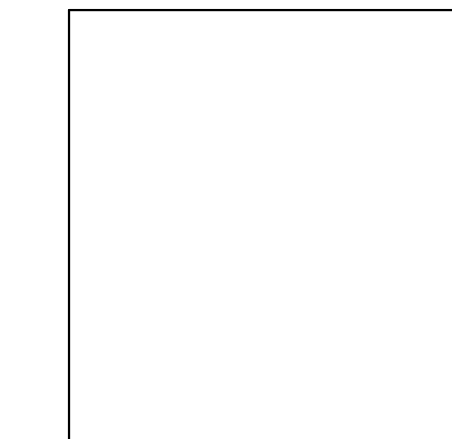


CITY PERMIT & BIDDING DOCUMENTS FOR:



MILWAUKEE BREWERY - CP 122612 MILWAUKEE YARD EXPANSION 2017 PROJECT

PROJECT TEAM



ARCHITECTURAL JAKnetter ARCHITECTS

N16 W23217 STONE RIDGE DRIVE, SUITE 300
WAUKESHA, WI 53188
PHONE: (262) 513-9800

PROJECT CONTACT:
DIRECT PHONE:
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Jay Knetter, AIA
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GETTELMAN BUILDING (BLDG 56) RELOCATION & HISTORIC PRESERVATION

SHEET INDEX - BUILDING DETACHMENT PACKAGE		
GENERAL		
TS100	199-50-1153	MILWAUKEE BREWERY - TITLE SHEET
ARCHITECTURAL DEMOLITION		
AD100	156-01-3000	DEMOLITION ARCHITECTURAL SITE PLAN
ARCHITECTURAL DEMOLITION		
AD100	156-01-3001	DEMOLITION FLOOR PLAN

PROJECT DATA

GENERAL NOTE:

THIS PACKAGE CONSIST OF DRAWINGS THAT HAVE BEEN REVIEWED AND APPROVED WITH CONDITIONS BY THE MILWAUKEE HISTORICAL PRESERVATION COMMISSION AND STAFF UNDER TWO SEPARATE PACKAGES DURING THE HPC MEETING THAT WAS HELD ON FEBRUARY 5, 2018.

1. DETACHMENT: FILE #171484 (RESOLUTION RELATING TO A CERTIFICATE OF APPROPRIATENESS FOR THE DETACHMENT FROM THE ADJACENT 2-STORY MALTHOUSE BUILDING AND 1-STORY WEST ADDITION OF THE SCHWEICHAERT / GETTELMAN HOUSE, AN INDIVIDUALLY DESIGNATED HISTORIC PROPERTY AT 4400 WEST STATE STREET FOR MILLERCOORS USA, LLC.)

2. RELOCATION: FILE #171483 (RESOLUTION RELATING TO A CERTIFICATE OF APPROPRIATENESS FOR THE RELOCATION AND REHABILITATION OF THE SCHWEICHAERT/GETTELMAN HOUSE, AN INDIVIDUALLY DESIGNATED HISTORIC PROPERTY AT 4400 WEST STATE STREET, FOR MILLERCOORS USA, LLC.)

BUILDING DESCRIPTION AND INFORMATION

1. THIS EXISTING BUILDING DETACHMENT & RELOCATION HAS BEEN DESIGNED WITH THE INTENT OF SUPPORTING FUTURE TOUR CENTER ACTIVITIES FOR THE OWNER, MILLERCOORS LLC.

2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH APPLICABLE STATE AND LOCAL CODES. MAINTAIN CODE REQUIRED FIRE RESISTANCE RATINGS AND ENCLOSURES.

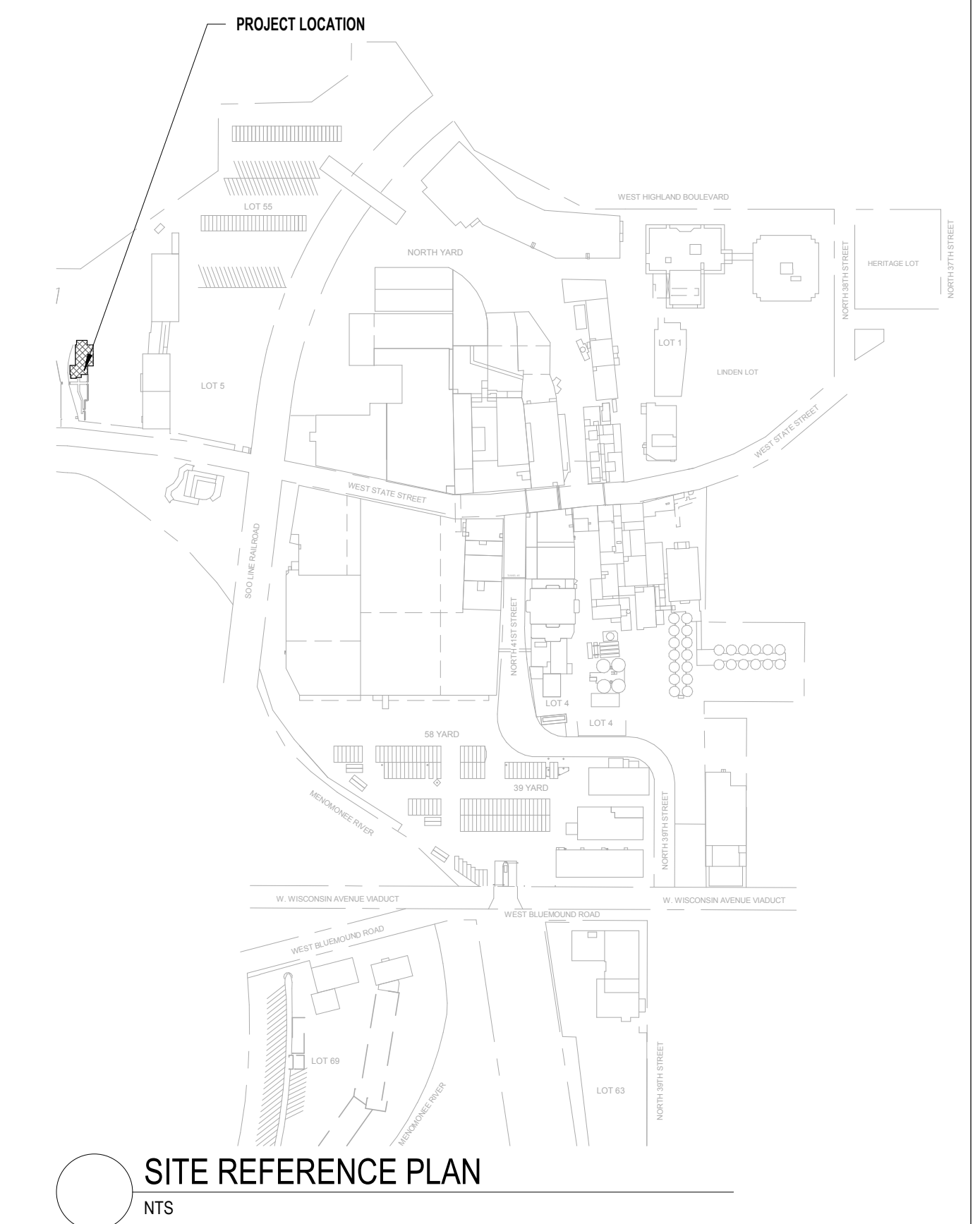
3. ALL EGRESS DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF KEY OR SPECIAL KNOWLEDGE. NO FLUSH BOLTS, DEAD OR DRAW BOLTS, ETC. WILL BE ALLOWED.

4. THIS BUILDING WILL NOT BE SPRINKLERED.

5. ALL CONTRACTORS AND TRADES TO REFER TO ALL SHEETS OF THE SET FOR INFORMATION TO COMPLETE THEIR WORK.

6. ALL CONTRACTORS AND/OR TRADES MUST COORDINATE THEIR WORK AND LOCATIONS WITH OTHER CONTRACTORS AND/OR TRADES.

7. ANY DISCREPANCIES OR UNUSUAL EXISTING CONDITIONS SHALL BE PROMPTLY BROUGHT TO THE ATTENTION OF JAK ARCHITECTS FOR FURTHER DIRECTION. DO NOT SCALE DRAWINGS.



		PROJECT NUMBER: 122612
PLANT: MILWAUKEE		PROJECT ARCHITECT: ADLER
DATE: 02/09/18		CITY PERMIT AND BIDDING DOCUMENTS
		JAK PROJECT NUMBER: 17047-00
INITIAL DATE SUBJECT BLDG. NO. RELEASE NO.		JAK PROJECT NUMBER: DK
DR. CH. APPR. SCALE		TS100 199-50-1153
DESCRIPTION	REV	BY DATE

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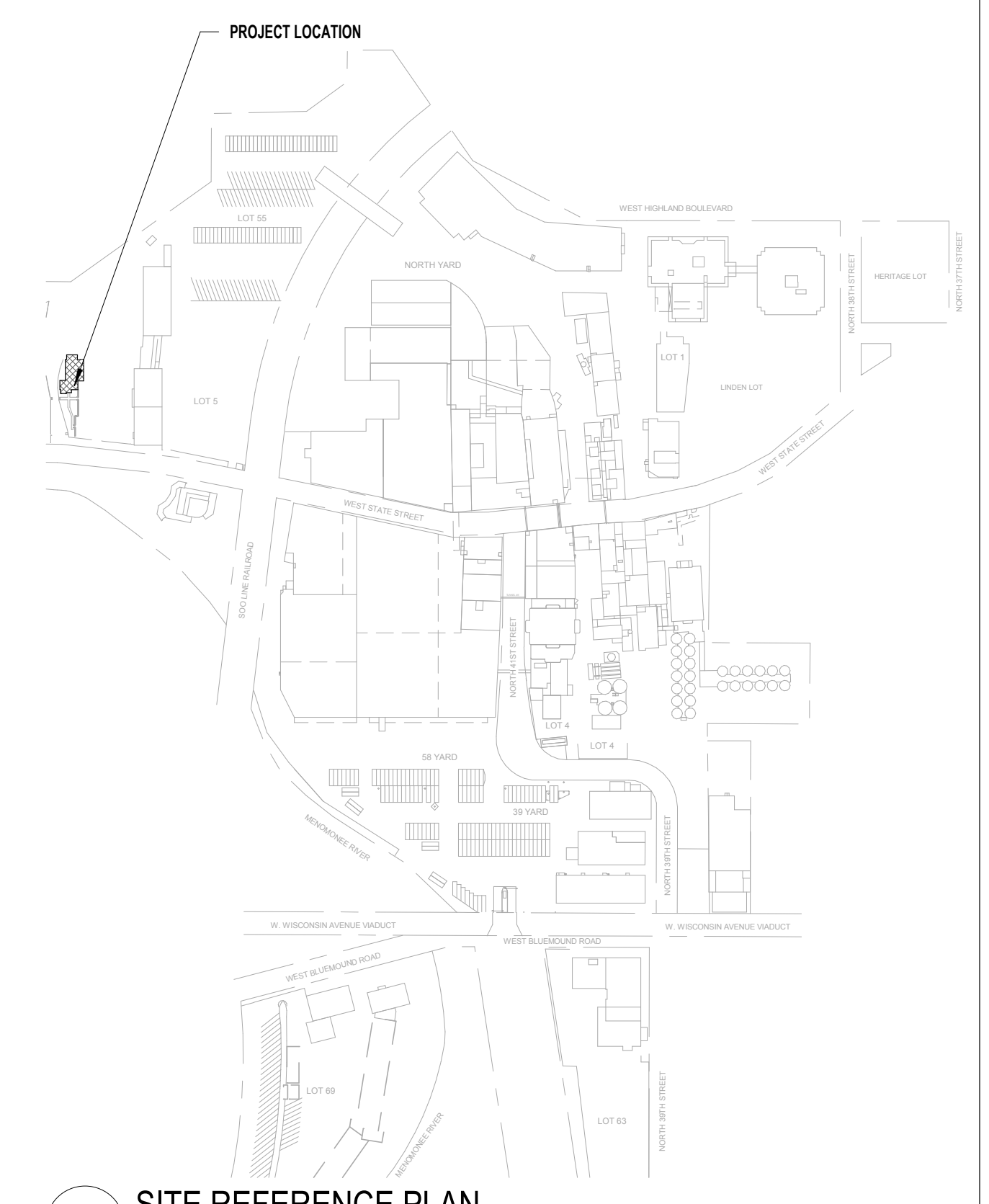
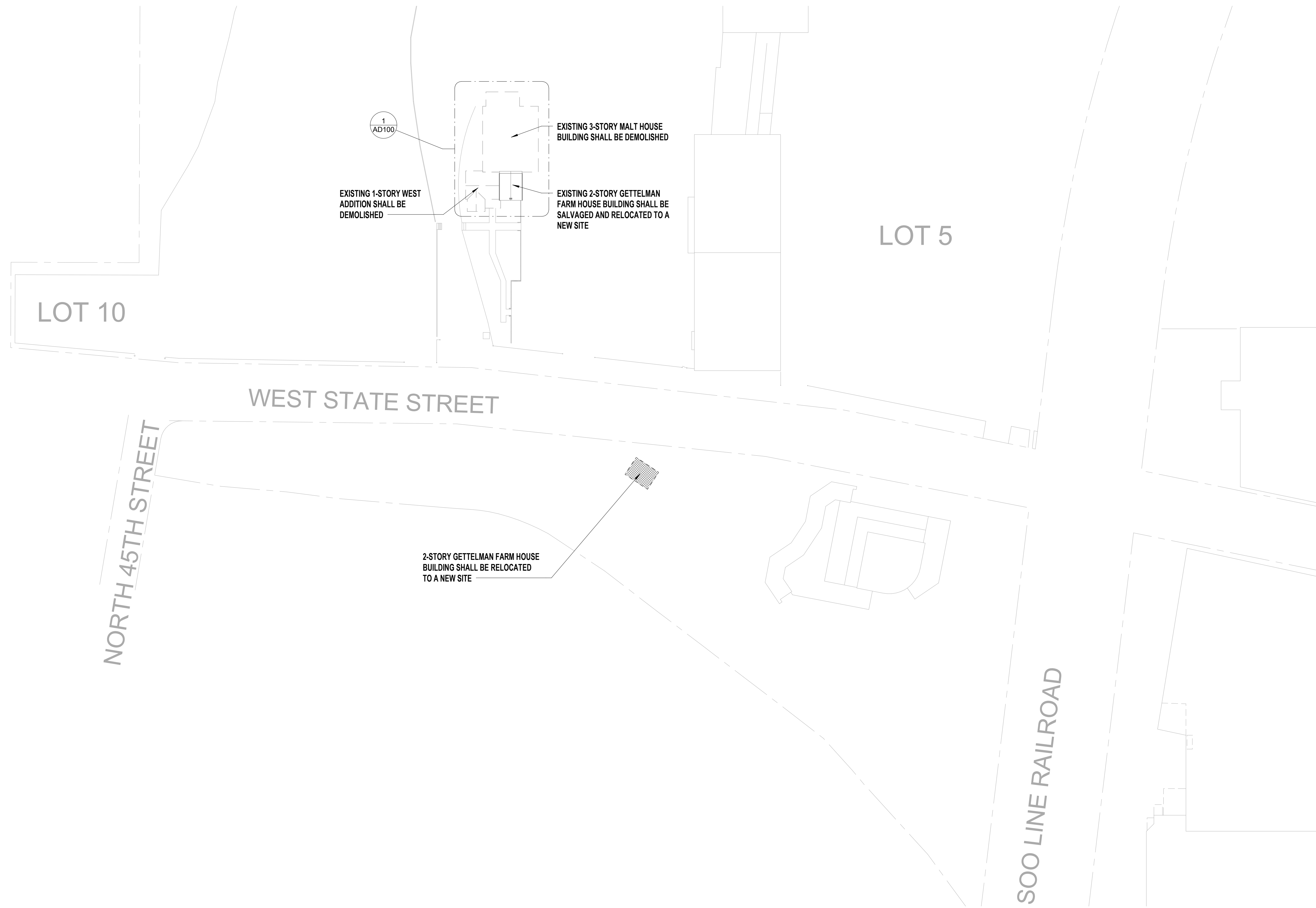
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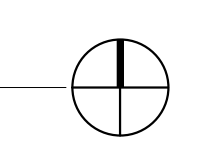
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1 ARCHITECTURAL SITE DEMOLITION PLAN
1" = 30'-0"



SITE REFERENCE PLAN
NTS

		PROJECT NUMBER 122612	
PLANT: MILWAUKEE		PROJECT ARCHITECT ADLER	
DATE: 02/09/18		CITY PERMIT AND BIDDING DOCUMENTS	
		JOB PROJECT NUMBER 17047-00	
DR. _____		PROJECT MANAGER DK	
CH. _____		INITIAL DATE SUBJECT BLDG. NO. RELEASE NO.	
APPR. _____		SIZE AS100	
SCALE _____		156-01-3000	
DESCRIPTION	REV	BY	DATE

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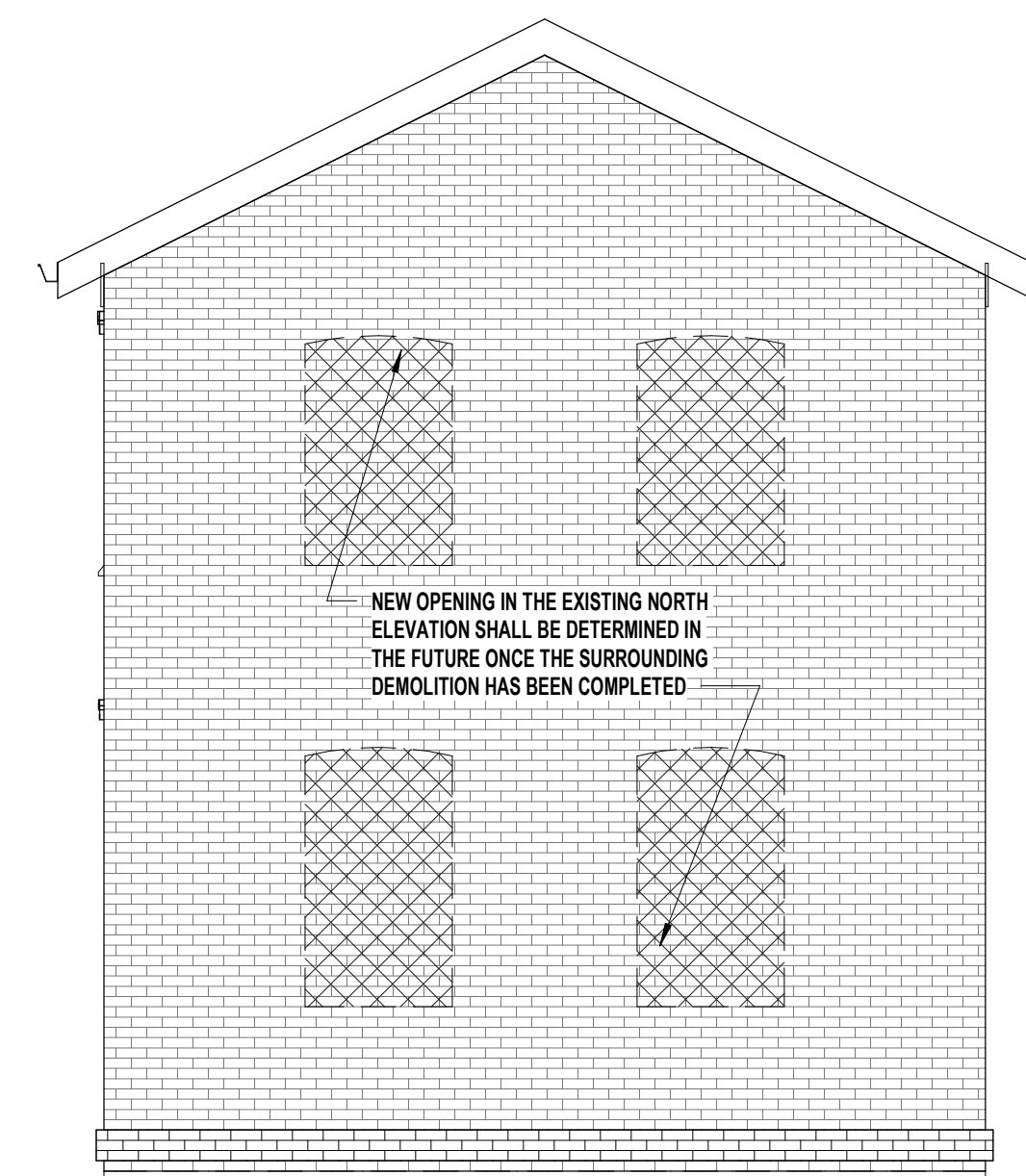
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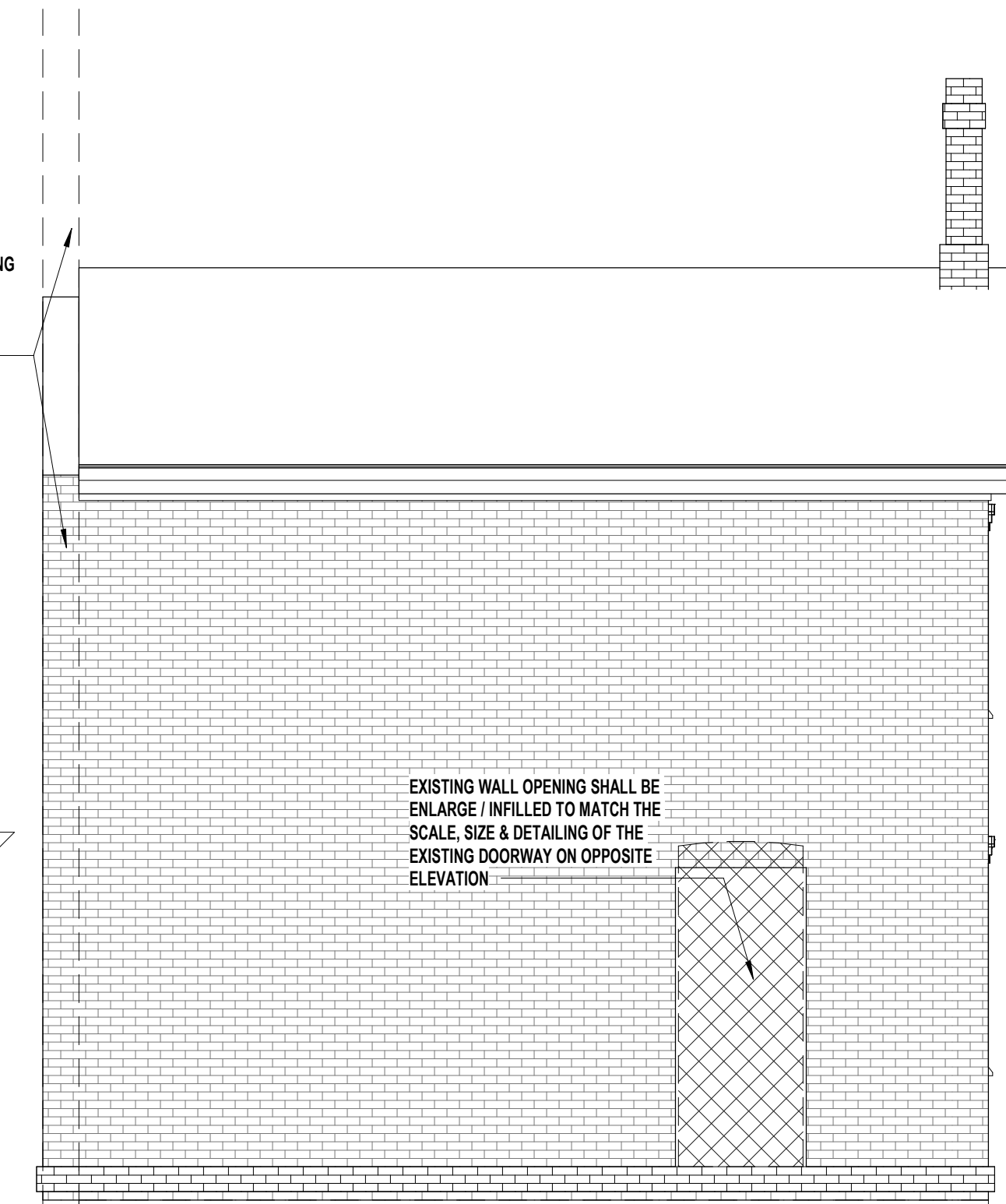
6 CURRENT CONDITIONS (PHOTO FROM THE REVISED HISTORIC DESIGNATION STUDY REPORT)
1/12" = 1'-0"



5 EXISTING NORTH ELEVATION
1/4" = 1'-0"

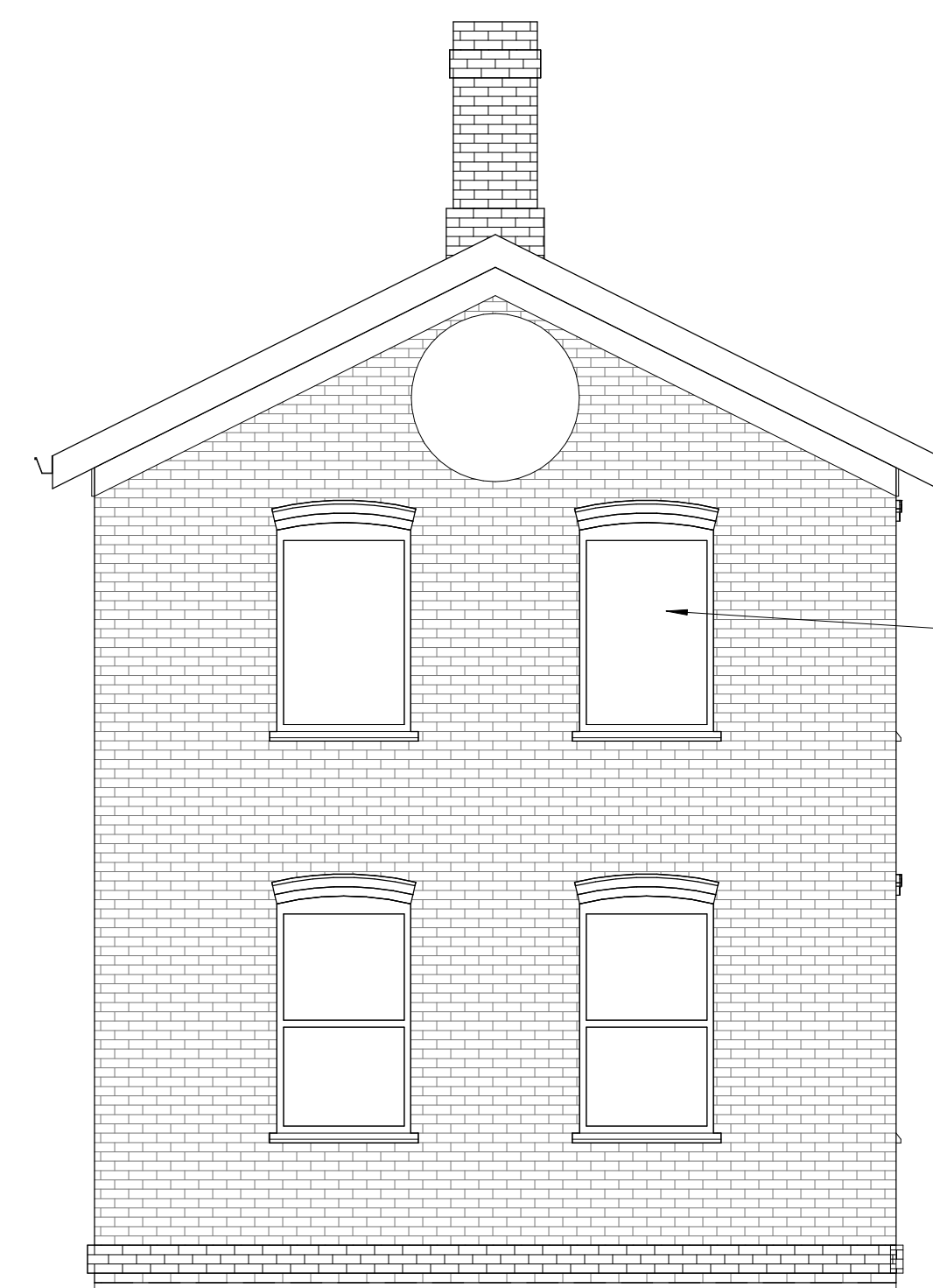
WITHIN 1'-4" OF THE 2-STORY BUILDING DEMOLITION WORK SHALL BE DONE BY HAND AS A PRECAUTION TO NOT DAMAGE THE REMAINING BUILDING, TYPICAL AT 3 CORNERS

EXISTING 3-STORY MALT HOUSE BUILDING SHALL BE DEMOLISHED



4 EXISTING WEST ELEVATION
1/4" = 1'-0"

EXISTING WALL OPENING SHALL BE ENLARGED / INFILLED TO MATCH THE SCALE, SIZE & DETAILING OF THE EXISTING DOORWAY ON OPPOSITE ELEVATION



3 EXISTING SOUTH ELEVATION
1/4" = 1'-0"

THE SECOND FLOOR WINDOW SASHES HAVE PREVIOUSLY BEEN REMOVED (TYPICAL OF 5)

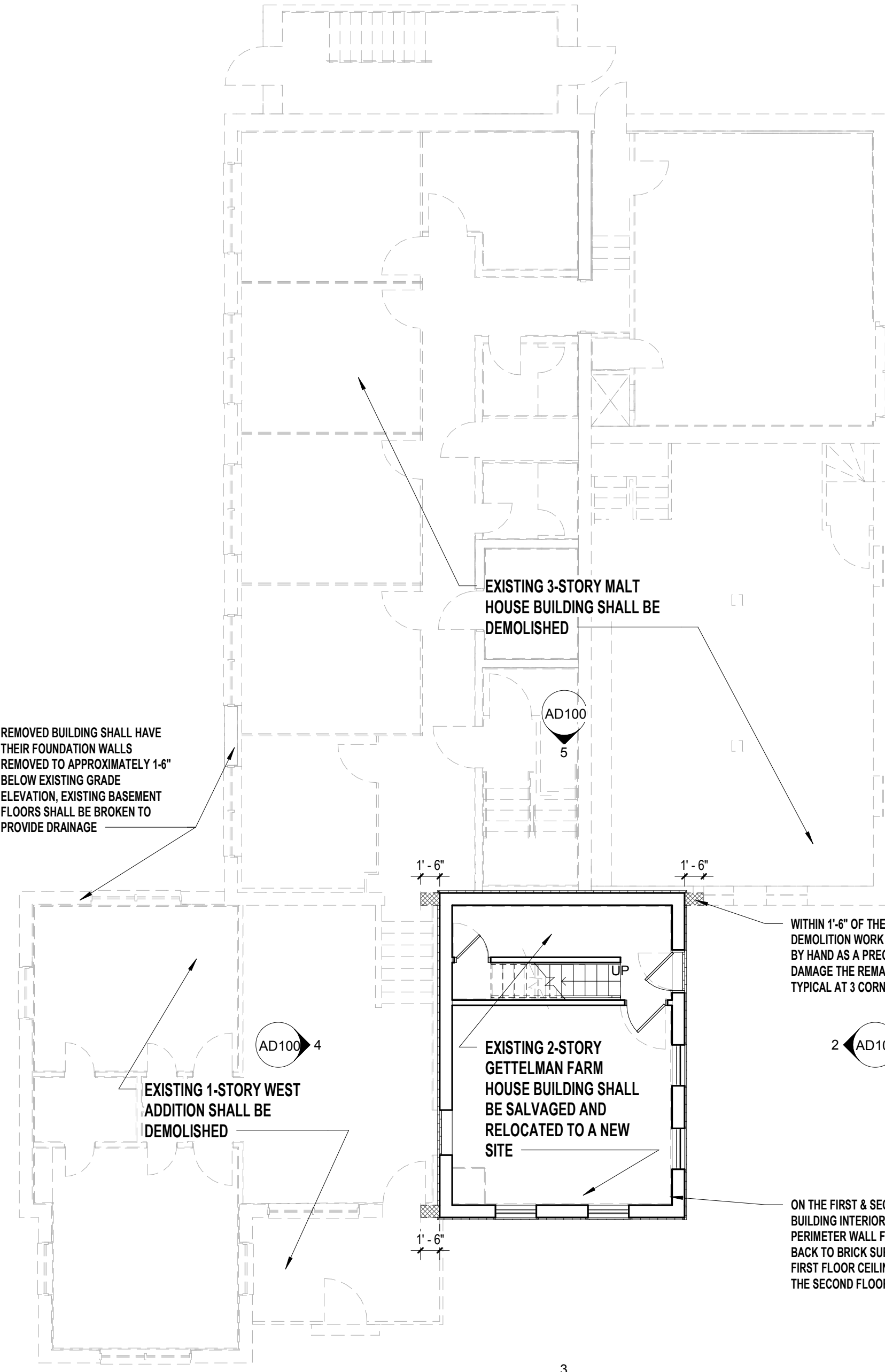


2 EXISTING EAST ELEVATION
1/4" = 1'-0"

WITHIN 1'-6" OF THE 2-STORY BUILDING DEMOLITION WORK SHALL BE DONE BY HAND AS A PRECAUTION TO NOT DAMAGE THE REMAINING BUILDING, TYPICAL AT 3 CORNERS

EXISTING 3-STORY MALT HOUSE BUILDING SHALL BE DEMOLISHED

REMOVED BUILDING SHALL HAVE THEIR FOUNDATION WALLS REMOVED TO APPROXIMATELY 1'-6" BELOW EXISTING GRADE ELEVATION. EXISTING BASEMENT FLOORS SHALL BE BROKEN TO PROVIDE DRAINAGE



1 EXISTING FIRST FLOOR DEMOLITION PLAN
1/8" = 1'-0"

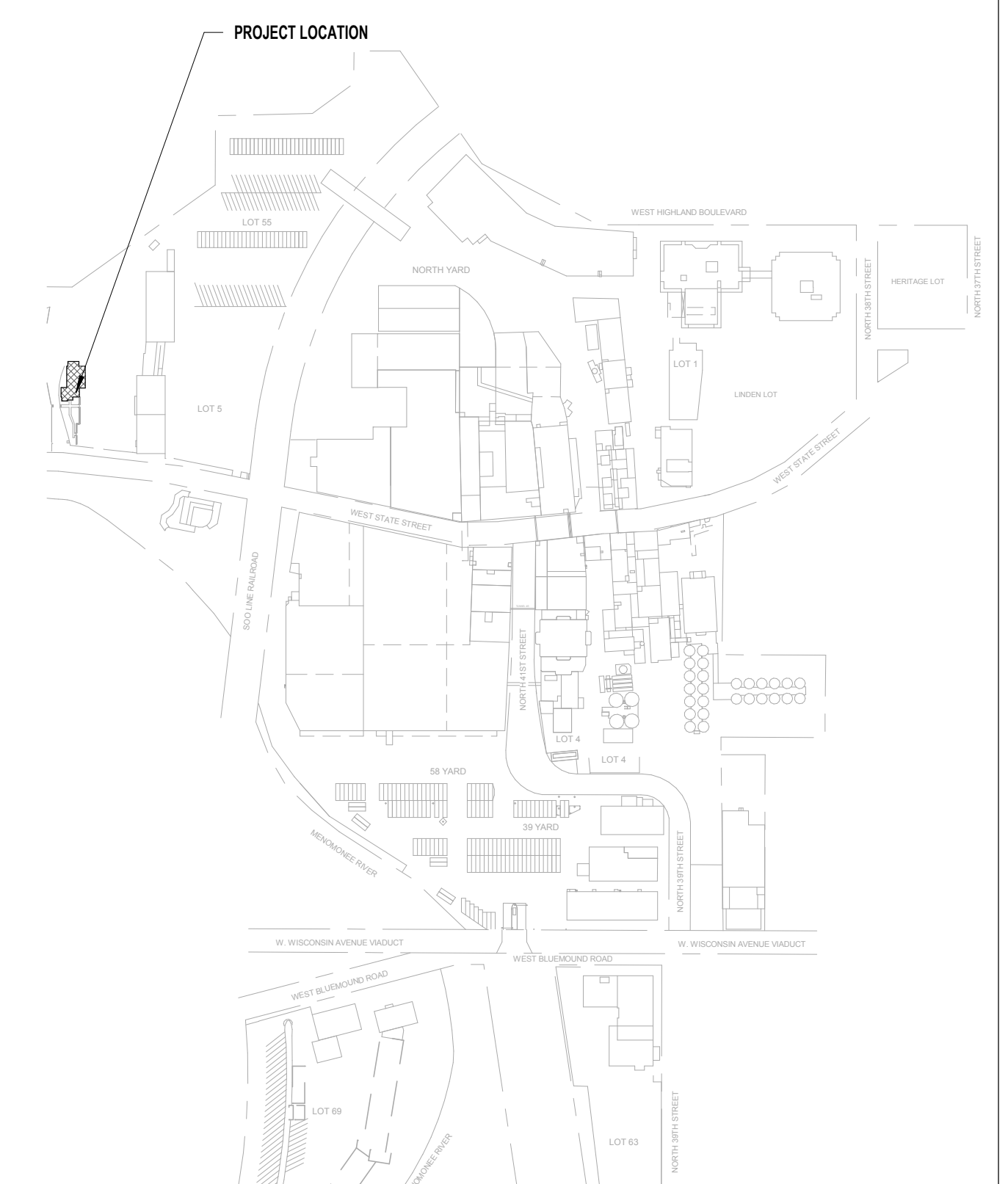
EXISTING 3-STORY MALT HOUSE BUILDING SHALL BE DEMOLISHED

EXISTING 2-STORY GETTELMAN FARM HOUSE BUILDING SHALL BE SALVAGED AND RELOCATED TO A NEW SITE

WITHIN 1'-6" OF THE 2-STORY BUILDING DEMOLITION WORK SHALL BE DONE BY HAND AS A PRECAUTION TO NOT DAMAGE THE REMAINING BUILDING, TYPICAL AT 3 CORNERS

ON THE FIRST & SECOND FLOORS THE BUILDING INTERIOR SHALL HAVE THE PERIMETER WALL FURRING REMOVED BACK TO BRICK SURFACE AND THE FIRST FLOOR CEILING REMOVED TO THE SECOND FLOOR STRUCTURE

GENERAL NOTES - BUILDING DEMOLITION & SITE RESTORATION	
1.	COORDINATE REMOVAL OF ALL EXISTING BUILDING COMPONENTS WITH MILLERCOORS. SALVAGE OR REMOVE AS DIRECTED.
2.	EXISTING 3-STORY MALT HOUSE BUILDING AND SINGLE STORY WEST ADDITION TO BE COMPLETELY DEMOLISHED DOWN TO 2'-0" BELOW EXISTING GRADE ELEVATION.
3.	SALVAGE SUFFICIENT AMOUNT OF BRICK TO CONDUCT REPAIRS TO THE EXISTING 2-STORY GETTELMAN FARM HOUSE BUILDING.
4.	EXISTING 2-STORY GETTELMAN FARM HOUSE BUILDING SHALL BE SALVAGED AND RELOCATED TO A NEW SITE.
5.	PROVIDE AMBLE PROTECTION FOR THE 2-STORY BUILDING TO PREVENT DAMAGE DURING THE DEMOLITION.
6.	EXISTING FOUNDATION WALLS SHALL BE DEMOLISHED DOWN TO 2'-0" BELOW EXISTING GRADE ELEVATIONS. EXISTING BASEMENT FLOORS SHALL BE BROKEN TO PROVIDE DRAINAGE.
7.	DISPOSE OF REMOVED MATERIALS PROPERLY PER OSHA, EPA AND NEHAP REGULATIONS.
8.	ONCE ALL DEMOLITION IS COMPLETE, THE ENTIRE BUILDING AREA TO BE FILLED IN WITH RUBBLED BUILDING MATERIALS TO PREVENT THE PONDING OF WATER. NO IMPORTED FILL WILL BE REQUIRED. FUTURE PAVING PROJECT WILL BRING REMAINING ELEVATION UP TO PROPOSED GRADES PER P.
9.	FUTURE SITE DEVELOPMENT SHALL INCLUDE NEW TRUCKY COURT DESIGN AND SITE IMPROVEMENTS BY OTHERS.



SITE REFERENCE PLAN
NTS

		PROJECT NUMBER 122612 PROJECT LEADER ADLER
PLANT:	MILWAUKEE	DEMOLITION FLOOR PLAN
DATE:	02/09/18	CITY PERMIT AND BIDDING DOCUMENTS
		JOB PROJECT NUMBER 17047-00 PROJECT REVISION DK
DR.		DATE
CH.		SIZE
APPR.		SUBJECT BLDG. NO. RELEASE NO.
SCALE		AD100
		156-01-3001