

# PROPOSED NEW BEAUDRY SERVICE, INC. PLAN COMMISSION SUBMITTAL

1422 PEARL STREET  
WAUKESHA, WI 53186



PROJECT:  
BEAUDRY SERVICES, INC.

OWNER:  
BEAUDRY SERVICES, INC.  
1522 Pearl St.  
Waukesha, WI 53186

ARCHITECT:  
KORB AND ASSOCIATES  
ARCHITECTS  
648 N. Plankinton Ave.  
Suite 240  
Milwaukee, WI 53203

CONSTRUCTION MANAGER:  
CONSTRUCTION  
MANAGER

OWNER INFORMATION	CIVIL ENGINEER	ARCHITECT	ELECTRICAL ENGINEER
BEAUDRY SERVICES, INC. 1522 PEARL STREET WAUKESHA, WI 53186 P 262.549.5500	THE SIGMA GROUP 1300 WEST CANAL STREET MILWAUKEE, WI 532133 P: 414.643-4200	KORB AND ASSOCIATES ARCHITECTS, INC. 648 N PLANKINTON AVENUE, SUITE 240 MILWAUKEE, WISCONSIN 53203 P 414.273.8230	LYONS ELECTRIC 75 ENTERPRISE ROAD DELAFIELD, WI 53018 P: 262.646.6828

## DRAWING INDEX

GENERAL	CIVIL	ARCHITECTURAL	ELECTRICAL
G000 COVER SHEET	C001 SITE SURVEY C002 SITE PREP & EROSION CONTROL C100 SITE PLAN C200 GRADING PLAN C300 UTILITY PLAN C400 DETAILS C401 DETAILS C402 DETAILS C500 SPECIFICATIONS C501 SPECIFICATIONS	AS100 ARCHITECTURAL / LANDSCAPE SITE PLAN AS101 COLORED SITE PLAN A100 BUILDING FLOOR PLAN A200 BUILDING ELEVATIONS A201 STORAGE BUILDING ELEVATIONS AC202 EXTERIOR RENDERING	ES100 SITE LIGHTING PLAN

REVISION NO.	DATE

COMM NO:	17007-01
SCALE:	AS NOTED
PHASE:	PLAN COMMISSION
DATE:	6/12/2017

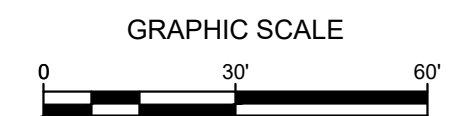
COVER SHEET

# G000



**THE SIGMA GROUP**  
 Single Source. Sound Solutions.  
 www.thesigmagroup.com  
 1300 West Canal Street  
 Milwaukee, WI 53233  
 Phone: 414-643-4200  
 Fax: 414-643-4210

# SITE SURVEY



## LEGEND

●	INDICATES FOUND 1" IRON PIPE	□	TELEPHONE PEDESTAL
○	INDICATES SET 1" IRON PIPE	□	CABLE PEDESTAL
+	INDICATES FOUND CHISELED CROSS	□	CONTROL BOX
⬇	SANITARY MANHOLE	□	FIBER OPTIC SIGN
⬇	SANITARY CLEANOUT OR VENT	⬇	TRAFFIC LIGHT
⊙	M.I.S. MANHOLE	⊙	COMMUNICATION MANHOLE
⊙	UNKNOWN MANHOLE	○	BOLLARD
⊙	STORM MANHOLE	+	SOIL BORING/MONITORING WELL
⊙	INLET (ROUND)	+	WATER SURFACE
⊙	INLET (SQUARE)	+	WETLANDS FLAG
⊙	CURB INLET	+	MARSH
⊙	STORM SEWER END SECTION	+	FLAGPOLE
⊙	GAS VALVE	+	PARKING METER
⊙	GAS METER	+	SIGN
⊙	WATER VALVE	+	MAILBOX
⊙	HYDRANT	+	RAILROAD CROSSING SIGNAL
⊙	WATER MANHOLE	+	HANDICAP SPACE
⊙	WATER SERVICE CURB STOP	+	CONFEROUS TREE
⊙	WELL HEAD	+	DECIDUOUS TREE
⊙	STAND PIPE	—	SANITARY SEWER
⊙	WALL INDICATOR VALVE	—	STORM SEWER
⊙	POST INDICATOR VALVE	—	WATERLINE
⊙	LIGHT POLE	—	MARKED GAS MAIN
⊙	SPOT/YARD LIGHT	—	MARKED ELECTRIC
⊙	UTILITY POLE	—	MARKED WIRE
⊙	GUY POLE	—	MARKED TELEPHONE
⊙	GUY WIRE	—	MARKED CABLE TV LINE
⊙	ELECTRIC MANHOLE	—	MARKED FIBER OPTIC
⊙	ELECTRIC PEDESTAL	—	FENCE
⊙	ELECTRIC METER		
⊙	TELEPHONE MANHOLE		

### GENERAL NOTES:

1. THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS DRAWING IS BASED ON FIELD LOCATIONS AND/OR RECORDS FURNISHED BY MUNICIPALITIES AND UTILITY COMPANIES. THE LOCATION AND ACCURACY OF WHICH CANNOT BE GUARANTEED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.
2. VERIFY ACTUAL LOCATIONS AND INVERTS IN THE FIELD. ANY POTENTIAL ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
3. DRAWING IS BASED ON FIELD SURVEY COMPLETED BY CHAPUT LAND SURVEYORS, LLC ON MAY 8, 2017.
4. DATUM FOR THE PROJECT SURVEY IS NGVD OF 1929. BENCHMARK FOR THE PROJECT SURVEY IS 849.85.

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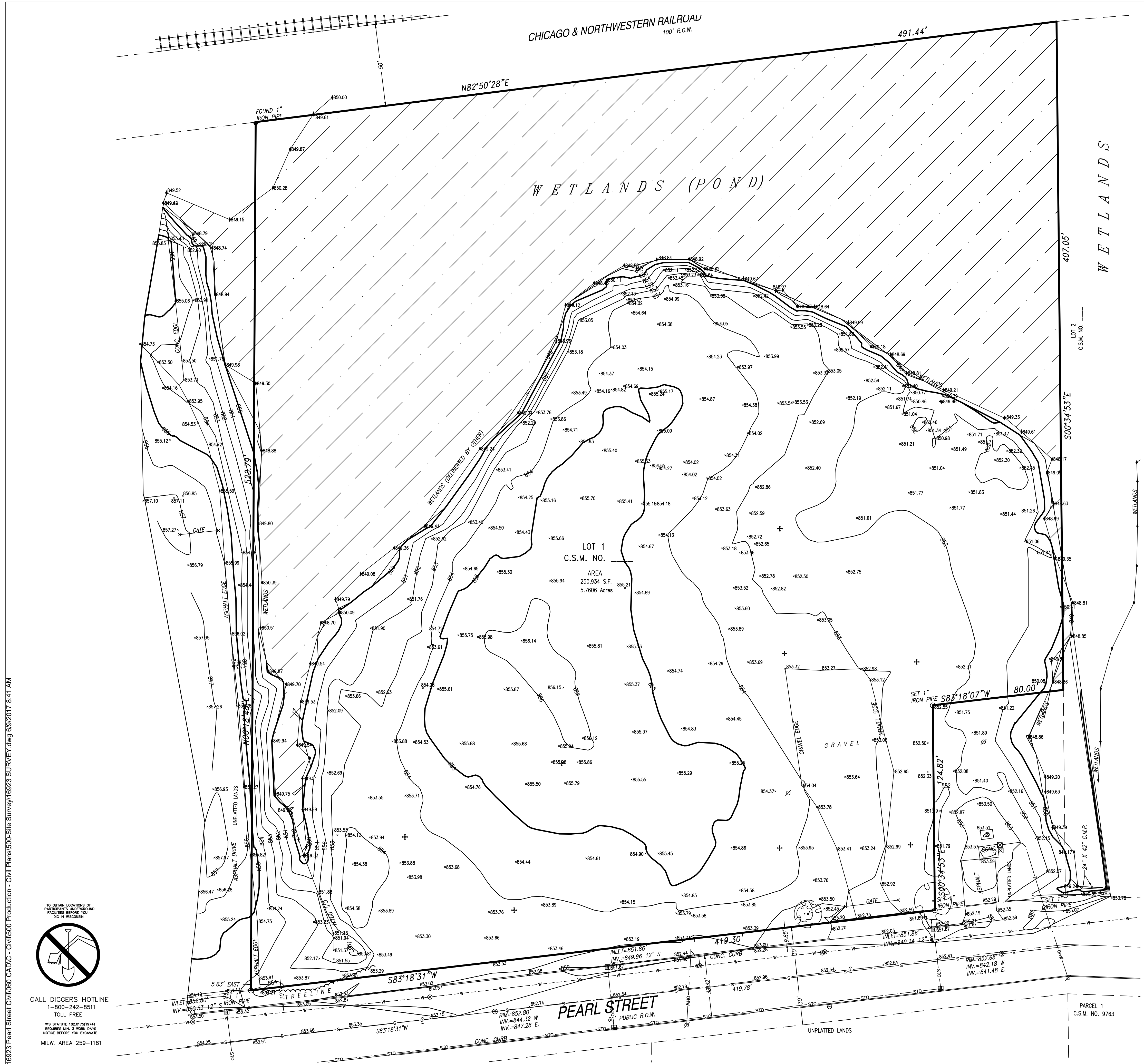
**CONSTRUCTION MANAGER:**  
CONSTRUCTION MANAGER

**CIVIL ENGINEER:**  
THE SIGMA GROUP

REVISION NO.	DATE

COMM NO: 17007-01  
 SCALE: AS NOTED  
 PHASE: SCHEMATIC DESIGN  
 DATE: 3/21/2017

# C 001



File: I:\Korb\16923 Pearl Street\Civil\16923 Site Survey\16923 SURVEY.dwg 6/9/2017 8:41 AM



CALL DIGGERS HOTLINE  
 1-800-242-8511  
 TOLL FREE

WIS STATUTE 182.017(8)(9)  
 REQUIRES MIN. 3 WORK DAYS  
 NOTICE BEFORE YOU EXCAVATE  
 MILW. AREA 259-1181

THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD MARKINGS AND INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.



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# SITE PREP AND EROSION CONTROL PLAN

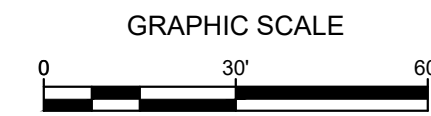
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**CIVIL ENGINEER:**  
THE SIGMA GROUP



**LEGEND:**

- PROPOSED SILT FENCE (A C400)
- PROPOSED INLET PROTECTION (B C400)
- PROPOSED TRACKING PAD (C C400)
- EXISTING CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED CONTOUR
- PROPOSED EROSION MATTING WISDOT APPROVED CLASS 1 TYPE B (D C400)
- CURB REMOVAL
- PAVEMENT REMOVAL
- DIVERSION SWALE (K C401)
- DITCH CHECK (J C401)

**GENERAL NOTES:**

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3. WORK TO BE COMPLETED IS INDICATED IN BOLD TYPE LINES AND EXISTING CONDITIONS ARE INDICATED BY LIGHT TYPE LINES.
4. ELECTRONIC CIVIL FILES ARE AVAILABLE UPON WRITTEN REQUEST. DO NOT USE ELECTRONIC CIVIL FILES TO LAYOUT FOUNDATIONS, COLUMN LINES, LIGHT POLES, OR OTHER NON CIVIL SITE WORK. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF BUILDING AND ARCHITECTURAL FEATURES.
5. SEE SHEET C400 FOR A COMPLETE LIST OF EROSION CONTROL NOTES AND DETAILS. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO START OF LAND DISTURBING ACTIVITIES.
6. DO NOT BEGIN LAND DISTURBING ACTIVITIES UNTIL AN EROSION CONTROL PERMIT IS OBTAINED FROM LOCAL JURISDICTION.

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PHASE: SCHEMATIC DESIGN
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**C 002**

## CHICAGO & NORTHWESTERN RR

WETLANDS (POND)

WETLANDS



CALL DIGGERS HOTLINE  
 1-800-242-8511  
 TOLL FREE

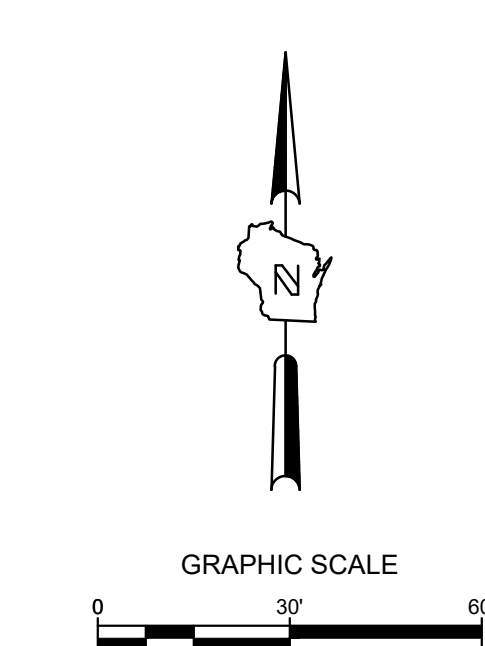
MS STATUTE 182.07(1974)  
 REQUIRES MIN. 3 WORK DAYS  
 NOTICE BEFORE YOU EXCAVATE  
 MILW. AREA 259-1181

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File: I:\Korb\16923 Pearl Street\Civil\16923 PREP.dwg 6/19/2017 9:10 AM

**SITE INFORMATION:**

TOTAL SITE = 5.76 AC  
 TOTAL DISTURBED AREA = 2.83 AC  
 EXISTING IMPERVIOUS AREA = 6421 SF (0.147 AC)  
 PROPOSED IMPERVIOUS AREA = 92,132 SF (2.11 AC)



**LEGEND:**

- 5" THICK CONCRETE WALK (B C401)
- CONCRETE PAVEMENT (C C401)
- ASPHALT SURFACE (HEAVY DUTY) (D C401)
- ASPHALT SURFACE (A C401)
- CURB & GUTTER (ACCEPT) (H C401)
- CURB & GUTTER (REJECT) (H C401)

**GENERAL NOTES:**

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5. DIMENSIONS ARE FROM FACE OF CURB OR EDGE OF PAVEMENT.
6. WORK WITHIN THE PUBLIC RIGHT OF WAY, INCLUDING BUT NOT LIMITED TO DRIVEWAY OPENINGS, SIDEWALK AND RAMPS, PAVING, AND CURB AND GUTTER SHALL BE COMPLETED PER MUNICIPAL AND/OR COUNTY REQUIREMENTS AND STANDARDS.

**KA**  
 KORB + ASSOCIATES ARCHITECTS

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 Fax: 414-643-4210

**SITE PLAN**

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**CIVIL ENGINEER:**  
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**C 100**

TO OBTAIN LOCATIONS OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE  
 1-800-242-8511  
 TOLL FREE

WE STATUTE (48.076(1)(M)) REQUIRES YOU TO WORK DAYS NOTICE BEFORE YOU EXCAVATE  
 MILW. AREA 259-1161

File: I:\Korb\16923 Pearl Street Civil\16923 CAD\Civil\16923 Site Dimension Plan\16923 SITE.dwg 6/19/2017 1:03 PM

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# GRADING PLAN

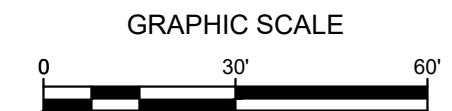
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**CONSTRUCTION MANAGER:**  
CONSTRUCTION MANAGER

**CIVIL ENGINEER:**  
THE SIGMA GROUP

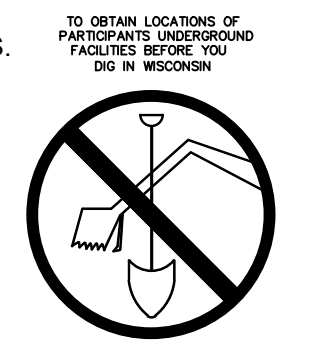


**LEGEND:**

- 5' THICK CONCRETE WALK (B C401)
- CONCRETE PAVEMENT (C C401)
- ASPHALT SURFACE (HEAVY DUTY) (D C401)
- ASPHALT SURFACE (A C401)
- CURB & GUTTER (ACCEPT) (H C401)
- CURB & GUTTER (REJECT) (H C401)
- 5' EXISTING CONTOUR
- 5' PROPOSED CONTOUR
- PROPOSED CURB & GUTTER SPOT GRADE  
T/C: TOP OF CURB GRADE  
F/L: FLOW LINE CURB GRADE
- PROPOSED ASPHALT SPOT GRADE

**GENERAL NOTES:**

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7. EARTHWORK SHALL BE IN ACCORDANCE WITH GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.



CALL DIGGERS HOTLINE  
 1-800-242-8511  
 TOLL FREE  
 WIS. STATUTE 182.07(1)(F) & (G)  
 REQUIRES 90' x 90' WORK ZONE  
 NOTICE BEFORE YOU DIG  
 MILW. AREA 259-1181

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REVISION NO.	DATE

COMM NO: 17007-01  
 SCALE: AS NOTED  
 PHASE: SCHEMATIC DESIGN  
 DATE: 3/21/2017

**C 200**



File: I:\Korb\169223 Pearl Street Civil\169223 CAD\C - Civil\169223 Grading Plan\169223 GRAD.dwg 6/19/2017 8:42 AM















PROJECT:  
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Waukesha, WI 53186

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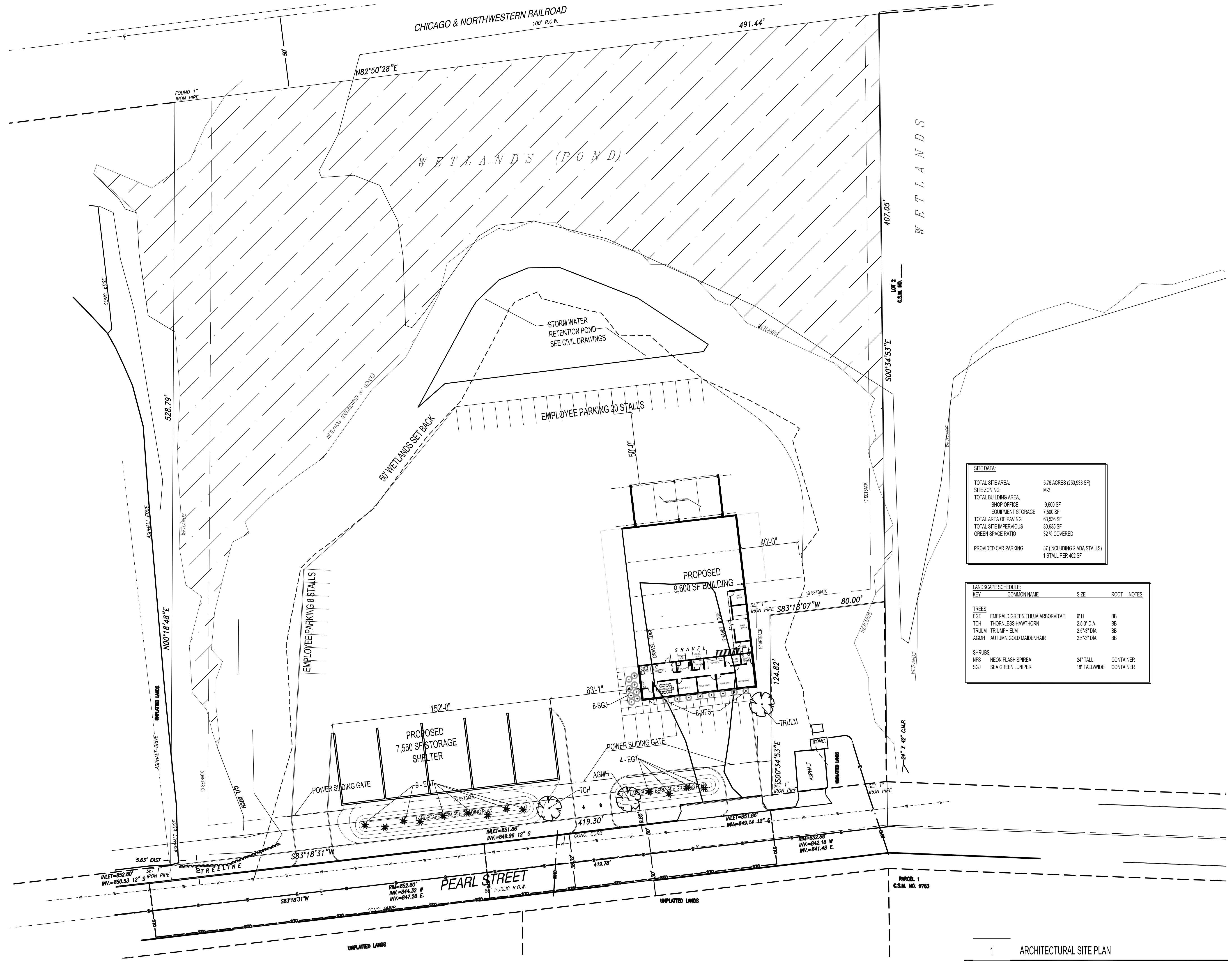
CONSTRUCTION MANAGER:  
CONSTRUCTION  
MANAGER

REVISION NO.	DATE

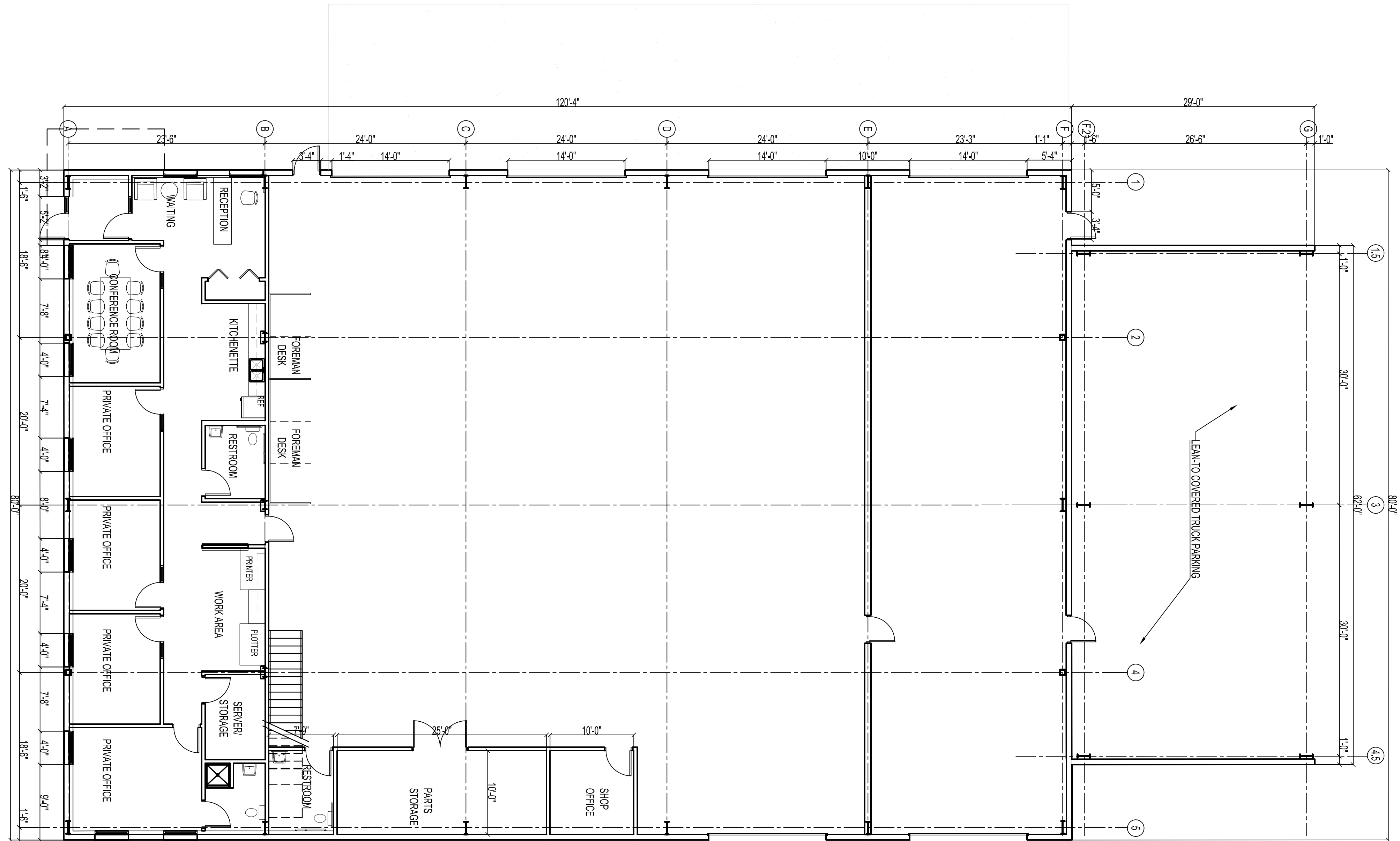
COMM NO.: 17007-01  
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PHASE: PLAN COMMISSION  
DATE: 6/12/2017

ARCHITECTURAL SITE PLAN

**AS100**







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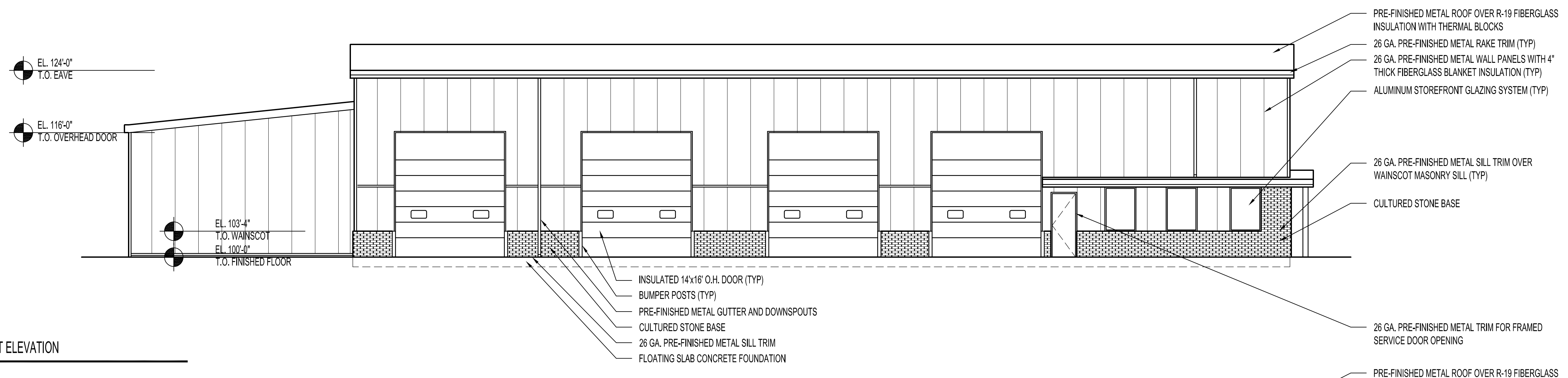
ARCHITECT:  
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ARCHITECTS  
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CONSTRUCTION MANAGER:  
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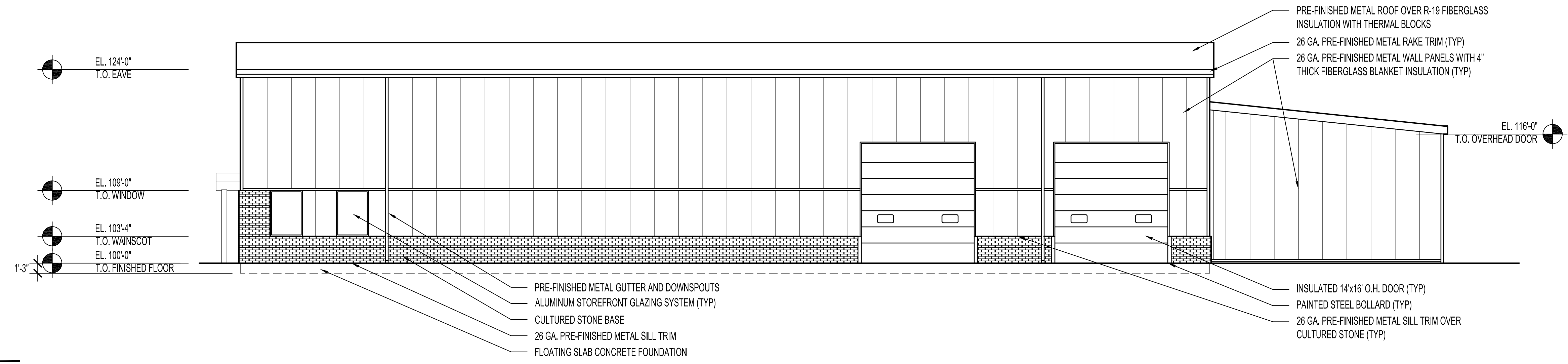
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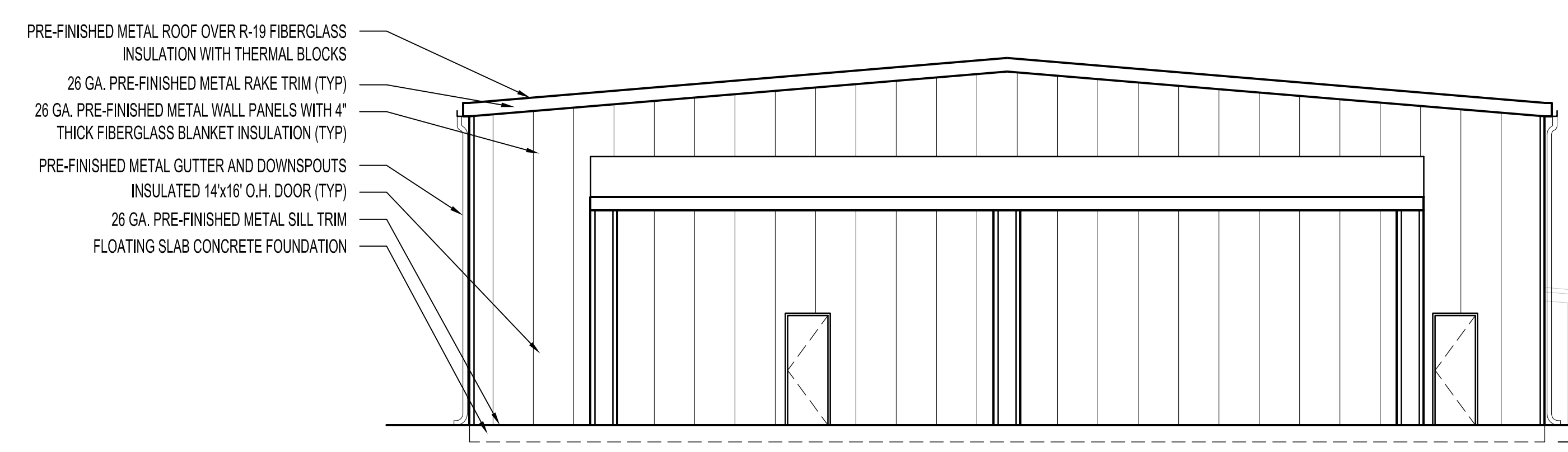
1 ARCHITECTURAL SITE PLAN  
1/8"=1'-0"



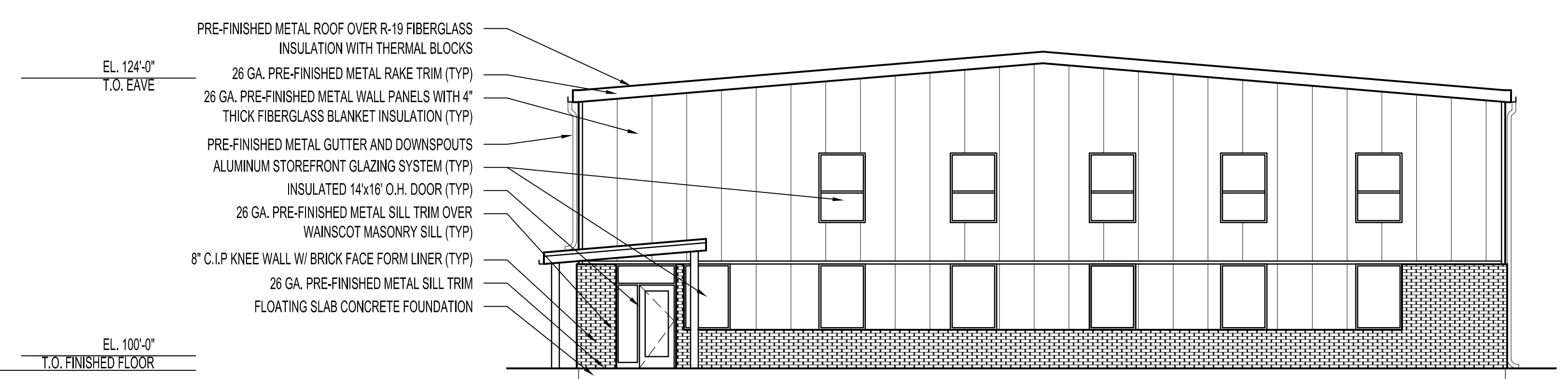
**16 WEST ELEVATION**  
1/8"=1'-0"



**12 EAST ELEVATION**  
1/8"=1'-0"



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



**3 SOUTH ELEVATION**  
1/8"=1'-0"

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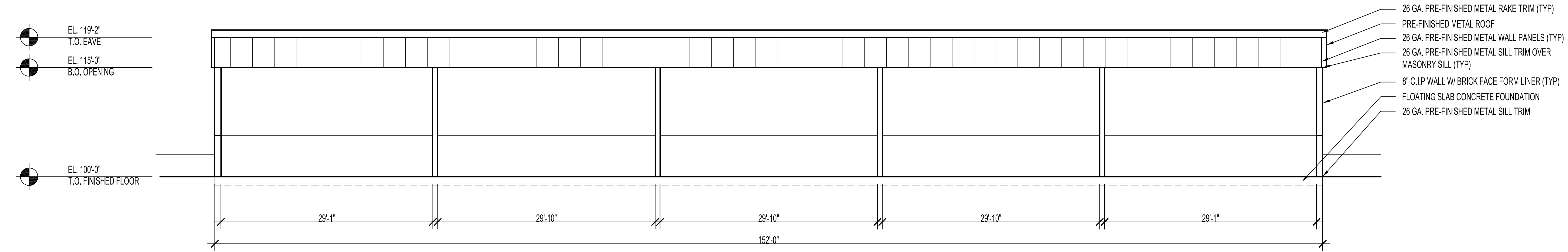
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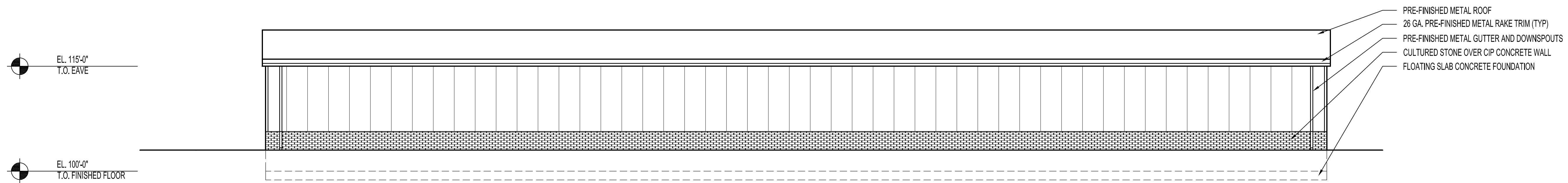
**CONSTRUCTION MANAGER:**  
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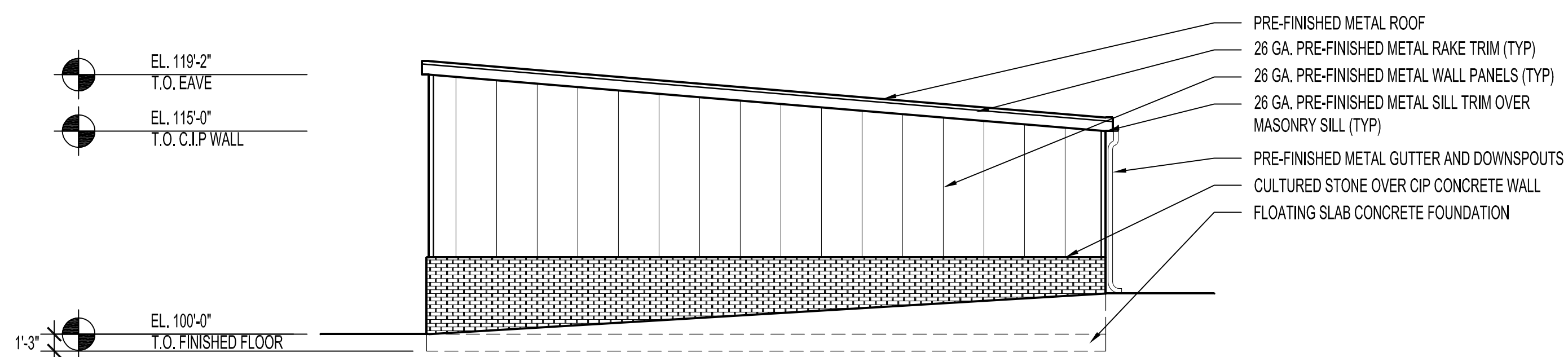
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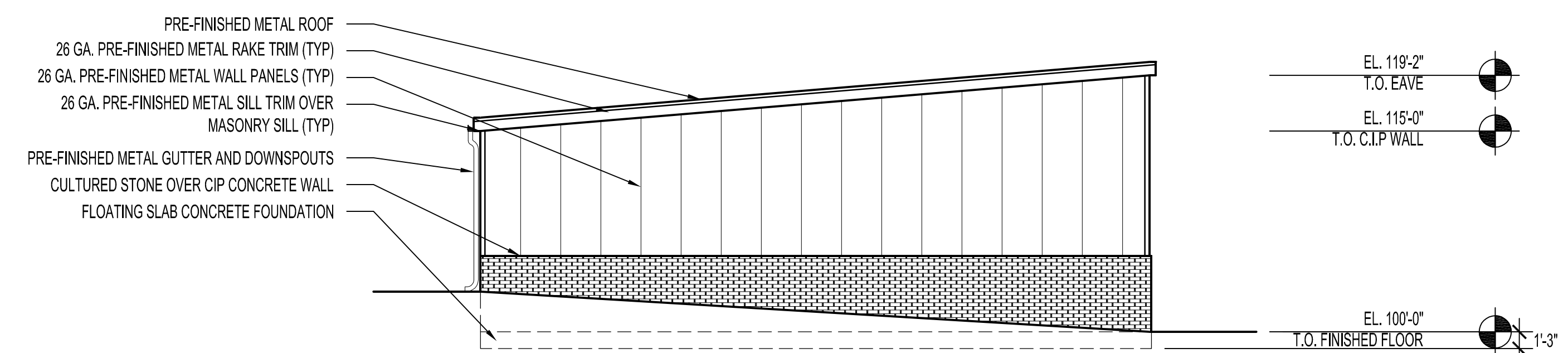
16 NORTH ELEVATION  
1/8"=1'-0"



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



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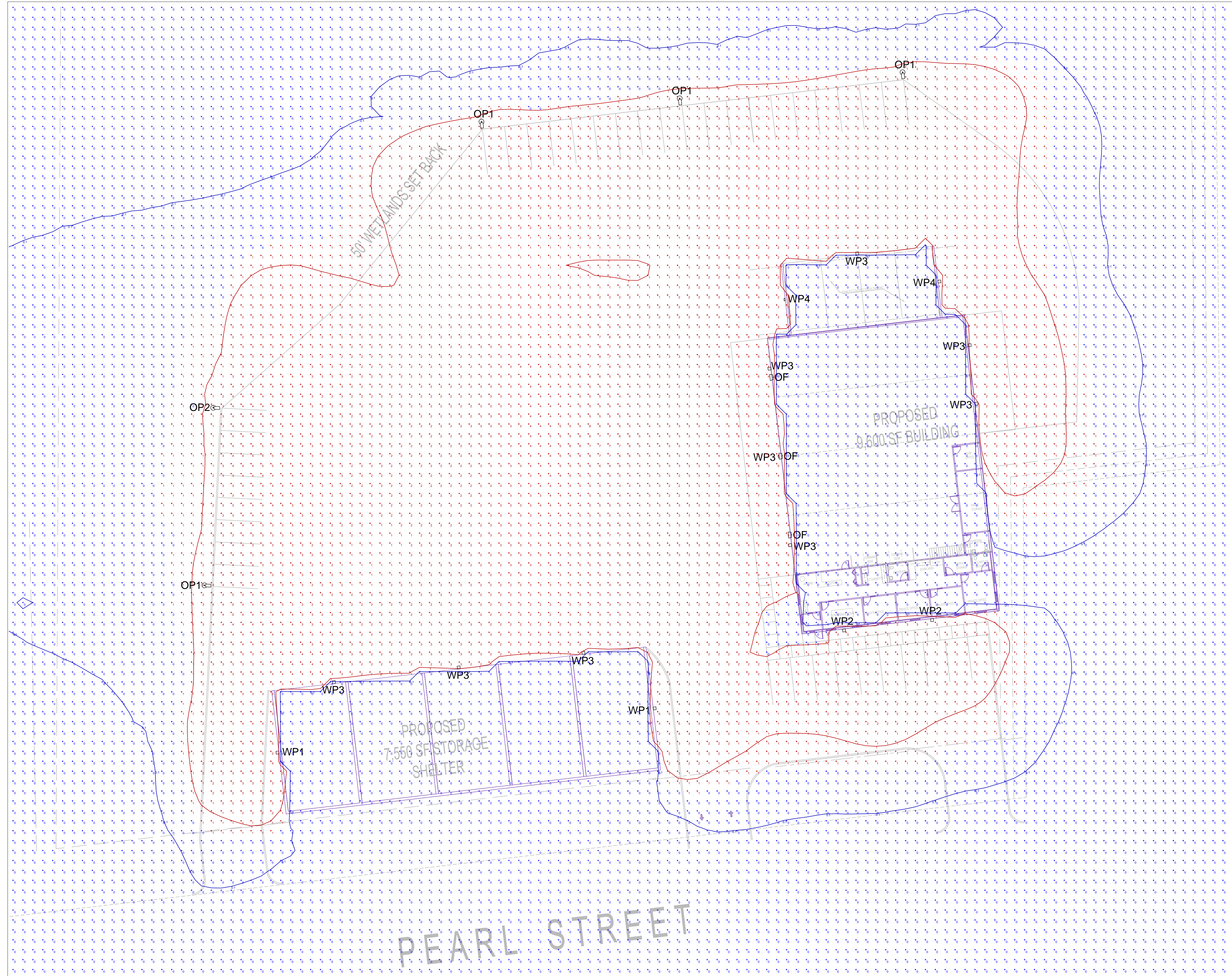
STORAGE BUILDING ELEVATIONS

**A201**





CITY  
SUBMITTAL  
6-12-17

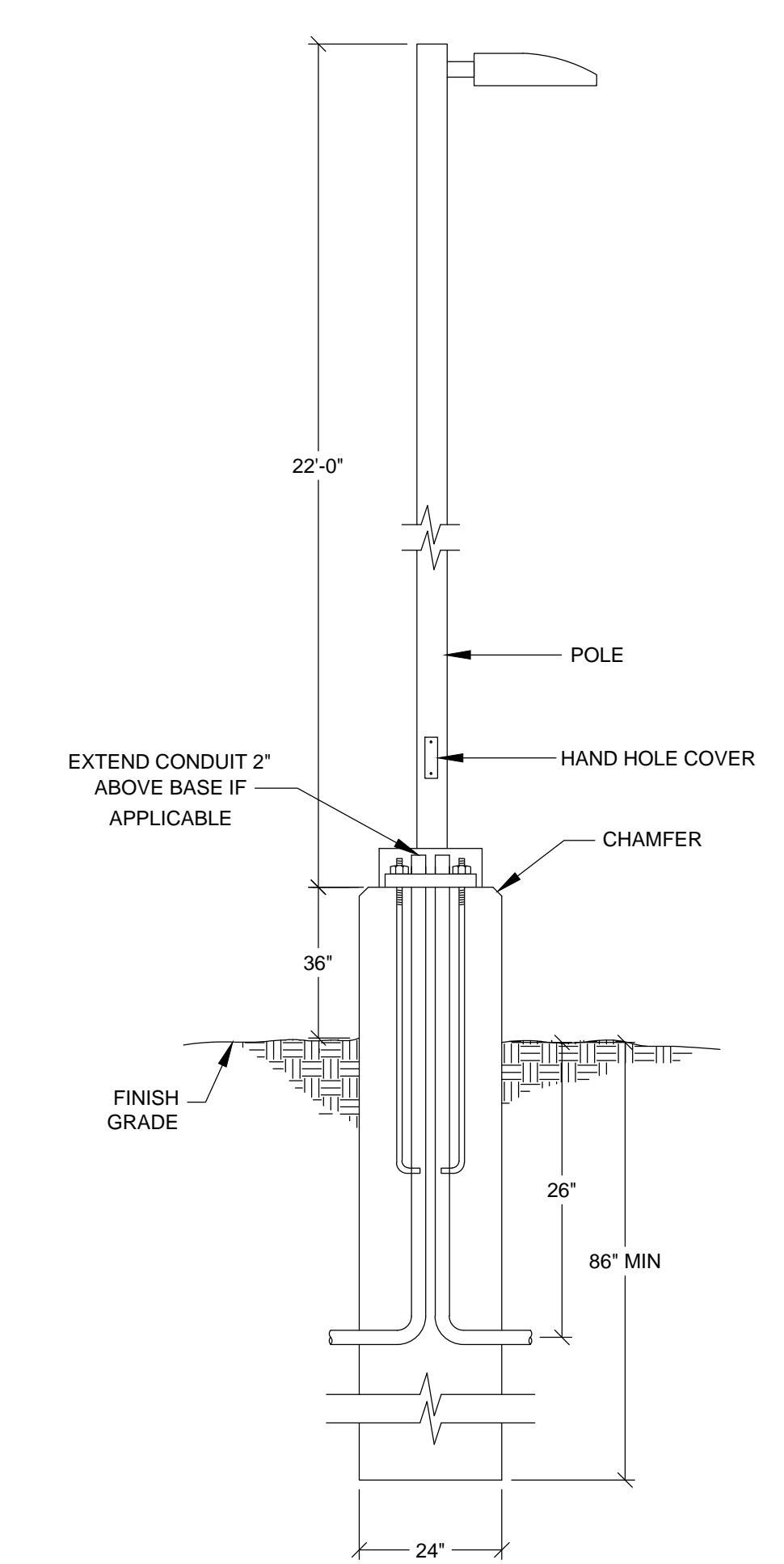


**SITE PHOTOMETRIC STUDY PLAN**  
1" = 20'-0"

DESCRIPTION	SYMBOL	AVG	MAX	MIN	MAX/MIN	AVG/MIN
SITE	+	2.7Fc	9.6Fc	0.1Fc	96.0:1	27.0:1

QTY	TYPE	DESCRIPTION	#	LAMP DATA			PART NUMBERS		MOUNTING	VOLTAGE	NOTE
				TYPE	MFG	CATALOG #					
3	OF	FLOOD LIGHT	LED	311 WATT LED-4000K-70CRI-33,903 LUMENS	GARCCO	FX2-160-G2-T-H-RSP-N-A-6-N-DMG-SP1(2)FX1-G(F)FX1-WBT(F)	SURFACE	TBD	1.2		
4	OP1	22' SINGLE HEAD POLE	LED	217.8 WATT LED-4000K-70CRI-23,513 LUMENS	XTRAVALMONT	VNT-LED-M-02-200-45-N-UIN-4-10-X-X-BZ-HO-HS	POLE	TBD	3.4		
1	OP2	22' SINGLE HEAD POLE	LED	218.1 WATT LED-4000K-70CRI-23,212 LUMENS	XTRAVALMONT	VNT-LED-M-02-200-3M-N-UIN-4-10-X-X-BZ-HO-HS	POLE	TBD	4.5		
2	WP1	VENTO LARGE WALL PACK	LED	79.61 WATT LED-4000K-70CRI-8,498 LUMENS	XTRALIGHT	VNTW-8000L-40K-DIM-4S-BZ	SURFACE	TBD	5		
2	WP2	VENTO LARGE WALL PACK	LED	55.72 WATT LED-4000K-70CRI-5,903 LUMENS	XTRALIGHT	VNTW-5500L-40K-DIM-3M-BZ	SURFACE	TBD	3		
9	WP3	VENTO LARGE WALL PACK	LED	55.73 WATT LED-4000K-70CRI-6,017 LUMENS	XTRALIGHT	VNTW-5500L-40K-DIM-4S-BZ	SURFACE	TBD	5		
2	WP4	LYTEPRO SCORCE	LED	40 WATT LED-4000K-70CRI-3,374 LUMENS	STONCO	LPW16-78BZ	SURFACE	TBD	5		

NOTES:  
1. ROOF TENON MOUNT. AIM OUT AT YARD.  
2. RSP STYLE OPTICS.  
3. TYPE 4S OPTICS.  
4. MOUNT 2" VALMONT LIGHT POLE #DS330-400250-D1-DB-FRC-AB-SLUT22-FT TO 24" DIAMETER CONCRETE BASE EXTENDING 36" ABOVE FINISHED GRADE.  
5. TYPE 3M OPTICS.



**POLE BASE DETAIL**  
NTS

**GENERAL NOTES:**

- SWITCH ARC IS DRAWN FOR REFERENCE ONLY AND DOES NOT REPRESENT ACTUAL BRANCH WIRING.
- ALL NIGHT LIGHTS, EXIT LIGHTS, EBU'S AND OCCUPANCY SENSORS SHALL BE WIRED AHEAD OF ANY LIGHTING CONTROL SYSTEM THE PROJECT MAY CONTAIN.
- REFER TO SHEET E000 FOR MOUNTING STYLES, HEIGHTS AND FIXTURE PART NUMBERS.
- RECORD ANY AND ALL CHANGES TO THIS SHEET IN RED PEN FOR AS BUILT PURPOSES. SUBMIT AS BUILTS TO SUPERINTENDENT AT THE END OF THE PROJECT. MAKE REVISIONS AS JOB PROGRESSES NOT ALL AT ONCE IN THE END PLEASE WRITE LEGIBLY.
- TEST LIGHTS, EXITS, EBU'S AND ALL SWITCHES PRIOR TO THE END OF THE PROJECT AND REPORT ANY FAILED COMPONENTS.
- PROGRAM AND TEST ALL OCCUPANCY SENSORS AND TIME CLOCKS AND LIGHTING CONTACTORS PRIOR TO THE END OF THE PROJECT AND REPORT ANY FAILED COMPONENTS.
- INSTALL TYPED PANEL SCHEDULES UPON COMPLETION OF THE PROJECT.
- INSTALL ALL WALL PLATES LEVEL WITH THE SLOTS OF THE SCREW HEAD IN A VERTICAL POSITION.
- INSTALL ARC FLASH STICKERS AND PANEL IDENTIFICATION PER NEC.
- ALL NEW DEVICES MUST MATCH COLOR OF EXISTING DEVICES.

ALL DRAWINGS ARE SCHEMATIC ONLY. THE INSTALLING ELECTRICAL CONTRACTOR SHALL BE THE ENGINEER OF RECORD. THE INSTALLING ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR ALL CALCULATIONS, SIZING, ENGINEERING AND MEETING OF NEC.

REVISIONS		
NO.	DESCRIPTION	DATE

FIRM NAME AND ADDRESS:

**LYONS ELECTRIC**  
75 ENTERPRISE ROAD  
DELAFIELD, WI 53018

CONTACT INFORMATION:

TIM CARGILL  
MAIN: (262)-646-6828  
FAX: (262)-646-6829

PROJECT NAME:

**BEAUDRY SERVICES, INC**

1522 PEARL STREET  
WAUKESHA, WI

SHEET TITLE:

**SITE PHOTOMETRIC STUDY PLAN**

DRAWN BY: DMG	JOB NUMBER: -
DATE DRAWN: 6-8-17	APPROVED BY: KRK

SHEET **1** OF **1**

SHEET #:  
**ES100**