

DXA STUDIO
79-81 BEAVER STREET,
WILLIAM ULMER BREWERY
LPC PUBLIC HEARING PRESENTATION
JANUARY 14 2020





**SITE PLAN &
EXISTING
CONDITION
PHOTOS**



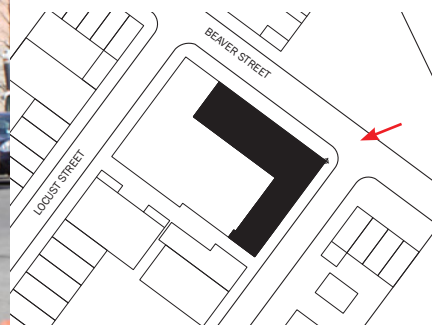
**WILLIAM ULMER BREWERY, INDIVIDUAL LANDMARK,
1 OF 3 DESIGNATED BUILDINGS**

- A: MAIN BREW HOUSE AND CONNECTED ENGINE AND MACHINE HOUSE,
71-83 BEAVER STREET (LOT 27)(1872 & 1881)
35-43 BELVIDERE STREET (LOT 27)(1885)
- TO BE RENOVATED
- B: OFFICE,
31 BELVIDERE STREET (LOT 34)(1880)
- UNDER SEPARATE OWNERSHIP AND NOT PART OF SCOPE
- C: STABLE AND STORAGE BUILDING,
26-28 LOCUST STREET (LOT 16)(1890)
- UNDER SEPARATE OWNERSHIP AND NOT PART OF SCOPE
- D: 1 STORY BUILDING,
38 LOCUST STREET (LOTS 20 & 25)(1924)
FORMER COURTYARD FOR BREWERY COMPLEX BUT NOT PART OF
LANDMARK SITE
- UNDER SEPARATE OWNERSHIP AND NOT PART OF SCOPE



LANDMARK SITE BOUNDARY

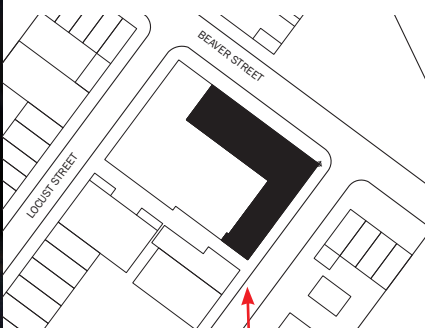
WILLIAM ULMER BREWERY - 79-81 BEAVER STREET · SITE CONTEXT

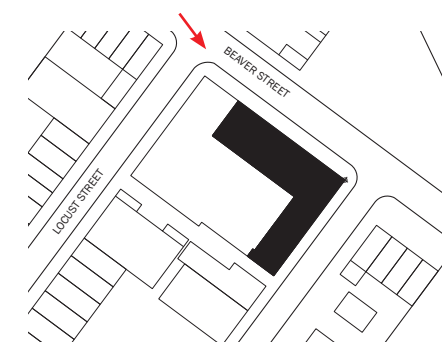


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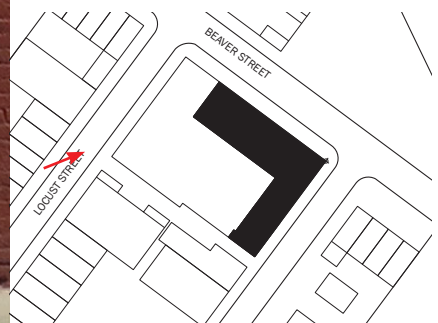
WILLIAM ULMER BREWERY - 79-81 BEAVER STREET · EXISTING CONDITION PHOTOS

PROJECT: 79-81 BEAVER STREET / WILLIAM ULMER BREWERY
SCALE: AS NOTED
DATE: JANUARY 14, 2020





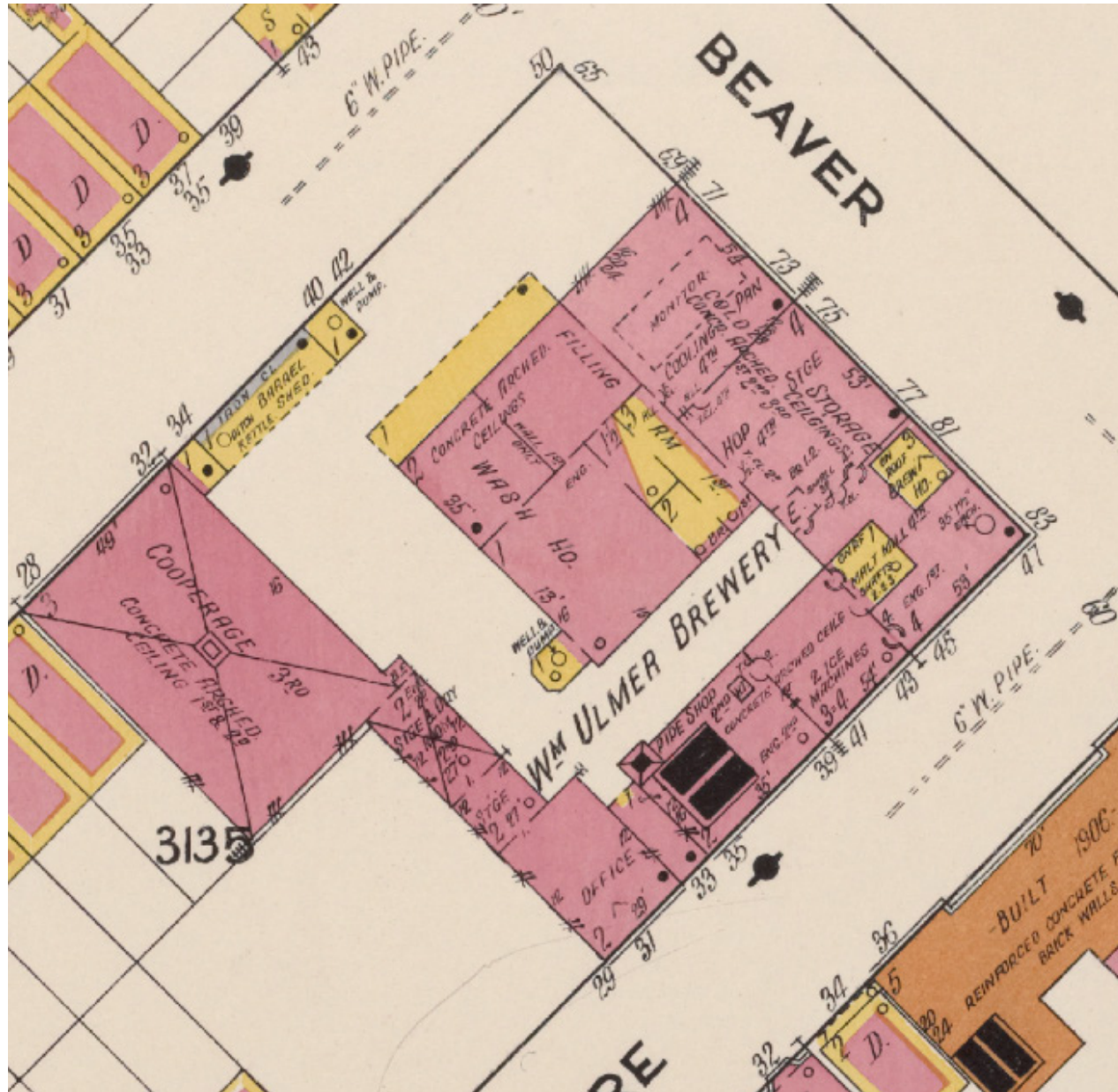
WILLIAM ULMER BREWERY - 79-81 BEAVER STREET · EXISTING CONDITION PHOTOS



WILLIAM ULMER BREWERY - 79-81 BEAVER STREET · EXISTING CONDITION PHOTOS



HISTORIC IMAGES



HISTORICAL STREET MAP, CIRCA 1918



HISTORICAL DRAWING, BROOKLYN EAGLE, 1898

WILLIAM ULMER BREWERY - 79-81 BEAVER STREET · HISTORICAL ILLUSTRATION



VIEW AT THE CORNER OF BELVIDERE STREET AND BELVIDERE STREET, CIRCA 1920

WILLIAM ULMER BREWERY - 79-81 BEAVER STREET · HISTORICAL PHOTOS



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08



VIEW AT THE CORNER OF BELVIDERE STREET AND BELVIDERE STREET, CIRCA 1940

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VIEW AT THE CORNER OF BEAVER STREET AND LOCUST STREET, CIRCA 1940

WILLIAM ULMER BREWERY - 79-81 BEAVER STREET · HISTORICAL PHOTOS



VIEW SOUTH ALONG BEAVER STREET, CIRCA 1980

WILLIAM ULMER BREWERY - 79-81 BEAVER STREET · HISTORICAL PHOTOS

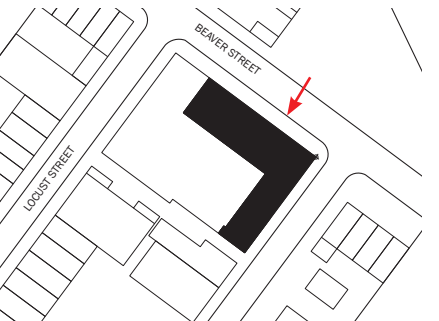


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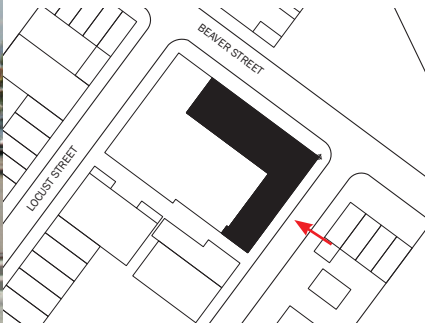
PROJECT: 79-81 BEAVER STREET / WILLIAM ULMER BREWERY
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**EXISTING
CONDITIONS
PHOTOS
OF STREET
FACADES**



BEAVER STREET FACADE



BELVIDERE STREET FACADE

WILLIAM ULMER BREWERY - 79-81 BEAVER STREET · EXISTING CONDITION PHOTOS



EXISTING BEAVER STREET ELEVATION



BEAVER STREET UPPER FLOOR ELEVATION

WILLIAM ULMER BREWERY - 79-81 BEAVER STREET · BEAVER STREET EXISTING ELEVATION PHOTOS



EXISTING BEAVER STREET ELEVATION



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WILLIAM ULMER BREWERY - 79-81 BEAVER STREET · BELVIDERE STREET EXISTING ELEVATION PHOTOS

PROJECT: 79-81 BEAVER STREET / WILLIAM ULMER BREWERY
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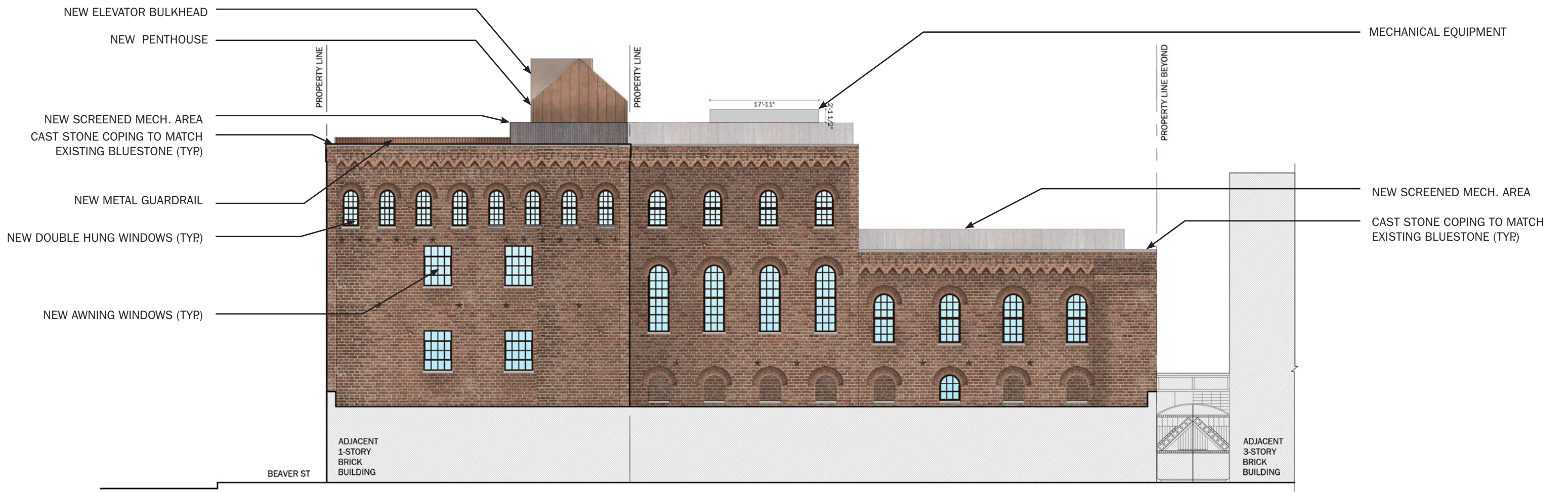
BELVIDERE STREET UPPER FLOOR ELEVATION

WILLIAM ULMER BREWERY - 79-81 BEAVER STREET · BELVIDERE STREET EXISTING ELEVATION PHOTOS

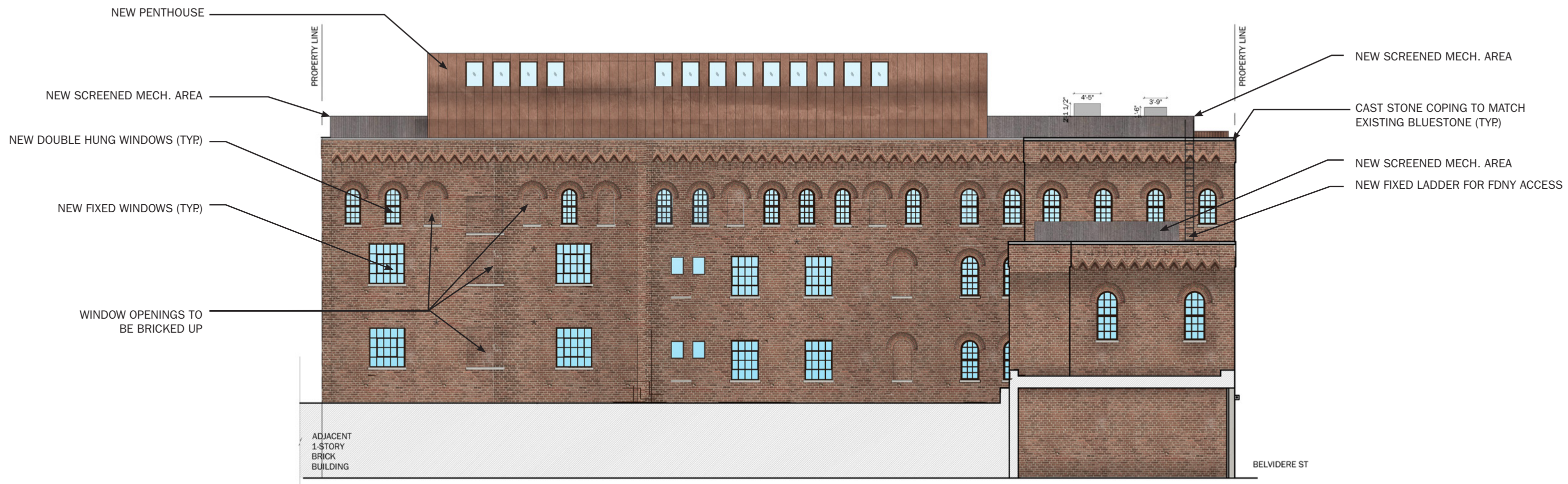
NW

**PROPOSED
SCOPE**









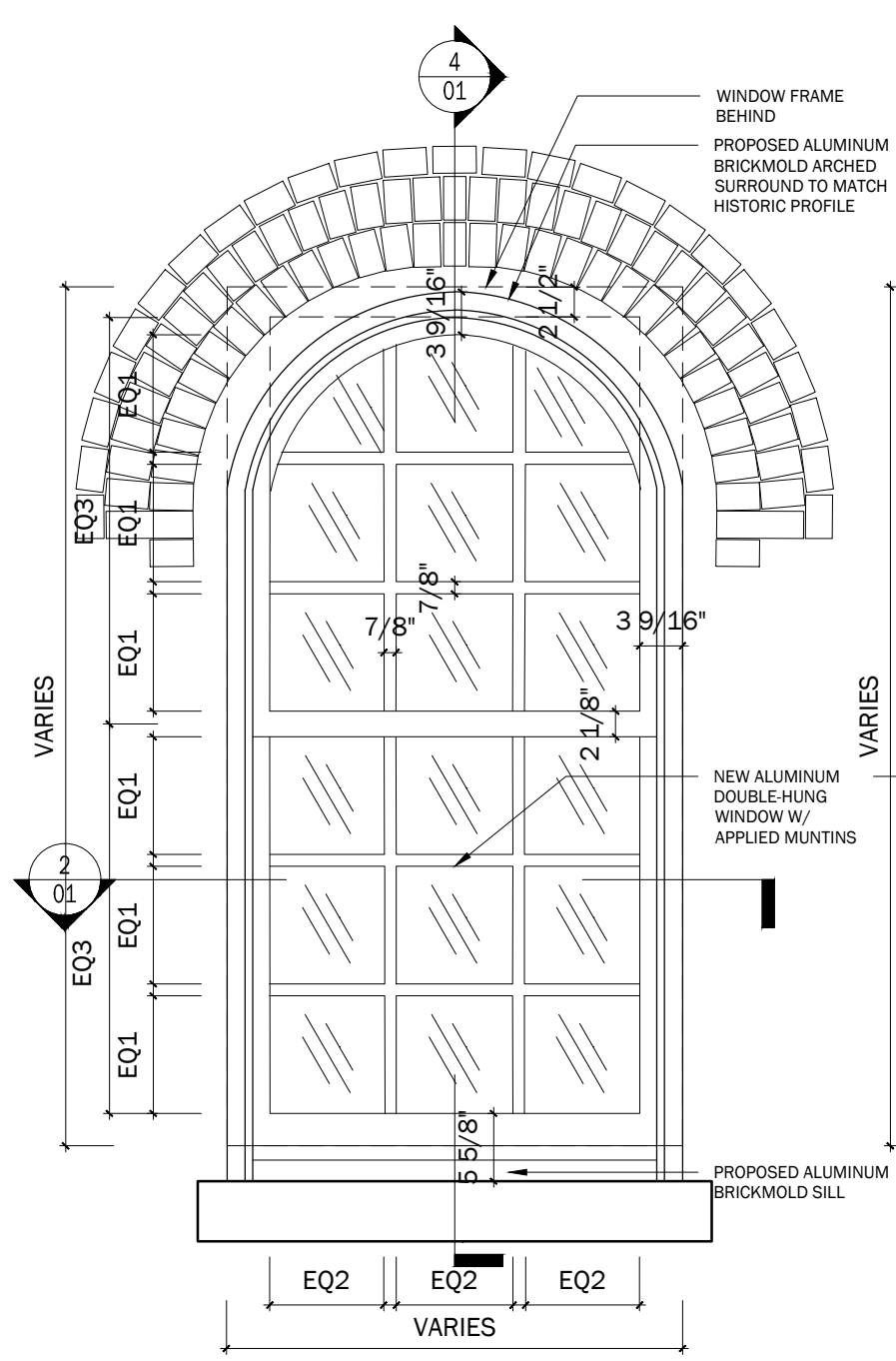
WILLIAM ULMER BREWERY - 79-81 BEAVER STREET · SOUTH FACADE EXISTING AND PROPOSED ELEVATIONS



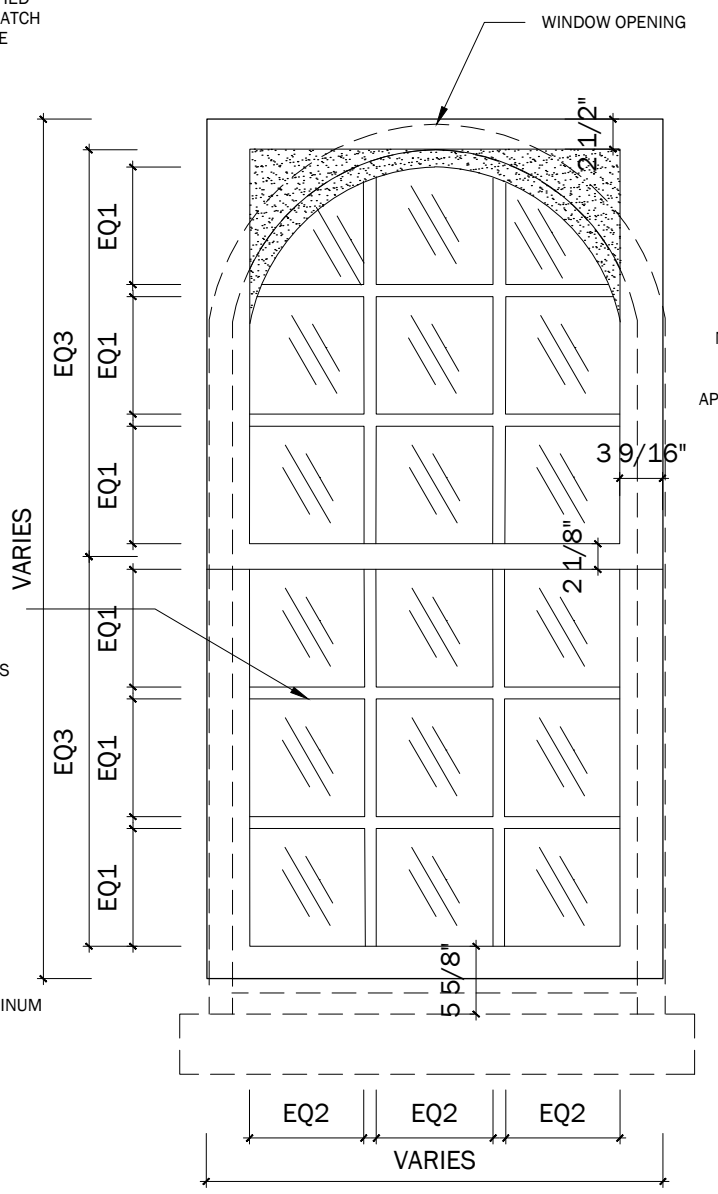
WILLIAM ULMER BREWERY - 79-81 BEAVER STREET · VISUALIZATION OF BEAVER & BELVIDERE ST FACADES



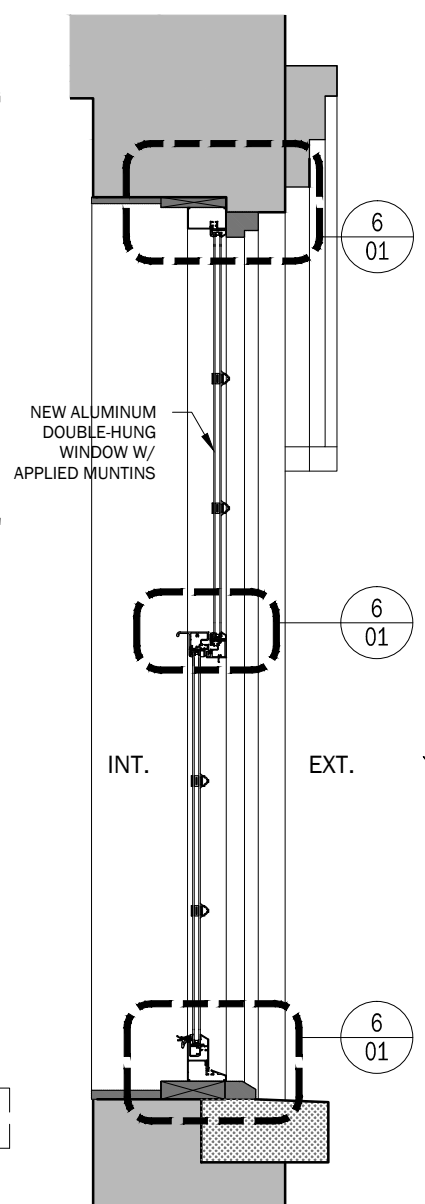
WILLIAM ULMER BREWERY - 79-81 BEAVER STREET · VISUALIZATION OF BEAVER & BELVIDERE ST FACADES



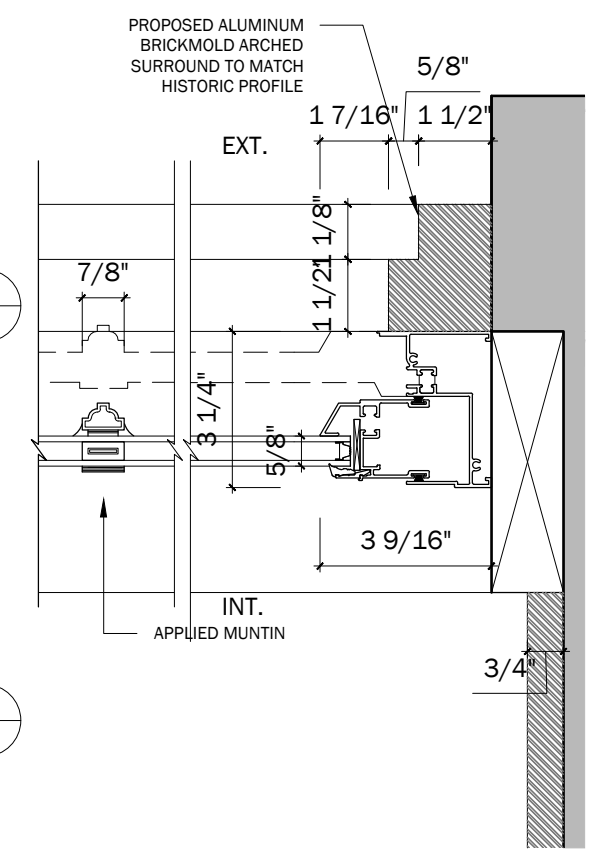
1 TYP. PROPOSED WINDOW ELEVATION
3/4" = 1"



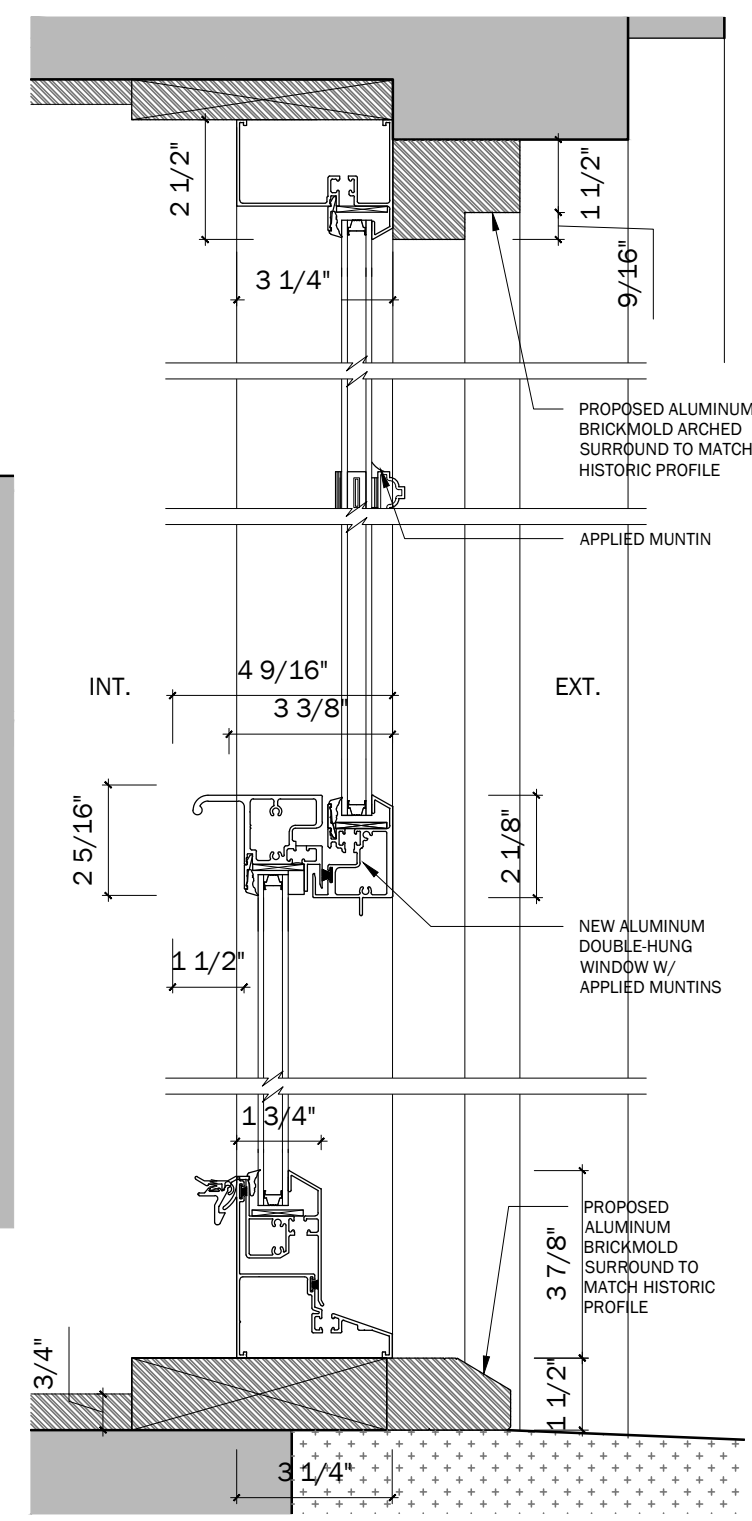
3 PROPOSED WINDOW ELEVATION, CONDITION BEHIND BRICKMOLD
3/4" = 1"



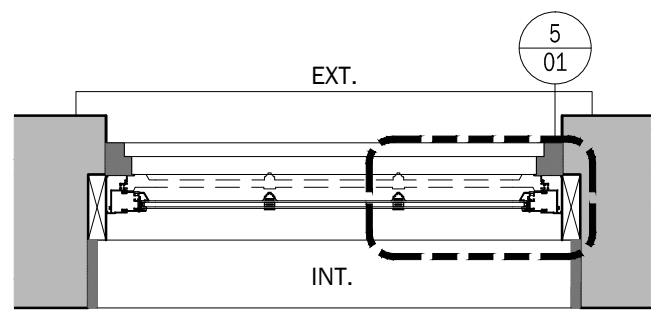
4 PROPOSED WINDOW SECTION
3/4" = 1"



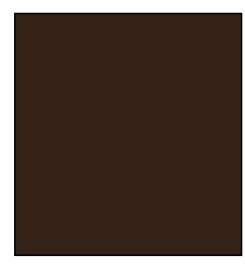
5 PROPOSED WINDOW PLAN DETAIL
3" = 1"



6 PROPOSED WINDOW SECTION DETAILS
3" = 1"



2 PROPOSED WINDOW PLAN
3/4" = 1"



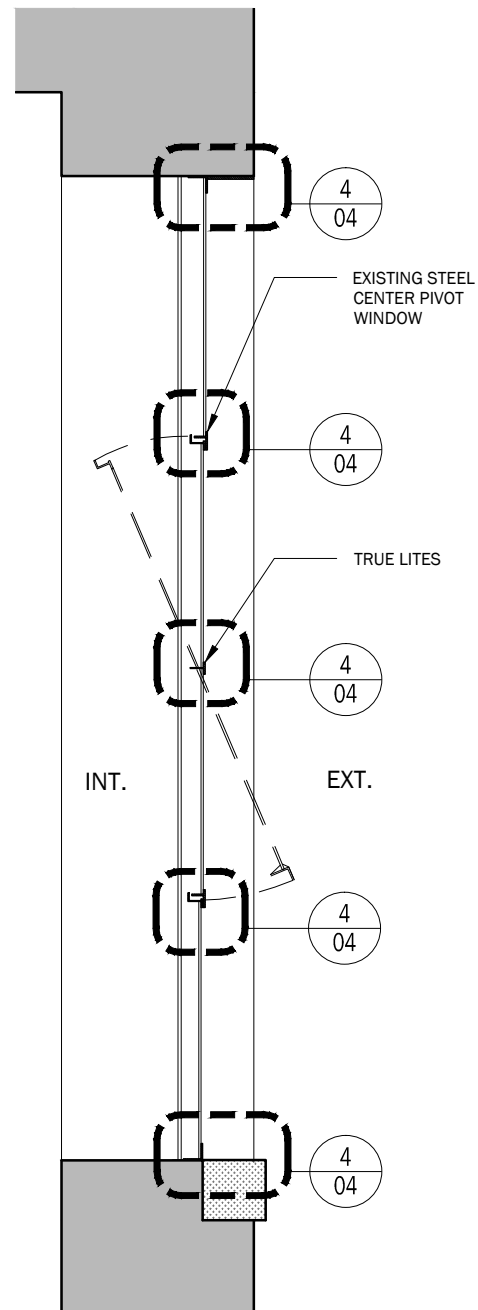
PPG
1015-7
"Mustang"

WINDOW & DOOR PAINT COLOR

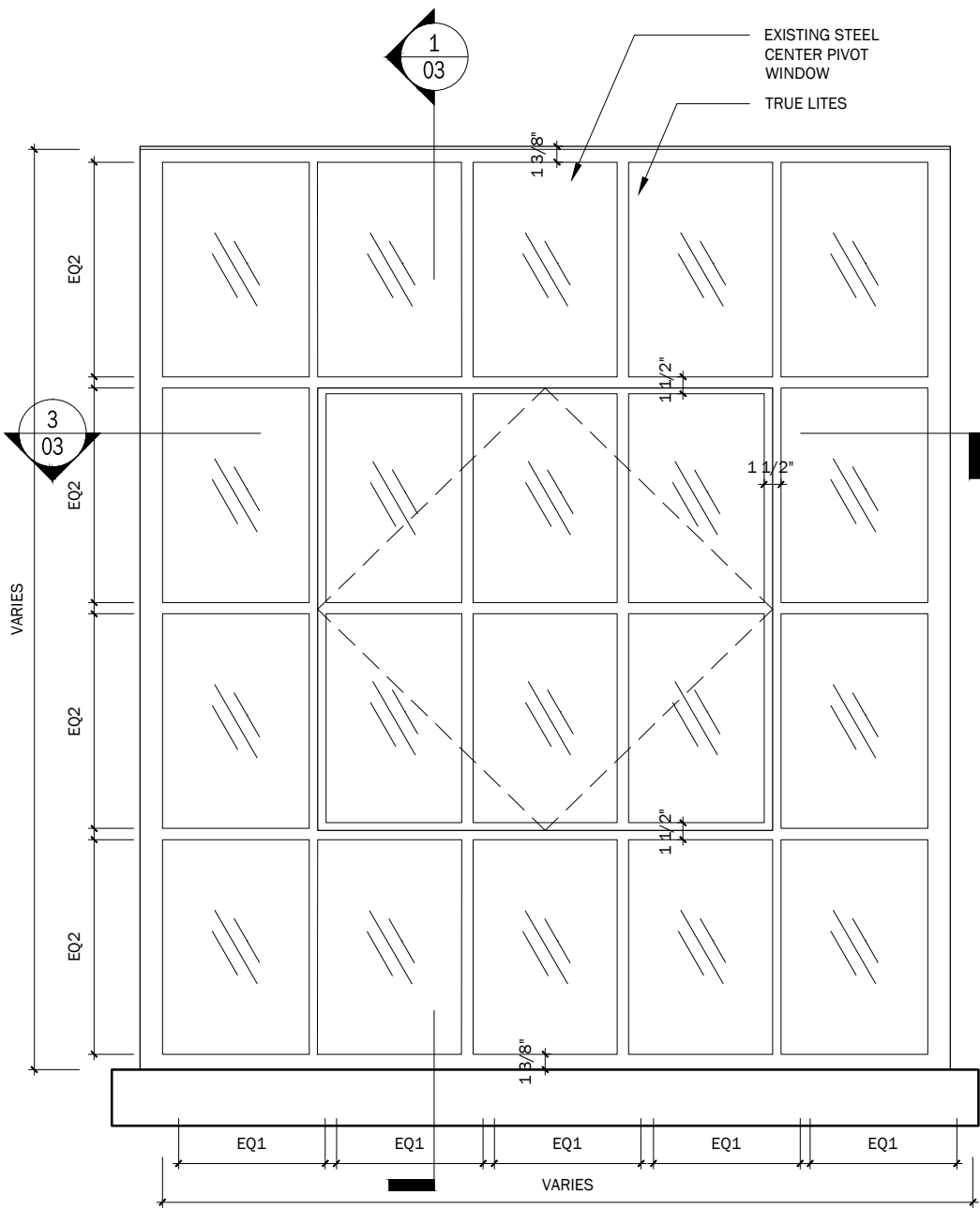
NOTES:

1. WINDOW PAINT FINISH COLOR "MUSTANG" (PPG 1015-7)
2. DIMENSIONS ARE BEST ESTIMATE BASED ON HISTORIC PHOTOS AND SURVEY OF REMAINING SITE CONDITIONS. FINAL DIMENSIONS TO BE V.I.F.
3. THERE ARE NO REMAINING DOUBLE-HUNG WINDOWS ON SITE.

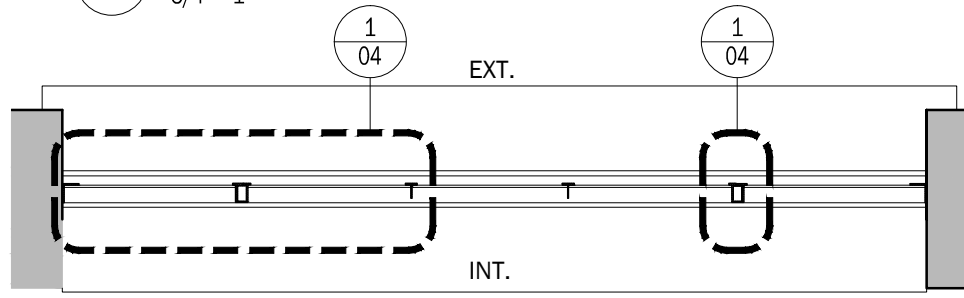
WILLIAM ULMER BREWERY - 79-81 BEAVER STREET · WINDOW DETAILS - ALUMINUM DOUBLE HUNG W/ARCHED PANNING



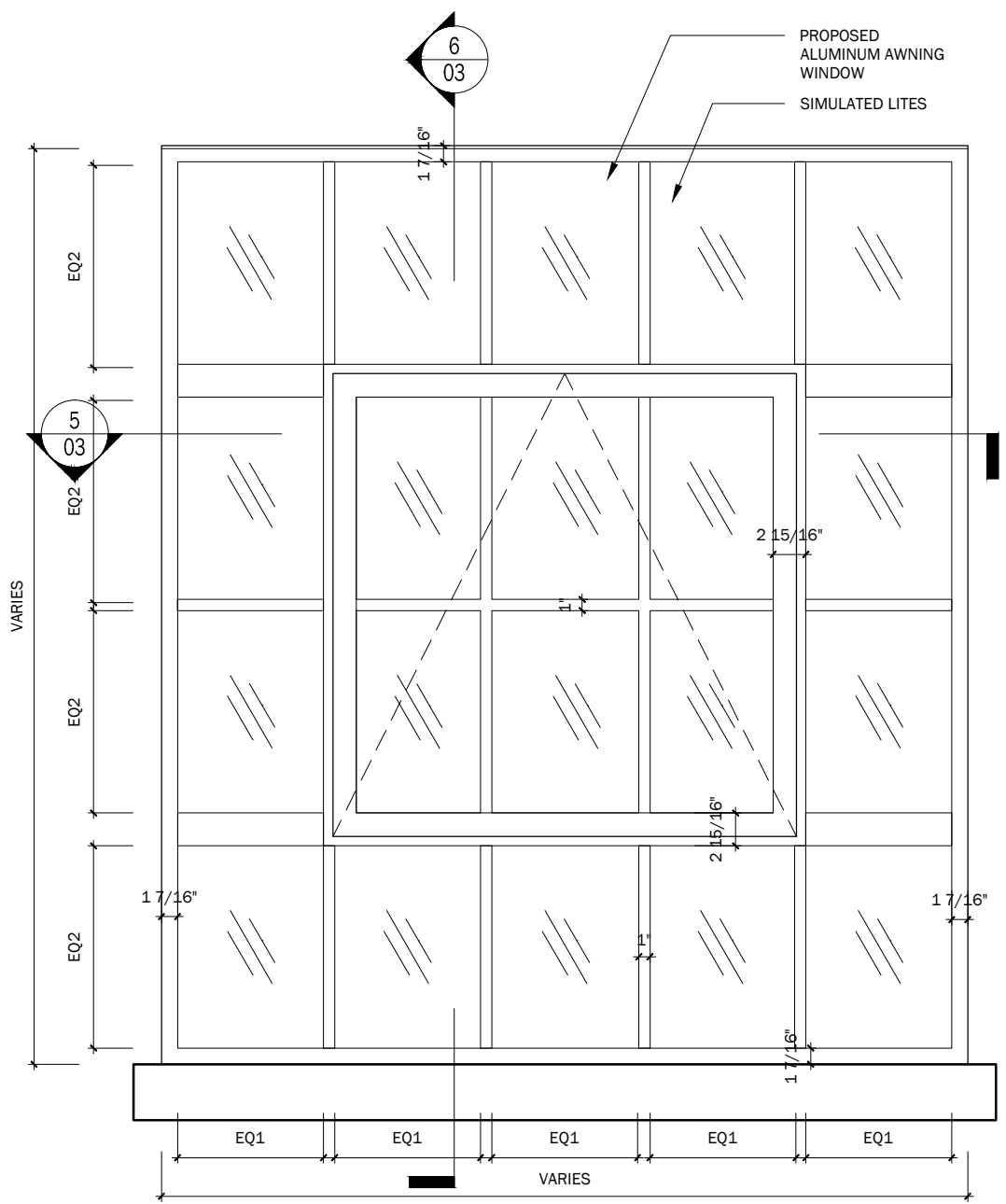
1 TYP. EXISTING WINDOW SECTION
3/4" = 1"



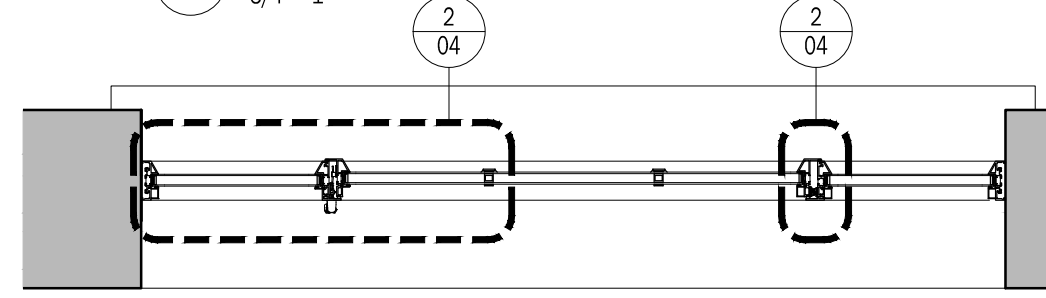
2 TYP. EXISTING WINDOW ELEVATION
3/4" = 1"



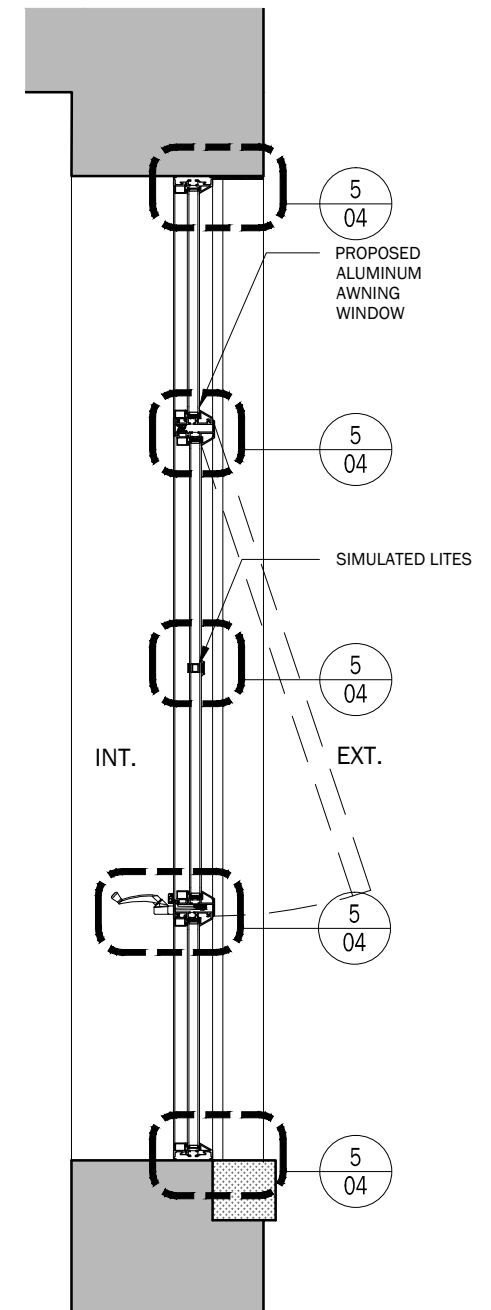
3 TYP. EXISTING WINDOW PLAN
3/4" = 1"



4 TYP. PROPOSED WINDOW ELEVATION
3/4" = 1"



5 TYP. PROPOSED WINDOW PLAN
3/4" = 1"



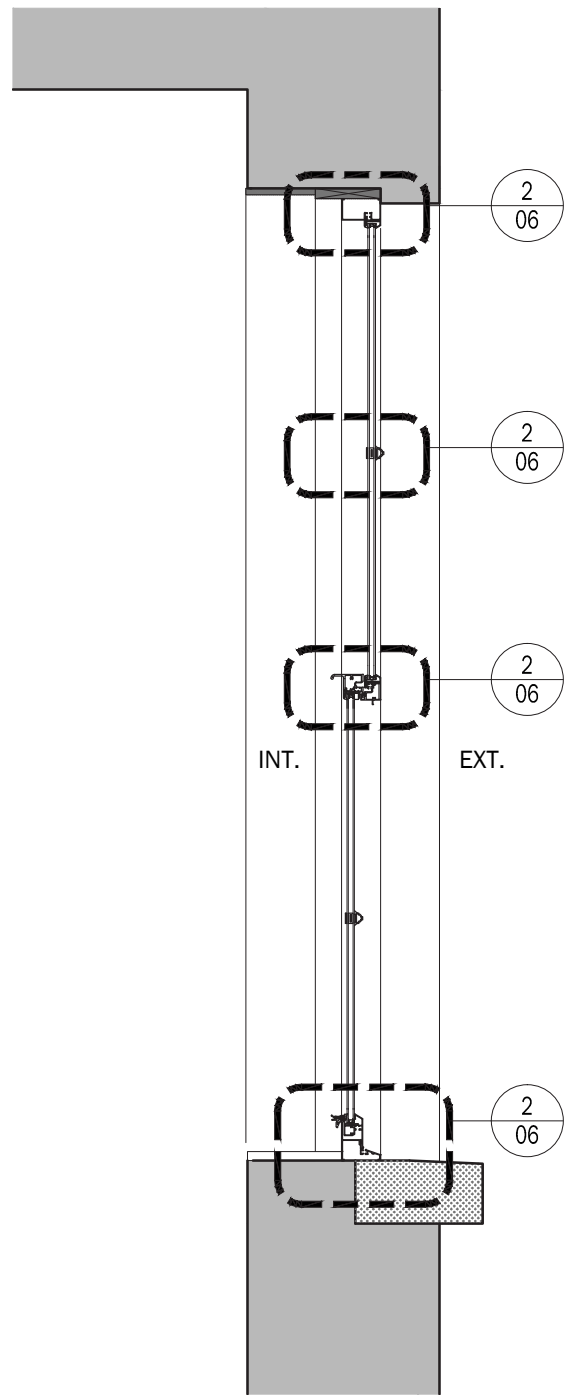
6 TYP. PROPOSED WINDOW SECTION
3/4" = 1"

NOTES:

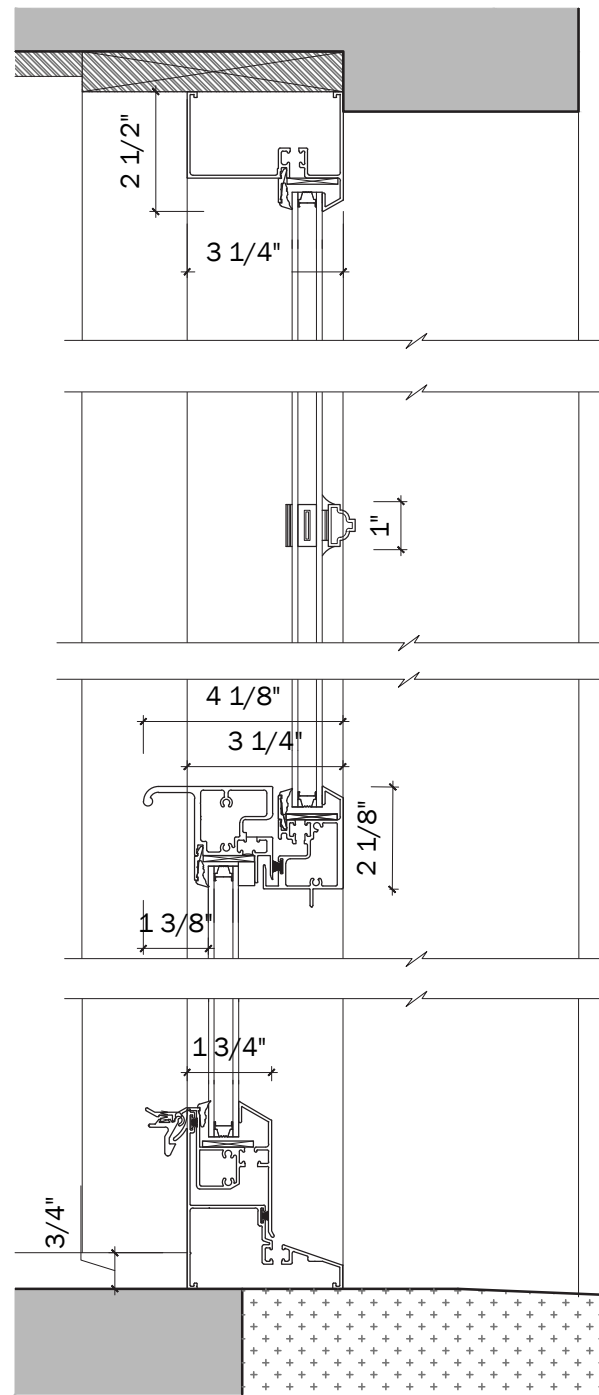
1. WINDOW PAINT FINISH COLOR "MUSTANG" (PPG 1015-7)
2. DIMENSIONS ARE BEST ESTIMATE BASED ON HISTORIC PHOTOS AND SURVEY OF REMAINING SITE CONDITIONS. FINAL DIMENSIONS TO BE V.I.F.
3. THERE ARE NO REMAINING DOUBLE-HUNG WINDOWS ON SITE.

WILLIAM ULMER BREWERY - 79-81 BEAVER STREET · WINDOW DETAILS - ALUMINUM RECTINLINEAR AWNING

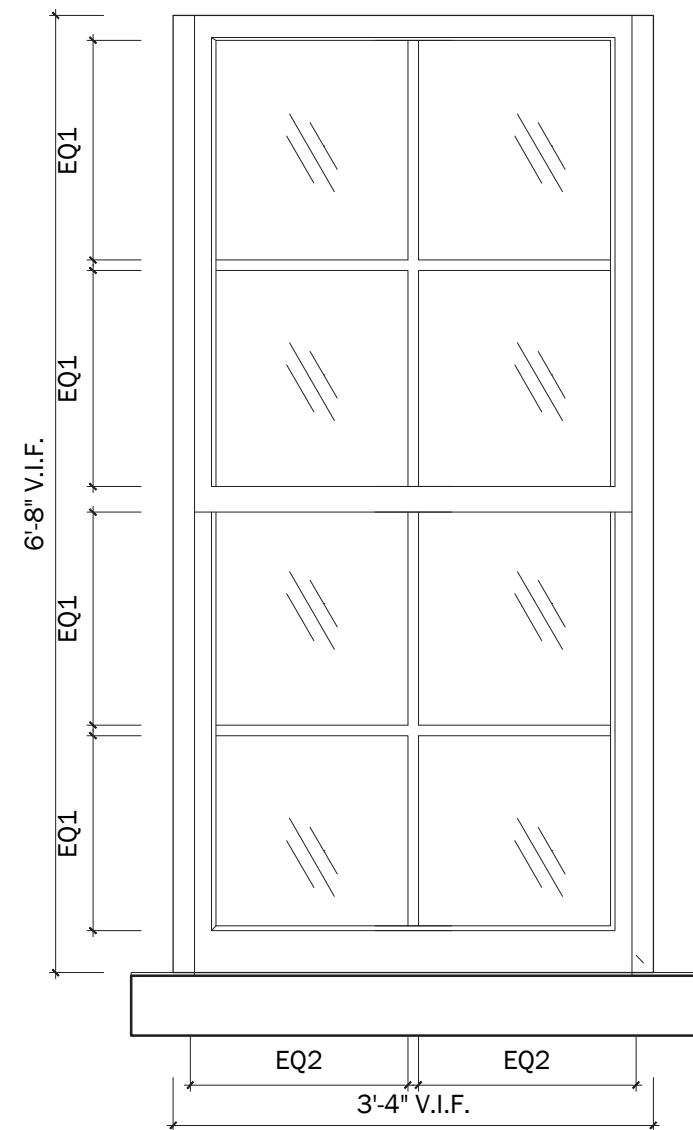
PROJECT: 79-81 BEAVER STREET / WILLIAM ULMER BREWERY
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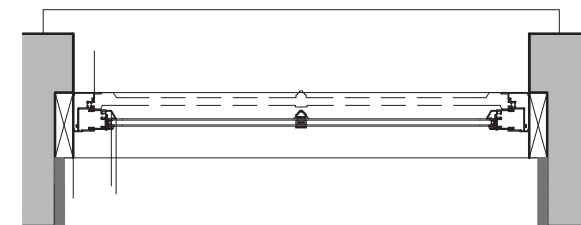
1 PROPOSED WINDOW SECTION, 8 LITES
3/4" = 1"



2 PROPOSED WINDOW SECTION, 8 LITES
3/4" = 1"



3 PROPOSED WINDOW ELEVATION, 8 LITES
3/4" = 1"

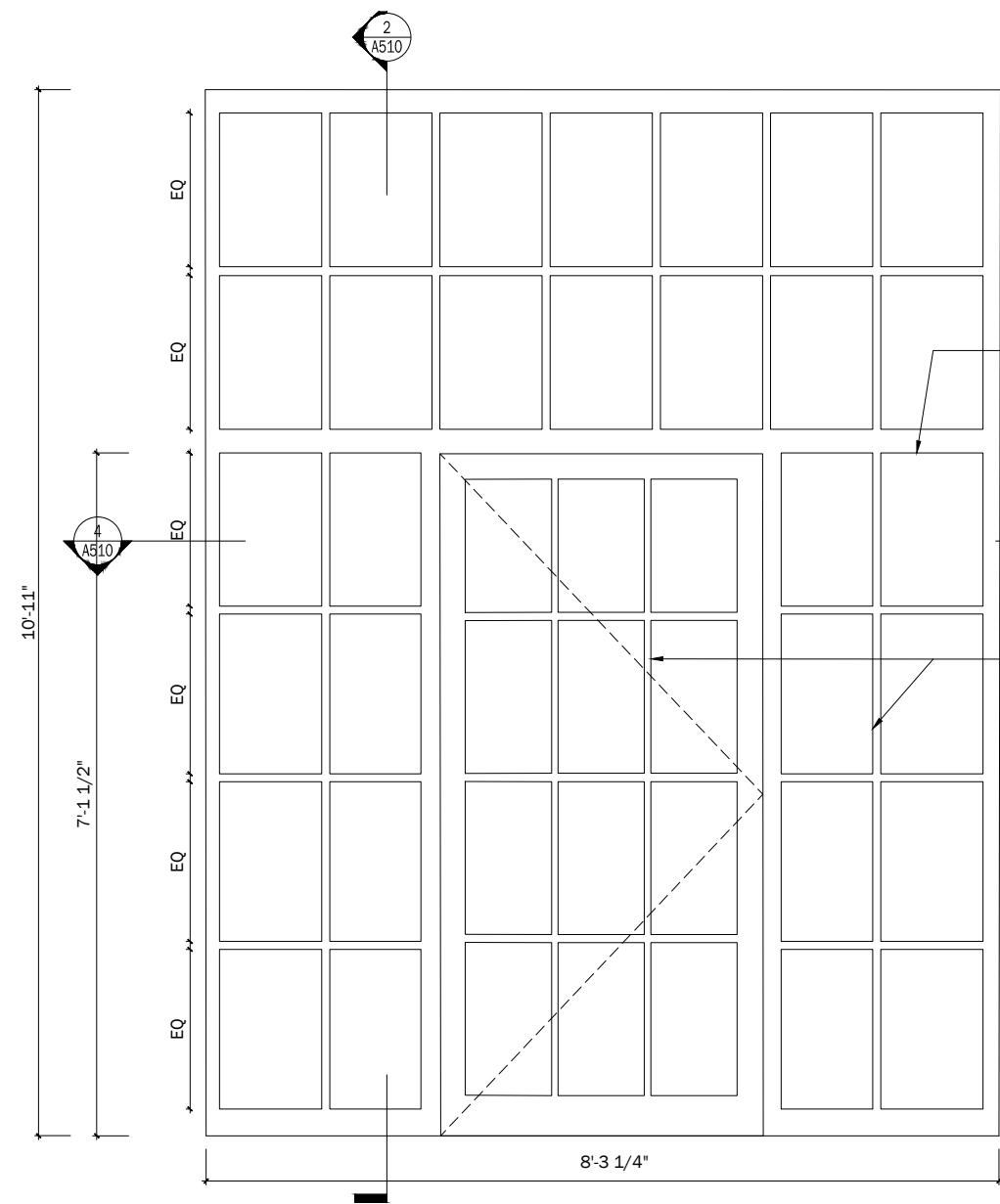


4 PROPOSED WINDOW SECTION, 8 LITES
3/4" = 1"

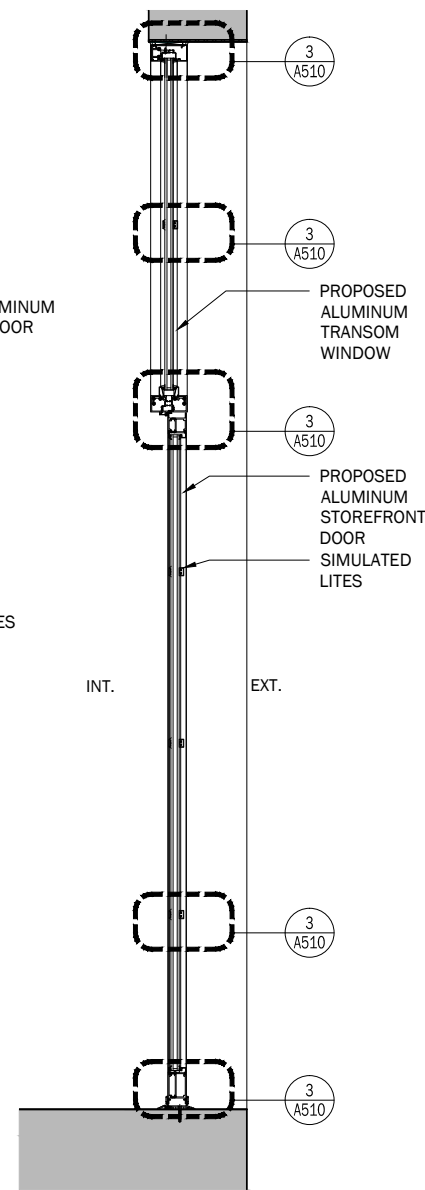
NOTES:

1. WINDOW PAINT FINISH COLOR "MUSTANG" (PPG 1015-7)
2. DIMENSIONS ARE BEST ESTIMATE BASED ON HISTORIC PHOTOS AND SURVEY OF REMAINING SITE CONDITIONS. FINAL DIMENSIONS TO BE V.I.F.
3. THERE ARE NO REMAINING DOUBLE-HUNG WINDOWS ON SITE.

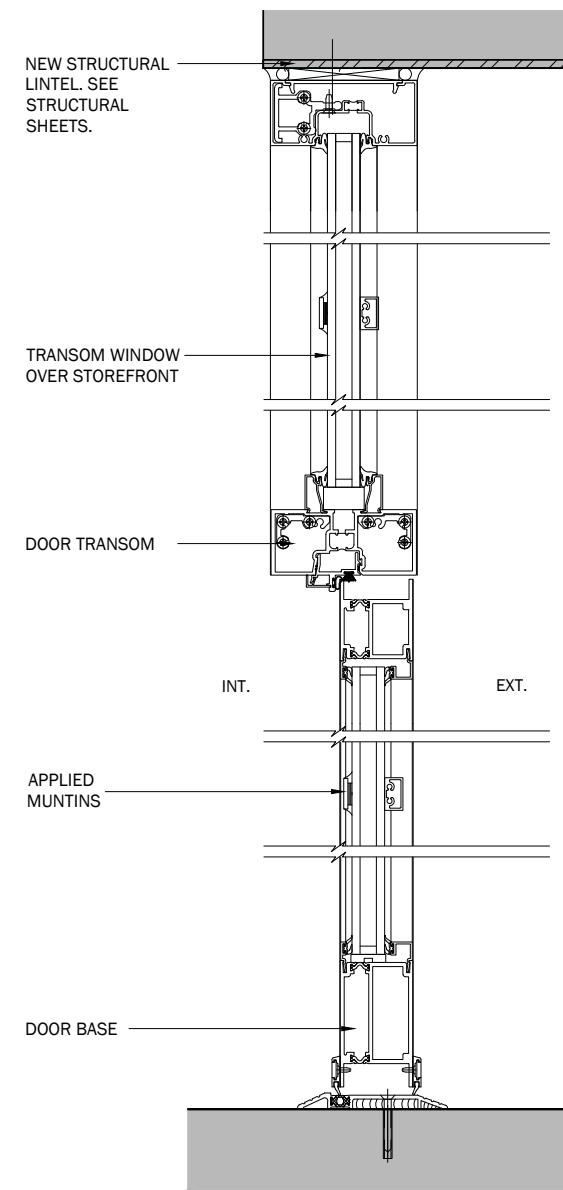
WILLIAM ULMER BREWERY - 79-81 BEAVER STREET · WINDOW DETAILS - ALUMINUM DOUBLE HUNG - RECTILINEAR



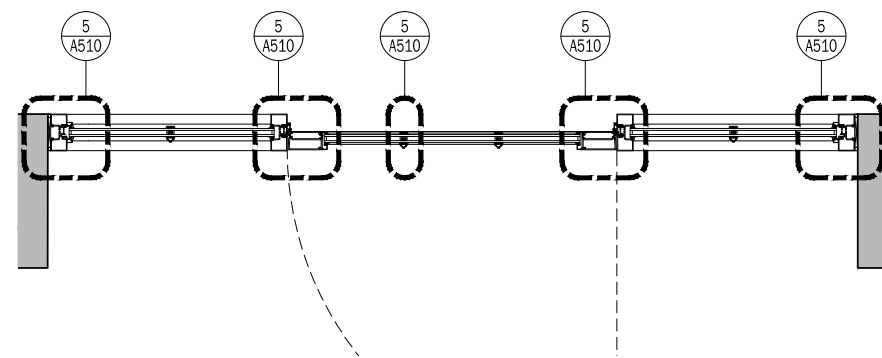
1 TYP. PROP. STOREFRONT ELEVATION 3/4" = 1'-0"



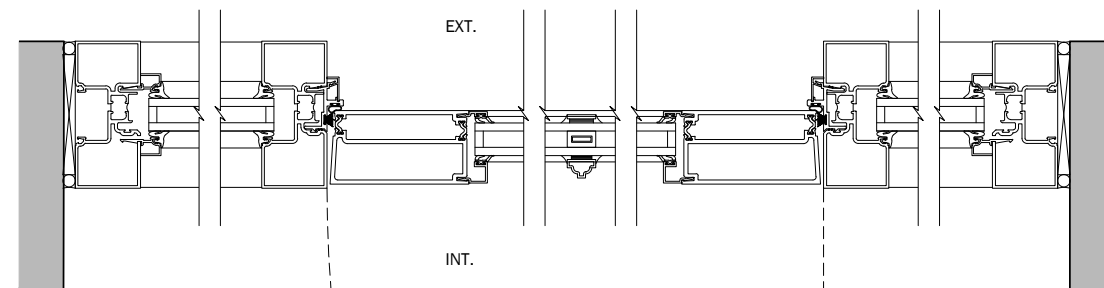
2 TYP. PROP. STOREFRONT SECTION 3/4" = 1'-0"



3 TYP. PROP. STOREFRONT SECTION - ENLARGED 2" = 1'-0"



4 TYP. PROP. STOREFRONT PLAN 1/2" = 1'-0"

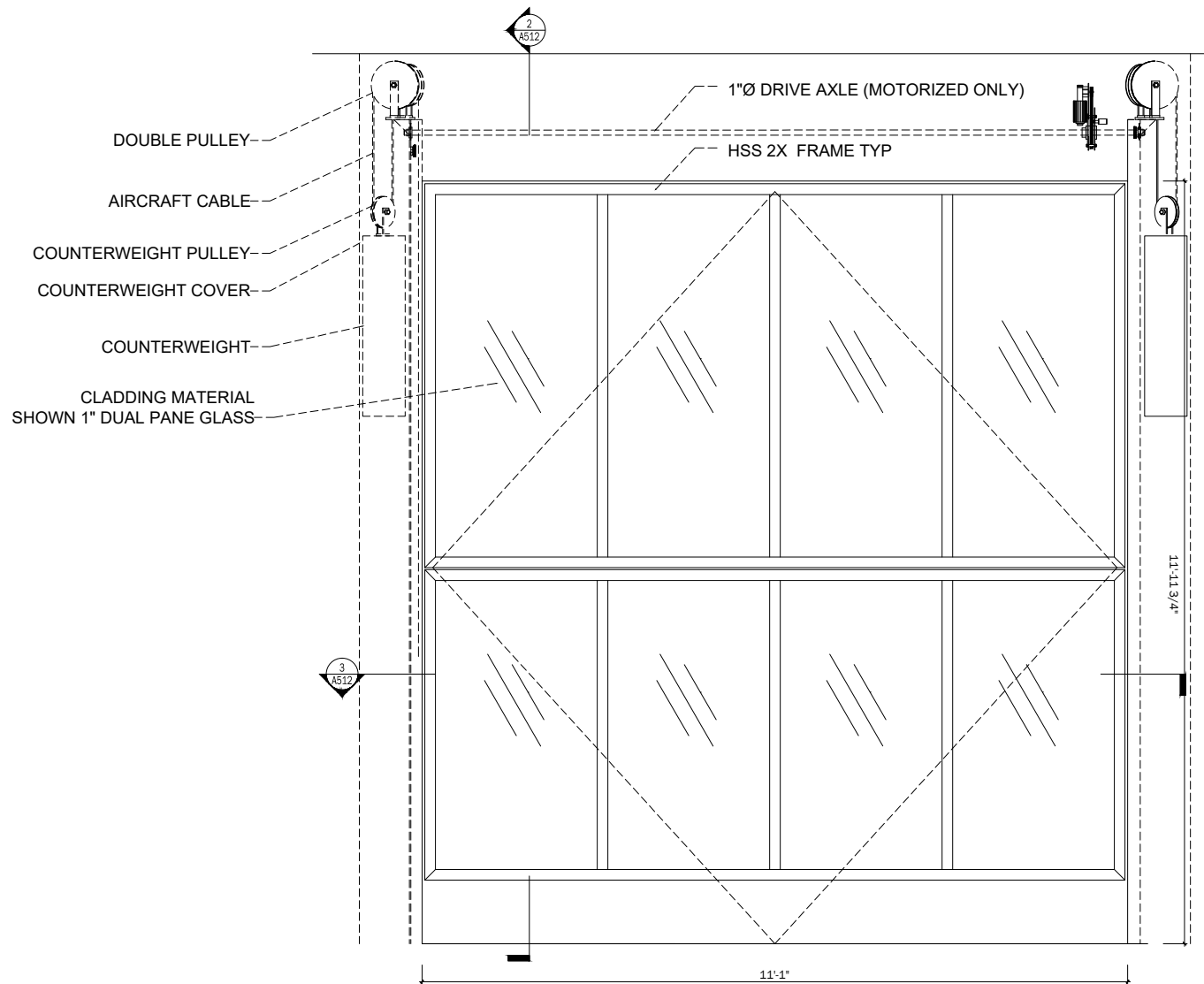


5 PROP. WINDOW PLAN DETAILS - ENLARGED 2" = 1'-0"

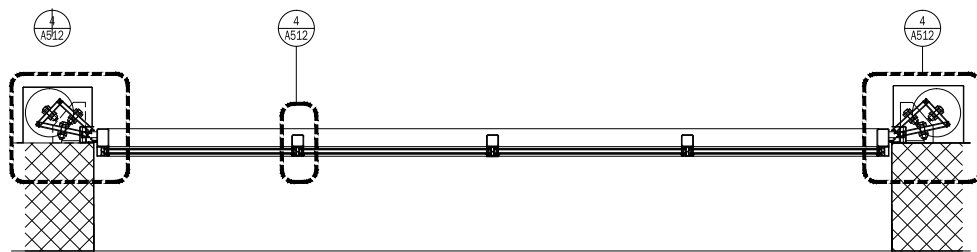
NOTES:

1. DOOR PAINT FINISH COLOR "MUSTANG" (PPG 1015-7)
2. DIMENSIONS ARE BEST ESTIMATE BASED ON HISTORIC PHOTOS AND SURVEY OF REMAINING SITE CONDITIONS. FINAL DIMENSIONS TO BE V.I.F.
3. THERE ARE NO REMAINING DOUBLE-HUNG WINDOWS ON SITE.

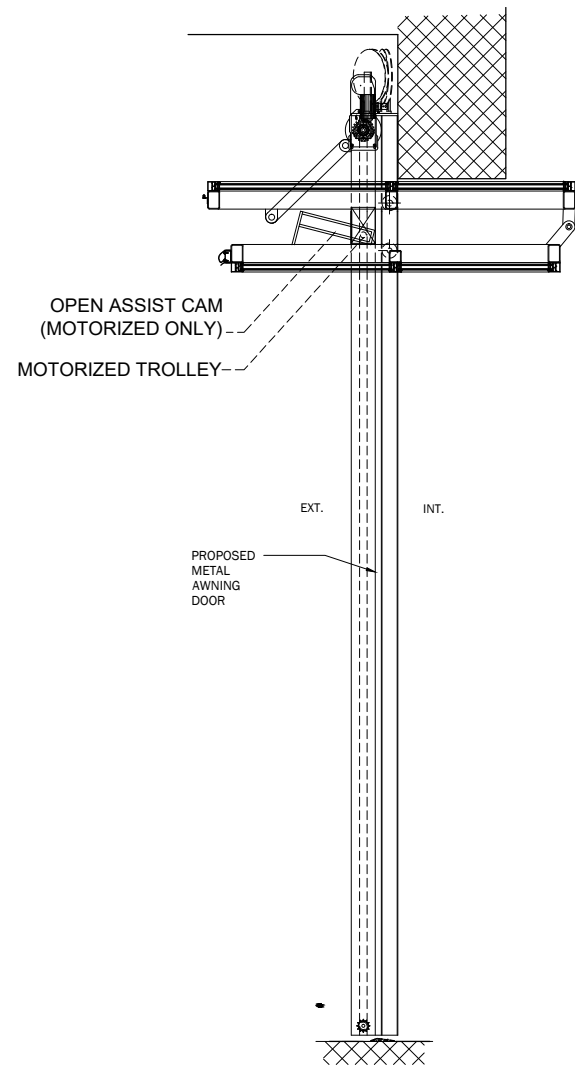
STOREFRONT WITH MULTI-LITES



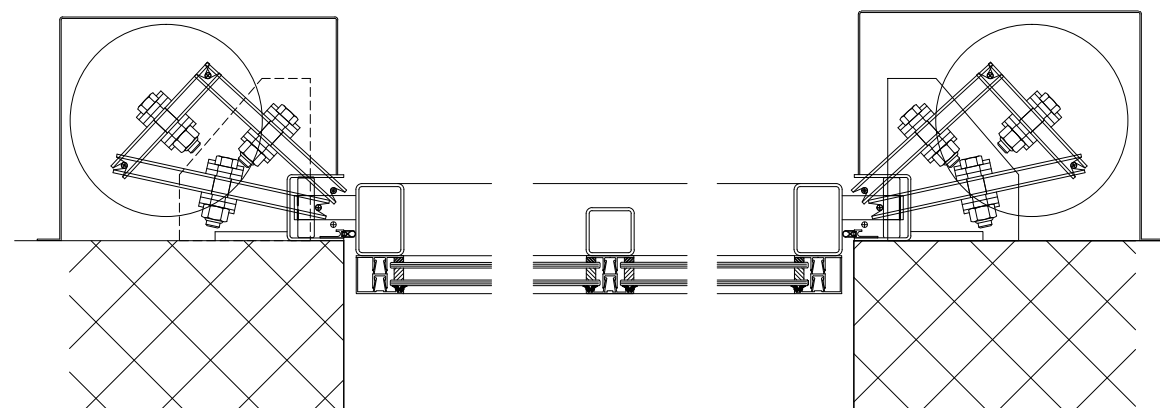
1 TYP. PROP. LOADING BAY DOOR ELEVATION 3/8" = 1'-0"



3 TYP. PROP. LOADING BAY DOOR PLAN 3/8" = 1'-0"



2 TYP. PROP. CARRIAGEWAY DOOR SECTION 3/8" = 1'-0"



4 TYP. PROP. LOADING DOOR PLAN 1 1/2" = 1'-0"

NOTES:

1. DOOR PAINT FINISH COLOR "MUSTANG" (PPG 1015-7)
2. DIMENSIONS ARE BEST ESTIMATE BASED ON HISTORIC PHOTOS AND SURVEY OF REMAINING SITE CONDITIONS. FINAL DIMENSIONS TO BE V.I.F.
3. THERE ARE NO REMAINING DOUBLE-HUNG WINDOWS ON SITE.

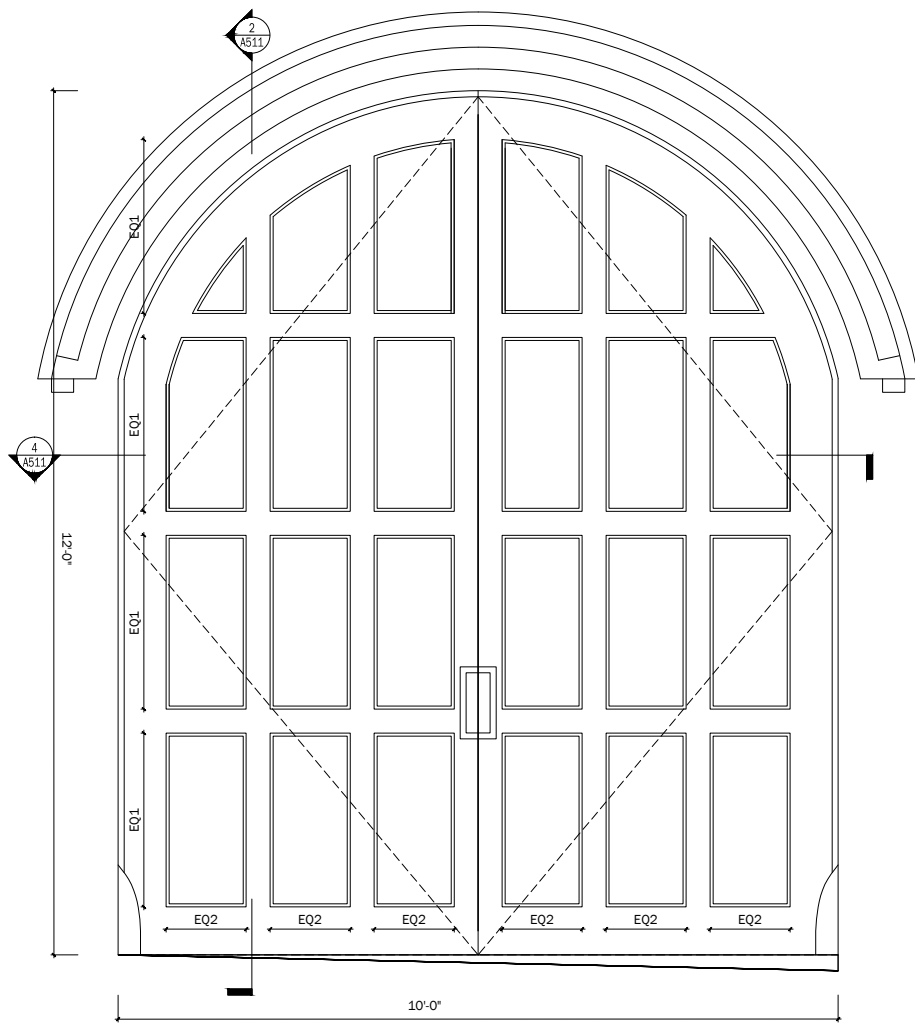
WILLIAM ULMER BREWERY - 79-81 BEAVER STREET · LOADING BAY DOOR DETAILS - VERTICAL BIFOLD DOOR

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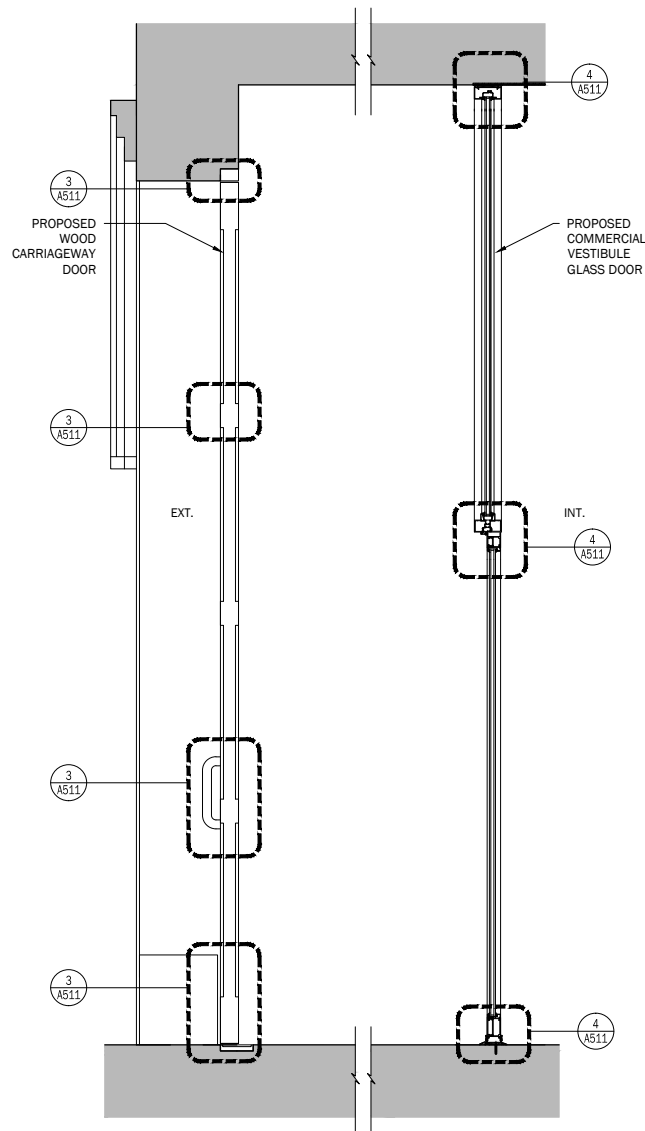




WILLIAM ULMER BREWERY - 79-81 BEAVER STREET · LOADING BAY DOOR DETAILS - VISUALIZATION

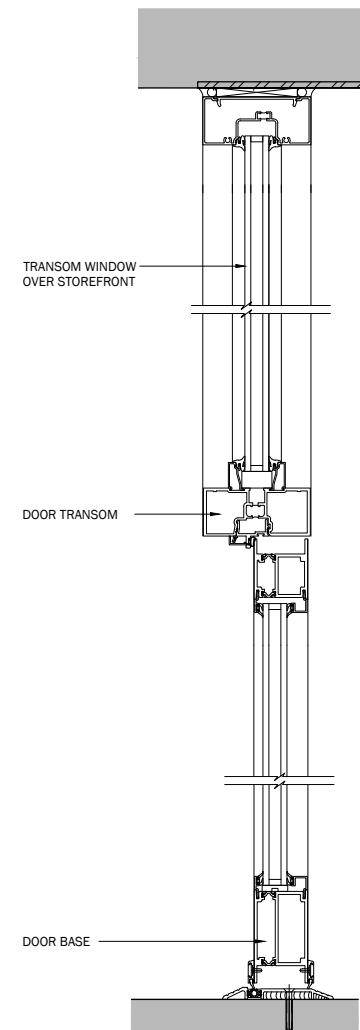


1 TYP. PROP. CARRIAGEWAY DOOR ELEVATION 3/8" = 1'-0"

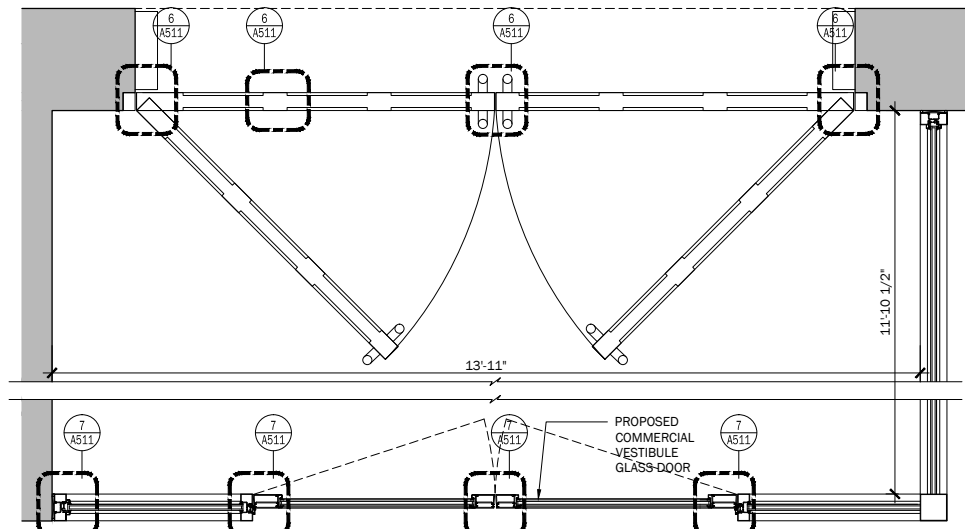


2 TYP. PROP. CARRIAGEWAY DOOR SECTION 3/8" = 1'-0" 0"

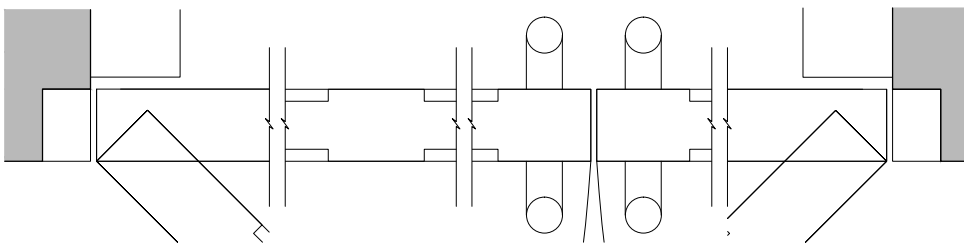
3 TYP. PROP. DOOR SECTION - ENLARGED 1/2" = 1'-0" 0"



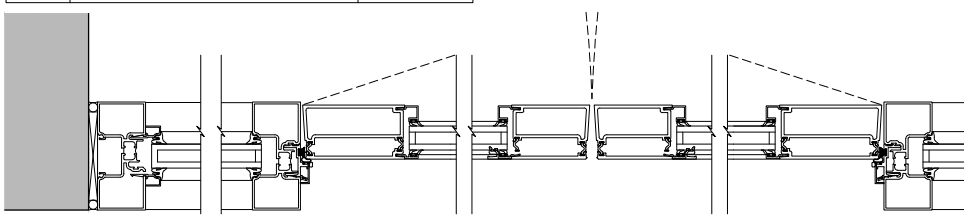
4 TYP. VESTIBULE DOOR SECTION 1/2" = 1'-0" 3/8"



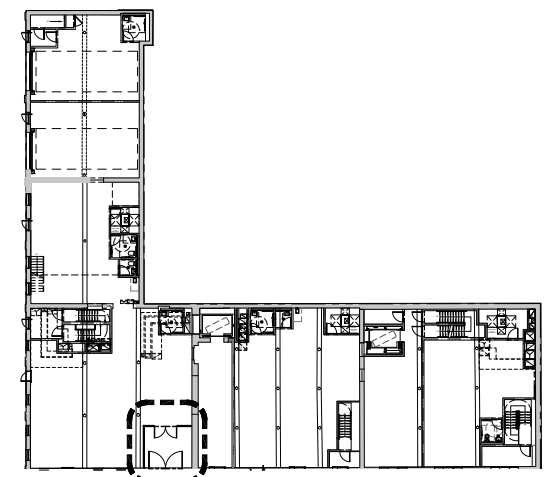
5 TYP. PROP. CARRIAGEWAY DOOR PLAN 3/8" = 1'-0"



6 TYP. PROP. DOOR PLAN - ENLARGED 1 1/2" = 1'-0"



7 TYP. VESTIBULE DOOR PLAN - ENLARGED 1 1/2" = 1'-0"



KEY PLAN 5 P32

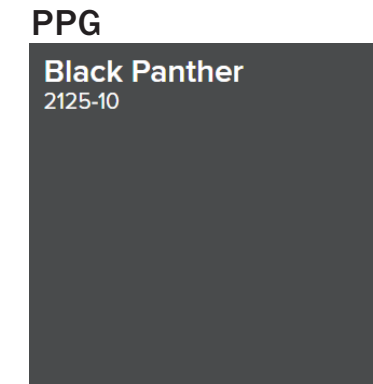
NOTES:
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 2. THERE ARE NO REMAINING DOUBLE-HUNG WINDOWS ON SITE.

WILLIAM ULMER BREWERY - 79-81 BEAVER STREET · CUSTOM WOOD DOUBLE DOORS

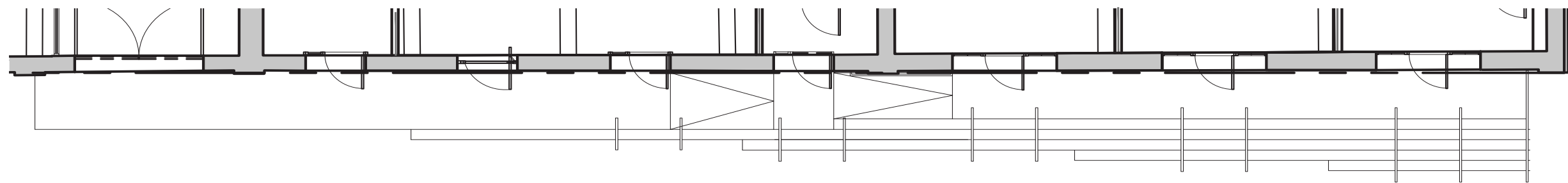
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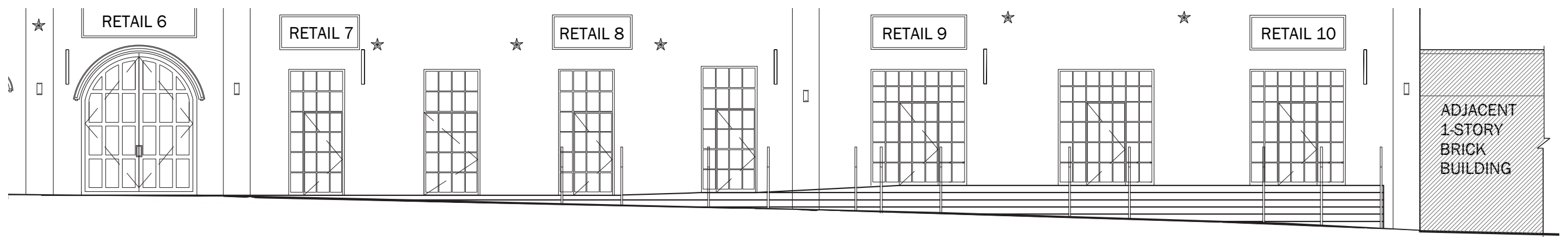
DIAMOND PLATE PRECEDENT IMAGES



METAL PLATFORM PAINT COLOR

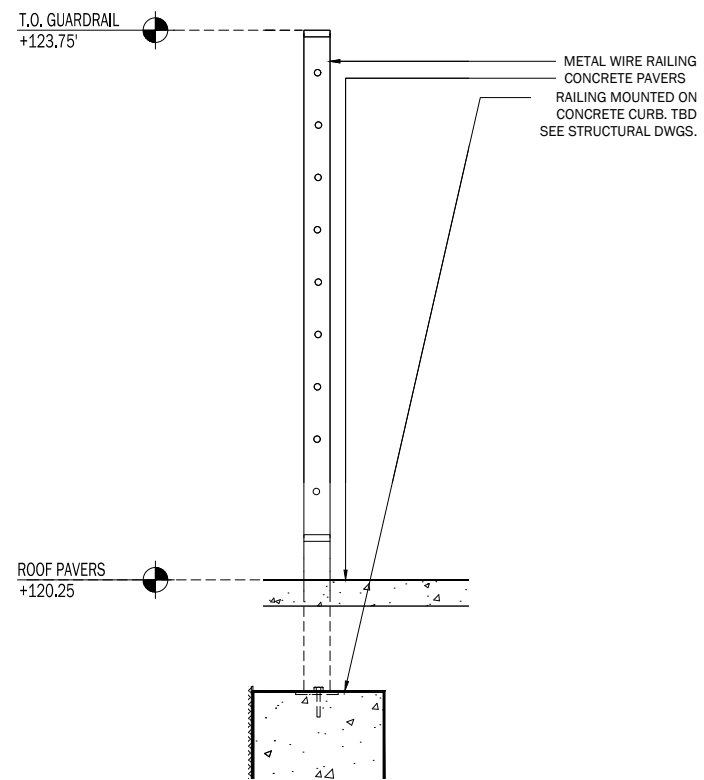


METAL PLATFORM PLAN

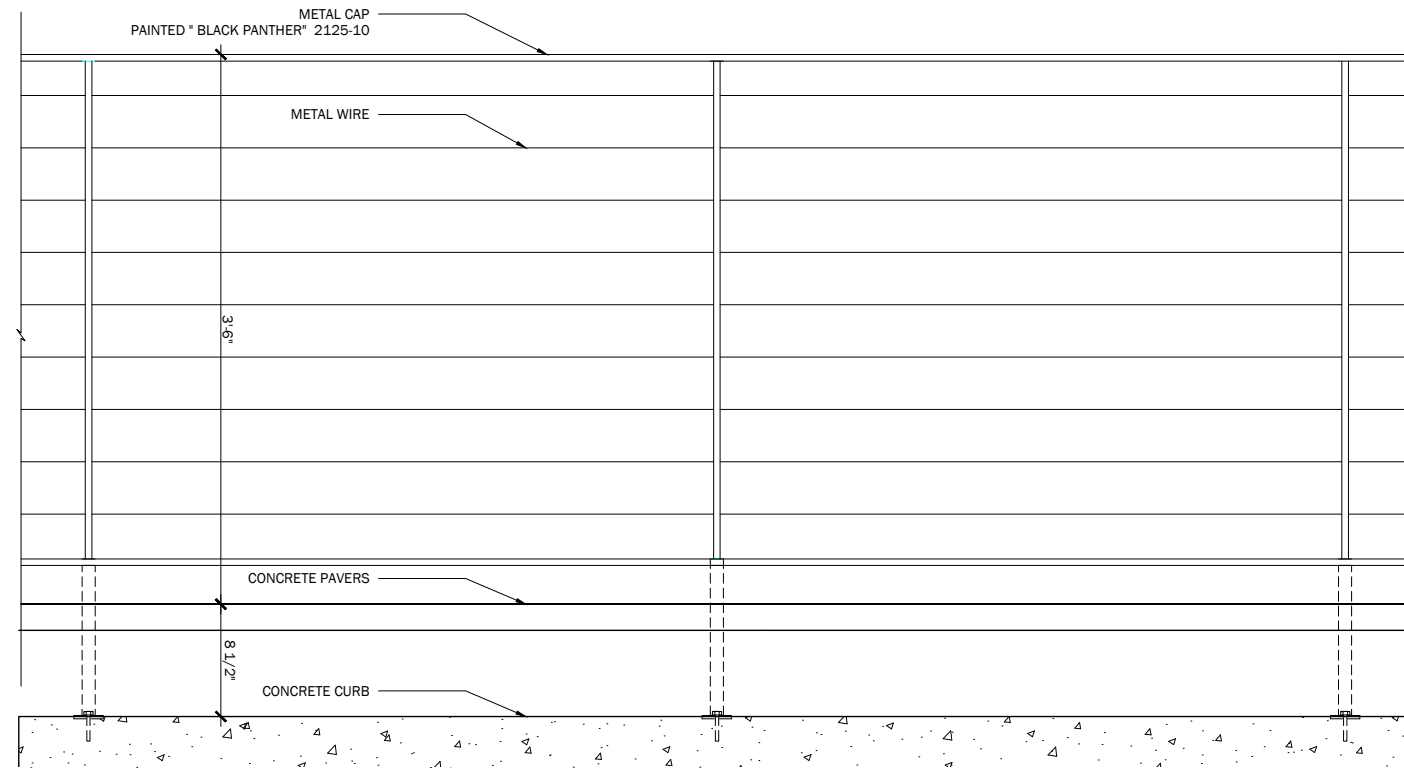


METAL PLATFORM ELEVATION

WILLIAM ULMER BREWERY - 79-81 BEAVER STREET · METAL ADA ENTRANCE PLATFORM ON BEAVER STREET



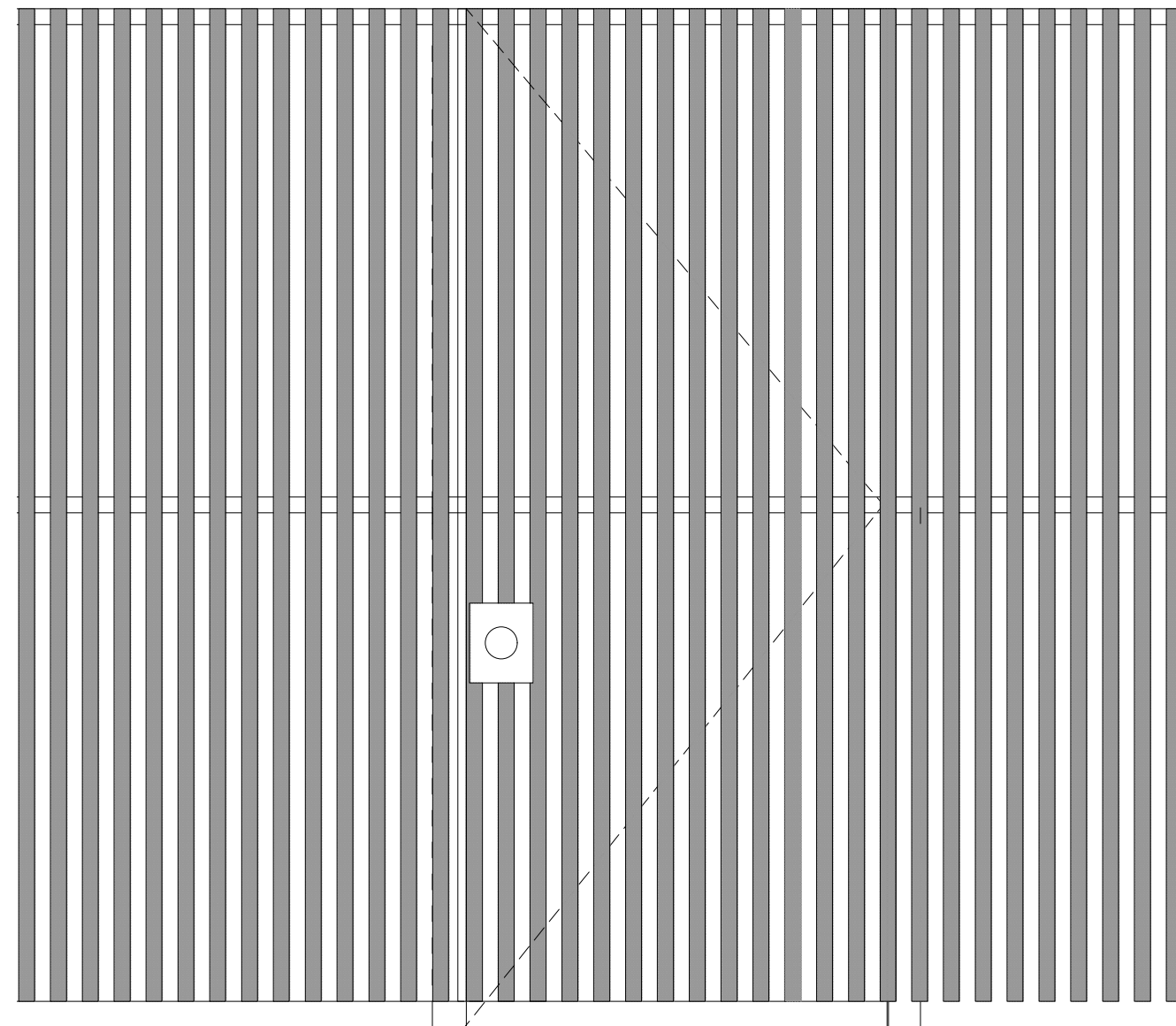
1 ROOF GUARDRAIL SECTION DETAIL 3/4" = 1'-0"



2 ROOF GUARDRAIL ELEVATION 3/4" = 1'-0"



1 | PROP. WOOD FENCE AS MECH. SCREEN SECTION | 3/4" = 1'-0"

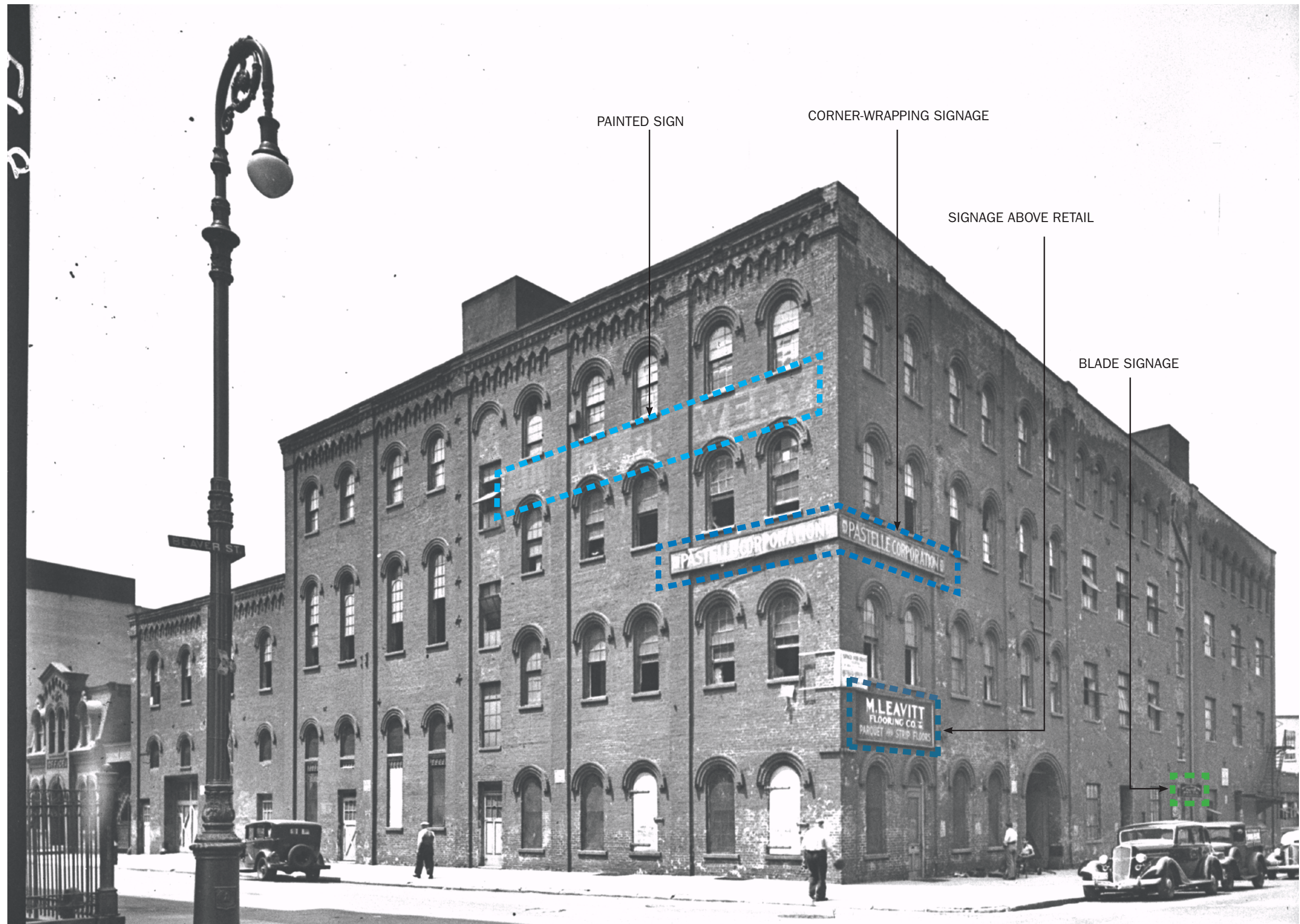


2 | PROP. WOOD FENCE AS MECH. SCREEN ELEVATION | 3/4" = 1'-0"

WILLIAM ULMER BREWERY - 79-81 BEAVER STREET · WOOD FENCE AS MECHANICAL SCREEN DETAIL AND ELEVATION

V

SIGNAGE



PAINTED SIGN

CORNER-WRAPPING SIGNAGE

SIGNAGE ABOVE RETAIL

BLADE SIGNAGE

VIEW FROM CORNER OF BEAVER STREET AND BELVIDERE STREET, CIRCA 1940

WILLIAM ULMER BREWERY - 79-81 BEAVER STREET · TAX PHOTOS SHOWING HISTORICAL SIGNAGE



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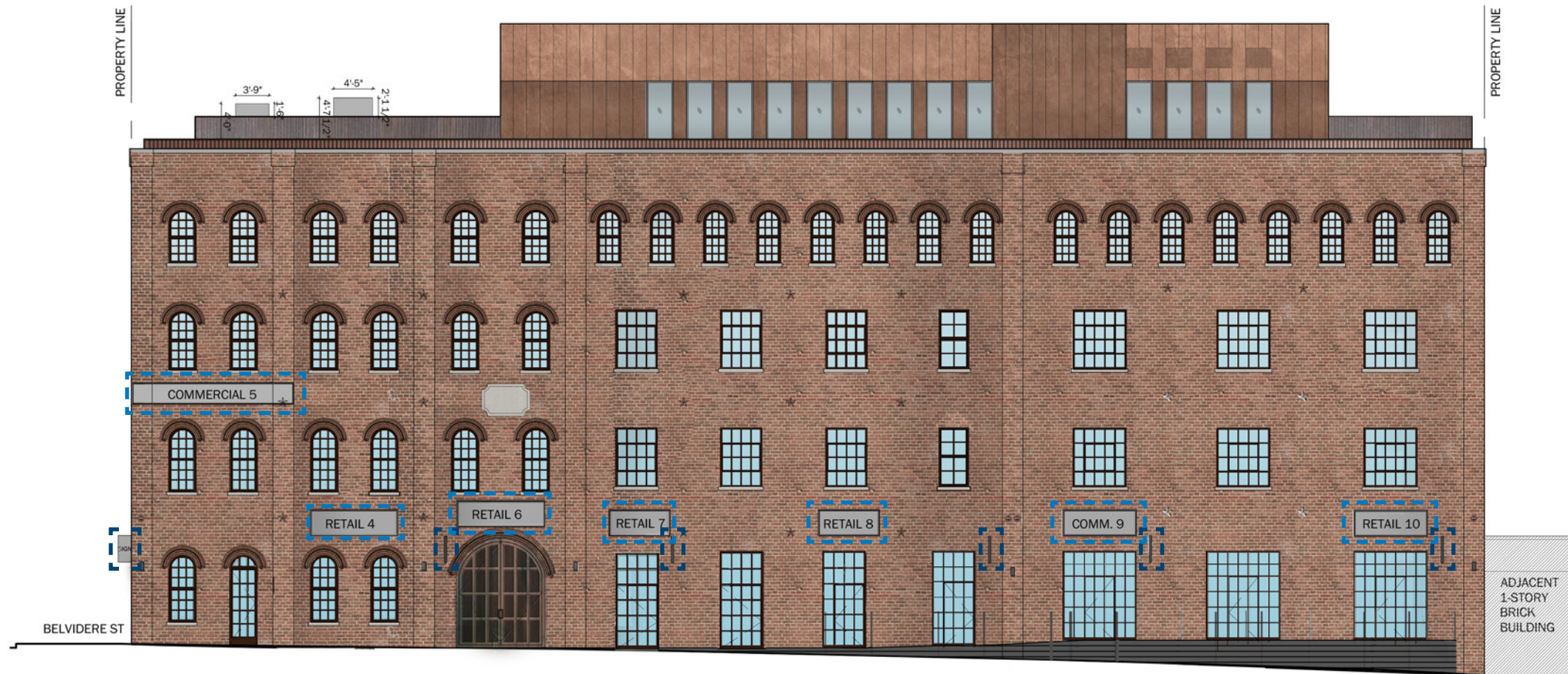
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PROPOSED BELVIDERE STREET ELEVATION

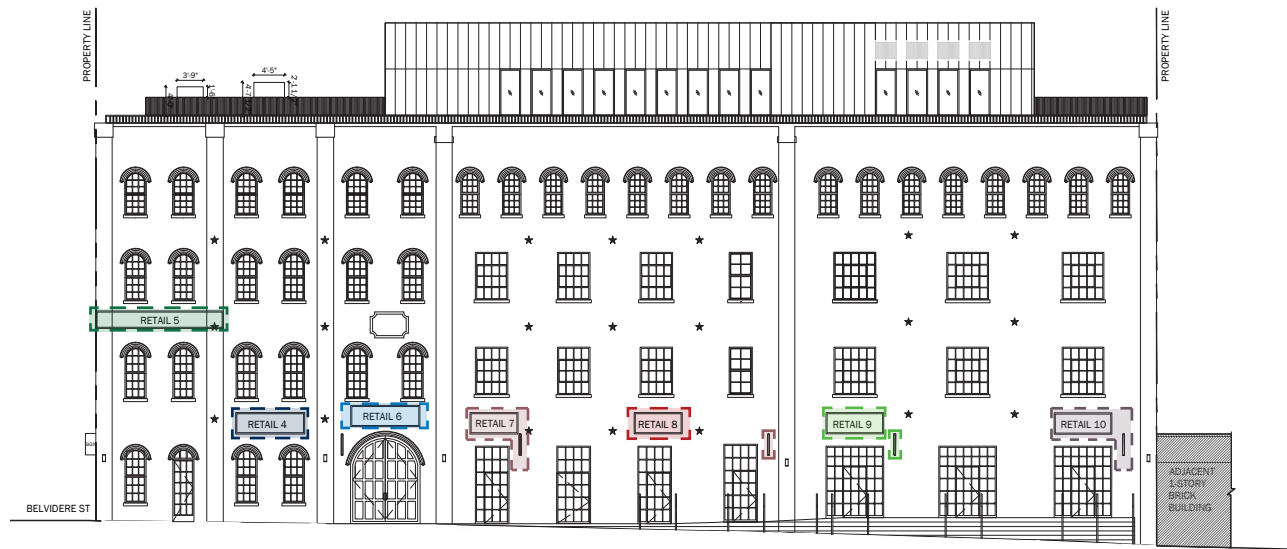
LEGEND

- NON-ILLUMINATED PAINTED SIGNAGE TO MATCH HISTORIC
- EXTERNALLY ILLUMINATED FACE-MOUNTED SIGNAGE
- EXTERNALLY ILLUMINATED BLADE SIGNAGE



PROPOSED BEAVER STREET ELEVATION

WILLIAM ULMER BREWERY - 79-81 BEAVER STREET · PROPOSED SIGNAGE

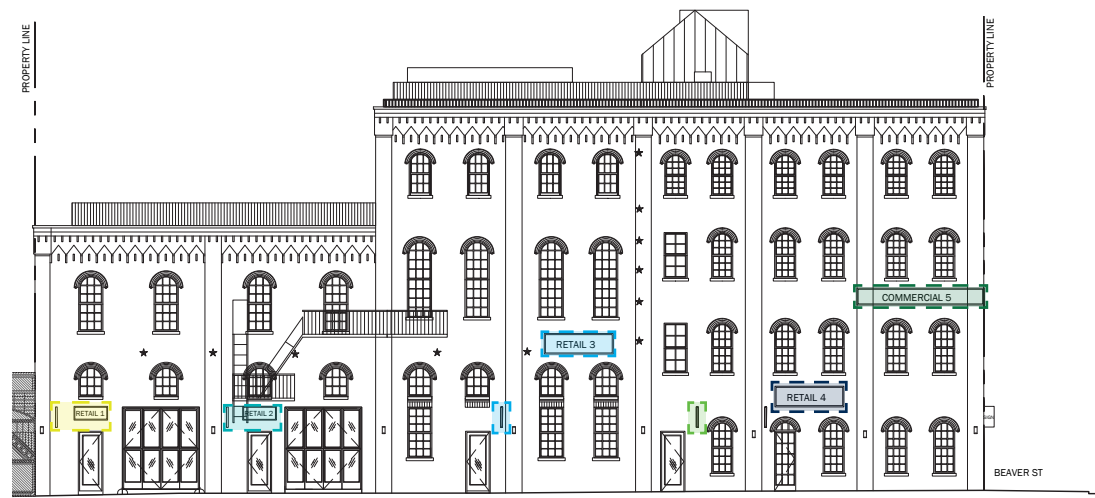


PROPOSED BELVIDERE STREET ELEVATION

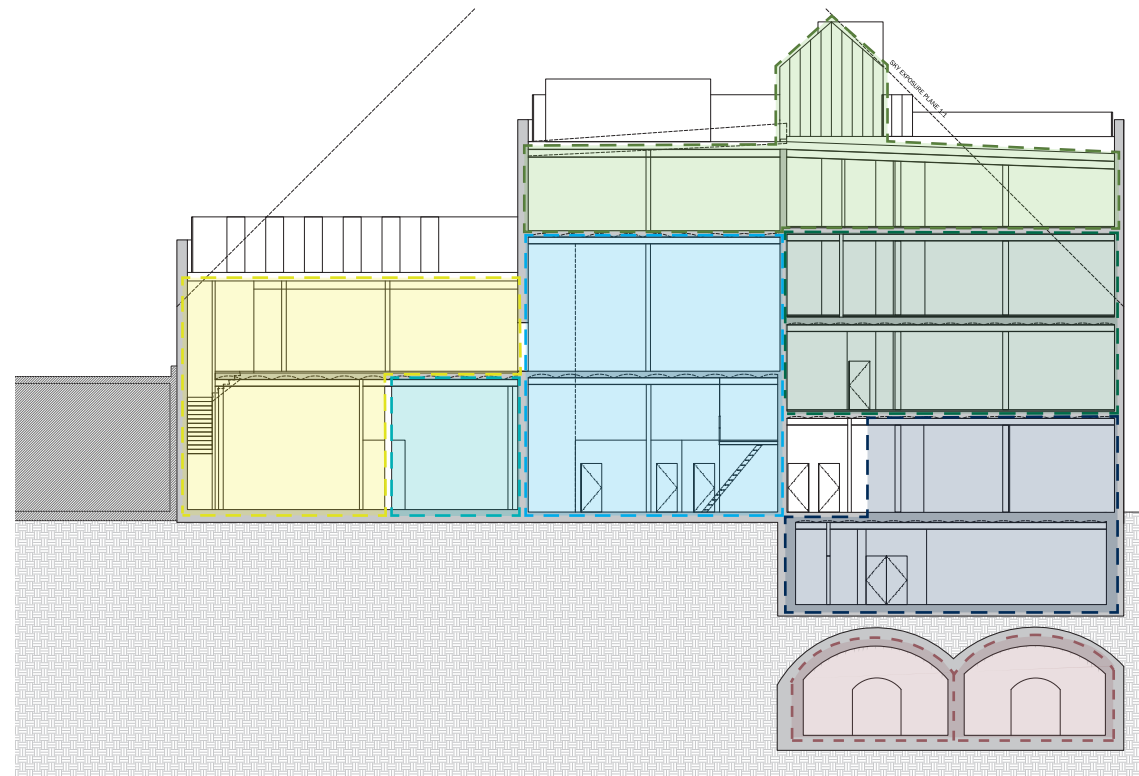


PROPOSED BELVIDERE STREET SECTION

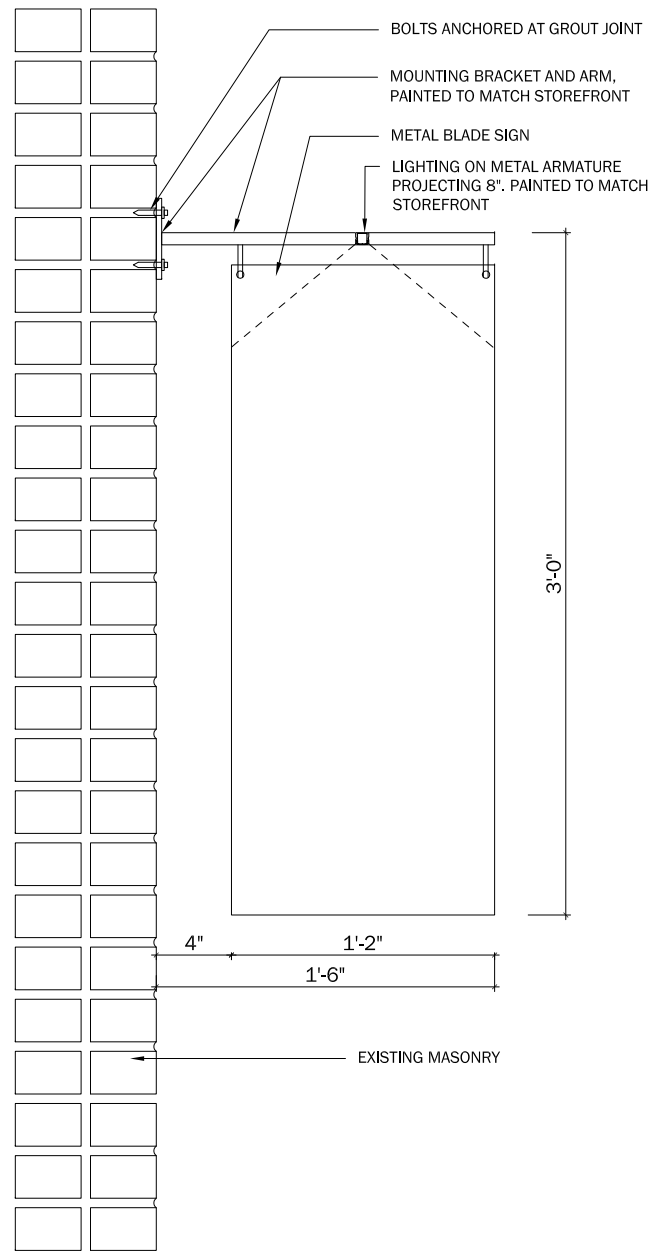
SIGNAGE LEGEND	
	RETAIL TENANT 1
	RETAIL TENANT 2
	RETAIL TENANT 3
	RETAIL TENANT 4
	COMMERCIAL TENANT 5
	RETAIL TENANT 6
	RETAIL TENANT 7
	RETAIL TENANT 8
	COMMERCIAL TENANT 9
	RETAIL TENANT 10



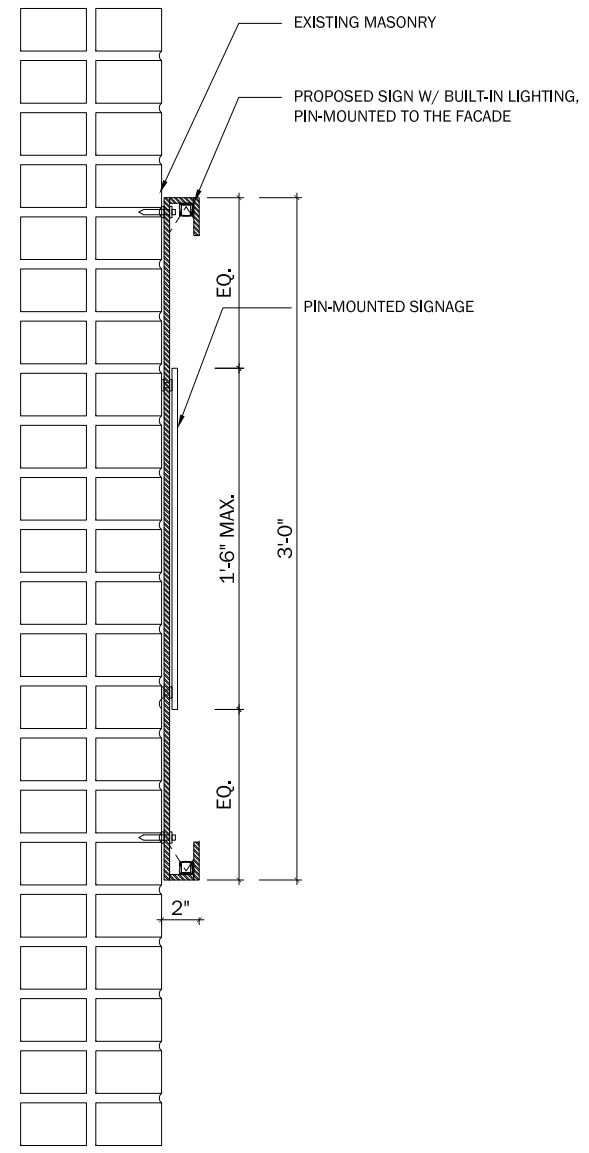
PROPOSED BEAVER STREET ELEVATION



PROPOSED BEAVER STREET SECTION



BLADE SIGN SECTION DETAIL (1-1/2" = 1'-0")



FACE-MOUNTED SECTION DETAIL (1-1/2" = 1'-0")

NOTE - BRICK TYPE TO BE USED SHOWN ON P. 28

WM

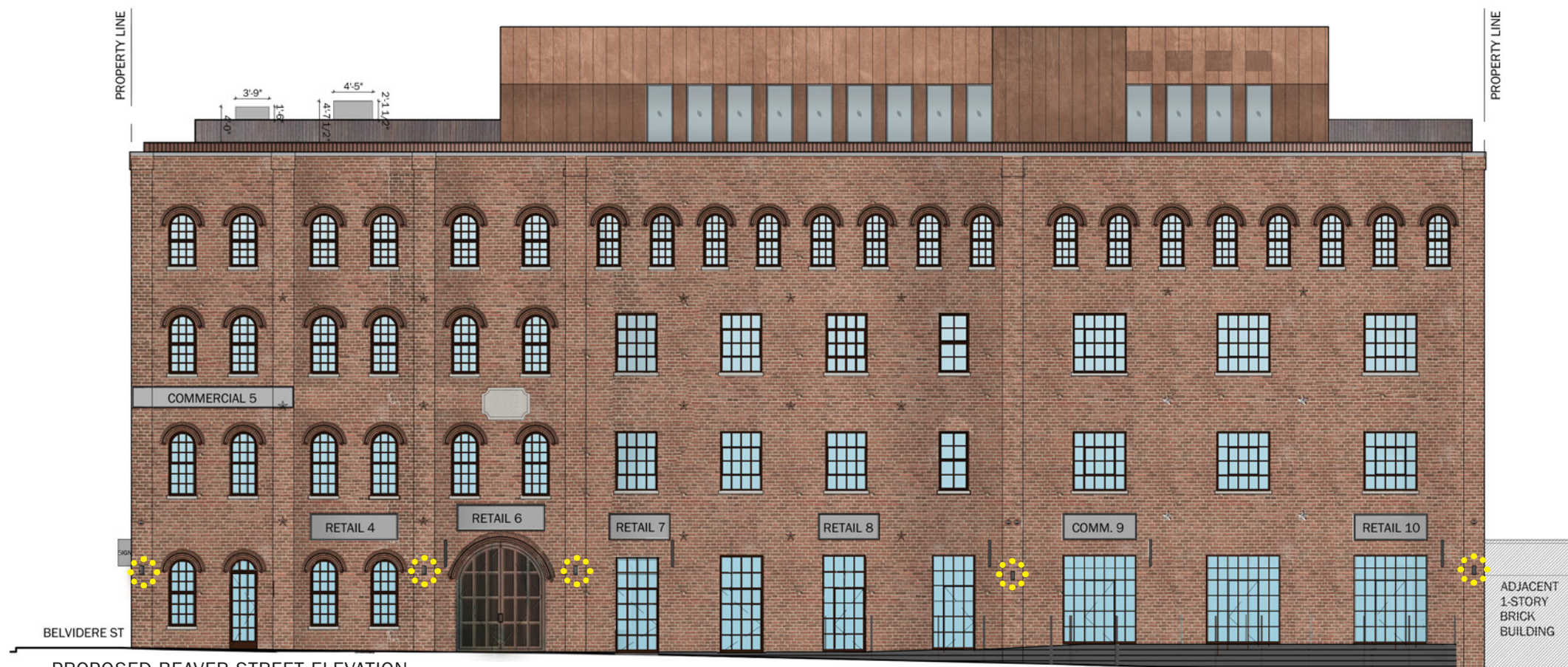
LIGHTING



PROPOSED BELVIDERE STREET ELEVATION

LEGEND

 FACADE LIGHTING



PROPOSED BEAVER STREET ELEVATION

WILLIAM ULMER BREWERY - 79-81 BEAVER STREET · PROPOSED LIGHTING

PROJECT: 79-81 BEAVER STREET / WILLIAM ULMER BREWERY
 SCALE: AS NOTED
 DATE: JANUARY 14, 2020

LED wall luminaires with dual light distribution – very narrow beam up – narrow beam down

Housing: One piece die-cast aluminum housing designed for direct attachment to a vertically oriented recessed single gang wiring box using mounting plate (provided). Die castings are marine grade, copper free ($\leq 0.3\%$ copper content) A360.0 aluminum alloy.

Enclosure: Clear tempered glass diffusers, the top diffuser with a machined step to provide a flush finish with the cast housing. Internal optic made of silicone. Reflector made of pure anodized aluminum. Fully gasketed for weather tight operation using molded silicone gasket.

Electrical: 33.0W LED luminaire, 38.4 total system watts, -30°C start temperature. Integral 120V through 277V electronic LED driver, 0-10V dimming. LED module(s) are available from factory for easy replacement. Standard LED color temperature is 3000K with an 85 CRI. Available in 4000K (85 CRI); add suffix K4 to order.

Note: LEDs supplied with luminaire. Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.

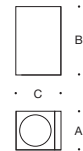
Finish: All BEGA standard finishes are polyester powder coat with minimum 3 mil thickness. Available in four standard BEGA colors: Black (BLK); White (WHT); Bronze (BRZ); Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

CSA certified to U.S. and Canadian standards, suitable for wet locations. Protection class IP64

Weight: 7.5 lbs

Luminaire Lumens: 1869 lumens

Type:
BEGA Product:
Project:
Voltage:
Color:
Options:
Modified:



Wall luminaires

	LED	β	A	B	C
24 597	33.0W	9/20°	5 1/8	9	6

β = beam angle

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 FAX (805) 566-9474 www.bega-us.com
©copyright BEGA 2017 Updated 02/17

BEGA UP-DOWN LIGHTING - WALL MOUNT IN BLACK, 7.5" TALL

WILLIAM ULMER BREWERY - 79-81 BEAVER STREET · FACADE LIGHT FIXTURES

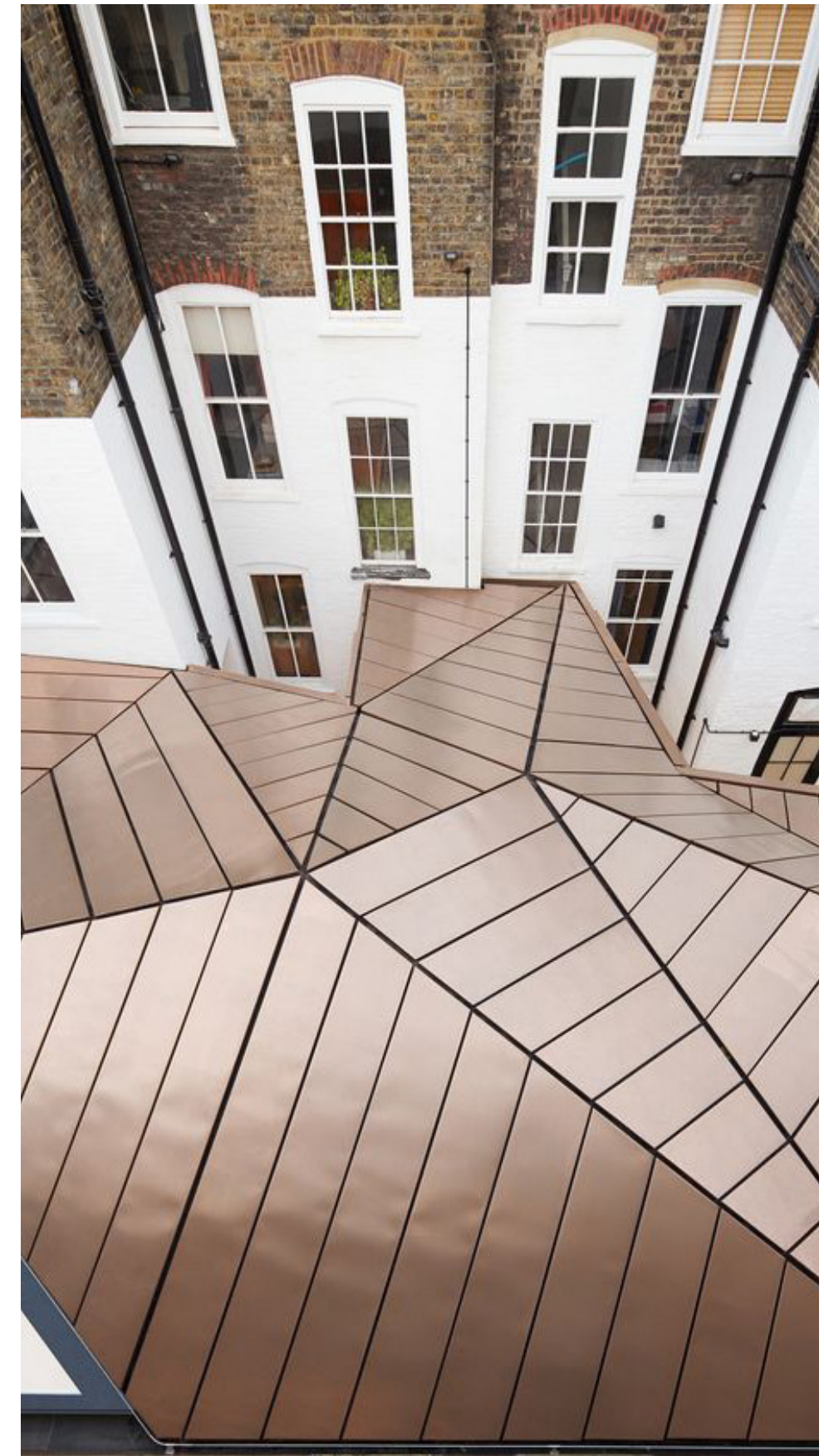
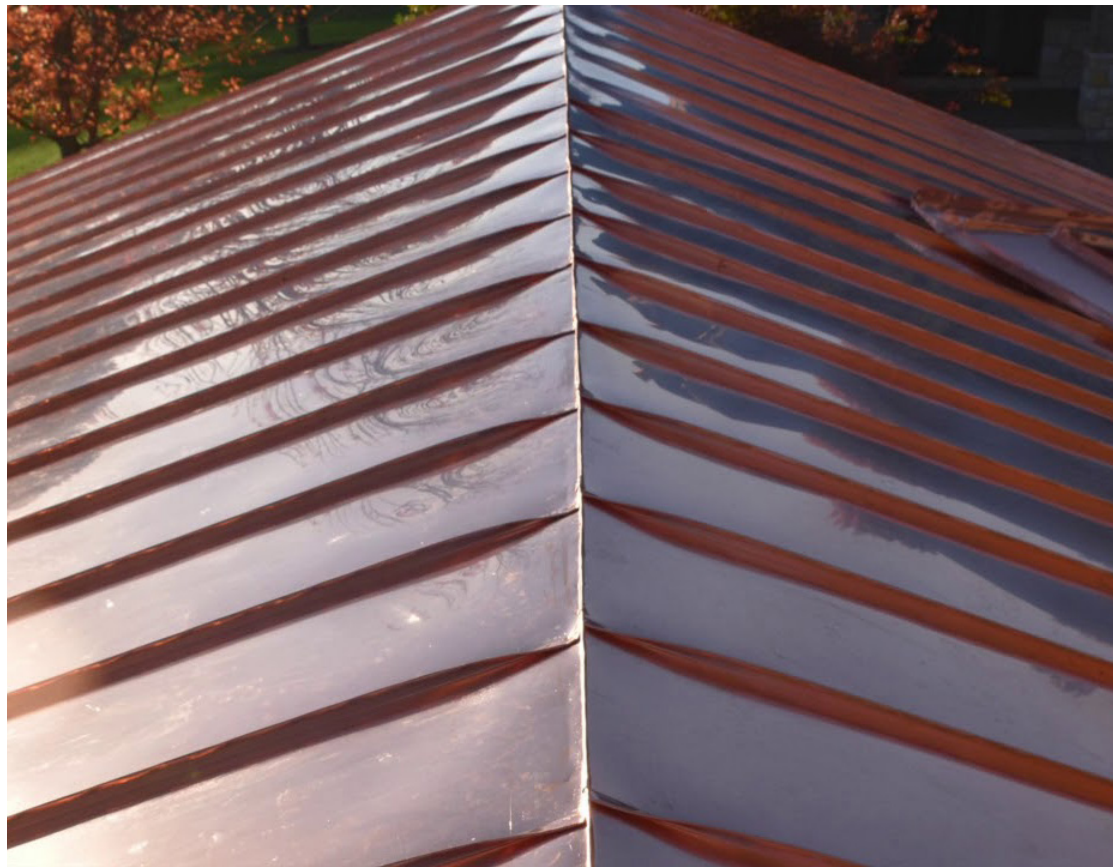
PROJECT: 79-81 BEAVER STREET / WILLIAM ULMER BREWERY
SCALE: AS NOTED
DATE: JANUARY 14, 2020

WMI

**PENTHOUSE
DESIGN AND
PRECEDENTS**



COPPER VATS AND WOODEN BARRELS USED IN THE BREWING PROCESS



WILLIAM ULMER BREWERY - 79-81 BEAVER STREET · PENTHOUSE MATERIALS - FACADE & ROOF: COPPER PRECEDENTS



VERIZON TOWER,
GENERATOR, MAU, AND
EXHAUST/INTAKES
W/ 6'0" IPE WOOD SCREEN

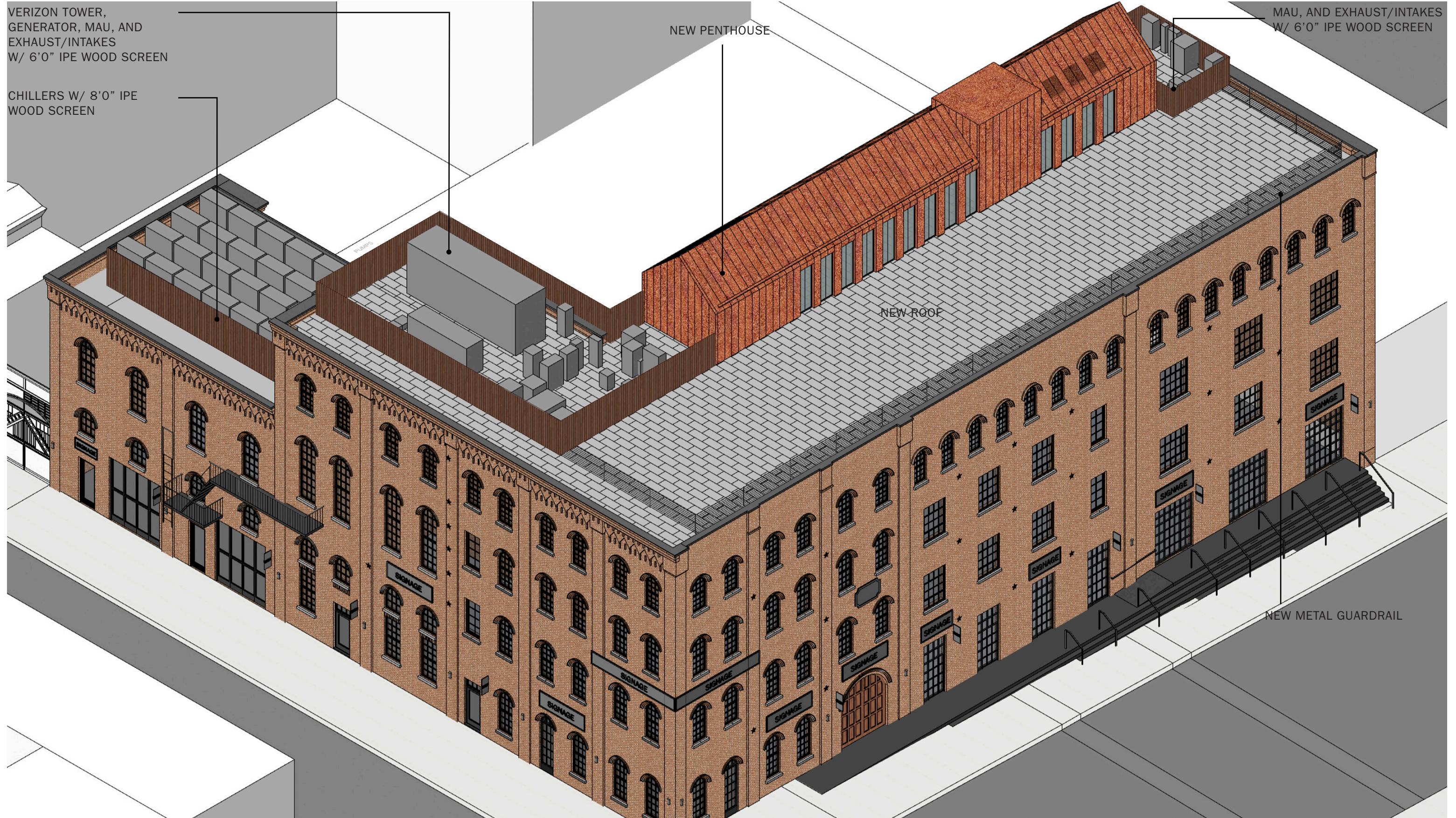
CHILLERS W/ 8'0" IPE
WOOD SCREEN

NEW PENTHOUSE

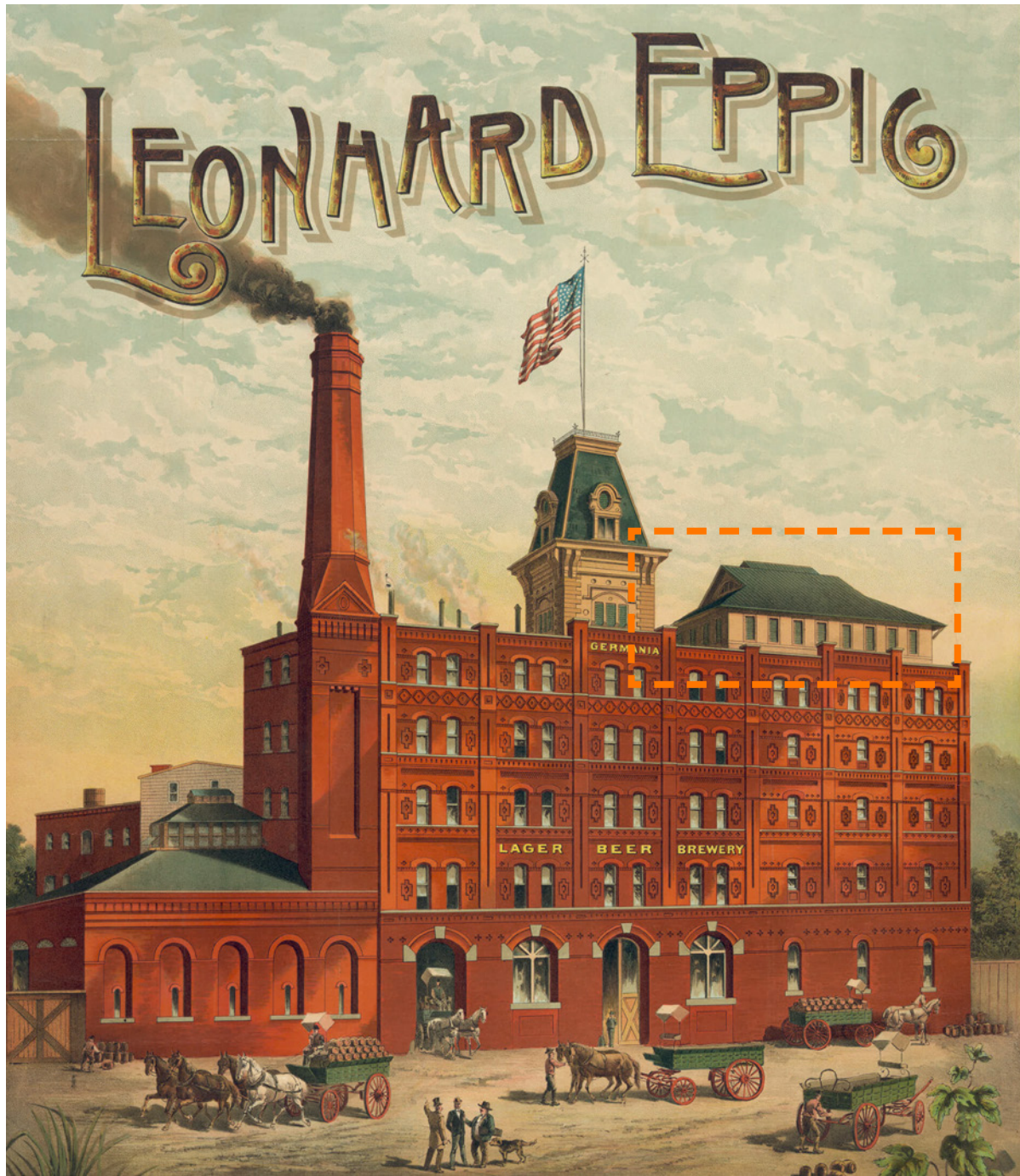
MAU, AND EXHAUST/INTAKES
W/ 6'0" IPE WOOD SCREEN

NEW ROOF

NEW METAL GUARDRAIL



WILLIAM ULMER BREWERY - 79-81 BEAVER STREET · PERSPECTIVE VIEW OF PROPOSED PENTHOUSE

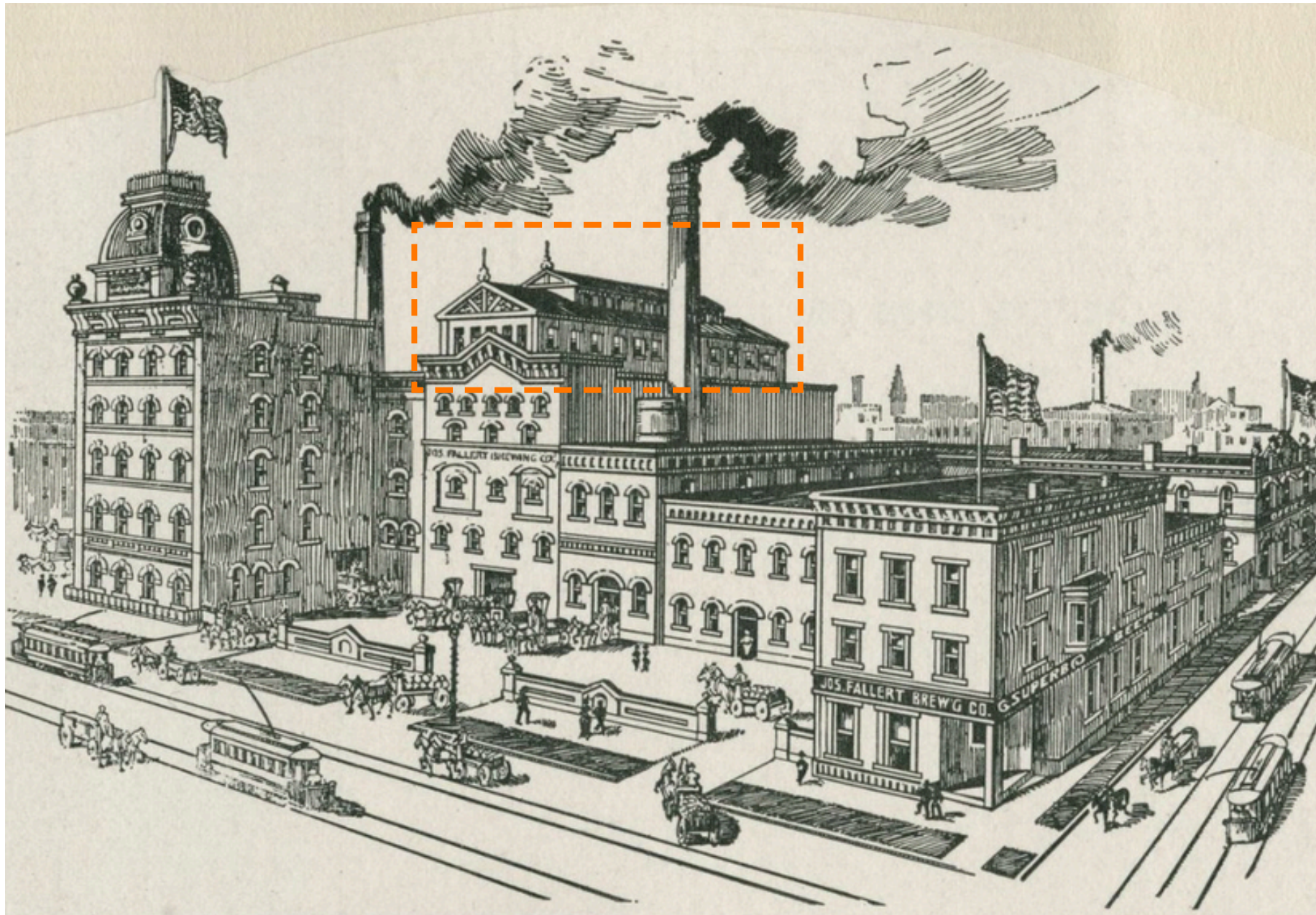


EPPIG BREWERY, BUSHWICK
1890 CALENDAR (LIBRARY OF CONGRESS)

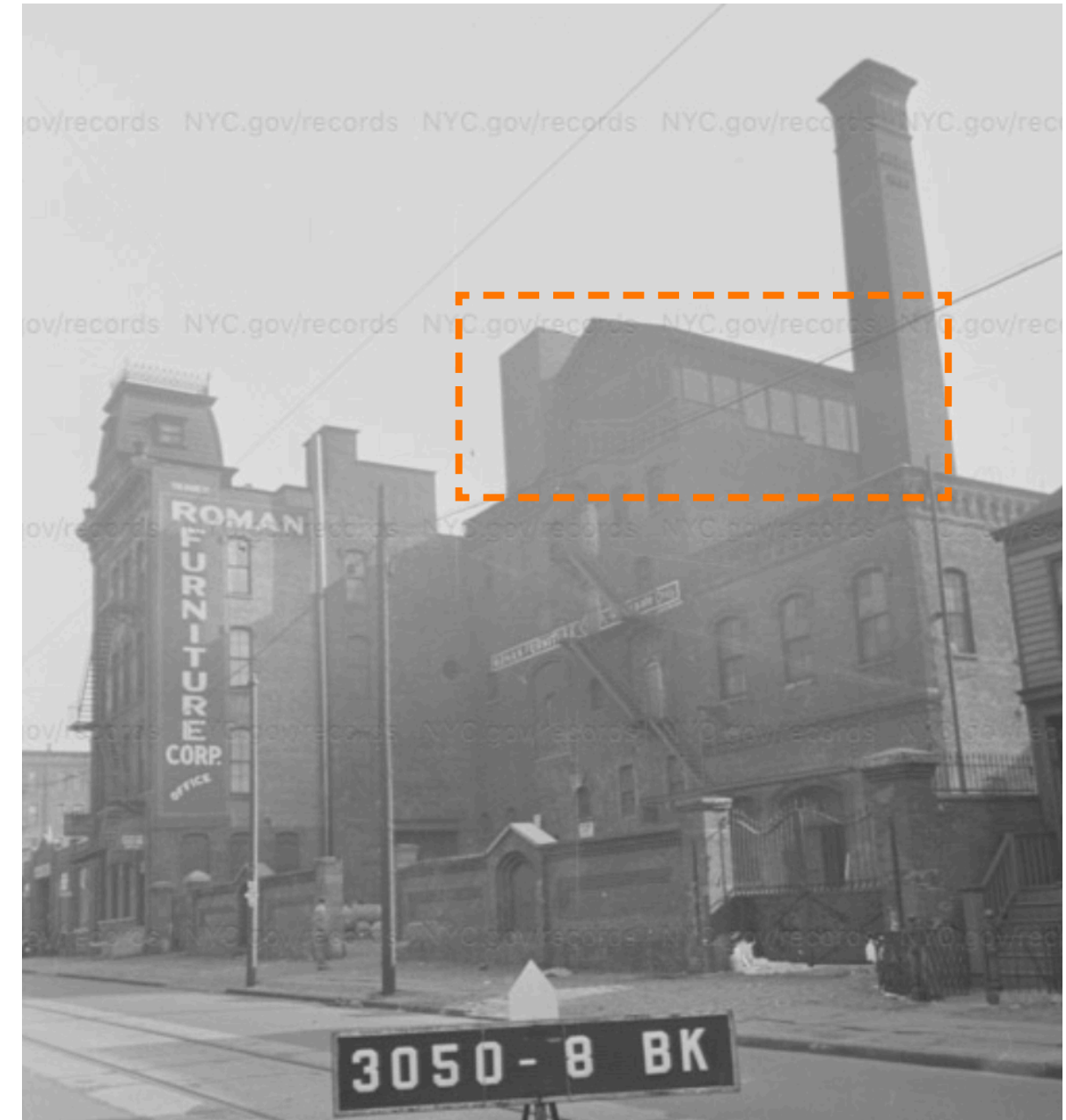


ERNEST OCHS AETNA LAGER BIER BREWERY

WILLIAM ULMER BREWERY - 79-81 BEAVER STREET · HISTORICAL BREWERY ROOFTOP ADDITION PRECEDENTS IN BROOKLYN



JOSEPH FALLERT BREWING CO. WILLIAMSBURG
FOUNDED 1878

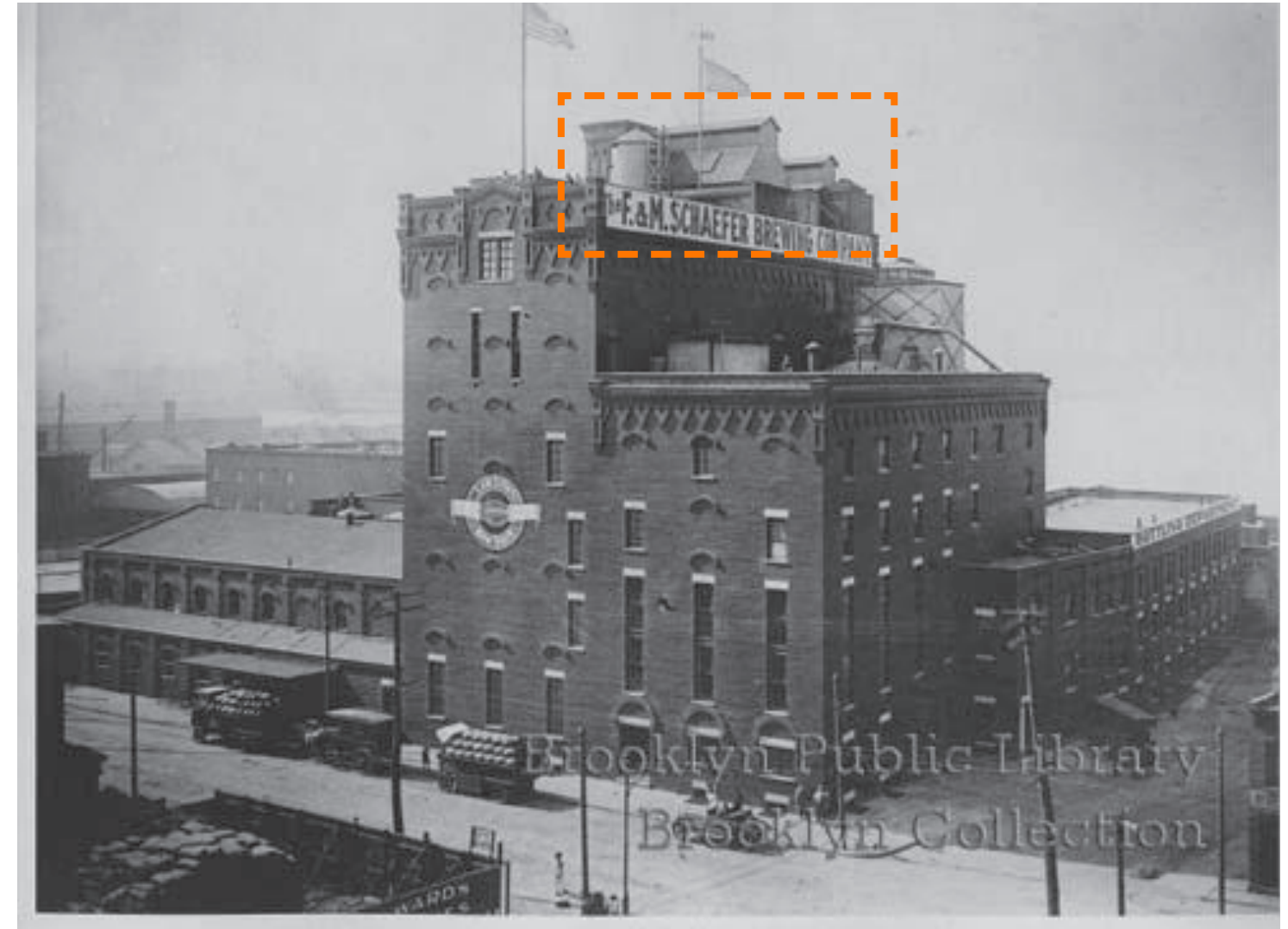


FORMER FALLERT BREWERY
C. 1940 (MUNICIPAL ARCHIVES)

WILLIAM ULMER BREWERY - 79-81 BEAVER STREET · HISTORICAL BREWERY ROOFTOP ADDITION PRECEDENTS IN BROOKLYN



HITTLEMAN GOLDENROD BREWERY (FORMERLY OTTO HUBER), BUSHWICK
1930S ADVERTISING TRAY



SCHAEFER BREWERY, WILLIAMSBURG
1939 (BROOKLYN PUBLIC LIBRARY)

WILLIAM ULMER BREWERY - 79-81 BEAVER STREET · HISTORICAL BREWERY ROOFTOP ADDITION PRECEDENTS IN BROOKLYN



LIEBMANN/ RHEINGOLD BREWERY - BUSHWICK
1951 AERIAL



JOSEPH SCHLITZ BREWING CO. (FORMER EPPIG BREWERY) - BUSHWICK
1951 AERIAL

WILLIAM ULMER BREWERY - 79-81 BEAVER STREET · HISTORICAL BREWERY ROOFTOP ADDITION PRECEDENTS IN BROOKLYN

WMI

**VISIBILITY
STUDIES**



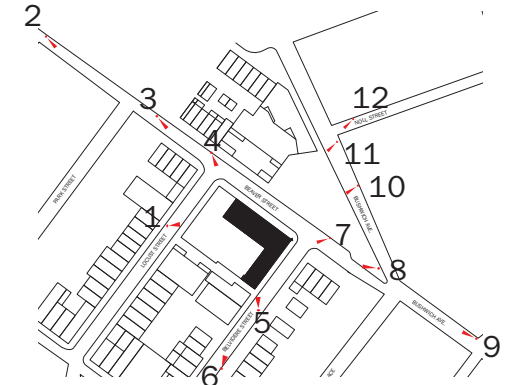
VIEW 1 - EXISTING



VIEW 1 - MOCKUP



VIEW 1 - PROPOSED RENDERING



KEY PLAN OF VIEW LOCATIONS



VIEW 2 - EXISTING



VIEW 2 - MOCKUP



VIEW 2 - PROPOSED RENDERING

WILLIAM ULMER BREWERY - 79-81 BEAVER STREET · VISIBILITY STUDIES



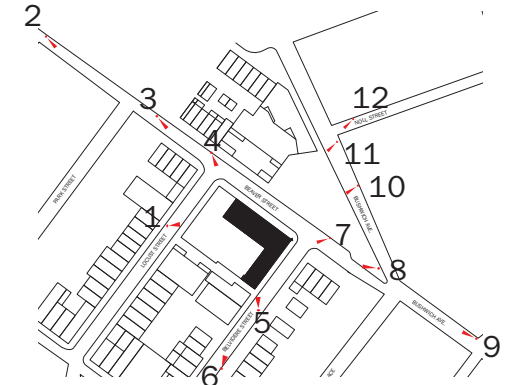
VIEW 3 - EXISTING



VIEW 3 - MOCKUP



VIEW 3 - PROPOSED RENDERING



KEY PLAN OF VIEW LOCATIONS



VIEW 4 - EXISTING



VIEW 4 - MOCKUP



VIEW 4 - PROPOSED RENDERING



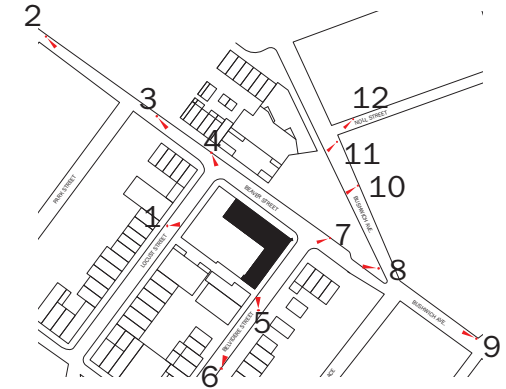
VIEW 5 - EXISTING



VIEW 5 - MOCKUP



VIEW 5 - PROPOSED RENDERING



KEY PLAN OF VIEW LOCATIONS



VIEW 6 - EXISTING



VIEW 6 - MOCKUP



VIEW 6 - PROPOSED RENDERING

WILLIAM ULMER BREWERY - 79-81 BEAVER STREET · VISIBILITY STUDIES



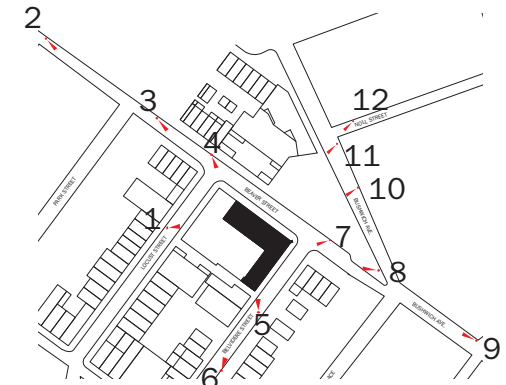
VIEW 7 - EXISTING



VIEW 7 - MOCKUP



VIEW 7 - PROPOSED RENDERING



KEY PLAN OF VIEW LOCATIONS



VIEW 8 - EXISTING



VIEW 8 - MOCKUP



VIEW 8 - PROPOSED RENDERING

WILLIAM ULMER BREWERY - 79-81 BEAVER STREET · VISIBILITY STUDIES



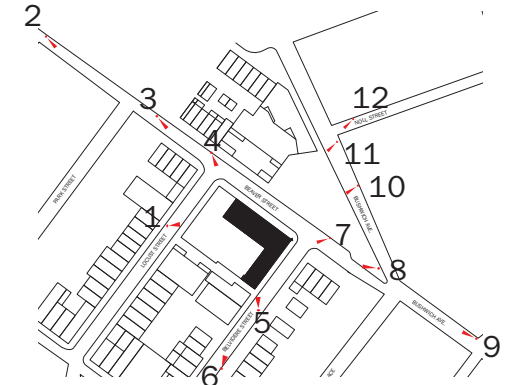
VIEW 9 - EXISTING



VIEW 9 - MOCKUP



VIEW 9 - PROPOSED RENDERING



KEY PLAN OF VIEW LOCATIONS



VIEW 10 - EXISTING



VIEW 10 - MOCKUP



VIEW 10 - PROPOSED RENDERING

WILLIAM ULMER BREWERY - 79-81 BEAVER STREET · VISIBILITY STUDIES



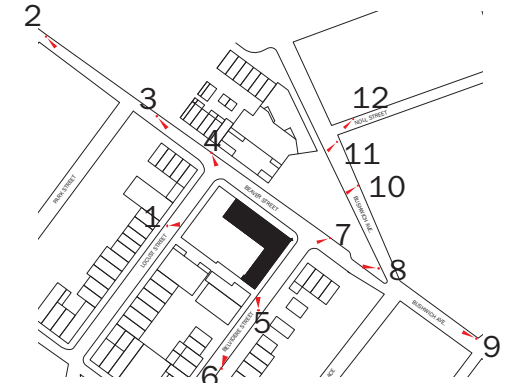
VIEW 11 - EXISTING



VIEW 11 - MOCKUP



VIEW 11 - PROPOSED RENDERING



KEY PLAN OF VIEW LOCATIONS



VIEW 12 - EXISTING



VIEW 12 - MOCKUP

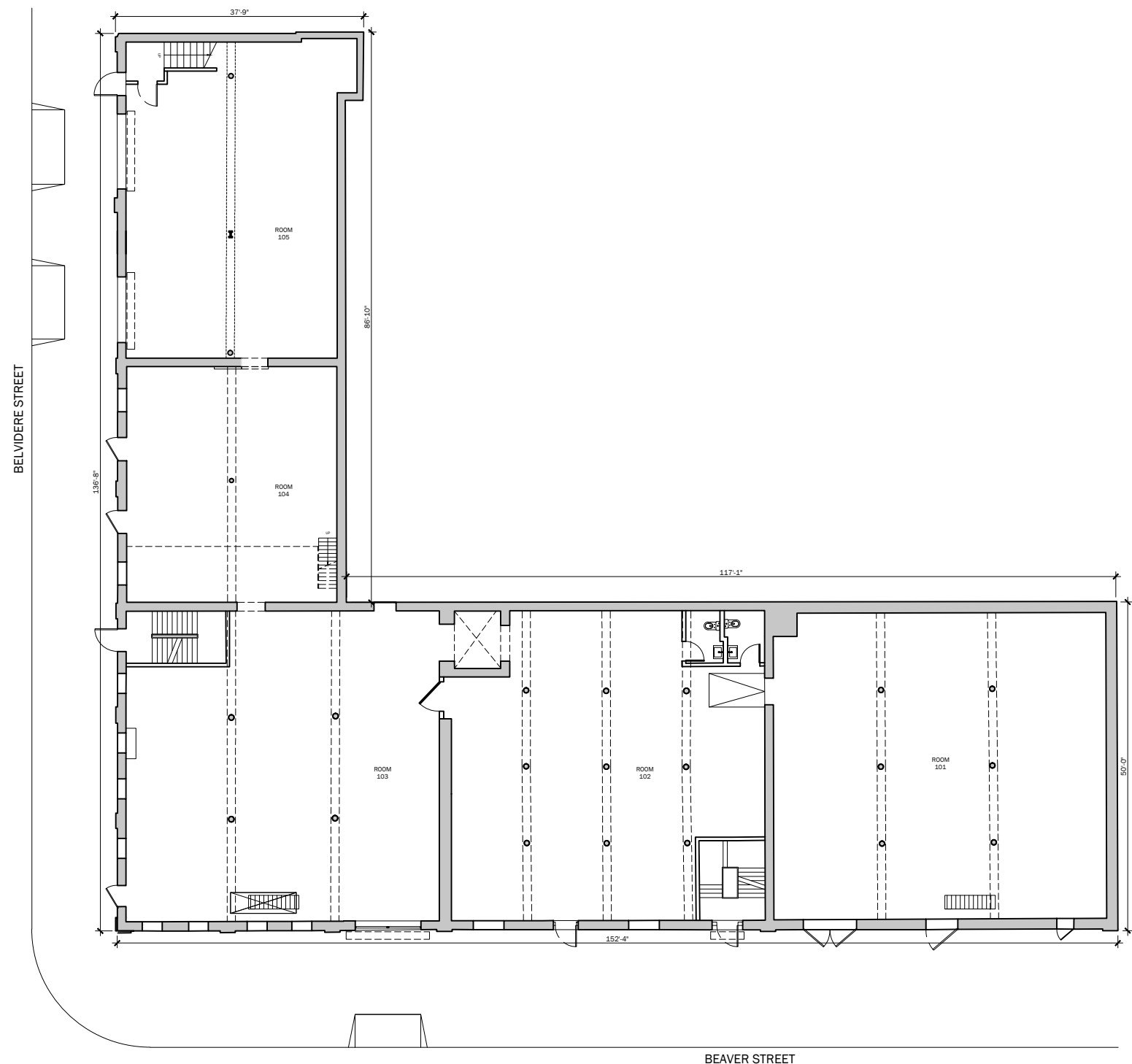


VIEW 12 - PROPOSED RENDERING

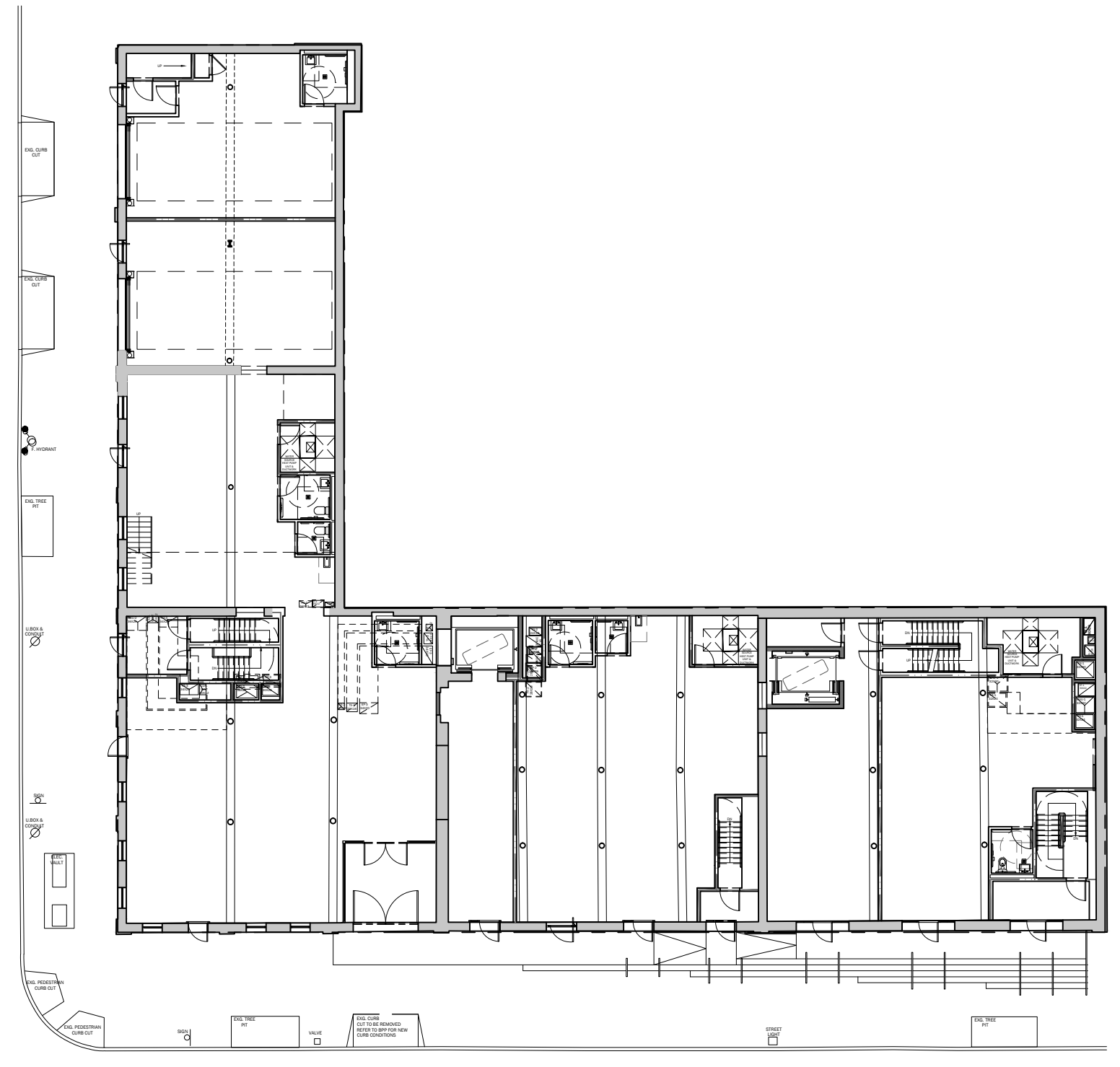
WILLIAM ULMER BREWERY - 79-81 BEAVER STREET · VISIBILITY STUDIES

IXX

**EXISTING AND
PROPOSED
FLOOR PLANS**



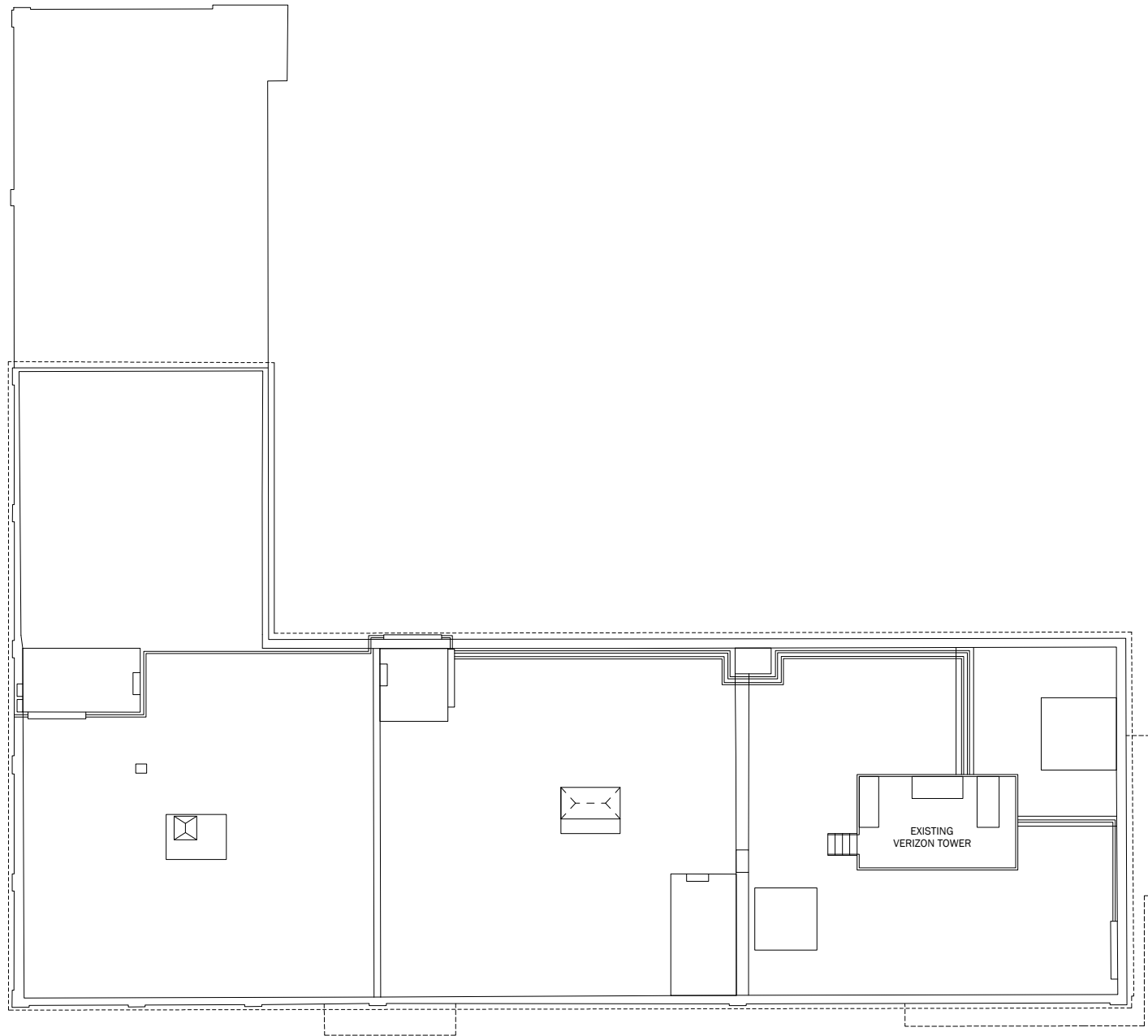
GROUND FLOOR PLAN - EXISTING



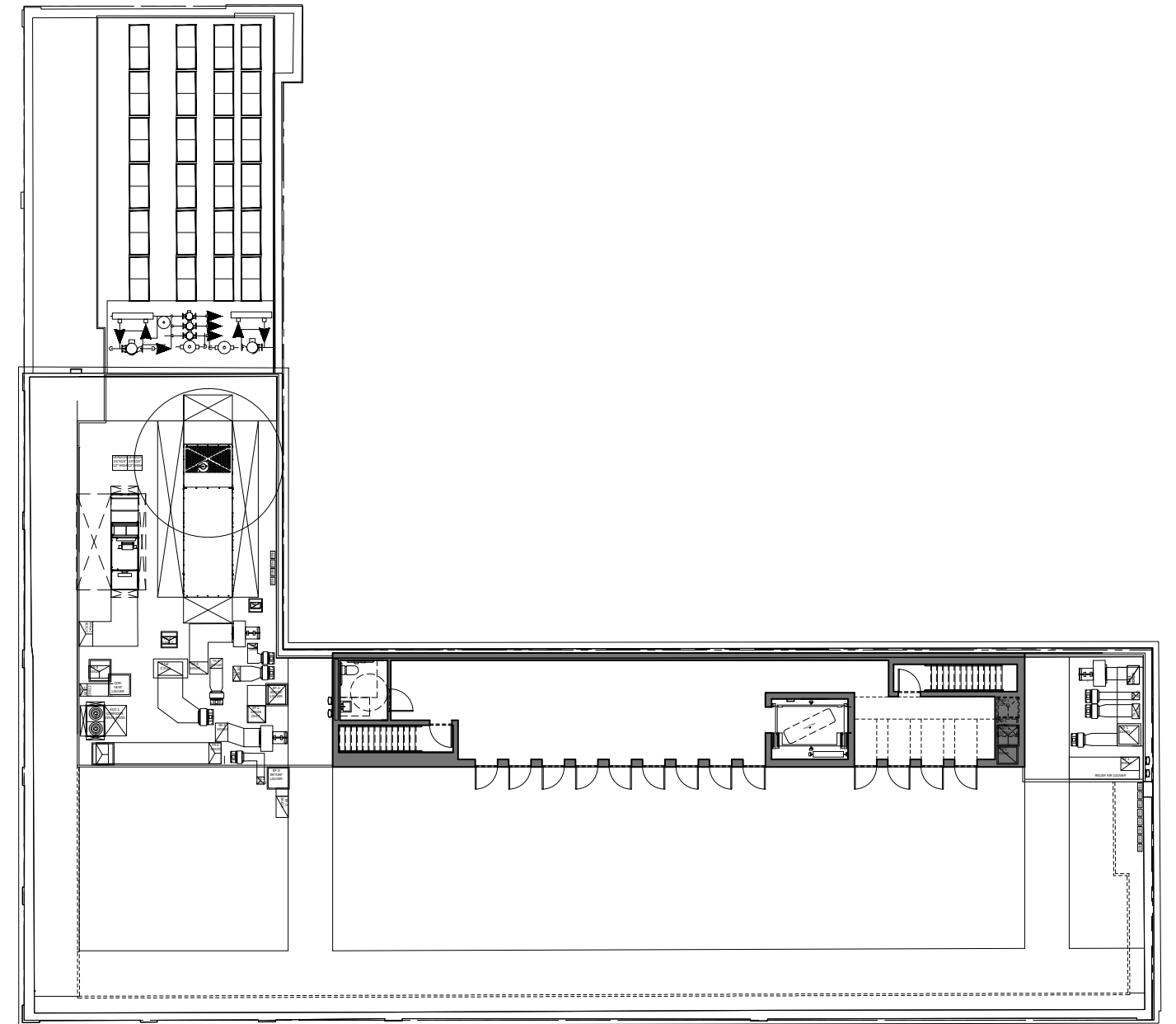
GROUND FLOOR PLAN - PROPOSED



WILLIAM ULMER BREWERY - 79-81 BEAVER STREET · EXISTING AND PROPOSED LAYOUTS

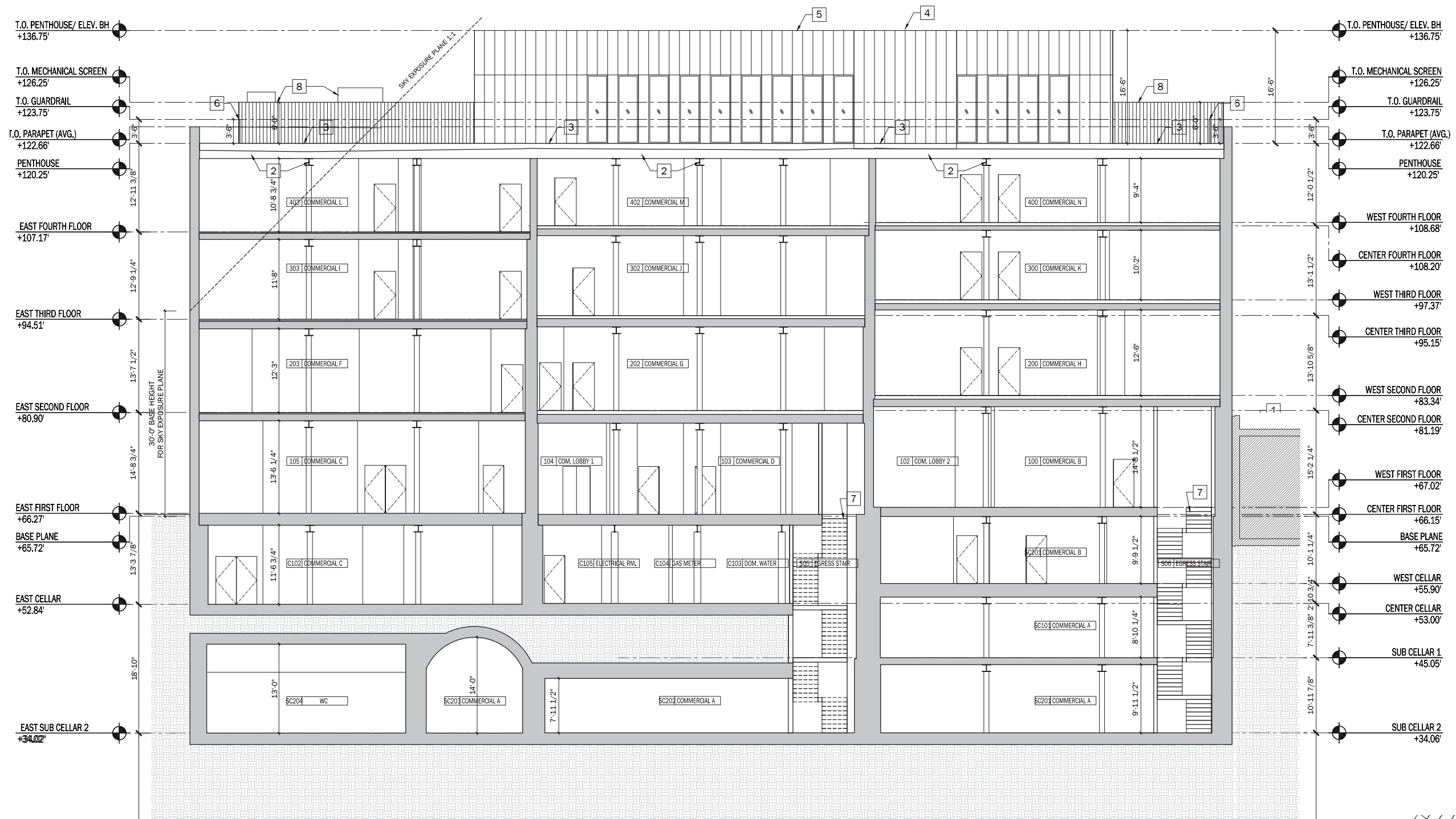


ROOF PLAN - EXISTING

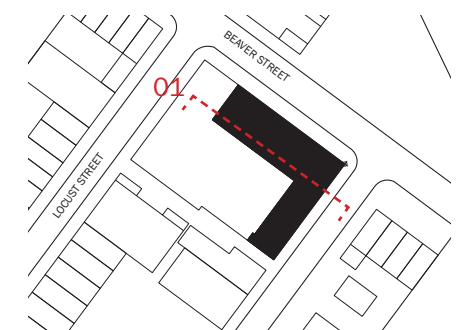


ROOF PLAN - PROPOSED

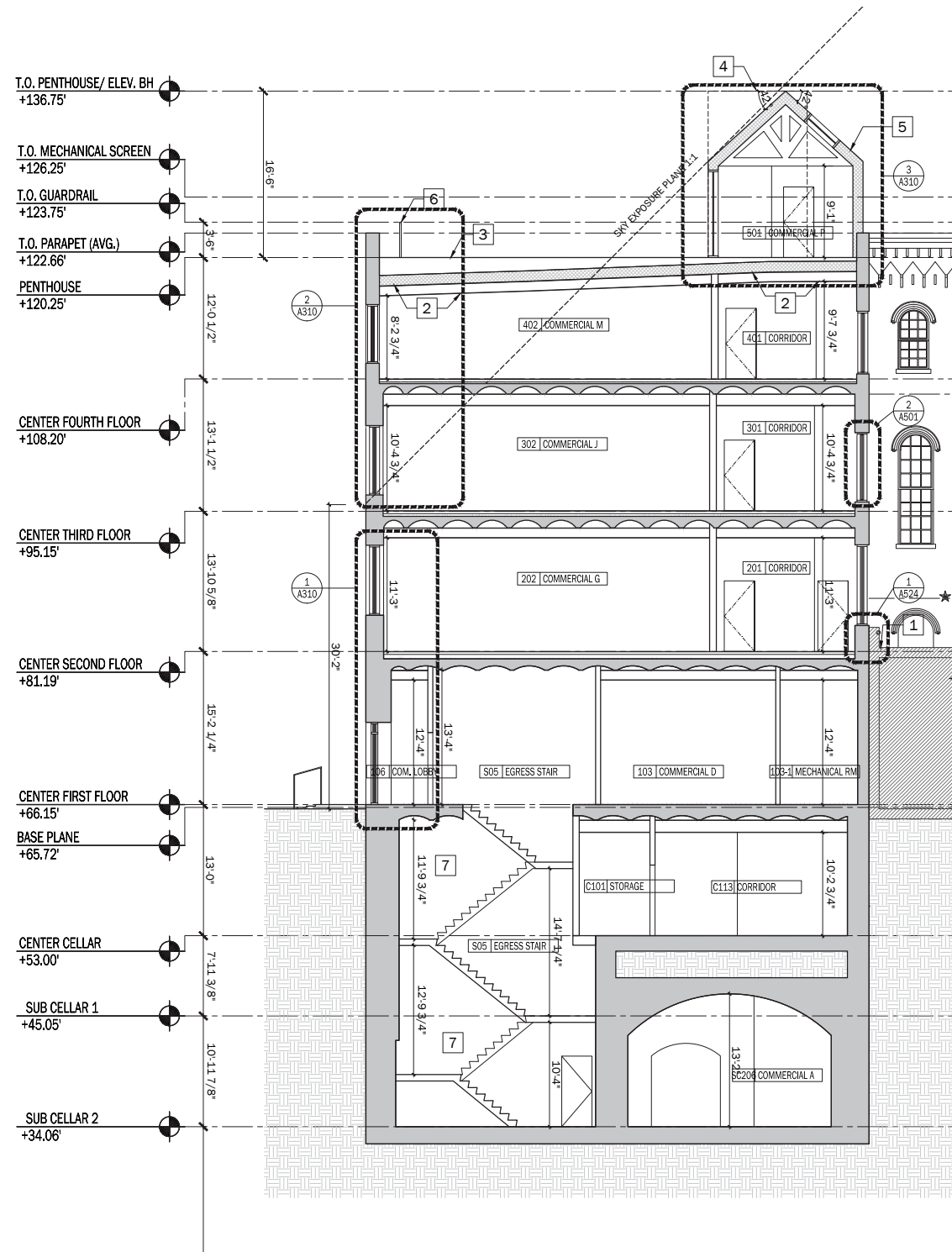




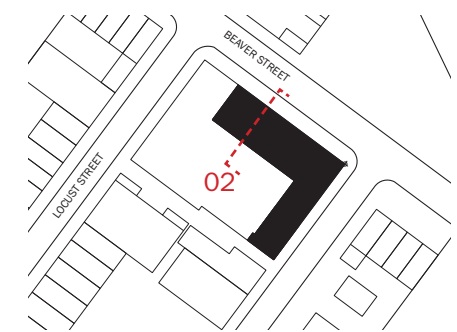
SECTION 01



WILLIAM ULMER BREWERY - 79-81 BEAVER STREET · LONGITUNDINAL SECTION



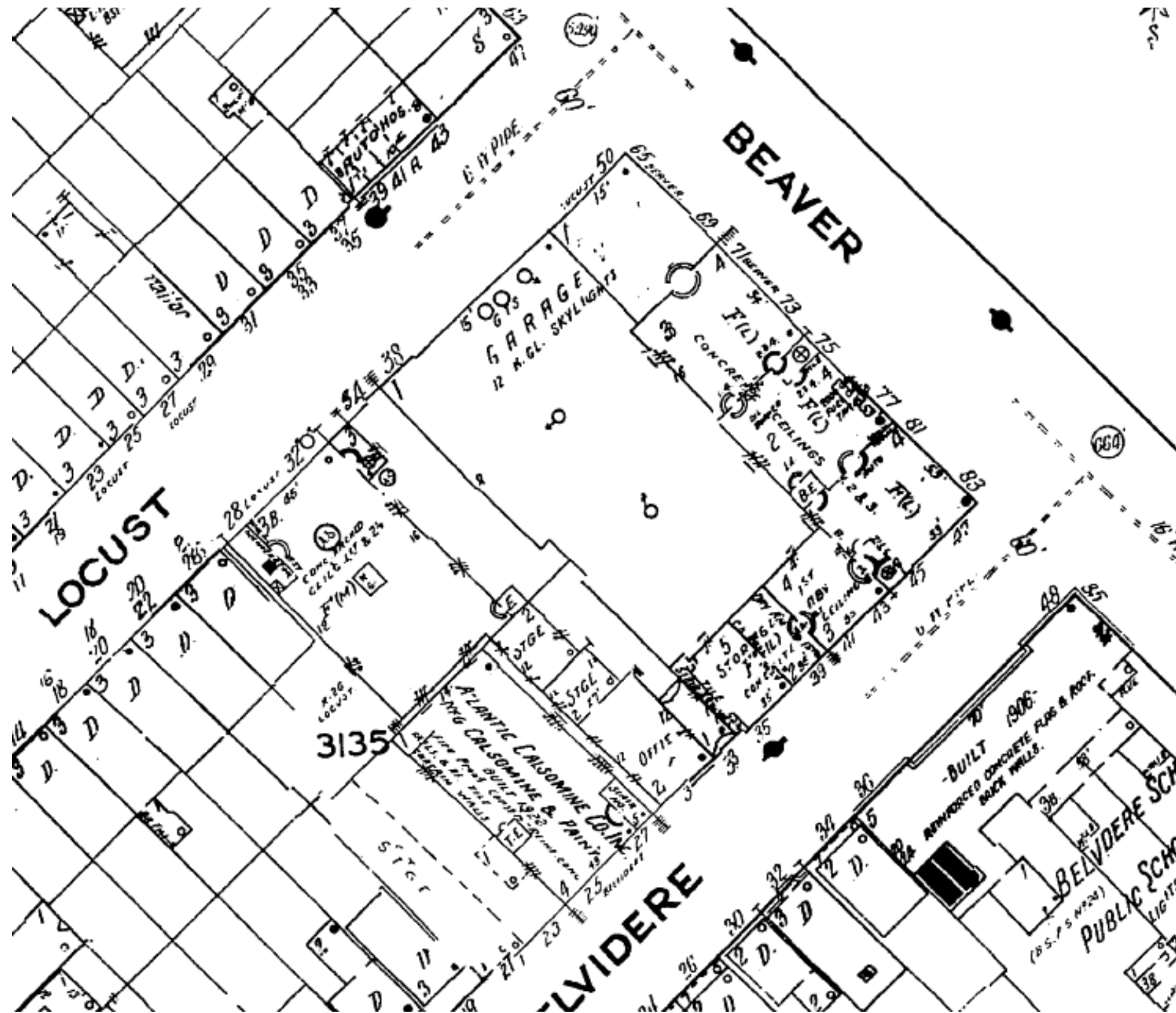
SECTION 02



WILLIAM ULMER BREWERY - 79-81 BEAVER STREET · TRANVERSE SECTION

PROJECT: 79-81 BEAVER STREET / WILLIAM ULMER BREWERY
 SCALE: AS NOTED
 DATE: JANUARY 14, 2020

APPENDIX

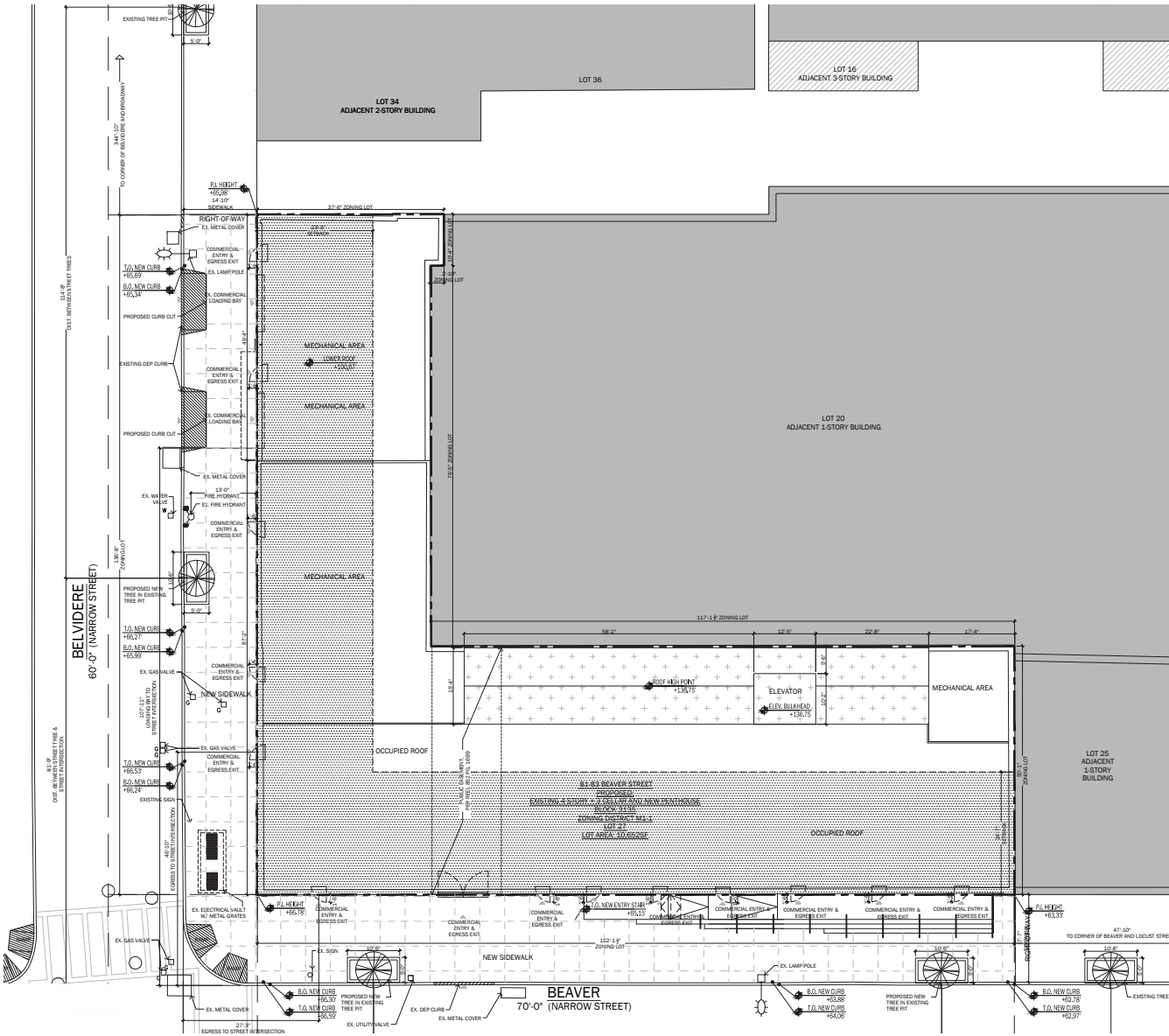


HISTORICAL STREET MAP, CIRCA 1950

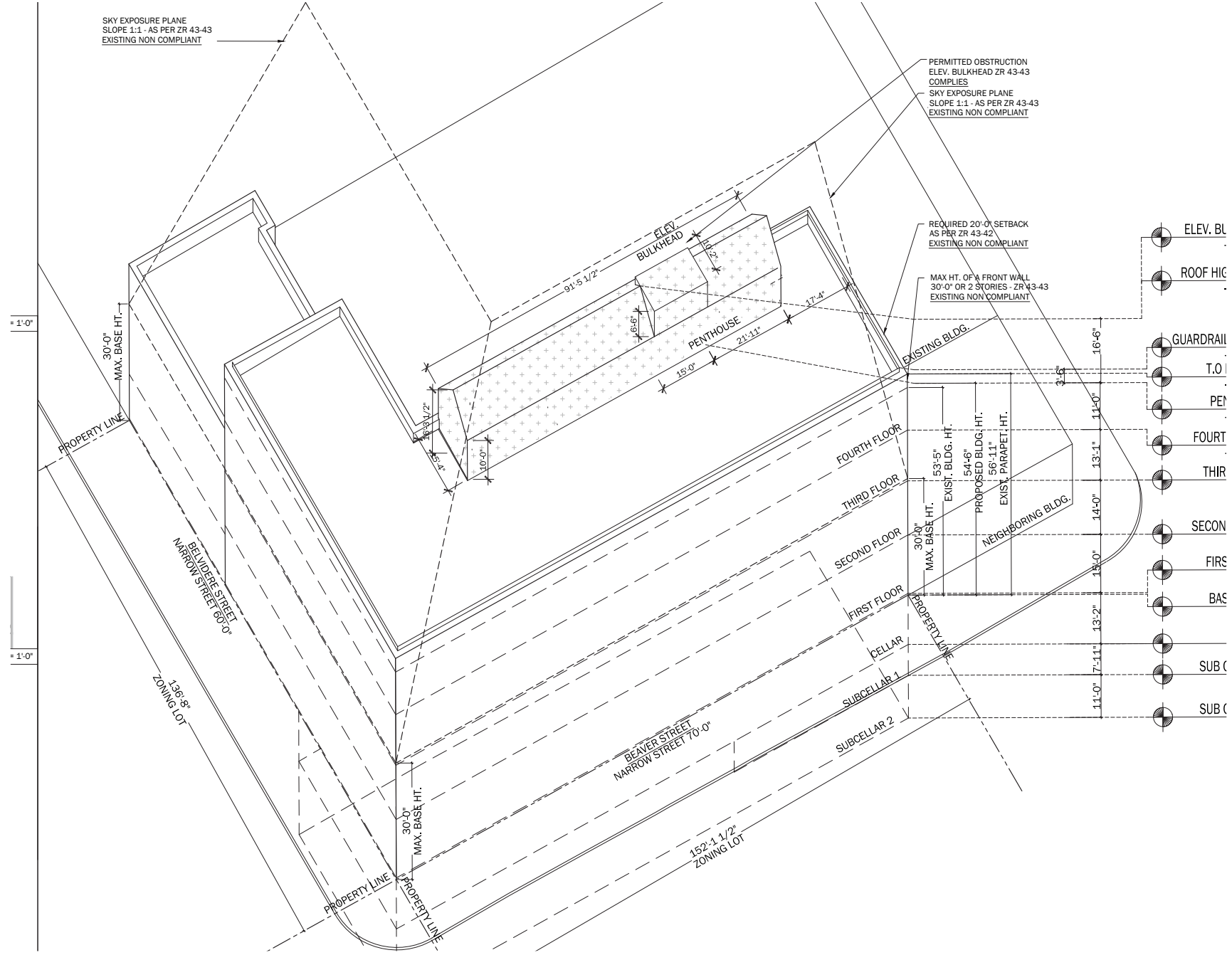
WILLIAM ULMER BREWERY - 79-81 BEAVER STREET · HISTORICAL MAPS

PROJECT: 79-81 BEAVER STREET / WILLIAM ULMER BREWERY
 SCALE: AS NOTED
 DATE: JANUARY 14, 2020

GENERAL SITE INFORMATION	
LOCATION	81-93 BEAVER STREET, BROOKLYN, NY 11206
BLOCK NUMBER	3135
LOT NUMBER	27
ZONING MAP NUMBER	LOCATION
ZONING DISTRICT	M1-1
STREET WIDTH	BEAVER STREET WIDE 70'-0"
	BELVEDERE STREET WIDE 60'-0"
LOT AREA	10,647 SF

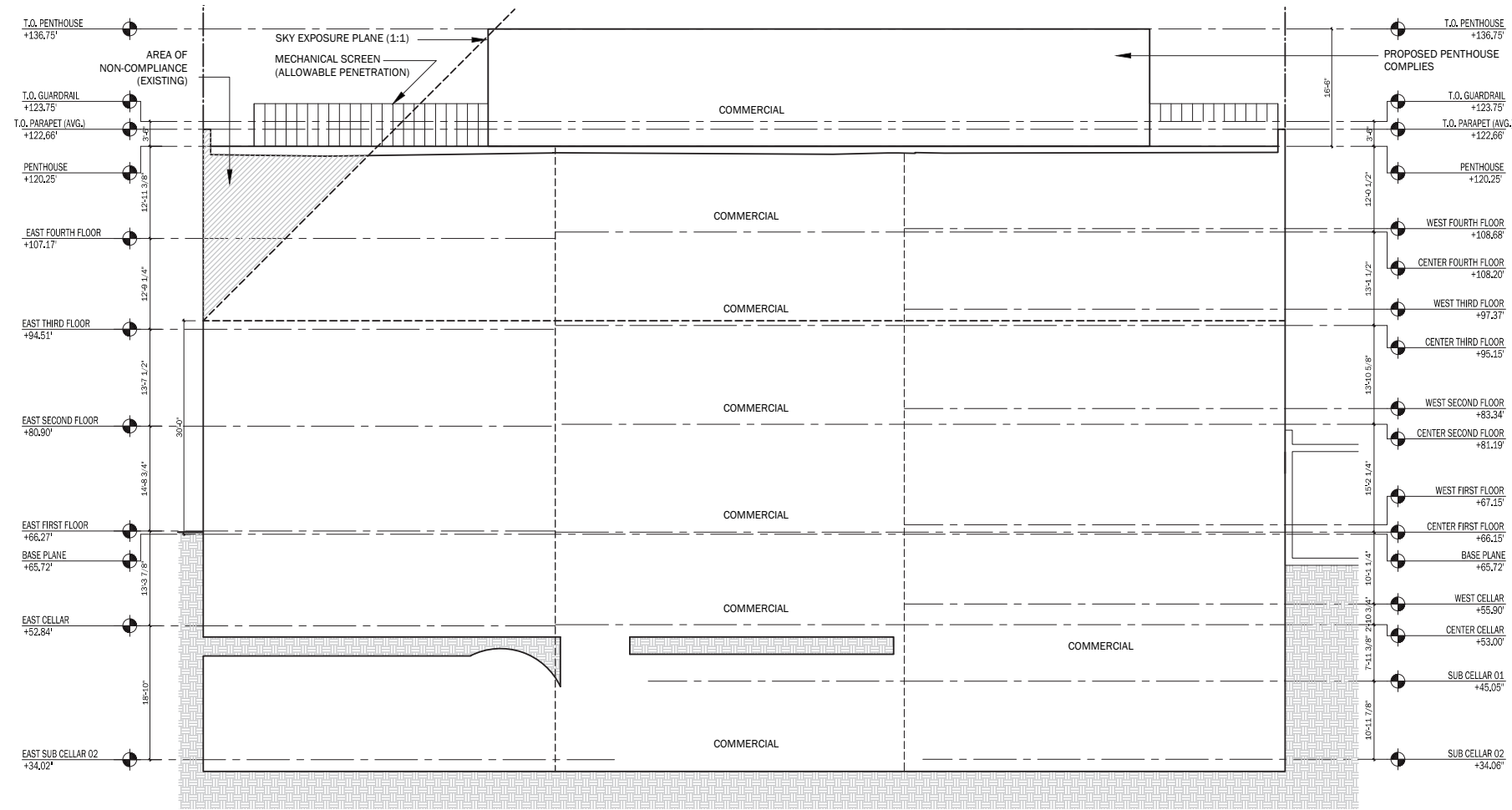


ZONING SITE PLAN OF PROPOSED BUILDING

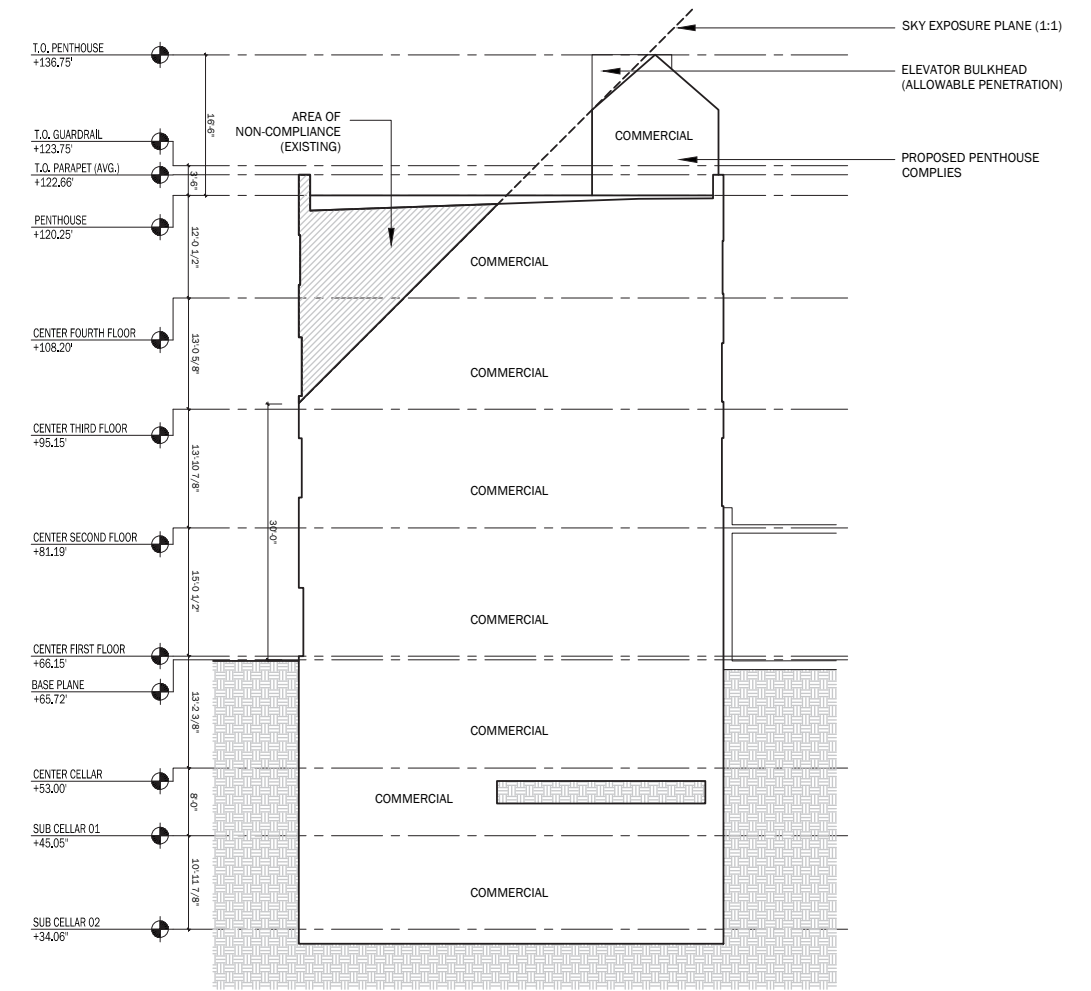


AXONOMETRIC DRAWING OF PROPOSED BUILDING

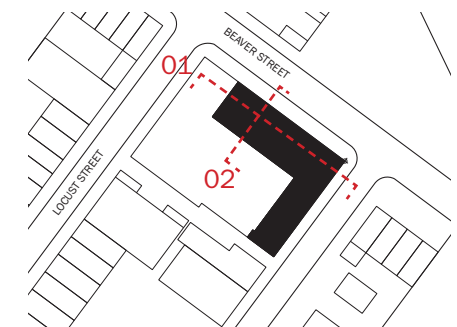
WILLIAM ULMER BREWERY - 79-81 BEAVER STREET · ZONING ANALYSIS I-II

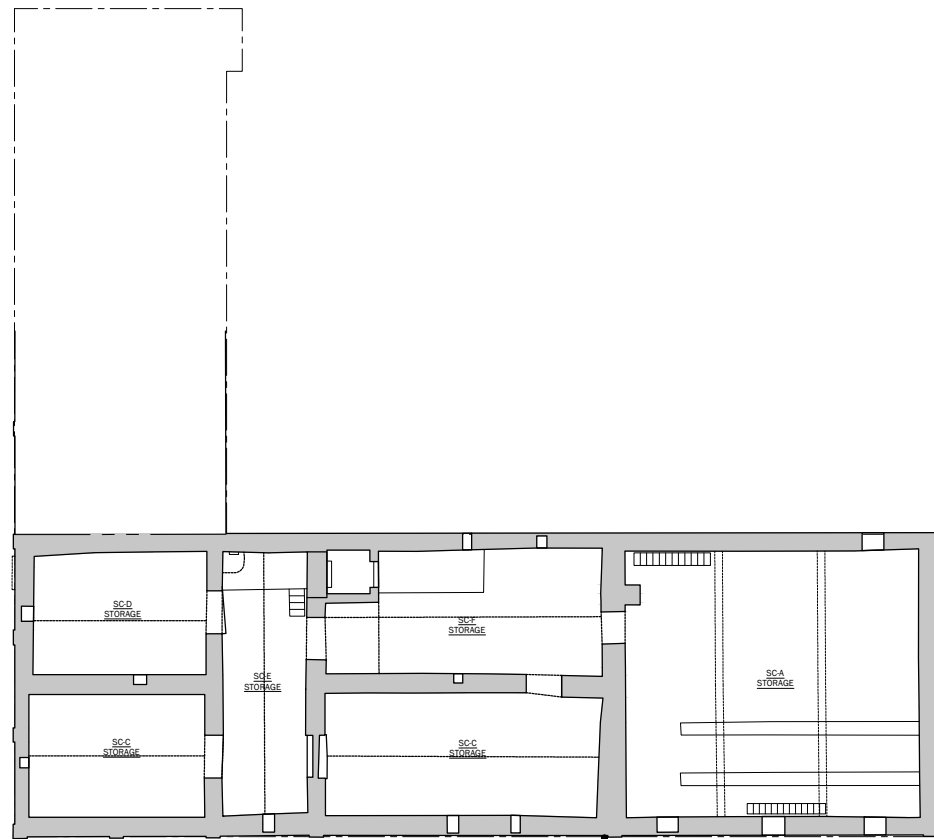


ZONING SECTION 01 - LONGITUDINAL

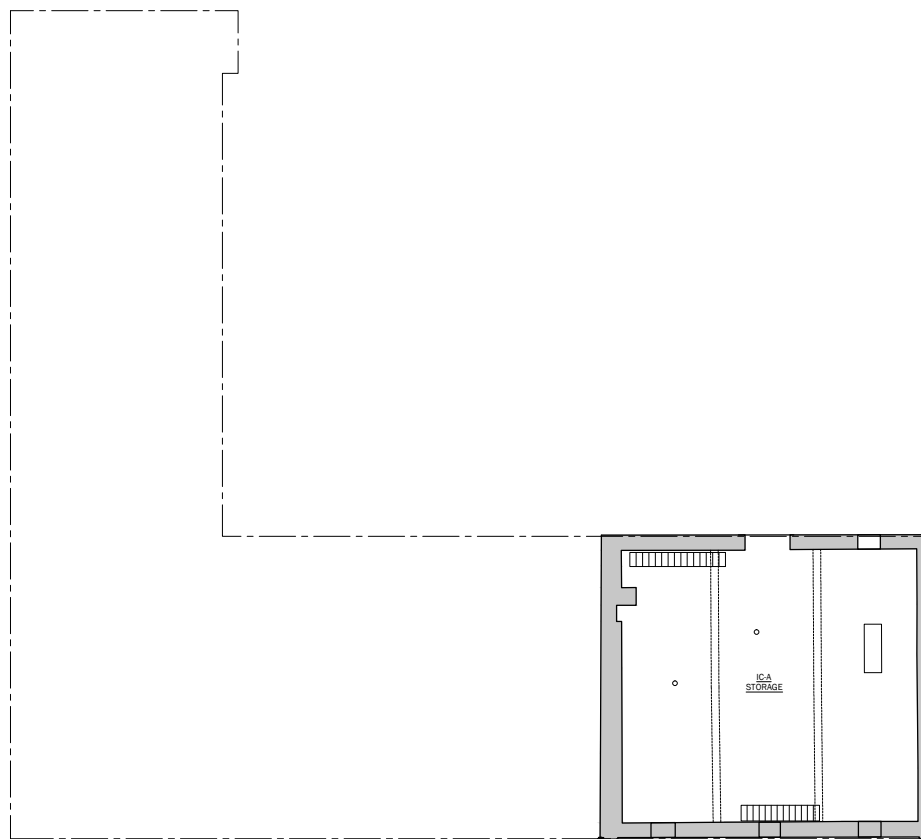


ZONING SECTION 02 - TRANSVERSE

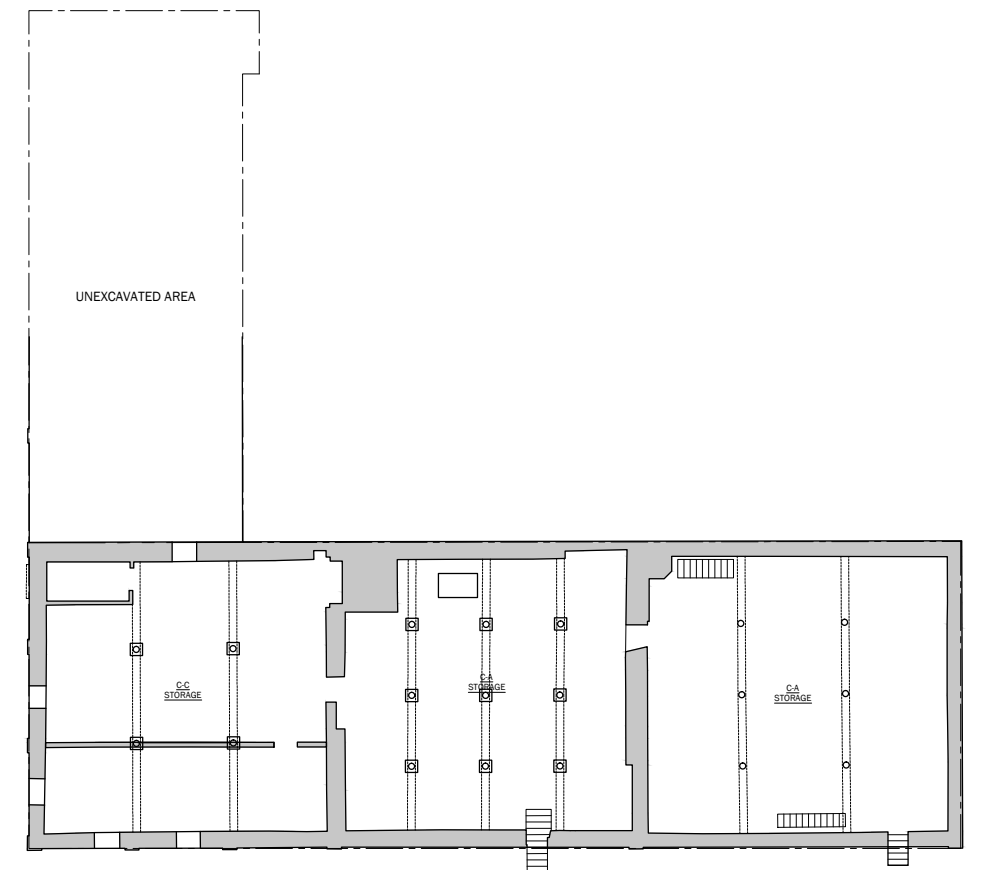




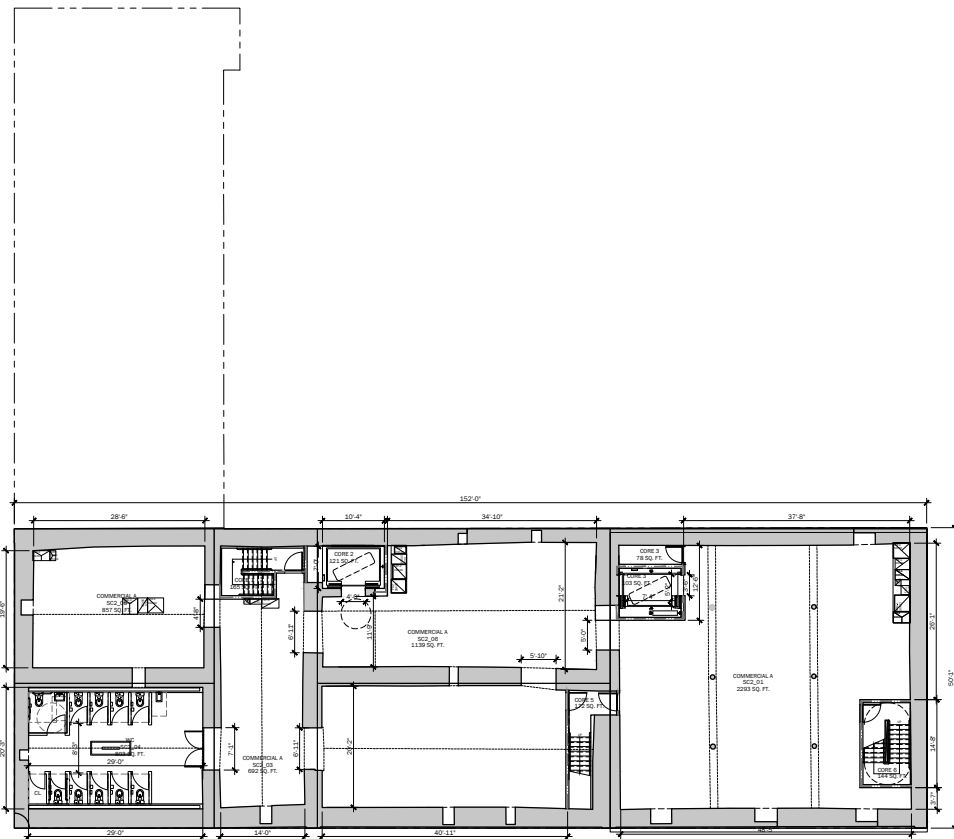
SUB-CELLAR PLAN - EXISTING



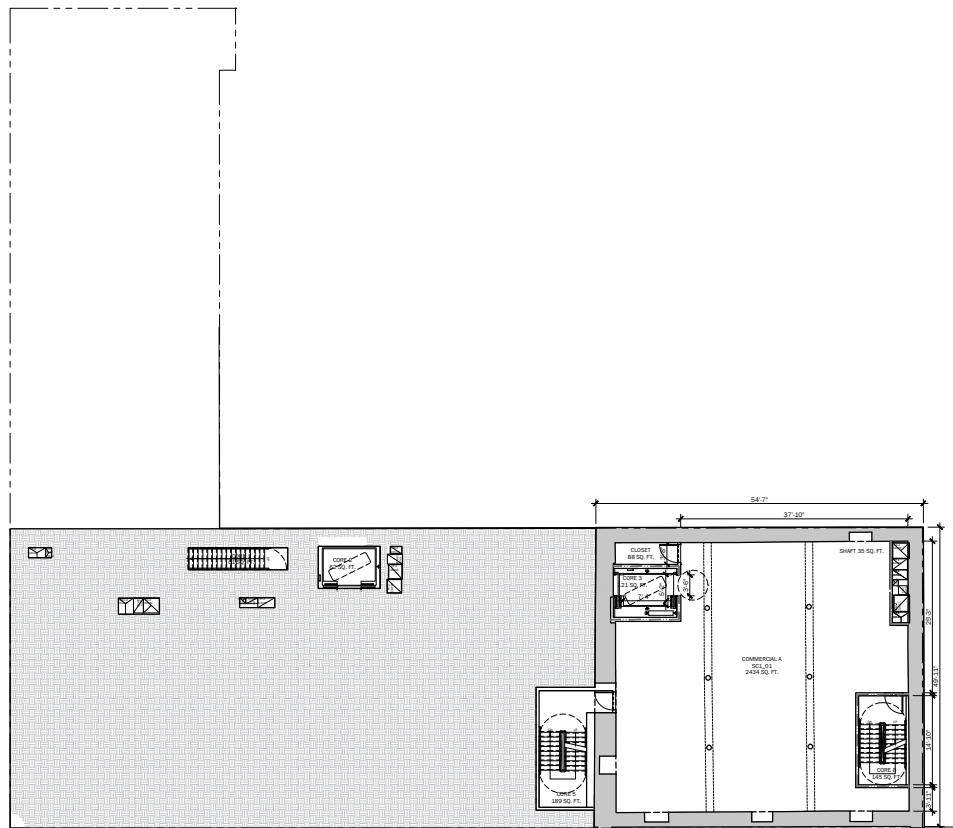
INTERMEDIATE-CELLAR PLAN - EXISTING



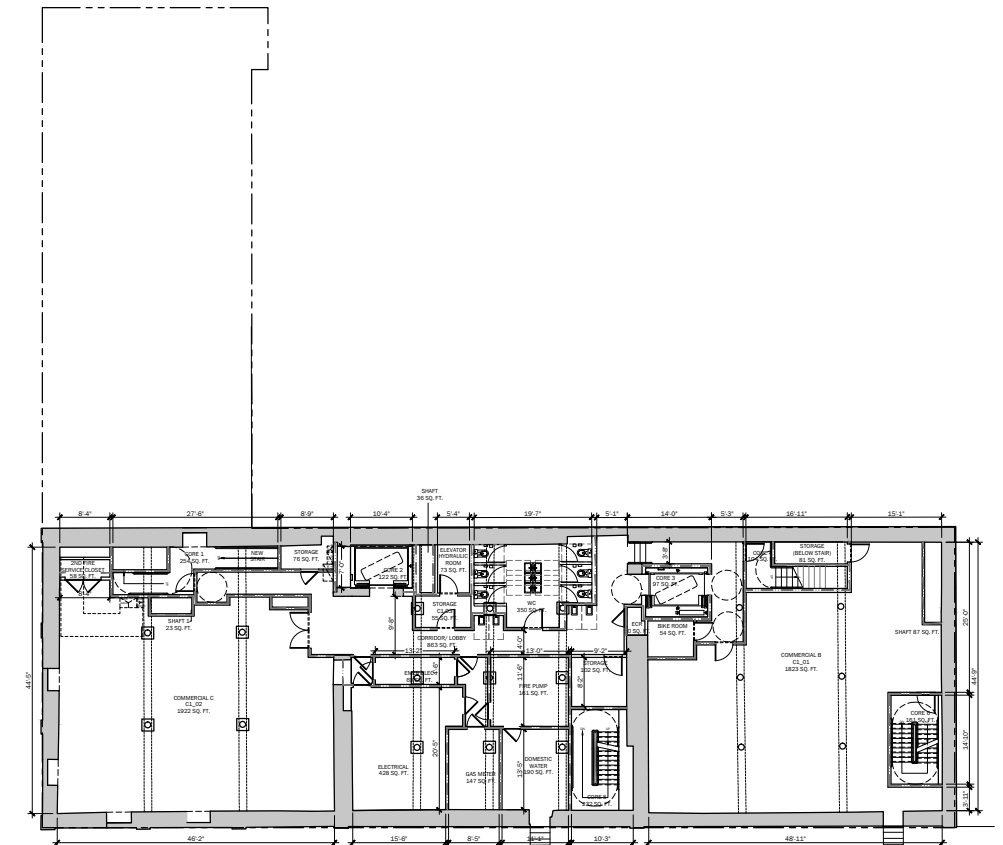
CELLAR PLAN - EXISTING



SUB-CELLAR PLAN - PROPOSED

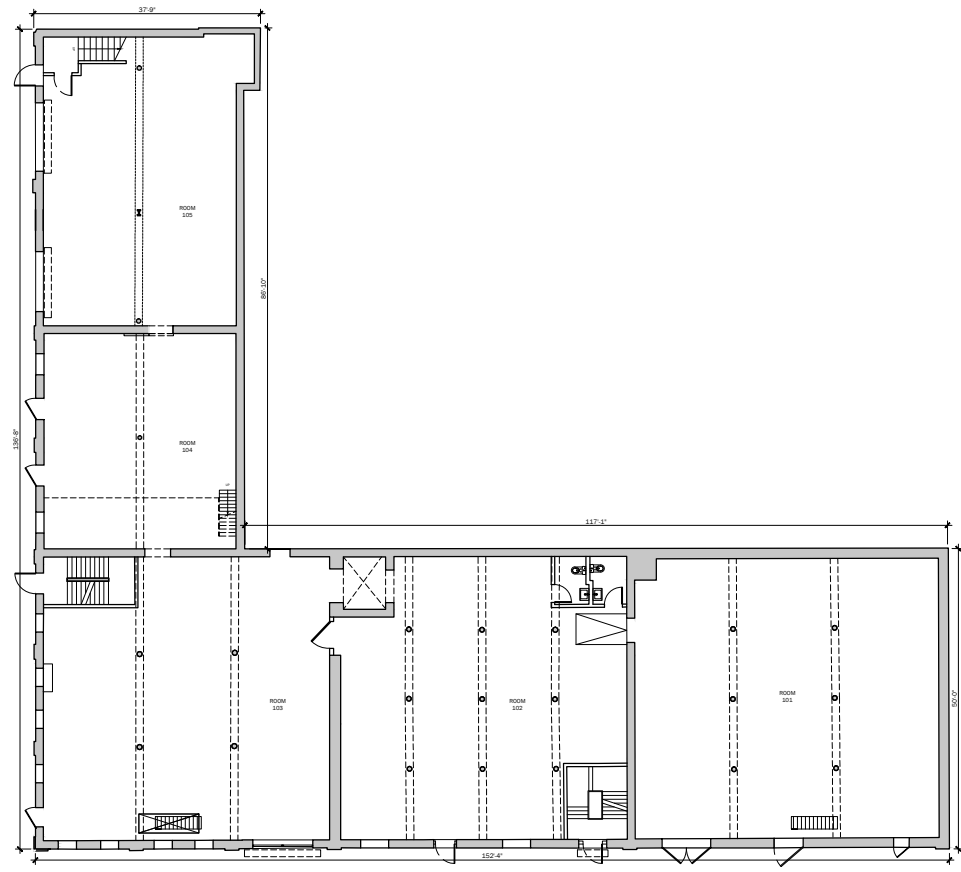


INTERMEDIATE-CELLAR PLAN - PROPOSED

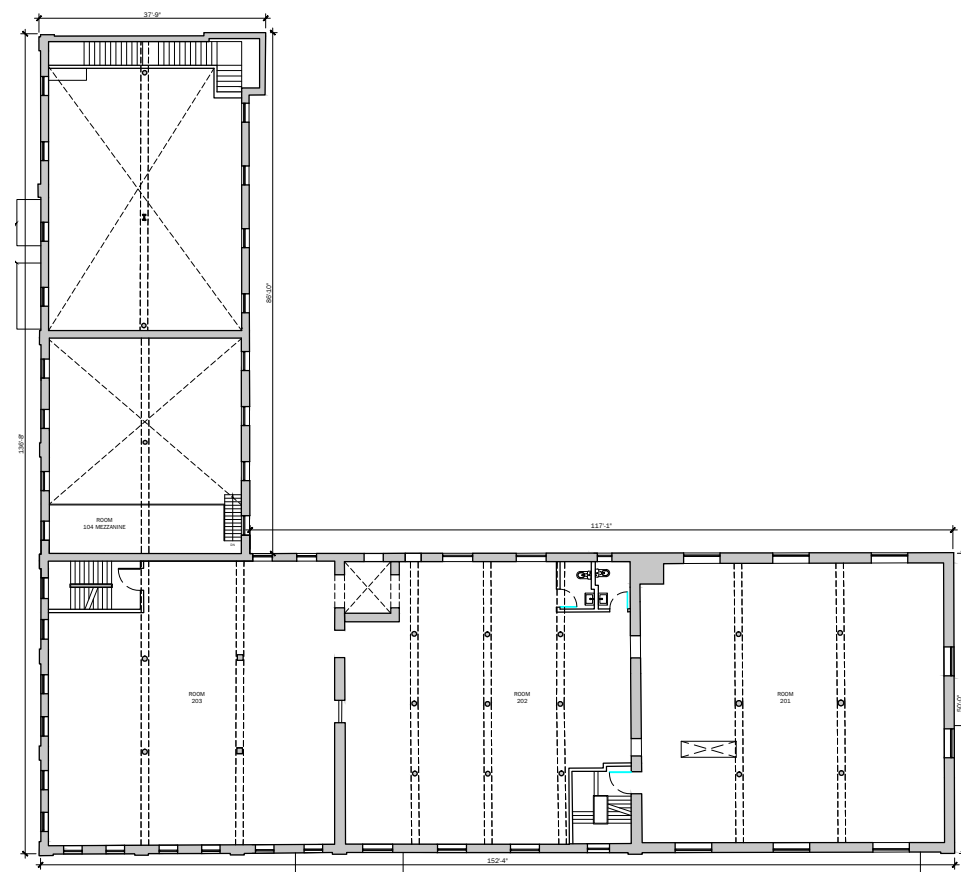


CELLAR PLAN - PROPOSED

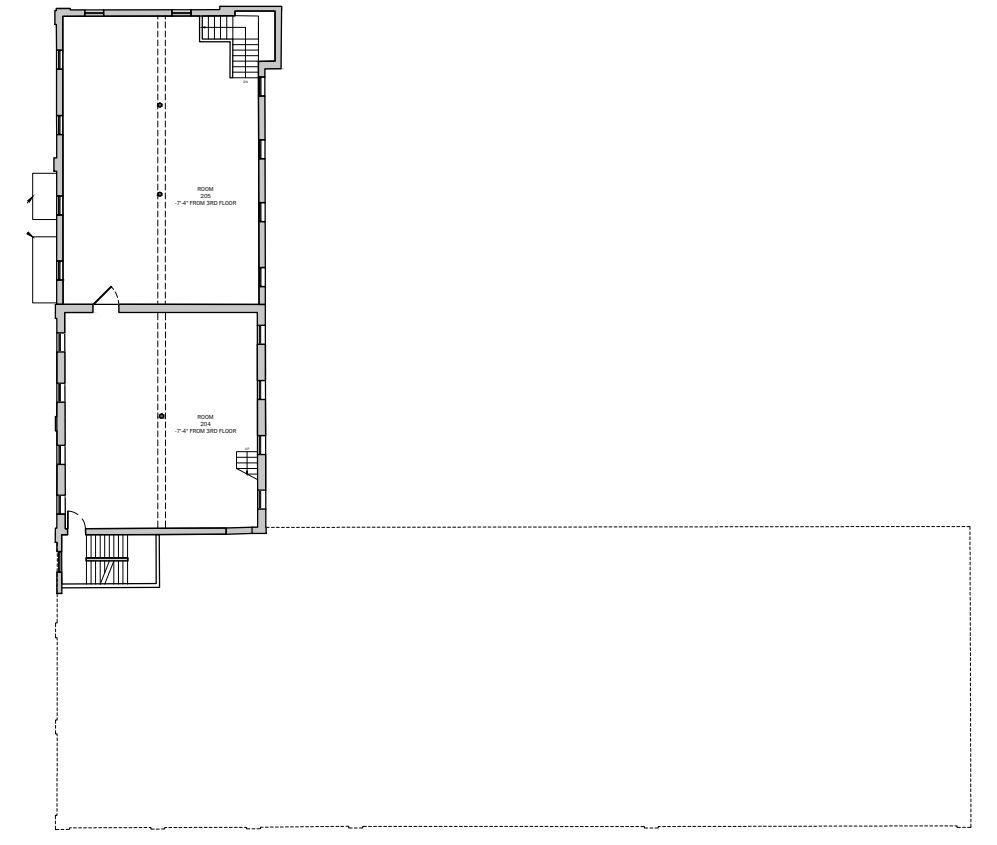
WILLIAM ULMER BREWERY - 79-81 BEAVER STREET · EXISTING AND PROPOSED LAYOUTS



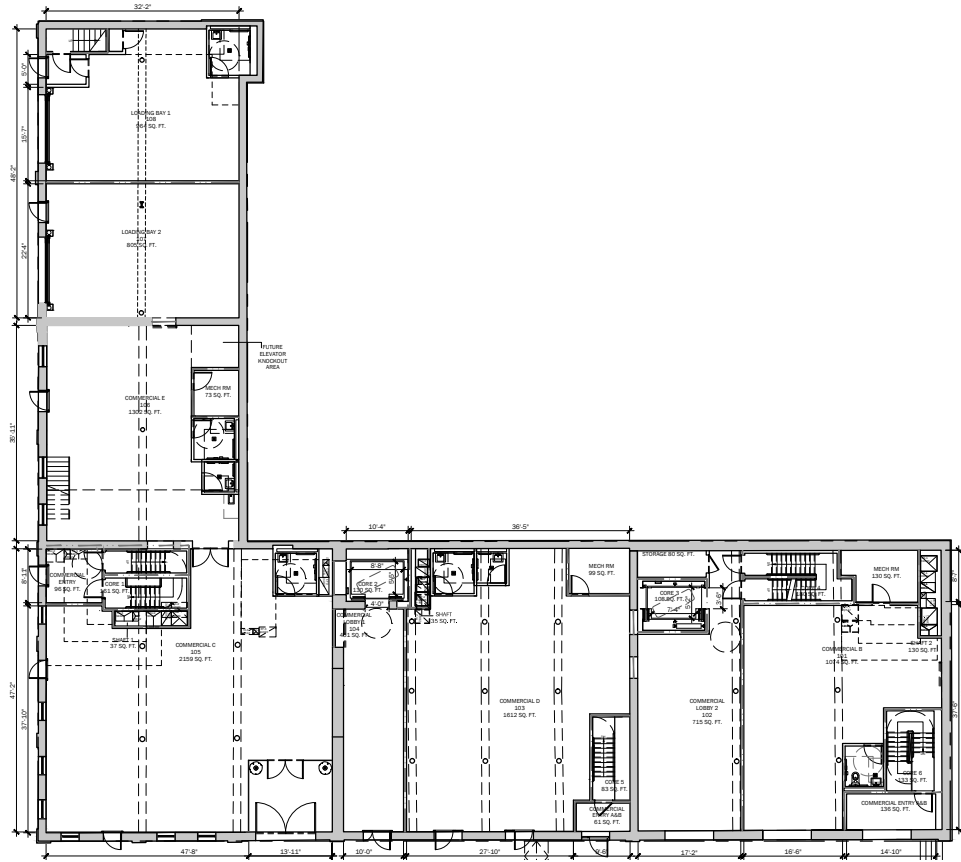
01 PLAN - EXISTING



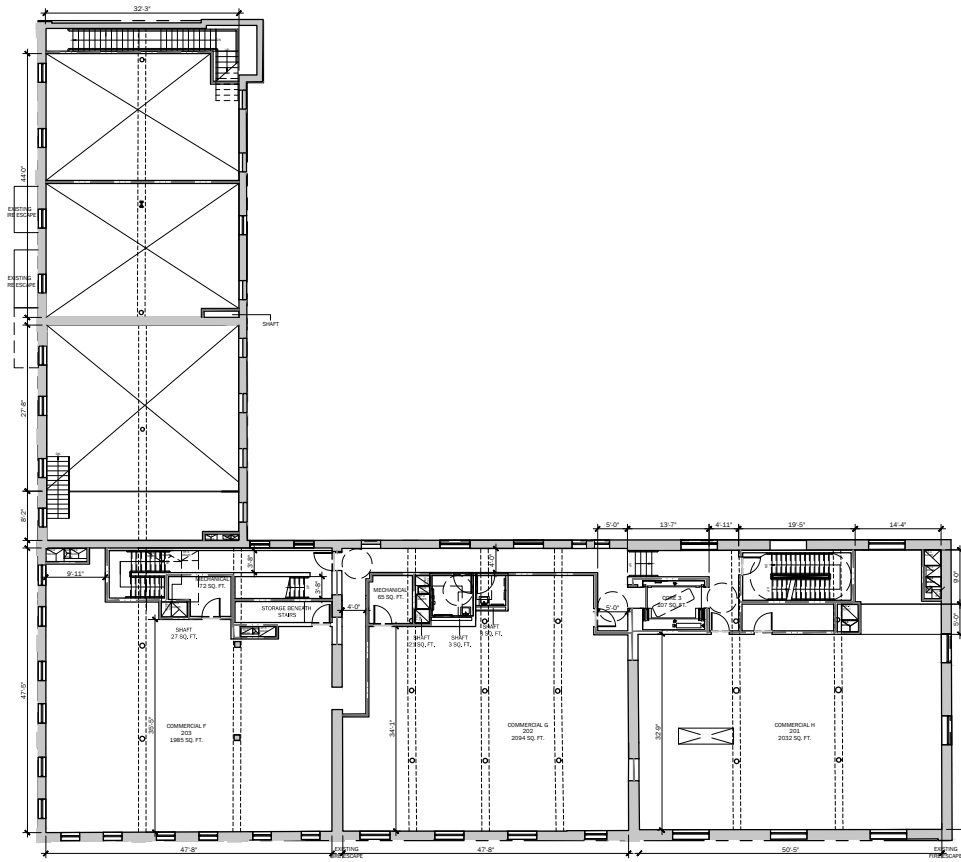
02 PLAN - EXISTING



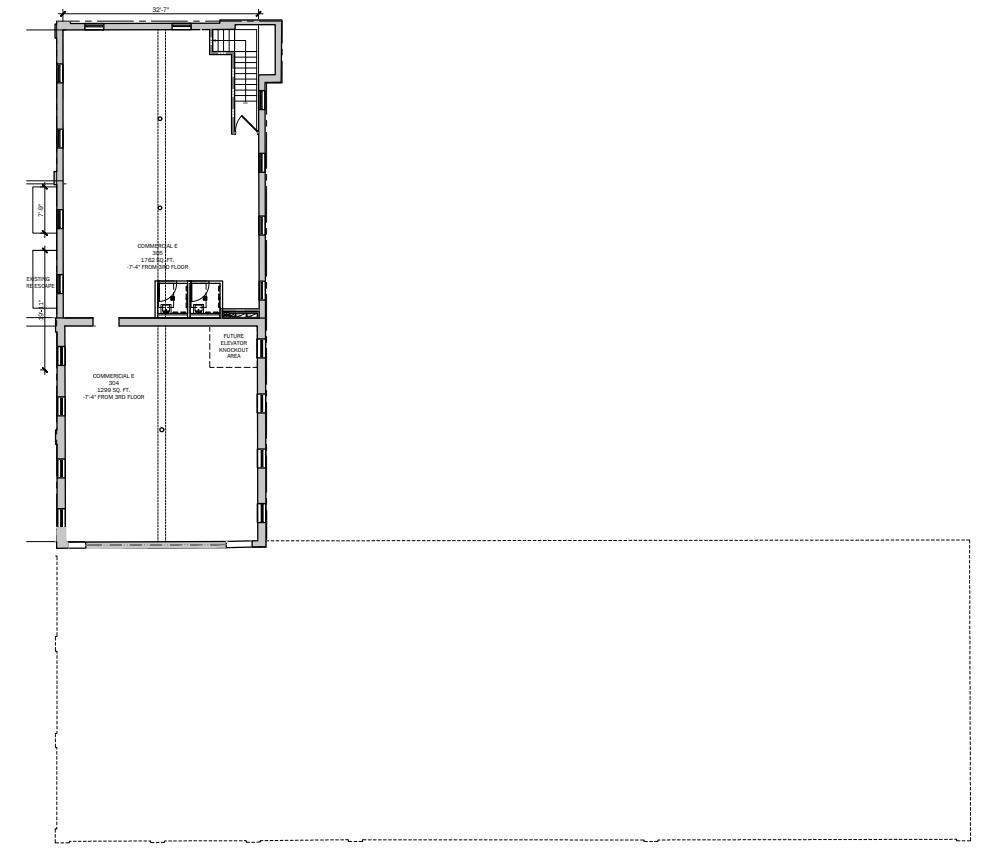
02 INTERMEDIATE PLAN - EXISTING



01 PLAN - PROPOSED

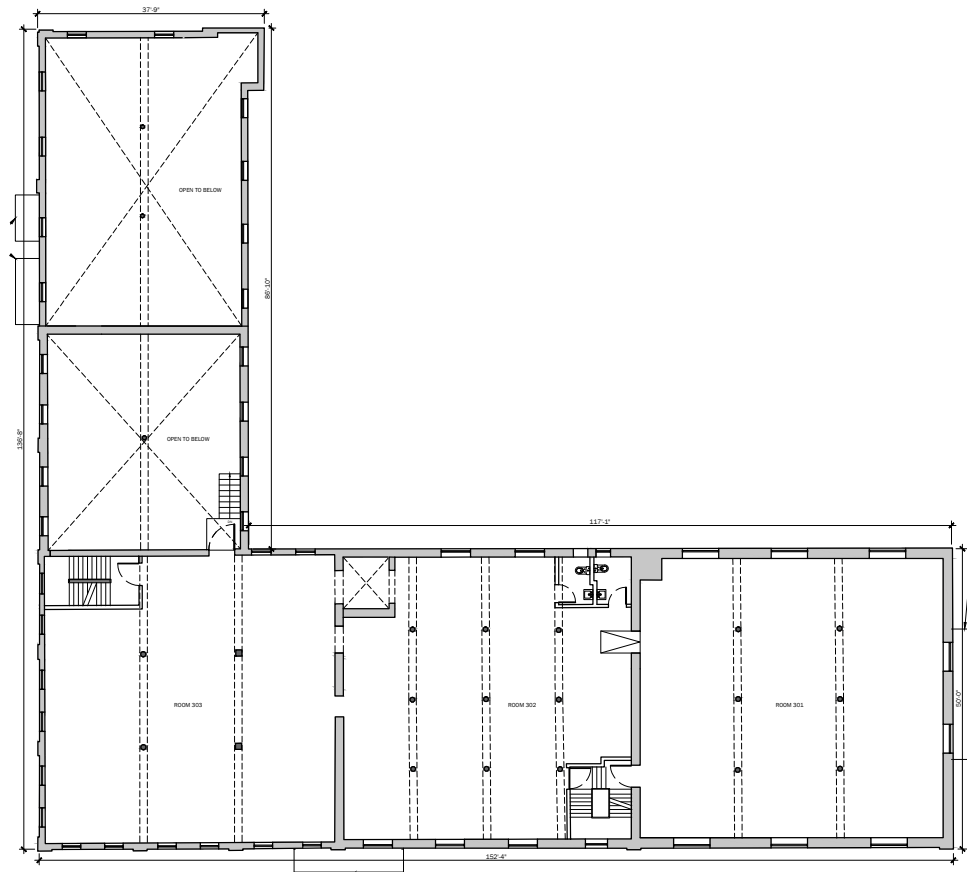


02 PLAN - PROPOSED

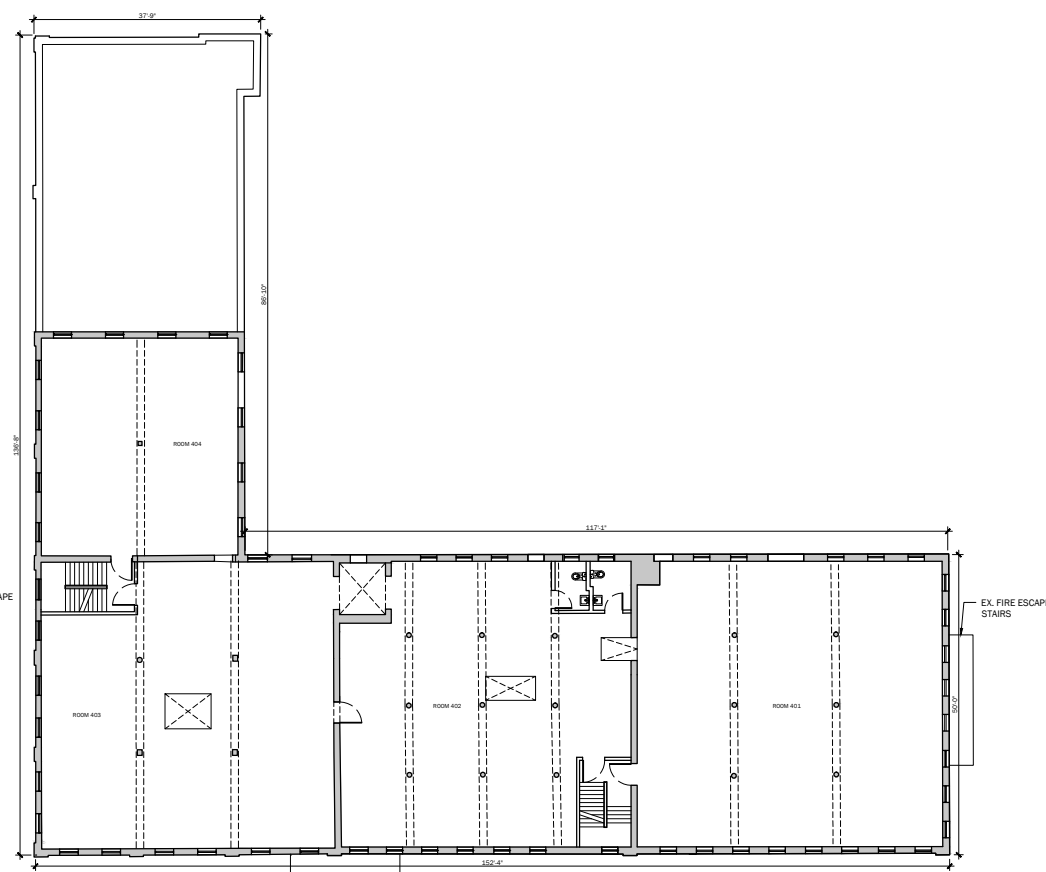


02 INTERMEDIATE PLAN - PROPOSED

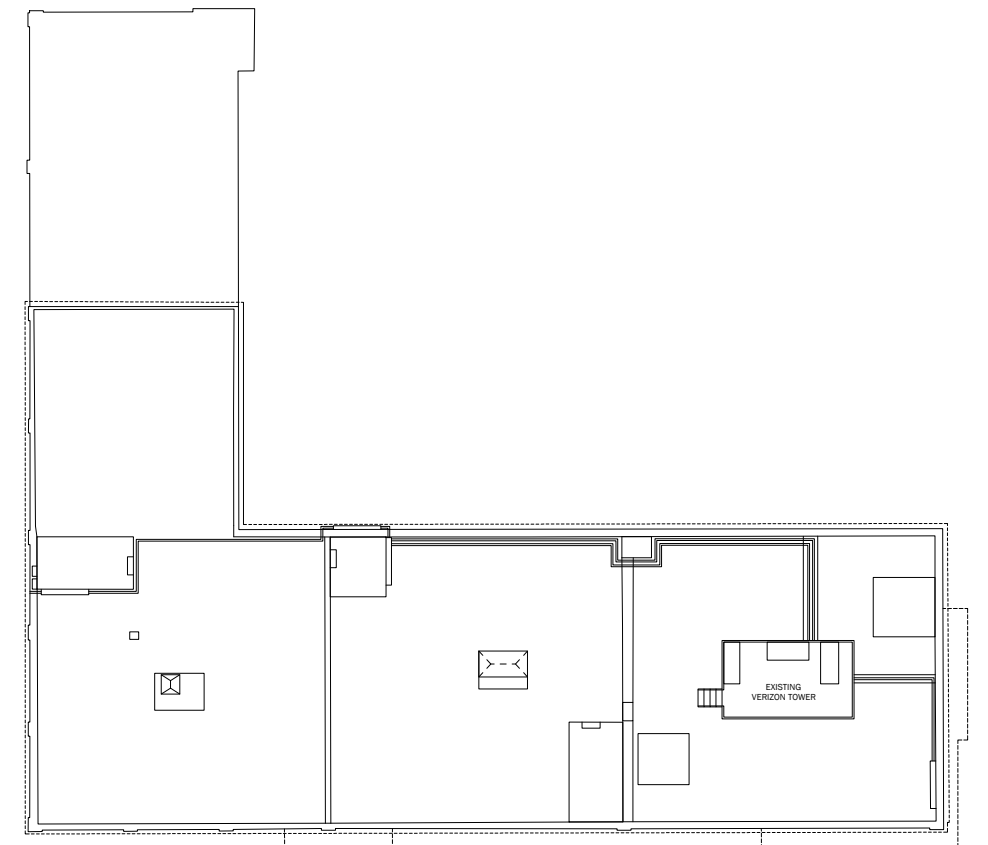
WILLIAM ULMER BREWERY - 79-81 BEAVER STREET · EXISTING AND PROPOSED LAYOUTS



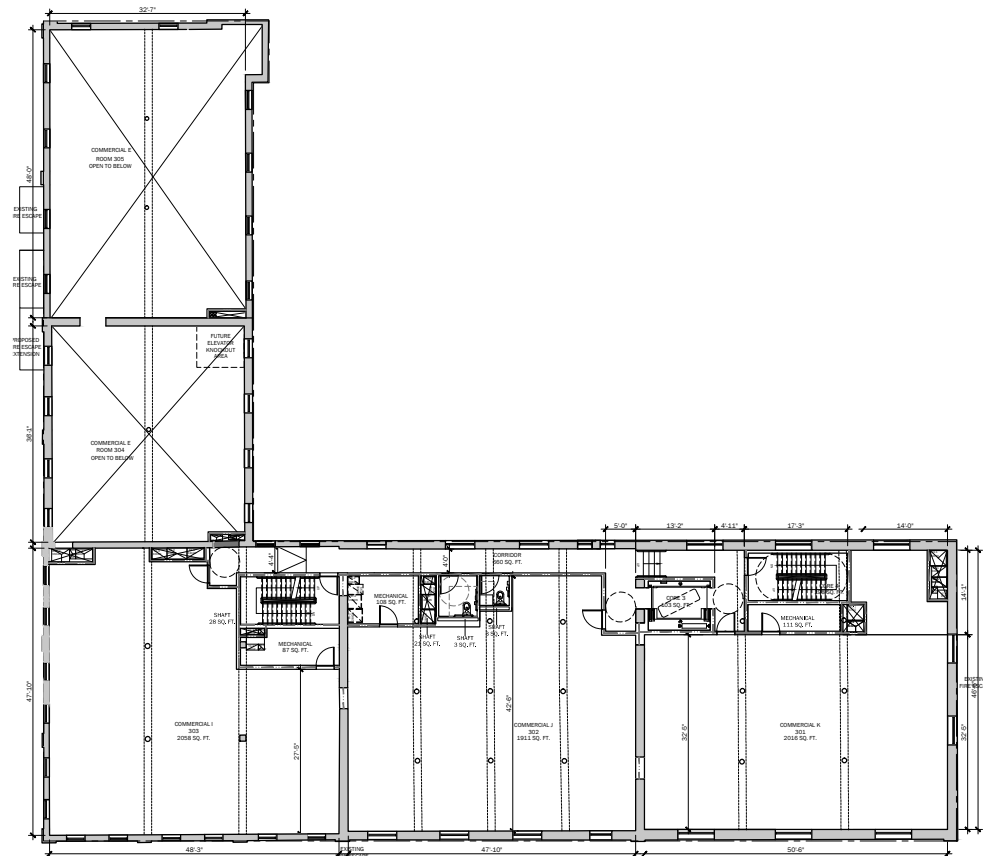
03 PLAN - EXISTING



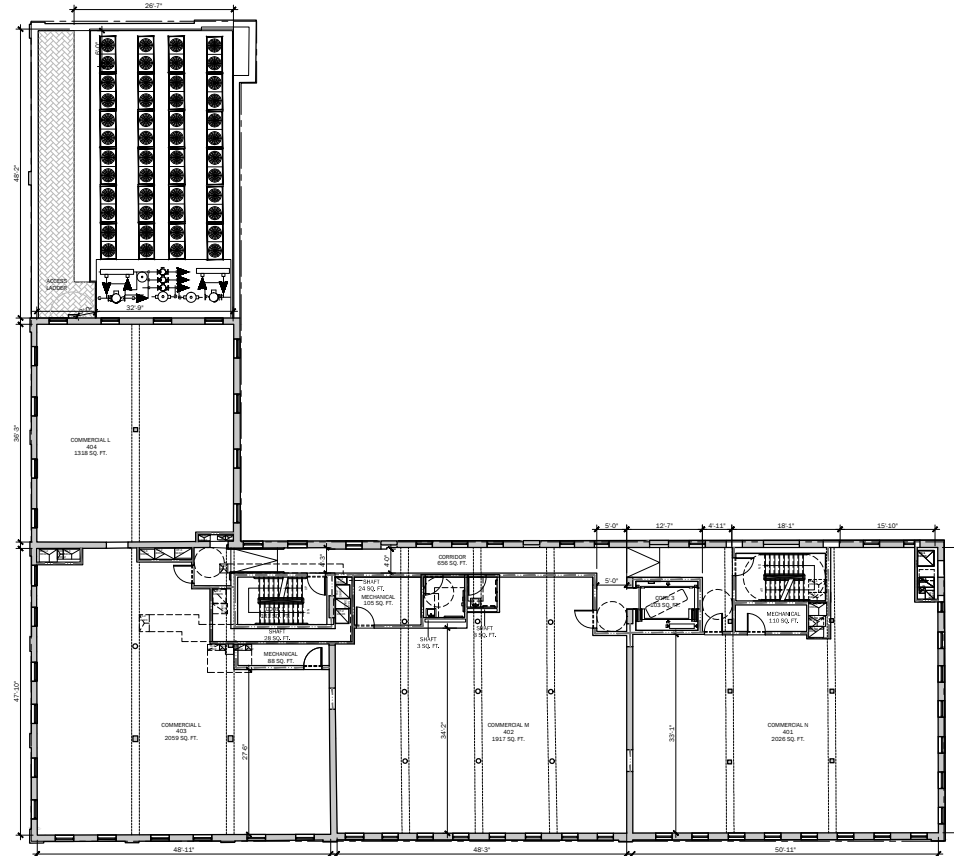
04 PLAN - EXISTING



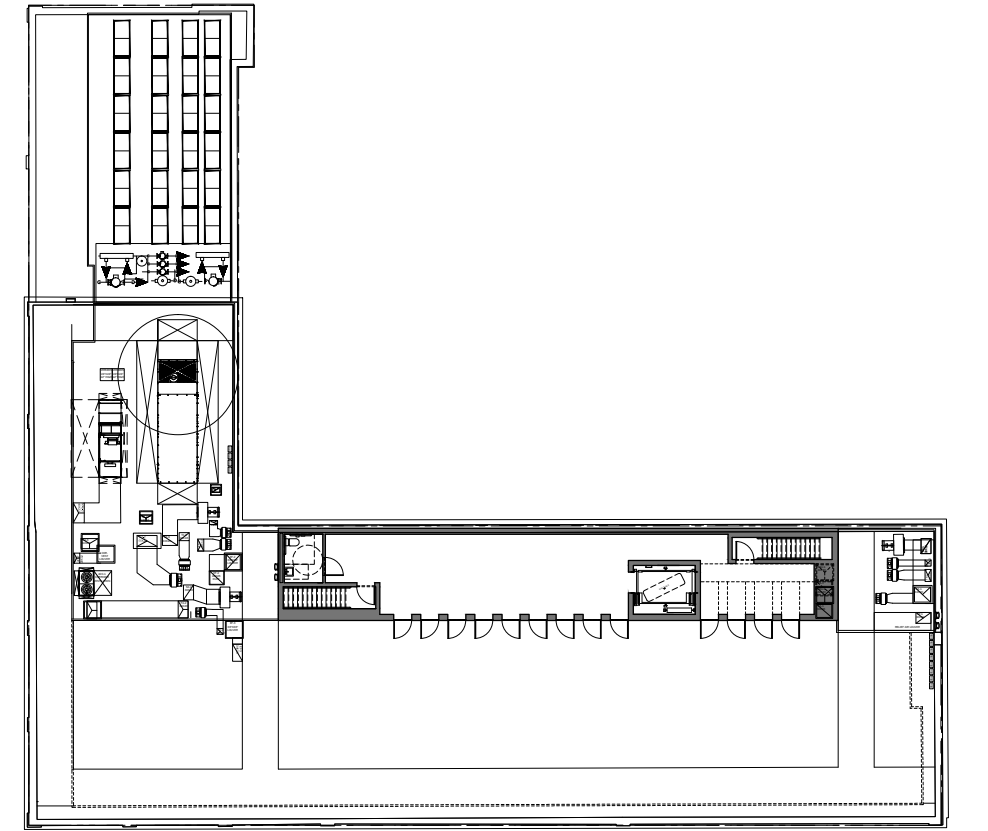
ROOF PLAN - EXISTING



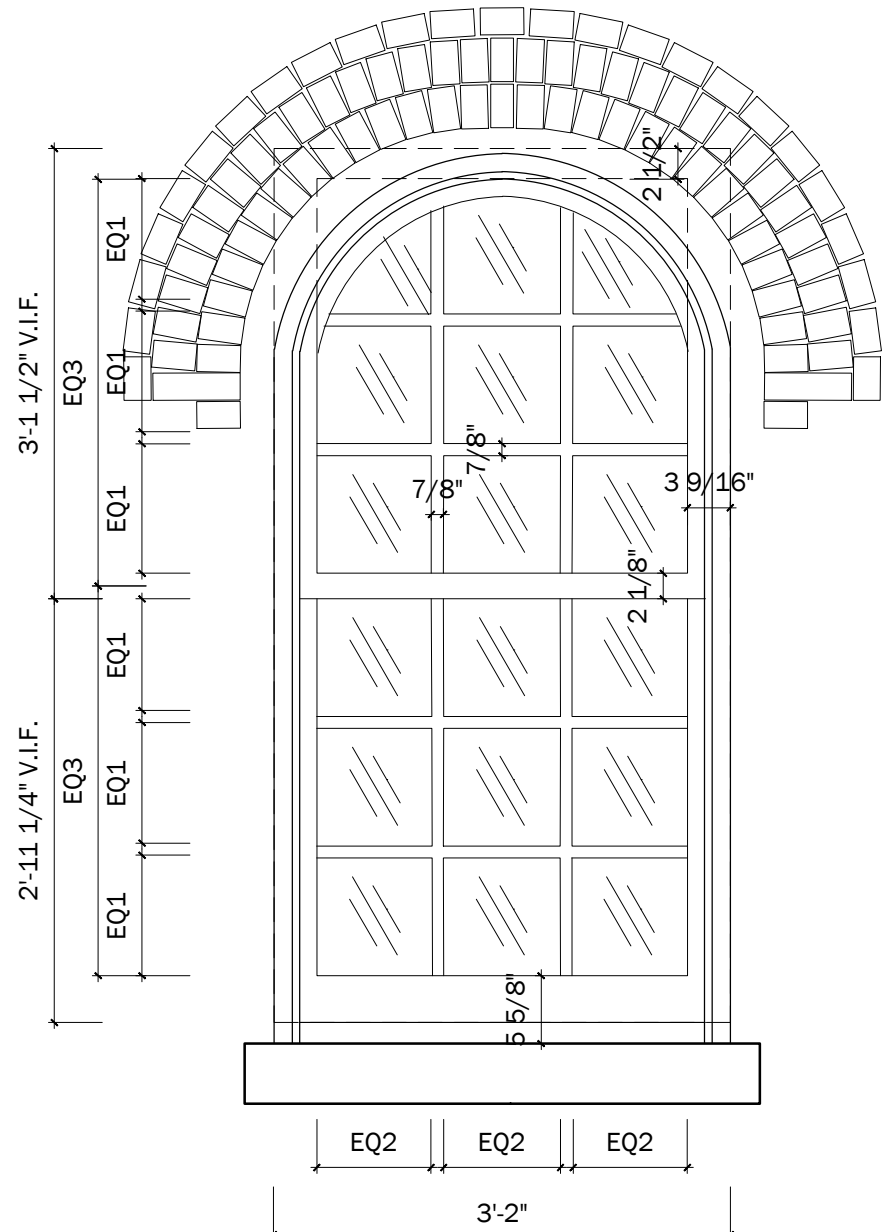
03 PLAN - PROPOSED



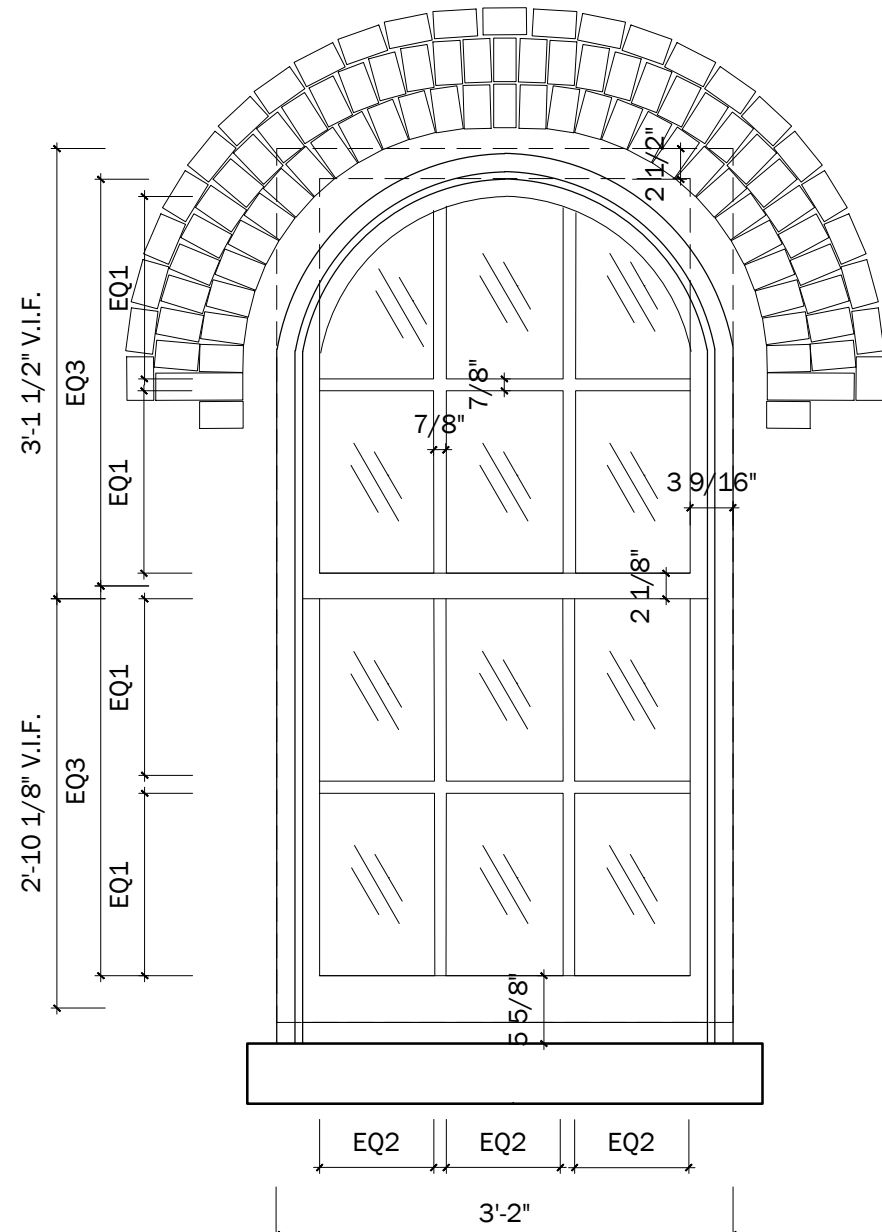
04 PLAN - PROPOSED



ROOF PLAN - PROPOSED

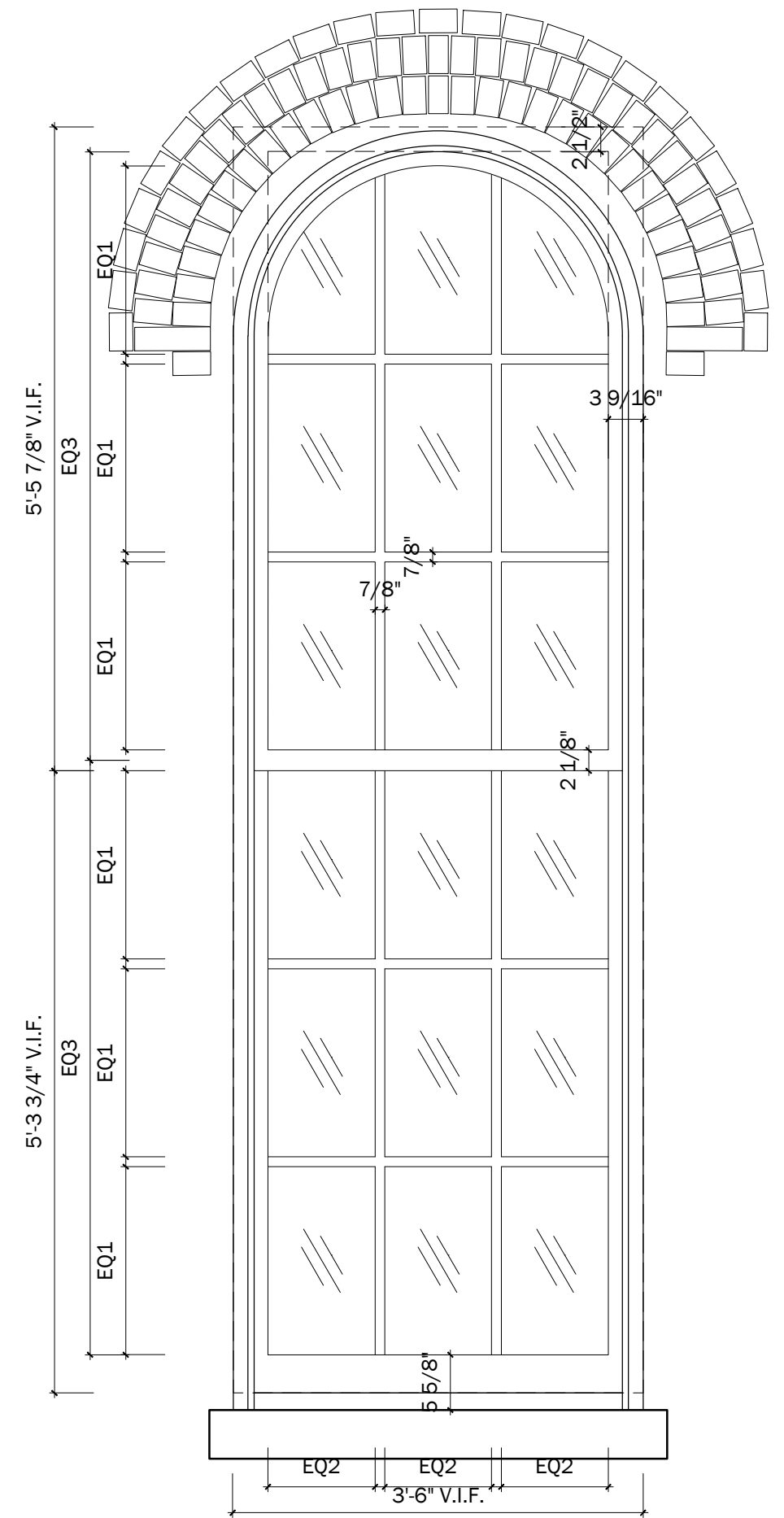


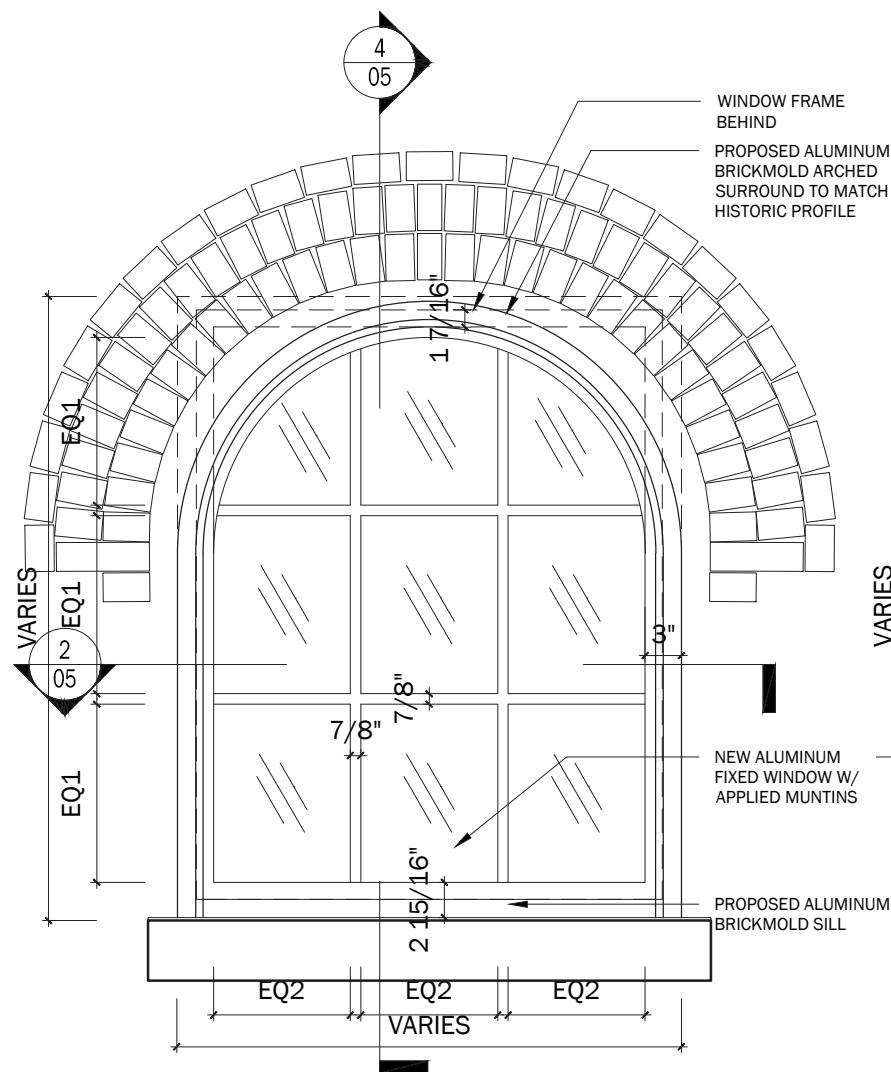
1 PROPOSED WINDOW ELEVATION, 9 OVER 9 LITES
3/4" = 1"



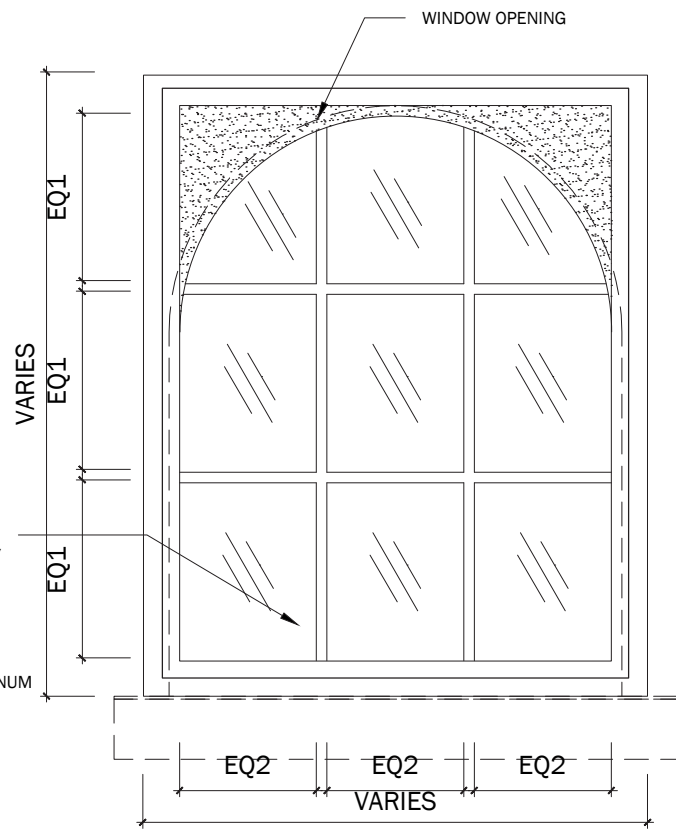
2 PROPOSED WINDOW ELEVATION, 6 OVER 6 LITES
3/4" = 1"

3 PROPOSED WINDOW ELEVATION, 9 OVER 9 LITES
3/4" = 1"

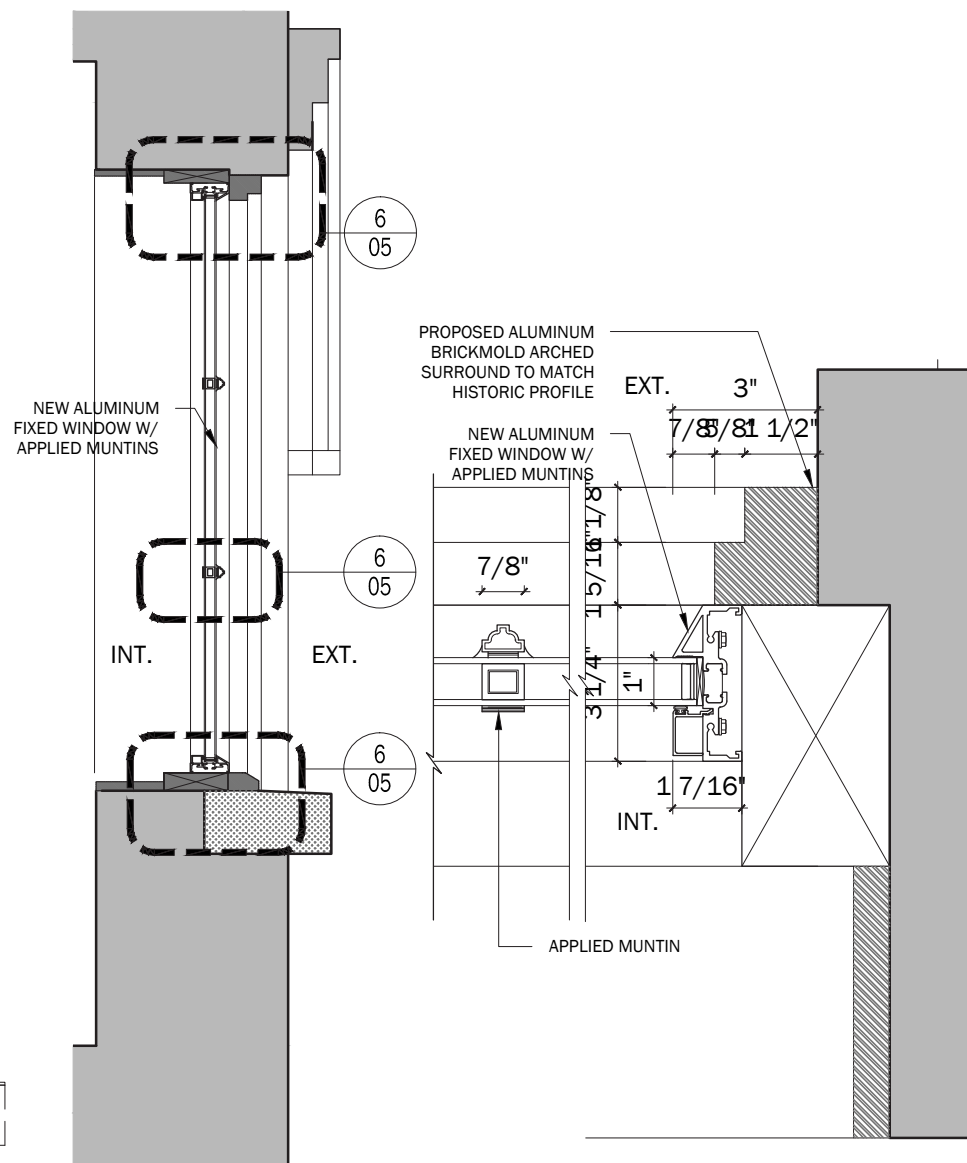




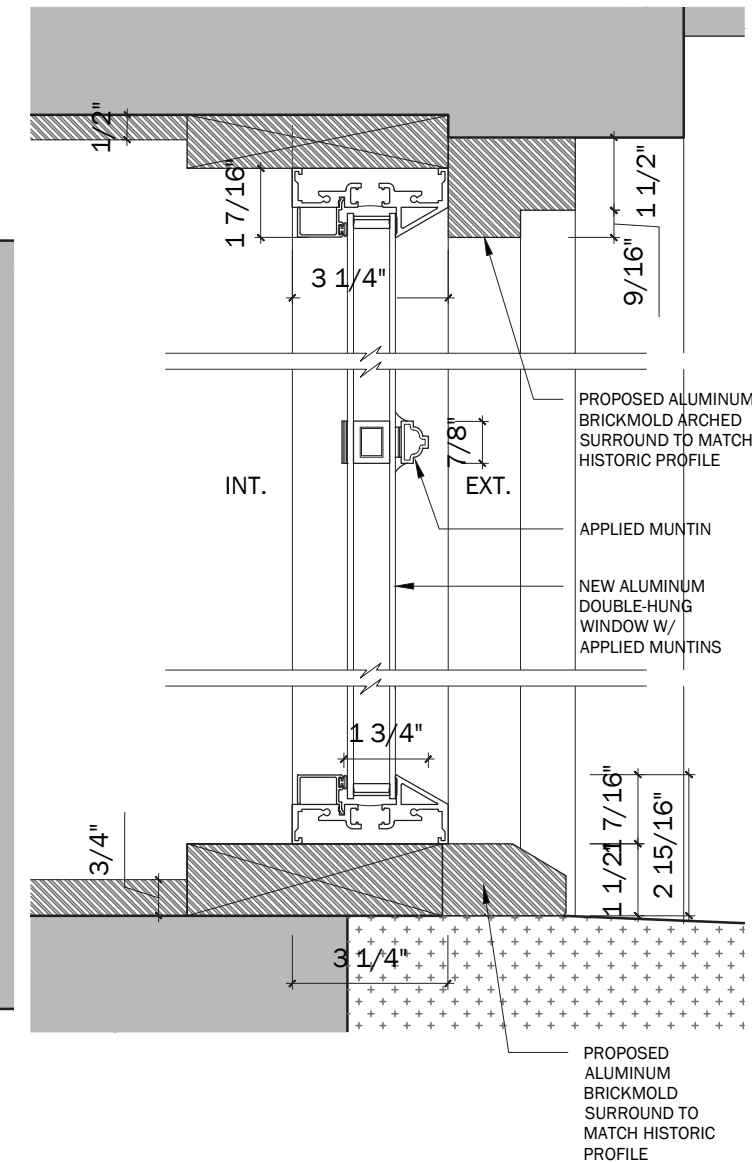
1 TYP. PROPOSED WINDOW ELEVATION
3/4" = 1"



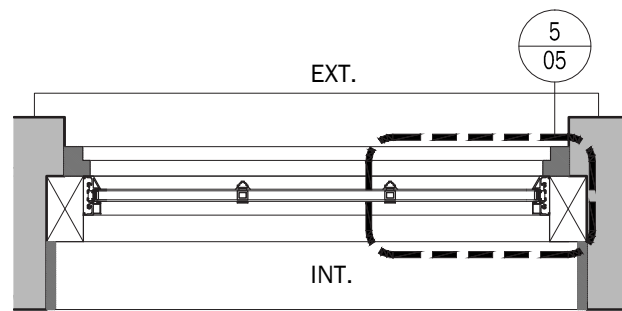
3 PROPOSED WINDOW ELEVATION, CONDITION BEHIND BRICKMOLD
3/4" = 1"



4 PROPOSED WINDOW SECTION
3/4" = 1"



6 PROPOSED WINDOW SECTION DETAILS
3" = 1"



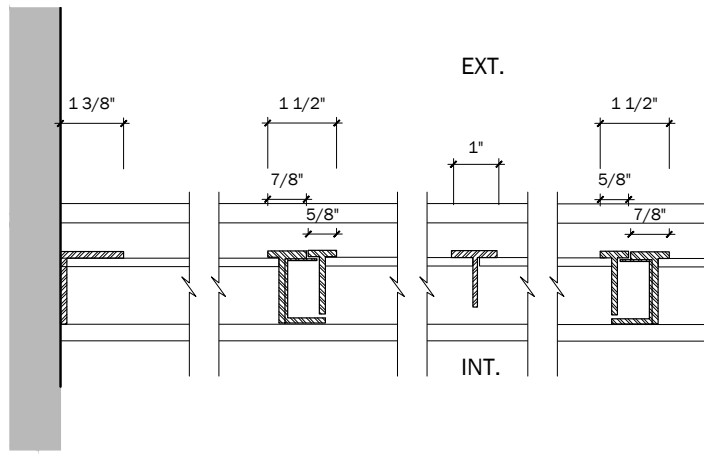
2 PROPOSED WINDOW PLAN
3/4" = 1"

NOTES:

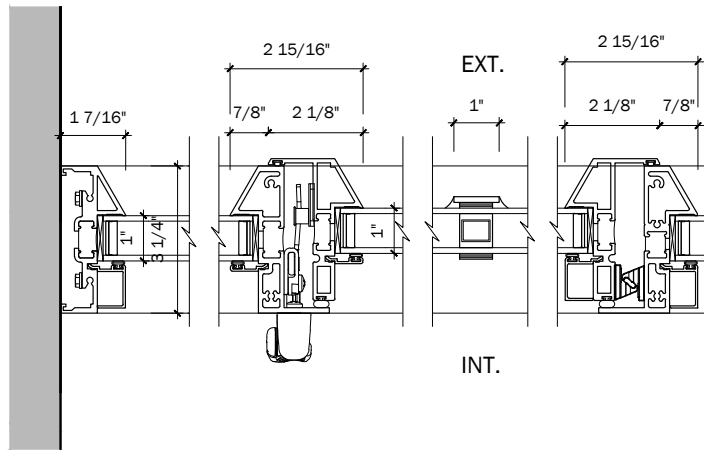
1. WINDOW PAINT FINISH COLOR "MUSTANG" (PPG 1015-7)
2. DIMENSIONS ARE BEST ESTIMATE BASED ON HISTORIC PHOTOS AND SURVEY OF REMAINING SITE CONDITIONS. FINAL DIMENSIONS TO BE V.I.F.
3. THERE ARE NO REMAINING DOUBLE-HUNG WINDOWS ON SITE.

WILLIAM ULMER BREWERY - 79-81 BEAVER STREET · WINDOW DETAILS - FIXED ALUMINUM

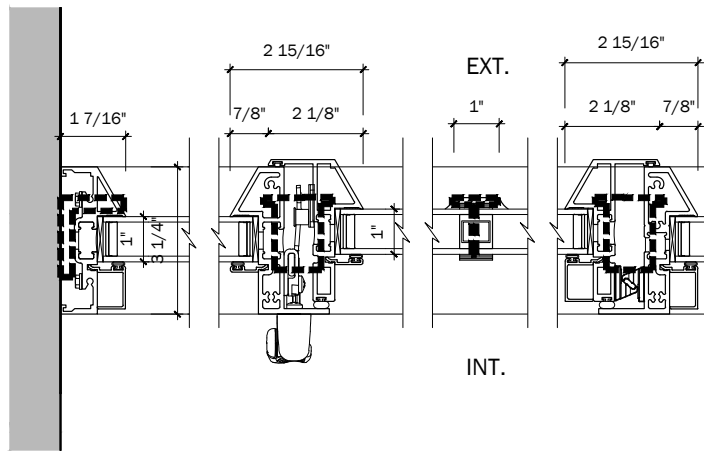
PROJECT: 79-81 BEAVER STREET / WILLIAM ULMER BREWERY
SCALE: AS NOTED
DATE: JANUARY 14, 2020



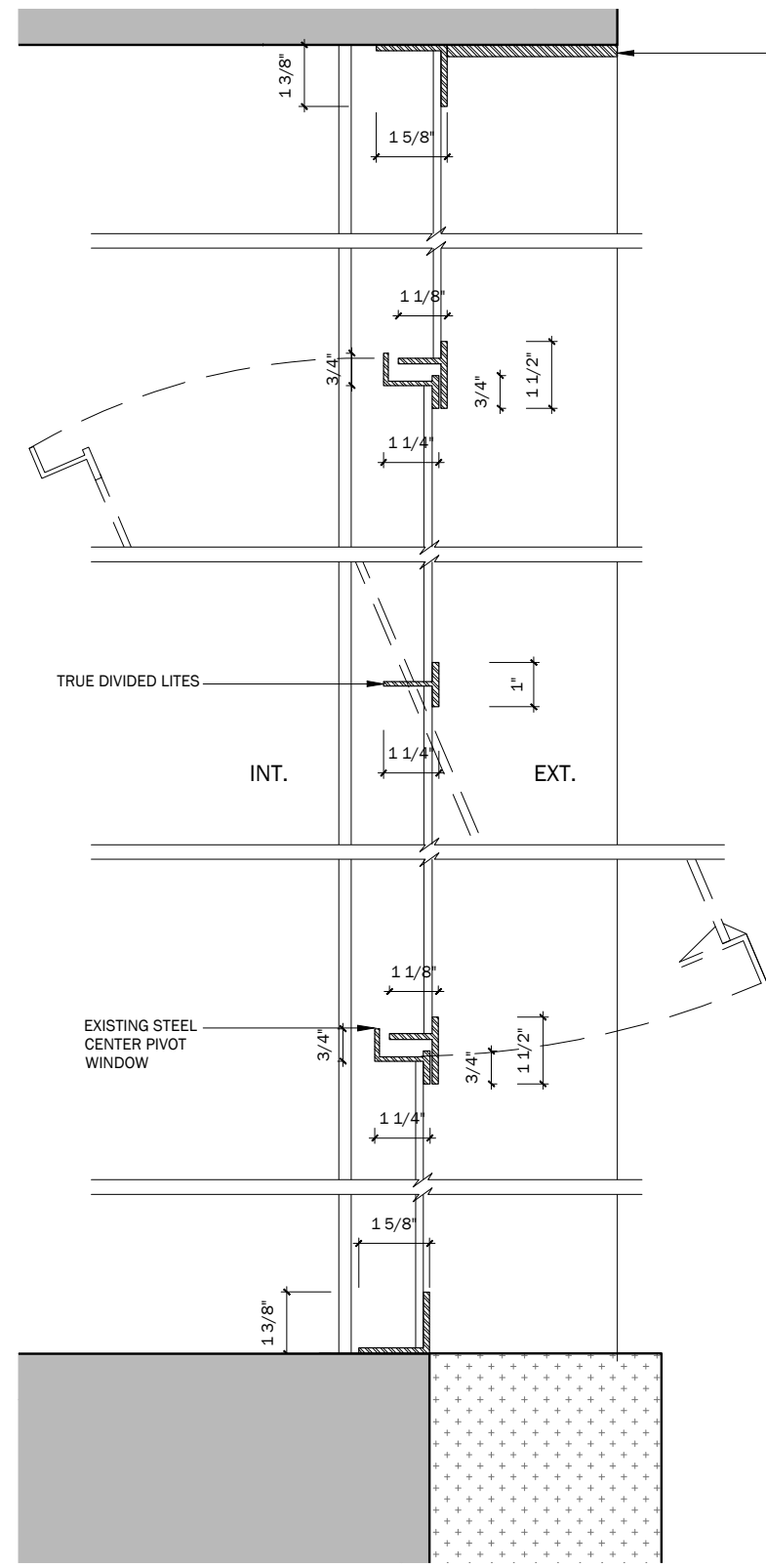
1 EXISTING WINDOW PLAN DETAIL
3" = 1'



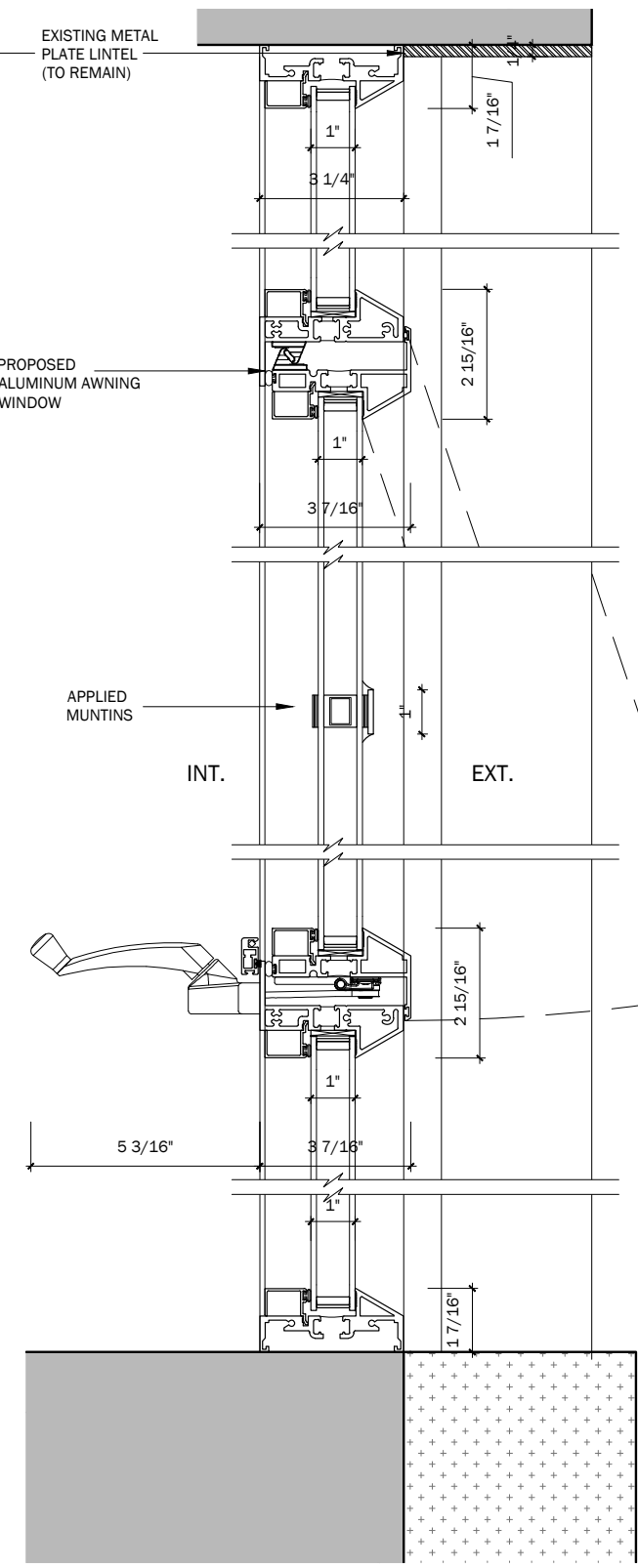
2 PROPOSED WINDOW PLAN DETAIL
3" = 1'



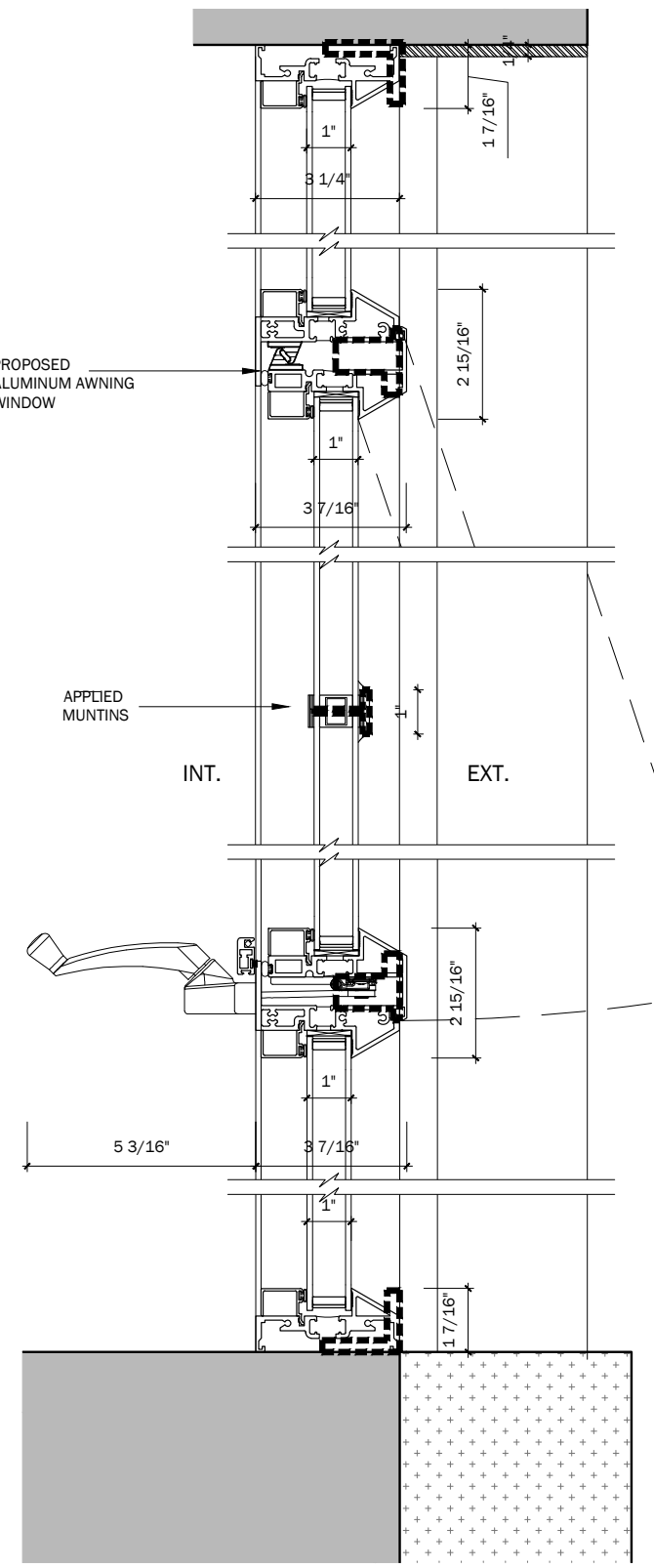
3 OVERLAY OF EXT'G AND PROPOSED
3" = 1'



4 EXISTING WINDOW SECTION DETAILS
3" = 1'



5 PROPOSED WINDOW SECTION DETAILS
3" = 1'

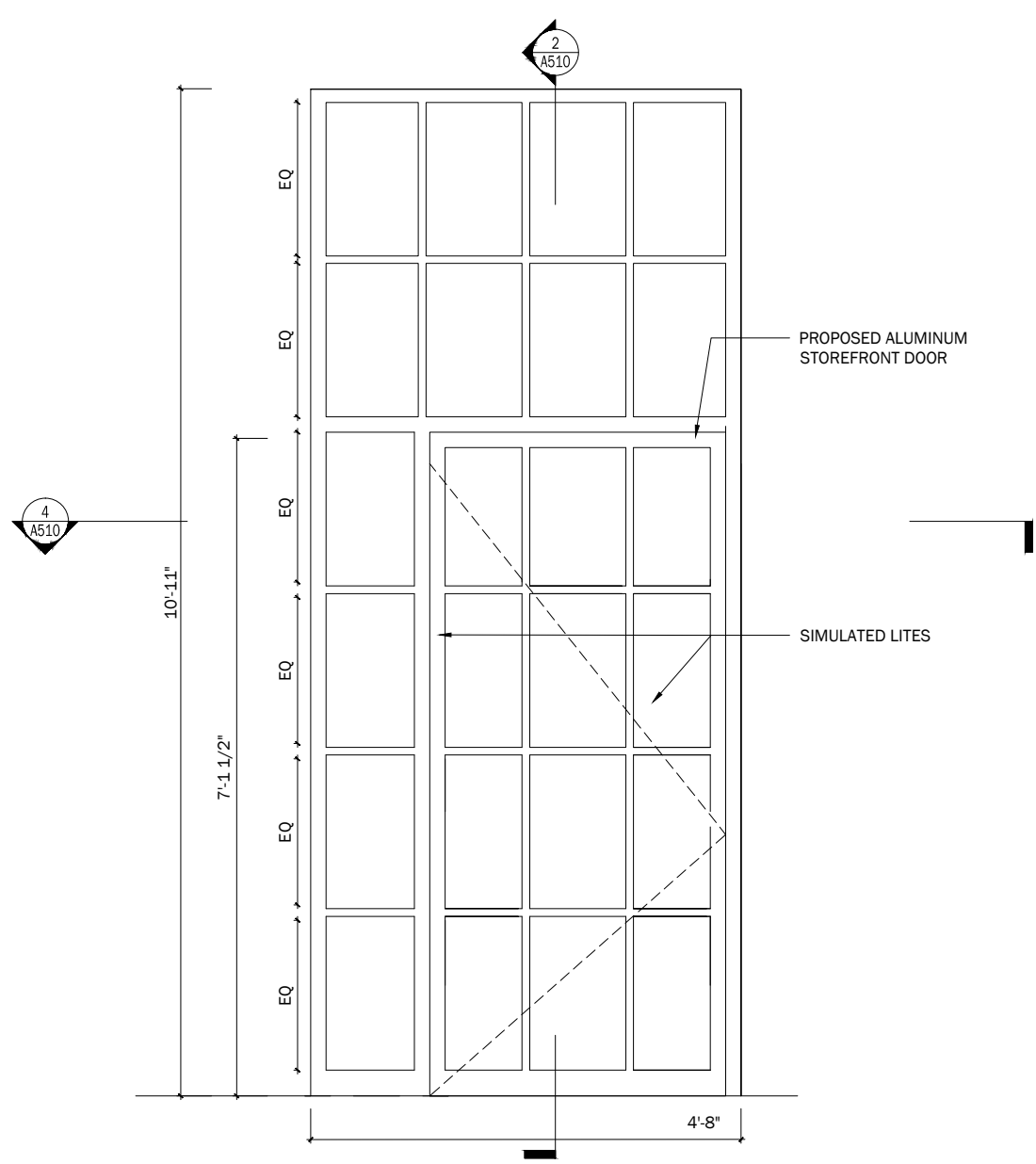


6 OVERLAY OF EXT'G AND PROPOSED
3" = 1'

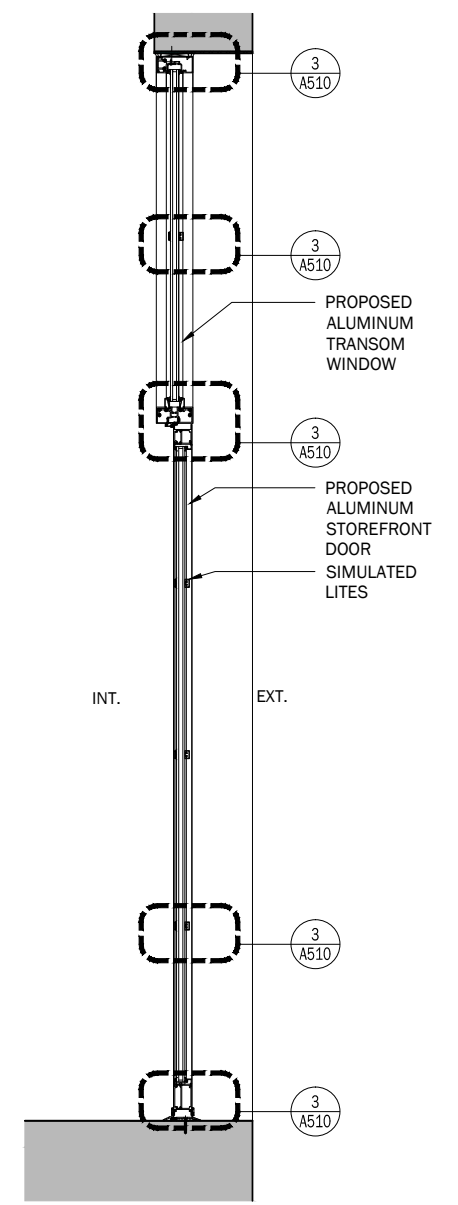
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1. WINDOW PAINT FINISH COLOR "MUSTANG" (PPG 1015-7)
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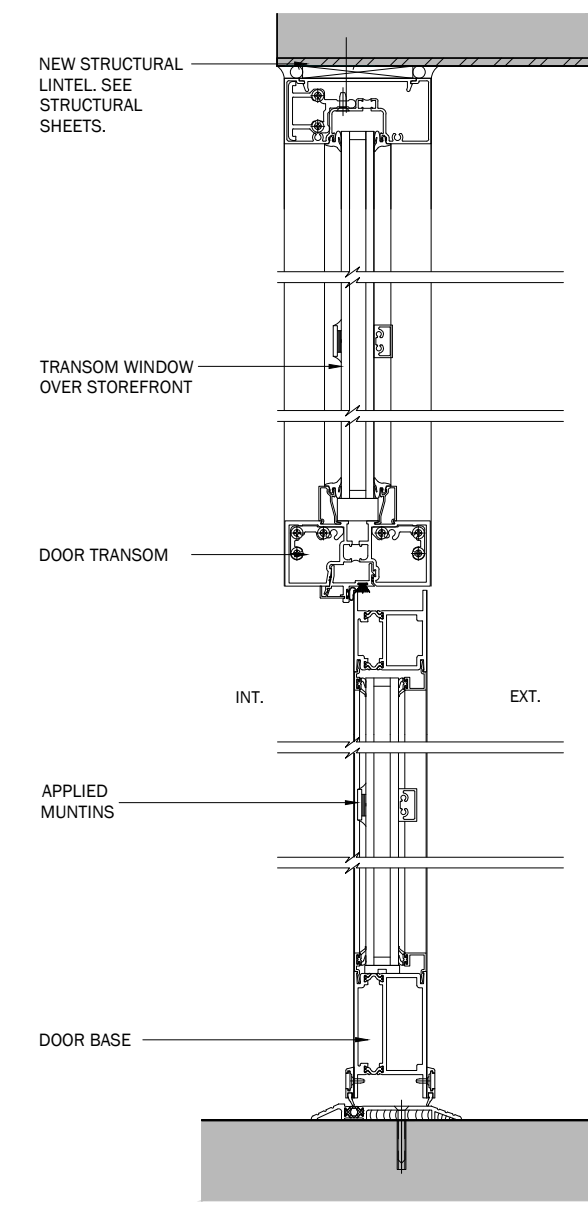
WILLIAM ULMER BREWERY - 79-81 BEAVER STREET · WINDOW DETAILS - ALUMINUM RECTINLINEAR AWNING



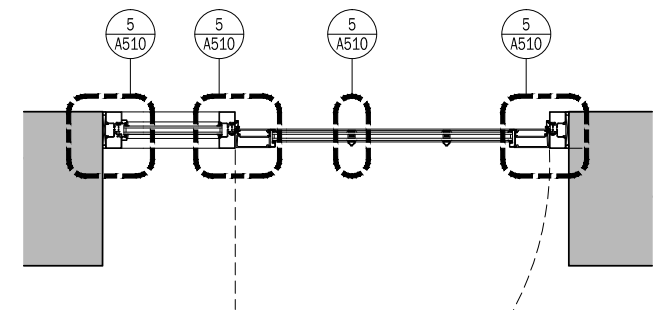
1 TYP. PROP. STOREFRONT ELEVATION 3/4" = 1'-0"



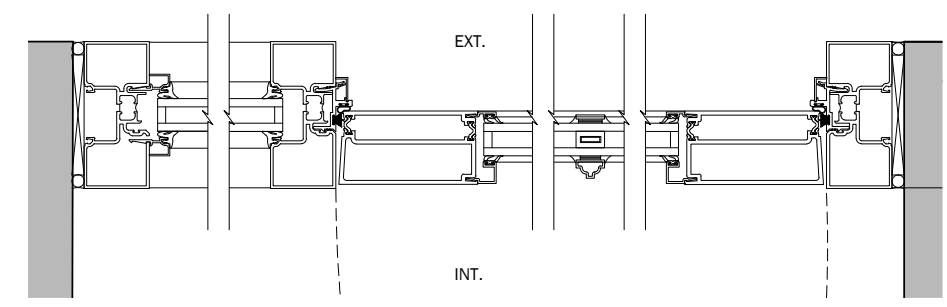
2 TYP. PROP. STOREFRONT SECTION 3/4" = 1'-0"



3 TYP. PROP. STOREFRONT SECTION - ENL 2" = 1'-0" : 1'-0"



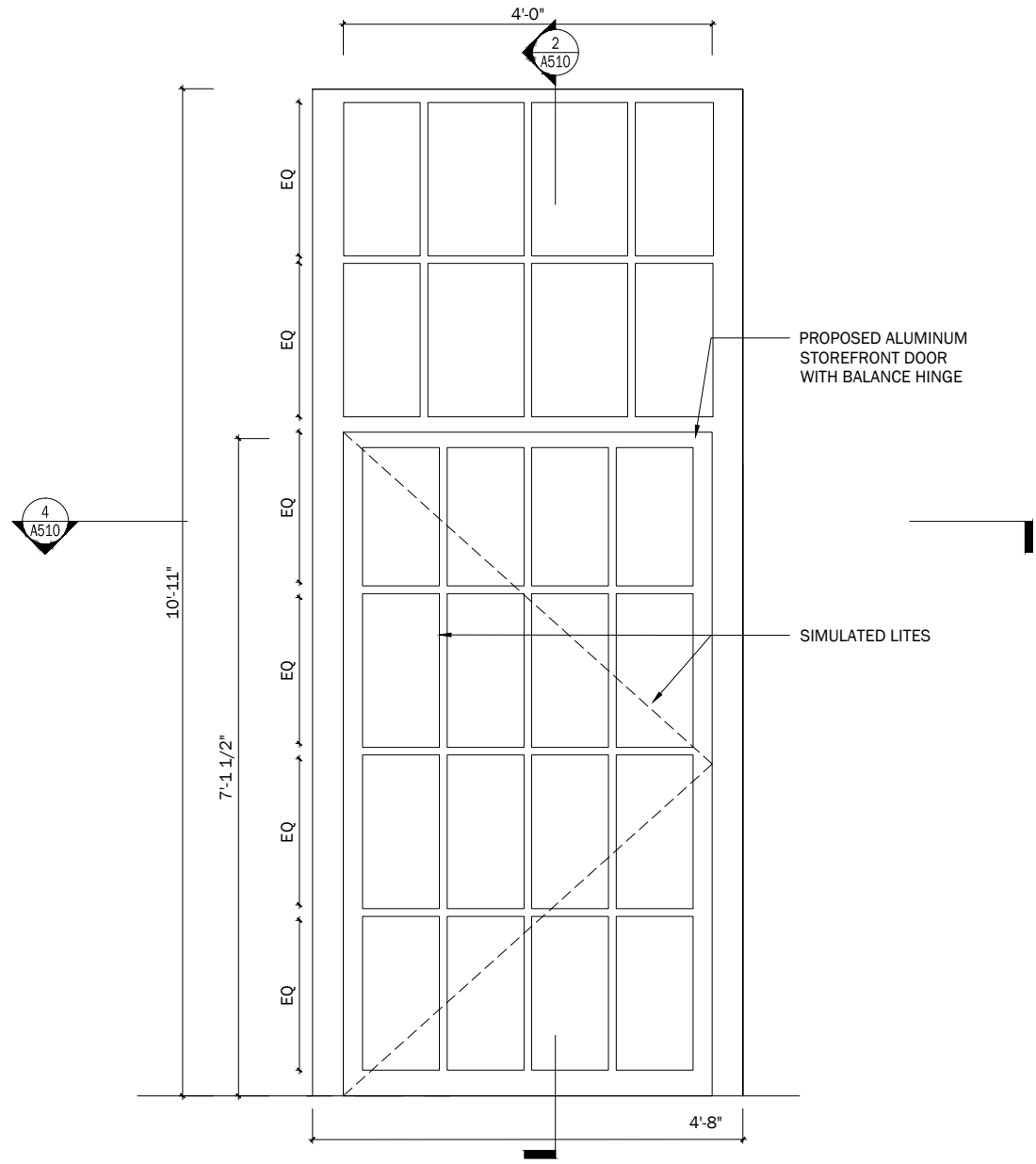
4 TYP. PROP. STOREFRONT PLAN 1/2" = 1'-0"



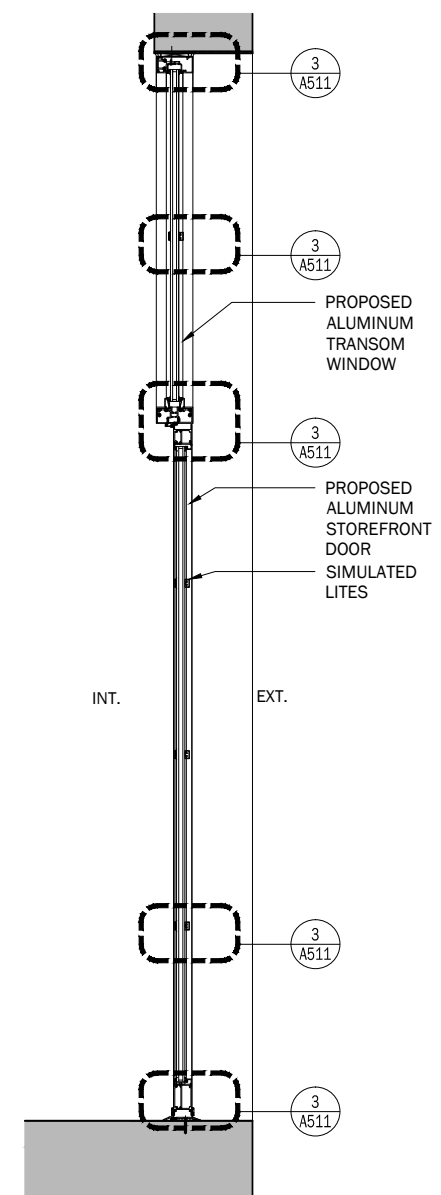
5 PROP. WINDOW PLAN DETAILS - ENLARGED 2" = 1'-0"

STOREFRONT WITH MULTI-LITES - SINGLE SIDE PANEL WINDOW

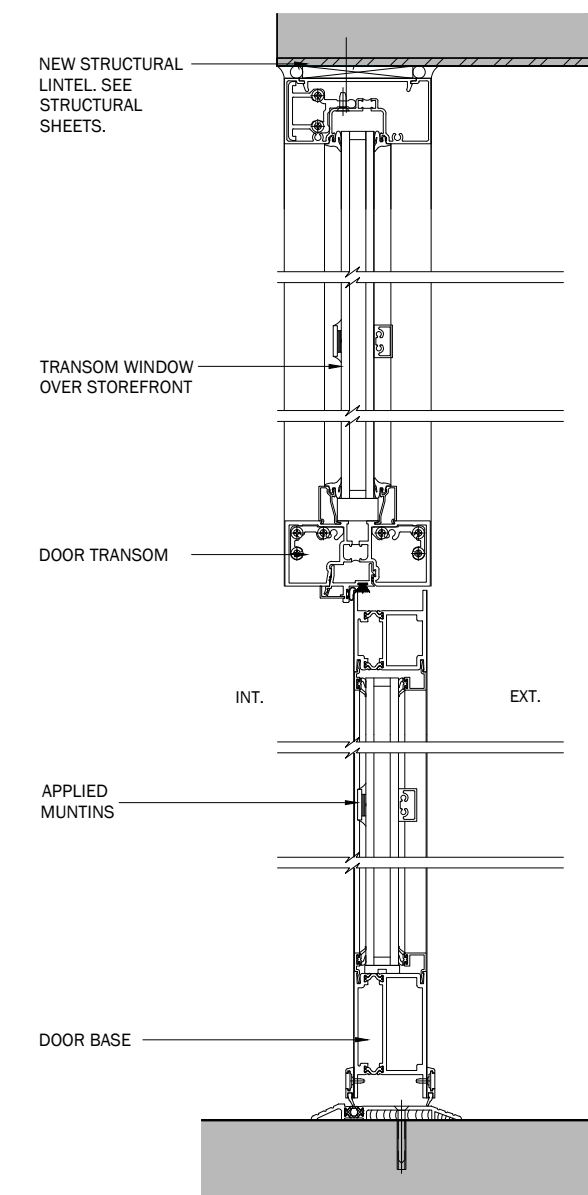
- NOTES:
1. DOOR PAINT FINISH COLOR "MUSTANG" (PPG 1015-7)
 2. DIMENSIONS ARE BEST ESTIMATE BASED ON HISTORIC PHOTOS AND SURVEY OF REMAINING SITE CONDITIONS. FINAL DIMENSIONS TO BE V.I.F.
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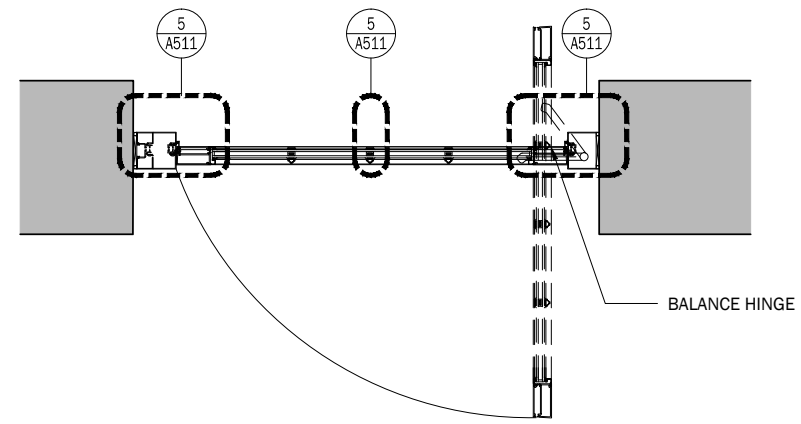
1	TYP. PROP. STOREFRONT ELEVATION	3/4" = 1'-0"
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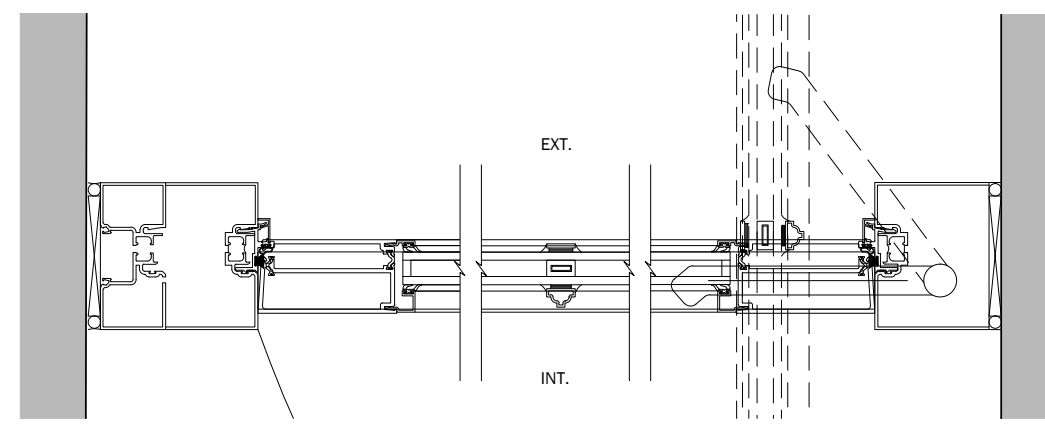
2	TYP. PROP. STOREFRONT SECTION	3/4" = 1'-0"
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3	TYP. PROP. STOREFRONT SECTION - ENLARGED	2" = 1'-0"
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4	TYP. PROP. STOREFRONT PLAN	1/2" = 1'-0"
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5	PROP. WINDOW PLAN DETAILS - ENLARGED	2" = 1'-0"
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STOREFRONT WITH MULTI-LITES - SINGLE SIDE PANEL WINDOW

- NOTES:
1. DOOR PAINT FINISH COLOR "MUSTANG" (PPG 1015-7)
 2. DIMENSIONS ARE BEST ESTIMATE BASED ON HISTORIC PHOTOS AND SURVEY OF REMAINING SITE CONDITIONS. FINAL DIMENSIONS TO BE V.I.F.
 3. THERE ARE NO REMAINING DOUBLE-HUNG WINDOWS ON SITE.



Image 1: Original brick along Belvidere St. façade with light firing pattern on surface



Image 2: Brick boards against original brick on Belvidere St. façade. Irish Gold brick board at center. Glen-Gery 52-DD at left.

Jablonski Building Conservation, Inc.
Architectural Conservators

March 4, 2019
2

BRICK MATCH TO BE USED: BOWERSTON BRICK IRISH GOLD

ICIP-D4732Z

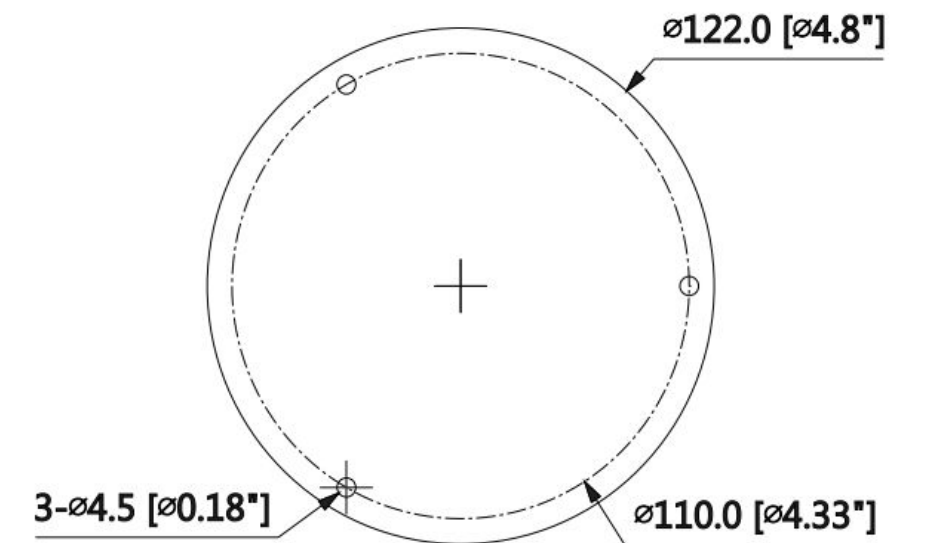
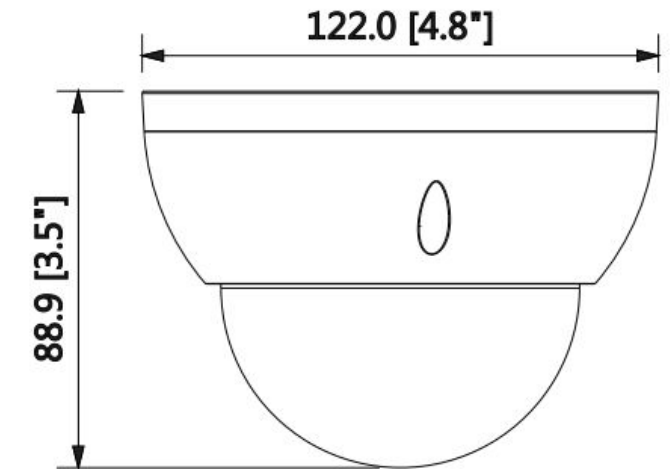
4MP WDR IR Dome Network Camera



Dimensions (mm/in)



- 1/3" 4 Megapixel progressive CMOS
- H.265 & H.264 dual-stream encoding
- 20fps@4M(2688x1520)&25/30fps@3M(2304x1296)
- WDR(120dB), Day/Night(ICR), 3DNR, AWB, AGC, BLC
- Micro SD card slot, up to 128GB
- 2.7~13.5mm varifocal lens
- Max IR LEDs Length 30m
- IP67, IK10, PoE



NOTE: CASING TO BE COLOR MATCHED TO EXISTING BRICK

WILLIAM ULMER BREWERY - 79-81 BEAVER STREET · SECURITY CAMERA