



**EXISTING
FRONT 'WEST' ELEVATION**
1/4" = 1'-0"

| REVISIONS |
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**REHABILITATED
FRONT 'WEST' ELEVATION**
1/4" = 1'-0"

- RESTORE METAL CORNICE
- REPAINT ENTIRE HOUSE
- ALL EXISTING THIRD FLOOR WINDOWS TO HAVE NEW WOOD STORM/SCREENS
- GENERAL NOTE FOR ALL WINDOWS ON THIS ELEVATION UNLESS NOTED OTHERWISE:
-REMOVE STORMS, PATCH GLAZING COMPOUND, PAINT, CLEAN GLASS, REINSTALL STORM
- NEW STORM TO MATCH EXISTING
- FRONT DOOR
-REPLACE WOOD PANEL (ELIMINATE MAIL SLOT)
-RESET LEADED GLASS SO IT DOESN'T RATTLE
-REWEATHERSTRIP, BRONZE
-REPLACE THRESHOLD
- REPLACE DOWNSPOUTS WITH COPPER
- RESTORE 2 COLUMNS + BASE MOULDING
- ELIMINATE ALL EXTERIOR MOUNTED ELECTRICAL CONDUIT, SECURITY SYSTEM WIRES, TELEPHONE WIRES, CABLE WIRING, ETC.

MODIFY EXISTING RUBBER ROOF WITH NEW COPPER TERMINATION BAR

**DOWNNEY RESIDENCE
2214 N. TERRACE AVE.
MILWAUKEE, WISCONSIN 53202**

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The finest in architecture & construction management
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JOB: 1615
DRAWN BY: BKS
CHECKED BY: TAR

MKE HPC ADD

1.0

EXT. ELEVATIONS

**EXISTING
RIGHT 'SOUTH' ELEVATION**
1/4" = 1'-0"



RESTORE METAL CORNICE

REPAINT ENTIRE HOUSE

ALL EXISTING THIRD FLOOR WINDOWS TO HAVE NEW WOOD STORMS/SCREENS

REMOVE A/C CONDENSER (NEW CONDENSER TO BE ON ROOF BEHIND PARAPET)

MODIFY RUBBER ROOFING LOWER ON VERTICAL WALL AND COUNTERFLASH WITH COPPER

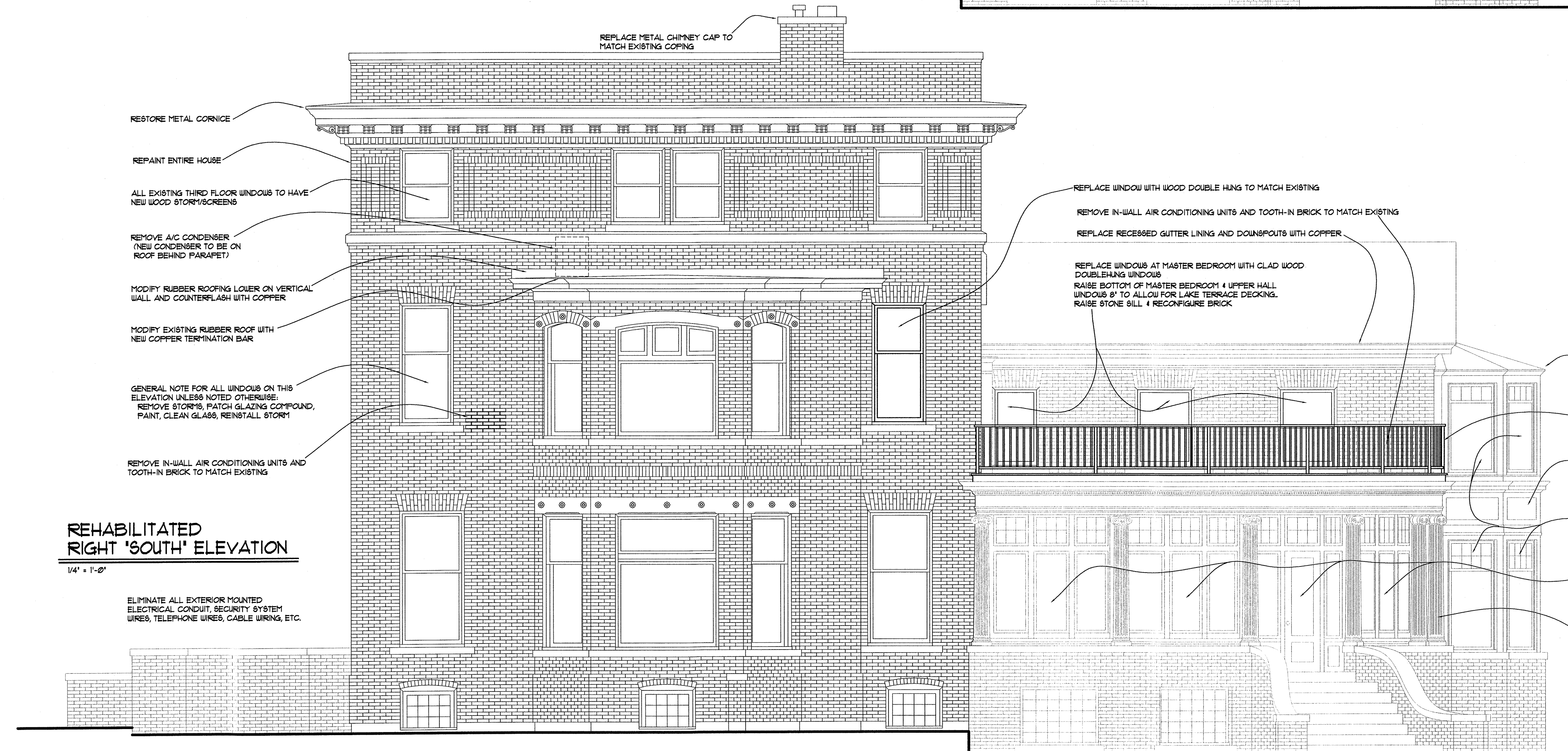
MODIFY EXISTING RUBBER ROOF WITH NEW COPPER TERMINATION BAR

GENERAL NOTE FOR ALL WINDOWS ON THIS ELEVATION UNLESS NOTED OTHERWISE: REMOVE STORMS, PATCH GLAZING COMPOUND, PAINT, CLEAN GLASS, REINSTALL STORM

REMOVE IN-WALL AIR CONDITIONING UNITS AND TOOTH-IN BRICK TO MATCH EXISTING

**REHABILITATED
RIGHT 'SOUTH' ELEVATION**
1/4" = 1'-0"

ELIMINATE ALL EXTERIOR MOUNTED ELECTRICAL CONDUIT, SECURITY SYSTEM WIRES, TELEPHONE WIRES, CABLE WIRING, ETC.



REPLACE METAL CHIMNEY CAP TO MATCH EXISTING COPING

REPLACE WINDOW WITH WOOD DOUBLE HUNG TO MATCH EXISTING

REMOVE IN-WALL AIR CONDITIONING UNITS AND TOOTH-IN BRICK TO MATCH EXISTING

REPLACE RECESSED GUTTER LINING AND DOWNSPOUTS WITH COPPER

REPLACE WINDOWS AT MASTER BEDROOM WITH CLAD WOOD DOUBLEDUNG WINDOWS
RAISE BOTTOM OF MASTER BEDROOM & UPPER HALL WINDOWS 8" TO ALLOW FOR LAKE TERRACE DECKING.
RAISE STONE SILL & RECONFIGURE BRICK

MODIFY EXISTING RUBBER ROOF WITH NEW COPPER TERMINATION BAR

REMOVE WOOD BENCH-RAILING SYSTEM & LAKE TERRACE & INSTALL METAL RAIL SYSTEM. SEE DETAIL 1/32

REPLACE ALL TRIM & PANELING AT BAY WINDOWS & CORNICES

REPLACE ALL EXISTING WINDOWS WITH CLAD WOOD DOUBLEDUNG. UPPER SASH TO HAVE 1/8" SIMULATED DIVIDED LITES WITH DARK SPACER BARS

REPLACE WINDOWS WITH CLAD WOOD CASEMENT WINDOWS BELOW AND FIXED TRANSOMS ABOVE. TRANSOMS TO HAVE 1/8" SIMULATED DIVIDED LITES WITH DARK SPACER BARS

REPLACE ALL COLUMNS

| REVISIONS |
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1.1
EXT. ELEVATIONS

**EXISTING
REAR 'EAST' ELEVATION**

1/4" = 1'-0"



**REHABILITATED
REAR 'EAST' ELEVATION**

1/4" = 1'-0"



MODIFY MASONRY OPENING
REPLACE SINGLE DOUBLE HUNG WITH 2-WIDE CLAD WOOD DOUBLE HUNG WINDOW
STONE SILL TO MATCH

MODIFY MASONRY OPENING
REPLACE MODERN STOREFRONT SYSTEM WINDOW WITH CLAD WOOD DOUBLE HUNG WINDOW
STONE SILL TO MATCH

MODIFY EXISTING RUBBER ROOF WITH NEW COPPER TERMINATION BAR

MODIFY MASONRY OPENING
REPLACE MODERN DOOR WITH CLAD WOOD DOOR & TRANSOM
STONE SILL TO MATCH

NEW MASONRY OPENING
NEW CLAD WOOD DOUBLE HUNG WINDOW
STONE SILL TO MATCH

REPLACE MODERN CASEMENT WITH CLAD WOOD DOUBLE HUNG WINDOW

REPLACE DOWNSPOUTS WITH COPPER

REMOVE WOOD BENCH/RAILING SYSTEM @ LAKE
TERRACE & INSTALL METAL RAIL SYSTEM.
SEE DETAIL 1/32

REPLACE WINDOWS WITH CLAD WOOD
CASEMENT WINDOWS BELOW AND FIXED
TRANSOMS ABOVE.
TRANSOMS TO HAVE 1 1/8" SIMULATED
DIVIDED LITES WITH DARK SPACER BARS

REPLACE ALL COLUMNS

RESTORE METAL CORNICE

REPAINT ENTIRE HOUSE

RECONFIGURE EXISTING BOX BAY TO
LINE UP WITH CORNICE LINE AND
REPLACE MODERN WINDOW WITH CLAD
WOOD ARCHED TILT/TURN WITH MUNTIN
TO MIMIC DOUBLE HUNG

MODIFY EXISTING RUBBER ROOF WITH
NEW COPPER COUNTERFLASHING

MODIFY EXISTING RUBBER ROOF WITH
NEW COPPER TERMINATION BAR

REPLACE ALL EXISTING WINDOWS WITH
CLAD WOOD DOUBLE HUNG.
UPPER SASH TO HAVE 1 1/8" SIMULATED
DIVIDED LITES WITH DARK SPACER BARS

REPLACE ALL TRIM & PANELING AT BAY
WINDOWS & CORNICES

ELIMINATE ALL EXTERIOR MOUNTED
ELECTRICAL CONDUIT, SECURITY SYSTEM
WIRES, TELEPHONE WIRES, CABLE WIRING, ETC.

MASONRY RESTORATION

REPLACE
DOWNSPOUTS WITH
COPPER

| REVISIONS |
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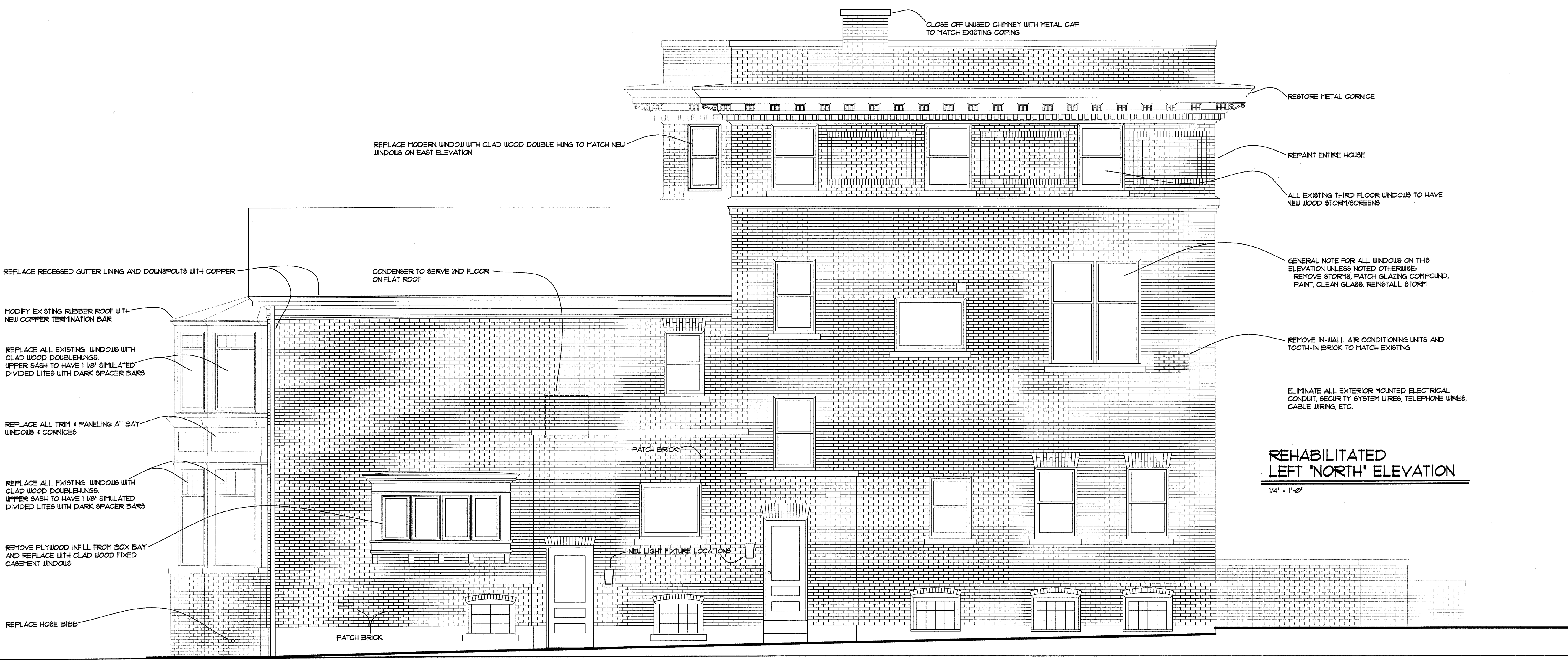
EXT. EXTERIORS



**EXISTING
LEFT 'NORTH' ELEVATION**
1/4" = 1'-0"

| REVISIONS |
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**REHABILITATED
LEFT 'NORTH' ELEVATION**
1/4" = 1'-0"

- REPLACE RECESSED GUTTER LINING AND DOWNSPOUTS WITH COPPER
- MODIFY EXISTING RUBBER ROOF WITH NEW COPPER TERMINATION BAR
- REPLACE ALL EXISTING WINDOWS WITH CLAD WOOD DOUBLEHINGS. UPPER SASH TO HAVE 1 1/8" SIMULATED DIVIDED LITES WITH DARK SPACER BARS
- REPLACE ALL TRIM & PANELING AT BAY WINDOWS & CORNICES
- REPLACE ALL EXISTING WINDOWS WITH CLAD WOOD DOUBLEHINGS. UPPER SASH TO HAVE 1 1/8" SIMULATED DIVIDED LITES WITH DARK SPACER BARS
- REMOVE FLYWOOD INFILL FROM BAY AND REPLACE WITH CLAD WOOD FIXED CASEMENT WINDOWS
- REPLACE HOBE BIBB

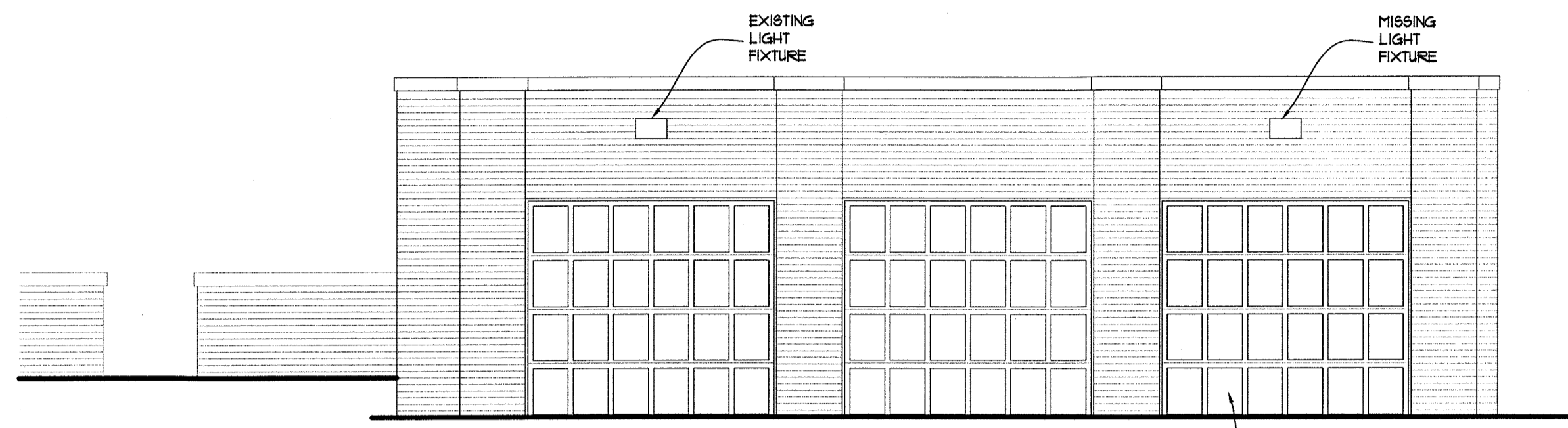
- CONDENSER TO SERVE 2ND FLOOR ON FLAT ROOF
- PATCH BRICK
- NEW LIGHT FIXTURE LOCATIONS
- CLOSE OFF UNUSED CHIMNEY WITH METAL CAP TO MATCH EXISTING COPING
- RESTORE METAL CORNICE
- REPAINT ENTIRE HOUSE
- ALL EXISTING THIRD FLOOR WINDOWS TO HAVE NEW WOOD STORM/SCREENS
- GENERAL NOTE FOR ALL WINDOWS ON THIS ELEVATION UNLESS NOTED OTHERWISE: REMOVE STORMS, PATCH GLAZING COMPOUND, PAINT, CLEAN GLASS, REINSTALL STORM
- REMOVE IN-WALL AIR CONDITIONING UNITS AND TOOTH-IN BRICK TO MATCH EXISTING
- ELIMINATE ALL EXTERIOR MOUNTED ELECTRICAL CONDUIT, SECURITY SYSTEM WIRES, TELEPHONE WIRES, CABLE WIRING, ETC.

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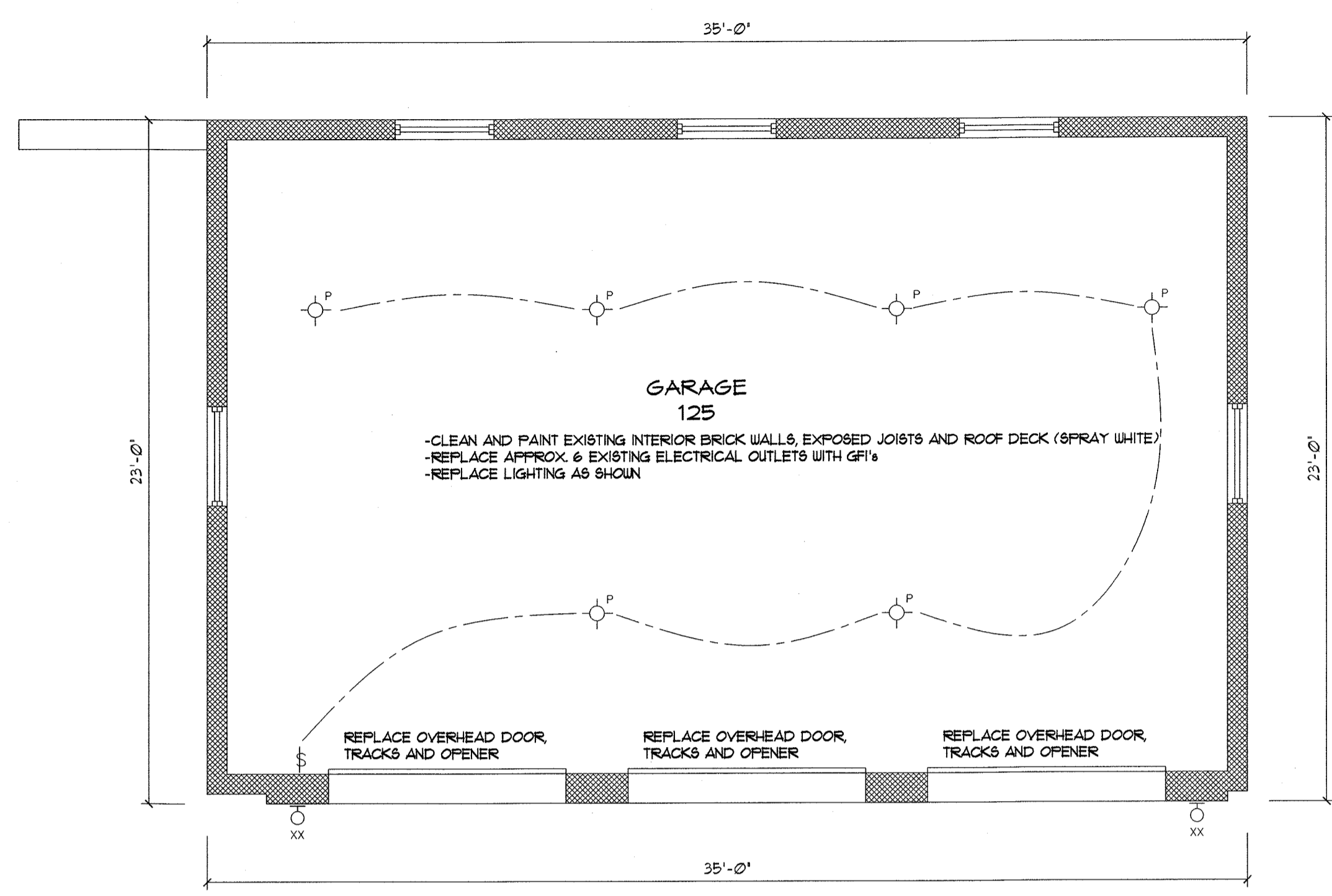
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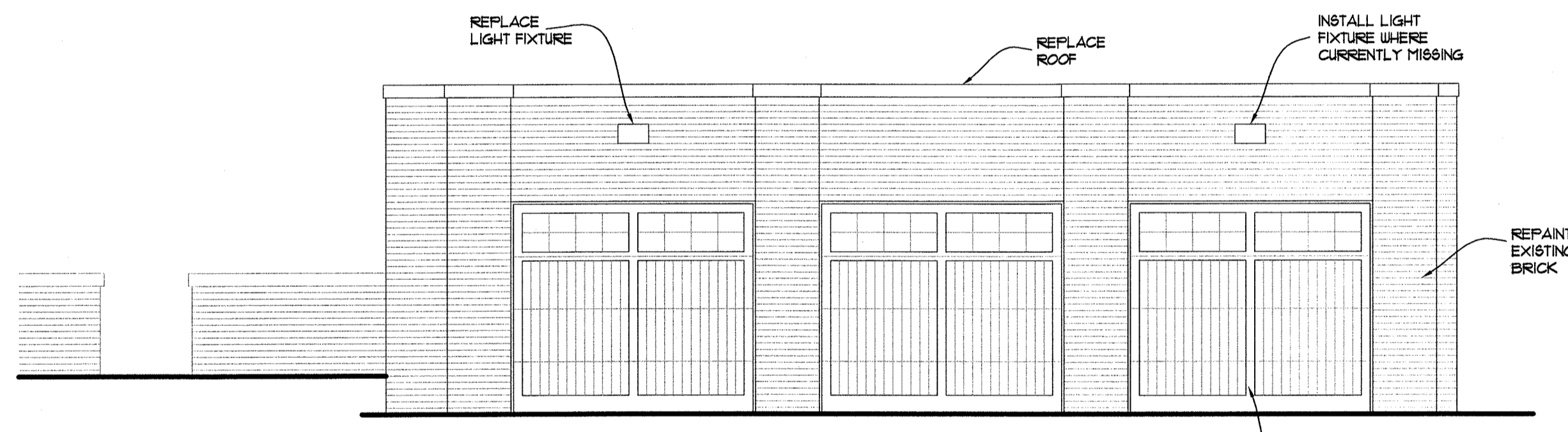
1.3
EXT. EXTERIORS



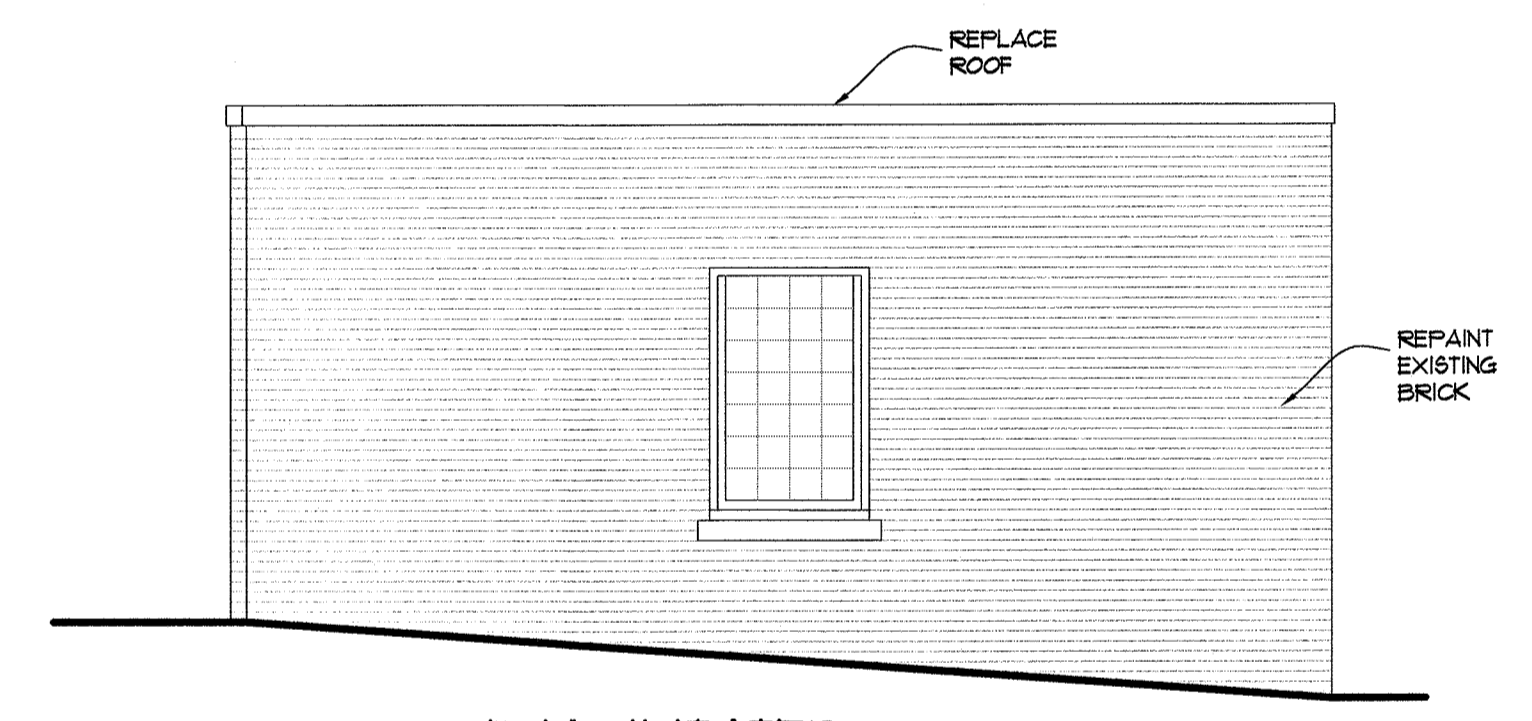
EXISTING FRONT 'WEST' ELEVATION
1/4" = 1'-0"



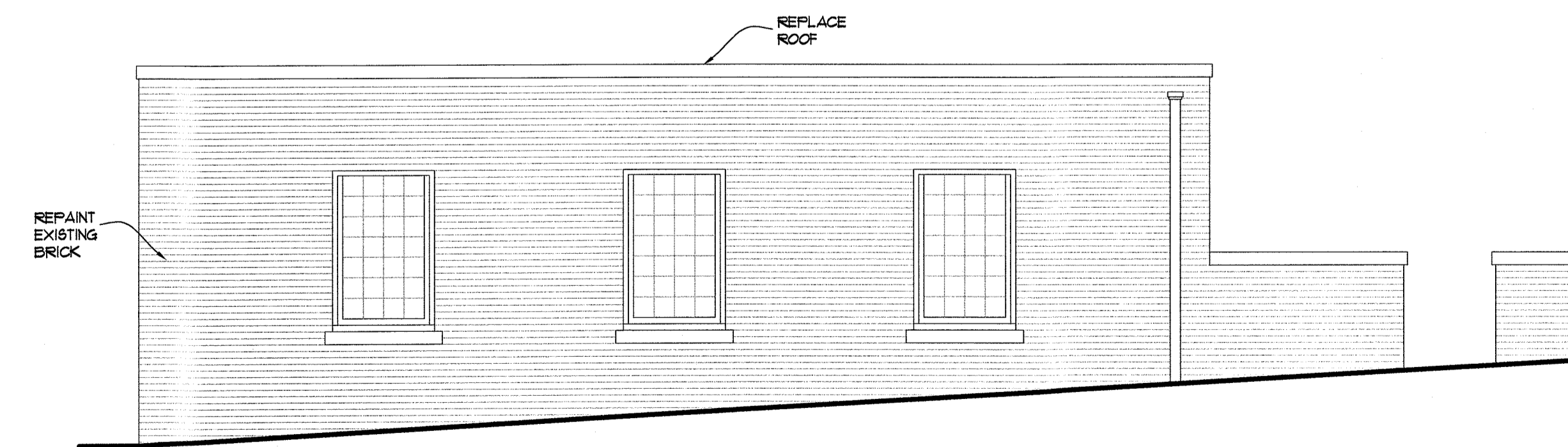
GARAGE FLOOR PLAN
1/4" = 1'-0"



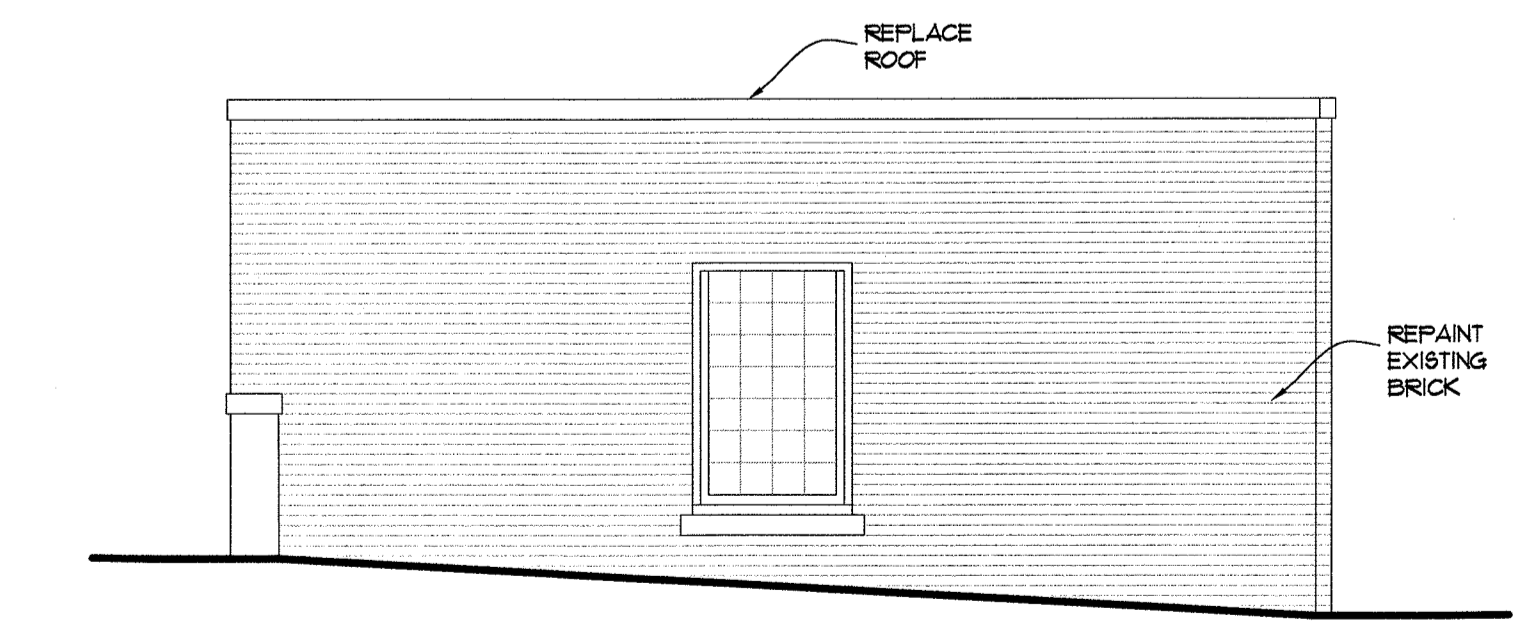
REHABILITATED FRONT 'WEST' ELEVATION
1/4" = 1'-0"



REHABILITATED RIGHT 'SOUTH' ELEVATION
1/4" = 1'-0"



REHABILITATED REAR 'EAST' ELEVATION
1/4" = 1'-0"



REHABILITATED LEFT 'NORTH' ELEVATION
1/4" = 1'-0"

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