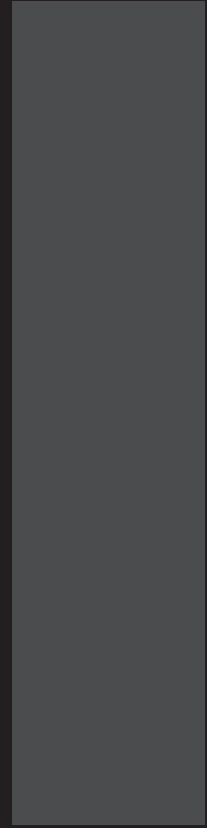


DXA STUDIO
79-81 BEAVER STREET,
WILLIAM ULMER BREWERY
LPC PUBLIC HEARING PRESENTATION
DECEMBER 10 2019





SITE PLAN & EXISTING CONDITION PHOTOS



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

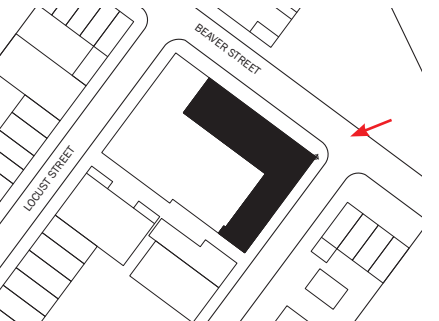
- A: MAIN BREW HOUSE AND CONNECTED ENGINE AND MACHINE HOUSE,
71-83 BEAVER STREET (LOT 27)(1872 & 1881)
35-43 BELVIDERE STREET (LOT 27)(1885)
- TO BE RENOVATED
- B: OFFICE,
31 BELVIDERE STREET (LOT 34)(1880)
- UNDER SEPARATE OWNERSHIP AND NOT PART OF SCOPE
- C: STABLE AND STORAGE BUILDING,
26-28 LOCUST 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

PROJECT: 79-81 BEAVER STREET / WILLIAM ULMER BREWERY
SCALE: AS NOTED
DATE: DECEMEBER 10, 2019

01

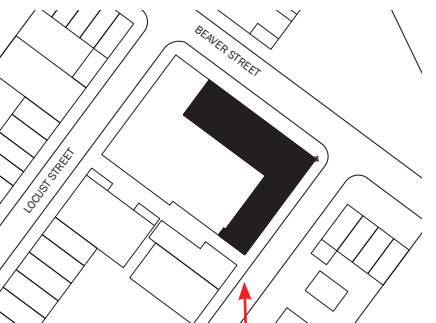


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WILLIAM ULMER BREWERY - 79-81 BEAVER STREET · EXISTING CONDITION PHOTOS

PROJECT: 79-81 BEAVER STREET / WILLIAM ULMER BREWERY
 SCALE: AS NOTED
 DATE: DECEMBER 10, 2019

02

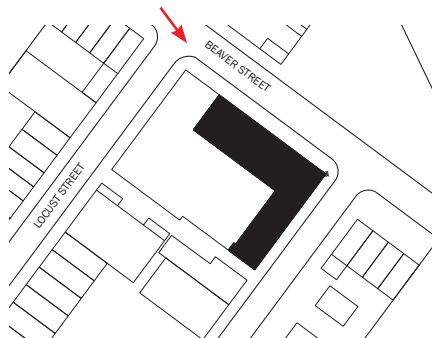


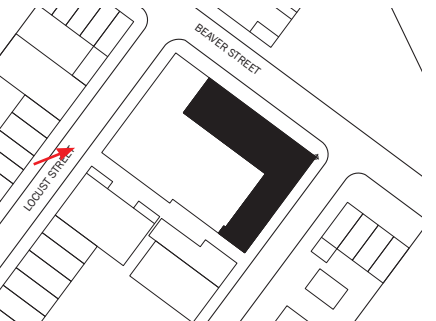
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WILLIAM ULMER BREWERY - 79-81 BEAVER STREET · EXISTING CONDITION PHOTOS

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SCALE: AS NOTED
DATE: DECEMBER 10, 2019

03





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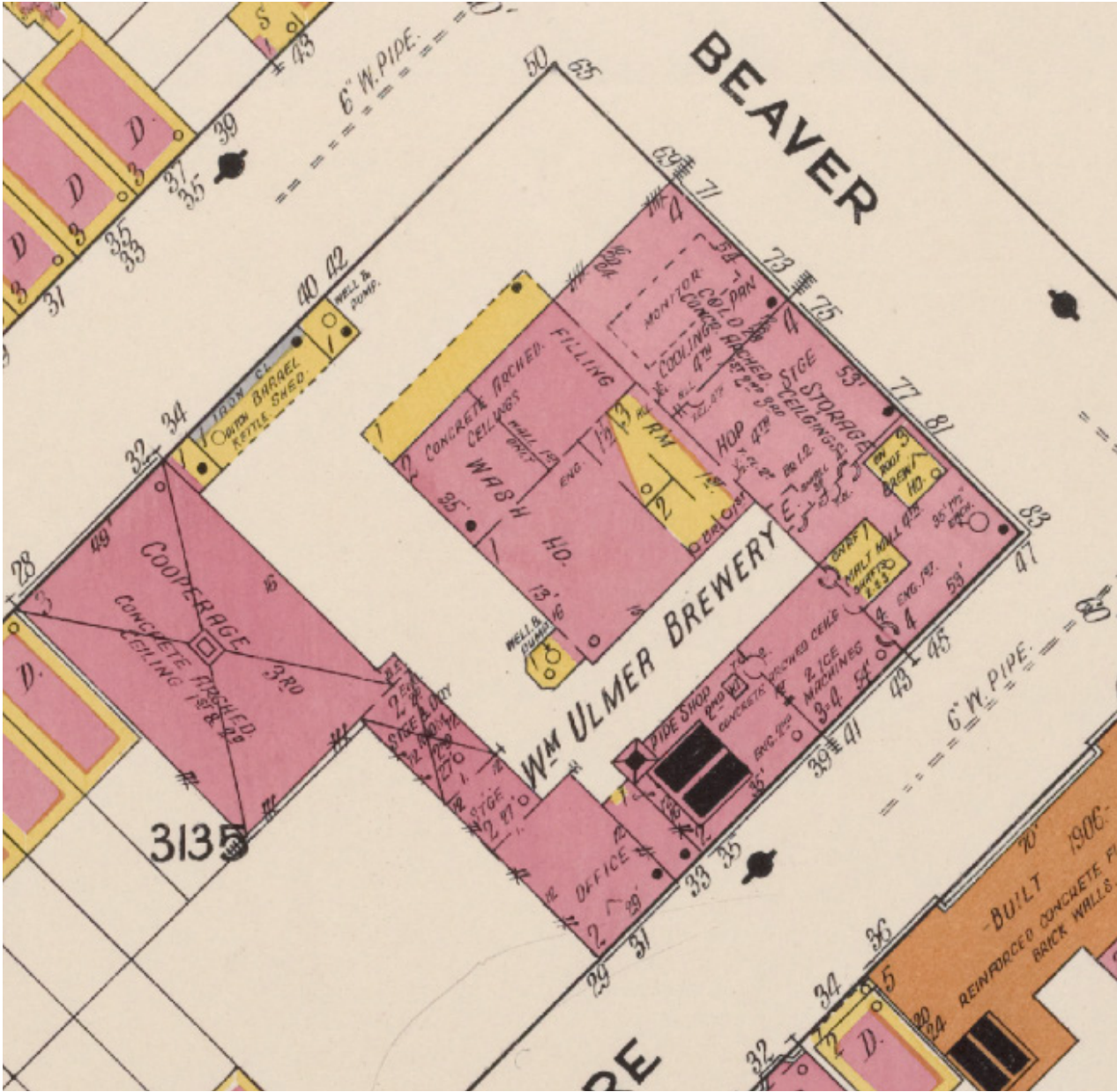
WILLIAM ULMER BREWERY - 79-81 BEAVER STREET · EXISTING CONDITION PHOTOS

PROJECT: 79-81 BEAVER STREET / WILLIAM ULMER BREWERY
SCALE: AS NOTED
DATE: DECEMBER 10, 2019

05



HISTORIC IMAGES



HISTORICAL STREET MAP, CIRCA 1918



HISTORICAL DRAWING, *BROOKLYN EAGLE*, 1898



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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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



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VIEW SOUTH ALONG BEAVER STREET, CIRCA 1980

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

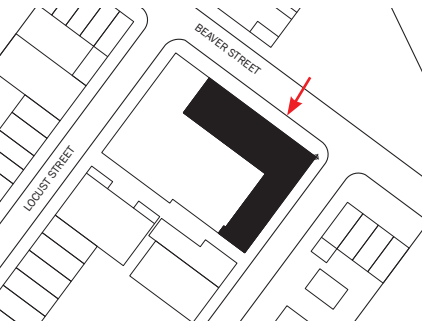


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 SCALE: AS NOTED
 DATE: DECEMBER 10, 2019



**EXISTING
CONDITIONS
PHOTOS
OF STREET
FACADES**



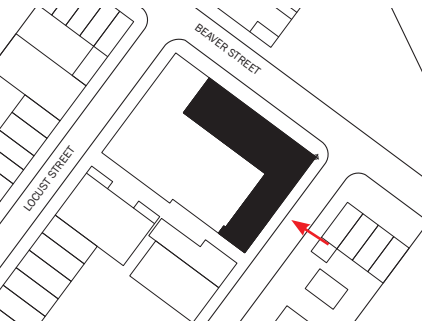
BEAVER STREET FACADE



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

PROJECT: 79-81 BEAVER STREET / WILLIAM ULMER BREWERY
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BELVIDERE STREET FACADE

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



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EXISTING BEAVER STREET ELEVATION



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

PROJECT: 79-81 BEAVER STREET / WILLIAM ULMER BREWERY
SCALE: AS NOTED
DATE: DECEMBER 10, 2019



BEAVER STREET UPPER FLOOR ELEVATION

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



EXISTING BEAVER STREET ELEVATION



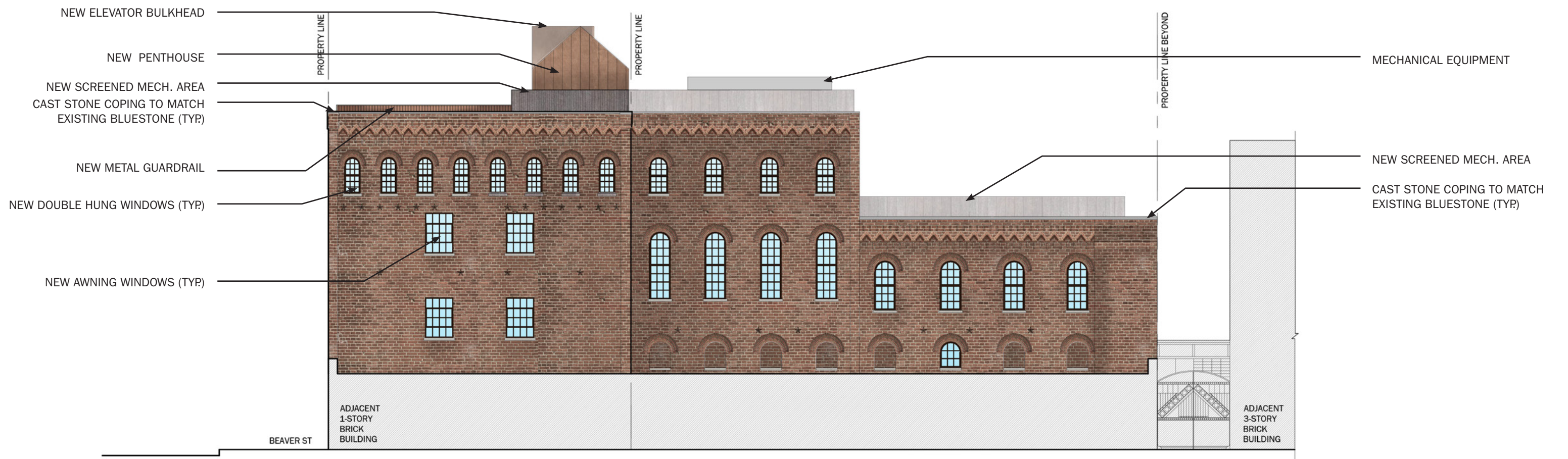
BELVIDERE STREET UPPER FLOOR ELEVATION

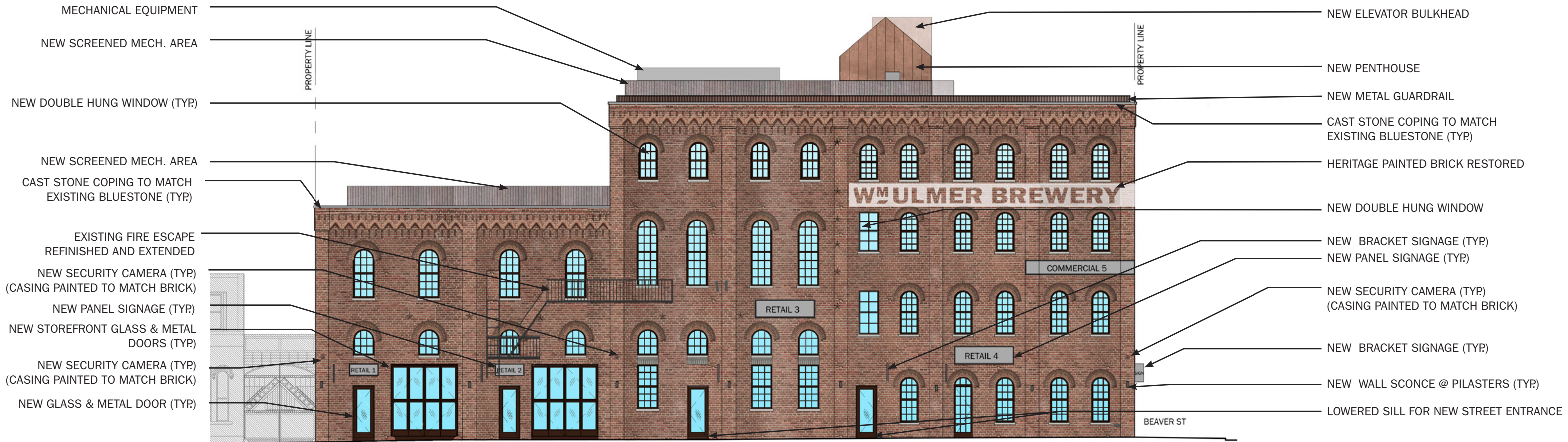
WILLIAM ULMER BREWERY - 79-81 BEAVER STREET · BELVIDERE STREET EXISTING ELEVATION PHOTOS

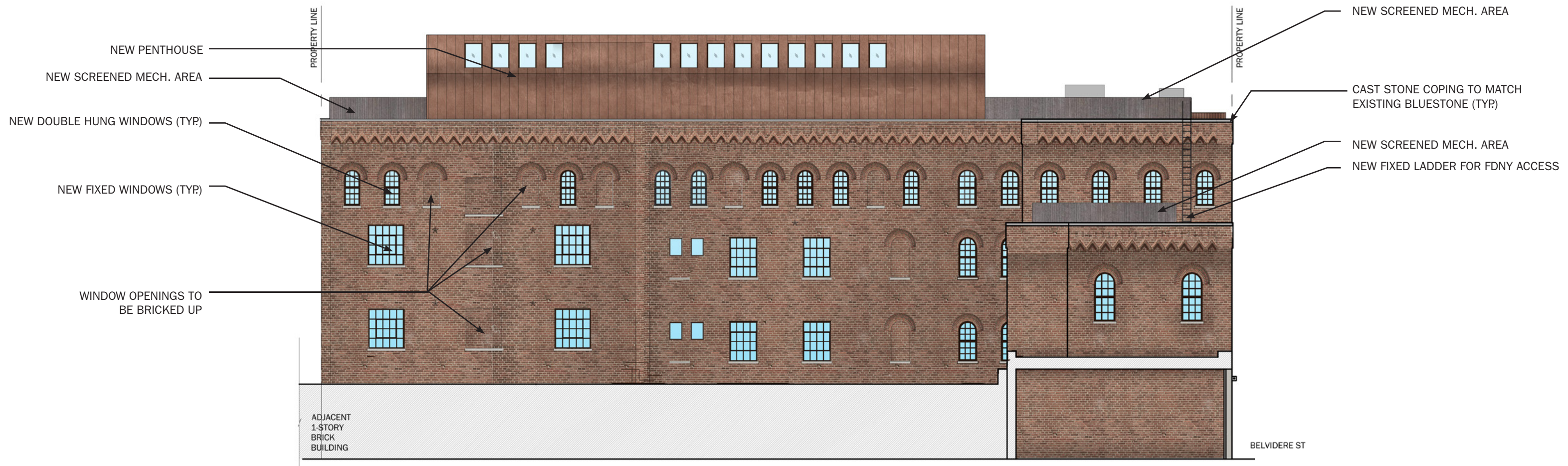
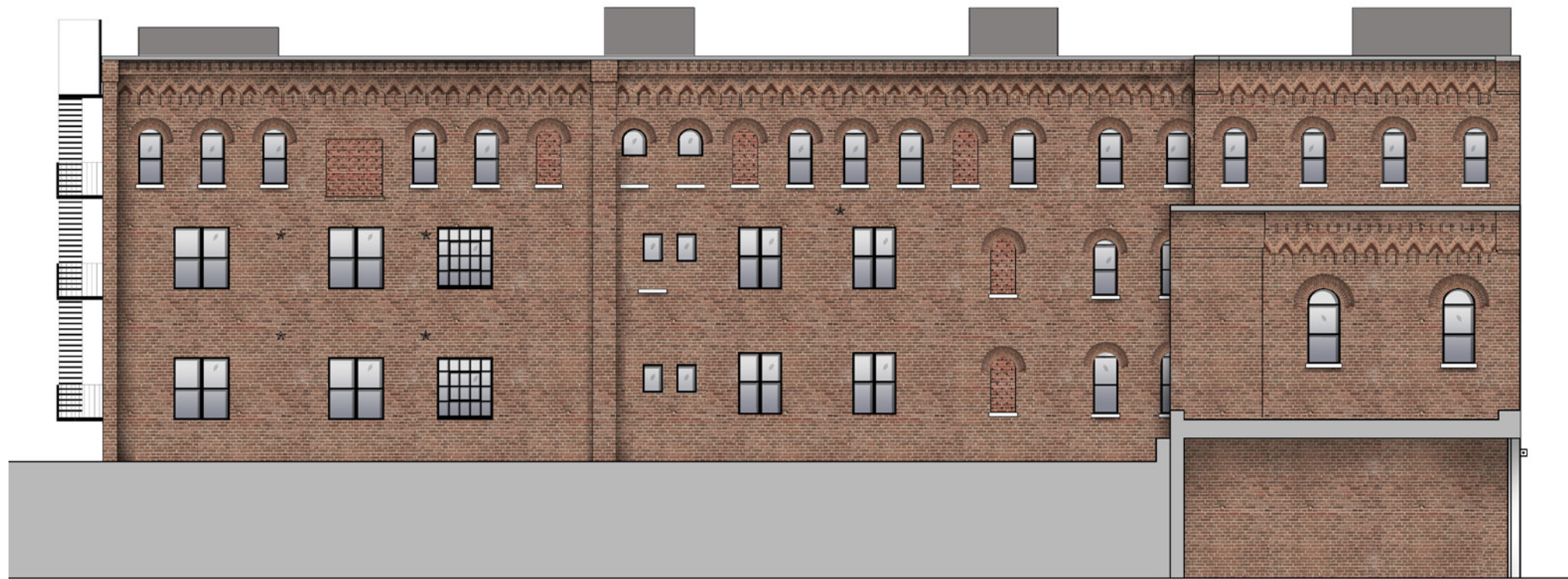
NV

**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



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PROJECT: 79-81 BEAVER STREET / WILLIAM ULMER BREWERY
 SCALE: AS NOTED
 DATE: DECEMBER 10, 2019

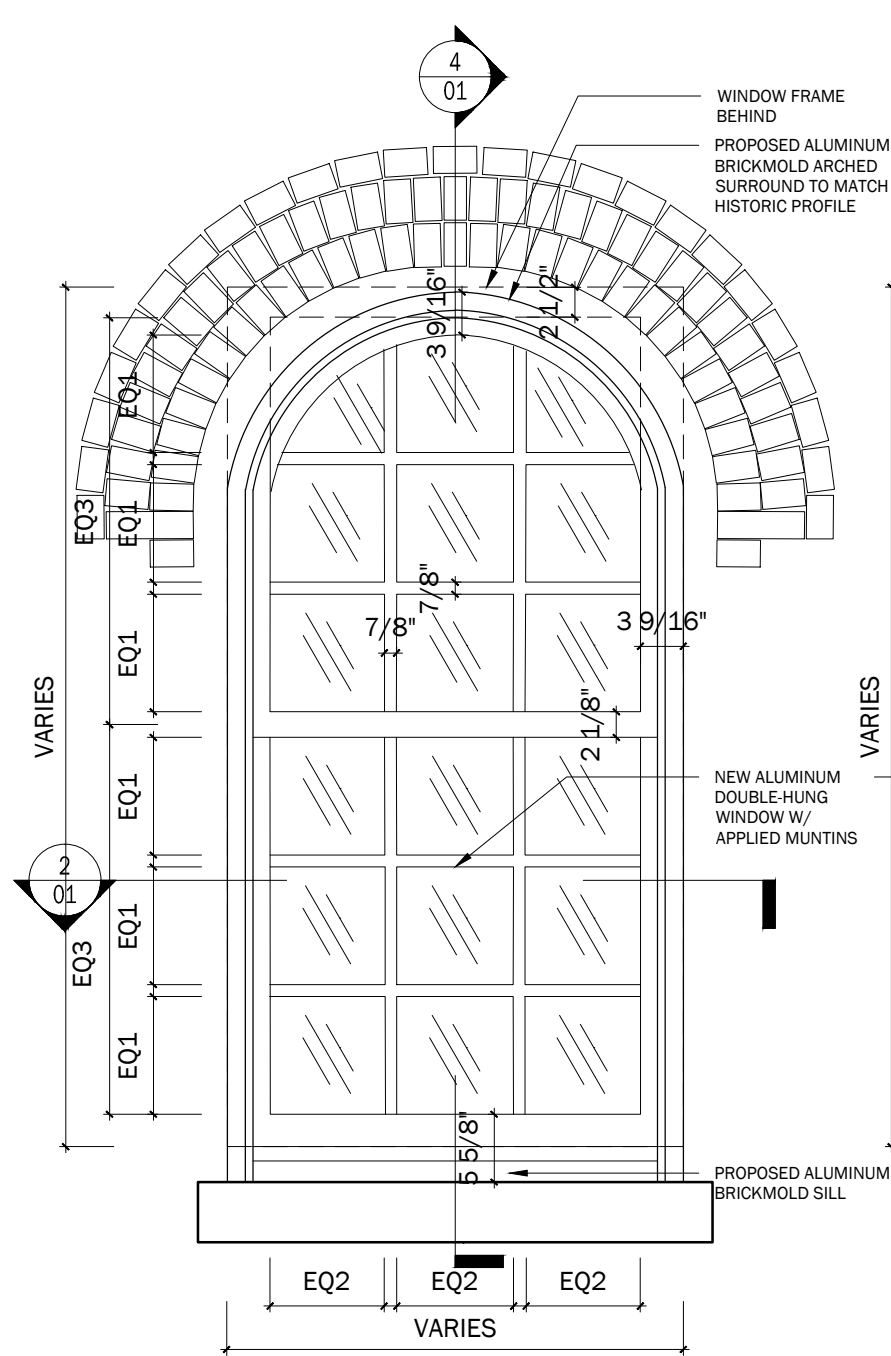


WILLIAM ULMER BREWERY - 79-81 BEAVER STREET · VISUALIZATION OF BEAVER & BELVIDERE ST FACADES

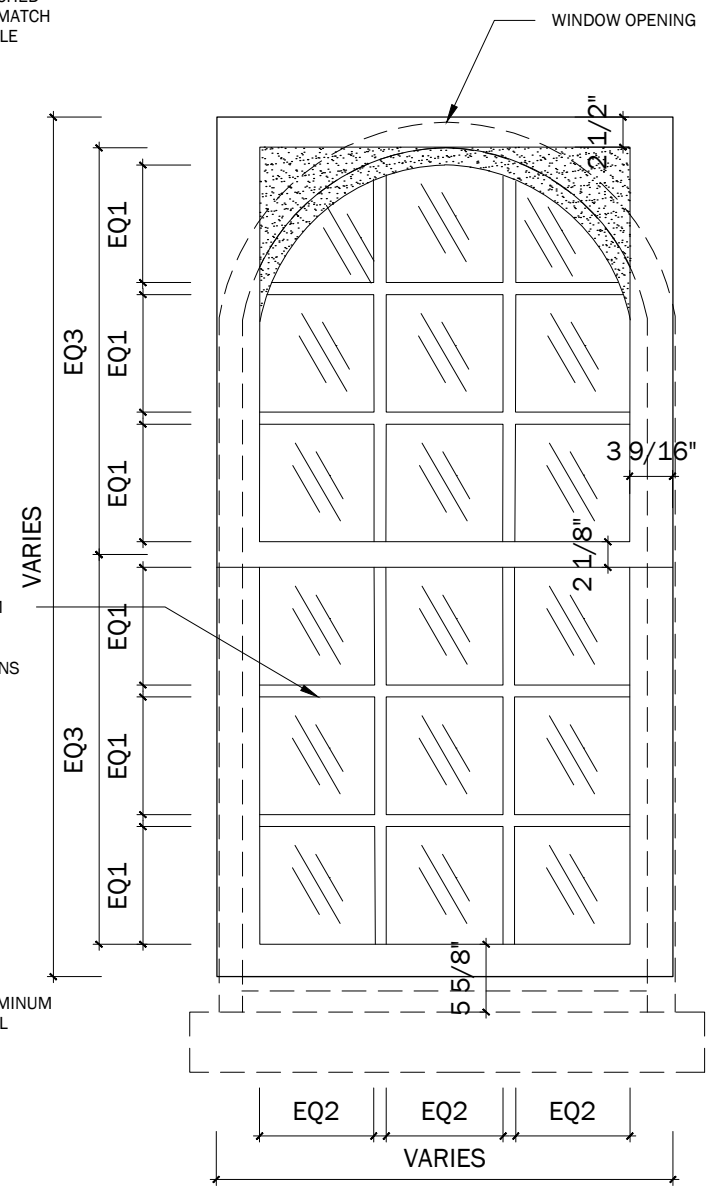


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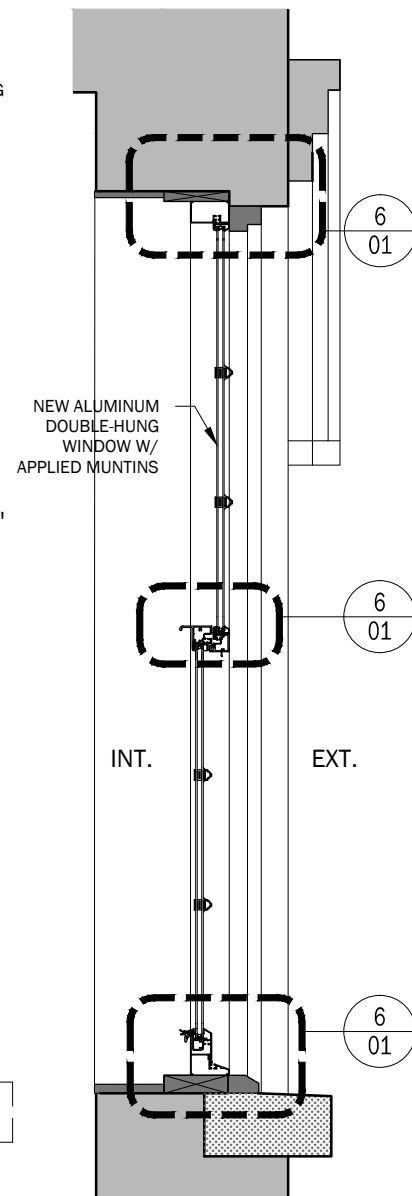
PROJECT: 79-81 BEAVER STREET / WILLIAM ULMER BREWERY
 SCALE: AS NOTED
 DATE: DECEMBER 10, 2019



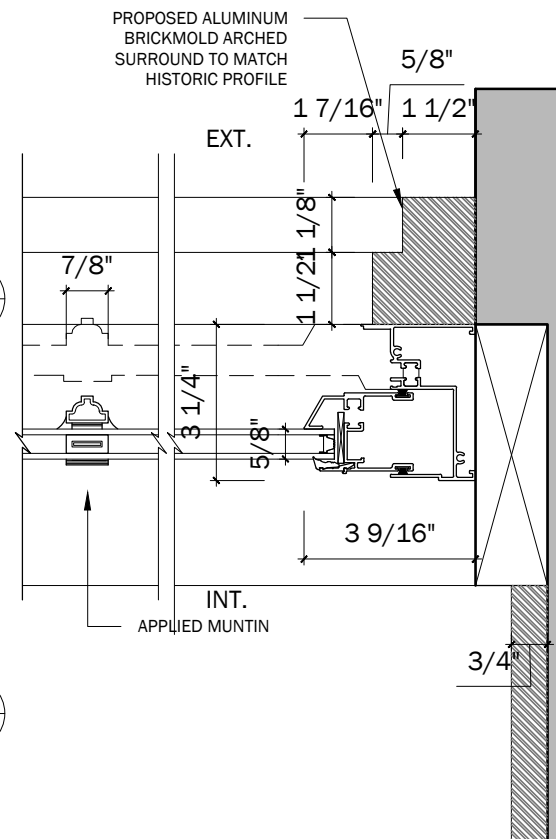
1 TYP. PROPOSED WINDOW ELEVATION
3/4" = 1"



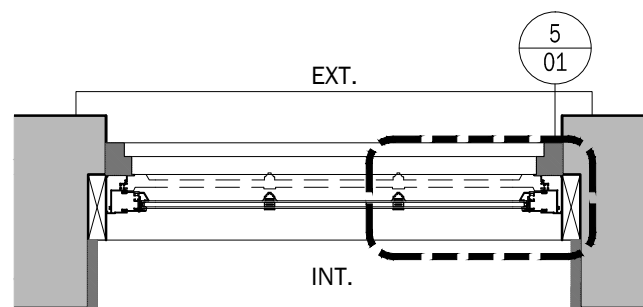
3 PROPOSED WINDOW ELEVATION, CONDITION BEHIND BRICKMOLD
3/4" = 1"



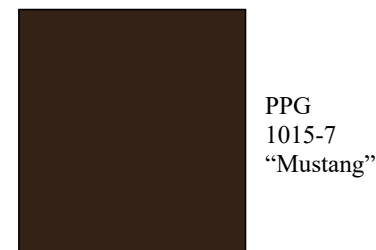
4 PROPOSED WINDOW SECTION
3/4" = 1"



5 PROPOSED WINDOW PLAN DETAIL
3" = 1'



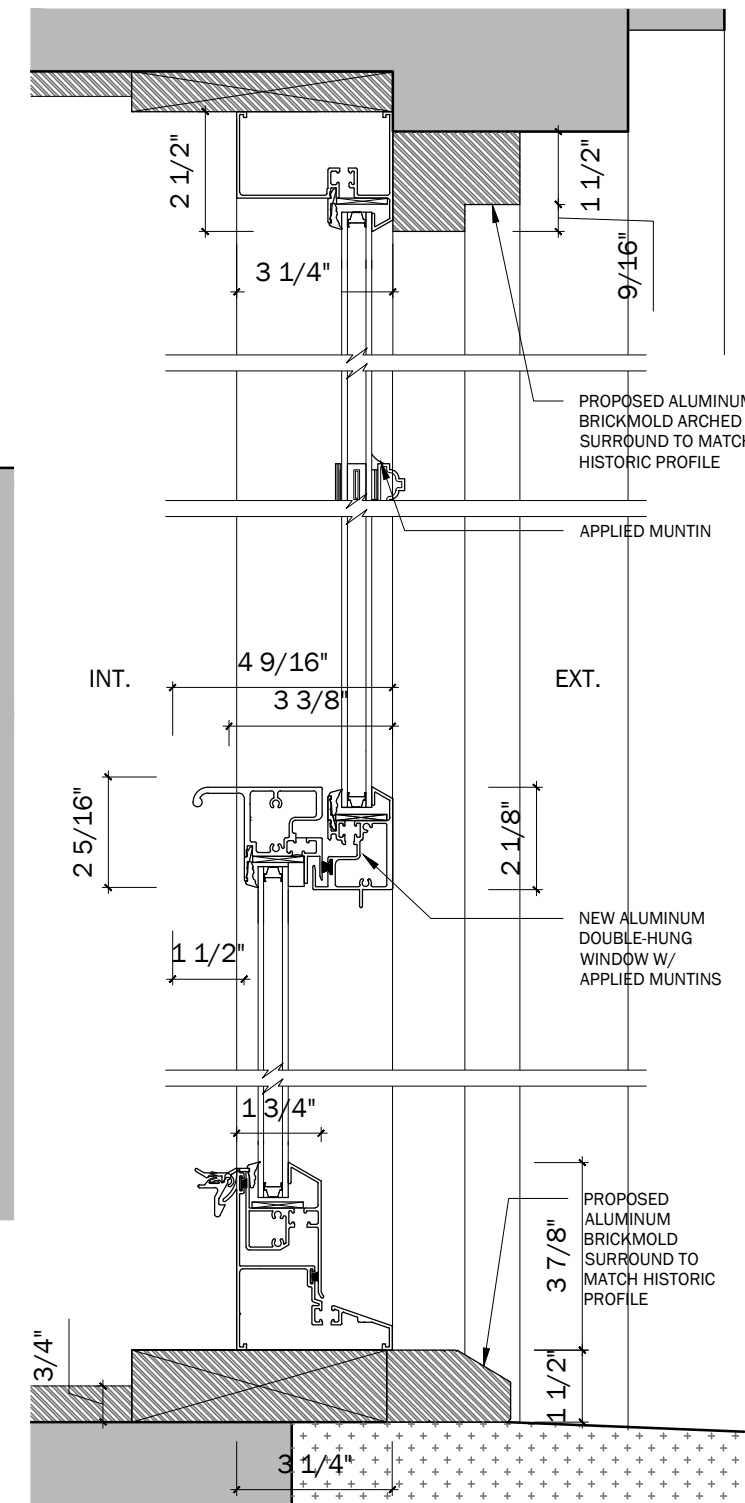
2 PROPOSED WINDOW PLAN
3/4" = 1"



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.



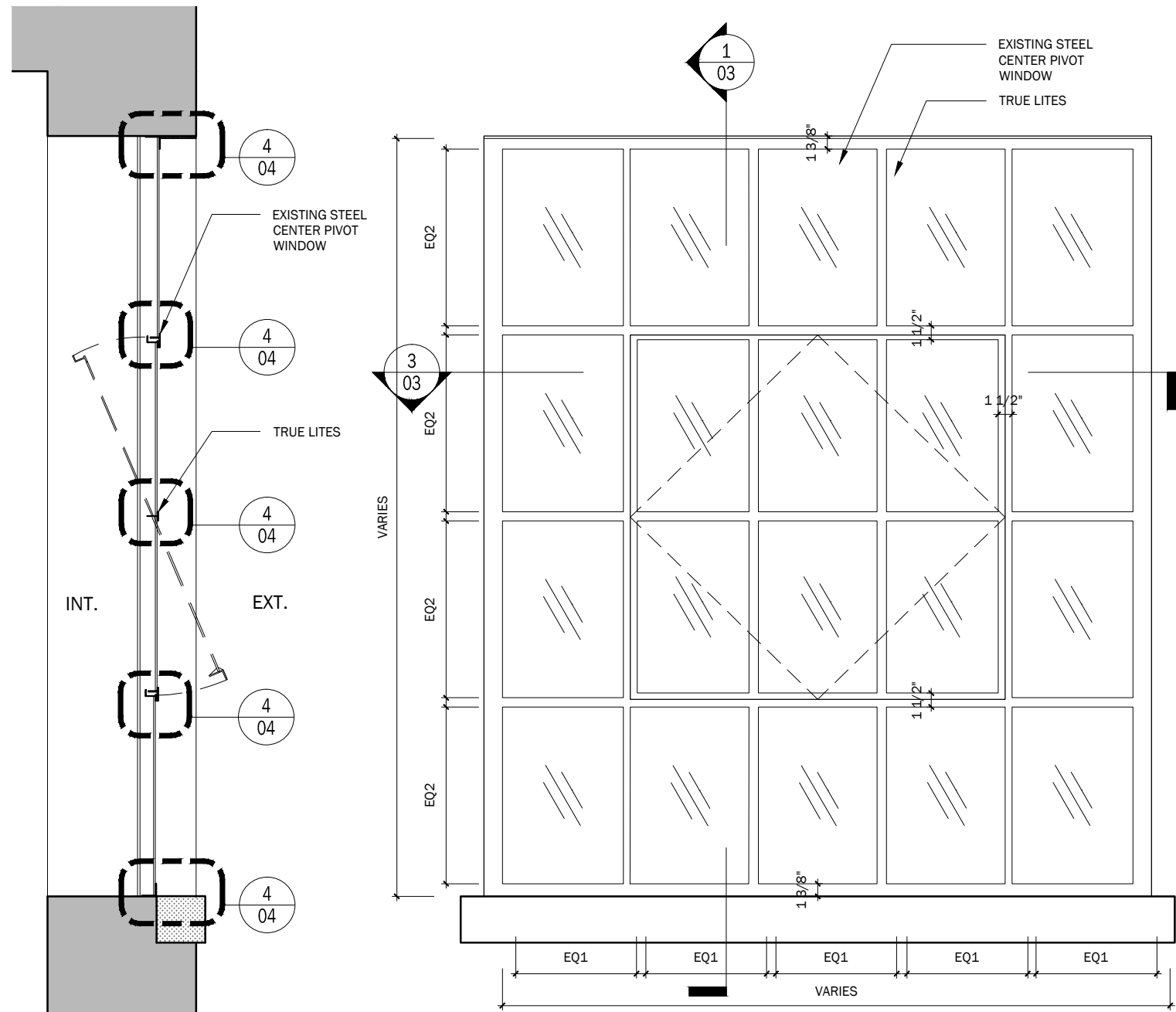
6 PROPOSED WINDOW SECTION DETAILS
3" = 1'



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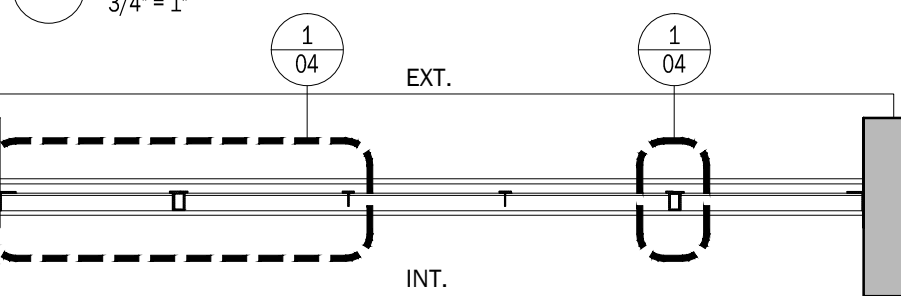
WILLIAM ULMER BREWERY - 79-81 BEAVER STREET · WINDOW DETAILS - ALUMINUM DOUBLE HUNG W/ARCHED PANNING

PROJECT: 79-81 BEAVER STREET / WILLIAM ULMER BREWERY
SCALE: AS NOTED
DATE: DECEMBER 10, 2019

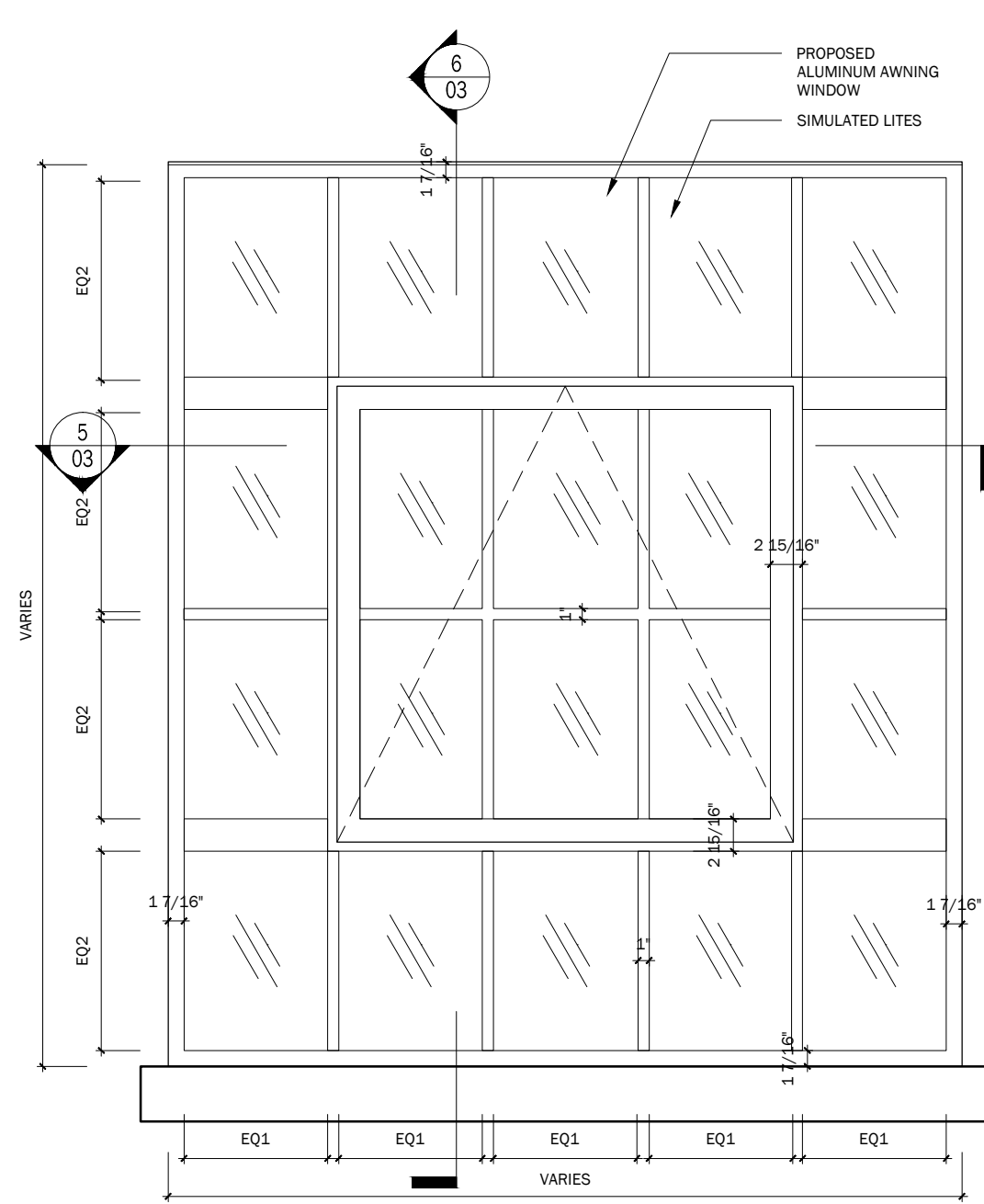


1 TYP. EXISTING WINDOW SECTION
3/4" = 1"

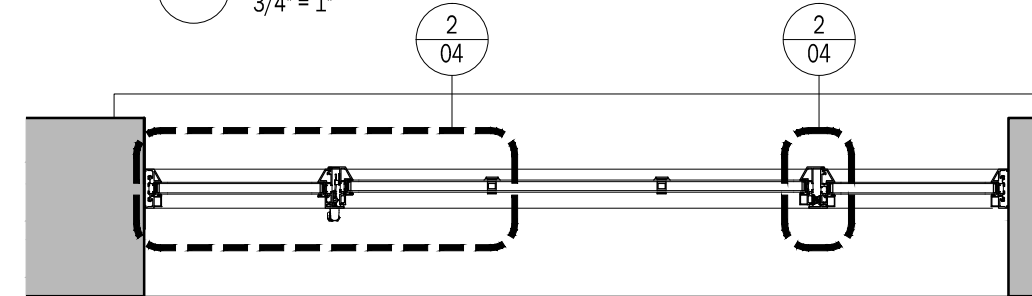
2 TYP. EXISTING WINDOW ELEVATION
3/4" = 1"



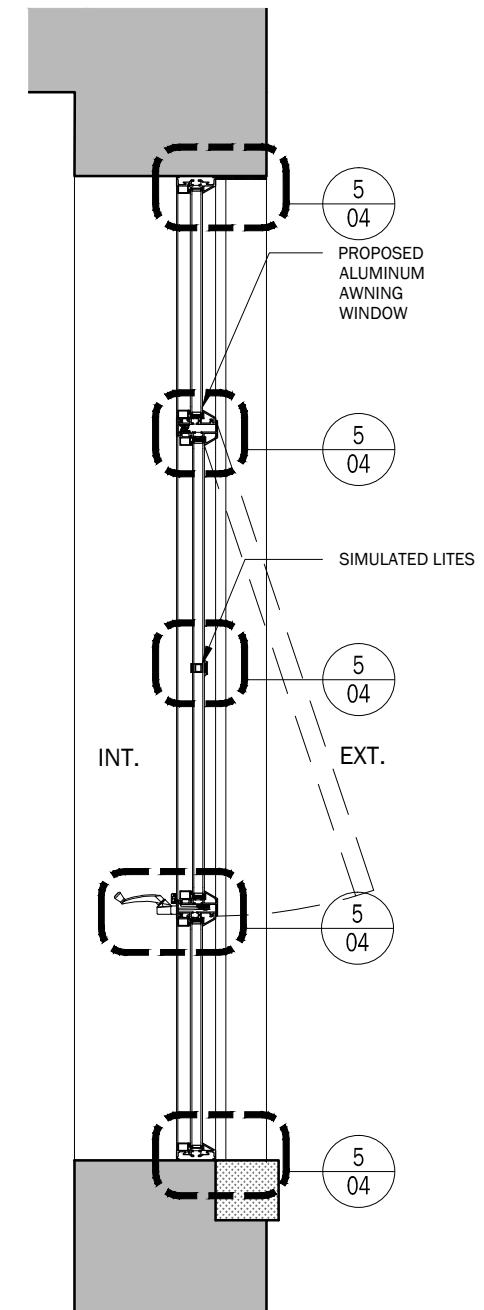
3 TYP. EXISTING WINDOW PLAN
3/4" = 1"



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



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



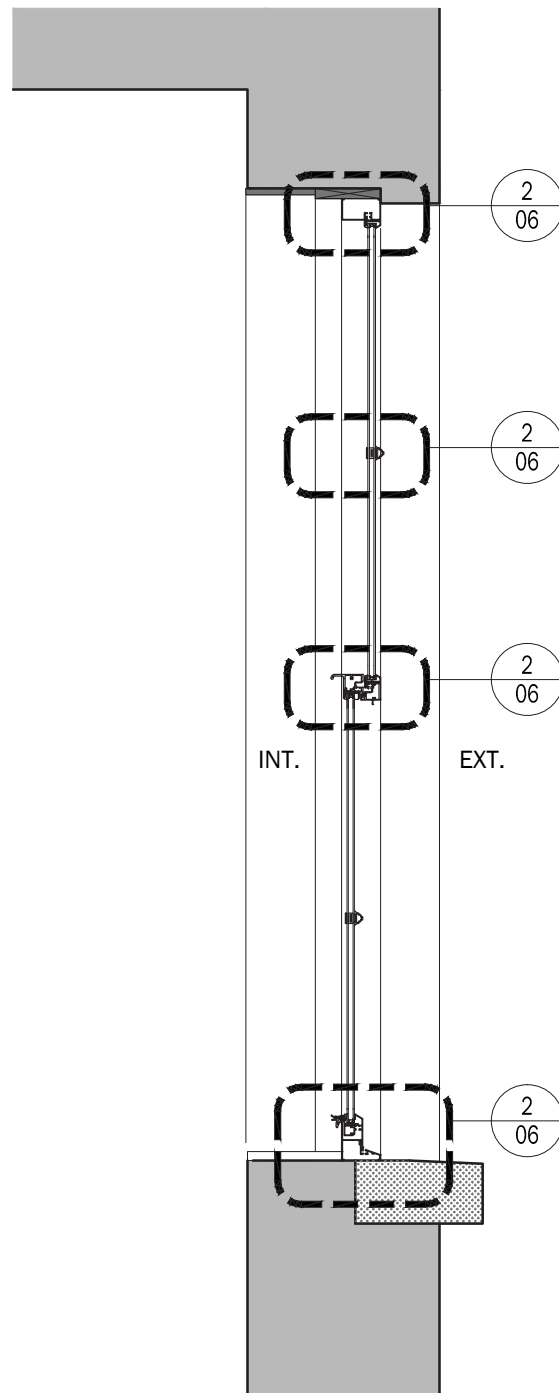
6 TYP. PROPOSED WINDOW SECTION
3/4" = 1"

NOTES:

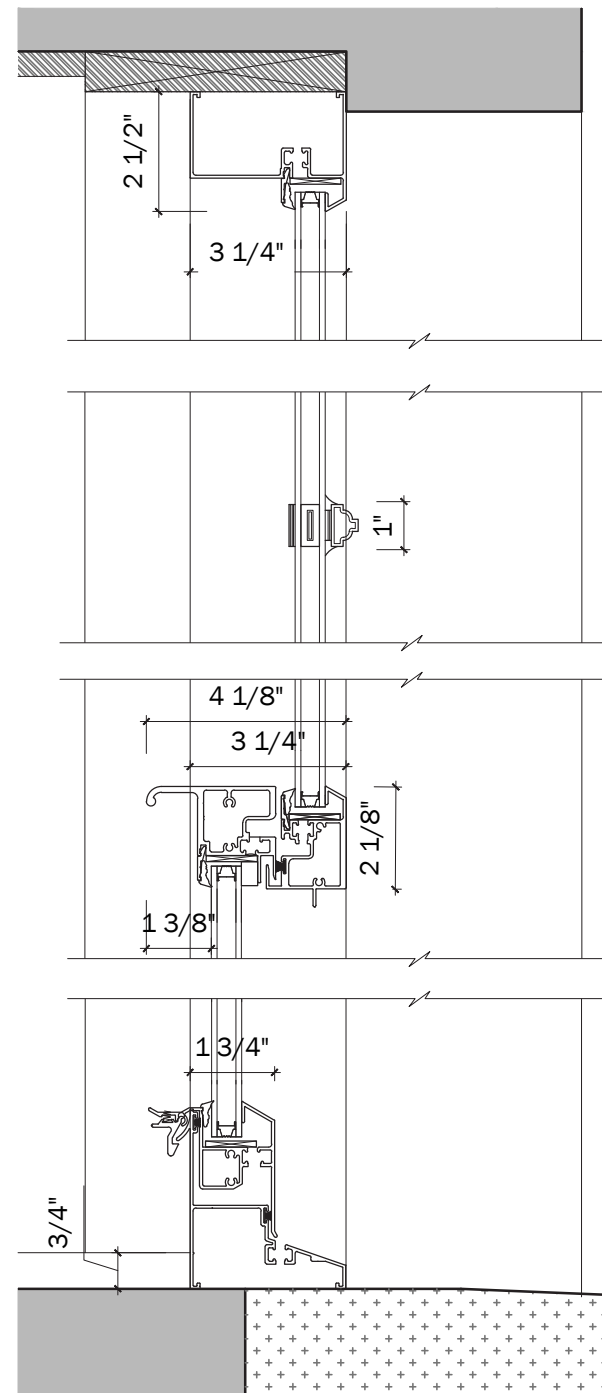
1. WINDOW PAINT FINISH COLOR "MUSTANG" (PPG 1015-7)
2. DIMENSIONS ARE BEST ESTIMATE BASED ON HISTORIC PHOTOS AND SURVEY OF REMAINING SITE CONDITIONS. FINAL DIMENSIONS TO BE V.I.F.
3. THERE ARE NO REMAINING DOUBLE-HUNG WINDOWS ON SITE.

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

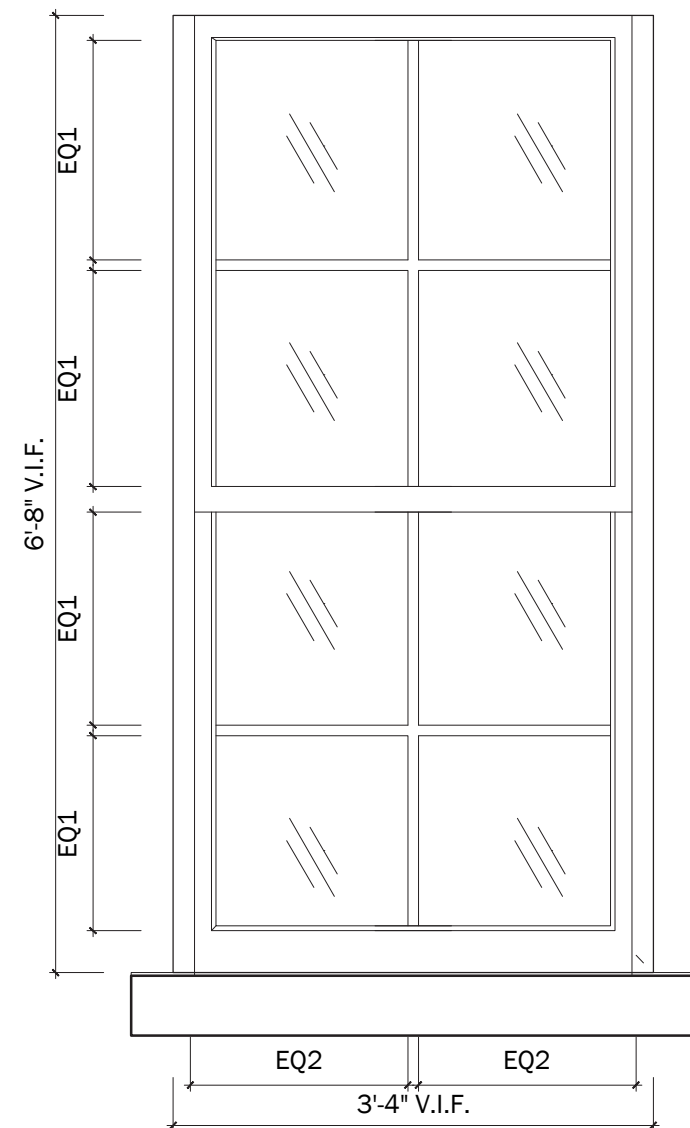
PROJECT: 79-81 BEAVER STREET / WILLIAM ULMER BREWERY
SCALE: AS NOTED
DATE: DECEMBER 10, 2019



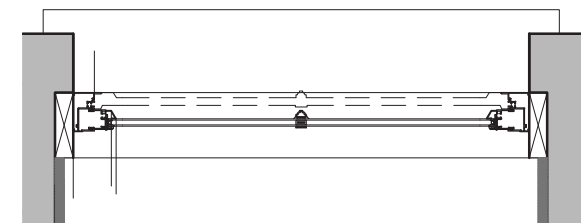
1 PROPOSED WINDOW SECTION, 8 LITES
3/4" = 1"



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



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



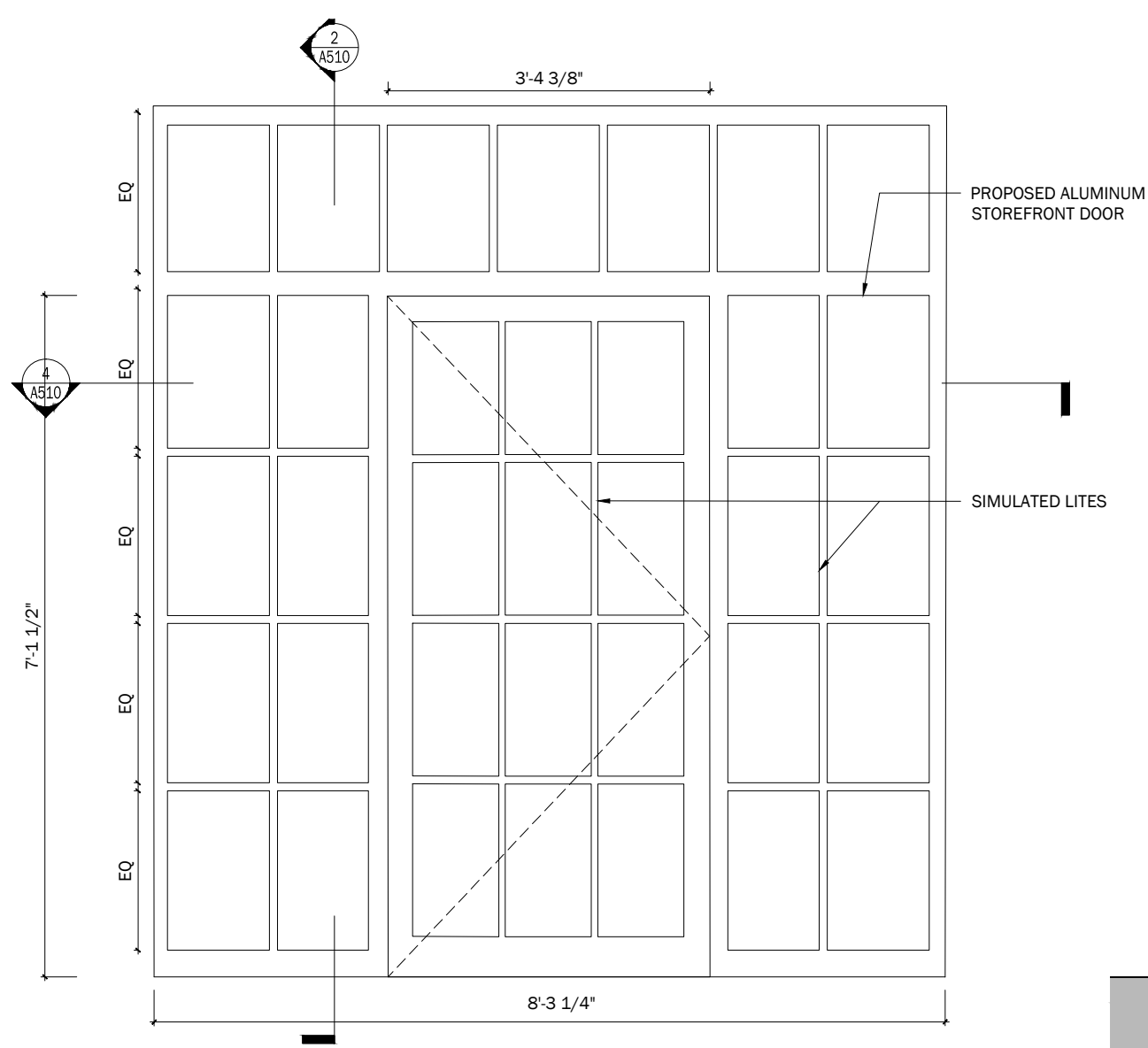
4 PROPOSED WINDOW SECTION, 8 LITES
3/4" = 1"

NOTES:

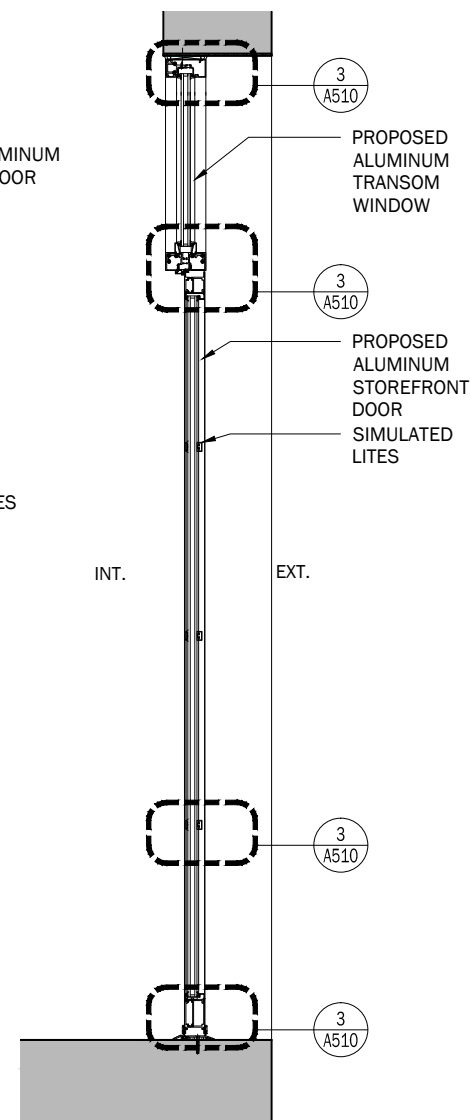
1. WINDOW PAINT FINISH COLOR "MUSTANG" (PPG 1015-7)
2. DIMENSIONS ARE BEST ESTIMATE BASED ON HISTORIC PHOTOS AND SURVEY OF REMAINING SITE CONDITIONS. FINAL DIMENSIONS TO BE V.I.F.
3. THERE ARE NO REMAINING DOUBLE-HUNG WINDOWS ON SITE.

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

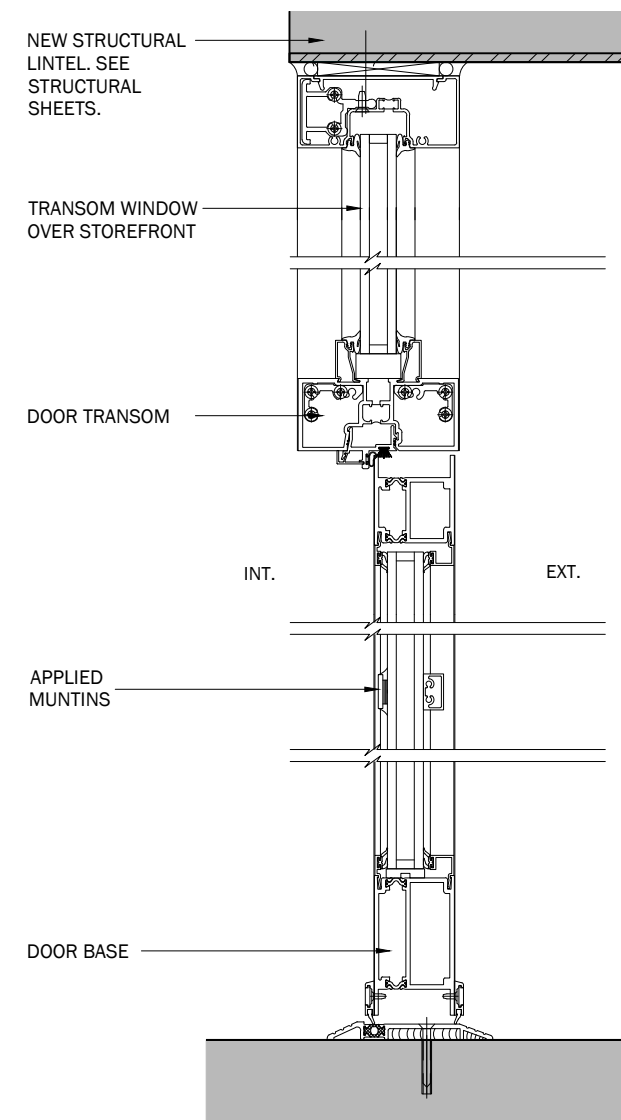
PROJECT: 79-81 BEAVER STREET / WILLIAM ULMER BREWERY
SCALE: AS NOTED
DATE: DECEMBER 10, 2019



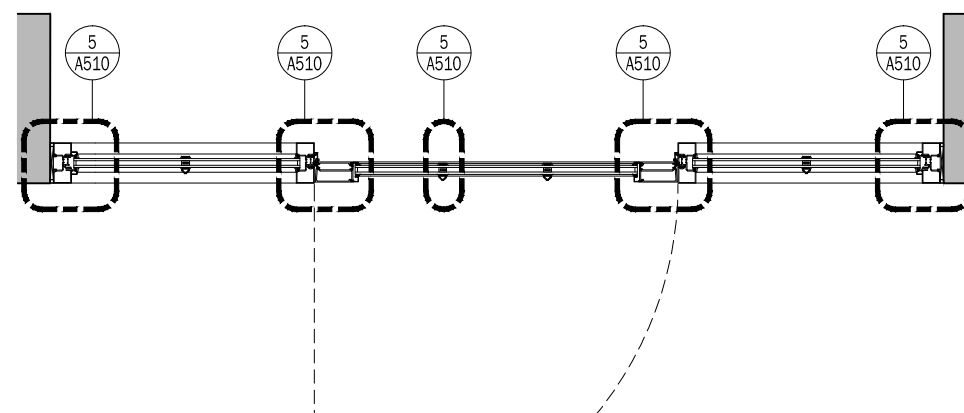
1	TYP. PROP. STOREFRONT ELEVATION	1/2"= 1'-0"
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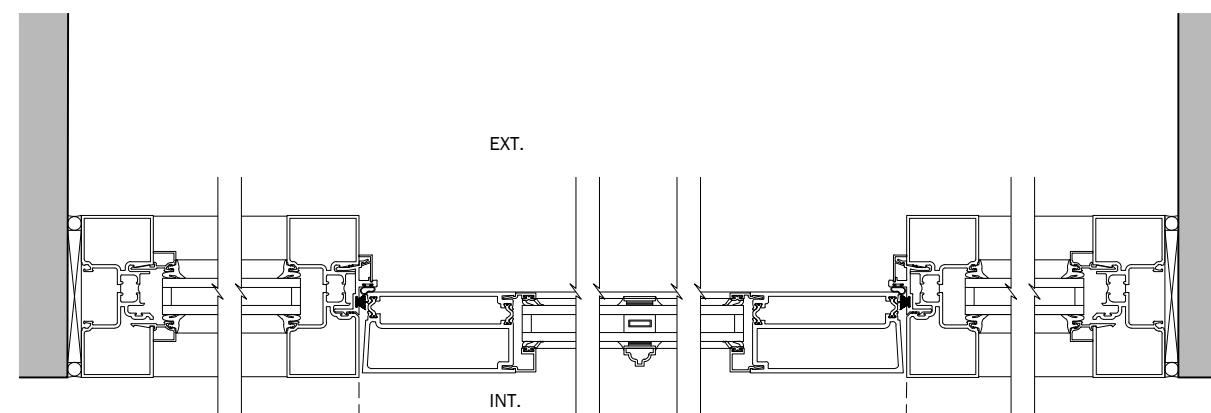
2	TYP. PROP. STOREFRONT SECTION	1/2"= 1'-0"
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3	TYP. PROP. STOREFRONT SECTION - ENLARGED	2"= 1'-0"
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4	TYP. PROP. STOREFRONT PLAN	1/2"= 1'-0"
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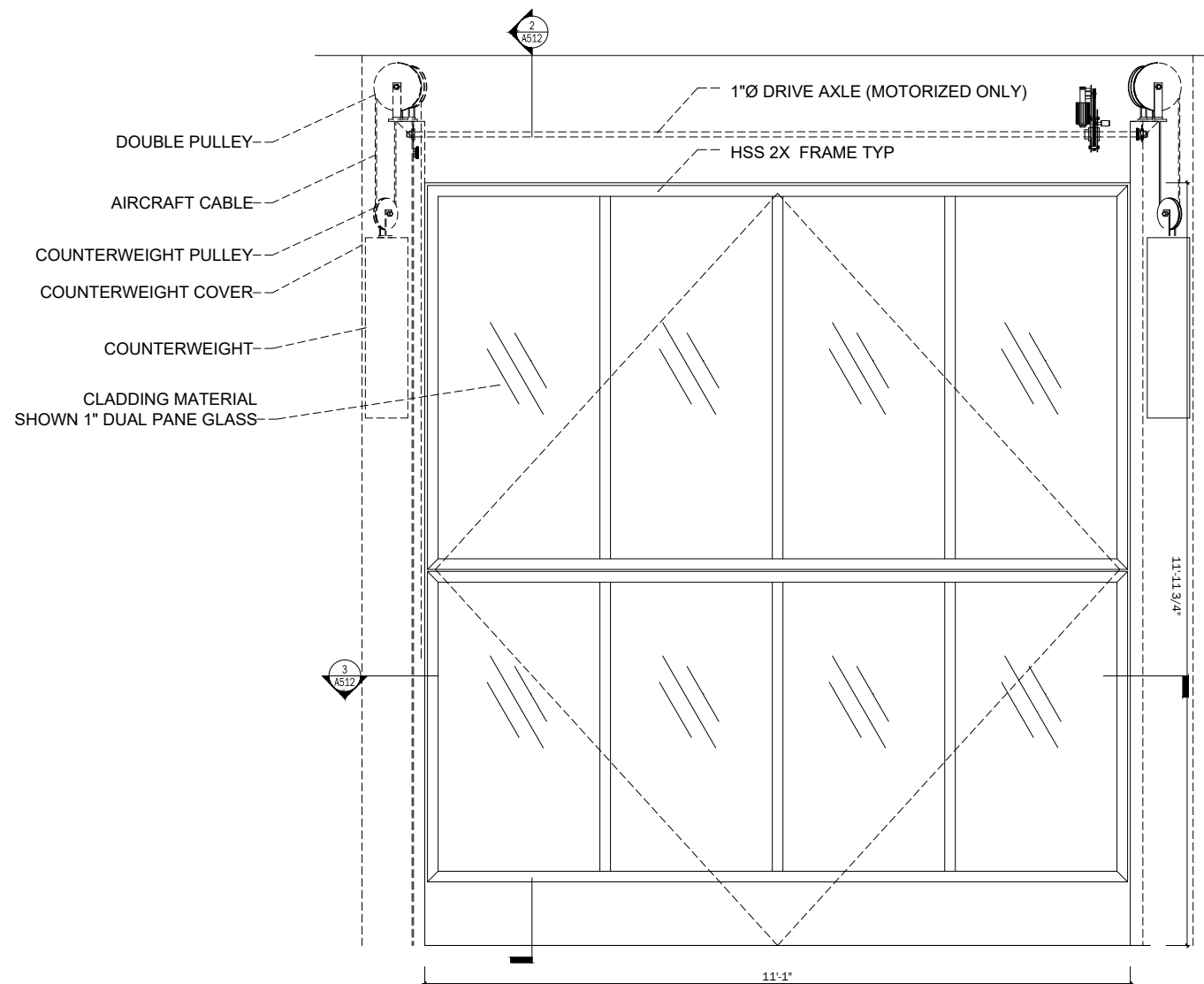
5	PROP. WINDOW PLAN DETAILS - ENLARGED	2"= 1'-0"
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- NOTES:
1. DOOR PAINT FINISH COLOR "MUSTANG" (PPG 1015-7)
 2. DIMENSIONS ARE BEST ESTIMATE BASED ON HISTORIC PHOTOS AND SURVEY OF REMAINING SITE CONDITIONS. FINAL DIMENSIONS TO BE V.I.F.
 3. THERE ARE NO REMAINING DOUBLE-HUNG WINDOWS ON SITE.

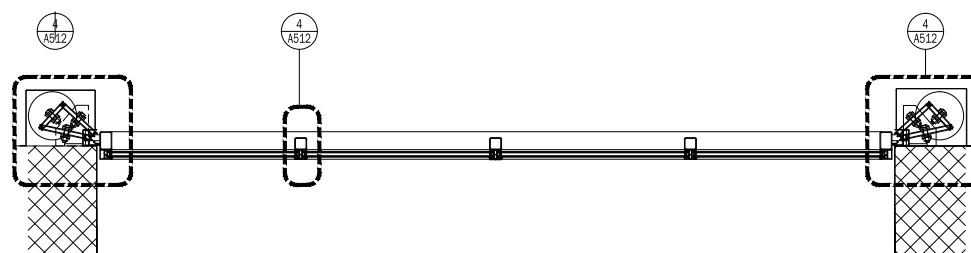
STOREFRONT WITH MULTI-LITES

WILLIAM ULMER BREWERY - 79-81 BEAVER STREET · DOOR DETAILS - STOREFRONT DETAIL

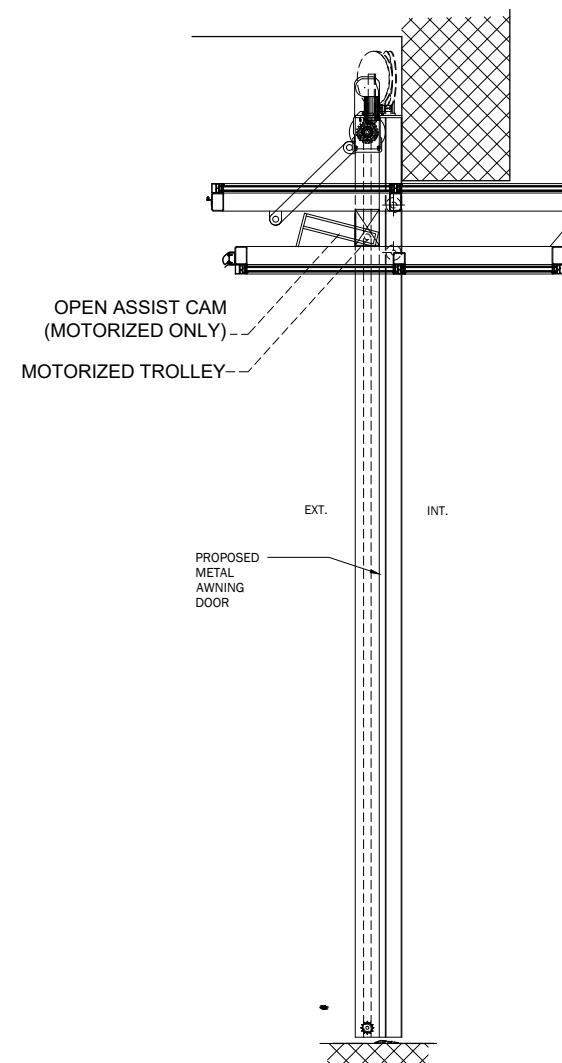
PROJECT: 79-81 BEAVER STREET / WILLIAM ULMER BREWERY
SCALE: AS NOTED
DATE: DECEMEBER 10, 2019



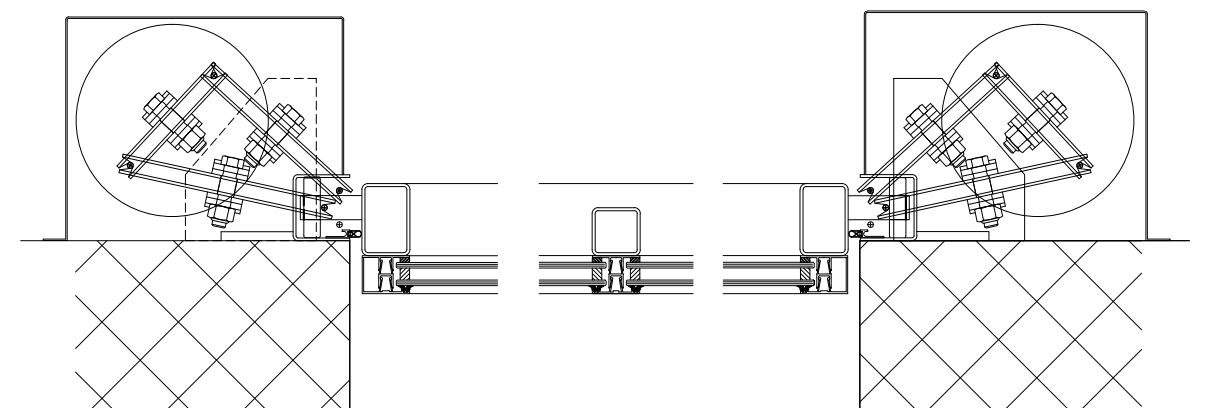
1 TYP. PROP. LOADING BAY DOOR ELEVATION 3/8"= 1'-0"



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

PROJECT: 79-81 BEAVER STREET / WILLIAM ULMER BREWERY
SCALE: AS NOTED
DATE: DECEMEBER 10, 2019



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

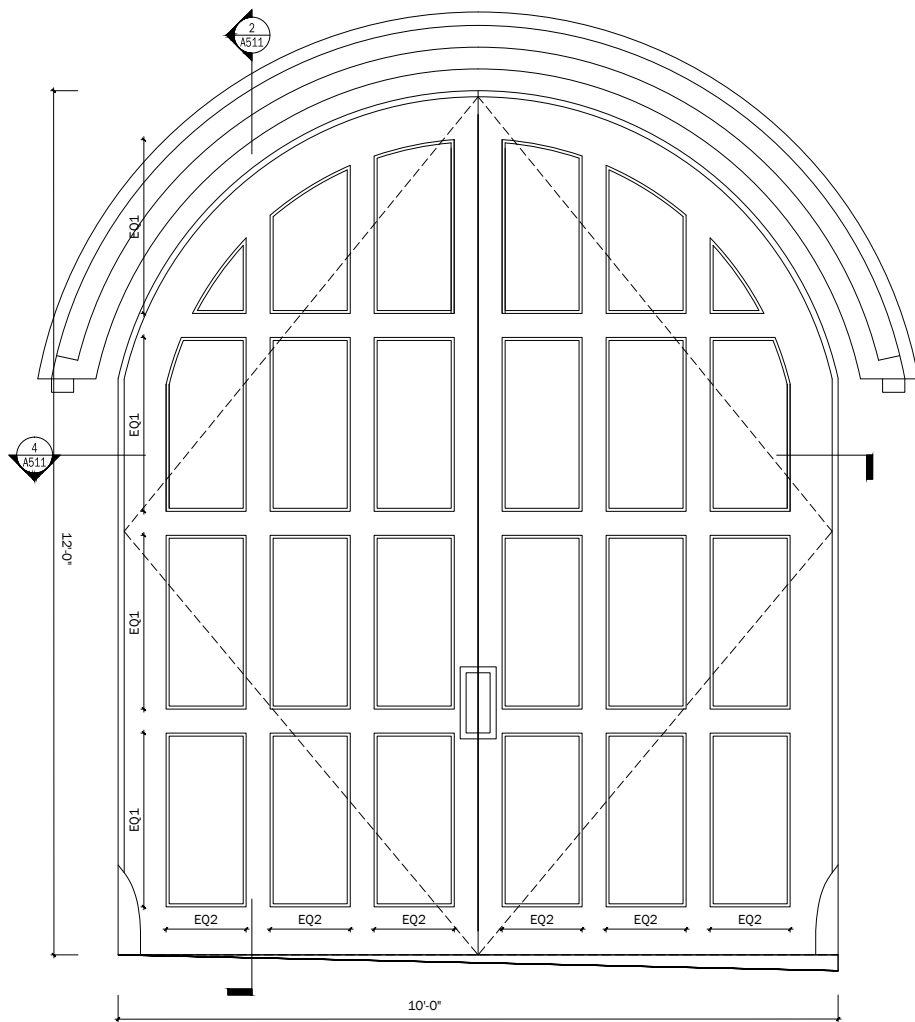


WILLIAM ULMER BREWERY - 79-81 BEAVER STREET · LOADING BAY DOOR DETAILS - VISUALIZATION

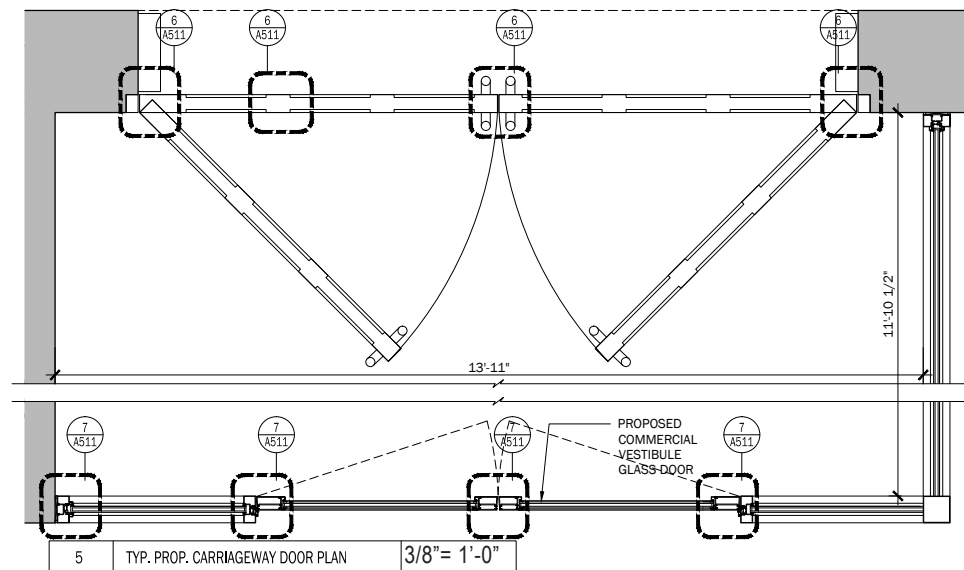


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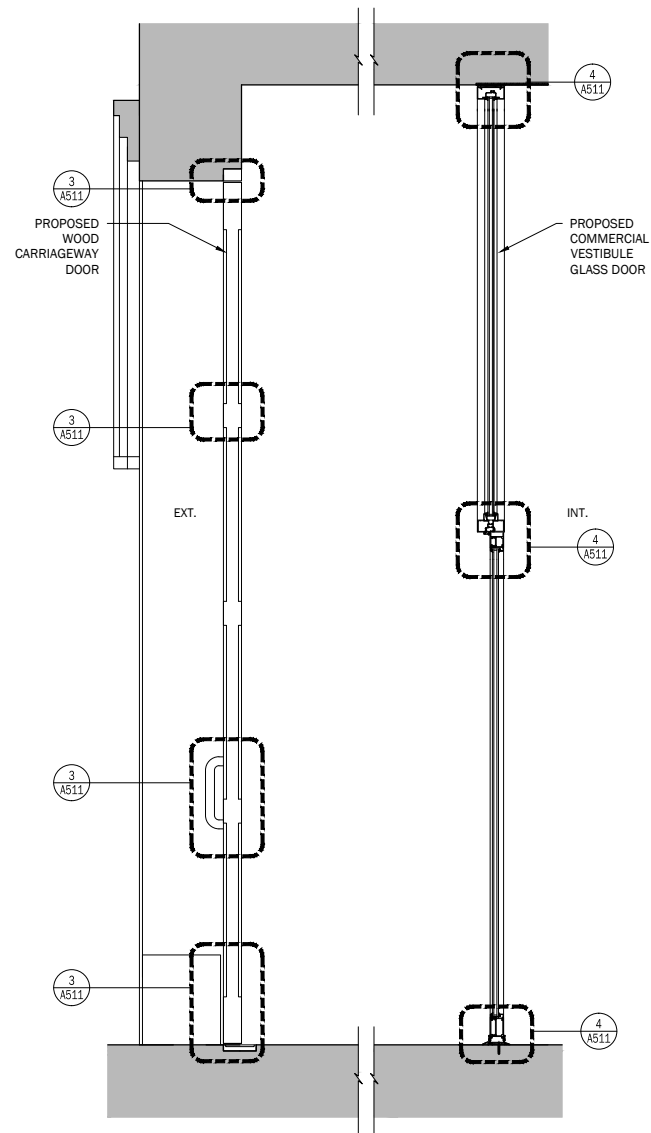
PROJECT: 79-81 BEAVER STREET / WILLIAM ULMER BREWERY
 SCALE: AS NOTED
 DATE: DECEMBER 10, 2019



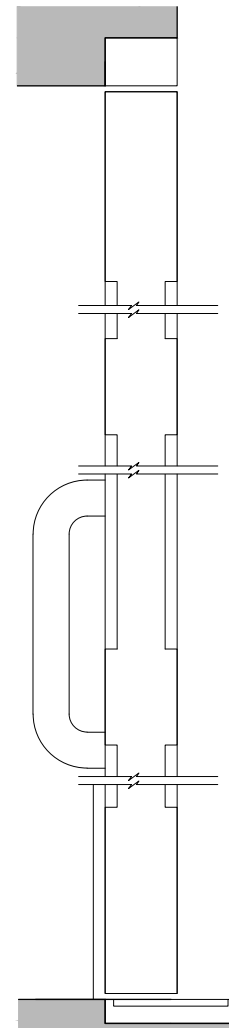
1 TYP. PROP. CARRIAGEWAY DOOR ELEVATION 3/8" = 1'-0"



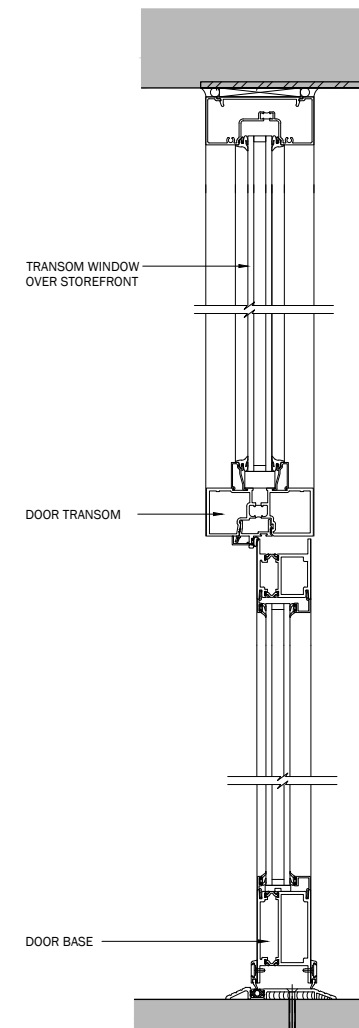
5 TYP. PROP. CARRIAGEWAY DOOR PLAN 3/8" = 1'-0"



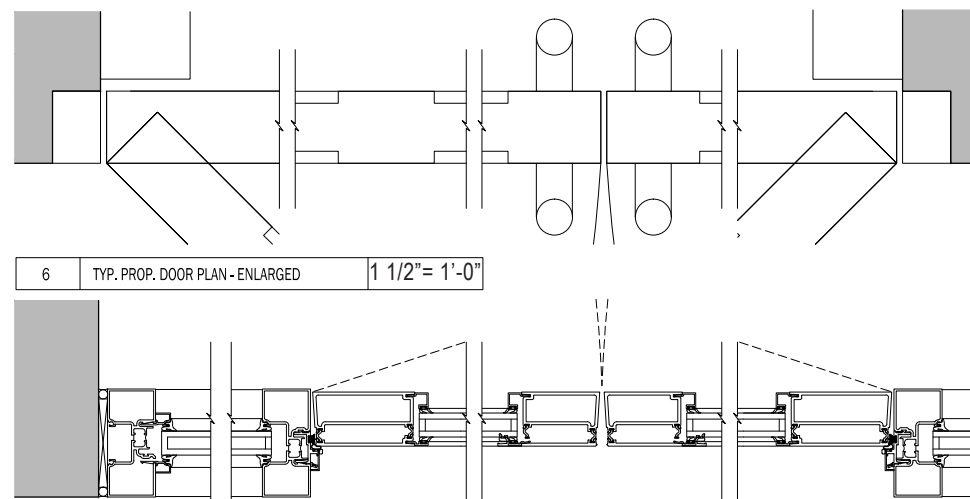
2 TYP. PROP. CARRIAGEWAY DOOR SECTION 3/8" = 1'-0"



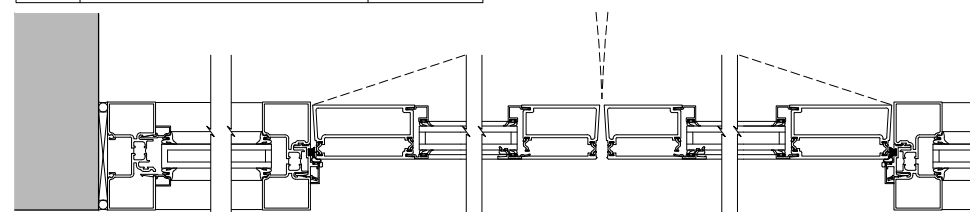
3 TYP. PROP. DOOR SECTION - ENLARGED 1/2" = 1'-0"



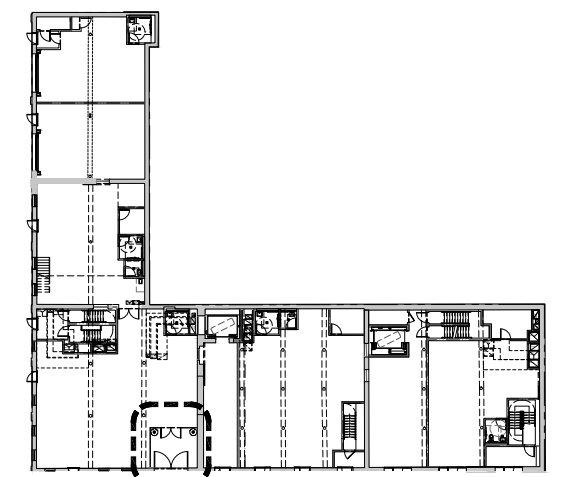
4 TYP. VESTIBULE DOOR SECTION 1/2" = 1'-0"



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



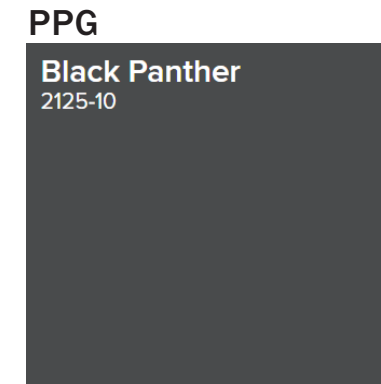
7 TYP. VESTIBULE DOOR PLAN - ENLARGED 1 1/2" = 1'-0"



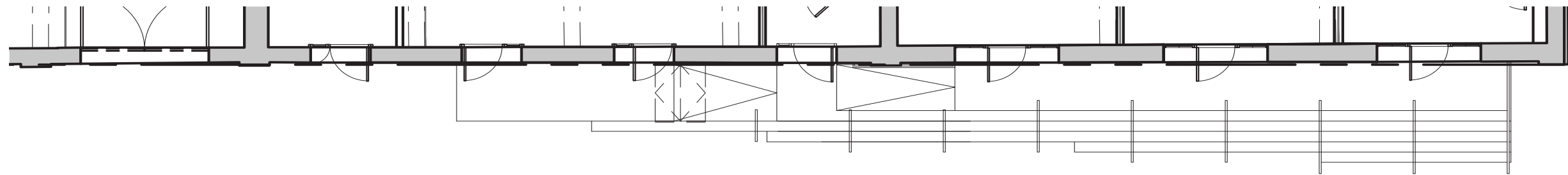
KEY PLAN 5 P32



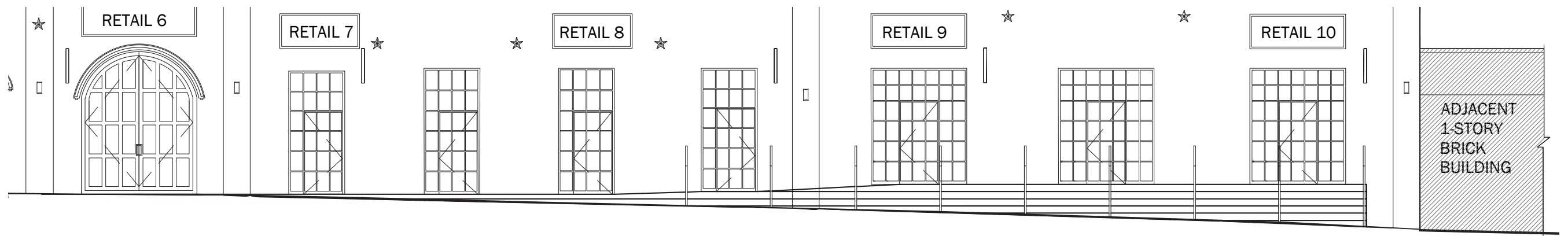
DIAMOND PLATE PRECEDENT IMAGES



METAL PLATFORM PAINT COLOR

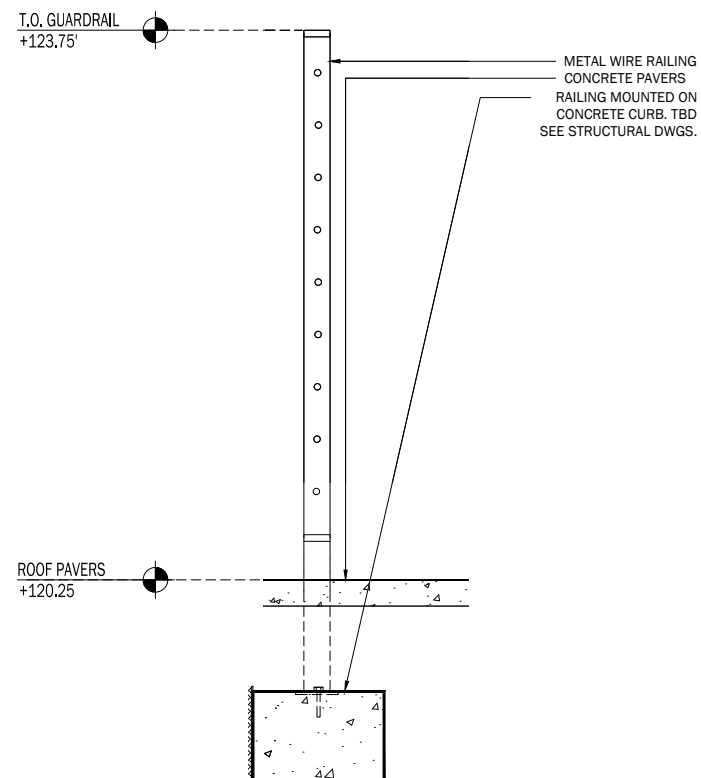


METAL PLATFORM PLAN

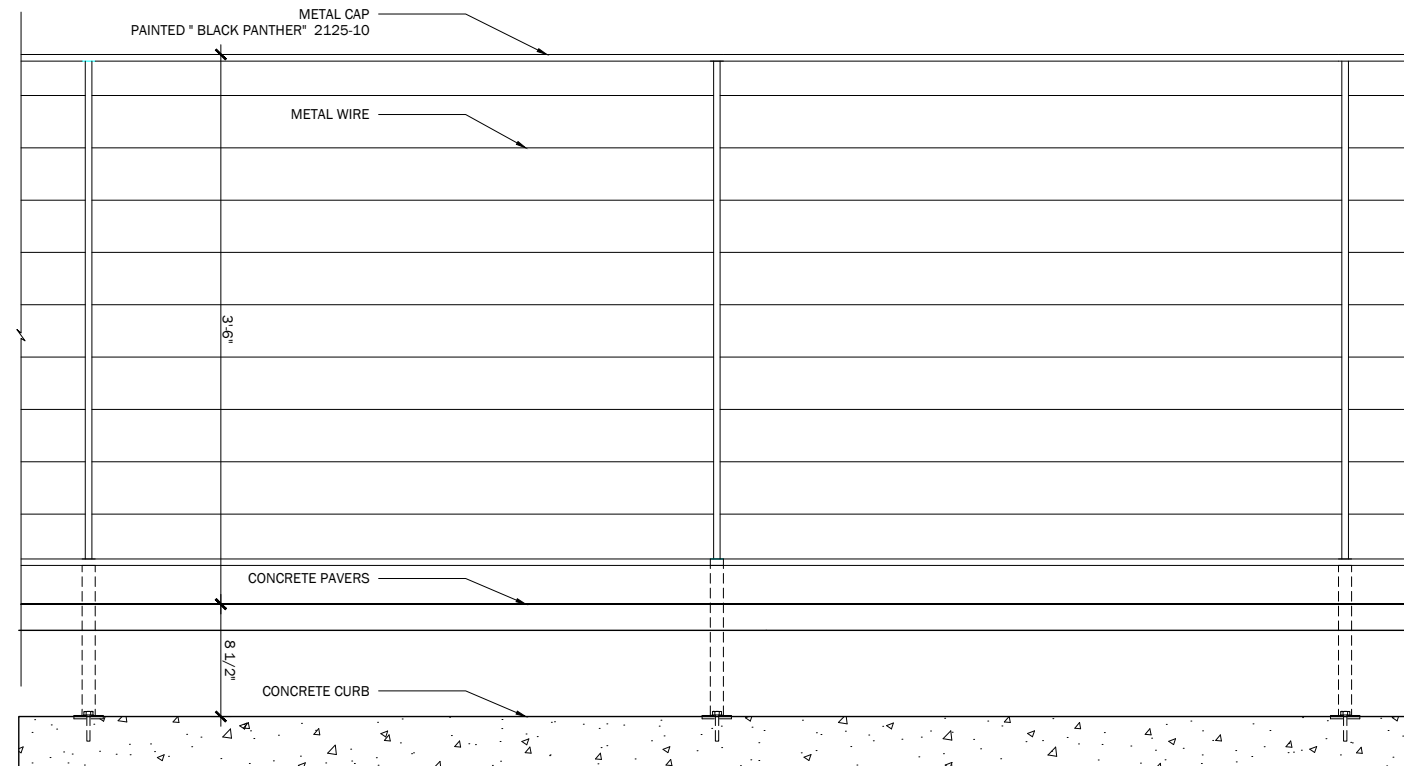


METAL PLATFORM ELEVATION

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

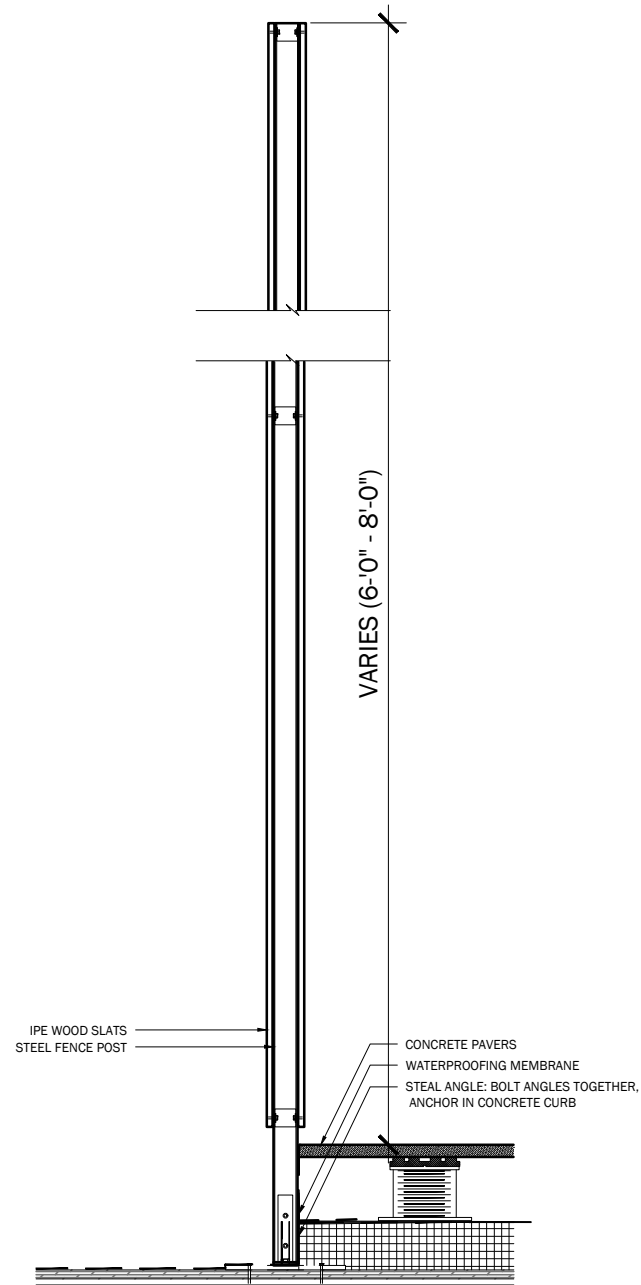


1	ROOF GUARDRAIL SECTION DETAIL	3/4"= 1'-0"
---	-------------------------------	-------------

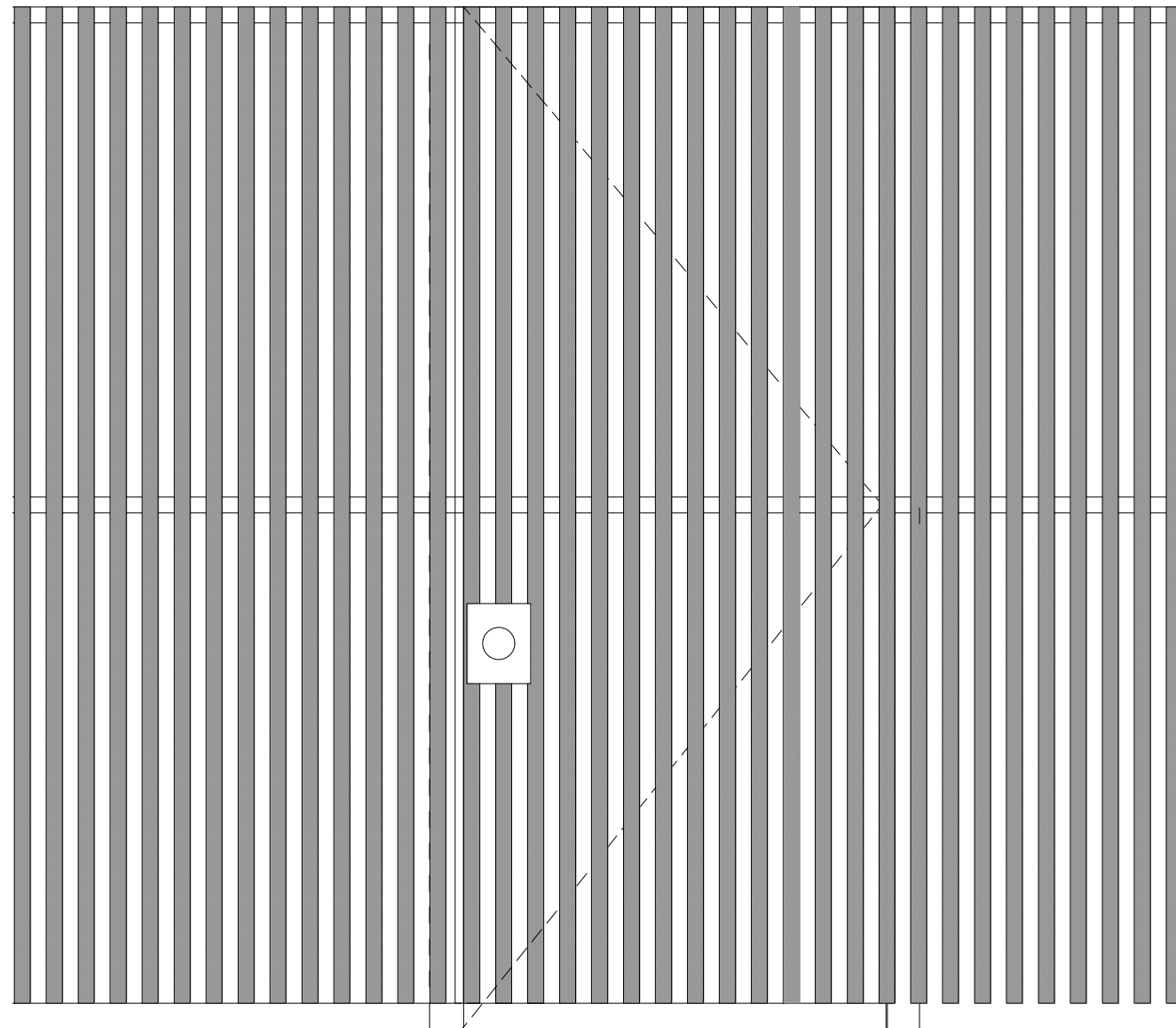


2	ROOF GUARDRAIL ELEVATION	3/4"= 1'-0"
---	--------------------------	-------------

WILLIAM ULMER BREWERY - 79-81 BEAVER STREET · ROOF GUARDRAIL DETAIL AND ELEVATION



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

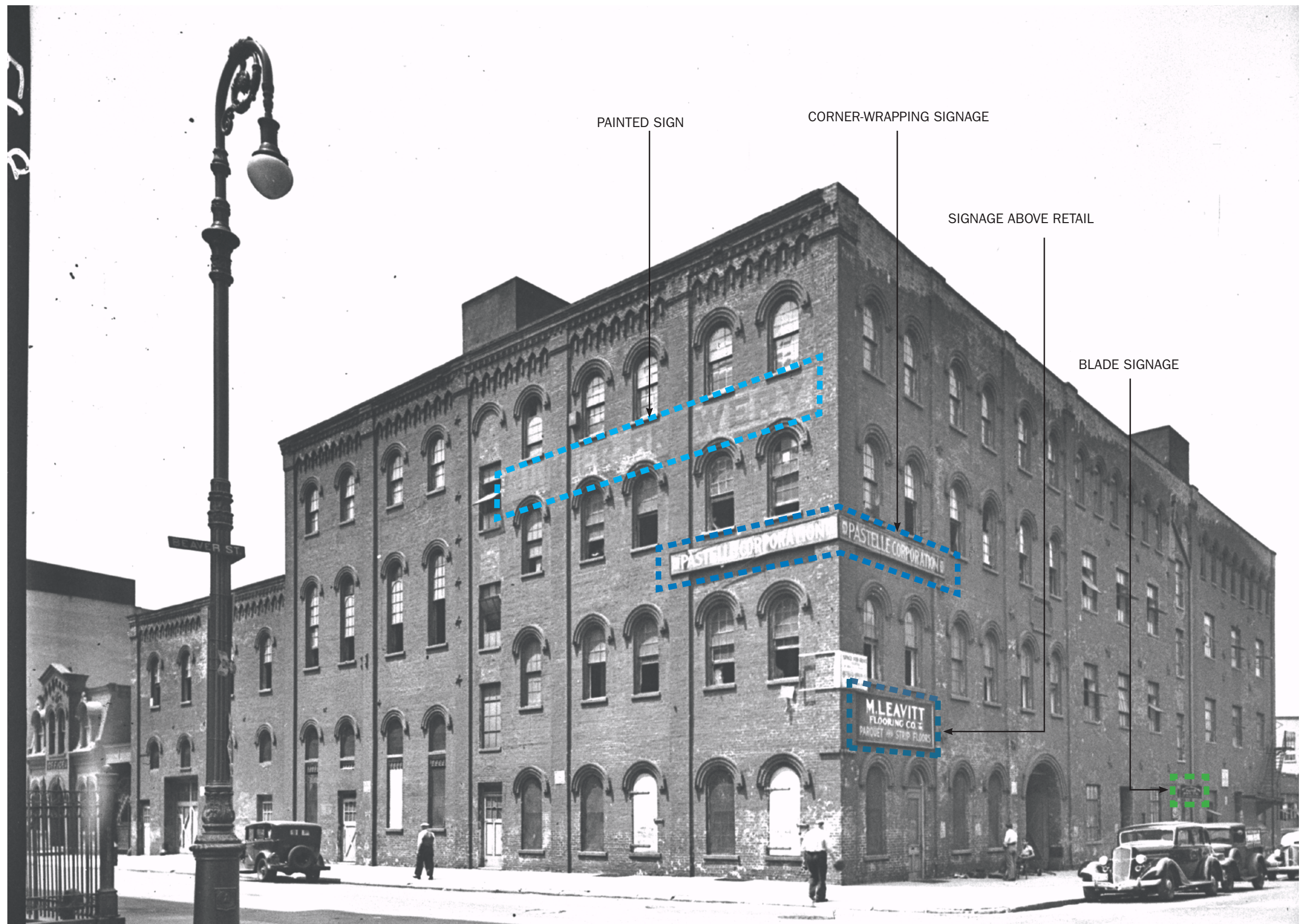


2	PROP. WOOD FENCE AS MECH. SCREEN ELEVATION	3/4"= 1'-0"
---	--------------------------------------------	-------------

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



SIGNAGE



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

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



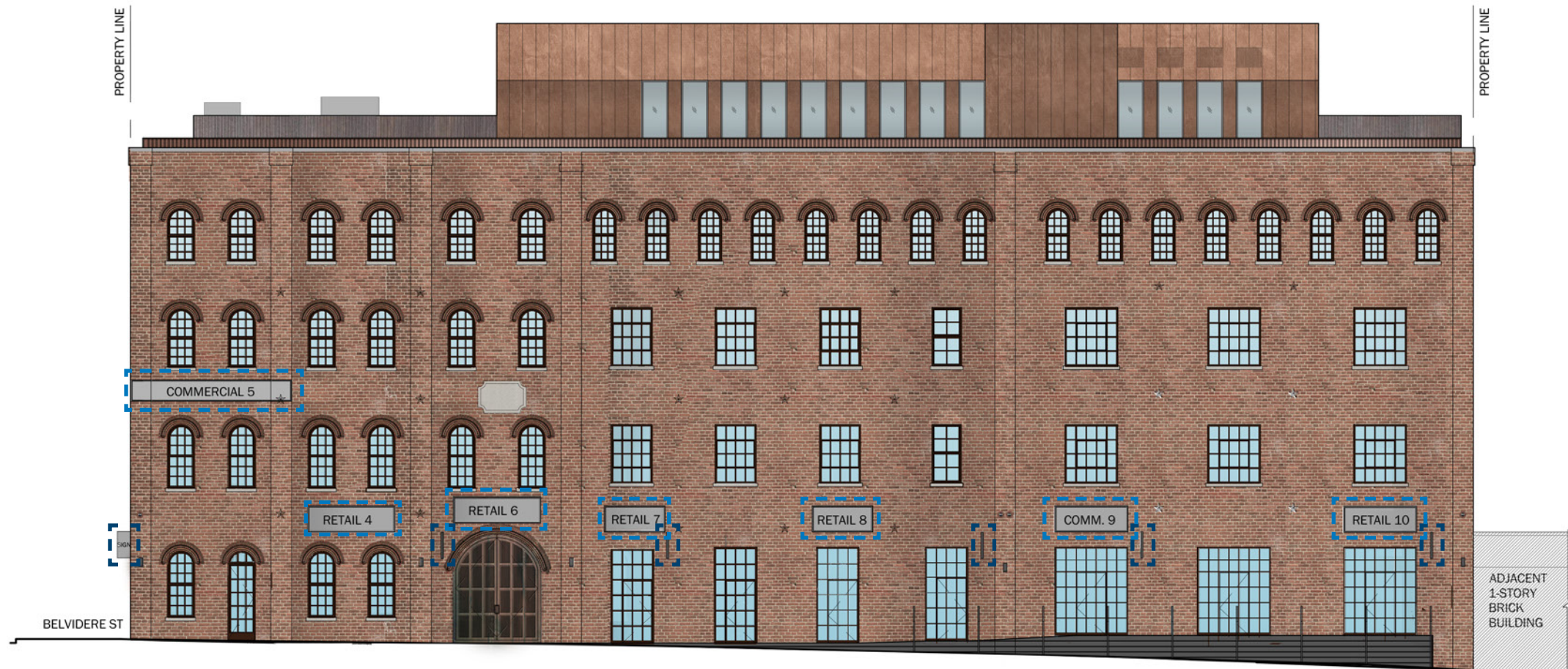
DXA studio
894 6th Avenue, 5th Floor
New York, NY 10001
T 212 874 0567
www.dxastudio.com

PROJECT: 79-81 BEAVER STREET / WILLIAM ULMER BREWERY
SCALE: AS NOTED
DATE: DECEMBER 10, 2019



PROPOSED BELVIDERE STREET ELEVATION

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



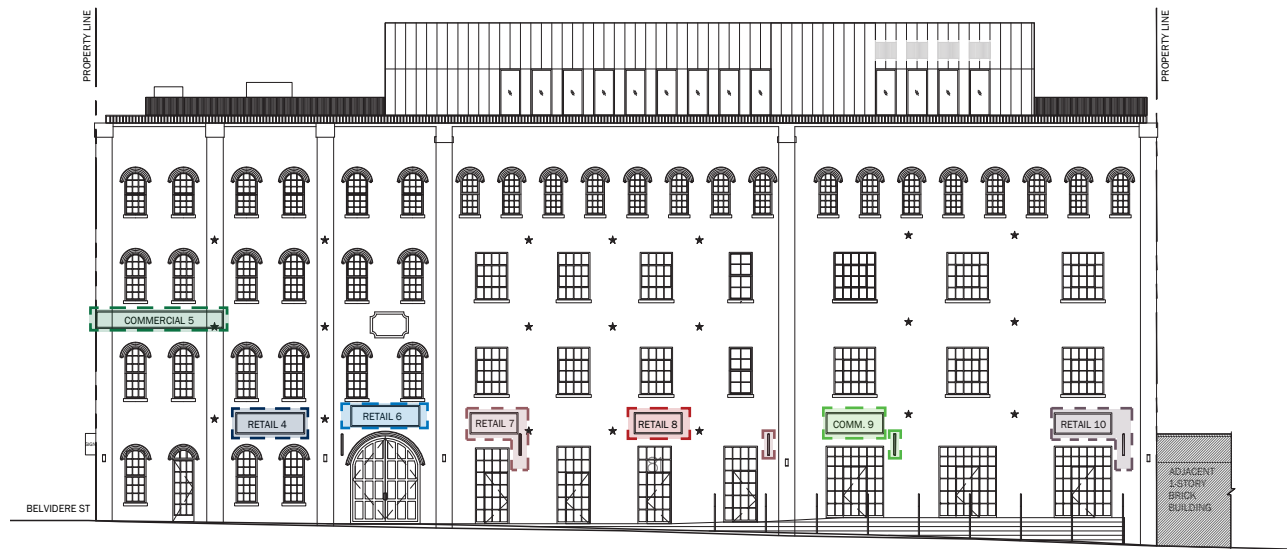
PROPOSED BEAVER STREET ELEVATION

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



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 New York, NY 10001
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PROJECT: 79-81 BEAVER STREET / WILLIAM ULMER BREWERY
 SCALE: AS NOTED
 DATE: NOVEMBER 20, 2019

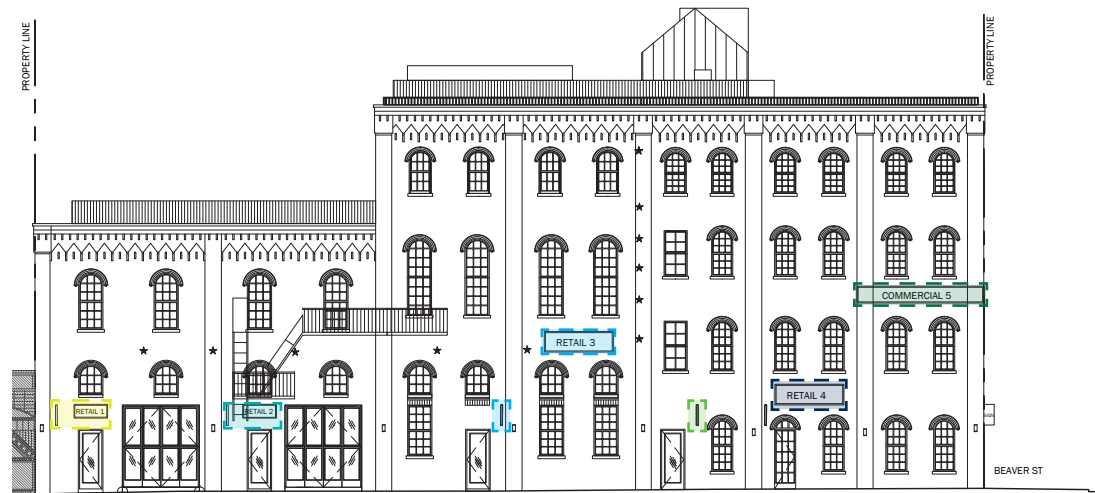


PROPOSED BELVIDERE STREET ELEVATION

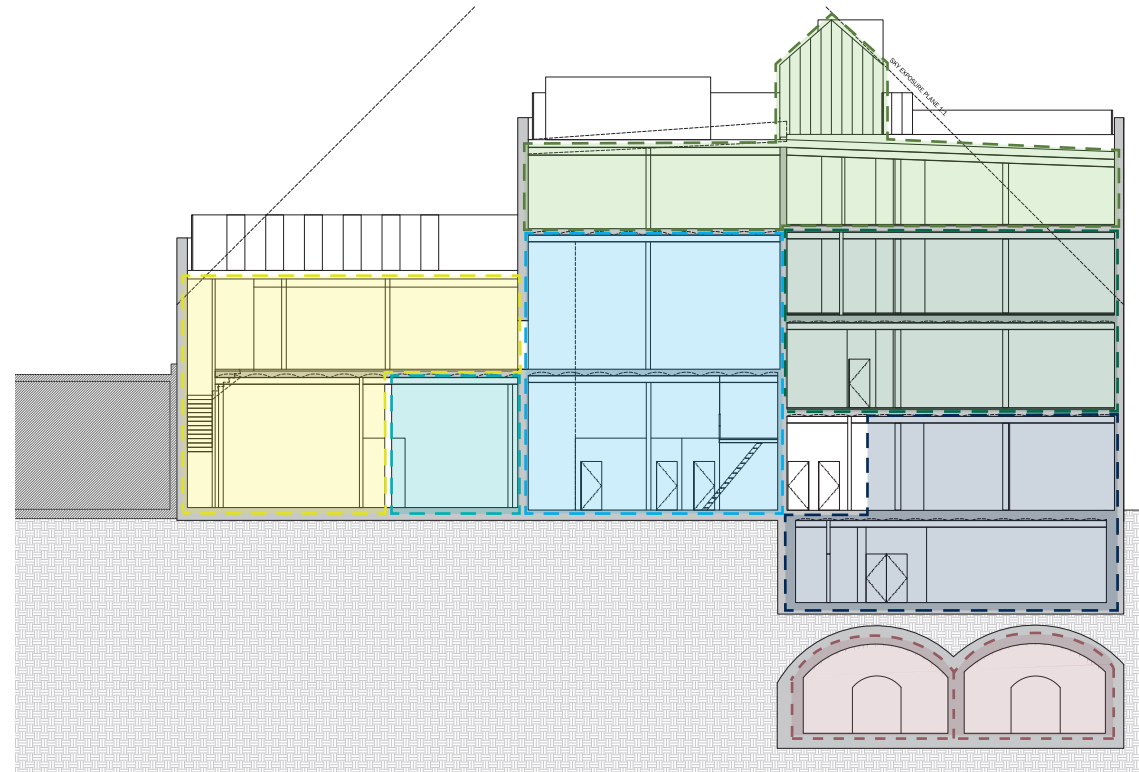


PROPOSED BELVIDERE STREET SECTION

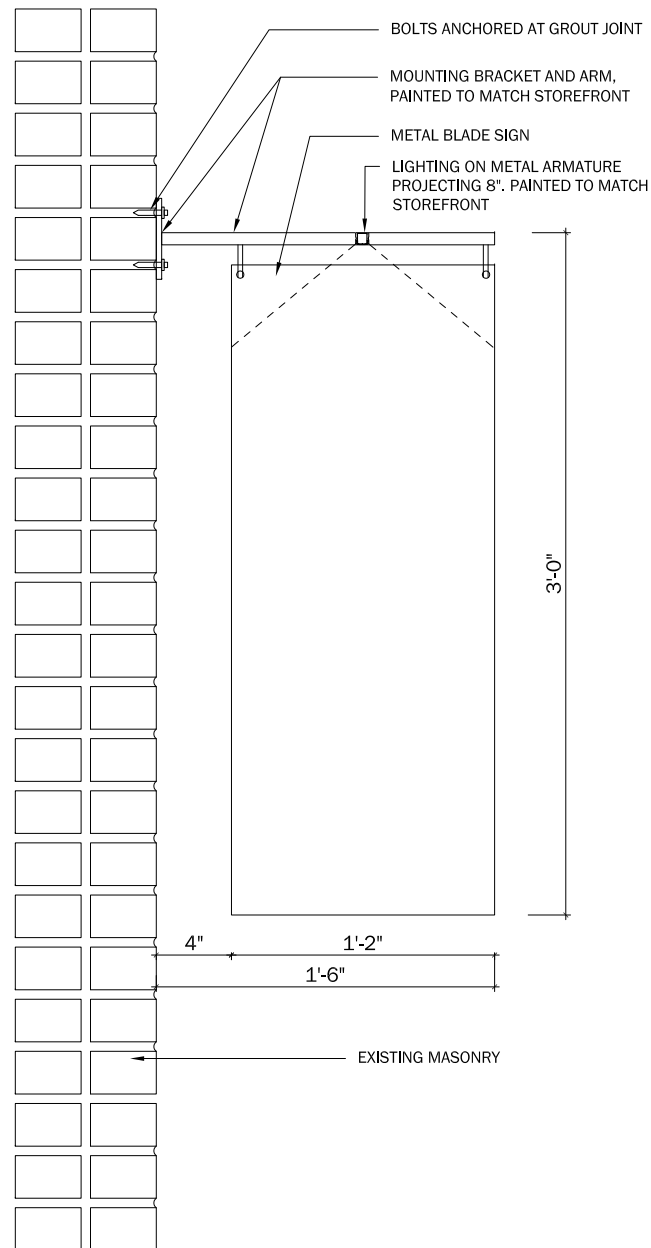
SIGNAGE LEGEND	
■	RETAIL TENANT 1
■	RETAIL TENANT 2
■	RETAIL TENANT 3
■	RETAIL TENANT 4
■	COMMERCIAL TENANT 5
■	RETAIL TENANT 6
■	RETAIL TENANT 7
■	RETAIL TENANT 8
■	COMMERCIAL TENANT 9
■	RETAIL TENANT 10



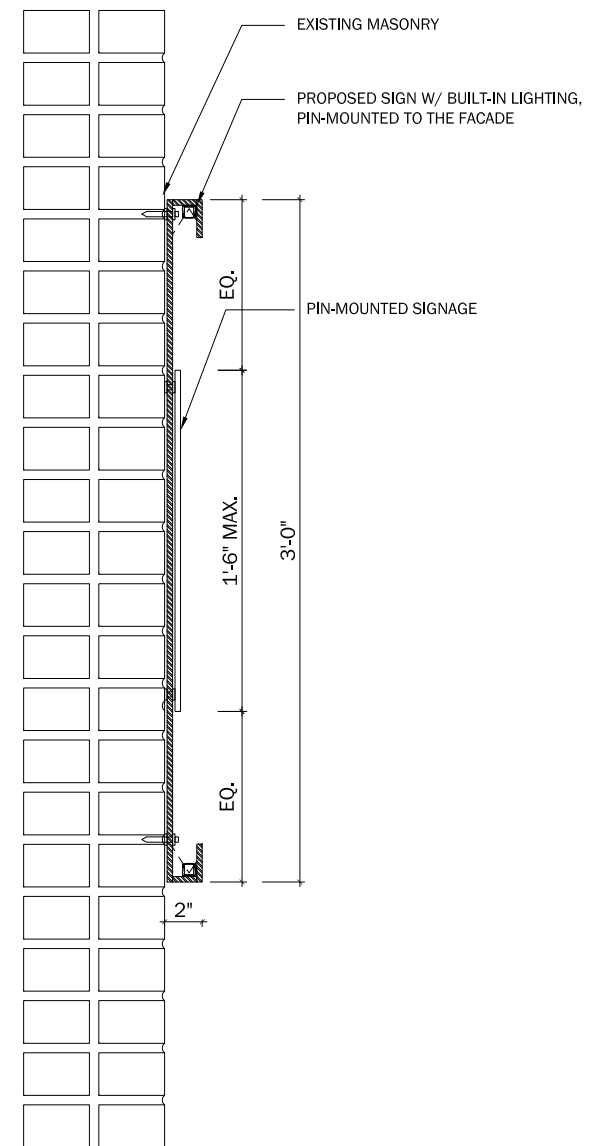
PROPOSED BEAVER STREET ELEVATION



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

VI

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: DECEMEBER 10, 2019

Application

Designed to provide up and down lighting effects for interior and exterior locations featuring narrow beam light distribution.

Materials

Luminaire housing constructed of die-cast marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy
Clear safety glass
Reflectors made of pure anodized aluminum
Silicone applied robotically to casting, plasma treated for increased adhesion
High temperature silicone gasket
Mechanically captive stainless steel fasteners

NRTL listed to North American Standards, suitable for wet locations
Protection class IP 64
Weight: 3.5 lbs

Electrical

Operating voltage 120-277V AC
Minimum start temperature -40° C
LED module wattage 8.0 W
System wattage 11.0 W
Controllability 0-10V dimmable
Color rendering index Ra > 80
Luminaire lumens 601 lumens (3000K)
LED service life (L70) 60,000 hours

LED color temperature

- ☐ 4000K - Product number + **K4 (EXPRESS)**
- ☐ 3500K - Product number + **K35**
- ☐ 3000K - Product number + **K3 (EXPRESS)**
- ☐ 2700K - Product number + **K27**
- ☐ Amber - Product number + **AMB**

Wildlife friendly amber LED - Optional

Luminaire is optionally available with a narrow bandwidth, amber LED source (585-600nm) approved by the FWC. This light output is suggested for use within close proximity to sea turtle nesting and hatching habitats. Electrical and control information may vary from standard luminaire.

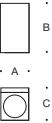
LED module wattage 9.0 W (Amber)
System wattage 11.6 W (Amber)
Luminaire lumens 166 lumens (Amber)

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish

All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.

- Available colors ☐ Black (BLK) ☐ White (WHT) ☐ RAL:
 ☐ Bronze (BRZ) ☐ Silver (SLV) ☐ CUS:



Wall luminaires with light in up and down directions					
	LED	β	A	B	C
33591	8.0 W	20 °	4 3⁄8	7 1⁄2	5

β = Beam angle

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com

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

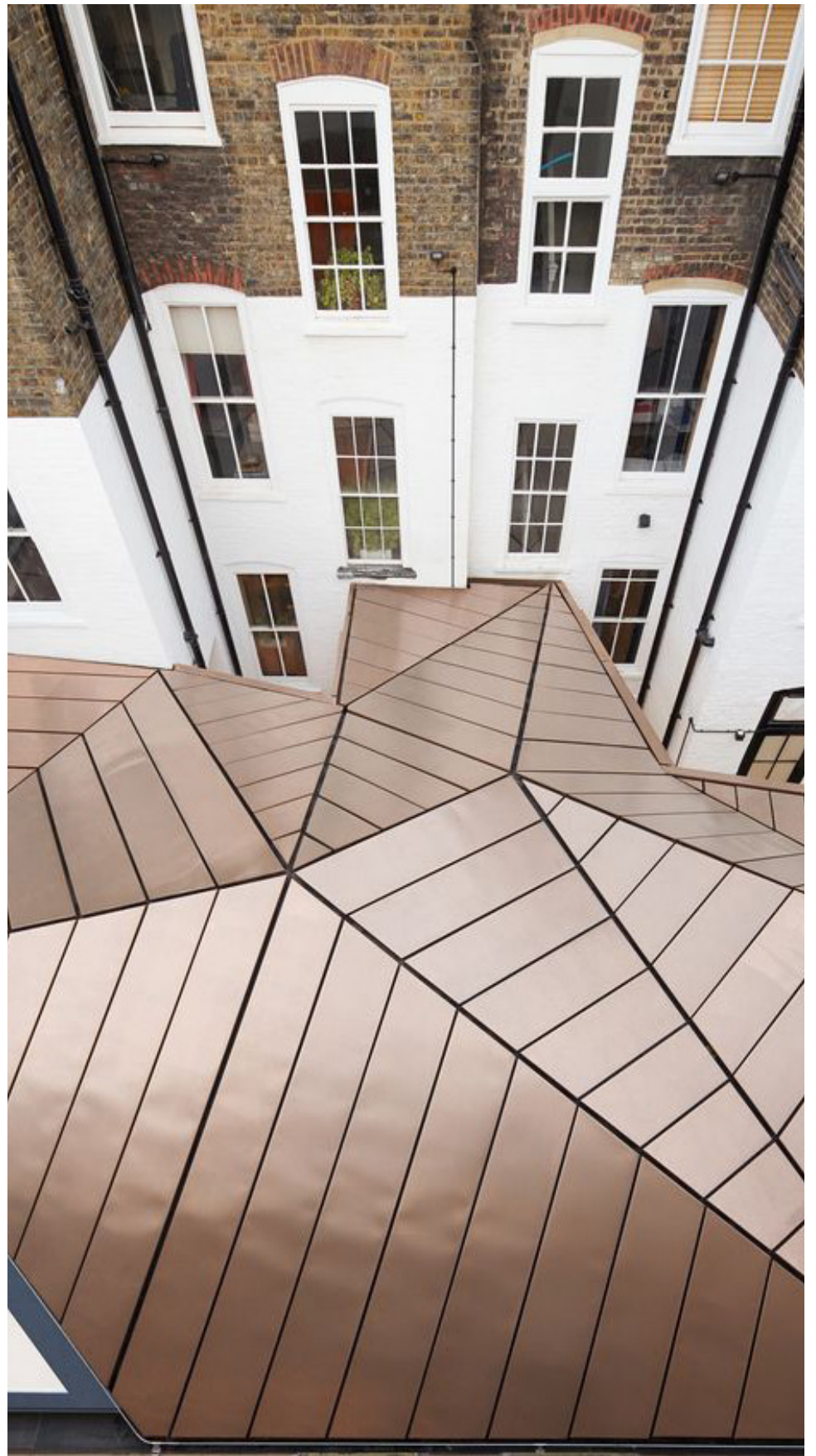
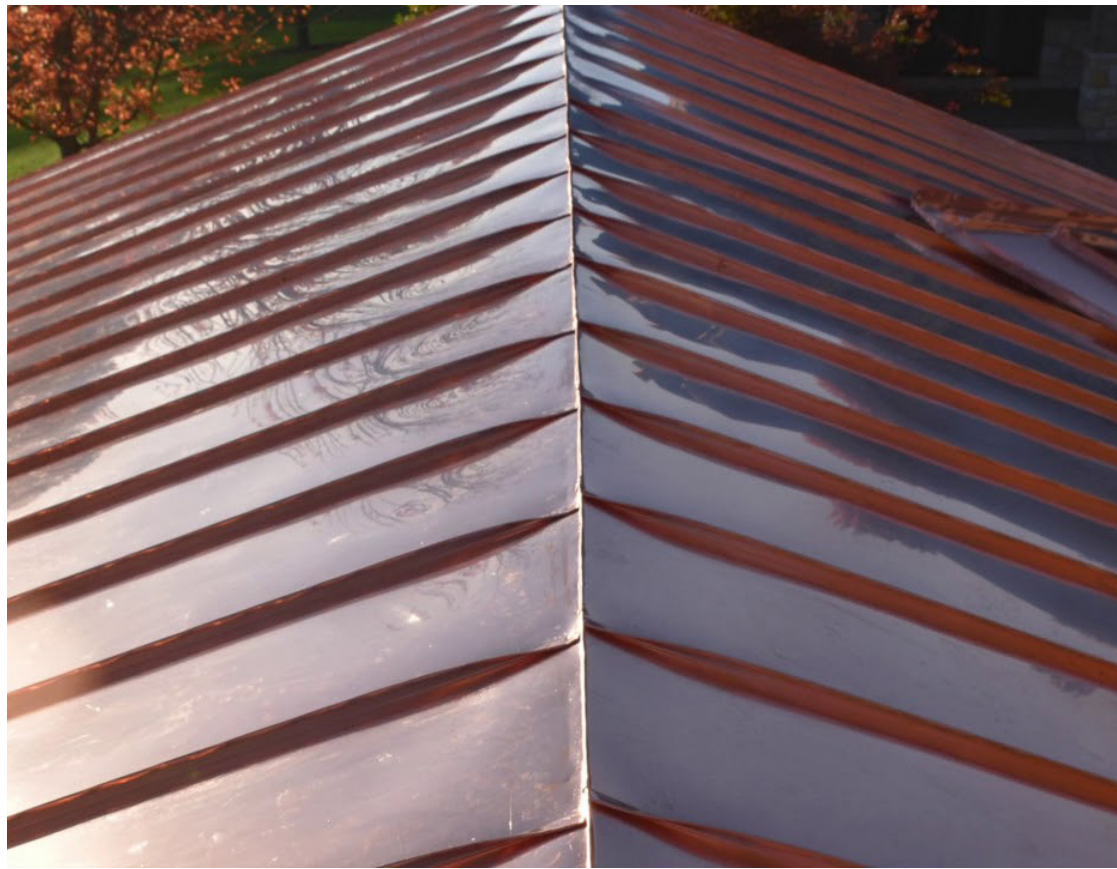


WII

**PENTHOUSE
DESIGN AND
PRECEDENTS**



COPPER VATS AND WOODEN BARRELS USED IN THE BREWING PROCESS



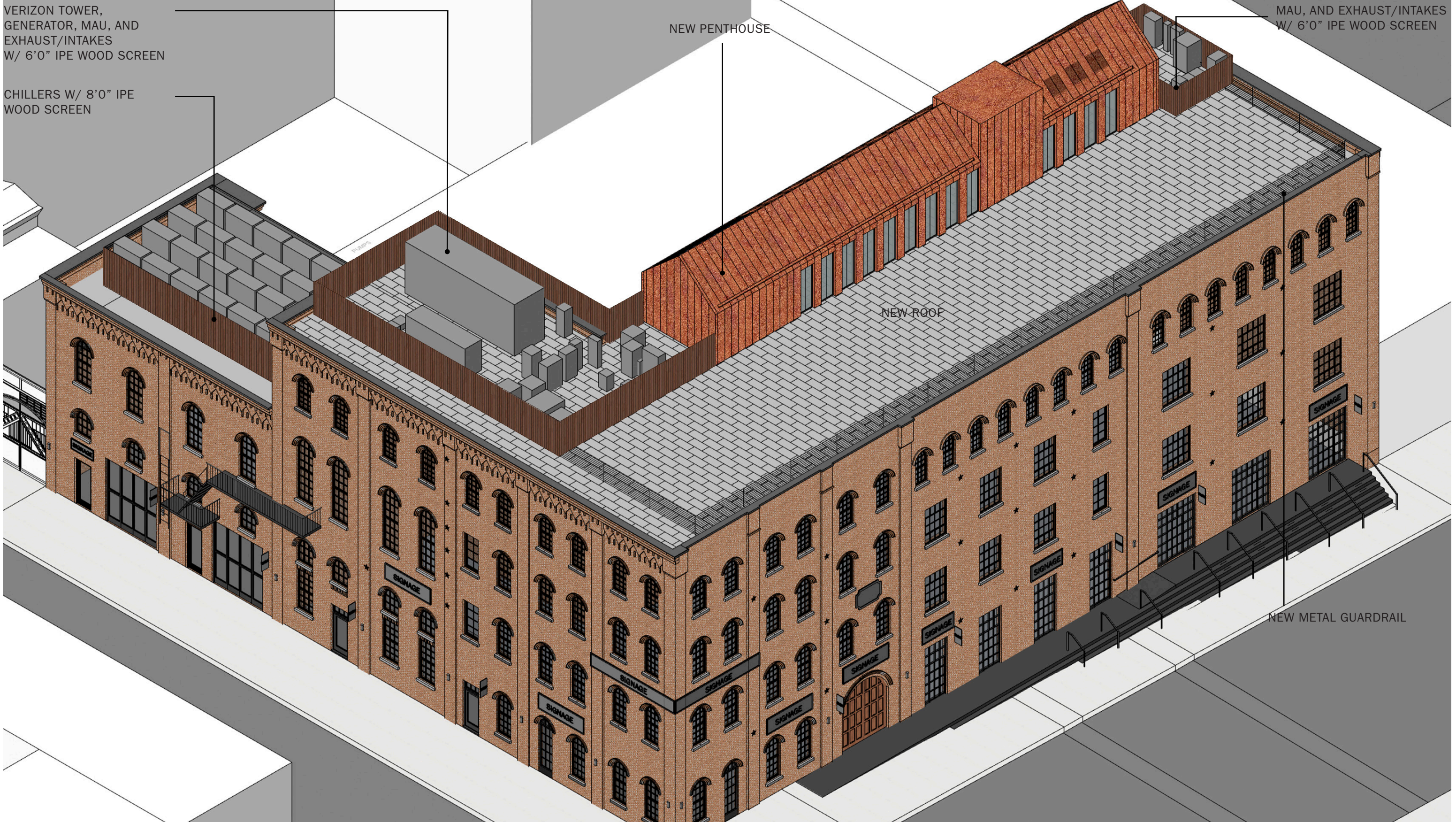


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New York, NY 10001
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WILLIAM ULMER BREWERY - 79-81 BEAVER STREET · VISUALIZATION OF PROPOSED PENTHOUSE

PROJECT: 79-81 BEAVER STREET / WILLIAM ULMER BREWERY
SCALE: AS NOTED
DATE: DECEMBER 10, 2019

48



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

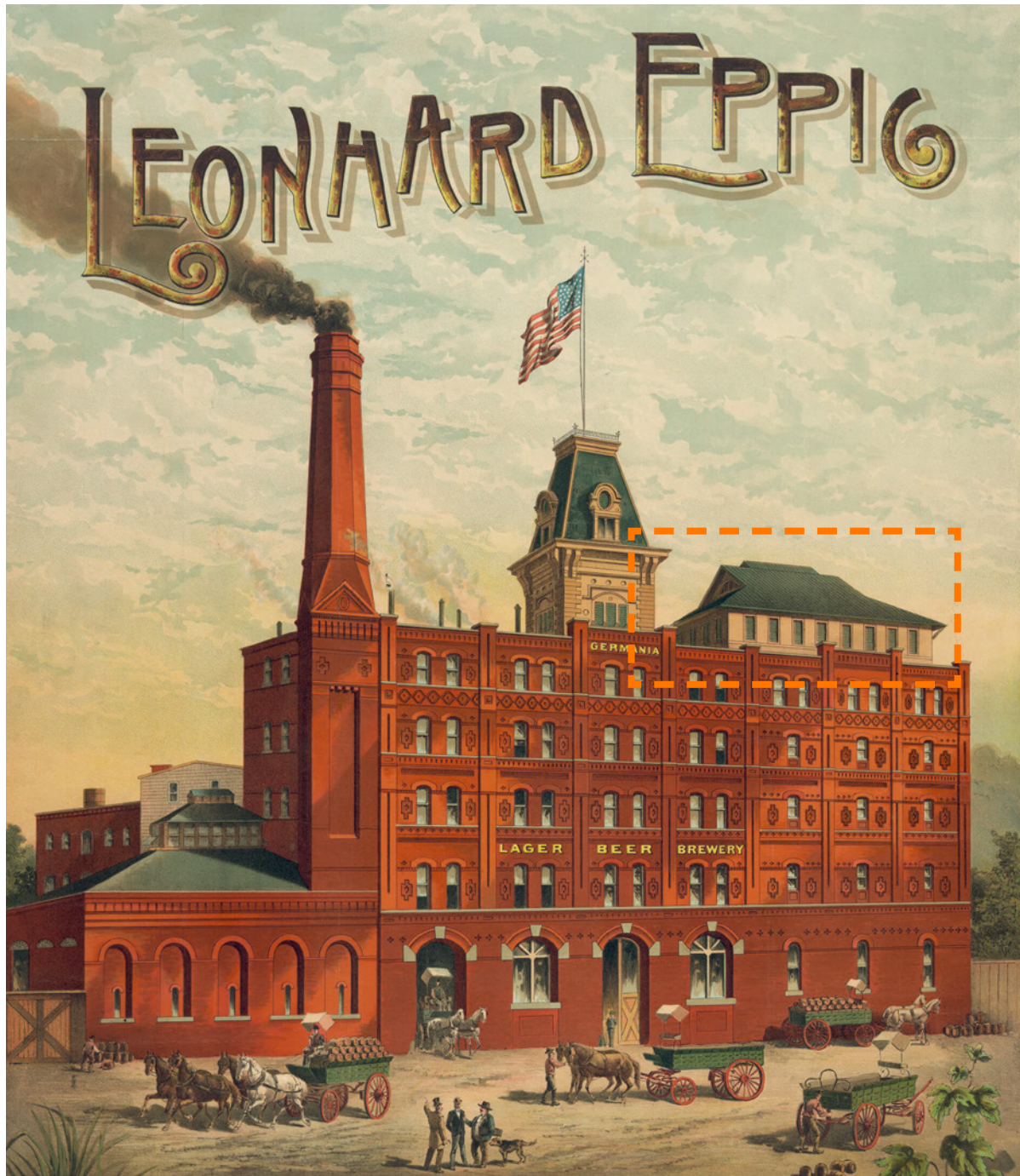
CHILLERS W/ 8'0" IPE
WOOD SCREEN

NEW PENTHOUSE

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

NEW ROOF

NEW METAL GUARDRAIL

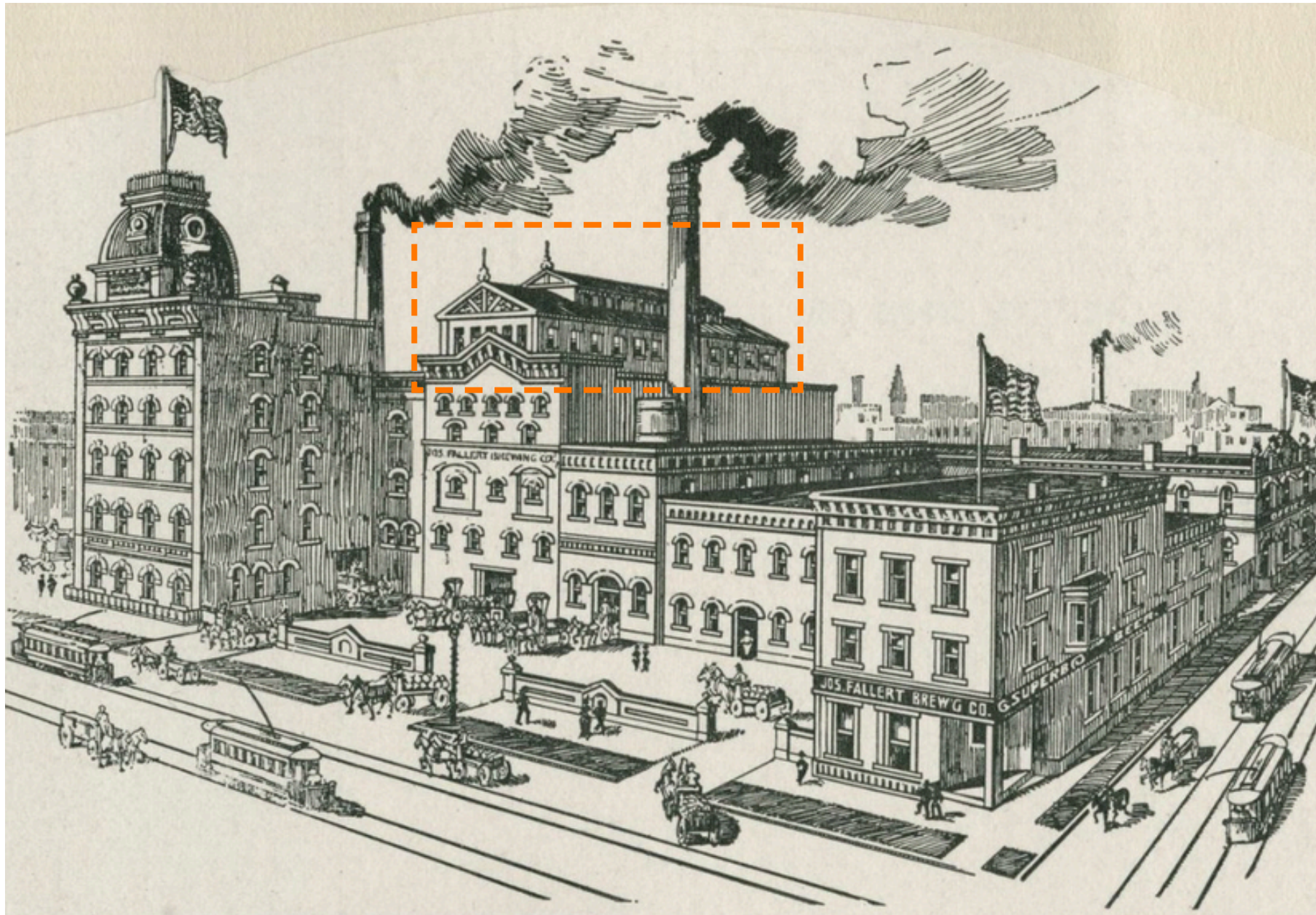


EPPIG BREWERY, BUSHWICK
1890 CALENDAR (LIBRARY OF CONGRESS)

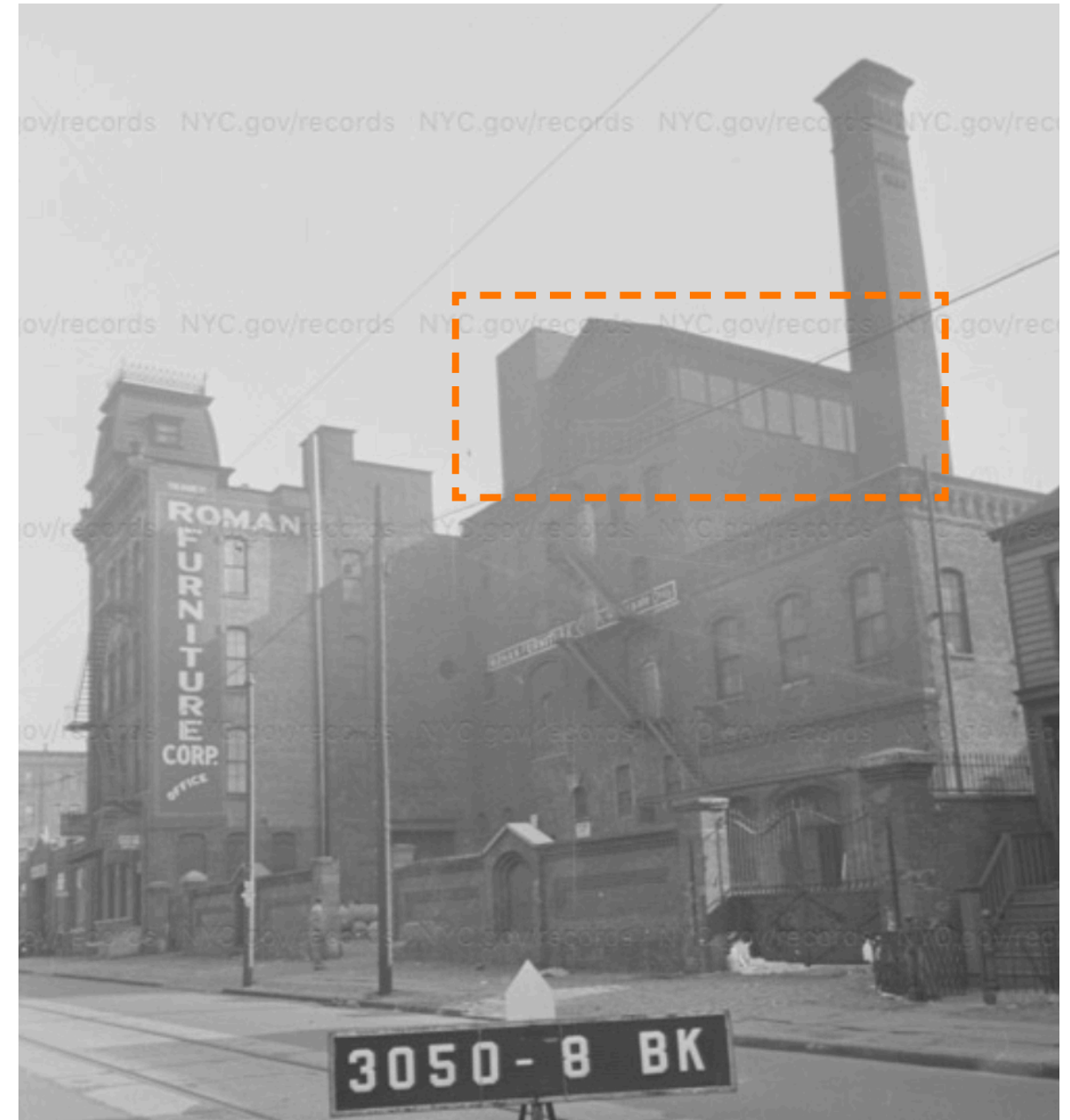


ERNEST OCHS AETNA LAGER BIER BREWERY

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



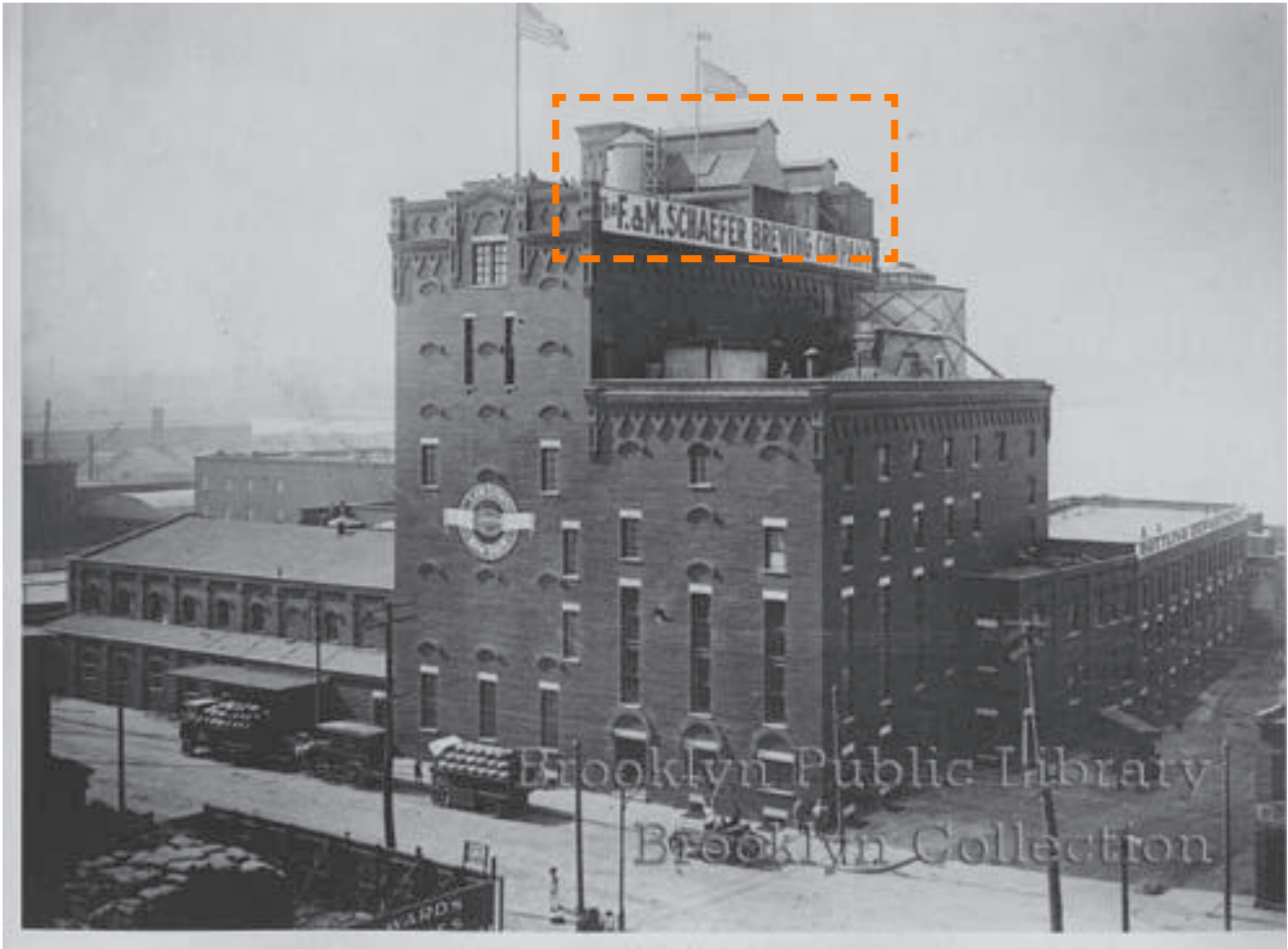
JOSEPH FALLERT BREWING CO. WILLIAMSBURG
FOUNDED 1878



FORMER FALLERT BREWERY
C. 1940 (MUNICIPAL ARCHIVES)



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



SCHAEFER BREWERY, WILLIAMSBURG
1939 (BROOKLYN PUBLIC LIBRARY)



LIEBMANN/ RHEINGOLD BREWERY - BUSHWICK
1951 AERIAL



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



VISIBILITY STUDIES



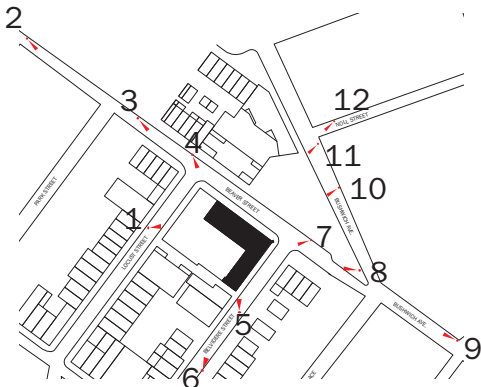
VIEW 1 - EXISTING



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



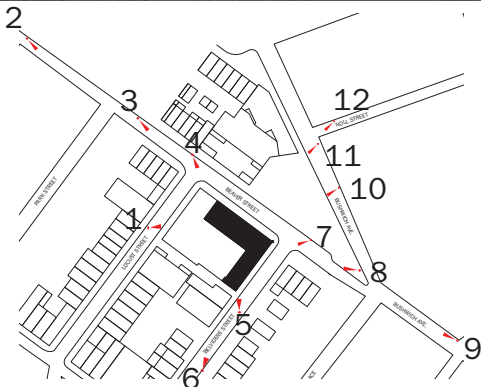
VIEW 3 - EXISTING



VIEW 3 - MOCKUP



VIEW 3 - PROPOSED RENDERING



KEY PLAN OF VIEW LOCATIONS



VIEW 4 - EXISTING



VIEW 4 - MOCKUP



VIEW 4 - PROPOSED RENDERING



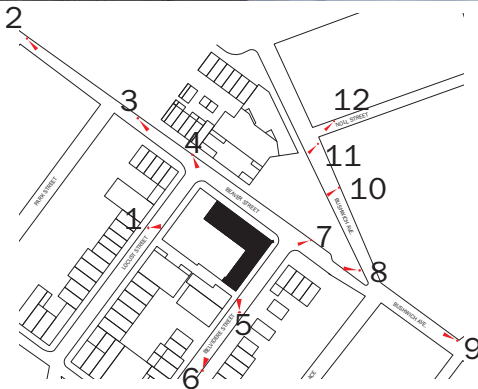
VIEW 5 - EXISTING



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



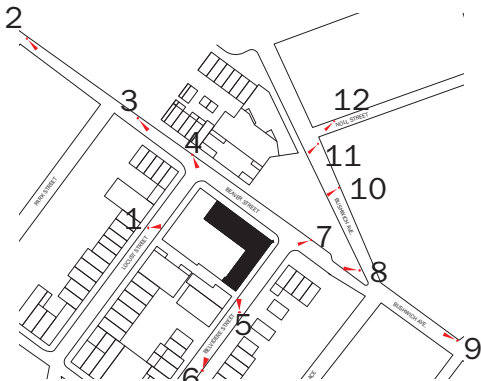
VIEW 7 - EXISTING



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



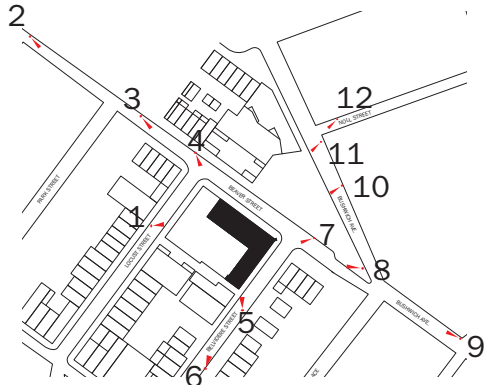
VIEW 9 - EXISTING



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



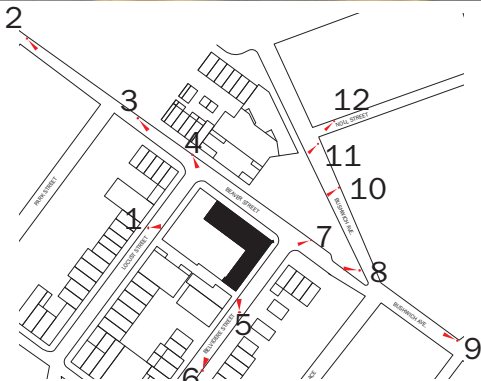
VIEW 11 - EXISTING



VIEW 11 - MOCKUP



VIEW 11 - PROPOSED RENDERING



KEY PLAN OF VIEW LOCATIONS



VIEW 12 - EXISTING



VIEW 12 - MOCKUP

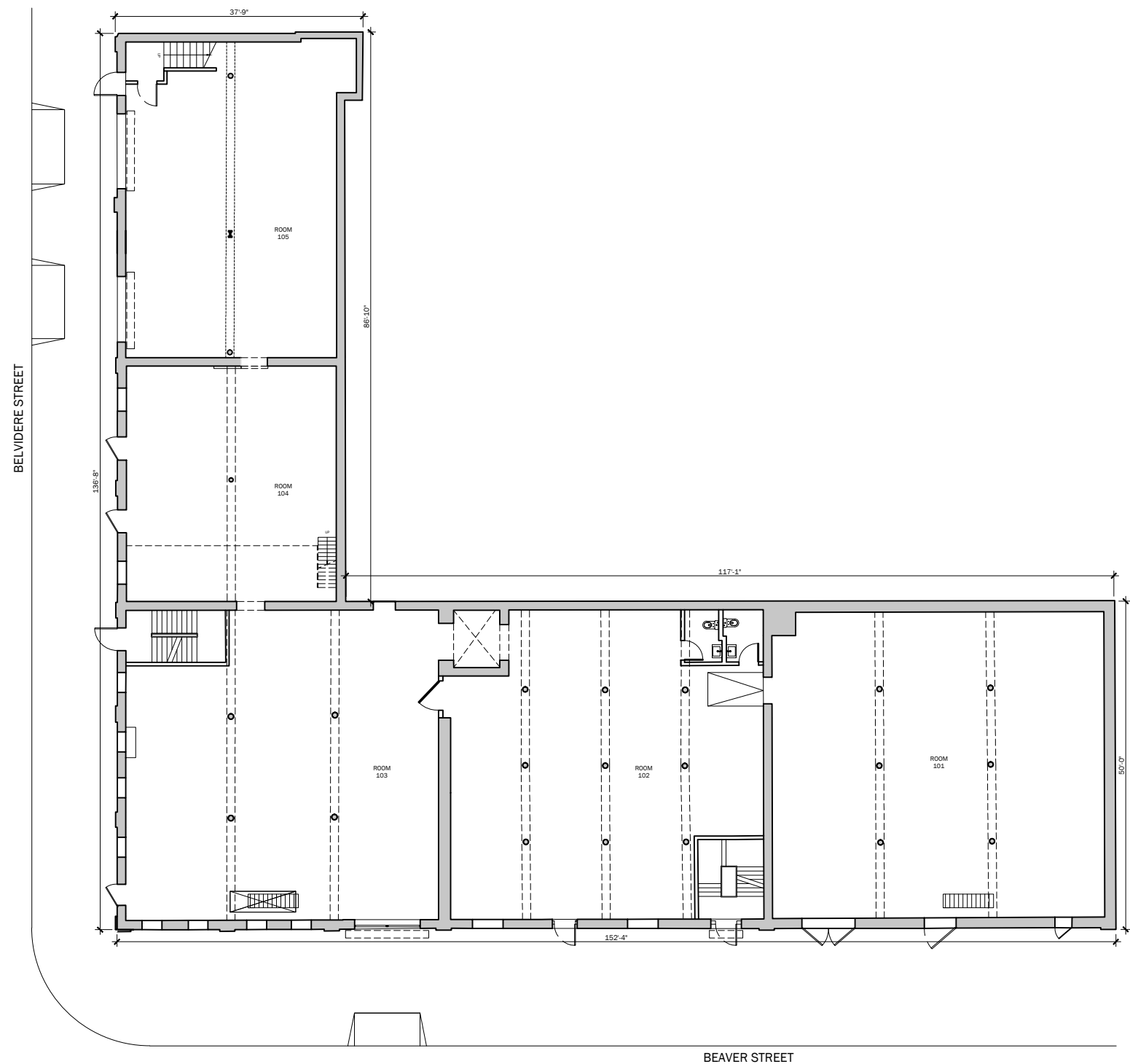


VIEW 12 - PROPOSED RENDERING

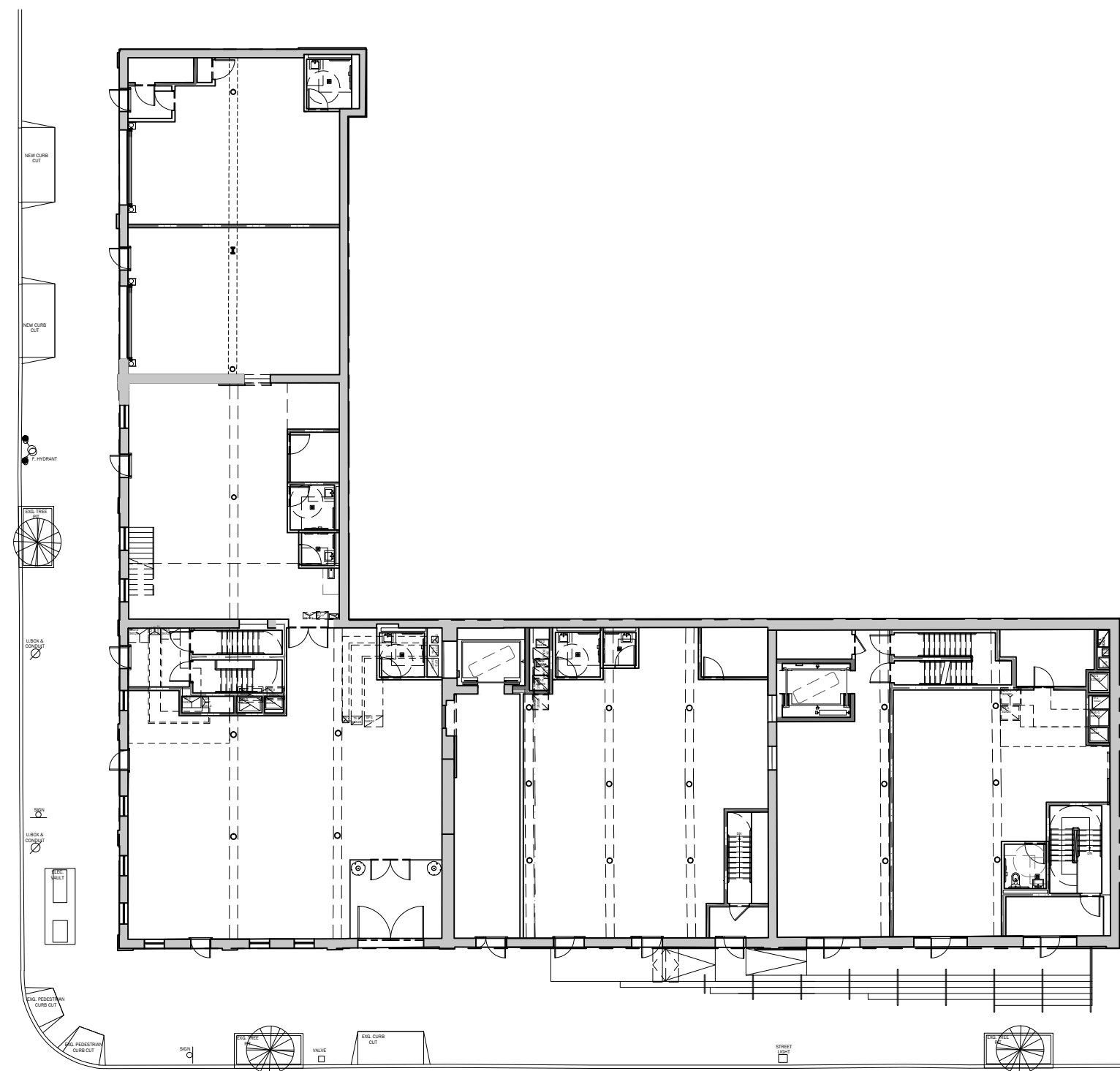
WILLIAM ULMER BREWERY - 79-81 BEAVER STREET · VISIBILITY STUDIES

IX

**EXISTING AND
PROPOSED
FLOOR PLANS**



GROUND FLOOR PLAN - EXISTING

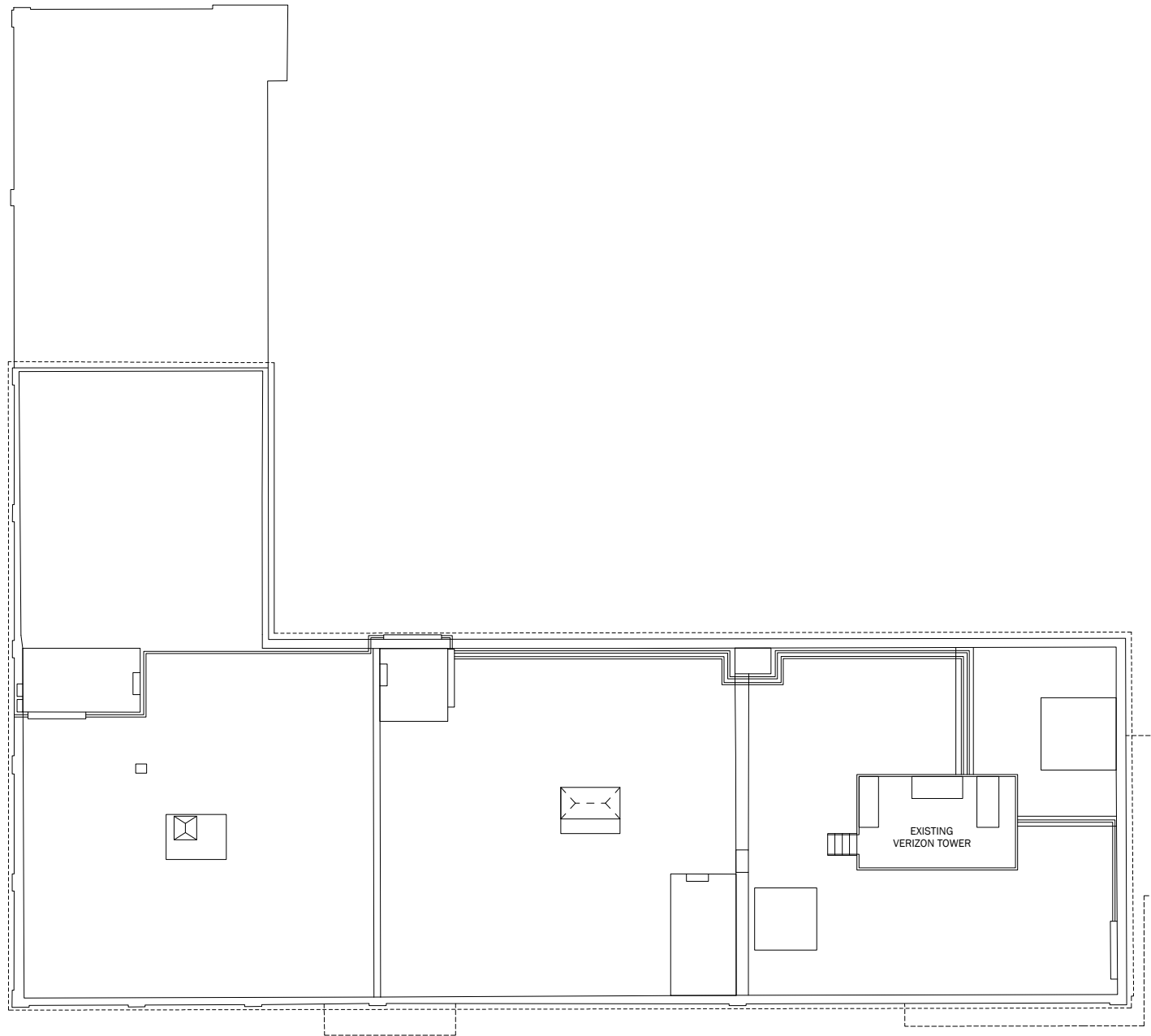


GROUND FLOOR PLAN - PROPOSED

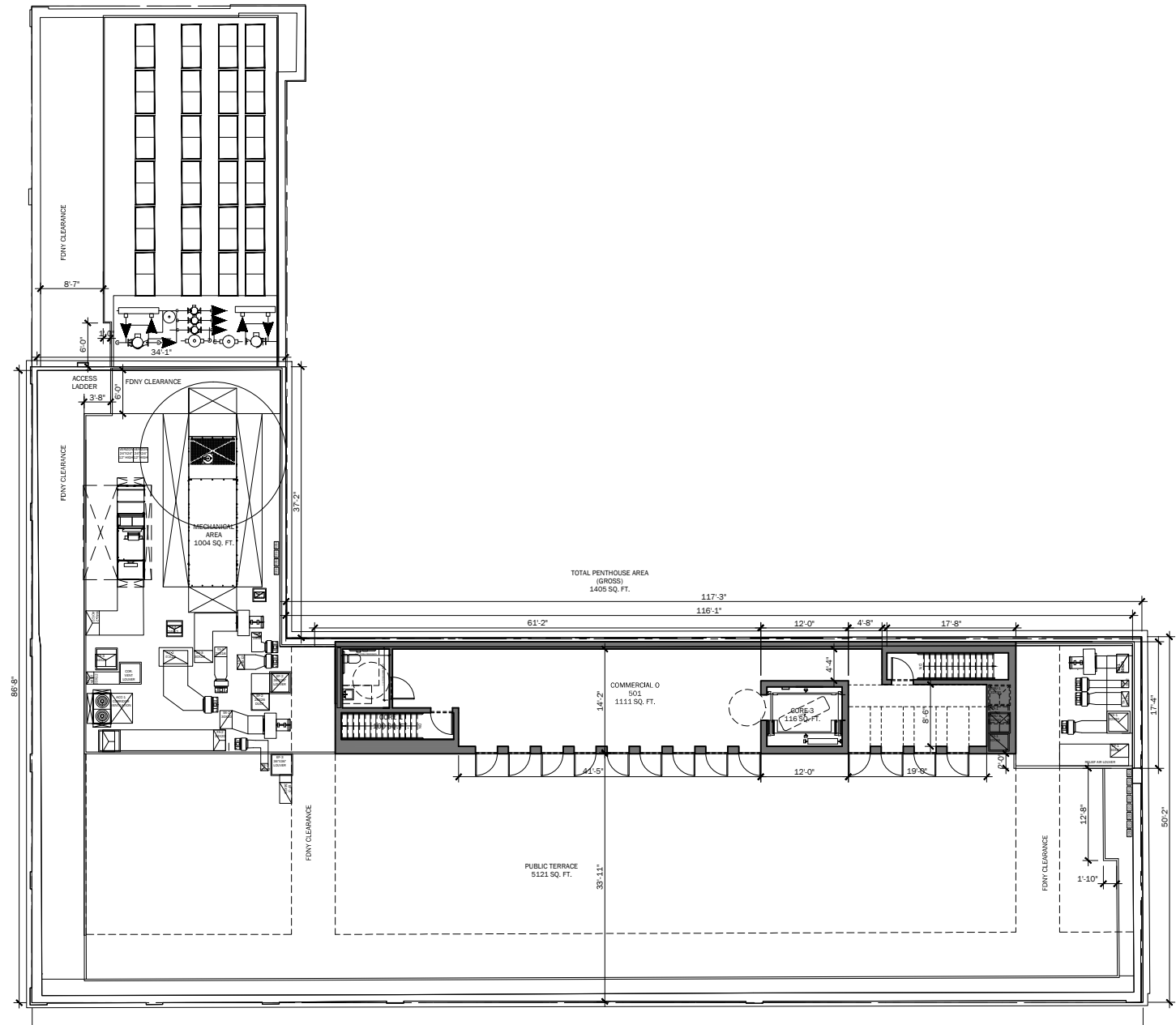


WILLIAM ULMER BREWERY - 79-81 BEAVER STREET · EXISTING AND PROPOSED LAYOUTS

PROJECT: 79-81 BEAVER STREET / WILLIAM ULMER BREWERY
SCALE: AS NOTED
DATE: DECEMEBER 10, 2019



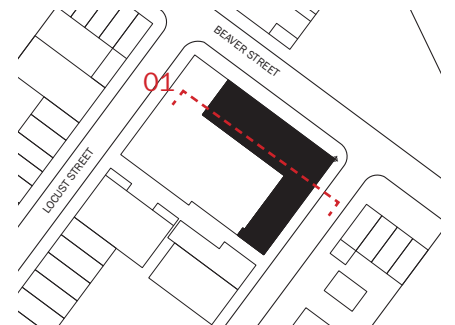
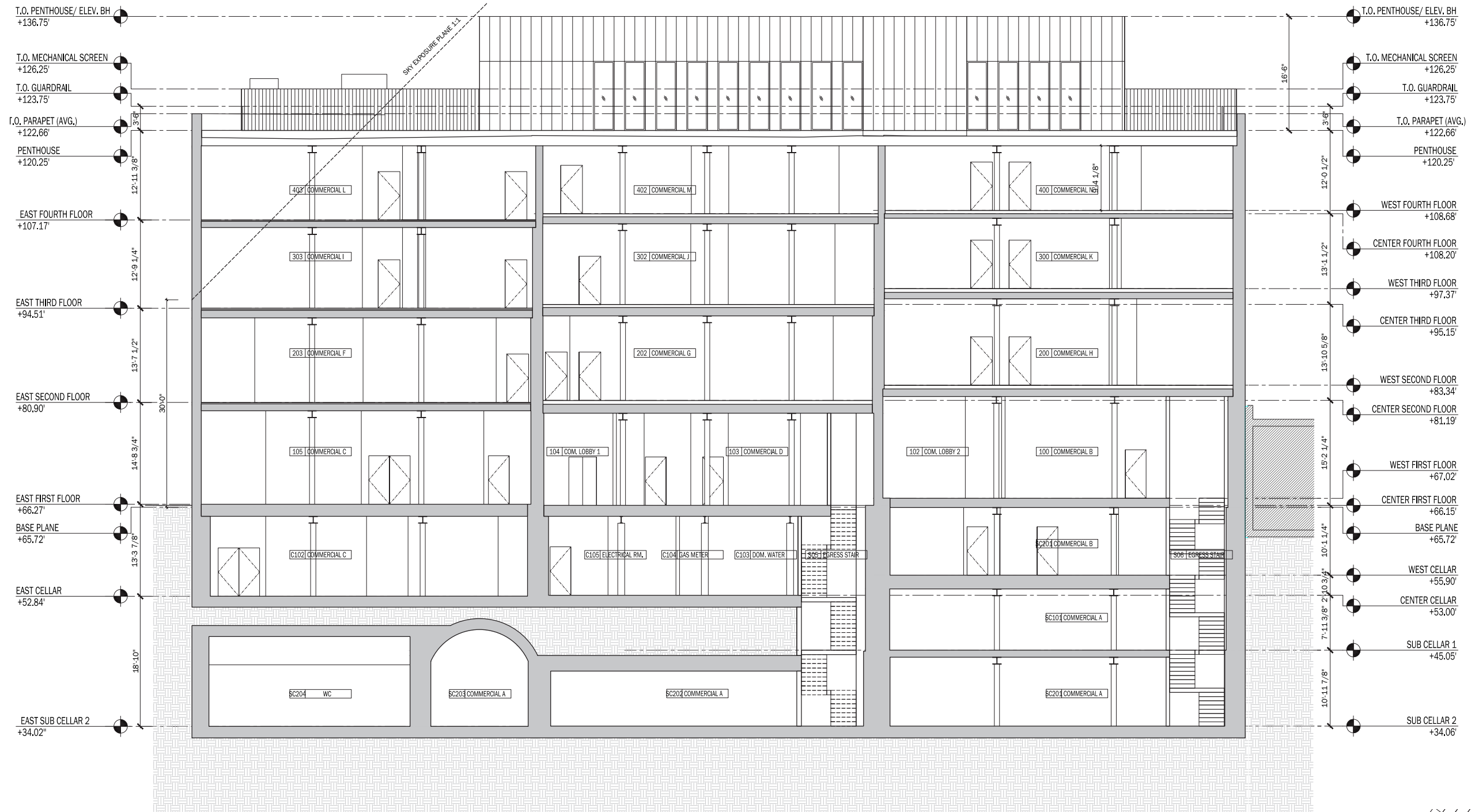
ROOF PLAN - EXISTING



ROOF PLAN - PROPOSED



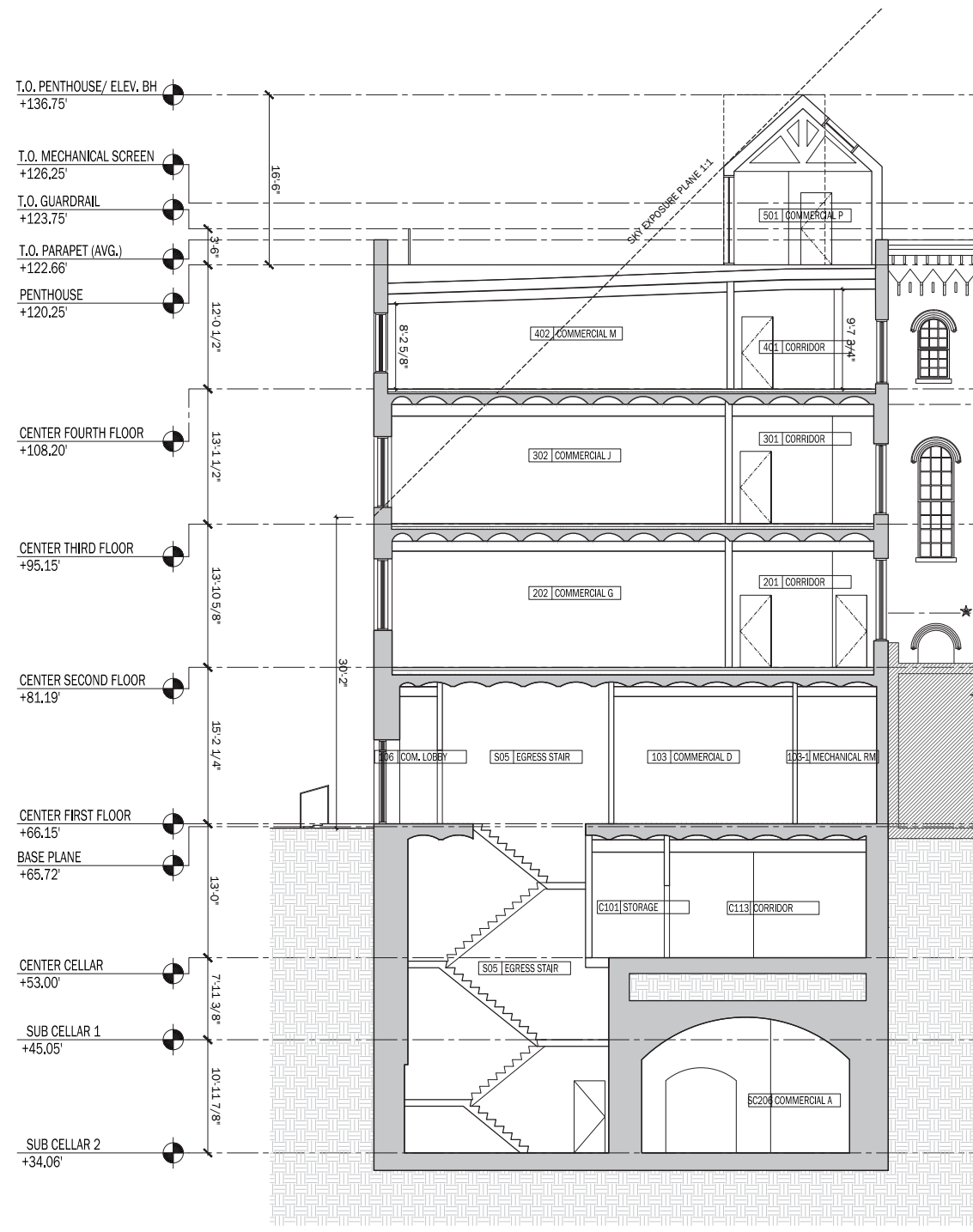
WILLIAM ULMER BREWERY - 79-81 BEAVER STREET · EXISTING AND PROPOSED LAYOUTS



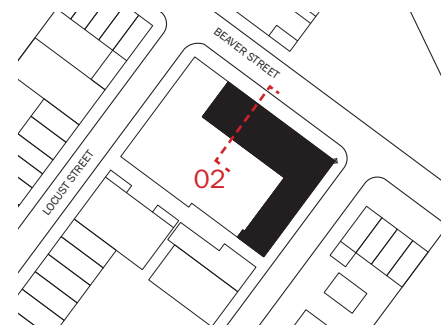
SECTION 01

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

PROJECT: 79-81 BEAVER STREET / WILLIAM ULMER BREWERY
SCALE: AS NOTED
DATE: DECEMBER 10, 2019



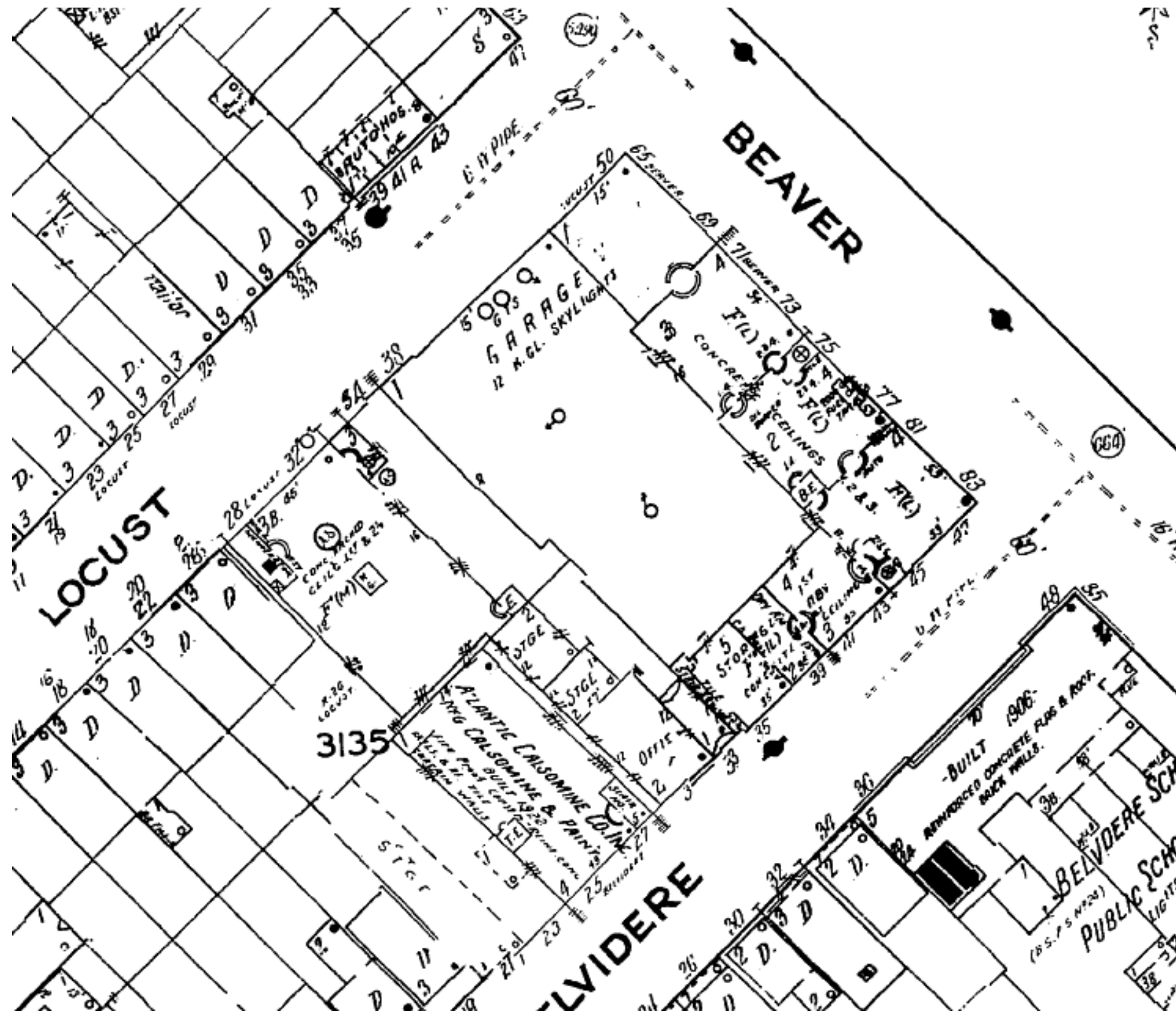
SECTION 02



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

PROJECT: 79-81 BEAVER STREET / WILLIAM ULMER BREWERY
SCALE: AS NOTED
DATE: DECEMBER 10, 2019

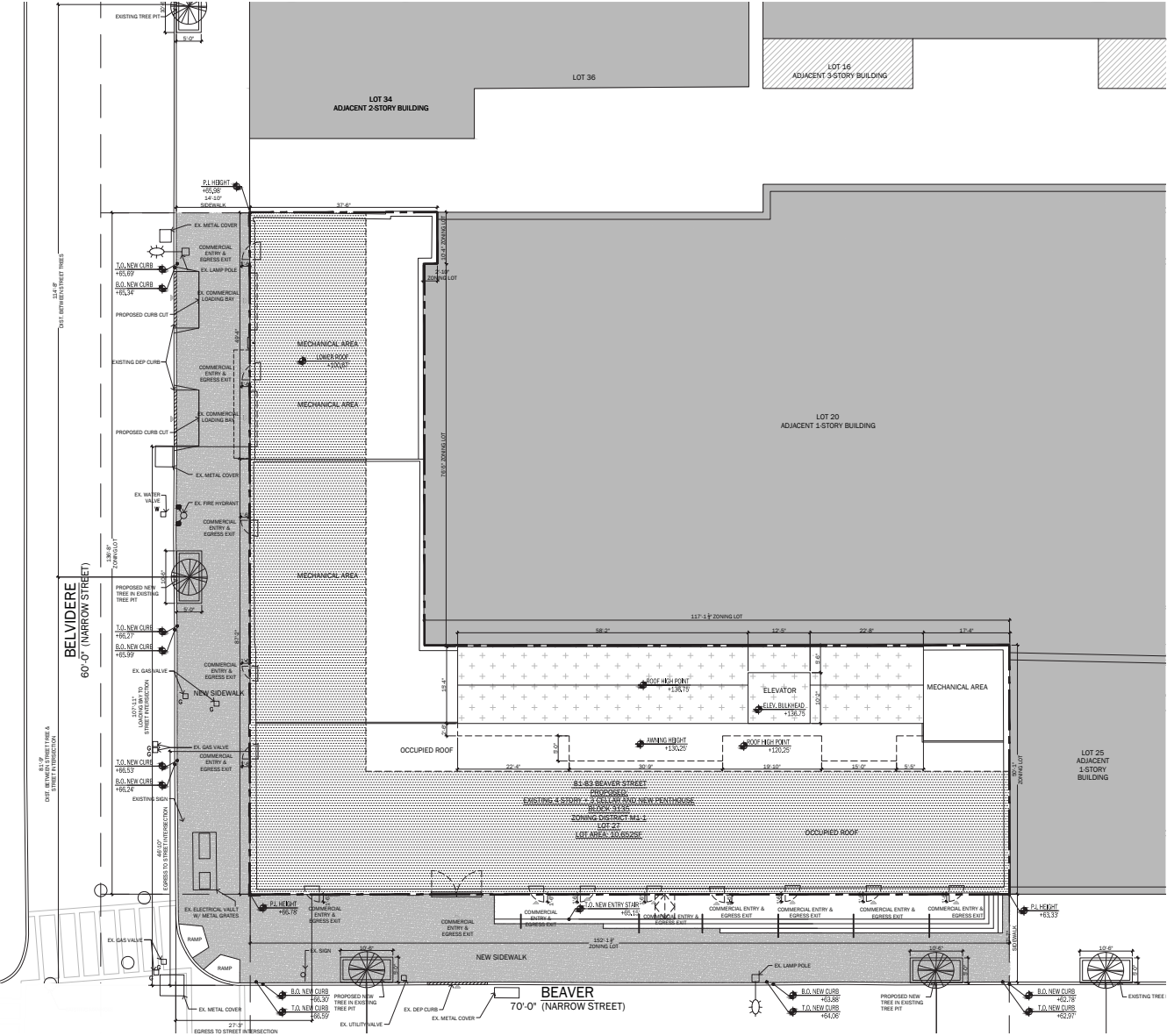
APPENDIX



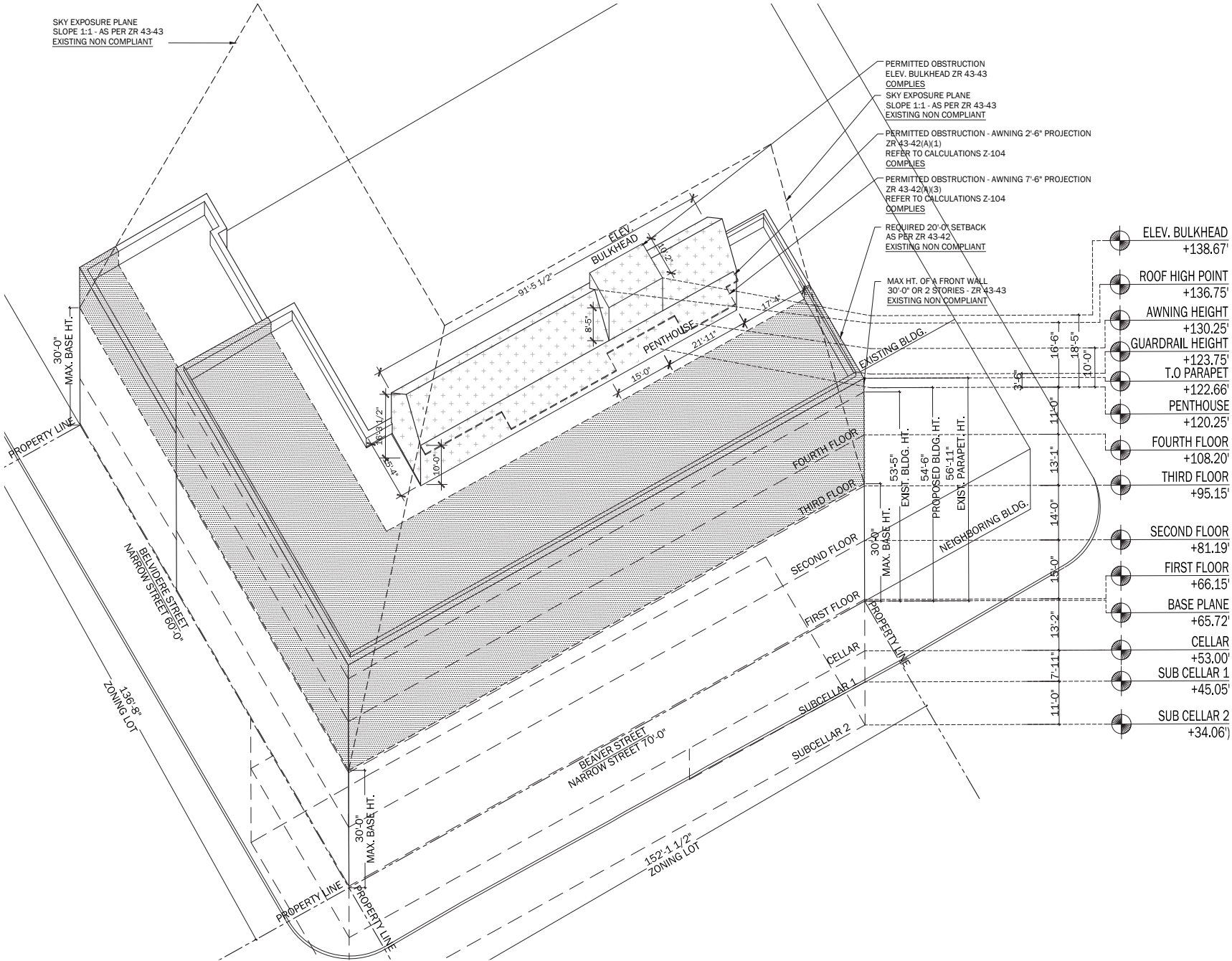
HISTORICAL STREET MAP, CIRCA 1950

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

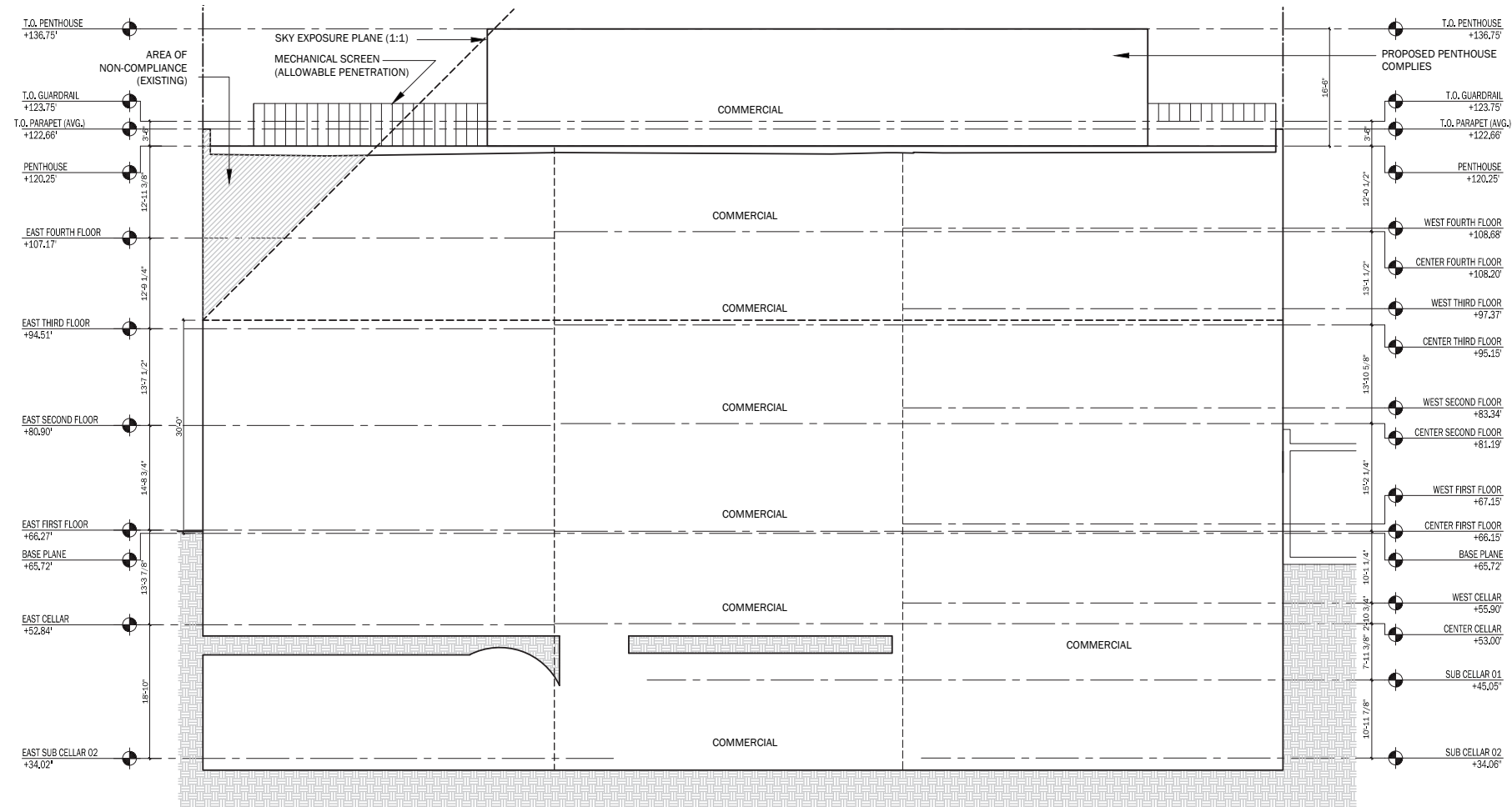
GENERAL SITE INFORMATION			
LOCATION	81-93 BEAVER STREET, BROOKLYN, NY 11206		
BLOCK NUMBER	3135		
LOT NUMBER	27		
ZONING MAP NUMBER	LOCATION		
ZONING DISTRICT	M1-1		
STREET WIDTH	BEAVER STREET	WIDE	70'-0"
	BELVEDERE STREET	WIDE	60'-0"
LOT AREA	10,647 SF		



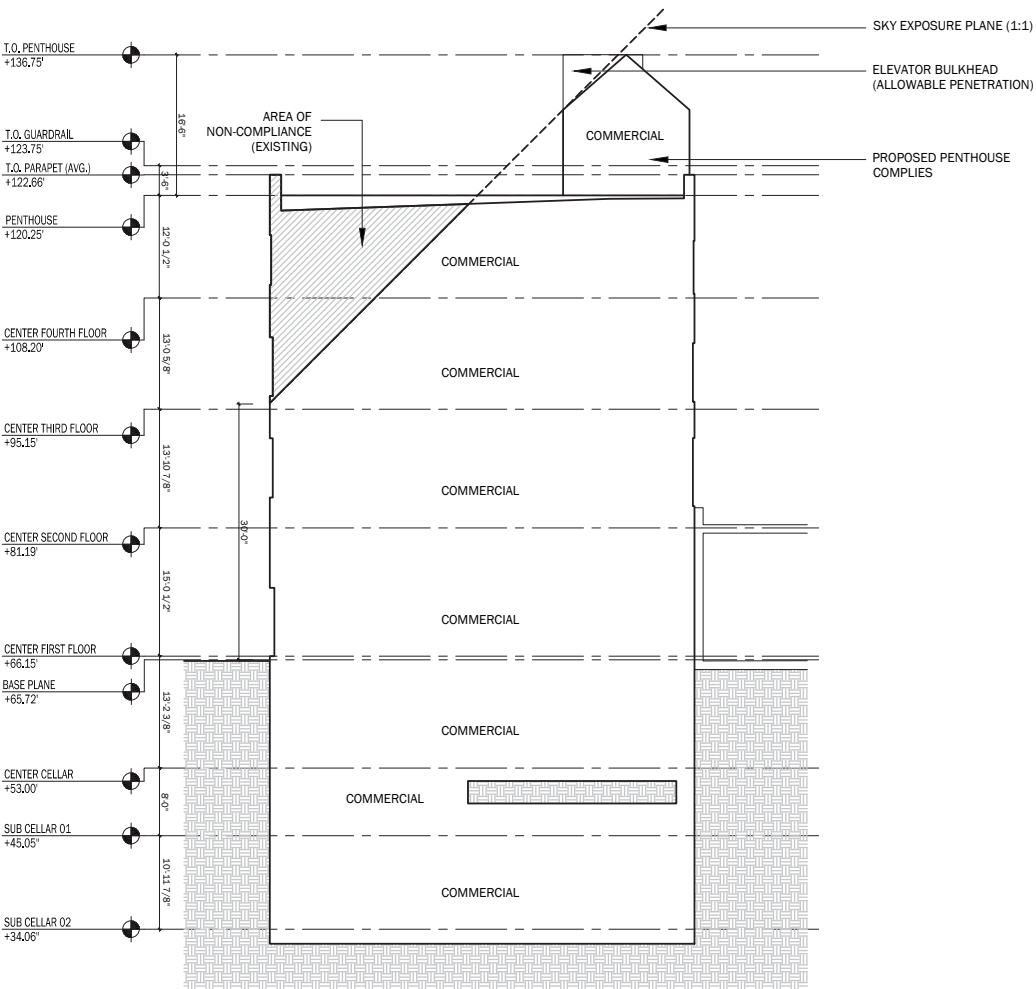
ZONING SITE PLAN OF PROPOSED BUILDING



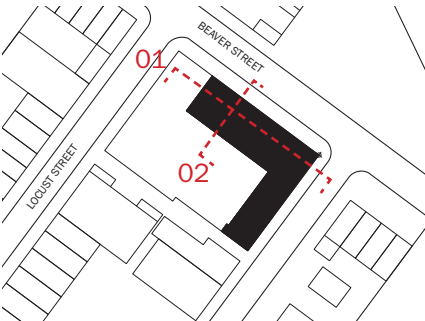
AXONOMETRIC DRAWING OF PROPOSED BUILDING

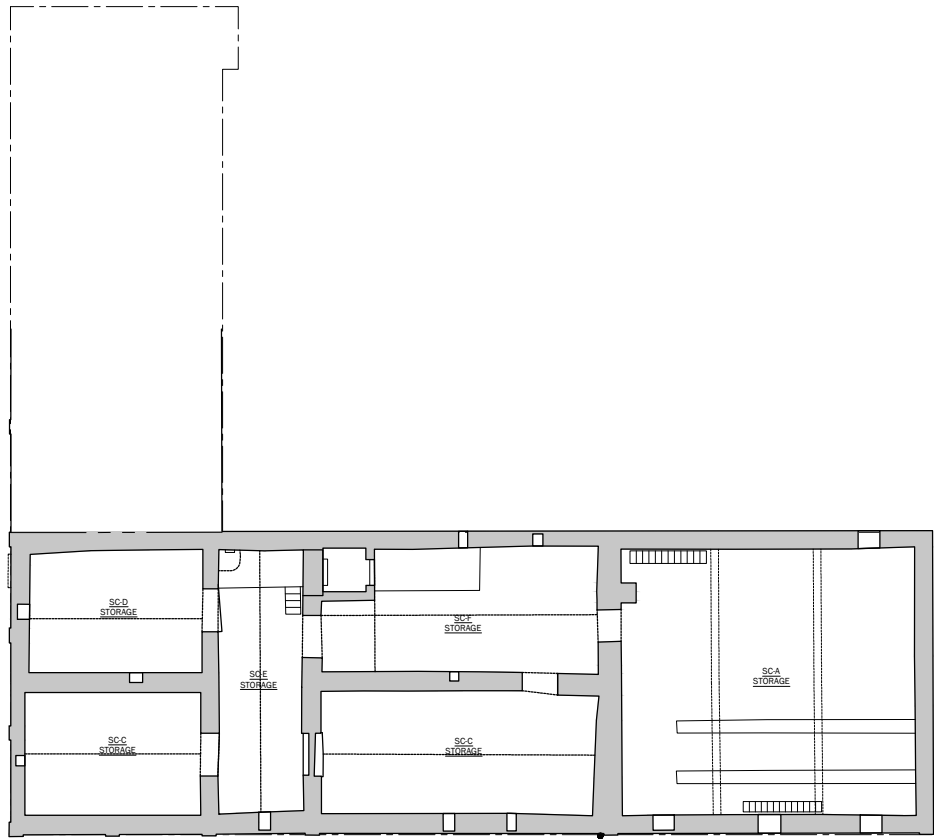


ZONING SECTION 01 - LONGITUDINAL

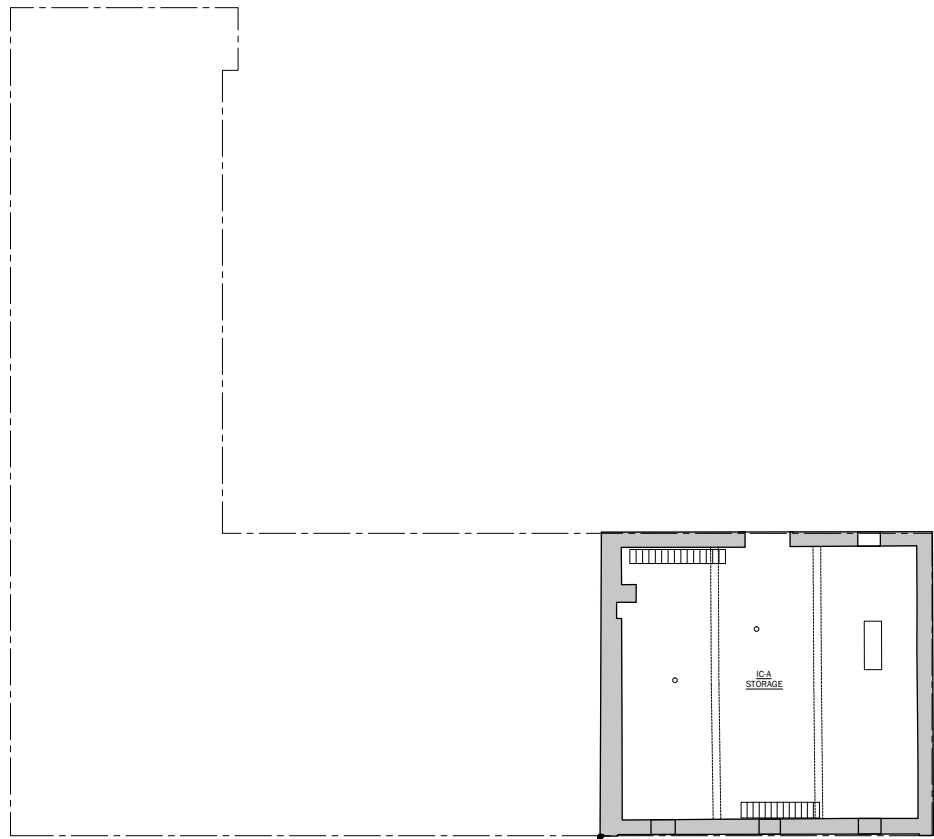


ZONING SECTION 02 - TRANSVERSE

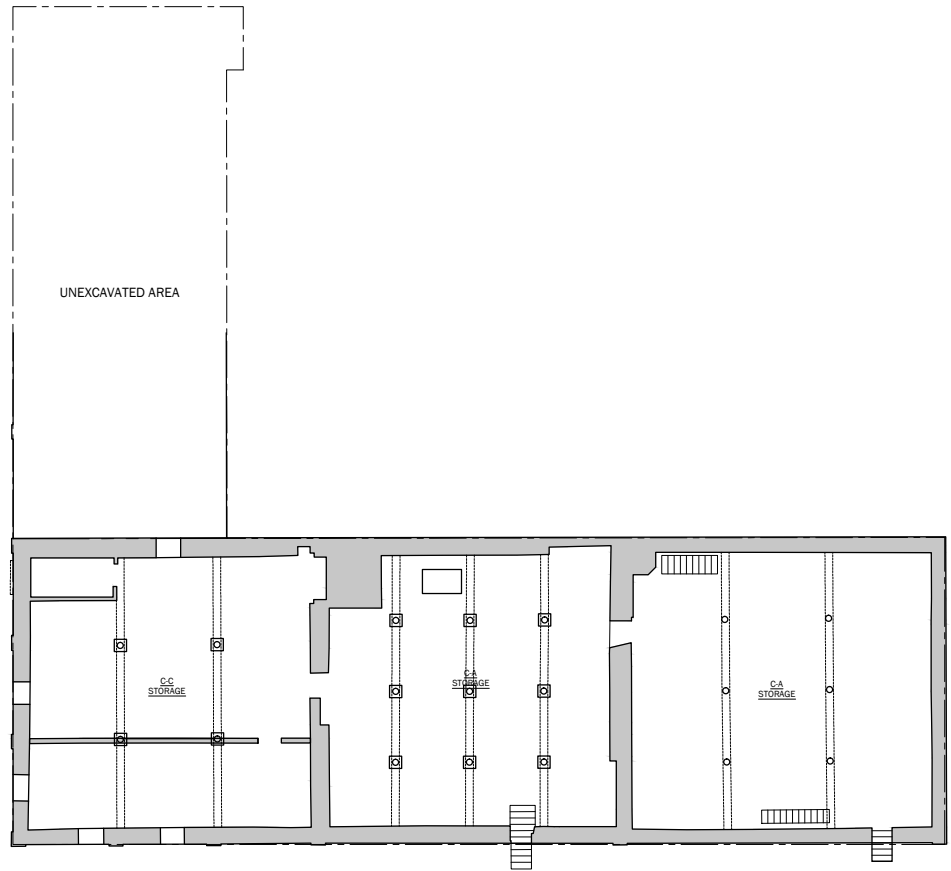




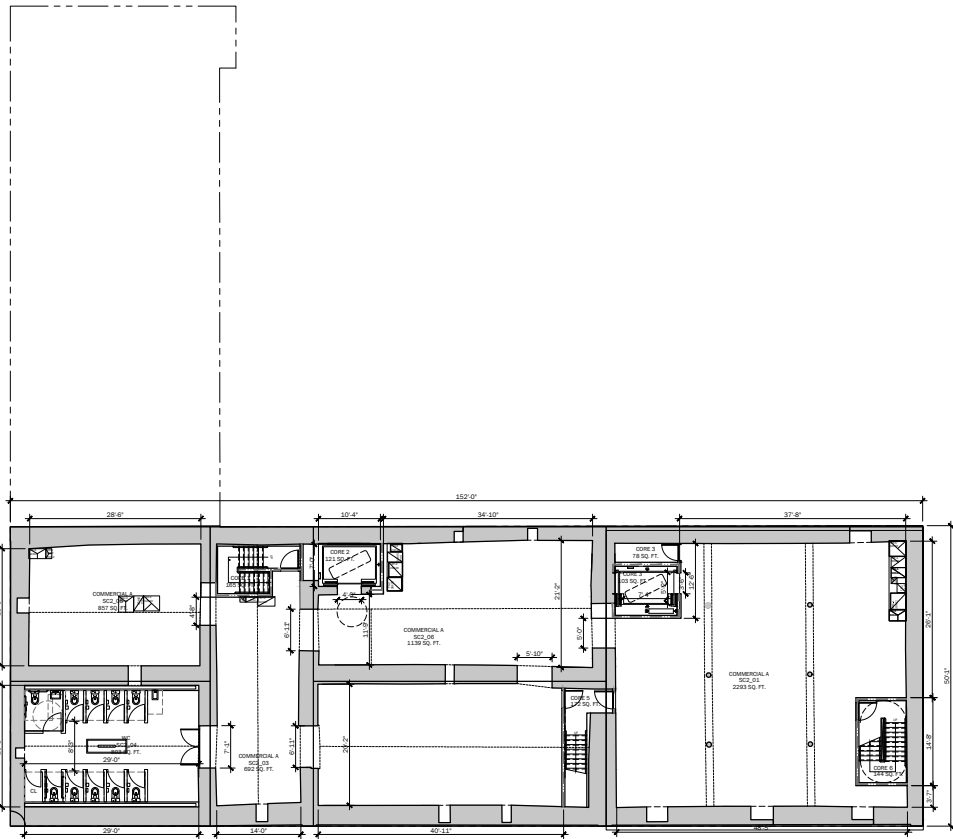
SUB-CELLAR PLAN - EXISTING



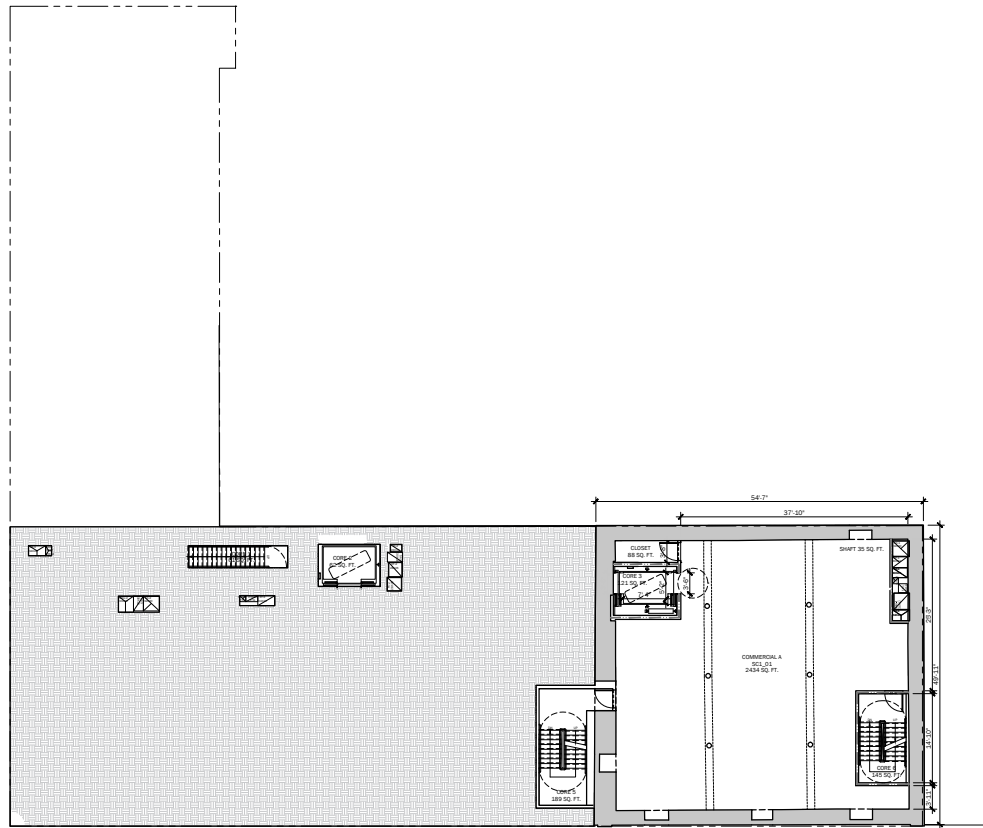
INTERMEDIATE-CELLAR PLAN - EXISTING



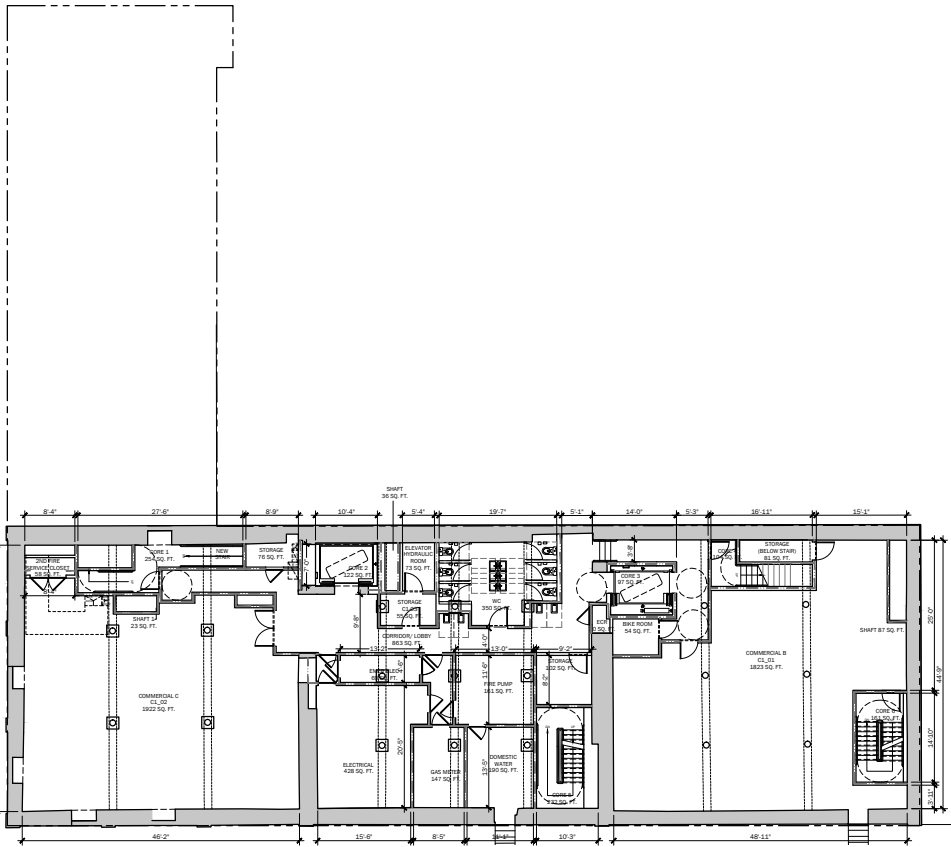
CELLAR PLAN - EXISTING



SUB-CELLAR PLAN - PROPOSED

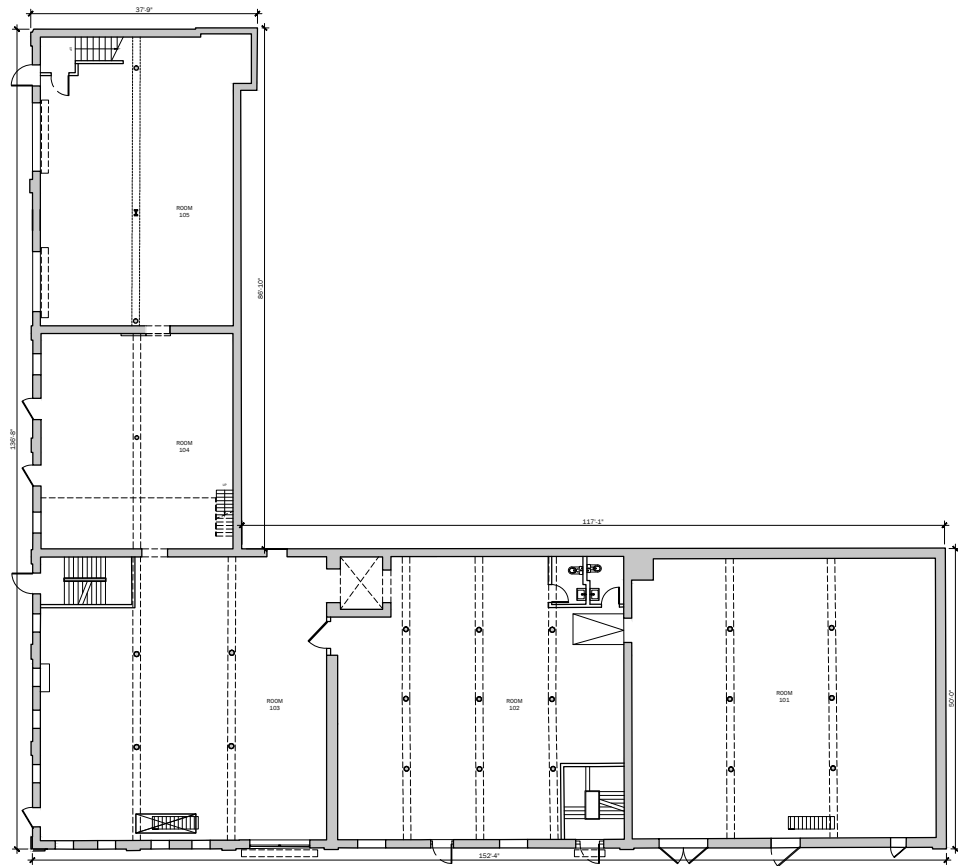


INTERMEDIATE-CELLAR PLAN - PROPOSED

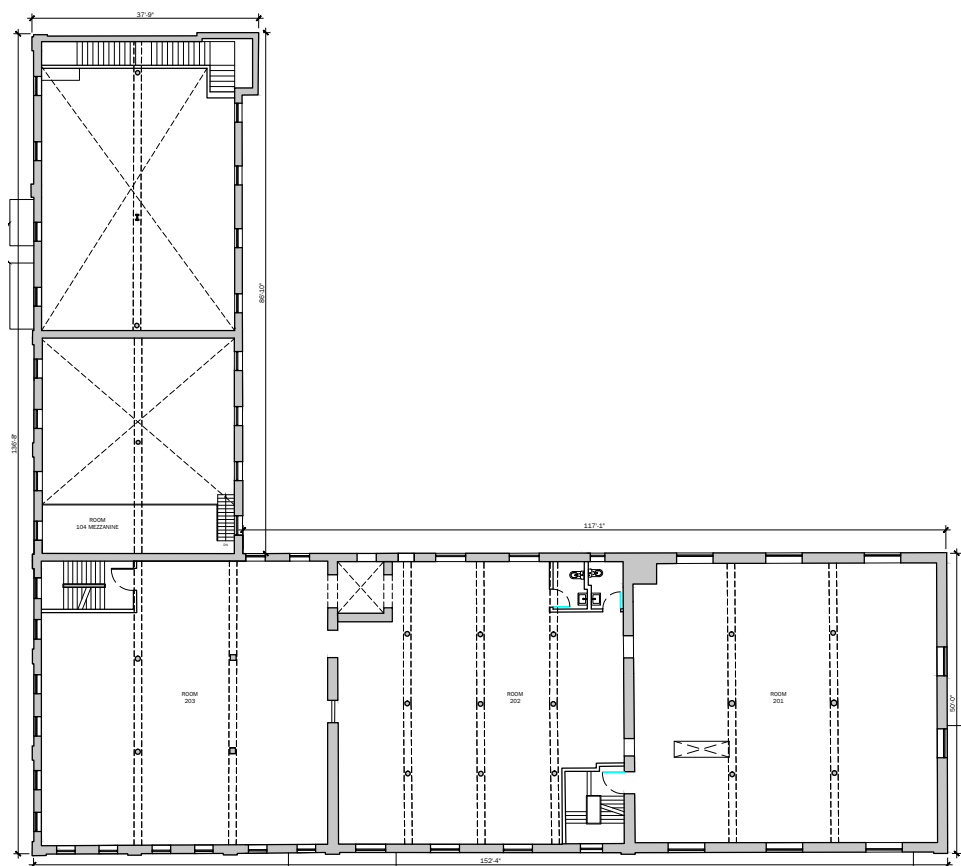


CELLAR PLAN - PROPOSED

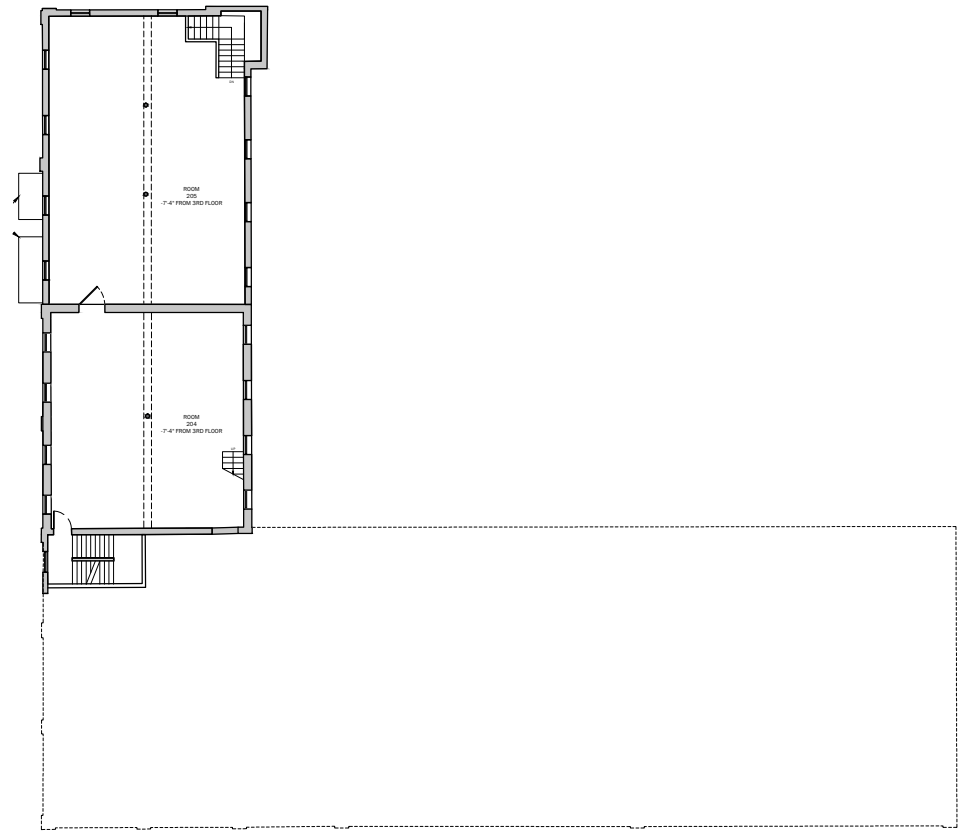
WILLIAM ULMER BREWERY - 79-81 BEAVER STREET · EXISTING AND PROPOSED LAYOUTS



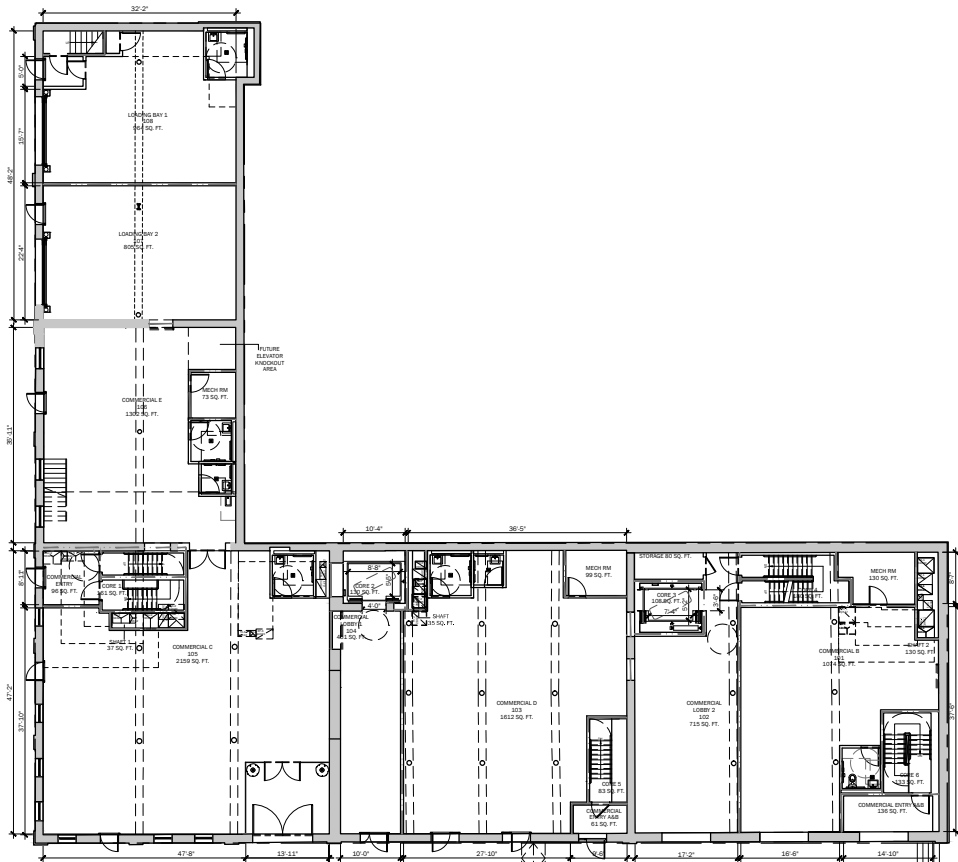
01 PLAN - EXISTING



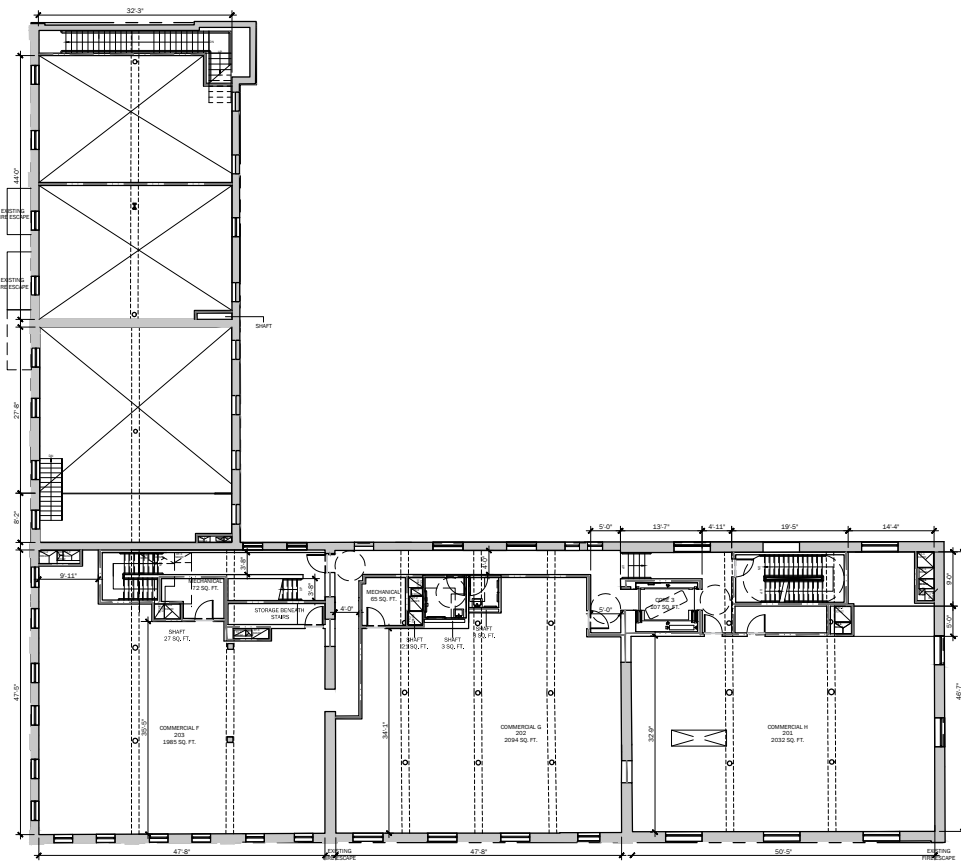
02 PLAN - EXISTING



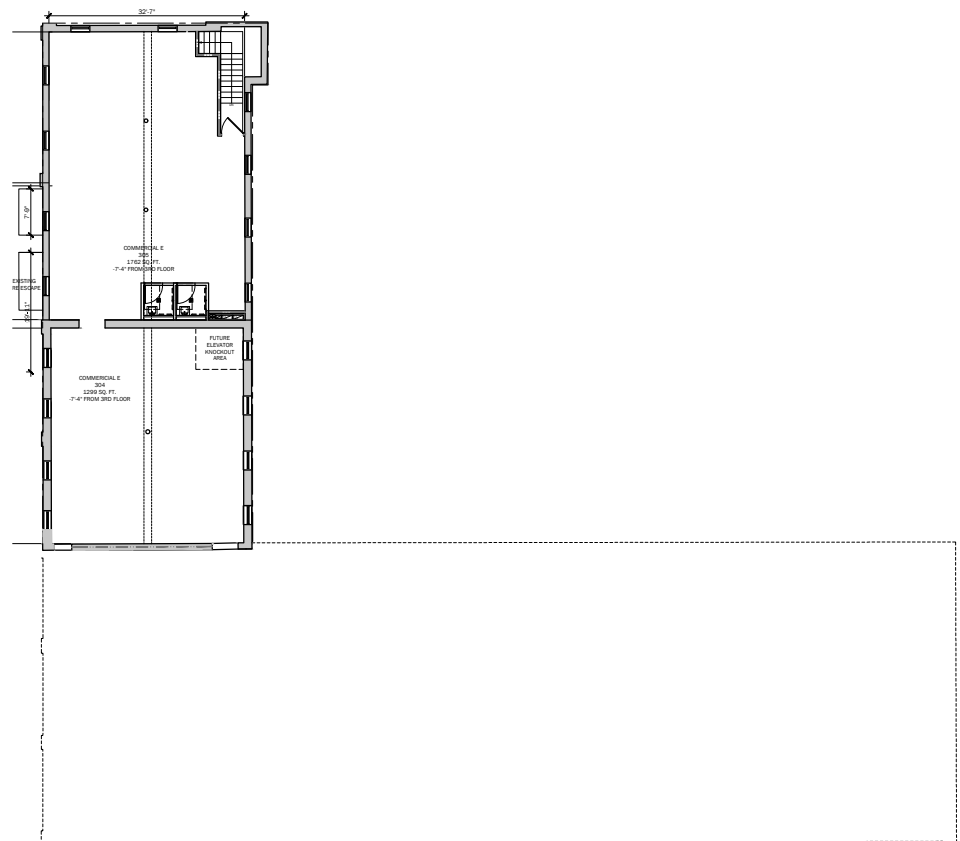
02 INTERMEDIATE PLAN - EXISTING



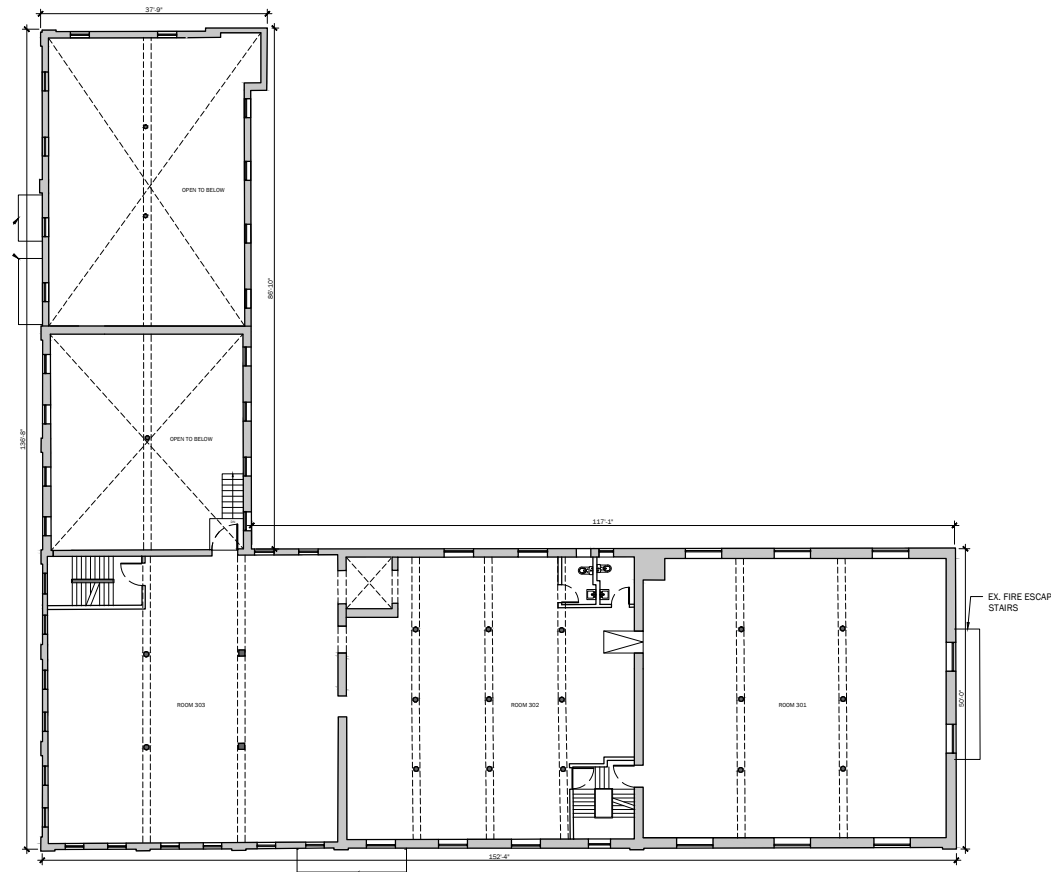
01 PLAN - PROPOSED



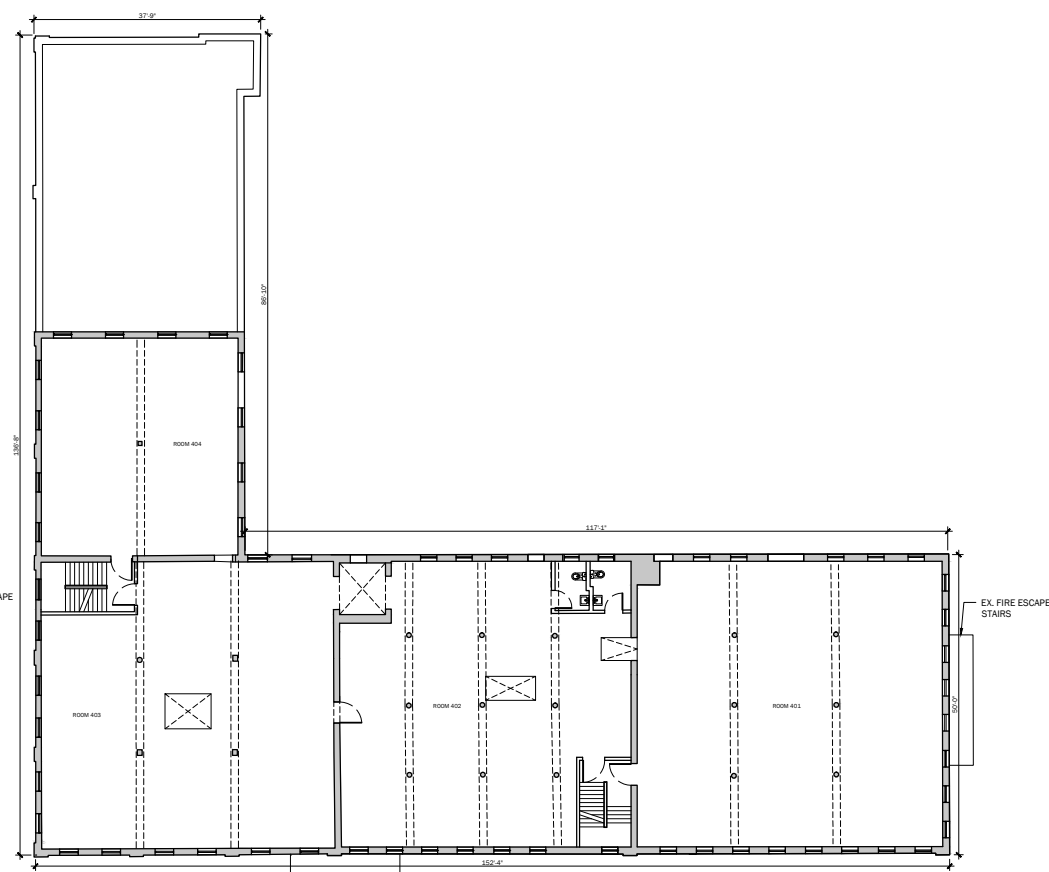
02 PLAN - PROPOSED



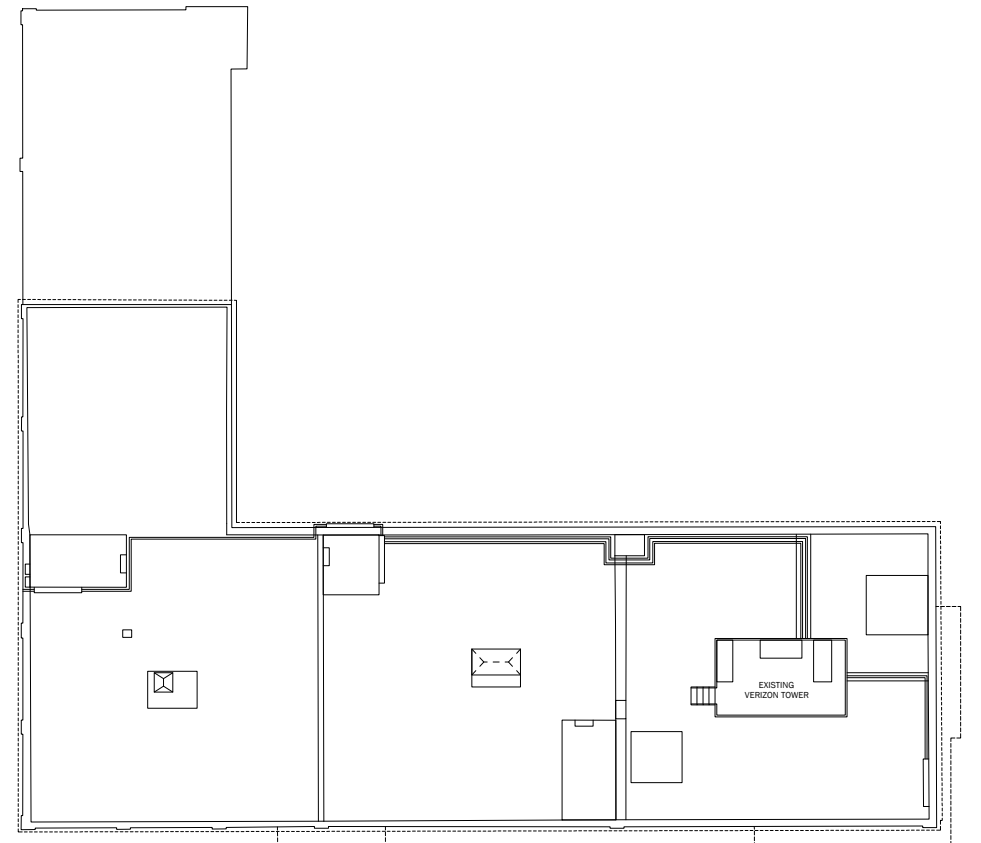
02 INTERMEDIATE PLAN - PROPOSED



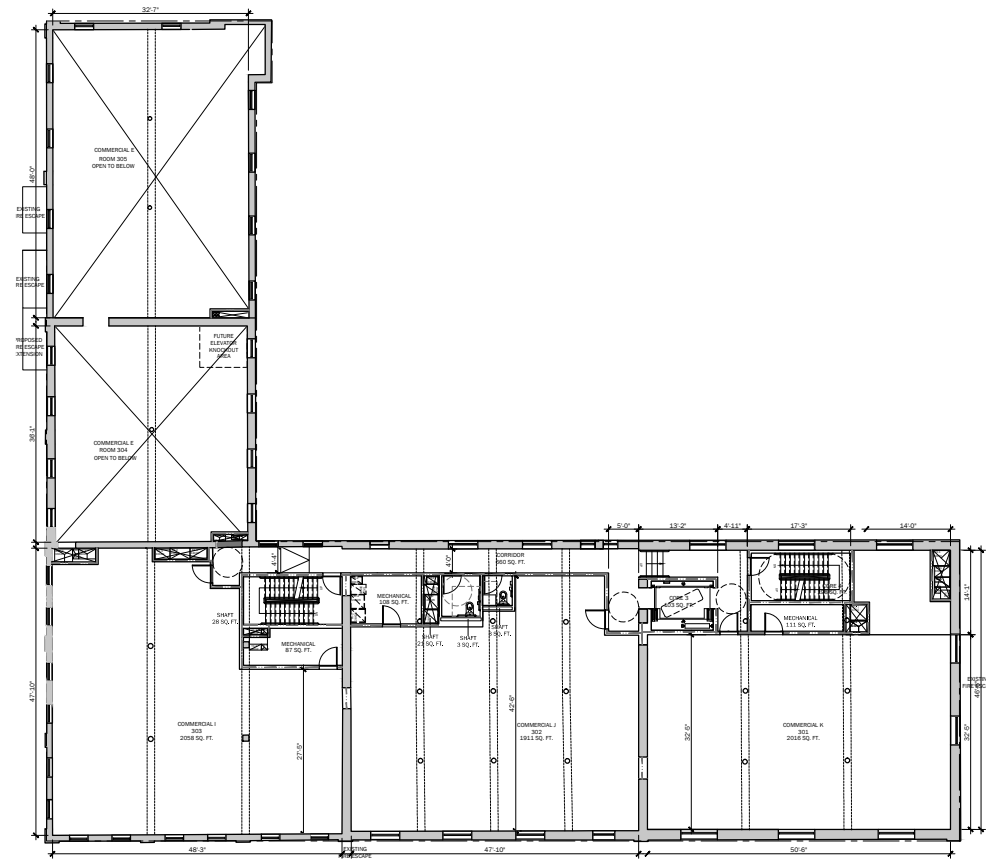
03 PLAN - EXISTING



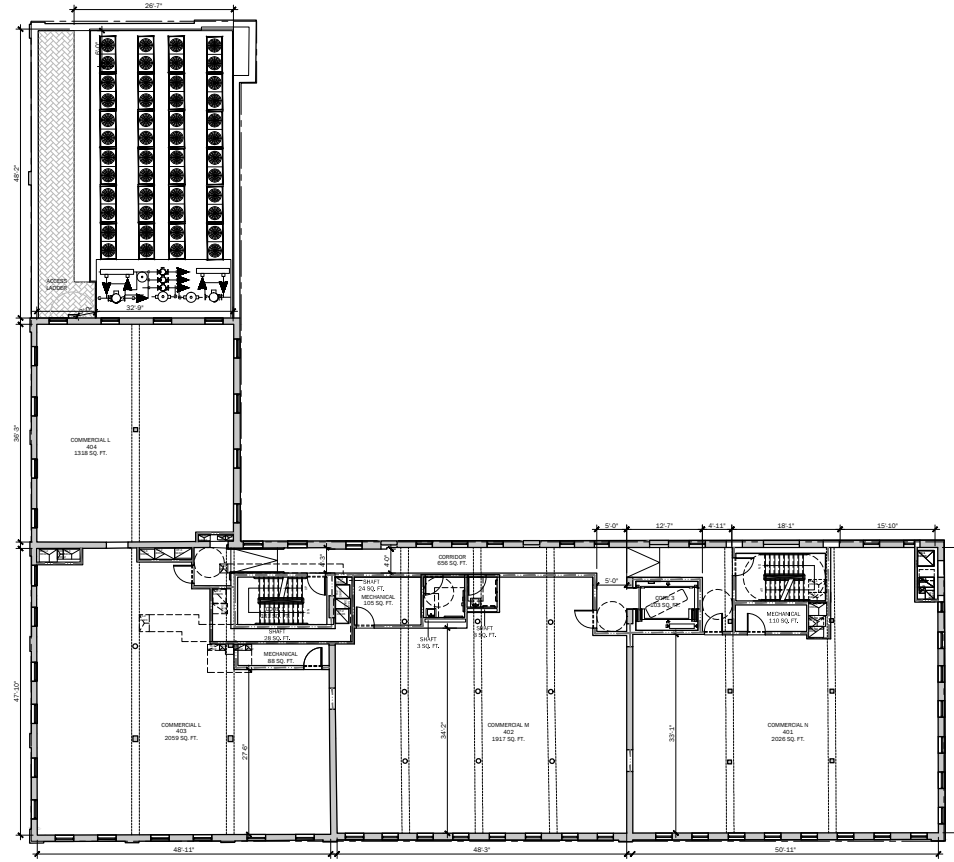
04 PLAN - EXISTING



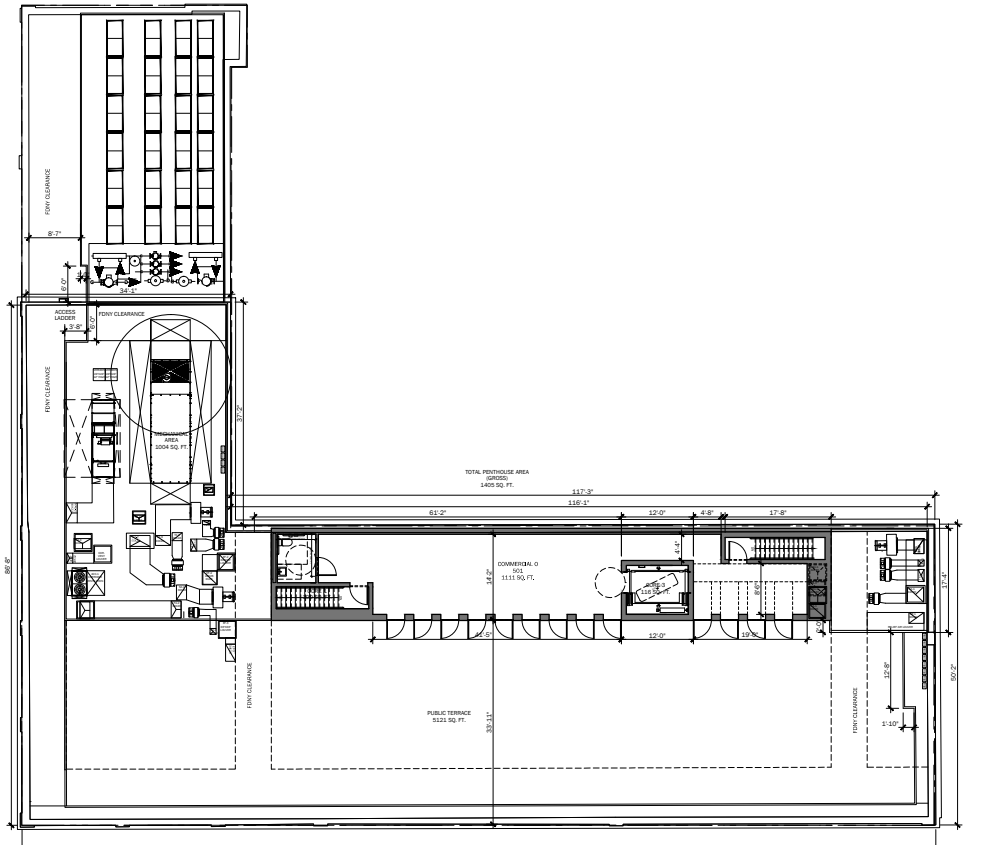
ROOF PLAN - EXISTING



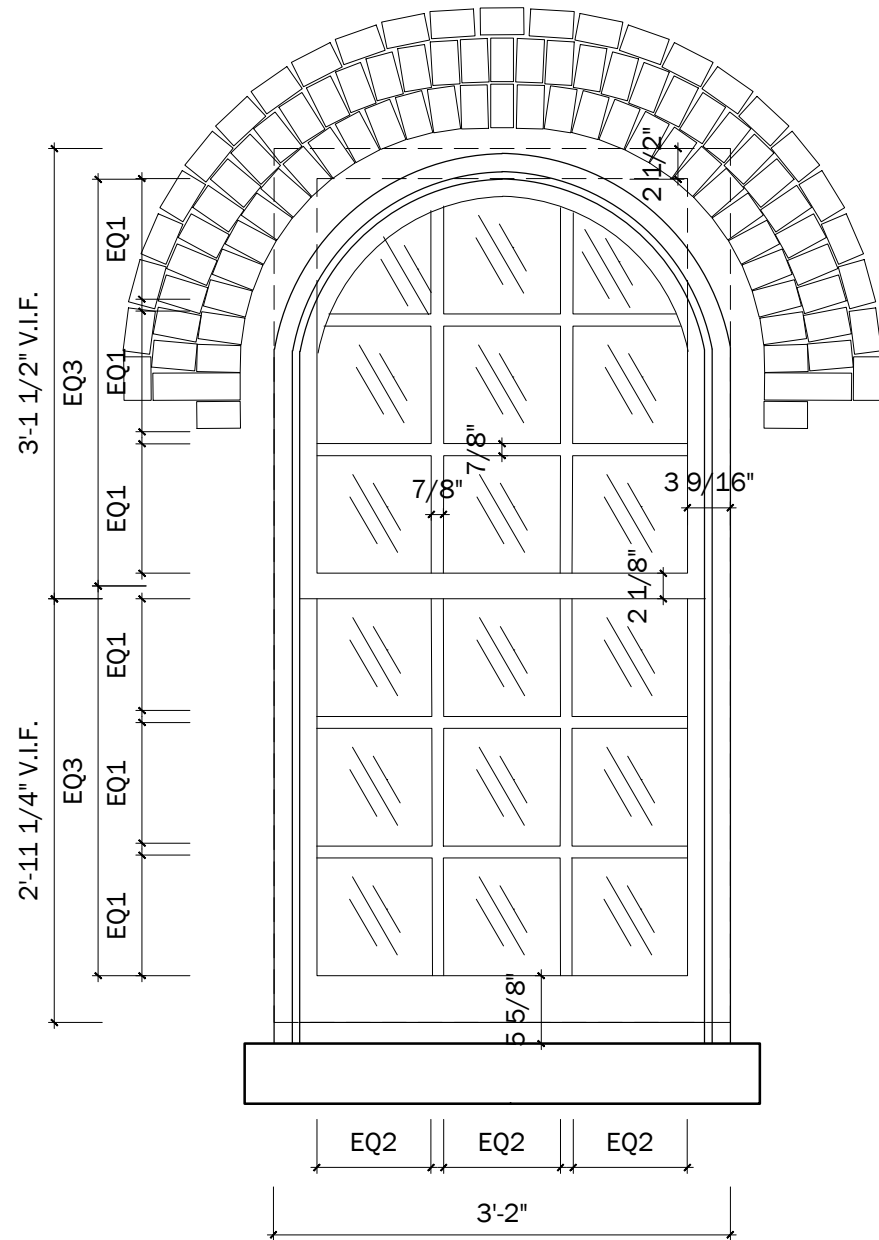
03 PLAN - PROPOSED



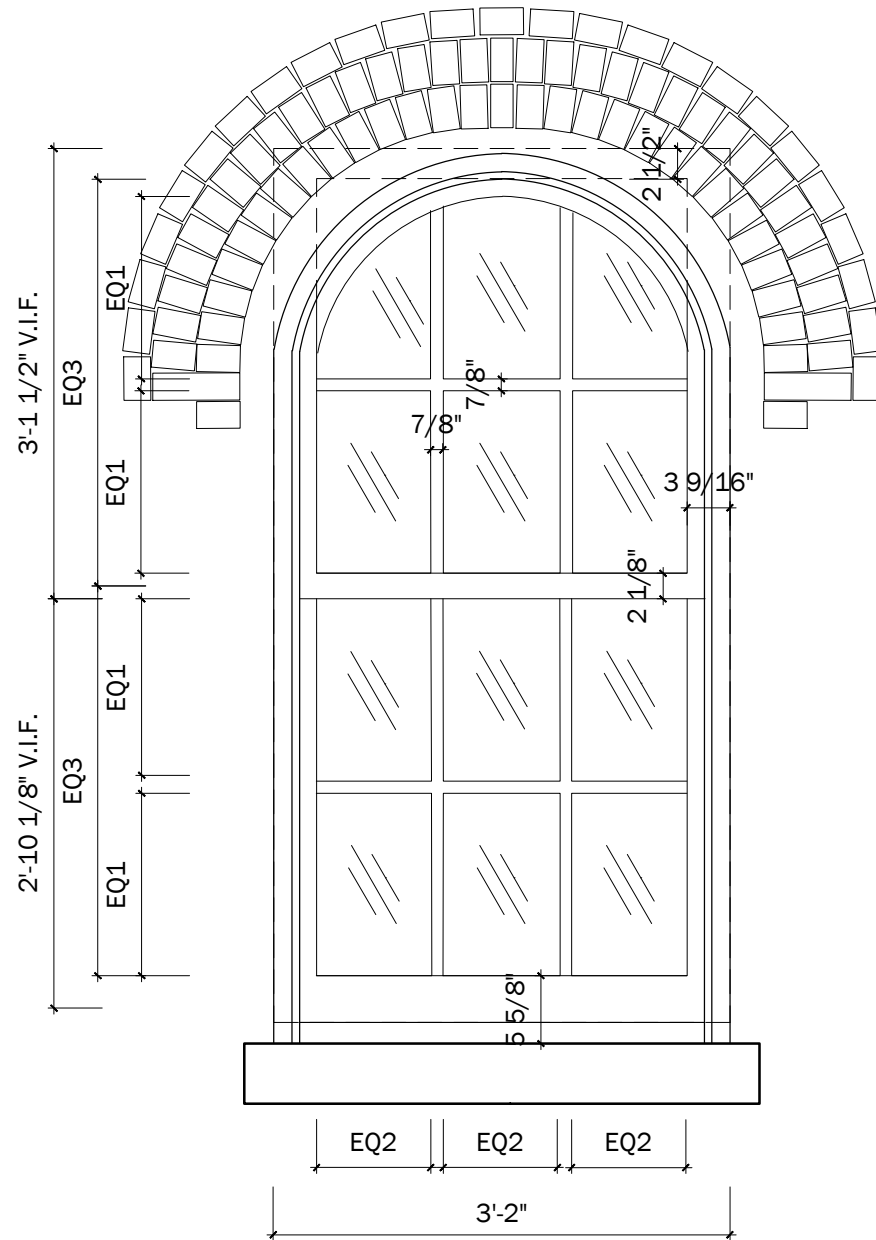
04 PLAN - PROPOSED



ROOF PLAN - PROPOSED

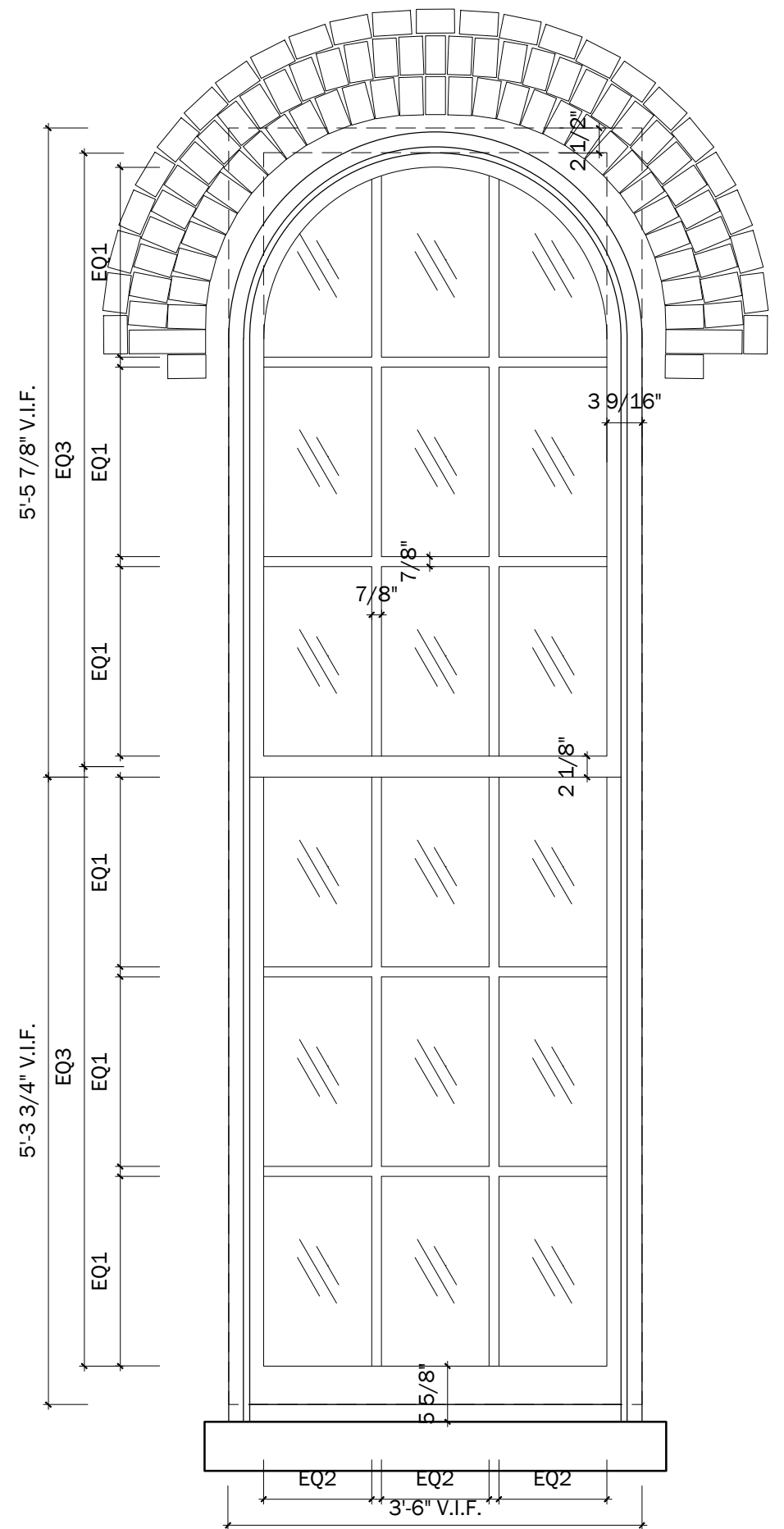


1 PROPOSED WINDOW ELEVATION, 9 OVER 9 LITES
3/4" = 1"



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

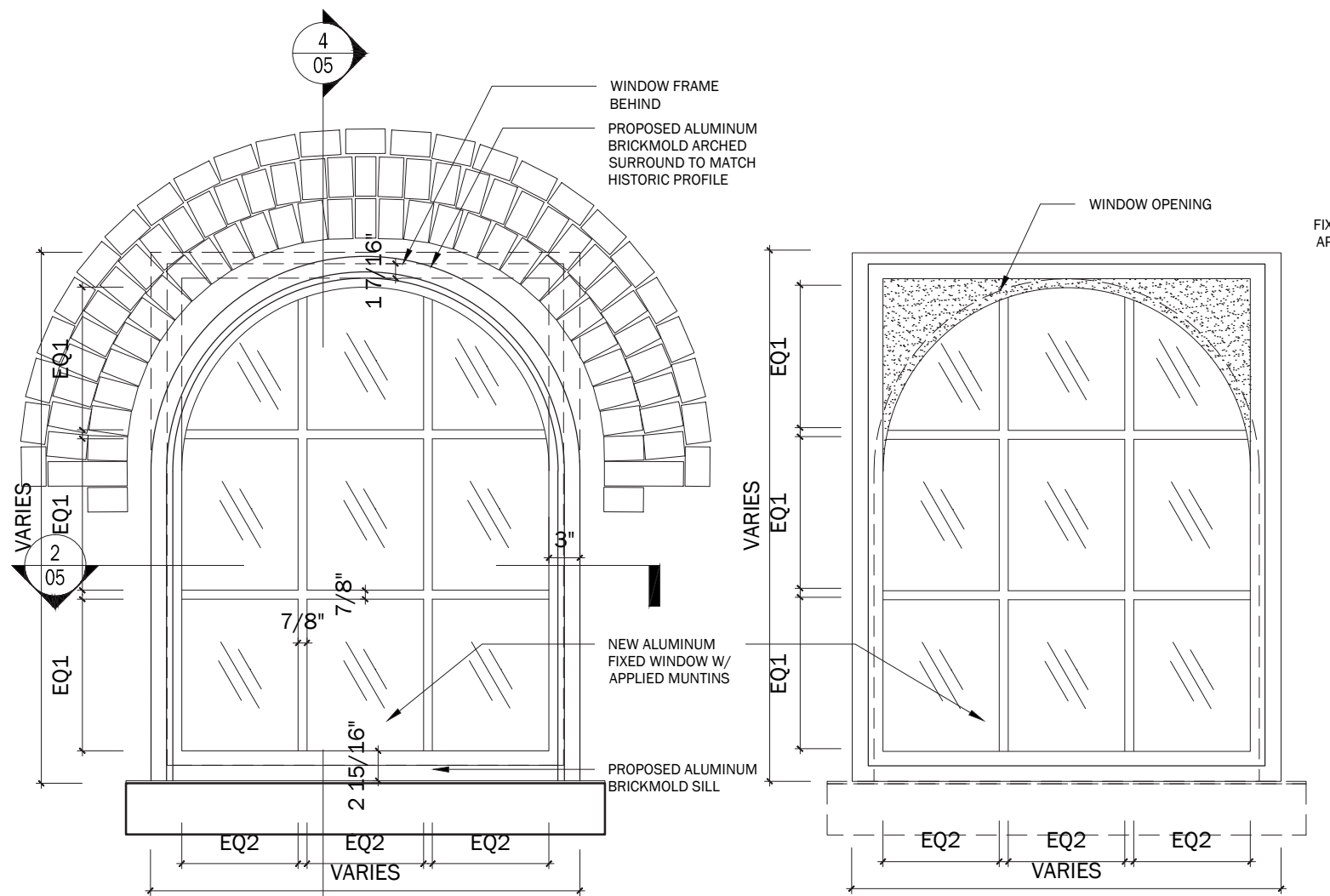
3 PROPOSED WINDOW ELEVATION, 9 OVER 9 LITES
3/4" = 1"



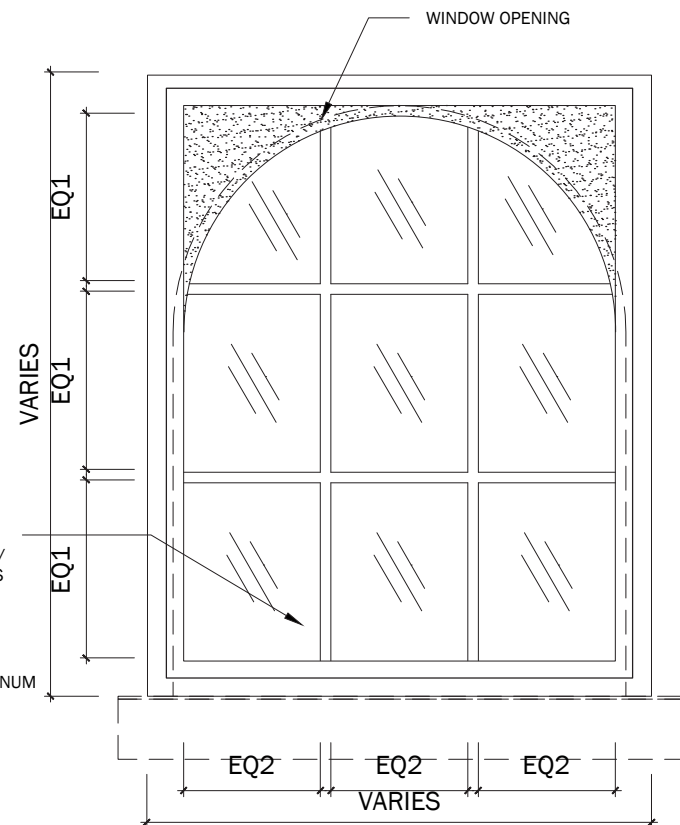
NOTES:

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.

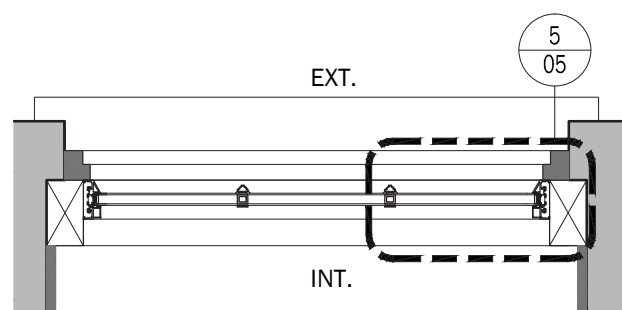
WILLIAM ULMER BREWERY - 79-81 BEAVER STREET · WINDOW DETAILS - ELEVATION TYPES SHOWING PROPORTION



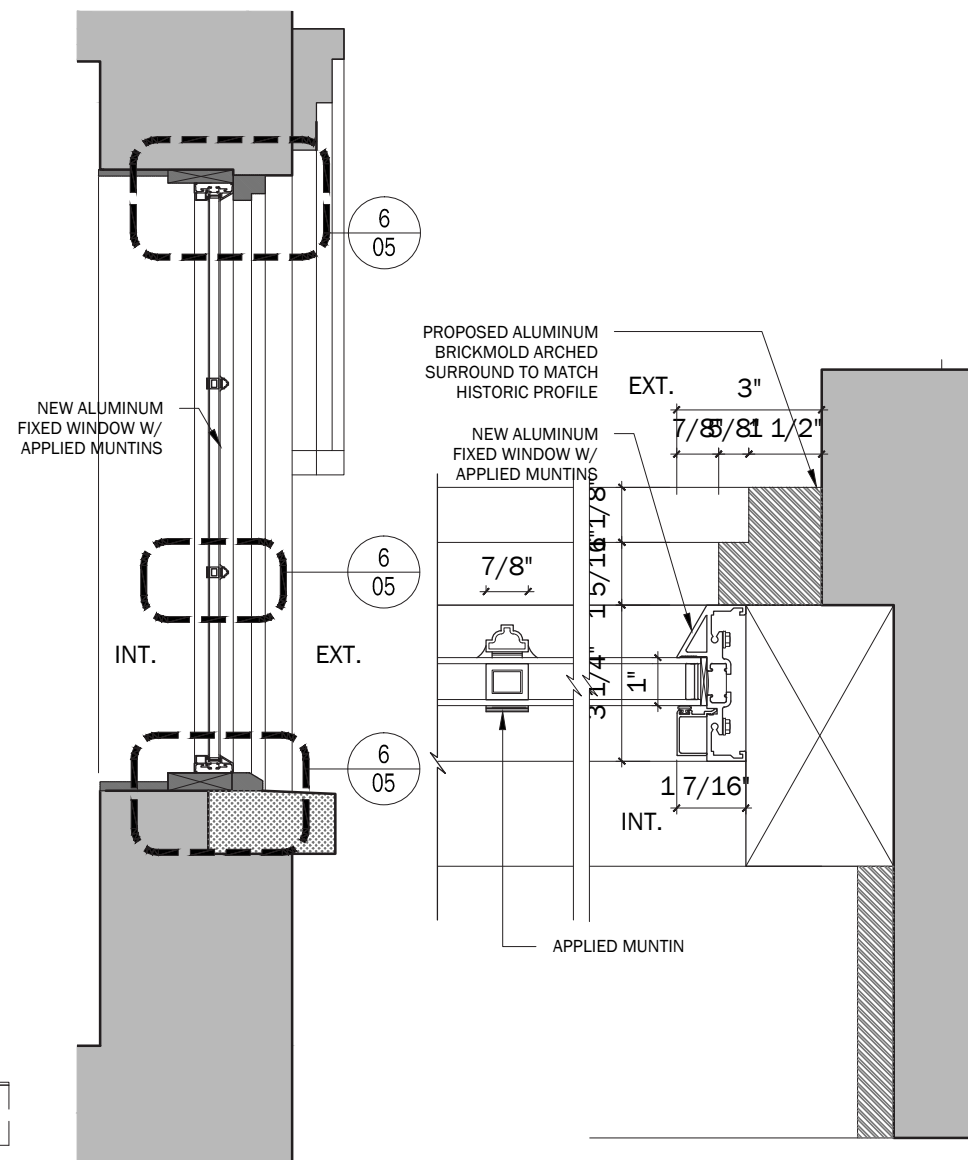
1 TYP. PROPOSED WINDOW ELEVATION
3/4" = 1"



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

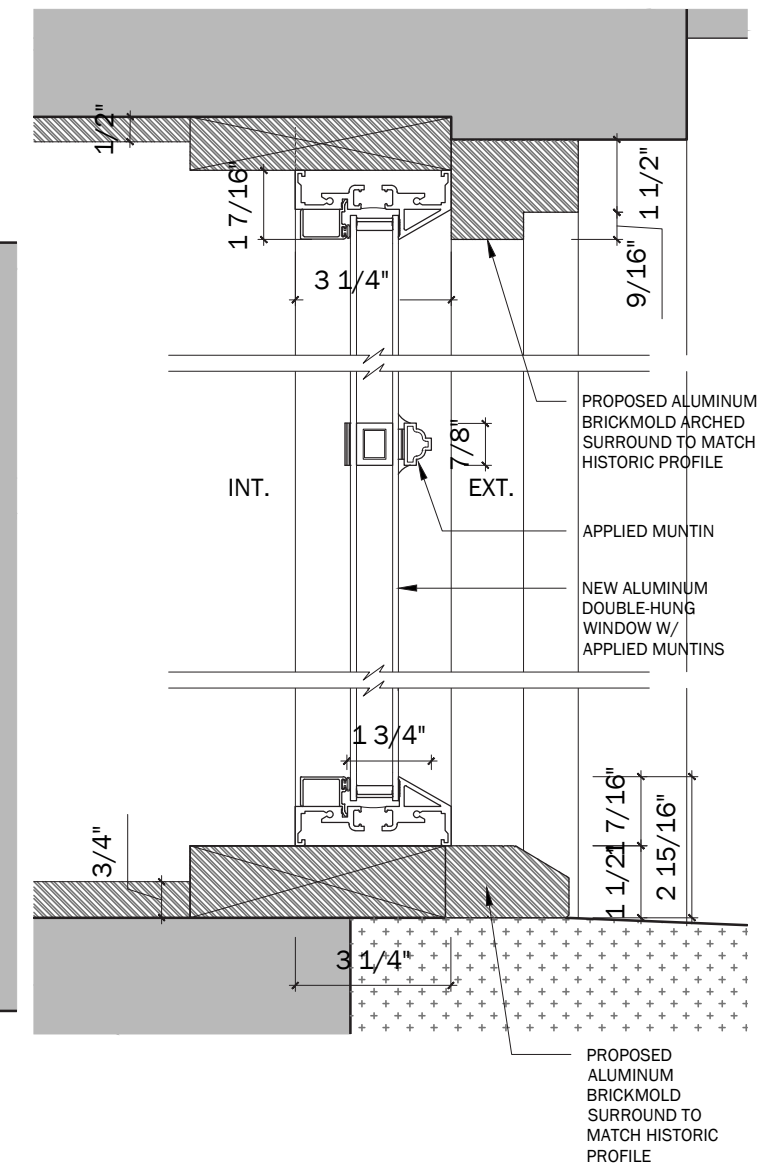


2 PROPOSED WINDOW PLAN
3/4" = 1"



4 PROPOSED WINDOW SECTION
3/4" = 1"

5 PROPOSED WINDOW PLAN DETAIL
3" = 1'



6 PROPOSED WINDOW SECTION DETAILS
3" = 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.



DXA studio
894 6th Avenue, 5th Floor
New York, NY 10001
T 212 874 0567
www.dxastudio.com

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

PROJECT: 79-81 BEAVER STREET / WILLIAM ULMER BREWERY
SCALE: AS NOTED
DATE: DECEMBER 10, 2019

74



75



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

WILLIAM ULMER BREWERY - 79-81 BEAVER STREET · BRICK AND PAINT TYPE AND FINISHES INVESTIGATION

ICIP-D4732Z

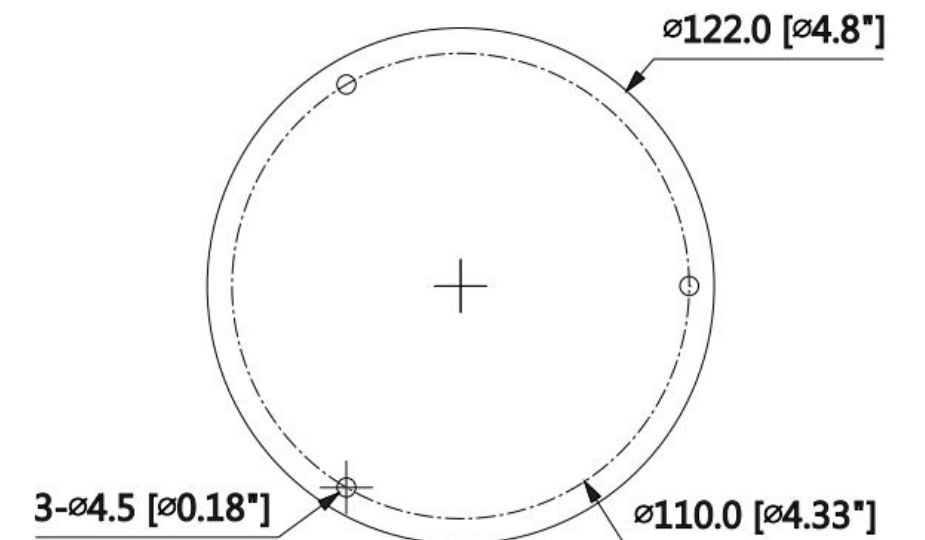
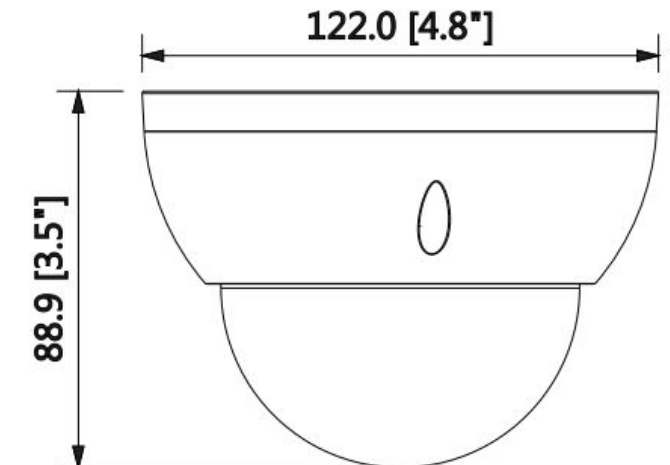
4MP WDR IR Dome Network Camera



Dimensions (mm/in)



- 1/3" 4 Megapixel progressive CMOS
- H.265 & H.264 dual-stream encoding
- 20fps@4M(2688×1520)&25/30fps@3M(2304×1296)
- 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