



LIVING WITH HISTORY

Certificate of Appropriateness

Milwaukee Historic Preservation Commission/200 E. Wells Street/Milwaukee, WI 53202/phone 414-286-5712/fax 414-286-3004

Property 2710 E. BELLEVIEW PL. North Point North HD
Description of work As drawn with conditions below.
Date issued 2/21/2022 PTS ID 115155 COA: LANDSCAPING (FEB 2022)

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:

1. All work must be complete by August 1, 2022.
2. Existing concrete must be saw-cut for removal only. No jackhammers are permitted.
3. Bricks and jointing for new retaining wall must match the house as closely as possible.

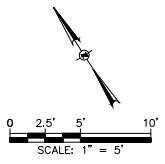
All work must be done in a craftsman-like manner, and must be completed within one year of the date this certificate was issued. Staff must approve any changes or additions to this certificate before work begins. Work that is not completed in accordance with this certificate may be subject to correction orders or citations. If you require technical assistance, please contact hpc@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.milwaukee.gov/build, or call (414) 286-8210.

City of Milwaukee Historic Preservation Staff

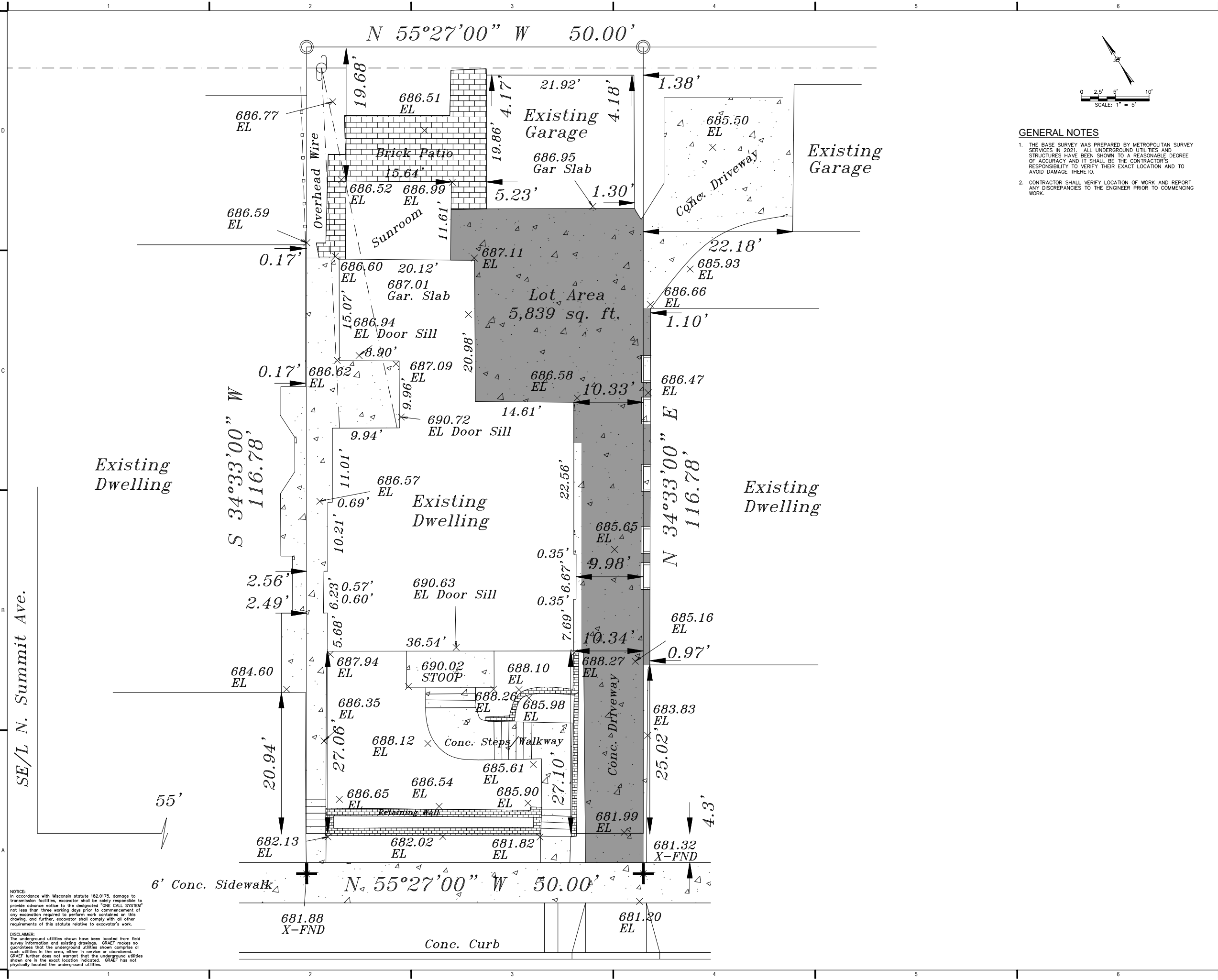
Copies to: Development Center, Ald. Nik Kovac, Contractor, Inspector Paul Wolfgramm (286-2590)

6 pages total



GENERAL NOTES

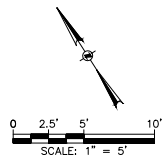
1. THE BASE SURVEY WAS PREPARED BY METROPOLITAN SURVEY SERVICES IN 2021. ALL UNDERGROUND UTILITIES AND STRUCTURES HAVE BEEN SHOWN TO A REASONABLE DEGREE OF ACCURACY AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THEIR EXACT LOCATION AND TO AVOID DAMAGE THERETO.
2. CONTRACTOR SHALL VERIFY LOCATION OF WORK AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO COMMENCING WORK.



NOTICE:
 In accordance with Wisconsin statute 182.0175, damage to transmission facilities, excavator shall be solely responsible to provide advance notice to the designated "ONE CALL SYSTEM" not less than three working days prior to commencement of any excavation required to perform work contained on this drawing, and further, excavator shall comply with all other requirements of this statute relative to excavator's work.

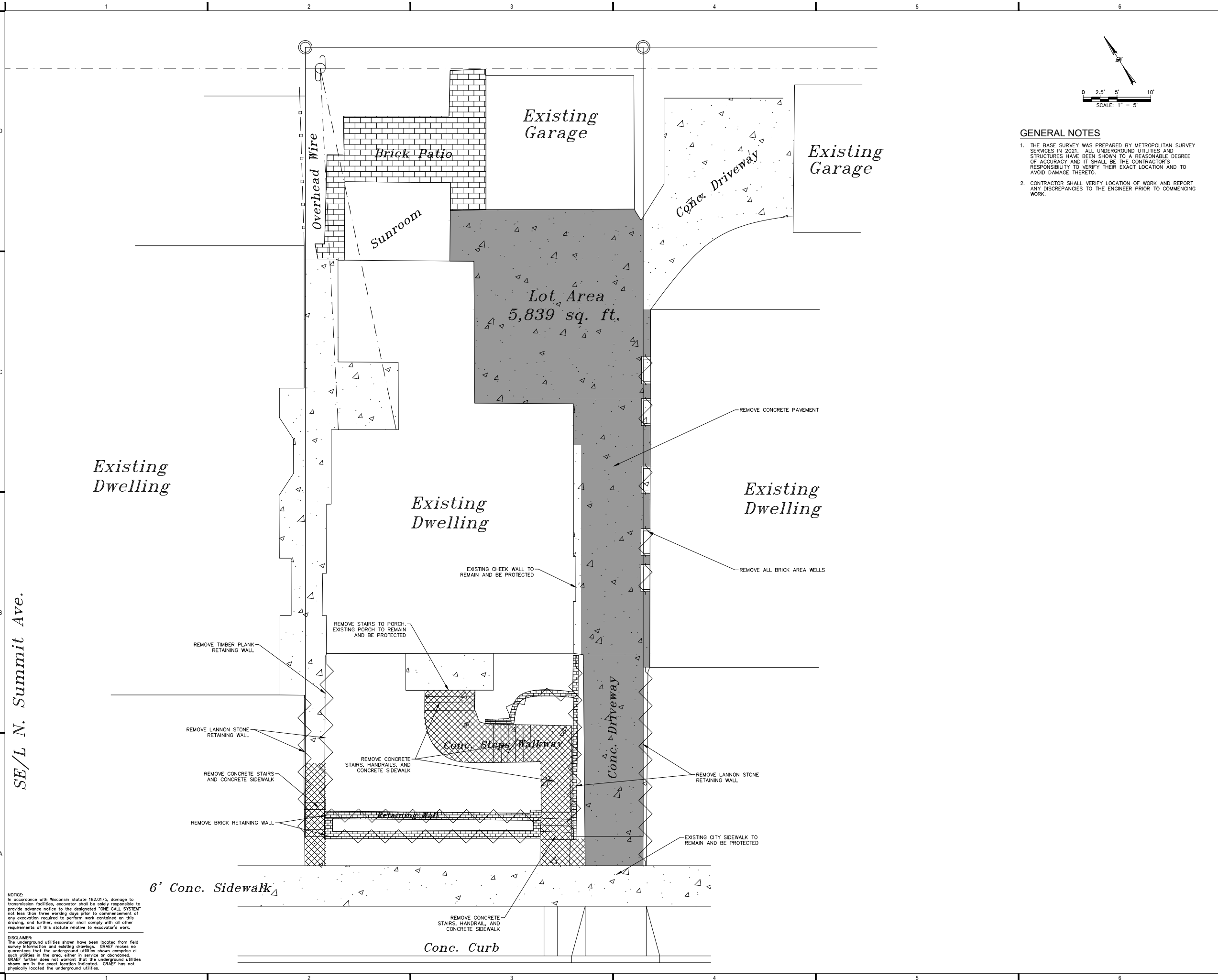
DISCLAIMER:
 The underground utilities shown have been located from field survey information and existing drawings. GRAEF makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. GRAEF further does not warrant that the underground utilities shown are in the exact location indicated. GRAEF has not physically located the underground utilities.

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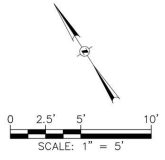
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

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LEGEND

-  -CONCRETE SIDEWALK (02 C900)
-  -CONCRETE DRIVEWAY PAVEMENT
-  -CONCRETE CURB HEADER WALL (03 C900)
-  -MASONRY VENEER CONCRETE WALL (06 C900)
-  -LANNON STONE RETAINING WALL (04 C900)

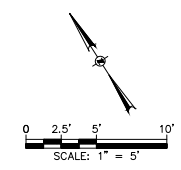


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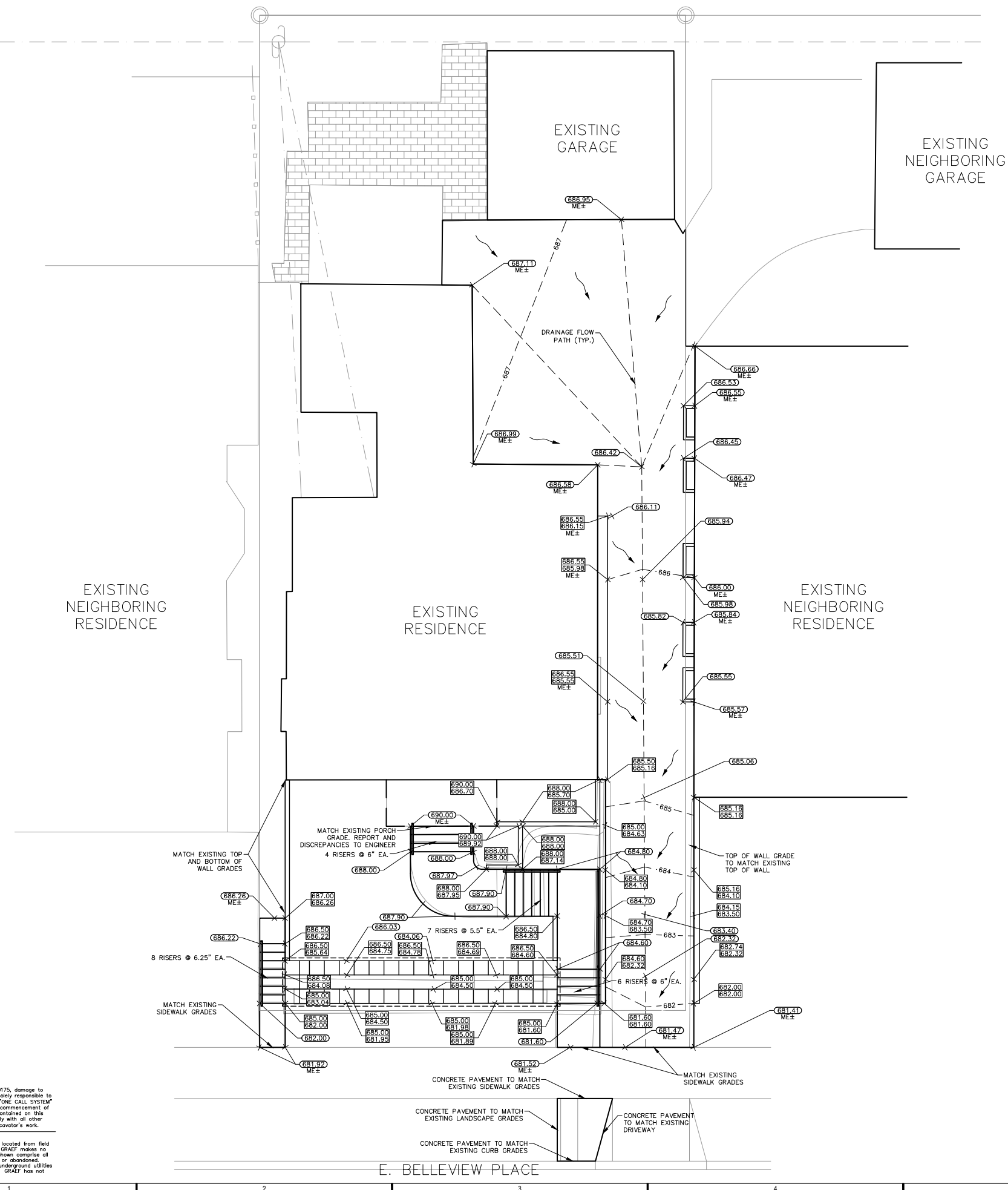
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CONSTRUCTION DOCUMENTS



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3. TOP OF WALL GRADES ARE TO BOTTOM OF COPING, BOTTOM OF WALL GRADES ARE TO FINISHED GRADE OF ADJACENT LAWN OR PAVEMENT.



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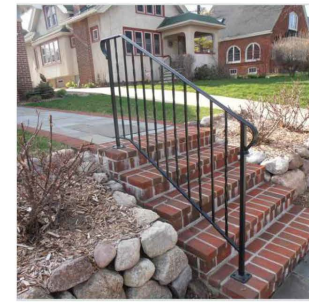
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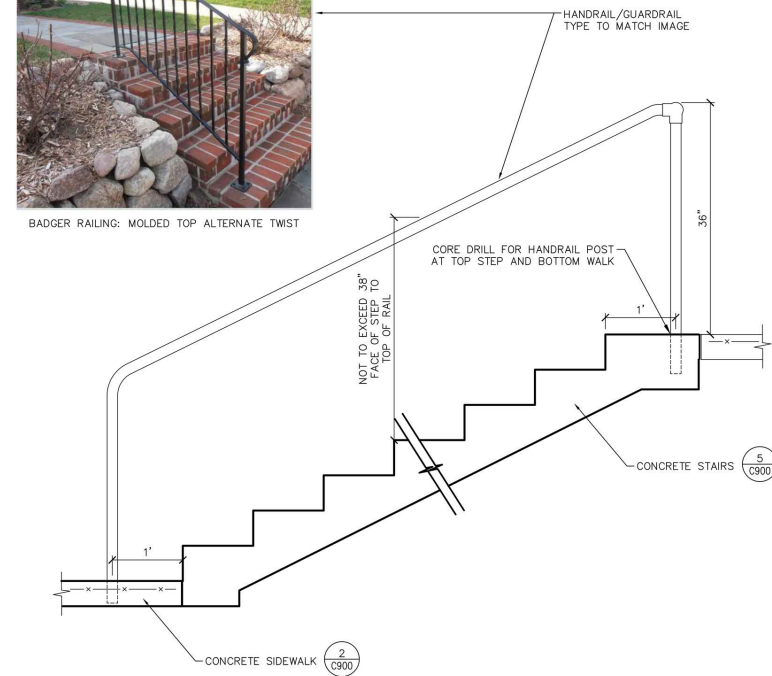
NOTES:
CONTRACTOR SHALL INSTALL FIVE HANDRAILS AND ONE GUARDRAIL TOTAL. ALLOW A MINIMUM OF 3" CLEARANCE (MAXIMUM 4-1/2") FROM THE EDGE OF CONCRETE TO THE CENTER OF THE HANDRAIL. HANDRAILS SHALL BE PROVIDED FOR ALL NEWLY CONSTRUCTED STAIRS (REFER TO SITE LAYOUT PLAN FOR LOCATIONS).

HANDRAIL TYPE:
MANUFACTURER = BADGER RAILING (OR APPROVED EQUAL)
MODEL = MOLDED TOP ALTERNATE TWIST (OR APPROVED EQUAL)

ALL RAILINGS TO CONFORM WITH CITY OF MILWAUKEE RESIDENTIAL CODE OF ORDINANCES.

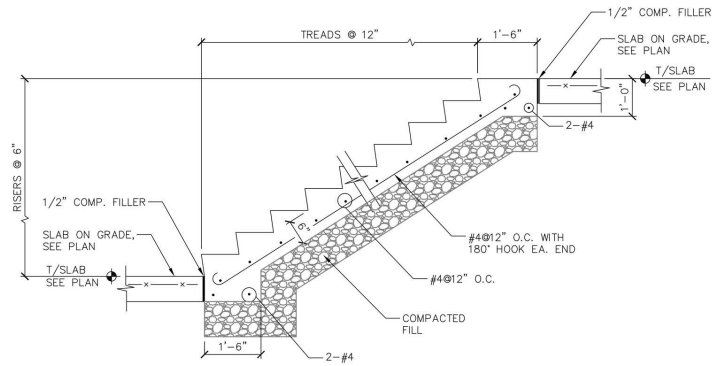


BADGER RAILING: MOLDED TOP ALTERNATE TWIST



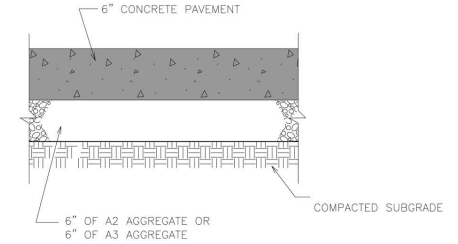
7 HANDRAIL MOUNTING DETAIL AT STAIRS

N.T.S.



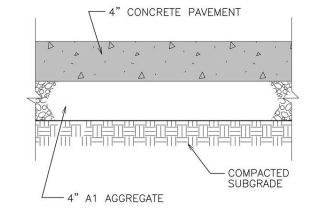
5 CONCRETE STAIR SECTION

N.T.S.



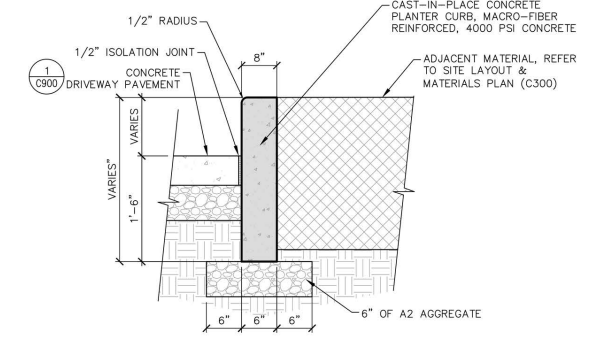
1 CONCRETE DRIVEWAY PAVEMENT

N.T.S.



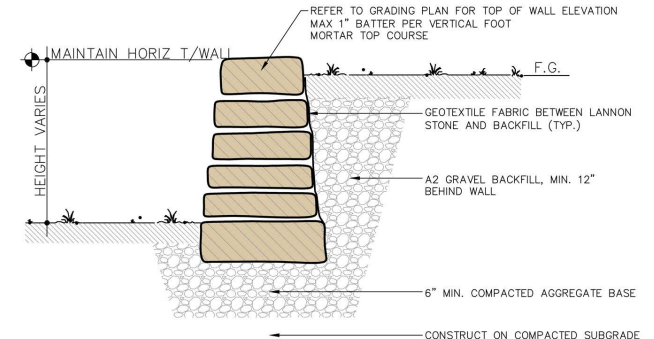
2 CONCRETE SIDEWALK

N.T.S.



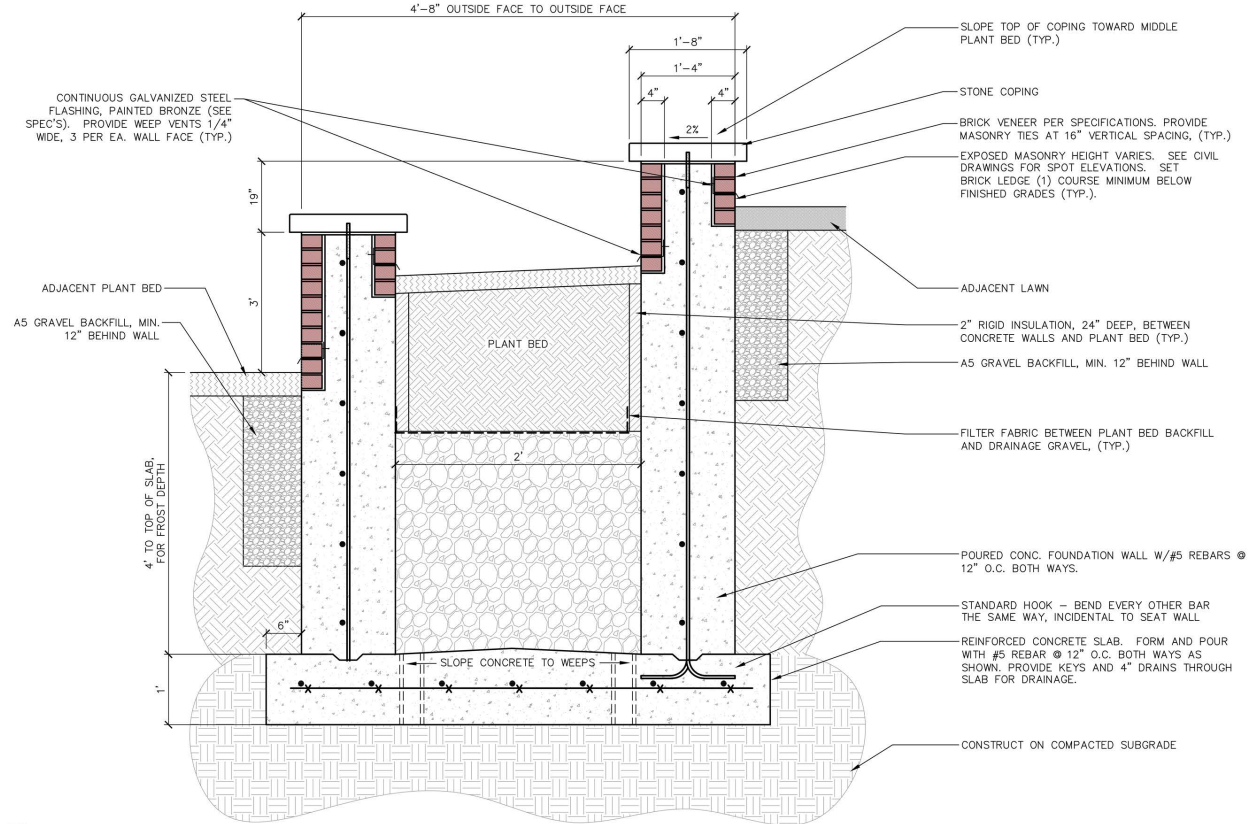
3 CONCRETE CURB HEADER WALL

N.T.S.



4 TYPICAL SECTION - DRY LAID LANNON STONE RETAINING WALL

N.T.S.



6 TYPICAL SECTION - MASONRY VENEER CONCRETE WALL

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