

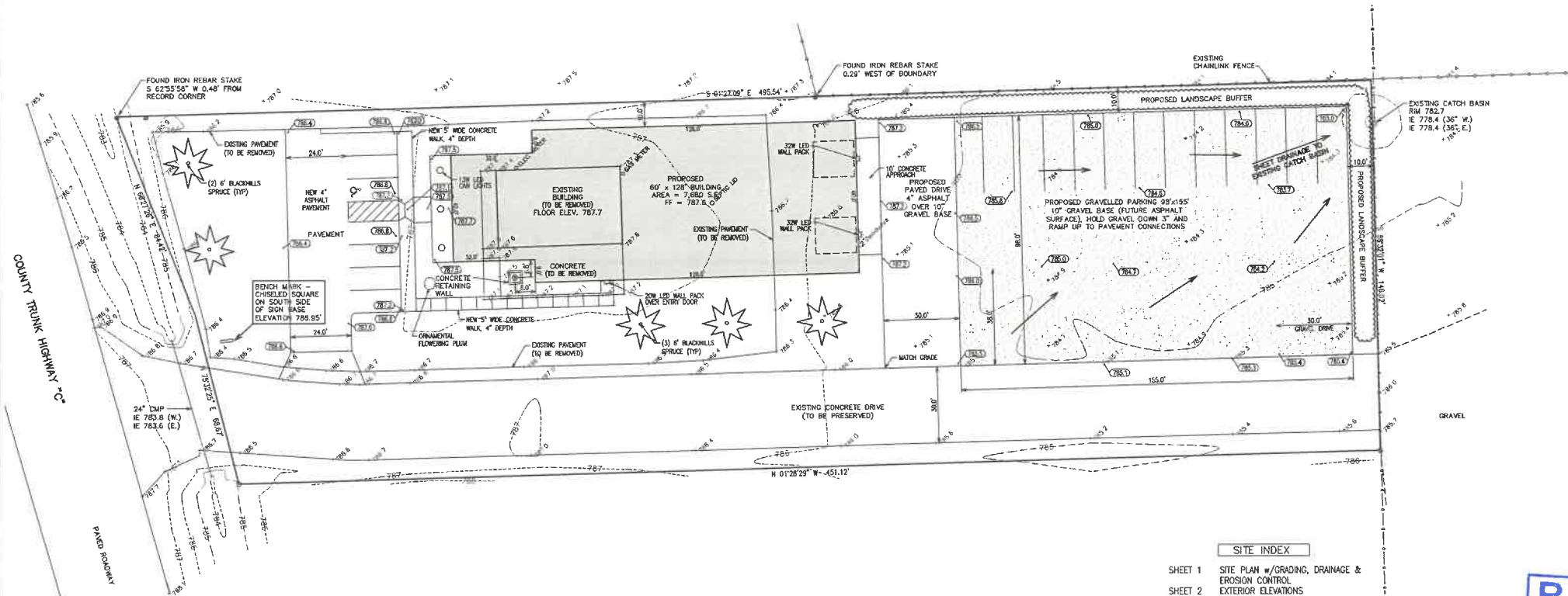
# SITE PLAN w/GRADING, DRAINAGE & EROSION CONTROL PROPOSED BUILDING GROVE DAIRY DISTRIBUTORS, LLC

LOCATED IN PART OF THE NW 1/4 OF THE SW 1/4 OF SECTION 20,  
TOWN 3 NORTH, RANGE 21 EAST, RACINE COUNTY, WISCONSIN

GRID NORTH  
WISCONSIN STATE PLANE COORDINATE SYSTEM  
SOUTH ZONE (NAD 83)  
W. LINE OF THE SW 1/4 OF SECTION 19-21 BEARS  
N 01°27'52" W



- LEGEND**
- = IRON PIPE FOUND 1 3/8" O.D.
  - = IRON REBAR FOUND 3/4" O.D.
  - ⊙ = WELL LOCATED
  - ⊞ = TELEPHONE BOX
  - ▭ = PROPOSED FINISHED GRADE
  - ▭ = RECORDED AS
  - ★ = PROPOSED BLACK HILLS SPRUCE



**SITE INDEX**

SHEET 1	SITE PLAN w/GRADING, DRAINAGE & EROSION CONTROL
SHEET 2	EXTERIOR ELEVATIONS
SHEET 3	FIRST FLOOR PLAN
SHEET 4	FOUNDATION & STRUCTURAL FRAMING PLANS
SHEET 5	BUILDING SECTIONS
SHEET 6	BUILDING SECTIONS

**SITE SUMMARY**

TOTAL LAND AREA	68,800 S.F. 1.58 ACRES
TOTAL AREA DISTURBED	48,900 S.F. (1.12 ACRES) (NOT RECORDED)
<b>SITE SUMMARY</b>	
EXISTING BUILDING AREA	1,490 S.F. 0.04 ACRES 2.2%
EXISTING PAVED AREA	33,400 S.F. 0.81 ACRES 51.4%
EXISTING GREEN SPACE	31,900 S.F. 0.73 ACRES 46.4%
PROPOSED BUILDINGS	8,034 S.F. 0.21 ACRES 13.1%
PROPOSED PAVEMENT AREA	37,016 S.F. 0.85 ACRES 53.8%
PROPOSED GREEN SPACE AREA	22,760 S.F. 0.52 ACRES 33.1%



**PROPOSED BUILDING**  
GROVE DAIRY DISTRIBUTORS, LLC  
19101 SPRING STREET,  
UNION GROVE, RACINE COUNTY, WISCONSIN

**SITE PLAN**

**FARRIS, HANSEN & ASSOCIATES, INC.**  
ENGINEERING - ARCHITECTURE - SURVEYING  
7 MIDCAMPY COURT, P.O. BOX 437  
ELKHORN, WISCONSIN 53121  
PHONE: (262) 733-3288 e-mail: office@farris-hansen.com

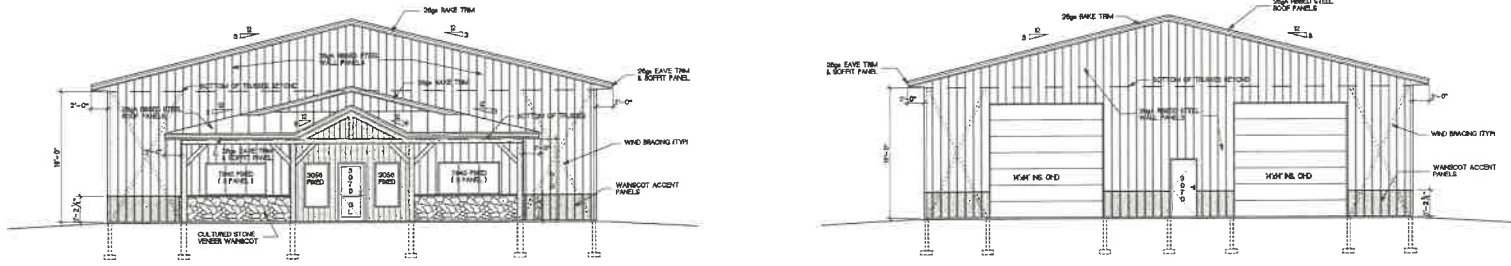
**REVISIONS**  
1/25/2024 = DWG  
REMOVED TREES AND  
REVISIONS

**RECEIVED**  
AUG 27 2024  
RACINE COUNTY

PROJECT NO.  
8751.24  
DATE  
04/17/2024  
SHEET NO.  
1 OF 6

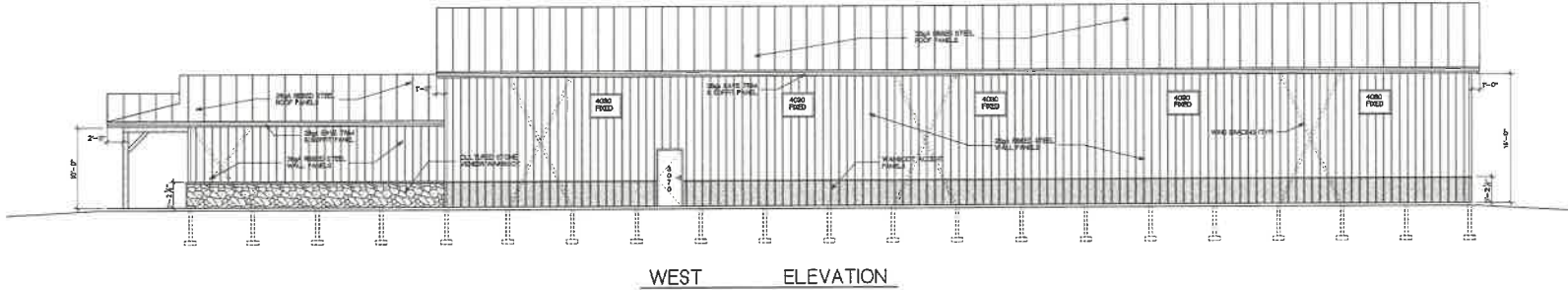
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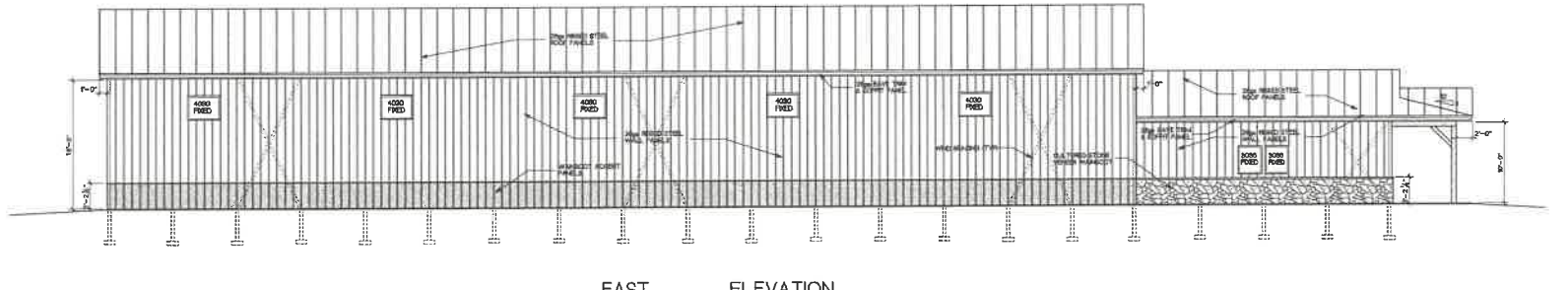


NORTH ELEVATION  
SCALE 1/8"=1'-0"

SOUTH ELEVATION  
SCALE 1/8"=1'-0"



WEST ELEVATION  
SCALE 1/8"=1'-0"



EAST ELEVATION  
SCALE 1/8"=1'-0"

PROJECT AND DESIGN DATA	
SITE AREA	= 62,260 SF. OR 157 ACRES
BUILDING AREA	= FIRST FLOOR = 8,004 SF.
CODE	= 2006 INTERNATIONAL BUILDING CODE
CONSTRUCTION TYPE	= V5
OCCUPANCY TYPE	= S-1
GROUND BSW	= 30 psf
WIND VELOCITY	= 85 mph
EXPOSURE CATEGORY	= B
IMPORTANCE FACTOR	= 1.0
OCCUPANCY CATEGORY	= I
SITE CLASS	= 0
SEISMIC DESIGN CATEGORY	= B
FIRE PROTECTION	= NON-SPRINKLERED

DESIGN LOADS	
<b>ROOF BEARING CAPACITY:</b>	
2006 PER ASSUMED SAFE ROOF BEARING PRESSURE. VERIFY W/ GEOTECHNICAL PRIOR TO PLACEMENT OF FOOTINGS.	
<b>ROOFING LIVE LOADS:</b>	
ROOF (SLOPE)	= 30 psf
GROUND SNOW LOAD, P <sub>g</sub>	= 30 psf
SNOW EXPOSURE OR SNOW LOAD RISK FACTOR	= 1
THERMAL FACTOR	= 1.0 SLOPED ROOF
UNBALANCED SNOW LOAD	= 4/4
FLAT ROOF SNOW LOAD	= 22.5 psf
DRIFTED SNOW LOAD	= SEE ROOF FRAMING PLAN
<b>DECKING DEAD LOADS:</b>	
ROOF COLLATERAL	= 3 psf
ROOF DEAD	= 0 psf
<b>DECKING WIND LOADS:</b>	
BASIC WIND SPEED (S = 30-MINUTE GUST)	= 115 mph
WIND EXPOSURE FACTOR, K <sub>d</sub>	= 1
WIND EXPOSURE CATEGORY	= B
INTERNAL PRESSURE COEFFICIENT	= 0.18
<b>DECKING SEISMIC LOADS:</b>	
SEISMIC USE GROUP	= I
SEISMIC DESIGN CATEGORY	= B

**GENERAL SPECIFICATIONS**  
**GENERAL REQUIREMENTS**  
**A. DEFINITIONS**  
 The functions of the construction contract shall be governed by the GENERAL CONTRACTOR. The architect shall not have control or charge of, and shall not be responsible for, construction. Means of methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the work, for the acts or omissions of the contractor, subcontractors, or any other persons performing any of the work, or for the failure of any of them to carry out the work in accordance with the contract documents. The architect and the consultants shall not be responsible for changes in these documents without written approval and shall have no responsibility for errors and omissions due to dimensions or conditions, details without first being consulted for recommendations and approvals, mistakes.  
**B. EXAMINATION OF DRAWINGS, SPECIFICATIONS AND SITE**  
 All bidders shall carefully examine the drawings and specifications prepared for the work. They shall visit the site of the work and acquaint themselves with all local conditions affecting the contract. If awarded the contract, they shall not be allowed any extra compensation for reason of any unforeseen difficulties or obstacles which the bidder could have discovered or reasonably anticipated prior to the bidding.  
**C. ORDINANCES, RULES AND REGULATIONS:**  
 All work and material covered by the contract documents shall conform to the respective requirements of the latest editions of the following:

**A. Standard specifications of the American Society of Testing Materials**  
**B. Provincial and Local Codes, Laws, Ordinances, Rules and Regulations Applicable to the Work.**  
 Ascertain the extent of and comply with any interpretations and/or enforcement policies of the STATE AND LOCAL ENFORCEMENT AGENCIES OR INDIVIDUALS peculiar to the area or to the particular installation. Where contract documents call for material or construction of better quality or larger size or greater quantity than required by the above rules and regulations, conform to the provision of the contract documents.  
**D. INTENT OF DRAWINGS AND SPECIFICATIONS.**  
 Refer to the drawings for all measurements. The measurements given on the architectural plans shall be checked by each subcontractor before proceeding with the work and any discrepancies shall be reported at once to the general contractor. Should it appear that the work covered by the contract documents is not substantially defined or explained, general contractor shall refer to the architect for further drawings or explanations and may be necessary to clarify the point in question. It is the intention of the contract documents to provide a job complete in every respect. General contractor and subcontractors are to be responsible for the need and to form over the project in complete operating condition, irrespective of whether the contract documents cover every individual item in minute detail.

**E. QUALITY OF MATERIALS AND WORK:**  
 All work, fixtures, materials and apparatus shall be new in every respect, and it shall be delivered without exception. No brand names shall appear on any of the work in finished building. All work shall be done by those who are thoroughly trained and experienced in that particular trade.  
**F. SUBCONTRACTOR COOPERATION**  
 Each subcontractor shall give all notices and comply with all laws, ordinances, rules, regulations and orders of any authority having jurisdiction on the performance of the work under the subcontract. Each subcontractor shall secure and pay for all permits and fees, licenses and inspections necessary for the proper execution and completion of the subcontractor's work.  
 Each subcontractor shall comply with Federal, provincial and local law laws, codes, security act, unemployment compensation acts and worker's compensation acts insofar as applicable to the performance of the subcontract.  
 Each subcontractor shall cooperate with the general contractor in scheduling and performing his work to avoid conflict or interference with the work of others.  
 Each subcontractor shall promptly submit shop drawings and samples by contract document to the general contractor in order to perform his work efficiently, expeditiously and in a manner that will not cause delay in the progress of the work of other subcontractors.

The subcontractor shall give his personal supervisor to the work or have it at the site of the work at all times, a competent and experienced foreman satisfactory to him and the owner, and having authority in full for the subcontractor.  
**G. WORK OF OTHERS**  
 Each subcontractor shall take necessary precautions in carrying out his work, to protect properly the finished work of other trades from damage caused by his operations, and shall make good any loss, damage, or injury without cost to the owner.  
 Each subcontractor shall cooperate with the general contractor and other subcontractors whose work might interfere with the subcontractor's work, and shall participate in the preparation of coordinated drawings in areas of completion as required by the contract documents, satisfactory noting and advising the general contractor of each interference.  
**H. CHANGES IN WORK:**  
 Each subcontractor may be ordered in writing by the general contractor, without invalidating his subcontract, to make changes in the work within the general scope of his subcontract consisting of additions, deletions, or other revisions. The contract sum and contract time being adjusted accordingly. The subcontractor, prior to the commencement of such changes or revised work, shall submit promptly to the general contractor written copies of all claims for adjustment with the contract documents.

**I. CLEANING**  
 Each subcontractor shall at all times keep the premises free from the accumulation of waste materials or rubbish arising out of the operations of his subcontract. Unless otherwise provided, subcontractor shall not be held responsible for unsafe conditions caused by other subcontractors.  
 Each subcontractor shall clean all glass, hardware, painted or decorated surfaces, floors, fixtures and equipment to the extent of restoring it to the original finish.  
 The method and mechanical subcontractors shall be responsible for the cleaning of all of their work, including removal of labels, tags, grease, oil, dirt, etc.  
**J. GUARANTEE:**  
 Each subcontractor shall guarantee all workmanship and materials entering his contribution of the building for a period of one year after substantial performance, and during the guarantee period, and defects in fully materials are found, he shall immediately, upon notification by the general contractor, proceed at his own expense to bring his work into conformance with the contract documents, together with restoration of fixtures or equipment provided by other trades.

**EARTH-WORK**  
**A. Existing Utilities** - Locate by hand excavation and provide protection from damage. Coordinate with G.C. and utility companies for re-locating services. Do not break utility connections without notifying G.C. a minimum of 48 hours in advance and providing acceptable temporary service.  
**B. Repair Damages** - To existing utilities as directed by utility company.  
**C. Site fill and backfill material** shall be a granular material free of debris, boulders, organic material and excessive silt.  
**D. Base fill for slabs on grade** shall be a reasonably well graded sand 20% or 30% clean and free of organic material. Compaction shall not exceed 95% in place.  
**E. Suitable materials** obtained for excavation and cutting of the site may be used, if approved by soils ENGINEER.  
**F. Stockpile excavated material** where directed by G.C. until required for backfill and fill.  
**G. Excavate for structure to elevations** and dimensions shown, including excavation a sufficient distance to permit placing and removal of other work and for inspection. The bottom to required free and grade to provide solid base to ready concrete.  
**H. Excavate for trenches to depth indicated or required** and to establish indicated low lines for level elevations. Maintain uniform width required for particular item to be installed, including width to provide ample working room.

Provide 6" to 8" clearance on both sides of pipe or conduit. Outside building excavate trenches for water bearing piping as top of piping to below frost level where applicable, as per local building codes/official.  
**I. Remove existing walls, drives, curbs, foundations, columns, boulders, vegetation (trees, stumps and roots) or larger in diameter than the limit of the building's footprint, basins and similar items as necessary to execute the work of the project.**  
**J. Notify the G.C. if abnormal or questionable soil conditions are encountered, and do not proceed with the work until directed by the G.C.**  
**K. Maintain excavations in a clean condition and keep free of water at all times. Protect bottom of excavations from frost and freezing. Do not excavate to full depth during freezing weather unless bottom or side can be poured immediately after completion of excavation work, and protect walls to prevent freezing after footings and slabs have been poured.**  
**L. Do not use frozen material or material containing ice or snow for fill. Do not place on work that is frozen or covered with ice or snow. Take necessary precautions during freezing weather to prevent freezing of fill during placing and compaction.**  
**M. Place all fill materials in 6" layers, compacting each layer to require maximum density unless otherwise recommended in the approved site report on record with G.C. Keep compacted fill relatively smooth and level.**



PROPOSED BUILDING  
**GROVE DAIRY DISTRIBUTORS, LLC**  
 1801 SPRING STREET  
 UNION GROVE, WISCONSIN

EXTERIOR ELEVATIONS  
 GENERAL SPECIFICATIONS

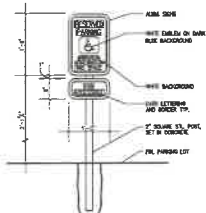
FARRIS, HANSEN & ASSOCIATES, INC.  
 Engineering, Architecture, Surveying  
 7 Highway Court, P.O. Box 437  
 ELKHORN, WISCONSIN 53121  
 Office: (262) 753-2068  
 Fax: (262) 753-5886

REVISIONS

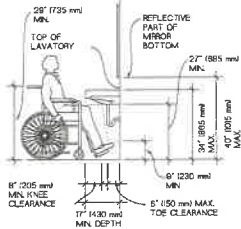
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 875124  
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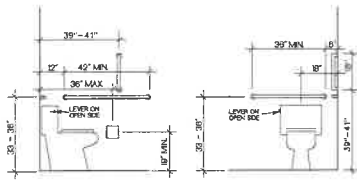
HANDICAP DETAILS



HANDICAP PARKING SIGN

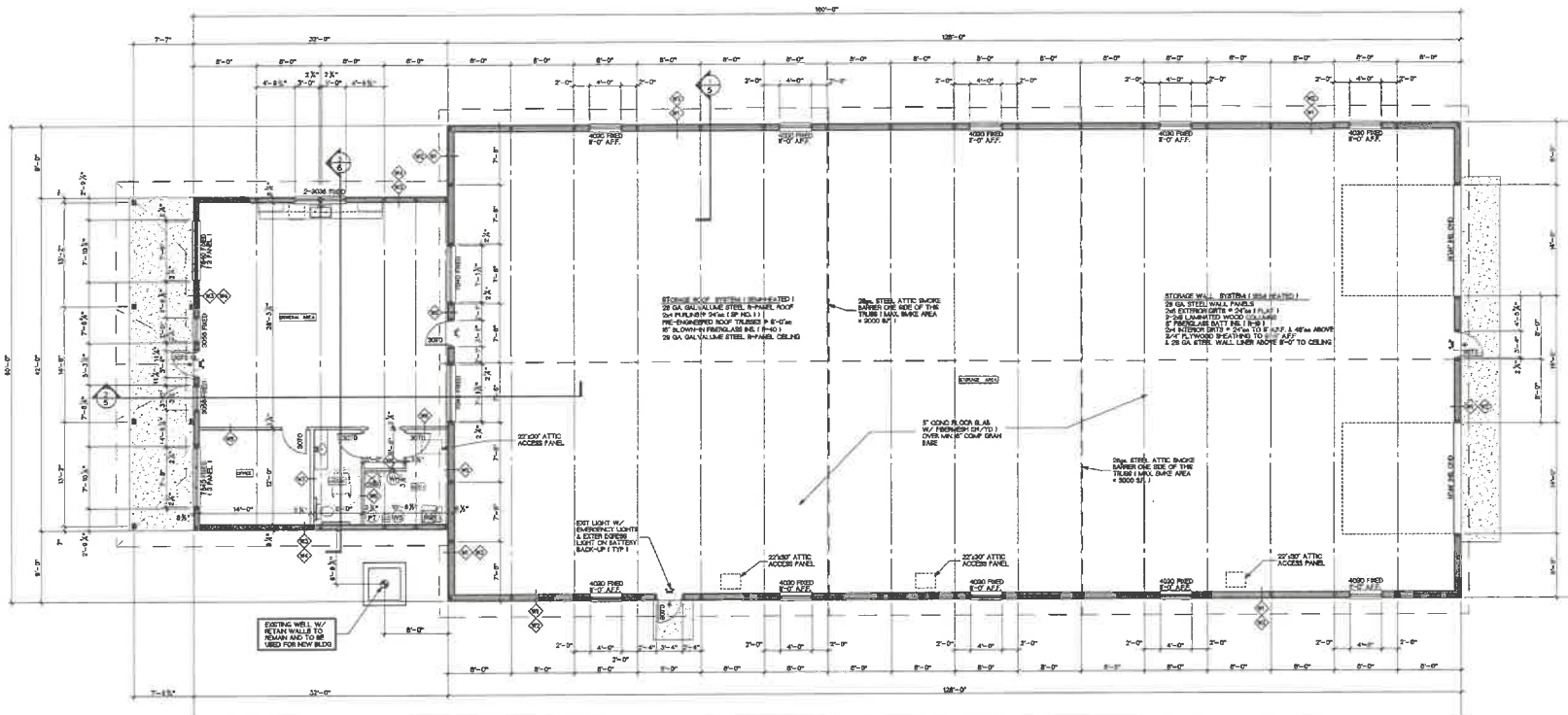
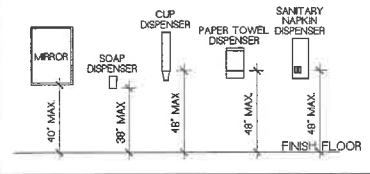


HANDICAP LAVATORY CLEARANCES



WATER CLOSET HANDICAP GRAB BAR LOCATIONS

TOILETROOM ACCESSORIES



FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"



**CEILING ROOF SYSTEM**  
 28 GA. GALVALUME STEEL FRAMING ROOF  
 2x4 PURLIN @ 24" O.C. (ON SELECT STRUCTURAL)  
 2x8 JOIST @ 24" O.C. (ON SELECT STRUCTURAL)  
 2" MINIMUM INSULATION R-19  
 5/8" DRYWALL

**CEILING WALL SYSTEM**  
 2x4 STUDS @ 24" O.C. (ON SELECT STRUCTURAL)  
 2x8 JOIST @ 24" O.C. (ON SELECT STRUCTURAL)  
 2" MINIMUM INSULATION R-19  
 5/8" DRYWALL

- N. Base RI compaction within the lines of new building and site fill and basalt (under pavement) exposures. To be as recommended by sole ENGINEER. Excavate as necessary to remove all organic soils and loose existing fill, and fill to grade, compacting each lift of base fill according to the recommendation of the sole ENGINEER. Provide same method of compaction at all mechanical trenches and other similar areas.
- O. Provide minimum 6" uncracked base under all slab-on-grade, unless otherwise noted or as recommended by approved sole report.
- P. Foundations were designated using a soil bearing value of 2000 psf as listed in the structural design, where noted or as recommended by sole ENGINEER. The sole ENGINEER shall confirm in writing the value obtained in the field.
- CAST-IN-PLACE CONCRETE
- A. CODES AND STANDARDS: ACI 301, ACI 308 comply with applicable provisions except as otherwise indicated.
- B. MIX PROPORTIONS AND DESIGN: Proportion mixes by either laboratory trial batch or field experience method complying with ACI 301.
- C. CONCRETE MATERIALS: Portland cement - ASTM C 150, type I structural notes. Aggregates - ASTM C 33. Water - Clean, Drinkable. Air-Entraining Material - ASTM C 260.
- D. REINFORCING MATERIALS: Deformed reinforcing bars - ASTM A 615, Grade 40 unless otherwise indicated. Waxed wire fabric - ASTM A 185.
- E. CONCRETE PLACEMENT: Hot and cold weather comply with ACI 308.
- F. CONCRETE STRENGTH: Concrete strength to be 4000 psi in 28 days. slump not exceed 4 inches.
- G. COVER ON REINFORCING STEEL: Cover on reinforcing steel to be 3 inches next to ground, 2 inches next to wall forms. Lap reinforcing steel bars 24 bar diameters minimum and lap mesh 6 inches minimum.
- H. FINISHES AND CURING CONCRETE: Surfaces exposed to view: Provide smooth finish, remove line and projections, patch defective areas with cement grout. Sidewalk: Broom finish. Curing: Begin initial curing as soon as free water has disappeared from exposed surfaces. Where possible, keep continuously moist for not less than 72 hours. Continue curing by use of moisture-retaining cover or curing compound. Cure formed surfaces by moist curing until forms are removed. Keep wall forms in 24 hours before stripping. Provide protection as required to prevent damage to exposed concrete surfaces.
- MASONRY - SEE DRAWINGS.
- A. Colored stone veneer to be furnished by GC installed by subcontractor. Color to be selected by OWNER.
- B. Colored stone veneer to be installed over 1/2" GOS board sheathing and installed per manufacturer requirements.
- CARPENTRY
- A. GENERAL: All construction shall be done in accordance with Wisconsin Admin. Code, Section INS 53.03.
- B. MATERIALS: 1. Lumber: Comply with American Softwood Lumber Standard (PS 20), U.S. Dept. of Commerce, 5845, 10C, moisture at the time of drying. 2. Plywood: Comply with Softwood Plywood - Construction and Industrial (PS 1), U.S. Dept. of Commerce, bearing DFPA grade trademarks. 3. Pre-engineered Roof Trusses: a. Building shall have a gable roof and wood trusses - trusses shall be designed for a 10 psf dead load in addition to a 20 lb. snow load and a 20 lb. wind load. Roof load shall be provided for with a 10% stress adjustment for snow load duration and all necessary additional snow drift loads. b. Truss construction shall be in conformance with approved truss diagrams, load computation and fabrication details forwarded by the truss manufacturer. 4. Truss manufacturer shall provide architect/engineer with a minimum of 3 sets of an electronic copy of truss computations and diagrams for review and submittal to the State for approval. 5. Walls: a. EXTERIOR: 2x6 laminated posts @ 24" o/c and 2x6 exterior girts @ 24" o/c max. and 2x4 interior girts @ 24" o/c. All lumber in contact with concrete shall be pressure treated. b. INTERIOR: 2 x 4 studs 16" o/c, with 1/2" drywall each side. 6. MOISTURE PROTECTION: A. BLANKET INSULATION: Ball or continuous blanket of thickness indicated, unfastened with 4 mil polyethylene vapor barrier. 7. RIGID INSULATION: Polyethylene insulation not less than 25 psi compressive strength for all vertical insulation and min. of 60 psi for all horizontal insulation. 8. VAPOR BARRIER: Clear polyethylene sheathing, 4 mils thick. 9. SILL SEALER: T neek fiberglass seal to be installed beneath all sole plates at exterior walls. 10. ROOFING: 28 GA. MELLOY R-panel metal roof panels on 2 x 4 purlin 24" o/c. 11. EXTERIOR SIDING: 28 GA. MELLOY R-panel metal wall panels on wall girts 24" o/c. 12. EXTERIOR TRIMS: All corner, window, fascia, rafter, soffit and accent trim to be steel or aluminum as indicated on plans. All trim to be pre-treated. Soffit panels to be perforated for ventilation. Color to be selected by Owner. 13. SHEET METAL WORK: a. Flashing & Drip Caps: Paint: galv - Zinc coated sheet steel. Commercial quality carbon steel sheets with minimum 0.25% copper content (ASTM A 596), hot-dip galvanized (ASTM A 593), G90, 22 gauge unless otherwise indicated. b. CALLING AND SEALANTS: Scope of Work: Caulk side jacks, sills and heads of all windows, side jacks and heads of all exterior door wood frames, side jacks and heads of all hollow metal frames, masonry expansion joints and all joints where dissimilar materials meet, and caulking is noted on the drawings and/or required to seal building against weather. Provide all necessary metal flashing. FINISHES: A. SUB-BASE MATERIALS: 1. Gypsum Drywall: ASTM C 36, except ASTM C 482 permitted for base layers. Provide boards with top edges tapered for joint finish treatment. B. PAINTING: 1. INTERIOR FINISHES: a. All gypsum board to receive one (1) coat sand/prime topcoat paint as base coat and one (1) final coat. b. All units shall be painted with one coat. Solid color latex paint to be approved by Owner. Color to be selected by Owner. C. TOILET ROOM FLOORS: The entire floor and side walls to a height of not less than 6 inches shall be made waterproof with ceramic tile, terrazzo, painted concrete or other approved material impervious to water. D. WINDOWS: 1. EXTERIOR: JELD-WEN or Equal Insulated glass sliding windows in vinyl frames. 2. INTERIOR: 1/4" single pane insulating glass in aluminum frames.

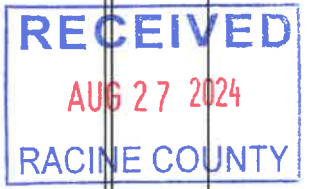


PROPOSED BUILDING  
**GROVE DARY DISTRIBUTORS, LLC**  
 1001 SPRING STREET  
 UNION GROVE, RACINE, CO., WISCONSIN

FIRST FLOOR PLAN  
 GENERAL SPECIFICATIONS  
 HANDICAP DETAILS

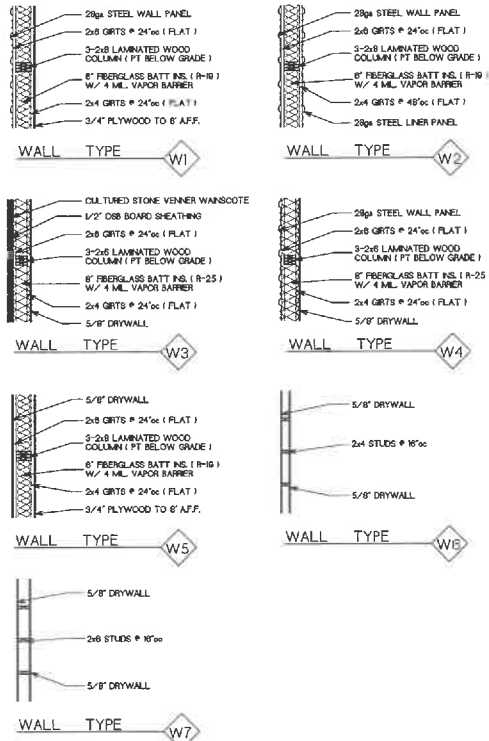
FARRIS, HANSEN & ASSOCIATES, INC.  
 Engineering, Architecture, Surveying  
 7 Research Court, P.O. Box 497  
 ELKHORN, WISCONSIN 53121  
 O/ fax: (262) 723-2068  
 Fax: (262) 723-5886

REVISIONS

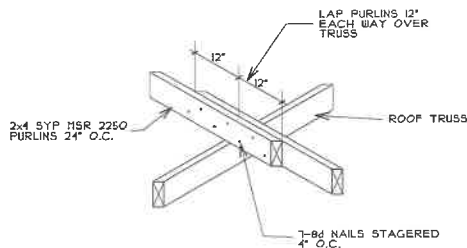
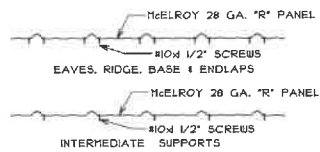


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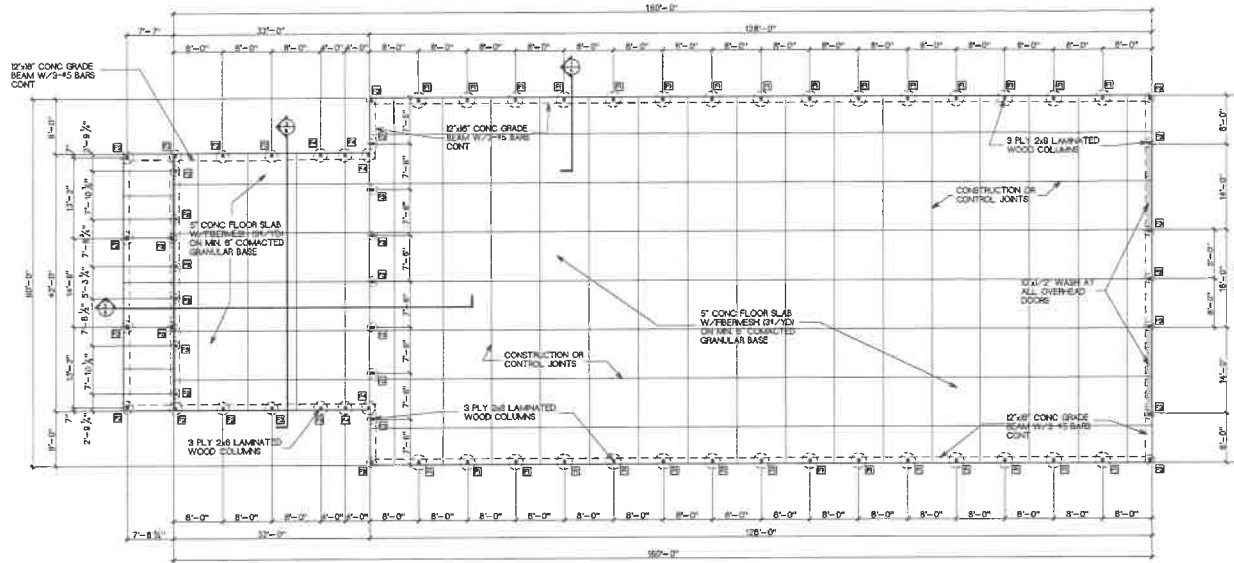
WALL TYPES



SCREW FASTENER POSITIONS



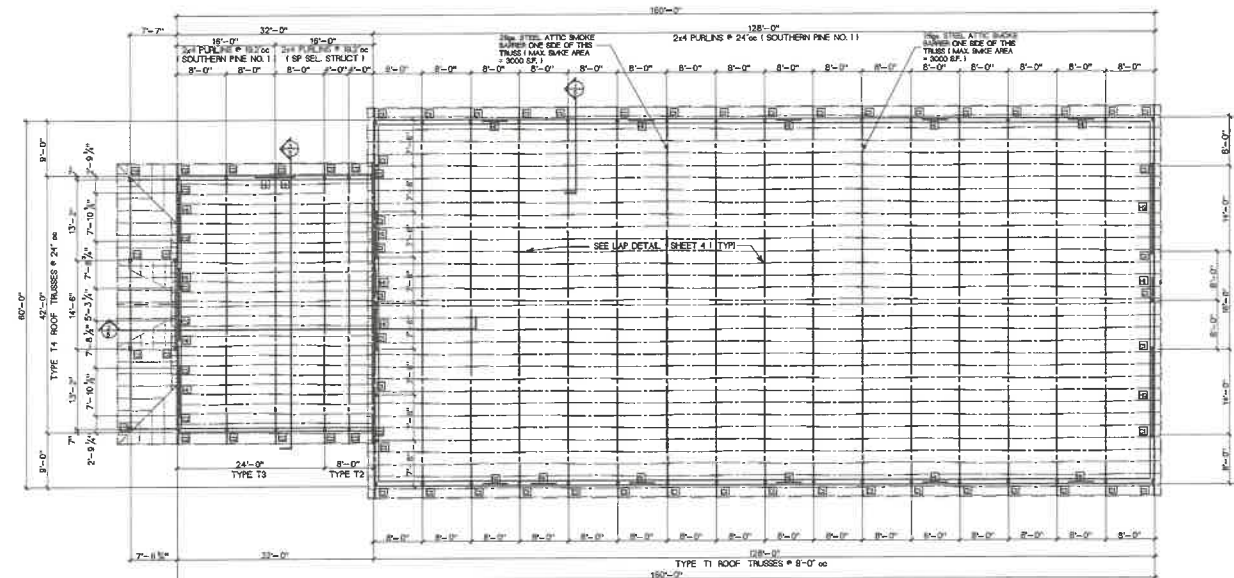
PURLIN LAP DETAIL



FOUNDATION PLAN

FOOTING SCHEDULE

■ = 30" DIA. BORE HOLE W/ 30" DIAM <sup>8</sup> PRECAST CONC FTG. TOP OF FTG 48" BELOW GRADE	■ = 18" DIA. BORE HOLE W/ 18" DIAM <sup>8</sup> PRECAST CONC FTG. TOP OF FTG 48" BELOW GRADE
■ = 24" DIA. BORE HOLE W/ 24" DIAM <sup>8</sup> CONCRETE FTG. TOP OF FTG 48" BELOW GRADE	■ = 21" DIA. BORE HOLE W/ 21" DIAM <sup>8</sup> CONCRETE FTG. TOP OF FTG 48" BELOW GRADE



STRUCTURAL FRAMING PLAN

ROOF TRUSS SCHEDULE

TYPE T1 = PRE-ENGINEERED ROOF TRUSSES 80' SPAN 8'-0"oc, 3/2" ROOF PITCH, 24" OVERHANG EACH SIDE	TYPE T3 = PRE-ENGINEERED ROOF TRUSSES 42' SPAN 8'-0"oc, 3/2" ROOF PITCH, 24" OVERHANG EACH SIDE
TYPE T2 = PRE-ENGINEERED ROOF TRUSSES 42' SPAN 8'-0"oc, 3/2" ROOF PITCH, 24" OVERHANG EACH SIDE	TYPE T4 = PRE-ENGINEERED ROOF TRUSSES 6'-6" SPAN 24'oc, 3/2" ROOF PITCH, 24" OVERHANG EACH SIDE

HEADER SCHEDULE

TYPE H1 = 2-2x0 SOUTHERN PINE NO. 1
TYPE H2 = 2-2x2 SOUTHERN PINE NO. 1 DENSE

COLUMN SCHEDULE

TYPE C1 = 3 FLY 2x6 LAMINATED WOOD COLUMN
TYPE C2 = 3 FLY 2x6 LAMINATED WOOD COLUMN
TYPE C3 = 4 FLY 2x6 LAMINATED WOOD COLUMN W/ 1" CEDAR WRAP



PROPOSED BUILDING  
GROVE DARY DISTRIBUTORS, LLC  
1801 SPRING STREET  
UNION GROVE, RACINE CO., WISCONSIN

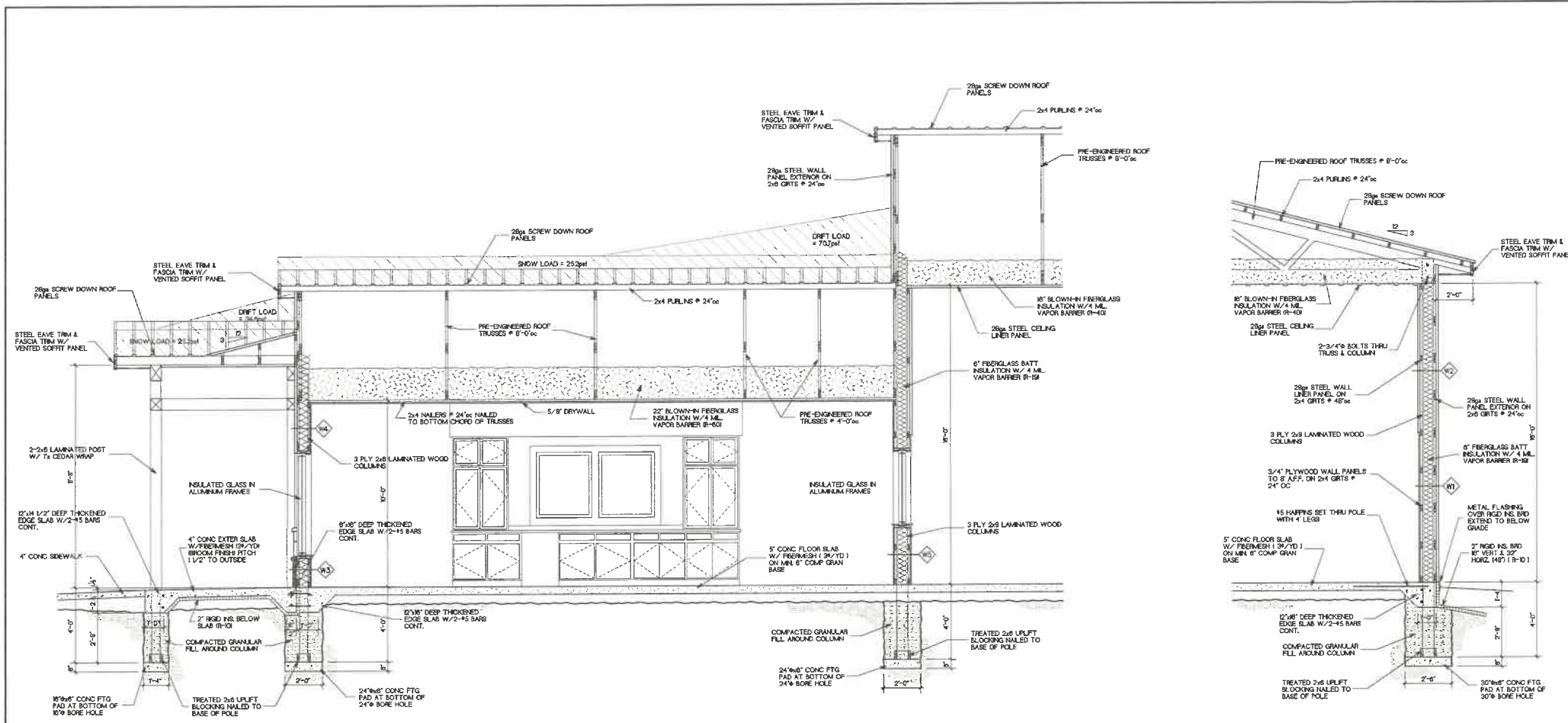
FOUNDATION PLAN  
STRUCTURAL FRAMING PLAN  
WALL TYPES, DETAILS

FARRIS HANSEN & ASSOCIATES, INC.  
Engineering Architecture Surveying  
7 Prairie Court P.O. Box 497  
Eau Claire, WISCONSIN 54601  
Office: (608) 733-2068  
Fax: (608) 733-2888

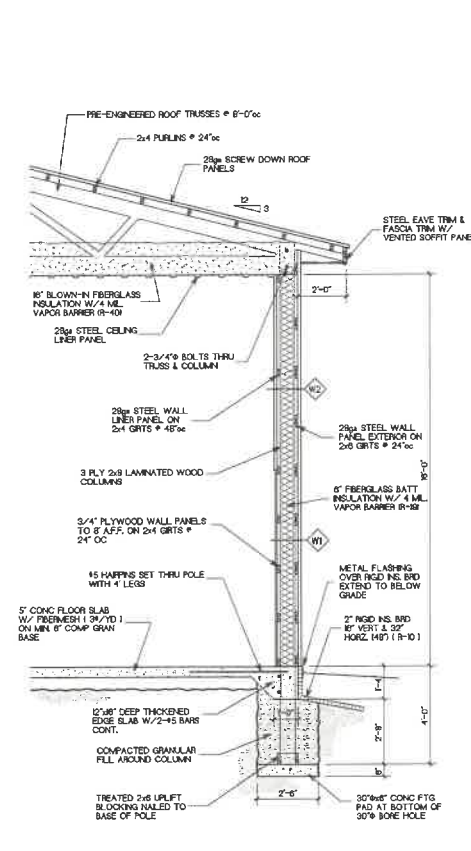
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Tuesday, May 7, 2024



BUILDING SECTION 2  
SCALE 3/8"=1'-0"



BUILDING SECTION 1  
SCALE 3/8"=1'-0"

**PROPOSED BUILDING**  
**GROVE DAIRY DISTRIBUTORS, LLC**  
1801 SPRING STREET  
LUNION GROVE, RACINE CO., WISCONSIN

SECTIONS

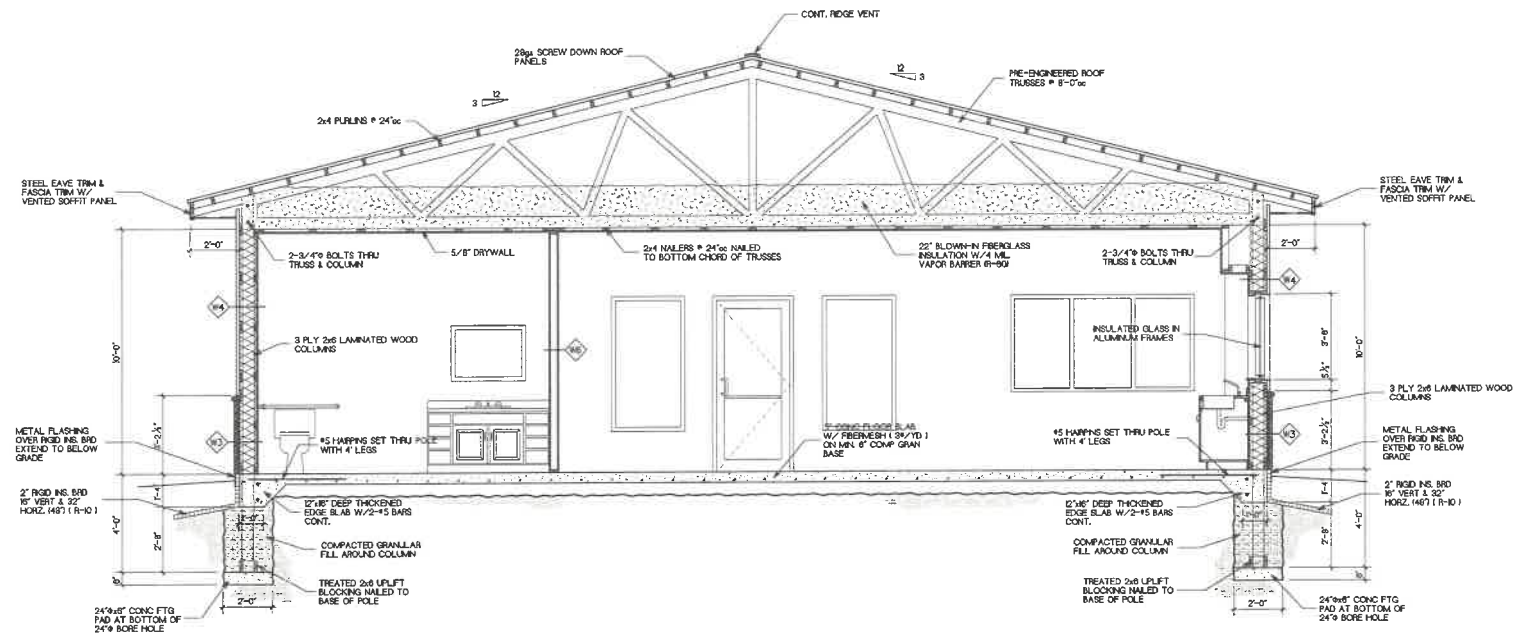
FARRIS, HANSEN & ASSOCIATES, INC.  
Engineering, Architecture, Surveying  
7 Highway Court, P.O. Box 4517  
Elkhart, WI 53120  
Phone: (262) 753-2088  
Fax: (262) 753-5888

REVISED

**RECEIVED**  
**AUG 27 2024**  
**RACINE COUNTY**

PROJECT NO  
875124  
DATE  
04/18/2024  
SHEET NO  
5 of 8

Tuesday, May 7, 2024  
C:\projects\187\187.dwg - RACINE COUNTY



BUILDING SECTION 3/6  
SCALE 3/8"=1'-0"



PROPOSED BUILDING  
**GROVE DAIRY DISTRIBUTORS, LLC**  
 1801 SPRING STREET  
 UNION GROVE, WISCONSIN

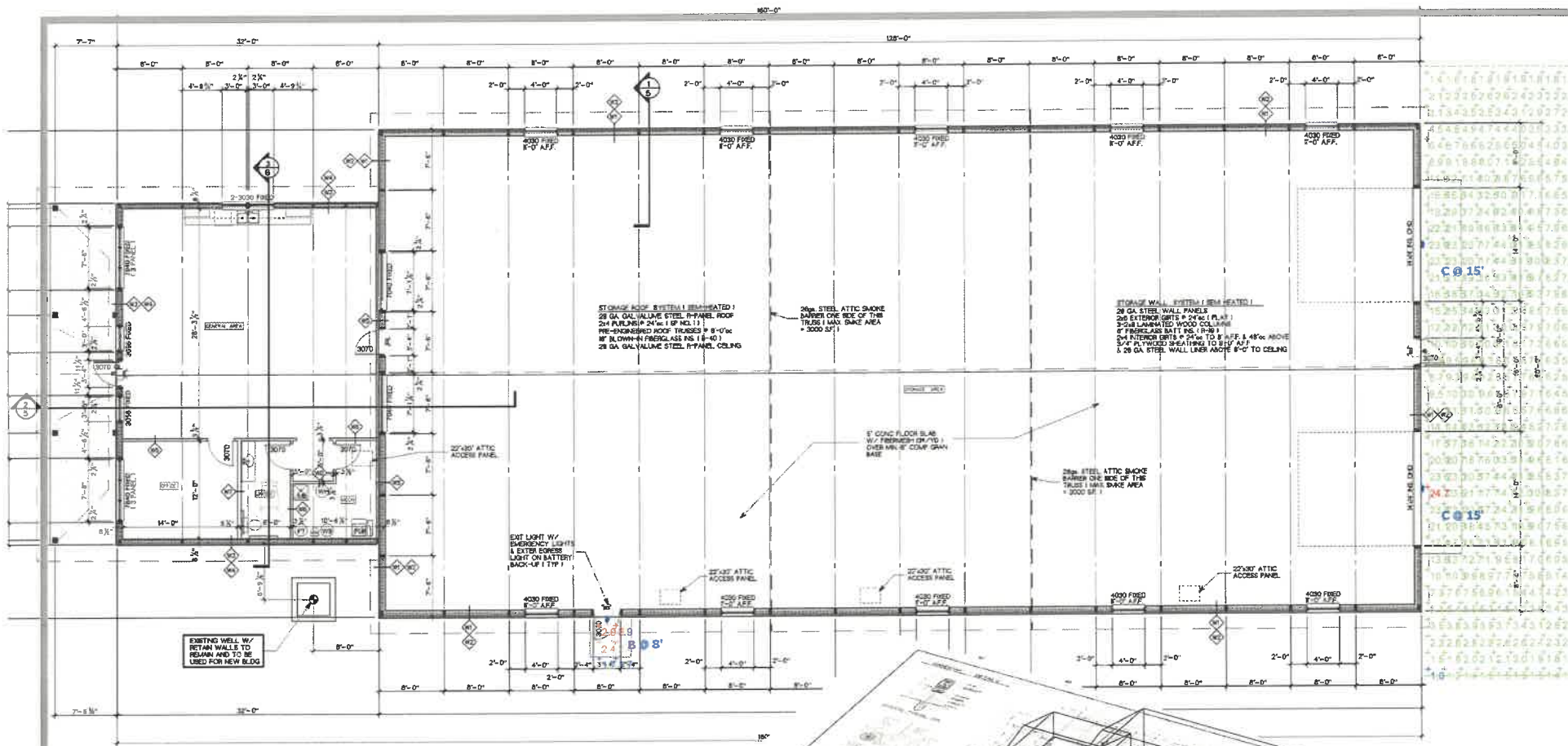
SECTIONS

FARRIS, HANSEY & ASSOCIATES, INC.  
 Engineering, Architecture, Surveying  
 7 Ridgway Court P.O. Box 407  
 Elkhorn, WI 53121  
 Office: (262) 722-2026  
 Fax: (262) 722-5886

REVISIONS

**RECEIVED**  
 AUG 27 2024  
 RACINE COUNTY

PROJECT NO.	875124
DATE	04/18/2024
SHEET NO.	8 of 8



PROPOSED BUILDING  
**GROVE DAIRY DISTRIBUTORS, LLC**  
 19101 SPRING STREET  
 UNION GROVE, RACINE CO., WISCONSIN

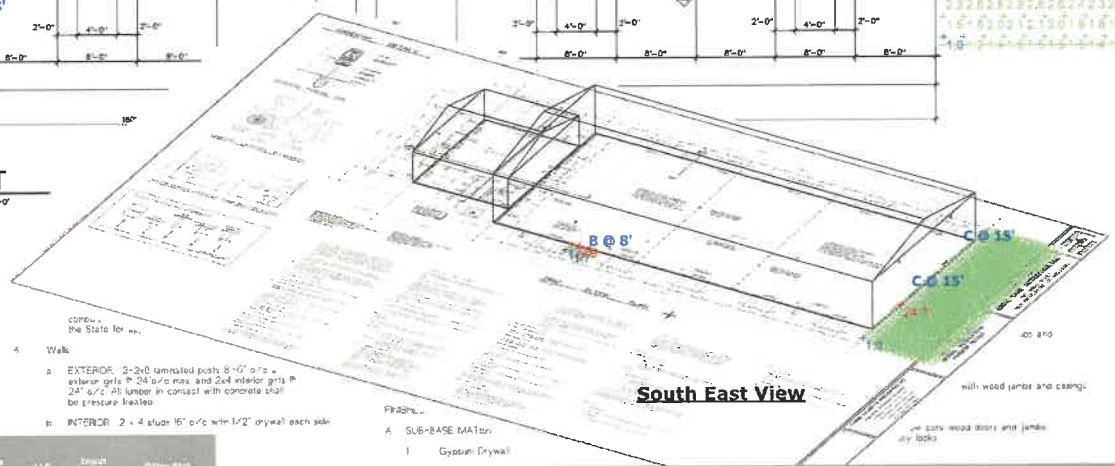
FIRST FLOOR PLAN  
 GENERAL SPECIFICATIONS  
 HANDICAP DETAILS



Grove Dairy Distributors  
 Union Grove, WI  
 Overhead Door and Mandoor Exterior Illumination

FARRIS, HANSEN & ASSOCIATES, INC.  
 Engineering, Architecture, Surveying  
 7 Ridgeway Court, P.O. Box 437  
 ELKHORN, WISCONSIN 53121  
 Office: (262) 729-2088  
 Fax: (262) 729-5886

FIRST  
 SCALE 1/8"=1'-0"



ROOF: 28 GA. GALV. STEEL I-PANEL ROOF  
 2x4 PLYWOOD 24" OC (1 OF NO. 1)  
 PRE-ENGINEERED ROOF TRUSSES # 8-0" OC  
 1" BLOWN-IN INSULATION R-25  
 2x4 EXTERIOR GITS # 24" OC  
 5/8" DRYWALL

CEILING WALL SYSTEM  
 CULTURED STONE OR 28 GA. STEEL WALL PANELS  
 2x4 EXTERIOR GITS # 24" OC (PLAT)  
 2x6 LAMINATED WOOD COLUMN  
 2x4 EXTERIOR GITS # 24" OC (1 OF NO. 1)  
 1" BLOWN-IN INSULATION R-25  
 2x4 EXTERIOR GITS # 24" OC  
 5/8" DRYWALL

N. Settle for compaction within the level of new building and site fill and backfill under pavement subgrade. To be as recommended by site ENGINEER. Excavate as necessary to remove all organic soils and loose existing fill and fill to grade, compacting each lift of case fill according to the recommendation of the site ENGINEER. Provide same method of compaction of all mechanical trenches and other similar areas.

C. Provide minimum 6" sand/gravel base under all non-concrete, unless otherwise noted or as recommended by approved site report.

H. FINISHES AND CURING CONCRETE  
 Surfaces exposed to view. Provide smooth finish, remove lint and projectors, patch defective areas with cement grout.  
 Sidewalks: Brush finish.  
 Curing: Begin initial curing as soon as free water has disappeared from exposed surfaces. Where possible, keep continuously moist for not less than 72 hours. Continue curing by use of moisture-retaining cover or curing compound.

Symbol	Label	Stage	QTY	Manufacturer	Catalog	Description	Quantity	Unit	LLP	Unit Price	Notes
CA	B		1	ELECTRONIX, A DIVISION OF BARON LIGHTING GROUP	TRL-AC - TRITON GENERAL LIGHTING	WITH WHITE INTERIOR AND CURVED PRISMATIC PLASTIC LENS	385	0.95	15		
B			2	RAB Lighting Inc.	SLM179AFCD10_4K at 0% CCT Setting		14964	0.95	102.77		Max: 179cd Max: 6125cd

Statistics

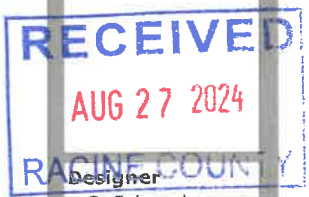
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
West Side Man Door EXTERIOR Illumination	+	2.3 fc	2.9 fc	1.7 fc	1.7:1	1.4:1
Overhead Door EXTERIOR Illumination	+	8.6 fc	24.7 fc	1.0 fc	24.7:1	8.6:1

D. REINFORCING MATERIALS  
 REINFORCING BARS: 2 Pyroced Comely with Setwood Plywood Construction and Industrial PS I.R.U.S. Dept. of Commercial Loading OFFICE grade trademarks.

F. EXTERIOR SIDING  
 28 GA. MELBROY R-panel metal wall panels or wall girts 24" o/c

G. EXTERIOR TRIMS

WINDOWS



Designer  
 S. Schoenberger  
 Date  
 8/22/2024  
 Scale  
 Not to Scale  
 Drawing No.  
 11:50 AM  
 Summary