM CULVERT
6	12" WIDE DRIVEWAY TRENCH DRAIN

GRADING NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITIES PRIOR TO BEGINNING GRADING OPERATIONS. NOTIFY DIGGERS HOTLINE 5 WORKING DAYS PRIOR TO START OF CONSTRUCTION.
2. ALL MATCHING SIDEWALK ELEVATIONS SHALL BE VERIFIED IN THE FIELD TO ALLOW FOR PROPER DRAINAGE.
3. CONTOUR AND SPOT ELEVATIONS SHOWN REPRESENT FINISH GRADE ELEVATIONS.
4. ALL LAWN AND PLANTING AREAS WHICH HAVE BEEN COMPACTED DUE TO CONSTRUCTION SHALL BE LOOSENEED PRIOR TO ADDITION OF TOPSOIL.
5. SIDEWALKS AND RAMPS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2% (1:50).
6. SIDEWALK LANDINGS SHALL HAVE A 2.0% (1:50) MAXIMUM CROSS SLOPE OR SLOPE IN ALL DIRECTIONS, INCLUDING DIAGONAL.
8. ALL SIDEWALK SHALL HAVE A MAXIMUM RUNNING SLOPE OF 8%.

GRADING LEGEND

- EXISTING CONTOURS
- PROPOSED MAJOR CONTOURS (5' INTERVAL)
- PROPOSED MINOR CONTOURS (1' INTERVAL)
- SAWCUT LINE
- 866.00' P PAVEMENT ELEVATION
- 866.00' FFE FINISHED FLOOR ELEVATION
- 866.00' C CONCRETE PAVEMENT ELEVATION
- DRAINAGE ARROWS



REVISIONS	NO.	DATE
CIP SUBMITTAL	1	9/23/24

SHEET NAME:
GRADING PLAN

ADDRESS:
2917 DAIRY DR.

PROJECT:
NEW 14,400 SF BUILDING
SIMPLY HOMES PROPERTIES

ROUSSEV
ENGINEERING
SOLUTIONS, LLC
406 Windy Peak Rd
Verona, WI 53593
• svet@rousseveengineering.com

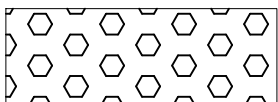



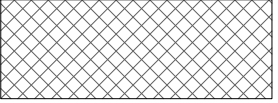

PROJECT NO: 0824-28
PLOT DATE: 9/22/24
PLOT BY: SSR
PLOT SCALE:

SHEET # C4.0

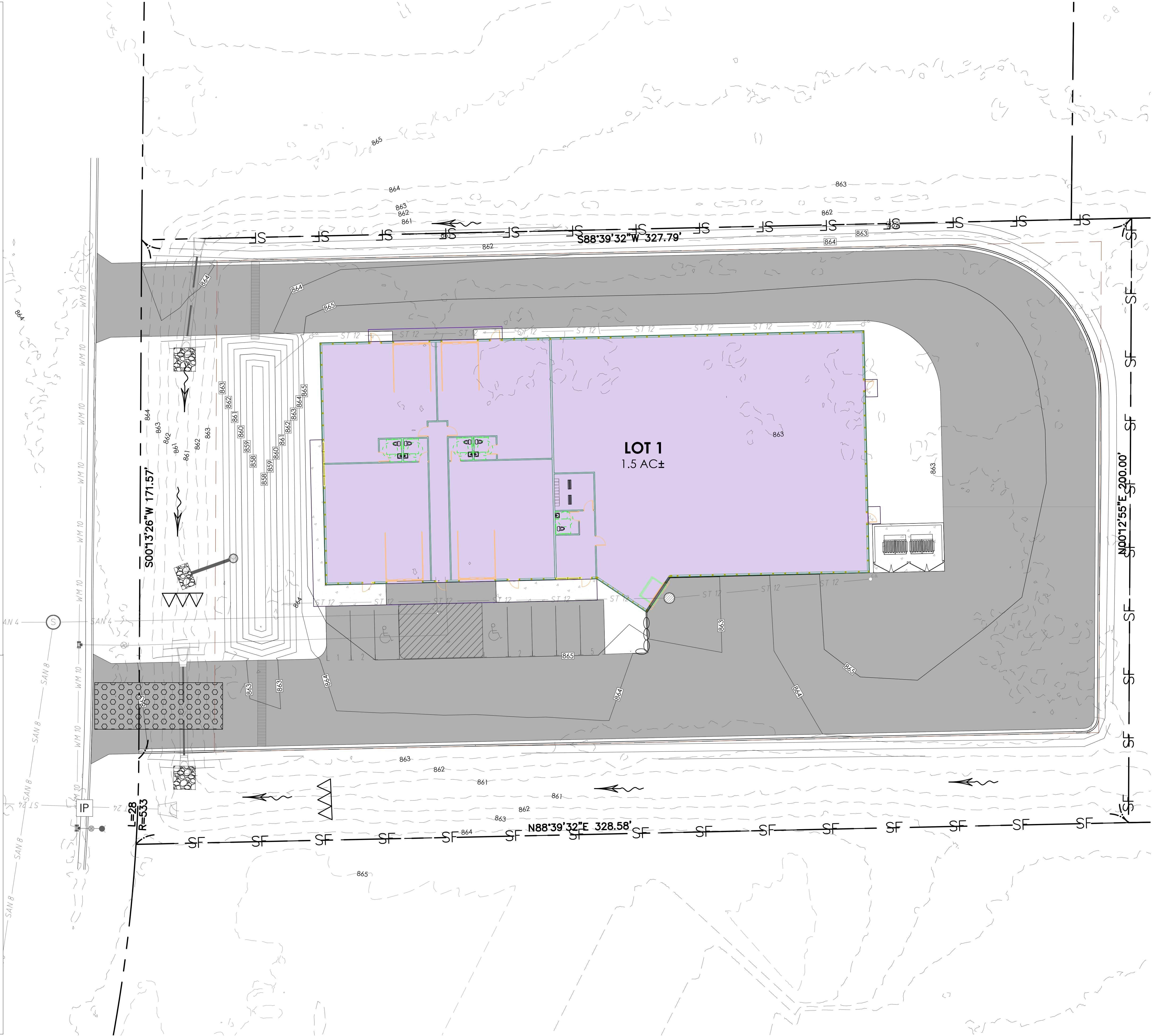
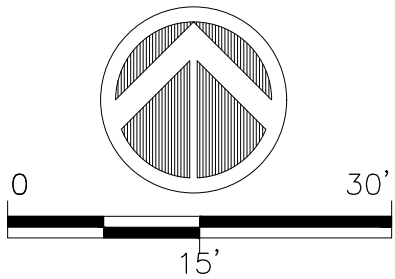
EROSION CONTROL NOTES:

1. THE CONTRACTOR SHALL IMPLEMENT AND MAINTAIN EROSION CONTROL DEVICES FROM THE START OF LAND DISTURBING CONSTRUCTION ACTIVITIES UNTIL FINAL STABILIZATION OF THE CONSTRUCTION SITE.
2. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH CITY EROSION CONTROL AND STORMWATER ORDINANCE AND THE APPROPRIATE WISCONSIN DNR CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS. THE CITY RESERVES THE RIGHT TO REQUIRE ADDITIONAL EROSION CONTROL MEASURES AS CONDITIONS WARRANT.
3. CLEANING RIGHT-OF-WAY SURFACES SHALL BE THOROUGHLY CLEANED BEFORE THE END OF EACH WORKING DAY WITHOUT HYDRAULIC FLUSHING.
4. RESTORATION RESTORATION SHALL BE COMPLETED AS NOTED IN THE CONSTRUCTION SCHEDULE UNLESS OTHERWISE AUTHORIZED BY THE CITY.
5. INSPECTION THE CONTRACTOR SHALL INSPECT EROSION AND SEDIMENT CONTROL PRACTICES WEEKLY, AND WITHIN 24 HOURS FOLLOWING A RAINFALL OF 0.5 INCHES OR GREATER. DOCUMENTATION OF EACH INSPECTION SHALL INCLUDE THE TIME, DATE AND LOCATION OF INSPECTION, THE PHASE OF LAND DISTURBANCE AT THE CONSTRUCTION SITE, PERSON CONDUCTING THE INSPECTION, ASSESSMENT OF CONTROL PRACTICES, AND A DESCRIPTION OF ANY EROSION OR SEDIMENT CONTROL MEASURE INSTALLATION.
6. STONE TRACKING PAD. BEFORE BEGINNING CONSTRUCTION, CONTRACTOR SHALL INSTALL A STONE TRACKING PAD AT EACH POINT WHERE VEHICLES ENTERS/EXITS THE CONSTRUCTION SITE. STONE TRACKING PADS SHOULD BE AT LEAST 24 FEET WIDE AND 50 FEET LONG, AND CONSTRUCTED OF 3-6 INCH WASHED STONE WITH A DEPTH OF AT LEAST 12 INCHES. ON SITES WITH CLAY SOILS, TONE TRACKING PADS MUST BE UNDERLAIN WITH A GEOTEXTILE LINER TO PREVENT THE STONE FROM SINKING INTO THE SOIL.
7. INLET PROTECTION. ALL INLETS SUBJECT TO DRAINAGE SHALL BE PROTECTED WITH TYPE D INLET PROTECTION OR APPROVED EQUAL. ANY DEPOSITS OF DIRT, MUD, ROCK, DEBRIS, OR OTHER MATERIAL ENTERING THE STORM SEWER SYSTEM SHALL BE PROMPTLY AND THOROUGHLY CLEANED OUT.
8. EROSION MAT. AREAS OR EMBANKMENTS HAVING SLOPES GREATER THAN OR EQUAL TO 4H:1V SHALL BE STABILIZED WITH WISCONSIN DOT CLASS 1, URBAN, TYPE B, EROSION MAT.
9. TEMPORARY EROSION CONTROL. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
10. STABILIZATION. STABILIZE AREAS OF FINAL GRADING WITHIN 7 DAYS OF REACHING FINAL GRADE.
11. TOPSOIL. A MINIMUM OF 4 INCHES OF TOPSOIL MUST BE APPLIED TO ALL AREAS TO BE SEEDED OR SODDED.
12. SEEDING. SEED MIXTURE SHALL BE APPLIED AT A RATE OF 2 LBS PER 1,000 SF OF AREA OR AS NOTED ON THE LANDSCAPE PLAN.
13. STOCKPILES. IMMEDIATELY STABILIZE STOCKPILES AND SURROUND STOCKPILES AS NEEDED WITH SILT FENCE OR OTHER PERIMETER CONTROL IF STOCKPILES WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.
14. EXISTING SITE HAS A REGIONAL STORM WATER FACILITY THAT PROVIDES COMPLIANCE WITH NR 151 REQUIREMENTS.

EROSION CONTROL KEY

-  TRACKING PAD
-  SF SILT FENCE, TYP.
-  IP INLET PROTECTION, TYP.
-  CLASS II RIP-RAP @ STORM SEWER OUTLET, TYP.
-  EROSION MAT
-  TEMPORARY DITCH CHECK, TYP.

DIGGERSHOTLINE
Dial 811 or (800)242-8511
www.DiggersHotline.com



REVISIONS	NO.	DATE
CJP SUBMITTAL	1	9/23/24

SHEET NAME:
EROSION CONTROL PLAN

ADDRESS:
2917 DAIRY DR.

PROJECT:
NEW 14,400 SF BUILDING
SIMPLY HOMES PROPERTIES

ROUSSEV
ENGINEERING
SOLUTIONS, LLC
406 Windy Peak Rd
Verona, WI 53593
• svet@rouseveengineering.com

PROJECT NO: 0824-28
PLOT DATE: 9/22/24
PLOT BY: SSR
PLOT SCALE:

SHEET # C5.0

LAWN AREAS

BARK/MULCH LANDSCAPE AREAS

PLANT LIST

KEY	QUAN	SIZE	COMMON NAME	Botanical Name	ROOT
	(7)		Canopy Trees		
CH	1	2 ½"	Common Hackberry	Celtis Occidentalis	BB
EP	2	2 ½"	Exclamation Planetree	Platanus Acerifolia	BB
KCT	1	2 ½"	Kentucky Coffeetree	Gymnocladus Dioicus	BB
SWO	2	2 ½"	Swamp White Oak	Quercus Bicolor	BB
T	1	2 ½"	Tamarack	Larix Laricina	BB
	(1)		Ornamental Trees		
RBC	1	10'	River Birch Clump	Betula Nigra	BB
	(9)		Evergreen Shrubs		
EA	4	5'	Emerald Arborvitae	Thuja Occidentalis	BB
WBJ	5	5'	Wichita Blue Juniper	Juniperus Scopulorum	BB
	(48)		Deciduous Shrubs		
BC	12	24"	Black Chokeberry	Aronia Melanocarpa	Pot
DBH	15	24"	Dwarf Bush Honeysuckle	Diervilla Lonicera	Pot
GDP	4	18"	Gold Drop Potentilla	Potentilla Fruticosa	Pot
LDN	3	18"	Little Devil Ninebark	Physocarpus Opulifolius	Pot
MKL	2	36"	Miss Kim Lilac	Syringa Pubescence 'Miss Kim'	Pot
RTD	9	24"	Red Twig dogwood	Cornus Sericea	Pot
YTD	3	24"	Yellow Twig dogwood	Cornus Lutea	Pot
	(44)		Perennials		
LBS	24	1 G	Little Bluestem Grass	Schizachyrium Scoparium	Con
LH	20	1 G	Loyalist Hosta	Hosta 'Loyalist'	Con

NOTES:

1) Disturbed lawn areas to receive a minimum of 4" of topsoil, premium bluegrass seed mix, starter fertilizer, and straw mulch.

2) Proposed bio-retention area to receive a minimum of a minimum of 4:of topsoil, short grass turf seed mix with cover crop (supplied by Agrecol, or equal) and installed per manufacturer's recommendations.

3) Disturbed lawn areas in public and utility easements to be repaired with a minimum of 4: of topsoil, turf seed to match existing turf, starter fertilize and straw mulch.

4) Lawn and turf areas in swales and on slopes more than 3:1 shall be mulched with straw mat.

5) Designated planting beds to be mulched with shredded hardwood bark mulch spread to a depth of 3".

6) Individual trees and shrub groupings in lawn areas to receive shredded hardwood bark mulch plant rings (4' diameter) spread to a depth of 3".

7) Designated planting beds to be separated from lawn and turf areas with 5" shovel cut edge.

LANDSCAPE WORKSHEET

2917 Dairy Drive, Madison, WI

Landscap

Points Required

Developed Area =

Landscap

Points: 28,760 SF

479 points

Total Landscap

Points Required

479 points

Landscap

Points Supplied

Existing canopy trees – 0 @ 35 =

0 points

Proposed canopy trees - 7 @ 35 =

245 points

Existing evergreen trees – 0 @ 35 =

0 points

Proposed evergreen trees – 0 @ 35 =

0 points

Existing ornamental trees - 0 @ 15 =

0 points

Proposed ornamental trees - 1 @ 15 =

15 points

Existing upright evergreen shrubs – 0 @ 10 =

0 points

Proposed upright evergreen shrubs – 9 @ 10 =

90 points

Existing deciduous shrubs – 0 @ 3 =

0 points

Proposed deciduous shrubs – 48 @ 3 =

144 points

Existing evergreen shrubs – 0 @ 4 =

0 points

Proposed evergreen shrubs – 0 @ 4 =

0 points

Existing perennials & grasses 0 @ 2 =

0 points

Proposed perennials & grasses 44 @ 2 =

88 points

Total landscap

points supplied =

582 points

Lot Frontage Landscap

Required

(Section 28.142(5) Development Frontage Landscaping)

"One (1) over-story deciduous tree and five (5) shrubs shall be planted for each thirty (30) lineal feet of lot frontage. Two (2) ornamental trees or two (2) evergreen trees may be used in place of one (1) over-story deciduous tree."

Dairy Drive =

200 LF

Over story trees required 200'/30' = 6.6

7 trees

Shrubs required (200'/30') x 5 = 33,3

34 shrubs

Over story trees supplied

6 trees

Ornamental/Evergreen trees supplied

2 trees

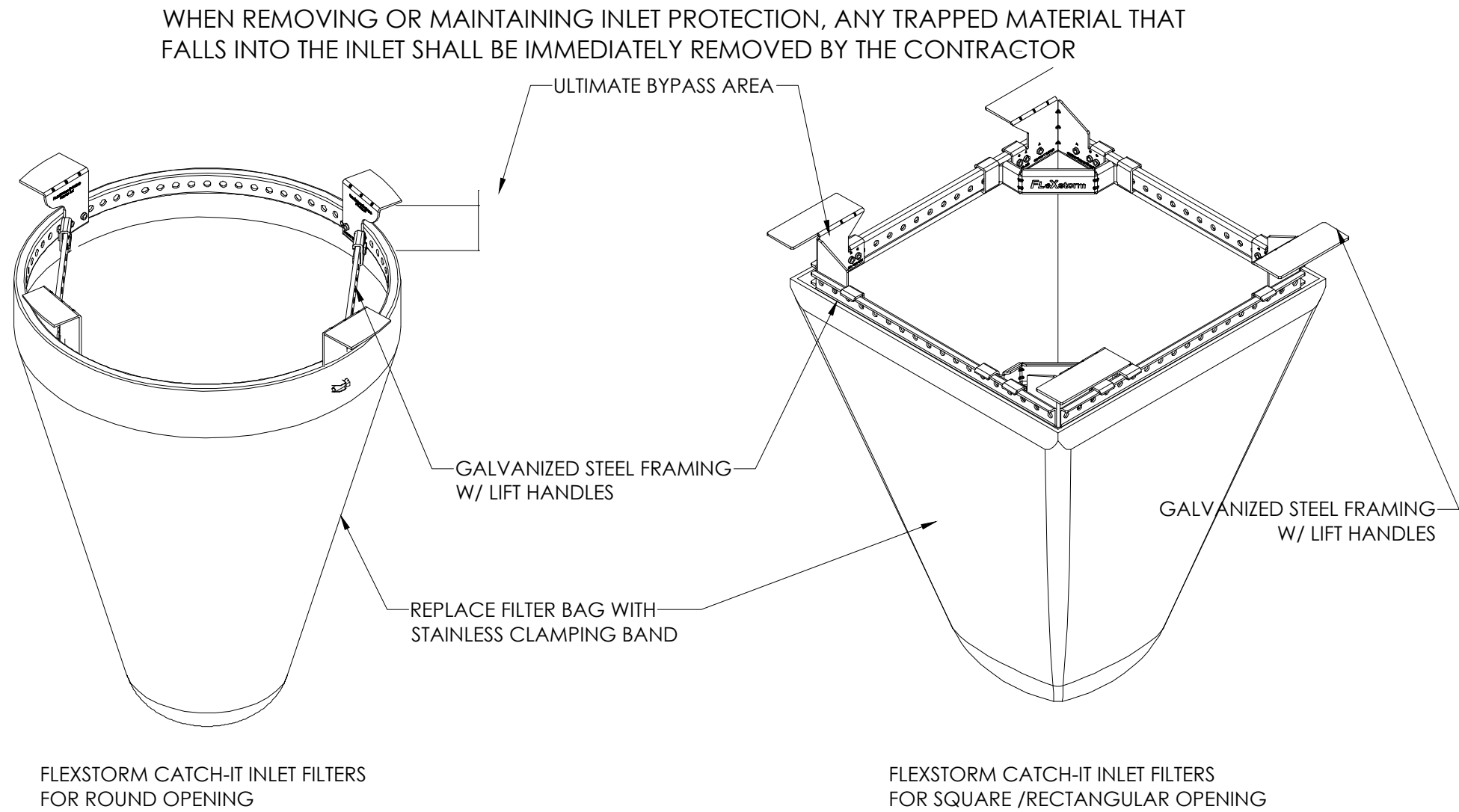
Shrubs supplied

35 shrubs

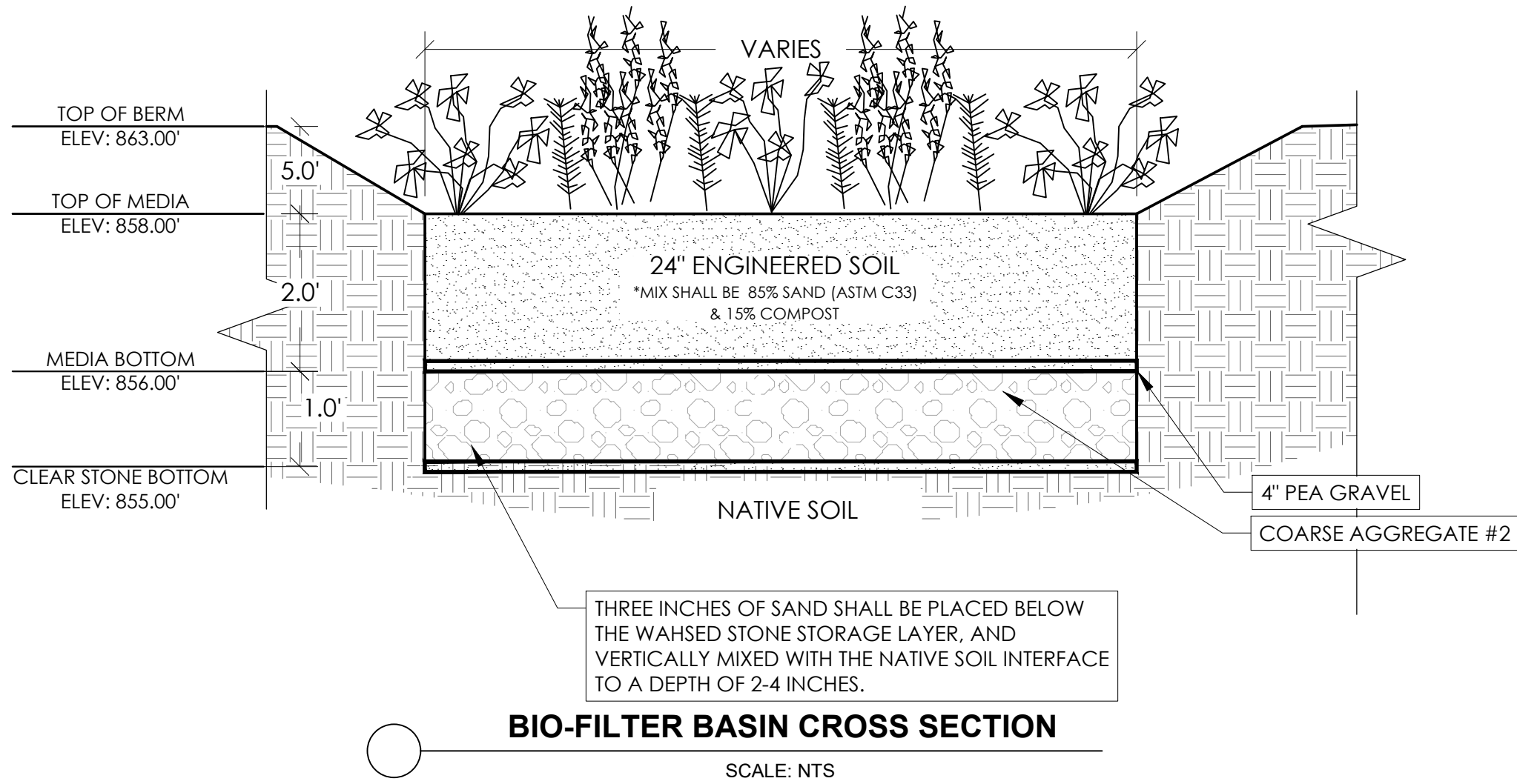


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NEENAH CASTING	INLET TYPE	GRATE SIZE	OPENING SIZE	ADS P/N
1040/1642/1733	ROUND	26	24	62MRDFX
3067 W/FLAP	CURB BOX	35.25X11.75	33.0X15.0	62LCBEXTFX
3067 EXTENDED BACK	CURB BOX	35.25X17.75	33.0X15.0	62LCBEXTFX
3246A	CURB BOX	35.75X23.875	33.5X21.0	62LCBFX
3030	SQUARE/RECT	23X16	20.5X13.5	62MCBFX
3067-C	SQUARE/RECT	35.25X17.75	33X15	62LSQFX



6-INLET PROTECTION

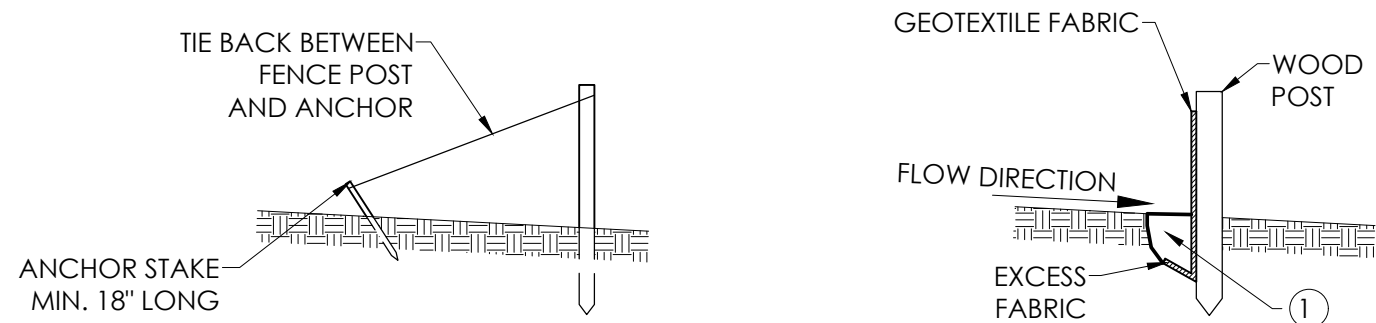
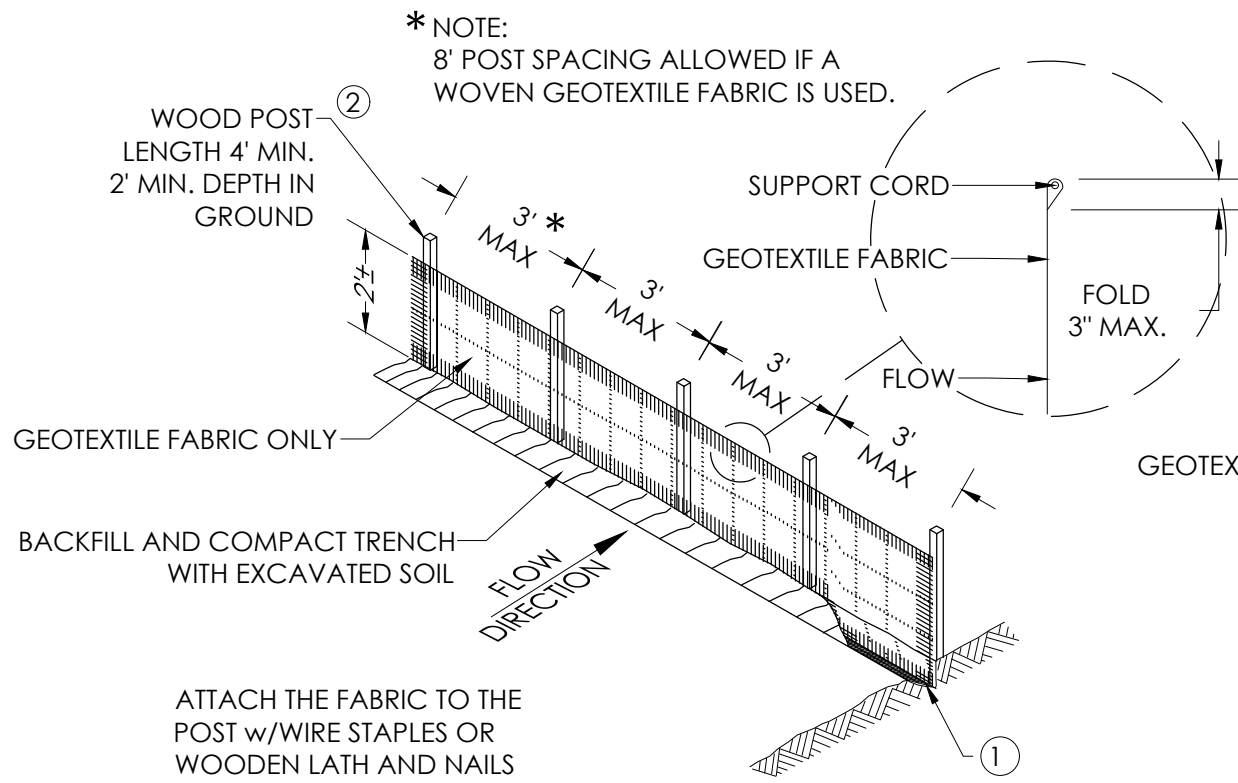


BIORETENTION BASIN NOTES:

- RUNOFF SHALL NOT BE ALLOWED IN THE BASIN UNTIL AFTER THE TRIBUTARY AREA IS STABILIZED.
- CONSTRUCTION OF THE BASIN SHOULD ONLY OCCUR DURING SUITABLE SITE CONDITIONS - IF CONSTRUCTION OF THE BASIN OCCURS DURING SATURATED SOIL CONDITIONS, THE SOIL IN THE DEVICE COULD BE UNNECESSARILY COMPACTED.
- MATERIALS USED FOR THE ENGINEERED SOIL SHALL COMPLY WITH WISCONSIN DNR TECHNICAL STANDARD 1004.
- PLACED SAND SHALL MEET ONE OF THE FOLLOWING REQUIREMENTS:
USDA COARSE SAND (.02 -.04 INCHES). ASTM C33 FINE AGGREGATE CONCRETE SAND, WISCONSIN STANDARDS AND SPECS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, SECTION 501.2.5 FINE AGGREGATE CONCRETE SAND, SAND SHALL BE WASHED AND DRAINED TO REMOVE CLAY AND SILT PARTICLES PRIOR MIXING. STONE STORAGE SHALL MEET COARSE AGGREGATE #2, WISCONSIN STANDARDS AND SPECS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, SECTION 501.2.5, 2003.
- COMPACTION OF THE SOILS USED FOR THE BIORETENTION DEVICE MUST BE AVOIDED - HEAVY EQUIPMENT SHOULD NOT BE USED IN THE CONSTRUCTION OF THE BASIN.
- LIVE PLANT PLUGS GROWN TO AT LEAST 1.25" x 1.25" x 2.25" IN POTS SHALL BE PLANTED AT 1' ON CENTER THROUGHOUT THE PLANTING AREA.
- USE RAINWATER RENEWAL (#RNR) BY AGRECOL NATIVE SEED MIX FOR BOTTOM OF BIO-RETENTION BASIN IN ADDITION TO PLUG PLANTINGS. SEED AT 8 PLS LBS/ACRE OR 94 SEEDS PER SF.
- PLANTS SHALL BE NATIVE PLANTS AS SPECIFIED BY AGRECOL OR OTHER APPROVED NURSERY.
- INSTALL CLASS II TYPE A BIO-DEGRADABLE EROSION MAT IN BASIN BOTTOM, TYP.

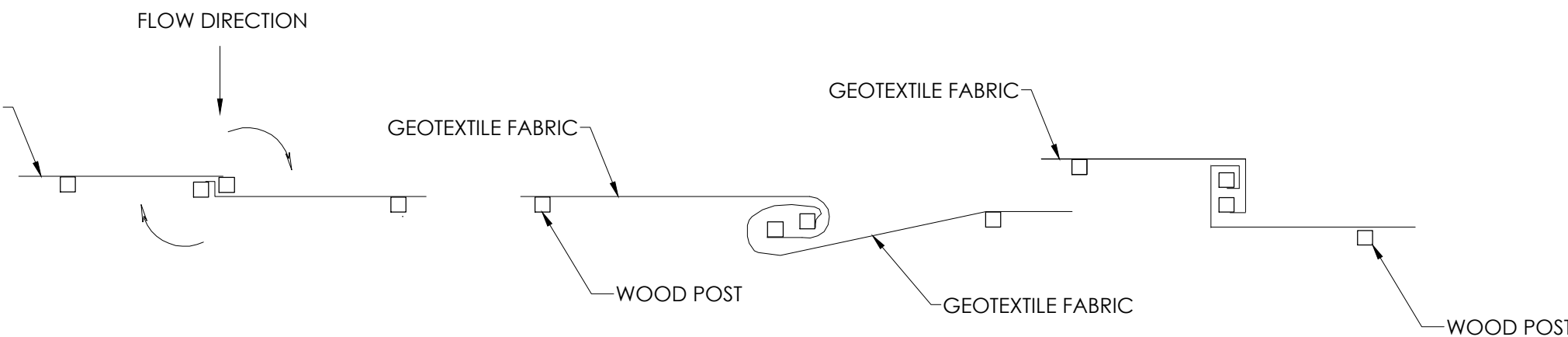
5-BIO-FILTER BASIN

- NOTES:
- TRENCH SHALL BE A MINIMUM OF 4" WIDE BY 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC, FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.
 - HORIZONTAL BRACE WITH 2" X 4" WOODEN FRAME OR EQUIVALENT AT TOP OF POST AS DIRECTED BY THE ENGINEER.
 - WOOD POST SHALL BE A MINIMUM SIZE OF 1 1/8" X 1 1/8" OF OAK OR HICKORY.



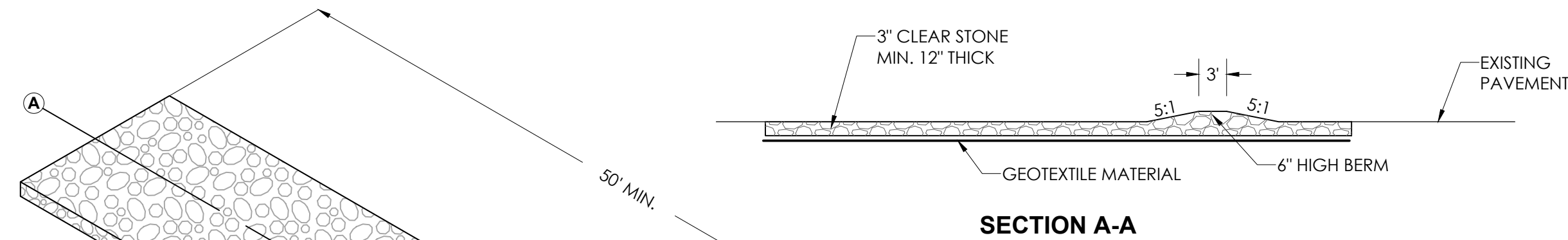
SILT FENCE TIE BACK DETAIL

TRENCH DETAIL



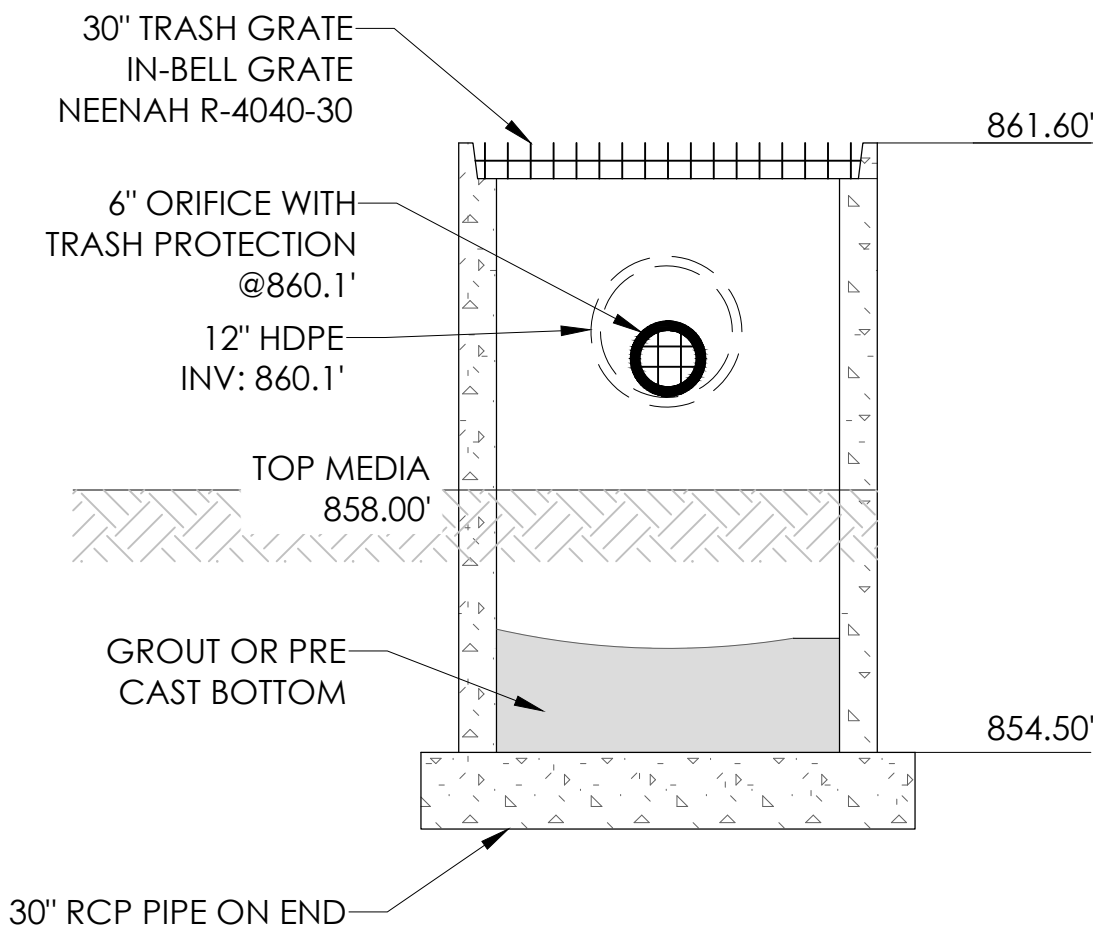
JOINING LENGTHS OF SILT FENCE

1-SILT FENCE

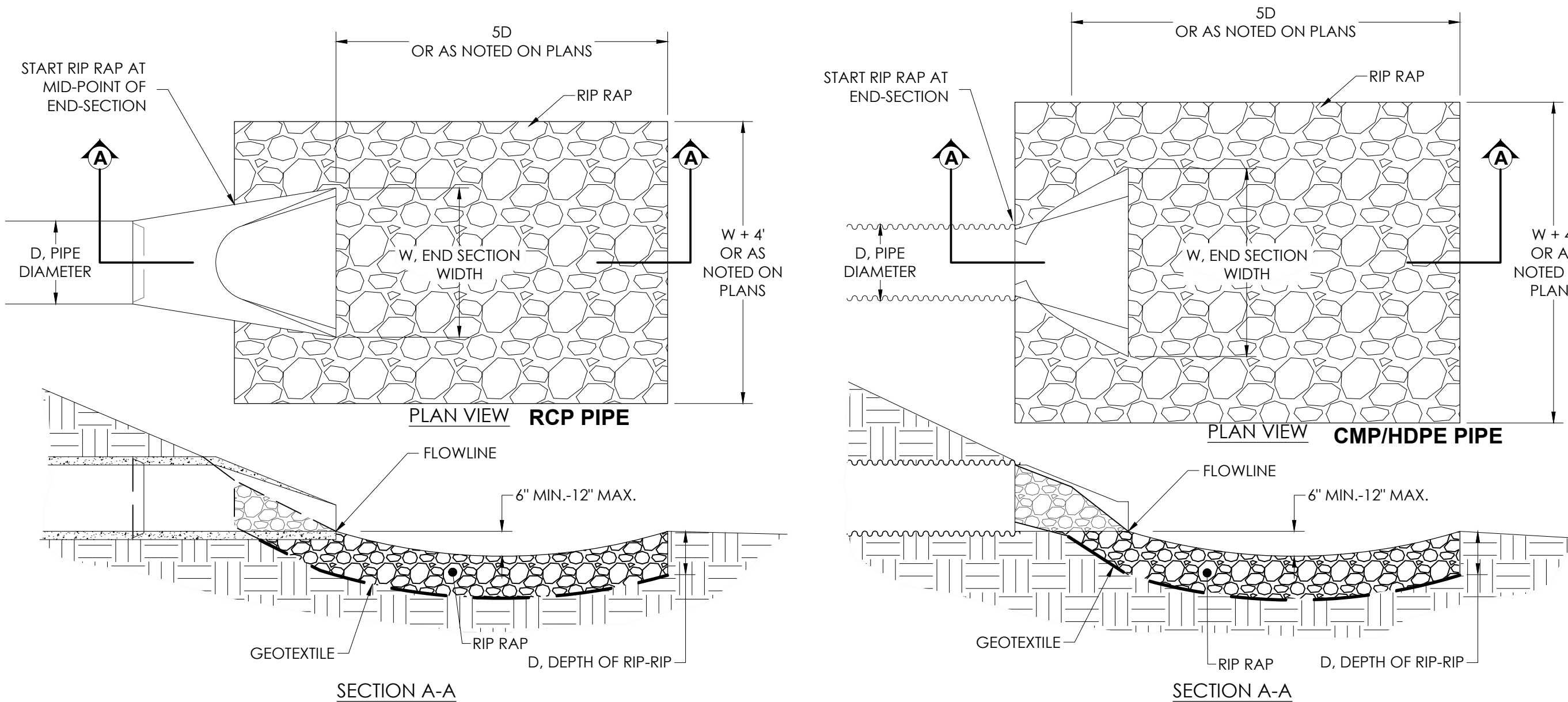


- FOLLOW WISCONSIN DNR TECHNICAL STANDARD 1057 FOR FURTHER DETAILS AND INSTALLATION.
- LENGTH - MINIMUM OF 50'.
- WIDTH - 24" MINIMUM, SHOULD BE FLARED AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
- ON SITES WITH A HIGH GROUND WATER TABLE OR WHERE SATURATED CONDITIONS EXIST, GEOTEXTILE FABRIC SHALL BE PLACED OVER EXISTING GROUND PRIOR TO PLACING STONE, FABRIC SHALL BE WISDOT TYPE-HR GEOTEXTILE FABRIC.
- STONE - CRUSHED 3" CLEAR STONE SHALL BE PLACED AT LEAST 12" DEEP OVER THE ENTIRE LENGTH AND WIDTH OF ENTRANCE.
- SURFACE WATER - ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARDS CONSTRUCTION ENTRANCES SHALL BE PIPED THROUGH THE ENTRANCE, MAINTAINING POSITIVE DRAINAGE. PIPE INSTALLED THROUGH THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROTECTED WITH A MOUNTABLE BERM WITH S:1 SLOPES AND MINIMUM OF 6" STONE OVER THE PIPE. PIPE SHALL BE SIZED ACCORDING TO THE DRAINAGE REQUIREMENTS. WHEN THE ENTRANCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY A PIPE SHALL NOT BE NECESSARY. THE MINIMUM PIPE DIAMETER SHALL BE 6". CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID PIPE.
- LOCATION - A STABILIZED CONSTRUCTION ENTRANCE SHALL BE LOCATED WHERE CONSTRUCTION TRAFFIC ENTERS AND/OR LEAVES THE CONSTRUCTION SITE. VEHICLES LEAVING THE SITE MUST TRAVEL OVER THE ENTIRE LENGTH OF THE TRACKING PAD.

2-TRACKING PAD



4-BIO-FILTER OUTLET



3-RIP RAP AT PIPE DISCHARGE



PROJECT: NEW 14,400 SF BUILDING
SIMPLY HOMES PROPERTIES

ROUSSEV ENGINEERING SOLUTIONS, LLC
406 Windy Peak Rd
Verona, WI 53593

PROJECT NO: 0824-28
PLOT DATE: 9/22/24
PLOT BY: SSR
PLOT SCALE:

SHEET # C6.0

SHEET NAME:

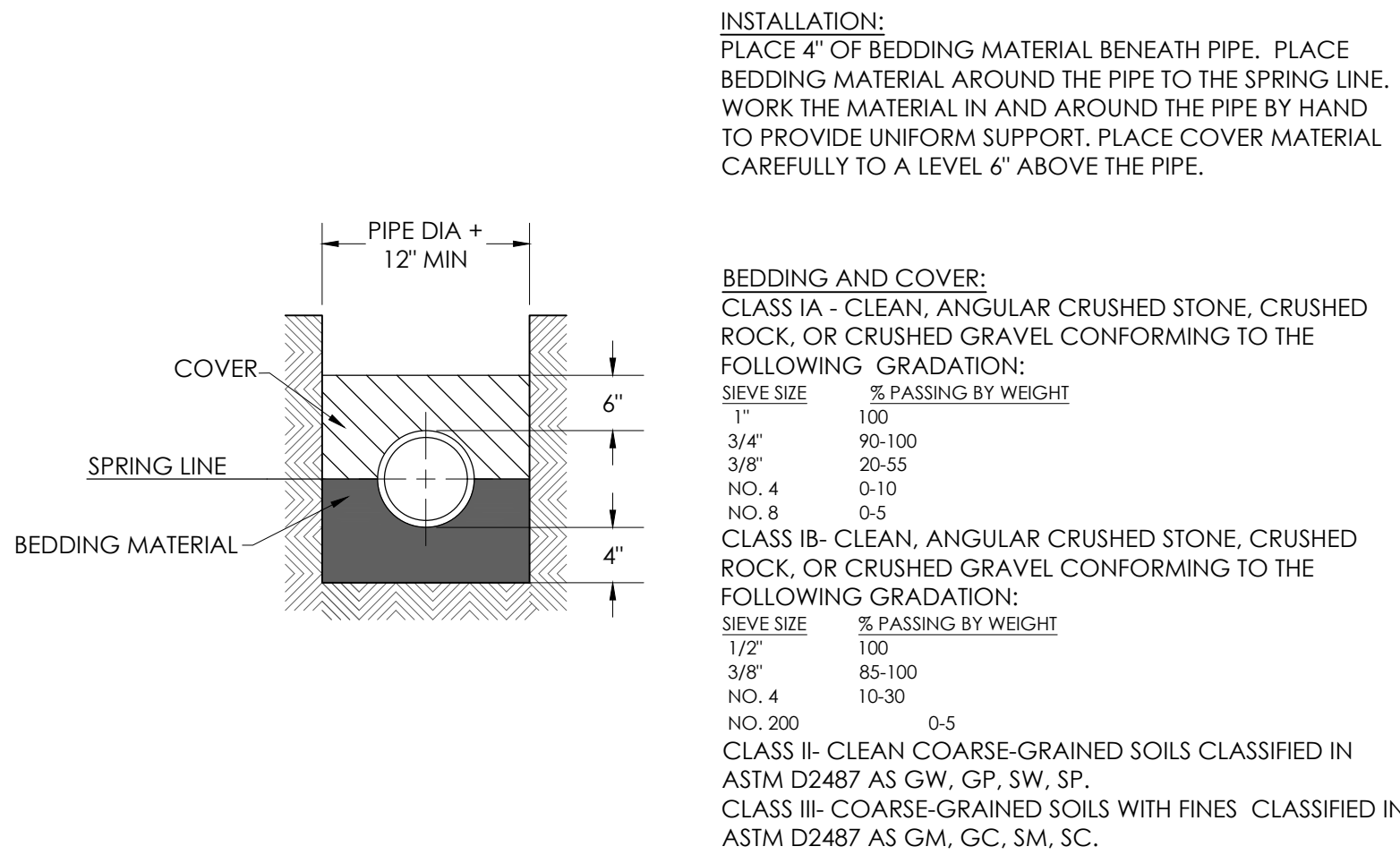
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2917 DAIRY DR,

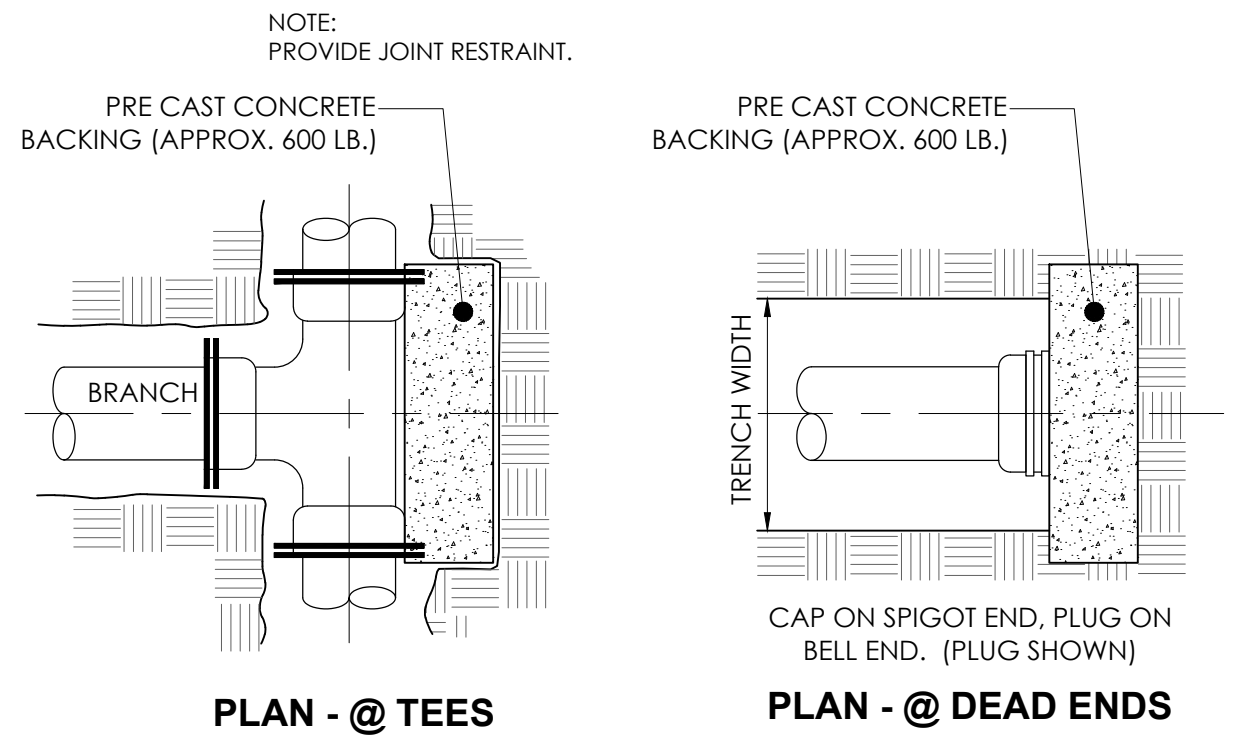
EROSION CONTROL DETAILS

REVISIONS NO. DATE
CJP SUBMITTAL 1 9/23/24

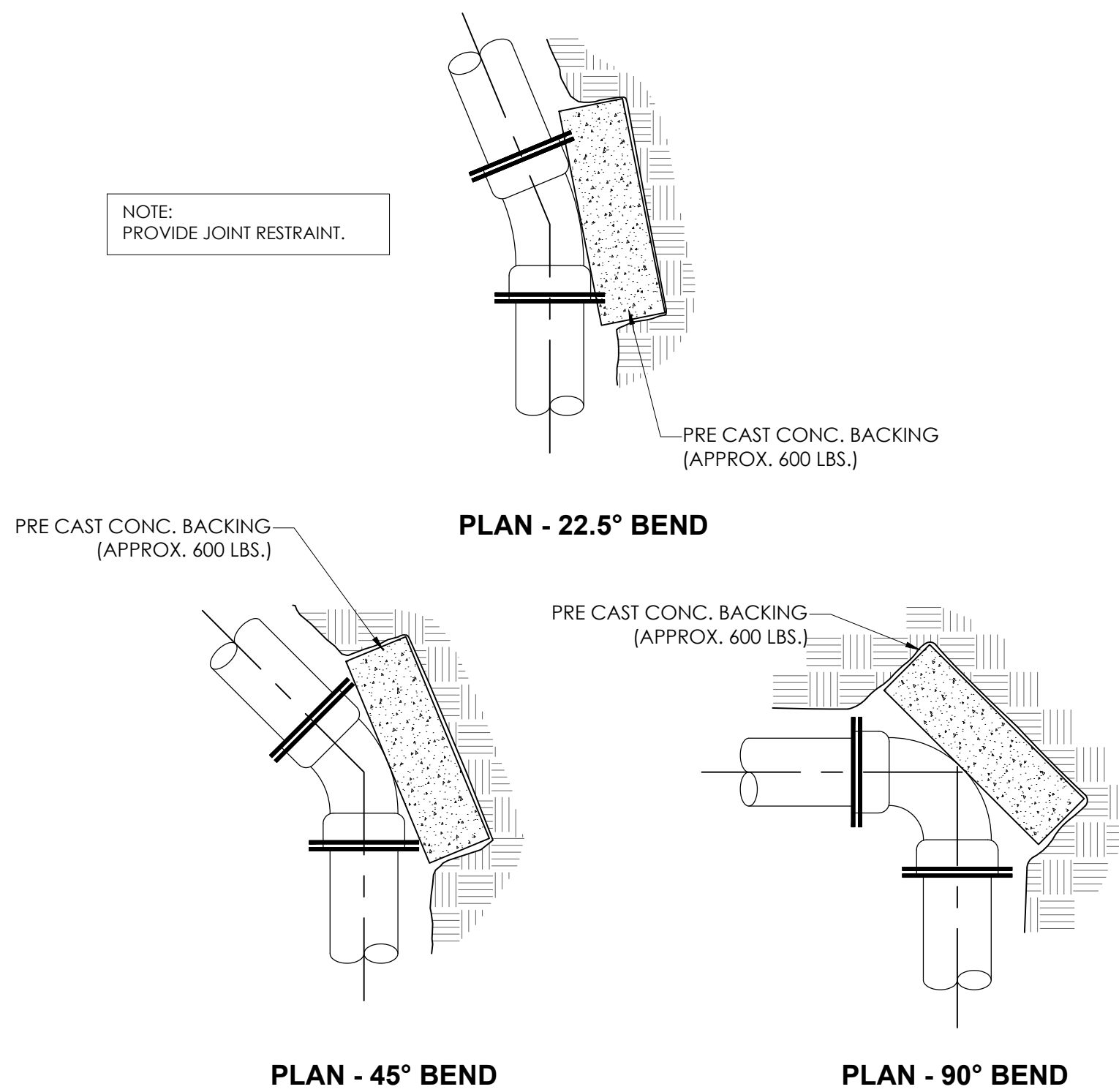
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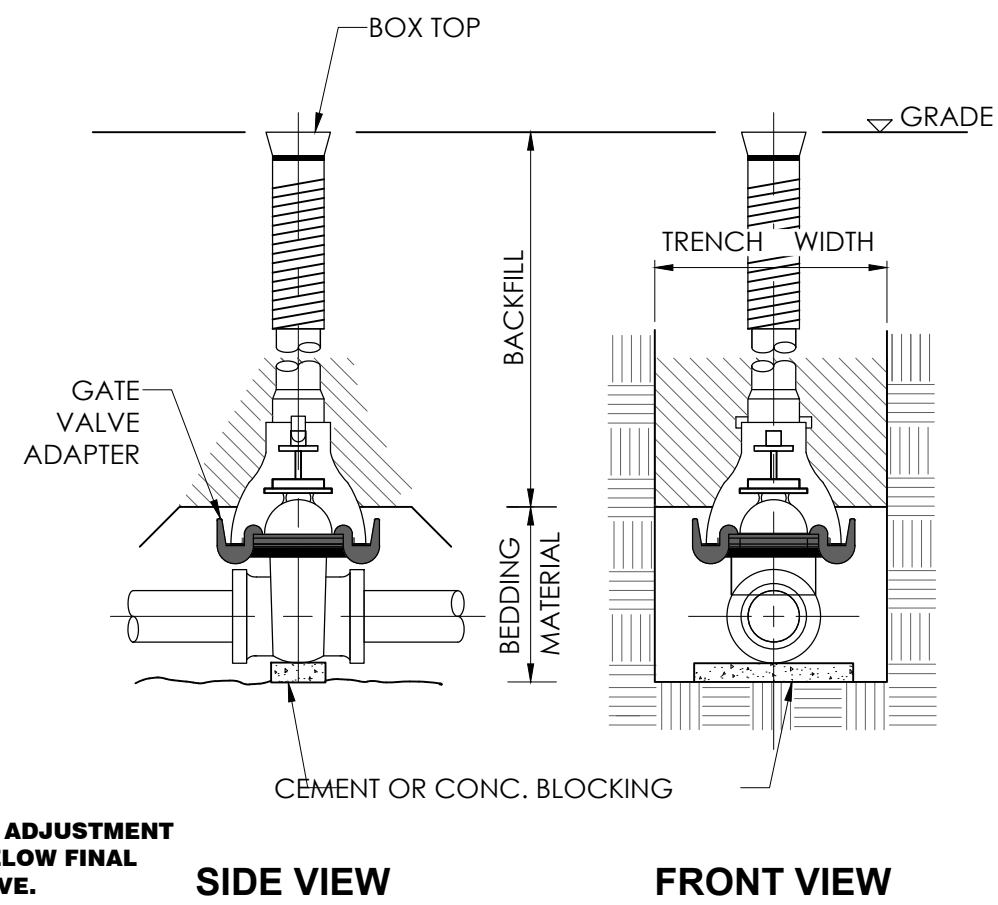
STANDARD WATER MAIN TRENCH



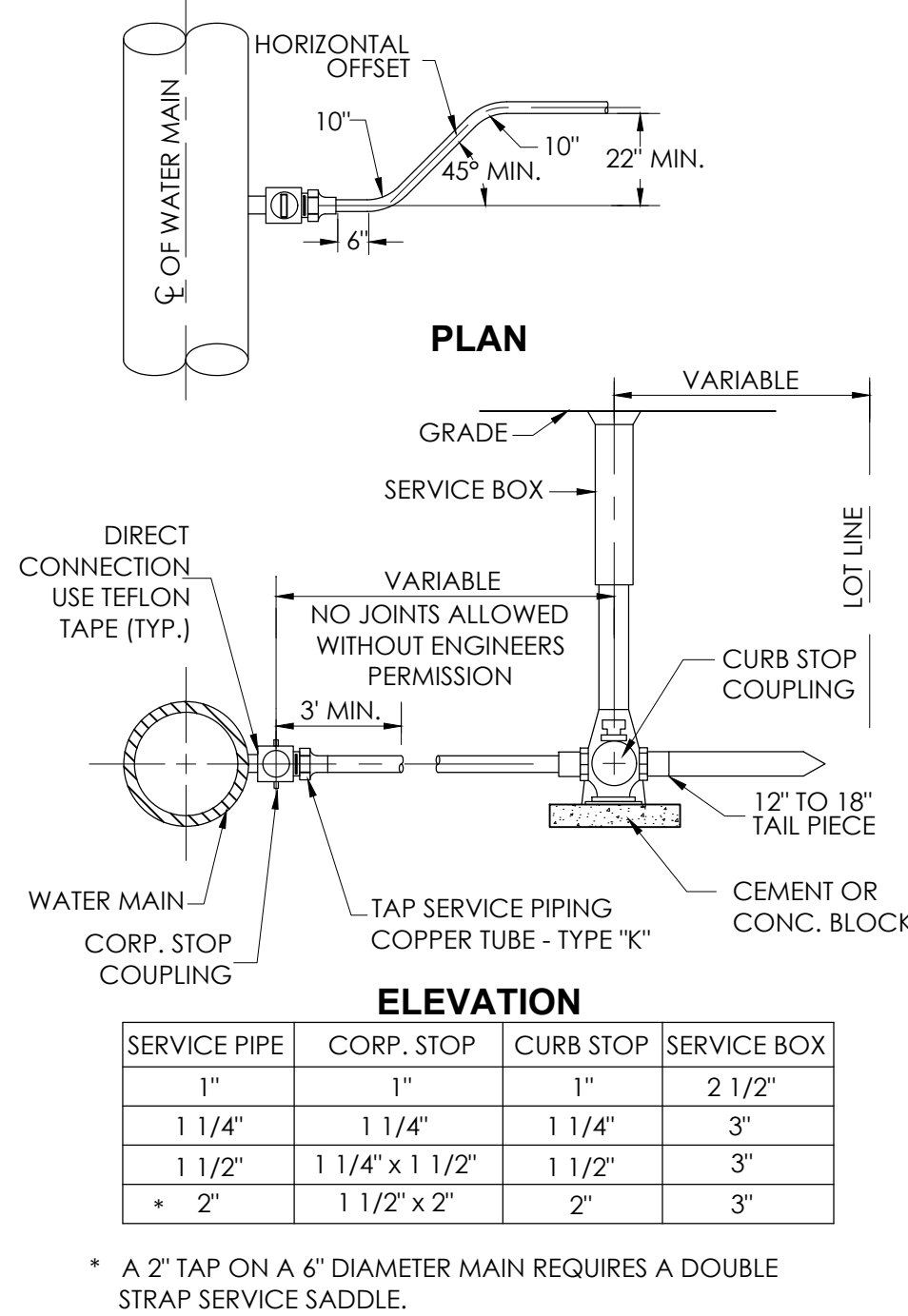
CONCRETE BACKING



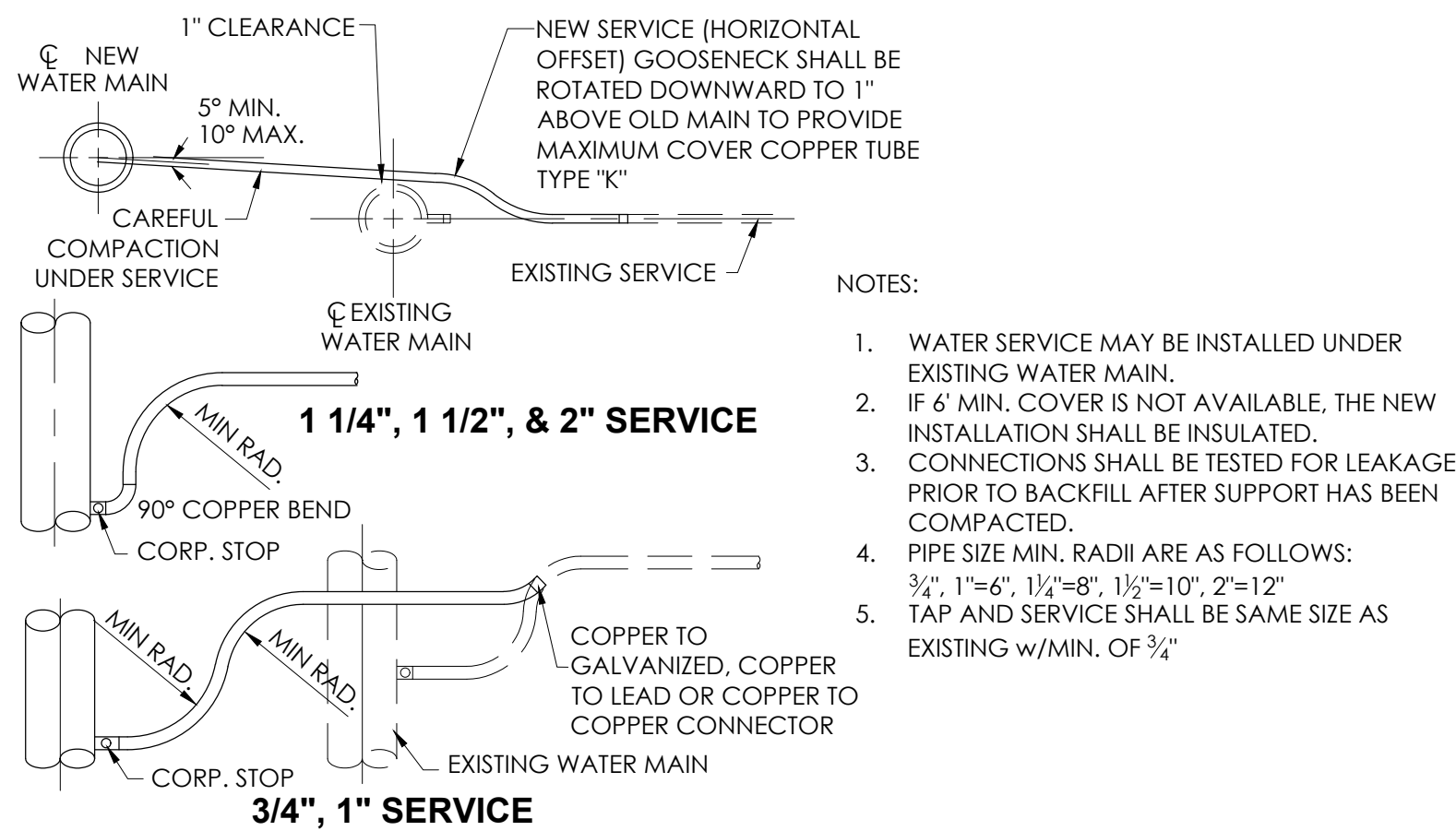
CONCRETE BACKING FOR BENDS



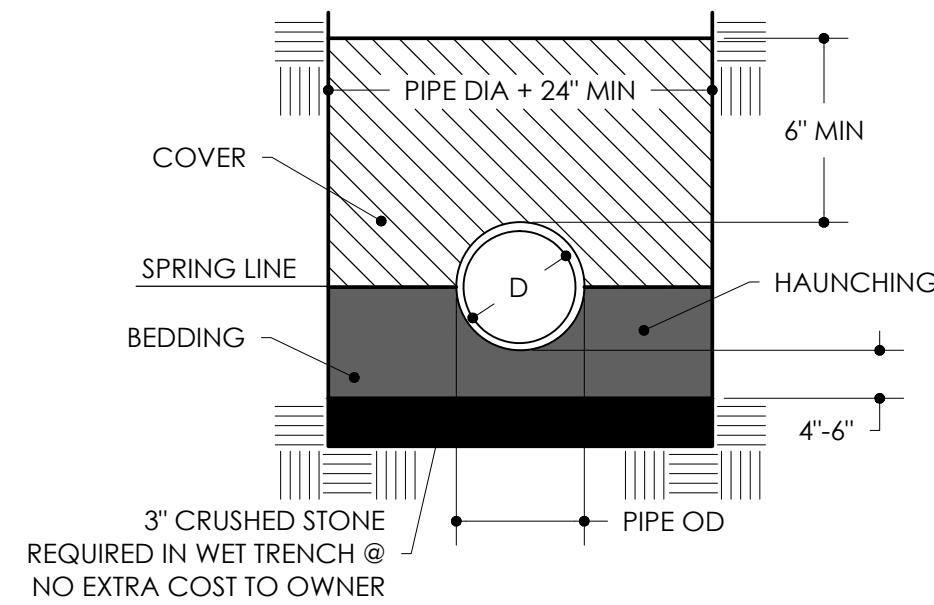
STANDARD GATE VALVE BOX SETTING



TAP SERVICE PIPING (COPPER)



TAP SERVICE PIPING



BEDDING AND COVER MATERIAL:

CLASS IA: CRUSHED STONE OR GRAVEL CONFORMING TO FOLLOWING GRADATION:

SIEVE SIZE	% PASSING BY WEIGHT
1"	100
3/4"	90-100
3/8"	20-55
NO. 4	0-10
NO. 8	0-5

CLASS IB: CRUSHED STONE OR GRAVEL CONFORMING TO FOLLOWING GRADATION:

SIEVE SIZE	% PASSING BY WEIGHT
1 1/2"	100
3/8"	85-100
NO. 4	10-30
NO. 8	0-5

CLASS II: SAND, GRAVELS, AND SAND-GRAVEL MIXTURES WITH LITTLE OR NO FINES. SOIL TYPES GW, GP, SW, AND SP.
CLASS III: SANDS, GRAVELS, AND SAND-GRAVEL MIXTURES WITH FINES. SOIL TYPES GM, GC, SM, AND SC.

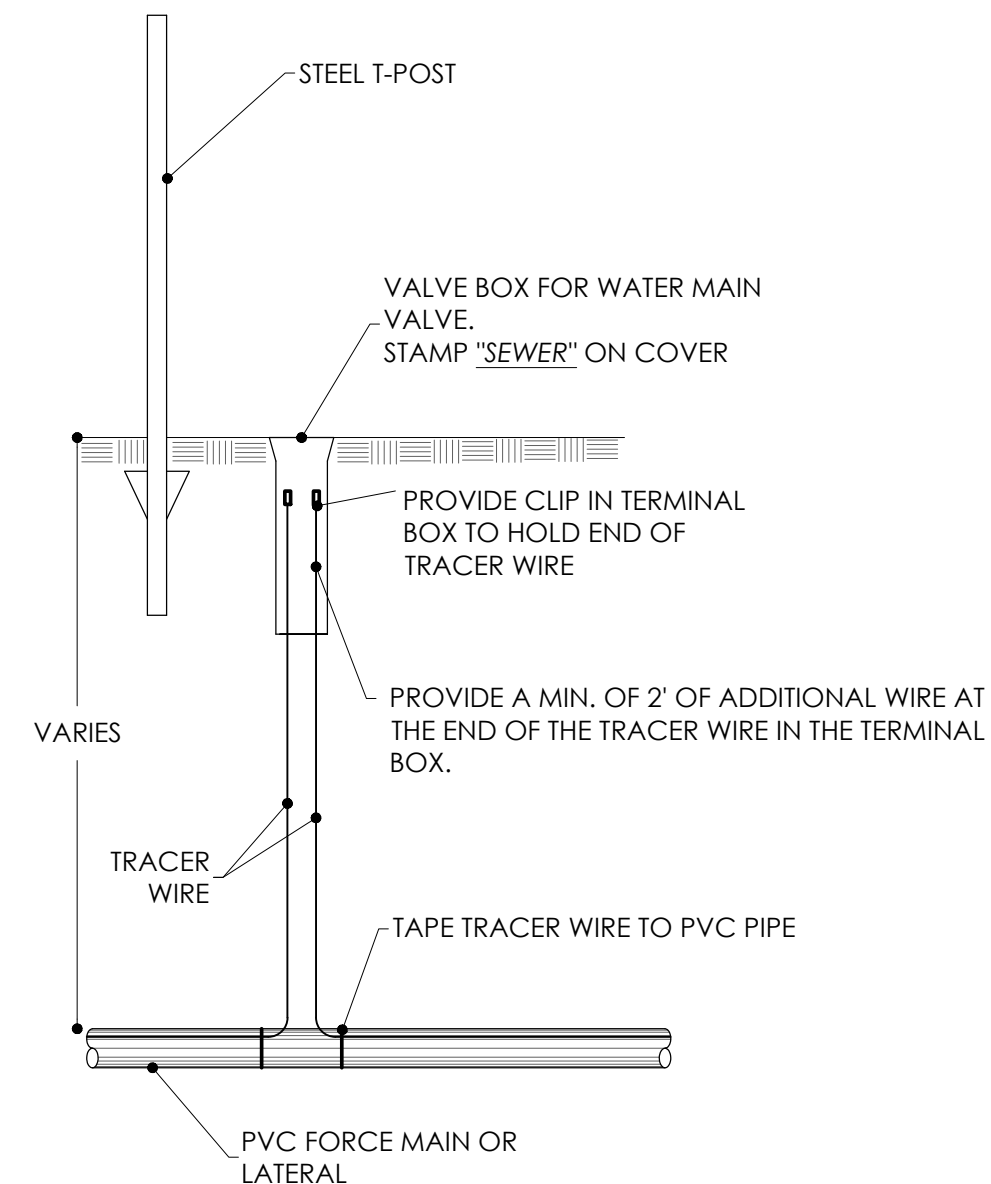
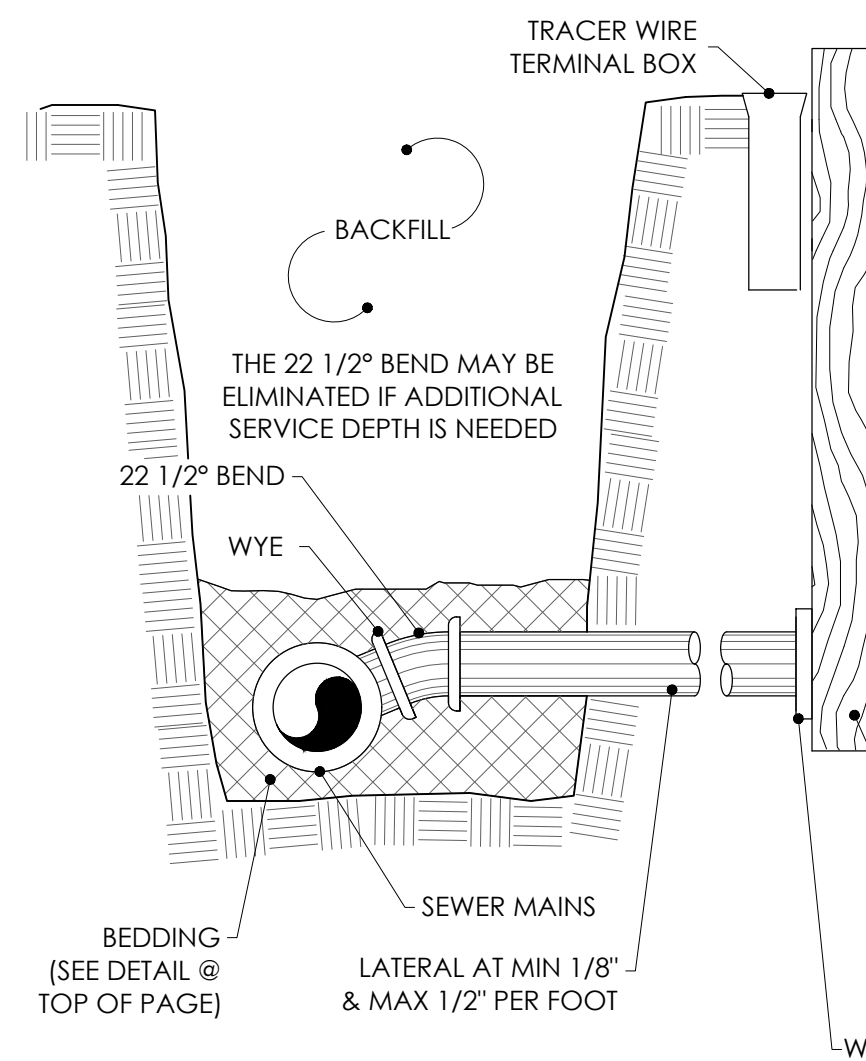
INSTALLATION:
PLACE AND COMPACT BEDDING MATERIAL AND COVER IN MAXIMUM 6" LAYERS. WORK MATERIAL IN AND AROUND PIPE BY HAND TO PROVIDE UNIFORM SUPPORT. COMPACT CLASS IB WITH HAND TAMPER OR VIBRATORY COMPACTOR TO 85% STANDARD PROCTOR.

FLEXIBLE (PVC) PIPE

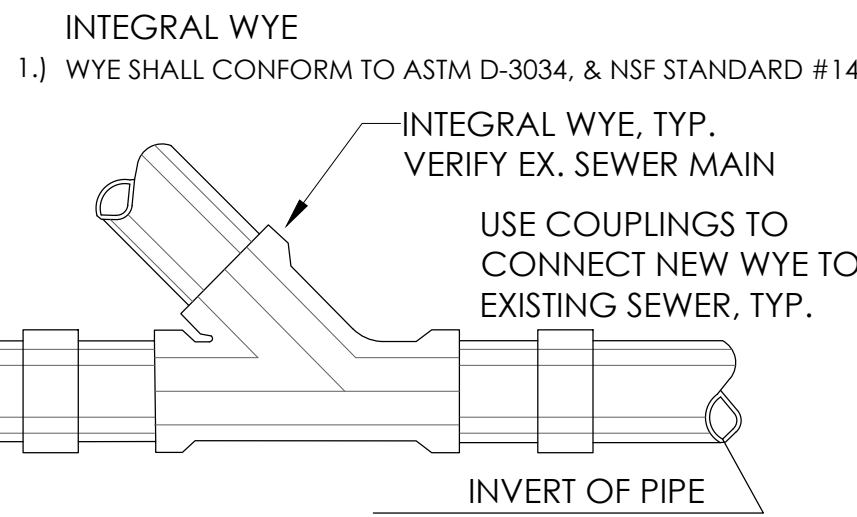
TYPICAL PIPE BEDDING

NOTES:

- 1.) USE OF RISERS GOVERNED BY BASEMENT DEPTH & LOCAL CONDITIONS OR AS DIRECTED BY ENGINEER
- 2.) LATERAL SHALL END AT PROPERTY LINE UNLESS OTHERWISE DIRECTED BY ENGINEER

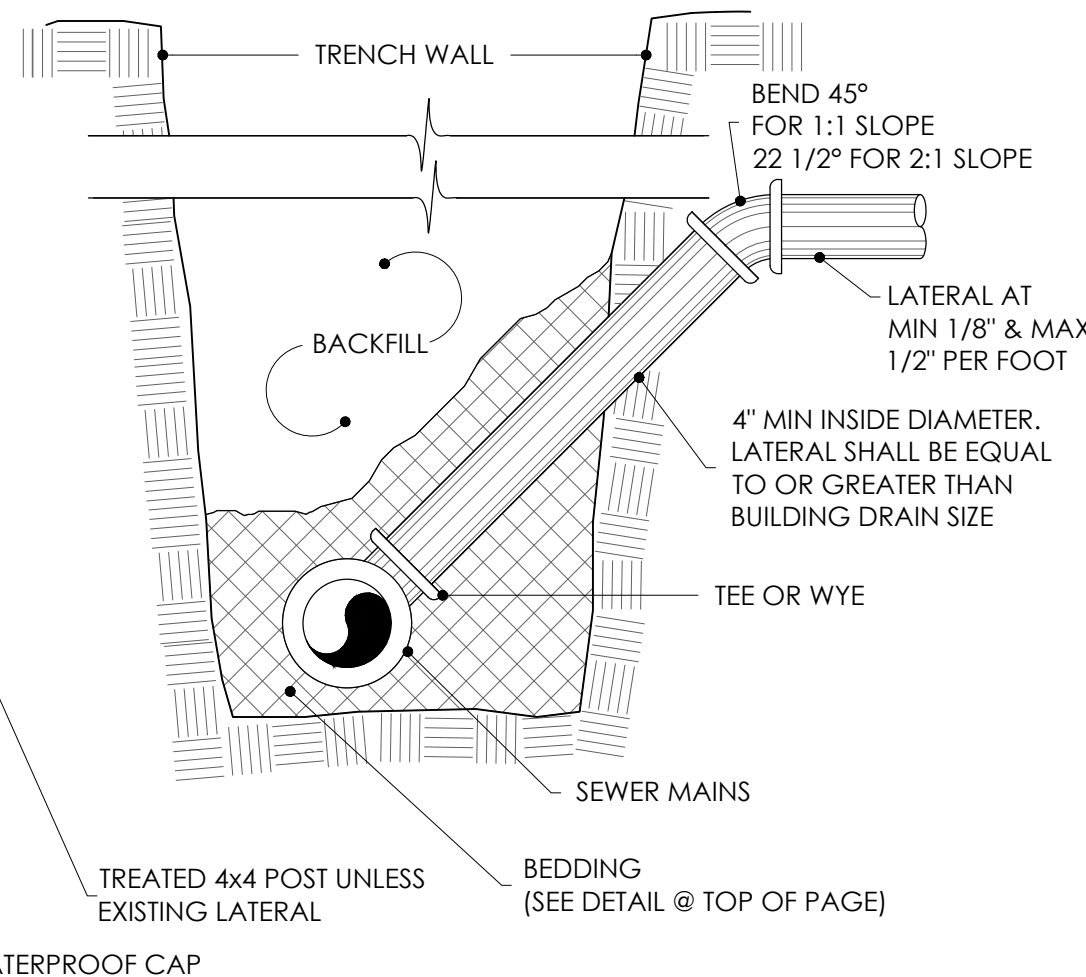


TRACER WIRE TERMINAL BOX



WYE SERVICE CONNECTION TO SEWER

- 3.) DEPTH TO LATERAL & PROPERTY LINE SHALL NOT BE DEEPER THAN NECESSARY TO SERVICE PARCEL
- 4.) ALL LATERALS TO BE 4" UNLESS OTHERWISE NOTED ON PLANS OR IN SPECIFICATIONS
- 5.) ALL HOUSE LATERAL CONNECTIONS SHALL BE CONSTRUCTED AS PER THIS DETAIL UNLESS OTHERWISE SHOWN ON PLANS, OR WITH WRITTEN APPROVAL OF THE ENGINEER



STANDARD LATERAL CONNECTIONS



PROJECT: NEW 14,400 SF BUILDING
SIMPLY HOMES PROPERTIES

ROUSSEV
ENGINEERING
SOLUTIONS, LLC
406 Windy Peak Rd
Verona, WI 53593

PROJECT NO: 0824-28
PLOT DATE: 9/22/24
PLOT BY: SSR
PLOT SCALE: 1"=10'

SHEET # C6.1

ADDRESS:

2917 DAIRY DR.

SHEET NAME:

UTILITY DETAILS

REVISIONS

NO.

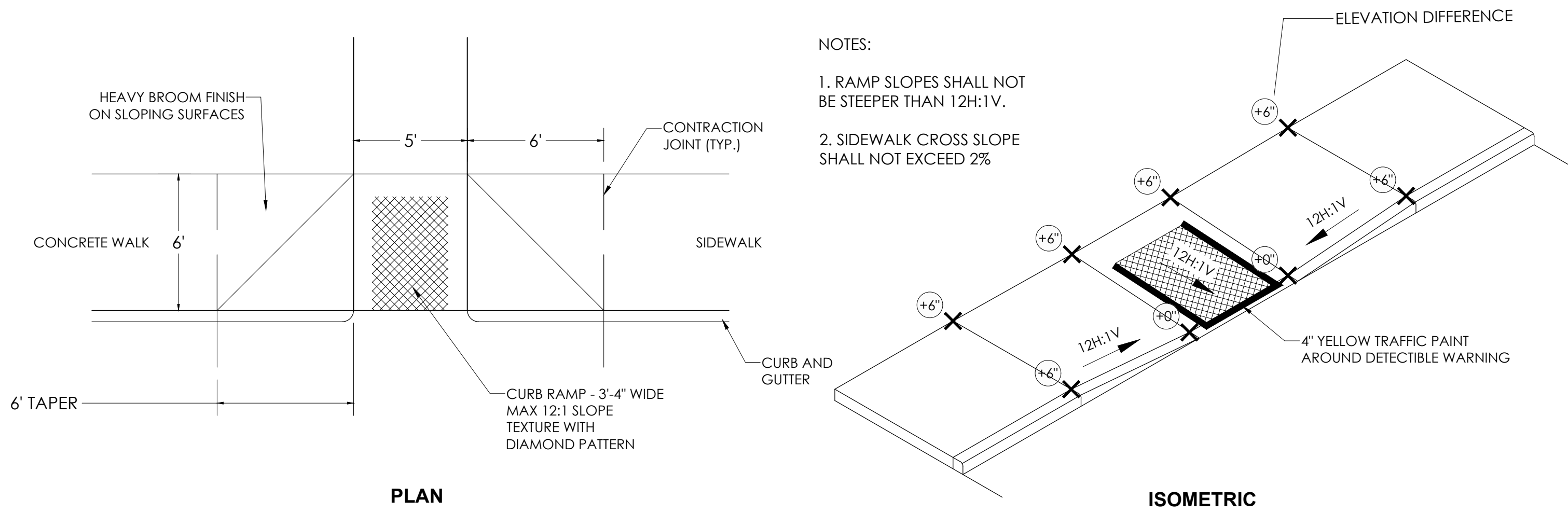
DATE

9/23/24

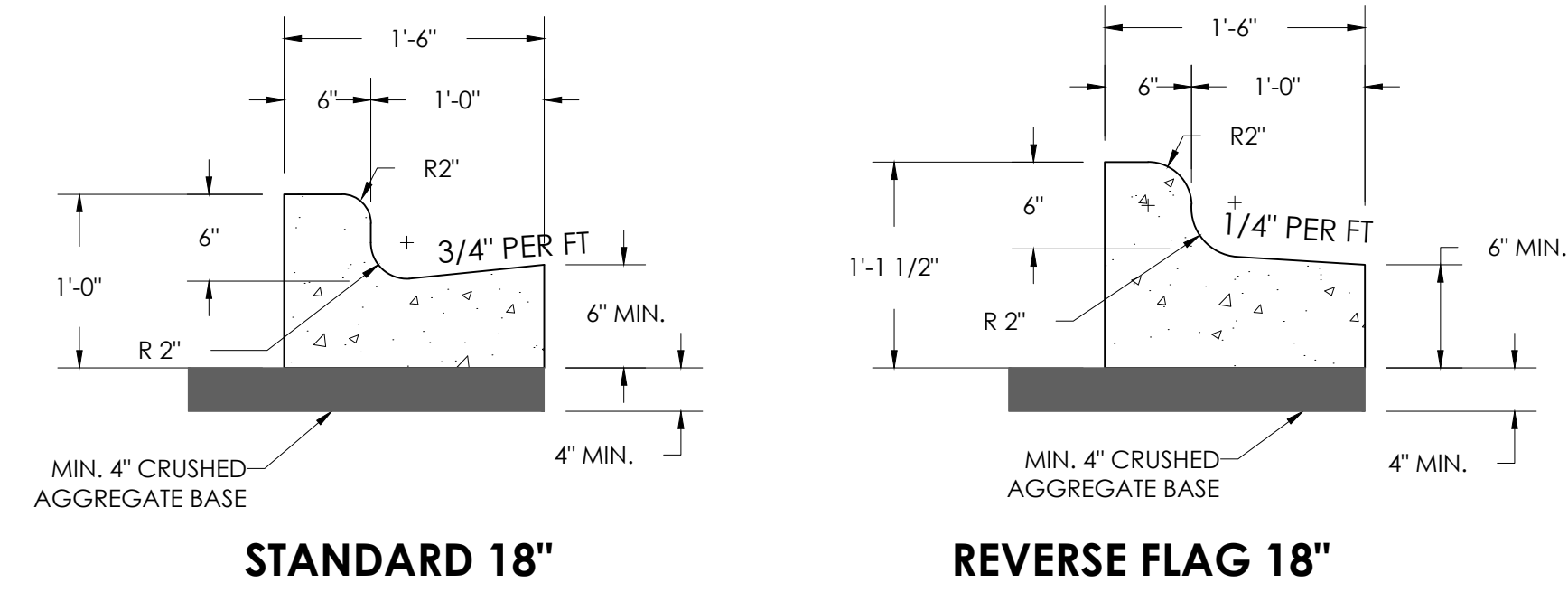
CLIP SUBMITTAL

1

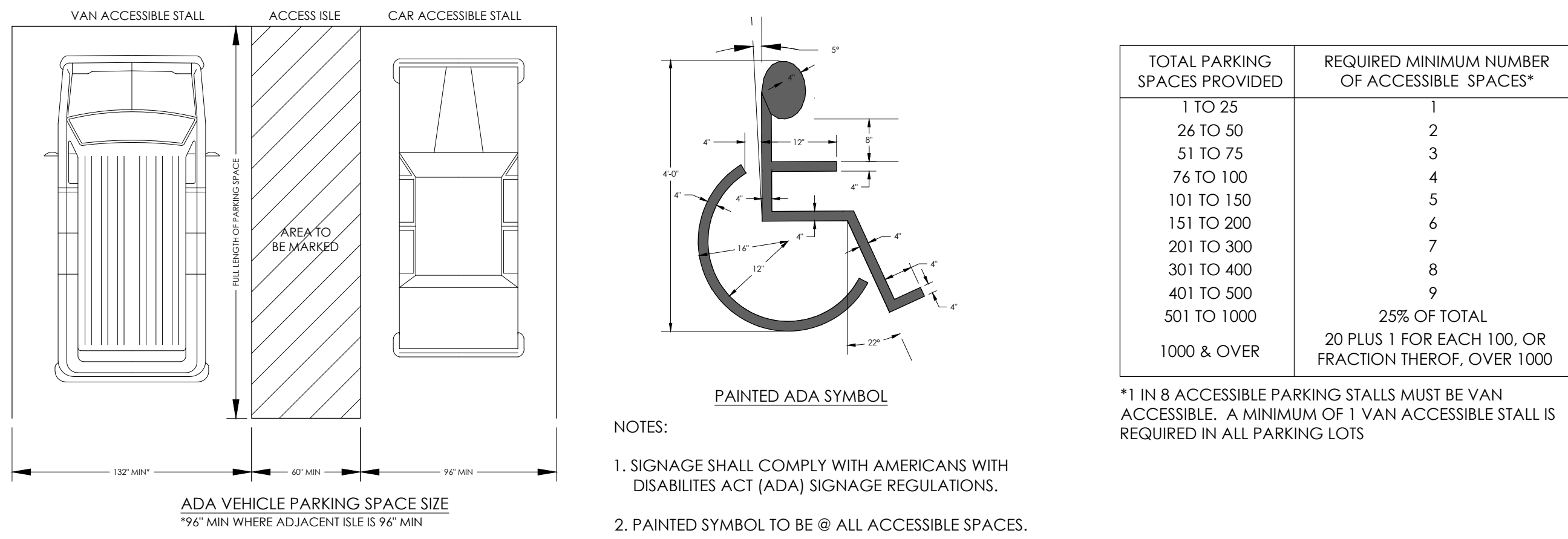
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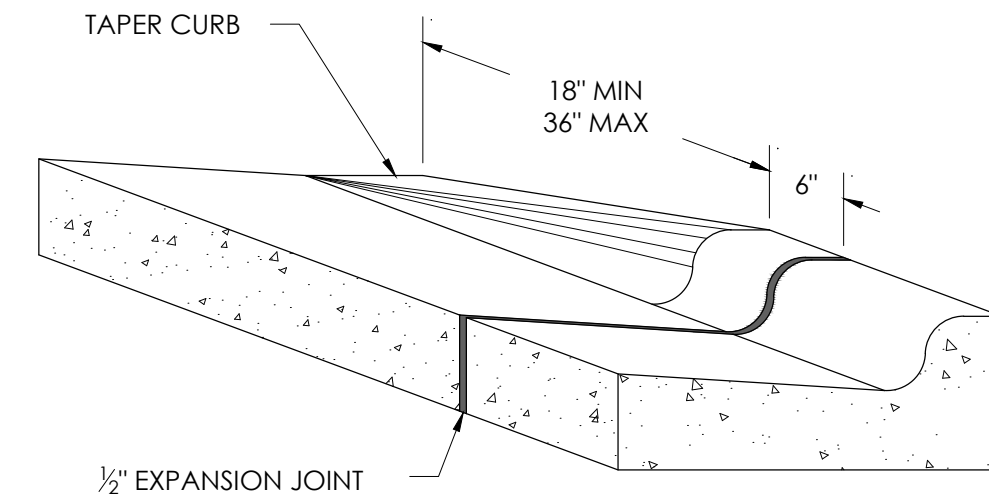
HANDICAP ACCESSIBLE CURB RAMP TYPE C



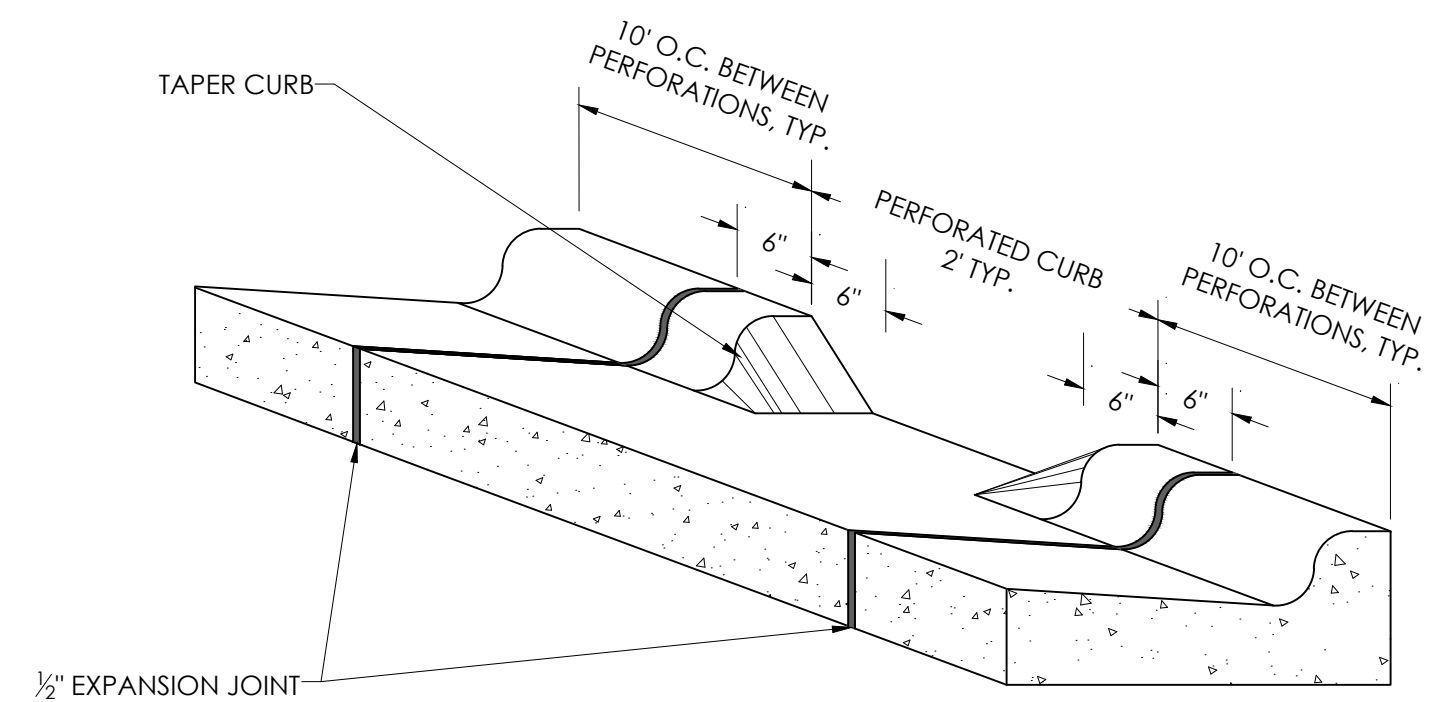
TYPICAL CURB SECTIONS



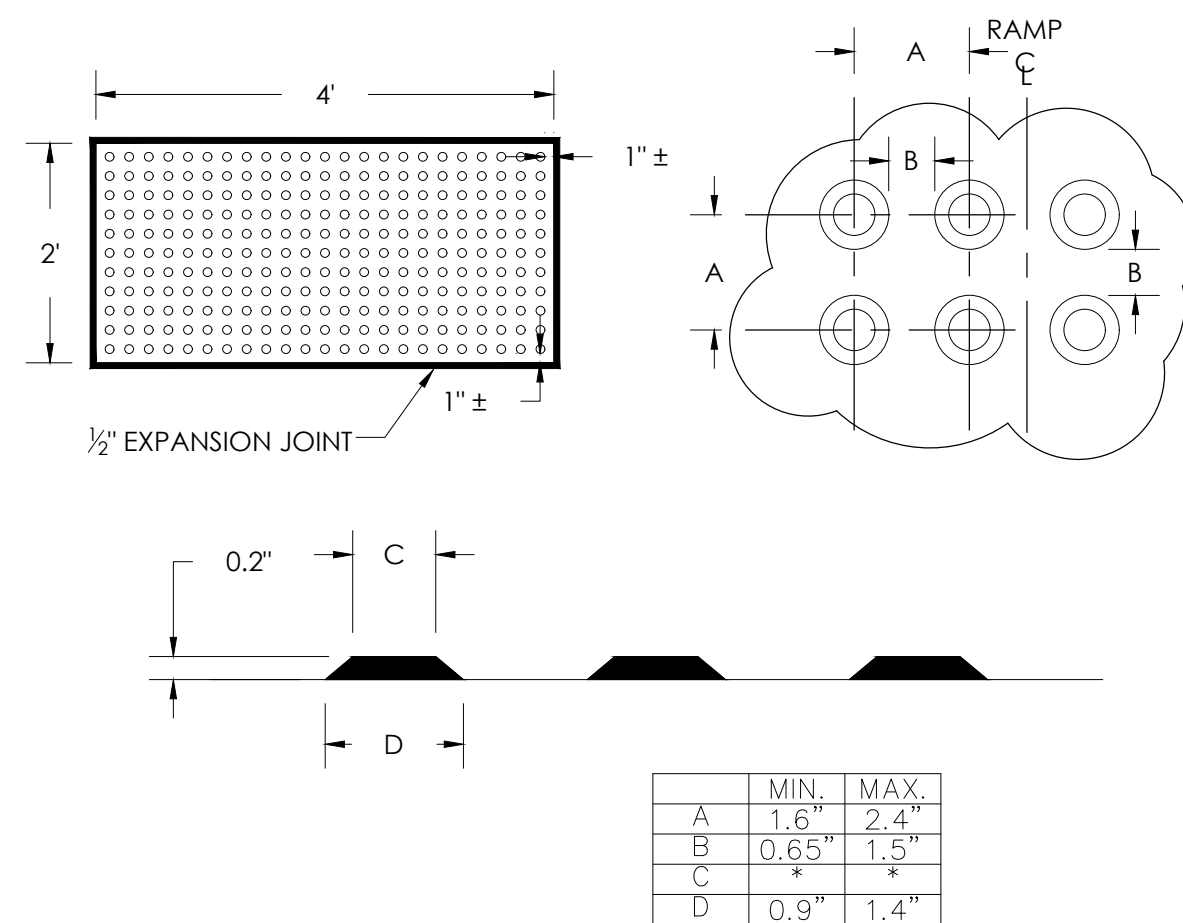
TYPICAL HANDICAP ACCESSIBLE PARKING AREA



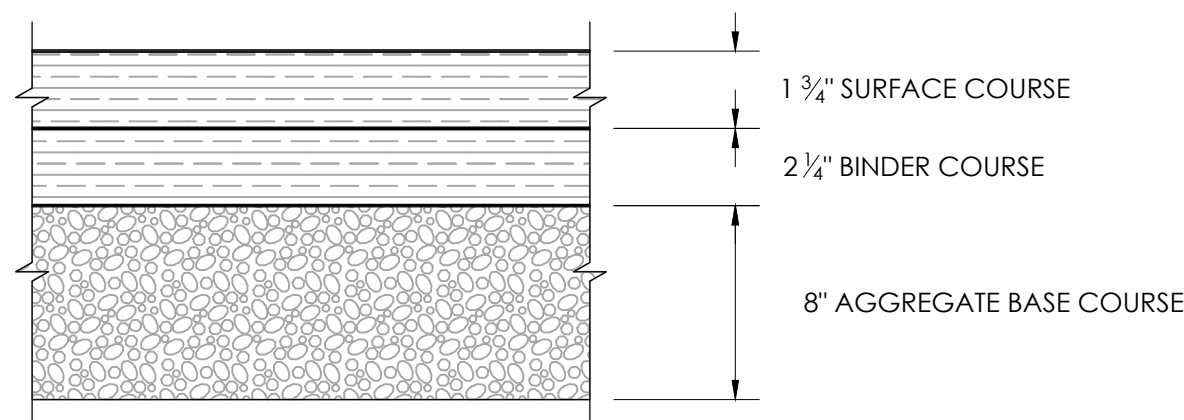
TYP. TERMINI DETAIL



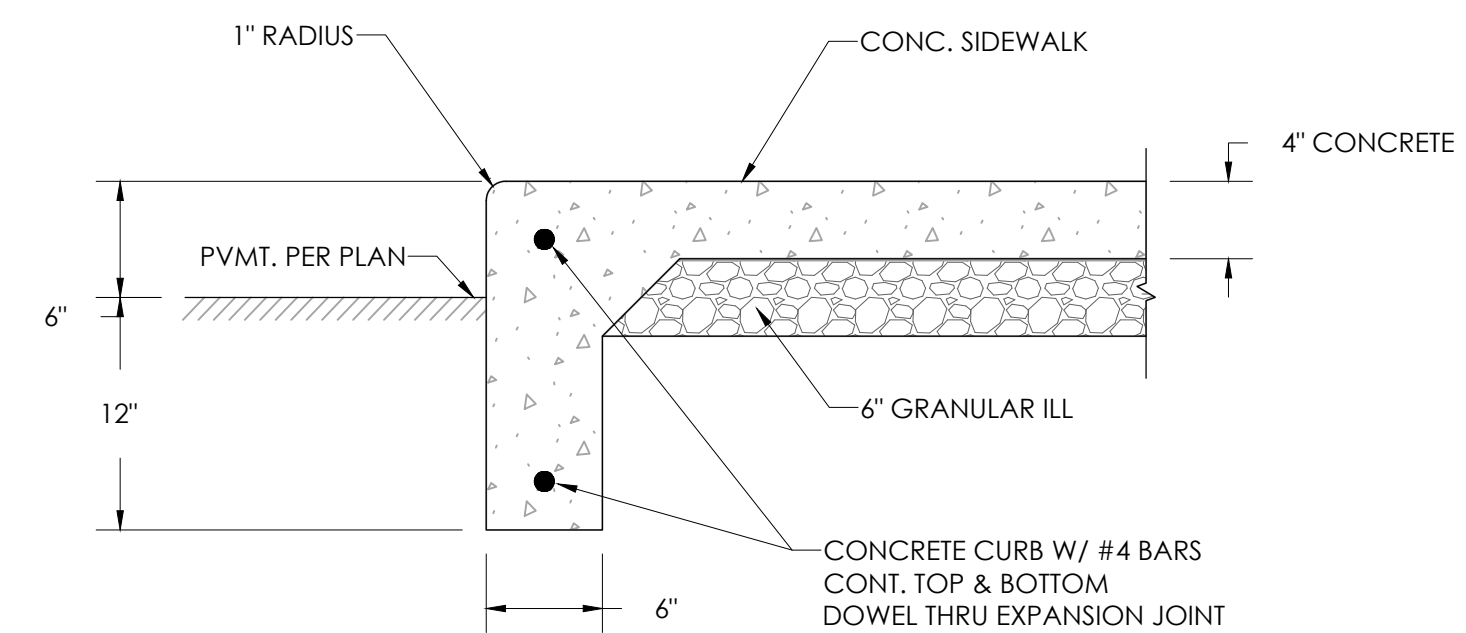
CURB PERFORATION DETAIL






TRUNCATED DOMES

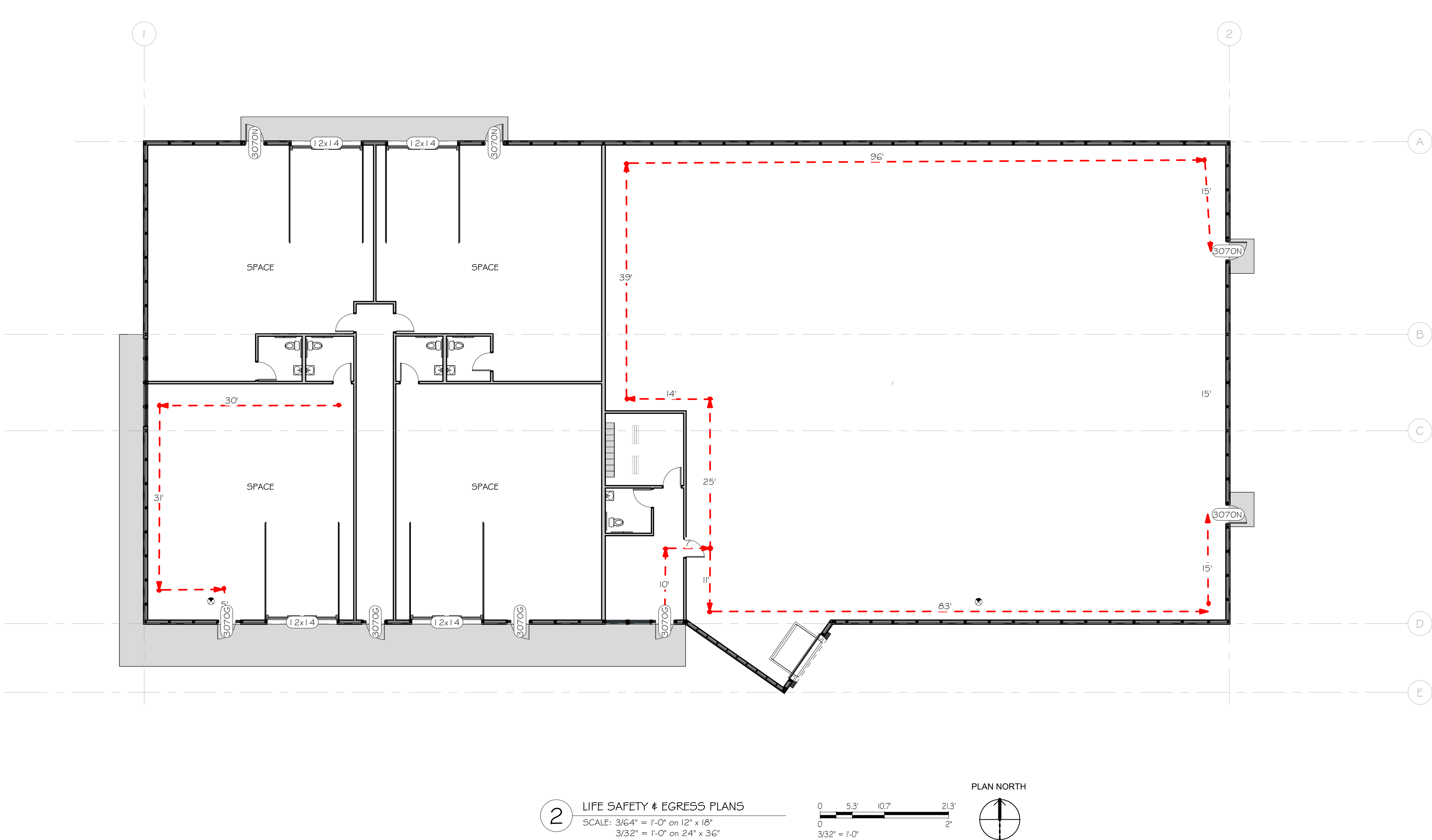


TYPICAL ASPHALT PAVEMENT (PARKING LOT)



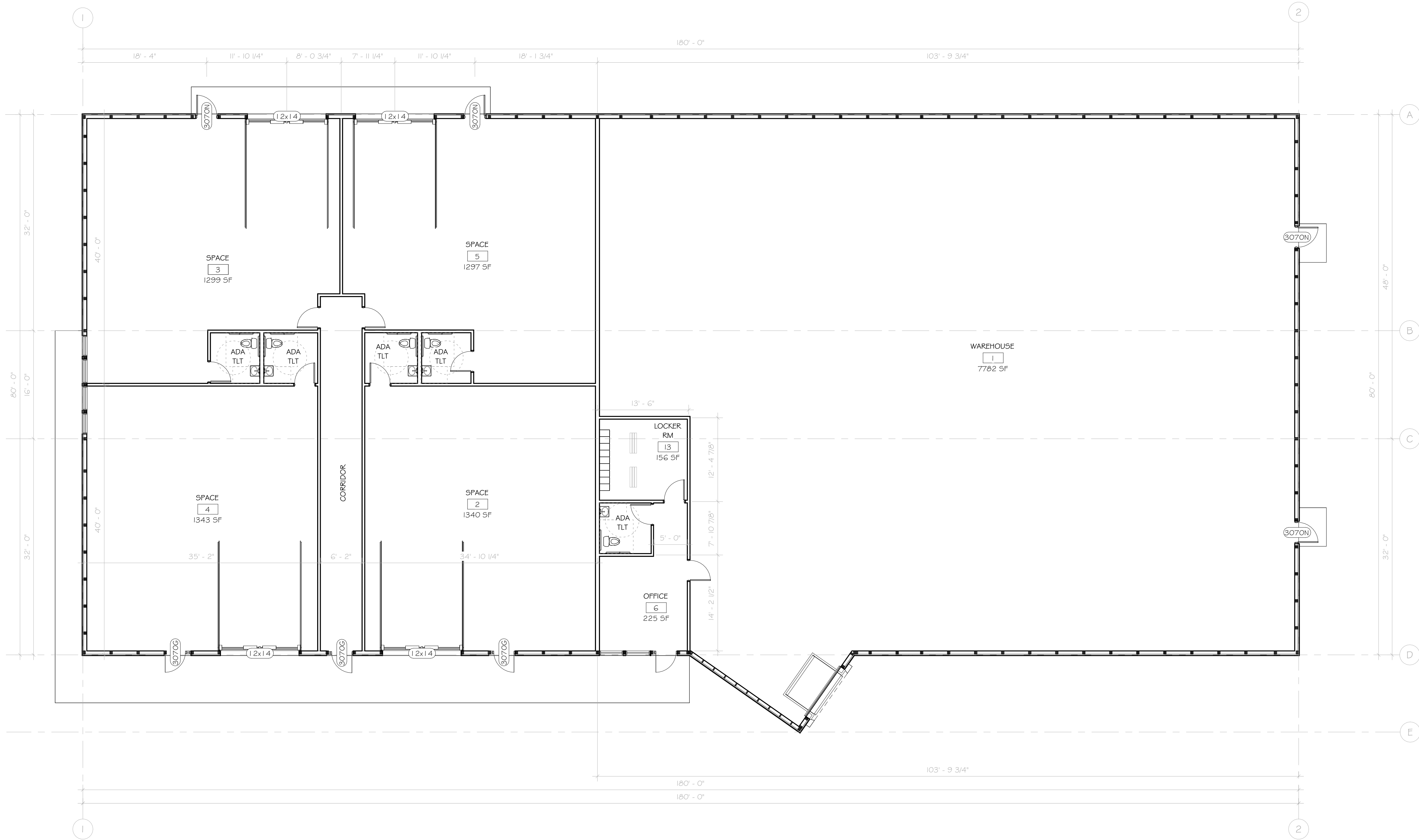
INTEGRAL CURB/SIDEWALK

BUILDING CODE REVIEW						
REFERENCED CODES		INTERNATIONAL BUILDING CODE (IBC) - 2015				
BUILDING CLASSIFICATION		MAJOR OCCUPANCY: IBC 508.4 SEPARATED OCCUPANCIES MODERATE HAZARD STORAGE (S1) = 8,475 SF BUSINESS OCCUPANCY (B) = 6,120 SF				
CONSTRUCTION TYPE		VB				
FIRE PROTECTION SYSTEMS		(NOT REQUIRED, OWNER IS CONSIDERING INSTALLING COMPLETE NFPA 13)				
BUILDING HEIGHT AND AREA LIMITATIONS		1 STORY				
ALLOWABLE AREA		- IBC 506.2 (S1 + B) NS = 9,000 SF				
FRONTAGE INCREASE		- IBC 506.3 = (520/520'-0.25)*30/30 = 75% = OR 75%*9,000 = 6,750 SF				
TOTAL ALLOWABLE AREA		= 9,000 SF + 6,750 = 15,750 SF				
GROSS BUILDING AREA		= 14,595 SF				
BUILDING FIRE AREA		- IBC 903: STORAGE (S1) MAX. ALLOWED FIRE ARE A= 12,000 SF > 8,475 SF				
ROOM OCCUPANCY						
ROOM NO	NAME	AREA	FUNCTION OF SPACE	OCCUPANT LOAD FACTOR	OCCUPANT LOAD	COMMENTS
1	WAREHOUSE	7782 SF	STORAGE	500	16	
2	SPACE	1340 SF	BUSINESS	500	3	
3	SPACE	1299 SF	BUSINESS	500	3	
4	SPACE	1343 SF	BUSINESS	500	3	
5	SPACE	1297 SF	BUSINESS	500	3	
6	OFFICE	225 SF	BUSINESS	500	0	
7	ADA TLT	59 SF	BUSINESS	500	0	
8	ADA TLT	55 SF	BUSINESS	500	0	
9	CORRIDOR	324 SF	BUSINESS	500	1	
10	ADA TLT	60 SF	BUSINESS	500	0	
11	ADA TLT	55 SF	BUSINESS	500	0	
12	ADA TLT	57 SF	BUSINESS	500	0	
13	LOCKER RM	156 SF	BUSINESS	500	0	
TOTAL: 13					28	
MEANS OF EGRESS - CHAPTER 10						
OCCUPANT LOAD				28 OCCUPANTS		
IBC 1005.3.2 (1): EGRESS WIDTH - 0.15' * PER OCCUPANT				28 X 0.15' = 4.20"		
EGRESS OPENINGS				(8) MAN DOOR @ 36"		
TOTAL EXISTING EGRESS WIDTH				288" : OK		
IBC 1017 EXIT TRAVEL DISTANCE - EXIT ACCESS TRAVEL DISTANCE: MAX ALLOWED PER TABLE 1017.2 = 200' - 0" FOR BLDG W/O SPRINKLER SYSTEM FOR B + S-1 OCCUPANCY < 200' - 0"						
PLUMBING FIXTURES FOR CURRENT CONSTRUCTION						
SECTION 2902 - MINIMUM PLUMBING FACILITIES						
PLUMBING FIXTURE CALCULATIONS:						
		B/ MALE	B / FEMALE			
WATER CLOSETS		1 PER 25	1 PER 25			
LAVATORIES		1 PER 100	1 PER 100			
		S/ MALE	S/ / FEMALE			
WATER CLOSETS		1 PER 100	1 PER 100			
LAVATORIES		1 PER 100	1 PER 100			
TOTAL MENS		= 6" 0.04 + 6" 0.01 = 0.3 (1 REQUIRED), 2.5 PROVIDED				
TOTAL WOMEN'S		= 6" 0.04 + 6" 0.01 = 0.3 (1 REQUIRED), 2.5 PROVIDED				
TOTAL LAVATORIES		=28" 0.01 = 0.28 (1 REQUIRED), 5 PROVIDED				
TOTAL DRINKING FOUNTAINS		=12/100 (B) + 16/1000 (S)) = (1 REQUIRED), 1 PROVIDED				
TOTAL SERVICE SINKS		=1 REQUIRED, 1 PROVIDED				
 EXIT LIGHT						
 FIRE EXTINGUISHER -CYLINDER TYPE -CABINET TYPE						
 FIRE EXTINGUISHER -CABINET TYPE						

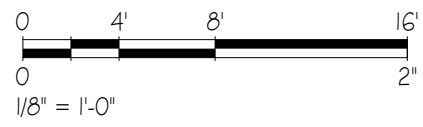


2 LIFE SAFETY & EGRESS PLANS
SCALE: 3/16" = 1'-0" on 12" x 18"
3/32" = 1'-0" on 24" x 36"





FIRST FLOOR PLAN
SCALE: 1/16" = 1'-0" on 12" x 18"
1/8" = 1'-0" on 24" x 36"



PROJECT NO: 0824-28
PLOT DATE: 8/26/24
PLOT BY: SSR
PLOT SCALE: 1/8" = 1'-0"

SHEET # A-100

PRELIMINARY NOT FOR CONSTRUCTION

ROUSSEV
ENGINEERING
SOLUTIONS, LLC
405 Windy Peak Rd
Verona, WI 53593
608-620-3036 (Office) • viet@rousseverengineering.com

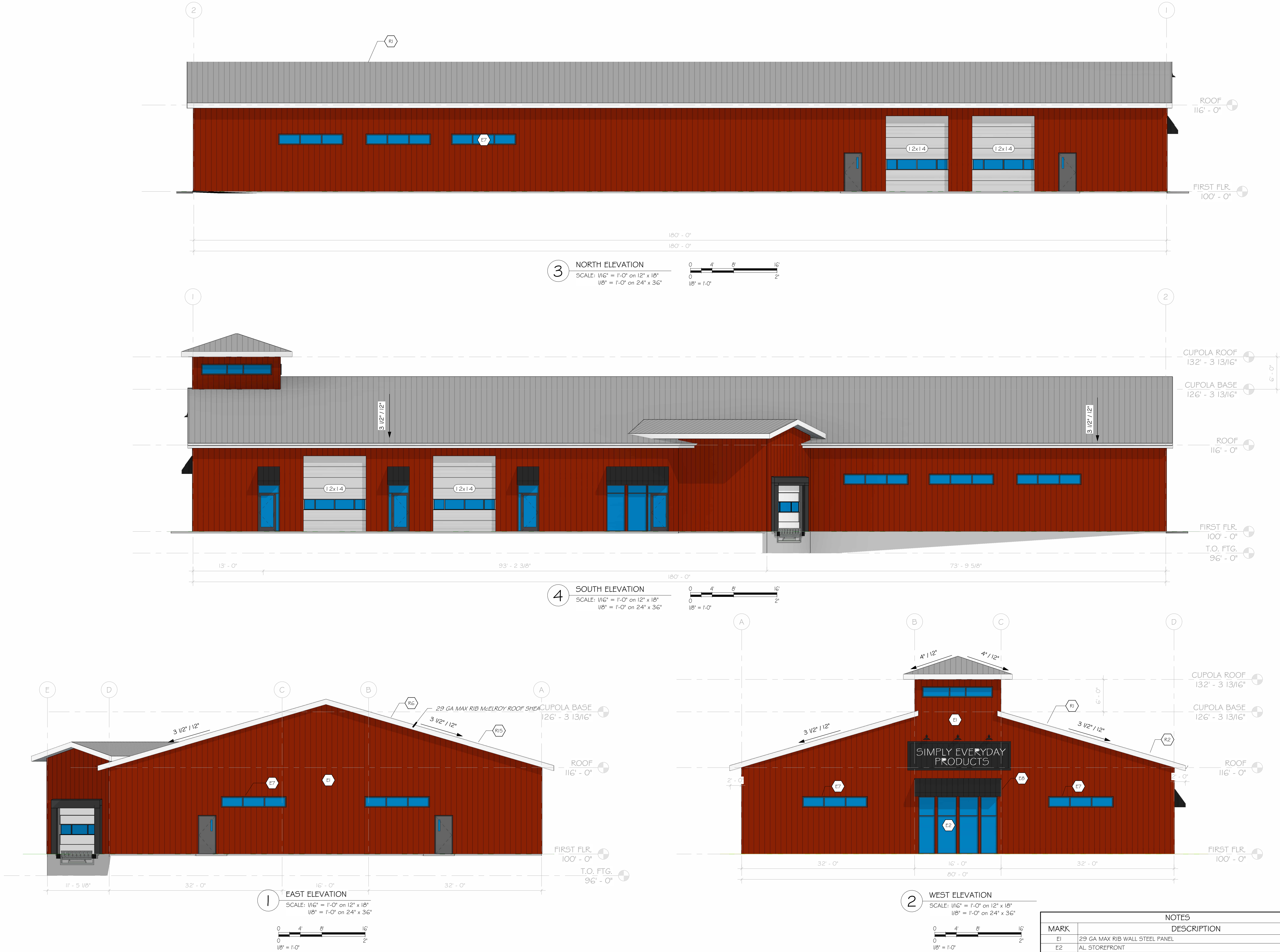
PROJECT: 14,400 SF POST-FRAME BUILDING
SIMPLY HOMES PROPERTIES

ADDRESS: 2917 DAIRY DR.
MADISON, WI

SHEET NAME: FIRST FLOOR PLAN

REVISIONS NO. DATE
KITCHEN UPDATE 2 4/9/24

FILE NAME: E:\Projects\2024\0824-28 Lindsay Hagans Warehouse\Revit\FacFrame-2024-20.rvt



REVISIONS

SHEET NAME: EXTERIOR ELEVATIONS

ADDRESS:

2917 DAIRY DR.
MADISON, WI

PROJECT:

14,400 SF POST-FRAME BUILDING
SIMPLY HOMES PROPERTIES

ROUSSEV
ENGINEERING
SOLUTIONS, LLC

405 Windy Peak Rd
Verona, WI 53593

PROJECT NO: 0824-28
PLOT DATE: 8/26/24
PLOT BY: SSR
PLOT SCALE: 1/8" = 1'-0"

SHEET # A-400

PRELIMINARY NOT FOR CONSTRUCTION