

DRAWING INDEX	
SP.1	SITE PLAN
A1.1	EXTERIOR ELEVATIONS
A1.2	EXTERIOR ELEVATIONS
	EXISTING
	PROPOSED

SITE PLAN
VICINITY MAP

KING WAH
EXTERIOR REMODEL
20668 CENTER RIDGE ROAD
ROCKY RIVER, OHIO

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& associates
architects



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DATE: 6-5-23

SCALE: AS NOTED

DRAWN: JP

JOB: #2124

SP.1



CRAIG M. DIXON
REGISTERED ARCHITECT
NO. 7282
EXPIRATION DATE: 12/31/2023

DRAWING INDEX

SP.1	SITE PLAN
A1.1	EXTERIOR ELEVATIONS
A1.2	EXTERIOR ELEVATIONS
	EXISTING
	PROPOSED

HOM FAMILY TRUST
2873 DALE AVE
304-08-035

CLEVELAND TRISTE LUMINANCE
28108 CENTER RIDGE ROAD
304-08-910

PRINCE, LLC
20630 CENTER RIDGE ROAD
304-08-009

EXISTING 3 STORY BUILDING
(4,180 SQ. FT., 1 ST FLOOR RESTAURANT)
PROJECT LOCATION
FINAL DESIGN

EXISTING 1 STORY BUILDING
(1,742 SQ. FT.)

ADJACENT BUILDING
20860 CENTER RIDGE ROAD
304-07-008

DOLLAR BANK
OCCUPIED WITH
304-07-488

2885 FORESTVIEW LLC
2885 FORESTVIEW AVE
304-07-073

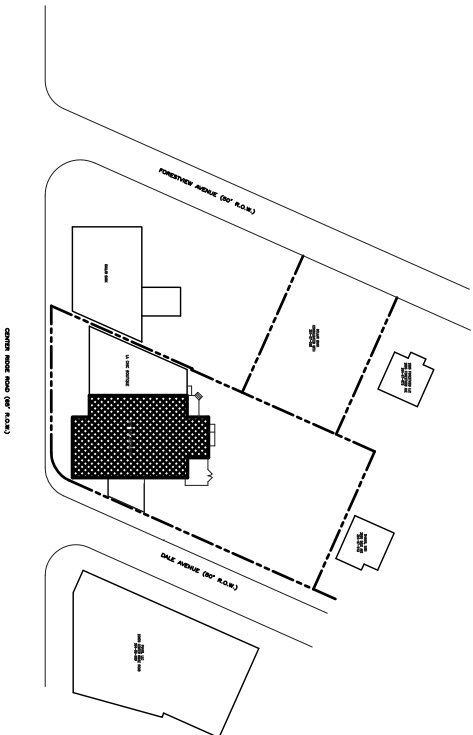
SUMMIT, AMES
2880 DALE AVE
304-07-012

SUMMIT, AMES
2872 DALE AVE
304-07-015

SUMMIT, AMES
2865 FORESTVIEW AVE
304-07-012

VICINITY MAP

SCALE: N.T.S.



O.B.C. INFORMATION

EXISTING TENANT USE: 'A2' - ASSEMBLY
FIRST FLOOR (KING WAH)
EXISTING TENANT USE: 'B' - BUSINESS
FIRST FLOOR (LA CHIC)
EXISTING TENANT USE: 'B' - BUSINESS
SECOND FLOOR
CONSTRUCTION TYPE: II B

PARKING REQUIREMENTS

ZONING DISTRICT: LB (LOCAL BUSINESS)
PARKING: PER ORDINANCE 1187.09

(C)(1) BUSINESS OFFICE:
MIN. REQUIREMENT: 3 SPACES PER 1,000 SQ. FT. (LB)
MAX. REQUIREMENT: 5 SPACES PER 1,000 SQ. FT. (LB)
2,838 SQ. FT. (2 ND. FLOOR) = 9-15 SPACES

(D)(7) RESTAURANT:
KING WAH (SIT DOWN SERVICE) REQUIREMENT:
MIN. # REQUIREMENT: 1 SPACE PER 50 SQ. FT. CUSTOMER (LB)
2,200 SQ. FT. CUSTOMER / 50 = 44 SPACES
(PROPOSED) (D)(3) RETAIL ESTABLISHMENTS:
MIN. # REQUIREMENT: 4 SPACES PER 1,000 SQ. FT.
1,742 SQ. FT. = 7 SPACES

TOTAL PARKING REQUIRED = 60-66 SPACES
TOTAL PARKING PROVIDED = 30 SPACES

RESTAURANT OWNERS ALSO OWN 2973 DALE AVE (304-08-035)
PATIO/DRIVEWAY ABLE TO ACCOMMODATE UP TO 5 EMPLOYEE VEHICLES
DOLLAR BANK AND KEY BANK HAVE VERBALLY PERMITTED
PARKING IN THEIR PARKING LOTS
DOLLAR BANK: 27 SPACES
KEY BANK: 29 SPACES
OFF STREET LOADING: PER ORDINANCE 1187.27

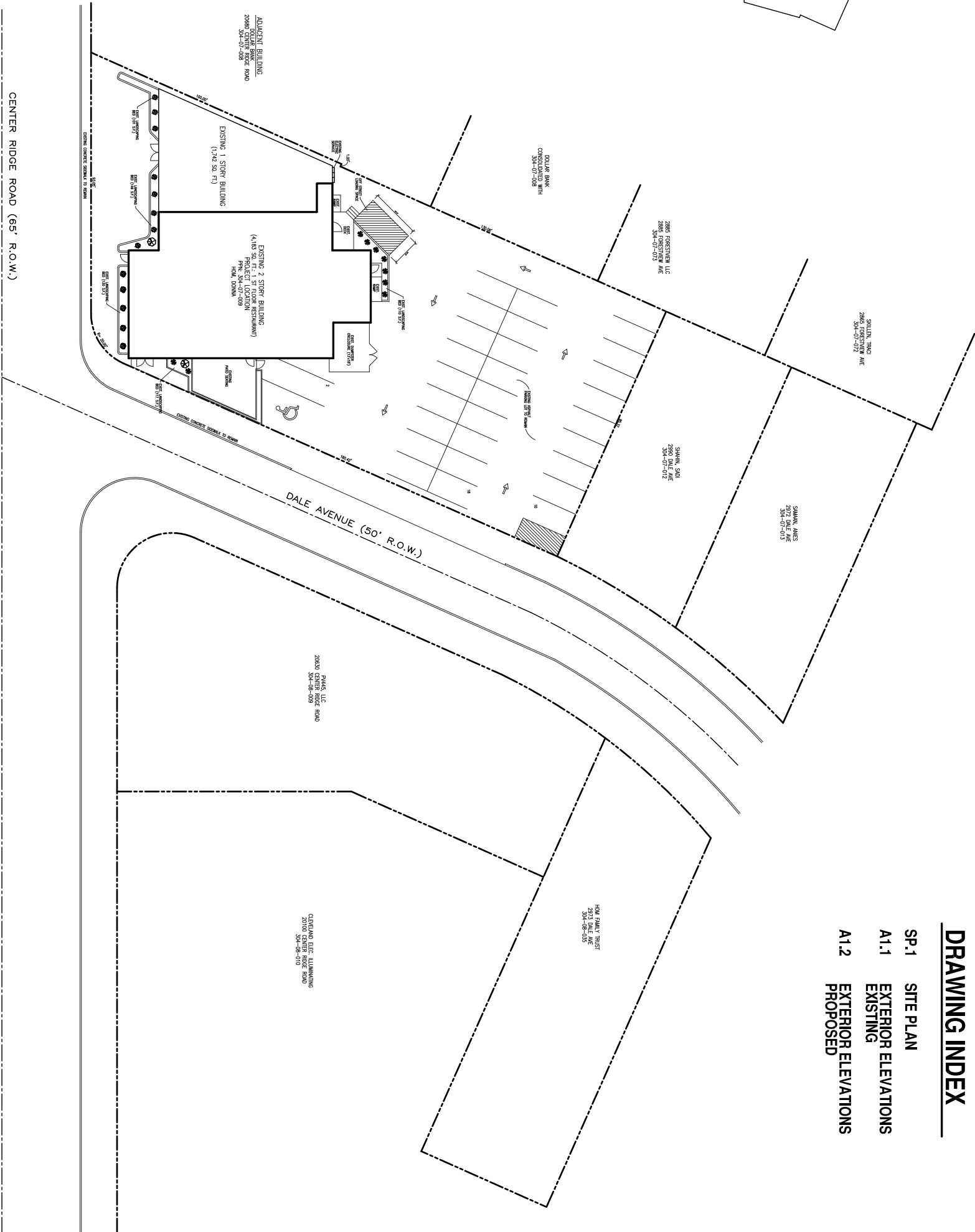
REQUIRED:
1 SPACE REQUIRED FOR LARGEST VEHICLE ANTICIPATED
SIGN REGULATIONS: PER ORDINANCE 1193.03 (d)(7)
NO NEW SIGNAGE BEING ADDED

LOT COVERAGE

PROPERTY AREA: 19,944 SQ. FT.
BUILDING AREA: 6,140 SQ. FT. (30.79%)
(EXISTING)
PATIO AREA: 395 SQ. FT. (1.98%)
(EXISTING)
LANDSCAPE AREA: 607 SQ. FT. (3.04%)
(EXISTING)

PROPOSED SITE PLAN

SCALE: 1" = 20'-0"



CENTRAL NATIONAL BANK OF CLEVELAND
(KEY BANK)
20630 CENTER RIDGE ROAD
304-07-001