



**A.D.A. PARKING SIGN**  
NO SCALE

A = 40.00'  
R = 60.00'  
CH = 39.261'  
BRG = S 59° 34' 14" E



**SITE PLAN**  
SCALE: 1" = 30'-0" (1" = 60'-0" ON 11" X 17" PAPER SIZE)

**LITTLE JOHN DRIVE**

ALL WORK SHALL BE DONE IN ACCORDANCE TO STATE AND LOCAL CODES AS WELL AS IN A PROFESSIONAL AND WORKMANSHIP MANNER.

SOIL BEARING IS ASSUMED TO BE 2,000 P.S.F. AS ALLOWED PER CODE. NOTIFY ENGINEER / DESIGNER IMMEDIATELY IF UNUSUAL OR UNSTABLE SOIL OF LOWER CAPACITY IS ENCOUNTERED SO APPROPRIATE FOOTING REDESIGN MAY OCCUR PRIOR TO PLACING CONCRETE FOR FOOTINGS.

ALL FOOTINGS SHALL REST ON UNDISTURBED SOIL.

ALL CONCRETE SHALL ATTAIN A COMPRESSIVE STRENGTH OF 3,000 P.S.I. AT 28 DAYS. USE AIR ENTRAINMENT FOR ALL EXTERIOR EXPOSED CONCRETE.

ALL CONCRETE STOOPTS TO PITCH AWAY FROM BUILDING @ 1/4" PER FOOT MAXIMUM WITH NON-SLIP SURFACE FOR ADA ACCESS.

ALL ADA PARKING STALLS AND ACCESS AISLES TO BE PITCHED @ 2% MAXIMUM GRADE IN ANY ONE DIRECTION.

WOOD ROOF TRUSSES MANUFACTURER TO SUBMIT STAMPED DRAWINGS AND ENGINEERING TO ENGINEER OF RECORD PRIOR TO INSTALLATION FOR REVIEW, APPROVAL AND STATE SUBMITTAL PRIOR TO INSTALLATION.

WOOD POLE BARN MANUFACTURER TO SUBMIT STAMPED DRAWINGS AND ENGINEERING TO ENGINEER OF RECORD PRIOR TO INSTALLATION FOR REVIEW, APPROVAL AND STATE SUBMITTAL PRIOR TO INSTALLATION.

PLUMBING, ELECTRICAL AND HVAC DESIGNS TO BE BY WINNING CONTRACTOR. EACH TRADE IS RESPONSIBLE FOR THEIR OWN DRAWINGS, ENGINEERING AND DESIGN. EACH TRADE RESPONSIBLE FOR LOCAL AND STATE SUBMITTAL AND APPROVAL.

STRUCTURAL CONVENTIONAL LUMBER TO BE 6-P-F #2 OR BETTER:  
Fb single = 1,005 P.S.I. Fb snow = 155 P.S.I. E = 1,400,000 P.S.I.

STRUCTURAL COLUMN LUMBER TO BE 6-P-F #1 OR BETTER:  
Fb single = 1,700 P.S.I. Fb snow = 2,180 P.S.I. E = 1,700,000 P.S.I.

STRUCTURAL MICROLAM MATERIAL:  
Fb single = 2,600 P.S.I. Fb snow = 2,990 P.S.I. E = 1,900,000 P.S.I.

STRUCTURAL PARALLAM MATERIAL:  
Fb single = 2,400 P.S.I. Fb snow = 3,335 P.S.I. E = 2,000,000 P.S.I.

STRUCTURAL STEEL MATERIAL:  
Fb = 26,000 P.S.I. E = 29,000,000 P.S.I.

ULTIMATE WIND SPEED = 15 M.P.H. FOR RISK CATEGORY II.  
WIND EXPOSURE CATEGORY = B  
WIND IMPORTANCE FACTOR - CATEGORY 2 = 1.0  
WIND EXTERIOR PRESSURE COEFFICIENTS GCpf - PER ASCE 7 FIGURE 6-4, ROOF ANGLE = 10° FOR MAIN BUILDING COMPONENTS  
WIND EXTERIOR PRESSURE COEFFICIENTS GCpf - PER ASCE 7 FIGURE 6-5a FOR WALLS AND FIGURE 6-5b FOR ROOFS FOR BUILDING COMPONENTS AND CLADDING

PROPOSED BUILDING AREA = 14,400 S.F. & 192 S.F. COVERED ENTRY AREA  
PROPOSED BUILDING USE: B - BUSINESS &  
S-1 - MODERATE HAZARD STORAGE

BUILDING CONSTRUCTION TYPE - 5 B - UNPROTECTED  
ALLOWABLE AREA: B = 9,000 S.F. & S-1 = 9,000 S.F.  
ALLOWABLE AREA (EACH USE EQUAL) - 9,000 S.F. + F + 1/2 PER STORY  
ALLOWABLE HEIGHT (B USE) - 2 STORY & 40 FT TALL  
ALLOWABLE HEIGHT (S-1 USE) - 1 STORY & 40 FT TALL (CONTROLS)  
1/2 = 0 S.F. (BUILDING IS NOT SPRINKLERED)

BLDG #1 F = (600 FT/600 FT - 0.25) x 30 FT/30 x 9,000 S.F. BLDG #1 IF = 6,750 S.F.  
BLDG #2 F = (540 FT/600 FT - 0.25) x 30 FT/30 x 9,000 S.F. BLDG #2 IF = 5,850 S.F.  
ADJUSTED ALLOWABLE AREA - 9,000 S.F. + 5,850 S.F. + 0 S.F.  
ADJUSTED ALLOWABLE AREA - 14,850 S.F. PER STORY  
ADJUSTED ALLOWABLE AREA - 14,850 S.F. IS GREATER THAN 14,592 S.F. BUILDING AREA  
ALLOWABLE FIRE AREA FOR S-1 USE (NOT FIRE SPRINKLERED) - 12,000 S.F. MAXIMUM

NOTE: PER BC 903.2.9 (4) - BUILDING NOT USED FOR STORAGE OR REPAIR OF COMMERCIAL VEHICLES WITH GROSS VEHICLE WEIGHT RATING OF 10,000 LBS. OR TRANSPORTS 16 OR MORE PASSENGERS.

ALLOWABLE S-1 BUILDING AREA = 12,000 S.F. MAXIMUM  
PROPOSED BUILDING MIGHT BE GREATER THAN 12,000 S.F. OF S-1 USE. DIVIDE BUILDING IN HALF WITH 3 HR RATED FIRE BARRIER WALL PER TABLE 707.3.10.  
WITH FIRE BARRIER WALL SEPERATION, EACH FIRE AREA IS 7,200 S.F. + 96 S.F. OF COVERED ENTRY AREA VS. 12,000 S.F. ALLOWED.

EACH TENANT SPACE = 60 FT X 40 FT = 2,400 S.F. EACH  
TENANT SPACE POSSIBLE AREA USE BREAK DOWN = 500 S.F. OF B USE & 1,900 S.F. OF S-1 USE  
TENANT SPACE POSSIBLE OCCUPANT LOADING:  
BUSINESS: 500 S.F. / 100 S.F. / PERSON = 5 PEOPLE  
STORAGE: 1,900 S.F. / 500 S.F. / PERSON = 4 PEOPLE  
TOTAL LOAD: 9 PEOPLE TOTAL

TOTAL OCCUPANT LOAD PER TENANT SPACE OF 9 IS UNDER 15 PEOPLE 60 PER 2902.2 EXCEPTION #2 SEPARATE TOILET ROOMS ARE NOT REQUIRED SO CURRENTLY 1 UNISEX TOILET ROOM IS PLANNED.

**NOTE:**  
EXACT BUILDING LOCATIONS AND BUILDING STAKEOUT TO BE DETERMINED BY THE CITY & SITE ENGINEER'S PLANS AND NOT THESE. NOTIFY DESIGNER IF DIMENSIONS SHOWN ARE OFF BY MORE THAN 2 FT. SO ADJUSTMENTS CAN BE MADE IF NEEDED.



**GENERAL NOTES**

**BUILDING INFORMATION**  
NO SCALE

|       |  |
|-------|--|
| ONE   | SITE PLAN, INDEX OF DRAWINGS & GENERAL NOTES.      |
| TWO   | EXTERIOR ELEVATIONS.                               |
| THREE | FOOTING AND FOUNDATION PLAN & COLUMN BASE DETAILS. |
| FOUR  | FLOOR PLAN & NOTES.                                |
| FIVE  | ROOF FRAMING PLAN.                                 |
| SIX   | WALL SECTIONS & TOILET ROOM DETAILS.               |

|   |   |
|---|---|
| THIS DRAWING AND THE INFORMATION CONTAINED THEREON IS THE EXCLUSIVE PROPERTY OF CONTROLLED ENVIRONMENT BUILDINGS AND MAY NOT BE USED OR COPIED WITHOUT WRITTEN AUTHORIZATION. |   |
| Customer  | WINCREST FARMS  |
| Description   | SITE PLAN, TITLE SHEET, BUILDING INFO & GENERAL NOTES.  |
| CEB   | CONTROLLED ENVIRONMENT BLDGS L.L.C. - NORTH PRAIRIE, WI |
| DRAWN BY  | P.M.M.  |
| CHECKED   |   |
| SCALE   | 1" = 30'-0"   |
| DATE  | 08.12.2020  |
| JOB NO.   | CEB - 1201 W  |
| DRAWING NO.   | 1 of 6  |
| REV.  |   |