

# WEST ALLIS DEVELOPMENT - NEW CONSTRUCTION

## 7030 W NATIONAL AVENUE | WEST ALLIS, WI 53214

No.	Date	Description
	06-26-20	P.C. Submittal
	08-24-20	Bid & Permit Set

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PLUMBING, MECHANICAL AND ELECTRICAL PLANS TO BE A DEFERRED REVIEW AND SUBMITTAL BY DESIGN-BUILD CONTRACTOR

### PROJECT NOTES

- ELECTRICAL NOTES:**  
1) ALL WORK TO BE BY DESIGN-BUILD ELECTRICAL CONTRACTOR.
- HVAC NOTES:**  
1) ALL WORK TO BE BY DESIGN-BUILD HVAC CONTRACTOR.
- PLUMBING NOTES:**  
1) ALL WORK TO BE BY DESIGN-BUILD PLUMBING CONTRACTOR.

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BUILDING CODE SUMMARY	
BASED ON THE	
	WISCONSIN COMMERCIAL BUILDING CODE (2015 INTERNATIONAL BUILDING CODE w/ WI AMENDMENTS)
	2015 INTERNATIONAL EXISTING BUILDING CODE
	2009 ANSI A117.1 ACCESSIBILITY CODE
ALL OTHER CODES AND ORDINANCES AS REFERENCED BY THE ABOVE CODES	
BUILDING AREA	TOTAL AREA: 8,750 SF TWO STORIES
FIRE ALARM:	AS REQUIRED FOR SPRINKLER SYSTEM
OCCUPANCY	(B) BUSINESS
OCCUPANCY SEPARATION	NONE REQUIRED
CONSTRUCTION TYPE	V-B
SPRINKLER SYSTEM	FULLY SPRINKLERED, NFPA-13
NOTES	WHITE BOX SPACE. FUTURE BUILD-OUTS BY TENANTS.
CODE EXCEPTION	---

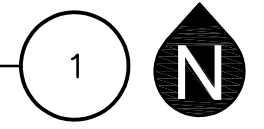
GENERAL NOTES	
1.	CONSTRUCTION IS TO BE IN COMPLIANCE WITH ALL GOVERNING CODES, ORDINANCES & STANDARDS. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING, & SUPERVISING ALL SAFETY PRECAUTIONS & PROGRAMS IN CONNECTION WITH THE PERFORMANCE OF THIS PROJECT.
2.	ARCHITECT/DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY COST, SCHEDULE OR CONSTRUCTION ISSUES ARISING DUE TO GC/OWNERS FAILURE TO DISTRIBUTE ALL DOCS, SUBCONTRACTORS & SUPPLIERS SHOULD ENDEAVOR TO REVIEW A COMPLETE SET OF DOCS BEFORE BIDDING, FABRICATING & INSTALL.
3.	GC, SUBCONTRACTORS, MATERIAL SUPPLIERS, OWNER, ETC. MUST NOTIFY ARCHITECT OF ANY ERRORS, OMISSIONS, OR DEFECTS IN THE CONSTRUCTION DOCUMENTS PRIOR TO BIDDING, FABRICATING OR INSTALLING WORK.
4.	SITE DIMENSIONS ARE TO BE FIELD VERIFIED AND ADJUSTED ACCORDINGLY. THE ARCHITECT/DESIGNER SHALL BE NOTIFIED OF ANY VARIANCES BEFORE CONTRACTOR BEGINS OR PROCEEDS WORK.
5.	MECH, ELEC, PLUMB & FIRE PROTECTION ARE TO BE DESIGN BUILT, COMPLYING WITH ALL GOVERNING CODES, ORDINANCES & STANDARDS, WHICH WILL BE THE FULL RESPONSIBILITY OF THE CONTRACTOR; THE ARCHITECT ASSUMES NO LIABILITY.
6.	ALL MECH, ELEC, PLUMB & FIRE PROTECTION SYSTEMS/EQUIP. SHALL BE MAINTAINED ACCORDING TO MANUFACTURER'S STANDARDS. BLDG. OWNER SHALL ASSUME FULL RESPONSIBILITY FOR MAINTANANCE/OPERATION UPON OCCUPANCY.
7.	THE INSTALLATION AND EXECUTION OF ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S STANDARDS AND SPECIFICATIONS. ALL MEANS & METHODS OF CONSTRUCTION TO BE THE SOLE RESPONSIBILITY OF THE GC.
8.	PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED IN OCCUPANCIES AND LOCATIONS AS REQUIRED BY THE INTERNATIONAL FIRE CODE. INSTALLATION LOCATIONS SHALL HAVE A MAXIMUM TRAVEL DISTANCE OF 75' TO ANY EXTINGUISHER. EXTINGUISHERS SHALL BE LOCATED IN CONSPICUOUS LOCATIONS WHERE THEY WILL BE READILY ACCESSIBLE AND IMMEDIATELY AVAILABLE FOR USE, TYPICALLY ALONG PATHS OF TRAVEL. EXTINGUISHERS SHALL NOT BE OBSTRUCTED FROM VIEW; IF VISUAL OBSTRUCTION CAN NOT BE AVOIDED ANOTHER MEANS SHALL BE PROVIDED TO INDICATE THE EXTINGUISHER LOCATIONS. EXTINGUISHERS NOT EXCEEDING 40" SHALL BE INSTALLED SO THAT ITS TOP IS NOT MORE THAN 5'-0" ABOVE THE FLOOR, EXTINGUISHERS EXCEEDING 40" SHALL BE INSTALLED SO THAT ITS TOP IS NOT MORE THAN 3'-6" ABOVE THE FLOOR. THE CLEARANCE BETWEEN THE FLOOR AND BOTTOM OF HAND HELD UNITS SHALL NOT BE LESS THAN 4". VERIFY EXTINGUISHER LOCATIONS W/ LOCAL FIRE DEPT. & OWNER PRIOR TO INSTALLATION.
9.	ALL CONCRETE FLAT WORK MUST BE WET CURED PER ACI REQUIREMENTS AND/OR CURED USING A CURING COMPOUND. REFER TO STRUCTURAL NOTES FOR CURING COMPOUND SPECS. CONTRACTOR IS RESPONSIBLE FOR APPLYING CURING COMPOUNDS PER THE MANUFACTURER'S REQUIREMENTS.

TYPICAL ABBREVIATIONS					
ABV: Above	B/O: By Others	DW: Dishwasher	FTC: Footing	LB: Pound	NO, #: Number
ACOUS: Acoustical	BC: Bottom Of	DV: Division	FND: Foundation	LAM: Laminated	REFR: Ref
ADDL: Additional	BR: Bedroom	DR: Door	FRM: Fram(4), (ing)	LAV: Lavatory	REG: Register
ADH: Adhesive	CAB: Cabinet	DH: Double Hung	FBO: Furnished by Others	LH: Left Hand	RE: Reinforced
ADJ: Adjustable	CALC: Calculation	DS: Downspout	FUR: Furred	L: Length	REQD: Required
AFF: Above Finish Floor	CAN: Cabinet	DRWR: Drawer	GA: Gage, Gauge	LOA: Length Overall	RE: Return Air
AGG: Aggregate	CBD: Cabinet Door	DT: Drain Tile	GAL: Gallon	L: Light	REV: Revision
AHL: Authority Having Jurisdiction	CC: Corner Guard	DWG: Drawing	GL: Glass, Glazing	LF: Linear Feet	R: Riser
A/C: Air Conditioning	CCP: Cast-in-Place	D: Nail Size	GLB: Glass Block	LL: Live Load	RD: Rod
ALT: Alternate	CCN: Concrete	EW: Each Way	GLB: Glass Block	LVL: Laminated Veneer Lumber	R&S: Rod and Shelf
ALUM: Aluminum	CL: Clean Out	E: East	GLB: Glass Block	LVR: Louver	RFS: Roofing
ANC: Anchor, Anchorage	CON: Contract (or)	EL: Elevation	GLB: Glass Block	MFR: Manufacturer	RO: Rough Opening
AB: Anchor Bolt	COORD: Coordinate	EL: Elevation	GLB: Glass Block	MFO: Masonry Opening	SCH: Schedule
ANOD: Anodized	CRPT: Carpet	EQ: Equipment	GLB: Glass Block	MFB: Member	SCN: Screen
APK: Approximate	CLK: Caulking	EXH: Exhaust	GLB: Glass Block	MKB: Membrane	SECT: Section
APT: Apartment	CAS: Casement	EXT: Exterior	GLB: Glass Block	MMD: Medium Density Fiberboard	SGD: Sliding Glass Door
ARCH: Architect	CB: Catch Basin	FOC: Face of Concrete	GLB: Glass Block	MOR: Medium Density Overlay	SHR: Sheathing
(architectural)	CLG: Ceiling	HT: Height	GLB: Glass Block	MNB: Member	SKT: Skylight
ASPH: Asphalt	CIR: Circle	FOF: Face of Finish	GLB: Glass Block	MND: Medium Density Overlay	SK: Skylight
AUTO: Automatic	CLR: Clear	FOM: Face of Masonry	GLB: Glass Block	MNS: Minimum	S: South
AVE: Avenue	COL: Column	FOS: Face of Studs	GLB: Glass Block	MIR: Mirror	SLB: Slab
AWN: Awning	CONC: Concrete	FOW: Face of Wall	GLB: Glass Block	MIS: Miscellaneous	SLD: Slider(ing)
	CMT: Concrete Masonry Unit	FBD: Fiberglass Board	GLB: Glass Block	MISC: Miscellaneous	SPC: Specification
BSM: Basement	CONSTR: Construction	FCB: Fiber Cement Board	GLB: Glass Block	MISC: Miscellaneous	SQ: Square
BS: Beam	CONT: Continuous	FLG: Fiberglass	GLB: Glass Block	MISC: Miscellaneous	STD: Standard
BSL: Beveled	CNT: Control Joint	FIN: Finish	GLB: Glass Block	MISC: Miscellaneous	STN: Stove
BTM: Bituminous	CONJ: Corrugated	FIN: Finish	GLB: Glass Block	MISC: Miscellaneous	STR: Structural
BLK: Block	CUB: Cubic Foot	FIN: Finish	GLB: Glass Block	MISC: Miscellaneous	SA: Supply Air
BLKG: Blocking	CUT: Cubic Yard	FIN: Finish	GLB: Glass Block	MISC: Miscellaneous	SC: Solid Core
BLW: Below	DIP: Dampproofing	FLD: Fireproof	GLB: Glass Block	MISC: Miscellaneous	SW: Shear Wall
BLVD: Boulevard	DET: Detail	FLR: Floor	GLB: Glass Block	MISC: Miscellaneous	SS: Stainless Steel
BLVD: Between	DN: Diameter	FLR: Floor	GLB: Glass Block	MISC: Miscellaneous	SY: System
BD: Board	DN: Dimension	FLR: Floor	GLB: Glass Block	MISC: Miscellaneous	
BTM: Bottom	DN: Dimension	FLR: Floor	GLB: Glass Block	MISC: Miscellaneous	
BLDG: Building	DN: Dimension	FLR: Floor	GLB: Glass Block	MISC: Miscellaneous	
BUR: Built Up Roofing	DN: Dimension	FLR: Floor	GLB: Glass Block	MISC: Miscellaneous	

### SITE



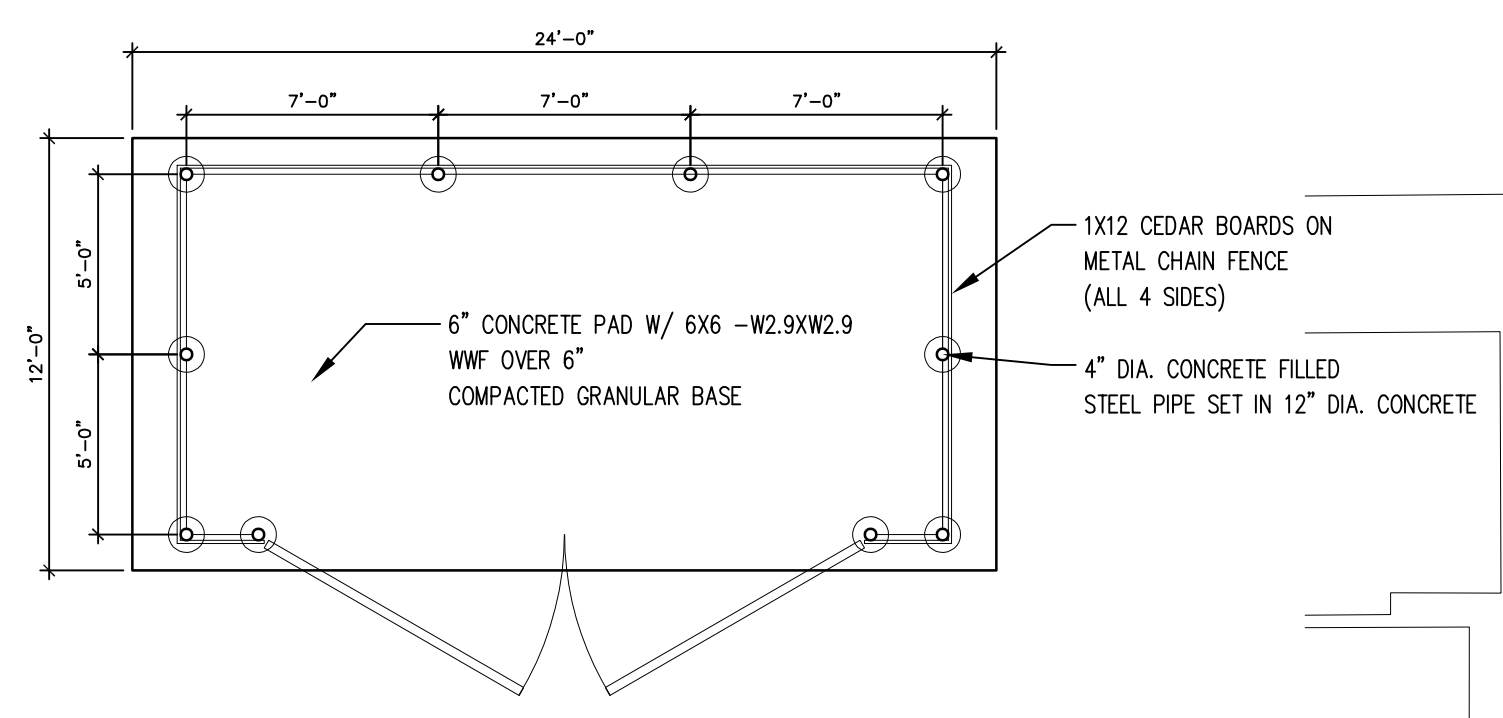
VICINITY MAP  
SCALE: N.T.S.



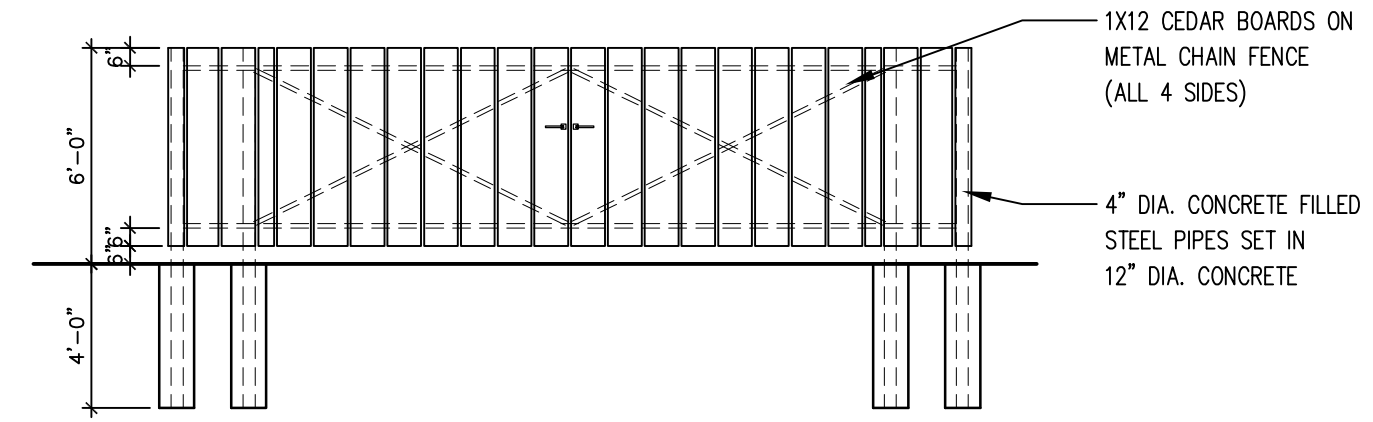
08-24-20 BID & PERMIT SET

Revisions

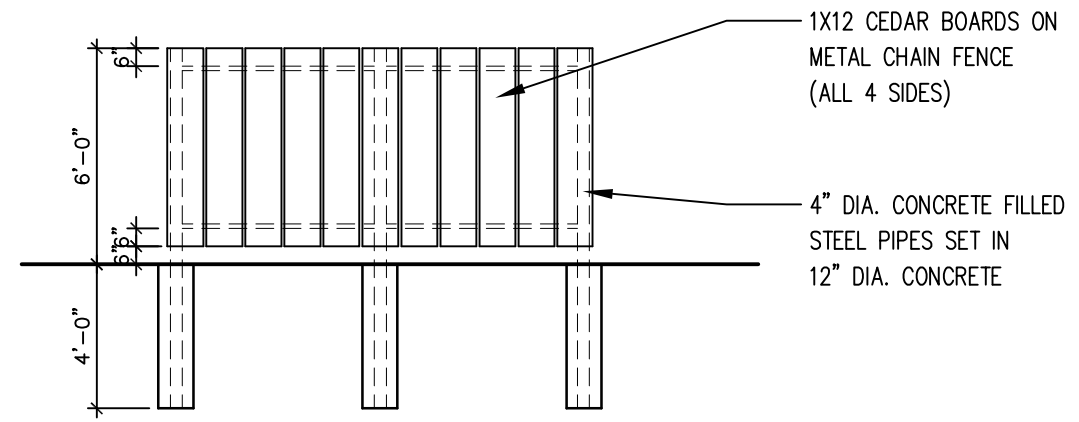
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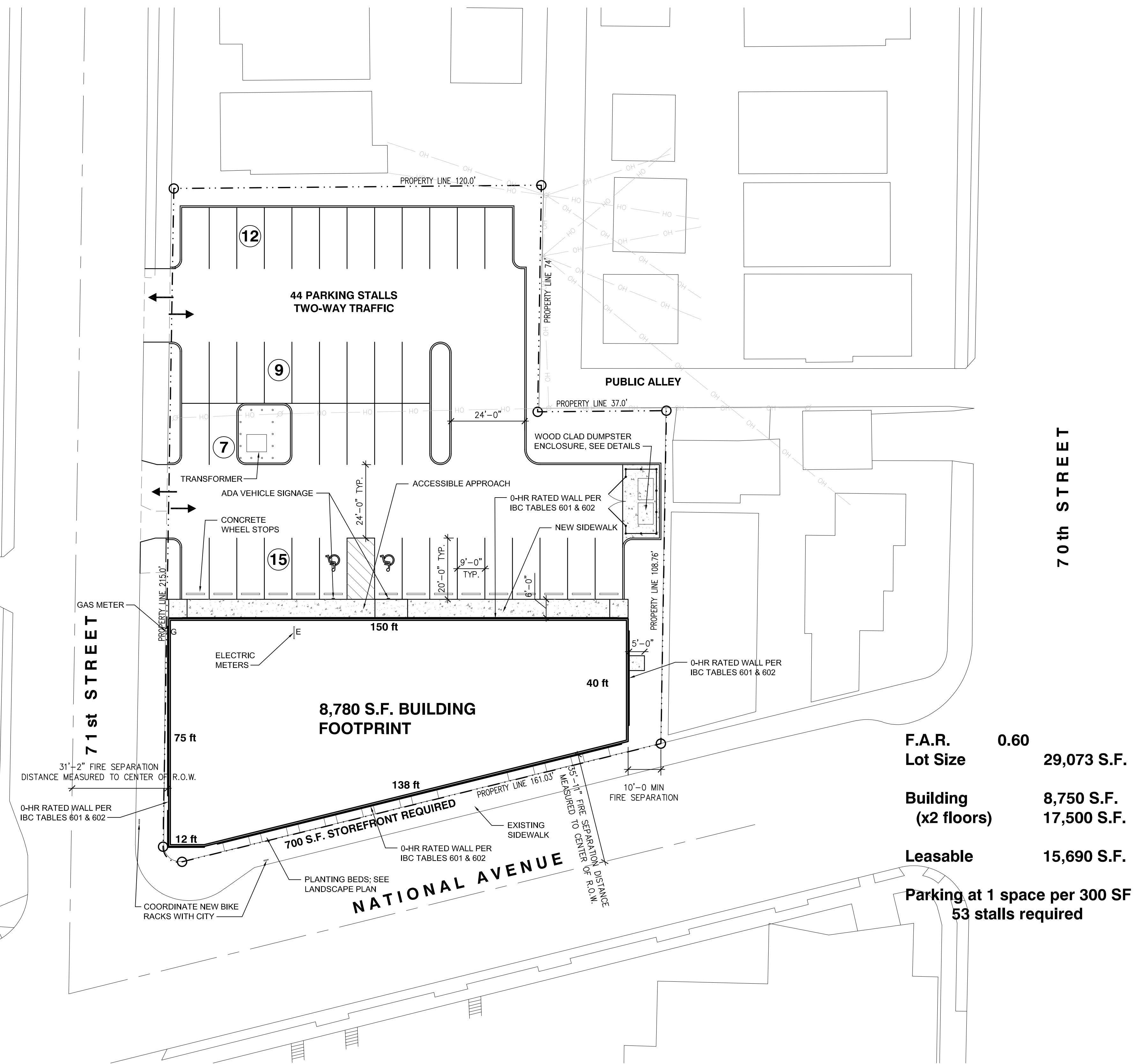
**ENLARGED DUMPSTER PLAN**  
 SCALE: 3/16" = 1'-0" @ 34x22



**WEST DUMPSTER ELEVATION**  
 SCALE: 3/16" = 1'-0" @ 34x22



**NORTH/SOUTH DUMPSTER ELEVATION**  
 SCALE: 3/16" = 1'-0" @ 34x22



**F.A.R. 0.60**

**Lot Size 29,073 S.F.**

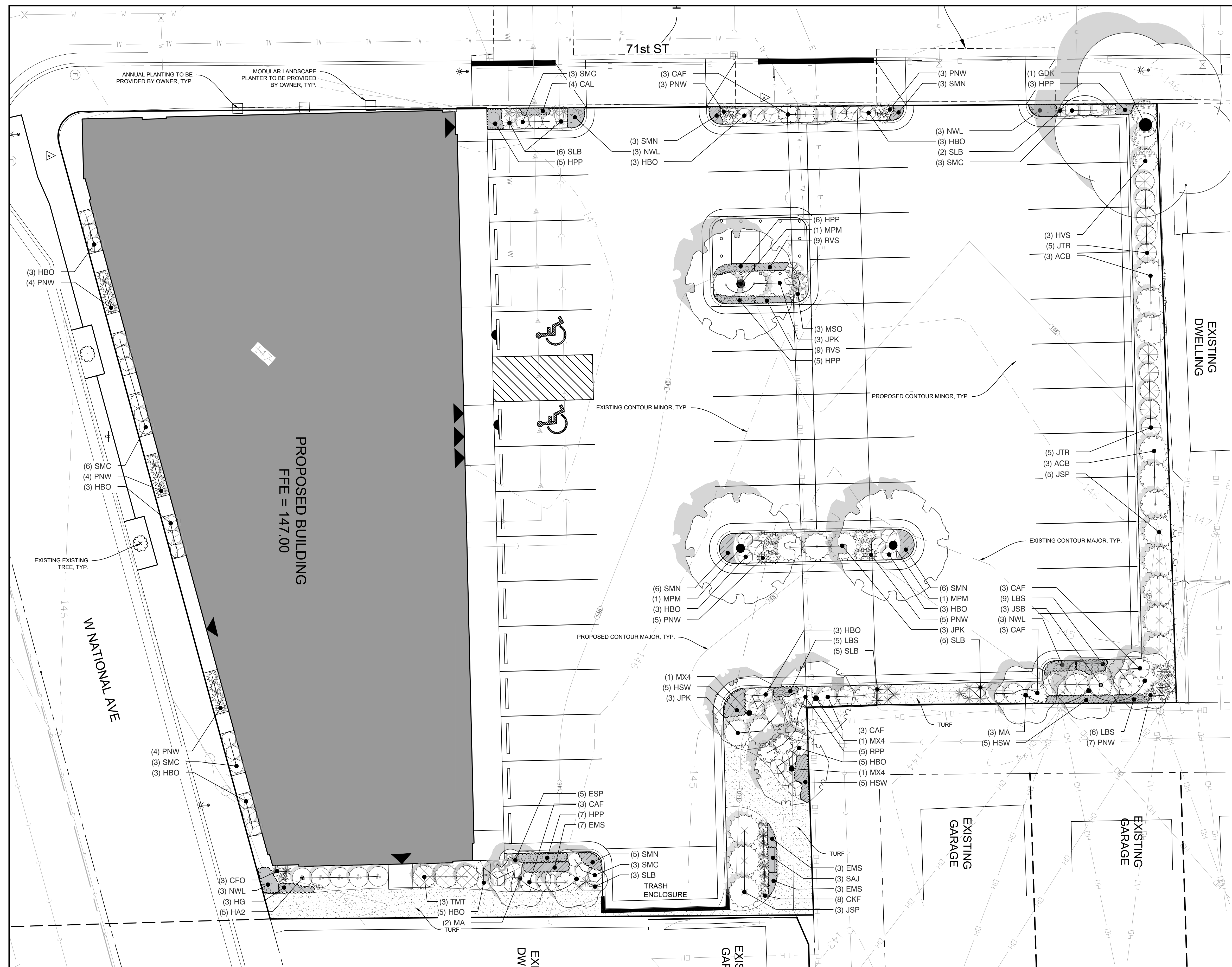
**Building (x2 floors) 8,750 S.F. 17,500 S.F.**

**Leasable 15,690 S.F.**

**Parking at 1 space per 300 SF**  
**53 stalls required**

**SITE PLAN**  
 SCALE: 1" = 20'-0" @ 34x22

08-24-20 BID & PERMIT SET

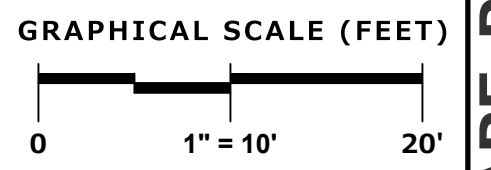
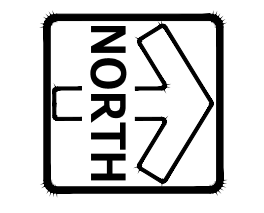


**PLANT SCHEDULE**

TREES	BOTANICAL / COMMON NAME	SIZE	QTY
GDK	Gymnocladus dioica Kentucky Coffee Tree	2.5" Cal.	1
MA	Malus x 'Adirondak' Adirondak Crab Apple	2.5" Cal.	5
MPM	Malus x 'Prairie Maid' Prairie Maid Crabapple	2.5" Cal.	3
MX4	Malus x 'Royal Raindrops' Royal Raindrops Crabapple	2.5" Cal.	3
SHRUBS	BOTANICAL / COMMON NAME	SIZE	QTY
ACB	Aronia arbutifolia 'Brilliantissima' Brilliant Red Chokeberry	2' Ht.	6
CAF	Cornus stolonifera 'Arctic Fire' Arctic Fire Dogwood	2' Ht.	15
HA2	Hydrangea arborescens 'Annabelle' Annabelle Smooth Hydrangea	2' Ht.	5
HVS	Hydrangea p 'Vanilla Strawberry' Vanilla Strawberry Hydrangea	2' Ht.	3
HBO	Hydrangea paniculata 'Bobo' Bobo Hydrangea	2' Ht.	34
RPP	Rosa rugosa 'Purple Pavement' Purple Pavement Rugosa Rose	2' Ht.	5
SMC	Spiraea japonica 'Magic Carpet' Magic Carpet Spirea	2' Ht.	18
EVERGREEN SHRUBS	BOTANICAL / COMMON NAME	SIZE	QTY
JSP	Juniperus chinensis 'J.N. Select Blue' Star Power Juniper	4' Ht.	8
JPK	Juniperus chinensis 'Pfitzeriana Kallays' Kallay Compact Juniper	2' Ht.	9
JTR	Juniperus chinensis 'Trautman' Trautman Juniper	4' Ht.	10
JSB	Juniperus sabina 'Buffalo' Buffalo Juniper	2' W	3
TMT	Taxus x media 'Tauntonii' Taunton Yew	2' Ht.	3
ORNAMENTAL GRASSES	BOTANICAL / COMMON NAME	SIZE	QTY
CKF	Calamagrostis x a 'Karl Foerster' Karl Foerster Reed Grass	1 gal.	8
CFO	Calamagrostis x a 'Overdam' Overdam Reed Grass	1 gal.	3
ESP	Eragrostis spectabilis Purple Love Grass	1 gal.	5
MSO	Miscanthus sinensis 'Oktoberfest' Oktoberfest Miscanthus	1 gal.	3
PNW	Panicum virgatum 'Northwind' Northwind Switch Grass	1 gal.	35
SLB	Schizachyrium scoparium 'Blue Heaven' Blue Heaven Little Bluestem Grass	1 gal.	21
PERENNIALS	BOTANICAL / COMMON NAME	SIZE	QTY
CAL	Calamintha nepeta Calamint	4.5" cont.	4
EMS	Echinacea purpurea 'Magnus Superior' Magnus Superior Coneflower	4.5" Cont.	13
HSW	Hemerocallis 'Summer Wine' Summer Wine Daylily	4.5" Cont.	15
HPP	Heuchera m 'Palace Purple' Palace Purple Coral Bells	4.5" Cont.	26
HG	Hosta x 'Gold Standard' Gold Standard Hosta	4.5" cont.	3
LBS	Leucanthemum x 'Becky' Becky Shasta Daisy	4.5" Cont.	20
NWL	Nepeta x 'Purrsian Blue' Purrsian Blue Catmint	4.5" Cont.	12
RVS	Rudbeckia l 'Vielte's Little Suzy' Vielte's Little Suzy Showy Coneflower	4.5" Cont.	18
SMN	Salvia nemorosa 'May Night' May Night Sage	4.5" Cont.	23
SAJ	Sedum 'Autumn Joy' Autumn Joy Sedum	4.5" Cont.	3

GROUND COVERS	BOTANICAL / COMMON NAME	QTY
	Turf Hydroseed	753 sf
	Drought Tolerant Fescue Blend	

SITE DATA	
SITE GROSS AREA	29,623 SQ FT
TOTAL PARKING AREA	16,874 SQ FT
GREEN SPACE	3,890 SQ FT



PLAN | DESIGN | DELIVER  
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**PINNACLE ENGINEERING GROUP**  
ENGINEERING | NATURAL RESOURCES | SURVEYING

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**WEST ALLIS DEVELOPMENT**  
7030 W NATIONAL AVE  
WEST ALLIS, WI

**LANDSCAPE PLAN**

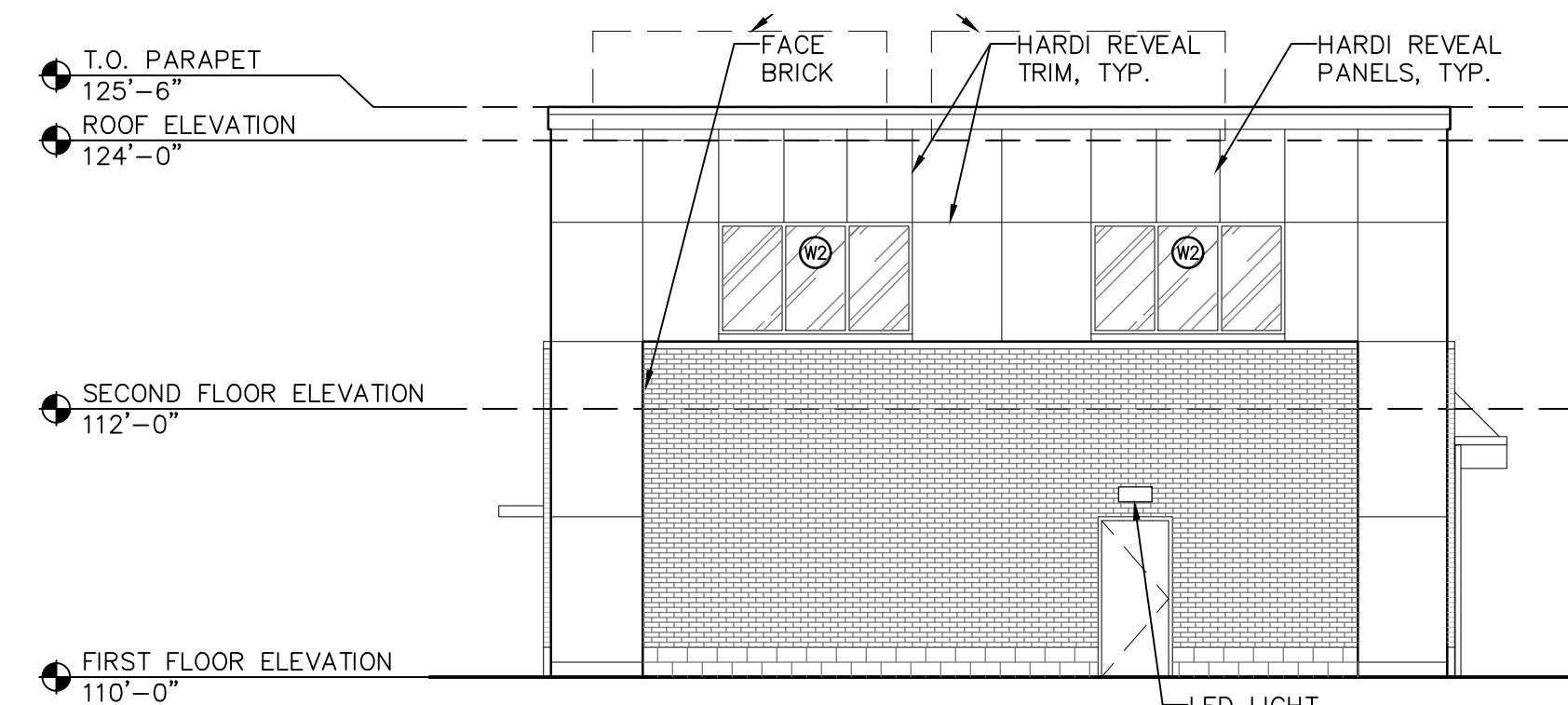
REVISIONS		SHEET 1 OF 2

REG JOB No. 2011.00  
PEG PM A/EK  
START DATE 06/19/20  
SCALE 1"=10'

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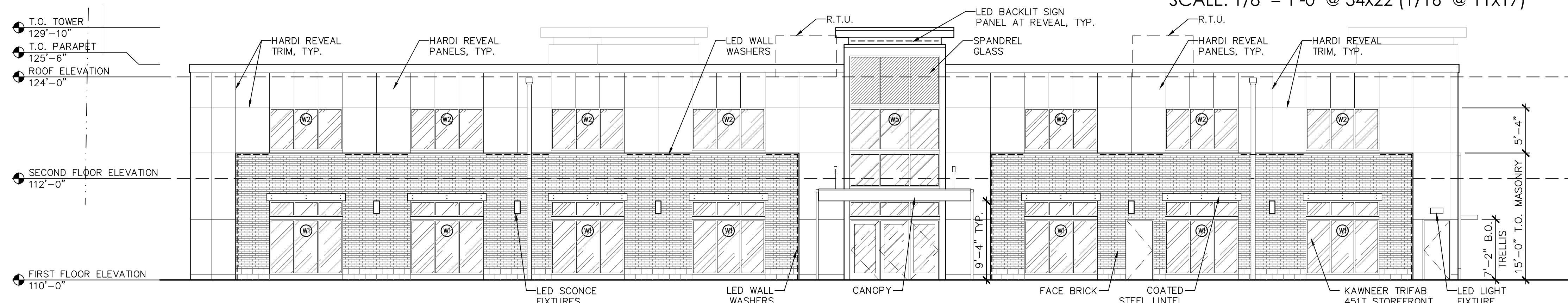
FINISH SCHEDULE	
MODULAR BRICK	BELDEN, "SMOKY GRAY VELOUR"
SIDING	HARDIE REVEAL PANELS, PAINTED, SHERWIN WILLIAMS COLOR T.B.D.
DOWNSPOUT AND FASCIA	T.B.D.
STOREFRONT	KAWNEER TRIFAB 451, BLACK



**EAST ELEVATION**

SCALE: 1/8" = 1'-0" @ 34x22 (1/16" @ 11x17)

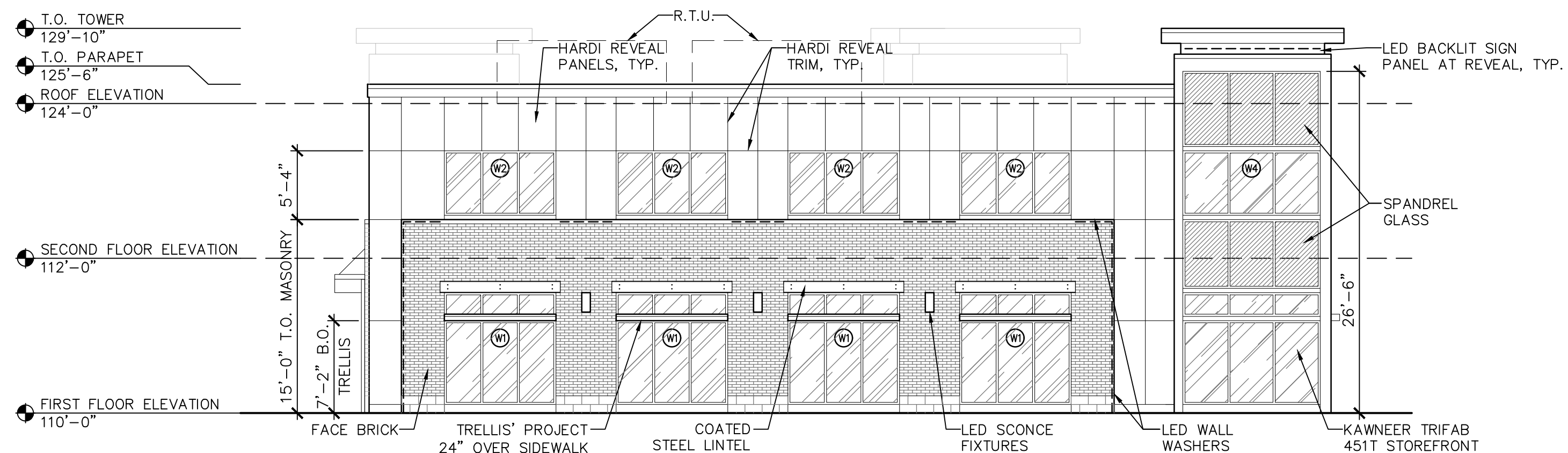
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**NORTH ELEVATION**

SCALE: 1/8" = 1'-0" @ 34x22 (1/16" @ 11x17)

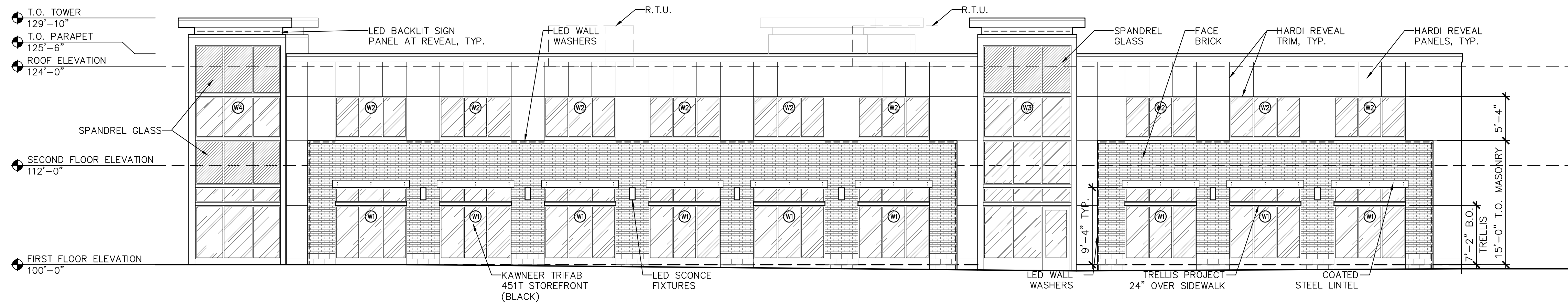
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**WEST ELEVATION**

SCALE: 1/8" = 1'-0" @ 34x22 (1/16" @ 11x17)

2



**SOUTH ELEVATION**

SCALE: 1/8" = 1'-0" @ 34x22 (1/16" @ 11x17)

1

**THRIVE ARCHITECTS**  
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Project Info. —20033—  
**West Allis Development**  
 NEW CONSTRUCTION  
 7030 W National Avenue  
 WEST ALLIS, WI 53214

Sheet Title  
**EXTERIOR ELEVATIONS**

Revisions

No.	Date	Description
	06-26-20	P.C. Submittal
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Sheet No.  
**A2.0**

08-24-20 BID & PERMIT SET