



**SOUTH ENTRY**  
NTS



**NORTHWEST**  
NTS

REVISIONS

ANDERSON-  
ASHTON, INC.  
DESIGN / BUILD  
2746 South 160th Street  
New Berlin, WI 53151  
Phone: (262) 786-4640  
WWW.ANDERSONASHTON.COM



Wisconsin Registered Contractor  
ID #: 1048911 WI Dept of Commerce

ELM GROVE, WI 53122

PROPOSED NEW BUILDINGS FOR:  
**ELM GROVE SELF STORAGE**  
13452 WATERTOWN PLANK ROAD

DRAFTED BY: SLS  
PROJECT DESIGNER: SLS  
SUBMITTAL DATE: 07/13/2017  
DESIGN NO.: 1727  
CONSTRUCTION NO.: XXXX

**T1.0**

4/5/2019 12:47:24 PM

Surveyor's Certification:

To: First American Title Company  
Elm Grove, LLC

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 7(a), 8, 11 and 13 of Table A thereof. The field work was completed on July 14, 2015.

Date of Map: JULY 15, 2015 REVISED 3-01-2016

Baiba M. Rozite, PLS #2351

Legal description per First American Title Insurance Company Commitment No. NCS-726921-MKE, with an effective date of April 3, 2015:

THAT PART OF THE NORTHWEST 1/4 OF SECTION 25, IN TOWN 7 NORTH, RANGE 20 EAST, IN THE VILLAGE OF ELM GROVE, COUNTY OF WAUKESHA, STATE OF WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:  
COMMENCING AT THE CENTER LINE INTERSECTION OF WATERTOWN PLANK ROAD AND SOUTHWESTERLY LINE OF RAILROAD RIGHT OF WAY; THENCE NORTH 49° 54' WEST 33.93 FEET; THENCE SOUTH 53° 33' 30" WEST 132.72 FEET TO THE PLACE OF BEGINNING; THENCE NORTH 45° 06' 50" WEST 82.51 FEET; THENCE SOUTH 44° 45' 30" WEST 2.0 FEET; THENCE NORTH 45° 14' 30" WEST 70.00 FEET; THENCE NORTH 49° 04' 30" WEST 337.07 FEET; THENCE ALONG OUTSIDE CURVE OF CREEK THE CHORD OF WHICH BEARS NORTH 15° 13' 45" WEST 44.56 FEET; THENCE NORTH 18° 37' EAST 85.94 FEET ALONG CREEK; THENCE NORTH 49° 54' WEST 503.57 FEET; THENCE NORTHWESTERLY ALONG INSIDE CURVE THE CHORD OF WHICH BEARS NORTH 46° 48' 52" WEST 315.47 FEET TO THE SOUTH LINE OF JUNEAU BOULEVARD; THENCE NORTH 89° 01' 30" WEST 80.37 FEET; THENCE SOUTH 29° 18' EAST 1091.56 FEET; THENCE NORTH 75° 44' 30" EAST 196.60 FEET; THENCE SOUTH 36° 22' EAST 68.92 FEET; THENCE NORTH 53° 55' EAST 126.97 FEET; THENCE SOUTH 49° 04' 30" EAST 42.24 FEET; THENCE SOUTH 45° 14' 30" EAST 63.77 FEET; THENCE SOUTH 36° 22' EAST 76.32 FEET; THENCE NORTH 53° 33' 30" EAST 74.46 FEET TO THE PLACE OF BEGINNING.

EXCEPTING THEREFROM, HOWEVER, AN EASEMENT FOR RIGHT OF WAY BOUNDED AND DESCRIBED AS FOLLOWS:

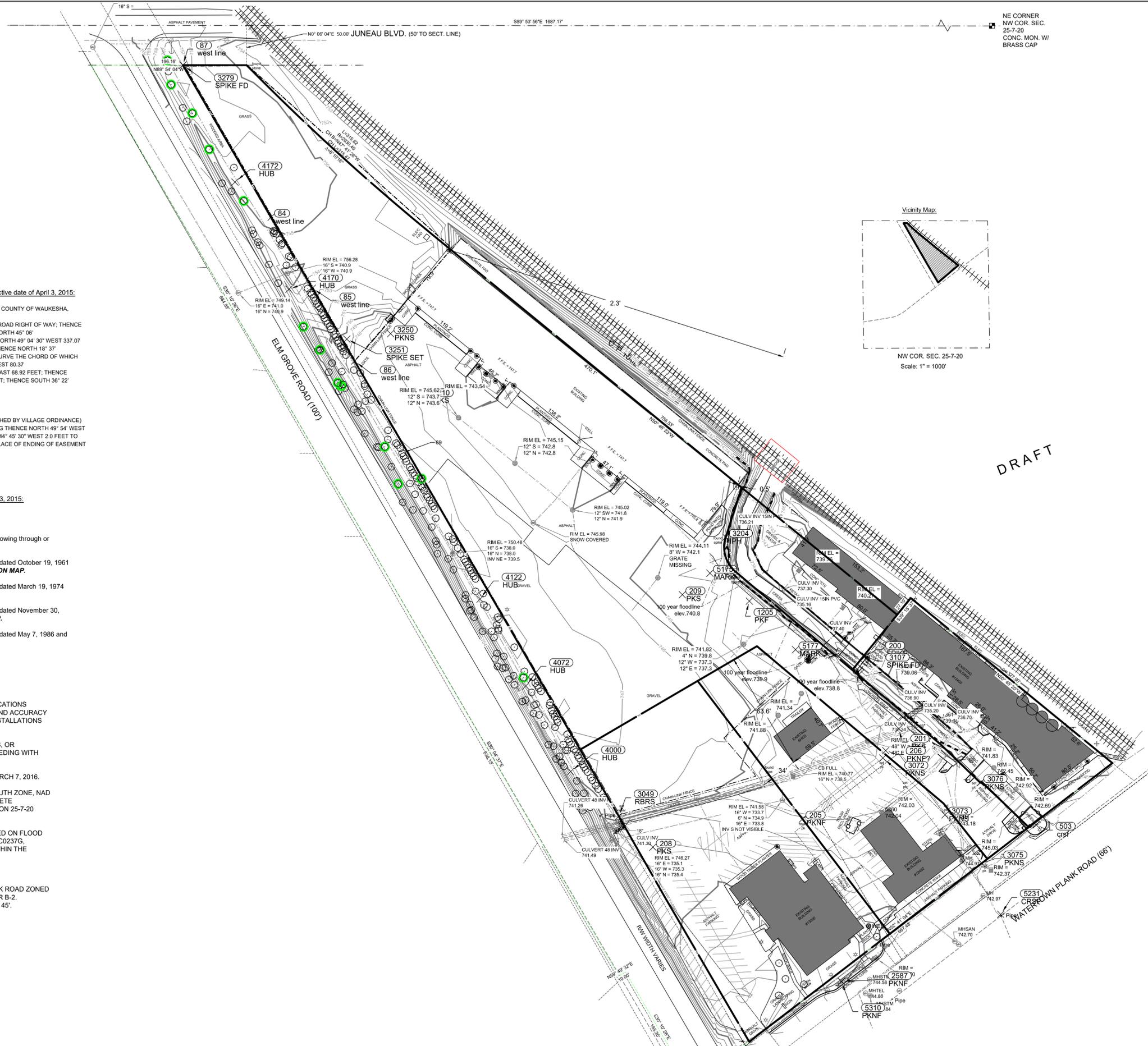
COMMENCING AT THE POINT OF INTERSECTION OF THE CENTER LINE OF WATERTOWN PLANK ROAD (AS NOW ESTABLISHED BY VILLAGE ORDINANCE) AND THE SOUTHWESTERLY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL & PACIFIC RAILROAD RIGHT-OF-WAY; RUNNING THENCE NORTH 49° 54' WEST 33.93 FEET; THENCE SOUTH 53° 33' 30" WEST 132.72 FEET; THENCE NORTH 45° 06' 50" WEST 82.51 FEET; THENCE SOUTH 44° 45' 30" WEST 2.0 FEET TO THE PLACE OF BEGINNING; THENCE NORTH 45° 14' 30" WEST 70 FEET; THENCE NORTH 49° 04' 30" WEST 337.07 TO THE PLACE OF ENDING OF EASEMENT ONTO PRIVATE ROAD.

Per First American Title Insurance Company Commitment No. NCS-726921-MKE, with an effective date of April 3, 2015; the following items appear in Schedule B II as exceptions:

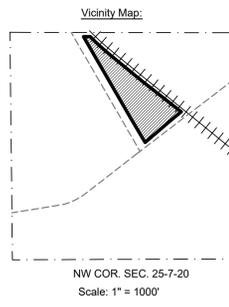
- 8. Title to that portion of the Land laid out, taken, dedicated or used for street or highway purposes.
- 9. Title to artificially filled-in-lands, submerged lands and lands below the ordinary high water mark of the creek flowing through or adjacent to the Land.
- 11. Easement granted to Wisconsin Electric Power Company and Wisconsin Telephone Company in instrument dated October 19, 1961 and recorded on November 14, 1961, in Volume 900 of Deeds, Page 293, as Document No. 555844. **SHOWN ON MAP.**
- 12. Easement granted to Wisconsin Electric Power Company and Wisconsin Telephone Company in instrument dated March 19, 1974 and recorded on April 25, 1974, in Reel 76, Image 71, as Document No. 879331. **SHOWN ON MAP.**
- 13. Easement granted to Wisconsin Electric Power Company and Wisconsin Telephone Company in instrument dated November 30, 1964 and recorded on January 18, 1965, in Reel 613, Image 613, as Document No. 1284181. **SHOWN ON MAP.**
- 14. Easement granted to Wisconsin Electric Power Company and Wisconsin Telephone Company in instrument dated May 7, 1986 and recorded on June 4, 1986, in Reel 766, Image 263, as Document No. 1349339. **SHOWN ON MAP.**

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 B. ROZITE ON JULY 14, 2015 AND ON MARCH 7, 2016.
- 4. THE PROJECT SURVEY IS BASED ON THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 1983. VERTICAL DATUM IS NAVD 1988. BENCHMARK FOR THE PROJECT SURVEY IS THE CONCRETE MONUMENT WITH BRASS CAP AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 25-7-20 WITH AN ELEVATION OF 762.31.
- 5. FLOODPLAIN LINE IS DEPICTED BASED ON SURVEY DATA. FLOODPLAIN ELEVATIONS ARE BASED ON FLOOD INSURANCE STUDY 55133CV01C AND ARE SHOWN ON THE MAP. PER FEMA FIRM PANEL 55133C0237G, EFFECTIVE DATE OF NOVEMBER 5, 2014, PART OF 13420 WATERTOWN PLANK ROAD FALLS WITHIN THE FLOODPLAIN.
- 6. ZONING INFORMATION WAS NOT PROVIDED.  
THE ZONING MAP ON THE VILLAGE OF ELM GROVE WEBSITE SHOWS 13420 WATERTOWN PLANK ROAD ZONED PRIMARILY AS M-1 (LIMITED MANUFACTURING), AND SOME PARTS POSSIBLY ZONED B-1 AND/OR B-2. SETBACKS FOR M-1 ARE 50' FOR R/W; 30' FOR SIDE AND REAR YARD. MAX. BUILDING HEIGHT IS 45'.
- 7. 13420 WATERTOWN PLANK ROAD PARCEL AREA IS 277,351 SQUARE FEET OR 6.367 ACRES.  
13400 WATERTOWN PLANK ROAD PARCEL AREA IS 58,450 SQUARE FEET OR 1.342 ACRES.  
13452 WATERTOWN PLANK ROAD PARCEL AREA IS 28,591 SQUARE FEET OR 0.656 ACRES.  
13500 WATERTOWN PLANK ROAD PARCEL AREA IS 58,319 SQUARE FEET OR 1.339 ACRES.



DRAFT



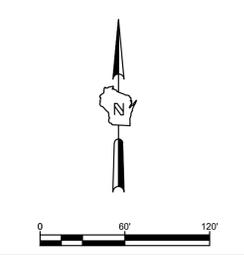
**SIGMA GROUP**  
Single Source. Sound Solutions.  
www.thesigmagroup.com  
1300 West Canal Street  
Milwaukee, WI 53233  
Phone: 414-643-4200  
Fax: 414-643-4210

LEGEND

--- SECTION 1/4 SECTION LINE	--- PROPERTY LINE
--- EASEMENT	--- CHAIN LINK FENCE
--- GUARD RAIL	--- METAL FENCE
--- WOOD FENCE	--- TREE LINE
--- OVERHEAD UTILITY LINE	--- ELECTRIC
--- FIBER OPTIC	--- CABLE TV
--- SANITARY SEWER	--- FORCE MAIN
--- STORM SEWER	--- WATER MAIN
--- GAS	--- EXISTING MAJOR CONTOUR
--- EXISTING MINOR CONTOUR	

MANHOLE, CATCH BASIN, ROOF DRAIN, HYDRANT, WATER VALVE, UTILITY POLE, GLYP POLE, GAS METER, ELECTRIC METER, UTILITY FEDERAL, HANDHOLE, TRAFFIC SIGNAL, IRON PIPE FOUNDSET, RESAR FOUNDSET, CHIELED CROSS FOUNDSET, PK.NAL FOUNDSET, SPINNAL, MONUMENT, BENCHMARK, SIGN, DEODIOUS TREE (diameter), CONIFEROUS TREE (diameter), POST, SOIL BORING, MONITORING WELL, CULVERT END, LIGHT POLE

13400, 13420, 13452 & 13500 WATERTOWN PLANK ROAD ELM GROVE, WI  
ALTANSPS LAND TITLE SURVEY TOPOGRAPHY

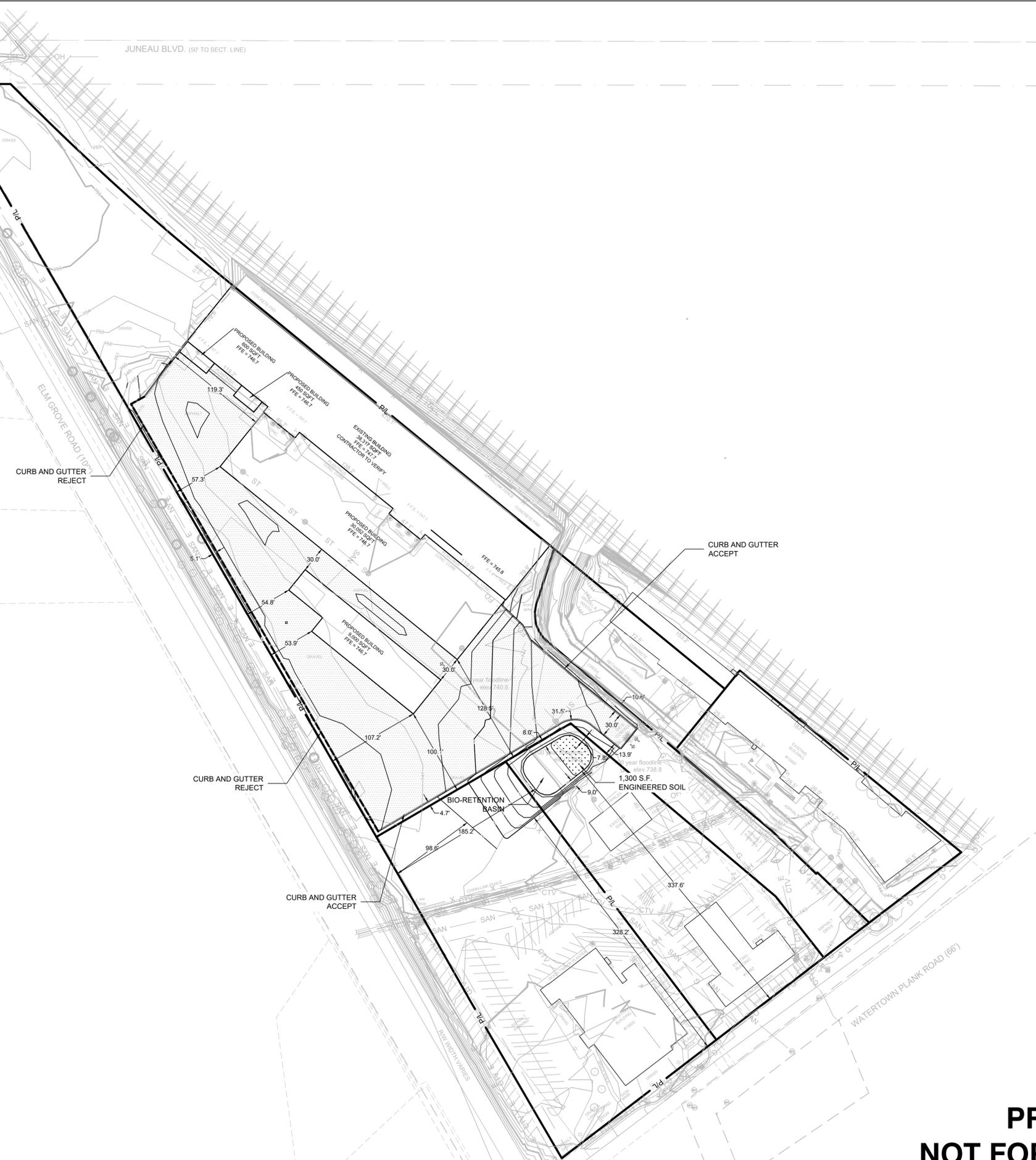
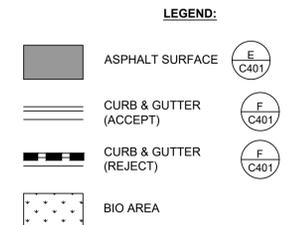
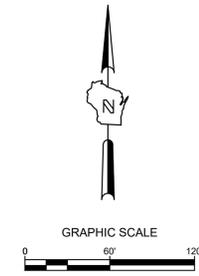


1) Added properties at 13400, 13450 & 13500, B.M.R. 3-10-2016

NO. REVISION	DATE BY
DRWNG NO.	P-01727 17456 - Survey Base.dwg
DRAWN BY:	B.M.R.
DATE:	11-09-2015
PROJECT NO:	15487
CHECKED BY:	
APPROVED BY:	
SHEET NO.:	

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.

**SITE INFORMATION:**  
 TOTAL SITE = 5.30 ACRES  
 TOTAL DISTURBED AREA = 2.99 ACRES  
 EXISTING IMPERVIOUS AREA = 3.96 ACRES  
 PROPOSED IMPERVIOUS AREA = 3.54 ACRES



- 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. 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. 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.

ELM GROVE REDEVELOPMENT  
 1196 N ELM GROVE RD  
 ELM GROVE, WISCONSIN

**SITE PLAN**

NO. REVISION	DATE BY
DRAWING NO.	P-01727 17456 - Site Plan.dwg
DRAWN BY:	JMN
DATE:	4/13/18
PROJECT NO.:	17456
CHECKED BY:	CTC
APPROVED BY:	
SHEET NO.:	<b>C 100</b>

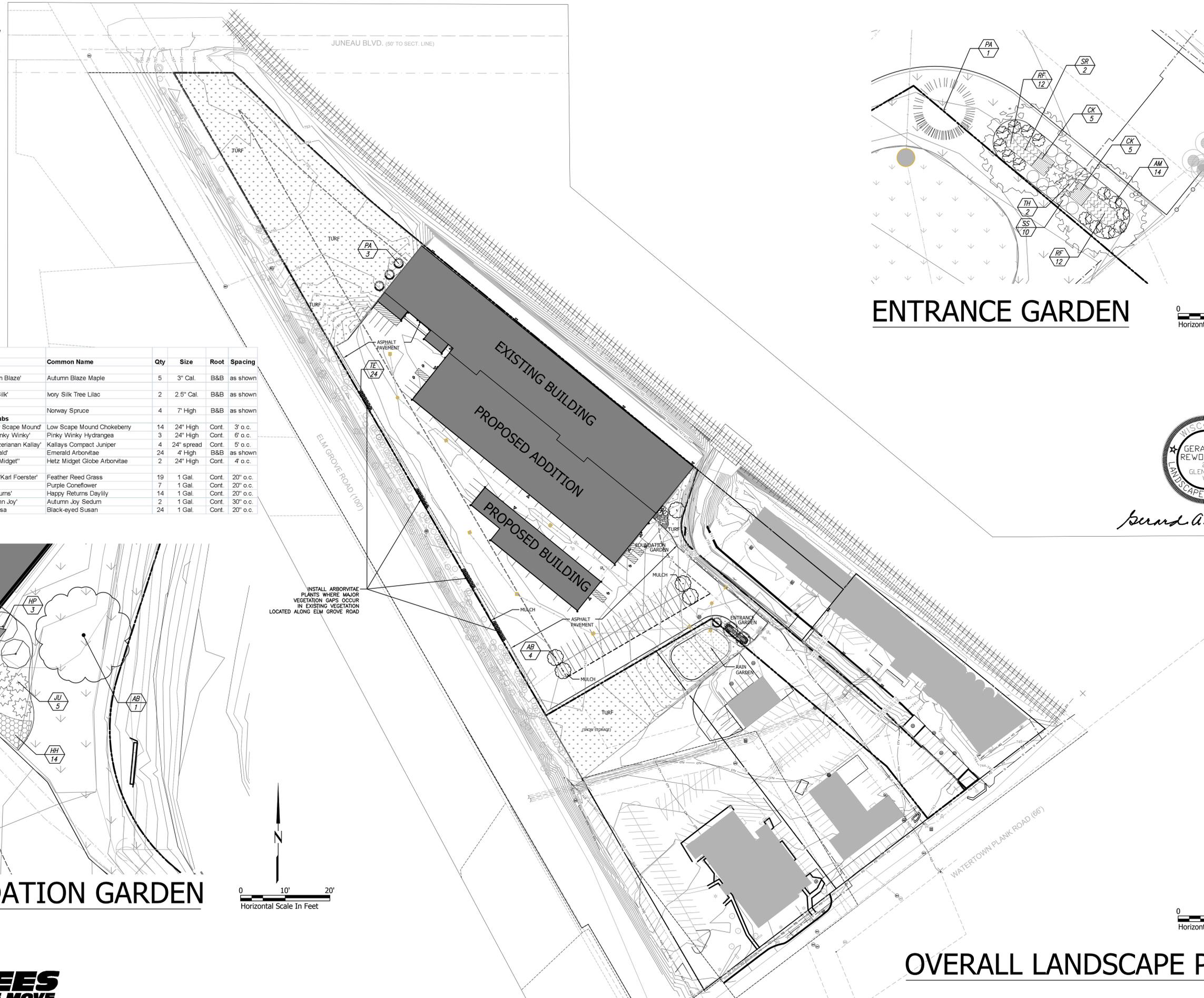
**PRELIMINARY  
 NOT FOR CONSTRUCTION**

File: G:\P-01727 (Elm Grove Self Storage)\DWG\P-01727 17456 - Site Plan.dwg 4/4/2019 8:01 AM

TO OBTAIN LOCATIONS OF FACILITIES OR UNDERGROUND UTILITIES IN WISCONSIN  
 CALL DIGGERS HOTLINE  
 1-800-242-8511  
 TOLL FREE  
 WE STRIVE FOR EXCELLENCE  
 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.



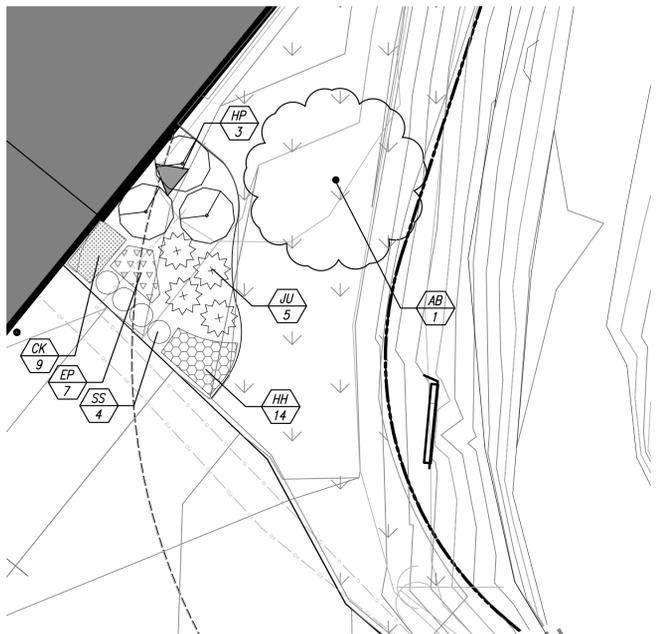


ENTRANCE GARDEN

0 10' 20'  
Horizontal Scale In Feet

**Plant Schedule**

Key Botanical Name	Common Name	Qty	Size	Root	Spacing
<b>Shade Trees</b>					
AB 'Acer x freemantii' 'Autumn Blaze'	Autumn Blaze Maple	5	3" Cal.	B&B	as shown
<b>Ornamental Trees</b>					
SR Syringa reticulata 'Ivory Silk'	Ivory Silk Tree Lilac	2	2.5" Cal.	B&B	as shown
<b>Evergreen Trees</b>					
PA Picea abies	Norway Spruce	4	7' High	B&B	as shown
<b>Evergreen &amp; Deciduous Shrubs</b>					
AM Aronia melanocarpa 'Low Scape Mound'	Low Scape Mound Chokeberry	14	24" High	Cont.	3' o.c.
HP Hydrangea paniculata 'Pinky Winky'	Pinky Winky Hydrangea	3	24" High	Cont.	6' o.c.
JU Juniperus chinensis 'Pfitzerianan Kallay'	Kallays Compact Juniper	4	24" spread	Cont.	5' o.c.
TE Thuja occidentalis 'Emerald'	Emerald Arborvitae	24	4" High	B&B	as shown
TH Thuja occidentalis 'Hetz Midget'	Hetz Midget Globe Arborvitae	2	24" High	Cont.	4' o.c.
<b>Perennials/Grasses</b>					
CK Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	19	1 Gal.	Cont.	20" o.c.
EP Echinacea purpurea	Purple Coneflower	7	1 Gal.	Cont.	20" o.c.
HH Hemerocallis 'Happy Returns'	Happy Returns Daylily	14	1 Gal.	Cont.	20" o.c.
SS Sedum spectabilis 'Autumn Joy'	Autumn Joy Sedum	2	1 Gal.	Cont.	30" o.c.
RF Rudbeckia fulgida speciosa	Black-eyed Susan	24	1 Gal.	Cont.	20" o.c.



FOUNDATION GARDEN

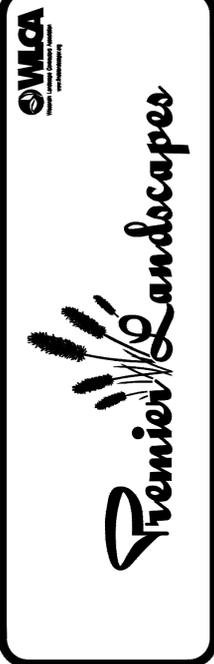
0 10' 20'  
Horizontal Scale In Feet

0 60' 120'  
Horizontal Scale In Feet

OVERALL LANDSCAPE PLAN



*Gerard A. Rewolinski*

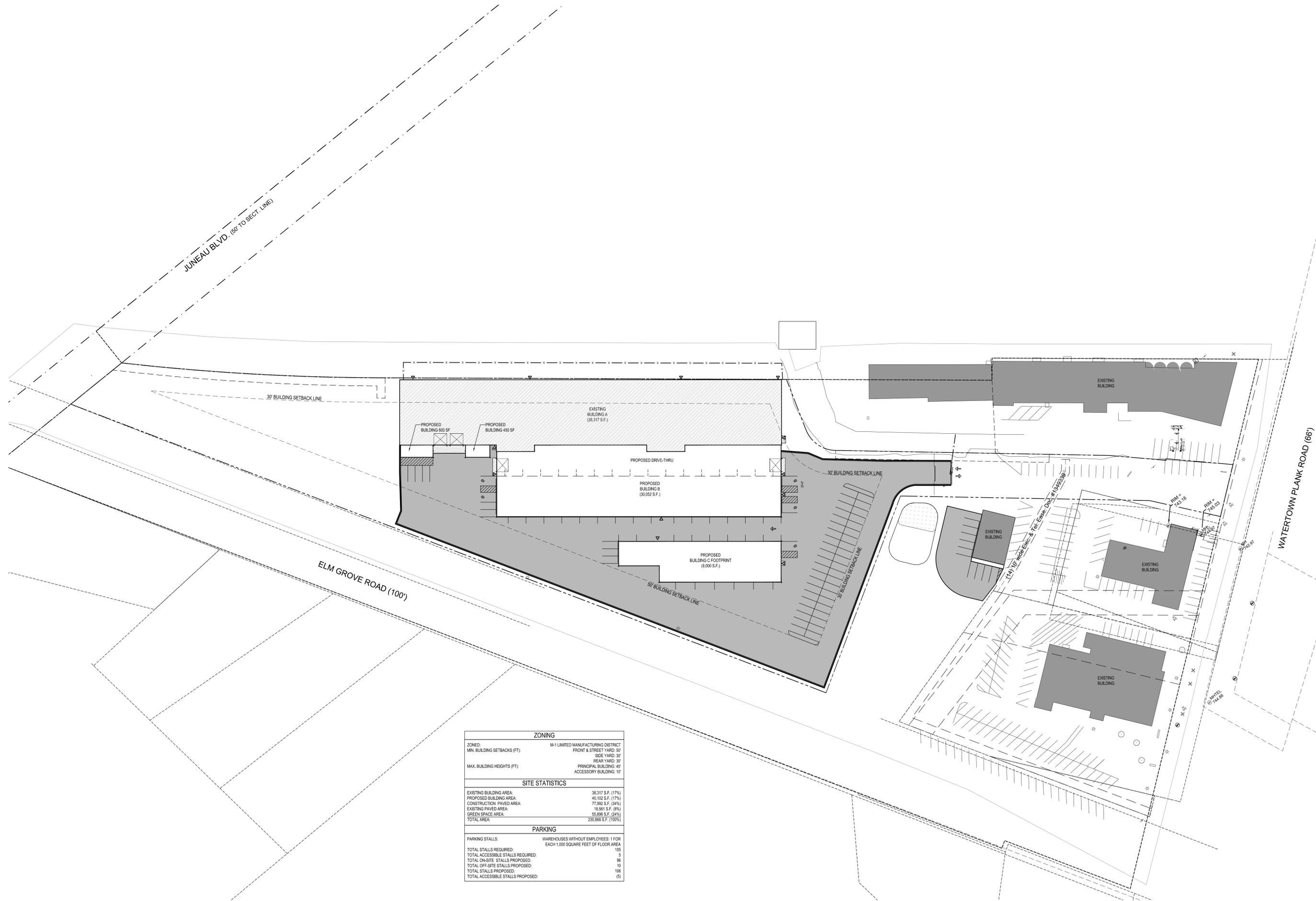


LANDSCAPE DEVELOPMENT FOR  
ELM GROVE DEVELOPMENT  
ELM GROVE, WISCONSIN

LANDSCAPE ARCHITECTURE  
DRAWN BY: GAR  
DATE: 4/2/2019  
REVISED:  
SCALE: VARIES  
SHEET: L100

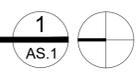
**TREES ON THE MOVE**  
5611 S. Calhoun Road  
New Berlin, WI 53151  
Phone: (262) 679-5200  
treesonthemove.com





ZONING	
ZONED:	M-1 LIMITED MANUFACTURING DISTRICT
MIN. BUILDING SETBACKS (FT):	FRONT & STREET YARD: 50' SIDE YARD: 30' REAR YARD: 30'
MAX. BUILDING HEIGHTS (FT):	PRINCIPAL BUILDING: 45' ACCESSORY BUILDING: 10'
SITE STATISTICS	
EXISTING BUILDING AREA:	38,317 S.F. (17%)
PROPOSED BUILDING AREA:	40,102 S.F. (17%)
CONSTRUCTION PAVED AREA:	77,992 S.F. (34%)
EXISTING PAVED AREA:	18,561 S.F. (8%)
GREEN SPACE AREA:	55,896 S.F. (24%)
TOTAL AREA:	230,866 S.F. (100%)
PARKING	
PARKING STALLS:	WAREHOUSES WITHOUT EMPLOYEES: 1 FOR EACH 1,000 SQUARE FEET OF FLOOR AREA
TOTAL STALLS REQUIRED:	106
TOTAL ACCESSIBLE STALLS REQUIRED:	5
TOTAL ON-SITE STALLS PROPOSED:	96
TOTAL OFF-SITE STALLS PROPOSED:	10
TOTAL STALLS PROPOSED:	106
TOTAL ACCESSIBLE STALLS PROPOSED:	(5)

**ARCHITECTURAL SITE PLAN OVERALL**  
SCALE: 1" = 50'-0"



REVISIONS

**ANDERSON-ASHTON, INC.**  
DESIGN / BUILD  
2745 South 168th Street  
New Berlin, WI 53151  
Phone: (262) 786-4640  
WWW.ANDERSONASHTON.COM

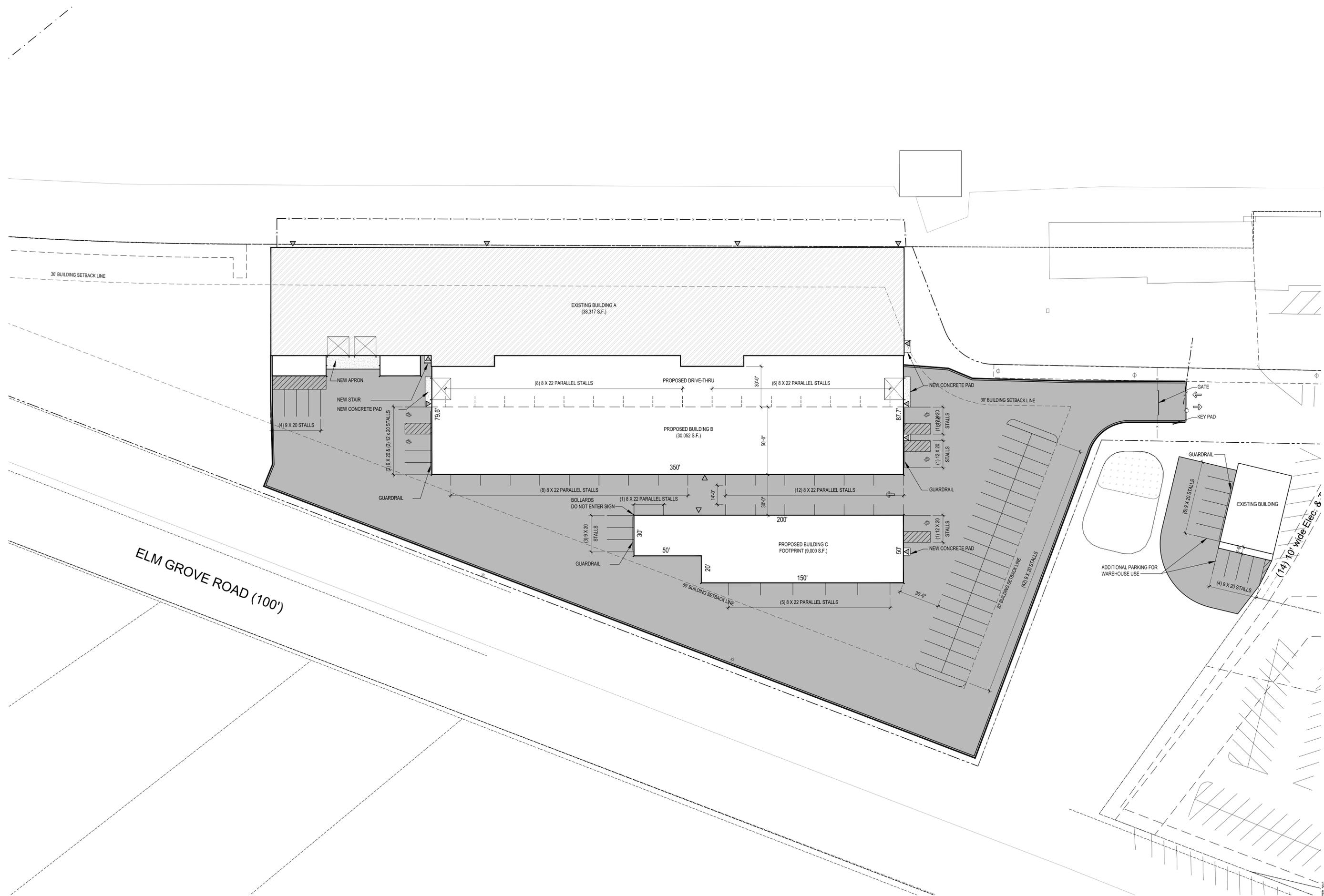
Wisconsin Registered Contractor  
ID #: 1048911 WI Dept of Commerce

PROPOSED NEW BUILDINGS FOR:  
**ELM GROVE SELF STORAGE**  
13452 WATERTOWN PLANK ROAD  
ELM GROVE, WI 53122

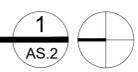
DRAFTED BY: SLS  
PROJECT DESIGNER: SLS  
SUBMITTAL DATE: 07/13/2017  
DESIGN NO.: 1727  
CONSTRUCTION NO.: XXXX

**AS.1**

4/4/2019 10:24:58 AM



**ARCHITECTURAL SITE PLAN**  
SCALE: 1" = 30'-0"



**DESCRIPTION**

The patented Lumark Crosstour™ LED Wall Pack Series of luminaires provides an architectural style with super bright, energy efficient LEDs. The low-profile, rugged die-cast aluminum construction, universal back box, stainless steel hardware along with a sealed and gasketed optical compartment make the Crosstour impervious to contaminants. The Crosstour wall luminaire is ideal for wall/surface, inverted mount for facade/canopy illumination, post/bollard, site lighting, floodlight and low level pathway illumination including stairs. Typical applications include building entrances, multi-use facilities, apartment buildings, institutions, schools, stairways and loading docks test.

**SPECIFICATION FEATURES**

**Construction**  
Slim, low-profile LED design with rugged one-piece, die-cast aluminum hinged removable door and back box. Matching housing styles incorporate both a small and large design. The small housing is available in 7W and 18W. The large housing is available in the 26W model. Patent pending secure lock hinge feature allows for safe and easy tool-less electrical connections with the supplied push-in connectors. Back box includes three (3) half-inch, NPT threaded conduit entry points. The universal back box supports both the small and large forms and mounts to standard 3/12" to 4" round and octagonal, 4" square, single gang and masonry junction boxes. Key hole gasket allows for adaptation to junction box or wall. External fin design extracts heat from the fixture surface. One-piece silicone gasket seals door and back box. Minimum 5" wide pole for site lighting application. Not recommended for car wash applications.

**Optical**  
Silicone sealed optical LED chamber incorporates a custom engineered mirrored anodized reflector providing high-efficiency illumination. Optical assembly includes impact-resistant tempered glass and meets IESNA requirements for full cutoff compliance. Solid state LED Crosstour luminaires are thermally optimized with five (5) lumen packages in cool 5000K or neutral warm 3500K LED color temperature (CCT).

**Electrical**  
LED driver is mounted to the die-cast housing for optimal heat conduction and natural convection to transfer heat rapidly away from the LED source. 7W models operate in -40°C to 40°C [-40°F to 104°F]. 18W and 26W models operate in -40°C to 40°C [-40°F to 104°F]. High ambient 50°C models available. Crosstour luminaires maintain greater than 90% of initial

light output after 72,000 hours of operation. Three (3) half-inch NPT threaded conduit entry points allow for thru-branch wiring. Back box is an authorized electrical wiring compartment. Integral LED electronic driver incorporates surge protection. 120-277V 50/60Hz or 347V 60Hz models.

**Finish**  
Crosstour is protected with a Super durable TGIC carbon bronze or summit white polyester powder coat paint. Super durable TGIC powder coat paint finishes withstand extreme climate conditions while providing optimal color and gloss retention of the installed life.

**Warranty**  
Five-year warranty.

**Lumark**

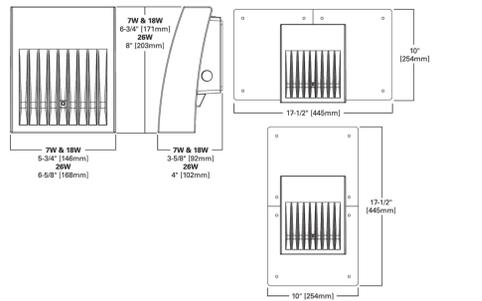
Catalog #	Type
Project	Date
Comments	
Prepared by	



**XTOR CROSSTOUR LED**

**APPLICATIONS:**  
WALL / SURFACE  
POST / BOLLARD  
LOW LEVEL  
FLOODLIGHT  
INVERTED  
SITE LIGHTING

**DIMENSIONS**



**CERTIFICATION DATA**  
UL101, Wet Location Listed  
LM79, LM85 Compliant  
ROHS Compliant  
ASX Compliant  
NOM Compliant Models  
IP68 Impressed Protection Rated  
The A1 Compliant  
DesignLights Consortium® Qualified\*

**TECHNICAL DATA**  
40°C Maximum Ambient Temperature  
External Supply Wiring 90°C Minimum

**EPA**  
Effective Projected Area (Sq. Ft.):  
XTOR1A/XTOR2A=0.34  
XTOR3A=0.45

**SHIPPING DATA:**  
Approximate Net Weight:  
3.7 - 5.25 lbs. (1.7 - 2.4 kgs.)



\*www.designlights.org

T014013EN  
2015-05-29 11:34:51

**XTOR CROSSTOUR LED**

**LUMEN MAINTENANCE**

Ambient Temperature	TM-21 Lumen Maintenance (72,000 Hours)	Theoretical L70 (Hours)
25°C	> 92%	> 280,000
40°C	> 92%	> 280,000
50°C	> 91%	> 270,000

**LUMENS - CRI/CCT TABLE**

LED Information	XTOR1A	XTOR2A	XTOR2A-N	XTOR3A	XTOR3A-N
Delivered Lumens (Wall Mount)	722	1,633	1,523	2,804	2,284
Delivered Lumens (Wet Floor Accessory Kit) *	488	1,060	978	2,168	1,738
B.U.G. Rating *	80-UG-0	81-UG-0	81-UG-0	81-UG-0	81-UG-0
CCT (Kelvin)	5,000	5,000	3,500	5,000	3,500
CRi (Color Rendering Index)	65	65	70	65	70
Power Consumption (Watts)	7W	18W	18W	26W	26W

NOTE: 1 includes shield and view. 2 B.U.G. Rating does not apply to floodlighting.

**CURRENT DRAW**

Voltage	Model Series		
	XTOR1A	XTOR2A	XTOR3A
120V	0.05A	0.16A	0.22A
208V	0.03A	0.08A	0.13A
240V	0.03A	0.07A	0.11A
277V	0.03A	0.06A	0.10A
347V	0.025A	0.056A	0.082A

**ORDERING INFORMATION**

Series *	LED Kelvin Color	Housing Color	Options (Add as Suffix)	Accessories (Order Separately)
XTOR1A-Small Door, 7W	[Blank]-Bright White (Standard) 5000K	[Blank]-Carbon Bronze (Standard)	PC1-Photocontrol 120V **	WG/XTOR-Wire Guard *
XTOR2A-Small Door, 18W	N-Neutral Warm White, 3500K *	WT-Summit White	PC2-Photocontrol 208-277V **	XTORFLD-KNC-Knuckle Floodlight Kit *
XTOR3A-Small Door, 26W			347V-347V	XTORFLD-TBW-Transition Floodlight Kit *
			HA-50°C High Ambient *	XTORFLD-KWC-WT-Knuckle Floodlight Kit, Summit White *
				XTORFLD-TBW-WT-Transition Floodlight Kit, Summit White *
				EW/XTOR-Escutcheon Wall Plate, Carbon Bronze
				EW/XTOR-WT-Escutcheon Wall Plate, Summit White

NOTES: \* DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details. \*\* XTOR1A not available in 208V. 3 Photocontrols are factory installed. † Order PC1 for 347V models. ‡ Thru-branch wiring not available with HA option or with 347V. †† Wire guard for multi-fixture mount. Not for use with floodlight kit accessory. ‡ Floodlight kit accessory supplied with knuckle (KNC) or transition (TBW) base, small and large top views and small and large impact shields.

**STOCK ORDERING INFORMATION**

7W Series	18W Series	26W Series
XTOR1A-7W, 5000K, Carbon Bronze	XTOR2A-18W, 5000K, Carbon Bronze	XTOR3A-26W, 5000K, Carbon Bronze
XTOR1A-WT-7W, 5000K, Summit White	XTOR2A-N-18W, 3500K, Carbon Bronze	XTOR3A-N-26W, 3500K, Carbon Bronze
XTOR1A-PC1-7W, 5000K, 120V PC, Carbon Bronze	XTOR2A-WT-18W, Summit White	XTOR3A-WT-26W, Summit White
	XTOR2A-PC1-18W, 120V PC, Carbon Bronze	XTOR3A-PC1-26W, 120V PC, Carbon Bronze

**5-DAY QUICK SHIP ORDERING INFORMATION**

7W Series	18W Series	26W Series
XTOR1A-WFPC1-7W, 5000K, Summit White, 120V PC	XTOR2A-PC2-18W, 5000K, 208-277V PC, Carbon Bronze	XTOR3A-PC2-26W, 5000K, 208-277V PC, Carbon Bronze
	XTOR2A-WFPC1-18W, 5000K, Summit White, 120V PC	XTOR3A-WFPC1-26W, 5000K, Summit White, 120V PC
	XTOR2A-WFPC2-18W, 5000K, Summit White, 208-277V PC	XTOR3A-WFPC2-26W, 5000K, Summit White, 208-277V PC
	XTOR2A-N-WT-18W, 3500K, Summit White	XTOR3A-N-WT-26W, 3500K, Summit White
	XTOR2A-N-PC1-18W, 3500K, 120V PC, Carbon Bronze	XTOR3A-N-PC1-26W, 3500K, 120V PC, Carbon Bronze
	XTOR2A-N-PC2-18W, 3500K, 208-277V PC, Carbon Bronze	XTOR3A-N-PC2-26W, 3500K, 208-277V PC, Carbon Bronze
	XTOR2A-N-WHTPC1-18W, 3500K, Summit White, 120V PC	XTOR3A-N-WHTPC1-26W, 3500K, Summit White, 120V PC
	XTOR2A-N-WHTPC2-18W, 3500K, Summit White, 208-277V PC	XTOR3A-N-WHTPC2-26W, 3500K, Summit White, 208-277V PC



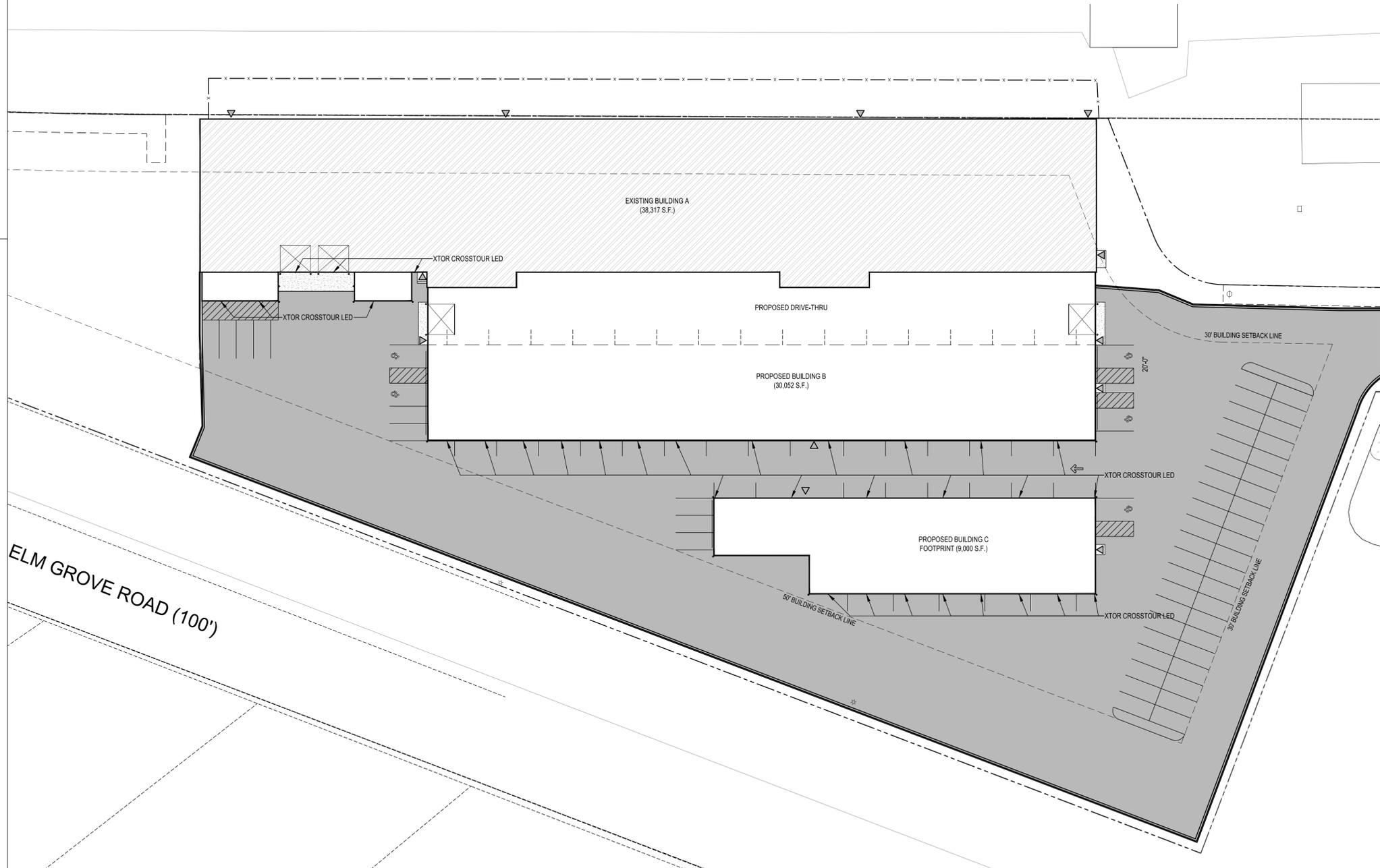
FATON  
1121 Highway 78 South  
P.O. Box 480  
Wauwatosa, WI 53190  
www.faton.com/engr

Specifications and dimensions subject to change without notice.

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2015-05-29 11:34:51

**XTOR CROSSTOUR LED DETAILS**  
NTS

2  
AS.3



**SITE LIGHTING PLAN**  
SCALE: 1" = 30'-0"

1  
AS.3

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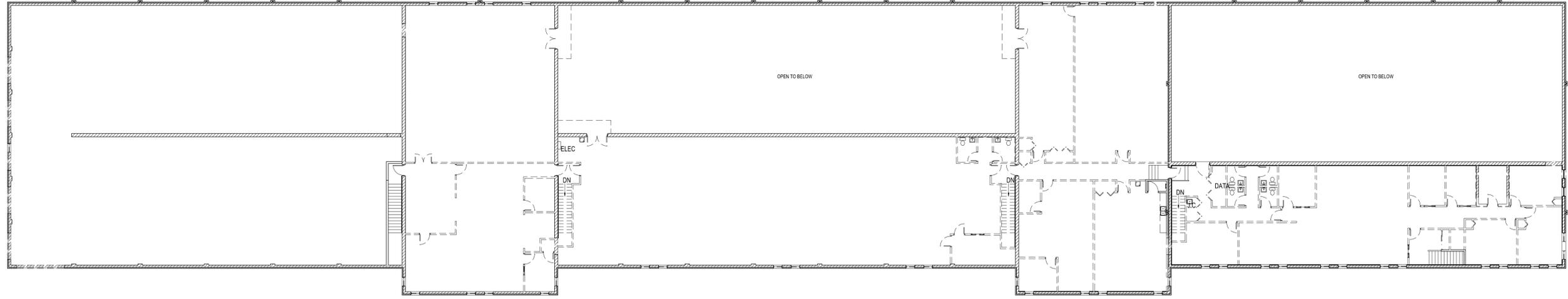
Wisconsin Registered Contractor  
ID #: 1048911 WI Dept of Commerce

PROPOSED NEW BUILDINGS FOR:  
**ELM GROVE SELF STORAGE**  
13452 WATERTOWN PLANK ROAD  
ELM GROVE, WI 53122

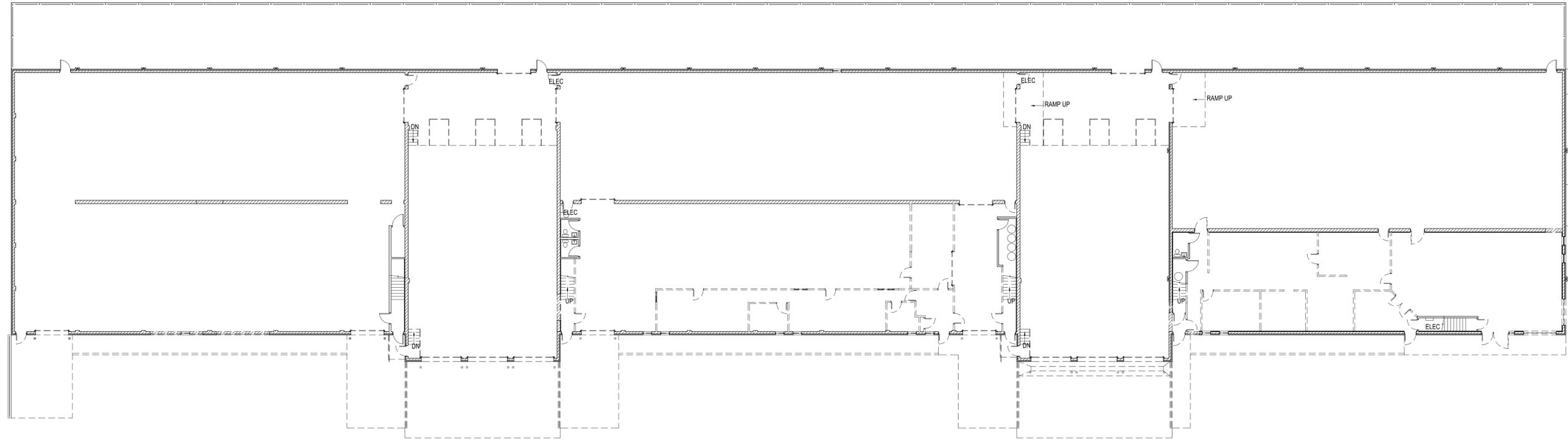
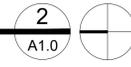
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PROJECT DESIGNER: SLS  
SUBMITTAL DATE: 07/13/2017  
DESIGN NO.: 1727  
CONSTRUCTION NO.: XXXX

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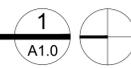
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**SECOND FLOOR DEMOLITION PLAN**  
1/16 = 1'-0"



**FIRST FLOOR DEMOLITION PLAN**  
1/16 = 1'-0"



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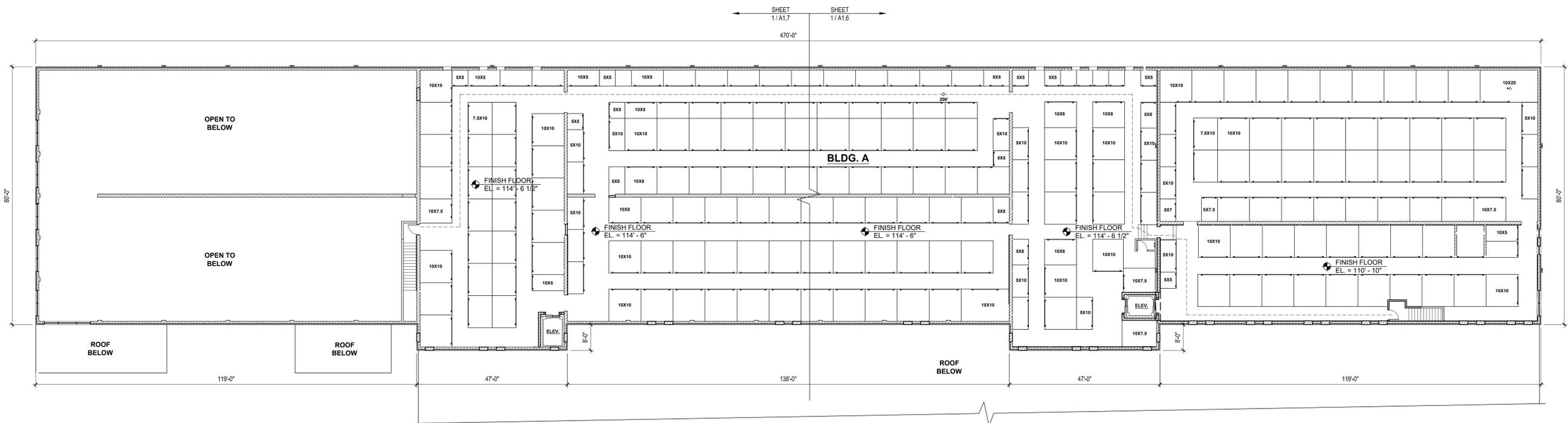
Wisconsin Registered Contractor  
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**ELM GROVE SELF STORAGE**  
13452 WATERTOWN PLANK ROAD  
ELM GROVE, WI 53122

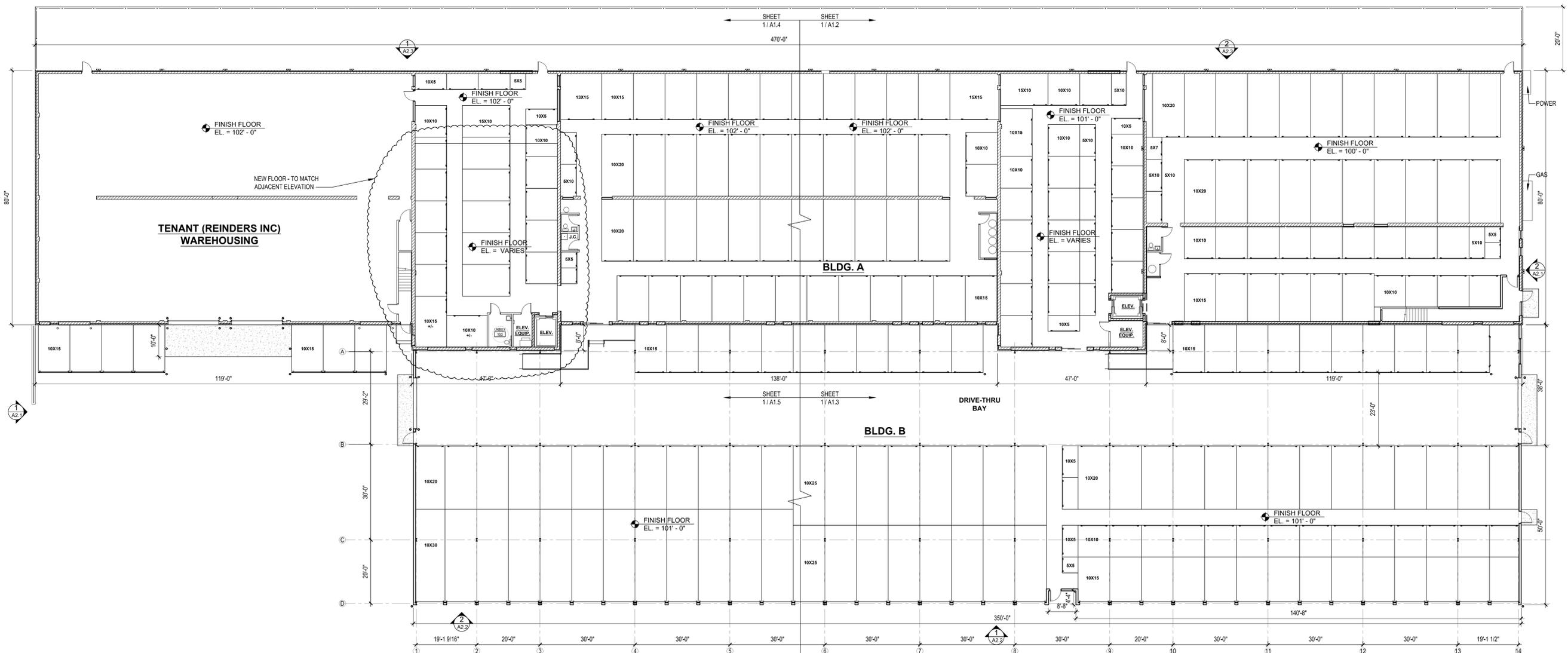
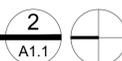
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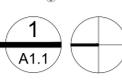
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**SECOND FLOOR KEY PLAN**  
1/16 = 1'-0"



**FIRST FLOOR KEY PLAN**  
1/16 = 1'-0"



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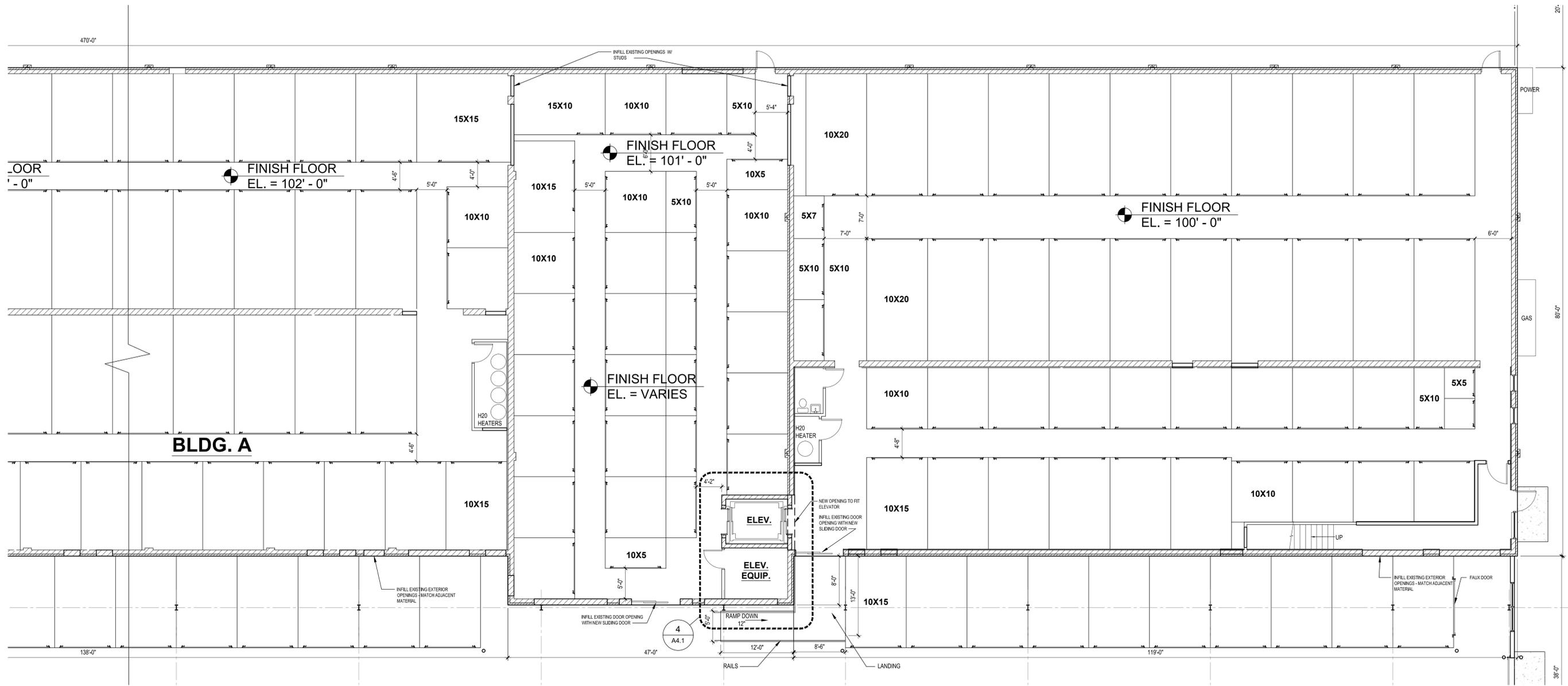


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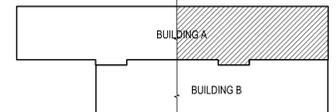
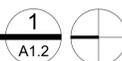
PROPOSED NEW BUILDINGS FOR:  
**ELM GROVE SELF STORAGE**  
13452 WATERTOWN PLANK ROAD  
ELM GROVE, WI 53122

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PROJECT DESIGNER: SLS  
SUBMITAL DATE: 07/13/2017  
DESIGN NO.: 1727  
CONSTRUCTION NO.: XXXX

**A1.1**  
3/12/2019 5:27:09 PM



**FIRST FLOOR PLAN SOUTH**  
1/8 = 1'-0"



**FIRST FLOOR KEY PLAN**

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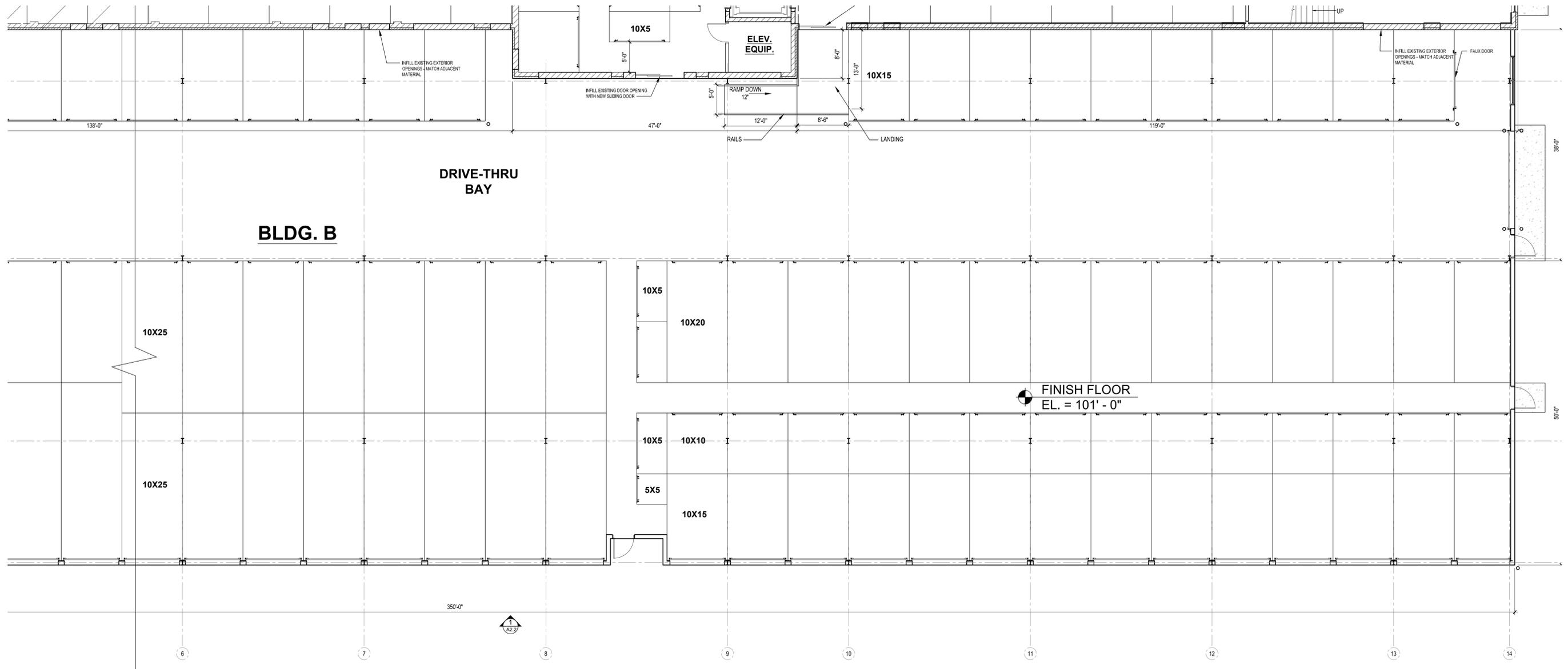
ELM GROVE, WI 53122

PROPOSED NEW BUILDINGS FOR:  
**ELM GROVE SELF STORAGE**  
13452 WATERTOWN PLANK ROAD

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SUBMITAL DATE: 07/13/2017  
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CONSTRUCTION NO.: XXXX

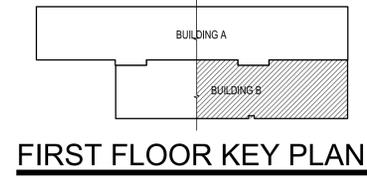
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**FIRST FLOOR PLAN SOUTH**  
1/8" = 1'-0"

1  
A1.3



**FIRST FLOOR KEY PLAN**

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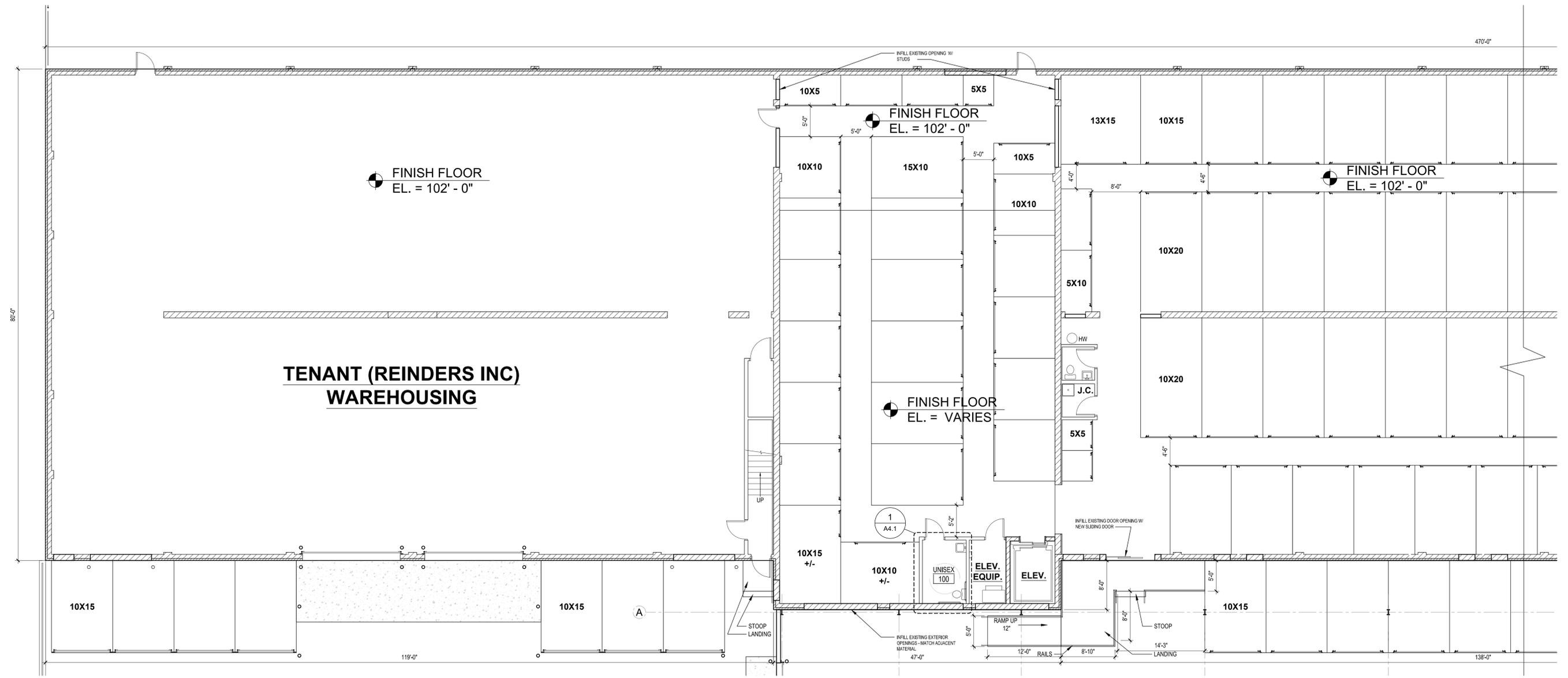
ELM GROVE, WI 53122

PROPOSED NEW BUILDINGS FOR:  
**ELM GROVE SELF STORAGE**  
13452 WATERTOWN PLANK ROAD

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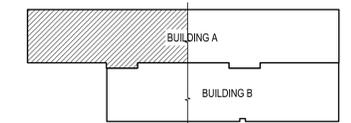
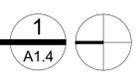
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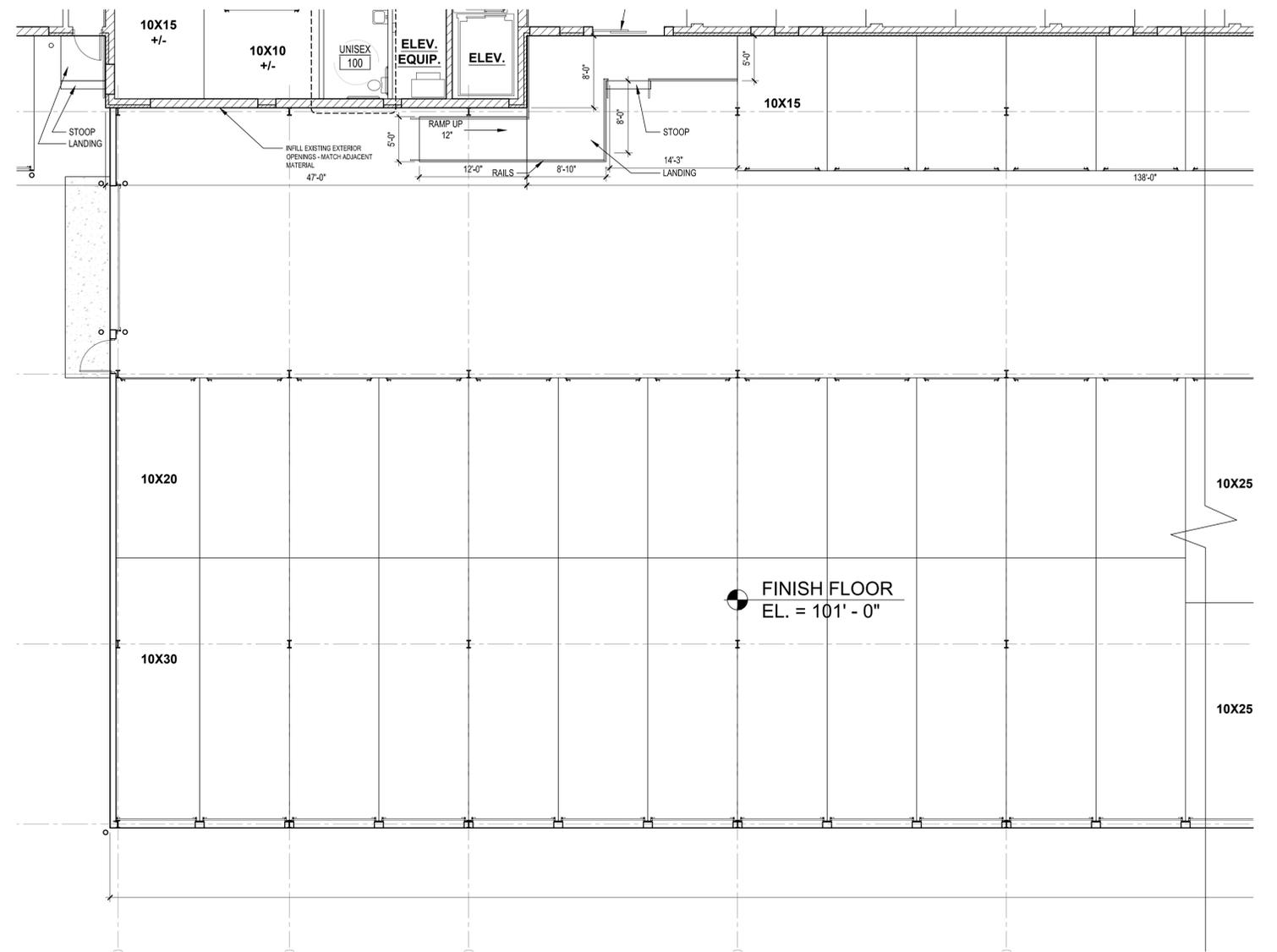


**TENANT (REINDERS INC)  
WAREHOUSING**

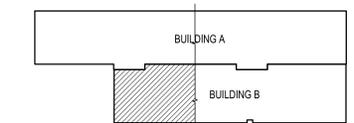
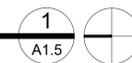
**FIRST FLOOR PLAN NORTH**  
1/8 = 1'-0"



**FIRST FLOOR KEY PLAN**



**FIRST FLOOR PLAN NORTH**  
1/8" = 1'-0"



**FIRST FLOOR KEY PLAN**

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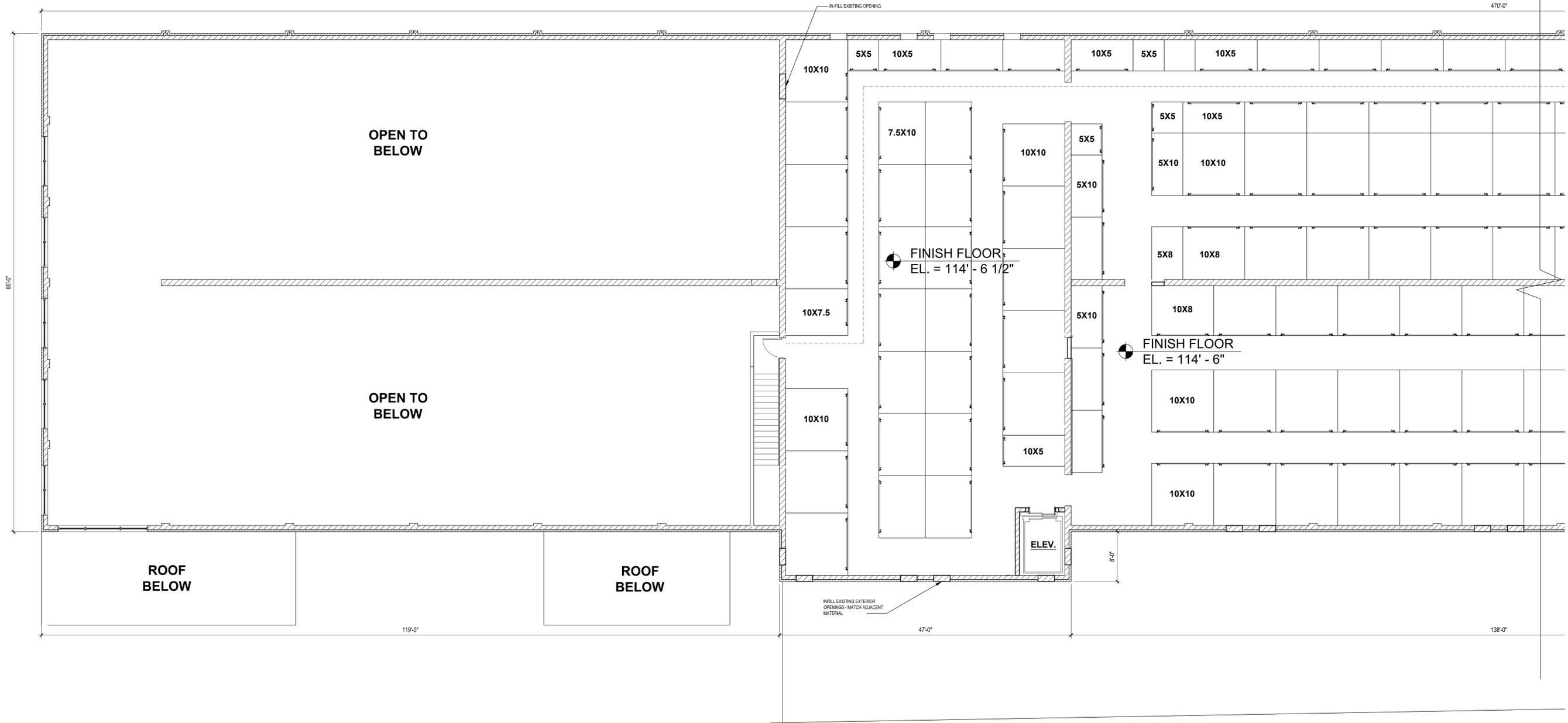
PROPOSED NEW BUILDINGS FOR:  
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13452 WATERTOWN PLANK ROAD  
ELM GROVE, WI 53122

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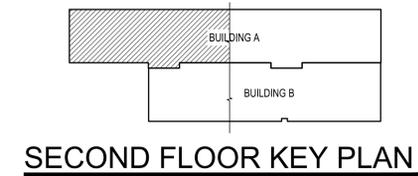
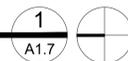
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**SECOND FLOOR PLAN NORTH**  
1/8" = 1'-0"



**SECOND FLOOR KEY PLAN**

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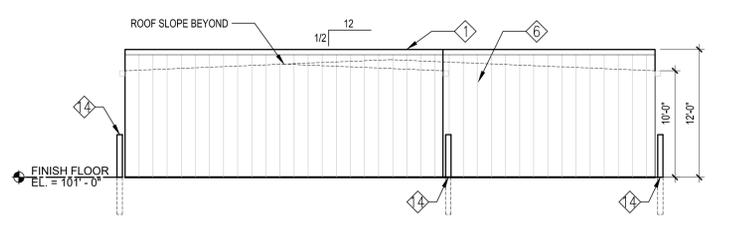
ELM GROVE, WI 53122

PROPOSED NEW BUILDINGS FOR:  
**ELM GROVE SELF STORAGE**  
13452 WATERTOWN PLANK ROAD

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CONSTRUCTION NO.: XXXX

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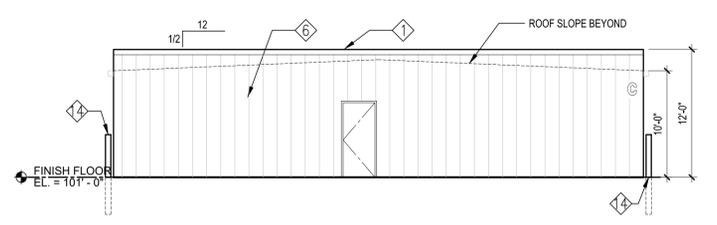
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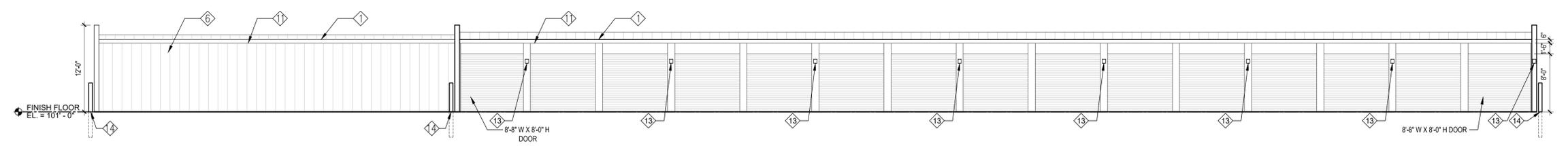
**BUILDING C NORTH ELEVATION** 5  
1/8 = 1'-0" A1.8

ELEVATION KEY	
1	METAL COPING & CANOPIES - CLEAR ALUMINUM
2	ILLUMINATION SERIES BY NICHIA - BLACK FOX
3	SPANDREL WINDOW - SW7020 - BLACK FOX
4	CLEAR GLAZING
4A	LAMINATED - BRONZE REFLECTED
5	ALUMINUM WINDOW FRAMES - CLEAR ALUMINUM
6	BMC STYLWALL ARCH. MTL. PANEL - COOL GRAY STONE
7	EXISTING CMU - REPOSE SW7015 GRAY
8	NEW CMU - SW7015 - REPOSE GRAY
9	GLASS SPEED DOOR - ALUMINUM FRAME
10	GUTTER
11	EXISTING WINDOW TO BE IN-FILLED W/ CMU
12	LUMARK - XTOR CROSS TOUR LED LIGHT FIXTURE (10 WATT UNLESS SPECIFIED ON ELEVATIONS)
14	BOLLARDS - CONCRETE

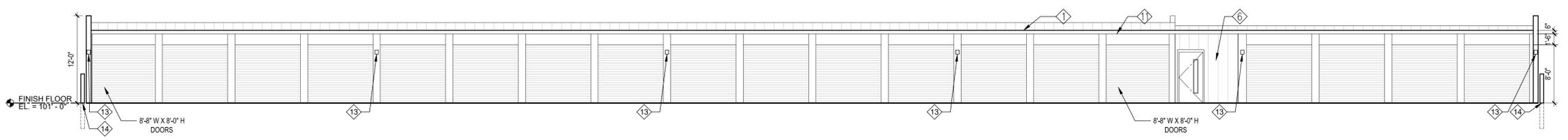
**NOTES**  
- ALL EXTERIOR O.H.D TO BE 9' - 0" W X 8' - 0" H UNLESS SPECIFIED ON ELEVATIONS



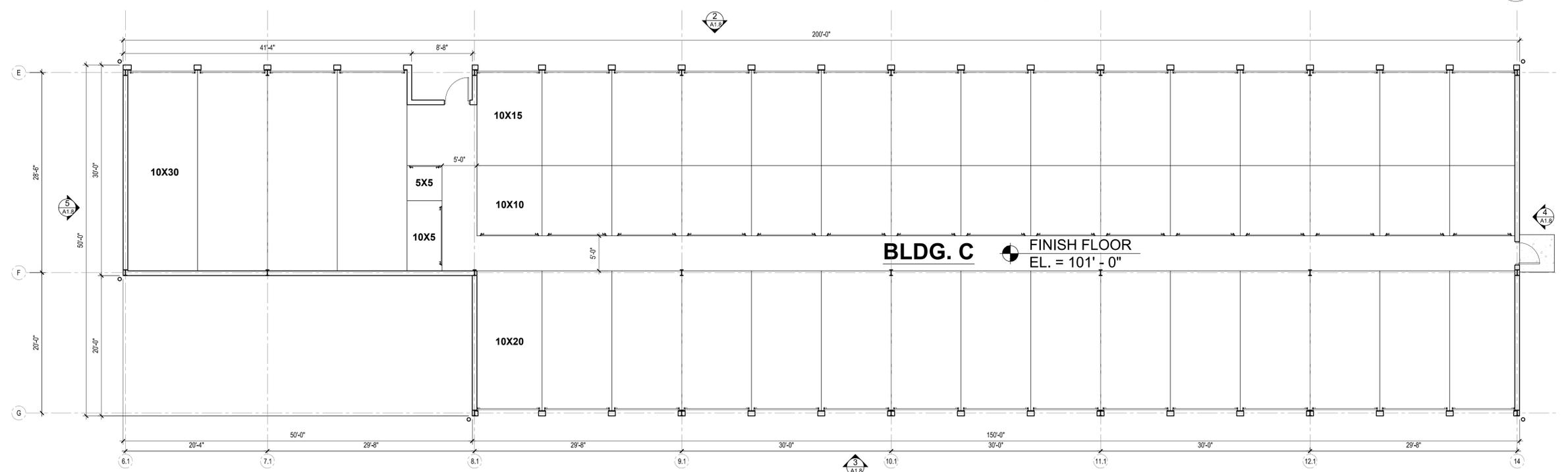
**BUILDING C SOUTH ELEVATION** 4  
1/8 = 1'-0" A1.8



**BUILDING C WEST ELEVATION** 3  
1/8 = 1'-0" A1.8



**BUILDING C EAST ELEVATION** 2  
1/8 = 1'-0" A1.8



**BUILDING C FIRST FLOOR PLAN** 1  
1/8 = 1'-0" A1.8

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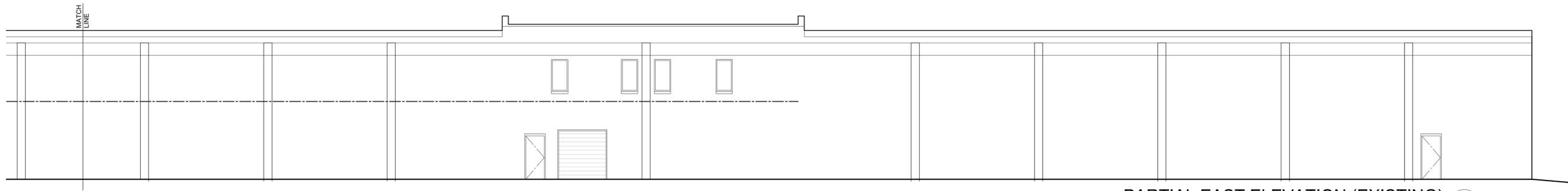


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ID #: 1048911 WI Dept of Commerce

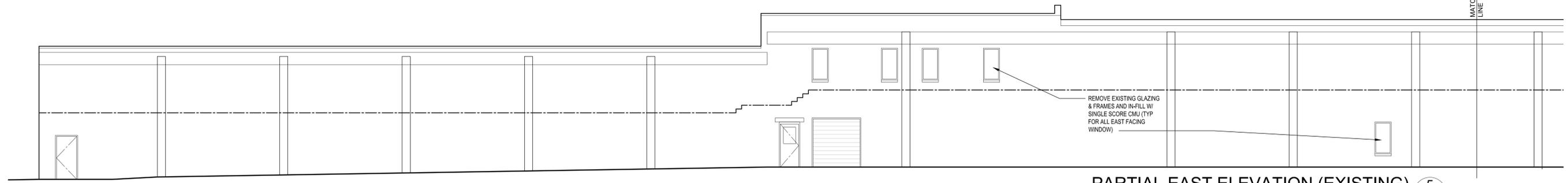
PROPOSED NEW BUILDINGS FOR:  
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13452 WATERTOWN PLANK ROAD  
ELM GROVE, WI 53122

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PROJECT DESIGNER: SLS  
SUBMITTAL DATE: 07/13/2017  
DESIGN NO.: 1727  
CONSTRUCTION NO.: XXXX

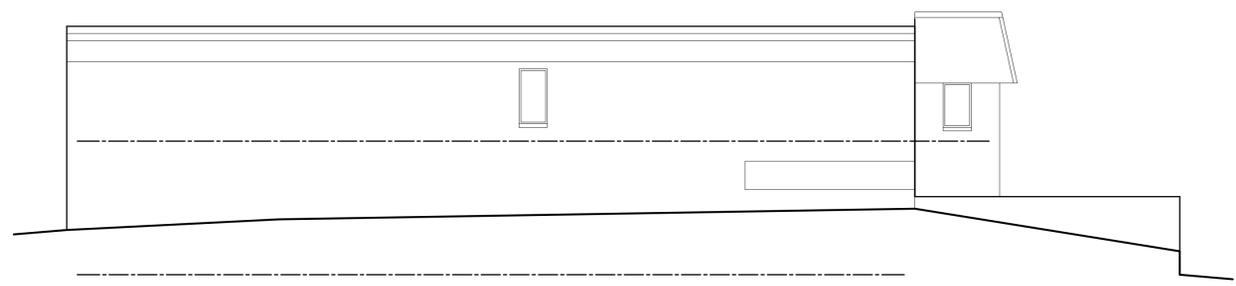
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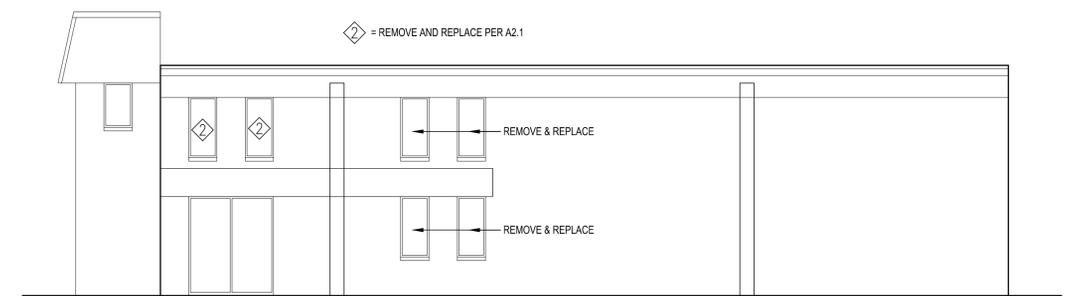
**PARTIAL EAST ELEVATION (EXISTING)** 6  
1/8 = 1'-0" A2.0



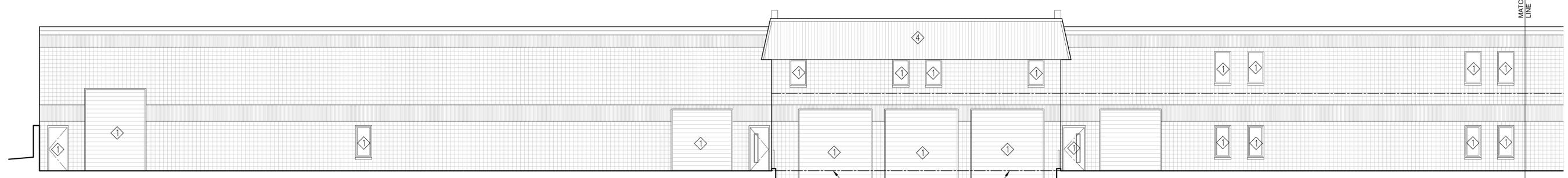
**PARTIAL EAST ELEVATION (EXISTING)** 5  
1/8 = 1'-0" A2.0



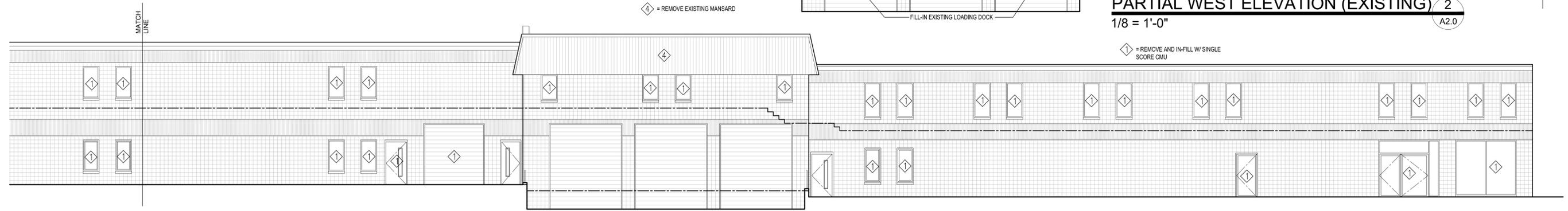
**NORTH ELEVATION (EXISTING)** 4  
1/8 = 1'-0" A2.0



**SOUTH ELEVATION (EXISTING)** 3  
1/8 = 1'-0" A2.0



**PARTIAL WEST ELEVATION (EXISTING)** 2  
1/8 = 1'-0" A2.0



**PARTIAL WEST ELEVATION (EXISTING)** 1  
1/8 = 1'-0" A2.0

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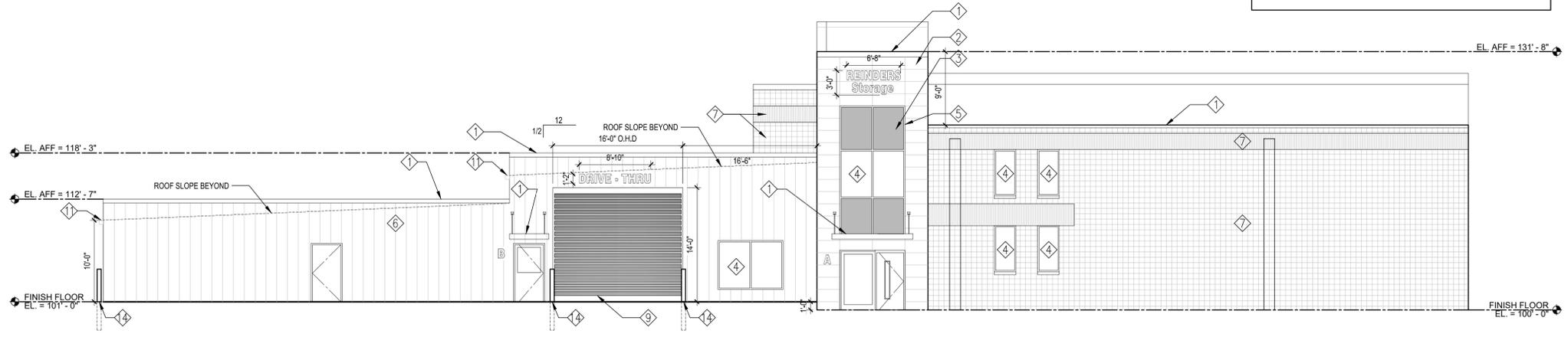
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ELM GROVE, WI 53122

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PROJECT DESIGNER: SLS  
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3/8/2019 1:38:48 PM  
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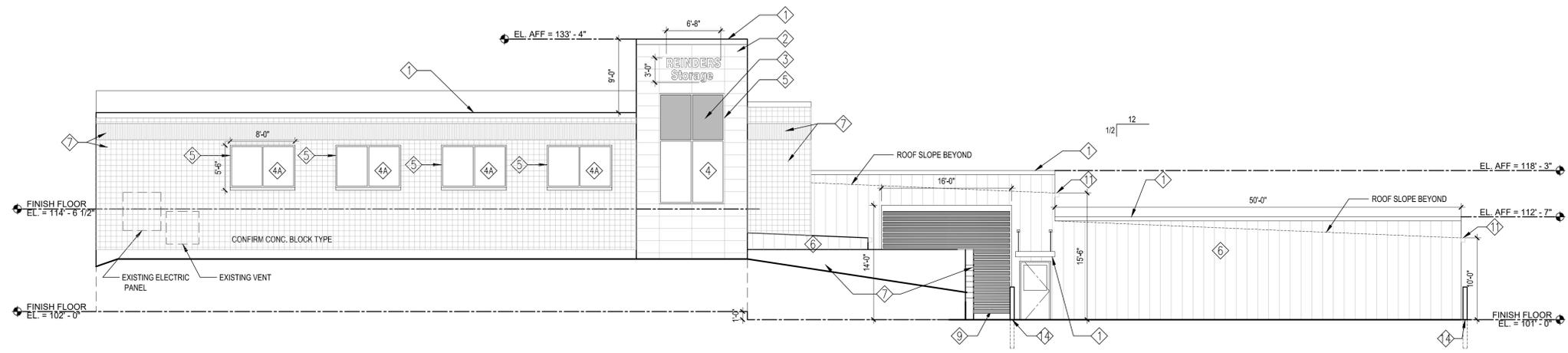
**ELEVATION KEY**

- ① METAL COPING & CANOPIES - CLEAR ALUMINUM
- ② ILLUMINATION SERIES BY NICHHA - SW 7020 - BLACK FOX
- ③ SPANDREL WINDOW - SW7020 - BLACK FOX
- ④ CLEAR GLAZING
- ④A LAMINATED - BRONZE REFLECTED
- ⑤ ALUMINUM WINDOW FRAMES - CLEAR ALUMINUM
- ⑥ BMC STYLWALL ARCH. MTL. PANEL - COOL GRAY STONE
- ⑦ EXISTING CMU - REPOSE SW7015 GRAY
- ⑧ NEW CMU - SW7015 - REPOSE GRAY
- ⑨ GLASS SPEED DOOR - ALUMINUM FRAME
- ⑩ GUTTER
- ⑪ EXISTING WINDOW TO BE IN-FILLED W/ CMU
- ⑫ LUMARK - XTOR CROSSTOUR LED LIGHT FIXTURE (10 WATT UNLESS SPECIFIED ON ELEVATIONS)
- ⑬ BOLLARDS - CONCRETE



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

2  
A2.1



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

1  
A2.1

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ELM GROVE, WI 53122

PROPOSED NEW BUILDINGS FOR:  
**ELM GROVE SELF STORAGE**  
13452 WATERTOWN PLANK ROAD

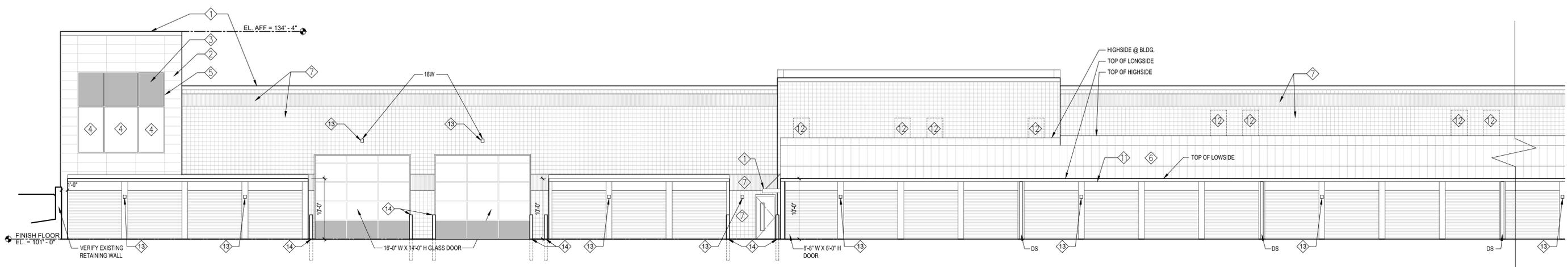
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PROJECT DESIGNER: SLS  
SUBMITTAL DATE: 07/13/2017  
DESIGN NO.: 1727  
CONSTRUCTION NO.: XXXX

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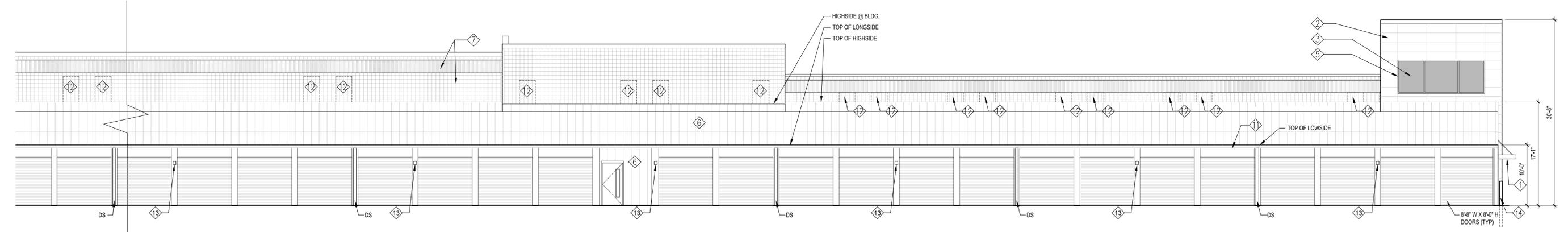
**NOTES**  
 -ALL EXTERIOR O.H.D TO BE 9'-0" W X 8'-0" H UNLESS SPECIFIED ON ELEVATIONS

**ELEVATION KEY**

- 1 METAL COPING & CANOPIES - CLEAR ALUMINUM
- 2 ILLUMINATION SERIES BY NICHHA - SW 7020 - BLACK FOX
- 3 SPANDREL WINDOW - SW7020 - BLACK FOX
- 4 CLEAR GLAZING
- 4A LAMINATED - BRONZE REFLECTED
- 5 ALUMINUM WINDOW FRAMES - CLEAR ALUMINUM
- 6 BMC STYLWALL ARCH. MTL. PANEL - COOL GRAY STONE
- 7 EXISTING CMU - REPOSE SW7015 GRAY
- 8 NEW CMU - SW7015 - REPOSE GRAY
- 9 GLASS SPEED DOOR - ALUMINUM FRAME
- 10 GUTTER
- 11 EXISTING WINDOW TO BE INFILLED W/ CMU
- 12 LUMARK - XTOR CROSS TOUR LED LIGHT FIXTURE (10 WATT UNLESS SPECIFIED ON ELEVATIONS)
- 13 BOLLARDS - CONCRETE



**PARTIAL WEST ELEVATION**  
 1/8" = 1'-0"  
 2  
 A2.2



**PARTIAL WEST ELEVATION**  
 1/8" = 1'-0"  
 1  
 A2.2

**ANDERSON-ASHTON, INC.**  
 DESIGN / BUILD  
 2745 South 46th Street  
 New Berlin, WI 53151  
 Phone: (262) 786-4640  
 WWW.ANDERSONASHTON.COM



Wisconsin Registered Contractor  
 ID #: 1048911 WI Dept of Commerce

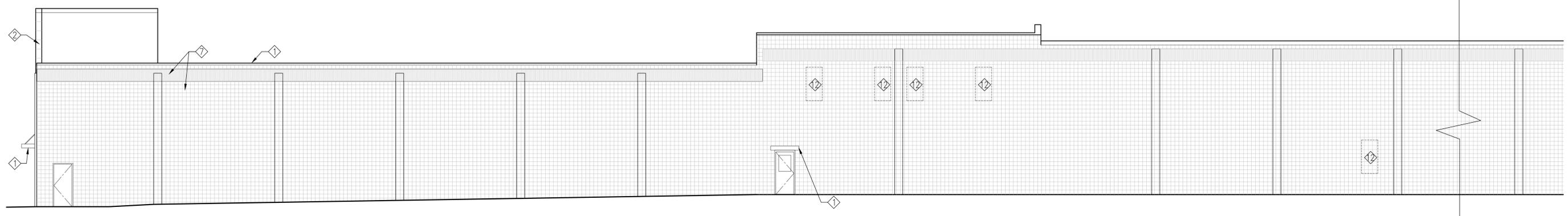
ELM GROVE, WI 53122

PROPOSED NEW BUILDINGS FOR:  
**ELM GROVE SELF STORAGE**  
 13452 WATERTOWN PLANK ROAD

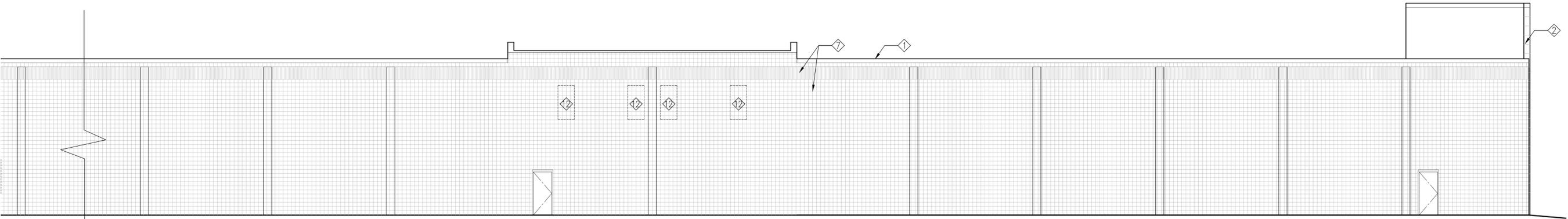
DRAFTED BY: SLS  
 PROJECT DESIGNER: SLS  
 SUBMITAL DATE: 07/13/2017  
 DESIGN NO.: 1727  
 CONSTRUCTION NO.: XXXX

**A2.2**  
 4/5/2019 9:59:10 AM

ELEVATION KEY	
1	METAL COPING & CANOPIES - CLEAR ALUMINUM
2	ILLUMINATION SERIES BY NICHHA - SW 7020 - BLACK FOX
3	SPANDREL WINDOW - SW7020 - BLACK FOX
4	CLEAR GLAZING
4A	LAMINATED - BRONZE REFLECTED
5	ALUMINUM WINDOW FRAMES - CLEAR ALUMINUM
6	BMC STYLWALL ARCH. MTL. PANEL - COOL GRAY STONE
7	EXISTING CMU - REPOSE SW7015 GRAY
8	NEW CMU - SW7015 - REPOSE GRAY
9	GLASS SPEED DOOR - ALUMINUM FRAME
11	GUTTER
12	EXISTING WINDOW TO BE IN-FILLED W/ CMU
13	LUMARK - XTOR CROSSTOUR LED LIGHT FIXTURE (10 WATT UNLESS SPECIFIED ON ELEVATIONS)
14	BOLLARDS - CONCRETE



**PARTIAL EAST ELEVATION**  
 1/8 = 1'-0" 2  
A2.3



**PARTIAL EAST ELEVATION**  
 1/8 = 1'-0" 1  
A2.3

**ANDERSON-ASHTON, INC.**  
 DESIGN / BUILD  
 2745 South Linden Street  
 New Berlin, WI 53151  
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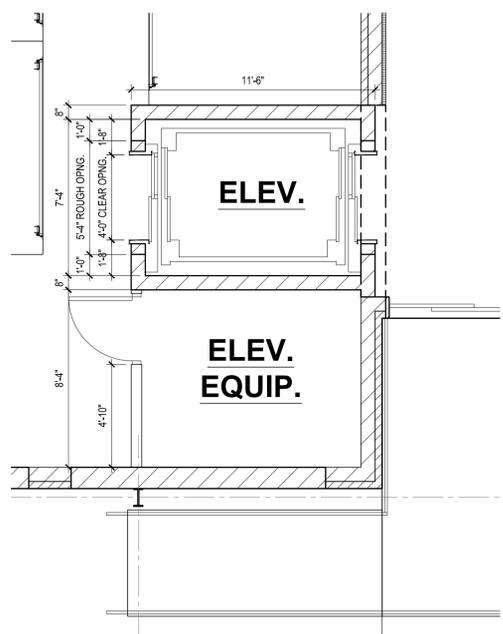


Wisconsin Registered Contractor  
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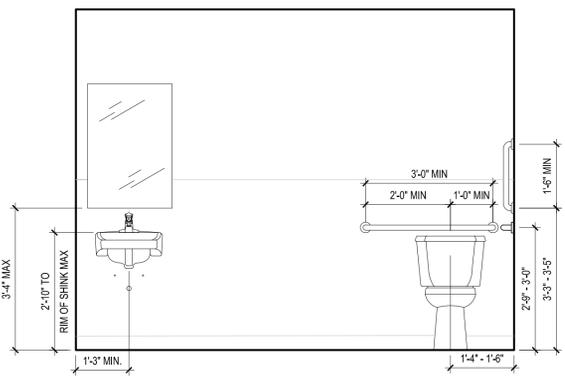
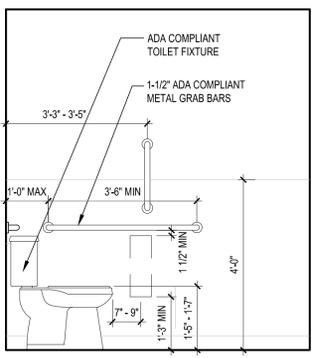
PROPOSED NEW BUILDINGS FOR:  
**ELM GROVE SELF STORAGE**  
 13452 WATERTOWN PLANK ROAD  
 ELM GROVE, WI 53122

DRAFTED BY: SLS  
 PROJECT DESIGNER: SLS  
 SUBMITTAL DATE: 07/13/2017  
 DESIGN NO.: 1727  
 CONSTRUCTION NO.: XXXX

**A2.3**  
 3/8/2019 1:47:47 PM

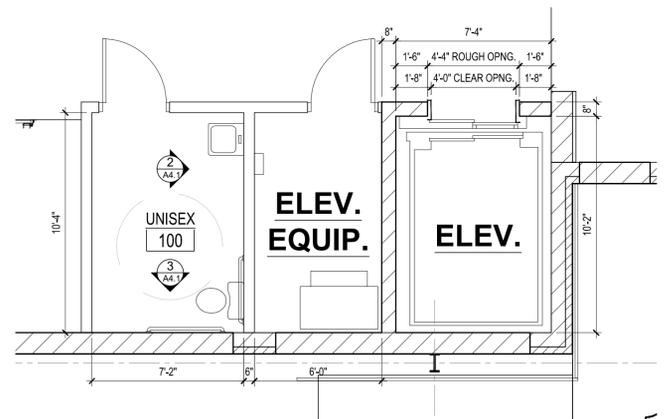


**ENLARGED FIRST FLOOR ELEVATOR (SOUTH)** 4  
1/4 = 1'-0" A4.1



**BATHROOM** 3  
1/2 = 1'-0" A4.1

**BATHROOM** 2  
1/2 = 1'-0" A4.1



**ENLARGED FIRST FLOOR ELEVATOR & UNISEX (NORTH)** 4  
1/4 = 1'-0" A4.1



**BUILDING C EAST ELEVATION**  
NTS



**BUILDING C WEST ELEVATION**  
NTS



**BUILDING A, B & C NORTH ELEVATION**  
NTS



**BUILDING A & B EAST ELEVATION**  
NTS



**BUILDING A, B & C SOUTH ELEVATION**  
NTS

REVISIONS

ANDERSON-  
ASHTON, INC.  
DESIGN / BUILD  
2745 South 160th Street  
New Berlin, WI 53151  
Phone: (262) 786-4640  
WWW.ANDERSONASHTON.COM



Wisconsin Registered Contractor  
ID #: 1048911 WI Dept of Commerce

ELM GROVE, WI 53122

PROPOSED NEW BUILDINGS FOR:  
**ELM GROVE SELF STORAGE**  
13452 WATERTOWN PLANK ROAD

DRAFTED BY: SLS  
PROJECT DESIGNER: SLS  
SUBMITAL DATE: 07/13/2017  
DESIGN NO.: 1727  
CONSTRUCTION NO.: XXXX

**A9.1**

4/5/2019 12:47:45 PM