
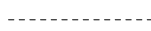




**APPROVED**

By Tim Askin - Milwaukee HPC at 9:06 am, Apr 06, 2022



**DOCUMENT KEY**

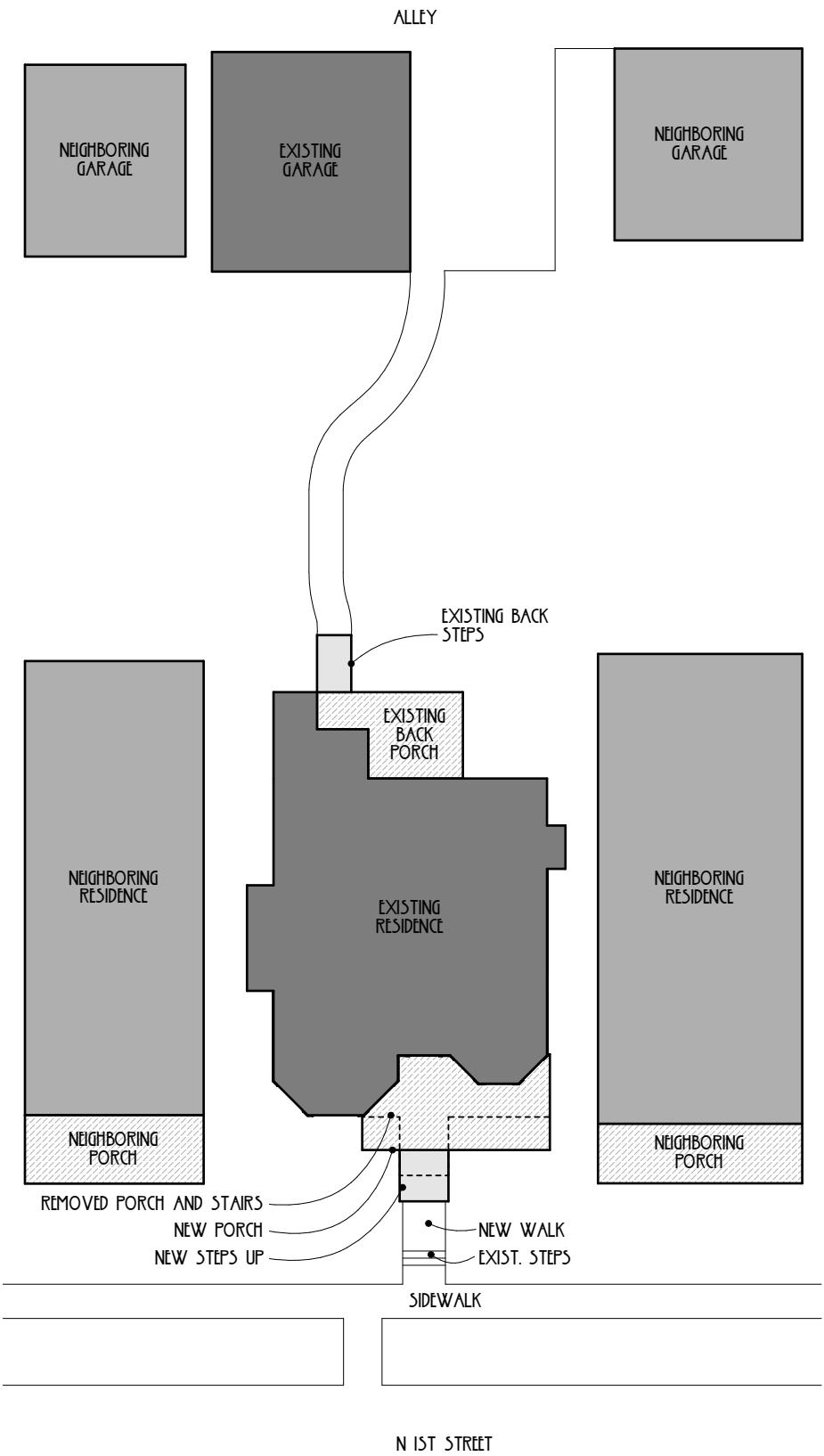
-  EXISTING WALLS TO REMAIN
-  MILLWORK ELEMENTS BELOW
-  MILLWORK ELEMENTS ABOVE
-  CEILING / WALL / SOFFIT ELEMENTS ABOVE

**DEMOLITION NOTES**

- 1) REMOVE EXISTING FRONT PORCH, ROOF OF PORCH, AND WOOD STAIRS ENTIRELY.
- 2) CONCRETE STEPS TO REMAIN. REMOVE WALK BETWEEN STEPS AND PORCH.
- 3) DEMOLISH PARTIAL WALL ON SECOND FLOOR FOR ENTRY TO NEW BALCONY.

**SHEET INDEX**

CUJ	SITE PLAN & DEMOLITION NOTES
AIJ	FOUNDATION PLAN
AI2	FIRST FLOOR PLAN
AI3	SECOND FLOOR PLAN
A41	EXTERIOR ELEVATIONS
A42	EXTERIOR ELEVATIONS
A51	SECTION
A52	DETAIL SECTIONS
EIJ	ELECTRICAL PLANS

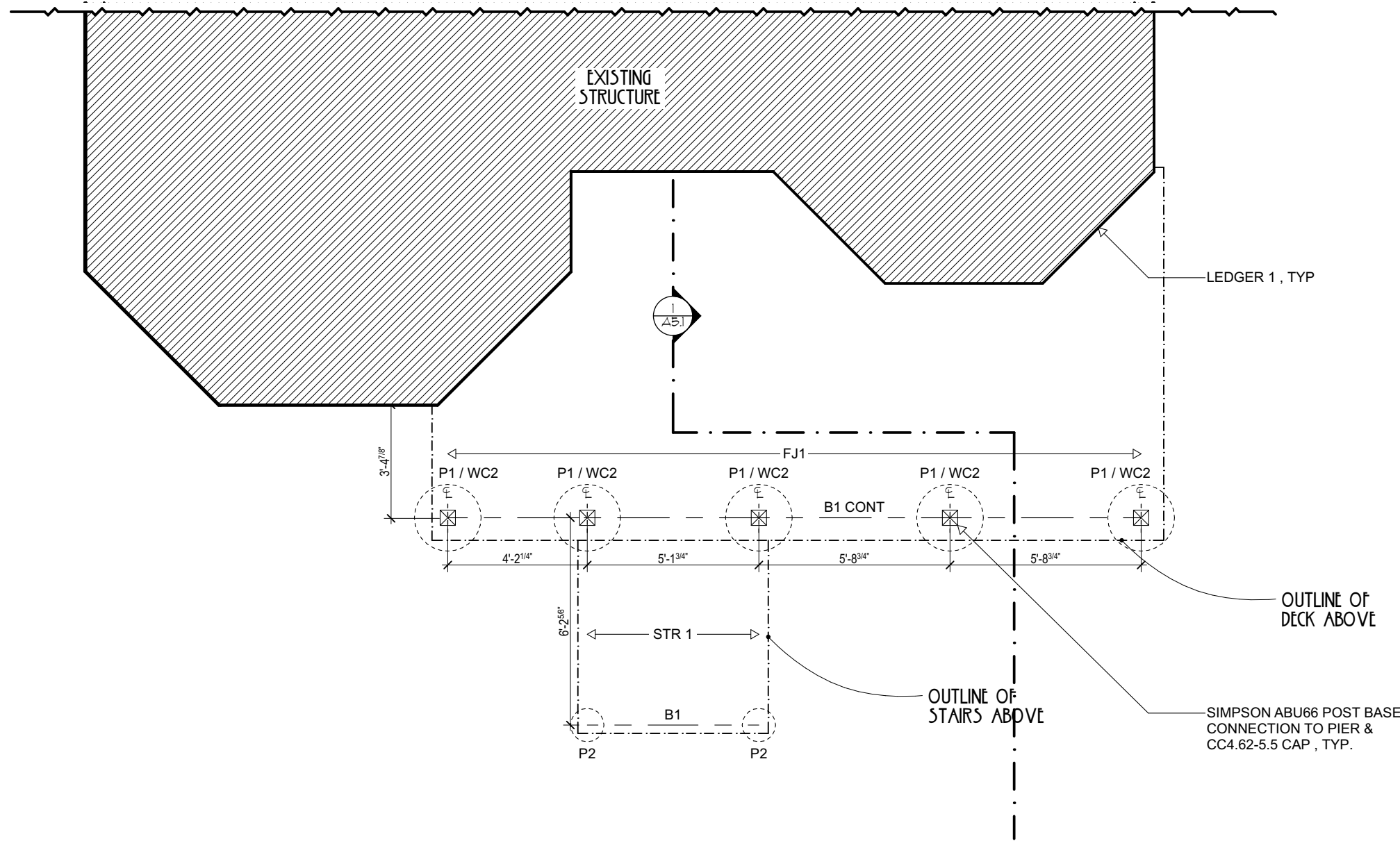


**1 SITE PLAN**  
SCALE 1" = 20'



**APPROVED**

By Tim Askin - Milwaukee HPC at 9:06 am, Apr 06, 2022



**STRUCTURAL KEY**

**FLOOR FRAMING**

FJ1: PT 2X10 JOISTS @ 16" OC  
FJ2: 2X8 JOISTS @ 12" OC

B1: (3) PT 2X8  
B2: (3) 1-3/4" X 9-1/4" LVL  
B3: (2) 2X10

STR1: PT 2X12 STAIR STRINGERS @ 16" OC

LEDGER 1: PT 2X10 W/ 1/2" DIAMETER X 3-1/2" LAG SCREWS @ 15" OC STAGGERED

LEDGER 2: PT 2X8 W/ 1/2" DIAMETER X 3-1/2" LAG SCREWS @ 15" OC STAGGERED

**HEADERS**

H1: (2) 2X8 W/ (1) 2X4 JAMB STUD & (1) 2X4 KING STUD EACH END (VERIFY EXIST HEADER)

**WOOD COLUMNS**

WC1: TURNED WOOD COLUMNS, 5 1/4" X 5 1/4" NOMINAL MINIMUM CAPACITY OF 4,000 LB W/ SIMPSON CBTZ CONCEALED BEAM TIE AT TOP & BOTTOM (PLUG EXPOSED CONNECTION AREAS)

WC2: 6X6 PT POSTS

**FOUNDATIONS**

P1: 24" DIAMETER X 48" CONCRETE SONOTUBE

P2: 12" DIAMETER X 48" CONCRETE SONOTUBE

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



P E N N  
P E N N



4230 N. OAKLAND AVE #155, MILWAUKEE, WISCONSIN 53211 - 414.751.0939

**BREWERS HILL PORCH**

1825 N 1ST ST  
MILWAUKEE WI 53212  
PROJECT NUMBER 2124

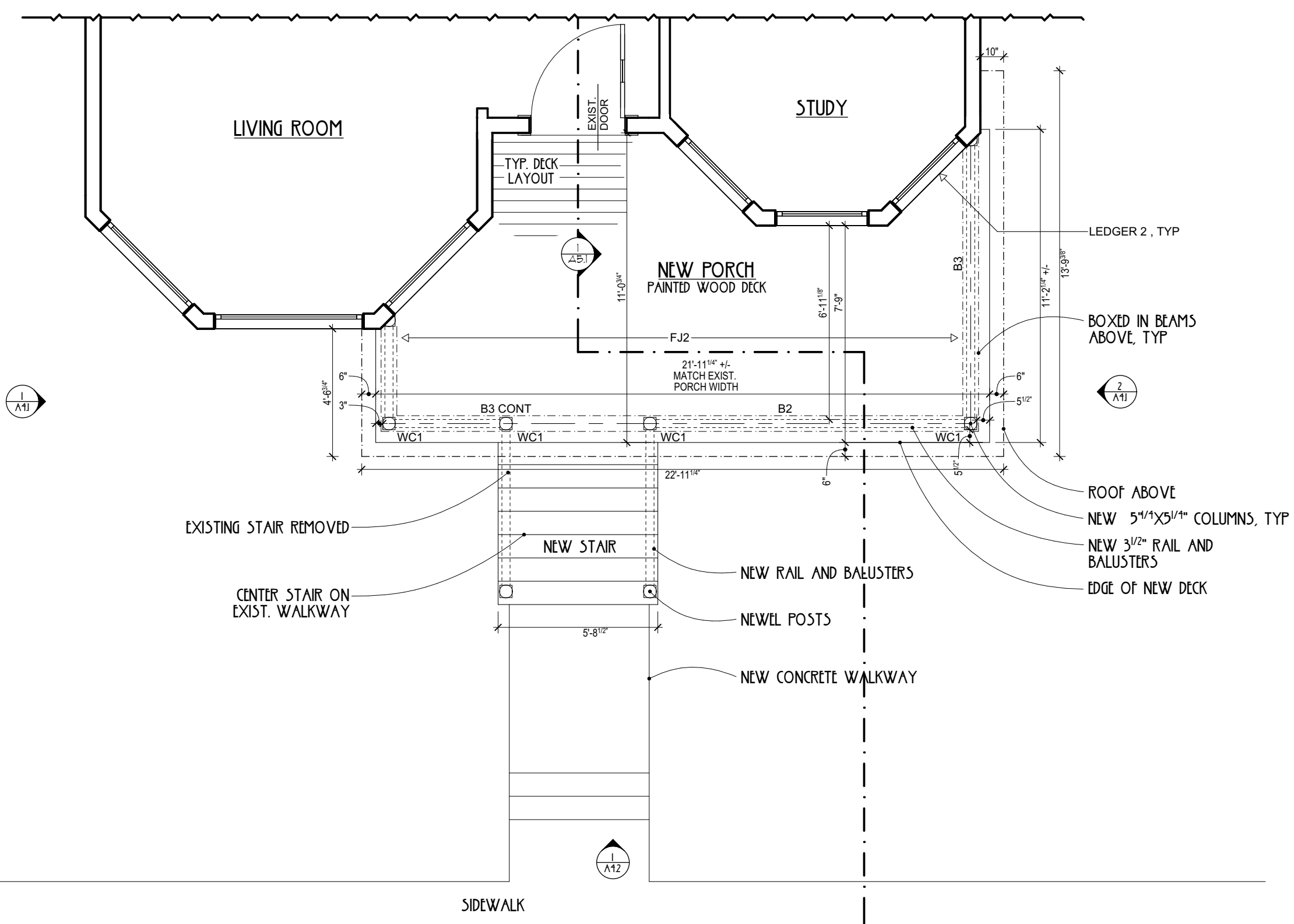
DATE: 16 MARCH 2022  
DESCRIPTION: BID SET

FOUNDATION PLAN

Copyright © 2018 Pen & Hammer, LLC. All Rights Reserved. This drawing is the property of Pen & Hammer, LLC. No portion of these Plans or corresponding Specifications may be used, reproduced, altered, or transmitted in any form or by any means, electronic or mechanical, without the prior written permission of Pen & Hammer, LLC. These Drawings are protected by the Architectural Works Copyright Protection Act of 1990 and other international copyrights.

**AJI**

**APPROVED**  
 By Tim Askin - Milwaukee HPC at 9:06 am, Apr 06, 2022



**STRUCTURAL KEY**

**FLOOR FRAMING**

FJ1: PT 2X10 JOISTS @ 16" OC  
 FJ2: 2X8 JOISTS @ 12" OC

B1: (3) PT 2X8  
 B2: (3) 1-3/4" X 9-1/4" LVL  
 B3: (2) 2X10

STR1: PT 2X12 STAIR STRINGERS @ 16" OC

LEDGER 1: PT 2X10 W/ 1/2" DIAMETER X 3-1/2" LAG SCREWS @ 15" OC STAGGERED

LEDGER 2: PT 2X8 W/ 1/2" DIAMETER X 3-1/2" LAG SCREWS @ 15" OC STAGGERED

**HEADERS**

H1: (2) 2X8 W/ (1) 2X4 JAMB STUD & (1) 2X4 KING STUD EACH END (VERIFY EXIST HEADER)

**WOOD COLUMNS**

WC1: TURNED WOOD COLUMNS, 5 1/4" X 5 1/4" NOMINAL MINIMUM CAPACITY OF 4,000 LB W/ SIMPSON CBTZ CONCEALED BEAM TIE AT TOP & BOTTOM (PLUG EXPOSED CONNECTION AREAS)

WC2: 6X6 PT POSTS

**FOUNDATIONS**

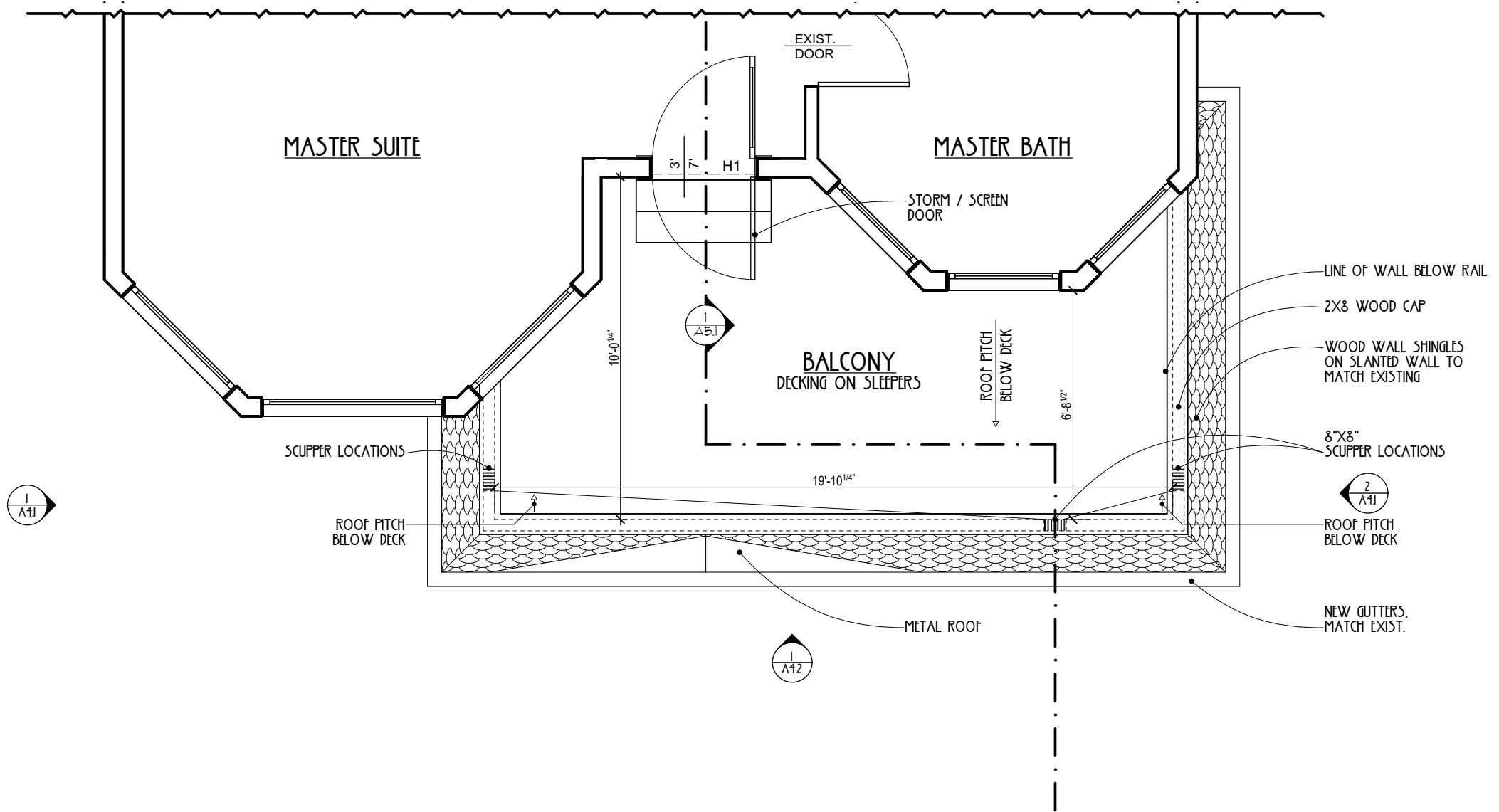
P1: 24" DIAMETER X 48" CONCRETE SONOTUBE

P2: 12" DIAMETER X 48" CONCRETE SONOTUBE

DATE	DESCRIPTION
16 MARCH 2022	BID SET

FIRST FLOOR PLAN  
Copyright © 2018 Pen & Hammer, LLC. All Rights Reserved. This drawing is the property of Pen & Hammer, LLC. No portion of these Plans or corresponding Specifications may be used, reproduced, altered, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Pen & Hammer, LLC. These Drawings are protected by the Architectural Works Copyright Protection Act of 1990 and other international copyrights.

**APPROVED**  
 By Tim Askin - Milwaukee HPC at 9:06 am, Apr 06, 2022



**STRUCTURAL KEY**

**FLOOR FRAMING**

FJ1: PT 2X10 JOISTS @ 16" OC  
 FJ2: 2X8 JOISTS @ 12" OC

B1: (3) PT 2X8  
 B2: (3) 1-3/4" X 9-1/4" LVL  
 B3: (2) 2X10

STR1: PT 2X12 STAIR STRINGERS @ 16" OC

LEDGER 1: PT 2X10 W/ 1/2" DIAMETER X 3-1/2" LAG SCREWS @ 15" OC STAGGERED

LEDGER 2: PT 2X8 W/ 1/2" DIAMETER X 3-1/2" LAG SCREWS @ 15" OC STAGGERED

**HEADERS**

H1: (2) 2X8 W/ (1) 2X4 JAMB STUD & (1) 2X4 KING STUD EACH END (VERIFY EXIST HEADER)

**WOOD COLUMNS**

WC1: TURNED WOOD COLUMNS, 5 1/4" X 5 1/4" NOMINAL MINIMUM CAPACITY OF 4,000 LB W/ SIMPSON CBTZ CONCEALED BEAM TIE AT TOP & BOTTOM (PLUG EXPOSED CONNECTION AREAS)

WC2: 6X6 PT POSTS

**FOUNDATIONS**

P1: 24" DIAMETER X 48" CONCRETE SONOTUBE

P2: 12" DIAMETER X 48" CONCRETE SONOTUBE

**1 SECOND FLOOR PLAN**  
 SCALE 1/4" = 1'-0"  
 NORTH

PENNAMER  
 4230 N. OAKLAND AVE #155, MILWAUKEE, WISCONSIN 53211 - 414.751.0939

**BREWERS HILL PORCH**  
 1825 N 1ST ST  
 MILWAUKEE WI 53212  
 PROJECT NUMBER 2124

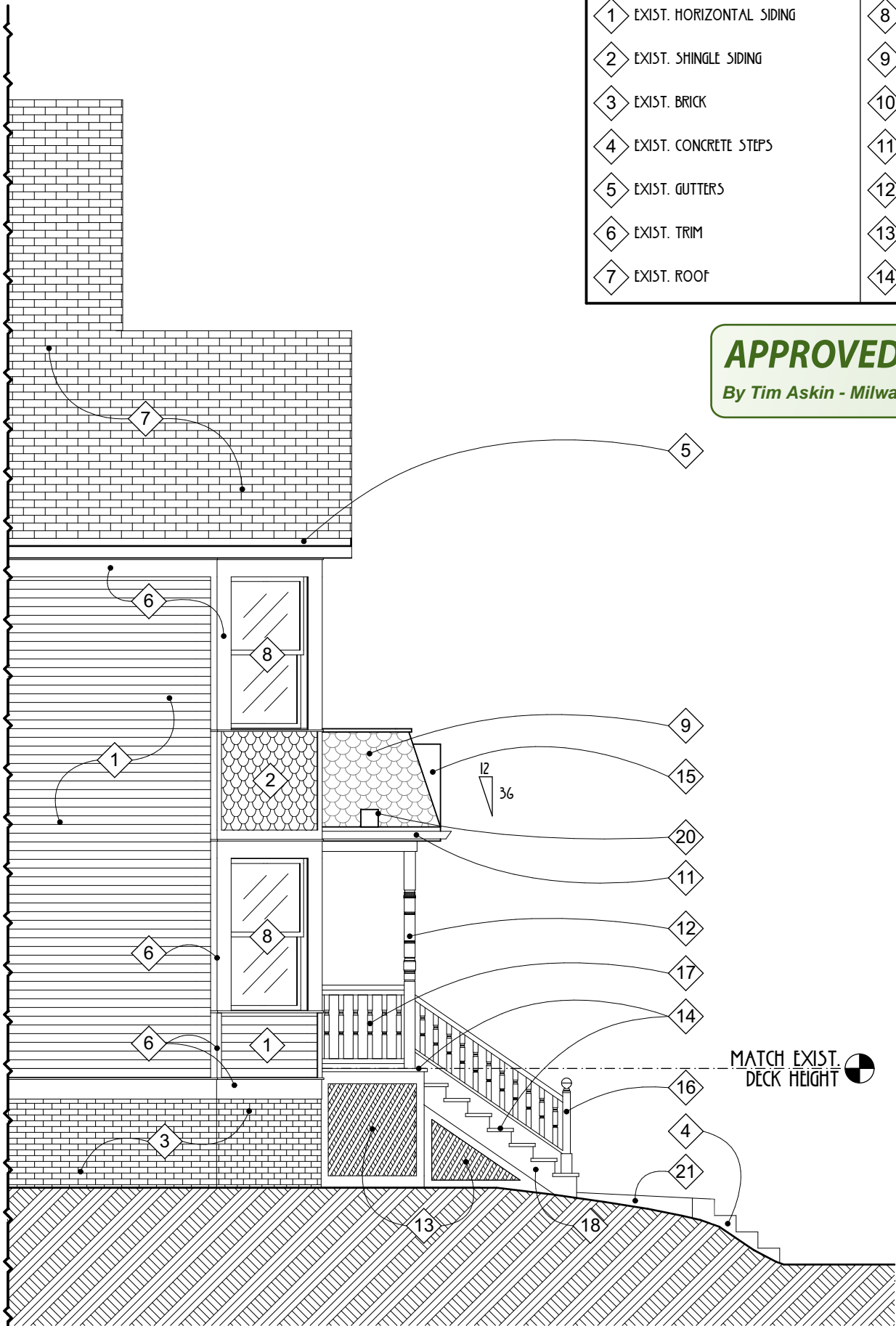
DATE DESCRIPTION  
 16 MARCH 2022 BID SET

SECOND FLOOR PLAN  
Copyright © 2018 Pen & Hammer, LLC. All Rights Reserved. This drawing is the property of Pen & Hammer, LLC. No portion of these Plans or corresponding Specifications may be used, reproduced, altered, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Pen & Hammer, LLC. These Drawings are protected by the Architectural Works Copyright Protection Act of 1990 and other international copyrights.

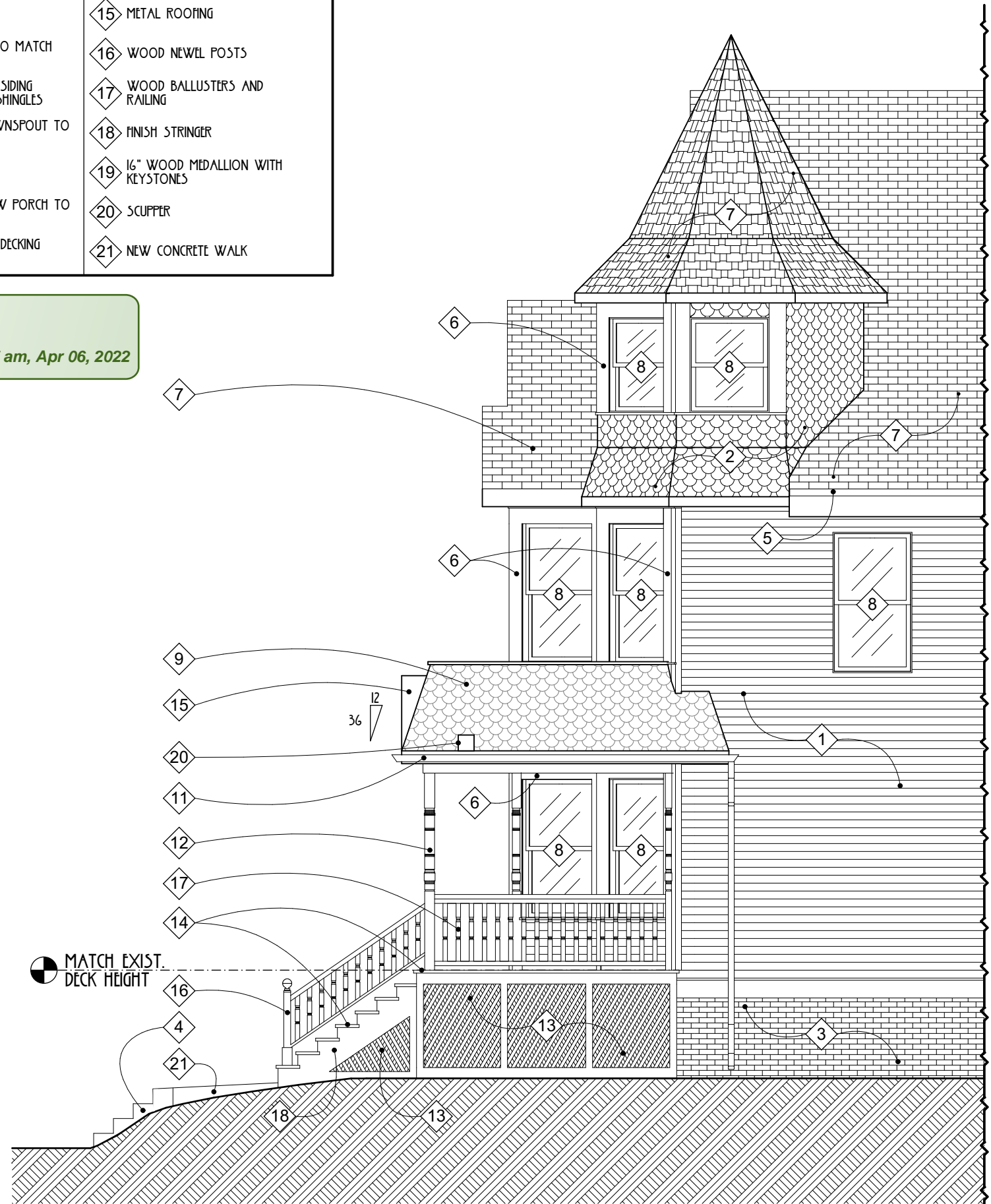
**A13**

EXTERIOR ELEVATION KEY					
1	EXIST. HORIZONTAL SIDING	8	EXIST. WINDOWS	15	METAL ROOFING
2	EXIST. SHINGLE SIDING	9	NEW SHINGLE SIDING TO MATCH EXISTING SHINGLES	16	WOOD NEWEL POSTS
3	EXIST. BRICK	10	NEW ACCENT SHINGLE SIDING TO MATCH EXISTING SHINGLES	17	WOOD BALLUSTERS AND RAILING
4	EXIST. CONCRETE STEPS	11	NEW GUTTERS & DOWNSPOUT TO MATCH EXISTING	18	FINISH STRINGER
5	EXIST. GUTTERS	12	NEW PORCH POSTS	19	16" WOOD MEDALLION WITH KEYSTONES
6	EXIST. TRIM	13	WOOD LATTICE BELOW PORCH TO MATCH EXISTING	20	SCUPPER
7	EXIST. ROOF	14	NEW PAINTED WOOD DECKING TO MATCH EXISTING	21	NEW CONCRETE WALK

**APPROVED**  
 By Tim Askin - Milwaukee HPC at 9:07 am, Apr 06, 2022



**1 SOUTH ELEVATION**  
 SCALE: 3/16" = 1'-0"



**2 NORTH ELEVATION**  
 SCALE: 3/16" = 1'-0"

**APPROVED**

By Tim Askin - Milwaukee HPC at 9:07 am, Apr 06, 2022

EXTERIOR ELEVATION KEY		
1 EXIST. HORIZONTAL SIDING	8 EXIST. WINDOWS	15 METAL ROOFING
2 EXIST. SHINGLE SIDING	9 NEW SHINGLE SIDING TO MATCH EXISTING SHINGLES	16 WOOD NEWEL POSTS
3 EXIST. BRICK	10 NEW ACCENT SHINGLE SIDING TO MATCH EXISTING SHINGLES	17 WOOD BALLUSTERS AND RAILING
4 EXIST. CONCRETE STEPS	11 NEW GUTTERS & DOWNSPOUT TO MATCH EXISTING	18 FINISH STRINGER
5 EXIST. GUTTERS	12 NEW PORCH POSTS	19 16" WOOD MEDALLION WITH KEYSTONES
6 EXIST. TRIM	13 WOOD LATTICE BELOW PORCH TO MATCH EXISTING	20 SCUPPER
7 EXIST. ROOF	14 NEW PAINTED WOOD DECKING TO MATCH EXISTING	21 NEW CONCRETE WALK



**1 EAST ELEVATION**  
SCALE: 3/16" = 1'-0"

PEN & HAMMER

**BREWERS HILL PORCH**  
1825 N 1ST ST  
MILWAUKEE WI 53212  
PROJECT NUMBER 2124

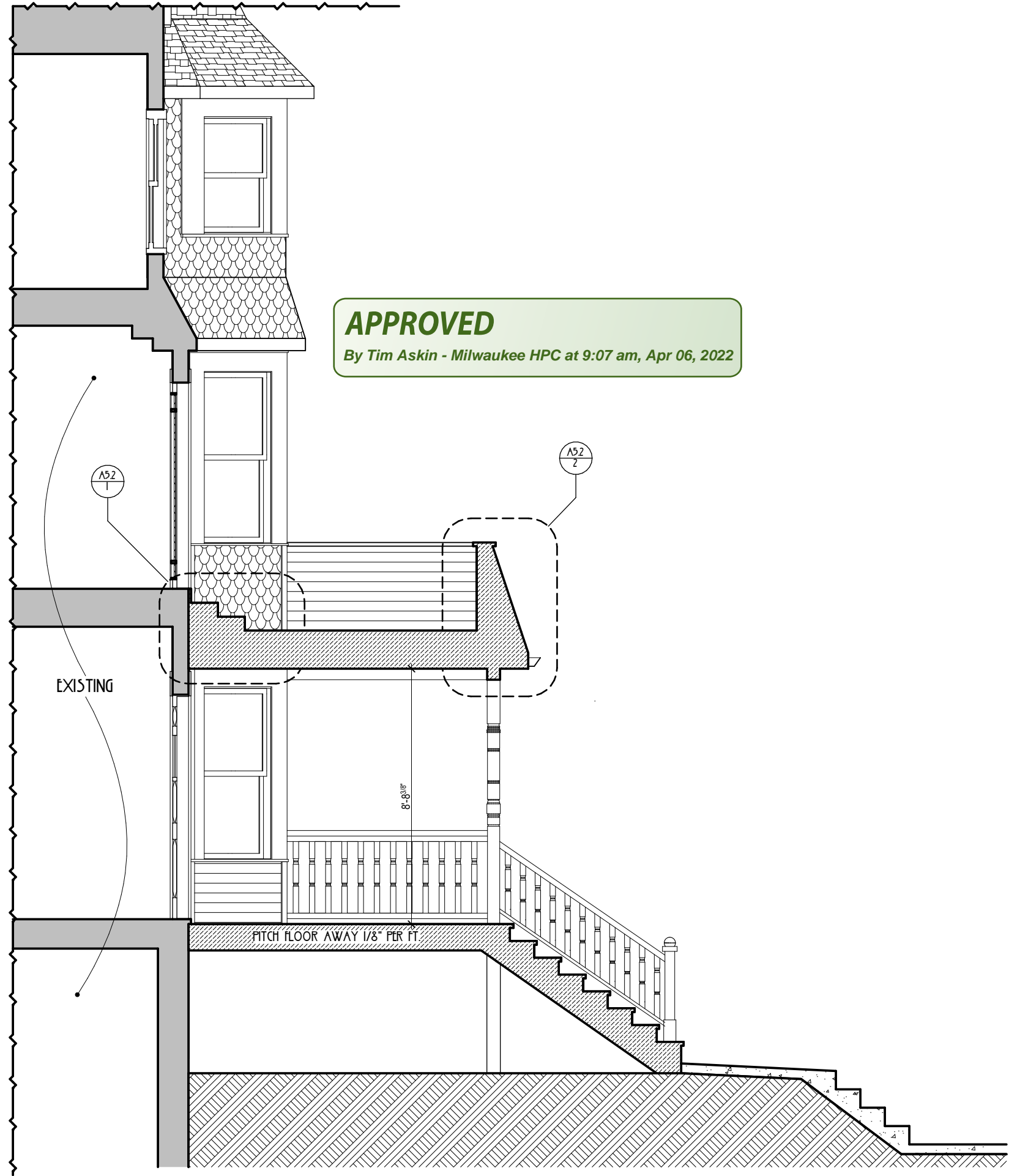
DATE: 16 MARCH 2022  
DESCRIPTION: BID SET

EXTERIOR ELEVATIONS

Copyright © 2018 Pen & Hammer, LLC. All Rights Reserved. This drawing is the property of Pen & Hammer, LLC. No portion of these plans or corresponding specifications may be used, reproduced, altered, or transmitted in any form or by any means, electronic or mechanical, without the prior written permission of Pen & Hammer, LLC. These drawings are protected by the Architectural Works Copyright Protection Act of 1990 and other international copyrights.

**A42**

4230 N. OAKLAND AVE #155, MILWAUKEE, WISCONSIN 53211 - 414.751.0939

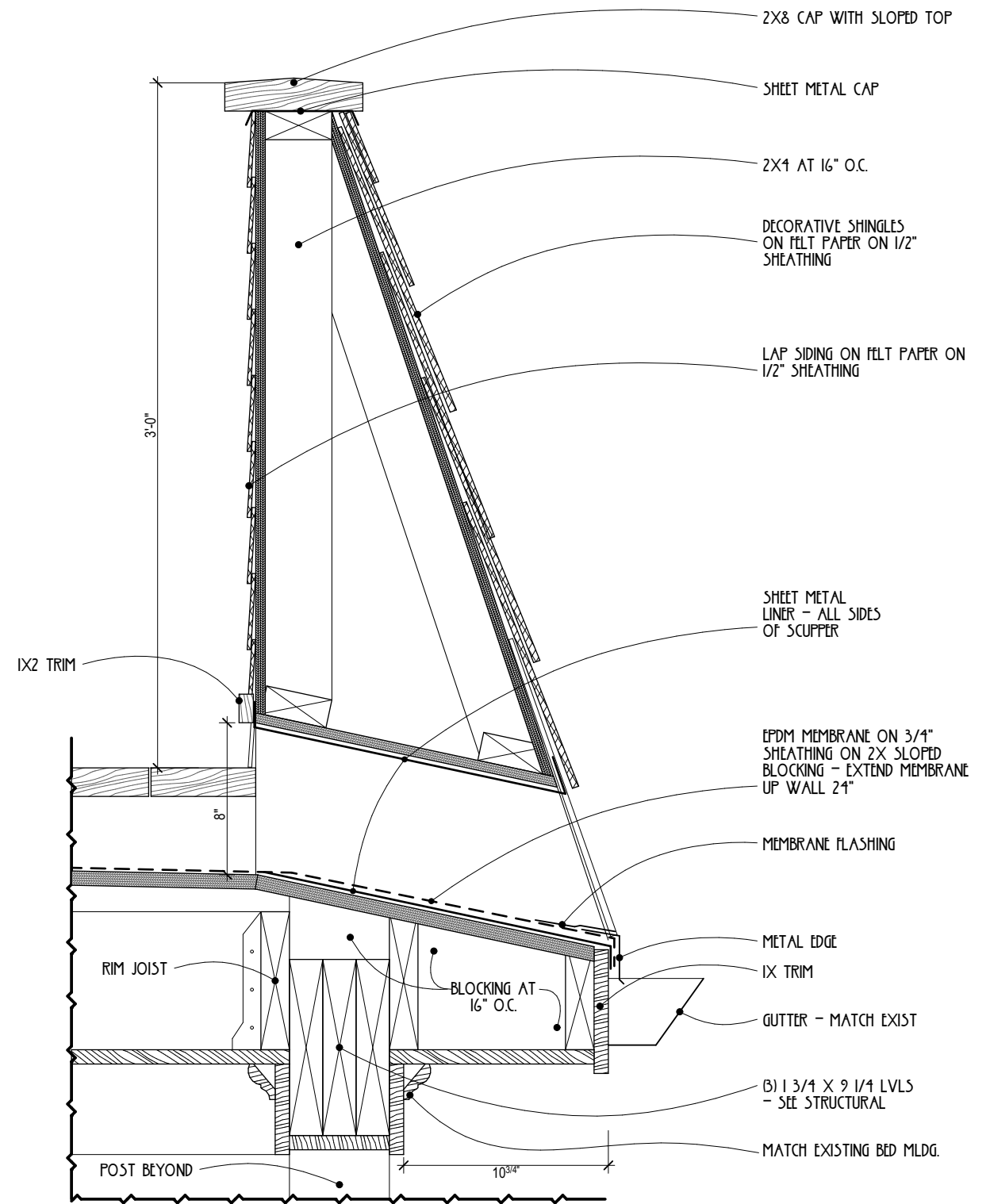
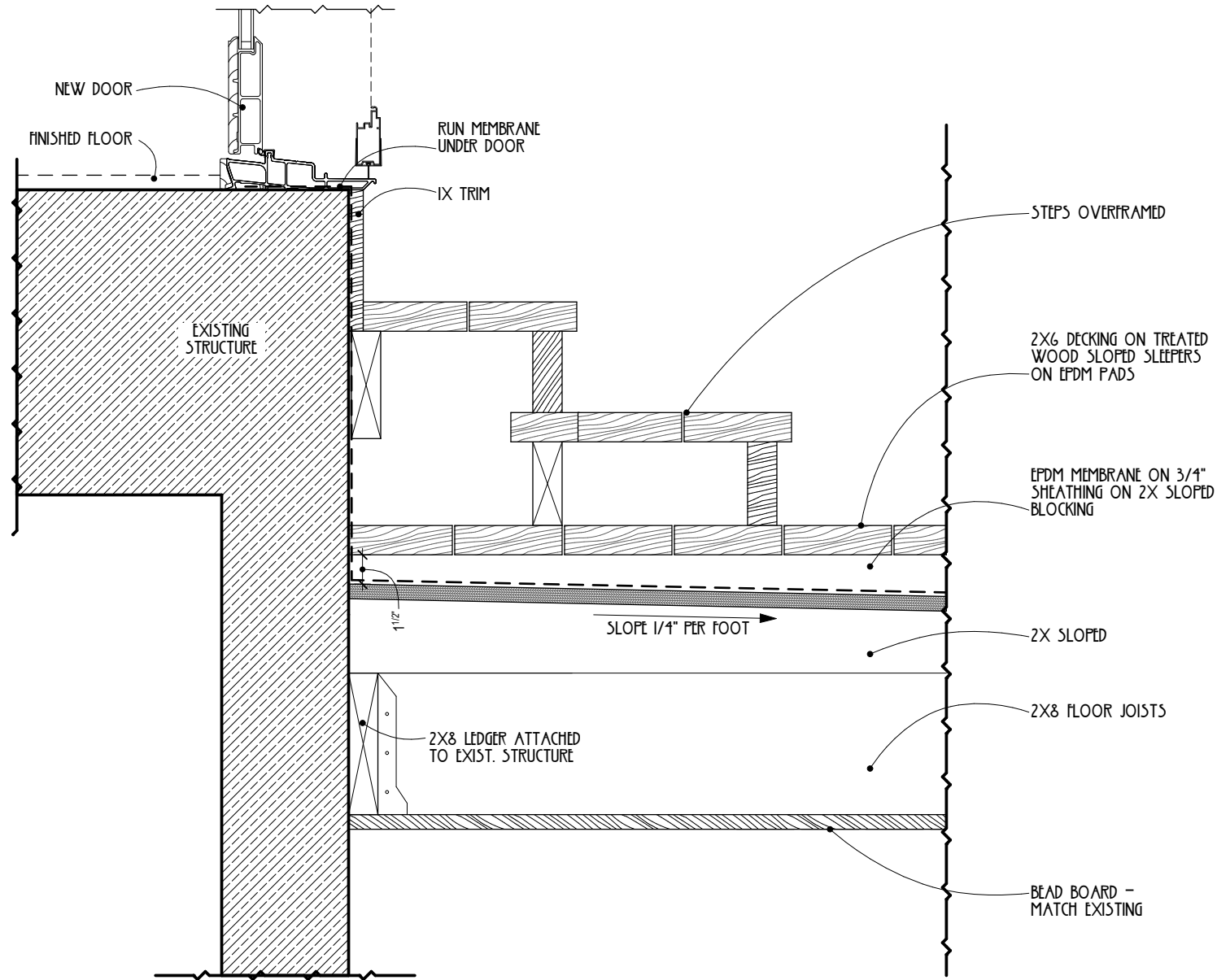


**APPROVED**  
 By Tim Askin - Milwaukee HPC at 9:07 am, Apr 06, 2022

**I BUILDING SECTION**  
 SCALE 1/4" = 1'-0"

**APPROVED**

By Tim Askin - Milwaukee HPC at 9:07 am, Apr 06, 2022



**1** UPPER DECK DETAIL  
SCALE: 1 1/2" = 1'-0"

**2** UPPER DECK SCUPPER DETAIL  
SCALE: 1 1/2" = 1'-0"



BREWERS HILL PORCH

1825 N 1ST ST  
MILWAUKEE WI 53212  
PROJECT NUMBER 2124

DATE: 16 MARCH 2022  
DESCRIPTION: BID SET

DETAIL SECTIONS

Copyright © 2018 Pen & Hammer, LLC. All Rights Reserved. This drawing is the property of Pen & Hammer, LLC. No portion of these Plans or corresponding Specifications may be used, reproduced, altered, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Pen & Hammer, LLC. These Drawings are protected by the Architectural Works Copyright Protection Act of 1990 and other international copyrights.

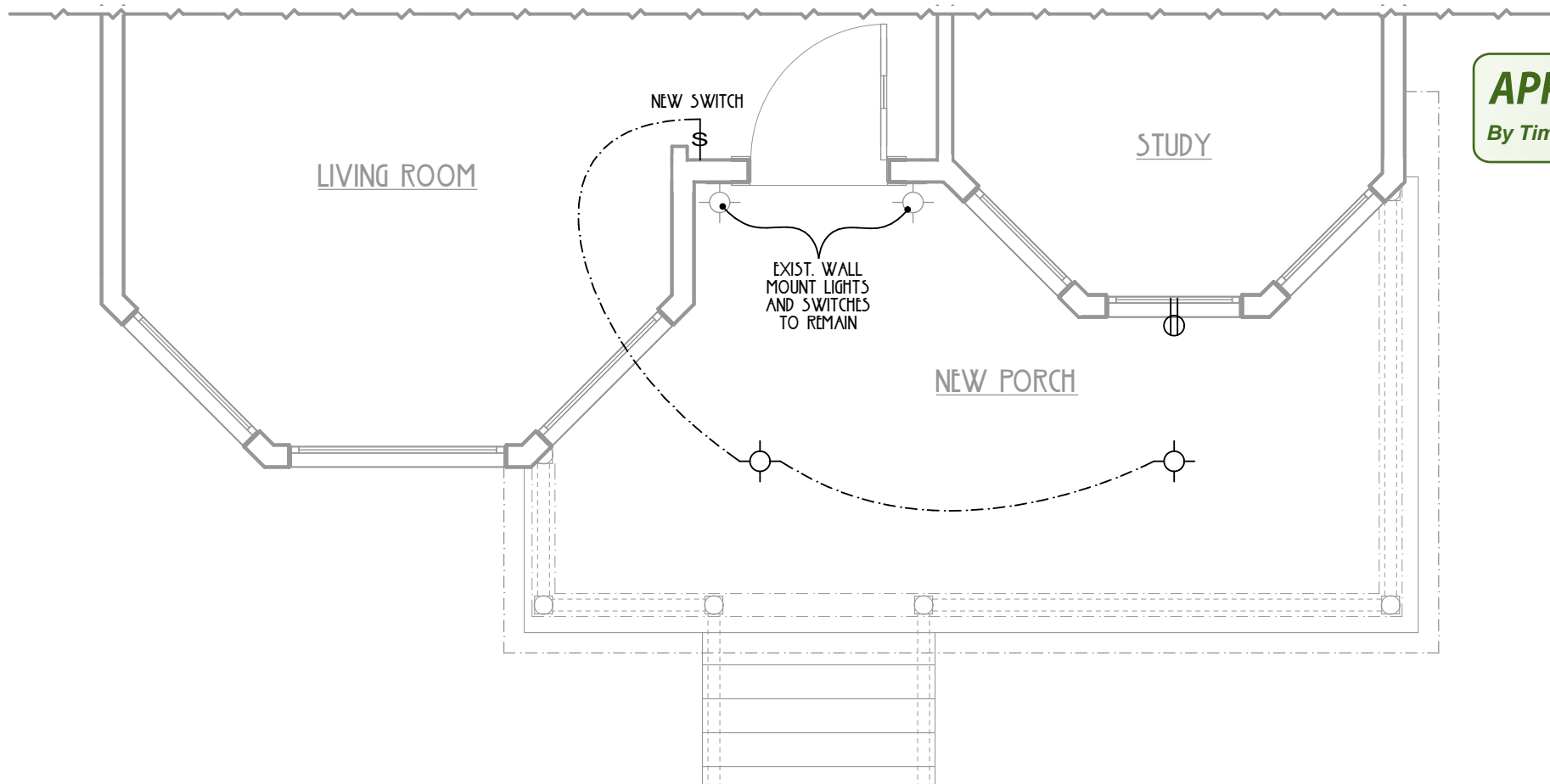
A52

4230 N. OAKLAND AVE #155, MILWAUKEE, WISCONSIN 53211 - 414.751.0939

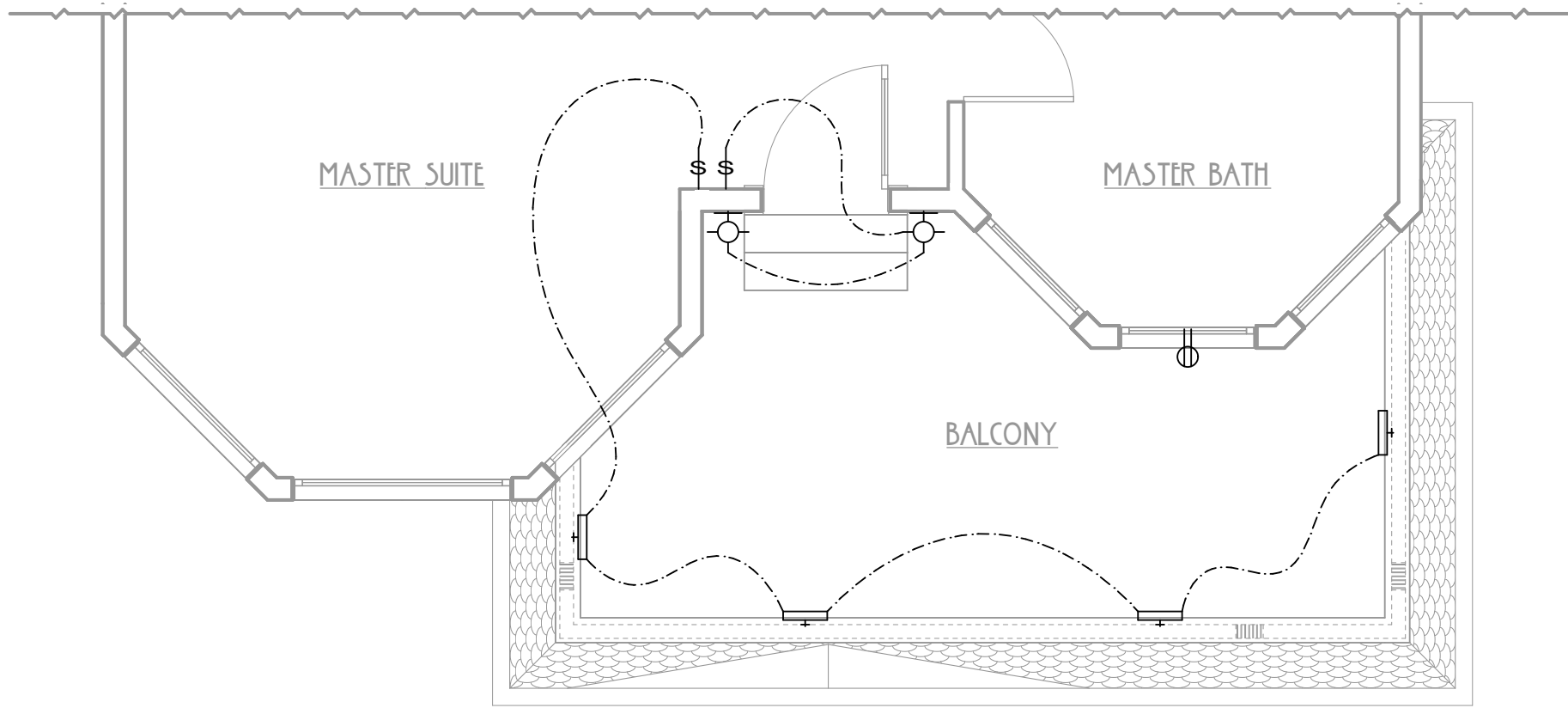


**APPROVED**

By Tim Askin - Milwaukee HPC at 9:07 am, Apr 06, 2022



**1** FIRST FLOOR ELECTRICAL PLAN  
SCALE: 1/4" = 1'-0"



**2** SECOND FLOOR ELECTRICAL PLAN  
SCALE: 1/4" = 1'-0"

ELECTRICAL KEY	
	CEILING MOUNTED LIGHT
	WALL MOUNTED LIGHT
	SINGLE POLE SWITCH
	DUPLEX RECEPTACLE
	LED "STEP LIGHT" RECESSED IN WALL - KICHLER 15782 BKT27R