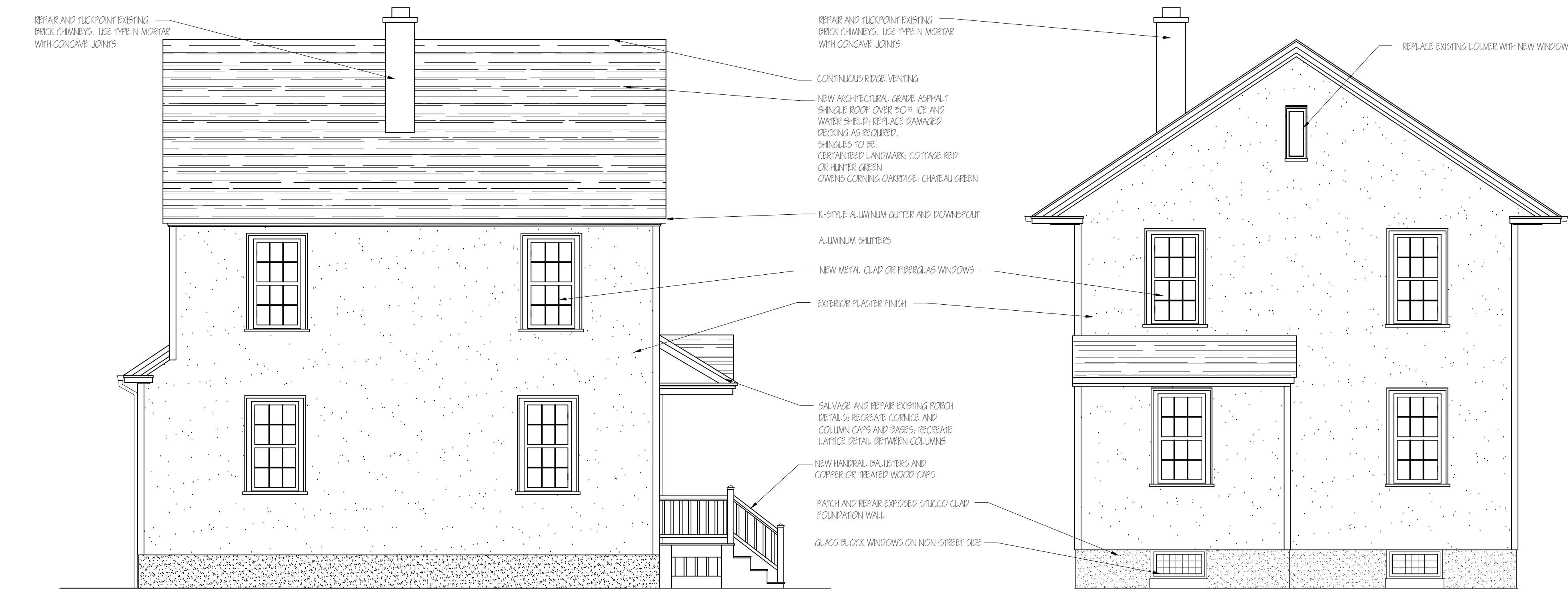


1 NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



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

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



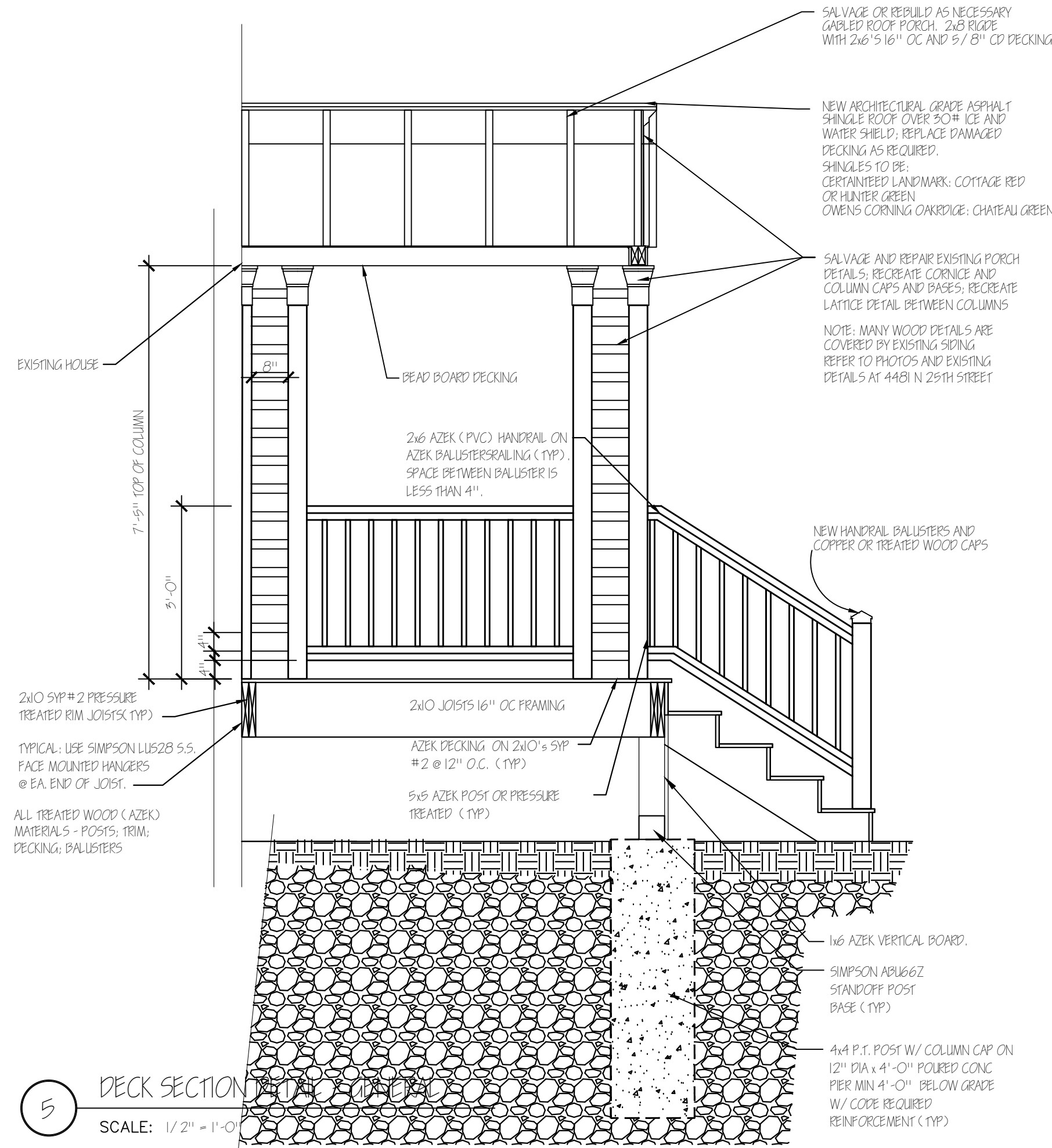
4 WEST ELEVATION  
SCALE: 1/4" = 1'-0"

APPROVED

By Tim Askin - Milwaukee HPC at 2:29 pm, Nov 05, 2021

CONDITIONS

1. Windows: Replacement windows must feature simulated divided light with spacer bar or be true divided light.
2. Reduce spacing to no more than 3.5" between balusters.



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

HISTORIC PLANNING COMMISSION  
SUBMISSION FOR:  
GARDEN HOMES  
4447 NORTH 26TH STREET

GARDEN HOMES CORPORATION  
HOME RENOVATIONS

4447 NORTH 26TH STREET  
MILWAUKEE, WI 53209

ARCHITECT:  
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REVISIONS  
09/17/2021  
10/28/2021

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

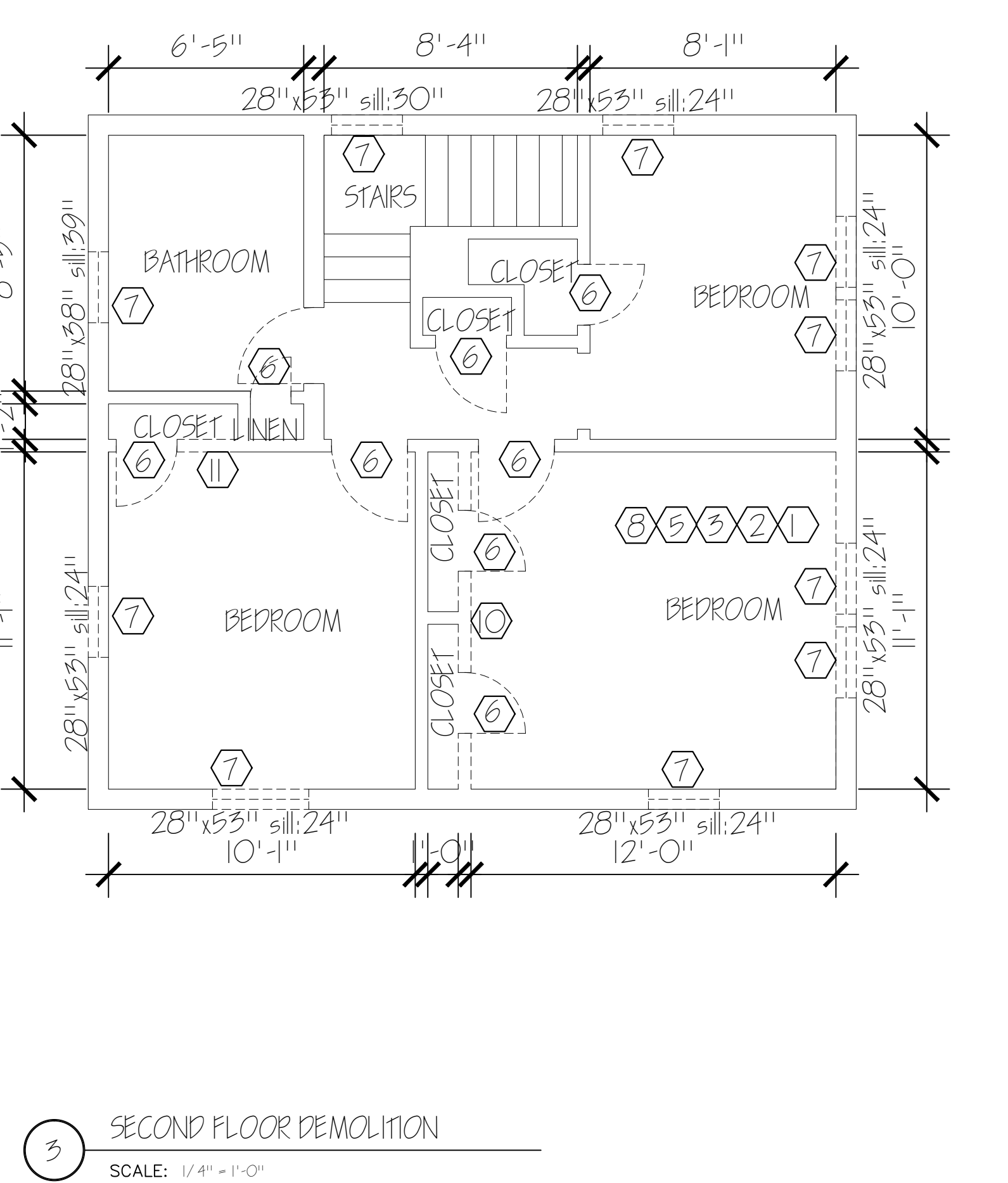
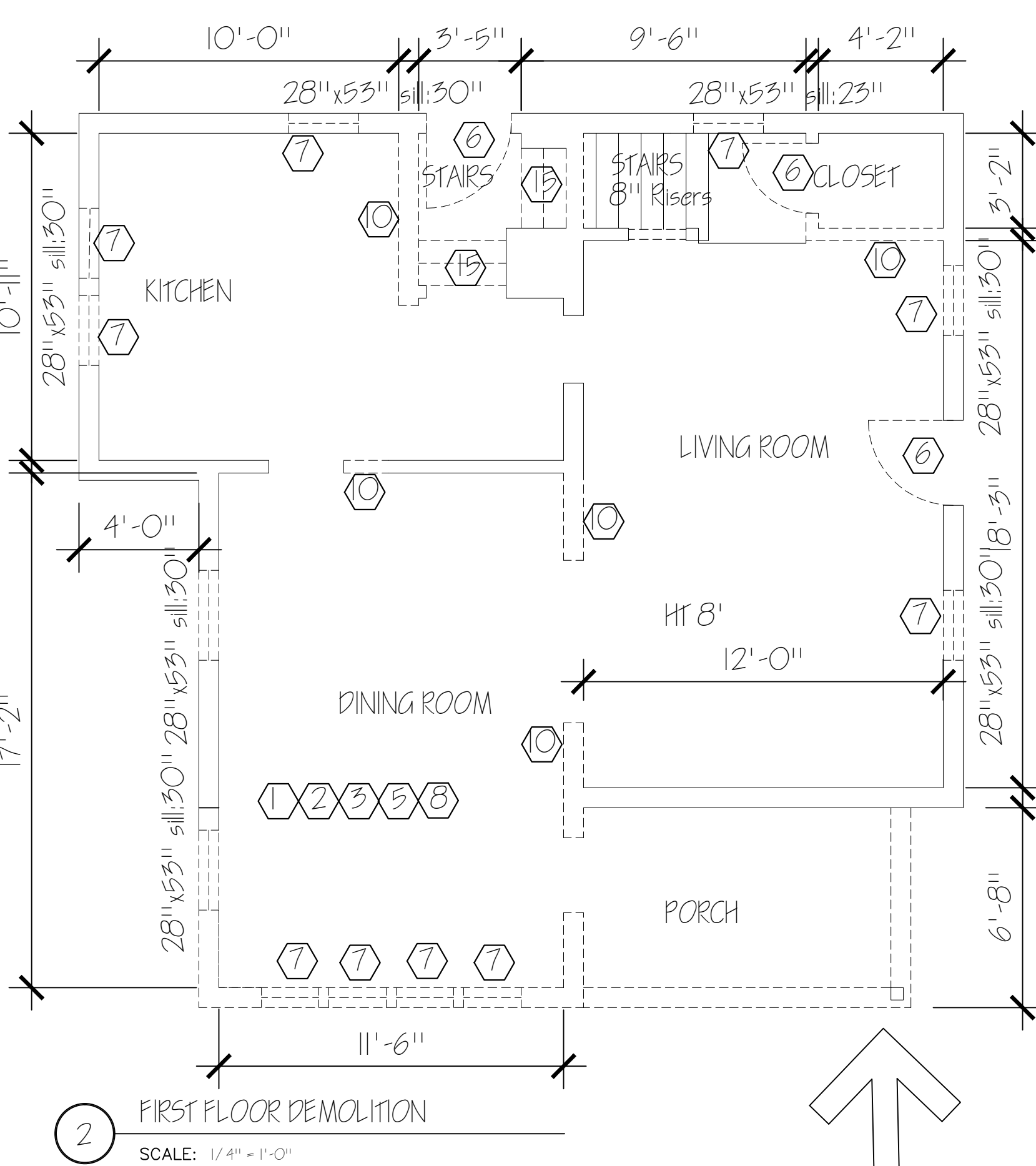
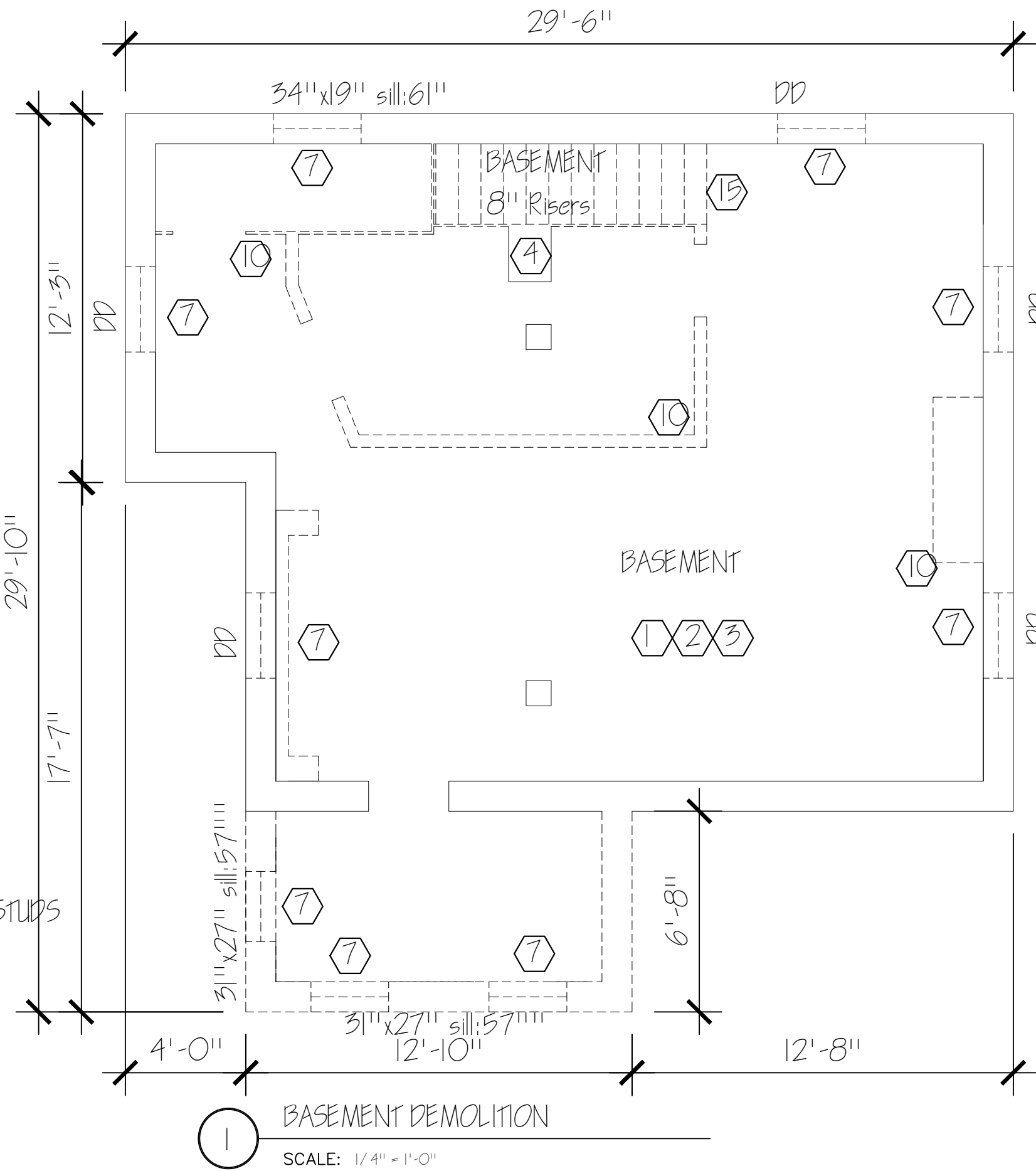
SHEET CONTENTS  
HISTORIC ELEVATIONS  
AND DETAIL

SHEET  
A1.1  
1 OF 2



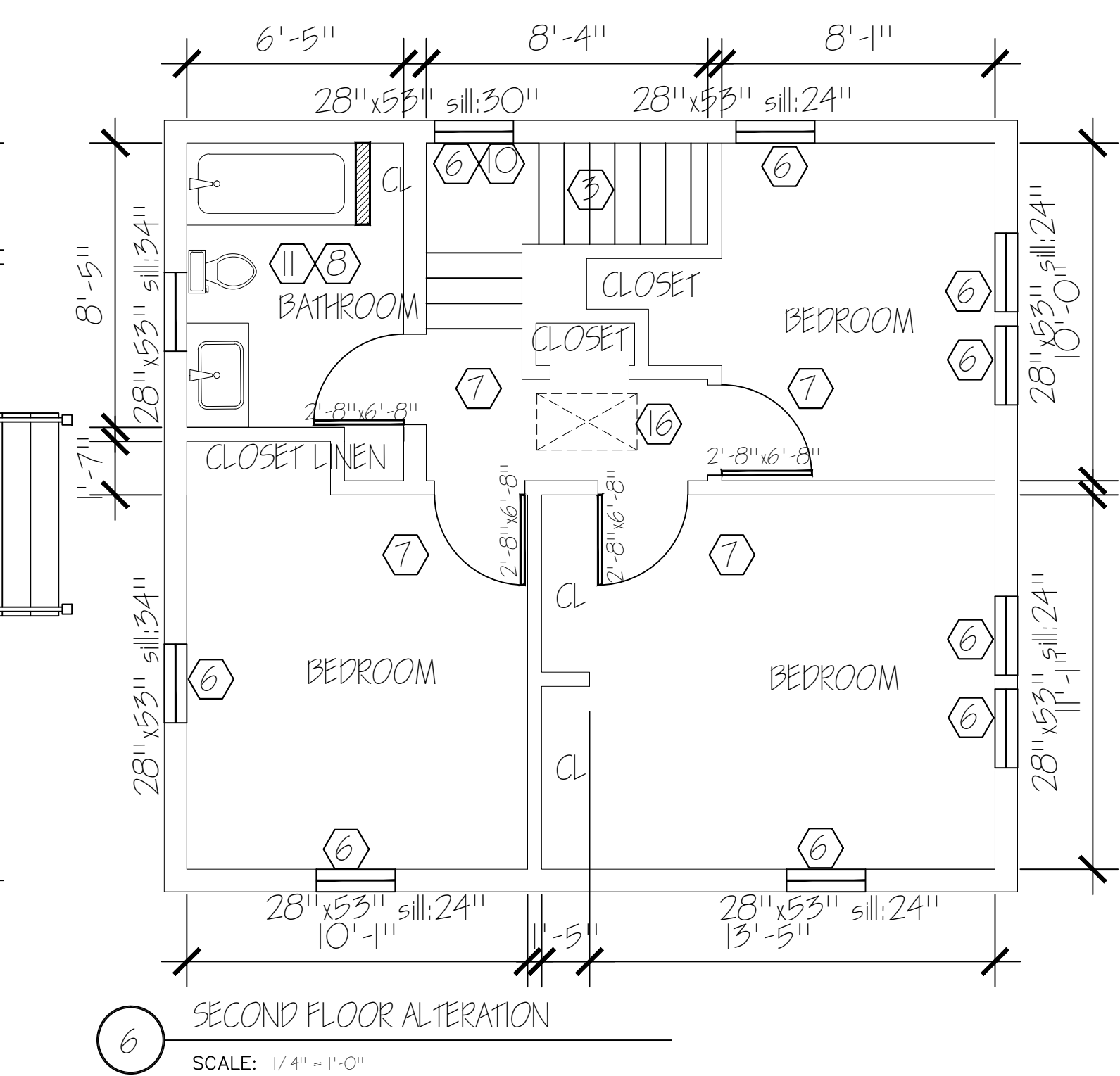
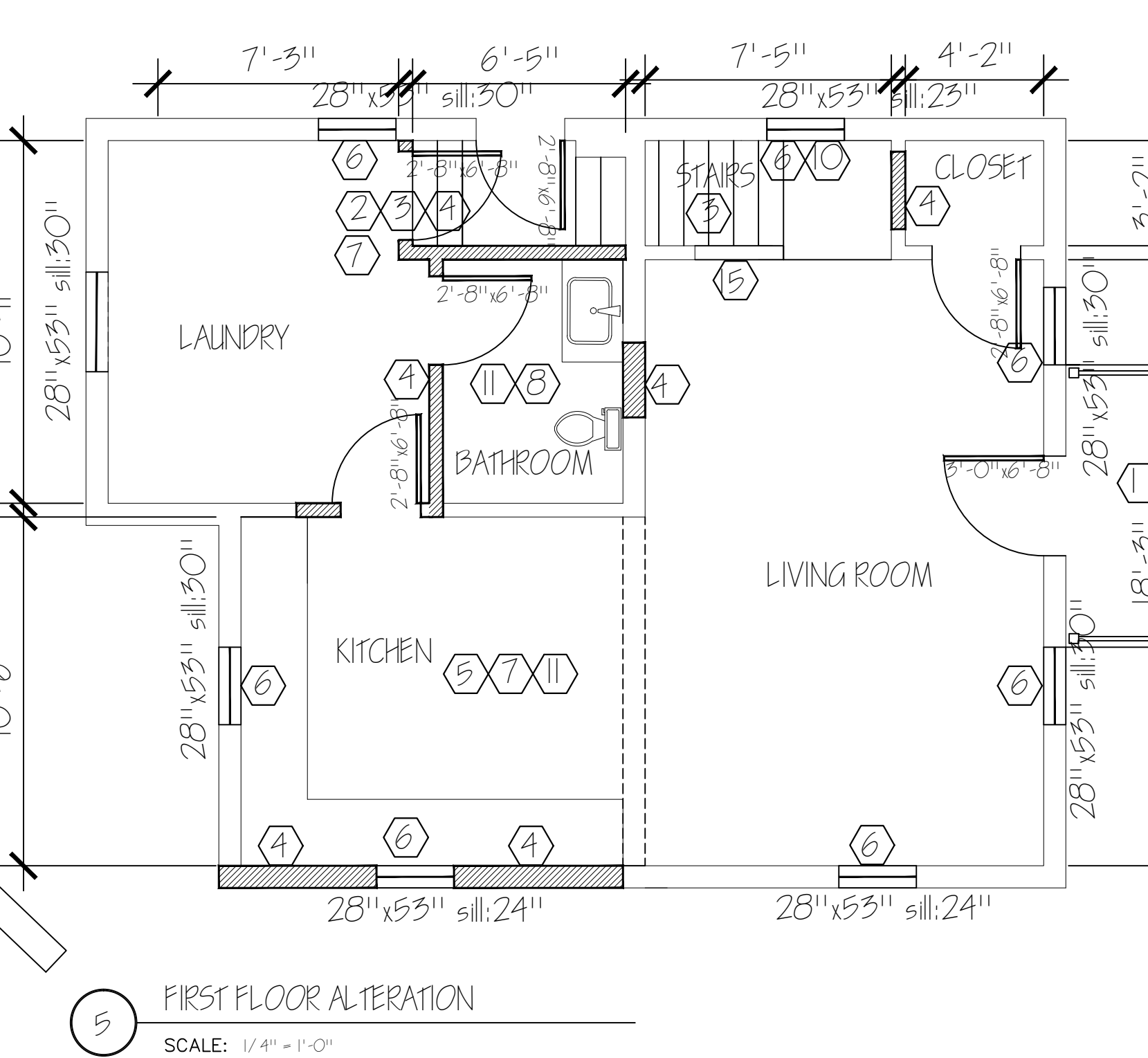
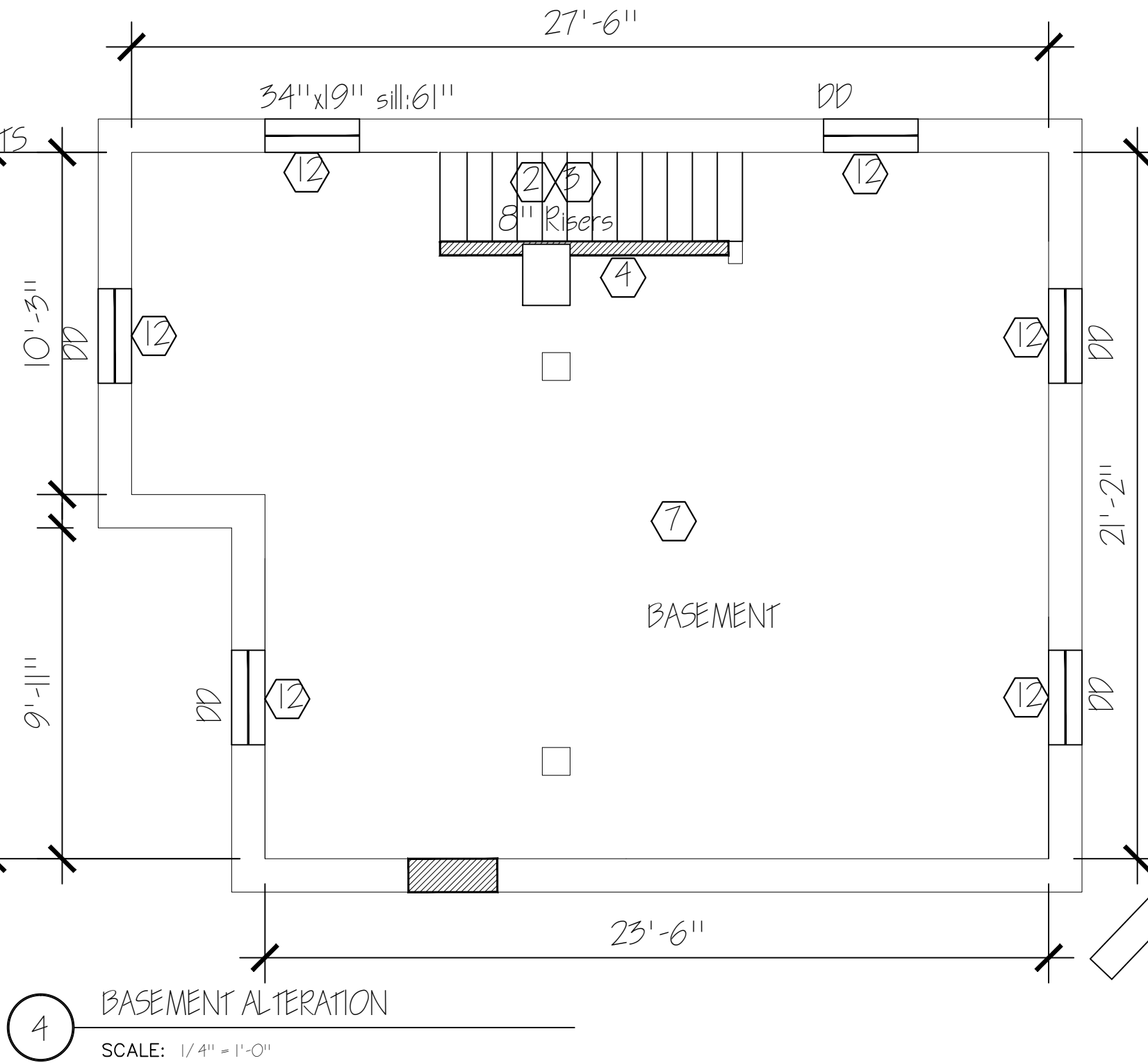
GENERAL DEMOLITION NOTES:

- 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.
- 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 EXISTING WINDOWS
- 8. STRIP ALL EXISTING WALLS AND CEILINGS OF PLASTER, DRYWALL AND LATH DOWN TO THE BARE STUDS.
- 9. REMOVE EXISTING FRONT PORCH, DECK, STEPS AND RAILINGS.
- 10. REMOVE EXISTING WALLS AS NOTED
- 11. CUT OPENING INTO EXISTING WALL AS NOTED
- 12. REMOVE ALL EXISTING EXTERIOR SIDING AND TRIM TO STUDS
- 13. REMOVE ALL EXISTING ROOFING MATERIALS DOWN TO EXISTING ROOF SUBSTRATE.
- 14. REMOVE ALL EXISTING HANDRAIL ON PORCH REMOVE EXISTING ROOFING AND DECKING.
- 15. REMOVE EXISTING STAIRS AS NOTED



CONSTRUCTION NOTES:

- 1. CONSTRUCT NEW PORCH. HANDRAILS USE TREATED MATERIALS; PRIME AND PAINT
- 2. CONSTRUCT NEW STAIRS TO MEET UDC REQUIREMENTS RESIDENTIAL CODE. RISERS AT 8"; RUN 9" MINIMUM
- 3. FURNISH AND INSTALL NEW HANDRAILS IN STAIRS HAND RAILS TO COMPLY WITH SPS 321.04 (3)
- 4. NEW WALLS AS INDICATED
- 5. OWNER TO PROVIDE KITCHEN LAYOUT
- 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 - RECESS 1" TO 2" FROM FACE OF WALL
- 13. NEW WINDOWS FOR STREET ELEVATION; FURNISH AND INSTALL BARS TO PROTECT WINDOWS - REFER TO ELEVATIONS
- 14. CLOSE UP EXISTING OPENING. MATCH WALL CONSTRUCTION AND FINISH
- 15. HALF WALL
- 16. NEW ATTIC SCUTTLE
- NEW 2X6 OR 2X4 WALLS AS REQUIRED



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SHEET CONTENTS  
EXISTING AND REVISED  
FLOOR PLANS

SHEET  
**A1.2**  
2 OF 2