



# Certificate of Appropriateness

Milwaukee Historic Preservation Commission/841 N Broadway/Milwaukee, WI 53202/phone 414-286-5722

## Property Description of work

### **1415 E. Brady St., Brady Street Historic District**

Install exhaust and make up air unit at the rear of the property per the attached plans.

## Date issued 2/11/2025

In accordance with the provisions of Section 320-21 (11) and (12) 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:

**Sidewall vent pipes for heating equipment must be located through the raised foundation on the rear elevation or as far back as possible on a side elevation that does not face the street. All sidewall vent pipes must be painted out to blend with the color of the surrounding building material. Any sidewall venting must be at the rear of the house or as far back as possible on a non-street-facing side elevation. Regardless of location, the PVC vent pipes must be painted out to blend with the color of the surrounding building material. Central A/C must be installed in backyard if at all possible. Side yard installation is only permissible if the unit is obscured from public view by plantings or an opaque fence.**

All work must be done in a craftsman-like manner. 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 Historic Preservation staff as follows: Phone: (414) 286-5722 E-mail: [hpc@milwaukee.gov](mailto:hpc@milwaukee.gov).

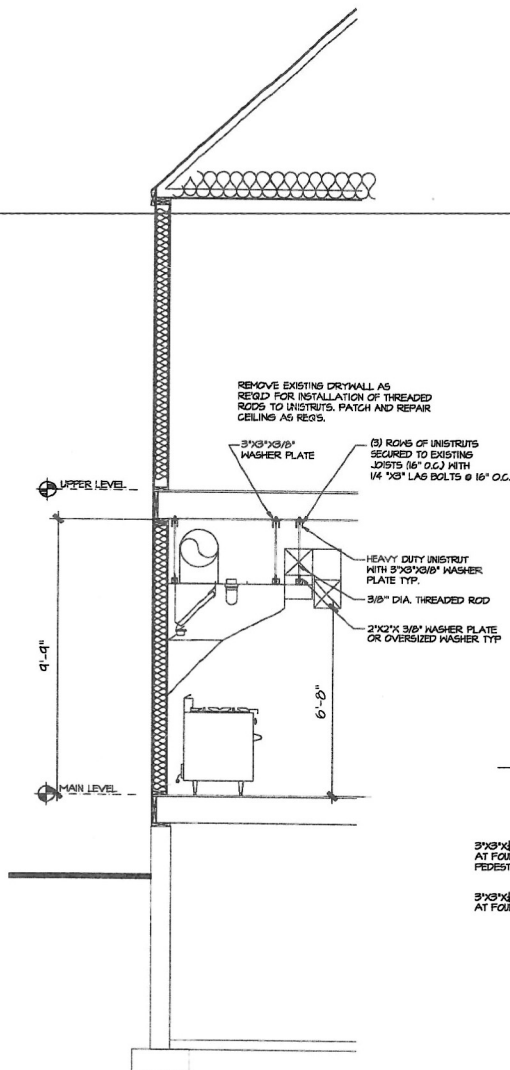
## Permits and timeline

You are responsible for determining if permits are required and obtaining them prior to commencing work. Consult the Development Center on the web or by telephone for details: [www.milwaukee.gov/lms](http://www.milwaukee.gov/lms) - (414) 286-8210. If permits are not required, work must be completed within one year of the date this certificate was issued. If permits are required, permits must be obtained within one year of the date this certificate was issued.

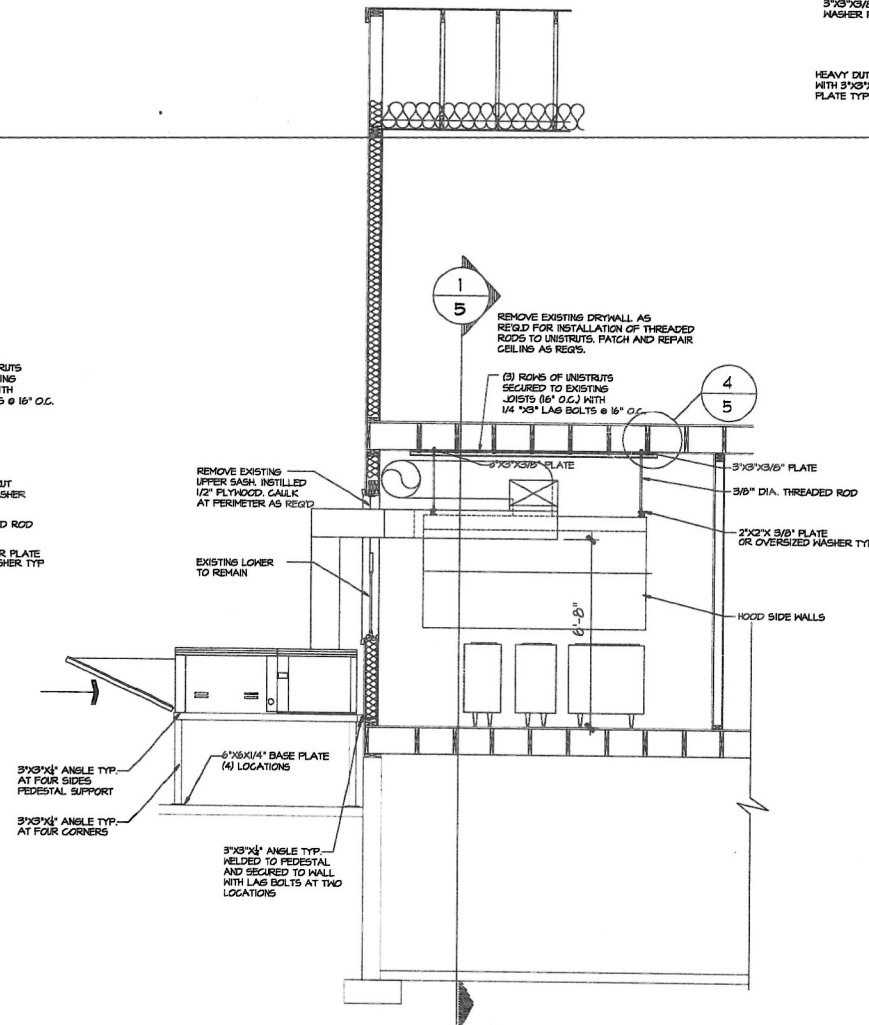
Andrew C. [Signature]

City of Milwaukee Historic Preservation

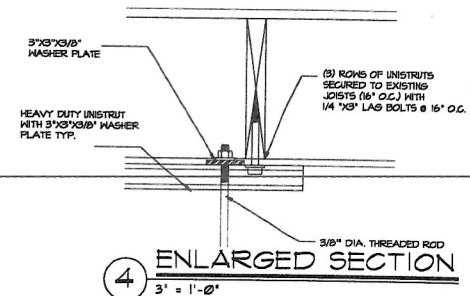
Copies to: Development Center



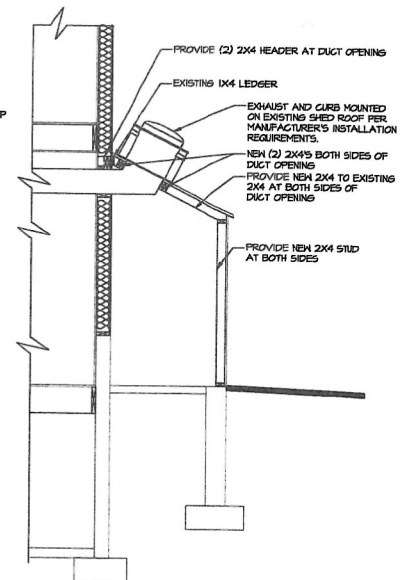
① SECTION  
1/2" = 1'-0"



② SECTION  
1/2" = 1'-0"



④ ENLARGED SECTION  
3' = 1'-0"



③ SECTION  
1/2" = 1'-0"

**Proposed**  
**Brady Street Pizza**  
1415 East Brady Street  
Milwaukee, WI

# SECTIONS

DRAWN BY: AA  
CHECKED: 12-4-2024  
REVISION: DATE:

A5

Proposed:

# Brady Street Pizza

1415 East Brady Street

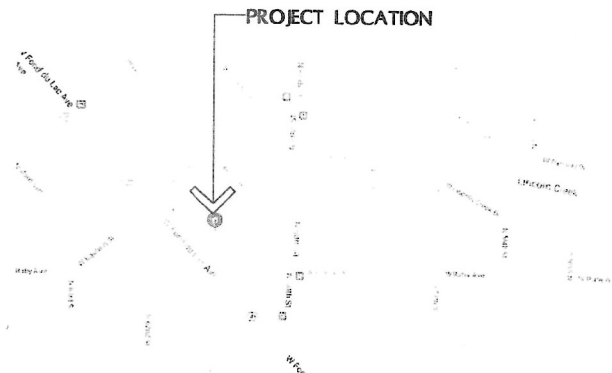
Milwaukee, WI

## SHEET INDEX

### ARCHITECTURAL:

- A1 COVER SHEET/ SHEET INDEX, VICINITY MAP,
- A2 FLOOR PLAN & EXTERIOR ELEVATIONS
- A3 FLOOR PLAN - EQUIPMENT LIST
- A4 LIFE SAFETY PLAN
- A5 SECTIONS

### MECHANICAL, ELECTRICAL & PLUMBING: DESIGN-BUILD



## VICINITY MAP

N.T.S.

### CODE DATA:

EXISTING BUILDING AREA: 816 SQUARE FEET PER FLOOR, 1632 SQUARE FEET TOTAL  
ALTERATION LEVEL: 1)  
SCOPE OF WORK: CONVERTING EXISTING SPACE (BUSINESS) TO PIZZA CARRY-OUT BUSINESS  
OCCUPANCY CLASSIFICATION: MAIN LEVEL - EXISTING OCCUPANCY BUSINESS (B)  
NEW OCCUPANCY BUSINESS (B), NO CHANGE OF USE  
UPPER LEVEL - EXISTING OCCUPANCY RESIDENTIAL (R)  
SEPARATION OCCUPANCY IBC 508.4  
EXISTING (2) HOUR SEPARATION BETWEEN (R) AND (B) OCCUPANCIES

### GENERAL NOTES:

1. THE ARCHITECT MAINTAINS NO RESPONSIBILITY FOR THE GENERAL CONTRACTOR, SUBCONTRACTORS, OR THOSE WORKING IN SUCH CAPACITIES, FOR THE METHODS USED, OR LACK THEREOF, IN THE EXECUTION OF THE WORK AND SAFETY PROCEDURES AND PRECAUTIONS TAKEN AT THE PROJECT SITE.
2. CONTRACTORS SHALL ASSUME FULL RESPONSIBILITY - UNRELIEVED BY LACK OF SUPERVISION OR PERIODIC OBSERVATION OF CONSTRUCTION FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS - FOR DIMENSIONS TO BE CONFIRMED AND CORRELATED ON THE JOB SITE AND BETWEEN INDIVIDUAL TRADES OR SETS OF DRAWINGS, FOR FABRICATION PROCESSES AND CONSTRUCTION TECHNIQUES (INCLUDING SHORING, SCAFFOLDING, BRACING, ERECTION, ETC.), FOR COORDINATION OF THE VARIOUS TRADES; FOR SAFE CONDITIONS ON THE JOB SITE; AND FOR THE PROTECTION OF THE PEOPLE AND PROPERTY AT THE JOB SITE.
3. VARIATIONS OF IN-FIELD CONDITIONS RELATIVE TO THE CONTRACT DOCUMENTS SHALL BE REPORTED TO THE ARCHITECT. WORK SHALL NOT PROGRESS UNTIL WRITTEN PERMISSION FROM THE ARCHITECT IS OBTAINED.
4. ALL DIMENSIONS ON CONSTRUCTION DOCUMENTS ARE TO BE FIELD VERIFIED BY THE CONTRACTOR AS NOTED. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR CONFIRMING AND CORRELATING ALL DIMENSIONS ON THE JOB SITE AND BETWEEN INDIVIDUAL TRADES.
5. ALL CONSTRUCTION SHALL BE PERFORMED IN STRICT CONFORMANCE WITH ALL APPLICABLE STATE CODES. THE CONTRACTOR SHALL COMPLY WITH THE LATEST OCCUPATIONAL SAFETY HEALTH ACT REQUIREMENTS.
6. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS AND BECOME FULLY FAMILIAR WITH EXISTING CONDITIONS ON SITE PRIOR TO BIDS, EXECUTION OF CONTRACT WITH OWNER AND START OF CONSTRUCTION. NO ALLOWANCES WILL BE MADE DUE TO THE CONTRACTOR'S UNFAMILIARITY WITH THE JOB SITE.
7. CONTRACTOR COORDINATE STAGING AREA WITH OWNER PRIOR TO DELIVERING OF MATERIALS TO JOB SITE.
8. GENERAL CONTRACTOR TO PROTECT BUILDING COMPONENTS OF THE PROPERTY, UNLESS NOTED OTHERWISE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR ALL REPAIRS TO DAMAGED PROPERTY.
9. CONTRACTOR SHALL NOTIFY OWNER IMMEDIATELY IF HAZARDOUS MATERIALS ARE DISCOVERED ON SITE DURING DEMOLITION.
10. DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS ONLY. IF CLARIFICATION OR ADDITIONAL INFORMATION ARE REQUIRED THE CONTRACTOR SHOULD VERIFY WITH ARCHITECT.
11. CONTRACTOR SHALL SECURE AND PAY FOR ALL REQUIRED APPROVALS, PERMITS, FEES AND LICENSEES RELATED TO THEIR DISCIPLINE PRIOR TO EXECUTION OF WORK.
12. WORK ON THIS PROJECT IS TO BE COMPLETED USING ACCEPTABLE CONSTRUCTION PRACTICES AND NEW COMMERCIAL GRADE MATERIALS. IF QUESTIONS ARISE AS TO THE SPECIFIC MATERIAL TO BE USED, THE CONTRACTOR SHALL REQUEST CLARIFICATION FROM THE OWNER. SUBSTITUTED PRODUCTS MUST BE APPROVED BY THE OWNER.
13. CONTRACTOR SHALL NOTIFY DIGGERS HOTLINE PRIOR TO PERFORMING ANY DIGGING IN THE GROUND.

Proposed  
Brady Street Pizza  
1415 East Brady Street  
Milwaukee, WI

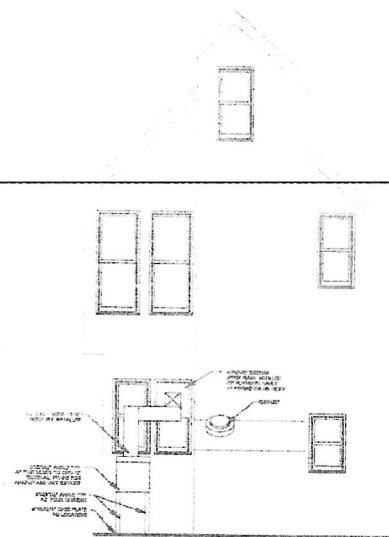
COVER SHEET  
SHEET INDEX  
VICINITY MAP

DRAWN BY: AA  
CHECKED: 12-14-2024  
REVISION: DATE:

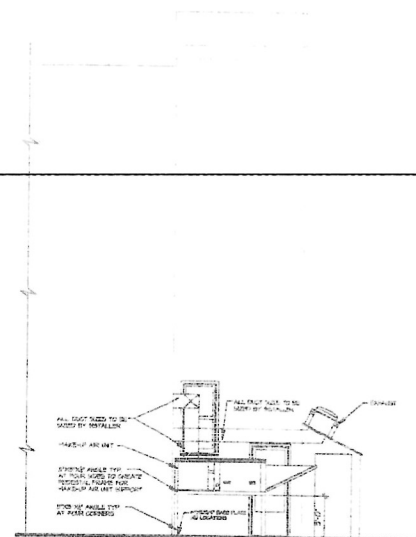
A1



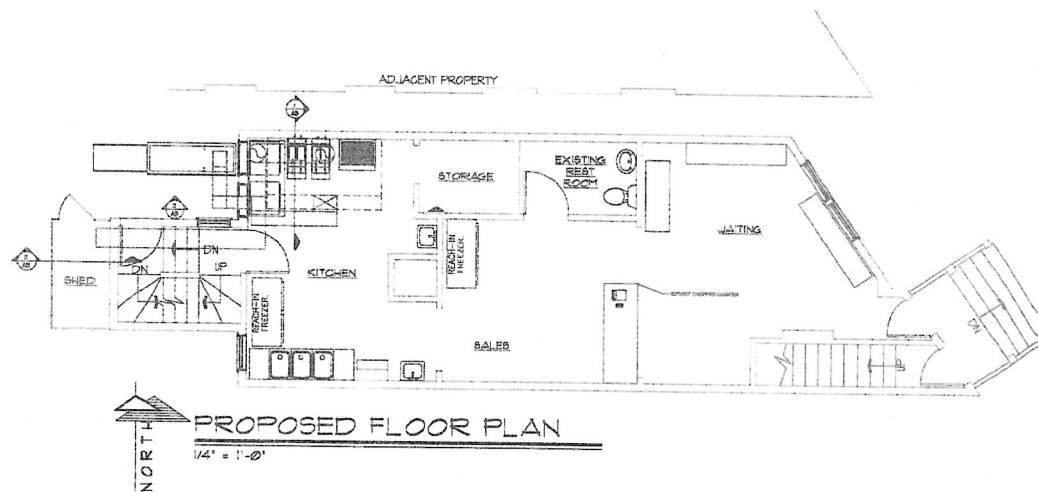
Proposed  
Grady Street Pizza  
1415 East Brady Street  
Baltimore, MD 21202



1 SOUTH ELEVATION  
1/4" = 1'-0"



2 WEST ELEVATION  
1/4" = 1'-0"



PROPOSED FLOOR PLAN  
1/4" = 1'-0"

FLOOR PLAN  
&  
EXTERIOR  
ELEVATIONS

DESIGN BY: J.A.  
DATE: 04-2024  
REVISION: DATE:

A2

# Proposed Brady Street Pizza

1010 East Brady Street  
Milwaukee, WI

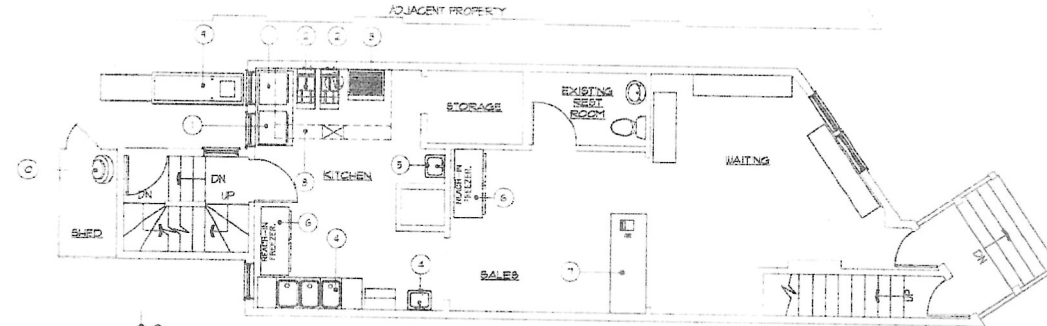
## FLOOR PLAN - EQUIPMENT LIST

DESIGNED BY: AA  
DATE: 3-4-2024  
REVISION: DATE:

A3

### EQUIPMENT KEY 1/8"

- 1 - PIZZA OVEN
- 2 - DEEP FREEZER
- 3 - BRIDGE
- 4 - (2) COMPARTMENT REFRIG
- 5 - HAND WASHING SINK
- 6 - REACH-IN FREEZER
- 7 - FRONT SALES COUNTER 36" HIGH MAX
- 8 - HOOD
- 9 - MAKE-UP AIR
- 10 - EXHAUST ROOF MOUNTED



### FLOOR PLAN - EQUIPMENT LIST

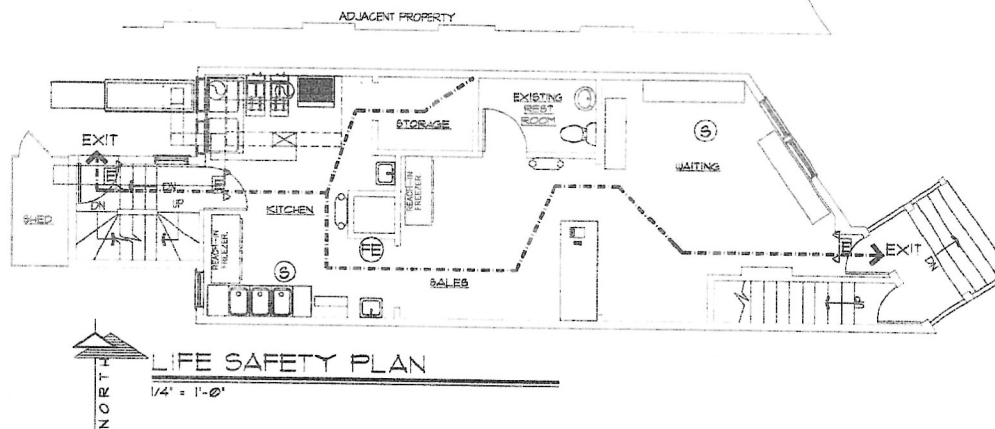
1/4" = 1'-0"

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LIFE SAFETY LEGEND	
---	EXIT PATH
→	EXIT
Ⓢ	SMOKE CARBON MONOXIDE DETECTOR
Ⓔ	FIRE EXTINGUISHER
Ⓛ	EMERGENCY LIGHTING
Ⓛ	EXIT SIGN WITH EMERGENCY LIGHTS

FIRE EXTINGUISHERS SHALL BE TYPE 1A PER 1006 FC 806  
MAXIMUM DISTANCE NOT TO EXCEED 15 FEET

PROVIDE EXTERIOR LIGHT AT EACH EXIT AS REQ'D



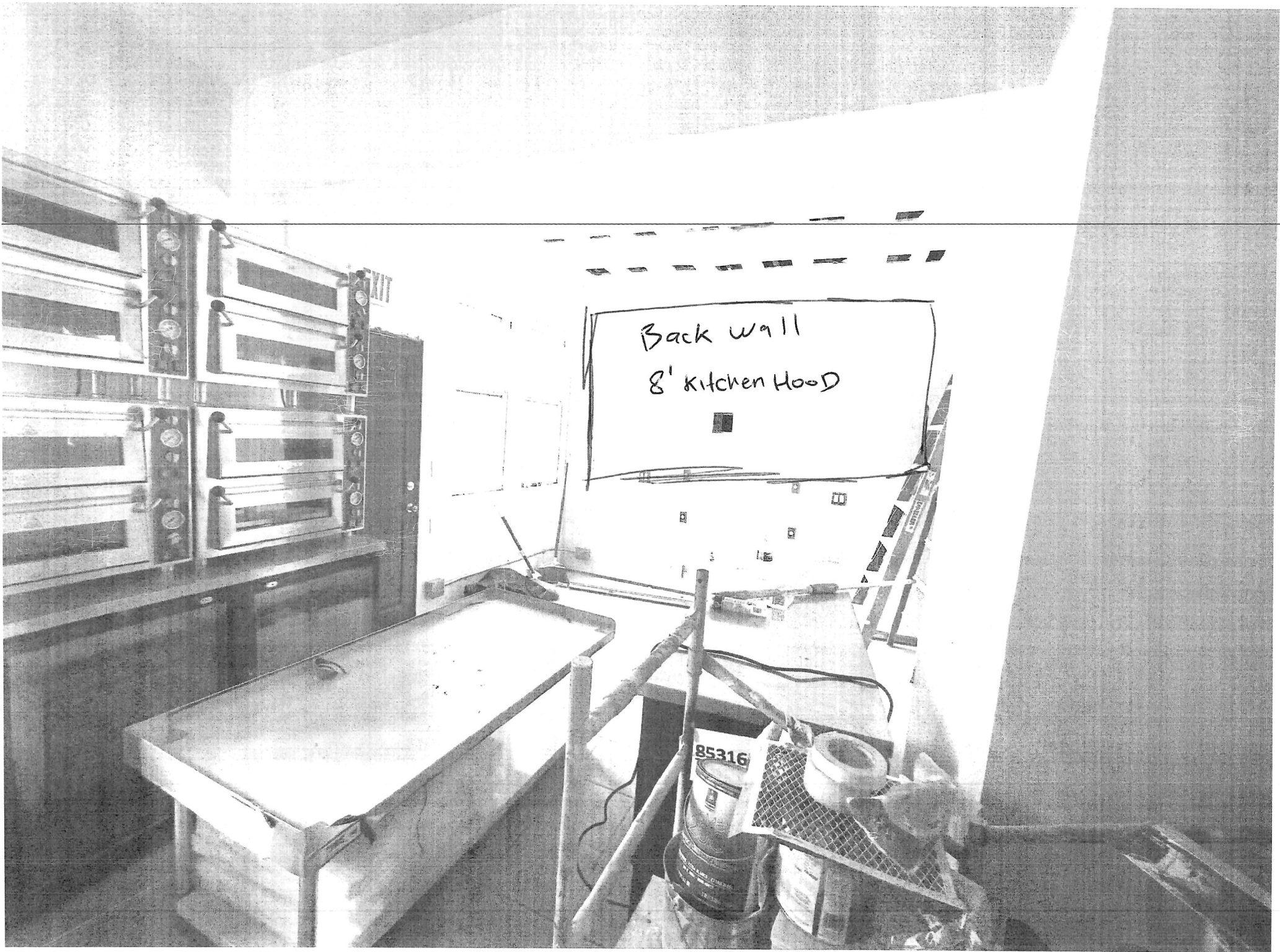
# LIFE SAFETY PLAN

1/4" = 1'-0"

## LIFE SAFETY PLAN

DESIGNED BY: AA  
CHECKED BY: AA  
REVISIONS: DATE:

A4







"Exhaust"

"Make-up  
air unit"