

PROJECT DESCRIPTION

Tenant fit-out of a Landlord provided shell on the first floor of a 5 story (1 level retail/restaurant with 4 residential above) mixed use building located in the new Bridge Park Development. The space will consist of a full kitchen, bar, dining room, brewery and an exterior patio.

APPLICABLE BUILDING CODES

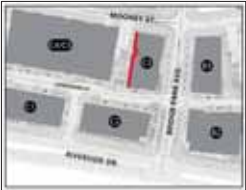
Building:	2011 Ohio Building Code	Energy:	ASHRAE 90.1
Structural:	2011 Ohio Building Code	Gas:	2011 Ohio Fuel Gas Code
Mechanical:	2011 Ohio Mechanical Code	Accessibility:	2011 Ohio Building Code
Plumbing:	2011 Ohio Plumbing Code		2009 ICC/ ANSI A117.1
Electrical:	2014 National Electric Code		ADAAG

BUILDING INFORMATION

BUILDING:	Bridge Park Building C3
Parcel ID #:	273-012660-00
Zoning:	BSD - Scioto River Neighborhood
No. Storeys:	5 (1 podium with 4 floors above)
Use/Occupancy Classifications (Chapter 3):	Non-separated mixed use (B, A3, A2, M & S2)
Construction Types (Section 602):	IA podium with 4 floors of IIB above. (3hr separation above podium)
Fire Suppression:	Yes - Fully Sprinkled per NFPA 13
Fire Alarm:	Yes - Required
Gross Building Area:	95,360 sf (19,072 per floor)
TENANT SPACE:	TE-100
Use/Occupancy Classification (Chapter 3):	A2, Assembly
Intended Use:	Restaurant
Construction Type (Section 602):	IA
Max Travel Distance (Table 1016.1):	250' allowed 100' provided
Exit Separation (1/2 or 1/3 max diagonal):	1/3 max diagonal for sprinkled space.
Interior Gross Area:	9,236 sf

HEIGHTS AND AREAS

Allowable height (Table 503):	55 + 20' increase = 75' allowable
Proposed height:	Building = 71'-4"
	Scope of work = 16'
Allowable Area (Section 506/Table 503):	Unlimited podium level per IA construction.
Total Gross Area (Building):	95,360 sf (entire building - not all in scope)
Total Patio Area (Tenant Space):	795 sf (within scope of work)
Total Gross Area (Tenant Space):	9,236 sf (scope of work)



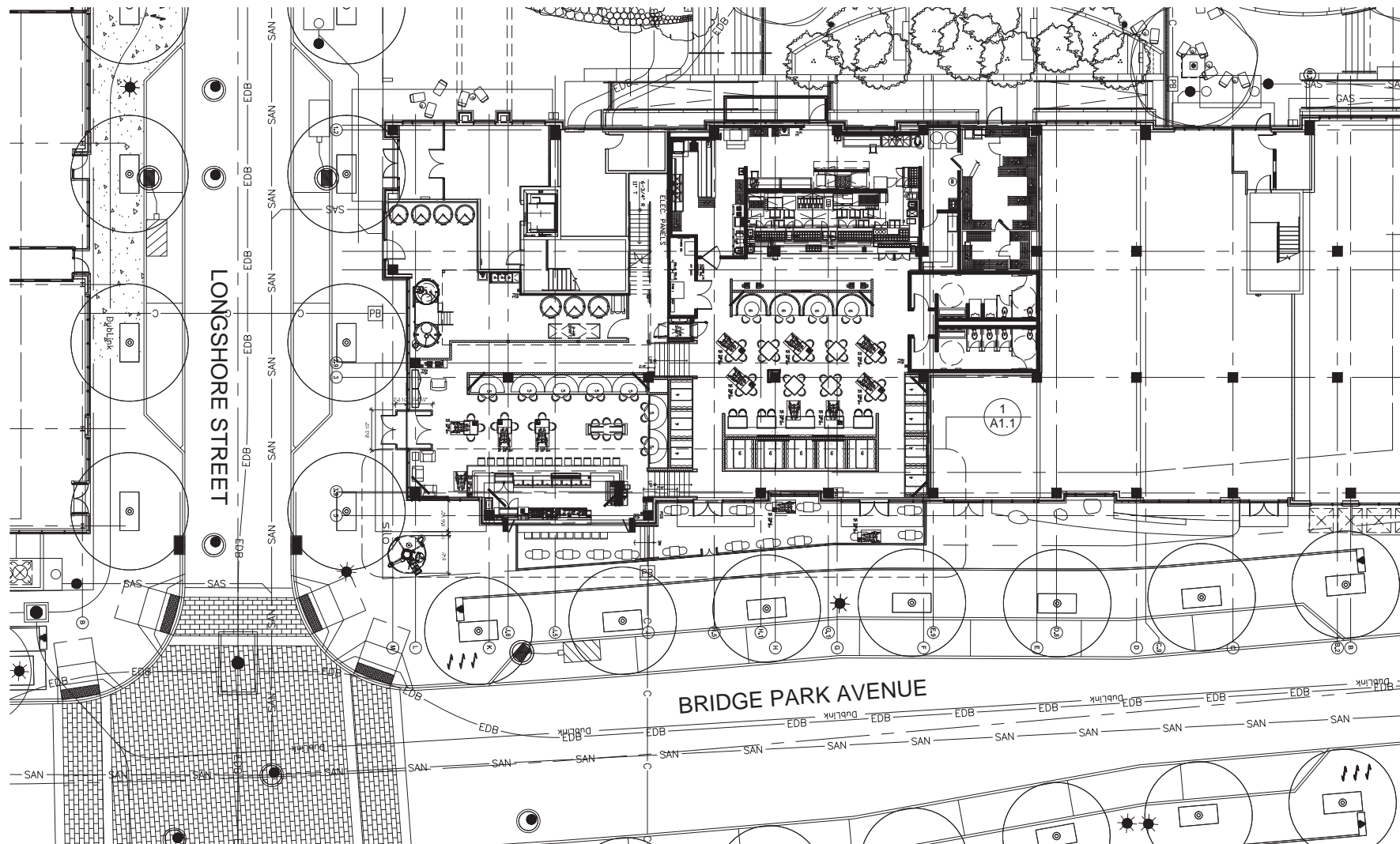
NOTE:
SIGN SHOP DRAWINGS WILL BE SUBMITTED
SEPARATELY FOR FINAL APPROVAL

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DRAWING ISSUES:
11.30.16

PROJECT:
RAM Restaurant & Brewery
6632 Longshore Street, Building C3
CLIENT:
SHEET TITLE:
COVER SHEET

PROJECT NO:
2009015.00
SCALE:
3/16"=1'-0"
SHEET NO:
A0.0



1 STREET LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"

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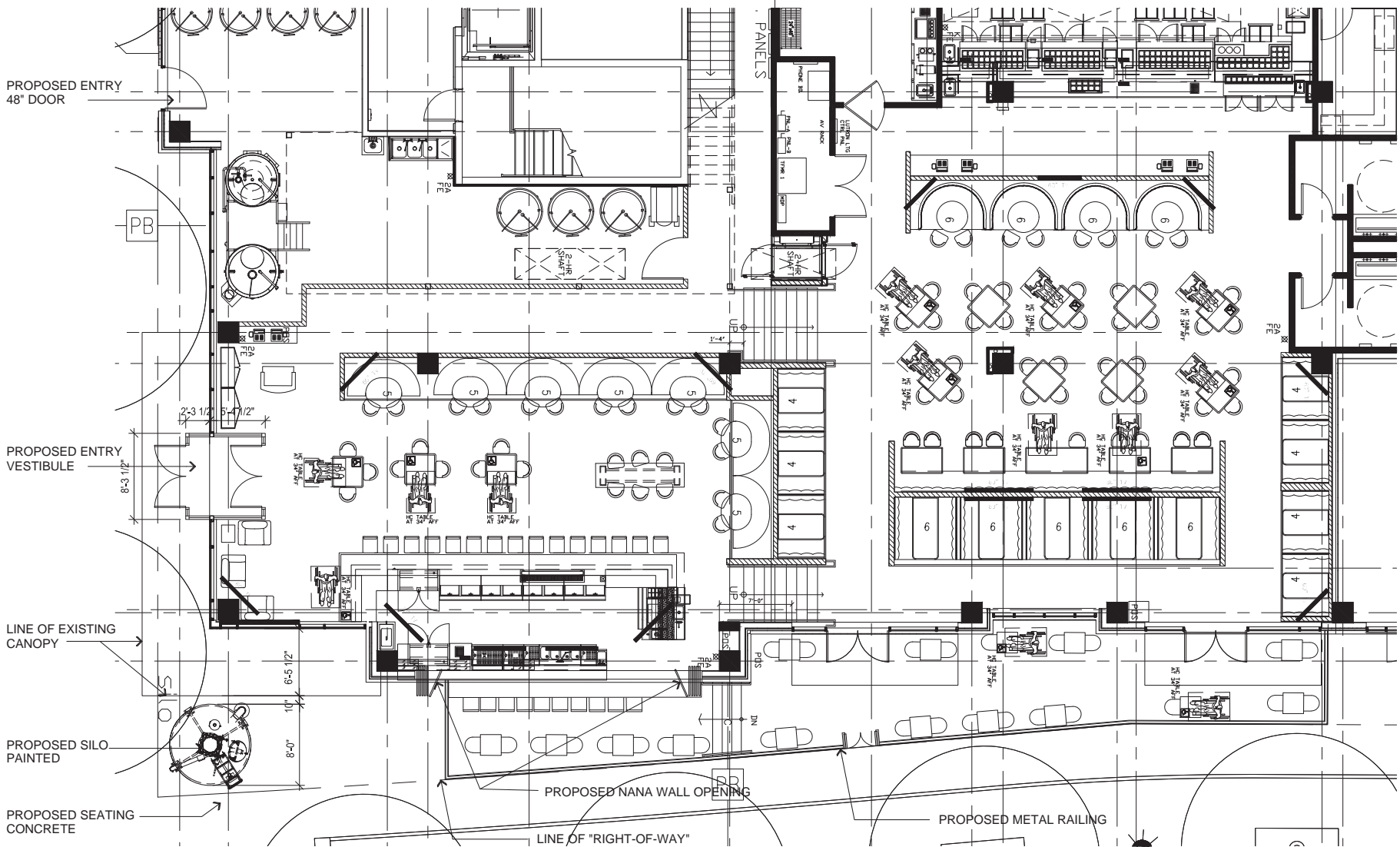
DRAWING ISSUES:

PROJECT:
RAM Restaurant & Brewery
6632 Longshore Street, Building C3
CLIENT:

SHEET TITLE:
PLAN

11.30.16

RAM PROJECT NO:
2009015.00
SCALE:
3/16"=1'-0"
SHEET NO:
A1.0
RAM RESTAURANT & BREWERY



1 BRIDGE PARK AVENUE PLAN
SCALE: 1/8" = 1'-0"

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DRAWING ISSUES:
11.30.16

PROJECT:
RAM Restaurant & Brewery
6632 Longshore Street, Building C3
CLIENT:
SHEET TITLE:
PLAN

RAM PROJECT NO: 2009015.00
SCALE: 3/16"=1'-0"
SHEET NO: A1.1
J. C. SHAW & BREWERY



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DRAWING ISSUES:
11.30.16

PROJECT:
RAM Restaurant & Brewery
6632 Longshore Street, Building C3
CLIENT:
SHEET TITLE:
RENDERING

RAM
PROJECT NO:
2009015.00
SCALE:
3/16"=1'-0"
SHEET NO:
A1.2c
J.C. DUHANT
& BREWERY



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DRAWING ISSUES:
11.30.16

PROJECT:
RAM Restaurant & Brewery
6632 Longshore Street, Building C3
CLIENT:
SHEET TITLE:
RENDERING

RAM
PROJECT NO:
2009015.00
SCALE:
3/16"=1'-0"
SHEET NO:
A1.2d



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DRAWING ISSUES:
11.30.16

PROJECT:
RAM Restaurant & Brewery
6632 Longshore Street, Building C3
CLIENT:
SHEET TITLE:
RENDERING

RAM
PROJECT NO:
2009015.00
SCALE:
3/16"=1'-0"
SHEET NO:
A1.2.1e

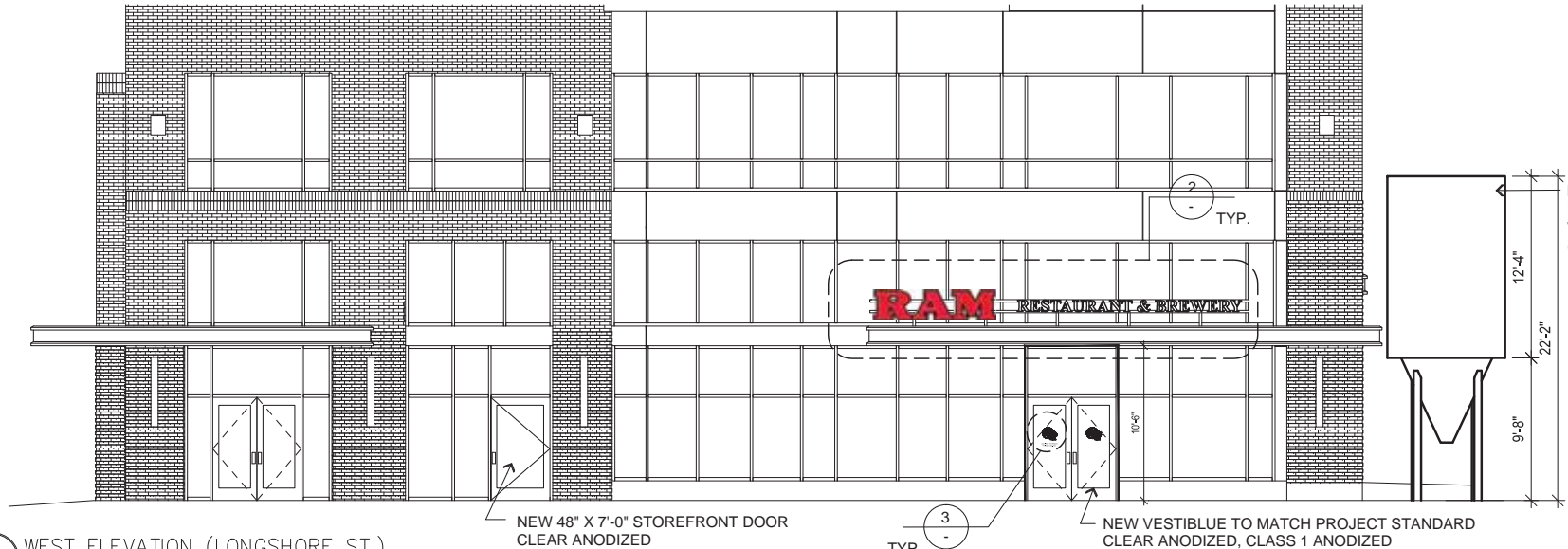


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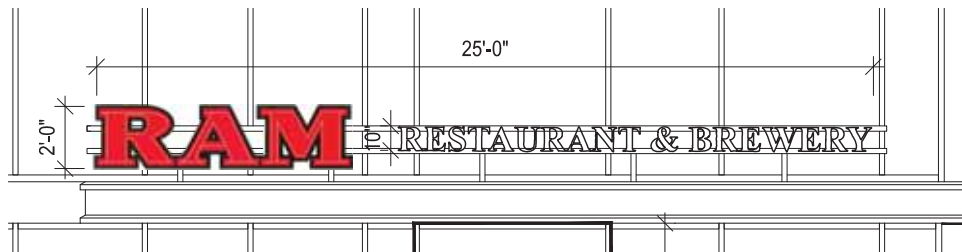
PROJECT:
RAM Restaurant & Brewery
6632 Longshore Street, Building C3
CLIENT:
SHEET TITLE:
RENDERING

RAM
PROJECT NO:
2009015.00
SCALE:
3/16"=1'-0"
SHEET NO:
A1.2.1f
RAM RESTAURANT & BREWERY



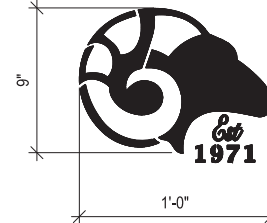
METAL GRAIN SILO
PAINTED "SILVER GRAY"
VINYL GRAPHIC ON
(1) ONE SIDE

1 WEST ELEVATION (LONGSHORE ST.)
SCALE: 1/8" = 1'-0"

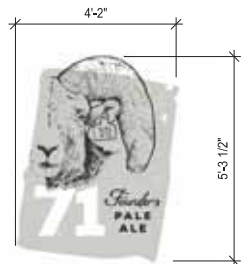


2 WEST ELEVATION CANOPY EDGE SIGN
SCALE: 1/4" = 1'-0"

3 TYP. NEW VESTIBULE TO MATCH PROJECT STANDARD
CLEAR ANODIZED, CLASS 1 ANODIZED



3 WINDOW SIGN GRAPHIC
SCALE: 1/4" = 1'-0"



5 SILO GRAPHIC #2
SCALE: 1/4" = 1'-0"

SPECIFICATIONS:
BLACK VINYL IMAGE TRANSFER
LESS THAN 30% OF STOREFRONT

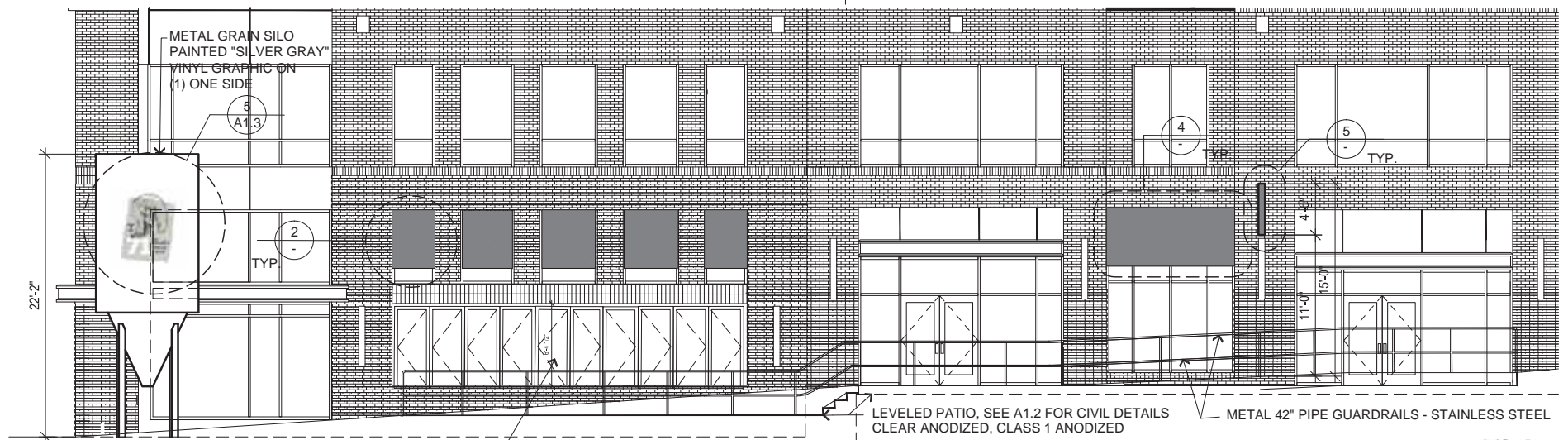


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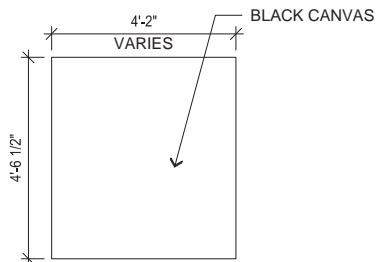
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DRAWING ISSUES: PROJECT:
RAM Restaurant & Brewery
6632 Longshore Street, Building C3
CLIENT:
SHEET TITLE:
elevations

PROJECT NO:
2009015.00
SCALE:
3/16"=1'-0"
SHEET NO:
A1.3



1 SOUTH ELEVATION (BRIDGE PARK AVE.)
SCALE: 1/8" = 1'-0"

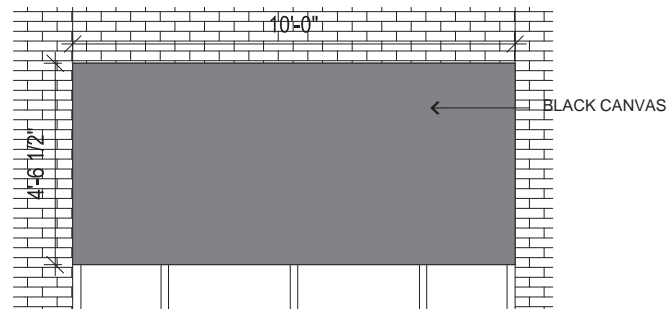


2 AWNING
SCALE: 1/4" = 1'-0"

SPECIFICATIONS:
CANVAS BLACK WITH WHITE GRAPHIC
HOOD STYLE, OPEN ENDED AT SIDES

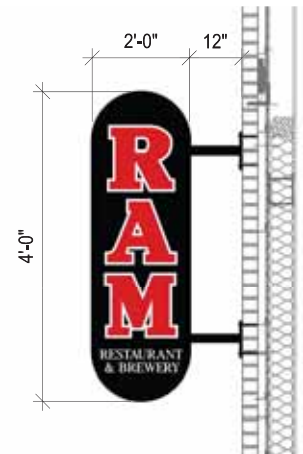


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4 AWNING
SCALE: 1/4" = 1'-0"

SPECIFICATIONS:
CANVAS BLACK WITH RED/WHITE GRAPHIC
HOOD STYLE, OPEN ENDED AT SIDES



5 PROJECTING SIGN
SCALE: 1/4" = 1'-0"

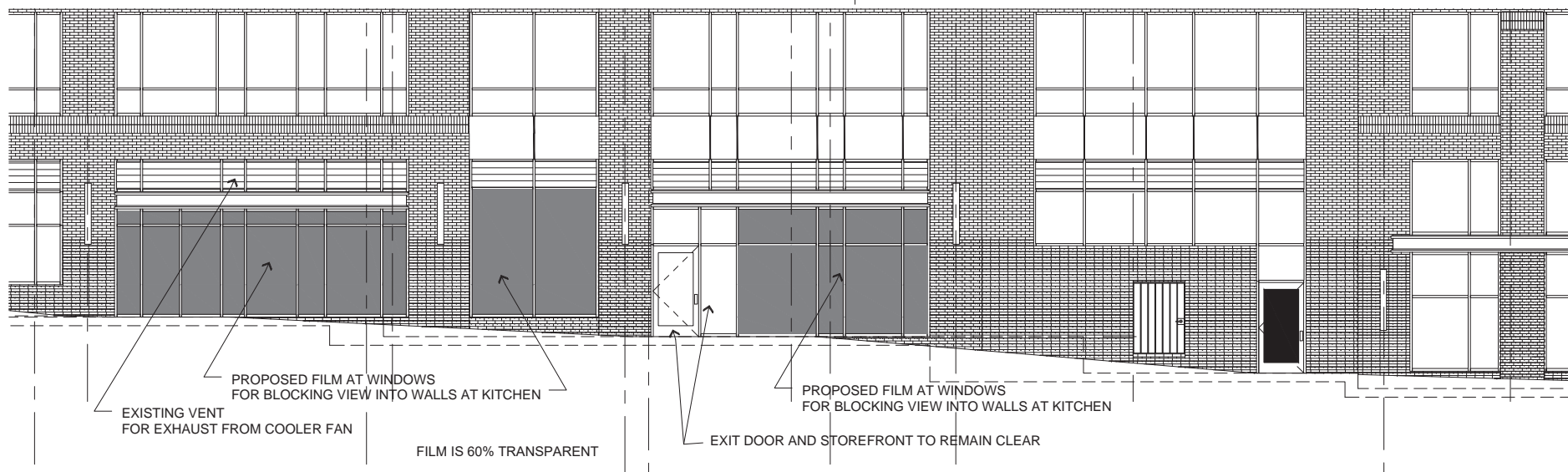
SPECIFICATIONS:
INTERNALLY ILLUMINATED METAL SIGN, 6" RETURNS
FABRICATED ALUMINUM, PAINTED BLACK
RED/WHITE LETTERS ON PLEXI/VINYL FACE

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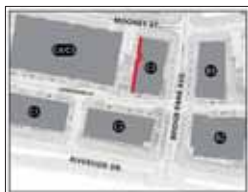
DRAWING ISSUES:
04.24.17
11.30.16

PROJECT:
RAM Restaurant & Brewery
6632 Longshore Street, Building C3
CLIENT:
SHEET TITLE:
elevations

PROJECT NO:
2009015.00
SCALE:
3/16"=1'-0"
SHEET NO:
A1.4



1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



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DRAWING ISSUES:
11.30.16

PROJECT:
RAM Restaurant & Brewery
6632 Longshore Street, Building C3
CLIENT:
SHEET TITLE:
elevations

RAM
PROJECT NO:
2009015.00
SCALE:
3/16"=1'-0"
SHEET NO:
A1.5
J.C. SUHANT
& BREWERY



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

SPECIFICATIONS:
TEAK WOOD
BLACK METAL FRAMES



2 PATIO LIGHTING
SCALE: 1/4" = 1'-0"

SPECIFICATIONS:
CLEAR BULBS
BLACK WIRE



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DRAWING ISSUES:
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RAM Restaurant & Brewery
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CLIENT:
SHEET TITLE:
PATIO DETAILS

RAM
PROJECT NO:
2009015.00
SCALE:
3/16"=1'-0"
SHEET NO:
a1.6