

July 14, 2016

## HPC Coordination Meeting - Response

The Keystone on Brady | 1707 N. Humboldt Ave. Milwaukee, WI. 53202  
 Engberg Anderson Project No. 152446

REGARDING: Response to coordination items cited in meeting notes of July 1<sup>st</sup>.

### Summary of Response:

1. Larger Windows added. See sheet A401
2. Windows aligned to control joints. See sheet A401
3. Civil and Landscape Plans updated and adjusted to clarify that any planting area not within our property line will be a manually edged planting area, no landscape edging.
4. Typical guardrail as shown on sheet A401 to consist of 3 strong horizontal rails proud of ½” diameter horizontal painted aluminum rods to follow the original design shown in 10-19 joint council submittal.
5. Egress door previously metal panel and metal door. Revision is to add vertical reveals in the metal panel that emulates the storefront mullion spacing that is along Brady street elevation and articulates the metal panel wall. The door has been shifted further west to door location shown in 10-19 joint council submittal. See sheet A401.
6. Fiber cement flat panel siding inserted between fiber cement board lap siding along north elevation to break up large stretches of lap siding.

### Meeting Notes from meeting of July 1<sup>st</sup>.

Item	Description	Action By	Date Due
1	Brady Street façade: Windows at North wall of balcony with be larger and have a transom as to be similar to the windows in the adjacent masonry areas.	EA	
2	Brady Street façade: Windows in masonry to align to control joints.	EA	
3	Planting area along Humboldt. EA explained that design intent was that these were to be manual edged planting areas as to avoid an incurred special use permit via a raised	EA	

Item	Description	Action By	Date Due
	planter bed. All agreed, EA will have Civil drawing revised to show adjustment.		
4	Typical Balcony Guardrail: EA will present design solution to HPC and DCD for approval.	EA	
5	Egress door on Brady Street: HPC would like to see this area studied and articulated a bit. EA will present design solution to HPC and DCD for approval.	EA	
6	North Elevation: HPC would like to see the north elevation be activated. EA will use material change to break up the large stretches of lap siding.	EA	
7	Once changes are approved by DCD & HPC, EA will submit to the city an Addendum to the plan review set that will consist of the sheets that have been affected in the already submitted drawings.	EA	

These meeting minutes constitute the author's understanding of the issues discussed and the decisions reached. Please contact the undersigned with any additions, deletions or changes.

Prepared by

**Timothy M. Wolosz**  
Principal

Copied **Chris Rute**  
**Vanessa Koster**  
**Carlen Hatala**  
**Mary Wilkinson-Church**  
**Peter Ogden**  
**Jason Pietsch**  
**Jon Ross**  
**Mark Ernst**  
**Tim Wolosz**  
**Joel Cook**

EA File Name: P:\2015 2398\152446 Ogden - Humboldt & Brady\1-Project Administration\7-Meetings\2015-12-01 MEP Kickoff\2246 2015-12-02 MEP Kickoff Meeting Notes.docx

**GENERAL NOTES**

1. SEE SPECIFICATION FOR MASONRY TYPES AND CEMENT BOARD TYPES INDICATED.
2. FOR WINDOW AND ASSEMBLY TYPES, SEE SHEET A420 & A421
3. SEE 1/A521 & 2/A521 FOR HIDDEN ELEVATIONS ALONG BRADY STREET.

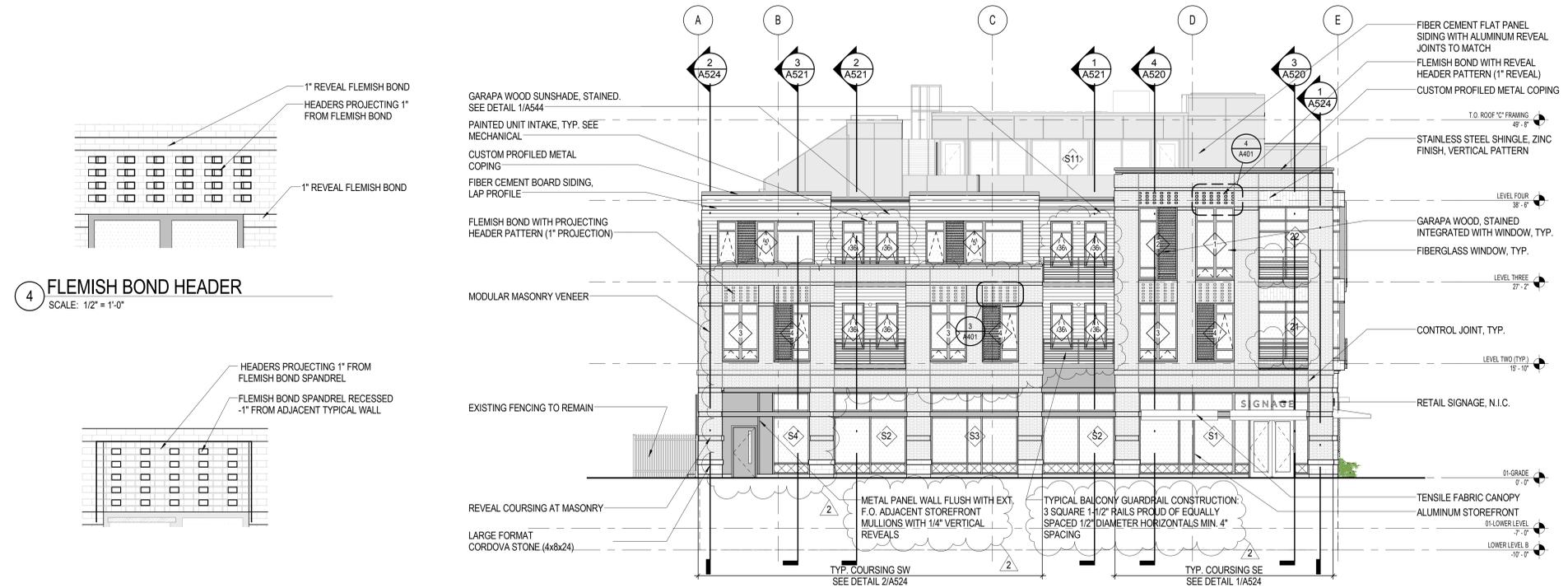
**KEYSTONE ON  
BRADY**

1707 North Humbolt Avenue Milwaukee, WI. 53202  
 Owner  
 Keystone on Brady, LLC  
 1665 North Water Street  
 Milwaukee, WI. 53202

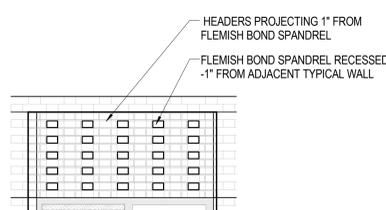
PROJECT NUMBER 152446.00

ISSUED FOR:  
 REISSUED FOR CONSTRUCTION 05/05/2016

NO.	DESCRIPTION	DATE
2	Plan Review Changes 2	07-06-2016

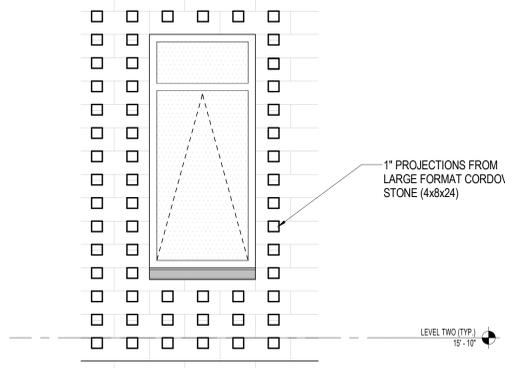


**4 FLEMISH BOND HEADER**  
 SCALE: 1/2" = 1'-0"

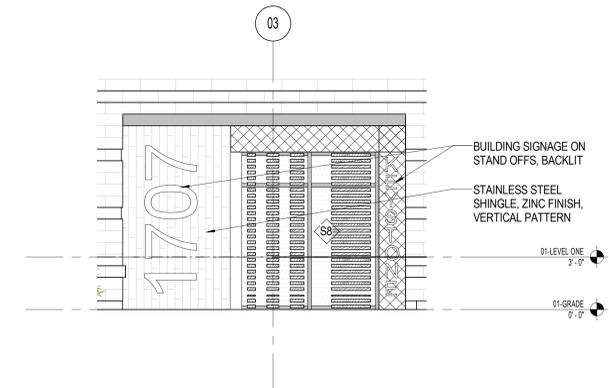


**3 FLEMISH BOND SPANDREL**  
 SCALE: 1/2" = 1'-0"

**2 SOUTH ELEVATION**  
 SCALE: 1/8" = 1'-0"



**6 LARGE FORMAT STONE PROJECTIONS**  
 SCALE: 1/2" = 1'-0"



**5 ENLARGED EAST ELEVATION**  
 SCALE: 1/4" = 1'-0"



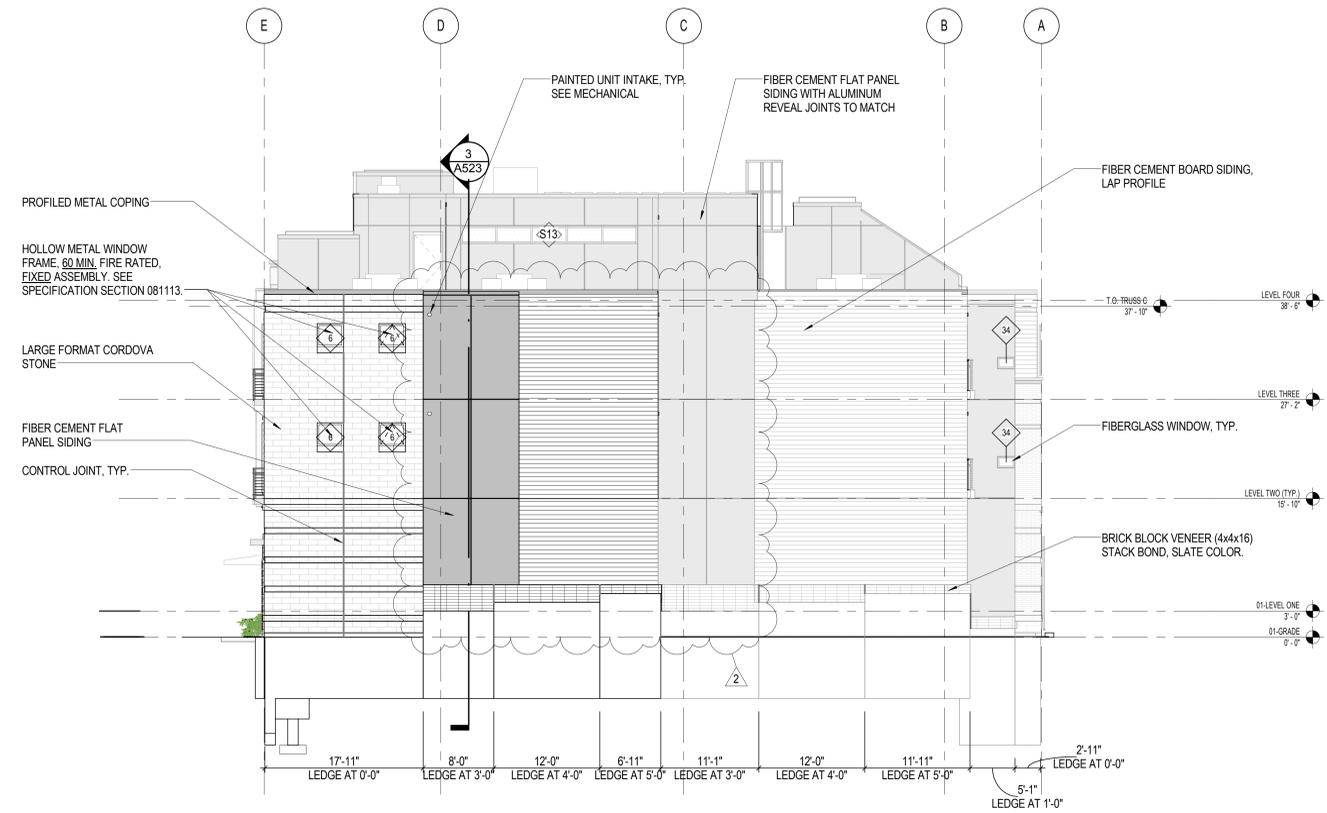
**1 EAST ELEVATION**  
 SCALE: 1/8" = 1'-0"

DRAWN BY EJH  
 CHECKED BY MDL

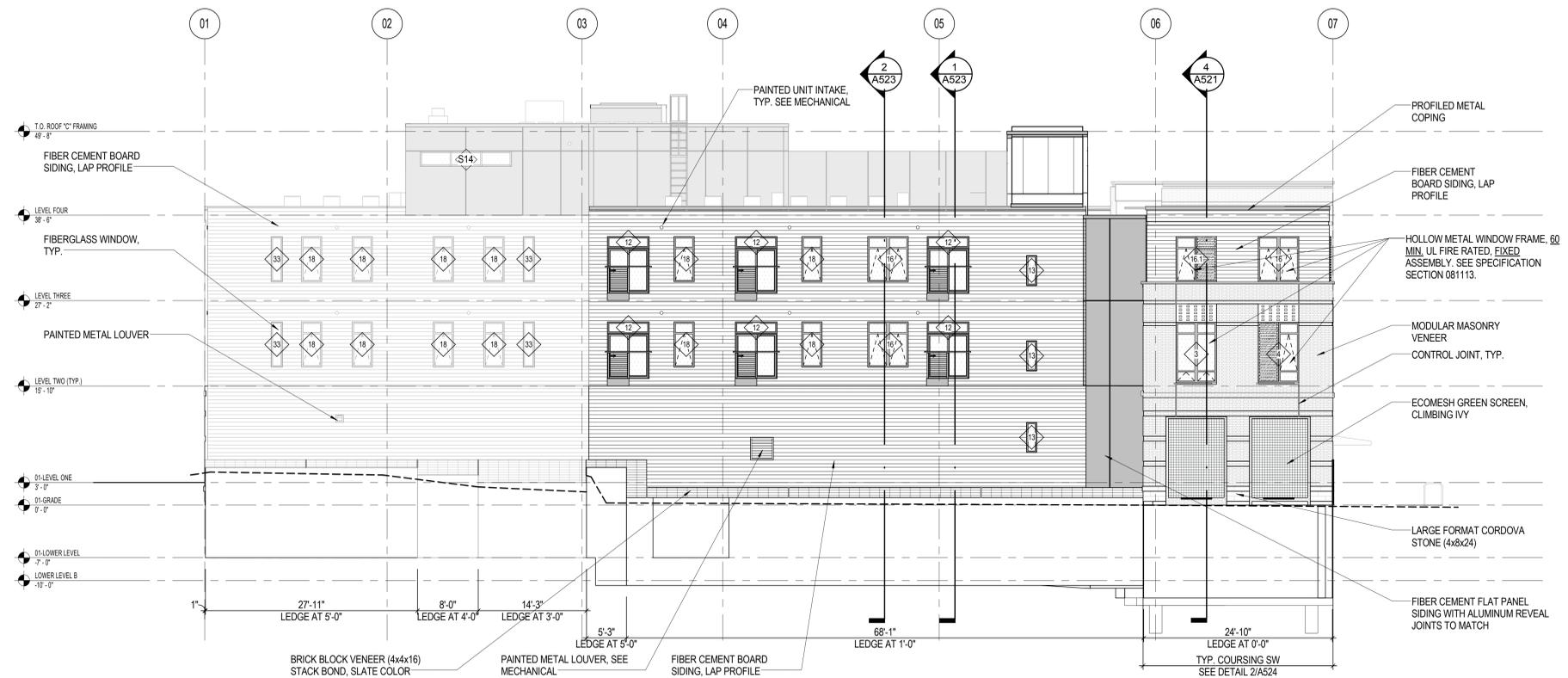
**EXTERIOR  
ELEVATIONS**

**GENERAL NOTES**

1. SEE SPECIFICATION FOR MASONRY TYPES AND CEMENT BOARD TYPES INDICATED.
2. FOR WINDOW AND ASSEMBLY TYPES, SEE SHEET A420 & A421
3. SEE 1/A521 & 2/A521 FOR HIDDEN ELEVATIONS ALONG BRADY STREET.



**2 NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**1 WEST ELEVATION**  
SCALE: 1/8" = 1'-0"

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NO.	DESCRIPTION	DATE
2	Plan Review Changes 2	07-06-2016

DRAWN BY E.J.H.

CHECKED BY M.D.L.

**EXTERIOR  
ELEVATIONS**

HPC SET 10-19-15



PERMIT SET 07-07-16



# Keystone on Brady

**SIDE-BY-SIDE COMPARISON OF NORTH ELEVATION**

Scale: NTS

Date: 7-14-2016

Engberg Anderson Project No. 152446.00

HPC SET 10-19-15



PERMIT SET 07-07-16



# Keystone on Brady

**SIDE-BY-SIDE COMPARISON OF EAST ELEVATION**

Scale: NTS

Date: 7-14-2016

Engberg Anderson Project No. 152446.00

Engberg  
Anderson  
ARCHITECTS



HPC SET 10-19-15



PERMIT SET 07-07-16



# Keystone on Brady

## SIDE-BY-SIDE COMPARISON OF SOUTH ELEVATION

Scale: NTS

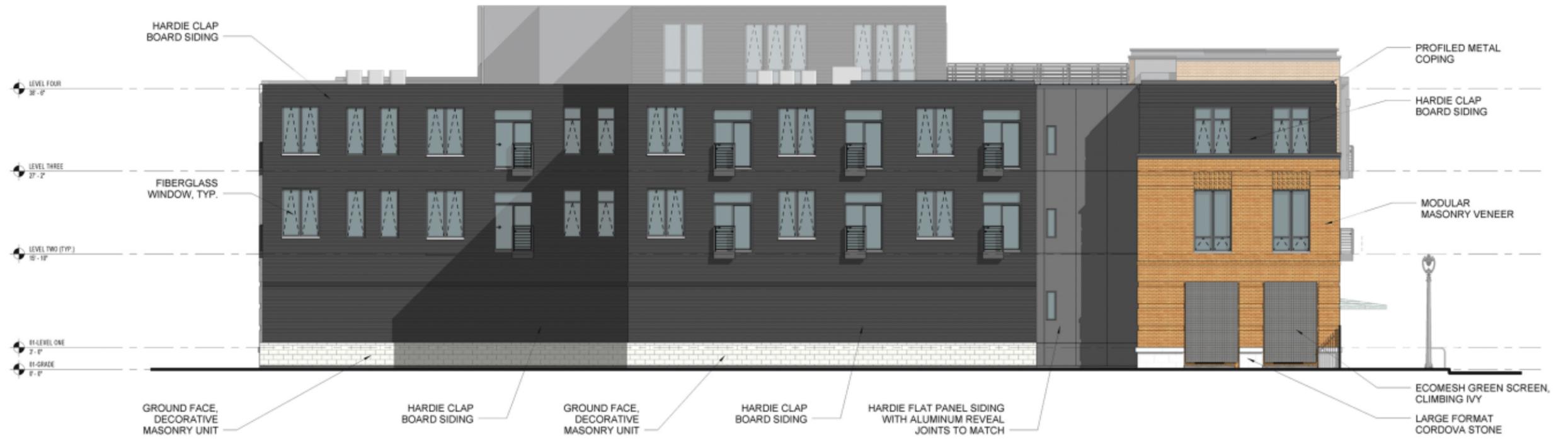
Date: 7-14-2016

Engberg Anderson Project No. 152446.00

Engberg  
Anderson  
ARCHITECTS



HPC SET 10-19-15



PERMIT SET 07-07-16



Engberg  
Anderson  
ARCHITECTS



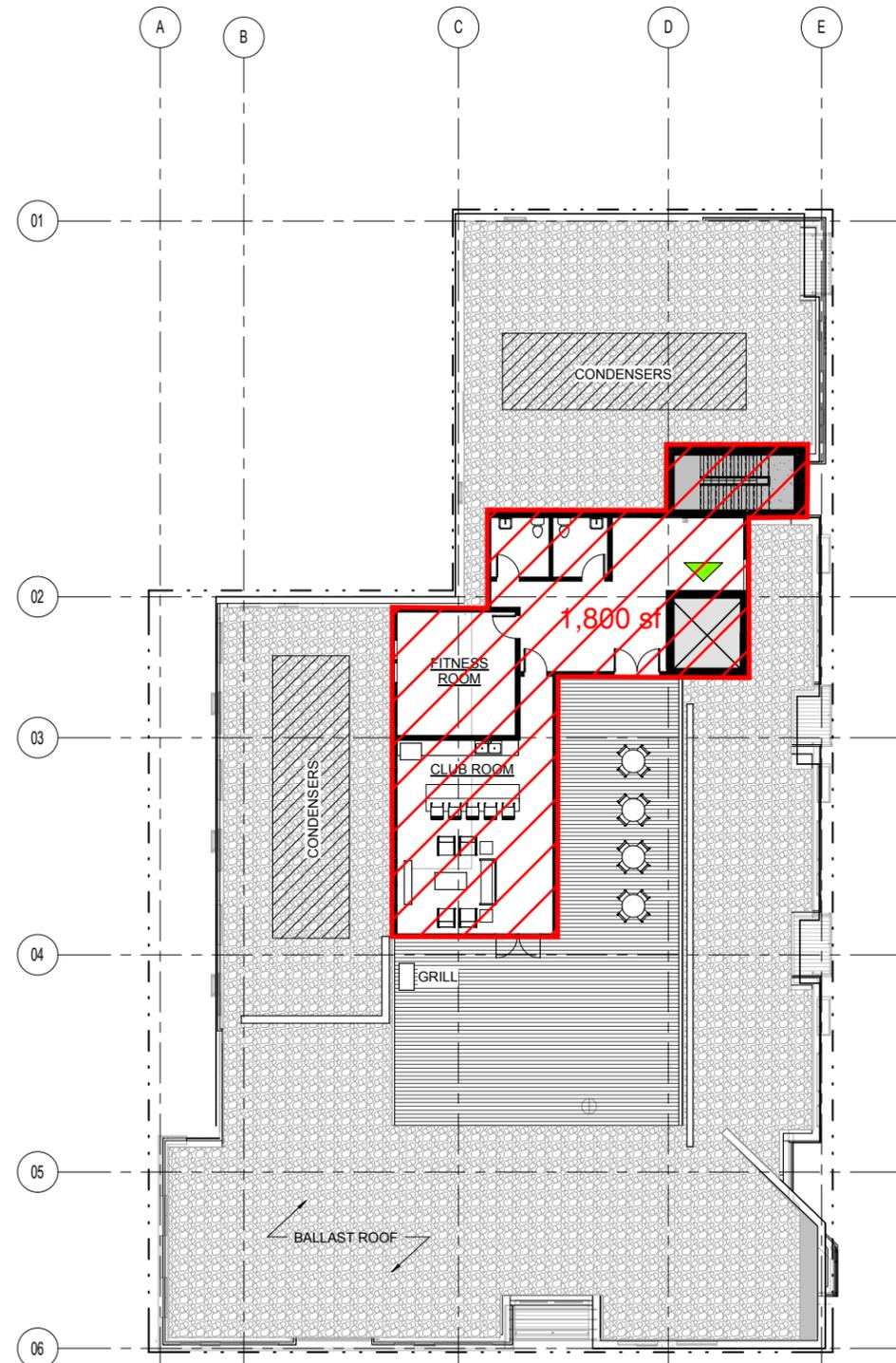
## Keystone on Brady

**SIDE-BY-SIDE COMPARISON OF WEST ELEVATION**

Scale: NTS

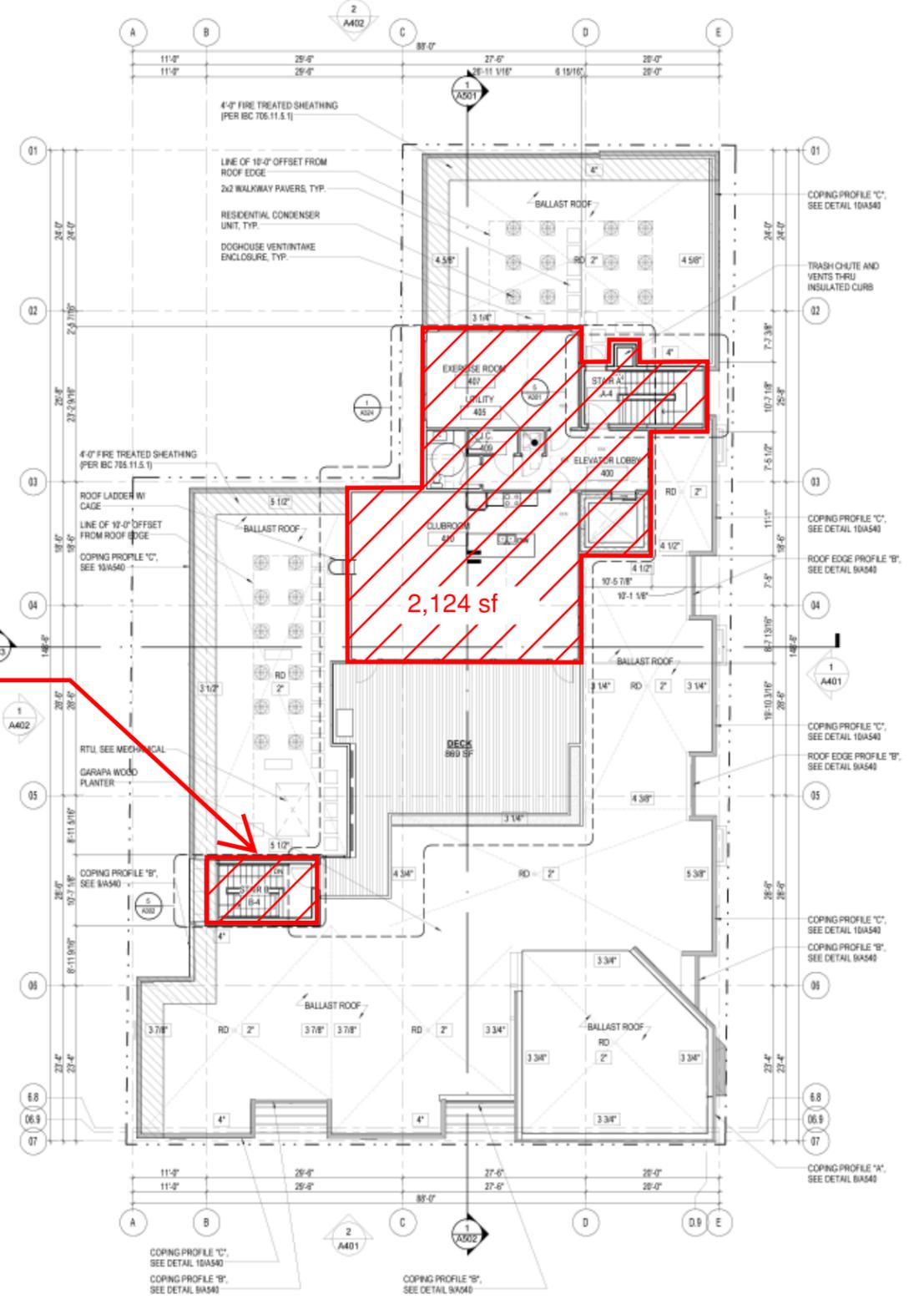
Date: 7-14-2016

Engberg Anderson Project No. 152446.00



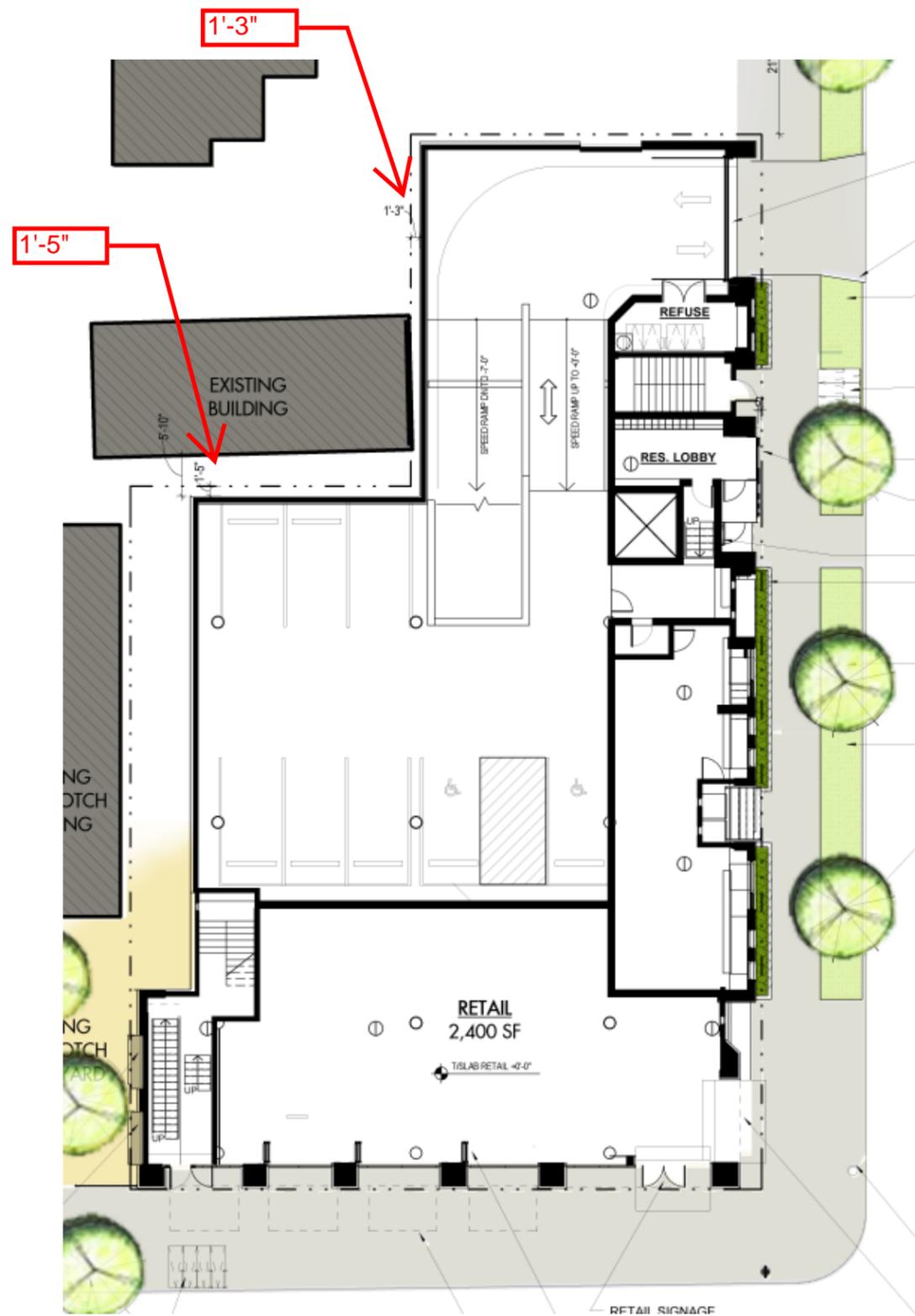
CLUBHOUSE AT ROOF PLAN

4TH LEVEL CHANGES AS A RESULT OF REQUIRED SECOND EGRESS STAIR



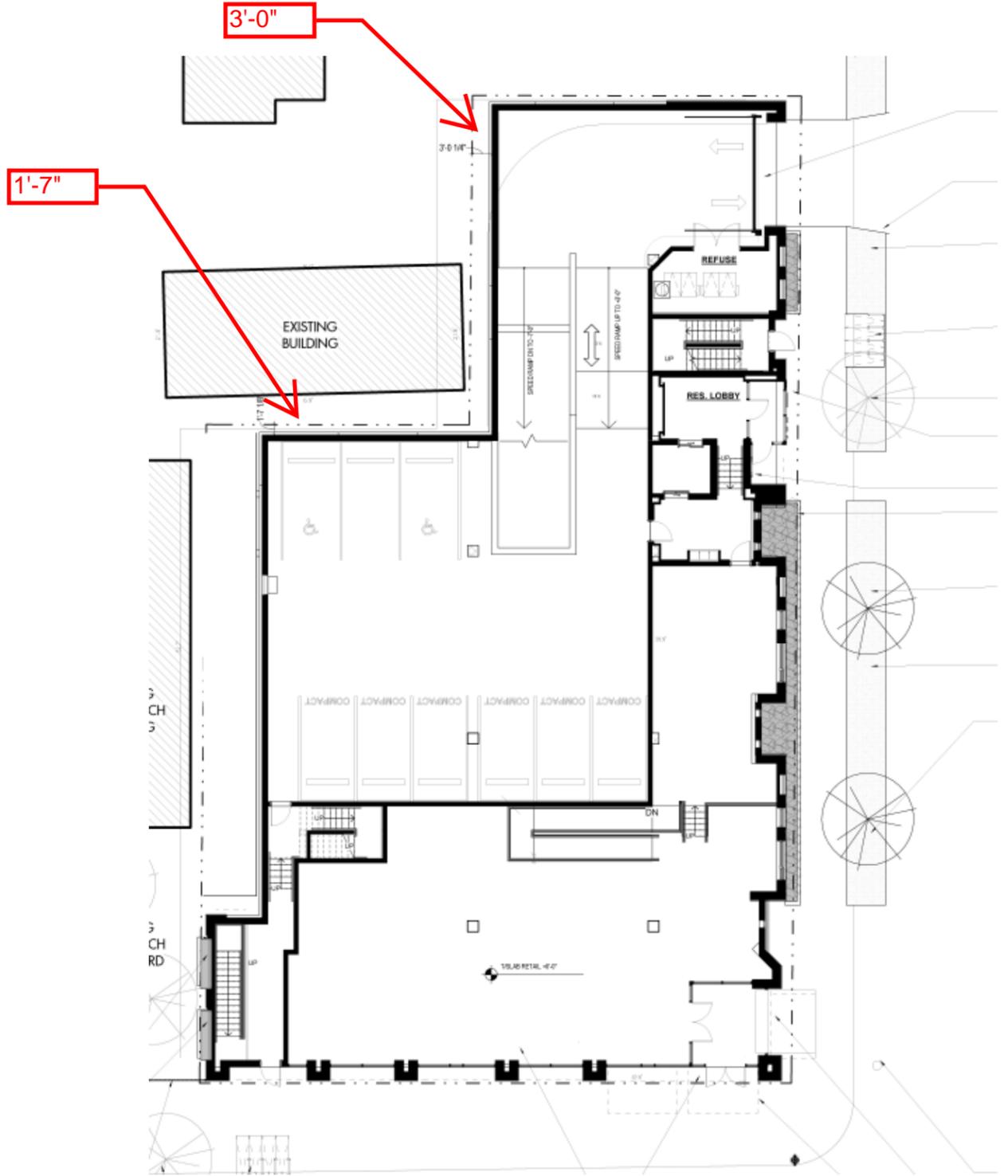
DPD SET 09-28-2015  
& HPC 10-19-15

PERMIT SET 07-07-2016



DPD SET 09-28-2015  
& HPC 10-19-15

3'-0" DIM. REQUIRED FOR WINDOW  
OPENING SF ALLOWANCE



PERMIT SET 07-07-2016