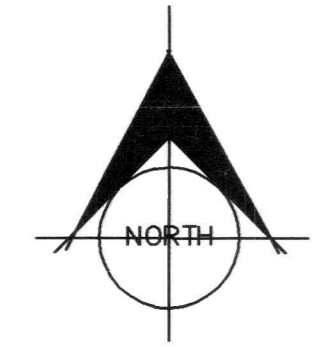


1 SITE PLAN
SCALE: 1" = 20'-0"



CONSTRUCTION NOTES

- 1 CONSTRUCT SIDEWALK PER DETAIL 10,14/SD-3
- 2 CONSTRUCT CURB & GUTTER PER DETAIL 1/SD-3
- 3 CONSTRUCT CURB & WALK PER DETAIL 2/SD-3
- 4 CONSTRUCT CURB AT PLANTER PER DETAIL 3/SD-3
- 5 RAMP PER DETAIL 5/SD-3
- 6 INSTALL HANDICAP SIGNAGE PER DETAIL 11/SD-3
- 7 PAINT HANDICAP SYMBOL - WHITE ON CONTRASTING BACKGROUND PER DETAIL 12/SD-3
- 8 INSTALL PRECAST CONCRETE WHEEL STOPS PER DETAIL 13/SD-3.
- 9 PAINT STRIPES NO PARKING AREA COLOR TO MATCH SHOPPING CENTER STRIPING
- 10 PAINT PARKING STALL STRIPES 4" WIDE COLOR TO MATCH SHOPPING CENTER STRIPING
- 11 ASPHALT PAVING
- 12 DEPRESSED CONC. RAMP @ WALK
- 13 CONSTRUCT EXTERIOR LIGHT POLE PER DETAIL 8/SD-3.
- 14 LANDSCAPE AREA REFER TO LANDSCAPE DRAWING.
- 15 5'-0" ACCESSIBLE STRIPED WALKWAY
- 16 5'-0" CONC. SIDEWALK

PROJECT INFORMATION

PROJECT OWNER: VISCONSI COMPANIES LTD
30050 CHAGRIN BLVD.
PEPPER PIKE, OH. 44124

PROJECT ADDRESS: 1100 WEST RIVER ROAD
(MIDWAY MARKET SQUARE)
ELYRIA, OHIO

OCCUPANCY CLASSIFICATION: **A-2**
OCCUPANT LOAD: **212**

SITE AREA: 48,124 S.F.
SITE ZONING CLASSIFICATION: BG (GENERAL COMMERCIAL)
ALLOWABLE SITE COVERAGE: -
ACTUAL SITE COVERAGE: -
PARKING REQUIREMENTS: 1/150 S.F. OF GROSS BLDG. AREA = 27
PARKING PROVIDED: 68 TYPICAL BAY 18' x 9'

BUILDING FLOOR AREA: 4,161 S.F. GROSS FLOOR AREA
(EXTERIOR OF EXTERIOR WALLS)
ALLOWABLE BUILDING AREA: 6,000 S.F. (W/O SPRINKLER)
ACTUAL BUILDING AREA: 4,161 S.F.
BUILDING CONSTRUCTION TYPE: TYPE VB (WOOD FRAME, UNPROTECTED)

GENERAL NOTES

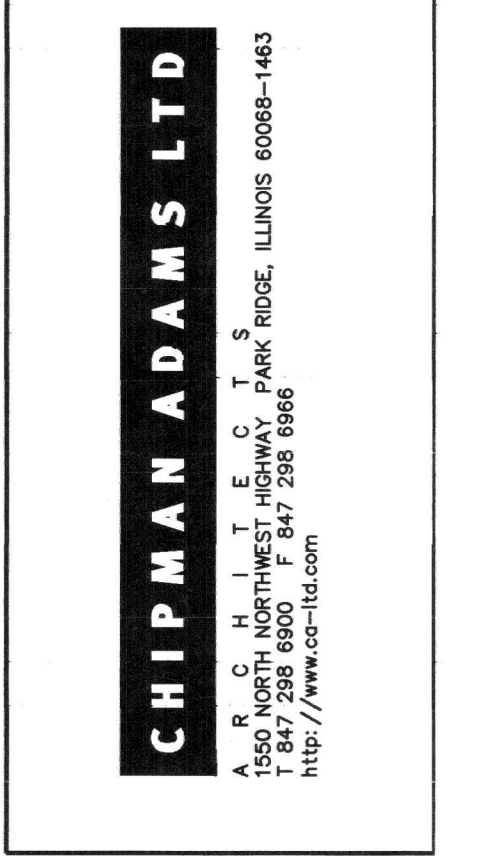
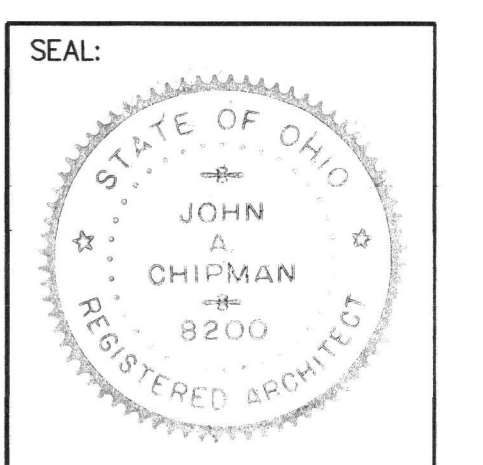
1. ALL EXTERIOR "IHOP" SIGNAGE TO BE SUPPLIED BY IHOP AND INSTALLED BY SIGNAGE CONTRACTOR UNDER SEPARATE PERMIT.
2. SITE LIGHTING SHOWN IS TO BE IN COMPLIANCE WITH LOCAL ZONING, EASEMENT, AND OR LOCAL COVENANT REQUIREMENTS. SEE ELECTRICAL DRAWINGS FOR MORE INFORMATION
3. SEE CIVIL DRAWINGS FOR FURTHER NOTATIONS ON SITE IMPROVEMENTS
4. SEE LANDSCAPE DRAWINGS FOR FURTHER SITE IMPROVEMENTS
5. G.C. TO LOCATE ALL EXISTING UTILITIES AND IRRIGATION PRIOR TO CONSTRUCTION.
6. G.C. TO COORDINATE ALL GRADES WITH ADJOINING CHURCH DRIVE TO ASSURE THAT NO SURFACE DRAINAGE LEAVES IHOP PARCEL.

SITE LEGEND

- T TRANSFORMER PAD - SEE ELEC. DWG'S FOR MORE INFO
- G GAS METER - SEE PLUMB. DWG'S FOR MORE INFO
- MSB MAIN SWITCH BOARD - SEE ELEC. DWG'S FOR MORE INFO.

REVISIONS:	△
REV PER CITY	△
7-25-02	

CONSULTANT:



IHOP RESTAURANT

STORE NO. **10030**

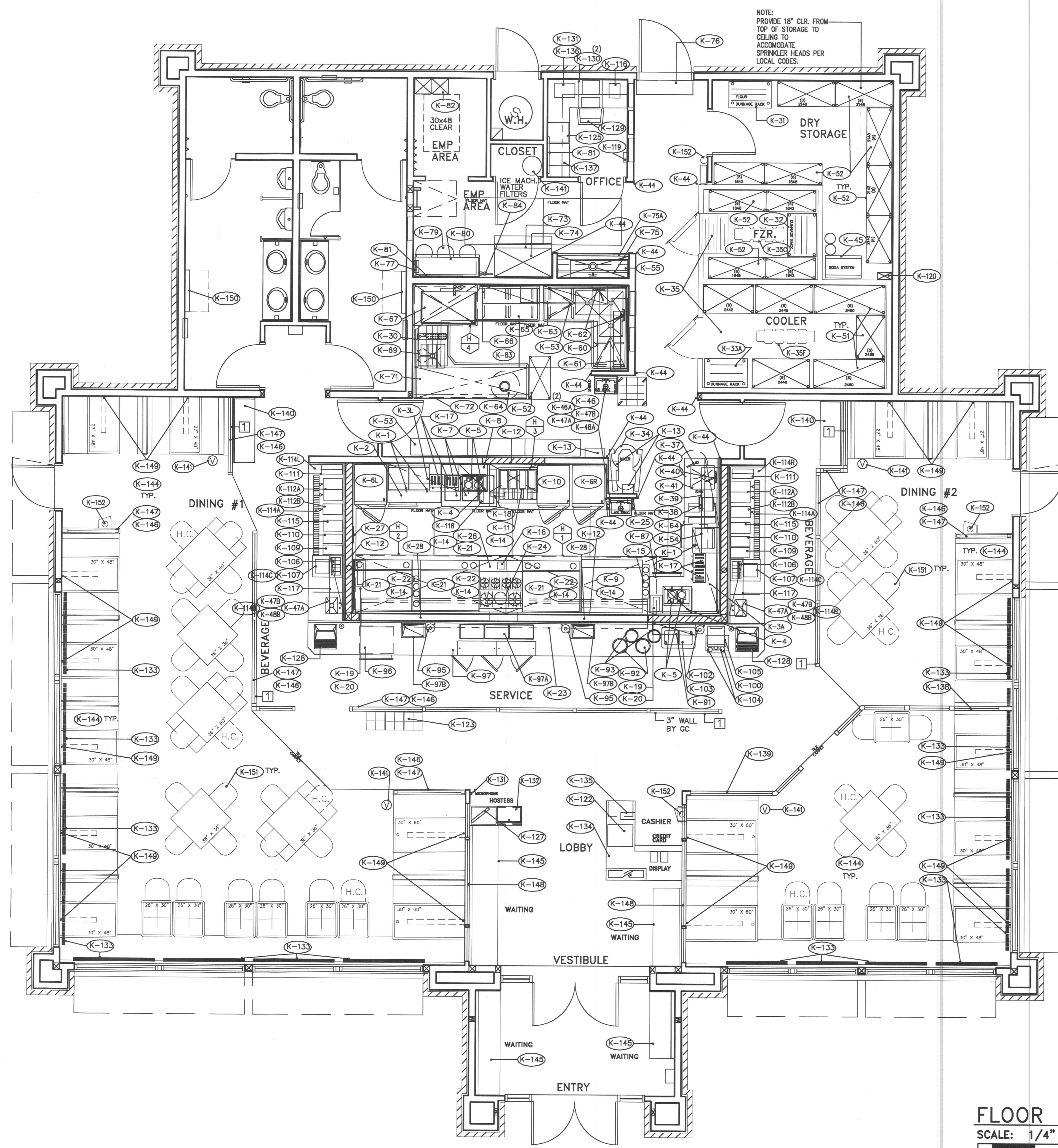
LOCATION:
IHOP RESTAURANT
1100 W. RIVER ROAD
(MIDWAY MARKET SQUARE)
ELYRIA, OHIO

DATE:	07/18/02
ISSUED FOR:	DATE
PERMITS	07/18/02
BIDS	07/18/02
CONSTRUCTION	
SCALE:	AS NOTED
DRAWN BY:	MFH
JOB NO:	02-3104
SHEET TITLE:	

SITE PLAN

SHEET NO.: **SD-1**

OF:



NOTE:
PROVIDE 18" CLR. FROM
TOP OF STORAGE TO
CEILING TO
ACCOMMODATE
SPRINKLER HEADS PER
LOCAL CODES.

ITEMS NOT SHOWN:
#K-11A, K-35A,B,D,E,G,H,
K-36, K-44C, K-78,
K-87A,B, K-114C, K-142,
K-143,K-153.

REMOTE REFRIGERATION
ITEMS # K-35A,B,D,E,G,H
NOT SHOWN. SEE A-16
AND E-5 FOR LOCATION.

CUT HOLES FOR OIL PANS IN K-21
IN FIELD WHEREVER POSSIBLE

1 DENOTES:
3" WIDE SHORT WALL
@ 54" AFF BY G.C.
OAK CAP, BRASS & GLASS
BY K.E.C. (FINISHED HEIGHT @ + 69")

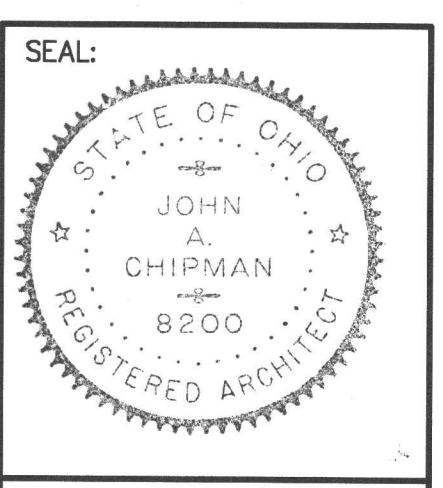
H DENOTES:
HOOD ABOVE EQUIPMENT. SEE
MECHANICAL FOR ADDITIONAL
INFORMATION.

GENERAL NOTES:

- Plans are provided for the purpose of indicating outlet locations and equipment requirements only and do not relieve the General Contractor or Sub-Contractor of the responsibility of complying with all applicable codes. Please see architect's drawings for all other requirements and codes.
- General Contractor to provide access to hoods at area above hoods for mounting of hood supports. If access is not provided, General Contractor to provide hood supports.
- General Contractor to provide all wall backing per location and specification.
- All dimensions shown are measured from finished walls, floors, ceilings and/or column to center lines of stubs or outlets. Allowances shall be made for miscellaneous obstructions, structures, venting, electrical, plumbing and thickness of finishes when framing and/or roughing-in as required.
- Seating for people in wheelchairs at tables and booths shall provide the following clearances: knee spaces at least 27" high, 30" wide and 19" deep.

REVISIONS:

CONSULTANT:



CHIPMAN ADAMS LTD
1950 N. HIGHWAY 107, WEST MILWAUKEE, WI 53090
TEL: 414-228-8800 FAX: 414-228-8886
http://www.ca-tad.com



STORE NO. **10030**
LOCATION:
IHOP RESTAURANT
1100 W. RIVER ROAD
(MIDWAY MARKET SQUARE)
ELYRIA, OHIO

DATE: 07/18/02
ISSUED FOR: DATE
PERMITS: 07/18/02
BIDS: 07/18/02
CONSTRUCTION
SCALE: AS NOTED
DRAWN BY: MFH
JOB NO: 02-3104

SHEET TITLE:
EQUIPMENT LAYOUT PLAN
SHEET NO.: **EQ-1**
OF:

SEATING DATA

TOTAL AREA: 4161 GROSS SQ. FT. (EXTERIOR OF EXTERIOR WALLS)
3832 SQ. FT. (INTERIOR OF EXTERIOR WALLS)

	TOPS	SEATS
2's	11	22
4's	22	88
6's	4	24
	37	134

REQUIRED ACCESSIBLE SEATING REQUIRED: 7

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

LEGEND

- (ITEM) KITCHEN EQUIPMENT REFERENCE BUBBLE
- (ITEM) MECHANICAL EQUIPMENT REFERENCE BUBBLE SEE MECHANICAL DRAWINGS FOR REQUIREMENTS
- (V) CENTRAL VACUUM ACCESS POINT (4 TOTAL) SUPPLIED AND INSTALLED BY GENERAL CONTRACTOR