

Alterations to an existing building for

GRADKOWSKI'S

1440 SECOR RD. SUITE R TOLEDO, OHIO 43607

OWNER

UTF Gateway Investments, LLC.  
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PROPERTY MANAGER

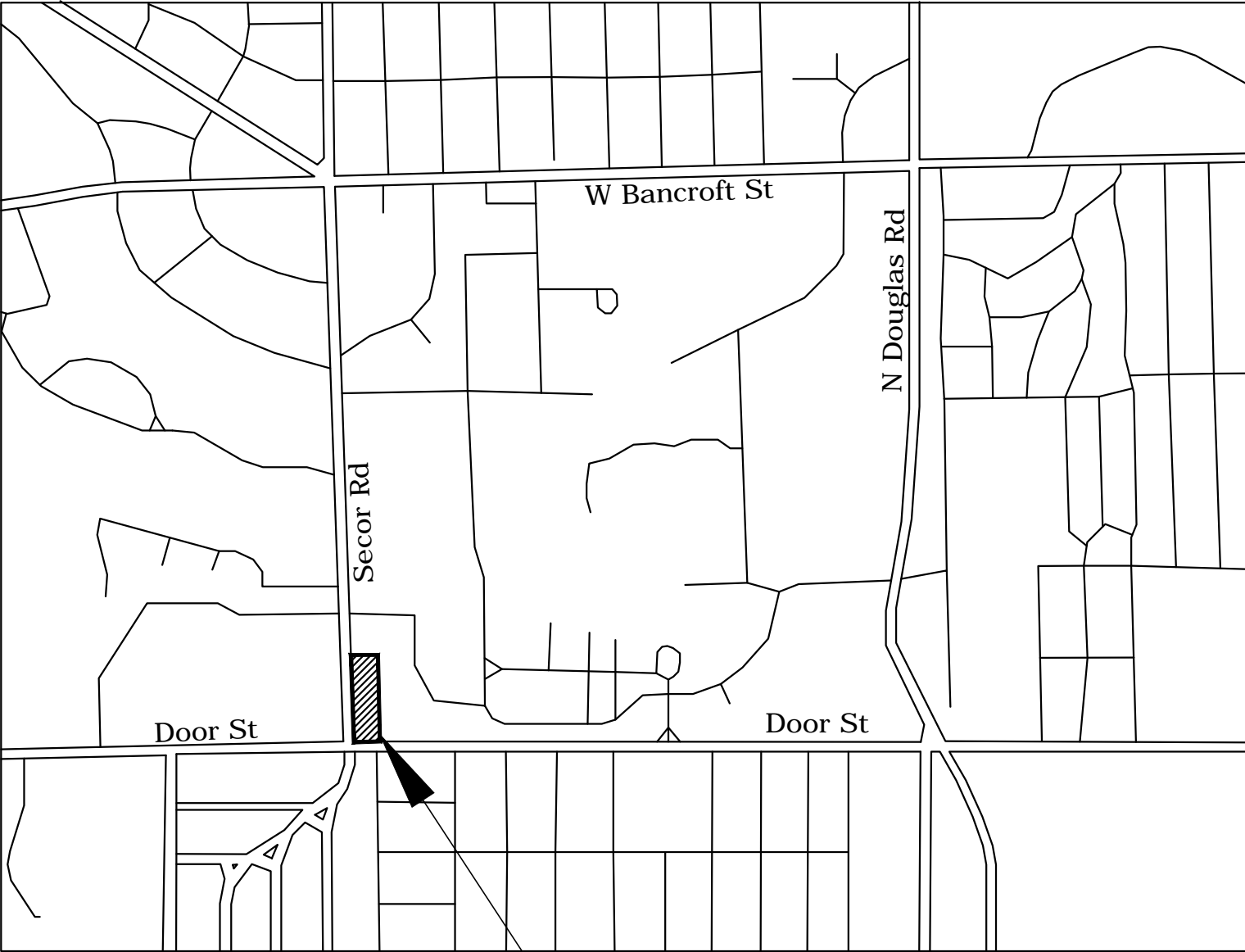
Fairmount Properties  
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TENANT

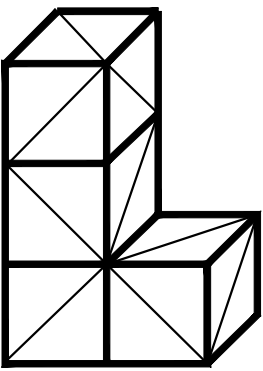
Gradkowski's Sports Bar & Grille  
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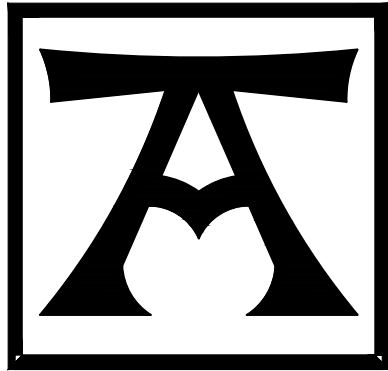


SITE LOCATION MAP  
N.T.S.



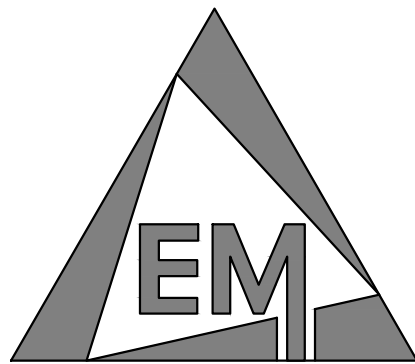
STRUCTURAL ENGINEER

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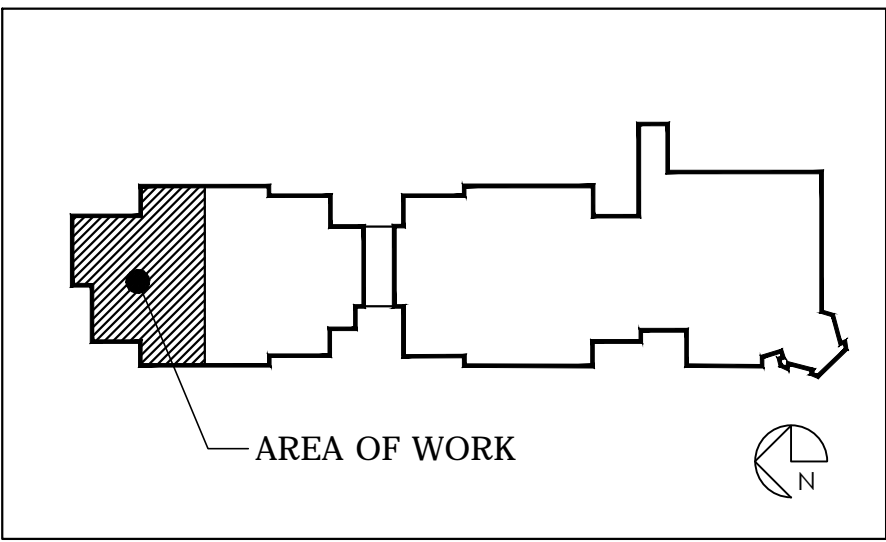
ARCHITECT

Alpha Architectural Services, LLC.  
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KEY PLAN  
N.T.S.

CODE REVIEW  
2011 OHIO BUILDING CODE  
INTERIOR ALTERATIONS FOR A NEW RESTAURANT

CONSTRUCTION TYPE: 5-B SPRINKLERED  
USE GROUPS: EXISTING: SEPARATED MIXED USE R-2, B, M, A-2  
GRADKOWSKI'S: A-2  
TOTAL ALTERATION AREA: 4,800 SQ. FT.  
OCCUPANT LOAD: INTERIOR - 175 OCCUPANTS  
PATIO: 72 OCCUPANTS  
EXITS: PROVIDED: 1 @ 36", 1 @ 42" = 78"  
EXITS REQUIRED = 247 OCCUPANTS X .2" /OCCUPANT = 49.4" (< 78" PROVIDED)

CONTRACTOR IS TO SUBMIT SPRINKLER DRAWINGS PREPARED BY AN OHIO CERTIFIED SPRINKLER DESIGNER, SHOWING THE WORK TO BE DONE IN ORDER FOR THIS SPACE TO BE IN COMPLIANCE WITH THE REQUIREMENTS OF THE OHIO BUILDING CODE FOR A FIRE SUPPRESSION SYSTEM.

ABBREVIATIONS

A.F.F.	ABOVE FINISHED FLOOR	C.I.P.	CAST-IN- PLACE	DIM.	DIMENSION	FLUOR.	FLUORESCENT	K.	KIPS	O.C.	ON CENTER	REQ'D	REQUIRE (D)	T & G	TONGUE & GROOVE
A.P.	ACCESS PANEL	C.B.	CATCH BASIN	DR.	DOOR	FTG.	FOOTING	LAM.	LAMINATE (D)	OPNG.	OPENING	RES.	RESILIENT	T & B	TOP & BOTTOM
ACoust.	ACOUSTICAL	CAT.	CATEGORY	DBL	DOUBLE	FDN.	FOUNDATION	LAV.	LAVATORY	OPP.	OPPOSITE	R.A.	RETURN AIR	T.C.	TOP CHORD, TOP OF
ADD.	ADDENDA (ADDENDUM)	CLG.	CEILING	DN.	DOWN	F/A	FRESH AIR	L.H.	LEFT HAND	O/A	OUTSIDE AIR	REV.	REVISE (D)		CURB ELEVATION
ADJ.	ADJUSTABLE, ADJACENT	CTR.	CENTER	D.S.	DOWNSPOUT	FURR.	FURRING	L.	LENGTH	O/O	OUT TO OUT	R.H.	RIGHT HAND	T.O.S.	TOP OF SLAB
AGG.	AGGREGATE	C/C	CENTER TO CENTER	DWR.	DRAWER	FUT.	FUTURE	LV. PL.	LEVELING PLATE	O.D.	OUTSIDE DIAMETER	R/W	RIGHT-OF-WAY	T.O.W.	TOP OF WALL ELEV.
A/C	AIR CONDITIONING	CER.	CENTER LINE	DWG.	DRAWING	GALV.	GALVANIZED	LGT.	LIGHTING	O.A.	OVERALL	R.D.	ROOF DRAIN	T.B.	TOGGLE BOLT
ALT.	ALTERNATE	C.T.	CERAMIC TILE	D.F.	DRINKING FOUNTAIN	GA.	GAUGE, GAGE	LIN.	LINEAL (LINEAR)	O.L.	OVERALL LENGTH	RM.	ROOM	T.	TREAD
ALUM	ALUMINUM	CKBD.	CHALKBOARD	E.A.	EACH	G.C.	GENERAL CONTRACTOR	LG.	LONG	O.H.	OVERHEAD	R.O.	ROUGH OPENING	T.S.	TUBE STEEL
AMT.	AMOUNT	CL.R	CLEAR	E.E.	EACH END	G.T.C.	GENERAL TRADE CONTRACTOR	LL.	LONG LEG HORIZONTAL	O.S.B.	ORIENTED STRAND BOARD	RD. (Ø)	ROUND OR DIAMETER	TYP.	TYPICAL
A.B.	ANCHOR BOLT	CLO.	CLOSET	E.S.	EACH SIDE	GL.	GLASS	LL.V.	LONG LEG VERTICAL	P.A.	PUBLIC ADDRESS	SAN.	SANITARY	UNF.	UNFINISHED
&	AND	COL.	COLUMN	E.	EAST	GR.	GRADE	LVR.	LOUVER	PCS.	PIECES	SCHED.	SECTION	UR.	URINAL
ANGLE	ANGLE	COORD.	COORDINATE	ELEC.	ELECTRIC (AL)	LB. (#)	POUND	M.H.	MANHOLE	PTD.	PAINTED	SHT.	SHEET	V.B.	VAPOR BARRIER
APPROX.	APPROXIMATE (LY)	C.O.R	CORNER	E.C.	ELECTRIC CONTRACTOR	MFR.	MANUFACTURE (R)	MARK	MARK	PNL.	PANEL	SHWR.	SHOWER	VERT.	VERTICAL
ARCH.	ARCHITECT (URAL)	COMP.	COMPOSITE	E.W.C.	ELECTRIC WATER COOLER	MAS.	MASONRY	M.O.	MASONRY OPENING	PTN.	PARTITION	SIM.	SIMILAR	VEST.	VESTIBULE
A.D.	AREA DRAIN, ACCESS DOOR	CONC.	CONCRETE	ENCL.	ENCLOSURE	HDVE.	HARDWARE	MT.	MOUNTED	PVMT.	PAVEMENT	S.D.	SMOKE DETECTOR	V.C.T.	VINYL COMPOSITION TILE
ASPH.	ASPHALT	COND.	CONDITION	EQ. (=)	EQUAL	HTG.	HEATING	MATL.	MATERIAL	P.L.F.	PER LINEAR FOOT	S.C.	SOLID CORE		
@	AT	CONDUIT	CONDUIT	EXIST.	EXISTING	H.V.A.C.	HEATING, VENTILATING & AIR CONDITIONING	PERF.	PERFORATE(D)	PERIM.	PERIMETER	S.	SOUTH		
AVG.	AVERAGE	CONNECTION	CONNECTION	EPDM.	ETHYLENE PROPYLENE			P.S.I.	POUNDS PER SQUARE INCH	PLAS.	PLASTER	SPCS.	SPECIAL COATING	WSCT.	WAINSCOT
B/B	BACK TO BACK	CONSTR.	CONSTRUCT (ION)					SPL. CTG.	SPECIAL COATING	PLAST.	PLASTIC LAMINATE	SPL. CTG.	SPECIAL COATING	W.C.	WATER CLOSET
BSMT.	BASEMENT	CONT.	CONTINUOUS					SPEC.	SPECIFICATION	PL. LAM.	PLATE (PROPERTY LINE)	SO.	SQUARE	WP.	WATER PROOF (ING)
B.L.P.	BASE PLATE	CONTR.	CONTRACT (OR)					SQ.	SQUARE	PL. (Ø)	PLATE (PROPERTY LINE)	S.S.	STAINLESS STEEL	WT.	WEIGHT
BM.	BEAM	C.J.	CONTROL JOINT	EXP. JT.	EXPANSION JOINT			STA.	STATION	P.B.G.	PLUMBING	STD.	STANDARD	W.W.M.	WELDED WIRE MESH
BRG.	BEARING	C.D.F.	CONTROLLED DENSITY FILL	EXT.	EXTERIOR			STD.	STANDARD	P.C.	PLUMBING CONTRACTOR	STL.	STEEL	W.	WEST
B/M	BENCHMARK	C.G.	CORNERGUARD	F.S.	FAR SIDE			PLWD.	PLYWOOD	PT.	POINT	STOR.	STORAGE	W/O	WITHOUT
BTWN.	BETWEEN	CORR.	CORRIDOR	FT. (')	FEET (FOOT)			PT.	PRESSURE TREATED	PRCST.	PRECAST	STM.	STORM	WD.	WOOD
BLK.(G)	BLOCK (ING)	CORRU.	CORRUGATED					P.C.C.	PRECAST CONCRETE	PREFIN.	PREFINISHED	STR.L	STRUCTURAL	W.D.	WOOD DOOR
BD.	BOARD	CNTR.	COUNTER									SUPV.	SUPERVISION (VISOR)	W.W.F.	WOVEN WIRE FABRIC
BOT.	BOTTOM	CRS.	COURSES									S.A.T.C.	SUSPEND (ED)	YD.	YARD
B.C.	BOTTOM OF CURB ELEVATION	C.C.J.	CRACK CONTROL JOINT									S.A.	SUPPLY AIR	Y.H.	YARD HYDRANT
B.S.	BOTTOM OF STEP ELEVATION	C.U.	CUBIC, COPPER									SUSP.	SUSPENDED ACOUSTICAL	Y.D.	YARD DRAIN
B.W.	BOTTOM OF WALL	D.L.	DEAD LOAD									S.A.T.C.	SUSPENDED ACOUSTICAL		
BRDG.	BRIDGING	DEK.	DECK									SYM.	SYMMETRICAL		
BLDG.	BUILDING	DEF.	DEFORMED									TKBD.	TACKBOARD		
B.U.R.	BUILT-UP ROOF	DEPT.	DEPARTMENT									TER.	TERRAZZO		
CAB.	CABINET	DET.	DETAIL									THK.	THICK (NESS)		
CLKG.	CALKING, CAULKING	DIA.	DIAGONAL												
CPT.	CARPET														
C.I.	CAST IRON														

INDEX OF DRAWINGS

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ARCHITECTURAL

- A1.0 FLOOR PLAN
- A1.1 REFLECTED CEILING PLAN
- A2.0 SCHEDULES, DETAILS
- A3.0 SECTIONS
- A4.0 ADA DETAILS

STRUCTURAL

- S1.0 FOUNDATION PLAN
- S2.0 ROOF FRAMING PLAN
- S3.0 STRUCTURAL NOTES

HVAC

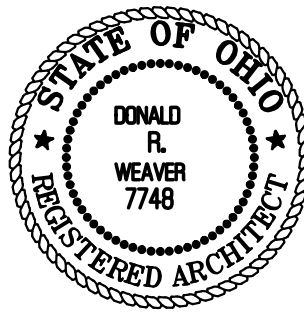
- M1.0 MECHANICAL ROOF PLAN / UL DETAILS
- H1.0 HVAC PLAN
- H2.0 HOOD DETAILS
- H2.1 HVAC DETAILS
- H2.2 HOOD DETAILS

PLUMBING

- P1.0 SANITARY PLUMBING PLAN
- P2.0 WATER & GAS PLUMBING PLAN
- P3.0 PLUMBING DETAILS & SANITARY STACK

ELECTRICAL

- E1.0 ELECTRICAL POWER PLAN
- E2.0 ELECTRICAL LIGHTING PLAN
- E3.0 ELECTRICAL SCHEDULES & DETAILS
- E4.0 ELECTRICAL SCHEDULES & RISER



DONALD R. WEAVER LIC.# 7748  
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