



Area 34 Brewing Location Information

Overview



FIG. 1



FIG. 2

The parcel the brewery and tasting room are to be located on is at Lat: 42° 41' 36" Lon: 076° 34' 02" (according to Google Maps). This is an area in the Upstate New York Fingerlakes region. Figure 1 shows a pointer to the location, east of Cayuga Lake. Figure 2 shows the Fingerlakes Beer Trail map with a highlighted area between Route 34 and Route 34B with the location marker at the parcel site.

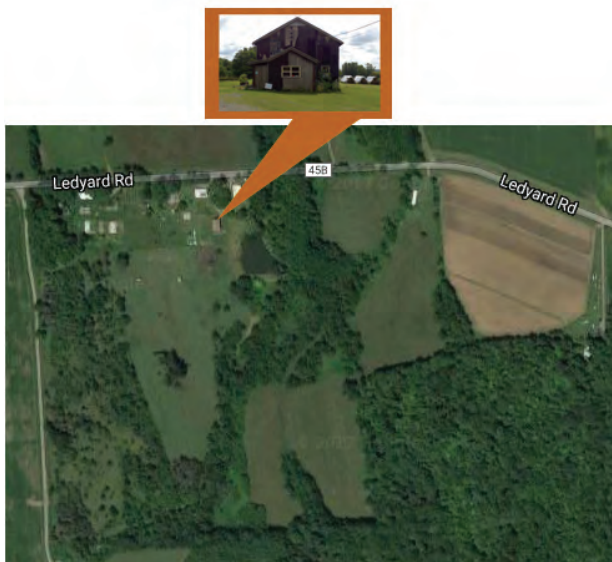


FIG. 3



FIG. 4

The parcel is a 100-acre family farm on Ledyard Rd. approximately midway (2 miles) between Routes 34 & 34B. The brewery and tasting room will be a conversion of one room of the largest residence on the property. The room is a 12' x 14' entry room with a cellar. The room is immediately in front of vehicles entering the driveway. Figure 3 shows scope of parcel with location of brewpub highlighted. Figure 4 is an archival aerial view. While some features have changed, the overall layout, including garden area, remain.



FIG. 5

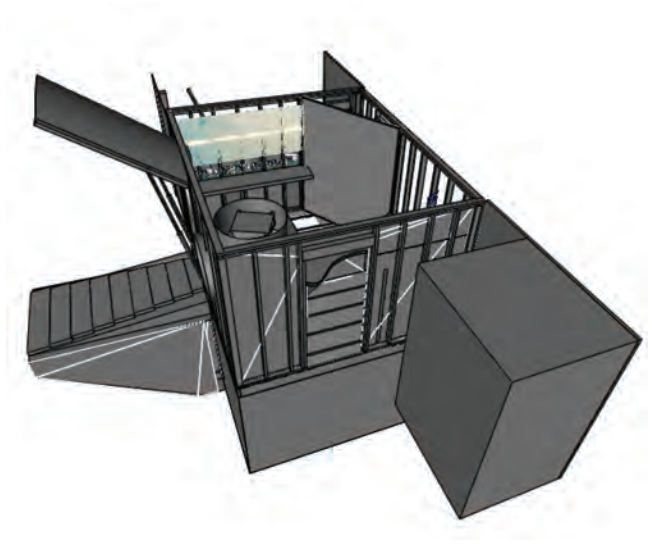


FIG. 6

Figure 5 shows the outside west wall of the proposed tasting room. The room is wood-frame construction with 8-foot ceiling height. The room was added to a barn which was renovated as the remainder of the residence. It is the only room with a (block-walled) cellar. Figure 6 shows a 3D-model sketch of the proposed usage (seen from the west), the block in the foreground showing the approximate space allocated for a restroom.

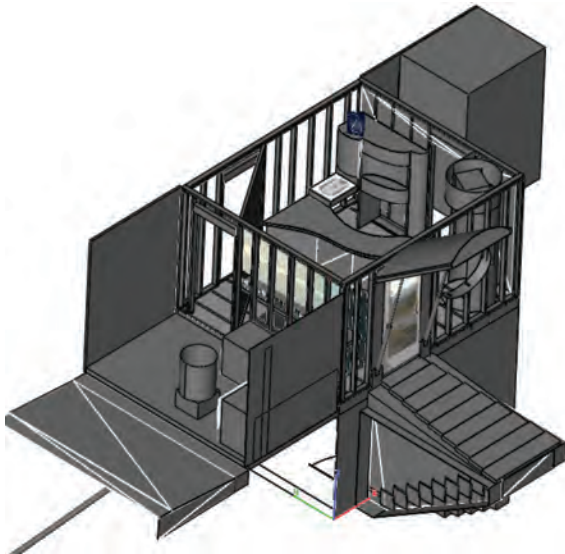


FIG. 7

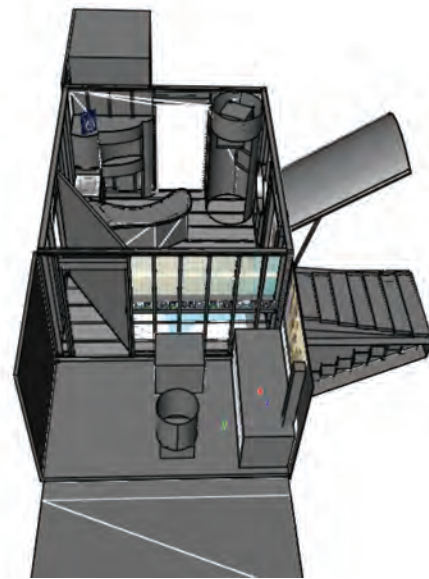


FIG. 8

Figure 7 shows a northeast view with the east wall of the cellar removed. The I-barrel brewing room (left side) is shown with some equipment. This is currently an open porch. The gradual ramp to the front door covers stairs to the cellar. More of the interior of the tasting room is seen in Figures 7 & 8. The tap wall is located at the southwest corner of the tasting room with the tap lines running through the floor to the cellar. The bottom of figure 8 shows the brewing area with mash kettle, sink and work surface. The door to the residence is at the left, shown with a removeable wall installed to form a corridor to separate the residence entrance from the tasting room space.

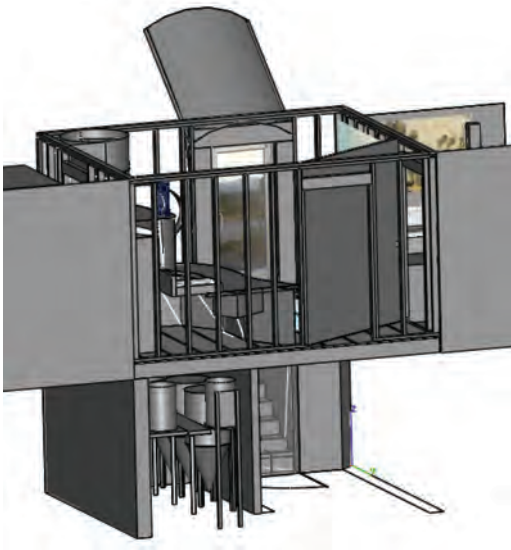


FIG. 9

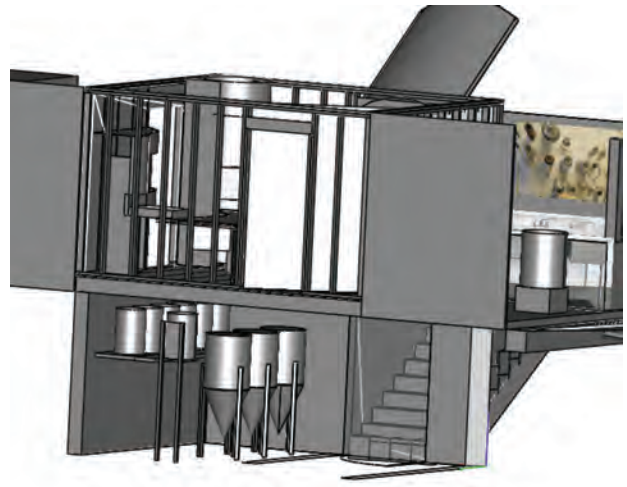


FIG. 10

Shown from a southern vantage point, figures 9 & 10 provide detail of the fermentation room and location of the un-taxpaid product. The wall of the cellar beneath the tap wall will have capacity for six refrigerated half-barrel kegs. The load-bearing wall in the center of the cellar is included in Figure 9. Figure 10 shows the cellar with the wall removed for a better view of the placement of the kegs and I-barrel fermenters. A keg lifting device on the south wall is shown in position with a keg fully raised.

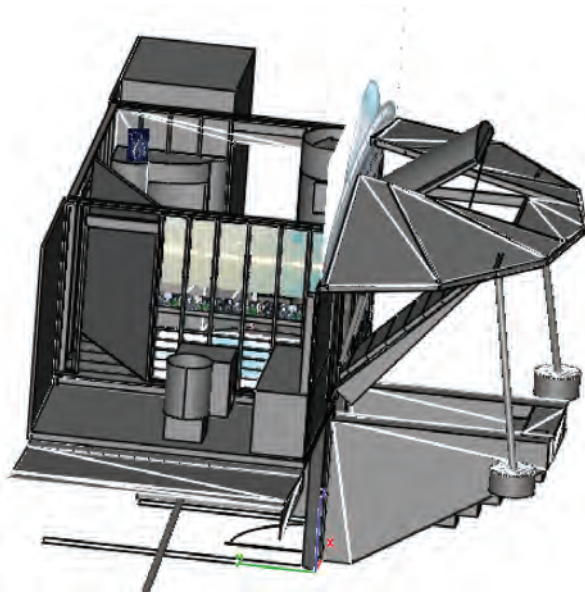


FIG. 11



FIG. 12

Figure 11 shows how the front door awning can be cabled to lift the lockable cellar ramp. The lift is provided by hydraulic cylinders. As an escape in case of an emergency entrapment, a trap door is accessible through the floor of the tasting room, locked from the cellar. Figure 12 shows the combination of 3D rendering of tasting room against the existing building. The wall of the residence covered with a large banner and the facade of a spacecraft, awning and picnic tables are pictured.