



CERTIFICATE OF APPROPRIATENESS APPLICATION FORM

Incomplete applications will not be processed for Commission review.

Please print legibly.

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

BRADY ST AREA

ADDRESS OF PROPERTY:

1709 N ARLINGTON PLACE, MILW, WI 53202

2. NAME AND ADDRESS OF OWNER:

Name(s): SCOTT JOHNSON / LESLIE MONTEMURRO

Address: 1622 N ASTOR ST

City: MILW

State: WI

ZIP: 53202

Email: SCOTTFUEL@ME.COM

Telephone number (area code & number) Daytime: 414 305-3081 Evening: SAME (EOL)

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

Name(s):

Address:

City:

State:

ZIP Code:

Email:

Telephone number (area code & number) Daytime: Evening:

4. ATTACHMENTS: (Because projects can vary in size and scope, please call the HPC Office at 414-286-5712 for submittal requirements)

A. REQUIRED FOR MAJOR PROJECTS:

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

☒ Sketches and Elevation Drawings (1 full size and 1 reduced to 11" x 17" or 8 1/2" x 11")
A digital copy of the photos and drawings is also requested.

Material and Design Specifications (see next page)

B. NEW CONSTRUCTION ALSO REQUIRES:

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

Site Plan showing location of project and adjoining structures and fences

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

5. DESCRIPTION OF PROJECT:

Tell us what you want to do. Describe all proposed work including materials, design, and dimensions. Additional pages may be attached.

BREAK THROUGH EXISTING CMU WALL +
INSTALL BI-FOLD ALUMINUM + GLASS DOORS,
TO CONNECT PATIO TO INSIDE OF BAR/RESTAURANT.

THANKS -
SCOTT

6. SIGNATURE OF APPLICANT:

Signature

SCOTT M JOHNSON

Please print or type name

Date

3/6/14

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 53202

PHONE: (414) 286-5722

FAX: (414) 286-3004

www.milwaukee.gov/hpc

HI HAT LOUNGE
THE GARAGE ALTERATIONS
INTERIOR ALTERATIONS

arcint
architecture

arcint architecture, llc
3518 west pierce street
milwaukee, wisconsin 53215
arcint-architecture.com

PROJECT TEAM

CODE SUMMARY PLAN
GENERAL NOTES

APPLICABLE CODES
WISCONSIN COMMERCIAL BUILDING CODE 2009 IBC

CHAPTER 3 - USE AND OCCUPANCY CLASSIFICATION
OCCUPANCY CLASSIFICATION: ASSEMBLY GROUP "A-2"

CHAPTER 5 - GENERAL BUILDING HEIGHTS AND AREAS
EXISTING AREA: 2,175 SQUARE FEET.

CHAPTER 6 - TYPES OF CONSTRUCTION
EXISTING

CHAPTER 10 - MEANS OF EGRESS
DESIGN OCCUPANT LOAD (TABLE 1004.1.1) 15 NET: 145 OCCUPANTS

COMMON PATH OF EGRESS TRAVEL (SECTION 1014.3): 75 FEET
EXIT ACCESS TRAVEL DISTANCE (TABLE 1016.1): 200 FEET
DEAD END CORRIDOR LIMIT: 20 FEET
EXIT CONTINUATION PATH (VESTIBULE) 1 HOUR

CHAPTER 29 - EXISTING PLUMBING SYSTEMS
NUMBER OF REQUIRED PLUMBING FIXTURES (TABLE 2902.1):

WATERCLOSETS (MALE)	REQUIRED: 2	EXISTING: 2
WATERCLOSETS (FEMALE)	REQUIRED: 2	PROVIDED: 2
LAVATORIES	REQUIRED: 2	PROVIDED: 2

SHEET INDEX

ARCHITECTURAL DRAWINGS

TITLE SHEET

A200 DEMOLITION, FLOOR AND REFLECTED CEILING PLAN, ELEVATION AND DETAIL

A410 BAR LAYOUT AND ELEVATIONS

S100 STRUCTURAL PLANS AND DETAILS

PROJECT NAME
HI HAT LOUNGE
GARAGE ALTERATIONS

1709 N ARLINGTON PL
MILWAUKEE, WI 53202

DRAWING ISSUE HISTORY

CR	02-10-2014	Owner Review
SD	02-14-2014	Issued for Bidding

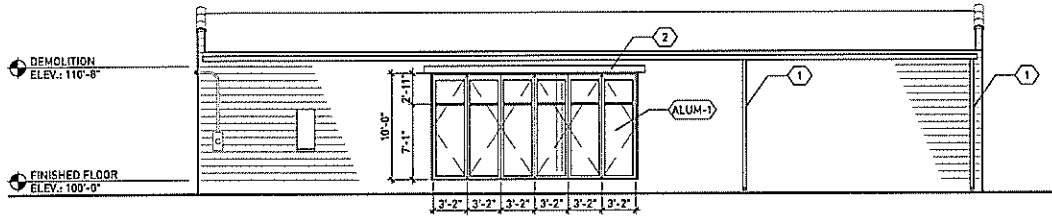
SET TYPE
BID DOCUMENTS

AA PROJECT NUMBER
13016

DATE
02-14-2014

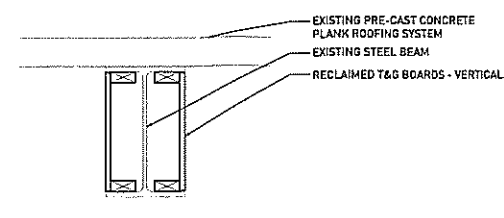
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SHEET NUMBER



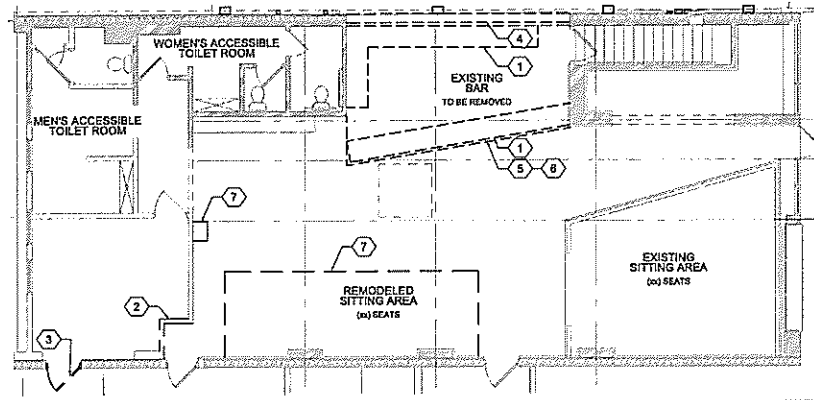
04 PROPOSED NORTH ELEVATION

SCALE - 1/8" = 1'-0"



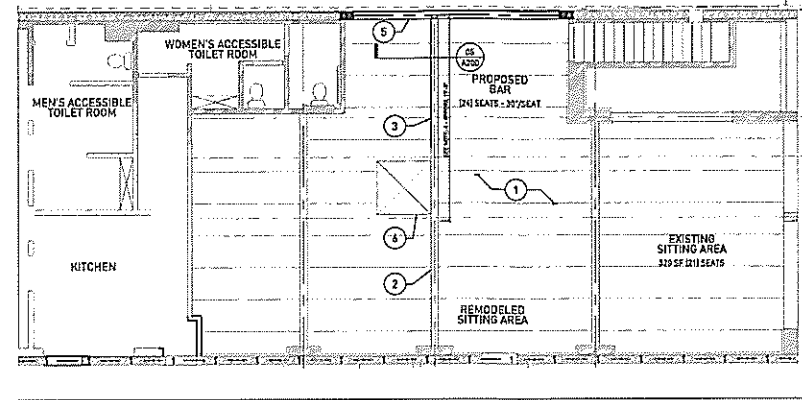
05 EXISTING STEEL BEAM WOOD IN-FILL

SCALE - 1" = 1'-0"



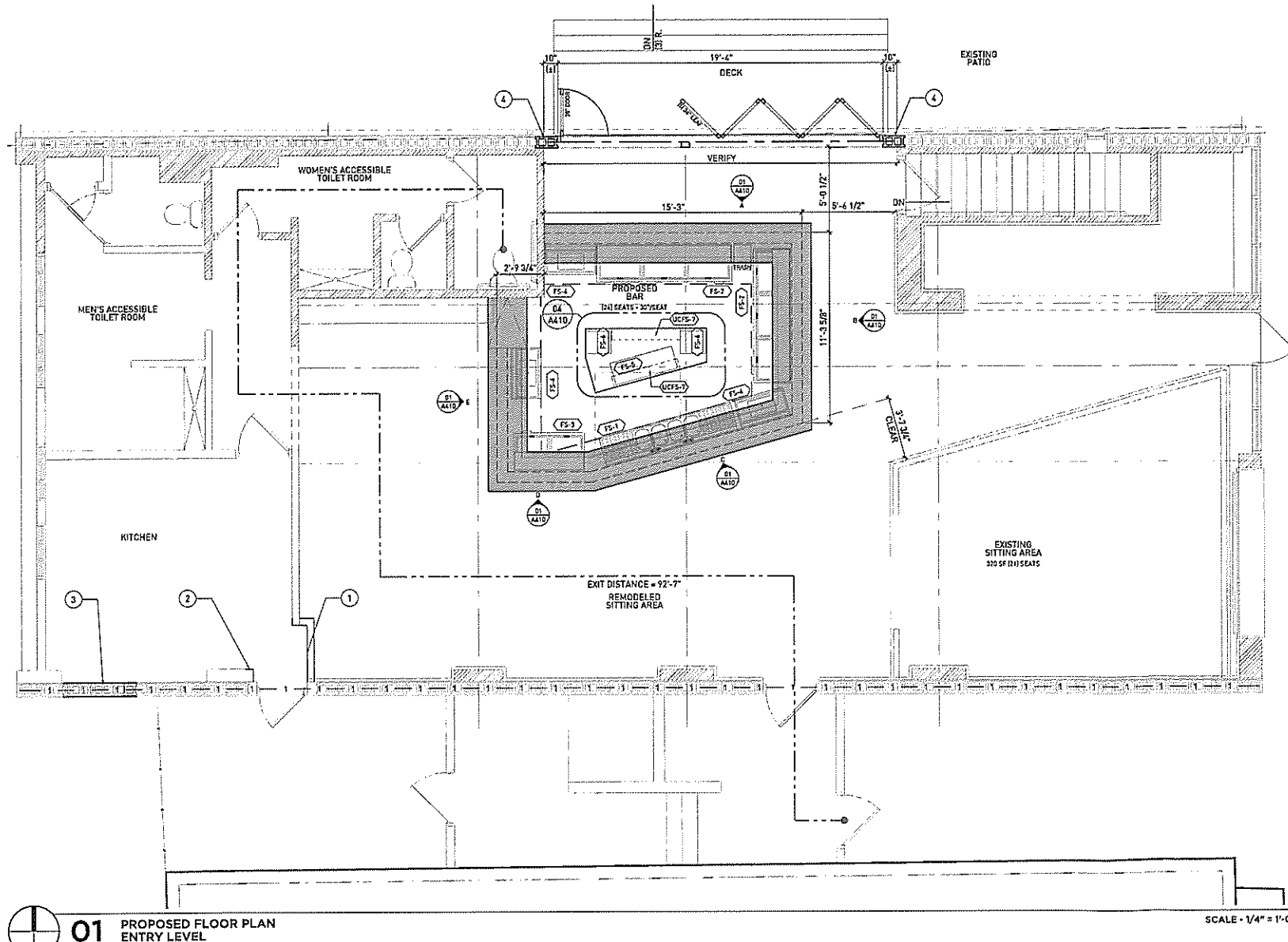
02 DEMOLITION FLOOR PLAN ENTRY LEVEL

SCALE - 1/8" = 1'-0"



03 REFLECTED CEILING PLAN ENTRY LEVEL

SCALE - 1/8" = 1'-0"



01 PROPOSED FLOOR PLAN ENTRY LEVEL

SCALE - 1/4" = 1'-0"

DEMOLITION PLAN GENERAL NOTES

- VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE. PORTIONS OF EXISTING CONSTRUCTION MAY HAVE BEEN REMOVED BY OWNER.
- VERIFY EXACT COMPOSITION OF EXISTING WALLS TO BE REMOVED.
- REFER TO PLUMBING, HVAC AND ELECTRICAL PLANS FOR ADDITIONAL DEMOLITION ITEMS AND NOTES. COORDINATE WORK WITH PLUMBING, HVAC AND ELECTRICAL REQUIREMENTS.
- COORDINATE DEMOLITION OF LOAD BEARING WALL WITH STRUCTURAL PLANS.

DEMOLITION PLAN KEYED NOTES

- REMOVE EXISTING BAR AND ASSOCIATED ITEMS.
- REMOVE EXISTING WALL CONSTRUCTION.
- REMOVE EXISTING DOOR AND ASSOCIATED HARDWARE.
- REMOVE EXISTING WALL CONSTRUCTION. REFER TO STRUCTURAL PLANS. SALVAGE BLOCK FOR REUSE.
- REMOVE AND SAVE EXISTING DROPPED WOOD FINISH CEILING.
- SALVAGE EXISTING WOOD CEILING FRAMING AND ATTACHMENTS.
- REMOVE BOOTH AND PLATFORM.

CEILING PLAN KEYED NOTES

- EXISTING PRE-CAST CONCRETE PLANK ROOFING SYSTEM - EXPOSED.
- EXISTING STEEL ROOF SUPPORT BEAM.
- PORTION OF NEWLY EXPOSED BEAM DUE TO REMOVAL OF EXISTING DROPPED CEILING CONSTRUCTION.
- PROVIDE WOOD IN-FILL AT STEEL BEAM WEB OVER PROPOSED BAR (BELOW) PER DETAIL 02/A210.
- EXISTING WALL CONSTRUCTION REMAINS FOR PROPOSED OPENING HEADER.
- EXISTING SKYLIGHT.

FLOOR PLAN GENERAL NOTES

- DIMENSIONS ON FLOOR PLAN ARE BASED ON FACE OF FINISHED WALL TO FACE OF FINISHED WALL (NOMINAL).
- VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE. PORTIONS OF EXISTING CONSTRUCTION MAY HAVE BEEN REMOVED BY OWNER.

FLOOR PLAN KEYED NOTES

- MATCH EXISTING WALL CONSTRUCTION.
- REPAIR EXISTING WALL WITH SALVAGED BLOCK.
- IN-FILL OPENING WITH EXISTING ADJACENT WALL CONSTRUCTION. PATCH AND REPAIR WALL FINISH AS NEEDED.
- REFER TO STRUCTURAL WALL AND SUPPORT CONDITIONS.

EXTERIOR ELEVATIONS MATERIAL IDENTIFICATION KEYNOTES

CODE	DESCRIPTION
ALUM-1	CUSTOM FABRICATED, ORL MONTEREY 580 SERIES SYSTEM BI-FOLDING GLASS WALL WITH FLUSH SILL, CLEAR INSULATED GLAZING, CLEAR ANODIZED FINISH, PROVIDE OUTWARD SWING PEDESTRIAN DOOR.

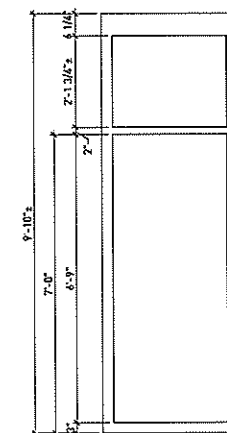
EXTERIOR ELEVATIONS MATERIAL IDENTIFICATION KEYNOTES

- EXISTING BUTTER WITH DOWNSPOUT.
- EXPOSED STEEL LINTEL.

EQUIPMENT SCHEDULE

NO.	QTY.	EQUIPMENT	WIDTH	DEPTH	HEIGHT	MANUFACTURER	POWER	FOR REFERENCE ONLY	
FS-1	1	BAR SINK	96"	21"	35"	KRONE METAL 21-84C-H-200	-	-	-
FS-2	2	TOP LOAD BAR COOLER	95 3/8"	26 5/8"	33 3/8"	TURE: TD-95-38	120v	9.2A	7' CORD
FS-3	1	TOP LOAD BAR COOLER	49 5/8"	33 3/8"	26 5/8"	TRUE: TD-5018	120v	8.8A	7' CORD
FS-4	3	ICE BIN	36"	21"	34 1/2"	KRONE METAL: 21-35	-	-	-
FS-5	1	TAPPER TRAY	45"	16"	16"	VERIFY	-	-	-
FS-6	2	POINT OF SALE MACHINE	14"	18"	18"	VERIFY	-	-	-
FS-7*	2	DOUBLE TIER BOTTLE RAIL	36"	8"	6"	KROWN METAL: D-24	-	-	-

- NOTES:
- * - ADD ADDITIONAL 2 1/2" FOR CASTERS IF NEEDED.
 - ** - VERIFY SELECTIONS WITH OWNER. PURCHASED EQUIPMENT MAY VARY.



06 TYPICAL DOOR PANEL

SCALE - 1/2" = 1'-0"

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PROJECT TEAM

PROJECT NAME
HI HAT LOUNGE
GARAGE ALTERATIONS

1709 N ARLINGTON PL
MILWAUKEE, WI 53202

DRAWING ISSUE HISTORY

CR	02-10-2014	Owner Review
ED	02-14-2014	Issued for Bidding

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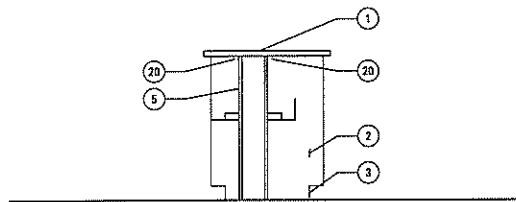
AA PROJECT NUMBER
13016

DATE
02-14-2014

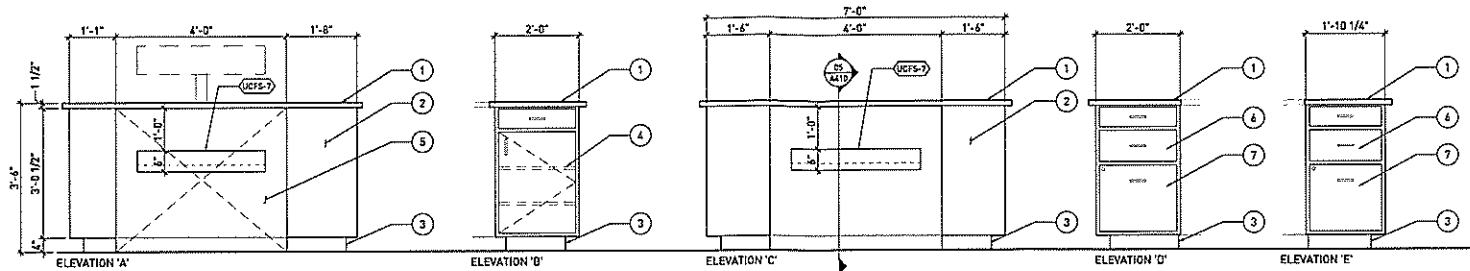
SHEET TITLE
FLOOR PLANS
AND ELEVATIONS

SHEET NUMBER

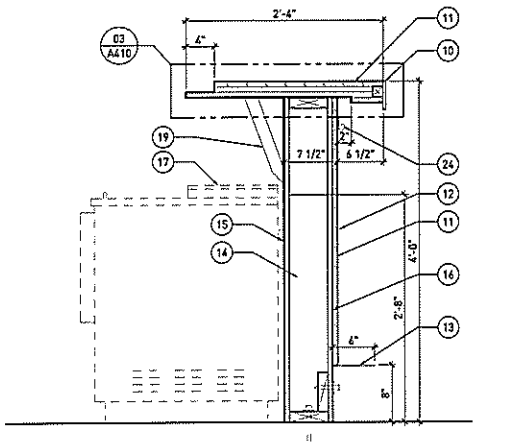
A200



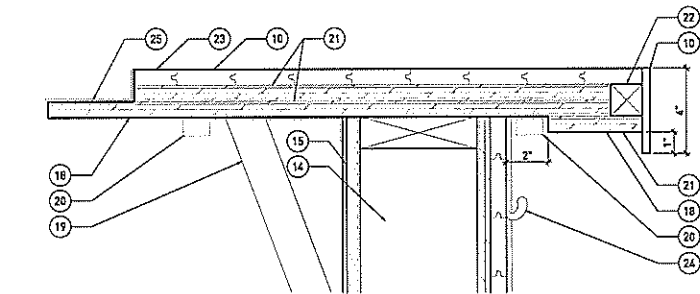
05 CUSTOM BUILT CASEWORK SECTION SCALE - 1/2" = 1'-0"



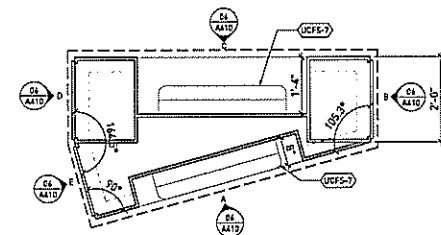
06 CUSTOM BUILT CASEWORK ELEVATION SCALE - 1/2" = 1'-0"



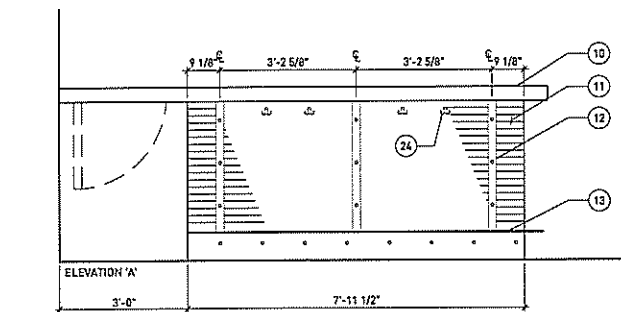
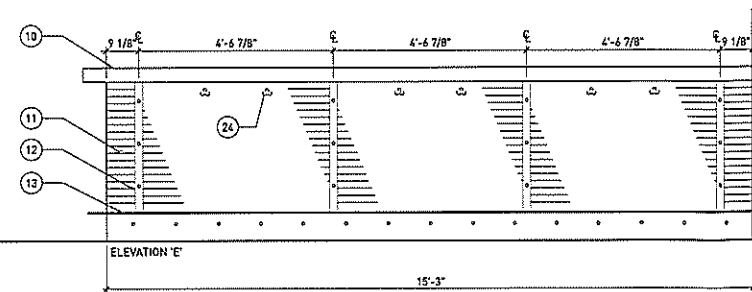
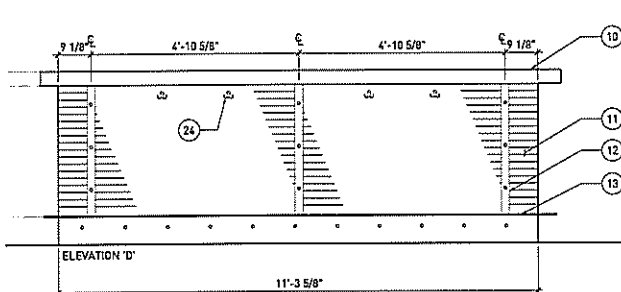
02 BAR SECTION SCALE - 1" = 1'-0"



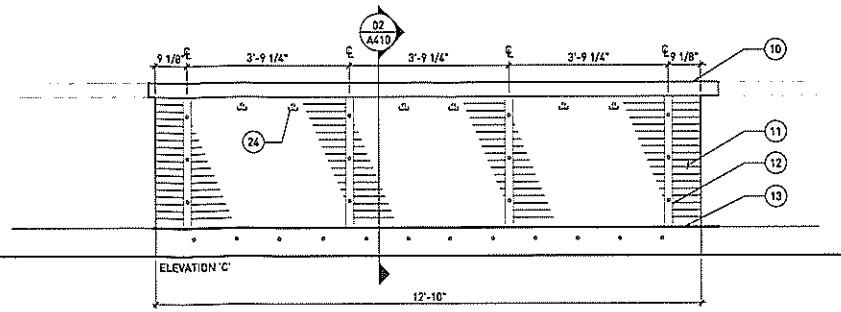
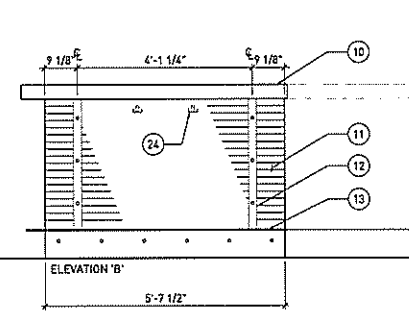
03 BAR TOP DETAIL SCALE - 3" = 1'-0"



04 BAR ISLAND PLAN LAYOUT SCALE - 1/2" = 1'-0"



01 BAR OUTSIDE FACE ELEVATION SCALE - 1/2" = 1'-0"



INTERIOR ELEVATIONS GENERAL NOTES

A. COORDINATE ALL SERVICES (PLUMBING, BAR, ELECTRICAL, ETC.) WITH OWNER.

INTERIOR ELEVATIONS KEYED NOTES

1. ZINC WRAPPED COUNTER TOP.
2. A GRADE BIRCH PLYWOOD, FINISH: NON-GRAIN RAISING ANILINE DYE, 2nd COAT POLYURETHANE VARNISH (SATIN).
3. 4" VINYL BASE.
4. ADJUSTABLE SHELVES WITH HOLD DOWNS.
5. ACCESS PANEL.
6. WOOD DRAWERS ON FULL EXTENSION GLIDES.
7. SINGLE DEEP DRAWER WITH LOCK.
8. NOT USED.
9. NOT USED.
10. 1/2" x 4" STEEL EDGE BENT AROUND CORNERS, FINISH: PRESTO BLACK GEL COATING AND POLYURETHANE VARNISH.
11. RECLAIMED T&G BOARDS, FINISH: ANILINE DYE, 2nd COAT POLYURETHANE VARNISH (SATIN).
12. 2 1/2" x 1/2" STEEL BAR WITH APPLIED RIVETS - VERTICAL, FINISH: PRESTO BLACK GEL COATING AND POLYURETHANE VARNISH.
13. FOOT RAIL - CONTINUOUS BENT 3/4" DIAMOND PLATE BOLTED AT 12" OC, WITH MITERED CORNERS.
14. 2x6 STUD WALL CONSTRUCTION ON PTW 2x6 BOTTOM PLATE.
15. FRP PANEL FACE OVER 1/2" CEMENT BACKER BOARD.
16. 1/2" PLYWOOD SHEATHING.
17. REFER TO EQUIPMENT SCHEDULE FOR EQUIPMENT CALL OUTS.
18. PROVIDE POLYURETHANE VARNISH AT UNDER SIDE OF BAR TOP.
19. BAR TOP SUPPORT BRACKET @ 24" OC, (HAFELE 505.14.956 OR SIMILAR)
20. LED STRIP LIGHTING.
21. 3/4" PLYWOOD.
22. 2x2 BLOCKING.
23. POURED EPOXY FINISH.
24. PURSE HOOK.
25. BENT ZINC METAL TRIM.

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PROJECT TEAM

PROJECT NAME
HI HAT LOUNGE
GARAGE ALTERATIONS
1709 N ARLINGTON PL
MILWAUKEE, WI 53202

DRAWING ISSUE HISTORY

CR 02-13-2014 Owner Review
09 02-14-2014 Issued for Bidding

SET TYPE BID DOCUMENTS

AA PROJECT NUMBER
13016

DATE
02-14-2014

SHEET TITLE
CUSTOM BUILT
BAR DETAILS

SHEET NUMBER

A410

DESIGN DATA

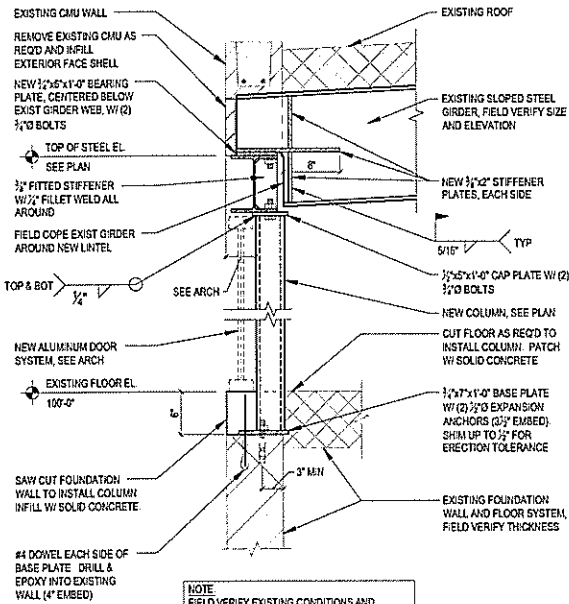
DESIGN CODE	
2009 INTERNATIONAL BUILDING CODE W/ WISCONSIN AMENDMENTS	
SNOW LOAD INFORMATION:	
GROUND SNOW LOAD (Pg)	30 psf
SNOW EXPOSURE FACTOR (Ce)	1.00
SNOW LOAD IMPORTANCE FACTOR (Is)	1.00
THERMAL FACTOR (Ct)	1.00
FLAT ROOF SNOW LOAD (Ps)	21.0 psf
DESIGN/BALANCED SNOW LOAD (Ps)	25 psf

MATERIAL DESIGN PROPERTIES

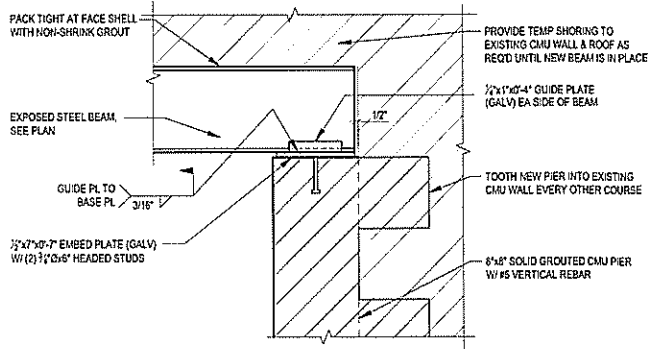
CONCRETE STRENGTHS	
MISCELLANEOUS INFILL	$f_c = 4000$ psi
REINFORCING STEEL STRENGTHS	
BARs (ASTM A 615, grade 60)	$F_y = 60,000$ psi
STRUCTURAL MASONRY STRENGTHS	
CONCRETE MASONRY UNITS (ASTM C90)	$f_{cmu} = 3275$ psi
MORTAR (ASTM C270)	TYPE M (BELOW GRADE)
	TYPE S (ABOVE GRADE)
GROUT (ASTM C476)	$f_g = 2250$ psi
MASONRY ASSEMBLY	$f_m = 2250$ psi (NET AREA COMPRESSIVE STRENGTH)
STRUCTURAL STEEL STRENGTHS	
W/ SHAPES (ASTM A36)	$F_y = 50,000$ psi
ANGLES, CHANNELS, PLATES, & BARs (ASTM A36)	$F_y = 50,000$ psi
SQUARE & RECTANGULAR TS OR HSS SECTIONS (ASTM A500, grade B)	$F_y = 46,000$ psi
HIGH STRENGTH BOLTS (ASTM A325)	$F_y = 36,000$ psi
ANCHOR RODS (ASTM F 1554)	$F_y = 36,000$ psi

STRUCTURAL STEEL NOTES

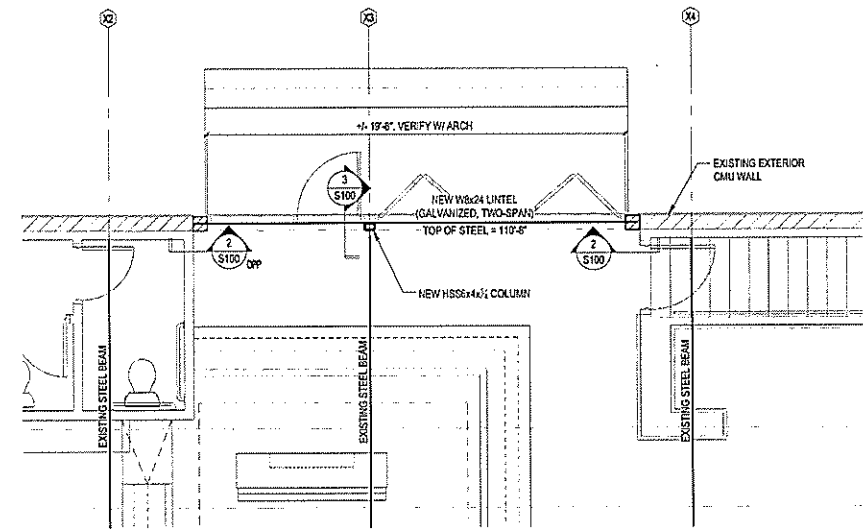
- FABRICATION AND ERECTION OF STRUCTURAL STEEL SHALL CONFORM WITH THE AISC (AMERICAN INSTITUTE OF STEEL CONSTRUCTION), "MANUAL OF STEEL CONSTRUCTION", LATEST EDITION
- ALL STEEL DETAILS AND CONNECTIONS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE AISC "SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS, LATEST EDITION
- USE A325N BOLTS UNLESS NOTED OTHERWISE
- OVERSIZED OR SLOTTED HOLES SHALL NOT BE USED FOR ANY CONNECTIONS UNLESS SPECIFICALLY INDICATED ON THE DRAWINGS OR APPROVED BY THE ENGINEER
- CUTS, HOLES, COPING, ETC. REQUIRED FOR WORK OF OTHER TRADES SHALL BE SHOWN ON THE SHOP DRAWINGS AND MADE IN THE SHOP. CUTS OR BURNING OF HOLES IN STRUCTURAL STEEL MEMBERS IN THE FIELD WILL NOT BE PERMITTED.
- THE FOLLOWING INFORMATION SHALL BE SUBMITTED TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR REVIEW. ONE ELECTRONIC (PDF) OR THREE HARD COPIES SHALL BE SUBMITTED IN A TIMELY MANNER PRIOR TO MATERIAL FABRICATION OR CONSTRUCTION TO ALLOW FOR A MINIMUM PERIOD OF TEN WORKING DAYS FOR REVIEW.
 - TYPE OF STEEL
 - LOCATION AND IDENTIFICATION MARK OF EACH MEMBER
 - DIMENSIONS, SIZE AND WEIGHT OF MEMBERS
 - LOCATION AND SIZE OF CUTS, COPIES, SLOTS AND HOLES
 - TYPE AND LOCATION OF SHOP AND FIELD CONNECTIONS
 - TYPE, SIZE AND EXTENT OF WELDS. INDICATE WELDS BY WELDING SYMBOLS ADOPTED BY THE AMERICAN WELDING SOCIETY



3 NEW COLUMN
SCALE: NTS



2 LINTEL END BEARING
SCALE: NTS



1 ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"