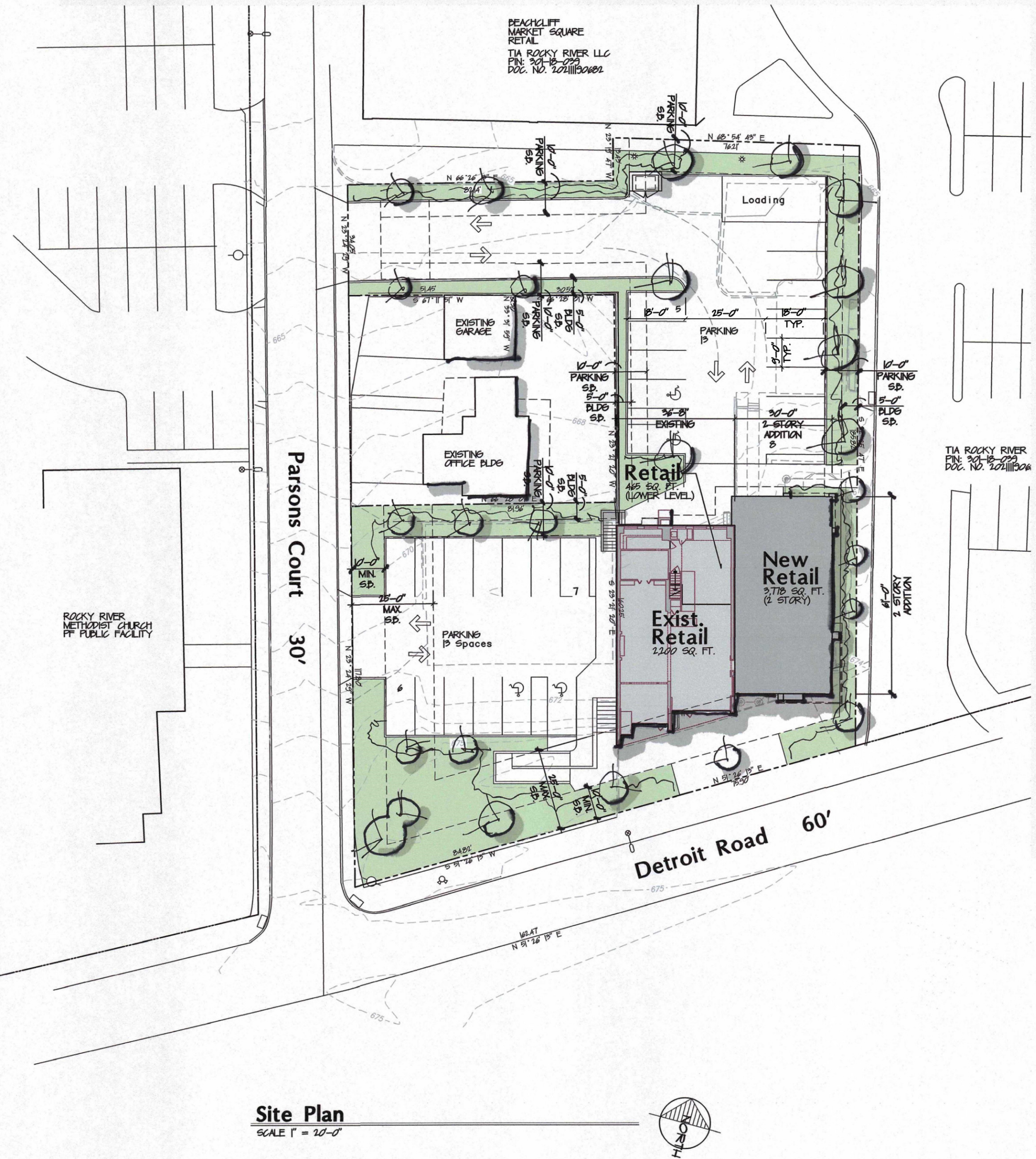
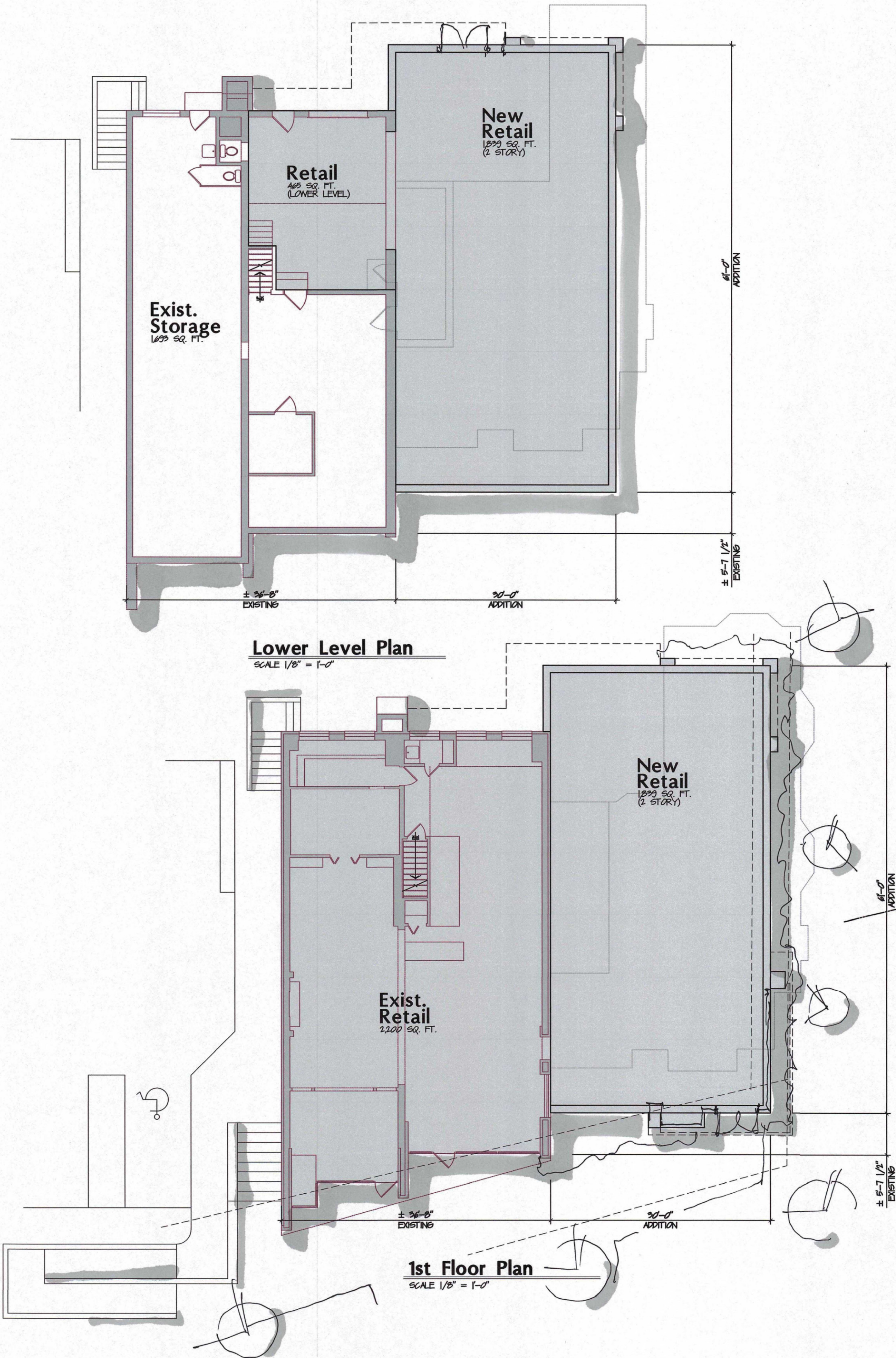


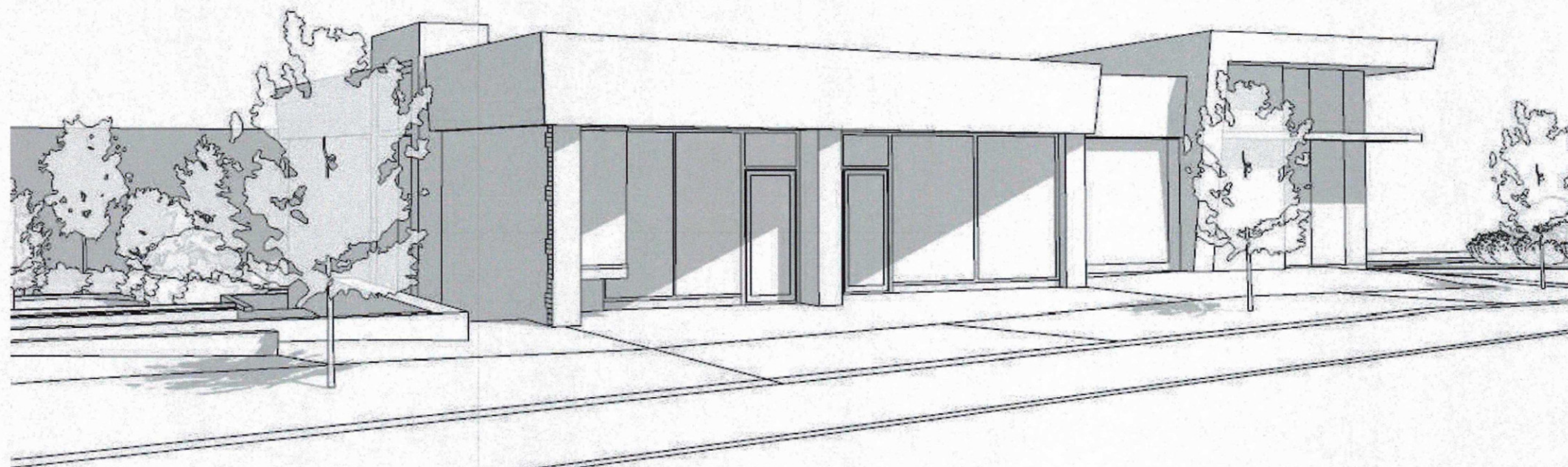


SITE INFORMATION PER
LANGAN ENGINEERING & ENVIRONMENTAL SERVICES, INC.
216 228-2200 www.langan.com
& CUYAHOGA COUNTY AUDITORS

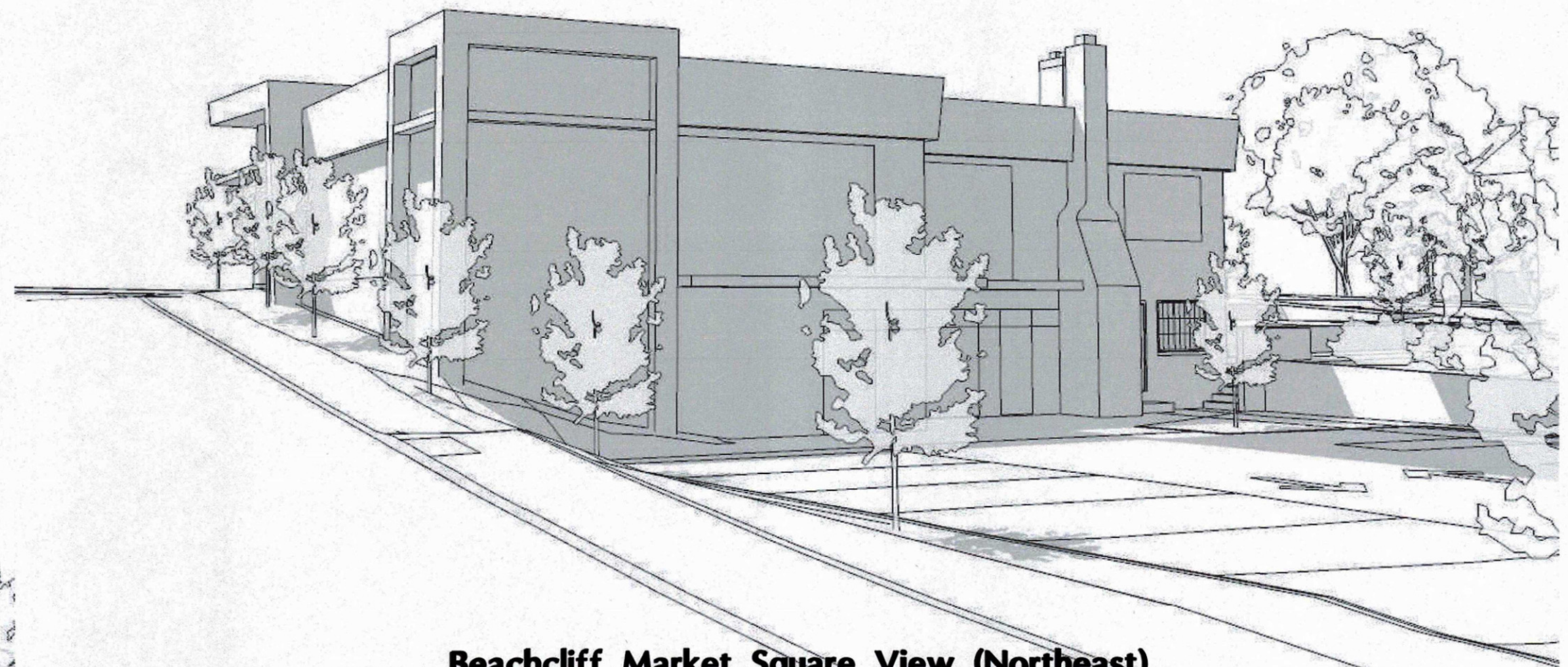
Zoned:	General Business & OD-2 Office Building	
Height:	35' max (GB) & 150' (OD-2)	
Proposed Building:	6500 sq. ft. Retail	6216 sq. ft. Proposed Retail
	26 spaces	1699 sq. ft. Storage
Principal Building or Use	Minimum Parking Requirement(s)(c)	Maximum Number of Permitted Parking Spaces in the OD-1, OD-2, LP, GB, SM, PT, MX Districts
(d) Retail/Personal Services		
(e) Retail establishment, business or personal service establishment (except as otherwise specified below)	4 spaces per 1000 square feet of floor area	5 spaces per 1000 square feet of floor area

Issue: 6-19-23 Rev/new 7-10-23 Rev/new 7-25-23 Rev/new		Rocky River, Ohio	
Retail Development		WXZ Development	
Detroit Road		Rocky River, Ohio	
Preliminary Site Plan & Floor Plans		Sk-1	
Sheet Number Copyright © 2023		Project No: 2325 Drawn By: TJL Checked By:	

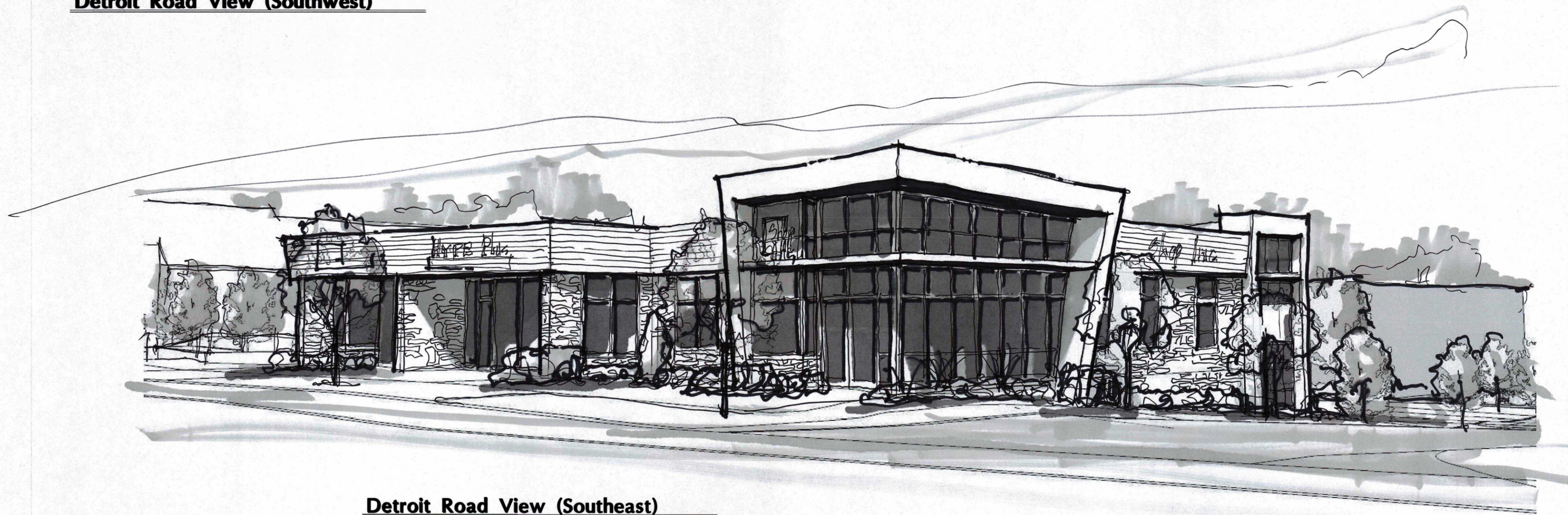

The Arcus Group, Inc.
 ARCHITECTS
 1244 Smith Court
 Rocky River, Ohio 44116
 Tel: 440.356.5530
 Fax: 440.356.5584



Detroit Road View (Southwest)



Beachcliff Market Square View (Northeast)



Detroit Road View (Southeast)

180UE:
1-10-23 Rev/au

Retail Development

WXZ Development Rocky River, Ohio
Detroit Road

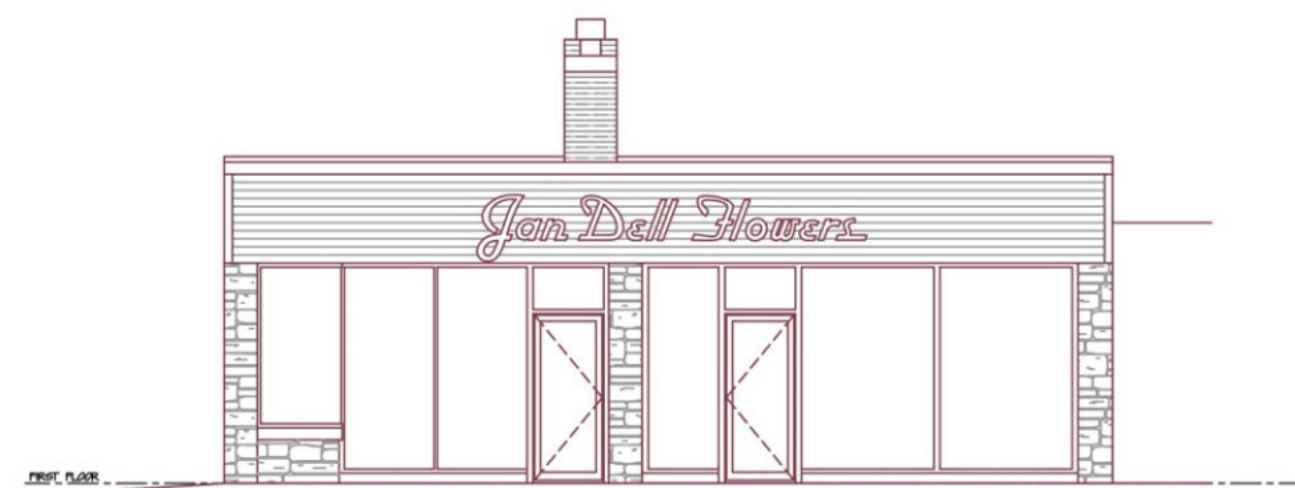
The Arcus Group, Inc.
ARCHITECTS
1244 Smith Court
Rocky River, Ohio 44116
Tel: 440.356.5530
Fax: 440.356.5584

Exterior
Views

Sk-2

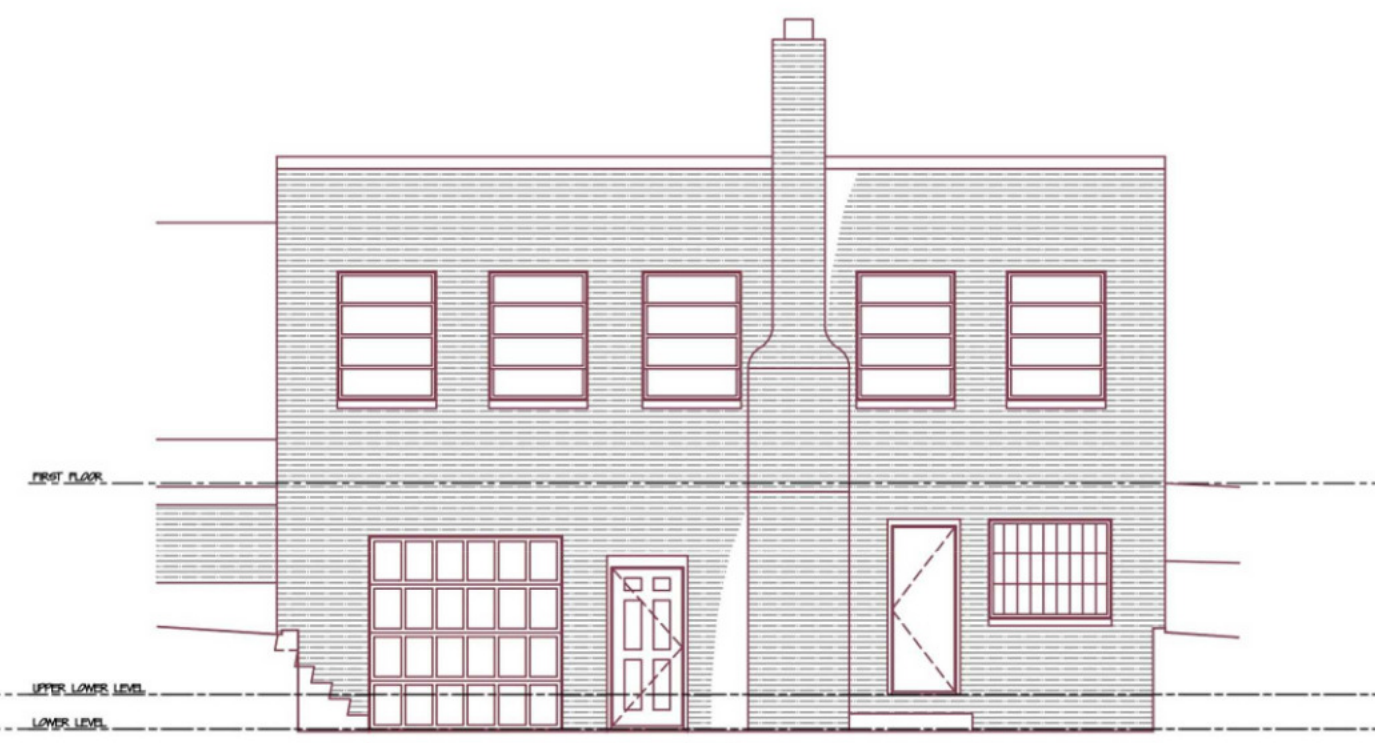
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Checked By:



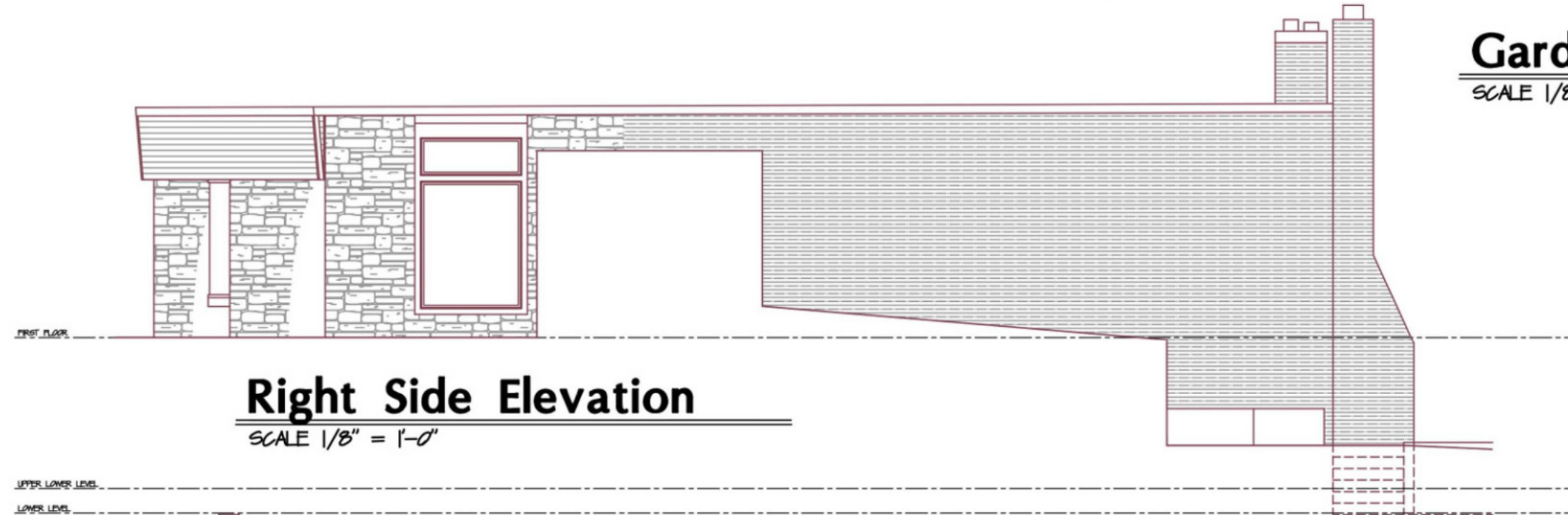
Front Elevation

SCALE 1/8" = 1'-0"



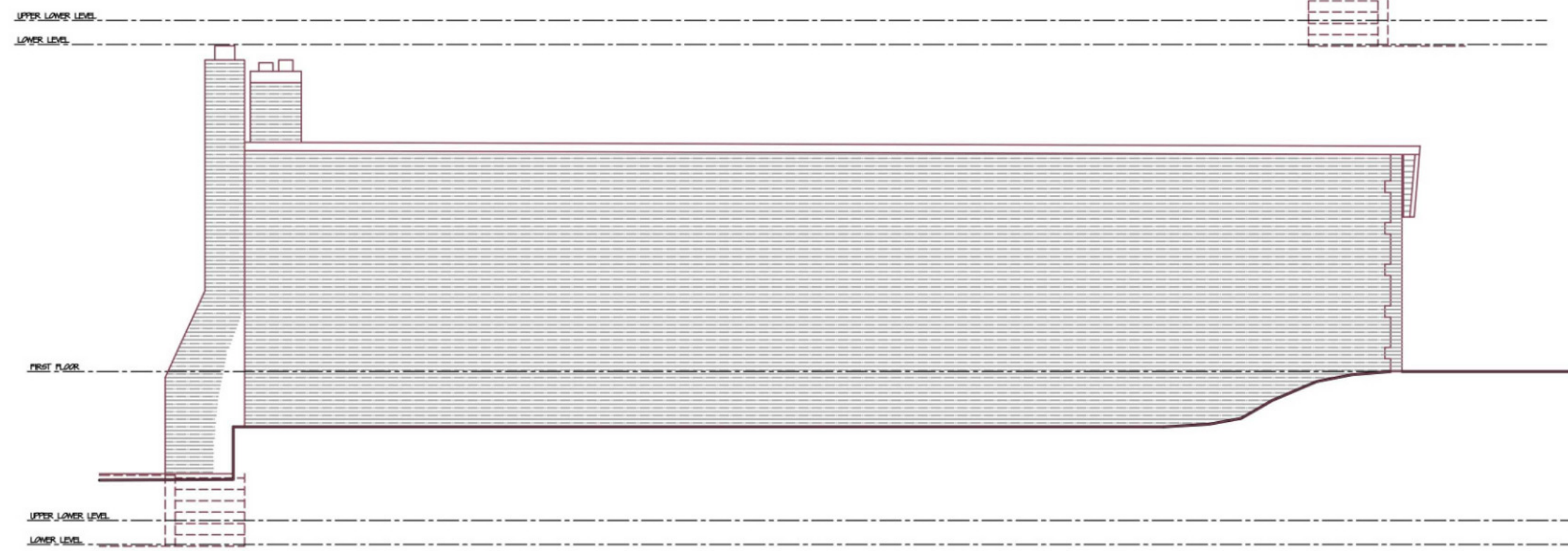
Garden Elevation

SCALE 1/8" = 1'-0"



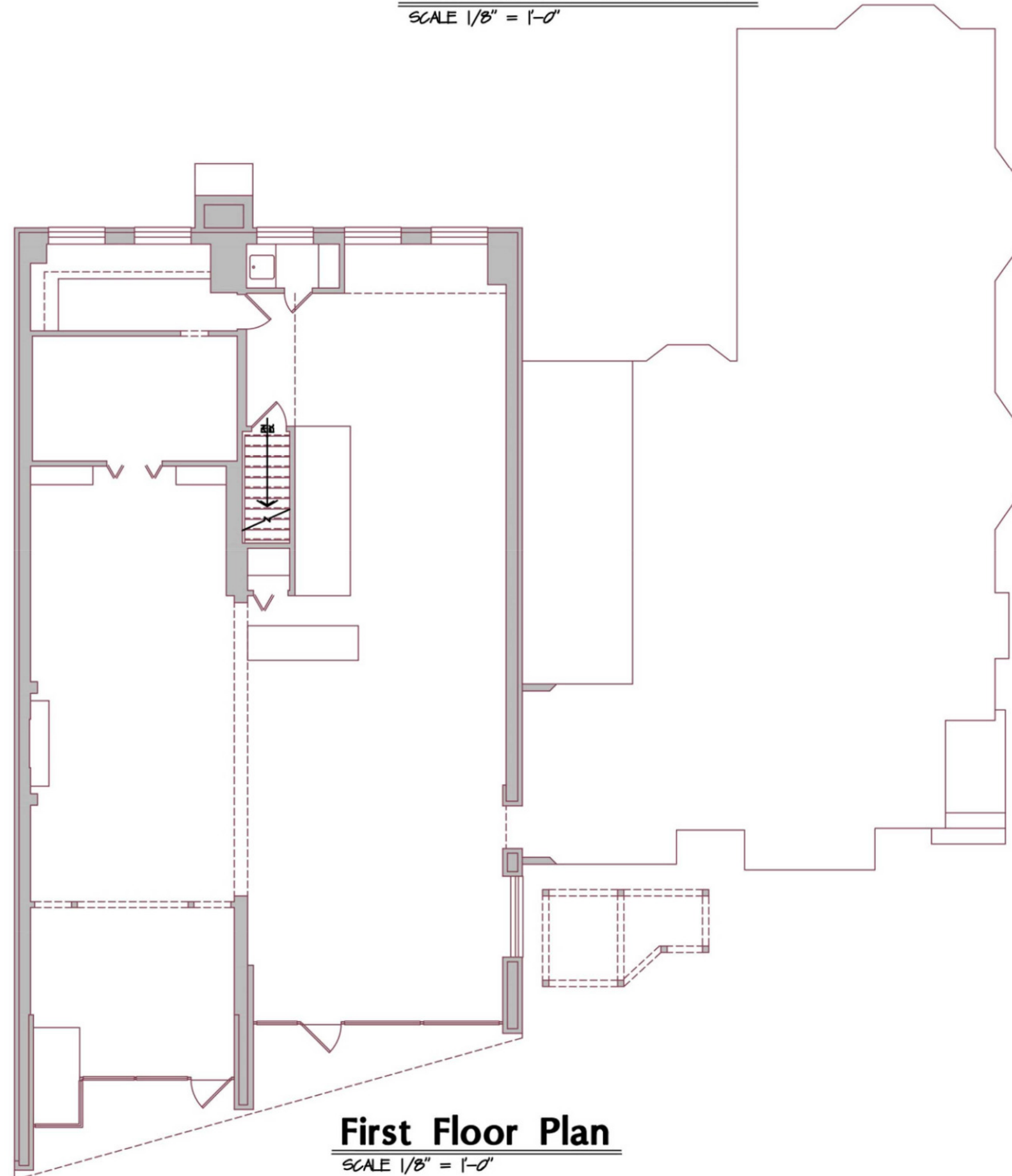
Right Side Elevation

SCALE 1/8" = 1'-0"



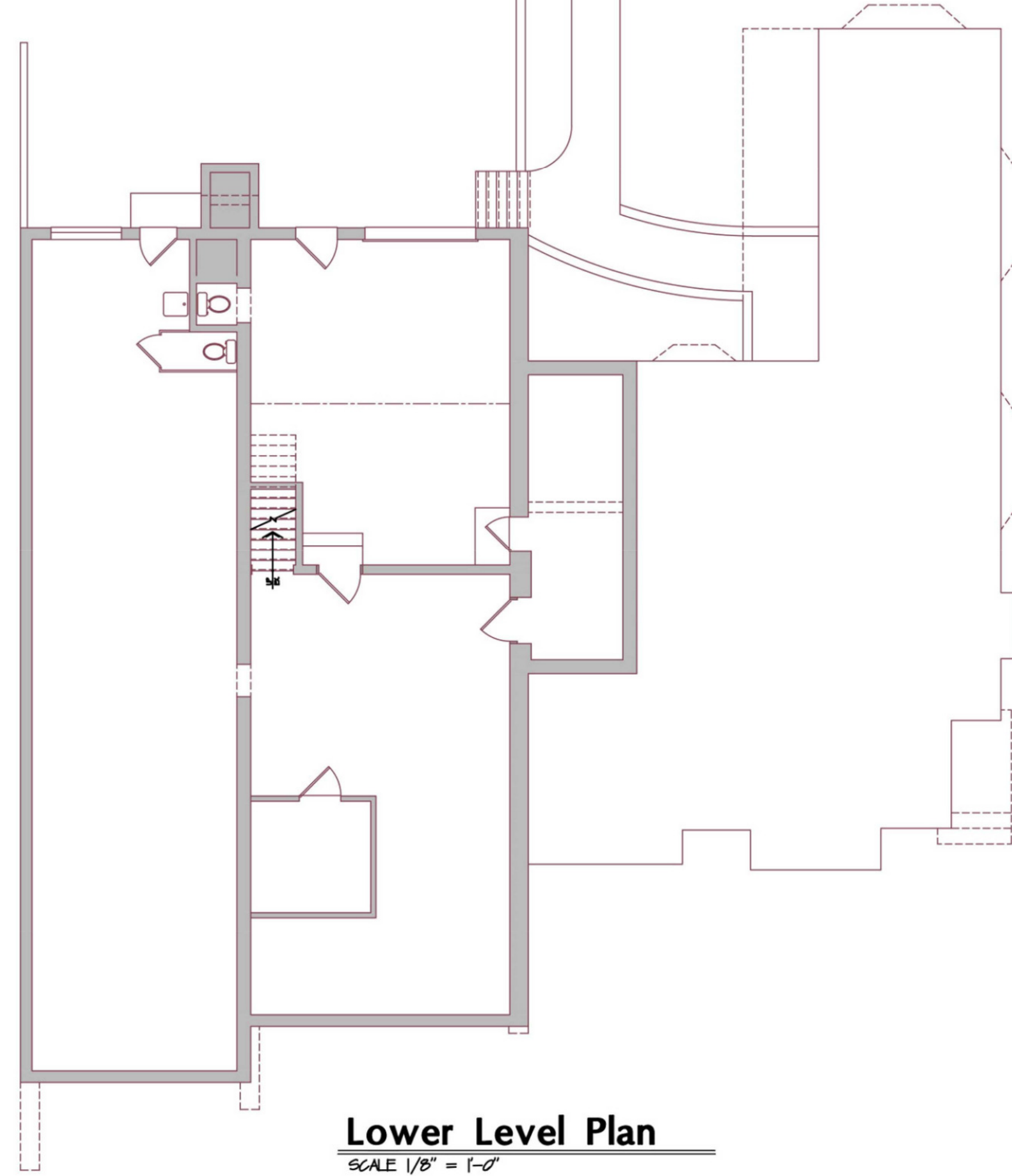
Left Side Elevation

SCALE 1/8" = 1'-0"



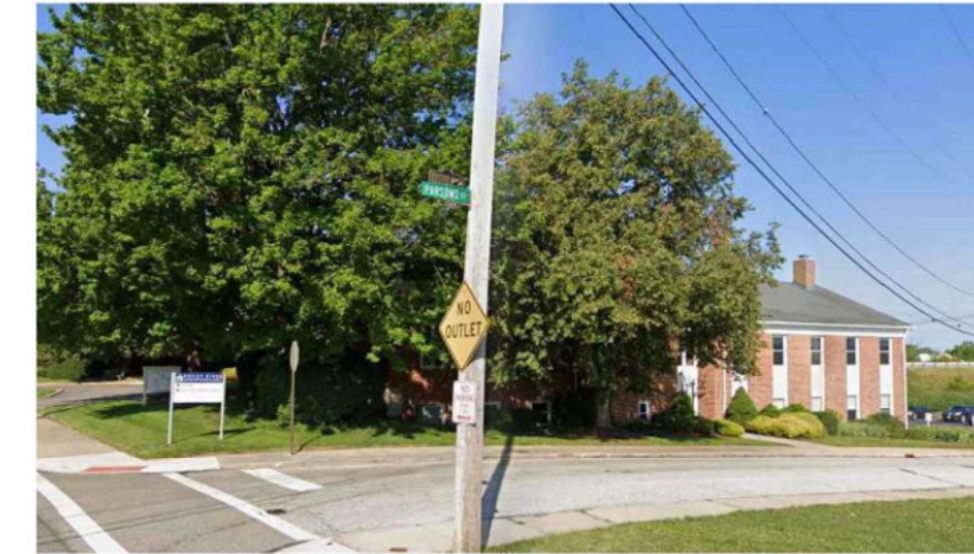
First Floor Plan

SCALE 1/8" = 1'-0"



Lower Level Plan

SCALE 1/8" = 1'-0"



Neighborhood



Existing Building

ISSUE:
1-10-23 Rev/new

Retail Development

WXZ Development
Detroit Road
Rocky River, Ohio

The Arcus Group, Inc.
ARCHITECTS
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Rocky River, Ohio 44116
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Existing
Conditions &
Pictures

Sk-3

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