



Certificate of Appropriateness

LIVING WITH HISTORY

Milwaukee Historic Preservation Commission/809 N. Broadway/PO Box 324/Milwaukee, WI 53201-0324/414-286-5712

Property 1323 E. BRADY ST., Brady Street Historic District. Ian Pesch owner
Description of work On rear elevation install new rooftop fence; new bump up for exist stairs on west elevation of rear one story; fire wall extending 3'-0" beyond vestibule on south elevation.
Date issued 1/5/2010
PTS ID 62238 COA, rooftop fence. Rooftop bump up for stairs. ground level vestibule all on rear elevation

In accordance with the provisions of Section 308-81(9) of the Milwaukee Code of Ordinances, the Milwaukee Historic Preservation Commission has issued a certificate of appropriateness for the work listed above. The work was found to be consistent with preservation guidelines. The following conditions apply to this certificate of appropriateness:

All work to be done according t attached drawings; However, firewall on south elevation will extend nor more than 3'-0" beyond vestibule per plan exam. Also owner will explore turning interior new staircase on east elevation to bring vestibule out the west elevation. Rooftop fence to be made of wood lattice and on upper portion and solid boards on lower portion. Fence will be painted or stained upon completion. Awning to be built between existing rooftop door and new rooftop exist stairs on west elevation.

All work must be done in a craftsman-like manner, and must be completed within one year of the date this certificate was issued. Staff must approve any changes or additions to this certificate before work begins. Work that is not completed in accordance with this certificate may be subject to correction orders or citations. If you require technical assistance, please contact Paul Jakubovich of the Historic Preservation staff as follows: Phone: (414) 286-5712 Fax: (414) 286-0232 E-mail: pjakub@milwaukee.gov.

If permits are required, you are responsible for obtaining them from the Milwaukee Development Center. If you have questions about permit requirements, please consult the Development Center's web site, www.mkedcd.org/build, or call (414) 286-8210 or 8211.

Paul Jakubovich
City of Milwaukee Historic Preservation

Copies to: Development Center, Ald. Nik Kovac, Contractor Ian Pesch, Inspector Jim Friedrichs (286-5982) TINA WESSME

ME
 ADDRESS: 815 S. 10TH
 ME ARCHITECTS & INTERIORS, LLC
 205 West Highland Avenue
 Milwaukee, WI 53203
 Tel: 414.883.1288
 Fax: 414.234.7784
 Federal Clark Quarter
 P. O. Box 388, Bross
 Tel: 911-237-338, 10.04
 Fax: 911-237-338, 10.04

PROJECT
CRISP
 1323 EAST BRADY ST
 MILWAUKEE, WI 53202

ISSUANCE
CONSTRUCTION DRW

REVISIONS

NO.	DATE	DESCRIP
1	DEC 21, 2010	HPC REVIEW REVISIONS

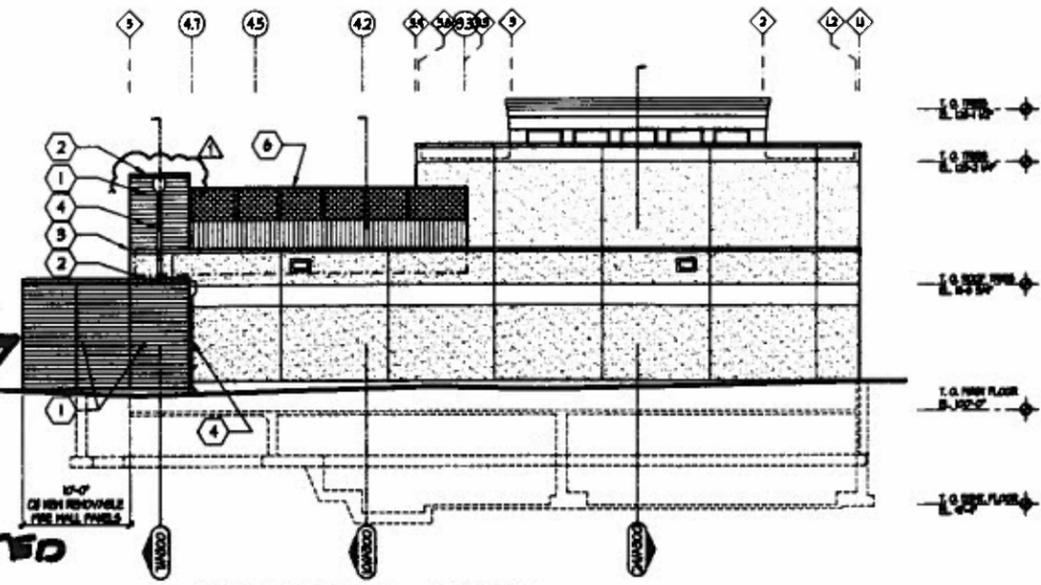
KEYPLAN

SHEET INFORMATION
 DATE: NONE
 PROJECT NUMBER:
 PROJECT MANAGER:
 PROJECT TEAM:

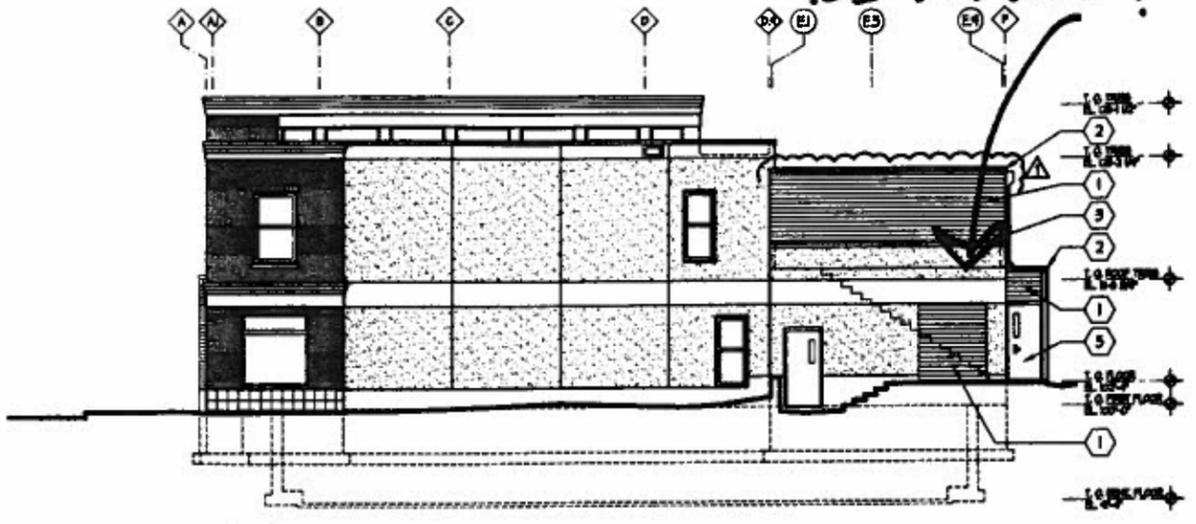
EXTERIOR ELEVATIC
 PROPOSED ADDITIO

A

CAN STAIRWELL
 BE TURNED?

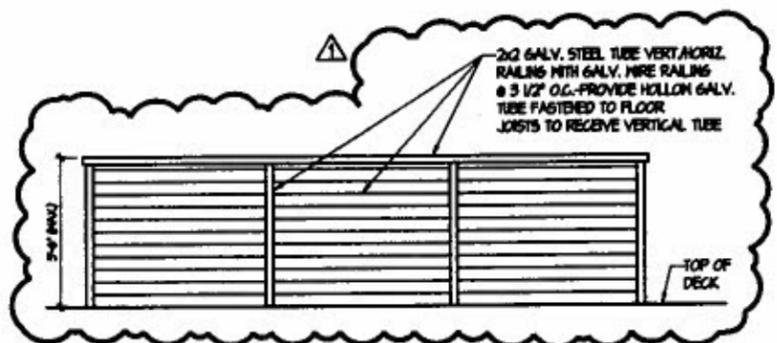


8 SOUTH ELEVATION - ADDITION
 SCALE 1/8" = 1'-0"

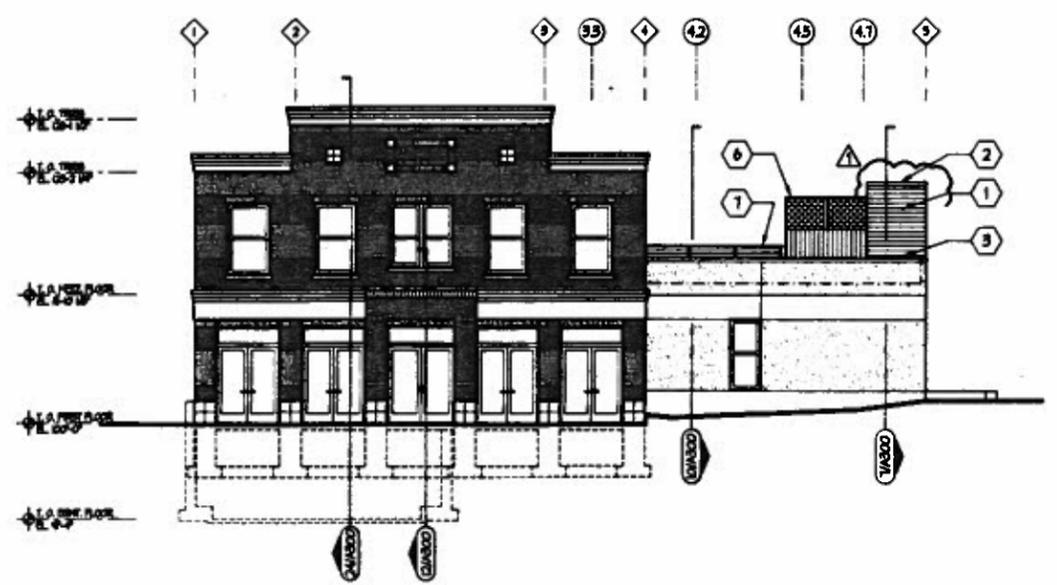


12 WEST ELEVATION - ADDITION
 SCALE 1/8" = 1'-0"

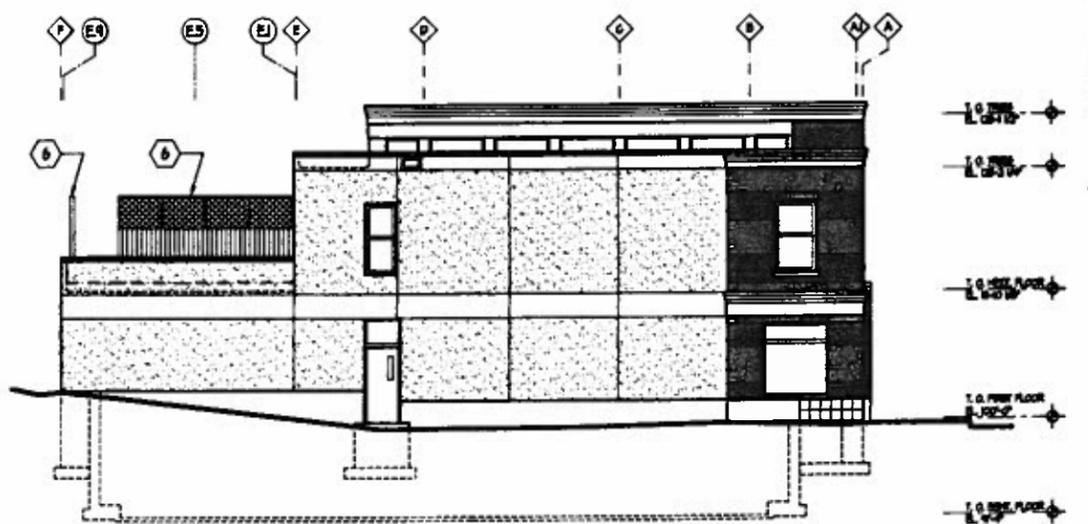
- PROPOSED BUILDING ELEVATION NOTES**
- 1 NEW STAINED WESTERN RED CEDAR SIDING WITH SHIPLAP JOINT-STAINED AND VANISHED.
 - 2 NEW PREFIN. METAL COPING WITH DRIP EDGE (MATCH EXISTING COPING COLOR).
 - 3 EXISTING PREFIN. METAL COPING REUSED AS NEW FLASHING.
 - 4 NEW PREFIN. METAL SCUPPER SLEEVE AND DOWNPOUT.
 - 5 NEW HOLLOW METAL DOOR (SEE FLOOR PLAN).
 - 6 NEW STAINED WESTERN RED CEDAR SCREEN WALL.
 - 7 GALVANIZED STEEL TUBE RAILING SYSTEM (SEE 18/200).



18 NEW DECK RAILING ELEVATION
 SCALE 1/2" = 1'-0"

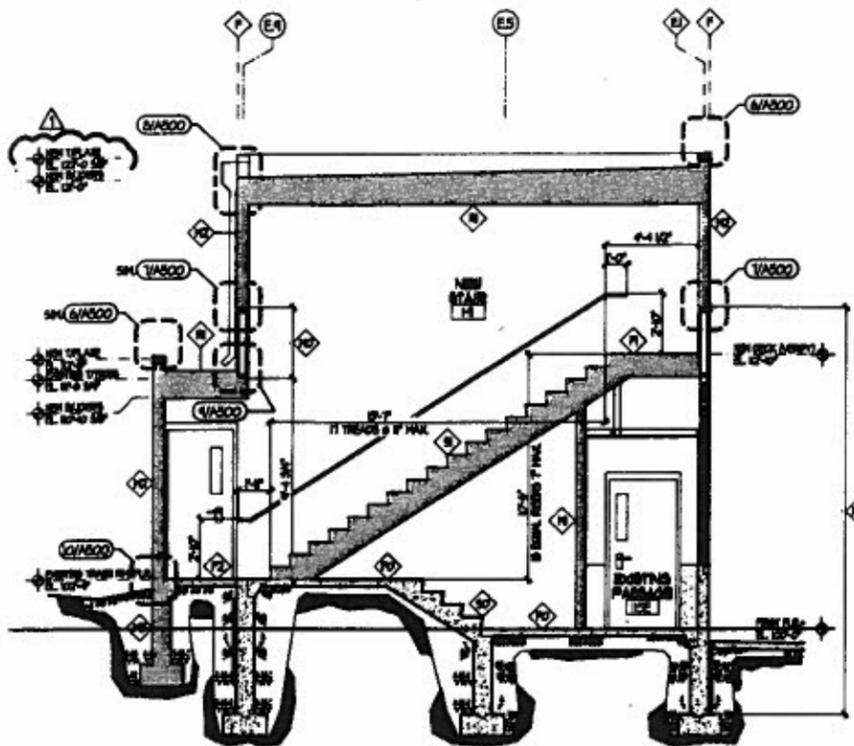


20 NORTH ELEVATION - ADDITION

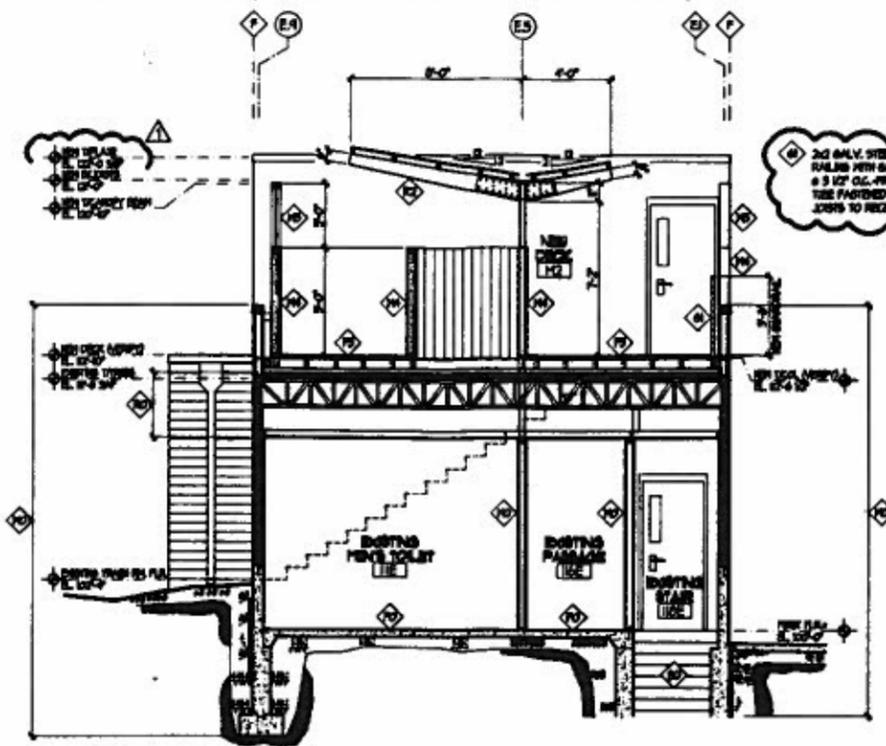


24 EAST ELEVATION - ADDITION

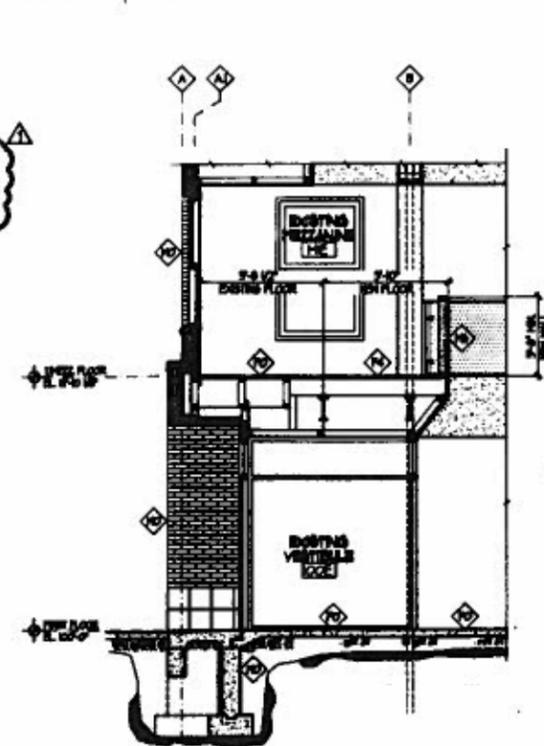
NOTE:
 WALL TO BE
 REVISITED
 PLS
 CONSULT
 W/ HPC STAFF
 WALL TO BE
 NO MORE THAN
 3'-0" BEYOND
 VESTIBULE.



7 BUILDING SECTION THRU NEW STAIR
SCALE: 1/4" = 1'-0"



10 BUILDING SECTION THRU NEW DECK
SCALE: 1/4" = 1'-0"



12 BUILDING SECTION THRU EXISTING VESTIBULE
SCALE: 1/4" = 1'-0"

BUILDING SYSTEMS

THE INTENT OF THIS DRAWING IS TO SHOW THE EXTENT OF ALTERATION TO THE EXISTING BUILDING. IF EXISTING WALLS, FLOORS & ROOFS DO NOT MEET REQUIRED FIRE RATINGS PER CODE, REPORT TO ARCHITECT FOR APPROPRIATE SOLUTION. FLOORS, WALLS & CEILING FINISHES MUST BE COORDINATED WITH OWNER. REFER TO 04 MANUAL FOR COMPLETE SPECIFICATION OF FIRE RATED ASSEMBLIES. SEE SHEET 0400 FOR DOOR SCHEDULES.

WALL TYPES

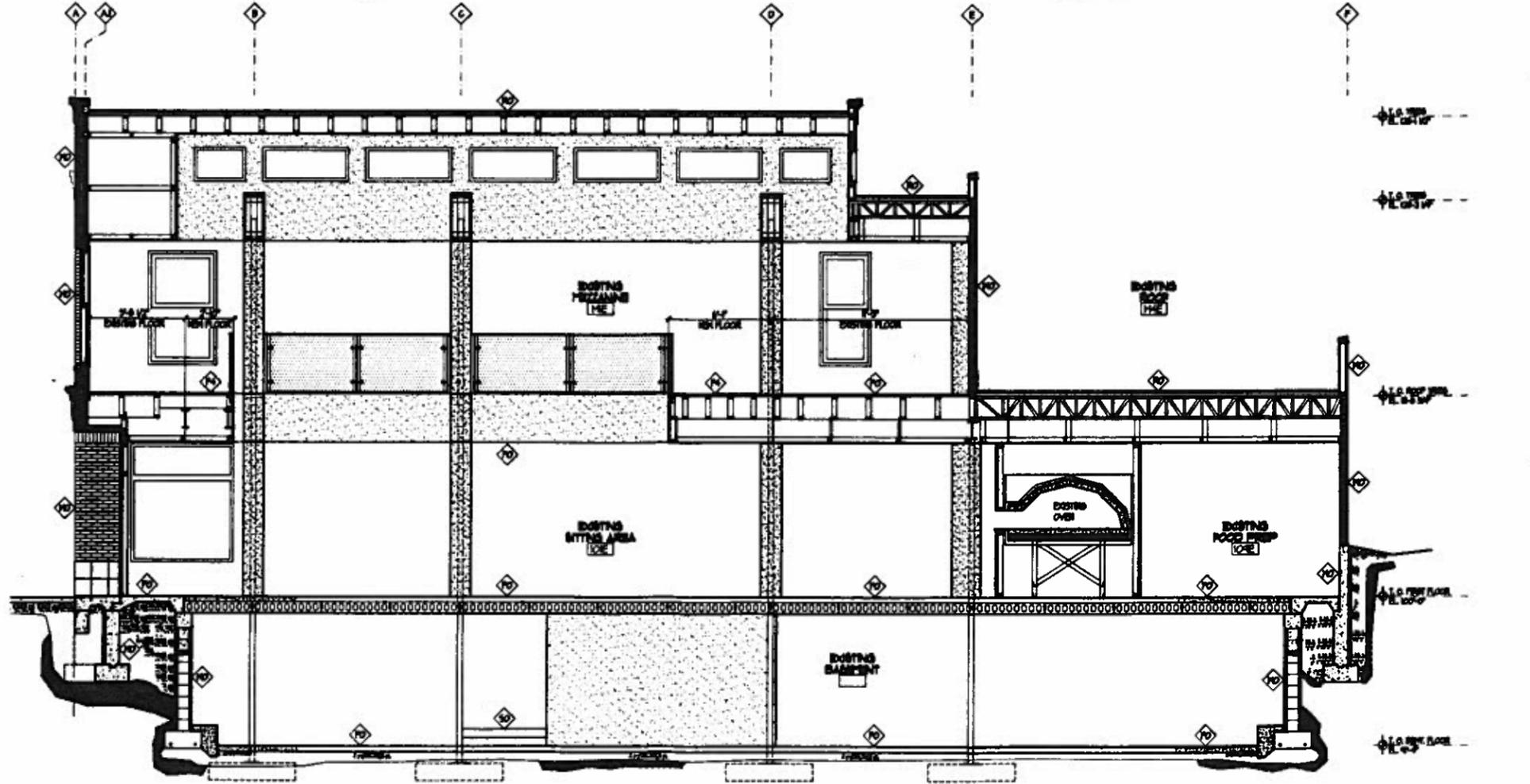
- EXISTING WALL
- NEW 1 HR INTERIOR WALL-SEE FLOOR PLANS
- NEW 1 HR EXTERIOR WALL-SEE FLOOR PLANS
- NEW 1/2" POURED REINFORCED CONCRETE WALL WITH 2'-0" MIN. FOOTING (3'-6" REBAR CONC. 8" CLR FROM EDGE OF FOOTING-48 REBAR VERT. @ 18" O.C.)
- NEW SCREEN WALL: 2x4 STUDS @ 16" O.C. VERTICAL & 2x2 O.C. HORIZONTAL. 7/8" & HEAVENRED PESTERRE RED CEDAR SIDING WITH SHIP LAP JOINT POINTED VERTICALLY
- NEW SCREEN WALL: 1/2" HOOD LATTICE SCREEN
- NEW MEZZ. WALL: 2x4 @ 16" O.C. SHIP FLOOR-FACE OF FLOOR SHIP GIBS BOTH SIDES. NOTE: SEE STAINED WOOD AT ALL EXTERIOR APPLICATIONS.

FLOOR TYPES

- EXISTING FLOOR
- NEW 1 HR RATED FLOOR - 4" L.S.O. 3/4" CONCRETE TOPPING SHIP TRUS GIBS 2x12 HOOD JOISTS @ 16" O.C. SHIP TYPE "X" GYPSUM BOARD-EXTEND TO 1 HR WALL 1/4".
- NEW 1/2" SLAB ON GRADE WITH 2x4-PLUMBA HYP ON 4" GRAVEL WITH VAPOR BARRIER
- NEW DECK: NEW 2x4 T & B HEAVENRED PESTERRE RED CEDAR STAINED AND VARNISHED. SEE 0400 FOR STRUCTURAL SYSTEMS.
- NEW EXISTING FLOOR: MATCH EXISTING ADJACENT FLOOR/SYSTEM SYSTEMS SEE 0400 FOR STRUCT. SYSTEMS.

STAIR TYPES

- EXISTING STAIR
- NEW STAIR: SHIP FINISHED HOOD STRINGERS. 1/4" SHIP TRUS GIBS. 1x12 HOOD TREADS. 1x12 HOOD RISERS. 1 1/2" DIA. PIPE HAND RAIL HEIGHT PER AISI STANDARDS SEE 040000.



11 BUILDING SECTION THRU EXISTING MEZZ.
SCALE: 1/4" = 1'-0"

ME

MOORE & SIBERTS
ME ARCHITECTS SURVEYOR, LLC
200 West Highland Avenue
Milwaukee, WI 53203
Tel: 414.880.1388
Fax: 414.254.7794

Federal Clark Center
P. O. Box 265, Suite
Tel: 011-227.225.4004
Fax: 011-227.225.4004

PROJECT
CRISP

1323 EAST BRADY
MILWAUKEE, WI 53

ISSUANCE
CONSTRUCTION D

REVISIONS

NO.	DATE	DESC
1	DEC 16, 2009	IPC REVIEW REVISIONS
2		
3		
4		

KEYPLAN

SHEET INFORMATION

DATE: _____ N

PROJECT NUMBER: _____

PROJECT MANAGER: _____

PROJECT TEAM: _____

BUILDING SECTION