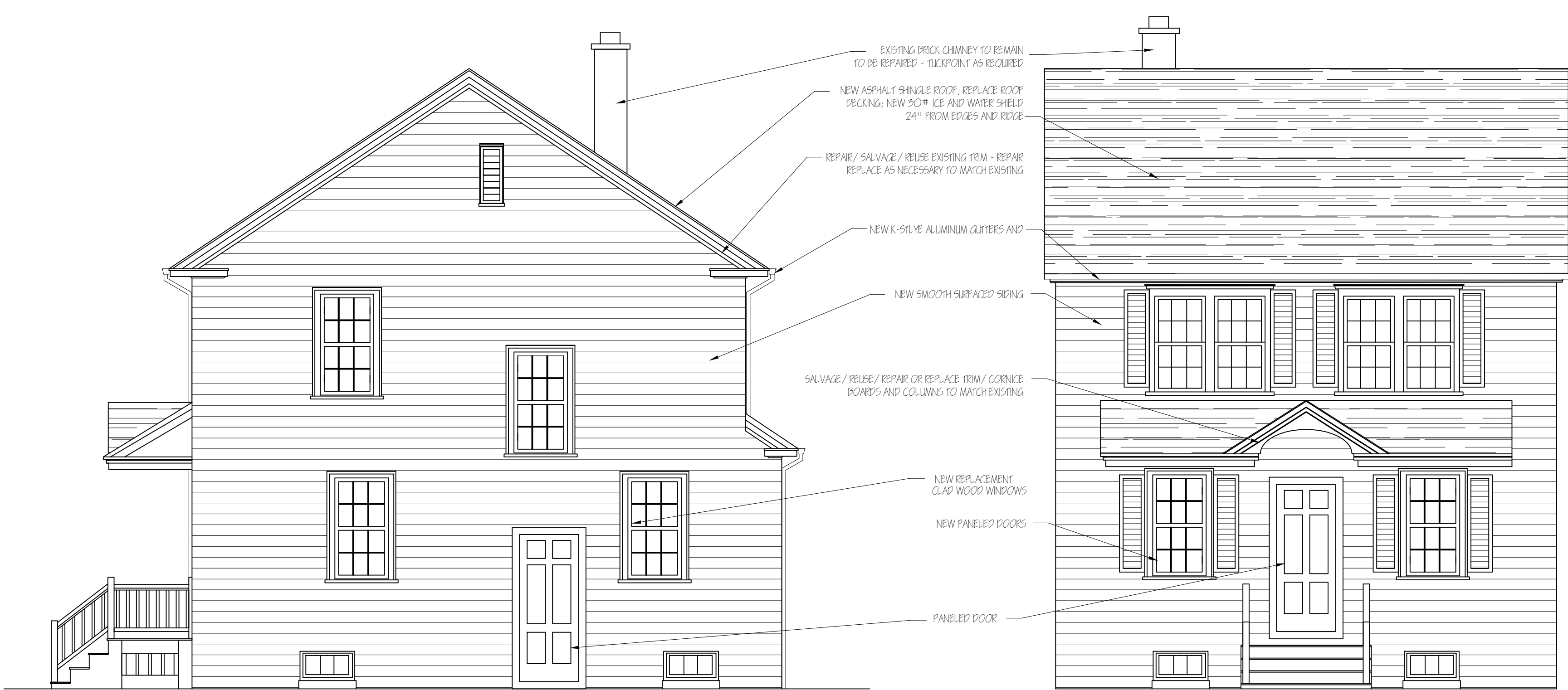




1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



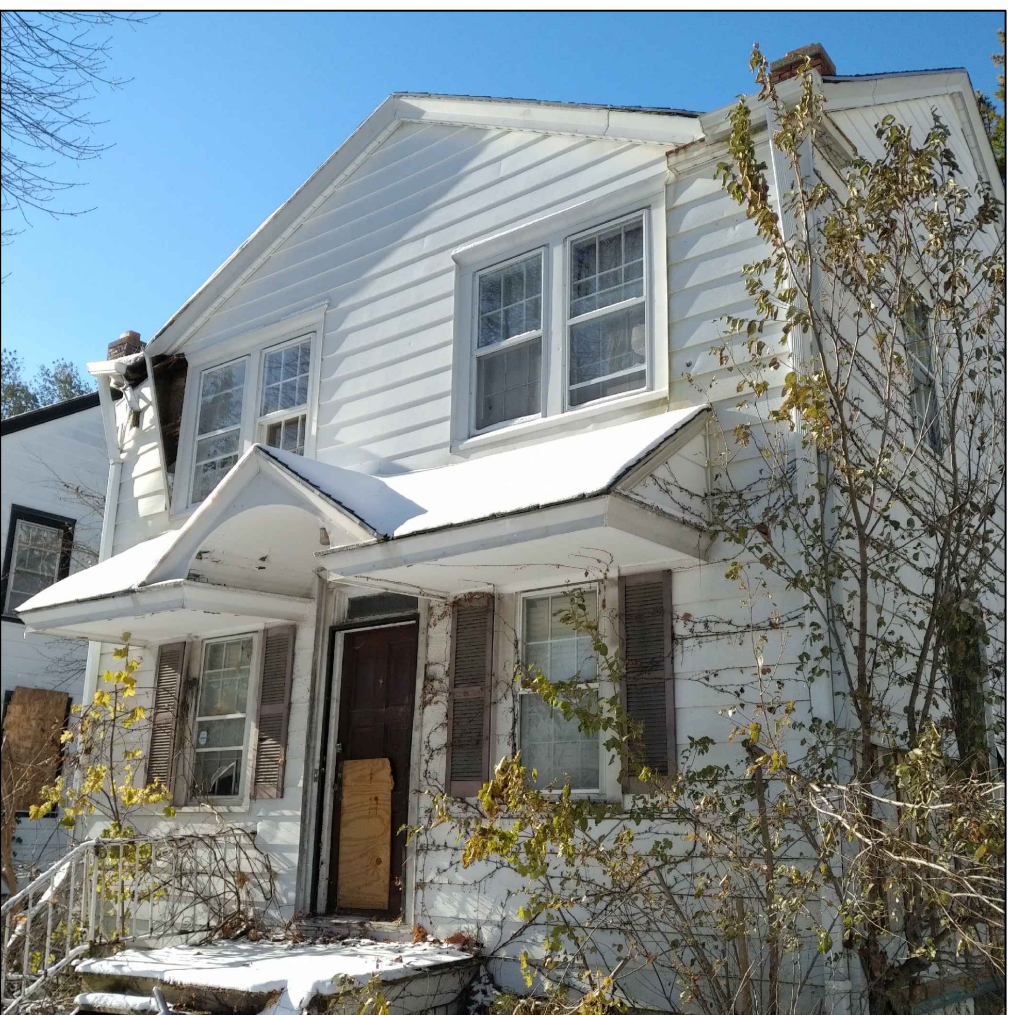
2 EAST ELEVATION
SCALE: 1/4" = 1'-0"



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



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



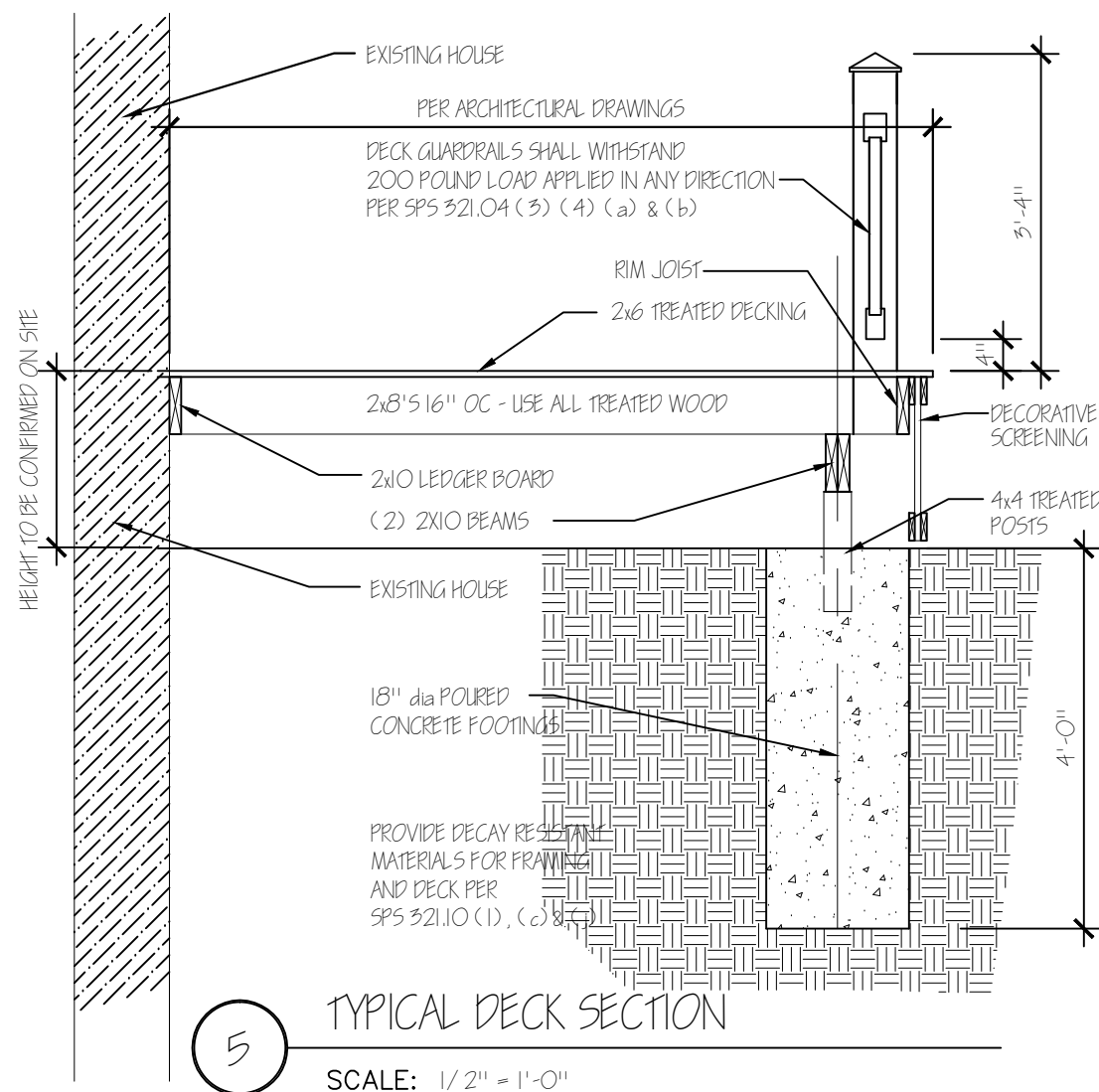
EAST ELEVATION



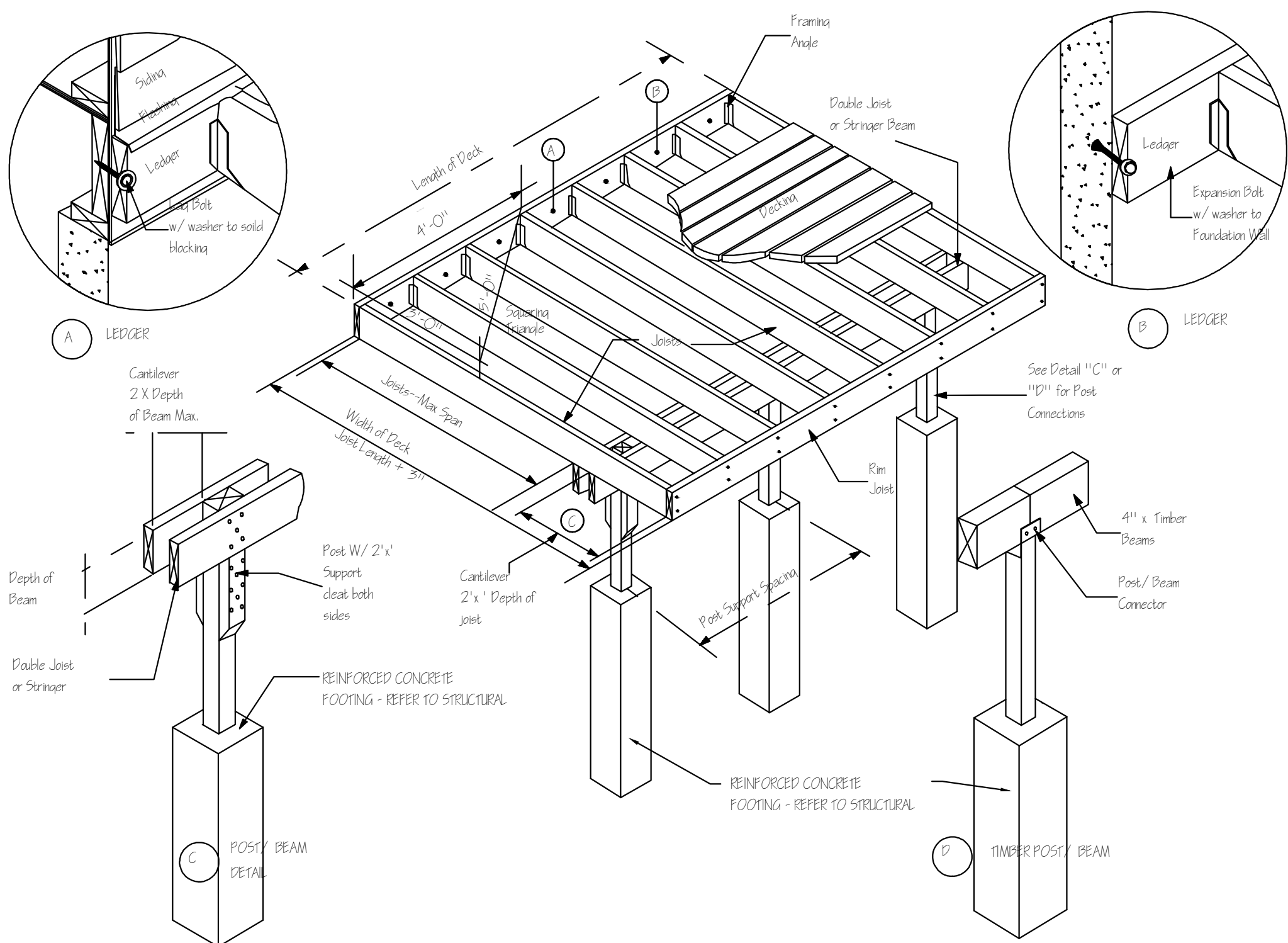
SOUTH EAST CORNER ELEVATION



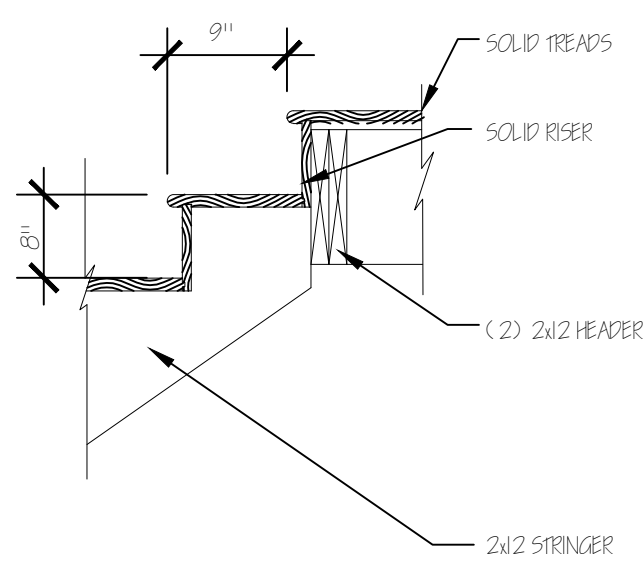
WEST ELEVATION



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



7 TYPICAL DECK CONSTRUCTION
SCALE: N.T.S.



6 TYPICAL STEP DETAIL
SCALE: 3/4" = 1'-0"

HISTORIC PLANNING COMMISSION SUBMISSION FOR: GARDEN HOMES 4431 NORTH 25TH STREET

GARDEN HOMES CORPORATION HOME RENOVATIONS

4431 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



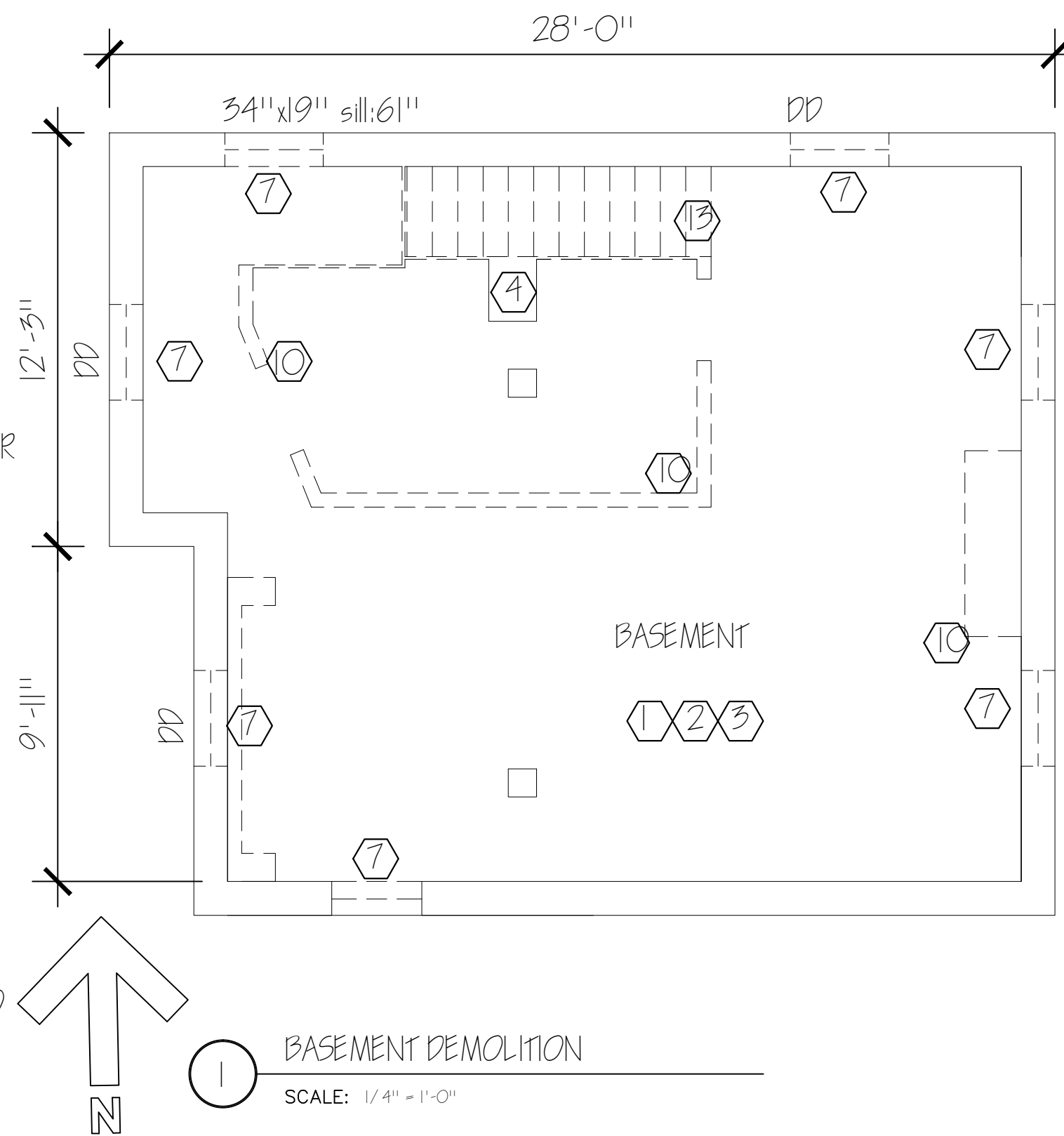
REVISIONS

PROJECT NO. 20027.00
DATE 05/25/2021
DRAWN BY BB/JS/LB
CHECKED BY KS

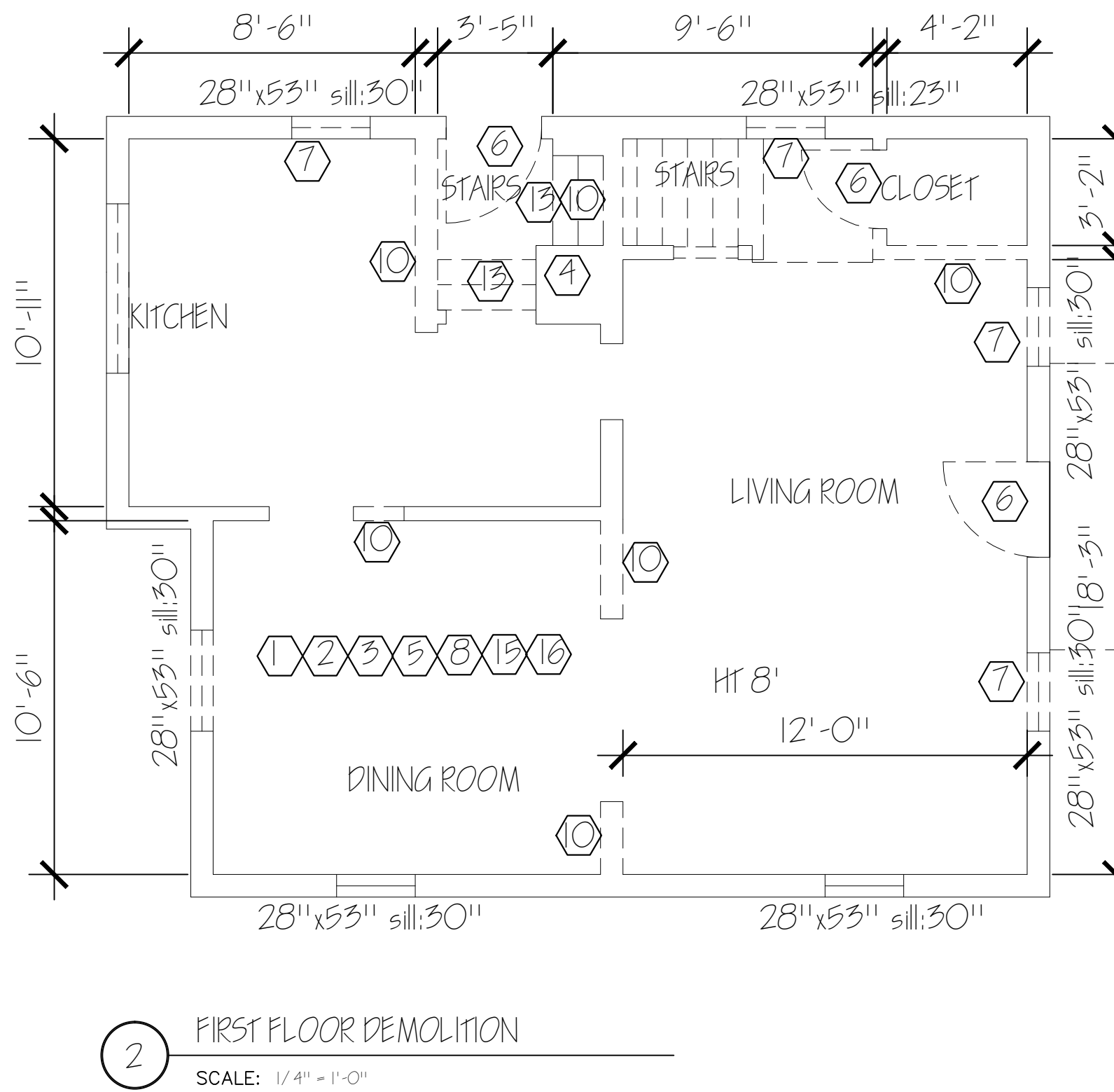
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A1.1
1 OF 2

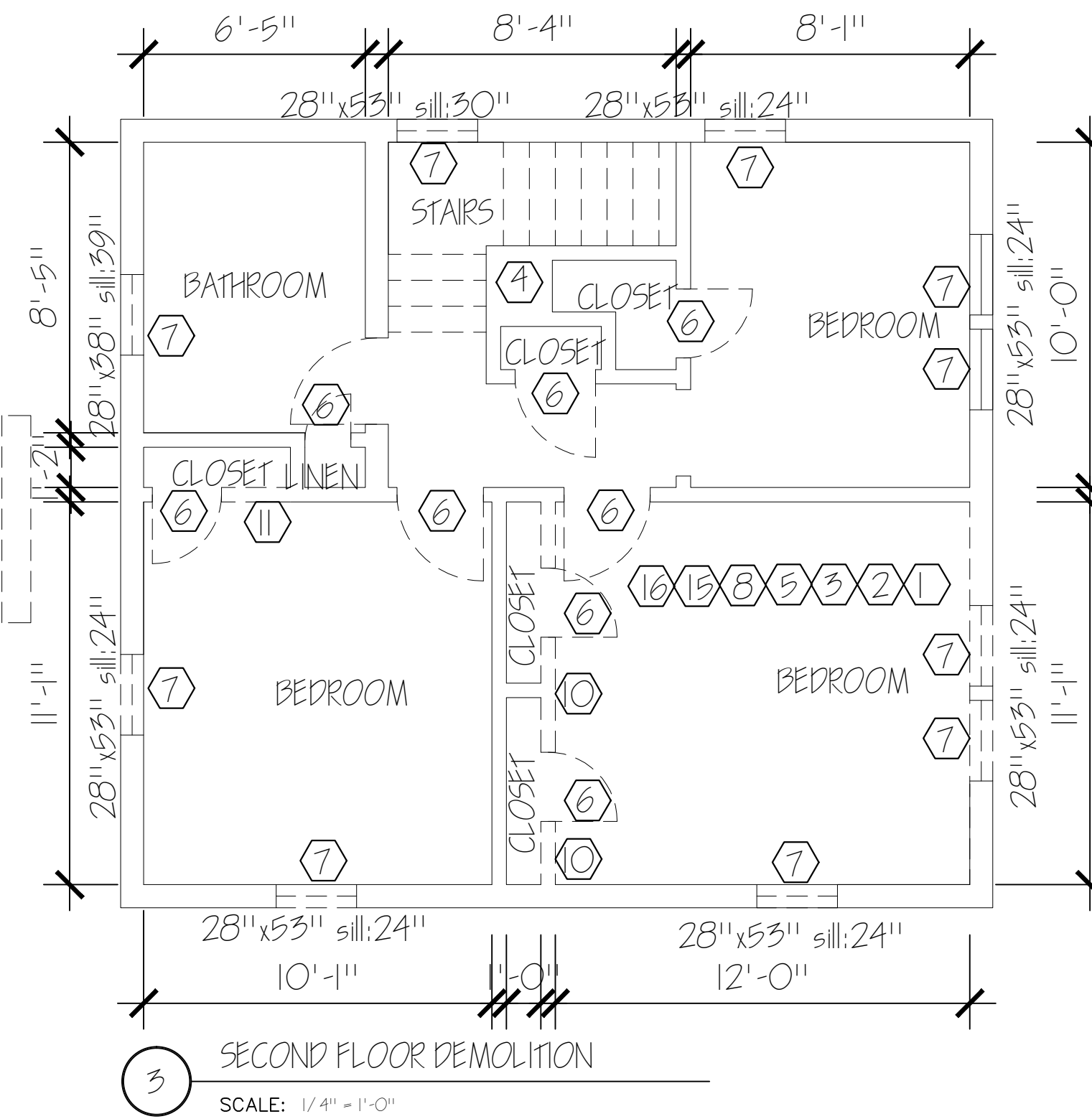
- ①. REMOVE ALL EXISTING ELECTRICAL - TERMINATE OUTLETS, SWITCHES, WIRING - CAP PROPERLY
- ②. REMOVE ALL EXISTING DUCTWORK AND MECHANICAL UNITS AND ALL ASSOCIATE HVAC EQUIPMENT
- ③. REMOVE ALL EXISTING PLUMBING FIXTURES, PIPING AND ALL EXISTING ASSOCIATED FITTINGS AND PLUMBING MATERIALS - PROPERLY CAP ACCORDING TO CODE.
- ④. EXISTING CHIMNEY TO REMAIN - REPAIR.
- 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 ALL EXISTING WINDOWS AS NOTED
- ⑧. STRIP ALL EXISTING WALLS AND CEILINGS OF PLASTER, DRYWALL AND LATH DOWN TO THE BARE STUDS.
- ⑨. DEMOLISH EXISTING FRONT PORCH, DECK, STEPS AND RAILINGS.
- ⑩. REMOVE EXISTING WALLS AS NOTED
- ⑪. REMOVE ALL EXISTING SIDING AND TRIM TO STUDS
- ⑫. REMOVE ALL EXISTING ROOFING MATERIALS DOWN TO EXISTING ROOF SUBSTRATE.
- ⑬. REMOVE EXISTING STAIRS



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

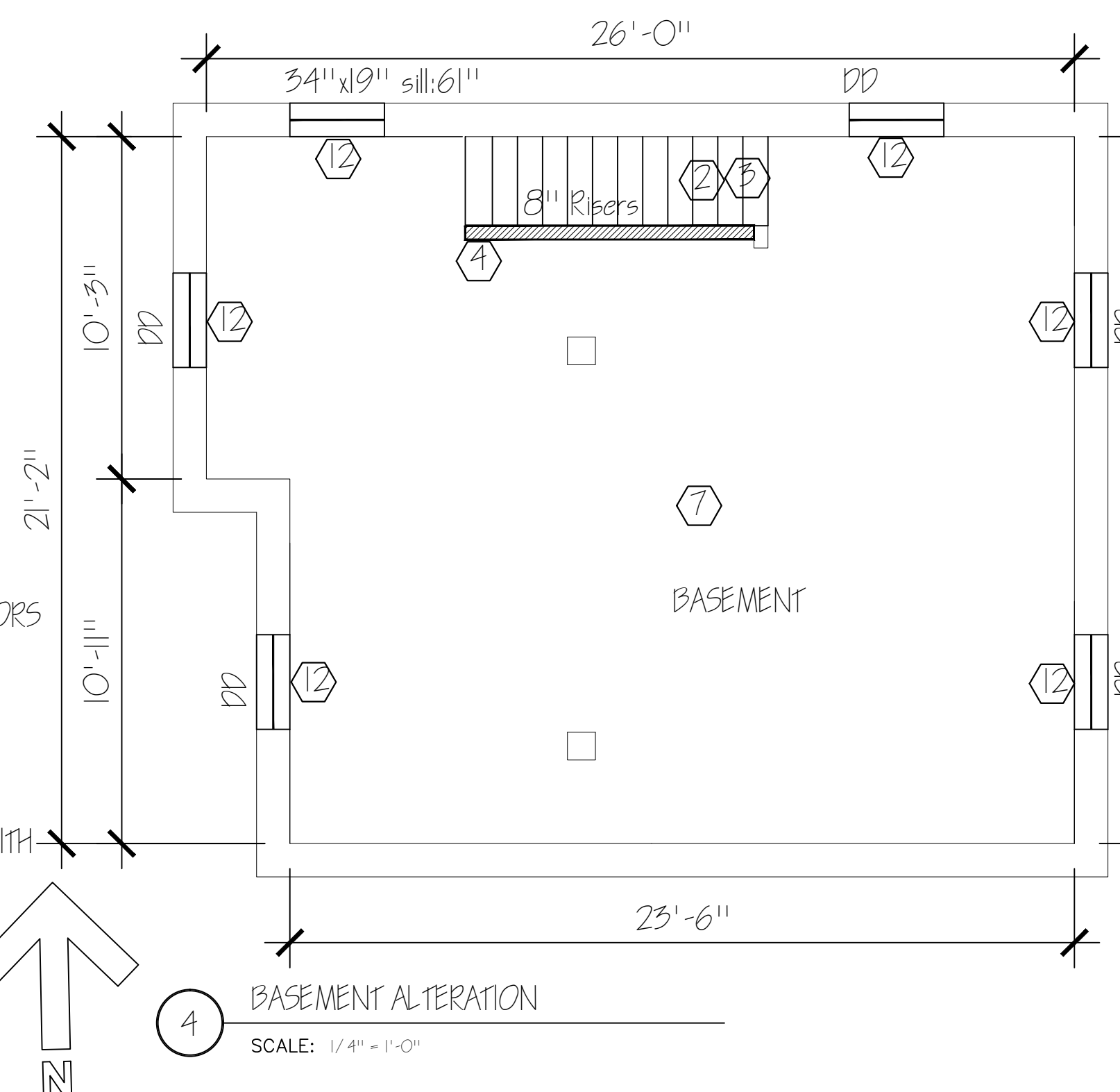


2 FIRST FLOOR DEMOLITION
SCALE: 1/4" = 1'-0"

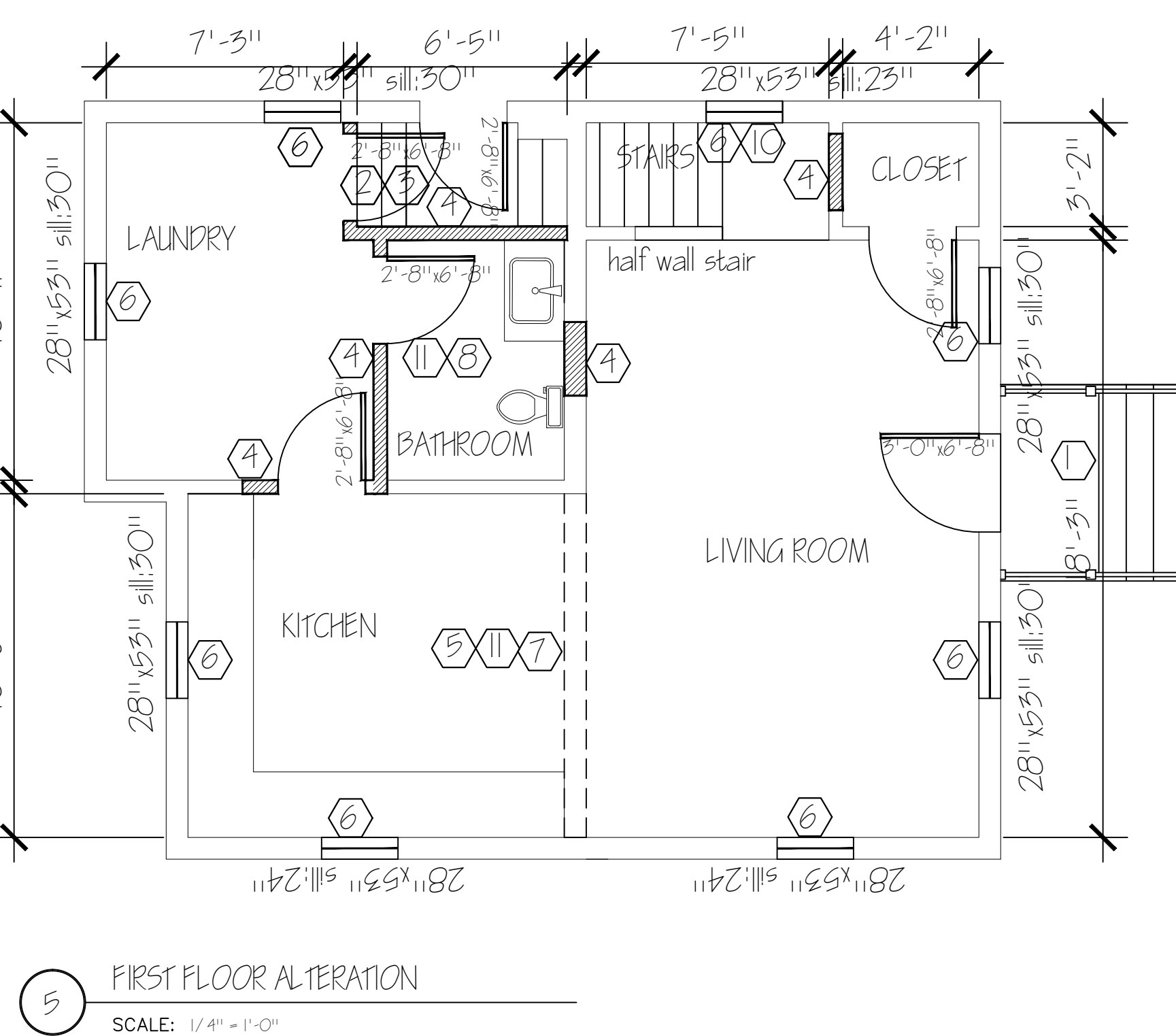


3 SECOND FLOOR DEMOLITION
SCALE: 1/4" = 1'-0"

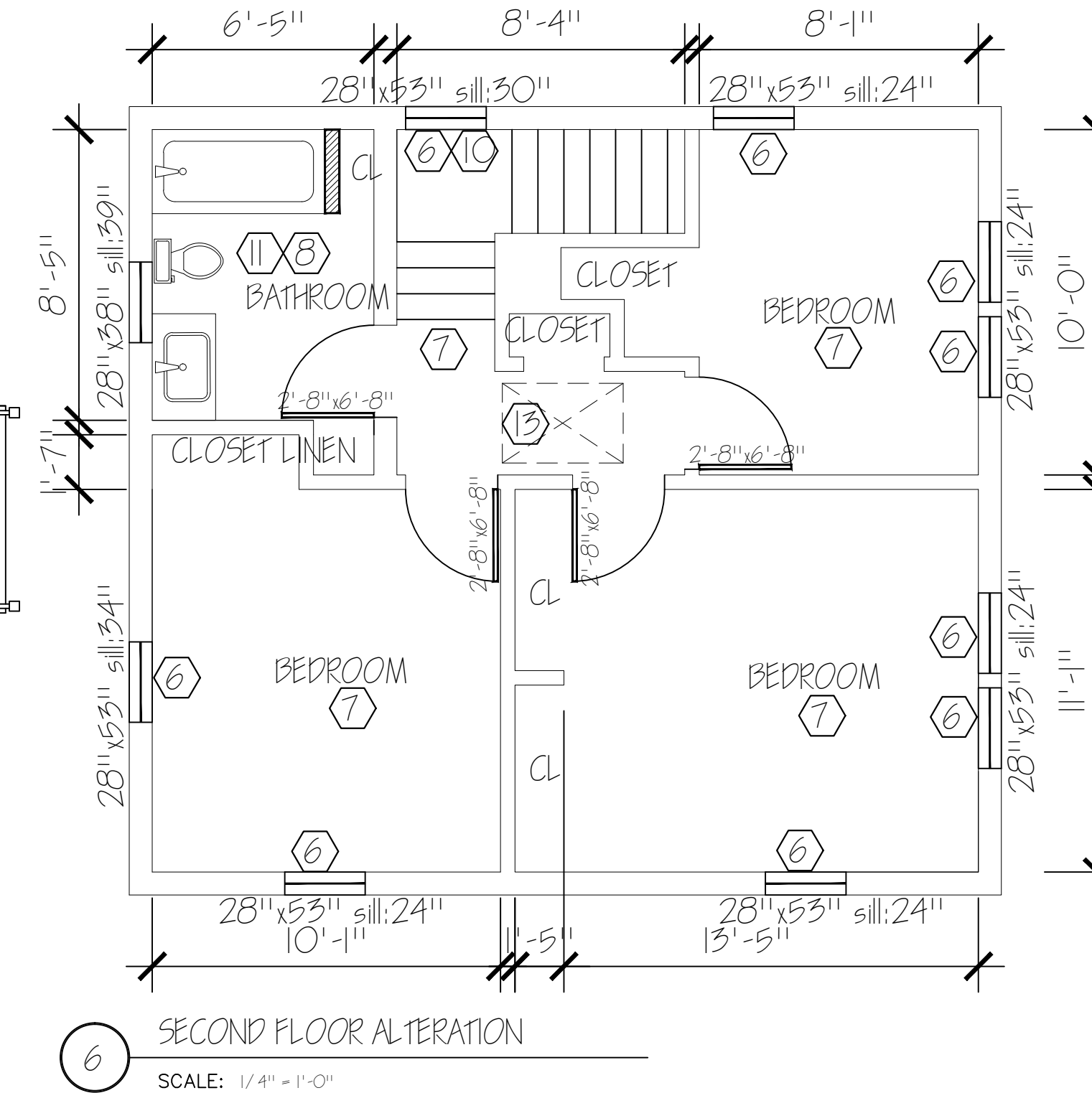
- (1) CONSTRUCT NEW PORCH. HANDRAILS
USE TREATED MATERIALS; PRIME AND PAINT
- (2) CONSTRUCT NEW STAIRS
TO MEET CURRENT
RESIDENTIAL CODE. RISERS AT
8"; RUN 9" MINIMUM.
- (3) ALL HANDRAILS TO COMPLY WITH
SPS 321.04 (3) REFER TO DETAIL D1.15
- (4) NEW 2x4 OR 2x6 WALLS AS INDICATED
- (5) REFER TO KITCHEN PLANS
- (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 I & 2
FAMILY DWELLINGS (30.55 OF THE WI UBC)
- (10) PROVIDE SAFETY GLASS PER SPS 321.05 (3)
- (11) NEW PLUMBING FIXTURES



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



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



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

4431 NORTH 25TH STREET
MILWAUKEE, WI 53209

ARCHITECT:
KEITH SCHULTZ, ALA



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SHEET CONTENTS

DEMOLITION AND
CONSTRUCTION PLANS

SHEET

A1.2