



EXISTING SOUTHWEST VIEW – CALLED FRONT-LEFT CORNER

- ALL EXISTING BOARDED UP WINDOWS TO BE REPLACED WITH NEW TO MATCH.
- EXISTING BOARDED UP MAIN DOOR OPENING ON THE SOUTH WALL TO BE REPLACED WITH NEW DOUBLE DOORS WITH SIDELIGHTS AND ARCHED TRANSOMS TO MATCH ORIGINAL.
- EXISTING BRICK ON ALL SIDES TO BE CLEANED. BRICK WHERE DAMAGED TO BE REPAIRED AND JOINTS RETOOLED WHERE REQUIRED.

PROPOSED SOUTHWEST VIEW – CALLED FRONT-LEFT CORNER

- NEW WINDOWS AND DOORS TO REPLACE AND MATCH EXISTING SHOWN.
- NEW COVERED TERRACE/OUTSIDE DINING AREA ADDED ON THE WEST SIDE. NEW STRUCTURE WILL CONSIST OF CORTEN STEEL COLUMNS AND BEAMS, WITH KALWALL TRANSLUCENT ROOF PANELS.
- NEW KITCHEN ADDITION WITH BRICK WALL AND GALVALUME METAL ROOFING ON THE NORTHWEST CORNER. NEW BRICK WALLS TO BE OF BROWN BRICK WITH SALVAGED BRICK ACCENT FRIEZE.





EXISTING SOUTH VIEW – CALLED FRONT

- ALL BOARDED UP DOOR AND WINDOW OPENINGS TO BE REPLACED WITH NEW TO MATCH.
- EXISTING METAL OVERHEAD DOOR AND BRICK IN-FILL AT ARCHED OPENING TO BE REMOVED. NEW ENTRY DOORS, SIDELIGHTS, AND ARCHED TRANSOMS TO BE PROVIDED TO WATCH NEW MAIN ENTRY.
- PORTION OF EXISTING CONCRETE WALL BELOW HIGH WINDOWS TO BE REMOVED TO ACCOMMODATE NEW FIXED GLASS VIEW PANEL AND TRANSOM.

PROPOSED SOUTH VIEW – CALLED FRONT

- NEW WINDOWS AND DOORS TO REPLACE AND MATCH EXISTING SHOWN.
- NEW COVERED ENTRANCE TO BREWERY WITH OUTSIDE BAR AND RELATED STORAGE ADDED.
- NEW COVERED BEER GARDEN ADDED. SEE DESCRIPTION OF NEW STRUCTURE ON NEXT PAGE.
- NEW ENCLOSURE OVER EXISTING ACCESS TO BASEMENT MECHANICAL ROOM ADDED. WALLS TO BE OF BRICK SALVAGED FROM THE EXISTING STORAGE SHED. NEW ROOF TO BE GALVALUME METAL ROOFING.





EXISTING SOUTHEAST VIEW – CALLED FRONT RIGHT CORNER

- EXISTING EXTERIOR CONCRETE PYLONS TO REMAIN.
- PORTION OF EXISTING CONCRETE WALL BELOW HIGH WINDOWS TO BE REMOVED TO ACCOMMODATE NEW FIXED GLASS VIEW PANEL AND TRANSOM.
- EXISTING OVERHEAD DOOR ON EAST WALL TO BE REPLACED WITH NEW ALUMINUM FRAMED GLASS OVERHEAD DOOR.

PROPOSED SOUTHEAST VIEW – CALLED FRONT RIGHT CORNER

- NEW ARCHED COVERED ENTRY TO BREWERY AND OUTSIDE BAR ADDED. NEW ROOF WILL BE GALVALUME METAL ROOF.
- NEW BAR STORAGE ADDED. WALLS TO BE OF BRICK SALVAGED FROM THE EXISTING STORAGE SHED. ROOF TO BE GALVALUME METAL ROOFING.
- NEW COVERED BEER GARDEN ADDED. STRUCTURE WILL CONSIST OF CORTEN STEEL COLUMNS AND BEAMS, WOOD TRELLIS, AND PLEXIGLASS ROOF PANELS. INCORPORATING ALL THE NEW STRUCTURE WITH THE EXISTING CONCRETE PYLONS WILL REFLECT THE OLD TRESTLE WHERE COAL DELIVERIES WERE MADE VIA RAILWAY THROUGH OLD TOWN.
- NEW EXTERIOR TOILET FACILITIES ADDED ON THE EAST END OF THE BEER GARDEN. WALLS WILL BE OF BLACK BRICK. ROOF WILL BE GALVALUME METAL ROOFING.





EXISTING NORTHEAST VIEW – CALLED RIGHT REAR CORNER

- EXISTING SMOKE STACK TO REMAIN.
- EXISTING METAL DUCT FROM THE BUILDING TO THE SMOKE STACK TO BE REMOVED.
- EXISTING METAL FRAMED WINDOWS ON THE NORTH WALL TO BE REPAIRED, REUSED, REFINISHED AND NEW GLASS PROVIDED.
- EXISTING BOARDED UP WINDOWS WILL EITHER BE REPLACED WITH NEW WINDOWS TO MATCH OR BE USED AS NEW DOOR OPENINGS OR IN FILL WITH BRICK WHERE INTERIOR COOLERS WILL BE LOCATED.

PROPOSED NORTHEAST VIEW – CALLED RIGHT REAR CORNER

- APPROXIMATELY 40 FEET OF EXTENSION WILL BE ADDED TO THE EXISTING SMOKE STACK.
- NEW ALUMINUM FRAMED GLASS OVERHEAD DOOR AND SWING DOOR ON EAST WALL TO BE INSTALLED TO REPLACE EXISTING.
- NEW METAL FRAME FIXED GLASS UNIT TO BE PROVIDED ON THE OPENING WHERE THE DUCT WAS REMOVED.
- NEW SERVICE RAMP WITH CANVAS AWNING WILL BE ADDED ON THE NORTH WALL.
- METAL FRAMED WINDOWS ON THE EAST END TO BE REPAIRED, ALL OTHER NEW WINDOWS AND DOORS AS SHOWN.





EXISTING WEST VIEW – CALLED LEFT SIDE

- ALL BRICK SURFACES ON ALL SIDES TO BE CLEANED UP, REPAIRED WHERE DAMAGED, AND JOINTS RETOOLED WHERE REQUIRED.
- OPENINGS THAT ARE EITHER BOARDED UP OR HAVE BRICK IN-FILL WILL BE USED AS NEW OPENINGS TO NEW ADDITIONS.
- EXISTING BOARDED UP WINDOWS ON EXISTING STORAGE WING WILL BE REPLACED WITH NEW TO MATCH. EXISTING WOOD SIDED WALL WILL BECOME PART OF NEW VESTIBULE AREA WITH NEW OUTSIDE FIREPLACE.

PROPOSED WEST VIEW – CALLED LEFT SIDE

- NEW KITCHEN ADDITION ON THE NORTH END. WALLS TO BE OF NEW BROWN BRICK WITH SALVAGED BRICK ACCENT FRIEZE. ROOF TO BE GALVALUME METAL ROOFING.
- NEW COVERED TERRACE/OUTSIDE DINING AREA ADDED. STRUCTURE TO BE OF CORTEN STEEL COLUMNS AND BEAMS, WITH KALWALL TRANSLUCENT ROOF PANELS. ROLL UP TRANSPARENT VINYL AND CANVASS CURTAINS TO BE PROVIDED FOR USE IN THE EVENT OF EXTREME WEATHER CONDITIONS.
- ACCESSIBLE RAMP WILL BE PROVIDED. GUARDRAIL AND RAILING WILL BE METAL. ALL NEW VERTICAL SURFACES TO BE BROWN BRICK.
- NEW ALUMINUM FRAMED GLASS OVERHEAD DOORS WILL BE PROVIDED AT THE INTERIOR BAR AREA.

