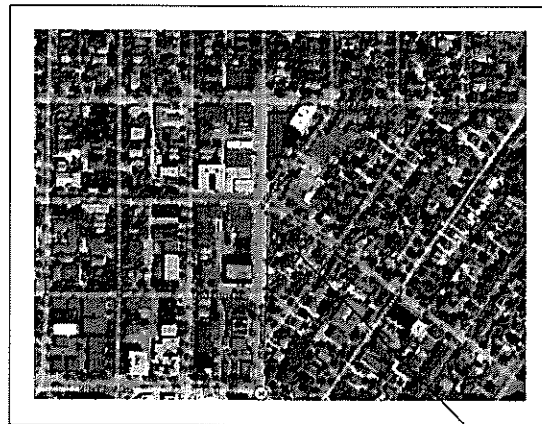


RETAIL AND PARKING STRUCTURE

2590 NORTH DOWNER AVENUE



⊕ PROJECT LOCATION

CONSTRUCTION DOCUMENTS

PROJECT AND BUILDING DATA

OVERALL BUILDING: 13,894 SF FOOTPRINT
6,529 SF RETAIL MAIN FLOOR

4 STORIES WITH ROOF LEVEL PARKING
118 PARKING STALLS

ZONING: PD, PLAN DEVELOPMENT

OCCUPANCY: M, MERCANTILE (SPECULATIVE RETAIL)
S-2, STORAGE GARAGE ABOVE, OPEN
PARKING STRUCTURE

CONSTRUCTION: TYPE II-B

CONTACT INFORMATION

ARCHITECTURE

WORKSHOP ARCHITECTS
1736 NORTH SECOND STREET
MILWAUKEE, WI 53212
CONTACT: MELISSA RUDOLPH
(414) 272-8822
FAX (414) 272-8812

STRUCTURAL

PIERCE ENGINEERS, INC.
241 NORTH BROADWAY
MILWAUKEE, WI 53202
CONTACT: SARAH FRESCKA
(414) 278-6060
(414) 278-6061 FAX

SHEET INDEX

T100 TITLE SHEET

ARCHITECTURAL

- A002 SITE PLAN
- A200 GROUND FLOOR & WALL TYPES
- A201 LEVEL 2 - 4 PLAN
- A202 ROOF LEVEL PLAN
- A400 ELEVATIONS
- A401 ELEVATIONS

WORKSHOPARCHITECTS

1736 NORTH SECOND STREET
MILWAUKEE, WI 53212
VOICE: 414-272-8822
FAX: 414-272-8812



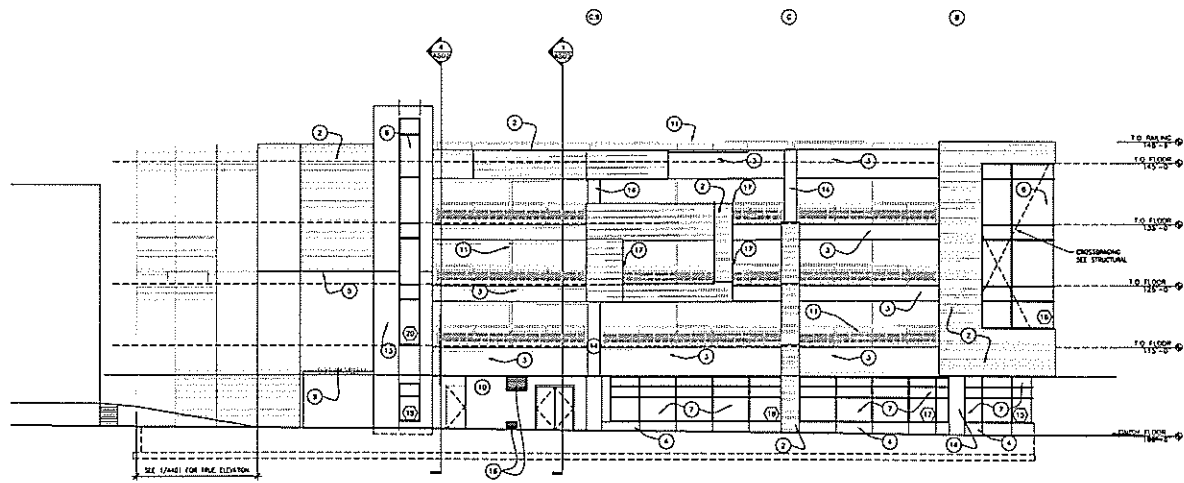
PROJECT:
RETAIL &
PARKING
STRUCTURE

ADDRESS:
2574/2590 NORTH
DOWNER AVE

REVISIONS		
TAG	DATE	BY

WISA PROJECT NO: 06-129
SCALE: AS NOTED
PHASE: CD
DATE: 9.17.07

TITLE
SHEET
T100



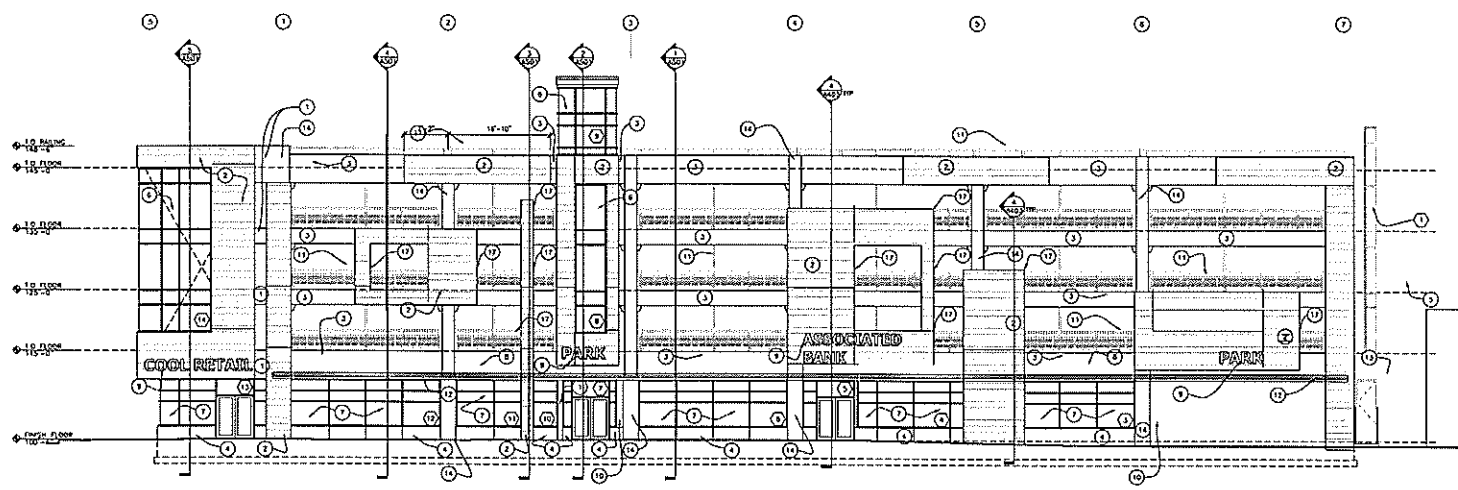
4 NORTH ELEVATION
A7.4

- 1 PRECAST PANEL, WHITE CEMENT ADD ETOXED
- 2 PRECAST PANEL WITH REVEALS, SAND BLASTED AND STAINED
- 3 PRECAST LEADER BEAM, WHITE CEMENT, ADD ETOXED
- 4 PAN SET BLACK GRANITE AT BASE, ALSO WHITE GRANITE WITH REVEALS, REASURES BY CONTRACTOR GLAZING ABOVE
- 5 PRECAST PANEL JOINTS TO BE COORDINATED WITH PRECAST CONCRETE CONTRACTOR & ARCHITECT
- 6 CUSTOM WALL GLAZING SYSTEM GARD BY CM ARCHITECTURAL, FOR WINDOW TYPES SEE A401
- 7 SYSTEMIC GLAZING, LEO SYSTEM BY CM ARCHITECTURAL, WITH 201 STILE DOOR, FOR WINDOW TYPES SEE A401
- 8 FABRIC FINING WITH ALUMINUM FRAME, SHAKOLA FABRIC FINING ON 1" SQUARE FLUTE ALUMINUM FINING
- 9 ELECTRICAL CONTRACTOR TO COORDINATE POWER FOR SIGNAGE, SLEEVE ELECTRIC THROUGH PRECAST LEADER BEAM, SQUARE, BLACK
- 10 CHAL WITH METAL DRY BLOCK, PAINT, COLOR TO MATCH PRECAST CONCRETE STAIN
- 11 METAL FINING, POWDER COATED, COLOR SELECTED BY ARCHITECT
- 12 METAL FINING FINING, POWDER COATED, COLOR SELECTED BY ARCHITECT SIMILAR DETAIL TO A402
- 13 PRECAST PANEL SAND BLASTED AND STAINED
- 14 WHITE CEMENT PRECAST COLUMN, ADD ETOXED
- 15 METAL FINING, POWDER COATED, WITH GATE, COLOR SELECTED BY ARCHITECT
- 16 METAL LOUVER, COLOR TO MATCH ROUGHEN CHAL VERIFY SIZE & LOCATION WITH IRON CONTRACTOR
- 17 CONTRIVE RAILING BEHIND PANEL AT LOCATIONS NOTED, REMOVE CHAL, SEE PLAN ON A251

3 MATERIAL KEY
A7.4

- 1 WINDOW TYPES, SEE A401
- 2 SEE MADE FOR PANEL TYPES
- 3 SEE MADE FOR FINING LAYOUT

2 GENERAL NOTES
A7.4



1 WEST ELEVATION
A7.4

WORKSHOP ARCHITECTS

1734 N SECOND ST
VANCOUVER, BC V6J 2K2

3614 WALKER, W1510
VANCOUVER, BC V6J 2K2

PROJECT:
RETAIL & PARKING STRUCTURE

ADDRESS:
2574/2590 NORTH DOWNER AVE

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WSA PROJECT NO. 106-123
SCALE AS NOTED
PROJECT C/O
DATE 9.17.07

ELEVATIONS

A400

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PROJECT:
RETAIL & PARKING
STRUCTURE

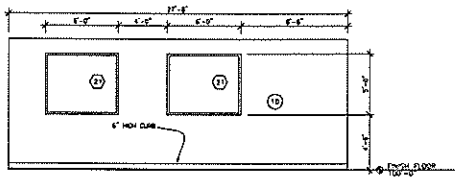
ADDRESS:
2574/2590 NORTH
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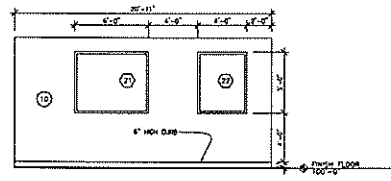
WSPA PROJECT NO. 06-123
SCALE: AS NOTED
PHASE: CD
DATE: 9/17/07

ELEVATIONS

A401



7 DRIVE-THRU ELEVATION



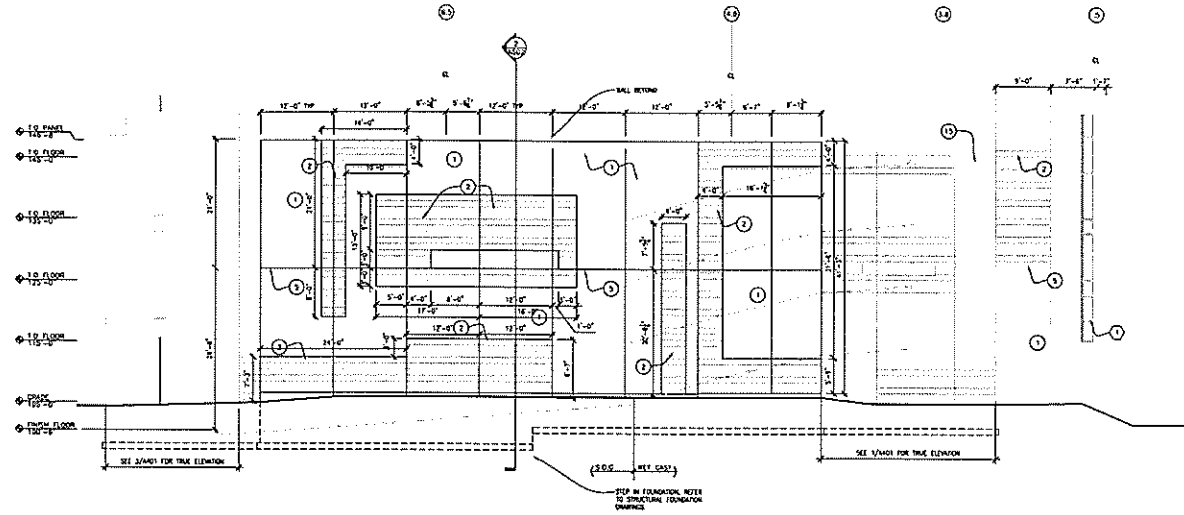
5 DRIVE-THRU ELEVATION

- 1. WINDOW TYPES SEE A403
- 2. SEE A402 FOR PANEL TYPES
- 3. SEE A402 FOR FINISH LAYOUT

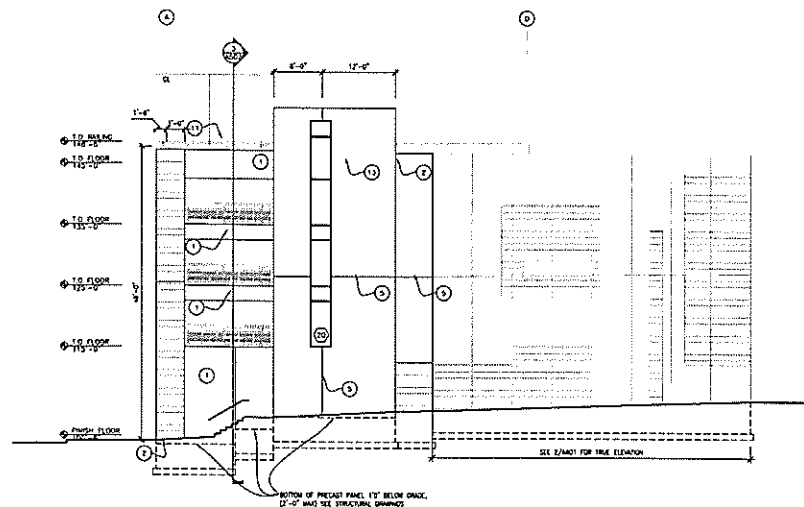
5 GENERAL NOTES

- 1. PRECAST PANEL, WHITE CEMENT ADO ETCHED
- 2. PRECAST PANEL WITH REVEALS, SAND BLASTED AND FINISHED
- 3. PRECAST LEDGER BEAM, WHITE CEMENT, ADO FINISHED
- 4. 1/2" SET BLACK GRANITE AT BASE, ALUM VERTICAL CORNICE WITH VERTICAL BEADING OF STONEWORK GLAZING ABOVE
- 5. PRECAST PANEL JOINTS TO BE COORDINATED WITH PRECAST CONCRETE CONTRACTOR & ARCHITECT
- 6. CURTAIN WALL GLAZING SYSTEM SAAS BY OR ARCHITECTURAL, FOR WINDOW TYPES SEE A403
- 7. STAINLESS STEEL GLAZING, 450 SYSTEM BY OR ARCHITECTURAL, WITH SET GLAZE BLOCK FOR WINDOW TYPES SEE A403
- 8. FINISH FINISH WITH ALUMINUM FRAME, DANIELLE FABRIC FINISH ON 1" SQUARE ALUMINUM FRAME
- 9. ELECTRICAL CONTRACTOR TO COORDINATE POWER FOR SERVICE, SLEEVES ELECTRIC THROUGH PRECAST LEADER BEAM THROUGH PANEL
- 10. DIAL WITH INTERNAL SET BLACK FINISH, COLORE TO MATCH PRECAST CONCRETE STAIN
- 11. METAL FINISH, POWDER COATED, COLOR SELECTED BY ARCHITECT
- 12. METAL FINISH, POWDER COATED, COLOR SELECTED BY ARCHITECT (SAMAIA DETAIL TO A400)
- 13. PRECAST PANEL SAND BLASTED AND FINISHED
- 14. WHITE CEMENT PRECAST COLUMN, ADO ETCHED
- 15. METAL FINISH, POWDER COATED, WITH GAZE, COLOR SELECTED BY ARCHITECT
- 16. METAL FINISH, COLOR TO MATCH ADJACENT WALL, VERIFY SIZE & LOCATION WITH FINISH CONTRACTOR
- 17. CENTERLINE FINISH BEHIND PANEL AT LEADING, NOTES REMOVE DRILL, SEE PLAN ON A251

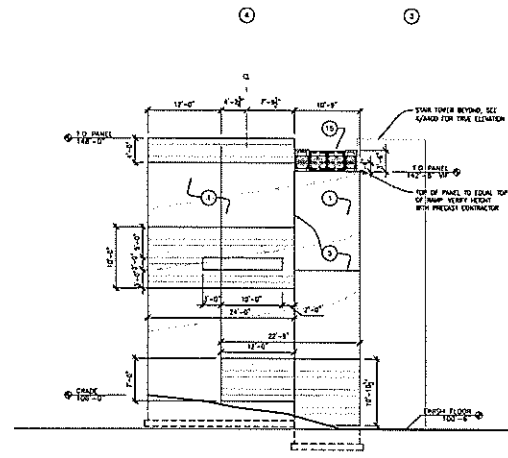
4 MATERIAL KEY



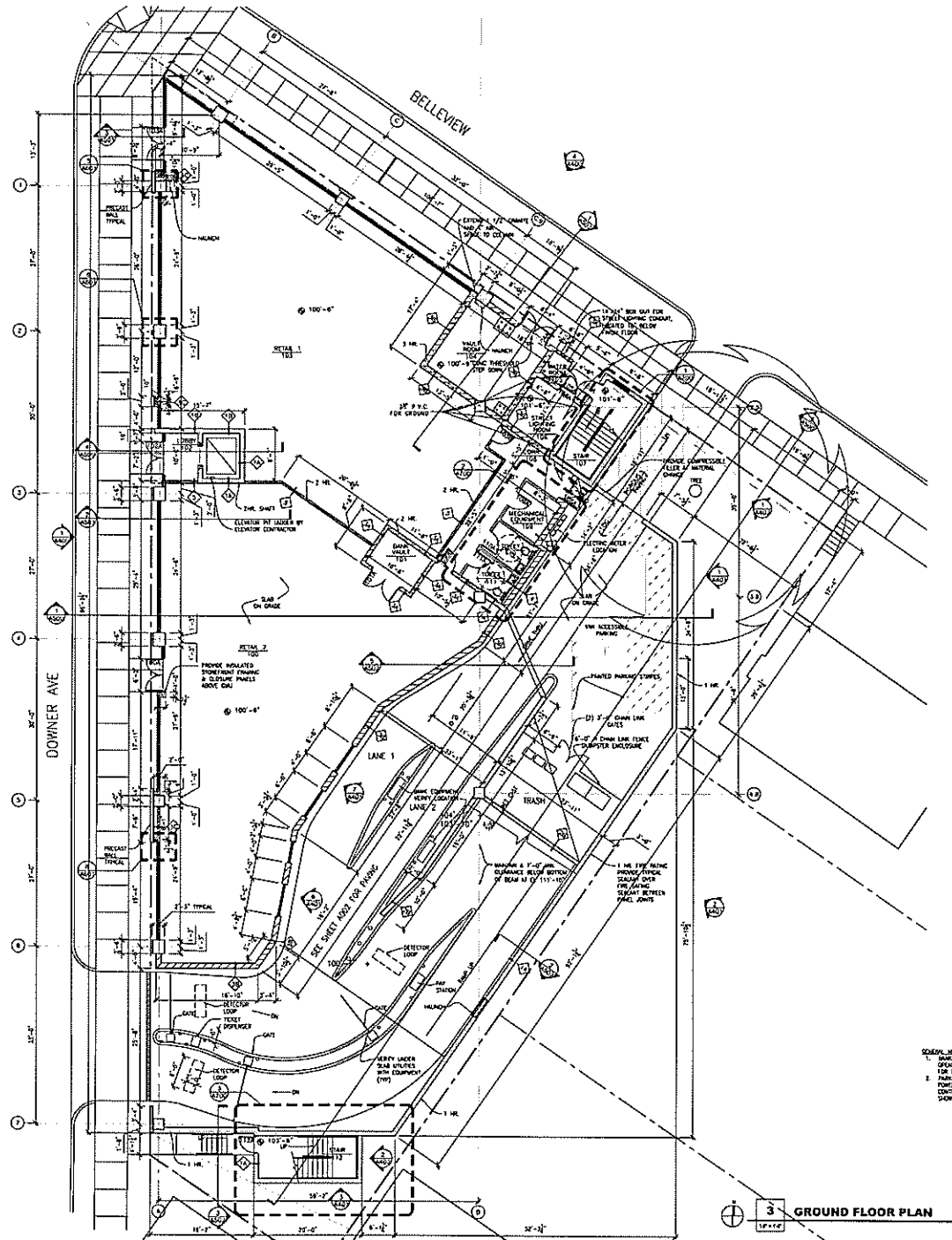
2 EAST ELEVATION



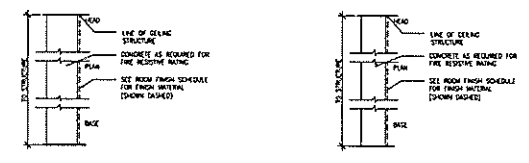
3 SOUTH ELEVATION



1 NORTHEAST ELEVATION

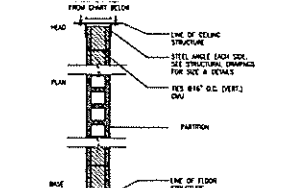


2 FIRE WALL RATING KEY

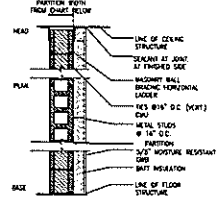


PARTITION TYPE	STD WIDTH METAL	PARTITION WIDTH		FIRE RESISTANCE RATING	NOTES
		ACTUAL	NOMINAL		
1A	N/A	10'	10'	SEE PLAN	
1B	N/A	12'	12'	SEE PLAN	
1C	N/A	10'	10'	SEE PLAN	42" HT

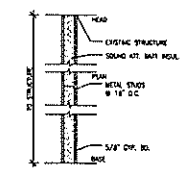
PARTITION TYPE	STD WIDTH METAL	PARTITION WIDTH		FIRE RESISTANCE RATING	NOTES
		ACTUAL	NOMINAL		
2A	N/A	8'	8'	SEE PLAN	
2B	N/A	12'	12'	SEE PLAN	
2C	N/A	10'	10'	SEE PLAN	42" HT



PARTITION TYPE	STD WIDTH METAL	PARTITION WIDTH		FIRE RESISTANCE RATING	NOTES
		ACTUAL	NOMINAL		
3A	N/A	7'-3/4"	8'	SEE PLAN	
3B	N/A	11'-3/8"	12'	SEE PLAN	
3C	N/A	3'-3/8"	8'	SEE PLAN	
3D	N/A	8'-5/8"	10'	SEE PLAN	



PARTITION TYPE	STD WIDTH METAL	PARTITION WIDTH		FIRE RESISTANCE RATING	NOTES
		ACTUAL	NOMINAL		
4	3'-3/8"	15'-7/8"	16'	SEE PLAN	



PARTITION TYPE	STD WIDTH METAL	PARTITION WIDTH		FIRE RESISTANCE RATING	NOTES
		ACTUAL	NOMINAL		
5	3'-3/8"	4'-7/8"	5'	SEE PLAN	

1 WALL TYPES

GENERAL NOTES:
 1. MAIN EQUIPMENT R.I.C. COORDINATE POWER SERVICES IN WALL WITH OTHER CONTRACTOR FOR EQUIPMENT RINGS.
 2. PARKING CONTROL EQUIPMENT R.I.C. COORDINATE POWER SERVICE RINGS WITH GENERAL CONTRACTOR FOR EQUIPMENT REQUIREMENTS SHOWN FOR REFERENCE.

3 GROUND FLOOR PLAN

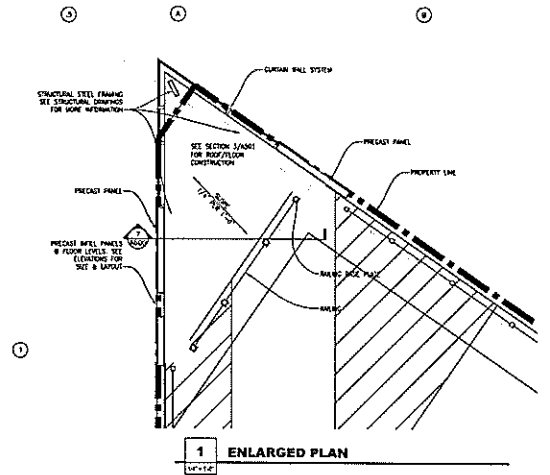
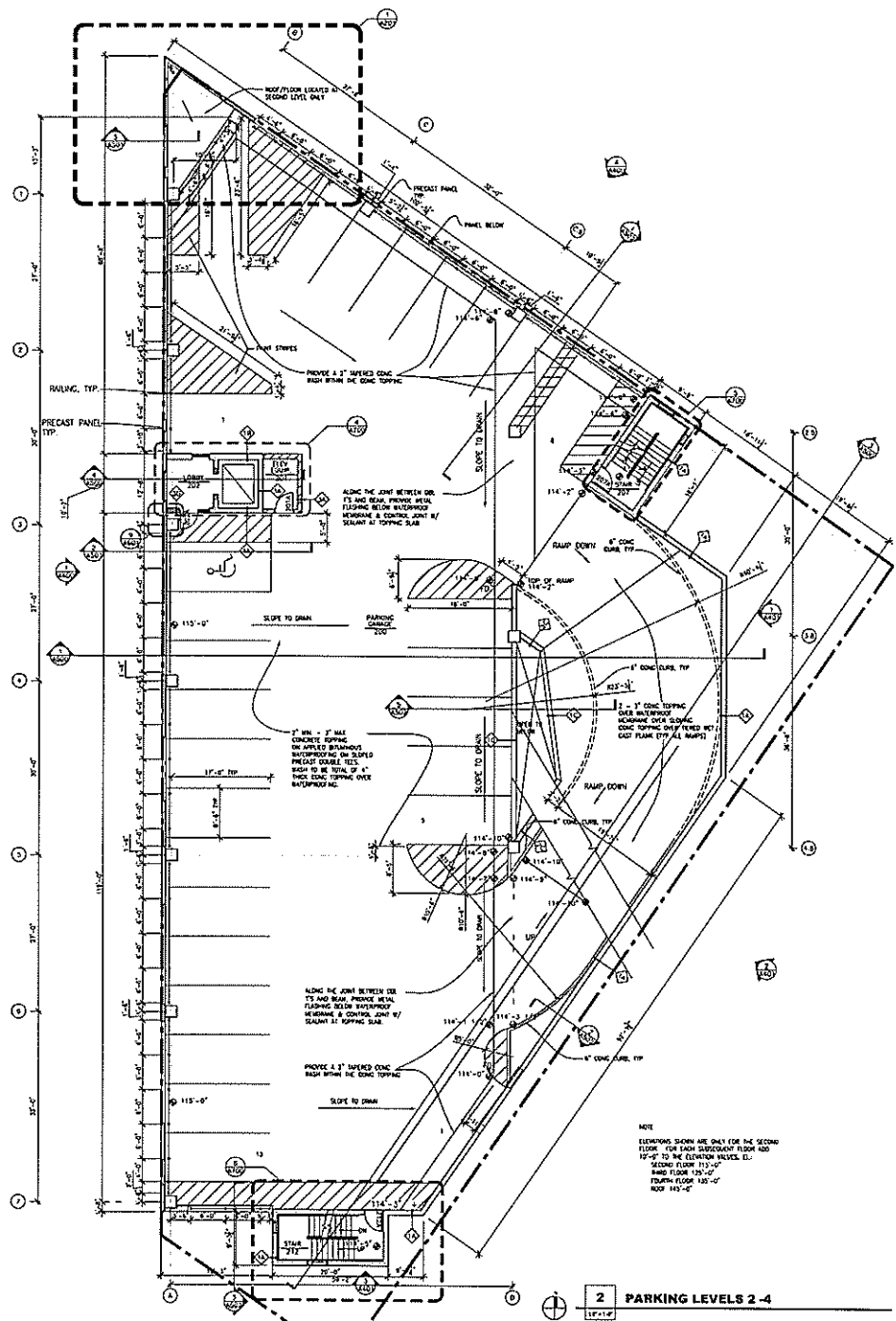
PROJECT:
 RETAIL & PARKING STRUCTURE

ADDRESS:
 2574/2590 NORTH DOWNER AVE

REVISIONS		
TAG	DATE	BY

WSA PROJECT NO. 06-123
 SCALE: AS NOTED
 PHASE: CD
 DATE: 9.17.07

GROUND FLOOR & WALL TYPES
A200



PROJECT:
 RETAIL &
 PARKING
 STRUCTURE

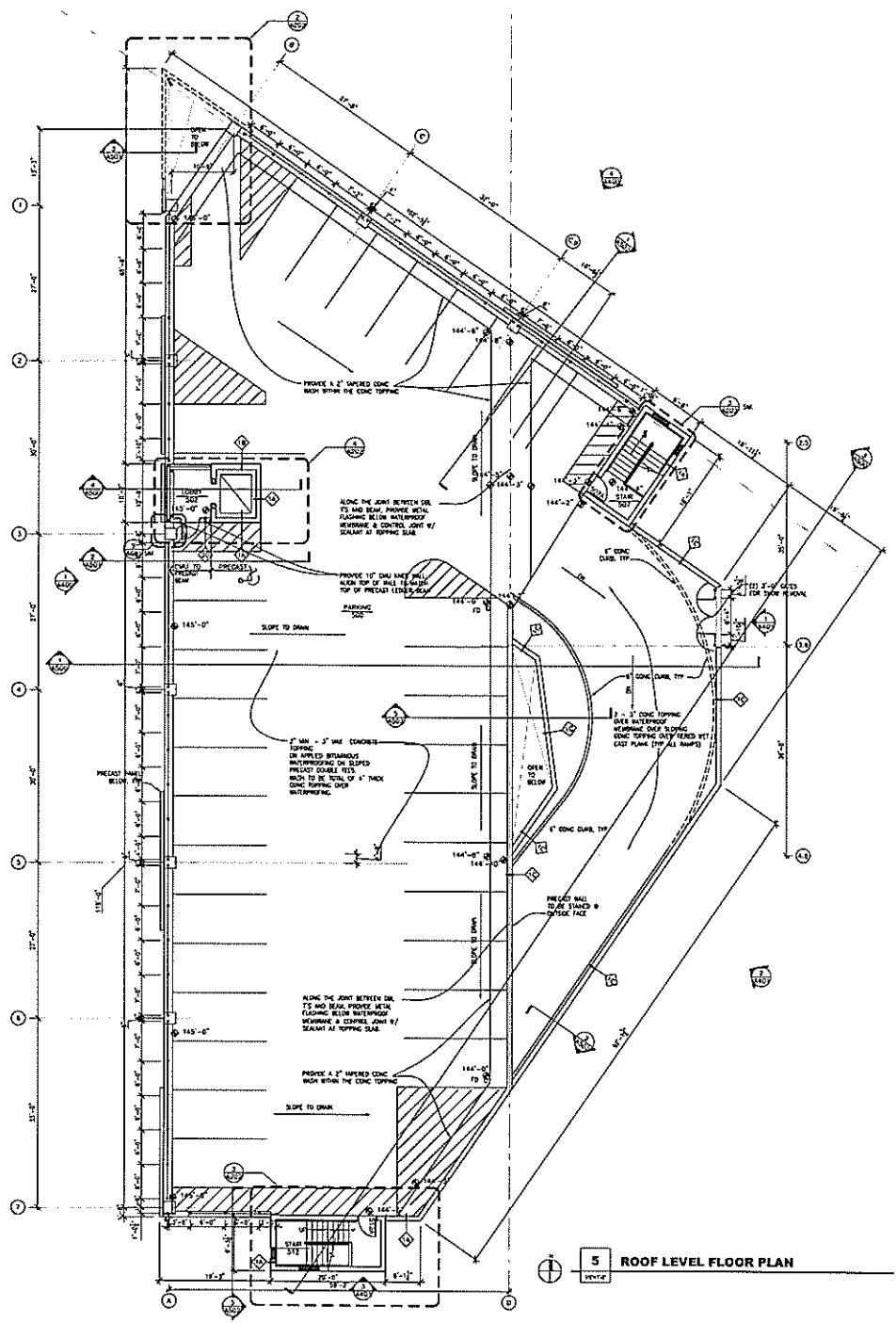
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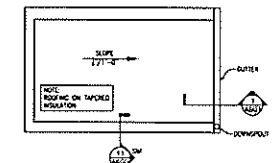
WSA PROJECT NO 166-123
 SCALE AS NOTED
 PHASE I CD
 DATE 9.17.07

LEVEL 2-4
 PLAN

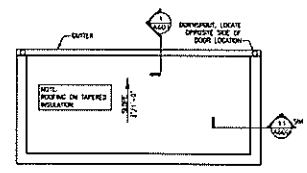
A201



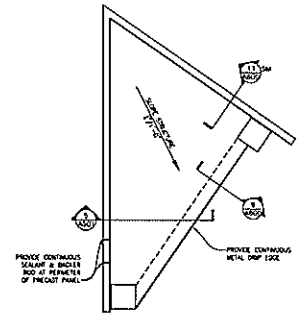
5 ROOF LEVEL FLOOR PLAN
1/12



4 ENLARGED ROOF PLAN @ ELEVATOR
1/12



3 ENLARGED ROOF PLAN @ STAIRS
1/12



2 ENLARGED ROOF PLAN @ CORNER
1/12

- 1 GENERAL NOTES**
1/12
1. SLOPE DUTTER TO DOWN SLOUT
 2. 2\"/>

1 GENERAL NOTES
1/12



PROJECT:
RETAIL & PARKING STRUCTURE

ADDRESS:
2574/2590 NORTH DOWNER AVE

REVISIONS		
TAG	DATE	BY

WSA PROJECT NO. 06-123
SCALE: AS NOTED
PLANS: C3
DATE: 8.17.07

ROOF PLAN
A202