

SITE BENCH MARK
BENCH MARK #1 MAG NAIL
ELEVATION = 662.65

SITE BENCH MARK
BENCH MARK #2 MAG NAIL
ELEVATION = 675.16

SITE BENCH MARK
BENCH MARK #3 MAG NAIL
ELEVATION = 674.55



2555 Hartville Rd., Suite B
Rootstown, OH 44272
www.WeberEngineeringServices.com
330-329-2037
matt@webercivil.com



Reg. No.: 61709



22720 Fairview Center Drive
SUITE 150
Fairview Park, Ohio 44126
Phone: (440) 801-1690

OWNER:

JRW/RR, LLC

22720 FAIRVIEW CENTER DR.
SUITE 150
Fairview Park, Ohio 44126

JAN DELL
SITE IMPROVEMENTS
19340 DETROIT AVENUE ROCKY RIVER, OH

Issue Date
02-02-2024
03-07-2024
03-11-2024

SITE
PLAN

C102
Project No. 2023-326

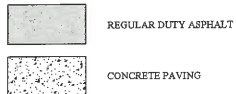
SITE DATA

USE DISTRICT	= LB - LOCAL BUSINESS
SITE AREA	= 0.6042 AC. (TOTAL)
PROP. BUILDING AREA	= 1,880 S.F.
EX. BUILDING AREA	= 2,200 S.F.
TOTAL BUILDING AREA	= 4,080 S.F. (FOOTPRINT)
BUILDING SETBACKS:	
FRONT YARD	= 25' (FROM R/W)
SIDE YARD	= 5'
REAR YARD	= 5'
PARKING SETBACKS:	
FRONT YARD	= 10'
SIDE YARD	= 10'
REAR YARD	= 10'
NUMBER OF PARKING SPACES:	
REGULAR PARKING SPACES	= 23
HANDICAP PARKING SPACES	= 3
TOTAL PARKING SPACES	= 26
REQUIRED SPACES PER CODE	= 24

FLOOD ZONE

FLOOD ZONE "X" PER FLOOD INSURANCE
RATE MAP NUMBER 39035C0152F
EFFECTIVE DATE AUGUST 15, 2019

LEGEND

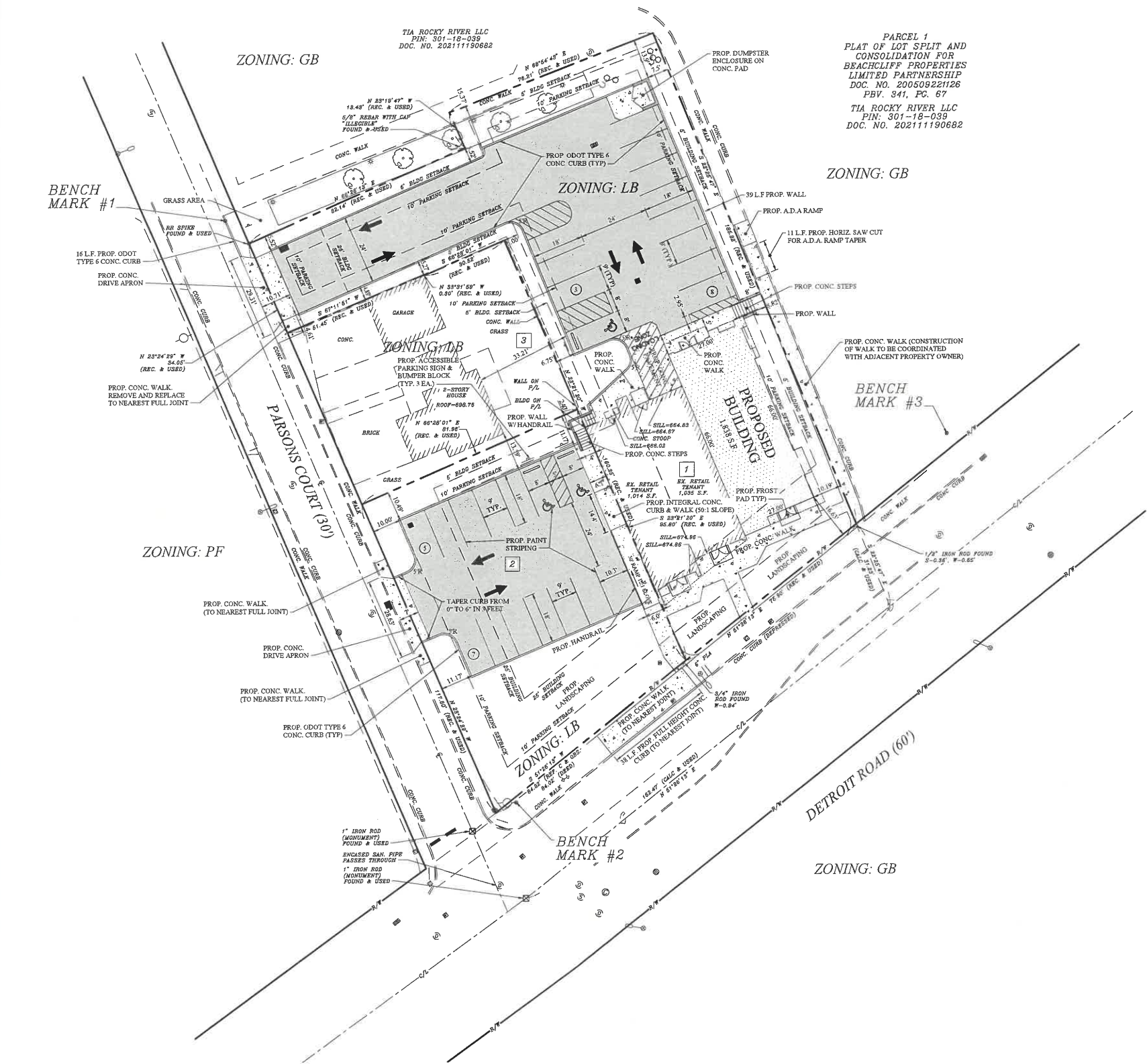
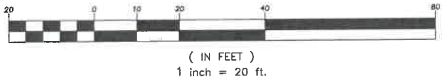


ITALICS TEXT REPRESENTS EXISTING CONDITION
NON-ITALICS TEXT REPRESENTS PROPOSED CONDITION

- PPN: 301-18-083
JRW/RR LLC
19340 DETROIT RD.
DOC. # 202310110090
- PPN: 301-18-038
JRW/RR LLC
19364 DETROIT RD.
DOC. # 202311160090
- PIN: 301-18-081
ANNA M. SMITH &
APRIL W. SAMPSON
1356 PARSONS CT.
DOC. # 200107250778



GRAPHIC SCALE

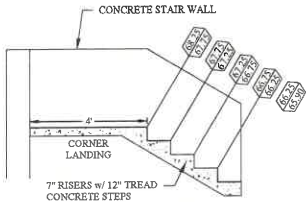
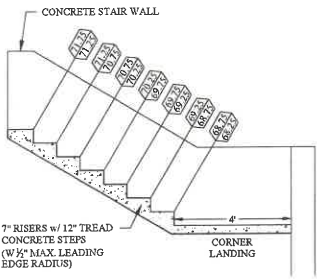


SITE BENCH MARK BENCH MARK #1 MAG NAIL ELEVATION = 662.65	SITE BENCH MARK BENCH MARK #2 MAG NAIL ELEVATION = 675.16	SITE BENCH MARK BENCH MARK #3 MAG NAIL ELEVATION = 674.55
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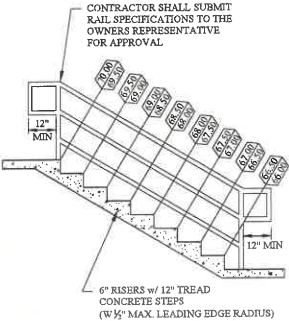
LEGEND

ITALICS TEXT REPRESENTS EXISTING CONDITION
NON-ITALICS TEXT REPRESENTS PROPOSED CONDITION

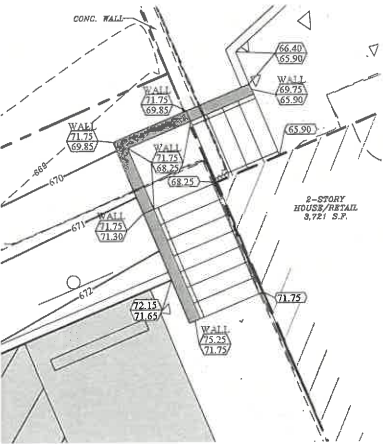
 PROPOSED SPOT GRADE
 PROPOSED GRADE AT CURB
 MEET EXISTING GRADE LABEL
 EXISTING SPOT GRADE



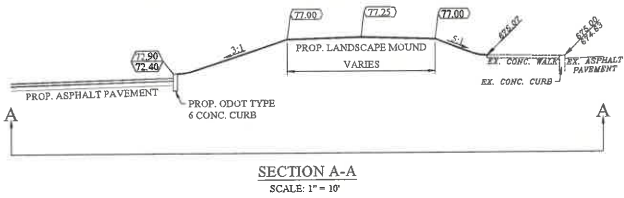
EXTERIOR CONCRETE STAIRWAY "B" DETAIL
GRADES ALONG BUILDING FACE FOR GRADING REFERENCE ONLY (SEE ARCH. PLANS FOR DETAILS)



EXTERIOR CONCRETE STAIR "A" DETAIL
GRADES ALONG BUILDING FACE FOR GRADING REFERENCE ONLY (SEE ARCH. PLANS FOR DETAILS)



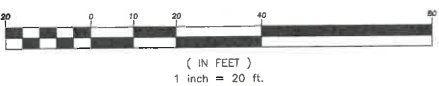
EXTERIOR CONCRETE STAIRWAY "B" PLAN DETAIL
SCALE: 1" = 5'



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GRAPHIC SCALE



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GRADING
PLAN

C104
Project No. 2023-326



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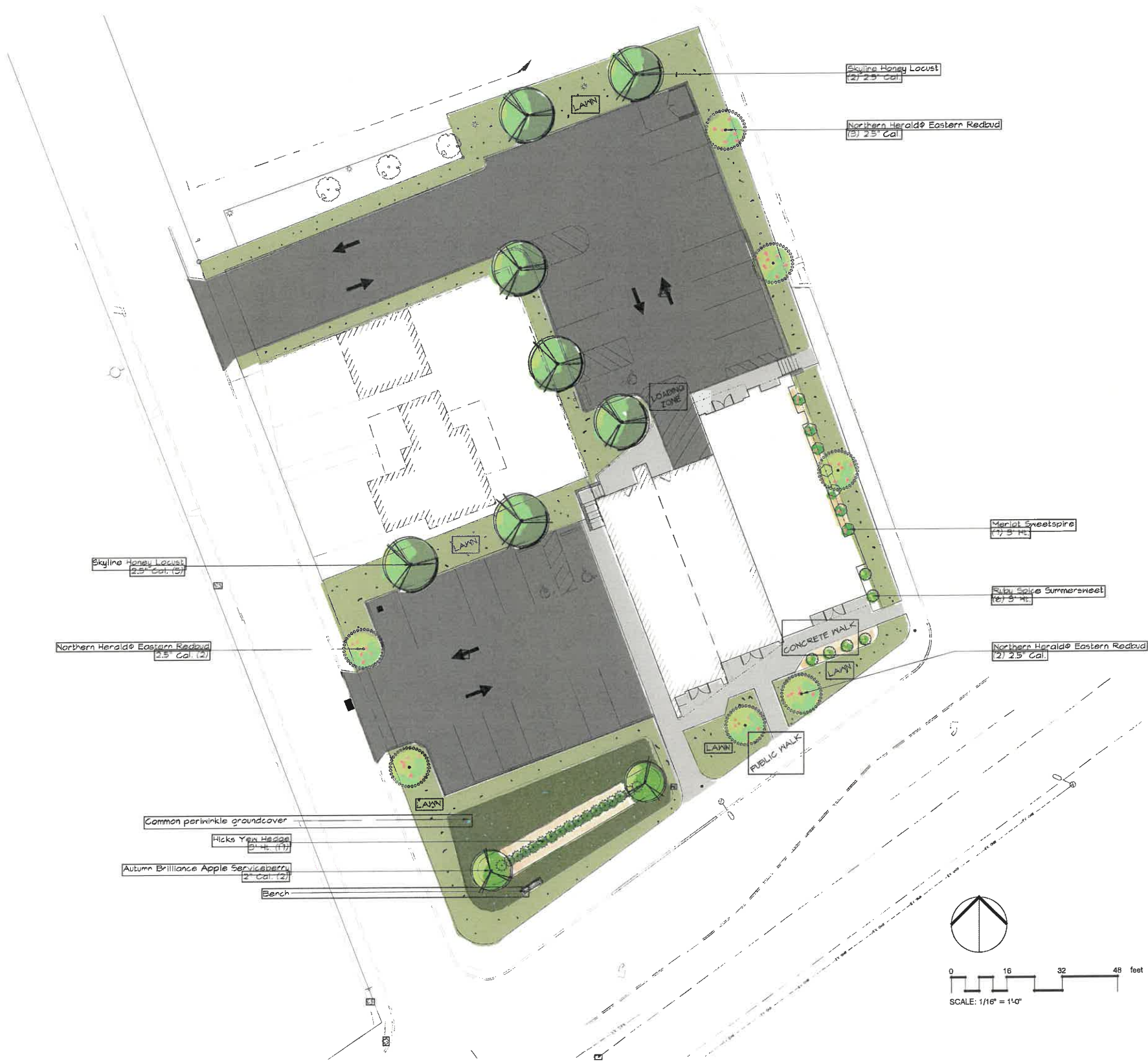
9th
AVENUE
DESIGNS

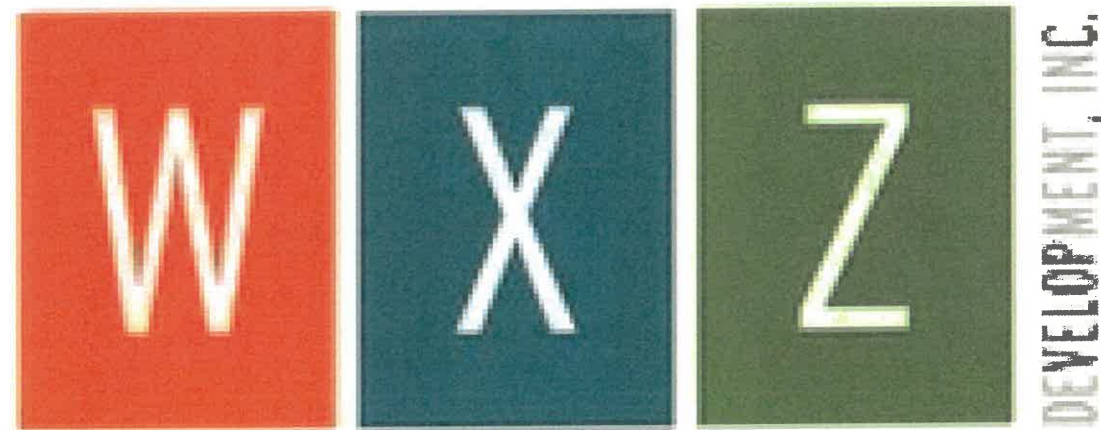
9th Avenue Designs
Landscape Architects
216-548-9971
www.9thavedesigns.com

Sheet Number :
1 of 1
Sheet Description :
Planting Plan
Date :
05-09-2024

Drawn By :
Checked By :

WXZ Arcus Beachcliff
Detroit Road
Rocky River, Ohio





WXZ Detroit Road Development

Rocky River, Ohio



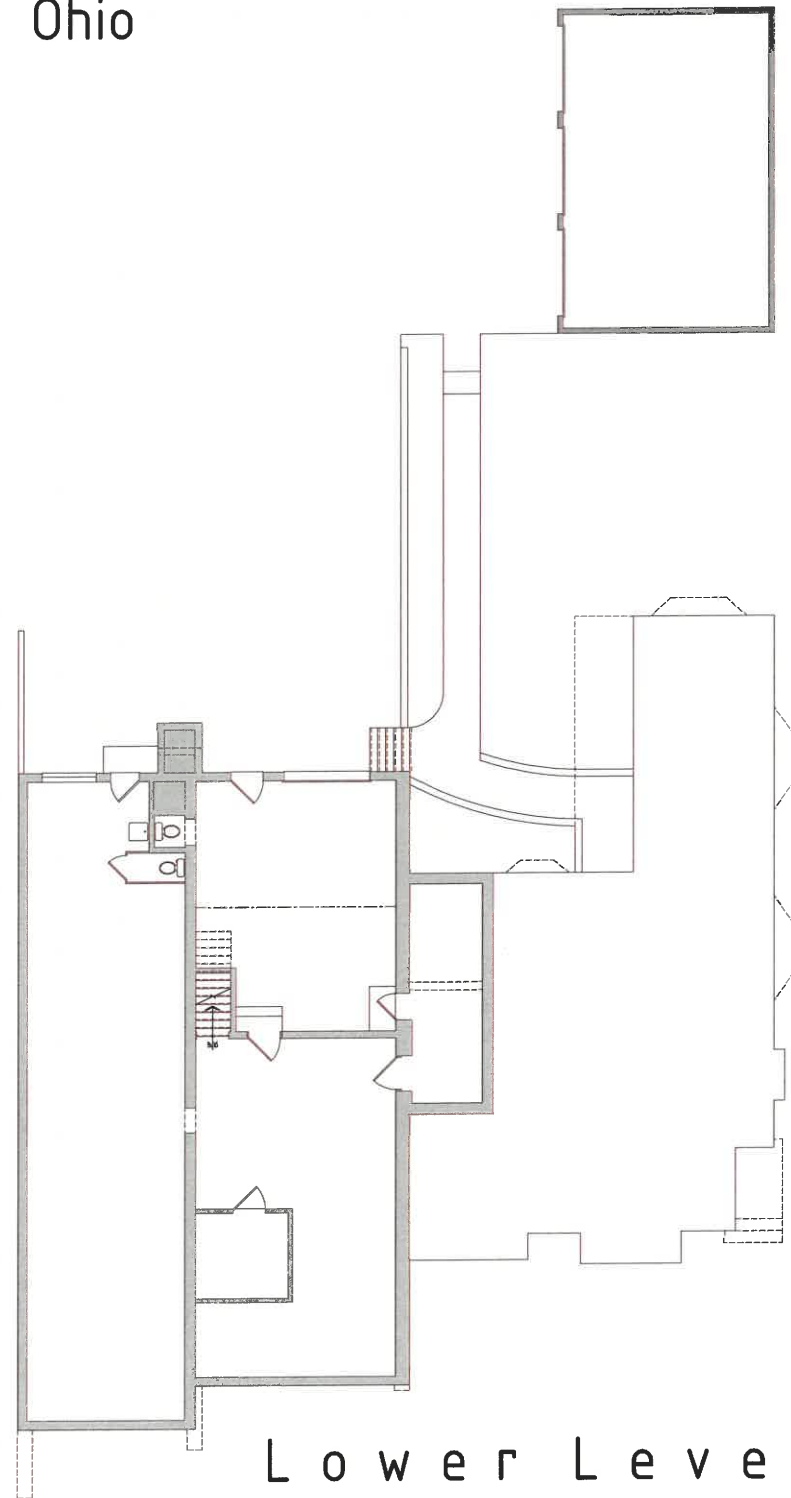
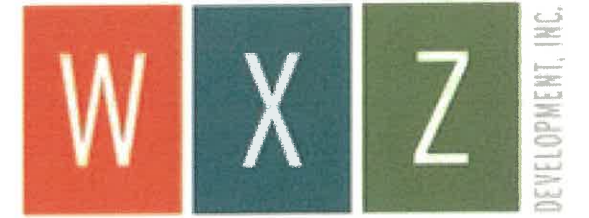
The Arcus Group, Inc. 3-11-24
ARCHITECTS

THE ARCUS GROUP ARCHITECTS
ROCKY RIVER, OHIO

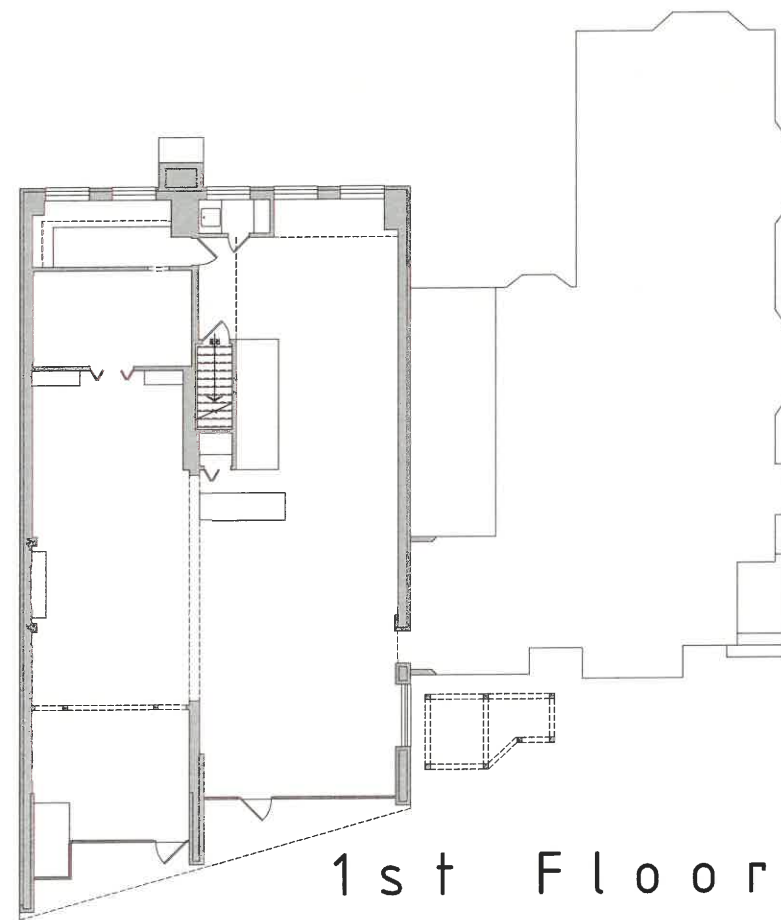
T-1

WXZ Detroit Road Development

Rocky River, Ohio



Lower Level



1st Floor

Existing
Plans

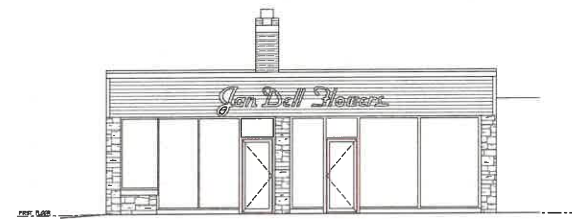
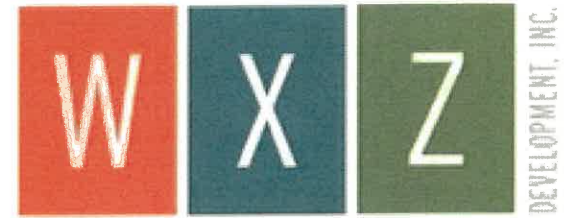
SCALE 1/16" = 1'-0"



Ex-1

WXZ Detroit Road Development

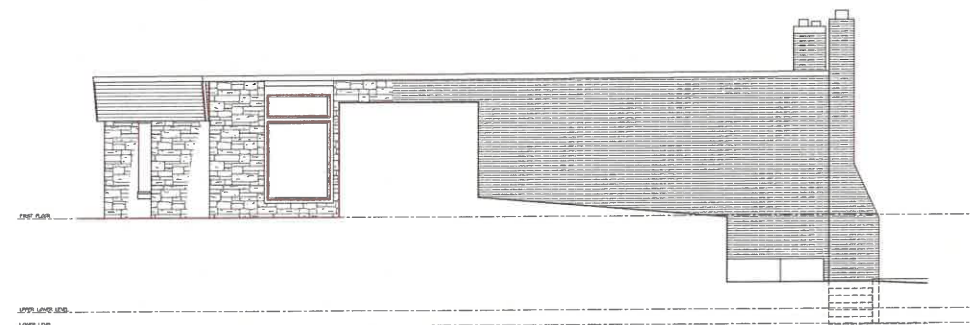
Rocky River, Ohio



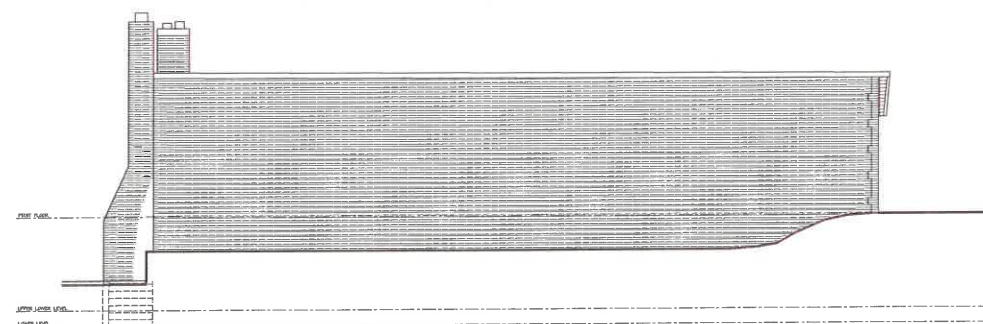
South



North



East



West

Existing Elevations

SCALE 1/16" = 1'-0"



Southeast



South

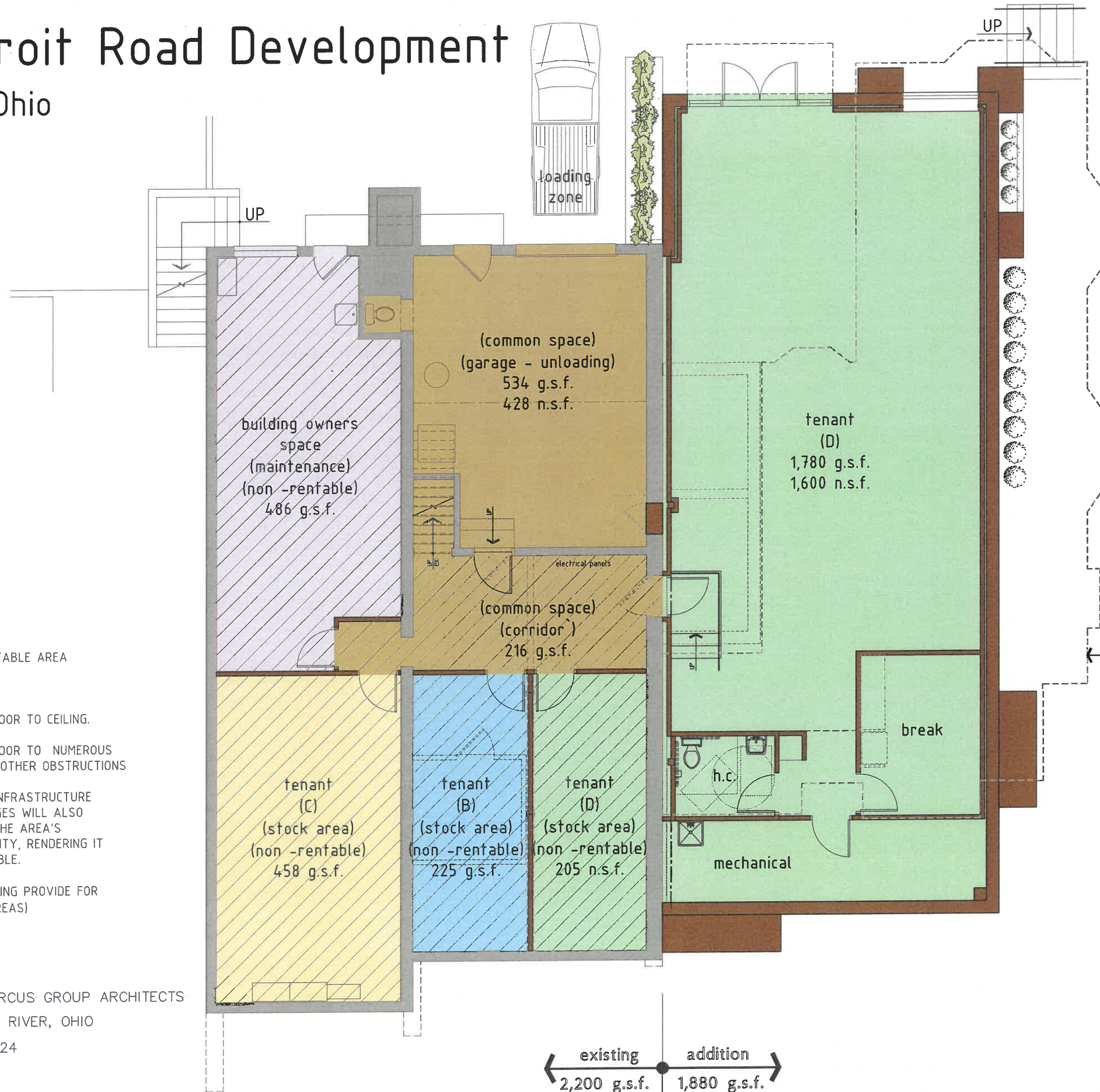
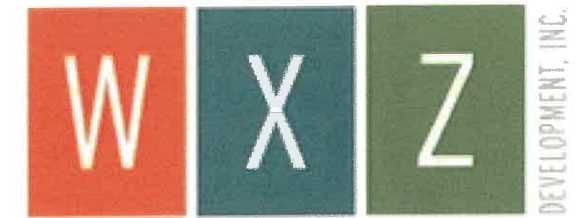


Neighbors



WXZ Detroit Road Development

Rocky River, Ohio



NON-RENTABLE AREA



- 7'-10" FINISH FLOOR TO CEILING.
- 7'-0" FINISH FLOOR TO NUMEROUS PIPING & OTHER OBSTRUCTIONS

FUTURE INFRASTRUCTURE CHALLENGES WILL ALSO AFFECT THE AREA'S RENTABILITY, RENDERING IT UNRENTABLE.

(NO PARKING PROVIDE FOR THESE AREAS)

lot coverage

.6042 acres (26,319 s.f.)
4,080 g.s.f. (building footprint)

15.5% (lot coverage)

Lower
Level
Plan

SCALE 1/8" = 1'-0"



The Arcus Group, Inc. 3-11-24
ARCHITECTS

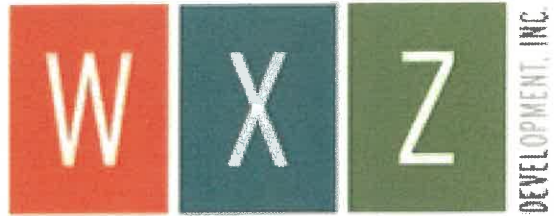
THE ARCUS GROUP ARCHITECTS
ROCKY RIVER, OHIO

existing addition
2,200 g.s.f. 1,880 g.s.f.

SK-1

WXZ Detroit Road Development

Rocky River, Ohio



required parking data

Lower Level
2,028 n.s.f. (total)
(tenant D & garage)
@ 4 spaces per 1000 s.f.
of floor area

(9 parking spaces required - lower level)

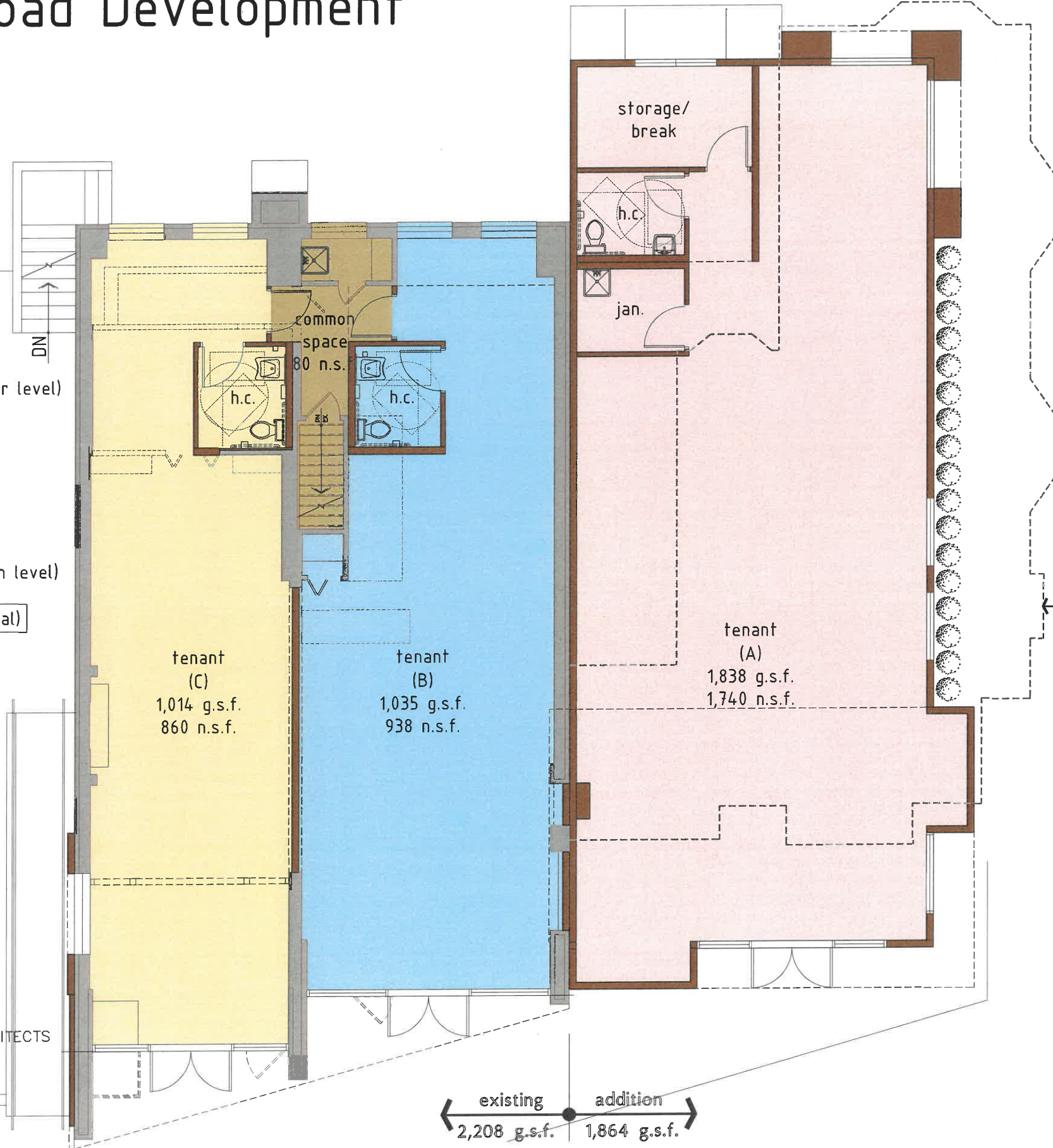
Main Level
3,618 n.s.f. (total)
(tenants A, B & C)
@ 4 spaces per 1000 s.f.
of floor area

(15 parking spaces required - main level)

(24 parking spaces required - total)

parking provided

(26 site parking spaces)
(1 unloading space)
(1 interior parking space)



DASHED LINE INDICATES
EXISTING STRUCTURE
TO BE REMOVED

Main
Level
Plan

SCALE 1/8" = 1'-0"



The Arcus Group, Inc. 3-11-24
ARCHITECTS

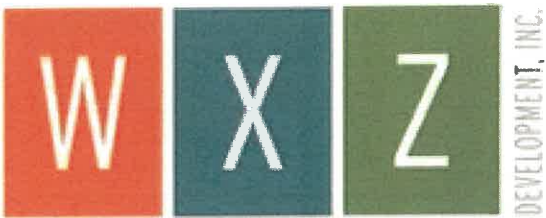
THE ARCUS GROUP ARCHITECTS
ROCKY RIVER, OHIO

existing addition
2,208 g.s.f. 1,864 g.s.f.

SK-2

WXZ Detroit Road Development

Rocky River, Ohio



A EXTERIOR INSULATION & FINISH SYSTEM
Dryvit (color: #103 natural white)



B COMPOSITE WOOD SIDING
NewTechWood (color: roman antique AT)



C ALUMINUM DOOR & WINDOW FRAMING
Kawneer (color: clear anodized)



D EXISTING FACE BRICK - PAINT
Benjamin Moore (color: #2111-50 stone harbor)



E PRE-FINISHED ALUMINUM COPING
Pac-Clad (color: midnight bronze)



F ARCHITECTURAL PRECAST CONCRETE UNITS
Arriscraft (color: tan)
North American Cast Stone: (keystone & greystone)



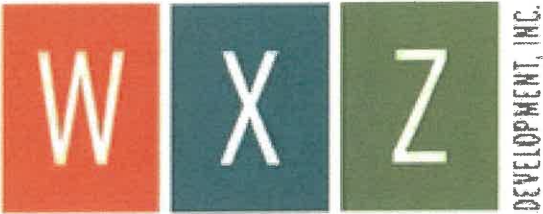
G PRE-FINISHED ALUMINUM CANOPY
Mapes or Equal (color: extra dark bronze)

H EXISTING STONE VENEER
no change

Exterior Material Legend

WXZ Detroit Road Development

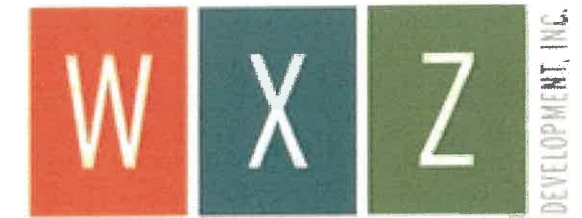
Rocky River, Ohio



South View

WXZ Detroit Road Development

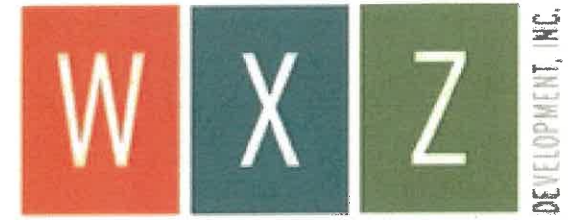
Rocky River, Ohio



Southeast
View

WXZ Detroit Road Development

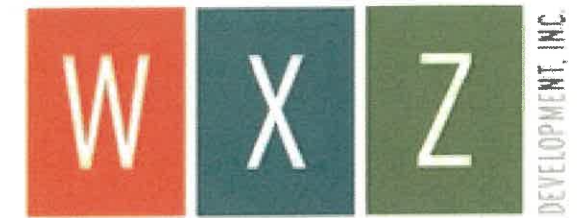
Rocky River, Ohio



Northeast
View

WXZ Detroit Road Development

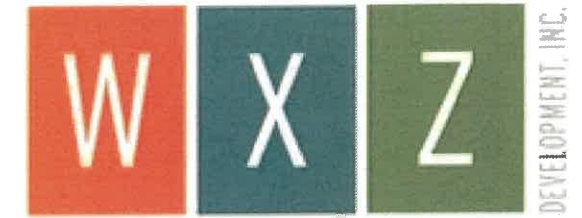
Rocky River, Ohio



North View

WXZ Detroit Road Development

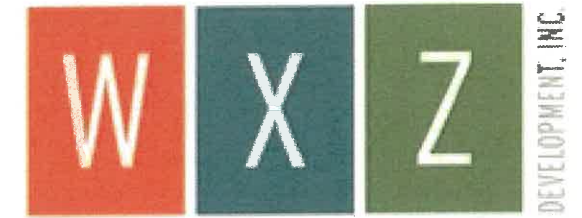
Rocky River, Ohio



West View

WXZ Detroit Road Development

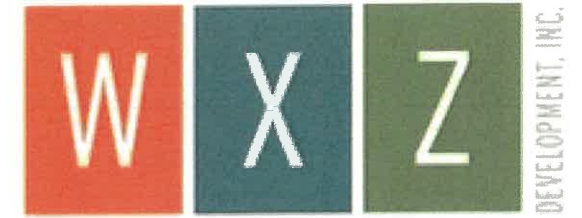
Rocky River, Ohio



Southwest
View

WXZ Detroit Road Development

Rocky River, Ohio



Northeast
View