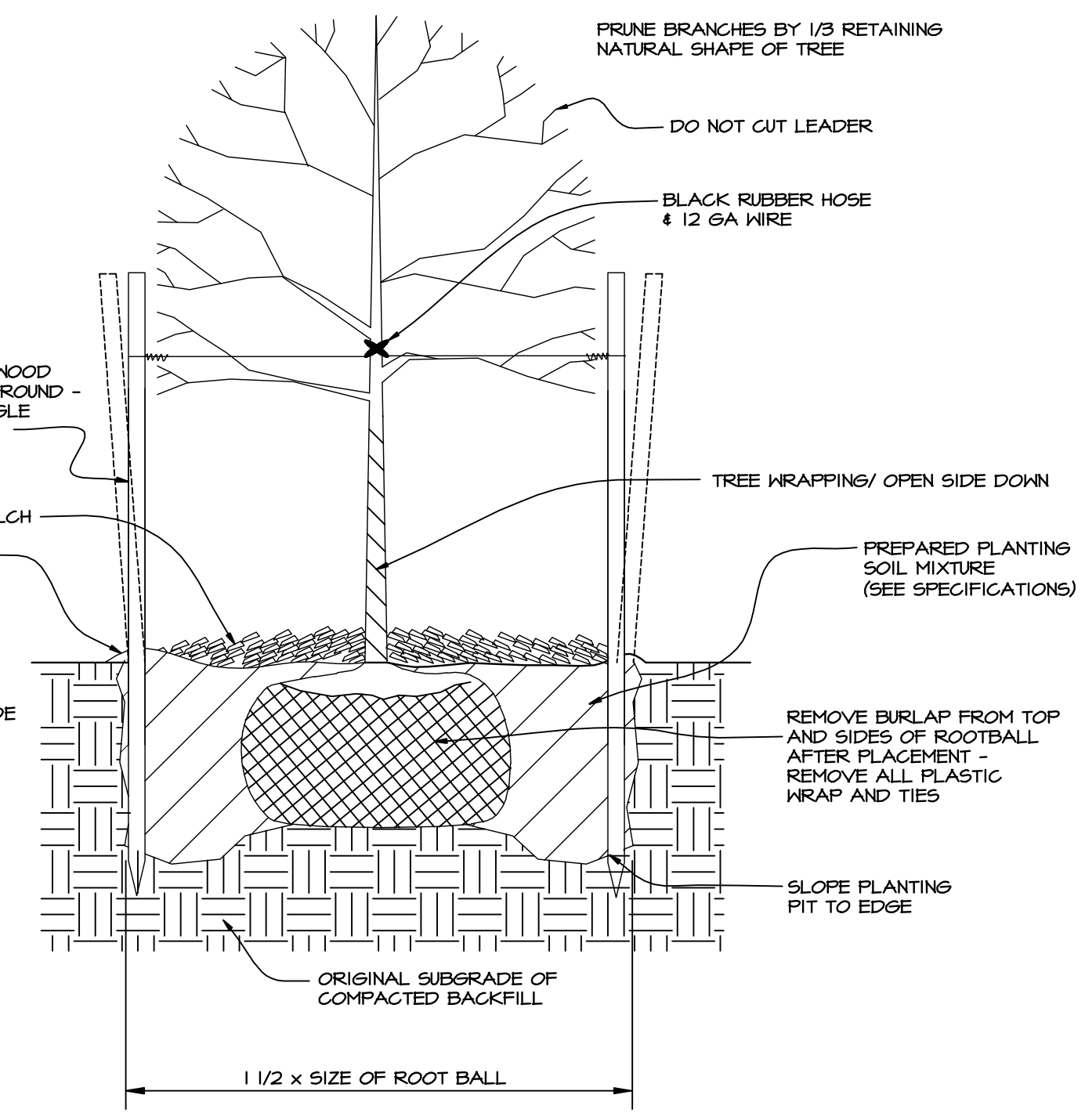


NOTES:  
1. CONTRACTOR TO VERIFY IF A FINE AMOUNT IS TO BE PLACED ON SIGN PER LOCAL GUIDELINES.  
2. THE FINE ESTABLISHED SHALL BE NOT LESS THAN TWO HUNDRED FIFTY DOLLARS NOR MORE THAN FIVE HUNDRED DOLLARS.

**HANDICAPPED SIGN DETAIL**  
NOT TO SCALE



**TREE PLANTING DETAIL**  
NOT TO SCALE

- PLANT MATERIAL SIZES:**  
EACH TREE (MINIMUM OF 5) SHALL BE ONE OF THE FOLLOWING:
- DECIDUOUS CANOPY TREE:  
12'-0" MINIMUM IN HEIGHT OR 2" MINIMUM CALIPER
  - EVERGREEN TREE:  
5'-0" MINIMUM IN HEIGHT
  - UNDERSTORY TREE (ORNAMENTAL):  
5'-0" MINIMUM IN HEIGHT (CLUMPED)  
1 1/2" MINIMUM CALIPER (SINGLE STEM)

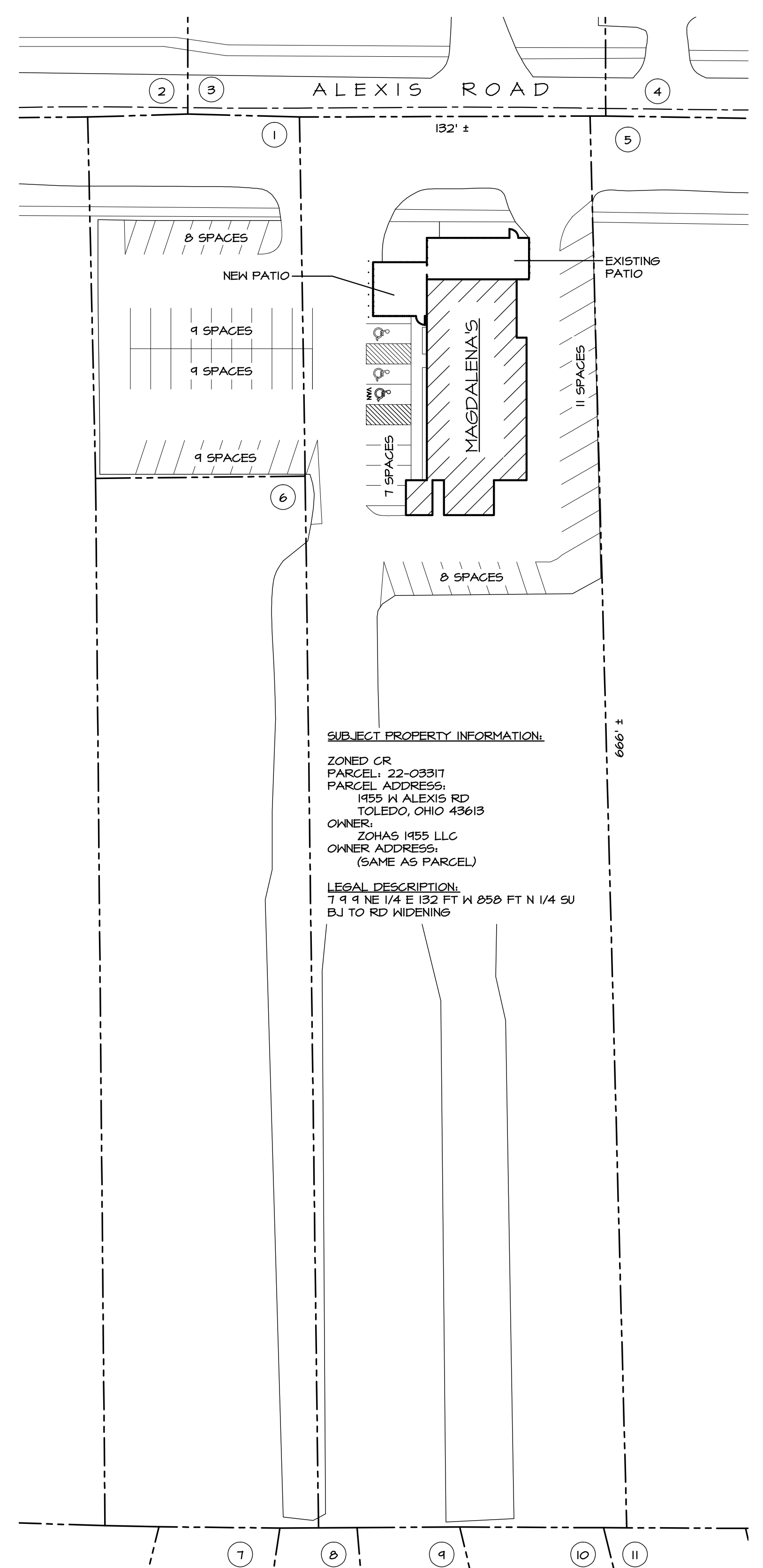
**ADJACENT PROPERTIES KEY**

- ZONED CR  
PARCEL: 22-03264  
PARCEL ADDRESS:  
2005 W ALEXIS RD  
TOLEDO, OHIO 43613  
OWNER:  
ZOHAS 1455 LLC  
OWNER ADDRESS:  
1423 1/2 W ALEXIS RD  
TOLEDO, OHIO 43613  
LEGAL DESCRIPTION:  
T 9 4 NE 1/4 E 94 FT W 126 FT N  
105 FT S UBJ TO RD WIDENING
- ZONED CR  
PARCEL: 22-02014  
PARCEL ADDRESS:  
2020 W ALEXIS RD  
TOLEDO, OHIO 43613  
OWNER:  
CONN-HEISSEBERGER (AMER  
LEIGN) POST NO 587  
OWNER ADDRESS:  
(SAME AS PARCEL)  
LEGAL DESCRIPTION:  
T 9 4 SE 1/4 S 407.80 FT E 1/2 W  
1/2 SW 1/4 SUBJ TO RD WIDENING
- ZONED R136  
PARCEL: 22-02043  
PARCEL ADDRESS:  
1956 W ALEXIS RD  
TOLEDO, OHIO 43613  
OWNER:  
TAMARON TONERS LLC  
OWNER ADDRESS:  
1900 W ALEXIS RD  
TOLEDO, OHIO 43613  
LEGAL DESCRIPTION:  
T 9 4 SE 1/4 W 191 FT S 400 FT E  
1/2 SW 1/4 SUBJ TO RD WIDENING
- ZONED CR  
PARCEL: 22-02041  
PARCEL ADDRESS:  
1800 W ALEXIS RD  
TOLEDO, OHIO 43613  
OWNER:  
THE ALEXIAN II CO  
OWNER ADDRESS:  
PO BOX 587T  
TOLEDO, OHIO 43613  
LEGAL DESCRIPTION:  
T 9 4 SE 1/4 S 400 FT E 1/2 SW 1/4  
EXC W 191 FT & EXC E 30 FT &  
SUBJ TO RD WIDNG
- ZONED CR  
PARCEL: 22-03324  
PARCEL ADDRESS:  
1941 W ALEXIS RD  
TOLEDO, OHIO 43612  
OWNER:  
ALEXIS PROPERTIES CO  
OWNER ADDRESS:  
(SAME AS PARCEL)  
LEGAL DESCRIPTION:  
T 9 4 NE 1/4 E 132 FT W 990 FT N  
1/4 SW BJ TO RD WIDNG
- ZONED CR  
PARCEL: 22-03267  
PARCEL ADDRESS:  
1851 W ALEXIS RD REAR  
TOLEDO, OHIO 43613  
OWNER:  
ZOHAS 1455 LLC  
OWNER ADDRESS:  
1423 1/2 W ALEXIS RD  
TOLEDO, OHIO 43613  
LEGAL DESCRIPTION:  
T 9 4 NE 1/4 E 94 FT W 126 FT N  
1/4 EXC N 185 FT
- ZONED R56  
PARCEL: 23-44024  
PARCEL ADDRESS:  
1952 WINCHESTER RD  
TOLEDO, OHIO 43613  
OWNER:  
HOLLY VENTRESCA  
OWNER ADDRESS:  
(SAME AS PARCEL)  
LEGAL DESCRIPTION:  
NORTHOVER WOODS LOT 8
- ZONED R56  
PARCEL: 23-44021  
PARCEL ADDRESS:  
1944 WINCHESTER RD  
TOLEDO, OHIO 43613  
OWNER:  
WILLIAM & DEBRA OSWALD  
OWNER ADDRESS:  
(SAME AS PARCEL)  
LEGAL DESCRIPTION:  
NORTHOVER WOODS LOT 7
- ZONED R56  
PARCEL: 23-44017  
PARCEL ADDRESS:  
1936 WINCHESTER RD  
TOLEDO, OHIO 43613  
OWNER:  
STEVEN & SHARI GHIN  
OWNER ADDRESS:  
(SAME AS PARCEL)  
LEGAL DESCRIPTION:  
NORTHOVER WOODS LOT 6
- ZONED R56  
PARCEL: 23-44014  
PARCEL ADDRESS:  
1928 WINCHESTER RD  
TOLEDO, OHIO 43613  
OWNER:  
REGINA & FREDERICK BELL  
OWNER ADDRESS:  
(SAME AS PARCEL)  
LEGAL DESCRIPTION:  
NORTHOVER WOODS LOT 5
- ZONED R56  
PARCEL: 23-44011  
PARCEL ADDRESS:  
1922 WINCHESTER RD  
TOLEDO, OHIO 43613  
OWNER:  
STEPHEN & PATRICIA NIKAZY  
OWNER ADDRESS:  
(SAME AS PARCEL)  
LEGAL DESCRIPTION:  
NORTHOVER WOODS LOT 4

**CODE INFORMATION**

|                            |   |
|----------------------------|---|
| CODE:                      | 2011 OHIO BUILDING CODE<br>TOLEDO MUNICIPAL CODE  |
| ACTIVITY:                  | ADDITION OF NEW PATIO AND LANDSCAPING<br>RENOVATION OF EXISTING PATIO                       |
| PARKING REQUIRED:          | (1) PER 75 S.F. OF CUSTOMER AREA<br>E.L.U.S. (1) PER (3) EMPLOYEES                          |
| EXISTING DINING INTERIOR : | 1343 S.F.   |
| EXISTING DINING EXTERIOR : | 656 S.F.  |
| NEW DINING EXTERIOR :      | 642 S.F.  |
| TOTAL CUSTOMER AREA :      | 2641 S.F. (36 SPACES)   |
| 10 EMPLOYEES :             | (4 SPACES)  |
| TOTAL SPACES REQUIRED :    | 40 SPACES   |
| PARKING PROVIDED:          | ON-SITE: 26 SPACES (3 ACCESSIBLE)<br>OFF-SITE: 35 SPACES<br>TOTAL: 61 SPACES (3 ACCESSIBLE) |

NOTE: PROPERTY TO WEST OF SUBJECT PROPERTY IS UNDER SAME OWNERSHIP. THE OWNER SHALL PROVIDE SHARED PARKING AGREEMENT ASSURING THE RETENTION OF OFF-SITE PARKING SPACES THROUGH A WRITTEN AGREEMENT AND APPROVED BY THE LAW DEPARTMENT IN ACCORDANCE W/ 1107.1407 IN THE TOLEDO MUNICIPAL CODE. THE SHARED PARKING AGREEMENT SHALL BE RECORDED WITH THE LUCAS COUNTY RECORDER'S OFFICE PRIOR TO ISSUANCE OF OCCUPANCY CERTIFICATE.



**SITE PLAN**  
SCALE 1" = 40'-0"

Architecture  
 by  
**Design, Ltd.**  
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(419) 824-8311  
 5622 Mayberry Square  
 Sylvania, Oh. 43560

SITE PLAN, NOTES, AND DETAILS  
 PATIO ADDITION FOR:  
**MAGDALENA'S**  
 1955 W. ALEXIS ROAD  
 TOLEDO, OHIO

|                |            |
|----------------|------------|
| DRAWN BY:      | CHEKED BY: |
| B.N.G.         | D.N.G.     |
| PROJECT NO:    | DATE:      |
| 13074          | 8/5/13     |
| DATE/REVISION: |            |

C-1

1 OF 1 DRAWINGS

**GENERAL ELECTRICAL NOTES:**

- FURNISH ALL LABOR, MATERIALS, TOOLS, ETC. TO PROVIDE A COMPLETE AND OPERABLE ELECTRICAL INSTALLATION AS SHOWN ON THE PLANS.
- ALL NECESSARY ELECTRICAL PERMITS SHALL BE OBTAINED BY THIS CONTRACTOR WITH COSTS INCLUDED IN PROPOSAL.
- CONTRACTOR SHALL VISIT THE SITE AS TO SATISFY HIMSELF AS TO THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED.
- ALL ELECTRICAL WORK SHALL BE INSPECTED AND APPROVED BY THE STATE BUILDING INSPECTION, OR THE LOCAL INSPECTION AGENCY HAVING JURISDICTION. FEES FOR SAME TO BE INCLUDED IN THE CONTRACTOR'S PROPOSAL AND A FINAL CERTIFICATE OF INSPECTION AND APPROVAL FORWARDED TO THE OWNER AT THE COMPLETION OF THE PROJECT.
- ALL ELECTRICAL EQUIPMENT SUCH AS PANELS, STARTERS, CONTROLS, JUNCTION BOXES, ETC. SHALL BE IDENTIFIED WITH ENGRAVED PHENOLIC NAMEPLATES, SECURELY FASTENED TO THE EQUIPMENT.
- CONTRACTOR SHALL GUARANTEE HIS WORKMANSHIP AND ALL MATERIALS (EXCEPT LAMPS) FOR A PERIOD OF ONE (1) YEAR FROM DATE OF FINAL ACCEPTANCE.
- ALL ELECTRICAL WORK SHALL CONFORM TO THE NATIONAL ELECTRIC CODE AND ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES.
- RACEWAYS INSTALLED OUTDOORS SHALL BE RIGID GALVANIZED STEEL CONDUIT. CONDUITS BURIED IN EARTH OR CAST IN CONCRETE MAY BE PVC SCH. 40 CONDUIT WITH RIGID STEEL ELBOWS AND RISERS, 3/4" MIN. A GROUND WIRE SHALL BE ADDED IN PVC CONDUIT RUNS. RACEWAYS INSTALLED INDOORS MAY BE EMT (16 mm MIN. THROUGH 103 mm MAX.), METAL-CLAD CABLE (MC), FLEXIBLE METAL CONDUIT (FMC), OR ROMEX (IF ALLOWED BY LOCAL CODE). ALL EXPOSED WORK SHALL BE PROTECTED WITH CONDUIT, ELECTRICAL METALLIC TUBING, OR SCH. 80 PVC NON-METALLIC CONDUIT. NY CABLE SHALL NOT BE USED AS OPEN RUNS IN DROPPED OR SUSPENDED CEILING.
- CONDUCTORS SHALL BE AWG NO. 12 MINIMUM STRANDED COPPER CONDUCTORS 600 VOLT, WITH TYPE THHN/THWN INSULATION. MINIMUM OVERCURRENT PROTECTION AT PANEL SHALL BE 20 AMPS.
- SAFETY SWITCHES SHALL BE HEAVY DUTY, H.P. RATED, QUICK-MAKE, QUICK-BREAK SQUARE D CO. HD. OR EQUAL.
- THIS CONTRACTOR SHALL CONTACT UTILITY COMPANIES INVOLVED ON THE PROJECT AND COORDINATE HIS WORK WITH THEIRS BEFORE PROCEEDING.
- ALL MATERIALS FURNISHED AND/OR INSTALLED UNDER THIS CONTRACT SHALL BE NEW UNLESS SPECIFICALLY NOTED OTHERWISE AND SHALL BE U.L. LISTED.
- THIS CONTRACTOR SHALL REMOVE DEBRIS CREATED BY THIS PORTION OF THE CONTRACT AND SHALL CLEAN ALL FIXTURES, PANELS, EQUIPMENT, ETC. AT THE COMPLETION OF THE PROJECT.

| ELECTRICAL SYMBOL SCHEDULE |   |
|----------------------------|---|
| SYMBOL                     | DESCRIPTION   |
|                            | DUPLEX RECEPTACLE - 20A, 125V, 2 POLE, 3 WIRE, GROUNDING TYPE, M.H.=1'-4" TO BOTTOM OF BOX (UNLESS NOTED), GFI - GROUND FAULT INTERRUPTING TYPE |
|                            | CABLE TV CONNECTION (COORDINATE REQUIREMENTS W/ TENANT) M.H.=8'-6" TO BOTTOM OF BOX (UNLESS NOTED)  |

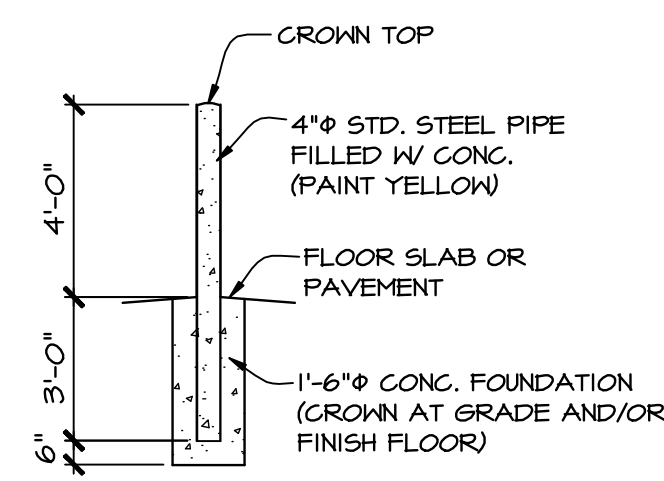
**GENERAL NOTES FOR PLUMBING**

- ALL CUTTING AND PATCHING OF WALLS, FLOORS, CEILINGS, ETC., IS TO BE COMPLETED BY THE PLUMBING CONTRACTOR UNLESS OTHERWISE NOTED.
- CONTRACTOR TO FIELD COORDINATE WATER UTILITIES TO MISS ALL ELECTRICAL AND HVAC.
- ALL PIPES PASSING THRU WALLS AND FLOORS SHALL HAVE PIPE SLEEVES. IN MECHANICAL EQUIPMENT ROOMS, ETC., AND AREAS WHERE THERE ARE FLOOR DRAINS, THE PLUMBING CONTRACTOR SHALL INSTALL A 3" THICK CONCRETE CURB ENCASES THE SLEEVES AT THE FLOOR.
- WHERE TRENCHES ARE EXCAVATED SUCH THAT THE BOTTOM OF THE TRENCH FORMS THE BED OF THE PIPE, SOLID LOADBEARING SUPPORT SHALL BE PROVIDED BETWEEN JOINTS. BELL HOLES, HUB HOLES AND COUPLING HOLES SHALL BE PROVIDED AT POINTS WHERE THE PIPE IS JOINED. SUCH PIPE SHALL NOT BE SUPPORTED ON BLOCKS TO GRADE.
- LOOSE EARTH, FREE FROM ROCKS, BROKEN CONCRETE, FROZEN CHUNKS, CONSTRUCTION DEBRIS, AND OTHER RUBBLE, SHALL BE PLACED IN 6" LAYERS AND TAMPED IN PLACE UNTIL THE CROWN OF THE PIPE IS COVERED BY 12" OF TAMPED EARTH. THE BACKFILL UNDER AND BESIDE THE PIPE SHALL BE COMPACTED FOR PIPE SUPPORT. BACKFILL SHALL BE BROUGHT UP EVENLY ON BOTH SIDES OF THE PIPE SO THAT THE PIPE REMAINS ALIGNED.
- SANITARY AND VENT PIPING TO BE PVC SCH. 40 SOLVENT WELDING JOINTS.
- SANITARY PIPING 2 1/2 INCHES AND BELOW TO MAINTAIN 1/4 IN/FT SLOPE. SANITARY PIPING 8 INCHES AND ABOVE TO MAINTAIN 1/16 IN/FT SLOPE AND ALL OTHER SANITARY PIPING TO MAINTAIN A MINIMUM 1/8 IN/FT SLOPE.
- PRIOR TO INSTALLATION, CONTRACTOR TO FIELD VERIFY EXISTING SANITARY PIPING. CONTRACTOR TO FIELD ROUTE NEW SANITARY LINE TO TIE IN WITH AN EXISTING 4" MIN. SANITARY LINE. NEW SANITARY PIPE TO MATE AND MATCH EXISTING SANITARY PIPE INVERT ELEVATION AND MAINTAIN A MIN. 1/8 IN/FT SLOPE.
- ALL UNDERGROUND SANITARY PIPING TO BE A MINIMUM OF 10' HORIZONTAL AND/OR A MINIMUM OF 2' VERTICAL CLEARANCE FROM ALL UNDERGROUND DOMESTIC WATER PIPING.
- CONTRACTOR, IF NECESSARY, TO COORDINATE WITH CITY TO CHANGE OUT EXISTING WATER SERVICE METERING TO MEET NEW AND EXISTING WATER UTILITY COMBINED BUILDING LOAD.
- WATER PIPE TO BE COPPER TYPE "L" WITH SOLDER JOINTS OR IF ACCEPTED BY LOCAL CODE PEX IS AN ACCEPTABLE ALTERNATE.
- ALL DOMESTIC WATER VALVES TO BE BALL TYPE UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL INSTALL WATER HAMMER ARRESTORS PER THE PLUMBING AND DRAINAGE INSTITUTE (PDI).
- CONTRACTOR SHALL PROVIDE ISOLATION BALL VALVES AT EACH FIXTURE FOR BOTH HH AND CW DROPS UNLESS NOTED OTHERWISE.
- WHERE VALVES, WATER HAMMER ARRESTORS (WHA) AND TRAP PRIMERS ARE INSTALLED IN CONCEALED AREAS, PROVIDE ACCESS DOOR FOR SERVICING.
- FIXTURE FITTINGS, FAUCETS AND DIVERTERS SHALL BE INSTALLED AND ADJUSTED SO THAT THE FLOW OF HOT WATER FROM THE FITTINGS CORRESPONDS TO THE LEFT-HAND SIDE OF THE FIXTURE FITTING.
- AT HANDICAPPED LAVATORIES AND SINKS, INSULATE THE HOT AND COLD WATER SUPPLIES AND TRAP AND DRAIN.
- JOINTS FORMED WHERE PLUMBING FIXTURES COME IN CONTACT WITH THE WALLS OR FLOORS SHALL BE SEALED.

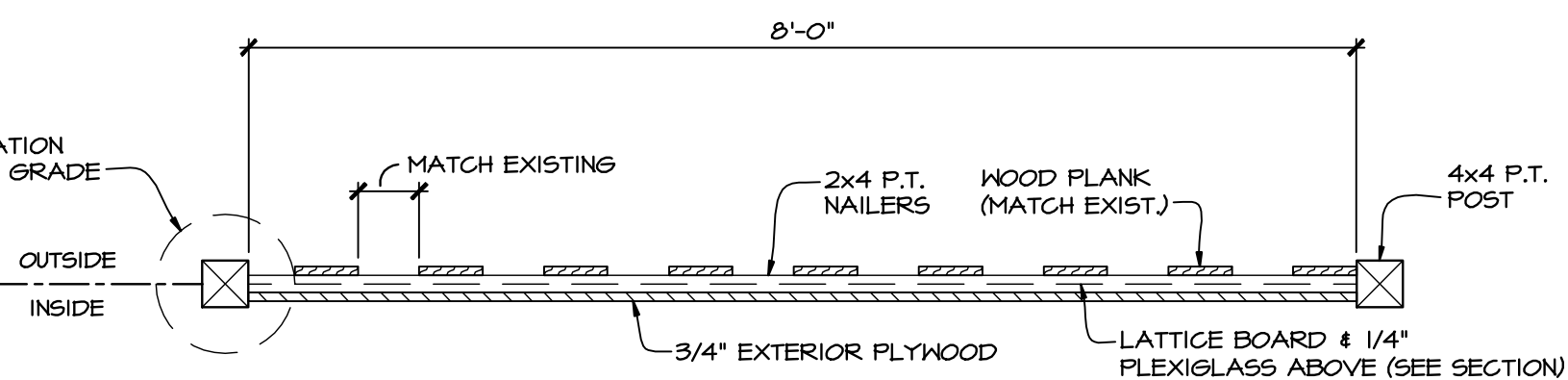
**SANITARY ISOMETRIC NOT TO SCALE**

**NOTES:**

- THE AIR ADMITTANCE VALVE (AAV) SHALL BE A MINIMUM OF 6" ABOVE FLOOD LEVEL OF SINK.
- AAV SHALL BE INSTALLED PER MANUFACTURERS INSTALLATION INSTRUCTIONS AFTER DRY TESTING HAS BEEN PERFORMED. EXISTING SANITARY SYSTEM IS VENTED TO THE OUTDOORS.

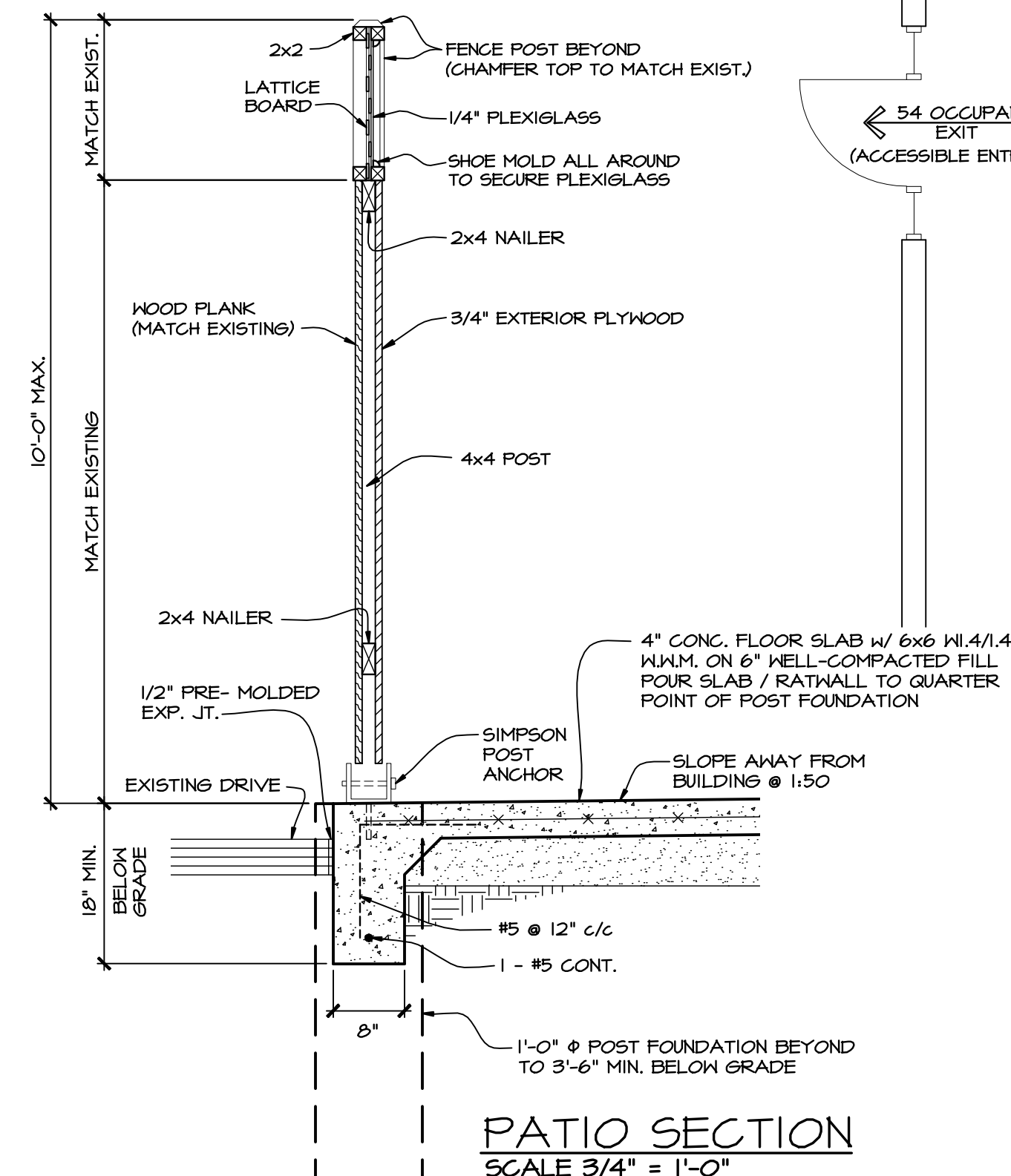


**TYP. BUMPER POST DETAIL**  
SCALE 1/4" = 1'-0"



**FENCE DETAIL**  
SCALE 3/4" = 1'-0"

- FENCE NOTES:**
- FENCE CONSTRUCTION SIMILAR TO EXISTING FENCE.
  - ALL WOOD FENCE MATERIAL SHALL BE PRESSURE-TREATED.
  - REMOVE INTERIOR WOOD PLANKS FROM EXISTING FENCE (SALVAGE FOR REUSE ON NEW FENCE AS PERMITTED BY OWNER) RECONSTRUCT EXISTING FENCE WITH 3/4" EXTERIOR PLYWOOD AND 1/4" FLEXIGLASS AS DETAILED FOR NEW FENCE.



**PATIO SECTION**  
SCALE 3/4" = 1'-0"

**CODE INFORMATION**

|                      |  |
|----------------------|--|
| CODE:                | 2011 OHIO BUILDING CODE                                |
| ACTIVITY:            | ADDITION OF NEW PATIO AND RENOVATION OF EXISTING PATIO |
| CONSTRUCTION TYPE:   | VB   |
| USE GROUP:           | A-2 (RESTAURANT)                                       |
| AREA:                |  |
| INTERIOR (EXISTING): |  |
| DINING ROOM:         | 1343 S.F. (NO CHANGE)                                  |
| KITCHEN:             | 3301 S.F. (NO CHANGE)                                  |
| TOTAL:               | 4644 S.F. (NO CHANGE)                                  |
| EXTERIOR (PATIO):    |  |
| DINING:              | 1248 S.F.  |
| BAR:                 | 150 S.F.   |
| TOTAL:               | 1,440 S.F.   |
| OCCUPANCY:           |  |
| INTERIOR:            |  |
| DINING:              | 90 OCCUPANTS (1 PER 15 S.F.) - NO CHANGE               |
| KITCHEN:             | 17 OCCUPANTS (1 PER 200 S.F.) - NO CHANGE              |
| EXTERIOR:            |  |
| DINING:              | 87 OCCUPANTS (1 PER 15 S.F.)                           |
|                      | 74 SEATS (4 ACCESSIBLE)                                |
| BAR:                 | 10 BAR SEATS   |
|                      | 1 OCCUPANT (1 PER 200 S.F.)                            |
| TOTAL DESIGN OCCUP.: | 205 OCCUPANTS  |

NOTE: EVERY ROOM OR SPACE USED FOR ASSEMBLY SHALL HAVE A SIGN POSTED IN A CONSPICUOUS PLACE, NEAR THE EXIT FROM THE SPACE STATING THE MAXIMUM OCCUPANCY

**PLUMBING FIXTURES:**

MALE (103):

REQUIRED:

(2) WATER CLOSETS (1 PER 75 OCCUPANTS)

(1) LAVATORY (1 PER 200 OCCUPANTS)

PROVIDED:

(1) WATER CLOSET, (2) URINALS, (1) LAVATORY

FEMALE (103):

REQUIRED:

(2) WATER CLOSETS (1 PER 75 OCCUPANTS)

(1) LAVATORY (1 PER 200 OCCUPANTS)

PROVIDED:

(2) WATER CLOSETS, (1) LAVATORY

MISCELLANEOUS:

(1) SERVICE SINK

DRINKING WATER PER OPG 410.1

FIRE ALARM:

NOT REQUIRED / NOT PROVIDED (LESS THAN 300 OCCUPANTS)

FIRE SUPPRESSION:

NONE (EXISTING / NON-COMFORMING), NO CHANGE IN BUILDING OCCUPANCY

ACCESSIBILITY 3411.71

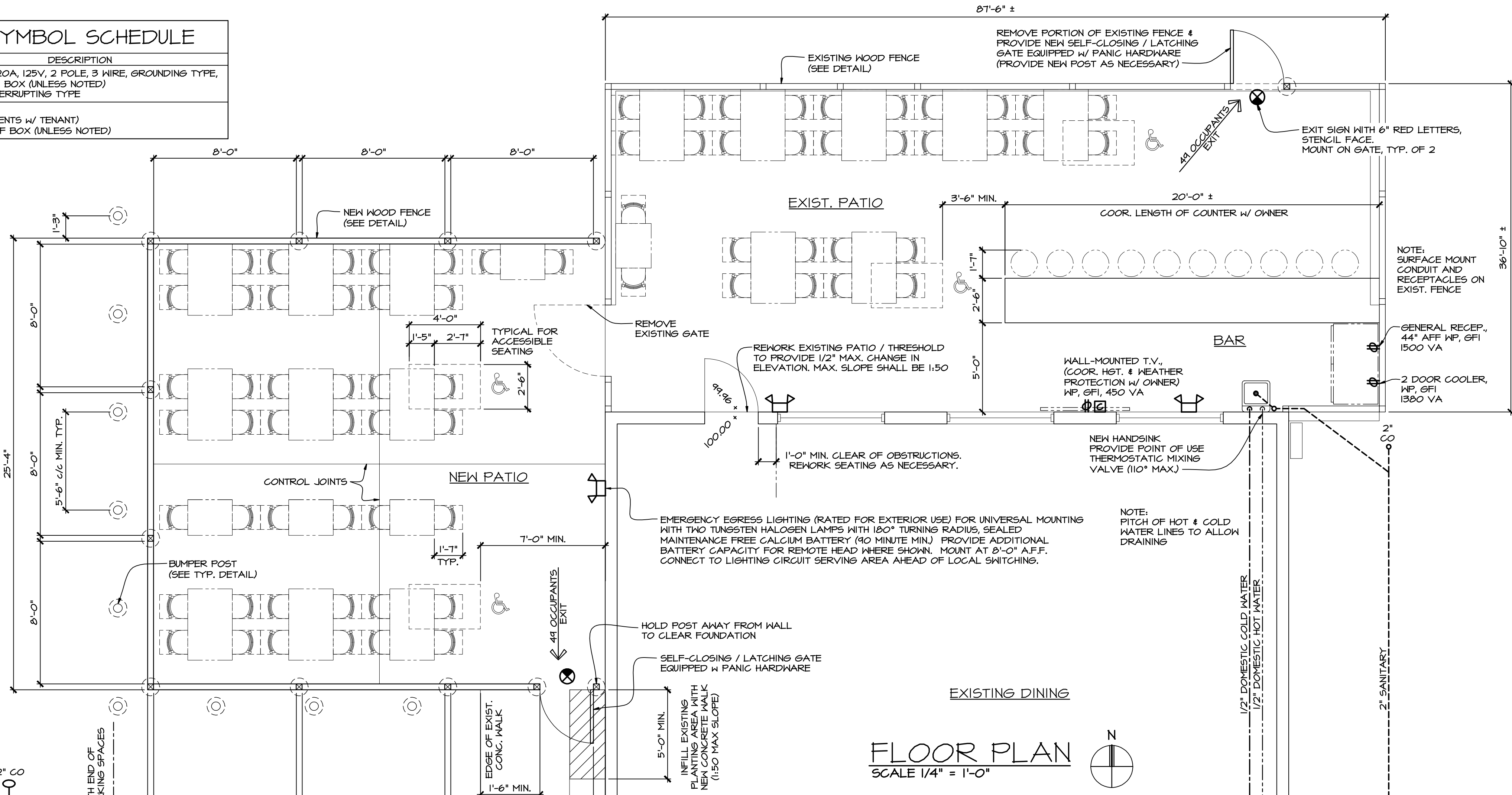
DISPROPORTIONATE COST & ALTERNATIVE COMPLIANCE: THE COST FOR ALTERATIONS TO THE EXISTING TOILET ROOMS FOR ACCESSIBILITY IS DISPROPORTIONATE TO THE COST OF ALTERATIONS. 2.21 THE FACILITY HAS AN ACCESSIBLE ENTRY 2.22 AN ACCESSIBLE ROUTE TO THE ALTERED AREA (PATIO) HAS BEEN PROVIDED AS PART OF THE ALTERATION

**EQUIPMENT NOTES:**

- COORDINATE ALL EQUIPMENT & SPECIFICATIONS W/ TENANT.
- BAR EQUIPMENT SHALL BE PROVIDED BY TENANT & INSTALLED BY CONTRACTOR.
- CONTRACTOR SHALL VERIFY SIZE AND LOCATION OF EQUIPMENT PRIOR TO INSTALLING ANY PLUMBING, OR ELECTRIC LINES.
- CONTRACTOR SHALL VERIFY ELECTRICAL AND PLUMBING REQUIREMENTS OF EQUIPMENT PRIOR TO INSTALLATION.
- ALL BAR EQUIPMENT SHALL BE NSF LABELED.

**GENERAL NOTES**

- ALL CONSTRUCTION SHALL CONFORM TO ALL FEDERAL, STATE, AND LOCAL CODES, ORDINANCES, AND REGULATIONS HAVING JURISDICTION.
- CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO BEGINNING WORK. CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY AND ALL DISCREPANCIES AND FOR INTERPRETATIONS PRIOR TO INSTALLATION, FABRICATION, AND/OR ORDERING MATERIAL AND/OR WORK.
- TENANT TO PROVIDE FIRE EXTINGUISHER. COORDINATE LOCATIONS W/ LOCAL FIRE MARSHAL HAVING JURISDICTION. FIRE EXTINGUISHER SHALL BE TYPE 4-AB06C.



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

Architecture  
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**Design, Ltd.**

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PLAN, NOTES, AND DETAILS  
PATIO ADDITION FOR:  
**MAGDALENA'S**  
1955 W. ALEXIS ROAD  
TOLEDO, OHIO

DRAWN BY: B.N.G. CHECKED BY: D.N.G.

PROJECT NO: 13074 DATE: 8/6/13

DATE/REVISION:

A-1

1 OF 1 DRAWINGS

Ernie Gilliland, License #73338  
Expiration Date 12/31/2013

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