



STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, April 24, 2024
City Hall, Room 128
6:00 PM

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

- 5A. Conditional Use Permit for a proposed gas station and neighborhood retail use at 8404 W. Greenfield Ave.**
- 5B. Site, Landscaping, and Architectural Design Review for proposed gas station and neighborhood retail use at 8404 W. Greenfield Ave. (Tax Key No. 442-9001-000)**

Items 5A and 5B may be considered together.

Overview & Zoning

This property was approved by Plan Commission and the Common Council in 2021-22, for a new gas station and convenience store. convert the former 2,500-sf Auto Analyzer vehicle repair shop to a fuel station and convenience store. That project included a small 600-sf building addition and interior and exterior building improvements.



Since this time, the previous owner sold the property to Mian Oil, who is proposing to demo and build a new building (gas and convenience store). The vacant home and garage, also on the same property (north of the existing commercial building) will be demolished. Site, landscaping and signage improvements to the property are also part of the scope of work.

The operations will include 24 hour 7 days/week customer service including sales of gas and groceries. The applicant will not sell alcoholic beverages.

The property is about ½-acre in area and is zoned C-2 Neighborhood Commercial District which permits fuel stations as a special use.

Project Scope:

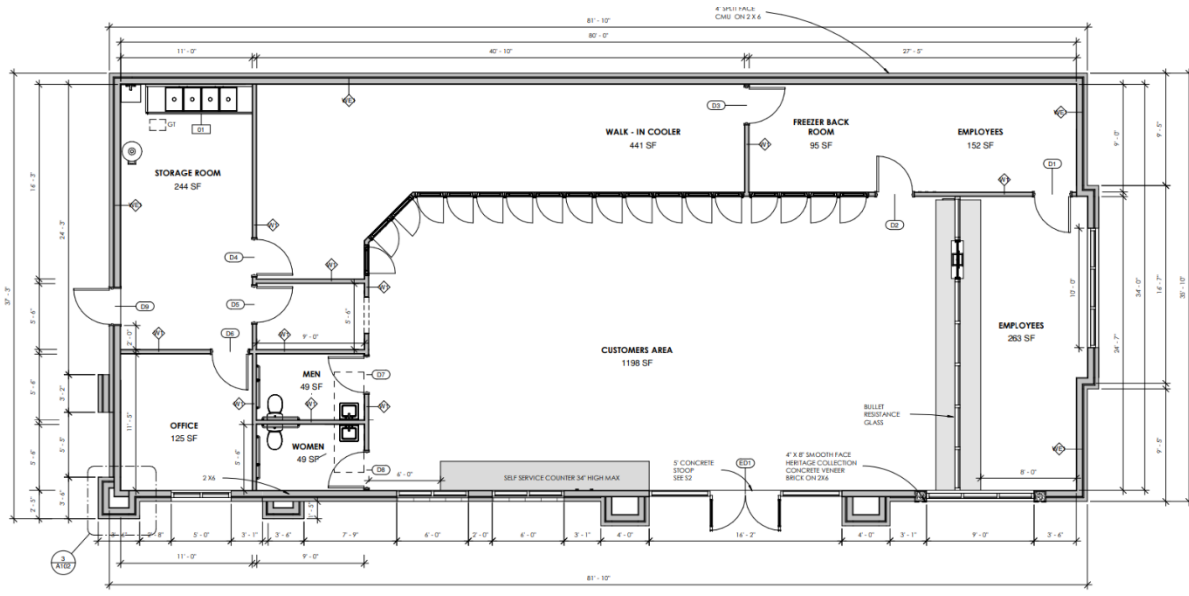
Site improvements

- Remove and replace existing buildings, new building and canopy.
- Repaving site
- Drive-way modifications
- New refuse enclosure
- New freestanding monument sign

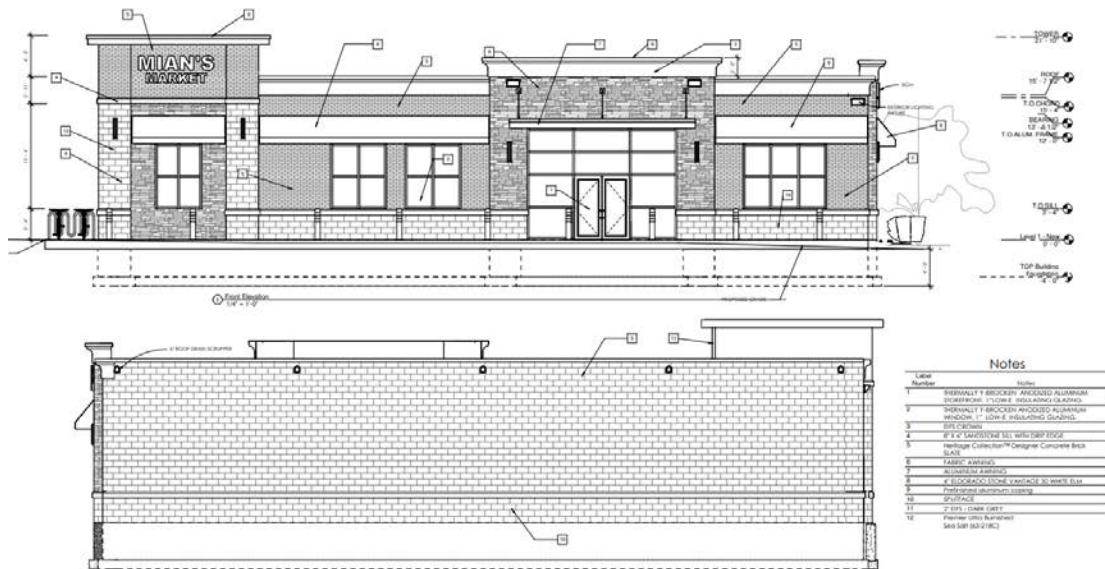
Architectural

Exterior

- New building 3,100-sf and new canopy
- Demo existing buildings on site
- Exterior finishes (brick, fabric awnings, glass storefront systems, EIFS noted)
- Accent building lighting



The overall building composition proposed is attractive, featuring brick, stone, awnings, sills, decorative lighting and glass. However, EIFS materials are shown, and the blank north on the backside of the building wall deviates from the recommended design guidelines. A canopy elevation is also recommended.



MIAN'S OIL FUEL STATION
New Building
 8404 W GREENFIELD
 WEST FALLS WI

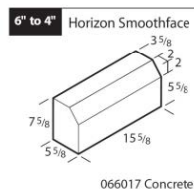
VARIES

Notes

Label Number	Notes
1	THERMALLY Y-BROCKEN ANODIZED ALUMINUM STOREFRONT, 1"LOW-E INSULATING GLAZING.
2	THERMALLY Y-BROCKEN ANODIZED ALUMINUM WINDOW, 1" LOW-E INSULATING GLAZING.
3	EIFS CROWN
4	8" X 6" SANDSTONE SILL WITH DRIP EDGE
5	Heritage Collection™ Designer Concrete Brick SLATE
6	FABRIC AWNING
7	ALUMINUM AWNING
8	4" ELDORADO STONE VANTAGE 30 WHITE ELM
9	Prefinished aluminum coping
10	SPLITFACE
11	2" EIFS - DARK GREY
12	Premier Ultra Burnished Sea Salt (63-218C)



HERITAGE COLLECTION™
 DESIGNER CONCRETE BRICK
 SLATE



HORIZON™ SMOOTHFACE BLOCK
 SILL



PREMIER ULTRA BURNISHED
 Sea Salt (63-218C)

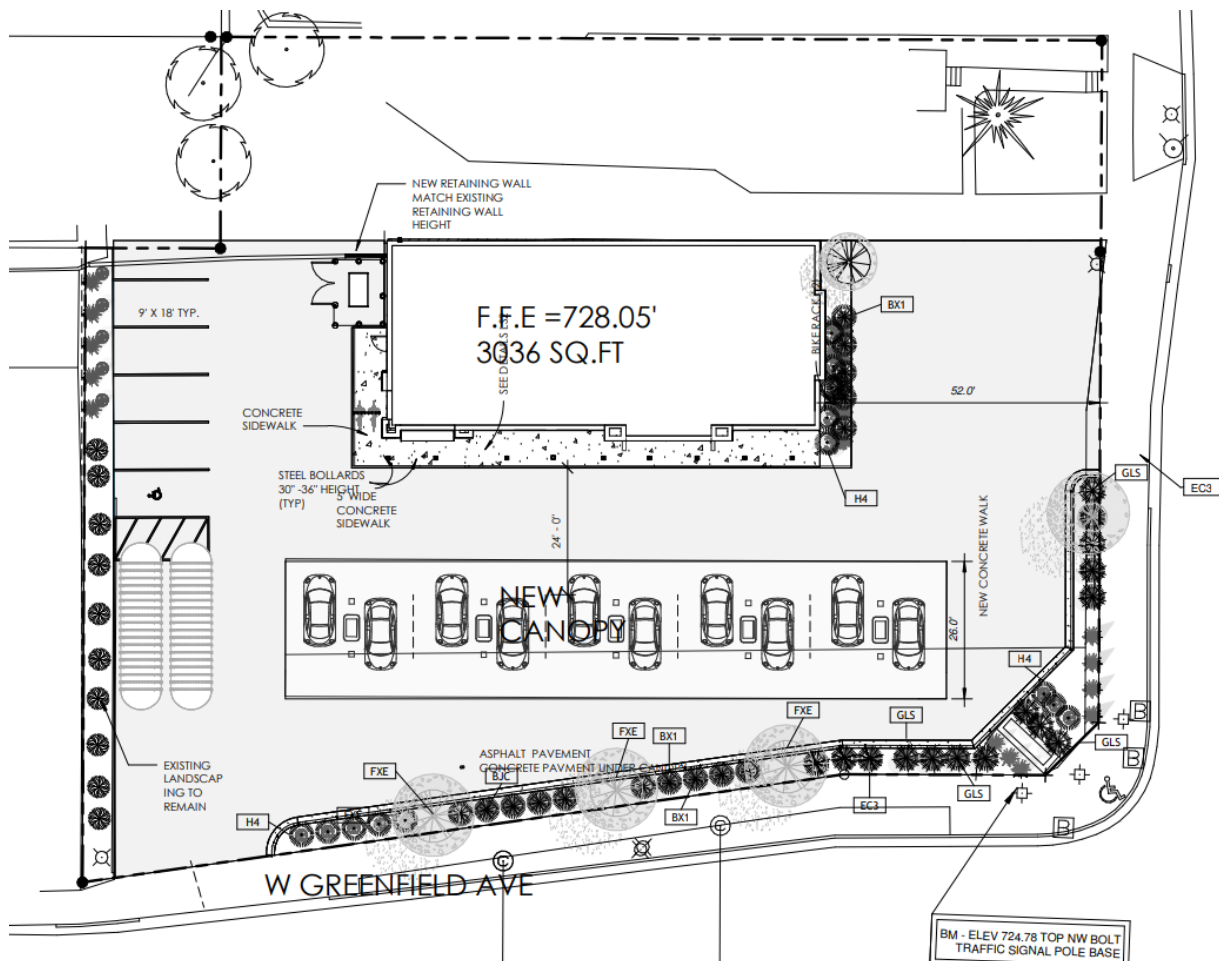


ELDORADO STONE VANTAGE 30
 WHITE ELM

In addition, to the above reference exterior updates to the main building, brick canopy columns to match the main building have also been included on the plans being presented to the Plan Commission.

Site and Landscaping Plan

The property is located on the NW corner of the intersection of S. 84 St and W. Greenfield Ave. and will be accessible via 2 driveways (one on S. 84 St. and one on W. Greenfield Ave.). Staff is recommending that the S. 84 St. driveway be shifted north and additional landscaping being added. Five (5) new fuel pumps are proposed under a new pump canopy.



Parking - 3,100-sf building area @ 1 space/300-sf = a maximum of 10 parking stalls are allowed per zoning. Five (5) parking stalls are provided on site (includes ADA)

New curbed landscaping areas are proposed along W. Greenfield Ave. and S. 84 St. frontages. Another landscaping area is planned for the west side of the site where it abuts residential apartments.

Surrounding land uses include an apartment to the west, and lower density homes to the north. Commercial development to the south and State Fair park to the east. There currently isn't any buffer to the apartment building located to the west of the existing site, but the new plan calls for a

5-ft wide landscaping bed and plantings to help soften the edges of the property and provide some screening.

New paving is planned for the overall surface of the property (excepting new landscaping areas). A new 4-sided refuse enclosure is planned on the west side of the building. A double-sided wood fence is recommended along the west and north sides of the property. A new retaining wall will be installed along the northwest side of the building to replace the existing retaining wall.

Signage and Lighting

With the changes proposed to signage and lighting a permit is required and would prompt review under our sign ordinance. The sign is located within the 20x20-ft vision area, and should be re-oriented to be outside the vision area, or turned 90-degrees to promote better visibility (like similar examples approved by the Plan Commission).

Signage plans will require the submittal of a signage permit and may be approved administratively (if Plan Commission approves of the location).

Design Review Guidelines:

The applicant proposes to demo and reconstruct a new building on site. Being a major site change, this project must comply with applicable design review guideline requirements.

Recommendation: Common Council approval of the Conditional Use Permit and Site, Landscaping, and Architectural Design Review for proposed gas station and neighborhood retail use at 8404 W. Greenfield Ave. (Tax Key No. 442-9001-000), subject to the following conditions:

(Items 1-4 are required to be satisfied prior to the issuance of building permits associated with the proposed work reviewed by Plan Commission. Contractors applying for permits should be advised accordingly.)

1. Common Council public hearing scheduled (expected May 21, 2024).
2. Revised Site, Landscaping and Architectural Plans being submitted to the Department of Development to show the following: (a) consideration of an alternate building layout being prepared for review, closer to street frontage(s) and with canopy behind building; (b) relocating the S. 84 St. driveway further north on site away from the intersection; (c) 4-sided exterior design. A redesigned north elevation material and roofline to match rest of building; (d) alternate exterior material to EIFS (no EIFS, dryvit, or similar); (e) canopy elevations being provided (roofline and column design to match principle building); (f) additional landscaping and screening on site, especially along the north and west sides to buffer residential uses. Landscaping revisions in accordance with the City Forester's recommendations; (g) photometric exterior lighting details being provided. Contact Steve Schaer, City Planner at (414) 302-8466 with any questions.
3. Driveway modifications or change within right-of-way require a [Street excavation permit](#) being applied for in OpenGov prior to work beginning. Any concrete work in the right of way needs to be completed by a licensed and pre-qualified contractor within the City of West Allis. Contact Greg Bartelme at (414) 302-8367.
4. Documentation and approval showing compliance with the City of West Allis Storm water Management Ordinance, to be submitted to the Building Inspections and Neighborhood Services Department by a registered Civil Engineer. A storm water permit must be obtained from the City.
5. Signage plans being reviewed for compliance and subject to permitting.

ETn ENGINEERING

ARCHITECTURAL . STRUCTURAL . CIVIL ENGINEERING

emadnadi@etnengineering.com

Milwaukee WI 53221

414. 324.4129

Monday, April 1, 2024

Subject: Proposal for New Convenience Store located at 8404 W Greenfield Ave

Dear Plan Commission Members,

I am writing to propose the construction of a new convenience store in the City of West Allis. This project aims to meet the growing demand for convenient shopping options, enhance community access to essential goods, and contribute to the economic development of our city.

Project Overview:

The proposed convenience store, to be named Mian's Market , will be a modern and well-equipped facility located at 8404 W Greenfield Ave. The store will have a total area of approximately 3036 square feet, and five fueling pumps for customer convenience.

Objectives:

The primary objectives of this project are as follows: a) Provide convenient access to essential goods and services for the residents of Milwaukee, particularly in underserved areas. b) Enhance the overall retail landscape of the city, providing healthy competition and fostering consumer choice. c) Generate employment opportunities for residents and contribute to the economic growth of the community. d) Implement sustainable practices to minimize the store's environmental impact. e) Engage in community outreach initiatives to promote community involvement and support local initiatives.

Benefits:

The proposed convenience store will bring several benefits to the City of Milwaukee: a) Convenience: Residents will have access to a wide range of essential products in a convenient location, reducing travel time and improving accessibility for all. b) Job Creation: The project will create numerous job opportunities, providing employment to both full-time and part-time workers from within the community. c) Economic Growth: The store will contribute to the local economy by generating tax revenue and supporting other local businesses through increased foot traffic. d) Community Support: We will actively engage with the local community by participating in community events, supporting local initiatives, and contributing to local charitable organizations. e) Sustainable Practices: Our store will prioritize sustainable practices, such as energy-efficient lighting, waste management, and environmentally friendly packaging options.

Key Features:

1. **Traffic Impact and Parking:** The store will be operating of the new convenience store will not cause significant disruptions in traffic flow. Adequate parking spaces will be provided to accommodate customers and minimize any potential parking issues.
2. **Design and Aesthetics:** The proposed convenience store will feature a modern and aesthetically pleasing design that blends harmoniously with the surrounding environment. We will comply with all relevant zoning and building regulations and seek to enhance the visual appeal of the neighborhood.

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3. Community Engagement: We value community input and are committed to actively engaging with the residents and stakeholders. We will conduct public meetings to gather feedback, address concerns, and incorporate community suggestions into our plans. Additionally, we will establish an ongoing community liaison program to ensure open lines of communication between the store and the community.
4. Operation hours : 24 hours
5. Deliveries : Fuel Trucks weekly

Yours sincerely,

Emad Nadi, PE

(414).324.4129

emadnadi@etnengineering.com

GENERAL NOTES:
PROJECT SCOPE CONSISTS OF DEMOLISHING THE EXISTING BUILDING AND THE CONSTRUCTION OF 3082 S.F. BUILDING TO BE USED AS A RETAIL.
REMOVE THE EXITING PAYMENT AND CONSTRUCT A NEW 8" CONCRETE PAVEMENT

INTERIOR WALL AND CEILING FINISH MATERIALS SHALL BE CLASSIFIED IN ACCORDANCE WITH ASTM E 84 OR UL 723. THEIR FLAME SPREAD AND SMOKE-DEVELOPED INDEXES SHALL BE:
CLASS A: FLAME SPREAD INDEX 0-25;
SMOKE-DEVELOPED INDEX 0-450
CLASS B: FLAME SPREAD INDEX 26-75
SMOKE-DEVELOPED INDEX 0-450
CLASS C: FLAME SPREAD INDEX 76-200
SMOKE-DEVELOPED INDEX 0-450
INTERIOR WALL AND CEILING FINISHES SHALL COMPLY WITH TABLE 803.9 WITH A MINIMUM RATING OF CLASS C.
INTERIOR FLOOR FINISH AND FLOOR COVERING MATERIALS SHALL COMPLY WITH THE DOC FF-1 "PILL TEST".
CONTRACTOR IS RESPONSIBLE TO CHECK AND VERIFY IN THE FIELD ALL SIZES AND DIMENSIONS INVOLVING THE EXISTING STRUCTURE AND COORDINATE WITH NEW CONSTRUCTION
THE CONTRACTOR SHALL PROVIDE ALL PERMITS AND INSPECTION NECESSARY FOR THE PROPER EXECUTION OF THE WORK IN ACCORDANCE WITH APPLICABLE CODES AND GOVERNING REGULATIONS.

THE WORK SHALL BE CONSTRUCTED IN FULL COMPLIANCE WITH ALL APPLICABLE CODES, ORDINANCES AND REGULATIONS AS WELL AS THE DRAWINGS AND SPECIFICATIONS. ANY CODE DEFICIENCIES IN THE DRAWINGS RECOGNIZED BY THE CONTRACTOR SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION.

THE CONTRACTOR SHALL VERIFY THE SIZES AND LOCATIONS OF ALL MECHANICAL AND ELECTRICAL EQUIPMENT PADS AND BASES, AS WELL AS POWER, WATER AND DRAIN REQUIREMENTS FOR SUCH EQUIPMENT WITH EQUIPMENT MFG. DEVIATION OF THE AFOREMENTIONED REQUIREMENTS SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION.

ALL WALL WIDTHS ARE SHOWN AND DIMENSIONED WITH NOMINAL DIMENSIONS. (I.E. 8" CMU= 7 5/8"). DIMENSIONS FOR FRAMED WALLS ARE SHOWN TO FACE OF STUDS AND/OR FACE OF BLOCK

FIRE EXTINGUISHERS WITH A MINIMUM 2-A RATING PER NFPA 10 SHALL BE PROVIDED, INSTALLED AND MAINTAINED AS REQUIRED BY LOCAL GOVERNING CODES. THE NUMBER AND TYPE OF EXTINGUISHER SHALL BE DETERMINED BY THE LOCAL FIRE DEPARTMENT AND THE LANDLORD'S INSURANCE CARRIER. MAXIMUM TRAVEL DISTANCE TO EXTINGUISHERS SHALL BE 75 FEET. FIRE EXTINGUISHERS SHALL BE FURNISHED AND INSTALLED BY THE GENERAL CONTRACTOR.

UNLESS OTHERWISE NOTED OR SHOWN, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE LOCATION AND PLACEMENT OF ANY INSERTS, HANGERS, ANCHOR BOLTS, HOLES OR PIPE SLEEVES THAT ARE REQUIRED BY THE MECHANICAL, ELECTRICAL OR PLUMBING EQUIPMENT.

ALL DIMENSIONS ON STRUCTURAL DRAWINGS ARE TO BE CHECKED BY THE CONTRACTORS AGAINST ARCHITECTURAL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS. CONTRACTORS SHALL BE FULLY RESPONSIBLE FOR CONFIRMING AND CORRELATING ALL DIMENSIONS ON THE JOB SITE AND BETWEEN INDIVIDUAL DRAWINGS AND RESPECTIVE TRADES. THIS PROJECT IS BEING DESIGNED AND CONSTRUCTED UTILIZING A DESIGN / BUILD DELIVERY PROCESS FOR THE MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION SYSTEMS.

EACH SUBCONTRACTOR IS RESPONSIBLE TO SUBMIT PLANS AND OBTAIN PERMITS FOR THEIR RESPECTIVE SPECIALTY TRADES. GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL COORDINATE ALL WORK WITHIN THE SCOPE OF THIS PROJECT FOR SYSTEMS INSTALLATION, INTERFERENCE CONTROL AND PROJECT CONSTRUCTION SCHEDULE.

DRAWINGS ARE NOT TO BE USED FOR SHOP DETAILING OR FOR CONSTRUCTION UNLESS SPECIFICALLY STAMPED BY THE ARCHITECT / ENGINEER ON THE DRAWINGS "FOR DETAILING" OR "FOR CONSTRUCTION". THESE DRAWINGS ARE NOT TO BE REPRODUCED FOR THE PURPOSE OF USING THEM AS SHOP DRAWINGS
UNLESS OTHERWISE NOTED OR SHOWN, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE LOCATION AND PLACEMENT OF ANY INSERTS, HANGERS, ANCHOR BOLTS, HOLES OR PIPE SLEEVES THAT ARE REQUIRED BY THE MECHANICAL, ELECTRICAL OR PLUMBING EQUIPMENT.

ALL WORK TO BE IN ACCORDANCE WITH SP5 361.05., ANSI A117.1 AND CITY OF MILWAUKEE ORDINANCES CH 290 & CH 295

CODE INFORMATION :

REFERENCED CODES ARE:

IBC 2015; IBC 2015; ICC/ANSI A117.1-2003
DCF 251

OCCUPANCY CLASSIFICATION:

M

TYPE OF CONSTRUCTION:

TYPE VB (CHAPTER 6); MASONRY BRICK EXTERIOR WITH FRAMING

CLASSIFICATION OF WORK

NEW CONSTRUCTION

ACTUAL BUILDING FLOOR AREA:

GRADE LEVEL NEW FLOOR AREA = 3082 SQ.FT.
ENTIRE BUILDING TOTAL GROSS 3082 SQ. FT.
BUILDING IS NOT EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM (NFPA 13)
ALLOWABLE HEIGHT AND BUILDING AREA (TABLE 503): 55 FEET
OCCUPANCY GROUP M , 1 STORY. FLOOR AREA PER STORY, BUILDING HEIGHT PROVIDED 16 FEET
FIRE-RESISTANCE RATING REQUIREMENTS (TABLE 601 & 602).
PRIMARY STRUCTURAL FRAME 0 HOUR RATING
BEARING WALLS (EXTERIOR) 2 HOUR RATING
BEARING WALLS (INTERIOR) 0 HOUR RATING
NONBEARING WALLS & PARTITIONS (EXTERIOR)
FIRE SEPARATION DISTANCE 0-5 FT 2 HOUR RATING
FIRE SEPARATION DISTANCE 5-10 FT. 1 HOUR RATING
FIRE SEPARATION DISTANCE 10-30 FT. NINE
FIRE SEPARATION DISTANCE > 30 FT. 0 HOUR RATING
NONBEARING WALLS & PARTITIONS (INTERIOR) ~ 0 HOUR RATING
FLOOR CONSTRUCTION & SECONDARY MEMBERS 0 HOUR RATING
ROOF CONSTRUCTION & SECONDARY MEMBERS 0 HOUR RATING

OCCUPANT LOAD (PROPOSED TENANT AREA OF 3036 SQ.FT):

MERCANTILE AREA 3082 SQ.FT @60 SQ. FT PER OCCUPANCY = 51 OCCUPANTS (IBC 1004.3)

SPRINKLER SYSTEM IS NOT REQUIRED

MEANS OF EGRESS:

OCCUPANCY LOAD: TABLE 1004.1.2
EXIT WIDTH REQUIRED: 51 @ 0.2 INCHES = 10")
EXIT WIDTH PROVIDED: 72" + 36" = 108" INCHES

PLUMBING FIXTURE REQUIREMENTS: 51 OCCUPANTS

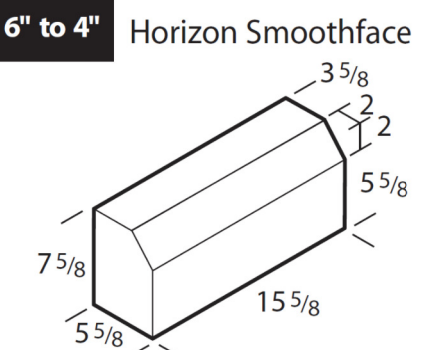
TOILETS :
WATER CLOSETS REQUIRED: 1 PER 500, THEREFORE 1 REQUIRED
WATER CLOSETS PROVIDED: 1 WATER CLOSET
LAVATORIES:
LAVATORIES REQUIRED: 1 PER 750, THEREFORE 1 REQUIRED
LAVATORIES PROVIDED: 1 LAVATORY
SERVICE SINKS:
SERVICE SINKS REQUIRED: 1 SINK
SERVICE SINKS PROVIDED: 1 SINK
FIRE PROTECTION CONSTRUCTION:
903.2.1.3 GROUP M OCCUPANCY. SPRINKLER SYSTEM IS NOT PROVIDED



1 {3D}



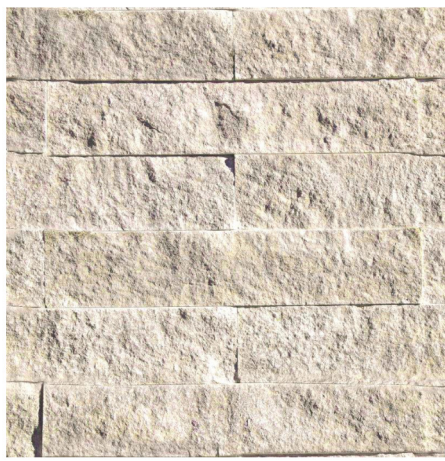
HERITAGE COLLECTION™
DESIGNER CONCRETE BRICK
SLATE



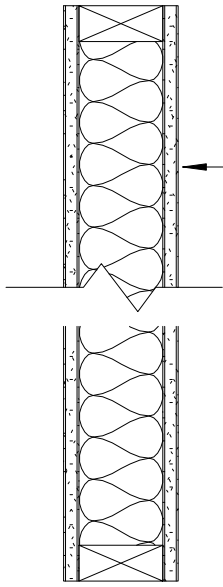
HORIZON™ SMOOTHFACE BLOCK
SILL



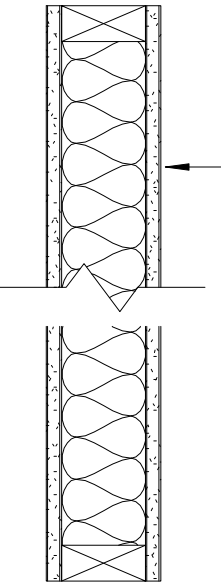
PREMIER ULTRA BURNISHED
Sea Salt (63-218C)



ELDERADO STONE VANTAGE 30
WHITE ELM

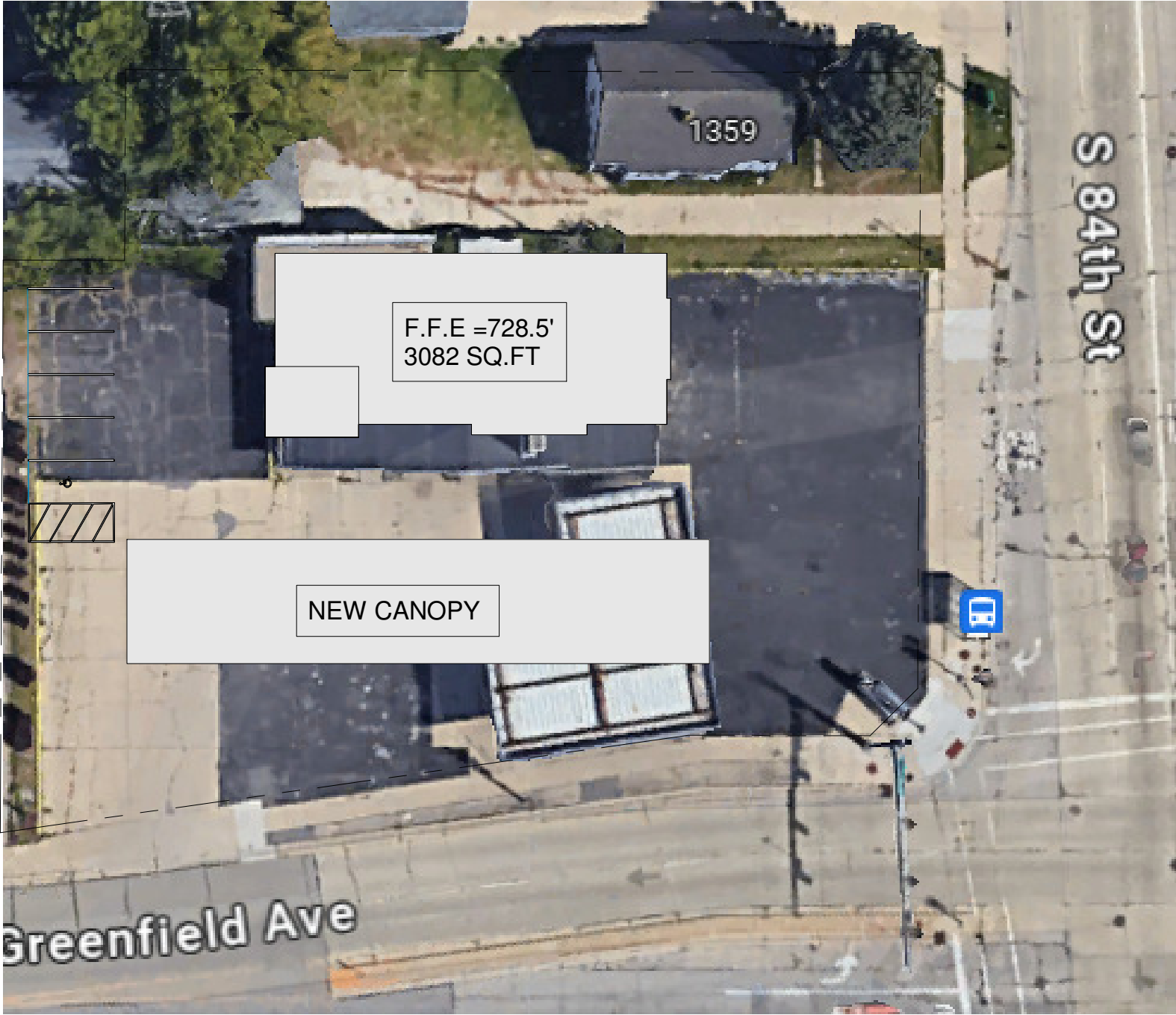


**W1 - WALL
CONSTRUCTION:**
- 5/8" GWB
- ACOUSTICAL
INSULATION WHERE
NEEDED
- SMOOTH WASHABLE
ON KITCHEN SIDE



**W2 - WALL
CONSTRUCTION:**
- 5/8" GWB
- ACOUSTICAL
INSULATION WHERE
NEEDED
- 2 X 4 @ 16" O.C
- 5/8" GWB

2 INTERIOR WALL SECTIONS
1 1/2" = 1'-0"



3 AERIAL
1" = 30'-0"

OWNER

MIAN'S OIL COR.

8404 W GREENFIELD WI
MILWAUKEE , WI

CONTRACTOR

KHALEK BUILDING SERVICES

3834 E Puetz Rd.
Oak Creek, WI 53154
moe@ampnd.com
414.666.2222

PROFESSIONAL SERVICES

ETn ENGINEERING

EMAD NADI, PE
2504 W BRIDGE ST
MILWAUKEE, WI 53221
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414.324.4129

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ETn engineering
Architectural. Structural. Civil Engineering

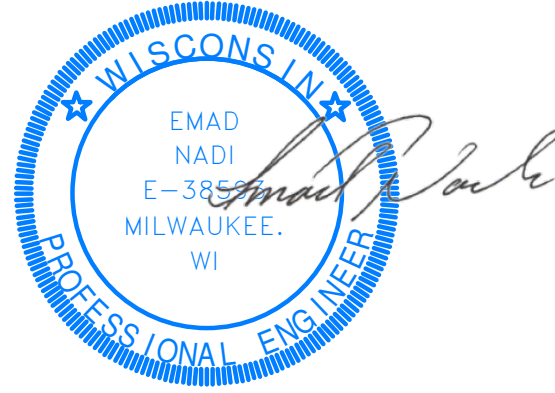
Milwaukee
Wisconsin 53221
Phone: 414-324-4129
EMADNADI@ETNENGINEERING.COM

Revision Schedule

No.	Revision	Date
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MIAN'S OIL FUEL STATION
New Building
8404 W GREENFIELD
WEST ALLIS WI

SCALE
VARIES



GENERAL PLAN

A100

Revision Schedule		
No.	Revision	Date

MIAN'S OIL FUEL STATION
New Building
8404 W GREENFIELD
WEST ALLIS WI

SCALE
VARIES



SITE &
LANDSCAPING

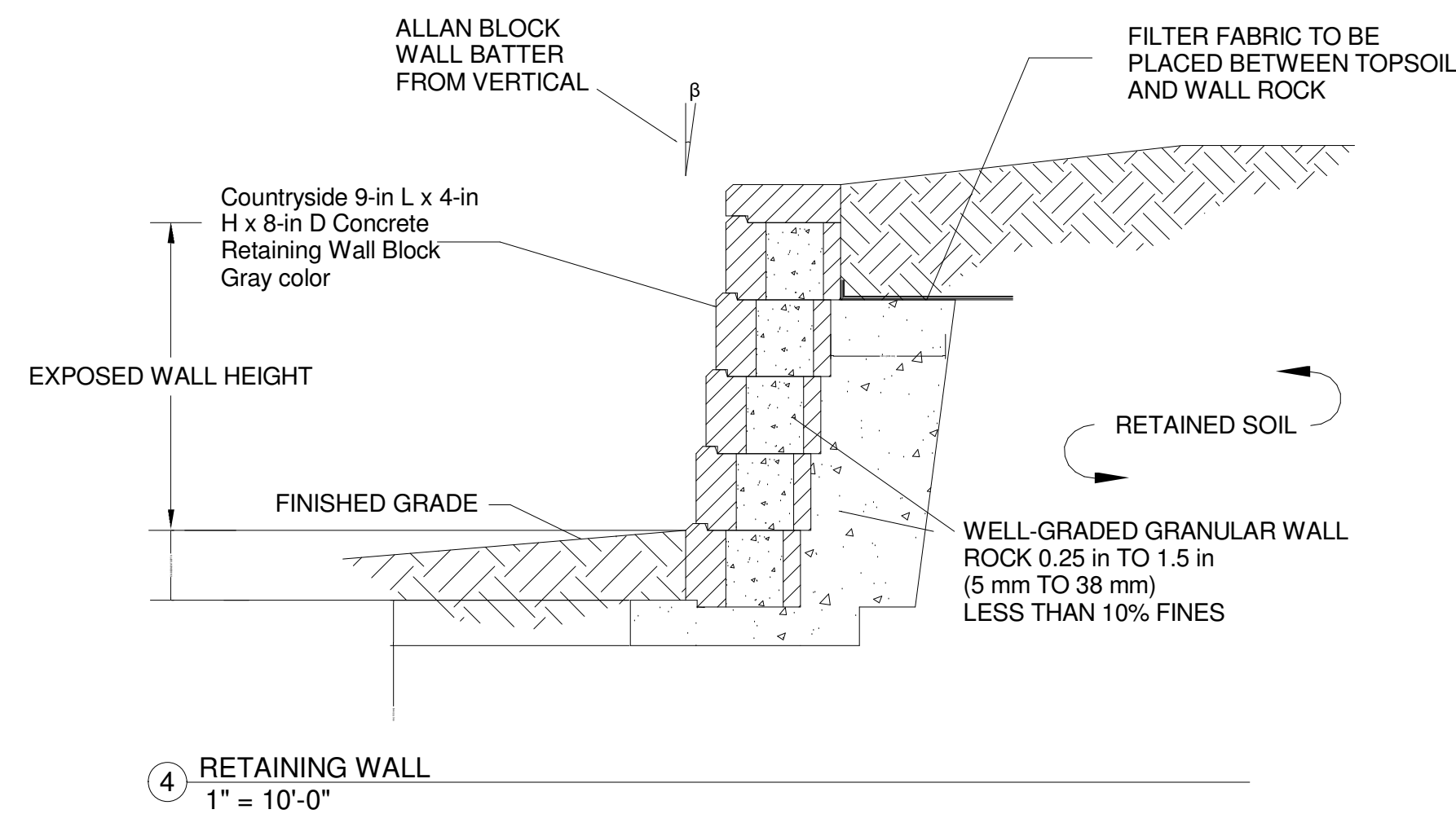
A101

SITE DATA :

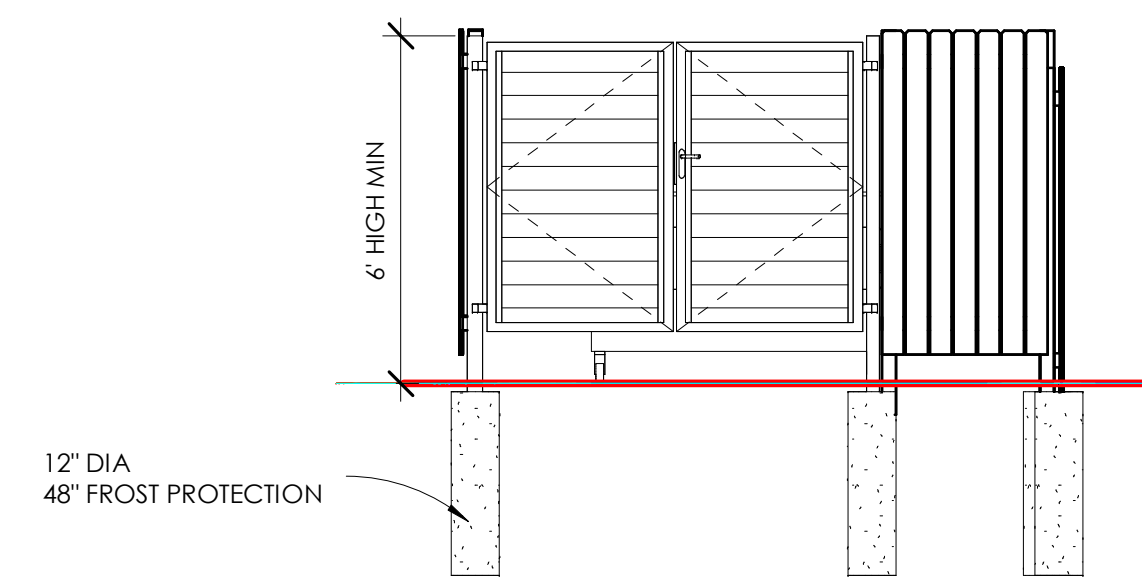
ASPHALT PARKING AREA = 7365 SQ.FT
CONCRETE AREA UNDER CANOPY : 3311 SQ.FT
SIDEWALK AREA : 736 SQ.FT
BUILDING AREA : 3036 SQ.FT
BUILDING HEIGHT 18' -26'
CANOPY CLEAR HEIGHT = 15'
CANOPY OVERALL HEIGHT = 18'
PARKING SPACES = 5

Planting Schedule

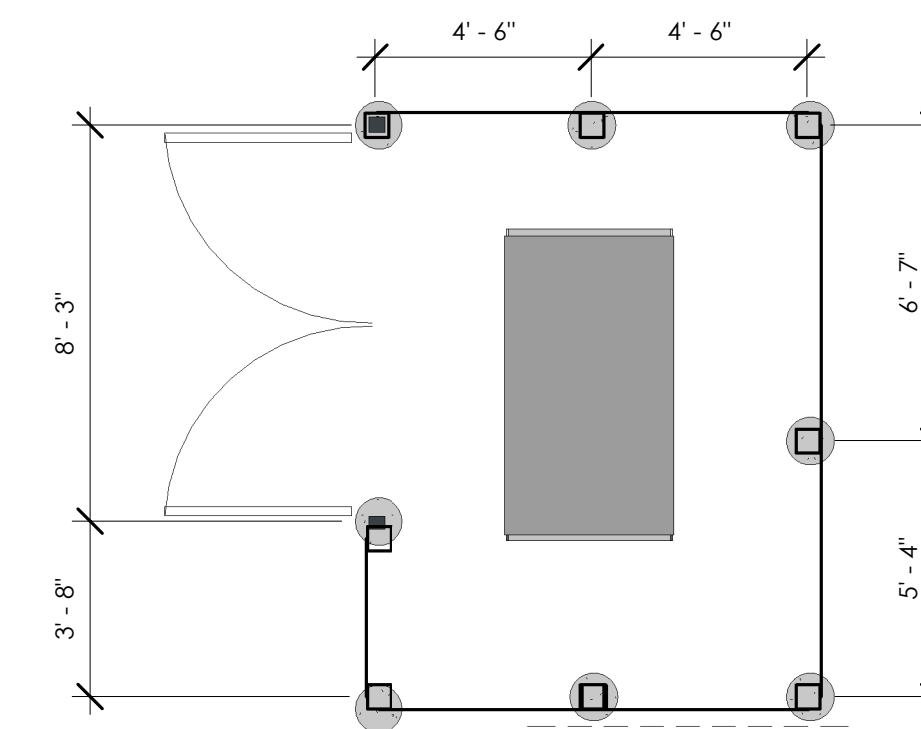
Type Mark	Count	Common Name	BOTANICAL NAME	Description	Comments	Cost
BJC	5	Kallay Compact Pfitzer	Juniperus chinensis 'Kallays Compact'			
BX1	10	Boxwood 2'-9"	Boxwood			
EC3	3	Ruby Star Coneflower	Echinacea purpurea 'Ruby S			
FXE	3	Frontier Elm	Ulmus x 'Frontier'			
GLS	12	Gro-Low Fragrant Sumac	Rhus aromatica 'Gro-Low			
H4	13	Happy Returns Dayli	Heemerocallis x 'Happy Returns			
KCE	1	Espresso Kentucky Coffeet	Gymnocladus dioica 'Espresso			



1 SITE PLAN - N
1/16" = 1'-0"

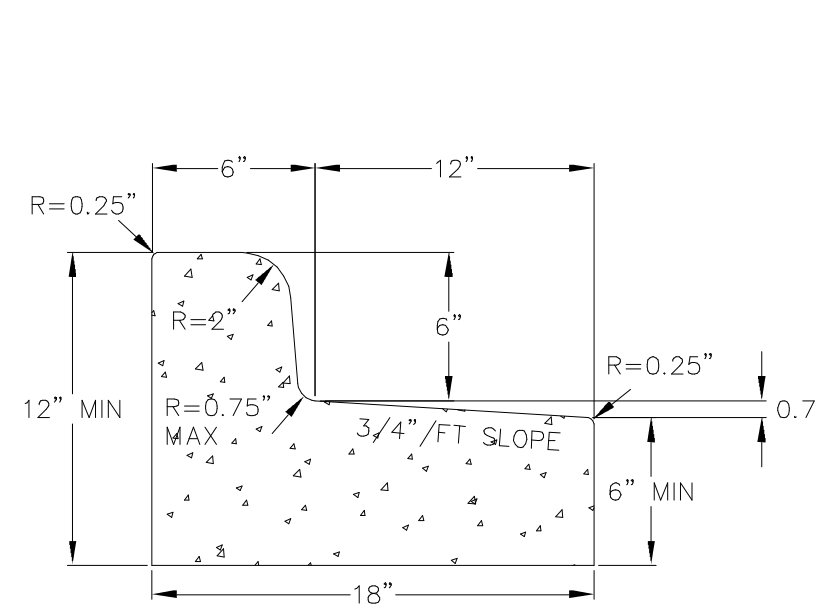


2 TRASH ENCLOSURE
1/4" = 1'-0"

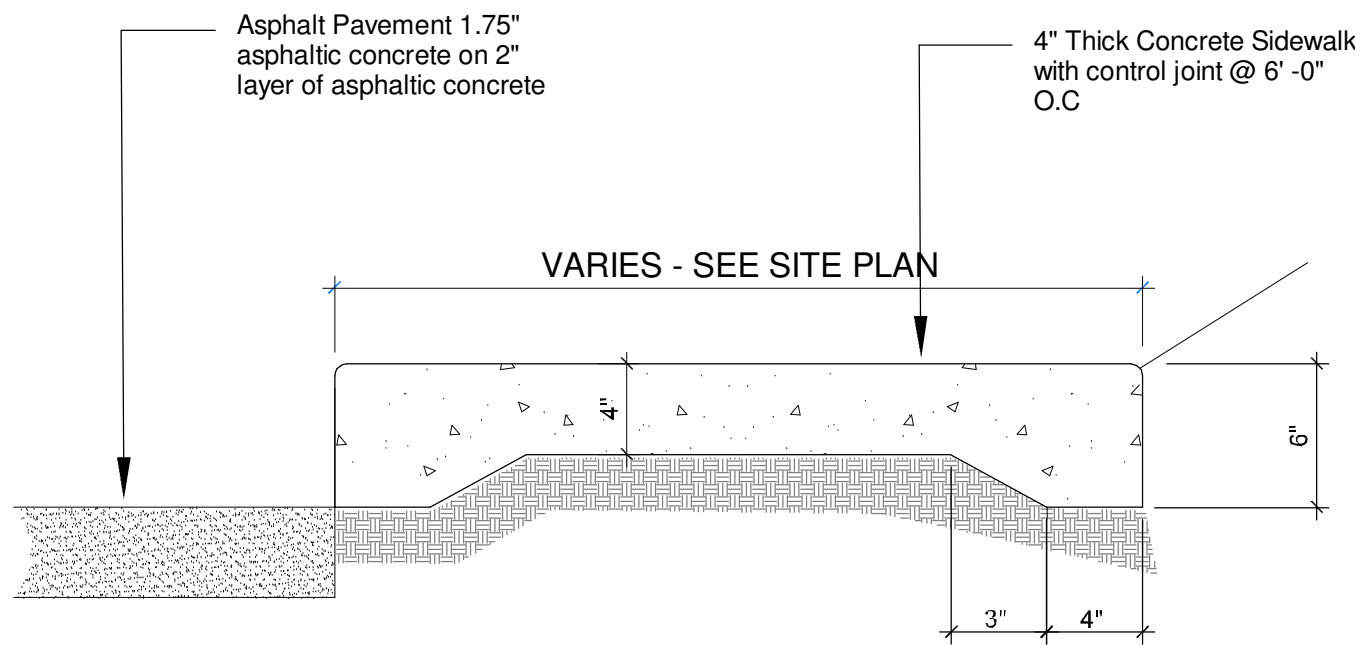


3 TRASH ENCLOSURE LAYOUT
1/4" = 1'-0"

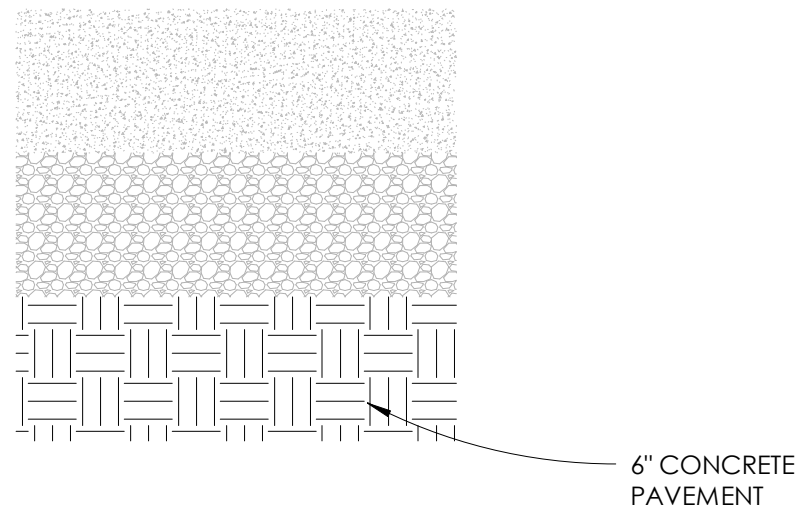
Revision Schedule		
No.	Revision	Date



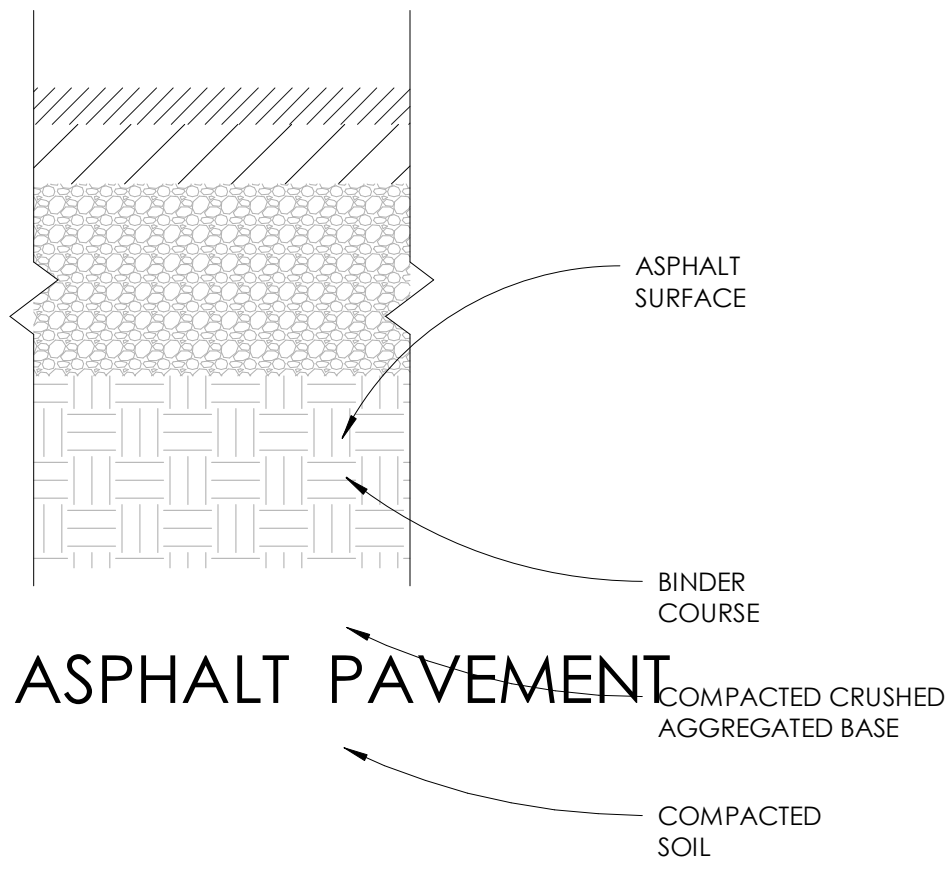
12" CURB AND GUTTER



CONCRETE SIDEWALK

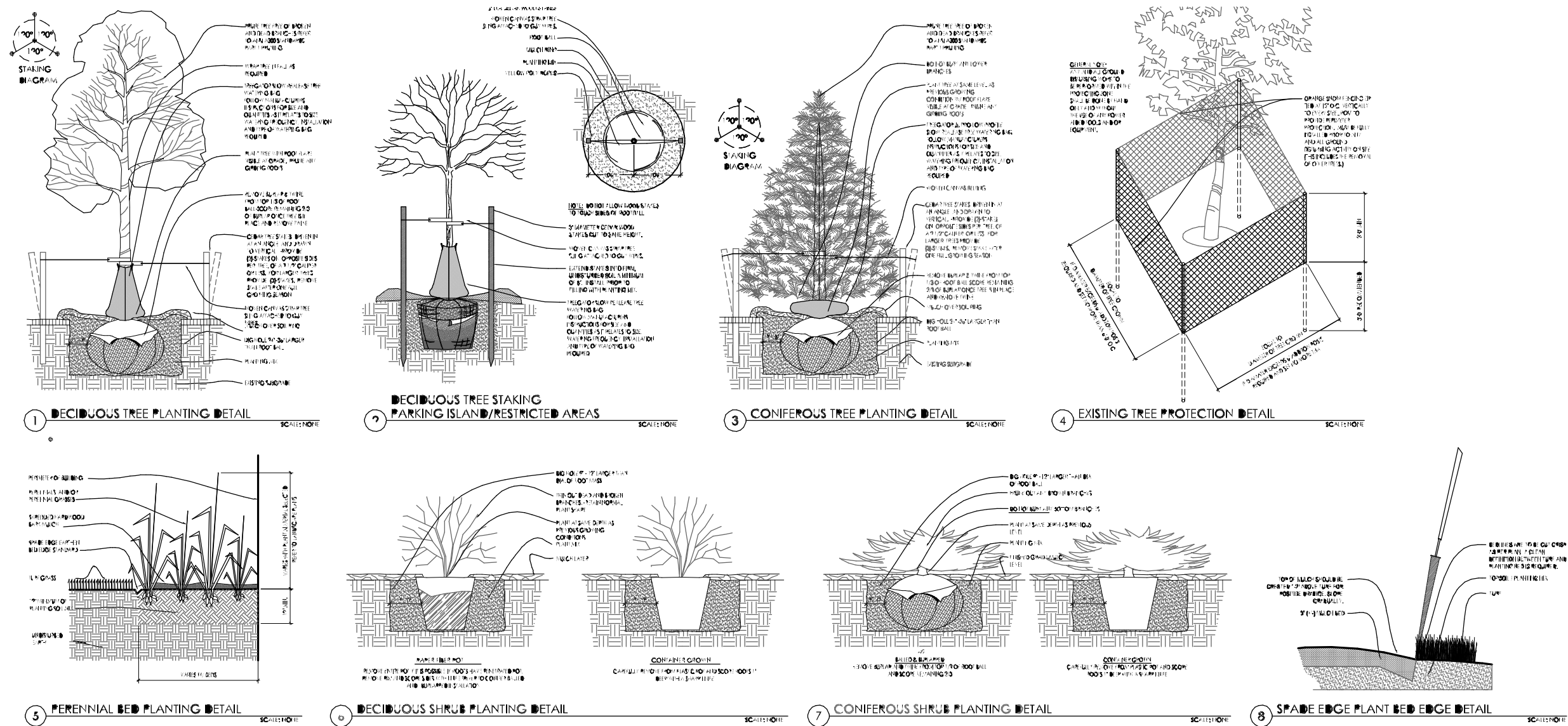


CONCRETE PAVEMENT

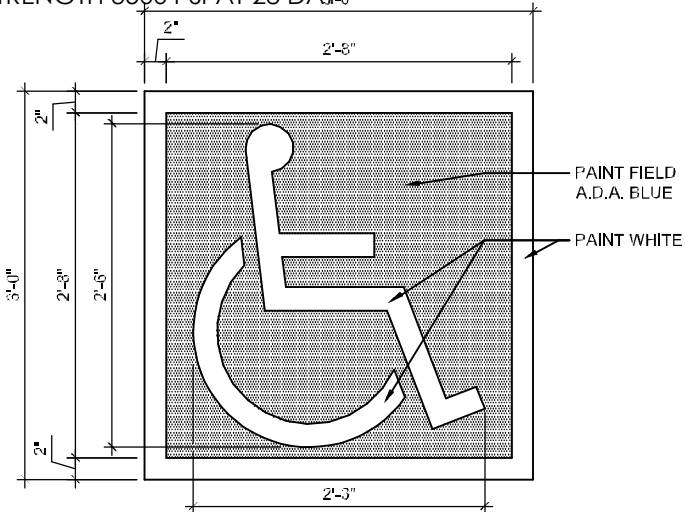


ASPHALT PAVEMENT

2 SITE DETAILS
1 1/2" = 1'-0"

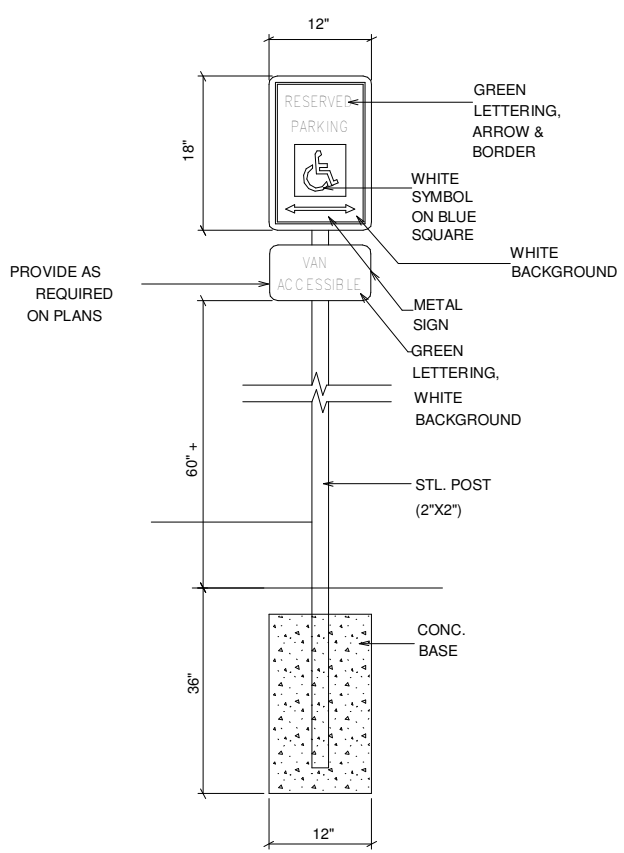


CONTRACTOR TO PROVIDE EXPANSION JOINT EVERY 100 FEET
SAWCUT CONTROL JOINT IN THE SLAB NOT EXCEED 10 FEET IN LENGTH
CONCRETE STRENGTH 3500 PSI AT 28 DAYS



ADA DETAILS - NTS

Symbol shall be painted with white color and blue background



MIAN'S OIL FUEL STATION
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WEST ALLIS WI

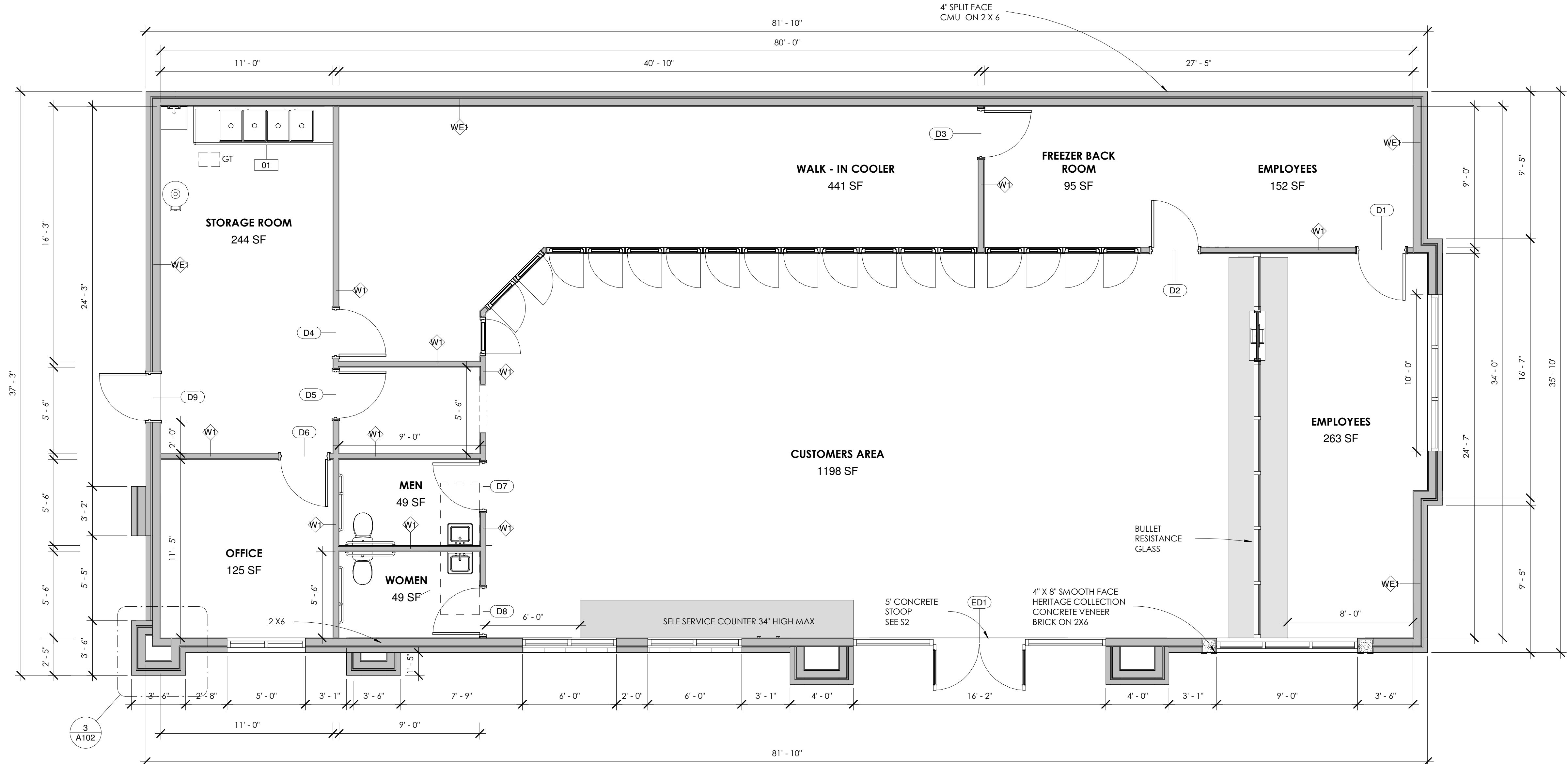
SCALE
VARIES



SITE DETAILS

A101.1

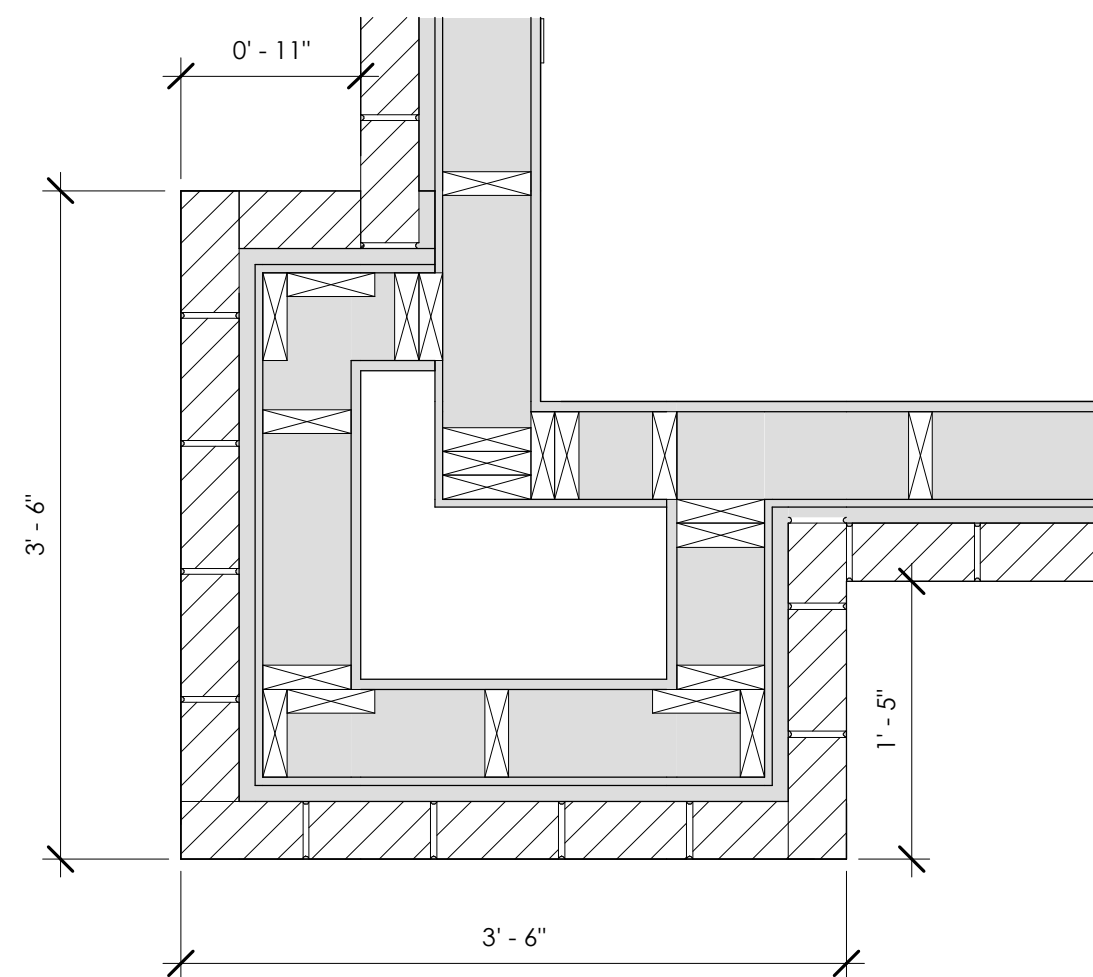
Revision Schedule		
No.	Revision	Date



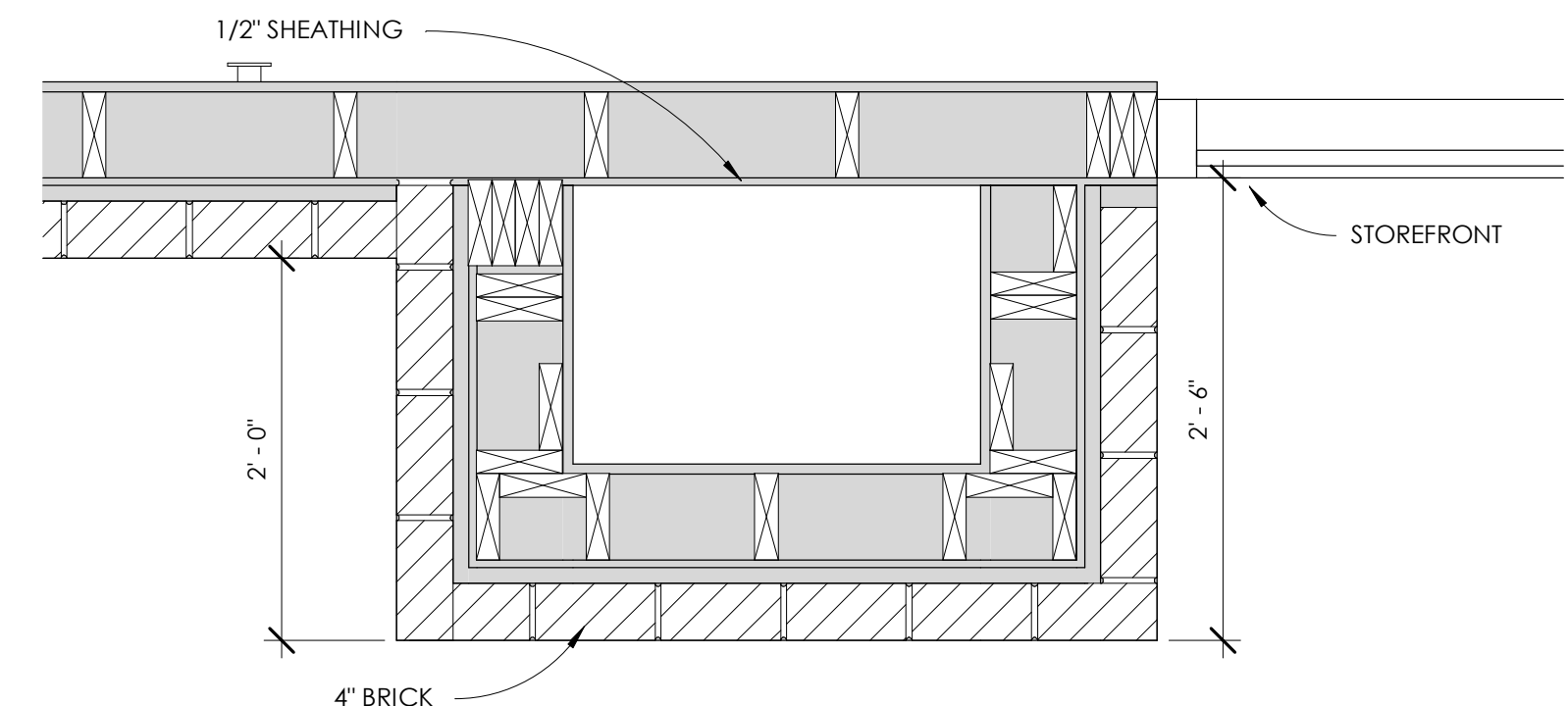
② Level 1 - LAYOUT
1/4" = 1'-0"

Room Schedule

Room Name	Area	Floor Finish	Wall Finish	Ceiling Finish	Ceiling Height
CUSTOMERS AREA	1198 SF				
EMPLOYEES	152 SF				
FREEZER BACK ROOM	95 SF				
WALK - IN COOLER	441 SF				
STORAGE ROOM	244 SF				
OFFICE	125 SF				
WOMEN	49 SF				
MEN	49 SF				
EMPLOYEES	263 SF				



③ CORNER WALL DETAILS
1" = 1'-0"



① ENTRANCE FRAMING DETAILS
1" = 1'-0"

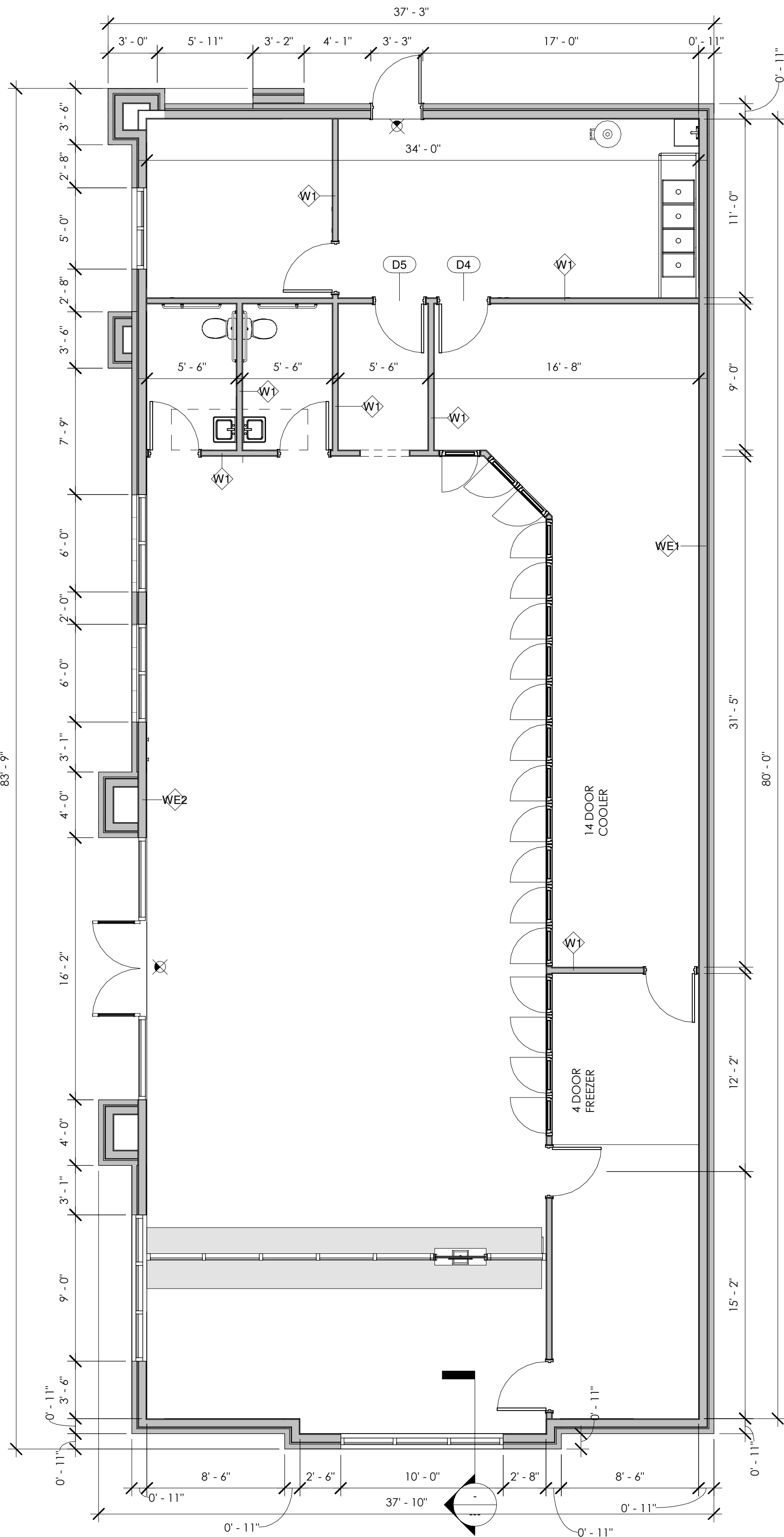
MIAN'S OIL FUEL STATION
New Building
8404 W GREENFIELD
WEST ALLIS WI

SCALE
VARIES



ARCHITECTURAL
LAYOUT

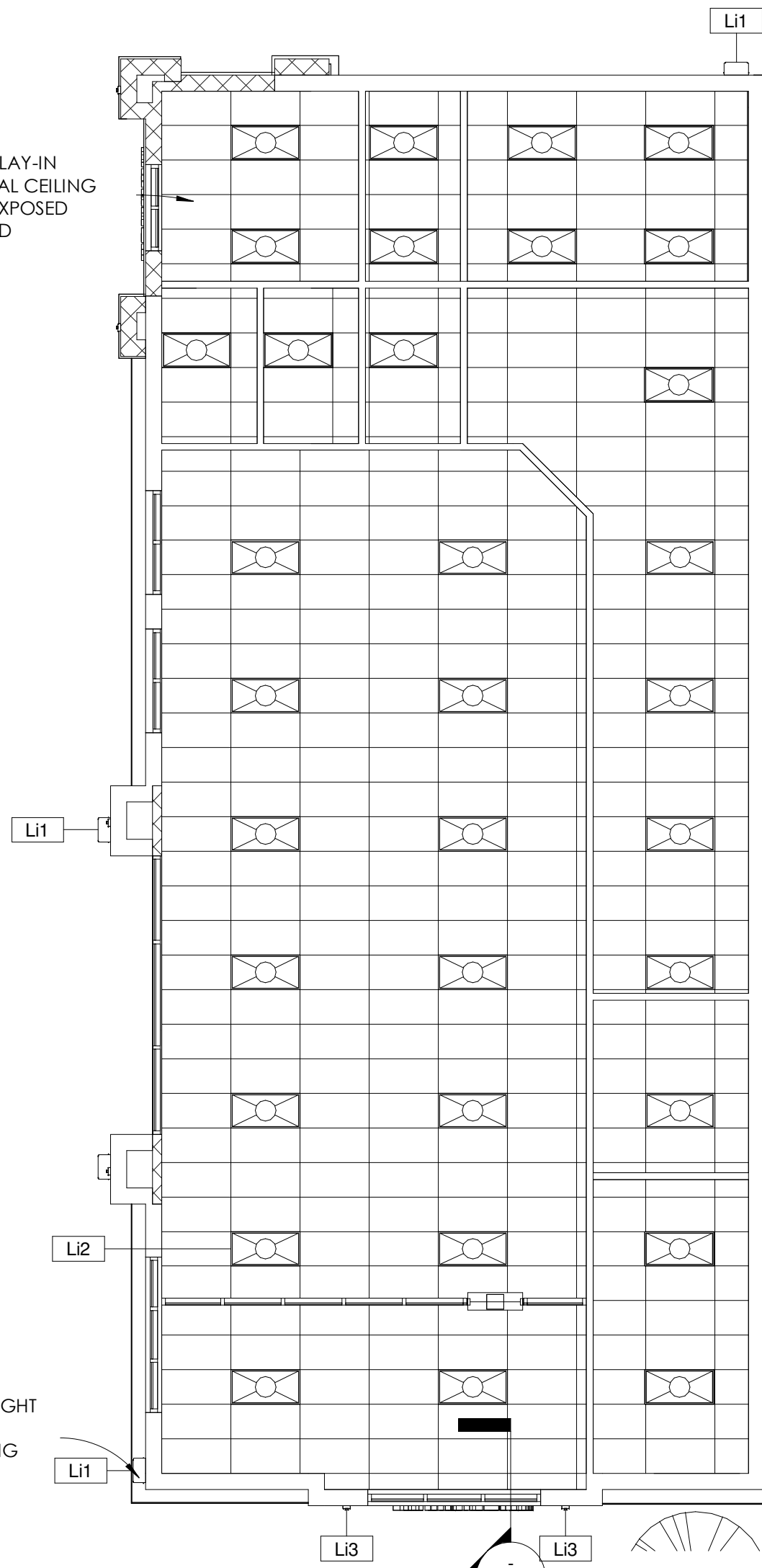
A102



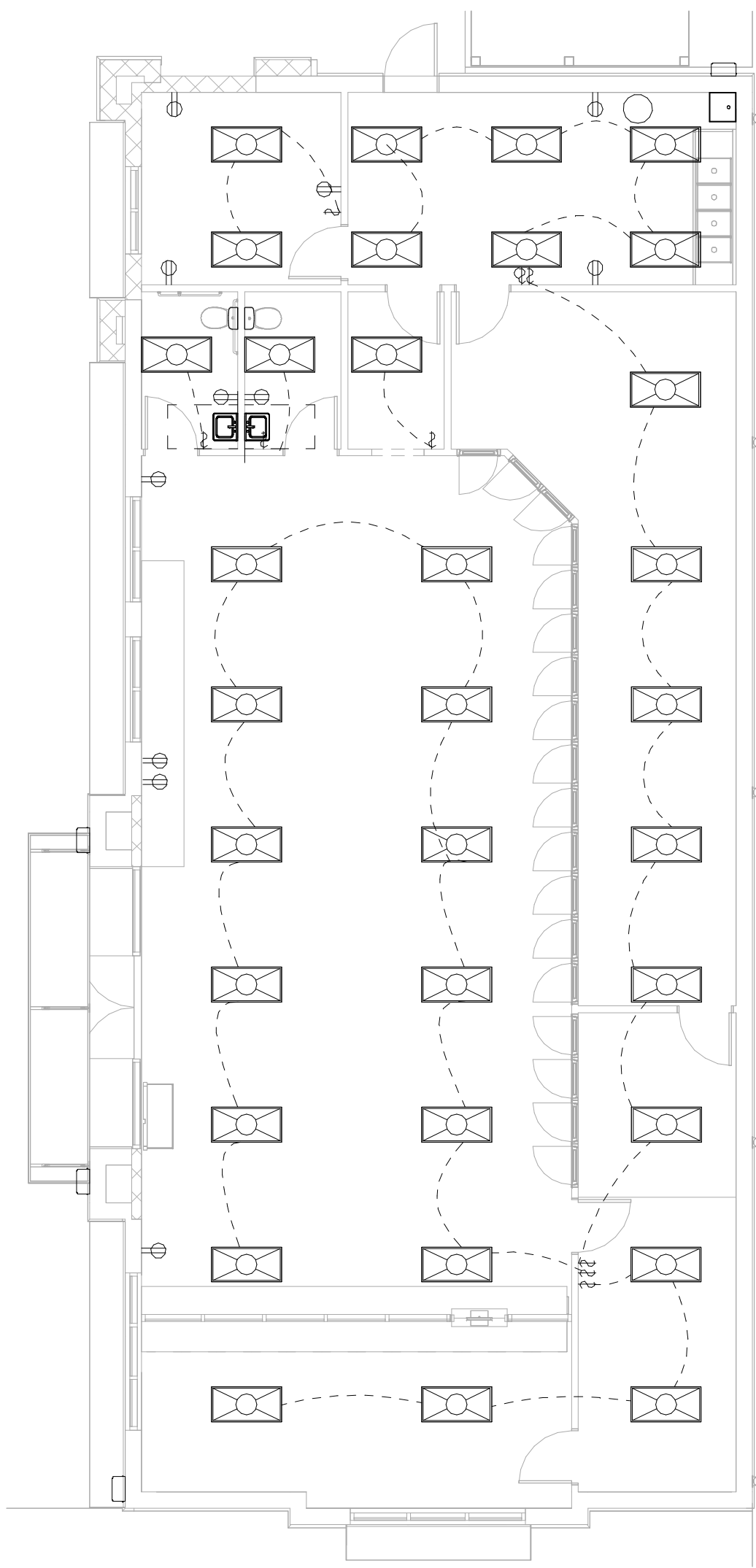
1 Level 1 - New
3/16" = 1'-0"

2'-0" x 2'-0" LAY-IN
ACOUSTICAL CEILING
TILE WITH EXPOSED
METAL GRID

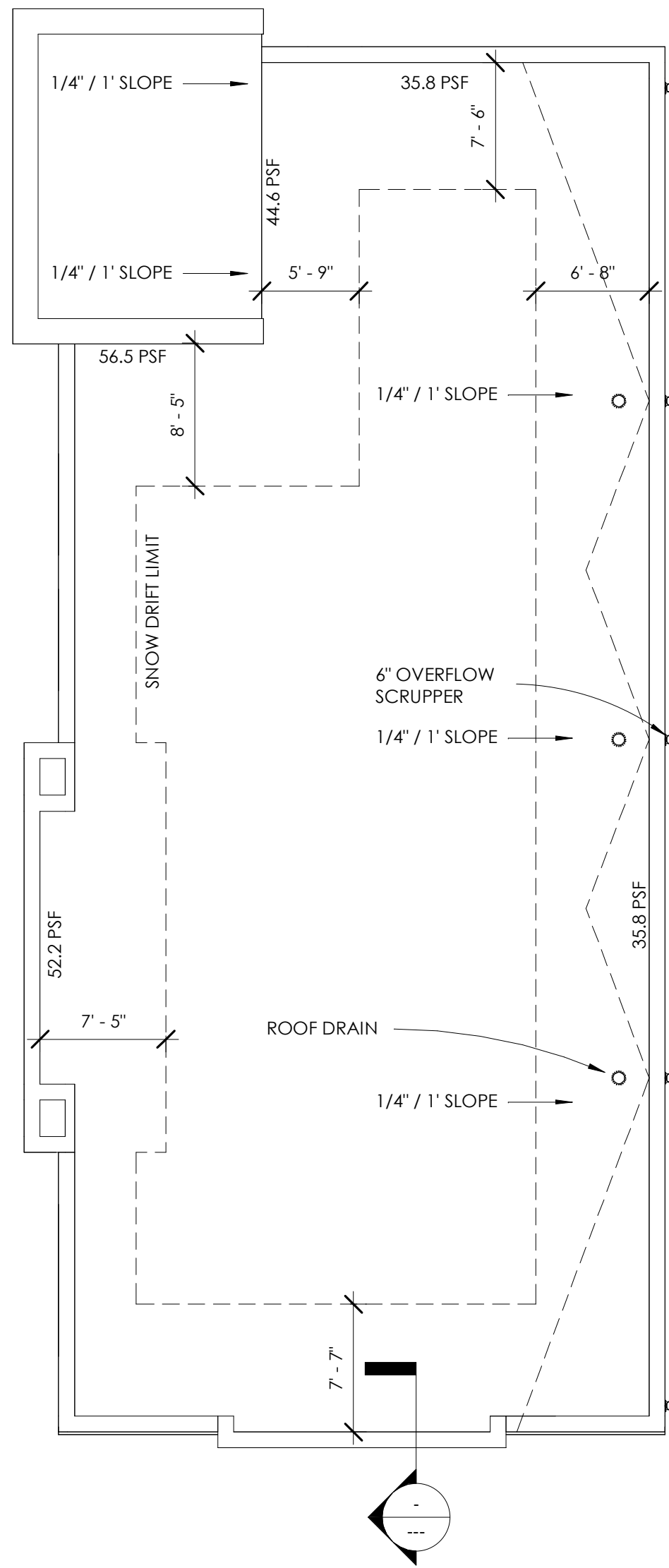
EXTERIOR LIGHT
FIXTURE
SEE LIGHTING
SCHEDULE



11 Reflected Ceiling Plan
1/8" = 1'-0"



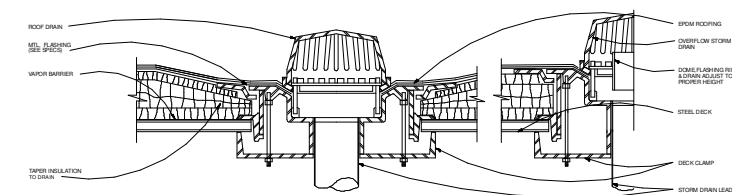
14 ELECTRIC PLAN
1/8" = 1'-0"



2 T.O.CHORD
1/8" = 1'-0"

Notes

Label Number	Notes
1	THERMALLY Y-BROCKEN ANODIZED ALUMINUM STOREFRONT. 1" LOW-E INSULATING GLAZING.
2	THERMALLY Y-BROCKEN ANODIZED ALUMINUM WINDOW. 1" LOW-E INSULATING GLAZING.
3	EIFS CROWN
4	8" X 6" SANDSTONE SILL WITH DRIP EDGE
5	Heritage Collection™ Designer Concrete Brick SLATE
6	FABRIC AWNING
7	ALUMINUM AWNING
8	4" ELDORADO STONE VANTAGE 30 WHITE ELM
9	Prefinished aluminum coping
10	SPLITFACE
11	2" EIFS - DARK GREY
12	Premier Ultra Burnished Sea Salt (63-218C)



6 ROOF DRAIN
1/2" = 1'-0"

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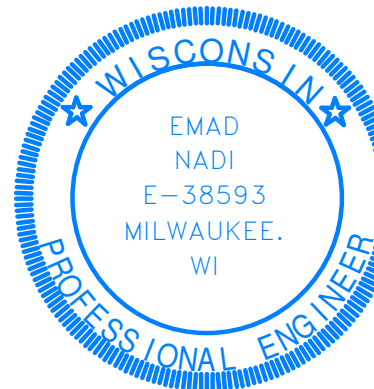
Revision Schedule

No.	Revision	Date
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MIAN'S OIL FUEL STATION New Building

8404 W GREENFIELD
WEST ALLIS WI

SCALE
VARIES



Architectural
Plan

A102.1

Revision Schedule		
No.	Revision	Date

MIAN'S OIL FUEL STATION
New Building
8404 W GREENFIELD
WEST ALLIS WI

SCALE
VARIES



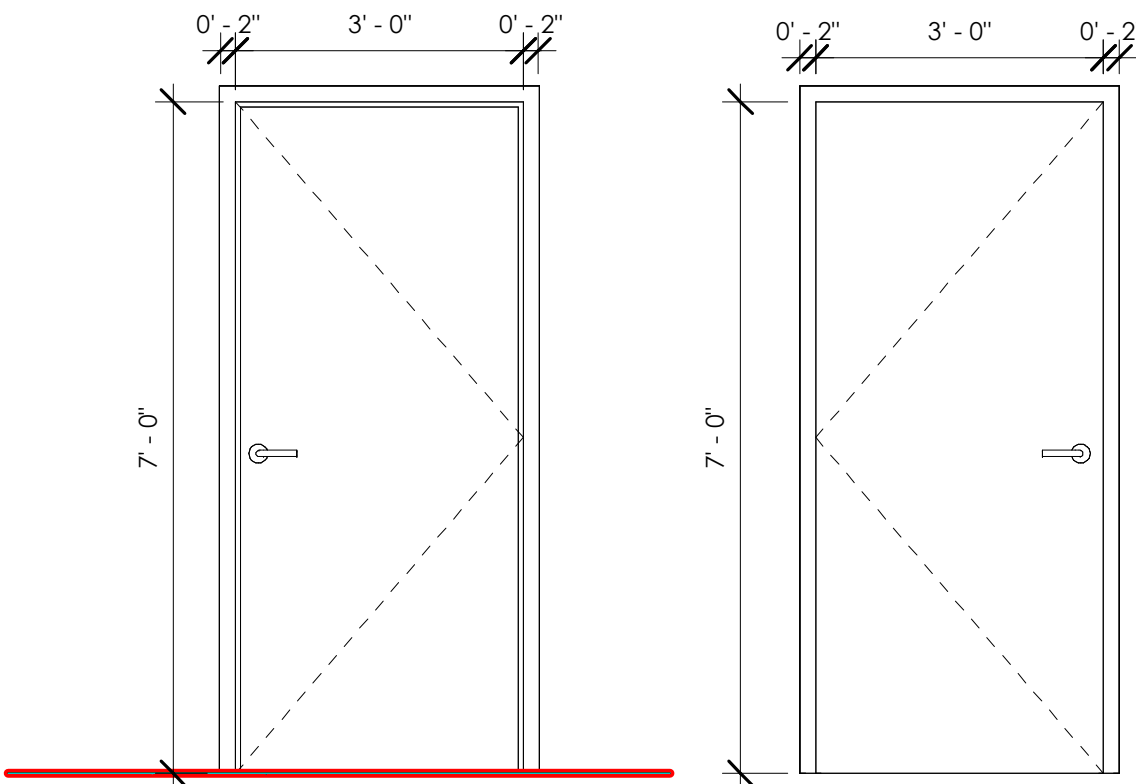
INTERIOR DETAILS

A102.2

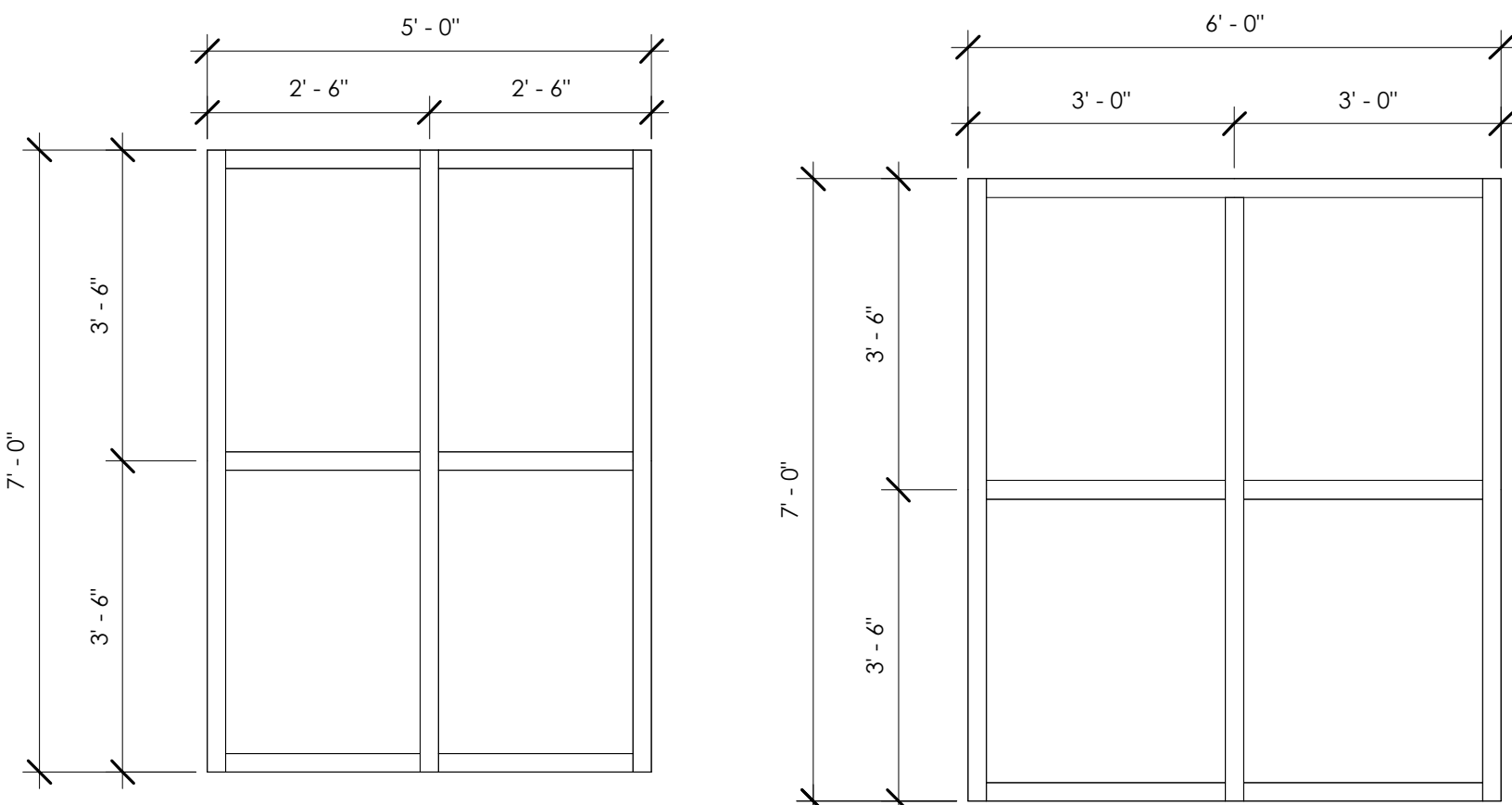
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Notes

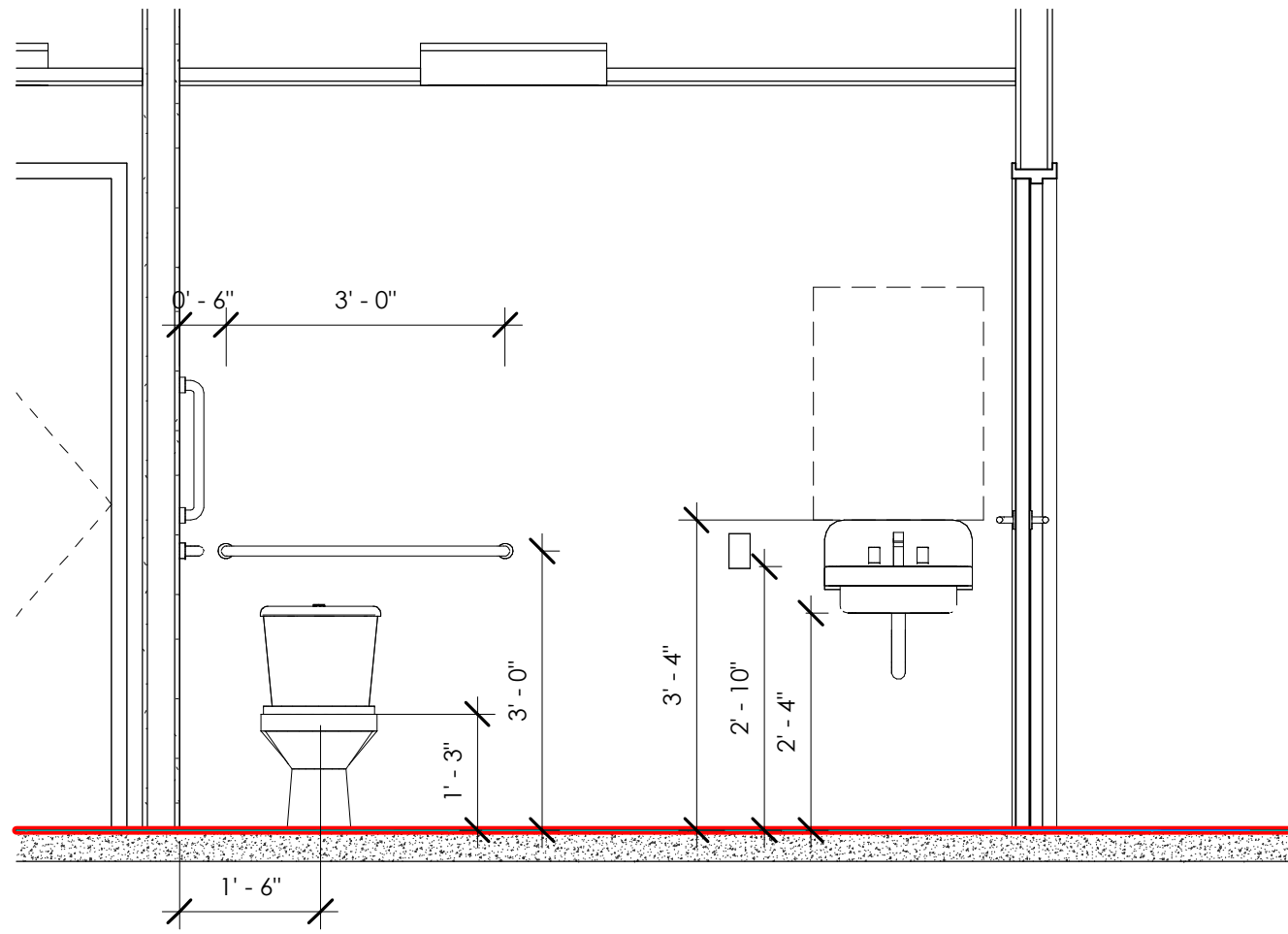
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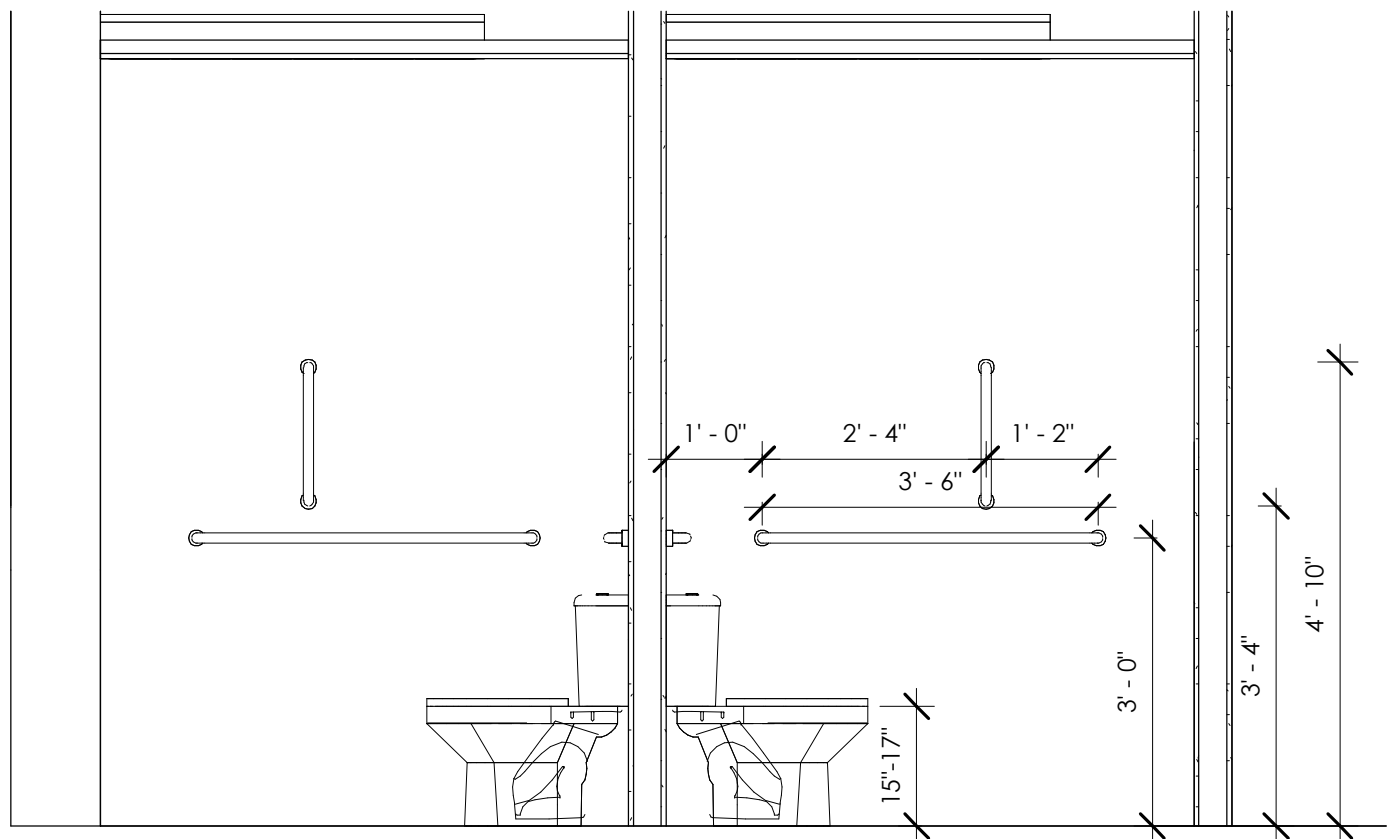
- 1 3/4" SOLID CORE WOOD DOOR FLUSH PANEL 5 - PLY FACE VENEER
- COMMERCIAL HOLLOW METAL DOORS & FRAMES 1-3/4" THICK 18 GAUGE COLD ROLLED STEEL INSULATED POLYSTYRENE CORE
- ④ STANDARD INTERIOR DOOR
1/2" = 1'-0"
- ⑩ EXTERIOR METAL DOOR
1/2" = 1'-0"



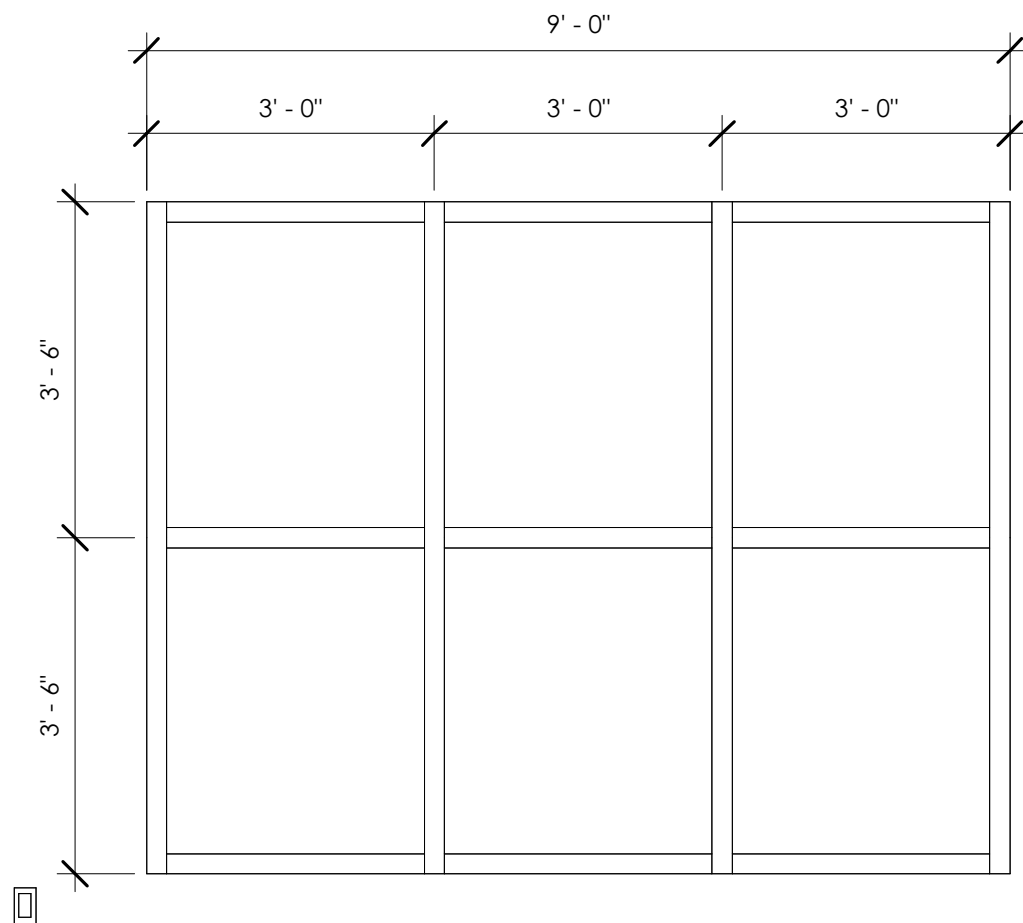
- ⑦ STOREFRONT WINDOW DETAILS- 1
1/2" = 1'-0"
- ⑥ STOREFRONT WINDOW DETAILS-2
1/2" = 1'-0"



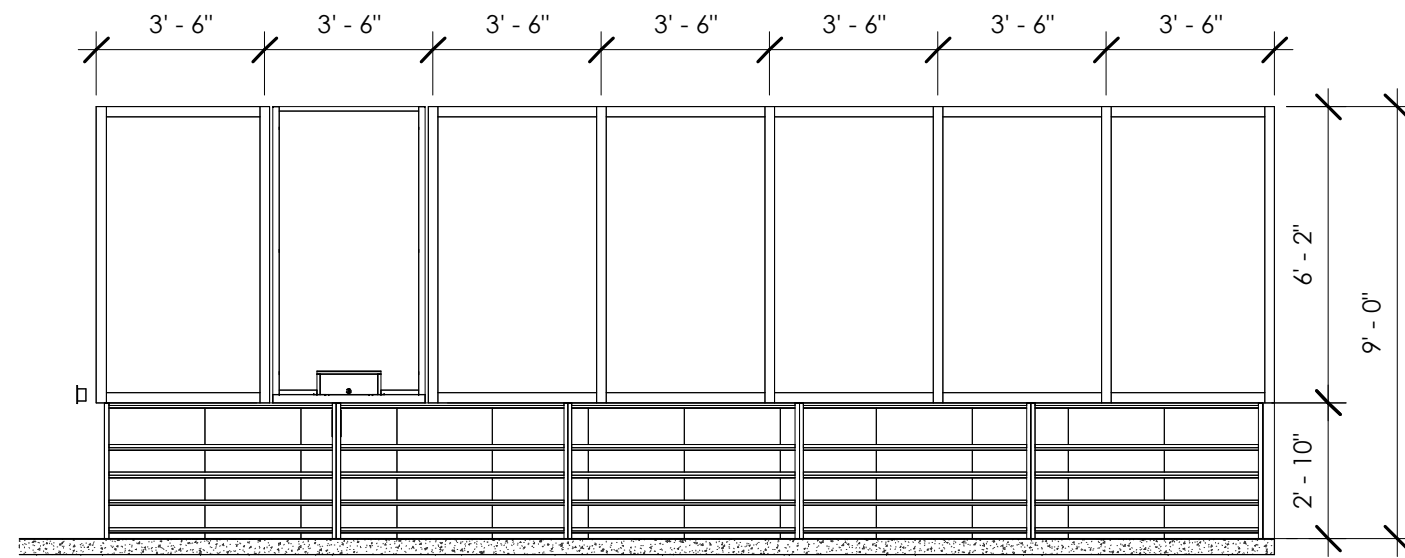
- ① ADA BATHROOM DETAILS 1
1/2" = 1'-0"



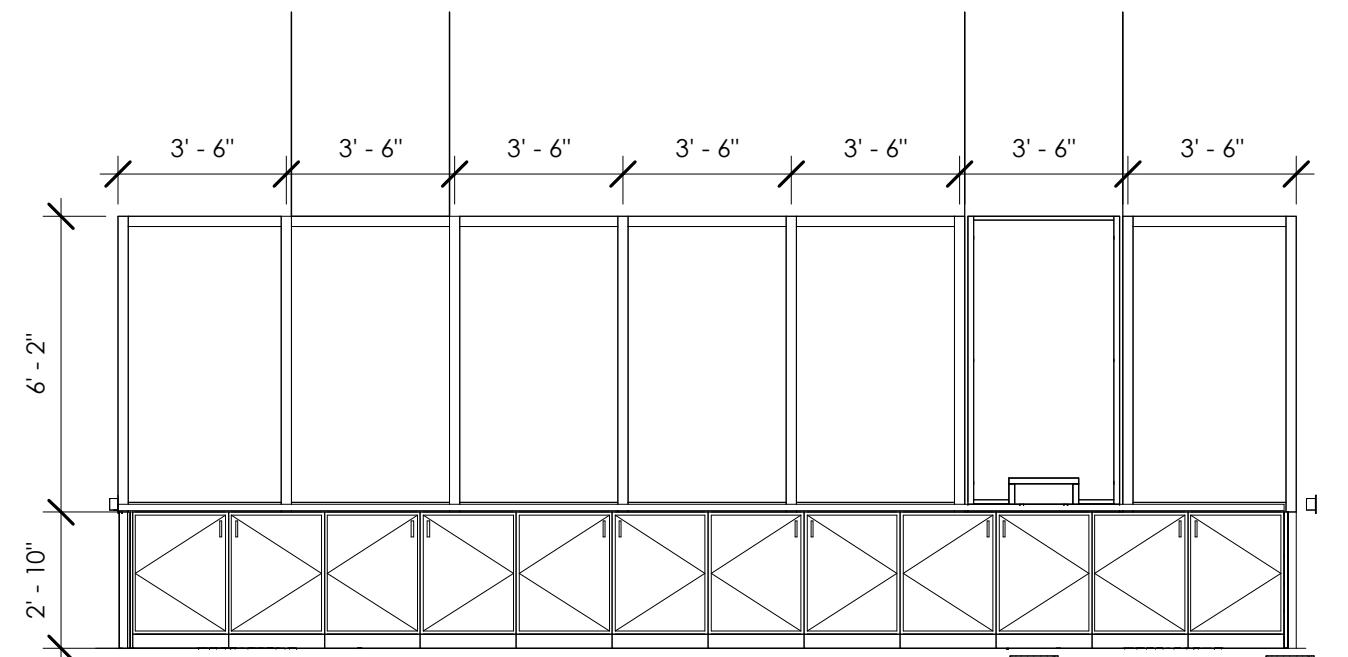
- ⑨ ADA BATHROOM DETAILS 2
1/2" = 1'-0"



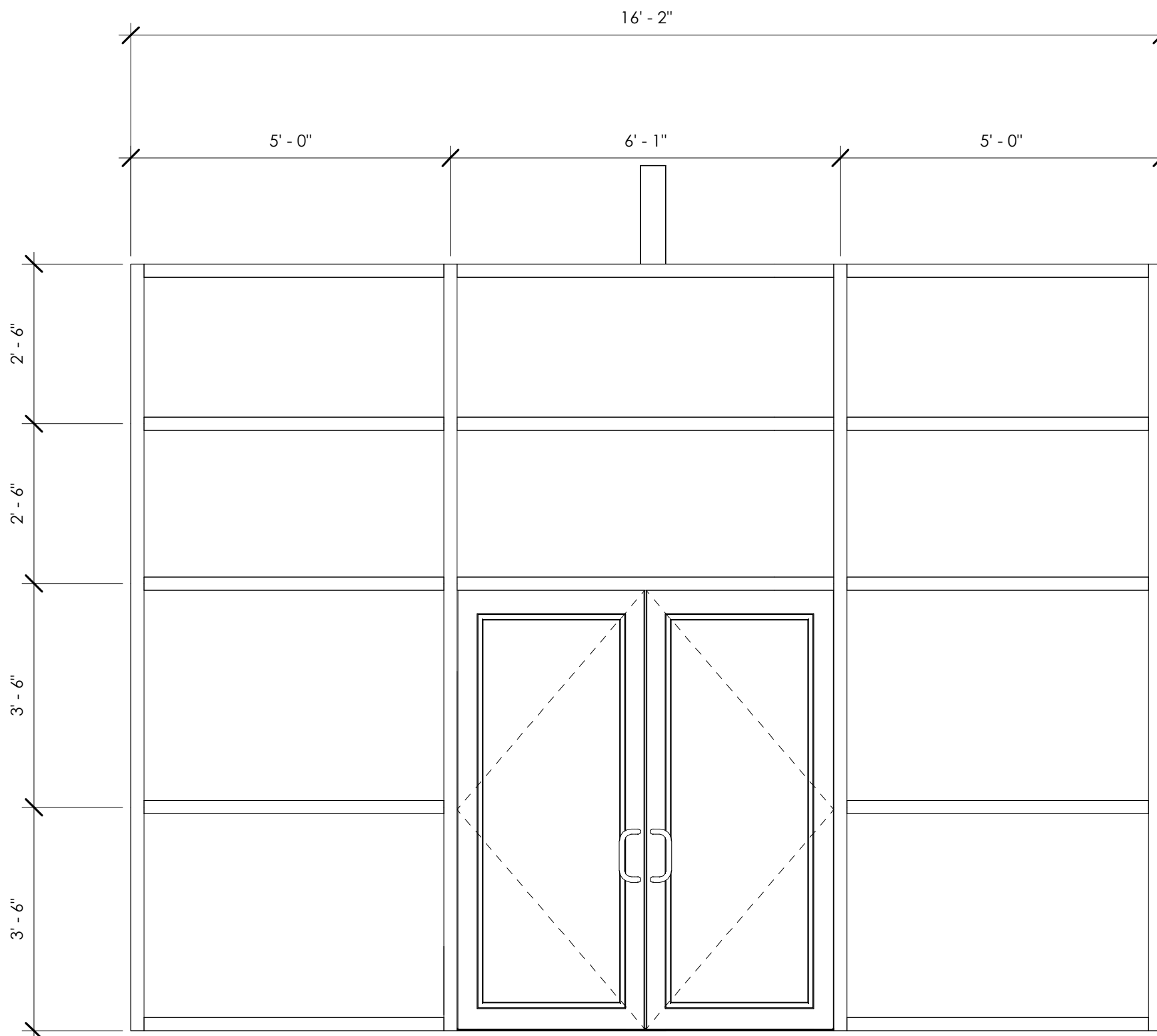
- ⑧ STOREFRONT WINDOW DETAILS- 3
1/2" = 1'-0"



- ② CASHIER COUNTER AREA
1/4" = 1'-0"



- CASHIER COUNTER AREA - CASHIER'S SIDE
③ 1/4" = 1'-0"



- ⑤ STOREFRONT DETAILS
1/2" = 1'-0"

Lighting Fixture Schedule - See Plan A101 and A102

Mark	TYPE	Lamp	Count	Electrical Data	Fixture Material Finish	Manufacturer	Luminous Flux
Li1	Lighting-Wall_Pack-Stonco-WP_LED: Exterior-Stonco_LPW32 large wall sconce	LED	4	Luminaire 0 V/1-65 VA	Aluminum-Signify-Powder-Coated-White	Stonco	6726 lm
Li3	Lighting-Wall_Sconce-Visual_Comfort_&_Co-Aspen-26: Not A Type - Load Type Catalog	LED	6	Power Connector 120 V/1-38 VA		Visual Comfort & Co.	1060 lm
Li2	Traffer Light - 2x4 Parabolic: 2'x4'(2 Lamp) - 120V	LED	33	120 V/1-80 VA			6300 lm

Revision Schedule

No.	Revision	Date
8	ROOM SCHEDULE	3/26/2023

Door Schedule

Mark	Type	Width	Height	Hardware
D1	36" x 84" - HM Frame	3' - 0"	7' - 0"	3) BUTT HINGES (1) PRIVAE LEVER LOCKSET – KEY OUTSIDE BUSH BUTTON INSIDE (1) HEAVY DUTY FOOT OPERATED HOLD OPEN (1) WALL STOP
D2	36" x 84" - HM Frame	3' - 0"	7' - 0"	3) BUTT HINGES (1) PRIVAE LEVER LOCKSET – KEY OUTSIDE BUSH BUTTON INSIDE (1) HEAVY DUTY FOOT OPERATED HOLD OPEN (1) WALL STOP
D3	36" x 84" - HM Frame	3' - 0"	7' - 0"	3) BUTT HINGES (1) PRIVAE LEVER LOCKSET – KEY OUTSIDE BUSH BUTTON INSIDE (1) HEAVY DUTY FOOT OPERATED HOLD OPEN (1) WALL STOP
D4	36" x 84" - HM Frame	3' - 0"	7' - 0"	3) BUTT HINGES (1) PRIVAE LEVER LOCKSET – KEY OUTSIDE BUSH BUTTON INSIDE (1) HEAVY DUTY FOOT OPERATED HOLD OPEN (1) WALL STOP
D5	36" x 84" - HM Frame	3' - 0"	7' - 0"	3) BUTT HINGES (1) PRIVAE LEVER LOCKSET – KEY OUTSIDE BUSH BUTTON INSIDE (1) HEAVY DUTY FOOT OPERATED HOLD OPEN (1) WALL STOP
D6	36" x 84" - HM Frame	3' - 0"	7' - 0"	3) BUTT HINGES (1) PRIVAE LEVER LOCKSET – KEY OUTSIDE BUSH BUTTON INSIDE (1) HEAVY DUTY FOOT OPERATED HOLD OPEN (1) WALL STOP
D7	36" x 84" - HM Frame	3' - 0"	7' - 0"	3) BUTT HINGES (1) PRIVAE LEVER LOCKSET – KEY OUTSIDE BUSH BUTTON INSIDE (1) HEAVY DUTY FOOT OPERATED HOLD OPEN (1) WALL STOP
D9	36" x 84" - HM Frame exterior	3' - 0"	7' - 0"	3) BUTT HINGES (1) PRIVAE LEVER LOCKSET – KEY OUTSIDE BUSH BUTTON INSIDE (1) HEAVY DUTY FOOT OPERATED HOLD OPEN (1) WALL STOP
ED1	DH-350 Double	5' - 10 11/16"	6' - 10 3/4"	STOREFRONT DOUBLE DOOR

Room Schedule

Room Name	Area	Floor Finish	Wall Finish	Ceiling Finish	Ceiling Height
CUSTOMERS AREA	1198 SF	LAMINATE	GYB		12' - 0"
EMPLOYEES	152 SF	LAMINATE	GYB		9' - 0"
FREEZER BACK ROOM	95 SF	LAMINATE	PER INSTALLER		8' - 0"
WALK - IN COOLER	441 SF	PER INSTALLER	PER INSTALLER		8' - 0"
STORAGE ROOM	244 SF	LAMINATE	GYB+FRP		9' - 0"
OFFICE	125 SF	LAMINATE	GYB		8' - 0"
WOMEN	49 SF	QUARRY TILES	GYB+TILES		8' - 0"
MEN	49 SF	QUARRY TILES	GYB+TILES		8' - 0"
EMPLOYEES	263 SF	LAMINATE	GYB		12' - 0"

MIAN'S OIL FUEL STATION

New Building

8404 W GREENFIELD
WEST ALLIS WI

SCALE
VARIES

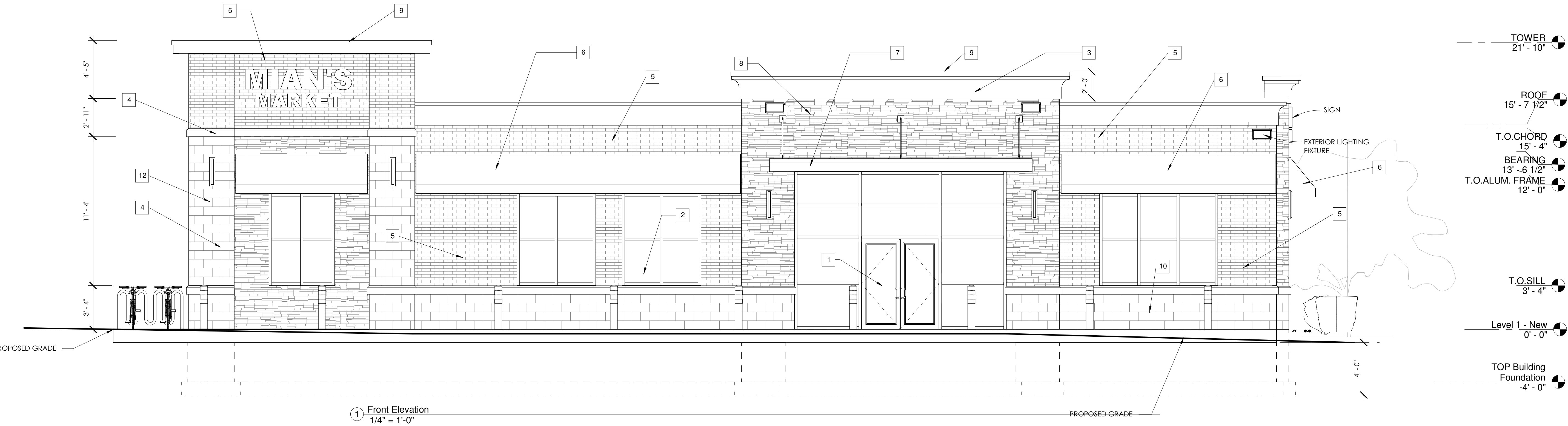
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EMAD NADI
E-38593
MILWAUKEE, WI

PROFESSIONAL ENGINEER

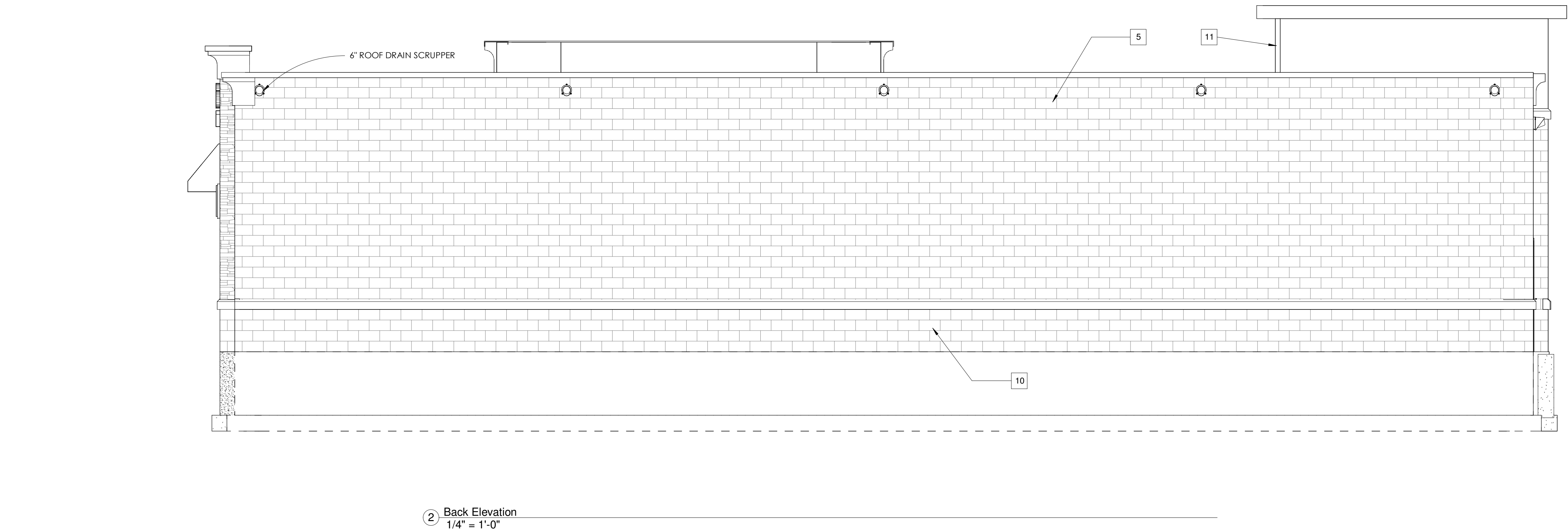
SCHEDULES

Revision Schedule		
No.	Revision	Date



Notes

Label Number	Notes
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8	4" ELDORADO STONE VANTAGE 30 WHITE ELM
9	Prefinished aluminum coping
10	SPLITFACE
11	2" EIFS - DARK GREY
12	Premier Ultra Burnished Sea Salt (63-218C)



MIAN'S OIL FUEL STATION New Building 8404 W GREENFIELD WEST ALLIS WI

SCALE
VARIES



Elevations

A103

Revision Schedule

No.	Revision	Date
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MIAN'S OIL FUEL STATION
New Building
8404 W GREENFIELD
WEST ALLIS WI

SCALE

VARIES

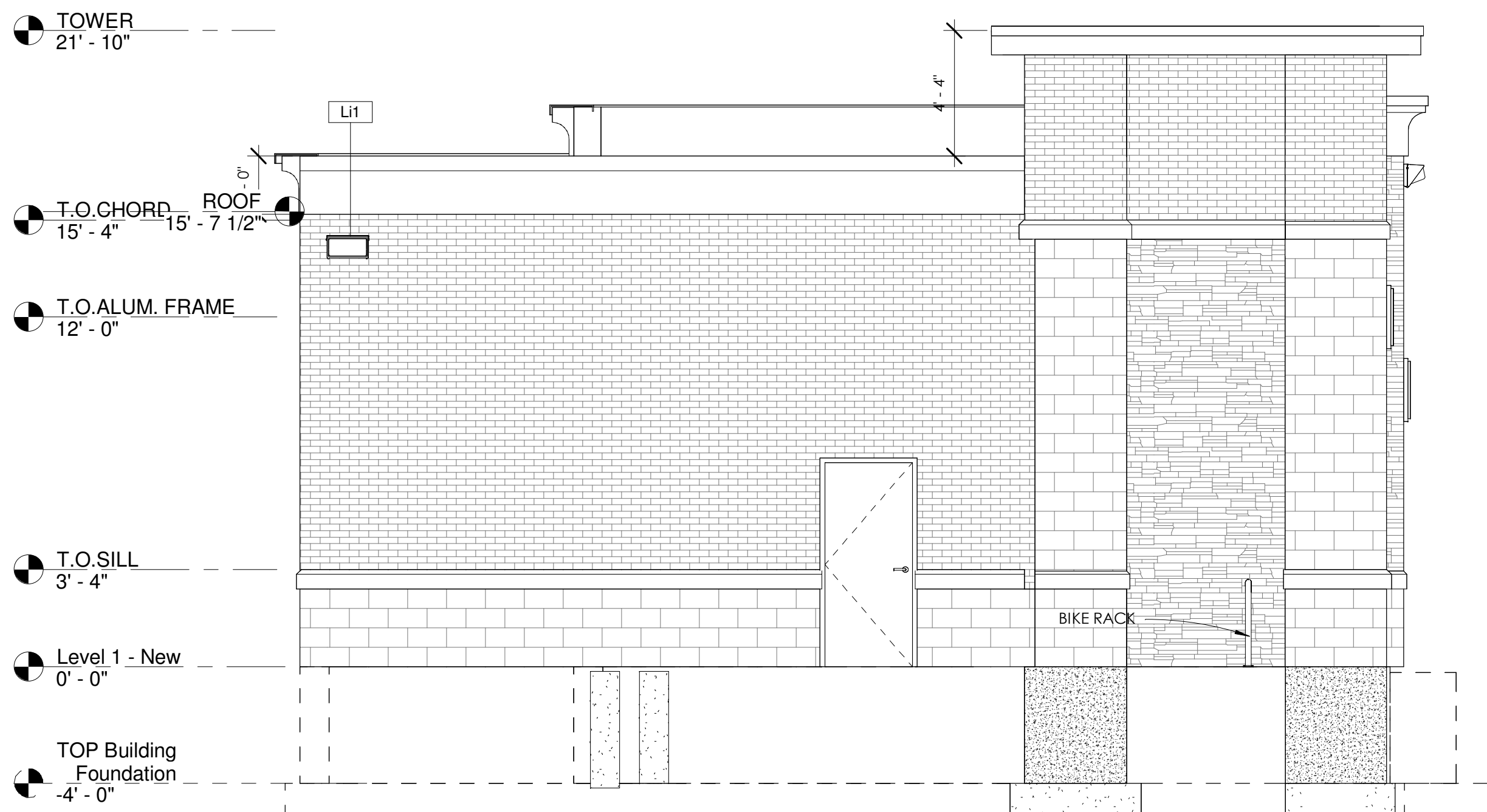


Elevtions

A103.1



① EAST Elevation
1/4" = 1'-0"



② WEST ELEVATION
1/4" = 1'-0"

Revision Schedule

No.	Revision	Date
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MIAN'S OIL FUEL STATION
New Building
8404 W GREENFIELD
WEST ALLIS WI

SCALE
VARIES



CONSTRUCTION
DETAILS

A103.2

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Figure 21a. Window Sill

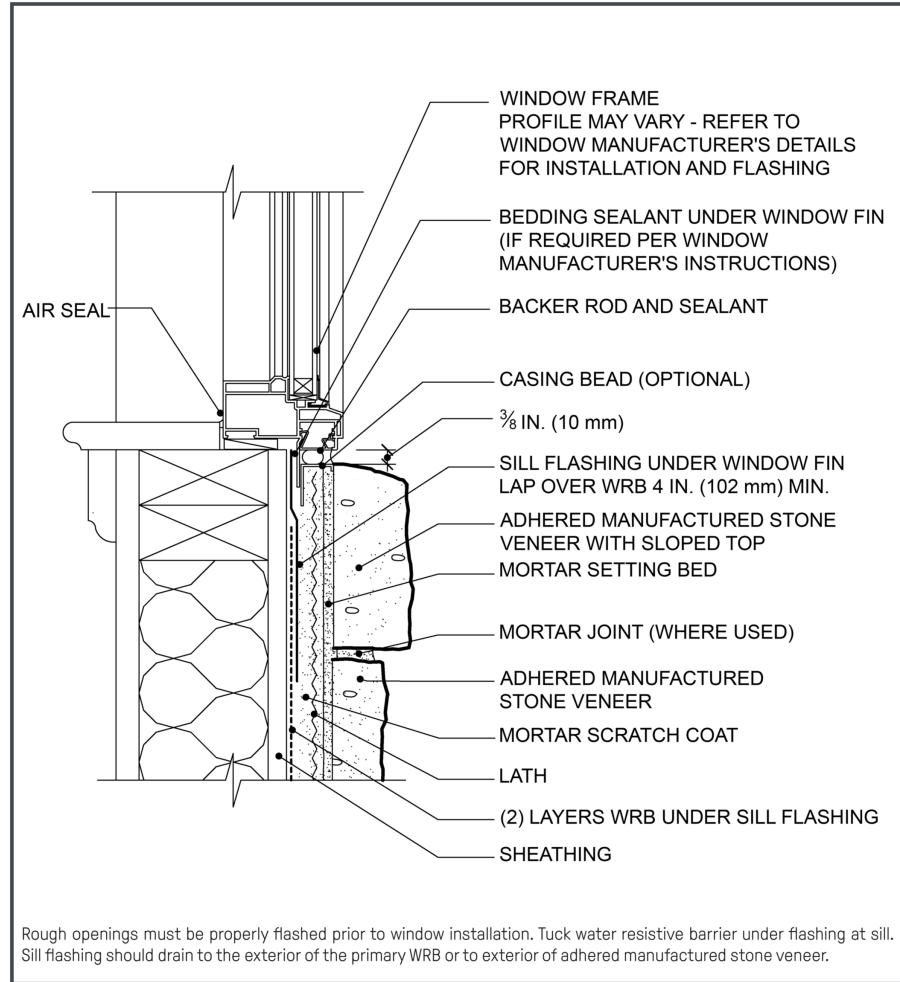


Figure 6. Foundation Wall Base - AMSV Overlapping Foundation

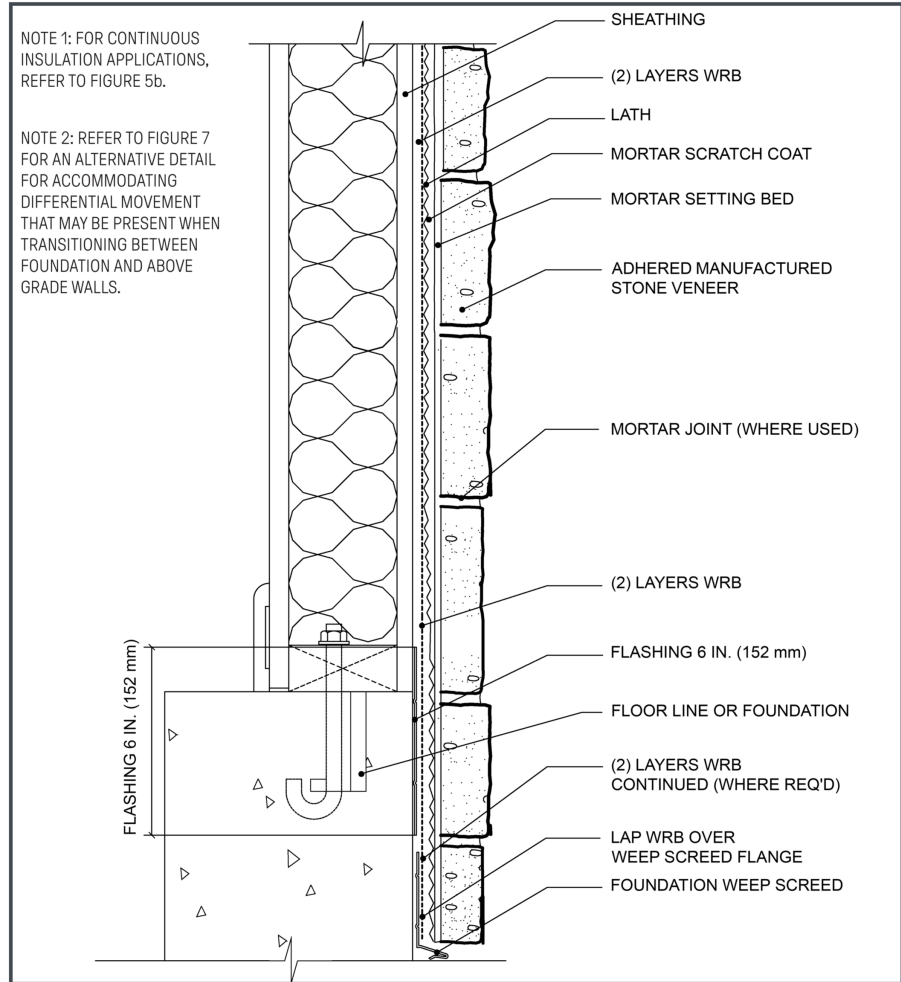


Figure 15. Rake - Overhang

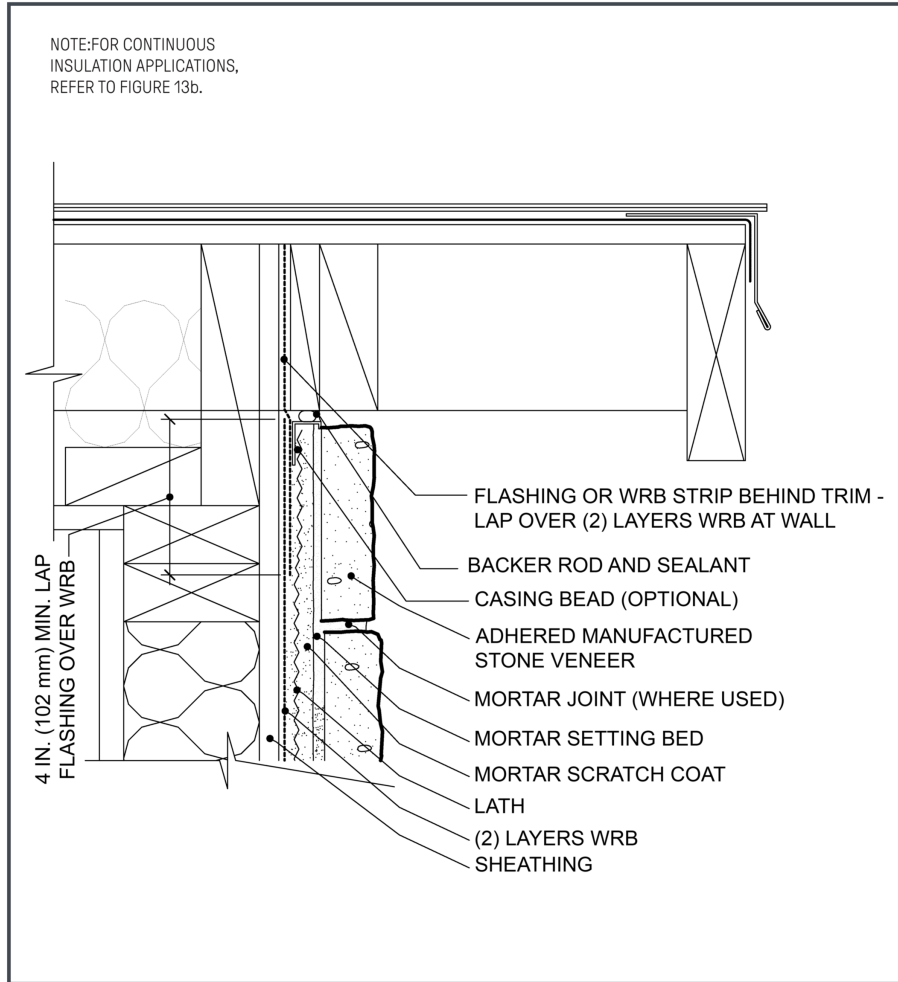


Figure 21a. Window Sill

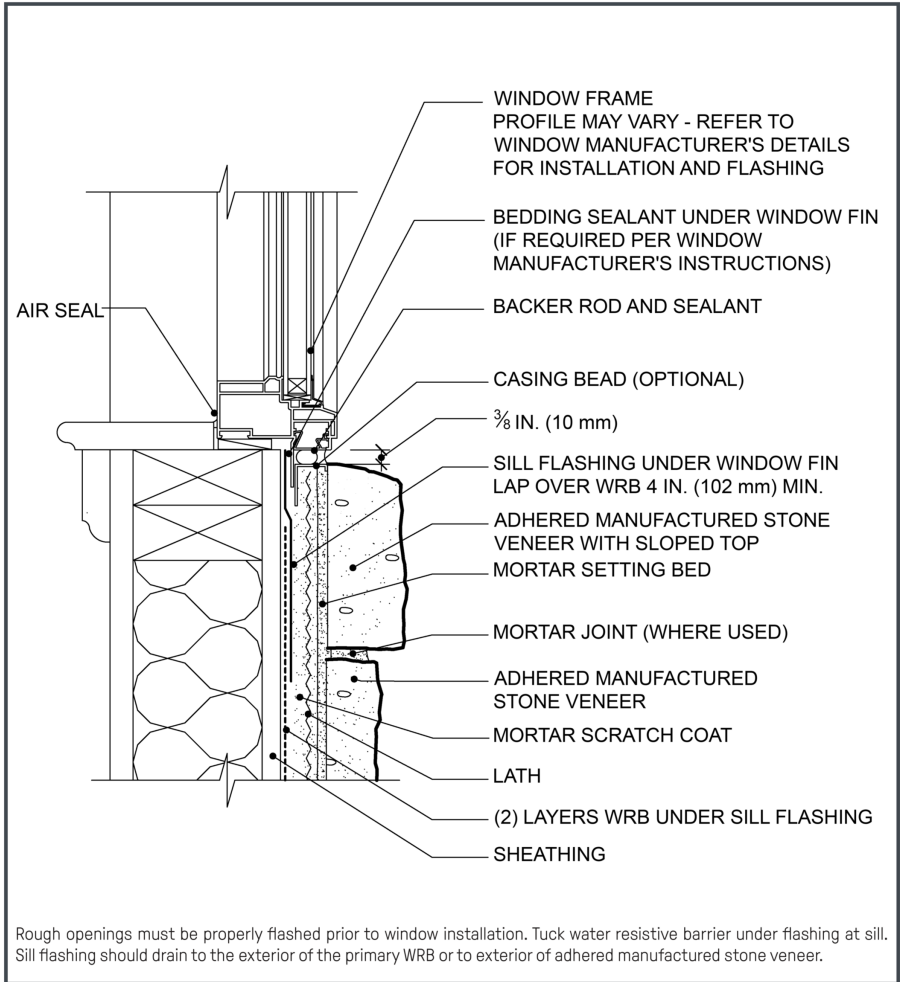


Figure 9a. Outside Corner

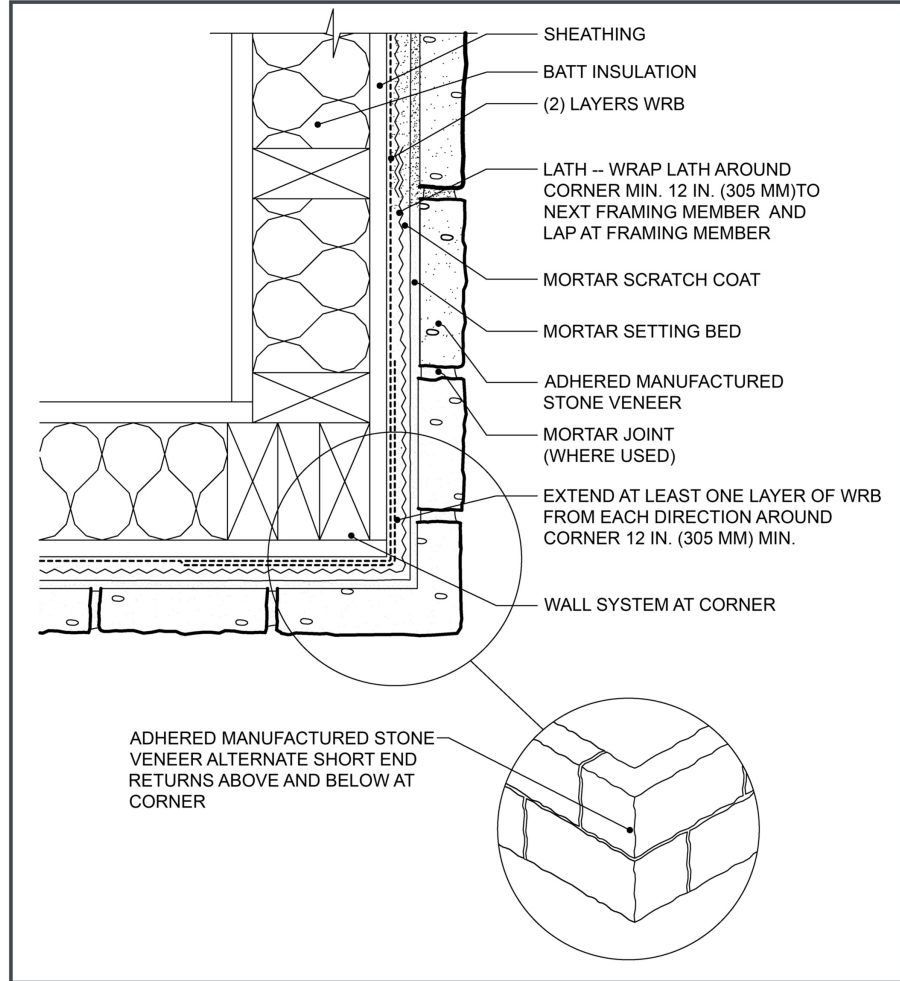


Figure 9a. Outside Corner

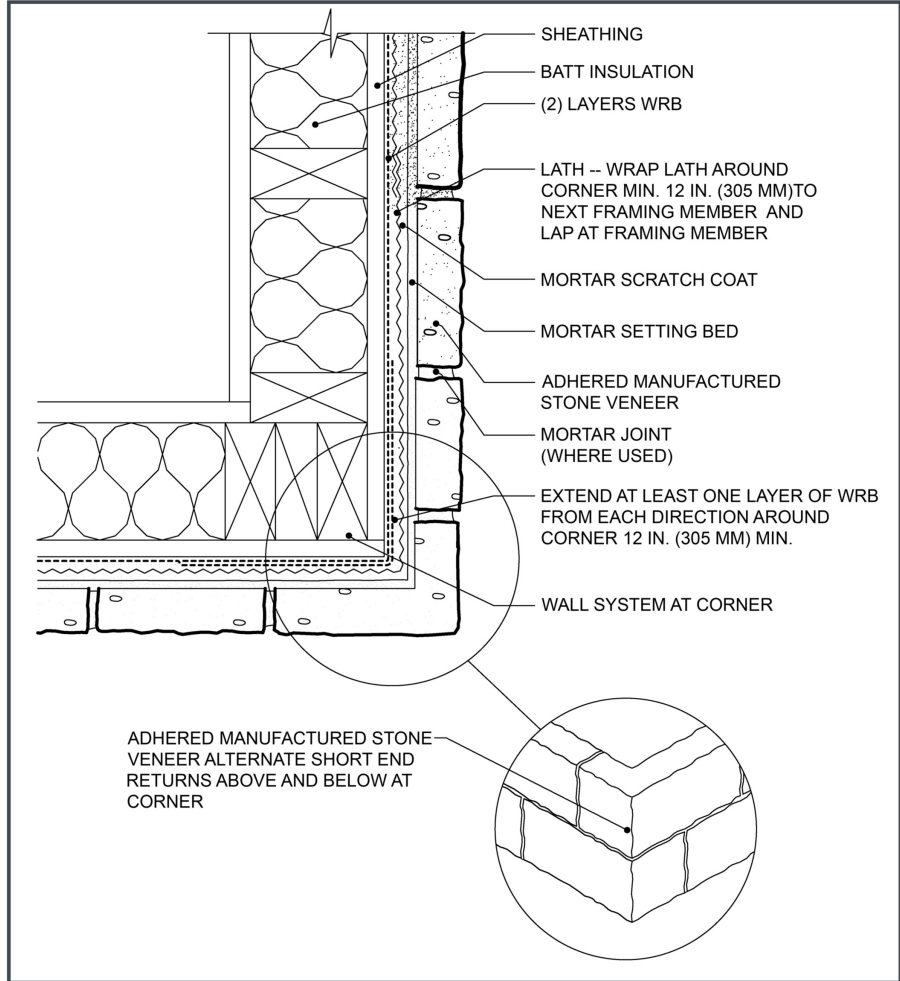
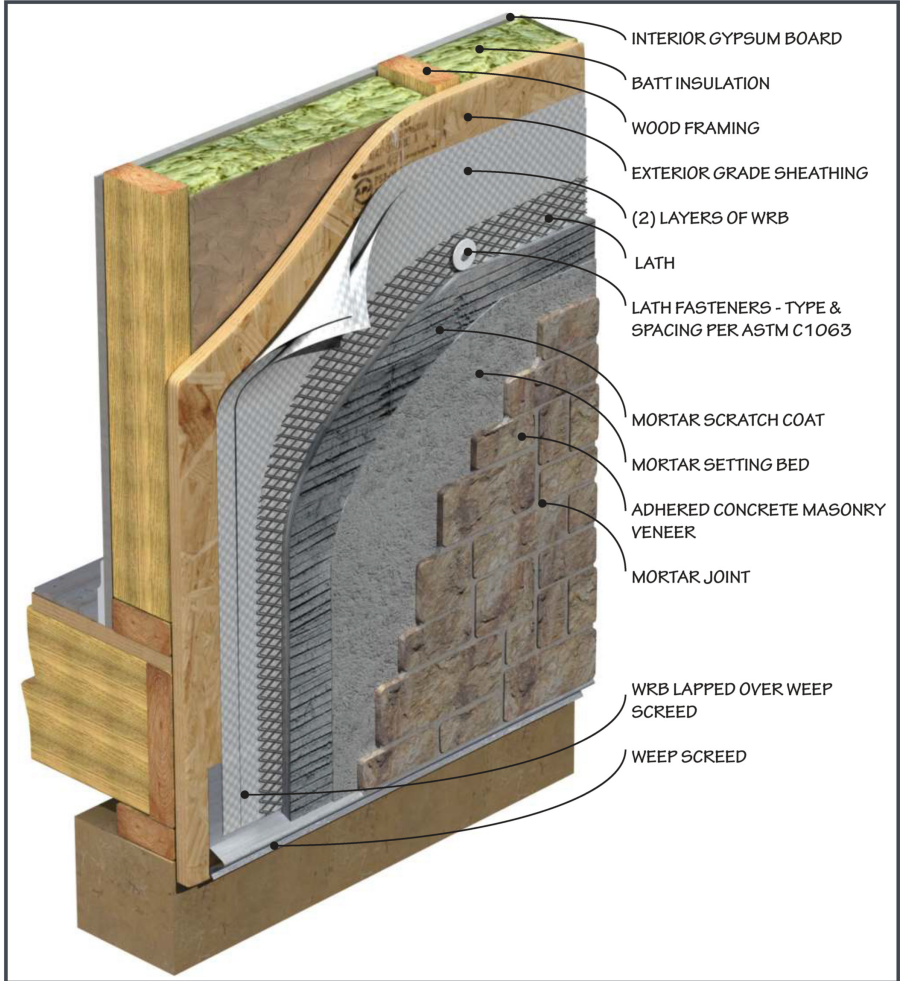


Figure 1. Installation Over Wood Framing



Revision Schedule

No.	Revision	Date
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MIAN'S OIL FUEL STATION
New Building
8404 W GREENFIELD
WEST ALLIS WI

SCALE

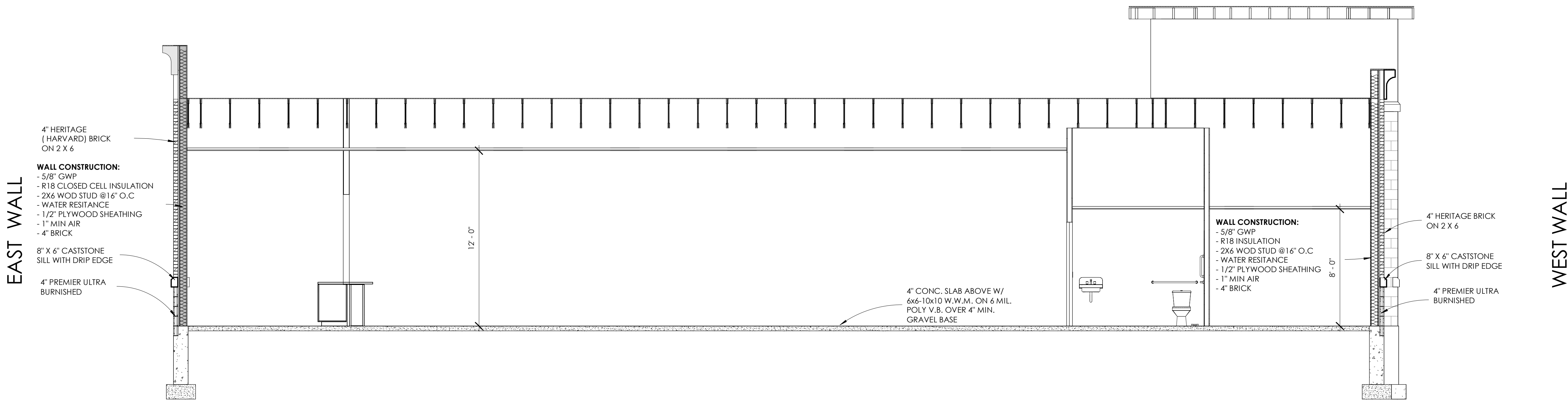
VARIES



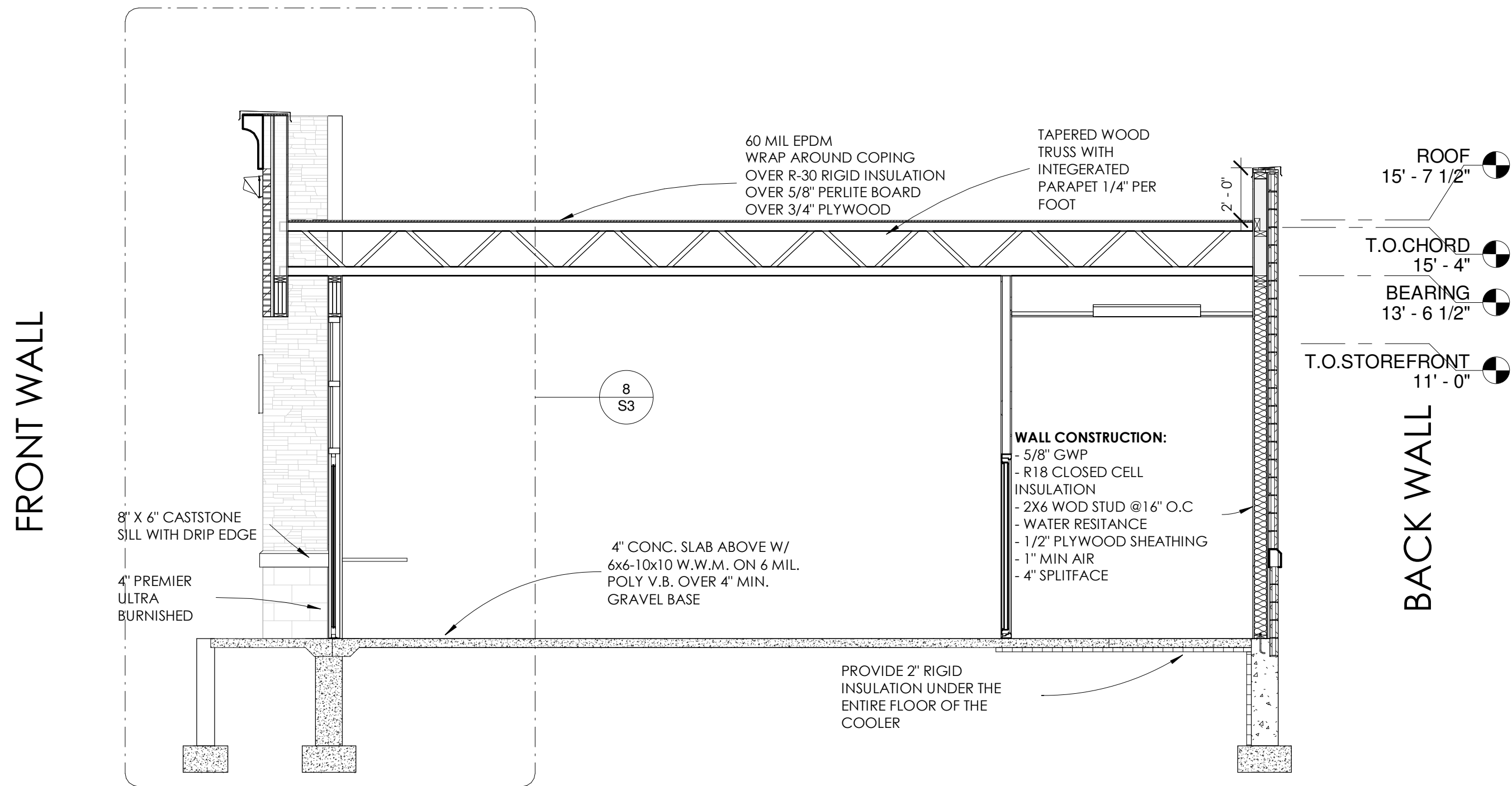
BUILDING
SECTIONS

A104

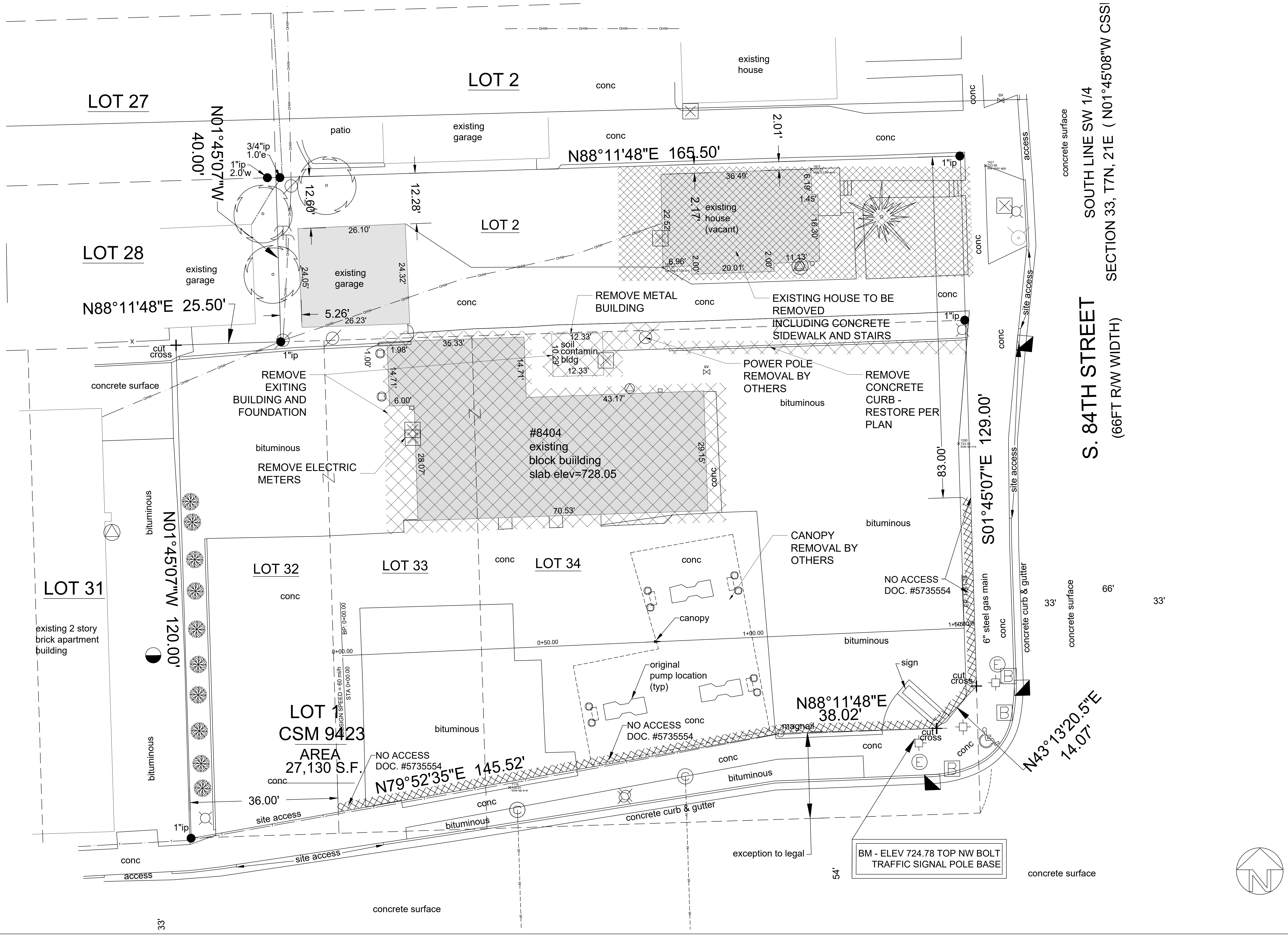
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2 BUILDING SECTION 2
1/4" = 1'-0"



1 BUILDING SECTION 1
1/4" = 1'-0"



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ETn Engineering

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Milwaukee

Wisconsin 53221

Phone: 414-324-4129

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DRAWN	ETN	DATE	09/30/19
CHECKED		DATE	
APPROVED		DATE	
PROJECT MANAGER		DATE	

MIAN'S OIL COR. FUEL STATION

New Building

8404 W GREENFIELD AVE

WEST ALLIS WI

SCALE

1" = 40'

EMAD NADI

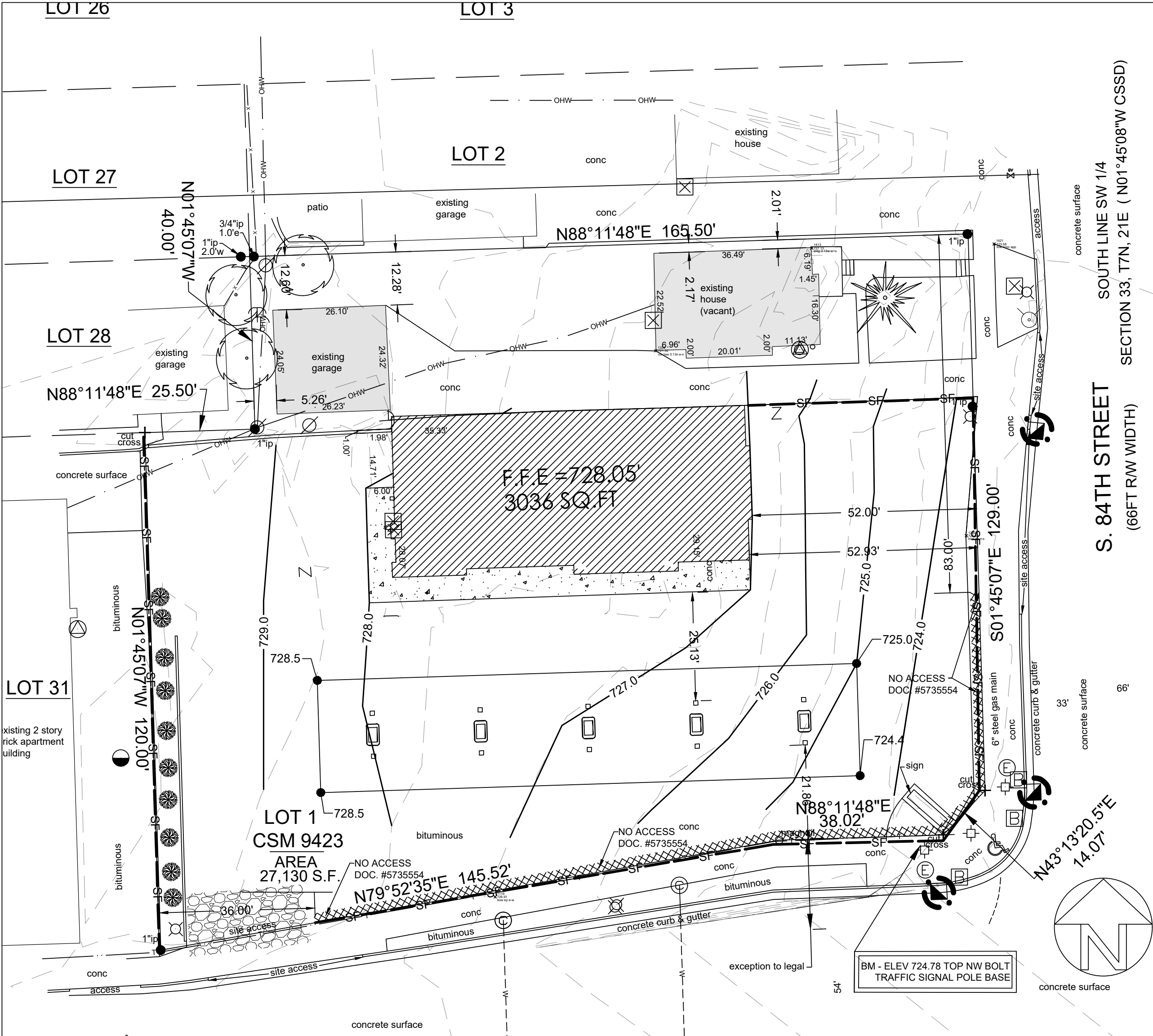
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MILWAUKEE, WI

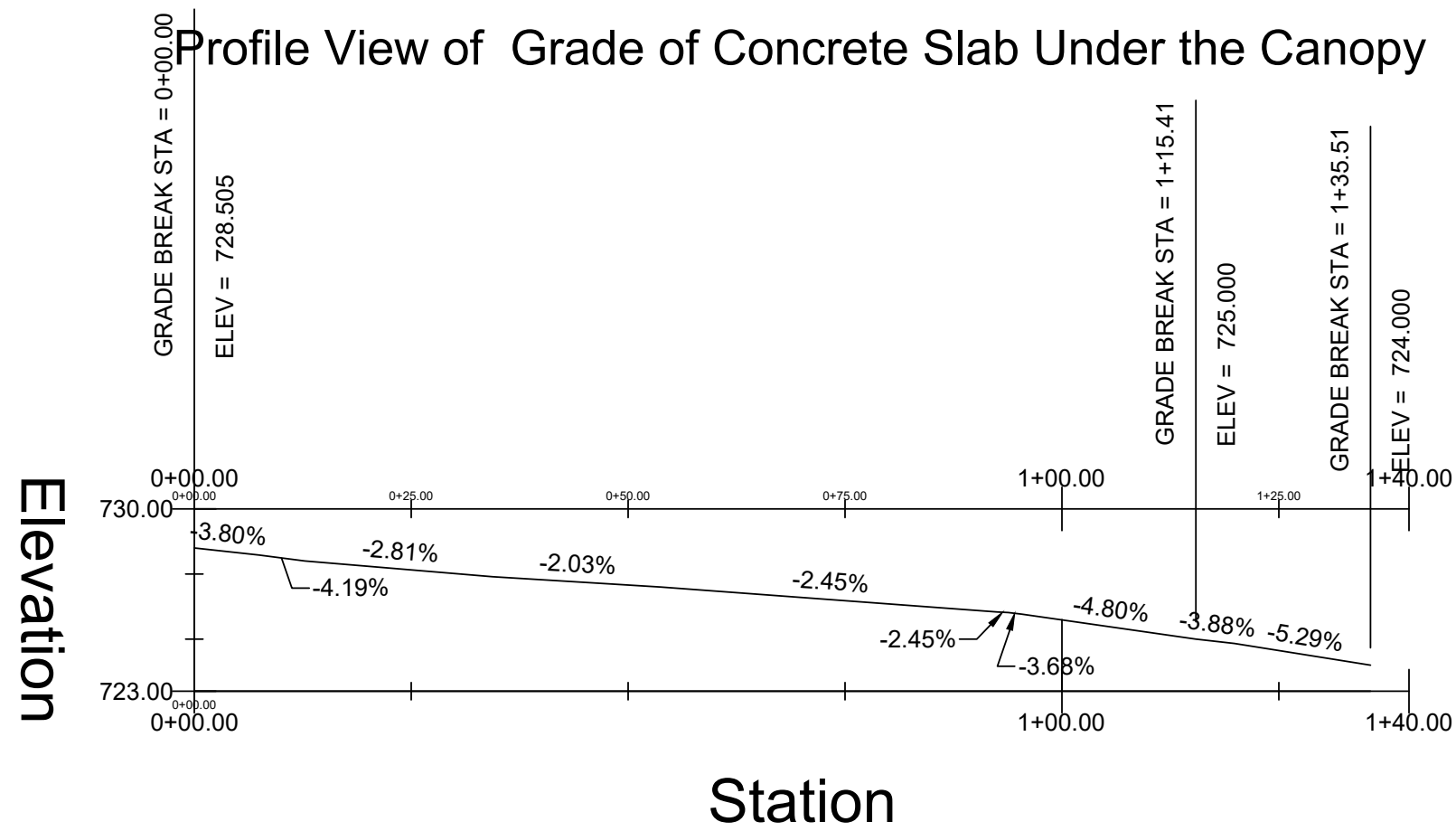
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SITE DEMO

C1

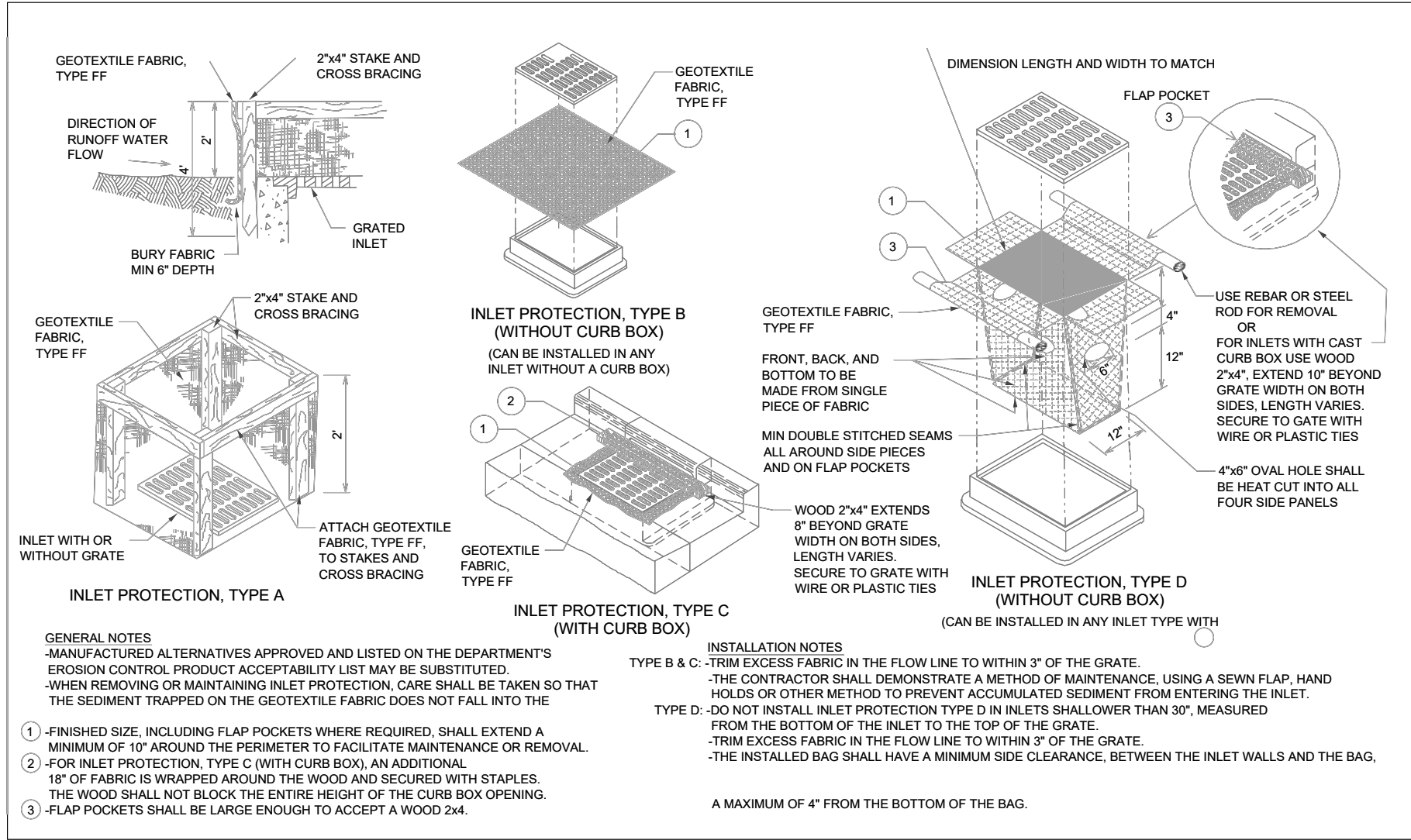
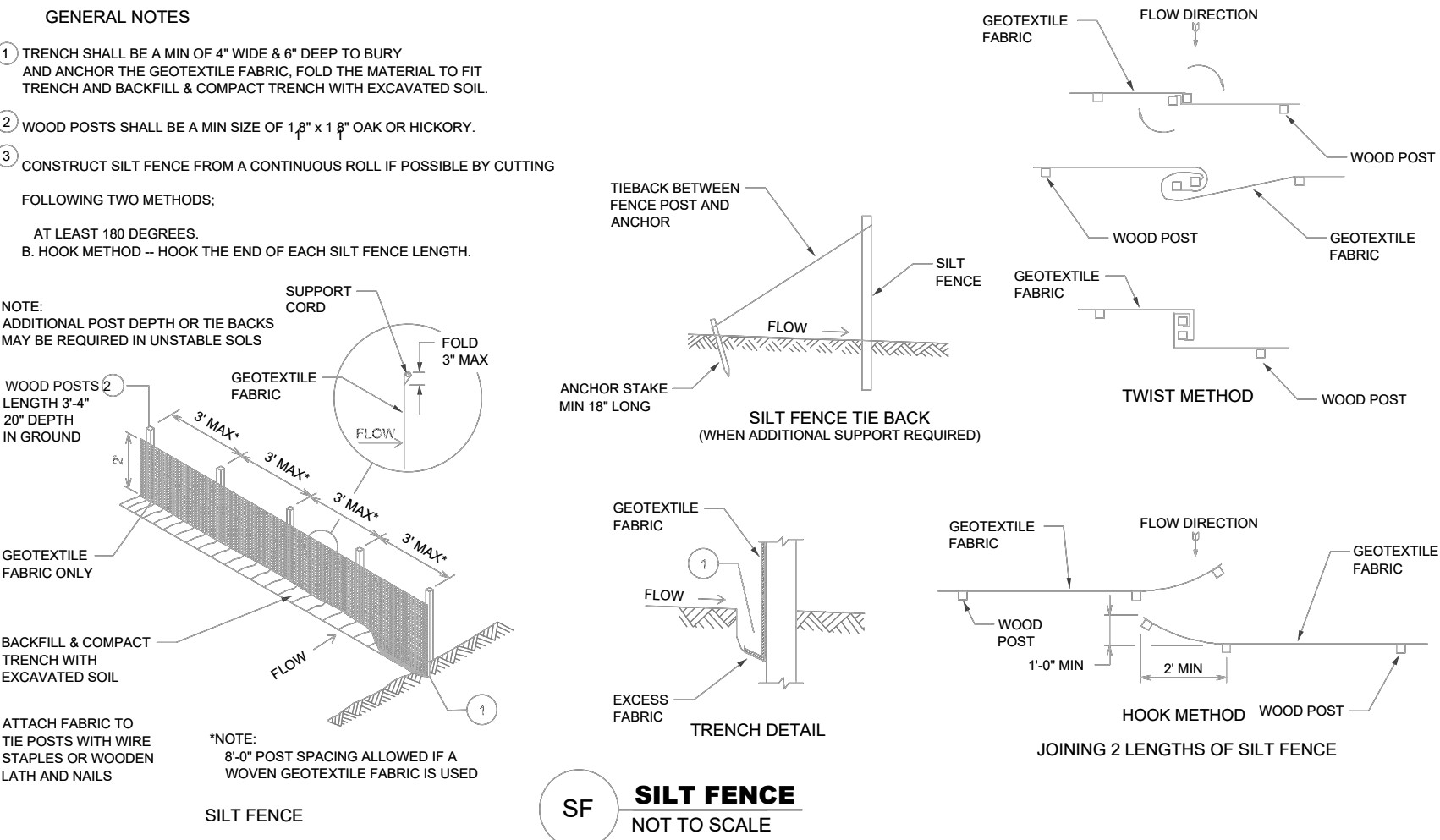
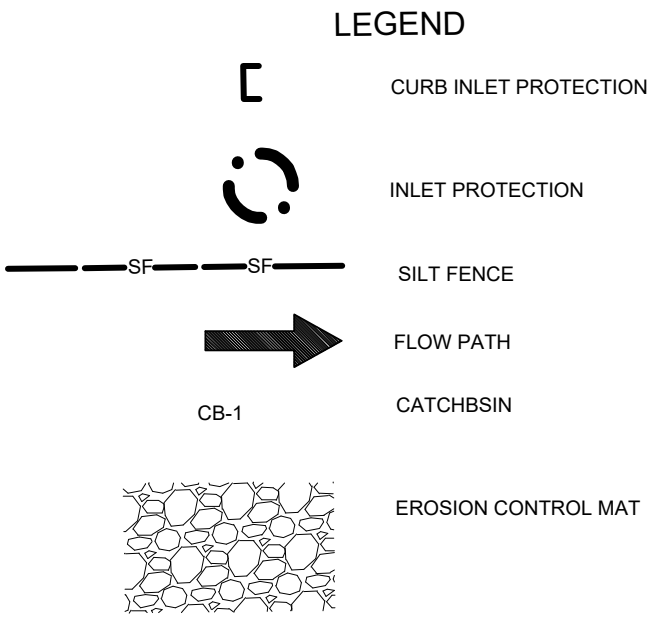
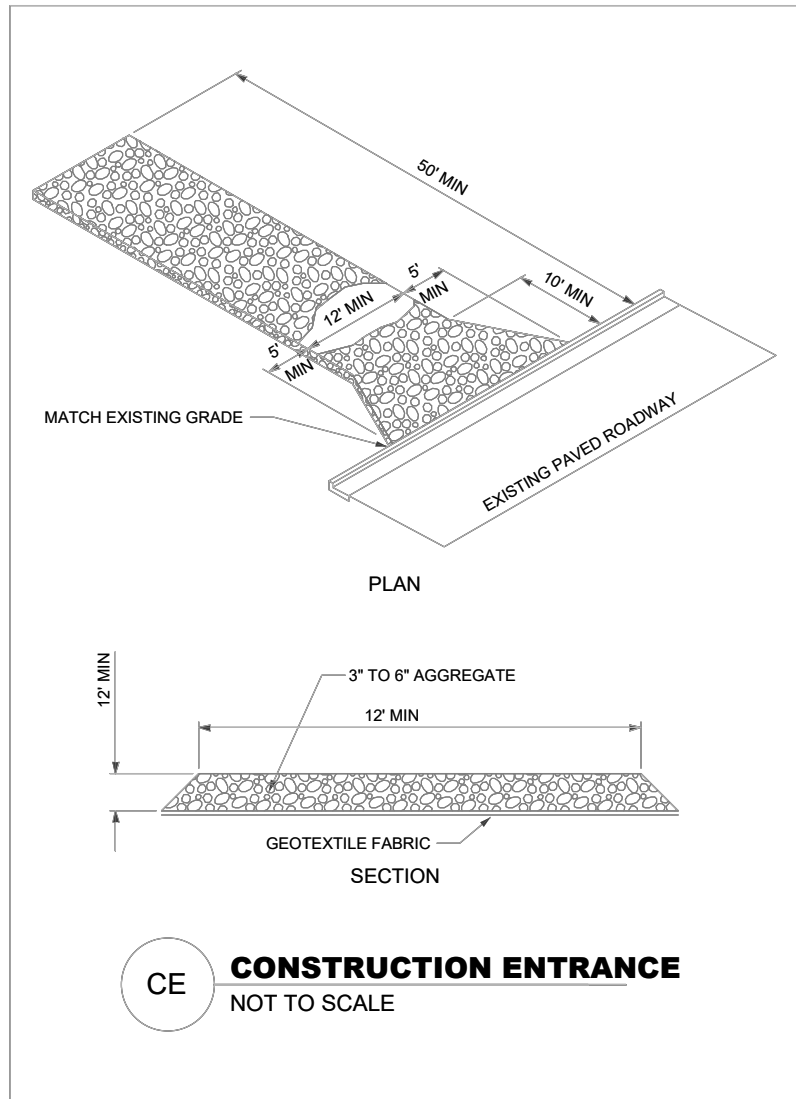


Profile View of Grade of Concrete Slab Under the Canopy



1. Obtain plan approval and other applicable permits.
2. Sawcut pavement line and remove enough pavement to install silt fence around the anticipated disturbed area.
3. Install construction exit
4. Install inlet protection around the existing storm inlet
5. Continue rough grading for proposed improvement
6. Demo the existing buildings
7. Construct the new building
8. Install site utilities
9. Install base course
10. Complete first lift of asphalt , sidewalk and all proposed curb and gutter if any
11. Final grade, topsoil, planting , sodding and seeding
12. Any exposed soil areas not disturbed for more than 7 days will be restored with seed and mulch
13. Estimated time to complete the project is 2.5 months

1. All erosion control practices will inspected for functionality following every ½ " rain event and at least once a week.
2. All seeded areas will be watered , fertilized, mulched and re-seeded as needed
3. All sediments reached public roads will be cleaned and removed before the end of each day to prevent sediments entering city sewer system



NO STOCKPILES ARE NECESSARY . ALL EXCAVATED MATERIAL OR HAULED IN MATERIALS WILL BE USED THE SAME DAY

THE CONTRACTOR IS RESPONSIBLE TO CHECK AND VERIFY IN THE FIELD ALL SIZES AND DIMENSIONS INVOLVING THE EXISTING STRUCTURE AND COORDINATE WITH NEW CONSTRUCTION

2. THE CONTRACTOR SHALL PROVIDE ALL PERMITS AND INSPECTION NECESSARY FOR THE PROPER EXECUTION OF THE WORK IN ACCORDANCE WITH APPLICABLE CODES AND GOVERNING REGULATIONS.
3. THE WORK SHALL BE CONSTRUCTED IN FULL COMPLIANCE WITH ALL APPLICABLE CODES, ORDINANCES AND REGULATIONS AS WELL AS THE DRAWINGS AND SPECIFICATIONS. ANY CODE DEFICIENCIES IN THE DRAWINGS RECOGNIZED BY THE CONTRACTOR SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION.
4. VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, BRING ANY DISCREPANCIES TO THE ARCHITECTS ATTENTION PRIOR TO FABRICATION / CONSTRUCTION BEGINS
5. HVAC CONTRACTOR 15 RESPONSIBLE FOR THE DESIGN, CODE COMPLIANCE AND INSTALLATION OF ALL HVAC EQUIPMENT AND RELATED SYSTEMS. HVAC DESIGNER WILL SUBMIT ALL PLANS AND CALCS TO STATE AND LOCAL OFFICIALS AS REQUIRED FOR APPROVALS AND PERMITS.
6. ELECTRICAL CONTRACTOR 18 RESPONSIBLE FOR THE DESIGN, CODE COMPLIANCE AND INSTALLATION OF ALL ELECTRICAL EQUIPMENT AND RELATED SYSTEMS INCLUDING EMERGENCY LIGHTING. ELECTRICAL DESIGNER WILL SUBMIT ALL PLANS AND CALCS TO STATE AND LOCAL OFFICIALS AS REQUIRED
7. FOR APPROVALS AND PERMITS.
8. PLUMBING CONTRACTOR IS RESPONSIBLE FOR THE DESIGN, CODE COMPLIANCE AND INSTALLATION OF ALL PLUMBING EQUIPMENT AND RELATED SYSTEM , PLUMBING DESIGNER WILL SUBMIT ALL PLANS AND CALCS TO STATE AND LOCAL OFFICIALS AS REQUIRED FOR APPROVALS AND PERMITS.
9. FIRE PROTECTION CONTRACTOR IS RESPONSIBLE FOR THE DESIGN, CODE COMPLIANCE AND INSTALLATION OF A L SPRINKLER EQUIPMENT AND RELATED SYSTEMS. FIRE PROTECTION DESIGNER WILL SUBMIT ALL PLANS AND CALCULATIONS 5 TO STATE AND LOCAL OFFICIALS AS REQUIRED FOR APPROVALS AND PERMITS.

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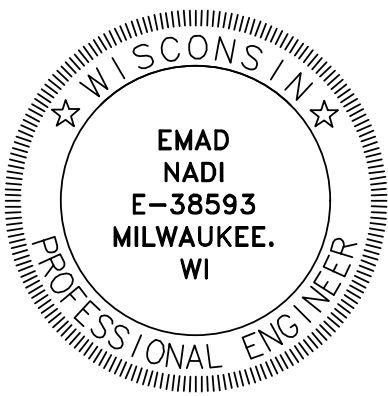
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DRAWN	ETN	DATE	09/30/19
CHECKED		DATE	
APPROVED		DATE	
PROJECT MANAGER		DATE	

MIAN'S OIL COR. FUEL STATION
New Building
8404 W GREENFIELD AVE
WEST ALLIS WI

SCALE
1" = 40'



GRADING
&
EROSION

C2

SNOW LOADS
GROUND SNOW LOAD: 35.00 PSF
FLAT-ROOF SNOW LOAD: 29.40 PSF
SNOW EXPOSURE FACTOR: 1.00
SNOW IMPORTANCE FACTOR: 1.00
THERMAL FACTOR: 1.20
DRIFT SURCHARGE LOAD: 0.00 PSF
WIDTH OF SNOW DRIFT: 0.00 FT

WIND LOADS
DESIGN WIND SPEED: 115.00 MPH
RISK CATEGORY: II
WIND EXPOSURE: B
MWFRS Wind Calculations
MWFRS loads are calculated using the provisions of ASCE 7-10 Chapter 28. Loads are first calculated on the structure as a whole, for transmission to shear walls.
Common Values
The following values are common for the entire structure:
V = 115.00 mph (basic wind speed, as entered by user)
Kt = 0.85 (wind directionality factor, from Table 26.6-1, for Main Wind Force Resisting System)
Kz = 1.00 (topography factor, as entered by user, from Table 26.8-1)
K = 0.70 (velocity pressure coefficient, from Table 28.3-1 Note 1, evaluated at roof mean height)
Common Velocity Pressure
Velocity pressure at roof mean height (q_h), Equation 28.3-1 evaluated at roof mean height per 28.4.1:
q = h 0.00256K = 2kzKdV² 0.00256 0.70 1.00 0.85 115.00 mph 2 = 24.76 psf
Force on Roof
Wind pressures on the roof are calculated here and will be used later when distributing load to the loadbearing walls that support the roof.
GC_W = Coefficient Determination
Values from Figure 28.4-1 for roof zones, taking worst case of Load Case A and B:
GC_{W1} = -1.07 (Windward surface, edge zone)
GC_{W2} = -0.69 (Windward surface, field zone)
GC_{W3} = -0.53 (Leeward surface, edge zone)
GC_{W4} = -0.37 (Leeward surface, field zone)
Design Pressures
Pressure values from Equation 28.4-1:
p = q_h (GC_{W1} - GC_P) = (20.16 psf) (-1.07 - 0.18) = -25.20 psf (Windward surface, edge zone)
p = q_h (GC_{W2} - GC_P) = (20.16 psf) (-0.69 - 0.18) = -17.54 psf (Windward surface, field zone)
p = q_h (GC_{W3} - GC_P) = (20.16 psf) (-0.53 - 0.18) = -14.31 psf (Leeward surface, edge zone)
p = q_h (GC_{W4} - GC_P) = (20.16 psf) (-0.37 - 0.18) = -11.09 psf (Leeward surface, field zone)

These pressures are applied normal to the roof. For sloped roofs, only the vertical component will be taken when distributing pressures to walls.

GRAVITY LOADS
ROOF LIVE LOAD: 25.00 PSF
FLOOR LIVE LOAD: 100.00 PSF
SNOW LOAD : 30 PSF

EARTHQUAKE LOADS
RISK CATEGORY: II
CLASS: B
SEISMIC IMPORTANCE FACTOR: 1.00
MAPPED 0.2 SECOND SPECTRAL RESPONSE ACCELERATION: 0.200
MAPPED 1.0 SECOND SPECTRAL RESPONSE ACCELERATION: 0.050
DESIGN 0.2 SECOND SPECTRAL RESPONSE ACCELERATION: 0.160
DESIGN 1.0 SECOND SPECTRAL RESPONSE ACCELERATION: 0.040
SEISMIC DESIGN CATEGORY: A
LATERAL FORCE RESISTING SYSTEM: ORDINARY REINFORCED MASONRY SHEAR WALLS
DESIGN BASE SHEAR: 4.22 K
SEISMIC RESPONSE COEFFICIENT: 0.08
RESPONSE MODIFICATION FACTOR: 2.00
SEISMIC ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE METHOD

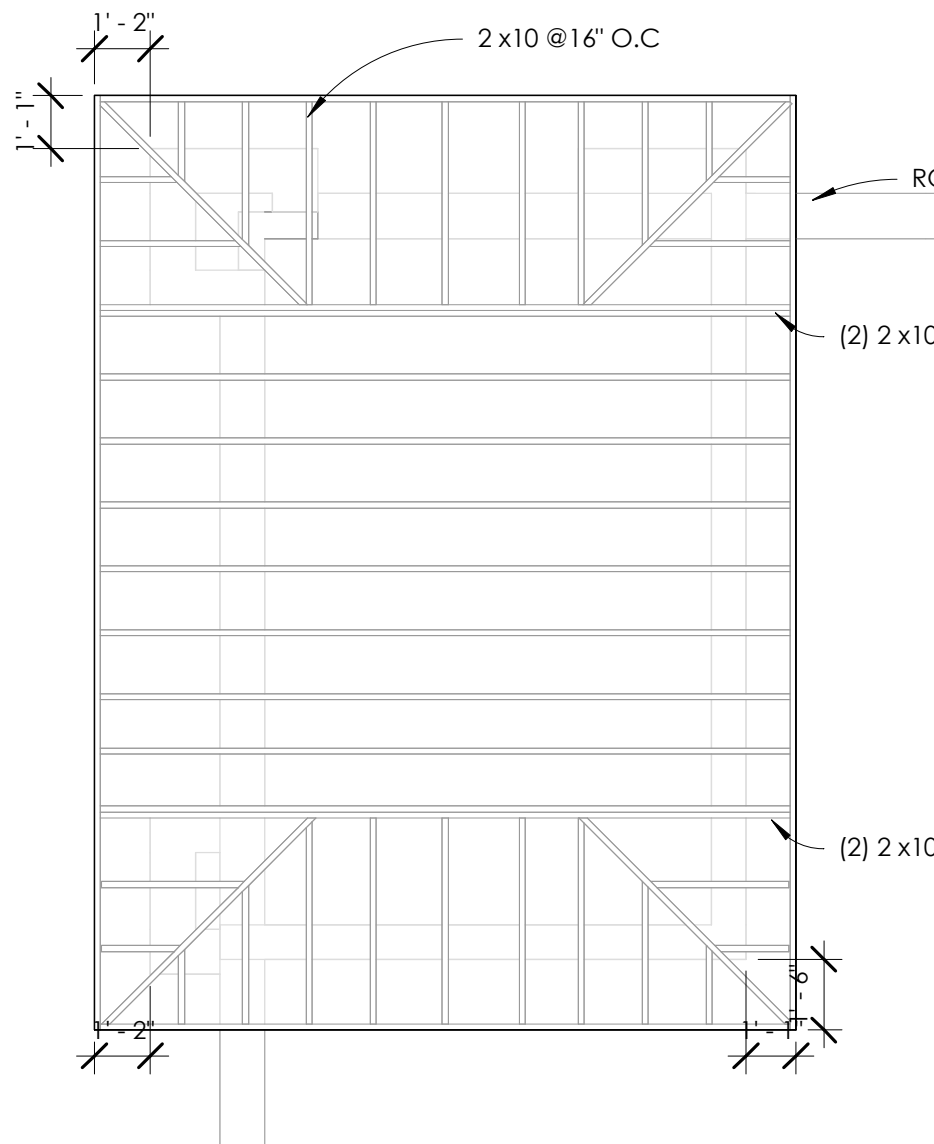
SOIL CAPACITY : ASSUMED 3000 PSF

MASONRY DESIGN CRITERIA
DESIGN STANDARD: TMS 402-13
SPECIFIED COMPRESSIVE STRENGTH OF MASONRY (F_m): 2,000.00 PSI
GRADE OF REINFORCEMENT (F_y): 60,000.00 PSI
MASONRY UNIT: 8 IN CMU
CMU DENSITY: NORMALWEIGHT
MASONRY MORTAR TYPE: TYPE S PORTLAND CEMENT/LIME

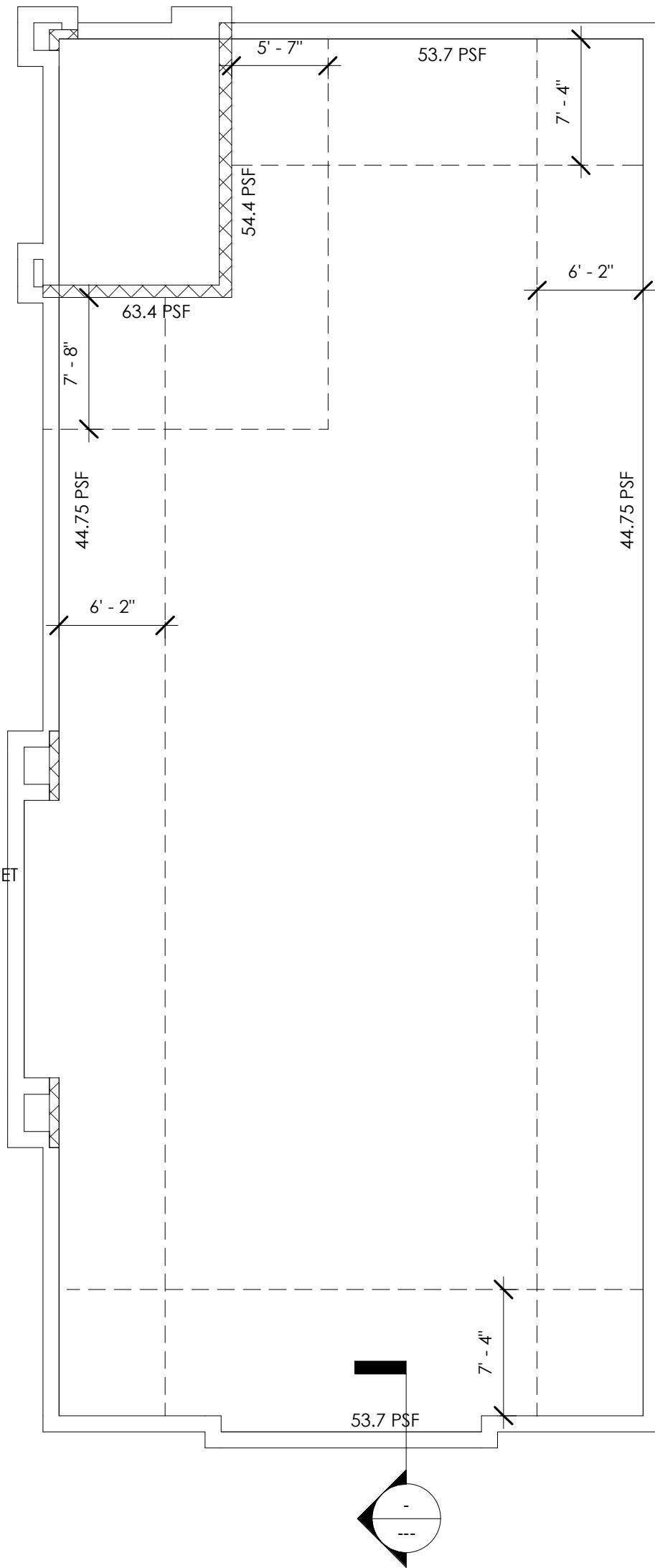
CONCRETE
DESIGN STANDARD: AISCE
SLAB ON GRADE: f_c = 4000 psi
FOOTING: f_c = 3000 psi

STEEL
WIDE FLANGE "W SHAPE": A992
PLATES AND OTHER: A36
BOLTS: A325

WELDS:
WELDED CONNECTIONS
ELECTRODES: 70 KSI



3 TOWER ROOF FRAMING PLAN
1/4" = 1'-0"



6 SNOW DRIFT
1/8" = 1'-0"

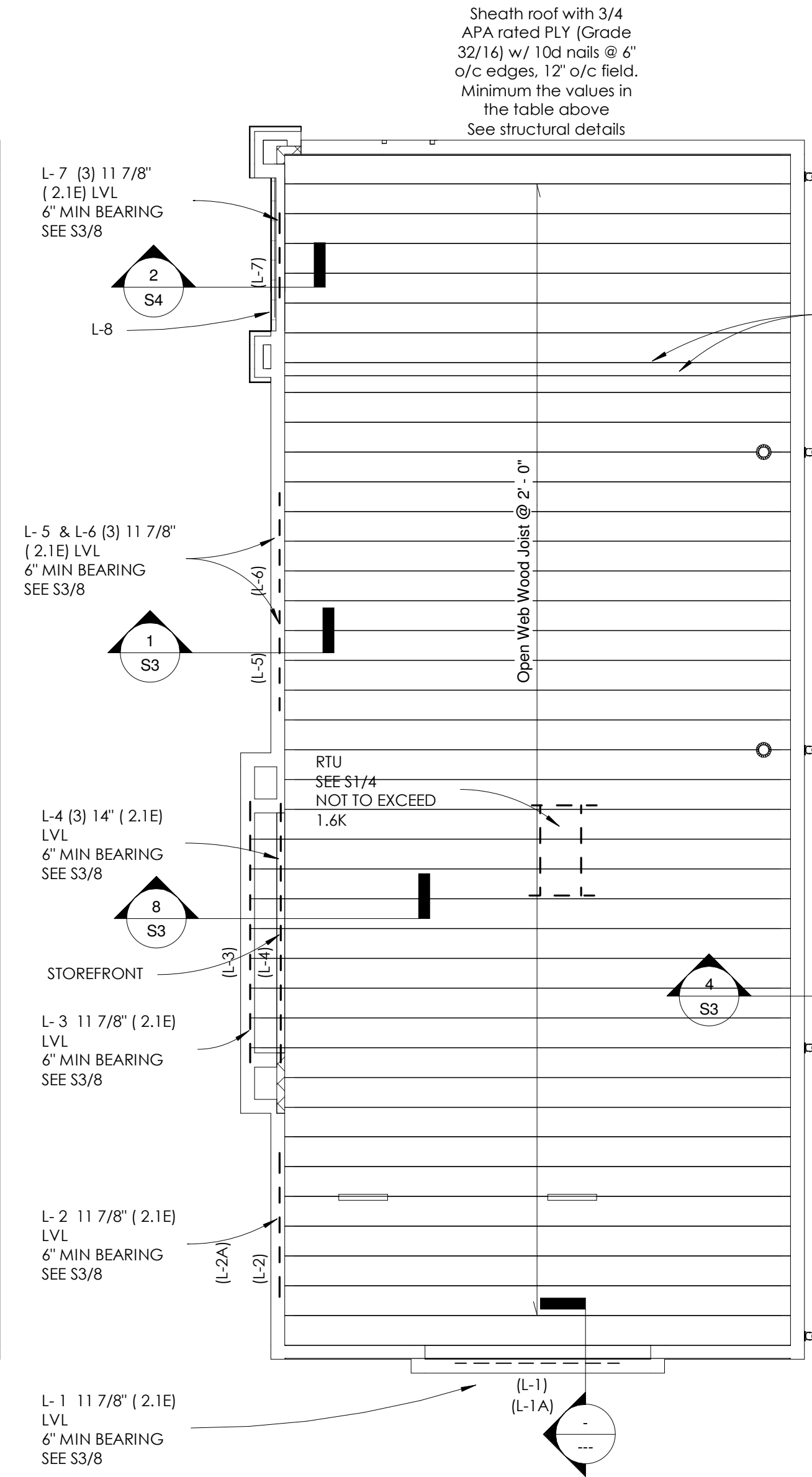
STRUCTURAL ROOF WOOD JOIST						
Length	Type	Count	Elevation at Bottom	Depth	TL DEF	LL DEF
33' - 11 1/2"	Open Web Wood Joist	35	13' - 6 1/2"	VARIABLE : 22" MIN , 32" MAX	1/180	1/240
36' - 3 1/2"	Open Web Wood Joist	8	13' - 6 1/2"	VARIABLE : 22" MIN , 32" MAX	1/180	1/240

Walls:	Field	Windward	23.08	GENERAL NOTES: 1. ROOF TRUSS SCHEDULE DENOTES TRUSS SPACING, DEPTH, BEARING CONDITIONS AND LOADING. 2. INDIVIDUAL TRUSS LENGTHS TO BE VERIFIED BY TRUSS MANUFACTURER. 3. SEE PLANS FOR VARIATIONS IN TRUSS BEARING CONDITIONS. 4. CONCENTRATED LOADS DUE TO DOOR / WINDOW JAMBS ARE NOT EXPLICITLY PROVIDED AND SHALL BE CALCULATED BY TRUSS DESIGNER. 5. TRUSS MANUFACTURER TO DESIGN ALL TRUSSES BASED ON GIVEN LOADING. 6. ALL TRUSSES TO HAVE PITCHED TOP CHORDS & FLAT BOTTOM CHORDS. 7. SEE ARCHITECTURAL DRAWINGS FOR SECTIONS SHOWING TRUSS PROFILES, BEARING ELEVATIONS, AND PITCH.		
	Edge	Windward	-25.31			
		Leeward	23.08			
		Leeward	-28.33			
Roof:	Zone 1 (Field)	Windward	9.41	1. TRUSS MANUFACTURER MAY NOT DEVIATE FROM THE FRAMING PLANS UNLESS PRIOR APPROVAL FROM THE STRUCTURAL ENGINEER HAS BEEN GIVEN. IT IS THE TRUSS MANUFACTURER'S RESPONSIBILITY TO SEEK SUCH APPROVAL PRIOR TO MANUFACTURE AND INSTALLATION OF FRAMING MEMBERS. 2. ROOF TRUSS DESIGNER TO VERIFY MINIMUM DESIGN LOADS. 3. DESIGN UPLIFT ON ROOF TRUSSES AS INDICATED IN THE DESIGN DATA. 4. PROVIDE A TIE DOWN CLIP AT EACH TRUSS, AT EVERY POINT OF BEARING. DEFLECTION LIMITS: LIVE LOAD L/360 TOTAL LOAD L/240 (MAX TOTAL 1") LOADS: ROOF DEAD LOAD SEE TRUSS SCHEDULE ROOF WIND LOAD (ALSO SEE DESIGN DATA FOR ADDITIONAL WIND LOADS) DESIGN/BALANCED SNOW LOAD (Ps) SEE DESIGN DATA		
		Leeward	-26.74			
	Zone 2 (Edge)	Windward	9.41			
		Leeward	-31.7			
	Zone 3 (Corner)	Windward	9.41			
		Leeward	-31.7			
Overhang:	Roof Edge		-27.24 (total, both surfaces)			
	Roof Corner		-19.81			
Parapet	Windward side (case A)	Wall Field	47.01			
	Leeward side (case B)	Wall Edge	42.84			
		Wall Field	46.28			

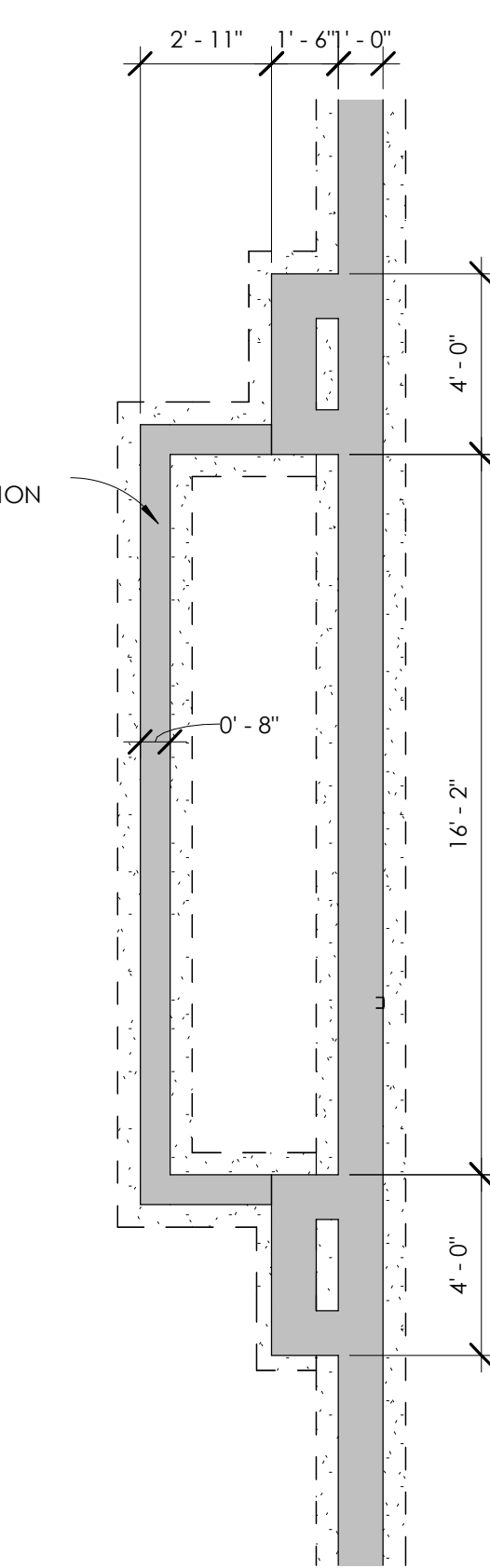
ALL BEAMS SHALL HAVE A MINIMUM OF 6" BEARING LENGTH

(3) : INDICATES 3 PLY

Sheath roof with 3/4 APA rated PLY (Grade 32/16) w/ 10d nails @ 3" o/c edges, 12" o/c field. Minimum the values in the table above



1 ROOF FRAMING
1/8" = 1'-0"



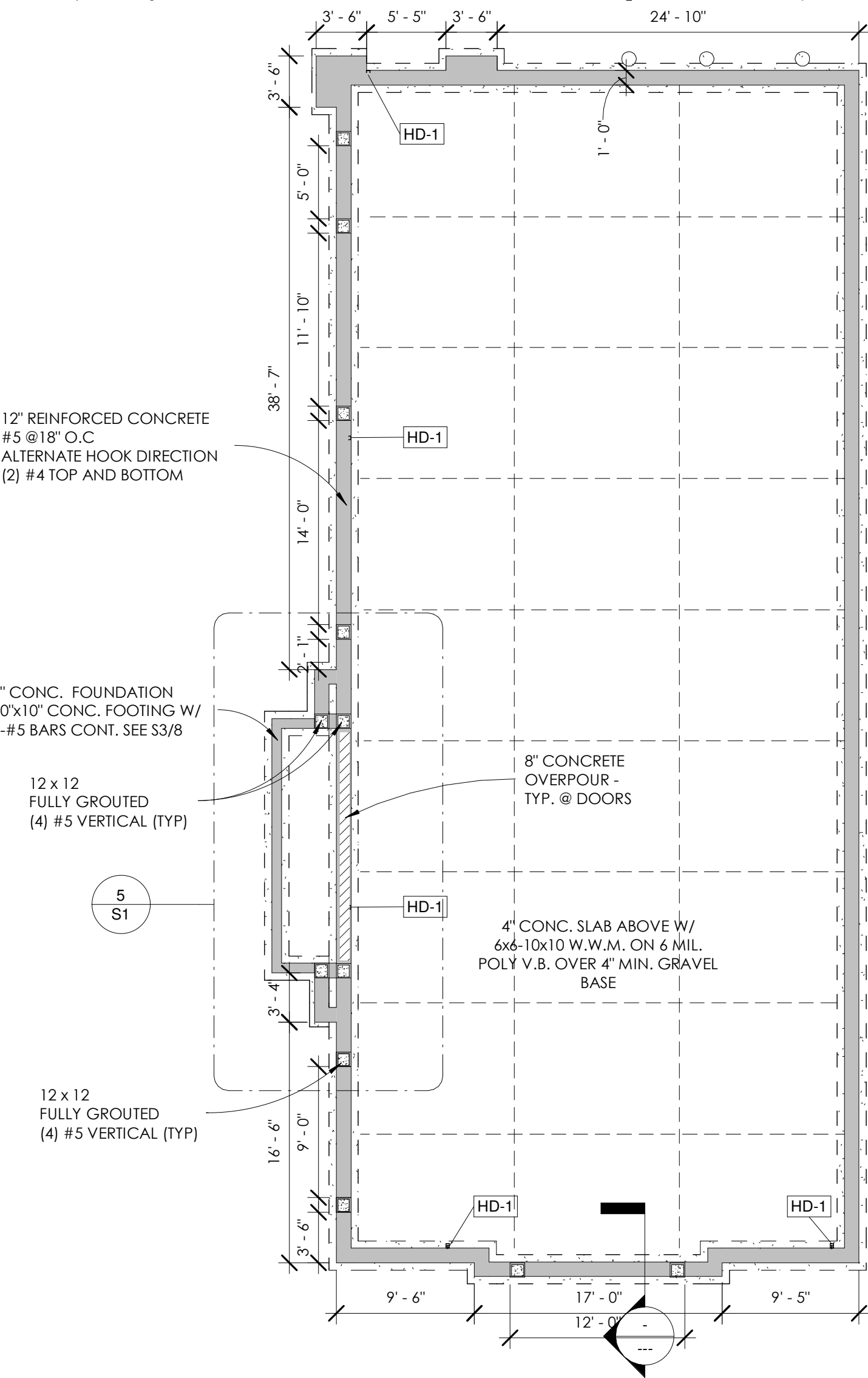
5 STOOP FOUNDATION DETAILS
1/4" = 1'-0"

Beams Structural Schedule					
Type	Count	Length	Mark	Comments	Elevation at Bottom
(3) 3/4x11 7/8 - 2.1E	1	11' - 0"	L-1	BEAM ABOVE WINDOW	10' - 4 1/32"
(3) 1 3/4 x14 - 2.1E	1	10' - 0"	L-2	BEAM ABOVE STOREFRONT	10' - 4 7/8"
Precast Concrete Lintel Beam	1	8' - 0 3/4"	L-2A		10' - 4"
(3) 1 3/4 x14 - 2.1E	1	17' - 4"	L-3	BEAM ABOVE ENTRANCE	12' - 1 1/2"
(3) 1 3/4 x14 - 2.1E	1	17' - 0"	L-4	BEAM ABOVE STOREFRONT	12' - 1 1/2"
(3) 3/4x11 7/8 - 2.1E	1	7' - 0"	L-5	LINTEL ABOVE WINDOW	10' - 7"
Precast Concrete Lintel Beam	1	8' - 0 3/4"	L-5A		10' - 4"
(3) 3/4x11 7/8 - 2.1E	1	7' - 0"	L-6	LINTEL ABOVE WINDOW	10' - 7"
Precast Concrete Lintel Beam	1	8' - 0 3/4"	L-6A		10' - 4"
(3) 3/4x11 7/8 - 2.1E	1	6' - 0"	L-7	LINTEL ABOVE WINDOW	10' - 7"
L5X5X3/8	1	10' - 4"	L-7A	LINTEL ABOVE WINDOW	14' - 7 5/8"

HOLDOWN SCHEDULE

MARK	TYPE	ANCHOR BOLT SIZE	MIN END POST
HD-1	HDU8-SDS2.5	1"	(3) 2x6 SPF No.1/No.2

4 HOLDOWN SCHEDULE
1 1/2" = 1'-0"



2 TOP Building Foundation
1/8" = 1'-0"

ETn engineering
Architectural. Structural. Civil Engineering

Milwaukee
Wisconsin 53221
Phone: 414-324-4129
EMADNADI@ETNENGINEERING.COM

Revision Schedule

No.	Revision	Date
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MIAN'S OIL FUEL STATION
New Building
8404 W GREENFIELD
WEST ALLIS WI

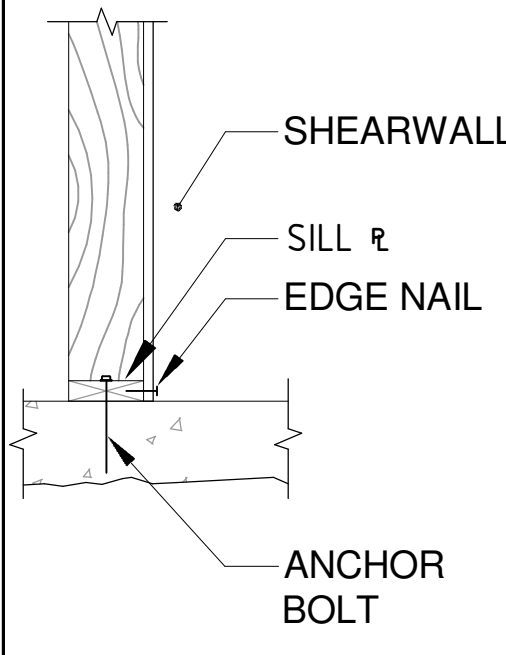
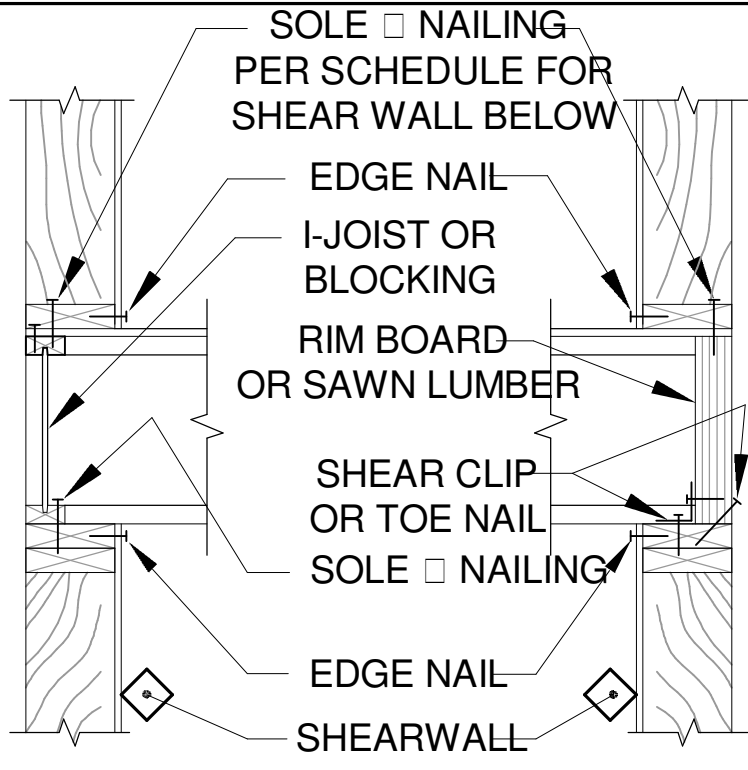
SCALE
VARIES



STRUCTURAL
PLAN

S1

SHEAR WALL SCHEDULE & TYP. SHEAR TRANSFER DETAILS

EDGE NAILING	SHEATHING	BLOCKING REQUIRED (3)	FASTENER SPACING	ANCHOR BOLTS (9) (10) (11)	SOLE PLATE WASHERS (4)	SOLE PLATE NAILING (11)	SHEAR CLIP OR TOE NAIL (11) (12) (13)
BACK WALL	1/2" APA RATED SHEATHING (5)	YES	3" OC EDGES & 12" OC FIELD (7)	1/2" Ø @ 3'-0" OC	3"x3" PLATE WASHER (14)	16d @ 6" OC	A35 @ 16" OC
FRONT & SIDE	1/2" APA RATED SHEATHING (5)	YES	3" OC EDGES & 12" OC FIELD (7)	1/2" Ø @ 1'-6" OC	3"x3" PLATE WASHER (14)	16d @ 6" OC	A35 @ 6" OC
INTERIOR WALLS	5/8" GYPSUM BOARD (4)	YES	4" OC EDGES & FIELD (6)	1/2" Ø @ 4'-0" OC	STANDARD WASHER	16d @ 6" OC	A35 @ 6'-0" OC OR 10d @ 6" OC
SECTION AT SILL PLATE		KEY			SECTION AT FLOOR FRAMING		
		1. ALL SHEAR WALL SHALL HAVE TRIPLE PLIES AT THE BEGINING, END AND ALL OPENINGS					
<p>GENERAL NOTES:</p> <p>1. SEE SHEARWALL DETAILS.</p> <p>2. DO NOT EXCEED 16" OC STUD SPACING AT SHEARWALLS.</p> <p>3. WHEN BLOCKING IS REQUIRED, USE 2x BLOCKING AT ALL PANEL EDGES, SAME DEPTH AS STUD, AND PROVIDE EDGE NAILING AT ALL SUPPORTS & PANEL EDGES.</p> <p>4. APPLY SHEATHING PANELS EITHER VERTICALLY OR HORIZONTALLY IN 4'-0" OR WIDER SHEETS ONLY.</p> <p>5. APPLY SHEATHING PANELS HORIZONTALLY WITH LONG DIMENSION ACROSS STUDS IN 4'-0" OR WIDER SHEETS ONLY.</p> <p>6. USE 6d COOLER NAILS.</p> <p>7. USE 8d COMMON OR GALVANIZED BOX NAILS.</p> <p>8. USE 8d COOLER NAILS OR #8x2 1</p> <p>9. WHERE P/T TENDONS ARE 5" OR FURTHER FROM THE TOP SURFACE OF CONCRETE, ANCHOR SILL PLATE WITH SIMPSON TITEN HD SCREW ANCHOR w/ 3 1/2" EMBEDMENT, SIZE AND SPACING AS SCHEDULED.</p> <p>10. WHERE P/T TENDONS ARE WITHIN 5" OF THE TOP SURFACE OF CONCRETE, ANCHOR SILL PLATE WITH SIMPSON A34 CLIPS PER DETAILS (WHEN APPLICABLE).</p> <p>11. WHEN SHEATHING APPLIED TO BOTH FACES OF STUD, REDUCE ANCHOR BOLT, SOLE □ NAILING & SHEAR CLIP/TOE NAIL SPACING BY ONE HALF.</p> <p>12. TOE NAILS SHALL BE COMMON OR GALVANIZED BOX NAILS. TOE NAILING MUST BE FROM OUTSIDE FACE OF RIMBOARD. IF OUTSIDE FACE IS NOT ACCESSIBLE USE SHEAR CLIP OPTION.</p> <p>13. "A35" REFERS TO SIMPSON OR EQUAL A35 CLIP ANGLE.</p> <p>14. SEE ADDITIONAL REQUIREMENTS IN DETAILS.</p>							

HOLDOWN SCHEDULE

MARK	TYPE	ANCHOR BOLT SIZE	MIN END POST
HD-1	HDU8-SDS2.5	1"	(3) 2x6 SPF No.1/No.2

IBC 2015 TABLE 2304.10.1 MINIMUM FASTENING SCHEDULE

CONNECTION TYPE	LOCATION	FASTENING
1. JOIST TO SILL OR GIRDER.	TOENAIL	3 - 8d COMMON
2. BRIDGING TO JOIST.	TOENAIL EA END	2 - 8d COMMON
3. 1"x6" SUBFLOOR OR LESS TO EACH JOIST.	FACE NAIL	2 - 8d COMMON
4. WIDER THAN 1"x6" SUBFLOOR TO EACH JOIST.	FACE NAIL	3 - 8d COMMON
5. 2" SUBFLOOR TO JOIST OR GIRDER.	BLIND AND FACE NAIL	2 - 16d COMMON
6. SOLE PLATE TO JOIST OR BLOCKING. SOLE PLATE TO JOIST OR BLOCKING.	TYPICAL FACE NAIL AT BRACED WALL PANELS	16d @ 16" OC 3 - 16d @ 16" OC
7. TOP PLATE TO STUD.	END NAIL	2 - 16d COMMON
8. STUD TO SOLE PLATE.	TOENAIL END NAIL	4 - 8d COMMON 2 - 16d COMMON
9. DOUBLE STUDS.	FACE NAIL	16d @ 24" OC
10. DOUBLE TOP PLATES. DOUBLE TOP PLATES.	TYPICAL FACE NAIL LAP SPLICE	16d @ 16" OC 8 - 16d COMMON, U.N.O.
11. BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE.	TOENAIL	3 - 8d COMMON
12. RIM JOIST TO TOP PLATE.	TOENAIL	8d @ 6" OC
13. TOP PLATES, LAPS & INTERSECTIONS.	FACE NAIL	2 - 16d COMMON
14. CONTINUOUS HEADER, TWO PIECES.	16" OC ALONG EDGE	16d COMMON
15. CEILING JOISTS TO PLATE.	TOENAIL	3 - 8d COMMON
16. CONTINUOUS HEADER TO STUD.	TOENAIL	4 - 8d COMMON
17. CEILING JOISTS, LAPS OVER PARTITIONS.	FACE NAIL	3 - 16d COMMON, MINIMUM
18. CEILING JOISTS TO PARALLEL RAFTERS.	FACE NAIL	3 - 16d COMMON, MINIMUM
19. RAFTER TO PLATE.	TOENAIL	3 - 8d COMMON
20. 1" DIAGONAL BRACE TO EACH STUD AND PLATE.	FACE NAIL	2 - 8d COMMON
21. 1"x8" SHEATHING TO EACH BEARING WALL.	FACE NAIL	2 - 8d COMMON
22. WIDER THAN 1"x8" SHEATHING TO EACH BEARING.	FACE NAIL	3 - 8d COMMON
23. BUILT-UP CORNER STUDS.	24" OC	16d COMMON
24. BUILT-UP GIRDER & BEAMS.	FACE NAIL AT T&B STAGGERED ON OPPOSITE SIDES FACE NAIL AT ENDS & AT EACH SPLICE	20d COMMON @ 32" OC 2 - 20d COMMON
25. 2" PLANKS.	AT EACH BEARING	16d COMMON
26. COLLAR TIE TO RAFTER.	FACE NAIL	3 - 10d COMMON
27. JACK RAFTER TO HIP.	TOENAIL FACE NAIL	3 - 10d COMMON 2 - 16d COMMON
28. ROOF RAFTER TO 2x RIDGE BEAM.	TOENAIL FACE NAIL	2 - 16d COMMON 2 - 16d COMMON
29. JOIST TO BAND JOIST.	FACE NAIL	3 - 16d COMMON
30. LEDGER STRIP.	FACE NAIL	3 - 16d COMMON
31. WOOD STRUCTURAL PANELS AND PARTICLEBOARD (NAILS SPACED @ 6" OC EDGES & 12" OC FIELD): SUBFLOOR, ROOF AND WALL SHEATHING (TO FRAMING):	1/2" AND LESS 19/32" TO 3/4" 7/8" TO 1" 1 1/8" TO 1 1/4"	6d COMMON 8d OR 6d COMMON 8d COMMON 10d COMMON
SINGLE FLOOR (COMBINATION SUBFLOOR- UNDERLAYMENT TO FRAMING):	3/4" AND LESS 7/8" TO 1" 1 1/8" TO 1 1/4"	6d DEFORMED SHANK 8d DEFORMED SHANK 10d COMMON
32. PANEL SIDING (TO FRAMING). (USE CORROSION-RESISTANT SIDING OR CASING NAIL)	1/2" AND LESS 5/8"	6d 8d
33. FIBERBOARD SHEATHING: (NAILS SPACED @ 3" OC EDGES & 6" OC FIELD)	1/2" 25/32"	6d COMMON NAIL 8d COMMON NAIL
34. INTERIOR PANELING. (NAILS SPACED @ 6" OC EDGES & 12" OC FIELD)	1/4" 3/8"	4d CASING OR FINISH 6d CASING OR FINISH
<p>GENERAL NOTES:</p> <p>1. NAILING PER SCHEDULE ABOVE IS TO BE USED WHERE NAILING IS NOT SPECIFIED ON</p> <p>SCHEDULE UNLESS APPROVED BY THE ENGINEER OF RECORD.</p> <p>2. COMMON OR BOX NAILS MAY BE USED EXCEPT WHERE OTHERWISE NOTED.</p>		

Revision Schedule		
No.	Revision	Date

MIAN'S OIL FUEL STATION
New Building
8404 W GREENFIELD
WEST ALLIS WI

SCALE
VARIES

WISCONSIN
EMAD
NADI
E-38593
MILWAUKEE,
WI
PROFESSIONAL ENGINEER

STRUCTURAL
NOTES

S1.1

Revision Schedule

No.	Revision	Date
4	RIGID INSULATION RATING UPDATED	4/7/2024

MIAN'S OIL FUEL STATION
New Building
8404 W GREENFIELD
WEST ALLIS WI

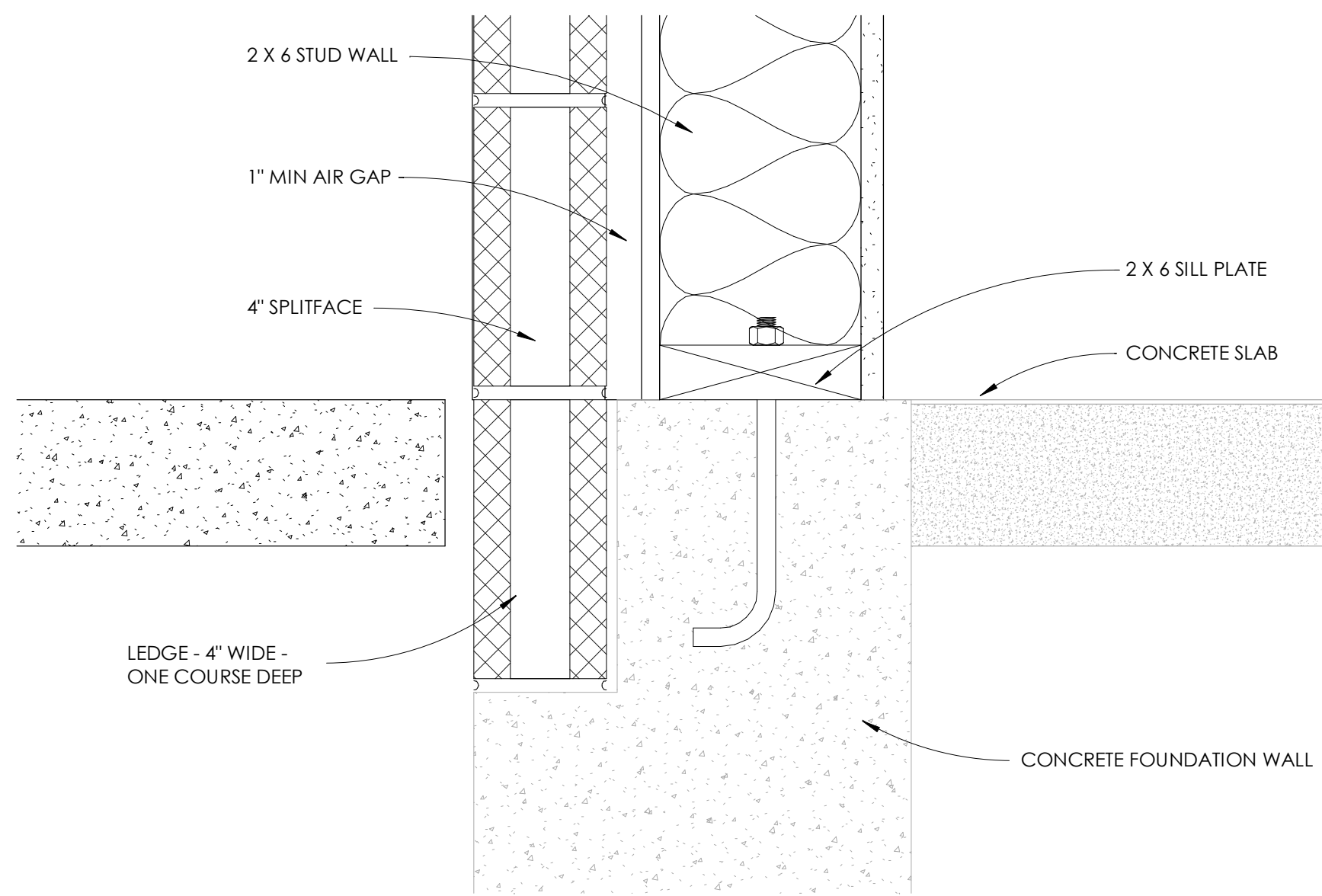
SCALE
VARIES



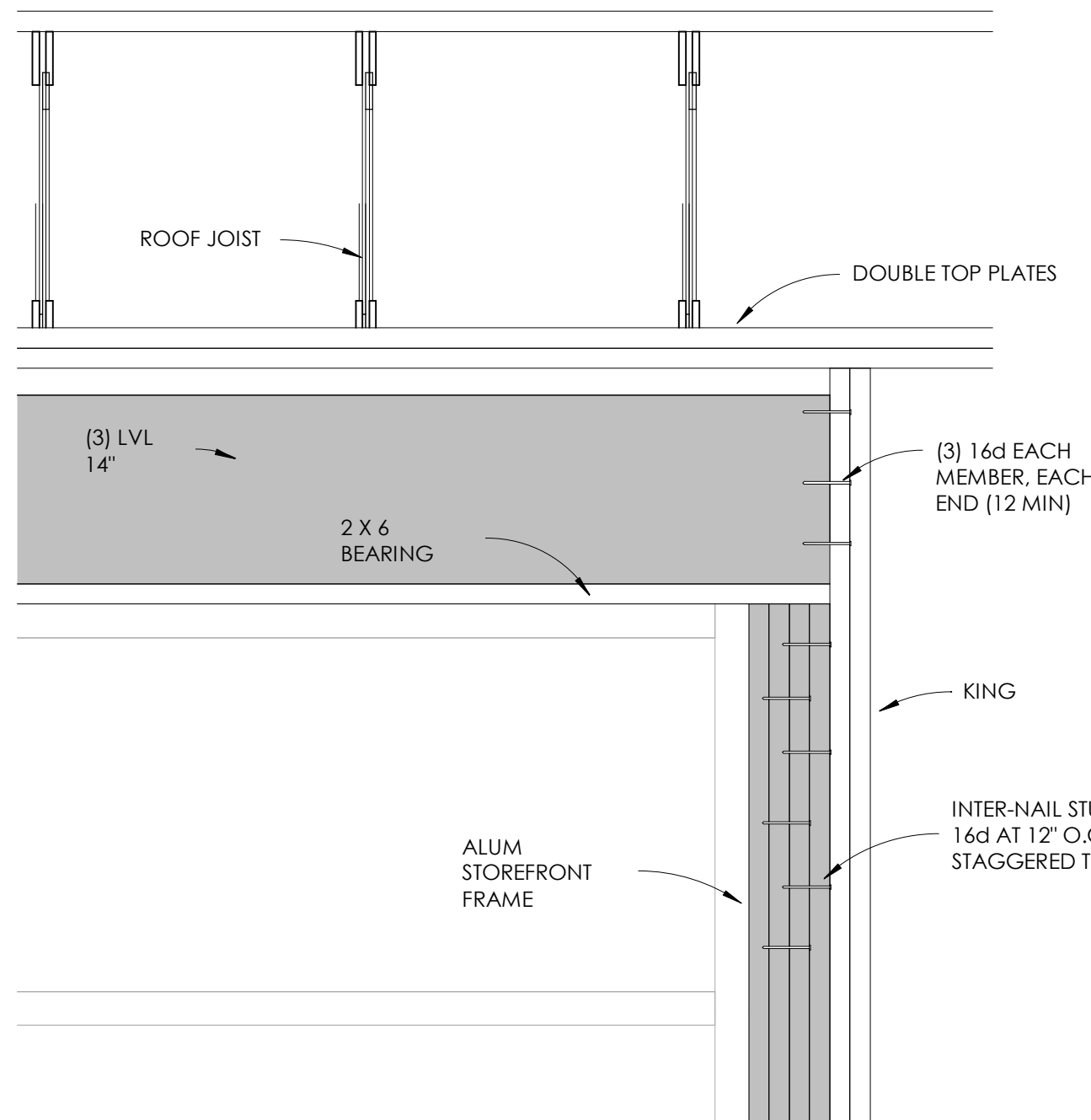
STRUCTURAL
DETAILS

S3

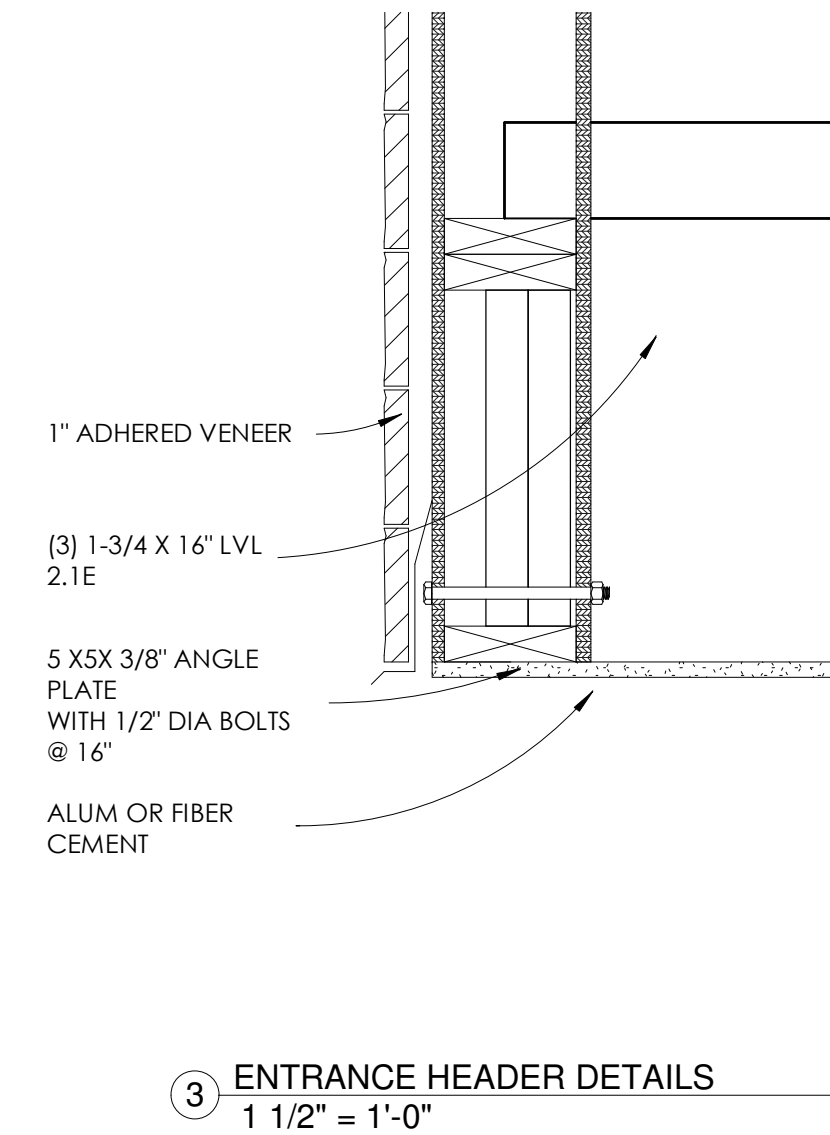
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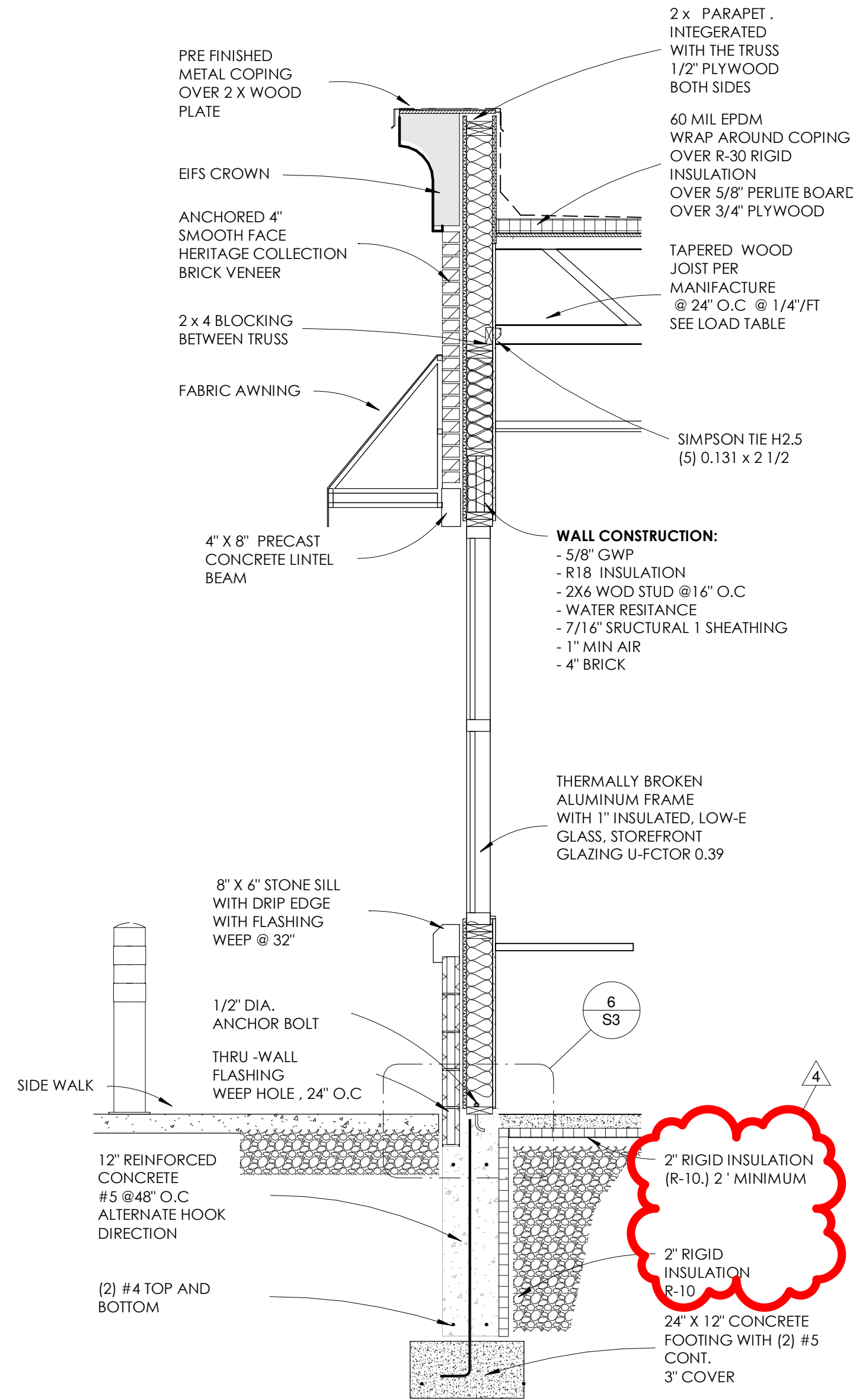
6 TYPICAL FOUNDATION SILL PLATE
DETAILS
3" = 1'-0"



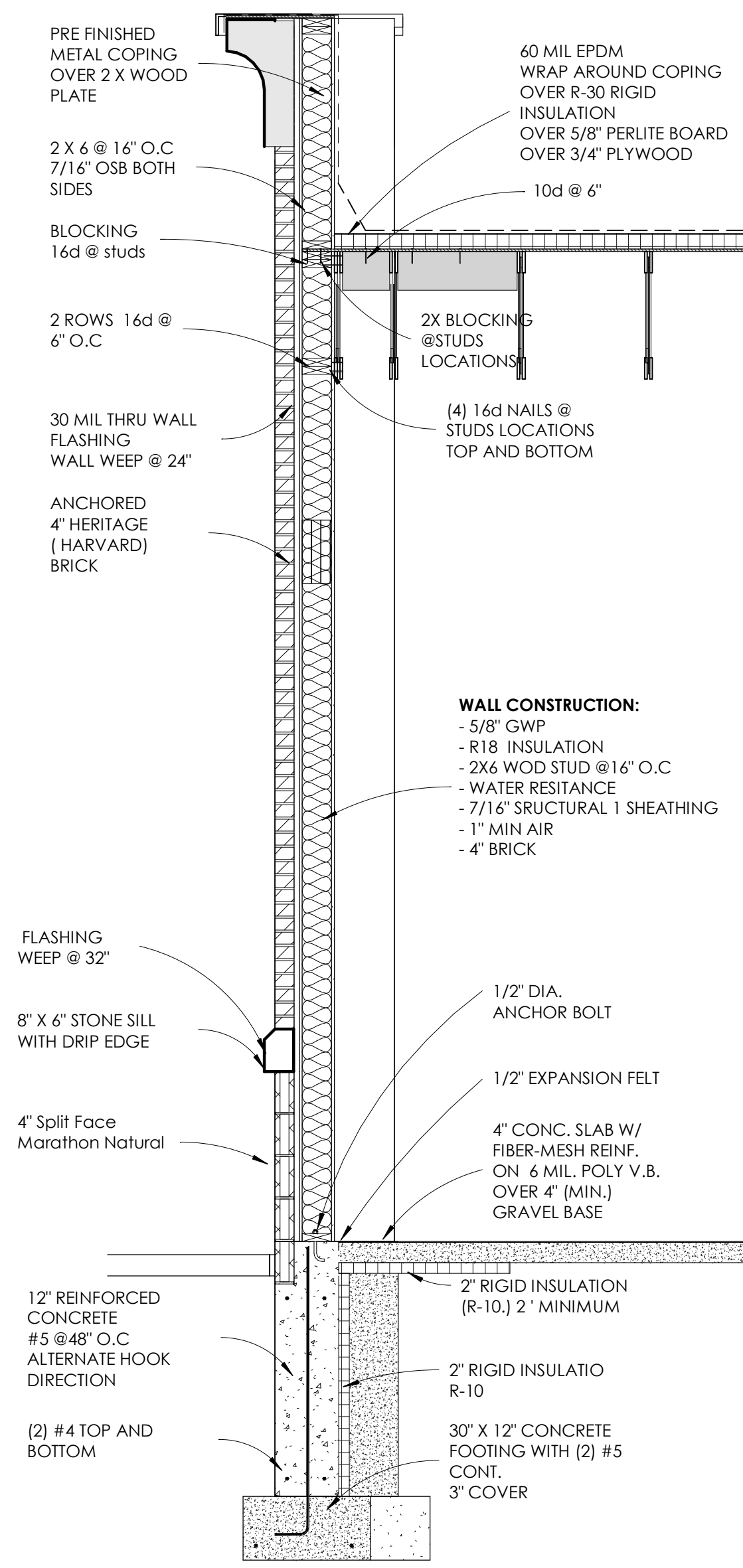
5 STOREFRONT LINTEL - STUD DETAILS
1" = 1'-0"



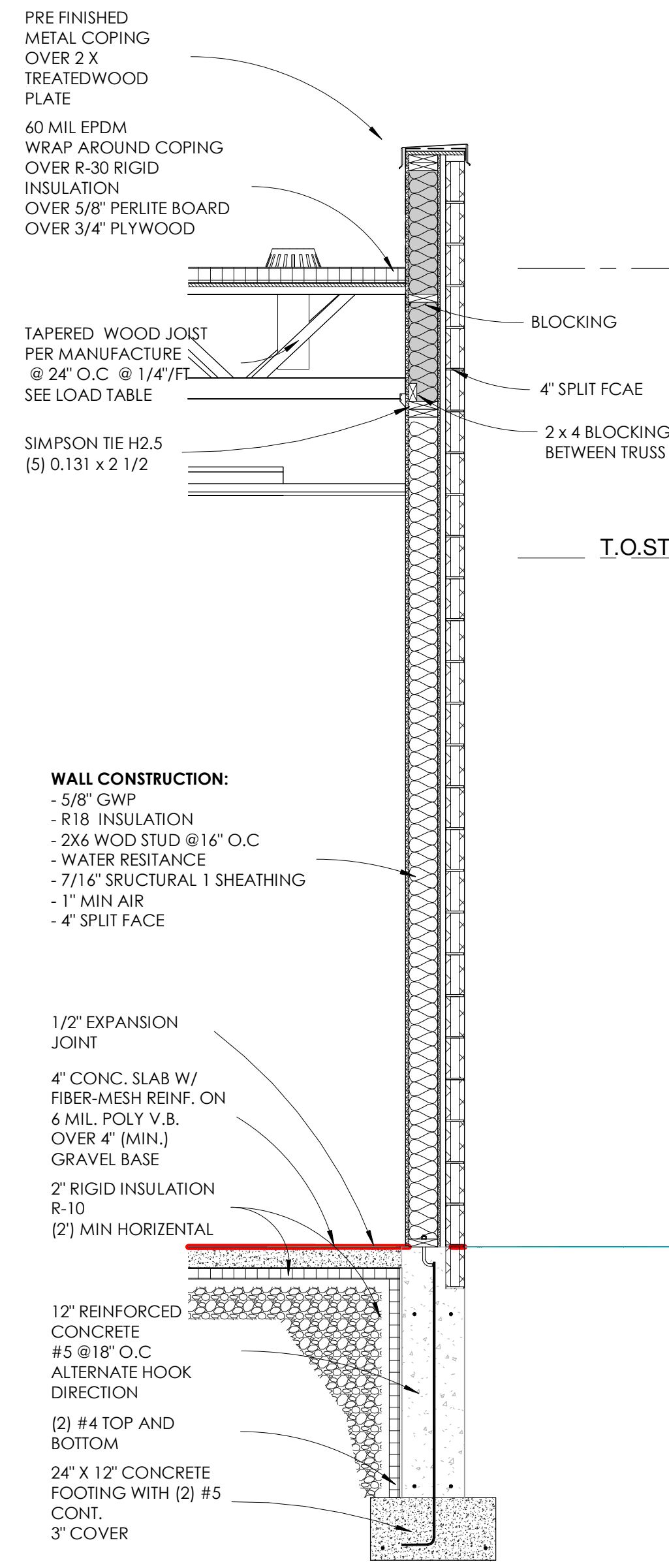
3 ENTRANCE HEADER DETAILS
1 1/2" = 1'-0"



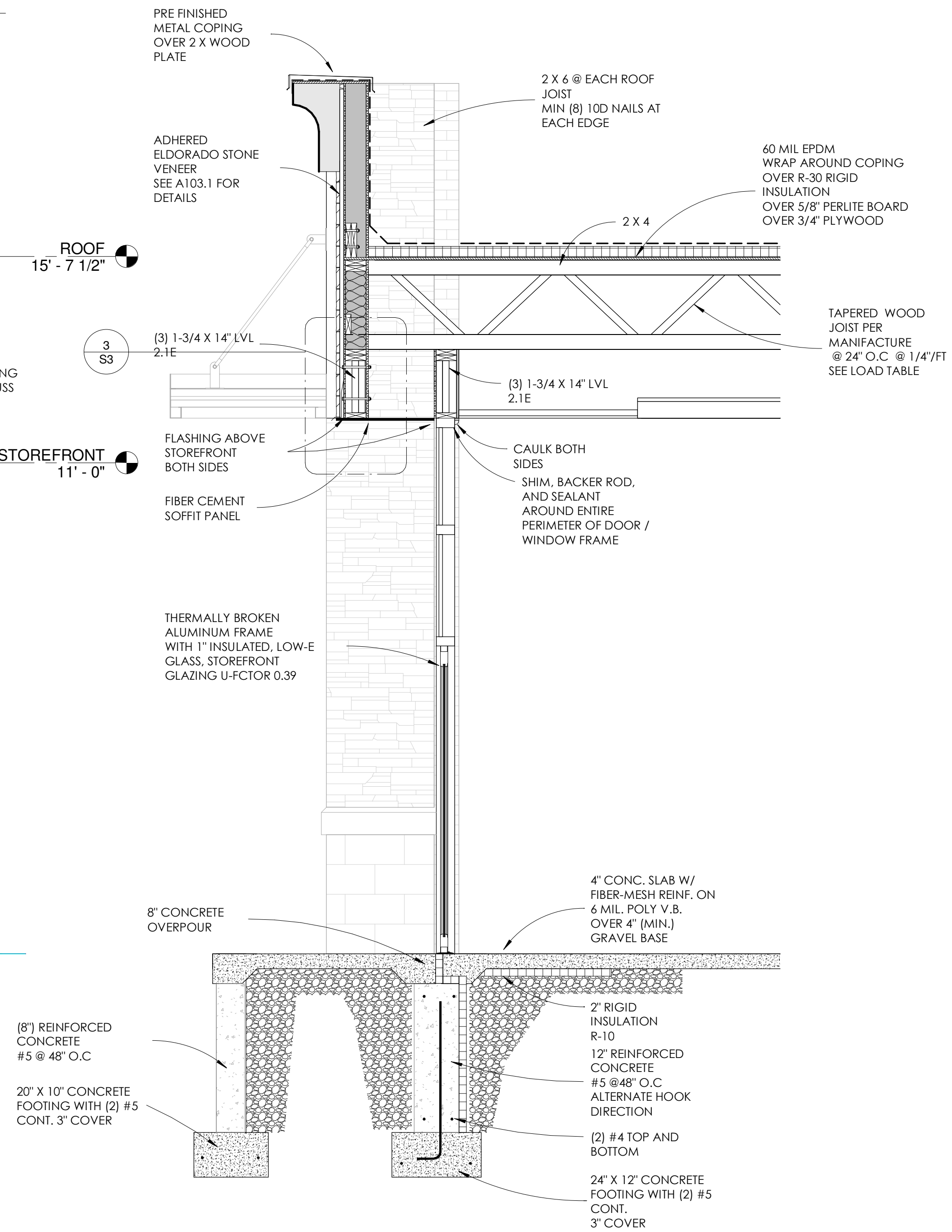
1 SOUTH WALL - FRONT
1/2" = 1'-0"



2 WEST WALL
1/2" = 1'-0"



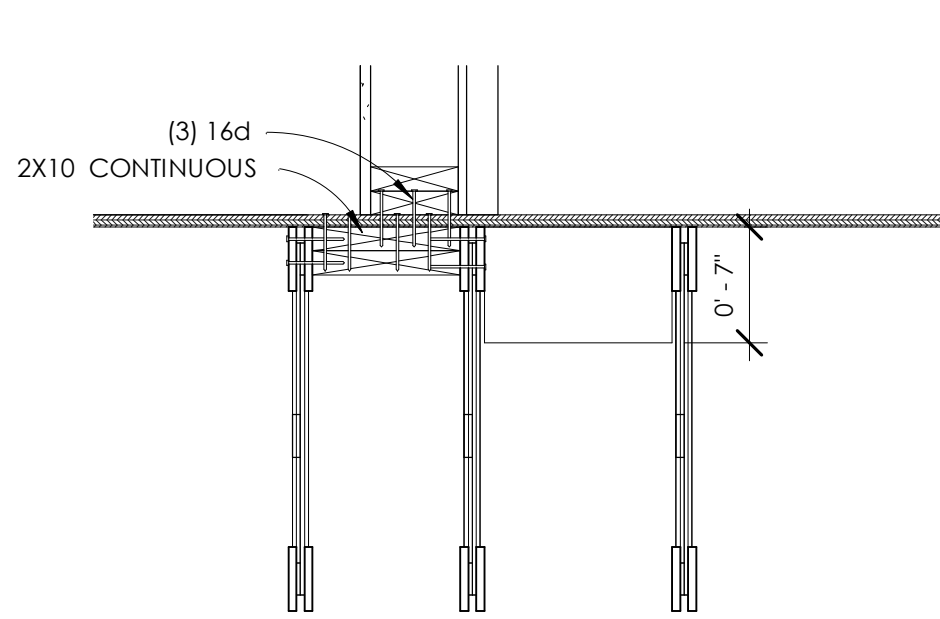
4 NORTH WALL - BACK
1/2" = 1'-0"



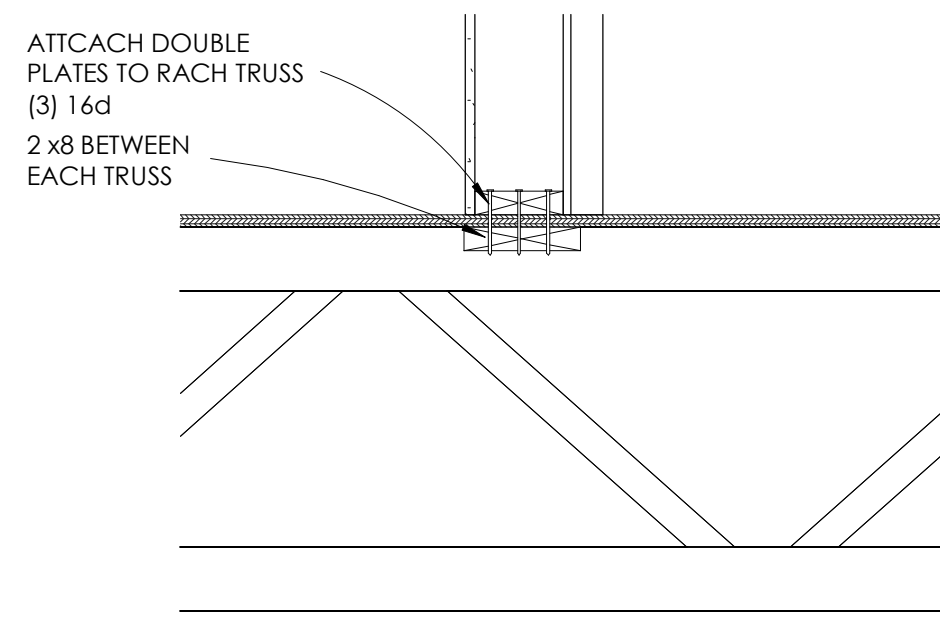
8 SOUTH WALL AT STOREFRONT
1/2" = 1'-0"

Revision Schedule

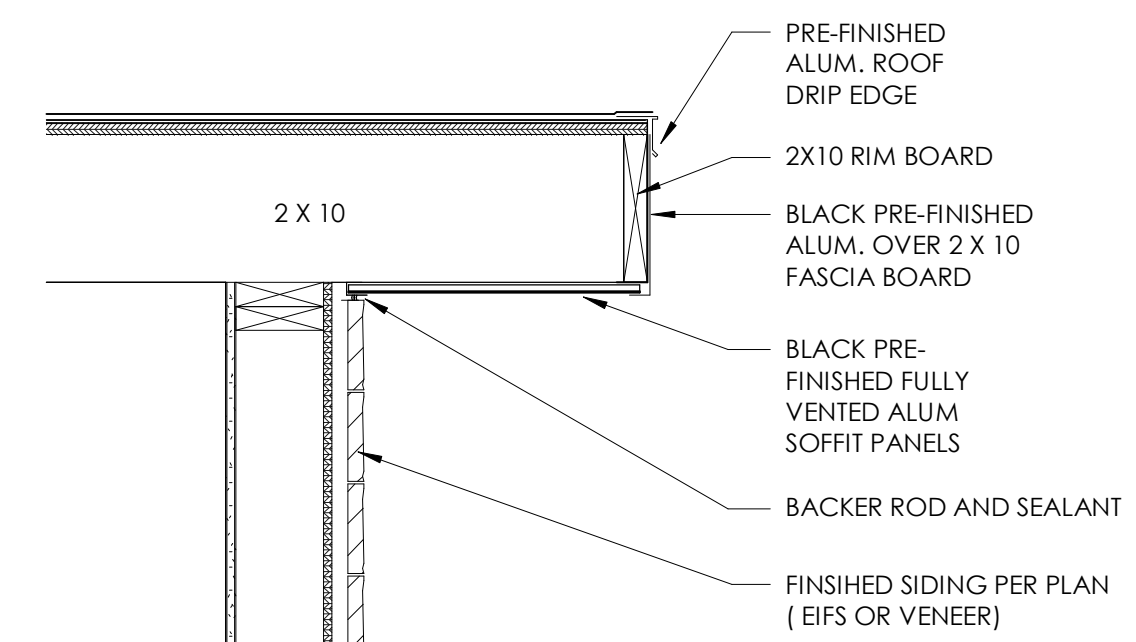
No.	Revision	Date
4	RIGID INSULATION RATING UPDATED	4/7/2024



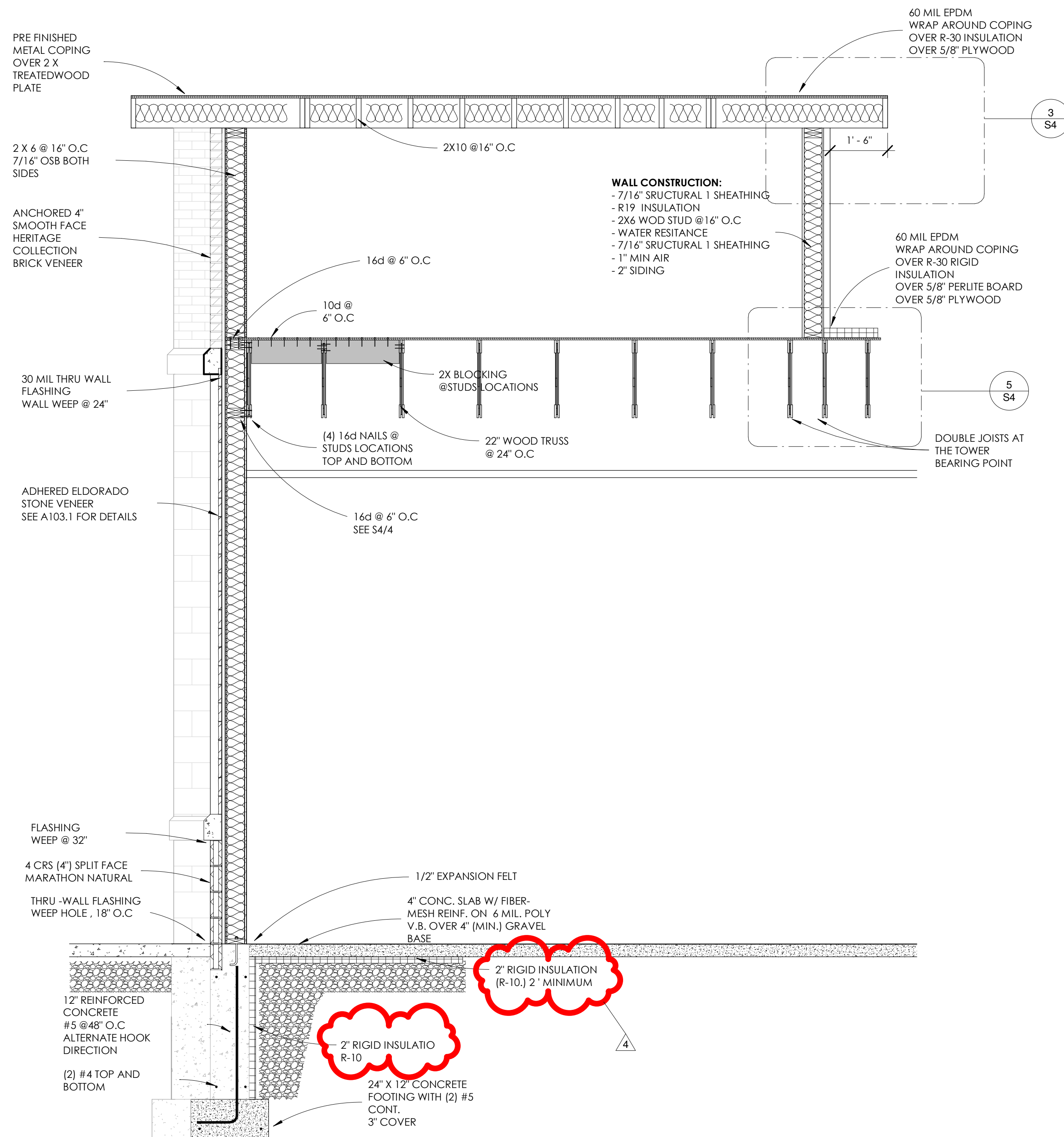
③ TOWER STUD WALL TO ROOF
CONNECTION DETAILS
1" = 1'-0"



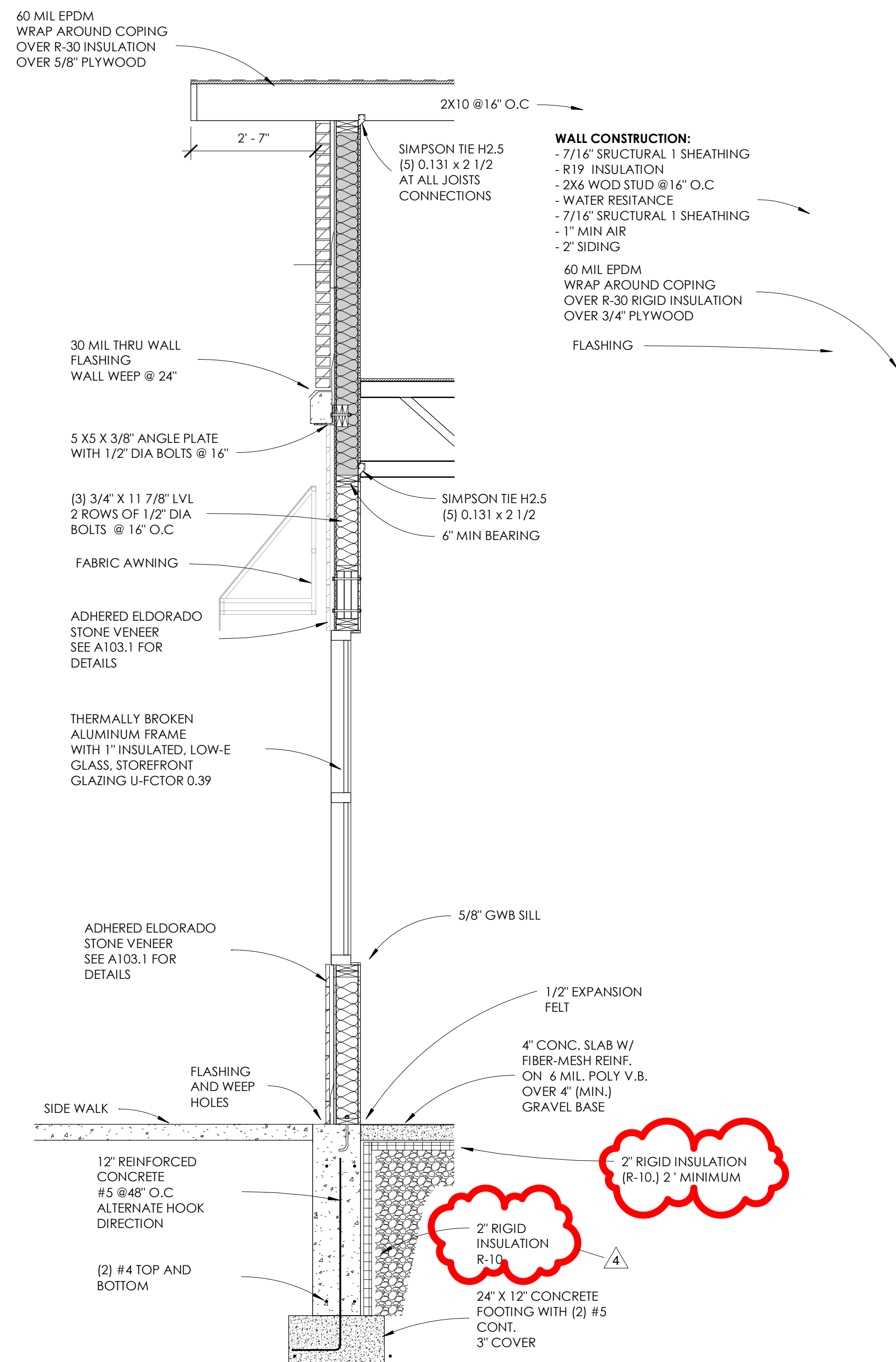
④ TOWER STUD WALL DETAILS
1" = 1'-0"



⑤ OVERHANG DETAILS
1" = 1'-0"



① NORTH WALL SECTION AT WINDOW
1/2" = 1'-0"



② WALL SECTION AT WINDOWS
1/2" = 1'-0"

MIAN'S OIL FUEL STATION
New Building
8404 W GREENFIELD
WEST ALLIS WI

SCALE
VARIES

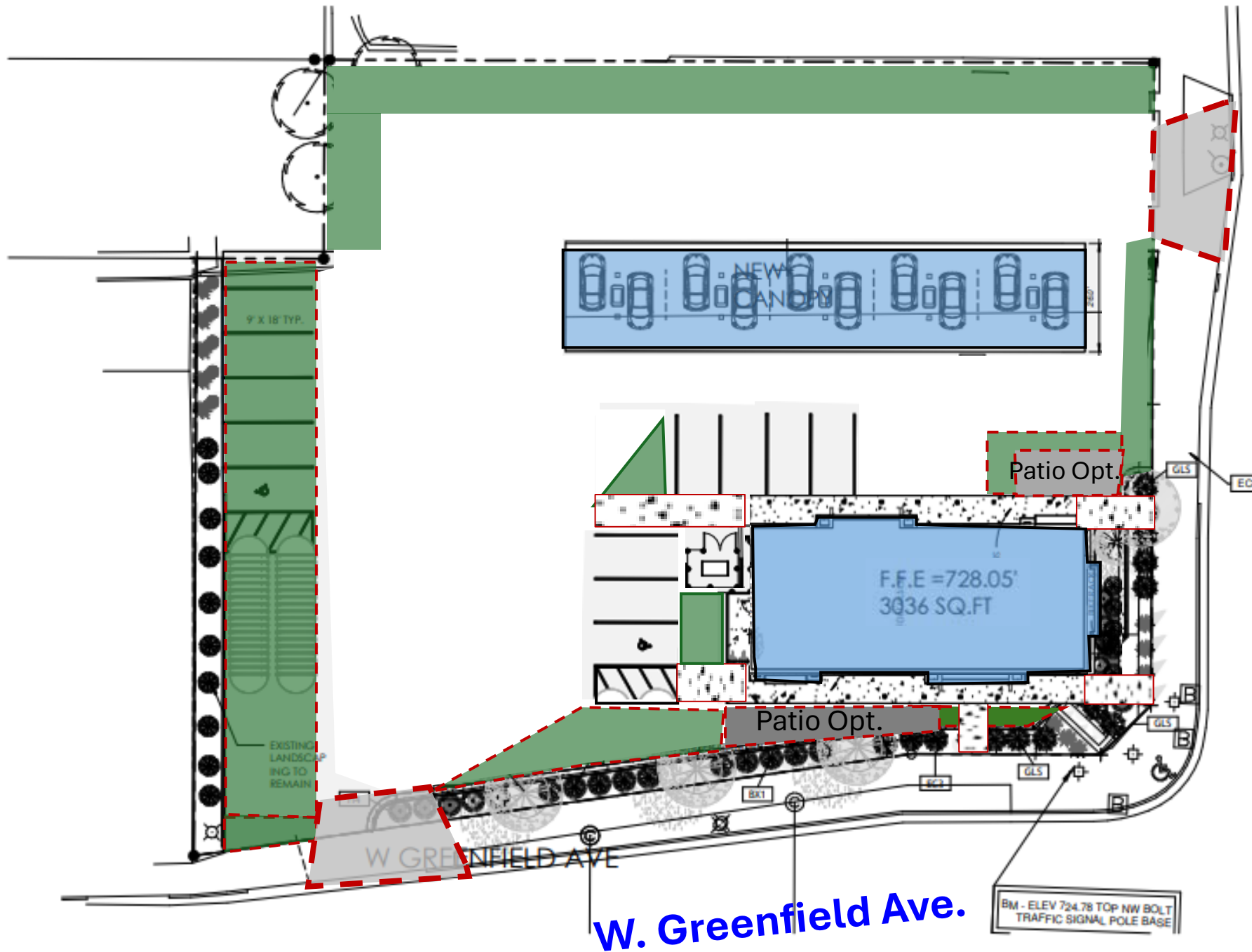


STRUCRAL
DETAILS

S4

S. 84 St.


- W. Greenfield Ave.**



PLAN COMMISSION CHECKLIST


1.

Goal:
Context

Objective	Criteria		Notes
a. Neighbor	i. Street wall	<input type="radio"/>	
	ii. Scale	<input type="radio"/>	
	iii. Historic neighbors	<input type="radio"/>	
	iv. Connectivity	<input type="radio"/>	
b. Site	i. Orientation	<input type="radio"/>	
	ii. Unique features	<input type="radio"/>	
	iii. Historic elements	<input type="radio"/>	
	iv. Additions	<input type="radio"/>	


2.

Goal:
Public Realm

Objective	Criteria		Notes
a. Active Ground Floor	i. Tall and clear ground floor	<input type="radio"/>	
	ii. Street edge	<input type="radio"/>	
	iii. Active uses	<input type="radio"/>	
	iv. No blank walls	<input type="radio"/>	
b. Build for People	i. Engaging spaces	<input type="radio"/>	
	ii. Accessible spaces	<input type="radio"/>	
	iii. Built-out site	<input type="radio"/>	
	iv. Pedestrian connections	<input type="radio"/>	
c. Mitigate Impacts	i. Vehicle parking	<input type="radio"/>	
	ii. Utilities and services	<input type="radio"/>	
	iii. Lighting	<input type="radio"/>	
	iv. Fencing	<input type="radio"/>	

3.

Goal:
Quality

Objective	Criteria		Notes
a. Building	i. Quality materials	<input type="radio"/>	
	ii. Ground floor	<input type="radio"/>	
	iii. Exterior features	<input type="radio"/>	
	iv. Quality design	<input type="radio"/>	
b. Environment	i. Natural features	<input type="radio"/>	
	ii. Manage stormwater	<input type="radio"/>	
	iii. Reduce impervious surface	<input type="radio"/>	
	iv. Embody sustainability	<input type="radio"/>	