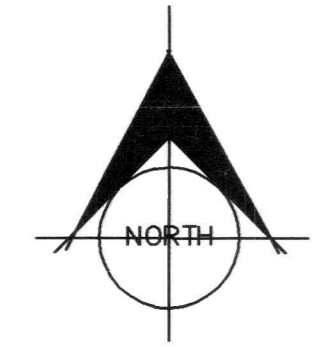


**1 SITE PLAN**  
SCALE: 1" = 20'-0"



**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**

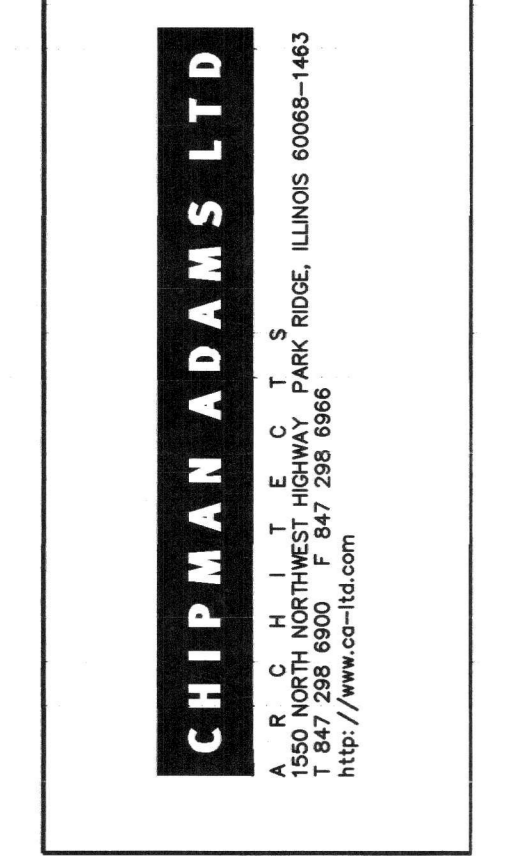
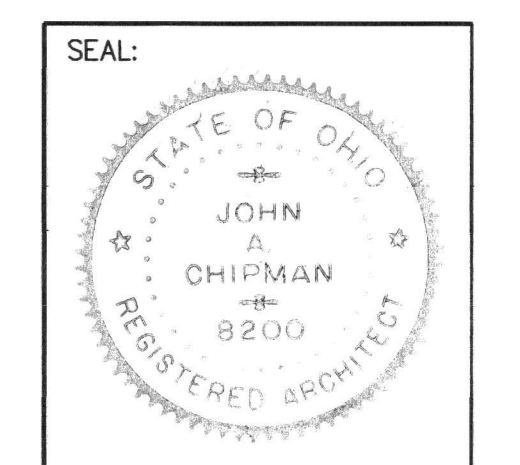
1. ALL EXTERIOR "IHOP" SIGNAGE TO BE SUPPLIED BY IHOP AND INSTALLED BY SIGNAGE CONTRACTOR UNDER SEPARATE PERMIT.
2. SITE LIGHTING SHOWN IS TO BE IN COMPLIANCE WITH LOCAL ZONING, EASEMENT, AND OR LOCAL COVENANT REQUIREMENTS. SEE ELECTRICAL DRAWINGS FOR MORE INFORMATION
3. SEE CIVIL DRAWINGS FOR FURTHER 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      |   |
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|              |   |
|              |   |

CONSULTANT:



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: