



**STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, October 25, 2023
6:00 PM**

Watch: <https://www.youtube.com/user/westalliscitychannel>

5. Site, Landscaping, and Architectural Design Review for Pan-Asia Supermarket, a proposed General Retail use, at 6900 W. Greenfield Ave. (Tax Key No. 439-0001-007)

Overview & Zoning

Ethan Lin of [Pan-Asia Supermarkets](#) is proposing to establish a grocery store within about 36,000-sf of vacant retail lease space at the West Allis Town Center. The property is owned by Ramco Properties Associates and zoned C-3, Commercial District. General retail uses, like grocery stores, are permitted uses in the zoning district. Prior to 2018, the space was previously part of a Kmart retail store. Kmart ended in about 2017, and Hobby Lobby replaced part of the Kmart space, Pan-Asia will infill the remaining part.



Pan-Asia Supermarkets currently operate 6 locations in Omaha, NE, Overland Park, KS, Manchester, MO, and Tulsa, OK. West Allis will be the seventh store location. Pan Asia stores are typically the largest Asian grocery stores in most cities they choose and offer a vast selection of Asian vegetable, fruit, seafood, meat and grocery products: 100+ selection of fresh and live seafood, 100+ selection of fresh meats, 100+ selection of fresh vegetables and fruits. Products are imported from all over Asia and Mid-East countries.

Proposed hours of operation: 365 days per year (7 days a week): 9am-8:30pm.

Café: The grocery store will offer a sit-down café with indoor seating shown for 56 patrons. The café will feature a walk-up service counter. No delivery service and no alcohol will be served on the premises.

Licenses: a Class A license will be applied for the sale of packaged alcohol (off-site consumption). Nicotine products will also be sold on site, but the total sales area is less than 2% of the retail space.

Implementation schedule: Construction is proposed to start in February or March and estimates 6 to 7 months of construction. Pan Asia has commissioned Sean Maher, of Madisen-Maher Architects, to prepare plans for city review.

Architectural & Floor Plans

The numbered items below are staff comments shared with the applicant upon review of the original plan submittal. The applicant's design team has revised plans to accommodate staff's recommendations. A comparison of the initial and most recent plan submittals is provided for Plan Commission review. After reviewing the revised plans, items 1-3 are satisfied, and items 4-5 were offered to applicant for consideration but not required.

1. The exterior cart corral (by national cart co) is located centrally on east side of the building façade and corral's design is basic and bears no design consistency with the building... There is a Pan-

Asia store in [Tulsa, OK on E 71 St](#) that offers some ideas that may be incorporated into the West Allis site (brick screen wall and framing/mullions). Also, for similar reasons, as an alternative to the hipped roof over the corral, adding or extending the proposed flat bracketed store-entrance canopy would balance and help create a more consistent look.

2. There is a large pilaster just north of the Pan-Asia entry (at south end of Hobby Lobby space). Thoughts on adding a similar proportioned feature on SE corner of building except with Pan-Asia cladding.
3. General questions on where and how visible any exterior HVAC rooftop units (existing/new) and considerations on how kitchen area will be vented (wall or rooftop). Is there a plan sheet that will show these features?
4. Placement of the kitchen on the east wall versus placing some seating and windows on east wall. If flipped/re-orientated then windows could be incorporated into the east wall design (benefits like natural light, storefront attraction, visibility).
5. The new storefront entry into the building looks great. Curious on the location of the entry toward the north side of the tenant space? Floor planning customer flow a likely reason, but just asking.

Site & Landscaping Plan

The initial staff comments (based on the original plan set), were shared with the applicants. Items 1 is recommended, item 2-3 satisfied (subject to minor details), and item 4 is simply a consideration staff shared with the applicant:

1. Recommend curb extension of storefront pedestrian walkway consistent with Hobby Lobby.
2. Will the parking lot feature a cart corral? Trying to avoid carts scattered about everywhere (details needed)?
3. Bicycle parking – The proposed store is in compliance with our zoning code which requires bicycle racks and accommodation for 10 spaces per table [19.44\(3\)\(a\)](#) and ii of the zoning code. [Sec 19.16](#) provides definition of bicycle parking.
4. Any consideration toward utilizing the [existing plaza area](#) along W. Greenfield Ave. for outdoor seating? There are some existing benches that customers could use for carry-out, but the proximity of the existing outdoor plaza and that of the proposed café offers some nice potential connectivity and thereby enhancing/creating place along the street. To this end one of the existing openings (proposed to be infilled) could be used for additional ingress/egress between the cafe - outdoor area.

Design Guidelines

Design guidelines attached.

Recommendation: Approval of the Site, Landscaping, and Architectural Design Review for Pan-Asia Supermarket, a proposed General Retail use, at 6900 W. Greenfield Ave. (Tax Key No. 439-0001-007) subject to the following conditions:

1. Submit revised site, landscaping, and architectural plans to the Planning & Zoning office to show the following: a) a detail of the proposed exterior wood screens in steel frames on the facade; b) rooftop plan and screening material details; (c) cart corral details; (d) curb extension added along storefront pedestrian walkway.
2. A driveway permit being applied for with City Engineering Department for work within the City Right-of-Way.
3. Signage plans being submitted for sign permit review.

PROPOSED REMODEL FOR:

PAN-ASIA SUPERMARKET

6900 W. GREENFIELD AVE
WEST ALLIS, WI 53214

CLIENT

PAN ASIA SUPERMARKET
11940 METCALF AVE
OVERLAND PARK, KANSAS 66213
ETHAN LIN P: 646.229.9303
PANASIASUPERMARKET.COM

ARCHITECT

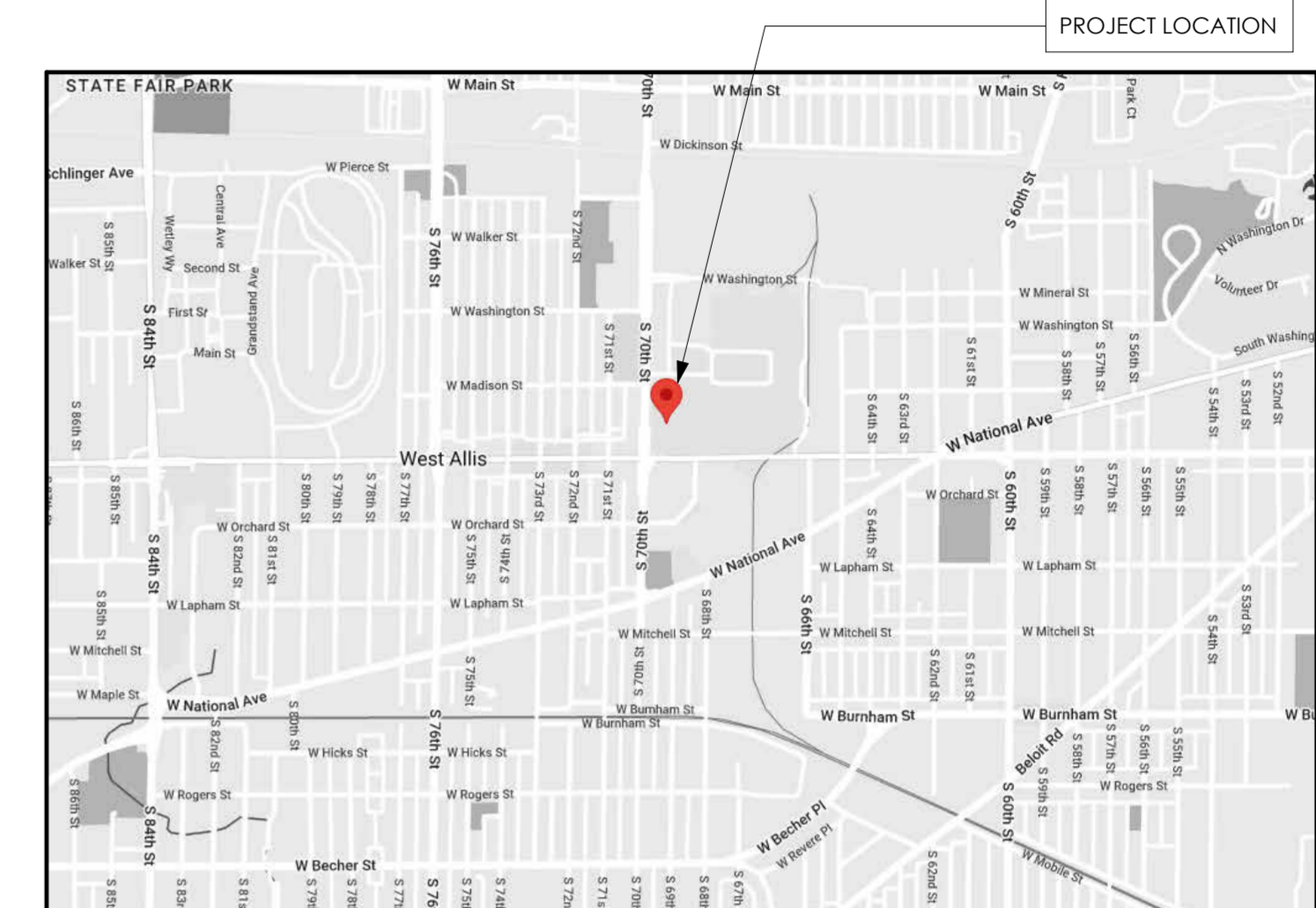
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1 PROJECT LOCATION
N.T.S.



SHEET INDEX		
NO.	NAME	REV#
A0.00	TITLE SHEET	
A0.41	SITE PLAN	
A1.11	FIRST FLOOR PLAN	
A4.00	EXTERIOR ELEVATIONS	
A4.01	EXTERIOR PERSPECTIVES	
5		

GENERAL NOTES

1. 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.
2. 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.
3. GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO STARTING WORK. 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.
4. 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.

5. 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 HE ARRIVED AT THOSE AMOUNTS.
6. GENERAL CONTRACTOR SHALL PAY FOR ALL UTILITIES, (INCLUDING TELEPHONE, FAX, AND MODEM LINES) USED DURING THE CONSTRUCTION PERIOD UNTIL SUCH TIME THAT THE OWNER/TENANT TAKES OCCUPANCY.
7. 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.
8. GENERAL CONTRACTOR SHALL KEEP THE AREA OF WORK FREE OF GARBAGE AND DEBRIS ON A DAILY BASIS.
9. GENERAL CONTRACTOR'S EMPLOYEES AND SUBCONTRACTORS SHALL PICK UP AND DISPOSE OF DEBRIS ON A DAILY BASIS, INCLUDING ALL ACCESS AREAS.
10. OWNER SHALL NOT BE RESPONSIBLE FOR TOOLS OR MATERIALS STOLEN OR DAMAGED ON SITE.
11. 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 OWNER/TENANT. THIS INCLUDES VACUUMING, SWEEPING, DUSTING, AND PICKING UP ALL THE TRASH AND DEBRIS LEFT FROM CONSTRUCTION.
12. 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.
13. NO SUBSTITUTIONS ARE ALLOWED FOR PRODUCTS WITH A SPECIFIC MANUFACTURER AND MODEL NUMBER UNLESS APPROVED BY OWNER AND ARCHITECT.
14. SUBMIT ANY SHOP DRAWINGS FOR REVIEW BY GENERAL CONTRACTOR FIRST THEN ARCHITECT SECOND.
15. 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.

16. 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.
17. 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.
18. 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.
19. ALL WOOD TRIM OR OTHER PRE FINISHED ITEMS SHALL BE TRIMMED TO FIT AND RAW EXPOSED SURFACES SHALL BE STAINED AND FINISHED TO MATCH.
20. 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.
21. ALL WOOD BLOCKING AND BACKING MATERIALS SHALL BE FIRE RETARDANT TREATED WHEN REQUIRED BY CODE.
22. ALL FINISH MATERIALS SHALL BE CLASS A FLAME SPREAD RATED IN PUBLIC AREAS.
23. 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.
24. 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.
25. ALL FINISH MATERIALS TO BE PER FINISH SCHEDULE.
26. GIVE ALL SURPLUS PAINT MATERIALS TO OWNER/OWNER/TENANT. DO NOT POUR PAINT DOWN DRAIN, CATCH BASINS, OR IN LANDSCAPING.

27. ALL GYPSUM WALL BOARD TO BE MIN. OF 5/8" THICK AND SHALL BE SCREWED TO MIN. 2 1/2" METAL STUDS OR 1 1/2" METAL FURRING @ 24" O.C.. ALL GWB 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 GWB SURFACES THAT SHALL BE CONCEALED BEHIND PANELS OR ABOVE THE CEILING SHALL BE LEVEL 2 PER ASTM C-840.
28. 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.
29. 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 REQUIRE BY CODE. OCCUPANCY AND CONSTRUCTION TYPE. ONE PERM VAPOR BARRIERS SHALL BE INSTALLED ON THE WARM SIDE IN ALL WALLS AND CEILINGS AS REQUIRED.
30. PROVIDE DRAFT/FIRE STOPS AS REQUIRED BY GOVERNING CODES AND OFFICIALS.
31. GENERAL CONTRACTOR TO PROVIDE MECHANICAL AND ELECTRICAL AS-BUILTS, ALL WARRANTIES, AND OPERATING MANUALS, TO LANDLORD, OWNER/TENANT WITHIN TWO (2) WEEKS OF COMPLETION OF WORK.
32. PLUMBING, ELECTRICAL, AND HVAC SUBCONTRACTORS SHALL BE CITY AND STATE LICENSED. THE ABOVE SUBCONTRACTORS SHALL OBTAIN THEIR OWN PERMITS.
33. PROVIDE SMOKE DETECTORS, FIRE SPRINKLER SYSTEMS, AND FIRE EXTINGUISHERS PER LOCAL FIRE MARSHAL'S AND CODE REQUIREMENTS.
34. PROVIDE AND INSTALL ALL REQUIRED CEILING MOUNTED EXIT SIGNS ABOVE ALL REQUIRED EXITS.
35. ALL FURNITURE, FIXTURES, EQUIPMENT ARE TO BE PROVIDED BY THE OWNER/TENANT UNLESS NOTED.
36. PROVIDE ALL "HANDICAP" RELATED SIGNAGE AS REQUIRED PER APPLICABLE CODES AND LAWS.



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PROPOSED REMODEL FOR:



WEST ALLIS TOWN CENTER
6900 W. GREENFIELD AVE
WEST ALLIS, WI 53214

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ETHAN LIN
PAN-ASIA SUPERMARKET
11940 METCALF AVE.
OVERLAND PARK, KANSAS
66213

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DATE	REV	ISSUE
08/28/23	#	PROJECT START
09/29/23		PLAN COMMISSION

PROJECT NUMBER	23-044
START DATE	08/28/23
DRAWN BY	Author
CHECKED BY	Checker

TITLE SHEET
A0.00

NOT FOR CONSTRUCTION



EXISTING SE ENTRANCE SIGNAGE



EXISTING NW ENTRANCE SIGNAGE

ZONING ANALYSIS

MUNICIPALITY: WEST ALLIS
 ZONING: C3-PERMITTED USE
 PROJECT AREA: 36,000 SF
 NUMBER OF EMPLOYEES: 100
 PARKING STALLS:
 3 / 1000 SF OF GROSS FLOOR AREA
 (EXCEPT STORAGE ROOMS)
 24000sf / 1000 x 3 = 72 REQUIRED
 (3 HANDICAP)
 BICYCLE PARKING SPACES:
 1 / 3,000 SF GROSS FLOOR AREA, NOT TO
 EXCEED 10 SPACES = 10 REQUIRED

POSSIBLE LOCATION FOR
 NEW PAN-ASIA SIGNAGE



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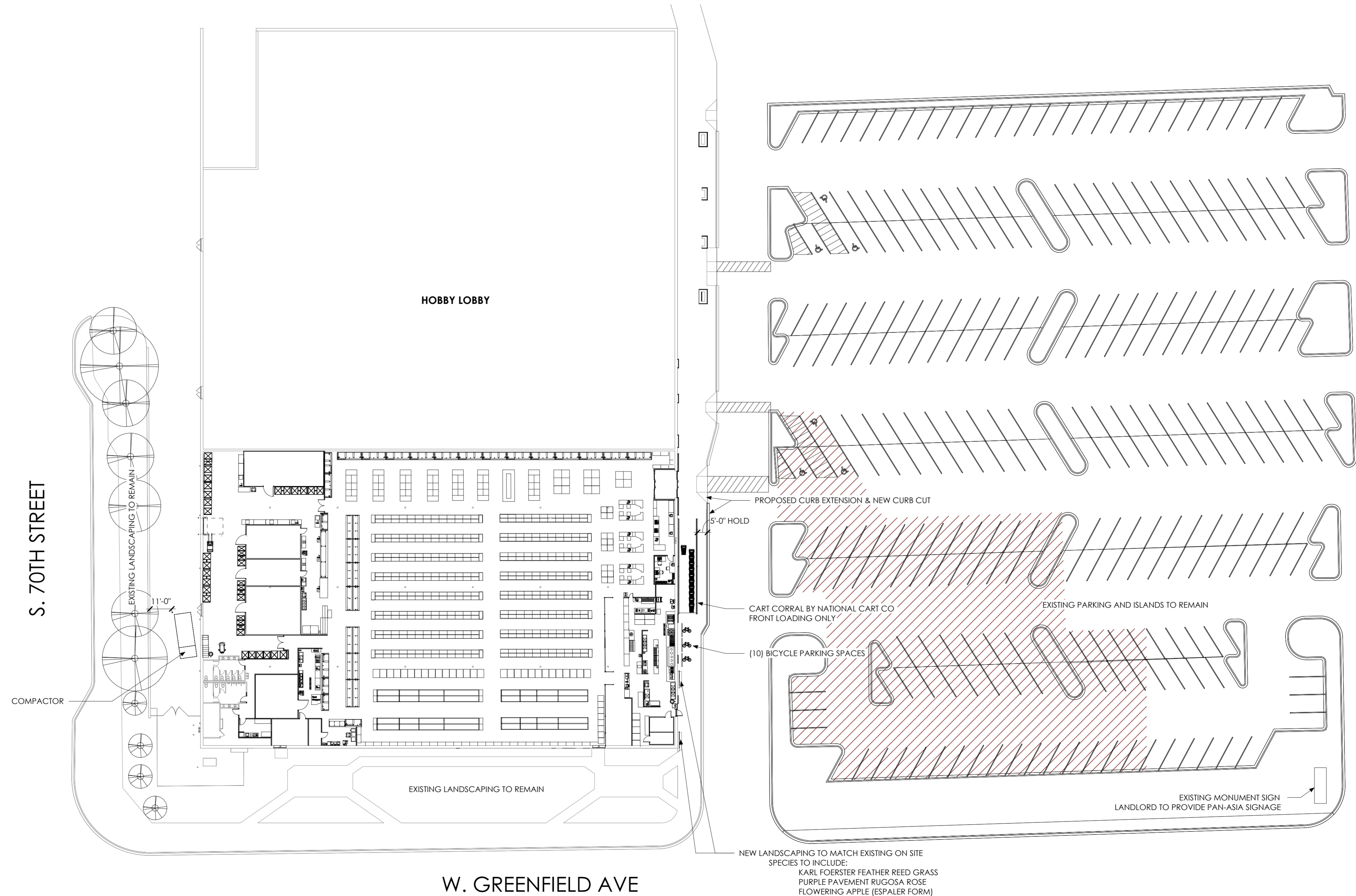


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1 SITE PLAN
 1" = 30'-0"

NOT FOR CONSTRUCTION

PROJECT NUMBER: 23-044
 START DATE: 08/28/23
 DRAWN BY: Author
 CHECKED BY: Checker

SITE PLAN
A0.41

9/29/2023 4:40:37 PM

PLAN LEGEND	
	EXISTING WALL
	NEW METAL STUD WALL
	EXISTING DOOR
	NEW DOOR (WITH DOOR TAG)
	WALL TYPE



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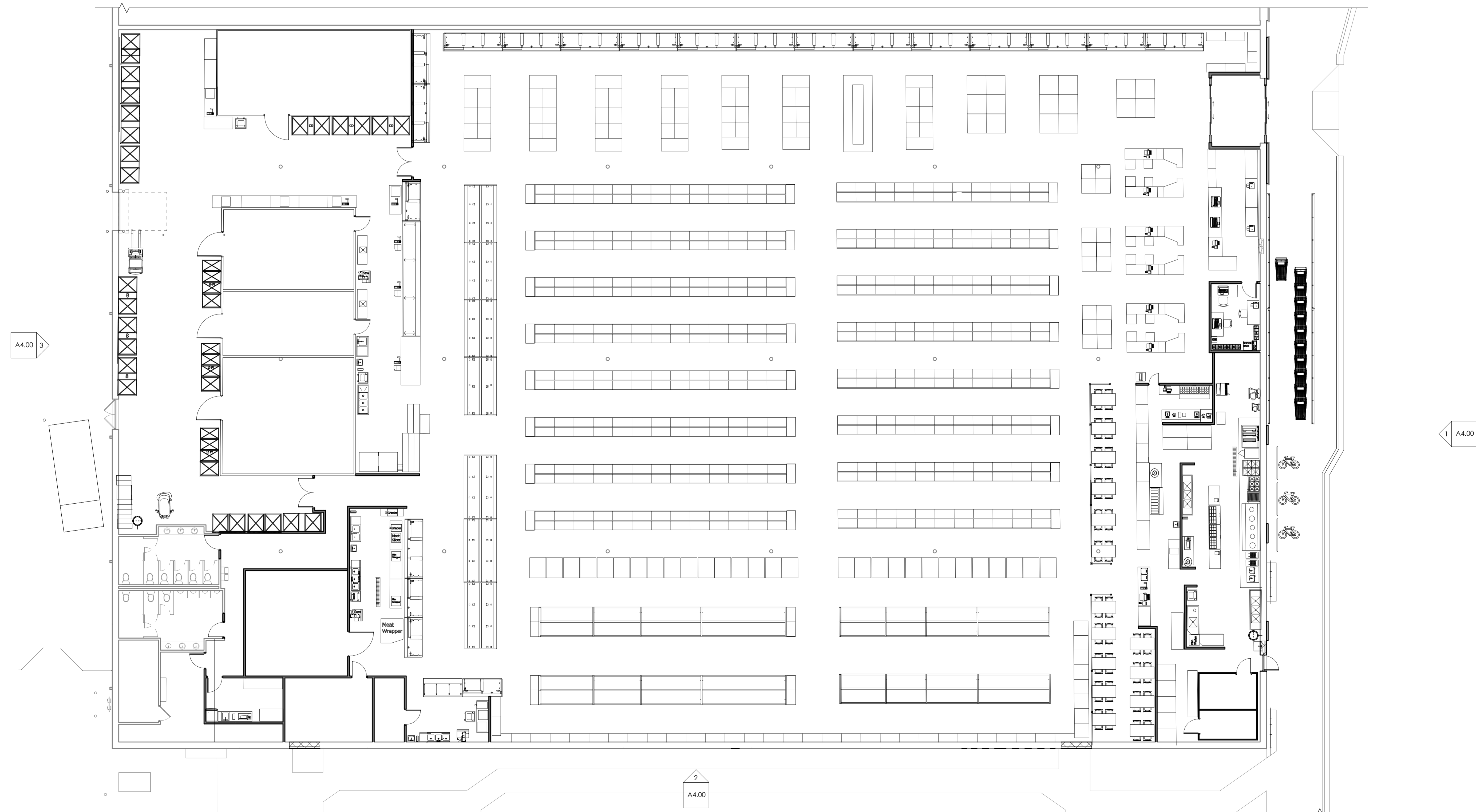
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DRAWN BY	---
CHECKED BY	---

FIRST FLOOR PLAN

A1.11

9/29/2023 4:40:45 PM



1 FIRST FLOOR PLAN
 3/32" = 1'-0"

NOT FOR CONSTRUCTION

GENERAL NOTES
SEE PHOTOS A4.01 FOR EXISTING LANDSCAPING



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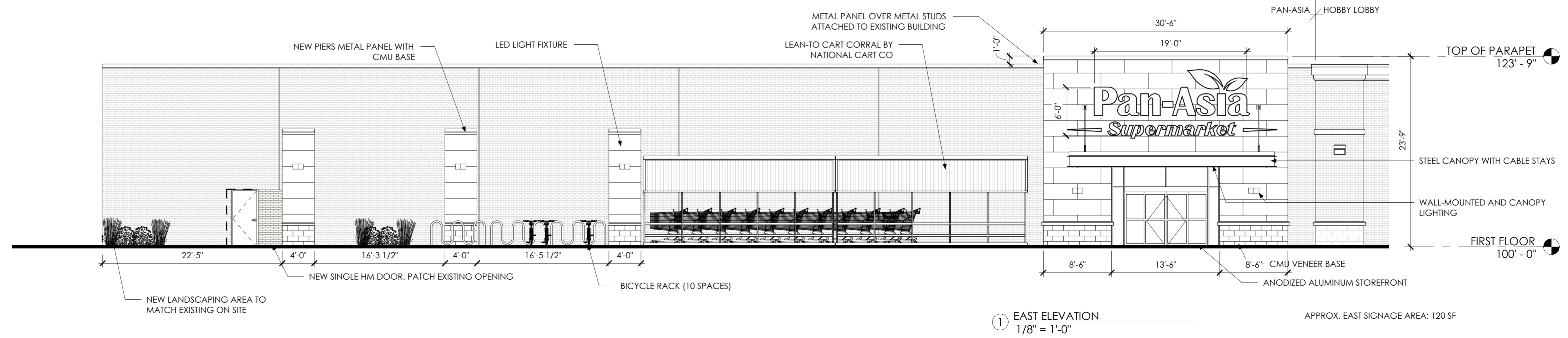
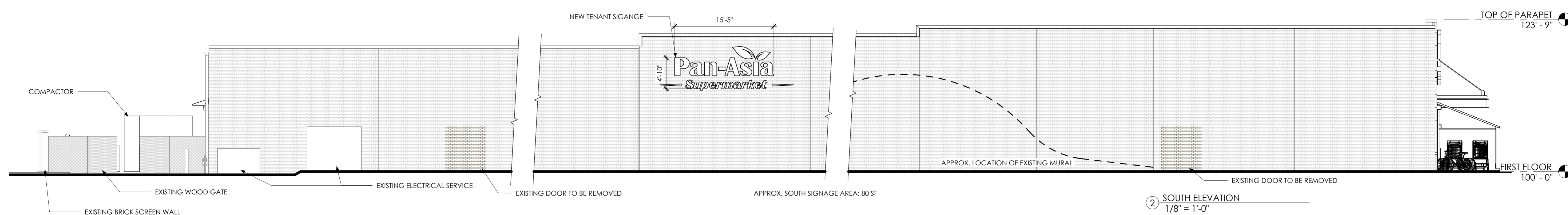
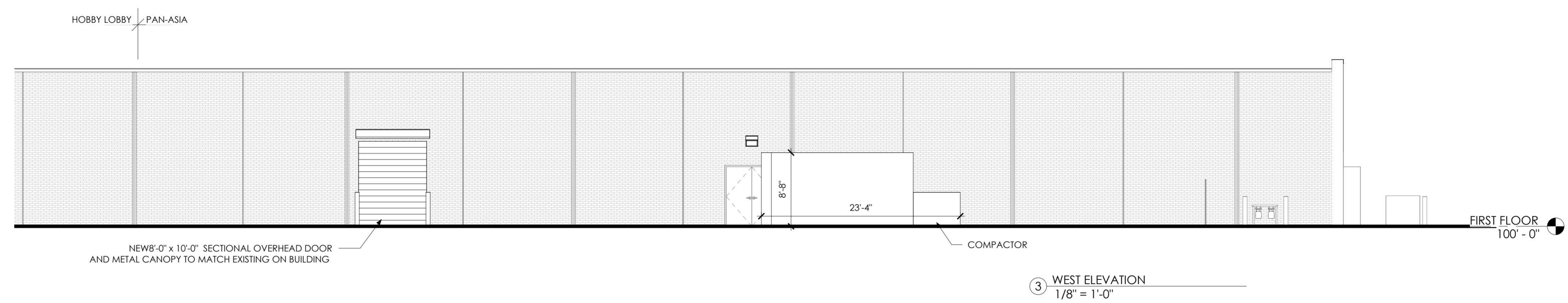


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EXTERIOR ELEVATIONS
A4.00

9/29/2023 4:41:00 PM

PROPOSED REMODEL FOR:



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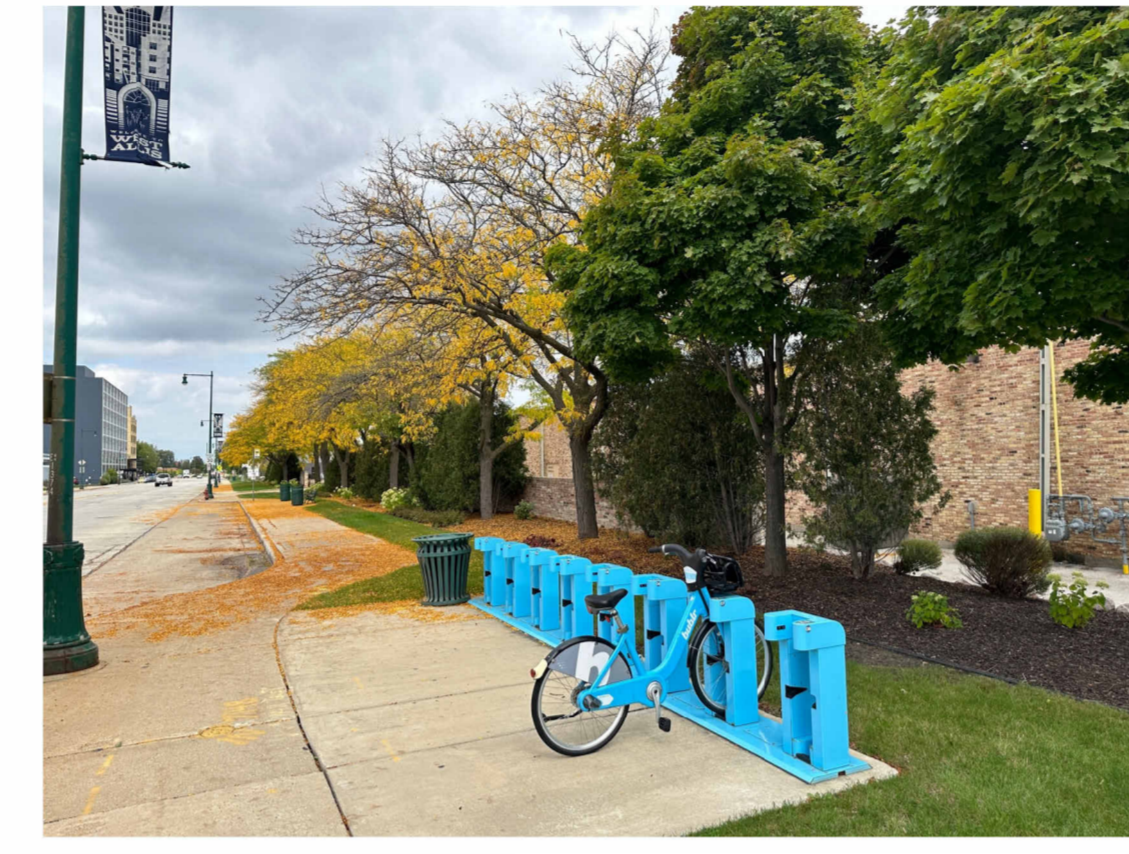
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EXTERIOR PERSPECTIVES

A4.01



EXISTING LANDSCAPING AT WEST FACADE 9/29/23



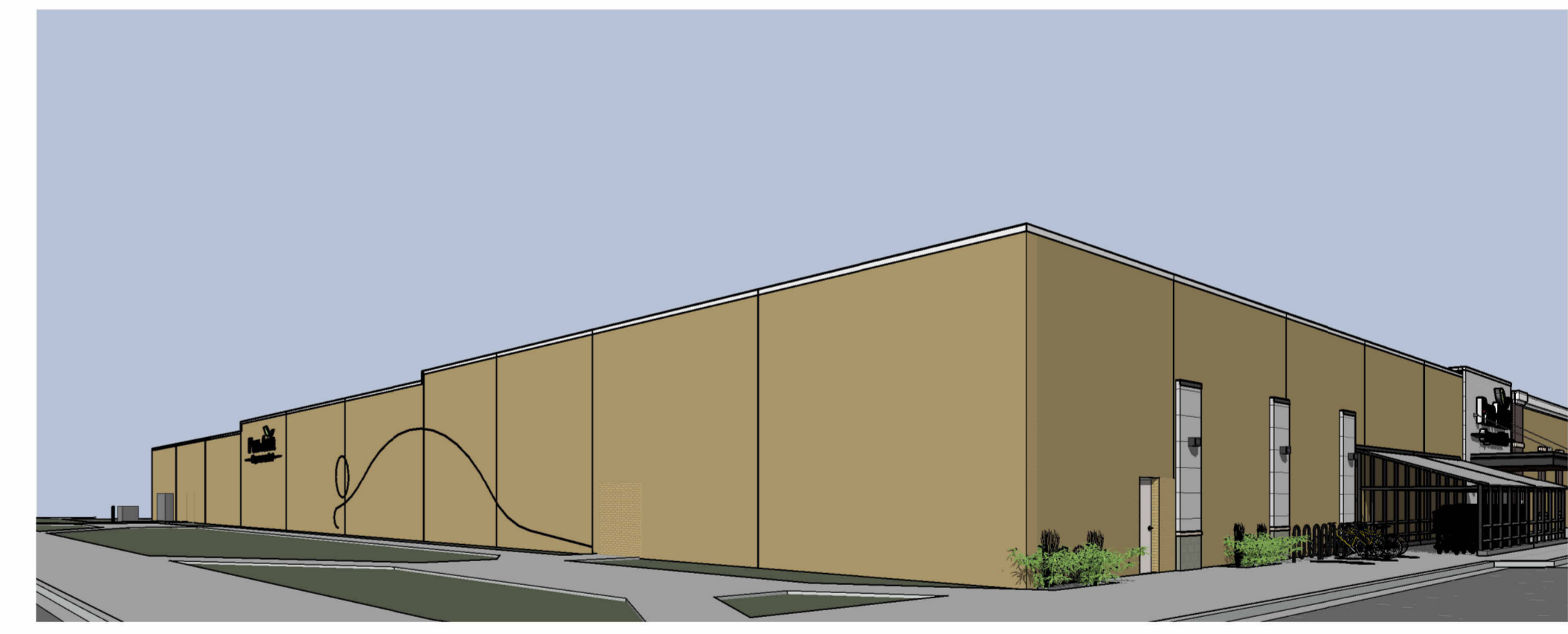
EXISTING LANDSCAPING AT WEST FACADE 9/29/23



3 PERSPECTIVE AT WEST FACADE



EXISTING PARKLET AT SOUTH FACADE 9/29/23



2 PERSPECTIVE AT SOUTH FACADE
PLANTINGS NOT PICTURED



EXISTING LANDSCAPE BEDS AT HOBBY LOBBY EAST FACADE 9/29/23



1 PERSPECTIVE AT EAST FACADE

NOT FOR CONSTRUCTION

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ARCHITECT

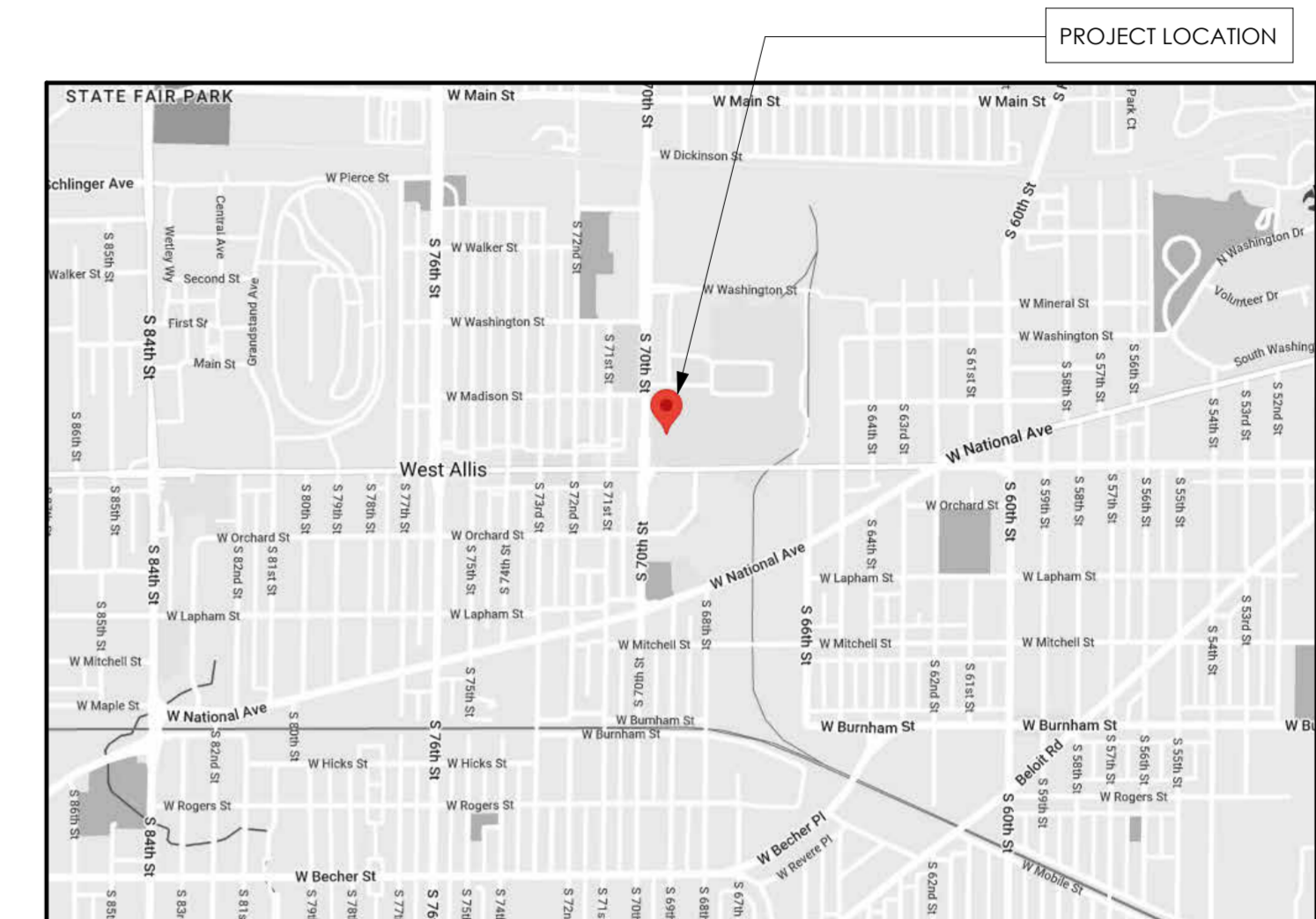
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1 PROJECT LOCATION
N.T.S.



SHEET INDEX		
NO.	NAME	REV#
A0.00	TITLE SHEET	
A0.41	SITE PLAN	
A0.52	DEMO MEZZANINE PLAN	
A1.11	FIRST FLOOR PLAN	
A1.11A	WEST ENLARGED PLANS	
A1.11B	EAST ENLARGED PLAN	
A4.00	EXTERIOR ELEVATIONS	
A4.01	EXTERIOR PERSPECTIVES	
A5.10	WALL SECTIONS	
9		

REVISED

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2. GENERAL CONTRACTOR TO SUPPLY ALL SUBCONTRACTORS WITH A FULL SET OF CONSTRUCTION DOCUMENTS, INCLUDING ADDITIONAL DRAWINGS AND SPECIFICATIONS REQUIRED FOR PERMITS TO BE SUPPLIED BY CONTRACTOR AND SUBCONTRACTORS.
3. GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO STARTING WORK. 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.
4. 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.

5. 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 HE ARRIVED AT THOSE AMOUNTS.
6. GENERAL CONTRACTOR SHALL PAY FOR ALL UTILITIES, (INCLUDING TELEPHONE, FAX, AND MODEM LINES) USED DURING THE CONSTRUCTION PERIOD UNTIL SUCH TIME THAT THE OWNER/TENANT TAKES OCCUPANCY.
7. 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.
8. GENERAL CONTRACTOR SHALL KEEP THE AREA OF WORK FREE OF GARBAGE AND DEBRIS ON A DAILY BASIS.
9. GENERAL CONTRACTOR'S EMPLOYEES AND SUBCONTRACTORS SHALL PICK UP AND DISPOSE OF DEBRIS ON A DAILY BASIS, INCLUDING ALL ACCESS AREAS.
10. OWNER SHALL NOT BE RESPONSIBLE FOR TOOLS OR MATERIALS STOLEN OR DAMAGED ON SITE.
11. 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 OWNER/TENANT. THIS INCLUDES VACUUMING, SWEEPING, DUSTING, AND PICKING UP ALL THE TRASH AND DEBRIS LEFT FROM CONSTRUCTION.
12. 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.
13. NO SUBSTITUTIONS ARE ALLOWED FOR PRODUCTS WITH A SPECIFIC MANUFACTURER AND MODEL NUMBER UNLESS APPROVED BY OWNER AND ARCHITECT.
14. SUBMIT ANY SHOP DRAWINGS FOR REVIEW BY GENERAL CONTRACTOR FIRST THEN ARCHITECT SECOND.
15. 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.

16. 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.
17. 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.
18. 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.
19. ALL WOOD TRIM OR OTHER PRE FINISHED ITEMS SHALL BE TRIMMED TO FIT AND RAW EXPOSED SURFACES SHALL BE STAINED AND FINISHED TO MATCH.
20. 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.
21. ALL WOOD BLOCKING AND BACKING MATERIALS SHALL BE FIRE RETARDANT TREATED WHEN REQUIRED BY CODE.
22. ALL FINISH MATERIALS SHALL BE CLASS A FLAME SPREAD RATED IN PUBLIC AREAS.
23. 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.
24. 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.
25. ALL FINISH MATERIALS TO BE PER FINISH SCHEDULE.
26. GIVE ALL SURPLUS PAINT MATERIALS TO OWNER/OWNER/TENANT. DO NOT POUR PAINT DOWN DRAIN, CATCH BASINS, OR IN LANDSCAPING.

27. ALL GYPSUM WALL BOARD TO BE MIN. OF 5/8" THICK AND SHALL BE SCREWED TO MIN. 2 1/2" METAL STUDS OR 1 1/2" METAL FURRING @ 24" O.C.. ALL GWB 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 GWB SURFACES THAT SHALL BE CONCEALED BEHIND PANELS OR ABOVE THE CEILING SHALL BE LEVEL 2 PER ASTM C-840.
28. 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.
29. 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 REQUIRE BY CODE. OCCUPANCY AND CONSTRUCTION TYPE. ONE PERM VAPOR BARRIERS SHALL BE INSTALLED ON THE WARM SIDE IN ALL WALLS AND CEILINGS AS REQUIRED.
30. PROVIDE DRAFT/FIRE STOPS AS REQUIRED BY GOVERNING CODES AND OFFICIALS.
31. GENERAL CONTRACTOR TO PROVIDE MECHANICAL AND ELECTRICAL AS-BUILTS, ALL WARRANTIES, AND OPERATING MANUALS, TO LANDLORD, OWNER/TENANT WITHIN TWO (2) WEEKS OF COMPLETION OF WORK.
32. PLUMBING, ELECTRICAL, AND HVAC SUBCONTRACTORS SHALL BE CITY AND STATE LICENSED. THE ABOVE SUBCONTRACTORS SHALL OBTAIN THEIR OWN PERMITS.
33. PROVIDE SMOKE DETECTORS, FIRE SPRINKLER SYSTEMS, AND FIRE EXTINGUISHERS PER LOCAL FIRE MARSHAL'S AND CODE REQUIREMENTS.
34. PROVIDE AND INSTALL ALL REQUIRED CEILING MOUNTED EXIT SIGNS ABOVE ALL REQUIRED EXITS.
35. ALL FURNITURE, FIXTURES, EQUIPMENT ARE TO BE PROVIDED BY THE OWNER/TENANT UNLESS NOTED.
36. PROVIDE ALL "HANDICAP" RELATED SIGNAGE AS REQUIRED PER APPLICABLE CODES AND LAWS.



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

PROPOSED REMODEL FOR:



WEST ALLIS TOWN CENTER
6900 W. GREENFIELD AVE
WEST ALLIS, WI 53214

CLIENT
ETHAN LIN
PAN-ASIA SUPERMARKET
11940 METCALF AVE.
OVERLAND PARK, KANSAS
66213

DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE THE PROPERTY OF MADISEN 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 MADISEN MAHER ARCHITECTS.

DATE	REV	ISSUE
08/28/23	#	PROJECT START
09/29/23		PLAN COMMISSION
10/12/23		PLAN COMMISSION COMMENTS
10/19/23		PLAN COMMISSION

PROJECT NUMBER	23-044
START DATE	08/28/23
DRAWN BY	Author
CHECKED BY	Checker

TITLE SHEET
A0.00

NOT FOR CONSTRUCTION



EXISTING SE ENTRANCE SIGNAGE



EXISTING NW ENTRANCE SIGNAGE

ZONING ANALYSIS

MUNICIPALITY: WEST ALLIS
 ZONING: C3-PERMITTED USE
 PROJECT AREA: 36,000 SF
 NUMBER OF EMPLOYEES: 100
 PARKING STALLS:
 3 / 1000 SF OF GROSS FLOOR AREA
 (EXCEPT STORAGE ROOMS)
 24000sf / 1000 x 3 = 72 REQUIRED
 (3 HANDICAP)
 BICYCLE PARKING SPACES:
 1 / 3,000 SF GROSS FLOOR AREA, NOT TO
 EXCEED 10 SPACES = 10 REQUIRED

POSSIBLE LOCATION FOR
 NEW PAN-ASIA SIGNAGE



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

PROPOSED REMODEL FOR:

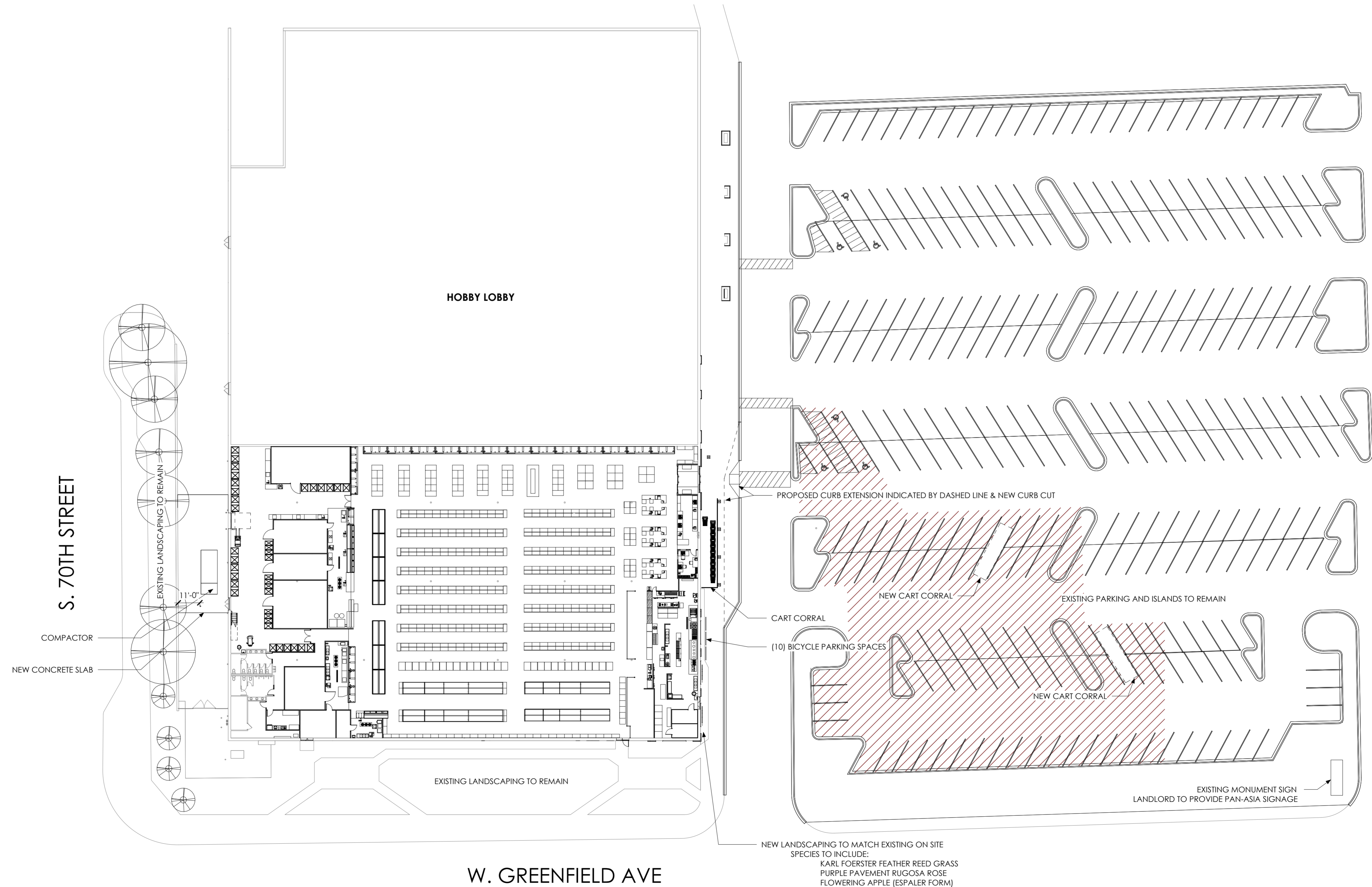


WEST ALLIS TOWN CENTER
 6900 W. GREENFIELD AVE
 WEST ALLIS, WI 53214

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W. GREENFIELD AVE

S. 70TH STREET

HOBBY LOBBY

PROPOSED CURB EXTENSION INDICATED BY DASHED LINE & NEW CURB CUT

NEW CART CORRAL

EXISTING PARKING AND ISLANDS TO REMAIN

CART CORRAL

(10) BICYCLE PARKING SPACES

NEW CART CORRAL

EXISTING MONUMENT SIGN
 LANDLORD TO PROVIDE PAN-ASIA SIGNAGE

NEW LANDSCAPING TO MATCH EXISTING ON SITE
 SPECIES TO INCLUDE:
 KARL FOERSTER FEATHER REED GRASS
 PURPLE PAVEMENT RUGOSA ROSE
 FLOWERING APPLE (ESPALER FORM)

COMPACTOR
 NEW CONCRETE SLAB

EXISTING LANDSCAPING TO REMAIN

EXISTING LANDSCAPING TO REMAIN

1 SITE PLAN
 1" = 30'-0"



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SITE PLAN
A0.41

PLAN LEGEND	
	EXISTING WALL
	NEW METAL STUD WALL
	EXISTING DOOR
	NEW DOOR (WITH DOOR TAG)
	WALL TYPE



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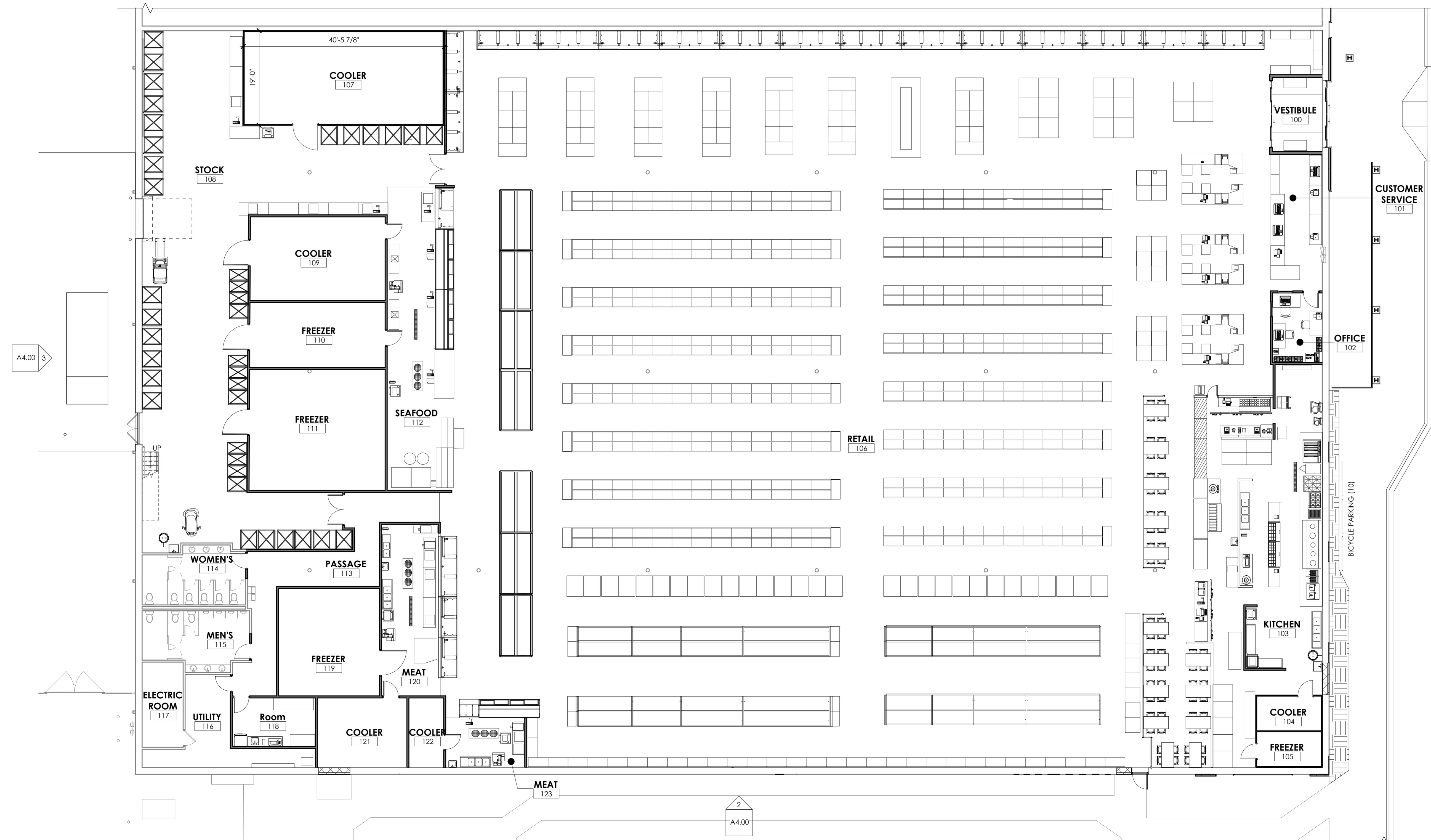
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PROJECT NUMBER 23-044
 START DATE 08/28/23
 DRAWN BY ---
 CHECKED BY ---

FIRST FLOOR PLAN

A1.11

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① FIRST FLOOR PLAN
 3/32" = 1'-0"

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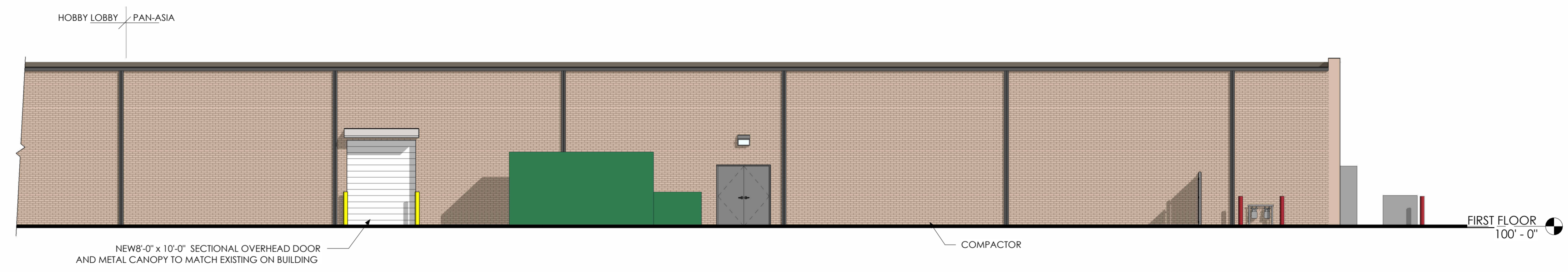
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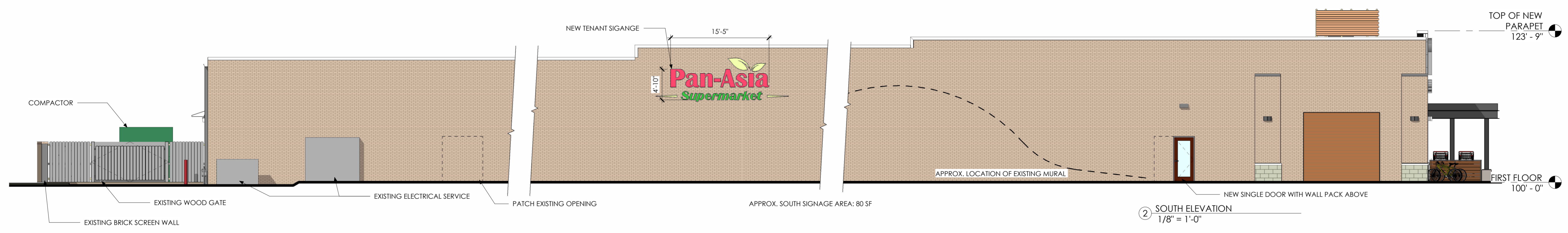
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EXTERIOR ELEVATIONS
A4.00

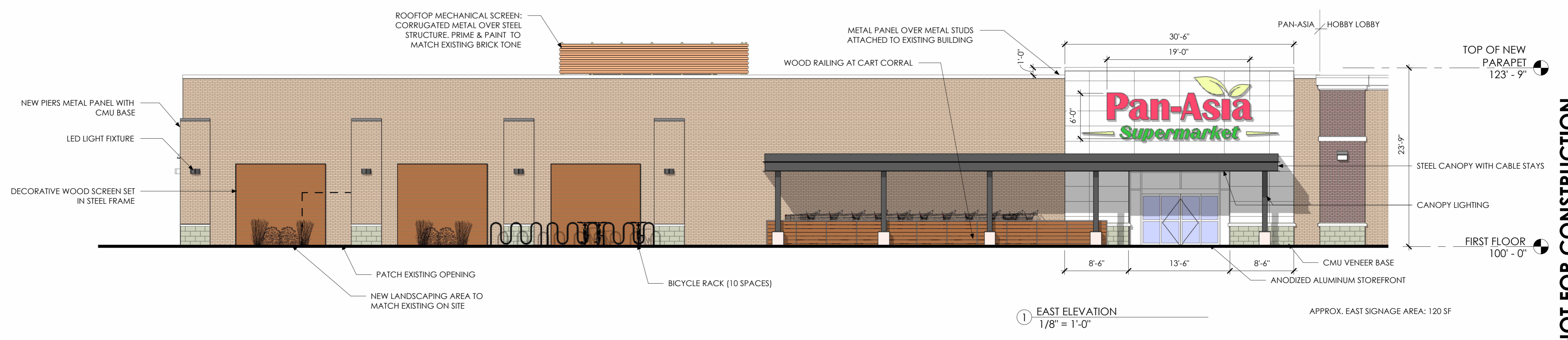
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③ WEST ELEVATION
1/8" = 1'-0"



② SOUTH ELEVATION
1/8" = 1'-0"



① EAST ELEVATION
1/8" = 1'-0"

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EXTERIOR PERSPECTIVES

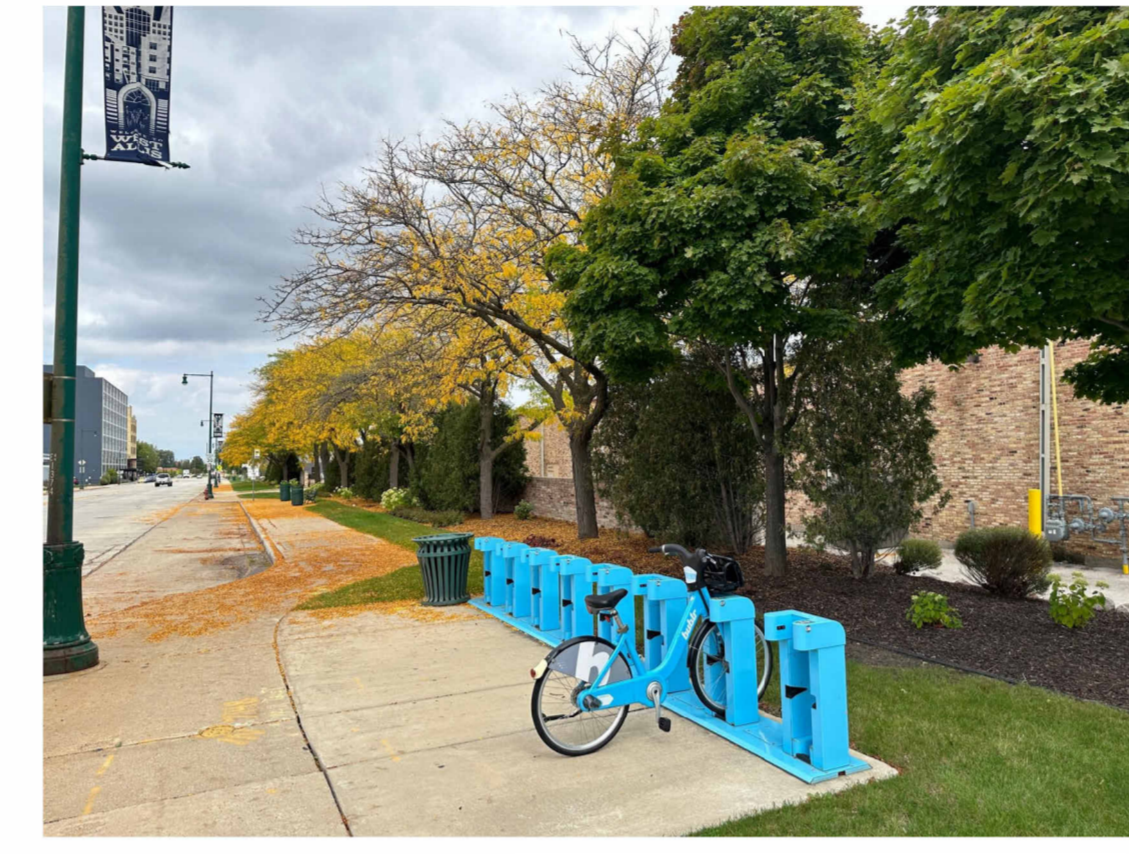
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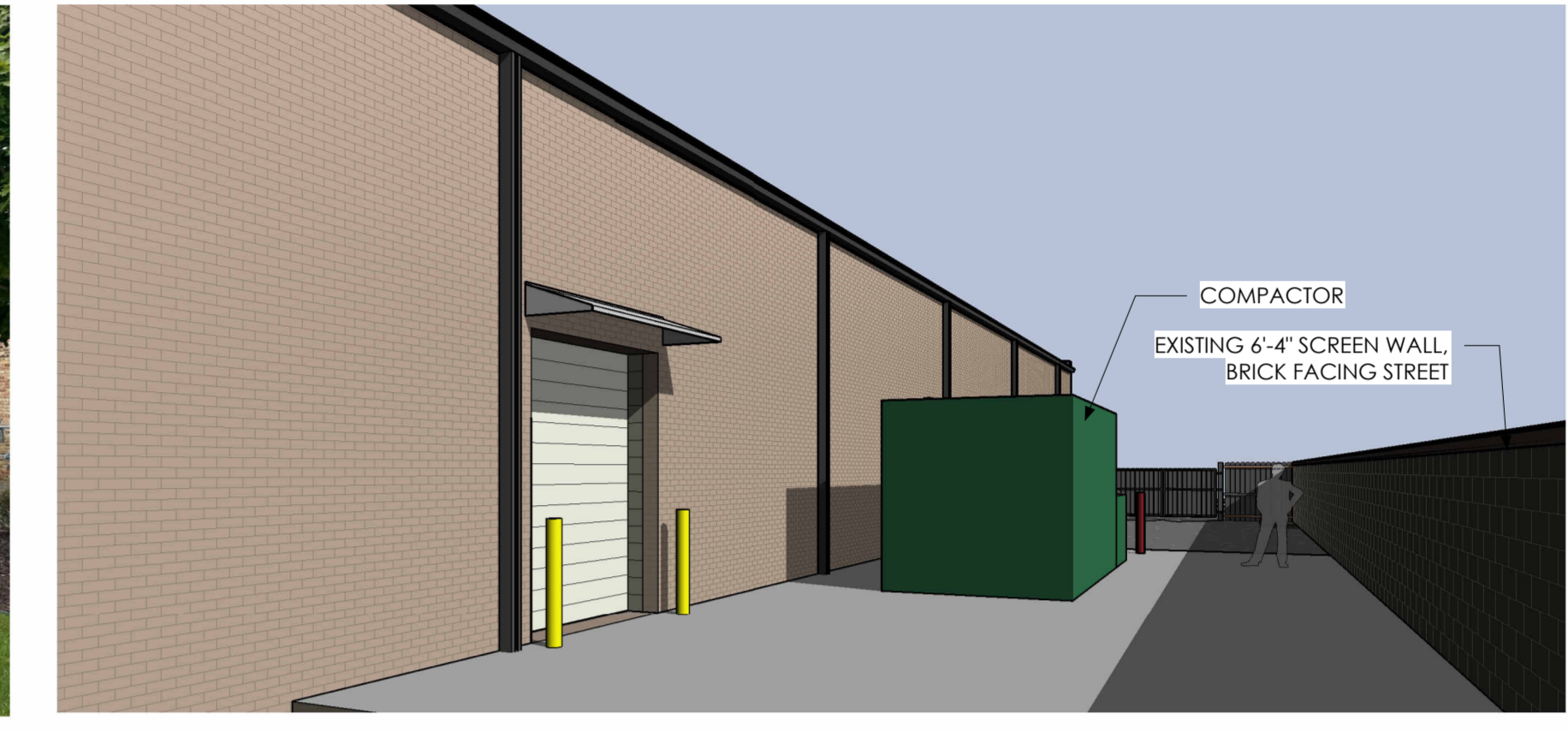
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EXISTING LANDSCAPING AT WEST FACADE 9/29/23



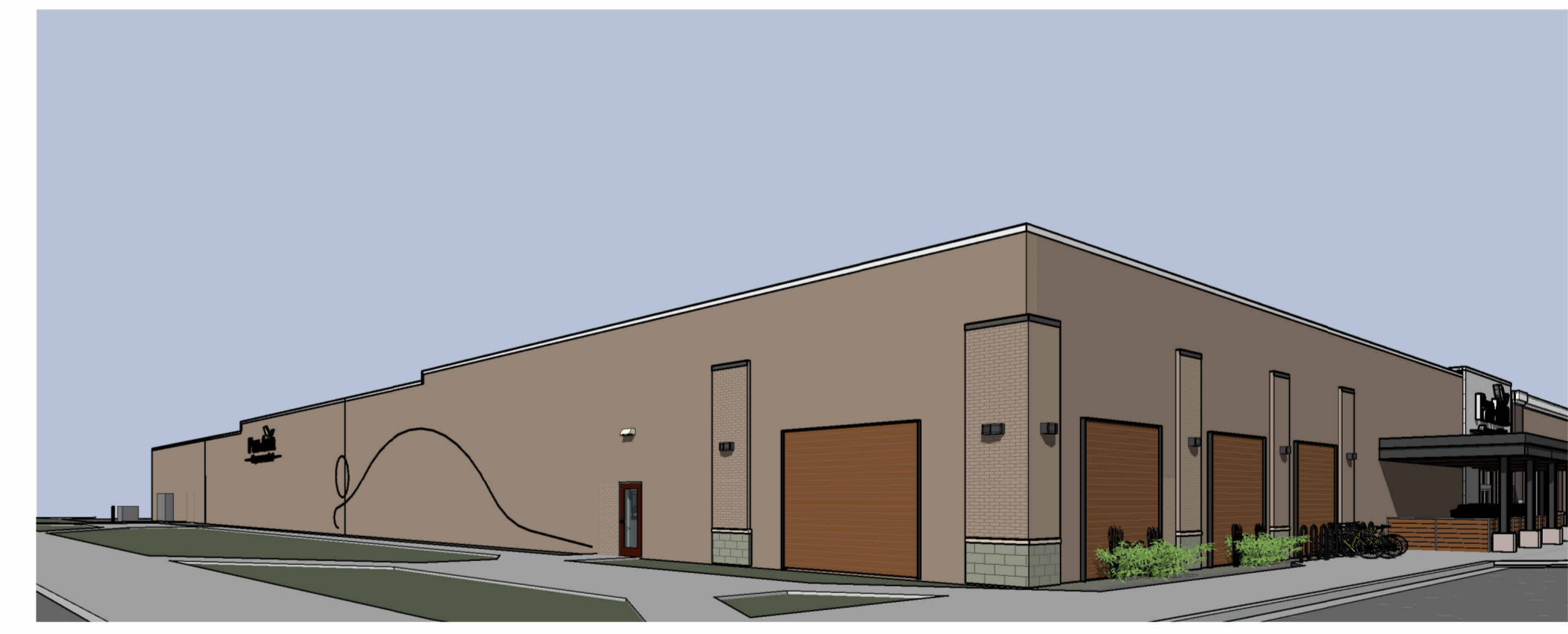
EXISTING LANDSCAPING AT WEST FACADE 9/29/23



3 PERSPECTIVE AT WEST FACADE



EXISTING PARKLET AT SOUTH FACADE 9/29/23



2 PERSPECTIVE AT SOUTH FACADE
PLANTINGS NOT PICTURED



4 PERSPECTIVE AT EAST FACADE FROM GREENFIELD



EXISTING LANDSCAPE BEDS AT HOBBY LOBBY EAST FACADE 9/29/23



1 PERSPECTIVE AT EAST FACADE

DESCRIPTION

The Entri LED luminaire features a classic and stylish design with the added benefits of solid state lighting technology, offering outstanding uniformity and energy savings. Using Cooper Lighting Solutions' proprietary LED LightSquare technology and AccuLED Optics™ system, the Entri LED luminaire offers designers vast versatility in system design, function and performance. Use Entri LED for wall mount architectural lighting applications and egress lighting requirements. UL/cUL listed for use in wet locations.

Catalog #		Type
Project		
Comments		Date
Prepared by		

SPECIFICATION FEATURES

Construction

HOUSING: Heavy wall, one-piece, die-cast aluminum construction for precise tolerance control and repeatability in manufacturing. Integral extruded aluminum heat sink provides superior thermal heat transfer in +40°C ambient environments. **FACEPLATE / DOOR:** One-piece, die-cast aluminum construction. Captive, side hinged faceplate swings open via release of one flush mount die-cast aluminum latch on housing side panel. **GASKET:** One-piece molded silicone gasket mates perfectly between the door and housing for repeatable seal. **LENS:** Uplight lens is impact-resistant, 5/32" thick tempered frosted glass sealed to housing with continuous bead silicone gasket. Downlight lens is an LED LightSquare with integral optics sealed for IP66 rating. **HARDWARE:** Stainless steel mounting screws and latch hardware allow access to electrical components for installation and servicing.

Optics

Choice of 9 patented, high efficiency AccuLED Optics™ distributions. Optics are precisely designed to shape the light output, maximizing efficiency and application spacing. AccuLED Optics technology creates consistent distributions with the

scalability to meet customized application requirements. CRI and CCT offering includes 2200K, 2700K, 3000K, 3500K, 4000K, 5000K, and 5700K with minimum 70CRI and 2700K and 3000K with minimum 80CRI all within 5-step MacAdam ellipse.

Electrical

LED drivers mount to die-cast aluminum back housing for optimal heat sinking, operation efficacy, and prolonged life. Standard drivers feature electronic universal voltage (120-277V 50/60Hz), 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Greater than 0.9 power factor, less than 20% harmonic distortion, and is suitable for operation in -40°C to 40°C ambient environments and optional 50C construction available. All fixtures are shipped standard with 10kV/10kA common – and differential – mode surge protection. LightSquare feature an IP66 enclosure rating and maintain greater than 98% lumen maintenance at 60,000 hours per IESNA TM-21. Emergency egress options for -20°C ambient environments, WaveLinX™, occupancy sensor, and dimming options available.

Mounting

JUNCTION BOX: Standard with

zinc-plated, quick-mount junction box plate that mounts directly to 4" J-Box. LightSquare mounts facing downward. Fixture slides over mounting plate and is secured with two stainless steel fasteners. Mounting plate features a one-piece EPDM gasket on back side of plate to firmly seal fixture to wall surface, forbidding entry of moisture and particulates. Optional mounting arrangements utilize a die-cast mounting adaptor box to allow for LED battery pack, surface conduit and trough branch wiring. The Entri LED luminaire is approved for mounting on combustible surfaces.

Finish

Housing is finished in five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. LightSquare cover plates are standard white and may be specified to match finish of luminaire housing. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult Outdoor Architectural Colors brochure for a complete selection.

Warranty

Five-year warranty.



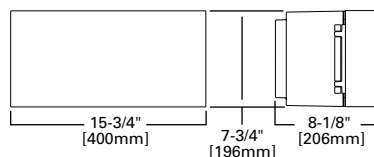
ENC/ENT/ENV ENTRI LED

LightSquare
Solid State LED

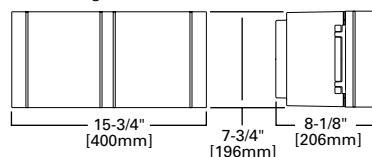
ARCHITECTURAL WALL
LUMINAIRE

DIMENSIONS

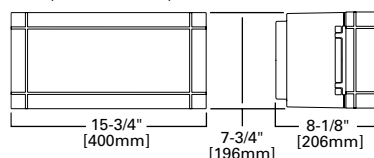
ENC (Round Clean)



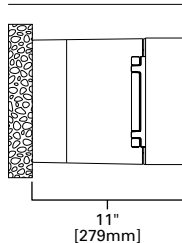
ENT (Triangle Reveals)



ENV (Round Reveals)



CONDUIT MOUNT / BATTERY BACK BOX



CERTIFICATION DATA

DesignLights Consortium™ Qualified*
UL/cUL Listed
ISO 9001
IP66 LightSquares
LM79 / LM80 Compliant

ENERGY DATA

Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120-277V/50 & 60Hz, 347V/60Hz, 480V/60Hz
-30°C Minimum Temperature
40°C Ambient Temperature Rating (Optional)

SHIPPING DATA

Approximate Net Weight:
15.2 lbs. (6.9 kgs.) - Without backbox
29.1 lbs. (13.2 kgs.) - With backbox

ORDERING INFORMATION

Sample Number: ENC-SA1C-740-U-T4W-GM-ULG-HA-ZW-SWPD4BK

Domestic Preferences ²⁵	Product Family ¹	Light Engine		Color Temperature	Voltage	Distribution	Finish
		Configuration	Drive Current				
[Blank]=Standard BAA=Buy American Act TAA=Trade Agreements Act	ENC=Entri Round Clean ENT=Entri Triangle Reveals ENV=Entri Round Reveals	SA1=1 Square	A=350mA B=450mA C=600mA D=800mA E=1000mA F=1200mA	722=70CRI, 2200K ³ 727=70CRI, 2700K ³ 730=70CRI, 3000K ³ 735=70CRI, 3500K 740=70CRI, 4000K 750=70CRI, 5000K ³ 760=70CRI, 5700K ³ 827=80CRI, 2700K ³ 830=80CRI, 3000K ³ 835=80CRI, 3500K ³	U=UNV (120-277) 1=120 2=208 3=240 4=277 8=480 9=347	T2=Type II T3=Type III T4FT=Type IV Forward Throw T4W=Type IV Wide SL2=Type II w/Spill Control SL3=Type III w/Spill Control SL4=Type IV w/Spill Control SLL=90° Spill Light Eliminator Left SLR=90° Spill Light Eliminator Right	BZ=Bronze AP=Grey BK=Black DP=Dark Platinum GM=Graphite Metallic WH=White
Options (Add as Suffix)				Accessories (Order Separately) ²⁶			
F=Singled fused (Must specify voltage, fused on single hot leg of 120, 277, or 347) FF=Doubled fused (Must specify voltage, fused on both hot legs of 208, 240, or 480) X=Driver Surge Protection (6kV) Only 20K=Series 20kV UL 1449 Surge Protective Device 2L=Two-Circuit Light Engine ²⁴ DIM=0-10V Dimming Driver ^{5, 6} EBP=Battery Pack with Back Box (Must specify voltage, available in 120V or 277V) ^{2, 4, 9} CBP=Battery Pack with Back Box, Cold Weather Rated (Must specify voltage, available in 120V or 277V) ^{2, 4, 10} CBP-CEC=Battery Pack with Back Box, Cold Weather Rated, CEC compliant (Must specify voltage, available in 120V or 277V) ^{2, 4, 10} R90=Rotated Right 90° L90=Rotated Left 90° HSS=Factory Installed House Side Shield ¹⁶ LCF=LightSquare Trim Plate Matches Housing Finish ¹⁵ ULG=Uplight Glow ⁷ HA=50°C High Ambient ⁸ WG=Wire Guard TR=Tamper Resistant Hardware BOX=Empty back box (1/2" NPT, each side with plugs installed) BPC=Button Type Photocontrol (Must specify voltage, available in 120, 208, 240, 277V, 347, and 480) AHD145=After Hours Dim, 5 Hours, 50% ¹⁷ AHD245=After Hours Dim, 6 Hours, 50% ¹⁷ AHD255=After Hours Dim, 7 Hours, 50% ¹⁷ AHD355=After Hours Dim, 8 Hours, 50% ¹⁷ SPB1=Dimming Occupancy Sensor with Bluetooth Interface, <8' Mounting ^{13, 22} SPB2=Dimming Occupancy Sensor with Bluetooth Interface, 8'-20' Mounting ^{13, 22} SPB4=Dimming Occupancy Sensor with Bluetooth Interface, 21'-40' Mounting ^{13, 22} MS-L08=Motion Sensor for ON/OFF Operation, Up to 8' Mounting Height ^{11, 12, 13} MS-L20=Motion Sensor for ON/OFF Operation, 9' - 20' Mounting Height ^{11, 12, 13} MS/DIM-L08=Motion Sensor for Dimming Operation, Up to 8' Mounting Height ^{11, 12, 13} MS/DIM-L20=Motion Sensor for Dimming Operation, 9' - 20' Mounting Height ^{11, 12, 13} ZW=WaveLinX-enabled 4-PIN Twistlock Receptacle ^{19, 20} ZW-SWPD4XX=WaveLinX Pro, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting ^{19, 20, 21} ZW-SWPD5XX=WaveLinX Pro, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting ^{19, 20, 21} CC=Coastal Construction ²³				MA1253=10kV Circuit Module Replacement MA1253-480V=10kV Circuit Module Replacement (480V only) FSIR-100-PK=Wireless Configuration Tool for Occupancy Sensor ¹¹ VA6172SA=Wireguard Accessory VA6173=Tamper-Resistant Driver Bit VA6174=Vandal Shield Accessory VA2001-XX=Thru-Way Conduit Box LS/HSS=House Side Shield (Works with all distributions listed for Entri) WOLC-7P-10A=WaveLinX Outdoor Control Module (7-pin) SWPD4-XX=WaveLinX Sensor, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting ^{19, 20, 21} SWPD5-XX=WaveLinX Sensor, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting ^{19, 20, 21}			

NOTES:

- DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details. DLC Family Code: MMMSPQ
- EBP or CBP options limited to 25°C. Control option limited to BPC=Button Type Photocontrol (must specify voltage).
- Extended lead times apply. Use dedicated IES files when performing layouts.
- Not available with HA option.
- Cannot be used with other control options.
- Low voltage control lead brought out 18" outside fixture.
- ULG only available in 740
- Not available with ULG option
- EBP is rated for minimum operating temperature of 0°C (32°F). Operates downlight for 90-minutes.
- CBP is rated for minimum operating temperature of -20°C (-4°F). Operates downlight for 90-minutes.
- The FSIR-100 configuration tool is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Cooper Lighting
- Replace LXX with the available mounting height options: L08, L20, L40 or L40W are the only choices.
- Includes integral photosensor.
- Bronze sensor is shipped with Bronze fixtures. White sensor shipped on all other housing color options.
- Not available with HSS option.
- Only for use with SL2, SL3 and SL4 distributions. The light square trim plate is painted black when the HSS option is selected.
- Requires the use of BPC photocontrol. See After Hours Dim supplemental guide for additional information.
- Control option limited to BPC=Button Type Photocontrol (must specify voltage).
- WAC Gateway required to enable field-configurability: Order WAC-PoE and WPOE-120 (10V to PoE injector) power supply if needed.
- Requires ZW.
- Replace XX with sensor color (WH, BZ, or BK).
- Smart device with mobile application required to change system defaults. See controls section for details.
- Coastal construction finish salt spray tested to over 5,000-hours per ASTM B117, with a scribe rating of 9 per ASTM D1654.
- 2L not available with FF, ULG or AHD options. Controls and/or battery packs operate only one of the two circuits when 2L is specified.
- Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to [DOMESTIC PREFERENCES](#) website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.
- Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information.

LUMEN MAINTENANCE

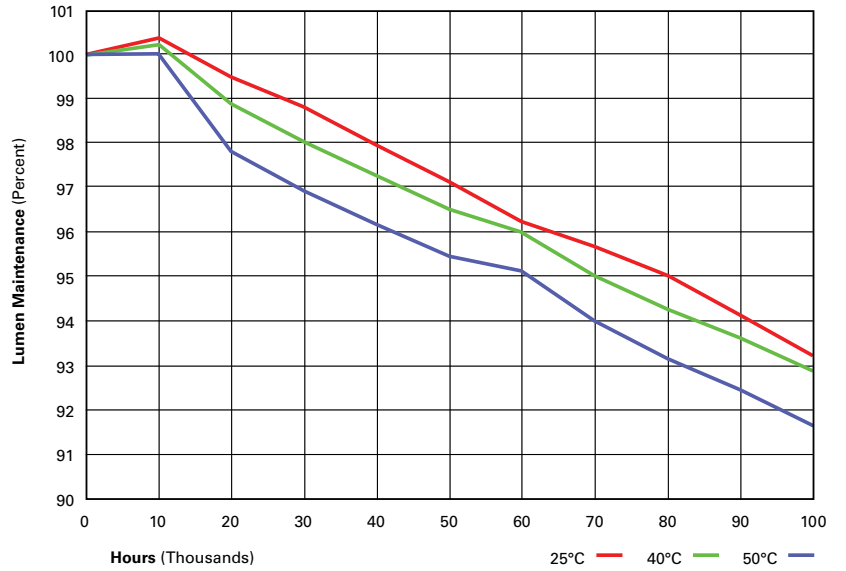
SA1 (All Drive Currents)					
Hours	25,000 hours*	50,000 hours*	60,000 hours*	100,000 hours**	Theoretical L70 (Hours)**
25 °C	99.4%	99.0%	98.9%	98.3%	2,471,000
40 °C	99.4%	99.0%	98.9%	98.3%	2,471,000
50 °C	99.4%	99.0%	98.9%	98.3%	2,471,000

* Supported by IES TM-21 standards

** Theoretical values represent estimations commonly used; however, refer to the IES position on LED Product Lifetime Prediction, IES P5-10-18, that explains proper use of IES TM-21 and LM-80.

LUMEN MULTIPLIER

Ambient Temperature	SA1 (All Drive Currents)
0 °C	1.02
10 °C	1.01
25 °C	1.00
40 °C	0.99
50 °C	0.97



CONTROL OPTIONS

0-10V

This fixture is offered standard with 0-10V dimming driver(s). The DIM option provides 0-10V dimming wire leads for use with a lighting control panel or other control method.

Photocontrol (BPC)

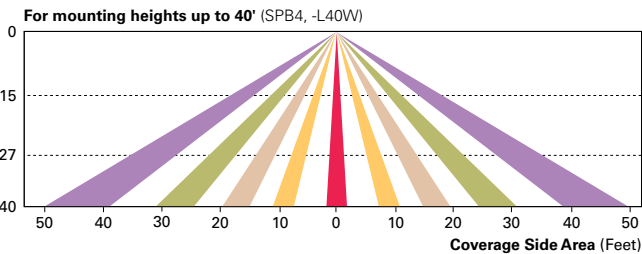
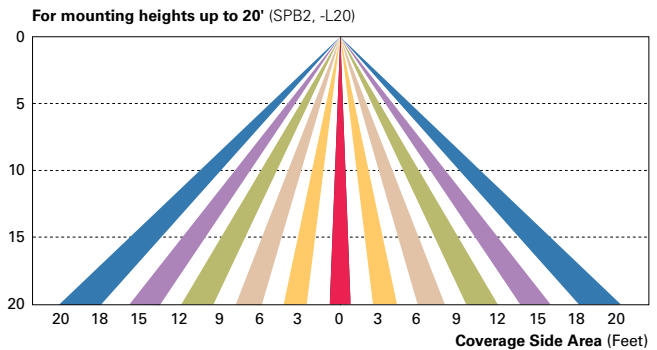
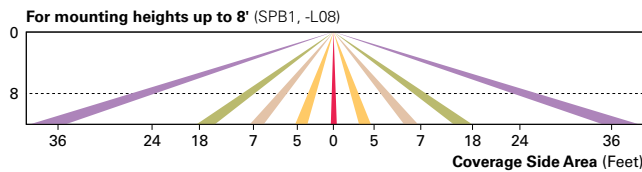
Optional button-type photocontrol (BPC) and photocontrol receptacles (PR and PR7) provide a flexible solution to enable "dusk-to-dawn" lighting by sensing light levels. Advanced control systems compatible with NEMA 7-pin standards can be utilized with the PR7 receptacle.

After Hours Dim (AHD)

This feature allows photocontrol-enabled luminaires to achieve additional energy savings by dimming during scheduled portions of the night. The dimming profile will automatically take effect after a "dusk-to-dawn" period has been calculated from the photocontrol input. Specify the desired dimming profile for a simple, factory-shipped dimming solution requiring no external control wiring. Reference the After Hours Dim supplemental guide for additional information.

Dimming Occupancy Sensor (MS/DIM-LXX and MS-LXX)

These sensors are factory installed in the luminaire housing. When the SPB or MS/DIM sensor options are selected, the occupancy sensor is connected to a dimming driver and the entire luminaire dims when there is no activity detected. When activity is detected, the luminaire returns to full light output. The MS/DIM sensor is factory preset to dim down to approximately 50 percent power with a time delay of five minutes. The MS-LXX sensor is factory preset to turn the luminaire off after five minutes of no activity. SPB motion sensors require the Sensor Configuration mobile application by Wattstopper to change factory default dimming level, time delay, sensitivity and other parameters. Available for iOS and Android devices. The SPB sensor is factory preset to dim down to approximately 10% power with a time delay of five minutes. The MS/DIM occupancy sensors require the FSIR-100 programming tool to adjust factory defaults.



WaveLinx Wireless Control and Monitoring System

Available in 7-PIN or 4-PIN configurations, the WaveLinx Outdoor control platform operates on a wireless mesh network based on IEEE 802.15.4 standards enabling wireless control of outdoor lighting. Use the WaveLinx Mobile application for set-up and configuration. At least one Wireless Area Controller (WAC) is required for full functionality and remote communication (including adjustment of any factory pre-sets). WaveLinx Outdoor Control Module (WOLC-7P-10A) A photocontrol that enables astronomic or time-based schedules to provide ON, OFF and dimming control of fixtures utilizing a 7-PIN receptacle. The out-of-box functionality is ON at dusk and OFF at dawn. WaveLinx Wireless Sensor (SWPD4 and SWPD5) These outdoor sensors offer passive infrared (PIR) occupancy and a photocell for closed loop daylight sensing. These sensors can be factory installed or field-installed via simple, tool-less integration into luminaires equipped with the Zhaga Book 18 compliant 4-PIN receptacle (ZW). These sensors are factory preset to dim down to approximately 50 percent power after 15 minutes of no activity detected. These occupancy sensors include an integral photocell for "dusk-to-dawn" control or daylight harvesting that is factory-enabled. A variety of sensor lenses are available to optimize the coverage pattern for mounting heights from 7'-20', only applies for typical wall packs.

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.

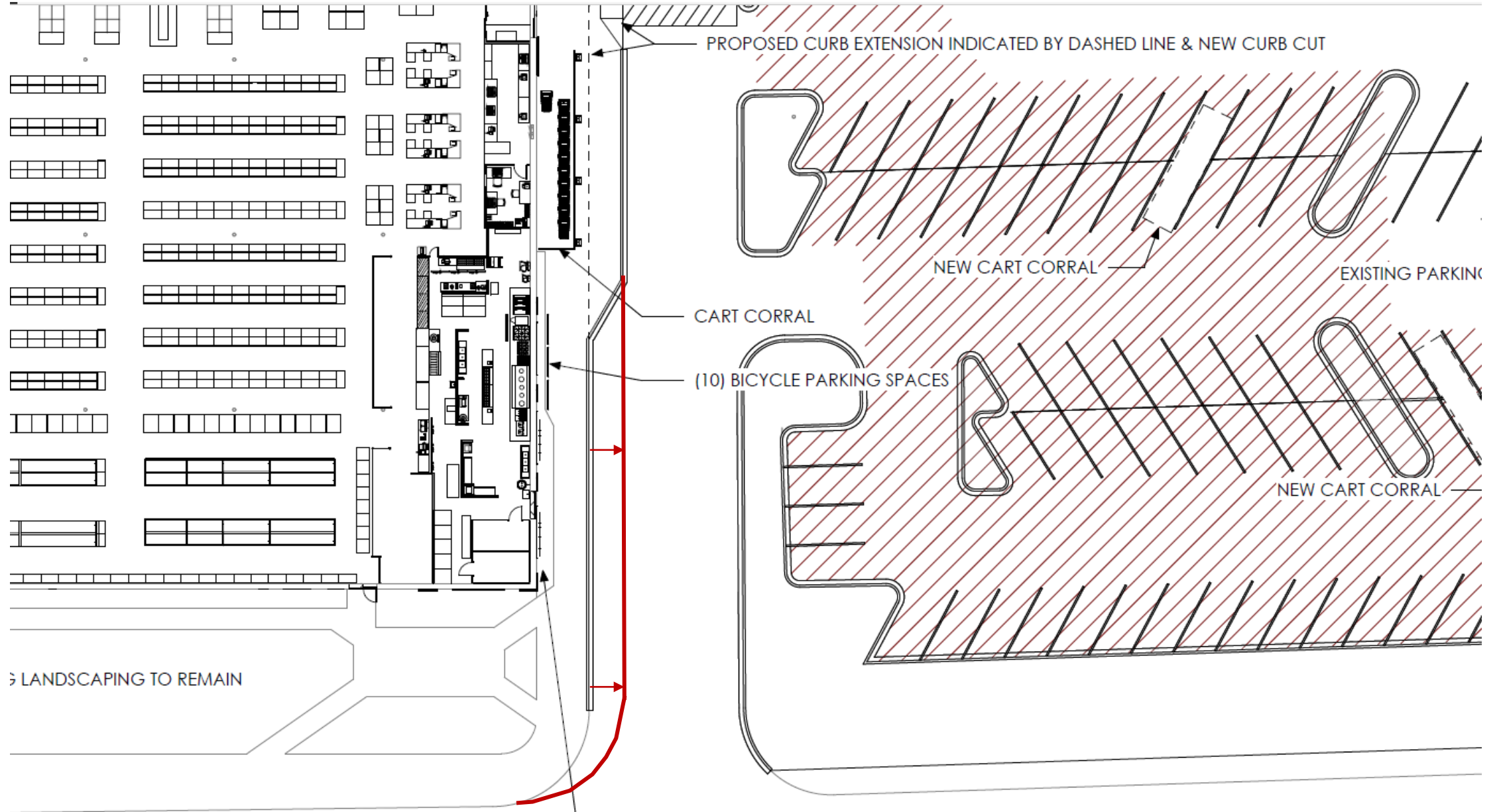
Goal:
Public Realm

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"/>	



PROPOSED CURB EXTENSION INDICATED BY DASHED LINE & NEW CURB CUT

NEW CART CORRAL

EXISTING PARKING

CART CORRAL

(10) BICYCLE PARKING SPACES

NEW CART CORRAL

LANDSCAPING TO REMAIN

NEW LANDSCAPING TO MATCH EXISTING ON SITE

- SPECIES TO INCLUDE:
- KARL FOERSTER FEATHER REED GRASS
 - PURPLE PAVEMENT RUGOSA ROSE
 - FLOWERING APPLE (ESPALER FORM)

W. GREENFIELD AVE



6900 W GREENFIELD AVE

Show search results for 6900 W GREENFIELD AVE

6910 W GREENFIELD AVE

Taxkey Parcel: 439-0001-007

MD Property Class Commercial
MD Property Type Community Shopping Center
Neighborhood Name Six Points
Property Acreage 5.16
Property Address 6822-52-6900 W GREENFIELD AVE
Property Search Link [More info](#)
Property Square Feet 224,620.97
Zoning C-3,1

[Zoom to](#)

W Greenfield Ave

59

59

Greenfield Ave

59

59

W Greenfield Ave



