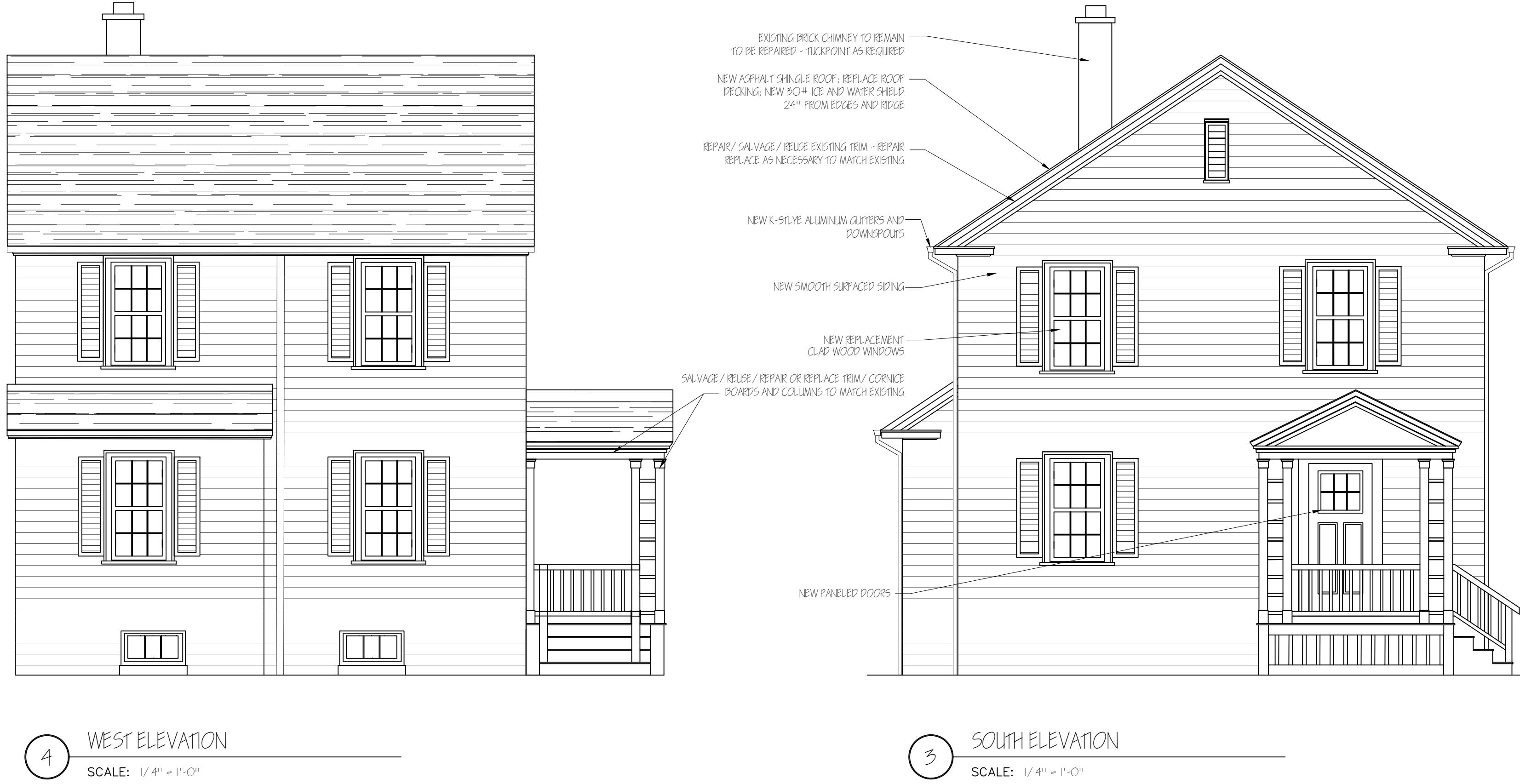
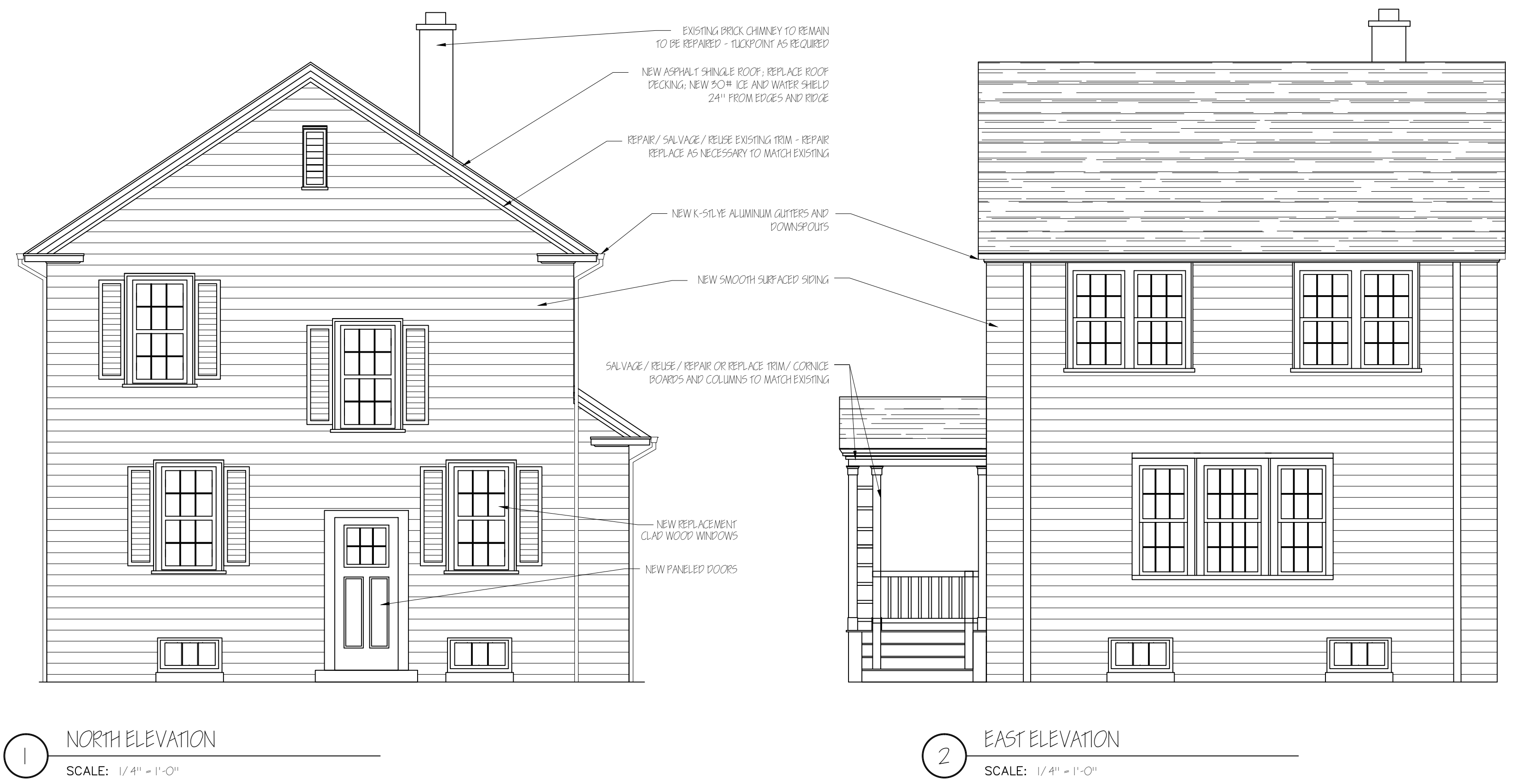




HISTORIC PLANNING COMMISSION
SUBMISSION FOR:
GARDEN HOMES
4369 NORTH 26TH STREET

GARDEN HOMES CORPORATION
HOME RENOVATIONS
4369 NORTH 26TH STREET
MILWAUKEE, WI 53209

ARCHITECT:
SchultzWerk
Architecture, Inc.
2515 NORTH 66TH STREET
WAUWATOSA, WI 53213
414.322.7374
swerk@juno.com

ARCHITECT:
KEITH SCHULTZ, ALA



REVISIONS

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

SHEET CONTENTS
ELEVATIONS

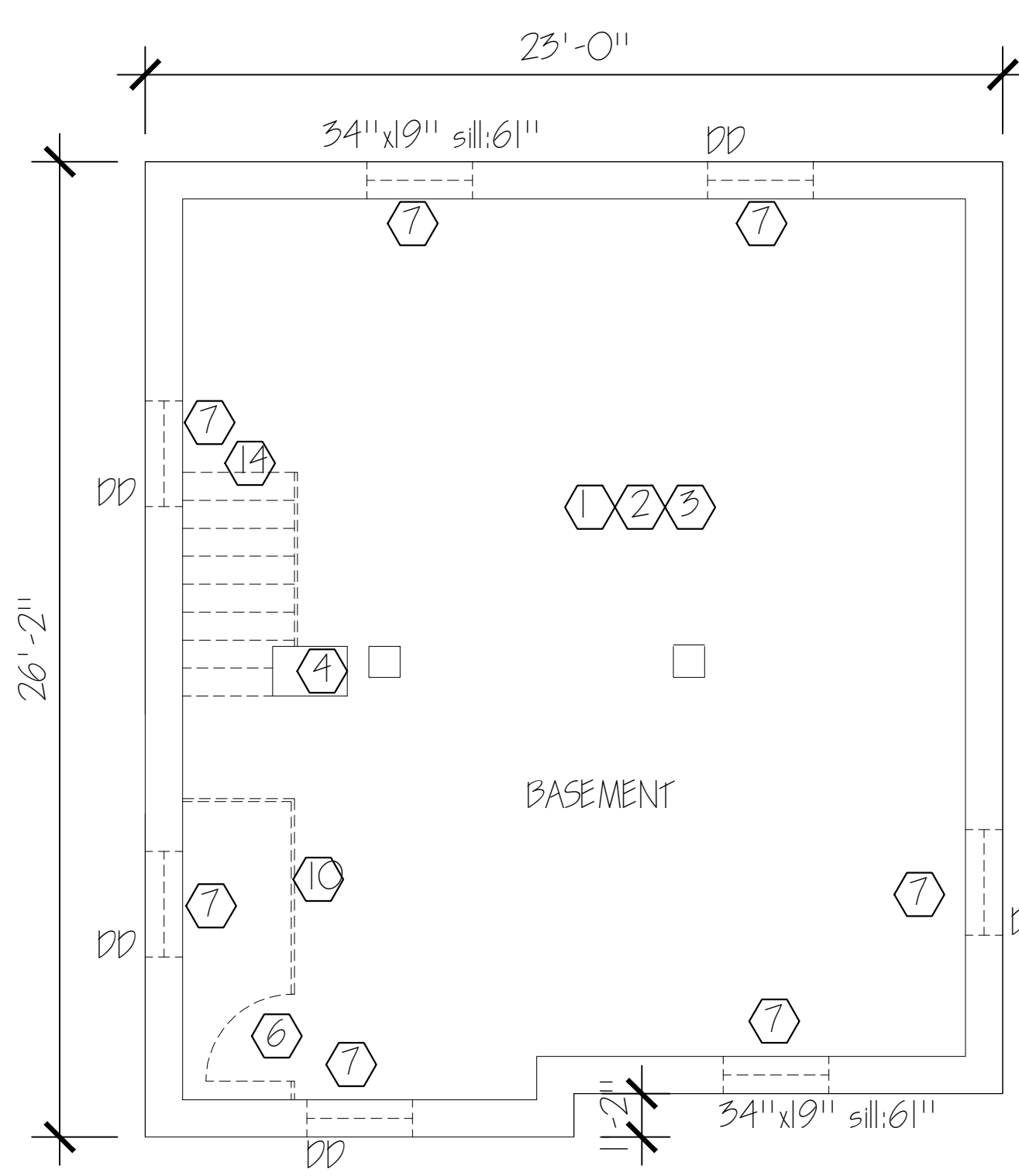
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1 OF 2

GENERAL DEMOLITION NOTES:

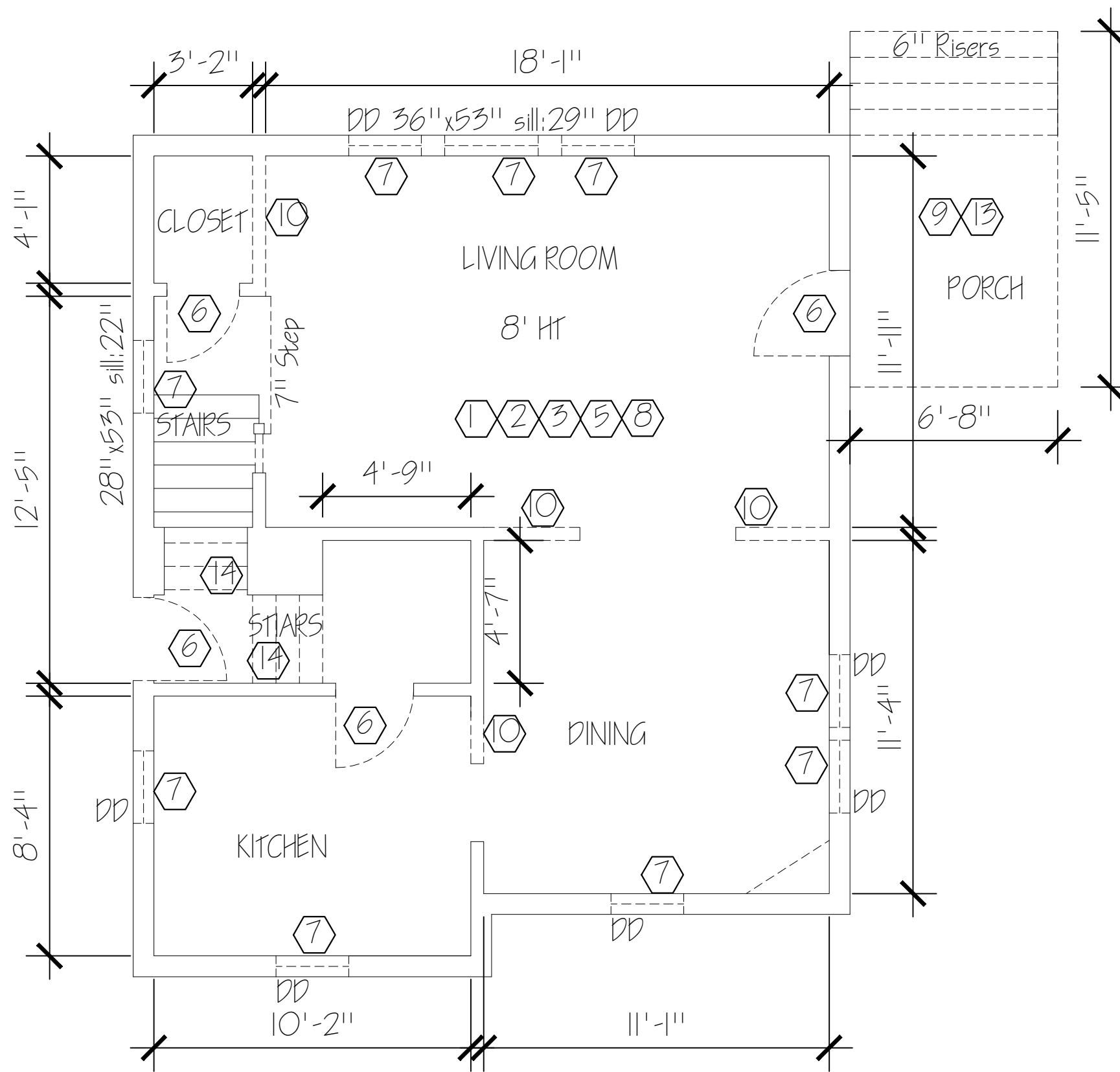
1. REMOVE ALL EXISTING ELECTRICAL - TERMINATE OUTLETS, SWITCHES, WIRING - CAP PROPERLY
2. REMOVE ALL EXISTING DUCTWORK AND MECHANICAL UNITS AND ALL ASSOCIATE HVAC EQUIPMENT
3. REMOVE ALL EXISTING PLUMBING FIXTURES, PIPING AND ALL EXISTING ASSOCIATED FITTINGS AND PLUMBING MATERIALS - PROPERLY CAP ACCORDING 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 ALL EXISTING HANDRAIL ON PORCH REMOVE EXISTING ROOFING AND DECKING.
14. DEMOLISH REAR STAIRS TO THE BASEMENT AND FIRST FLOOR

CONSTRUCTION NOTES:

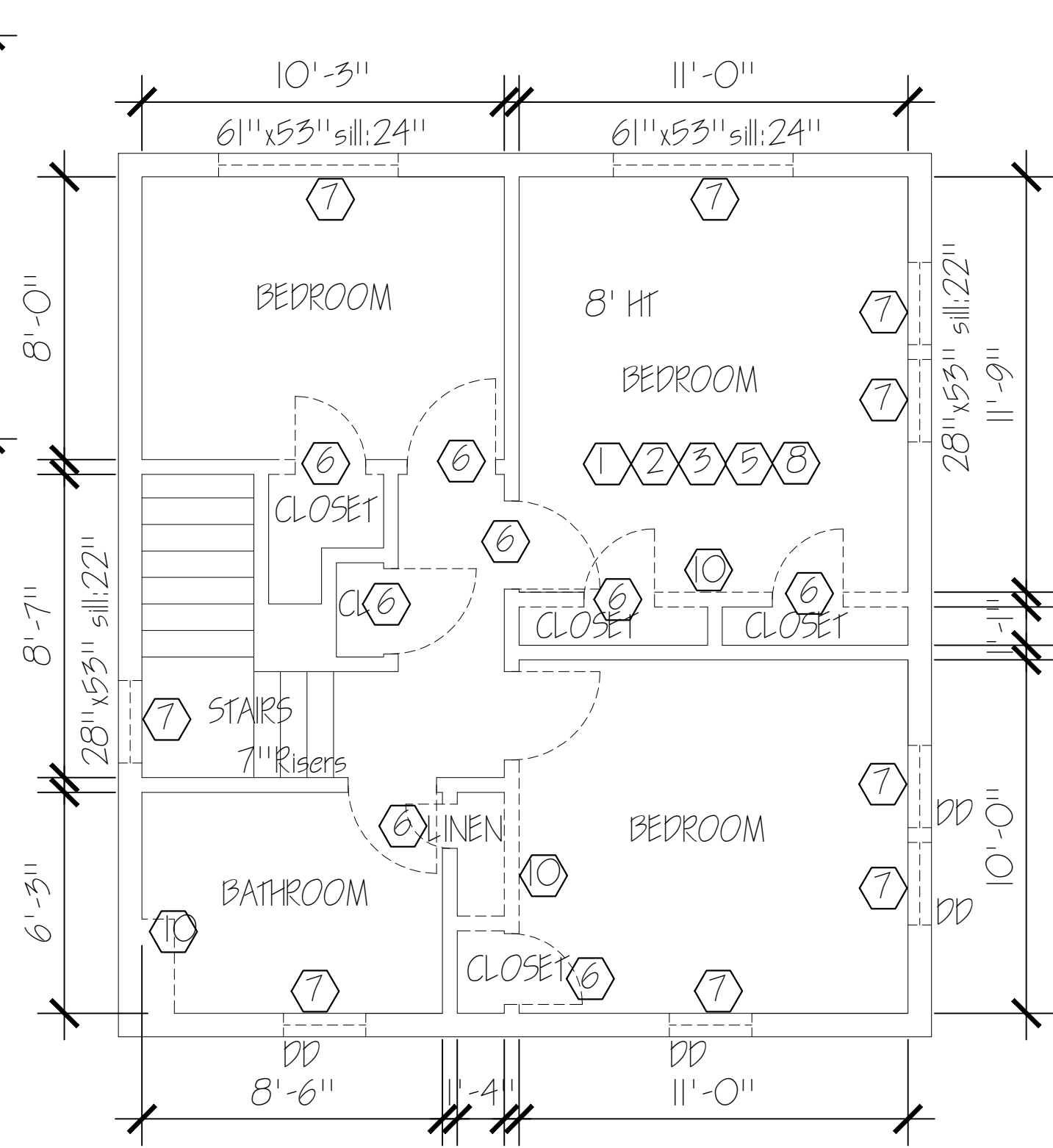
1. CONSTRUCT NEW PORCH, HANDRAILS USE TREATED MATERIALS; PRIME AND PAINT
2. CONSTRUCT NEW STAIRS TO MEET CURRENT RESIDENTIAL CODE. RISERS AT 8"; RUN 9" MINIMUM.
3. ALL HANDRAILS TO COMPLY WITH SPS 321.04 (3) REFER TO DETAIL D1.15
4. NEW 2X6 OR 2X4 WALLS AS INDICATED
5. REFER TO KITCHEN PLANS
6. NEW WINDOWS, 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 1 & 2 FAMILY DWELLINGS (30.55 OF THE WI UBC)
10. PROVIDE SAFETY GLASS PER SPS 321.05 (3)
11. NEW PLUMBING FIXTURES
12. GLASS BLOCK WINDOW
13. NEW ATTIC SCUTTLE



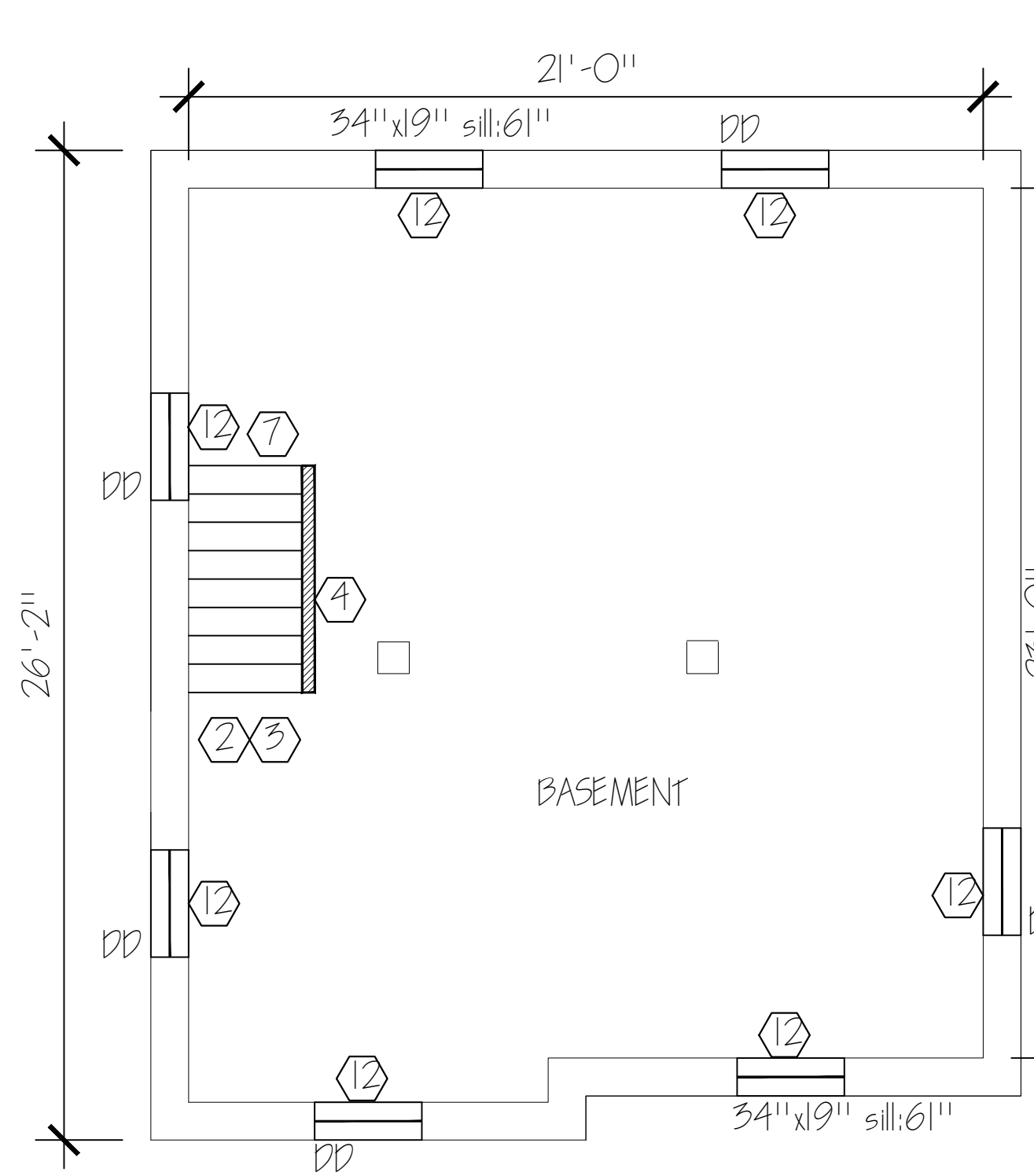
1 BASEMENT PLAN
SCALE: 1/4" = 1'-0"



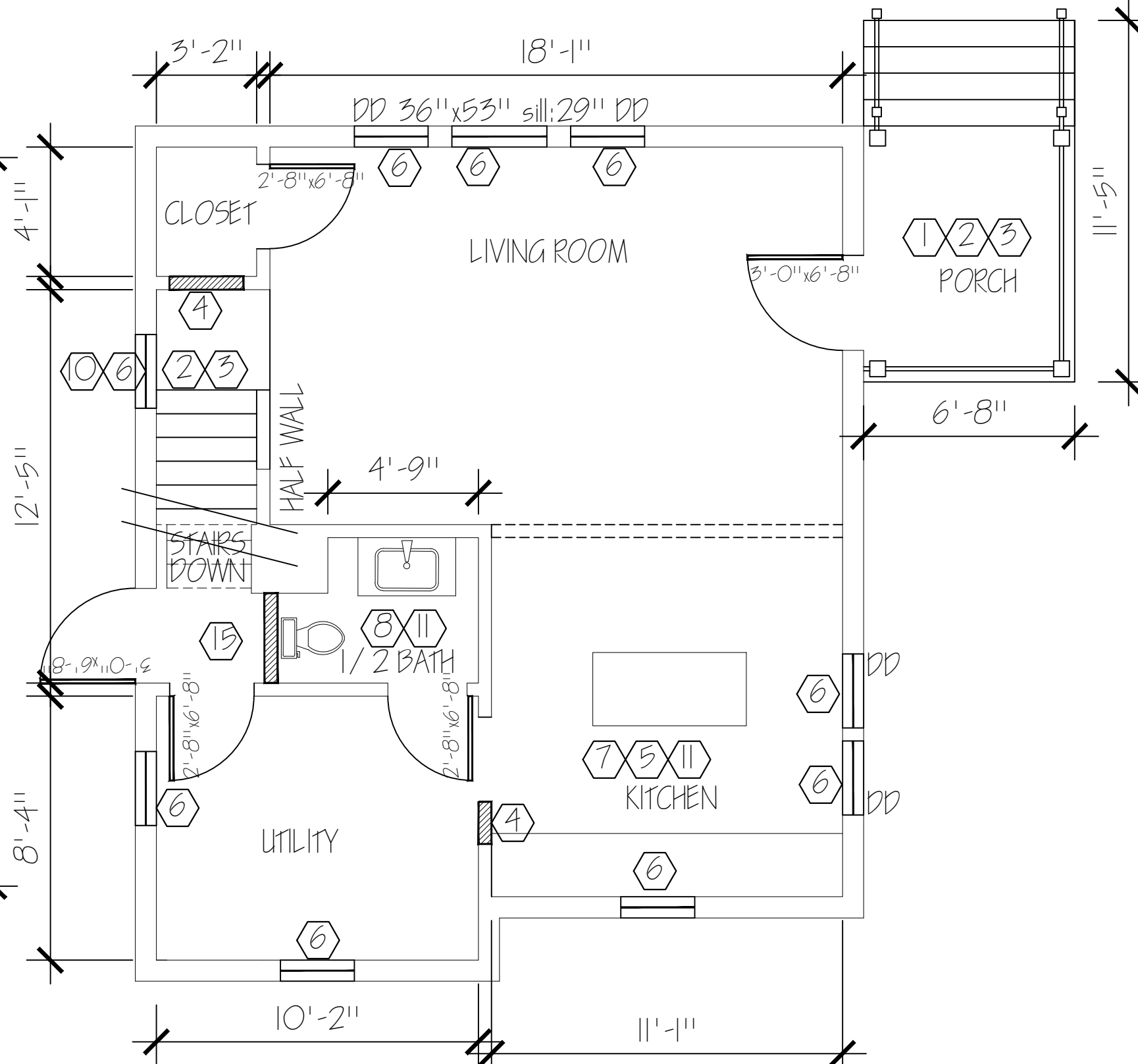
2 FIRST FLOOR
SCALE: 1/4" = 1'-0"



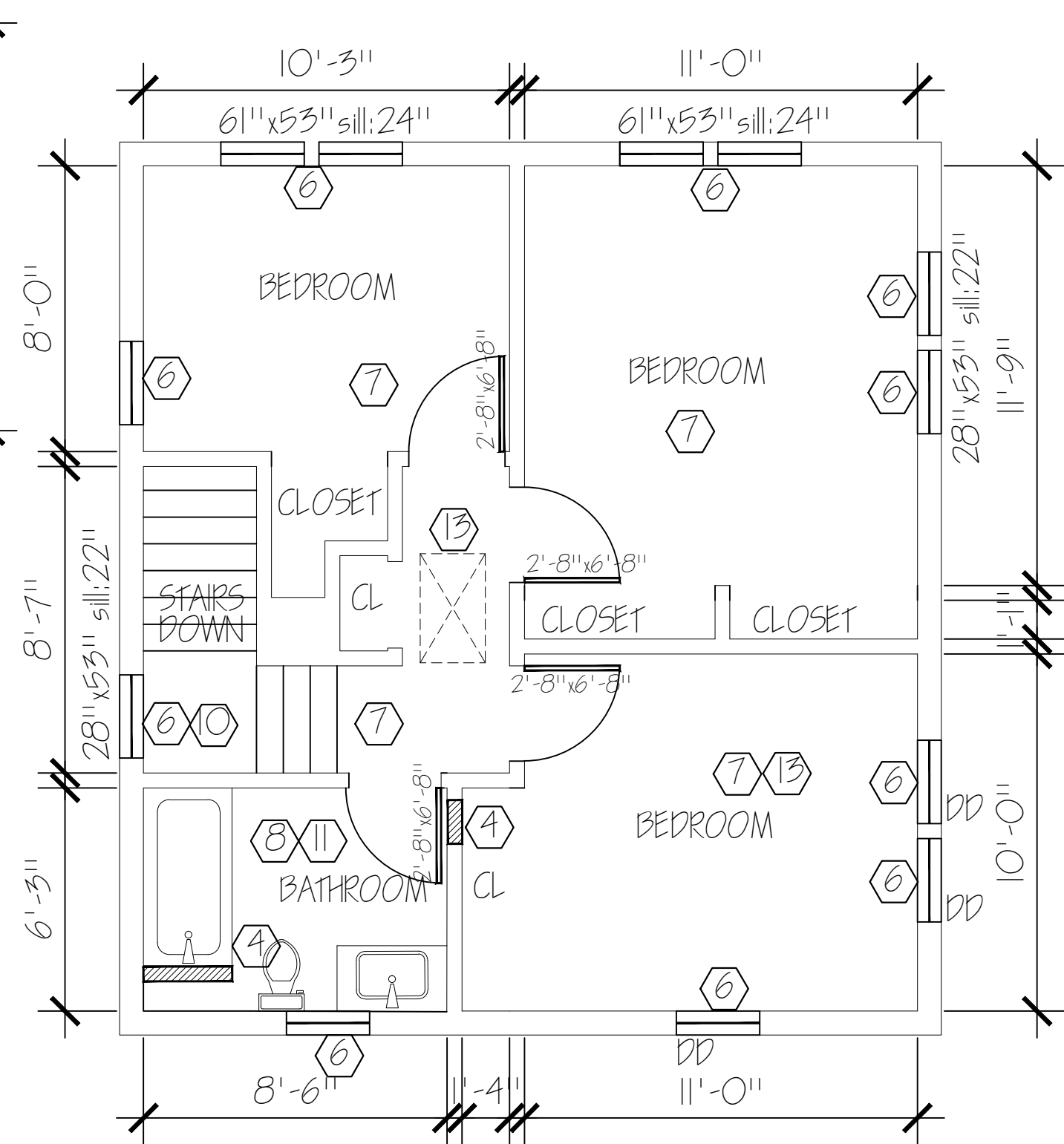
3 SECOND FLOOR
SCALE: 1/4" = 1'-0"



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"

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2 OF 2