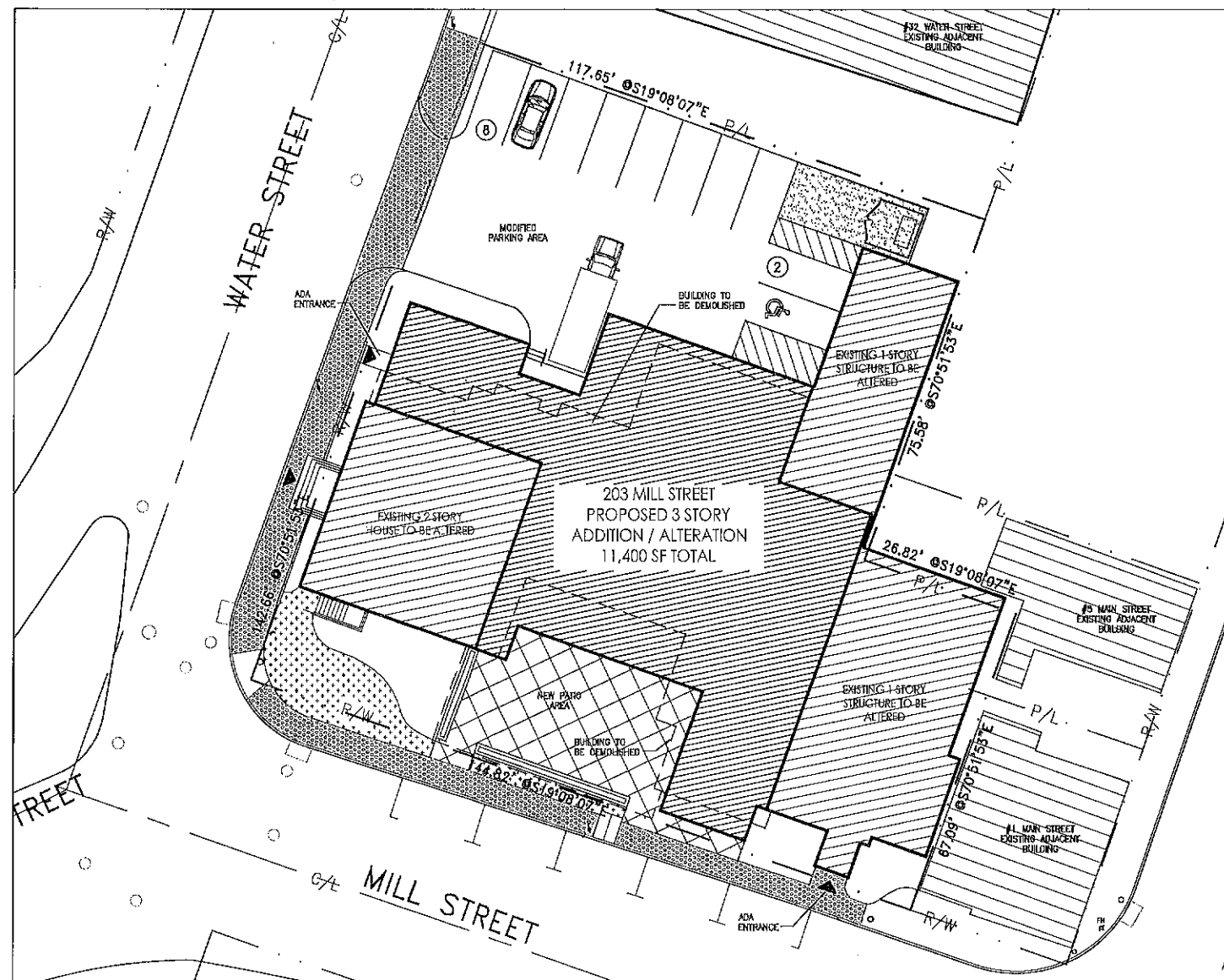


PARKING MAP

DOCUMENTATION OF PARKING					
FLOOR LEVEL	USE & AREA	PARKING REQUIREMENT PER HAMILTON COUNTY ZONING STANDARDS	REQUIRED SPACES	PROVIDED SPACES ON SITE	PUBLIC SPACES WITHIN 600'
BASEMENT	STORAGE 2,500 SF PREP AREA 2,500 SF	1 SPACE / 2000 SF 1 SPACE / 1-1/2 EMPLOYEES	2	-	-
1ST FLOOR	DINING 9,000 SF KITCHEN 750 SF	1 SPACE / 100 SF 1 SPACE / 200 SF	90	-	-
2ND FLOOR	DINING 2,000 SF OFFICES 1,800 SF	1 SPACE / 100 SF 3 SPACE / FIRST 1000 SF + 1/400 SF	20	-	-
3RD FLOOR	DINING 2,000 SF	1 SPACE / 100 SF	20	-	-
TOTALS			147 SPOTS	10 SPOTS	89 SPOTS

SITE DOCUMENTATION
PROPERTY LINES, BUILDINGS, CONTOURS, & GEOGRAPHY
CLEMSON COUNTY GIS SYSTEM NOVEMBER 2018



SITE PLAN
SCALE 1" = 15'-0"

LEGEND

- NEW BUILDING ADDITION
- EXISTING BUILDINGS
- LINE OF EXISTING BUILDING TO BE DEMOLISHED

DRAWING INDEX	
C-1	SITE PLAN & PARKING MAP
C-2	SITE UTILITY PLAN & LANDSCAPE PLAN
C-3	SITE LIGHTING PLAN
A-1	BASEMENT LEVEL PLAN
A-2	FIRST FLOOR LEVEL PLAN
A-3	SECOND FLOOR LEVEL PLAN
A-4	ROOF DECK PLAN
A-5	BUILDING ELEVATIONS
A-6	BUILDING ELEVATIONS

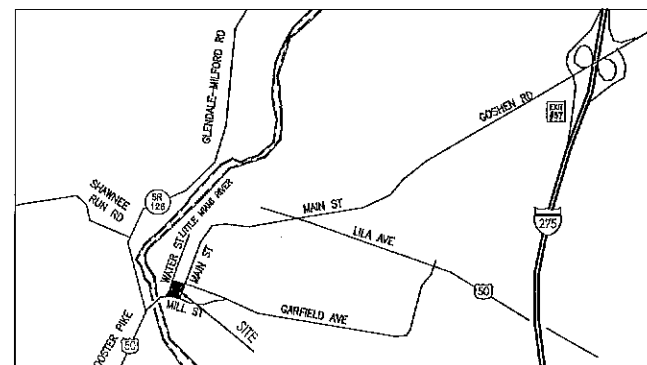
PROJECT DESCRIPTION

THE PROJECT IS A DISTILLERY, BAR, RESTAURANT, BANQUET SPACE & OFFICES.

PORTIONS OF EXISTING BUILDINGS WILL BE DEMOLISHED TO ALLOW FOR THE CONSTRUCTION OF NEW 3 STORY INFILL BUILDING. EXISTING BUILDINGS THAT REMAIN WILL BE RE-CLAD WITH NEW WOOD LAP SIDING, AND EXISTING ROOFS WILL BE MODIFIED TO MEET NEW CONSTRUCTION. A NEW LOADING DOCK WILL BE PROVIDED AND WILL BE ACCESSED FROM THE MODIFIED 10 SPOT PARKING LOT. 1 ADA SPACE WILL BE PROVIDED. THE SURROUNDING SITE PROVIDES 89 PUBLIC PARKING SPACES WITHIN 600' FROM THE BUILDING. THE FRONT OF THE SITE WILL HAVE A SMALL SEATING WALL THAT SEPARATES THE SIDEWALK FROM THE NEW OUTDOOR PATIO.

THE BASEMENT WILL BE USED FOR THE DISTILLING PROCESS & STORAGE FOR RESTAURANT. THE FIRST FLOOR WILL BE THE RESTAURANT, BAR, TASTING ROOM, KITCHEN AND COFFEE SHOP. THE SECOND FLOOR WILL BE OFFICES AND BANQUET/MEETING SPACE. THE THIRD FLOOR/ROOF DECK IS A BAR WITH OUTDOOR SEATING AND SUPPORT SPACES.

ALL LEVELS WILL BE ACCESSIBLE FROM THE NEW ELEVATOR AND TWO NEW STAIR TOWERS, THE BUILDING HAS TWO ADA COMPLIANT ENTRANCES & 9 SEPARATE EXITS.



VICINITY MAP

project
ZONING PRESENTATION

MILLCROFT COLLECTION
203 MILL STREET
MILFORD, OH 45150

client
THUMBS-UP CONSTRUCTION

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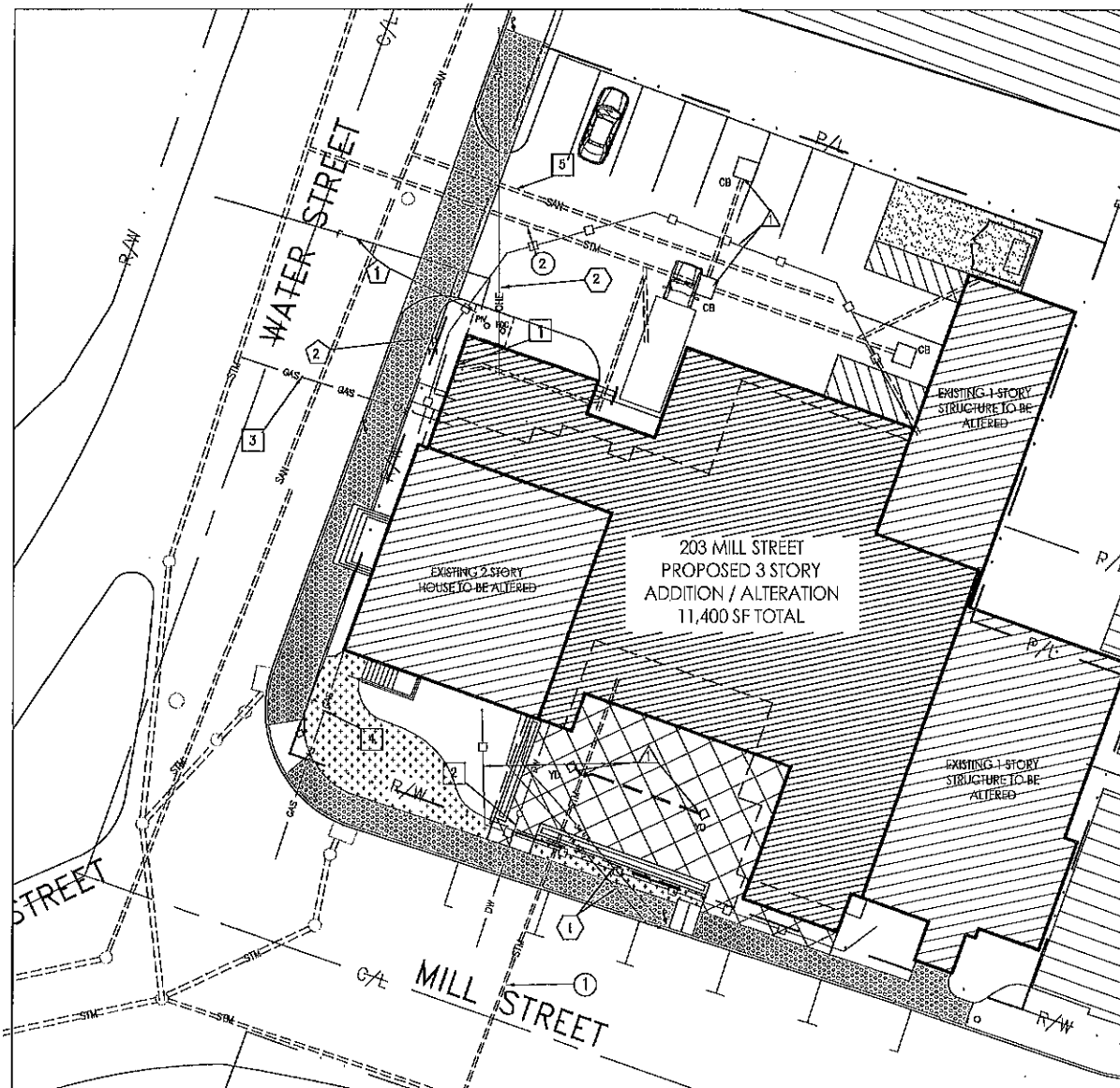
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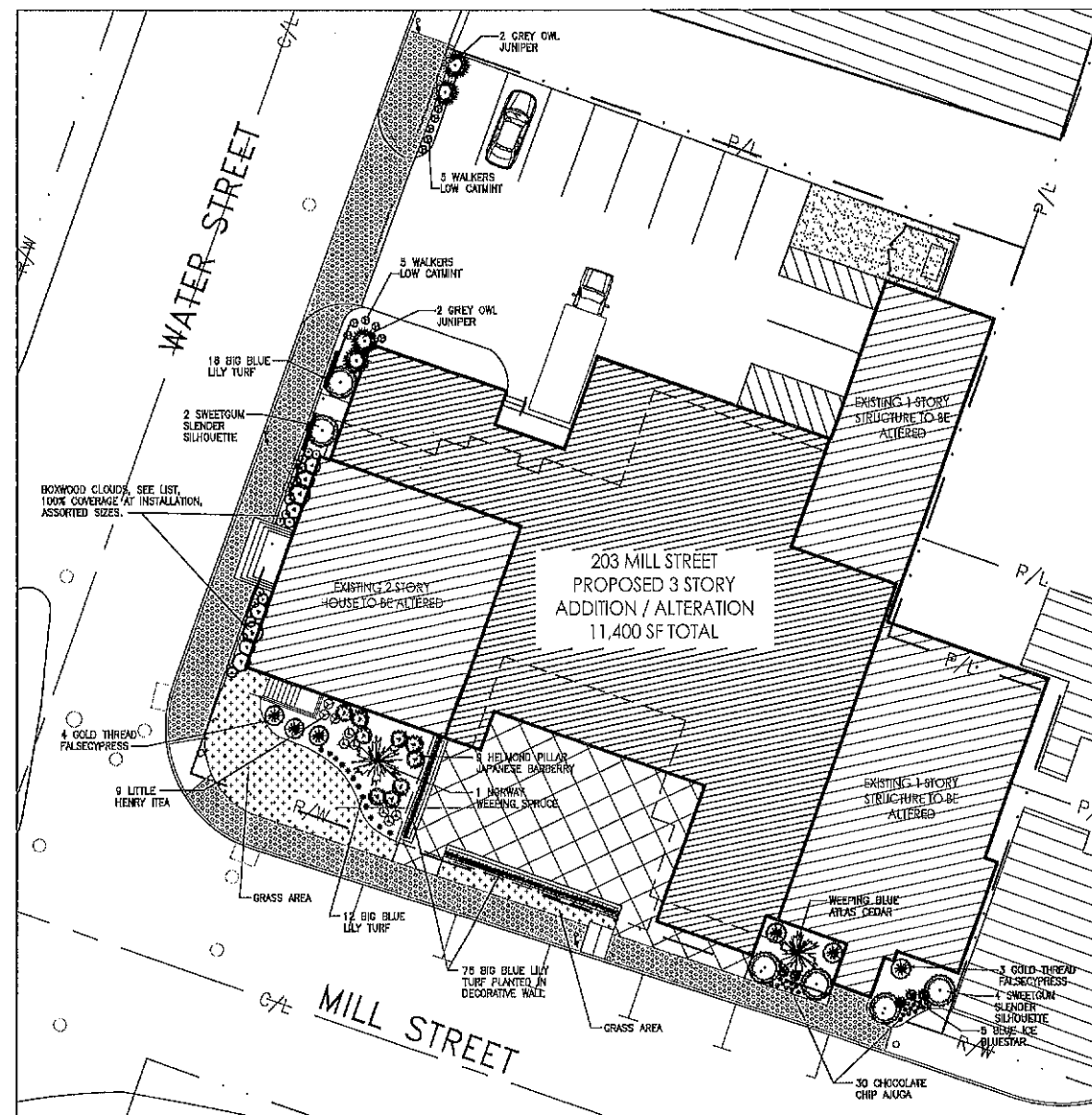
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SITE UTILITY PLAN

SCALE 1/16" = 1'-0"



LANDSCAPING PLAN

SCALE 1/16" = 1'-0"



SITE UTILITY & EROSION CONTROL NOTES

STORM PLUMBING WORK NOTES

- ① EXISTING STORM LATERAL TO BE REUSED FOR YARD DRAINS
- ② ASSUMED LOCATION OF EXISTING STORM LATERAL TO BE REUSED TO SERVE NEW & EXISTING CATCH BASINS AND DOWN SPOUTS

SITE PLUMBING WORK NOTES

- ① PROVIDE A 2" DOMESTIC WATER BRANCH SADDLED OFF OF THE FIRE LINE WITH A 1-1/2" METERS, ROUTE DOMESTIC WATER SERVICE INTO THE BUILDING.
- ② EXISTING 3/4" DOMESTIC WATER SERVICE TO BE VACATED.
- ③ PROVIDE NEW 2" NATURAL GAS SERVICE TO THE BUILDING
- ④ EXISTING 1" NATURAL GAS SERVICE TO BE VACATED
- ⑤ ASSUMED LOCATION OF THE EXISTING SANITARY SERVICE; REMOVE AND REPLACE WITH A NEW 6" SDR-35 LATERAL.

FIRE PLUMBING WORK NOTES

- ① NEW 6" DOMESTIC/FIRE LINE SERVICE; PROVIDE FIRE PIT POST INDICATOR, FIRE DEPARTMENT CONNECTION, AND FIRE BRANCH INTO THE BUILDING.
- ② PROVIDE A NEW PUBLIC FIRE HYDRANT TO SERVE THE SITE.

ELECTRIC WORK NOTES

- ① EXISTING UNDERGROUND ELECTRIC SERVICES TO BE VACATED
- ② NEW 800 AMP 120/208V 3Ø 4W OVERHEAD ELECTRIC SERVICE

EROSION CONTROL WORK NOTES

- ① INSTALL A SILT FENCE AROUND THE PERIMETER OF THE SITE AND PROVIDE STRAIN BALES AT ALL CATCH BASINS AND YARD DRAINS; PROVIDE AND MAINTAIN EROSION CONTROL MATERIALS UNTILL FINISH MATERIALS & LANDSCAPE IS IN PLACE.

LANDSCAPE LEGEND

SYMBOL	QUANTITY	SIZE	DESCRIPTION/COMMON NAME	SYMBOL	QUANTITY	SIZE	DESCRIPTION/COMMON NAME
	1	0'	WEEPING BLUE ATLAS CEDAR		6	2.5 IN	SWEETGUM SLENDER SILHOUETTE
	1	6'-7"	NORWAY WEEPING SPRUCE		8	3 GAL	HELMOND PILLAR JAPANESE BARBERRY
	9	3 GAL	LITTLE HENRY ITEA		7	3 GAL	GOLD THREAD FALSECYPRESS
	2	15 IN	WINTER GEM BOXWOOD		4	3 GAL	GREY OWL JUNIPER
	2	15-18 IN	GREEN GEM BOXWOOD		30	1 GAL	CHOCOLATE CHIP AUCAS
	3	15-18 IN	GREEN VELVET BOXWOOD		5	1 GAL	BLUE ICE BLUESTAR
	3	3Ø IN	KOREAN TITAN BOXWOOD		103	1 GAL	BIG BLUE LILY TURF
	11	12 IN	WINTER GREEN BOXWOOD		10	1 GAL	CATMINT
	11	15-18 IN	VARIDER VALLEY BOXWOOD				

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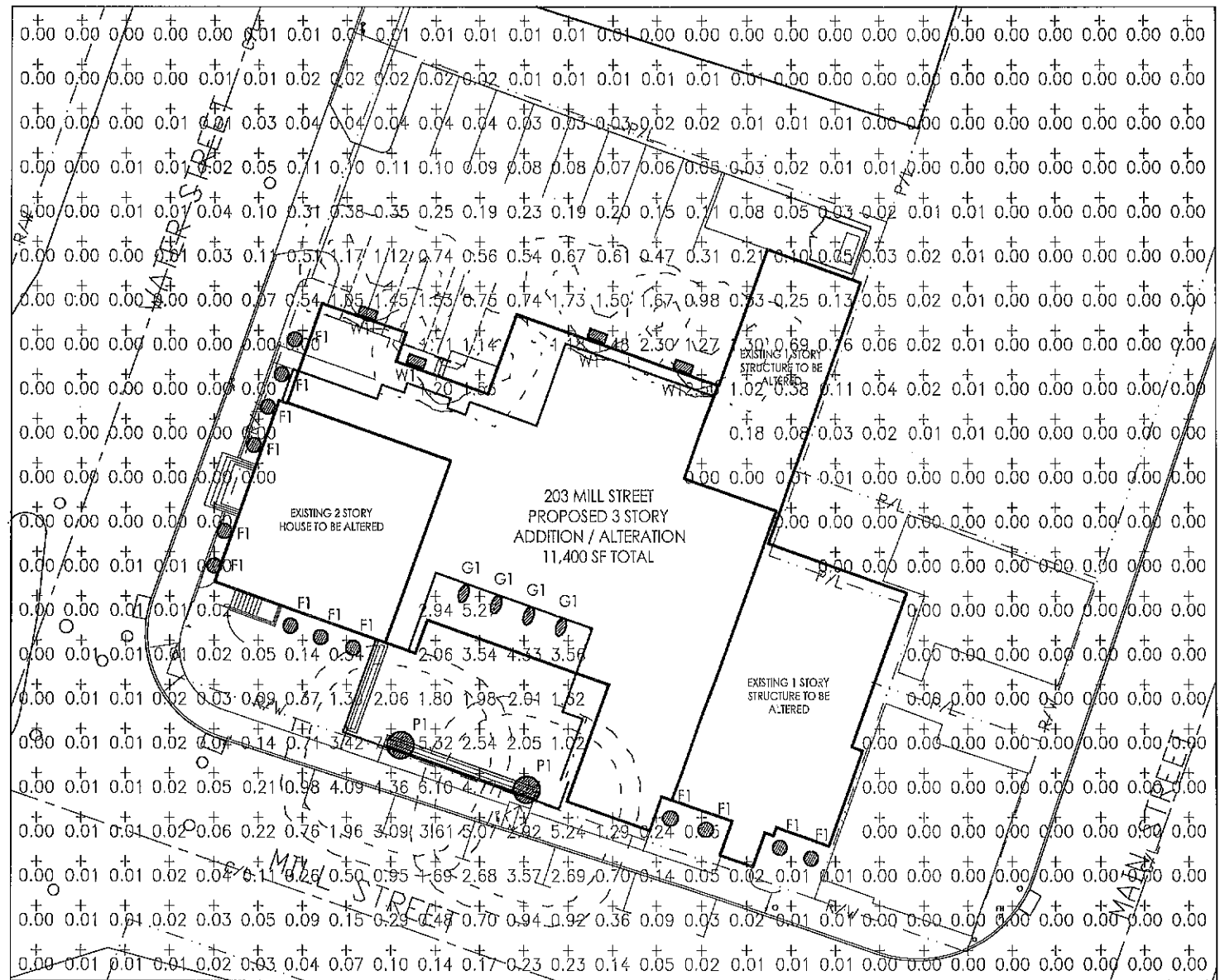
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LIGHTING PLAN

SCALE 1/16" = 1'-0"



TYP	SYMBOL	QUANTITY	DESCRIPTION	LAMP	LUMENS	MOUNTING/BALLAST	LLF
P1		2	STERNBERG LIGHT SINGLE (1) "A" ABSORBED-16L40TB-MOL014	(1) 60-50 SERIES LED's	6400	10' MOUNTING NO BASE	0.91
F1		13	HUBBELL OUTDOOR FML-20L-52-4KT-W-U-X-KK FML FLOOD W/ WIDE (8x8) LENS	(1) 2150	2772	LED25W-038-C070 IN GROUND	0.91
G1		4	HUBBELL OUTDOOR BASELINE GOOSENECK TEST FML FLOOD W/ WIDE (8x8) LENS	(1) 2150	900	LED25W-038-C070 MOUNTED 12" HIGH	0.91
W1		4	HUBBELL OUTDOOR 10' MOUNTING HEIGHT (1) 10' LNC-7LU-3K-4	(1) NYSL2150	1548	LED25W-038-C070 MOUNTED 12" HIGH	0.91



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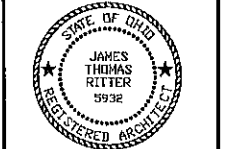
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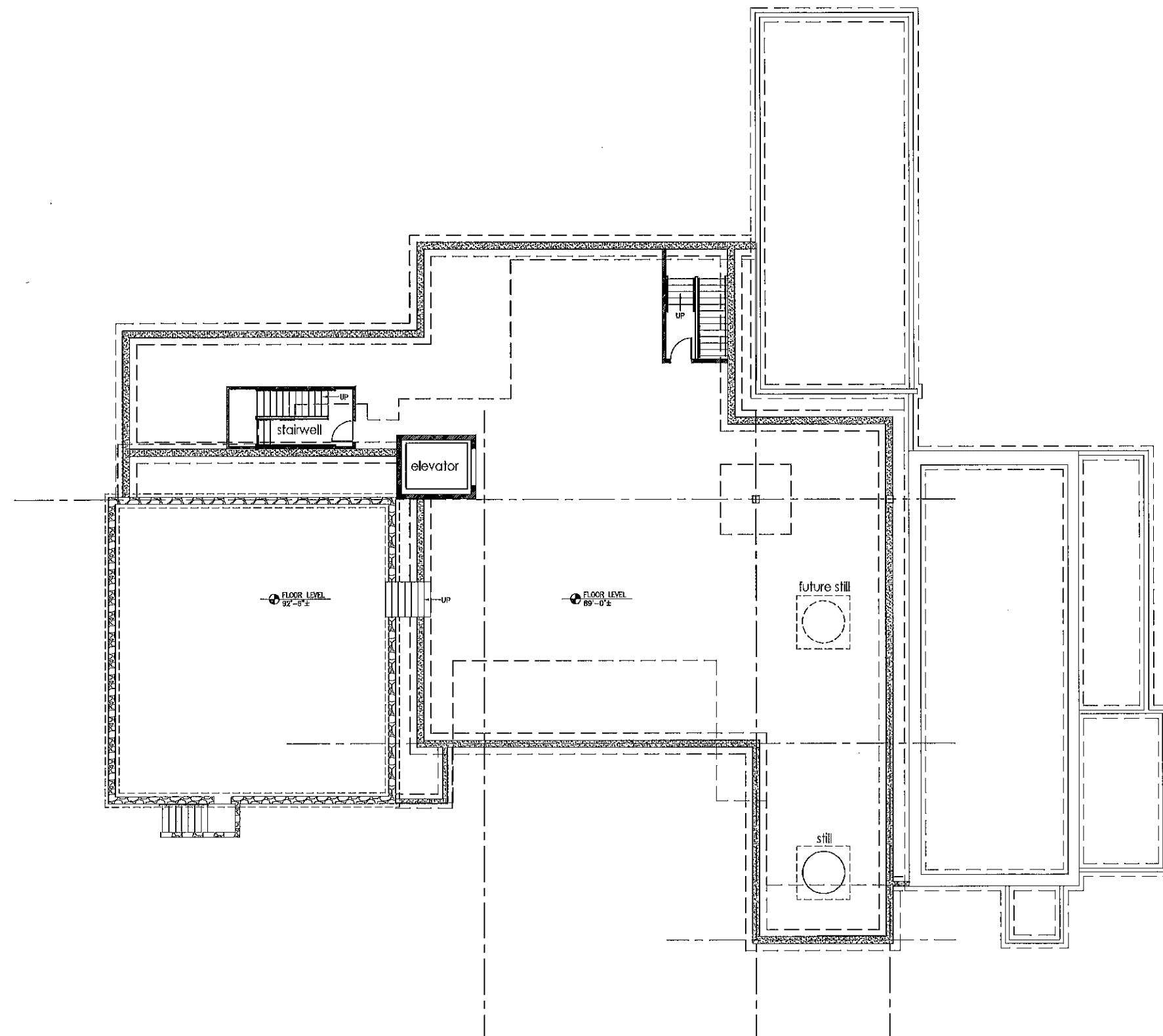
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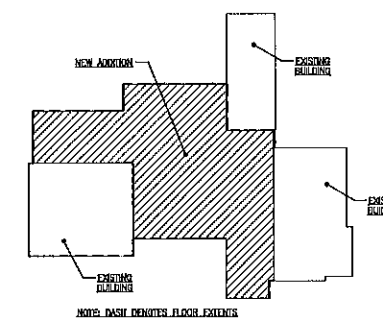
LOWER LEVEL FLOOR PLAN

SCALE 1/8" = 1'-0"



WALL LEGEND

	EXISTING STONE FOUNDATION
	NEW 12" CONCRETE FOUNDATION
	EXISTING WALLS (SIZE VARIES)
	NEW STEEL STUDS @ 16" O.C. W/ 5/8" GYP. BD. BOTH SIDES - SEE PLAN FOR SIZE
	NEW 2x6 STEEL STUDS @ 16" O.C. W/ 5/8" GYP. BD. AT INTERIOR AND 1/2" PLYWOOD AND EPS. FIBER CEMENT PANELS, OR WOOD SIDING CLADDING - PROVIDE R-19 BATT INSULATION (SEE ELEVATIONS FOR ACTUAL MATERIAL SPECIFICATIONS)
	1/2 HEIGHT INTERIOR WALL
	EXTERIOR PARAPET WALL @ 42" HEIGHT



KEY PLAN



OHIO BUILDING CODE (2017 EDITION)

BUILDING USE GROUPS:	"B" BUSINESS - OFFICES "A-2" ASSEMBLY - RESTAURANT / BANQUET HALL "F-1" FACTORY - ALCOHOL PRODUCTION "S-1" STORAGE - REST. / DISTILLERY STORAGE MIXED USE, NON-SEPARATED
CONSTRUCTION TYPE:	V-A, COMBUSTIBLE, PROTECTED FULLY SPRINKLERED
ALLOWABLE AREA:	"B" - 72,000 SF "A-2" - 45,000 SF "F-1" - 85,000 SF "S-1" - 55,000 SF
ACTUAL AREA:	11,400 SQ. FT.
ALLOWABLE HEIGHT:	"B" - 70' (4 STORIES) "A-2" - 70' (3 STORIES) "F-1" - 70' (3 STORIES) "S-1" - 70' (4 STORIES)
PROPOSED HEIGHT:	45' (3 STORIES)
OCCUPANCY LOAD:	
ALLOWABLE TRAVEL DIST.:	75' (1 EXIT MIN.) 250' (2 EXITS MIN.)
BASEMENT-STORAGE:	3,820 SQ. FT. 300 SF / OCC. = 13 OCC.
BASEMENT-DISTILLERY:	2,200 SQ. FT. 100 SF / OCC. = 22 OCC.
	TRAVEL DISTANCE: 142' 2 MEANS OF EGRESS REQUIRED, 2 PROVIDED
1ST FLOOR-RESTAURANT DINING:	7,180 SQ. FT. 15 SF / OCC. = 470 OCC.
1ST FLOOR-KITCHEN:	850 SQ. FT. 200 SF / OCC. = 4 OCC.
	TRAVEL DISTANCE: 72' 2 MEANS OF EGRESS REQUIRED, 6 PROVIDED
2ND FLOOR-BANQUET / DINING:	2,300 SQ. FT. 15 SF / OCC. = 153 OCC.
2ND FLOOR-OFFICE:	1,870 SQ. FT. 100 SF / OCC. = 17 OCC.
	TRAVEL DISTANCE: 100' 2 MEANS OF EGRESS REQUIRED, 2 PROVIDED
3RD FLOOR-ROOF DECK:	1,800 SQ. FT. 15 SF / OCC. = 120 OCC.
	TRAVEL DISTANCE: 93' 2 MEANS OF EGRESS REQUIRED, 2 PROVIDED
PLUMBING FIXTURE VERIFICATION:	800 OCCUPANTS (400 MEN & 400 WOMEN)
	"A-2" ASSEMBLY USE IS THE MOST PREVALENT
	1 WATER CLOSET PER 75 MEN; 6 REQ'D - 6 PROVIDED & 3 URINALS
	1 WATER CLOSET PER 75 WOMEN; 6 REQ'D - 6 PROVIDED
	1 LAVATORY PER 200 MEN; 2 REQ'D - 6 PROVIDED
	1 LAVATORY PER 200 WOMEN; 2 REQ'D - 6 PROVIDED
	1 DRINKING FOUNTAIN PER 100 REQ'D - BOTTLED WATER PROVIDED
	1 SERVICE SINK REQ'D - 2 PROVIDED
REQUIRED INTERIOR FINISH RATINGS:	WALL CLING. FLOOR
EXIT STAIRS & PASSAGES-	CLASS A CLASS A CLASS II
EXIT ACCESS CORRIDORS-	CLASS B CLASS B CLASS II
ROOMS & ENCLOSED SPACES-	CLASS C CLASS C CLASS II



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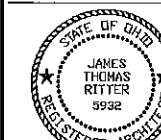
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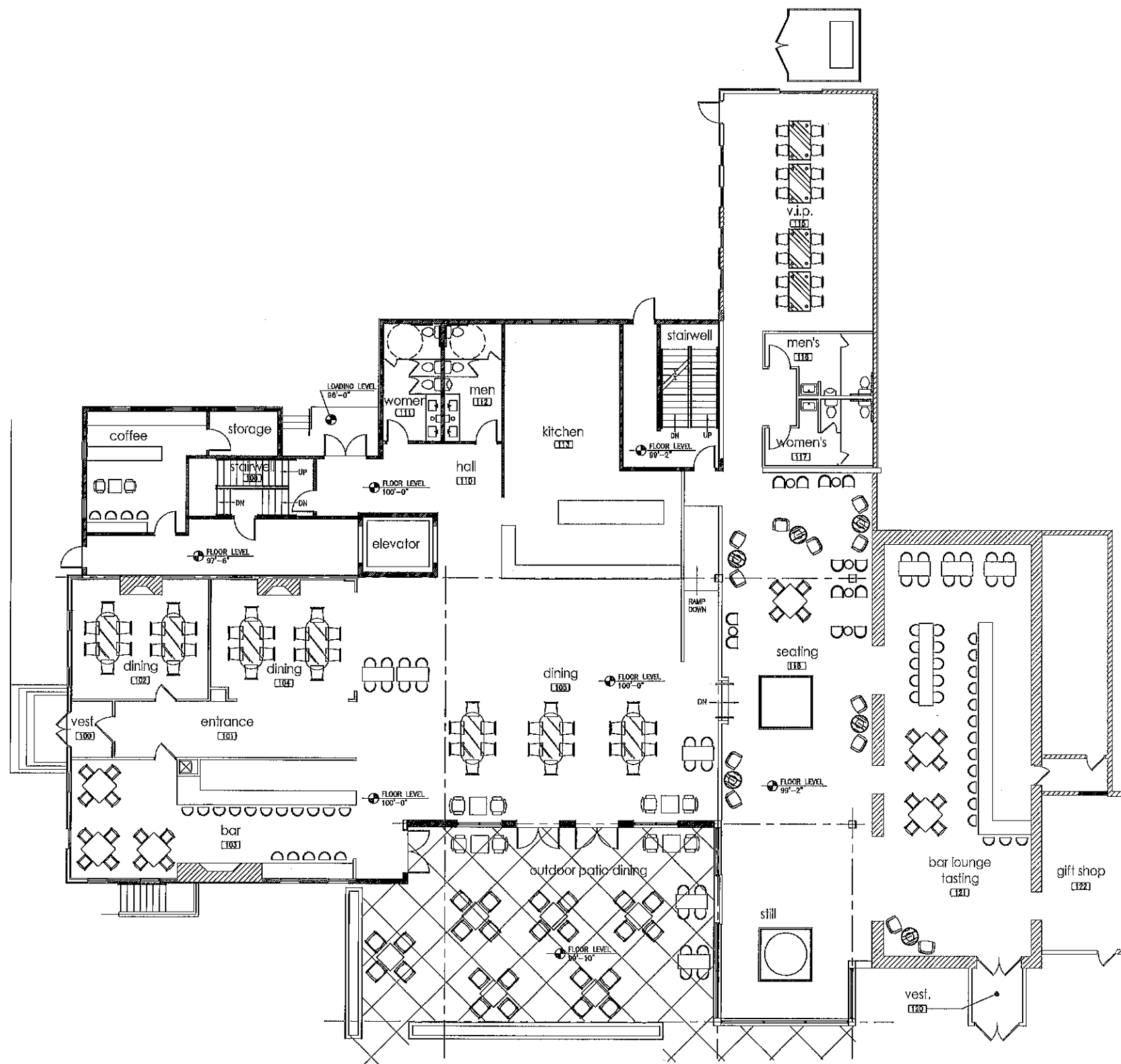
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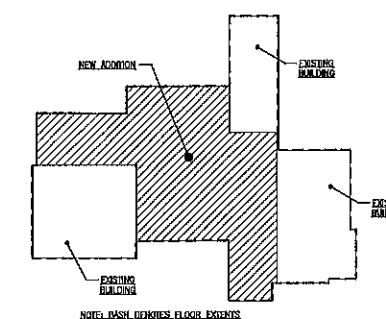


1ST FLOOR PLAN

SCALE 1/8" = 1'-0"

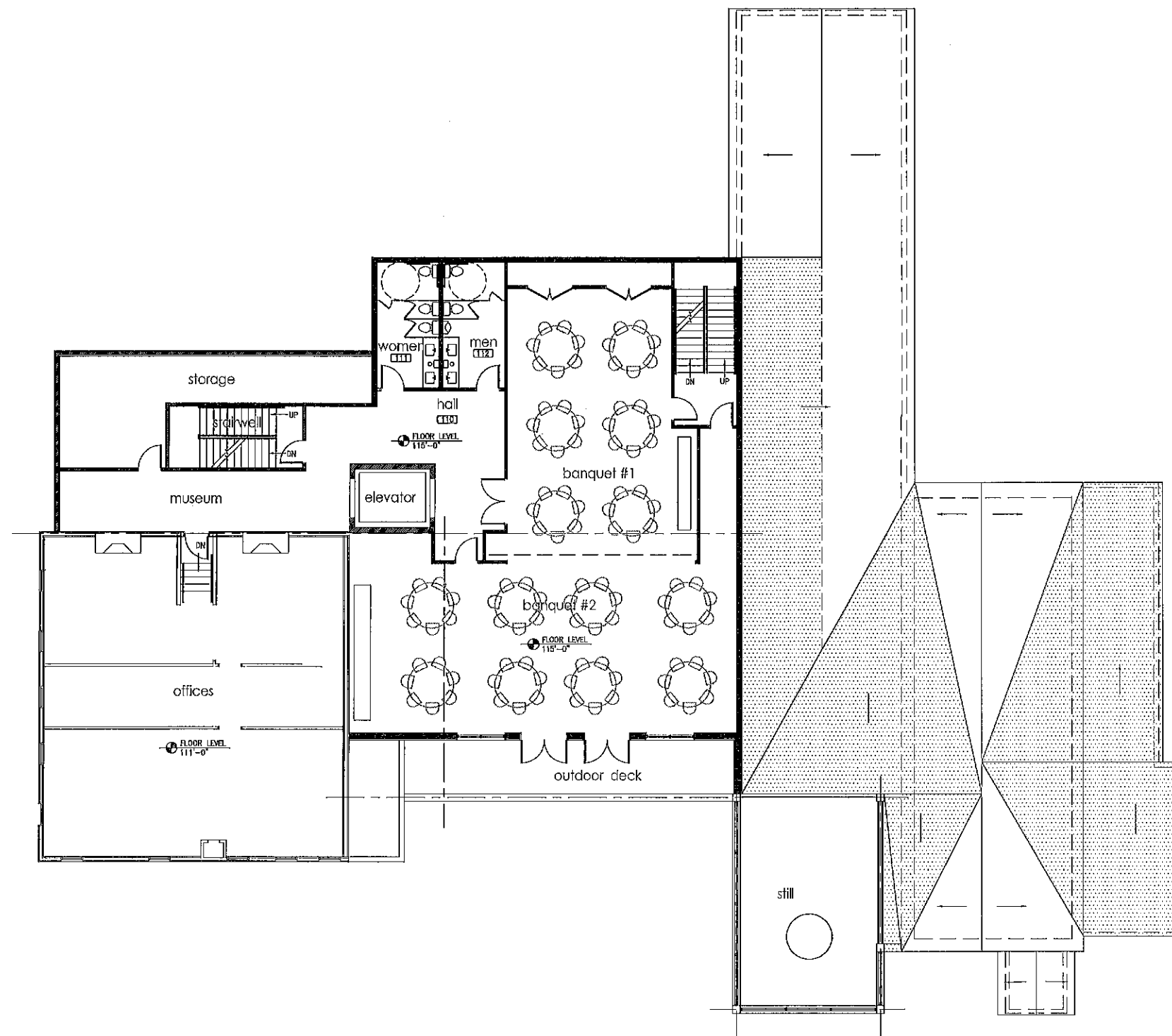


WALL LEGEND	
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	EXISTING WALLS (SIZE VARIES)
	NEW STEEL STUDS @ 16" O.C. W/ 5/8" GYP. BD. BOTH SIDES - SEE PLAN FOR SIZE
	NEW 2x4 STEEL STUDS @ 16" O.C. W/ 5/8" GYP. BD. AT INTERIOR AND 1/2" PLYWOOD AND EPS, FIBER CEMENT PANELS, OR WOOD SIDING CLADDING - PROVIDE R-19 BATT INSULATION (SEE ELEVATIONS FOR ACTUAL MATERIAL SPECIFICATIONS)
	1/2 HEIGHT INTERIOR WALL
	EXTERIOR PARAPET WALL @ 42" HEIGHT



KEY PLAN



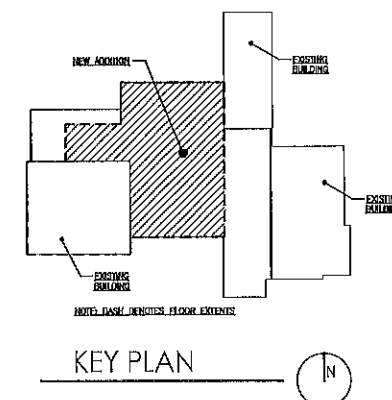


2ND FLOOR PLAN

SCALE 1/8" = 1'-0"



WALL LEGEND	
	EXISTING STONE FOUNDATION
	NEW 12" CONCRETE FOUNDATION
	EXISTING WALLS (SIZE VARIES)
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	NEW 2x6 STEEL STUDS @ 16" O.C. W/ 5/8" GYP. BD. AT INTERIOR AND 1/2" PLYWOOD AND EPS, FIBER CEMENT PANELS, OR WOOD SIDING CLADDING - PROVIDE R-19 BATT INSULATION (SEE ELEVATIONS FOR ACTUAL MATERIAL SPECIFICATIONS)
	1/2 HEIGHT INTERIOR WALL
	EXTERIOR PARAPET WALL @ 42" HEIGHT



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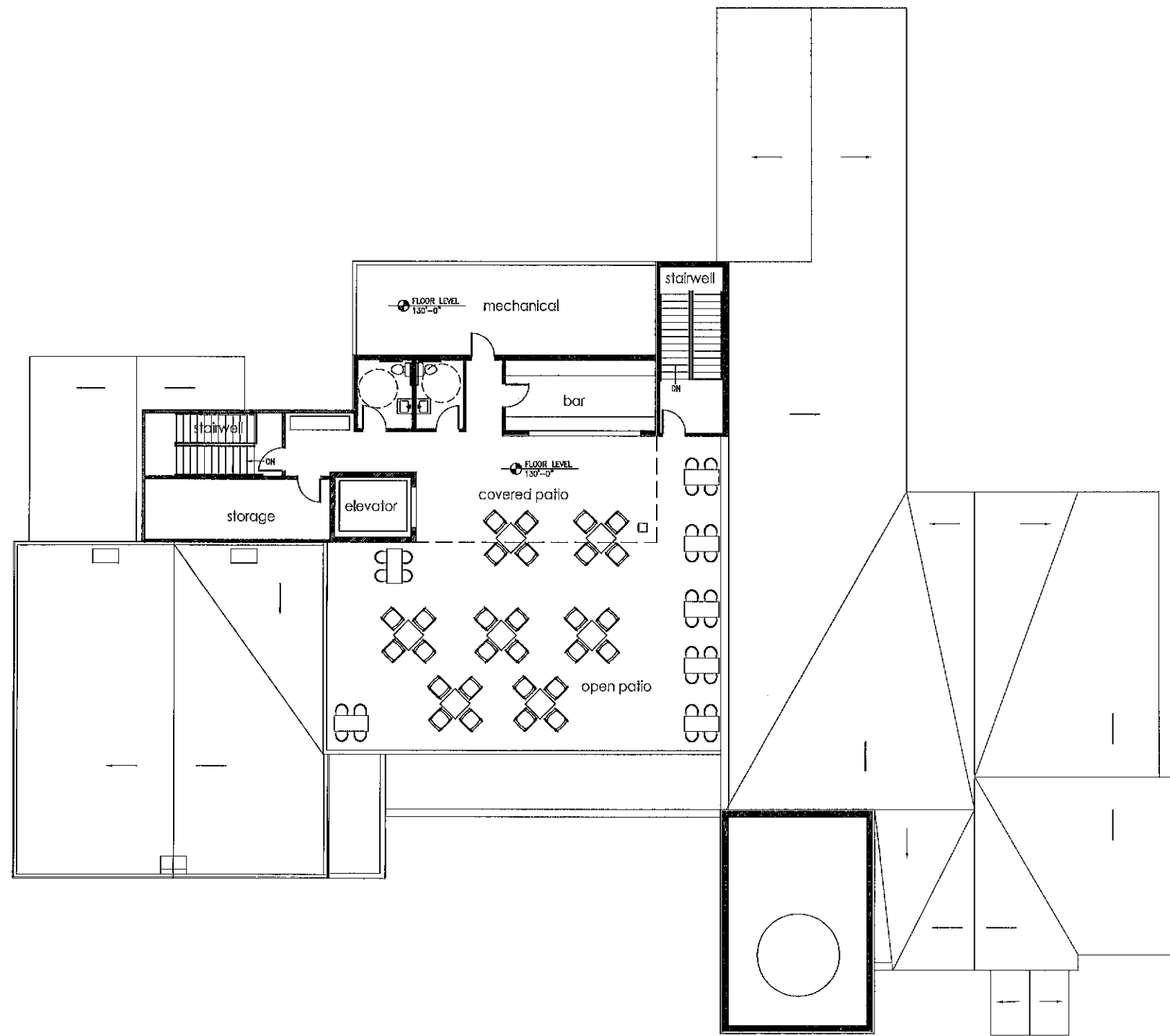
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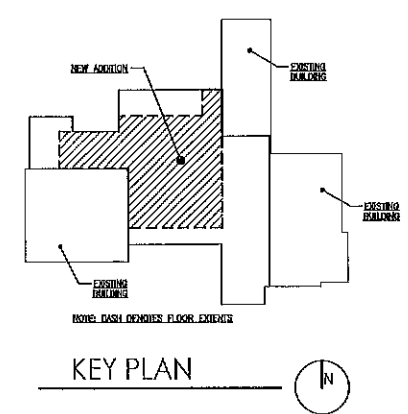
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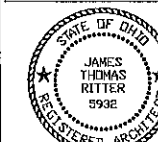
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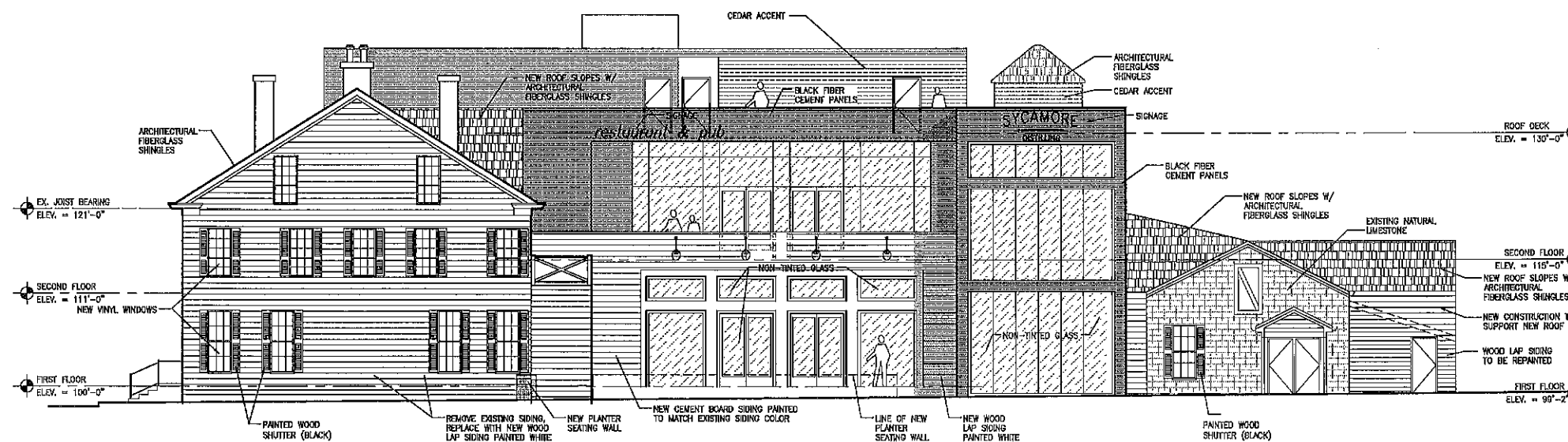
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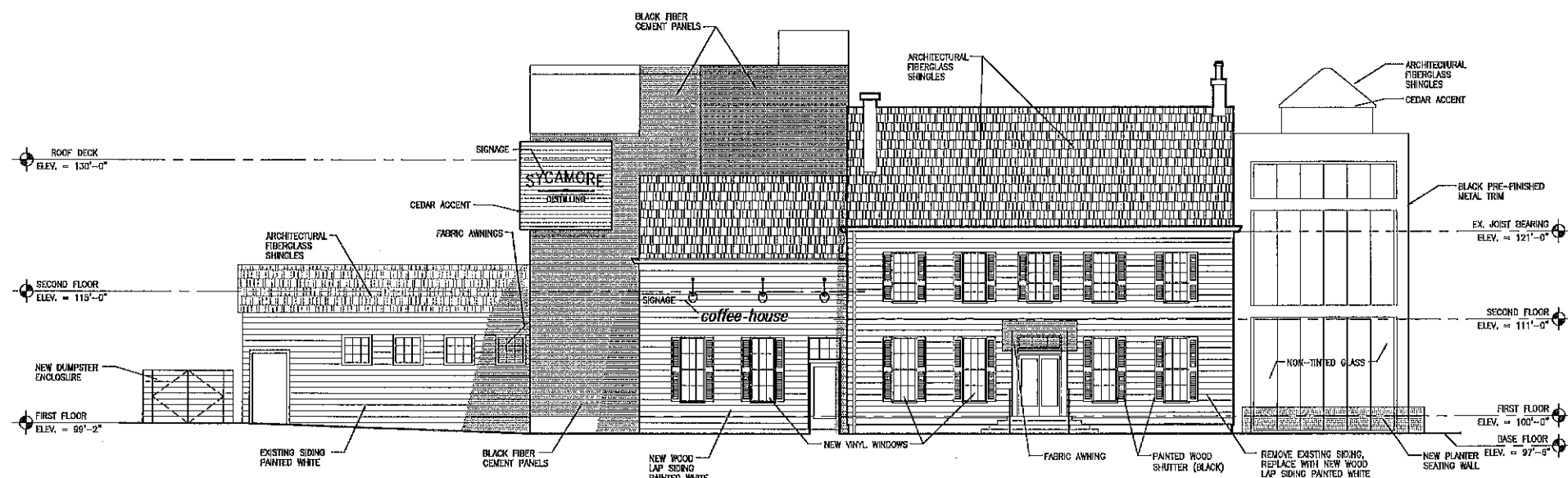
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SOUTH ELEVATION

SCALE 1/8" = 1'-0"



WEST ELEVATION

SCALE 1/8" = 1'-0"

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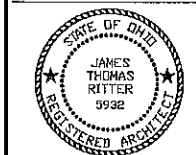
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