

LAKEFRONT BREWERY - NEW RIVERWALK STAIR AND BEER GARDEN

DESIGN NARRATIVE (Revised 03-21-22)

The proposed work at Lakefront Brewery's existing brewing facility (1872 N. Commerce St.) being submitted for plan commission review consists of the following.

Replace existing riverwalk stair at Southside of brewery (1872 N. Commerce St.):

The existing exterior riverwalk-facing stair that connects the beerhall space within the brewery to the riverwalk is being replaced. The existing metal stair, corrugated metal enclosure, storage space below, and the concrete landing are to be removed and replaced with a new stair. To maintain code-compliance for the new stair, some existing windows within the brewery's South wall will need to be removed and infilled with brick in order to meet fire rating requirements.

The new stair will have painted steel-framing and painted steel-plate and wire-mesh guard-rails. The stair will also include a balcony overlook at the beerhall level which will be covered by a new corrugated metal awning. Two single-user restrooms and storage space will also be included beneath the stair/balcony for patrons at the riverwalk seating areas. The Western restroom will have a tray-system green roof, and both restrooms and storage space below the stair will be clad in doug-fir wood siding.

New Beer garden improvements beneath the Holton St./Marsupial Bridge (1872-adj. N. Commerce St.):

Improvements to the existing seasonal beer garden space (adjacent to the riverwalk, beneath the Holton St. bridge) are proposed. The design includes a new covered bar-rail structure along the riverwalk. The bar-rail will be constructed of painted steel framing, with painted metal planters along the riverwalk-facing edge of the beergarden space. Overhead cover at the new bar-rail will be a corrugated metal roof, similar to the existing canopy at the riverwalk and proposed canopy over the new stair/balcony. Larger planter boxes are located at the ends of the bar-rail structure and are also used to capture gutter downspouts from the bar-rail's roof. The bar-rail structure will be detailed in such a way as to be removable if needed for bridge maintenance. A minimum 2'-0" section of the bar-rail is to be provided at +34" height per ANSI 2009 902.4 (5% of 40'-0" of bar-rail is required to be accessible).. The beer-garden area will have a new concrete-paver hardscape (to be installed with 1/4" max. of height variance to meet ADA requirements) along with outdoor furniture and a seasonal bar structure. One accessible table will be provided to meet ADA requirements. The new seasonal bar structure will serve the beergarden and sits on a new concrete slab. It will be constructed of steel-tube framing (similar to the new stair, beergarden, and existing front entry structure) and be detailed to allow for its removal during bridge maintenance, if required. The bar contains large openings for beer-service with internal shutters for securing the building after hours. Side windows will be provided at the new bar which are ADA compliant (+36" service/sales counter, min. 30" in length per ANSI 2009 904.3.2).

Both the replacement stair and beer garden improvements sit adjacent to the existing riverwalk, maintaining the minimum required 8'-0" clear path (or more). The existing cream-city brick piers/planters located at the land-side of the beergarden area will be removed in order to install the new bar-rail and seasonal bar structure. The new bar-rail structure is set back 10'-0" from the existing bar-rail seating at the water's edge and seating will not be provided on the riverwalk side of the new bar-rail in order to maintain the minimum 8'-0" clear path with the existing riverwalk lights and seating at the water's edge. The existing concrete riverwalk will remain, with

concrete repair as required to maintain an adequate walking surface. Existing harp lighting, metal guard/bar-rail, and masonry planters at the river's edge will all remain as they exist today. Access points to the riverwalk also remain unchanged.