

PROPOSED PARKING (COMMERCIAL USE - 2912)

EXISTING SOUTH BUILDING:
 REGULAR PARKING SPACES (1 PER 200 SF) OFFICE, MEDICAL
 5,880 SF / 200 SF = 29.4 => 29 SPACES REQUIRED
 EXISTING WEST BUILDING:
 REGULAR PARKING SPACES (1 PER 200 SF) OFFICE, MEDICAL
 14,995 SF / 200 SF = 74.9 => 75 SPACES REQUIRED
 PROPOSED NORTH BUILDING:
 REGULAR PARKING SPACES (1 PER 200 SF) OFFICE, MEDICAL
 8,206 SF / 200 SF = 41.03 => 41 SPACES
 TOTAL SPACES REQUIRED: 29+75+41 = 145

REQUIRED ACCESSIBLE PARKING BY ADA (CODE 208.2 OF ADA) BASED ON PROPOSED TOTAL PARKING 101 TO 150 = 5 ACCESSIBLE SPACE (9'x18') PER TABLE 208.2
 MINIMUM 1 IN 6 ACCESSIBLE SPACES MUST BE VAN ACCESSIBLE (9'x18')/208.2 ADA CODE
 TOTAL = 4 ACCESSIBLE SPACES + 1 VAN ACCESSIBLE SPACE

PARKING REQUIRED
 740 STANDARD SPACES + 4 ACCESSIBLE + 1 VAN ACCESSIBLE = 145 TOTAL SPACES REQUIRED
PARKING PROVIDED
 740 STANDARD SPACES + 5 ACCESSIBLE + 3 VAN ACCESSIBLE = 148 TOTAL SPACES PROVIDED

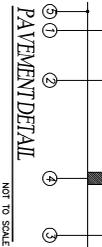
ZONING CODE FOR C-2 (COMMERCIAL)

MINIMUM WIDTH FOR PER CONE 143)
 FRONT SETBACK: 120' FROM S. CENTRAL AVE. PER CODE 2222
 SIDE YARD SETBACK: 10 FEET (ONE SIDE) ADJACENT TO COMMERCIAL
 SIDE YARD SETBACK: 30 FEET (ONE SIDE) ADJACENT TO RESIDENTIAL
 REAR YARD SETBACK: 20 FEET ADJACENT TO COMMERCIAL
 REAR YARD SETBACK: 30 FEET ADJACENT TO RESIDENTIAL
 ACCESSORY SIDE YARD SETBACK: 3 FEET (ONE SIDE) ADJACENT TO COMMERCIAL
 ACCESSORY REAR YARD SETBACK: 8 FEET ADJACENT TO COMMERCIAL
 FRONT LANDSCAPE STRIP: 25 FEET
 MAX BUILDING AND ACCESSORY HEIGHT (PER CODE): 45 FEET
 MAX BUILDING COVERAGE: 60% OF SITE

OFF-STREET PARKING DESIGN (2901)

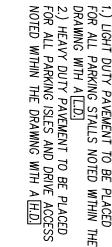
PARKING DIMENSION	ANGLE
STALL DEPTH PARALLEL TO WALL	18'
STALL DEPTH PARALLEL TO VEHICLE	18'
VEHICLE AISLE WIDTH	24'
STALL DEPTH TO INTERLOCK	0'
STALL DEPTH REDUCTION DUE TO INTERLOCK	0'
STALL WIDTH PARALLEL TO AISLE	9'
STALL WIDTH PERPENDICULAR TO VEHICLE	9'
MODULE WIDTH WALL TO WALL	61'
MODULE WIDTH INTERLOCK TO INTERLOCK	61'

TYP LIGHT DUTY PAVEMENT SEC. (L.D.)



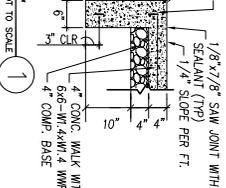
- ITEM 441 1 1/2" - ASPHALT CONCRETE, SURFACE COURSE TYPE 1, PG 64-22(448)
- ITEM 441 1-1/2" - ASPHALT CONCRETE, INTERMEDIATE COURSE TYPE 2
- ITEM 407 TACK COAT @ 0.055 GAL/S.Y.
- ITEM 304 8" AGGREGATE BASE
- ITEM 204 SUBGRADE COMPACTION

TYP HEAVY DUTY PAVEMENT SEC. (H.D.)

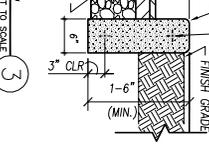


- ITEM 441 1 1/2" - ASPHALT CONCRETE, SURFACE COURSE TYPE 1, PG 64-22(448)
- ITEM 441 2-1/2" - ASPHALT CONCRETE, INTERMEDIATE COURSE TYPE 2, PG 64-22(448)
- ITEM 407 TACK COAT @ 0.055 GAL/S.Y.
- ITEM 304 10" AGGREGATE BASE
- ITEM 204 SUBGRADE COMPACTION

DETAIL 1



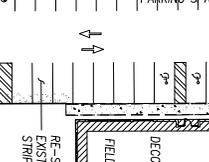
DETAIL 2



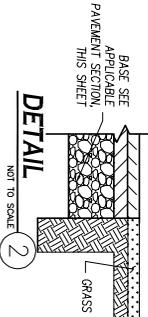
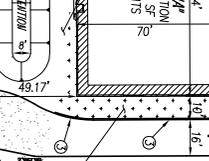
DETAIL 3



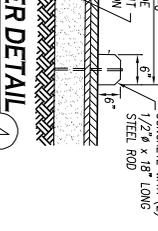
DETAIL 4



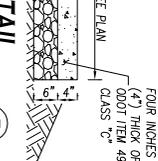
DETAIL 5



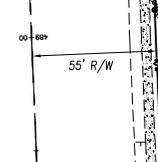
DETAIL 2



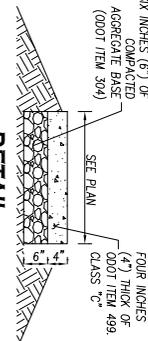
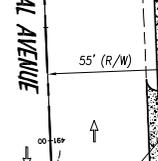
DETAIL 3



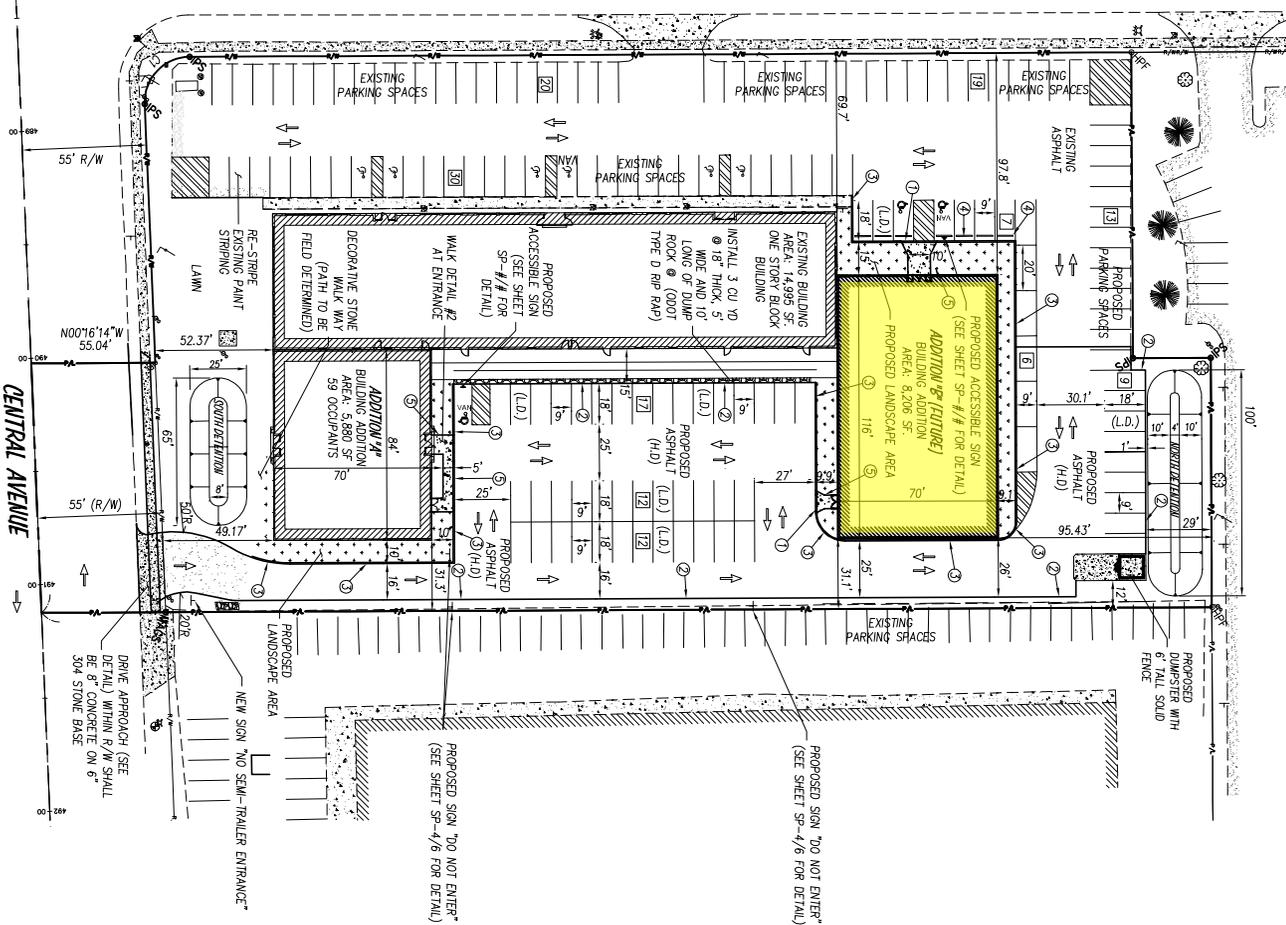
DETAIL 4



DETAIL 5



CENTRAL PARK WEST DRIVE (60' R/W)



NO.	ISSUED FOR:	DATE
1	CLIENT REV	3-2-20
2		
3		
4		
5		
6		
7		

GLASS CITY ENGINEERING & SURVEYING, LLC.
 2001 RIVER ROAD
 MAUMEE, OHIO 43537
 419-283-8362, FAX 419-539-9867
 EMAIL: BLACKBIRD_1@MSN.COM
 WEB: GCENGINEERINGANDSURVEYING.COM

JPM HOLDINGS LLC. (NORTH ADDITION)
 6546 W. CENTRAL AVE / 3130 CENTRAL PARK WEST
 PART OF SW1/4, SEC. 22, T-9N, R-9E, SYLVANIA
 TOWNSHIP, LUCAS COUNTY, OHIO

SITE DIMENSIONAL PLAN

SP-3/6
 DRAWN BY: DND
 JOB NUMBER: 20-5062
 REVIEWED BY: BRB