

TERRACE COURT

2409 N. TERRACE AVENUE
MILWAUKEE, WI

OWNER

TERRACE 2409 LLC
JULI KAUFMANN, MIKE MASCHKE

ARCHITECT

RAMSEY JONES ARCHITECTS, LLC
PATRICK R. JONES
734 E. WRIGHT ST.
MILWAUKEE, WI 53212
T: 414.336.5853
E: RAMSEYJONES@SBCGLOBAL.NET
RAMSEYJONESARCHITECTS.COM

SHEET INDEX

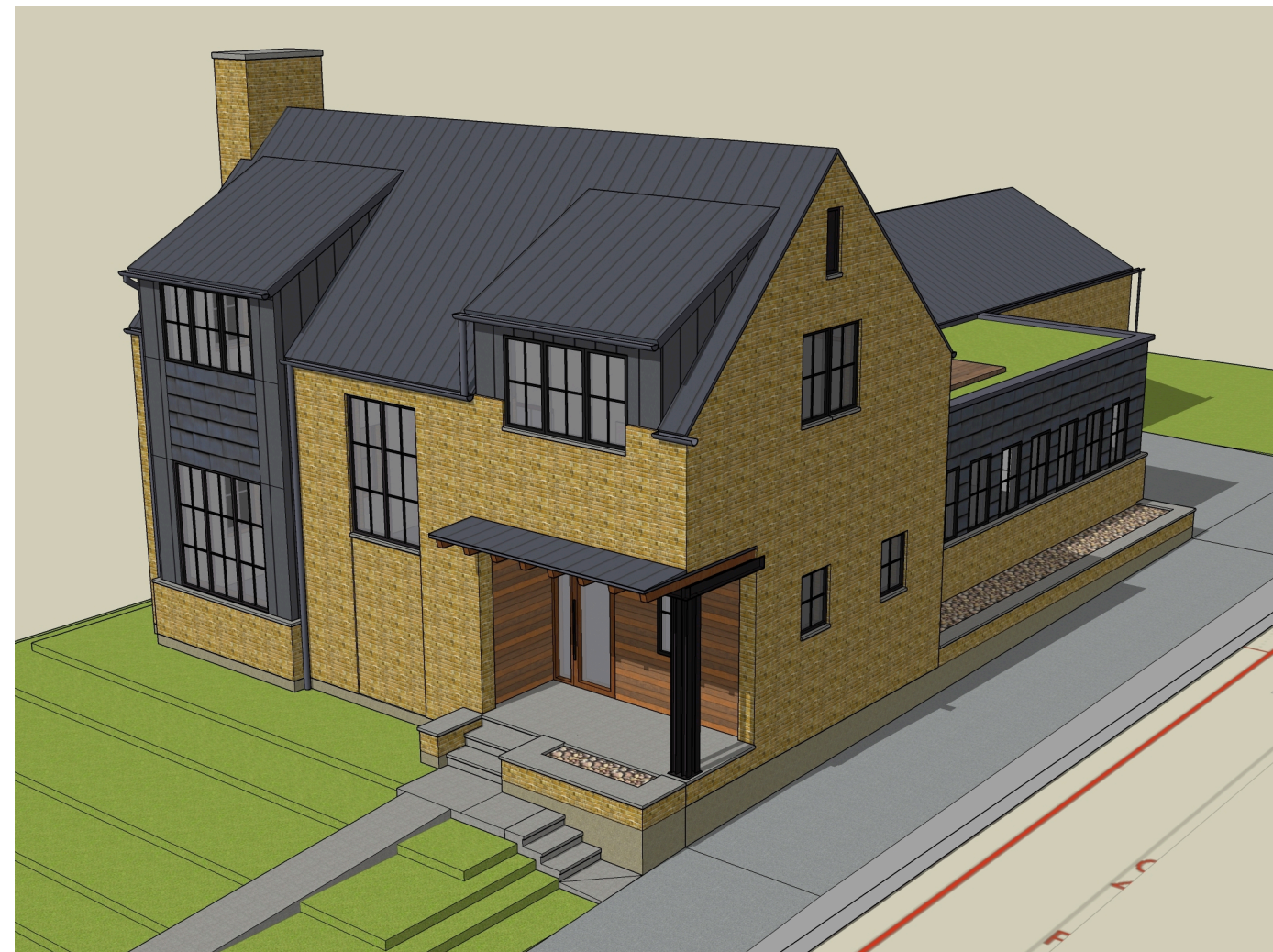
- A0.0 TITLE SHEET
- SP1.1 SURVEY
- SP1.2 SITE PLAN, CONTEXT ELEV.
- A1.0 FOUNDATION PLAN
- A1.1 FIRST FLOOR PLAN
- A1.2 SECOND FLOOR PLAN
- A1.3 ROOF PLAN
- A2.1 ELEVATIONS
- A2.2 ELEVATIONS
- A3.1 BUILDING SECTIONS
- A3.2 BUILDING SECTIONS
- A4.1 MODEL VIEWS
- A4.2 MODEL VIEWS
- L100 LANDSCAPE PLAN

CODE DATA

North Point North Historic District Guidelines
Milwaukee Zoning Code, Chapter 295
State of WI Uniform Dwelling Code 2009
Construction Standards: SPS 321
Energy Conservation Code: SPS 322

BUILDING DATA

SIZE
FIRST 1999
SECOND 1008
TOTAL 2997
GARAGE 680
HEIGHT 31'-8"



HISTORIC PRESERVATION COMMISSION

NOVEMBER 07, 2022

NOT FOR CONSTRUCTION

414.336.5853 | ramseyjones@sbcglobal.net
734 East Wright Street | Milwaukee WI | 53212
ramseyjonesarchitects.com

RAMSEY JONES ARCHITECTS

Terrace Court
2409 N. Terrace Avenue
Milwaukee, WI

PROJECT NO. 21.01

DATE 11.07.22

A0.0

PLAT OF SURVEY

CLIENT
Juli Kaufmann

SITE ADDRESS
2409 N. Terrace Ave., City of Milwaukee, Milwaukee County, Wisconsin.

LEGAL DESCRIPTION
Lot 2 of Certified Survey Map No. 9084, recorded October 29, 2018 as Document No. 10823442, being a part of the Southwest 1/4 of the Southwest 1/4 of Section 15, all in the Southwest 1/4 of the Southeast 1/4 of Section 15, Township 7 North, Range 22 East, City of Milwaukee, Milwaukee County, Wisconsin.

BASIS OF BEARINGS
Bearings are referenced to the Wisconsin State Plane Coordinate System (South zone) dated Dec. 2012 in which the South line of the SW 1/4, Sec. 15 bears N88°51'30"E.
Vertical datum is based on City of Milwaukee Vertical datum which is NGVD 1929 - 580.603.

LAND AREA
The Land Area of the subject property is 8,311 square feet or 0.1908 acres.

CHAPUT LAND SURVEYS

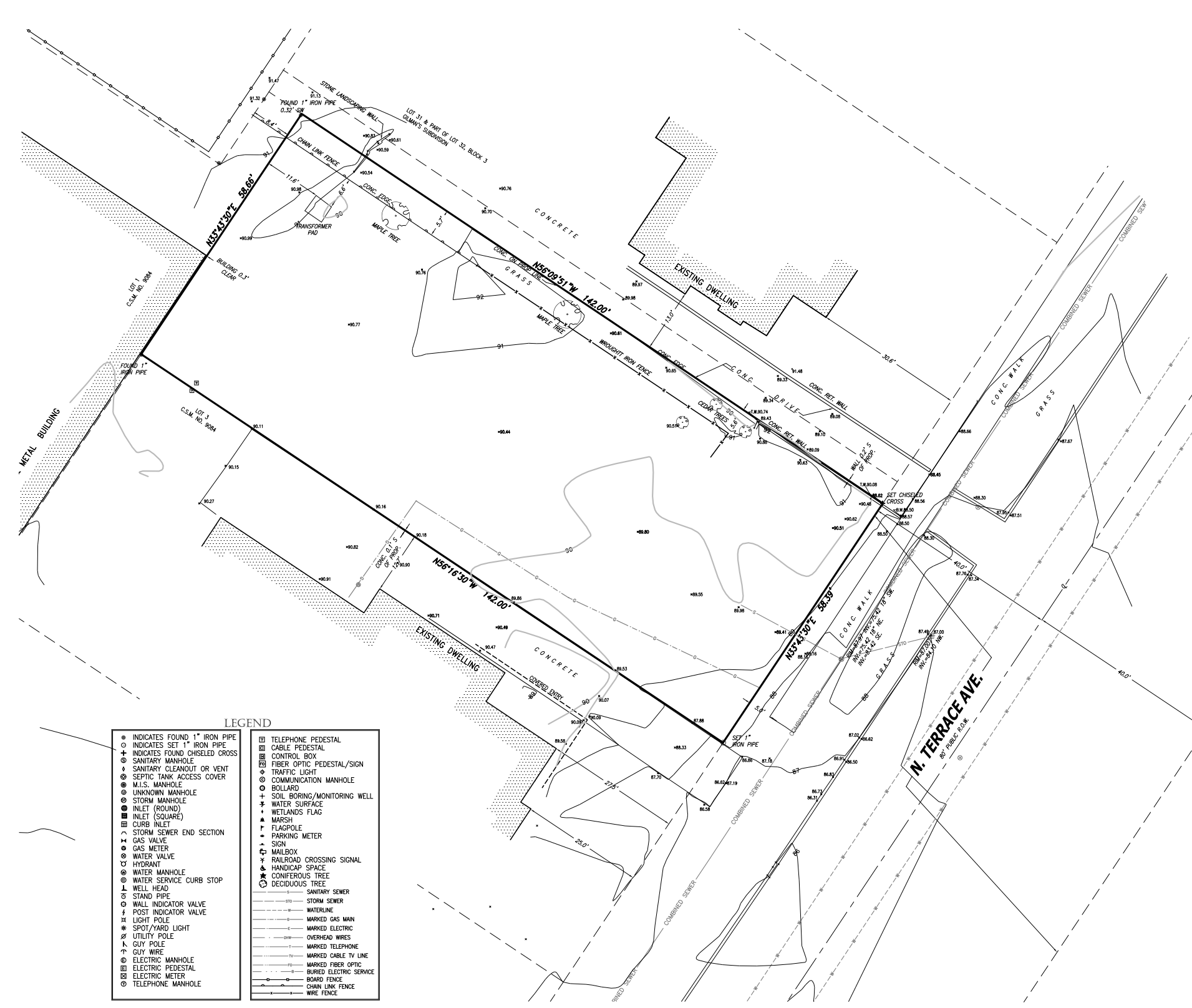
414.336.5853 | ramseyjones@sbcglobal.net
734 East Wright Street | Milwaukee WI | 53212
ramseyjonesarchitects.com

RAMSEY JONES ARCHITECTS

Terrace Court
2409 N. Terrace Avenue
Milwaukee, WI

PROJECT NO. 21.01
DATE 11.07.22

SP1.1



LEGEND

● INDICATES FOUND 1" IRON PIPE	□ TELEPHONE PEDESTAL
○ INDICATES SET 1" IRON PIPE	□ CABLE PEDESTAL
⊕ INDICATES FOUND CHISELED CROSS	□ CONTROL BOX
⊙ SANITARY MANHOLE	□ FIBER OPTIC PEDESTAL/SIGN
⊕ SANITARY CLEANOUT OR VENT	⊕ TRAFFIC LIGHT
⊙ SEPTIC TANK ACCESS COVER	⊙ COMMUNICATION MANHOLE
⊙ M.I.S. MANHOLE	⊕ BOLLARD
⊙ UNKNOWN MANHOLE	⊕ SOIL BORING/MONITORING WELL
⊙ STORM MANHOLE	⊕ WATER SURFACE
⊙ INLET (ROUND)	▲ WETLANDS FLAG
⊙ INLET (SQUARE)	▲ MARSH
⊙ CURB INLET	⊕ FLAGPOLE
⊕ STORM SEWER END SECTION	⊕ PARKING METER
⊕ GAS VALVE	⊕ SIGN
⊕ GAS METER	⊕ MAILBOX
⊕ WATER VALVE	⊕ RAILROAD CROSSING SIGNAL
⊕ HYDRANT	⊕ HANDICAP SPACE
⊕ WATER MANHOLE	⊕ CONIFEROUS TREE
⊕ WATER SERVICE CURB STOP	⊕ DECIDUOUS TREE
⊕ WELL HEAD	— SANITARY SEWER
⊕ STAND PIPE	— STORM SEWER
⊕ WALL INDICATOR VALVE	— WATERLINE
⊕ POST INDICATOR VALVE	— MARKED GAS MAIN
⊕ LIGHT POLE	— MARKED ELECTRIC
⊕ SPOT/YARD LIGHT	— OVERHEAD WIRES
⊕ UTILITY POLE	— MARKED TELEPHONE
⊕ GUY POLE	— MARKED CABLE TV LINE
⊕ GUY WIRE	— MARKED FIBER OPTIC
⊕ ELECTRIC MANHOLE	— BURIED ELECTRIC SERVICE
⊕ ELECTRIC PEDESTAL	— BOARD FENCE
⊕ ELECTRIC METER	— CHAIN LINK FENCE
⊕ TELEPHONE MANHOLE	— WIRE FENCE

STARTING BENCHMARK: 87.67
NW FLANGE BOLT ON HYDRANT



I certify that I have surveyed the above described property (Property), and the above map is correct to the best of my professional knowledge and belief and shows the size and location of the Property, its exterior boundaries, the location and dimensions of all visible structures thereon, boundary fences, apparent easements and roadways and visible encroachments, if any. This survey is made for the exclusive use of the present owners of the Property, and also those who purchase, mortgage, or guarantee the title thereto, within one (1) year from date hereof.

WISCONSIN
DONALD C. CHAPUT
S-1316
MILWAUKEE, WI
LAND SURVEYOR

Donald C. Chaput
Professional Land Surveyor
Registration Number S-1316

Date: June 21, 2022

CHAPUT LAND SURVEYS
234 W. Florida Street Milwaukee, WI 53204 414-224-8068 www.chaputlandsurveys.com

Date	Revision description

This document is an instrument of professional service, and may be protected by the surveyor's work product doctrine or surveyor's client privilege. The information shown herein is intended solely for the use of the client and client directed third parties. Drawing No. 2696-1pm

1
SP1.1

SURVEY
SCALE: GRAPHIC

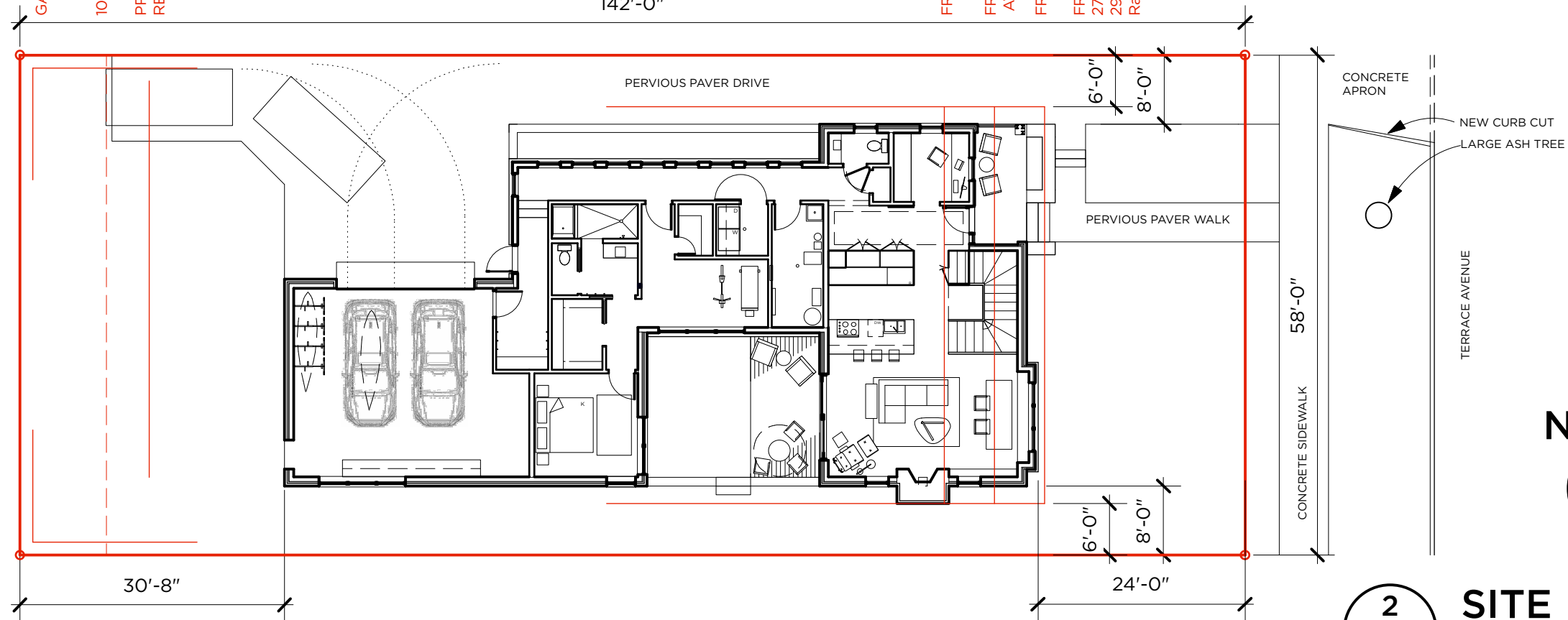


GARAGE SETBACKS, 1.5'
 10' BUILDING MAINT. EASEMENT
 PRINCIPAL BUILDING
 REAR SETBACK

142'-0"

FRONT SETBACK + 20%
 FRONT SETBACK,
 AVG ADJ +/- 20%
 FRONT SETBACK - 20%
 FRONT SETBACK
 $27.5 + 30.6 = 58.1 / 2 = 29.05'$ AVG.
 $29.05 \times 0.2 = 5.81'$
 Range: 23.24' to 34.86'

1
CONTEXT
 SP1.2 SCALE: 1/16" = 1'-0"



2
SITE PLAN
 SP1.2 SCALE: 1/16" = 1'-0"

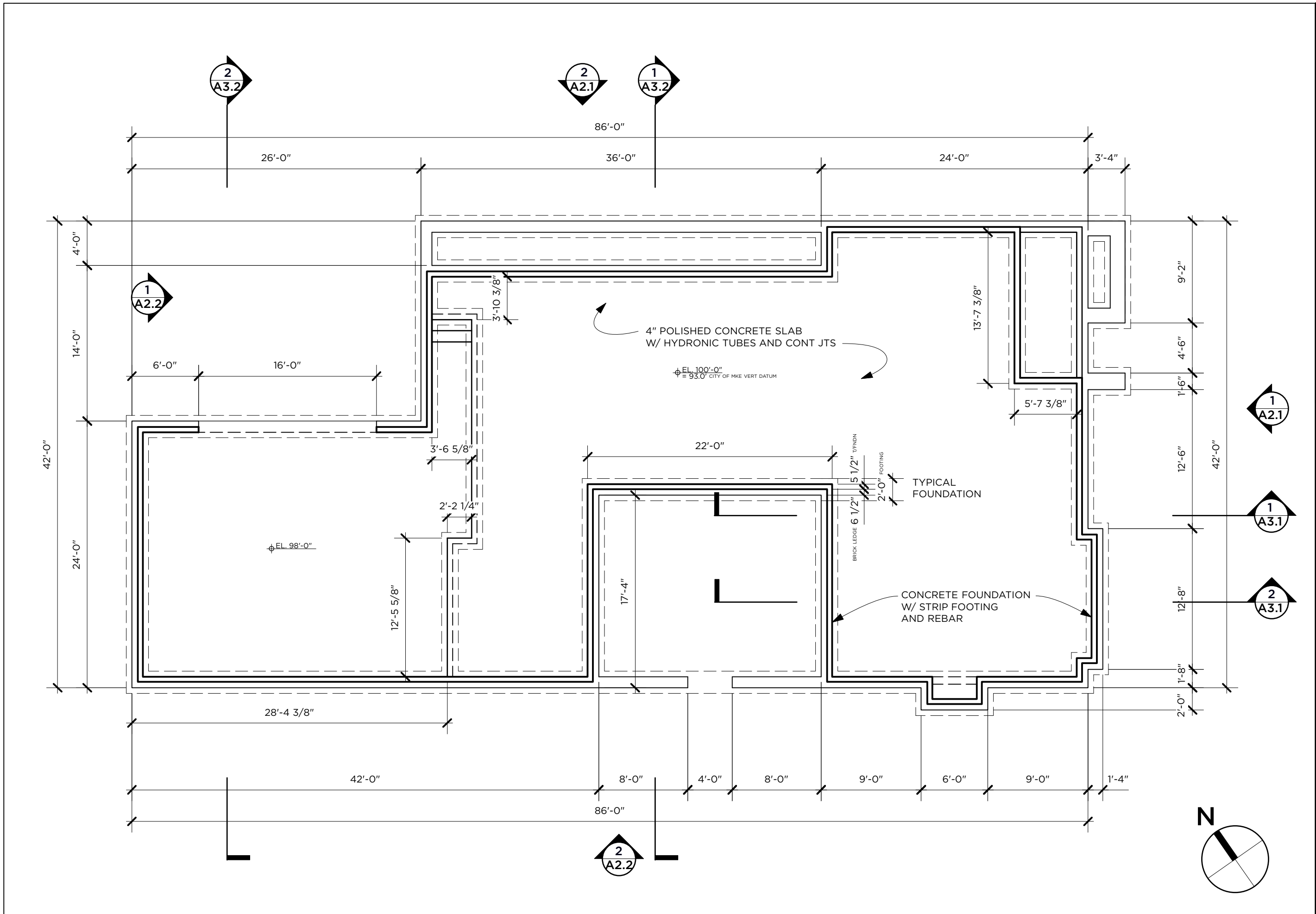
414.336.5853 | ramseyjones@sbcglobal.net
 734 East Wright Street | Milwaukee WI | 53212
 ramseyjonesarchitects.com

RAMSEY JONES ARCHITECTS

Terrace Court
 2409 N. Terrace Avenue
 Milwaukee, WI

PROJECT NO. 21.01
 DATE 11.07.22

SP1.2



414.336.5853 | ramseyjones@sbcglobal.net
 734 East Wright Street | Milwaukee WI | 53212
 ramseyjonesarchitects.com

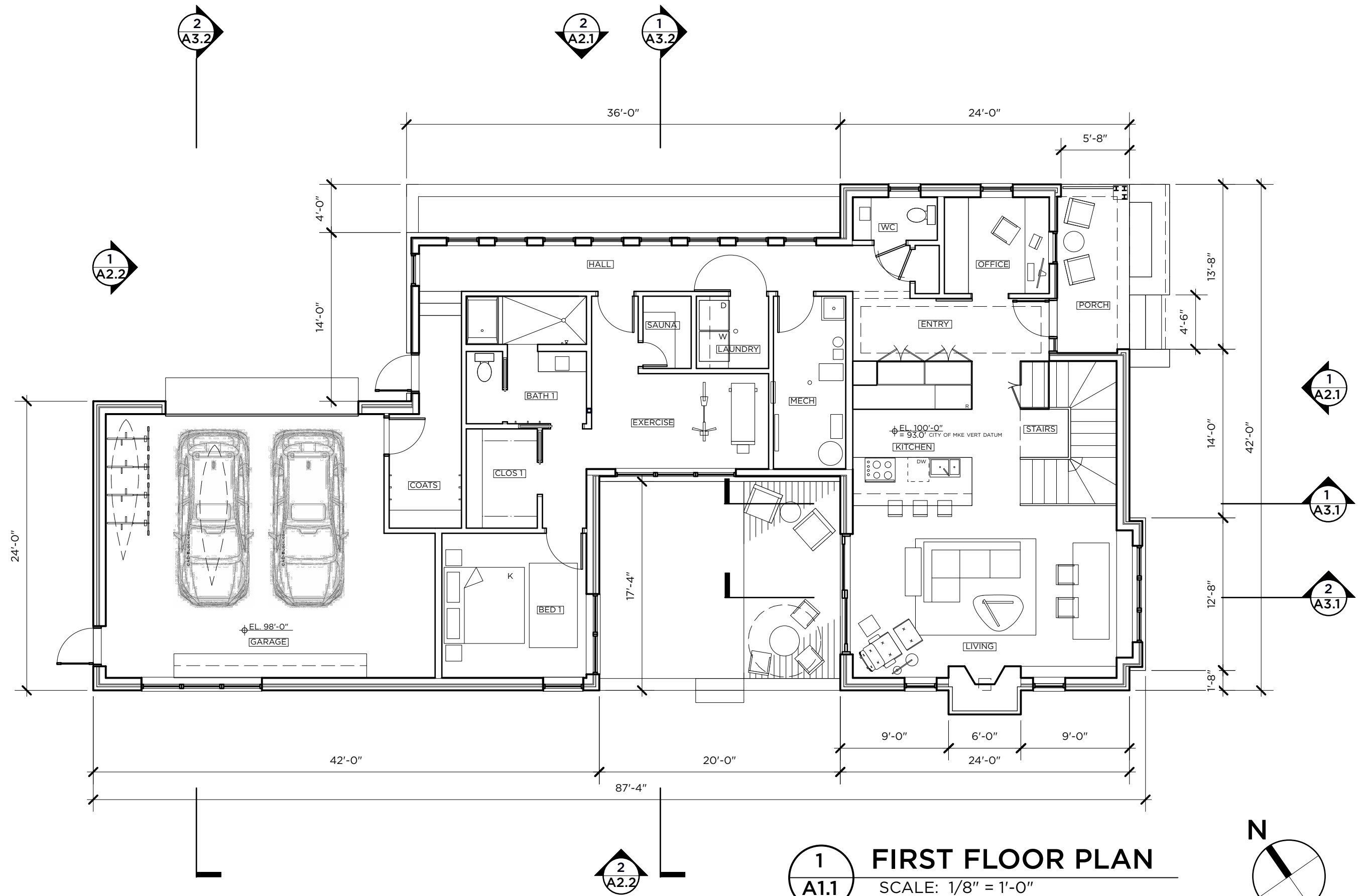
Terrace Court
 2409 N. Terrace Avenue
 Milwaukee, WI

PROJECT NO. 21.01
 DATE 11.07.22

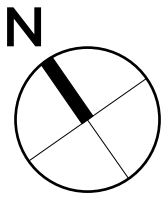
RAMSEY JONES ARCHITECTS

© 2022 Ramsey Jones Architects, LLC

A1.0



1 A1.1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



414.336.5853 | ramseyjones@sbcglobal.net
734 East Wright Street | Milwaukee WI | 53212
ramseyjonesarchitects.com

RAMSEY JONES ARCHITECTS

Terrace Court
2409 N. Terrace Avenue
Milwaukee, WI

PROJECT NO. 21.01
DATE 11.07.22

A1.1



1
A2.2

2
A3.2

2
A2.1

1
A3.2

1
A2.1

1
A3.1

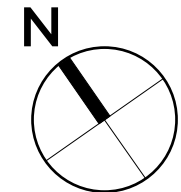
2
A3.1

2
A2.2

1
A1.2

SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"



414.336.5853 | ramseyjones@sbcglobal.net
734 East Wright Street | Milwaukee WI | 53212
ramseyjonesarchitects.com

RAMSEY JONES ARCHITECTS

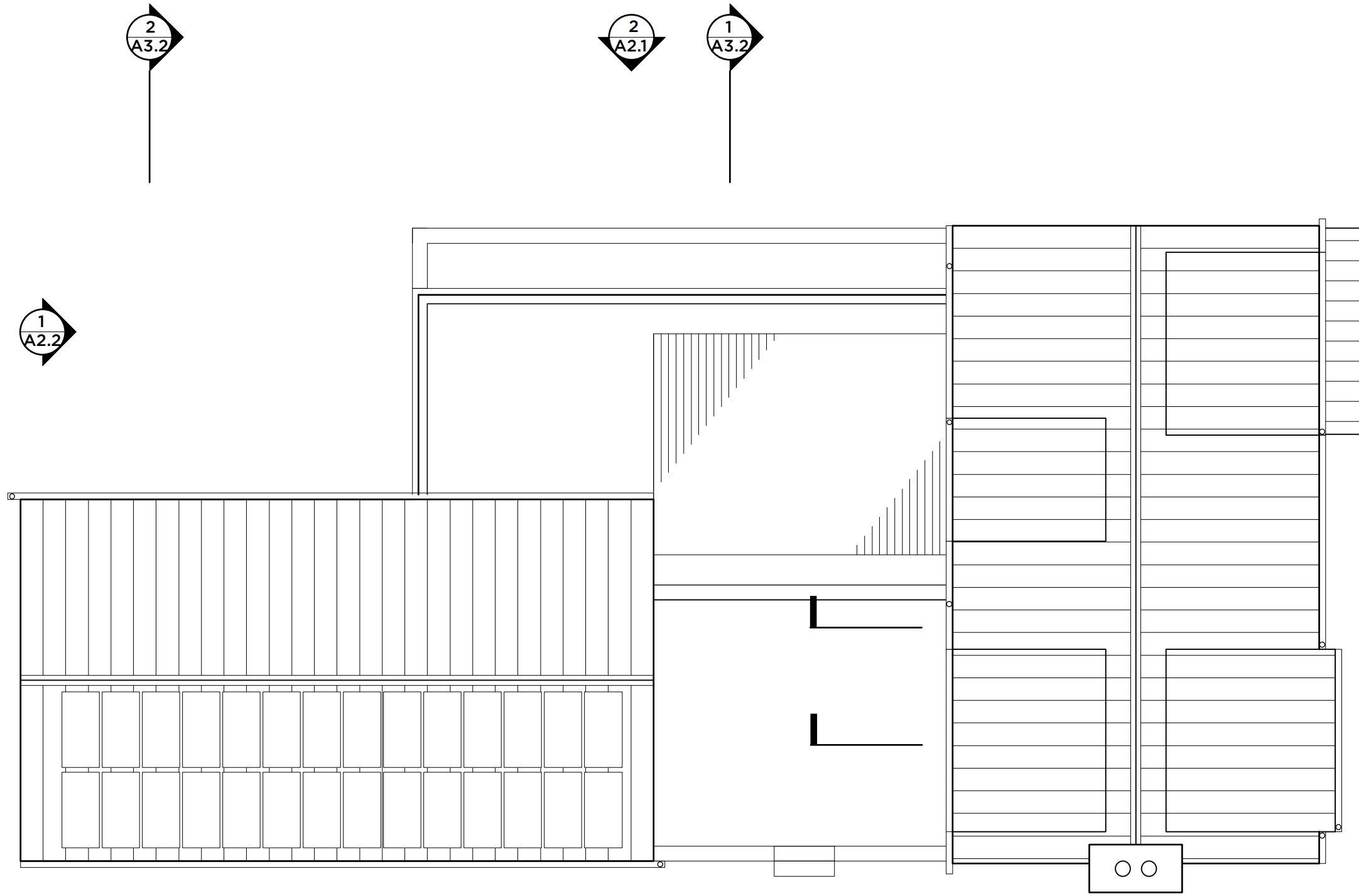
Terrace Court
2409 N. Terrace Avenue
Milwaukee, WI

PROJECT NO. 21.01

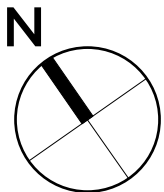
DATE 11.07.22

A1.2

© 2022 Ramsey Jones Architects, LLC



1
A1.3 **ROOF PLAN**
SCALE: 1/8" = 1'-0"



414.336.5853 | ramseyjones@sbcglobal.net
734 East Wright Street | Milwaukee WI | 53212
ramseyjonesarchitects.com

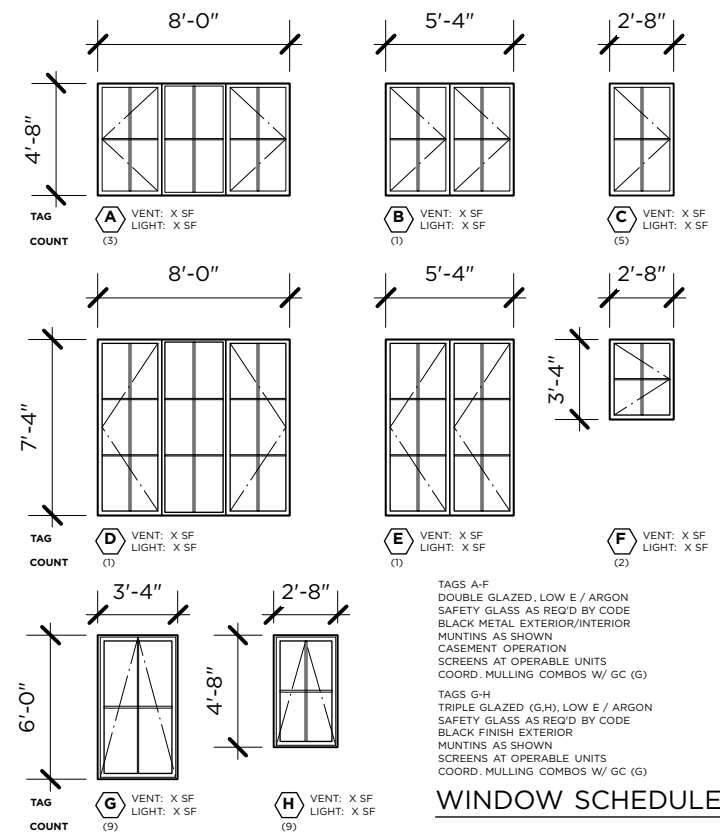
RAMSEY JONES ARCHITECTS

Terrace Court
2409 N. Terrace Avenue
Milwaukee, WI

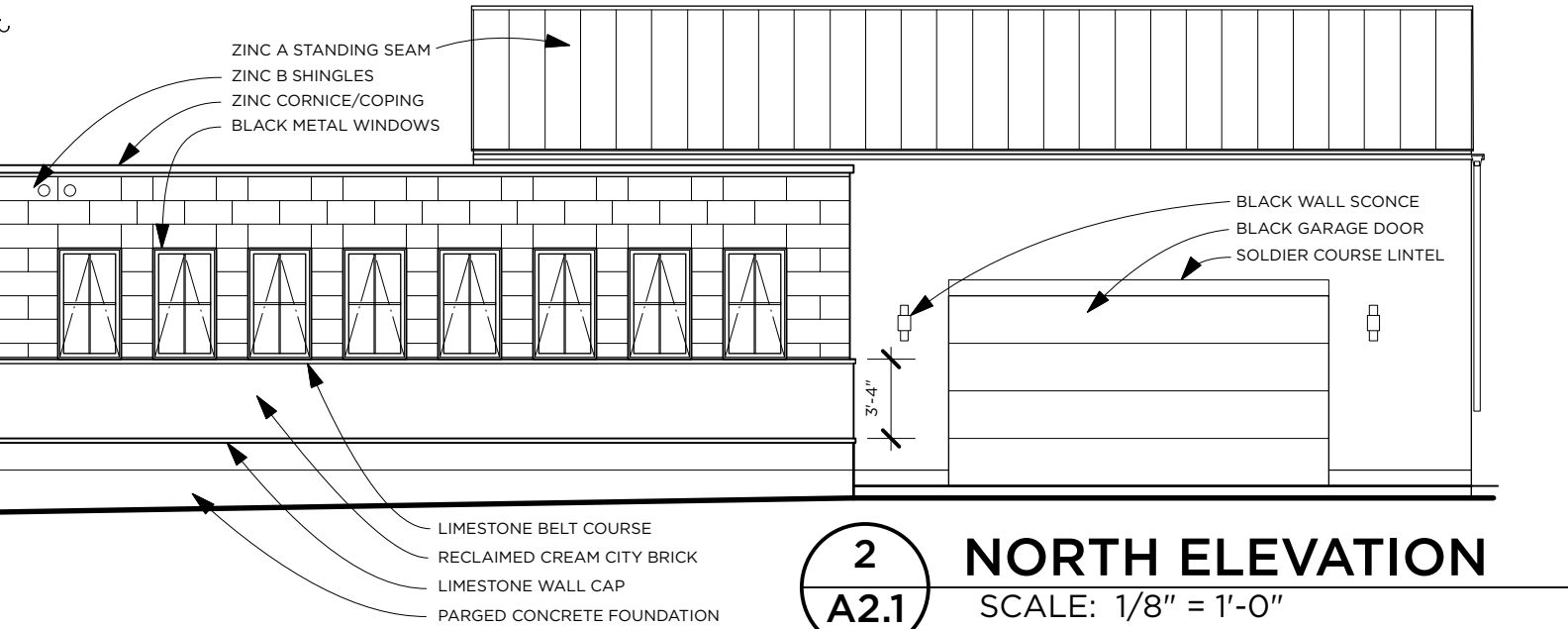
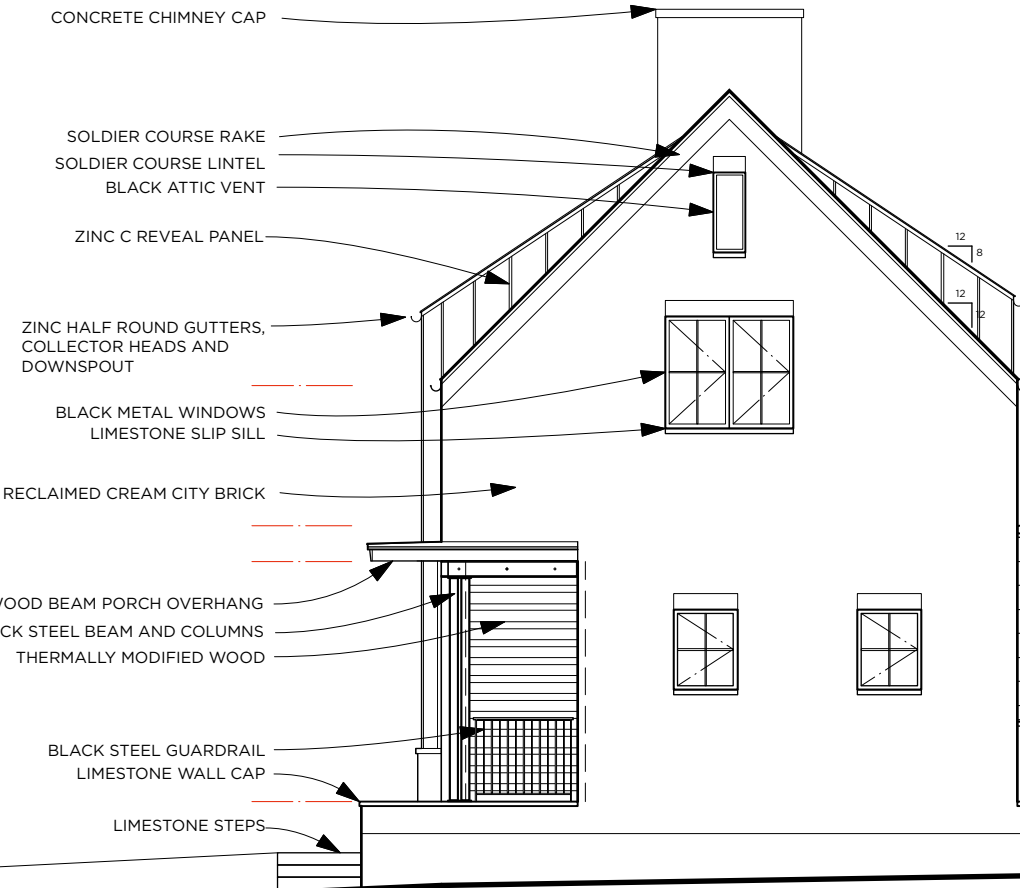
PROJECT NO. 21.01

DATE 11.07.22

A1.3



1 EAST ELEVATION
SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

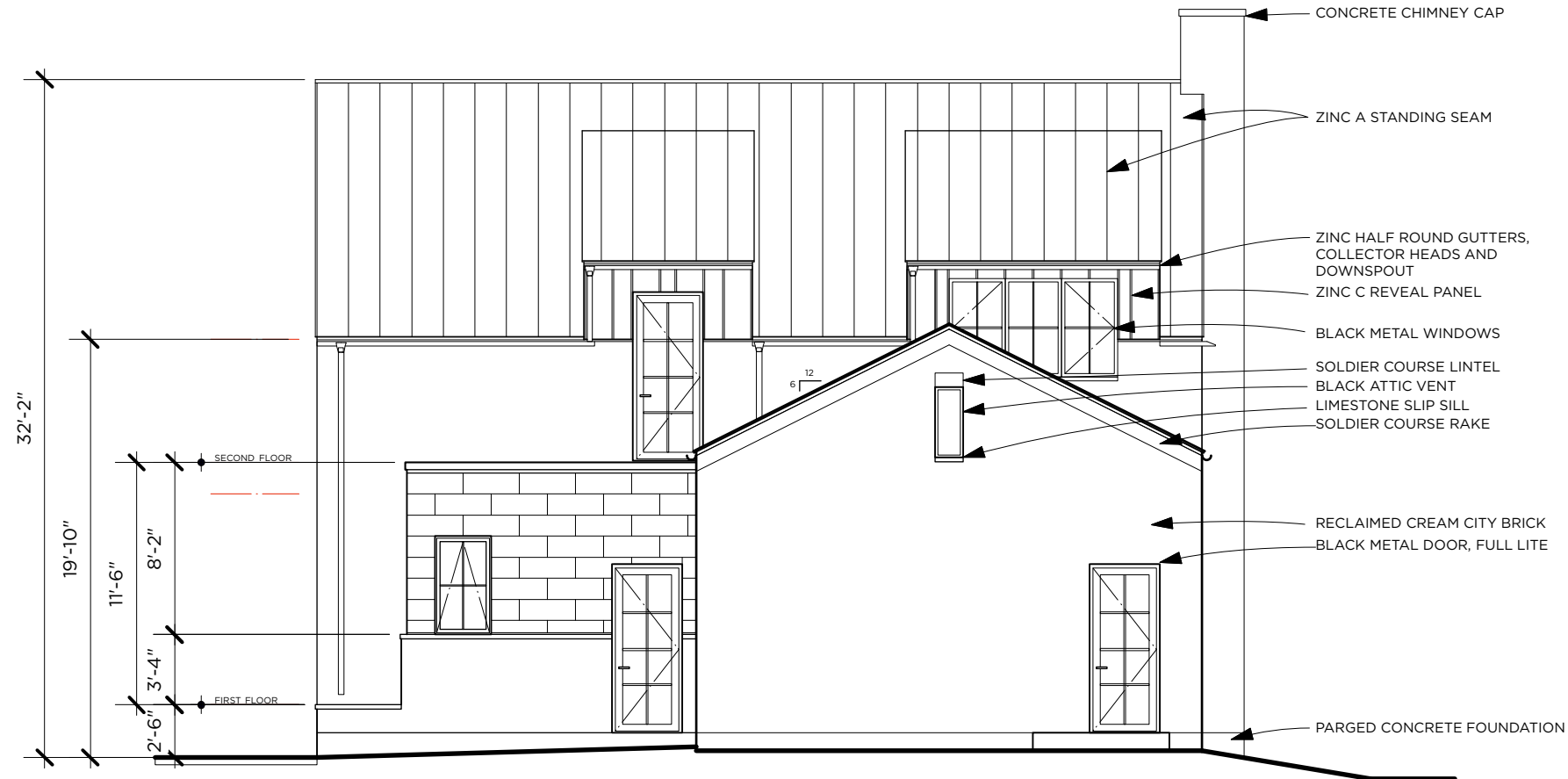
414.336.5853 | ramseyjones@sbcglobal.net
734 East Wright Street | Milwaukee WI | 53212
ramseyjonesarchitects.com

RAMSEY JONES ARCHITECTS

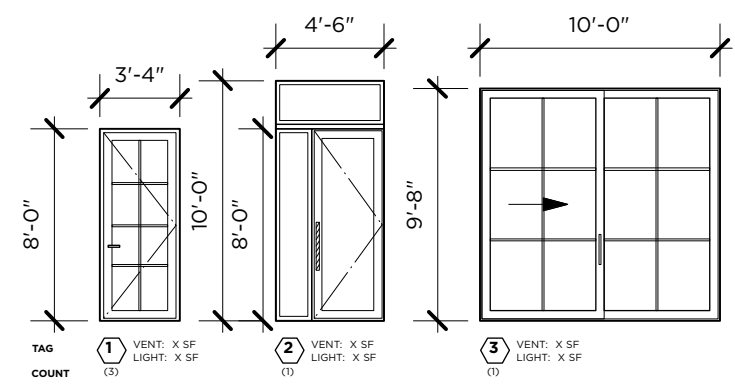
Terrace Court
2409 N. Terrace Avenue
Milwaukee, WI

PROJECT NO. 21.01
DATE 11.07.22

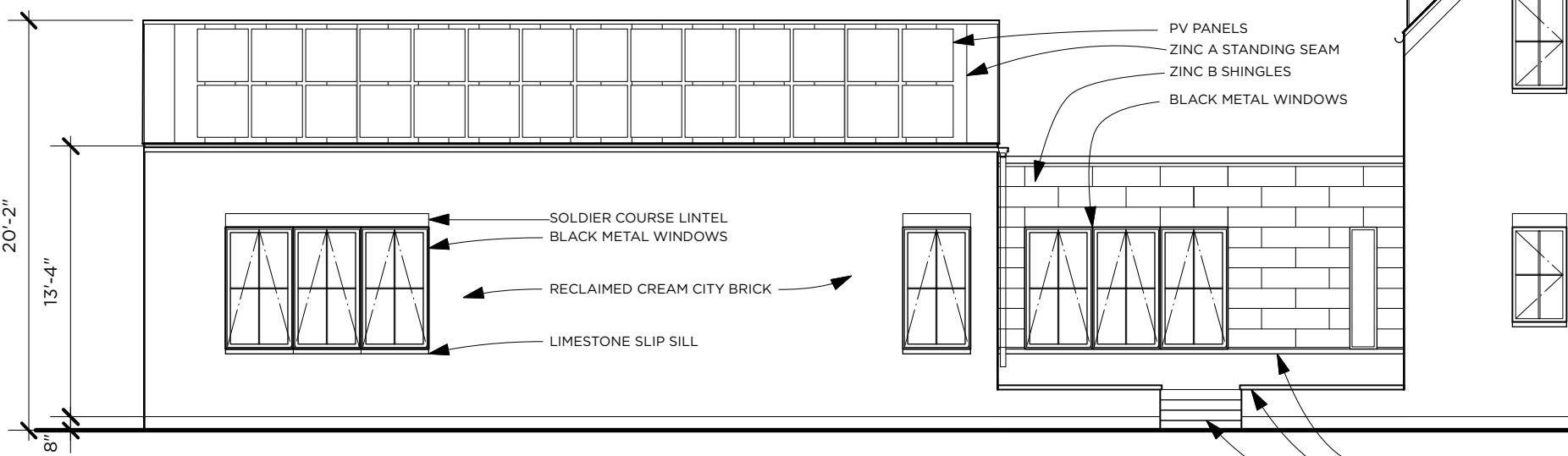
A2.1



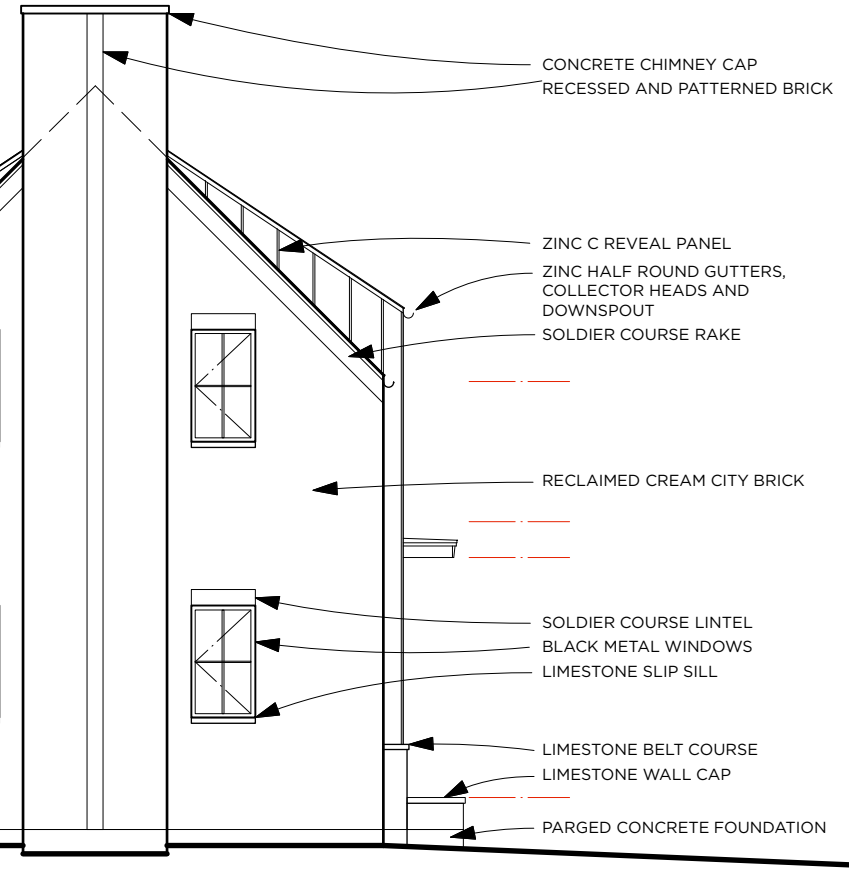
1 WEST ELEVATION
SCALE: 1/8" = 1'-0"



DOORS / ENTRY



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



414.336.5853 | ramseyjones@sbcglobal.net
734 East Wright Street | Milwaukee WI | 53212
ramseyjonesarchitects.com

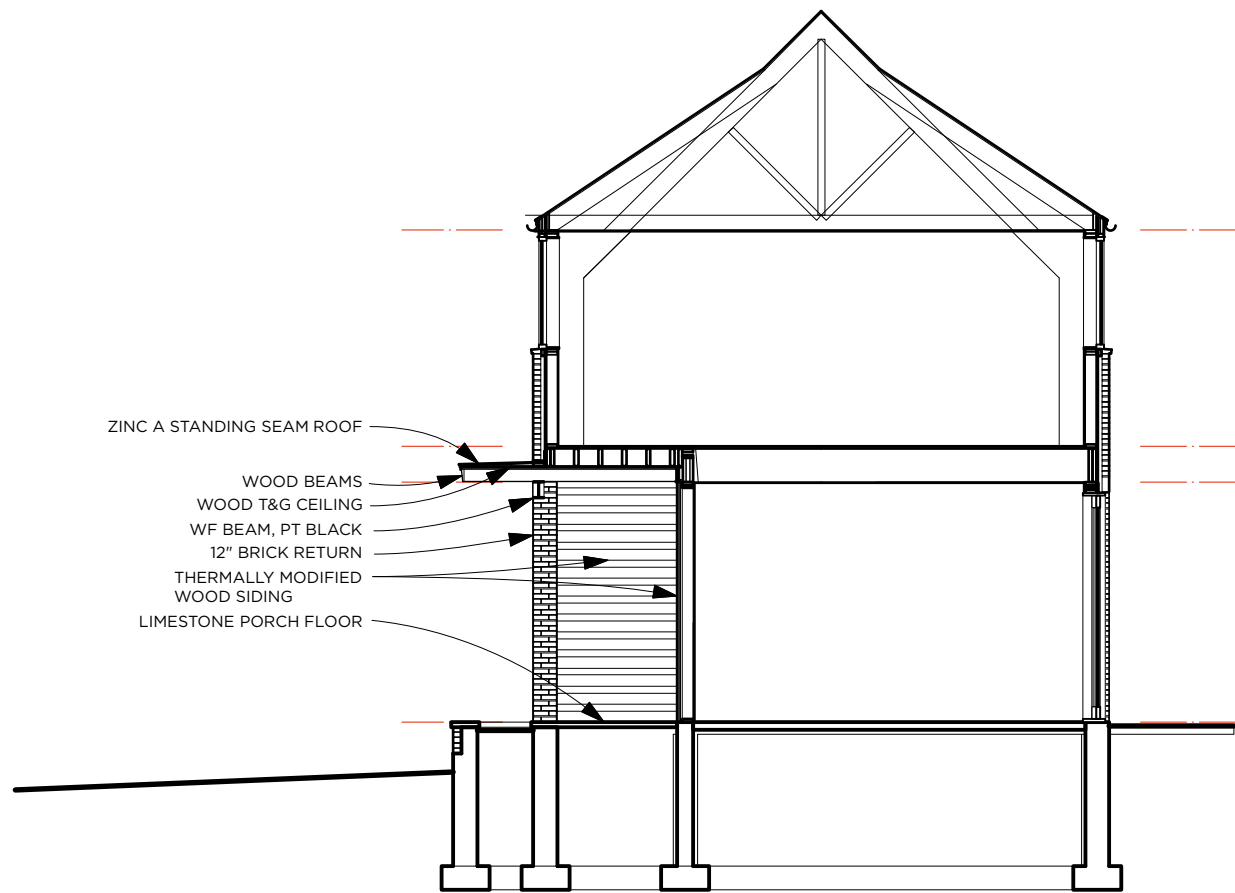
Terrace Court
2409 N. Terrace Avenue
Milwaukee, WI

PROJECT NO. 21.01
DATE 11.07.22

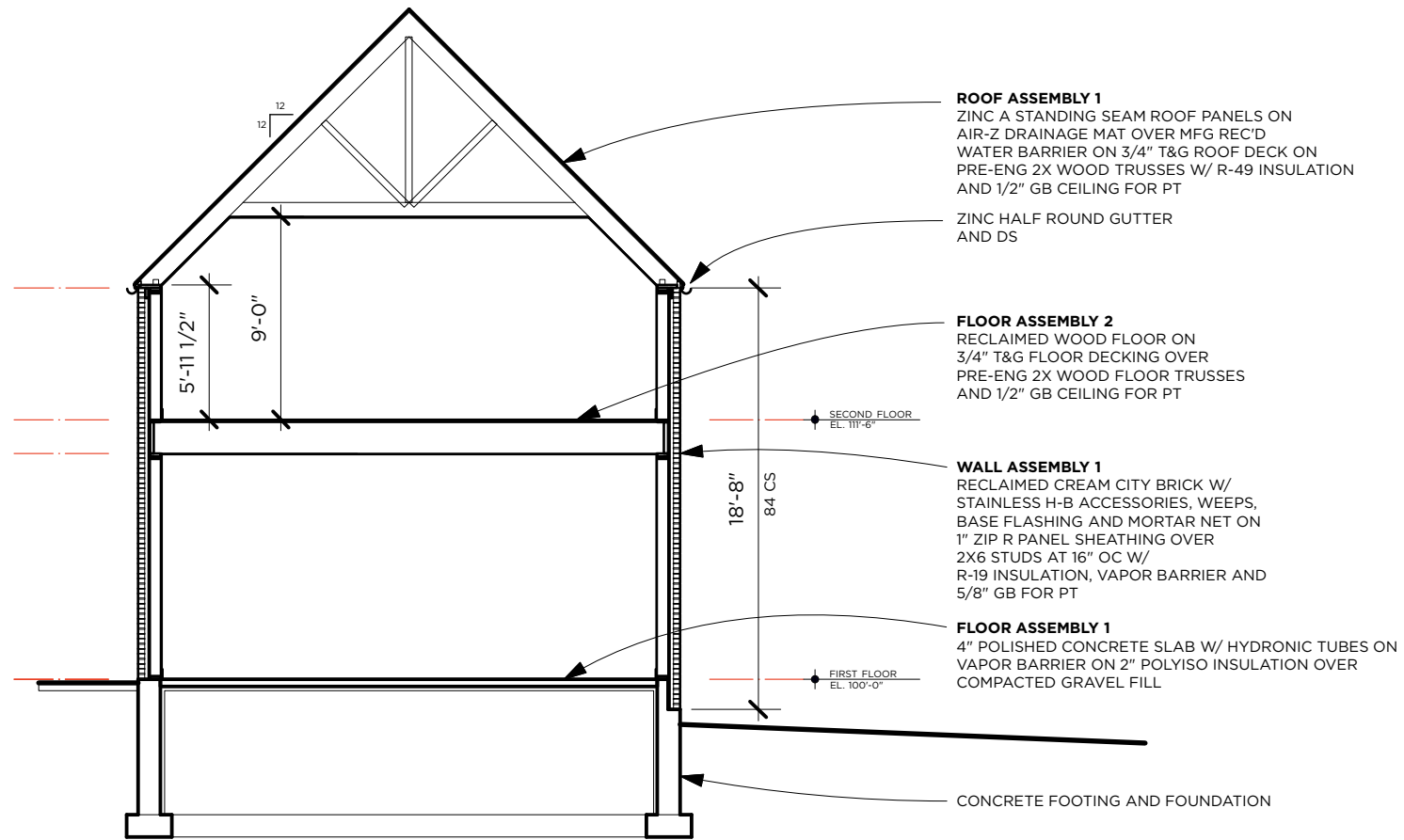
RAMSEY JONES ARCHITECTS

© 2022 Ramsey Jones Architects, LLC

A2.2



ZINC A STANDING SEAM ROOF
WOOD BEAMS
WOOD T&G CEILING
WF BEAM, PT BLACK
12" BRICK RETURN
THERMALLY MODIFIED WOOD SIDING
LIMESTONE PORCH FLOOR



ROOF ASSEMBLY 1
ZINC A STANDING SEAM ROOF PANELS ON AIR-Z DRAINAGE MAT OVER MFG REC'D WATER BARRIER ON 3/4" T&G ROOF DECK ON PRE-ENG 2X WOOD TRUSSES W/ R-49 INSULATION AND 1/2" GB CEILING FOR PT

ZINC HALF ROUND GUTTER AND DS

FLOOR ASSEMBLY 2
RECLAIMED WOOD FLOOR ON 3/4" T&G FLOOR DECKING OVER PRE-ENG 2X WOOD FLOOR TRUSSES AND 1/2" GB CEILING FOR PT

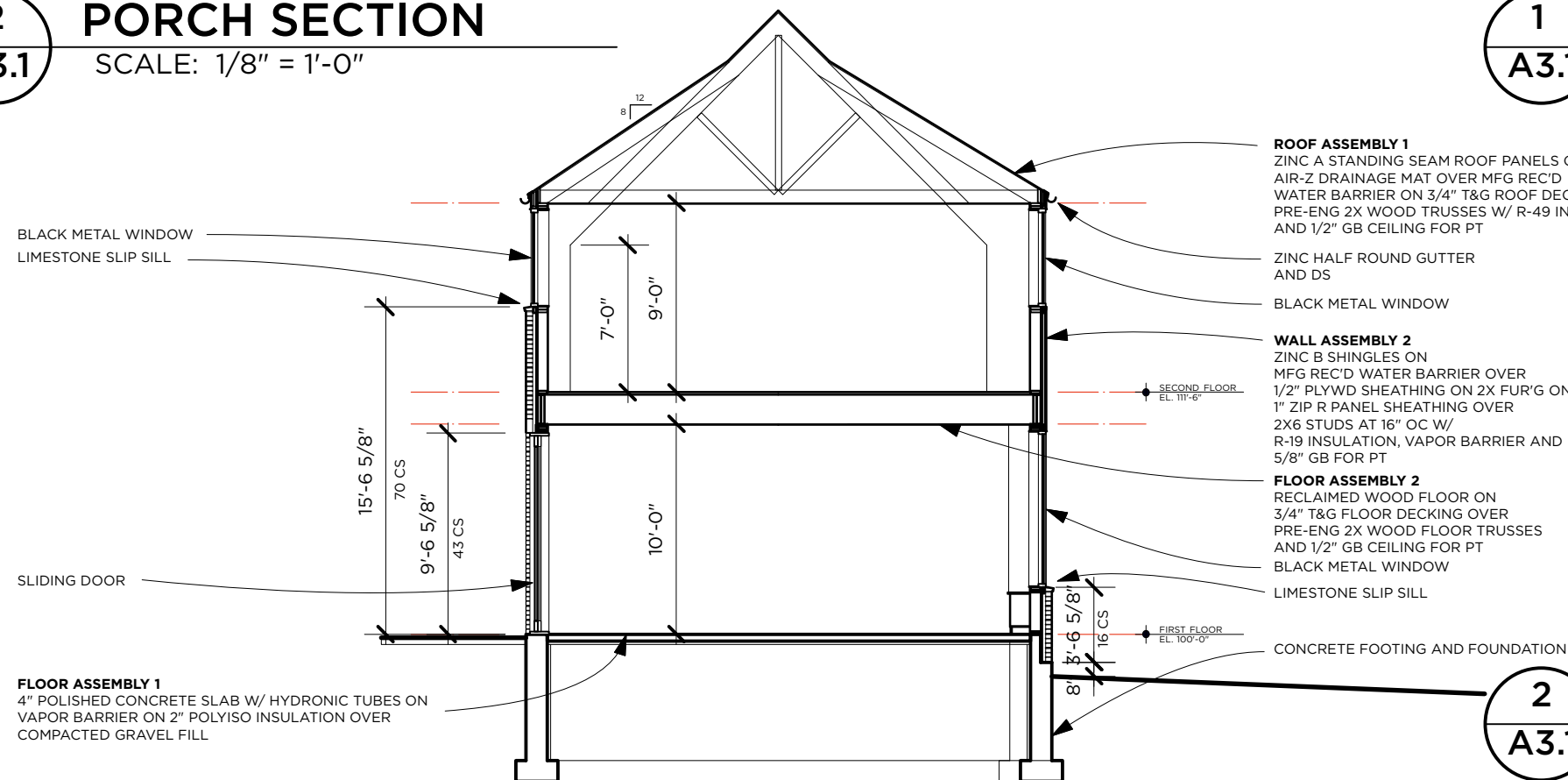
WALL ASSEMBLY 1
RECLAIMED CREAM CITY BRICK W/ STAINLESS H-B ACCESSORIES, WEEPS, BASE FLASHING AND MORTAR NET ON 1" ZIP R PANEL SHEATHING OVER 2X6 STUDS AT 16" OC W/ R-19 INSULATION, VAPOR BARRIER AND 5/8" GB FOR PT

FLOOR ASSEMBLY 1
4" POLISHED CONCRETE SLAB W/ HYDRONIC TUBES ON VAPOR BARRIER ON 2" POLYISO INSULATION OVER COMPACTED GRAVEL FILL

CONCRETE FOOTING AND FOUNDATION

2 **PORCH SECTION**
A3.1 SCALE: 1/8" = 1'-0"

1 **E-W SECTION**
A3.1 SCALE: 1/8" = 1'-0"



BLACK METAL WINDOW
LIMESTONE SLIP SILL

SLIDING DOOR

FLOOR ASSEMBLY 1
4" POLISHED CONCRETE SLAB W/ HYDRONIC TUBES ON VAPOR BARRIER ON 2" POLYISO INSULATION OVER COMPACTED GRAVEL FILL

ROOF ASSEMBLY 1
ZINC A STANDING SEAM ROOF PANELS ON AIR-Z DRAINAGE MAT OVER MFG REC'D WATER BARRIER ON 3/4" T&G ROOF DECK ON PRE-ENG 2X WOOD TRUSSES W/ R-49 INSULATION AND 1/2" GB CEILING FOR PT

ZINC HALF ROUND GUTTER AND DS

BLACK METAL WINDOW

WALL ASSEMBLY 2
ZINC B SHINGLES ON MFG REC'D WATER BARRIER OVER 1/2" PLYWD SHEATHING ON 2X FUR'G ON 1" ZIP R PANEL SHEATHING OVER 2X6 STUDS AT 16" OC W/ R-19 INSULATION, VAPOR BARRIER AND 5/8" GB FOR PT

FLOOR ASSEMBLY 2
RECLAIMED WOOD FLOOR ON 3/4" T&G FLOOR DECKING OVER PRE-ENG 2X WOOD FLOOR TRUSSES AND 1/2" GB CEILING FOR PT

BLACK METAL WINDOW

LIMESTONE SLIP SILL

CONCRETE FOOTING AND FOUNDATION

2 **E-W SECTION**
A3.1 SCALE: 1/8" = 1'-0"

414.336.5853 | ramseyjones@sbcglobal.net
734 East Wright Street | Milwaukee WI | 53212
ramseyjonesarchitects.com

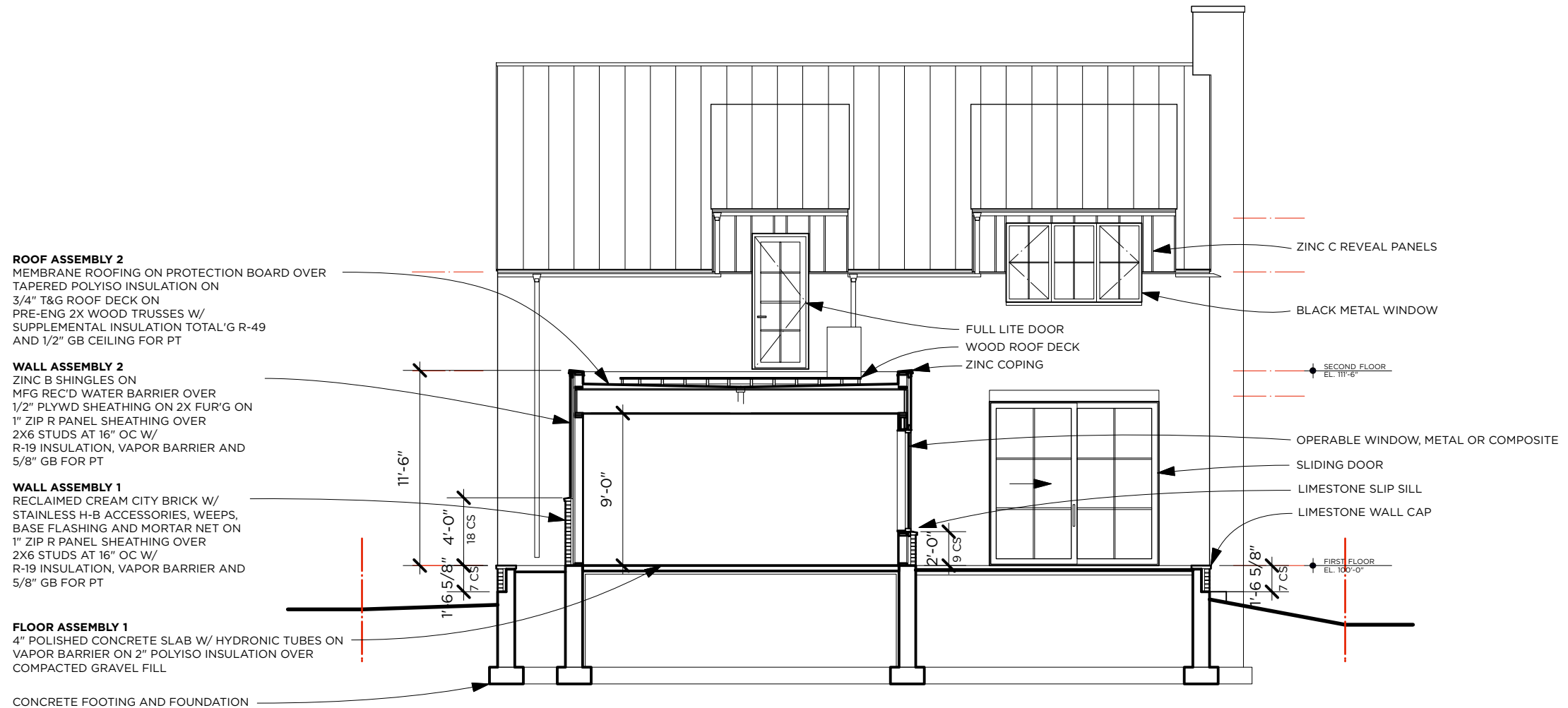
RAMSEY JONES ARCHITECTS

Terrace Court
2409 N. Terrace Avenue
Milwaukee, WI

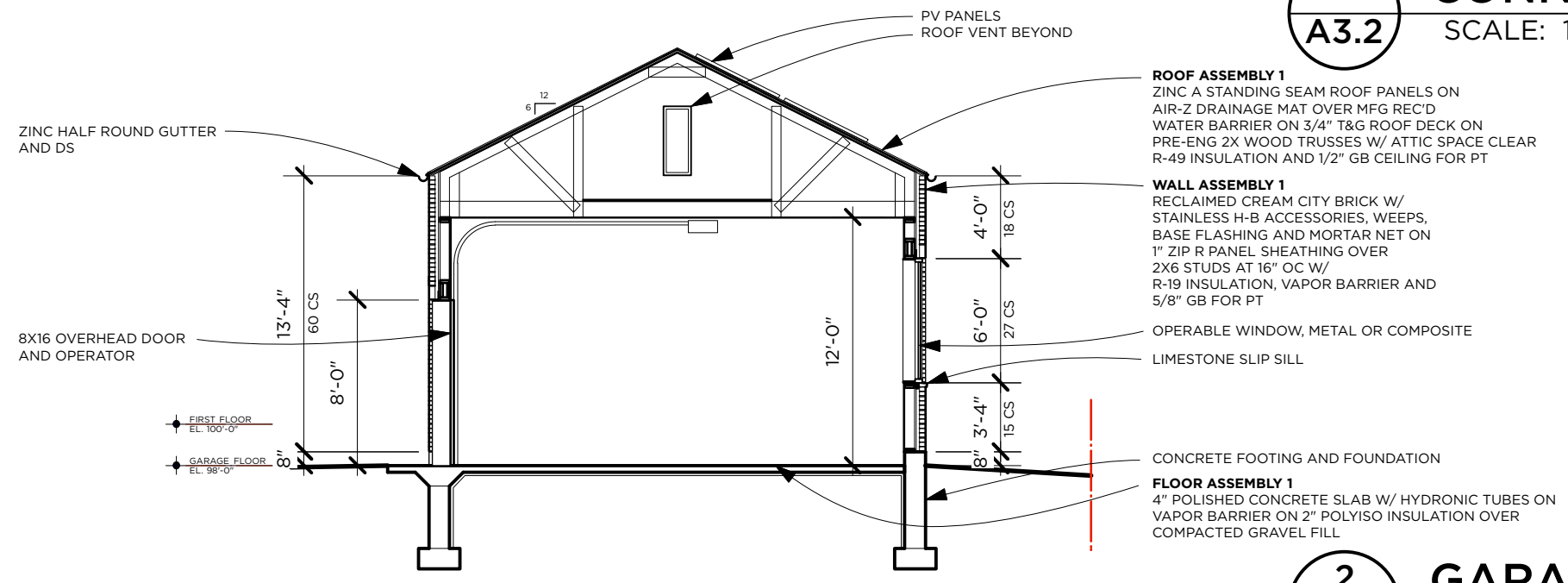
PROJECT NO. 21.01

DATE 11.07.22

A3.1



1 CONNEX SECTION
 SCALE: 1/8" = 1'-0"



2 GARAGE SECTION
 SCALE: 1/8" = 1'-0"

414.336.5853 | ramseyjones@sbcglobal.net
 734 East Wright Street | Milwaukee WI | 53212
 ramseyjonesarchitects.com

RAMSEY JONES ARCHITECTS

Terrace Court
 2409 N. Terrace Avenue
 Milwaukee, WI

PROJECT NO. 21.01
 DATE 11.07.22

A3.2

© 2022 Ramsey Jones Architects, LLC