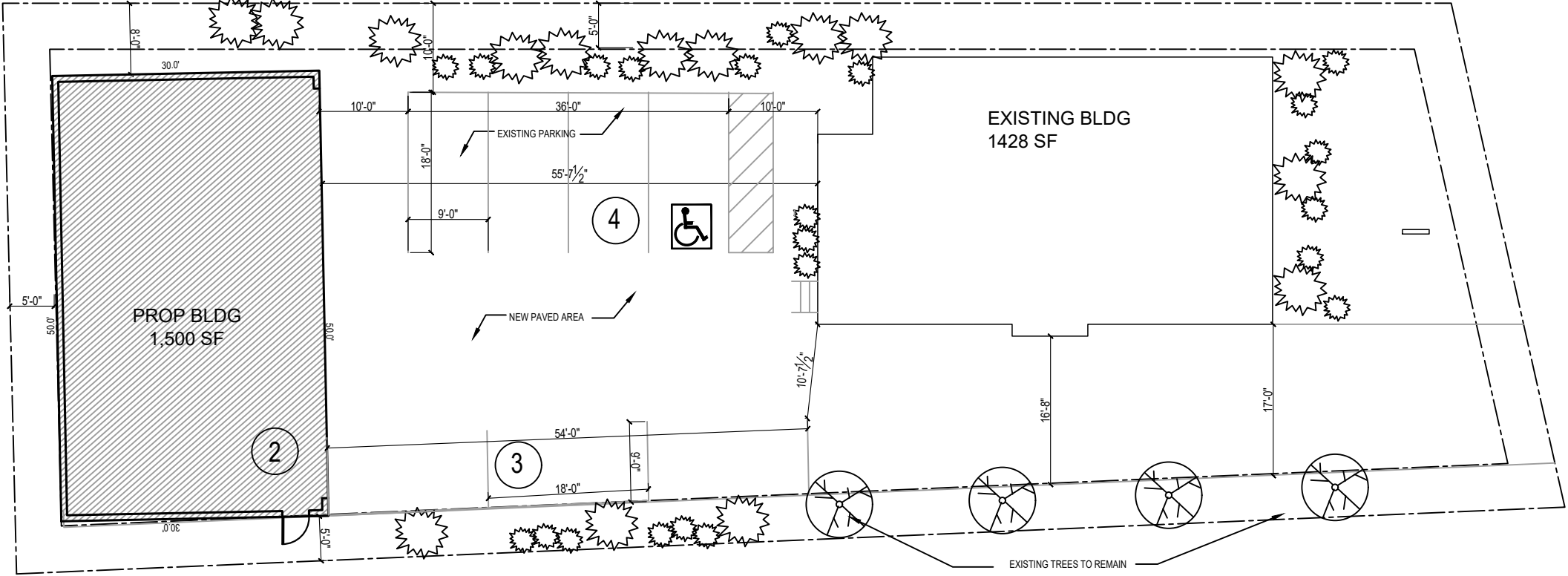


# MIXED- USE OFFICE



**LOT COVERAGE:**

<b>EXISTING:</b>	
LOT:	10,080 SF
EXISTING BLDG FOOTPRINT:	1,428 SF
EXISTING %:	14.16%

<b>PROPOSED:</b>	
LOT:	10,080 SF
EXISTING BLDG FOOTPRINT:	1,428 SF
PROP. BUILDING FOOTPRINT:	1,500 SF
TOTAL BUILDING FOOTPRINT:	2,928 SF
TOTAL LOT COVERAGE %:	29.05%

**PARKING COUNT:**

<b>TOTAL OFFICE BUILDING USEABLE AREA:</b>	
EXISTING BUILDING:	1953 SF
NEW BUILDING (OFFICE):	765 SF
TOTAL	2718 SF
<b>PARKING REQUIRED: 3 SPACES PER 1,000 SF</b>	
8.1 SPACES (9 SPACES ADJUSTED)	
80% UNRESTRICTED = 6.5 (7 ADJUSTED)	
<b>PARKING PROVIDED: = 9 SPACES (7 UNRESTRICTED)</b>	



**B R A N D T**  
**ARCHITECTURE, LLC**

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Rocky River, OH 44116  
440-865-1824  
brandtarchitecture.com

- 5/2/23 PLANNING
- 5/24/23 PLANNING
- 6/27/23 PLANNING
- 7/10/23 REVIEW
- 7/11/23 PLANNING

MIXED-USE OFFICE  
1260 SMITH CT.  
ROCKY RIVER, OHIO 44116

SITE  
PLAN

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