



KEITH STACHOWIAK, AIA | M: 414.313.3065
 KEITH@KSK-ARCHITECTS.COM
 608 E BURLEIGH ST | MILWAUKEE WI 53212

FREDERICK COTTAGE / ADU

1422 N 69TH ST
 WAUWATOSA, WI 53213

KSK PROJECT # 24K-08

PRELIMINARY DRAWINGS

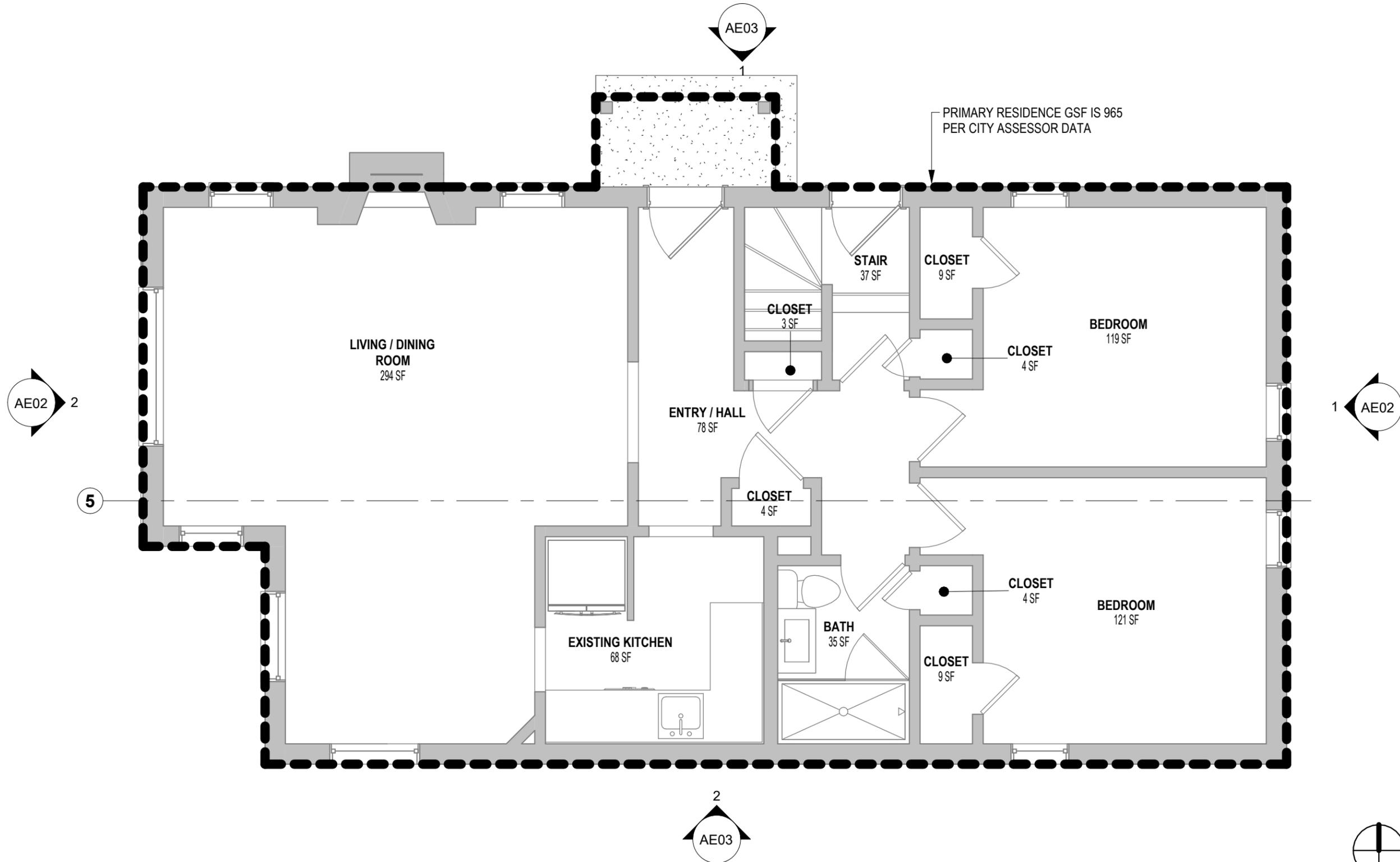
JULY 25, 2025

NOT FOR CONSTRUCTION

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AE02	EXISTING HOME - EXT ELEVATIONS
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SHEET COUNT: 21	

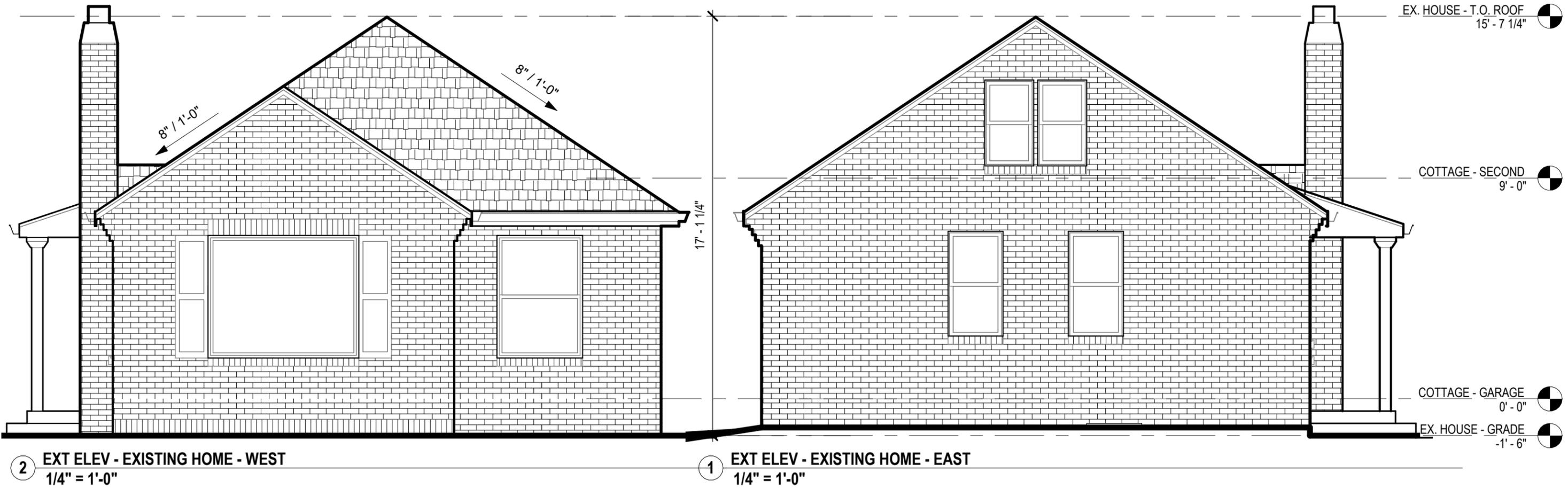
PROPERTY INFORMATION
OWNER: JOSEPH B FREDERICK
PROPERTY NUMBER: 3700126000
ADDRESS: 1422 N 69TH ST, WAUWATOSA WI 53213
LOT AREA: 0.1700 ACRES / 7,400 SF
ZONING: RES (R2)
OCCUPANCY: SINGLE FAMILY
YEAR BUILT: 1938

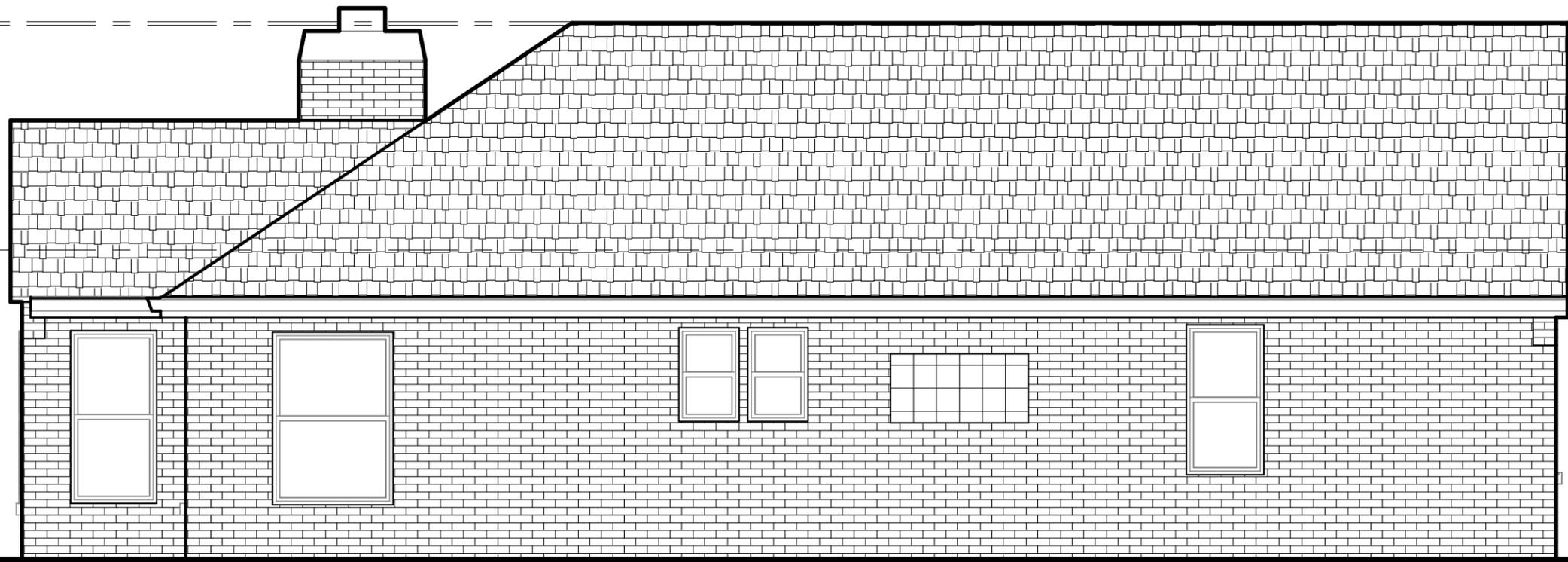


1 EXISTING HOME - FIRST FLOOR PLAN
 1/4" = 1'-0"



NOT FOR CONSTRUCTION





EX. HOUSE - T.O. ROOF
15' - 7 1/4"

COTTAGE - SECOND
9' - 0"

COTTAGE - GARAGE
0' - 0"

2 EXT ELEV - EXISTING HOME - SOUTH
1/4" = 1'-0"



EX. HOUSE - T.O. ROOF
15' - 7 1/4"

COTTAGE - SECOND
9' - 0"

COTTAGE - GARAGE
0' - 0"

EX. HOUSE - GRADE
-1' - 6"

17' - 1 1/4"

1 EXT ELEV - EXISTING HOME - NORTH
1/4" = 1'-0"

NOT FOR CONSTRUCTION



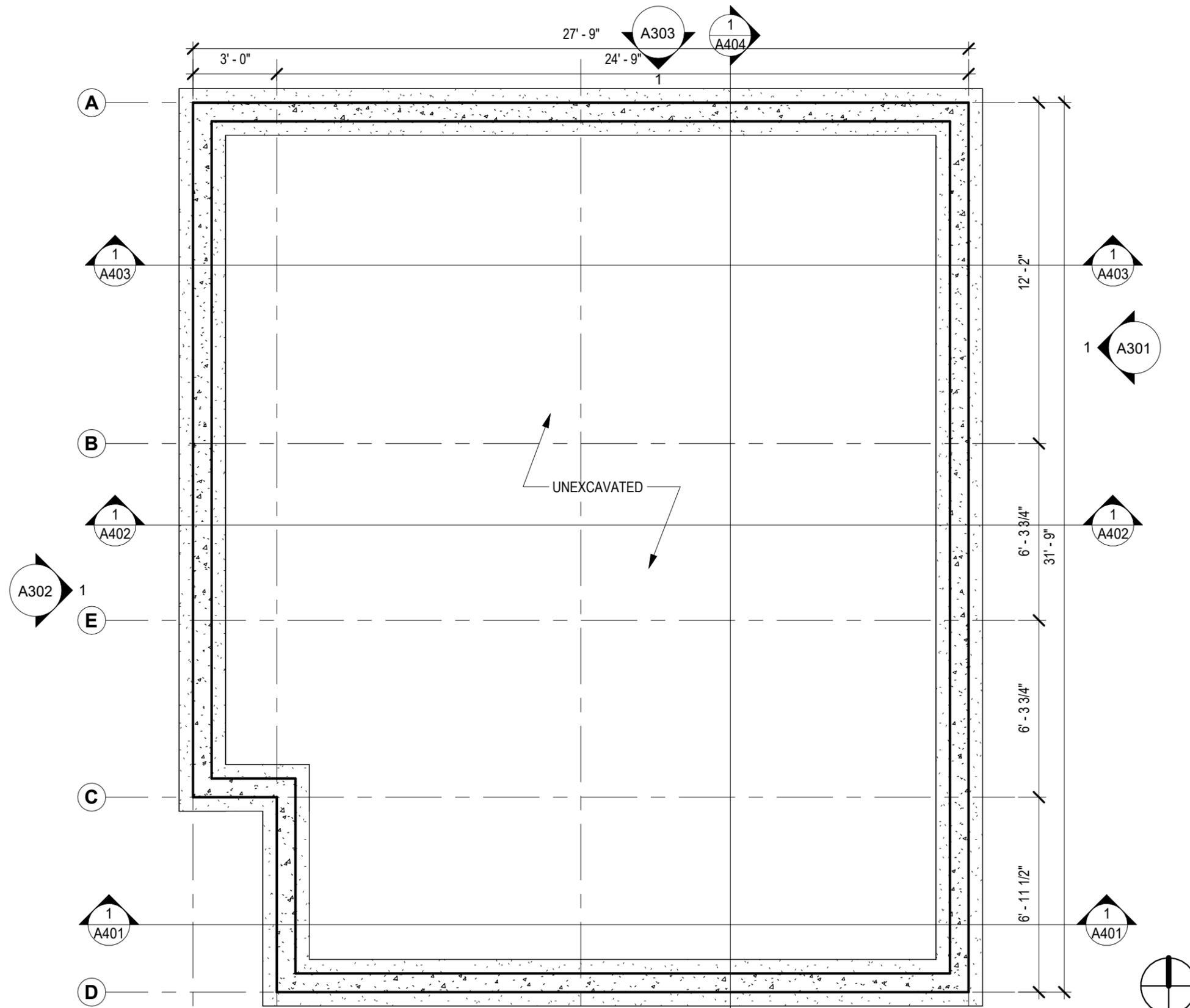
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EXISTING HOME - EXT ELEVATIONS

AE03



1 FOUNDATION PLAN
 1/4" = 1'-0"

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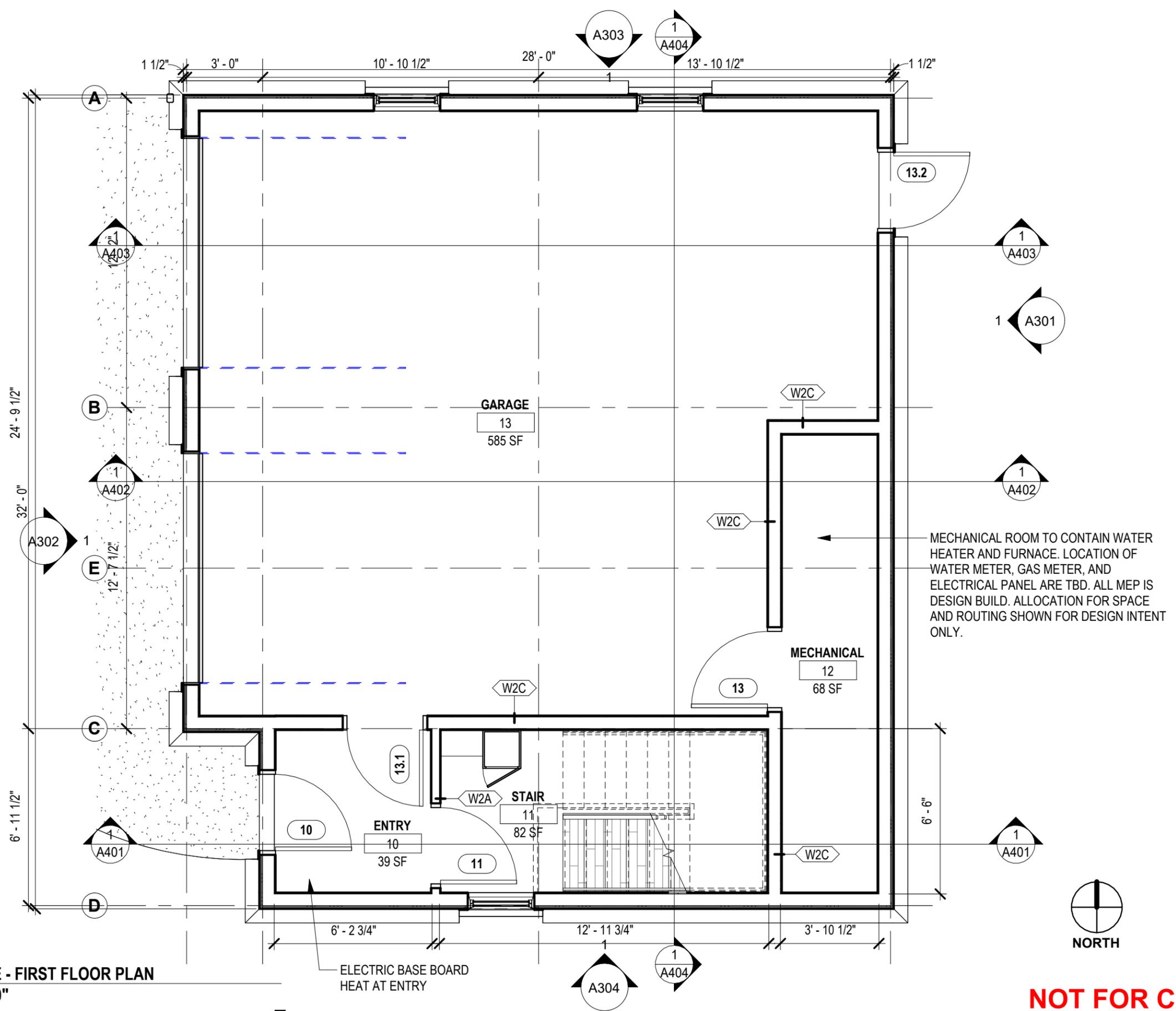


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COTTAGE - FOUNDATION PLAN
A100

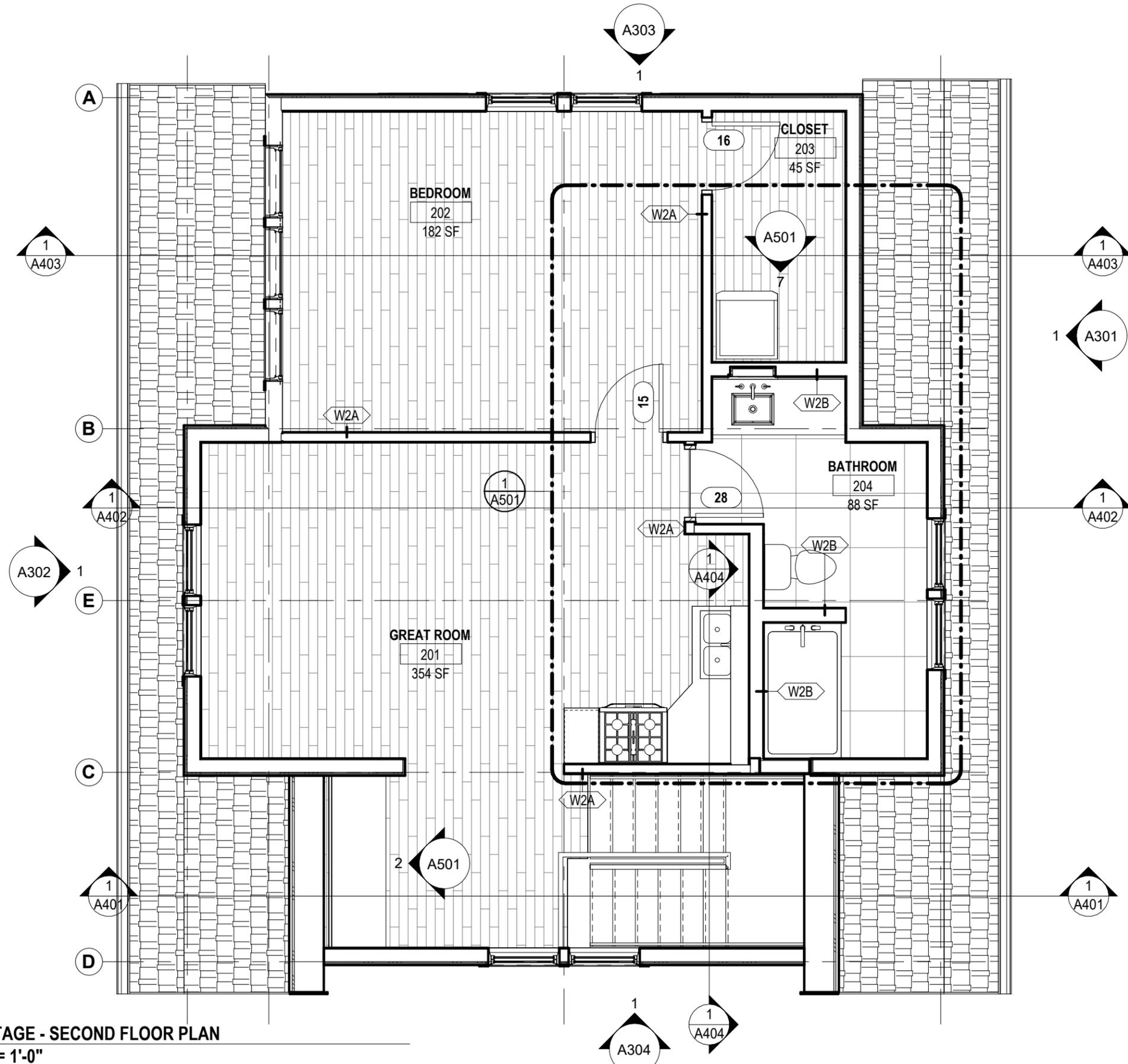


1 COTTAGE - FIRST FLOOR PLAN
1/4" = 1'-0"

ELECTRIC BASE BOARD
HEAT AT ENTRY

MECHANICAL ROOM TO CONTAIN WATER
HEATER AND FURNACE. LOCATION OF
WATER METER, GAS METER, AND
ELECTRICAL PANEL ARE TBD. ALL MEP IS
DESIGN BUILD. ALLOCATION FOR SPACE
AND ROUTING SHOWN FOR DESIGN INTENT
ONLY.

NOT FOR CONSTRUCTION



LIGHT AND VENTILATION

THE FOLLOWING CALCULATIONS ARE PROVIDED FOR THE SECOND FLOOR BEDROOM

NATURAL LIGHT - PER SPS 321.05 (1)
 NEW BEDROOM: 182 NSF
 8% OF BEDROOM NSF: 14.56 SF REQUIRED
 22.85 SF OF CLEAR GLAZING AREA IS PROVIDED

VENTILATION - PER SPS 321.05 (2)
 BALANCED MECHANICAL VENTILATION IS TO BE PROVIDED TO ALL OCCUPIED SPACES.

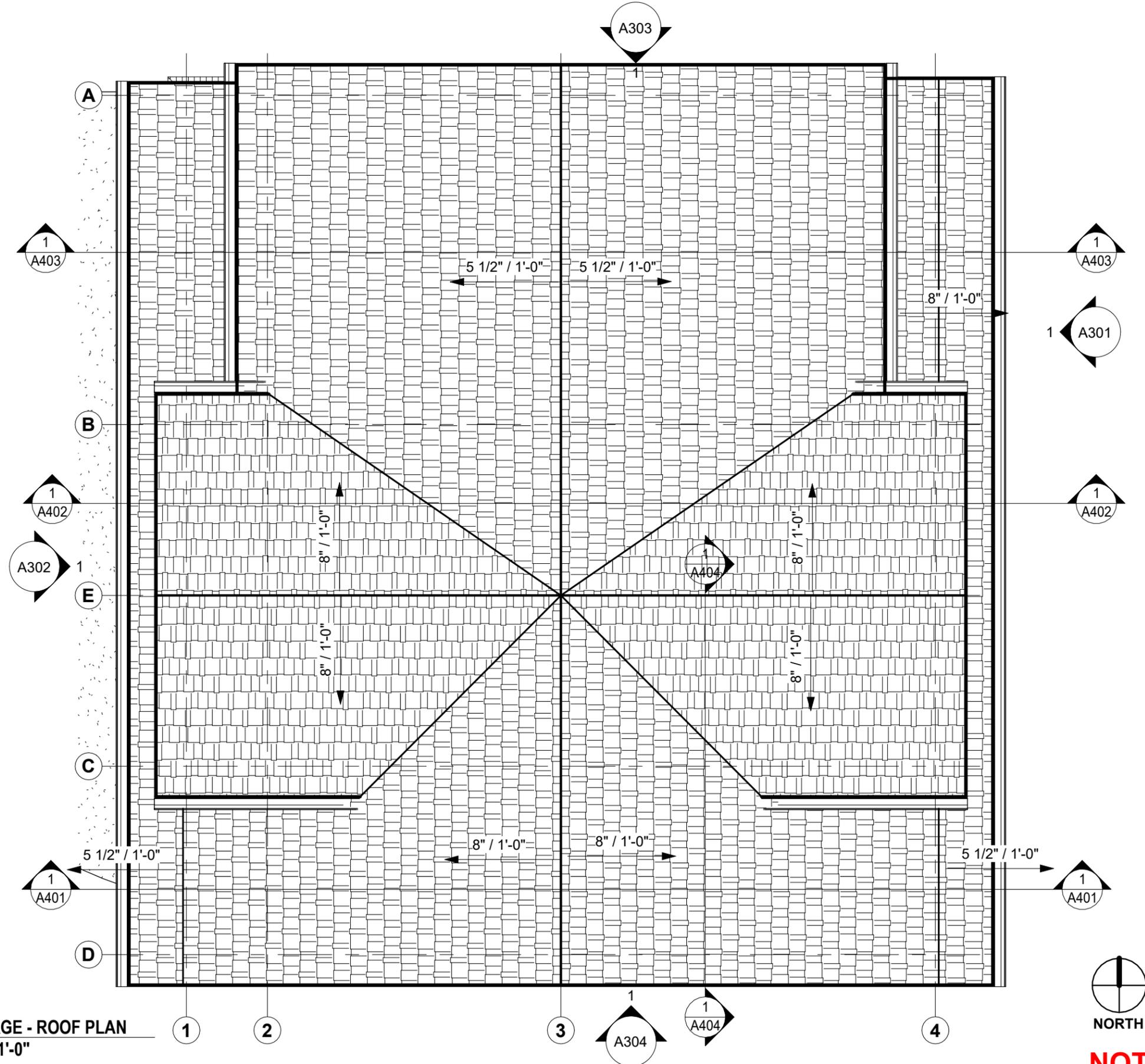
NEW BEDROOM: 182 NSF
 3.5% OF BEDROOM NSF: 6.37 SF OPEN WINDOW AREA IS REQUIRED.
 10.21 SF OF OPEN AREA PROVIDED BY (2) NORTH FACING WINDOWS

1 COTTAGE - SECOND FLOOR PLAN
 1/4" = 1'-0"



NORTH

NOT FOR CONSTRUCTION



1 COTTAGE - ROOF PLAN
1/4" = 1'-0"



NOT FOR CONSTRUCTION

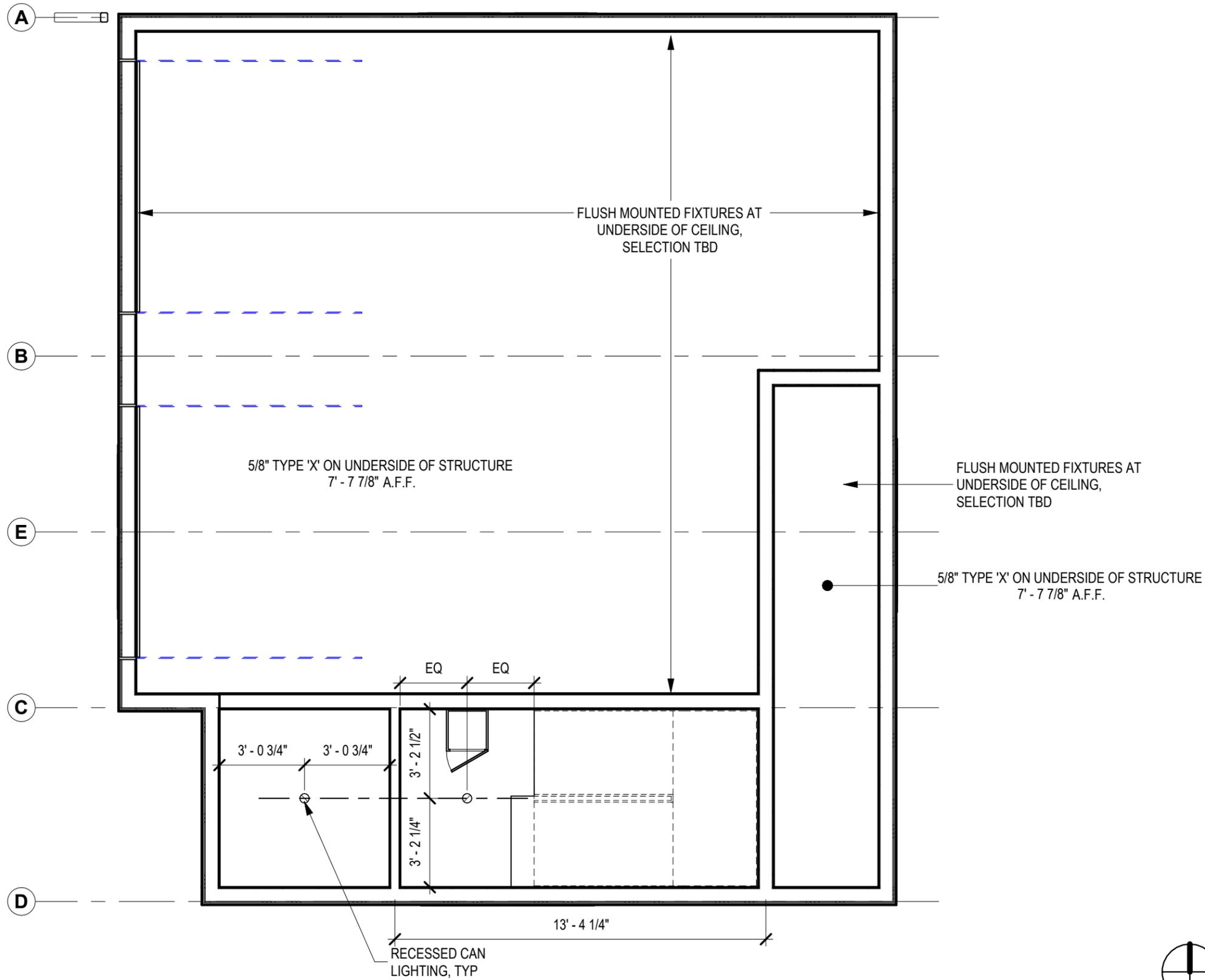


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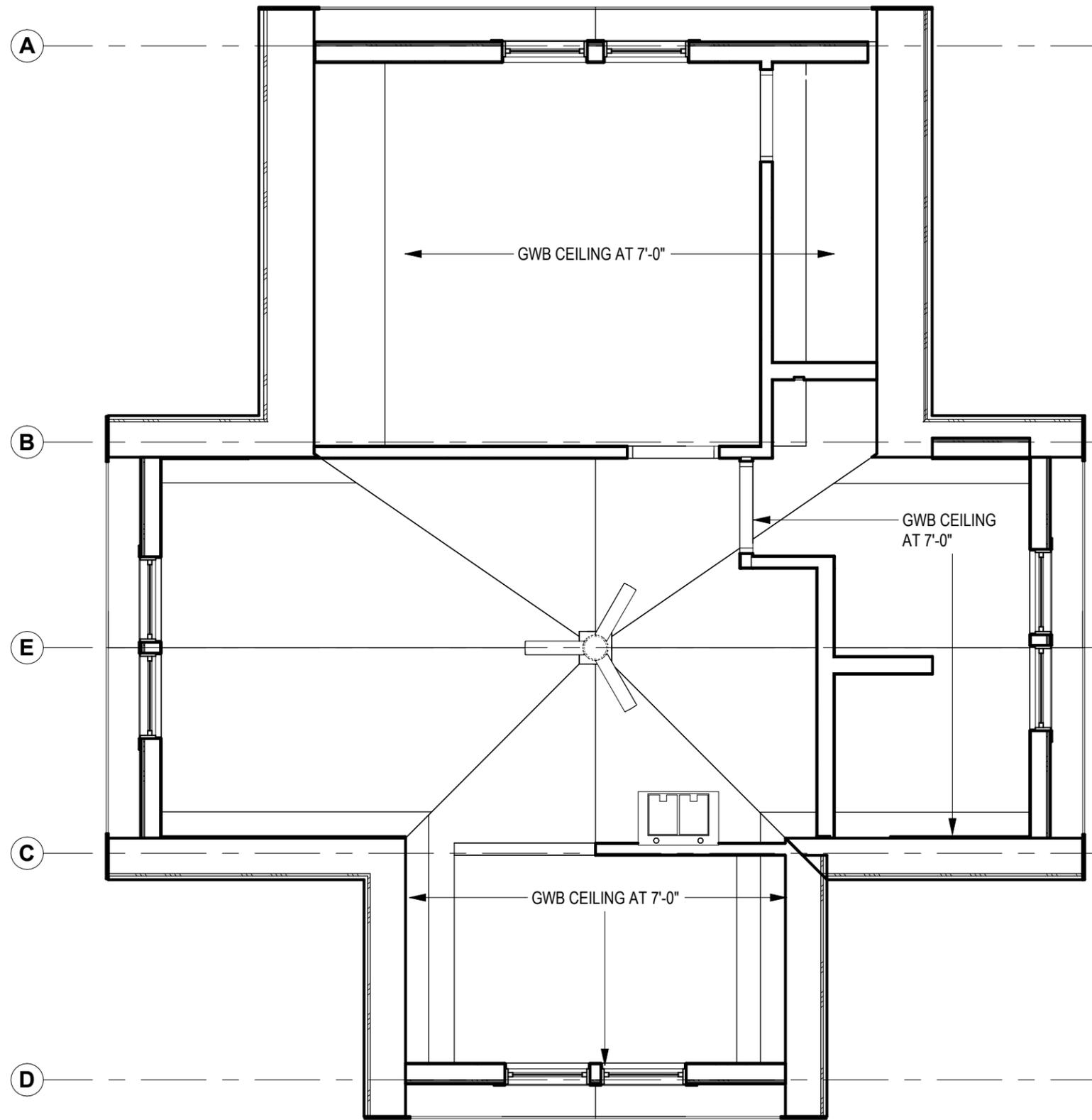
COTTAGE - ROOF PLAN
A103



1 COTTAGE - FIRST FLOOR RCP
 1/4" = 1'-0"



NOT FOR CONSTRUCTION



1 COTTAGE - SECOND FLOOR RCP
1/4" = 1'-0"



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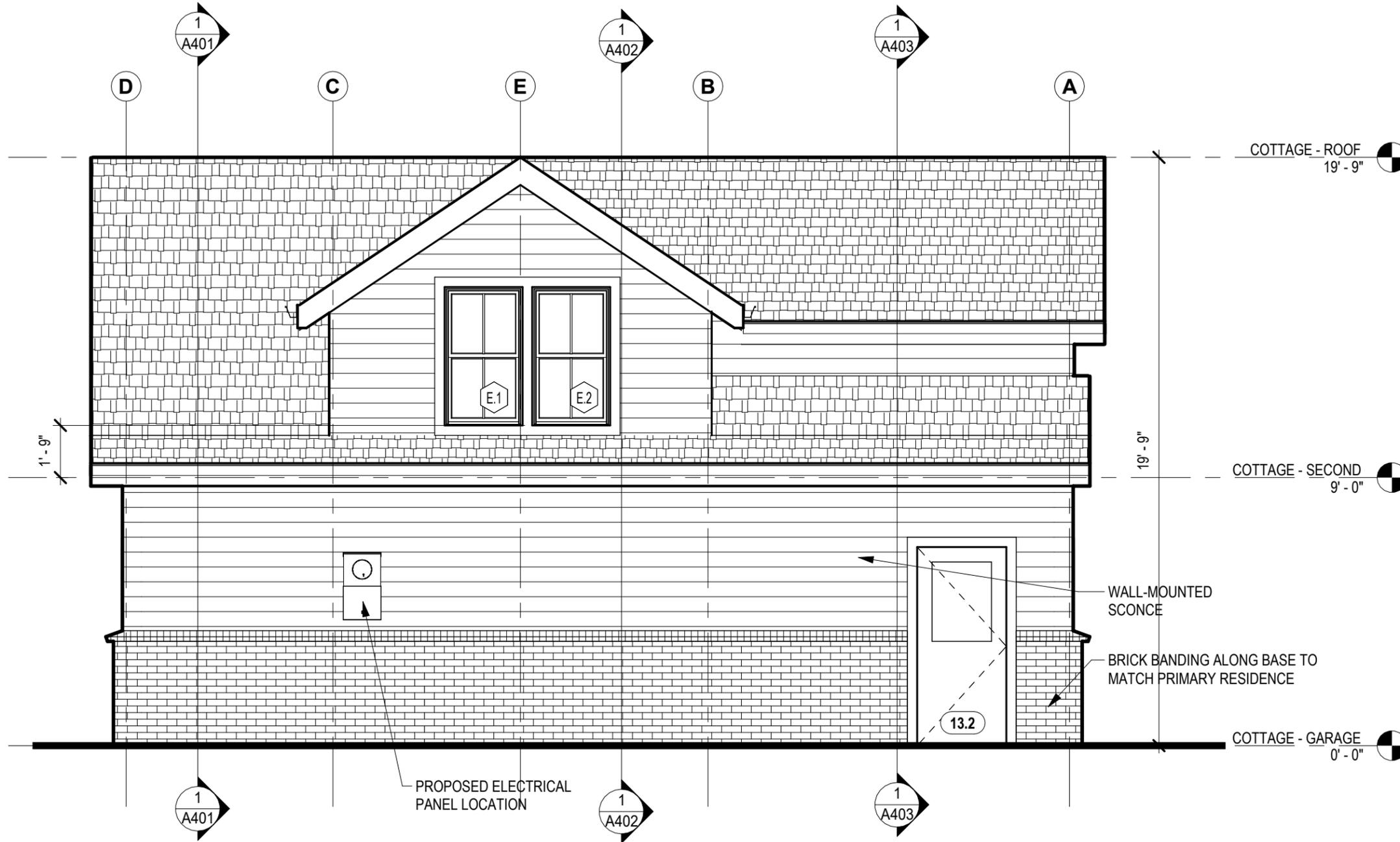


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PRELIMINARY DRAWINGS
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COTTAGE - SECOND FLOOR RCP
A202



GENERAL NOTES

1. PER MUNICIPAL CODE 24.02.030 LOT AND BUILDING REGULATIONS, ACCESSORY DWELLING HEIGHT IS LIMITED TO 16'-0". EXCEPTION 7 STATES "ACCESSORY BUILDING HEIGHTS OF UP TO 20 FEET MAY BE APPROVED BY THE ZONING ADMINISTRATOR IF THE ADMINISTRATOR DETERMINES THAT THE ADDITIONAL HEIGHT IS NECESSARY TO ACCOMMODATE A ROOF PITCH CONSISTENT WITH THE ARCHITECTURAL STYLE OF THE PRINCIPAL BUILDING"
2. REFER TO NARRATIVE ON SHEET A701 FOR DESCRIPTIONS OF EXTERIOR CONSTRUCTION AND MATERIALS.

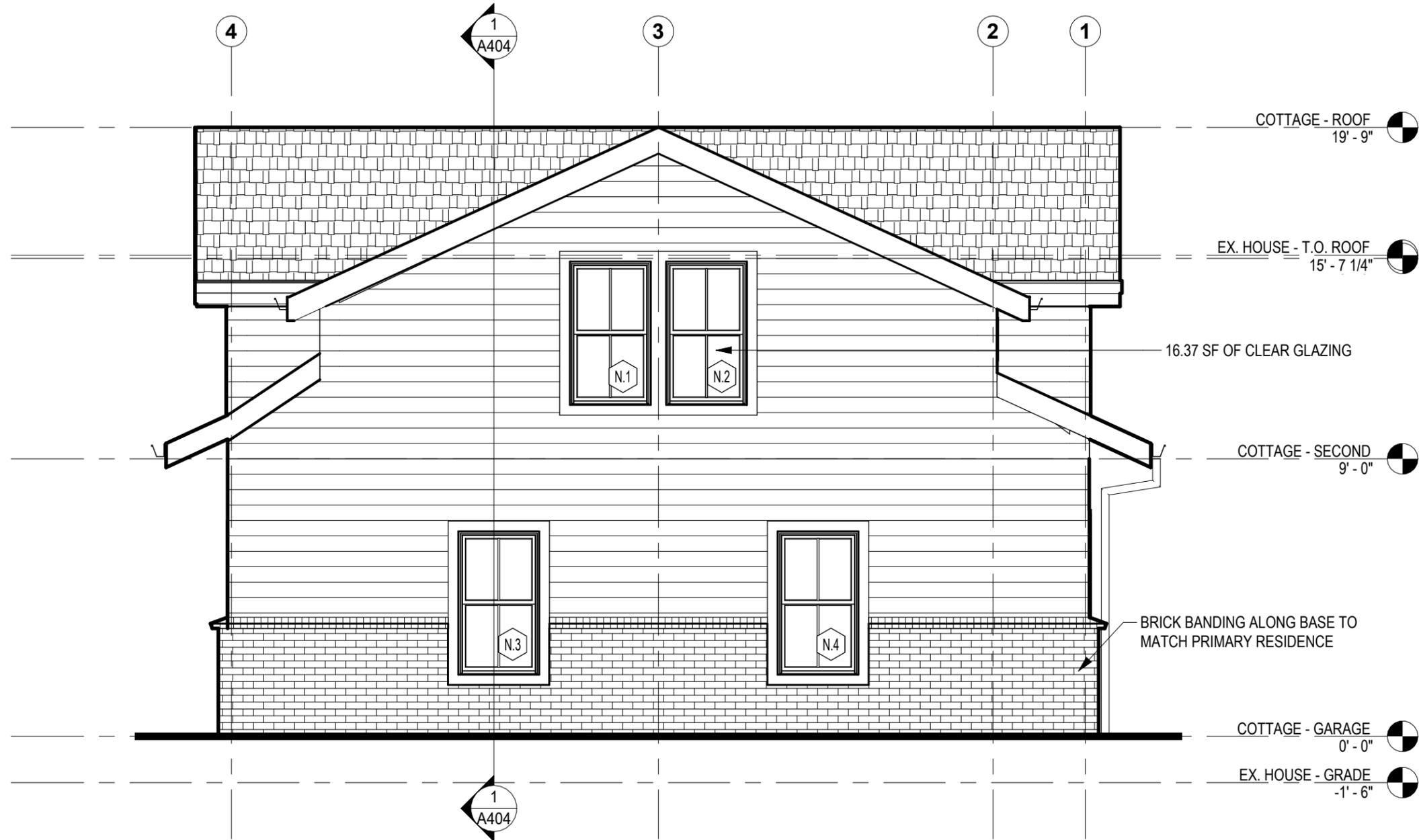
1 EXT ELEV - COTTAGE - EAST
1/4" = 1'-0"

NOT FOR CONSTRUCTION



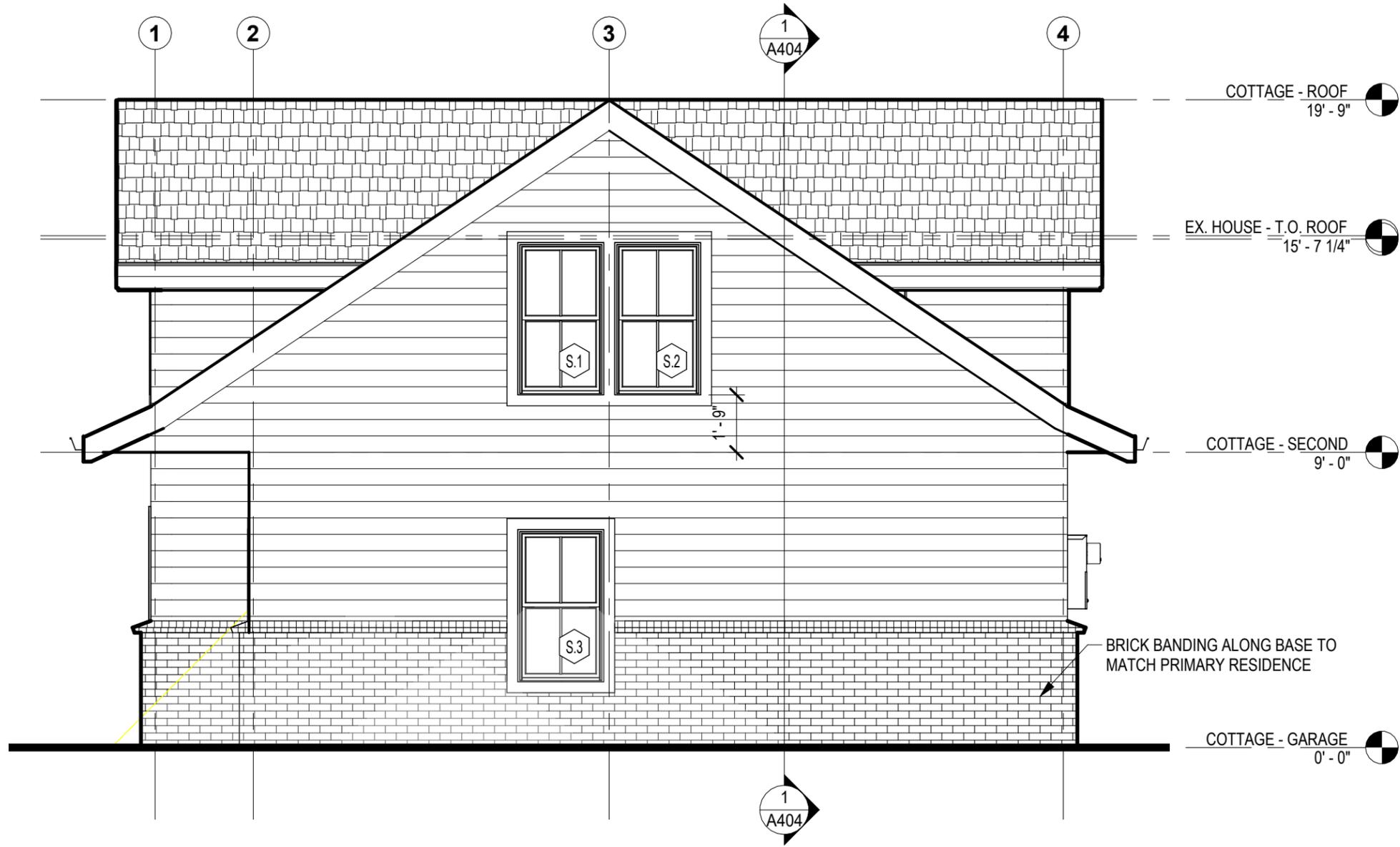
1 EXT ELEV - COTTAGE - WEST
 1/4" = 1'-0"

NOT FOR CONSTRUCTION



1 EXT ELEV - COTTAGE - NORTH
1/4" = 1'-0"

NOT FOR CONSTRUCTION



1 EXT ELEV - COTTAGE - SOUTH
1/4" = 1'-0"

NOT FOR CONSTRUCTION

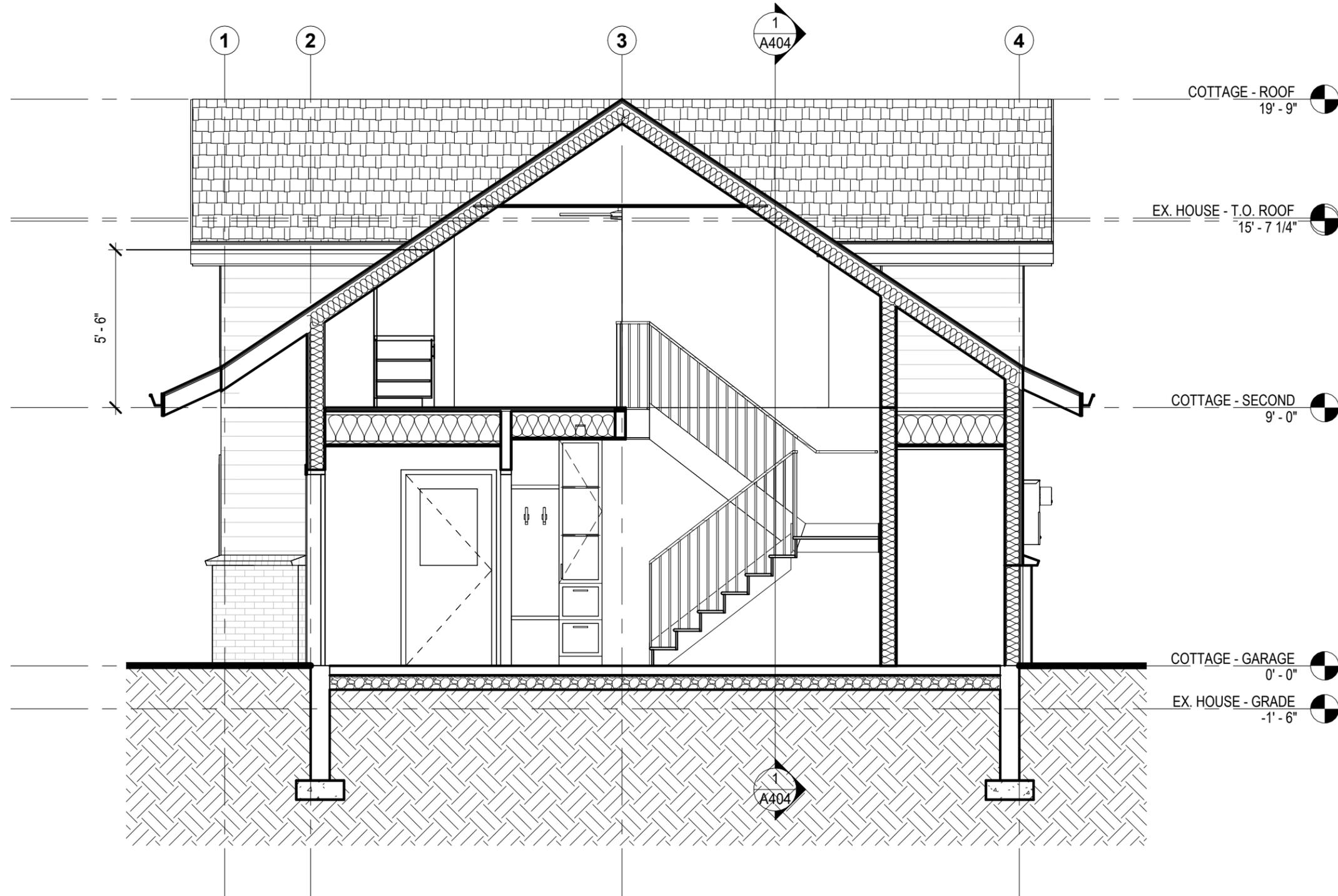


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COTTAGE - SOUTH ELEVATION
A304



1 E-W SECTION 01
1/4" = 1'-0"

NOT FOR CONSTRUCTION

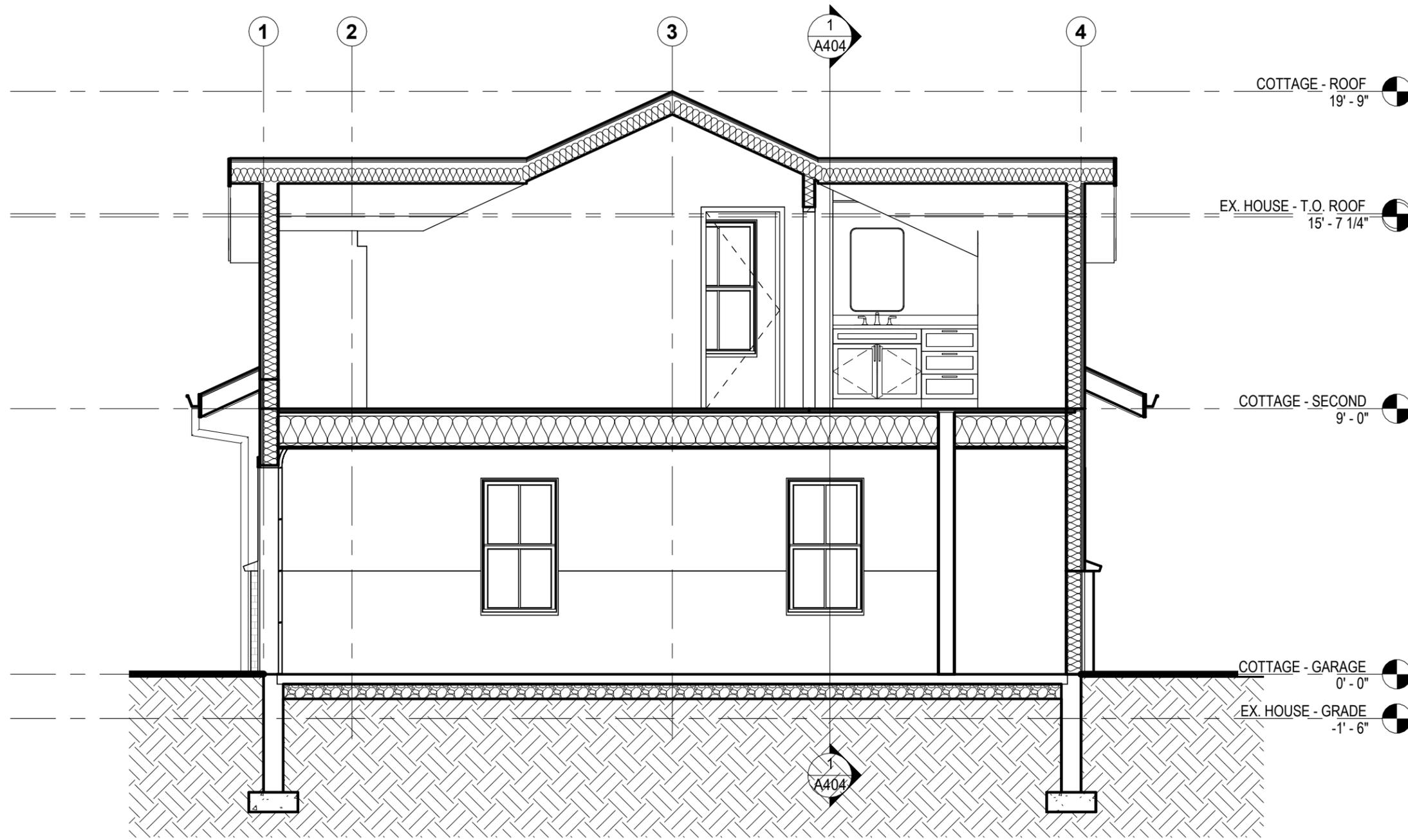


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COTTAGE - BUILDING SECTIONS
A401



1 E-W SECTION 02
1/4" = 1'-0"

NOT FOR CONSTRUCTION

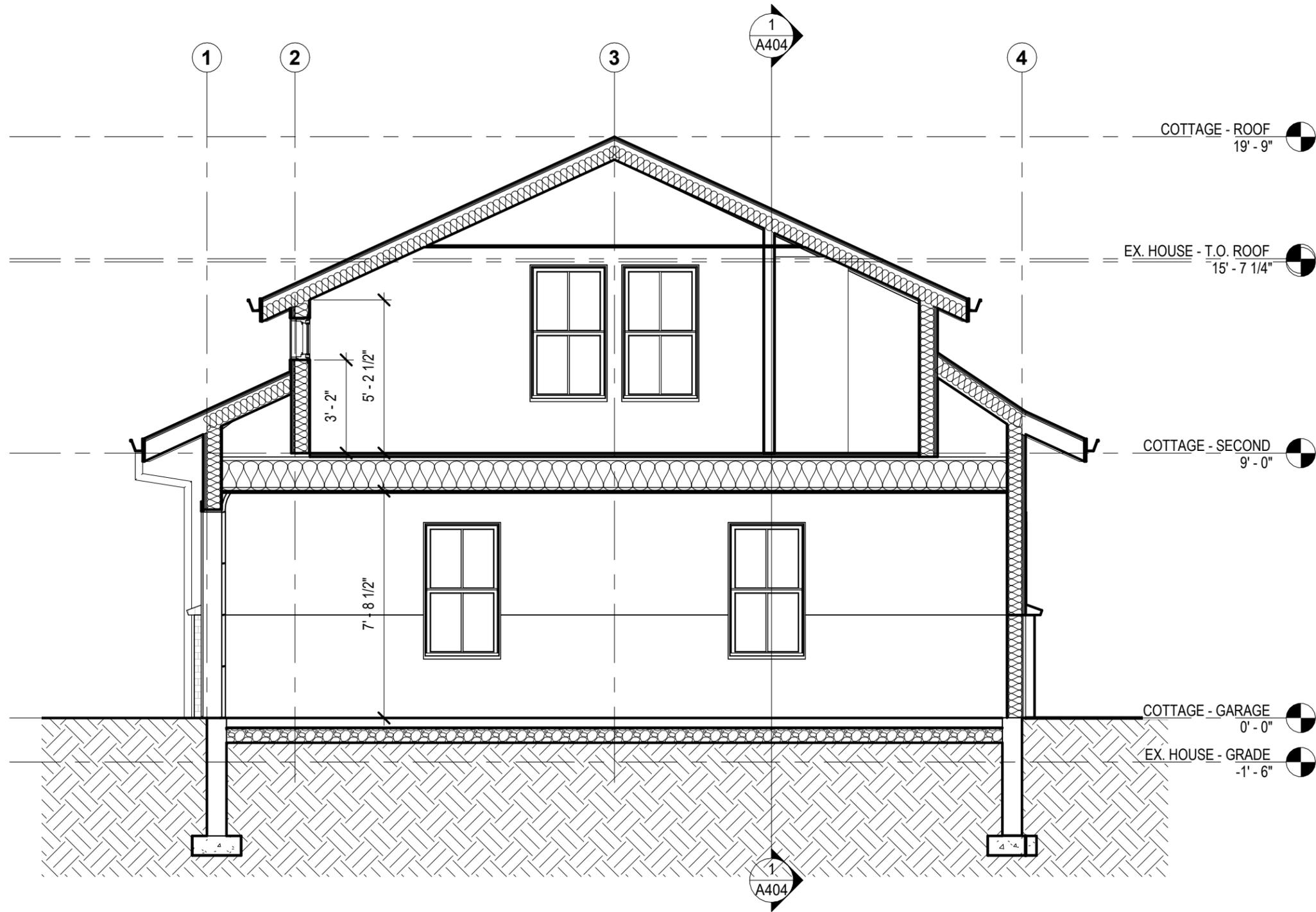


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COTTAGE - BUILDING SECTIONS
A402



1 E-W SECTION 03
1/4" = 1'-0"

NOT FOR CONSTRUCTION

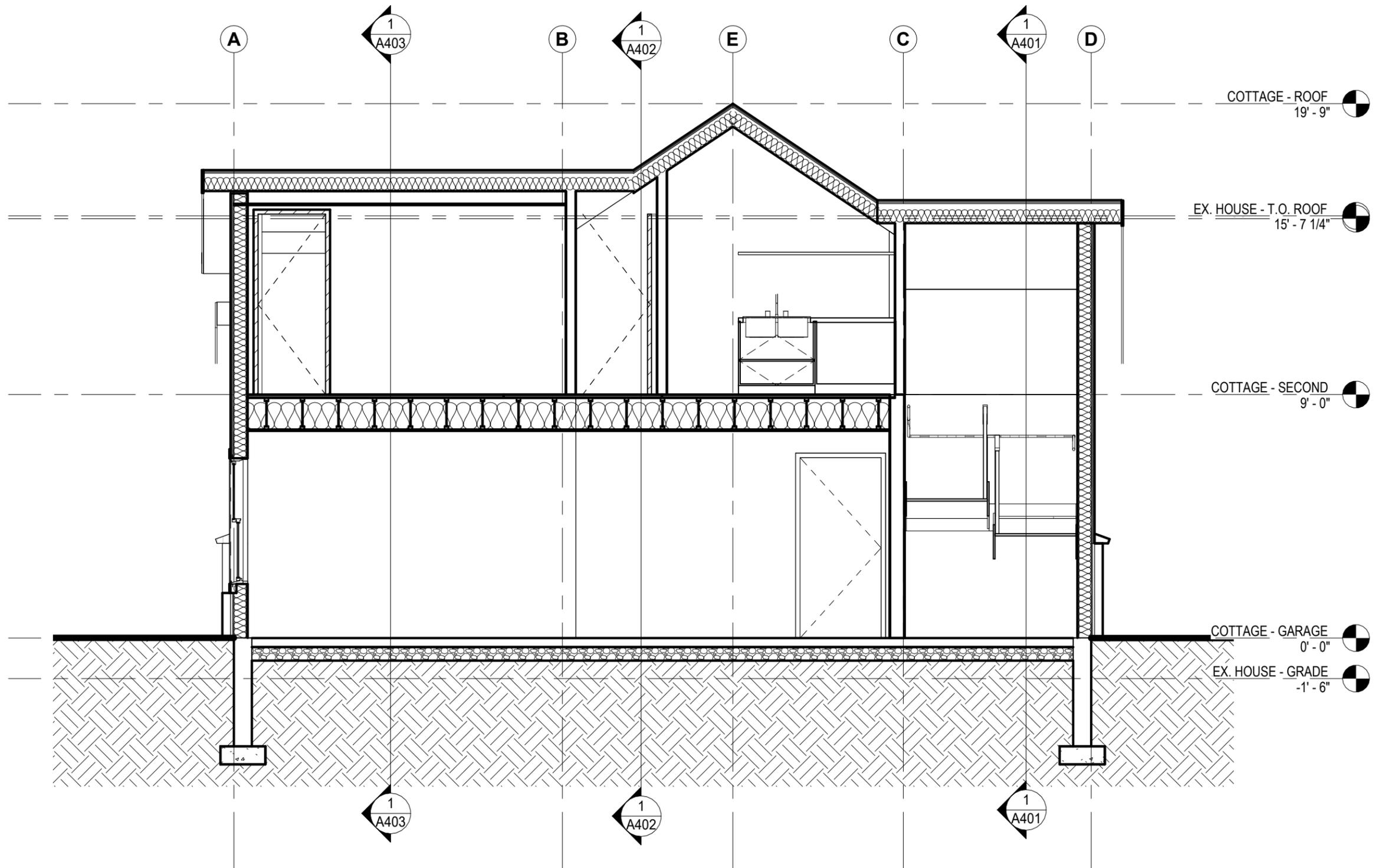


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COTTAGE - BUILDING SECTIONS
A403



1 N-S SECTION 01
1/4" = 1'-0"

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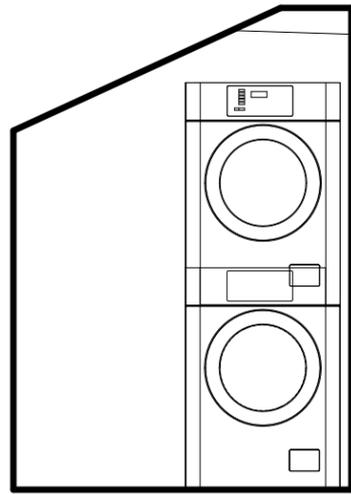


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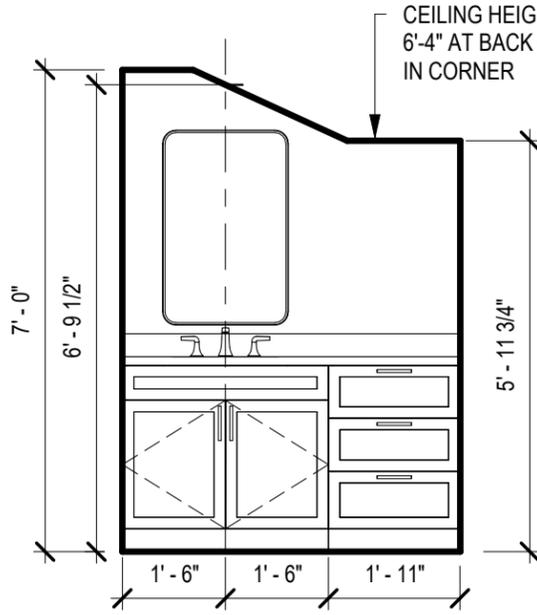
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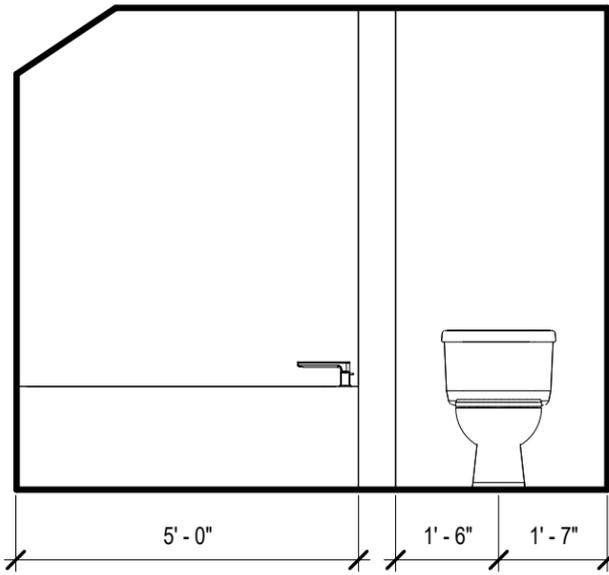
COTTAGE - BUILDING SECTIONS
A404



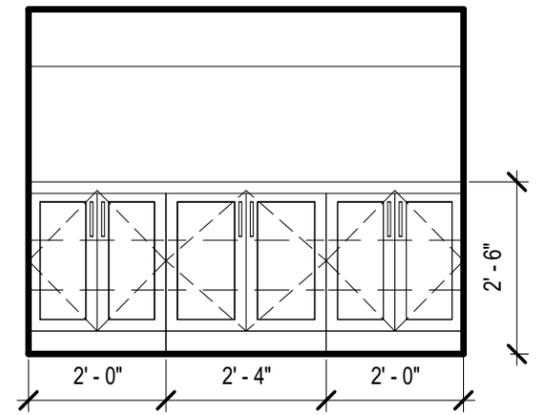
7 WASHER / DRYER
3/8" = 1'-0"



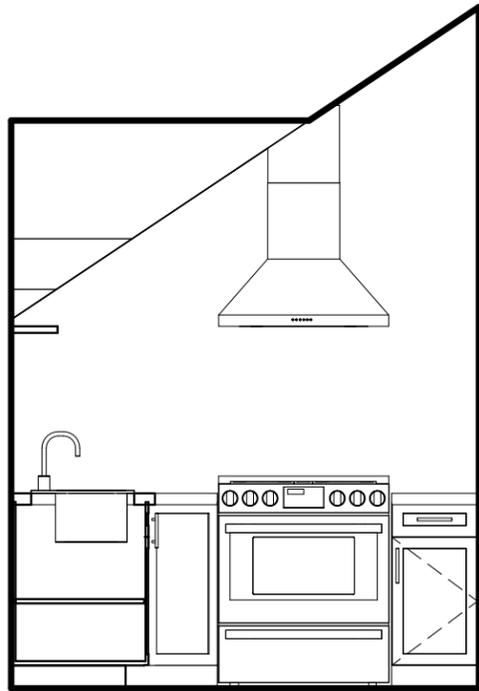
5 BATHROOM - NORTH
3/8" = 1'-0"



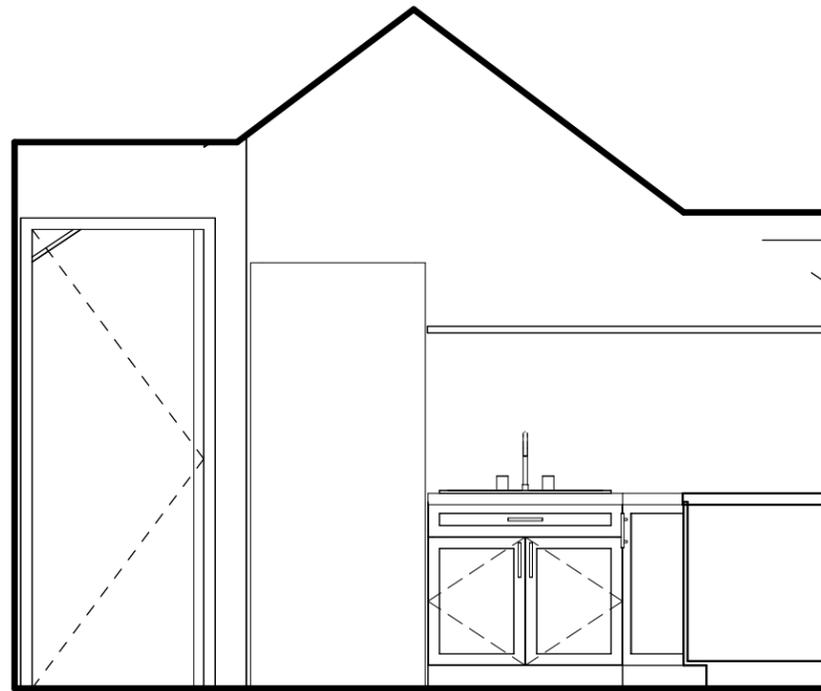
4 BATHROOM - WEST
3/8" = 1'-0"



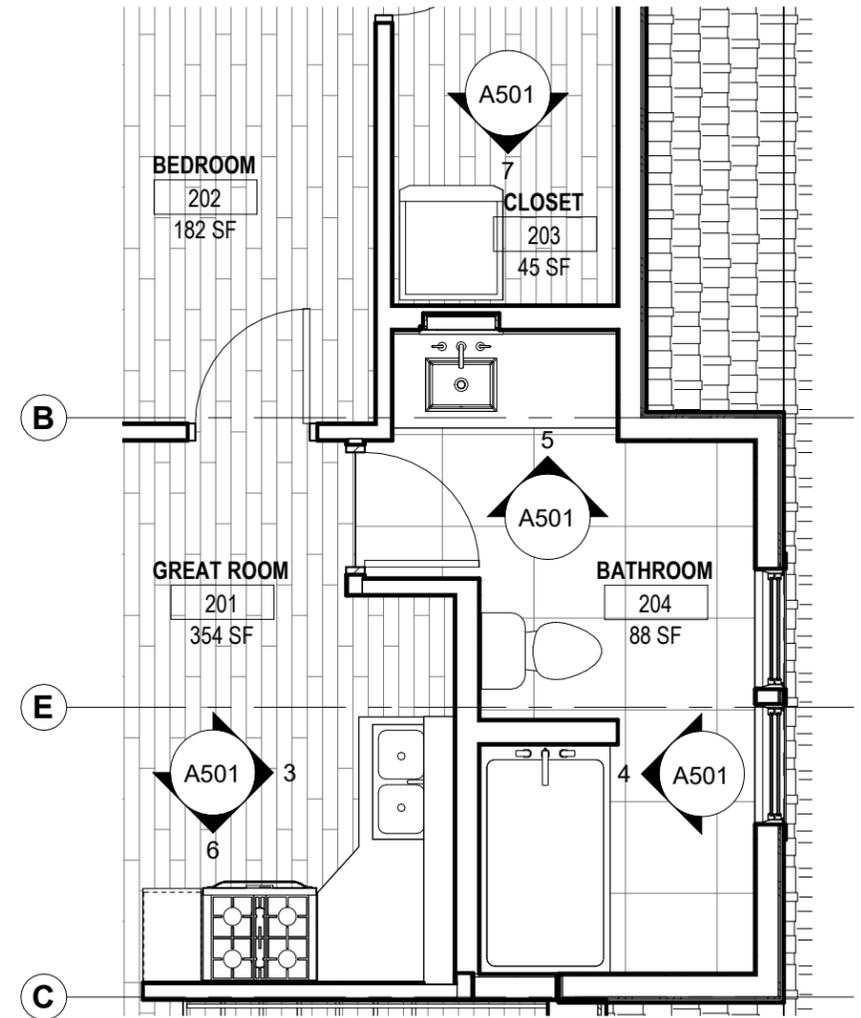
2 DINING BUILT-INS
3/8" = 1'-0"



6 KITCHEN - SOUTH
3/8" = 1'-0"



3 KITCHEN - EAST
3/8" = 1'-0"



1 COTTAGE - ENLARGED KITCHEN AND BATH
1/4" = 1'-0"

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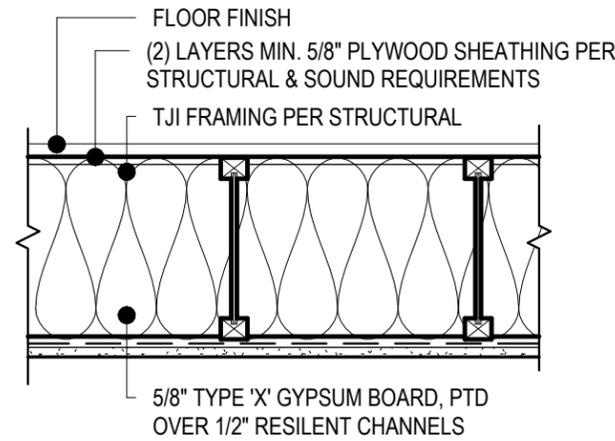
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PRELIMINARY DRAWINGS COTTAGE - ENLARGED PLAN AND INT ELEVS
JULY 25, 2025

A501

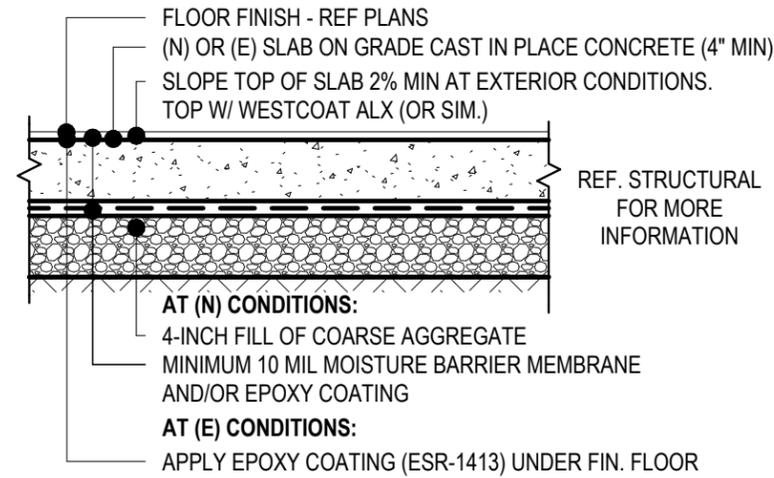


RATING:

FIRE	N/A
UL/GA	N/A
STC	50
TEST	N/A

MODIFIER:

F4 TJI FRAMED WOOD FLOOR



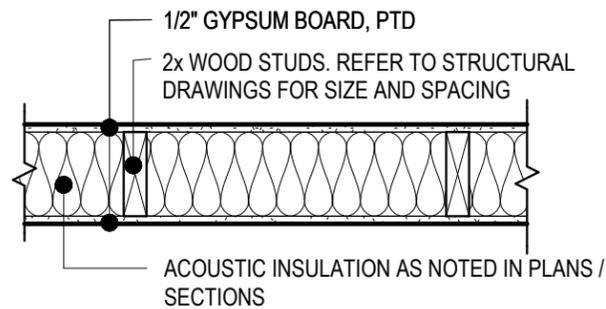
RATING:

FIRE	N/A
UL/GA	N/A
STC	N/A
TEST	N/A

MODIFIER:

A	(E) SLAB ON GRADE
B	(N) SLAB ON GRADE

F1 CONCRETE SLAB ON GRADE



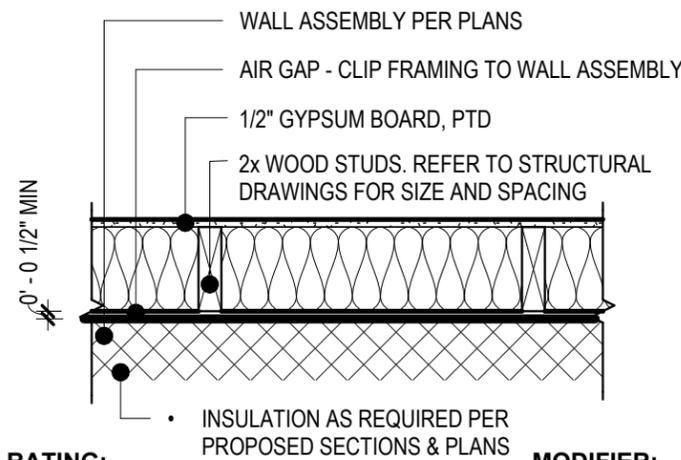
RATING:

FIRE	NR OR 1 HR
UL/GA	N/A OR UL U305
STC	N/A
TEST	N/A

MODIFIER:

A	2X4 FRAMING, NON-RATED (NR)
B	2X6 FRAMING, NON-RATED (NR)
C	2X6 FRAMING, RATED (1 HR)

W2 WOOD INTERIOR PARTITION



RATING:

FIRE	N/A
UL/GA	N/A
STC	N/A
TEST	N/A

MODIFIER:

A	2X4 FRAMING
B	2X6 FRAMING

W1 WOOD FURRING PARTITION

NOT FOR CONSTRUCTION

NARRATIVE SPECIFICATIONS:

THE FOLLOWING NARRATIVE SERVES TO HELP THE ESTIMATOR UNDERSTAND THE SCOPE AND EXPECTATIONS OF THE PROJECT FOR COST ESTIMATION PURPOSES. THIS DOCUMENT IS NOT A FULL SPECIFICATION AND IS NOT FOR CONSTRUCTION USE. ALL CONSTRUCTION TO CONFORM WITH WISCONSIN UNIFORM DWELLING CODE AND CITY OF WAUWATOSA ORDINANCE, WHICHEVER IS MORE RESTRICTIVE.

SLAB ON GRADE:

4" REINFORCED SLAB CONCRETE AND GROUND CONTACT APPROVED POLYETHELENE VAPOR BARRIER. SEAL CONCRETE.

FOUNDATION WALL:

8" POURED CONCRETE FOUNDATION WALL OF 3000 PSI CONCRETE ON REINFORCED 24 " X 8" CONCRETE FOOTING OR PER GEOTECH. BOTTOM OF FOOTING 48 " MIN BELOW GRADE. TO BE BACK FILLED WITH CLEAR STONE.

DRAIN TILE:

MUNICIPALITY TO CONFIRM IF DRAIN TILE TO BE INCLUDED PER UDC. IF SO, PROVIDE PER UDC.

WALLS:

LP SMARTSIDE ON TYVEK MOISTURE BARRIER ON 1/2 " OSB SHEATHING ON 2X6 WALL 16" OC WITH PAPER FACED FIBERGLASS INSULATION (R-19) WITH POLYETHELYNE VAPOR BARRIER AND 5/8 " GYP BOARD. TYPE X GYPSUM BOARD TO BE USED ALL LOCATIONS ON LOWER LEVEL. EXTERIOR TRIM TO BE LP SMARTSIDE.

UPPER FLOOR STRUCTURE:

JOISTS TO BE DELEGATED DESIGN BY JOIST MANUFACTURER. LOADING TO BE PER UDC. CLEAR SPANNING 14" DEEP TJI JOISTS WITH OSB SUBFLOOR GLUE-NAILED. CONFIRM OSB THICKNESS WITH MANUFACTURER'S DESIGN. FRAMING CONNECTORS AS DESIGNED BY MANUFACTURER. R-30 FIBERGLASS BATT INSULATION BETWEEN JOISTS. 5/8" TYPE X GYPSUM BOARD TO BE USED FOR GARAGE CEILING.

ROOF FRAMING AND INSULATION:

TRUSSES TO BE DELEGATED DESIGN BY TRUSS MANUFACTURER. LOADING TO BE PER UDC. ROOF DESIGNED AS A "HOT ROOF" WITH 2" CLOSED CELL SPRAY FOAM INSULATION (R-7 PER INCH) WITH R-13 FIBERGLASS BATT INSTALLED FROM THE UNDERSIDE WITHIN THE RAFTER POCKETS, FOR A TOTAL R-VALUE OF R-27. PERIMETER TO RECEIVE 3" CLOSED CELL SPRAY FOAM ON VERTICAL SURFACE AT END OF BOX SILL FOR TOTAL R-VALUE OF R-21.

ROOF:

SHINGLES TO MATCH EXISTING PRIMARY RESIDENCE. APPLY OVER 30# ASPHALT ROOFING FELT PER MANUFACTURER SPECIFICATIONS. 5/8" CDX PLYWOOD OR OSB SIZED FOR LOADING. PROVIDE ALUMINUM FASCIA, DRIP EDGE, AND VENTED SOFFIT. PROVIDE K-PROFILE GUTTERS. PROVIDE CONTINUOUS RIDGE VENT ON ALL RIDGES.

LIFE SAFETY:

HARD WIRED CARBON MONOXIDE DETECTOR WITH BATTERY BACKUP AND SMOKE DETECTORS WITH BATTERY BACKUP TO BE INSTALLED IN APARTMENT. SMOKE DETECTOR TO ALSO BE INSTALLED IN GARAGE.

KITCHEN:

PRE-FINISHED VENEER FACED, BIG-BOX GRADE CABINETS. PLASTIC LAMINATE COUNTER TOPS. FIXTURES AND APPLIANCES SELECTED WITH OWNER.

BATHROOM:

PRE-FINISHED, VENEER FACED, BIG-BOX GRADE CABINETS. PLASTIC LAMINATE COUNTER TOPS. FIXTURES TO BE SELECTED WITH OWNER.

FINISHES:

APARTMENT WALL AND CEILING: WALLS AND CEILING TO BE PAINTED WITH ZERO VOC LATEX PAINT. 1 COAT PRIMER ALL SURFACES, 2 COATS PAINT.

FLOORING SELECTIONS TO BE VERIFIED WITH OWNER. TO BE INCLUDED FOR PURPOSES OF PRICING ARE THE FOLLOWING: SEALED CONCRETE ON THE FIRST FLOOR, TYPICAL ALL SPACE. ENGINEERED HARDWOOD FLOORING IN GREAT ROOM, BEDROOM, AND CLOSET. PORCELAIN TILE FLOORING IN BATHROOM.

MECHANICAL:

PROVIDE FORCED AIR FURNACE AND AIR CONDITIONING. PROVIDE ELECTRIC BASEBOARD ON INDIVIDUAL THERMOSTAT FOR MECHANICAL ROOM UNDER STAIRS AND AT SIDE ENTRY. BATHROOM EXHAUST FAN.

LIGHT FIXTURES:

BIG-BOX GRADE LED FIXTURES TO BE COORDINATED WITH OWNER. RECESSED CAN LIGHTS ON SECOND FLOOR, REFER TO REFLECTED CEILING PLANS.

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COTTAGE - NARRATIVE SPECIFICATIONS

A701

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