AR Mudd Co - *A Pottery and Coffee Lounge*





For Illustration Only

AR MUDD CO.

108 Mills Park Road









VERY MODEST UPDATES TO BOTH

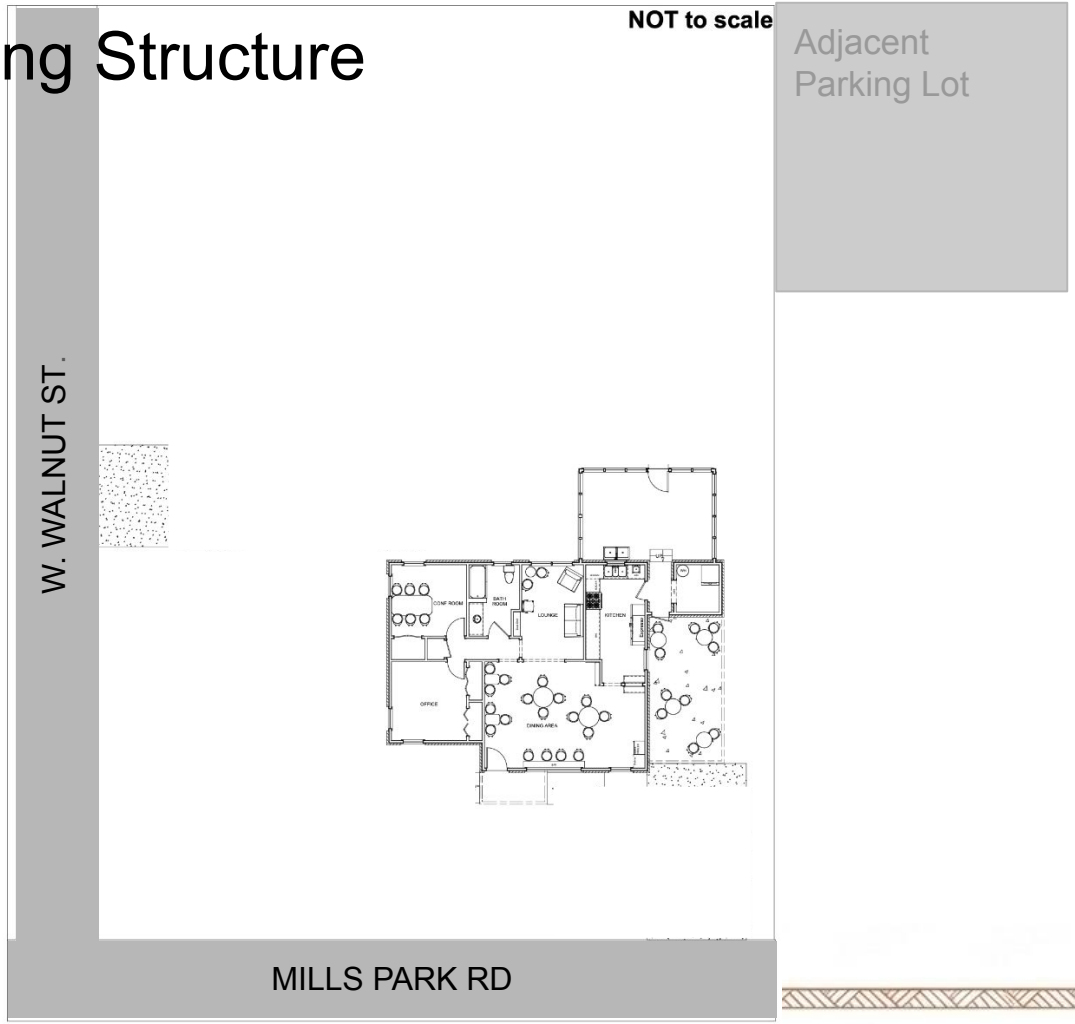


Exterior



Interior

Exterior: Existing Structure

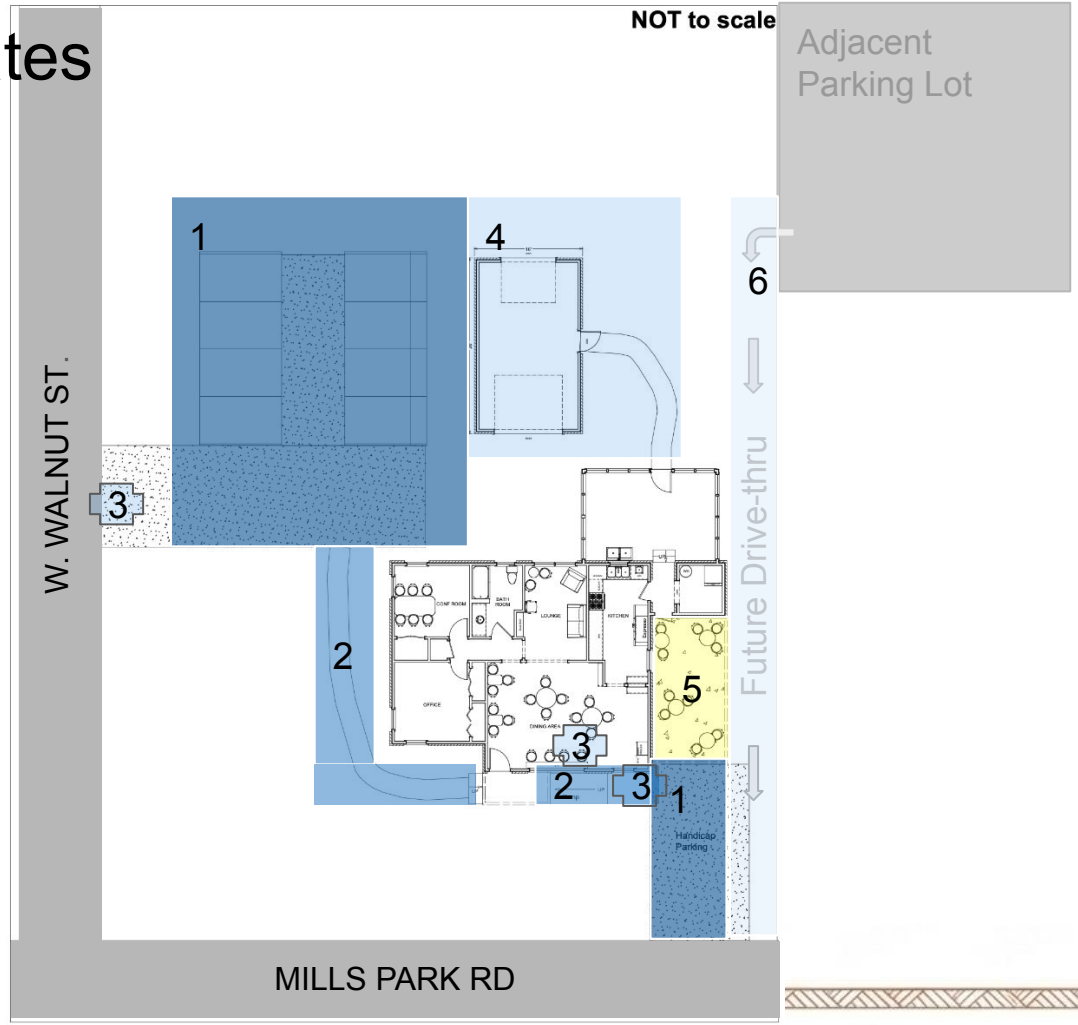


Exterior: Updates

No changes to existing structure

No add-ons to existing structure

1. General Parking/ADA Parking
2. Walkway & Ramp
3. Signage
4. Outbuilding
5. Future Option to enclose Carport
6. Future Drive-thru



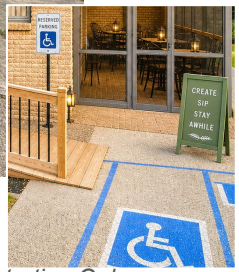
Exterior: 1.General Parking/ADA Parking

Minimum of 4 with 1 being handicap

- Use existing culvert from W.Walnut St.
- Line parking lot with railroad ties
- Gravel entire lot
- Post modest sign for Parking
- ADA parking spot will be by front door







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Exterior: 2.Walkway & Ramp

Walkway:

1. 3’ wide from parking lot to front door
   Gravel filled
   Outlined with landscape timbers
2. Add 2 steps to front door landing

Ramp with ADA parking spot

3. Ramp - Treated lumber construction
   Wooden handrail on outside of ramp and landing pad
4. ADA Parking



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Exterior: 3.Signage

1. We would like to embrace the aesthetic of heritage shopcraft store-front with hand-lettering on windows. We want our customers to associate us with high-quality, artisanal products & services. It's charming, inviting & timeless.

2. Highly visible address #'s will be added to our building to help police, fire, & EMS.

3. Directional parking & handicap signage.

4. Using our 1 allowed folding sign-to be brought in each night.



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Exterior: 4.Outbuilding







Exterior: 4.Outbuilding Need

Outbuilding is currently being used as our pottery studio at another location.

We would like to bring outbuilding to new location for several reasons:

1. Need separation between clay and coffee prep area per Health Dept
2. Keep kilns in outbuilding
3. Need extra space for pottery wheels, tools and equipment
4. A clay-reclamation system for sink in outbuilding is already in place (See reference slide for more details)
5. The beautiful glass garage door adds to the aesthetics of the pottery experience that we are trying to offer the community

Exterior: 4.Outbuilding Specs

- Wood frame, insulated with metal siding
- Electrical and water (Mechanical requirements will be determined through permitting office)
- Lot size is under 1 acre

Outbuilding 24x16 = 416sf

Existing structure = 1643sf

25% of 1643sf = 411sf

Variance needed?

Exterior: 5.Option to enclose Carport based on Variance Approval

Approved Variance

- Use for outdoor seating
- Nice landscaping with ivy lattice for a little bit of privacy
- Future screened in porch area with beautiful wood post

Vs.

No Variance

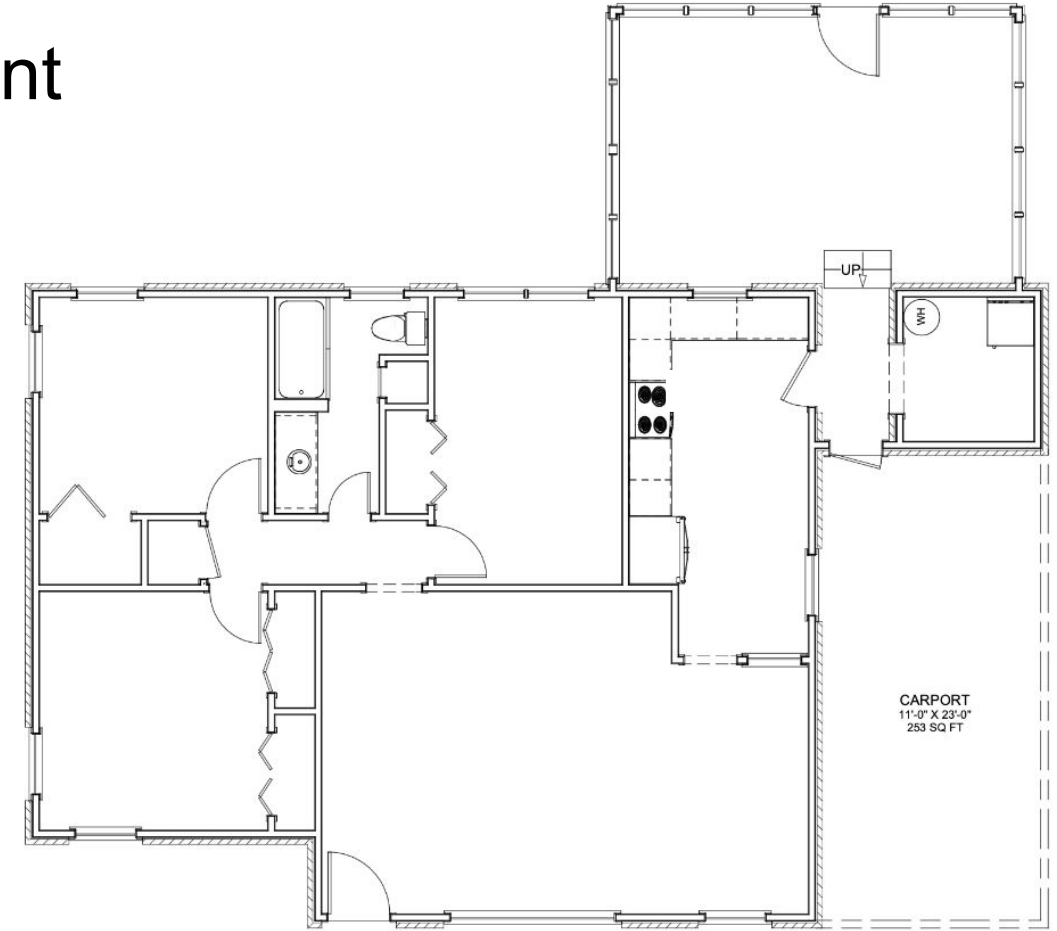
- Fully enclose carport for additional 253sf (only +5sf needed to meet outbuilding requirements)
- Not ideal for the style of community lounge we are creating



Exterior: 6.Future Drive-thru

- Drive in from alleyway adjacent to property
- Exit onto Mills Park Road
- One-way only
- Will meet specs for drive-thru requirements according to Bryant Road Dept

Interior: Current



Interior: Changes

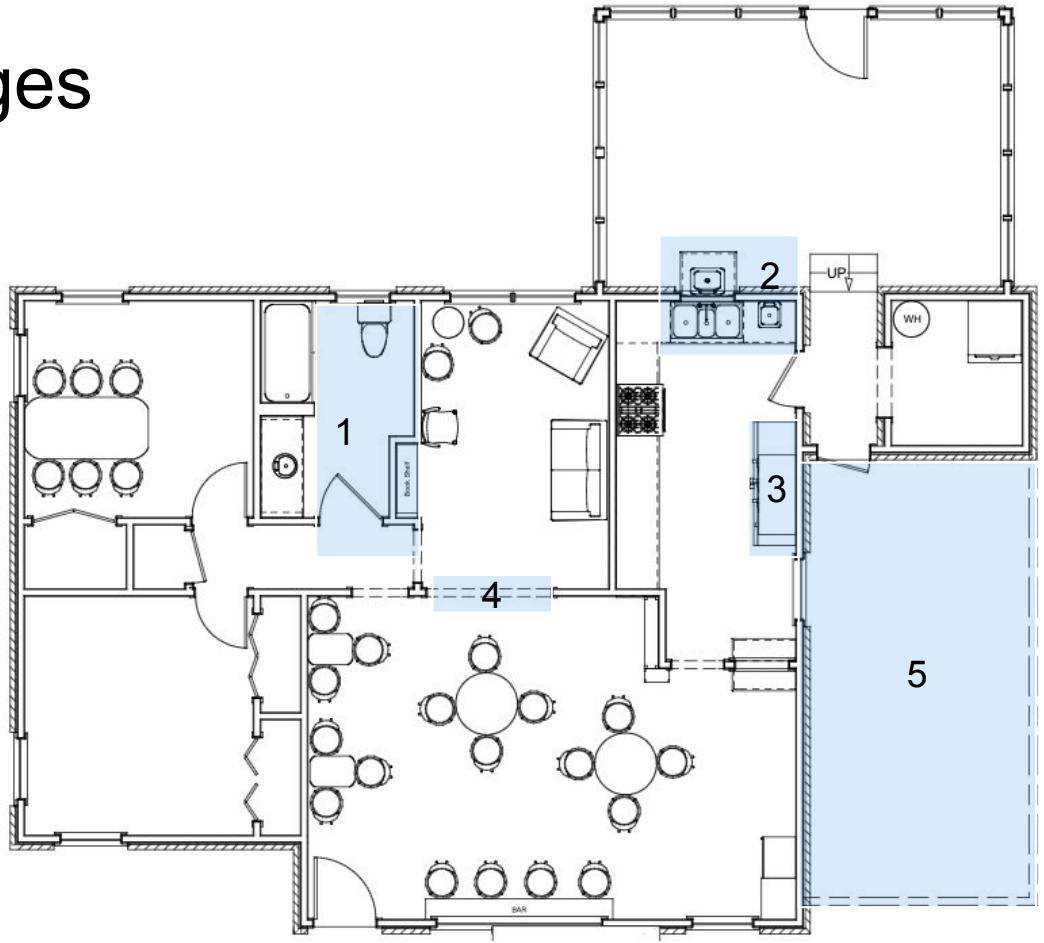
1. Expand bathroom doorway and turn toilet (ADA)

2. Expand to a 3-bay sink with add 2 handwashing sinks

3. Add Espresso machine (Elec & Plumbing)

4. Open wall to lounge

5. Future screen enclosed carport



Hours of Operation

Coffee Lounge:

Wednesday - Friday	6:30am-2:00pm
Saturday	8:00am - 2:00pm

Pottery Wheel Teaching:

Thursday - Saturday	10:00am - 2:00pm

**Friday and Saturday 6:00pm - 8:00pm will be reserved for Special Events*

AR MUDD CO.

Menu

Traditional Drinks:

Cortado
Cappuccino
Flat White
Latte
Americano
Cold Brew
Drip
Pour Over - v60
Decaf (espresso)
Espresso Flight ???
Affogato

Sweetened Coffee: (iced or hot)

Mocha
White Mocha
Honey Latte
Vanilla Latte
Lavender Latte
Cuban
Brown Sugar Latte
Carmel Latte

Tea: (iced or hot)

Loose Leaf
Chai Latte
Matcha Latte
London Fog

Alternatives:

Hot Chocolate
Steamers
Cold Case Drinks

Food:

Pre-made Sandwiches-Cold Case
Pastries, Muffins, Cake-pops:
Pre-made/Heat up only

Milk Options:

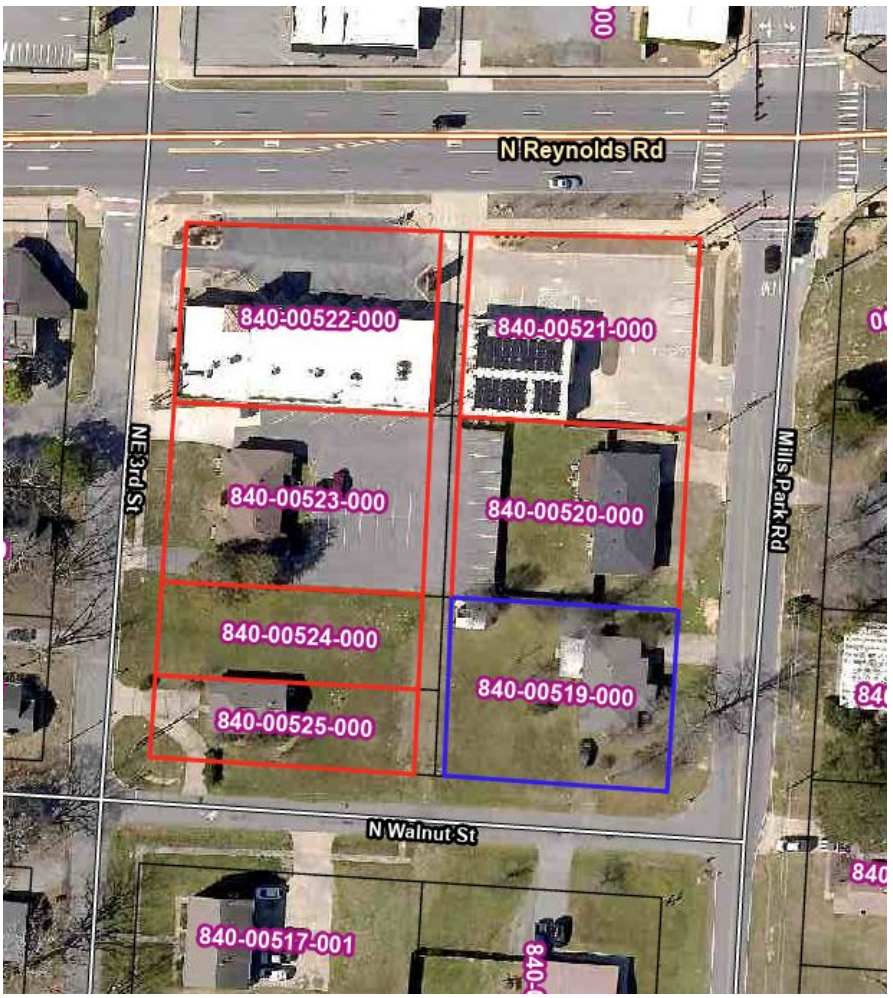
Whole
Skim
Oat
Almond
Half and Half
Heavy Whipping Cream

No excessive cooking
So no grease trap needed

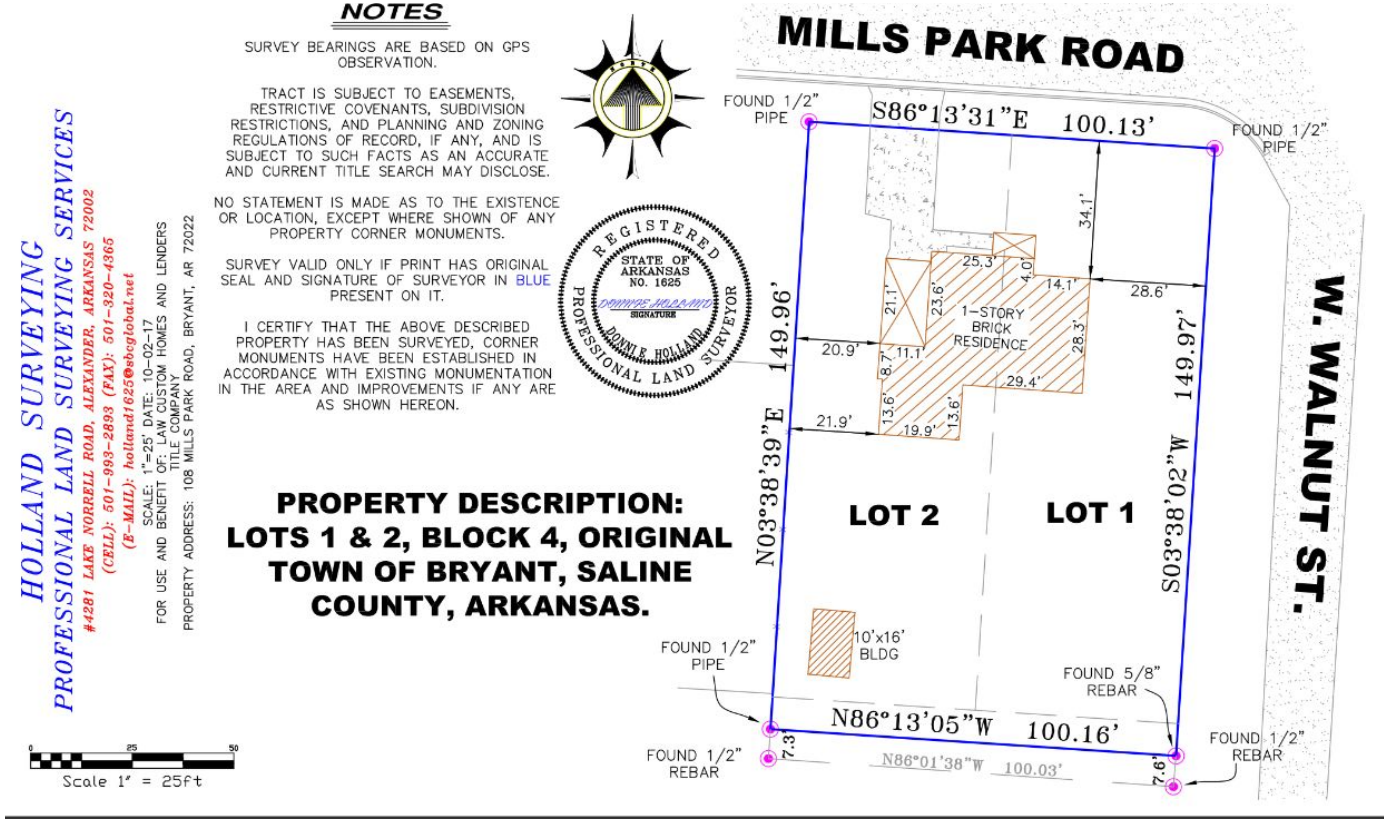
AR MUDD CO.

THANK YOU!

(Reference Slides below)


N Reynolds Rd
840-00522-000
840-00521-000
NE 3rd St
840-00523-000
840-00520-000
Mills Park Rd
840-00524-000
840-00519-000
840-00525-000
N Walnut St
840-00517-001

Exterior: Survey



Glaze Clean Up

3-Bucket Rinse System:

A 3-bucket rinse system is a safe way to clean pottery tools without putting heavy metals or toxic minerals down your plumbing. The setup uses three sequential water buckets: **Bucket 1 (Wash)**, **Bucket 2 (Rinse)**, and **Bucket 3 (Final clean)**.

How the 3-Bucket System Works

- **Bucket 1 (The Dirty Wash)**:
  - Scrape and wash your heavily glazed brushes, sponges, and tools here first.
  - Catches the vast majority of the raw glaze slurry and thick sediment.
- **Bucket 2 (The Intermediate Rinse)**:
  - Used to catch leftover traces of residue after the first wash.
  - Water stays cleaner longer, letting finer particles slowly settle to the bottom.
- **Bucket 3 (The Final Clean)**:
  - Used for a final wipe down of your hands or tools before using a normal sink.
  - Water remains mostly clear and can be reused to top off Bucket 1 or 2.
- **Glaze settles to the bottom, decanted water is used to rehydrate dried clay scraps, or evaporated off.**
- **When bucket sediment completely dries out into a solid cake or sludge, you can bag and dispose is normal household trash. We use commercial glazes by Mayco & Amaco-all of these glazes are certified non toxic and lead free.**

Clay Clean Up

Operational Safeguards

- **Bucket Scraps Collection**: All wet slop, wheel water, and trimming waste go directly into dedicated 5-gallon reclaim buckets, not the plumbing.
- **Sink Basin Interceptor**: A removable wash basin sits inside the utility sink to catch primary tool-washing sediment; settled sludge is scooped out weekly into dry reclaim bins rather than rinsed down the drain.
- **Mechanical Sediment Trap**: An airtight commercial inline interceptor (such as a Gleco Trap System or stainless steel trap) is fitted on the waste line beneath the fixture to capture any residual micro-particles before discharge.
- **Closed-Loop Recycling**: Settled water from the top of the slop buckets is decanted and reused for initial tool rinsing or landscape watering, while thickened clay slurry is dried on plaster slabs to be re-wedged and reused.

Kiln Specs

External temp 300-500 at peak
(Equivalent to a residential oven)



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KMT-822

Home > Ceramic Kilns > KMT-822

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MODEL	PHASE	VOLTS	AMPS	WATTS	TEMP (F)	CUBIC FT	OPENING (IN)	DEPTH (IN)	NEMA RECEPTACLE	SHIP DIMS. (IN)	*SHIP WT. (LBS)
KMT-822	1	240	33.4	8000	Cone 10, 2350 F	3.2	18.00 x 18.00	22	6-50	32 x 32 x 37	170

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