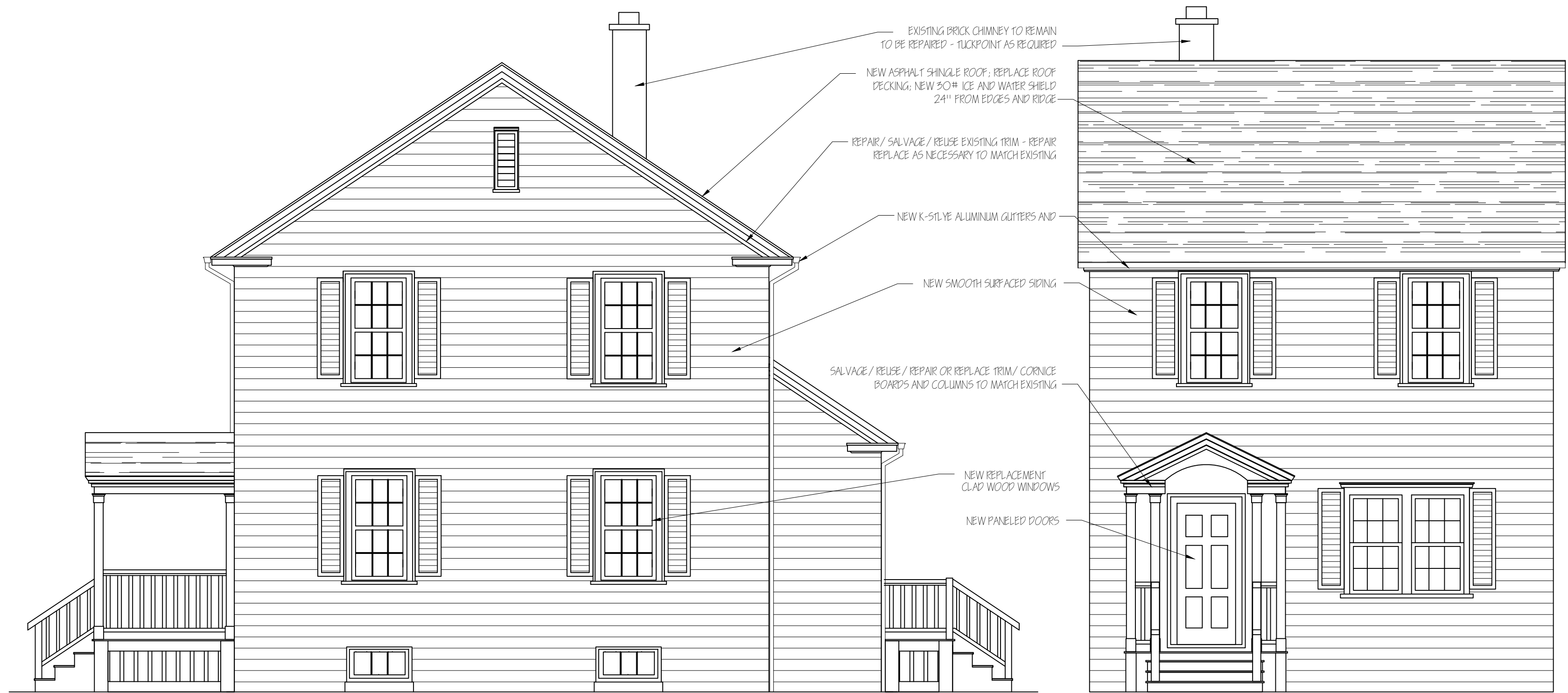




1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



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



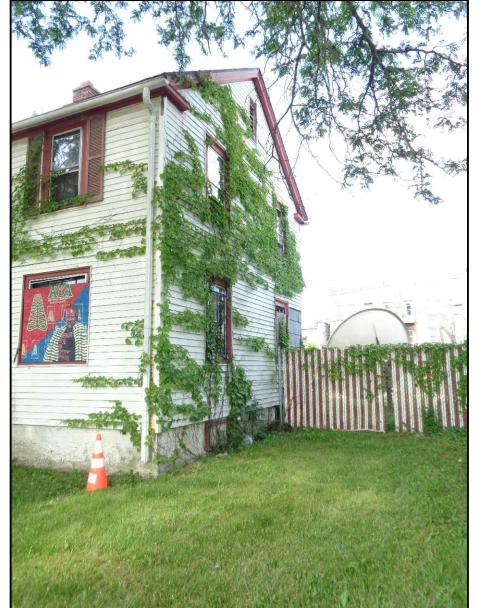
3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



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



EXISTING EAST ELEVATION



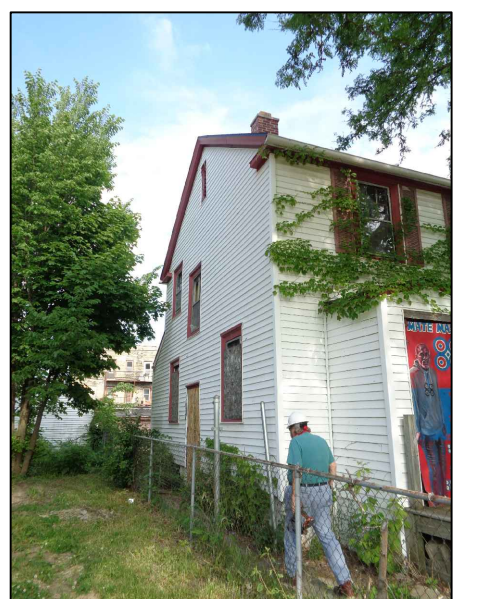
EXISTING NORTH ELEVATION



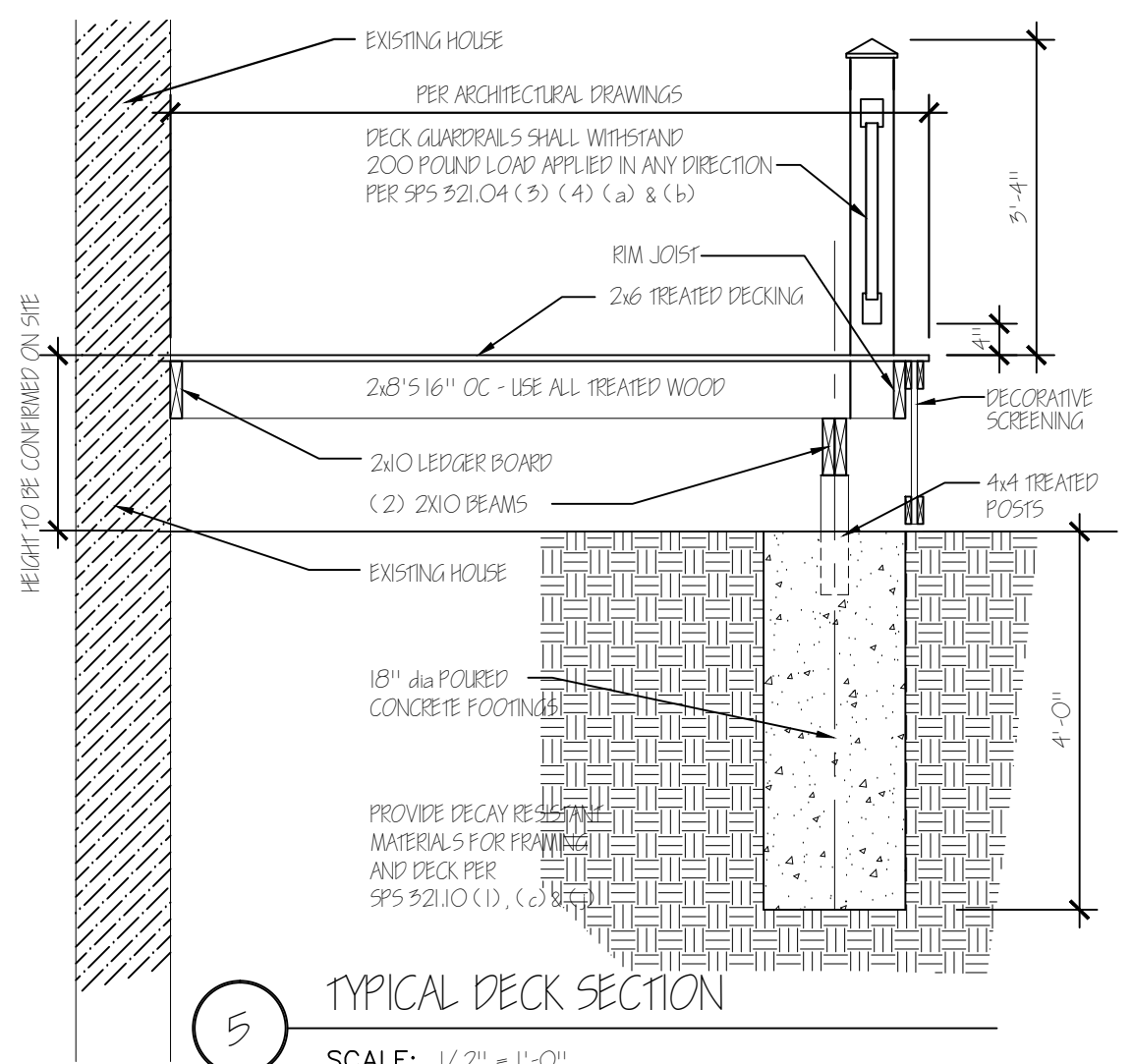
EXISTING WEST ELEVATION



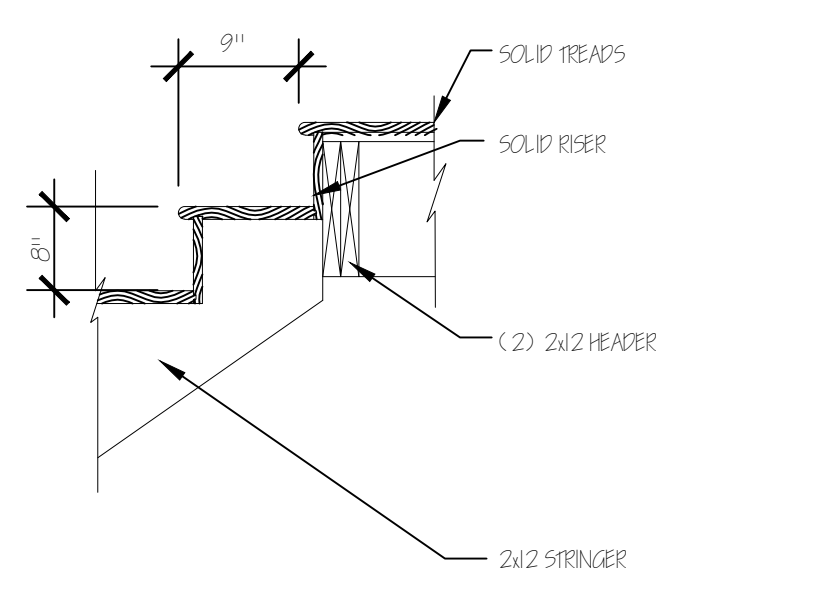
EXISTING SOUTH EAST ELEVATION



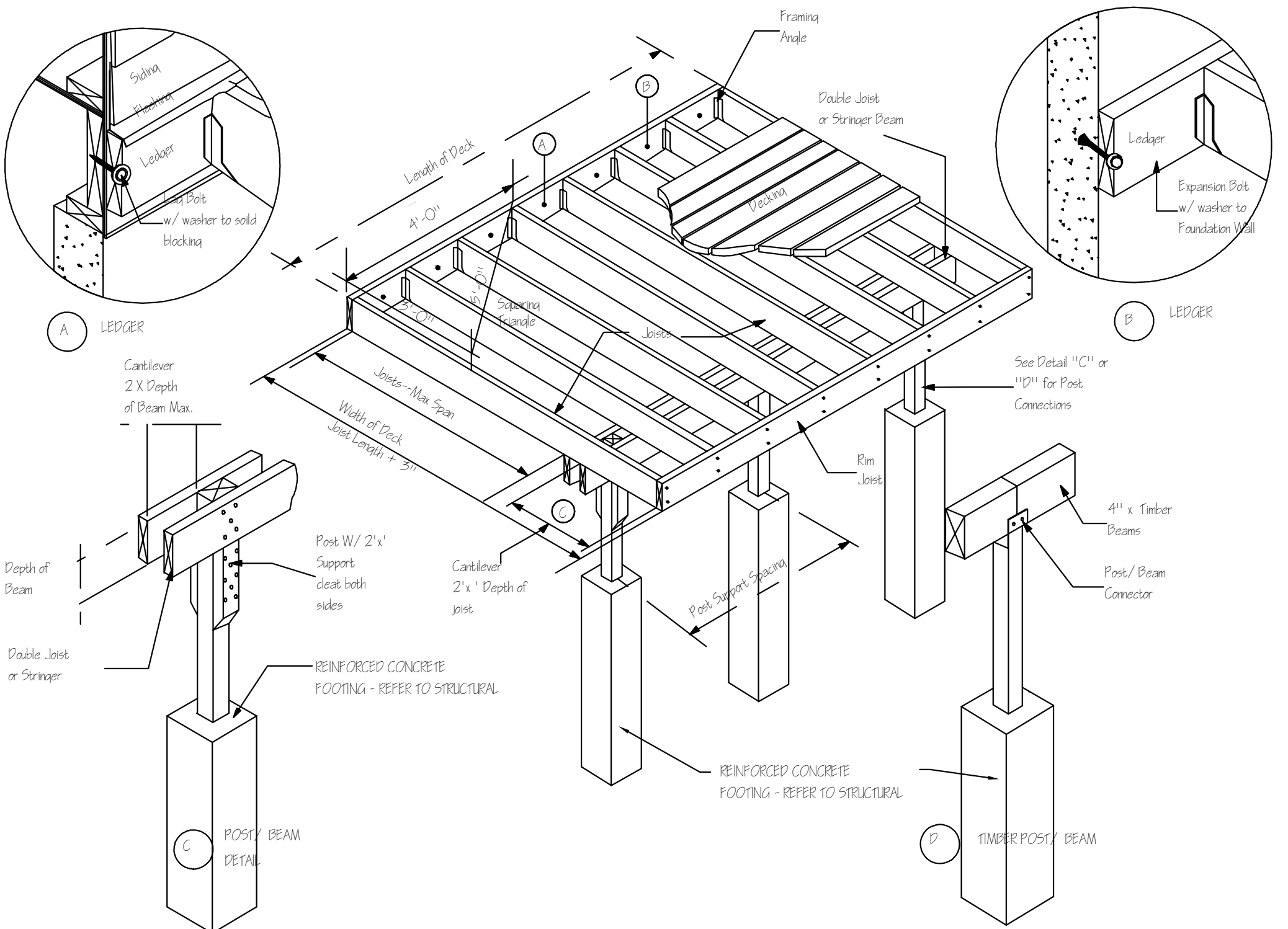
EXISTING SOUTH ELEVATION



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



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



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

HISTORIC PLANNING COMMISSION
SUBMISSION FOR:
GARDEN HOMES
4401 NORTH 26TH STREET

GARDEN HOMES CORPORATIONS
HOME RENOVATIONS
4401 NORTH 26TH STREET
MILWAUKEE, WI 53209

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REVISIONS

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

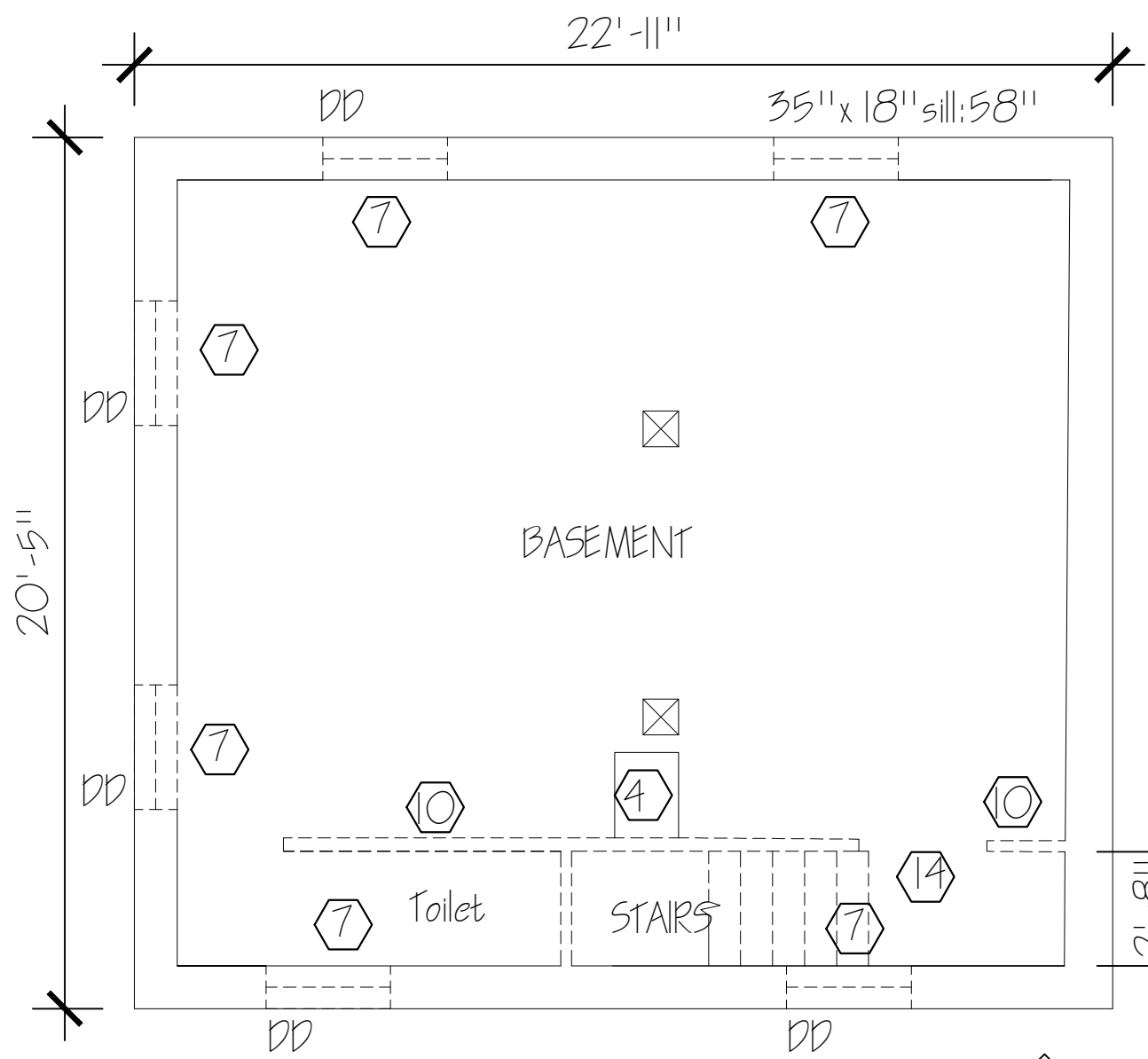
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1 OF 2

GENERAL DEMOLITION NOTES:

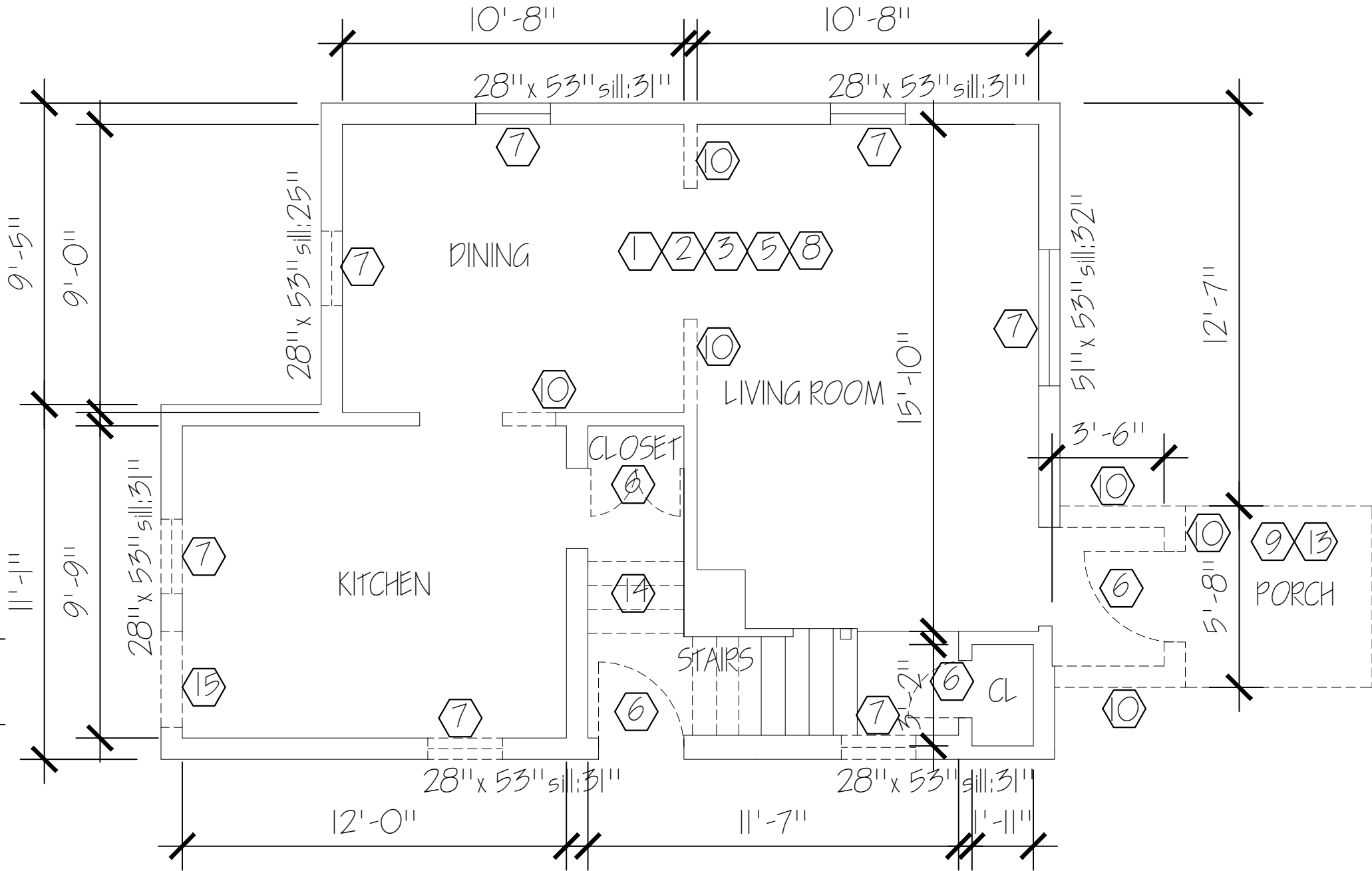
1. REMOVE ALL EXISTING ELECTRICAL - TERMINATE OUTLETS, SWITCHES, WIRING - CAP PROPERLY
2. REMOVE ALL EXISTING DUCTWORK AND MECHANICAL UNITS AND ALL ASSOCIATE HVAC EQUIPMENT
3. REMOVE ALL EXISTING PLUMBING FIXTURES, PIPING AND ALL EXISTING ASSOCIATED FITTINGS AND PLUMBING MATERIALS - PROPERLY CAP ACCORDING 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 FOR THE BASEMENT AND FIRST FLOOR
15. CUT OPENING FOR NEW DOOR

CONSTRUCTION NOTES:

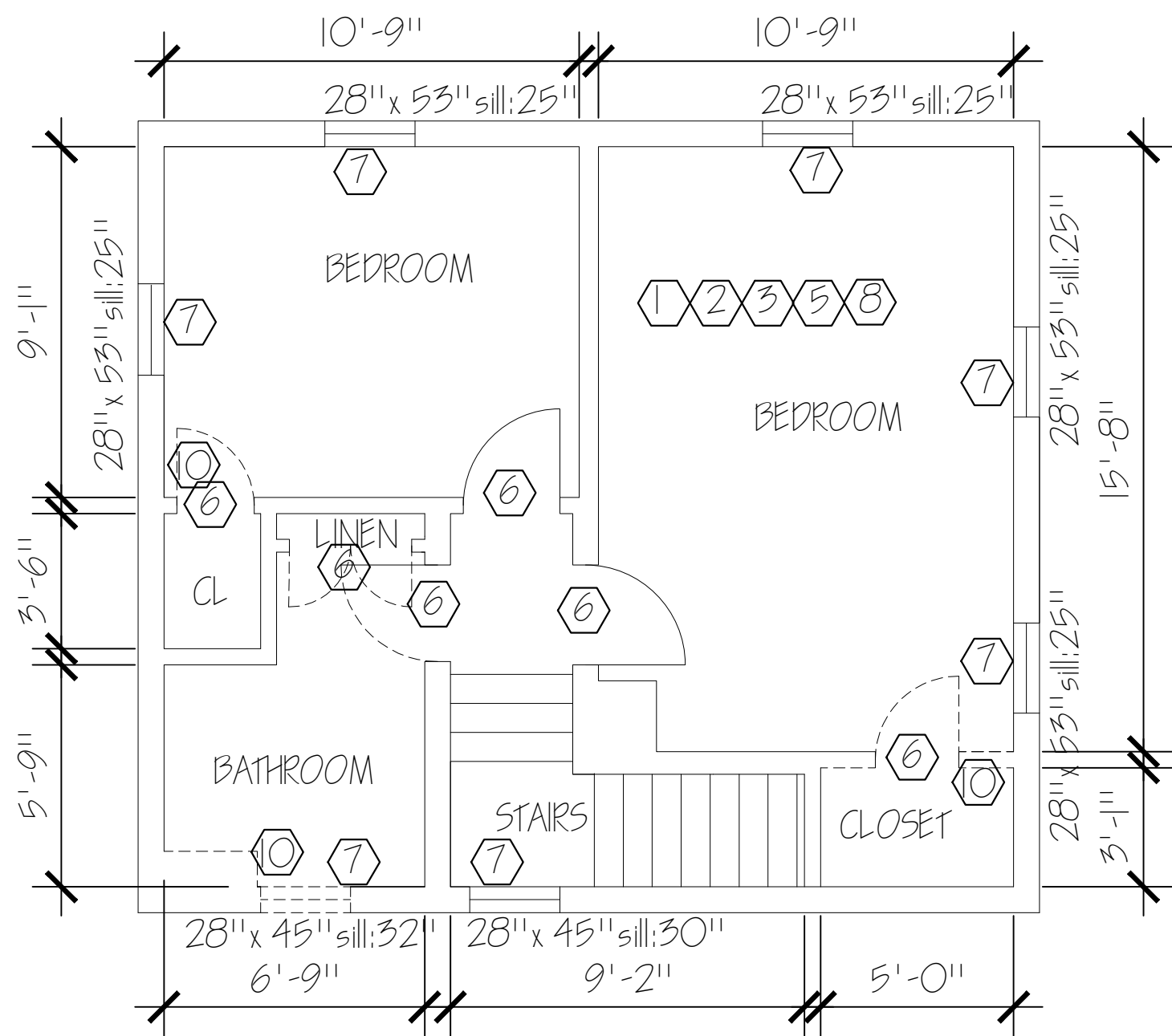
1. CONSTRUCT NEW PORCH, HANDRAILS USE TREATED MATERIALS; PRIME AND PAINT
2. CONSTRUCT NEW STAIRS TO MEET CURRENT RESIDENTIAL CODE. RISERS AT 8"; RUN 9" MINIMUM.
3. ALL HANDRAILS TO COMPLY WITH SPS 321.04 (3)
4. NEW 2x4 OR 2x6 WALLS AS INDICATED
5. REFER TO KITCHEN PLANS
6. NEW WINDOWS; U VALUE 0.35 Btu/ 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 VI TO COMPLY WITH SE VI ALTERATIONS AND REMODELING GUIDELINES FOR PRE 1980 1 & 2 FAMILY DWELLINGS (30.55 OF THE VI UBC)
10. PROVIDE SAFETY GLASS PER SPS 321.05 (3)
11. NEW PLUMBING FIXTURES
12. GLASS BLOCK WINDOW



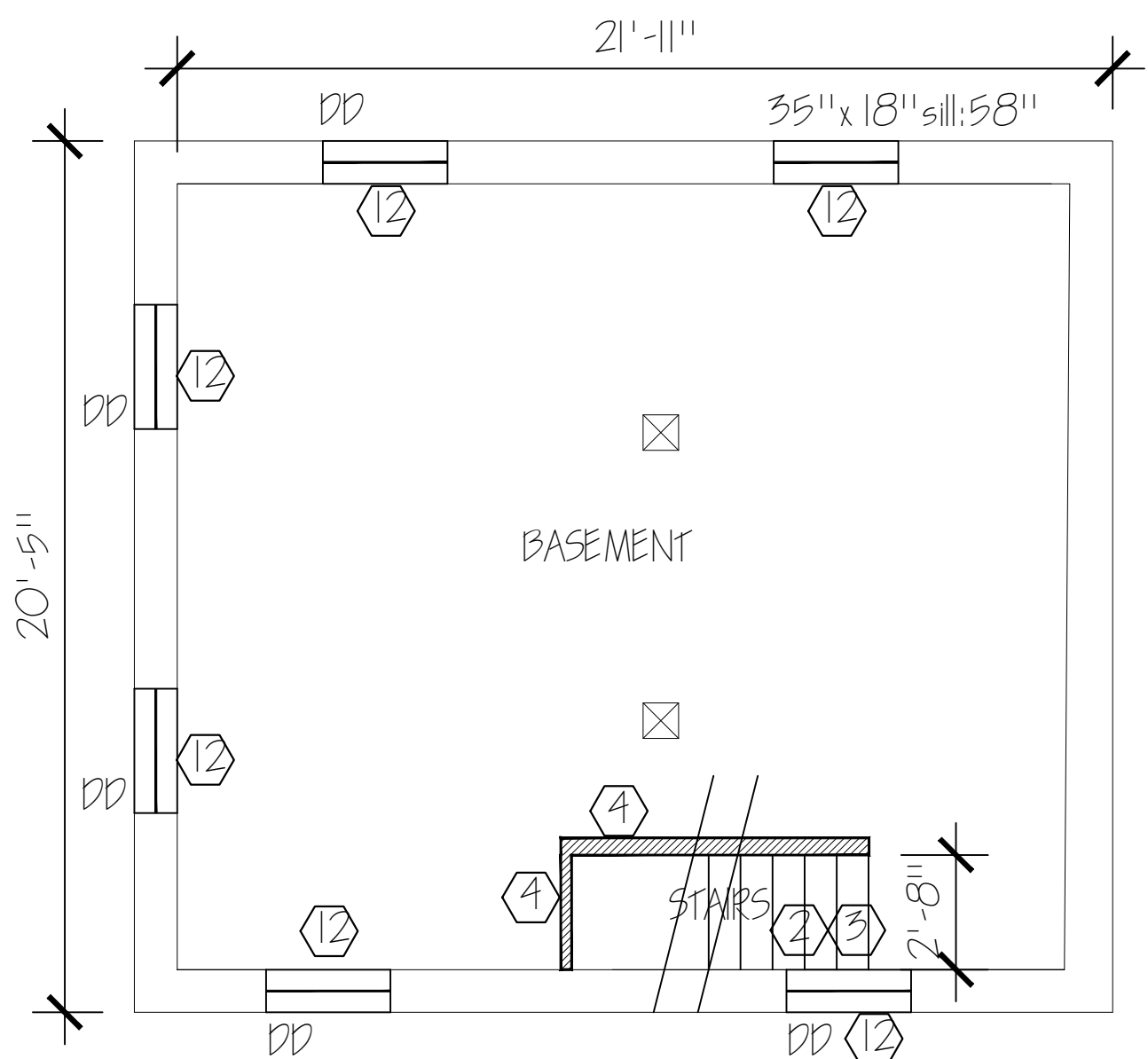
1 BASEMENT PLAN
SCALE: 1/4" = 1'-0"



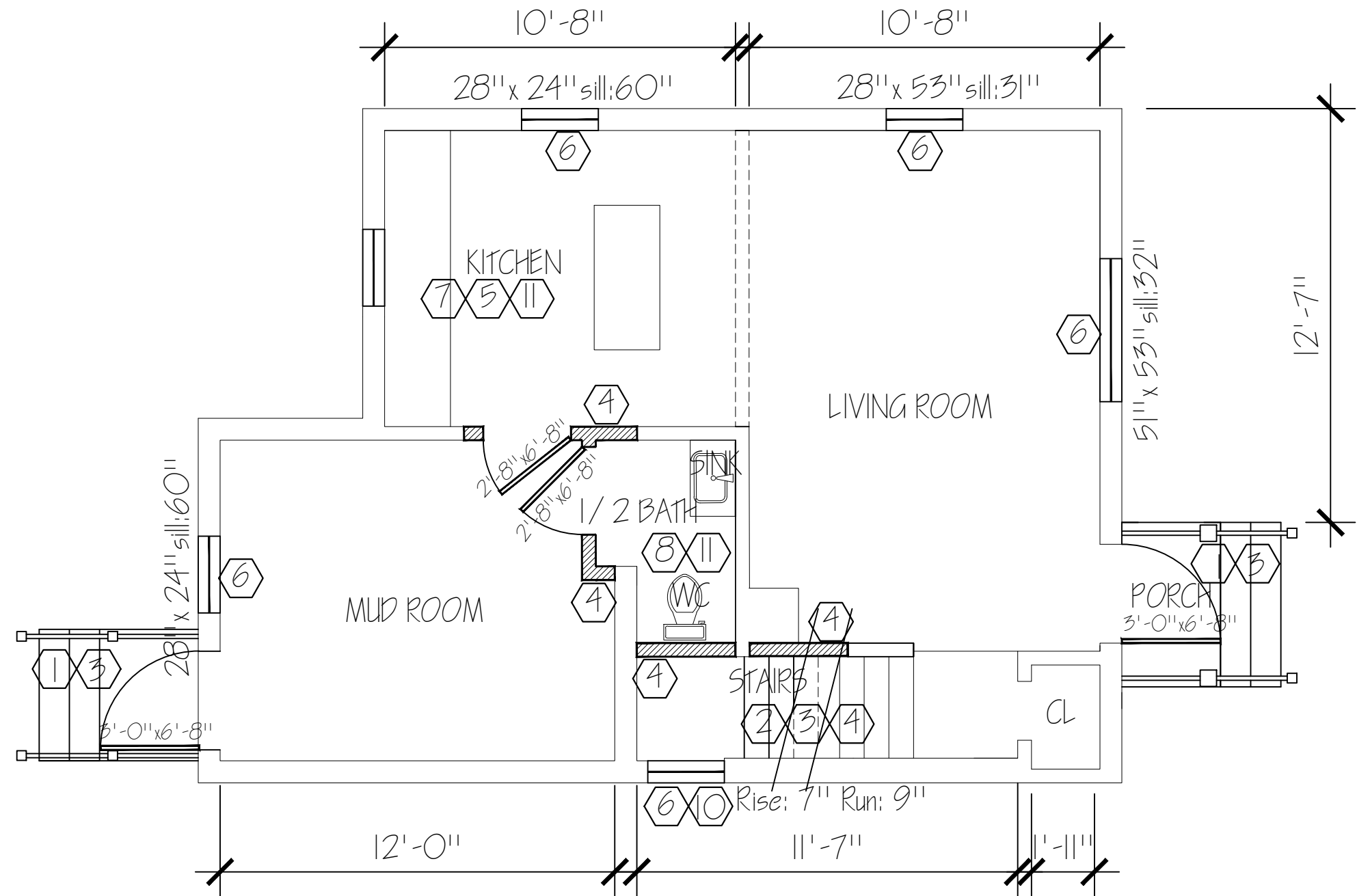
2 FIRST FLOOR
SCALE: 1/4" = 1'-0"



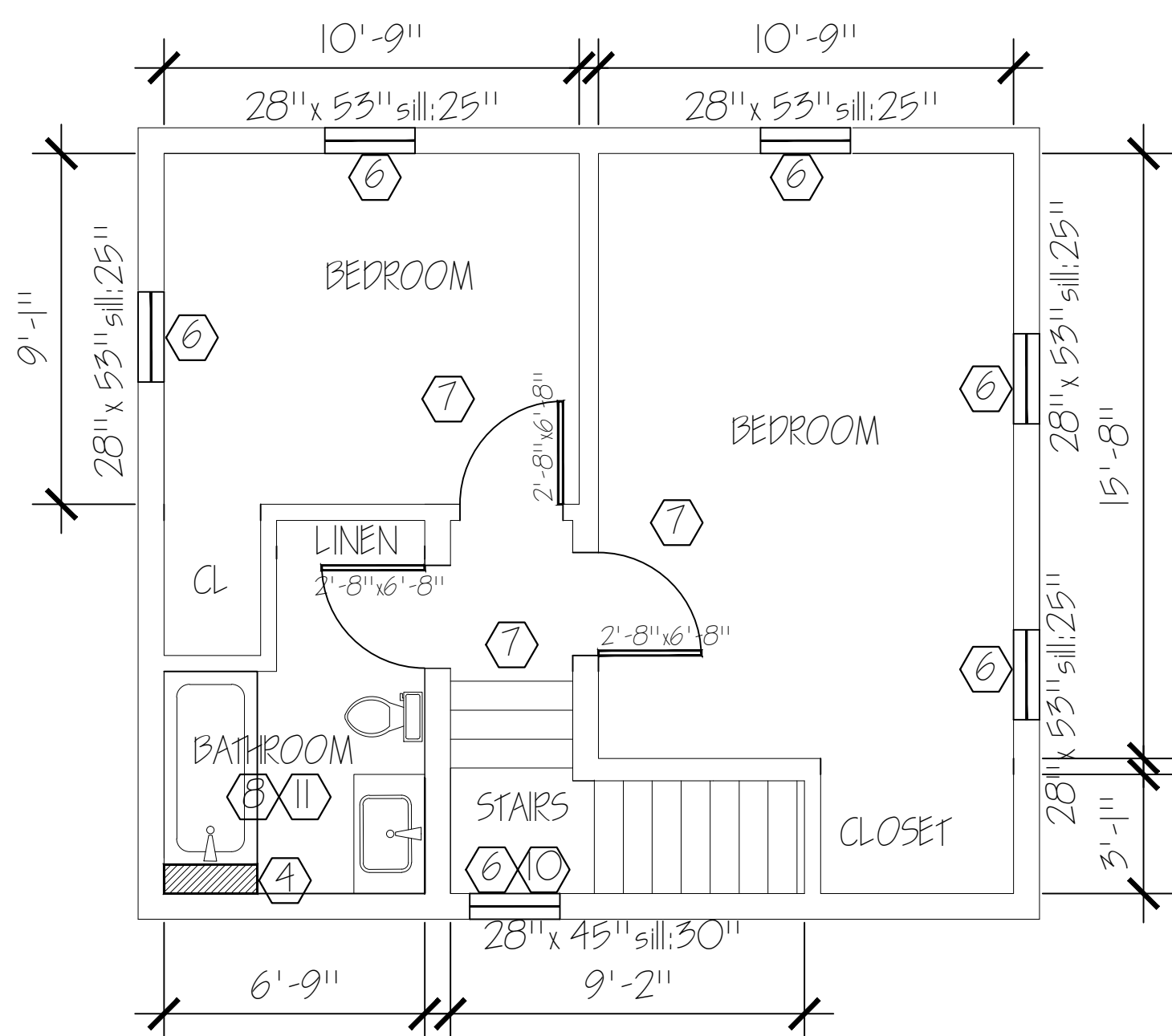
3 SECOND FLOOR
SCALE: 1/4" = 1'-0"



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



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



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

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PLANS

SHEET

A1.2