

MOTLEY 7 BREW, LLC

MOTLEY 7 BREW

RECEIVED
FEB 12 2024

FIELDS ERTEL RD.
FINAL DEVELOPMENT PLANS
FEBRUARY 9, 2024

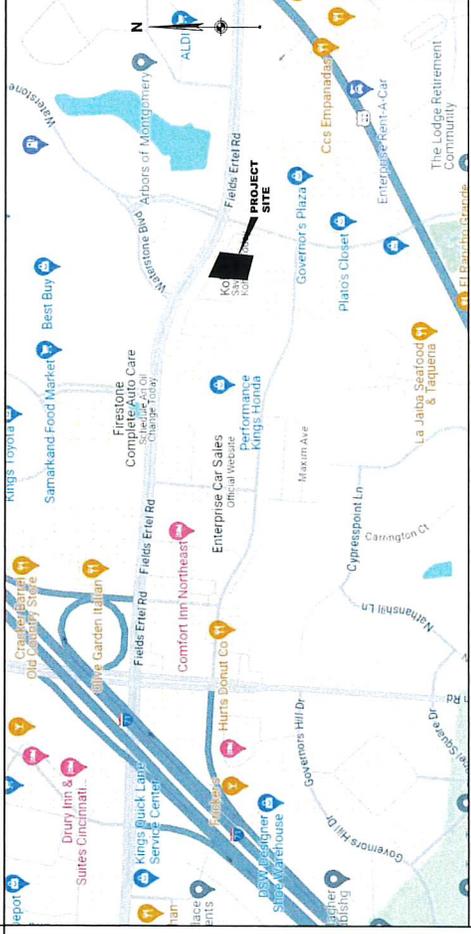
PROJECT TEAM

1203 Walnut Street
2nd Floor
Cincinnati, OH 45202
513.272.8300



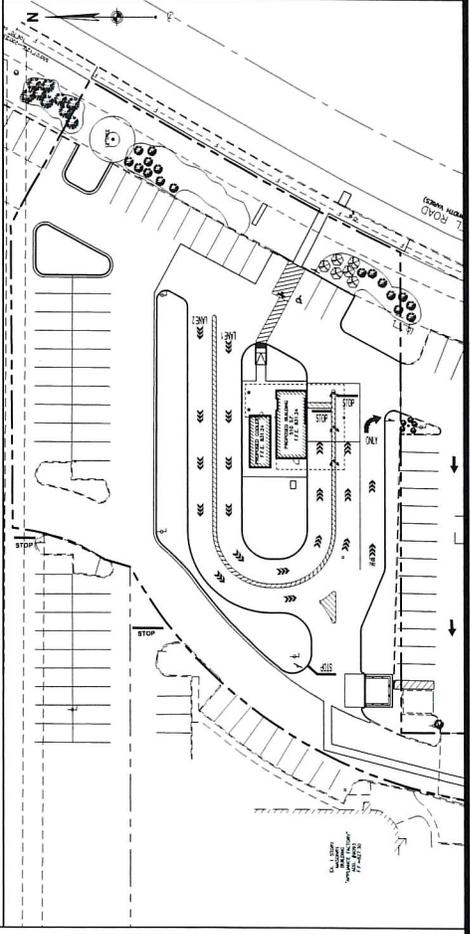
VICINITY MAP

NOT TO SCALE



SITE PLAN

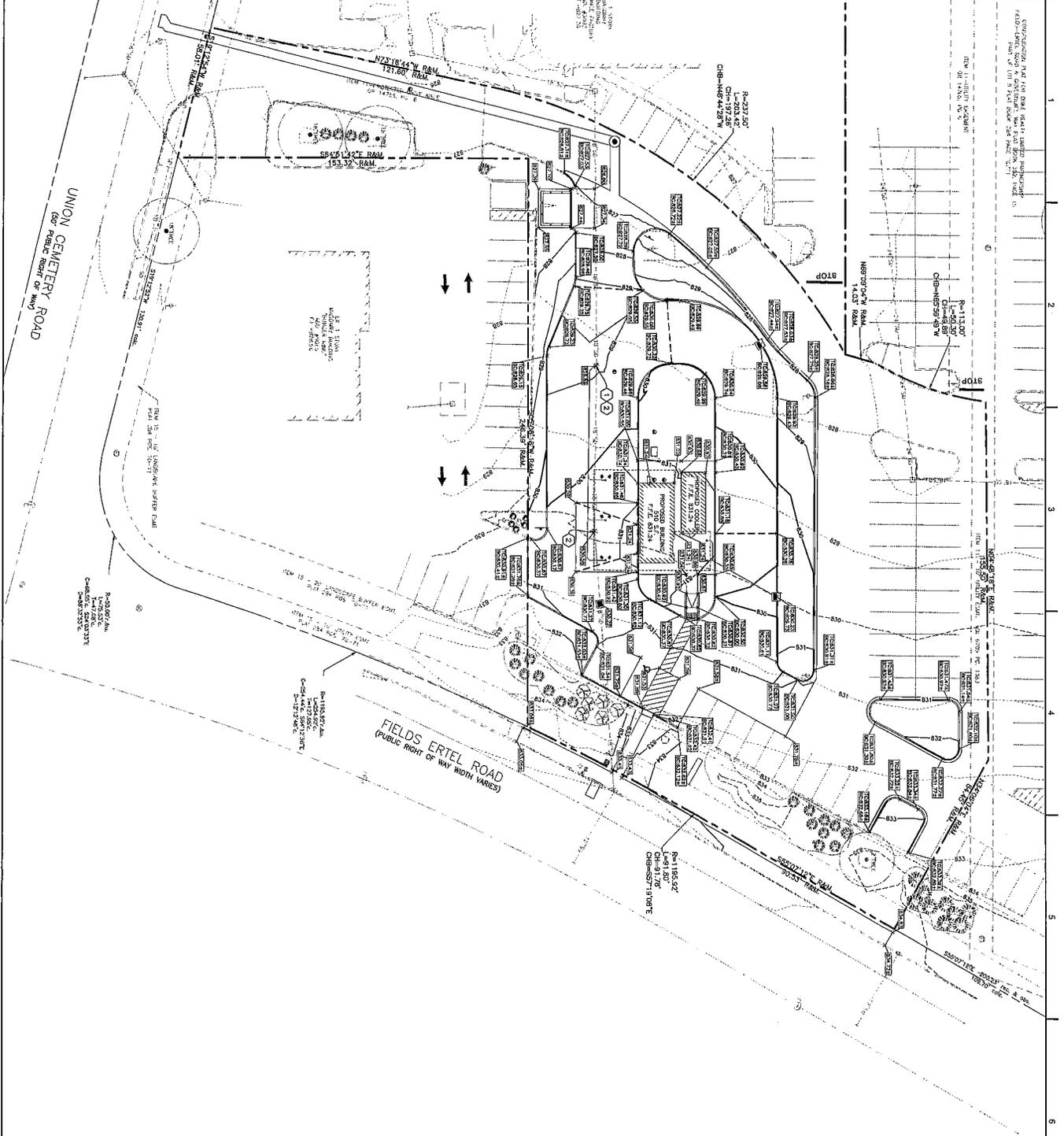
1" = 40'



SHEET INDEX

FILLED CIRCLE INDICATES INCLUDED IN ISSUANCE	LATEST ISSUANCE NUMBER	LATEST ISSUANCE DATE	SHEET NUMBER	SHEET TITLE
•	-	02/09/2024	C-000	COVER SHEET
•	-	02/09/2024	C-101	EXISTING CONDITIONS & DEMOLITION
•	-	02/09/2024	C-301	UTILILITY PLAN
•	-	02/09/2024	C-311	STRIPING PLAN
•	-	02/09/2024	C-301	GRADING PLAN
•	-	02/09/2024	C-311	EROSION CONTROL PLAN
•	-	02/09/2024	C-401	UTILITY PLAN
•	-	02/09/2024	C-401	LANDSCAPE PLAN
•	-	02/09/2024	C-701	PHOTOMETRIC PLAN
•	-	02/09/2024	C-801	PHOTOMETRIC DETAILS
•	-	02/09/2024	C-801	DETAILS
•	-	02/09/2024	A1.1	FLOOR PLANS
•	-	02/09/2024	A2.1	EXTERIOR ELEVATIONS
•	-	02/09/2024	A2.2	EXTERIOR ELEVATIONS





LEGEND

- EXISTING 1" CONTIGUAL
- EXISTING 2" CONTIGUAL
- PROPOSED 1" CONTIGUAL
- PROPOSED 2" CONTIGUAL
- STONE BARRIER
- STONE STRUCTURES
- SPOT ELEVATION
- TO TOP OF CURB ELEVATION
- TO BOTTOM OF CURB ELEVATION
- MATCH LINE
- BRIDGE BREAK

NOTES

1. SEE SHEET C-302 FOR GENERAL NOTES.
2. CONSTRUCTION SHALL BE TO THE GRADE SHOWN UNLESS OTHERWISE NOTED.
3. ALL ELEVATIONS SHALL BE TO THE FINISHED GRADE UNLESS OTHERWISE NOTED.
4. ALL ELEVATIONS SHALL BE TO THE FINISHED GRADE UNLESS OTHERWISE NOTED.
5. ALL ELEVATIONS SHALL BE TO THE FINISHED GRADE UNLESS OTHERWISE NOTED.
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9. ALL ELEVATIONS SHALL BE TO THE FINISHED GRADE UNLESS OTHERWISE NOTED.
10. ALL ELEVATIONS SHALL BE TO THE FINISHED GRADE UNLESS OTHERWISE NOTED.

KEYNOTES

1. REVISIONS TO BE MADE TO THE PLAN SHALL BE INDICATED BY A KEYNOTE.
2. ALL ELEVATIONS SHALL BE TO THE FINISHED GRADE UNLESS OTHERWISE NOTED.
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ISSUANCE SCHEDULE

NUMBER	DATE	DESCRIPTION
01	02/09/24	FINAL DEVELOPMENT PLANS

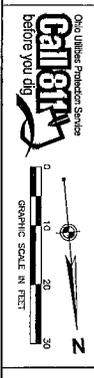
NOT FOR CONSTRUCTION

WOLPERT
 1234 Market Street 2nd Floor
 Cincinnati, OH 45202
 (513) 252-8800

MOTLEY 7 BREW, LLC
MOTLEY 7 BREW
 SYMMES TOWNSHIP, OH
 FINAL DEVELOPMENT PLANS
 FIELDS ERTEL RD.
 CINCINNATI, OH 45229

PROJECT NO: 10020112.02
DATE ISSUED: 02/09/2024
DESIGNED BY: BAC
DRAWN BY: LMH
CHECKED BY: SNK

SHEET NAME: GRADING PLAN
SHEET NO: C-301

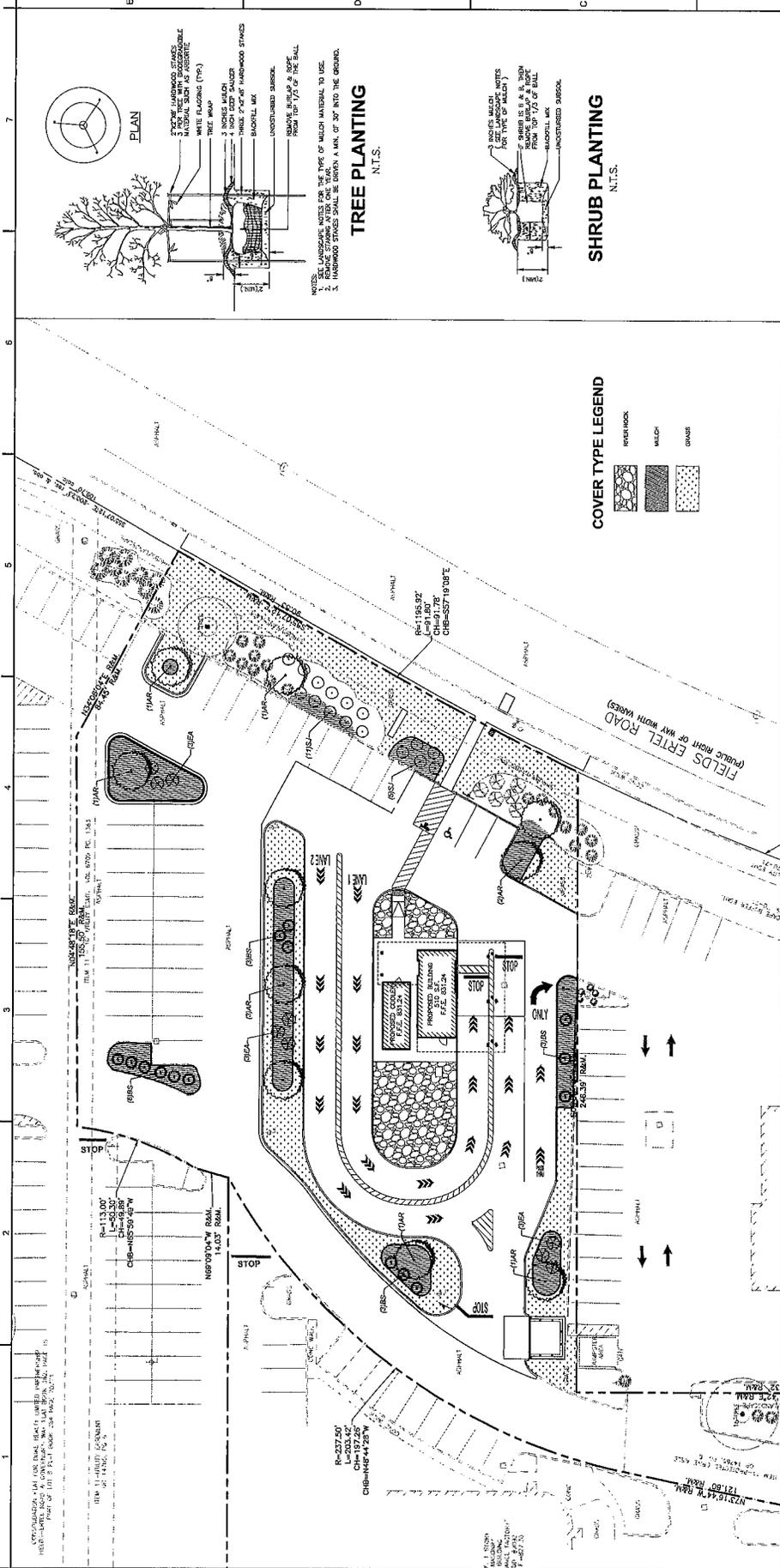




NOT FOR CONSTRUCTION

ISSUANCE SCHEDULE
DATE: 02/26/24
REVISION: 01/26/24
DESCRIPTION: FINAL DEVELOPMENT PLANS

MOTLEY 7 BREW, LLC
SYMMES TOWNSHIP, OH
FINAL DEVELOPMENT PLANS
PROJECT NO.: 100012122
DATE ISSUED: 02/26/24
DESIGNED BY: BAC
DRAWN BY: LUM
CHECKED BY: SRK
SHEET NAME: LANDSCAPE PLAN



PLANTING CALCULATIONS

- INTERIOR PARKING LANDSCAPE REQUIREMENTS**
- # PARKING SPACES X 22 SF = SF OF LANDSCAPING
 - 3 X (# PARKING SPACES/10) = # OF CANOPY TREES
 - 3 X # OF CANOPY TREES = # OF SHRUBS
- PROVIDED:**
- 2 CANOPY TREES X 22 SF = 44 SF OF LANDSCAPING
 - 2 X (44 SPACES/10) = 7.4 = 8 CANOPY TREES
 - 3 X 8 CANOPY TREES = 24 SHRUBS
- STREETSCAPE BUFFER YARD LANDSCAPING**
- 1.5 CANOPY TREES X (LF OF YARD/100) = # OF CANOPY TREES
 - 20 SHRUBS X (LF OF YARD/100) = # OF SHRUBS
- PROVIDED:**
- 1.5 CANOPY TREES X (192.3 LF/100) = 3 CANOPY TREES
 - 20 SHRUBS X (192.3 LF/100) = 37 SHRUBS

LANDSCAPE NOTES

- LOOKING AND PROTECTING ALL UNDERGROUND UTILITIES, PRIOR TO DIGGING.
- SUB GRADING SHALL BE ACCORDING TO THE LANDSCAPE CONTRACTOR SHALL INSPECT THE SUB GRADING, GENERAL SITE CONDITIONS, VERIFY ELEVATIONS, UTILITIES CONTRACTOR AND OBSERVE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED. THE LANDSCAPE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES AND ARE ACCEPTABLE TO THE LANDSCAPE CONTRACTOR AND/OR ALL CHANGES TO DESIGN AND/OR PLANT SUBSTITUTIONS TO BE AUTHORIZED BY LANDSCAPE ARCHITECT.
- LANDSCAPE ARCHITECT SHALL GUARANTEE ALL PLANTS INSTALLED FOR ONE FULL YEAR FROM DATE OF ACCEPTANCE BY THE OWNER. ALL PLANTS SHALL BE GUARANTEED FOR ONE FULL YEAR FROM DATE OF ACCEPTANCE BY THE OWNER. THE LANDSCAPE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES AND ARE ACCEPTABLE TO THE LANDSCAPE CONTRACTOR AND/OR ALL CHANGES TO DESIGN AND/OR PLANT SUBSTITUTIONS TO BE AUTHORIZED BY LANDSCAPE ARCHITECT.
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- IMMEDIATELY TROUGHT TWICE IN THE FIRST 24 HOURS AND APPLY MULCH.
- SITE TO BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. CONTRACTOR TO BE RESPONSIBLE FOR DESIGN AND PROVIDE BY CONTRACT. CONTRACTOR SHALL NOT BE RESPONSIBLE FOR DESIGN OR PROVIDE BY CONTRACT.
- PER CITY REQUIREMENTS.

*QUANTITIES ARE PROVIDED FOR CONFORMANCE ONLY. SYMBOLS AND PLANS ARE TO BE INDIVIDUALLY COUNTED.

TAG	QTY	SCIENTIFIC NAME	COMMON NAME	CONTAINER	SIZE	REMARKS
CA	10	Amelanchier canadensis	Red Start Maple	5.0	2.0 FT. DBH, 17 FT. DIA.	File, well irrigated
DA	0	Quercus rubra	Red Oak	4.0	2.0 FT. DIA.	File, irrigated
EA	10	Spirea japonica 'Van Houttei'	Spirea japonica 'Van Houttei'	4.0	2.0 FT. DIA.	File, irrigated
FA	15	Hamamelis virginica	Witch Ham	4.0	2.0 FT. DIA.	File, irrigated

PLANTING SCHEDULE

*QUANTITIES ARE PROVIDED FOR CONFORMANCE ONLY. SYMBOLS AND PLANS ARE TO BE INDIVIDUALLY COUNTED.



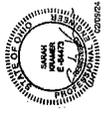
PHOTOMETRIC PLAN

SHEET NAME:
CHECKED BY: SRK
DRAWN BY: DJJ
DESIGNED BY: DJJ

PROJECT NO: 10020112.02
DATE ISSUED: 02/06/2024
FIELDS ERIEL RD
CINCINNATI, OH 45228

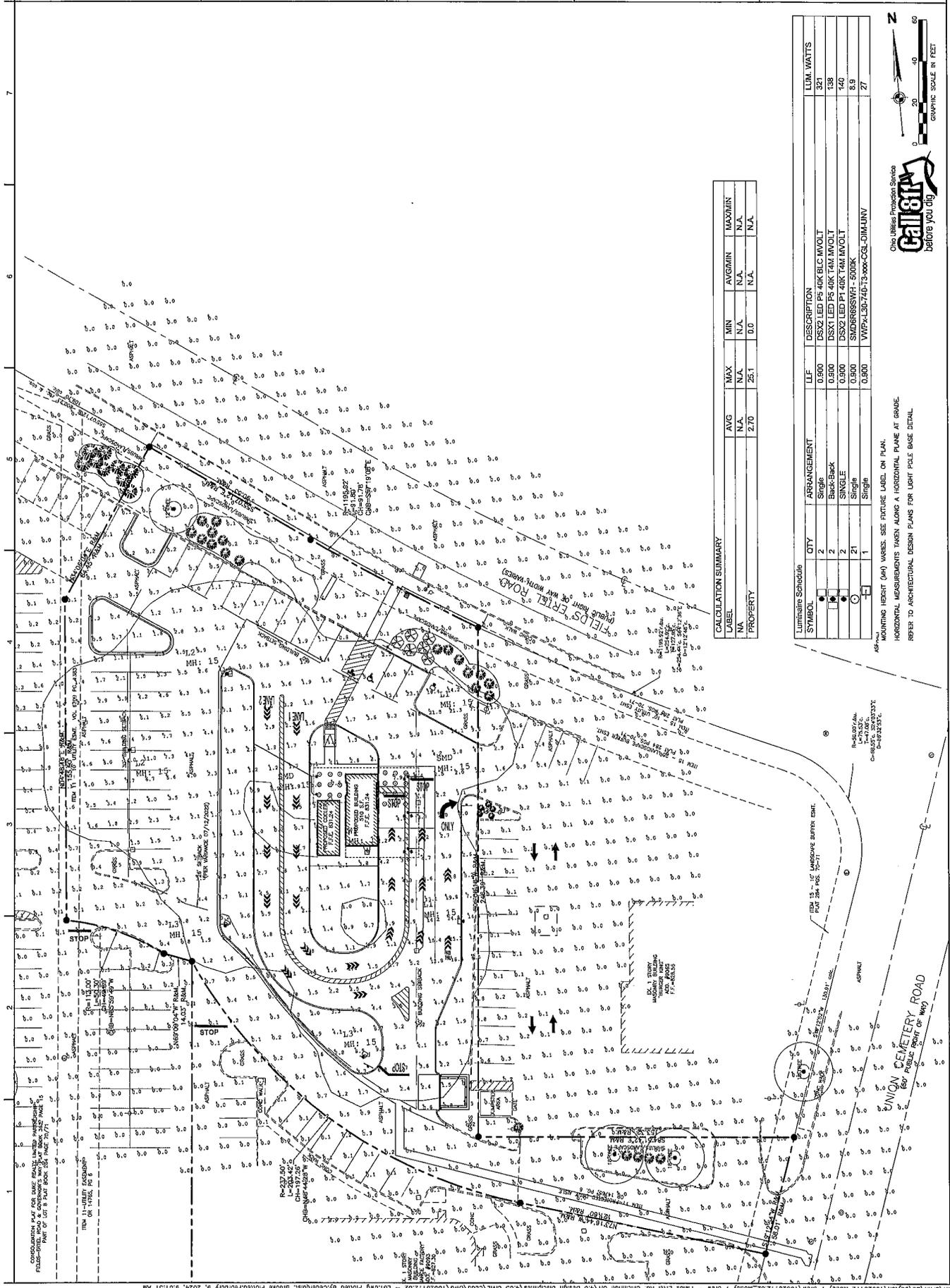
MOTLEY 7 BREW, LLC
SYMME'S TOWNSHIP, OH
FINAL DEVELOPMENT PLANS

NOT FOR CONSTRUCTION



WOOLPERT
1203 Walnut Street, 2nd Floor
Cincinnati, OH 45202
513.272.6300

ISSUANCE SCHEDULE
DESCRIPTION
DATE

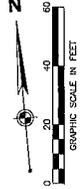


Calculation Summary

Label	AVG	MAX	MIN	AVG/MIN	MAX/MIN
NA	N.A.	N.A.	0.0	N.A.	N.A.
PROPERTY	2.70	25.1	0.0	N.A.	N.A.

Luminaire Schedule

SYMBOL	QTY	ARRANGEMENT	LLF	DESCRIPTION	LUM. WATTS
●	2	Single	0.900	DSX2 LED P5 40K BLC MVOLT	321
○	2	Back-Back	0.900	DSX1 LED P5 40K 14M MVOLT	138
○	2	SINGLE	0.900	DSX2 LED P1 40K 14M MVOLT	140
○	21	Single	0.900	SMD8685WH - 5000K	8.9
□	1	Single	0.900	VMP-4.30-740-73-xxxx-CGL-DIALUNV	27



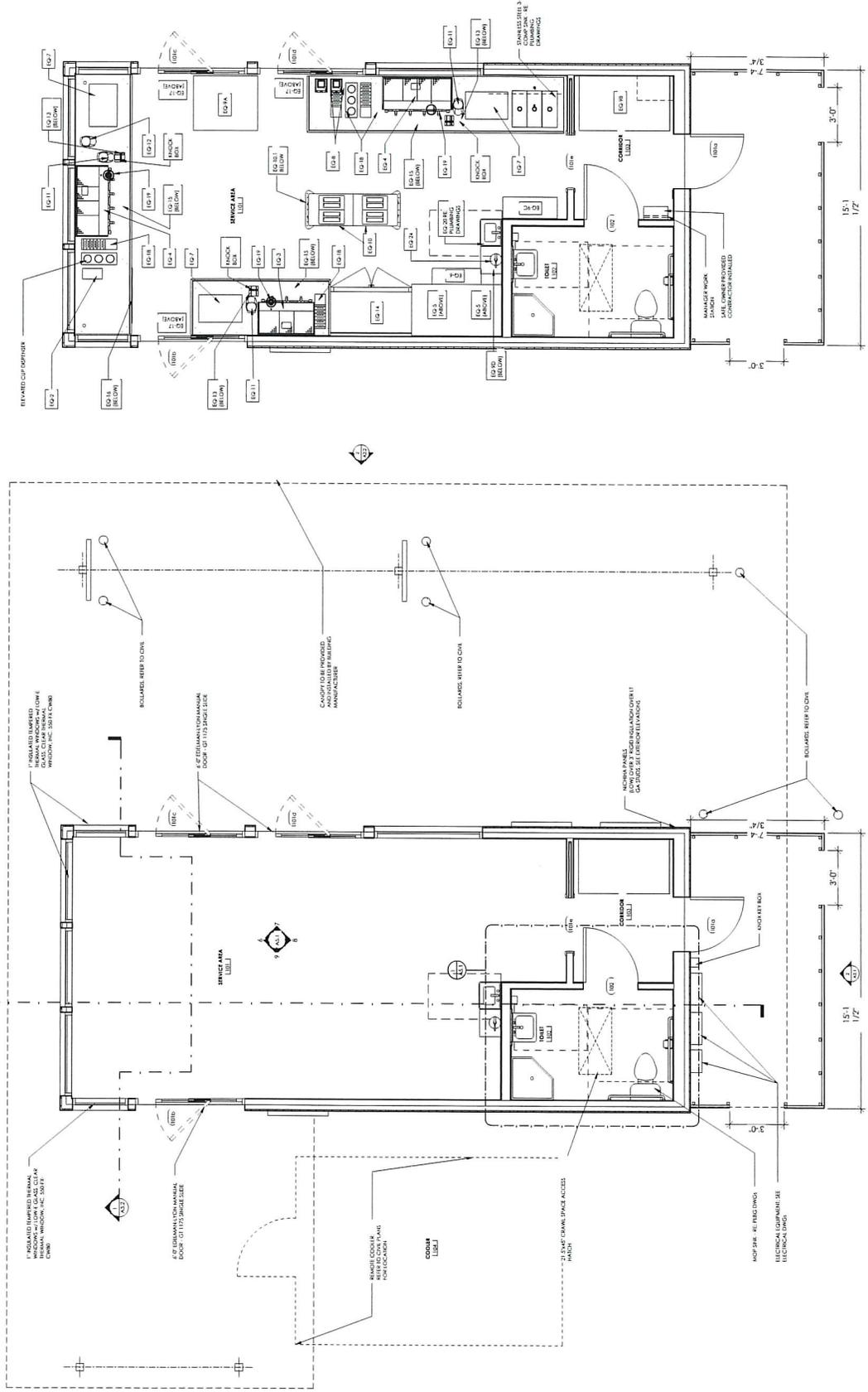
Mounting Height (MH) varies. See fixture label on plan.
Horizontal measurements taken along a horizontal plane at grade.
Refer to architectural design plans for light pole base detail.



7 BREW COFFEE
 FIELDS ETEL RD,
 CINCINNATI, OH 45429

PROJECT NO. 10020112
 DATE ISSUED: 02-12-2024
 DESIGNED BY: JME/RA
 DRAWN BY: RA
 CHECKED BY: JME

SHEET NAME:
FLOOR PLANS



01 GROUND FLOOR PLAN
 3/8" = 1'-0"

01 FIXTURE FLOOR PLAN
 3/8" = 1'-0"

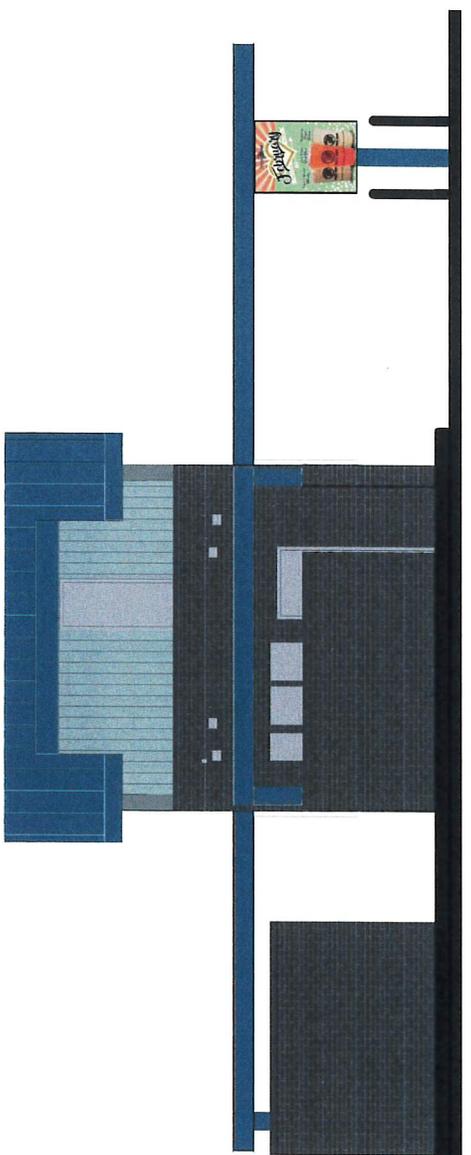
ISSUANCE SCHEDULE
 A 2/12/24 FINAL DEVELOPMENT PLAN



ISSUANCE SCHEDULE
 DATE REVISION
 NUMBER

Exterior Finish Legend

	Metal Wall Panel Pec-Chad 1/2" Panel Color: Cityscape
	Brake Metal Color: Pacific Blue Column Wrap Standing Seam Roof
	Brake Metal Color: Matte Black Soffit Cap
	Brake Metal Color: Cityscape Cap
	Fiber Cement Panel Nichia Style: Madsenback Color: Manhigh



WOOD MARKING
 1/8\"/>



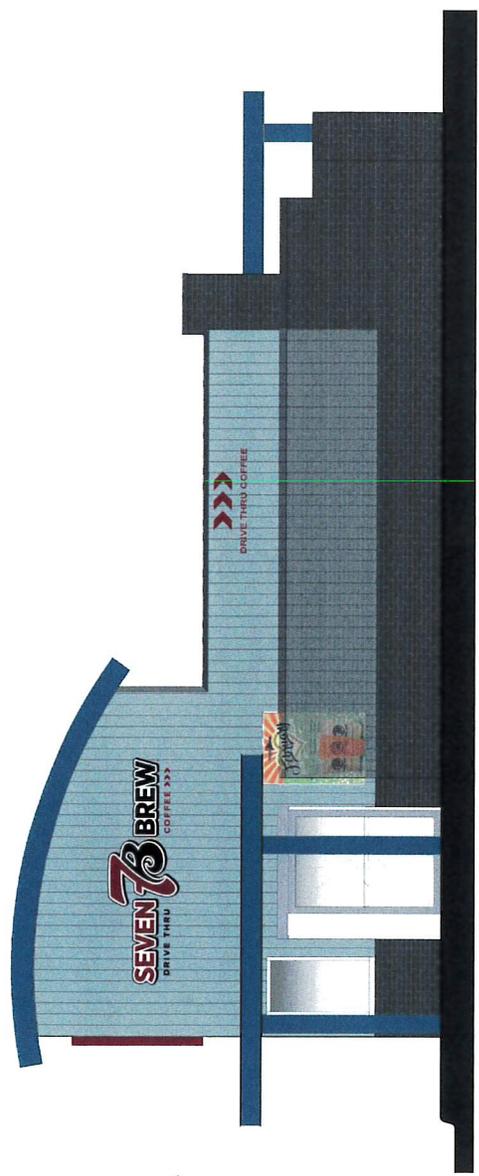
7 BREW COFFEE
 FIELDS ERTTEL RD.
 CINCINNATI, OH 45249

PROJECT NO. 100020112
 DATE ISSUED: 02-12-2024
 DESIGNED BY: JME/RA
 DRAWN BY: RA
 CHECKED BY: JME

SHEET NAME:
EXTERIOR ELEVATIONS

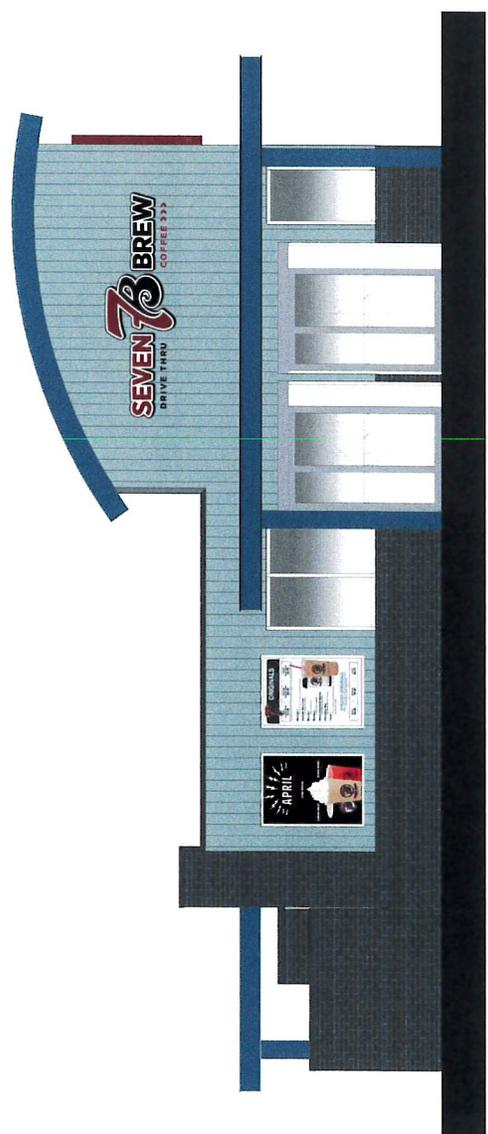
Exterior Finish Legend

	Metal Wall Panel Pac-Clad 1/2 Panel Color: Chrysope
	Brake Metal Color: Pacific Blue Column Wrap Standing Seam Roof
	Brake Metal Color: White Black Scaff Cap
	Brake Metal Color: Chrysope Cap
	Fiber Cement Panel Nichia Superblack Color: Midnight



01 WEST ELEVATION
 3/8" = 1'-0"

- 100 FINISH WALL
- 102 FINISH WALL
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- 200 FINISH WALL



02 EAST ELEVATION
 3/8" = 1'-0"

- 100 FINISH WALL
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- 200 FINISH WALL

SEVEN BREW
CINCINNATI, OH -
FIELDS ERTEL
9201 FIELDS ERTEL RD CINCINNATI,
OH

SIGN PACKAGE
0050581
#211399



springfieldsign.com



LinkedIn



Facebook

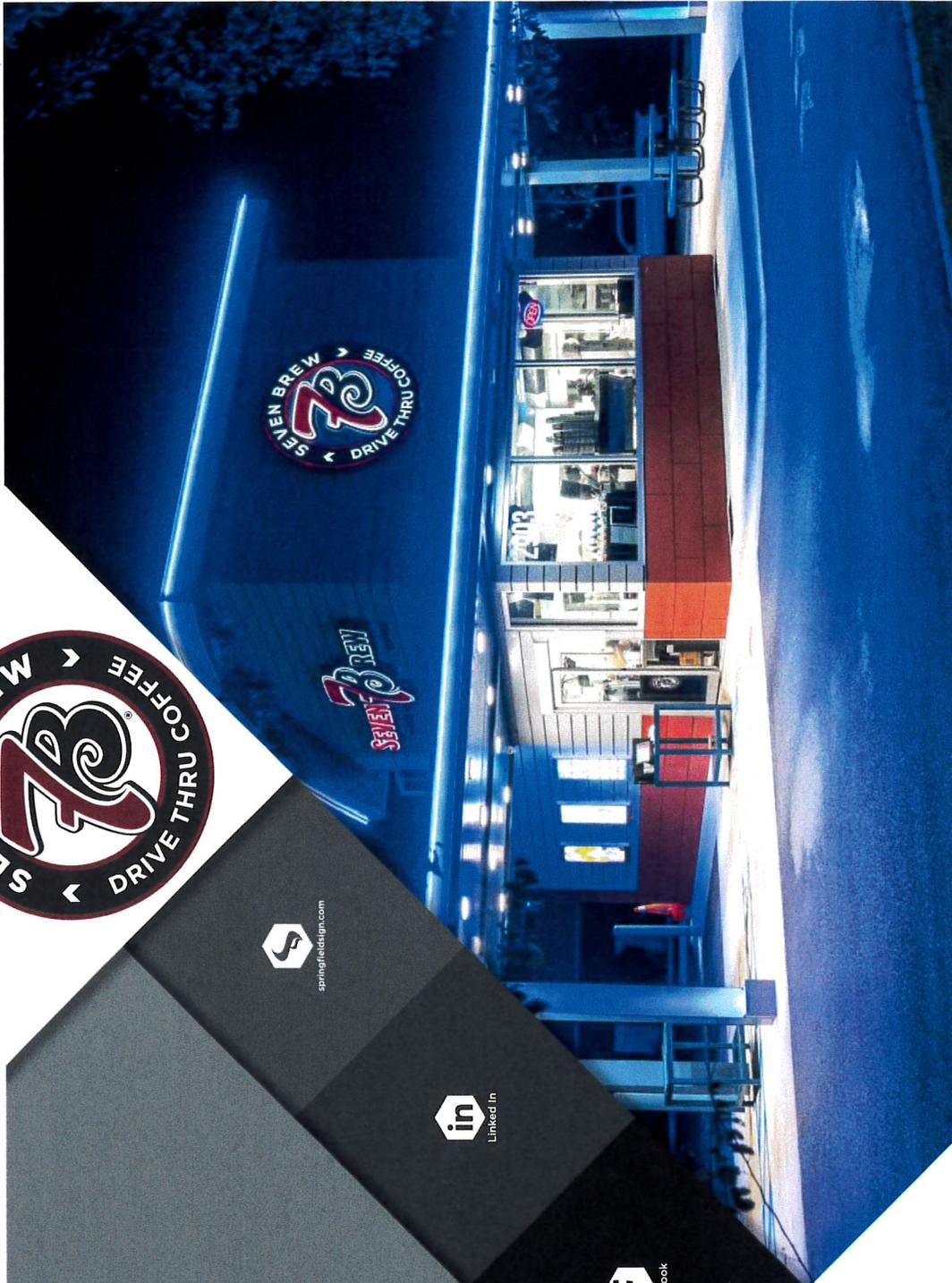
PRESENTED BY
SHAUNCRAWFORD

o: 417.862.2454

c: 417.705.2122

e: ShaunC@springfieldsign.com

a: 4825 E. Kearney St.
Springfield, MO 65803



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SPRINGFIELD SIGN



ELEVATION DETAILS (NICHIHA)

SALES: Shaun Crawford
ARTIST: Joshua Kroeger

800.845.9927
CREATED: 2/1/24

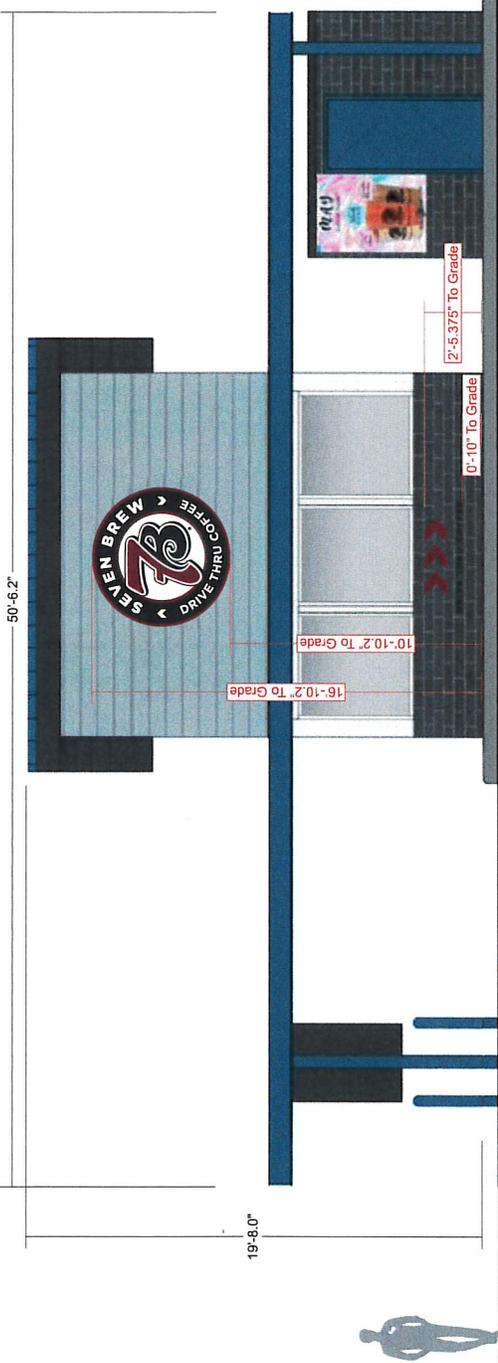
CLIENT:
LOCATION:

7Brew
9201 Fields Eriel Rd Cincinnati, OH

DRAWING #: ao50581-2
REV DATE: N/A | REV_0

EXTERIOR

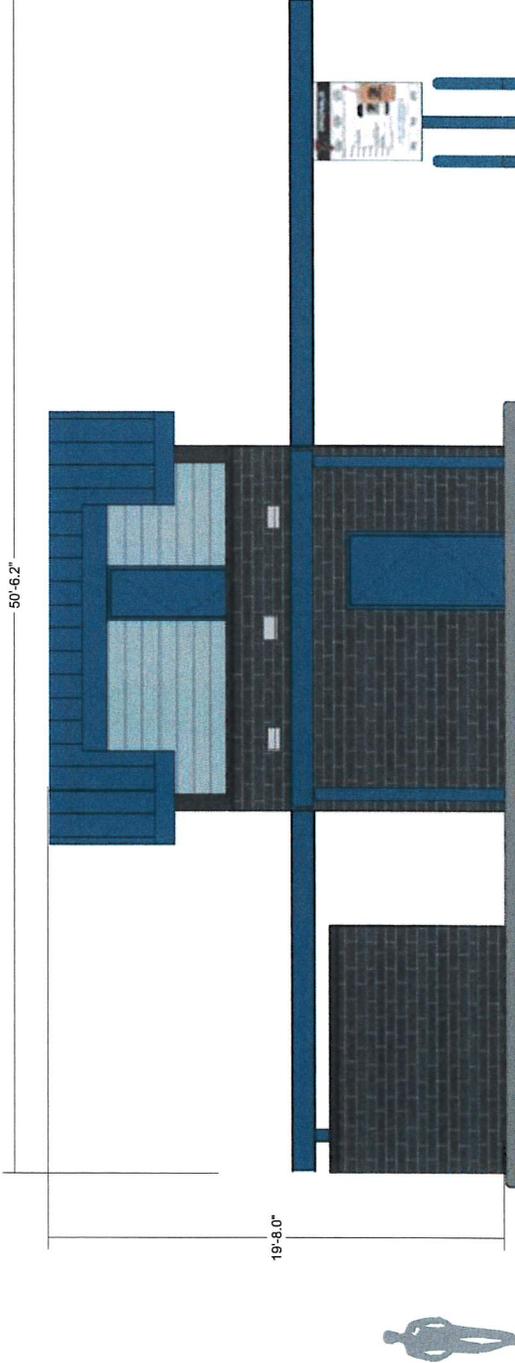
SCALE: 3/16" = 1'



FRONT ELEVATION

SCALE: 3/16" = 1'

Elevation Sq. Ft. 993.49



REAR ELEVATION

Elevation Sq. Ft. 993.49

AUTHORIZED SIGNATURE

DATE:

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ELEVATION DETAILS (NICHIHA)

SALES: Shaun Crawford
ARTIST: Joshua Kroeger

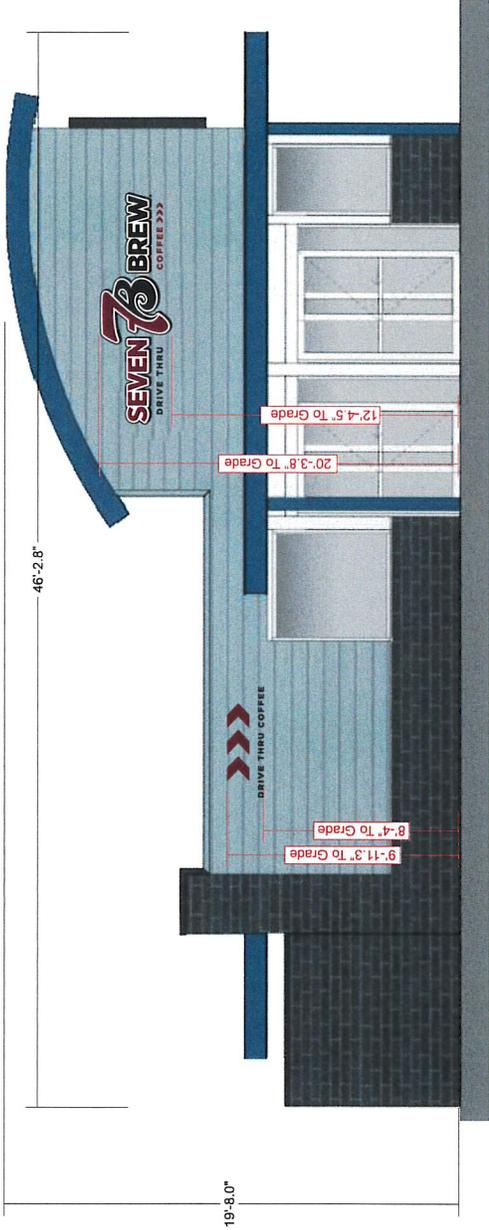
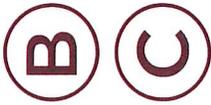
PHONE: 800.845.9927
CREATED: 2/1/24

CLIENT: 7Brew
LOCATION: 9201 Fields Erel Rd Cincinnati, OH

DRAWING #: ao50581-3
REV DATE: N/A | REV_0

EXTERIOR

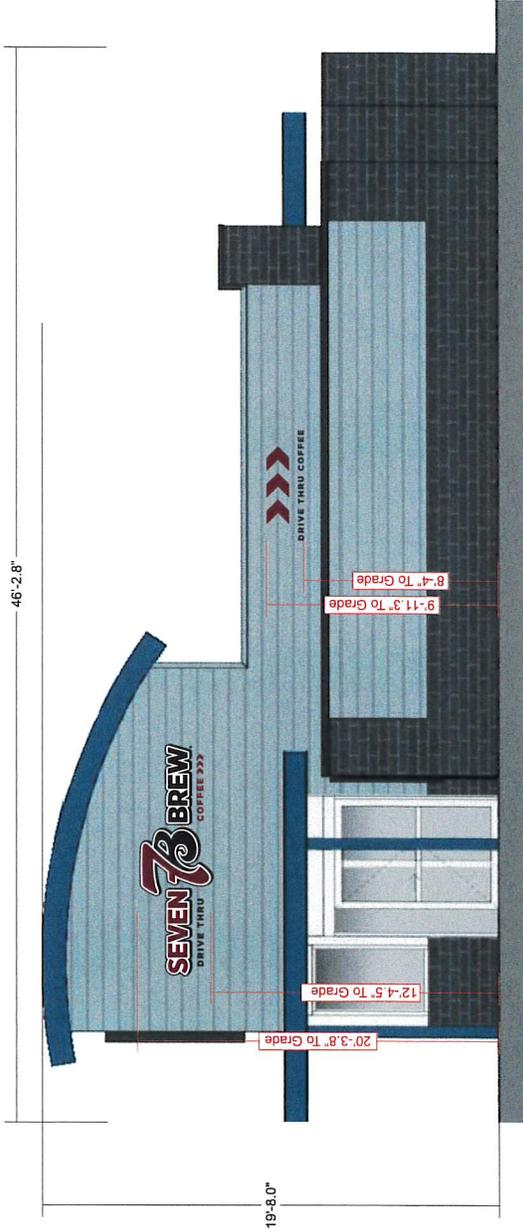
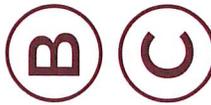
SCALE: 3/16"=1'



Elevation Sq. Ft. 909.25

FRONT ELEVATION

SCALE: 3/16"=1'



Elevation Sq. Ft. 909.25

REAR ELEVATION

AUTHORIZED SIGNATURE

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DATE



CABINET SIGN

SALES: Shaun Crawford
ARTIST: Joshua Kroeger

800.845.9927
CREATED: 2/1/24

CLIENT: 7Brew
LOCATION: 9201 Fields Eirel Rd Cincinnati, OH

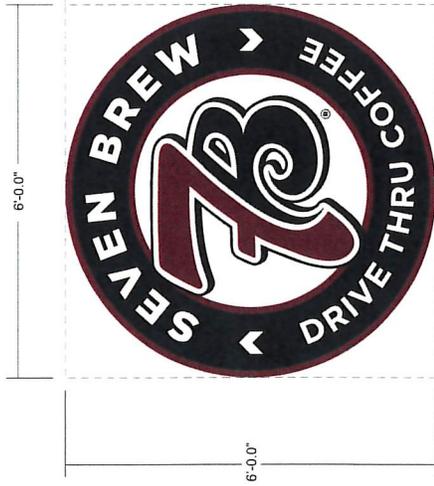
21399

DRAWING #: ao50581-4
REV. DATE: 12/18/23
REV. 1

EXTERIOR

WALL SIGN

SCALE: 1/2" = 1'
Quantity: 1

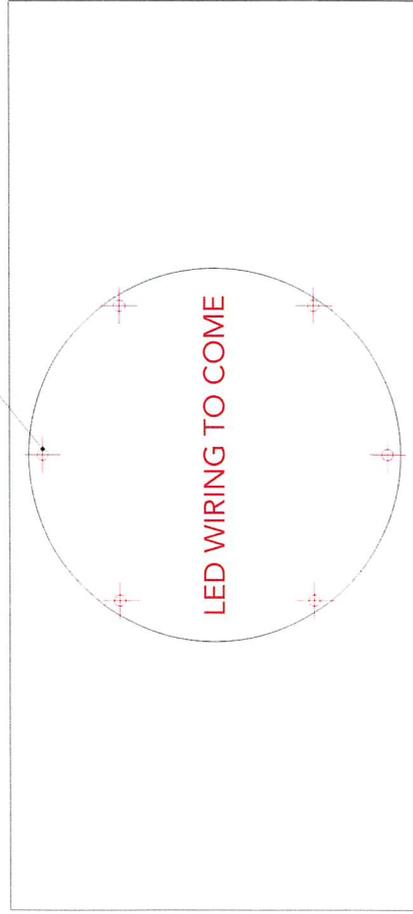


- FLUSH MOUNT CABINET
- WHITE EMBOSSED ACRYLIC PAN FACE
- INTERNAL LED ILLUMINATION
- FLUSH MOUNTED TO FASCIA
- CUT VINYL APPLIED FIRST SURFACE
- BLACK TRIM AND RETURNS

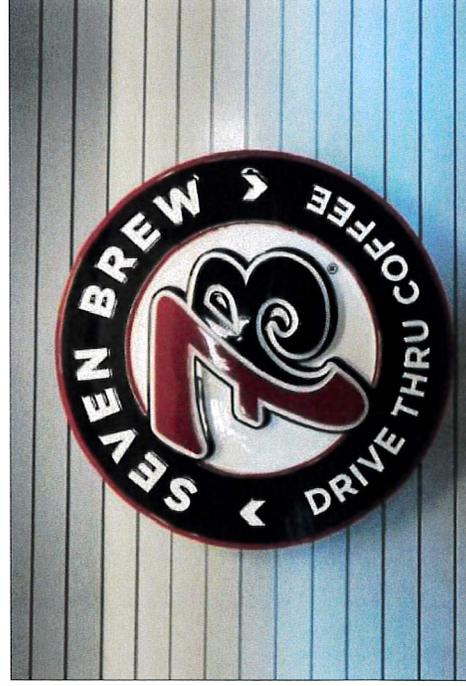
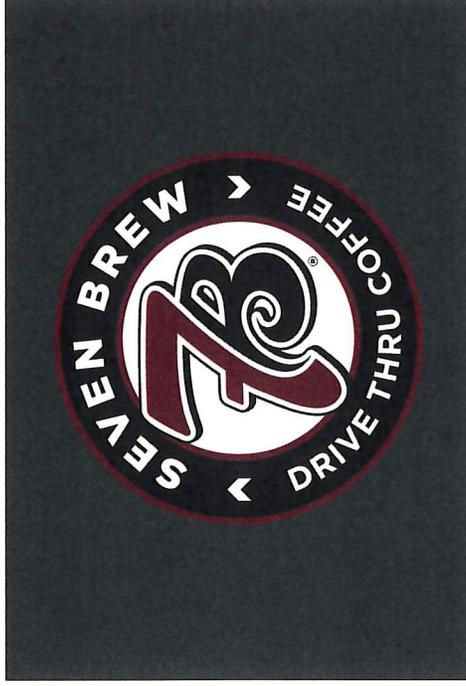
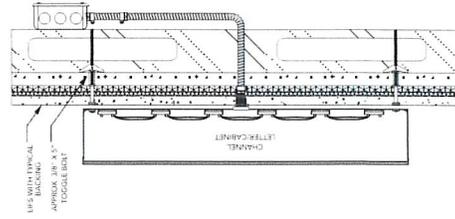
Total Sq. Ft. 28.27



6 ATTACHMENT POINTS



DIRECT





CHANNEL LETTER SIGN

SALES: Shaun Crawford
ARTIST: Joshua Kroeger

CLIENT: 7Brew
LOCATION: 9201 Fields Eitel Rd Cincinnati, OH

DRAWING #: # 21399
REV DATE: N/A | REV. 0

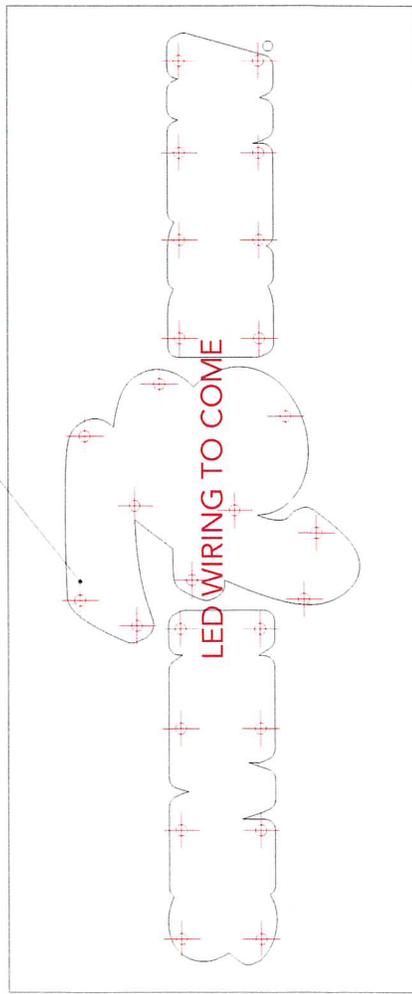
EXTERIOR

SCALE: 3/4" = 1'

Quantity: 2



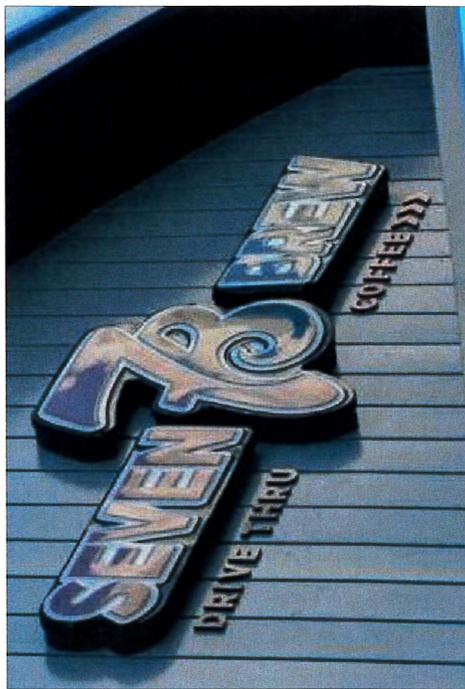
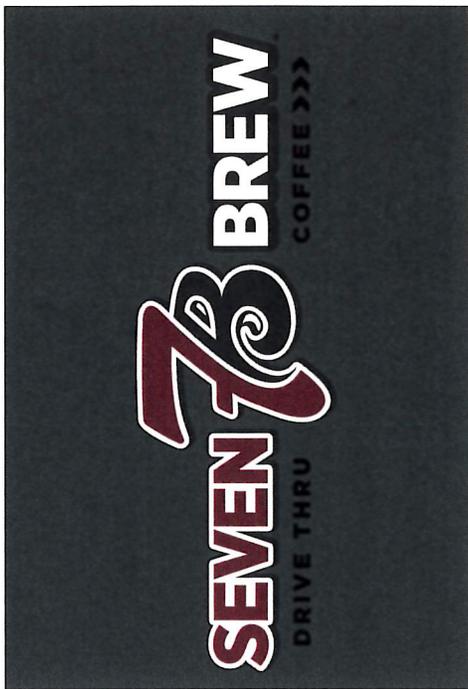
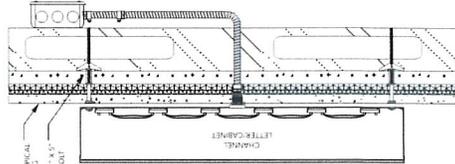
26 ATTACHMENT POINTS



- FLUSH MOUNT CHANNEL LETTERS**
- "SEVEN 7B BREW"
 - WHITE EMBOSSED ACRYLIC PAN FACE
 - INTERNAL LED ILLUMINATION
 - FLUSH MOUNTED TO FASCIA
 - CUT VINYL APPLIED FIRST SURFACE
 - BLACK TRIM AND RETURNS
- FLUSH MOUNT FCO**
- "DRIVE THRU" AND "COFFEE >>>"
 - PAINTED AS SHOWN
 - FLUSH MOUNTED FCOs

Total Sq. Ft. 31.76

DIRECT





PANEL SIGN

SALES: Shaun Crawford
ARTIST: Joshua Kroeger

CLIENT: 800.845.9927
LOCATION: 9201 Fields Ertel Rd Cincinnati, OH

DRAWING #: 7Brew
REV DATE: N/A | REV_0

PAGE 07

EXTERIOR

SCALE: 1-1/2" = 1'

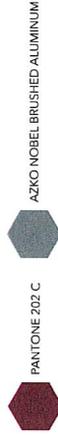
Quantity: 3



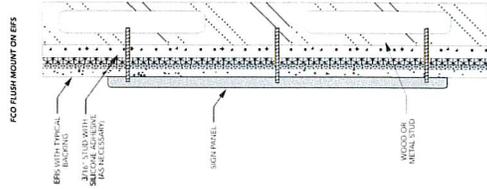
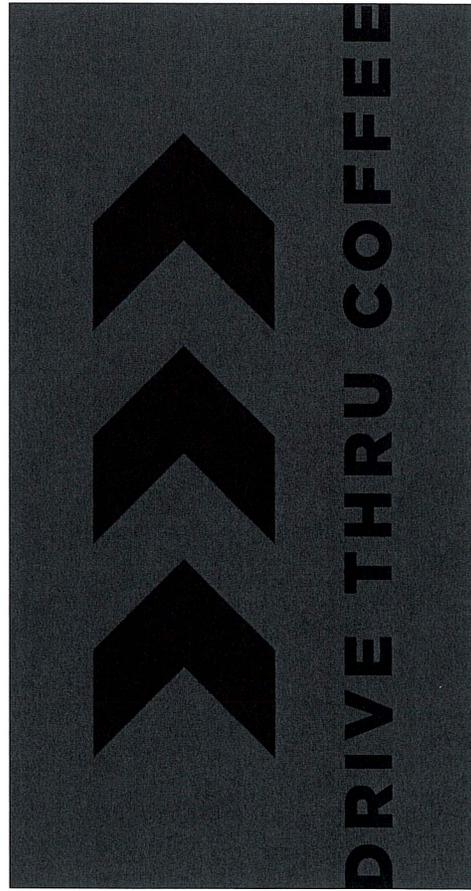
- FLUSH MOUNT FCO's
- 1/2" ACRYLIC FCO's
 - PAINTED AS SHOWN
 - FLUSH MOUNTED
 - INSTALL LOCATION ON PREV. DRAWINGS

Total Sq. Ft. 7.66

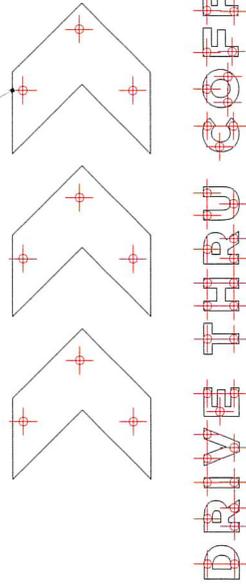
1'-7 3/8"



DRIVE THRU COFFEE



50 ATTACHMENT POINTS



AUTHORIZED SIGNATURE

DATE:

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17/19



WEDGE MONUMENT

SALES: Shaun Crawford
ARTIST: Joshua Kroeger

CLIENT: 7Brew
LOCATION: 9201 Fields Ertel Rd Cincinnati, OH

21399
CREATED: 2/1/24

DRAWING #: ao50581-7
REV DATE: N/A | REV_0

EXTERIOR

SCALE: 1/2"=1'

Quantity: 1



MONUMENT



MONUMENT

- (A) - D/F LED INTERNALLY ILLUMINATED CHANNEL CABINETS
 - WHITE ACRYLIC FACES, WITH VINYL OVERLAY TO MATCH, 1ST SURFACE APPLIED
 - BLACK TRIM CAP AND RETURNS
 - "DRIVE THRU" & "COFFEE" TO BE FCO PAINTED TO MATCH
 - FLUSH MOUNTED
- (B) - CURVED ALUMINUM TOPPER PAINTED REGAL BLUE
- (C) - BLUE LED NEON STRIP LIGHTING
- (D) - ALUMINUM CONSTRUCTED PANELS PAINTED ZINC GRAY
- (E) - BRICK BASE (DONE BY OTHERS) WITH ALUMINUM CAP PAINTED BLACK

PRODUCTION NOTE:
VISUAL SHADOW IS PART
OF THE VINYL VO AND
NOT AN EXTRUSION



NIGHT VIEW

	PMS 202		PMS 293
	C: 28.54%		M: 100%
	M: 95.31%		Y: 0%
	K: 29.59%		K: 35%
	R: 18		R: 0
	G: 36		G: 25
	B: 50		B: 165
	HEX: 0A8432		HEX: 003d45

SPRINGFIELD SIGN .com

AUTHORIZED SIGNATURE

DATE:

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18/19

