

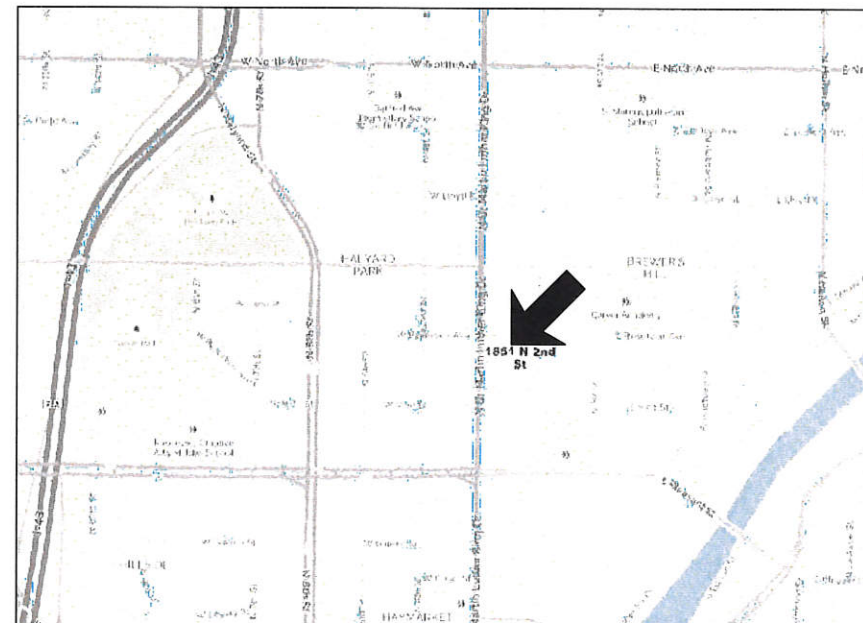
1851 NORTH 2ND STREET, MILWAUKEE, WI 53202

NOVEMBER 27, 2017

ARCHITECTURAL SHEETS - "A" SERIES

A100	DEMOLITION PLANS
A101	FLOOR PLANS
A102	REFLECTED CEILING PLANS
A103	FURNITURE PLANS
A200	EXTERIOR ELEVATIONS
A600	INTERIOR ELEVATIONS
A601	INTERIOR ELEVATIONS
A602	SCHEDULES

PROJECT ADDRESS
1851 NORTH 2ND STREET
MILWAUKEE, WI 53202



A two-story house with light blue horizontal siding and a white-painted porch. The porch features decorative brackets and a white railing. A set of concrete steps leads up to the porch entrance. A black SUV is parked on the street in front of the house. The house is surrounded by green grass and trees.



SAFRANEK RESIDENCE
1851 NORTH 2ND STREET
MILWAUKEE, WISCONSIN 53202

PRELIMINARY - NOT FOR CONSTRUCTION

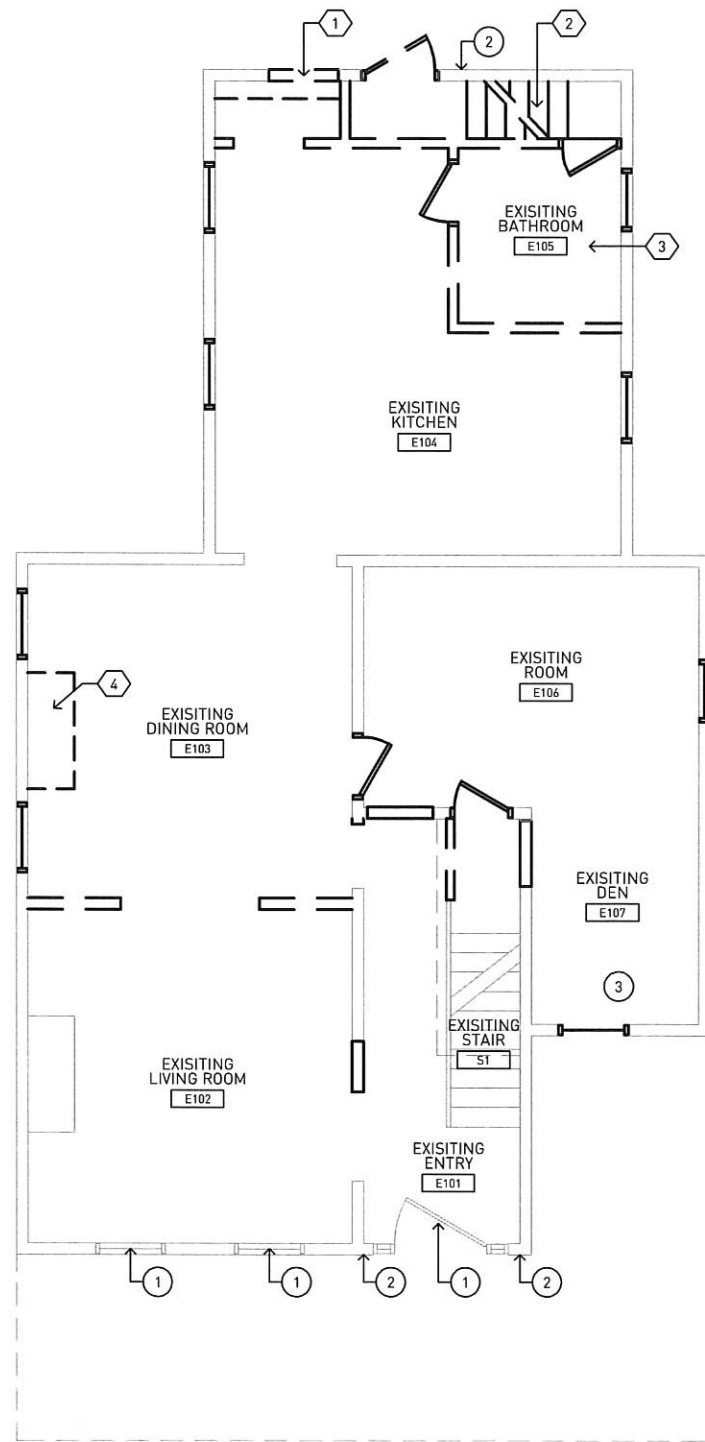
TG PROJECT NUMBER
17034

DATE
11-27-2017

SHEET TITLE
TITLE SHEET

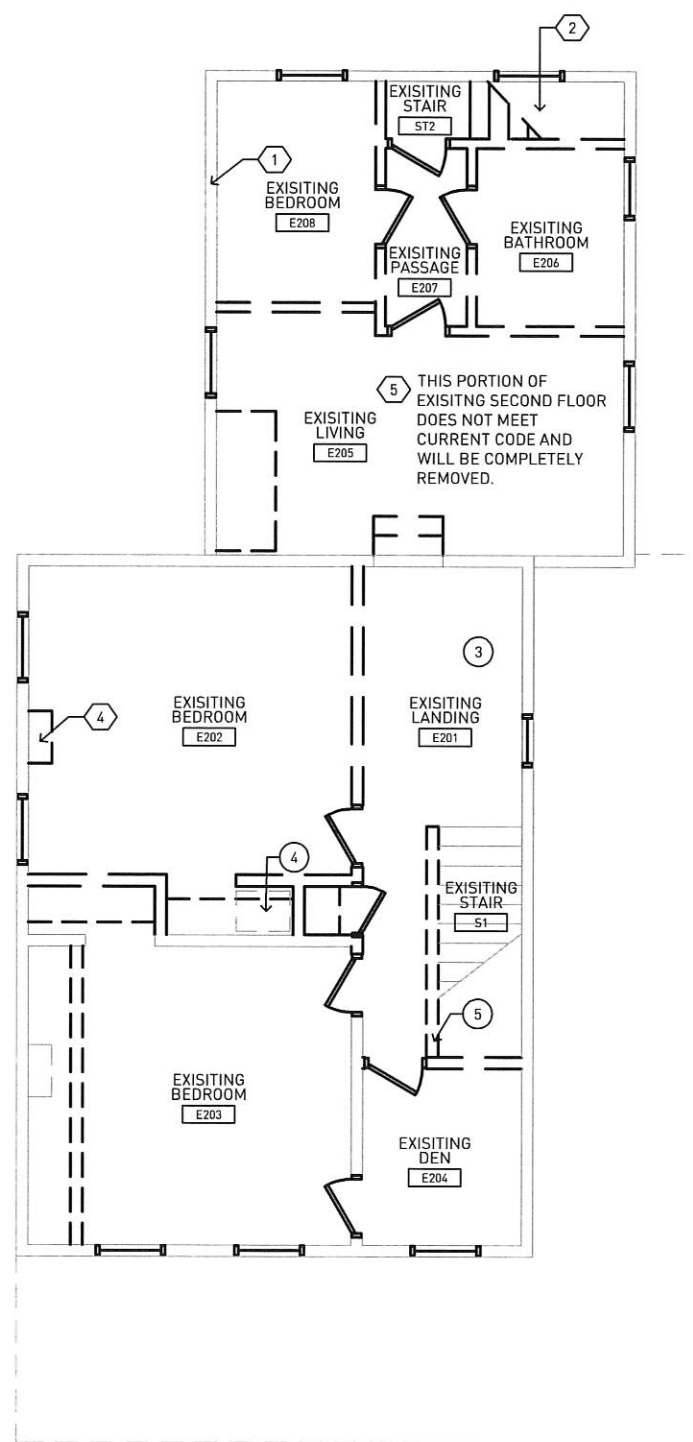
SHEET NUMBER
G000





01 LEVEL 1
DEMOLITION PLAN

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



02 LEVEL 2
DEMOLITION PLAN

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

DEMOLITION PLAN GENERAL NOTES

- VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE. PORTIONS OF EXISTING CONSTRUCTION MAY HAVE BEEN REMOVED BY OWNER.
- VERIFY EXACT COMPOSITION OF EXISTING WALLS TO BE REMOVED.
- REMOVE FLOOR FINISHES, INCLUDING SETTING BED IN CERAMIC TILE AREAS, WHERE NEW FLOORING IS INDICATED IN ROOM FINISH SCHEDULE.
- REMOVE ALL INTERIOR AND WALL MOUNTED ITEMS IN AREAS TO BE REMODELED (REFER TO ROOM FINISH SCHEDULE) INCLUDING BUT NOT LIMITED TO, CABINETRY, EQUIPMENT, LOCKERS, TOILET PARTITIONS, SHELVING, HOOKSTRIPS, HANDRAILS, CLOSET POLES, CHALK AND TACK BOARDS, MIRRORS, WALL AND CEILING TRIM, AND BASE.
- REFER TO PLUMBING, HVAC AND ELECTRICAL PLANS FOR ADDITIONAL DEMOLITION ITEMS AND NOTES. COORDINATE WORK WITH PLUMBING, HVAC AND ELECTRICAL REQUIREMENTS.
- COORDINATE DEMOLITION OF LOAD BEARING WALLS WITH STRUCTURAL PLANS.
- MAINTAIN CONTINUOUS UTILITY SERVICE TO ALL SPACES IN THE BUILDING NOT AFFECTED BY THIS WORK. COORDINATE WITH OWNER ANY DISRUPTION IN SERVICES REQUIRED TO PERFORM WORK OR TO MODIFY EXISTING PIPING, DUCTWORK OR ANY ASSOCIATED EQUIPMENT.
- CONSTRUCT A DUST-PROOF PARTITION TO SEPARATE AREAS OF CONSTRUCTION FROM ADJACENT OCCUPIED AREAS OUTSIDE SCOPE OF CONSTRUCTION.
- ALL WINDOWS, UNLESS OTHERWISE NOTED, TO BE REPLACED WITH MILWAUKEE HISTORICAL SOCIETY APPROVED WINDOWS AND STORMS.

DEMOLITION PLAN KEYED NOTES

- DEMO EXTERIOR WALL FOR NEW WINDOW OPENING TO MATCH EXISTING +/-30"X60" WINDOW. TRIM AND FINISH EXTERIOR TO MATCH.
- REMOVE EXISTING INTERIOR STAIR, PATCH/FILL IN FLOOR.
- REMOVE ALL FIXTURES AND PLUMBING FROM EXISTING BATHROOMS.
- REMOVE FIREPLACE AND CHIMNEY.
- REMOVE ALL WALLS AND FLOORS OF SECOND FLOOR AREA - OPEN TO FIRST FLOOR - CONSULTATION OF A STRUCTURAL ENGINEER MAY BE NEEDED.



TREDO GROUP, LLC
219 N MILWAUKEE STREET, SUITE 630
MILWAUKEE WISCONSIN 53202
(414) 539 - 3336
tredogroup.com

SAFRANEK RESIDENCE
1851 NORTH 2ND STREET
MILWAUKEE, WISCONSIN 53202

PRELIMINARY - NOT FOR CONSTRUCTION

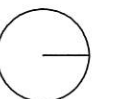
TG PROJECT NUMBER
17034

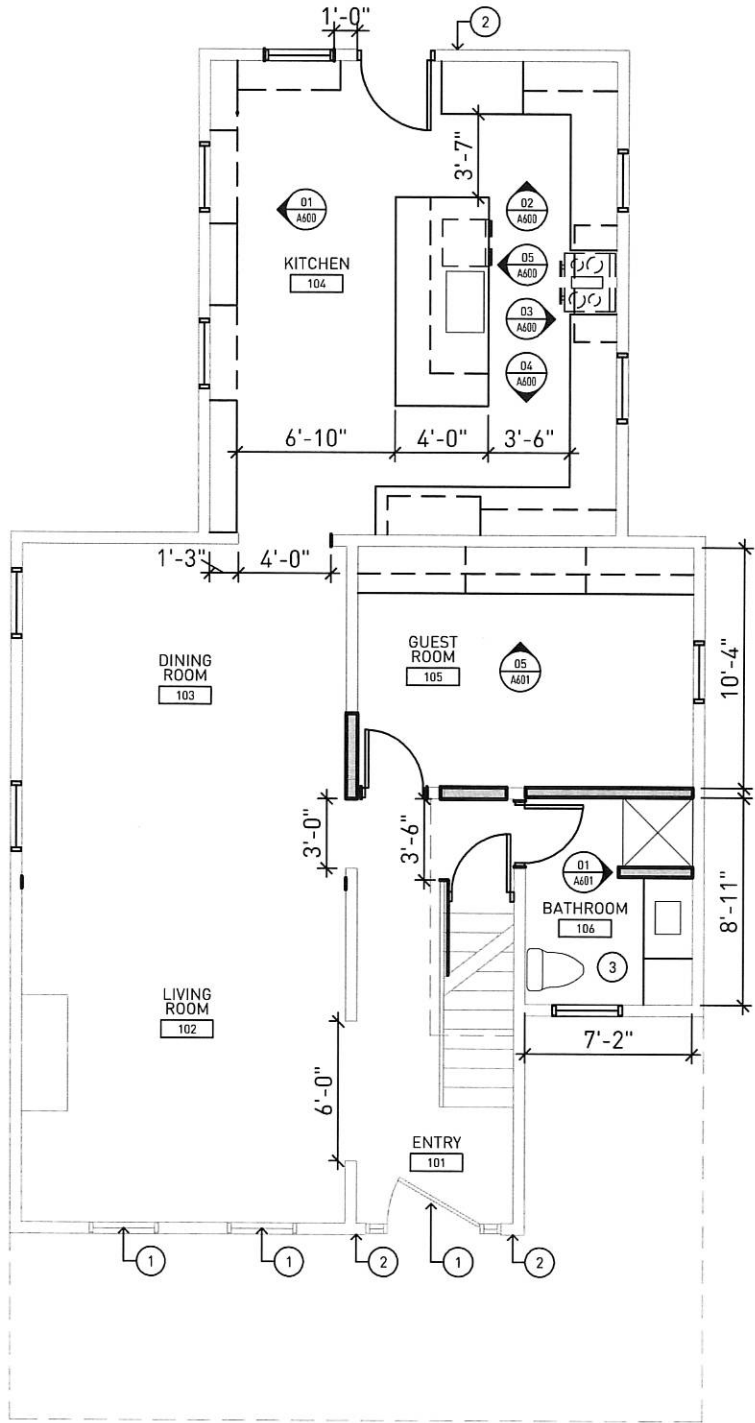
DATE
11-27-2017

SHEET TITLE
DEMOLITION PLANS

SHEET NUMBER

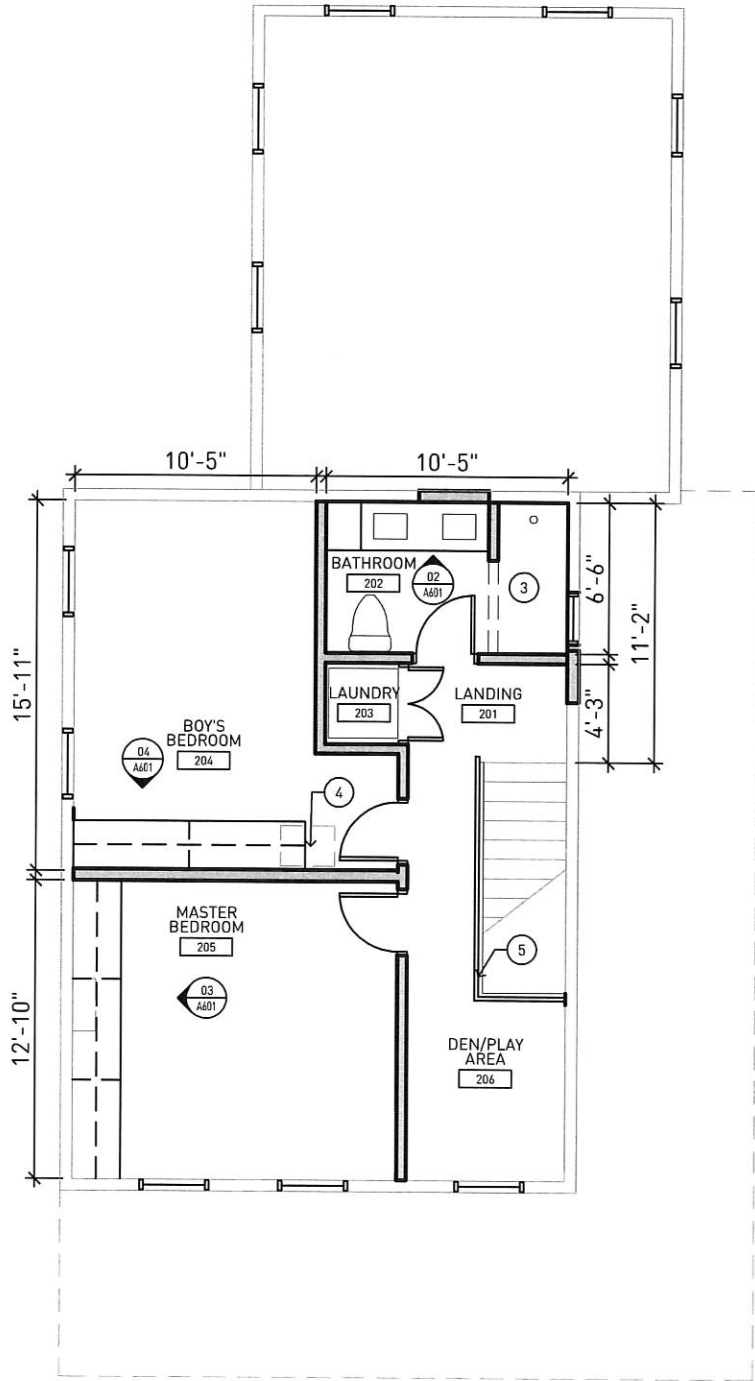
A100





01 LEVEL 1 FLOOR PLAN

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



02 LEVEL 2 FLOOR PLAN

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

**FLOOR PLAN
GENERAL NOTES**

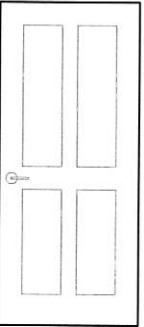
- DIMENSIONS ON FLOOR PLAN ARE BASED ON FACE OF FINISHED WALL TO FACE OF FINISHED WALL (NOMINAL).
- VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE. PORTIONS OF EXISTING CONSTRUCTION MAY HAVE BEEN REMOVED BY OWNER.
- MAINTAIN CONTINUOUS UTILITY SERVICE TO ALL SPACES IN THE BUILDING NOT AFFECTED BY THIS WORK. COORDINATE WITH OWNER ANY DISRUPTION IN SERVICES REQUIRED TO PERFORM WORK OR TO MODIFY EXISTING PIPING, DUCTWORK OR ANY ASSOCIATED EQUIPMENT.
- REFER TO SHEET A601 FOR ROOM FINISH SCHEDULE, MATERIALS SCHEDULE, AND NOTES.

**FLOOR PLAN
KEYED NOTES**

(X)

- FRONT DOOR AND WINDOWS TO BE RESTORED PER MILWAUKEE HISTORICAL SOCIETY SPECIFICATIONS, WOOD STORMS TO BE ADDED TO ALL.
- NEW EXTERIOR SCONCES TO BE INSTALLED PER MHS SPECIFICATIONS AT ENTRY.
- BATHROOMS WILL REQUIRE ALL NEW PLUMBING AND ELECTRICAL.
- ACCESS HATCH TO ATTIC LOCATED OVERHEAD.
- NEW METAL RAILING TO BE INSTALLED.

**TYPICAL INTERIOR
DOOR STYLE**



TREDO GROUP, LLC
219 N MILWAUKEE STREET, SUITE 630
MILWAUKEE WISCONSIN 53202
(414) 539 - 3336
tredogroup.com

SAFRANEK RESIDENCE
1851 NORTH 2ND STREET
MILWAUKEE, WISCONSIN 53202

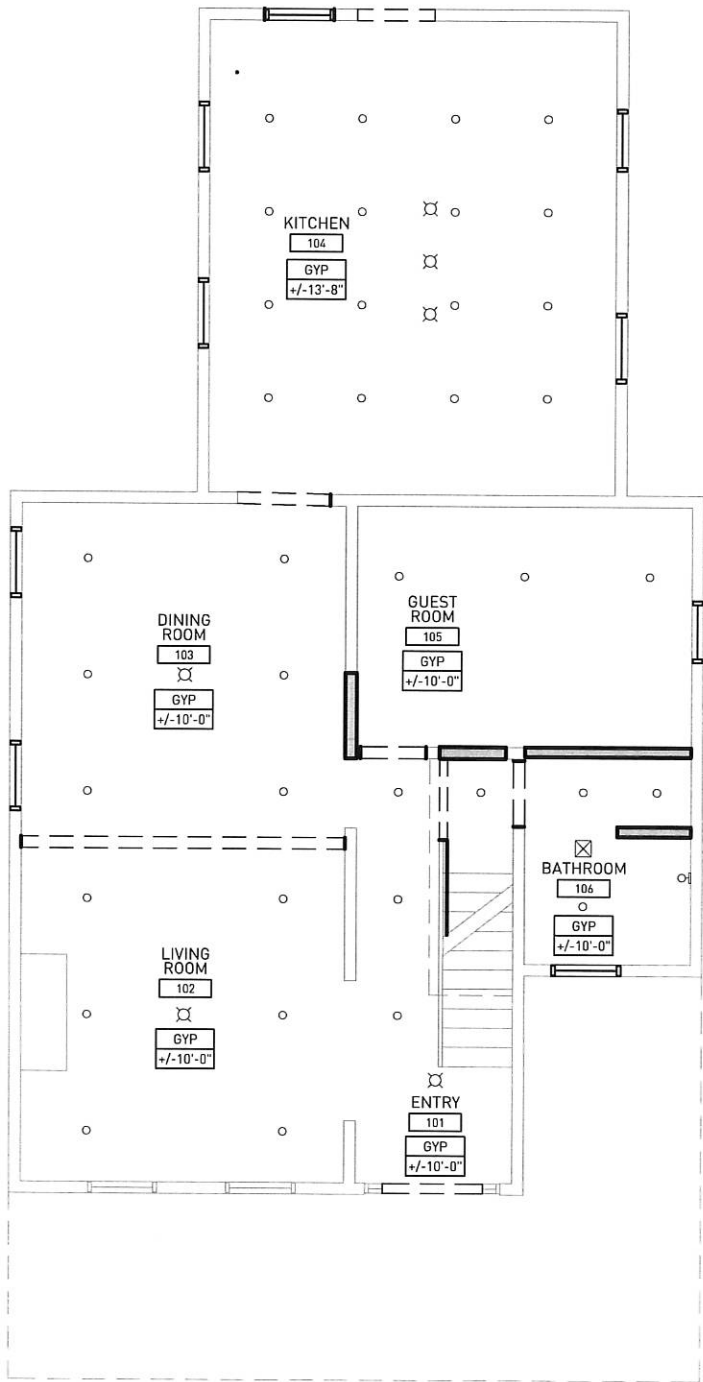
PRELIMINARY - NOT FOR CONSTRUCTION

TG PROJECT NUMBER
17034

DATE
11-27-2017

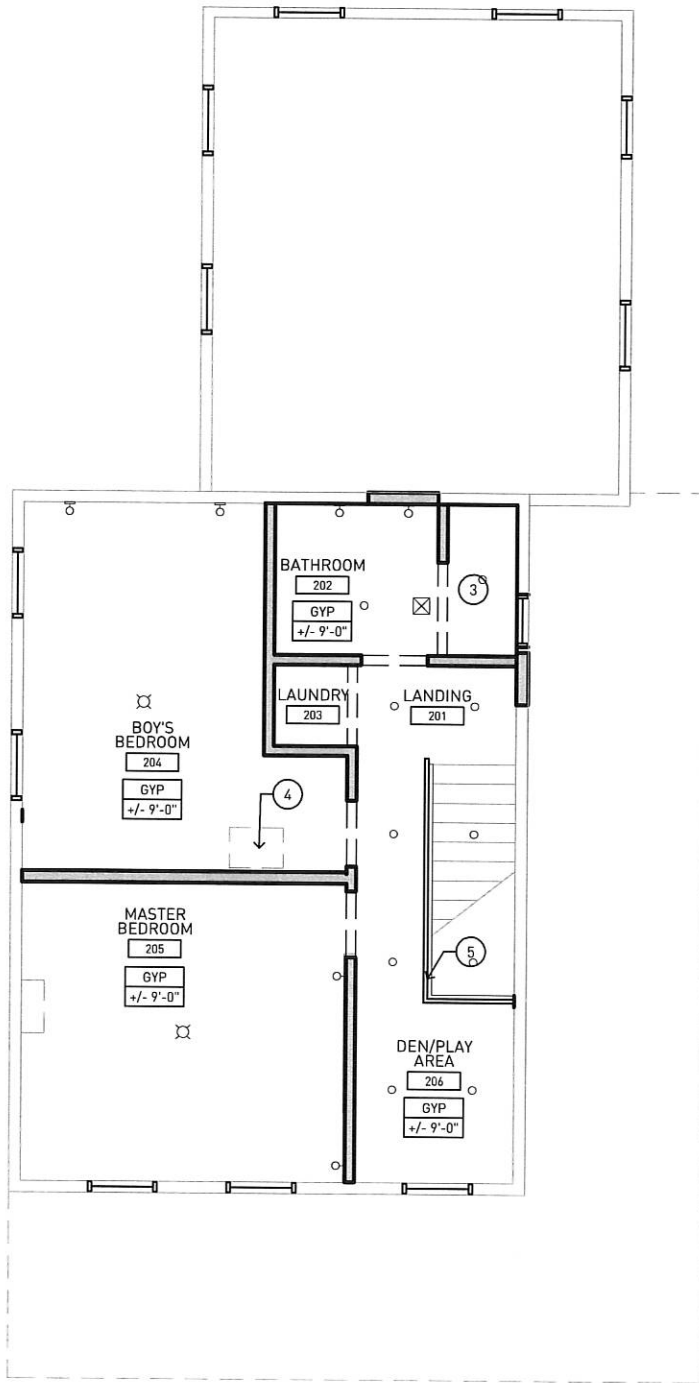
SHEET TITLE
FLOOR PLANS
SHEET NUMBER
A101





01 LEVEL 1
REFLECTED CEILING PLAN





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



02 LEVEL 2
REFLECTED CEILING PLAN

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

CEILING PLAN SYMBOLS LEGEND

-  SURFACE MOUNTED PENDANT LIGHT - DECORATIVE
-  4" RECESSED LED CAN LIGHT
-  WALL SCONCE - DECORATIVE
-  EXHAUST FAN

CEILING PLAN GENERAL NOTES

- A. REMOVE EXISTING CEILING SYSTEM WHERE NEW WALLS PENETRATE EXISTING CEILING SYSTEMS TO REMAIN. PATCH TO MATCH EXISTING CEILING SYSTEM TO NEW WALL.
- B. CEILING HEIGHTS SHALL BE 10'-10" ABOVE FINISHED FLOOR (FIRST FLOOR) 9'-0" (SECOND FLOOR) UNLESS NOTED OTHERWISE ON THE REFLECTED CEILING PLANS.
- C. ALL CEILINGS TO RECEIVE NEW DRYWALL.
- D. DECORATIVE FIXTURES TO BE SELECTED BY OWNER.
- E. ALL RECESSED CAN LIGHTS TO BE ON DIMMERS.



TREDO GROUP, LLC
219 N MILWAUKEE STREET, SUITE 630
MILWAUKEE WISCONSIN 53202
(414) 539 - 3336
tredogroup.com

SAFRANEK RESIDENCE
1851 NORTH 2ND STREET
MILWAUKEE, WISCONSIN 53202

PRELIMINARY - NOT FOR CONSTRUCTION

TG PROJECT NUMBER
17034

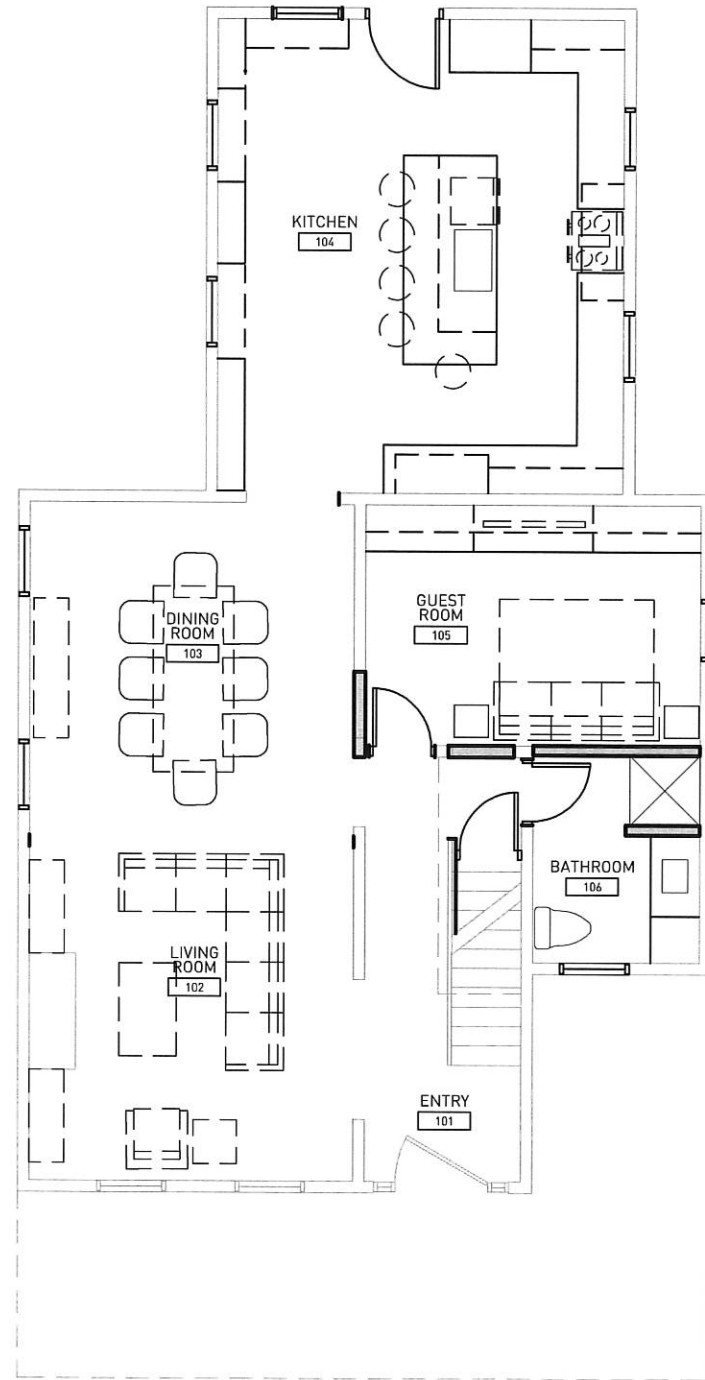
DATE
11-27-2017

SHEET TITLE
REFLECTED CEILING PLANS

SHEET NUMBER

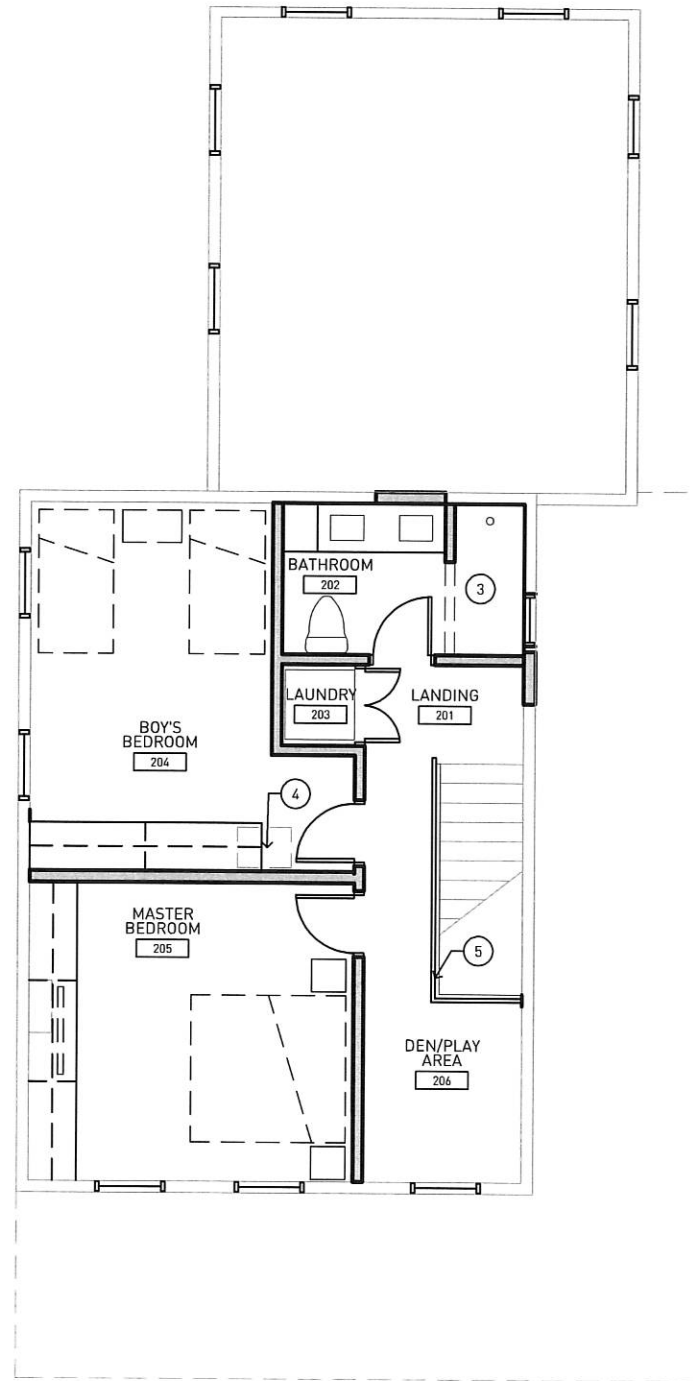
A102





01 LEVEL 1
FURNITURE PLAN

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



02 LEVEL 2
FURNITURE PLAN

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



TREDO GROUP, LLC
219 N MILWAUKEE STREET, SUITE 630
MILWAUKEE WISCONSIN 53202
(414) 539 - 3336
tredogroup.com

SAFRANEK RESIDENCE
1851 NORTH 2ND STREET
MILWAUKEE, WISCONSIN 53202

PRELIMINARY - NOT FOR CONSTRUCTION

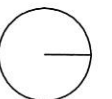
TG PROJECT NUMBER
17034

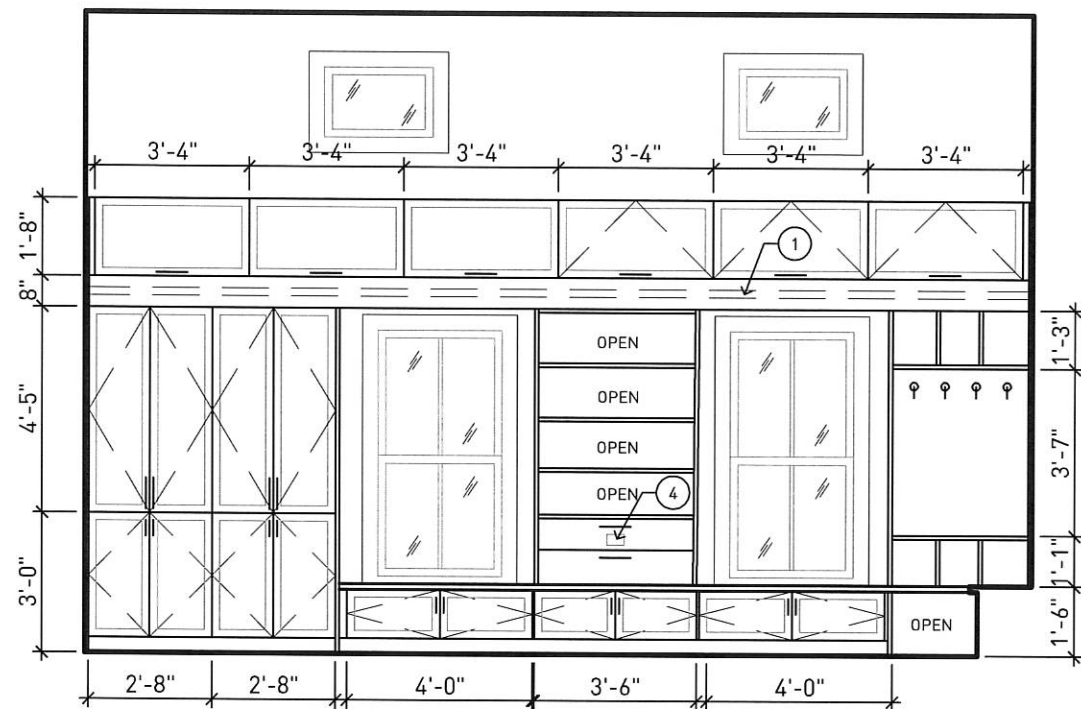
DATE
11-27-2017

SHEET TITLE
FURNITURE PLANS

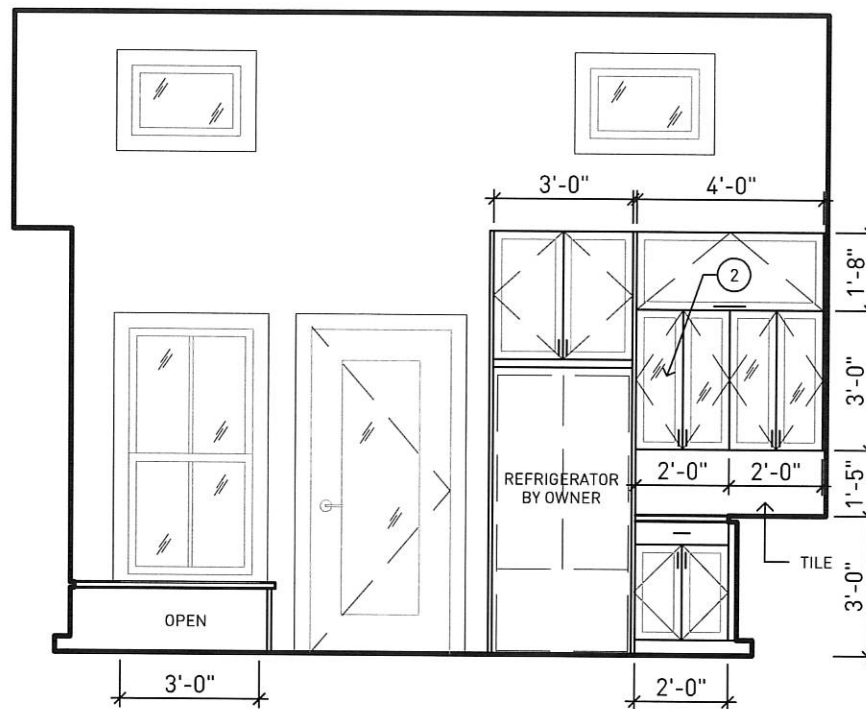
SHEET NUMBER

A103

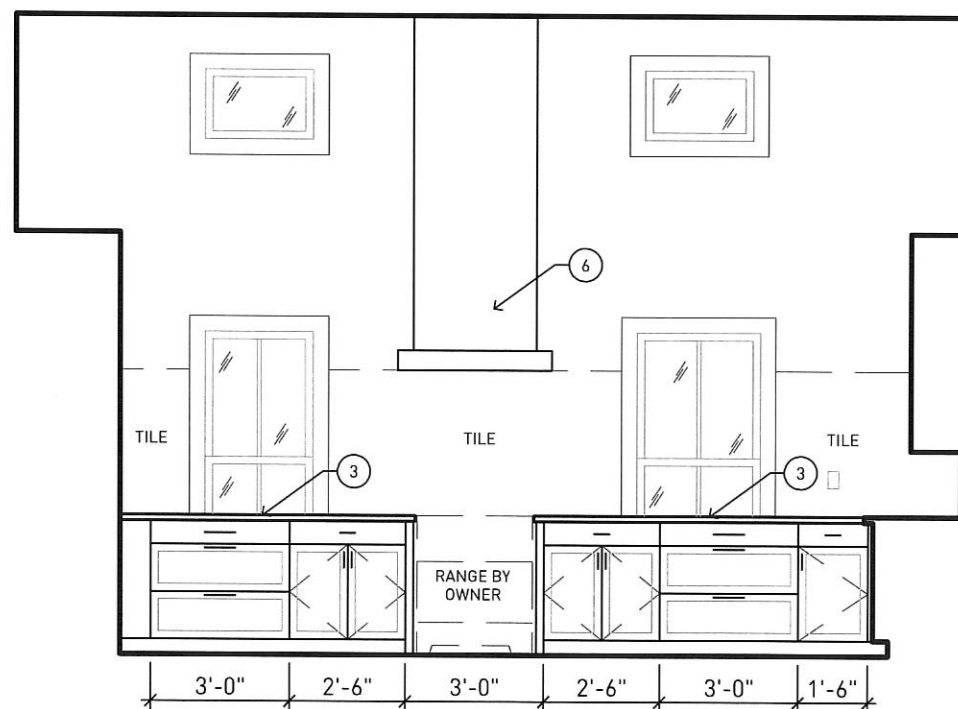




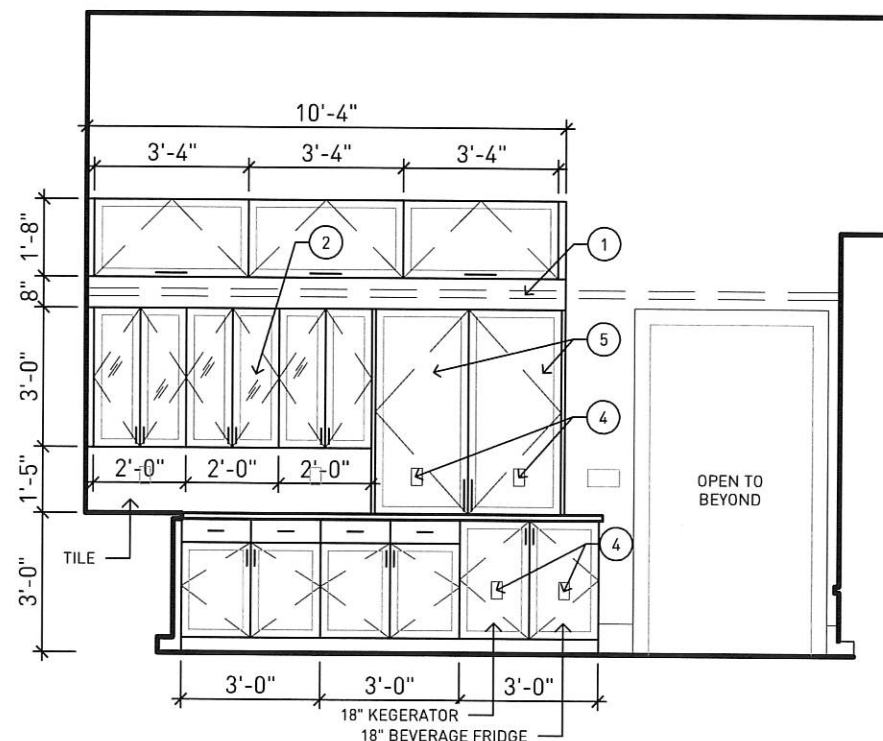
01 SOUTH ELEVATION SCALE = 1/4" = 1'-0"



02 WEST ELEVATION SCALE = 1/4" = 1'-0"



03 NORTH ELEVATION SCALE = 1/4" = 1'-0"



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

INTERIOR ELEVATIONS GENERAL NOTES

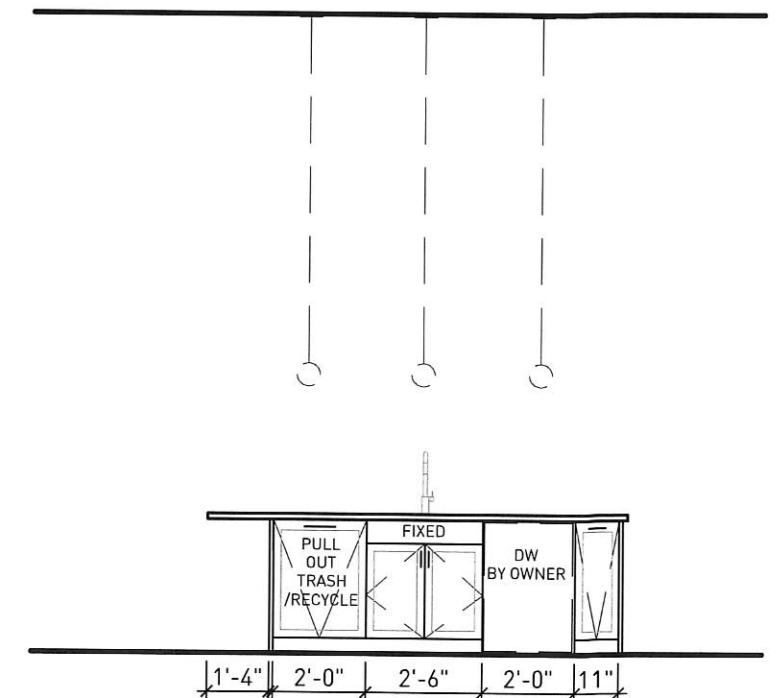
- A. INTERIOR ELEVATION DIMENSIONS ARE BASED ON FACE OF FINISHED WALL TO FACE OF FINISHED WALL.

ARCHITECTURAL WOODWORK AND CASEWORK GENERAL NOTES

- A. REFER TO ROOM FINISH AND MATERIAL SCHEDULE OF FINISH SELECTIONS.
B. PROVIDE BASE, AS LISTED IN ROOM FINISH SCHEDULE AT ALL CASEWORK.
C. ROUND ALL OUTSIDE CORNERS OF COUNTERTOPS WITH MINIMUM 1-1/2" RADIUS UNLESS NOTED OTHERWISE.
D. PROVIDE 1-1/2" (MINIMUM) FILLERS AT PERPENDICULAR JUNCTION OF ALL CABINETS AND AT PERPENDICULAR JUNCTION WITH ADJACENT WALLS, UNLESS NOTED OTHERWISE. SCRIBE ALL EDGES AND APPLY SEALANT TO JOINTS.
E. PROVIDE SEALANT BETWEEN BACKSPLASH / SIDESPLASH OR COUNTERTOP AND WALL.
F. ALL SHELING IN CASEWORK TO BE ADJUSTABLE UNLESS NOTED OTHERWISE.
G. PROVIDE OVERLAY VALENCE WHERE UNDERCABINET LIGHTING IS INDICATED.

INTERIOR ELEVATIONS KEYED NOTES

1. ROLLING LADDER
2. FLUTED GLASS DOORS
3. FALSE FINISHED CABINET BACKS
4. OUTLETS WITHIN CABINETS
5. DOORS FOLD BACK AND SLIDE INTO CABINET
6. RANGE HOOD



05 ISLAND ELEVATION SCALE = 1/4" = 1'-0"



TREDO GROUP, LLC
219 N MILWAUKEE STREET, SUITE 630
MILWAUKEE WISCONSIN 53202
(414) 539 - 3336
tredogroup.com

SAFRANEK RESIDENCE
1851 NORTH 2ND STREET
MILWAUKEE, WISCONSIN 53202

PRELIMINARY - NOT FOR CONSTRUCTION

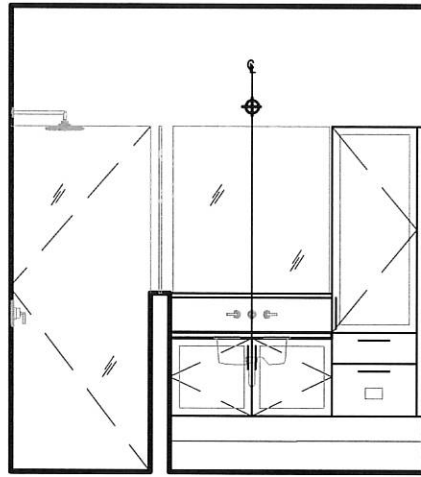
TG PROJECT NUMBER
17034

DATE
11-27-2017

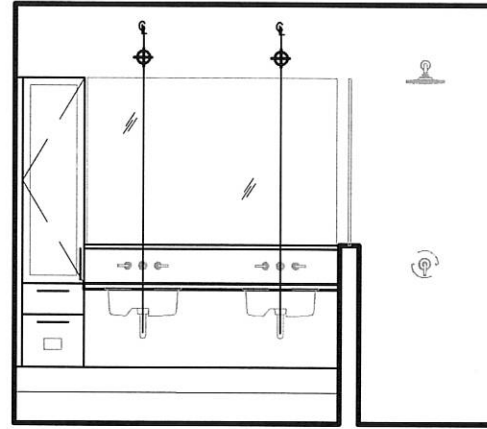
SHEET TITLE
INTERIOR ELEVATIONS

SHEET NUMBER

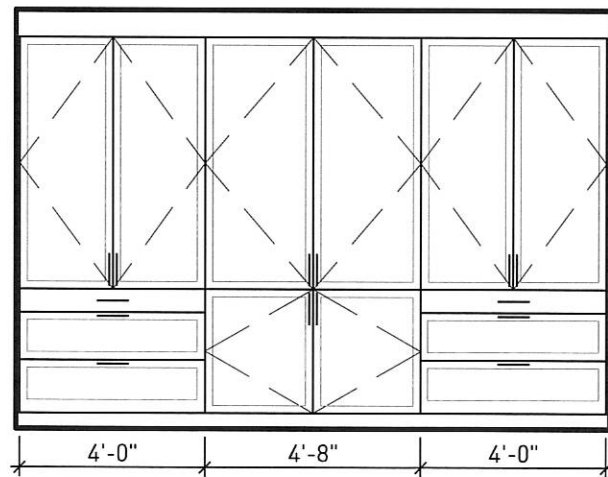
A600



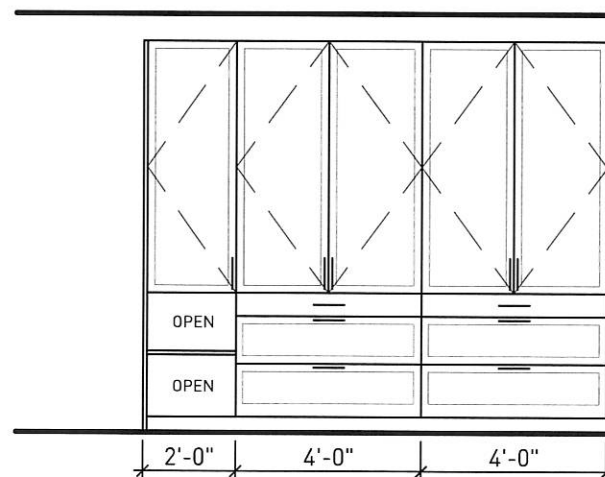
01 BATHROOM ELEVATION SCALE = 1/4" = 1'-0"



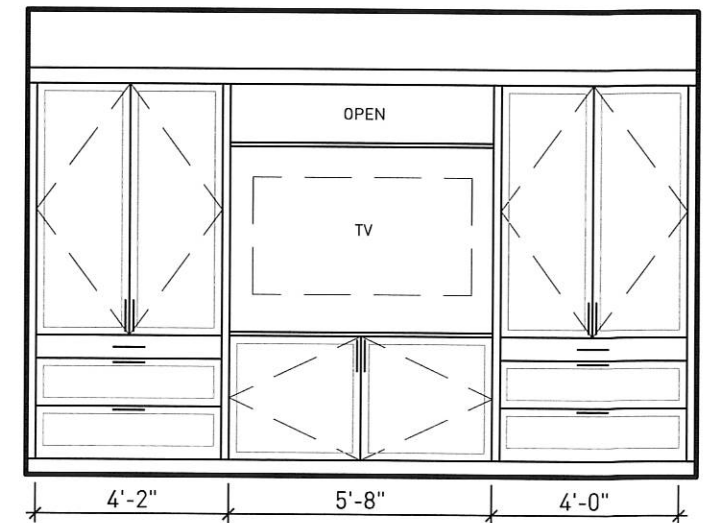
02 BATHROOM ELEVATION SCALE = 1/4" = 1'-0"



03 STORAGE ELEVATION SCALE = 1/4" = 1'-0"



04 STORAGE ELEVATION SCALE = 1/4" = 1'-0"



05 STORAGE ELEVATION SCALE = 1/4" = 1'-0"

INTERIOR ELEVATIONS GENERAL NOTES

- A. INTERIOR ELEVATION DIMENSIONS ARE BASED ON FACE OF FINISHED WALL TO FACE OF FINISHED WALL.

ARCHITECTURAL WOODWORK AND CASEWORK GENERAL NOTES

- A. REFER TO ROOM FINISH AND MATERIAL SCHEDULE OF FINISH SELECTIONS.
B. PROVIDE BASE, AS LISTED IN ROOM FINISH SCHEDULE AT ALL CASEWORK.
C. ROUND ALL OUTSIDE CORNERS OF COUNTERTOPS WITH MINIMUM 1-1/2" RADIUS UNLESS NOTED OTHERWISE.
D. PROVIDE 1-1/2" (MINIMUM) FILLERS AT PERPENDICULAR JUNCTION OF ALL CABINETS AND AT PERPENDICULAR JUNCTURE WITH ADJACENT WALLS, UNLESS NOTED OTHERWISE. SCRIBE ALL EDGES AND APPLY SEALANT TO JOINTS.
E. PROVIDE SEALANT BETWEEN BACKSPLASH / SIDESPLASH OR COUNTERTOP AND WALL.
F. ALL SHELVEING IN CASEWORK TO BE ADJUSTABLE UNLESS NOTED OTHERWISE.
G. PROVIDE OVERLAY VALENCE WHERE UNDERCABINET LIGHTING IS INDICATED.

INTERIOR ELEVATIONS KEYED NOTES

1. ROLLING LADDER
2. FLUTED GLASS DOORS
3. FALSE FINISHED CABINET BACKS
4. OUTLETS WITHIN CABINETS
5. DOORS FOLD BACK AND SLIDE INTO CABINET
6. RANGE HOOD



TREDO GROUP, LLC
219 N MILWAUKEE STREET, SUITE 630
MILWAUKEE WISCONSIN 53202
(414) 539 - 3336
tredogroup.com

SAFRANEK RESIDENCE
1851 NORTH 2ND STREET
MILWAUKEE, WISCONSIN 53202

PRELIMINARY - NOT FOR CONSTRUCTION

TG PROJECT NUMBER
17034

DATE
11-27-2017

SHEET TITLE
INTERIOR ELEVATIONS

SHEET NUMBER

A601

FINISH SCHEDULE

ROOM	ROOM NAME	FLOOR		NORTH WALL		SOUTH WALL		EAST WALL		WEST WALL		MILLWORK		
		MATERIAL	BASE	MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH	BASE CAB.	COUNT.	WALL CAB.
101	ENTRY	WD-2	WD/PT-2	GYB	PT-1	GYB	PT-1	GYB	PT-1	GYB	PT-1	---	---	---
102	LIVING ROOM	WD-2	WD/PT-2	GYB	PT-1	GYB	PT-1	GYB	PT-1	GYB	PT-1	---	---	---
103	DINING ROOM	WD-2	WD/PT-2	GYB	PT-1	GYB	PT-1	GYB	PT-1	GYB	PT-1	---	---	---
104	KITCHEN	WD-2	WD/PT-2	GYB/CT	PT-1/CT-3	GYB	PT-1	GYB/CT	PT-1/CT-3	GYB/CT	PT-1/CT-3	WD/PT-3	SSM-1	WD/PT-3/GL
105	GUEST ROOM	WD-2	WD/PT-2	GYB	PT-1	GYB	PT-1	GYB	PT-1	GYB	PT-1	WD/PT-2	---	WD/PT-2
106	BATHROOM	CT-1	WD/PT-2	GYB/CT	PT-1/CT-2	GYB	PT-1	GYB/CT	PT-1/CT-2	GYB/CT	PT-1/CT-2	WD/TBD	SSM-1	WD/TBD
201	LANDING	WD-2	WD/PT-2	GYB	PT-1	GYB	PT-1	GYB	PT-1	GYB	PT-1	---	---	---
202	BATHROOM	CT-1	WD/PT-2	GYB/CT	PT-1/CT-2	GYB/CT	PT-1/CT-2	GYB/CT	PT-1/CT-2	GYB/CT	PT-1/CT-2	WD/TBD	SSM-1	WD/TBD
203	LAUNDRY	WD-2	WD/PT-2	GYB	PT-1	GYB	PT-1	GYB	PT-1	GYB	PT-1	---	---	---
204	BEDROOM	CPT-1	WD/PT-2	GYB	PT-1	GYB	PT-1	GYB	PT-1	GYB	PT-1	WD/PT-2	---	WD/PT-2
205	BEDROOM	CPT-1	WD/PT-2	GYB	PT-1	GYB	PT-1	GYB	PT-1	GYB	PT-1	WD/PT-2	---	WD/PT-2
206	DEN/PLAY AREA	WD-2	WD/PT-2	GYB	PT-1	GYB	PT-1	GYB	PT-1	GYB	PT-1	---	---	---

MATERIAL IDENTIFICATION

CODE	NAME/DESCRIPTION/CONTACT
CPT-1	CARPET - MFR: TBD
CT-1	CERAMIC TILE (FLOOR) - MFR: TBD
CT-2	CERAMIC TILE (WALL - BATHROOM) - MFR: TBD
CT-3	CERAMIC TILE (WALL - KITCHEN) - MFR: TBD
GL-1	FLUTED GLASS
PT-1	PAINT - MFR: BENJAMIN MOORE - COLOR: INTENSE WHITE OC-51.
PT-2	PAINT - MFR: SHERWIN WILLIAMS - COLOR: MINDFUL GRAY SW7016.
PT-3	PAINT - MFR: SHERWIN WILLIAMS - COLOR: SALTY DOG SW9177.
PT-4	PAINT - MFR: BENJAMIN MOORE - COLOR: SUPER WHITE OC-152.
SSM-1	SOLID SURFACE - MFR: TERRAZZO & MARBLE - STYLE: NATURAL STONE - TYPE: THAR GRANITE - FINISH: POLISHED.
WD-1	WOOD/WOOD - DOORS - TBD - PLEASE SUBMIT SAMPLES FOR APPROVAL BY ARCHITECT
WD-2	WOOD - FLOORS - WALNUT

GENERAL FINISH NOTES

- A. ALL PAINTED WALLS TO RECEIVE 1 COAT PRIMER AND 2 FINISH COATS
- B. ALL CEILINGS TO BE PAINTED PT-4 - FLAT FINISH
- C. ALL WALLS TO BE PAINTED PT-1 EGGSHELL, UNLESS NOTED OTHERWISE
- D. ALL TRIM TO BE PAINTED PT-2- SEMI-GLOSS
- E. ALL KITCHEN PERIMETER CABINETS TO BE PAINTED PT-3



TREDO GROUP, LLC
219 N MILWAUKEE STREET, SUITE 630
MILWAUKEE WISCONSIN 53202
(414) 539 - 3336
tredogroup.com

SAFRANEK RESIDENCE
1851 NORTH 2ND STREET
MILWAUKEE, WISCONSIN 53202

PRELIMINARY - NOT FOR CONSTRUCTION

TG PROJECT NUMBER
17034

DATE
11-27-2017

SHEET TITLE
SCHEDULES
SHEET NUMBER

A601