

# Project Proposal

Prepared for: Historic Preservation Commission

Prepared by: Jackie Rosen

July 4, 2020

## EXECUTIVE SUMMARY

*The objective of The Dock's rooftop renovations is to provide Bradford Beach an elevated, both literally and figuratively, restaurant and gathering space with unparalleled lakefront views, providing the City of Milwaukee a getaway destination right in its own backyard. Housed in the historic Bradford Beach Bath House, The Dock's rooftop seeks to both enhance and pay homage to its unique ship-like appearance with a both industrial and coastal design. The rooftop will feature an array of seating options with a weathered/nautical aesthetic for sit-down service, a modern, chic bar, as well as cozy cabana lounges housed in three dynamic 20 foot metal shipping containers. Together, the different rooftop areas including the regular restaurant seating, full service bar, cocktail table array, lounge area, and cabanas, come together to create a versatile space with a modern water-front design*

---

---

# FEATURES

## **SHIPPING CONTAINER BAR (x1)**

*Modified One 20' New High Cube Shipping Container*

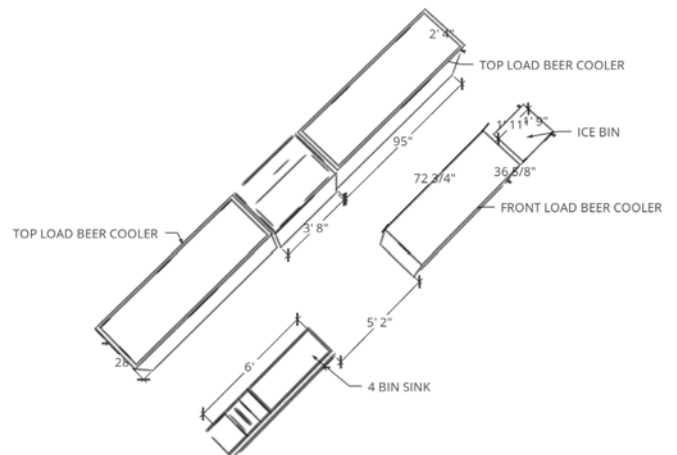


- Cut and frame opening on the left side to install 1 – 42" H x 18'6"L hydraulic swing up window.
- Cut and frame opening to install 1 – 36" x 80" slider door.
- Cut in half and frame rear cargo doors to install 1 – 42" H x 8'L hydraulic swing up window.
- Frame interior with 2" x 2" steel tubing.
- Install plumbing for commercial appliances, drains, hot & cold water supply
- Insulate interior with 2" foamular 150 insulation
- Install 100 Amp, 240/120Volts single phase, 30 spaces, 30 circuit breaker panel, 20 - electrical outlets, interior LED lighting
- Fabricate and install 1 – 42" H x 18'6"L hydraulic swing up window.
- Fabricate and install 1 – 42" H x 8'L hydraulic swing up window.
- Fabricate & install removable counter top 8'L (cedar wood) on the rear side of the container.
- Install removable 20' of 2" stainless steel foot rest pipe along side bottom rail.
- Finish exterior walls with 5" x 1-1/8" apitong Australian treated wood planks
- Finish floor with G-Floor Coin Midnight Black commercial continuous vinyl floor sheet
- Finish ceiling with melamine 3/4" plywood white color.

---

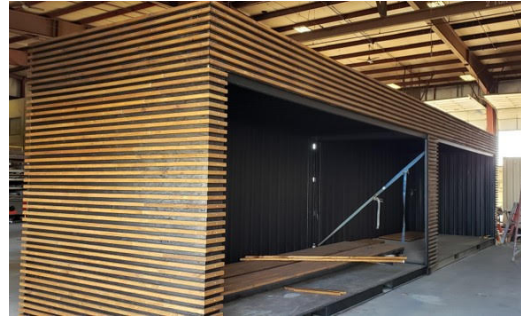
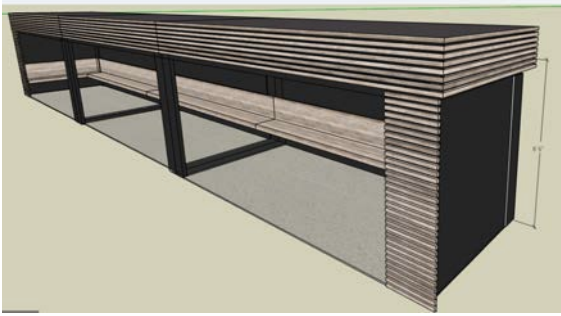
### **Equipment Included In Bar Container**

- Two (2) Top Load Beer Coolers: [Link to Product](#)
- One (1) Front Load Beer Cooler: [Link to Product](#)
- One (1) Four Bowl Sink: [Link to Product](#)
- One (1) Ice Well with Bottle Shelf:  
35" (h) x 33" (w) x 26" (d)



## SHIPPING CONTAINER CABANAS (x3)

Modified Three 20' High Cube Containers - Modular Units



- Remove doors, cut 1 side all panels, cut out 4 end panels, grind prep & prime all exposed metal
- Cedar Wood Bench - 19" from ground, back board 17" high
- Outdoor light gray curtains (x4)
- Additional materials listed below:

LOC	CAT	MFG. PART #	Description	UOM	QTY
FV - CGI	Hardware Screws	1/4" X 2" FLOOR TORX SCREW	1/4" X 2" FLOOR TORX SCREW		1500
FV - CGI	Hardware Screws	137470.00	DECK SCREWS		2
FV - CGI	Epoxy Glaze	1002-479-731	1 gallon Glaze Clear Coat Epoxy Kit		5
FV - CGI	Steel	SQTUBE 2"x2"x 0.120 24'	TUBE 2"x2"x 0.120 24'		192
FV - CGI	Paint	4641-1115	Hempel Paint 4641-1115		15
FV - CGI	Steel	CHANNEL 559 MC12X10.6#	CHANNEL-559 MC12X10.6# Stair channel		140
FV - CGI	Steel	RECTUBE 6"x2"x 0.125"x24'	TUBE 6"x2"x 0.125"x24'		140
FV - CGI	Steel	SQTUBE 1 1/2"x1 1/2"x 0.120 24'	TUBE 1 1/2"x1 1/2"x 0.120 24'		480
FV - CGI	Plywood	1001754130.00	3/4"x 4 X 8 Pine Treated Plywood		20
FV - CGI	Stud	351636	Wood Stud-2 x 4 x 96" x 10 ft. Cedar		70

### Interior Back Walls (Bar & Cabanas)

- Finish walls with Park Rapids Ceramic Tile Retro Blanc 8-1/4" x 23-1/2" (commercial grade and outdoor use)
- 3' x 5' x 7/16 wonder board
- Ceramic Adhesive
- Grout Pre Mixed
- Install LED light strip behind Tile (Bar only)

[Link to material purchased](#)







### Top Panel Extensions & Side Walls

Fabricate top extensions for all four 20' containers with 2" x 2" tubing, 3/4" treated pine plywood, 2" x 2" cedar lumber, seal and stain

- 1" x 2" x 20 ft. tubing 3'.1" H x 20' W
- 1/4" x 6" x 7" flat plate
- 1" x 6" angle
- 3/4" pressure treated plywood
- 2" x 4" x 12' Cedar wood
- 7" x 1 1/8" x 10 ft. apitong board
- 5" x 1 1/8" x 10 ft. Apitong board
- 1/4 x 2" Torx Screw
- Set of 3 - 4" hinges
- 36" x 80" man door
- Door Knob
- Deck Screws #9 x 2 1/2"
- Oil Base Stain
- Glaze Coat
- 4641-1999 black paint
- Lacquer paint thinner



Actual Top Panel - Work in Progress ^^





