



The Vault Taproom, LLC/3925 Butler Street Information Sheet

People

Property Owners: Milhaus Ventures

Prospective Business Owners: Kyle Wolfe, Managing Partner & Josh Hammaker, Managing Partner

Owners: The Vault Taproom, LLC

License Manager: Kyle Wolfe

Initial Timeframe: Targeting late summer open doors

Place

Size: 3,880 sqft

Zoning: General Restaurant

Site Plan: See presentation

Necessary Approvals

Building Permit: Estimating to apply for building permits within 2 to 3 weeks

Occupancy Permit: To be issued at doors-open

Liquor License: Application started, Placard posted March 20, 2018

Business Overview

Reps from LU and LC met with The Vault Taproom to request specific information pertaining to the proposed business and its operation. The following information has been provided in response to this request:

Ownership Principles / Vision: Be the brightest, warmest, and most welcoming community restaurant in Lawrenceville, empowering our customers to be adventurous, try new things, and create their own unique experience
Target Audience / Customer Demographic: Adventurous food and beer/wine enthusiasts
Days / Hours of Operation: Tues – Thurs, 4 pm – 12 am, Friday – Saturday, 11 am – 2 am, Sunday 11 am – 12 am
Hours Selling Alcohol: Same as Hours of Operation
Alcohol Menu / Price points: Full service bar + self-serve beer/wine offerings, targeting average price points of \$4 - \$8 per beer serving, \$6 - \$12 per cocktail, and \$6 - \$10 per wine serving.
Food Menu / Price points: Tapas-style/small plate offerings ranging from \$4 – \$8 per plate with 2 - 3 plates sufficient to feed one adult.
Number of Employees: 12 Full-Time, 8 Part-Time
Entertainment: light ambient music, television screens (for popular sporting events)
Site Plan / Façade/ Interior Improvements: Reference presentation
Parking: 50 dedicated retail parking spaces for Arsenal 201 retail locations
Number of Dining Tables / Number of Seats at Bar: 104 dining seats / 18 bar seats

Security / Video Cameras: Cameras in interior and exterior common areas, possible security personnel during high volume service hours (Friday/Saturday nights) - TBD
Signage: Exterior signage to be approved by Developer considering local ordinances
Smoking Policy: Non-smoking
Private Events: Possible private events Monday evenings
Kid Friendly? Yes
Recycling: Waste removal by Landlord
Noise/ Volume Levels: Light ambient background music, usual restaurant dining area noise level

Owner and Partner Information:

Kyle Wolfe

University of Pittsburgh, B.S. Chemical Engineering, 2015

Capital Projects Engineer and Manager, Engineering Consulting Firm

Joshua Hammaker

University of Pittsburgh, B.S. Civil Engineering, 2016

Technical Sales and Project Manager, Asphalt and Concrete Additives Manufacturer

Ron Sofranko

Restaurateur and Restaurant Consultant, 25+ years of restaurant start-up and operations experience

Why Lawrenceville?

Lawrenceville stands out as a vibrant, diverse, and welcoming community. With an active but low-key bar and restaurant scene, Lawrenceville fits perfectly with the intention behind The Vault Taproom. The strong sense of community and support of unique small businesses are just two of the numerous favorable qualities that Lawrenceville demonstrates – two qualities The Vault Taproom embodies and seeks to foster alongside the Lawrenceville community. When initially debating location, The Vault Taproom sought to find a community that provided an opportunity for partnership, allowing the business and the community to live, work, and thrive together. We believe that Lawrenceville is the community meant for The Vault Taproom, a bar and restaurant concept with Pittsburgh roots and an unwavering commitment to community.

In addition to Lawrenceville’s community appeal, the “walkability”, architecture, and thriving business district along Butler Street sets a perfect backdrop for any visitor or resident, and provides an opportunity for a higher proportion of walk-in guests as opposed to drive-in guests.