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608 E BURLEIGH ST | MILWAUKEE WI 53212

FREDERICK COTTAGE / ADU

1422 N 69TH ST
WAUWATOSA, WI 53213

KSK PROJECT # 24K-08

PRELIMINARY DRAWINGS

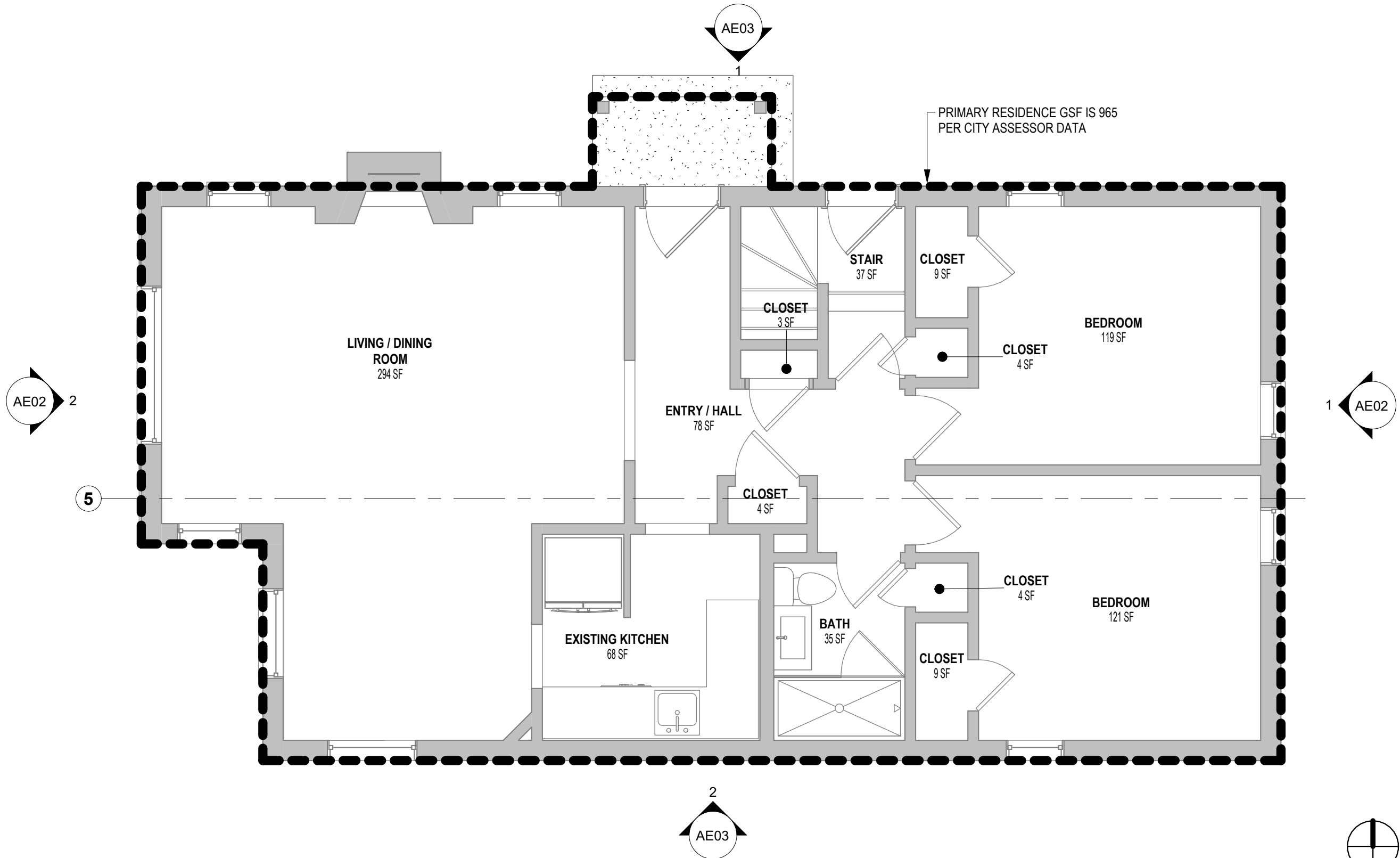
JULY 25, 2025

NOT FOR CONSTRUCTION

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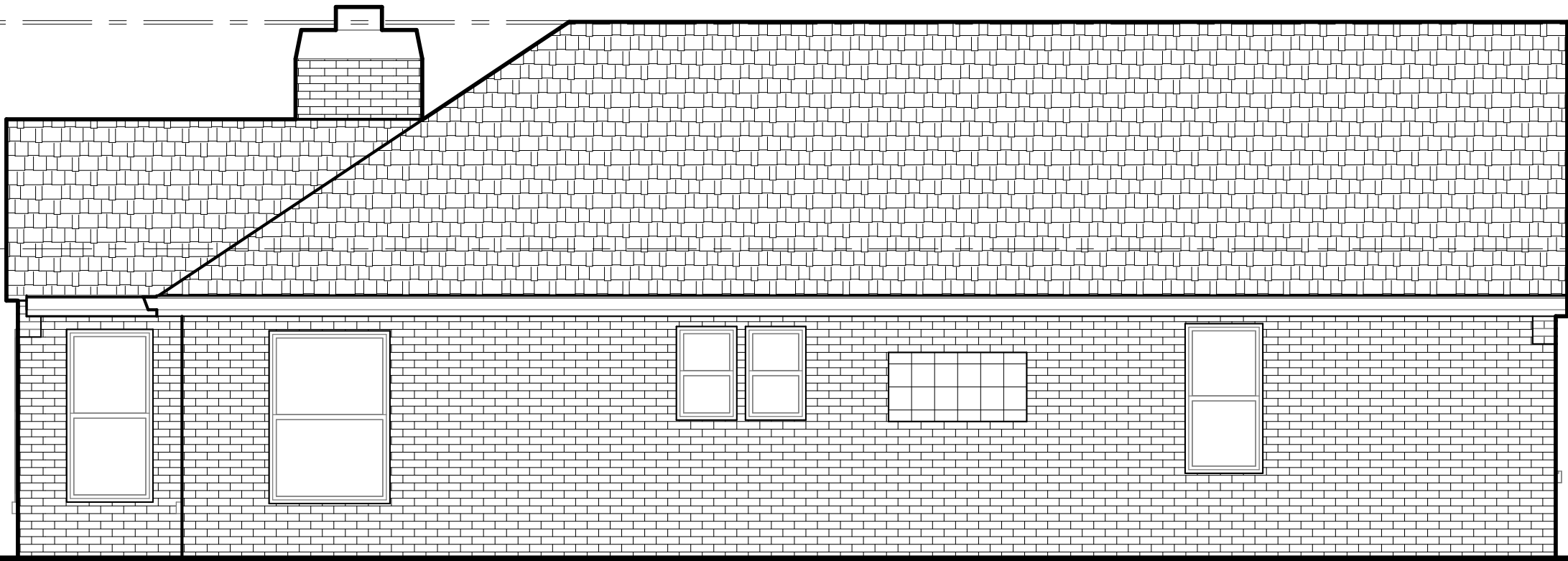
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SHEET COUNT: 21	

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"





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"

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

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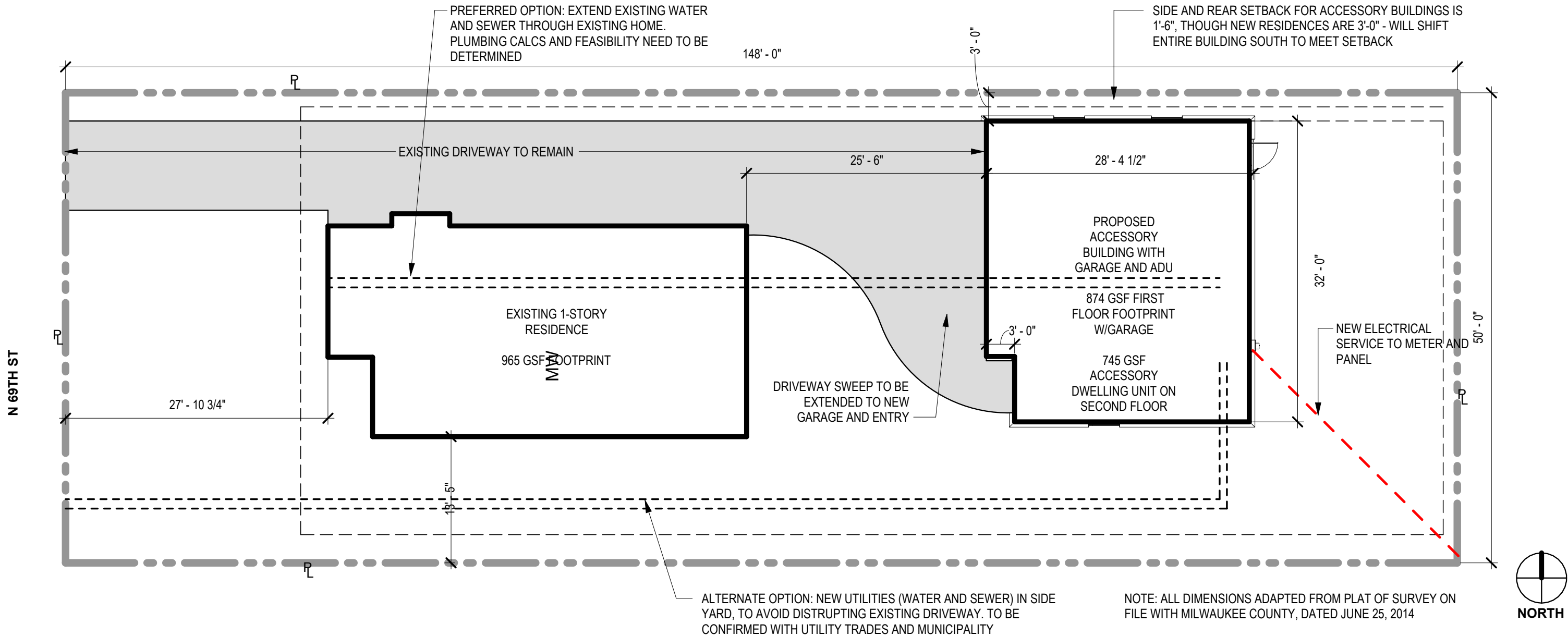
PRELIMINARY DRAWINGS
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EXISTING HOME - EXT ELEVATIONS
AE03

GENERAL NOTES:

- MAX FLOOR AREA OF AN ADU MAY NOT EXCEED THE GROSS FLOOR AREA OF THE MAIN HOUSE (EXCLUDING ANY ATTACHED GARAGE) OR NINE HUNDRED FEET, WHICHEVER IS LESS. (**EXISTING HOUSE IS 965 GSF. NEW ADU IS 745 GSF - EXCLUDING GARAGE**)
- MAX BUILDING FOOTPRINT OF AN ATTACHED ADU PLUS ANY OTHER ACCESSORY STRUCTURES MAY NOT EXCEED 12% OF THE FOOTAGE OF THE LOT. (**ACCESSORY STRUCTURE FOOTPRINT: 874 / LOT SIZE: 7,400 SF = 11.8%**)
- MAX BUILDING FOOTPRINT OF ALL STRUCTURES CANNOT EXCEED 37% OF THE SQUARE FOOTAGE OF THE LOT. (**TOTAL FOOTPRINT: 1,839 SF / LOT SIZE: 7,400 SF = 25%**)

- SIDE AND REAR SETBACK FOR ACCESSORY BUILDINGS IS 1'-6", NEW RESIDENCES REQUIRE 3'-0" SETBACK (**TO BE PROVIDED**)
- MAX HEIGHT OF DETACHED ADU IS 20 FEET OR THE HEIGHT OF THE MAIN HOUSE, WHICHEVER IS LESS. (**REFER TO EXISTING AND NEW ELEVATIONS. NEW ADU IS PLANNED FOR 19'-9" IN HEIGHT - EXISTING PRIMARY RESIDENCE IS 17'-1" FROM PRIMARY GRADE TO RIDGELINE. PROJECT WILL BE SUBMITTED TO BOZA FOR VARIANCE**)



1 SITE PLAN
3/32" = 1'-0"



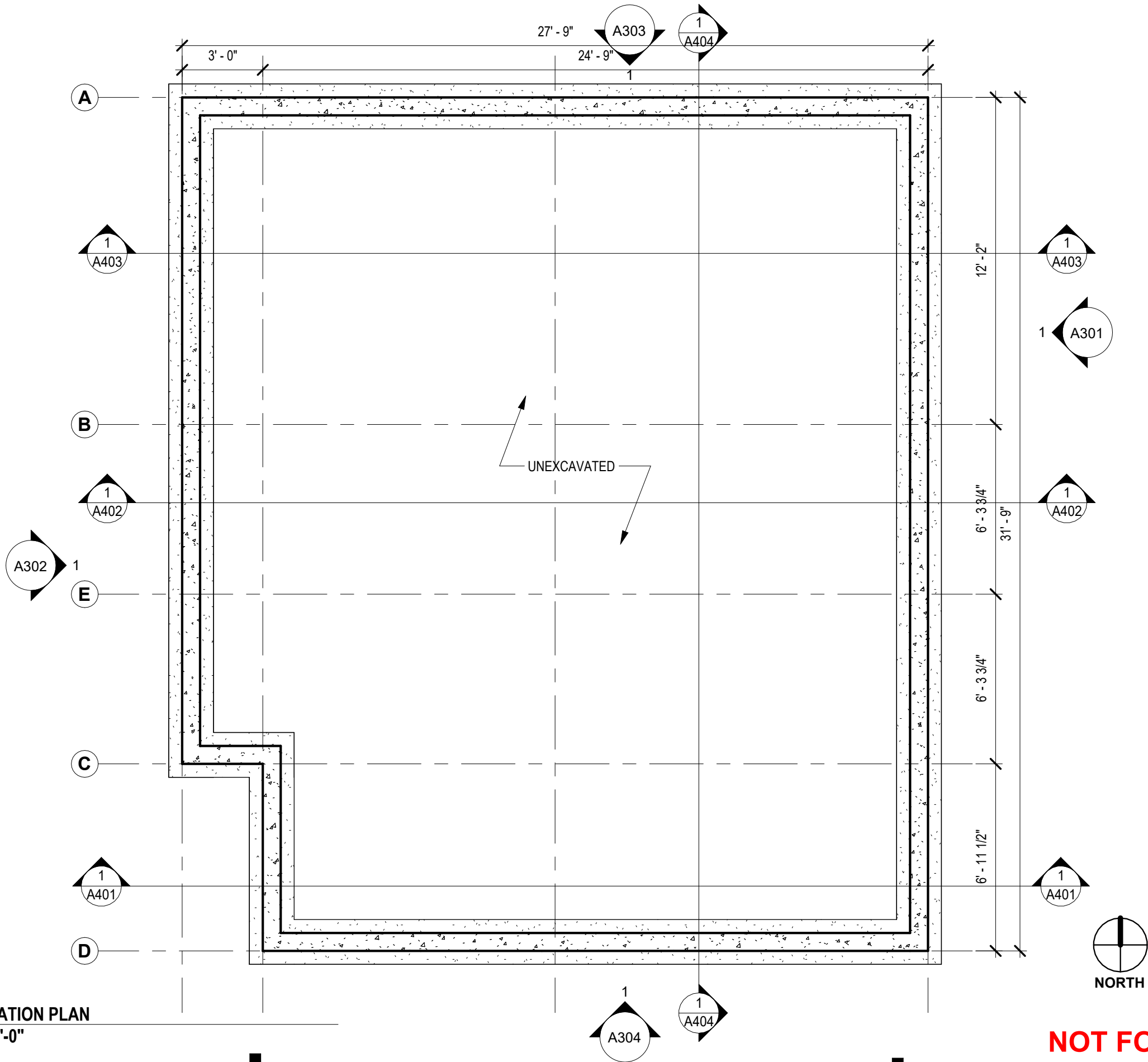
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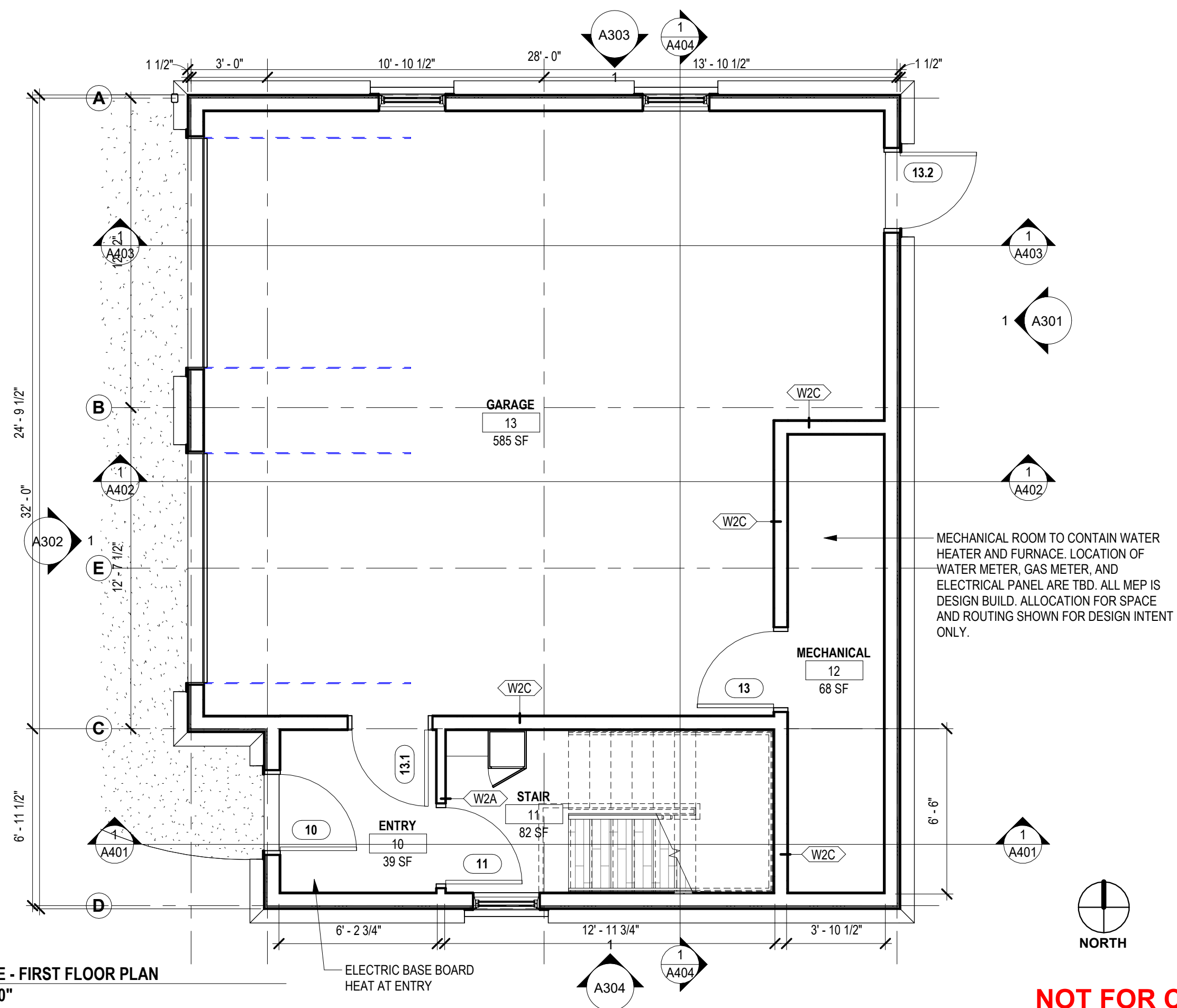
COTTAGE - ARCHITECTURAL SITE PLAN
A001

NOT FOR CONSTRUCTION



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

NOT FOR CONSTRUCTION



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

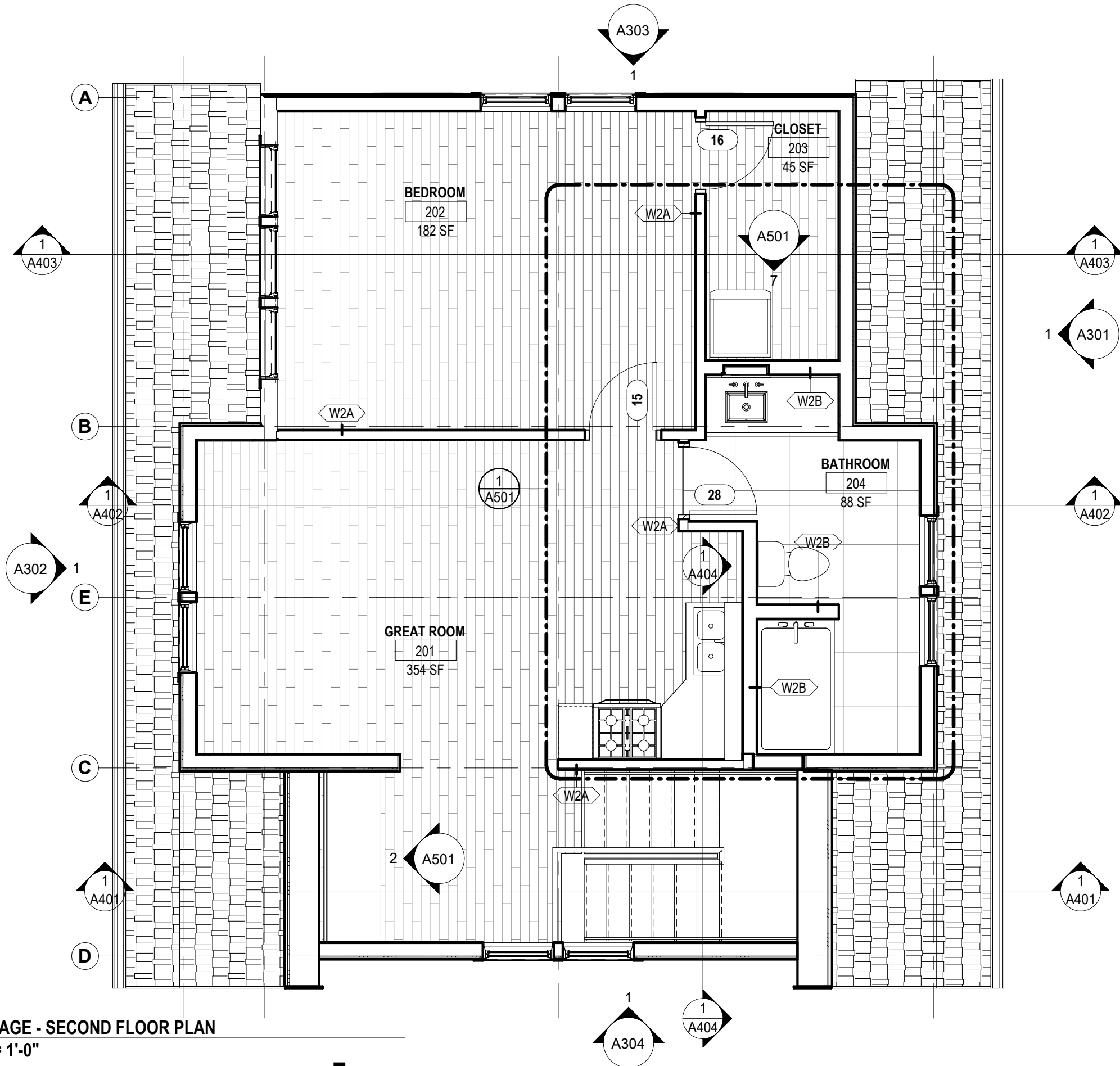
— ELECTRIC BASE BOARD
HEAT AT ENTRY

NOT FOR CONSTRUCTION

PRELIMINARY DRAWINGS
JULY 25, 2025

COTTAGE - GARAGE FLOOR PLAN

A101



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"



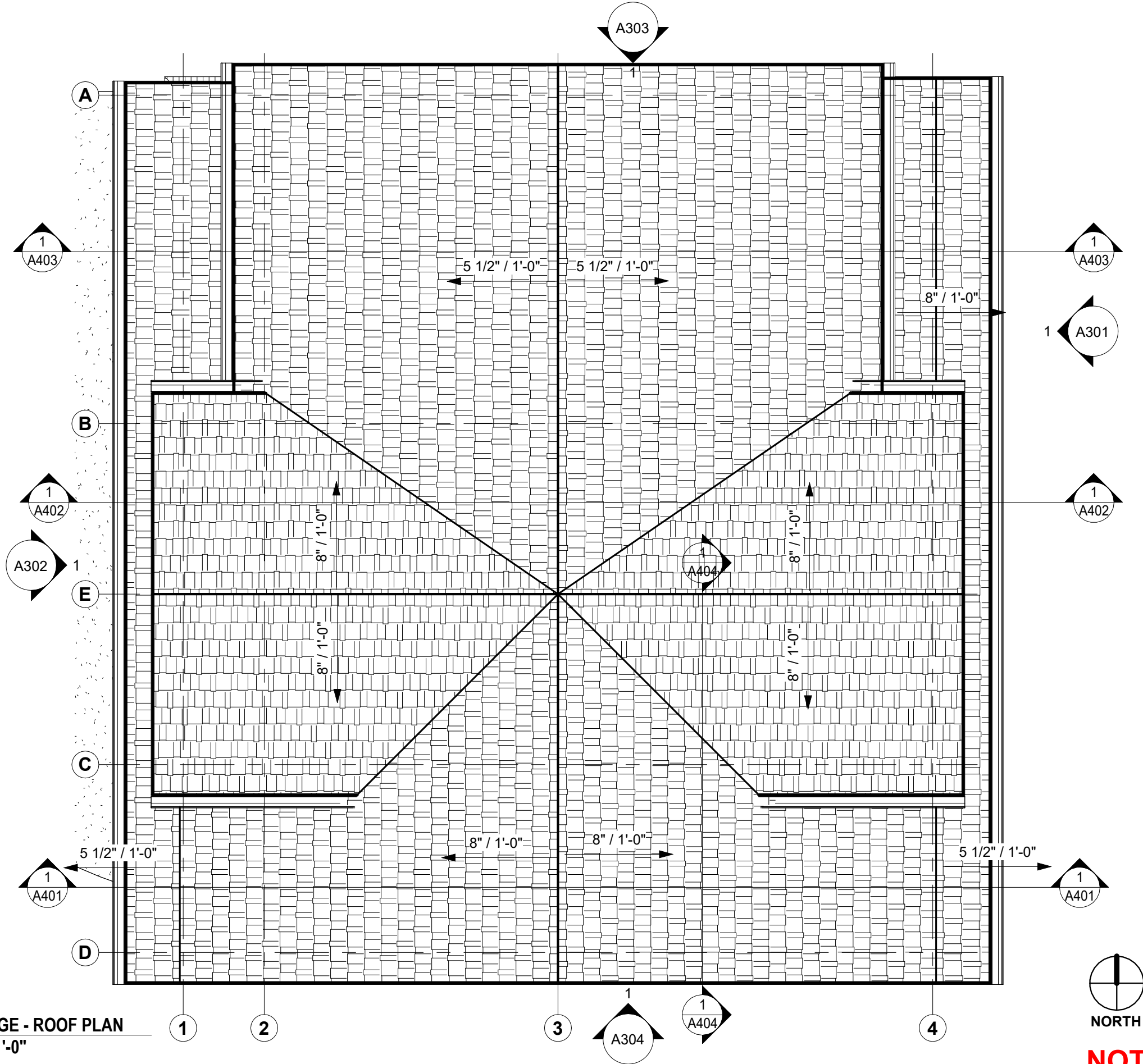
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COTTAGE - SECOND FLOOR PLAN
A102

NOT FOR CONSTRUCTION



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



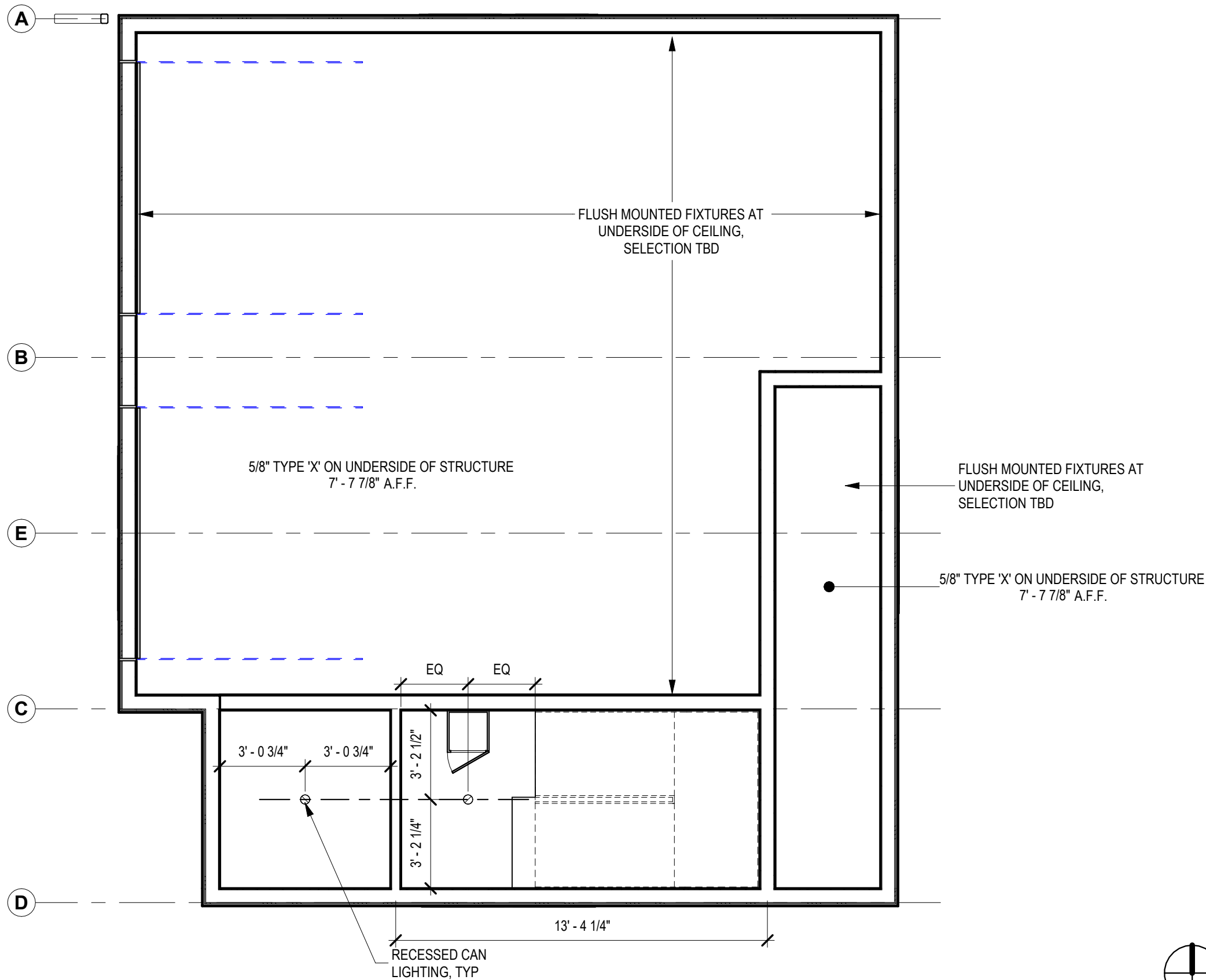
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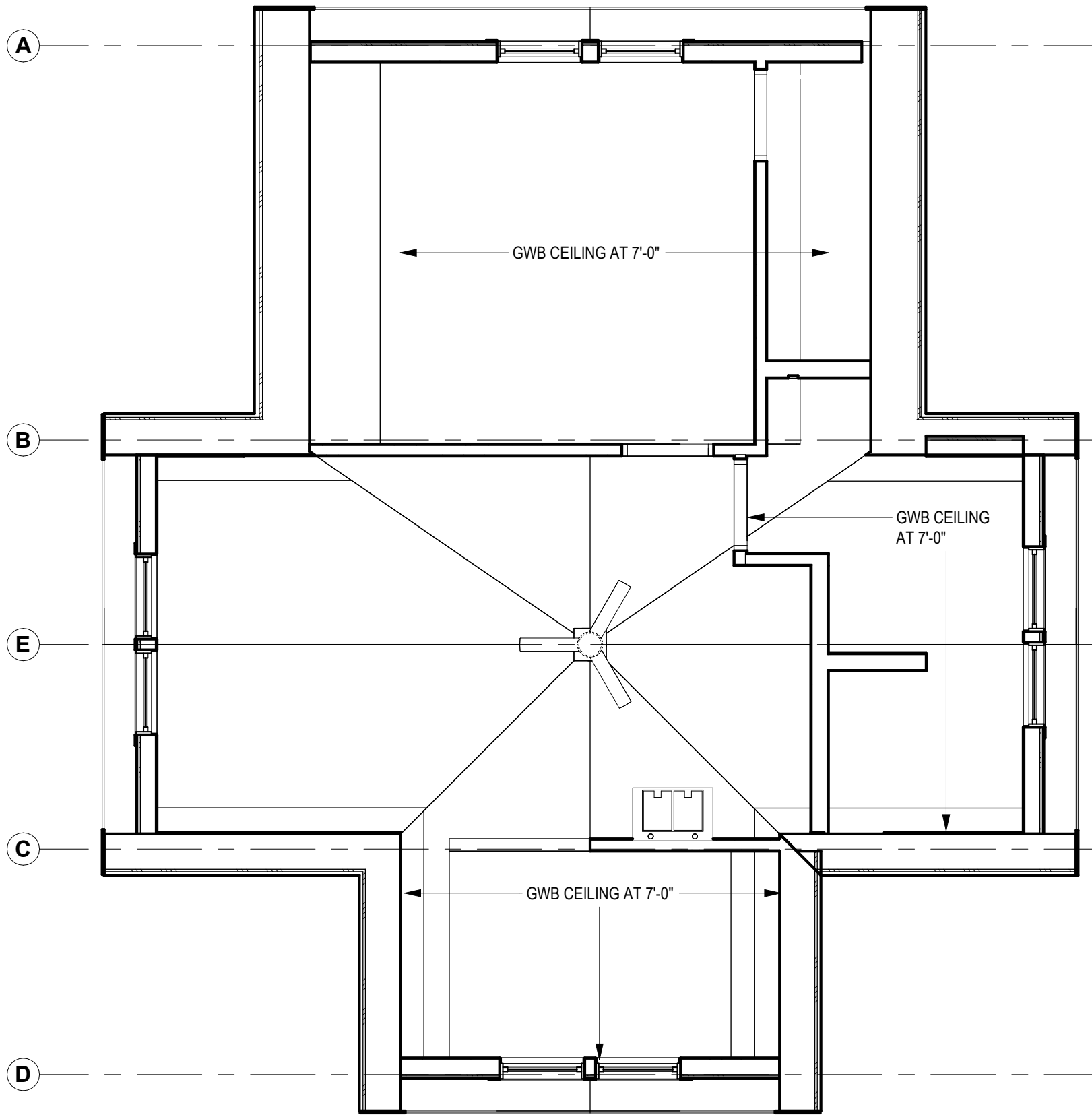
COTTAGE - ROOF PLAN
A103



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



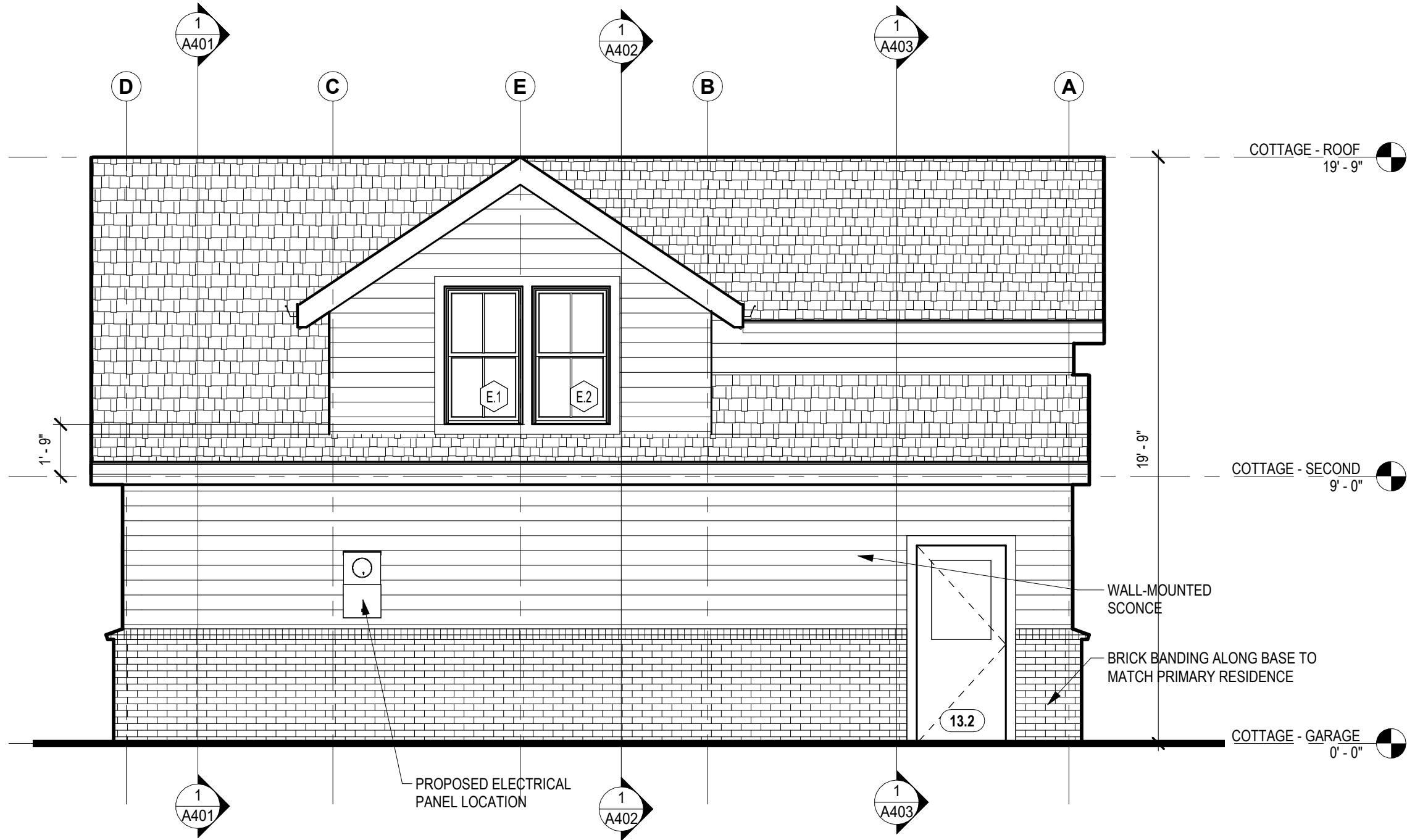
NOT FOR CONSTRUCTION



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



NOT FOR CONSTRUCTION



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

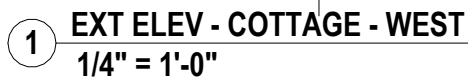


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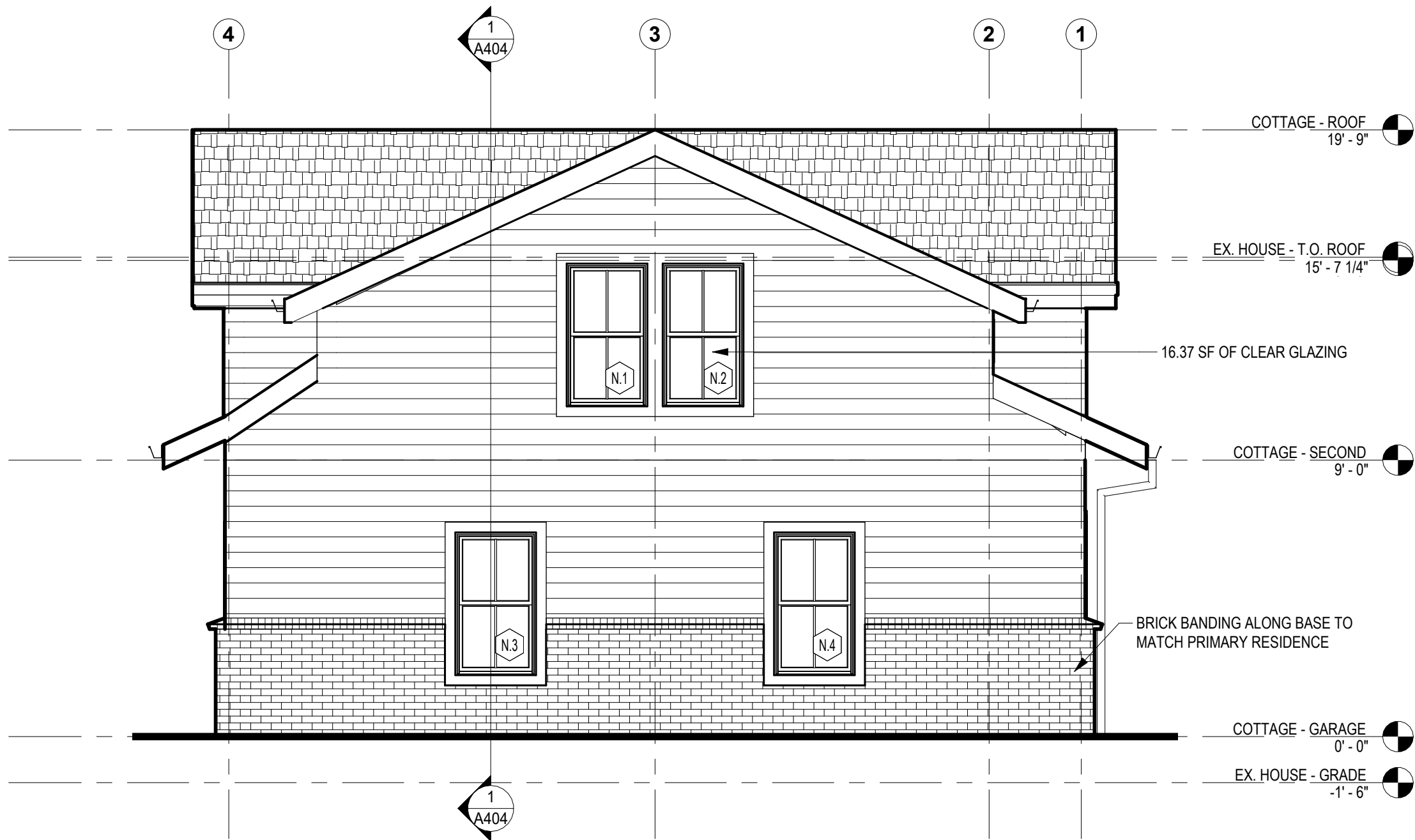
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PRELIMINARY DRAWINGS
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COTTAGE - EAST ELEVATION
A301



A302



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

NOT FOR CONSTRUCTION

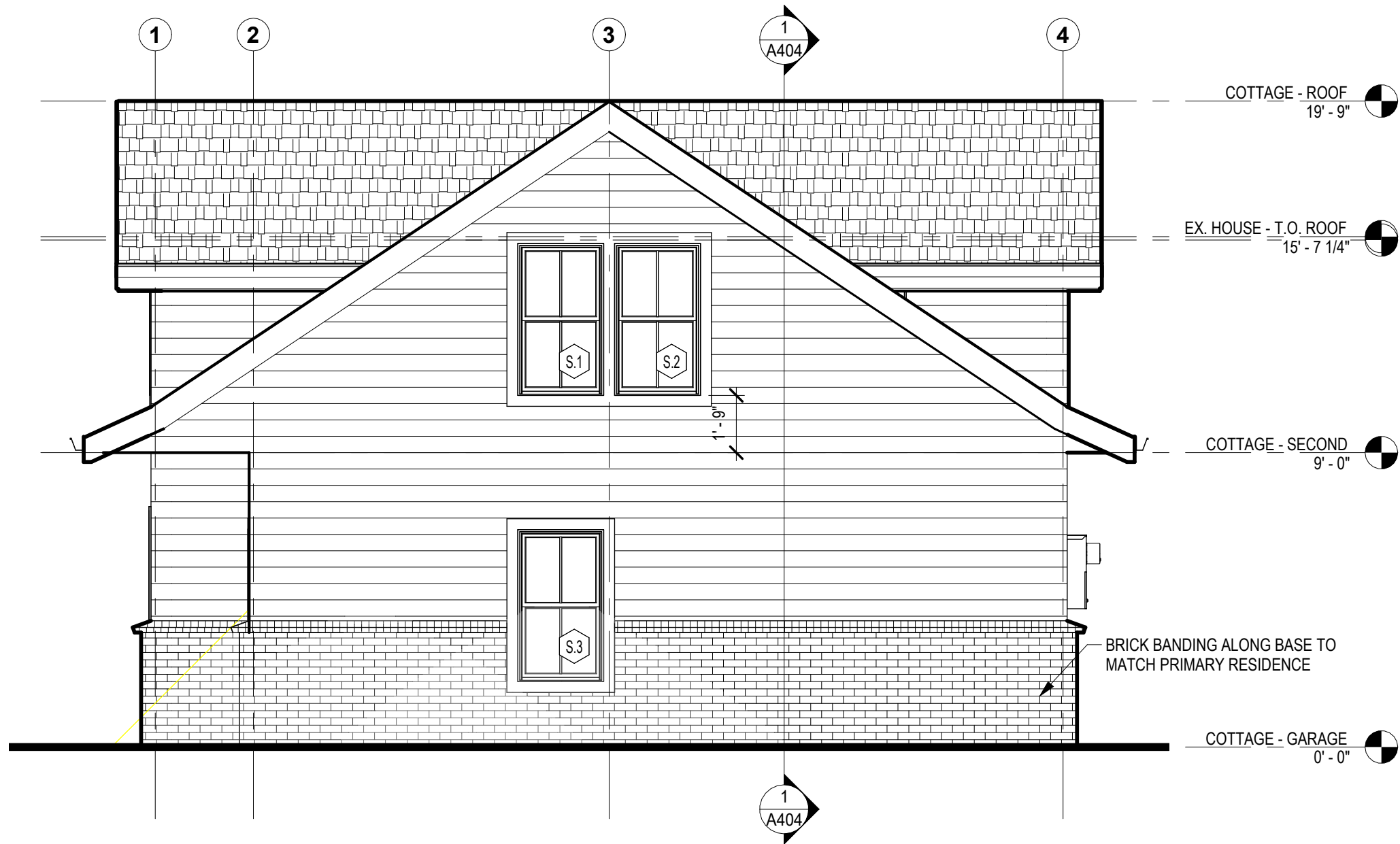


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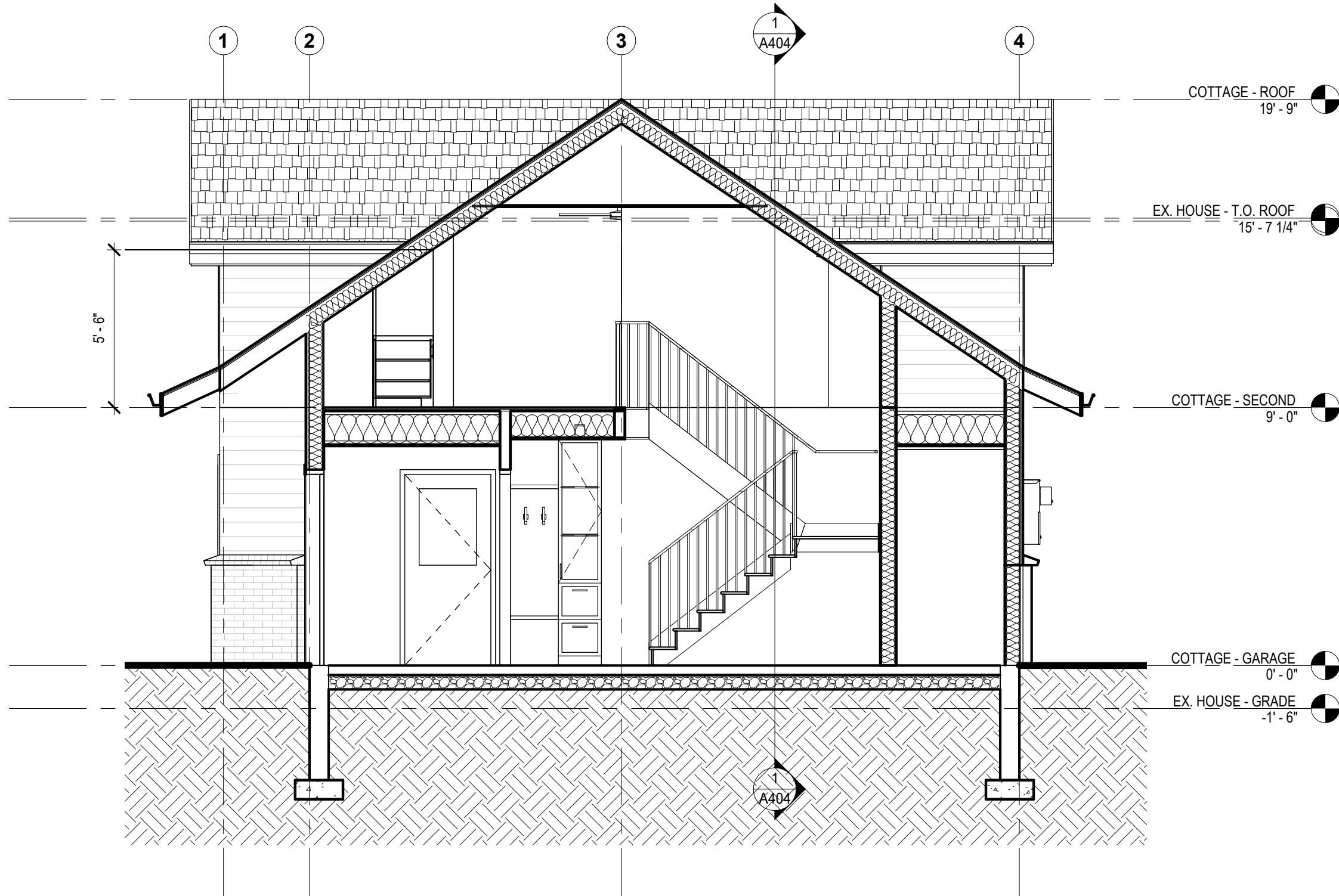
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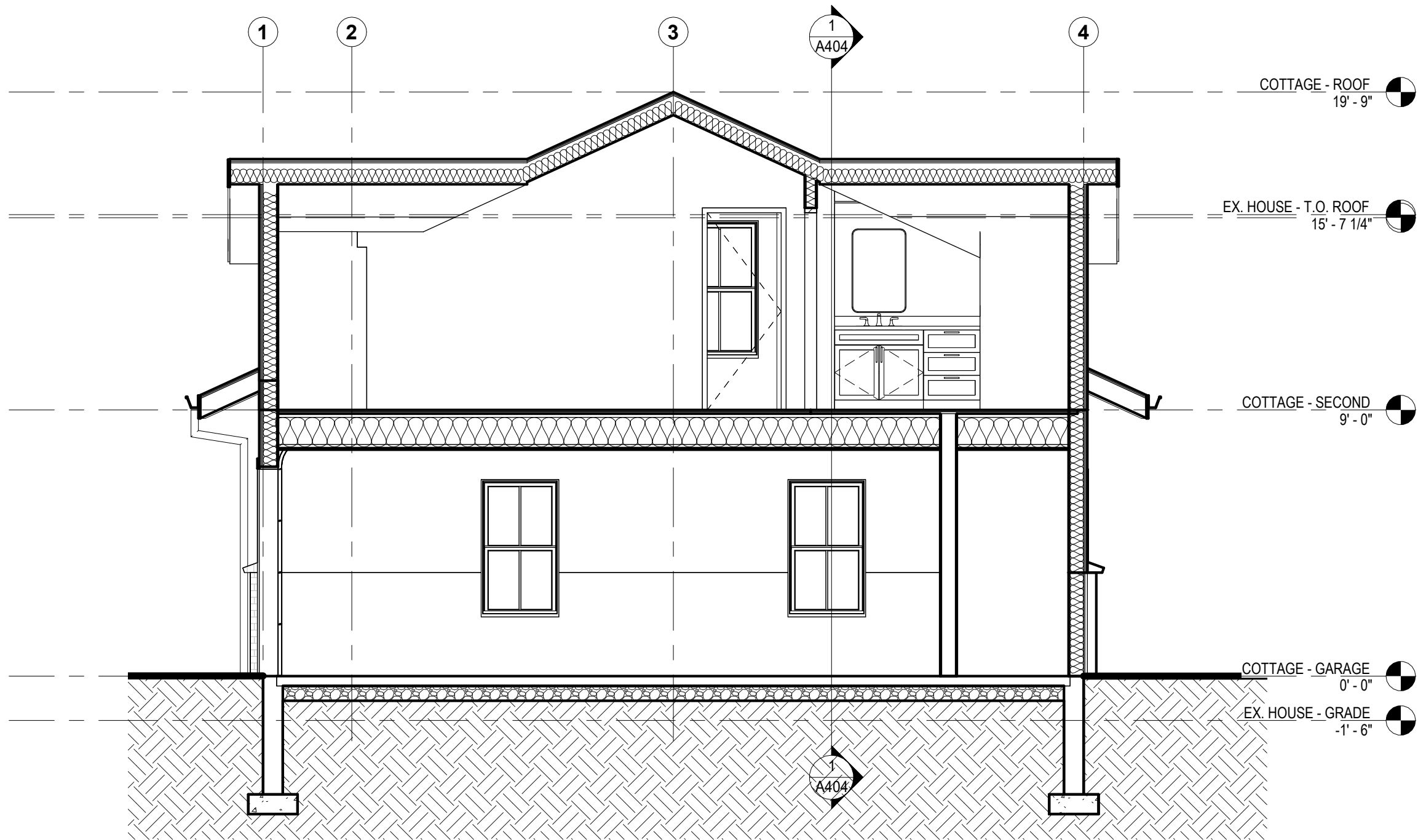
COTTAGE - NORTH ELEVATION
A303



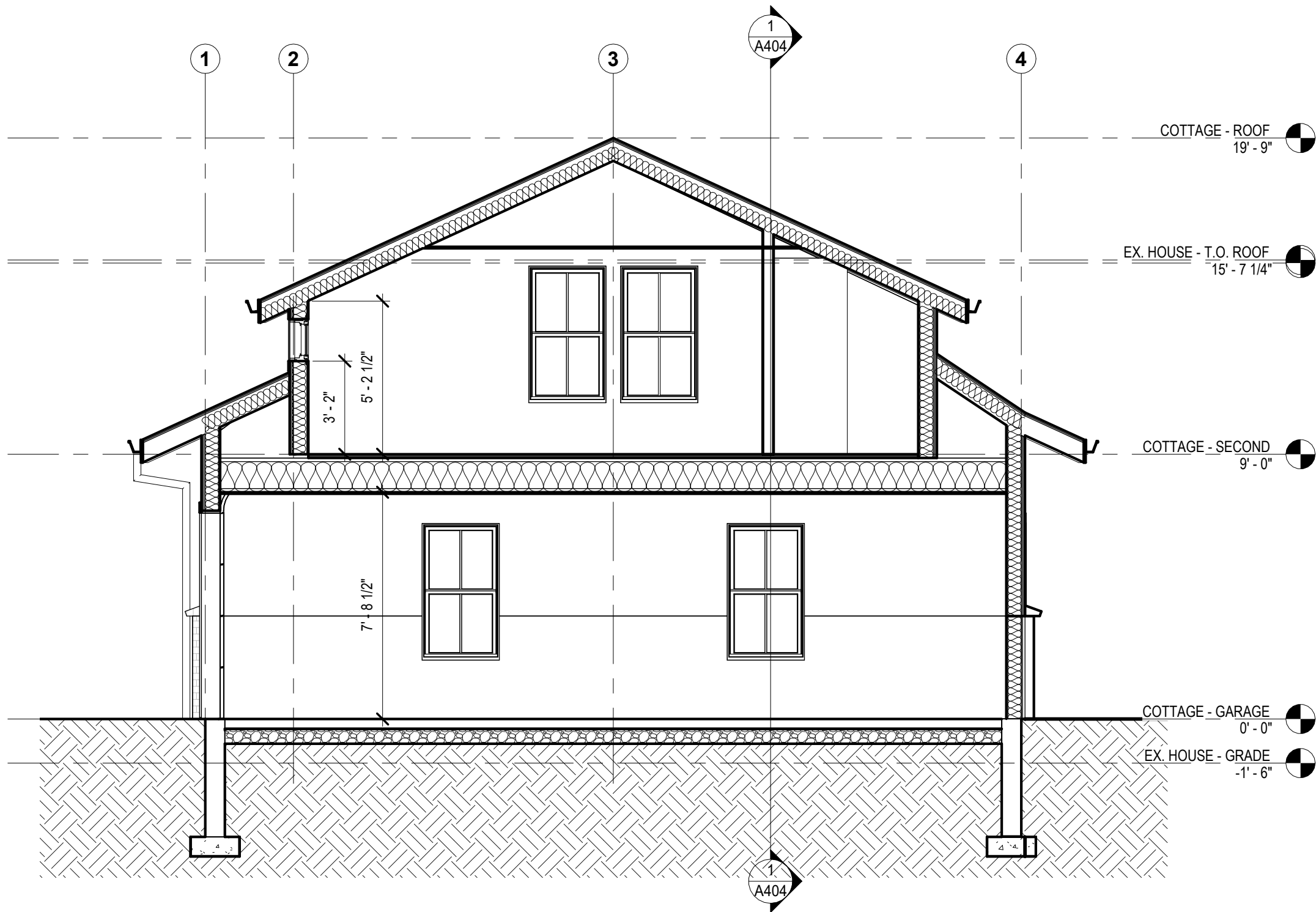
1 EXT ELEV - COTTAGE - SOUTH
1/4" = 1'-0"



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

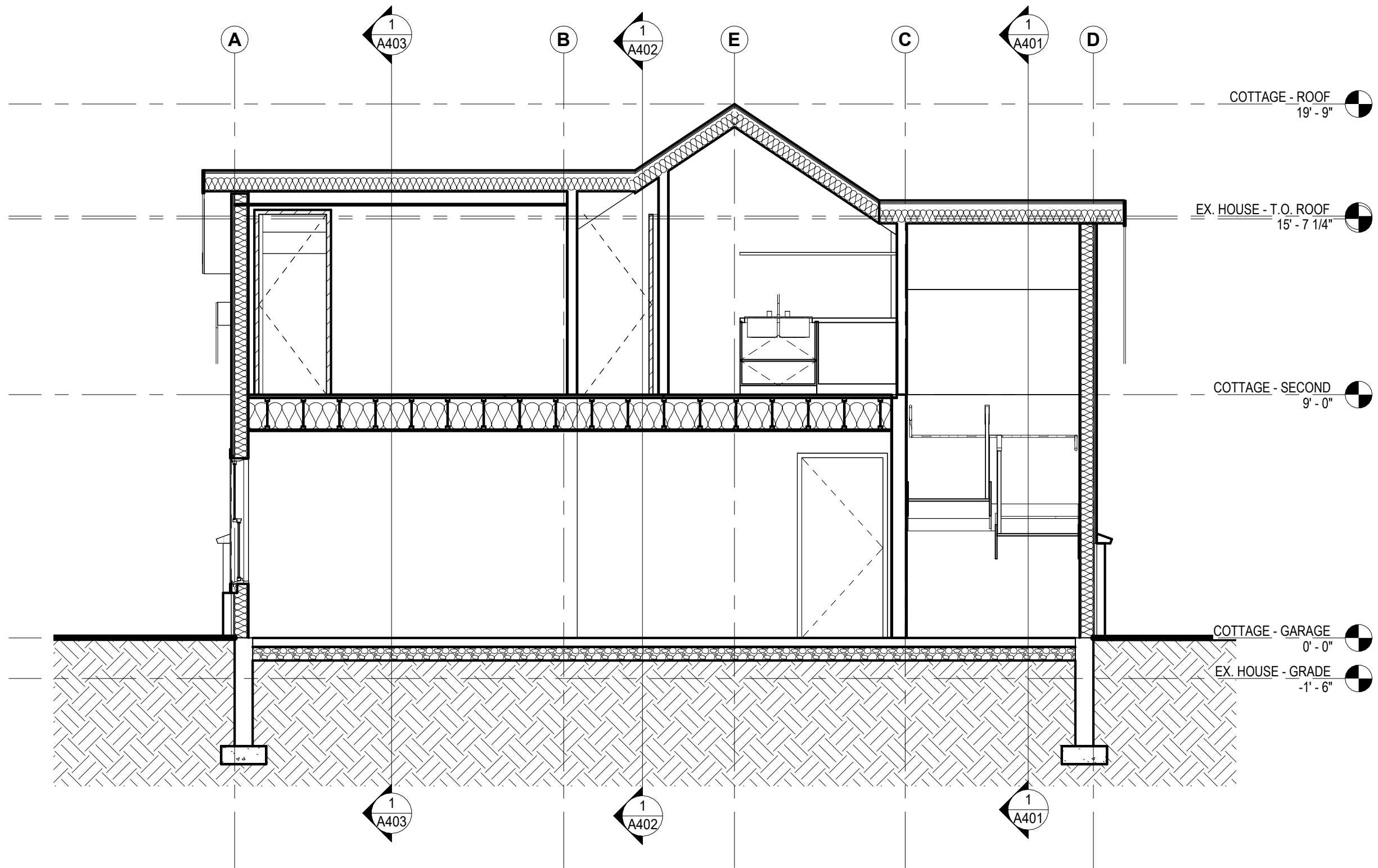


1 E-W SECTION 02
1/4" = 1'-0"



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

NOT FOR CONSTRUCTION



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

NOT FOR CONSTRUCTION

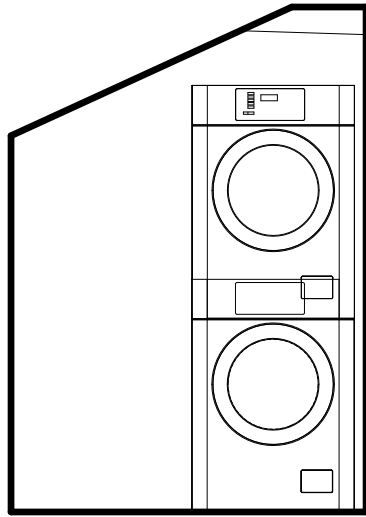


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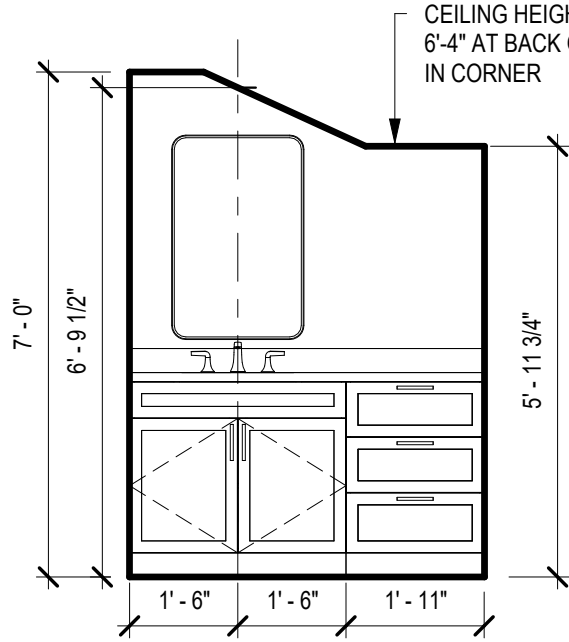
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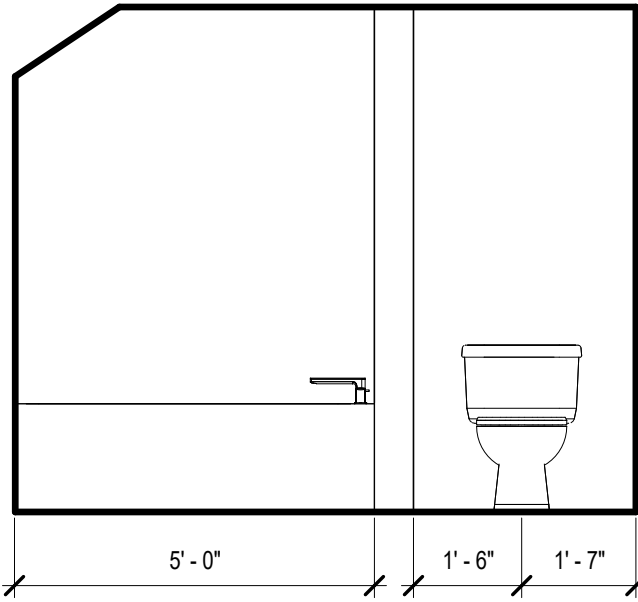
COTTAGE - BUILDING SECTIONS
A404



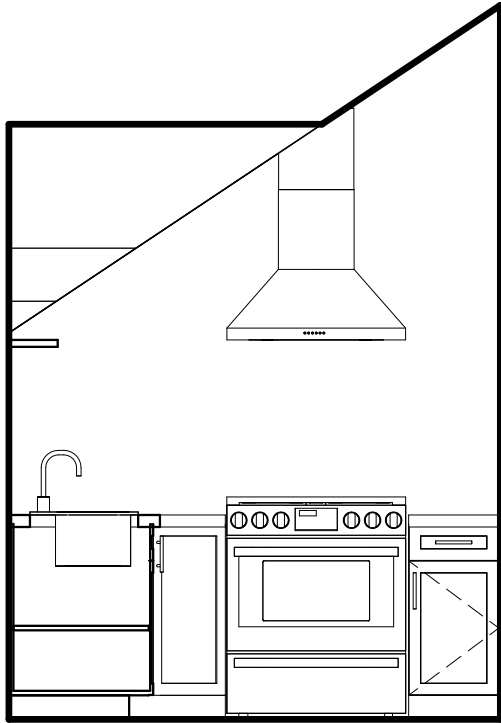
7 WASHER / DRYER
3/8" = 1'-0"



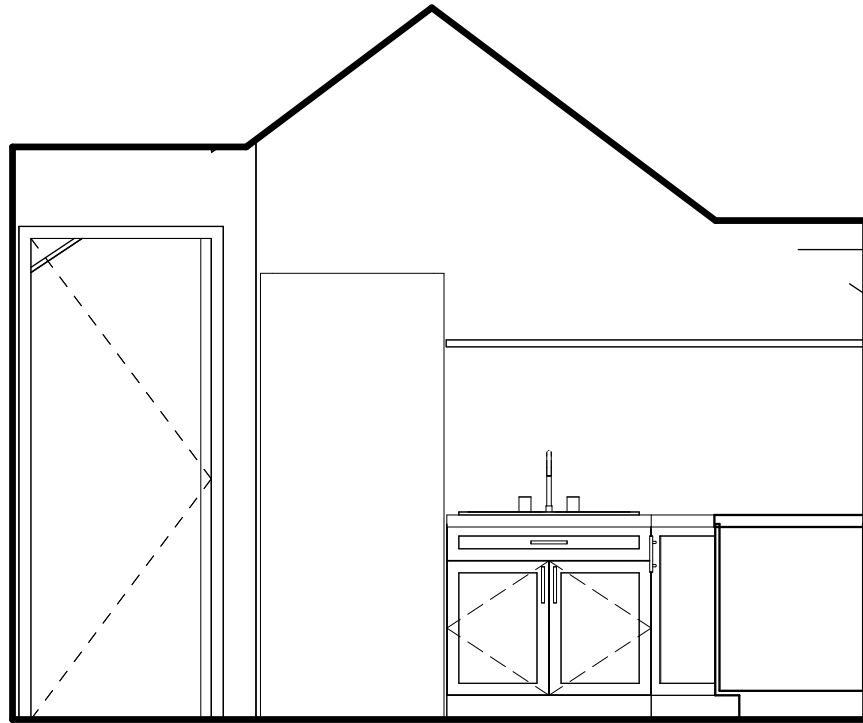
5 BATHROOM - NORTH
3/8" = 1'-0"



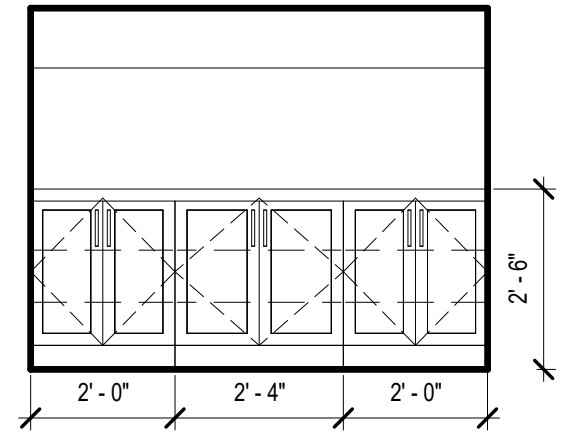
4 BATHROOM - WEST
3/8" = 1'-0"



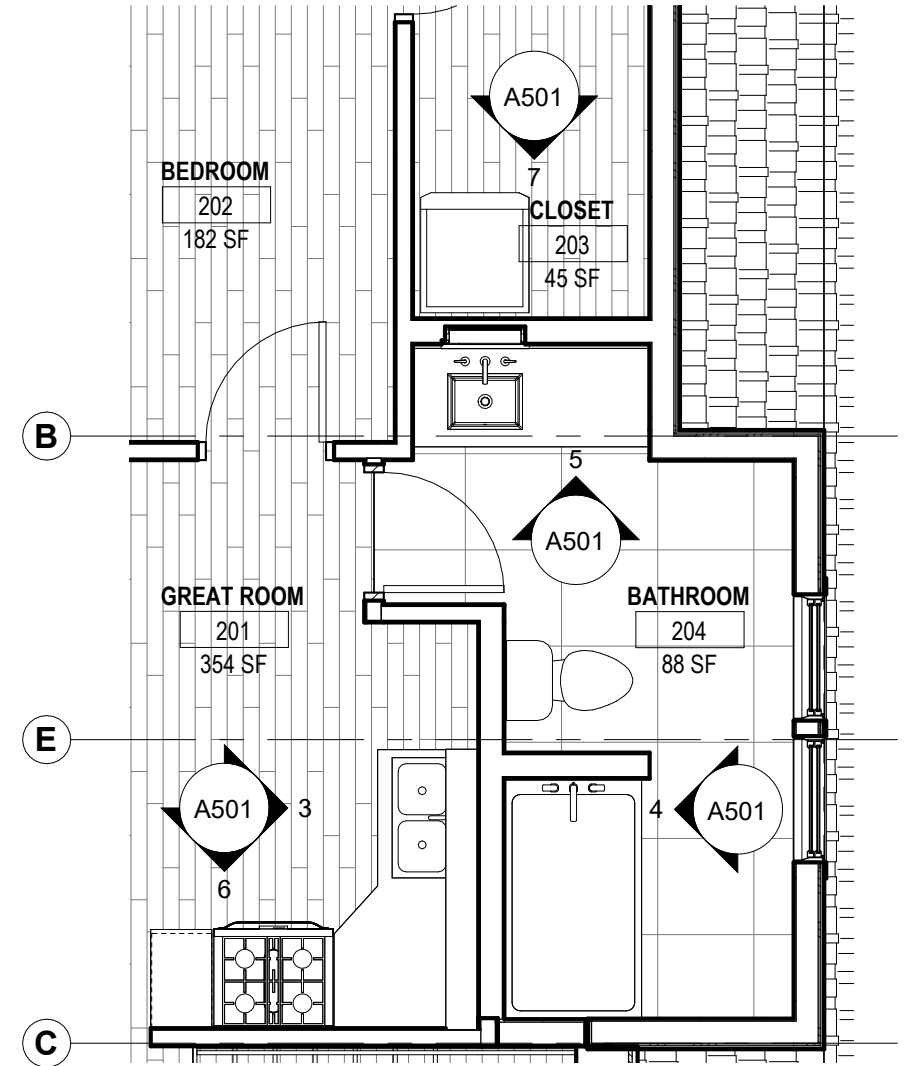
6 KITCHEN - SOUTH
3/8" = 1'-0"



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

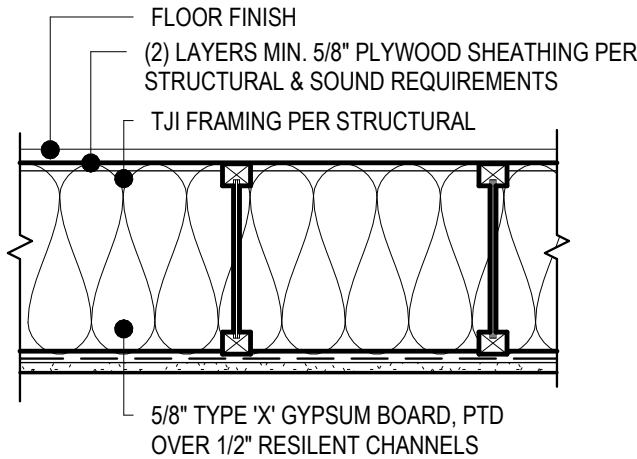


2 DINING BUILT-INS
3/8" = 1'-0"



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

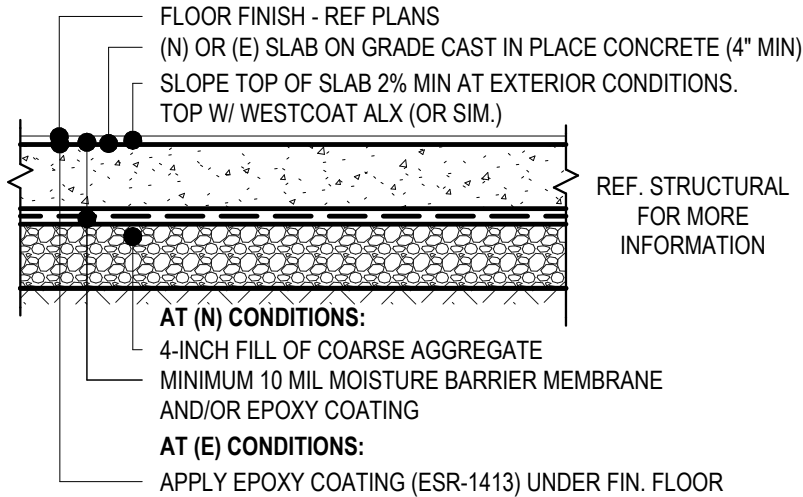
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RATING:		MODIFIER:	
FIRE	N/A		
UL/GA	N/A		
STC	50		
TEST	N/A		

F4

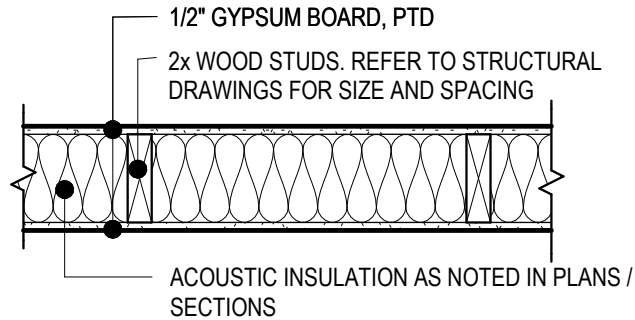
TJI FRAMED WOOD FLOOR



RATING:		MODIFIER:	
FIRE	N/A	A	(E) SLAB ON GRADE
UL/GA	N/A	B	(N) SLAB ON GRADE
STC	N/A		
TEST	N/A		

F1

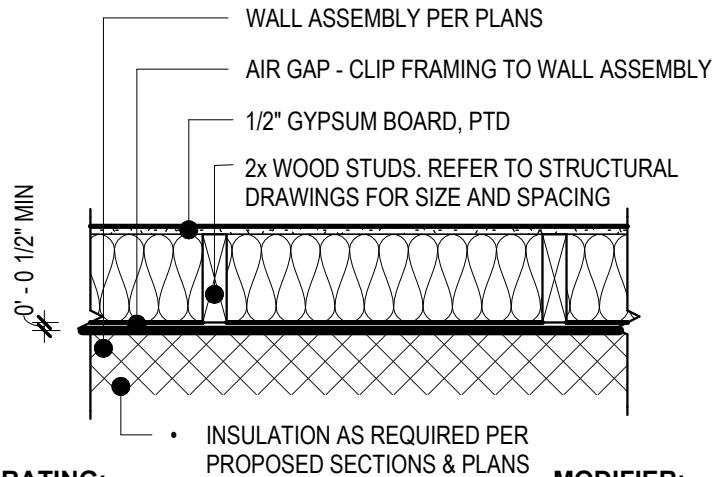
CONCRETE SLAB ON GRADE



RATING:		MODIFIER:	
FIRE	NR OR 1 HR	A	2X4 FRAMING, NON-RATED (NR)
UL/GA	N/A OR UL U305	B	2X6 FRAMING, NON-RATED (NR)
STC	N/A	C	2X6 FRAMING, RATED (1 HR)
TEST	N/A		

W2

WOOD INTERIOR PARTITION



RATING:		MODIFIER:	
FIRE	N/A	A	2X4 FRAMING
UL/GA	N/A	B	2X6 FRAMING
STC	N/A		
TEST	N/A		

W1

WOOD FURRING PARTITION

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PRELIMINARY DRAWINGS COTTAGE - NARRATIVE SPECIFICATIONS
JULY 25, 2025

A701

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.

NOT FOR CONSTRUCTION