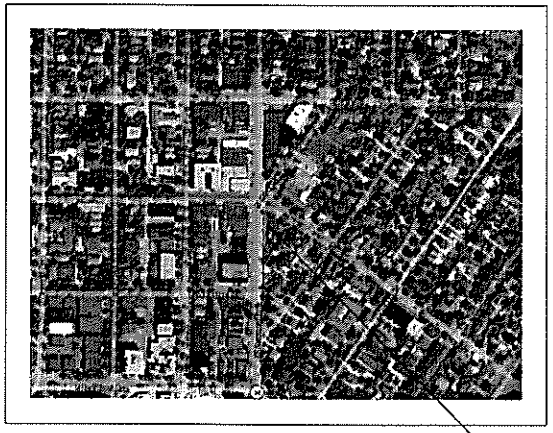
RETAIL AND PARKING STRUCTURE

2590 NORTH DOWNER AVENUE

CONSTRUCTION DOCUMENTS



PROJECT LOCATION

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 IIB

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 N SECOND ST MILWAUKEE, WI 53212
VOICE 414.272.8822 FACSIMILE 414.272.8812

NEW LAND ENTERPRISES

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

TITLE SHEET
T100

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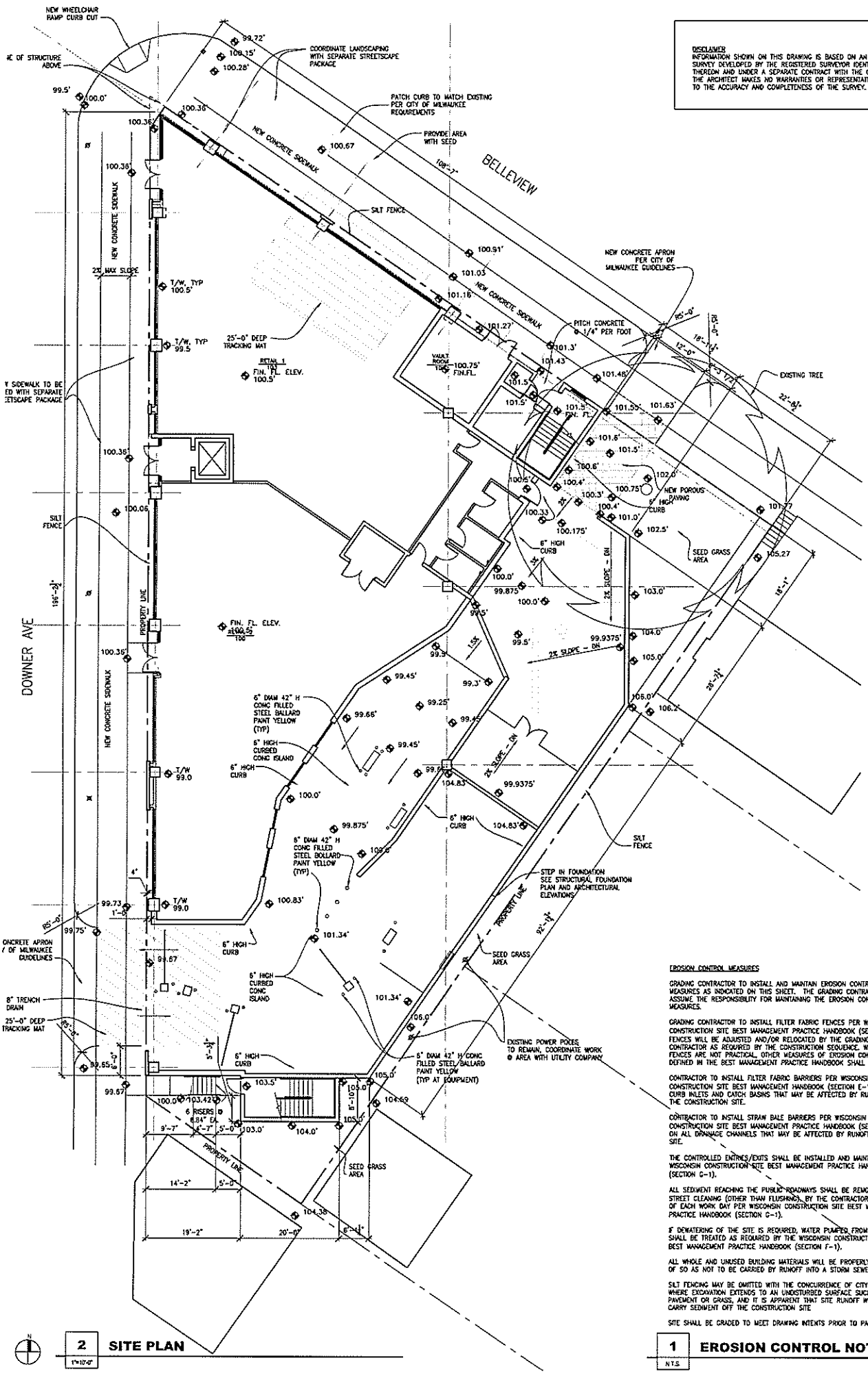


DISCLAIMER
INFORMATION SHOWN ON THIS DRAWING IS BASED ON AN ORIGINAL SURVEY DEVELOPED BY THE REGISTERED SURVEYOR IDENTIFIED THEREON AND UNDER A SEPARATE CONTRACT WITH THE OWNER. THE ARCHITECT MAKES NO WARRANTIES OR REPRESENTATIONS AS TO THE ACCURACY AND COMPLETENESS OF THE SURVEY.

EROSION CONTROL MEASURES

GRADING CONTRACTOR TO INSTALL AND MAINTAIN EROSION CONTROL MEASURES AS INDICATED ON THIS SHEET. THE GRADING CONTRACTOR SHALL ASSUME THE RESPONSIBILITY FOR MAINTAINING THE EROSION CONTROL MEASURES.

GRADING CONTRACTOR TO INSTALL FILTER FABRIC FENCES PER WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK (SECTION B-1). FENCES WILL BE ADJUSTED AND/OR RELOCATED BY THE GRADING CONTRACTOR AS REQUIRED BY THE CONSTRUCTION SEQUENCE. WHERE SILT FENCES ARE NOT PRACTICAL, OTHER MEASURES OF EROSION CONTROL AS DEFINED IN THE BEST MANAGEMENT PRACTICE HANDBOOK SHALL BE APPLIED.

CONTRACTOR TO INSTALL FILTER FABRIC BARRIERS PER WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT HANDBOOK (SECTION E-1) ON ALL CURB INLETS AND CATCH BASINS THAT MAY BE AFFECTED BY RUNOFF FROM THE CONSTRUCTION SITE.

CONTRACTOR TO INSTALL STRAW BALE BARRIERS PER WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK (SECTION C-2) ON ALL DRAINAGE CHANNELS THAT MAY BE AFFECTED BY RUNOFF FROM THE SITE.

THE CONTROLLED ENTRIES/EXITS SHALL BE INSTALLED AND MAINTAINED PER WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK (SECTION G-1).

ALL SEDIMENT REACHING THE PUBLIC ROADWAYS SHALL BE REMOVED BY STREET CLEANING (OTHER THAN FLUSHING), BY THE CONTRACTOR AT THE END OF EACH WORK DAY PER WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK (SECTION G-1).

IF DEWATERING OF THE SITE IS REQUIRED, WATER PUMPED FROM THE SITE SHALL BE TREATED AS REQUIRED BY THE WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK (SECTION F-1).

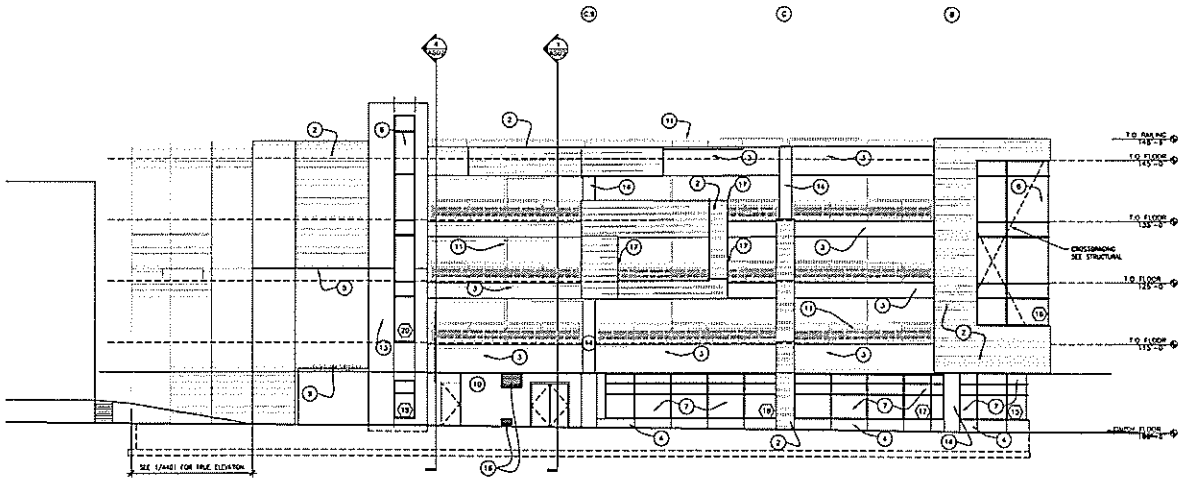
ALL WHOLE AND UNUSED BUILDING MATERIALS WILL BE PROPERLY DISPOSED OF SO AS NOT TO BE CARRIED BY RUNOFF INTO A STORM SEWER SYSTEM.

SILT FENCING MAY BE OMITTED WITH THE CONCURRENCE OF CITY OFFICIALS WHERE EXCAVATION EXTENDS TO AN UNDISTURBED SURFACE SUCH AS PAVEMENT OR GRASS, AND IT IS APPARENT THAT SITE RUNOFF WILL NOT CARRY SEDIMENT OFF THE CONSTRUCTION SITE

SITE SHALL BE GRADED TO MEET DRAWING INTENTS PRIOR TO PAVING

2 SITE PLAN
1"=10'-0"

1 EROSION CONTROL NOTES
N.T.S.



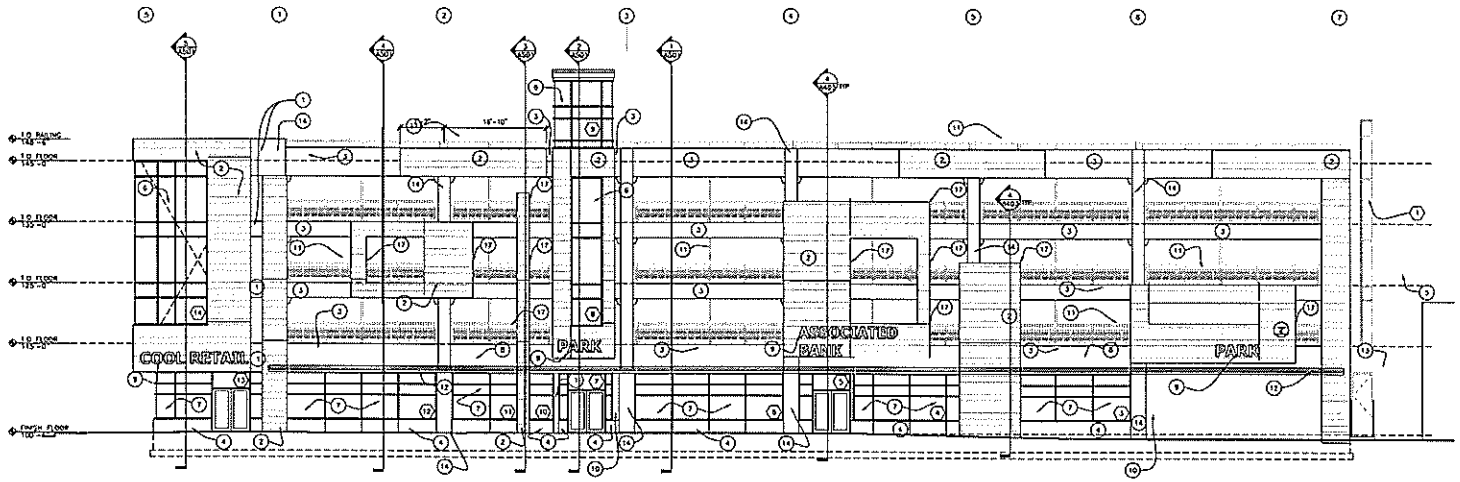
4 NORTH ELEVATION
VERIFY

1. PRECAST PANEL, WHITE CEMENT ACID ETCHED
2. PRECAST PANEL WITH REVEALS, SAND BLASTED AND STAINED
3. PRECAST LEDGER BEAM, WHITE CEMENT, ACID ETCHED
4. THIN SET BLACK GRANITE LF BASE, ALIGN VERTICAL JOINTS WITH VERTICAL MULLIONS OF STOREFRONT GLAZING ABOVE
5. PRECAST PANEL JOINTS TO BE COORDINATED WITH PRECAST CONCRETE CONTRACTOR & ARCHITECT
6. CURTAIN WALL GLAZING SYSTEM 6400 BY CIM ARCHITECTURAL FOR WINDOW TYPES SEE A404
7. STOREFRONT GLAZING, 450 SYSTEM BY CIM ARCHITECTURAL WITH 257 STILE DOOR, FOR WINDOW TYPES SEE A404
8. FABRIC AWNING WITH ALUMINUM FRAME, SUNBRELLA FABRIC FRAME ON 1" SQUARE TUBE ALUMINUM FRAMING
9. ELECTRICAL CONTRACTOR TO COORDINATE POWER FOR SIGNAGE. SLEEVE ELECTRIC THROUGH PRECAST LEDGER BEAM. SIGNAGE, N.I.C.
10. CMU, WITH INTEGRAL DRY BLOCK PAINT, COLOR TO MATCH PRECAST CONCRETE STAIN
11. METAL RAILING, POWDER COATED, COLOR SELECTED BY ARCHITECT
12. METAL AWNING FRAMING, POWDER COATED, COLOR SELECTED BY ARCHITECT SIMILAR DETAIL TO 8/A400
13. PRECAST PANEL SAND BLASTED AND STAINED
14. WHITE CEMENT PRECAST COLUMN, ACID ETCHED
15. METAL RAILING, POWDER COATED, WITH GATE, COLOR SELECTED BY ARCHITECT.
16. METAL LOUVERS, COLOR TO MATCH ADJACENT CMU. VERIFY SIZE & LOCATION WITH HVAC CONTRACTOR
17. CONTINUE RAILING BEHIND PANEL AT LOCATIONS NOTED. REMOVE GRILL. SEE PLAN ON A201

3 MATERIAL KEY
N.T.S.

1. WINDOW TYPES, SEE A403
2. SEE A402 FOR PANEL TYPES
3. SEE A402 FOR AWNING CUTOUT.

2 GENERAL NOTES
N.T.S.



1 WEST ELEVATION
VERIFY

WORKSHOP ARCHITECTS
1734 N. SECOND ST MILWAUKEE, WI 53212
VOICE: 414.372.2400 FACSIMILE: 414.372.2412

NEW LAND ENTERPRISES

PROJECT:
RETAIL & PARKING STRUCTURE

ADDRESS:
2574/2590 NORTH DOWNER AVE

REVISIONS		
TAG	DATE	BY

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PHASE	CD
DATE	9.17.07

ELEVATIONS

A400

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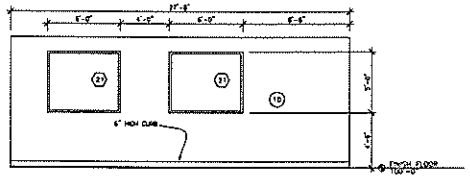
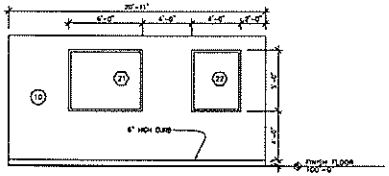
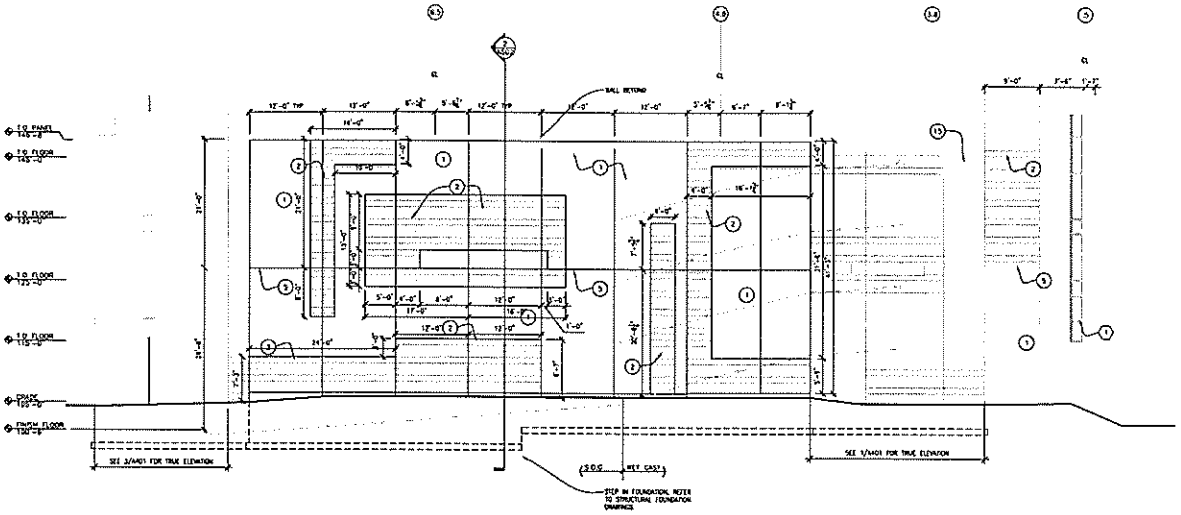


7 DRIVE-THRU ELEVATION



6 DRIVE-THRU ELEVATION



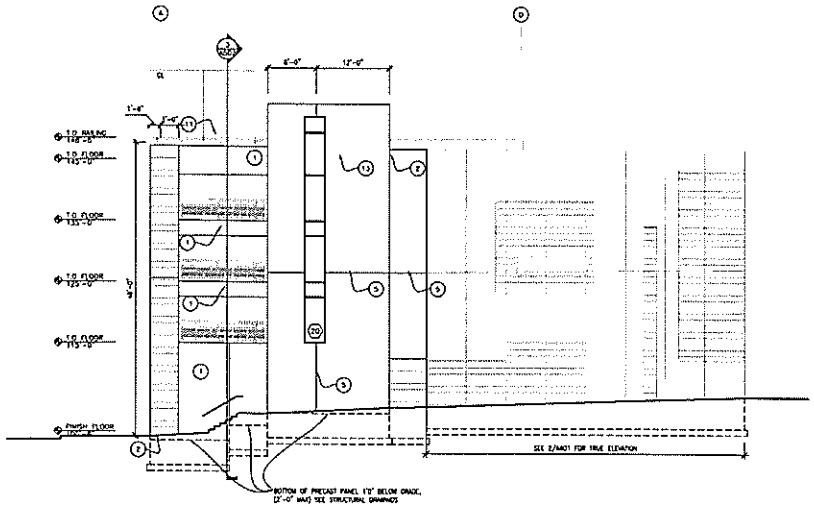
2 EAST ELEVATION

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

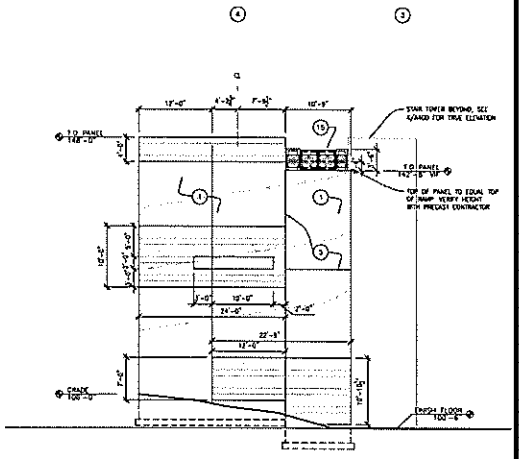
5 GENERAL NOTES

1. PRECAST PANEL, WHITE CEMENT ACID ETCHED
2. PRECAST PANEL WITH REVEALS, SAND BLASTED AND STAINED
3. PRECAST LEDGER BEAM, WHITE CEMENT, ACID ETCHED
4. THIN SET BLACK GRANITE AT BASE, ALIGN VERTICAL JOINTS WITH VERTICAL MULLIONS OF STOREFRONT GLAZING ABOVE
5. PRECAST PANEL JOINTS TO BE COORDINATED WITH PRECAST CONCRETE CONTRACTOR & ARCHITECT
6. CURTAIN WALL GLAZING SYSTEM EA40 BY CW ARCHITECTURAL, FOR WINDOW TYPES SEE A404
7. STOREFRONT GLAZING, 450 SYSTEM BY CW ARCHITECTURAL WITH 351 STILE DOOR, FOR WINDOW TYPES SEE A404
8. FABRIC AWNING WITH ALUMINUM FRAME, SUNBRELLA FABRIC #4462 ON 1" SQUARE TUBE ALUMINUM FRAMING
9. ELECTRICAL CONTRACTOR TO COORDINATE POWER FOR SIGNAGE. SLEEVE ELECTRIC THROUGH PRECAST LEDGER BEAM. SIGNAGE, N.I.C.
10. CMU, WITH INTEGRAL DRY BLOCK, PAINT, COLOR TO MATCH PRECAST CONCRETE STAIN.
11. METAL RAILING, POWDER COATED, COLOR SELECTED BY ARCHITECT
12. METAL AWNING FRAMING, POWDER COATED, COLOR SELECTED BY ARCHITECT. SIMILAR DETAIL TO 8/A400
13. PRECAST PANEL SAND BLASTED AND STAINED
14. WHITE CEMENT PRECAST COLUMN, ACID ETCHED
15. METAL RAILING, POWDER COATED, WITH GATE; COLOR SELECTED BY ARCHITECT.
16. METAL LOUVERS, COLOR TO MATCH ADJACENT CMU. VERIFY SIZE & LOCATION WITH HVAC CONTRACTOR
17. CONTINUE RAILING BEHIND PANEL AT LOCATIONS NOTED. REMOVE GRILL. SEE PLAN ON A201.

4 MATERIAL KEY



3 SOUTH ELEVATION



1 NORTHEAST ELEVATION

WORKSHOP ARCHITECTS

NEW LAND ENTERPRISES

PROJECT:

RETAIL & PARKING STRUCTURE

ADDRESS:

2574/2590 NORTH DOWNER AVE

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PHASE	CD
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ELEVATIONS

A401

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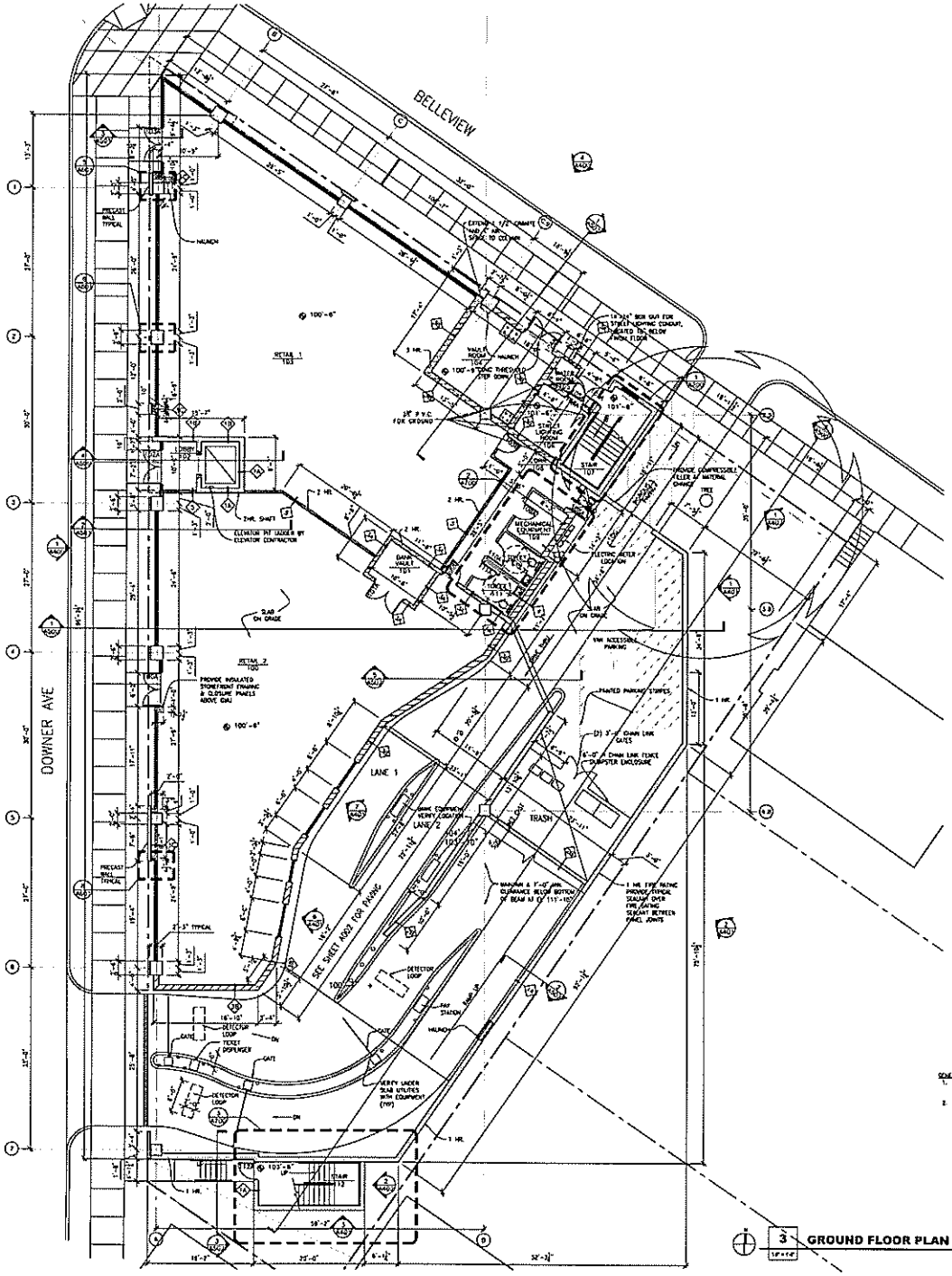
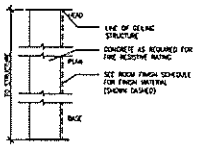


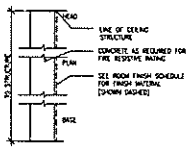
3 GROUND FLOOR PLAN

GENERAL NOTES:
1. BANK EQUIPMENT N.I.C. COORDINATE POWER OPENINGS IN WALL WITH GENERAL CONTRACTOR FOR EQUIPMENT NEEDS.
2. PARKING CONTROL EQUIPMENT N.I.C. COORDINATE POWER CONDUIT NEEDS WITH GENERAL CONTRACTOR FOR EQUIPMENT REQUIREMENTS SHOWN FOR REFERENCE.

2 FIRE WALL RATING KEY

N.T.S.



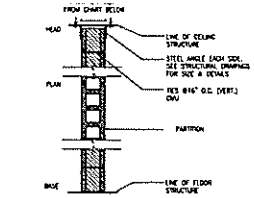


PRECAST

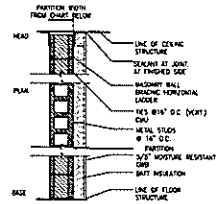
PARTITION TYPE	STUD WIDTH METAL	PARTITION WIDTH ACTUAL	PARTITION WIDTH NOMINAL	FIRE RESISTANCE RATING	NOTES
1A	N/A	10"	10"	SEE PLAN	
1B	N/A	12"	12"	SEE PLAN	
1C	N/A	10"	10"	SEE PLAN	42" AFF

CAST-IN-PLACE

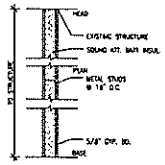
PARTITION TYPE	STUD WIDTH METAL	PARTITION WIDTH ACTUAL	PARTITION WIDTH NOMINAL	FIRE RESISTANCE RATING	NOTES
2A	N/A		8"	SEE PLAN	
2B	N/A		10"	SEE PLAN	
2C	N/A		10"	SEE PLAN	42" AFF



PARTITION TYPE		PARTITION WIDTH ACTUAL	PARTITION WIDTH NOMINAL	FIRE RESISTANCE RATING	NOTES
3A	NA	7-5/8"	8"	SEE PLAN	
3B	NA	11-5/8"	12"	SEE PLAN	
3C	NA	9-5/8"	8"	SEE PLAN	
3D	NA	9-5/8"	10"	SEE PLAN	



PARTITION TYPE	STUD WIDTH METAL	PARTITION WIDTH ACTUAL	PARTITION WIDTH NOMINAL	FIRE RESISTANCE RATING	NOTES
4	3-5/8"	15-7/8"	16"	SEE PLAN	



FULL HEIGHT PARTITION TERMINATE GYP. BD. AND STUDS TO STRUCTURE ABOVE

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

1 WALL TYPES

N.T.S.

WORKSHOP ARCHITECTS

17340 N SECOND ST MILWAUKEE, WI 53212
VOICE: 414.273.5662 FACSIMILE: 414.273.5612

NEW LAND ENTERPRISES

PROJECT:

RETAIL & PARKING STRUCTURE

ADDRESS:

2574/2590 NORTH DOWNER AVE

REVISIONS

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GROUND FLOOR & WALL TYPES

A200

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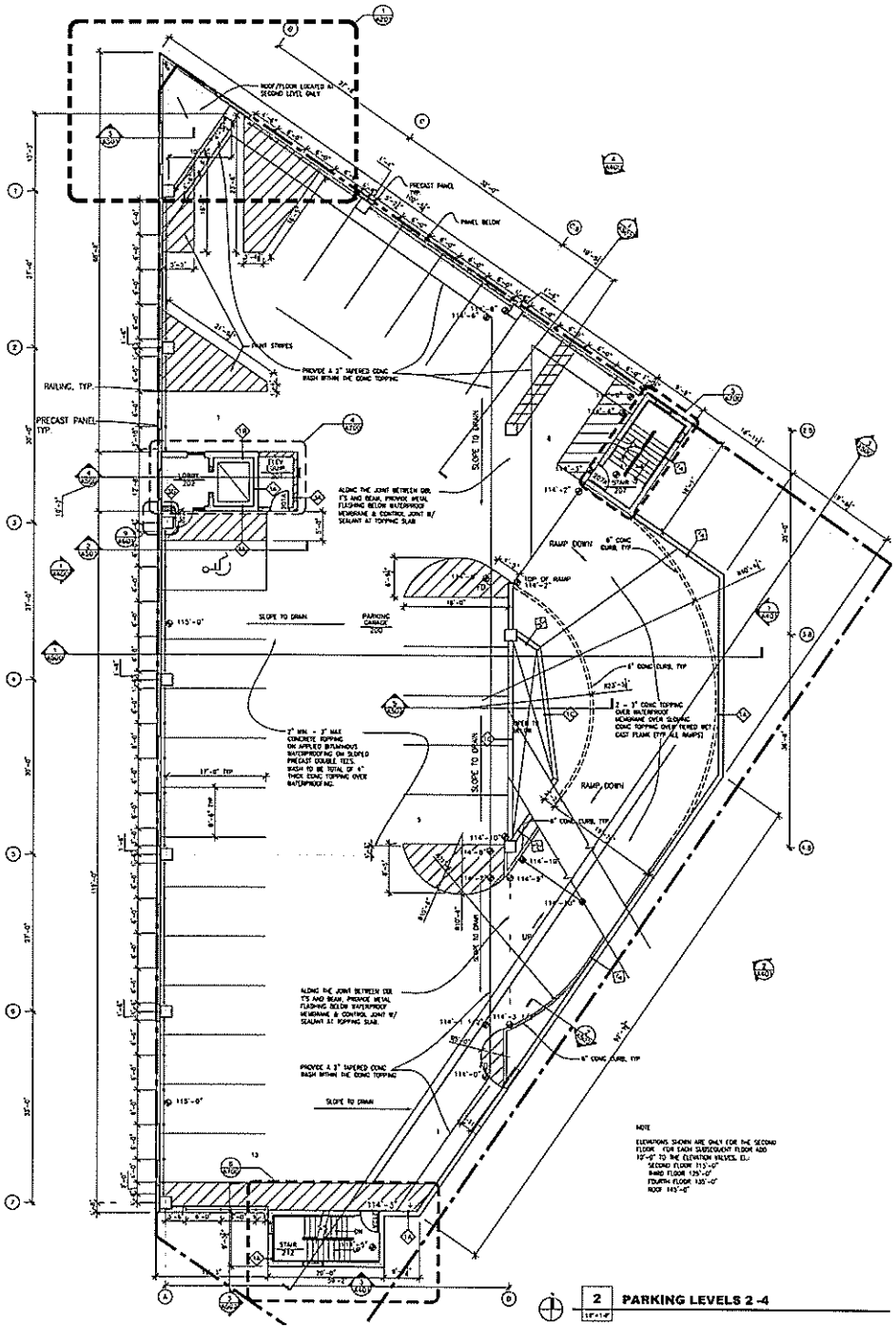
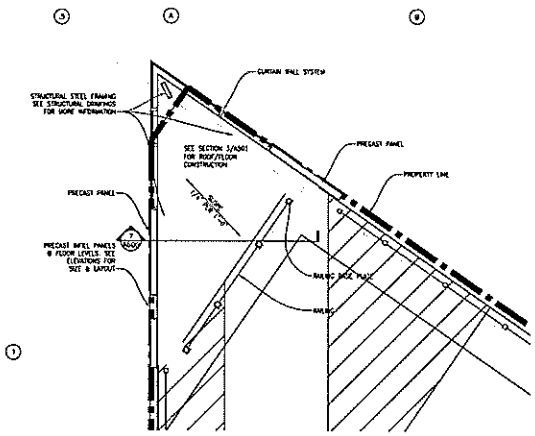


2 PARKING LEVELS 2 -4



1 ENLARGED PLAN

WORKSHOP ARCHITECTS

NEW LAND ENTERPRISES

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LEVEL 2-4 PLAN

A201

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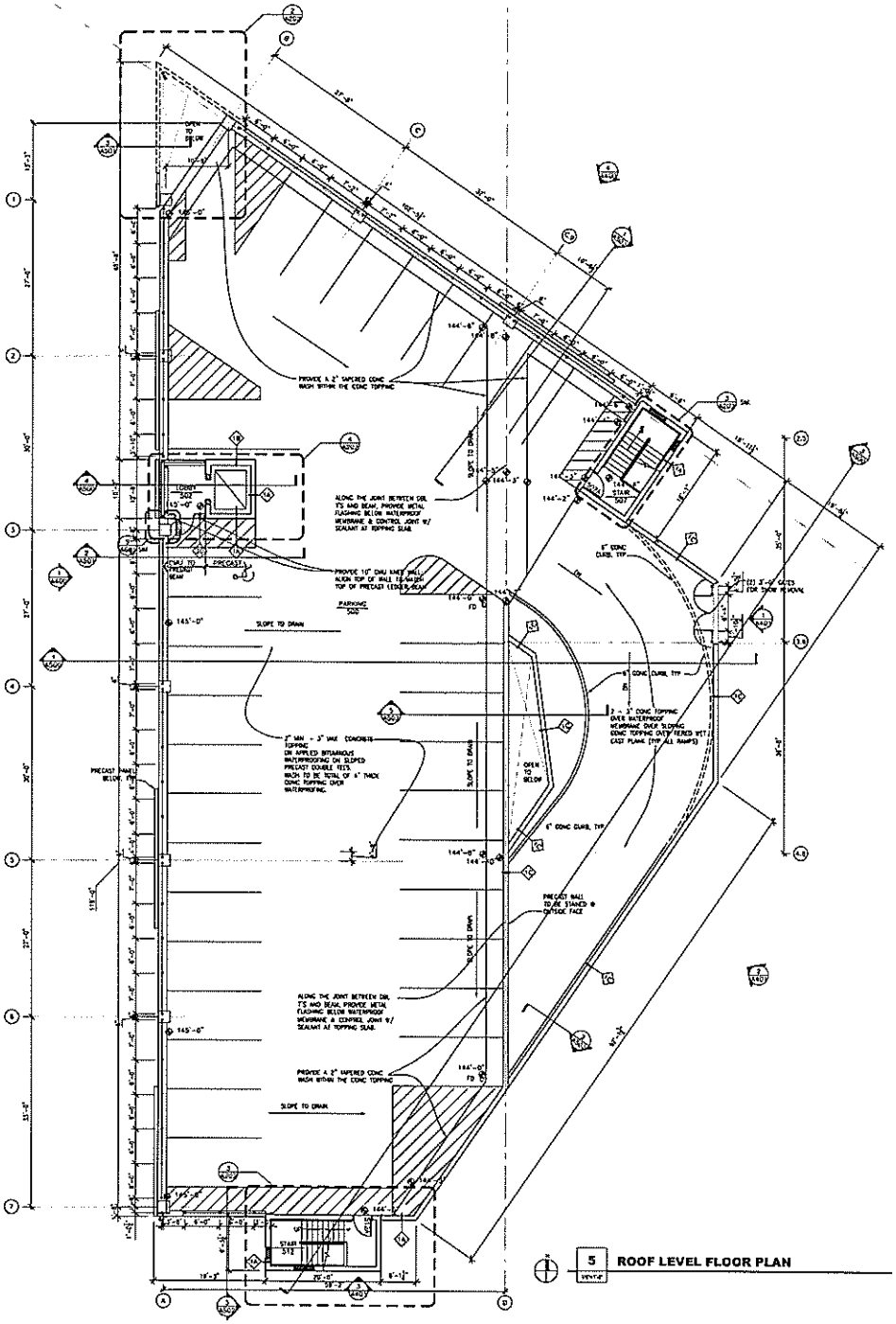
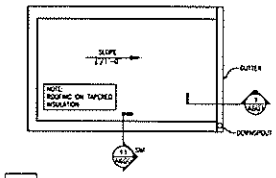
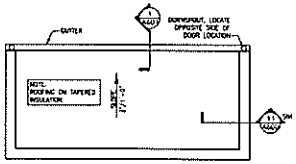


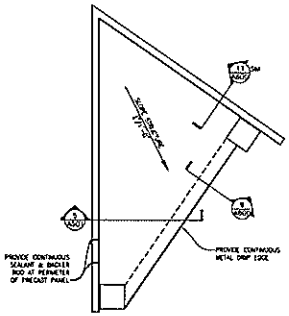
5 ROOF LEVEL FLOOR PLAN



4 ENLARGED ROOF PLAN @ ELEVATOR



3 ENLARGED ROOF PLAN @ STAIRS



2 ENLARGED ROOF PLAN @ CORNER

1. SLOPE GUTTER TO DOWN SPOUT
   AT 2" PER FOOT, TYPICAL
2. DOWN SPOUTS - PRE-FINISHED ALUMINUM. COLOR TO BE SELECTED BY ARCHITECT. SIZING BY DESIGN-BUILD PLUMBING CONTRACTOR.
3. GUTTER - PRE-FINISHED ALUMINUM. COLOR TO BE SELECTED BY ARCHITECT. SIZING BY DESIGN BUILD PLUMBING CONTRACTOR.
4. ROOFING CONSTRUCTION: HOT APPLIED BITUMINOUS ROOFING ON 3/8" EXTERIOR SHEATHING ON METAL DECKING. REFER TO SECTIONS FOR MORE DETAIL.
5. FOR ROOFS OVER INSULATED/HEATED SPACES, USE TAPERED INSULATION ON FULLY ADHERED EPDM ROOFING ON METAL DECKING. REFER TO SECTIONS FOR MORE DETAIL.

1 GENERAL NOTES

WORKSHOP ARCHITECTS
1734 N SECOND ST MILWAUKEE, WI 53212
VOICE 414.277.9433 FAX & MOB.IE. 414.272.3412

NEW LAND ENTERPRISES

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RETAIL & PARKING STRUCTURE

ADDRESS:
2574/2590 NORTH DOWNER AVE

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ROOF PLAN

A202

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