

2518 N. Terrace Renovation

2518 N. Terrace Ave. | Milwaukee, Wisconsin 53211

JOHN VAN ROOY
ARCHITECTURE

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Architecture

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T100 Title Sheet
A101 First Floor Demo Plan
First Floor Plan
A102 Second Floor Demo Plan
Second Floor Plan
A103 Third Floor Demo Plan
Third Floor Plan
A201 Reflected Ceiling Plans
A401 Exterior Elevations
A801 Interior Elevations
A802 Interior Elevations

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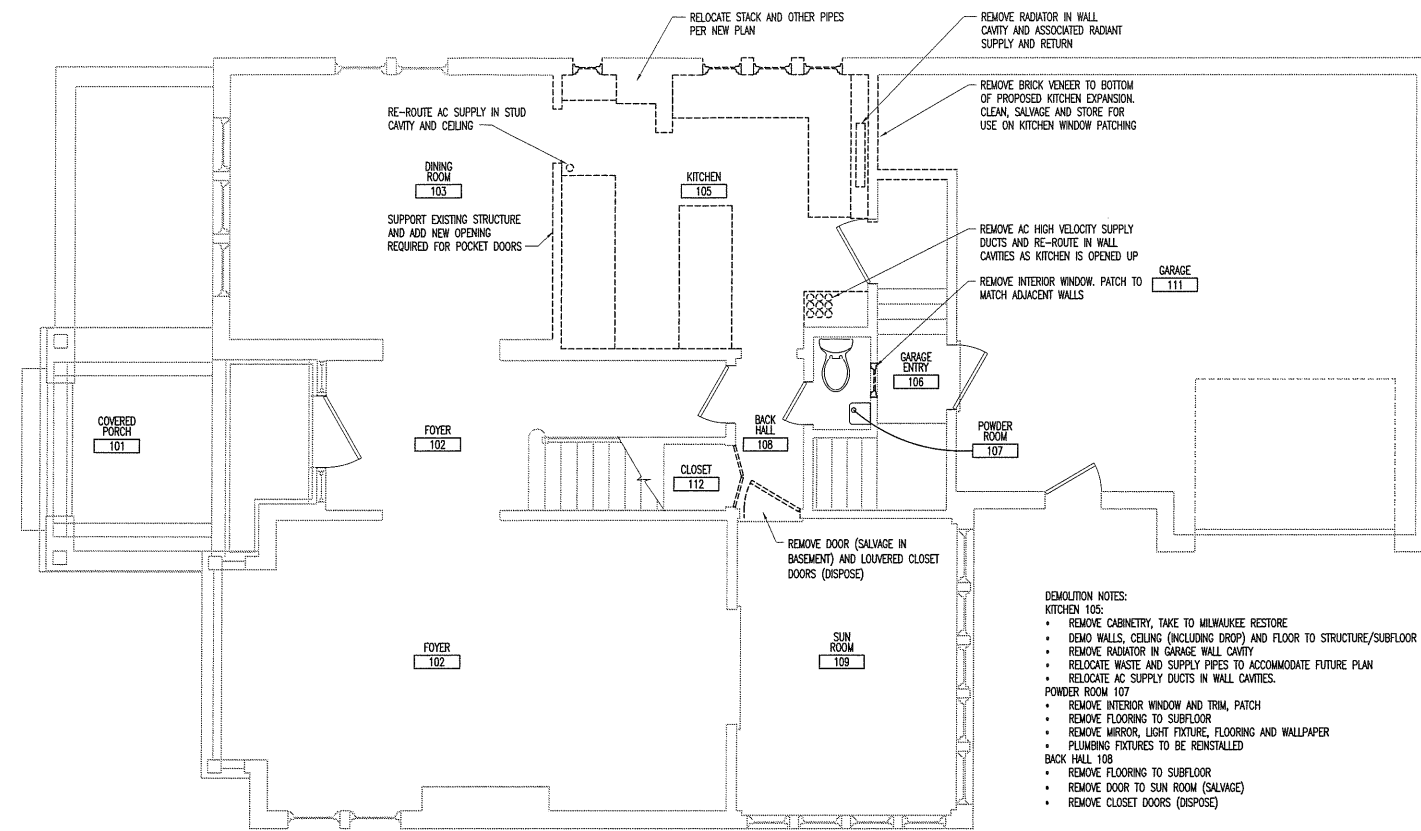
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00	Owner Review	12/09/19

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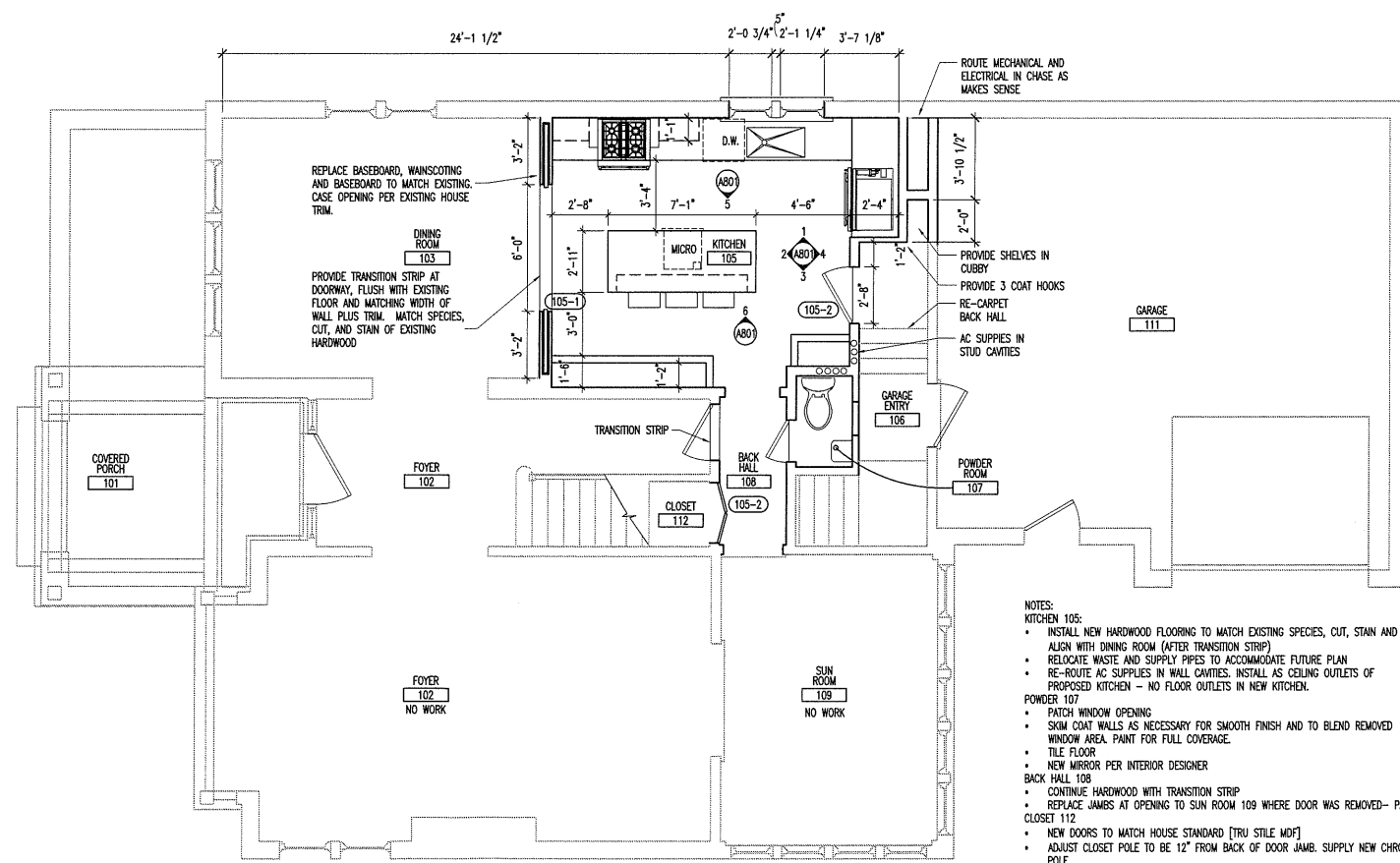
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SHEET TITLE
TITLE SHEET

T100



EXISTING/DEMOLITION FIRST FLOOR PLAN
 SCALE: 1/4"=1'-0"



FIRST FLOOR PLAN
 SCALE: 1/4"=1'-0"

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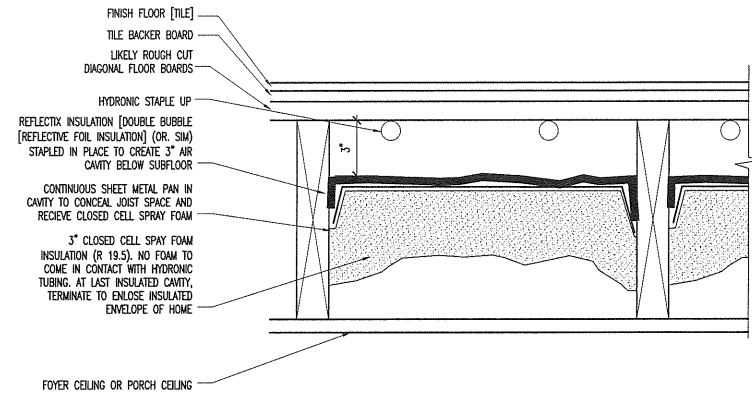
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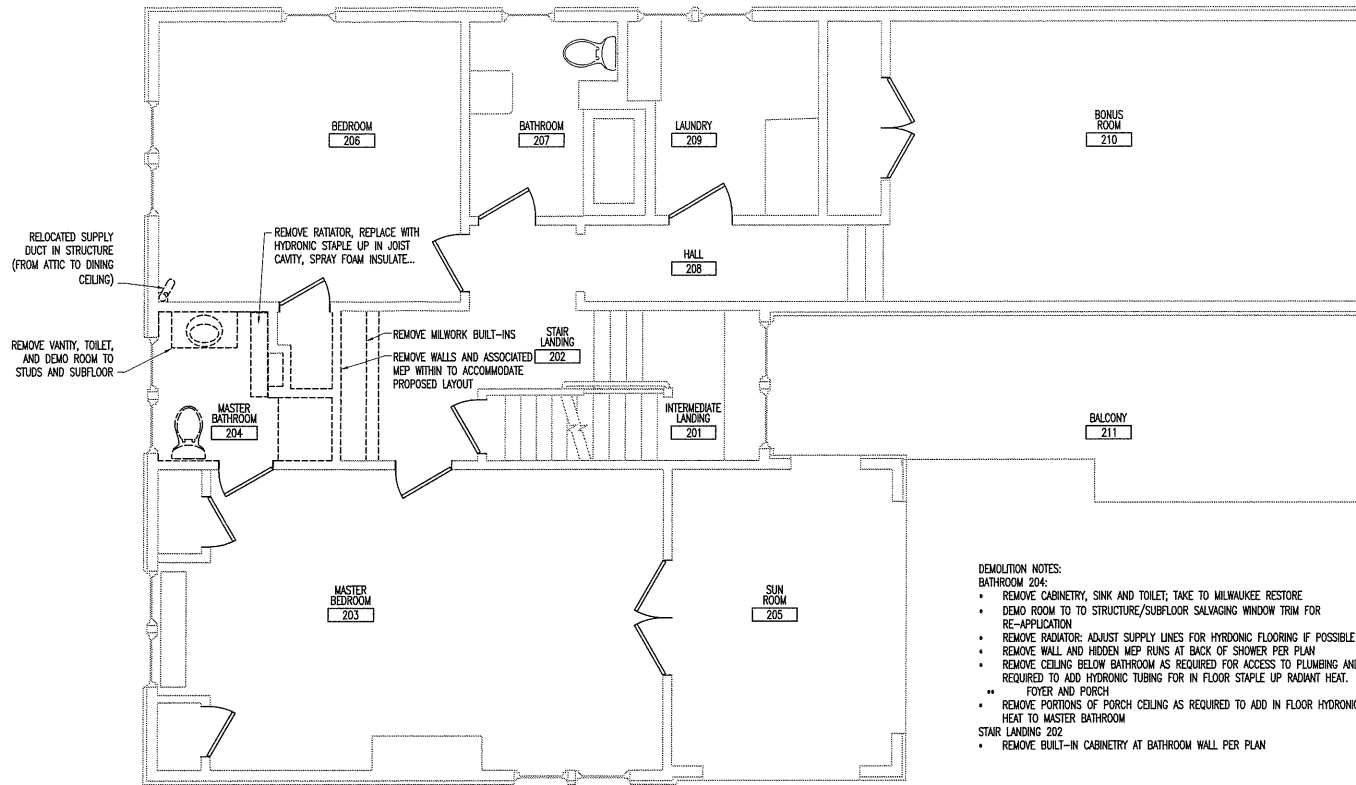
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SHEET TITLE
 Existing/Demo First Floor Plan,
 First Floor Plan

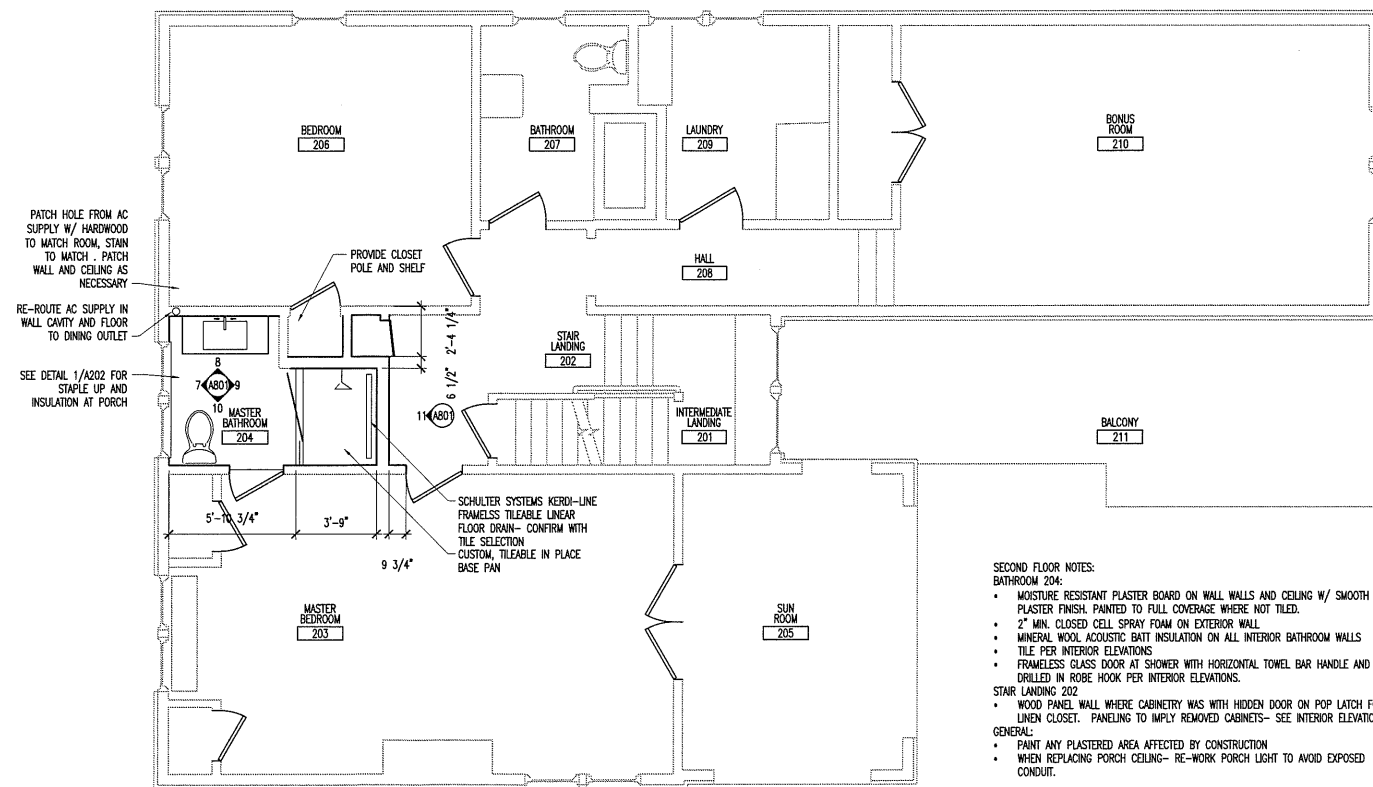
A101



1 Master Bath Staple Up and Insulation
SCALE: 3/4"=1'-0"



2 EXISTING/DEMOLITION SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"



- SECOND FLOOR NOTES:**
- BATHROOM 204:**
- MOISTURE RESISTANT PLASTER BOARD ON WALL WALLS AND CEILING W/ SMOOTH PLASTER FINISH. PAINTED TO FULL COVERAGE WHERE NOT TILED.
 - 2" MIN. CLOSED CELL SPRAY FOAM ON EXTERIOR WALL
 - MINERAL WOOL ACOUSTIC BATT INSULATION ON ALL INTERIOR BATHROOM WALLS
 - TILE PER INTERIOR ELEVATIONS
 - FRAMELESS GLASS DOOR AT SHOWER WITH HORIZONTAL TOWEL BAR HANDLE AND DRILLED IN ROBE HOOK PER INTERIOR ELEVATIONS.
- STAIR LANDING 202**
- WOOD PANEL WALL WHERE CABINETS WAS WITH HIDDEN DOOR ON POP LATCH FOR LINEN CLOSET. PANELING TO IMPLY REMOVED CABINETS- SEE INTERIOR ELEVATIONS
- GENERAL:**
- PAINT ANY PLASTERED AREA AFFECTED BY CONSTRUCTION
 - WHEN REPLACING PORCH CEILING- RE-WORK PORCH LIGHT TO AVOID EXPOSED CONDUIT.

3 Second Floor Plan
SCALE: 1/4"=1'-0"

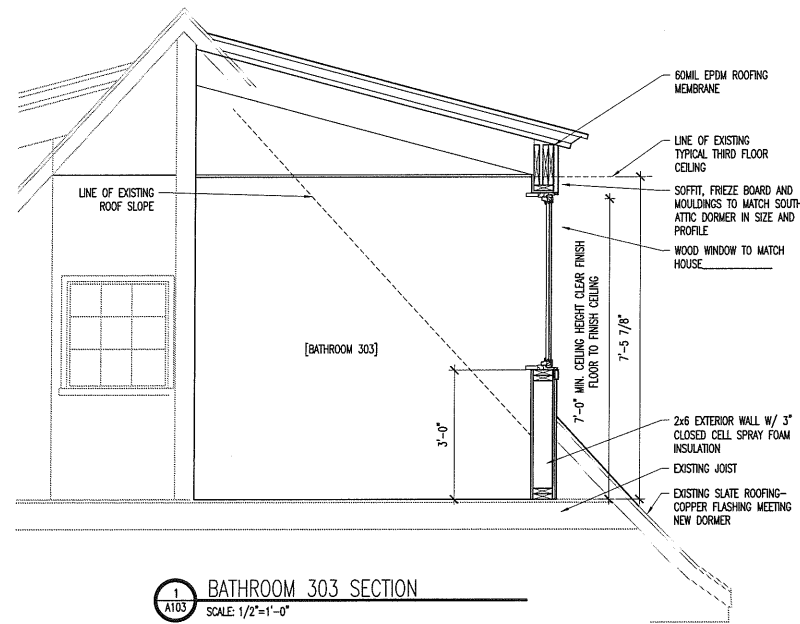
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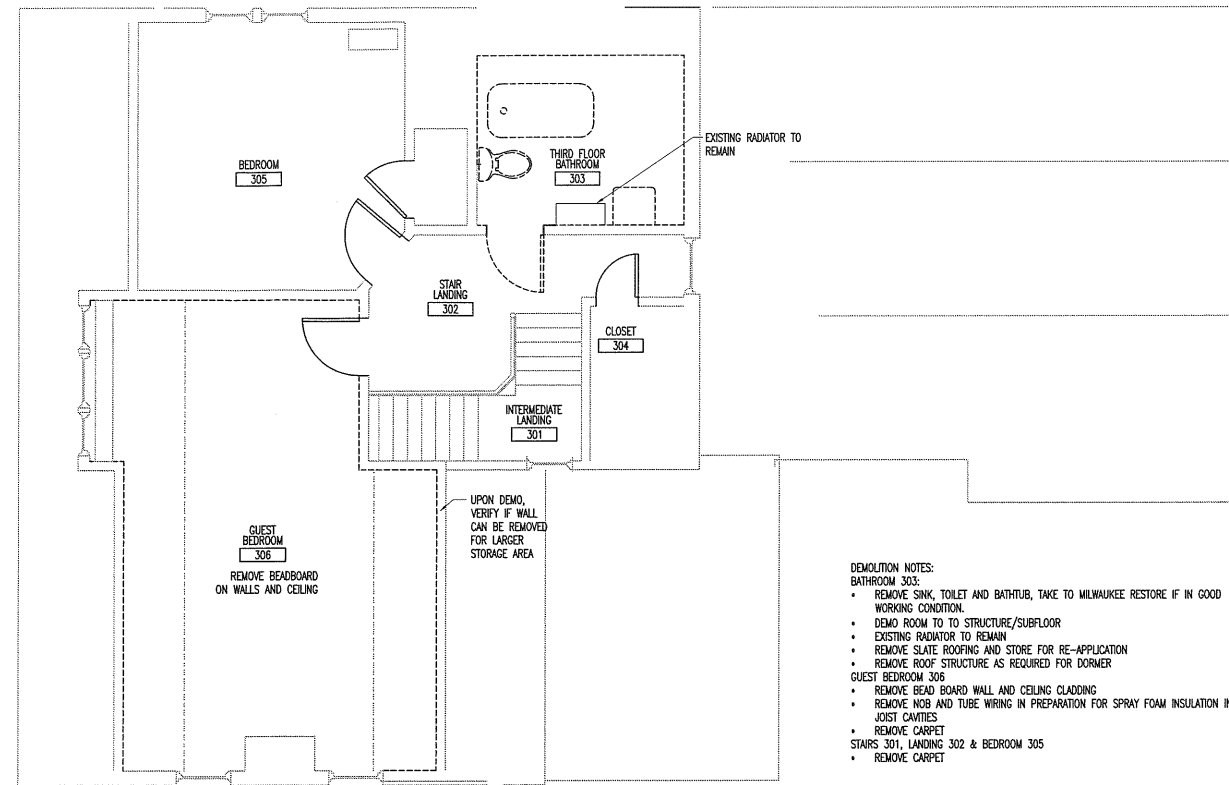
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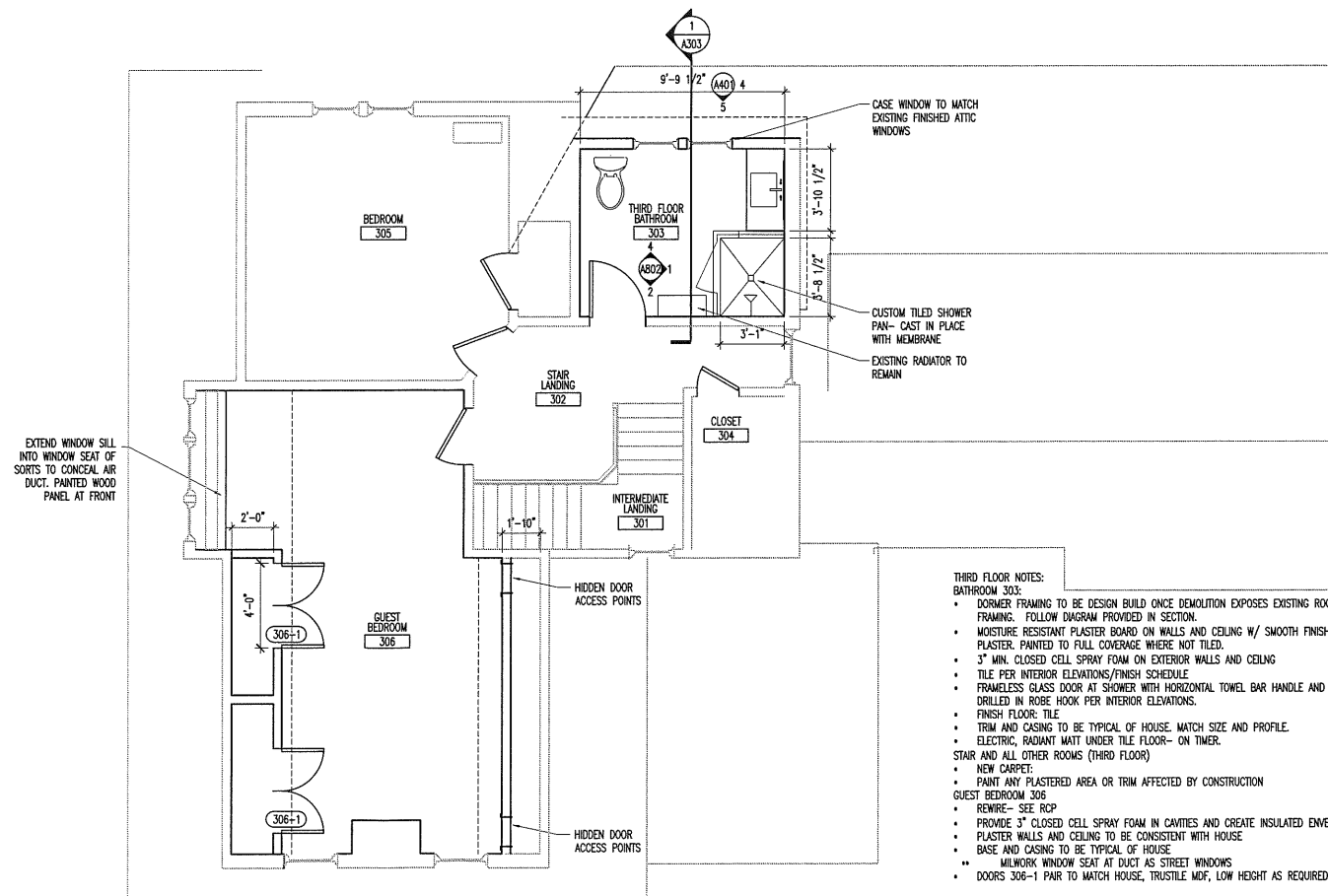
SHEET TITLE
Existing/Demo Second Floor Plan,
Second Floor Plan, Details



BATHROOM 303 SECTION
SCALE: 1/2"=1'-0"



EXISTING/DEMOLITION THIRD FLOOR PLAN
SCALE: 1/4"=1'-0"



Third Floor Plan
SCALE: 1/4"=1'-0"

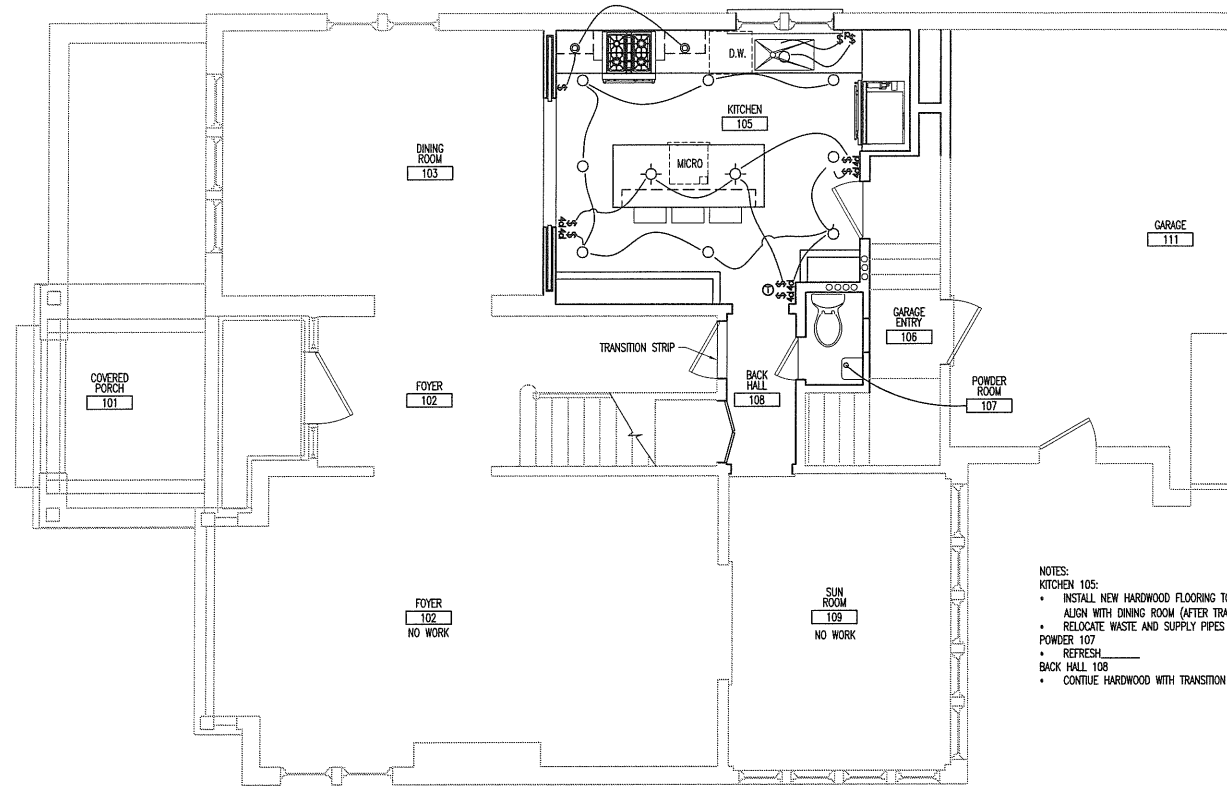
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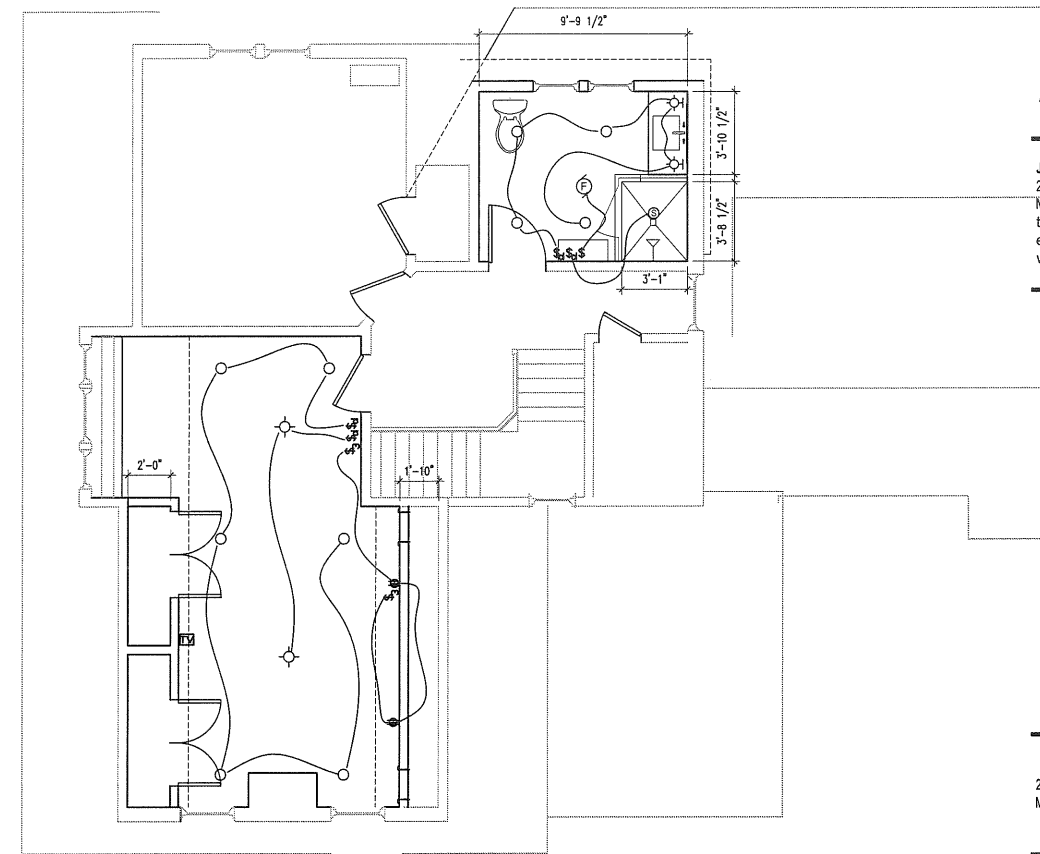
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Existing/Demo Second Floor Plan,
Second Floor Plan, Details

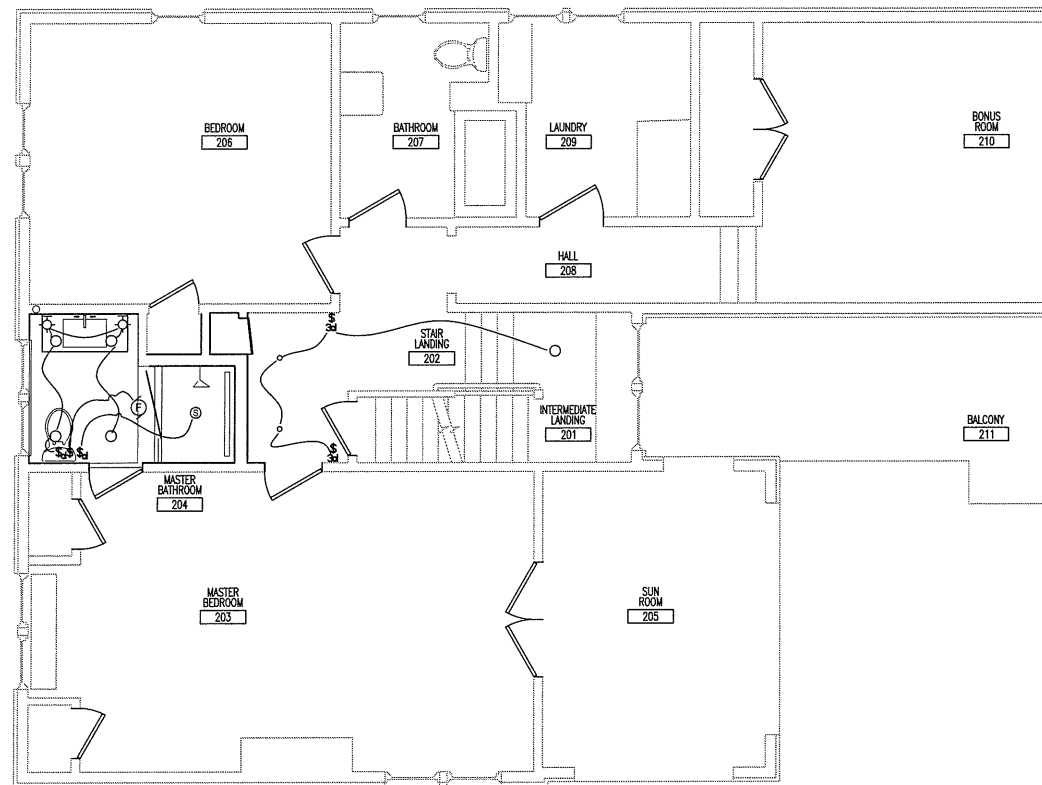
A103



1 FIRST FLOOR REFLECTED CEILING PLAN
 SCALE: 1/4"=1'-0"

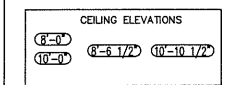


2 THIRD FLOOR REFLECTED CEILING PLAN
 SCALE: 1/4"=1'-0"



3 SECOND FLOOR REFLECTED CEILING PLAN
 SCALE: 1/4"=1'-0"

LIGHTING AND RECEPTACLE SYMBOLS	
	DECORATIVE LIGHT FIXTURE
	RECESSED PIN HOLE LED (MR16 SIZE)
	RECESSED, DIMMABLE 4" CAN LIGHT, 3000K (SHALLOW HOUSING AS REQUIRED)
	4" RECESSED SHOWER LIGHT W/ GLASS COVER (2700 tto 3000 K)
	LINEAR TRIMLESS, RECESSED, DIMMABLE 2" LED
	RECESSED ADJUSTABLE LED - MR16 SIZE/ EQUIVALENT
	DECORATIVE SCONCE
	LED TAPE LIGHT FOR WALL WASHING/COVES. DIMMABLE
	EXHAUST FAN, CEILING MOUNTED
	UNDER CABINET LED LIGHT
	CEILING FAN
	RECESSED CEILING SPEAKER- BY OWNER
	WALL MOUNTED SPEAKER- BY OWNER
	RECESSED CEILING SPEAKER- BY OWNER
	LINEAR LED LIGHT, WALL MOUNTED
	STEP LIGHT- ON ATOMIC CLOCK TIMER
	SURFACE MOUNTED LINEAR LED
	ELECTRICAL OUTLET - FLOOR MOUNTED DUPLEX ELECTRICAL OUTLET - STANDARD DUPLEX ELECTRICAL OUTLET - BOTTOM HALF SWITCHED DUPLEX ELECTRICAL OUTLET - BOTTOM HALF SWITCHED DUPLEX - WATERPROOF ELECTRICAL OUTLET - WATERPROOF DEDICATED EQUIPMENT OUTLET - VERIFY W/ MANUF. ELECTRICAL OUTLET - FOUR GANG ELECTRICAL OUTLET - GROUND FAULT CIRCUIT INTERRUPTED DUPLEX ELECTRICAL OUTLET - FLOOR MOUNTED DUPLEX BOTTOM HALF SWITCHED
	SINGLE POLE WALL SWITCH
	DIMMER SWITCH
	3-WAY SWITCH
	3-WAY DIMMER SWITCH
	4-WAY SWITCH
	4-WAY DIMMER SWITCH
	5-WAY DIMMER SWITCH
	MOTION DETECTOR SWITCH
	TIMER SWITCH
	TELEVISION JACK, VERIFY LOCATION WITH OWNER.
	TELEPHONE
	DATA
	THERMOSTAT
	RECESSED JUNCTION BOX
	GARAGE DOOR KEYPAD
	RECESSED DOOR BELL CHIME
	DOOR BELL
	GARAGE DOOR OPENER



NOTES:
 1. FIXTURES TO BE SELECTED BY OWNER/INTERIOR DESIGNER. SEE FINISH SCHEDULE.
 2. ALL ELECTRICAL WORK IS TO BE CODE COMPLIANT. LIGHTING AND RECEPTACLE PLAN PROVIDED FOR REFERENCE PURPOSES ONLY. FINAL LAYOUT AND ASSURANCE OF CODE COMPLIANCE TO BE THE RESPONSIBILITY OF THE CONTRACTOR AND INSTALLER.
 3. ALL FLOOR OUTLET & WALL SCONCE LOCATIONS TO BE DETERMINED ON SITE BY ARCHITECT/INTERIOR DESIGNER.
 4. ALL BOXES & PENETRATIONS OF BASEMENT SLAB TO BE FULLY WATERPROOF.

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SHEET TITLE
 Reflected Ceiling Plans

A201

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SHEET TITLE
Exterior Elevations

A401



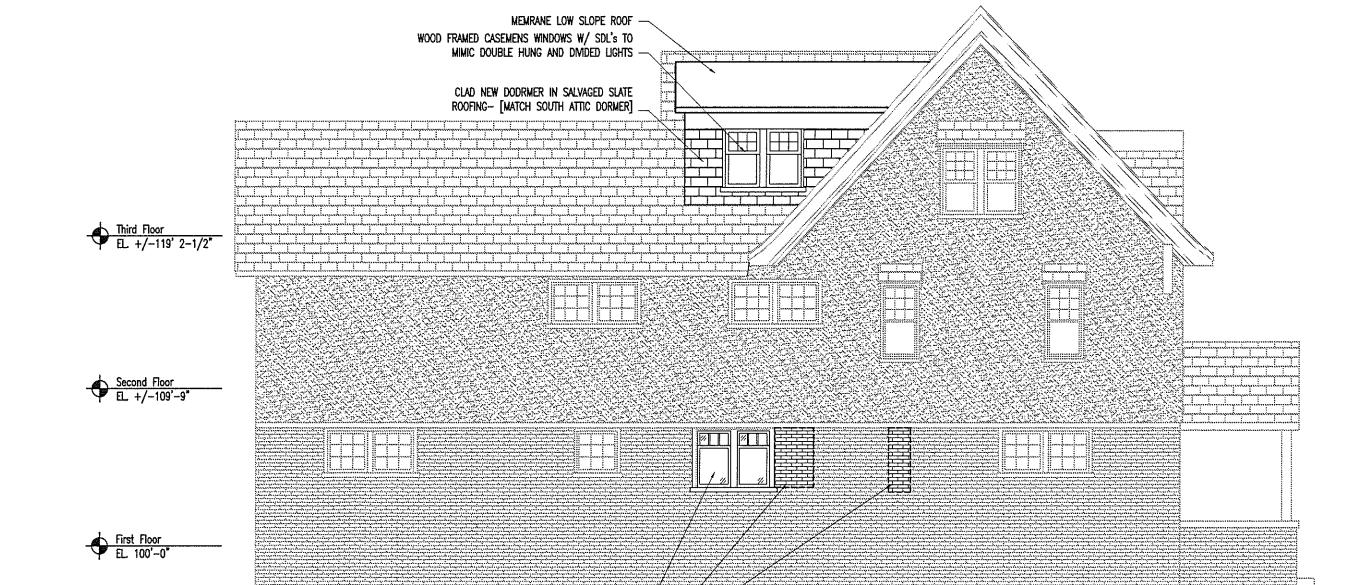
1
A401 West Elevation
SCALE: 3/16"=1'-0"



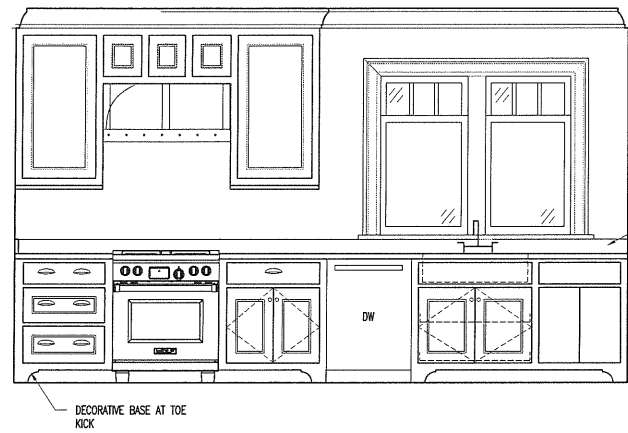
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A401 South Elevation
SCALE: 3/16"=1'-0"



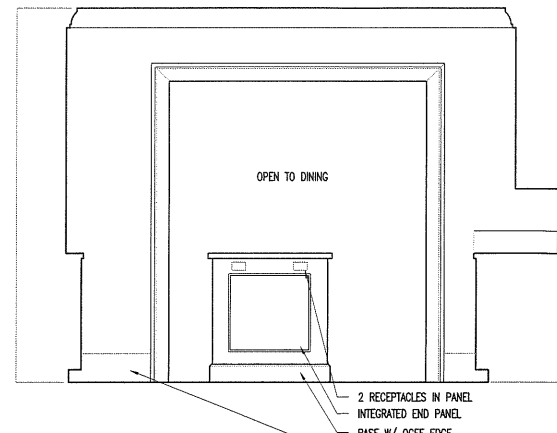
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A401 East Elevation
SCALE: 3/16"=1'-0"



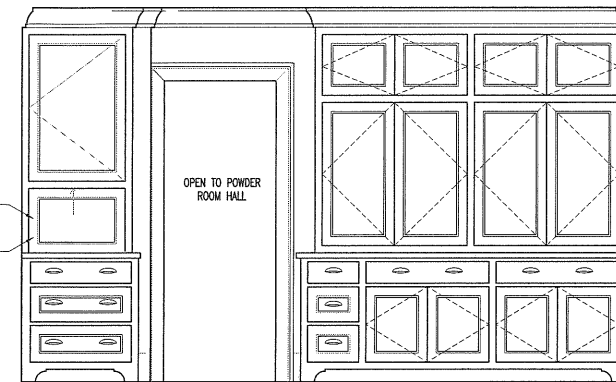
4
A401 North Elevation
SCALE: 3/16"=1'-0"



1 Kitchen South Facing Elevation
 SCALE: 1/2"=1'-0"

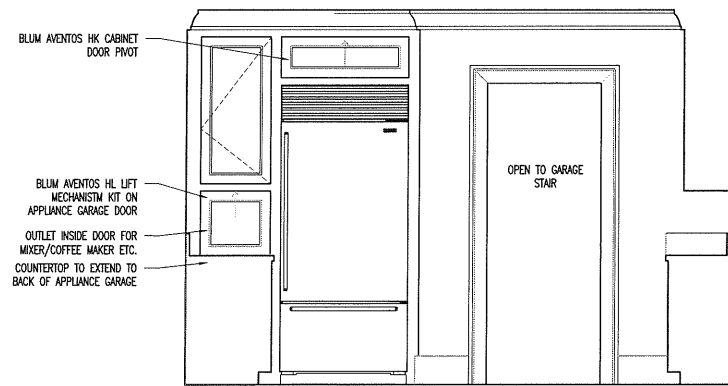


2 Kitchen East Facing Elevation
 SCALE: 1/2"=1'-0"

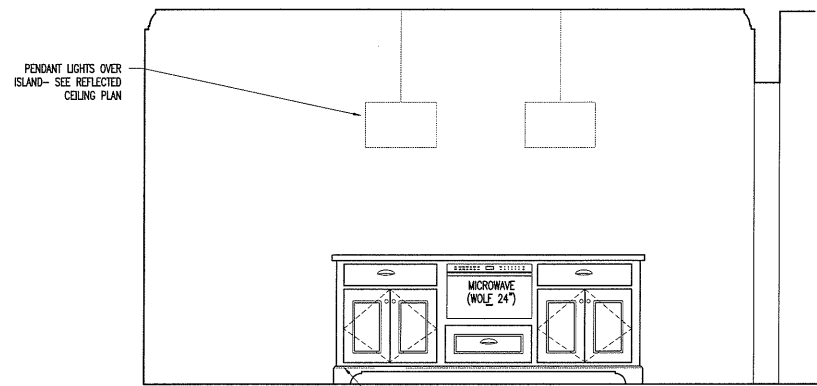


3 Kitchen North Facing Elevation
 SCALE: 1/2"=1'-0"

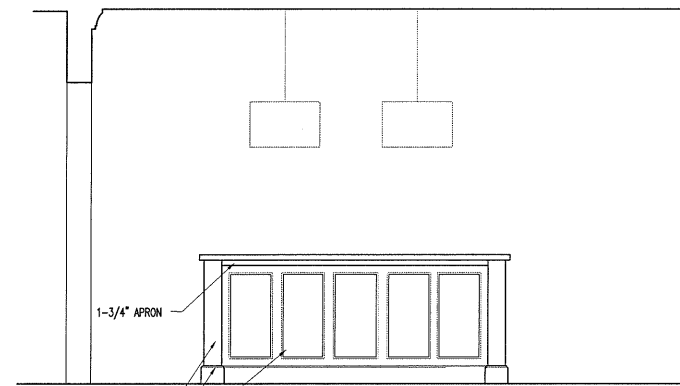
- KITCHEN CABINERY NOTES**
1. ALL CABINETS PAINT GRADE HARDWOOD
 2. INSET DOORS, FACE FRAME AS DRAWN (ALT. FULL OVERLAY)
 3. ALL DRAWERS TO BE EQUIPPED WITH BLUMOTION SOFT SHUT, FULL EXTENSION HEAVY DUTY SLIDES
 4. SEE INTERIOR FINISH SCHEDULE FOR DOOR SPECIES & FINISH
 5. ALL CABINETS TO INCLUDE LED UNDERCOUNTER LIGHTING ON DEDICATED SWITCH
 6. ALL CABINETS TO HAVE PLUG MOULD STRIP OF OUTLETS INSTALLED AT BOTTOM OF UPPER CABINETS- TO FACE COUNTERTOP AND BE HIDDEN FROM VIEW BY APRON.
 7. UNLESS NOTED OTHERWISE ALL CABINETS TO HAVE ADJUSTABLE SHELVING
 8. ALL DOORS EQUIPPED WITH BLUM ADJUSTABLE EUROPEAN STYLE HINGS WITH SOFT SHUTS.
 9. ALL UPPER CABINET TO BE 12-1/2" CLEAR ON THE INTERIOR
 10. DOOR PROFILE AT PANEL TBD
 11. SPECIALTY HARDWARE AS NOTED IN DRAWINGS
 12. ALTERNATE BID- SAME LAYOUT- FULL OVERLAY CABINETS



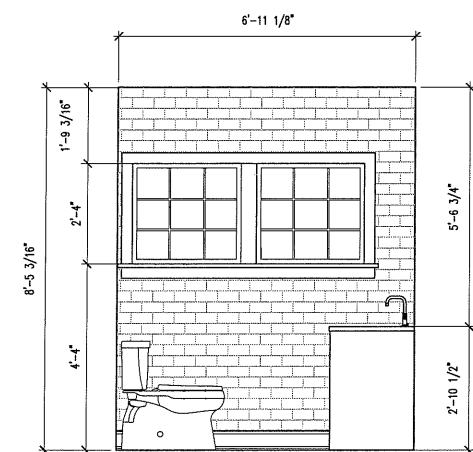
4 Kitchen West Facing Elevation
 SCALE: 1/2"=1'-0"



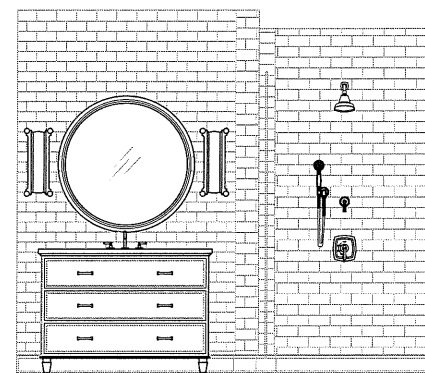
5 Kitchen Island North Facing Elevation
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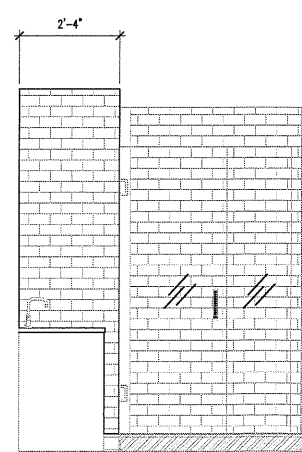
6 Kitchen Island North Facing Elevation
 SCALE: 1/2"=1'-0"



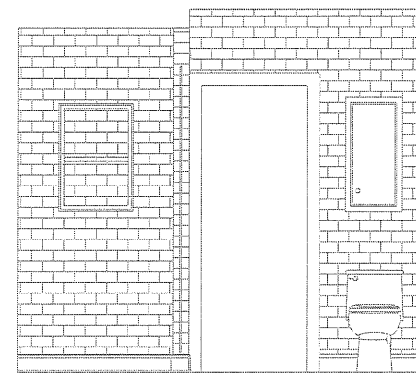
7 Master Bathroom
 SCALE: 1/2"=1'-0"



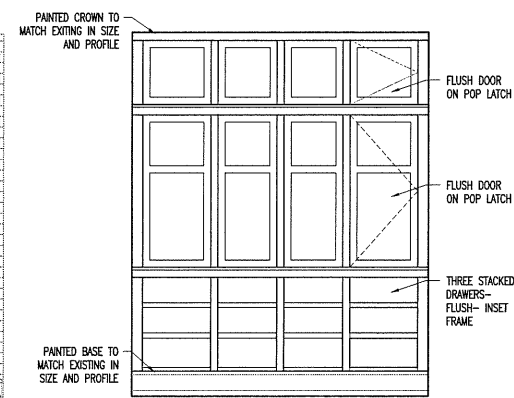
8 Master Bathroom
 SCALE: 1/2"=1'-0"



9 Master Bathroom
 SCALE: 1/2"=1'-0"



10 Master Bathroom
 SCALE: 1/2"=1'-0"



11 Stair Landing 202 Paneling/ Closet
 SCALE: 1/2"=1'-0"

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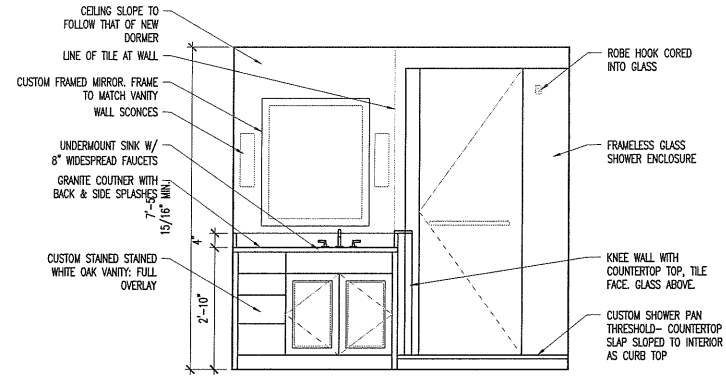
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SHEET TITLE
 Interior Elevations

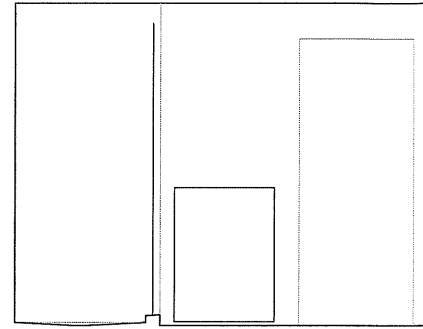
A801

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1 BATHROOM 303 WET WALL
SCALE: 1/2"=1'-0"



2 BATHROOM 303 WET WALL
SCALE: 1/2"=1'-0"

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Interior Elevations

A802