FILE

Keller
Architectural
Design, LLC.

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414-254-8700

Project:

Westallion Brewing Company

1825 S. 72ND STREET
WEST ALLIS, WI 53219
PROJECT NO.: 16.1
DATE: 12 September, 2016

DRAWINGS:

A000	SITE PLAN
D100	DEMO PLAN
A100	FLOOR PLAN
A200	REFLECTED CEILING PLAN
A300	EXTERIOR ELEVATIONS
A400	INTERIOR ELEVATION
A500	DETAILS, SCHEDULES & WALL TYPES
A600	ACCESSIBILITY GUIDELINES
S1.0	FIRST AND SECOND FLOOR FRAMING PLAN
S2.0	STRUCTURAL DETAILS

CODE REVIEW:

Building Square Footage
5,626 SF

Assembly
Tasting Area A-2
Brewing Area F-2
Garage/Warehouse S-1

Type 5B Construction

F-2/S-1 Separated by 2 hour wall

Toilets
1 per 200 Men
1 per 200 Women
Drinking Fountain
1 per 500
Service Sink
1 required

Capacity

Seating Area	57 persons
Standing Area	21 persons
Brewing	2 persons
Total Capacity	80 persons

BUILDING
CITY OF WEST ALLIS
Department of Building Inspections
PLAN CONDITIONALLY APPROVED
No ... Plan is Permitted without the Approval of the
BUILDING INSPECTIONS DEPARTMENT
APPROVED ... DATE 11-30-16
REMARKS: ...

WISCONSIN
R. G. KELLER
A-4231
MILWAUKEE, WI.
ARCHITECT

8 November 2016
18 November 2016 (revised)

1 SITE PLAN

SCALE: 1" = 30'-0"

NORTH

SITE NOTES:

1. EXISTING CONCRETE TO REMAIN
2. NEW STRIPED HANDICAP STALL
3. EXISTING LOADING DOCK TO REMAIN
4. NEW RTU – FINAL LOCATION TO BE VERIFIED
5. NEW ROOF
6. NEW CONCRETE ENTRY WALKS. LEVEL WITH CITY OF WEST ALLIS SIDEWALK. 4" PIP CONC. W6/6 10/10 WWF
7. EXISTING TREES IN CITY OF WEST ALLIS RIGHT OF WAY
8. FOUNDATION LANDSCAPING – SEE FLOOR PLAN
9. CITY OF WEST ALLIS SIDEWALK
10. EXISTING STREET LIGHT
11. EXISTING STEPS/WALK TO REMAIN

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Waukesha, WI 53189

Revisions:

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Sheet Title:

SITE PLAN

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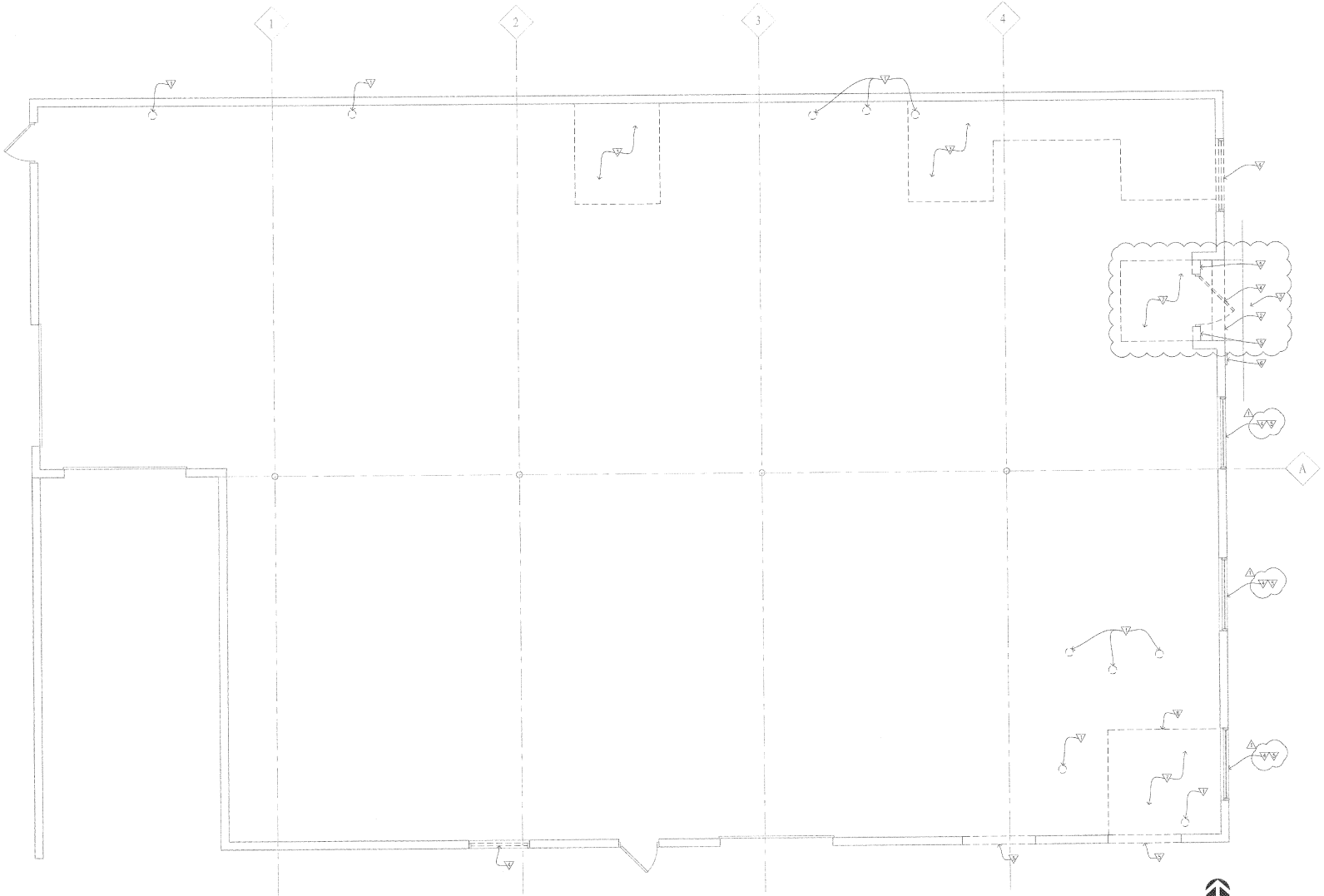
A000

DEMOLITION NOTES:

1. REMOVE ALL NON-ESSENTIAL ROOF TOP EQUIPMENT
2. EXISTING CONCRETE STEPS TO BE REMOVED
3. EXISTING CONCRETE WALK TO REMAIN – REPLACE AS NECESSARY
4. EXISTING WINDOWS/DOOR/SIDELIGHT TO BE REMOVED
5. REMOVE EXISTING CMU FOR NEW WINDOW/DOOR OPENINGS
6. REMOVE EXISTING VENT
7. REMOVE EXISTING CONCRETE SLAB



1 DEMOLITION PLAN

SCALE: 1/4" = 1'-0" NORTH

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Sheet Title:

DEMOLITION PLAN

Project No.: 16.1

Date: 09/12/2016

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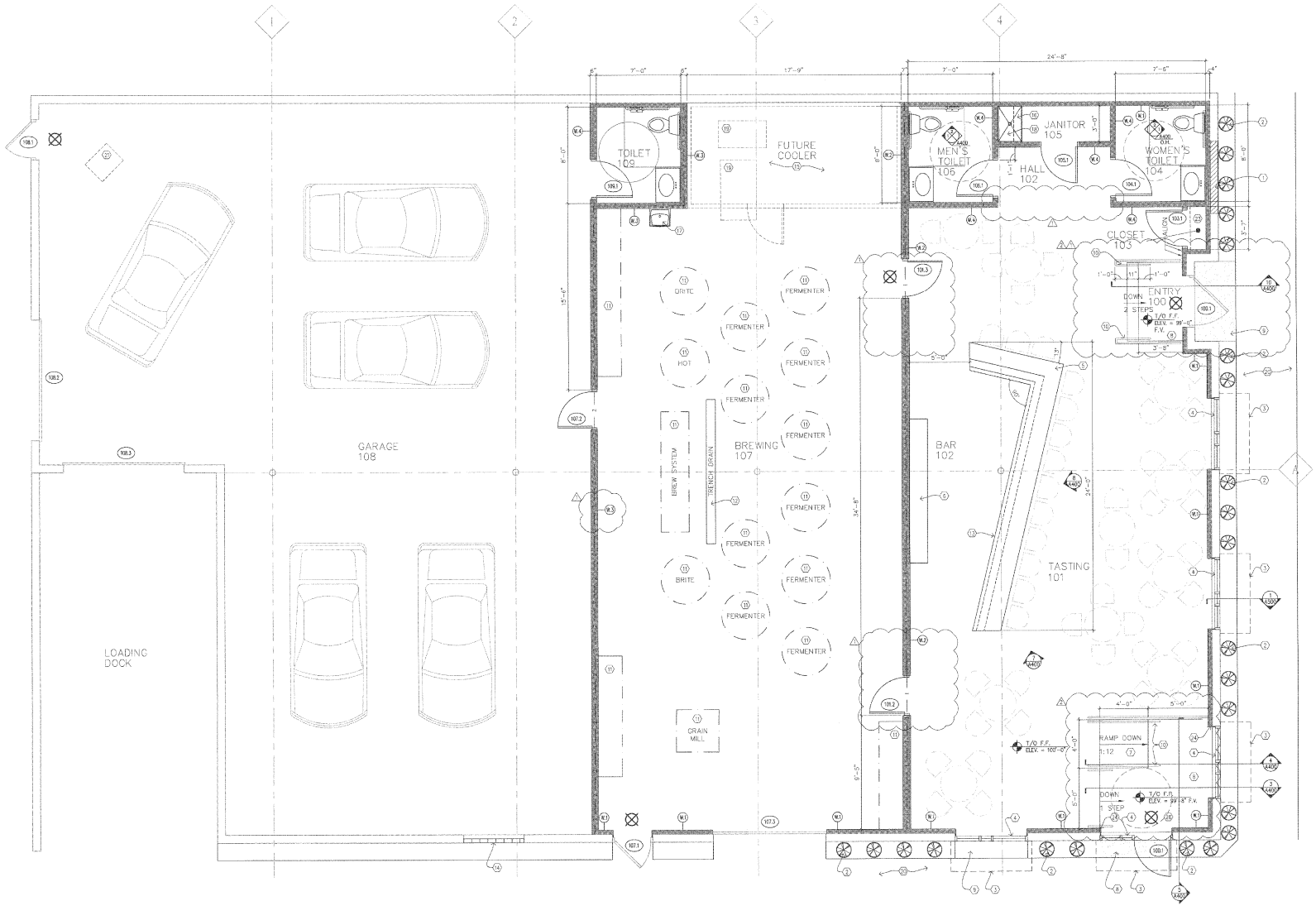
D100



1 FLOOR PLAN

SCALE: 1/4" = 1'-0"

NORTH

CONSTRUCTION NOTES:

1. NEW CMU INFILL, OUTSIDE SURFACE FLUSH
2. BOXWOOD IN GRAVEL LANDSCAPE BED
3. CANOPY
4. NEW INSULATED ALUMINUM STOREFRONT WINDOW
5. NEW TASTING BAR (BY OWNER)
6. NEW BACK BAR (BY OWNER)
7. NEW CONCRETE RAMP
8. NEW ENTRY SLAB, TIE INTO EXISTING BUILDING 4" THICK PIP CONC W/ 6x6 10/10 WWF
9. NEW ENTRY WALK (GC TO VERIFY ELEVATIONS MEET ADA REQUIREMENTS) 4" THICK PIP CONC W/ 6x6 10/10 WWF
10. NEW HM HANDRAIL
11. BREWING EQUIPMENT BY TENANT
12. PVC TRENCH DRAIN – SLOPE CONCRETE TO DRAIN
13. BAR EQUIPMENT BY TENANT
14. NEW GLASS BLOCK WINDOW
15. FUTURE COOLER BY TENANT
16. FIBERGLASS SLOP SINK
17. HANDWASH SINK
18. 3 ADJUSTABLE SHELVES ON STANDARDS
19. FURNACE (CEILING HUNG)
20. EXISTING PUBLIC SIDEWALK
21. EXISTING FURNACE TO REMAIN
22. NEW POURED CONCRETE CURB – SEE STRUCTURAL PLAN
23. POLE AND SHELF
24. ALIGN WITH EXISTING WINDOW OPENING
25. EXISTING STEPS TO REMAIN
26. NEW ACCESSIBLE ENTRY

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FLOOR PLAN

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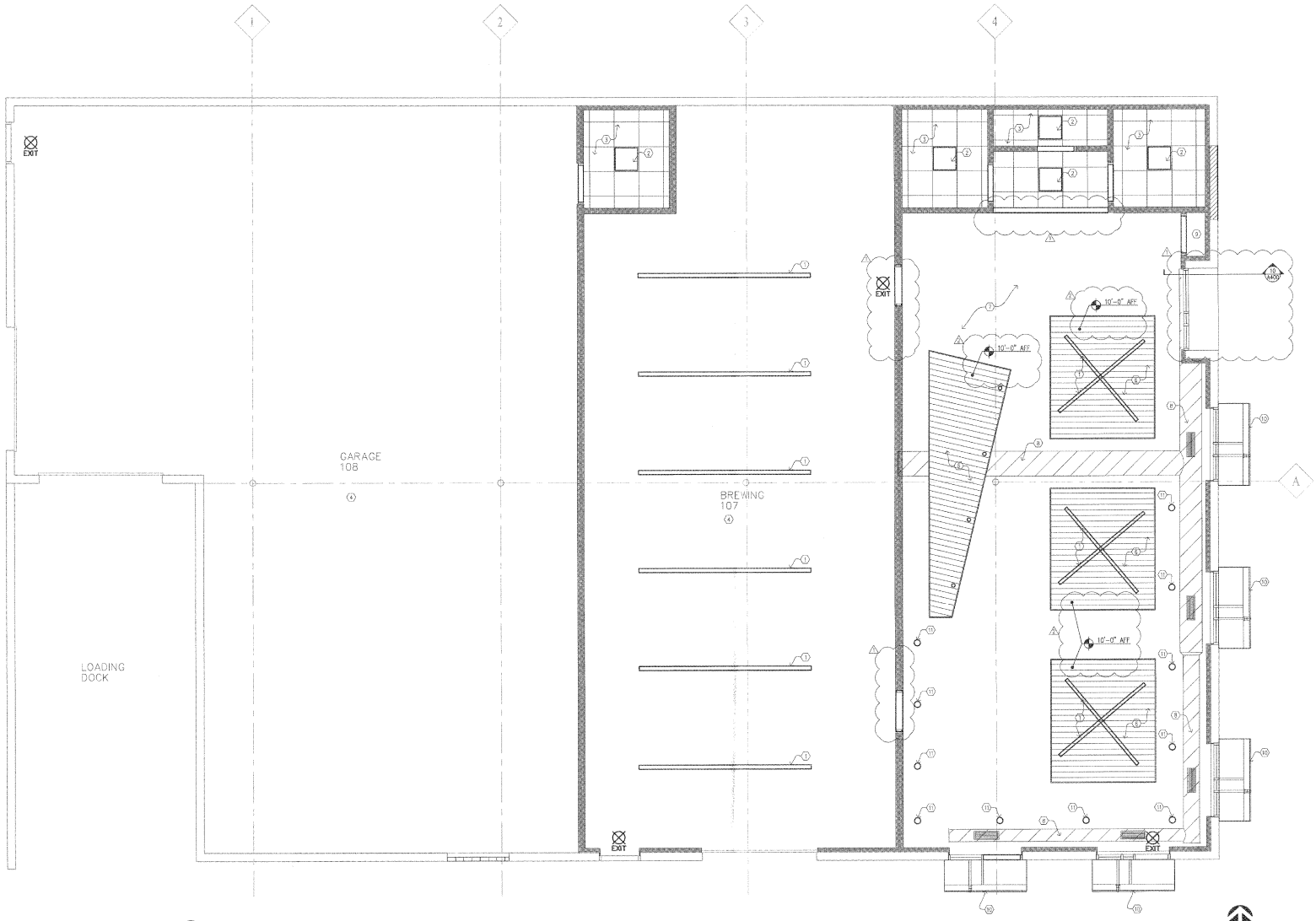

1 REFLECTED CEILING PLAN

SCALE: 1/4" = 1'-0"

CONSTRUCTION NOTES:

1. FLUORESCENT OR LED STRIP LIGHTS
2. 2X2 FLUORESCENT FIXTURE
3. WP OR GWB CEILING TILE
4. EXPOSED CEILING
5. 3 HOUR WALL CONSTRUCTION – UL U455
6. WOOD CLOUDS HUNG W/S.S. AIRCRAFT CABLE
7. PAINT EXISTING TRUSSES, METAL DECK, BEAM AND DUCT WORK
8. SPIRAL DUCT – SIZE AND LOCATION BY HVAC CONTRACTOR
9. ACT
10. CANOPY
11. PENDANT HUNG LIGHT FIXTURE

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REFLECTED CEILING PLAN

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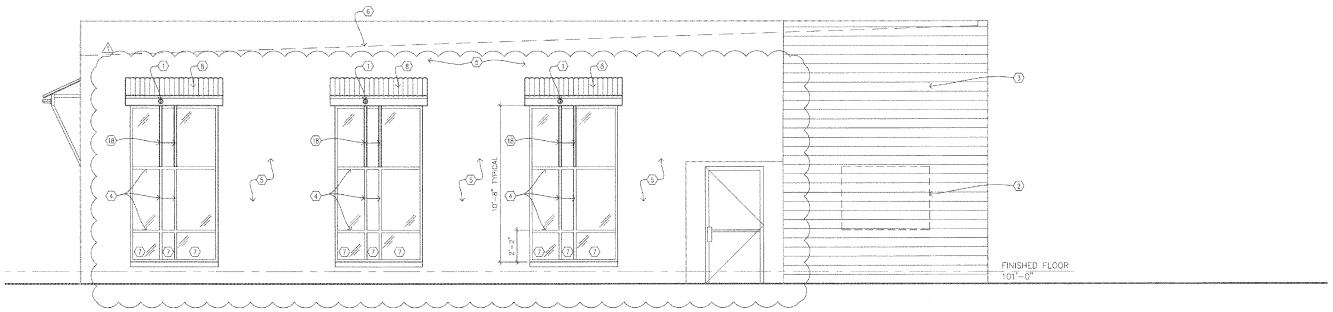
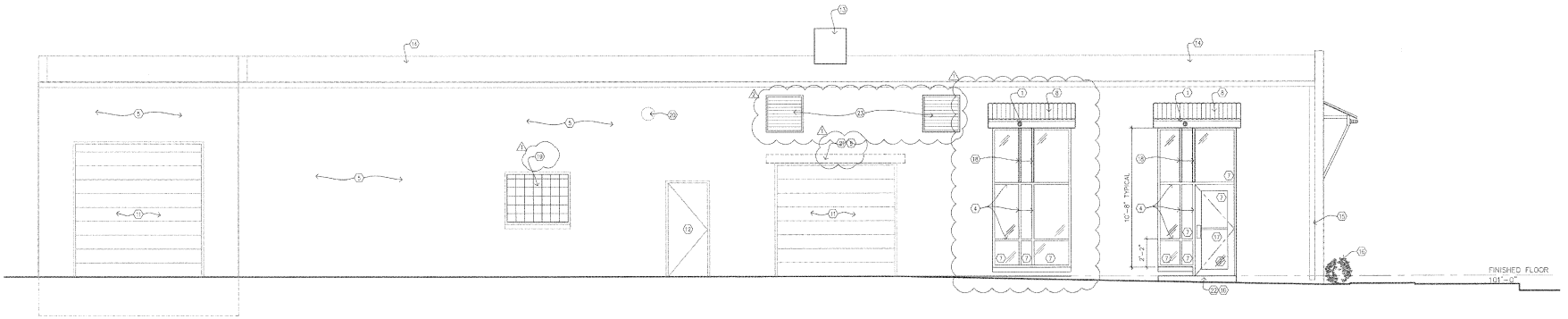


1 EAST ELEVATION

SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

CONSTRUCTION NOTES:

1. NEW LIGHT FIXTURE
2. ENCLOSE EXISTING WINDOW WITH 12" NON-BEARING CMU
3. NEW WOOD VENEER 1X8 CEDAR WITH 3" GAP (FUTURE)
4. NEW BLACK ANODIZED ALUMINUM FRAME W/1" INSULATED GLASS (FUTURE PHASE)
5. PAINT EXISTING MASONRY (COLOR BY OWNER)
6. ROOF LEVEL BEYOND
7. TEMPERED GLASS
8. ALUMINUM CORRUGATED AWNING (FUTURE)
9. NEW STEEL LINTEL
10. NEW 4" CONCRETE SLAB W/6X6 ⊠ WWF
11. EXISTING OVERHEAD DOOR TO REMAIN. PAINT AS NECESSARY
12. EXISTING MAN DOOR TO REMAIN. PAINT AS NECESSARY
13. CONDENSOR
14. NEW EPDM ROOF (BY SEPARATE PERMIT)
15. EXISTING GUTTER/DOWNSPOUT TO REMAIN
16. NEW LANDSCAPING - SEE SITE AND FLOOR PLANS
17. NEW ALUMINUM DOOR W/ FULL LITE
18. ALUMINUM BRACKETS TO MATCH STOREFRONT
19. ADD GLASS BLOCK IN OPENING
20. REMOVE EXISTING VENT. CLOSE WITH MASONRY
21. REPLACE EXISTING LINTEL (SEE STRUCTURAL PLAN)
22. NEW CONCRETE WALK - 1:20 MAX SLOPE
23. 2'-10" x 2'-10" LOUVER (COLOR BY ARCHITECT)

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EXTERIOR ELEVATIONS

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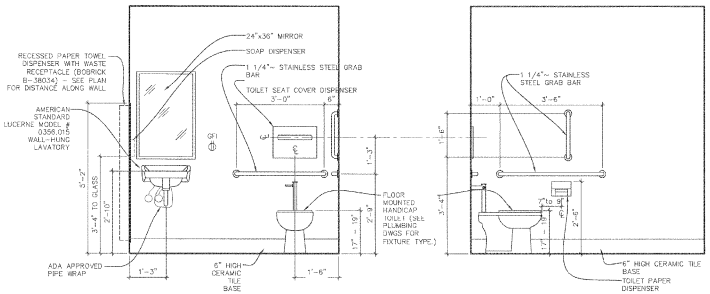
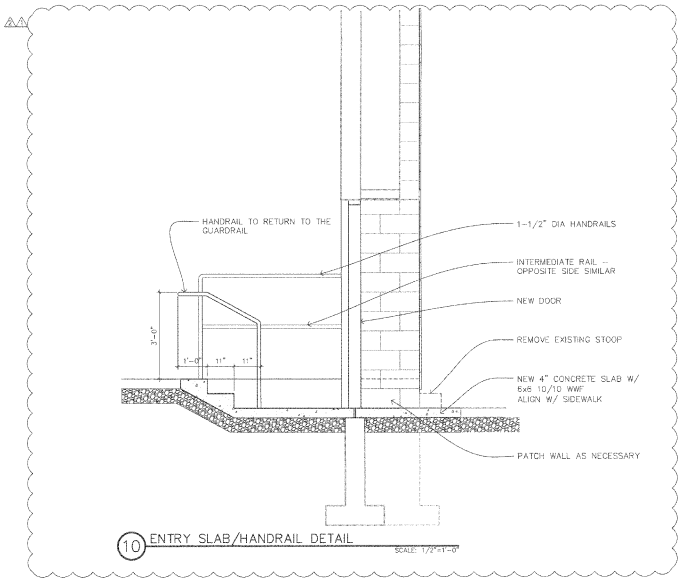
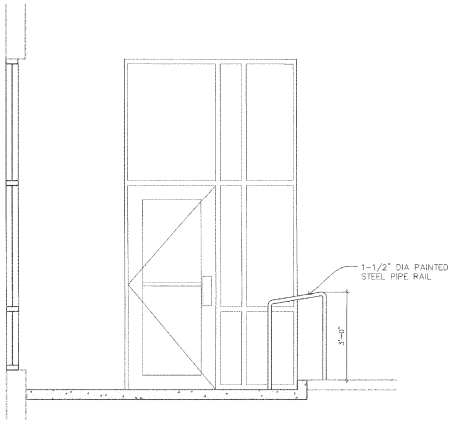


1 TOILET ROOM ELEVATION
USE MOISTURE RESISTANT GYPSUM BOARD ON WET WALL.
USE CEMENT BOARD ON CERAMIC TILE WALLS (IF APPLICABLE)
PROVIDE BLOCKING AS NECESSARY FOR ALL ACCESSORIES.
SCALE: 1/2"=1'-0"

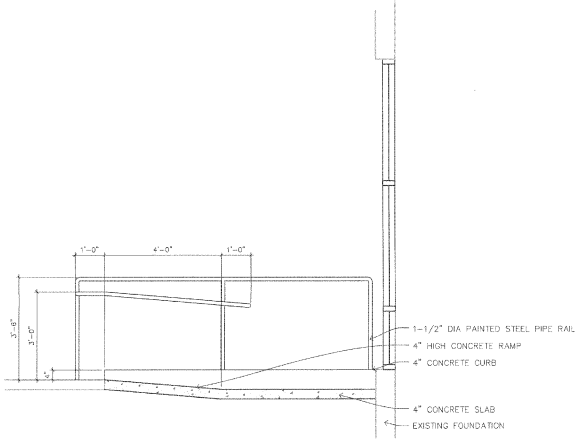
2 TOILET ROOM ELEVATION
USE MOISTURE RESISTANT GYPSUM BOARD ON WET WALL.
USE CEMENT BOARD ON CERAMIC TILE WALLS (IF APPLICABLE)
PROVIDE BLOCKING AS NECESSARY FOR ALL ACCESSORIES.
SCALE: 1/2"=1'-0"



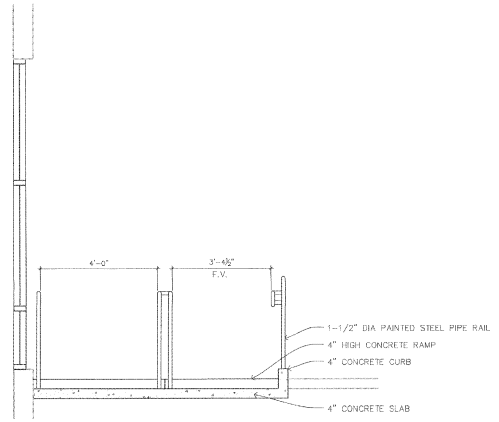
10 ENTRY SLAB/HANDRAIL DETAIL
SCALE: 1/2"=1'-0"



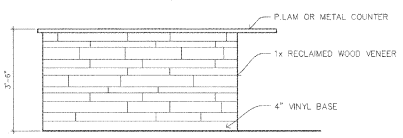
3 RAMP SECTION
SCALE: 1/2"=1'-0"



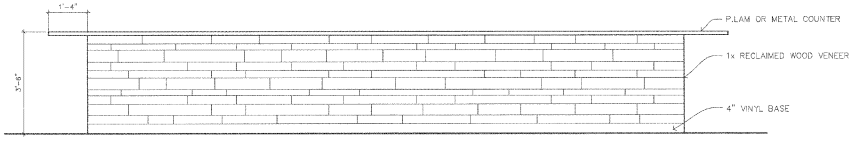
4 RAMP SECTION
SCALE: 1/2"=1'-0"



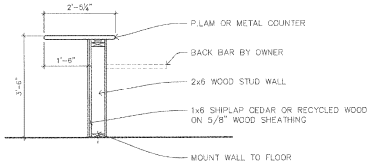
5 RAMP SECTION
SCALE: 1/2"=1'-0"



7 BAR - ELEVATION
SCALE: 1/2"=1'-0"



8 BAR - ELEVATION
SCALE: 1/2"=1'-0"



9 BAR - SECTION
SCALE: 1/2"=1'-0"

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INTERIOR
ELEVATIONS

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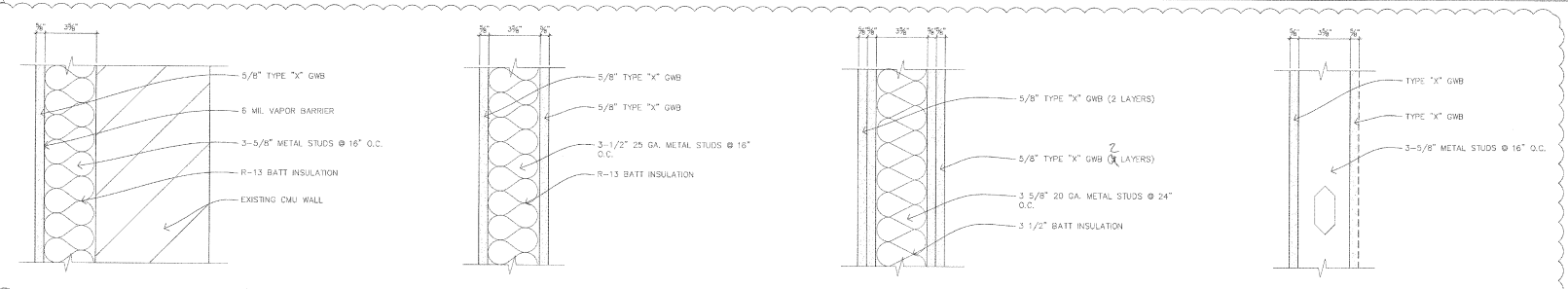
WALL TYPES

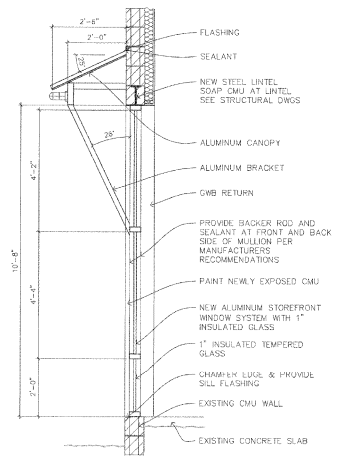


W.1 WALL TYPE — 3" = 1'-0"

W.2 WALL TYPE W.2 – U419 (1HR) — 3" = 1'-0"

W.3 WALL TYPE W.3 – UL U419 (2HR) — 3" = 1'-0"
2 HOUR WALL
SEAL TOS AND BOTTOM W/FIRE PROOFING SEALANT

W.4 WALL TYPE W.4 — 3" = 1'-0"

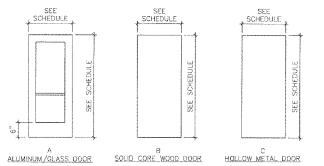


1 WINDOW/CANOPY SECTION
SCALE: 1/2"=1'-0"

DOOR SCHEDULE

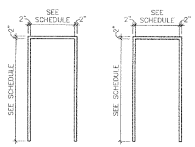
DOOR NO.	ROOM NAME / DOOR	DOOR SIZE			DOOR INFORMATION			FRAME INFORMATION			HARDWARE	DETAILS	RATING (MIN.)	NOTES
		WIDTH	HEIGHT	THICKNESS	MATERIAL	TYPE	FINISH	MATERIAL	TYPE	FINISH				
100.1	FRONT ENTRY	3'-0"	7'-0"	1 3/4"	ALUM.	A	BAA	ALUM.	1	BAA	–	–	–	–
101.1	SIDE ENTRY	3'-0"	7'-0"	1 3/4"	ALUM.	A	BAA	ALUM.	1	BAA	–	–	–	–
101.2	TASTING	3'-0"	7'-0"	1 3/4"	ALUM.	C	BAA	ALUM.	1	BAA	–	–	1HR	–
101.3	TASTING	3'-0"	7'-0"	1 3/4"	ALUM.	C	BAA	ALUM.	1	BAA	–	–	1HR	–
103.1	CLOSET	3'-0"	7'-0"	1 3/4"	WOOD	B	STAIN & VARNISH	H.M.	2	PRIME & PAINT	–	–	–	–
104.1	WOMEN'S TOILET	3'-0"	7'-0"	1 3/4"	WOOD	B	STAIN & VARNISH	H.M.	2	PRIME & PAINT	–	–	–	–
105.1	JANITOR CLOSET	3'-0"	7'-0"	1 3/4"	WOOD	B	STAIN & VARNISH	H.M.	2	PRIME & PAINT	–	–	–	–
106.1	MEN'S TOILET	3'-0"	7'-0"	1 3/4"	WOOD	B	STAIN & VARNISH	H.M.	2	PRIME & PAINT	–	–	–	–
107.1	SIDE ENTRY	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	PRIME & PAINT	EXISTING	EXISTING	PRIME & PAINT	–	–	–	–
107.2	GARAGE	3'-0"	7'-0"	1 3/4"	H.M.	B	PRIME & PAINT	H.M.	2	PRIME & PAINT	–	–	2 HR	–
107.3	BREWING O.H. DOOR	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	PRIME & PAINT	EXISTING	EXISTING	PRIME & PAINT	–	–	–	–
108.1	REAR ENTRY	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	PRIME & PAINT	EXISTING	EXISTING	PRIME & PAINT	–	–	–	–
108.2	GARAGE O.H. DOOR	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	PRIME & PAINT	EXISTING	EXISTING	PRIME & PAINT	–	–	–	–
108.3	GARAGE O.H. DOOR	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	PRIME & PAINT	EXISTING	EXISTING	PRIME & PAINT	–	–	–	–
109.1	TOILET	3'-0"	7'-0"	1 3/4"	H.M.	C	PRIME & PAINT	H.M.	2	PRIME & PAINT	–	–	–	–

DOOR TYPES



A ALUMINUM/GLASS DOOR
B SOLID CORE WOOD DOOR
C HOLLOW METAL DOOR

FRAME TYPES



1 ALUMINUM
2 HOLLOW METAL

ROOM FINISH SCHEDULE

ROOM NO.	ROOM NAME	FLOOR MATL.	BASE MATL.	WALLS				CEILING		NOTES
				NORTH	EAST	SOUTH	WEST	MATERIAL	HEIGHT	
100	ENTRY	CONC.	4" V.B.	PT	PT	---	---	P1	12'-10"	1
101	TASTING	CONC.	4" V.B.	GWB/PT	GWB/PT	GWB/PT	GWB/PT	PT	12'-13"	2, 3, 7
102	BAR	CONC.	4" V.B.	GWB/PT	GWB/PT	GWB/PT	GWB/PT	PT	12'-13"	2, 3, 4, 7
103	STORAGE	CONC.	4" V.B.	GWB/PT	GWB/PT	GWB/PT	GWB/PT	PT	12'-13"	2, 3, 7
104	WOMEN'S TOILET	CT	6" CTB	GWB/PT	GWB/PT	GWB/PT	GWB/PT	ACT	9'-0"	---
105	JANITOR	CONC.	4" V.B.	GWB/PT	GWB/PT	GWB/PT	GWB/PT	ACT	9'-0"	5, 6
106	MEN'S TOILET	CT	6" CTB	GWB/PT	GWB/PT	GWB/PT	GWB/PT	ACT	9'-0"	1
107	BREWING	EXISTING	4" V.B.	GWB/PT	GWB/PT	GWB/PT	GWB/PT	ACT	8'-0"	5, 6
108	GARAGE	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXPOSED	12'-13"	---
109	TOILET	CT	6" CTB	GWB/PT	GWB/PT	GWB/PT	GWB/PT	EXISTING	12'-13"	---
								ACT	9'-0"	5

NOTES:
1) SEALED CONCRETE
2) GRIND FLOOR/SEAL CONCRETE
3) WOOD VENEER
3) WOOD CLOUDS
3) MR ACT OR GWB
5) WASHABLE PAINT
5) PAINT OUT STRUCTURE DUCTWORK AND METAL DECK

LEGEND:
P1 – PAINT (COLOR BY TENANT)
VB – 4" VINYL BASE (COLOR BY TENANT)
ACT – ACOUSTICAL CEILING TILE
GWB – GYPSUM WALL BOARD
CT – CERAMIC TILE
CTB – CERAMIC TILE BASE
CONC – CONCRETE

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Sheet Title:
DETAILS, SCHEDULES & WALL TYPES

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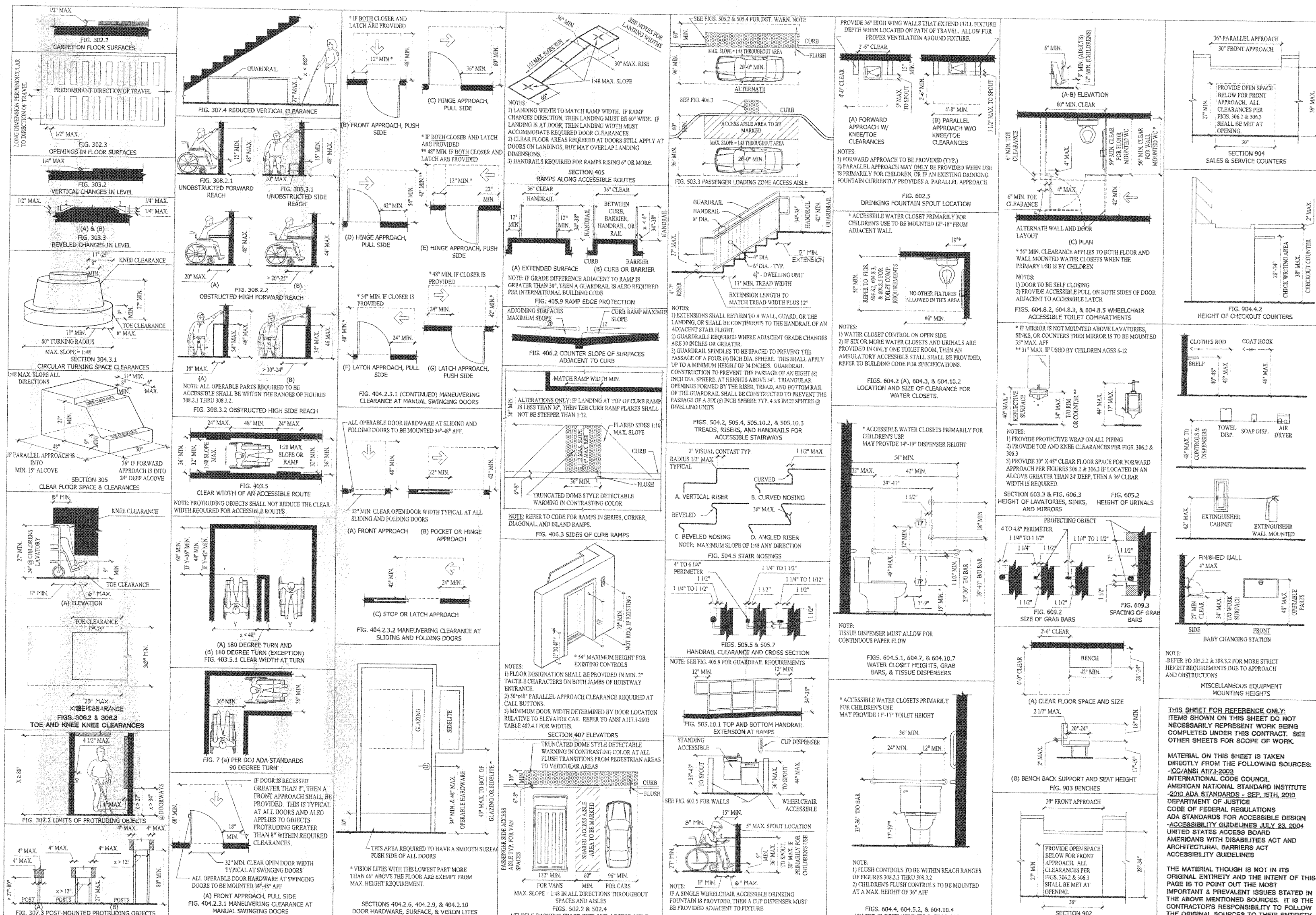

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ACCESSIBILITY GUIDELINES

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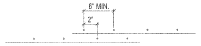
MATERIAL DESIGN PROPERTIES

CONCRETE STRENGTHS:	
FOOTINGS	f'c = 3000 psi
CONCRETE WALLS	f'c = 4000 psi
SLAB ON GRADE	f'c = 4000 psi
REINFORCING STEEL STRENGTHS:	
BARS (ASTM A 615, grade 60)	Fy = 60,000 psi
WWF (ASTM A 185)	Fy = 65,000 psi
STRUCTURAL MASONRY STRENGTHS:	
ASTM C 90, grade N (CMU)	f'm = 2500 psi
ASTM C 55, grade N (CONCRETE BRICK)	f'm = 2500 psi
ASTM C 652, grade SW (CLAY HOLLOW BRICK)	f'm = 3000 psi
MORTAR (ASTM C 270):	
TYPE M (BELOW GRADE)	fu = 2500 psi
TYPE S (ABOVE GRADE)	fu = 1800 psi
GROUT (ASTM C 476):	
BOND BEAMS (pea gravel)	f'c = 3000 psi
MASONRY WALLS AND PIERS (pea gravel)	f'c = 3000 psi
STRUCTURAL STEEL STRENGTHS:	
WF SHAPES (ASTM A992)	Fy = 50,000 psi
ANGLES, CHANNELS, PLATES, & BARS (ASTM A36)	Fy = 36,000 psi
SQUARE & RECTANGULAR TS OR HSS SECTIONS (ASTM A500, grade B)	Fy = 46,000 psi

REINFORCING NOTES

1. REINFORCING SHALL BE DETAILED IN ACCORDANCE WITH ACI 315 (CURRENT EDITION)
2. ALL LAPS SHALL BE CLASS 'B' PER ACI 318 UNLESS OTHERWISE NOTED ON THE DESIGN DRAWINGS, OR UNLESS THE DETAILER TAKES SPECIAL CARE TO PROVIDE STAGGERED LAPS. USE TOP BAR LAP LENGTHS FOR ALL HORIZONTAL WALL BARS AND FOR TOP BARS IN SLABS AND BEAMS OVER 12 INCHES DEEP.
3. LAP LENGTH SHALL BE SPECIFICALLY NOTED ON PLACING DRAWINGS WHERE MORE THAN ONE BAR MAKES UP A CONTINUOUS STRING.
4. HORIZONTAL BARS, EXCEPT FOR CONTINUOUS STRINGS FROM ONE CORNER OF OPENING TO ANOTHER, SHALL BE DETAILED TO SHOW THE DISTANCE FROM AT LEAST ONE END OF THE BAR TO THE NEAREST BUILDING GRID LINE OF WALL.
5. WELDED WIRE FABRIC SHALL BE LAPPED AND/OR ANCHORED TO DEVELOP Fy PER ACI 318.



6. PROVIDE MINIMUM COVER PER ACI318, 7.7.1.
7. PROVIDE ISOLATION BOARD WHERE SLABS ABUT VERTICAL SURFACES.

COLD WEATHER CONCRETING NOTES

1. SNOW, FROST, AND ICE SHALL BE REMOVED FROM ALL SURFACES, INCLUDING REINFORCING, AGAINST WHICH THE CONCRETE IS TO BE PLACED.
2. DO NOT PLACE CONCRETE ON FROZEN SUBGRADE.
3. THE MINIMUM PLACEMENT AND PROTECTION TEMPERATURE OF CONCRETE SHALL BE AS FOLLOWS:

LEAST DIMENSION OF SECTION	MINIMUM TEMP OF CONCRETE AS PLACED AND MAINTAINED DURING PROTECTION PERIOD (DEGREES FAHRENHEIT)
LESS THAN 12"	55
12" TO LESS THAN 36	50
36" TO 72"	45
GREATER THAN 72"	40

4. TEMPERATURES OF CONCRETE SHALL BE MEASURED AT THE CONCRETE SURFACE.
5. CONCRETE TEMPERATURES SHALL BE MEASURED AND RECORDED FOR THE FIRST 3 DAYS UPON PLACEMENT OF CONCRETE, AT THE BEGINNING, MIDDLE, AND END OF EACH WORK DAY AT 4 HOUR INTERVALS. OVERNIGHT TEMPERATURE MEASUREMENTS ARE NOT REQUIRED.
6. HEATED AIR TEMPERATURES SHALL NOT EXCEED THE REQUIRED CONCRETE TEMPERATURES LISTED IN TABLE ABOVE BY MORE THAN 20 DEGREES.
7. CONCRETE SHALL BE CURED AND PROTECTED AGAINST DAMAGE FROM FREEZING FOR A MINIMUM PERIOD OF 3 DAYS.
8. DURING PERIODS NOT DEFINED AS COLD WEATHER, BUT WHEN FREEZING TEMPERATURES MAY OCCUR, PROTECT CONCRETE SURFACES FROM FREEZING FOR THE FIRST 24 HOURS AFTER PLACEMENT.
9. IF TEMPERATURE REQUIREMENTS DURING PROTECTION PERIOD ARE NOT MET, BUT CONCRETE WAS PREVENTED FROM FREEZING, CONTACT STRUCTURAL ENGINEER FOR EXTENT OF ADDITIONAL PROTECTION TIME REQUIRED.

HOT WEATHER CONCRETING NOTES

1. CONCRETE MIXES TO BE PLACED DURING DRY AND WINDY CONDITIONS SHALL BE MODIFIED BY THE ADDITION OF RETARDING ADMIXTURES OR SLOWER CURING CEMENT SUBSTITUTES TO MINIMIZE THE EFFECTS OF ACCELERATED CURING.
2. WATER SHALL NOT BE ADDED TO CONCRETE MIXES ON SITE FOR WORKABILITY. MID OR HIGH RANGE WATER REDUCERS SHALL BE APPROVED BY STRUCTURAL ENGINEER BEFORE ADDING TO CONCRETE MIX FOR INCREASED WORKABILITY.
3. INGREDIENTS USED IN CONCRETE MIXES SHALL BE COOLED TO MAINTAIN A CONCRETE TEMPERATURE BELOW 90 DEGREES FAHRENHEIT AT TIME OF PLACEMENT.
4. CHILLED WATER AND CHOPPED ICE MAY BE USED IN CONCRETE MIXTURES TO CONTROL CONCRETE TEMPERATURES. AMOUNT OF CHOPPED ICE SHALL NOT EXCEED THE EQUIVALENT AMOUNT OF MIXING WATER REQUIRED FOR THE DESIGN MIX.
5. RETARDING ADMIXTURES SHALL NOT BE USED IN CONCRETE MIXES WITHOUT THE APPROVAL OF THE STRUCTURAL ENGINEER.

CAST-IN-PLACE CONCRETE NOTES

1. ALL WORK TO BE DONE IN ACCORDANCE WITH ACI 318 BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (MOST CURRENTLY ADOPTED EDITION).
2. CONTRACTOR SHALL NOTIFY THE STRUCTURAL ENGINEER AT LEAST 48 HOURS PRIOR TO PLACING CONCRETE TO FACILITATE ON SITE OBSERVATION OF REBAR.
3. ARRANGEMENT AND BENDING OF REINFORCING STEEL SHALL BE IN ACCORDANCE WITH ACI DETAILING MANUAL (ACI SP-66), LATEST EDITION.
4. WHEN THE AVERAGE TEMPERATURE FROM MIDNIGHT TO MIDNIGHT IS EXPECTED TO DROP BELOW 40 DEGREES FAHRENHEIT FOR THREE SUCCESSIVE DAYS, COLD WEATHER CONCRETING REQUIREMENTS SHALL BE FOLLOWED (REFER TO ACI 306R). SEE ALSO COLD WEATHER CONCRETING NOTES.
5. WHEN AMBIENT AIR OR CONCRETE TEMPERATURES EXCEED 90 DEGREES FAHRENHEIT, STEEL REINFORCING AND/OR FORMING SURFACES ARE ABOVE 120 DEGREES, OR WHEN WIND VELOCITY, HUMIDITY, OR SOLAR RADIATION CREATE CONDITIONS OF ACCELERATED MOISTURE LOSS AND INCREASED RATE OF HYDRATION, HOT WEATHER CONCRETING REQUIREMENTS SHALL BE FOLLOWED (REFER TO ACI 305R). SEE ALSO HOT WEATHER CONCRETING NOTES.
6. ALL CONCRETE SURFACES SHALL BE FORMED UNO OR APPROVED BY THE STRUCTURAL ENGINEER.
7. PROVIDE A ¾" CHAMFER ON EXPOSED CORNERS OF CONCRETE UNO. TOP EDGES OF FINISHED WALLS SHALL BE TOOLED UNO.
8. CONCRETE COLUMN OR PIERS SHOWN INTEGRAL WITH CONCRETE WALLS SHALL BE POURED MONOLITHICALLY WITH ADJACENT CONCRETE WALLS.
9. CONTROL JOINTS SHALL BE PLACED IN SLAB ON GRADE CONSTRUCTION WITHIN 24 HOURS OF INITIAL POUR.
10. SLEEVES, CONDUITS, OR PIPES THROUGH SLABS AND WALLS SHALL BE PLACED AT THREE DIAMETERS ON CENTER, OR 4" MINIMUM.
11. ALUMINUM CONDUIT OR PIPING SHALL NOT BE CAST IN CONCRETE.

CAST-IN-PLACE CONCRETE TOLERANCES

1. CONCRETE COVER MEASURED PERPENDICULAR FROM THE SURFACE IN DIRECTION OF TOLERANCES:

MEMBERS 12" OR LESS	±¾"
MEMBERS OVER 12"	±½"

2. STEEL REINFORCEMENT SPACING SHALL BE WITHIN THE FOLLOWING TOLERANCES:
   ¼ SPACING DISTANCE, NOT TO EXCEED 1"
3. PLACEMENT OF EMBEDDED ITEMS SHALL BE WITHIN THE FOLLOWING TOLERANCES:

VERTICAL ALIGNMENT	±1"
LATERAL ALIGNMENT	±1"
LEVEL ALIGNMENT	±1"

4. PLACEMENT OF FOOTINGS SHALL BE WITHIN THE FOLLOWING TOLERANCES:

LATERAL ALIGNMENT	±2"
LEVEL ALIGNMENT	+1/2" TO 2"
(LEVEL ALIGNMENT SUPPORTING MASONRY)	±1/2"

5. CROSS-SECTIONAL DIMENSION OF FOOTINGS SHALL BE WITHIN THE FOLLOWING TOLERANCES:

FORMED FOOTINGS	+2" TO -1/2"
EARTHCAST FOOTINGS:	
2' OR LESS	+3" TO -1/2"
GREATER THAN 2' BUT LESS THAN 6'	+6" TO -1/2"
GREATER THAN 6'	+12" TO -1/2"
FOOTING THICKNESS	±5%

6. TOP OF FOOTING SLOPE 1" IN 10'

MILD REINFORCING STEEL MINIMUM CLEAR COVER

CONCRETE CAST AGAINST EARTH AND PERMANENTLY EXPOSED TO EARTH FOOTINGS:	3"
CONCRETE EXPOSED TO EARTH OR WEATHER:	
WALLS, COLUMNS, PIERS:	
UP THROUGH #5 BARS	1½"
#6 THRU #18 BARS	2"
CONCRETE NOT EXPOSED TO EARTH OR WEATHER:	
WALLS:	
UP THROUGH #11 BARS	¾"
#14 AND #18 BARS	1½"
BEAMS:	
TOP/BOTTOM/SIDE	1½"
COLUMNS:	
SIDES	1½"

(DIMENSIONS ABOVE ARE MINIMUMS, UNLESS NOTED OTHERWISE IN DETAILS)

CMU WALL CONSTRUCTION NOTES

1. IN ACCORDANCE WITH "ACI 530-05/ASCE 6-05/TMS 402-05 BUILDING CODE FOR MASONRY STRUCTURES" PROVIDE LEVEL B QUALITY ASSURANCE PER TABLE 1.15.2 AND AS REQUIRED IN CHAPTER 1. VERIFY f'm REQUIRED USING THE UNIT STRENGTH METHOD.
2. CMU SHALL BE LAID IN RUNNING BOND WITH TYPE S MORTAR (TYPE M BELOW GRADE).
3. PROVIDE MINIMUM 1- #5 VERTICAL BAR AT ALL WALL CORNERS, ENDS OF WALLS, & EACH SIDE OF CONTROL JOINTS.
4. ALL REINFORCED CELLS SHALL BE GROUTED WITH PEA GRAVEL CONCRETE HAVING A MIN. COMPRESSIVE STRENGTH OF 3,000psi.
5. HORIZONTAL REINFORCING AND BOND BEAM REINFORCING AT CORNERS SHALL BE LAPPED A MINIMUM OF 48 BAR DIAMETERS, OR 24" INCHES, WHICHEVER IS LARGER.
6. CLEANOUTS SHALL BE PROVIDED IN THE BOTTOM COURSE OF MASONRY FOR EACH GROUT POUR, WHEN THE POUR HEIGHT EXCEEDS 5 FEET.
7. GROUT LIFTS SHALL NOT EXCEED 5 FEET. CONSOLIDATE GROUT AT TIME OF PLACEMENT.
8. FACE SHELLS AND WEB FORMING CELLS SHALL BE FULL-BEDDED IN THE STARTING COURSE ON FOUNDATIONS, AND IN ALL COURSES OF PIERS AND PILASTERS.
9. HORIZONTAL JOINT REINFORCING SHALL BE TERMINATED AT CONTROL JOINTS. BOND BEAM REINFORCING SHALL BE CONTINUOUS.
10. REFER TO ARCHITECTURAL DRAWINGS FOR CONTROL JOINT SPACINGS.
11. SOLID OR SOLID GROUTED CMU SHALL BE PROVIDED IN COURSES IMMEDIATELY ABOVE AND BELOW ANY CHANGES IN WYTHE THICKNESS.

DESIGN DATA

DESIGN CODE:
2009 IBC

SOIL LOAD INFORMATION:

ALLOWABLE NET SOIL BEARING PRESSURE	Qa = 2000psf (ASSUMED) (TO BE FIELD VERIFIED)

LIVE LOADS:

DINING ROOMS AND RESTAURANTS	100 psf
CORRIDORS, LOBBIES, COMMON AREAS	100 psf

EXISTING CONSTRUCTION CONDITIONS

1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND ELEVATIONS CORRESPONDING TO THE LOCATION OF EXISTING ELEMENTS (COLUMNS, BEAMS, WALLS, ETC) NEEDED TO CONSTRUCT THIS PROJECT.
2. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND NOTIFY ARCHITECT OF ANY CONFLICTS WITH CONSTRUCTION DOCUMENTS.
3. REMOVE AND REPLACE AND/OR MODIFY ALL EXISTING CONSTRUCTION (ARCHITECTURAL, STRUCTURAL, ELECTRICAL, MECHANICAL) AS REQUIRED IN ORDER TO PLACE NEW STRUCTURAL WORK SHOWN ON THE CONSTRUCTION DOCUMENTS.
4. CONTRACTOR SHALL DESIGN AND PROVIDE ALL SHORING REQUIRED TO SUPPORT EXISTING CONSTRUCTION AND NEW CONSTRUCTION AS REQUIRED TO BUILD THIS PROJECT.

CONCRETE REINFORCING SPLICE LENGTH TABLE

CONCRETE REINFORCING SPLICE LENGTH TABLE PER ACI 318-05 - (INCHES)

REBAR SIZE [1]	CONCRETE MEMBER								
	FTG [1]	GRADE BEAM [2] (TOP)	GRADE BEAM [2] (BOTTOM)	WALL [3] HORIZ	WALL [3] VERT	SLAB [4]	BEAM [2] (TOP)	BEAM [2] (BOTT)	[2] COLUMN
#3	21	24	18	18	18	18	24	18	12
#4	28	32	25	25	25	25	32	25	15
#5	36	40	31	31	31	31	40	31	19
#6	43	48	37	37	37	37	48	37	23
#7	62	70	54	54	54	54	70	54	26
#8	71	80	62	62	62	62	80	62	30
#9	90	90	70	70	70	70	90	70	34
#10	89	100	77	77	77	77	100	77	38
#11	98	110	85	85	85	85	110	85	41
#14	(5)	(5)	(5)	(5)	(5)	(5)	(5)	(5)	53
#18	(5)	(5)	(5)	(5)	(5)	(5)	(5)	(5)	68

CONCRETE REINF. SPLICE LENGTH TABLE NOTES:
1. GENERALLY NOT PERMITTED
2. FOR COMPRESSION LAPS ONLY, Fy ≤ 60,000 PSI, f'c ≥ 3,000 PSI
3. f'c = 3,000 PSI
4. f'c = 4,000 PSI
5. ALL REINFORCEMENT ASSUMED UNCOATED.

Keller Architectural Design, LLC.

Spire Engineering, Inc.
600 W. Virginia St, Suite 102
Milwaukee, WI 53204
(414) 278-9200

SE Project #: 16035

Project:
Westallion Brewing Co.
1825 South 72nd Street
West Allis, WI

Owner:

Revisions:

Date	Number	Description
11-18-2016	1	CB-1

Sheet Title:
Structural Notes and Details

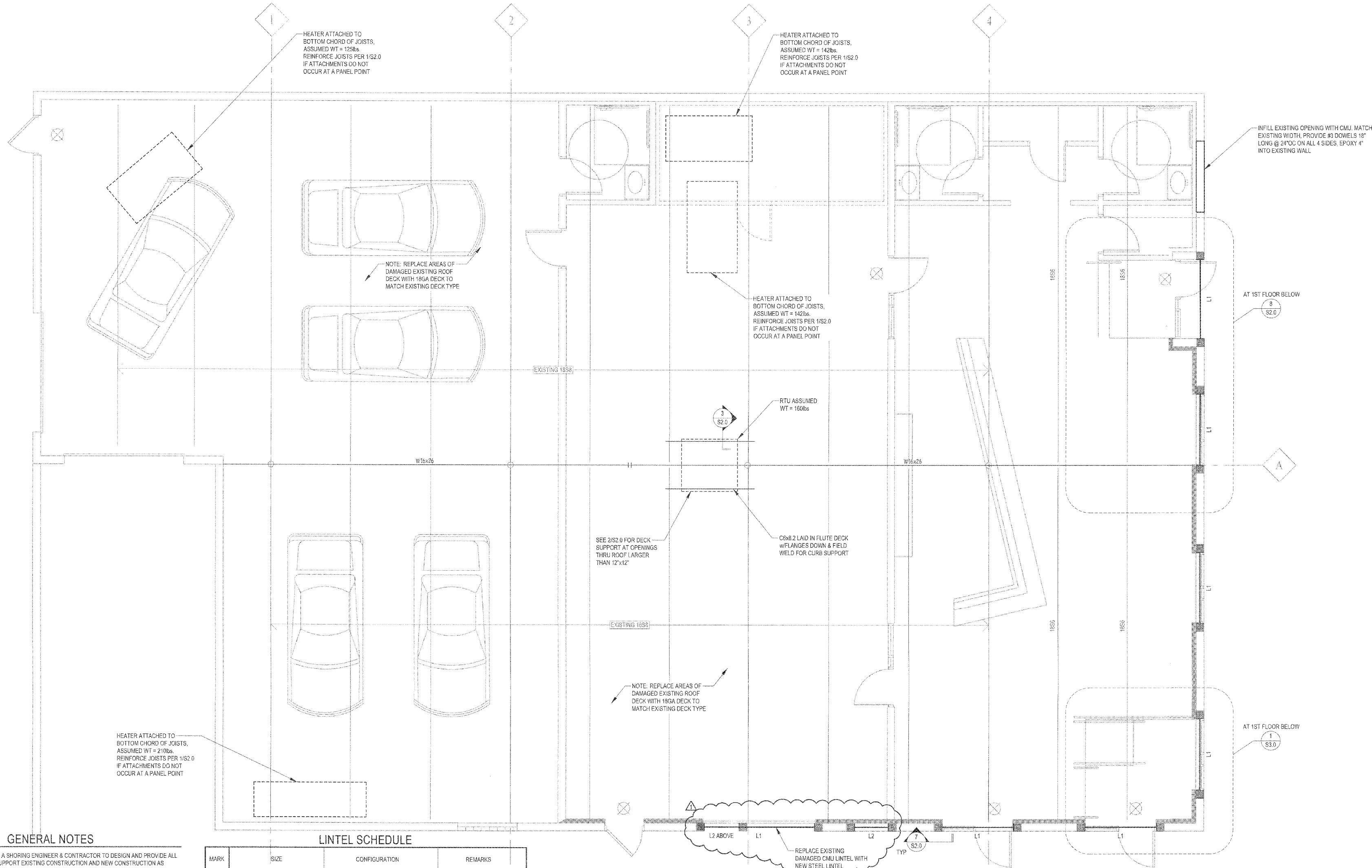
Project No.: 16.1
Date: 07/18/2016
Sheet No.:

S0.1

Keller Architectural Design, LLC.

Project:

Westallion Brewing Co.
1825 South 72nd Street
West Allis, WI



GENERAL NOTES

1. CONTRACTOR SHALL HIRE A SHORING ENGINEER & CONTRACTOR TO DESIGN AND PROVIDE ALL SHORING REQUIRED TO SUPPORT EXISTING CONSTRUCTION AND NEW CONSTRUCTION AS REQUIRED TO BUILD THIS PROJECT.
2. SHORING/OR UNDERPINNING SHALL BE DESIGNED TO LIMIT HORIZONTAL AND VERTICAL MOVEMENT OF EXISTING CONSTRUCTION TO 1/4" MAXIMUM IN ANY DIRECTION.
3. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND CONSTRUCTION SEQUENCE IN ORDER TO ENSURE THE SAFETY OF THE BUILDING AND WORKMEN DURING CONSTRUCTION (MEANS & METHODS OF CONSTRUCTION). THIS INCLUDES, BUT IS NOT LIMITED TO: SHORING, UNDERPINNING, TEMPORARY BRACING, ETC.
4. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, ELEVATION & EXISTING SIZES SHOWN ON THESE CONSTRUCTION DOCUMENTS LOCATING EXISTING BUILDING ELEMENTS PRIOR TO PREPARING SHOP DRAWINGS & FABRICATING MATERIALS. GENERAL CONTRACTOR TO COORDINATE ANY CHANGES w/ ARCHITECT & ENGINEER.
5. ALL EXISTING FRAMING SHOWN ON THESE DRAWINGS IS BASED ON AVAILABLE DOCUMENTATION & FIELD OBSERVATION TO DATE. FIELD VERIFY ACTUAL DIMENSIONS/CONFIGURATIONS OF ALL STRUCTURAL MEMBERS AS NECESSARY FOR NEW CONSTRUCTION. IF SIZES DIFFER, NOTIFY ENGINEER PRIOR TO PROCEEDING w/ WORK. FIELD VERIFY ALL EXISTING MEMBER SIZES AND LOCATIONS AS REQUIRED TO PROPERLY INSTALL ALL NEW STRUCTURAL MEMBERS AS SHOWN. MODIFY AND RELOCATE ALL OTHER WORK (PLUMBING, ELECTRICAL, HVAC, ETC) AS REQUIRED TO INSTALL NEW STRUCTURAL MEMBERS AS SHOWN ON THESE DRAWINGS.

LINTEL SCHEDULE

MARK	SIZE	CONFIGURATION	REMARKS
L1	W8x18 w/ ℄ 5/16"xCONT.	EQUAL; INFILL FOLLOWING ERECTION; 3/16" 3-12	
L2	8"x8" PC LINTEL		1800psi MIN CONCRETE STRENGTH w/ MIN 2-#4 BOTTOM

GENERAL NOTES:
1. PROVIDE 8" MINIMUM BEARING FOR ALL LINTELS, U.N.O.
2. PROVIDE MINIMUM OF 3 COURSES SOLID GROUTED CMU BELOW LINTEL BEARING (UNLESS OTHERWISE NOTED). SEE MASONRY WALL SCHEDULE.
3. CENTER BEAMS WITHIN WIDTH OF BLOCK UNLESS NOTED OTHERWISE.
4. PROVIDE HORIZONTAL REINFORCING IN THE JOINT ABOVE THE LINTEL, AND EXTEND 24" BEYOND EDGE OF OPENING.
5. REFER TO ARCHITECTURAL DRAWINGS FOR OPENING LOCATIONS, ELEVATIONS, & SIZES.
6. BOTTOM PLATE SHALL BE 1" NARROWER THAN NOMINAL WALL WIDTH.

1/S1.0 ROOF FRAMING PLAN

SCALE : 1/4" = 1'-0"
NOTE:
1. SEE SHEET S0.1 FOR ALL STRUCTURAL NOTES & SCHEDULES

EXISTING CONSTRUCTION CONDITIONS

1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND ELEVATIONS CORRESPONDING TO THE LOCATION OF EXISTING ELEMENTS (COLUMNS, BEAMS, WALLS, ETC) NEEDED TO CONSTRUCT THIS PROJECT.
2. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND NOTIFY ARCHITECT OF ANY CONFLICTS WITH CONSTRUCTION DOCUMENTS.
3. REMOVE AND REPLACE AND/OR MODIFY ALL EXISTING CONSTRUCTION (ARCHITECTURAL, STRUCTURAL, ELECTRICAL, MECHANICAL) AS REQUIRED IN ORDER TO PLACE NEW STRUCTURAL WORK SHOWN ON THE CONSTRUCTION DOCUMENTS.
4. CONTRACTOR SHALL DESIGN AND PROVIDE ALL SHORING REQUIRED TO SUPPORT EXISTING CONSTRUCTION AND NEW CONSTRUCTION AS REQUIRED TO BUILD THIS PROJECT.

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SE Project #: 16035

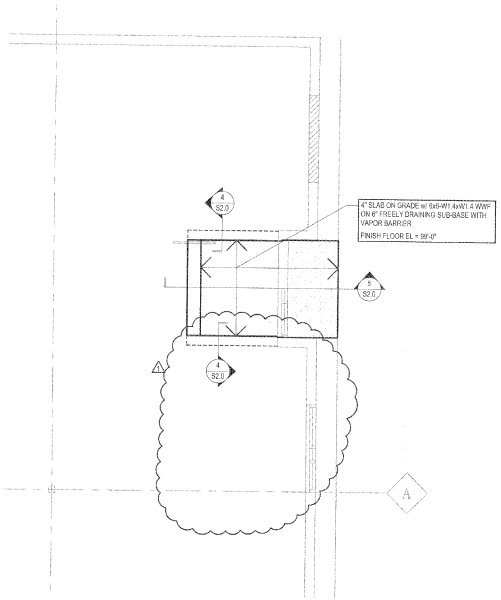
Revisions:

Date	Number	Description
11-18-2016	1	CB-1

Sheet Title:
First & Second Floor Framing Plans

Project No.: 16.1
Date: 07/18/2016
Sheet No.:

S1.0



8 S2.0 FOUNDATION PLAN

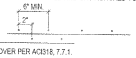
SCALE : 1/4" = 1'-0"

CAST-IN-PLACE CONCRETE NOTES

1. ALL WORK TO BE DONE IN ACCORDANCE WITH ACI 318 BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (MOST CURRENTLY ADOPTED EDITION).
2. CONTRACTOR SHALL NOTIFY THE STRUCTURAL ENGINEER AT LEAST 48 HOURS PRIOR TO PLACING CONCRETE TO FACILITATE ON SITE OBSERVATION OF REBAR.
3. ARRANGEMENT AND BENDING OF REINFORCING STEEL SHALL BE IN ACCORDANCE WITH ACI DETAILING MANUAL (ACI SP-66), LATEST EDITION.
4. WHEN THE AVERAGE TEMPERATURE FROM MIDNIGHT TO MIDNIGHT IS EXPECTED TO DROP BELOW 40 DEGREES FAHRENHEIT FOR THREE SUCCESSIVE DAYS, COLD WEATHER CONCRETING REQUIREMENTS SHALL BE FOLLOWED (REFER TO ACI 306R). SEE ALSO COLD WEATHER CONCRETING NOTES.
5. WHEN AMBIENT AIR OR CONCRETE TEMPERATURES EXCEED 90 DEGREES FAHRENHEIT, STEEL REINFORCING AND/OR FORMING SURFACES ARE ABOVE 120 DEGREES, OR WHEN WIND VELOCITY, HUMIDITY, OR SOLAR RADIATION CREATE CONDITIONS OF ACCELERATED MOISTURE LOSS AND INCREASED RATE OF HYDRATION, HOT WEATHER CONCRETING REQUIREMENTS SHALL BE FOLLOWED (REFER TO ACI 305R). SEE ALSO HOT WEATHER CONCRETING NOTES.
6. ALL CONCRETE SURFACES SHALL BE FORMED UNO OR APPROVED BY THE STRUCTURAL ENGINEER.
7. PROVIDE A ¾" CHAMFER ON EXPOSED CORNERS OF CONCRETE UNO. TOP EDGES OF FINISHED WALLS SHALL BE TOOLED UNO.
8. CONCRETE COLUMN OR PIERS SHOWN INTEGRAL WITH CONCRETE WALLS SHALL BE POURED MONOLITHICALLY WITH ADJACENT CONCRETE WALLS.
9. CONTROL JOINTS SHALL BE PLACED IN SLAB ON GRADE CONSTRUCTION WITHIN 24 HOURS OF INITIAL POUR.
10. SLEEVES, CONDUITS, OR PIPES THROUGH SLABS AND WALLS SHALL BE PLACED AT THREE DIAMETERS ON CENTER, OR 4" MINIMUM.
11. ALUMINUM CONDUIT OR PIPING SHALL NOT BE CAST IN CONCRETE.

REINFORCING NOTES

1. REINFORCING SHALL BE DETAILED IN ACCORDANCE WITH ACI 315 (CURRENT EDITION).
2. ALL LAPS SHALL BE CLASS 'B' PER ACI 318 UNLESS OTHERWISE NOTED ON THE DESIGN DRAWINGS, OR UNLESS THE DETAILER TAKES SPECIAL CARE TO PROVIDE STAGGERED LAPS. USE TOP BAR LAP LENGTHS FOR ALL HORIZONTAL WALL BARS AND FOR TOP BARS IN SLABS AND BEAMS OVER 12 INCHES DEEP.
3. LAP LENGTH SHALL BE SPECIFICALLY NOTED ON PLACING DRAWINGS WHERE MORE THAN ONE BAR MAKES UP A CONTINUOUS STRING.
4. HORIZONTAL BARS, EXCEPT FOR CONTINUOUS STRINGS FROM ONE CORNER OF OPENING TO ANOTHER, SHALL BE DETAILED TO SHOW THE DISTANCE FROM AT LEAST ONE END OF THE BAR TO THE NEAREST BUILDING GRID LINE OF WALL.
5. WELDED WIRE FABRIC SHALL BE LAPPED AND/OR ANCHORED TO DEVELOP Fy PER ACI 315.



6. PROVIDE MINIMUM COVER PER ACI318, 7.7.1.
7. PROVIDE ISOLATION BOARD WHERE SLABS ABUT VERTICAL SURFACES.

MATERIAL DESIGN PROPERTIES

CONCRETE STRENGTHS:	
CONCRETE WALLS	f'c = 4000 psi
SLAB ON GRADE	f'c = 4000 psi
REINFORCING STEEL STRENGTHS:	
BARS (ASTM A 615, grade 60)	Fy = 60,000 psi
WWF (ASTM A 185)	Fy = 65,000 psi
STRUCTURAL MASONRY STRENGTHS:	
GROUT (ASTM C 476):	
BOND BEAMS (pea gravel)	f'c = 3000 psi
MASONRY WALLS AND PIERS (pea gravel)	f'c = 3000 psi
STRUCTURAL STEEL STRENGTHS:	
WF SHAPES (ASTM A992)	Fy = 50,000 psi
ANGLES, CHANNELS, PLATES, & BARS (ASTM A36)	Fy = 36,000 psi

DESIGN DATA

DESIGN CODE:
2009 IBC WITH SEPTEMBER 1, 2011 WISCONSIN AMENDED I-CODE INSERTS

WIND LOAD INFORMATION:

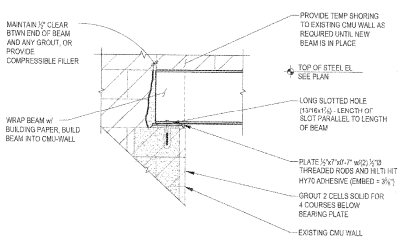
BASIC WIND SPEED	90 MPH		
BUILDING OCCUPANCY CATEGORY	II		
WIND LOAD IMPORTANCE FACTOR (Iw)	1.00		
WIND EXPOSURE	B		
INTERNAL PRESSURE COEFFICIENTS	± .18		
COMPONENTS AND CLADDING (GROSS WIND PRESSURES):			
(FOR ZONE DEFINITIONS & DIAGRAMS SEE DESIGN GUIDE ASCE/SEI 7 SECTION 6)			
WIDTH OF PRESSURE COEFFICIENT ZONE (a)	4.9 ft		
TRIBUTARY WIND LOAD AREAS:	10 ft²	50 ft²	100 ft²
ROOF (GABLE/HIP/MONOSLOPE):			
NEGATIVE ZONE 1	-14.6 psf	-13.7 psf	-13.3 psf
NEGATIVE ZONE 2	-24.4 psf	-18.4 psf	-15.8 psf
NEGATIVE ZONE 3	-36.8 psf	-22.1 psf	-15.8 psf
POSITIVE PRESSURE ALL ZONES	10.0 psf	10.0 psf	10.0 psf
WALLS:			
ZONE 4	-14.4 psf	-13.1 psf	-12.5 psf
ZONE 5	-17.8 psf	-15.0 psf	-13.9 psf
POSITIVE PRESSURE ALL ZONES	13.3 psf	12.0 psf	11.4 psf
PARAPETS:			
CORNER ZONE	-45.7 psf	-29.6 psf	-22.7psf
INTERIOR ZONE	-33.3 psf	-25.8 psf	-22.7 psf
OVERHANGS/CANOPIES:			
CORNER ZONE	-34.6 psf	-17.3 psf	-10 psf
INTERIOR ZONE	-21.0 psf	-20.1 psf	-19.8 psf

SNOW LOAD INFORMATION:

GROUND SNOW LOAD (Pg)	30 psf
SNOW EXPOSURE FACTOR (Ce)	1.00
SNOW LOAD IMPORTANCE FACTOR (Is)	1.00
THERMAL FACTOR (Ct)	1.00 (1.2 AT OVERHANG)
FLAT ROOF SNOW LOAD (Pf)	21 psf
DESIGN BALANCED SNOW LOAD (Ps)	25 psf

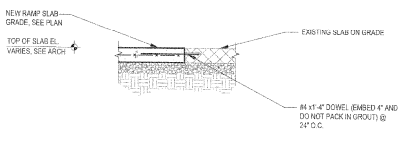
LIVE LOADS:

DINING ROOM AND RESTAURANTS	100 psf
ROOF	SEE SNOW LOAD INFO



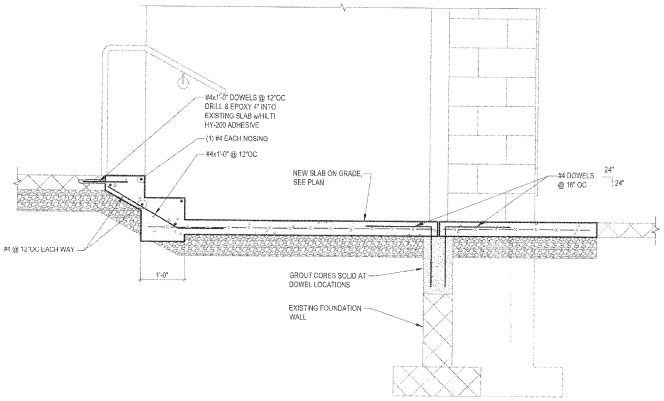
7 S2.0 NEW BEAM ON EXISTING CMU WALL

SCALE : NTS



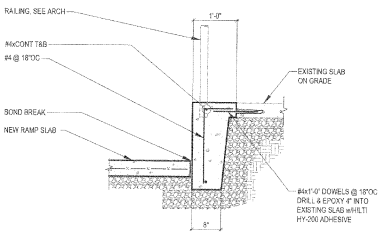
6 S2.0 NEW SLAB INTO EXISTING SLAB

SCALE : NTS



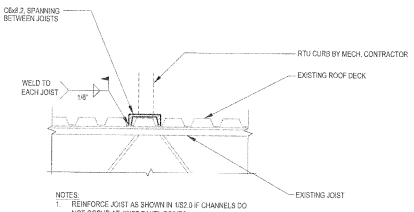
5 S2.0 SECTION AT STAIR ON GRADE

SCALE : NTS



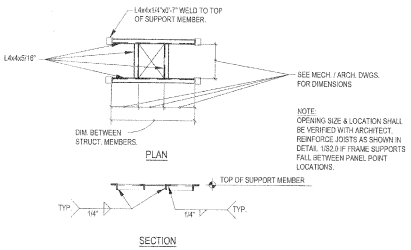
4 S2.0 CONCRETE CURB AT RAMP

SCALE : NTS



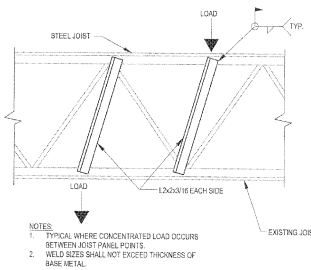
3 S2.0 RTU SUPPORT DETAIL

SCALE : NTS



2 S2.0 DECK OPENING DETAIL

SCALE : NTS



1 S2.0 JOIST REINFORCEMENT DETAIL

SCALE : NTS

Keller Architectural Design, LLC.

Project:
Westallion Brewing Co.
1825 South 72nd Street
West Allis, WI

Owner:

Spire Engineering, Inc.
900 W. Virginia St. Suite 102
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SE Project #: 16035

Revisions:

Date	Number	Description
11-18-2016	1	CB-1

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Project No.: 16.1
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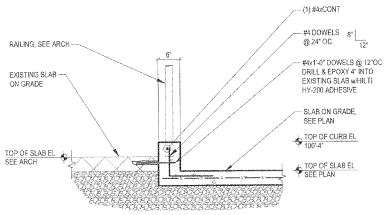
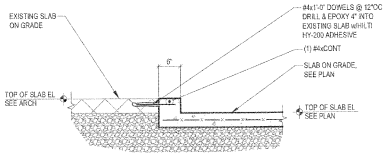


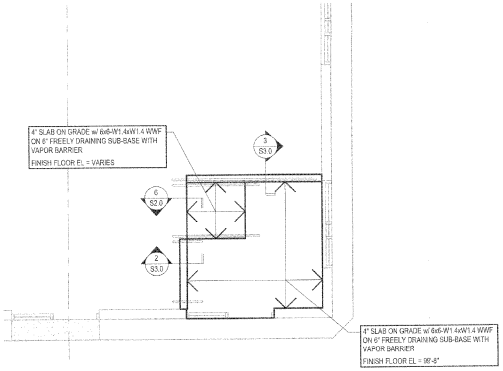
3 S3.0 CURB SECTION

SCALE : NTS



2 S3.0 SLAB DETAIL

SCALE : NTS



1 S3.0 FOUNDATION PLAN

SCALE : 1/4" = 1'-0"

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