

Plot Date/Time: 5/1/2024 4:47:50 PM File Path: C:\Users\colleent\OneDrive - OX Studio Inc\Documents\RRS23_colleentP7ZER.rvt

Scrambler's - Rocky River

21810 Center Ridge Road,
Rocky River, OH 44116

Released For: Planning Commission Meeting #2

Release Date: 05/01/2024
O|X Project Number: ADT-RRS23



Project Team

Owner:	Scramblers
	Contact: Tony D'Agastino 22160 Center Ridge Road, Rocky River OH 44116 (440) 821-6415 adag5@aol.com
Architect:	O X Studio, Inc.
	Contact: Aaron Vermeulen aaronv@oxstudioinc.com Eric Wubbenhorst ericw@oxstudioinc.com 2373 Oak Valley Dr., Suite 180, Ann Arbor, MI 48103 (734) 929-9000
MEP Engineer:	Applied Engineering Group LTD
	Contact: Name 7402 East Broad St. Blacklick, OH 43004 (614) 322-7050 Email

Applicable Codes & Life Safety Summary

Building Code:	2024 Ohio Building Code
Mechanical Code:	2024 Ohio Mechanical Code
Electrical Code:	2023 Ohio Electrical Code (NEC)
Plumbing Code:	2024 Ohio Plumbing Code
Energy Code:	2021 Ohio Energy Code
Use Group:	A-2, Assembly (Restaurant)
Construction Type:	IIB
Height, Building:	1 Story (allowable is 40'-0")
Area, Building:	
Work Area:	4,480 SF
Fire Suppression:	
Fire Alarm:	

Project Description

Renovation of previously existing bank to accommodate kitchen and dining space for new franchise location of Scramblers restaurant.

Drawing List

Sheet Number	Sheet Name	Current Revision Description	Current Revision Date
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Schematic

SD-101	Proposed Floor Plan		
SD-101.1	Floor Plan Options		
SD-400	Toilet Room Options		
SD-401	Entry and Bar Options		

General

G-100	Title Sheet	Planning Commission Meeting #2	05/01/2024
G-101	General Information & Accessible Clearances		
G-102	General Fixture Mounting Heights		
LS-101	Code Analysis Plan & Schedules	25% Owner Review	02/23/2024

Demolition

AD-101	Demolition Floor Plan	Partial Demolition Package	04/08/2024
AD-102	Demolition Reflected Ceiling Plan	Partial Demolition Package	04/08/2024
AD-301	Demolition Elevations	Partial Demolition Package	04/08/2024

Architectural

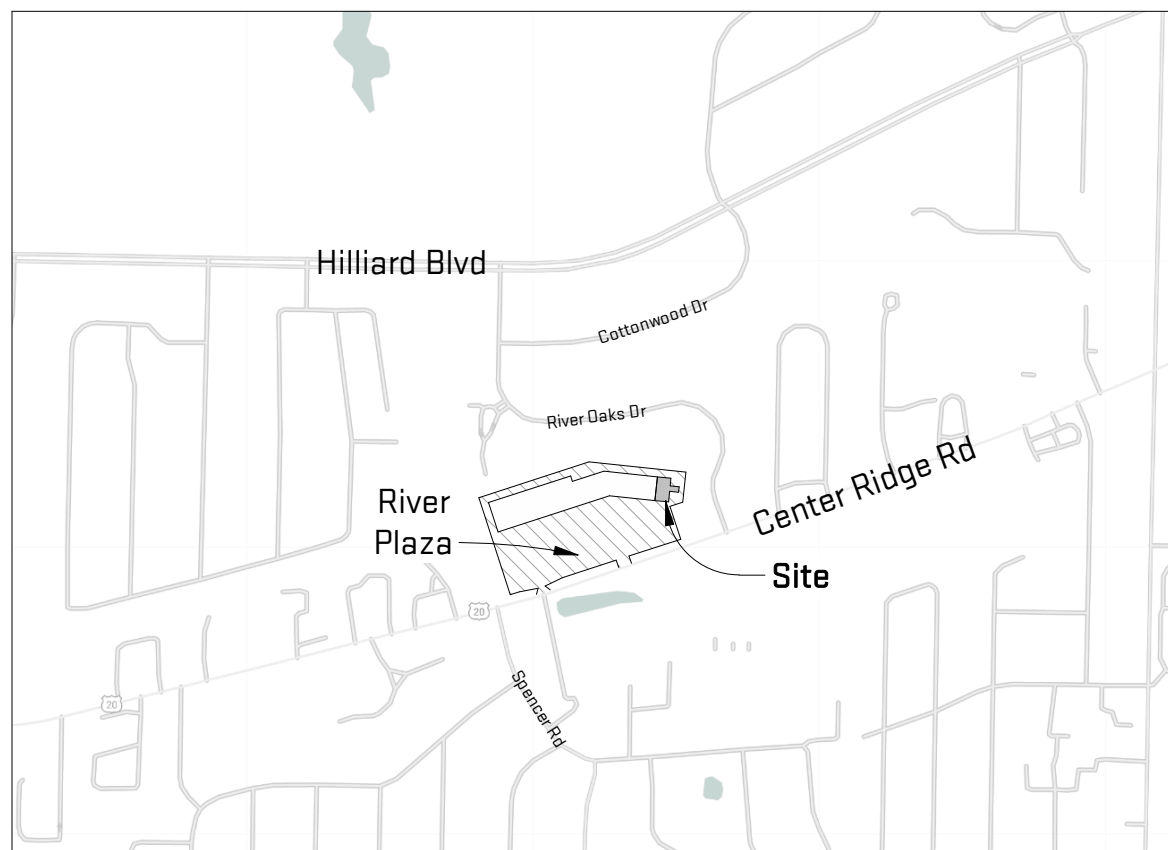
A-010	Architectural Site Plan (for reference only)	Planning Commission Meeting #2	05/01/2024
A-101	Floor Plan	Planning Commission Meeting #2	05/01/2024
A-201	Reflected Ceiling Plan	Coordination	2/15/2024
A-301	Exterior Elevations	Planning Commission Meeting #2	05/01/2024
A-401	Enlarged Floor Plans - Toilet Rooms		
A-402	Enlarged Floor Plans - Bar and Host		
A-601	Wall Sections		
A-610	Details		
A-701	Door & Frame Legend & Details		
A-801	Partition Types		
A-901	Finish Plan		
A-950	Exterior Renderings	Planning Commission Meeting #2	05/01/2024

Furniture

F-101	Furniture Plan		
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Equipment

Q-101	Equipment Plan		
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Scales listed are for 22x34 drawing size



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Job Title:

Scrambler's - Rocky
River

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Sheet Title:

Title Sheet

Released For: Planning Commission
Meeting #2

05/01/2024

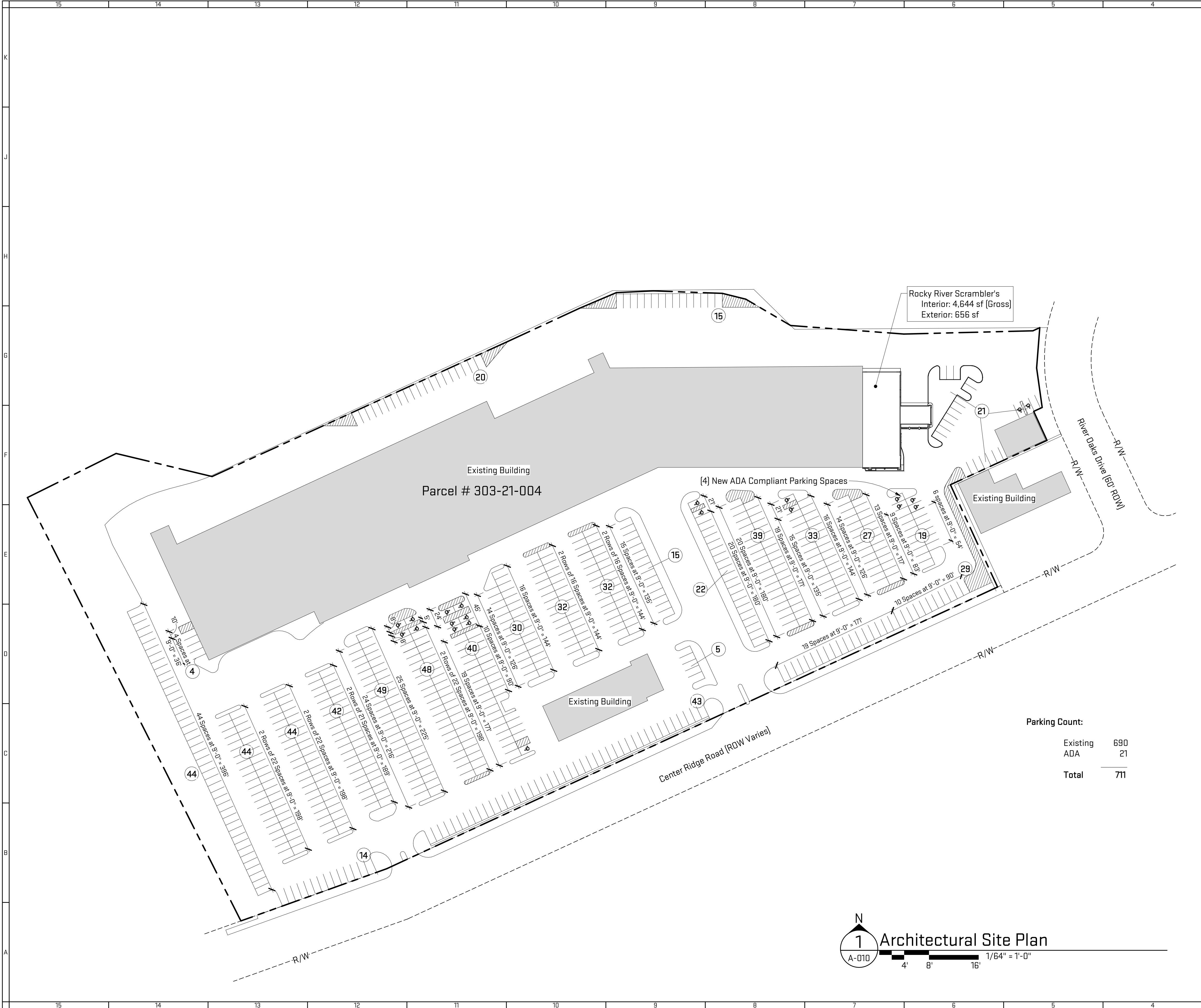
ADT-RRS23

G-100

Project #
Drawing #

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General Sheet Notes:

- A. Site plan provided for reference only.
- B. Fire lane requirements to be coordinated with local jurisdiction Fire Chief and identified in final parking layout and striping.
- C. All parking space layouts are existing to remain and shown for reference only. Refer to Exhibit A for adjacent tenant use and square footage.
- D. Refer to Sheet A-101 for Proposed Floor Plan

Sheet Keynotes



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Job Title:

Scrambler's - Rocky River

21810 Center Ridge Road,
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Sheet Title:

Architectural Site Plan
(for reference only)

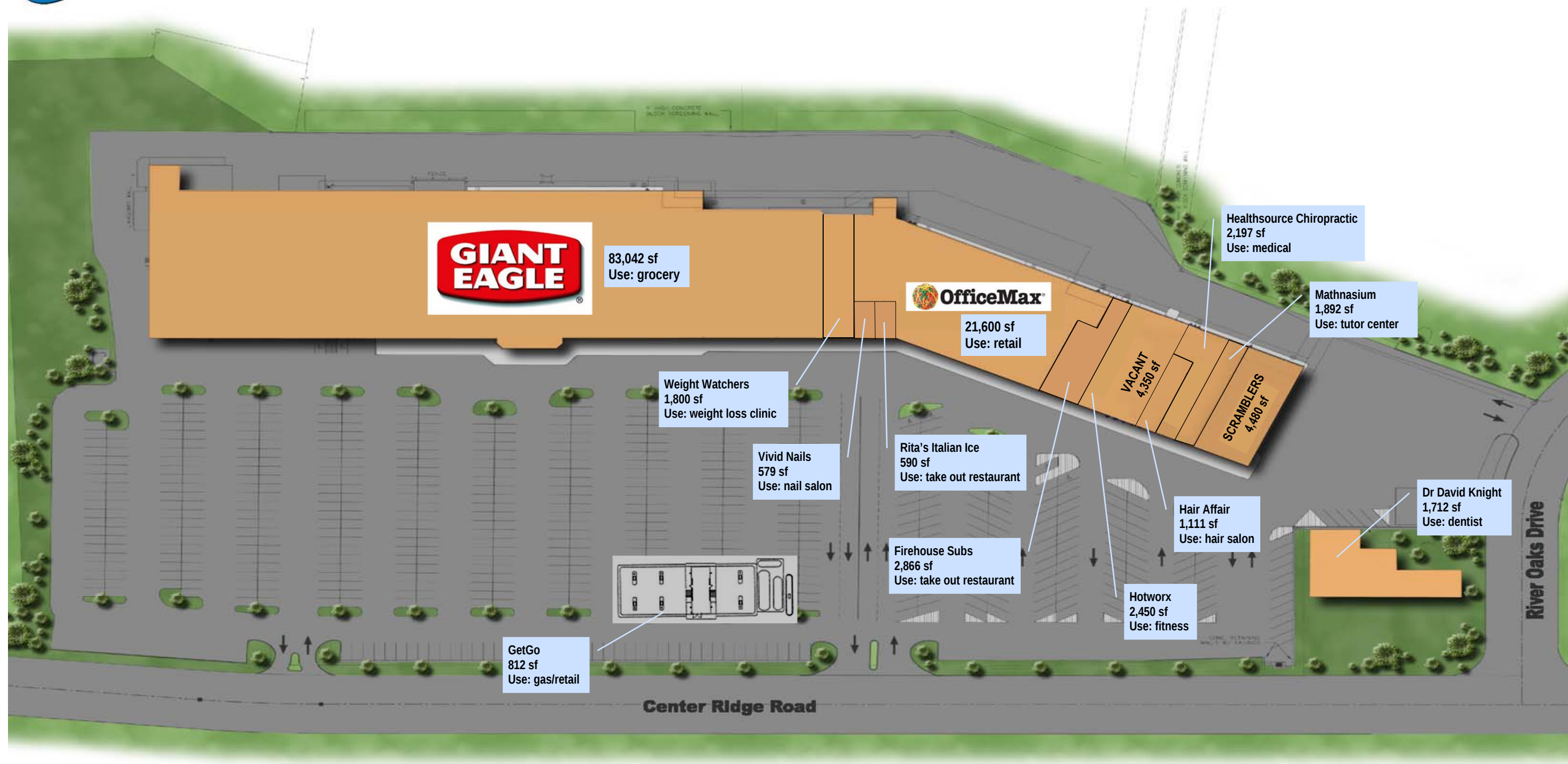
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05/01/2024

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A-010

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101	Host/Wait	100 SF	
102	Meeting	194 SF	
103	Dining Room	1630 SF	
104	Bar	52 SF	
105	Outdoor Seating	904 SF	
108	Service	51 SF	

109	Kitchen	775 SF	
110	Ice/Mop Sink	121 SF	
111	Dish	278 SF	

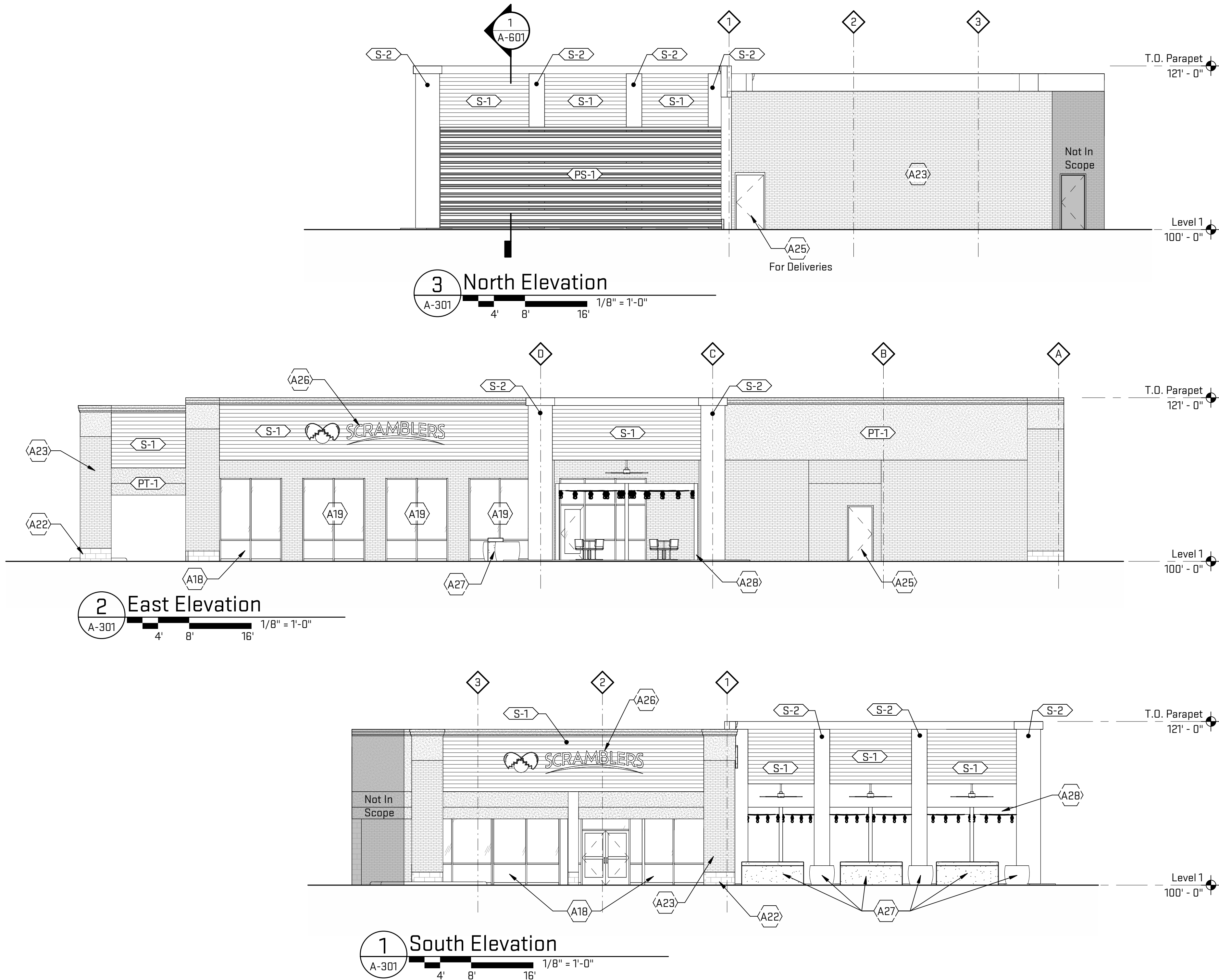
106	Men's	123 SF	
107	Women's	146 SF	
Restrooms		269 SF	

112	Storage	80 SF	
113	Storage	150 SF	
114	Dry Storage	322 SF	

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Finish Legend - Exterior				
ID	Description	Manufacturer	Model	Comments
PS-1	Aluminum Screen System	TBD	TBD	Wood-look Finish, TBD
PT-1	New paint on existing EIFS, color Muted Green	Sherwin Williams	-	
S-1	Shiplap siding, color White	James Hardie	TBD	
S-2	Cement Panel Cladding, color Muted Green	James Hardie	TBD	



General Sheet Notes:
None

- # Sheet Keynotes
- A18 Existing storefront system to remain.
 - A19 New storefront system to match existing.
 - A22 Existing CMU to remain - typ.
 - A23 Existing brick to remain - typ.
 - A25 Existing door to remain.
 - A26 New signage by owner - Size to be verified.
 - A27 New screening planters for outdoor seating.
 - A28 New exterior wood arbor and string lights - color TBD.

Job Title:
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Sheet Title:
Exterior Elevations

Released For:
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A-301

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Exterior View from Parking Lot



Exterior View from Rear



Exterior Dining Space

General Sheet Notes:
A. Refer to A-301 for exterior finish material schedule.

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Job Title:

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Sheet Title:

Exterior Renderings

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A-950

Project #
Drawing #
Dwg Date

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