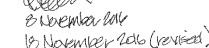


Capacity	
Seating Area	57 persons
Standing Area	21 persons
Brewing	2 persons
Total Capacity	80 persons



BUILDING
CITY OF WEST ALLIS
Department of Building Inspections
PLAN CONDITIONALLY APPROVED
No Change in Use Plans Permitted without the Approval of the
BUILDING INSPECTIONS DEPARTMENT
APPROVED: [Signature] DATE: 11-30-16
REMARKS:

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

Owner:
Automotive PHD, LLC
W257 S4684 Wood Lilly Lane
Waukesha, WI 53189

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Revisions:

Date	Number	Description
11/6/16	1	CB-1

Sheet Title:
DEMOLITION PLAN

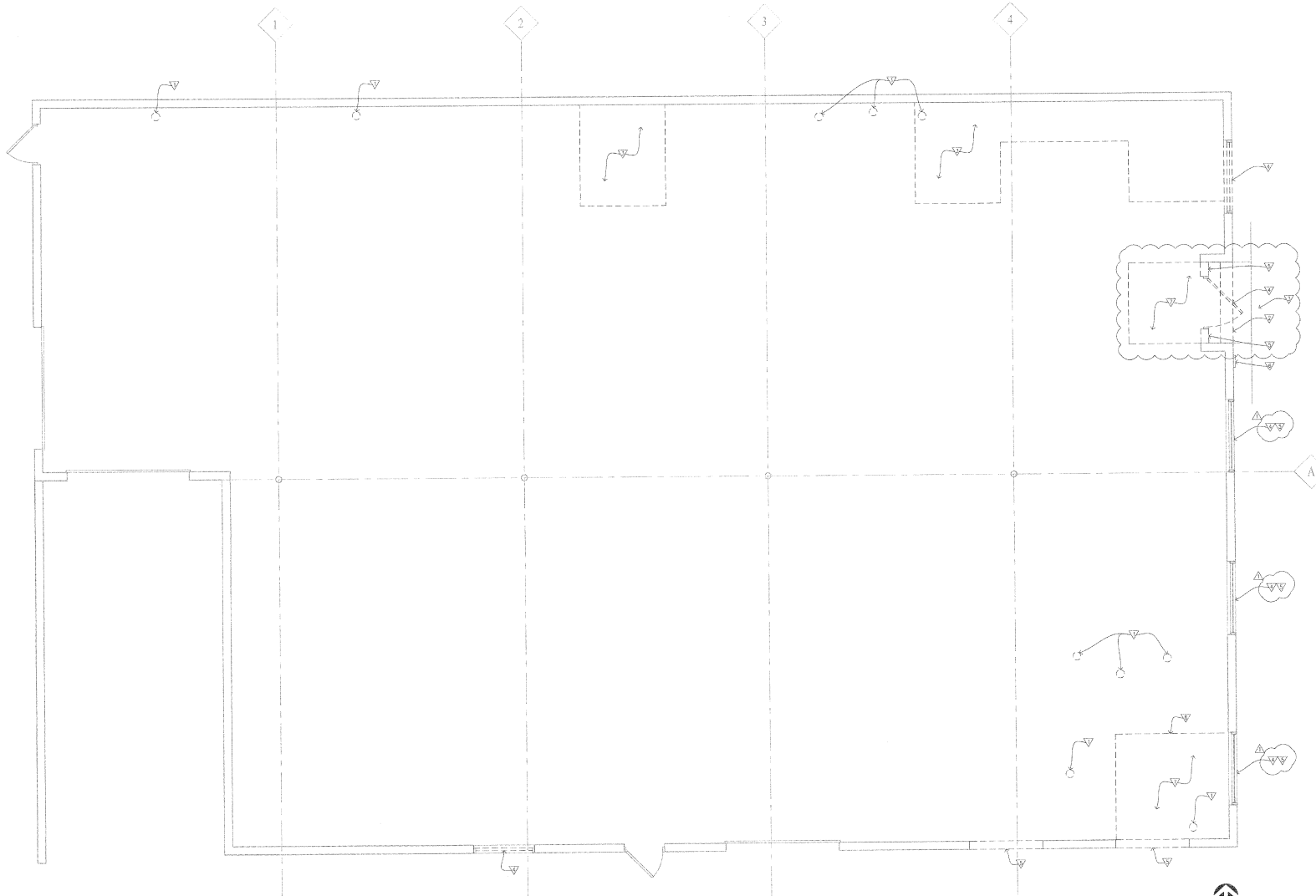
Project No.: 16.1

Date: 09/12/2016

Sheet No.:

D100

- DEMOLITION NOTES:
- ▽ REMOVE ALL NON-ESSENTIAL ROOF TOP EQUIPMENT
 - ▽ EXISTING CONCRETE STEPS TO BE REMOVED
 - ▽ EXISTING CONCRETE WALK TO REMAIN - REPLACE AS NECESSARY
 - ▽ EXISTING WINDOWS/DOOR/SIDEWALK TO BE REMOVED
 - ▽ REMOVE EXISTING CMU FOR NEW WINDOW/DOOR OPENINGS
 - ▽ REMOVE EXISTING VENT
 - ▽ REMOVE EXISTING CONCRETE SLAB



1 DEMOLITION PLAN

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

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

Owner:
Automotive PHD, LLC
W257 S4684 Wood Lilly Lane
Waukesha, WI 53189

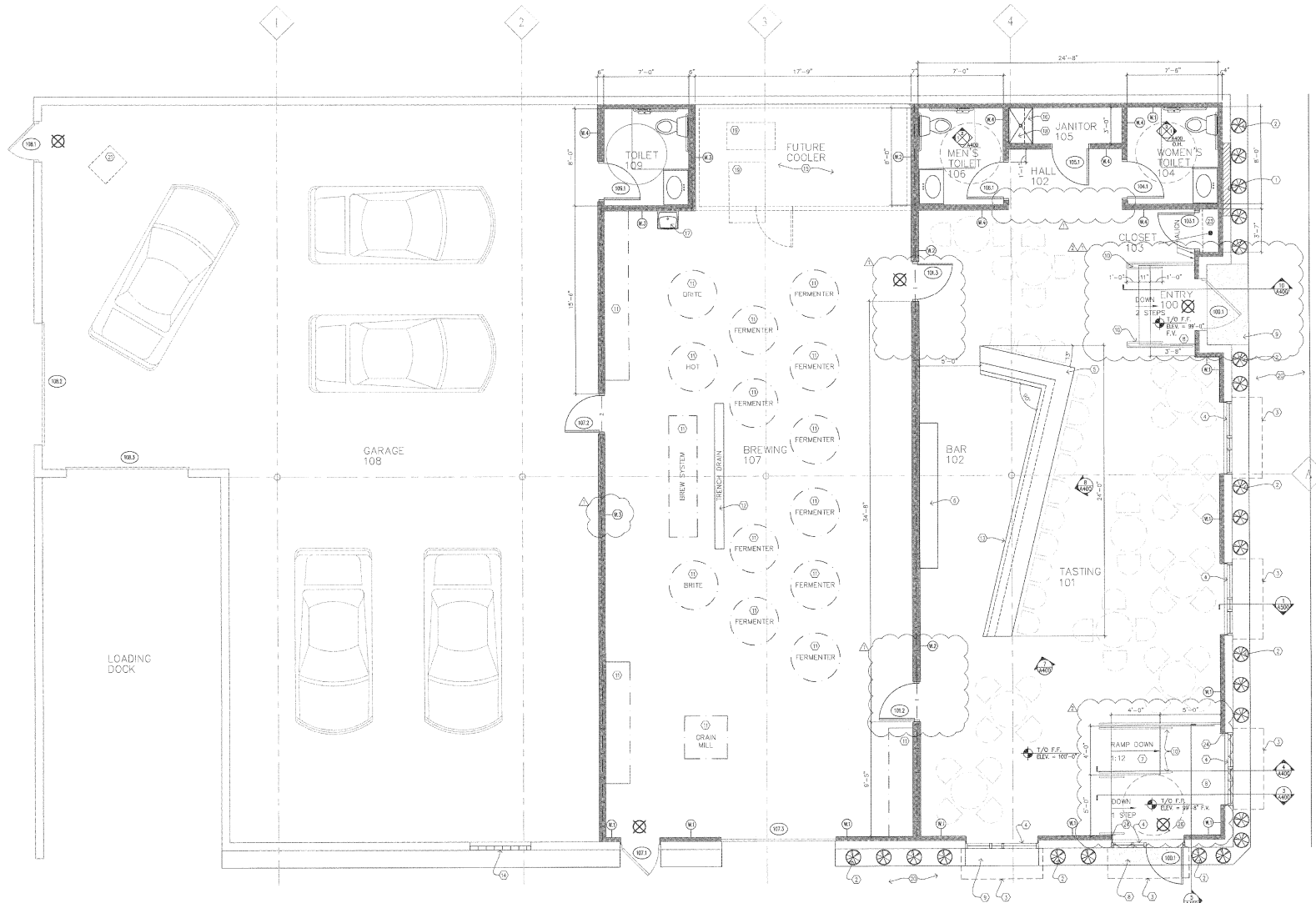
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Revisions:		
Date	Number	Description
11/6/16	1	CB-1
11/17/16	2	REVISIONS

Sheet Title:
FLOOR PLAN

Project No.: 16.1
Date: 09/12/2016
Sheet No.:

A100



1 FLOOR PLAN

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/ 5x6 10/10 WW
- ⑨ NEW ENTRY WALK (GC TO VERIFY ELEVATIONS MEET ADA REQUIREMENTS) 4" THICK PIP CONC W/ 5x6 10/10 WW
- ⑩ NEW RM 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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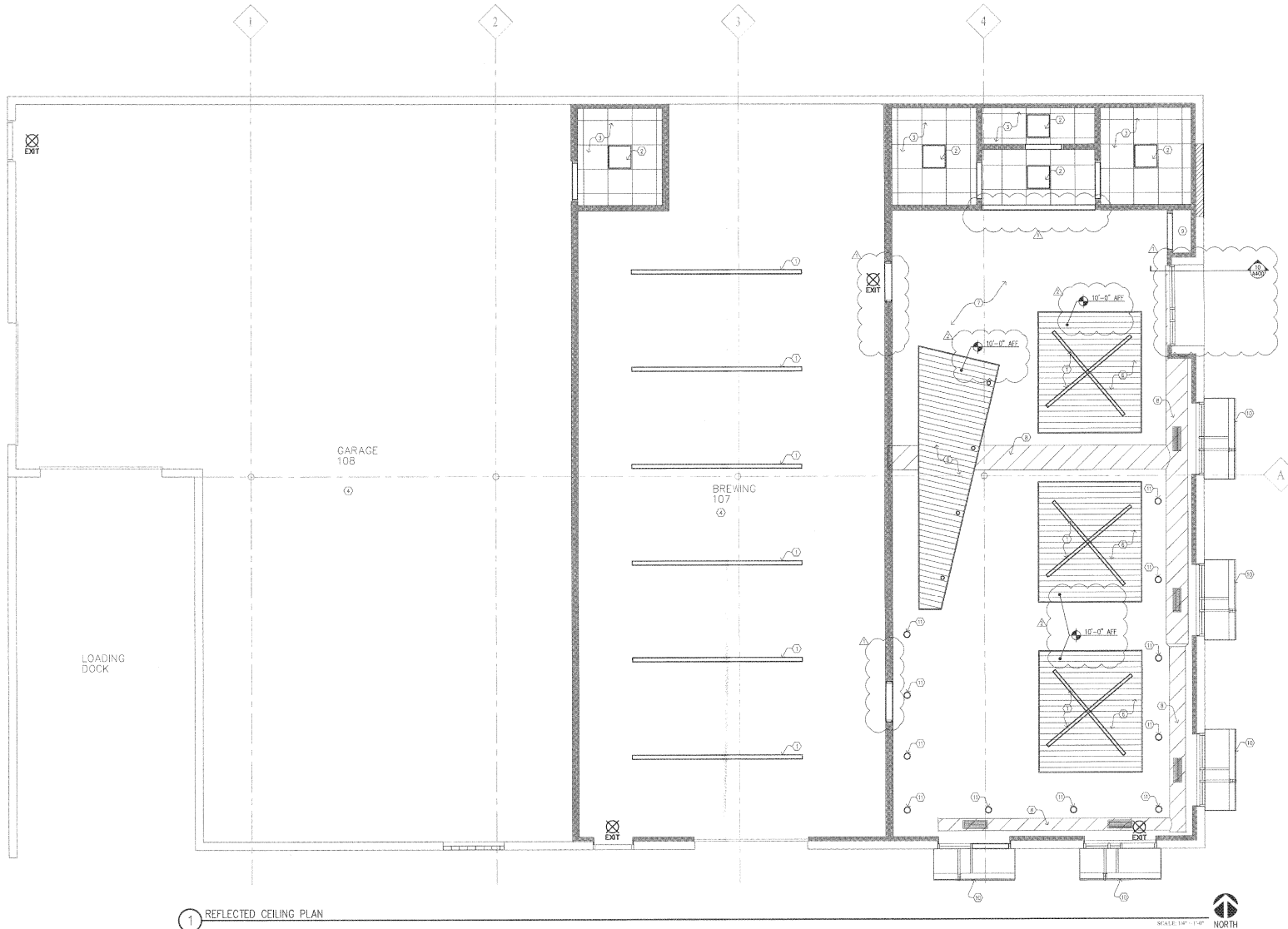
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Date	Number	Description
11/6/16	1	CB-1
11/17/16	2	REVISIONS

Sheet Title:
**REFLECTED CEILING
PLAN**

Project No.: 16.1
Date: 09/12/2016
Sheet No.:

A200



1 REFLECTED CEILING PLAN

CONSTRUCTION NOTES:

- ① FLUORESCENT OR LED STRIP LIGHTS
- ② 2X2 FLUORESCENT FIXTURE
- ③ WP OR GWS 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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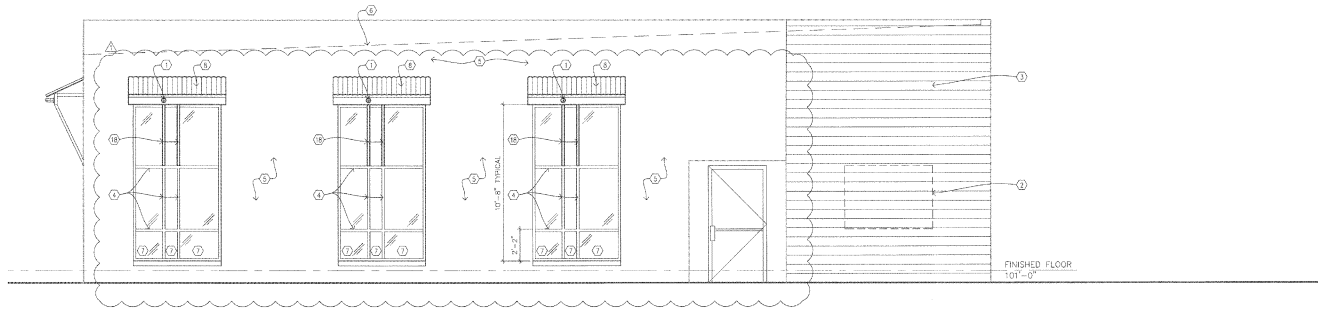
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Revisions:		
Date	Number	Description
11/6/16	1	CB-1
11/17/16	2	REVISIONS

Sheet Title:
**EXTERIOR
ELEVATIONS**

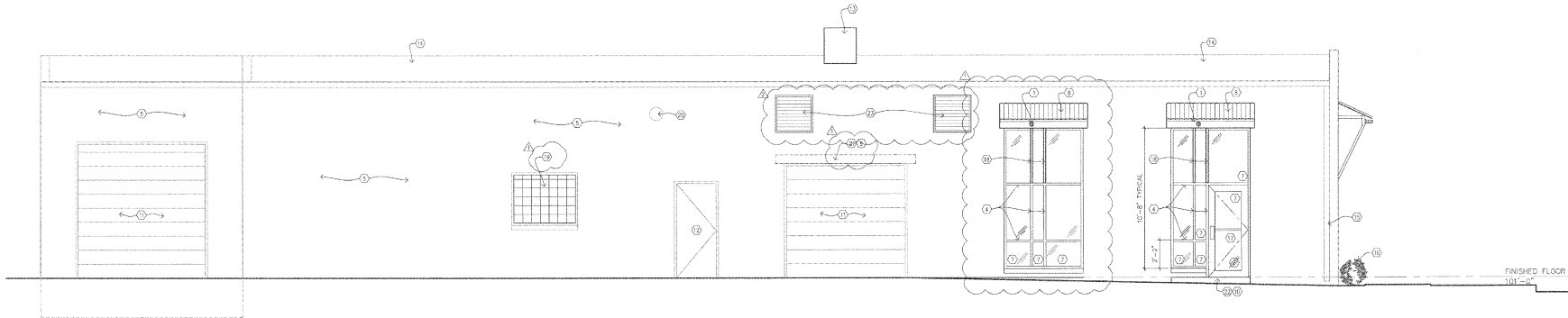
Project No.: 16.1
Date: 09/12/2016
Sheet No.:

A300



1 EAST ELEVATION

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



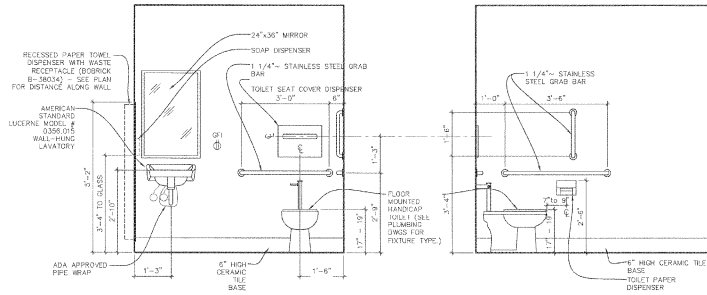
2 SOUTH ELEVATION

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 2" 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 W/F
 - 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 BRACKETS TO MATCH STOREFRONT
 - 18 ADD GLASS BLOCK IN OPENING
 - 19 REMOVE EXISTING VENT, CLOSE WITH MASONRY
 - 20 REPLACE EXISTING LINTEL (SEE STRUCTURAL PLAN)
 - 21 NEW CONCRETE WALK - 1:20 MAX SLOPE
 - 22 2'-10" x 2'-10" LOUVER (COLOR BY ARCHITECT)

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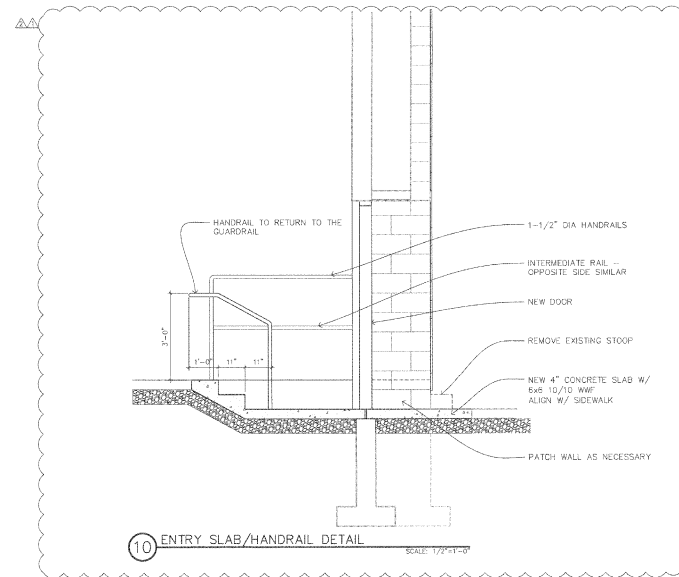


1 TOILET ROOM ELEVATION

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

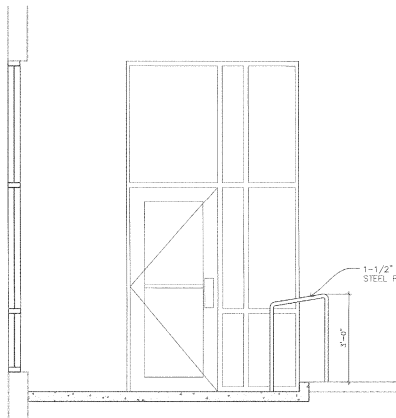
2 TOILET ROOM ELEVATION

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



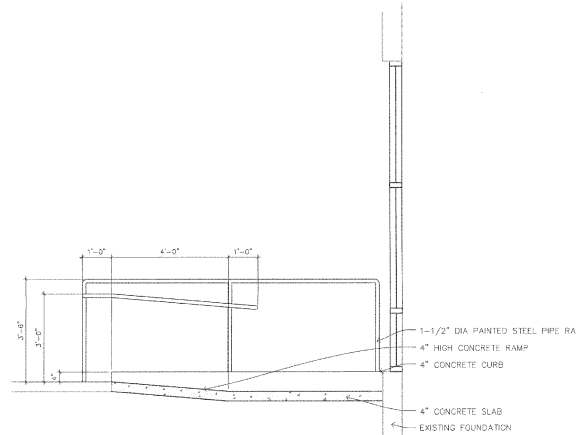
10 ENTRY SLAB/HANDRAIL DETAIL

SCALE: 1/2"=1'-0"



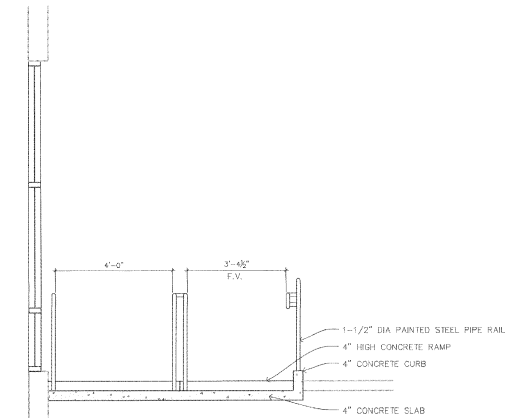
3 RAMP SECTION

SCALE: 1/2"=1'-0"



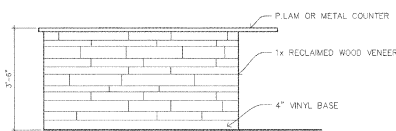
4 RAMP SECTION

SCALE: 1/2"=1'-0"



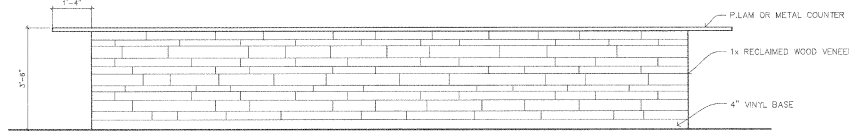
5 RAMP SECTION

SCALE: 1/2"=1'-0"



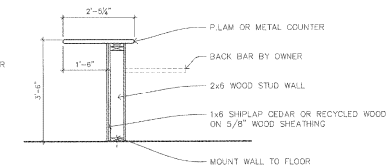
7 BAR - ELEVATION

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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Revisions:		
Date	Number	Description
11/6/16	1	CB-1
11/17/16	2	REVISIONS

Sheet Title:
**INTERIOR
ELEVATIONS**

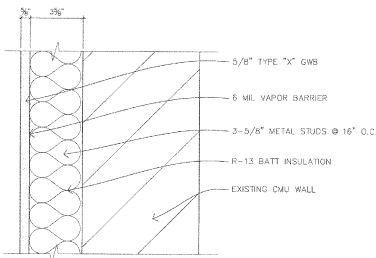
Project No.: 16.1

Date: 09/12/2016

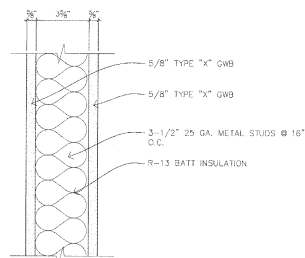
Sheet No.:

A400

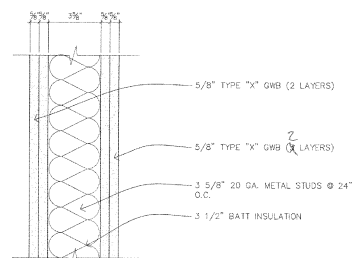
WALL TYPES



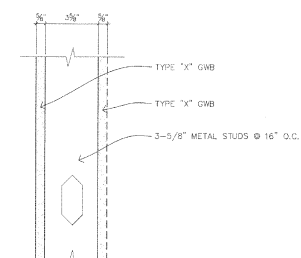
W.1 WALL TYPE
3\"/>



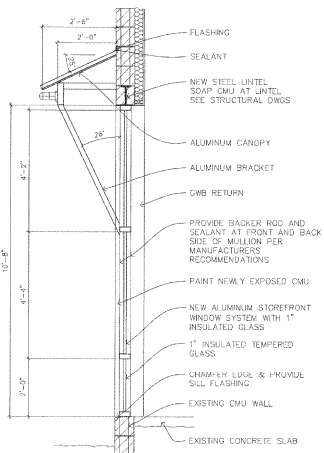
W.2 WALL TYPE W.2 - U419 (1HR)
3\"/>



W.3 WALL TYPE W.3 - UL U419 (2HR)
3\"/>



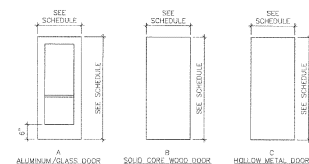
W.4 WALL TYPE W.4
3\"/>



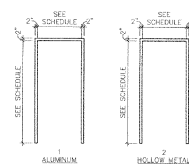
1 WINDOW/CANOPY SECTION
SCALE: 1/2\"/>

DOOR SCHEDULE													
DOOR NO.	ROOM NAME/DOOR	DOOR SIZE			DOOR INFORMATION			FRAME INFORMATION			HARDWARE	DETAILS	NOTES
		WIDTH	HEIGHT	THICKNESS	MATERIAL	TYPE	FINISH	MATERIAL	TYPE	FINISH			
100.1	FRONT ENTRY	3'-0"	7'-0"	1 1/4"	ALUM.	A	SSA	ALUM.	1	SSA	---	---	---
101.1	SEE ENTRY	3'-0"	7'-0"	1 1/4"	ALUM.	A	SSA	ALUM.	1	SSA	---	---	---
101.2	TASTING	3'-0"	7'-0"	1 1/4"	ALUM.	A	SSA	ALUM.	1	SSA	---	---	---
101.3	TASTING	3'-0"	7'-0"	1 1/4"	ALUM.	C	SSA	ALUM.	1	SSA	---	---	---
101.1	CLOSET	3'-0"	7'-0"	1 1/4"	WOOD	B	STAIN & VARNISH	H.M.	2	PRIME & PAINT	---	---	---
104.1	WOMEN'S TOILET	3'-0"	7'-0"	1 1/4"	WOOD	B	STAIN & VARNISH	H.M.	2	PRIME & PAINT	---	---	---
105.1	JANITOR CLOSET	3'-0"	7'-0"	1 1/4"	WOOD	B	STAIN & VARNISH	H.M.	2	PRIME & PAINT	---	---	---
106.1	WOMEN'S TOILET	3'-0"	7'-0"	1 1/4"	WOOD	B	STAIN & VARNISH	H.M.	2	PRIME & PAINT	---	---	---
101.1	SEE ENTRY	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	---	---	---
101.2	CHARGE	3'-0"	7'-0"	1 1/4"	H.M.	B	PRIME & PAINT	H.M.	2	PRIME & PAINT	---	---	---
101.3	DRINKING CH. DOOR	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	---	---	---
106.1	REAR ENTRY	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	---	---	---
106.2	CHARGE CH. DOOR	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	---	---	---
106.3	CHARGE CH. DOOR	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	---	---	---
106.1	TOILET	3'-0"	7'-0"	1 1/4"	H.M.	C	PRIME & PAINT	H.M.	2	PRIME & PAINT	---	---	---

DOOR TYPES



FRAME TYPES



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	---	---	PT	12'-12"	1
101	DINING	CONC.	4" V.B.	OMG/PT	OMG/PT	OMG/PT	OMG/PT	PT	12'-12"	2, 3, 7
102	BAR	CONC.	4" V.B.	OMG/PT	OMG/PT	OMG/PT	OMG/PT	PT	12'-13"	2, 3, 4, 7
103	STORAGE	CONC.	4" V.B.	OMG/PT	OMG/PT	OMG/PT	OMG/PT	ACT	9'-8"	1
104	WOMEN'S TOILET	CT	6" CTB	OMG/PT	OMG/PT	OMG/PT	OMG/PT	ACT	9'-8"	3, 6
105	JANITOR	CONC.	4" V.B.	OMG/PT	OMG/PT	OMG/PT	OMG/PT	ACT	5'-6"	1
106	MEN'S TOILET	CT	6" CTB	OMG/PT	OMG/PT	OMG/PT	OMG/PT	ACT	9'-8"	3, 6
107	BREAKING	EXISTING	4" V.B.	OMG/PT	OMG/PT	OMG/PT	OMG/PT	EXPOSED	12'-12"	---
108	GALLERY	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	12'-12"	---
109	TOILET	CT	6" CTB	OMG/PT	OMG/PT	OMG/PT	OMG/PT	ACT	9'-8"	5

- NOTES:
- 1) GRADE CONCRETE
 - 2) GRIND FLOOR/SLAB CONCRETE
 - 3) WOOD FLOOR
 - 4) WOOD FLOOR
 - 5) WOOD FLOOR
 - 6) WOOD FLOOR
 - 7) WOOD FLOOR
 - 8) WOOD FLOOR
 - 9) WOOD FLOOR
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 - 99) WOOD FLOOR
 - 100) WOOD FLOOR

- LEGEND:
- PT - PAINT (COLOR BY REMARK)
 - W - WOOD (COLOR BY REMARK)
 - ACT - ACoustical, SOUND ABsorbent
 - GWB - Gypsum Wall Board
 - CT - Ceramic Tile
 - CTB - Ceramic Tile Base
 - CONC - CONCRETE

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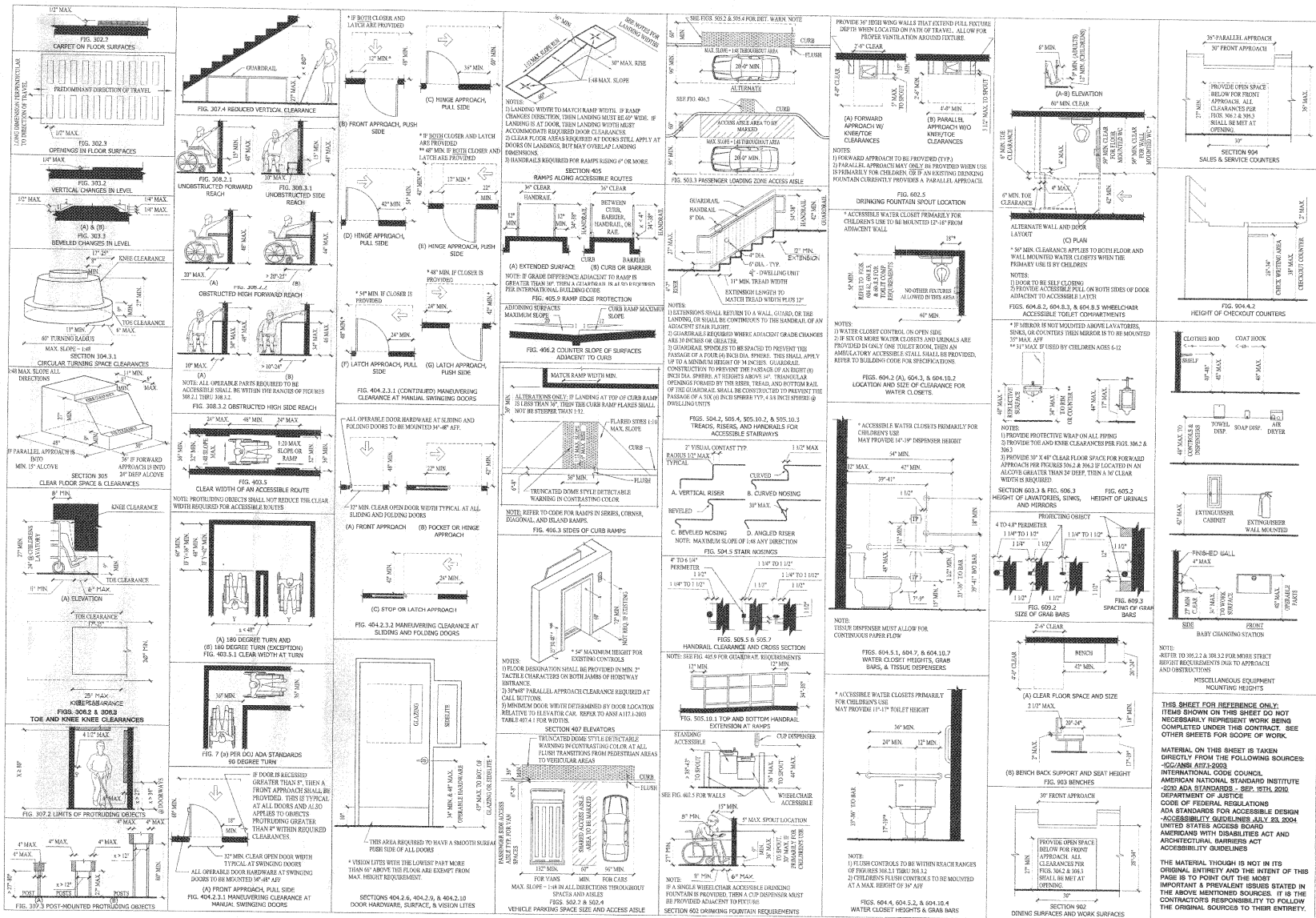
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Revisions:	Number	Description
11/6/16	1	CB-1
11/17/16	2	REVISIONS

Sheet Title:
DETAILS, SCHEDULES
& WALL TYPES

Project No.: 16.1
Date: 09/12/2016
Sheet No.:

A500



MATERIAL DESIGN PROPERTIES

CONCRETE STRENGTH	
FOOTINGS	$f_c = 3000 \text{ psi}$
CONCRETE WALLS	$f_c = 4000 \text{ psi}$
SLAB ON GRADE	$f_c = 4000 \text{ psi}$
REINFORCING STEEL STRENGTH	
BAR# (ASTM A 615, grade 60)	$F_y = 60,000 \text{ psi}$
WVF (ASTM A 185)	$F_y = 65,000 \text{ psi}$
STRUCTURAL MASONRY STRENGTHS	
ASST C 88, grade IV (CMU)	$f_m = 2500 \text{ psi}$
ASTM C 55, grade N (CONCRETE BRICK)	$f_m = 2500 \text{ psi}$
ASTM C 562, grade SW (CLAY HOLLOW BRICK)	$f_m = 3000 \text{ psi}$
MORTAR (ASTM C 270)	$f_m = 2500 \text{ psi}$
TYPE M (BELOW GRADE)	$f_m = 1800 \text{ psi}$
TYPE S (ABOVE GRADE)	$f_m = 1800 \text{ psi}$
GROUT (ASTM C 49)	$f_c = 3000 \text{ psi}$
ROAD BASE# (see grade)	$f_c = 3000 \text{ psi}$
MASONRY WALLS AND PIERS (see grade)	$f_c = 3000 \text{ psi}$
STRUCTURAL STEEL STRENGTHS	
WF SHAPES (ASTM A992)	$F_y = 50,000 \text{ psi}$
ANGLES, CHANNELS, PLATES, & BAR# (ASTM A36)	$F_y = 50,000 \text{ psi}$
SQUARE & RECTANGULAR TS OR HSS SECTIONS (ASTM A500, grade B)	$F_y = 45,000 \text{ psi}$

REINFORCING NOTES

- REINFORCING SHALL BE DETAILED IN ACCORDANCE WITH ACI 315 (CURRENT EDITION).
- ALL LAPS SHALL BE CLASS 1 PER ACI 315 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.
- LAP LENGTH SHALL BE SPECIFICALLY NOTED ON PLACING DRAWINGS WHERE MORE THAN ONE BAR MAKES UP A CONTINUOUS STRING.
- 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.
- WELDED WIRE FABRIC SHALL BE LAPPED AND/OR ANCHORED TO DEVELOP F_y PER ACI 315.



COLD WEATHER CONCRETING NOTES

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

MINIMUM TEMP OF CONCRETE AS PLACED AND MAINTAINED DURING PROTECTION PERIOD (DEGREES FAHRENHEIT)	
LEAST DIMENSION OF SECTION	
LESS THAN 12"	50
12" TO LESS THAN 16	50
16 TO 22"	45
GREATER THAN 22"	40
- TEMPERATURES OF CONCRETE SHALL BE MEASURED AT THE CONCRETE SURFACE.
- 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.
- HEATED AIR TEMPERATURES SHALL NOT EXCEED THE REQUIRED CONCRETE TEMPERATURES LISTED IN TABLE ABOVE BY MORE THAN 20 DEGREES.
- CONCRETE SHALL BE CURED AND PROTECTED AGAINST DAMAGE FROM FREEZING FOR A MINIMUM PERIOD OF 14 DAYS.
- DURING PERIOD NOT DEFINED AS COLD WEATHER, BUT WHEN FREEZING TEMPERATURE MAY OCCUR, PROTECT CONCRETE SURFACES FROM FREEZING FOR THE FIRST 24 HOURS AFTER PLACEMENT.
- 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

- CONCRETE MIXES TO BE PLACED DURING DRY AND WINDY CONDITIONS SHALL BE MODIFIED BY THE ADDITION OF RETARDING ADJUNCTIVES OR SLOWER CURING CEMENT SUBSTITUTES TO MINIMIZE THE EFFECTS OF ACCELERATED CURING.
- 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.
- INGREDIENTS USED IN CONCRETE MIXES SHALL BE COOLED TO MAINTAIN A CONCRETE TEMPERATURE BELOW 90 DEGREES FAHRENHEIT AT TIME OF PLACEMENT.
- CHILLED WATER AND CHIPPED ICE MAY BE USED IN CONCRETE MIXTURES TO CONTROL CONCRETE TEMPERATURE. AMOUNT OF CHIPPED ICE SHALL NOT EXCEED THE EQUIVALENT AMOUNT OF MIXING WATER REQUIRED FOR THE DESIGN MIX.
- RETARDING ADJUNCTIVES SHALL NOT BE USED IN CONCRETE MIXES WITHOUT THE APPROVAL OF THE STRUCTURAL ENGINEER.

CAST-IN-PLACE CONCRETE NOTES

- ALL WORK TO BE DONE IN ACCORDANCE WITH ACI 308 BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (MOST CURRENTLY ADOPTED EDITION).
- CONTRACTOR SHALL NOTIFY THE STRUCTURAL ENGINEER AT LEAST 48 HOURS PRIOR TO PLACING CONCRETE TO FACILITATE ON SITE OBSERVATION OF REBAR.
- ARRANGEMENT AND BENDING OF REINFORCING STEEL SHALL BE IN ACCORDANCE WITH ACI DETAILING MANUAL (ACI 318-05), LATEST EDITION.
- 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 308R). SEE ALSO COLD WEATHER CONCRETING NOTES.
- WHEN AMBIENT AIR OR CONCRETE TEMPERATURES EXCEED 90 DEGREES FAHRENHEIT, STEEL REINFORCING AND/OR FORMING SURFACES ARE ABOVE 100 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 308R). SEE ALSO HOT WEATHER CONCRETING NOTES.
- ALL CONCRETE SURFACES SHALL BE FORMED UNDO OR APPROVED BY THE STRUCTURAL ENGINEER.
- PROVIDE A 1/2" CHAMFER ON EXPOSED CORNERS OF CONCRETE UNDO. TOP EDGES OF FINISHED WALLS SHALL BE TOoled UNDO.
- CONCRETE COLUMN OR PIERS SHOWN INTEGRAL WITH CONCRETE WALLS SHALL BE POURED MONOLITHICALLY WITH ADJACENT CONCRETE WALLS.
- CONTROL JOINTS SHALL BE PLACED IN SLAB ON GRADE CONSTRUCTION WITHIN 24 HOURS OF INITIAL POUR.
- SEVERE CONDUITS ON PIPES THROUGH SLABS AND WALLS SHALL BE PLACED AT THREE DIAMETERS ON CENTER, OR 4" MINIMUM.
- ALUMINUM CONDUIT OR PIPING SHALL NOT BE CAST IN CONCRETE.

CAST-IN-PLACE CONCRETE TOLERANCES

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

MEMBERS 12" OR LESS	±1/2"
MEMBERS OVER 12"	±3/4"
- STEEL REINFORCEMENT SPACING SHALL BE WITHIN THE FOLLOWING TOLERANCES:

SPACING DISTANCE, NOT TO EXCEED 1"	
------------------------------------	--
- PLACEMENT OF EMBEDDED ITEMS SHALL BE WITHIN THE FOLLOWING TOLERANCES:

VERTICAL ALIGNMENT	±1"
LATERAL ALIGNMENT	±1"
LEVEL ALIGNMENT	±1"
- PLACEMENT OF FOOTINGS SHALL BE WITHIN THE FOLLOWING TOLERANCES:

LATERAL ALIGNMENT	±2"
LEVEL ALIGNMENT	+1/2" TO 2"
LEVEL ALIGNMENT (SUPPORTING MASONRY)	±1/2"
- CROSS-SECTIONAL DIMENSION OF FOOTING SHALL BE WITHIN THE FOLLOWING TOLERANCES:

FORMED FOOTINGS	+2" TO -1/2"
EARTHCAST FOOTINGS	2" OR LESS
GREATER THAN 2" BUT LESS THAN 8"	+3" TO -1/2"
GREATER THAN 8"	+4" TO -1/2"
FOOTING THICKNESS	±5%
- TOP OF FOOTING SLOPE 1" IN 10' |

MILD REINFORCING STEEL MINIMUM CLEAR COVER

CONCRETE CAST AGAINST EARTH AND PERMANENTLY EXPOSED TO EARTH	3"
CONCRETE EXPOSED TO EARTH OR WEATHER	
WALLS, COLUMNS, PIERS	1 1/2"
UP THROUGH #1 BARS	2"
THRU #18 BARS	
CONCRETE NOT EXPOSED TO EARTH OR WEATHER	
WALLS	
UP THROUGH #1 BARS	1/2"
#14 AND #18 BARS	1 1/2"
BEAMS	1 1/2"
TOP/BOTTOM/SIDE	
COLUMNS	
SIDES	1 1/2"

CMU WALL CONSTRUCTION NOTES

- IN ACCORDANCE WITH ACI 318-05, GRADE 80/100S 402-45 BUILDING CODE FOR MASONRY STRUCTURES, PROVIDE LEVEL 8 QUALITY ASSURANCE PER TABLE 1.102 AND AS REQUIRED IN CHAPTER 1. VERIFY f_m REQUIRED USING THE UNIT STRENGTH METHOD.
- CMU SHALL BE LAID IN RUNNING BOND WITH TYPE S MORTAR (TYPE M BELOW GRADE).
- PROVIDE MINIMUM 1/4" VERTICAL BAR AT ALL WALL CORNERS, ENDS OF WALLS, & EACH SIDE OF CONTROL JOINTS.
- ALL REINFORCED CELLS SHALL BE GROUTED WITH PEA GRAVEL CONCRETE HAVING A MIN. COMPRESSIVE STRENGTH OF 3,000 PSI.
- HORIZONTAL REINFORCING AND BOND BEAM REINFORCING AT CORNERS SHALL BE LAPPED A MINIMUM OF 48 BAR DIAMETERS, OR 24 INCHES, WHICHEVER IS LARGER.
- CLEANOUTS SHALL BE PROVIDED IN THE BOTTOM COURSE OF MASONRY FOR EACH GROUT POUR, WHEN THE POUR HEIGHT EXCEEDS 5 FEET.
- GROUT LIFTS SHALL NOT EXCEED 5 FEET. CONSOLIDATE GROUT AT TIME OF PLACEMENT.
- FACE SHELLS AND WEB FORMING CELLS SHALL BE FULL-BEDDED IN THE STARTING COURSE ON FOUNDATIONS, AND IN ALL COURSES OF PIERS AND PLASTERS.
- HORIZONTAL JOINT REINFORCING SHALL BE TERMINATED AT CONTROL JOINTS. BOND BEAM REINFORCING SHALL BE CONTINUOUS.
- REFER TO ARCHITECTURAL DRAWINGS FOR CONTROL JOINT SPACING.
- SOLID OR SOLID GROUTED CMU SHALL BE PROVIDED IN COURSES IMMEDIATELY ABOVE AND BELOW ANY CHANGES IN WALL THICKNESS.

DESIGN DATA

DESIGN CODE: 2008 BC	
SOIL LOAD INFORMATION: ALLOWABLE NET SOIL BEARING PRESSURE	$Q_u = 2000 \text{ psf}$ (ASSUMED) (TO BE FIELD VERIFIED)
LIVE LOADS: DINING ROOMS AND RESTAURANTS CORRIDORS, LOBBIES, COMMON AREAS	100 psf 100 psf

EXISTING CONSTRUCTION CONDITIONS

- CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND ELEVATIONS CORRESPONDING TO THE LOCATION OF EXISTING ELEMENTS (COLUMNS, BEAMS, WALLS, ETC.) NEEDED TO CONSTRUCT THIS PROJECT.
- CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND NOTIFY ARCHITECT OF ANY CONFLICTS WITH CONSTRUCTION DOCUMENTS.
- 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.
- CONTRACTOR SHALL DESIGN AND PROVIDE ALL BORINGS 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	CONCRETE MEMBER										
	FTO (1)	GRADE BEAM (1)	GRADE BEAM (1)	WALL (1)	WALL (1)	SLAB (1)	SLAB (1)	BEAM (1)	BEAM (1)	COLUMN	
		(TOP)	(BOTTOM)	HORIZ	VERT			(TOP)	(BOTTOM)		
#3	21	24	18	18	18	18	24	18	12		
#4	29	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	52	70	54	54	54	54	70	54	26		
#8	71	80	62	62	62	62	80	62	30		
#9	80	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	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	53		
#18	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	68		

CONCRETE REINFORCING SPLICE LENGTH TABLE NOTES

- GENERALLY NOT PERMITTED
- FOR COMPRESSION LAPS ONLY, $F_y \leq 60,000 \text{ PSI}$, $F_c \geq 3,000 \text{ PSI}$
- $F_c \geq 3,000 \text{ PSI}$
- $F_c \geq 4,000 \text{ PSI}$
- ALL REINFORCEMENT ASSUMED UNCOATED



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

Owner:



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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



Spire Engineering, Inc.
600 W. Virginia St, Suite 122
Milwaukee, WI 53204
(414) 278-9200

SE Project #: 16035

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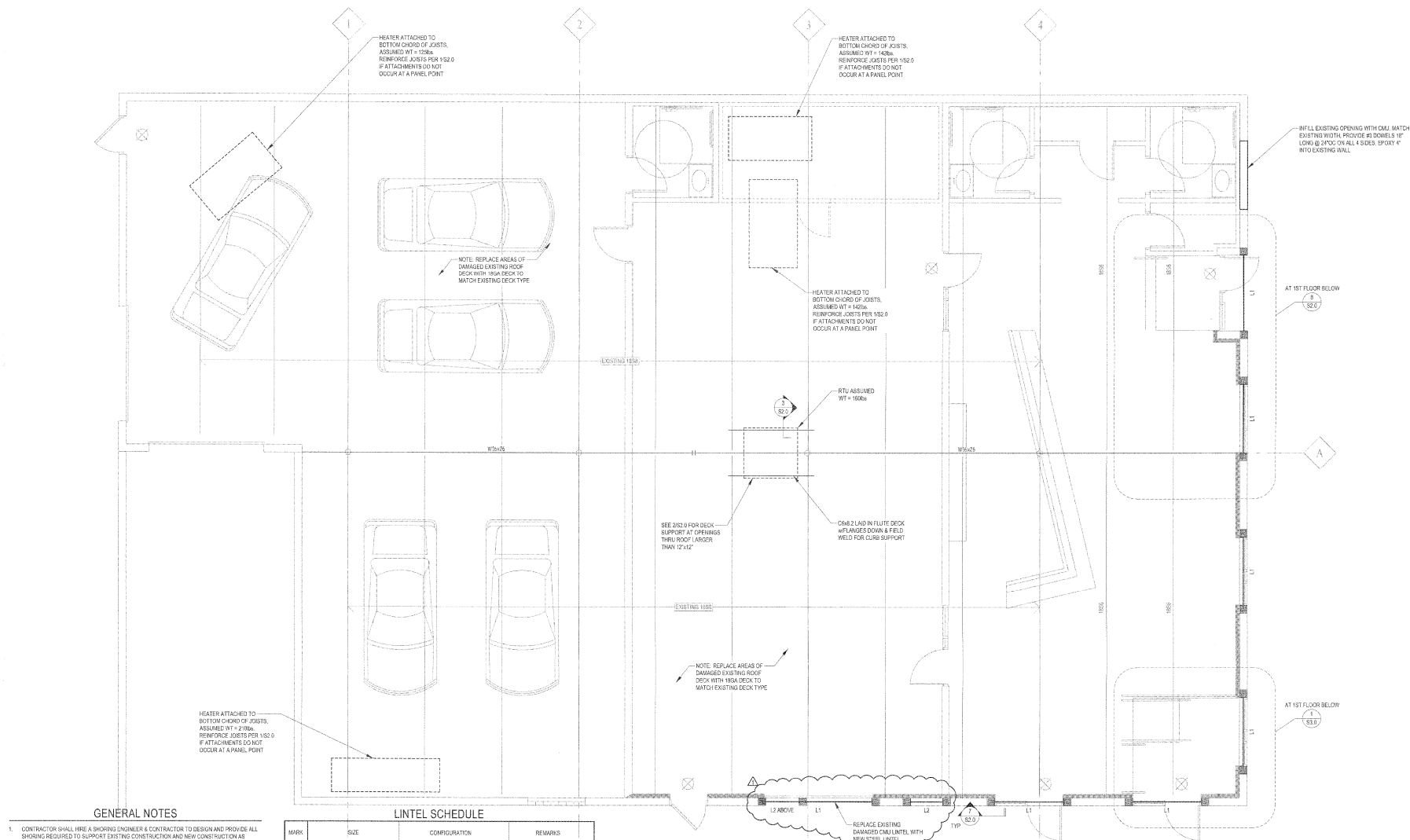
Date	Number	Description
11-18-2016	1	CB-1

First & Second Floor Framing Plans

Date: 07/18/2016

Sheet No.:

S1.0



GENERAL NOTES

- CONTRACTOR SHALL HIRE A SHEDDING ENGINEER A CONTRACTOR TO DESIGN AND PROVIDE ALL SHEDDING REQUIRED TO SUPPORT EXISTING CONSTRUCTION AND NEW CONSTRUCTION AS REQUIRED BY THE CITY OF CHICAGO.
- SHEDDING ENGINEERING SHALL BE DESIGNED TO LIMIT HORIZONTAL AND VERTICAL MOVEMENT OF EXISTING CONSTRUCTION TO A MAXIMUM IN ANY DIRECTION.
- IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE DESIGN PROCEDURE AND CONSTRUCTION SEQUENCE IN ORDER TO ENSURE THE SAFETY OF THE BUILDING AND WORKMEN AND TO PROTECT EXISTING ADJACENT BUILDINGS AND UTILITIES. THE CONTRACTOR SHALL BE NOT BE LIMITED TO: SHEDDING, UNDERPINNING, TEMPORARY BRACING, ETC.
- CONTRACTOR SHALL FIELD VARY DIMENSIONS, LOCATING A EXISTING STUDS SHOWN ON THESE CONSTRUCTION DOCUMENTS' LOCATING EXISTING BUILDING ELEMENTS' PRIOR TO BEGINNING OF FOUNDATION EXCAVATION. CONTRACTOR SHALL HIRE AN ENGINEER CONTRACTOR TO COORDINATE ANY WORK AS ARCHITECT & ENGINEER.
- ALL EXISTING FRAMING SHOWN ON THESE DRAWINGS IS BASED ON AVAILABLE DOCUMENTATION AND FIELD SURVEY. CONTRACTOR SHALL VERIFY THE EXISTENCE OF ALL STRUCTURAL MEMBERS AS NECESSARY FOR NEW CONSTRUCTION. IF SUCH DIFFER, NOTIFY ENGINEER PRIOR TO PROCEEDING WITH WORK. FIELD VERIFY ALL DESIGN MEMBER SIZES AND LOCATIONS. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING MEMBER SIZES AND LOCATIONS. CONTRACTOR SHALL MOOIFY AND RELOCATE ALL OTHER WORK, INCLUDING ELECTRICAL, HVAC, ETC. AS REQUIRED TO ACCOMMODATE THE NEW CONSTRUCTION.

LINTEL SCHEDULE

MARK	SIZE	CONFIGURATION	REMARKS
L1	150x150 mm T/C JOINT	EQUAL 	INFL. FOLLOWING ERECTION 150x150 mm T/C JOINT
L2	150x150 mm T/C JOINT		150x150 mm CONCRETE STRENGTH MIN 240 N/mm ²

General Notes:

- PROVIDE A MINIMUM OF BEARING FOR ALL LINTELS, U.N.D.
- PROVIDE MINIMUM OF 4 COARSESD 10mm DIA. GROUTED CUBES BELOW LINTEL BEARING (UNLESS OTHERWISE NOTED) SEE MASONRY WALL SCHEDULE.
- CENTER BEAMS WITHIN WIDTH OF BLOCK UNLESS NOTED OTHERWISE.
- PROVIDE HORIZONTAL REINFORCING IN THE JOINT ABOVE THE LINTEL, AND EXTEND 24" BEYOND EDGE OF OPENING.
- REFER TO ARCHITECTURAL DRAWINGS FOR OPENINGS LOCATIONS, ELEVATIONS, & SIZES.
- BOTTOM PLATE SHALL BE 1" NARROWER THAN NOMINAL RAIL WIDTH.

EXISTING CONSTRUCTION CONDITIONS

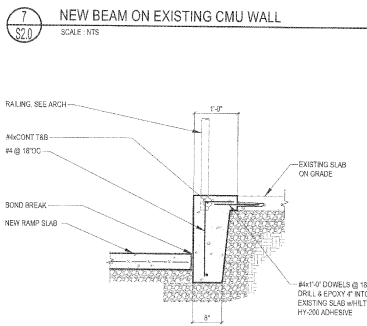
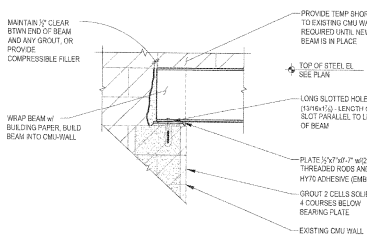
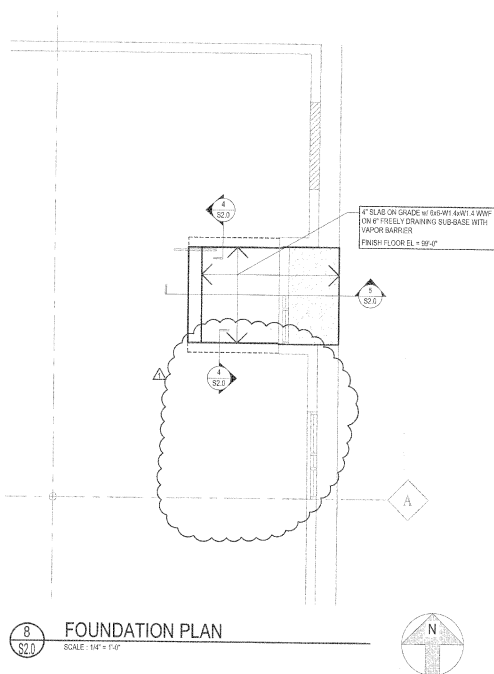
1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND ELEVATIONS CORRESPONDING TO THE LOCATION OF EXISTING ELEMENTS (COLUMNS, BEAMS, WALLS, ETC) NEEDED TO CONSTRUCT THIS PROJECT.
2. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND NOTIFY ARCHITECT OF ANY CONFLICTS WITH CONSTRUCTION DOCUMENTS.
3. REMOVE 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 SCHEDGING REQUIRED TO SUPPORT EXISTING CONSTRUCTION AND NEW CONSTRUCTION AS REQUIRED TO BUILD THIS PROJECT.

ROOF FRAMING PLAN

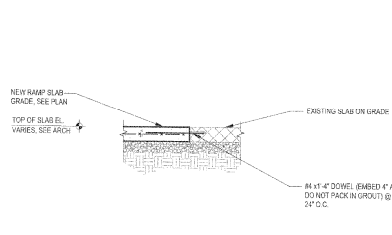
SCALE : 1/4" = 1'-0"

NOTE:
1. SEE SHEET S0.1 FOR ALL STRUCTURAL NOTES & SCHEDULES

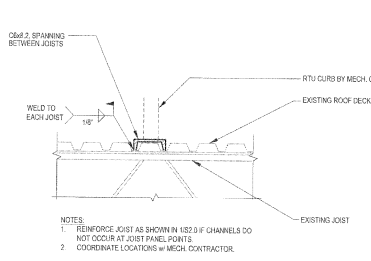




4 CONCRETE CURB AT RAMP
SCALE: NTS



6 NEW SLAB INTO EXISTING SLAB
SCALE: NTS



3 RTU SUPPORT DETAIL
SCALE: NTS

CAST-IN-PLACE CONCRETE NOTES

- ALL WORK TO BE DONE IN ACCORDANCE WITH ACI 318 BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (MOST CURRENTLY ADOPTED EDITION).
- CONTRACTOR SHALL NOTIFY THE STRUCTURAL ENGINEER AT LEAST 48 HOURS PRIOR TO PLACING CONCRETE TO FACILITATE AN ON SITE OBSERVATION OF REBAR.
- ARRANGEMENT AND BENDING OF REINFORCING STEEL SHALL BE IN ACCORDANCE WITH ACI DETAILING MANUAL, (ACI 318-14) LATEST EDITION.
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- ALL CONCRETE SURFACES SHALL BE FORMED UNDO OR APPROVED BY THE STRUCTURAL ENGINEER.
- PROVIDE A 1/2\"/>

REINFORCING NOTES

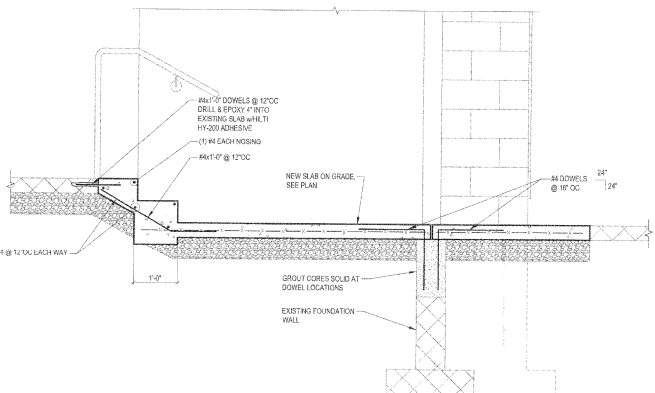
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- LAP LENGTH SHALL BE SPECIFICALLY NOTED ON PLACING DRAWINGS WHERE MORE THAN ONE BAR BENDS UP A CONTINUOUS STRING.
- HORIZONTAL BARS, EXCEPT FOR CONTINUOUS STRINGS FROM ONE CORNER OF OPENING TO ANOTHER, SHALL BE DETAILED TO SHOW THE DISTANCE FROM AT LEAST ONE END OF THE BAR TO THE NEAREST BUILDING GRID LINE OF WALL.
- WELDED WIRE FABRIC SHALL BE LAPPED AND/OR ANCHORED TO DEVELOP F_y PER ACI 315.
- PROVIDE MINIMUM COVER PER ACI 318, 7.7.1.
- PROVIDE ISOLATION BOARD WHERE SLABS ABUT VERTICAL SURFACES.

MATERIAL DESIGN PROPERTIES

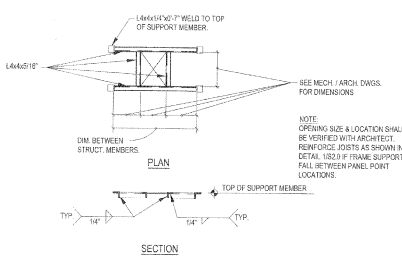
CONCRETE STRENGTH	
CONCRETE WALLS	$f_c = 4000$ psi
SLAB ON GRADE	$f_c = 4000$ psi
REINFORCING STEEL STRENGTHS	
BAR# (ASTM A 615, GRADE 60)	$F_y = 60,000$ psi
WVF (ASTM A 185)	$F_y = 65,000$ psi
STRUCTURAL MASONRY STRENGTHS	
GROUT (ASTM C 475)	$f_c = 3000$ psi
CMU (ENCL. 1000 (see gmm))	$f_c = 3000$ psi
STRUCTURAL STEEL STRENGTHS	
WF SHAPES (A 588 AND)	$F_y = 50,000$ psi
ANGLES, CHANNELS, PLATES, & BARS (ASTM A36)	$F_y = 36,000$ psi

DESIGN DATA

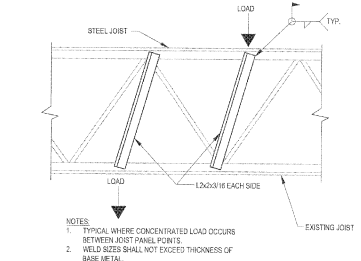
DESIGN CODE	2015 IBC WITH SEPTEMBER 1, 2011 WISCONSIN AMENDMENTS + CODE INSERTS
BASIC WIND SPEED	90 MPH
BUILDING OCCUPANCY CATEGORY	II
WIND LOAD IMPORTANCE FACTOR (I _w)	1.05
WIND EXPOSURE	B
INTERNAL PRESSURE COEFFICIENTS	± 0.18
COMPONENTS AND CLADDING (GROSS WIND PRESSURES):	
FOR ZONE DEFINITIONS & CLADDING SEE DESIGN GUIDE (ASCE 7) SECTION 6.1	
WIND OF PRESSURE COEFFICIENT ZONE (A)	15 ft ² 90 ft ² 100 ft ²
TRIUMPH WIND LOAD ANGLES:	
ROOF (GABLE/CLIPPING/CLIFF):	
NEGATIVE ZONE 1	-14.6 psf -13.7 psf -13.3 psf
NEGATIVE ZONE 2	-31.4 psf -1.4 psf -15.8 psf
NEGATIVE ZONE 3	-30.8 psf -2.1 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 -12.6 psf
ZONE 5	-17.8 psf -13.3 psf -13.8 psf
POSITIVE PRESSURE ALL ZONES	13.3 psf 12.0 psf 11.4 psf
PANROETS:	
CORNER ZONE	-45.7 psf -29.8 psf -22.7 psf
INTERIOR ZONE	-35.3 psf -25.8 psf -22.7 psf
OVERHANGS/CANOPIES:	
CORNER ZONE	-34.8 psf -17.3 psf -15 psf
INTERIOR ZONE	-21.0 psf -20.1 psf -15.8 psf
SNOW LOAD INFORMATION:	
GROUND SNOW LOAD (p _g)	30 psf
SNOW EXPOSURE FACTOR (C _e)	1.00
SNOW LOAD IMPORTANCE FACTOR (I _s)	1.00
THERMAL FACTOR (C _t)	1.00 (1.2 AT OVERHANG)
FLAT ROOF SNOW LOAD (p _s)	21 psf
DESIGN UNBALANCED SNOW LOAD (p _u)	25 psf
LOADS:	
DINING ROOM AND RESTAURANTS	100 psf
ROOF	SEE SNOW LOAD INFO



5 SECTION AT STAIR ON GRADE
SCALE: NTS



2 DECK OPENING DETAIL
SCALE: NTS



1 JOIST REINFORCEMENT DETAIL
SCALE: NTS



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

Owner:

Spire Engineering, Inc.
900 W. Virginia St. Suite 102
Milwaukee, WI 53234
(414) 279-9000
SE Project # 16035
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Project:
Westallion Brewing Co.
1825 South 72nd Street
West Allis, WI

Owner:



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Revisions:

Date	Number	Description
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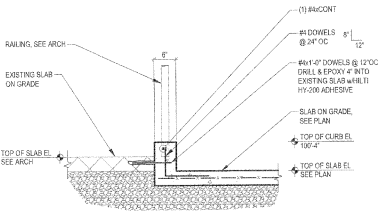
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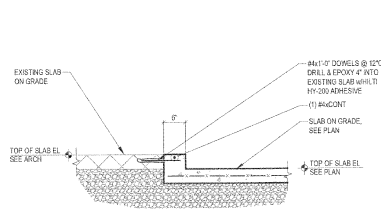
Project No.: 16.1

Date: 07/18/2016

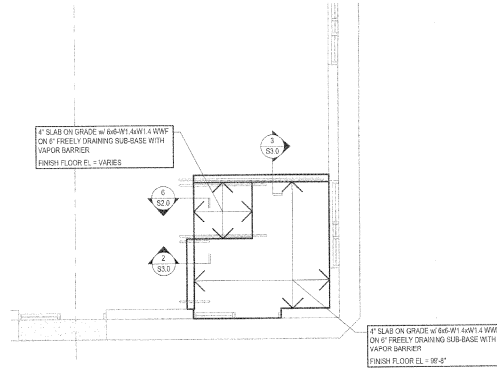
Sheet No.:



3
CURB SECTION
SCALE: NTS



2
SLAB DETAIL
SCALE: NTS



1
FOUNDATION PLAN
SCALE: 1/4\"/>



S3.0