

CASE STUDY:
PIE EYED MONK BREWERY



Challenge

A 150-year-old grainery building was transformed into a restaurant and microbrewery in Ontario by a couple looking to revitalize their community and join the up-and-coming craft beer market. The ultimate challenge was constructing the required elevator shaft and two staircases. Historically, elevators have been constructed with masonry or cast-in-place concrete using flying formwork. However, the build site's tight lot line did not allow for exterior scaffolding or equipment and the requirement of insulated walls meant that traditional materials were not an option. The builder turned to Fox Blocks Preassembled Reveal One for a perfect fit with an exposed concrete interior for fire rating. Fox Blocks was used at the doorways and windows for an airtight envelope and exterior strapping on the outside of the Reveal One forms was attached using a manlift. The entire elevator shaft addition was built with Fox Blocks and there is a seamless transition between the two structures.

Thanks to the compact size of the form, there was minimal product waste and less time spent trimming. This project is only the second in Canada to use Fox Blocks Reveal One for an elevator shaft and stairwells. It caught the attention of the design community and now many other projects will include Fox Blocks for elevator shafts and other applications.

Project Highlights

- Historic building addition**
- 52-foot elevator shaft built with "one-sided" ICFs**
- Highly publicized on television, print and online**
- Awarded specialty application first place by the ICF 2019 Builder Awards**

Project Stats

- Location:** Lindsay, Ontario, Canada
- Industry:** Microbrewery
- Size:** 4,800 sq. ft (built with ICFs)
- ICF Use:** 4,800 sq. ft.
- Cost:** \$3.75 million
- Total Construction:** 42 weeks
- ICF Installation:** 36 days



Sustainability

The existing two-foot-thick masonry walls were left exposed, inside and out, while the windows were replaced with new LOW-E Argon thermopane windows. The mechanicals were updated with a state-of-the-art ERV connected to the kitchen exhaust; ERVs were also added to the restaurant and banquet hall. HRVs for the basement and upper two floors of offices were also installed. In the colder months, the excess heat from the steam boiler will be used to heat the building.

Because the building is being utilized in part as a brewhouse, the waste needed to be treated before entering the sewer system. The brewery's discharge waste was engineered to run through an internal waste treatment plant that introduces microorganisms to break down and treat the outflow waste from the tanks before being deposited into the town sewer. Pie Eyed Monk is the first establishment in the area to utilize microorganisms for wastewater treatment.

Budget

Despite tight working conditions and inherent unknowns involved in a historical build, the project was delivered on time and on budget.



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Timing

As is true of most historic building renovation projects, surprises lurked behind the walls, presenting the inevitable and unpredictable challenges and difficulties. Despite these obstacles and setbacks, the brewery opened its doors on schedule. This was due, in part, to the use of Fox Blocks. Even with the gusty conditions during the ICF implementation, there were no project delays and electricians and other utility personnel found Fox Blocks easy to work with.



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