



TOLEDO-LUCAS COUNTY PLAN COMMISSIONS

ONE GOVERNMENT CENTER, SUITE 1620, TOLEDO, OHIO 43604

PHONE 419-245-1200 FAX 419-936-3730

THOMAS C. GIBBONS, DIRECTOR



DATE: January 12, 2018

REF: SUP-11004-17

TO: President Matt Cherry and Members of Council, City of Toledo

FROM: Toledo City Plan Commission, Thomas C. Gibbons, Secretary

SUBJECT: Amendment to a Special Use Permit, originally granted by Ord. 149-16, for Community Recreation, Active

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, January 11, 2018 at 2:00 P.M. **Please note that this report has been modified to reflect a revised site plan and elevations submitted prior to the Plan Commission meeting.**

GENERAL INFORMATION

Subject

Request	-	Amendment to a Special Use Permit, originally granted by Ord. 149-16, for Community Recreation, Active
Location	-	1302 Linden Lane
Applicant	-	Al-Madinah Community Center 3151 Chollett Drive Toledo, OH 43606
Architect	-	Tadd Stacy Architecture by Design 5622 Mayberry Square Sylvania, OH 43560
Engineer	-	Bryan D. Ellis, P.E., P.S. Glass City Engineering & Surveying 2001 River Road Maumee, OH 43537

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GENERAL INFORMATION (cont'd)

Site Description

Zoning	-	RM36-PUD <i>Multi-Dwelling Residential Planned Unit Development</i>
Area	-	4.6 Acres
Frontage	-	± 315 Feet along Linden Lane
Existing Use	-	Undeveloped
Proposed Use	-	Community Center

Area Description

North	-	Reynolds Corner Library / CO <i>Commercial Office</i>
South	-	Single & Multiple Family Residential / RD6-PUD <i>Duplex Residential, Planned Unit Development</i>
East	-	Single & Multiple Family Residential / RD6-PUD <i>Duplex Residential, Planned Unit Development</i>
West	-	Undeveloped / RM36-PUD <i>Multiple Dwelling Residential, Planned Unit Development</i>

Parcel History

S-21-80	-	Preliminary Drawing review for Linden Hills. Approved by Plan Commission on 4/21/81. Final Plat approved on 5/20/82.
CUP-3-81	-	Community Unit Plan for Linden Hills. Plan Commission recommended approval 4/2/81. City Council approved 4/21/81. Ord. 234-81.
Z-2-81	-	Zone Change from R-2 to R-3, C-1 and C-2. Plan Commission recommended approval on 3/5/81. City Council approved on 3/24/81. Ord. 167-81.
CUP-198-87	-	Amendment to CUP originally granted by Ord. 234-81, to allow an increase in density on lot 7 of INVERWEST from 87 units to 150 units. Plan Commission recommended approval on 10/8/87. City Council approved on 11/3/87. Ord. 900-87.

GENERAL INFORMATION (cont'd)

- Z-158-87 - Zone Change from R-3 to R-4 for Lot 7 of INVERWEST. Plan Commission recommended approval on 9/10/87. City Council approved on 9/29/87. Ord. 783-87.
- SUP-95-87 - SUP to allow for development of elderly housing complex on lot 7 of INVERWEST. Plan Commission recommended disapproval on 9/10/87. City Council approved a withdrawal of the application on 9/29/87. Res. 206-87.
- CUP-198-87 - Minor change to CUP originally granted by Ord. 234-81 and subsequently amended by Ord. 900-87 to allow for a deed transfer of 60' of lot area for Lot 7 of INVERWEST. Plan Commission recommended approval on 12/1/88. City Council approved on 12/20/88. Ord. 1113-88.
- Z-9015-04 - Zone Change for Lot 8 of INVERWEST. Plan Commission recommended disapproval on 11/4/04. Referred back to Plan Commission by City Council Committee of Planning and Zoning on 12/8/04. Plan Commission recommended disapproval on 1/13/05. City Council approved 3/8/05.
- SPR-17-04 - Major Site Plan Review for Lots 7 and 8 of INVERWEST. Plan Commission disapproved on 11/4/04.Appealed to City Council on 11/12/04. Referred back to Plan Commission by City Council Committee of Planning and Zoning on 12/8/04. Plan Commission disapproved on 1/13/05.
- PUD-10008-15 - Amendment to Lot 7 of the INVERWEST Planned Unit Development for a community center at 1302 Linden Lane. Plan Commission recommended approval on 3/10/16. City Council approved on 4/26/16.

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GENERAL INFORMATION (cont'd)

SUP-10007-15	Special Use Permit for a Community Center at 1302 Linden Lane. Plan Commission recommended approval on 3/10/16. City Council approved on 4/26/16. City Council approved a six month expiration extension on 5/2/17 until 11/2/17.
PUD-11003-17	Amendment to Lot 7 of INVERWEST Planned Unit Development for a Community Center (Companion Case)

Applicable Plans and Regulations

- Toledo Municipal Code, Part Eleven: Planning and Zoning Code
- Toledo 20/20 Comprehensive Plan

STAFF ANALYSIS

The request is an amendment to a Special Use Permit, originally granted by Ord. 149-16, for a community center at 1302 Linden Lane. The previous plan was approved, but never built due in part to cost concerns. The community center will be used for lectures, community outreach, and activities for its membership. The operators are listed as a 501c3 non-profit. This designation is required for a Community Recreation, Active use because it is a Public and Civic use. Surrounding land uses include mixed residential uses to the south, undeveloped land to the west, a library and undeveloped land to the north, and a church to the east. PUD-11003-17, an amendment to Lot 7 of the INVERWEST Planned Unit Development (PUD) for a community center, is a companion case.

LAYOUT

The previous project included a 15,184 sq. ft. community center, a 16,357 sq. ft. structure for a gymnasium, a 121 space parking lot, and the preservation of .7 acres of land as open space per the requirements of the plat for INVERWEST, formerly known as LINDEN HILLS. The current project consolidates all uses into one, 40,752 sq. ft., multi-purpose building and adds space for an indoor soccer field at the back of the building. The proposed building is taller than the previous plan and has a maximum height of 28.5 feet. That is nearly twice as tall as the previously approved project. The additional height is needed to accommodate the soccer field and results in the back of half of the building doubling in size.

STAFF ANALYSIS (cont'd)

The property will access Linden Lane through a single curb cut. The open space is positioned to the west of the site along Linden Lane for easier access by existing residents of INVERWEST. A revised site plan shows that the open space is in compliance with the required .7 acres as originally approved. A pedestrian walkway is provided along the open space between Linden Lane and the gymnasium, connecting the site with the surrounding neighborhood. The building is located to the back of the property with parking in the front yard. This will require a waiver from City Council because parking is prohibited in the front yard of a residential district.

PARKING

The site plan provides 164 parking spaces for the proposed community center. A Community Recreation, Active use requires documentation of expected parking demands that the use will generate. The information should include detailed operating characteristics such as membership numbers, hours of operation, and how the facility will be used. This is necessary because of the unique operating characteristics of this type of use. The site plan provides a calculation for a Recreational Community Center based on a widely accepted traffic handbook. It indicates 133 parking spaces are required. Additional documentation was provided outlining the different events and attendance figures occurring on the property. Average attendance for most events will be less than 70 people, with the majority of events occurring on Saturdays. The site is in compliance with parking requirements.

LANDSCAPING

The landscape plan provides a 15 foot frontage greenbelt, a Type A buffer to the north, a 25 foot landscape area to the east, a Type B buffer to the south, interior/perimeter parking lot landscaping, foundation plantings, and interior site landscaping. The frontage greenbelt and Type A buffer do not meet quantity requirements within the required buffer areas, but meet the spirit of the code when counting overlapping parking lot and interior planting requirements in the extended green space between both areas. A 25 foot setback to the east is required as part of the PUD, but a Type A buffer is not required due to the adjacent RM36 zoning. Additionally, the Type A buffer to the north is shown at 10 feet adjacent to the library, but does not provide the required privacy fence. The applicant asked if the privacy fence on the library parcel could also be counted to meet the Type A requirement on their parcel instead of installing a second fence against the existing fence. Staff is supportive of this request provided that fencing be installed if the library fence is ever removed.

The landscape plan is compliant except for the follow areas: interior/perimeter parking lot landscaping and interior site landscaping. The interior parking lot does not provide the required area and plantings and the perimeter parking lot must include the installation of a solid row of shrubs along the easternmost row of parking spaces. A revised site plan was submitted that complies with interior landscaping spacing, however required plantings and area must still be verified. Interior site landscaping requires one tree for every 500 square feet of building area. This requires an additional 81 trees on the property.

STAFF ANALYSIS (cont'd)

ELEVATIONS

The design of the building is reviewed for compatibility with nearby structures, visual interest, and materials. TMC 1109.0205 requires buildings to have visual interest, variation in massing, compatibility with neighborhood architecture, and avoid the use of long, uninterrupted, blank walls. TMC 1109.0500 requires that any façade visible from the public right-of-way be designed with high quality materials covering at least 75% of the façade. This requirement applies to the north, east, and south facades given the changes in the size, height, and scale of the proposed building.

The design of the building is divided into two parts: the community center and the gymnasium/soccer field. The community center is designed with elements that largely meet the design guidelines, however the use of metal siding is typically only approved as an accent material and shall be reduced along the eastern façade. The gymnasium/soccer field does not meet the design guidelines for the massing of the building or the use of high quality materials. The gymnasium predominantly uses metal siding on all four sides and provides limited architectural variation with a translucent banded panel around the top of all four facades and the use of sports graphic along the north elevation. The sports graphics are considered wall signage and are not permitted in the zoning district.

Revised elevations were submitted that removed the metal panels from the western façade of the community center and added a 40" high founders brick wainscot around the entire base of the gymnasium. They have also removed the proposed sports graphics and added canopy trees around the perimeter of the gymnasium/soccer field to break up the massing of the building. Staff does not feel that these efforts are enough given the size or visibility of the building and context of both the adjacent residential and commercial structures. There are no metal panel buildings in the nearby vicinity and a building with scale and visibility would not fit with the neighborhood.

Staff recognizes the challenges associated with a project of this scale and is willing to work with the applicant on the required design criteria, but the project should take further steps to be more compatible with the design standards and the surrounding area. Additional vertical and horizontal elements have been requested along with a reduction in the use of metal panels and an increase in the use of materials that are more compatible with the surrounding area.

20/20 PLAN

The 20/20 Comprehensive Plan recommends this property for Multiple Family Residential uses. However, similar to other residential categories, non-residential uses that are typically compatible with residential neighborhoods are also acceptable uses, such as libraries, schools, churches, and community centers. The parcel is also located near the intersection of Linden Lane with Dorr Street and as a result should limit the impact on the adjacent residential neighborhood of INVERWEST.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of SUP-11004-17, an amendment to a Special Use Permit, originally granted by Ord. 149-16, for Community Recreation, Active at 1302 Linden Lane, to the Toledo City Council, for the following **two (2)** reasons:

1. The request is consistent with the Toledo 20/20 Comprehensive Plan; and
2. The location of the parcel near the intersection of Linden Lane with Dorr Street should limit the impact on the adjacent residential neighborhood.

The Toledo City Plan Commission recommends the following actions on requested waivers:

Chapter 1107 Parking, Loading, and Access

1107.1202 Setbacks

A. Residential Districts

1. Parking spaces may not be located within the front yard, except on a driveway for single family or two family dwellings.

Approve a waiver to allow parking in the front yard of a residential district.

Chapter 1109 Design Standards

1109.0205 Building Design Standards

A. Variation in Massing

The design of the building shall reduce its apparent mass or bulk by dividing the building into smaller masses.

B. Character and Image

1. Building design shall contribute to the uniqueness of established neighborhoods by harmonizing design elements of the adjacent architecture.

C. Building Façade Treatment

1. Minimum Wall Articulation

Exterior walls shall be articulated in order to add architectural interest and variety and avoid the effect of a single, long or massive wall with no relation to human size.

4. Base and Top Treatments

The design of a building shall reduce its perceived height by providing a well-defined base, middle and top to building facades.

Approve a waiver of the required design elements for the north, west, and south elevations provided the elevations incorporate additional vertical and horizontal elements for the gymnasium subject to the review and approval by the Plan Director.

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PLAN COMMISSION RECOMMENDATION (cont'd)

Chapter 1109 Design Standards

1109.0501 Façade Materials

A. High quality building materials must comprise at least 75% of the total wall area of facades visible from the public right-of-way.

Disapprove a waiver to allow metal panels as a predominant building material for north, west, and south elevations.

The Plan Commission further recommends approval subject to the following **thirty eight** (38) conditions:

The following conditions are listed by agency of origin. Applicants are encouraged to contact each of the agencies to address compliance with their conditions.

Engineering Services

1. A pre-submittal meeting is not required; however, one may be requested. Contact information is as follows:

Division of Engineering Services: ph. 419-245-1315, fax 419-936-2850

Right-of-Way and Inspection: Joe Warnka, ph. 419-245-1341

Roadway: Tim Grosjean, ph. 419-245-1344

Water: Andrea Kroma, ph. 419-936-2163

Stormwater Drainage: Lorie Haslinger, ph. 419-245-3221; Andy Stepnick 419-245-1338

Sanitary Sewers: Mike Elling, ph. 419-936-2276

2. Minimum 4-foot barrier-free sidewalk shall be placed along the frontages of all public streets in the development and shall extend through drive approaches. Pedestrian curb ramps shall be placed at all intersections.
3. All proposed drive approaches, sidewalk, and curb shall be constructed in accordance with the City of Toledo Construction Standards, Specifications, and Toledo Municipal Code. All drive approaches, and sidewalk through the drives, shall be 6-inch thick concrete residential, 8-inch thick concrete Commercial. No curb shall be permitted in the right-of-way along either side of the drive approach. No horizontal curb cutting will be permitted.
4. Substandard drive approaches, sidewalk, and curb sections that exist within the public right-of-way abutting the site shall be replaced in accordance with City of Toledo Construction Standards, Specifications, and Toledo Municipal Code.

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PLAN COMMISSION RECOMMENDATION (cont'd)

Engineering Services (cont'd)

5. Improvements per City of Toledo Infrastructure Design and Construction requirements must be met.
6. Required permits for all approved work in the public right-of-way shall be obtained, before work begins, from One Stop Shop, (419)-245-1220. Contact Joe Warnka at (419) 245-1341 for inspection of above-mentioned items.
7. Water service is available subject to the Rules and Regulations of the Department of Public Utilities.
8. There is an existing 8-inch diameter water service to this site. If this water service is not going to be used, it will be abandoned by the City of Toledo at the developer's expense.
9. Detailed plans for extension of water services shall be submitted to the Division of Engineering Services for review and approval. Plan design and submittal shall comply with the current version of the City of Toledo DPU Infrastructure Design and Construction Requirements.
10. The current version of "WATER GENERAL NOTES FOR CITY OF TOLEDO PRIVATE WATER MAINS, FIRE LINES AND LARGE SERVICES" shall be included on the plans and can be obtained from the City of Toledo Division of Engineering Services.
11. New fire, domestic, and irrigation taps will be installed by City of Toledo at the developer's expense.
12. All commercial properties are required to have approved backflow protection devices installed on the domestic water service and fire protection lines. Installation of the devices must be verified by the Division of Water Distribution and all devices must be registered with BSIonlinetracking.com at 800-414-4990. Contact the Division of Water Distribution (419-245-1395) to verify the backflow prevention requirements for this site.
13. The water meter setting detail, including meter bypass and backflow preventer, shall be submitted to the City of Toledo Backflow Prevention Coordinator, 401 S. Erie Street, Toledo, OH 43602 for review and approval.
14. Contact the City of Toledo Fire Prevention Bureau (419-245-1263) to verify the fire protection requirements for this site. Contractors performing work on new or existing fire systems shall be licensed by the State of Ohio Fire Marshall and certified by the City of Toledo Fire & Rescue Department.

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PLAN COMMISSION RECOMMENDATION (cont'd)

Engineering Services (cont'd)

15. The plan submitted for Plan Commission review indicates earth-disturbing activity greater than 2,500 square feet; therefore, a detailed site-grading plan, Stormwater Pollution Prevention Plan (SWP3), calculations, plans for stormwater service, and a maintenance plan and maintenance agreement for Post-Construction Stormwater Best Management Practices (BMPs) for this project shall be submitted directly to the Division of Engineering Services for stormwater review and approval.
16. Plan submittals shall be in conformance with the latest version of Infrastructure Design and Construction Requirements available at <http://toledo.oh.gov/services/public-utilities/engineering-services/plan-review-process/>, including the requirements for stormwater detention and post-construction stormwater BMPs.
17. Any person performing earth-disturbing activities within the City of Toledo shall employ Construction Best Management Practices (BMPs) to provide sediment and erosion control during construction. Construction BMPs shall be designed and installed per the latest Ohio EPA General Stormwater NPDES permit.
18. All disturbed land areas over 1 acre must submit an NOI to and obtain a permit from the Ohio EPA.
19. All sites disturbing 2,500 sq. ft. or more shall develop a site-specific Stormwater Pollution Prevention Plan (SWP3), which shall be submitted for review and approval. The SWP3 shall address all components required per the latest Ohio EPA General Stormwater NPDES permit and shall be submitted with a completed submittal cover sheet, contact list, contractor certification form and the Ohio EPA SWP3 Checklist. The links to these documents can be found at <http://www.tmacog.org/storc/swp3.htm>.
20. Designs incorporating low impact development solutions, such as grassy swales and bio-retention areas in lieu of curb, storm sewers, and underground detention, are encouraged and may be eligible for a percent reduction in the property's stormwater utility fee through the Stormwater Credit Program.
21. All storm drainage must be internal and not run off onto adjacent properties unless approved by the City of Toledo Drainage Engineer.
22. No construction work, including any earth disturbing work, will be permitted without approved plans and inspection.
23. Sanitary sewer service for this development is available subject to the Rules and Regulations of the Department of Public Utilities.

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PLAN COMMISSION RECOMMENDATION (cont'd)

Engineering Services (cont'd)

24. A single sanitary sewer tap from this site shall be allowed into the public sanitary sewer system. Developer shall use existing sanitary tap, when available.

Sewer and Drainage Services

25. Site shall comply with all Sewer & Drainage Service regulations.

Fire Prevention

26. Site shall comply with all Fire Prevention Bureau regulations.

Transportation

27. Wheel stops shall be installed in the parking stalls adjacent to the sidewalk located south of the open space.

Plan Commission

28. Parking is prohibited in the front yard of a residential district and shall be noted on a revised plan. **Applicant must obtain a waiver of TMC 1107.1202.A.1 or comply fully with the requirements of said section.**

29. Litter receptacles shall be provided in accordance with Toledo Municipal Code Section 963.22. These standards include two containers in easily accessible locations for first 25 spaces, one container for every fifty additional spaces or as approved by Director of Public Service. Containers shall have secured lids and secured to the ground to minimize spillage.

30. Four copies of a detailed site, lighting, fencing and landscaping plan shall be submitted to the Plan Director for review and approval (separate from the building and site plans). Such plan shall include:

- a. Total interior landscaping shall be 3,280 sq. ft and include a total of 33 trees and 99 shrubs. All parking spaces shall be within 100 feet of interior landscaping areas.
- b. Landscaped terminal islands must be provided for the parking rows south and east of the open space parcel.

PLAN COMMISSION RECOMMENDATION (cont'd)

Plan Commission (cont'd)

- c. An additional 81 trees shall be installed to meet the interior site landscaping requirements.
- d. A solid row of shrubs shall be installed along the easternmost row of parking spaces.
- e. A 10' Type A Buffer is acceptable along the northern property line adjacent to the library without a fence. The adjacent parcel provides a privacy fence. If the adjacent fence is ever removed the applicant shall install the appropriate Type A buffer fencing along this area. **Shall be submitted on a revised landscape plan.**
- f. Topsoil must be back filled to provide positive drainage of the landscape area.
- g. Landscaped areas may not contain bare soil, aggregated stone or decorative rock. Any ground area must be covered with hardwood mulch, grass or other vegetative ground cover.
- h. The location, number, height, diameter and species of any materials to be planted and maintained, as well as the location and number of any existing trees to be retained, trees, shrubs, and landscape materials shall meet the standards included in TMC 1108.0400 Landscape Materials Standards. Trees and shrubs must meet minimum size standards when planted. **Shall be submitted on a revised landscape plan.**
- i. If site is $\frac{1}{2}$ acre or larger, landscaped areas must be irrigated as necessary to maintain required plant materials in good and healthy condition. Irrigation plans must be submitted with development plans and must contain all construction details.
- j. The location, height and materials for any fencing to be installed and maintained.
- k. The location and direction of any proposed lighting (lights are to be directed away from adjacent residential properties); and

31. The soccer field/gymnasium portion of the building shall comply with the design standards of **TMC 1109.0205**. The design of the building shall: reduce its apparent mass or bulk by dividing the building into smaller masses, be compatible with adjacent architecture, add visual interest to avoid long, blank walls, and incorporate a well-defined base, middle, and top. **Shall be submitted on revised elevations.** Applicant must obtain a waiver of **TMC 1109.0205.A, TMC 1109.0205.B.1, TMC 1109.0205.C.1, and TMC 1109.0205.C.4** or comply fully with the requirements of said section.

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PLAN COMMISSION RECOMMENDATION (cont'd)

Plan Commission (cont'd)

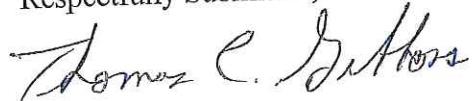
32. High quality building materials must comprise at least 75% of the total wall area for the north, west, and south elevations. Metal paneling is not an acceptable high quality material and shall be used only as an accent. Founders brick is an acceptable high quality material provided the height of the brick does not exceed 4 inches. **Shall be submitted on revised elevations. Applicant must obtain a waiver of TMC 1109.0501.A or comply fully with the requirements of said section.**
33. Bicycle parking is required for the proposed use at a ratio of 1 space for every 10 parking spaces and requires a total of 17 spaces.
34. The Special Use Permit may be reviewed for compliance with the conditions of approval, negative secondary effects, and adherence to all requirements of the Toledo Municipal Zoning Code. If outstanding issues are found and not addressed the Special Use Permit may be considered for revocation.
35. The Special Use Permit will require an approval of the amendment to Lot 7 of the INVERWEST Planned Unit Development by City Council in order to be considered valid. If the PUD is not approved or lapses the Special Use Permit will be considered void.
36. A Bond of Performance or suitable assurance acceptable to the Division of Inspection valid for a period of two (2) years shall be posted with the Commissioner of Inspection providing for the installation of required landscaping within one (1) year. Landscaping shall be installed and maintained indefinitely.
37. Minor adjustments to the site plan that do not violate the above conditions, or the Toledo Municipal Code, may be reviewed and approved by the Director of the Toledo City Plan Commission. Major adjustments will require an amendment to the Special Use Permit.
38. No permits shall be issued until arrangements satisfactory to the Director of the Toledo City Plan Commission have been made for compliance with the conditions as set forth above.

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Respectfully Submitted,



Thomas C. Gibbons

Secretary

CC: Al-Madinah Community Center, 3151 Chollett Drive, Toledo, OH 43606
Tadd Stacy, Architecture by Design, 5622 Mayberry Square, Sylvania, OH 43560
Bryan D. Ellis, P.E., P.S., Glass City Engineering & Surveying, 2001 River Road,
Maumee, OH 43537
Lisa Cottrell, Administrator
Josh Lewandowski, Principal Planner

JL

Six (6) sketches follow

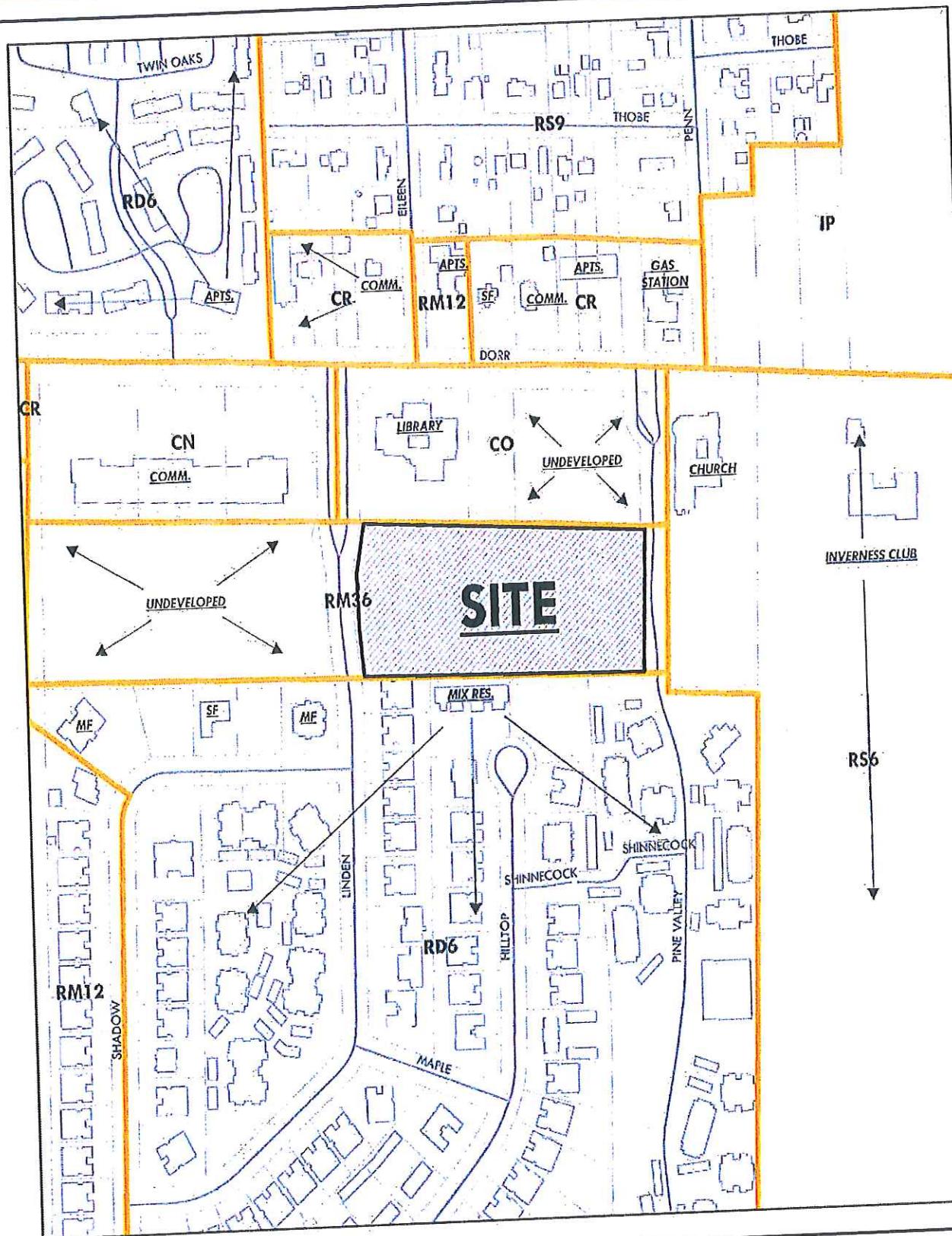
GENERAL LOCATION

SUP-11004-17

ID 107

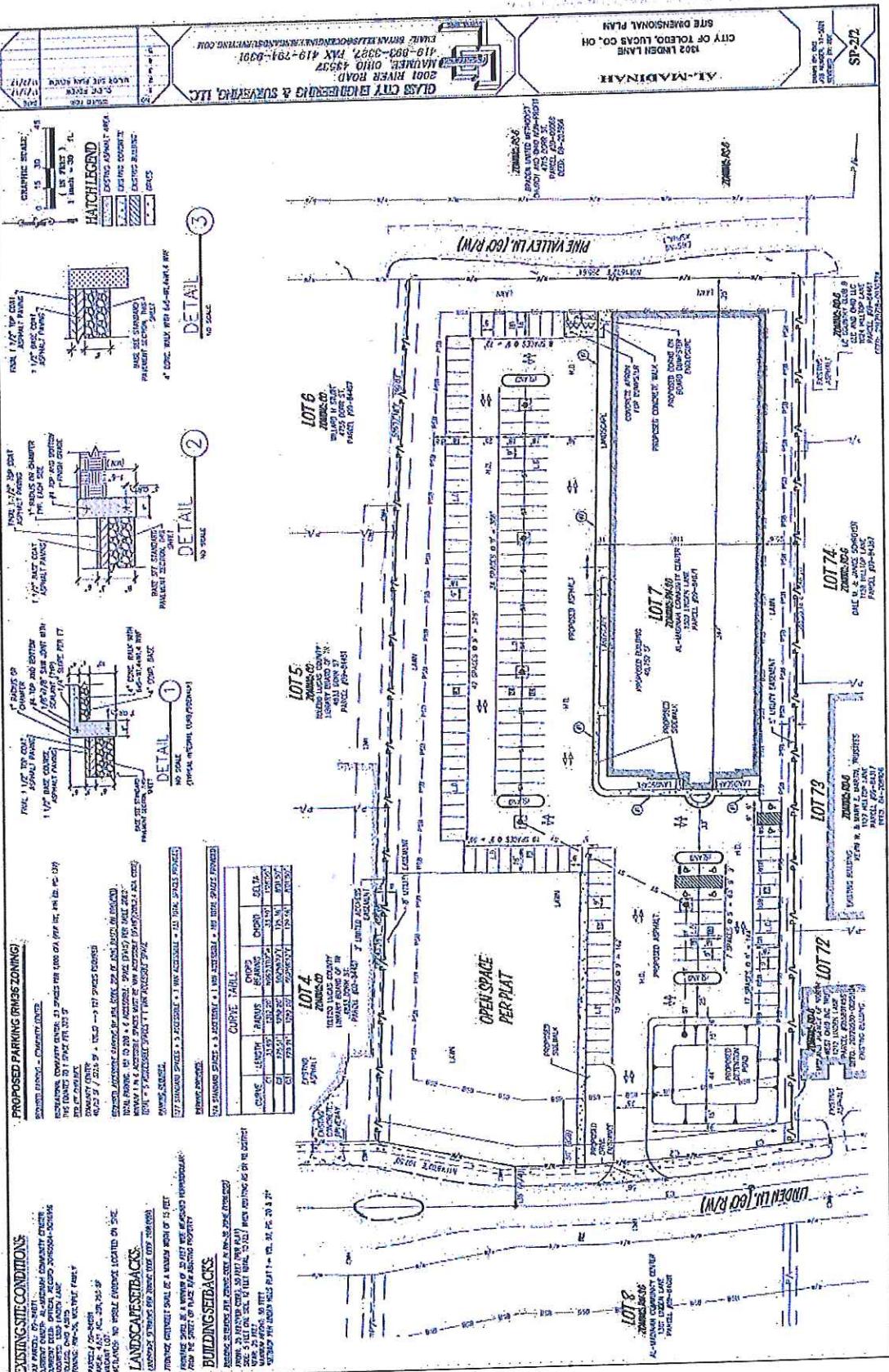
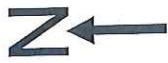
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SITE PLAN

SUP-11004-17
ID 107



LANDSCAPE PLAN

SUP-11004-17
ID 107

Z 

PRELIMINARY LANDSCAPE PLAN

AL-MADINAH

CITY OF TOLEDO LUCAS COUNTY, OHIO

LANDSCAPE ARCHITECTURE

MDG Landscape Architecture

10135 BEECHWOOD DR.

TOLEDO, OH 43612-2131

www.mdglandscapearchitecture.com

MKD

PRELIMINARY LANDSCAPE PLAN

TOLEDO, OHIO

10/12/2010

1:200

SCALES: 1/2 IN. = 20 FT.

1 IN. = 40 FT.

1/4 IN. = 10 FT.

1/8 IN. = 5 FT.

1/16 IN. = 2.5 FT.

1/32 IN. = 1.25 FT.

1/64 IN. = 0.625 FT.

1/128 IN. = 0.3125 FT.

1/256 IN. = 0.15625 FT.

1/512 IN. = 0.078125 FT.

1/1024 IN. = 0.0390625 FT.

1/2048 IN. = 0.01953125 FT.

1/4096 IN. = 0.009765625 FT.

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LEVELS (DETAILED)

SUP-11004-17
ID 107

ELEVATIONS
(COLOR)

SUP-11004-17
ID 107



WEST ELEVATION

10 - 20



NORTH ELEVATION

AL-MADINAH CENTER
1251 LINDEN LANE, TOLEDO, OHIO

