



**STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, June 28, 2023
6:00 PM**

Room 128 – City Hall – 7525 W. Greenfield Ave.

- 8. Site, Landscaping, and Architectural design review for GeoTest, and existing business located at 2135 S. 116 St. (Tax Key No. 482-9999-005), submitted by Erik Madisen, Madisen Maher Architects, Inc.**

Overview and Zoning

GeoTest is an existing light industrial and office use. They are an engineering firm providing geotechnical engineering, construction materials engineering and testing as well as geological and industrial minerals laboratory testing services. Laboratory capabilities include testing soil, rock, concrete, aggregates, hot-mix asphalt, stone, masonry, mortar, and grout.



The project includes renovating the existing one story, 5,700-sf building (constructed in 1964) and building a small 1,500-sf addition. The addition will serve as additional workspace for storage and staging area.

The zoning of this 0.68-acre property is I-1, light industrial district which permits this business (light industrial use with office).

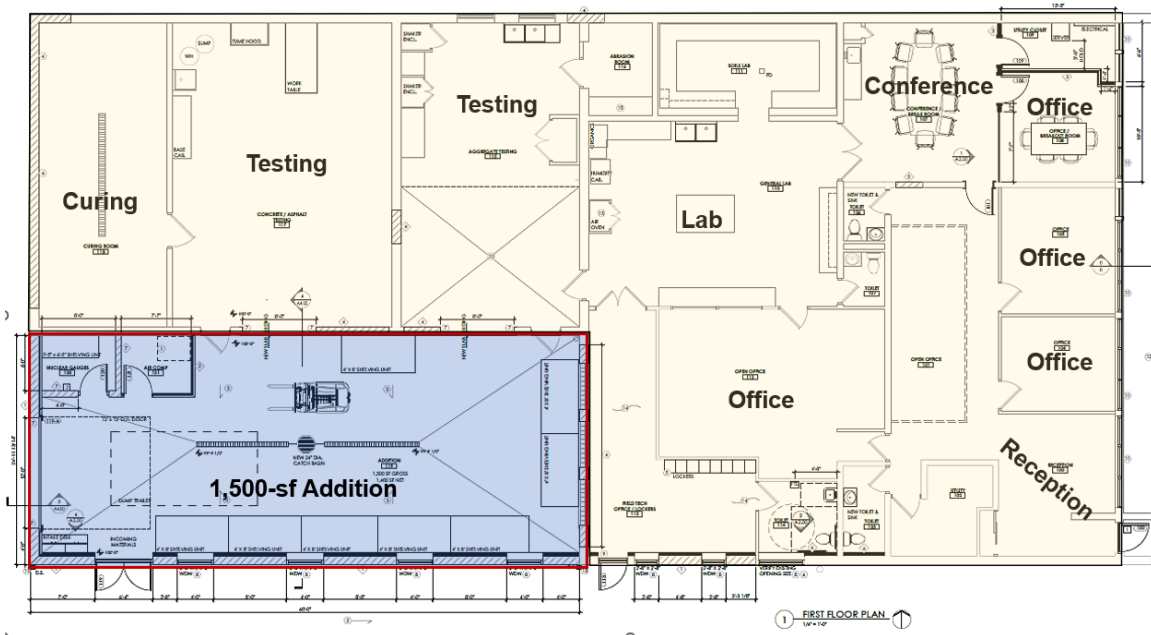
Plan Commission's role will include Site, Landscaping and Architectural design review consideration of the proposed plans given site changes and exterior building alterations.

The property abuts Greenfield Park to the west and is part of a light industrial area to the north, south and east. There are not any residential properties nearby.



Site, Landscaping, and Architectural Plans

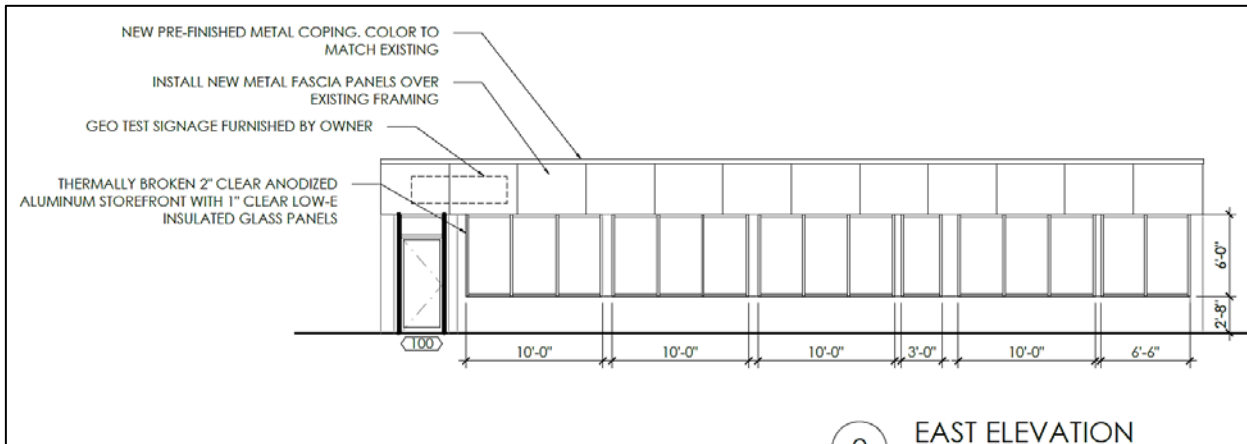
The plans and scope of exterior work is mainly cosmetic (some wall demo to make way for a small 1,500-sf building addition, new windows, infill of existing overhead door & other openings, exterior paint, and new landscaping). The location of the proposed addition is shown below.



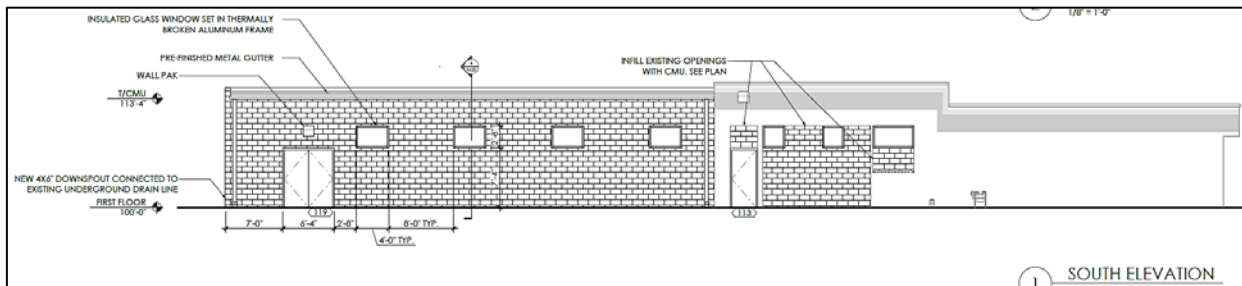
Existing building exterior

The existing building exterior features storefront windows and metal siding. Gray painted concrete block is the exterior material on the remained of the building.

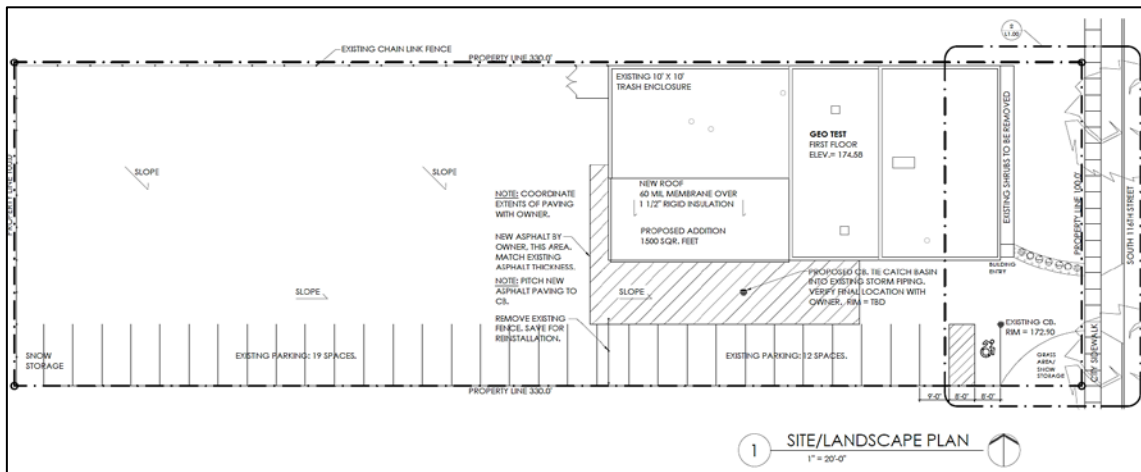
The overall exterior design of the new addition will be improved with new clear-story windows on the south elevation and exterior color consistency with that of the rest of the building.



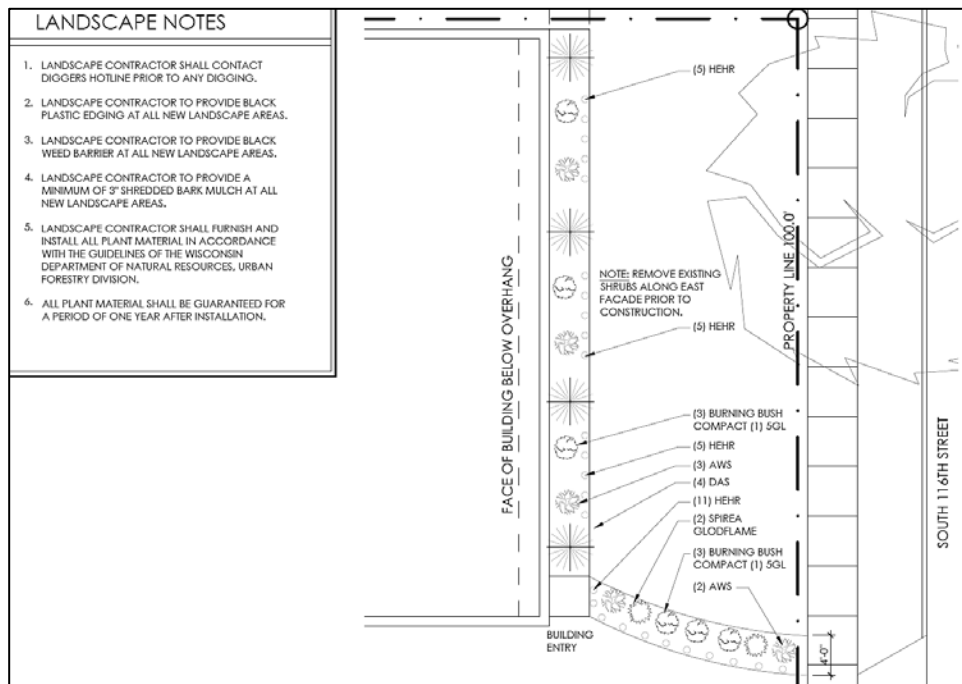
The existing building's front façade (facing S. 116 St.) will also be updated with a new pre-finished metal fascia panel, 2" clear anodized aluminum storefront system with low-e-glass (new windows).



Site/Landscaping. The building is setback about 20-ft from the front property line along S. 116 St. and features a landscaped front yard (lawn and several evergreen bushes along the east building wall). One driveway provides access from S. 116 St. to ten (12) off-street parking spaces (south of the building), and a rear yard outdoor storage/staging area for trucks and equipment (west of the building). A 6-ft slatted chain-link fence (w/gate) surround the outdoor storage area. New asphalt paving and a stormwater catch basin is proposed on the south side of the building addition. The new storm catch basin will tie into existing storm sewer.



Landscaping site improvements are proposed to freshen up the front yard area given proximity of façade updates. The plan shows the replacement of existing evergreen bushes for new landscaping (spirea, burning bush, dwarf spruce and daylilies).



Design Guidelines

The proposed project is considered a minor redevelopment. Compliance with the design guidelines is not mandatory, but the guidelines serve as a framework for review.

See attached Plan Commission checklist.

Recommendation: Approval of the Site, Landscaping, and Architectural design review for GeoTest, and existing business located at 2135 S. 116 St. (Tax Key No. 482-9999-005), submitted by Erik Madisen, Madisen Maher Architects, Inc., subject to the following conditions:

(Items 1 through 4 are required to be satisfied prior to any work being done that is associated with the proposal reviewed by Plan Commission. Contractors applying for permits should be advised accordingly.)

1. Revised Site, Landscaping, and Architectural Plans being submitted to the Department of Development to show the following: (a) exterior color details; (b) landscaping plan being reviewed by City Forester for approval of landscaping species; (c) removal of any barb wire fencing; (d) accurate display of number of striped parking stalls on site plan, and applicable ADA parking being provided.
2. If applicable, given storm sewer connection – If any concrete work is to take place in the street right of way will need to be completed by a licensed and pre-qualified contractor within the City of West Allis. A [Street excavation permit](#) being applied for in OpenGov prior to work beginning on connections to storm sewer.
3. Plumbing Plan review will be required. Contact Mike Romens, Plumbing Inspector at 414-302-8413.

4. Stormwater checklist being completed. Documentation and approval showing compliance with the City of West Allis Storm water Management Ordinance, to be submitted to the Building Inspections and Neighborhood Services Department by a registered Civil Engineer. A storm water permit must be obtained from the City. Contact Mike Romens, Plumbing Inspector at 414-302-8413.

(Remaining conditions of approval to be satisfied by the property owner within one year of Plan Commission approval)

5. Compliance with Section 2814 of the City's Policy and Procedures Manual relative to that policy as it relates to the replacement and repair to City walkways of damaged or defective (if any) abutting sidewalk.

PLAN COMMISSION CHECKLIST

1.

Goal:
Context

Objective	Criteria	<input checked="" type="checkbox"/>	Notes
a. Neighbor	i.	<input type="checkbox"/>	
	ii.	<input type="checkbox"/>	
	iii.	<input type="checkbox"/>	
	iv.	<input type="checkbox"/>	
b. Site	i.	<input type="checkbox"/>	
	ii.	<input type="checkbox"/>	
	iii.	<input type="checkbox"/>	
	iv.	<input type="checkbox"/>	

2.

Goal:
Public Realm

Objective	Criteria	<input checked="" type="checkbox"/>	Notes
a. Active Ground Floor	i.	<input type="checkbox"/>	
	ii.	<input type="checkbox"/>	
	iii.	<input type="checkbox"/>	
	iv.	<input type="checkbox"/>	
b. Build for People	i.	<input type="checkbox"/>	
	ii.	<input type="checkbox"/>	
	iii.	<input type="checkbox"/>	
	iv.	<input type="checkbox"/>	
c. Mitigate Impacts	i.	<input type="checkbox"/>	
	ii.	<input type="checkbox"/>	
	iii.	<input type="checkbox"/>	
	iv.	<input type="checkbox"/>	

3.

Goal:
Quality

Objective	Criteria	<input checked="" type="checkbox"/>	Notes
a. Building	i.	<input type="checkbox"/>	
	ii.	<input type="checkbox"/>	
	iii.	<input type="checkbox"/>	
	iv.	<input type="checkbox"/>	
b. Environment	i.	<input type="checkbox"/>	
	ii.	<input type="checkbox"/>	
	iii.	<input type="checkbox"/>	
	iv.	<input type="checkbox"/>	

June 19, 2023

Steve Schaer, AICP
Manager of Planning & Zoning
Development Department - Planning & Zoning Division | City of West Allis
7525 W. Greenfield Ave.
West Allis, WI 53214

Re: Project Description for:
Geo Test addition
2135 S. 116th Street
West Allis, WI 53227

Dear Steve:

Below is the project description for the proposed Geo Test Addition located at 2135 S. 116th Street:

Description of building improvements

- Selective interior and exterior demolition
- New construction: a one-story slab-on-grade 60' x 25', 1500 square foot CMU addition to the southwest corner of the existing facility.
- A catch basin will be added south of the proposed addition.
- New asphalt paving will be installed around the addition and pitch to the catch basin.
- Existing aluminum framed windows, aluminum fascia, and aluminum soffit at the east (street)elevation will be removed and replaced with similar materials.
- Existing landscaping along the east (street façade) will be removed and replaced with new landscaping.

Project timeline

- Estimated construction start: July 15th, 2023
- Estimated completion date: November 15th, 2023

Description of all operations/services

- Geo Test conducts construction materials testing

Days and hours of operation

- 7:00am to 5:00pm on weekdays
- Monday through Friday, occasional Saturday work as workload demands.

Please let me know if you have any questions.

Respectfully Submitted,



Erik L. Madisen, Principal
Madisen | Maher Architects

ADDITION TO:
GEO TEST INC.
 2135 S. 116TH STREET
 WEST ALLIS, WI 53227



ARCHITECTS
 133 W. PITTSBURGH AVE. SUITE 102
 MILWAUKEE, WI 53204
 414.277.8000
 MADISENMAHER.COM

ADDITION FOR:

GEO TEST INC

2135 S. 116TH STREET
 WEST ALLIS, WI 53227

CLIENT:
WES ALLEN CONSTRUCTION
 13545 WATERTOWN PLANK RD.
 ELM GROVE, WI 53122

Drawings and Specifications as instruments of service are the property of Madsen Maher Architects, whether the work for which they are made be executed or not and are not to be used or copied on other work except by written agreement with Madsen Maher Architects.

DATE	ISSUED SET
22-11-07	PROJECT START
23-06-14	REVIEW DRAWINGS
23-06-21	OWNER REVIEW COMMENTS

PROJECT NUMBER	20-014
START DATE	11-07-22
DRAWN BY	JLS
CHECKED BY	ELM

REVIEW DOCUMENTS

TITLE SHEET
A0.00

JUNE 21, 2023

OWNER

GEO TEST, INC.
 2135 S. 116TH ST.
 WEST ALLIS, WI 53227
 P: 414.321.8378
 888GEOTEST.COM

GENERAL CONTRACTOR

WES ALLEN CONSTRUCTION CO.
 13545 W. WATERTOWN PLANK RD.
 ELM GROVE, WI 53122
 P: 262.359.9000
 WESALLENCONSTRUCTION.COM

ARCHITECT

MADISEN MAHER ARCHITECTS
 133 W. PITTSBURGH AVE, SUITE 102
 MILWAUKEE, WI 53204
 P: 414.277.8000
 MADISENMAHER.COM

STRUCTURAL ENGINEER

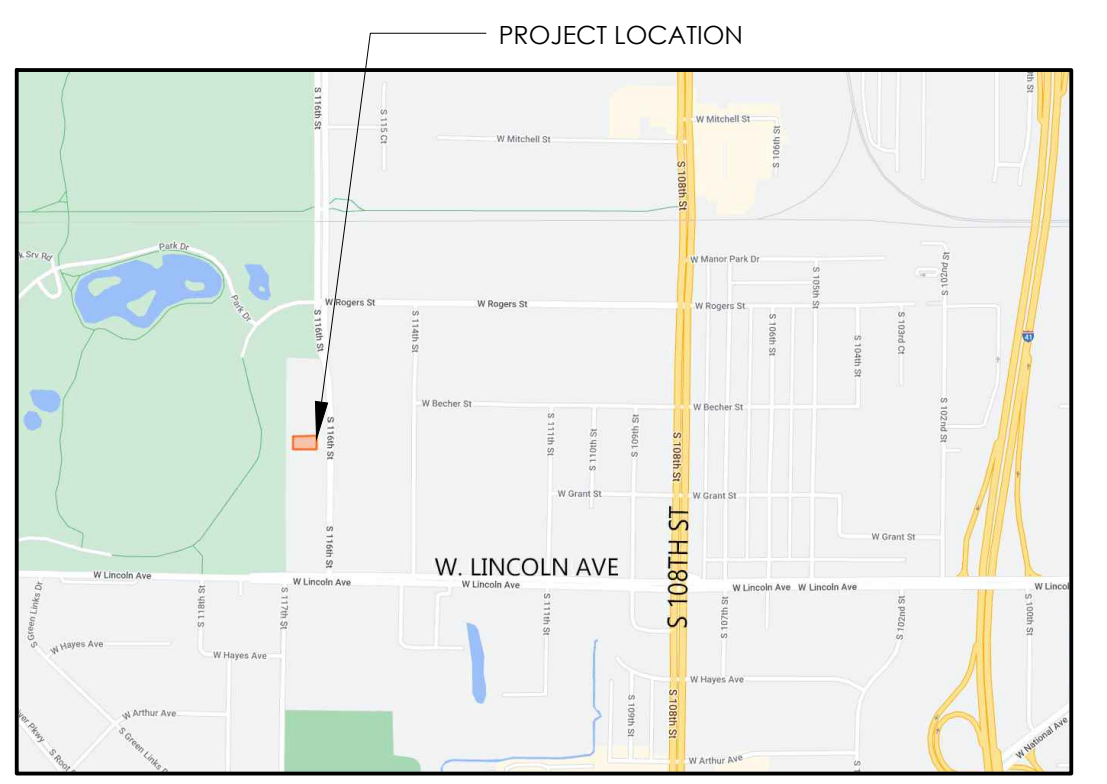
SPIRE ENGINEERING
 305 N. PLANKINGTON AVE., SUITE 101
 MILWAUKEE, WI 53203
 P: 414.278.9200
 SPIREENGINEER.COM

BUILDING CODE ANALYSIS IBC 2015
 APPLICABLE CODES: IBC 2015, IEBC 2015

PROPERTY ADDRESS:	2135 S. 116TH STREET WEST ALLIS, WISCONSIN 53227	EGRESS WIDTH: (IBC 1005)	OTHER EGRESS COMP. REQ'D (2' / PERSON): 14.2'
ZONING CLASSIFICATION:	II, MANUFACTURING	EXITS PROVIDED:	3
OCCUPANCY CLASSIFICATION: (IBC 303)	B, BUSINESS	DOORWAYS, MINIMUM PROVIDED:	34" CLEAR
CLASS OF CONSTRUCTION: (IBC 602.2)	IIIB	COMMON PATH OF EGRESS TRAVEL: (IBC 1006.2.1)	75'-0"
ALTERATION LEVEL (IEBC 801)	2	EXIT TRAVEL DISTANCE: (IBC 1017.2)	200'-0"
FIRE PROTECTION: (NFPA 13)	NOT SPRINKLERED	PLUMBING FIXTURES: (IBC 2902.1)	
PROJECT BUILDING AREAS:		WATER CLOSETS:	
NUMBER OF STORIES:	1	WOMEN	2 REQ'D (2 PROVIDED)
EXISTING BUILDING, GROSS:	5,685 SF	MEN	2 REQ'D (2 PROVIDED)
PROPOSED ADDITION, GROSS:	1,500 SF	TOTAL	4 REQ'D (4 PROVIDED)
TOTAL BUILDING AREA, GROSS:	7,185 SF	LAVATORIES:	
OCCUPANT LOAD: (IBC 1004.1.2)	71 PERSONS	WOMEN	1 REQ'D (2 PROVIDED)
FIRE RESISTANCE RATINGS REQ'D, IIB: (IBC TABLE 601)		MEN	1 REQ'D (2 PROVIDED)
STRUCTURAL FRAME:	0 HOURS	TOTAL	2 REQ'D (4 PROVIDED)
EXTERIOR BRG. WALLS:	0 HOURS		
INTERIOR BRG. WALLS:	0 HOURS	1 SERVICE SINK PROVIDED	
INTERIOR NON-BEARING WALLS:	0 HOURS		
FLOOR CONSTRUCTION:	0 HOURS		
ROOF CONSTRUCTION:	0 HOURS		
		THIS PROJECT, AND THE ROUTE TO IT, IS ALREADY ACCESSIBLE TO INDIVIDUALS WITH DISABILITIES PER CURRENT CODE.	

SHEET INDEX

A0.00	TITLE SHEET
L1.00	SITE PLAN/ LANDSCAPE PLAN
A0.51	DEMO FIRST FLOOR PLAN
A1.11	FIRST FLOOR PLAN
A1.12	ROOF PLAN
A1.21	FIRST FLOOR REFLECTED CEILING PLAN
A2.00	INTERIOR ELEVATIONS & SCHEDULES
A4.00	EXTERIOR ELEVATIONS & BUILDING SECTIONS
8 SHEETS	



2 PROJECT LOCATION
 NOT TO SCALE

ALTERNATE BID ITEMS PER WORK SCOPE LETTER DATED 3-30-23.

- FURNISH AND INSTALL 20' TRENCH DRAIN AT ADDITION 119.
- FURNISH AND INSTALL LED TUBES IN EXISTING LIGHT FIXTURES THROUGHOUT THE OFFICE.
- FURNISH AND INSTALL A NEW FURNACE AND 4 TON A/C UNIT FOR EACH AREA.
- FURNISH AND INSTALL A POWER ROOF VENTILATOR FOR THE EXISTING VENTING SYSTEM.
- ENCLOSURE AT NUCLEAR GAUGES TO BE 8'-0" AFF CHAIN LINK WITH 3'-0" GATE.

GENERAL NOTES

- ALL CONSTRUCTION WORK SHALL BE DONE IN STRICT COMPLIANCE W/ THE ADA AND THE LATEST EDITION OF THE STANDARD BUILDING CODE AS AMENDED BY THE APPLICABLE STATE, AND ALL OTHER CODES AND BUILDING REQUIREMENTS WHICH APPLY, AS WELL AS, MEET ALL APPLICABLE STANDARDS. IN INSTANCES WHERE SEVERAL DIFFERENT STANDARDS ARE APPLICABLE, THE STRICTEST STANDARD SHALL APPLY UNLESS PROHIBITED BY APPLICABLE CODES.
- GENERAL CONTRACTOR TO SUPPLY ALL SUBCONTRACTORS WITH A FULL SET OF CONSTRUCTION DOCUMENTS. ALL ADDITIONAL DRAWINGS AND SPECIFICATIONS REQUIRED FOR PERMITS TO BE SUPPLIED BY CONTRACTOR AND SUBCONTRACTORS.
- THE GENERAL CONTRACTOR IS TO VERIFY EXISTENCE OF ASBESTOS-CONTAINING MATERIAL (ACM) AND IS RESPONSIBLE FOR REMOVAL OF SUBSTANCE. GENERAL CONTRACTOR REPRESENTS THAT CONTRACTOR AND ITS EMPLOYEES ARE QUALIFIED IN ASBESTOS REMOVAL WITH FULL KNOWLEDGE OF, AND COMPLIANCE WITH, ALL APPLICABLE FEDERAL, STATE, AND LOCAL RULES, REGULATIONS, AND GUIDELINES GOVERNING ASBESTOS REMOVAL. CONTRACTOR MUST FURNISH ALL PERMITS, LABOR, MATERIAL, SERVICES, INSURANCE, TOOLS, EQUIPMENT, AND NOTIFICATIONS IN ACCORDANCE WITH EPA, OSHA, STATE, AND ALL OTHER APPLICABLE AGENCIES TO COMPLETE REMOVAL OF ACM.
- BIDDING CONTRACTORS AND SUBCONTRACTORS SHALL CAREFULLY EXAMINE THE SITE AND THE APPLICABLE CONSTRUCTION DOCUMENTS. DISCREPANCIES IN THE EXISTING FIELD CONDITIONS SHALL BE CALLED TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE SUBMISSION OF THE BID. FAILURE TO DO SO ON THE PART OF THE CONTRACTOR DOES NOT RELIEVE SAID CONTRACTOR OF THE RESPONSIBILITY TO PROVIDE A CORRECT AND FINISHED PRODUCT.
- THE GENERAL CONTRACTOR SHALL OBTAIN AND PAY FOR ALL CONSTRUCTION/DEVELOPMENT RELATED FEES, INCLUDING BUT NOT LIMITED TO BUILDING PERMIT FEES, HEALTH DEPARTMENT FEES, SEWER AND WATER TAP FEES, ENVIRONMENTAL IMPACT FEES, ETC. THE SELECTED QUALIFIED BIDDER WILL BE REQUIRED TO PROVIDE A COMPLETE LINE-ITEM LIST OF ALL FEES INCLUDED IN HIS BID AND SUBSTANTIATE HOW THE AMOUNTS WERE DETERMINED.
- GENERAL CONTRACTOR SHALL PAY FOR ALL UTILITIES, (INCLUDING TELEPHONE, AND MODEM LINES) USED DURING THE CONSTRUCTION PERIOD UNTIL SUCH TIME THAT THE TENANT/FRANCHISEE TAKES OCCUPANCY.
- GENERAL CONTRACTOR SHALL PROVIDE AND PAY FOR A DUMPSTER AND TEMPORARY TOILET FACILITIES (IF TOILET FACILITIES ARE NOT ALREADY ON SITE) FOR HIS AND HER SUBCONTRACTORS USE.
- GENERAL CONTRACTOR SHALL KEEP THE AREA OF WORK FREE OF GARBAGE AND DEBRIS ON A DAILY BASIS.
- GENERAL CONTRACTOR'S EMPLOYEES AND SUBCONTRACTORS SHALL PICK UP AND DISPOSE OF DEBRIS ON A DAILY BASIS, INCLUDING ALL ACCESS AREAS.
- OWNER SHALL NOT BE RESPONSIBLE FOR TOOLS OR MATERIALS STOLEN OR DAMAGED ON SITE.
- UPON THE COMPLETION OF WORK, GENERAL CONTRACTOR SHALL THOROUGHLY CLEAN THE PREMISES AND WASH THE INSIDE & OUTSIDE OF ALL WINDOWS SO THAT THE SPACE IS READY FOR OCCUPANCY BY TENANT/FRANCHISEE. THIS INCLUDES VACUUMING, SWEEPING, DUSTING, AND PICKING UP ALL THE TRASH AND DEBRIS LEFT FROM CONSTRUCTION.
- GENERAL CONTRACTOR SHALL WARRANTY ALL PARTS, LABOR, EQUIPMENT AND MATERIAL PROVIDED UNDER THIS CONTRACT FOR A MINIMUM PERIOD OF ONE (1) YEAR, OR AS REQUIRED BY LAW, WHICHEVER IS GREATER.
- NO SUBSTITUTIONS ARE ALLOWED FOR PRODUCTS WITH A SPECIFIC MANUFACTURER AND MODEL NUMBER UNLESS APPROVED BY OWNER AND ARCHITECT.
- SUBMIT ANY SHOP DRAWINGS FOR REVIEW BY GENERAL CONTRACTOR FIRST THEN ARCHITECT SECOND.
- GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES SUCH AS: SANITARY AND STORM SEWER, WATER, NATURAL GAS AND ELECTRICAL LINES. CONTRACTOR SHALL VERIFY EXISTING ELECTRICAL SERVICE AND SHALL PROVIDE ADDITIONAL SERVICE AS REQUIRED.
- MATERIALS SPECIFIED BY THEIR BRAND NAMES ARE TO ESTABLISH STANDARDS OF QUALITY AND PERFORMANCE. REQUESTS FOR SUBSTITUTION SHALL BE SUBMITTED FOR APPROVAL TO OWNER AND ARCHITECT.
- ALL WORK LISTED, SHOWN OR IMPLIED ON THE CONSTRUCTION DOCUMENTS SHALL BE SUPPLIED AND INSTALLED BY THE GENERAL CONTRACTOR EXCEPT WHERE OTHERWISE NOTED. THE GENERAL CONTRACTOR SHALL CLOSELY COORDINATE HIS WORK WITH THAT OF OTHER CONTRACTORS OR VENDORS TO ASSURE THAT ALL SCHEDULES ARE MET AND THAT ALL WORK IS DONE IN CONFORMANCE TO MANUFACTURER REQUIREMENTS.
- DETAILS ARE INTENDED TO SHOW THE INTENT OF THE DESIGN. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT THE FIELD DIMENSIONS OR CONDITIONS AND SUCH MODIFICATIONS SHALL BE INCLUDED AS A PART OF THE WORK OF THE CONTRACTOR.
- ALL WOOD TRIM OR OTHER PRE FINISHED ITEMS SHALL BE TRIMMED TO FIT AND RAW EXPOSED SURFACES SHALL BE STAINED AND FINISHED TO MATCH.
- ALL DIMENSIONS ARE TO THE FACE OF GYPSUM BOARD (U.N.O.) OR FINISHED MATERIAL OR CENTER LINE OF OBJECT AS SPECIFICALLY NOTED. CONTRACTOR IS RESPONSIBLE FOR LOCATING STUD WALLS ACCORDINGLY.
- ALL WOOD BLOCKING AND BACKING MATERIALS SHALL BE FIRE RETARDANT TREATED WHEN REQUIRED BY CODE.
- ALL FINISH MATERIALS SHALL BE CLASS A FLAME SPREAD RATED IN PUBLIC AREAS.
- GENERAL CONTRACTOR ACCEPTS DELIVERIES OF ALL ITEMS NOTED ON PLANS, WHETHER OR NOT IN CONTRACT, AND IS RESPONSIBLE FOR THE LOSS/DAMAGE OF THESE ITEMS. ADDITIONALLY, GENERAL CONTRACTOR IS TO RECEIVE, UNPACK, INSPECT AND VERIFY QUANTITY, AND CONDITION OF FOIC ITEMS. CONTRACTOR IS TO NOTIFY OWNER OF ANY DISCREPANCIES IN QUANTITY, AND MATERIAL DAMAGE. FAILURE TO DO SO PLACES RESPONSIBILITY FOR ALL ITEMS ON THE GENERAL CONTRACTOR.
- UPON COMPLETION OF WORK, GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE RETURN OF ALL MASTER KEY ORIGINALS OR SHALL PAY EXPENSES REQUIRED TO RE-KEY BUILDING.
- ALL FINISH MATERIALS TO BE PER FINISH SCHEDULE.
- GIVE ALL SURPLUS PAINT MATERIALS TO OWNER. DO NOT POUR PAINT DOWN DRAIN, CATCH BASINS, OR IN
- ALL GYPSUM WALL BOARD TO BE MIN. OF 5/8" THICK UNLESS OTHERWISE SPECIFIED AND SHALL BE SCREWED TO SUBSTRATE AS INDICATED. ALL GWS SURFACES TO BE PAINTED SHALL BE TAPED AND SANDED TO A LEVEL 5 FINISH PER ASTM C-840 AND FREE OF ANY DEFECTS PRIOR TO PAINT APPLICATION. ALL GWS SURFACES THAT SHALL BE CONCEALED BEHIND PANELS OR ABOVE THE CEILING SHALL BE LEVEL 2 PER ASTM C-840.
- APPLICATION OF MATERIALS BY A SUBCONTRACTOR TO EXISTING SURFACES OR PROVIDED UNDER THIS CONTRACT, SHALL IMPLY ACCEPTANCE AND SUITABILITY OF EXISTING CONDITIONS. SUCH SUBCONTRACTOR SHALL BE HELD RESPONSIBLE FOR DAMAGE AND IRREGULARITIES TO HIS WORK PRODUCT AS A RESULT OF PREVIOUS CONDITIONS.
- INSTALL INSULATION IN WALLS U.N.O. ALL THERMAL INSULATION SHALL COMPLY WITH STANDARD BUILDING CODE. AS A MINIMUM, VAPOR BARRIERS SHALL HAVE A FLAME-SPREAD RATING NOT TO EXCEED 25 AND A SMOKE DEVELOPMENT NOT TO EXCEED 450 OR BETTER AS REQUIRED BY CODE. OCCUPANCY AND CONSTRUCTION TYPE. ONE PERM VAPOR BARRIERS SHALL BE INSTALLED ON THE WARM SIDE IN ALL WALLS AND CEILINGS AS REQUIRED.
- PROVIDE DRAFT/FIRE STOPS AS REQUIRED BY GOVERNING CODES AND OFFICIALS.
- GENERAL CONTRACTOR TO PROVIDE MECHANICAL AND ELECTRICAL AS-BUILTS, ALL WARRANTIES, AND OPERATING MANUALS, TO OWNER WITHIN TWO (2) WEEKS OF COMPLETION OF WORK.
- PLUMBING, ELECTRICAL, AND HVAC SUBCONTRACTORS SHALL BE CITY AND STATE LICENSED. THE ABOVE SUBCONTRACTORS SHALL OBTAIN THEIR OWN PERMITS.
- PROVIDE SMOKE DETECTORS, FIRE SPRINKLER SYSTEMS, AND FIRE EXTINGUISHERS PER LOCAL FIRE MARSHAL'S AND CODE REQUIREMENTS.
- PROVIDE AND INSTALL ALL REQUIRED CEILING MOUNTED EXIT SIGNS ABOVE ALL REQUIRED EXITS.
- ALL FURNITURE, FIXTURES, EQUIPMENT ARE TO BE PROVIDED BY THE OWNER UNLESS NOTED.
- PROVIDE ALL "HANDICAP" RELATED SIGNAGE AS REQUIRED PER APPLICABLE CODES AND LAWS.

ADDITION FOR:
GEO TEST INC

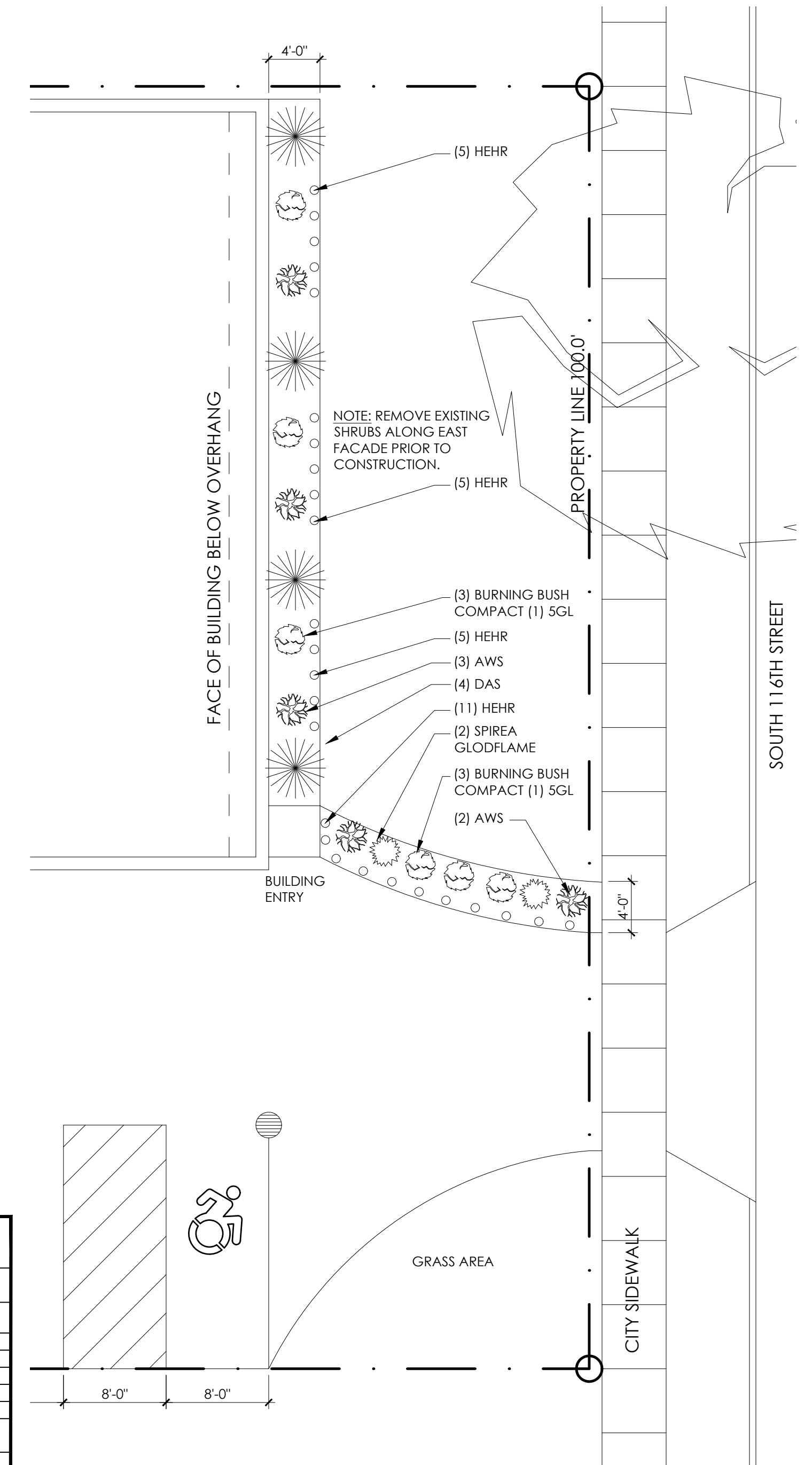
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23-06-14	REVIEW DRAWINGS
23-06-21	OWNER REVIEW COMMENTS

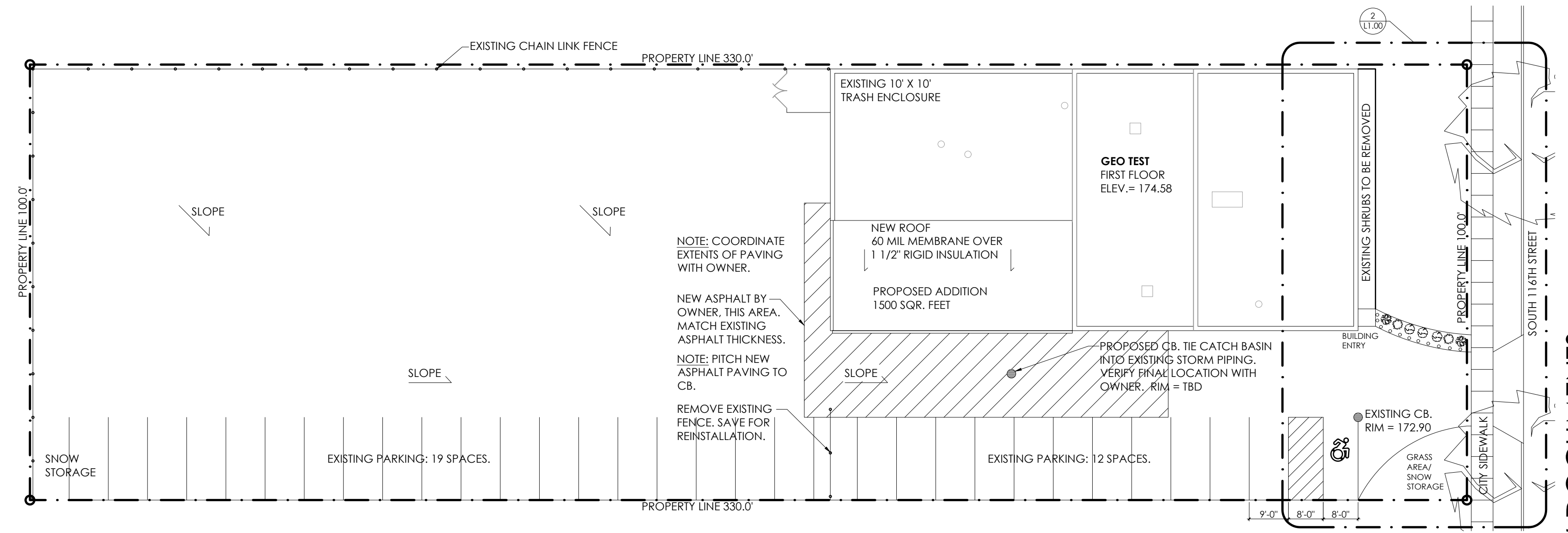
- ### LANDSCAPE NOTES
1. LANDSCAPE CONTRACTOR SHALL CONTACT DIGGERS HOTLINE PRIOR TO ANY DIGGING.
 2. LANDSCAPE CONTRACTOR TO PROVIDE BLACK PLASTIC EDGING AT ALL NEW LANDSCAPE AREAS.
 3. LANDSCAPE CONTRACTOR TO PROVIDE BLACK WEED BARRIER AT ALL NEW LANDSCAPE AREAS.
 4. LANDSCAPE CONTRACTOR TO PROVIDE A MINIMUM OF 3" SHREDDED BARK MULCH AT ALL NEW LANDSCAPE AREAS.
 5. LANDSCAPE CONTRACTOR SHALL FURNISH AND INSTALL ALL PLANT MATERIAL IN ACCORDANCE WITH THE GUIDELINES OF THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES, URBAN FORESTRY DIVISION.
 6. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR AFTER INSTALLATION.



2 ENLARGED SITE PLAN
 1/8" = 1'-0"

PROPOSED PLANT SCHEDULE

code	qty.	botanical name	common name	size	root condition	spacing	remarks
SHRUBS							
SG	2	<i>Spiraea x bumalda</i> "Goldflame"	Goldflame Spiraea	15"-18" ht	CONT.	4'-5" O.C.	
AWS	5	<i>Spiraea x bumalda</i> A.W.	Anthony Waterer Spiraea	18" ht	CONT.	3'-4" O.C.	
BB	6	Burning Bush	Burning Bush	48" ht	CONT.	4'-6" O.C.	
DAS	4	<i>PICEA GLAUCA</i> 'CONICA'	DWARF ALBERTA SPRUCE	6'-8" ht	#2 CONT.	6'-8" O.C.	
PERENNIALS							
HEHR	26	HEMEROCALLIS "HAPPY RETURNS"	Happy Returns Daylily	4 - 5 pot	CONT.		



1 SITE/LANDSCAPE PLAN
 1" = 20'-0"

REVIEW DOCUMENTS

PROJECT NUMBER 20-014
 START DATE 11-07-22
 DRAWN BY JLS
 CHECKED BY ELM

**SITE PLAN/
 LANDSCAPE
 PLAN**

L1.00

ALT. BID KEYED NOTES

- 1 REMOVE EXISTING ENTRY DOOR AND FRAME. REPLACE WITH NEW CLEAR ANOD. ALUM. DOOR AND FRAME.

DEMO. GENERAL NOTES

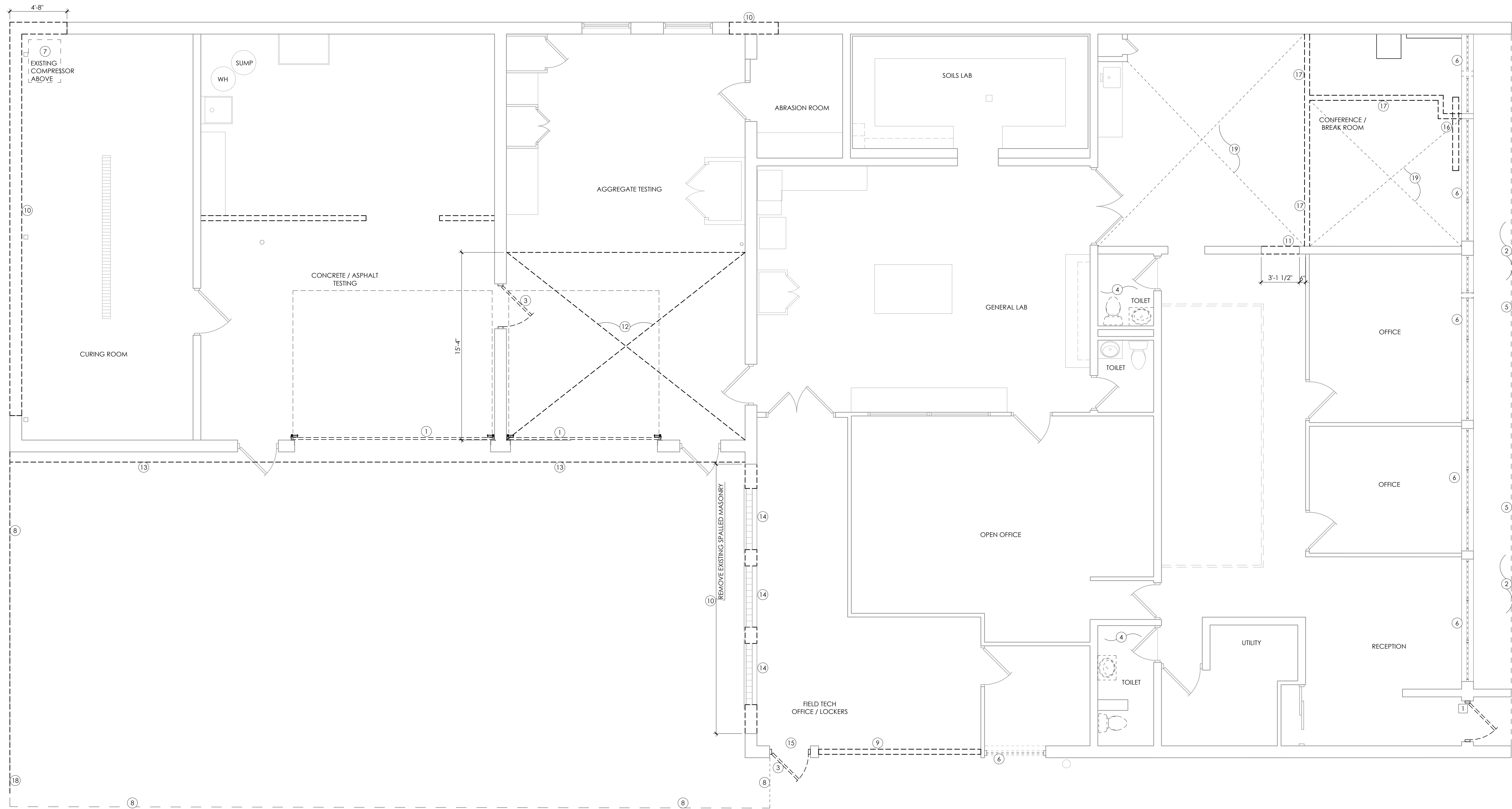
- CONTRACTORS TO VERIFY ALL EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO CONSTRUCTION.
- THESE DRAWINGS WERE PREPARED UTILIZING VISUAL AND FIELD MEASURED VERIFICATION. ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF DETAILS OR DESCRIPTION OF EXISTING CONDITIONS.
- GENERAL CONTRACTOR SHALL TAKE PRECAUTIONS AS REQUIRED TO PREVENT THE INFILTRATION OF DUST TO OTHER PARTS OF THE BUILDING.
- NOTIFY OWNER AT LEAST 24 HOURS PRIOR TO ANY PLANNED UTILITY OUTAGES.
- THE OWNER HAS THE RIGHT OF FIRST REFUSAL ON ALL ITEMS REMOVED DURING DEMOLITION.
- HVAC CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL, CAPPING, AND CODE COMPLIANCE OF ALL HVAC EQUIPMENT AND RELATED SYSTEMS REMOVED DURING DEMOLITION.
- PLUMBING CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL, CAPPING, AND CODE COMPLIANCE OF ALL PLUMBING FIXTURES AND RELATED PIPING REMOVED DURING DEMOLITION.
- ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL, CAPPING, AND CODE COMPLIANCE OF ALL ELECTRICAL FIXTURES AND RELATED WIRING REMOVED DURING DEMOLITION.

DEMOLITION KEYED NOTES

- REMOVE EXISTING OVERHEAD DOOR AND RELATED HARDWARE.
- REMOVE EXISTING SHRUBS.
- REMOVE EXISTING DOOR, FRAME & TRANSOM.
- REMOVE EXISTING FIXTURES AND FINISHES THIS ROOM.
- REMOVE EXISTING METAL SOFFIT AND FASCIA ABOVE.
- REMOVE EXISTING WINDOWS AND FRAME.
- REMOVE EXISTING MEZZANINE MOUNTED AIR COMPRESSOR AND RELATED PIPING. SAVE FOR REINSTALLATION.
- REMOVE EXISTING ASPHALT PAVEMENT AS REQUIRED FOR NEW ADDITION AND RE-GRADING. SEE SITE PLAN.
- REMOVE WOOD INFILL WALL.
- REMOVE EXISTING SPALLED MASONRY WALL TO EXTENTS REQUIRED TO REPLACE. SEE PLAN, A1.11.
- REMOVE PORTION OF EXISTING MASONRY WALL. SEE STRUCTURAL FOR LINTEL SIZING.
- REMOVE PORTION OF CONCRETE SLAB AS SHOWN.
- REMOVE EXISTING FLUTED FASCIA MATERIAL.
- REMOVE EXISTING GLASS BLOCK WINDOWS AND LINTELS.
- REMOVE EXISTING EXIT LIGHT. SAVE FOR REINSTALLATION.
- REMOVE EXISTING PROJECTION SCREEN. SAVE FOR REINSTALLATION.
- REMOVE EXISTING CEILING PANELS AND GRID AS REQUIRED TO ALLOW FOR NEW WALL CONSTRUCTION.
- REMOVE EXISTING FENCE AS REQUIRED FOR CONSTRUCTION. SAVE FOR REINSTALLATION.
- REMOVE EXISTING FLOORING.

LEGEND

- EXISTING WALL TO REMAIN
- EXISTING WALL/DOOR/FINISH TO BE REMOVED.
- EXISTING DOOR TO REMAIN
- EXISTING DOOR TO BE REMOVED
- DEMOLITION KEYED NOTE
- KEYED NOTE
- REVISIONS
- ALT BID KEYED NOTES



1 FIRST FLOOR DEMO PLAN
1/4" = 1'-0"



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ADDITION FOR:
GEO TEST INC

2135 S. 116TH STREET
WEST ALLIS, WI 53227

CLIENT:
WES ALLEN CONSTRUCTION
13545 WATERTOWN PLANK RD.
ELM GROVE, WI 53122

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DATE	ISSUED SET
22-11-07	PROJECT START
23-06-14	REVIEW DRAWINGS
23-06-21	OWNER REVIEW COMMENTS

PROJECT NUMBER	20-014
START DATE	11-07-22
DRAWN BY	JLS
CHECKED BY	ELM

FIRST FLOOR
DEMO PLAN
A0.51

REVIEW DOCUMENTS

- ALT. BID KEYED NOTES**
- REMOVE EXISTING ENTRY DOOR AND FRAME, REPLACE WITH NEW.
 - ENCLOSURE AT NUCLEAR GAUGES TO BE 8'-0" AFF CHAIN LINK WITH 3'-0" GATE. VERIFY HEIGHT WITH OWNER

- KEYED NOTES**
- RELOCATE EXISTING COMPRESSOR - TO BE FLOOR MOUNTED.
 - FURNISH & INSTALL NEW ASPHALT PAVING (BY OWNER). REGRADE AS REQUIRED TO DRAIN TO EXISTING CATCH BASIN.
 - PITCH CONCRETE FLOOR TO TRENCH DRAIN AT 1/4" PER FOOT.
 - REMOVE AND REPLACE SPALLED CMU THIS WALL.
 - FURNISH & INSTALL 15" X 18" X 6'-0" PRE-FINISHED METAL LOCKERS ON A TREATED 2X4 WOOD BASE.
 - INFILL EXISTING OPENING WITH 12" CMU TO 8'-0" AFF FOR NEW WINDOW SILL HEIGHT.
 - FURNISH & INSTALL 4" X 4" X 1/4", 4'-0" H STEEL ANGLE CORNER GUARDS AT EXPOSED CMU CORNERS.
 - INSULATED GLASS WINDOW SET IN A THERMALLY BROKEN ANODIZED ALUMINUM FRAME. SET SILL AT 7'-4" AFF.
 - EXISTING FAUCET TO REMAIN.
 - REPLACE EXISTING CONCRETE FLOOR THIS AREA: 5" SLAB OVER COMPACTED FILL. SEE STRUCT. FOR REINFORCING.

- KEYED NOTES**
- FURNISH & INSTALL INSULATED GLASS WINDOWS SET IN A THERMALLY BROKEN ANODIZED ALUMINUM FRAME. SIZE TO MATCH EXISTING.
 - FURNISH & INSTALL NEW PRE-FINISHED METAL SOFFIT AND FASCIA PANELS ATTACHED TO EXISTING FRAMING
 - CONNECT NEW DOWNSPOUT TO EXISTING DRAIN LINE BELOW GRADE.
 - HVAC CONTRACTOR TO ASSESS AND EXTEND EXISTING HVAC SYSTEM TO THIS AREA. COORDINATE WITH OWNER.
 - HVAC CONTRACTOR TO UPGRADE EXHAUST SYSTEM THIS AREA. COORDINATE WITH OWNER.
 - SHELVING UNITS BY OWNER.
 - FURNISH AND INSTALL A CAP AT ROOM 120: 3/4" PLYWOOD OVER 6" MTL. STUDS AT 16" O.C. PAINT EXPOSED EDGES.
 - RE-MOUNT AIR HOSE REEL AT 40" A.F.F.

- WALL TYPES**
- EXTERIOR WALL: 5/8" GWB OVER 4 MIL VAPOR BARRIER ATTACHED TO 2" METAL Z CHANNELS AT 16" O.C. ATTACHED TO 12" CMU. FILL VOIDS WITH 2" R-10 RIGID INSULATION.
 - INTERIOR PARTITION: 5/8" CEMENT BOARD EACH SIDE OF 3-5/8" METAL STUDS AT 16" O.C. FILL VOIDS WITH 3 1/2" SOUND INSULATION. EXTEND PARTITION TO 8'-0" AFF.
 - 5/8" GWB EACH SIDE OF 3 5/8" METAL STUDS AT 16" O.C. FILL VOIDS WITH SOUND BATT INSULATION. EXTEND PARTITION TO UNDERSIDE OF METAL DECK.
 - 12" CMU INFILL
 - GWB FINISH - WALL INFILL TO MATCH EXISTING.
 - INTERIOR FURRING: 5/8" GWB ONE SIDE OF 2" METAL Z CHANNELS AT 16" O.C. ATTACHED TO EXISTING WALL. FILL VOIDS WITH 2" R-10 RIGID INSULATION. EXTEND TO UNDERSIDE OF METAL DECK.
 - 8" CMU. EXTEND PARTITION TO 8'-0" AFF

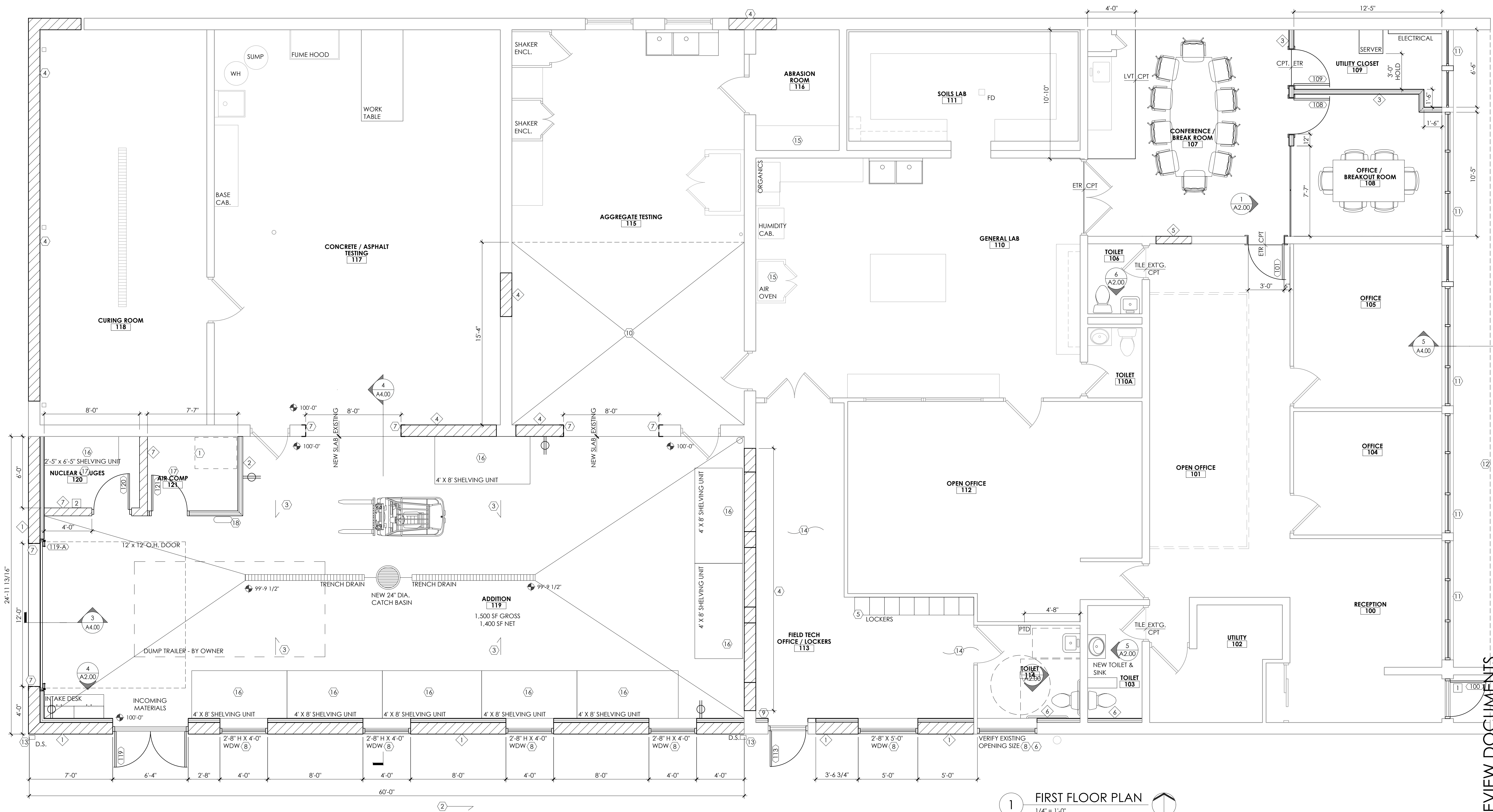
LEGEND

- EXISTING WALL TO REMAIN
- NEW WOOD STUD PARTITION
- NEW CMU WALL
- EXISTING DOOR TO REMAIN
- NEW DOOR
- KEYED NOTE
- WALL TYPE
- DOOR TAG
- ALT. BID KEYED NOTE
- REVISION

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1 FIRST FLOOR PLAN
 1/4" = 1'-0"

REVIEW DOCUMENTS

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DEMO NOTES

① REMOVE EXISTING CEILING AND GRID.

KEYED NOTES

① CEILING: GWB ATTACHED TO 6" METAL STUDS AT 16" O.C.
 ② FURNISH AND INSTALL 1 X 8 HORIZONTAL TRIM BOARD TO RECEIVE CEILING GRID. PRIME AND PAINT.
 ③ PATCH GRID AND CEILING PANELS WHERE NEW WALL PENETRATES.
 ④ GWB BULKHEAD AT 7'-0" A.F.F.
 ⑤ EXISTING BEAM OUTSIDE PLANE OF CMU WALL
 ⑥ RELOCATE EXISTING PROJECTION SCREEN.

LEGEND

ACOUSTIC CEILING TILES

SURFACE MOUNTED FIXTURE

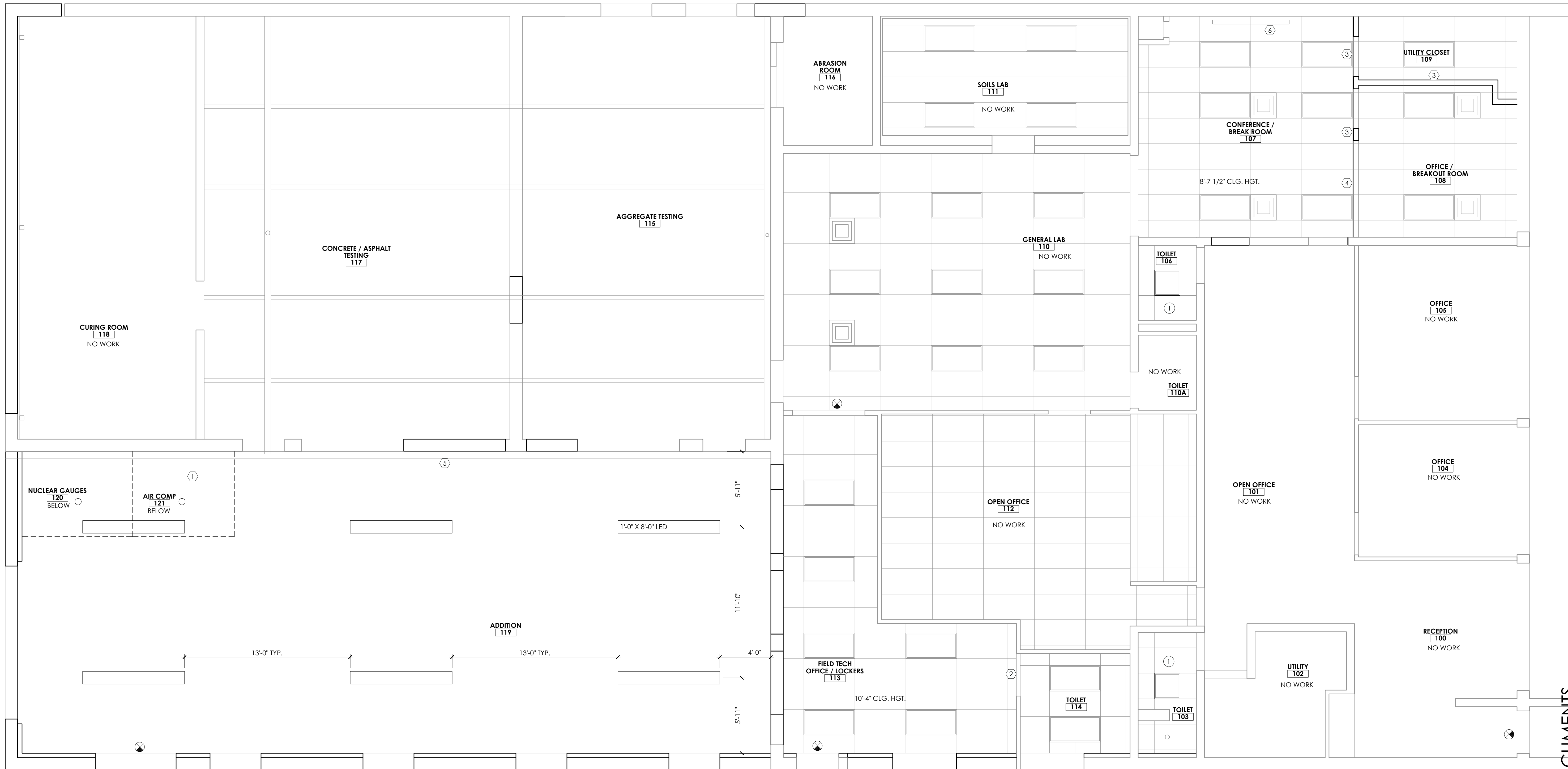
RECESSED CAN LIGHT

EMERGENCY EGRESS LIGHTING

EXIT SIGN

KEYED NOTE

REVISIONS



1 FIRST FLOOR PLAN
 1/4" = 1'-0"

REVIEW DOCUMENTS