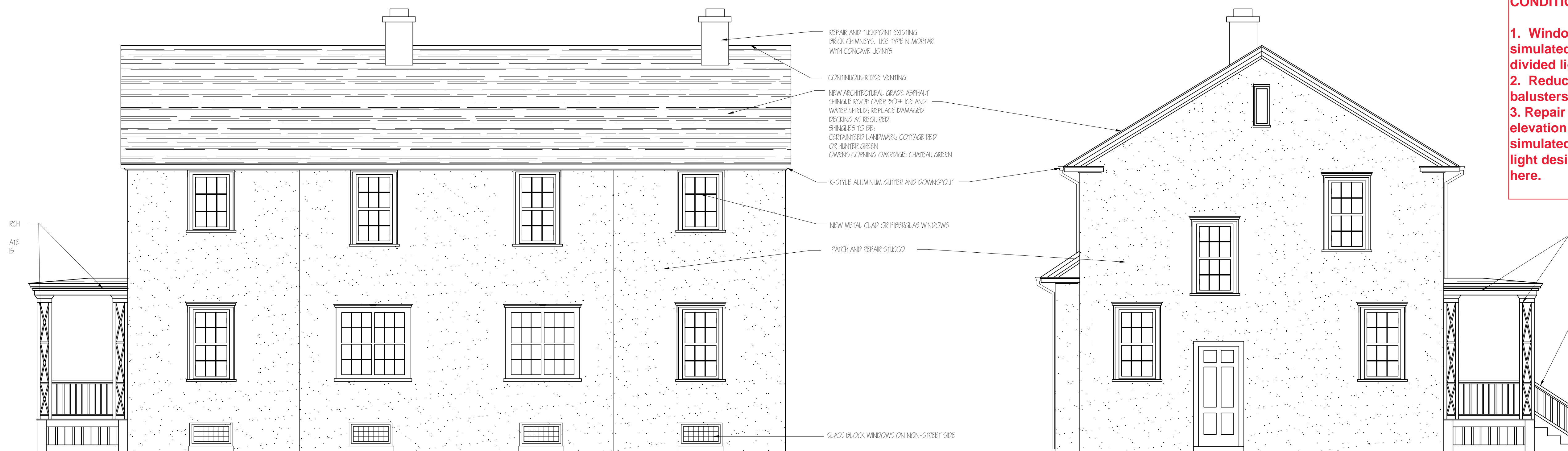


1 EAST ELEVATION
SCALE: 1/4" = 1'-0"

2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

APPROVED
By Jacqueline Drayer at 1:50 pm, Oct 01, 2021



3 WEST ELEVATION
SCALE: 1/4" = 1'-0"

4 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

CONDITIONS

1. **Windows:** Replacement windows must feature simulated divided light with spacer bar or be true divided light.
2. **Reduce spacing to no more than 3.5" between balusters.**
3. **Repair or replace existing gable windows (north elevation, south elevation) in-kind with six-pane simulated divided light with spacer bar or true divided light design. Do not replace with single light as depicted here.**

HISTORIC PLANNING COMMISSION SUBMISSION FOR: GARDEN HOMES 4437 NORTH 25TH STREET

**GARDEN HOMES CORPORATION
HOME RENOVATIONS**
4435-37 NORTH 25TH STREET
MILWAUKEE, WI 53209

ARCHITECT:
**SchultzWerk
Architecture, Inc.**
2515 NORTH 66TH STREET
WAUWATOSA, WI 53213
414.322.7374
swerk@juno.com

ARCHITECT:
KEITH SCHULTZ, AIA



REVISIONS
09/17/2021

PROJECT NO. 20027.01
DATE 05/25/2022
DRAWN BY BB/JS/LJ
CHECKED BY K:

SHEET CONTENTS
HISTORIC ELEVATIONS

SHEET

A1.1

1 OF 3

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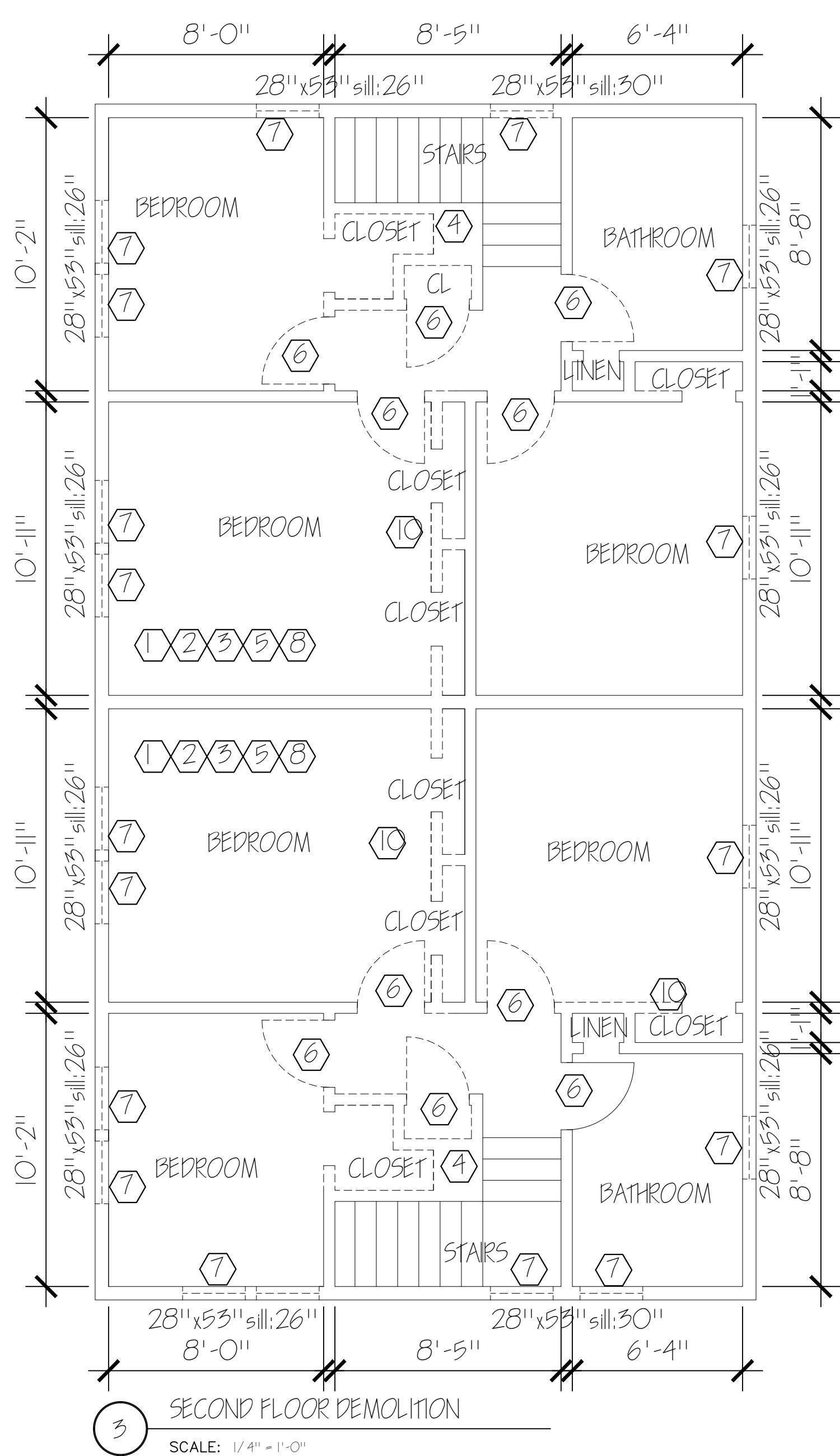
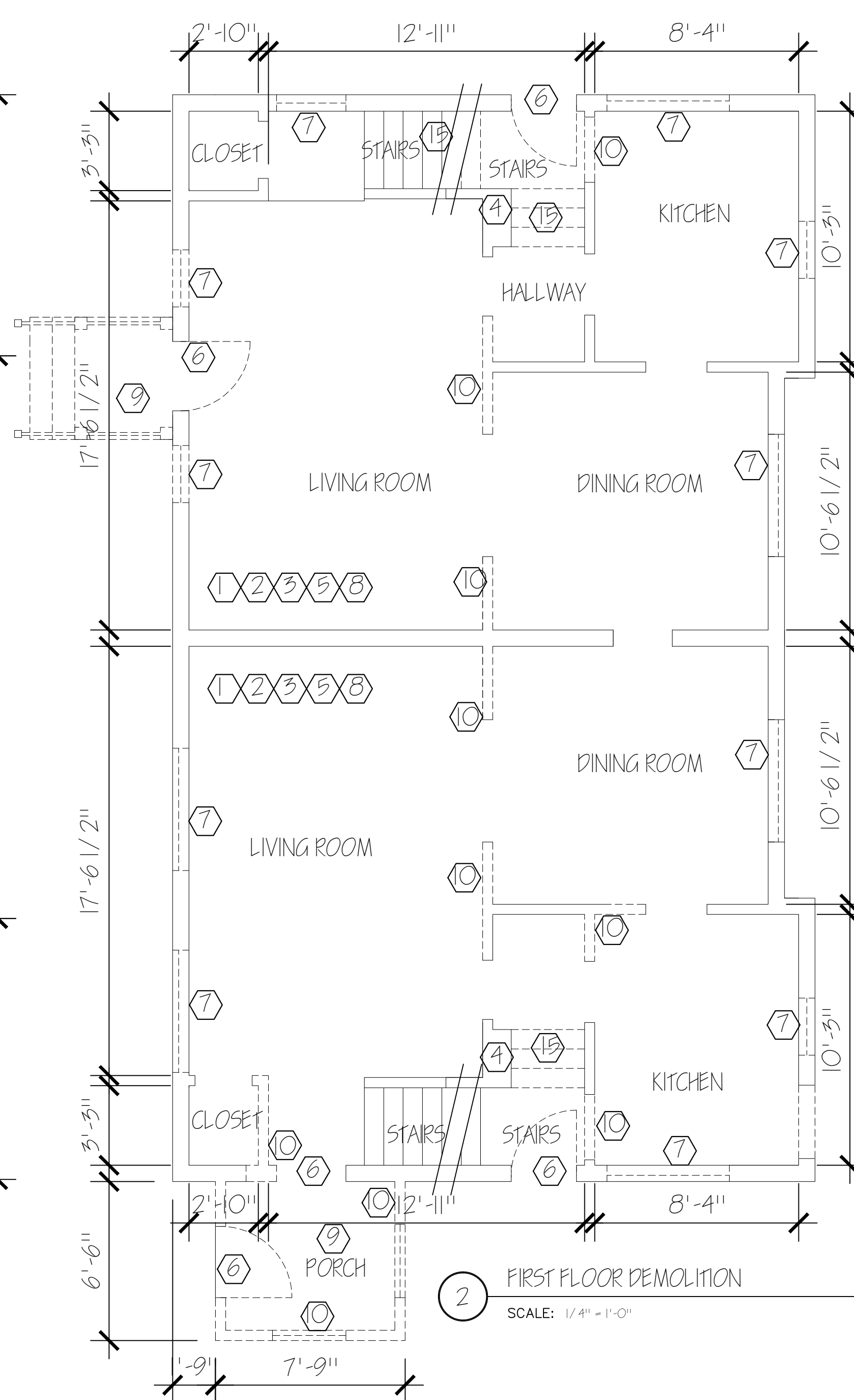
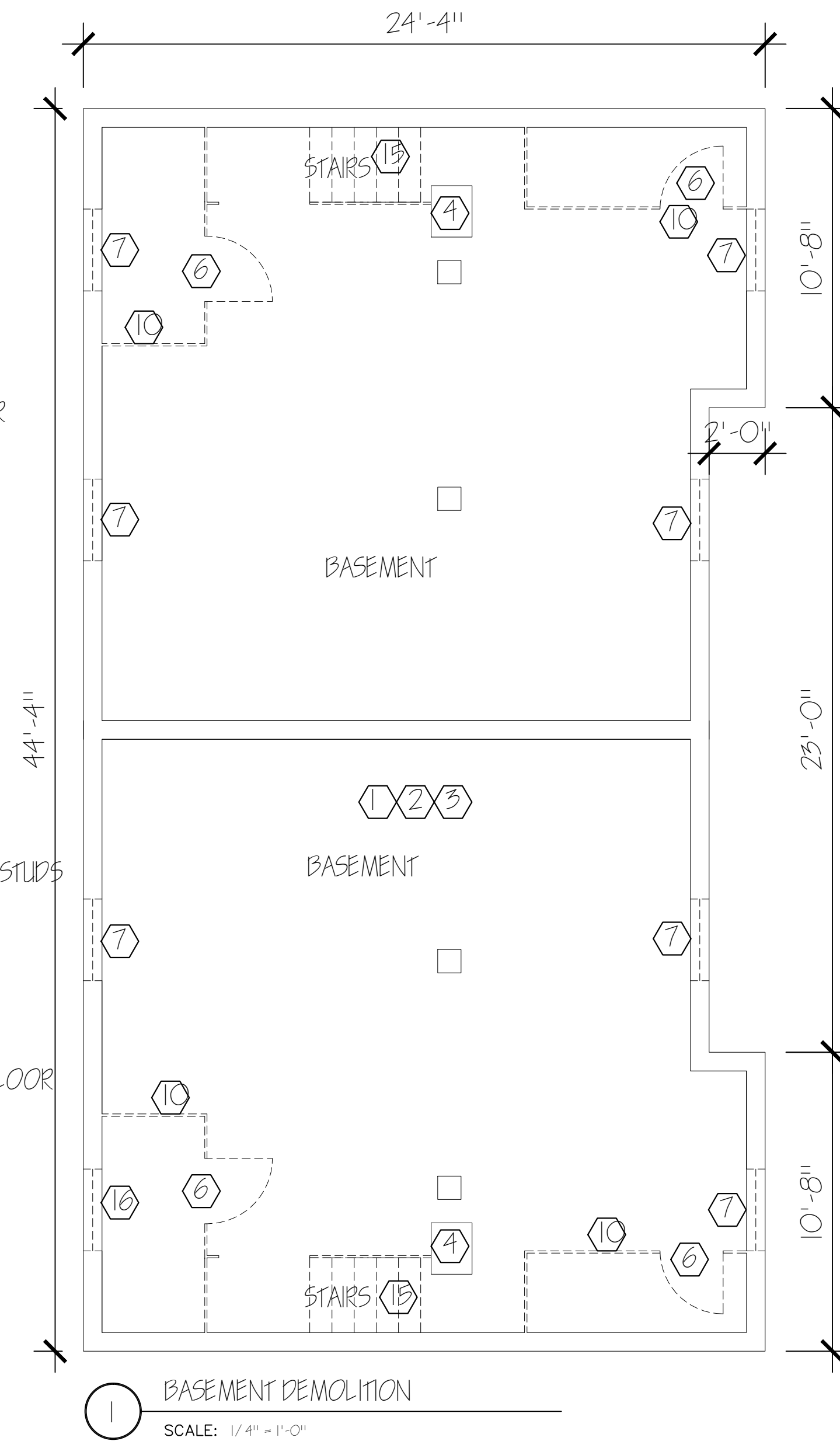
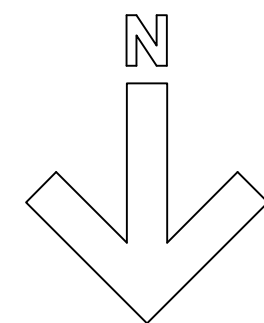
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09/17/2021

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DATE 0
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CHECKED BY

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DEMOLITION PL

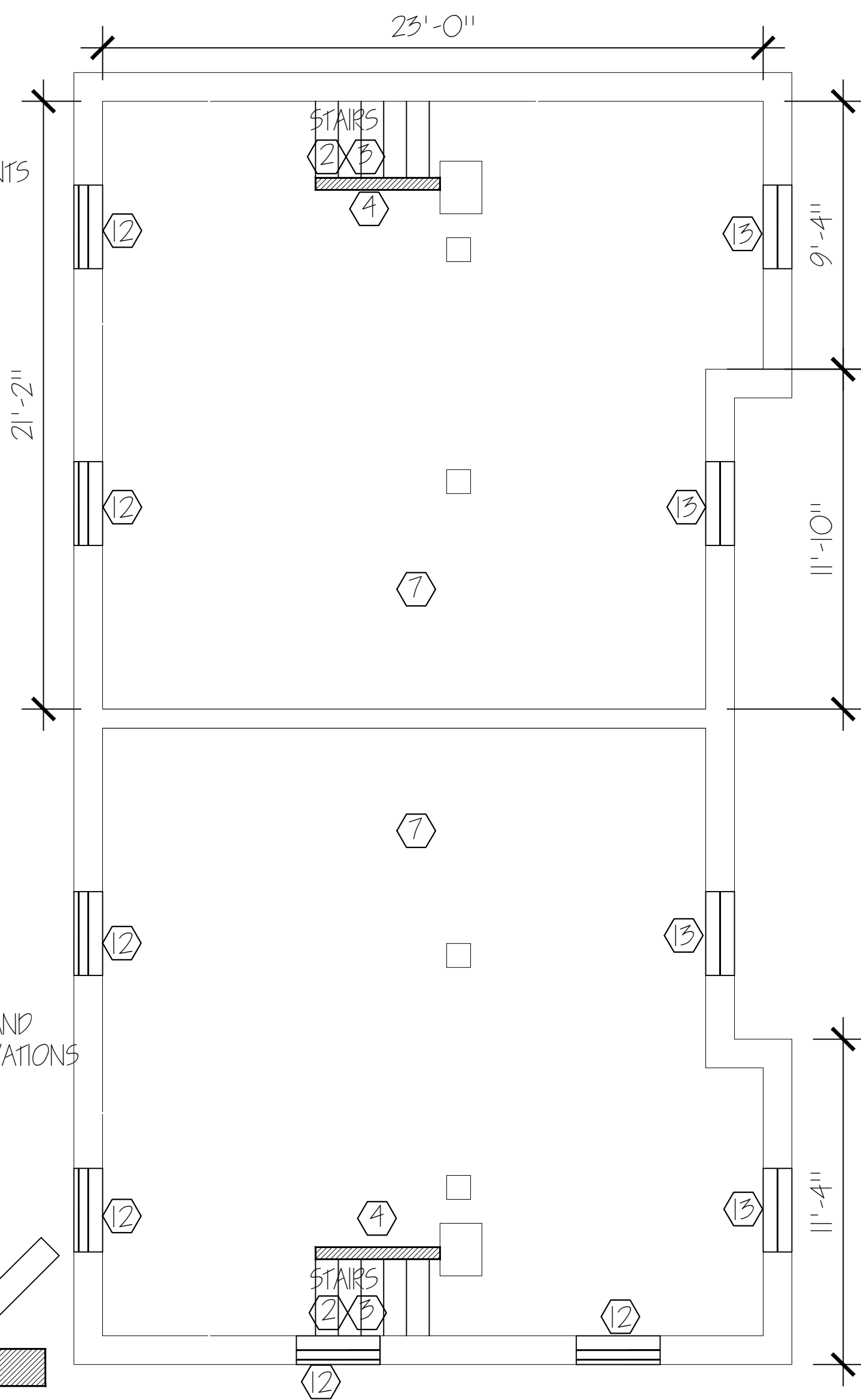
SHEET
A1.
2 OF 3

1. REMOVE ALL EXISTING ELECTRICAL - TERMINATE OUTLETS, SWITCHES, WIRING - CAP PROPERLY
2. REMOVE ALL EXISTING DUCTWORK AND MECHANICAL UNITS AND ALL ASSOCIATE HVAC EQUIPMENT
3. REMOVE ALL EXISTING PLUMBING FIXTURES, PIPING AND ALL EXISTING ASSOCIATED FITTINGS AND PLUMBING MATERIALS - PROPERLY CAP ACCORDING TO CODE.
4. EXISTING CHIMNEY TO REMAIN.
5. REMOVE EXISTING FLOORING DOWN TO WOOD FLOOR OR EXISTING WOOD SUB-FLOOR ON ALL FLOORS.
6. REMOVE ALL EXISTING DOORS AND DOOR FRAMES
7. REMOVE EXISTING WINDOWS
8. STRIP ALL EXISTING WALLS AND CEILINGS OF PLASTER, DRYWALL AND LATH DOWN TO THE BARE STUDS.
9. REMOVE EXISTING FRONT PORCH, DECK, STEPS AND RAILINGS.
10. REMOVE EXISTING WALLS AS NOTED
11. CUT OPENING INTO EXISTING WALL AS NOTED
12. REMOVE ALL EXISTING EXTERIOR SIDING AND TRIM TO STUDS
13. REMOVE ALL EXISTING ROOFING MATERIALS DOWN TO EXISTING ROOF SUBSTRATE.
14. REMOVE ALL EXISTING HANDRAIL ON PORCH
REMOVE EXISTING ROOFING AND DECKING.
15. REMOVE REAR STAIRS TO THE BASEMENT AND FIRST FLOOR

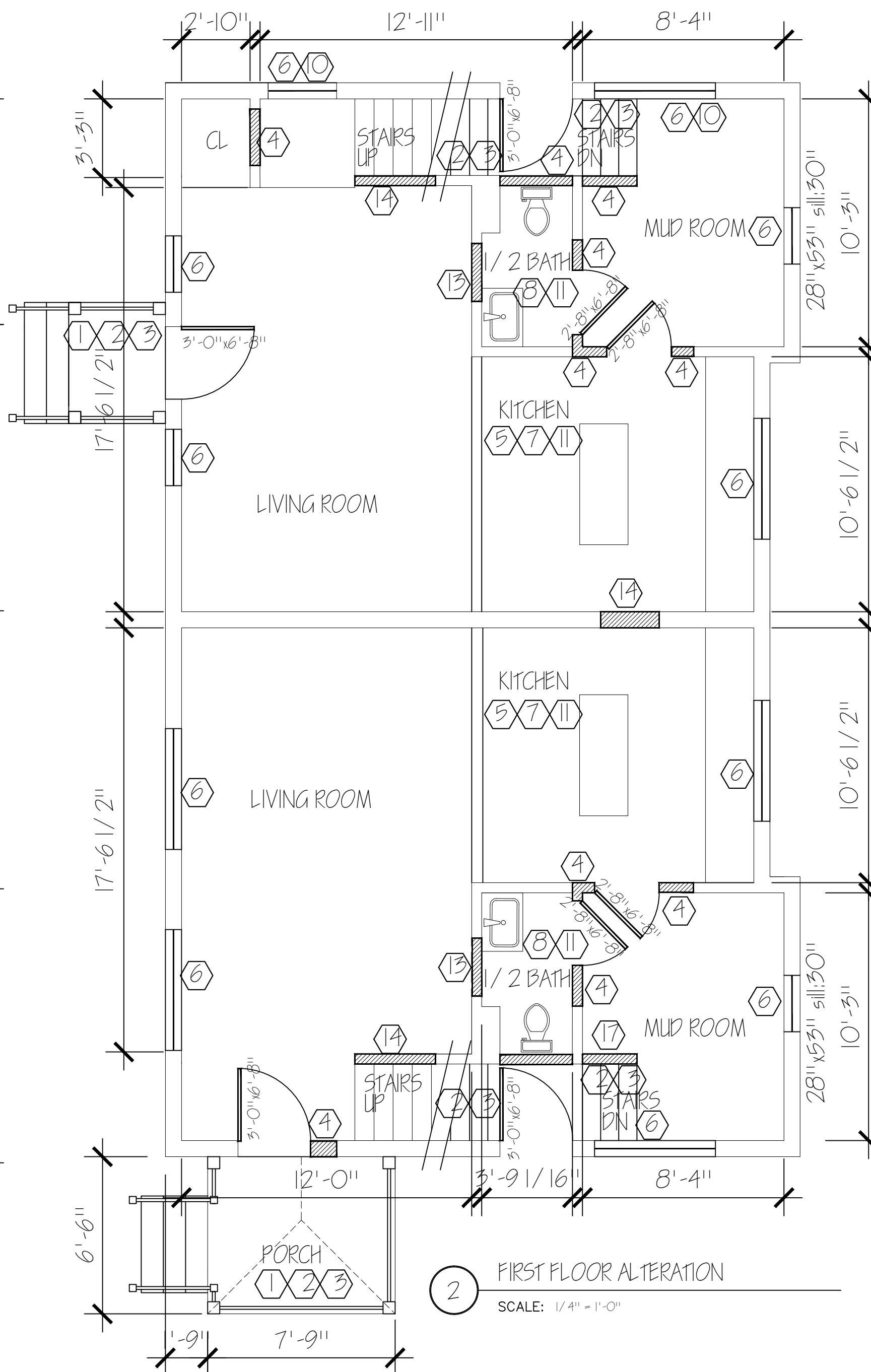


CONSTRUCTION NOTES:

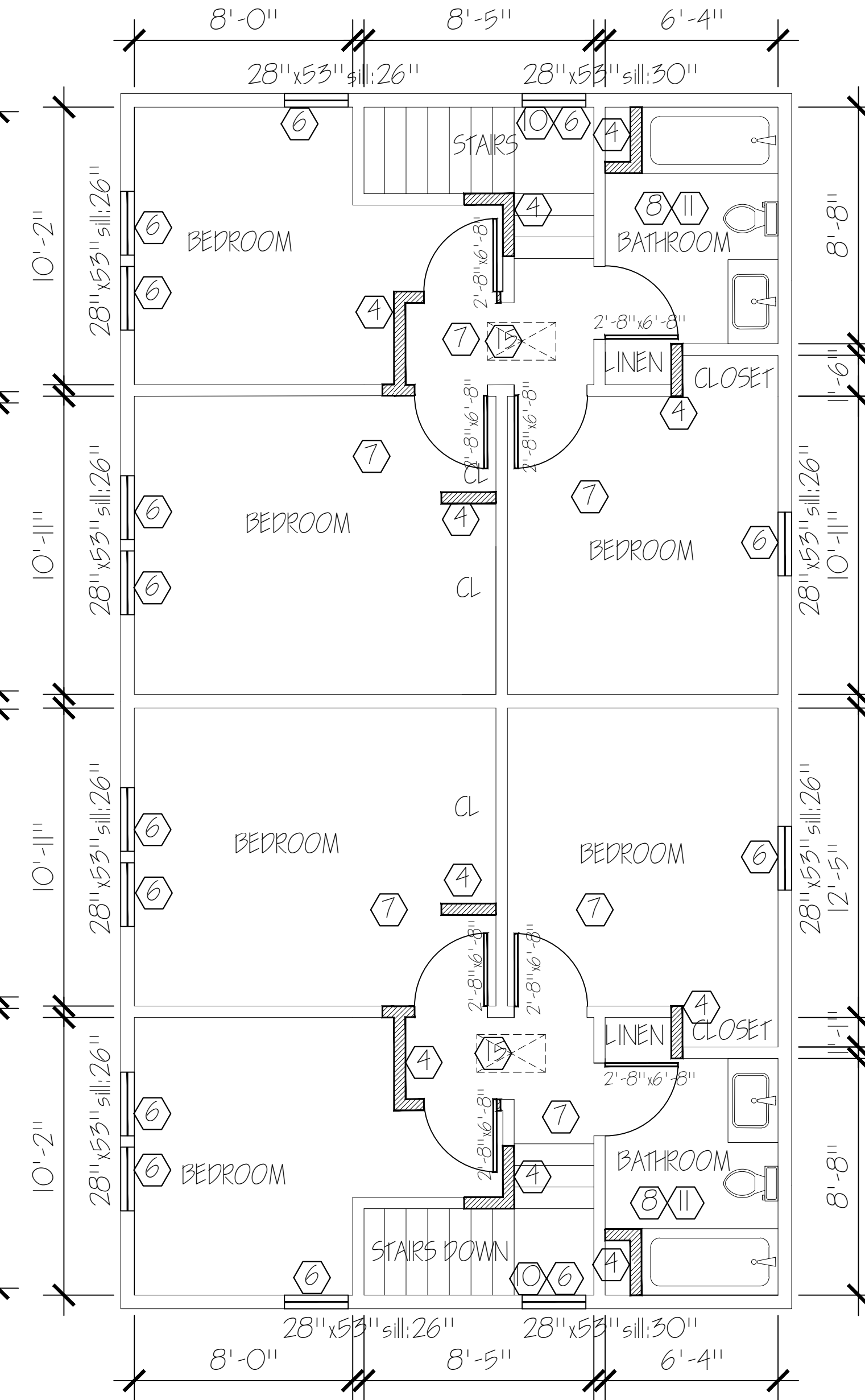
- ① CONSTRUCT NEW PORCH. HANDRAILS
USE TREATED MATERIALS; PRIME AND PAINT
- ② CONSTRUCT NEW STAIRS TO MEET UPC REQUIREMENTS
RESIDENTIAL CODE. RISERS AT 8"; RUN 9" MINIMUM
- ③ FURNISH AND INSTALL NEW HANDRAILS IN STAIRS
HAND RAILS TO COMPLY WITH SPS 321.04 (3)
- ④ NEW WALLS AS INDICATED
- ⑤ OWNER TO PROVIDE KITCHEN LAYOUT
- ⑥ NEW WINDOWS; U VALUE 0.35 Btu/ sq. ft.
U VALUE 0.56 Btu/ sq. ft.
- ⑦ FURNISH AND INSTALL SMOKE AND CO DETECTORS
PER SPS 321.09 AND SPS 321.097. HARD
WIRED WITH BATTERY BACK UP
- ⑧ FURNISH AND INSTALL BATHROOM
EXHAUST PER SPS 323.02 (3) (d).
- ⑨ WALL AND CEILING INSULATION TO COMPLY WITH
SE WI TO COMPLY WITH SE WI ALTERATIONS AND
REMODELING GUIDELINES FOR PRE 1980 1 & 2
FAMILY DWELLINGS (30.55 OF THE WI UBC)
- ⑩ PROVIDE SAFETY GLASS PER SPS 321.05 (3)
- ⑪ NEW PLUMBING FIXTURES
- ⑫ GLASS BLOCK WINDOW - RECESS 1" TO 2" FROM
FACE OF WALL
- ⑬ NEW WINDOWS FOR STREET ELEVATION; FURNISH AND
INSTALL BARS TO PROTECT WINDOWS - REFER TO ELEVATIONS
- ⑭ CLOSE UP EXISTING OPENING. MATCH WALL
CONSTRUCTION AND FINISH
- ⑮ HALF WALL
- ⑯ NEW ATTIC SCUTTLE
- ⑰ NEW 2X6 OR 2X4 WALLS AS REQUIRED



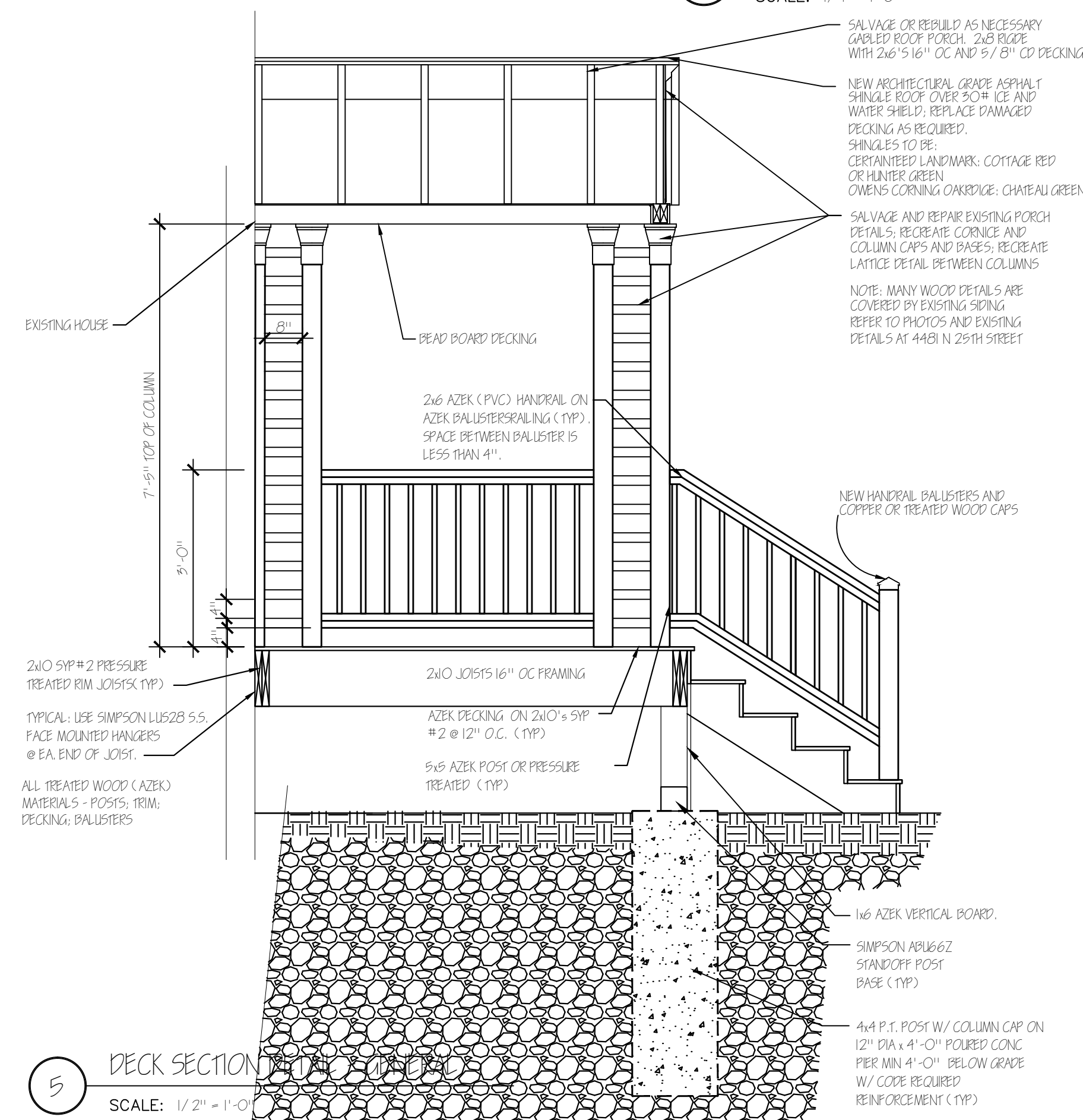
1 BASEMENT ALTERATION
SCALE: 1/4" = 1'-0"



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



3 SECOND FLOOR ALTERATION
SCALE: 1/4" = 1'-0"



5 DECK SECTION
SCALE: 1/2" = 1'-0"

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SHEET CONTENTS
REVISED FLOOR PLANS
AND DETAIL

SHEET
A1.3