

Plot Date/Time: 4/4/2024 4:16:14 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 Submission

Release Date: 04/04/2024
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
--------------	------------	------------------------------	-----------------------

General

G-100	Title Sheet	Planning Commission Submission	04/04/2024
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	25% Owner Review	02/23/2024
AD-102	Demolition Reflected Ceiling Plan	25% Owner Review	02/23/2024

Architectural

A-010	Architectural Site Plan (for reference only)	Planning Commission Submission	04/04/2024
A-101	Proposed Floor Plan	Planning Commission Submission	04/04/2024
A-201	Reflected Ceiling Plan	Coordination	2/15/2024
A-301	Exterior Elevations	Planning Commission Submission	04/04/2024
A-401	Enlarged Floor Plans		
A-501	Enlarged Stair Plans		
A-601	Wall Sections		
A-701	Door & Frame Legend & Details		
A-801	Partition Types		
A-901	Finish Plan		

Furniture

F-101	Furniture Plan		
-------	----------------	--	--

Equipment

Q-101	Equipment Plan		
-------	----------------	--	--



Scales listed are for 22x34 drawing size



architecture | interiors | planning
P: (734) 929-9000 | F: (734) 929-9001 | www.oxstudioinc.com

Job Title:	Scrambler's - Rocky River
	21810 Center Ridge Road, Rocky River, OH 44116

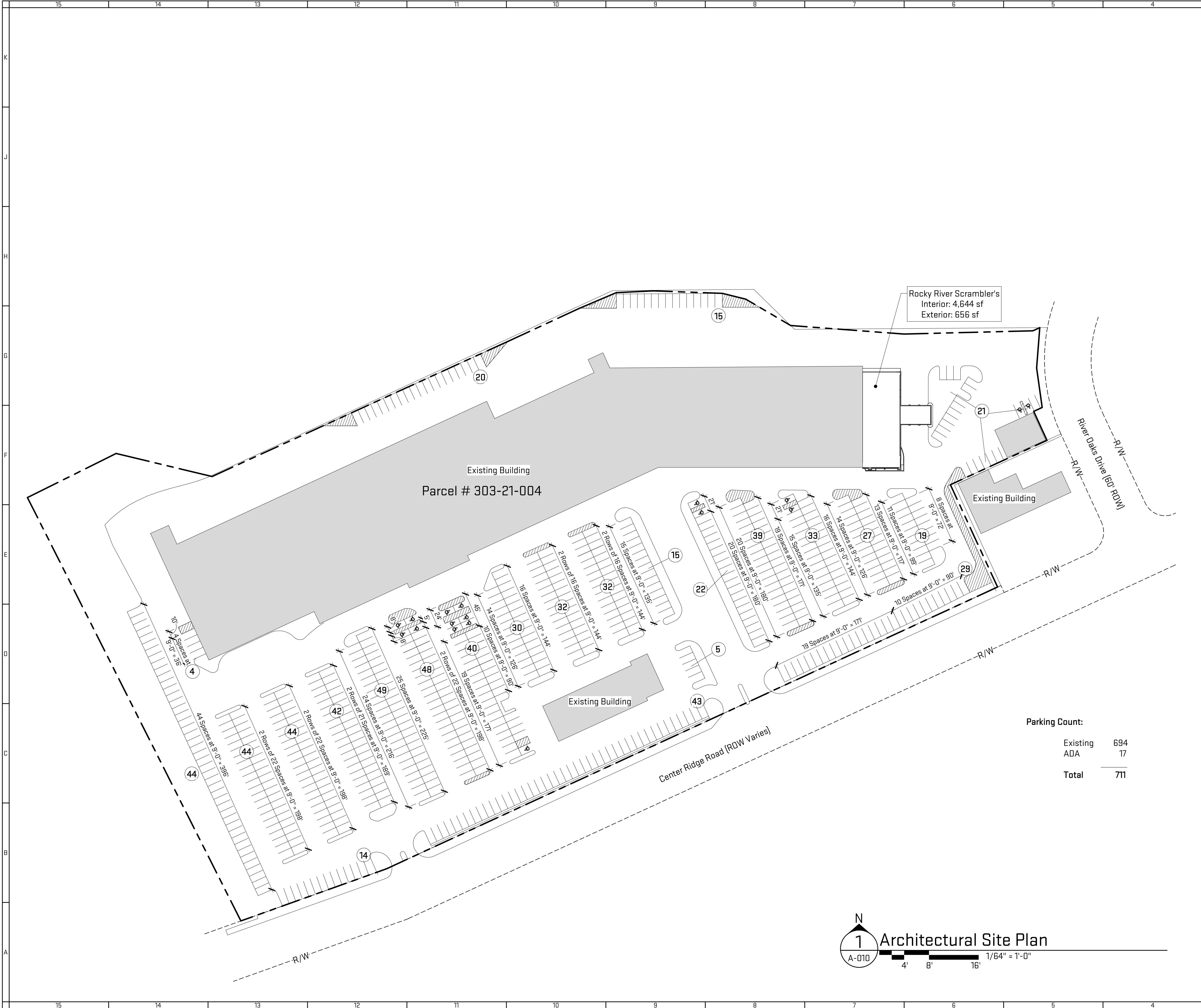
Sheet Title:	Title Sheet
Released For:	Planning Commission Submission

04/04/2024
ADT-RRS23
G-100

Project #
Drawing #

NOT FOR CONSTRUCTION

Plot Date/Time: 4/4/2024 4:16:14 PM File Path: C:\Users\colleent\OneDrive - OX Studio Inc\Documents\RRS23_colleentP7ZER.rvt



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

Site Plan Legend

- Property Line
- Right of Way
- International Symbol of Accessibility, painted on parking stall in color contrasting with pavement.
- 99 Parking Stall Count
- Existing/Adjacent Tenant, Not in Scope
- Existing/Adjacent Lot, Not in Scope

Scales listed are for 22x34 drawing size

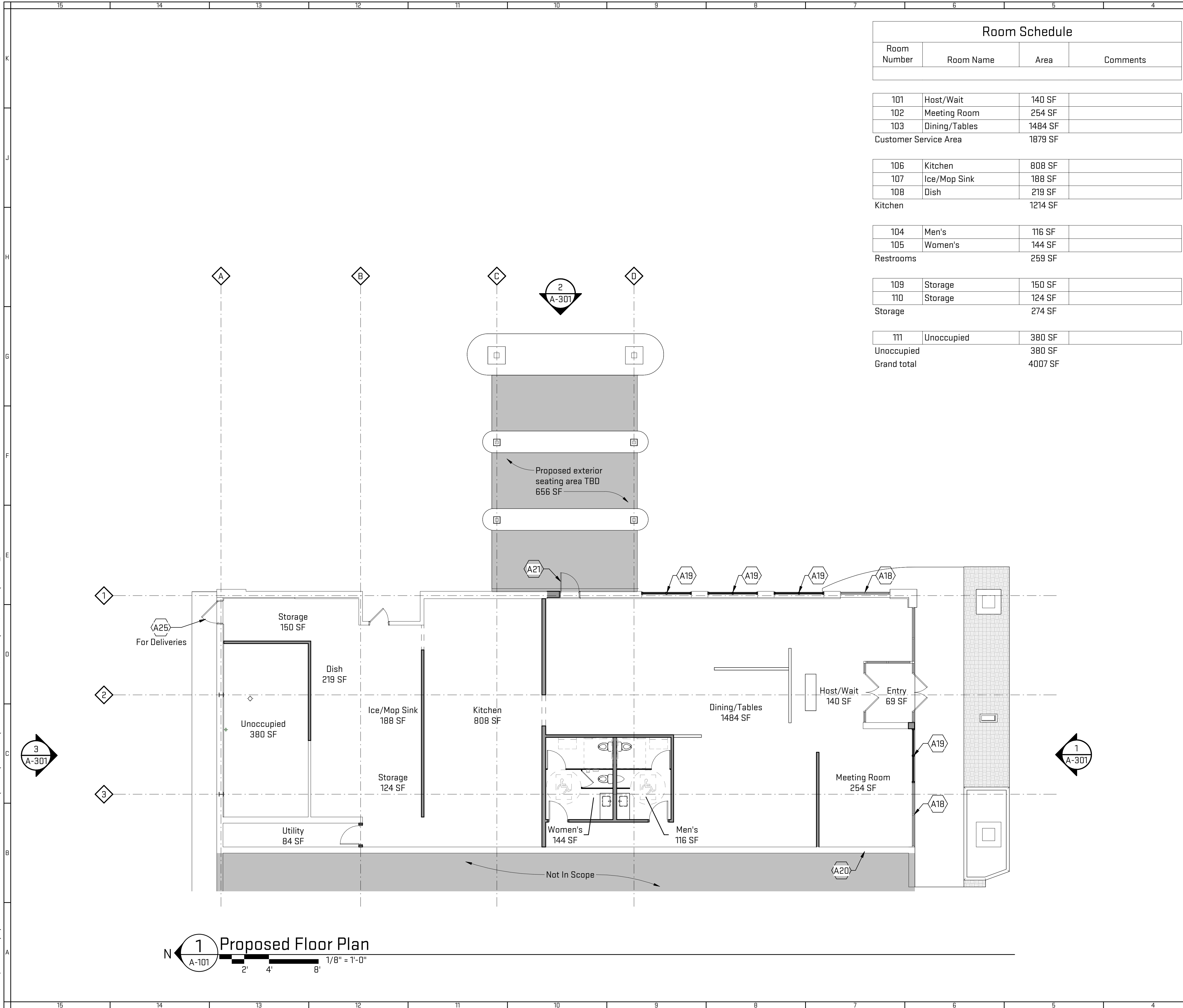


Job Title:	Scrambler's - Rocky River
Sheet Title:	Architectural Site Plan (for reference only)
Released For:	Planning Commission Submission

04/04/2024
ADT-RRS23
A-010

NOT FOR CONSTRUCTION

Plot Date/Time: 4/4/2024 4:16:15 PM File Path: C:\Users\colleent\OneDrive - OX Studio Inc\Documents\RRS23_colleentP7ZER.rvt



Room Schedule			
Room Number	Room Name	Area	Comments

101	Host/Wait	140 SF	
102	Meeting Room	254 SF	
103	Dining/Tables	1484 SF	

Customer Service Area 1879 SF

106	Kitchen	808 SF	
107	Ice/Map Sink	188 SF	
108	Dish	219 SF	

Kitchen 1214 SF

104	Men's	116 SF	
105	Women's	144 SF	

Restrooms 258 SF

109	Storage	150 SF	
110	Storage	124 SF	

Storage 274 SF

111	Unoccupied	380 SF	
Unoccupied		380 SF	
Grand total		4007 SF	

- General Sheet Notes:
- A. All dimensions to be verified in field prior to construction. Notify architect of all discrepancies prior to starting work.
 - B. All dimensions on plans are to face of finish face or column centerlines, Unless Noted Otherwise (U.N.O.)
 - C. All interior partitions to be type S A D ac U.N.O. Refer to sheet A-801 for partition details.
 - D. All interior door frames shall be located a distance of six inches from the throat return to the closest adjacent perpendicular partition, U.N.O.
 - E. Refer to sheet A-701 for Door Schedule.
 - F. Masonry dimensions are nominal, U.N.O.

Sheet Keynotes

- A18 Existing storefront system to remain.
- A19 New storefront system to match existing.
- A20 Unit demising wall to remain.
- A21 New storefront door to match existing.
- A25 Existing door to remain.

Architectural Floor Plan Legend

- Area Not in Scope
- Scope of Work Boundary
- Existing Construction to Remain
- New Construction
- Wall Type Tag, Refer to A-801 for Interior Partition Types
- Target Elevation
- Align Symbol
- Furniture System per Tenant

Scales listed are for 22x34 drawing size



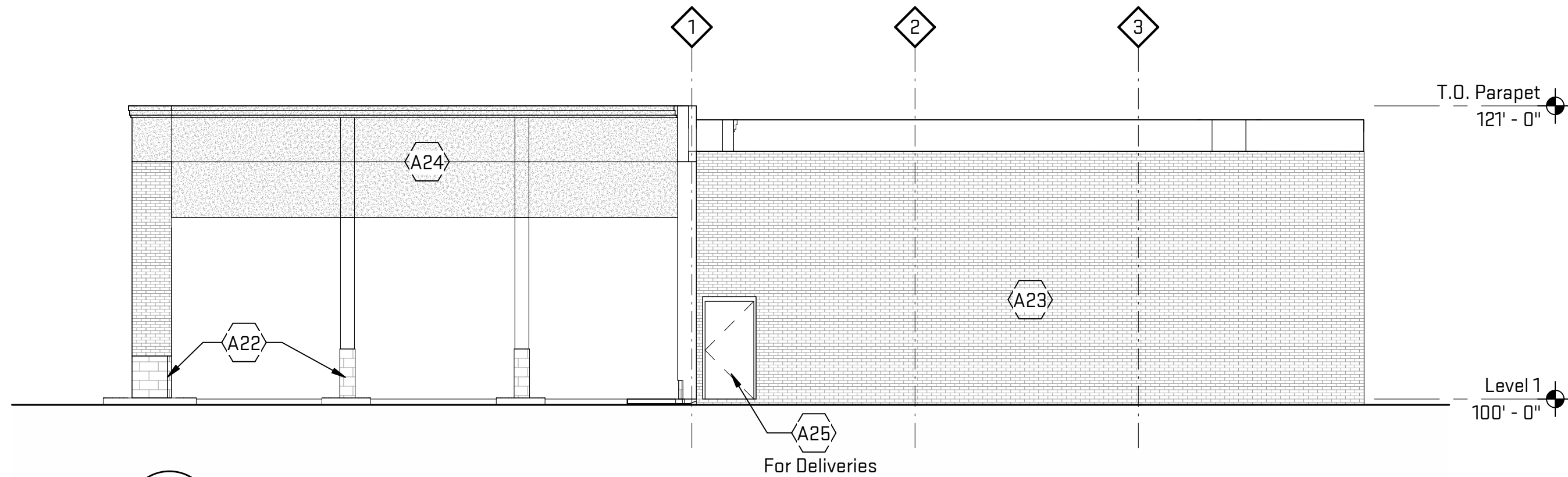
Job Title:
Scrambler's - Rocky River
21810 Center Ridge Road,
Rocky River, OH 44116

Sheet Title:
Proposed Floor Plan
Released For: Planning Commission Submission

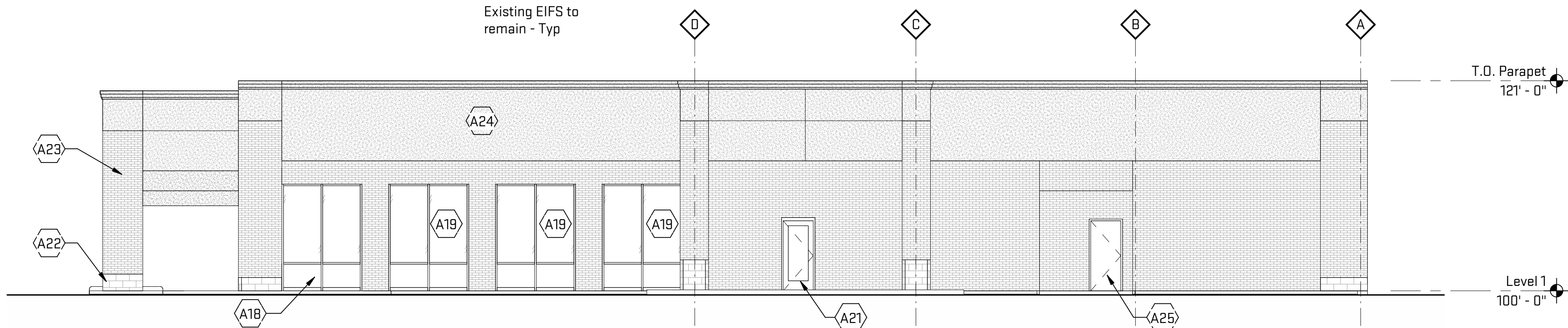
04/04/2024
ADT-RRS23
A-101

NOT FOR CONSTRUCTION

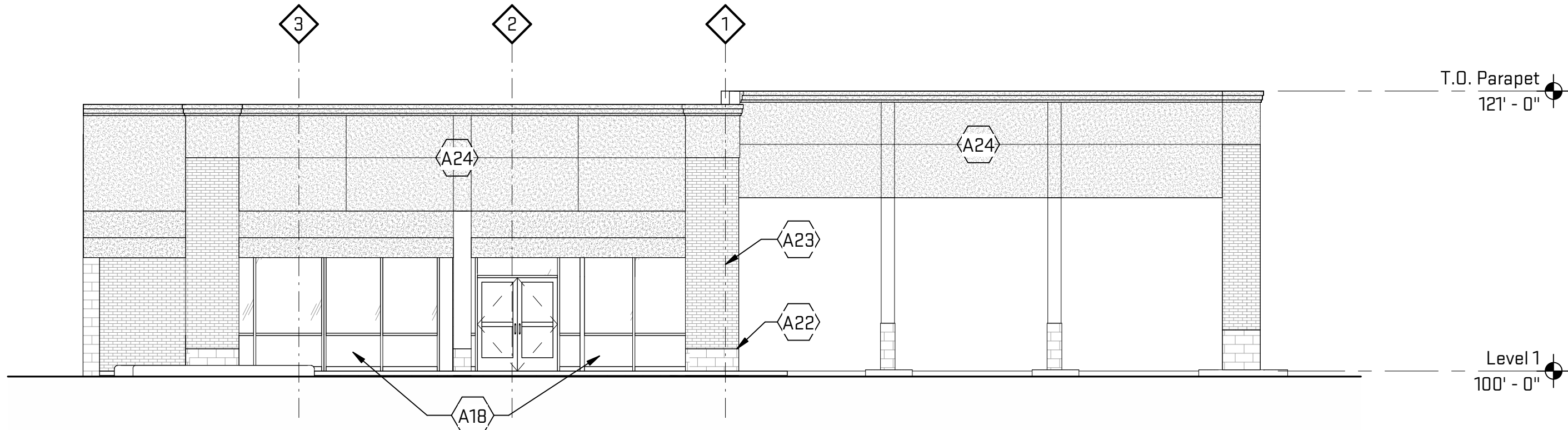
Plot Date/Time: 4/4/2024 4:16:17 PM File Path: C:\Users\colleent\OneDrive - OX Studio Inc\Documents\RRS23_colleentP7ZER.rvt



3 North Elevation
A-301 4' 8' 16' 1/8" = 1'-0"



2 East Elevation
A-301 4' 8' 16' 1/8" = 1'-0"



1 South Elevation
A-301 4' 8' 16' 1/8" = 1'-0"

General Sheet Notes:
None

Sheet Keynotes

- A18 Existing storefront system to remain.
- A19 New storefront system to match existing.
- A21 New storefront door to match existing.
- A22 Existing CMU to remain - typ.
- A23 Existing brick to remain - typ.
- A24 Existing EIFS to remain - typ.
- A25 Existing door to remain.