



# CERTIFICATE OF APPROPRIATENESS APPLICATION FORM

Incomplete applications will not be processed for Commission review.

Please print legibly.

*Rec'd  
12/19/11  
PJ*

**1. HISTORIC NAME OF PROPERTY OR HISTORIC DISTRICT: (if known)**

East Side Commercial Historic District

**ADDRESS OF PROPERTY:**

611 N. Broadway

**2. NAME AND ADDRESS OF OWNER:**

Name(s): First MKD, LLC

Address: 10275 W. Higgins Rd., Suite 300

City: Rosemont

State: IL

ZIP 60018

Email: [jstephenson@fhginc.com](mailto:jstephenson@fhginc.com)

Telephone number (area code & number) Daytime: 847.939.5206

Evening: 847.858.7697

**3. APPLICANT, AGENT OR CONTRACTOR: (if different from owner)**

Name(s): James W. Stephenson, as Agent for First MKD, LLC (Same contact info as above)

Address:

City:

State:

ZIP Code:

Email:

Telephone number (area code & number) Daytime:

Evening:

**4. ATTACHMENTS**

**A. REQUIRED FOR ALL PROJECTS:**

Photographs of affected areas & all sides of the building (annotated photos recommended)

Sketches and Elevation Drawings (1 full size and 2 reduced to 11" x 17" or 8 1/2" x 11")

Material and Design Specifications (see next page)

**B. NEW CONSTRUCTION/DEMOLITION ALSO REQUIRES:**

Floor Plans (1 full size and 1 reduced to 11" x 17")

Site Plan showing location of project and adjoining structures and fences

Other (explain):

**PLEASE NOTE: YOUR APPLICATION CANNOT BE PROCESSED UNLESS BOTH PAGES OF THIS FORM ARE PROPERLY COMPLETED.**

**5. DESCRIPTION OF PROJECT:**

Describe all existing features that will be affected by proposed work. Please specify the condition of materials, design, and dimensions of each feature (additional pages may be attached)

Please see the attachment for narrative.

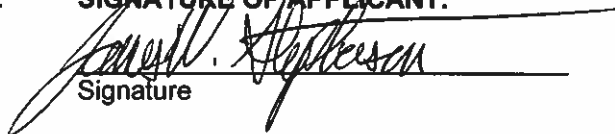
Photo No. \_\_\_\_\_ Drawing No. \_\_\_\_\_

**B. Describe all proposed work, materials, design, dimensions and construction technique to be employed (additional pages may be attached)**

Please see the attachments for narrative and drawings.

Photo No. \_\_\_\_\_ Drawing No. \_\_\_\_\_

**6. SIGNATURE OF APPLICANT:**

  
Signature

James W. Stephenson      12/15/11  
Print or type name      Date

This form and all supporting documentation **MUST** arrive by 12:00 noon on the deadline date established to be considered at the next Historic Preservation Commission Meeting. Any information not provided to staff in advance of the meeting will not be considered by the Commission during their deliberation. Please call if you have any questions and staff will assist you.

Hand Deliver or Mail Form to:  
Historic Preservation Commission  
City Clerk's Office  
200 E. Wells St. Room B-4  
Milwaukee, WI

**PHONE: (414) 286-5722**

**FAX: (414) 286-3004**

**[www.milwaukee.gov/hpc](http://www.milwaukee.gov/hpc)**

Information included in this submittal is supplemental to information reviewed by the Historic Preservation Commission on June 13, 2011. Descriptions of work that were reviewed at that time and have not changed are not repeated in this submittal. Items identified in this submittal are those that have changed or for which the Commission requested additional information.

## **5. DESCRIPTION OF PROJECT:**

### **A. Describe all existing features:**

#### **611 North Broadway**

The 611 North Broadway Building was built in 1886 as the third corporate headquarters of the Northwestern Mutual Life Insurance Company. Solomon Spencer Beman of Chicago was the architect commissioned to design what is now one of Milwaukee's premier examples of the Richardsonian Romanesque style. The massive six-story office building is constructed primarily of Maine granite on the street facades, facing east and south. The facades are articulated by arcaded openings divided by stone piers that terminate in clusters of colonettes with foliated stone capitals. A stone parapet crowns the entire composition. Granite wraps the first contiguous bay on the north and west facades as well. The remainder of the north and west, non-street facades are constructed of Cream City brick. On the inside a grand open staircase with marble treads, cast-iron railings and copper-trimmed newel posts rises in a four-story atrium with an arched cast iron skylight. This light court retains its original architectural features and patterned encaustic tile floor. The building is currently partially-occupied by office tenants.

The primary and secondary entrances on Broadway and Michigan Street have been replaced with aluminum storefront, which is in satisfactory condition.

There is a prominent cast iron railing along the Broadway sidewalk (Photo 21). The newel posts and balusters are in fair condition, showing some surface rust. The steel top rail is not original and exhibits severe rust. The entire railing is set on a concrete base which is deteriorating.

Existing exterior granite stairs at two entrances on Broadway are in good condition. Concrete-filled steel pan stairs at other entrances on Broadway are heavily rusted, as are their associated steel railings.

Source: East Side Commercial Historic District Study Report

**B. Describe all proposed work:**

**Program**

The proposed work consists of a select-service hotel. The hotel will consist of approximately 128 guestrooms, public space including lobby, meeting space, a restaurant and bar, fitness center and associated support, administration and mechanical areas plus two future tenant spaces.

**Roofs**

No change from previous submittal. Work previously approved, pending approval of staff.

**Masonry**

No change from previous submittal. Work previously approved, pending approval of staff.

**Windows**

No change from previous submittal. Work previously approved, pending approval of staff.

**Doors**

Existing aluminum storefront doors on the Broadway and Michigan facades will be removed and replaced with new wide stile aluminum doors. Proposed doors are in the location of existing entrances; no new entrances are proposed on the Broadway or Michigan facades. Main entrances on Broadway and Michigan will be automatic sliding doors with painted finish (see attached cut sheet). Secondary entrances will be aluminum entrance system with painted finish; these doors will be exit only with no exterior hardware (see attached cut sheet).

Flush hollow metal doors and frames will be installed along the alley.

**Railing**

The cast iron railing will be disassembled and refinished. The existing paint will be removed and the members will be repainted. A new metal top rail will be fabricated. A new concrete base will be poured. The railing will be reassembled in its original location. Work previously approved, pending approval of staff. Additional details provided with this submittal.

**Stairs**

Existing concrete-filled steel stairs along Broadway are severely rusted and will be replaced. One such stair serves the north entrance, from the sidewalk up to the first floor. A second serves the ground floor tenant space, down from the sidewalk. Both stairs will be replaced with new concrete-filled steel pan stairs. Painted steel railings will be provided on both stairs.

The existing granite stairs on Broadway will remain.

**Ramp**

An accessible entrance and associated ramp on Broadway has been deleted from the project. The Michigan entrance will be used as the accessible entrance for the building. This entrance is currently accessible, so additional modifications are not required.

**Canopy**

Canopies at the Broadway and Michigan entrances are not currently part of the project. If they are added to the project they will be submitted to the Commission for review at a later date.

**Signage**

Wall plaques identifying the hotel are proposed next to the Broadway and Michigan entrances. A vertical blade sign with the hotel name and logo in individual halo-lit letters is proposed for the southeast corner of the building at the second and third floors. This sign will comply with the City of Milwaukee zoning ordinance for Type A Projecting Signs. Small externally-illuminated projecting signs are proposed for the two future retail tenants along Michigan.

**Fireplace Vent**

A direct-vent gas fireplace will be installed in the hotel lobby. Because of maximum venting distances it is not feasible to vent the fireplace through the building roof or alley wall. A wall-mounted vent termination is proposed in the alcove at the south Broadway entrance (see attached cut sheet). This termination will be installed on a recessed wall so that it is not mounted on the historic building façade and to reduce its visibility from the street.

Please see the attached drawings for more information.

**ATTACHMENTS:**  
Photographs



Photo 1: Aerial Looking North



Photo 2: Aerial Looking West



Photo 3: Aerial Looking South

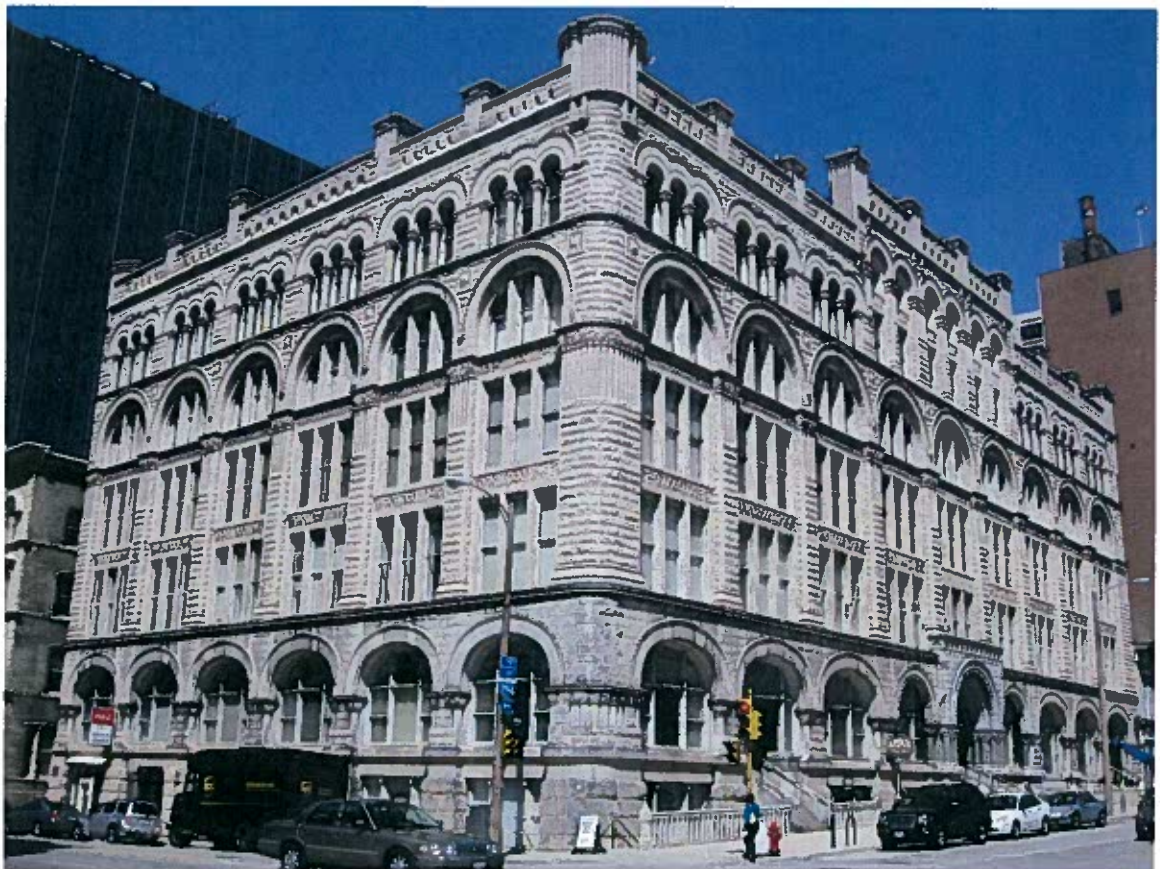


Photo 4: Corner of East Michigan Street and Broadway



Photo 5: Broadway Façade looking Southwest



Photo 6: Broadway Façade looking Northwest



Photo 7: Michigan Street Façade looking Northeast



Photo 8: Alley looking Northeast from Michigan St.

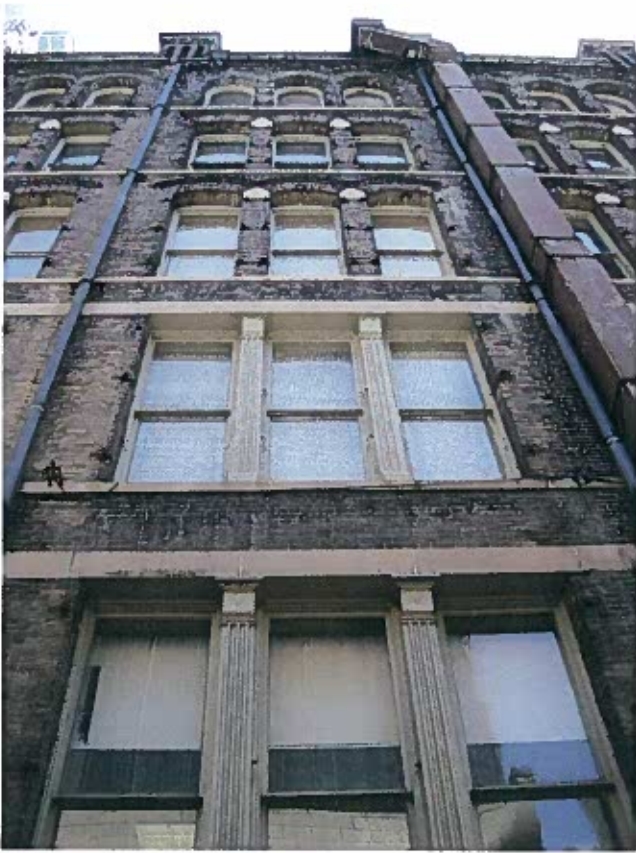


Photo 9: Alley Façade, midblock



Photo 10: Alley Façade, looking South

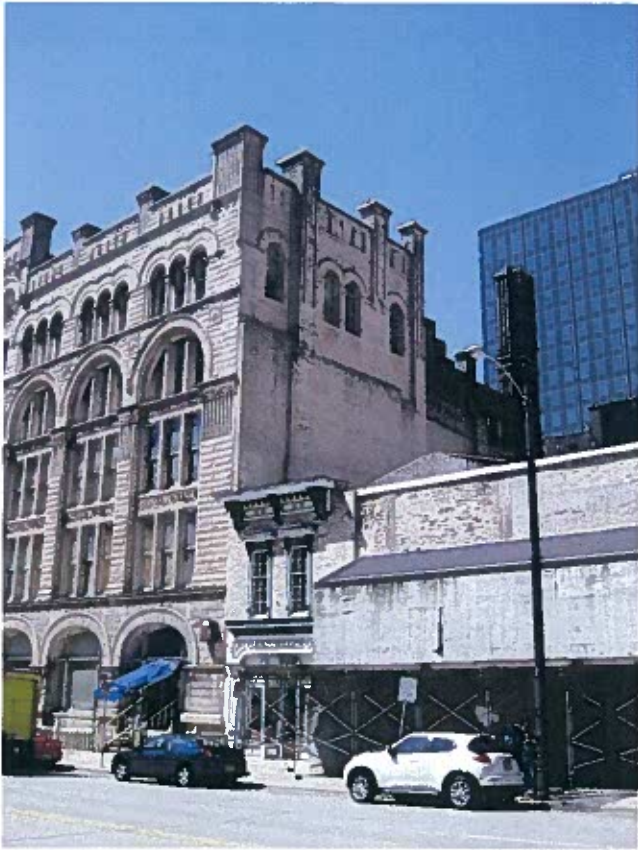


Photo 11: North Facade

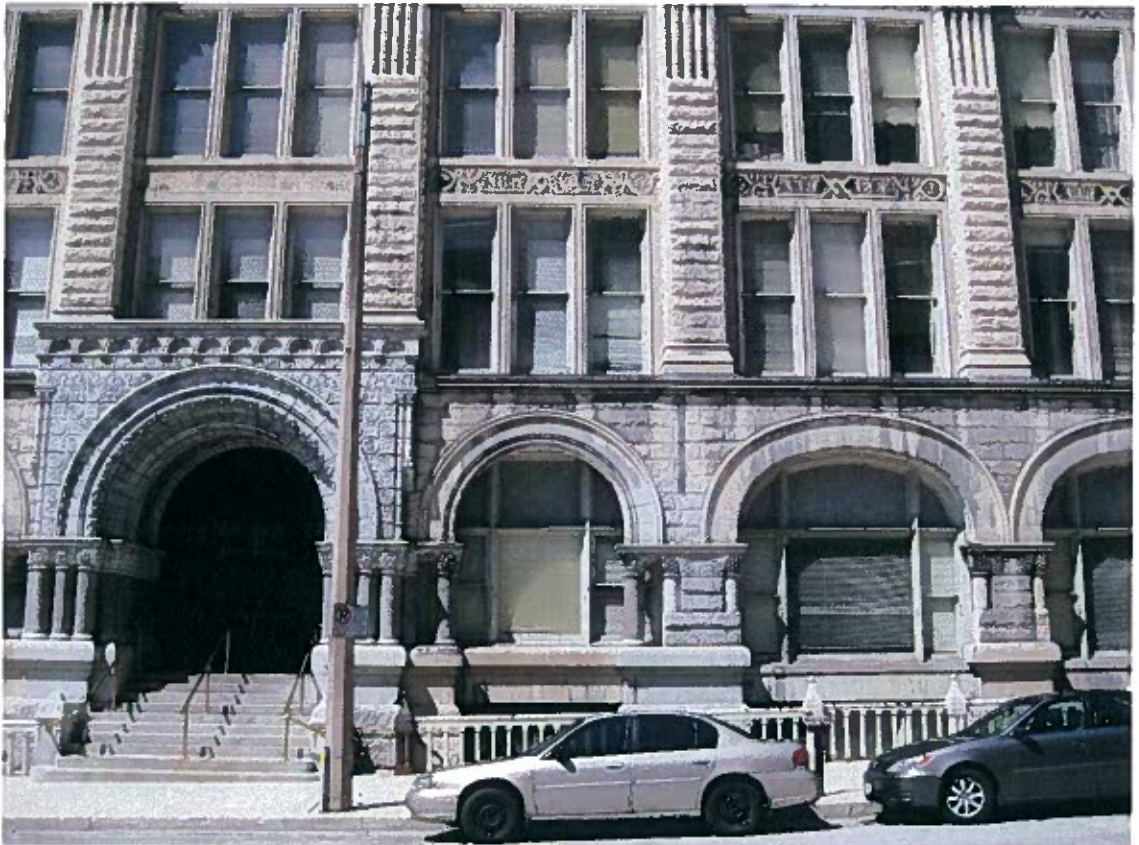


Photo 12: Broadway Façade entry detail

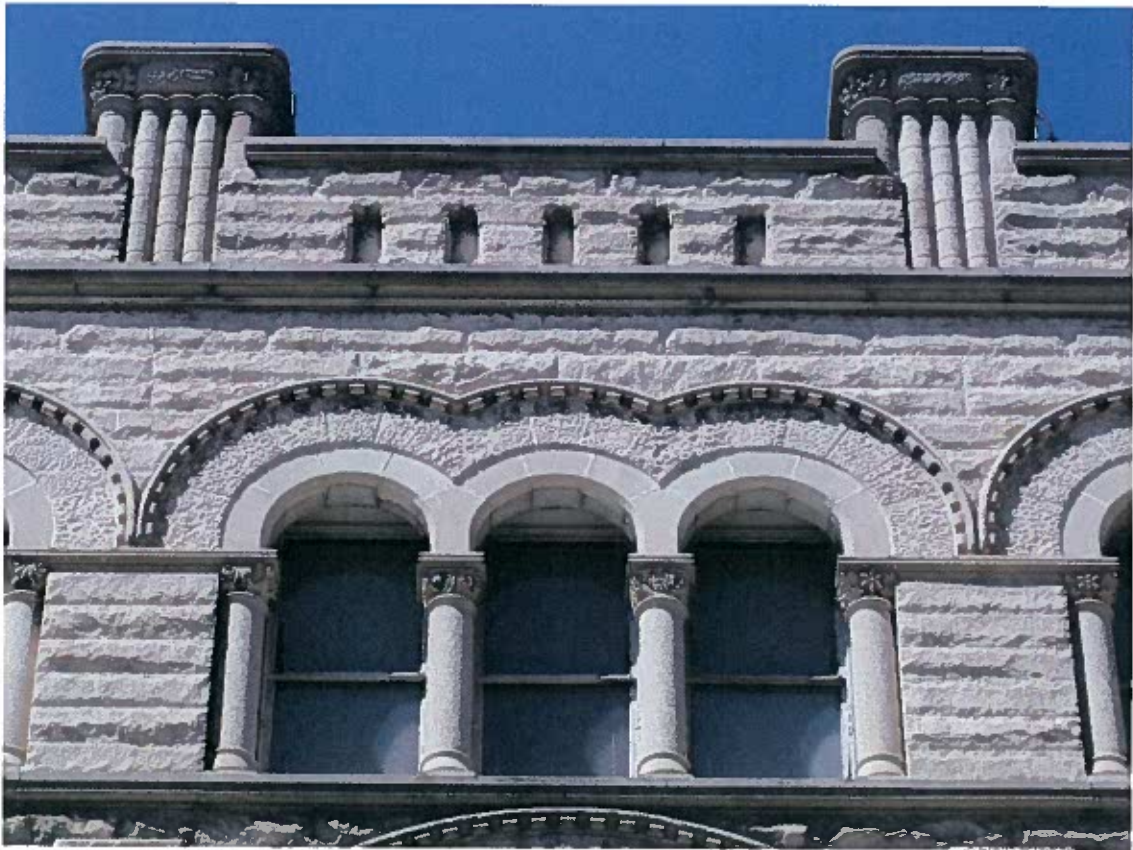


Photo 13: Parapet detail



Photo 14: Fourth Floor window detail



Photo 15: Third Floor window detail



Photo 16: First Floor window detail



Photo 17: Ground Floor window detail



Photo 18: Column detail



Photo 19: Roof, looking West



Photo 20: Typical window condition



Photo 21: Sidewalk railing



Photo 22: Corner of E. Michigan St. and Broadway, c. 1895



Photo 23: Main Broadway entrance



Photo 24: North Broadway entrance



Photo 25: South Broadway entrance



Photo 26: Ground Floor Broadway tenant entrance



Photo 27: Michigan entrance

**ATTACHMENTS:**

Product Literature

1. Automatic sliding entrances
2. Aluminum storefront entrance
3. Fireplace flue wall termination

### Standard Packages

Unit Width	Slide Opening	Breakout Opening	Slide Panel Width	Sidelite Width	Rough Opening Width
8'-0" (2438)	3'-0" (914)	3'-7" (1092)	2'-0" (610)	2'-0 1/2" (622)	8'-0 1/2" (2146)
9'-0" (2743)	3'-6" (1067)	4'-1" (1245)	2'-3" (686)	2'-3 1/2" (699)	9'-0 1/2" (2756)
10'-0" (3048)	4'-0" (1219)	4'-7" (1397)	2'-6" (762)	2'-6 3/4" (781)	10'-0 1/2" (3061)
12'-0" (3658)	5'-0" (1524)	5'-7" (1702)	3'-0" (914)	3'-0 3/4" (933)	12'-0 1/2" (3670)
14'-0" (4267)	6'-0" (1829)	6'-7" (2007)	3'-6" (1067)	3'-6 3/4" (1086)	14'-0 1/2" (4280)
16'-0" (4877)	7'-0" (2134)	7'-7" (2311)	4'-0" (1219)	4'-0 3/4" (1238)	16'-0 1/2" (4890)

**Unit Height:** 7'-6" (2286)    **Rough Opening Height:** 7'-6 1/4" (2292)  
**Glazing:** Standard unit prep'd for 1/4" (6) glass. Glass by others.  
**Threshold:** 1/2" (13) tall x 4" (102) wide (See page A6.3)

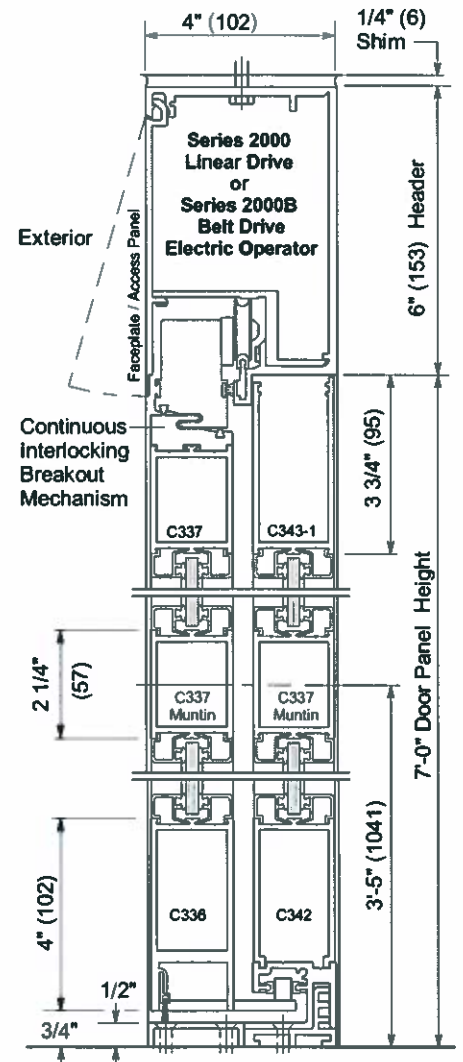
**Anodized Finish:**  
 Clear or Dark Bronze

### Options

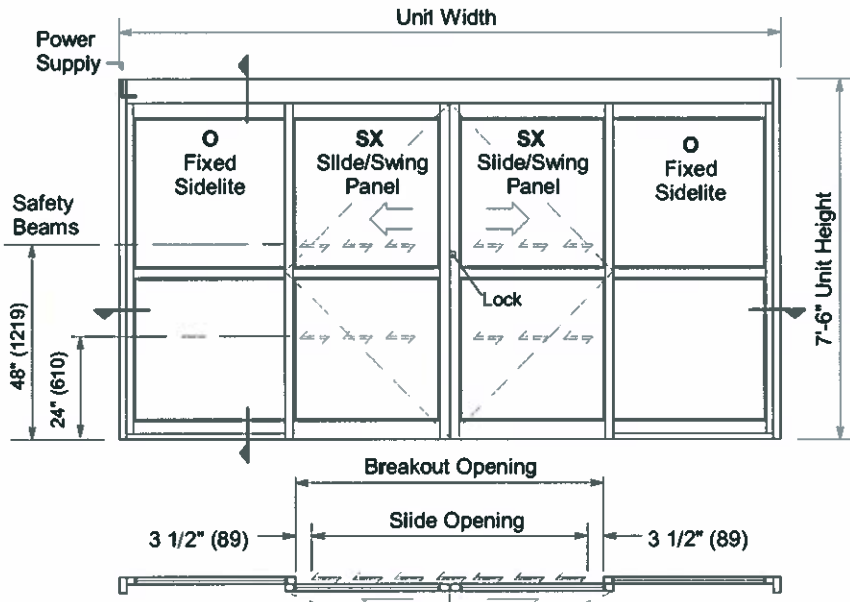
- Custom unit widths between 8'-0" & 16'-0".
- Custom unit height to 8'-6".
- Custom mid-rails, bottom rails and jambs.
- Transom, additional or extra wide sidelite.
- Medium or wide stile construction (slide opening will be reduced).
- Custom anodized or paint finish or stainless steel cladding

### Installation and Operation

- Door perimeter mounted within rough opening with 1/4" minimum shim space at header & jambs. Finish floor not to exceed 1/4" out of level. (See page A1.3)
- Electrical: Provide 120 VAC, 60 cycle, single phase, 15 amp service (in conduit) to each unit on dedicated 20 amp circuit breaker routed to header. Maximum current draw is 3.15 amps.
- Door actuated with header mounted motion sensor at interior and exterior for detection of traffic in each direction. Door closes after time delay expires. (See page A1.4)
- Manual Locking: Exterior keylock and interior thumbturn provided at vertical strike rail. (Optional fail-safe or fail-secure autolock)

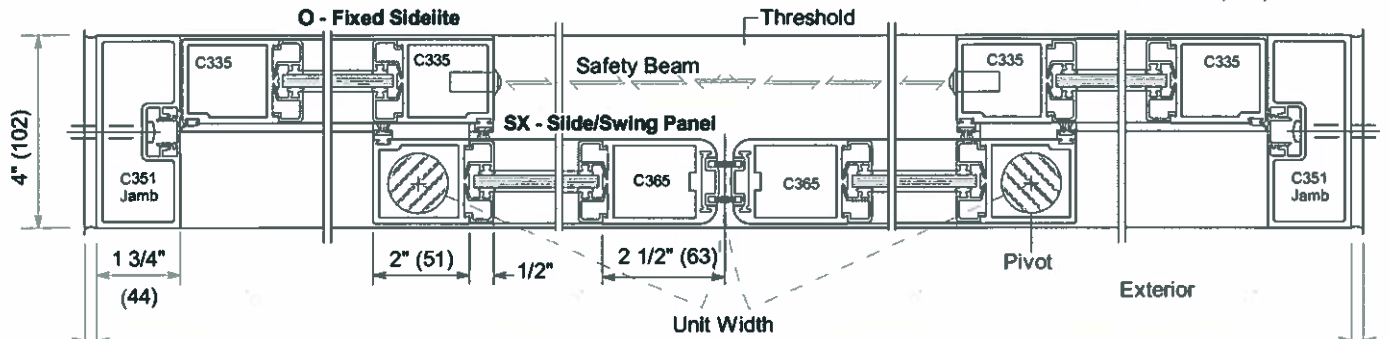


**Vertical Section**  
 Door shown in open position



**Exterior Elevation and Floor Plan**

SX panels can breakout 90° from any position of slide movement with max. 50 lbf. of force at lock stile.



**Horizontal Section**



4242 Baldwin Boulevard  
 Corpus Christi,  
 Texas 78405-3399  
 361-888-5591  
 800-531-3111  
 Fax: 361-888-6510  
 Fax: 800-531-3108  
 http://www.hortondoors.com

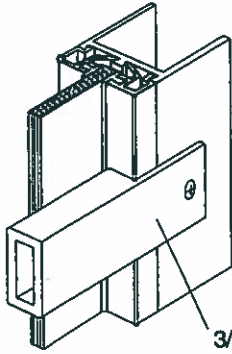
# SPECIFICATION DETAILS

## AUTOMATIC SLIDE DOORS - COMMERCIAL

**SERIES 2000, 2001 & 2003**  
**STANDARD PUSHBAR WITH OPTIONAL**  
**MUNTINS & RAILS**

A8.4

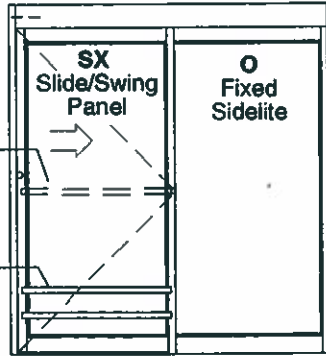
3/01



C278-1 Pushbars are sent loose & field mounted on interior side of breakout panels if no midrail is specified.

Can also serve as "crash bar" in grocery store applications when applied to exterior and/or interior.

3/4" (19) x 1 1/2" (38)

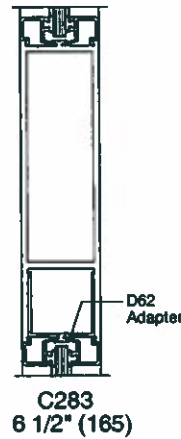
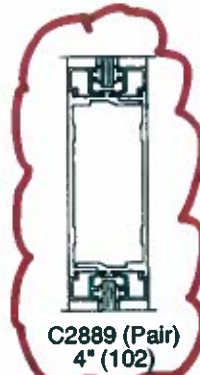
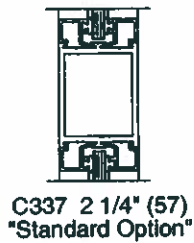


**Elevation**

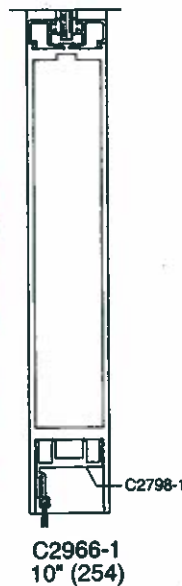
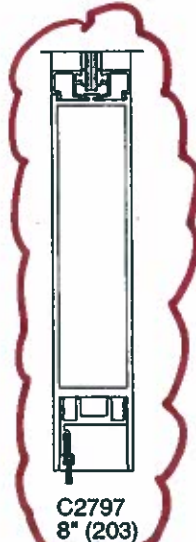
**Standard Pushbar**

Not To Scale

Scale: 1/4" = 1'-0" (1:50) 7'-0" (2134) unit width shown

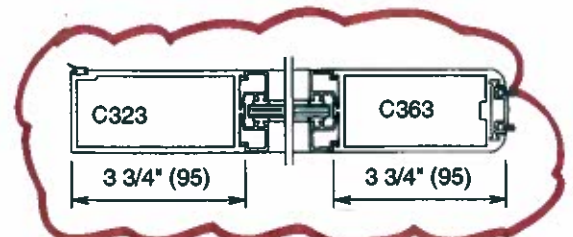


**Optional Muntins**



**Notes:**

1. Standard prep. for 1 1/4" (6) glazing shown using C338 1/2" (13) tall glass stops.
2. Unless noted otherwise, scale for all details: 3" = 1'-0" (1:4)



**Medium Stile Vertical Rails**

**Optional Bottom Rails**

Horton Automatics reserves the right to improve the product and change its specifications without notice. Dimensions given in U.S. Inches followed by Millimeters in parenthesis.

1.11404

2

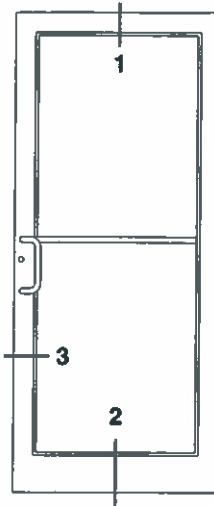
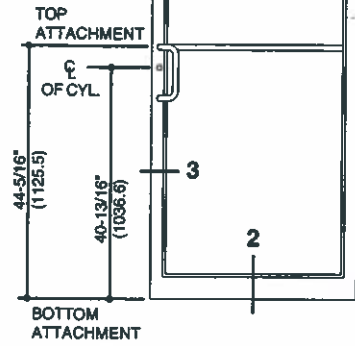
SCALE 3" = 1' 0"

### 190 NARROW STILE

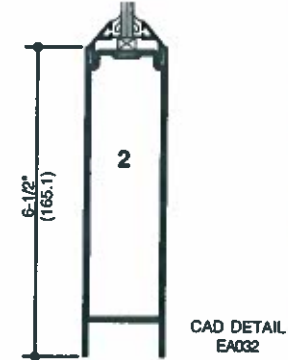
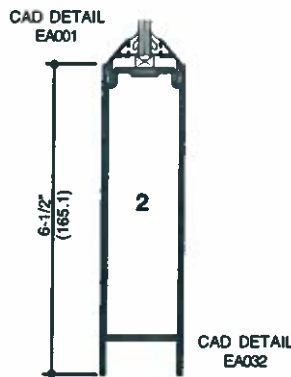
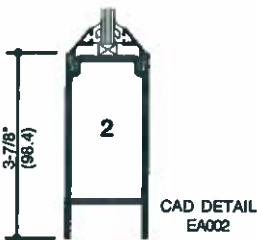
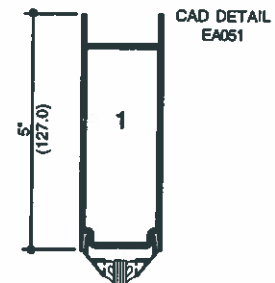
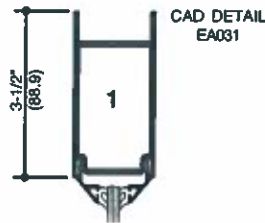
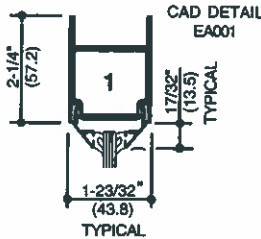
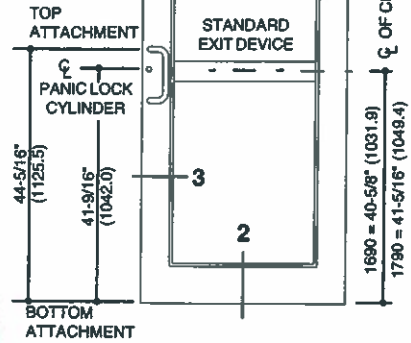
### 350 MEDIUM STILE

### 500 WIDE STILE

STANDARD LOCATIONS



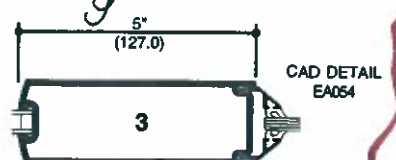
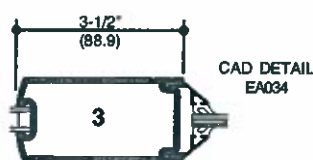
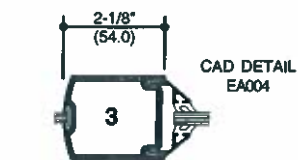
STANDARD LOCATIONS



SINGLE ACTING

SINGLE ACTING

SINGLE ACTING



DOUBLE ACTING

DOUBLE ACTING

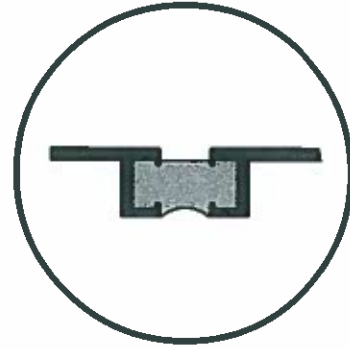
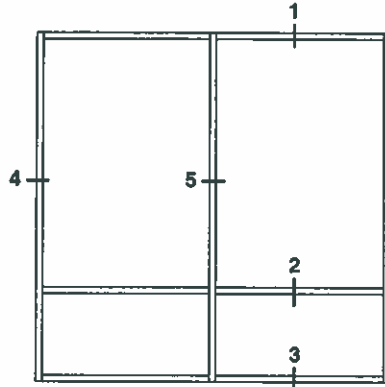
DOUBLE ACTING

ALCOA  
Kawneer reserves the right to change configuration without prior notice when deemed necessary for product improvement.

ALCOA  
Kawneer reserves the right to change configuration without prior notice when deemed necessary for product improvement.



SCALE 3" = 1'-0"



\*Note: See Misc. Details for Thermal Pocket Filler and Thermal Flashing.

ELEVATION IS NUMBER KEYED TO DETAILS

NUMBERS IN BRACKETS ARE THERMALLY BROKEN MEMBERS

SCREW SPLINE

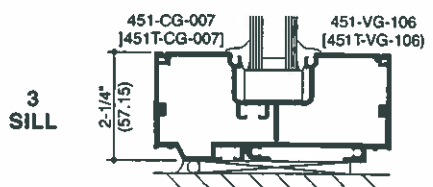
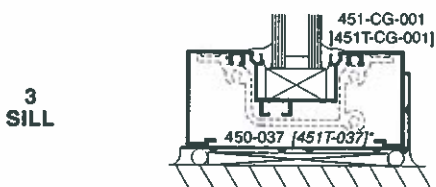
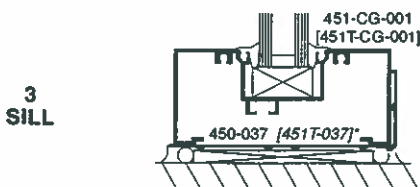
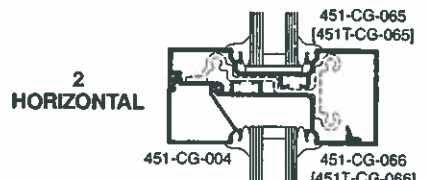
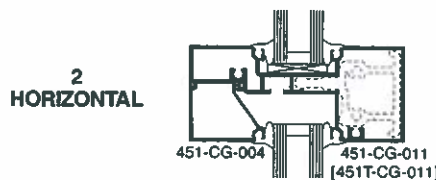
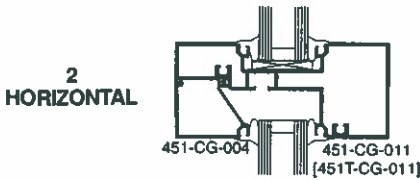
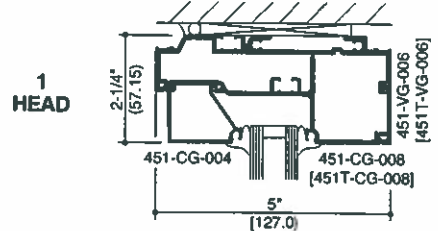
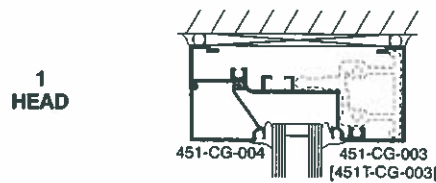
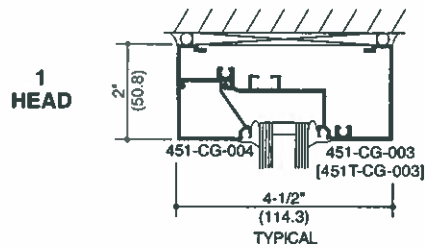
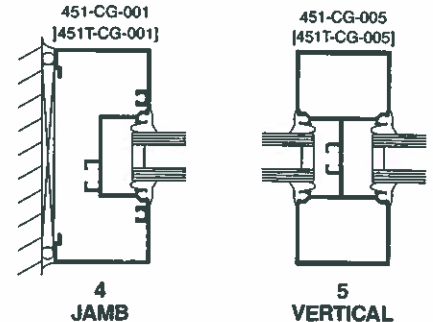
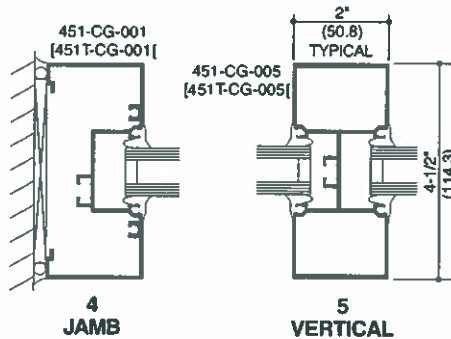
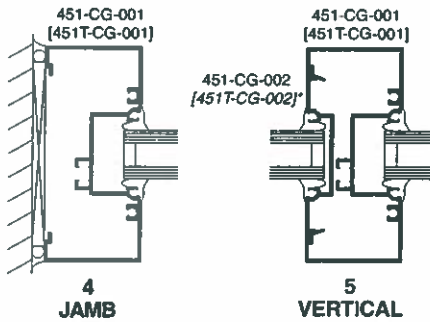
SHEAR BLOCK

STICK

CAD Details (TF451) = TF\_VG\_451-SS-Center--CAD.zip (TF451T) = TF\_VG\_451T-SS-Center--CAD.zip

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CAD Details (TF451)=TF\_VG\_451-Stick-Center--CAD.zip (TF451T)=TF\_VG\_451T-Stick-Center--CAD.zip



\*See Page 14 for Thermal Flashing and Optional High Performance Flashing

\*See Page 14 for Thermal Flashing and Optional High Performance Flashing

Local, state, and federal codes governing the design and use of glazed entrance, window, and curtain wall products vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials.

Kawneer reserves the right to change configuration without prior notice when deemed necessary for product improvement.

SCALE 3" = 1'-0"

CAD Details - SCREW SPLINE

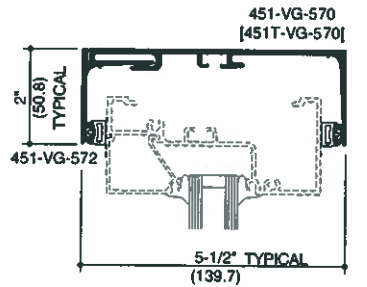
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CAD Details - SHEAR BLOCK

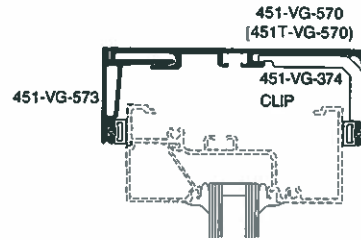
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CAD Details - STICK

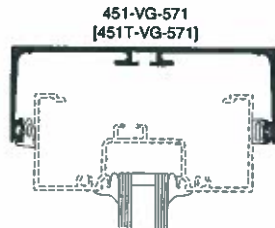
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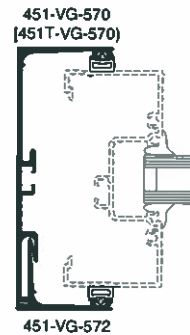
**STANDARD  
HEAD  
COMPENSATING RECEPTOR**



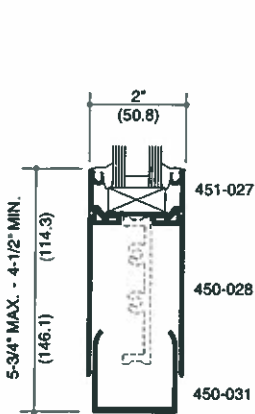
**HEAVY WEIGHT  
HEAD  
COMPENSATING RECEPTOR**



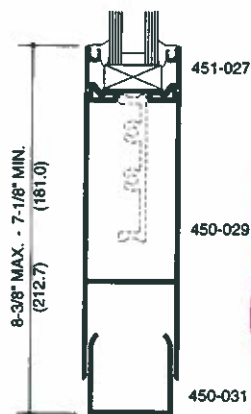
**ONE PIECE  
HEAD  
COMPENSATING RECEPTOR**



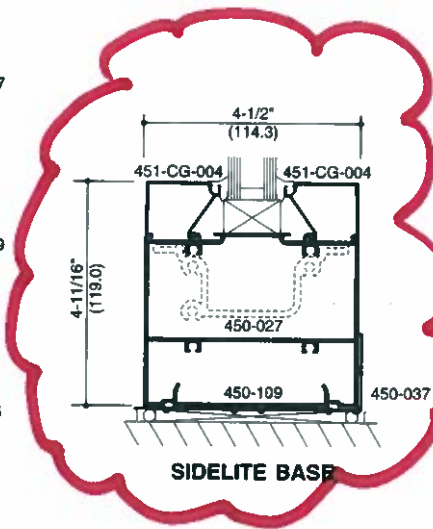
**JAMB  
COMPENSATING RECEPTOR**



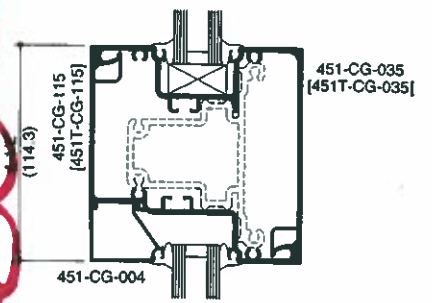
**\*NARROW  
SIDELITE BASE**



**\*NARROW  
SIDELITE BASE**



**SIDELITE BASE**



**4-1/2" x 4-1/2"  
HORIZONTAL**

**SIDELITE BASES ARE NON-THERMAL APPLICATIONS**

\*NARROW SIDELITE BASES REQUIRE THE USE OF NON-THERMAL 2-PIECE VERTICALS ONLY.

NOTE: SIDELITE BASES SHOWN ARE FOR USE WITH SCREW SPLINE AND SHEAR BLOCK SYSTEMS ONLY.

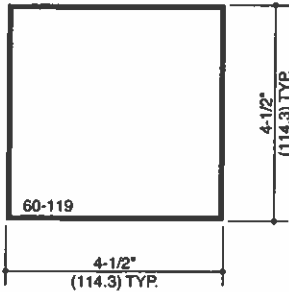
entrance, window, and curtain wall products vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials, and assumes no responsibility therefor.

necessary for product improvement.  
 © Kawneer Company, Inc., 2006

SCALE 3" = 1'-0"

CAD Details - SCREW SPLINE

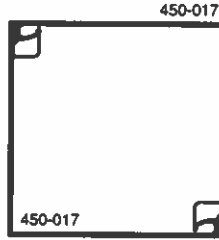
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4-1/2" X 4-1/2" TUBE

CAD Details - SHEAR BLOCK

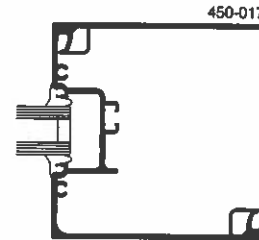
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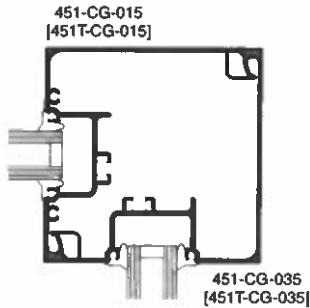
TWO PIECE NO POCKET CORNER

CAD Details - STICK

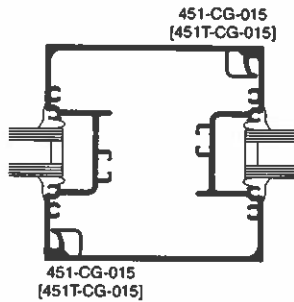
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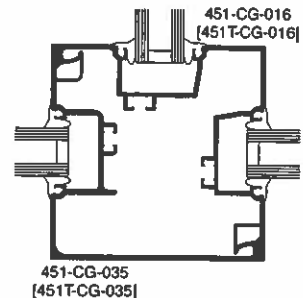
ONE POCKET CORNER



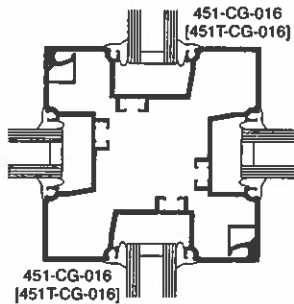
TWO POCKET 90° CORNER



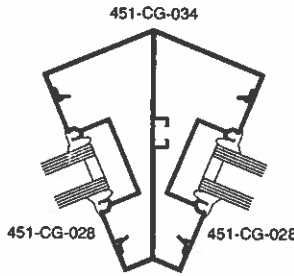
TWO POCKET CORNER POST



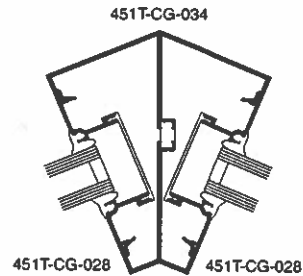
THREE POCKET 90° CORNER



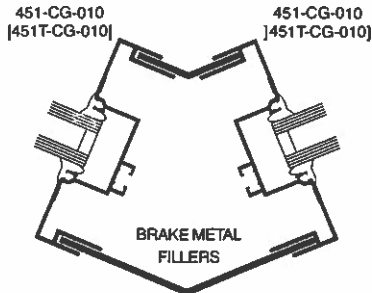
FOUR POCKET 90° CORNER



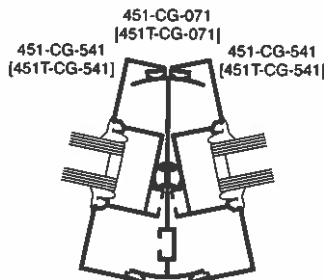
135° CORNER (NON-THERMAL)



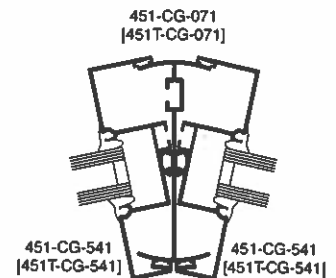
135° CORNER (THERMAL)



VARIABLE DEGREE BRAKE METAL CORNER



155° TO 180° PIVOT MULLION (OUTSIDE CORNER)



155° TO 180° PIVOT MULLION (INSIDE CORNER)

Laws and building and safety codes governing the design and use of glazed entrance, window, and curtain wall products vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials.

Kawneer reserves the right to change configuration without prior notice when deemed necessary for product improvement.

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## Gas Venting Components

### Termination Caps

Attractive and functional, our termination caps meet any aesthetic and functional need.

- Durable and easy-to-install
- UL tested and approved

### DVP & SLP Pipe

Our easy-to-assemble DVP and SLP pipe can fit any vent configuration. Installation is a snap.

- Stainless steel inner flue for DVP and SLP pipe
- Unitized construction
- Tough steel material
- UL tested and approved

### SLP Black Painted Components Not Pictured

SLP4-BK	4" pipe length
SLP6-BK	6" pipe length
SLP12-BK	12" pipe length
SLP24-BK	24" pipe length
SLP36-BK	36" pipe length
SLP48-BK	48" pipe length
SLP6A-BK	3" to 6" telescoping pipe extension
SLP12A-BK	3" to 12" telescoping pipe extension
SLP45-BK	45 degree elbow
SLP90-BK	90 degree elbow
SLP-WT-BK	Decorative wall thimble cover
SLP-DCF-BK	Decorative ceiling firestop
SLP-CCS-BK	Cathedral ceiling support
SLP-SK-BK	Horizontal trapezoid termination kit (includes 1 each: SLP-HHW2, SLP-WT-BK, SLP24-BK, SLP6-BK, SLP6A-BK, SLP90-BK)








### SLP Flex Pipe Components Not Pictured

SLP-FLEX-2	2' SL flexible pipe length
SLP-FLEX-3	3' SL flexible pipe length
SL-FLEX-5	5' SL flexible pipe length
SL-FLEX-10	10' SL flexible pipe length
SLP-FLEX-TRAP	Trapezoid termination kit (includes cap and firestop)
SLP-FLEX-TRAP30	Trapezoid termination kit (includes 30" of flex, cap and firestop)

### Options Not Pictured

LDS33/46	Field adjustable shrouds
LDSCP-M	Vertical shroud corner posts (40 pieces)
DVP-TRAPFL	Cap rain flashings
DVP-HVS	Horizontal vent support
DVP-BEK2	Brick extension kit, 12" x 14"
DVP-HSM-B	26" heat shield
DVP-AS2	Attic shield
LDS-BV	Field assembled shroud
PVK-80	Power vent cap
SLP-AS2	Attic Shield
SLP-HVS	Horizontal Vent Support
SLP-SA	Stove Adaptor
DVP-SLP	DVP to SLP Adaptor
SL-2DVP	SLP to DVP Adaptor
LINK-STOVE	Stove Adaptor Kit
TRAP-VSS	Vinyl Siding Shield

Termination Caps	Description	Part Numbers
	Horizontal Termination Caps	DVP-TRAP 1 & 2, DVP-TRAPK1 & 2, SLP-TRAP1, SLP-TRAP2
	Vertical Termination Caps	DVP-TV DVP-TVHW SLP-TVHW
	FireBrick® Termination Cap	DVP-FBHT
	High Rise Termination Caps	DVP-HRC-SS, DVP-HRC-ZC-SS SLP-HRC-SS, SLP-HRC-ZC-SS
	Miscellaneous Caps	DVP-HPC1, DVP-HPC2 SLP-HHW2, DVP-TB1, SLP-SNKD
	Terra Cotta Termination Cap	TCG375 (DV and BV gas)
	Decorative Shroud (Square & Oval)	DTS134 & 146 DTO134 & 146

Direct Vent/SLP Pipe	Description	Part Numbers
	Wall shield and fire-stop spacer	DVP-WS, DVP-FS SLP-FS, SLP-WS
	Roof flashings for gradual & steep roofs	RF6, RF12 SLP-RF6, SLP-RF12
	90° Starter with air deflector 45° Standard elbow	DVP90ST, DVP45 SLP45, SLP90, SLP90ST
	Vent sections easily snap (DV) or twist (SLP) together for a secure seal	DVP4/ 6/ 12/ 24/ 36/ 48 SLP4/ 6/ 12/ 24/ 36/ 48
	Unitized slip sections for all your installation needs	DVP6A, DVP12A SLP6A, SLP12A
	Decorative cap cover for Horizontal Cap	DRC-RADIUS
	Safety shield for Horizontal Cap	COOL-ADDM

For complete information and valuable assistance on this model, please contact us at:

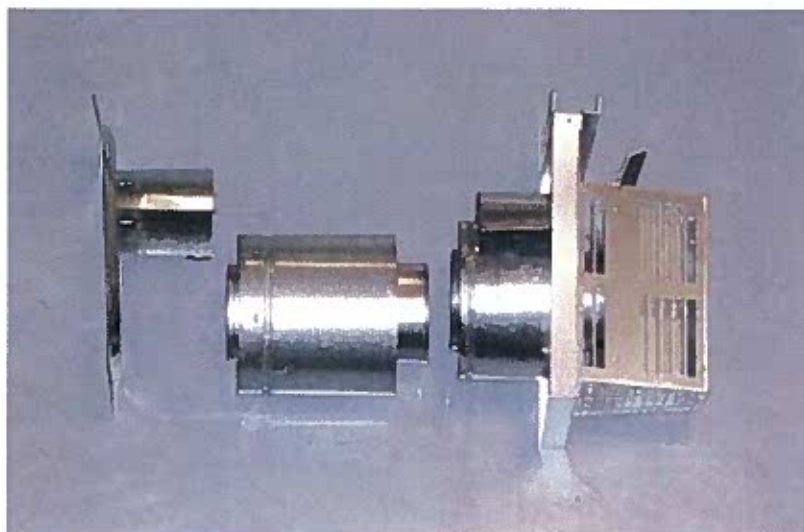


7571 215th Street West, Lakeville, MN 55044  
800-927-6841 (952) 985-6000  
fireplace.com

The information provided in this literature is for planning purposes only. Please consult the installation manual for installation requirements.



HHT-1028U-0611



*File #  
110224*

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**Transmittal**

**Number of Pages** (including cover)

**Date** December 19, 2011 **Distribution**

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**Project** 611 N. Broadway  
**Project Number** 210224.02

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Qty	Dated	Description
1	12/19/11	611 N. Broadway COA Application
1	12/19/11	611 N. Broadway COA Narrative
3	12/19/11	611 N. Broadway COA Drawing Attachment
1	12/19/11	CD with Drawing images

**Notes** Paul – As discussed, the attached drawings show our revisions to the project. Feel free to contact me at 414.290.3796 or [dplank@kahlerslater.com](mailto:dplank@kahlerslater.com) if you have any questions or concerns.