



STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, December 11, 2024
6:00 PM

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

4. Site, Landscaping, and Architectural Design Review for La Finca, a proposed Restaurant (limited), at 7033 W. National Ave. (Tax Key No. 453-0602-000).

Overview and Zoning

The new owner of the property at 7033 W. National Ave. is proposing a restaurant on the site. The property owner's intended tenant is [La Finca](#), a current coffee café operating in St. Francis. This would serve as La Finca's second location in Greater Milwaukee. Previously, the property was home to a light motor vehicle service use. To bring the restaurant vision to life, the existing building will undergo a major renovation encompassing new HVAC, electrical, plumbing, exterior changes, and a new interior build-out.



The property at 7033 W. National Ave is zoned C-2. Although the initial plan indicated 2,070 sq. ft. of restaurant

space, the applicant now intends to reduce it to under 2,000 sq. ft. By maintaining the restaurant's square footage below 2,000 sq. ft., the proposal qualifies as a limited use within the C-2 District, thereby eliminating the need for Conditional Use approval from the Common Council. If the applicant chooses not to reduce the square footage, a Conditional Use Permit would be required.

The proposed business plans to have 4-6 employees, with a mix of part-time and full-time staff. Construction is anticipated to being in December 2024 and complete in June 2025. Active demolition in the interior of the building has already begun.

Hours of Operation:

Monday – Friday: 6:30 a.m. to 5:00 p.m.

Saturday & Sunday: 7:00 a.m. to 5:00 p.m.

Site & Landscaping Plan

The applicant has not submitted a site plan at this time due to the limited changes to the site. City staff have notified the applicant of the requirement to submit a site plan. At the time of this staff report, the applicant is awaiting receipt of a site plan completed by the project's architect. Despite not having a site plan, staff have included a few recommendations to ensure that the site aligns with the vision of the [National Ave. corridor plan](#). The site currently consists of 1,370 sq. ft. building positioned on the far south portion of the lot. The portion of the lot facing W. National Ave. is comprised of concrete that was used as parking and storage of vehicles for repair. The site has three access points. There is one access point off of W. National Ave. and two access points off of S. 71st St. After discussions with the Engineering Department, there are traffic safety concerns with the existing locations of the two access points closest to the intersection of S 71st St. & W. National Ave. The proximity of the access points to the street intersection, along with the small nature of the lot are driving these concerns. In meetings with the applicant, the concrete area was proposed to be a small parking area consisting of ADA parking stalls. This proposal may have to be adjusted to align with City of West Allis Engineering recommendations. To accommodate parking needs, staff is recommending that the applicant apply for a Commercial On-Street Accessibility Parking Zone permit. The current property owner also owns the two properties directly south at 1670 & 16** S. 71st St. These properties may be able to accommodate parking for the proposed business. Additionally, staff have also suggested pursuing a shared parking agreement with the property at 7109 W. National Ave. In the case that these pursuits do not come to fruition, there is ample street parking in proximity to the proposed business.

The difficulty of utilizing the concrete area for parking may provide the proposed business with additional space that may be used as an outdoor patio, food truck hub, or another community-focused amenity. These uses for the concrete area would align with the National Ave corridor plan in terms of enhancing streetscape appeal and fostering vibrant social spaces which will be bolstered by the proposed user La Finca.



Station No. 6 Outdoor Patio (former parking area)

A similar pattern of use can be found in West Allis at Station No. 6. The property at Station No. 6 was formerly used for a light motor vehicle service. The former concrete area used for parking & maintenance of vehicles was transformed into a vibrant patio for patrons to utilize. A similar type of use is recommended by staff for this project.

Staff would like to also note that the site does not have a refuse enclosure. Staff have included a recommendation to screen any refuse areas with a four-sided refuse enclosure. The Design Review Guidelines state that refuse areas should be placed away from street-facing facades. Given the lack of space for a rear refuse area, this requirement may be difficult to meet. The applicant should seek to consolidate trash collection. The applicant should seek to consolidate trash collection with the parking lot they own to the south of the alley.

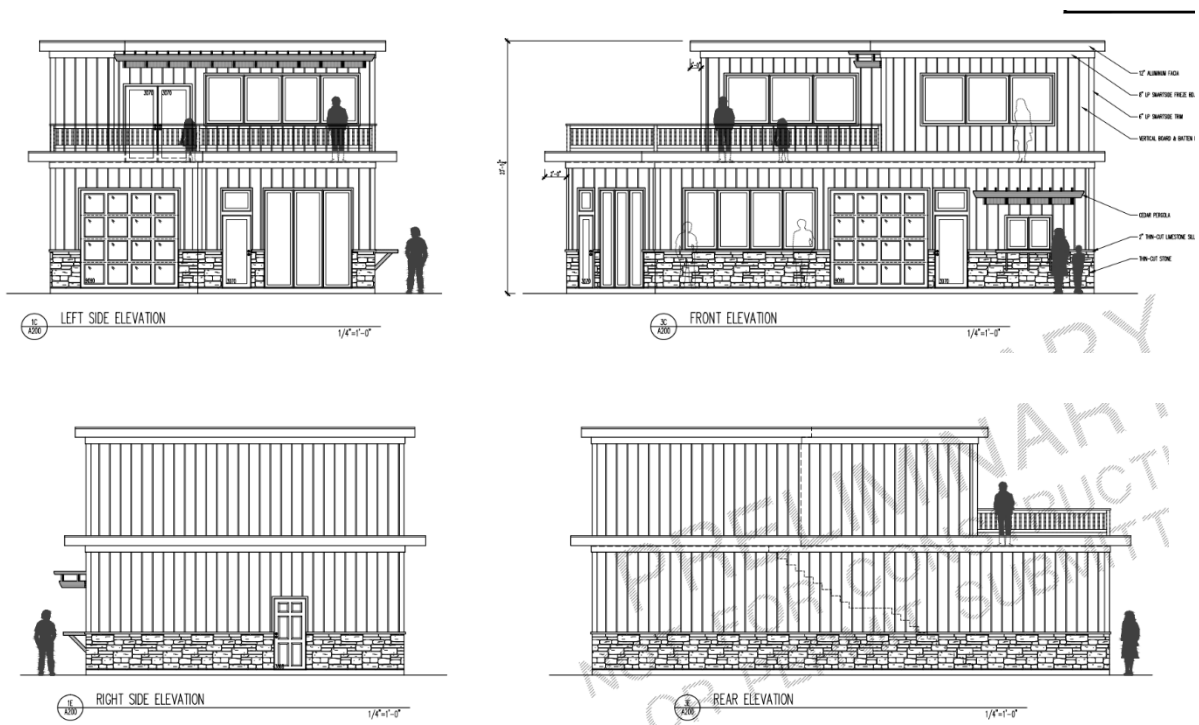


A landscaping plan was not provided by the applicant for this project at the time of this staff report. In meeting with the applicant, there will be a landscaping plan provided by the architect. Landscaping for this site will primarily be completed by features such as planter boxes and moveable greenery. Staff suggest utilizing wall-mounted planters or trellises to maximize greenery and provide a buffer to the residential property directly east.

Architectural Plan

The architectural plan shows an overhaul to the exterior of the existing building. The proposed building features natural cut stone with ledgestone that wraps itself around the base of the entire building. Immediately above the stone is LP board and batten. As an alternative to the natural cut stone and LP siding proposal, the applicant has indicated that there may be an attractive brick underneath the existing metal siding. Staff has encouraged the applicant to remove areas of metal siding to explore what exists underneath, as this could potentially be an attractive option to the proposed.

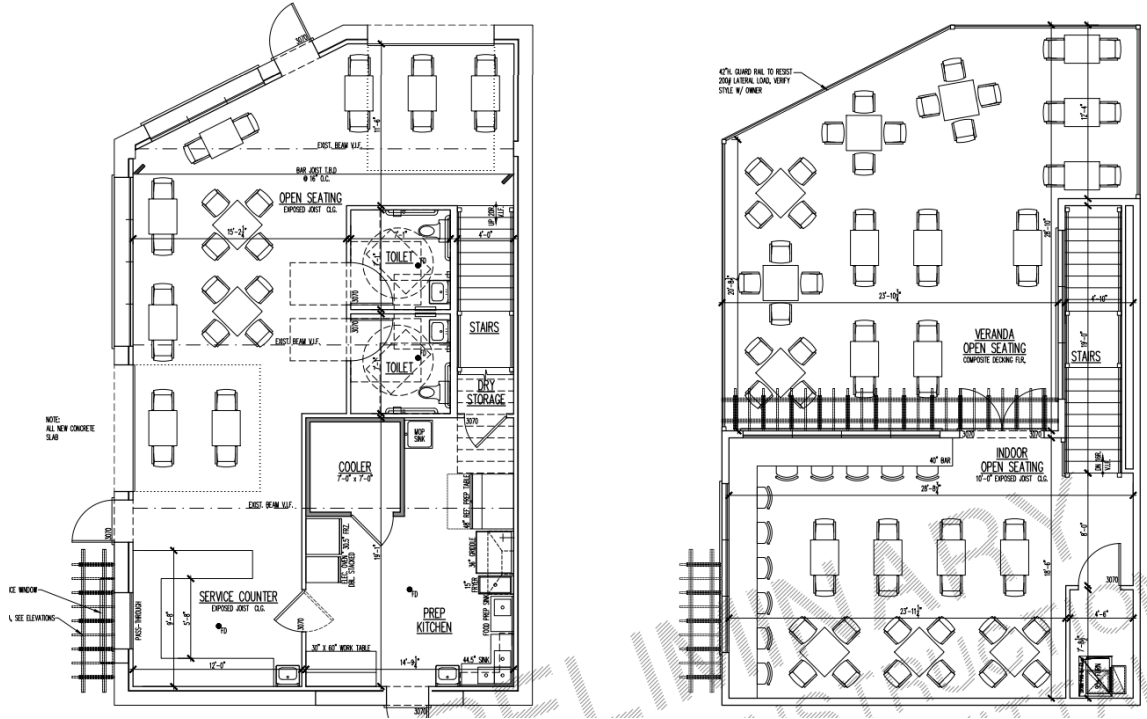
The elevation along W. National Ave. shows a storefront with an aesthetically pleasing design. A glass door provides access to the building. Next to this door are three large commercial storefront windows. There is also a large overhead garage door, with glass panels, serving as an additional access point. The rooftop patio seating area is also prominently visible from this façade. The visible second floor features from the street will be the seating area, glass entrance door, store front windows, black rod iron railing, and decorative pergola. Moving to the west façade, this serves as another prominent entry point. Proposed is a glass entry door along with another overhead garage door with glass paneling. Directly next to the glass door is a pedestrian walk-up window where orders can be placed. This feature is complemented by a pergola. Additional storefront windows make their way throughout the first floor of the west façade. Visible on the second floor on the west façade are more windows. The south and east elevations feature less prominent architectural features due to their less visible locations. The south elevation features a door that will be used for the business for needs such as refuse collection.



Floor Plan

The proposed business shows a revamped floor plan to accommodate for the restaurant use. Customer access to the first floor of the restaurant is provided by entry doors on the north and west sides of the building. Overhead garage doors can also be found providing access to the north and west sides of the building. The floor plan shows an open seating concept making up most of the first floor. Two restrooms are shown along with a prep kitchen, cooler, and dry storage area. Stairs

in the east portion of the building provide access to the second floor. The second floor shows an open seating area with tables and chairs, along with countertop seating. A utility closet is also shown. The indoor area leads directly to the outdoor patio area which includes additional seating.



Design Guidelines

This project is considered a significant redevelopment due to proposed changes. Design guidelines are required for this project. See attached Plan Commission checklist and [Design Review Guidelines](#) for further details. The proposed project for the existing building satisfies all of the criteria.

Recommendation: Approve Site, Landscaping, and Architectural Design Review for La Finca, a proposed Restaurant (limited), at 7033 W. National Ave. (Tax Key No. 453-0602-000).

(Item 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. Site plan & Landscaping being submitted to the Planning and Zoning Office showing (a) access point revisions on W. National Ave. & S. 71st St with approval from the City Engineer, (b) a designated use of the concrete area (e.g. parking, patio, or other amenities), (c) the location of any refuse areas

and 4-sided screening details including consideration of locating refuse area south of alley, (d) the applicant apply for a Commercial On-Street Accessibility Parking Zone permit; (e) removal of test areas of existing metal panel siding to explore restoration of brick as an option of adding new siding; (f) landscaping amenities being located on site including planter boxes, wall-mounted planters, trellises, or other features to enhance streetscape and buffer adjacent properties (g) location of any lighting on the site.

2. Building permits being applied for with the Code Enforcement Department for review.
3. A driveway permit being applied for with the City Engineering Department for work within the City Right-of-Way. Also, if scaffolding is required for exterior renovations, a Temporary Street Occupancy permit is needed.
4. Common Council approval of a conditional use permit will be required if the building area is over 2,000-sf.



La Finca Coffee House

Project Address: 7033 W National Ave West Allis, WI

Applicant: N&S Dream Properties LLC & La Finca Coffee House LLC

Project Type: Commercial

Date: 11/20/2024

Scope of Work:

The proposed project involves the renovation of the existing building located at 7033 W National Ave West Allis, WI. The scope of work includes new HVAC, electrical, plumbing, exterior renovations and interior build-out. This project will result in the addition of a new and upgraded facility to the National Ave Corridor adding a retail/Coffee shop that aims to enhance the property's functionality and appearance and service to the community.

Specific improvements will include:

- Expansion of existing space with a second story addition with second story Veranda seating, remodeling of interior, which includes the installation of new systems such as HVAC, plumbing, electrical, garage doors etc.
- Refacing and upgrading exterior finishes with a board and batten exterior with natural stone accent on the first floor perimeter on 3 sides (North West and South) parking lot revamping, etc.

Proposed Use:

The proposed use for the building is a retail Coffee House. The establishment will operate as a La Finca Coffee House, and is targeted to serve the whole community of West Allis and surrounding communities.

These hours are designed to accommodate the community needs, customer traffic, etc. Should the need arise, these hours may be adjusted seasonally or based on customer demand.

Hours of Operation:

The proposed hours of operation are as follows:

- Monday - Friday: 6:30 AM to 5:00 PM
- Saturday: 7:00 AM to 5:00 PM
- Sunday: 7:00 AM to 5:00 PM

Number of Employees:

The business will employ full-time and part-time staff, including but not limited to managers, baristas, cashiers, cooks. The employee count is 4-6 at any given time. This number is expected to potentially increase depending on the growth and success of the business.

Construction Schedule:

The construction process is expected to begin on 11/20/2024, with an estimated completion date of 06/01/25. The construction schedule is as follows:

- Phase 1: Demolition, site preparation, foundation work, rough framing, rough plumbing, rough electrical, and rough HVAC. – from 11/20/2024 to 12/30/2024
- Phase 2: Interior Concrete, framing, exterior finishes, continue rough trades – 12/30/24 to 03/01/2025

- Phase 3: Interior build-out, Finish electrical, finish plumbing, finish HVAC, inspections – 03/01/2025 to 06/01/2025

We anticipate 7 months to complete the construction and prepare the building for occupancy. We will account for any delays in supply chain issues and will advise.

Planned Opening Date:

We expect to open the business to the public on 06/15/2025 or sooner if timeline allows. This timeline accounts for any required inspections and the completion of final interior finishes and furnishings. The opening will include a grand opening event and promotions for which the community will be invited as well as elected officials if available.

Building Elevations & Exterior Materials:

Please see in application attachments of the building elevations for all sides of the building, illustrating the proposed changes to the exterior. The elevations show the building's exterior, such as windows, doors, exterior renderings and signage locations.

Exterior Materials:

The exterior materials used in the project will include:

- Material 1: Lp Board and Batten for the upper façade, Natural cut stone with ledgestone top offering a modern yet traditional look.
- Material 2: Dark aluminum window and door frames with tempered glass, for accent features, which will add a sleek, contemporary element.
- Material 3: Black rod iron metal railing for second story railing, cedar tone wood accents, treated wood deck for second story veranda seating, concrete for the driveway/parking lot, or other outdoor areas.
- Sleek handmade, wood sign

These materials have been chosen for both their aesthetic appeal, community enhancement and durability in the local climate.

Conclusion:

The proposed project aims to revitalize the site and bring a high-quality establishment to the community. We are confident that the improvements and the new use of the space will align with the City of West Allis's vision for the National Ave Corridor and City of West Allis overall development goals and growth. We look forward to working with the City to ensure the project meets all necessary codes and regulations.

Attachments: See application

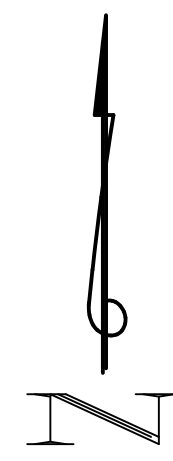
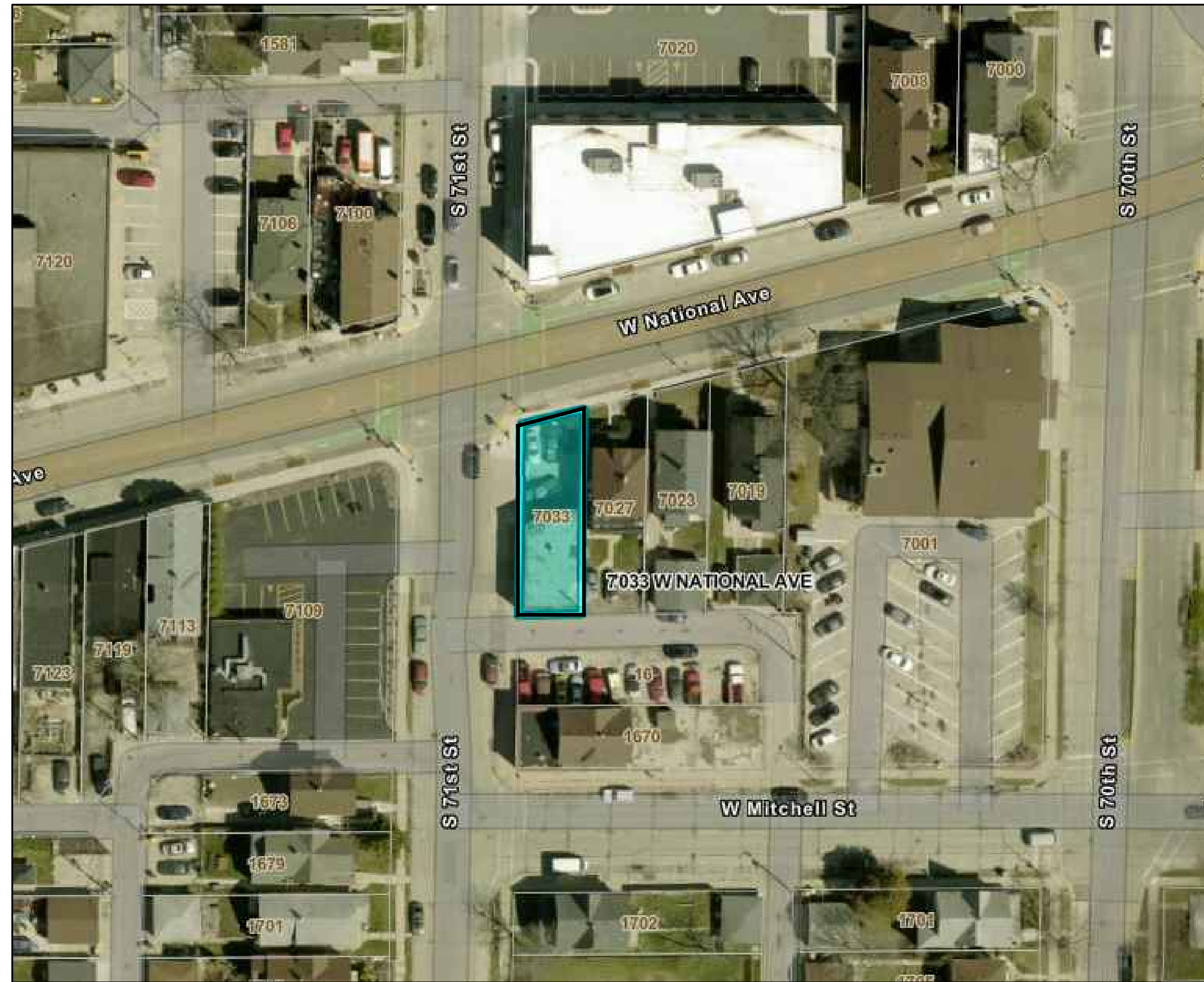
1. Building Elevations (All Sides of the Building)
2. Site Plan
3. Architectural Renderings (if applicable)



LA FINCA COFFEE HOUSE

7033 WEST NATIONAL AVENUE

WEST ALLIS, WI 53214



- NOTES:**
- VERIFY UTILITY LOCATIONS.
 - VERIFY TREES TO BE REMOVED WITH OWNER.
 - VERIFY STRUCTURE LOCATION WITH OTHERS.
SITE PLAN DEPICTED REPRESENTS A REFERENCE LOCATION ONLY, NOT TO BE USED FOR STAKING, EXCAVATION, FOUNDATION LOCATION OR BUILDING OF ANY KIND. REFERENCE CIVIL ENGINEERING FOR ACTUAL HOUSE LOCATION AND VERIFY IN FIELD NO PORTION OF THE STRUCTURE EXTENDS OVER SETBACKS, BUILDING LINES OR EASEMENTS.
 - REFER TO CIVIL ENGINEERING PLANS FOR UTILITY INFORMATION.
 - BOUNDARY BASED UPON PLAT OF SURVEY FURNISHED TO ARCHITECT BY OWNER. VERIFY LOT DIMENSIONS IN FIELD.

NOTE:
MAINTAIN EXISTING GRADES & DRAINAGE PATTERN. ANY DRAINAGE ISSUES THAT MAY ARISE FROM THE CONSTRUCTION ASSOCIATED WITH THIS PERMIT WILL BE ADDRESSED BY THE PERMITEE.

IE
A000 SITE PLAN
NO SCALE

NOTE TO OWNER & CONTRACTORS:
THESE DOCUMENTS HAVE BEEN PREPARED WITHOUT THE AID OF A PLAT OF SURVEY. THEREFORE THE RESPONSIBILITY OF VERIFYING ALL SITE RELATED INFORMATION HAS BEEN TRANSFERRED TO THE OWNER & CONTRACTORS AND HAS NOT BEEN COMPLETED BY THE ARCHITECT. THIS INCLUDES AND IS NOT LIMITED TO, THE ALLOWABLE BUILDING AREA, FOOTPRINT, SQUARE FOOTAGE, VERIFICATION OF METLANDS AND/OR FLOOD PLAN AND ALL OTHER ITEMS RELATED TO THE SITE THAT COULD IMPACT OR IMPED THE SUCCESSFUL COMPLETION OF PORTIONS OR THE ENTIRE PROJECT.
ACTIONS MAY BE REQUIRED TO VERIFY THE SITE INFORMATION PRIOR TO PERMIT SUBMITTAL OR CONSTRUCTION, AND IS THE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR TO PERFORM THESE ACTIONS IF NEEDED.

ARCHITECT'S CERTIFICATION
I have prepared, or caused to be prepared under my direct supervision, the attached plans and specifications and state that, to the best of my knowledge and belief and to the extent of my contractual obligation, they are in compliance with all applicable codes.
001-018291 11/30/24
Cert. No. Exp. Date

DRAWING INDEX

A000	SITE PLAN, DRAWING INDEX, GENERAL NOTES
A100	FIRST FLOOR DEMOLITION PLAN, FIRST FLOOR PLAN, SECOND FLOOR PLAN
A200	EXISTING FRONT ELEVATION, FRONT ELEVATION

IECC - INTERNATIONAL ENERGY CONSERVATION CODE
NOTE TO PLAN REVIEWERS, OFFICIALS & CONTRACTORS:
* THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE TO THE CURRENT EDITION OF INTERNATIONAL ENERGY CONSERVATION CODE AS MANDATED BY THE STATE OF WISCONSIN AND MEET OR EXCEED ALL APPLICABLE REQUIREMENTS OF SAID CODE.
* THE ARCHITECT HAS CHOSEN TO DEMONSTRATE COMPLIANCE OF MEETING THE PROVISIONS OF THE ILLINOIS ENERGY CONSERVATION CODE COVERED BY 71 ILL. ADM. CODE 400 SUBPART D BY SUBMITTING, AS REQUIRED BY SECTION 101.5 OPTION 3, THE SEAL OF THE ARCHITECT/ENGINEER AS REQUIRED BY SECTION 14 OF THE ILLINOIS ARCHITECTURAL PRACTICE [225 ILCS 305].
* PRESCRIPTIVE METHOD FOR COMPLIANCE, AS SPECIFIED BY THE CODE, 401.2.1 & 401.2.6, COMPLIANCE IS DEMONSTRATED BY MEETING THE REQUIREMENTS OF SECTIONS 402 TO 404 & 408.2.2
* THESE PLANS STATE CERTAIN APPLICABLE ASPECTS OF THE ENERGY CODE AND ARE NOT INTENDED TO REPLACE THE ENERGY CODE OR ACT AS REPLACEMENTS TO THE CODE. ALL CONTRACTORS ARE TO FAMILIARIZE THEMSELVES WITH THE CODE AND FOLLOW THOSE REQUIREMENTS THAT RELATE TO THEIR PARTICULAR TRADE AND ARE RESPONSIBLE FOR SAME. CONTRACTORS SHOULD ALSO VERIFY WHICH EDITION/NEAR ENERGY CODE SHALL BE FOLLOWED BASED ON THE MUNICIPALITY IN WHICH THE PROJECT IS LOCATED IN.

NOTE TO BIDDERS & CONTRACTORS:
THESE PLANS HAVE BEEN PREPARED BASED ON THE DOCUMENTATION OF AVAILABLE CODES AND ORDINANCES WHICH ARE OPEN TO APPROVAL AND INTERPRETATION BY THE GOVERNING BODY AUTHORIZED TO ISSUE A BUILDING PERMIT. THE REQUIREMENTS AND BUILDING SPECIFICATIONS ARE SUBJECT TO CHANGE BASED ON THIS APPROVAL AND MAY AFFECT THE COST OF THE PROJECT OR SUCCESSFUL COMPLETION. BIDDERS ARE RESPONSIBLE FOR NOTIFYING THE OWNER(S) OR FINANCIAL INSTITUTION RESPONSIBLE FOR FUNDING THE PROJECT FOR APPROVAL PRIOR TO BEGINNING WORK.
THIS ARCHITECTURAL DOCUMENTATION IS INTENDED TO GIVE AN OVERALL SCOPE AND DESCRIPTION OF WORK, ALONG WITH GENERAL SPECIFICATIONS FOR CONSTRUCTION. NOT ALL INFORMATION REQUIRED OR PERTINENT TO THE PROJECT REQUIRED FOR SUCCESSFUL PRICING OR COMPLETION IS INCLUDED. IT IS THE RESPONSIBILITY OF ALL CONTRACTORS TO FAMILIARIZE THEMSELVES WITH ALL CODES PERTAINING TO THEIR DISCIPLINES AND BE RESPONSIBLE FOR THE SUCCESSFUL COMPLETION OF THE PROJECT.
*** IF YOU DONT READ ANY OTHER NOTES - READ THIS ONE ***

PLAN & ELEVATION SYMBOLS

SS 5 SHELVES	ISIR 1 SHELF & 1 ROD	SPRINKLER HEAD
GAS HOOKUP	WATER HOOKUP	FROST PROOF HOSE BIB
SHOWER HEAD FAUCET	SHOWER RAIN HEAD	FLOOR DRAIN
PRE-FAB FIREPLACE FLUE	MASONRY FIREPLACE FLUE	REBAR
CEILING DETAIL DIAGRAM	WORK POINT	ROOF PITCH
SECTION / VIEW MARKER	ELEVATION MARKER	REVISION MARKER
V.I.F. VERIFY IN FIELD	V.I.O. VERIFY WITH OWNER	

WALL TYPES

NEW FRAME WALL	NEW FOUNDATION WALL & FOOTING
DRYWALL, ARCHED OR CASSED OPENING	DEPRESSED FOUNDATION WALL
BEARING WALL ABOVE	IR. SILL PLATE @ FOOTING WALL

ELECTRICAL SYMBOLS:

SINGLE OUTLET (1)	DOOR ACTIVATED SWITCH	TELEPHONE JACK
DUPLEX OUTLET (2)	WIRING ACTIVATED SWITCH	TELEPHONE JACK
SWITCHED DUPLEX OUTLET (2)	WIRING ACTIVATED SWITCH	FAN JACK
CEILING MOUNTED LIGHT FIXTURE	EMERGENCY FAUCET	TOY SMOKE DETECTOR
RECESSED CAN LIGHT	EMERGENCY FAUCET	TOY SMOKE DETECTOR
DIRECTIONAL RECESSED CAN LT.	FLOOR LIGHT W/ MOTION DETECTOR	TOY SMOKE & CARBON MONOXIDE DETECTOR COMBO
WALL MOUNTED LIGHT FIXTURE	LED LIGHT STRIP	W/ WATER PROOF
RECESSED WATER PROOF LED CAN LIGHT (EXTERIOR)	P.C. = PULL CHAIN LIGHT	GF = GROUND FAULT CIRCUIT INTERRUPTER
EXTERIOR LAMP W/ POST	W.P. = WATER PROOF	
FLUORESCENT LIGHT FIXTURE		

NOTE TO CONTRACTORS
* ALL CONTRACTORS PRIOR TO CONSTRUCTION ARE TO FAMILIARIZE THEMSELVES WITH THE PLANS AND EXISTING CONDITIONS OF THE PROJECT. ALL CONTRACTORS ARE RESPONSIBLE FOR PERFORMING WITHIN INDUSTRY STANDARDS AND TO COMPLY WITH ALL APPLICABLE CODES. NOTIFY ARCHITECT OF ANY CONDITIONS OR DISCREPANCIES ON PLANS WHICH MAY INTERFERE WITH SUCCESSFUL COMPLETION OF THE PROJECT, PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR DEMOLITION.
* ALL NOTES SHOWN ARE TYPICAL, AND SOME MAY NOT APPLY TO THE SCOPE OF WORK.

PLUMBING NOTES:
* PROVIDE GAS SHUTOFF VALVES TO ALL GAS APPLIANCES AND FIREPLACES.
* ALL FRAMING DRILLED FOR PLUMBING VENTS OR SIMILAR HOLES TO BE IN A 2 X 6 MIN. STUD WALL.
* ALL WATER LINES TO A SECOND FLOOR TO HAVE 1/2" AIR CHAMBERS.
* ABOVE GROUND WASTE - SCHEDULE 40 PVC 1120 SERIES
* BELOW GROUND WASTE - SCH. 40 PVC OR CAST IRON
* ABOVE GROUND WATER - TYPE L COPPER, NO LEAD SOLDER
* BELOW GROUND WATER - TYPE K COPPER
* COLORED PRIMER AND STACK TEST REQUIRED ON ALL PVC PIPING.
* 75LB. AIR OR WATER PRESSURE TEST REQUIRED ON WATER PIPING.
* UNDERGROUND SANITARY SHALL BE 4" MIN.

HVAC NOTES:
* HVAC CONTRACTOR TO VERIFY NEW & EXISTING HVAC SYSTEMS IN FIELD
* HVAC CONTRACTOR TO VERIFY HVAC SYSTEMS ARE CAPABLE OF PROVIDING ADEQUATE AIR FLOW TO NEW ADDITION, UPDATE, REPLACE, ADD TO OR MOVE AS REQD.
* FOR ANY PROPOSED ATTIC FURNACES, PROVIDE A SMOKE/CO DETECTOR, PROVIDE FLOOR DRAIN WITH PAN & AUTO SHUT OFF VALVE (FOR DRAIN BACK UP) ALONG WITH ANY OTHER REQUIREMENTS WHICH MAY BE NEEDED TO SATISFY LOCAL & NATIONAL BUILDING CODES.
* DUCT JOINTS AND SEAMS SHALL BE MADE SUBSTANTIALLY AIR TIGHT.
* DUCTS SHALL BE SUPPORTED AT 10'-0" INTERVALS MIN.
* PROVIDE MIN. 36" DEEP X 30" WIDE X 78" HIGH CLEAR WORK AREA IN FRONT OF FURNACE SERVICE PANEL.
FINISHES:
* ALL INTERIOR AND EXTERIOR FINISHES INCLUDING BUT NOT LIMITED TO MILLWORK, DOORS, WINDOWS, SIDING, ROOFING, ETC. ARE TO MATCH EXISTING UNLESS OTHERWISE NOTED.

DESIGN LOADING VALUES:

ROOF	30 PSF LIVE LOAD (SNOW)	WALLS	20 PSF WIND FOR 0-20 FT. HEIGHT
CEILING	20 PSF LIVE LOAD	FLOOR	30 PSF WIND FOR 21-29 FT. HEIGHT
FLOOR	60 PSF LIVE FOR EXTERIOR BALCONY		300 PSF WIND FOR 30 FT. AND ABOVE
	40 PSF LIVE FOR FLOORS, DECKS, STAIRS	SOIL	3000 PSF ASSUMED MINIMUM

OWNER/CONTRACTOR RESPONSIBLE TO VERIFY

CONCRETE/MASONRY NOTES:
* SEE FOUNDATION PLAN AND SECTIONS FOR HEIGHT OF FOUNDATION WALLS
* FOUNDATION REINFORCING TO BE GRADE OR LAP CONTINUOUS BARS 3/8" DIAMETERS
* ALL FOUNDATION WALLS WITH FULL MASONRY VENEER ABOVE TO BE A MINIMUM OF 1" THICK
* ALL EXTERIOR WALKOUT OR ENGLISH BASEMENT FRAME WALLS 6" (216 W/ 3" SHEATHING)
* STRENGTH OF CONCRETE AFTER 28 DAYS TO BE 3000 PSI FOR CONCRETE WALLS AND 3500 PSI FOR CONCRETE FLAT WORK AND EXTREME CONDITIONS
* ALL PORCESES, STEPS AND GARAGE FLOOR SLABS SHALL BE A MIN. OF 3500 PSI AND BETWEEN 5/8" & 7/8" AIR ENTRAINED.
* FOUNDATION HEIGHT TO BE AT SUCH A LEVEL SO NEW TOP OF FINISHED FLOOR MATCHES EXISTING TOP OF FINISHED FLOOR, UNLESS OTHERWISE NOTED.
* PROVIDE SAW CUTS IN EXISTING FOUNDATION TO PROVIDE FOR ADEQUATE ACCESS EITHER TO NEW CRANK SPACE OR BASEMENT, PER PLANS AND LOCAL CODES.
* PROVIDE SAW CUTS IN EXISTING FOUNDATION FOR HVAC ACCESS TO NEW ADDITION AS REQD.
* CONTRACTOR IS RESPONSIBLE TO PROVIDE VERIFICATION OF EXISTING STRENGTH AND DEPTH OF EXISTING FOUNDATION AND FOOTING.
* MASONRY MORTAR TO BE TYPE N

WINDOW NOTES:
* VERIFY ALL NEW WINDOW SIZES IN FIELD PRIOR TO PURCHASE.
* NEW WINDOWS TO MATCH EXISTING WINDOW TYPE & STYLE, UNLESS OTHERWISE NOTED.
* TOP OF WINDOWS IN REMODELED AREAS OF ADDITIONS TO MATCH EXISTING.
* FOR BASEMENTS, TOP OF WINDOWS @ 6'-8" (80") ABOVE FLOOR SLAB, UNLESS OTHERWISE NOTED.
* FOR 10'-0" PLATES, TOP OF WINDOWS @ 100% ABOVE SUB-FLOOR, UNLESS OTHERWISE NOTED.
* FOR 8'-0" PLATES, TOP OF WINDOWS @ 94% ABOVE SUB-FLOOR, UNLESS OTHERWISE NOTED.
* FOR 8'-0" PLATES, TOP OF WINDOWS @ 80% ABOVE SUB-FLOOR, UNLESS OTHERWISE NOTED.
* ALL WINDOWS ARE DESIGNATED IN ROUGH OPENING, SHOWN IN FEET AND INCHES.
* EXAMPLE: 2555 = 2'-5" X 5'-5" TO BE MET WITHIN 2" OR EXCEEDED.
* PROVIDE (2) 2 X 12 HEADERS ABOVE ALL NEW WINDOWS AND OPENINGS UNLESS OTHERWISE NOTED.
* VERIFY ALL EXISTING HEADERS WHICH BEARING WILL BE INCREASED AS A RESULT OF THE REMODELING TO BE MIN. (2) 2 X 12 UNLESS OTHERWISE NOTED.
* PROVIDE TEMPERED SAFETY GLAZING IN ALL NEW WINDOWS WITHIN 24" OF ANY DOOR, WITHIN 18" OF FLOOR, IN TUB & SHOWER ENCLOSURES, & IN STAIR WELLS.
* PROVIDE WINDOW GUARDS THAT COMPLY WITH ASTM F2006 OR F2090 WHEN NEW WINDOW SIZES ARE LESS THAN 24" ABOVE FINISHED FLOOR.
* ALL NEW PENETRATIONS SHALL HAVE A MAXIMUM U-VALUE AS FOLLOWS:
WINDOWS & DOORS = (0.30), SKYLIGHTS = (0.55)
* WINDOW & DOOR TAGS: FIXED WINDOW = (F), EGRESS WINDOW = (E), TEMPERED GLASS = (T)

STRUCTURAL NOTES:
* PROVIDE DOUBLE JOISTS UNDER ALL BEARING PARALLEL PARTITIONS, KITCHEN ISLANDS & POINT LOADS.
* ALL INTERIOR PARTITIONS 3/4" (2 X 4 STUD) UNLESS OTHERWISE NOTED.
* ALL EXTERIOR WALLS 4" (2 X 4 STUD W/ 1" SHEATHING).
* ALL EXTERIOR FRAME WALLS W/ MASONRY VENEER = 9" (2 X 4 STUDS W/ 1" SHEATHING + 1" AIR SPACE + 4" MASONRY VENEER).
* ALL EXTERIOR WALLS 6" (2 X 6 STUDS W/ 3/4" SHEATHING).
* ALL EXTERIOR FRAME WALLS W/ MASONRY VENEER = 11" (2 X 6 STUDS W/ 3/4" SHEATHING + 1" AIR SPACE + 4" MASONRY VENEER).
* ALL EXTERIOR DIMENSIONS ARE SHIPPED TO EXTERIOR OF WALL SHEATHING OR FULL MASONRY VENEER & ALSO COINCIDES WITH EXTERIOR OF FOUNDATION EDGE. DIMENSIONS ARE NEVER SHIPPED TO FINISH MASONRY VENEERS. THEY ARE DESIGNATED AS A TYPE OF EXTERIOR FINISH/LOADING WALLS TO BE 1/2" TO 3/4" & STRUCTURAL STEEL BOLTS TO BE 1/2" TO 3/4".
* PROVIDE (5" X 3/4" X 3/4") ST. ANGLE L.L.V. ABOVE OPENINGS UP TO 9'-0" WIDE W/ MASONRY VENEER ABOVE.
* PROVIDE (8" X 4" X 3/4") ST. ANGLE L.L.V. ABOVE OPENINGS FROM 9'-0" TO 16'-0" WIDE W/ MASONRY VENEER ABOVE.
* PROVIDE (7" X 4" X 3/4") ST. ANGLE L.L.V. ABOVE 16'-0" & 18'-0" OVERHEAD DOORS W/ UP TO 2' OF MASONRY VENEER ABOVE.
* PROVIDE (9" X 4" X 3/4") ST. ANGLE L.L.V. ABOVE 16'-0" & 18'-0" WIDE OVERHEAD DOORS W/ MORE THAN 2' OF MASONRY VENEER ABOVE.
* STEEL FABRICATOR SHALL PROVIDE ALL MISCELLANEOUS CONNECTORS AND SHIMS FOR A COMPLETE INSTALLATION.
* STEEL FLUTCH PLATE BEAMS TO BE CONNECTED WITH 3/8" BOLTS @ 20" O.C. AND (2) @ EACH END.
* ALL STEEL BEAMS, LINTELS & COLUMN PLATES SHALL BE SHOP PRIMED.
* WALLS SHALL BE BRACKETED AT EACH END AND 25' O.C. MAX.
* ALL JOISTS, STUDS & RAFTERS TO BE SPP #1/2 (CANADIAN) UNLESS OTHERWISE NOTED.
* ALL HEADERS TO BE (2) 2 X 12 SPP #1/2 (CANADIAN) UNLESS OTHERWISE NOTED.
* THE DIAMETER OF HOLES BORED INTO SOLID SAWN MEMBERS SHALL NOT EXCEED 1/3 THE DEPTH OF THE MEMBER AND SHALL NOT BE CLOSER THAN 2" FROM THE TOP OR BOTTOM OF THE MEMBER OR TO ANY OTHER HOLE.
* THE DIAMETER OF HOLES BORED INTO PRE-ENGINEERED FRAMING MEMBERS SHALL FOLLOW MFG. APPROVED SPECIFICATIONS.
* PROVIDE PRE-ENGINEERED FLOOR JOIST MANUFACTURER'S INSTALLATION INSTRUCTIONS ON THE JOIST AT THE TIME OF INSPECTIONS.
* PRE-ENGINEERED FLOOR JOIST TO BE BY "TRUSTUSIT" MANUFACTURER OR EQUIVALENT PER MANUFACTURER'S RECOMMENDATIONS.
* PRE-ENGINEERED FLOOR JOIST SUPPLIER SHALL PROVIDE JOIST LAYOUT FROM MANUFACTURER PRIOR TO FRAMING.
* PRE-ENGINEERED FLOOR JOIST SUPPLIER SHALL PROVIDE JOIST LAYOUT FROM MANUFACTURER PRIOR TO FRAMING.
* (2) 2X STUDS IN INTERIOR PARTITIONS W/ DBL. JST. BELOW UNLESS OTHERWISE NOTED.
* (2) 2X STUDS IN EXTERIOR WALLS, UNLESS OTHERWISE NOTED.
* (2) POINT LOAD FROM ABOVE WITH DOUBLE JOIST BELOW UNLESS OTHERWISE NOTED.
* ALL EXTERIOR WALLS OVER 10'-0" TALL TO BE 2X6 @ 20" O.C. STUD WALLS.
* ADD 2" X HORIZONTAL BRACING, SAME WIDTH AS STUDS, BETWEEN STUDS IN EXTERIOR WALLS OVER 8'-0" IN HEIGHT. FASTEN EXTERIOR SHEATHING TO BRACING AND TO STUDS.
* HALF WALLS TO BE MIN. 36" TALL UNLESS OTHERWISE NOTED.
* FIREBLOCKING SHALL BE INSTALLED AT THE FOLLOWING LOCATIONS:
- CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING STAGGERED OR PARALLEL ROWS OF STUDS, VERT. AT CEILING AND FLOOR LEVELS AND HORIZ. AT 10'-0" INTERVALS.
- ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILING AND COVE CEILING.
- CONCEALED SPACES BETWEEN STAIR STRINGERS AT TOP AND BOTTOM OF THE RISK.
- OPENINGS AROUND SINKS, PIPES, DUCTS, CHIMNEYS AND THROUGH PARTITIONS AT CEILING AND FLOOR LEVEL, WITH NONCOMBUSTIBLE MATERIALS.

ELECTRICAL NOTES:
* WHEN REMODELING OR ADDING A KITCHEN, LAUNDRY ROOM OR GARAGE, THE FOLLOWING NOTES APPLY:
* ALL OUTLETS ABOVE KITCHEN COUNTERTOP TO BE GFI & MAXIMUM 48" O.C.
* ALL OUTLETS WITHIN 22' OF ANY SINK OR WATER FEATURE TO BE GFI.
* ALL OUTLETS IN GARAGE TO BE GFI.
* ALL EXISTING ELECTRICAL COMPONENTS WHICH ARE EFFECTED BY THE REMODELING OR ADDITION ARE TO BE ADJUSTED, REPAIRED, MOVED OR MODIFIED AS REQD TO CONFORM TO CURRENT LOCAL AND NATIONAL ELECTRICAL CODES.
* WHEN MODIFYING AN EXISTING RESIDENCE (ALTERATIONS, REPAIRS OR MODIFICATIONS) THE ENTIRE BUILDING SHALL BE PROVIDED WITH SMOKE & CARBON MONOXIDE DETECTORS PER LOCAL CODE & LOCATED AS REQUIRED FOR A NEW DWELLING.
* (1) COMBO. SMOKE/CARBON MONOXIDE DETECTOR @ EACH FLOOR LEVEL.
* (1) SMOKE DETECTOR IN EACH BEDROOM.
* (1) COMBO. SMOKE/CARBON MONOXIDE DETECTOR WITHIN 15'-0" OF EACH BEDROOM DOOR/ENTRANCE.
* ALL TYPICAL ROOM OUTLETS TO BE SPACED MAX. 12'-0" APART, UNLESS OTHERWISE NOTED.
* VERIFY THAT NO POINT ALONG ANY WALL 2'-0" LONG OR LONGER IN ANY HABITABLE ROOM TO BE MORE THAN 6'-0" FROM AN OUTLET.
* ALL ELECTRICAL CONDUCTORS ARE TO BE SOLID COPPER IN ELECTRICAL METALLIC TUBING.
* ALL OUTLETS SHALL BE ARC-FAULT PROTECTED.
* ALL 15- & 20 AMP OUTLETS SHALL BE TAMPER RESISTANT.
* ALL CEILING OUTLET ELECTRICAL BOXES SHALL BE CAPABLE OF SUPPORTING A CEILING FAN.
* RECESSED INCANDESCENT OR SURFACE MOUNTED FLUORESCENT LIGHT FIXTURES IN CLOSETS SHALL BE LOCATED A MIN. OF 6" IN FRONT OF THE TOP SHELF AND SURFACE MOUNTED INCANDESCENT FIXTURES IN WALK-IN CLOSETS SHALL BE AT LEAST 12" IN FRONT OF TOP SHELF AND SHALL BE FULLY ENCLOSED WITH A GLASS SURFACE MOUNTED INCANDESCENT LIGHT FIXTURES ARE NOT PERMITTED IN CLOSETS OTHER THAN WALK-IN.
* PROVIDE SEPARATE 20 AMP CIRCUITS FOR KITCHEN REFRIGERATORS, MICROWAVES, GARAGE DISPOSALS & DISHWASHERS.
* PROVIDE SEPARATE LOCAL DISCONNECTS FOR KITCHEN CABBAGE DISPOSALS & DISHWASHER.
* PROVIDE MIN. 36" DEEP X 30" WIDE X 78" HIGH CLEAR WORK AREA IN FRONT OF ELECTRICAL PANEL.
* PROVIDE 200 AMP ELECTRICAL SERVICE FOR BUILDINGS UP TO 6,000 SF.
* PROVIDE 400 AMP ELECTRICAL SERVICE FOR BUILDINGS OVER 6,000 SF.

CODE CONFORMANCE
THE DRAWINGS AND RELATED CONSTRUCTION TO CONFORM WITH THE FOLLOWING:

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40 Crystal St.
Crystal Lake, IL 60013

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WEST ALLIS, WI 53214

PRELIMINARY

SITE PLAN
DRAWING INDEX
GENERAL NOTES

Job Number: 24266
Sheet Number: A000
File Name: 24266A000

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DEMOLITION PLAN LEGEND

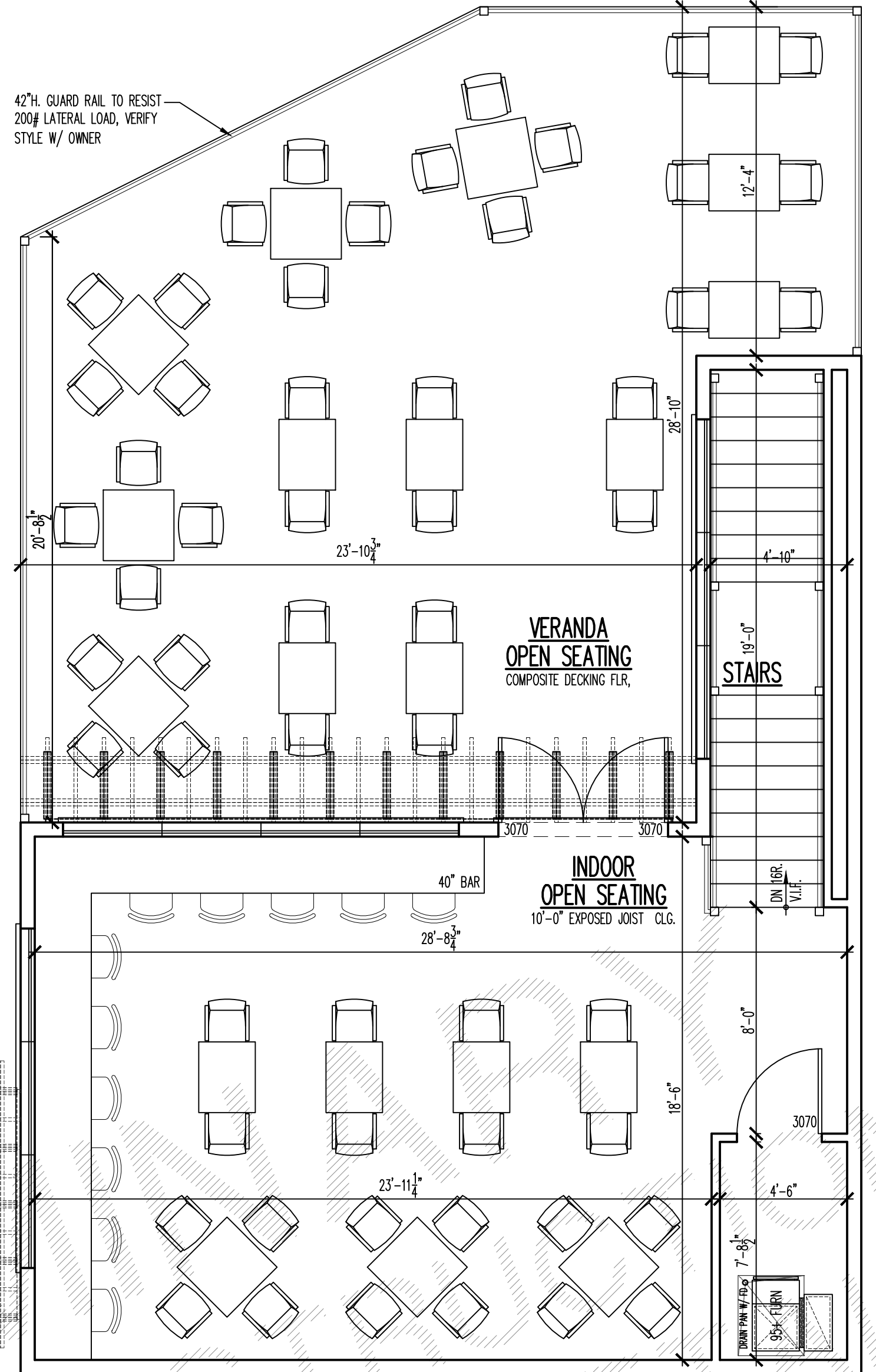
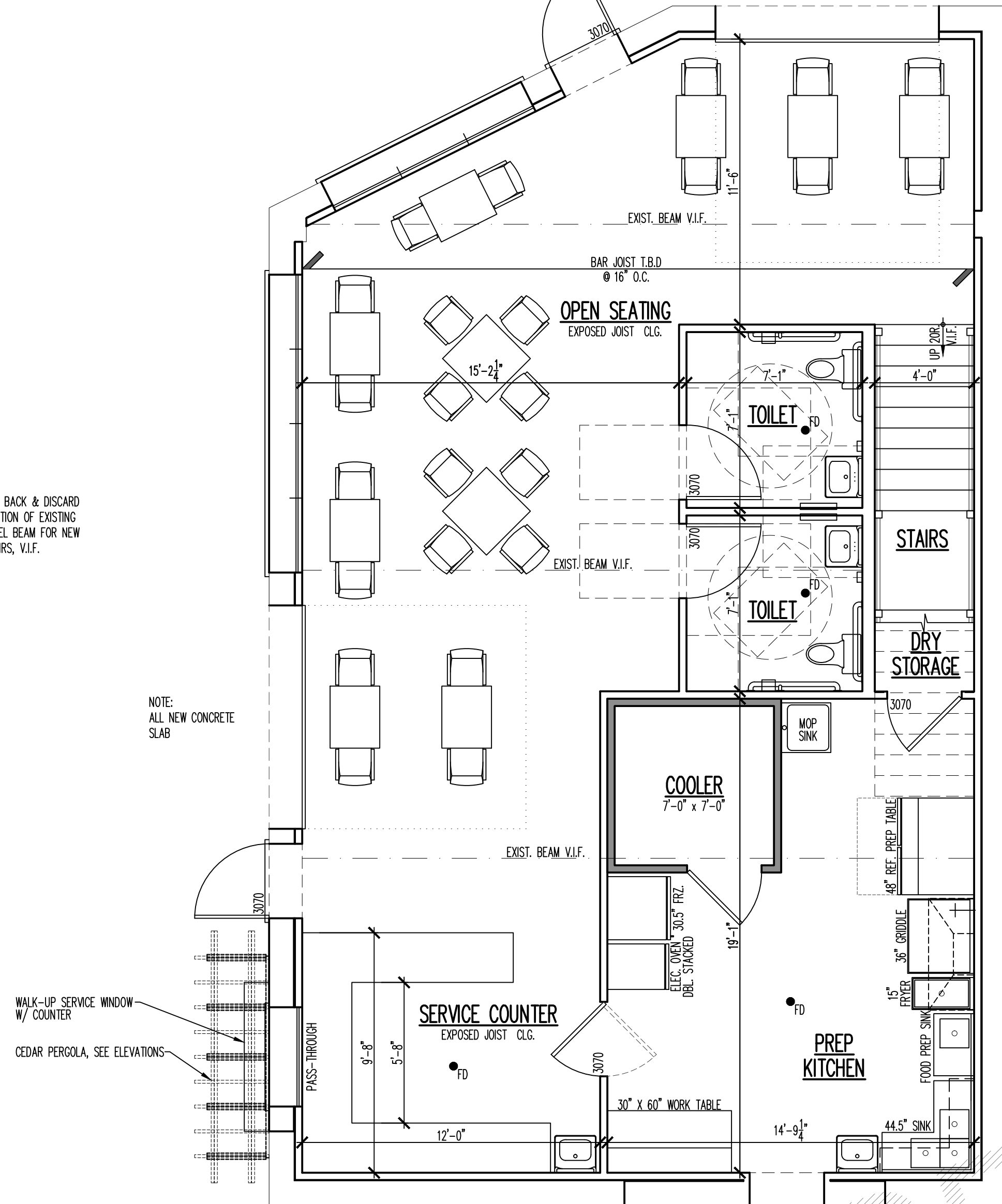
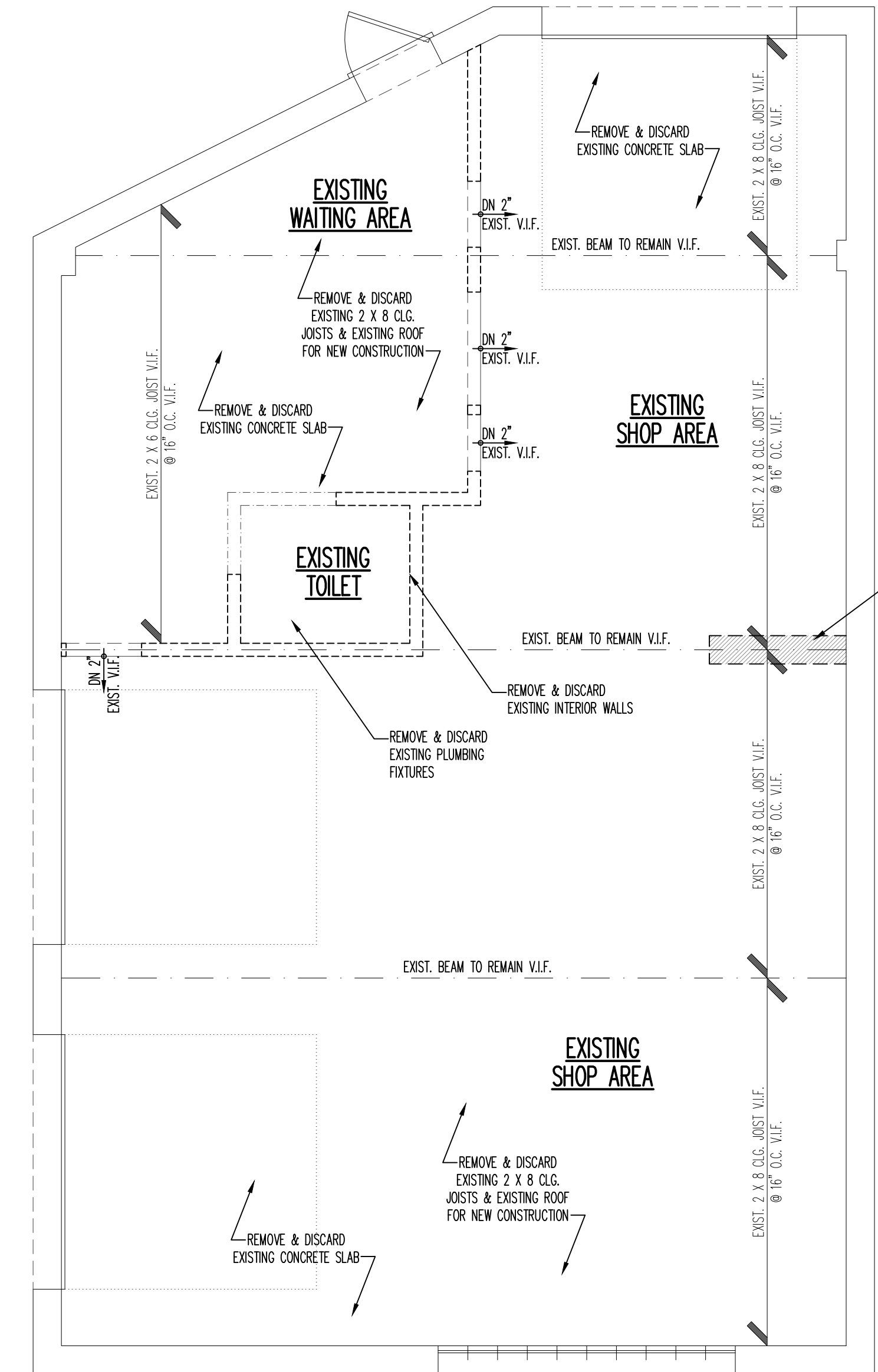
- +— EXISTING FRAME WALLS & OTHER ITEMS
- - - WALLS & OTHER ITEMS TO BE ALTERED, REMOVED, REPLACED, DEMOLISHED OR DISCARDED PER PROPOSED PLANS

NOTE:
ALL DIMENSIONS OF EXISTING WALLS & EXISTING SPACES TO BE VERIFIED IN FIELD BY G.C. PRIOR TO ORDERING OF ANY/ALL MATERIALS & PRIOR TO CONSTRUCTION.

NOTE:
SUPPORT OR REMOVE ABOVE STRUCTURE PRIOR TO ANY DEMOLITION.

ALA SQUARE FOOTAGE	
EXISTING BUILDING	1370.9
PROPOSED FIRST FLOOR	1370.9
PROPOSED SERVICE AREA	160.3
PROPOSED PREP KITCHEN	293.4
PROPOSED SEATING AREA	580.2
PROPOSED SECOND FLOOR	1285.4
PROPOSED INDOOR SEATING AREA	700.4
PROPOSED VERANDA SEATING AREA	520.2

NO.	DATE	DESCRIPTION
1	08-27-24	PRELIMINARY DESIGN
2	09-14-24	DESIGN DEVELOPMENT
3	10-14-24	DESIGN DEVELOPMENT
4	10-22-24	DESIGN DEVELOPMENT
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98	10-22-24	DESIGN DEVELOPMENT
99	10-22-24	DESIGN DEVELOPMENT
100	10-22-24	DESIGN DEVELOPMENT



1E A100 FIRST FLOOR DEMOLITION PLAN 1/4"=1'-0"

1E A100 FIRST FLOOR DEMOLITION PLAN 1/4"=1'-0"

1E A100 FIRST FLOOR DEMOLITION PLAN 1/4"=1'-0"

LA FINCA COFFEE HOUSE
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PRELIMINARY

FIRST FLOOR DEMOLITION PLAN
FIRST FLOOR PLAN
SECOND FLOOR PLAN

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Cary, IL 60013 Waukegan, WI 53186

ALIA

Job Number: 24266
Sheet Number: A100

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ELEVATION NOTES

- * DO NOT SCALE ELEVATIONS. VERIFY WALL HEIGHTS WITH PLANS, CONTACT ARCHITECT WITH ANY DISCREPANCIES
- * WHEN INTERSECTING TWO ROOF PLANES WITH DIFFERENT ROOF PITCHES, BLOCK TOP OF STUD WALL OR BEAM AS REQUIRED TO ALLOW FASCIAS TO LINE UP RETAINING A COMMON EAVE DISTANCE.
- * SEE ROOF PLAN FOR TYPICAL EAVE AND RAKE DISTANCES UNLESS OTHERWISE NOTED ON ELEVATIONS
- * IF RIDGE AND SOFFIT VENTS PROVIDE LESS THAN THE CODE MINIMUM, ADD CAN VENTS AS NEEDED TO THE REAR AND SIDE ELEVATIONS

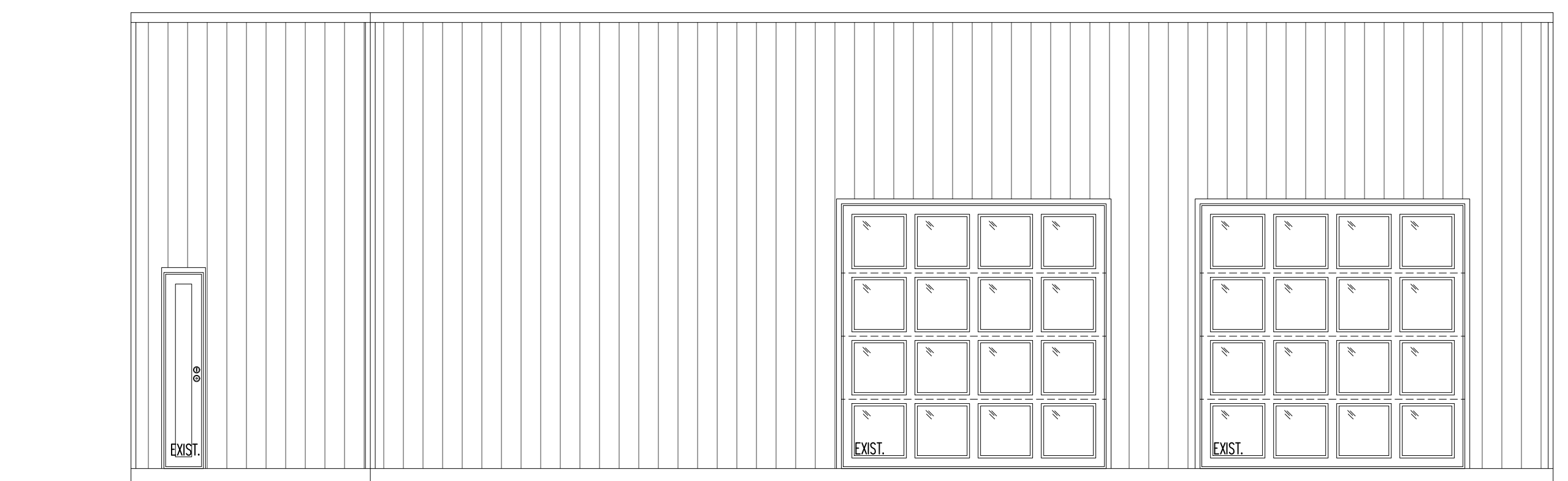
WINDOW NOTES

- * ALL WINDOWS ARE DESIGNATED IN ROUGH OPENING, SHOWN IN FEET & INCHES TO BE MET WITHIN 2" OR EXCEEDED, DEPENDING ON MFG.
- EXAMPLE: 2555 = 2'-5" X 5'-5"
- EXAMPLE: 3086 = 3'-0" X 6'-8"
- EXAMPLE: 18080 = 18'-0" X 8'-0"
- TEMPERED GLASS = (T)
- FIXED WINDOW = (F)
- EGRESS WINDOW = (E)
- DOOR OR WINDOW PANE SLIDES RIGHT = (R)
- DOOR OR WINDOW PANE SLIDES LEFT = (L)

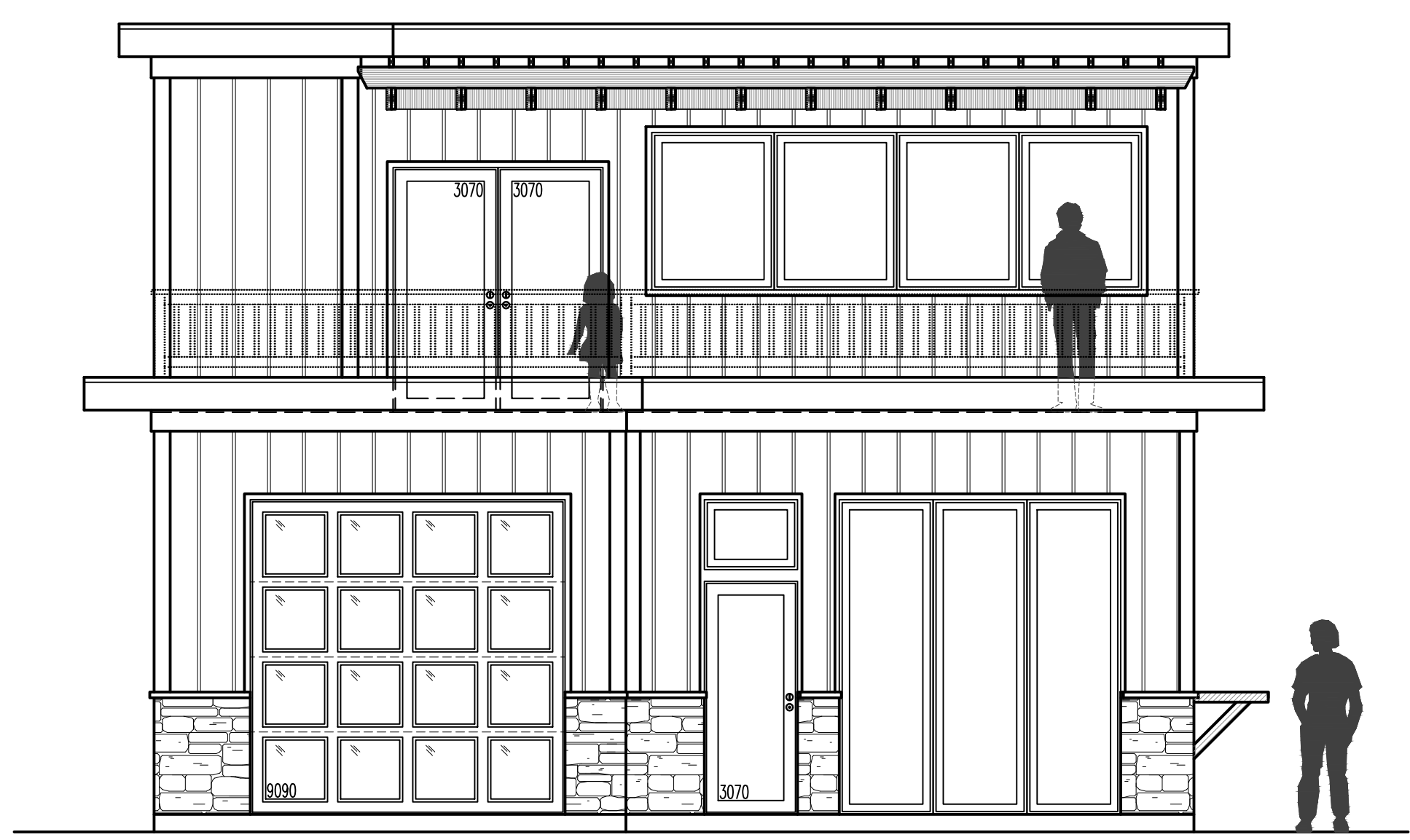
REMODELING & ADDITION NOTES

- * WHEN ALIGNING NEW ROOF PLANES WITH EXISTING, VERIFY EXISTING ROOF PITCH IN FIELD PRIOR TO PURCHASE OR ORDERING OF ROOFING STRUCTURAL AND FINISHING MATERIALS.
- * ALL NEW SIDING TO MATCH EXISTING UNLESS OTHERWISE NOTED. VERIFY WITH OWNER.
- * ALL NEW FASCIA, FRIEZE AND SOFFITS TO MATCH EXISTING UNLESS OTHERWISE NOTED. VERIFY WITH OWNER.
- * VERIFY SIZE OF WINDOWS IN FIELD PRIOR TO PURCHASE.
- * ALL BEDROOMS MUST BE PROVIDED ONE EGRESS WINDOW SIZE TO MEET LOCAL CODE. VERIFY LOCATION WITH PLANS AND OWNER.

NO.	DATE	BY	DESCRIPTION
1	10-27-24	AM	PRELIMINARY DESIGN
2	10-27-24	AM	DESIGN DEVELOPMENT
3	10-27-24	AM	DESIGN DEVELOPMENT
4	10-27-24	AM	DESIGN DEVELOPMENT
5	10-27-24	AM	DESIGN DEVELOPMENT



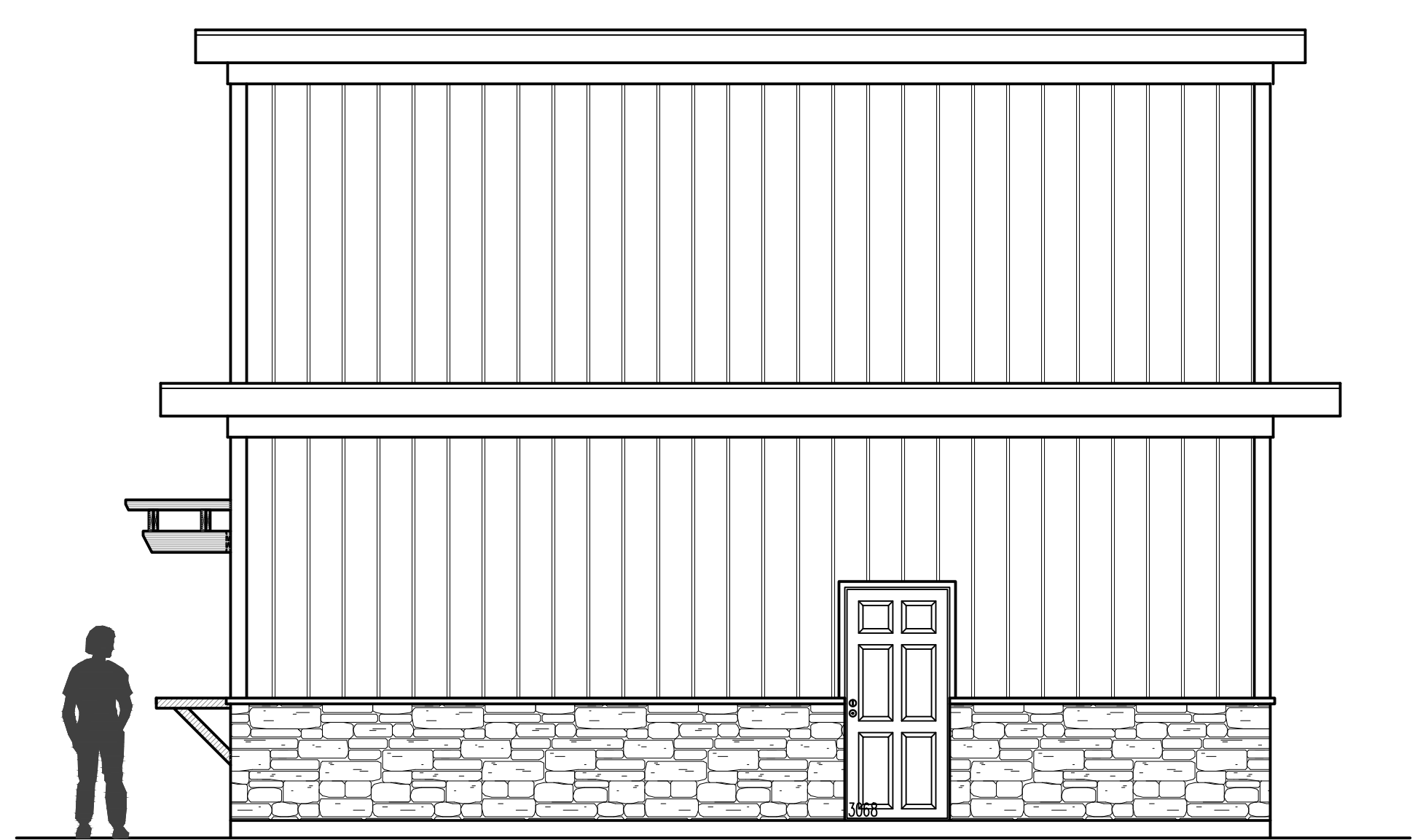
3B
A200
EXISTING FRONT ELEVATION
1/4"=1'-0"



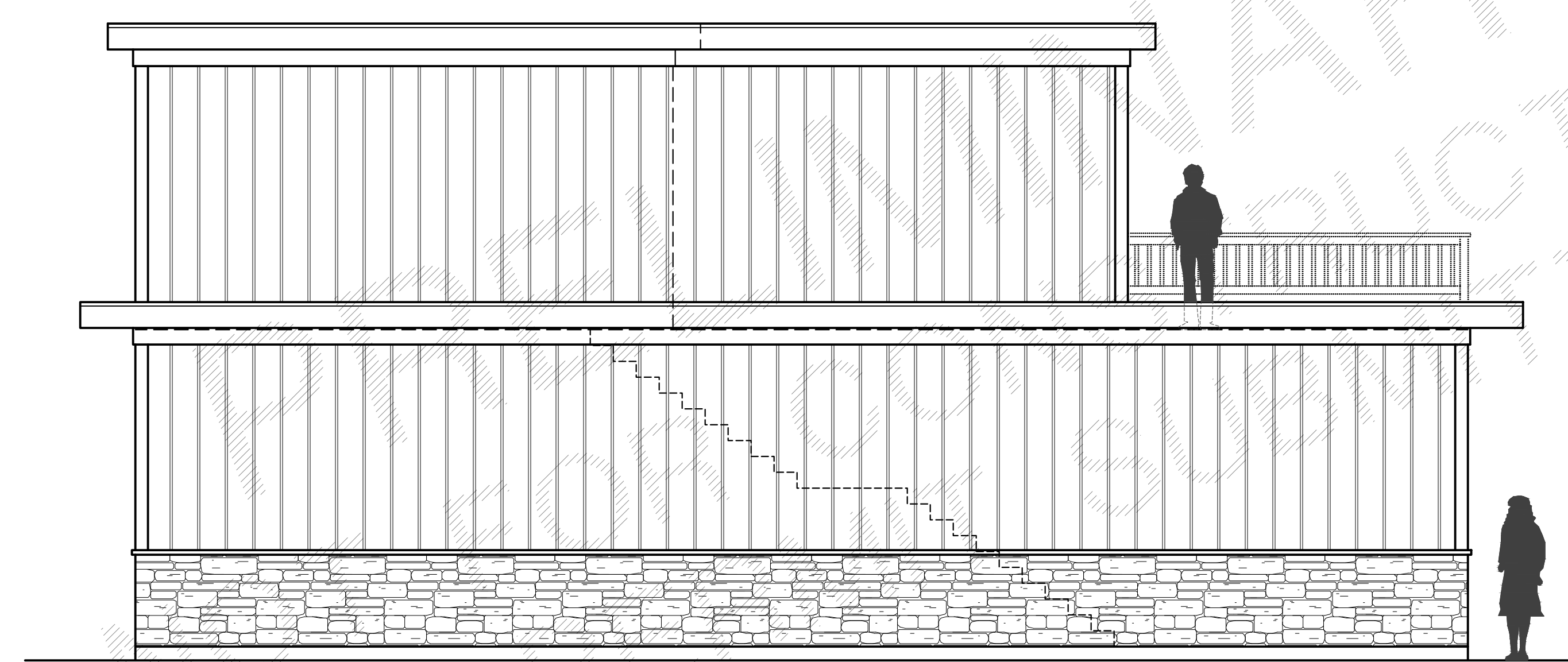
1C
A200
LEFT SIDE ELEVATION
1/4"=1'-0"



3C
A200
FRONT ELEVATION
1/4"=1'-0"



1E
A200
RIGHT SIDE ELEVATION
1/4"=1'-0"



3E
A200
REAR ELEVATION
1/4"=1'-0"

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CARY, IL 60013

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Sheet Number: A200

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