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NOV 30 2015

GC PLANNING COMMISSION

Grove City Brewing Company / Plum Run Winery Narrative

Plum Run Vineyard, LLC which currently owns and operates the Plum Run Winery located at 3946 Broadway Suite B, Grove City, Ohio, has recently taken on partners and have negotiated rent for the entire building at 3946 Broadway, Suites A, B and C. Suite A, which currently holds the Day Starz day care and suite C which holds Hunts Photography. The purpose of this building takeover is to establish a brewery and Brew Pub in connection with the Plum Run Winery. The Grove City Brewing Company, an offshoot of the current Plum Run Winery, will take over the front portion of the building located at 3946 Broadway. The two businesses will be owned and operated by the members of Plum Run Vineyard, LLC. Principal contact will be Dave Crosby.

The Winery

The current location of the winery will remain largely unchanged in this project. One wall will be straightened to match the rest of the wall at the location; this will add approximately 60 square feet in the tasting room. A second wall will be built in the wine production area that will establish a full functioning kitchen in that area. The kitchen area will have a roof above it and the mezzanine that will be established above it will be utilized by the winery to hold tanks and wine. A door into the tasting room will be installed as will a door into the current daycare / photography area. The kitchen will include all necessary hoods, electrical, water, sinks and disposal systems as are required by the city, fire code, state regulations. The seating capacity of the winery will remain at about 40 people.

The Brewery and Brew Pub

A 3 Barrel Brewery will be established in the front of building. The entire frontage of the building (glass front) will be utilized to show off the brewery equipment to the public. The brewery area will be approximately 40 feet wide and 25 feet deep into the building. Directly behind the brewery will be located a tap room. The tap room will have a fully stocked bar that will seat approximately 16 people. Other pub style tables and larger tables will be placed in the adjoining area to serve as a place for people to partake in our wines and beers along with pub style foods. The total new seating space will hold up to 50 people. New restrooms, both ADA, will be built in the back of the tap room and will be utilized by the brewery space as well as the winery.

The current entry hall that is located off Broadway will be fully opened into the tap room space while a door and fire wall will remain in place separating the winery space from the brewery space.

The following items will be included in this project:

1. Demolition of all walls and current ceilings in Suites A and C (Day Care and Photography space). The current bathrooms will remain until the new ones are fully operational for continued use of the winery.
2. All current windows will be replaced in the front of the building.
3. Brick veneer will be added to the front and side of the front portion of the building to meet HPA requirements found in the Town Center (see examples).

4. A Patio seating approximately 24 – 30 will be placed in the current indentation (front door access) into the building. This fenced area will become visible in the front of the building. An expansion of the patio in the back (winery) will also take place adding approximately 16 more seats to the current patio.
5. Outside lighting will be added around both patio's.
6. A wall between the tap room and the actual brewery will contain glass so that the brewery will be viewable from the bar area.
7. The ceiling will be opened to the rafters (similar to winery) with insulation added and painted.
8. New HVAC will be placed in the rafters of this area that will heat and cool the brewery and tap room space.
9. A new opening from the tap room to front patio will be made and a glass garage door installed to allow an open feeling in the tap room.
10. Inside both the brewery and winery space, one wall will have brick veneer added to give it a nice feel in each area.
11. Three Phase power will be added to the building. This will be utilized for powering our brewery equipment which is all electric. Necessary vents will be added to the brewery to vent water vapor.
12. Outside, a combined Plum Run Winery, Grove City Brewing Company Sign will be added to the front of the building. The large "H" that currently resides on the front of the building will be rebuilt and placed onto the bricks that will be used on the face of the building.

The intent of this project is to provide a new venue in Grove City. Experiential Tourism and economic development will be an important aspect of the business. We will provide a space to get great wine, great beer and great food in a fun and friendly environment.

EXHIBIT A

Situated in the State of Ohio, County of Franklin and in the City of Grove City:

Beginning at a point on the west line of Lot No. 74 of said City, 50 feet south of the northwest corner of said lot;

thence South on the west line of Lot 74, 50 feet to a point;

thence East and parallel with the north line of Lots 74, 73, 72, 139.5 feet to a point on the west line of a private alley in Lot 72;

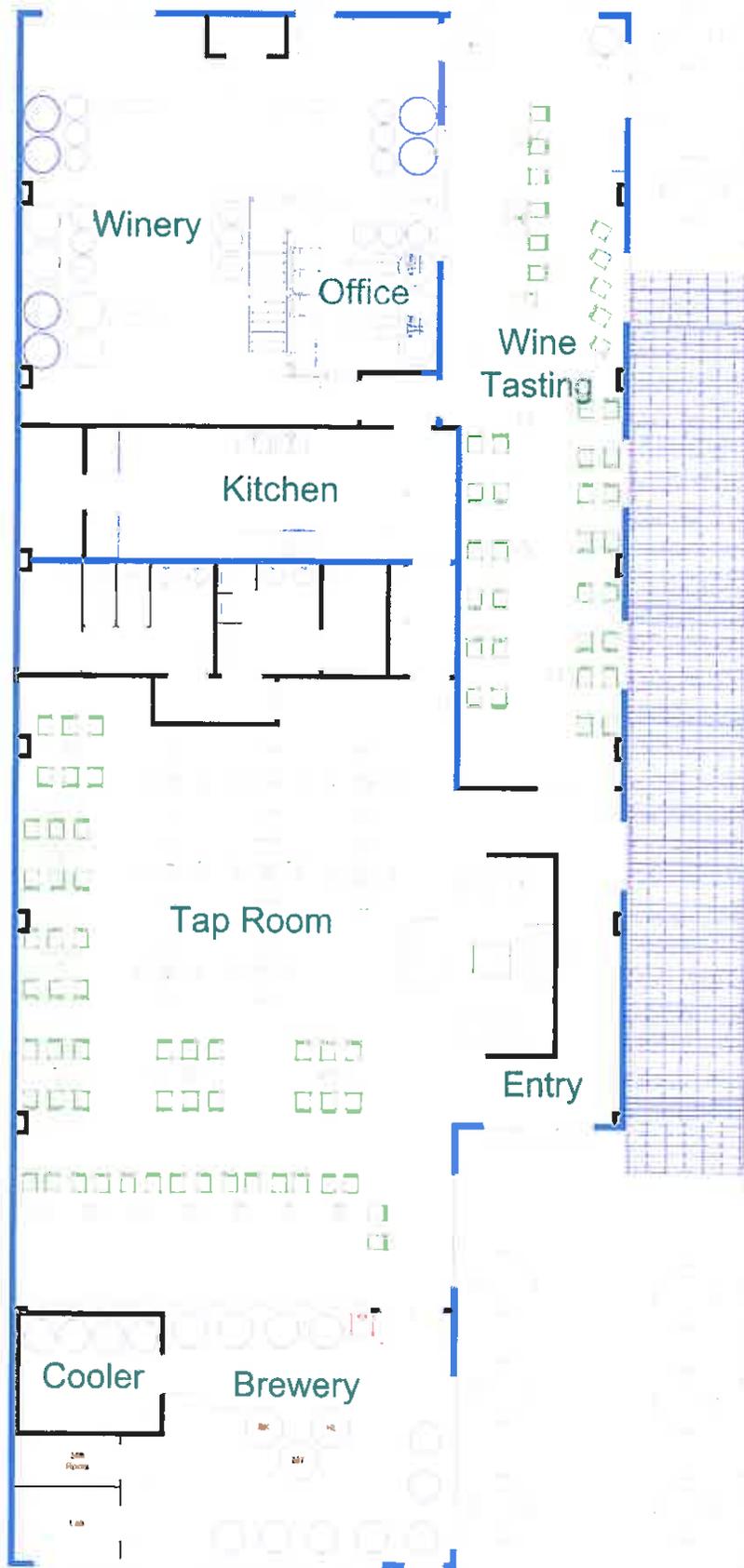
thence North on the west line of said private alley 50 feet to a point;

thence West and parallel with the north line of Lots 72, 73 and 74 to the Place of Beginning.

Property Address: 3946 Broadway, Grove City, Oh 43123

Parcel Number: 040-000360

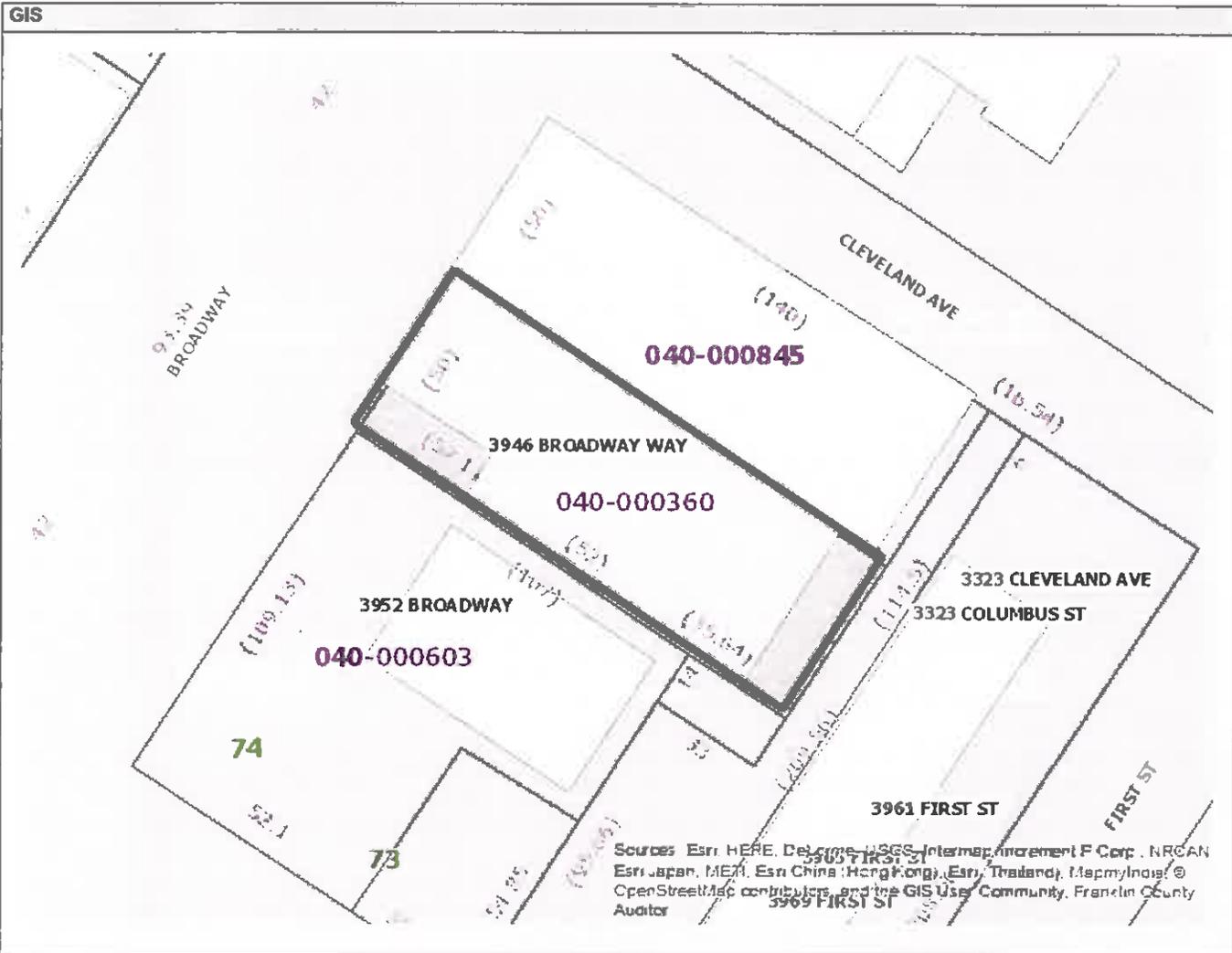




MAP(GIS)

Generated on 11/30/2015 at 07:59:47 AM

Parcel ID	Map Routing No	Owner	Location
04000036000	040M089 04800	3946 BROADWAY LLC	3946 BROADWAY



Disclaimer

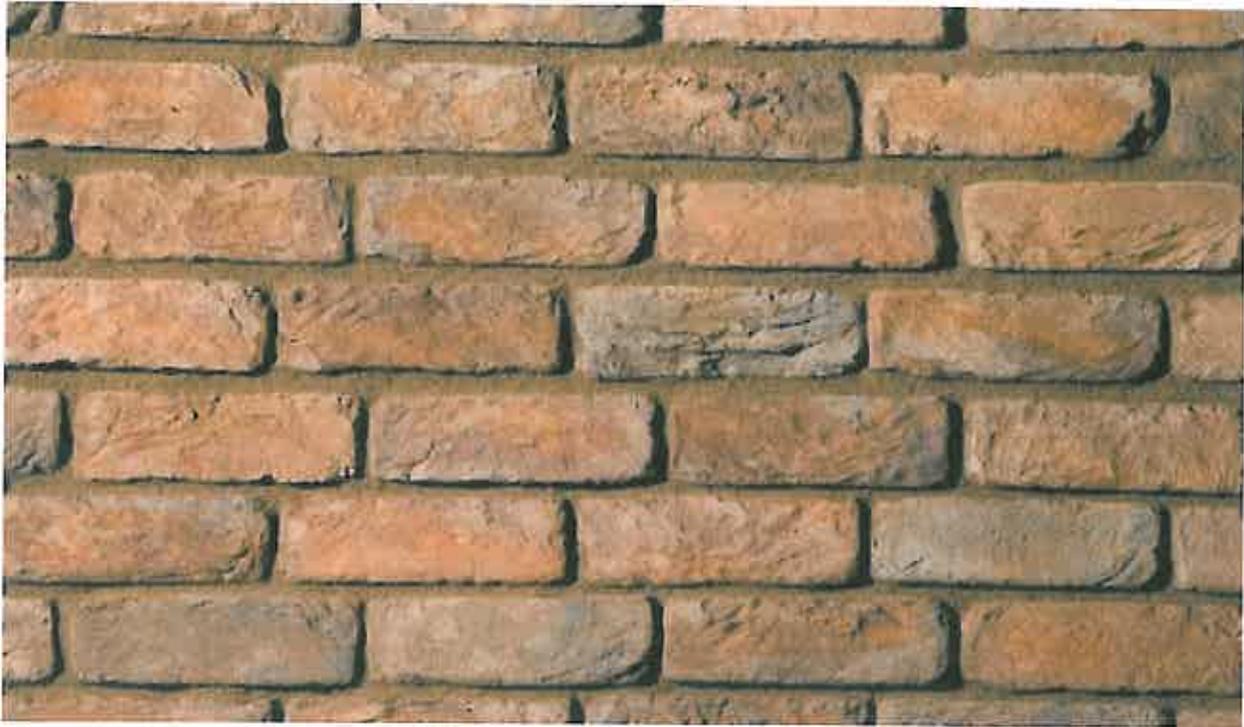
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3946 Broadway Aerial



04/21/2014



Similar to TundraBrick, ModenaBrick presents a more traditional sized brick yet slightly larger. The brick face, similar to ViaBrick, reveals heavy texture showing the character resulting from centuries of contact with the elements. ModenaBrick is roughly 2.5" high and 8" long.

<http://www.eldoradostone.com/products/brick/modenabrick/>

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