



# City of Milford

General Administration  
831-4192  
248-5096 FAX

745 Center Street, Suite 200, Milford, Ohio 45150

www.milfordohio.org

## Application for Design Review

**Name(s) of Applicant:** Little Miami Brewing Co - Dan Lynch  
"LMBC Rooftop Canopy/Awning & Sun Shades"

**Address:** 208 Mill Street  
Milford OH 45150

**Telephone Number:** 513-478-5188 dan@littlemiamibrewing.com

**Name(s) of Owner:** Beauty Ridge LLC Hank Roe 513-967-7779 hroe@derdevelopment.com  
(if different from applicant)

**Owner's Address:** 750 US Highway 50  
Milford OH 45150

**Zoning District:** B-2/OMO

**Property Size (sq. ft or acres):** 1.7992 acres

**Type of Improvement:** \_\_\_ New Construction \_\_\_ Addition  
\_\_\_ Façade \_\_\_ Parking \_\_\_ Sign  
\_\_\_ Exterior Colors XXX Canopy/Awning

**Items Submitted:** XX Project Description XX Picture(s) of Existing Building  
\_\_\_ Site Plan XX Building Plans  
XX Architectural Rendering \_\_\_ Material Sample(s)  
\_\_\_ Color Sample(s)

(Office Use)  
Application Checked \_\_\_\_\_

Date \_\_\_\_\_



November 16, 2019

City of Milford

Attn: Ms. Pam Holbrook, Zoning Administrator

745 Center Street

Milford, OH 45150

RE: Written Project Description

Little Miami Brewing Company – 208 Mill Street, 1. Rooftop Beer dispensing station covered by a 10X20 Canopy  
2. 3 Sunshades over customer seating area on rooftop, 3. approx 1500 sq ft paver patio with sitting wall for  
riverview area

Dear Ms. Holbrook:

As per 1167.08 Application Requirements, the following is the Written Project Description Report for the referenced OMO Site Plan application.

#### **NARRATIVE**

With the additional seating on the rooftop, we are requesting permission for an additional beer dispensing station on the rooftop to help alleviate the sometimes long lines at our first floor taproom bar.

1. The Beer station and Point of Sale cash drawer/printer would be covered by a single 10X20 metal painted Canopy to shield the area from the weather and elements. The canopy would be painted to match the gray color in our building brick. This would help customers sitting on the rooftop be able to get a beer easier than having to go down the steps and come back up.

2. The 3 sunshades will provide shade relief for customers and employees alike. They will be colored to match colors in our building brick as well. They are removable and will be taken down in the winter. These are safer than the umbrellas shown on our previously approved Site Plan Application submittal on the rooftop as they withstand the wind better.

It is our intention to have both the Sun Shades and Canopy to be decorative and aesthetically pleasing for customers and passerbys.

Please note that revised construction drawings for the Sun Shades, Canopy and Beer Dispensing Station have been approved by the Milford Building Department, Milford Fire Department and the Clermont County Board of Health.

3. Lastly, we are requesting to install a 1500 square foot paver patio around our fire pit area and river view sitting area. This area was were we used to have loose gravel. The paver patio will improve the river view area and also have a small sitting wall.

Please do not hesitate to contact me with any questions.

Respectfully submitted,

Dan Lynch & Joe Brenner  
Little Miami Brewing Company

# CITY OF MILFORD

745 CENTER STREET, MILFORD, OHIO 45150  
Phone (937) 433-4642 Fax: (937) 433-0949

Milford Building Dept  
Approval for Canopy & Rooftop Bar

Date: 09/24/2019

Description: Revisions to Approved Addition Plans

Re: Permit #MLC190065

Project Address: 208 Mill St.

Tenant: Little Miami Brewing Co. Inc.

Applicant: Hank Roe

App#: B0065-19

Phone: 513-967-7779

	FEE	REMARKS
REVISIONS/PLAN REVIEW	140.00	
PLANS RESTAMPED		
PLANS COPIED		
MISC FEE		
3% STATE FEE	4.20	
TOTAL FEES	144.20	

*Scott Young*

Scott Young  
Building Official

PLEASE

NOTES

**RECEIPT**

DATE 9.30.19 NO. 960224

RECEIVED FROM PER Development

ADDRESS 208 Mill

FOR B0065-19/MLC190065 \$ 144.20

ACCOUNT	HOW PAID
AMT. OF ACCOUNT	CASH
AMT. PAID	CHECK <input checked="" type="checkbox"/>
BALANCE DUE	MONEY ORDER

144.20

CU # 9452

BY CM

© 2001 RECIFORM # 81300



K B A Incorporated ARCHITECTS  
29 High Street  
Milford, Ohio  
CINCINNATI OMAHA  
45150

September 6, 2019

Project: **Re: 208 Mill Road, Milford, OH – Engineering Change submission**

These revised drawings are being resubmitted as an engineering change to the above listed project. The reason for the engineering change is based upon adding 3 sunshades to the roof top area. The sunshades required additional steel to support the loads created by installing the sunshades. The sunshades will not be installed year-round and will be removed during the winter months. In addition to the sunshades, a small satellite bar has been added to the rooftop.

The drawing revisions related to the sunshades and satellite bar installation are bubbled and tagged with a triangle 6.

Respectfully submitted,

Matt Remar, Project Coordinator  
KBA Incorporated Architects

Cc: Mark D. Bredemeier, RA  
KBA Incorporated Architects

Principals

Mark D. Bredemeier, RA, LEED AP | William N. Schalk, RA, LEED AP  
P (513) 752-7800 | F (513) 752-7833 fax | [www.KBAinc.com](http://www.KBAinc.com)





## Clermont County Public Health

September 03, 2019

Owner - Primary's Name and Address:

BEAUTY RIDGE LLC  
750 US ROUTE 50 ST  
MILFORD, OH 45150

Owner - Primary's Name and Address:

DAN LYNCH  
LITTLE MIAMI BREWING COMPANY

### Application Number & General Project Information

Number: **B-007395-2019**

Name: **CITY OF MILFORD LITTLE MIAMI**

Address: **208 MILL ST  
MILFORD, OH**

**Milford City**

**Commercial**

**Plumbing Alteration**

Status: **Review Complete**

Application Date: **08/15/2019**

Permit Issued Date: **08/15/2019**

Expire Date: **08/14/2020**

Clermont County Public Health appreciates receiving your permit application. Your Application for Approval of Plans, together with the plans and specifications, have been reviewed according to the applicable rules and regulations of the State of Ohio and Clermont County.

### **Non-Residential Plumbing Review #3**

#### **Clermont County Public Health**

##### **Food Service Standards Review**

Approved

Please know that approvals from other agencies (OEPA, ODOT, Etc.) may be required. If the items above are indicated as NOT APPROVED your project needs to prepare correction items. Thank you in advance for your cooperation and effort in helping to achieve a safe environment for Clermont County.

If items listed above are NOT APPROVED please revise your document submittal and/or specifications as necessary. You must make corrections and/or revisions and provide two (2) complete revised plan sets to the Clermont County Public Health Office at 2275 Bauer Rd. Batavia OH 45103. Individual sheet revisions need to be inserted by you, the applicant. You must provide a cover letter identifying all revised plan sheets, and highlight all corrections and/or revisions in color. This will help expedite the re-review process of your document submittal. Technical questions concerning specific plan review items can be answered by the plan reviewer.

Milford Community Fire Department  
Preliminary Plan Review

Type of Review:

ROOFTOP CANOPY / BAR  
SUBSEQUENTLY APPROVED BY  
MILFORD COMMUNITY FIRE DEPT

Date: 9-12-19

Site Plan \_\_\_\_\_

Sprinkler Plans \_\_\_\_\_

Demolition Plans \_\_\_\_\_

HVAC Plans \_\_\_\_\_

Project Number \_\_\_\_\_

Fire Alarm Plans \_\_\_\_\_

Construction Plans \_\_\_\_\_

Other \_\_\_\_\_

Revision B yes

Revision Number 3

Reviewed By: Nause

Project Name: Little Miami Brewing COMPANY

Address: 203 Mill St

Submitter: HANK ROE DER Development

Email: hroe@derdevelopment.com

Architect / Designer: \_\_\_\_\_

Email: \_\_\_\_\_

Phone: 513-967-7779

Phone: \_\_\_\_\_

Building Type: \_\_\_\_\_

Use Group: \_\_\_\_\_

Mixed Use: \_\_\_\_\_

Occupant Load: \_\_\_\_\_

Total Occup. Load: \_\_\_\_\_

Sq.Ft. of Building: \_\_\_\_\_

Total Sq.Ft. of Bldg: \_\_\_\_\_

Sprinkler System Required: Yes [ ]

No [ ]

Fire Alarm Required: Yes [ ]

No [ ]

Fire Hydrant Required: Yes [ ]

No [ ]

FDC Signage Required: Yes [ ]

No [ ]

Knox Box Required: Yes [ ]

No [ ]

Plan Review Checklist complete and Attached: Yes [ ]

No [ ]

Notes / Comments:

- A). Submit SPRINKLER PLANS
- B). Submit FIRE ALARM PLANS - ALL STATIONS & NOTIFICATION DEVICES REQUIRED
- C). Fire extinguishers REQUIRED ON BOTH LEVELS
- D). PROVIDE MANUFACTURER'S SHEET FOR NETTING ON SECOND LEVEL.
- E). ROOF OVER BAR AREA REQUIRES SPRINKLER HEAD



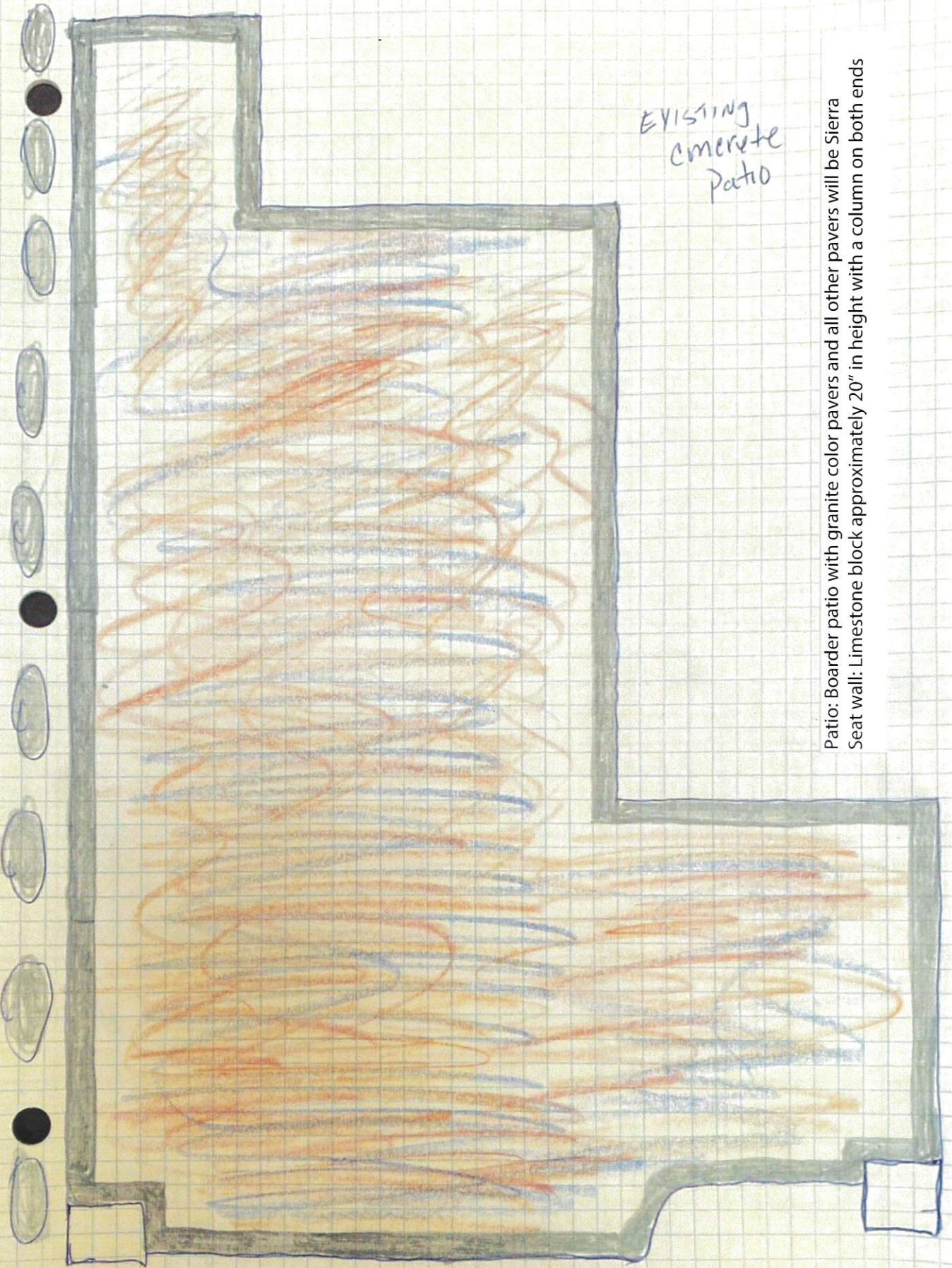








River



EXISTING  
concrete  
patio

Patio: Boarder patio with granite color pavers and all other pavers will be Sierra  
Seat wall: Limestone block approximately 20" in height with a column on both ends

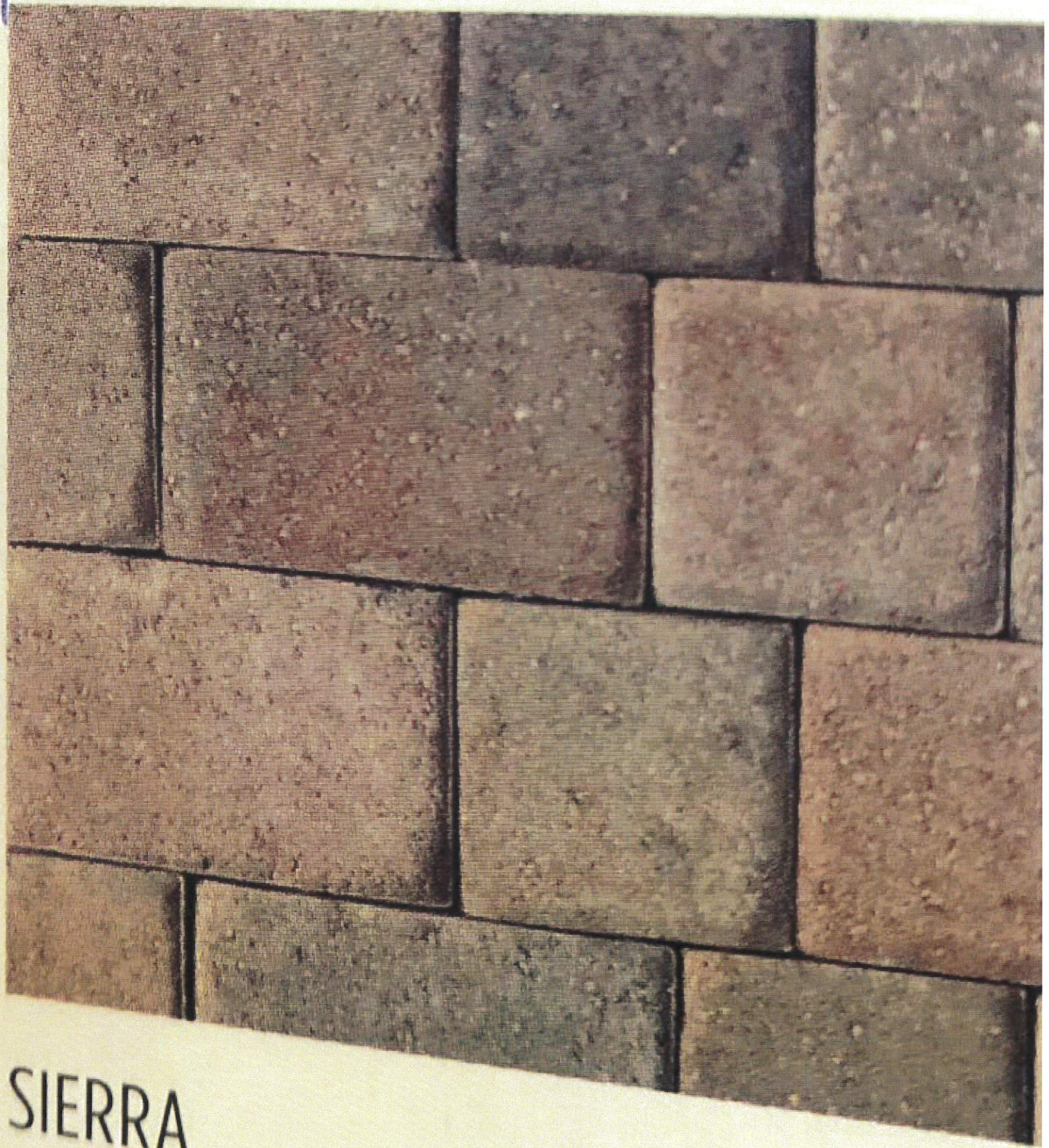
Sidewalk





LIMESTONE





SIERRA

ANTIQUED AND CLASSIC FINISHES





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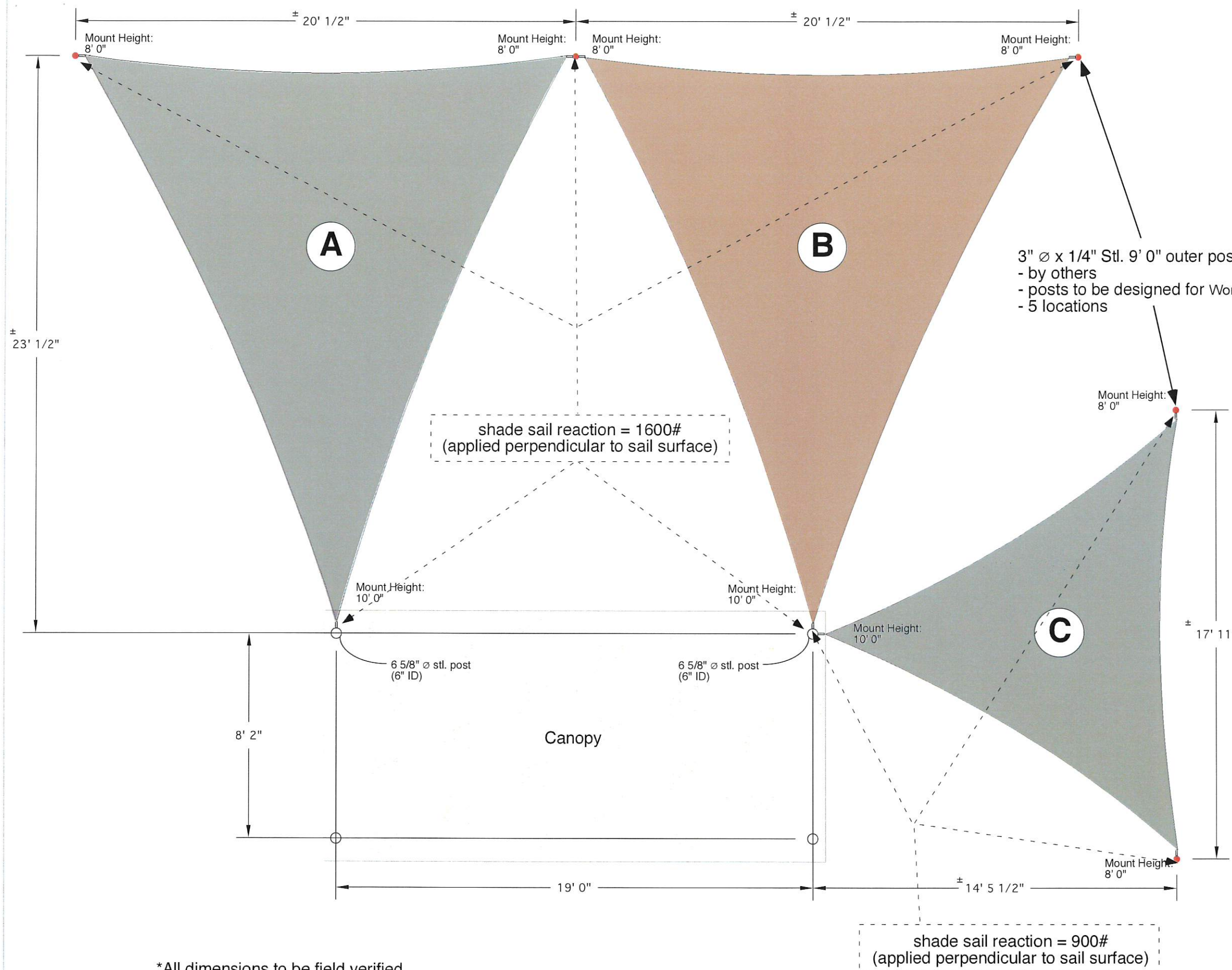












**Scope of Work:**  
Furnish and install [3] Shade Sails

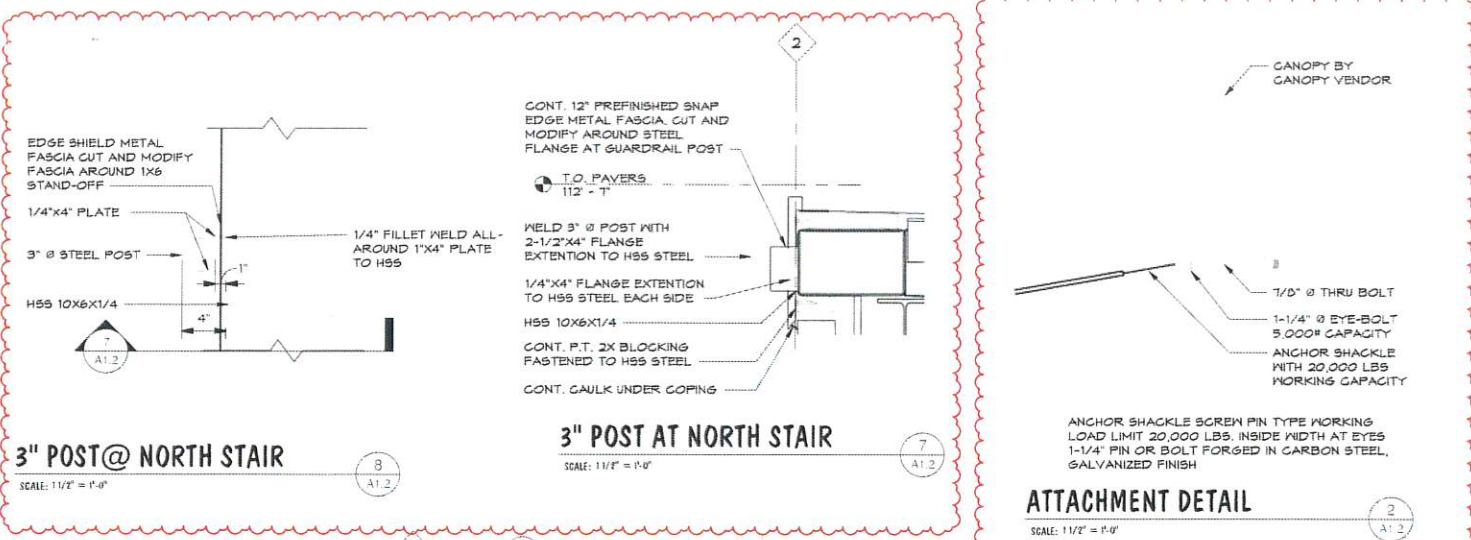
**Specifications:**  
Fabric - Solagraphite  
Color: TBD  
Color A: **GRAPHITE**  
Color B: **BRICK**  
Color C: **GRAPHITE**

**IMPORTANT:**  
Shade sails to be removed prior to damaging winds and/ or snow accumulation.

Drawing prepared under the supervision of:  
Roemaker Engineering Inc. 859-331-0084  
3276 Highridge Drive Taylor Mill, KY 41015

\*All dimensions to be field verified





**3" POST@ NORTH STAIR**

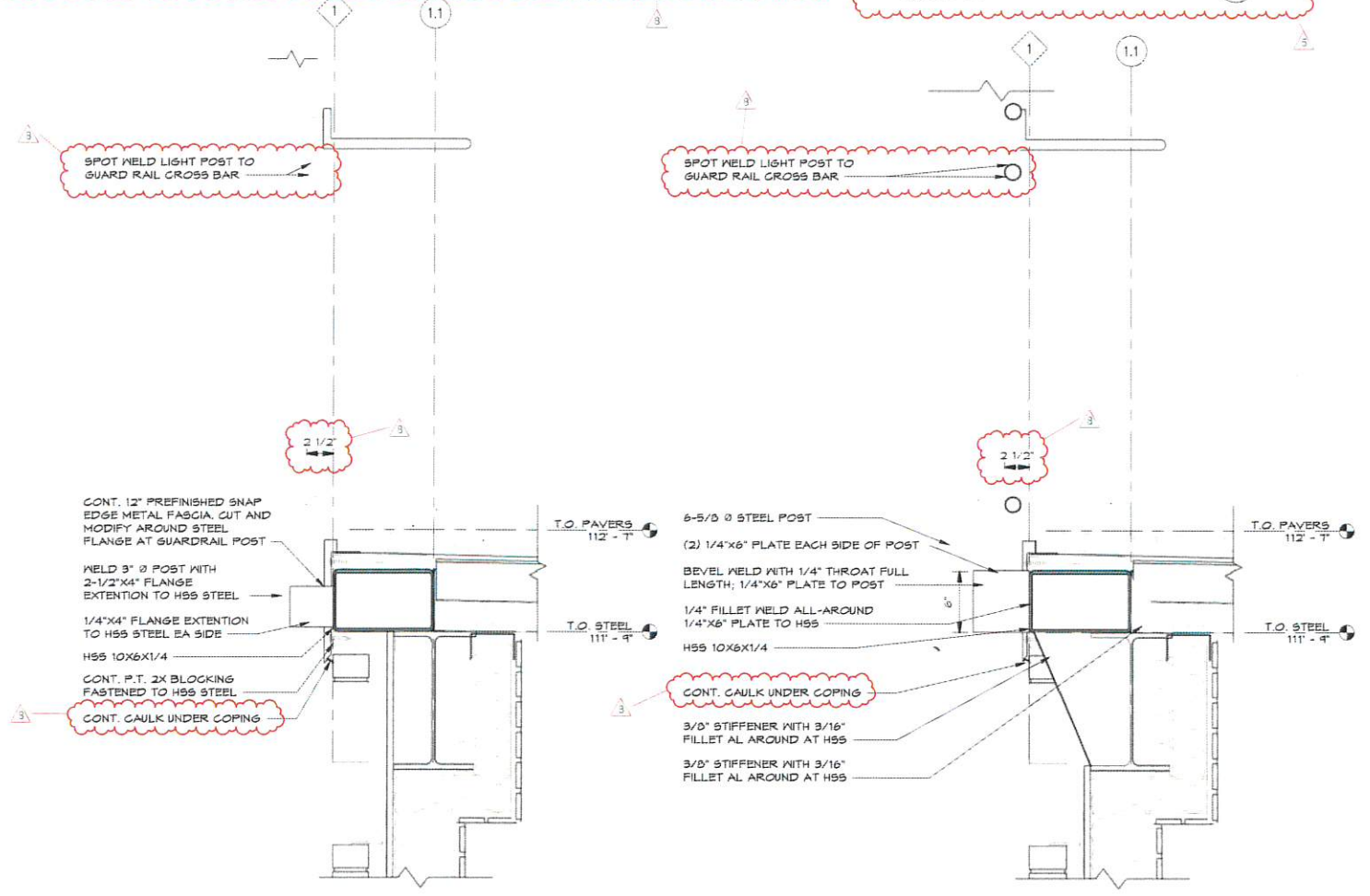
SCALE: 1/2" = 1'-0"

**3" POST AT NORTH STAIR**

SCALE: 1/2" = 1'-0"

**ATTACHMENT DETAIL**

SCALE: 1/2" = 1'-0"

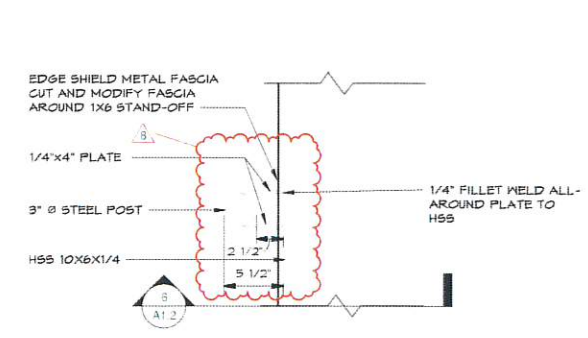


**ENLARGE SECTION DETAIL**

SCALE: 1/2" = 1'-0"

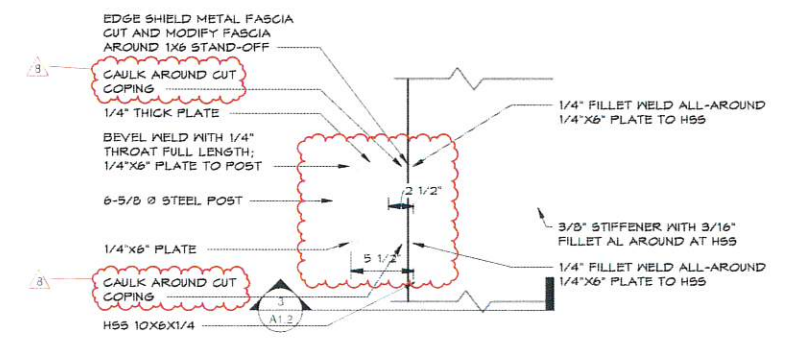
**ENLARGE SECTION DETAIL**

SCALE: 1/2" = 1'-0"



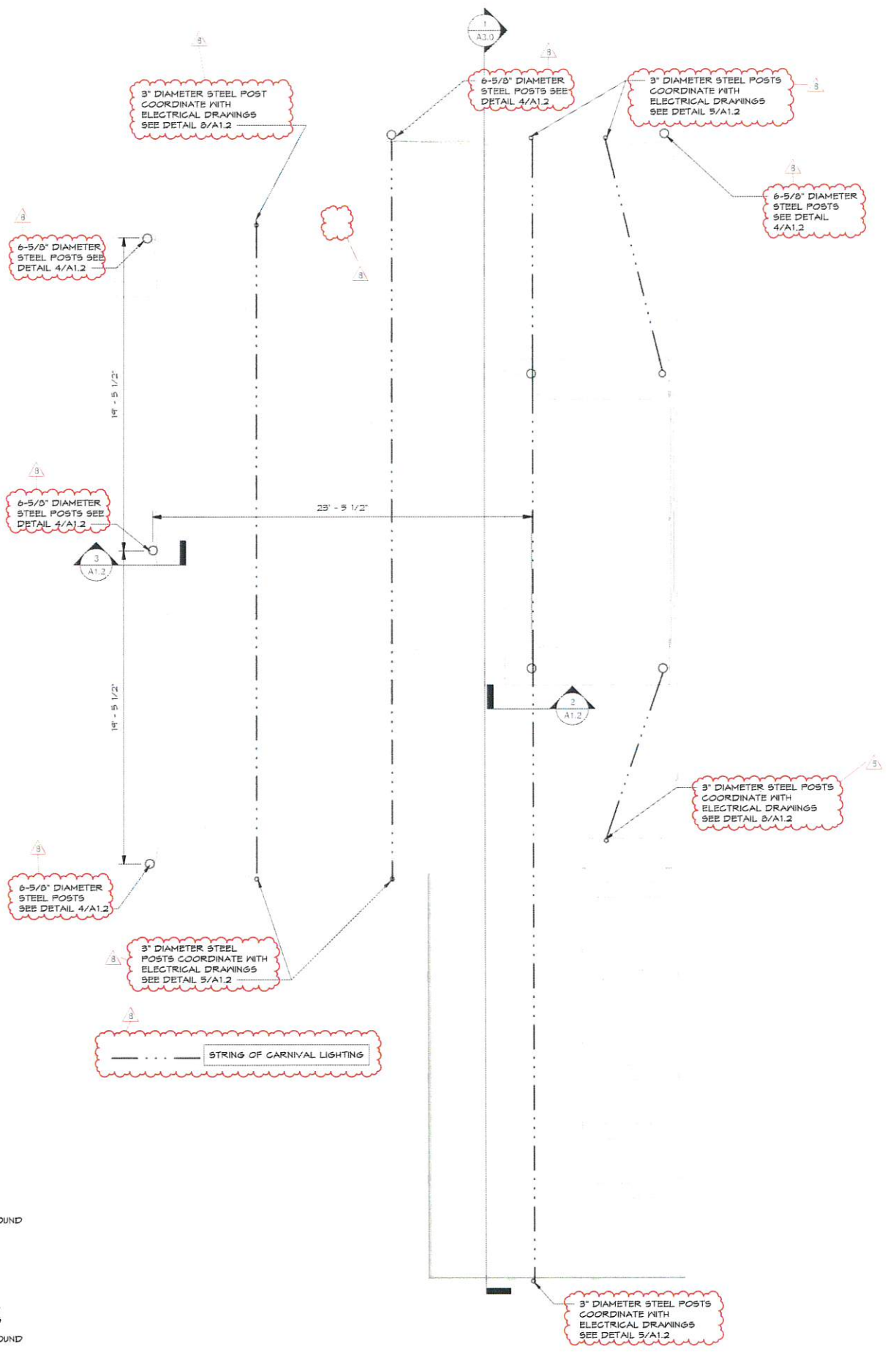
**3" POST ATTACHMENT**

SCALE: 1/2" = 1'-0"



**6-5/8" POST ATTACHMENT**

SCALE: 1/2" = 1'-0"



**ROOF FRAMING**

SCALE: 1/4" = 1'-0"

REV.	DATE	DESC.
03-29-19	FOR PERMIT	
2	05-02-19	PLAN REVIEW 2
3	05-31-19	REVISION 3
4	06-14-18	REVISION 4
5	08-30-19	REVISION 5
6	09-05-19	ROOF BAR
7	10-01-19	CONTROL JOINTS
8	10-24-19	POST CONNECTIONS

Drawn By:MR Checked By:MB



Date:04-01-19 Job No: