

# Proposed Building Plans for Hillsboro Equipment Mauston Mauston, Wisconsin

## PRELIMINARY



560 Sunrise Drive  
Spring Green, WI 53588  
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**Hillsboro Equipment  
Mauston Retail Store  
Mauston, Wisconsin**

Date  
**4-15-2024**

No.	Description	Date

Drawing Name  
**Title Sheet**

Project number  
**H85040**

Sheet number  
**T1.0**

### GENERAL NOTES

- All work to be constructed per governing codes/ordinances, as amended by local authorities. Said codes/ordinances are herein incorporated into these documents. All code required work to be included in contract sum.
- Adherence to Code Requirements of the New and Remodeled construction shall be the strict responsibility of the Owner/ Builder. The Architect shall not be held liable for any such unauthorized deviations or violations of any applicable Building, Plumbing, HVAC, or Electrical codes or the ADA (Americans with Disabilities Act.)
- General notes are intended to clarify or emphasize the requirements of the drawings and specifications. In the event of a conflict between the drawings or specifications and these notes, the contractor shall comply with the more stringent requirement.
- All work to be performed in a manner so as to have a minimum of disruption and disturbance with existing operations and local environment. Noise and dust shall be kept to a minimum.
- Do not scale drawings.
- Permit and approvals are to be kept on-site at all times.
- Details and notes of similar conditions are typical whether or not called out at all places. references to any detail is for convenience only and does not limit the application of such detail or drawing.
- Systems shown on drawings are intended to be furnished, installed, and turned over to the owner in proper functioning condition. All work to be considered in contract sum.
- Contractor shall check and verify all field conditions and dimensions with the construction drawings at the project site prior to construction, erection, and/or fabrication. Contractor shall inspect related work and adjacent surfaces. Contractor shall report any discrepancies between the contract documents and the existing conditions which shall prevent proper execution of this work to the architect before proceeding with the work. Contractor is responsible for dimensions, quantities, and coordination of other trades.
- Special finish materials, carpet/ flooring, bases, doors, etc. are not shown on all details for clarity purposes. refer to plans, sections, other details, specifications, and schedules for additional information.
- Installation of all materials and systems shall be in accordance with manufacturer's written instructions.
- This project is being constructed using a design-bid-build construction methodology. All contractors are responsible for complying with all applicable codes and ordinances related to their design and construction and integration with other systems and components. All concerns or conflicts related to such shall be brought to the attention of the general contractor prior to the start of construction.
- All products are to be selected for the intended use and installed per manufacturer's specifications.

### SUMMARY BUILDING CODE REQUIREMENTS

- Applicable code provisions include, but are not limited to the following:*
- 362.0712 - Penetrations**  
All through penetrations and membrane penetrations in fire resistance rated assemblies shall comply with IBC Section 714.
  - 362.0715 - Opening Protective's**  
All doors in fire resistance rated assemblies shall comply with IBC section 716.
  - 362.0716 - Duct and Air Transfer Openings**  
All ducts and air transfer openings in fire resistance rated assemblies shall comply with IBC section 717.
  - 362.0719 - Thermal and Sound Insulating Materials**  
All insulation materials shall comply with IBC section 720.
  - 362.1011 - Exit Signs**  
Internally lit exit signs with battery backup shall be provided to mark approved exits from any direction of egress travel.
  - 362.1006 - Means of Egress Illumination**  
The means of egress, including the exit discharge, shall be illuminated to a minimum of 1 foot-candle at the floor level at all times the building space is occupied.
  - 362.1006 - Illumination Emergency Power**  
In the event of power supply failure, an emergency system shall automatically illuminate to and average of 1 foot-candle and minimum of 0.1 foot-candle at the floor level at all corridors, stairways, and the portion of the exterior exit discharge immediately adjacent to exit discharge doorways, exterior walk or stoops adjacent to the exit doors to comply. Electrical contractor to provide photometric report upon request.
  - 362.2304.9.5 - Fasteners in preservative treated wood**  
Fasteners for preservative treated wood shall be hot-dipped, zinc coated, galvanized, or stainless steel.
  - 362.2406 - Safety Glazing**  
Provide Safety Glazing per IBC section 2406.

The General Contractor and sub contractors are responsible for coordinating with product manufacturers, suppliers, and installers to ensure that all applicable code provisions are complied with. Review the full Wisconsin Building Code for complete requirements.

### ABBREVIATIONS

AB	ANCHOR BOLT
AFF	ABOVE FINISHED FLOOR
CJ	CONTROL JOINT
CLG	CEILING
CL	CENTER LINE
COL	COLUMN
CONC	CONCRETE
CMU	CONCRETE MASONRY UNIT
CPT	CARPET
CT	CERAMIC TILE
DIM	DIMENSION
DS	DOWNSPOUT
EJ	EXPANSION JOINT
EQ	EQUAL
EXT	EXTERIOR
FD	FLOOR DRAIN
FRP	FIBERGLASS REINFORCED PLASTIC
FE	FIRE EXTINGUISHER
FF	FINISHED FLOOR
FLR	FLOOR
REINF	REINFORC. (ED) (ING)
GWB	GYPSUM WALLBOARD
GC	GENERAL CONTRACTOR
INSUL	INSULATION
INT	INTERIOR
JT	JOINT
MET	METAL
MR	MOISTURE RESISTANT
NTS	NOT TO SCALE
OD	OUTSIDE DIMENSION
PL	PLATE
QTY	QUANTITY
R	RADIUS
RM	ROOM
RO	ROUGH OPENING
SAB	SOUND ATTENUATION BATT
SC	SUSPENDED CEILING
SIM	SIMILAR
SS	STAINLESS STEEL
STL	STEEL
TEMP	TEMPERED
T&B	TOP AND BOTTOM
TOC	TOP OF CONCRETE
TOF	TOP OF FOOTING
TOS	TOP OF SLAB
TOW	TOP OF WALL
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED
VB	VAPOR BARRIER
VCT	VINYL COMPOSITE TILE
W	WITH
WC	VINYL FACED WALL COVERING
WD	WOOD

### ARCHITECTURAL SYMBOLS

	ELEVATION
	BUILDING SECTION
	DETAIL
	WALL TYPE
	DOOR
	WINDOW

### CODE SUMMARY

**PROJECT DESCRIPTION:** Construction of a new showroom and shop.

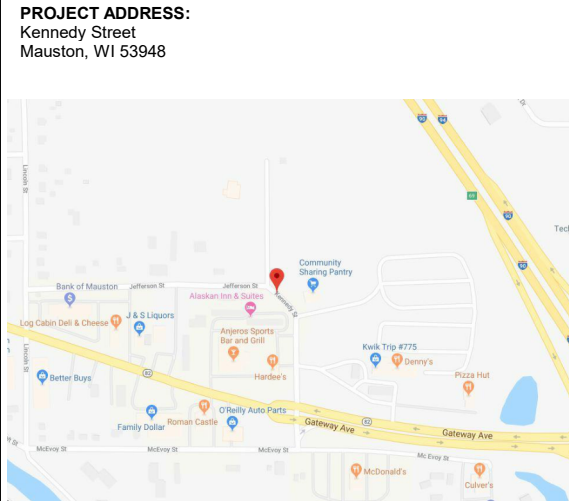
**OCCUPANCY:** S-1 Moderate Hazard Storage  
M Mercantile

**CONSTRUCTION:** IIB Metal Frame Unprotected

**FIRE PROTECTION:** Fully Sprinklered NFPA13

**AREA:** New Construction = 17,550 S.F.

### MAP



### PROJECT DIRECTORY

**OWNER**  
Don Slama  
Hillsboro Equipment  
E 18898 Hwy 33 East  
Hillsboro, WI 54634  
608-489-2275

**ARCHITECT**  
Andrea Ring, Architect  
**CIVIL ENGINEERING**  
Eric Olson, Engineer  
**STRUCTURAL ENGINEERING**  
Michael Mertens, Engineer

Jewell Associates, Inc.  
560 Sunrise Drive  
Spring Green, WI 53588  
andrea.ring@jewellassoc.com  
608-588-7484

**GENERAL CONTRACTOR**  
Joe Dolezal  
Boson  
2613 W. Veterans Parkway  
PO Box 544  
Marshfield, WI 54449  
715-384-3184

### ZONING REVIEW INFORMATION

**PROJECTED NUMBER OF OPERATIONAL OCCUPANCY:**  
100 daily customers (nonconcurrent), 20 employees (concurrent)

**HOURS OF OPERATION:** 7am- 5 pm

**TAX PARCEL NUMBER:** 292510265

**NON-RESIDENTIAL USES**

(A) Min. Zoning District Area	<b>PB</b>	3 acres
(B) Min. Lot Area		20,000 s.f.
(C) Max. Princ. bldg. coverage		40 %
(D) Max. acc. bldg. coverage		10%
(E) Max. coverage of all bldgs.		50 %
(G) Max. gross density/intensity		4F:0.50 FAR
(H) Min. landscaping surface ratio		25%
(J) Min. lot width		100 feet
(K) Min. street frontage		50 feet
(L) Front setback to princ. bldg.		25 ft/40ft
(M) Front setback to acc. bldg.		25 ft/40ft
(N) Side setback to princ. bldg.		10 feet
(S) Min. paved surface setback		5 ft. from side/rear; 10 ft from street
(T) Min. separation of princ. bldgs		20 ft
(V) Max. princ. bldg. height		40 ft

## Hillsboro Equipment Mauston Retail Store Mauston, Wisconsin

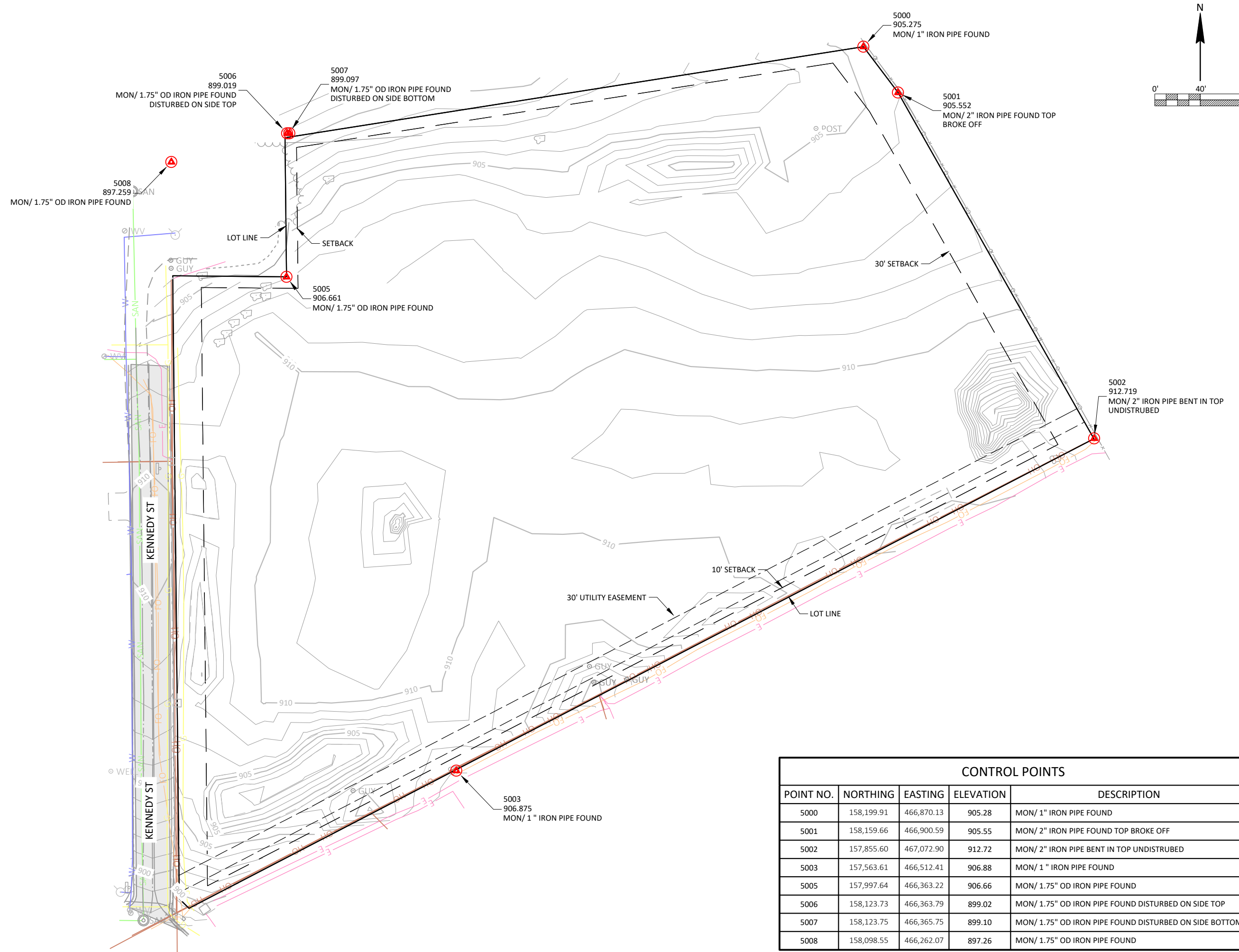
Date  
**4-15-2024**

No.	Description	Date

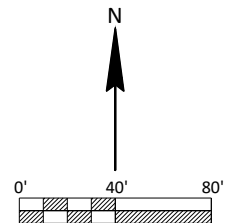
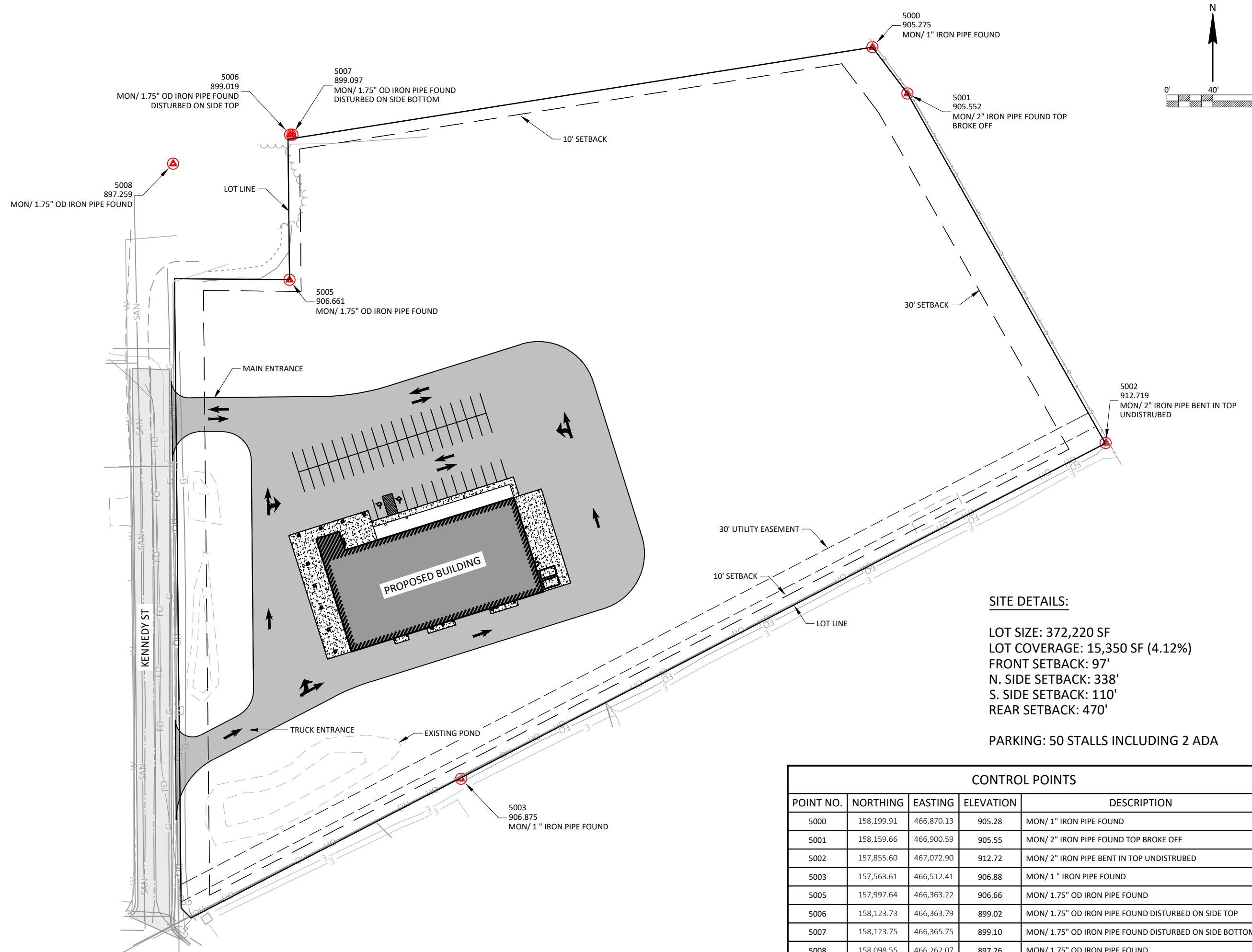
Drawing Name  
**Existing Site**

Project number  
**H85040**

Sheet number  
**C1.1**



CONTROL POINTS				
POINT NO.	NORTHING	EASTING	ELEVATION	DESCRIPTION
5000	158,199.91	466,870.13	905.28	MON/ 1" IRON PIPE FOUND
5001	158,159.66	466,900.59	905.55	MON/ 2" IRON PIPE FOUND TOP BROKE OFF
5002	157,855.60	467,072.90	912.72	MON/ 2" IRON PIPE BENT IN TOP UNDISTRUBED
5003	157,563.61	466,512.41	906.88	MON/ 1 " IRON PIPE FOUND
5005	157,997.64	466,363.22	906.66	MON/ 1.75" OD IRON PIPE FOUND
5006	158,123.73	466,363.79	899.02	MON/ 1.75" OD IRON PIPE FOUND DISTURBED ON SIDE TOP
5007	158,123.75	466,365.75	899.10	MON/ 1.75" OD IRON PIPE FOUND DISTURBED ON SIDE BOTTOM
5008	158,098.55	466,262.07	897.26	MON/ 1.75" OD IRON PIPE FOUND



**SITE DETAILS:**

LOT SIZE: 372,220 SF  
 LOT COVERAGE: 15,350 SF (4.12%)  
 FRONT SETBACK: 97'  
 N. SIDE SETBACK: 338'  
 S. SIDE SETBACK: 110'  
 REAR SETBACK: 470'

PARKING: 50 STALLS INCLUDING 2 ADA

**CONTROL POINTS**

POINT NO.	NORTHING	EASTING	ELEVATION	DESCRIPTION
5000	158,199.91	466,870.13	905.28	MON/ 1" IRON PIPE FOUND
5001	158,159.66	466,900.59	905.55	MON/ 2" IRON PIPE FOUND TOP BROKE OFF
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5006	158,123.73	466,363.79	899.02	MON/ 1.75" OD IRON PIPE FOUND DISTURBED ON SIDE TOP
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**Hillsboro Equipment  
 Mauston Retail Store  
 Mauston, Wisconsin**

Date  
**4-15-2024**

No.	Description	Date

Drawing Name  
**Proposed Site**

Project number **H85040** Sheet number **C2.0**

**Hillsboro Equipment  
Mauston Retail Store  
Mauston, Wisconsin**

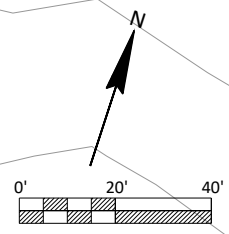
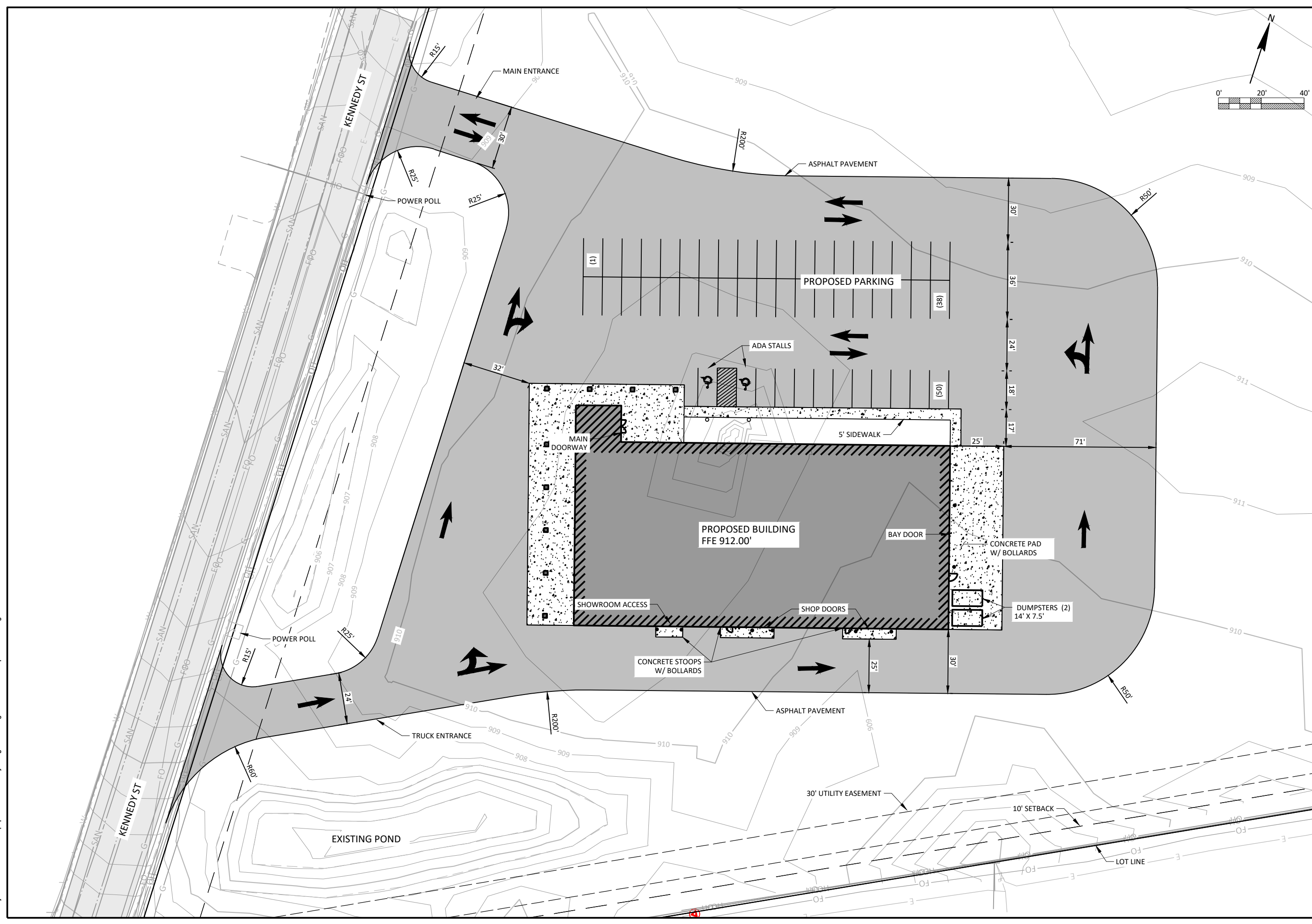
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**Proposed Site**

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**H85040**

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**C2.1**



S:\Projects\H85040 Hillsboro Equip- Mauston Facility Design\Site Design\DWG\H85040 Proposed Site.dwg



1 3D office View  
A0.1 NOT TO SCALE



2 Exterior Day Rendering  
A0.1 NOT TO SCALE

**Hillsboro Equipment  
Mauston Retail Store  
Mauston, Wisconsin**

Date  
**4-15-2024**

No.	Description	Date

Drawing Name  
Rendered Views



1 Exterior Night Rendering  
 A0.2 1" = 20'-0"



2 Highway Night Rendering  
 A0.2 1" = 30'-0"

**JEWELL**  
 associates engineers, inc.  
 Engineers - Surveyors - Architects

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Date  
**4-15-2024**

No.	Description	Date

Drawing Name  
 Rendered Views

Project number  
**H85040** Sheet number  
**A0.2**



1 Northeast Rendering  
 A0.3 1" = 100'-0"



2 Front Night Rendering  
 A0.3 3/64" = 1'-0"

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**Hillsboro Equipment**  
**Mauston Retail Store**  
**Mauston, Wisconsin**

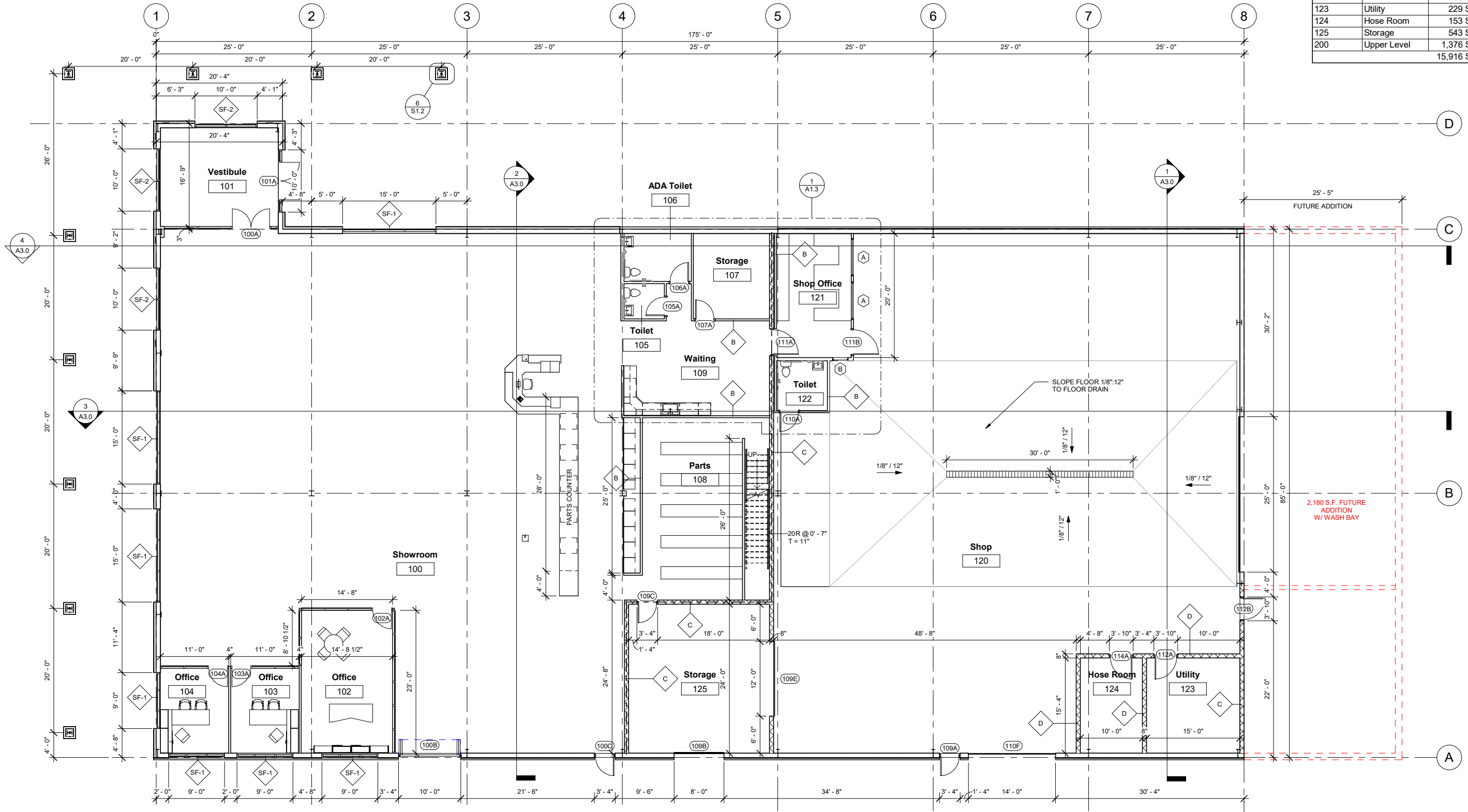
Date  
**4-15-2024**

No.	Description	Date

Drawing Name  
 Rendered Views

Project number  
**H85040**

Sheet number  
**A0.3**



Room Areas		
Number	Name	Area
100	Showroom	5,573 SF
101	Vestibule	315 SF
102	Office	337 SF
103	Office	150 SF
104	Office	153 SF
105	Toilet	36 SF
106	ADA Toilet	83 SF
107	Storage	168 SF
108	Parts	603 SF
109	Waiting	380 SF
120	Shop	5,511 SF
121	Shop Office	242 SF
122	Toilet	65 SF
123	Utility	229 SF
124	Hose Room	153 SF
125	Storage	543 SF
200	Upper Level	1,376 SF
		15,916 SF

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## Hillsboro Equipment

### Mauston Retail Store

### Mauston, Wisconsin

Date  
**4-15-2024**

No.	Description	Date

Drawing Name  
**Floor Plan**

Project number  
**H85040**

Sheet number  
**A1.0**

2 Floor Plan  
A1.0 1/8" = 1'-0"



## Hillsboro Equipment Mauston Retail Store Mauston, Wisconsin

Date  
**4-15-2024**

No.	Description	Date

Drawing Name  
Proposed Elevations

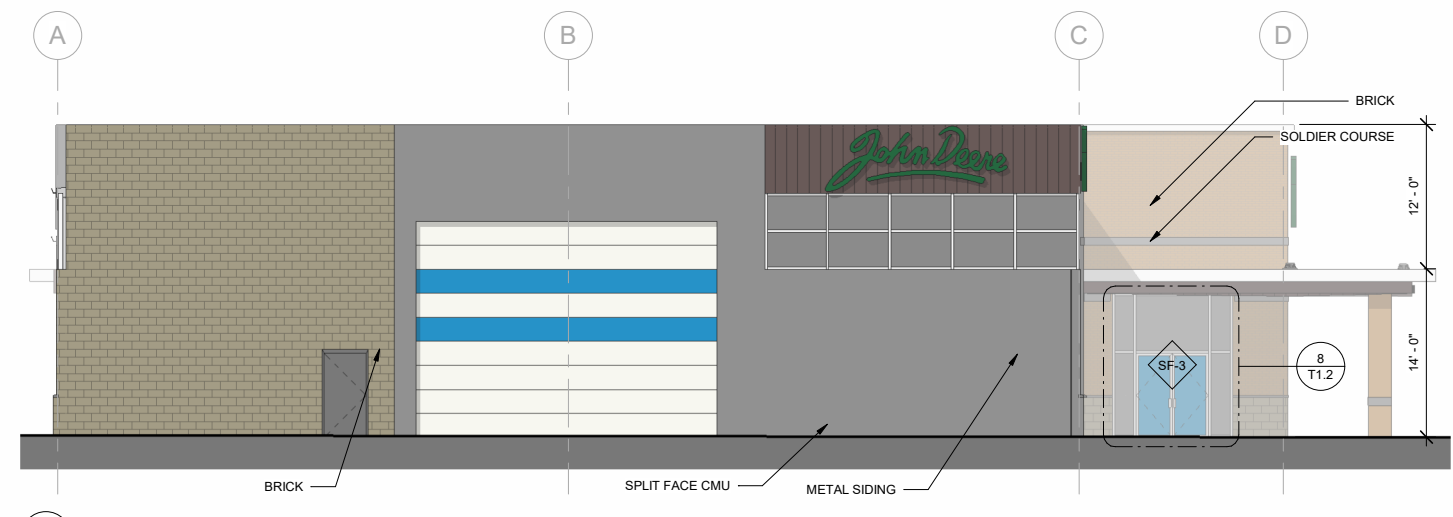
Project number  
**H85040**

Sheet number  
**A2.0**

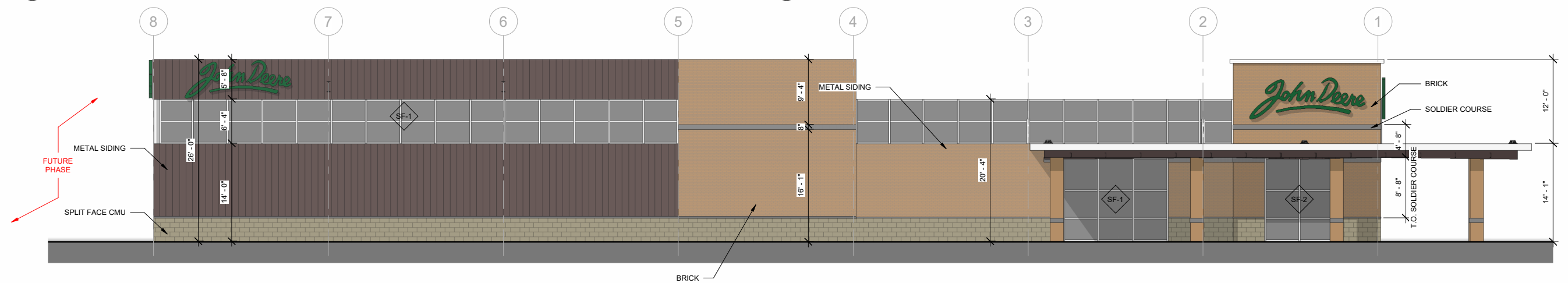
**EXTERIOR MATERIALS (FINAL COLORS TBD):**  
BRICK: LIGHT TAN  
SPLIT FACED BLOCK: BROWN  
METAL SIDING: LIGHT TAN  
VERTICAL SIDING: BROWN  
SIGNAGE: JOHN DEERE GREEN



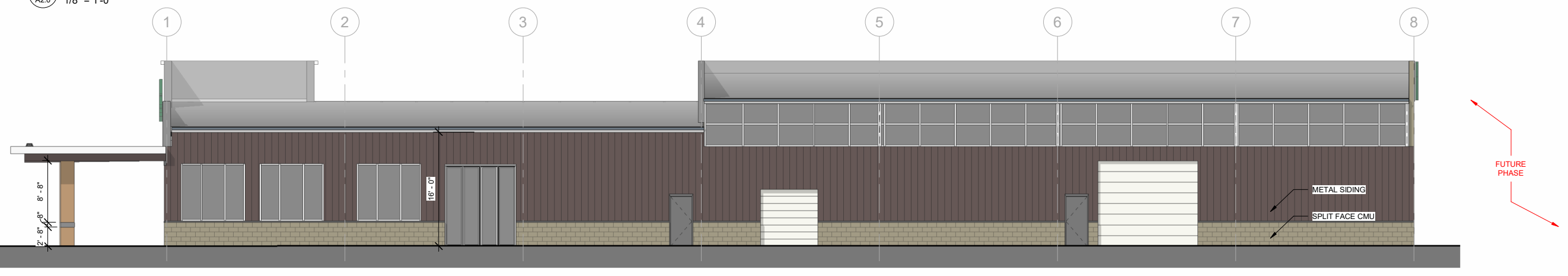
4 West Elevation  
A2.0  
1/8" = 1'-0"



1 East Elevation  
A2.0  
1/8" = 1'-0"



2 North Elevation  
A2.0  
1/8" = 1'-0"



3 South Elevation  
A2.0  
1/8" = 1'-0"