

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

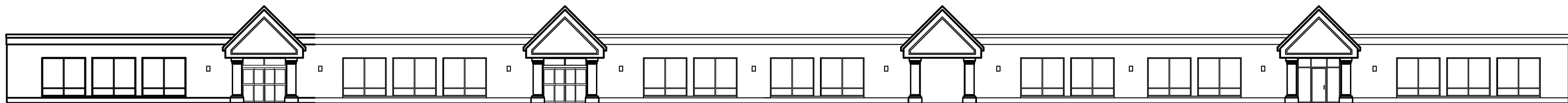
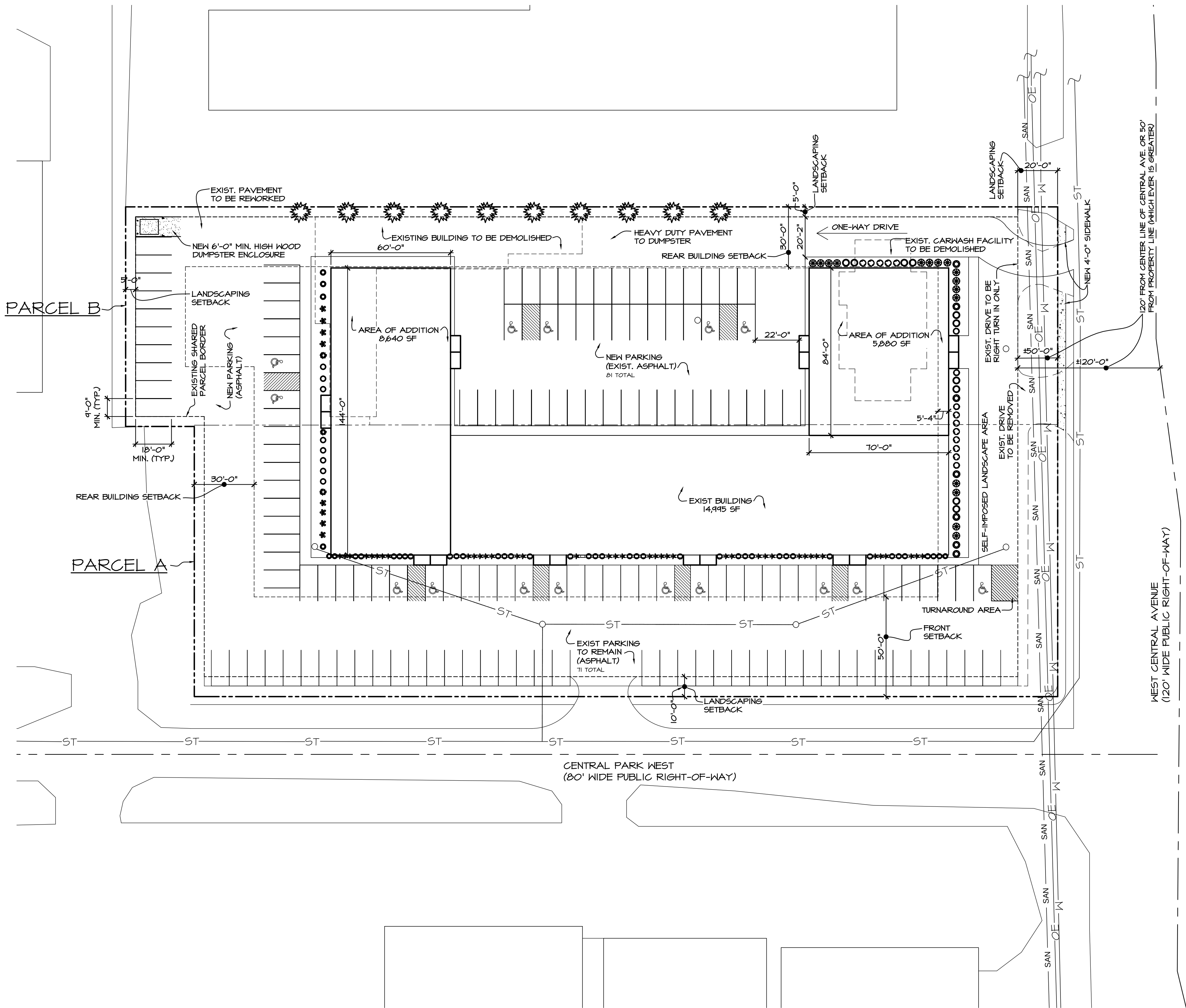
12 ROSE, KNOCKOUT

SHRUB, EVERGREEN BROADLEAF

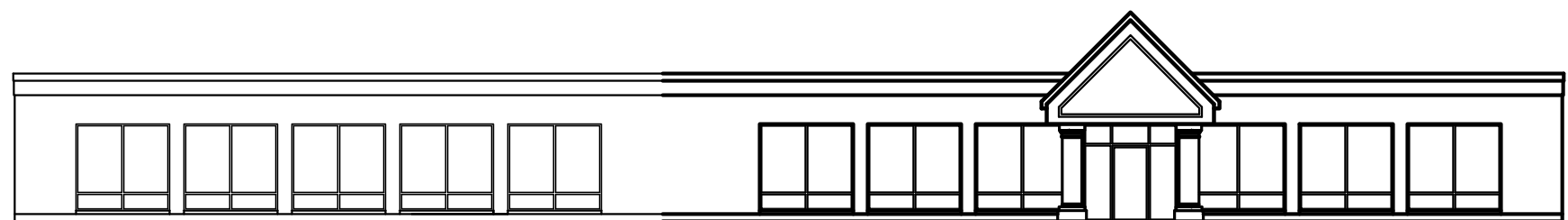
44 BOXWOOD, GREEN GEM

TREE, EVERGREEN

10 SPRUCE, NORWAY



WEST ELEVATION
SCALE: 1" = 16'-0"



SOUTH ELEVATION
SCALE: 1" = 16'-0"

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: JFM HOLDINGS LLC AN OHIO LIMITED LIABILITY COMPANY

OWNER ADDRESS: 2421 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: 78-34407

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

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

OWNER ADDRESS: 2421 McCORD ROAD, STE 200
TOLEDO, OHIO 43615

LEGAL DESCRIPTION: 6.9 22 SW 1/4 E 110.7 FT W 1000.14 FT S 518.52 FT ON E LINE EXC. PTIN SR 20 SUBJ TO SEWER E8MT

CODE INFORMATION (PARCEL A+B):

REQUESTING:

- COMBINE EXISTING PARCELS 78-64267 & 78-34407
- 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: JFM HOLDINGS LLC AN OHIO LIMITED LIABILITY COMPANY & TIMBERSTONE PROPERTIES OF OHIO, LTD, AN OHIO LTD LIABILITY COMPANY

OWNER ADDRESS: 2421 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)

EXISTING: TOTAL: 148 PARKING SPACES
(15 ACCESSIBLE SPACES)

AREA: 14,915 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)

SITE PLAN

SCALE: 1" = 40'-0"

LEGEND:

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

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: A.N.C. CHECKED BY: D.N.G.

PROJECT NO: 15006 DATE: 07/01/2015

DATE/REVISION:

C-1

1 OF 1 DRAWINGS

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