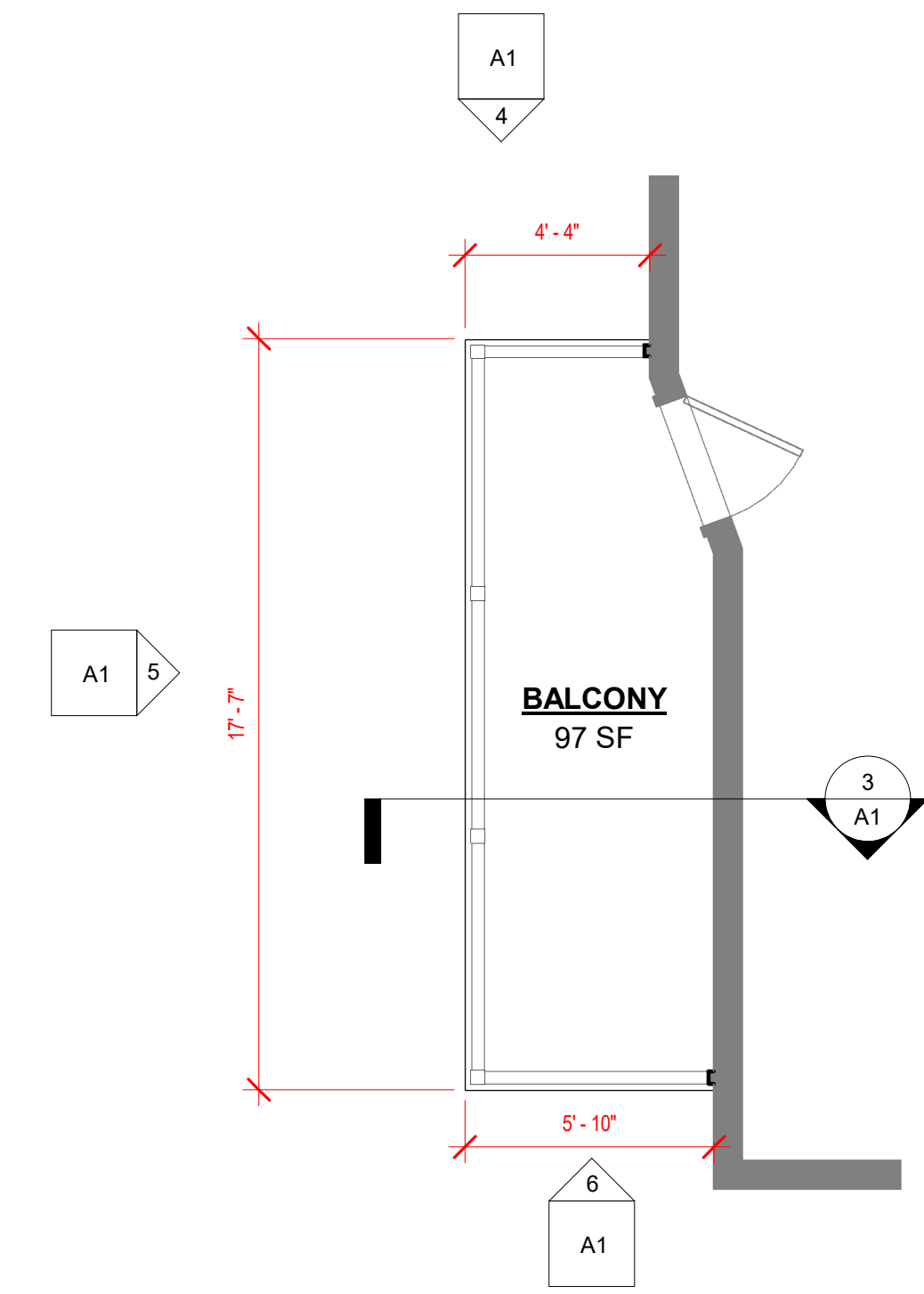


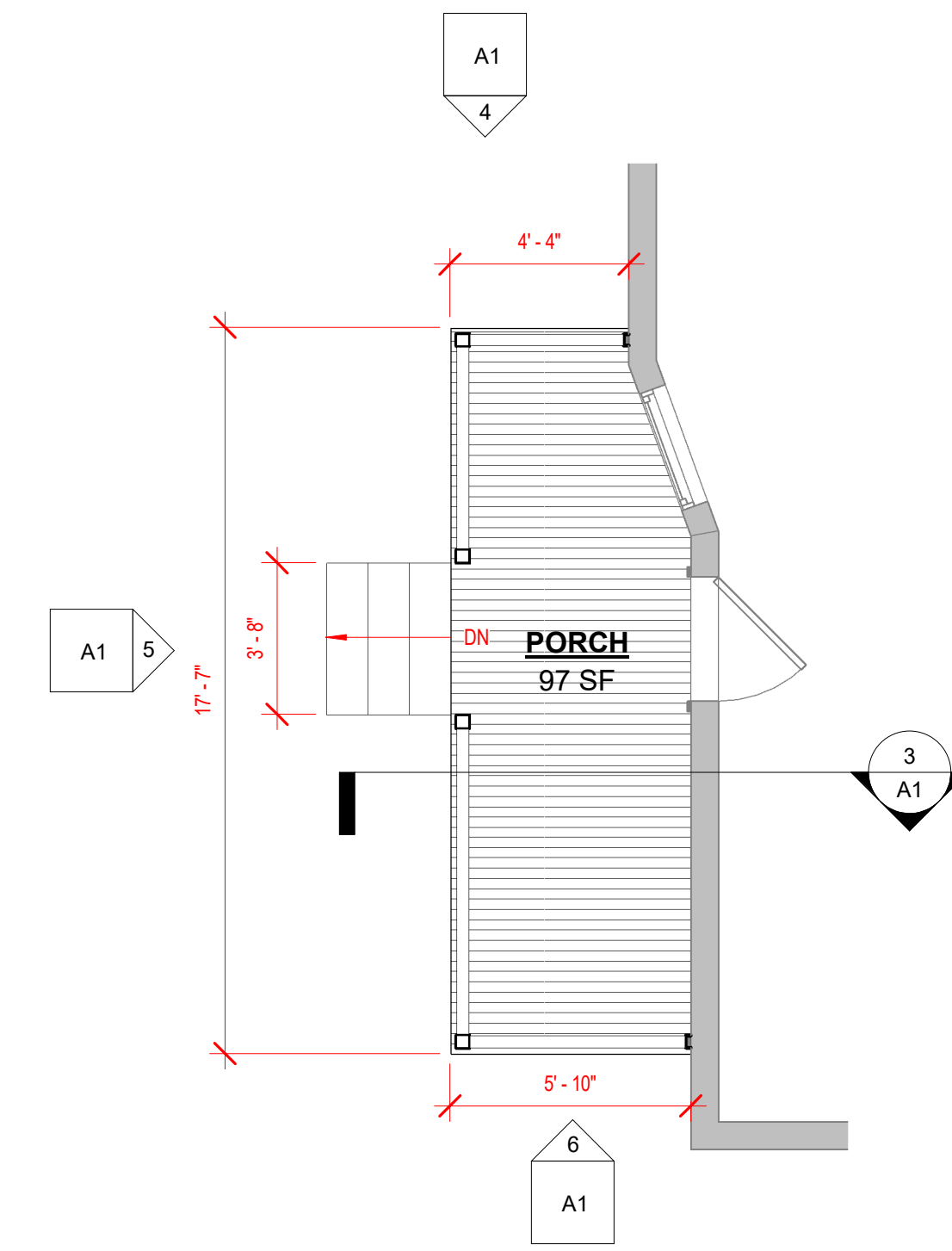


DREAM BUILDERS, LLC
 ARCHITECTURE, PLANNING & EDUCATION
 MILWAUKEE, WI
 PHONE (414) 731-7184
 EMAIL: INFO@DREAMBUILDERSMKE.COM

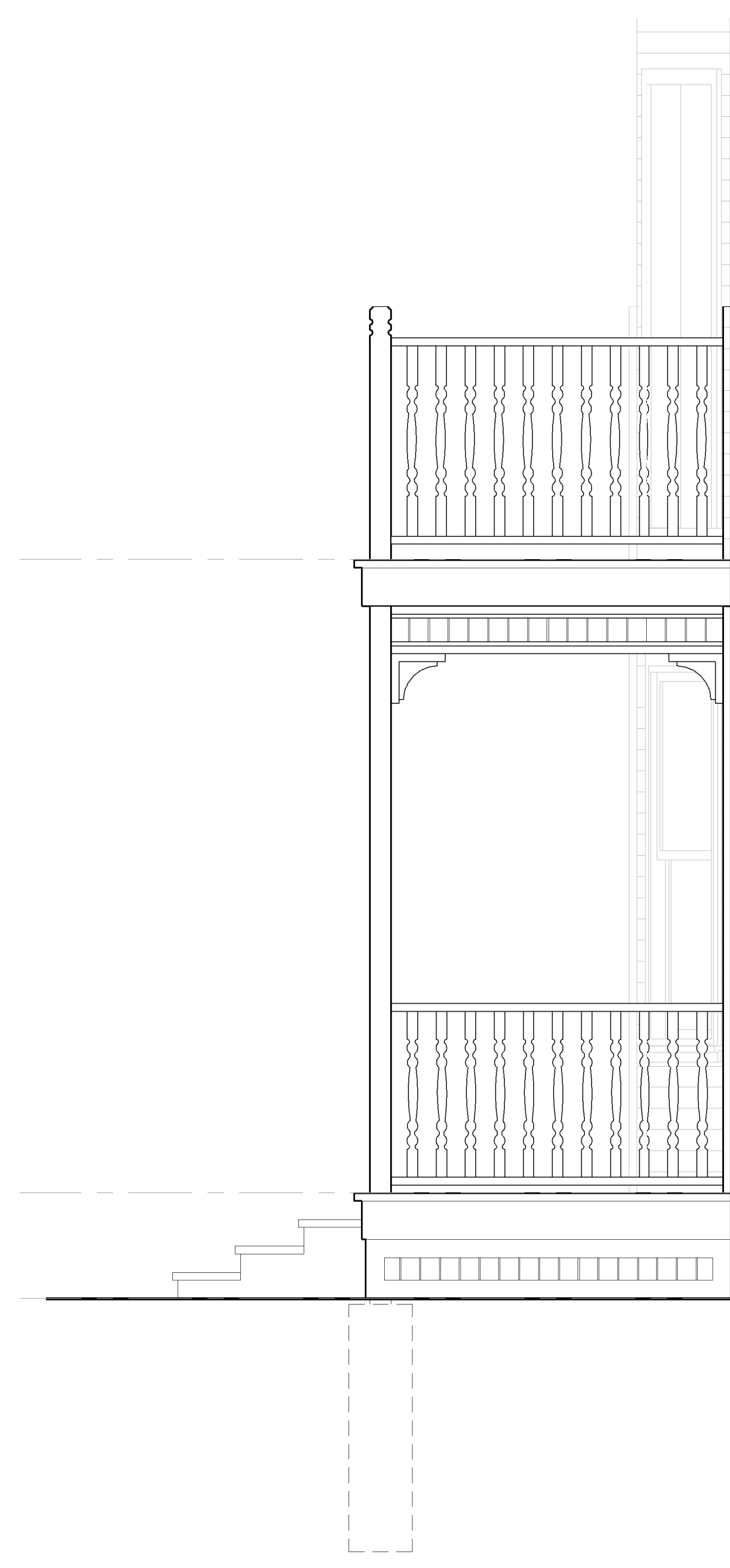
PORCHES & DECKS
 THE GENERAL CONTRACTOR TO VERIFY IF EXISTING EXTERIOR STAIRS & PATIOS NEED TO BE REPLACED. IF THEY NEED TO BE REBUILT, USE THE FOLLOWING DESIGN CRITERIA:
 - 5/4"x6" PT RADIUS DECKING ATTACHED TO PT 2x8 JOISTS @ 16" OC PERPENDICULAR TO HOUSE - 8'-0" MAX SPAN.
 - (2) 2x8- PERIMETER BEAM TO BE ANCHORED TO EXISTING MASONRY COLUMNS WHERE POSSIBLE. IF DETERMINED MASONRY CANNOT SUPPORT NEW FRAMING REPLACE WITH OR 6x6 PT COLUMNS @ 8'-0" OC MAX.
 - CONNECT JOISTS TO PERIMETER BEAM WITH GALVANIZED JOISTS HANGERS.
 - COLUMN TO BE SET ON 12" CONCRETE PIER FTGS (48" BELOW GRADE MIN) WITH GALVANIZED POST BASE.
 - STAIRS STRINGERS TO BE CUT FROM 2x12 & SPACED AT 16" OC MAXIMUM.
 - PROVIDE PT GAUARDRAIL & HANDRAIL SYSTEM (2x2 PICKETS 4" OC MAX) WHICH MUST WITHSTAND A HORIZONTAL FORCE OF 200 LBS APPLIED TO THE TOP RAIL.
 - GUARDRAILS: 36" MINIMUM HIGH AFF AT FIRST FLOOR & 42" MINIMUM HIGH AFF AT SECOND FLOOR
 - HANDRAILS: 34" MINIMUM HIGH (TYP.)



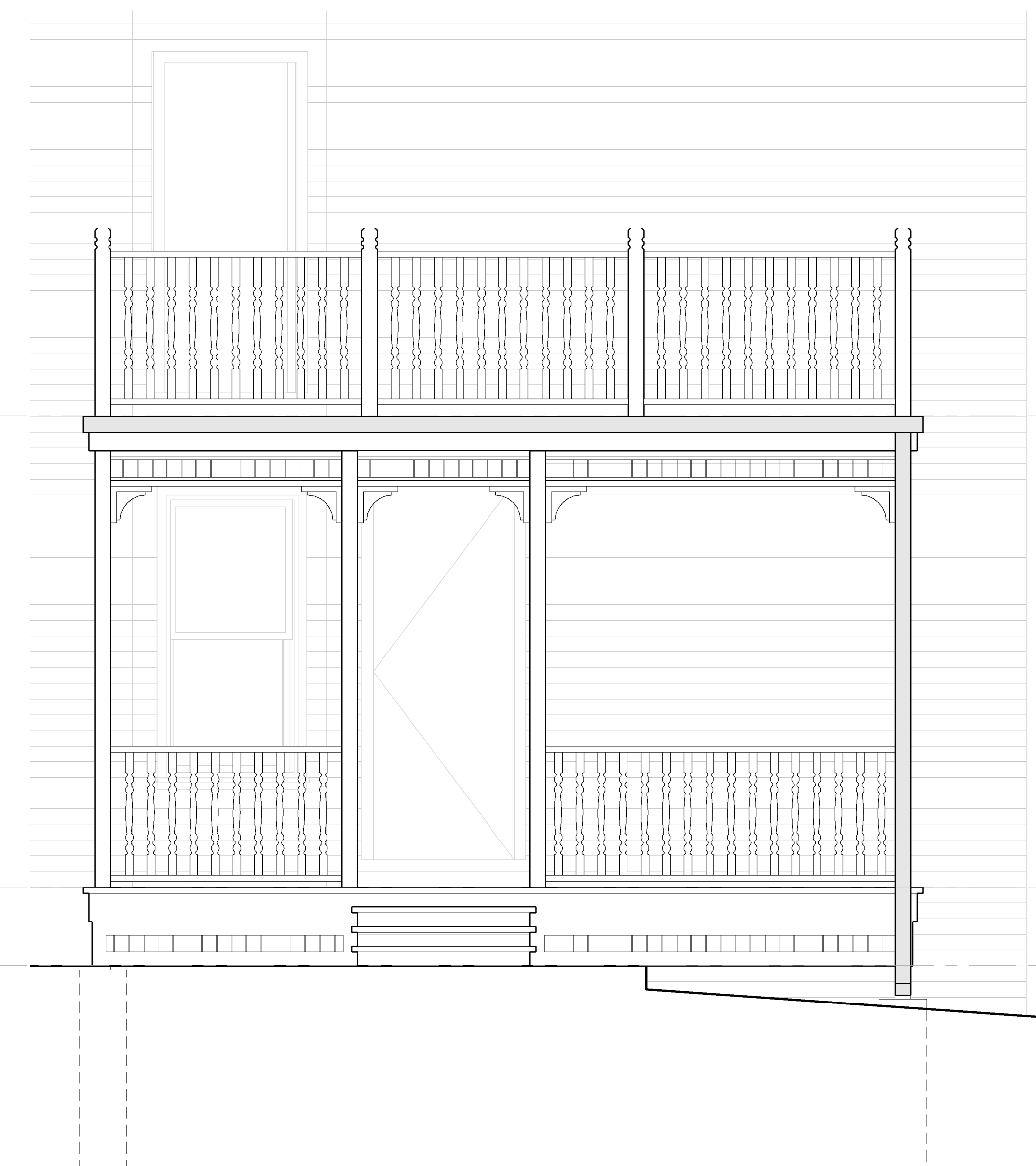
2 BALCONY FLOOR PLAN
 1/4" = 1'-0"



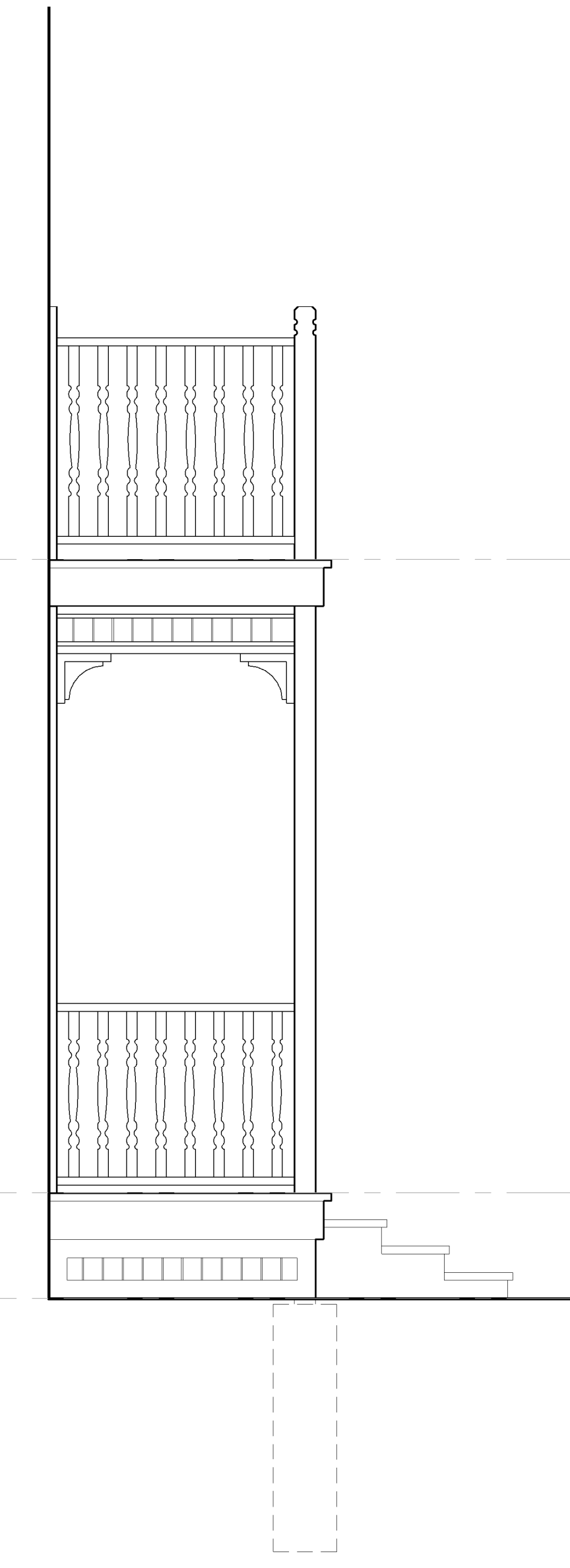
1 PORCH FLOOR PLAN
 1/4" = 1'-0"



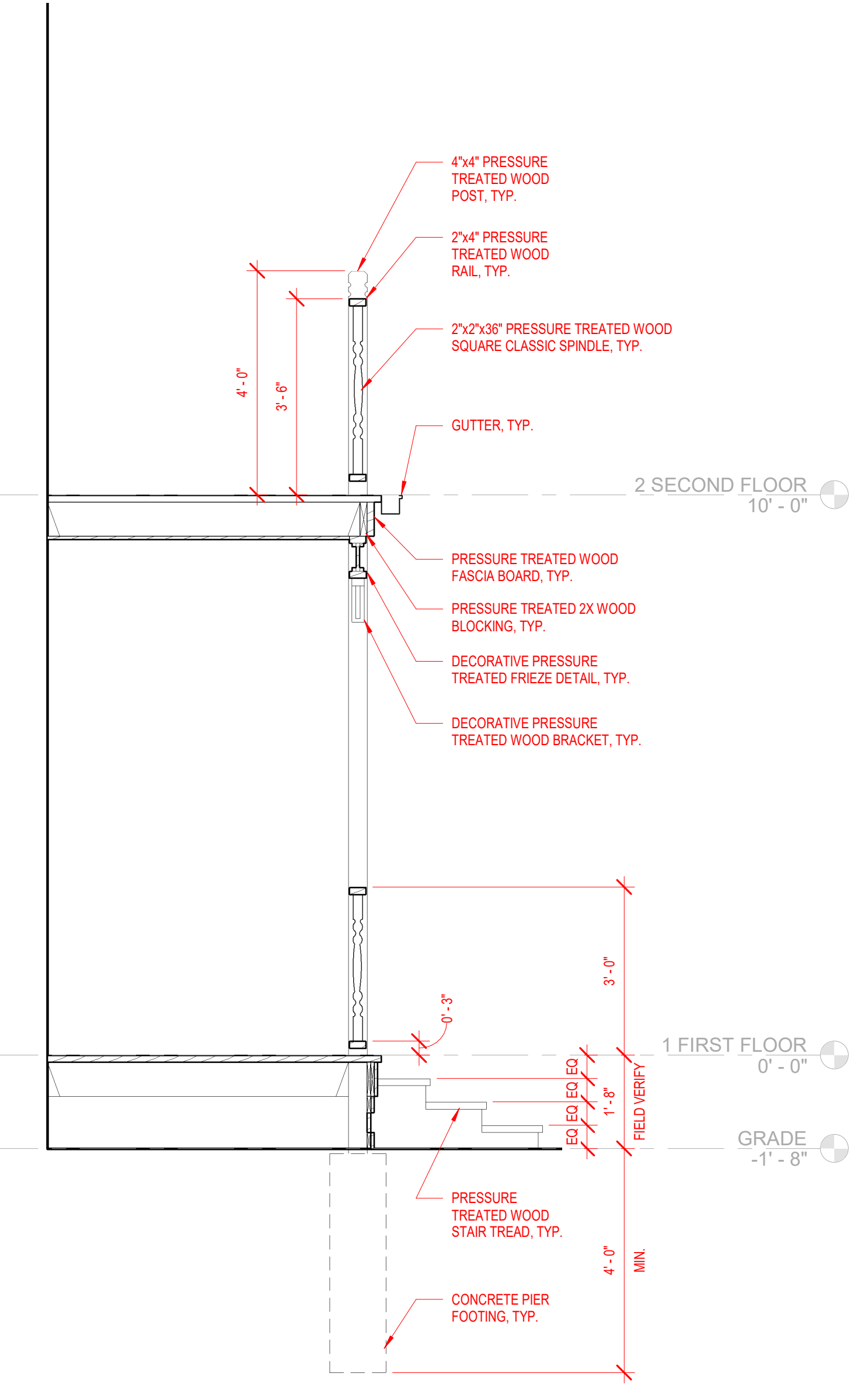
6 SOUTH ELEVATION
 1/2" = 1'-0"



5 WEST ELEVATION
 1/2" = 1'-0"



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



3 DETAIL SECTION
 1/2" = 1'-0"

Client
 BRANDON CURRIE

Project
HISTORIC PORCH RECONSTRUCTION
 114 E BROWN STREET
 MILWAUKEE, WI 53212

Sheet Title
HISTORIC PORCH RECONSTRUCTION

Revisions

Item	Date	By

NOT FOR CONSTRUCTION

Project Manager -
 DrawnBy/Chk By N. ROBINSON
 Project No. 23-149
 Date NOV. 18, 2023
 Sheet No.