

# BUILDING ALTERATION / BUILDING ADDITION FOR: BGS GLASS SERVICES WAUKESHA, WISCONSIN

## PROJECT TEAM

### OWNER

BGS GLASS SERVICES

W314S7944 HIGHVIEW CIRCLE  
MUKWONAGO, WI 53149  
PHONE: 262-513-2806

PROJECT CONTACT: SHANNON WILLIAMS

### GENERAL CONTRACTOR

ANDREW BUKACEK CONSTRUCTION, INC.

1121 MARLIN COURT  
WAUKESHA, WI 53186  
PHONE: 262-521-1019  
FAX: 262-521-9594

PROJECT CONTACT: ANDY BUKACEK  
CELL PHONE:  
EMAIL ADDRESS: abcinc@aol.com

### ARCHITECTURAL

MORPH DESIGNS, LLC

W10953 DEAD END ROAD  
WAUPUN, WI 53963

PROJECT CONTACT: ROGER SCHREGARDUS  
CELL PHONE: (920) 948-7975  
EMAIL ADDRESS: cadmanroger@sbcglobal.net

### STRUCTURAL / SUPERVISING PROFESSIONAL

EPANG ENGINEERING, INC.

TBD

### CIVIL ENGINEERING

ELLENA ENGINEERING CONSULTANTS, LLC

700 PILGRIM PARKWAY, SUITE 100  
ELM GROVE, WI 53122

PROJECT CONTACT: MARK ELLENA  
DIRECT PHONE: (262) 719-6183  
EMAIL ADDRESS: mellenae@ecceng.com

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## PROJECT DATA:

### BUILDING CODE:

2009 INTERNATIONAL BUILDING CODE (IBC), USING WISCONSIN SPS 362 AMENDMENTS  
2009 INTERNATIONAL EXISTING BUILDING CODE (IEBC), USING WISCONSIN SPS 366 AMENDMENTS  
2009 INTERNATIONAL ENERGY CONSERVATION CODE (IECC), USING WISCONSIN SPS 363 AMENDMENTS  
2003 AMERICAN NATIONAL STANDARDS (ICC/ANSI A117.1-2003)

### PLUMBING CODE:

WISCONSIN COMMERCIAL BUILDING CODE CHAPTER 81-84

### MECHANICAL CODE:

2009 INTERNATIONAL MECHANICAL CODE

### ELECTRICAL CODE:

NEC 2008

### FIRE / LIFE SAFETY CODE:

NFPA-1 2009

### BUILDING SIZE:

EXISTING BUILDING FOOTPRINT: 7,000 sqft  
EXISTING BUILDING MEZZANINE: 913 sqft  
NEW ADDITION FOOTPRINT: 3,360 sqft

TOTAL BUILDING FOOTPRINT: 10,360 sqft

PER TABLE 503 ALLOWABLE AREA: 12,000 sqft (2 STORIES USING F-1 OCCUPANCY)

### BUILDING DATA:

COUNTY LOCATION: WAUKESHA  
PROJECT TYPE: LEVEL 2 ALTERATION / ADDITION  
REQUIRED SEPARATION: UNSEPARATED USES

### CONSTRUCTION CLASSIFICATION:

PER IBC 602 -  
NEW BUILDING: TYPE IIIB - METAL FRAME W/ COMBUSTIBLE INTERIOR & COMBUSTIBLE EXTERIOR FRAMING, 1 STORY WITH COMPLETE, NFPA 13 AUTOMATIC SPRINKLER SYSTEM

### OCCUPANCY CLASSIFICATION:

PER IBC 311 -  
BUILDING - F-1 FACTORY, S-1 STORAGE, B BUSINESS (ACCESSORY USE)

### EXIT DISTANCE:

PER IBC TABLE 1016.1 - 250 FT. DISTANCE (SPRINKLERED BUSINESS / S-1 STORAGE)  
IBC 1014.3 COMMON PATH OF TRAVEL - 100'-0" (SPRINKLERED BUSINESS / S-1 STORAGE)  
IBC 1018.4 DEAD ENDS - 50'-0" (SPRINKLERED BUSINESS / S-1 STORAGE)

### ENVELOPE COMPLIANCE ENERGY CODE USED:

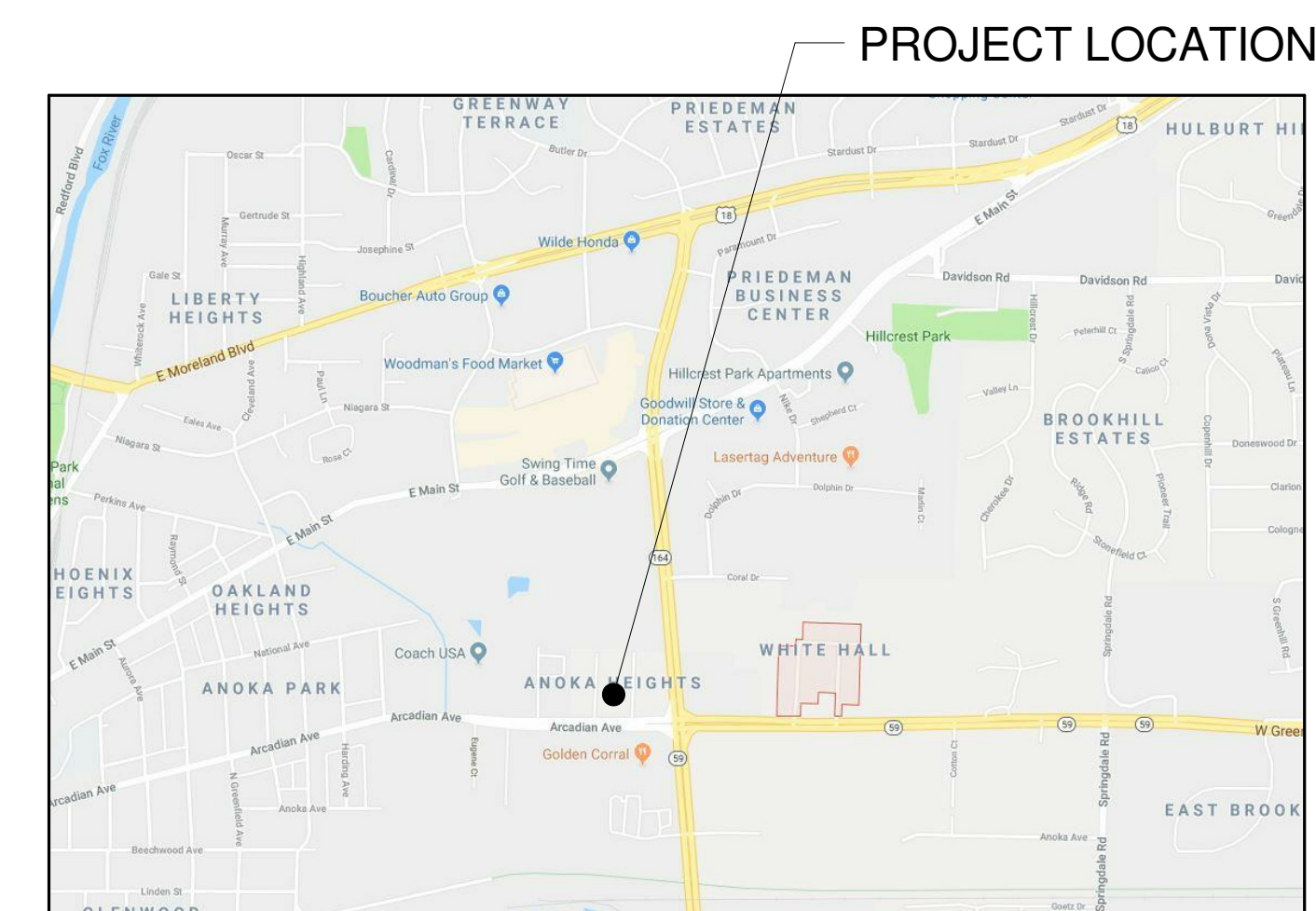
90.1 (2007) ASHRAE STANDARD  
2009 INTERNATIONAL ENERGY CONSERVATION CODE (IECC), USING WISCONSIN SPS 363 AMENDMENTS

### TOILETS:

MEN's - ( ) WC ( ) LAV ( ) URINAL  
WOMEN's - ( ) WC ( ) LAV

MOP SINK  
DRINKING FOUNTAINS (HI-LOW)

## LOCATION MAP



**SCOPE OF WORK:**  
BGS GLASS SERVICE IS A COMPANY THAT OFFERS A WIDE VARIETY OF CUSTOM GLASS REPAIR AND INSTALLATION SERVICES INCLUDING:  
HOME WINDOW REPLACEMENT  
CUSTOM FINISHED SHOWER DOORS  
COMMERCIAL GLAZING  
DECORATIVE GLASS  
THERMOPANE REPLACEMENT  
CABINET GLASS

THE EXISTING BUILDING IS A MIX OF RETAIL/SALES IN THE FRONT / SOUTH PORTION OF THE FACILITY. THE SHOP & STORAGE IS IN THE REAR / NORTH SIDE OF THE FACILITY. THIS ADDITION IS TO EXPAND THE SHOP & STORAGE AREA.

## PRELIMINARY

2-28-2018

**BGS GLASS SERVICE**  
**NEW BUILDING ADDITION**  
**1620 ARCADIAN AVENUE**  
**WAUKESHA, WI 53186**

## SHEET TITLE

TITLE SHEET, PROJECT DATA

## PROJECT DATA

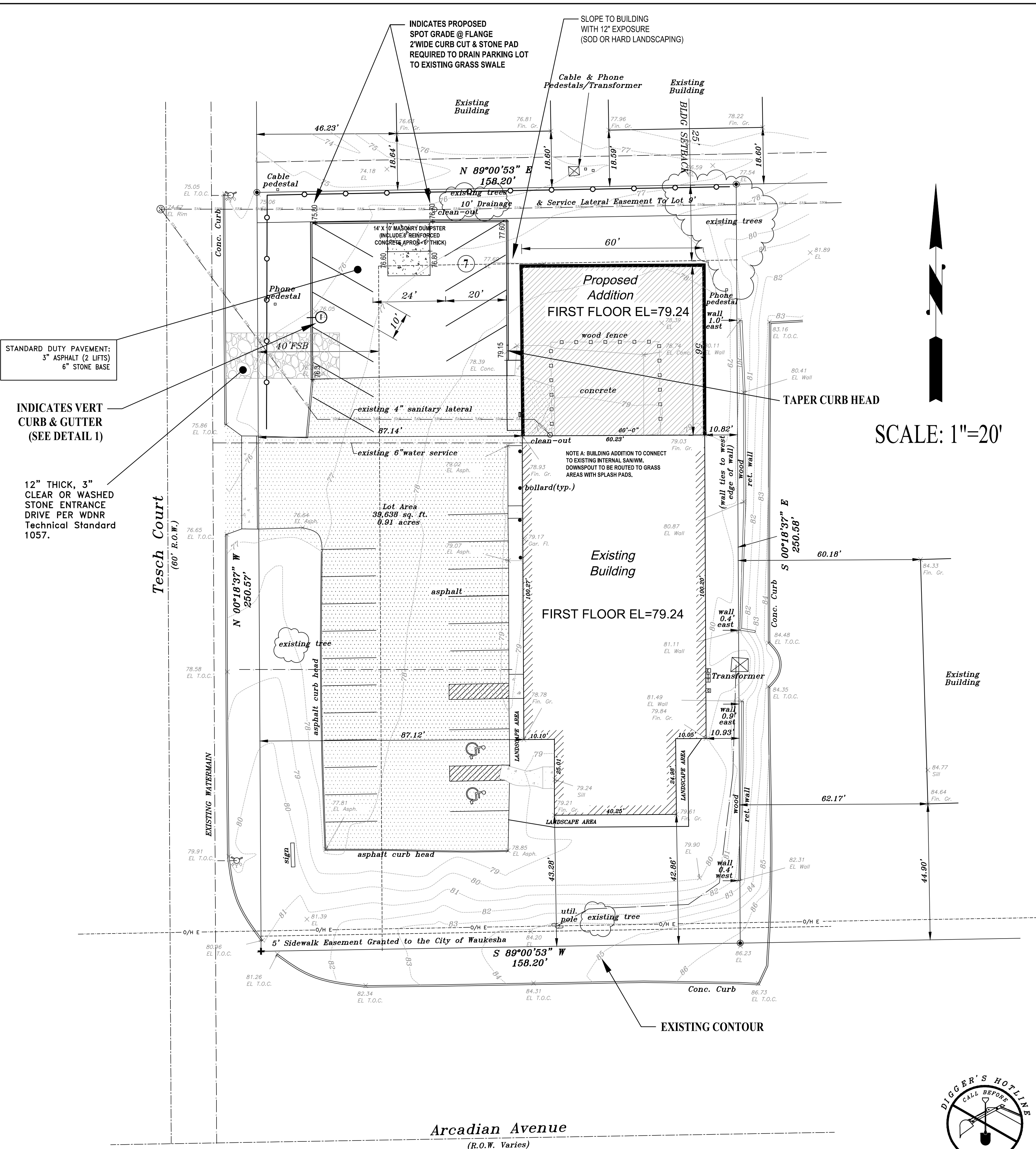
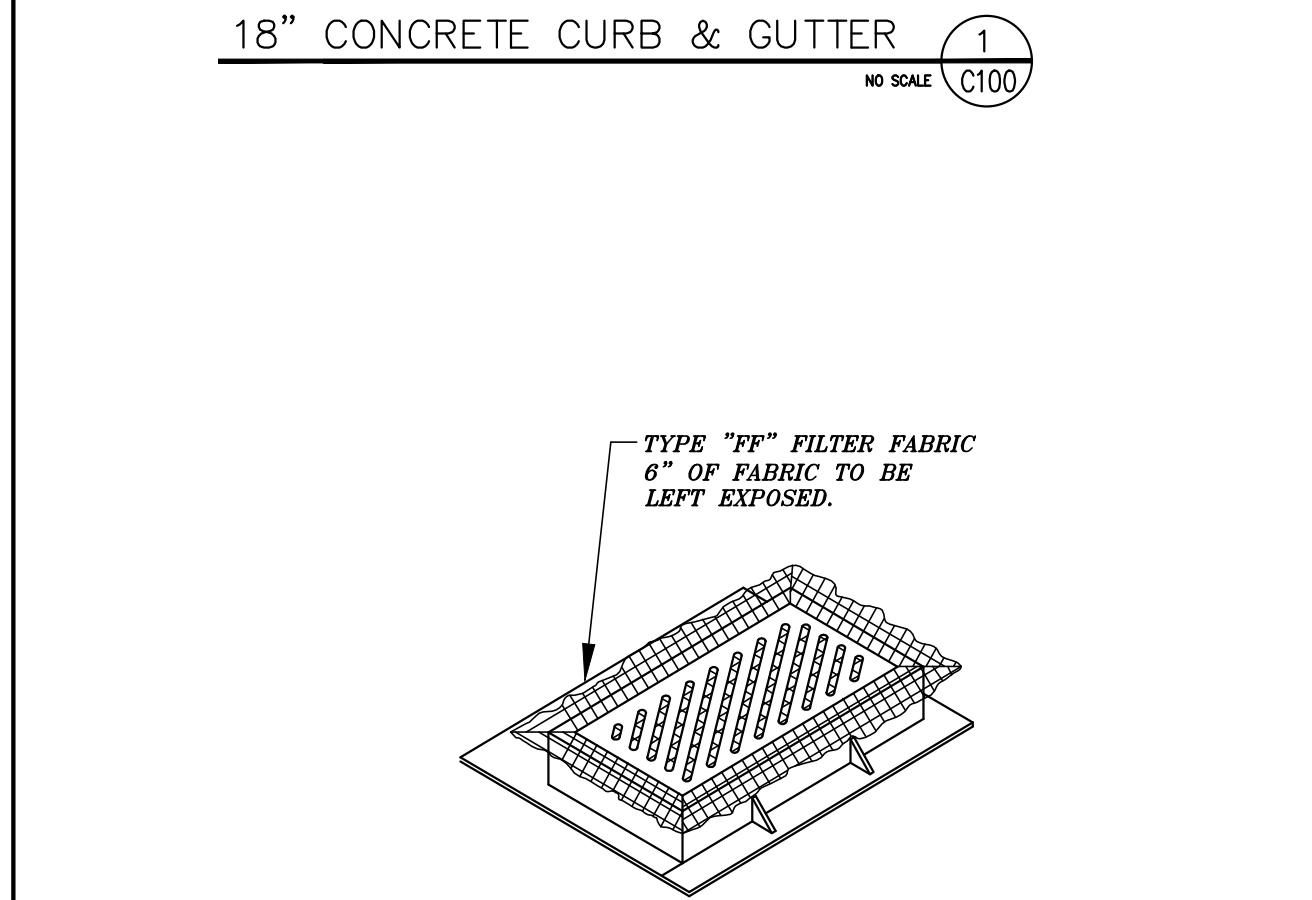
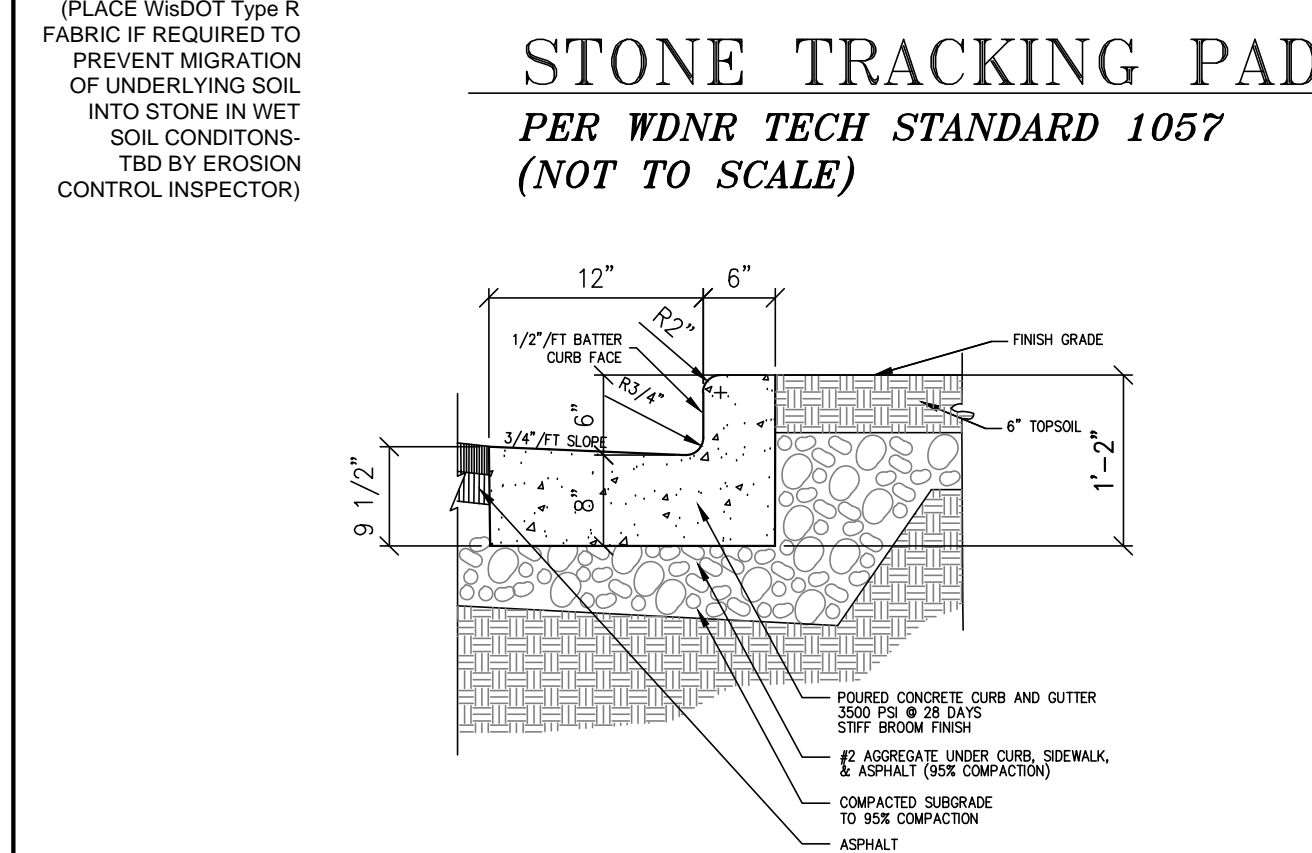
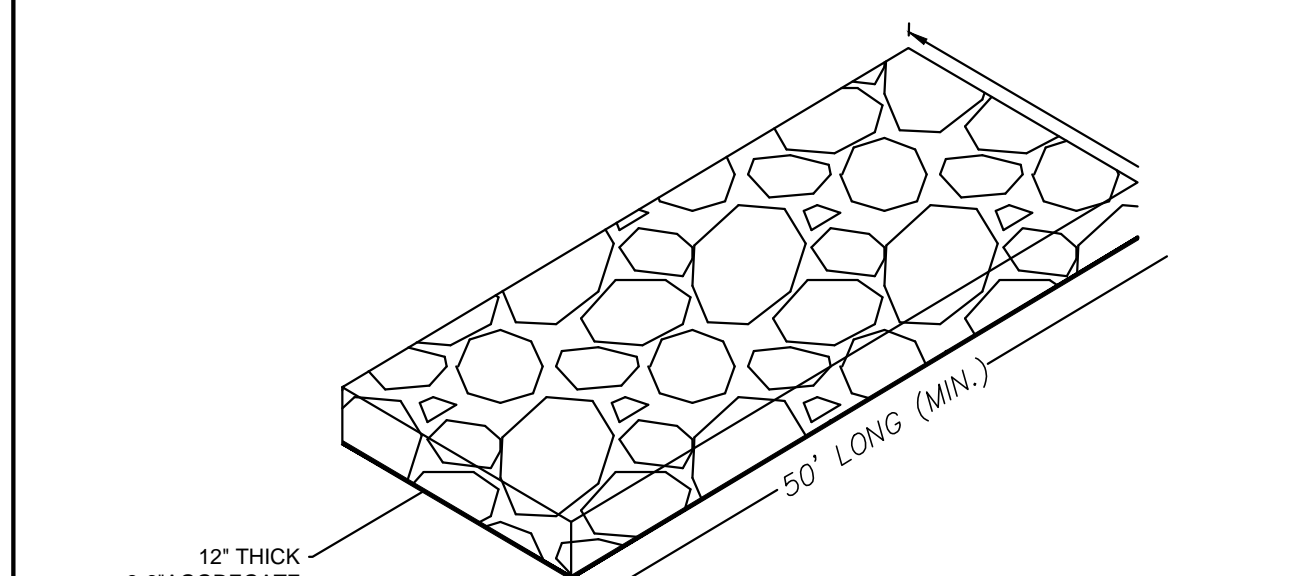
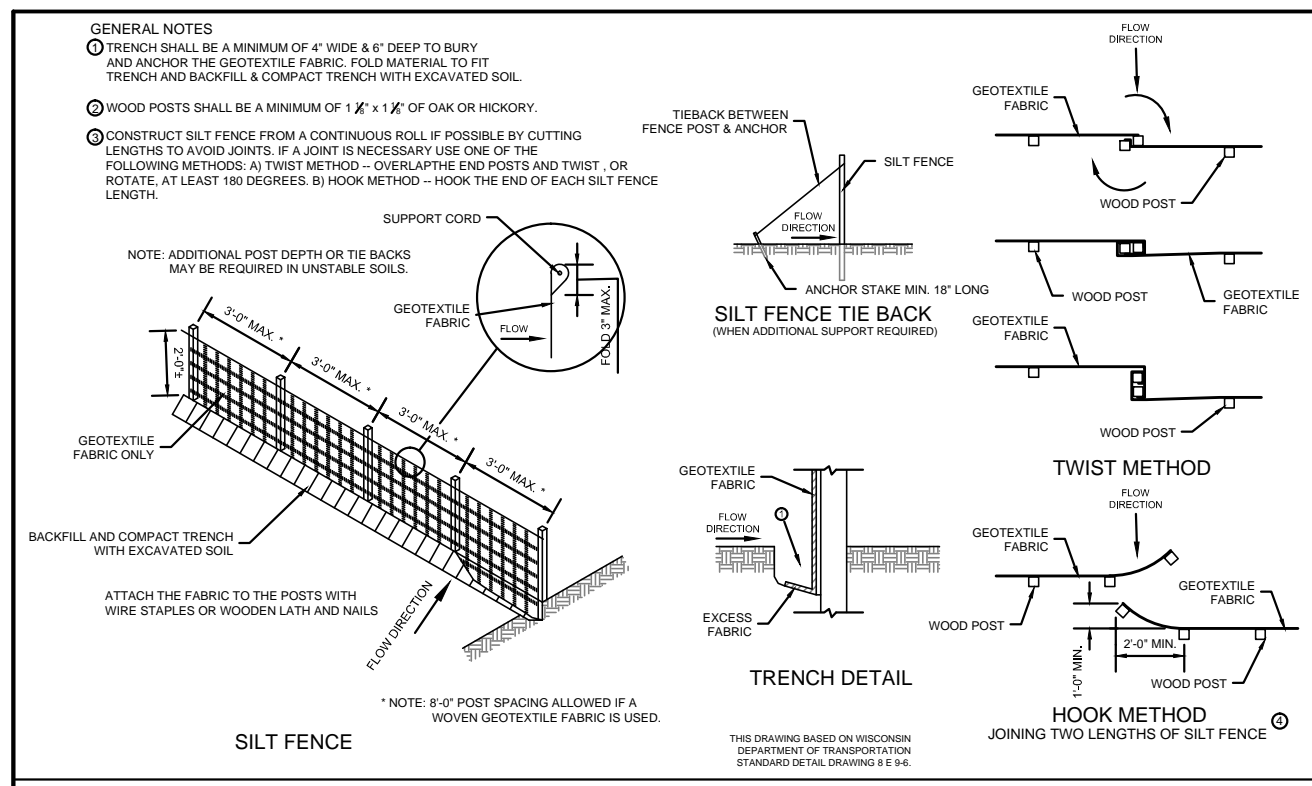
DATE:

JOB NUMBER:

ABC-BGS

SHEET NUMBER:

**G-100**



**SITE DATA:**

EXISTING IMPERVIOUS:	10,669 sqft
EXISTING BUILDING:	7,000 sqft
NEW IMPERVIOUS:	3,404 sqft
NEW ADDITION:	3,360 sqft
TOTAL IMPERVIOUS:	14,073 sqft
TOTAL BUILDING FOOTPRINT:	10,360 sqft
SITE AREA:	39,638 sqft

26.1%  
35.5%

- GENERAL CONSTRUCTION SPECIFICATIONS:**
- All work shall be in accordance with the Standard Specifications for Highway and Structure Construction, State of Wisconsin, Latest Edition, and the City of Waukesha Ordinances and the State of Wisconsin Standard Specifications for Sewer and Water Construction in Wisconsin and the design, construction, installation, supervision, maintenance and inspection of plumbing in accordance with State of Wisconsin, Chapter SPS 382. All permits must be obtained by the contractor prior to commencing work.
  - All erosion control measures specified on the project Erosion Control Plan shall meet the design criteria, standards and specifications as set forth in the Department of Natural Resources Wisconsin Technical Standards.
  - All erosion control devices (i.e., silt fence, gravel entrance, inlet protection, etc.) shall be installed prior to commencing mass grading or utility construction.
  - All activities on the site shall be conducted in a logical sequence to minimize the area of bare soil exposed at any one time.
  - The general contractor shall provide all surveying and construction staking for this contract. All contractors shall exercise care and diligence in protecting the same.
  - The contractor shall notify Diggers Hotline, the local municipality and all government agencies that may be affected by the contractor's operations at least three (3) days before breaking ground. Diggers Hotline number is 811.
  - Public roads shall not be closed to traffic at any time. All ingress and egress traffic to the project shall be limited to the gravel entrance to the property.
  - Contractor shall be responsible for maintaining the Public Roadways. The Public Roadways adjacent to this project shall be kept free of silt or dirt tracked from areas under construction by sweeping at the end of each work day or more often, as required. Dust generated by construction activities shall be minimized by use of watering, construction scheduling or other appropriate methods.
  - Upon completion of the work as specified, respread four (4") inches of salvaged topsoil over all disturbed open space areas outside of the proposed roadway and provide seed, fertilizer and mulch, per the Standard Specifications.
  - All disturbed areas shall be revegetated within seven days of no disturbance. Highway mix #40 shall be used for seeding with an application rate of 4.0 lbs/1000 sf.
  - All erosion control devices shall be routinely inspected every seven days or within 24 hours of a rainfall greater than 0.5 inches. (By GENERAL CONTRACTOR).
  - If permanent seeding is not completed by September 15, apply temporary seeding. If temporary seeding is not completed by October 15, erosion control matting or other Village approved method shall be applied to inactive disturbed soils between October 15th and May 1st as a temporary soil stabilization measure during the non-growing season.

- CONSTRUCTION PHASING SEQUENCING:**
- THE CONTRACTOR MUST FOLLOW THE FOLLOWING CONSTRUCTION SEQUENCE AS REQUIRED BY THE WDNR AND THE CITY OF WAUKESHA.
- INSTALL GRAVEL CONSTRUCTION ENTRANCE AS SHOWN ON THE PLAN (TRACKING PAD).
  - INSTALL SILT FENCE AND INLET PROTECTION IN ALL EXISTING INLETS ADJACENT TO SITE. INLET PROTECTION SHALL BE IN ACCORDANCE WITH THE WDNR TECHNICAL STANDARD 1060 (TYPE B & D).
  - STRIP TOPSOIL FROM THE BUILDING AREA AND HAUL OFFSITE.
  - COMPLETE BUILDING.
  - STRIP TOPSOIL FROM THE REMAINING STRUCTURAL AREAS AND HAUL OFFSITE.
  - CONSTRUCT PARKING LOT, DUMPSTER, CURBS, WALKS & LANDSCAPE AREAS.
  - TOPSOIL, RE-VEGETATE AND STABILIZE ALL REMAINING DISTURBED AREAS.
  - AFTER ALL DISTURBED AREAS ARE WELL-ESTABLISHED AND FOLLOWING FINAL AS-BUILT ACCEPTANCE BY THE CITY, REMOVE ALL SILT FENCE AND ANY OTHER TEMPORARY BMP'S.
- CONSTRUCTION SCHEDULE:** START DATE: MAY 2018  
COMPLETION DATE: SEPTEMBER, 2018



**SURVEY NOTE:**

THE EXISTING BOUNDARY & TOPOGRAPHIC SURVEY SHOWN HEREON WAS PROVIDED BY METROPOLITAN SURVEY SERVICE, DATED FEBRUARY 2018.

THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

REVISIONS	
DATE	BY

**EEC**  
ELLENA ENGINEERING CONSULTANTS, LLC  
SITE CIVIL ENGINEERING & STORMWATER MANAGEMENT

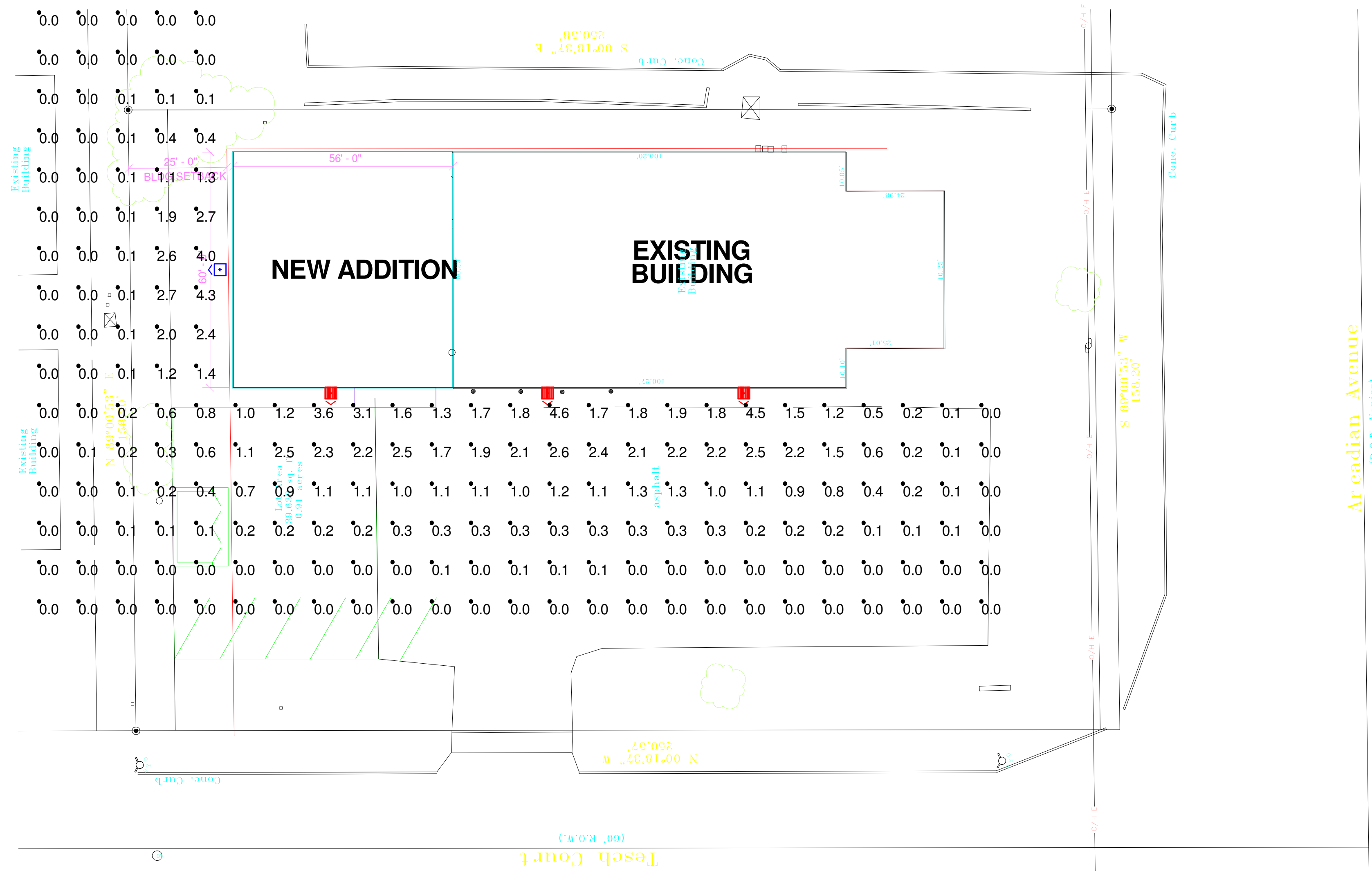
Ellena Engineering Consultants, LLC • 700 Pilgrim Parkway - Suite 100 • Elm Grove, WI 53122  
Phone: 262-719-6183 • Fax: 866-457-2584 • Email: melena@ececeng.com

**BGS GLASS BUILDING ADDITION**  
City of Waukesha, Wisconsin

**MARK R. ELLENA**  
E-24930  
WAUKESHA, WI  
PROFESSIONAL ENGINEER

**SITE, PAVING & DRAINAGE PLAN**

SCALE: 1"=20'      JOB NO.:      DATE: 02-28-18  
DESIGNED BY: MRE, PE      C100

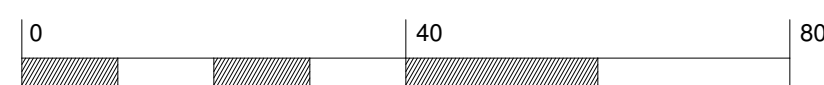


Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Lumens/Lamp	LLF	Description	Lum. Watts
▶	1	XSPW 2	SINGLE	4109	1.010	XSPW-A-0-2-M-C-U-x-x	42
▶	3	XSPW 3	SINGLE	4109	1.010	XSPW-A-0-3-M-C-U-x-x	42

\*\*\* Fixtures mounted at 15' (on the wall)

Footcandles calculated using predicted lumen values after 50K hours of operation					
Label	Avg	Max	Min	Avg/Min	Max/Min
CalcPts	0.63	4.6	0.0	N.A.	N.A.

\*DLC V4 is in effect as of April 1, 2017, which impacts the rebate eligibility of many LED products. If you require DLC-qualified fixtures, please reference <https://www.designlights.org/search/> for updated qualified product listings. Email [rebates@cree.com](mailto:rebates@cree.com) for assistance."



Customer responsible to verify mounting method, color, voltage, accessories, ordering information, catalogue number, etc. prior to placing order.



1200 92nd Street - Sturtevant, WI 53177  
www.cree.com - (800) 236-6800

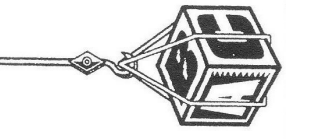
Project Name: BGS Glass - 1620 Arcadian, Waukesha, WI SR28744

Date: 2/27/2018 Scale: 1"=20' Footcandles calculated at grade

Filename: S:\Out\180220EN1BRSR2.AGI Layout by: Bill Schubert

illumination results shown on this lighting design are based on project parameters provided to Cree, Inc. used in conjunction with luminaire test procedures conducted under laboratory conditions. Actual project conditions differing from these design parameters may affect field results. The customer is responsible for verifying dimensional accuracy along with compliance with any applicable electrical, lighting, or energy code.

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General Contractor / Design / Build  
Developer / Construction Management  
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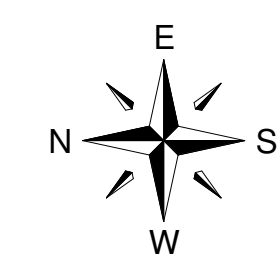
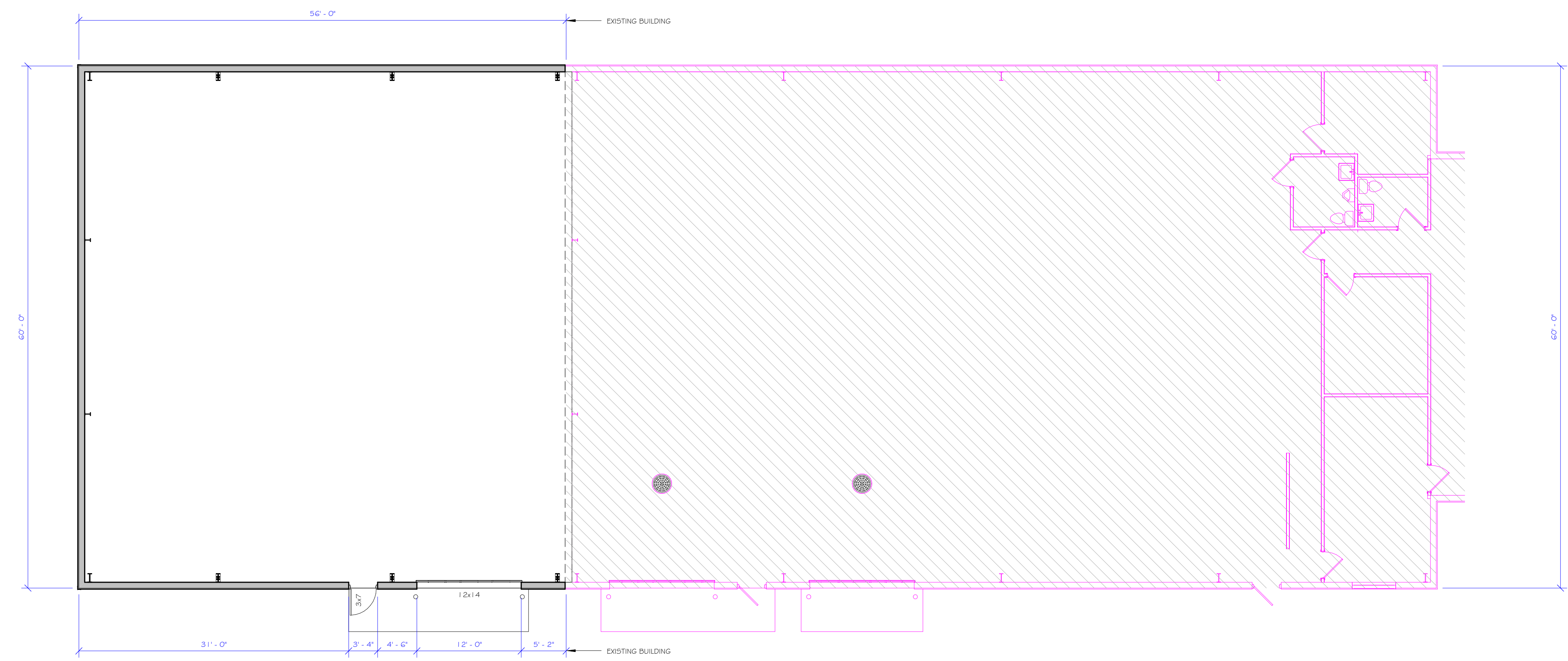


<b>PRELIMINARY</b>
2-28-2018

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**NEW BUILDING ADDITION**  
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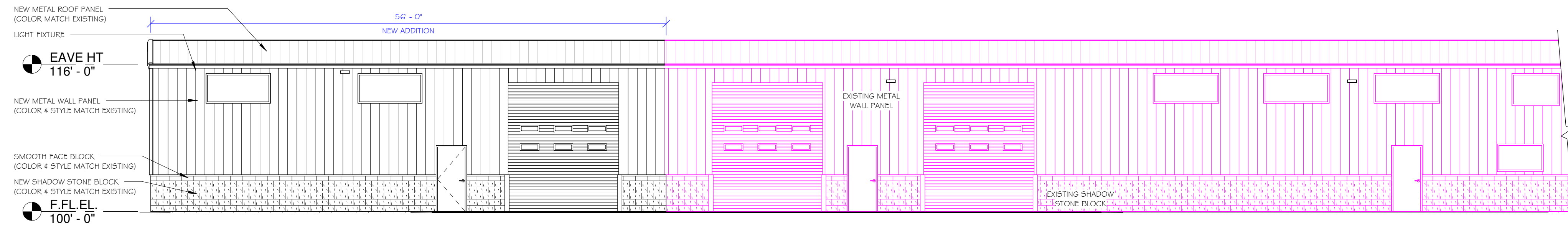
<b>SHEET TITLE</b>
FLOOR PLAN

<b>PROJECT DATA</b>
DATE:
JOB NUMBER: ABC-BGS
SHEET NUMBER: <b>A-100</b>



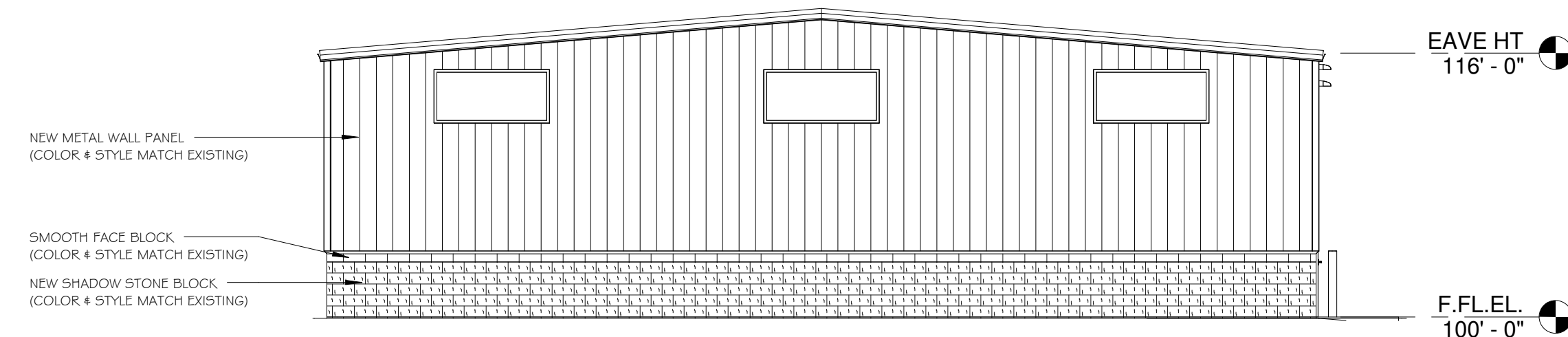
**FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

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THIS IS A COPYRIGHTED PLAN AND IS THE EXCLUSIVE  
PROPERTY OF MORPH DESIGNS, LLC. IT MAY NOT BE USED,  
BUILT FROM, OR REPRODUCED IN ANY FORM WITHOUT THE  
WRITTEN PERMISSION OF MORPH DESIGNS, LLC.



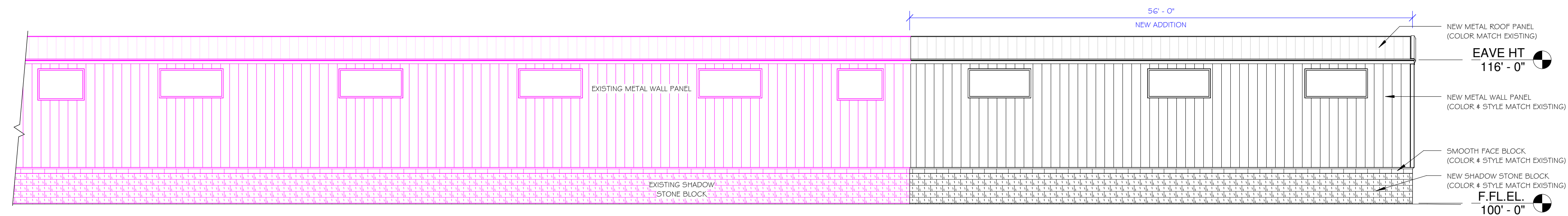
**WEST BUILDING ELEVATION**

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



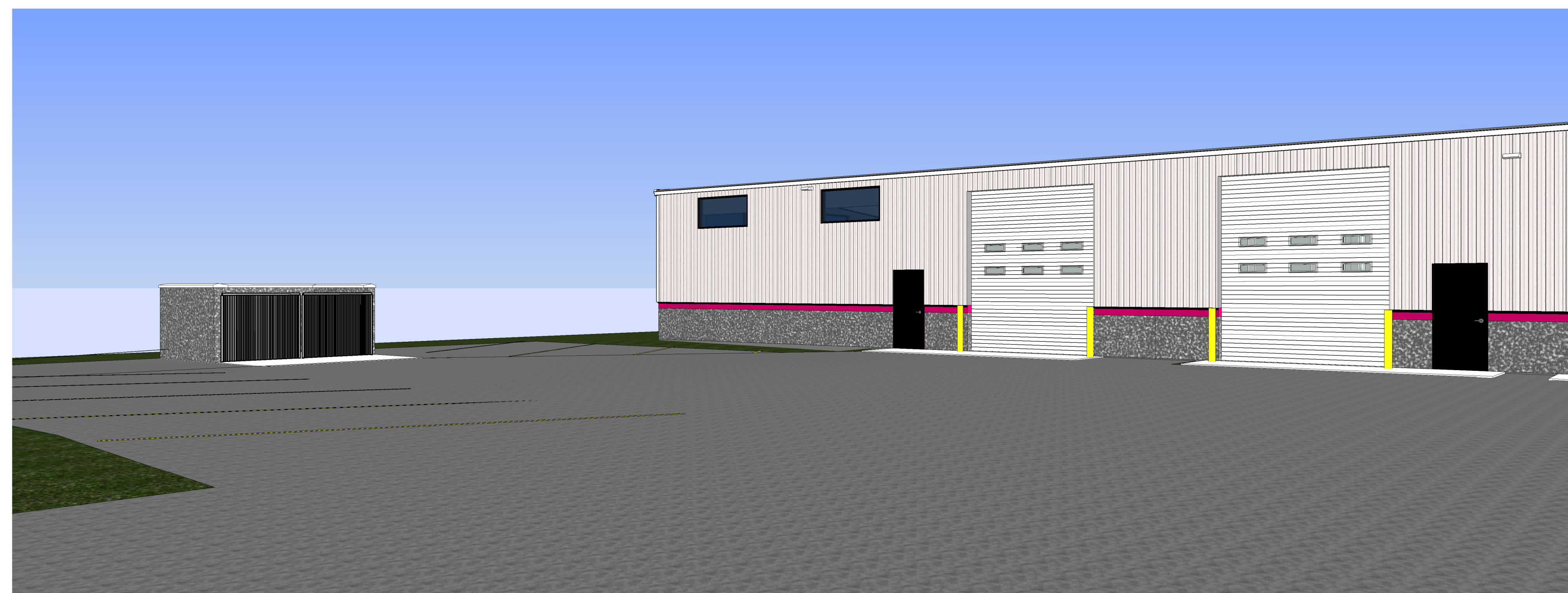
**NORTH BUILDING ELEVATION**

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

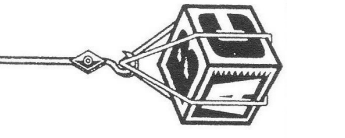


**EAST BUILDING ELEVATION**

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



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**PRELIMINARY**

2-28-2018

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**SHEET TITLE**

ELEVATIONS

**PROJECT DATA**

DATE:

JOB NUMBER:

ABC-BGS

SHEET NUMBER:

**A-200**