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UPPER ECHELON BAR, LLC

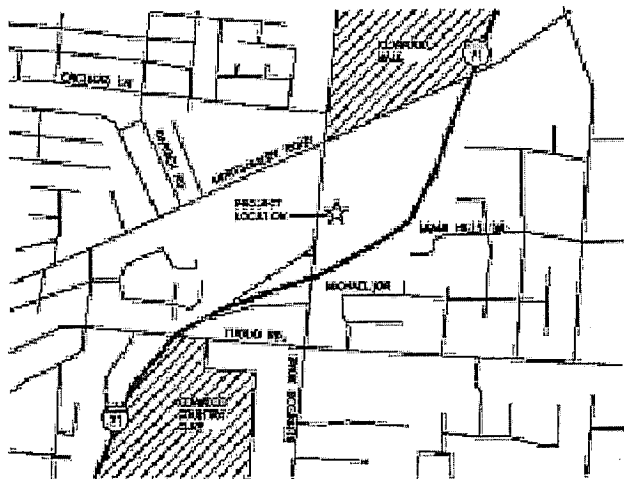
CINCINNATI, OHIO

CODE INFORMATION

GOVERNING CODE:	2011 OHIO BUILDING CODE
LOCATION:	CINCINNATI, OHIO
EXISTING OCCUPANCY CLASS:	MERCANTILE GROUP M (SECTION 309 - WINE SALES
OCCUPANCY CLASS	MERCANTILE GROUP M (SECTION 309 - WINE SALES/RETAIL/SALON
CONSTRUCTION TYPE:	TYPE V-B:
PROJECT AREA:	BUILDING GROSS SF - 2,409 SF BUILDING NET SF - 2023 SF
ALLOWABLE AREA:	9,000 SF & 1-STORY (TABLE 500)
OCCUPANT LOAD:	M - MERCANTILE - 30 GROSS (TABLE 1004.1.2) BUILDING AREA / 30 GROSS = PEOPLE 2,409 SF - 30 GROSS = 16 PEOPLE TOTAL NUMBER OF PEOPLE = 80 PEOPLE
EGRESS REQUIREMENTS:	MINIMUM NUMBER OF EXITS FOR OCCUPANT LOAD (TABLE 1019.1) = 2 EXIST ACCESS TRAVEL DISTANCE (TABLE 1004.2.4) = 200 FT

VICINITY MAP

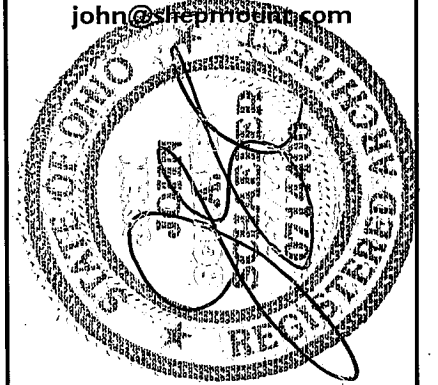
NOT TO SCALE



SHEET INDEX

- T-1 - TITLE SHEET
- SD-1 - SITE DIAGRAM
- SD-2 - AERIAL PHOTO
- A-1 - FLOOR PLAN
- A-2 SITE PHOTOS - GENERAL SITE DESCRIPTION
- A-3 - SITE PHOTOS - LANDSCAPING

Shepherd's Mountain
Architecture
101 Ridgemont Ave.
Ft. Wright, KY 41011
513-615-5311



New OCCUPANCY for WINE BAR, RETAIL AND SALON

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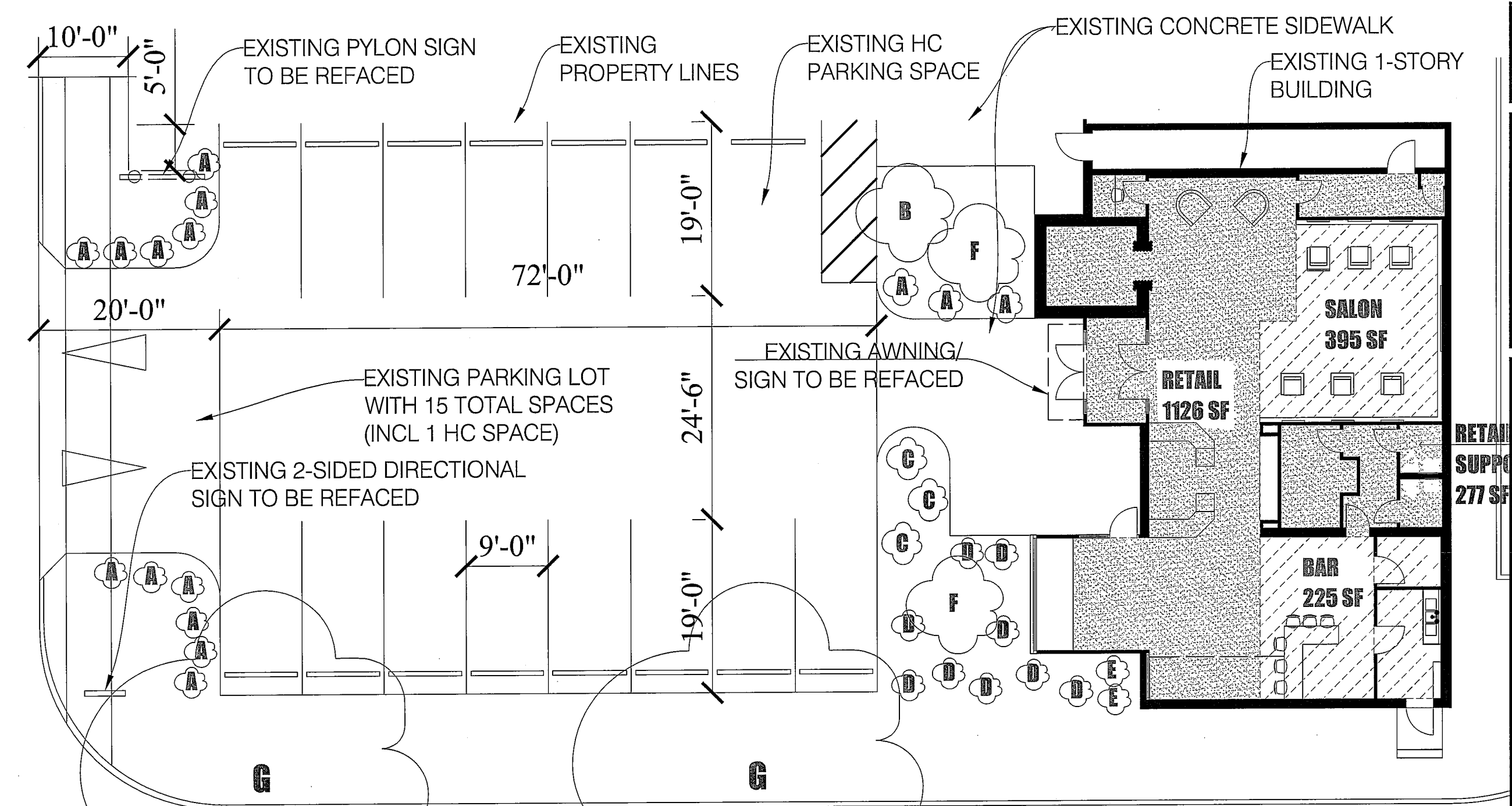
7292 Kenwood Road
Cincinnati, OH 45236

Date: APRIL 22, 2013

Drawn By: JAS
Scale: AS NOTED
Job No.: 13-125

TITLE SHEET
T - 1
SHEET 1 OF 6

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LANDSCAPING REQUIREMENTS

LANDSCAPING PER SF REQ: 22 SF PER PARKING SPACE. 15 PARKING SPACES x 22 SF = 330 SF
EXISTING LANDSCAPE AREA = MORE THAN 750 SF

QUALIFYING EXISTING
PLANTINGS
PER APPENDIX 2's
RECOMMENDATIONS:

- A = (15) EXISTING JUNIPER SHRUB (APPROX 3'-0" DIAMETER)
B = (1) EXISTING JUNIPER SHRUB (APPROX 6'-0" DIAMETER)
C = (3) EXISTING FORSYTHIA SHRUB (APPROX 3'-0" DIAMETER)
D = (9) EXISTING BARBERRY SHRUB (APPROX 2'-0" DIAMETER)
E = (2) EXISTING PAMPAS GRASS (APPROX 2'-0" DIAMETER)
F = (2) EXISTING DOGWOOD TREE (APPROX 4" CALIPER)
G = (2) EXISTING OAK TREE (APPROX 3'-0" CALIPER)

PARKING REQUIREMENTS

GOVERNING ZONING CODE: SYCAMORE TOWNSHIP ZONING CODE

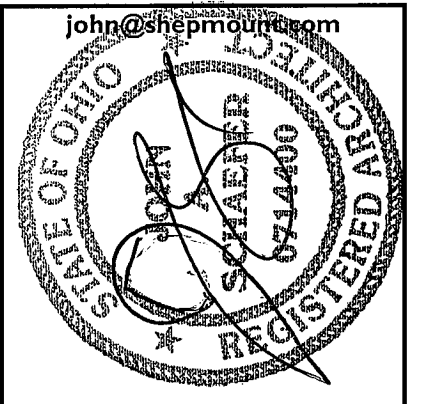
PARKING SPACES REQUIRED: (PER SYCAMORE TWP. ZONING CODE TABLE 12-9)

NET SF OF BUILDING DEDICATED TO RETAIL = 1,403 SF
1403 SF / 1 SPACE PER 200 SF = 7.02 SPACES (8 SPACES)
NET SF OF BUILDING DEDICATED TO SALON/BAR = 620 SF
620 SF / 1 SPACE PER 100 SF = 6.2 SPACES (7 SPACES)
TOTAL PARKING SPACES REQUIRED = 15 SPACES
TOTAL EXISTING PARKING SPACES = 15 SPACES

SITE DIAGRAM

SCALE: 1/16" = 1'-0"

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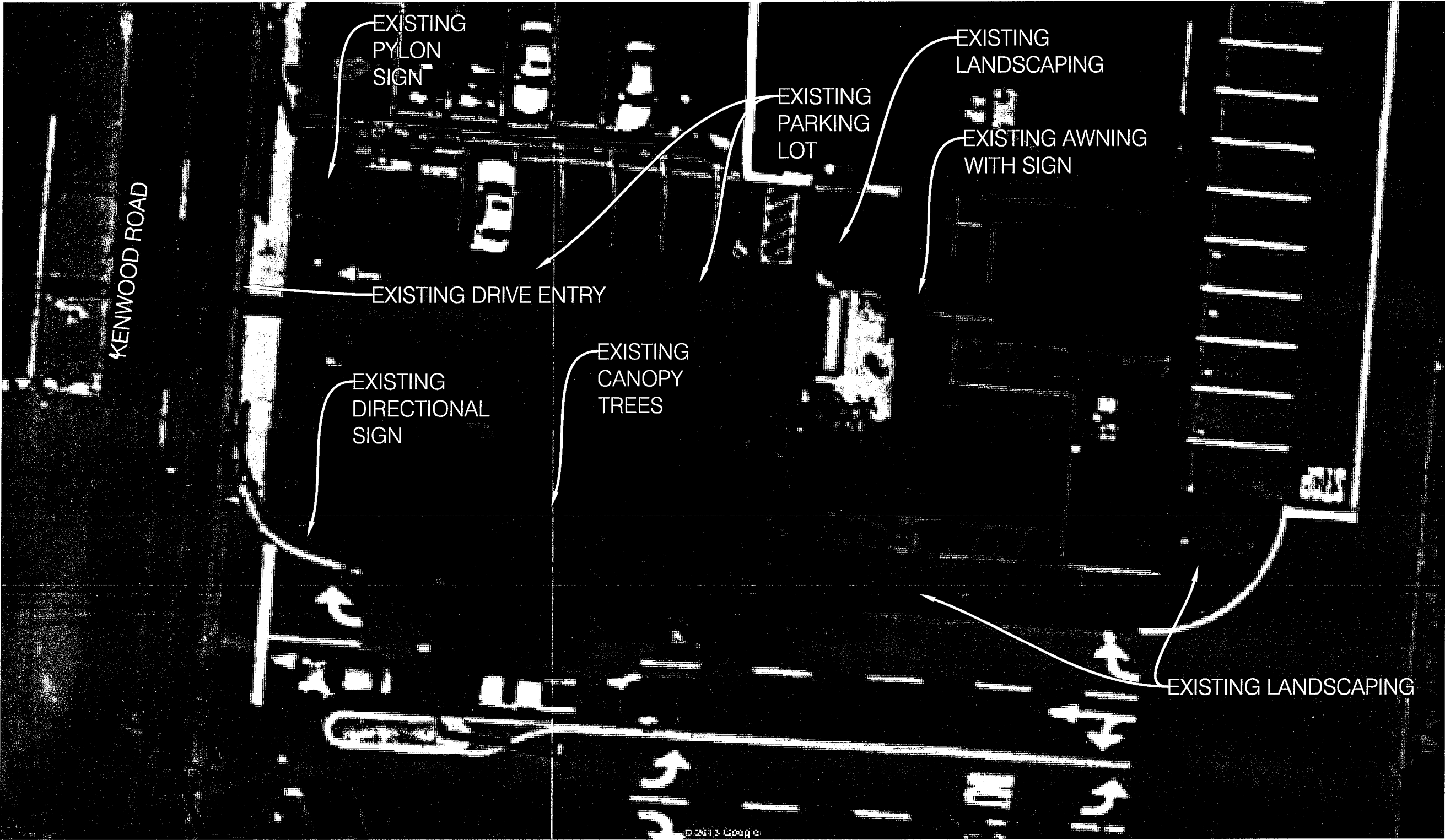
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SITE DIAGRAM
SD - 1
SHEET 2 OF 4

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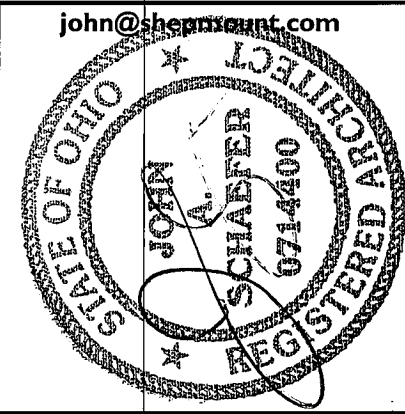
Google earth



AERIAL SITE PHOTO

SCALE: GRAPHIC SCALE ABOVE

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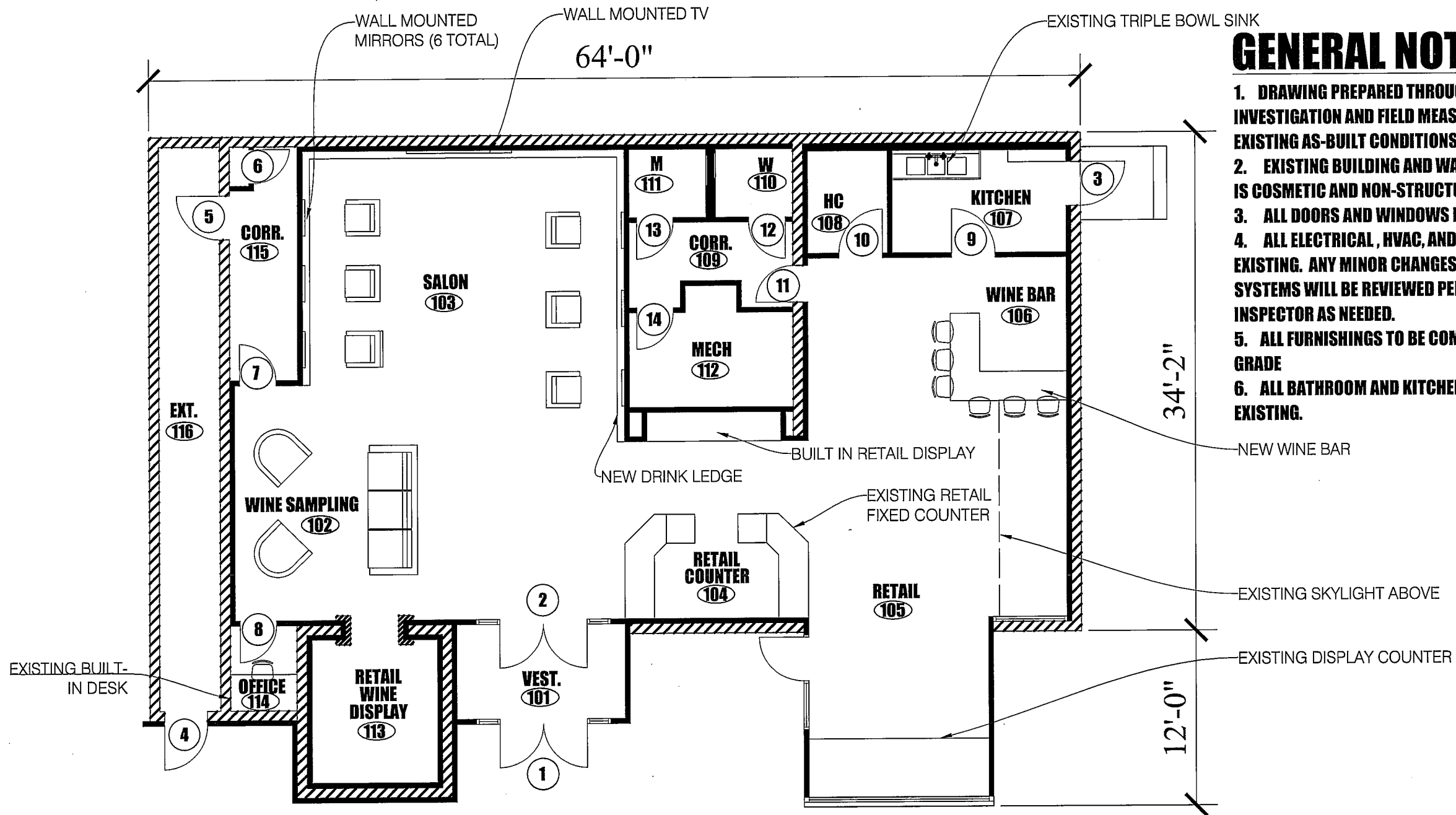
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SITE PHOTOS
SD - 2
SHEET 3 OF 6

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FLOOR PLAN

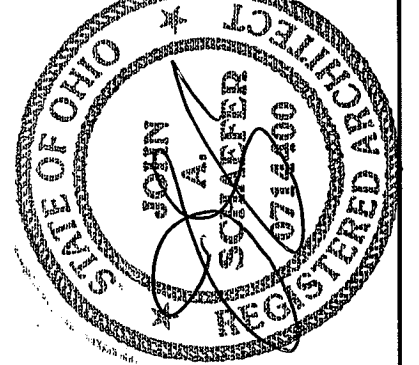
SCALE: 1/8" = 1'-0"

GENERAL NOTES

1. DRAWING PREPARED THROUGH FIELD INVESTIGATION AND FIELD MEASUREMENT OF EXISTING AS-BUILT CONDITIONS,
2. EXISTING BUILDING AND WALLS. ALL WORK IS COSMETIC AND NON-STRUCTURAL.
3. ALL DOORS AND WINDOWS EXISTING
4. ALL ELECTRICAL, HVAC, AND PLUMBING IS EXISTING. ANY MINOR CHANGES TO UTILITY SYSTEMS WILL BE REVIEWED PER BUILDING INSPECTOR AS NEEDED.
5. ALL FURNISHINGS TO BE COMMERCIAL GRADE
6. ALL BATHROOM AND KITCHEN EQUIPMENT EXISTING.

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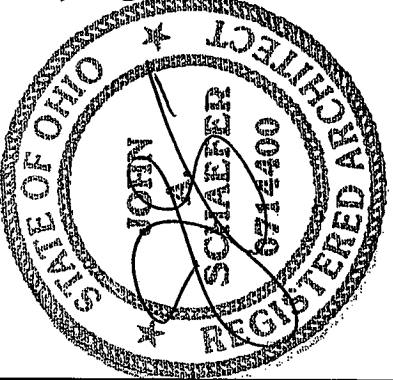
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FLOOR PLAN
A - 1
SHEET 4 OF 6

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SITE PHOTOS
A - 2
SHEET 5 OF 6



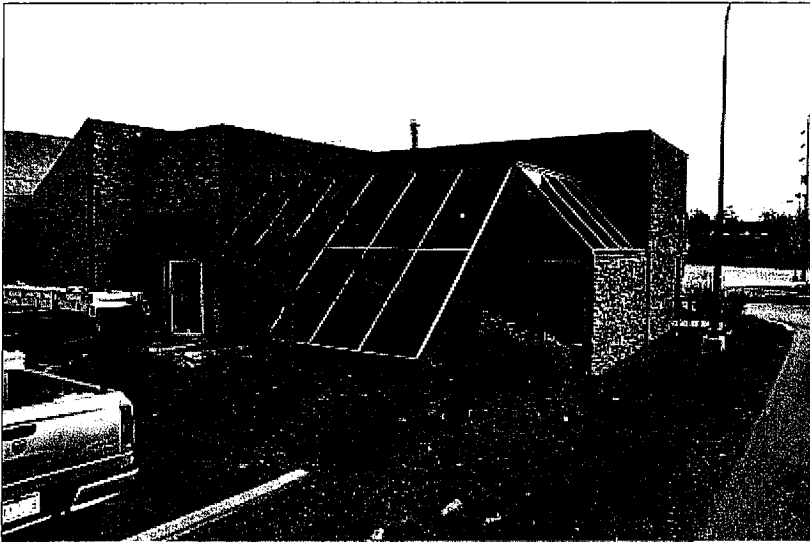
EXISTING PYLON SIGN

SCALE: NO SCALE



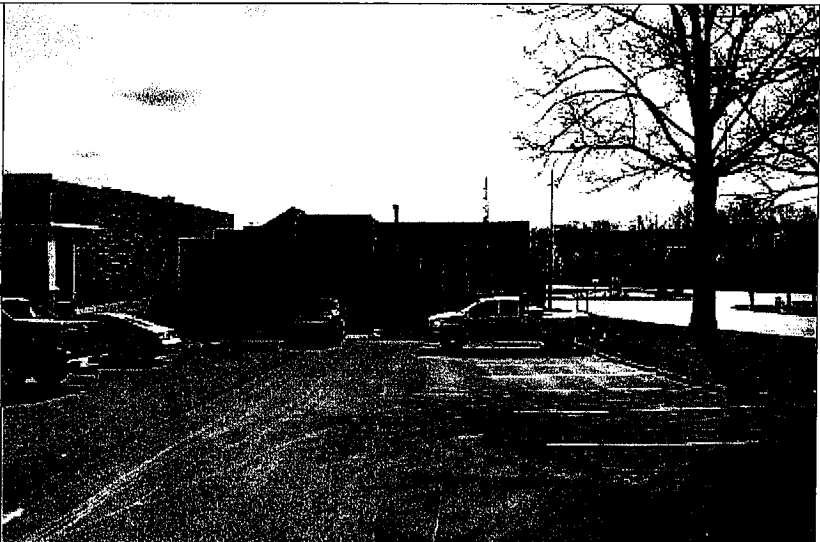
EXISTING DIRECTIONAL SIGN

SCALE: NO SCALE



EXISTING 1- STORY BUILDING

SCALE: NO SCALE



EXISTING PARKING LOT

SCALE: NO SCALE



SOUTHEAST CORNER OF SITE

SCALE: NO SCALE



NORTHEAST CORNER OF SITE

SCALE: NO SCALE

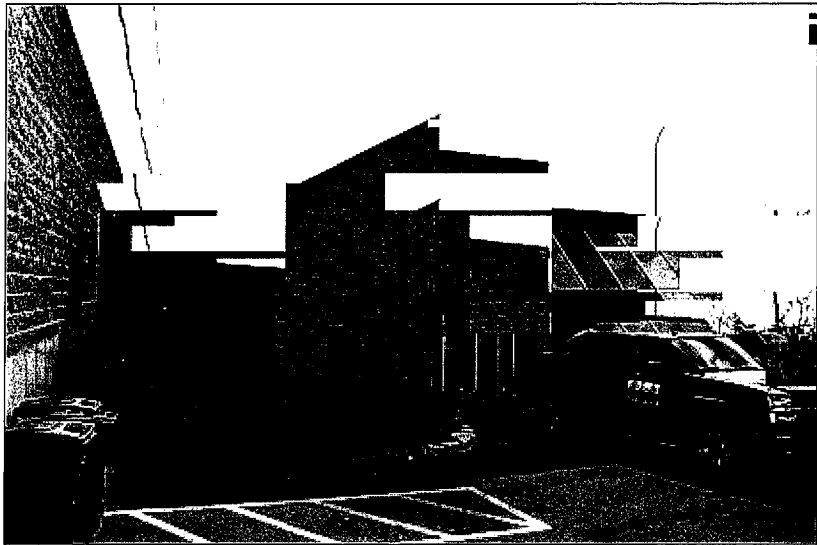
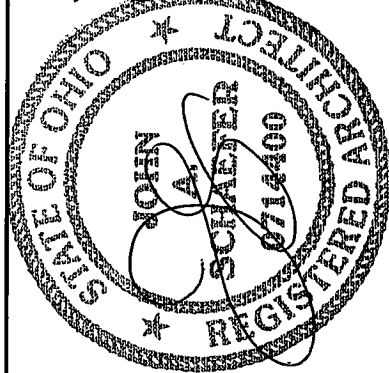
GENERAL SITE PHOTOS

SCALE: NO SCALE

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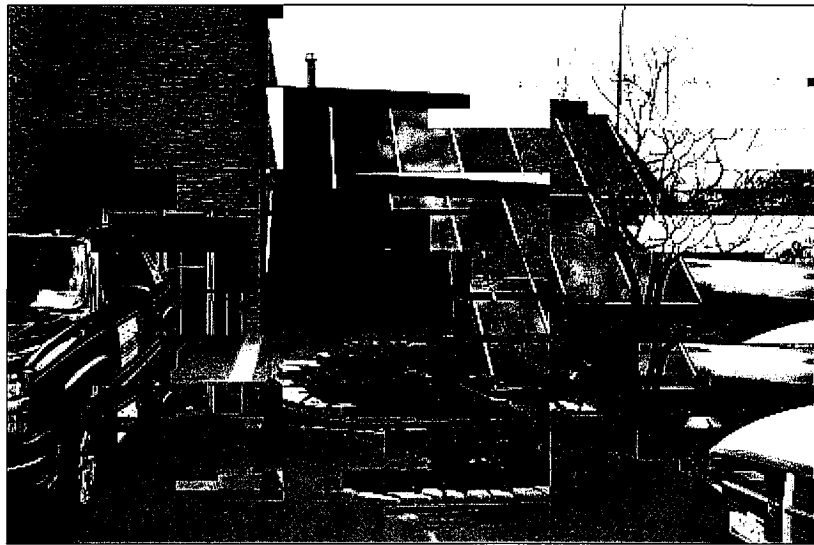
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LANDSCAPING @ N BOUNDARY

SCALE: NO SCALE



LANDSCAPING @ S BOUNDARY

SCALE: NO SCALE



LANDSCAPING @ S BORDER

SCALE: NO SCALE



LANDSCAPING @ NW BOUNDARY

SCALE: NO SCALE



LANDSCAPING @ SW BOUNDARY

SCALE: NO SCALE

SITE PHOTOS - LANDSCAPING

SCALE: NO SCALE

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SITE PHOTOS
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