

#### SITE PLAN REVIEW COMMITTEE MEETING AGENDA

#### MONDAY, NOVEMBER 14, 2022 AT 1:30 PM

#### MUNICIPAL BUILDING, 106 JONES STREET, WATERTOWN, WI - SECOND FLOOR ROOM 2044

**By Phone or GoToMeeting:** Members of the media and the public may attend by calling: (Toll Free): 1 866 899 4679 **Access Code:** 510-230-245 or <a href="https://meet.goto.com/510230245">https://meet.goto.com/510230245</a> All public participants' phones will be muted during the meeting except during the public comment period.

#### 1. CALL TO ORDER

#### 2. APPROVAL OF MINUTES

A. Review and take action: Site Plan Review Committee minutes dated October 10, 2022

#### 3. BUSINESS

- A. Review and take action: 209 S. Third Street fitness center
- B. Review and take action: 1141 S. Tenth Street interior remodel and exterior resurfacing

#### 4. ADJOURNMENT

Persons requiring other reasonable accommodations for any of the above meetings, may contact the office of the City Clerk at mdunneisen@CityofWatertown.org, phone 920-262-4006

A quorum of any City of Watertown Council, Committee, Board, Commission, or other body, may be present at this meeting for observing and gathering of information only

#### Section 2. Item A.

#### SITE PLAN REVIEW COMMITTEE October 10, 2022

The Site Plan Review Committee met on the above date at 1:30 P.M. in the Council Chambers of City Hall as well as via GotoMeeting. The following members were present: Doug Zwieg, Maureen McBroom, Anthony Rauterberg, and Timothy Hayden. Also in attendance were Nikki Zimmerman and Sonja Kruesel of Vandewalle & Associates.

#### 1. Call to Order

The meeting was called to order by Acting Chairperson Sonja Kruesel.

#### Review and approve Site Plan Review Committee Minutes Dated September 26, 2022

Motion was made by Doug Zwieg and seconded by Anthony Rauterberg to approve the September 26, 2022 Site Plan Review minutes as submitted. Unanimously approved.

# 3. & 4. Review and take action: Exterior storage screened refuse container and Indoor Commercial Entertainment – Restaurant

Since both items 3 and 4 were for the same property, both were combined to discuss at one time.

The applicant was not present so Acting Chairperson Sonja Kruesel gave a brief explanation of the proposed project. The applicant is looking to reopen the building at this property as a restaurant. The desire is to put a screened refuse container on the property as well.

The following was presented by city staff:

Zoning: This will require a conditional use permit and will be going to the Plan Commission on

October 24, 2022 for the public hearing. Parking requirements is one parking stall for every 3 seats in the restaurant. Further information on the dumpster will be required

for the Plan Commission including setbacks.

Building: A building permit will be required for the dumpster enclosure.

Stormwater: If at any time 3,000 square feet or more of land is disturbed an erosion

control/stormwater runoff permit will be required and if anything is done to the parking

lot.

Motion was made by Doug Zwieg and seconded by Timothy Hayden to approve this item as submitted.

Unanimously approved.

#### 5. Adjournment

Motion was made by Doug Zwieg and seconded by Maureen McBroom to adjourn. Unanimously approved.

Respectfully submitted, Nikki Zimmerman, Recording Secretary

NOTE: These minutes are uncorrected, and any corrections made thereto will be noted in the proceedings at which these minutes are approved.

#### Fuelify Fitness Business Operation Plan

- a) Brief description of business activities
  Fuelify Fitness will be a 24/7 Fitness center. We have 3,000 sq ft of gym space, that will
  have an industrial aesthetic. Turf flooring, brick walls, tall ceilings and exposed ceiling
  beams and vents will give this gym/fitness center the perfect "vibe" for anyone looking
  to get a great workout in. We will have a lot of equipment available for our members,
  from cardio to heavy weightlifting. Our plan includes obtaining machines and other
  fitness items that unique to Watertown gyms. We hope to make our community
  healthier by providing the lowest cost gym in town. We believe being healthy shouldn't
  cost a fortune. Our idea also includes everyone, of all ages, shapes etc; from people who
  have never been to a gym to those looking to compete!
- b) Days of operation7 days per week, Staffed m-f/by appointment
- c) Hours of operation24 hours, staffed m-f/by appointment
- d) Number of employees
   No employees at this time, husband and wife are the owners and willing to work!
- e) Possible nuisance issues No possible nuisance issues that can be thought of. Music will be moderate as some people like their own music and will have headphones. No big deliveries need to be made, no outdoor activities.

# HGR INDUSTRIAL SURPLUS

1141 S. 10TH STREET WATERTOWN, WI 53094

## OWNER

HGR INDUSTRIAL SURPLUS 320 FLEMING ROAD BURMINGHAM, AL P: 866.447.7117 F: 216.486.4779 HGRINC.COM

## **ARCHITECT**

MADISEN MAHER ARCHITECTS 700 W. VIRGINIA STREET, SUITE 604 MILWAUKEE, WI 53204 P: 414.277.8000 MADISENMAHER.COM



# **GENERAL CONTRACTOR**

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



#### BUILDING CODE ANALYSIS IBC 2015 APPLICABLE CODES: IBC 2015, IEBC 2015 PROPERTY ADDRESS: 1141 S. 10TH STREET, WATERTOWN, WI 53094 **EGRESS WIDTH:** (IBC 1005) OTHER EGRESS COMP. REQ'D (.15" / PERSON): 5.85" OCCUPANCY CLASSIFICATION: B, BUSINESS S-2, LOW HAZARD STORAGE EXITS PROVIDED: DOORWAYS, MINIMUM PROVIDED: 34" **CLASS OF CONSTRUCTION:** COMMON PATH OF EGRESS TRAVEL: (IBC 1006.2.1) ALTERATION LEVEL **EXIT TRAVEL DISTANCE:** (IBC 1017.2)

0 HOURS

0 HOURS

0 HOURS

0 HOURS

FULLY SPRINKLERED (NFPA 13) PROJECT BUILDING AREAS: NUMBER OF STORIES: REMODELED AREA TOTAL BUILDING AREA, GROSS: 207,586 SF 7,270 SF BUSINESS AREA: STORAGE: 200,316 SF OCCUPANT LOAD: 39 PERSONS (IBC 1004.1.2) OFFICES, ACTUAL: 20 PERSONS LOCKER ROOMS (960 SF): 19 PERSONS WAREHOUSE: FIRE RESISTANCE RATINGS REQ'D, -(IBC TABLE 601) STRUCTURAL FRAME: 0 HOURS

EXTERIOR BRG. WALLS:

INTERIOR BRG. WALLS:

FLOOR CONSTRUCTION

ROOF CONSTRUCTION:

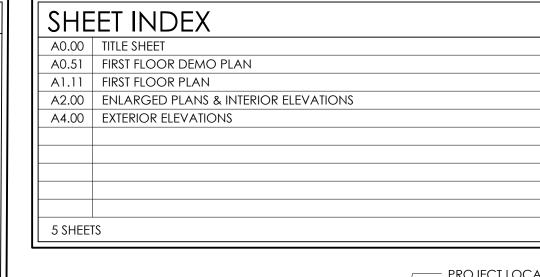
INTERIOR NON-BEARING WALLS:

LAVATORIES: 1 REQ'D (4 PROVIDED) 1 REQ'D (4 PROVIDED) TOTAL 2 REQ'D (8 PROVIDED) 2 SERVICE SINKS PROVIDED THIS PROJECT, AND THE ROUTE TO IT, IS ALREADY ACCESSIBLE TO X (400 BY AREA) INDIVIDUALS WITH DISABILITIES PER CURRENT CODE. 0 HOURS

PLUMBING FIXTURES

WATER CLOSETS:

TOTAL



200'-0"

1 REQ'D (7 PROVIDED)

1 REQ'D (5 PROVIDED)

2 REQ'D (12 PROVIDED)



PROJECT LOCATION

# MADISEN

Section 3, Item B.

ARCHITECTS 700 W. VIRGINIA STREET, SUITE 604

MILWAUKEE, WI 53204

414.277.8000 MADISENMAHER.COM

**REMODELING FOR:** 

HGR INDUSTRIAL SURPLUS

1141 S. 10TH STREET WATERTOWN, WI 53094

CLIENT:

**WES NOSEK** WES ALLEN CONSTRUCTION CO. 13545 W. WATERTOWN PLANK RD. ELM GROVE, WI 53122

Drawings and Specifications as instruments of service re 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 or other work except by written agreement with Madisen Maher Architects.

**ISSUED SET** SITE PLAN REVIEW

PROJECT NUMBER 09-12-2022 START DATE DRAWN BY

CHECKED BY

TITLE SHEET

# 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.

3. 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

ALL ADDITIONAL DRAWINGS AND SPECIFICATIONS REQUIRED FOR PERMITS TO BE SUPPLIED BY CONTRACTOR AND

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

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 THE AMOUNTS WERE DETERMINED.

6. 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. 7. GENERAL CONTRACTOR SHALL PROVIDE AND PAY FOR A DUMPSTER AND TEMPORARY TOILET FACILITIES (IF

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.

TOILET FACILITIES ARE NOT ALREADY ON SITE) FOR HIS AND HER SUBCONTRACTORS USE.

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 TENANT/FRANCHISEE. 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.

22. ALL FINISH MATERIALS SHALL BE CLASS A FLAME SPREAD RATED IN PUBLIC AREAS.

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

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. DO NOT POUR PAINT DOWN DRAIN, CATCH BASINS, OR IN

27. ALL GYPSUM WALL BOARD TO BE MIN. OF 5/8" THICK UNLESS OTHERWISE SPECIFIED AND SHALL BE SCREWED TO SUBSTRATE AS INDICATED. 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 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.

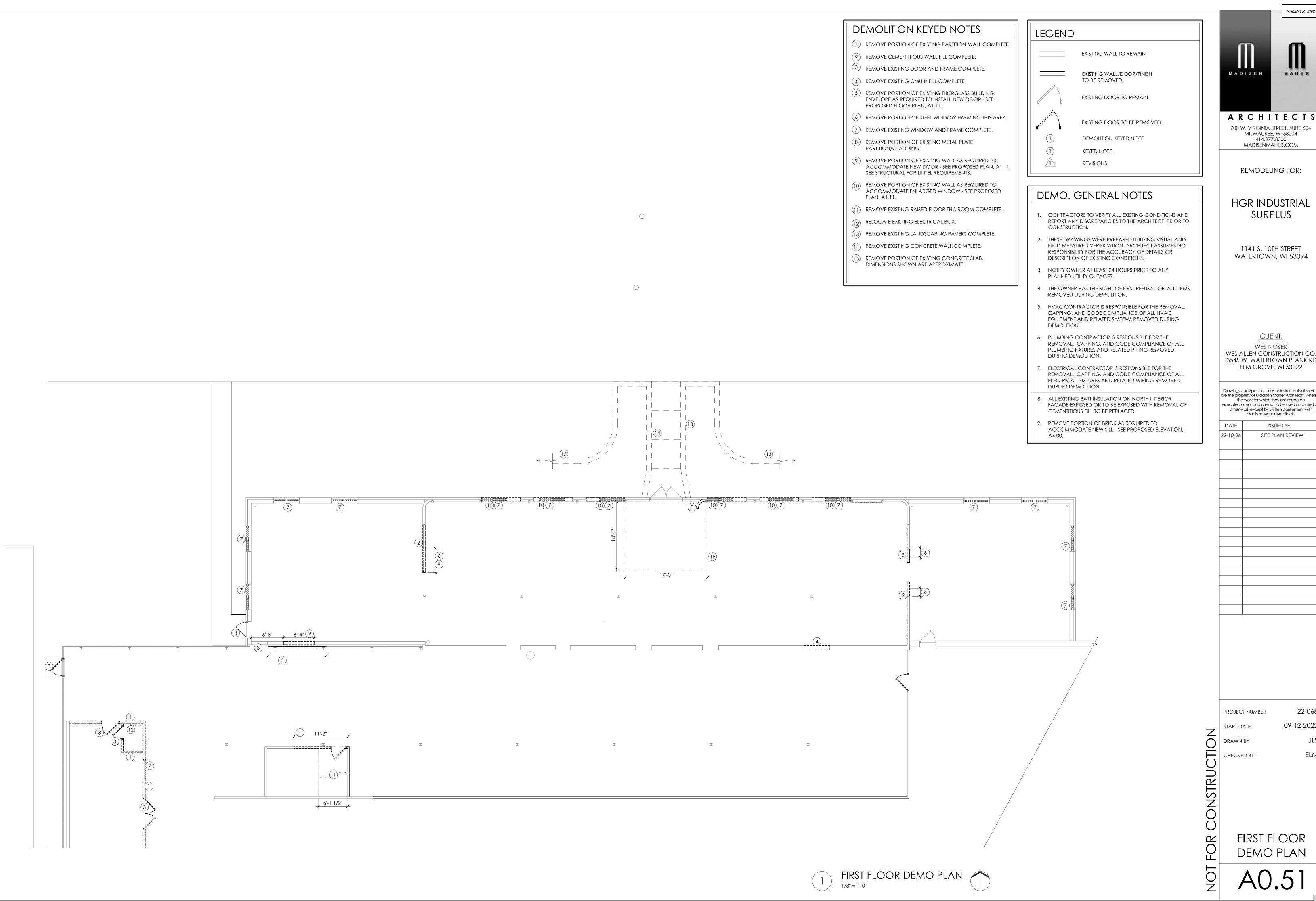
**30.** PROVIDE DRAFT/FIRE STOPS AS REQUIRED BY GOVERNING CODES AND OFFICIALS. 31. GENERAL CONTRACTOR TO PROVIDE MECHANICAL AND ELECTRICAL AS-BUILTS, ALL WARRANTIES, AND

OPERATING MANUALS, TO OWNER 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

**35.** ALL FURNITURE, FIXTURES, EQUIPMENT ARE TO BE PROVIDED BY THE OWNER UNLESS NOTED. 36. PROVIDE ALL "HANDICAP" RELATED SIGNAGE AS REQUIRED PER APPLICABLE CODES AND LAWS.

**34.** PROVIDE AND INSTALL ALL REQUIRED CEILING MOUNTED EXIT SIGNS ABOVE ALL REQUIRED EXITS.





Section 3, Item B.

ARCHITECTS

REMODELING FOR:

# HGR INDUSTRIAL SURPLUS

1141 S. 10TH STREET WATERTOWN, WI 53094

CLIENT:

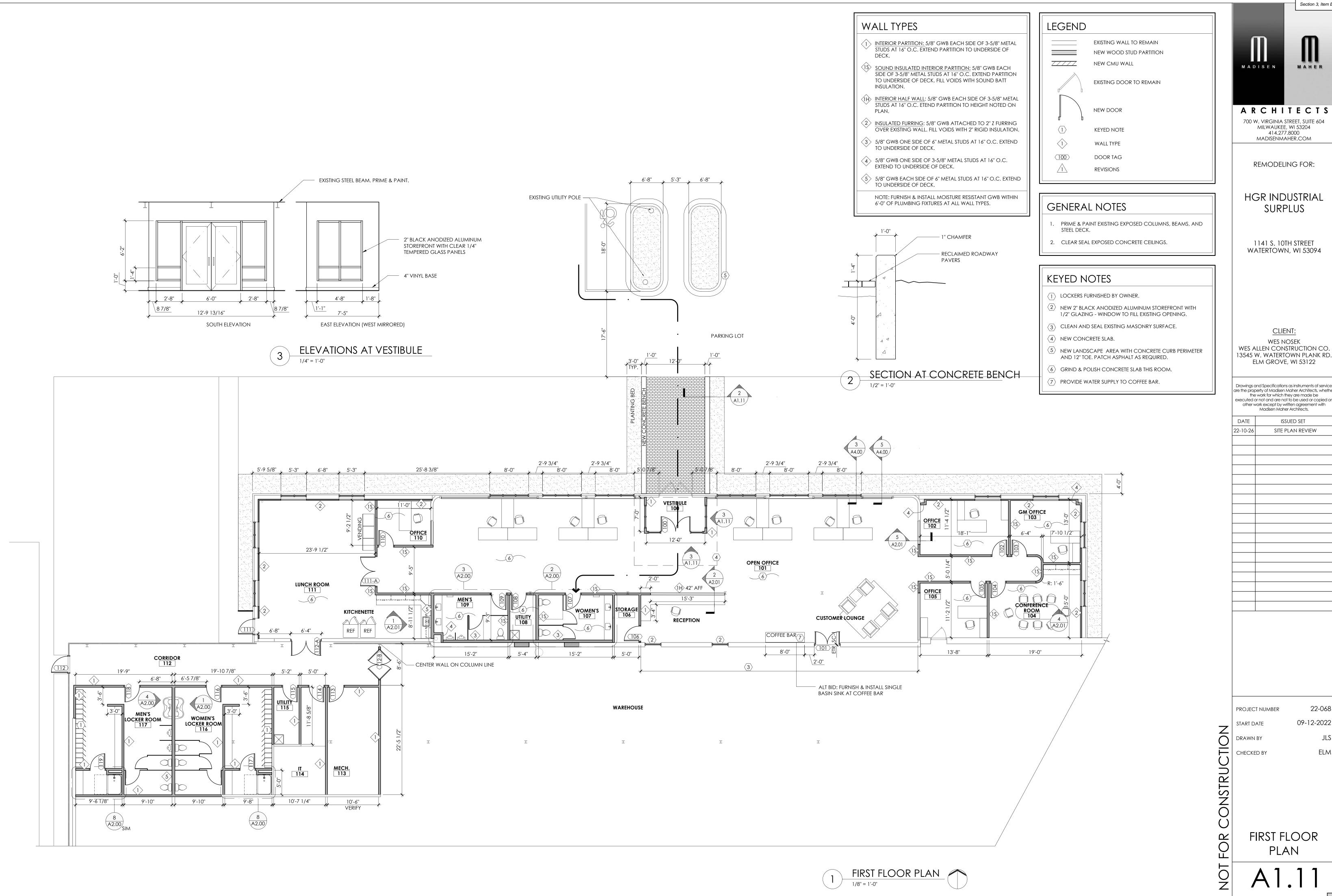
**WES NOSEK** WES ALLEN CONSTRUCTION CO. 13545 W. WATERTOWN PLANK RD. ELM GROVE, WI 53122

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Madisen Maher Architects.

**ISSUED SET** SITE PLAN REVIEW

FIRST FLOOR DEMO PLAN



HGR INDUSTRIAL SURPLUS

Section 3, Item B.

1141 S. 10TH STREET WATERTOWN, WI 53094

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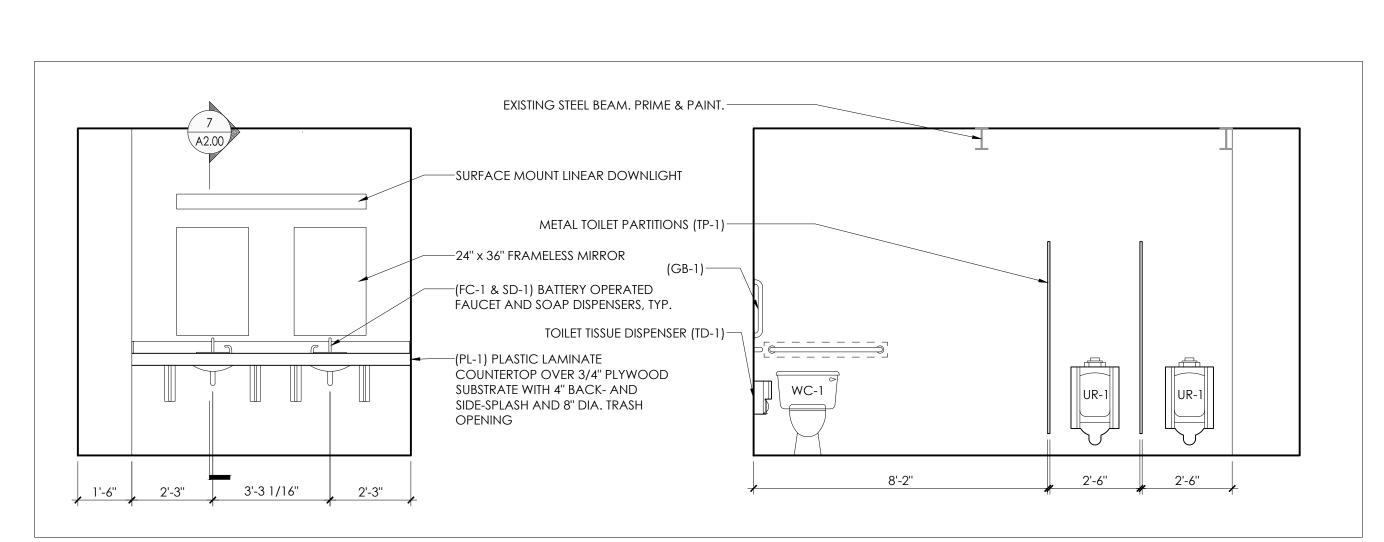
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SITE PLAN REVIEW

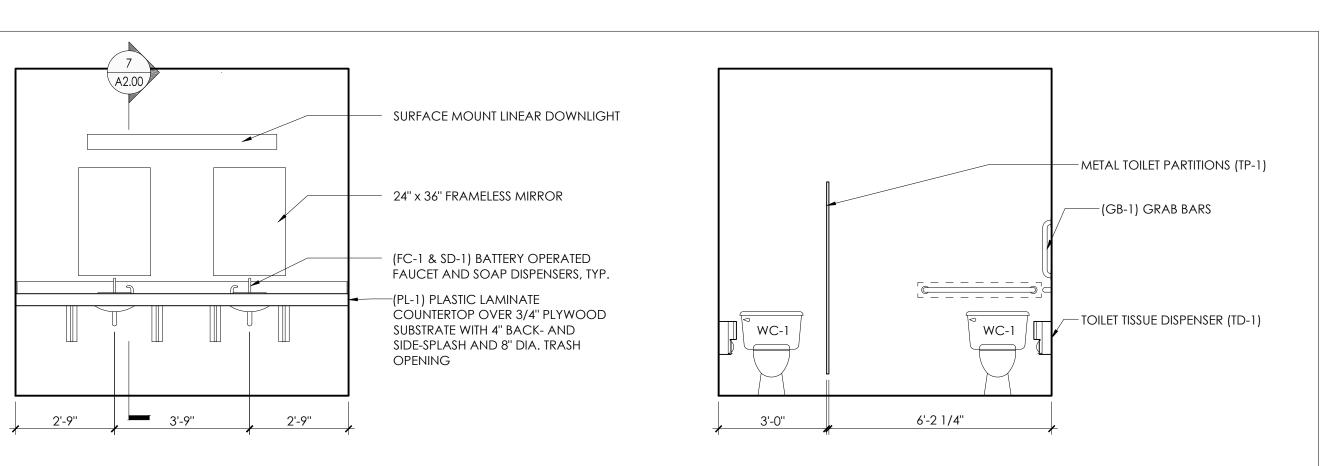
**ISSUED SET** 

22-068 PROJECT NUMBER 09-12-2022

> FIRST FLOOR PLAN







ENLARGED PLAN AT SHOWERS, TYP.

3'-2"

MODULAR SHOWER UNIT -

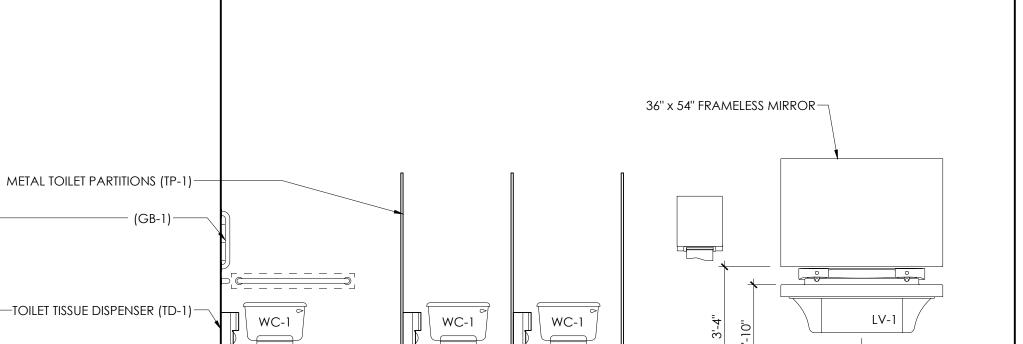
ELEVATIONS AT WOMEN'S RESTROOM

5'-0''

WC-1

WC-1

3'-0"



3'-0''

3'-0"

- SURFACE MOUNT LINEAR LED DOWNLIGHT - FRAMELESS MIRROR NOTE: INSULATE HOT WATER SUPPLY METAL TOILET PARTITIONS (TP-1) AND DRAIN LINE BATTERY OPERATED HANDS-FREE FAUCET 36" x 54" FRAMELESS MIRROR — (PL-1) PLASTIC LAMINATE COUNTERTOP OVER 3/4" PLYWOOD SUBSTRATE WITH 4" APRON, 4" MONOLITHIC PLASTICLAVATORY— BACK- AND SIDE-SPLASH, AND 8" DIA. TRASH UNIT WITH TWO STATIONS (LV-1) 1x4 P-LAM LEDGER, TYP. - P-LAM ANGLE BRACE SOLID WOOD BLOCKING

SECTION AT LAVATORY, TYP.

AS REQUIRED

ELEVATION AT MEN'S LOCKER ROOM 3/8" = 1'-0"

**EQUIPMENT & ACCESSORY KEY** 

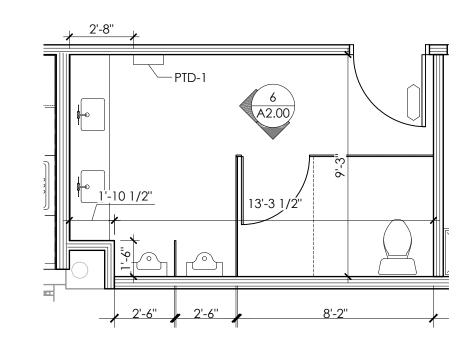
1. CONTRACTOR TO COORDINATE MIRROR INSTALLATION WITH WALL TILE INSTALLATION.

WALL TILE SHALL NOT BE INSTALLED BEHIND MIRRORS.

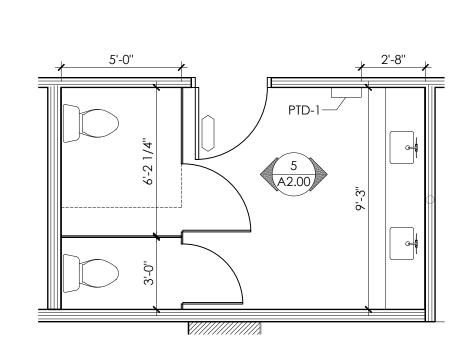
2. MOUNTING HEIGHTS OF ACCESSORIES AND EQUIPMENT SHOWN ON ONE ELEVATION SHALL APPLY TO ALL SIMILAR ITEMS.

3. ALL ACCESSORIES TO BE STAINLESS STEEL UNLESS OTHERWISE NOTED.

KEY	DESCRIPTION	MANUFAC.	MODEL NO.	REMARKS
FC-1	FAUCET	ZURN	SS-Z6913-XL	CHROME, BATTERY OPERATED HANDS-FREE
GB-1	GRAB BARS	BOBRICK	B6806 X 42", 36", 18"	STAINLESS STEEL
LV-1	MONOLITHIC LAVATORY	BRADLEY	EXPRESS MG-2	SIMILAR MANUFAC. AND PRODUCT MEETING ADA STANDARDS ACCEPTABLE COLOR SELECTION BY OWNER
PL-1	PLASTIC LAMINATE COUNTERTOP	-	-	COLOR SELECTION BY OWNER
PTD-1	AUTOMATIC PAPER TOWEL DISPENSER	BOBRICK	B-2974	STAINLESS STEEL, HAND-FREE OPERATION
SD-1	SOAP DISPENSER	ZURN	Z6956-SD	CHROME, BATTERY OPERATED HANDS-FREE
TD-1	TOILET TISSUE DISPENSER	BRADLEY CORP.	5402	STAINLESS STEEL, 2 ROLL DISPENSER
TP-1	TOILET STALL PARTITIONS	BRADLEY CORP.	SERIES 400 SENTINEL	COLOR: DOVE GRAY OVERHEAD BRACED PARTITIONS
UR-1	WALL-MOUNTED URINAL	-	-	
WC-1	ACCESSIBLE FLOOR-MOUNTED TOILET	-	-	



ENLARGED PLAN AT MEN'S RESTROOM



ENLARGED PLAN AT WOMEN'S RESTROOM

ELEVATION AT WOMEN'S LOCKER ROOM
3/8" = 1'-0"

PROJECT NUMBER START DATE DRAWN BY CHECKED BY CONSTRUC INTERIOR

4'-3"



MADISEN

Section 3, Item B.

1141 S. 10TH STREET WATERTOWN, WI 53094

CLIENT: **WES NOSEK** WES ALLEN CONSTRUCTION CO. 13545 W. WATERTOWN PLANK RD. ELM GROVE, WI 53122

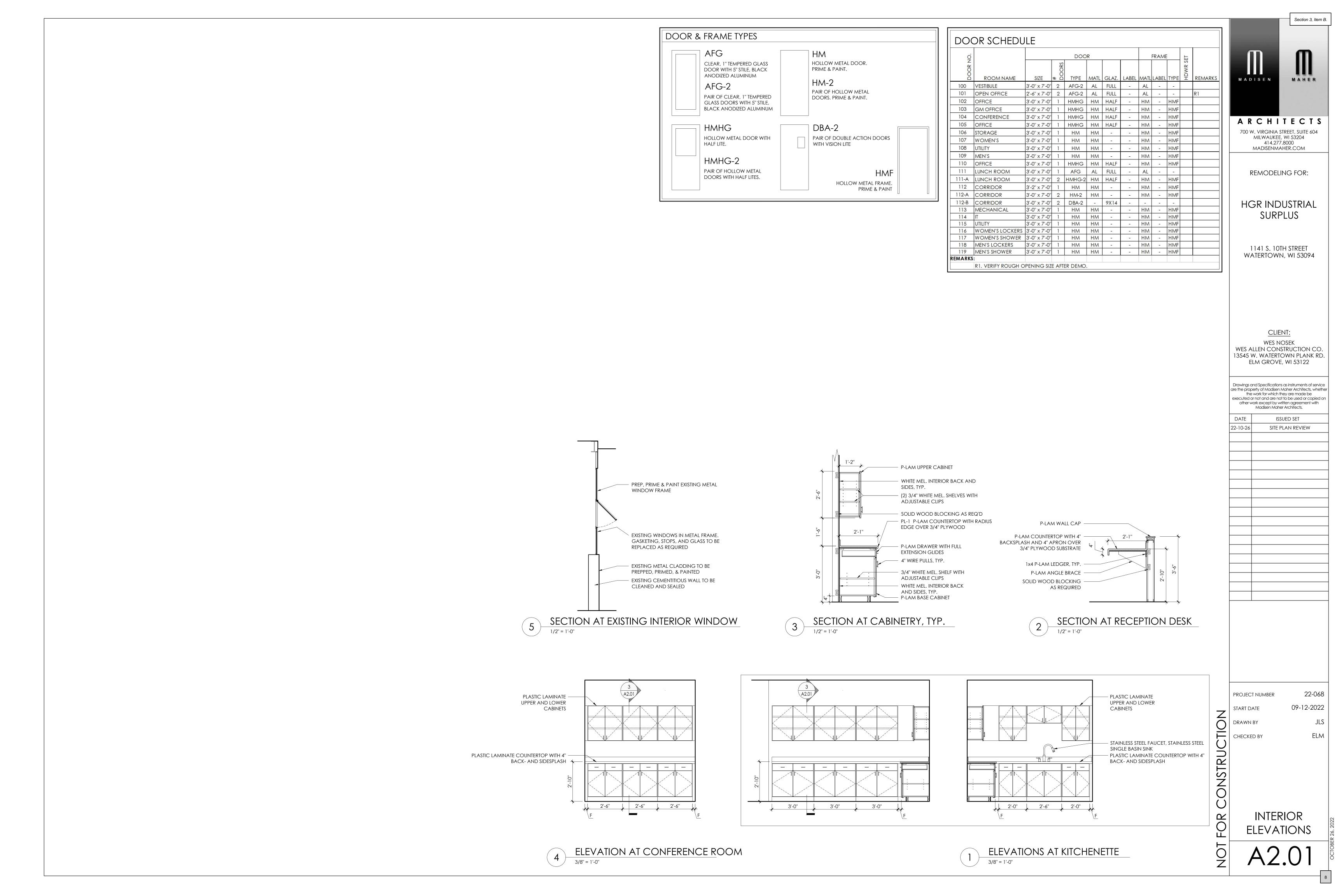
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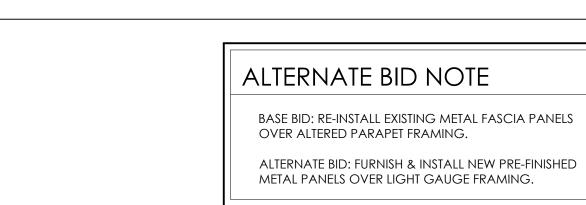
22-10-26	SITE PLAN REVIEW
	0

22-068 09-12-2022 ELM

**ELEVATIONS** 

JLS







ARCHITECTS
700 W. VIRGINIA STREET, SUITE 604

MILWAUKEE, WI 53204 414.277.8000 MADISENMAHER.COM

REMODELING FOR:

HGR INDUSTRIAL SURPLUS

1141 S. 10TH STREET WATERTOWN, WI 53094

CLIENT:

WES NOSEK
WES ALLEN CONSTRUCTION CO.
13545 W. WATERTOWN PLANK RD.
ELM GROVE, WI 53122

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DATE

22-10-26	SITE PLAN REVIEW

**ISSUED SET** 

PROJECT NUMBER 22-068

START DATE 09-12-2022

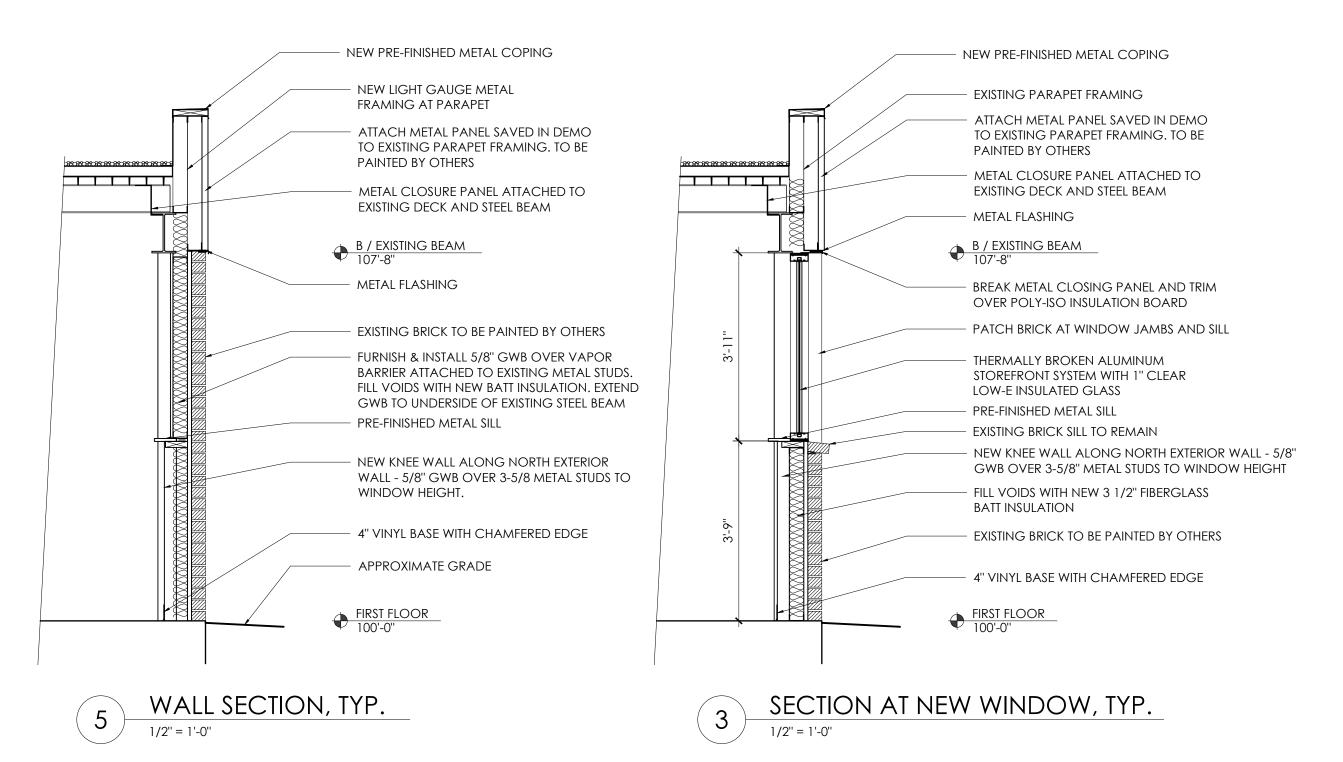
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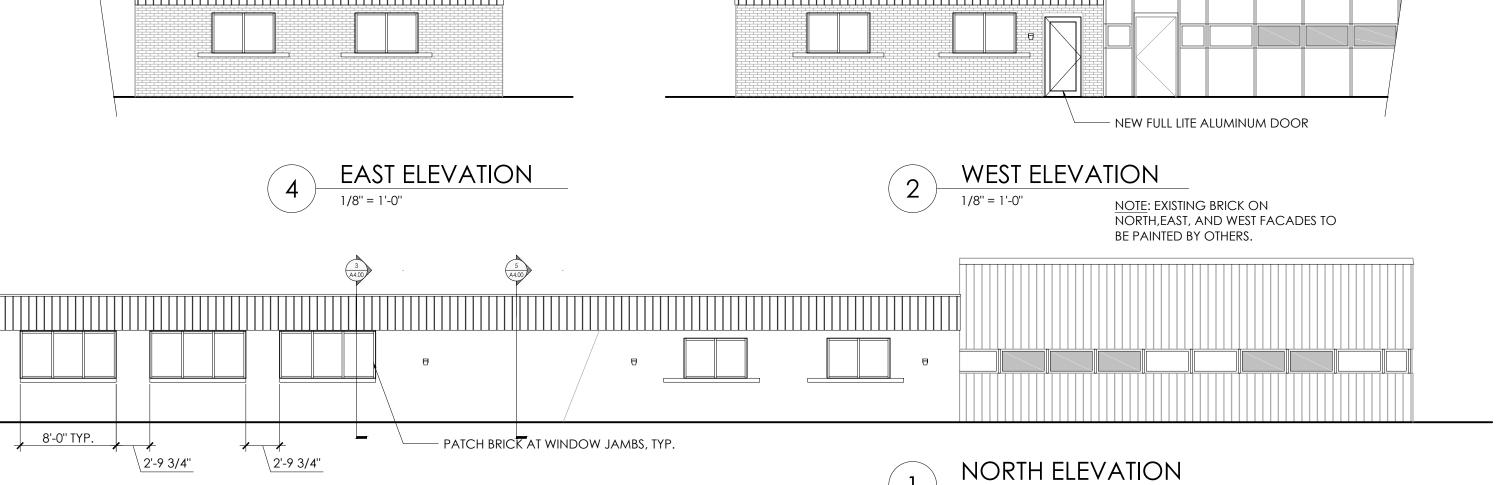
CHECKED BY ELM

CONSTRUC

EXTERIOR ELEVATIONS

44.00





BREAK METAL PANEL —

MODIFY OR REPLACE EXISTING BRICK SILLS TO NEW WIDTH —

LIGHT GAUGE FRAMING PAINTING BY OTHERS

PRE-FINISHED METAL COPING —

NEW FIXED ALUMINUM WINDOW IN  $-\!\!\!-$ 

ENLARGED OPENING

CORRUGATED METAL PANEL OVER —

NEW FIXED ALUMINUM WINDOW IN EXISTING OPENING  $-\!\!\!-$