

June 8, 2026

PRELIMINARY SPECIFICATIONS not for construction

Aaron Dekosky Homeowner

2386 N Terrace Ave
Milwaukee, WI 53211

Brookfield Design Remodel LLC

Jim Pitzen Architect

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PROJECT DESCRIPTION:

Driveway ramp, aboveground garage entry, underground garage, and underground staircase to existing basement.

SCOPE OF WORK

Construction Documents

Historical Preservation Commission approval

General Contracting

City of Milwaukee approvals, permits, & fees

Structural Engineering (TBD)

- Shoring & Underpinning
- 8' high poured concrete foundation walls
- Overhead door and garage apron area openings with stone above
- Hollow core precast concrete panels and their support

Toilet

- Construction toilet for the duration of the project
- VERIFY access to Owner supplied and maintain bathroom facilities - TBD

Construction waste removal

- Dumpster, bagster, or haul away debris for the duration of the project

Demolition and removal

See plans for key numbers:

- 1- Free standing garage, concrete floor, & perimeter footing (VERIFY slab on grade)
- 2- Wood staircase from back porch to grade
- 3- Concrete driveway from sidewalk to removed garage and existing back door
- 4- Fence on South and East property line (SAVE for reuse)
- 5- Concrete block wall at stair hall and entry door
- 6- VERIFY Back Porch decking, framing, posts, and rails to REMAIN or be removed/replaced at the location of the new hallway below.
- 7- Electrician to coordinate relocation of underground electrical service wires

Excavation

- Driveway and ramp down to garage
- Garage Entry
- Garage
- Stair hall connection to house

NOTE:

- VERIFY proximity and clearance to existing basement and porch foundation walls, under existing porch framing, and the existing structure on East property line.
- VERIFY the space required for over digging the foundation within 1'-6" of the lot lines. Modify the setback or shore up the soil as necessary to avoid disturbance of the neighbors property. The fence will need to be removed and replaced/reinstalled.

Soil reinforcement

- VERIFY shoring and underpinning requirements due to proximity of structures and lot lines.

Foundation

- Footings (VERIFY underpinning)
- Perimeter drain tile
- Sump crock, pump, & piping
- Poured concrete foundation walls
- Damp Proofing on exterior of all foundation walls and exterior of all precast concrete

Precast Concrete (Spancrete)

- Hollow core precast concrete plank ceiling at Underground Garage

NOTE:

- Framed ceiling structure at above ground garage entry and at stair hall below the back porch.

Steel

- VERIFY Engineering for masonry and spancrete support requirements at spans and openings

Insulation

- 2" rigid insulation at exterior foundation walls and all roofs

Masonry (Labor & materials)

- Stone veneer and stone caps to reasonably match the existing house
- Split face stone veneer on all exposed walls
- Stone caps at exposed garage walls, retaining walls, and planters
- Remove block foundation wall and patch exposed open cores at porch area with new stair hall below and basement wall area new door opening
- Steel supports for masonry and spancrete openings (VERIFY with engineering)

Retaining walls (Labor & Materials)

- Split face landscape block along driveway with stone cap

Concrete

- Driveway from sidewalk to garage floor
- Garage floor
- Stairs from garage to basement

Water drainage

- Trench drain located at bottom of driveway ramp outside overhead door (VERIFY French drain)
- Trench drain located where the driveway Entry ramp hits the garage floor (VERIFY French drain)

Backfill

- Stone backfill within 1' of grade at all foundation and retaining walls

Rough grading

- Soil fill on fabric felt on stone backfill
- Soil fill on rigid insulation and spancrete

Rough Carpentry (Labor & Materials)

- Temporary shoring for existing back porch framing at new stair hall below
- Framing of walls and ceiling above grade at new stair hall
- Framing of above ground garage entry flat roof
- Frame new staircase and railing from Back porch to grade below
- VERIFY Back Porch decking, framing, posts, and rails to REMAIN

Finish Carpentry (Labor)

- Install Interior service door & lockset

Doors & Hardware

- Interior service door & lockset
- Overhead Door & Operator
- VERIFY model, style, color with Owner - TBD

Fence

- Remove and reinstall/replace fence at South & East lot lines (or install shoring to avoid disturbing the foundation at each post)
- New fence posts and foundation
- Reinstall or replace fence panels

NOTE:

- VERIFY with fence owner for approval

Paint & Stain - TBD

- Service door
- Overhead door
- Wood stairs & railing from Back Porch to grade

Electrical

- (1) Electrical permit for City of Milwaukee
 - Relocate underground service to a main junction box or existing meter pedestal (COORDINATE location and schedule with WeEnergies)
 - Ceiling mounted lights at Garage and Interior Staircase on (2) motion sensor switches
 - (2) coach lights at the overhead door on a switch in the house
 - (1) duplex outlet at sump crock
 - (1) duplex outlet at overhead door operator
 - (2) duplex outlets at garage
 - Add (3) way switch to basement lights at new garage entry door in the basement
- NOTE: Garage walls and ceiling are concrete. Run all wiring in conduit.

Plumbing

- VERIFY what contractor(s) to provide and install floor drains, French drains, sump pump and discharge piping

HVAC

- No work figured in scope or cost
- INVESTIGATE exhaust fan on a motion sensor and timer switch for car fumes

Landscaping (TBD)

- Install topsoil
- Install owner supplied pavers - TBD
- Finish grade and grass
- Plantings and soft scapes
- INVESTIGATE landscape block curb or wall to create a planter box as a barrier at the retaining walls

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Demolition and removal
Excavation
Soil reinforcement
Foundation
Precast Concrete (Spancrete)
Steel
Insulation
Masonry (Labor & materials)
Retaining walls (Labor & Materials)
Concrete
Water drainage
Backfill
Rough grading
Rough Carpentry (Labor & Materials)
Finish Carpentry (Labor)
Doors & Hardware
Fence
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Electrical
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