LEGEND

FLOWER, PERENNIAL

- 8 HOSTA, VARIEGATED
- 40 DAYLILY, STELLA
- 14 GRASS, MAIDEN

SHRUB, DECIDUOUS

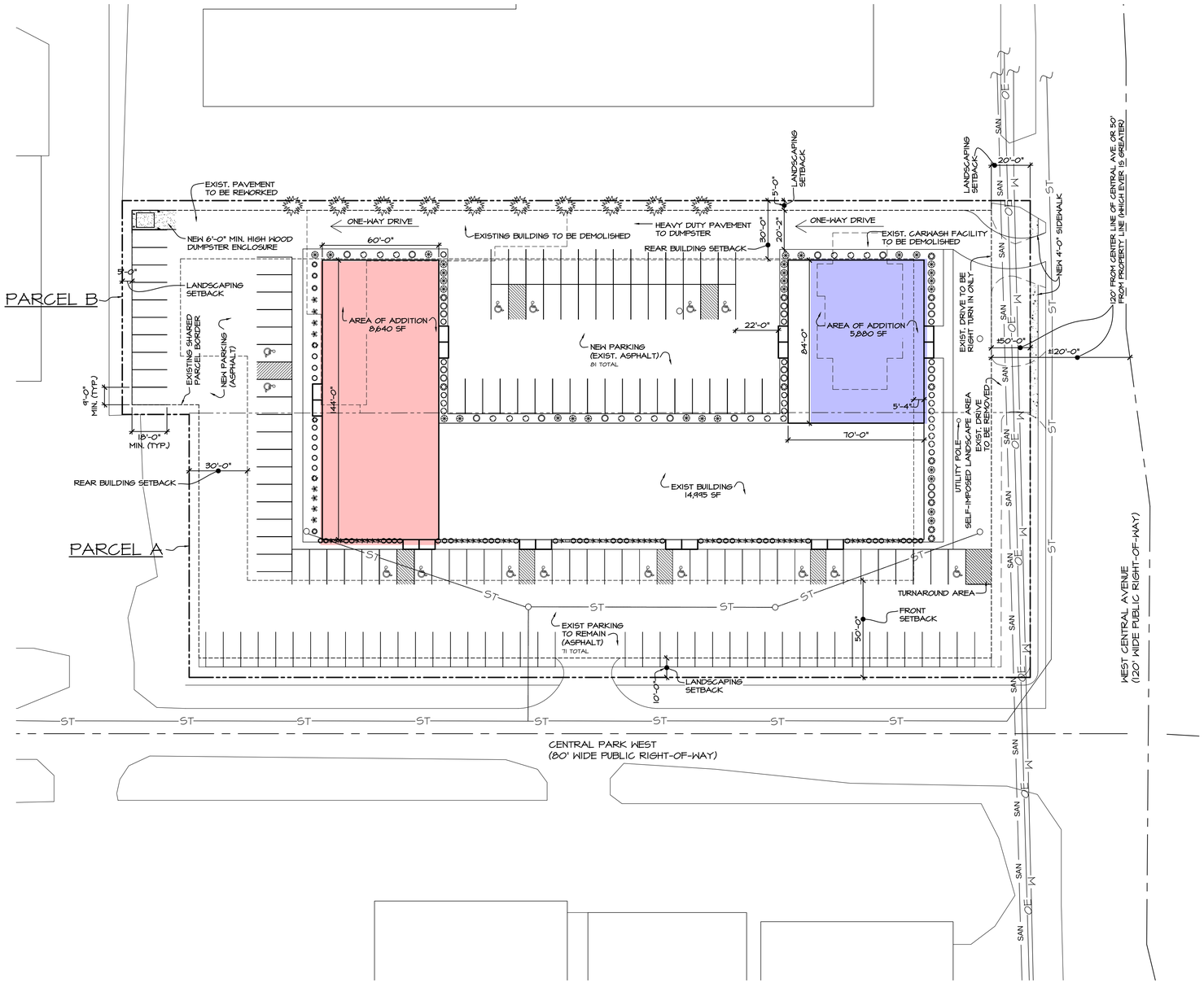
- 8 BARBERRY, CRIMSON PYGMY
- 3 HYDRANGEA, ENDLESS SUMMER
- 7 SPIREA, MAGIC CARPET
- 12 ROSE, KNOCKOUT

SHRUB, EVERGREEN BROADLEAF

- 49 BOXWOOD, GREEN GEM

TREE, EVERGREEN

- 10 SPRUCE, NORWAY



SITE PLAN

SCALE: 1" = 40'-0"

N

LEGEND
-W- -WATER LINE
-ST- -STORM
-OE- -OVERHEAD ELECTRICAL
-SAN- -SANITARY
-GAS- -NATURAL GAS

CODE INFORMATION (PARCEL A):

SUBJECT PROPERTY INFORMATION:

CURRENT ZONED: MIX USE / (CO) OFFICE

PARCEL: 78-64267

PARCEL ADDRESS: 3130 CENTRAL PARK WEST
TOLEDO, OHIO 43617

OWNER: JPM HOLDINGS LLC AN OHIO LIMITED LIABILITY COMPANY

OWNER ADDRESS: 2927 McCORD ROAD, STE 200
TOLEDO, OHIO 43615

LEGAL DESCRIPTION: CENTRAL PARK WEST LOT 6

CODE INFORMATION (PARCEL B):

SUBJECT PROPERTY INFORMATION:

CURRENT ZONED: (CO) COMMERCIAL OFFICE

PARCEL: 78-34907

PARCEL ADDRESS: 6546 W. CENTRAL AVE
TOLEDO, OHIO 43617

OWNER: TIMBERSTONE PROPERTIES OF OHIO, LTD, AN OHIO LTD LIABILITY COMPANY

OWNER ADDRESS: 2927 McCORD ROAD, STE 200
TOLEDO, OHIO 43615

LEGAL DESCRIPTION: 6 9 22 SN 1/4 E 110.7 FT W 1000.14 FT S 518.52 FT ON E LINE EXC PT IN SR 20 SUBJ TO SEWER ESMT

CODE INFORMATION (PARCEL A+B):

REQUESTING:
- COMBINE EXISTING PARCELS 78-64267 & 78-34907
- DEMOLISH EXIST. CAR WASH FACILITY
- CONSTRUCT TWO ADDITIONS TO EXISTING OFFICE BUILDING

PROPOSED PROPERTY:

TO BE ZONED: (B) OFFICE BUILDING

PARCEL: 78-64267

PARCEL ADDRESS: 3130 CENTRAL PARK WEST
TOLEDO, OHIO 43617

OWNER: JPM HOLDINGS LLC AN OHIO LIMITED LIABILITY COMPANY & TIMBERSTONE PROPERTIES OF OHIO, LTD, AN OHIO LTD LIABILITY COMPANY

OWNER ADDRESS: 2927 McCORD ROAD, STE 200
TOLEDO, OHIO 43615

LEGAL DESCRIPTION: CENTRAL PARK WEST LOT 6

TOTAL AREA (INCLUDING ADDITIONS): 29,515 S.F.

PARKING REQUIRED: 148 PARKING SPACES (1 PER 200 SF)
(15 ACCESSIBLE SPACES)
(20% OF PARKING FOR MEDICAL)

PARKING PROVIDED: 64 EXISTING PARKING SPACES
(6 ACCESSIBLE SPACES)
84 NEW PARKING SPACES
(10 NEW ACCESSIBLE PARKING)

TOTAL: 148 PARKING SPACES
(15 ACCESSIBLE SPACES)

EXISTING:

AREA: 14,995 S.F.

PARKING REQUIRED: 75 PARKING SPACES (1 PER 200 SF)
(3 ACCESSIBLE SPACES)

EXISTING:

AREA: 2,978 S.F.

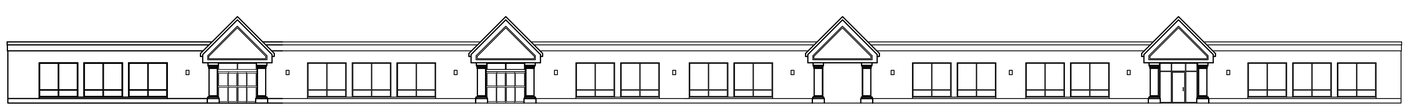
PARKING REQUIRED: 2 PARKING SPACES
(1 ACCESSIBLE SPACE)

AREA:

75% MEDICAL OFFICE: 22,126.25 S.F.
25% GENERAL OFFICE: 7,389.75 S.F

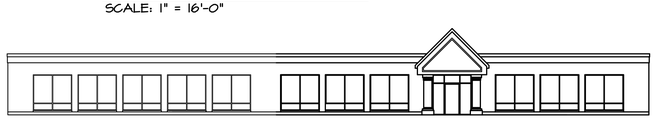
PARKING REQUIRED (ALT):

111 SPACES (MEDICAL: 1 PER 200)
25 SPACES (GENERAL: 1 PER 300)
136 TOTAL PARKING SPACES



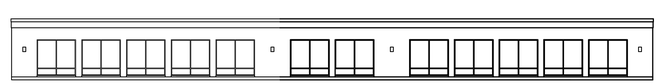
WEST ELEVATION

SCALE: 1" = 16'-0"



SOUTH ELEVATION

SCALE: 1" = 16'-0"



SOUTH ELEVATION (ALT)

SCALE: 1" = 16'-0"

Dwight Gilliland, License #7938
Expiration Date 12/31/2015

(419) 824-3311

5622 Mayberry Square
Sylvania, Oh. 43560

Architecture by Design, Ltd.

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SITE PLAN AND ELEVATIONS

NEW ADDITION FOR:
OFFICE BUILDING
3130 CENTRAL PARK WEST
TOLEDO, OHIO

DRAWN BY:	CHECKED BY:
A.N.C.	D.N.G.
PROJECT NO:	DATE:
15006	08/06/2015

DATE/REVISION:

C-1