

GENERAL INFORMATION

Subject

- Request - Major Site Plan Review for Multi-Family Housing
- Location - 1401 Monroe Street
- Applicant/Owner - Lucas Metropolitan Housing Authority
424 Jackson Street
Toledo, OH 43604
- Cherry Street Mission Ministries
1501 Monroe Street
Toledo, OH 43604
- Engineer - Lewandowski Engineers, A Verdantas Company
219 S. Erie Street
Toledo, OH 43604
- Architect - The Collaborative
One SeaGate, Park Level 118
Toledo, OH 43604

Site Description

- Zoning - CM / Mixed Commercial-Residential
- Overlay District - UpTown Urban Neighborhood Overlay District
- Area - ±1.772 acres
- Frontage - ± 210' along Monroe Street
± 492' along 14th Street
± 140' along Washington Street
- Existing Use - Parking lot
- Proposed Use - Multi-family housing development

Area Description

- North - Monroe Street, auto repair, and a medical and dental clinic / CR
- South - Washington Street and contractor sales and service / CR and IL
- East - 14th Street, future Lucas County Canine Facility and medical office / CR and IL
- West - Cherry Street Mission Ministries / CR

GENERAL INFORMATION (cont'd)Parcel History

- V-268-74 - Vacation of 15th Street that lies between Washington and Monroe Streets (PC rec. approval 9/19/1974; CC approved 12/10/74 by Ord. 1007-74).
- M-4-12 - Review and adoption of the Uptown District Neighborhood Plan (PC rec. approval 12/5/2013; CC approved 1/14/2014 by Ord. 19-14).
- M-5-19 - Review and adoption of the Uptown Master Plan Update as an amendment to the 20/20 Plan (PC rec. approval 6/13/2019; CC approved 7/23/2019 by Ord. 353-19).
- SPR-45-19 - Major Site Plan Review for building addition and parking lot expansion at 1301 Monroe Street (WITHDRAWN).
- DOD-6-19 - Downtown Overlay District review of building addition at 1301 Monroe Street (WITHDRAWN).
- UDARC-8-19 - Uptown District review of building addition at 1301 Monroe Street (WITHDRAWN).
- M-1-22 - Amendment of Uptown UNO Boundaries to include those properties abutting Monroe Street, east of Collingwood Boulevard (PC rec. approval 6/13/2024; CC approved 7/17/2024 by Ord. 366-24).
- Z-11005-23 - Zone Change from CR Office Commercial and IL Limited Industrial to CM Mixed Commercial Residential at 1401 Monroe Street, 21 N. 14th Street and 1402 Washington Street (PC rec. approval 3/4/2024; CC approved 4/24/2024 by Ord. 193-24).
- Z-11006-23 - Zone Change from CR Office Commercial to CM Mixed Commercial Residential at 1501 Monroe Street, 21 N. 14th Street and 1402 Washington Street (PC rec. approval 3/4/2024; CC approved 4/24/2024 by Ord. 194-24).
- UDARC-9-24 - UpTown District Architectural Review Committee review of new multi-dwelling building at 1401 Monroe Street (UDARC approved 11/19/2024).

GENERAL INFORMATION (cont'd)Applicable Plans and Regulations

- Toledo Municipal Code Part Eleven: Planning and Zoning
- Forward Toledo Comprehensive Land Use Plan
- UpTown District Urban Neighborhood Overlay District
- 2019 UpTown Master Plan

STAFF ANALYSIS

The Applicant is requesting a Major Site Plan Review for a new multi-family building located at 1401 Monroe Street to be named “Mission Point”. The ±1.772 acre site is located northwest of the 14th and Monroe Street intersection and is situated within the UpTown District Urban Neighborhood Overlay District. The site is currently used as a parking lot. Surrounding land uses include the Cherry Street Mission Ministries and Life Revitalization Center to the west; auto repair and a medical and dental clinic to the north across Monroe Street; the future Lucas County Canine facility, currently under construction, to the east across 14th Street; and a heating and cooling business to the south across Washington Street.

Mission Point will be co-developed and co-owned by Lucas Housing Services Corporation, the non-profit affiliate of Lucas Metropolitan Housing, and Cherry Street Mission Ministries. The proposed development includes a four (4) story building with sixty-five (65) one-bedroom apartments, an outdoor covered patio/gathering area in the back of the building, and the installation of a public art piece at the corner of Monroe and 14th Streets. The development will provide permanent supportive housing for the chronically homeless in the Toledo area. A Major Site Review is required per TMC§1111.0802(B) because a multi-family development containing 40 or more dwelling units is proposed. The Applicant has also submitted an UpTown District Architectural Review Committee (UDARC) application for review and approval (UDARC-9-24).

Intensity and Dimensional Standards

The subject site was rezoned in 2024 to CM Mixed Commercial-Residential to accommodate the proposed development. Based on the ±1.772 acre site, the CM zoning district permits a maximum of one hundred ten (110) units to be developed on the site. In addition, the CM zoning district requires that a minimum of fifty percent (50%) of the floor area of proposed buildings over 25,000 square feet be allocated to residential dwelling units per TMC§1106.0600. The proposal consists of 65 residential dwelling units and therefore is in compliance with the maximum permitted density requirements and minimum floor area for residential units for the CM zoning district. The proposed development also complies with all other intensity and dimensional standards.

STAFF ANALYSIS (cont'd)Parking and Circulation

Cherry Street Mission Ministries and Life Revitalization Center is situated immediately to the west of the site. There is currently a difference in grade and therefore a retaining wall with a fence that separates the properties owned by Cherry Street Mission Ministries and Lucas Metropolitan Housing. Since this is a joint project between the two entities, both entities will be ground leasing land to the project. The building is proposed to be situated along Monroe Street and 14th Streets. Currently there is an access drive from Monroe Street to both the Cherry Street Mission building and the parking lot owned by Lucas Metropolitan Housing. The development will eliminate these two access drives and provide for a pedestrian connection from Monroe Street to the proposed building as well as a pedestrian connection between the proposed multi-family building and the Cherry Street Mission building. There is an existing sidewalk from Monroe Street to Cherry Street Mission building. Vehicle access to the new development will be from Washington Street. Sidewalks currently exist on all street frontages.

The site plan depicts seventy-three (73) parking spaces for the proposed building. Per the Off-Street Parking Schedule A in TMC§1107.0304, multi-dwelling structures are required to provide one and one-half (1.5) parking spaces for each dwelling unit plus one (1) parking space per ten (10) units for visitor parking. Calculations using 1.5 parking spaces for each dwelling unit (98) and visitor parking (7) result in one hundred five (105) parking spaces required to meet the minimum number of off-street parking requirements. To meet this requirement an additional thirty-two (32) parking spaces would need to be provided. Since the development is intended to provide supportive housing to the chronically homeless population, it is plausible that not all tenants will have their own vehicle and may instead use public transportation. In addition, the services provided by Cherry Street Mission Ministries are an integral component of the proposed development and as such parking is proposed to be shared between the facilities. The Plan Director is authorized to approve parking reductions if the applicant demonstrates the proposed plan will not adversely affect surrounding neighborhoods, traffic congestion and circulation, and will have a positive effect on the economic viability of the project per TMC§1107.1400. This is documented through the submission of an Alternative Access and Parking Plan. An alternative parking plan will need to be submitted to the Plan Director for review and approval prior to any building permits being issued as a condition of approval. This plan must detail the type of alternative proposed and the rationale for such a proposal, including supporting research on or documentation of parking demand for the proposed use(s) as well as a shared parking agreement.

Based on the seventy-three (73) off-street parking spaces provided, three (3) of the required parking spaces shall be designated as accessible parking for physically disabled persons and adhere to the requirements of TMC§1107.1700. One (1) space shall be van accessible and two (2) car accessible spaces. The site plan depicts two (2) van accessible spaces in the parking area immediately adjacent to the building. One (1) additional parking space is required and shall be provided in this parking lot as a condition of approval.

STAFF ANALYSIS (cont'd)

In addition to the minimum number of off-street parking and accessible parking spaces, bicycle parking is also required in the Off-Street Parking Schedule A in TMC§1107.0300. A minimum of one (1) bicycle slot shall be provided for every ten (10) automobile parking spaces. The proposed seventy-three (73) parking spaces on-site require eight (8) bicycle parking slots to be provided. There are no bicycle parking slots depicted on the site plan. Therefore, the site plan shall be revised to include the required bicycle parking slots as a condition of approval.

Landscaping and Screening

Since the subject site is within the CM Mixed Commercial-Residential Zoning District as well as the Uptown District Urban Neighborhood Overlay, the development is required to adhere to the Urban Commercial Landscape Standards. These standards as outlined in TMC§1108.0300 require any part of a lot area not used for buildings, other structures, or for roads, walks, parking, service areas or access ways be landscaped with a combination of groundcover, trees and shrubs. Grasses may be used in conjunction with other plant material. Landscape improvements must be provided in the sidewalk or other paved area in front of a building with tree grates, or other walkable surface material treatment for open tree pits, in the form of one (1) shrub or understory tree for every thirty-feet (30') of lot frontage. The landscaping plan depicts interior site landscaping that includes foundation plantings along Monroe Street and 14th Street, landscaping at the main rear entrance and around the outdoor patio/gathering area, trees along the rear of the building, and parking lot island landscaping. In addition, one (1) tree is provided for every thirty-feet (30') along the Monroe Street frontage.

Existing trees and shrubs are located along the 14th Street and Washington Street frontages. TMC§1108.0305 requires perimeter landscaping to be installed along any parking lot areas adjacent to a street, place, or driveway. While there are existing shrubs, they do not extend the full length of 14th and Washington Streets. Grant funding for the development is being utilized for the building site portion of the development with no proposed improvements to the existing parking area. This area may be improved in a future phase. At such time, the existing landscape shall be brought into compliance with the applicable landscape requirements as a condition of approval. Additionally, should mechanical equipment for the development be installed on the ground on the exterior of the building, its location and required screening shall be shown on a revised site and landscaping plan and approved by the Plan Director as a condition of approval.

Building Design

At least one (1) main entrance within a multi-dwelling building must face the street, place, or main access drive within the development. Additionally, entrances must include architectural elements that emphasize the entrance (TMC§1109.0102). An entrance has been provided on Monroe Street and 14th Street; however, they will remain locked and the occupants will utilize the entrance at the back of the building as the main entrance. This is due to the nature of the intended use of the building and that there will be twenty-four (24) hour staff on-site monitoring entrance to the building.

STAFF ANALYSIS (cont'd)

Connecting walkways must be provided for internal pedestrian circulation within the site to connect to the street or place sidewalks and to connect parking spaces with the main building entrance per TMC§1109.0103. An interconnected sidewalk system is provided. A sidewalk from Monroe Street and 14th Street to the main building entrance in the rear of the building is depicted on the site plan. In addition, there is a sidewalk provided from the existing parking area, a sidewalk to the outdoor patio/gathering area, and a sidewalk from the proposed development to the Cherry Street Mission building. Per TMC§1109.0103(A), connecting walkways may cross parking aisles or driveways if distinguished from driving surfaces through the use of durable, low maintenance surface materials such as pavers, bricks, scored concrete or scored and painted asphalt to enhance pedestrian safety and comfort. To meet this requirement, staff recommends that a distinguishable surface be installed on the drive surface from the sidewalk along the south side of the new parking area to the sidewalk that connects to Monroe Street as a condition of approval.

Building Materials

Based on the overall layout of the site, all four (4) sides of the buildings shall be subject to the façade material standards as listed in TMC§1109.0500. For façades visible from the public right-of-way, predominant exterior materials must comprise at least eighty percent (80%) of the total wall area of the façade. Predominant exterior building materials include brick, stone, glass, architectural metals, and materials with a brick-like appearance or similar material. Accent exterior building materials include stucco, wood, concrete blocks, fiber cement board, vinyl or composite siding, glass block or exterior insulation and finish systems (EIFS); and may not comprise more than 20% of facades visible from the public right-of-way. The façade colors shall be low-reflectance, subtle, neutral or earth tone colors. Building trim and accent areas may feature brighter colors, including primary colors subject to the approval of the Planning Director.

A material percentage breakdown of the façade materials for each side of the buildings are included with the submittal. The materials primarily proposed on the elevations consist of brick veneer, fiber cement panels with a batten trim system, and glazing for the doors and windows. The color palette for the building is proposed to be a mix of neutral colors including brown, tan, grey and white. As submitted, the north (Monroe Street, 82.2%) and east (14th Street, 82.4%) elevations comply with this standard as the brick veneer and window and door glazing make-up over eighty percent (80%) of each of the elevations and are considered predominant building materials. The south (Parking Lot/Washington Street, 51.7%) and west (Cherry Street Mission, 50.4%) elevations do not comply with the material standards of TMC§1109.0501 as less than eighty percent (80%) of the elevations consist of brick veneer and window and door glazing, and over twenty percent (20%) of fiber cement panels, which is considered an accent material. A waiver to allow an accent material to consist of more than 20 percent of the south and west elevations of the proposed building shall be secured or the elevations revised depicting no more than 20 percent fiber cement siding, or any other accent material as a condition of approval.

STAFF ANALYSIS (cont'd)Urban Neighborhood Overlay

The subject site is located within the UpTown District Urban Neighborhood Overlay (UNO), which was established out of the 2013 UpTown District Plan. Updated in March 2019, the UpTown Master Plan identified the importance of residential housing opportunities within the UpTown District. Additionally, the UpTown District Plan identified the importance of social services and the stakeholders which reside within the UpTown District. The 2019 framework also depicts the subject site in an area designated “to develop stronger connections between full-block users with enhanced pedestrian paths and less fencing”. Finally, the plan indicates the need for in-fill buildings along Monroe Street and the need to decrease the amount of parking. The proposed multi-family development conforms with the vision and framework of the 2019 UpTown Master Plan and the Urban Neighborhood Overlay district as it will provide a needed building connection along Monroe Street that provides much needed housing for the homeless and creates a stronger connection within the block between the proposed housing and the Cherry Street Mission facility.

Per the procedures for the UpTown UNO Regulations as defined in TMC§1103.1600, an Architectural Review Committee has been established to review and make recommendations for new developments, proposed physical changes to existing structures, and public space within the UpTown District. The applicant submitted a separate UDARC application for this Major Site Plan Review. UDARC reviewed and approved the proposed development at their November 19, 2024 meeting with three conditions. Following are the three UDARC conditions of approval and included as conditions of approval in this Plan Case:

1. Roof-mounted mechanical equipment must be screened from public view. The screening must be of sufficient height to prevent persons located at the street level from viewing the screened items. Prior to installation of mechanical equipment, a sight line analysis from at least two-hundred feet (200’) away shall be submitted to the Plan Commission for review and approval by the Plan Director;
2. Alternatives to the guard rail to be installed on the retaining wall to the west of the new proposed parking area shall be explored. Alternatives shall be submitted to the Plan Commission for review and approval by the Plan Director; and
3. The proposed dumpster area shall be relocated so that it is not located along 14th Street and depicted on a revised site plan to be submitted to the Plan Commission for review and approval by the Plan Director.

STAFF ANALYSIS (cont'd)

Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Comprehensive Land Use Plan targets this site for Neighborhood Mixed-Use. The Neighborhood Mixed-Use designation is intended to preserve and promote pedestrian-oriented commercial and mixed-use areas and include a mix of multi-family uses and small-and medium-scale commercial operations. Development should have minimal setbacks and cohesive architectural elements, pedestrian connectivity should be prioritized, and parking areas should be consolidated serving multiple users. The proposed multi-family development is consistent with the intent and characteristics of the Neighborhood Mixed-Use designation.

Staff recommends approval of the proposed multi-family development as it is consistent with the Forward Toledo Plan and the 2019 UpTown Master Plan. In addition, it is a permitted use in the CM zoning district for which the subject property is zoned, and the plan provides for the safe, efficient and convenient movement of pedestrians on the subject site.

STAFF RECOMMENDATION

Staff recommends that the Toledo City Plan Commission approve SPR24-00098, Major Site Plan Review for multi-family housing at 1401 Monroe Street for the following **three (3) reasons**:

1. The request is consistent with the Forward Toledo Comprehensive Land Use Plan and the 2019 UpTown Master Plan (TMC§1111.0809(A));
2. The proposed use is permitted in the district in which it is located (TMC§1111.0809(B)); and
3. The request provides for the safe, efficient and convenient movement of pedestrians on the subject site(TMC§1111.0809(D)).

The staff recommends that the Toledo City Plan Commission take the following actions on the proposed waiver:

1109.0500 - Building Façade Materials and Color

Approve the waiver to allow the accent material, fiber cement siding with batten trim system, to consist of more than 20 percent of the south (49.3%) and west (49.6%) elevations of the proposed building. While the west elevation is visible from the right-of-way, it faces and is adjacent to the Cherry Street Mission Ministries facility. This entity is a codeveloper of the proposed building. The south side of the building faces the existing parking lot and Washington Street. The property to the south of the subject site is zoned industrial and is predominately industrial in nature. Material standards are not applied to industrial zoned properties.

STAFF RECOMMENDATION (cont'd)

The staff further recommends that the Toledo City Plan Commission approve SPR24-00098, Major Site Plan Review for multi-family housing at 1401 Monroe Street, subject to the following **fifty-four (54) 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.

Division of Engineering Services

1. All **proposed** sidewalk, drive approaches, curb, and pedestrian curb ramps within the public right-of-way shall be constructed in accordance with the City of Toledo Construction Standards, Specifications, Toledo Municipal Code, and Americans with Disabilities Act guidelines.
2. All commercial drive approaches, (along with the sidewalk through the drive) shall be constructed with 8" thick concrete per City of Toledo Construction Standards and Specifications. No curb shall be permitted in the right-of-way along either side of a drive approach. **No horizontal curb cutting will be permitted to create a curb drop/opening.** Existing drive approaches, including the curb drop, that will no longer be utilized shall be removed and restored with curb to match the adjacent curb.
3. Required permits for all approved work in the public right-of-way shall be obtained, before work begins, from Ted Rousos, 419-245-1347. The application can be obtained online at Toledo.oh.gov search: Right of Way opening permit.
4. The City of Toledo public water system does not appear to be impacted by this project. Refer to comments provided by the Division of Water Distribution regarding private water mains and/or service lines.
5. The stormwater planning is adequate for the Site Plan Review (SPR) phase, but the proposed sewer connection in 14th street may require change to connection at vacated 15th. Connection point may need to be at an existing structure. Proposing a new structure on the brick sewer may require structural lining first.
6. Preliminary engineering coordination is welcomed, but a full stormwater review for comments requires an engineering submittal of multiple items, listed as items 1.a. - 1.g. on the SWP3 submittal coversheet provided to the applicant. The cover sheet includes a web link to Toledo's 2014 Infrastructure Requirements document.
7. SWP3 activities and sequencing shall account for any demolition if demolition may be sequenced prior to construction permitting.

STAFF RECOMMENDATION (cont'd)

8. Following the stormwater review, additional items are needed to receive construction permission:
 - a. As listed on the SWP3 submittal cover sheet, items 2.a. - 2.c.
 - b. Sewer fee and subcontracting for construction by a Toledo Licensed Sewer Contractor.
 - c. Project team shall provide advance copy of sample stormwater permit to bidders and with the contract for construction. It states conditions for precon notifications, field inspection, and permit closure.
 - d. An electronic copy and one full size paper set of the civil drawings as issued for construction. Delivery to the same address as on the provided sewer fee form.
9. Sanitary sewer service for this development is available subject to the Rules and Regulations of the Department of Public Utilities.
10. 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.
11. If there are any existing structures to be demolished at the site, the sanitary services to such structures will be killed by the City of Toledo at the developers cost.
12. Any previous kills that were not done at the right-of-way line shall be re-killed at the right-of-way to eliminate any active pipes on the property.

Water Distribution

13. Taps 2" and smaller do not require plan submittal and approval by Water Department; standard water fees apply.
14. Taps larger than 2" must submit detailed utility plan for review, approval and fee assessment by Water Engineer. Plans must show all utilities within the right-of-way, water feature sizes and distances; include callouts for any new taps by the City of Toledo or tees by the contractor (example tap callout: "8"x4" tapping sleeve and valve by the City of Toledo at owner's expense. Excavation, shoring, valve box, backfill and restoration by Contractor").
15. All supply lines to fire sprinkler systems must be at least 6" and must have a PIV (Post Indicator Valve) properly protected against mechanical damage.
16. Maintain 18" vertical and 10' horizontal clearance between proposed water main and sani/storm sewers; maintain 12" vertical and 4' horizontal clearance with all other utilities.

STAFF RECOMMENDATION (cont'd)

17. Existing water service lines to structures removed from the site will be abandoned by the City of Toledo at the developer's expense (water kill permit).
18. All Commercial, Irrigation and Domestic services (in which there is a lawn irrigation system downstream of the Domestic Meter), must have a containment-type backflow device (RPZ) installed at the meter. A backflow assembly diagram has to be submitted and approved by Backflow Coordinator.
19. Water service is subject to the Rules and Regulations of the Department of Public Utilities.
20. See current Construction Standards for allowed materials.
21. Current Water General Notes must be included on the plans.

Sewer and Drainage Services

22. S&DS requires that all existing private sewer lines that are not being removed or properly abandoned (both storm & sanitary) be cleaned and inspected.
23. S&DS requires that the existing private sanitary lines (after they have been cleaned) that are not being removed or properly abandoned be televised from the building (or private cleanout) to where they connect with the public sewer system if this has not been done in the past (2) two years. An electronic copy (DVD/memory stick) shall be provided to S&DS demonstrating the lines cleaning and integrity.

Division of Environmental Services

24. Applicant shall maintain compliance with the City of Toledo's Storm Water regulations as specified in the Toledo Municipal Code. Special attention must be paid to all potential storm water impacts from the modification of the site, including but not limited to long-term operation and maintenance of existing structural and non-structural Best Management Practices.
25. Applicant shall maintain compliance with Ohio EPA's General Storm Water NPDES permit programs.
26. Applicant is strongly encouraged to install permanent inlet filters with oil absorbent pillow in parking lot catch basins to treat stormwater.
27. Applicant is strongly encouraged to include multiple green infra-structure measures to minimize runoff and increase infiltration, and to minimize the amount of new and/or additional impervious surface on the site.

STAFF RECOMMENDATION (cont'd)

28. Applicant is strongly encouraged to plant native, low maintenance and non-invasive trees, shrubs and perennials. Information is at <https://ohiodnr.gov/wps/portal/gov/odnr/discover-and-learn/plants-trees/invasive-plants>; a list of invasive plants and alternative species can be downloaded from https://www.oipc.info/uploads/5/8/6/5/58652481/alternatives_to_ohio_invasive_plant_species.pdf
29. Applicant shall maintain compliance with the City of Toledo and the State of Ohio's Air Quality Regulations applicable in the Toledo Municipal Code and the Ohio Administrative Code including, but not limited to the Asbestos and the Anti-Noise Laws.

Fire Prevention Bureau

30. The proposed new building will require compliance with all applicable Fire Sprinkler and Alarm, Building, Electrical, Mechanical and Plumbing code requirements.
31. Key box(s) for access to building and areas restricted by fences, gates, ect...
32. Post Indicator Valve (PIV) and Fire Department Connection (FDC) locations to be approved by the site engineer and Fire Prevention Department.
33. Fire apparatus access roads shall have an unobstructed width of not less than 20' and an unobstructed vertical clearance of not less than 13'6".

Division of Transportation

34. Bicycle parking is required per TMC§1107.0900.
35. Accessible parking is required with an 8' loading aisle for vans and 5' loading aisle for autos per TMC§1107.1700. A minimum of three (3) auto and one (1) van accessible parking spots are required.
36. Accessible parking signage sizes are required to meet TMC§1007.1704.
37. The accessible parking spaces are required to be the closest parking space available to the accessible entrance with the shortest path of travel per TMC§1107.1703 and the Americans with Disabilities Act (ADA).
38. If one does not already exist, a cross access agreement is required with adjacent property owners.

STAFF RECOMMENDATION (cont'd)Plan Commission

39. Off-street parking shall be provided per TMC§1107.0304 Schedule A for the proposed multi-family building. A total of one hundred five (105) parking spaces are required. The site plan depicts seventy-three (73) parking spaces. **Not acceptable as depicted. An Alternative Access and Parking Plan, in accordance with TMC§1107.1400, shall be submitted to the Planning Director to allow for a reduction of the required minimum off-street parking spaces, including a shared parking agreement.**
40. Bicycle parking slots shall be provided per TMC§1107.0304 Schedule A for the proposed multi-family use. Eight (8) bicycle parking slots are required. The site plan does not depict any bicycle parking slots. **Not acceptable as depicted. Site plan shall be revised to include the required eight (8) bicycle parking slots.**
41. All spaces reserved for the use by persons with physical disabilities shall adhere to the standards outlined in TMC§1107.1700. A minimum of two (2) car accessible spaces and one (1) van accessible space is required for the site. The site plan depicts two (2) van accessible spaces. **Not acceptable as depicted. The site plan shall be revised to include one (1) additional accessible space in the parking area closest to the building.**
42. Sidewalks shall be provided along all public streets in commercial districts per TMC§1107.1303. **Acceptable as depicted.**
43. A detailed site, lighting, fencing and four (4) copies of a landscaping plan (separate from building & site plans) shall be submitted to the Plan Director for review and approval. Such plan shall include:
- a. Urban Commercial Landscape Standards of TMC§1108.0300, any part of a lot area not used for buildings, other structures, or for roads, walks, parking, service areas or access ways must be landscaped with a combination of groundcover, trees and shrubs. **Acceptable as depicted.**
 - b. Landscape improvements must also be provided in the sidewalk or other paved area in front of a building with tree grates, or other walkable surface material treatment for open tree pits, in the form of one (1) shrub or understory tree for every thirty-feet (30') of lot frontage. **Acceptable as depicted.**
 - c. Dumpster location(s) shall be clearly defined, have a concrete pad and be surrounded by a solid wooden fence or a masonry screen enclosure with landscaping and shall not be located in any required setbacks or the public right-of-way as stated in TMC§1361.10(b)(10) of the Building Code, if applicable.

STAFF RECOMMENDATION (cont'd)

- d. Mechanical equipment for the development installed on the ground on the exterior of the building, shall be shown on a revised site and landscaping plan with required landscape screening and approved by the Plan Director as a condition of approval, **if applicable**.
 - e. Pursuant to TMC§1108.0305, perimeter landscaping must be installed along any parking lot area adjacent to a street, place, or driveway. **Acceptable as depicted for this phase. When the existing parking area is improved in a future phase, the existing landscape shall be brought into compliance with the applicable landscape requirements.**
 - 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 coverage.
 - 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. **Acceptable as depicted.**
 - i. 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).
 - l. Landscaping shall be installed and maintained indefinitely.
44. At least one (1) main entrance within a multi-dwelling building must face the street, place, or main access drive within the development and entrances must include architectural elements that emphasize the entrance per TMC§1109.0102. **Acceptable as depicted.**
45. Connecting walkways must be provided for internal pedestrian circulation within the site to connect to the street or place sidewalks and to connect parking spaces with the main building entrance per TMC§1109.0103. An interconnected sidewalk system is provided. **Acceptable as depicted.**

STAFF RECOMMENDATION (cont'd)

46. Per TMC§1109.0103(A), connecting walkways may cross parking aisles or driveways if distinguished from driving surfaces through the use of durable, low maintenance surface materials such as pavers, bricks, scored concrete or scored and painted asphalt to enhance pedestrian safety and comfort. **Not acceptable as depicted. A distinguishable surface shall be installed on the drive surface from the sidewalk along the south side of the new parking area to the sidewalk that connects to Monroe Street.**
47. All four (4) sides of the building shall be subject to the façade material standards as listed in TMC§1109.0500. The color palette for the building is intended to be a mix of neutral colors. The materials primarily proposed on the elevations consist of brick veneer, fiber cement panels with batten trim system and glazing for the doors and windows. The north and east elevations meet this requirement; however the south and west do not as more than 20% of these elevations consist of an accent material. **Not acceptable as depicted. A waiver shall be secured, or the south and west elevations shall be revised to comply with this standard.**
48. Roof-mounted mechanical equipment must be screened from public view. The screening must be of sufficient height to prevent persons located at the street level from viewing the screened items. Prior to installation of mechanical equipment, a sight line analysis from at least two-hundred feet (200') away shall be submitted to the Plan Commission for review and approval by the Plan Director;
49. Alternatives to the guard rail to be installed on the retaining wall to the west of the new proposed parking area shall be explored. Alternatives shall be submitted to the Plan Commission for review and approval by the Plan Director; and
50. The proposed dumpster area shall be relocated so that it is not located along 14th Street and depicted on a revised site plan to be submitted to the Plan Commission for review and approval by the Plan Director.
51. All proposed signage for the site shall be meet the requirements of TMC§1113.000. A sign permit application and UpTown District Urban Overlay review application shall be submitted and approved for all signage.
52. Per TMC§1111.0814 if a building permit is not issued within one year of the Site Plan approval, the approved plan shall lapse and become null and void.
53. 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.
54. No permits shall be issued until arrangements satisfactory to the Director of the City of Toledo Plan Commission have been made for compliance with the conditions as set forth above.

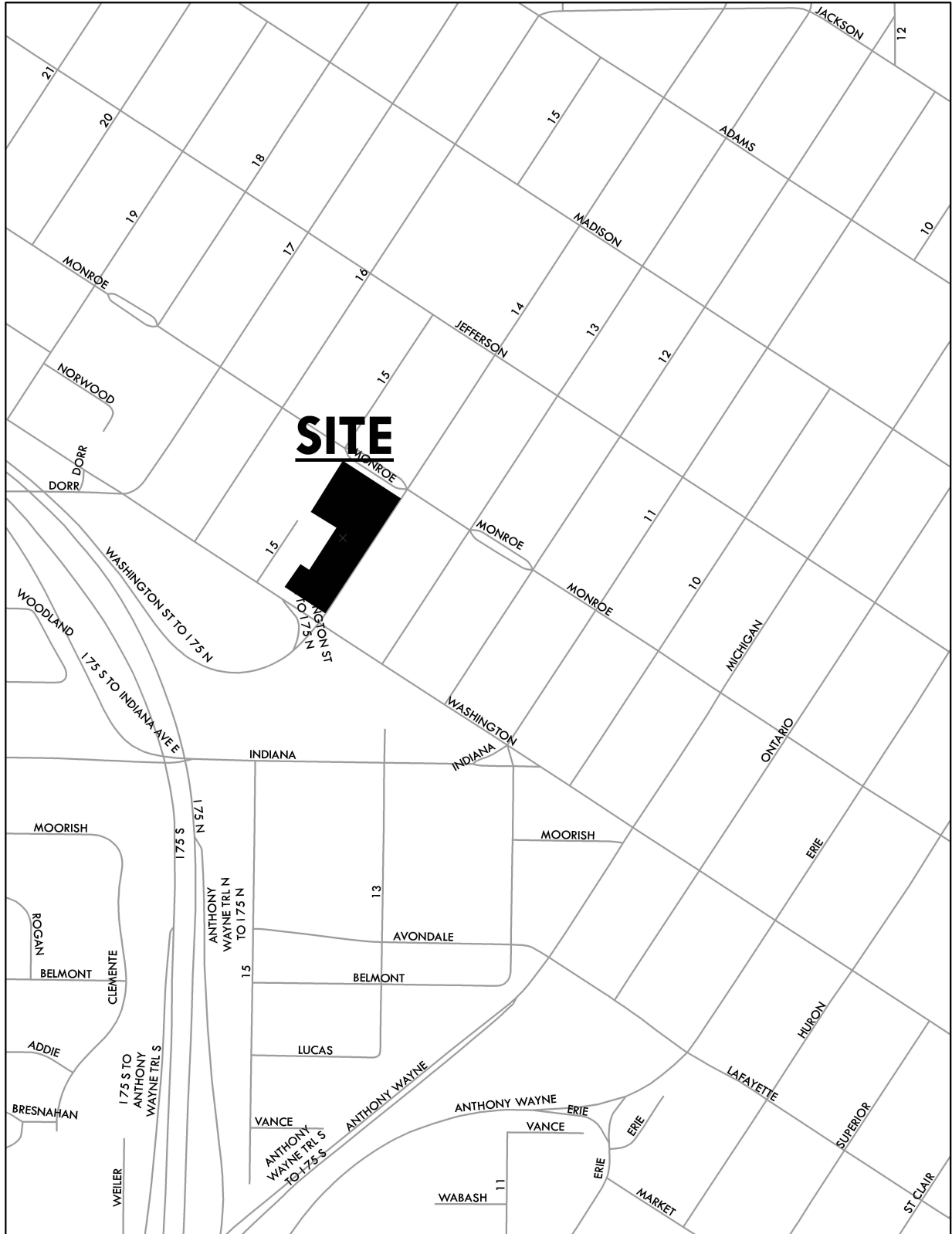
REF: SPR24-00098. . . January 16, 2025

MAJOR SITE PLAN REVIEW
TOLEDO CITY PLAN COMMISSION
REF: SPR24-00098
DATE: January 16, 2025
TIME: 2:00 P.M.

LK
Eight (8) sketches follow

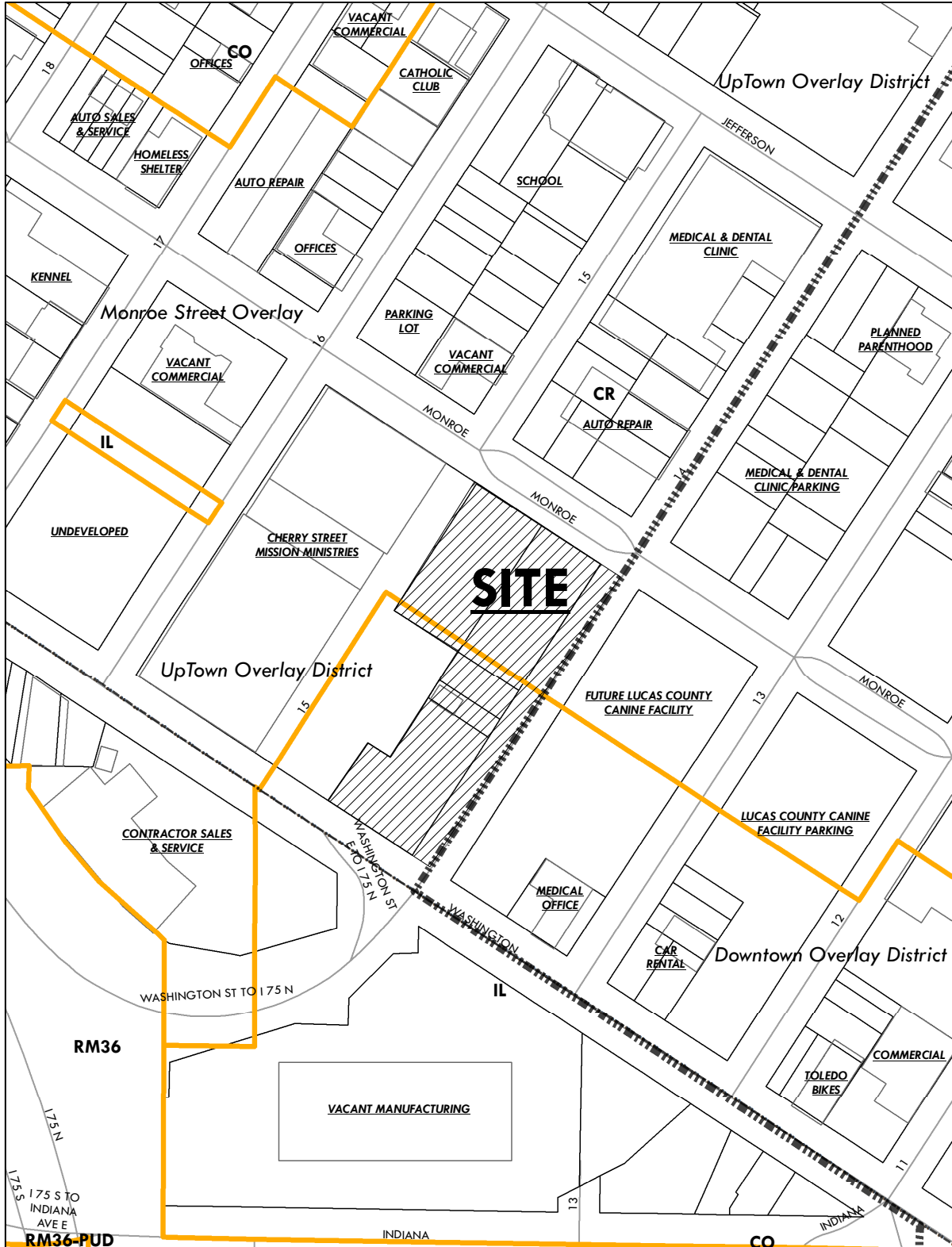
GENERAL LOCATION

SPR24-00098



ZONING & LAND USE

SPR24-00098



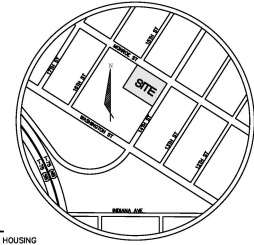
SITE PLAN

SPR24-00098



LE PROJECT : 53250
CONTRACT : Q-9564

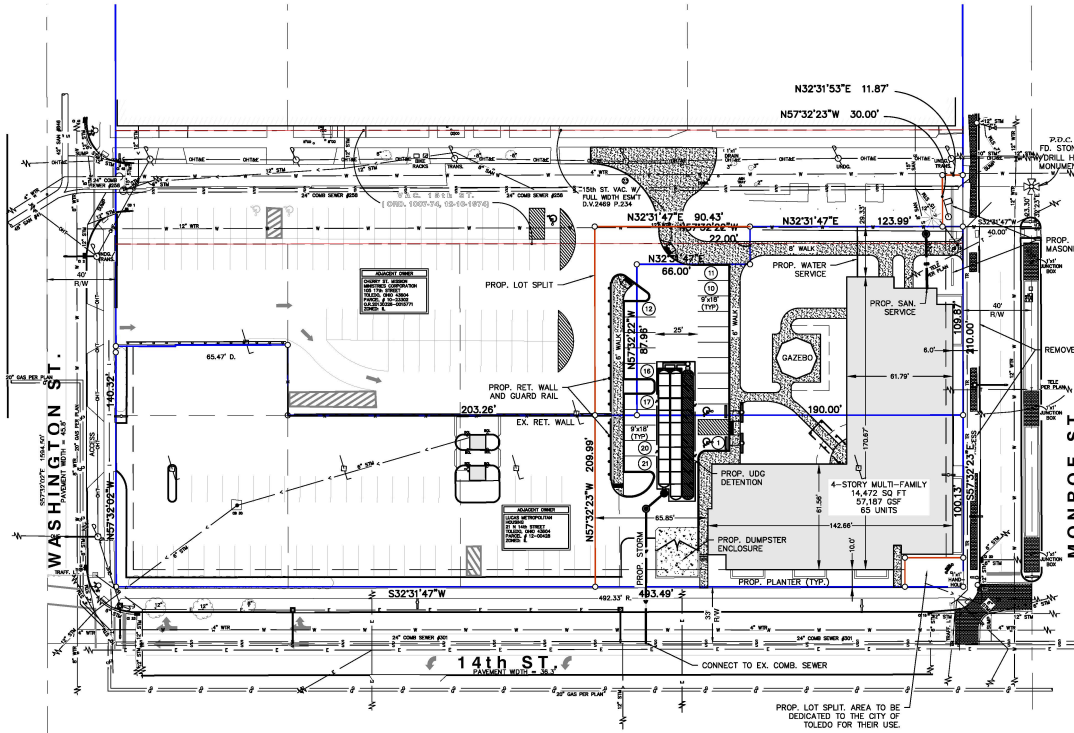
MAJOR SITE PLAN FOR:
MISSION POINT
LOTS 718-721, PART OF 157 & 759 IN PORT LAWRENCE DIVISION & LOTS 1-3 IN MOTT'S ADDITION TO TOLEDO
CITY OF TOLEDO, LUCAS COUNTY, OHIO



SITE MAP
NOT TO SCALE

LEGEND

ELECTRIC	---
FIBER OPTIC	---
FIRE MAIN	---
GAS	---
IRRIGATION LINE	---
SANITARY	---
STORM	---
TELEPHONE	---
WATER	---
FENCE	---
OVERHEAD ELECTRIC	---
OVERHEAD TELEPHONE	---
RAILROAD	---
SLOPE	---
CATCH BASIN	---
CURB INLET	---
MANHOLE	---
YARD BASIN	---
HYDRANT	---
VALVE	---
POWER POLE	---
GUY WIRE	---
YARD LIGHT	---
STREET LIGHT	---
TRAFFIC SIGNAL	---
BOLLARD	---
CARBONITE	---
FLOOD LIGHT	---
METER	---
IS SIGN	---
WORKING WELL	---
SKI	---
TRANSFORMER	---
DIAPHRAGM WALL	---
MONUMENT FOUND	---
MONUMENT SET	---
SURVEY MARKER (FOUND/SET)	---
CALCULATED	---
DEED	---
RECORD	---
MEASURED	---
MEASURED SCHEDULE "M" ITEMS	---



DEVELOPER
LUCAS METROPOLITAN HOUSING
424 JACKSON ST
TOLEDO, OHIO 43604
KEITH SMITH
(419) 419-259-8400

OVERLAY DISTRICTS
UDMC - UPTOWN DISTRICT
ARCHITECTURAL REVIEW COMMITTEE

AREA
43,363.33 S.F.
OR
1.0419 AC.

ADDRESSES
1401 MONROE STREET
1402 WASHINGTON STREET
TOLEDO, OHIO 43604
PARCEL NO. 12-00426, 12-19367 & 12-19407

FLOODPLAIN
ZONE X-OUTSIDE THE 100-YEAR FLOOD PLAIN
MAP # 200500036E
EFFECTIVE 06/16/2011

PARKING
MONROE STREET UDC DISTRICT PARKING/
LANDSCAPE BUFFER REQ'D FOR TMC 1103.00(0)
BUFFER REQ'D: 10'
UPTOWN URBAN UDC DISTRICT PARKING/
LANDSCAPE BUFFER REQ'D FOR TMC 1103.10(1)
BUFFER REQ'D: 5'
PARKING INFORMATION PROVIDED BY:
TOLEDO-LUCAS COUNTY PLAN COMMISSION
(419) 240-1100

PARKING COUNT
21 NEW STALLS (2 ADA)
1074 STALLS (14 ADA)
A SHARED PARKING AGREEMENT BETWEEN
CHERRY STREET MISSION AND LUCAS
METROPOLITAN HOUSING WILL BE PROVIDED
FOR THE SITE.

NOTE: LEWANDOWSKI ENGINEERS HAS NOT
BEEN PROVIDED A COPY OF THE ZONING
REPORT FOR THE SUBJECT PARCEL. ZONING
INFORMATION SHOWN HEREON IS BASED
UPON INFORMATION SUPPLIED BY THE LOCAL
JURISDICTION AND SHALL BE SUBORDINATE
TO THE ZONING REPORT.

ZONING
ZONED: CM - MIXED COMMERCIAL-RESIDENTIAL
REFER TO TMC 1108.0102, 1103.0006(0) &
113.1606(6)

FRONT YARD REQ'D: 10' MAX. WITH AT LEAST
SIDE OF THE LENGTH OF THE GROUND FLOOR
MUST BE WITHIN 10' OF FRONT R/W
MINIMUM OF 10' PLUS 1' ADDITIONAL FOOT
FOR EVERY 4' OF BUILDING HEIGHT ABOVE
30' WITH A MAXIMUM REQUIREMENT OF 50'

**REAR YARD REQ'D WHEN ABUTTING
OTHER C OR I DISTRICTS:** NONE
**REAR YARD REQ'D WHEN ABUTTING
REAR LOT LINE OF RESIDENTIAL:** A
MINIMUM OF 10' PLUS 1' ADDITIONAL FOOT
FOR EVERY 4' OF BUILDING HEIGHT ABOVE
30' WITH A MAXIMUM REQUIREMENT OF 50'

**REAR YARD REQ'D WHEN ABUTTING
SIDE LOT LINE OF RESIDENTIAL:** A
MINIMUM OF 10' PLUS 1' ADDITIONAL FOOT
FOR EVERY 2' OF BUILDING HEIGHT ABOVE
30' WITH A MAXIMUM REQUIREMENT OF 50'

BUILDING HEIGHT: 120' MAX.
BUILDING COVERAGE: 100% MAX.

**BASED UPON THE TOLEDO-LUCAS COUNTY MAJOR
STREET AND HIGHWAY PLAN AS ADOPTED BY THE
TOLEDO-LUCAS COUNTY PLAN COMMISSION ON
WASHINGTON STREET AND
WASHINGTON STREET AND
FRONT STREET WITH PLAN RIGHT-OF-WAY
WIDTHS BETWEEN 100' AND 150' & 140' STREET
CLASSIFIED AS:**

**PLAN RIGHT-OF-WAY WIDTHS BETWEEN 80' AND
90'**
ZONING INFORMATION PROVIDED BY:
EYNE SAVINCO
TOLEDO-LUCAS COUNTY PLAN COMMISSION
(419) 240-1100

NOTE: LEWANDOWSKI ENGINEERS HAS NOT BEEN
PROVIDED A COPY OF THE ZONING REPORT FOR
THE SUBJECT PARCEL. ZONING INFORMATION
SHOWN HEREON IS BASED UPON INFORMATION
SUPPLIED BY THE LOCAL JURISDICTION AND
SHALL BE SUBORDINATE TO THE ZONING REPORT.

WARNING

UNDERGROUND UTILITIES IN AREAL
CONTACT THE 811 UTILITIES
PROTECTION SERVICE (811) TWO
WORKING DAYS PRIOR TO ANY
EXCAVATION, DEMOLITION OR
CONSTRUCTION.—1-800-362-3764

CONTRACTOR SHALL IDENTIFY AND
CONDUCT ANY UTILITY COMPANIES
THAT DO NOT PARTICIPATE IN THE
811 SYSTEM.

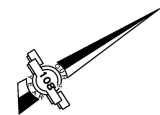


TITLE

LEWANDOWSKI ENGINEERS HAS NOT
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REPORT FOR THE SUBJECT
PARCEL. ZONING INFORMATION
SHOWN HEREON IS BASED
UPON INFORMATION SUPPLIED BY THE LOCAL
JURISDICTION AND SHALL BE SUBORDINATE
TO THE ZONING REPORT.

THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING
WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS
IN THE PROCESS OF CONDUCTING THE FIELDWORK.

LEWANDOWSKI ENGINEERS IS NOT AWARE OF CHANGES
IN STREET RIGHT-OF-WAY LINES, STREET OR SIDEWALK
CONSTRUCTION OR REPAIRS EITHER COMPLETED OR
PROPOSED.



GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

LEWANDOWSKI ENGINEERS
A VERDANTAS COMPANY

CIVIL ENGINEERS & SURVEYORS
219 S. ERIE STREET
TOLEDO, OHIO 43604
LEWANDOWSKIENG.COM
OFFICES: 419.252.5111

PRELIMINARY SITE PLAN:
MISSION POINT
LOTS 718-721, PT. 157 & 759 IN PLO &
LOTS 1-3 IN MOTT'S ADDITION TO TOLEDO
CITY OF TOLEDO, LUCAS COUNTY, OHIO

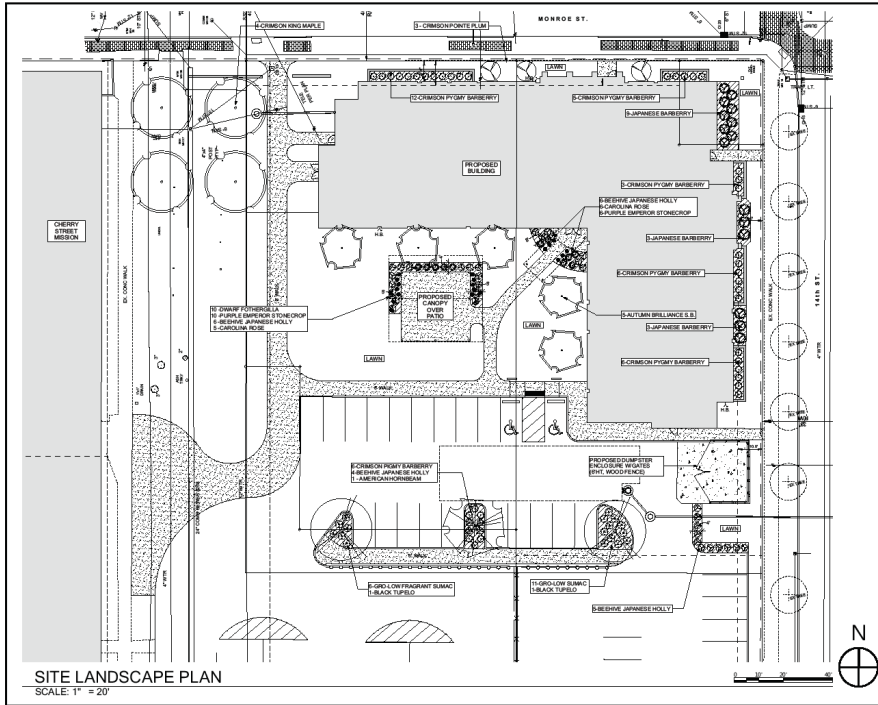
DATE: 09/19/2024
DRAWN: CAS
CHECKED: TMB
BOUNDARY: RPL
TOPIC: MFL
UTILITIES: MLC
GPS: NAD '83, GEOID=18US, OHIO N. 3401

SCALE: 1"=30'
DWG #: 23250-DESIGN
DR #: 53250
DATE: MARCH 28 GPS
CIVIL JD 2023
GCS: ARCTIC 9.2

MISSION POINT

LANDSCAPE PLAN

SPR24-00098



SITE LANDSCAPE PLAN
SCALE: 1" = 20'

LANDSCAPE NOTES:

- CONTRACTOR IS RESPONSIBLE FOR PLANT QUANTITIES. VERIFY ALL COUNTS WITH PLANS.
- DIMENSIONS SHOWN FOR LARGE, FREE-FORM PLANTING BEDS AND AREAS OF SEEDING ARE SUBJECT TO FIELD CONDITIONS. STAKE/FILES FOR ARCHITECT TO REVIEW BEFORE PLANTING.
- PLANT SPACING EXPLICITLY SHOWN ON DRAWINGS SHALL TAKE PRECEDENCE OVER TYPICAL OR CENTER SPACING NOTED IN PLANT SCHEDULE.
- ALL LANDSCAPE BEDS SHALL BE MULCHED, PREPARED, AND IN ACCORDANCE WITH SPECIFICATIONS. SPILLS CUT ALL FREE SIDES AS PER LANDSCAPE DETAILS AND SPECIFICATIONS UNLESS NOTED OTHERWISE ON DRAWINGS.
- ALL TREES ARE TO BE FRESH DUG MATERIAL.
- ALL TREES TO BE STAKED. CONTRACTOR TO SUBMIT PROPOSED STAKING FOR TREE STAKING FOR APPROVAL.
- REMOVE SLOWLY AND WATERING BACKS FOR TREES AS REQUIRED BY AND IN ACCORDANCE WITH SPECIFICATIONS.
- AREAS WITHIN THE CURBLINE OF EXISTING TREES TO REMAIN AS PART OF FINAL WORK SHALL NOT BE DISTURBED BY DEMOLITION. CONSTRUCTION ACTIVITY UNLESS NOTED OTHERWISE.

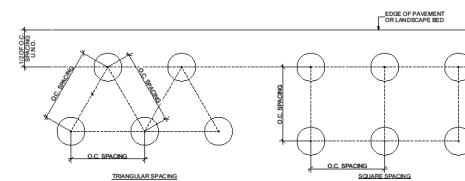
PLANT SCHEDULE:

ITEMS	PLANT	QUANTITY	SIZE	PLANT
1	Japanese Barbery	10	2'-0" Cal.	SB
2	American Horsebeam	10	2'-0" Cal.	SB
3	Black Tupelo	10	2'-0" Cal.	SB
4	Black Tupelo	10	2'-0" Cal.	SB
5	Black Tupelo	10	2'-0" Cal.	SB
6	Black Tupelo	10	2'-0" Cal.	SB
7	Black Tupelo	10	2'-0" Cal.	SB
8	Black Tupelo	10	2'-0" Cal.	SB
9	Black Tupelo	10	2'-0" Cal.	SB
10	Black Tupelo	10	2'-0" Cal.	SB
11	Black Tupelo	10	2'-0" Cal.	SB
12	Black Tupelo	10	2'-0" Cal.	SB
13	Black Tupelo	10	2'-0" Cal.	SB
14	Black Tupelo	10	2'-0" Cal.	SB
15	Black Tupelo	10	2'-0" Cal.	SB
16	Black Tupelo	10	2'-0" Cal.	SB
17	Black Tupelo	10	2'-0" Cal.	SB
18	Black Tupelo	10	2'-0" Cal.	SB
19	Black Tupelo	10	2'-0" Cal.	SB
20	Black Tupelo	10	2'-0" Cal.	SB
21	Black Tupelo	10	2'-0" Cal.	SB
22	Black Tupelo	10	2'-0" Cal.	SB
23	Black Tupelo	10	2'-0" Cal.	SB
24	Black Tupelo	10	2'-0" Cal.	SB
25	Black Tupelo	10	2'-0" Cal.	SB
26	Black Tupelo	10	2'-0" Cal.	SB
27	Black Tupelo	10	2'-0" Cal.	SB
28	Black Tupelo	10	2'-0" Cal.	SB
29	Black Tupelo	10	2'-0" Cal.	SB
30	Black Tupelo	10	2'-0" Cal.	SB

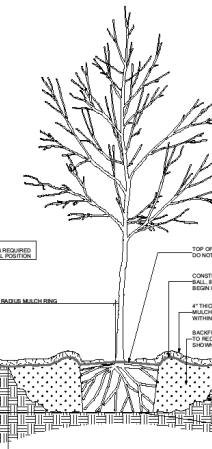
NOTE: CONTRACTOR TO VERIFY ALL QUANTITIES

LAWN AREA SEEDING:

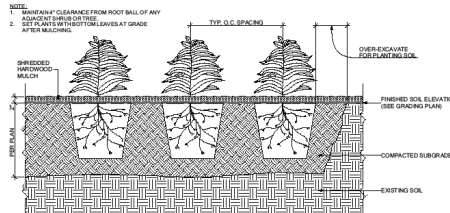
- 8% TURF FINE TALL FESCUE
- 10% PERENNIAL RYE
- 10% KENTUCKY BLUEGRASS



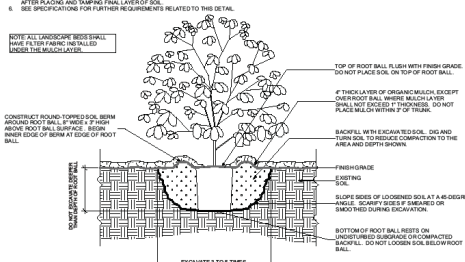
PLANT SPACING DETAIL
SCALE: 3/4" = 1'-0"



TREE PLANTING DETAIL
SCALE: 3/4" = 1'-0"



PERENNIAL & G.C. PLANTING DETAIL
SCALE: 3/4" = 1'-0"



SHRUB PLANTING DETAIL
SCALE: 3/4" = 1'-0"

THE COLLABORATIVE



PROJECT TITLE
LMH / Cherry Street Mission Mission Point

1401 Monroe Street
Toldeo, Ohio 43004

SHEET TITLE
SITE LANDSCAPE PLAN

SHEET NO.
L1.00

ELEVATIONS - EAST & NORTH

SPR24-00098

EXTERIOR GENERAL NOTES:

1. SEALANT COLORS TO MATCH ADJACENT MATERIALS. VERIFY COLORS WITH ARCHITECT PRIOR TO APPLICATION. VERTICAL BRICK EXPANSION JOINT COLOR TO MATCH BRICK, NOT METAL.
2. END DAMS REQUIRED FOR EACH END OF FLASHINGS AT ALL DOORS, WINDOWS, STOREFRONTS, CURTAIN WALLS, AND SIMILAR OPENINGS.

EXTERIOR FINISH SCHEDULE:

NOTE: SEE SPECIFICATIONS FOR ADDITIONAL FINISH INFORMATION. ALL PRODUCTS AND MANUFACTURERS INDICATED BELOW ARE BASED ON DESIGN SPECIFICATIONS. LIST OTHER ACCEPTABLE MANUFACTURERS SHOULD PRODUCTS.

BRICK/BRICK MASONRY

- BRK-1 WATSONTOWN BRICK CO. - WINDSORWATT
- BRK-2 BLOU CITY BRICK - REVUEVE PEWTER

CEMENT BOARD

- CB-1 HARDE BOARD AND BATTEN SYSTEM, PAINT COLOR: (SEE FINISH WALLS SCHEDULE)
- CB-2 CRAYTOWN BRICKY
- CB-3 HARDE BOARD AND BATTEN SYSTEM, PAINT COLOR: (SEE FINISH WALLS SCHEDULE)

MISCELLANEOUS METALS

- MM-1 ALUMINUM COPING

THE COLLABORATIVE

EXTERIOR WALL MATERIAL TAKE-OFFS		
EAST ELEVATION - 14TH STREET		
MATERIAL	QTY	%
BRICK VENEER	3,337	59.3%
FIBER CEMENT BOARD	1,114	17.6%
OPENINGS (DOORS & WINDOWS)	1,463	23.1%
TOTAL FACADE WALL AREA	6,234	100%



C1 EAST ELEVATION - 14TH STREET
SCALE: 1/8" = 1'-0"

EXTERIOR WALL MATERIAL TAKE-OFFS		
NORTH ELEVATION - MONROE STREET		
MATERIAL	QTY	%
BRICK VENEER	4,536	53.3%
FIBER CEMENT BOARD	1,383	17.6%
OPENINGS (DOORS & WINDOWS)	2,281	26.8%
TOTAL FACADE WALL AREA	7,899	100%



A1 NORTH ELEVATION - MONROE STREET
SCALE: 1/8" = 1'-0"



KEY PLAN
SITE

PROJECT TITLE
LMH / Cherry Street Mission
Mission Point

1401 Monroe Street
Toledo, Ohio 43604

JM16098L 10/09/2023 REVISION
JMS03098L SITE PLAN/REVISION
TC JOB NO. 102326

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NO.
A3.00

ELEVATIONS - WEST & SOUTH

SPR24-00098

EXTERIOR GENERAL NOTES:

1. SEALANT COLORS TO MATCH ADJACENT MATERIALS. VERIFY COLORS WITH ARCHITECT PRIOR TO INSTALLATION. VERTICAL BRICK EXPANSION JOINT COLOR TO MATCH BRICK, NOT MORTAR.
2. END DAMS REQUIRED FOR EACH END OF FLASHINGS AT ALL DOORS, WINDOWS, STOREFRONTS, CURTAIN WALLS, AND SIMILAR OPENINGS.

EXTERIOR FINISH SCHEDULE:

NOTE: SEE SPECIFICATIONS FOR ADDITIONAL FINISH REQUIREMENTS. ALL FINISHES TO BE MANUFACTURED AS INDICATED BELOW AND BASIS OF DESIGN. SPECIFICATIONS LIST OTHER ACCEPTABLE MANUFACTURER AND/OR PRODUCTS.

- BRK-1 WATER TOWN BRICK CO. WINDSOR MATT
- BRK-2 LOCAL CITY BRICK - REVERSE PATTERN
- CEL-1 CEMENT BOARD
- CB-1 INSIDE BOARD AND BATTEN SYSTEM PAINT COLOR = WINDSOR WILLIAMS SW705
- CB-2 CRAY TRAWN BROWN INSIDE BOARD AND BATTEN SYSTEM PAINT COLOR = WINDSOR WILLIAMS SW705
- CEL-2 LOCAL CITY
- MM-1 MISCELLANEOUS METALS
- MM-2 ALUMINUM COPING

THE COLLABORATIVE

EXTERIOR WALL MATERIAL TAKE-OFFS
WEST ELEVATION - FACING LRC

END OF BUILDING	
MATERIAL	%
BRICK VENEER	1,291 43.9%
FIBER CEMENT BOARD	1,253 41.7%
OPENINGS (DOORS & WINDOWS)	185 6.1%
TOTAL FACADE WALL AREA	2,748 100%

EXTERIOR WALL MATERIAL TAKE-OFFS
WEST ELEVATION - FACING PLAZA

FACING PLAZA	
MATERIAL	%
BRICK VENEER	87 19.2%
FIBER CEMENT BOARD	3,713 80.7%
OPENINGS (DOORS & WINDOWS)	1,079 30.1%
TOTAL FACADE WALL AREA	3,889 100%



C1 WEST ELEVATION - FACING LRC (MACOMBER)
SCALE: 1/8" = 1'-0"

EXTERIOR WALL MATERIAL TAKE-OFFS
SOUTH ELEVATION - FACING PARKING

FACING PLAZA	
MATERIAL	%
BRICK VENEER	893 18.7%
FIBER CEMENT BOARD	4,065 81.2%
OPENINGS (DOORS & WINDOWS)	1,613 31.4%
TOTAL FACADE WALL AREA	4,811 100%

EXTERIOR WALL MATERIAL TAKE-OFFS
SOUTH ELEVATION - FACING PARKING

END OF BUILDING	
MATERIAL	%
BRICK VENEER	1,386 30.3%
FIBER CEMENT BOARD	1,214 26.7%
OPENINGS (DOORS & WINDOWS)	50 1.1%
TOTAL FACADE WALL AREA	2,214 100%



A1 SOUTH ELEVATION - FACING PARKING
SCALE: 1/8" = 1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION

KEY PLAN

PROJECT TITLE
LMH / Cherry Street Mission
Mission Point

1401 Monroe Street
Toledo, Ohio 43604

TC JOB NO. 147930

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NO.

A3.01

RENDERING - MONROE STREET

SPR24-00098



RENDERING - 14TH STREET

SPR24-00098

