

RETAIL AND PARKING STRUCTURE

2590 NORTH DOWNER AVENUE



PROJECT AND BUILDING DATA

OVERALL BUILDING: 14688 SF FOOTPRINT
14688 SF LOWER LEVEL, 2-5 FLOOR PARKING
6397 SF RETAIL MAIN FLOOR

5 STORIES WITH ROOF LEVEL PARKING
134 PARKING STALLS

ZONING: PD, PLANNING DEVELOPMENT

OCCUPANCY: M, MERCANTILE (SPECULATIVE RETAIL)
S-2, STORAGE GARAGE ABOVE AND BELOW GRADE

CONSTRUCTION: TYPE IIB

NOTE: SPRINKLER PROTECTION PROVIDED @
LOWER LEVEL PER NFPA 13

CONTACT INFORMATION

ARCHITECTURE

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

STRUCTURAL

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

PROJECT LOCATION



SHEET INDEX

T100	TITLE SHEET SURVEY
C1.0	UTILITY PLAN
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A4.0	ELEVATIONS
A4.1	ELEVATIONS AND SIGNAGE

DETAILED PLANNED DEVELOPMENT SUBMISSION

WORKSHOP ARCHITECTS

1736 N SECOND ST
VOICE: 414.272.8822

MILWAUKEE, WI 53212
FACSIMILE: 414.272.8812



PROJECT:
RETAIL &
PARKING
STRUCTURE

ADDRESS:
**2590 NORTH
DOWNER AVE**

REVISIONS

TAG	DATE	BY

WSA PROJECT NO.	
SCALE	
PHASE	
DATE	

TITLE SHEET
T100

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PLAT OF SURVEY

WITH TOPOGRAPHIC DATA

KNOWN AS 2574 THRU 2598 NORTH DOWNER AVENUE, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN
 LOTS 30 - 32, BLOCK 5 IN GILMAN'S SUBDIVISION, BEING PART OF THE SE 1/4 OF SECTION 15, TOWN 7 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.
 FEBRUARY 7, 2007 VAN BUREN MANAGEMENT SURVEY NO. 103520-AJM

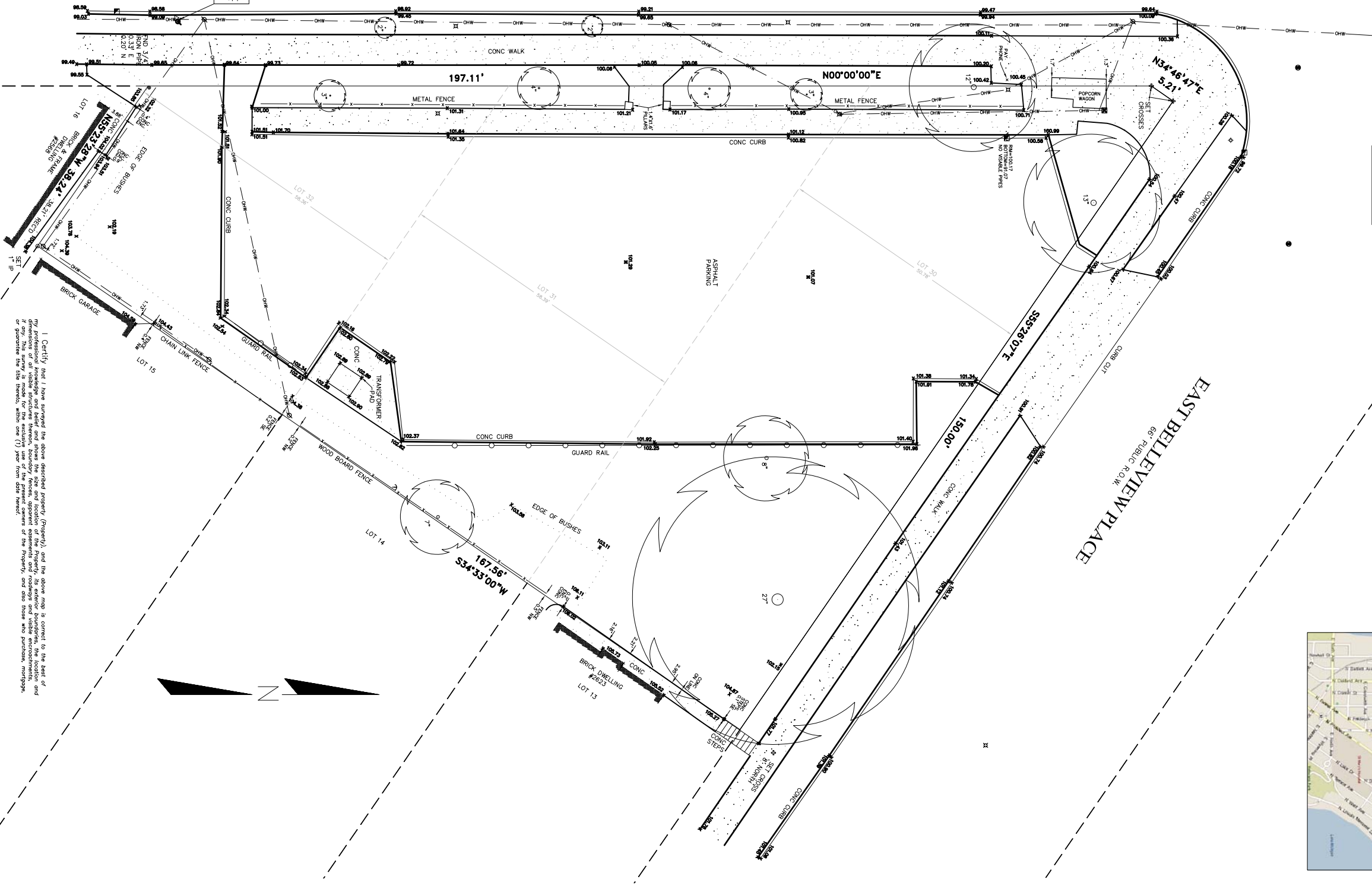
SET BENCHMARK:
 NW UPPER FLANGE
 BOLT OF HYDRANT
 ELEV.=102.21

- NOTES:
- STARTING BENCHMARK:
 FOUND CONCRETE MONUMENT WITH SEMRPPC BRASS CAP, CENTER 1/4 SEC. 15, T7N, R22E, INTERSECTION OF NORTH DOWNER AVENUE AND EAST PARK PLACE. ELEVATION=104.28
 - ELEVATIONS BASED ON THE CITY OF MILWAUKEE DATUM.
 - EASEMENTS (IF ANY) NOT SHOWN.
 - THE LEGAL DESCRIPTION WAS OBTAINED FROM THE CITY OF MILWAUKEE'S ASSESSOR'S OFFICE WHICH MAY NOT BE CURRENT, ACCURATE OR COMPLETE.



VICINITY MAP
 NOT TO SCALE

NORTH DOWNER AVENUE
 80' PUBLIC R.O.W.



LEGEND

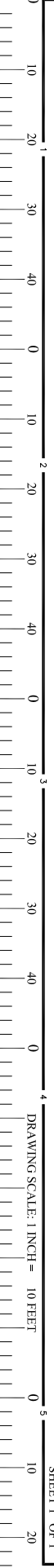
- () INDICATES RECORDED DIMENSION MEASUREMENT FROM ASHRAE
- 1/4 SECTION OR 1/4 SECTION CORNER AS DESCRIBED
- 1" DIA. IRON PIPE, 1" LONG - SET (UNLESS OTHERWISE NOTED)
- 0.1" DIA. IRON PIPE, 1" LONG - SET (UNLESS OTHERWISE NOTED)
- BOLLARD
- SIGNPOST
- MAILBOX
- SIGNBOARD
- CONTROL BOX
- TRAFFIC SIGNAL
- TRAFFIC SIGNAL SIGNALING SIGNAL
- CABLE TELEVISION SIGNAL
- POWER POLE
- LIGHT POLE
- HANDICAPPED PARKING
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- TELEPHONE PERESTIAL
- GAS VALVE
- GAS METER
- GAS METER SIGN
- ROUND INLET
- STORM MANHOLE
- SANITARY MANHOLE OR SEWER VENT
- SANITARY CLEANOUT MANHOLE
- MISCELLANEOUS MANHOLE
- WATER VALVE
- WATER SERVICE CURB STOP
- WATER MANHOLE
- WETLAND SURFACE FLAG
- WETLAND SURFACE
- PERENNIOUS TREE
- DECIDUOUS TREE
- SHRUB
- EDGE OF TREES
- SANITARY SEWER
- STORM SEWER
- MARKED GAS MAIN
- MARKED ELECTRIC
- BURIED ELECTRIC
- BURIED TELEPHONE
- MARKED FIBER OPTIC
- UNMARKED FIBER OPTIC
- INDICATES EXISTING CONDUIT
- INDICATES EXISTING SPOT ELEVATION
- SPOT ELEVATION

SET BENCHMARK:
 NW UPPER FLANGE
 BOLT OF HYDRANT
 ELEV.=101.70

I Certify that I have surveyed the above described property (property), and the above map is correct to the best of my professional knowledge and belief and show the size and location of the property, its exterior boundaries, the location and if any, this survey is made for the exclusive use of the present owners of the property, and also those who purchase, mortgage or guarantee the title thereto, within one (1) year from date hereof.

STEPHAN G. SOUTHWELL
 REGISTERED WISCONSIN LAND SURVEYOR S-1939

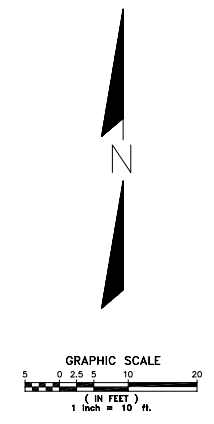
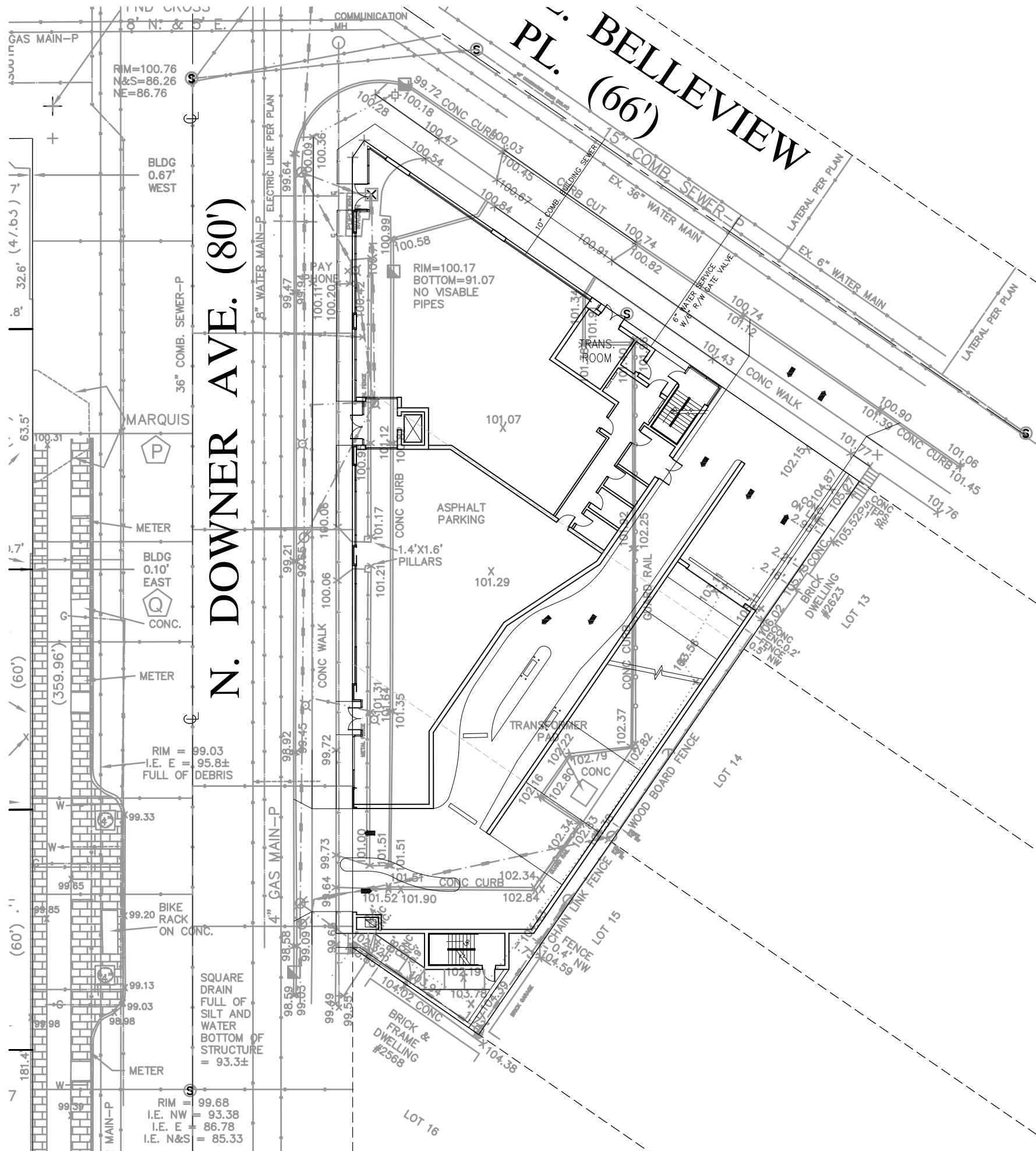
National Survey & Engineering
 A Division of S.A. Smith & Associates, Inc.
 www.nse.com
 262-781-1000
 Fax 262-797-7373
 16745 W. Bluemound Road
 Suite 200
 Brookfield, WI 53005-5938



DRAWING SCALE: 1 INCH = 10 FEET

DIGGERS HOTLINE WAS NOT CALLED

THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED IN PART UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND IN PART UPON FIELD SURVEY. ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO INDICATES PIPE SIZES PER RECORD PLANS. OTHER PIPE SIZES ARE ESTIMATED. NO PIPE SIZES SHOULD BE RELIED UPON WITHOUT FURTHER VERIFICATION.



NATIONAL SURVEY & ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF NATIONAL SURVEY & ENGINEERING.

TRACER WIRE SHALL BE INSTALLED ON ALL NON-METALLIC SANITARY, STORM AND WATER MAINS, AND LATERALS IN ACCORDANCE WITH SECTIONS 4.3.14, 8.2.3.4, AND FILE NUMBERS 244 AND 248 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION, LATEST EDITION, AND ANY ADDITIONAL LOCAL REQUIREMENTS AS APPLICABLE. TRACER WIRE SHALL BE A MINIMUM OF 12-GAUGE, SINGLE CONDUCTOR COPPER WIRE, AND PVC-COATED. TRACER WIRE COLOR SHALL BE BLUE FOR WATER, RED FOR SANITARY, AND GREEN FOR STORM SEWER. A ONE-POUND MAGNESIUM ANODE SHALL BE ATTACHED TO EACH END OF THE TRACER WIRE BY SOLDERING.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN, SIXTH EDITION DATED: DECEMBER 22, 2003, AND ADDENDUM NO.1 DATED DECEMBER 22, 2004, AND THE WISCONSIN ADMINISTRATIVE CODE, LATEST EDITION.

THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.



Toll Free (800) Milwaukee 414-272-2822
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

WORKSHOP ARCHITECTS

1736 N. SECOND ST. MILWAUKEE, WI 53212
VOICE: 414.272.2822 FACSIMILE: 414.272.8212



PLAN PREPARED BY
National Survey & Engineering
1000 W. WISCONSIN ST. SUITE 100
MILWAUKEE, WI 53233
www.nse.com

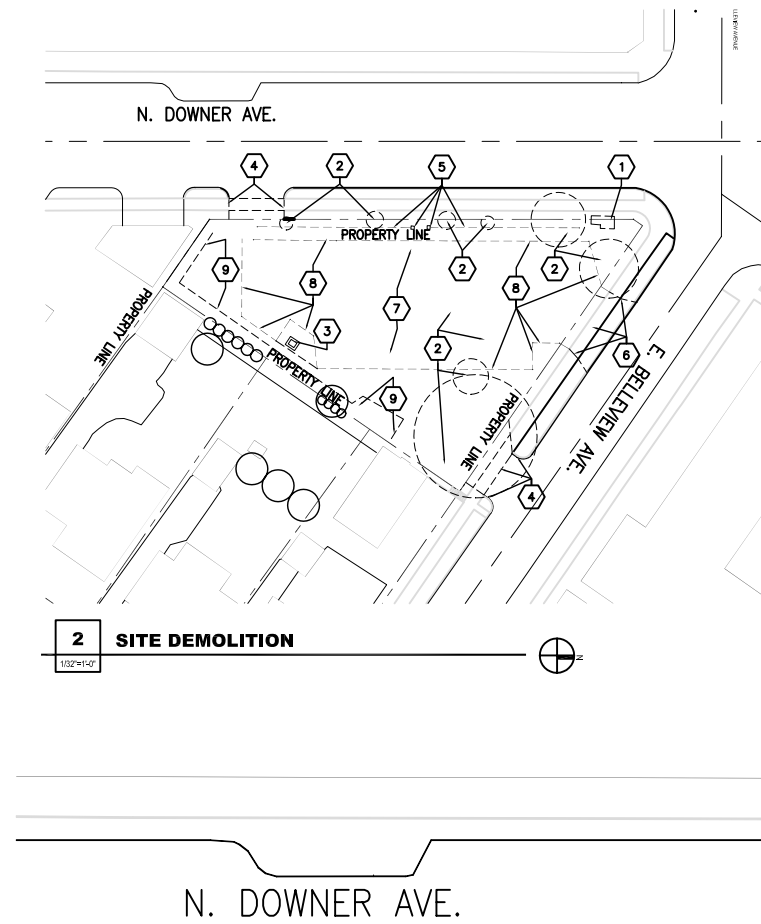
PROJECT:
RETAIL & PARKING STRUCTURE

ADDRESS:
DOWNER AVE & BELLEVUE PL

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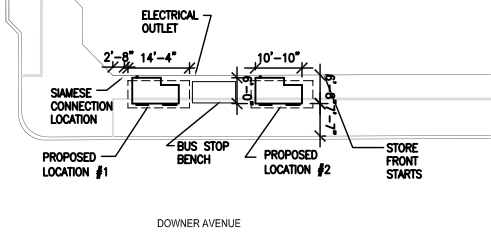
UTILITY PLAN
FOR DPD SUBMITTAL



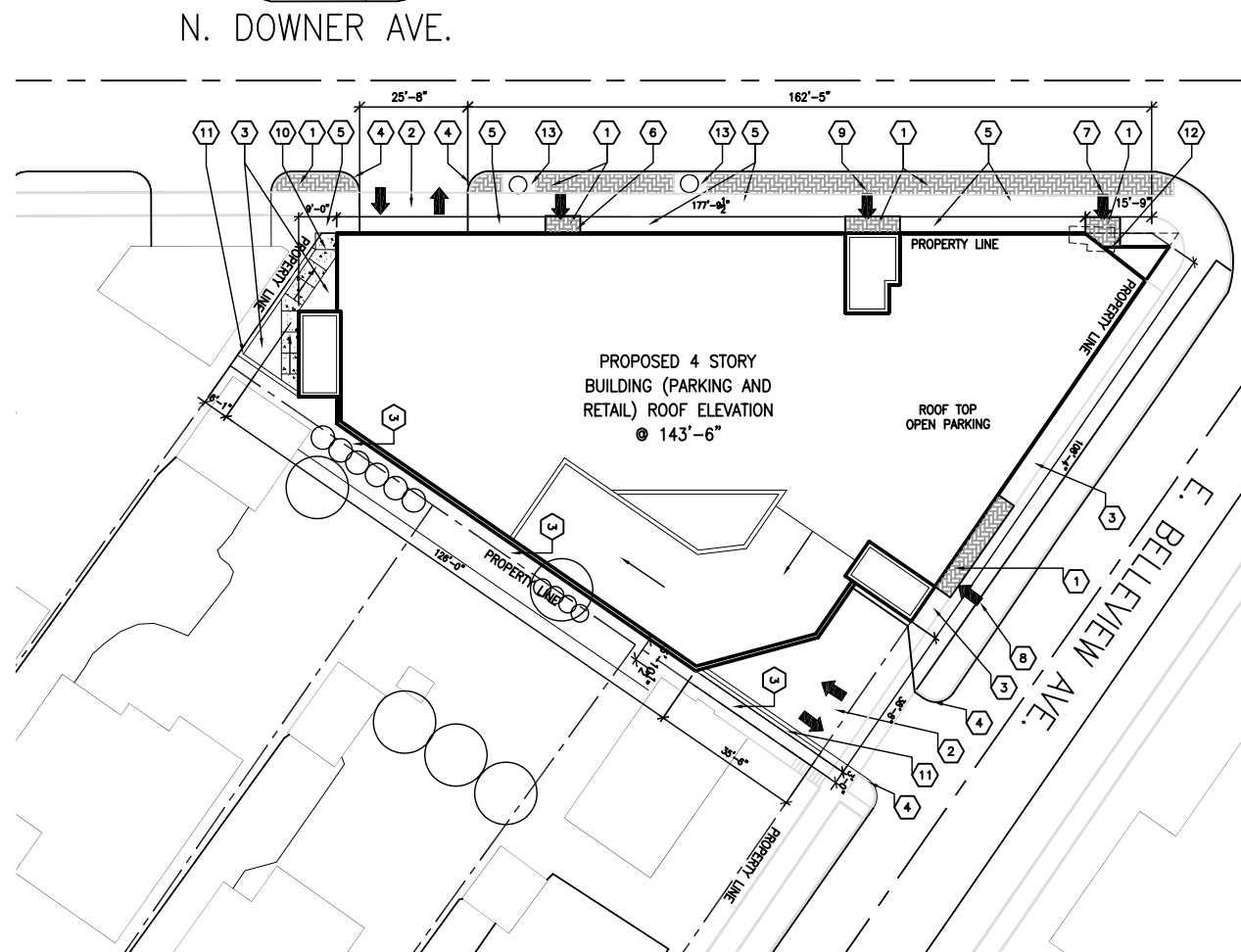
- SITE DEMO KEY NOTES**
- 1 POPCORN WAGON TO BE RELOCATED
 - 2 REMOVE EXISTING TREES
 - 3 REMOVE TRANSFORMER & CONCRETE PAD
 - 4 CUT EXISTING SIDEWALK FOR NEW CONCRETE CURB
 - 5 REMOVE EXISTING PILLARS & METAL FENCES
 - 6 REMOVE EXISTING CONCRETE CURB AT PARKING LOT
 - 7 REMOVE EXISTING ASPHALT AT PARKING LOT
 - 8 REMOVE EXISTING CONCRETE CURB
 - 9 REMOVE EXISTING LANDSCAPE BUSHES

2 SITE DEMOLITION
1/18=1/4"

E. BELLEVUE AVE.



- SITE KEY NOTES**
- 1 STAMPED & STAINED CONCRETE SIDEWALK
 - 2 PUBLIC ACCESS
 - 3 LANDSCAPING BED W/ SCRUBS TYPICAL
 - 4 NEW CONCRETE CURB CUT APPROACH, PER CITY OF MILWAUKEE GUIDELINE
 - 5 CONCRETE SIDEWALK PER CITY OF MILWAUKEE GUIDELINE
 - 6 BANK ENTRANCE
 - 7 RETAIL ENTRANCE
 - 8 STAFF ENTRANCE
 - 9 PUBLIC ENTRANCE
 - 10 1:20 SLOPE, TRANSITION SIDEWALK
 - 11 NEW RETAINING WALL
 - 12 POP CORN WAGON TO BE RELOCATED
 - 13 6'X8' PLANTING BED



1 SITE PLAN
1/18=1/4"



PROJECT:
RETAIL & PARKING STRUCTURE

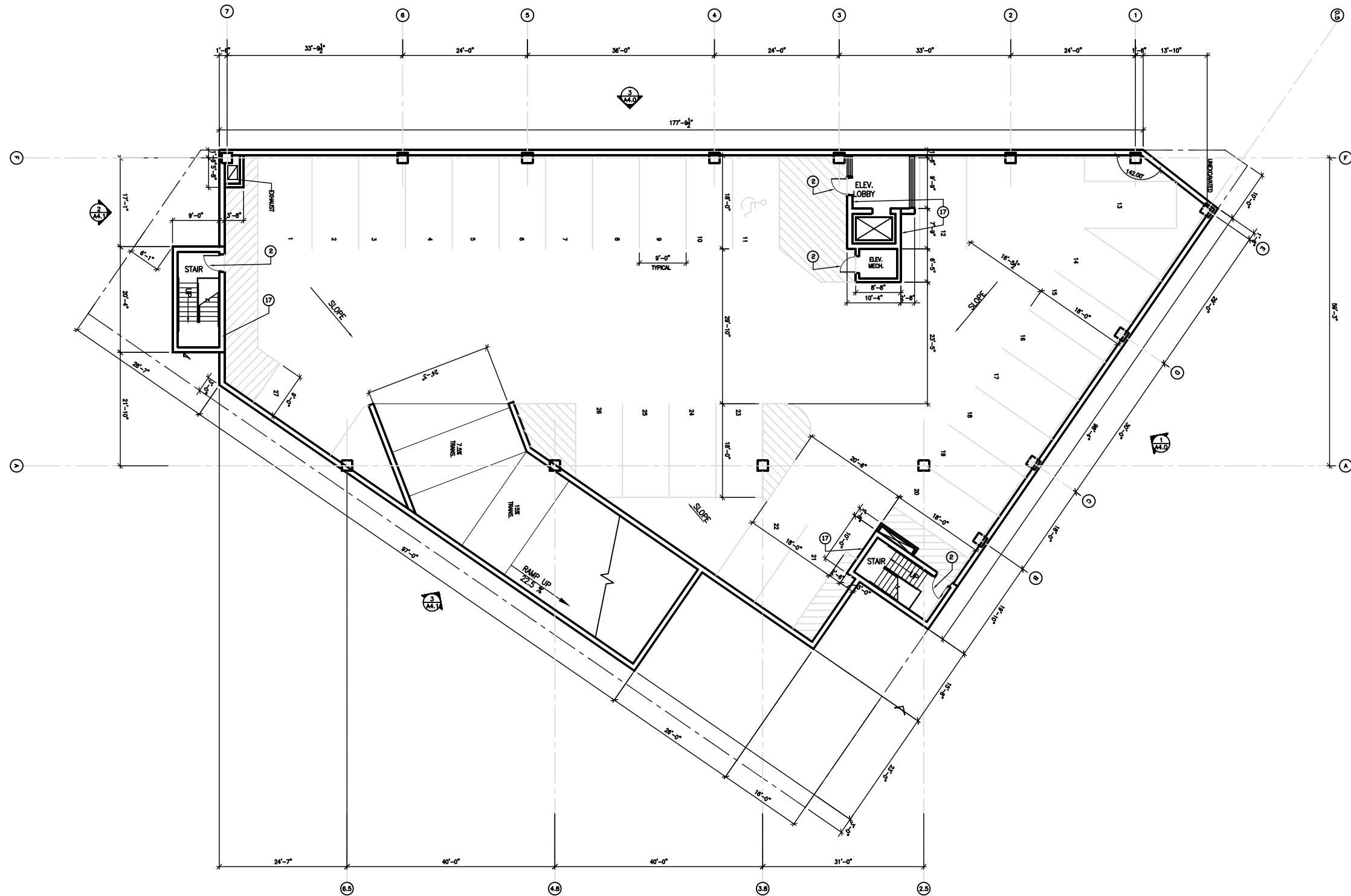
ADDRESS:
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SCALE	
PHASE	
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SITE PLAN

A0.1



2 LOWER LEVEL FLOOR

- KEY NOTES
- ① 40" HOLLOW METAL DOOR, PAINTED, WITH 2" HOLLOW METAL FRAME WITH 4" HEAD, PAINTED
 - ② 36" HOLLOW METAL DOOR, PAINTED, WITH 2" HOLLOW METAL FRAME WITH 4" HEAD, PAINTED
 - ③ 36" HOLLOW METAL DOOR, PAINTED, WITH 2" HOLLOW METAL FRAME WITH 4" HEAD, PAINTED
 - ④ 40" HOLLOW METAL DOOR, PAINTED, WITH 2" HOLLOW METAL FRAME WITH 2" HEAD, PAINTED
 - ⑤ 36" HOLLOW METAL DOOR, PAINTED, WITH 2" HOLLOW METAL FRAME WITH 2" HEAD, PAINTED

- ⑥ (2) 36" HOLLOW METAL DOOR, PAINTED, WITH 2" HOLLOW METAL FRAME WITH 2" HEAD, PAINTED
- ⑦ 6" DIAMETER PIPE BOLLARDS AT 42" HIGH AT GRADE, PAINTED, TYP
- ⑧ PRECAST CONCRETE WHEEL STOP, ATTACHED TO CONCRETE STRUCTURE
- ⑨ PROVIDE TOILET ACCESSORIES:
 - o (1) 42" GRAB BAR, MOUNTED BETWEEN 33" - 36" AFF
 - o (1) 36" GRAB BAR, MOUNTED BETWEEN 33" - 36" AFF
 - o (1) 24X36 CHANNEL FRAMED MIRROR MOUNTED AT 36" AFF
 - o (1) DOUBLE ROLL TOILET DISPENSER, MOUNT AT 15" AFF AND 7'-0" AWAY FROM FRONT OF WATERCLOSET
- ⑩ 36X36 MOP SINK; PROVIDE MOP HOOK AT 54" AFF

- ⑪ BANK EQUIPMENT BY OTHERS
- ⑫ ELECTRICAL PANELS
- ⑬ 12" WIDE X 16'-0" LONG TRENCH DRAIN
- ⑭ TRANSFORMER
- ⑮ CONDENSING UNITS
- ⑯ 42" HIGH, 10" THICK PRECAST WALL
- ⑰ 10" THICK PRECAST BEARING WALL
- ⑱ 1 LAYER 5/8" GYPSUM WALLBOARD, EACH SIDE ON 3 5/8" METAL STUDS, INFILL CAVITIES WITH INSULATION; PROVIDE 6" METAL STUDS AT DEMISING WALL BETWEEN TENANTS.

1 KEY NOTES

N.T.S.



PROJECT:
RETAIL & PARKING STRUCTURE

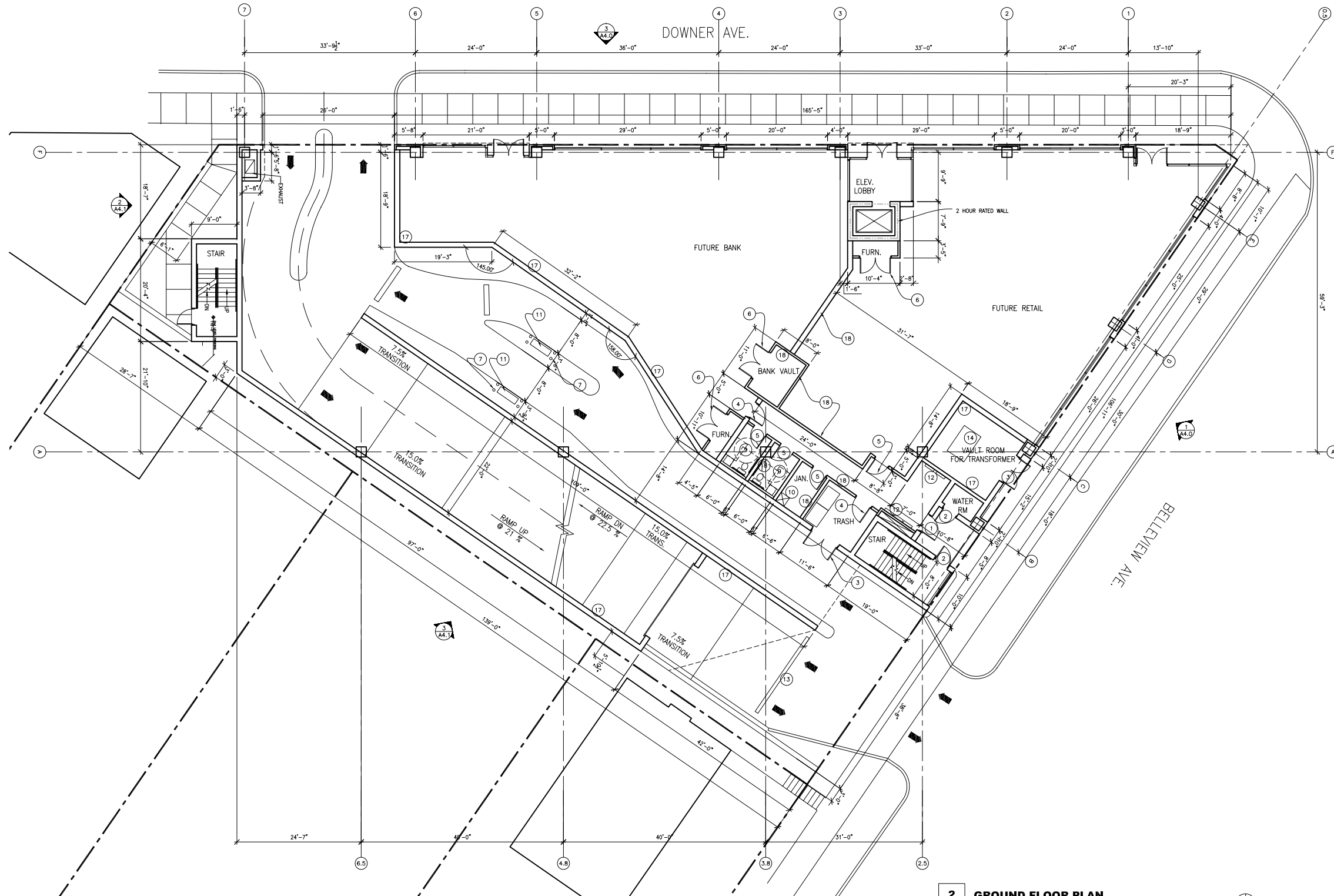
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LOWER LEVEL
PARKING PLAN

A1.0



2 GROUND FLOOR PLAN
1/8"=1'-0"

KEY NOTES

- 1 40" HOLLOW METAL DOOR, PAINTED, WITH 2" HOLLOW METAL FRAME WITH 4" HEAD, PAINTED
- 2 36" HOLLOW METAL DOOR, PAINTED, WITH 2" HOLLOW METAL FRAME WITH 4" HEAD, PAINTED
- 3 (2) 36" HOLLOW METAL DOOR, PAINTED, WITH 2" HOLLOW METAL FRAME WITH 4" HEAD, PAINTED
- 4 40" HOLLOW METAL DOOR, PAINTED, WITH 2" HOLLOW METAL FRAME WITH 2" HEAD, PAINTED
- 5 36" HOLLOW METAL DOOR, PAINTED, WITH 2" HOLLOW METAL FRAME WITH 2" HEAD, PAINTED
- 6 (2) 36" HOLLOW METAL DOOR, PAINTED, WITH 2" HOLLOW METAL FRAME WITH 2" HEAD, PAINTED
- 7 6" DIAMETER PIPE BOLLARDS AT 42" HIGH AT GRADE, PAINTED, TYP
- 8 PRECAST CONCRETE WHEEL STOP, ATTACHED TO CONCRETE STRUCTURE
- 9 PROVIDE TOILET ACCESSORIES:
 - o (1) 42" GRAB BAR, MOUNTED BETWEEN 33" - 36" AFF
 - o (1) 36" GRAB BAR, MOUNTED BETWEEN 33" - 36" AFF
 - o (1) 24X36 CHANNEL FRAMED MIRROR MOUNTED AT 39" AFF
 - o (1) DOUBLE ROLL TOILET DISPENSER, MOUNT AT 15" AFF AND 7'-9" AWAY FROM FRONT OF WATERCLOSET
- 10 36X36 MOP SINK; PROVIDE MOP HOOK AT 54" AFF
- 11 BANK EQUIPMENT BY OTHERS
- 12 ELECTRICAL PANELS
- 13 12" WIDE X 18'-0" LONG TRENCH DRAIN
- 14 TRANSFORMER
- 15 CONDENSING UNITS
- 16 42" HIGH, 10" THICK PRECAST WALL
- 17 10" THICK PRECAST BEARING WALL
- 18 1 LAYER 5/8" GYPSUM WALLBOARD, EACH SIDE ON 3 5/8" METAL STUDS, INFILL CAVITIES WITH INSULATION; PROVIDE 6" METAL STUDS AT DEMISING WALL BETWEEN TENANTS.

1 KEY NOTES
N.T.S.

WORKSHOP ARCHITECTS

1736 N SECOND ST
VOICE: 414.272.8822

MILWAUKEE, WI 53212
FACSIMILE: 414.272.8812



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RETAIL & PARKING STRUCTURE

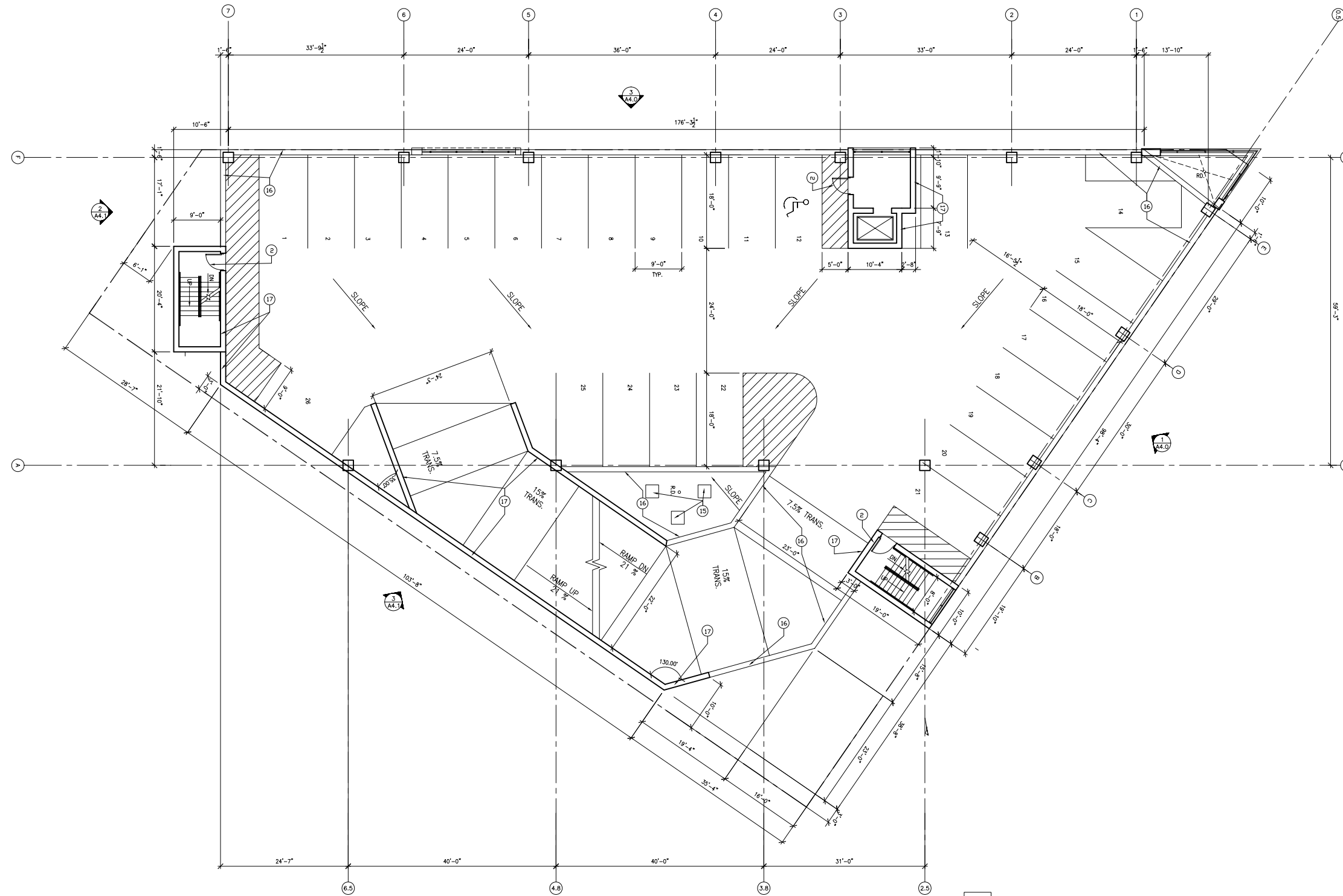
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DATE _____

GROUND FLOOR PARKING PLAN

A1.1



2 SECOND LEVEL FLOOR PLAN
1/8"=1'-0"

- 1 KEY NOTES**
N.T.S.
- (1) 40" HOLLOW METAL DOOR, PAINTED, WITH 2" HOLLOW METAL FRAME WITH 4" HEAD, PAINTED
 - (2) 36" HOLLOW METAL DOOR, PAINTED, WITH 2" HOLLOW METAL FRAME WITH 4" HEAD, PAINTED
 - (3) 36" HOLLOW METAL DOOR, PAINTED, WITH 2" HOLLOW METAL FRAME WITH 4" HEAD, PAINTED
 - (4) 40" HOLLOW METAL DOOR, PAINTED, WITH 2" HOLLOW METAL FRAME WITH 2" HEAD, PAINTED
 - (5) 36" HOLLOW METAL DOOR, PAINTED, WITH 2" HOLLOW METAL FRAME WITH 2" HEAD, PAINTED
 - (6) (2) 36" HOLLOW METAL DOOR, PAINTED, WITH 2" HOLLOW METAL FRAME WITH 2" HEAD, PAINTED
 - (7) 6" DIAMETER PIPE BOLLARDS AT 42" HIGH AT GRADE, PAINTED, TYP
 - (8) PRECAST CONCRETE WHEEL STOP, ATTACHED TO CONCRETE STRUCTURE
 - (9) PROVIDE TOILET ACCESSORIES:
 - o (1) 42" GRAB BAR, MOUNTED BETWEEN 33" - 36" AFF
 - o (1) 36" GRAB BAR, MOUNTED BETWEEN 33" - 36" AFF
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 - (10) 36X36 MOP SINK; PROVIDE MOP HOOK AT 54" AFF
 - (11) BANK EQUIPMENT BY OTHERS
 - (12) ELECTRICAL PANELS
 - (13) 12" WIDE X 18'-0" LONG TRENCH DRAIN
 - (14) TRANSFORMER
 - (15) CONDENSING UNITS
 - (16) 42" HIGH, 10" THICK PRECAST WALL
 - (17) 10" THICK PRECAST BEARING WALL
 - (18) 1 LAYER 5/8" GYPSUM WALLBOARD, EACH SIDE ON 3 5/8" METAL STUDS, INFILL CAVITIES WITH INSULATION; PROVIDE 6" METAL STUDS AT DEMISING WALL BETWEEN TENANTS.



PROJECT:
RETAIL & PARKING STRUCTURE

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SECOND LEVEL PARKING PLAN

A1.2



PROJECT:
RETAIL & PARKING STRUCTURE

ADDRESS:
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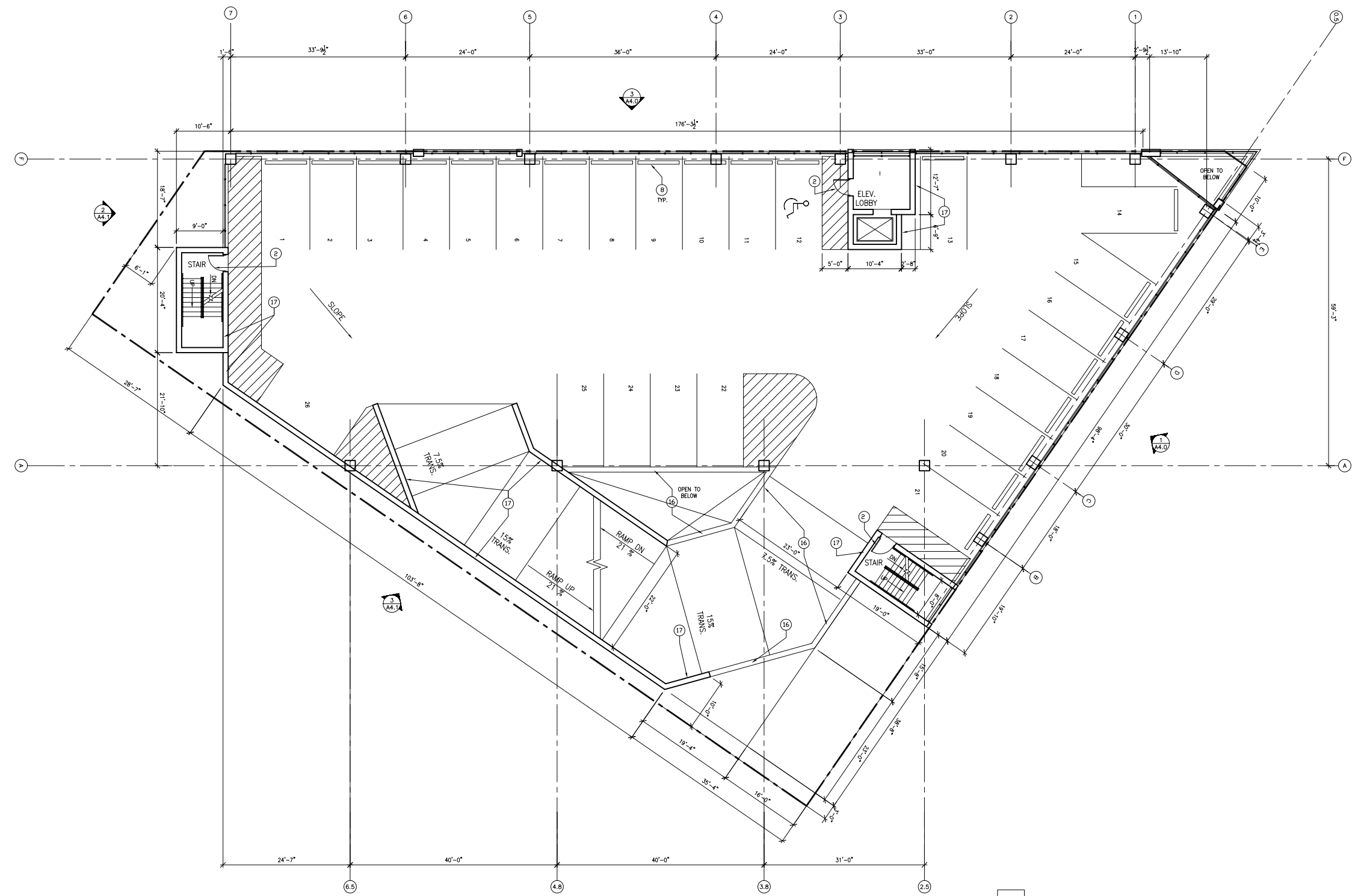
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THIRD & FOURTH LEVEL PARKING PLAN

A1.3



2 THIRD AND FOURTH LEVEL FLOOR

1/8"=1'-0"



KEY NOTES

- 1 40" HOLLOW METAL DOOR, PAINTED, WITH 2" HOLLOW METAL FRAME WITH 4" HEAD, PAINTED
- 2 36" HOLLOW METAL DOOR, PAINTED, WITH 2" HOLLOW METAL FRAME WITH 4" HEAD, PAINTED
- 3 (2) 36" HOLLOW METAL DOOR, PAINTED, WITH 2" HOLLOW METAL FRAME WITH 4" HEAD, PAINTED
- 4 40" HOLLOW METAL DOOR, PAINTED, WITH 2" HOLLOW METAL FRAME WITH 2" HEAD, PAINTED
- 5 36" HOLLOW METAL DOOR, PAINTED, WITH 2" HOLLOW METAL FRAME WITH 2" HEAD, PAINTED
- 6 (2) 36" HOLLOW METAL DOOR, PAINTED, WITH 2" HOLLOW METAL FRAME WITH 2" HEAD, PAINTED
- 7 6" DIAMETER PIPE BOLLARDS AT 42" HIGH AT GRADE, PAINTED, TYP
- 8 PRECAST CONCRETE WHEEL STOP, ATTACHED TO CONCRETE STRUCTURE
- 9 PROVIDE TOILET ACCESSORIES:
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1 KEY NOTES

N.T.S.



PROJECT:
RETAIL & PARKING STRUCTURE

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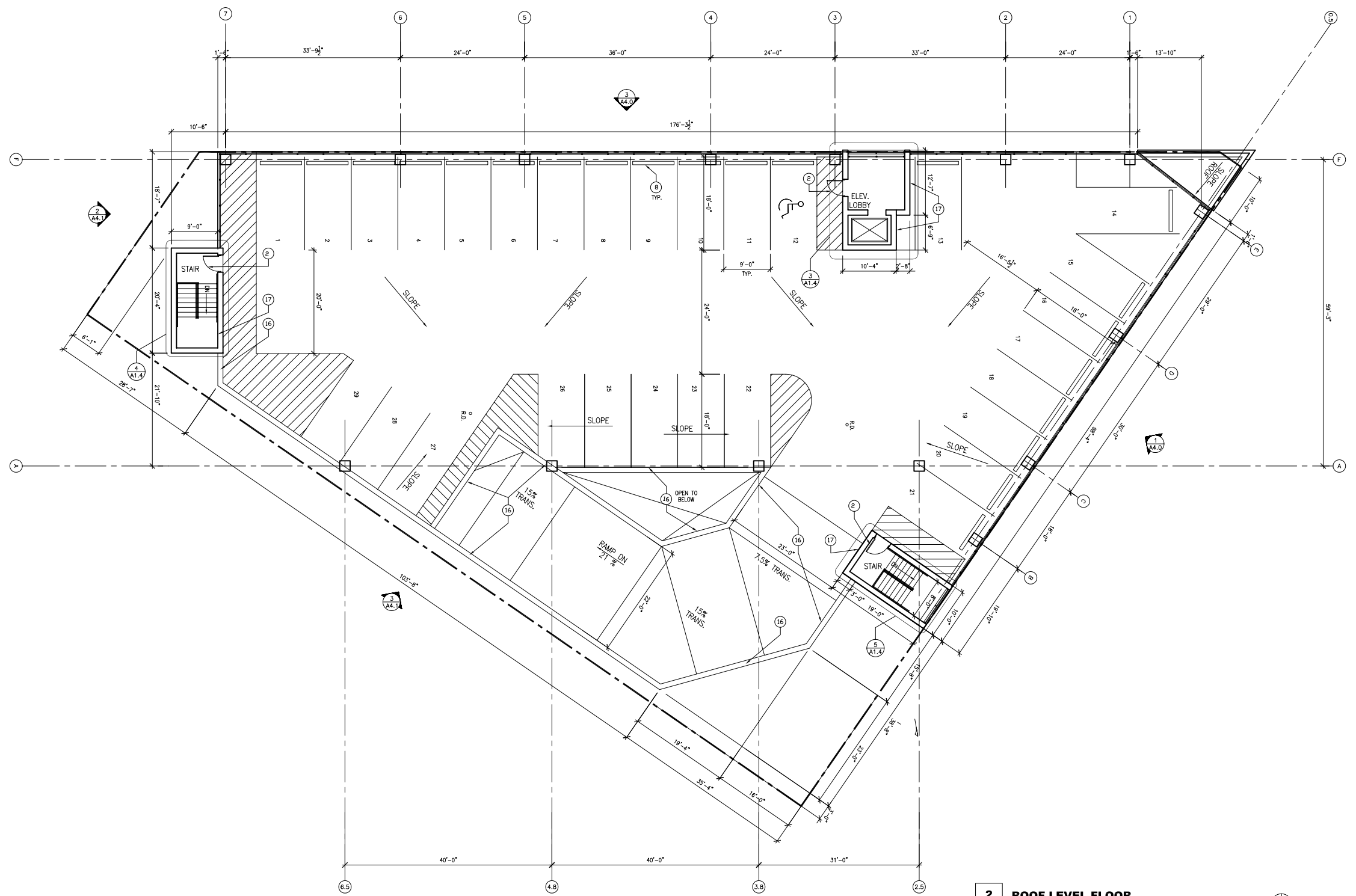
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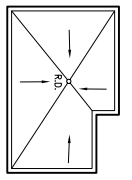
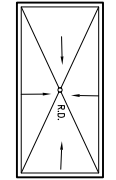
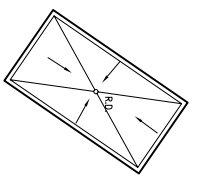
ROOF LEVEL
 PARKING PLAN

A1.4



2 ROOF LEVEL FLOOR
 1/8" = 1'-0"

- KEY NOTES
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 - (2) 36" HOLLOW METAL DOOR, PAINTED, WITH 2" HOLLOW METAL FRAME WITH 4" HEAD, PAINTED
 - (3) 36" HOLLOW METAL DOOR, PAINTED, WITH 2" HOLLOW METAL FRAME WITH 4" HEAD, PAINTED
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5 ROOF PLAN
 1/8" = 1'-0"

4 ROOF PLAN
 1/8" = 1'-0"

3 ROOF PLAN
 1/8" = 1'-0"

1 KEY NOTES
 N.T.S.



PROJECT:
RETAIL & PARKING STRUCTURE

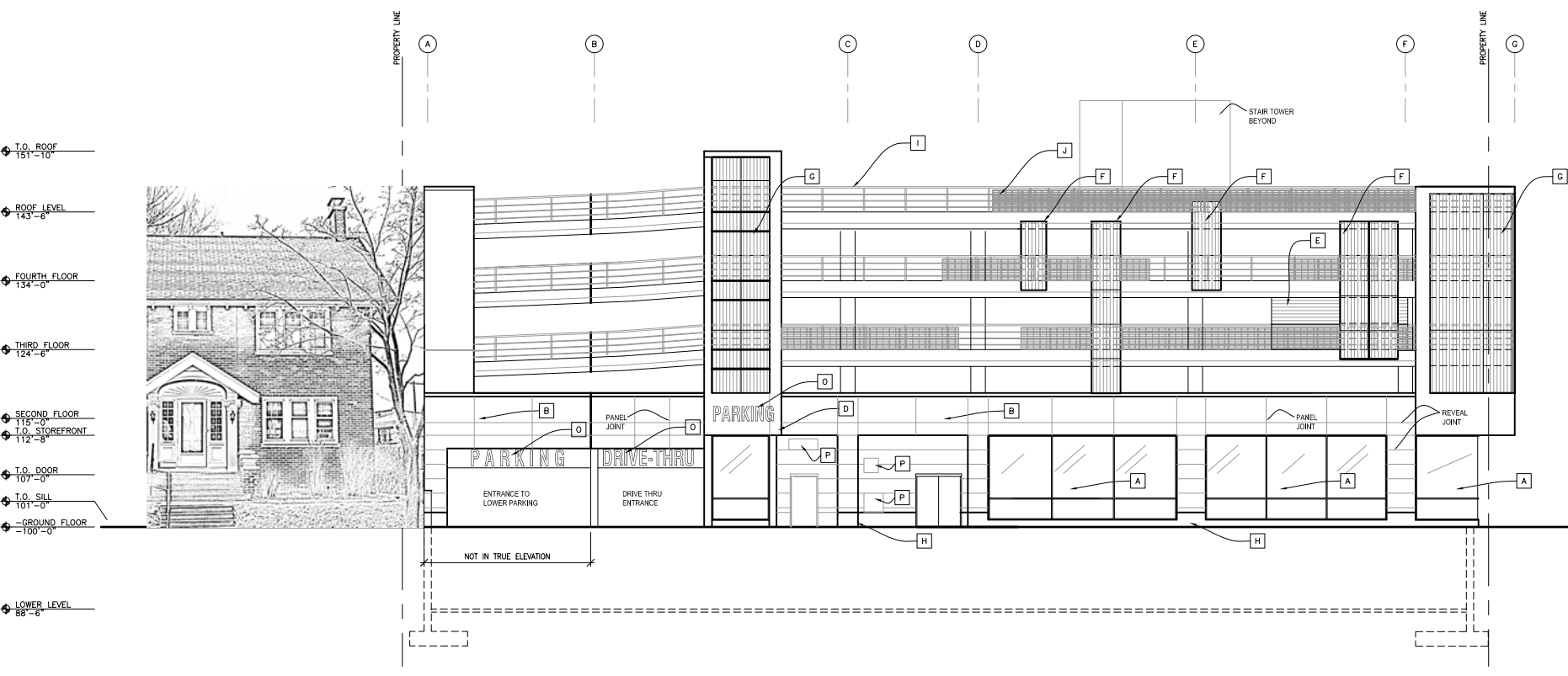
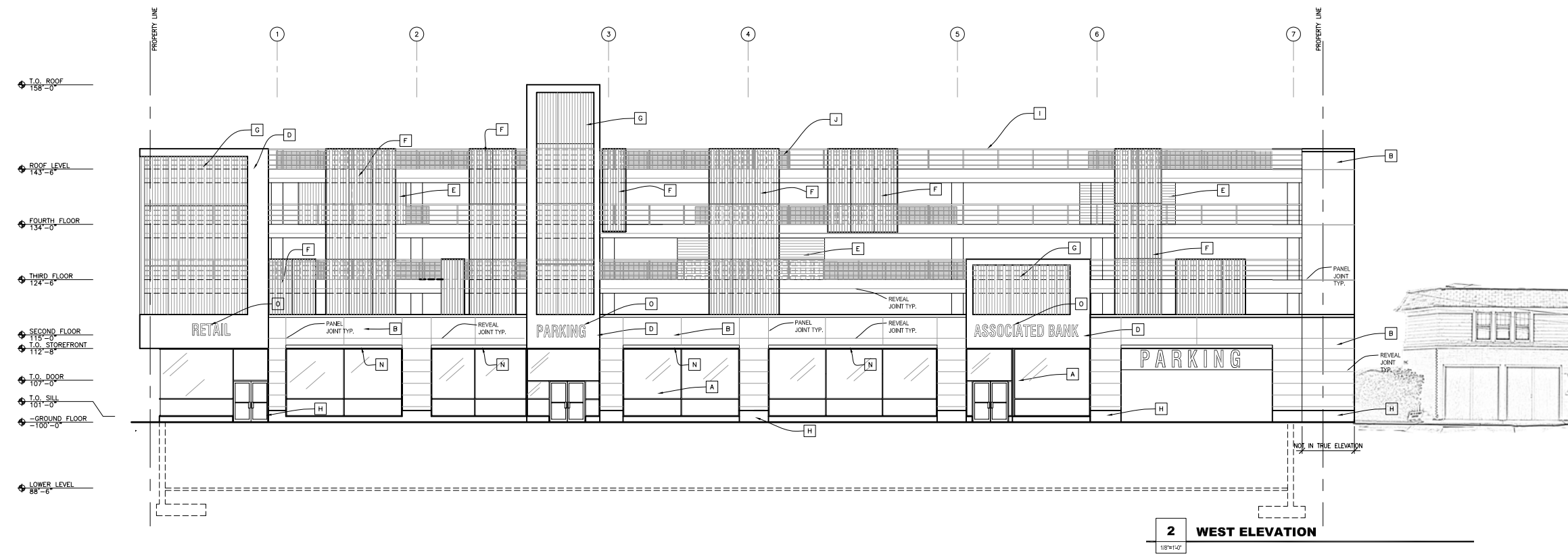
ADDRESS:
2590 NORTH DOWNER AVE

REVISIONS		
TAG	DATE	BY

WSA PROJECT NO.	
SCALE	
PHASE	
DATE	

ELEVATIONS

A4.0



- MATERIAL KEY:**
- A CLEAR ANODIZED ALUMINUM FRAME STOREFRONT WITH 1" INSULATED TEMPERED GLASS, COLOR: CLEAR, COMPANY: CMII
 - B PRE-CAST CONCRETE PANELS, TEXTURE & COLOR T.B.D. BY ARCHITECT, COMPANY: SPANCRETE
 - C PRE-CAST CONCRETE PANELS, TEXTURE: FORMLINER PATTERN # 169478 USED BRICK & COLOR: STAIN T.B.D. BY ARCHITECT, COMPANY: SPANCRETE
 - D CLEAR ANODIZED ALUMINUM FINISHING PANELS, COMPANY: CMII
 - E HIGH IMPACT ACRYLIC GLAZING, DOUBLE SKINNED, CLEAR, 16 MM, RIB SPACING 1 3/4", ATTACH WITH FIBRING HORIZONTAL CLIP SYSTEM VERTICAL ATTACHMENT AT 3' O.C. TO FRAME BEHIND CLIP SIZE 3"X3 1/2", COMPANY: DEGUSSA
 - F HIGH IMPACT ACRYLIC GLAZING, DOUBLE SKINNED, CLEAR, 16 MM, RIB SPACING 3 3/4", ATTACH WITH FIBRING VERTICAL CLIP SYSTEM VERTICAL ATTACHMENT AT 3' O.C. TO FRAME BEHIND CLIP SIZE 3"X3 1/2", COMPANY: DEGUSSA
 - G HIGH IMPACT ACRYLIC GLAZING, DOUBLE SKINNED, CLEAR, 16 MM, RIB SPACING 3 3/4", SET IN GREEN HOUSE FRAMING, COMPANY: DEGUSSA
 - H BLACK GRANITE HONED, 3" THICK, COMPANY: COLD SPRING GRANITE COMPANY
 - I ACRYLIC POLYURETHANE PAINTED STEEL SQUARE TUBE RAIL @ 42" HIGH, COLOR: T.B.D. BY ARCHITECT, SEE A550
 - J ALUMINUM WELDED BAR STOCK BOLTED TO FACE OF RAILING
 - K PRE-CAST CONCRETE PANELS TEXTURE: FORMLINER PATTERN #17386 ASED BENICIA COLOR: T.B.D. BY ARCHITECT, COMPANY: SPANCRETE
 - L PRE-CAST CONCRETE PANELS, TEXTURE: FORMLINER PATTERN #16972 WEST VIRGINIA-KESD SANDSTONE SPINWATZY, COLOR: T.B.D. BY ARCHITECT, COMPANY: SPANCRETE
 - M PRE-CAST CONCRETE SILL PROJECTION BANDING, TEXTURE: SMOOTH, COLOR: T.B.D. BY ARCHITECT, COMPANY: SPANCRETE
 - N ALUMINUM AWNING, COMPANY: SIGN EFFECTZ, INC.
 - O CHANNEL LETTERING SIGNAGE, BACK LIT, COMPANY: SIGN EFFECTZ, INC.
 - P MECHANICAL LOUVER

1 MATERIAL KEY
 N.T.S.

3 NORTH ELEVATION
 1/8"=1'-0"



PROJECT:
RETAIL & PARKING STRUCTURE

ADDRESS:
2590 NORTH DOWNER AVE

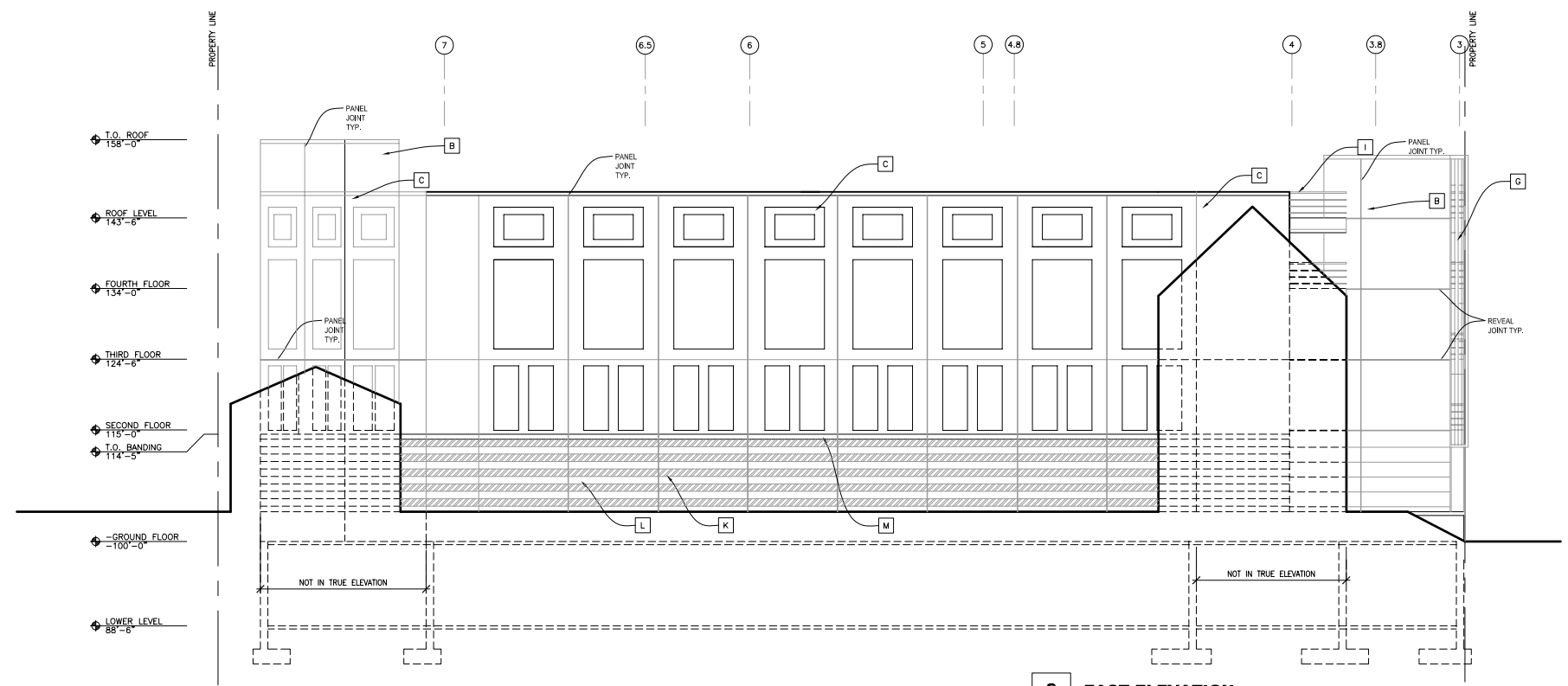
REVISIONS

TAG	DATE	BY

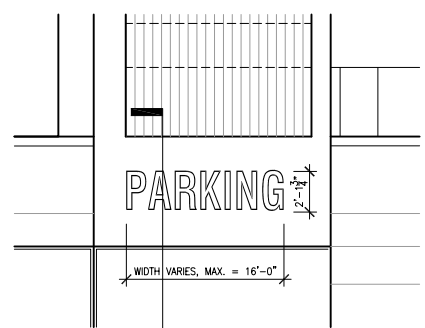
WSA PROJECT NO.	
SCALE	
PHASE	
DATE	

ELEVATIONS AND SIGNAGE

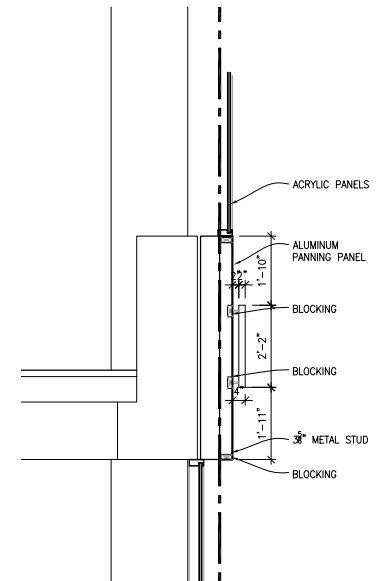
A4.1



2 EAST ELEVATION
 1/8"=1'-0"

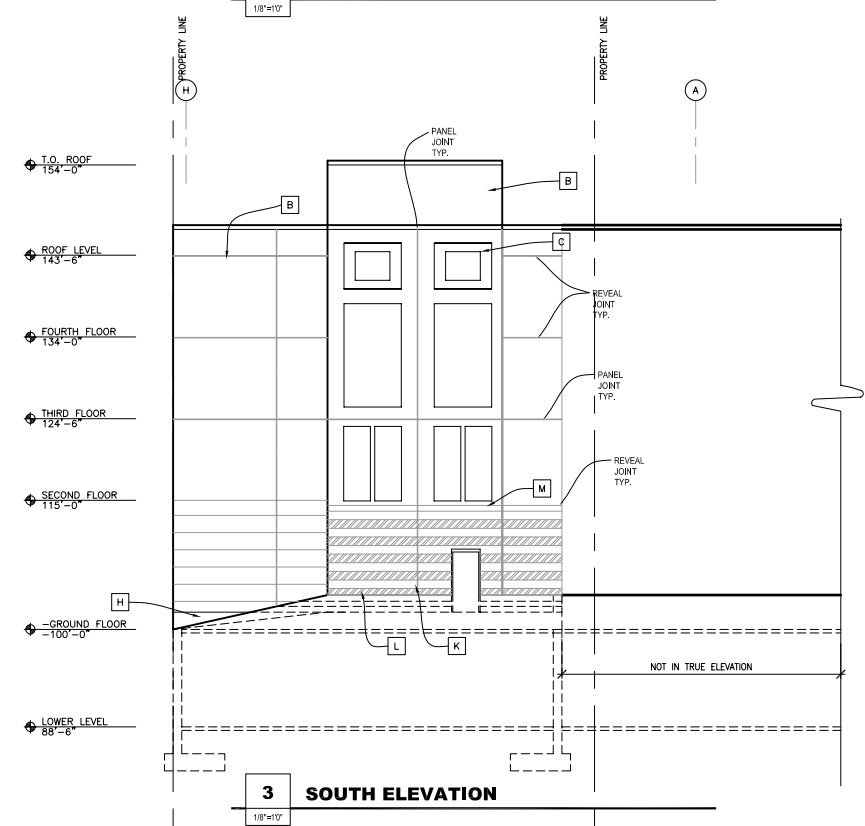


TYPICAL ELEVATION
 NOTE: PARKING ENTRANCE SIGNS TO BE 3'-0" H X 12'-0" W



TYPICAL SECTION
 NOTE: PARKING ENTRANCE SIGNS TO BE 3'-0" H X 12'-0" W

4 SIGNAGE
 N.T.S.



3 SOUTH ELEVATION
 1/8"=1'-0"

MATERIAL KEY:

- A** CLEAR ANODIZED ALUMINUM FRAME STOREFRONT WITH 1" INSULATED TEMPERED GLASS. COLOR: CLEAR. COMPANY: CMI
- B** PRE-CAST CONCRETE PANELS. TEXTURE & COLOR T.B.D. BY ARCHITECT. COMPANY: SPANCRETE
- C** PRE-CAST CONCRETE PANELS. TEXTURE: FORMLINER PATTERN # 169478 USED BRICK & COLOR: STAIN T.B.D. BY ARCHITECT. COMPANY: SPANCRETE
- D** CLEAR ANODIZED ALUMINUM PANNING PANELS. COMPANY: CMI
- E** HIGH IMPACT ACRYLIC GLAZING, DOUBLE SKINNED. CLEAR. 16 MM. RIB SPACING 1 3/4". ATTACH WITH RIBBING HORIZONTAL. CLIP SYSTEM VERTICAL ATTACHMENT AT 3' O.C. TO FRAME BEHIND. CLIP SIZE 3/16X7/16. COMPANY: DEGUSSA
- F** HIGH IMPACT ACRYLIC GLAZING, DOUBLE SKINNED. CLEAR. 16 MM. RIB SPACING 3 3/4". ATTACH WITH RIBBING VERTICAL. CLIP SYSTEM VERTICAL ATTACHMENT AT 3' O.C. TO FRAME BEHIND. CLIP SIZE 3/16X7/16. COMPANY: DEGUSSA
- G** HIGH IMPACT ACRYLIC GLAZING, DOUBLE SKINNED. CLEAR. 16 MM. RIB SPACING 3 3/4". SET IN GREEN HOUSE FRAMING. COMPANY: DEGUSSA
- H** BLACK GRANITE HONED. 3" THICK. COMPANY: COLD SPRING GRANITE COMPANY
- I** ACRYLIC POLYURETHANE PAINTED STEEL SQUARE TUBE RAIL @ 42" HIGH. COLOR: T.B.D. BY ARCHITECT. SEE A500
- J** ALUMINUM WELDED BAR STOCK BOLTED TO FACE OF RAILING
- K** PRE-CAST CONCRETE PANELS TEXTURE: FORMLINER PATTERN #17988 AGED BENICA COLOR. T.B.D. BY ARCHITECT. COMPANY: SPANCRETE
- L** PRE-CAST CONCRETE PANELS. TEXTURE: FORMLINER PATTERN #16972 WEST VIRGINIA AGED SANDSTONE 24"WX12"H. COLOR: T.B.D. BY ARCHITECT. COMPANY: SPANCRETE
- M** PRE-CAST CONCRETE SILL PROJECTION BANDING. TEXTURE: SMOOTH. COLOR: T.B.D. BY ARCHITECT. COMPANY: SPANCRETE
- N** ALUMINUM AWNING. COMPANY: SIGN EFFECTZ, INC.
- O** CHANNEL LETTERING SIGNAGE. BACK LIT. COMPANY: SIGN EFFECTZ, INC.
- P** MECHANICAL LOUVER

1 MATERIAL KEY
 N.T.S.