

Elizabeth St - Building Addition

576 Elizabeth Street
Waukesha, WI 53186

PLAN COMMISSION

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Elizabeth St - Building Addition

576 Elizabeth Street
Waukesha, WI 53186

DESIGNER/ SUPERVISING PROFESSIONAL

StrucRite, Inc.
Boyd E. Coleman, P.E.
President, Engineer
805 Clinton Street
Waukesha, WI 53186
262.549.3222

ABBREVIATIONS

AC AIR CONDITIONING	FGL FIBERGLASS	PREFAB PREFABRICATED
ACS ACCESS PANEL	FHC FIRE HOSE CABINET	PRELIM PRELIMINARY
ACT ACOUSTICAL CEILING TILE	FN FINISH	PRKG PARKING
ADOM ADDENDUM	FIXT FIXTURE	PSF POUNDS PER SQUARE FOOT
ADJ ADJUSTABLE	FL FLOOR LINE	PT PAINT
ADO AUTOMATIC DOOR OPERATOR	FLR FLOOR	PTD PAPER TOWEL DISPENSER
AFD ABOVE FINISH FLOOR	FLUOR FLUORESCENT	PTDR PAPER TOWEL DISPENSER WITH RECEPTACLE
ATL ALTERNATE	FOF FACE OF (ITEM)	PTM PAINT TO MATCH
ALUM ALUMINUM	FOF FACE OF FINISH	QT QUARRY TILE
ANOD ANODIZED	FOM FACE OF MASONRY	R RADIUS
APPROX APPROXIMATE	FP FIRE PROOF, FIRE PROTECTION	R RISER
ARCH ARCHITECT	FR FRAME	RA RETURN AIR
AUX AUXILIARY	FT FOOT OR FEET	RD ROOF DRAIN
AVG AVERAGE	FTG FOOTING	REF REFRIGERATOR
	FLURG FURRING	REFL REFLECTED
BD BOARD	RV FURRING VERIFY	REFD REQUIRED
BITUM BITUMINOUS		REV REVISION
BLDG BUILDING	GA GAGE	RFI REQUEST FOR INFORMATION
BLKG BLOCKING	GAL GALVANIZED	RM ROOM
BLKHD BULKHEAD	GB GRAB BAR	RO ROUGH OPENING
BM BEAM	GC GENERAL CONTRACTOR	ROW RIGHT OF WAY
BO BOTTOM OF (ITEM)	GL GLASS	RTU ROOF TOP UNIT
BO BY OTHERS	GYP BD GYPSUM BOARD	SAB SOUND ATTENUATION BATTS
BS BOTH SIDES		SAG SUPPLY AIR GRILL
BT JNT BUTT JOINT	HB HOSE BIB	SC SOLID CORE
BTWN BETWEEN	HDW HARDWARE	SCHED SCHEDULE
	HDWD HARDWOOD	SD SOAP DISPENSER
CAS CARD ACCESS SYSTEM	HM HOLLOW METAL	SECT SECTION
CB CATCH BASIN	HORZ HORIZONTAL	SHR SHOWER
CFCI CONTRACTOR FURNISHED/CONTRACTOR INSTALLED	HP HORSE POWER	SHT SHEET
	HR HOUR	SHT MTL SHEET METAL
CG CORNER GUARD	HTR HEATER	SHV SHELF SHELVING
CH COAT HOOK	HVAC HEATING, VENTILATION & AIR CONDITIONING	SIM SIMILAR
CJ CONTROL JOINT		S&P SHELF & POLE SPECIFICATION
CL CENTER LINE	ID INSIDE DIAMETER	SPKR SPEAKER
CLG CEILING	IN INCH	SQ SQUARE
CLO CLOSET	INCL INCLUDE, INCLUDING	SS SOLID SURFACE
CLR CLEAR	INT INTERIOR	SSK SERVICE SINK
CMU CONCRETE MASONRY UNIT		STC SOUND TRANSMISSION COEFFICIENT
CO CASED OPENING	JAN JANITOR	STD STANDARD
COL COLUMN	JNT JOINT	STL STEEL
CONC CONCRETE		STOR STORAGE
CONT CONTINUE, CONTINUOUS	KO KNOCK OUT	STRUCT STRUCTURAL
CORR CORRIDOR	KS KNEE SPACE	SUSP SUSPENDED
CPT CARPET		T TREAD
CRS COURSE, COURSES	L LENGTH LONG	TEMP TEMPORARY
CT CERAMIC TILE	LAV LAVATORY	T&G TONGUE & GROOVE
CTR CENTER	LBS POUND(S)	THK THICKNESS
CUH CABINET UNIT HEATER	LKR LOCKER	TLT TOILET
	LT WT LIGHT WEIGHT	TO TO (ITEM)
DBL DOUBLE	MAS MASONRY	TOC TOP OF CONCRETE
DEFS ERECT APPLIED EXTERIOR FINISH SYSTEM	MATL MATERIAL	TOF TOP OF FOOTING
DEMO DEMOLITION	MAX MAXIMUM	TOP TOP OF PAVEMENT
DEP DEPRESSED	MECH MECHANICAL	TOS TOP OF STEEL
DF DRINKING FOUNTAIN	MED MEDIUM	TOW TOP OF WALL
DIA DIAMETER	MFR MANUFACTURER	TPD TOILET PAPER DISPENSER
DIAG DIAGONAL	MH MANHOLE	TYP TYPICAL
DIM DIMENSION	HD MIDDLE	UCR UNDERCOUNTER REFRIGERATOR
DISP DISPENSER	MIN MINIMUM	UL UNDERWRITERS LABORATORY
DIV DIVISION	MIRR MIRROR	UNO UNLESS NOTED OTHERWISE
DN DOWN	MISC MISCELLANEOUS	UR URINAL
DR OPNG DOOR OPENING	MSB MASONRY OPENING	VAV VARIABLE AIR VOLUME
DS DOWNSPOUT	MSB MOP SERVICE BASIN	VB VAPOR BARRIER
DT DRAIN TILE	MTD MOUNTED	VCT VINYL COMPOSITE TILE
DW DISHWASHER	MTL METAL	VERT VERTICAL
DWG DRAWING		VEST VESTIBULE
DWR DRAWER	NIC NOT IN CONTRACT	VIF VERIFY IN FIELD
EA EACH	NO NUMBER	VR VAPOR RETARDER
EIFS EXTERIOR INSULATION FINISH SYSTEM	NOM NOMINAL	VVC VINYL WALL COVERING
	NTS NOT TO SCALE	w WITH
EJ EXPANSION JOINT	OV OVER	wc WATERCLOSET
EL ELEVATION	OVERALL OVERHEAD	wd WOOD
ELEC ELECTRICAL/ELECTRICAL	OC ON CENTER	WF WIDE FLANGE
ELEV ELEVATOR	OD OUTSIDE DIAMETER	WH WATER HEATER
EMER EMERGENCY	OFDCI OWNER FURNISHED/ CONTRACTOR INSTALLED	wit WITHOUT
EP ELECTRICAL PANEL	OPD OVERFLOW DRAIN	WS WORKSTATION
EQ EQUAL	OH OVERHEAD	WWF WELDED WIRE FABRIC
EQUIP EQUIPMENT	OPNG OPENING	WWM WEDED WIRE MESH
ES ELECTRIC STRIKE	OPP OPPOSITE	YD YARD(S)
ETR EXISTING TO REMAIN	OPED PEDESTAL	
EWC ELECTRIC WATER COOLER	PERIM PERIMETER	
EXH FN EXHAUST FAN	PL PLATE	
EXIST EXISTING	PL PROPERTY LINE	
EXP EXPANSION	PLAM PLASTIC LAMINATE	
EXPO EXPOSED	PLBG PLUMBING	
EXT EXTERIOR	PLYWD PLYWOOD	
	PNL JNT PNL JNT PANEL JOINT	
FA FIRE ALARM	POC POINT OF CONNECTION	
FD FLOOR DRAIN	PR PAIR	
FE FIRE EXTINGUISHER		
FEC FIRE EXTINGUISHER CABINET		
FF FINISH FACE		

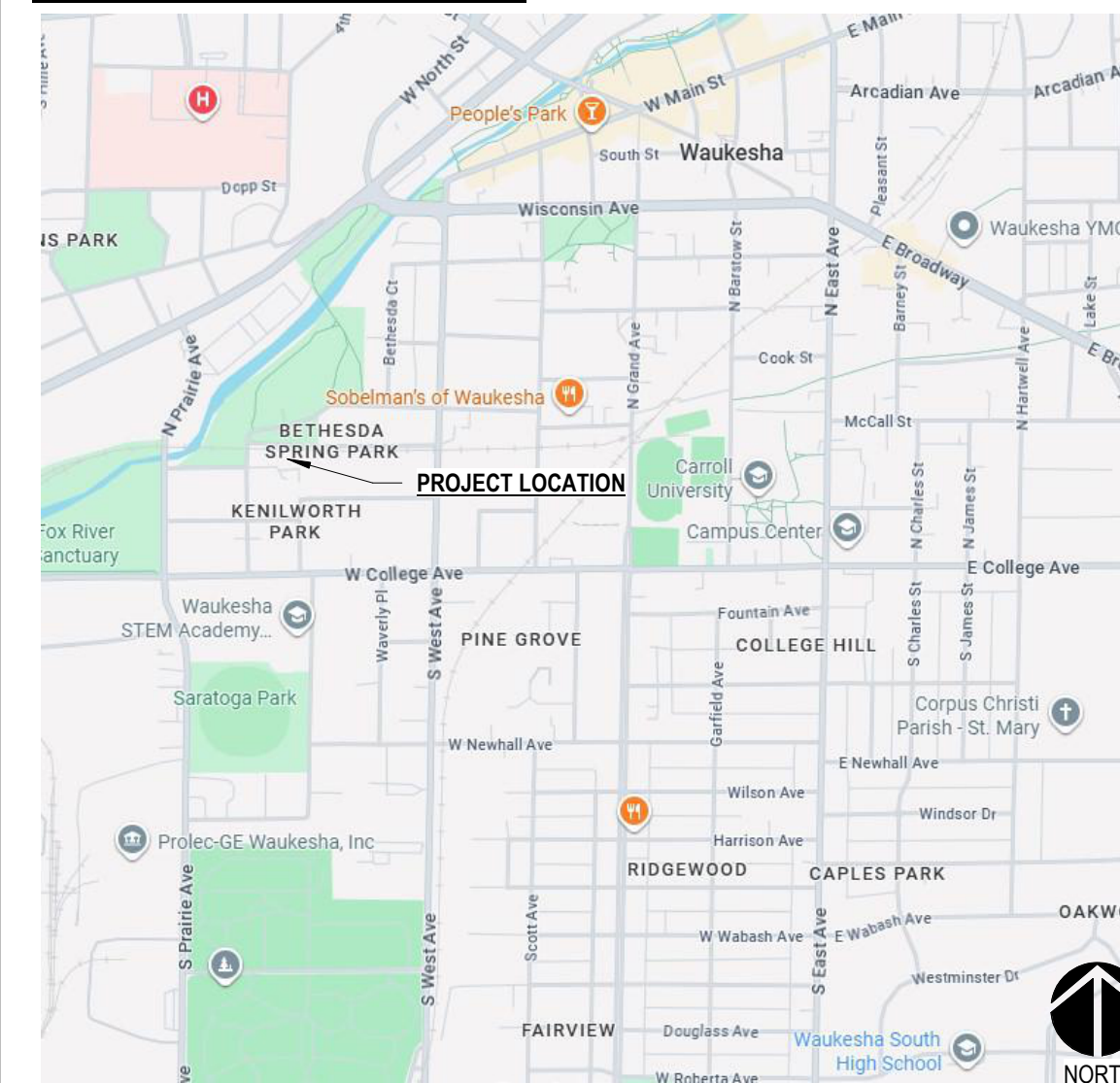
SYMBOLS LEGEND

	DOOR TAG
	WINDOW TAG
	WALL TAG
	PROJECT KEYED NOTE
	EMERGENCY EXIT SIGN
	FIRE EXTINGUISHER
	EXISTING CONSTRUCTION
	NEW CONSTRUCTION
	TYPICAL DIMENSION
	DIMENSION SHOWING FINISH TO FINISH

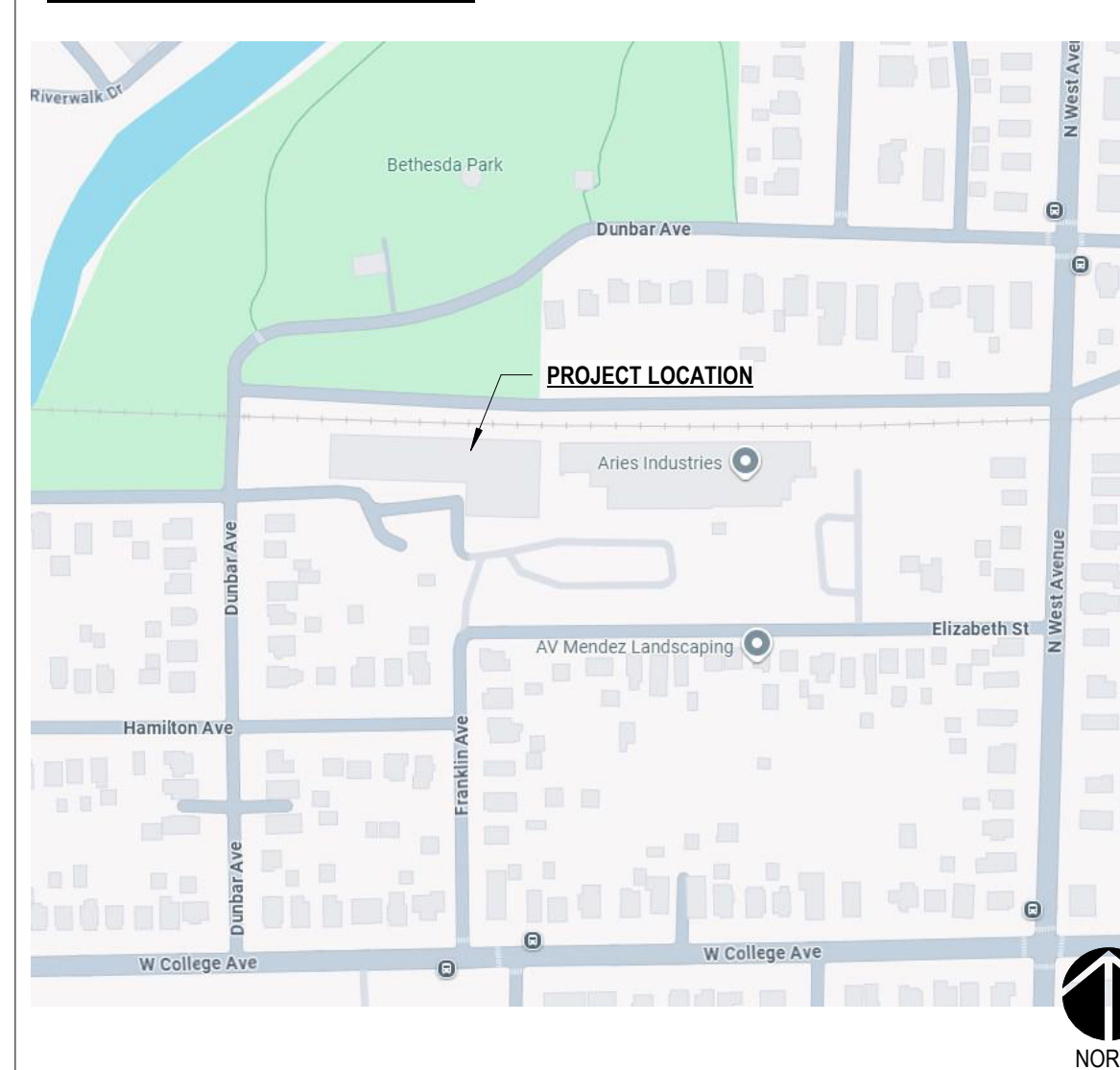
GENERAL NOTES

- ALL WORK SHALL COMPLY WITH ALL LOCAL, STATE & NATIONAL CODES HAVING JURISDICTION OVER THIS PROJECT.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH BUILDING REGULATIONS AND IN A QUALITY WORKMANSHIP MANNER.
- DO NOT SCALE DRAWINGS.
- SEE GENERAL CONDITIONS OF THE CONTRACT FOR FULL SCOPE OF PROJECT.
- UNLESS NOTED OTHERWISE, ALL DETAILS, SECTION AND NOTES ON THE DRAWINGS ARE INTENDED TO BE TYPICAL FOR SIMILAR SITUATIONS ELSEWHERE.
- THE PLANS AND SPECIFICATIONS ARE INTENDED TO GIVE A DESCRIPTION OF THE WORK. NO DEVIATION FROM THE PLANS AND SPECIFICATIONS SHALL BE MADE WITHOUT THE WRITTEN CONSENT OF STRUCRITE, INC.
- ANY DISCREPANCIES WITHIN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF STRUCRITE, INC. IN WRITING.
- THE TERMS "NOT IN CONTRACT" OR "BY OWNER" OR "BY OTHERS" DO NOT PRECLUDE OTHER WORK ASSOCIATED WITH THE CONTRACT WHICH MUST OCCUR IN THE VICINITY OF THE AREA OR THROUGH THE SPACE.
- BEFORE COMMENCING WORK, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD. ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF STRUCRITE, INC. PRIOR TO BIDDING.
- IF FIELD CONDITIONS NECESSITATE ANY CHANGES OR MODIFICATIONS, THE CHANGES OR MODIFICATIONS MUST BE APPROVED BY STRUCRITE, INC. PRIOR TO PROCEEDING WITH WORK.
- ALL CHANGE ORDERS MUST BE APPROVED BY THE OWNER PRIOR TO PROCEEDING WITH ANY WORK. FAILURE TO FOLLOW THIS STEP MIGHT RESULT IN NON-PAYMENT.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR FINAL CLEAN-UP.
- GENERAL AND SUB CONTRACTS SHALL EXERCISE ALL REASONABLE PRECAUTIONS FOR THE PROTECTION OF PERSONS AND PROPERTY ON THE SITE. ALL SAFETY PROVISIONS AND APPLICABLE LAWS FOR BUILDING AND CONSTRUCTION CODES SHALL BE OBSERVED.
- GENERAL CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO STRUCRITE INC. FOR APPROVAL BEFORE PROCEEDING WITH ANY FABRICATION OR INSTALLATION.
- MANUFACTURERS DIRECTIONS FOR APPLICATION, INSTALLATION AND METHODS SHALL BE FOLLOWED ARE HEREWITH MADE PART OF THE CONSTRUCTION DOCUMENTS.
- ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY TO BE PRESSURE TREATED.

LOCATION MAP



VICINITY MAP



SHEET INDEX

- 1-GENERAL
 - G1.0 COVER PAGE
- 3-ARCHITECTURAL
 - C1.01 EXISTING CONDITIONS PLAN
 - A.0 SITE PLAN
 - A0.1 LANDSCAPE PLAN
 - A0.2 PHOTOMETRICS
 - A1.1 FLOOR PLAN & SECTIONS
 - A2.0 EXTERIOR ELEVATIONS

REVISIONS

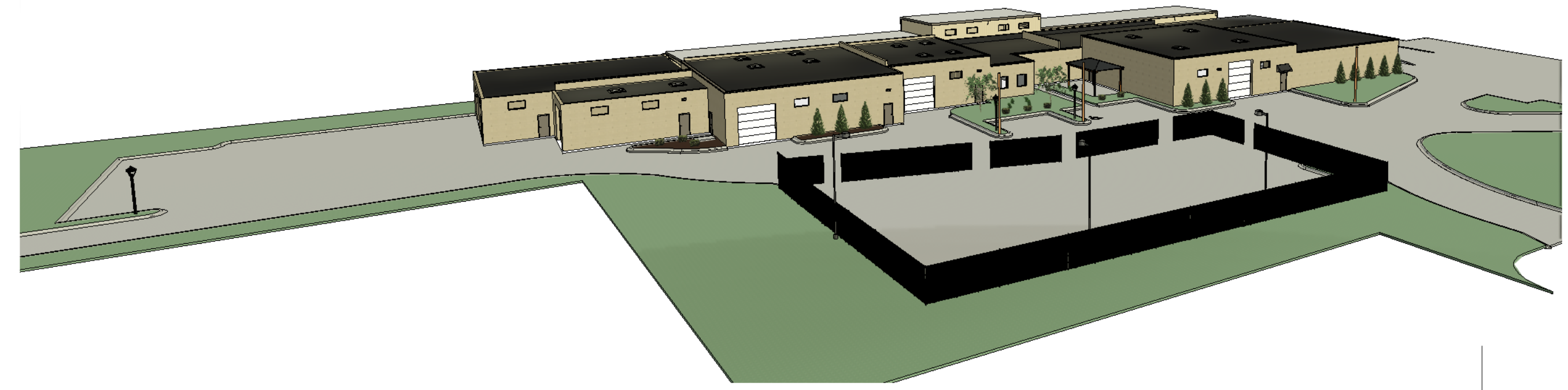
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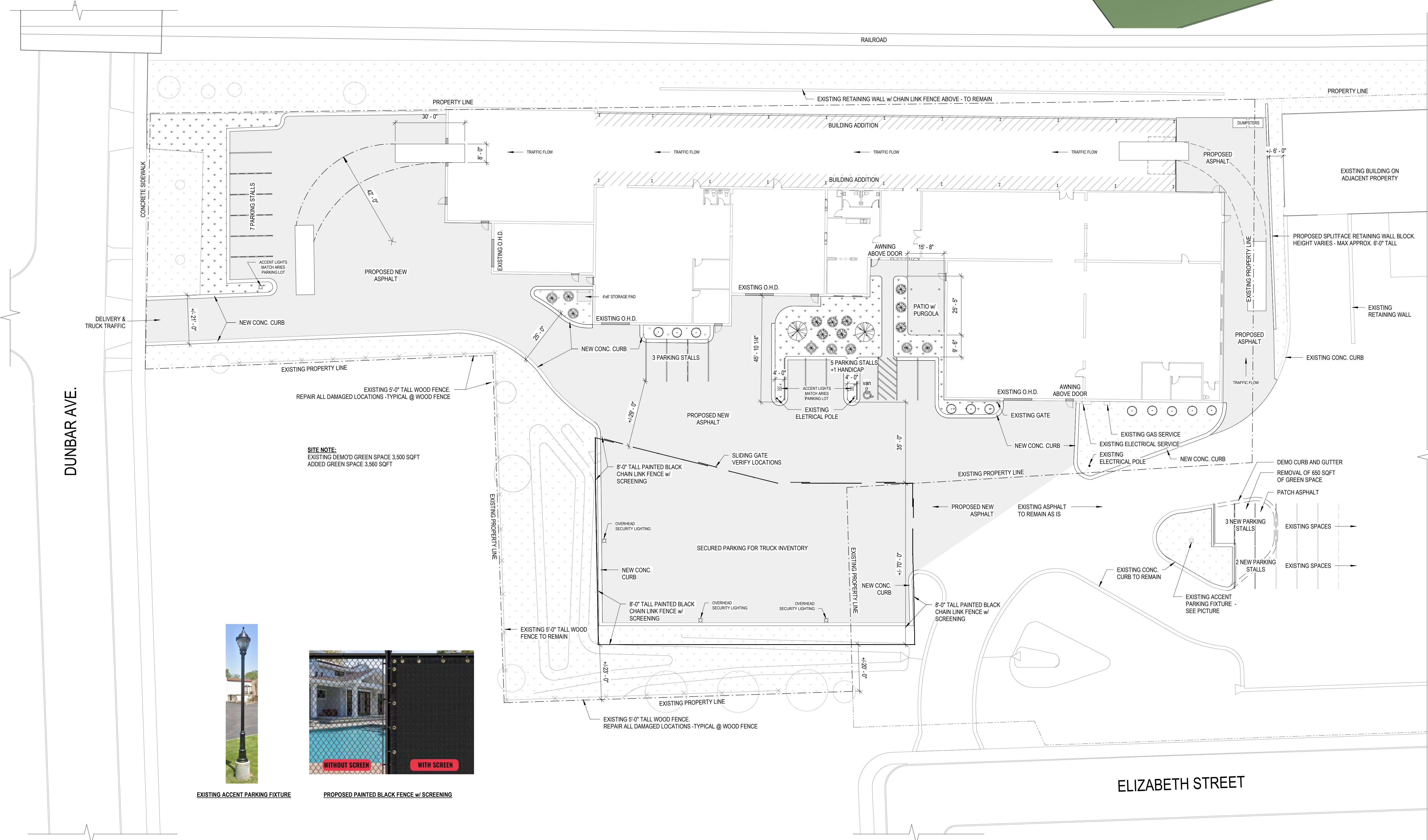
SHEET TITLE:	COVER PAGE
JOB NUMBER:	25184
ISSUED DATE:	03.23.2026
DRAWN BY:	JJR
SHEET NUMBER:	G1.0

G1.0



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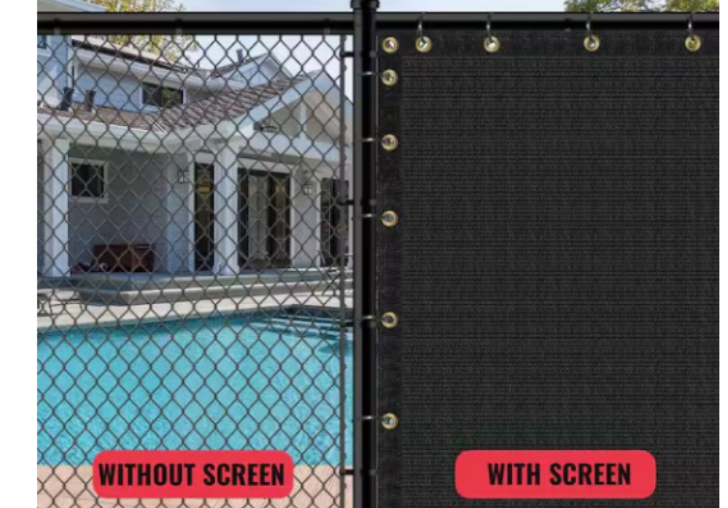
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SITE NOTE:
EXISTING DEMO'D GREEN SPACE 3,500 SQFT
ADDED GREEN SPACE 3,560 SQFT



EXISTING ACCENT PARKING FIXTURE



PROPOSED PAINTED BLACK FENCE w/ SCREENING

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SHEET TITLE:	PROPOSED SITE PLAN
JOB NUMBER:	25184
ISSUED DATE:	03.23.2026
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SHEET NUMBER:	

A0.0

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DUNBAR AVE.

RAILROAD

ELIZABETH STREET

1 PROPOSED LANDSCAPE PLAN
1" = 20'-0"

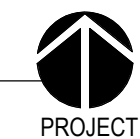
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PLAN COMMISSION

SHEET TITLE:	LANDSCAPE PLAN
JOB NUMBER:	25184
ISSUED DATE:	03.23.2026
DRAWN BY:	JJR
SHEET NUMBER:	

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W22-M-100

RAB

FXLEDSSF

RAB



Color: Bronze Weight: 9.5 lbs

Project: _____ Type: _____
Prepared By: _____ Date: _____

Driver Info		LED Info	
Type	Constant	Watts	100/85/70/50W
120V	0.83A	Color Temp	3000/4000/5000K
208V	0.48A	Color Accuracy	82-85 CRI
240V	0.42A	L70 Lifespan	100,000 Hours
277V	0.36A	Lumens	6,170-14,087 lm
Input Watts	49.1-97.1W	Efficacy	116.5-159.2 lm/W

Technical Specifications

Field Adjustability

Cutoff Adjustability:
45°, 30°, 15° and 0° (factory default 45°)

Field Adjustable:
Field Adjustable Light Output:
100W/85W/70W/50W (factory default: 100W)
Color temperature selectable 3000K, 4000K and 5000K (factory default: 4000K)

Compliance
UL Listed:
Suitable for wet locations

DLC Listed:
This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities.
DLC Product Code: S-LMFD7M

Electrical

Driver:
Constant Current, Class 1, 120-277V, 50/60 Hz

85W: Replaces up to 400W Metal Halide (MH) or 250W High Pressure Sodium (HPS)

70W: Replaces up to 350W Metal Halide (MH) or 200W High Pressure Sodium (HPS)

50W: Replaces up to 250W Metal Halide (MH) or 200W High Pressure Sodium (HPS)

Dimming Driver:
Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims down to 10%.

Photocell:
Integrated photocell included with on/off switch

Surge Protection:
DM 4 kV + CM 6 kV

Performance
Lifespan:
100,000-Hour LED lifespan based on IESlm-80 results and TM-21 calculations

Performance Data:
[Click here for the W22-M-100 performance data](#)

Wattage Equivalency:

100W: Replaces up to 400W Metal Halide (MH) or 310W High Pressure Sodium (HPS)

85W: Replaces up to 400W Metal Halide (MH) or 250W High Pressure Sodium (HPS)

70W: Replaces up to 350W Metal Halide (MH) or 200W High Pressure Sodium (HPS)

50W: Replaces up to 250W Metal Halide (MH) or 200W High Pressure Sodium (HPS)

LED Characteristics

LEDs:
Long-life, high-efficacy, surface-mount LEDs

Color Uniformity:
RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Construction
Housing:
Die-cast aluminum

Lens:
Glass

Reflector:
Aluminum



Color: Bronze Weight: 10.1 lbs

Project: _____ Type: _____
Prepared By: _____ Date: _____

Driver Info		LED Info	
Type	Constant Current	Watts	168/132/97/69W
120V	1.39A/1.07A/0.80A/0.60A	Color Temp	3000/4000/5000K
208V	0.80A/0.62A/0.51A/0.42A	Color Accuracy	82-85 CRI
240V	0.69A/0.53A/0.44A/0.36A	L70 Lifespan	100,000 Hours
277V	0.62A/0.49A/0.39A/0.31A	Lumens	11025-23835 lm
Input Watts	70.5-166.1W	Efficacy	131.2-164.4 lm/W

Technical Specifications

Field Adjustability

Field Adjustable Light Output:
168/132/97/69W (factory default: 168W)
Color temperature selectable by 3000K, 4000K and 5000K (factory default: 4000K)

Compliance
UL Listed:
Suitable for wet locations. Suitable for mounting within 4 ft (1.2m) of the ground.

IP Rating:
Ingress protection rating of IP65 for dust and water

IESNA LM-79 & LM-80 Testing:
RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

Trade Agreements Act Compliant:
This product is a product of Cambodia and a "designated country" end product that complies with the Trade Agreements Act

DLC Listed:
This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities.
DLC Product Code: S-ZTAXY

LED Characteristics

LEDs:
Long-life, high-efficacy, discrete, surface-mount LEDs

Color Consistency:
7-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:
LED color temperature is warranted to shift no more than 200K in color temperature over a 5-year period

Color Uniformity:
RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for (SSL) Products, ANSI C78.377-2017.

Electrical

Driver:
69W: Constant Current, Class 2, 120-277V, 50/60 Hz

120V: 0.58A, 208V: 0.34A, 240V: 0.29A, 277V: 0.25

97W: Constant Current, Class 2, 120-277V, 50/60 Hz

120V: 0.81A, 208V: 0.47A, 240V: 0.41A, 277V: 0.35A

132W: Constant Current, Class 2, 120-277V, 50/60 Hz

120V: 1.10A, 208V: 0.64A, 240V: 0.55A, 277V: 0.48A

168W: Constant Current, Class 2, 120-277V, 50/60 Hz

120V: 1.40A, 208V: 0.81A, 240V: 0.70A, 277V: 0.61A

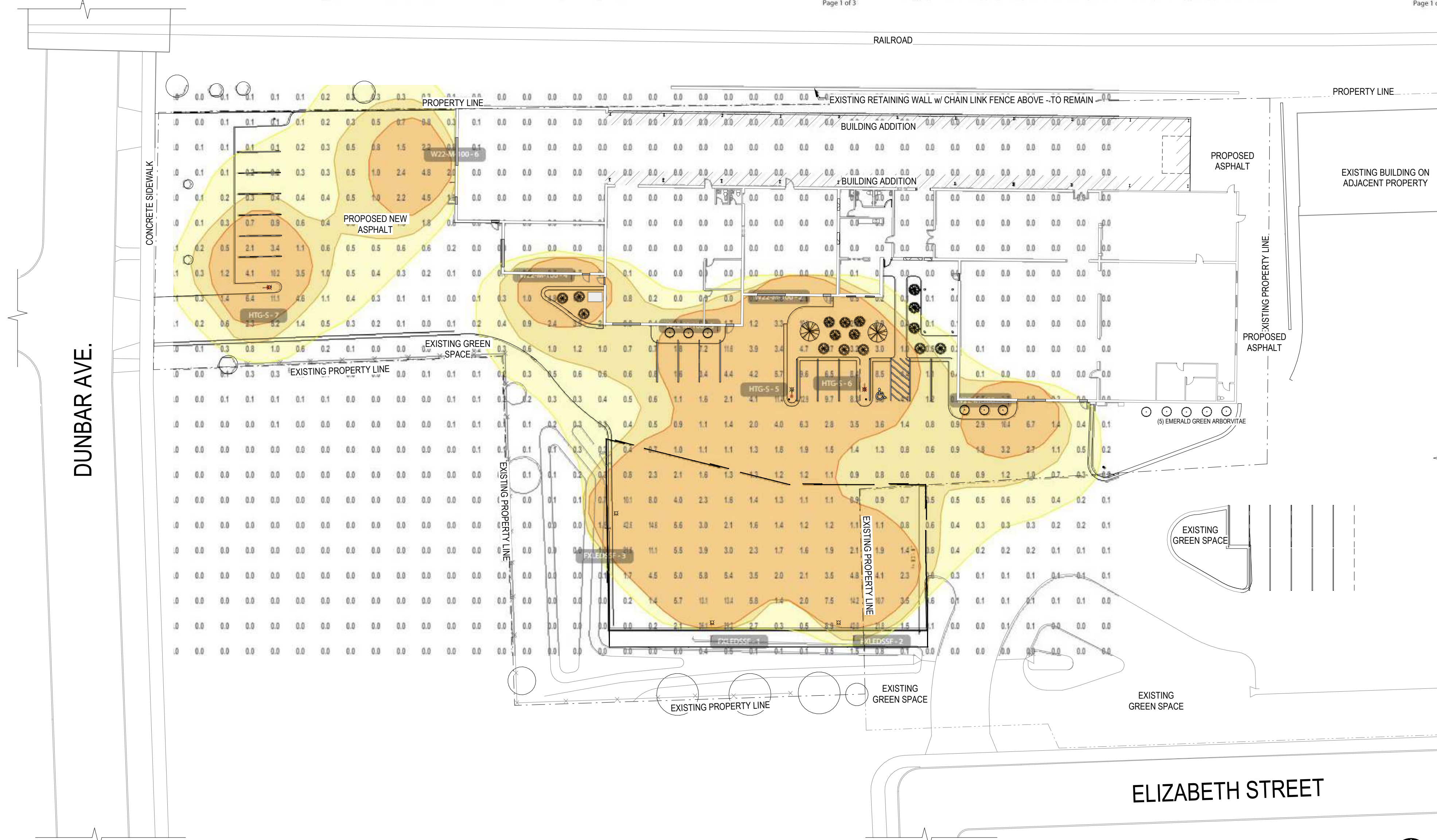
Dimming Driver:
Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims down to 10%.

Surge Protection:
LN: 6 kV, L/N-PE: 6 kV

Performance
Lifespan:
100,000-Hour LED lifespan based on IESlm-80 results and TM-21 calculations

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1 SITE PHOTOMETRIC
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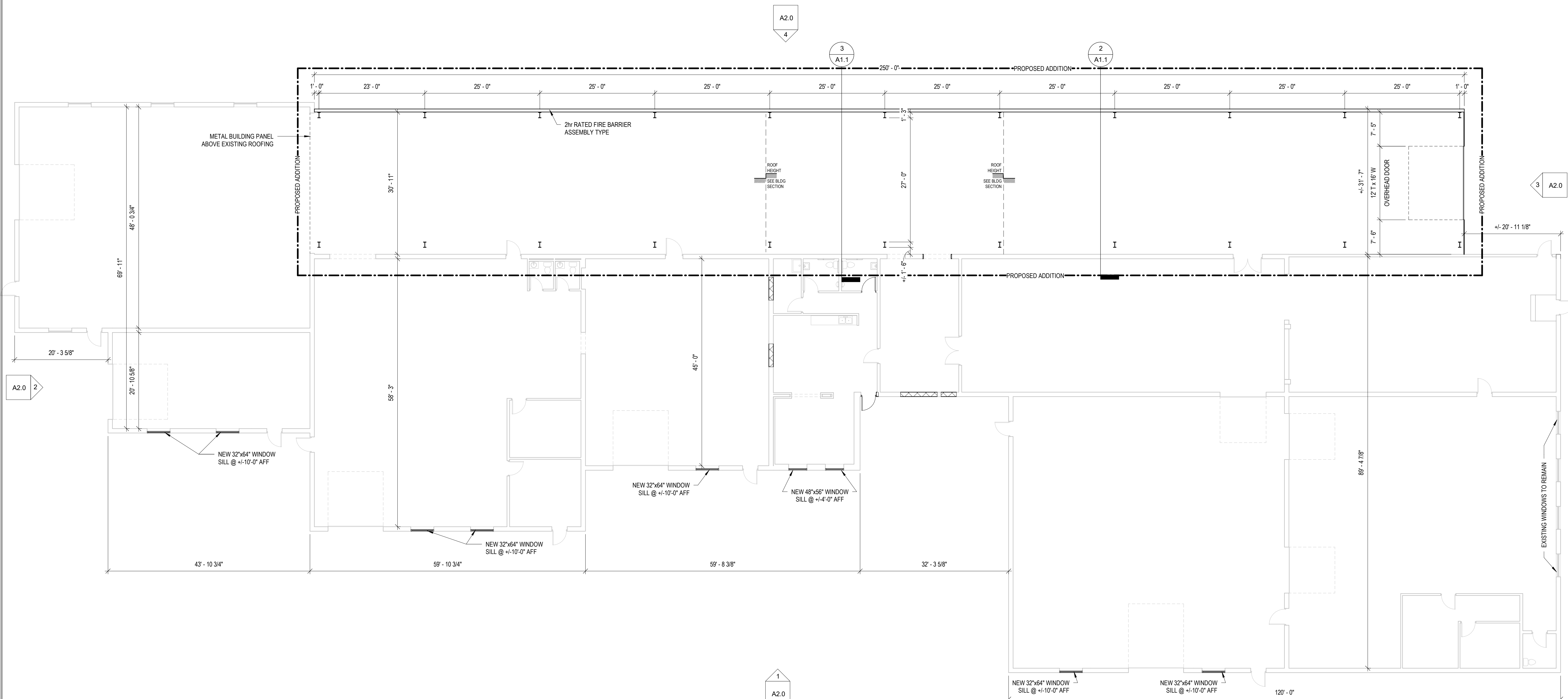
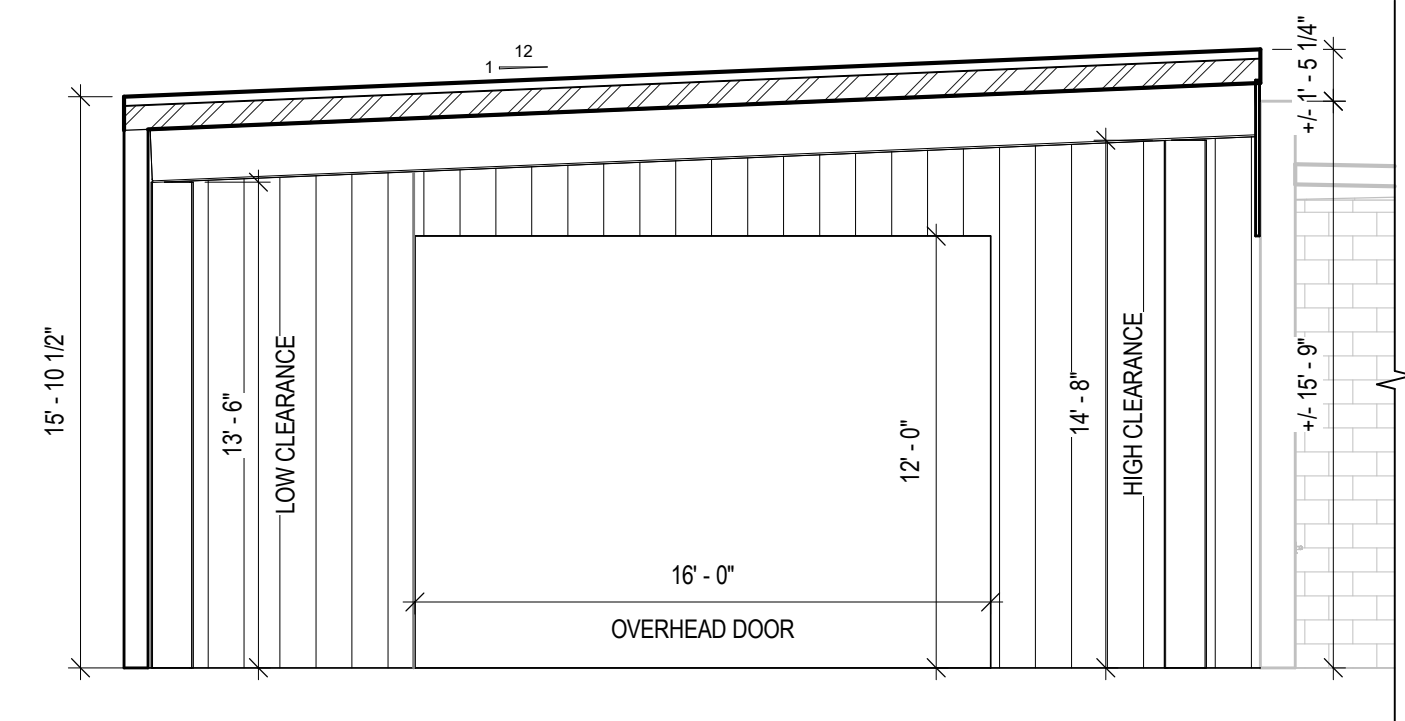
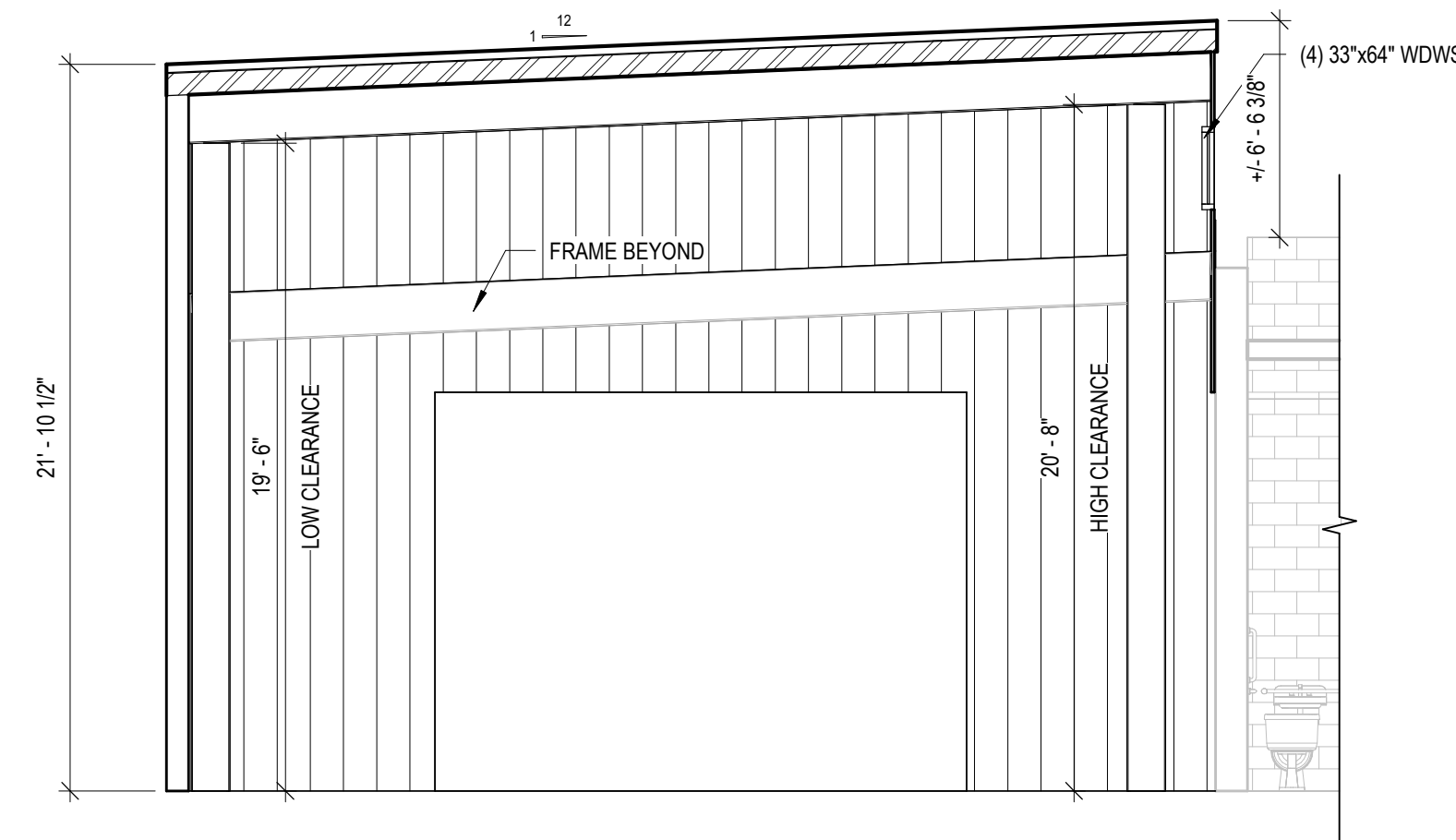
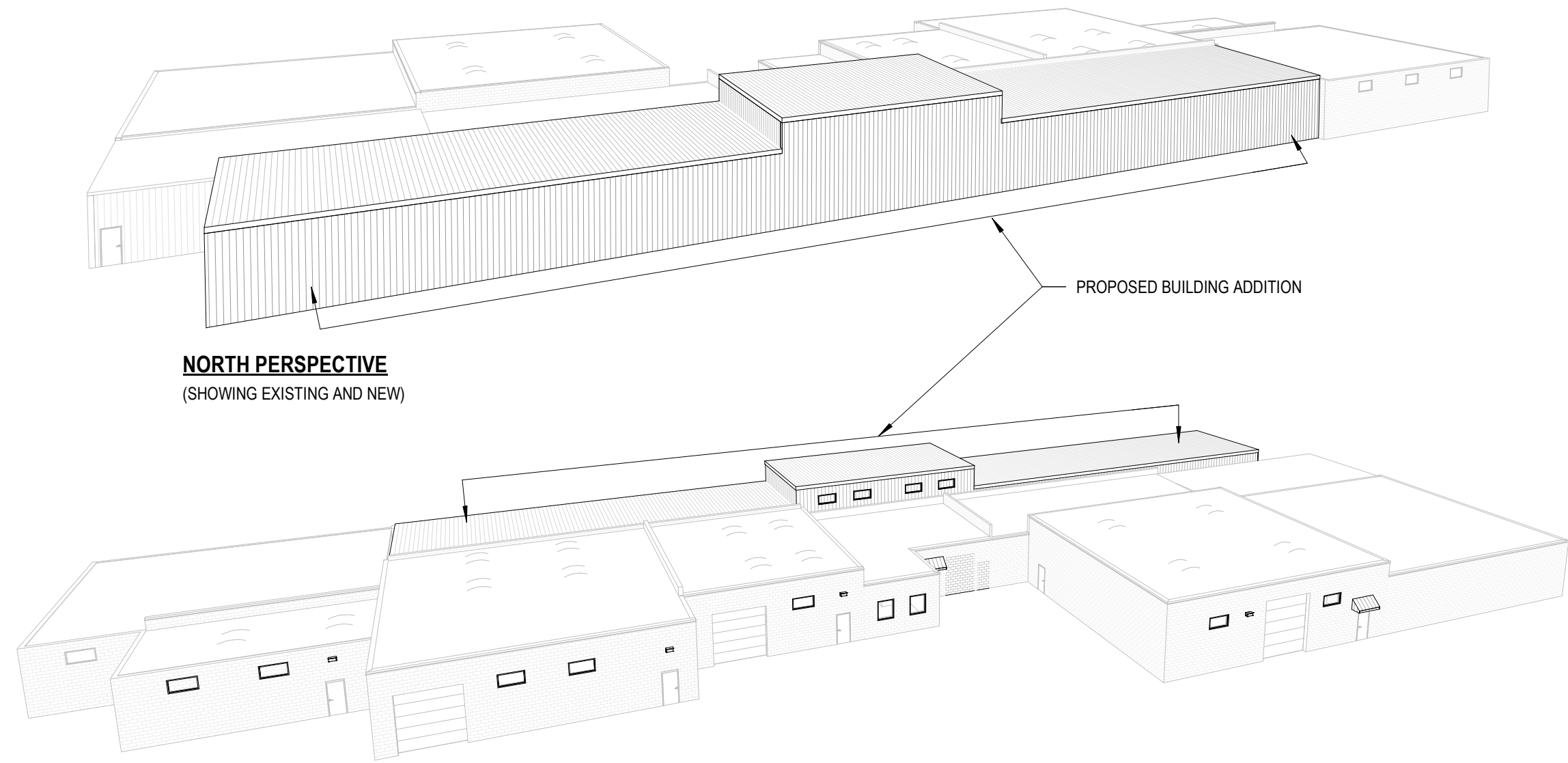
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SHEET TITLE:	PHOTOMETRICS
JOB NUMBER:	25184
ISSUED DATE:	03.23.2026
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SHEET NUMBER:	

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SHEET TITLE: FLOOR PLAN & SECTIONS
 JOB NUMBER: 25184
 ISSUED DATE: 03.23.2026
 DRAWN BY: JJR
 SHEET NUMBER:

A1.1

