

# WXZ

## Jan Dell Redevelopment

Rocky River, Ohio

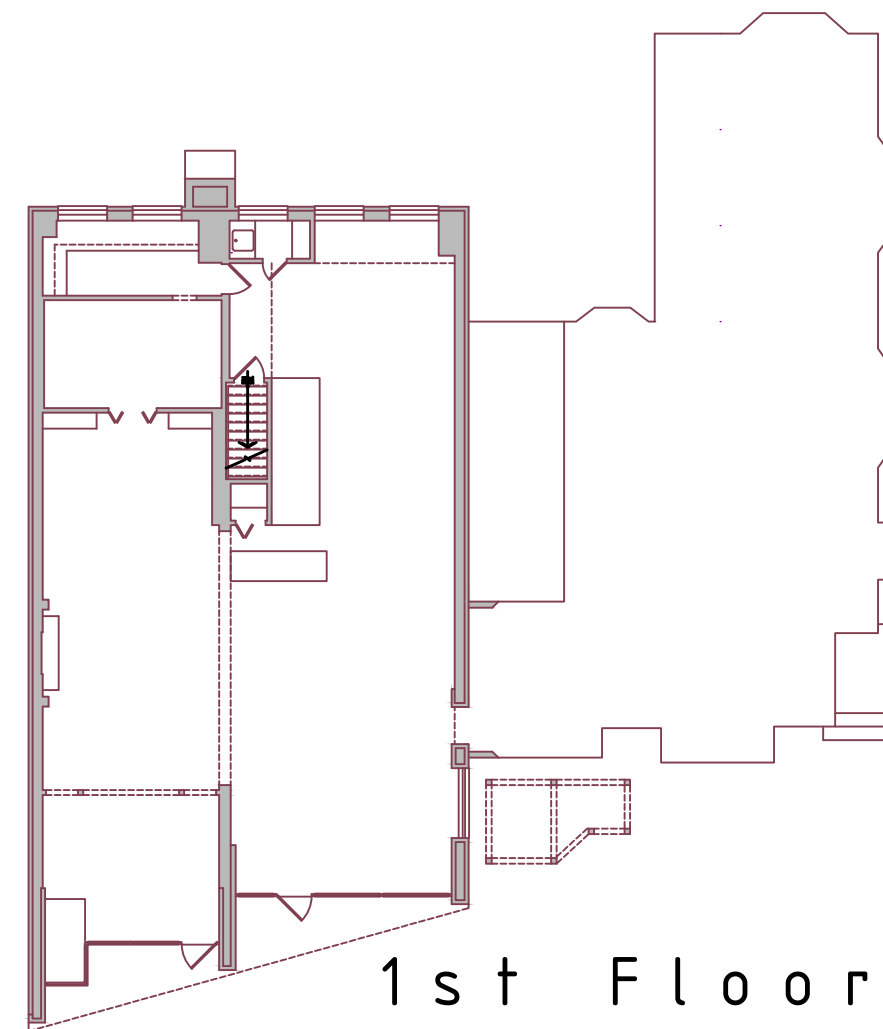
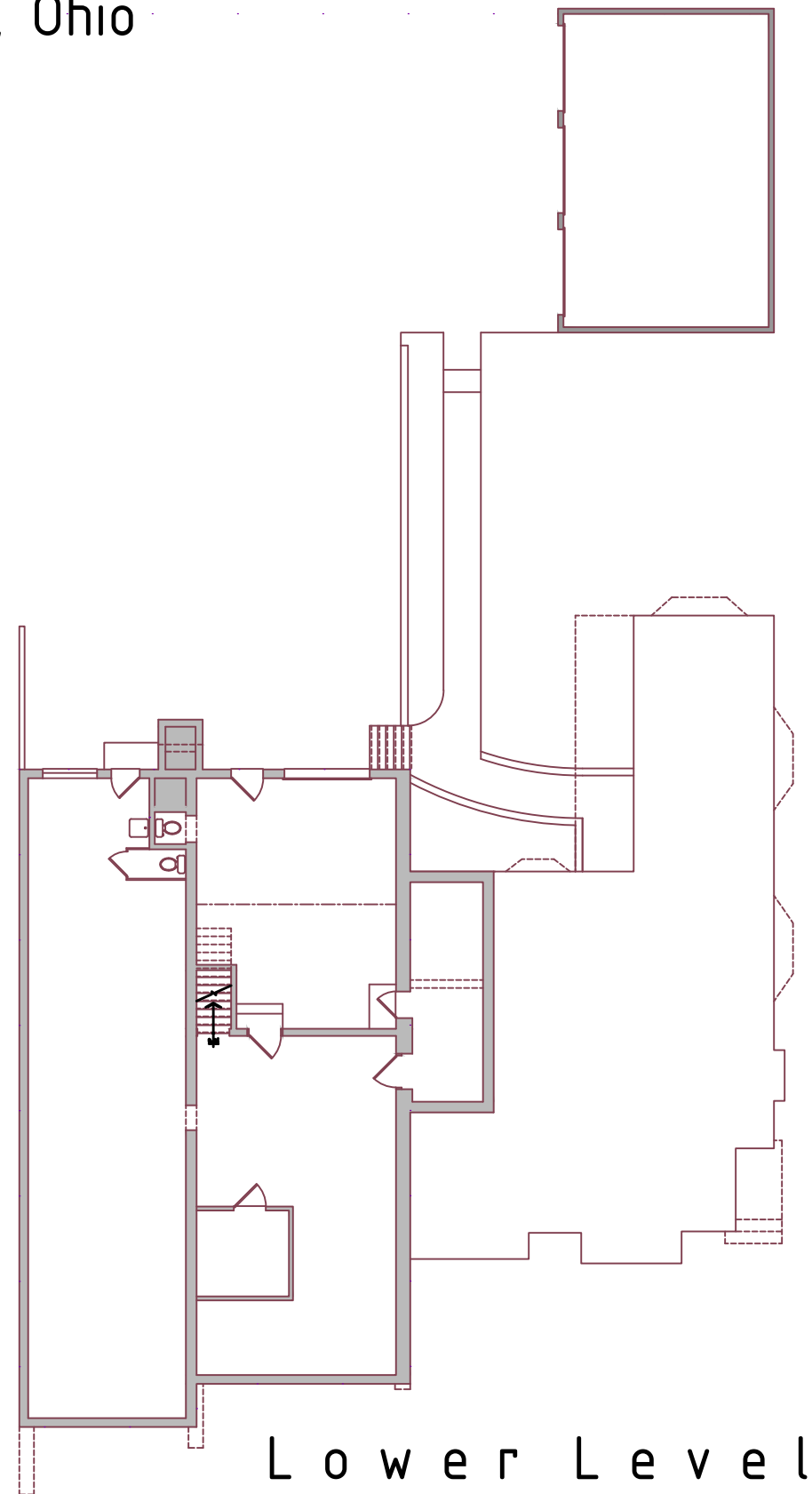


THE ARCUS GROUP ARCHITECTS  
ROCKY RIVER, OHIO  
3-28-24

# Jan Dell Redevelopment

Rocky River, Ohio

# WXZ



Existing  
Plans

SCALE 1/16" = 1'-0"



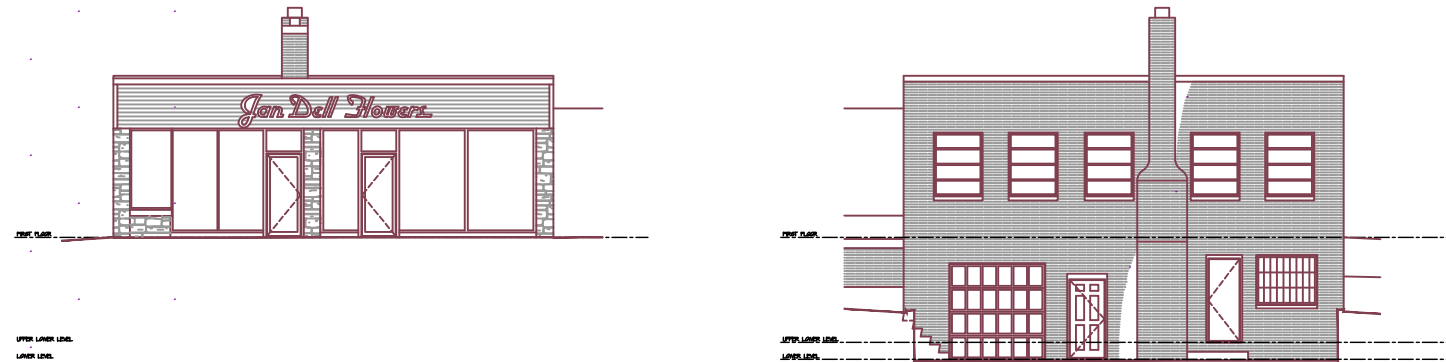
THE ARCUS GROUP ARCHITECTS  
ROCKY RIVER, OHIO  
3-28-24

Ex-1

# Jan Dell Redevelopment

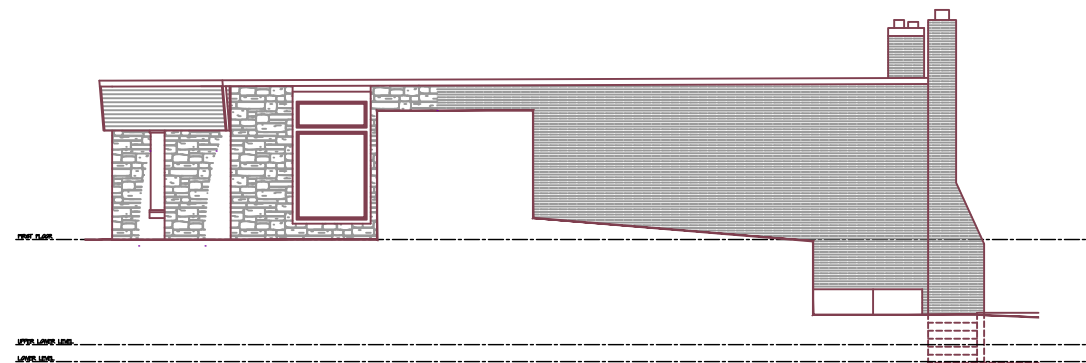
Rocky River, Ohio

# WXZ

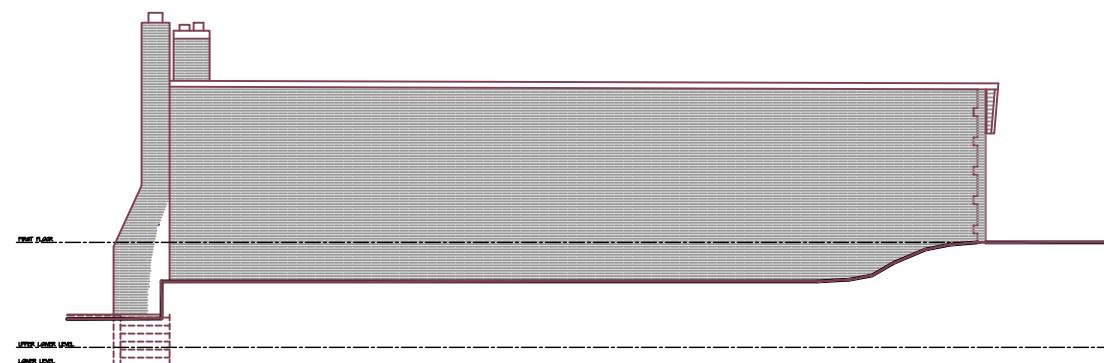


South

North



East



West

Existing Elevations

SCALE 1/16" = 1'-0"



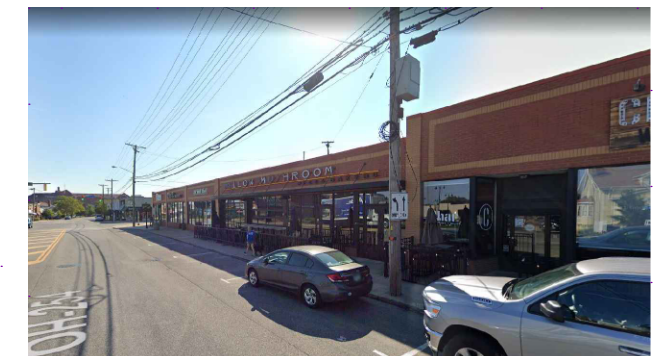
Southeast



South



Neighbors



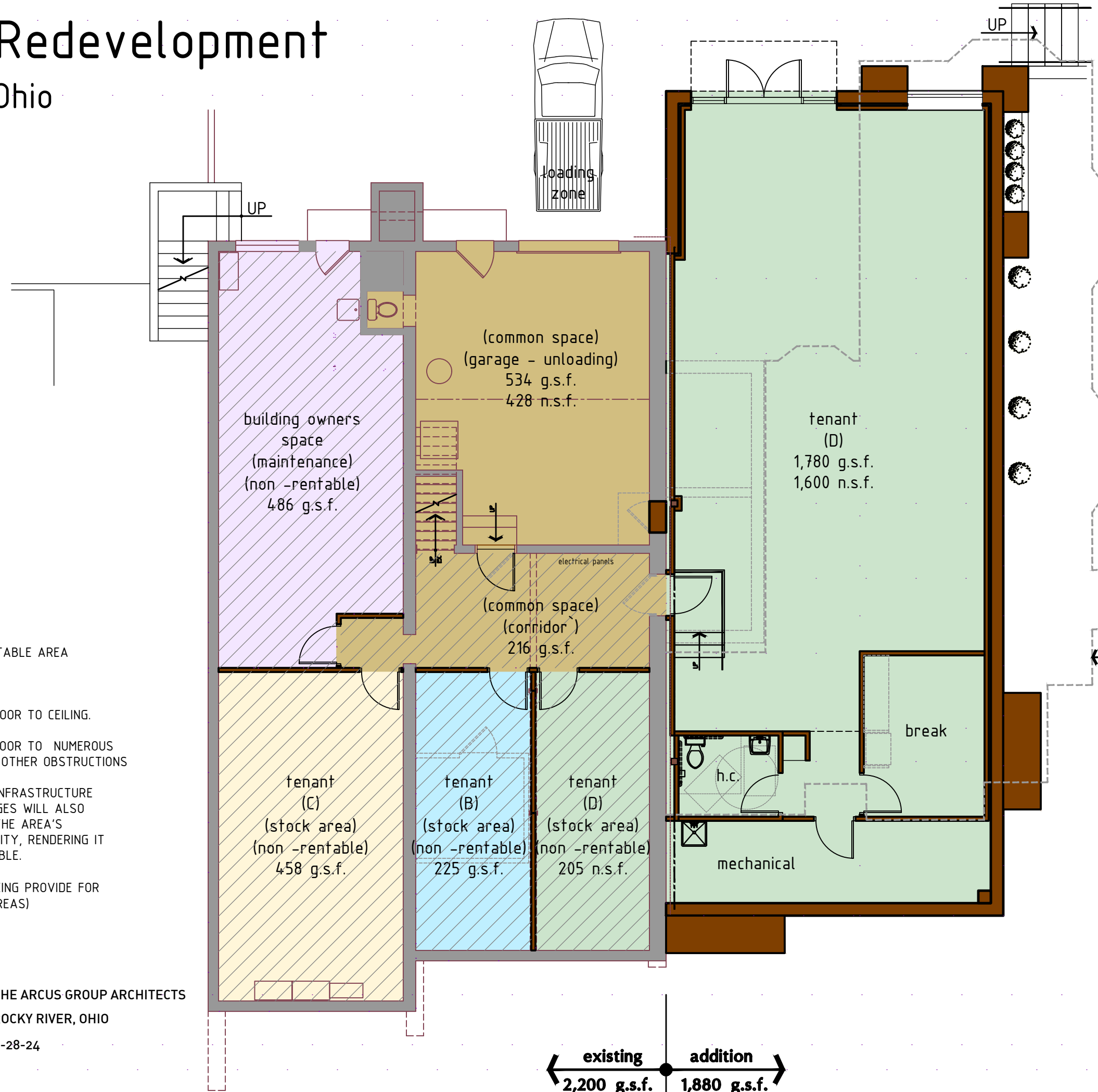
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Ex-2

# Jan Dell Redevelopment

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### lot coverage

.6042 acres (26,319 s.f.)  
4,080 g.s.f. (building footprint)  
15.5% (lot coverage)

DASHED LINE INDICATES  
EXISTING STRUCTURE  
TO BE REMOVED

Lower  
Level  
Plan

SCALE 1/8" = 1'-0"



#### 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)



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SK-1



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## 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)

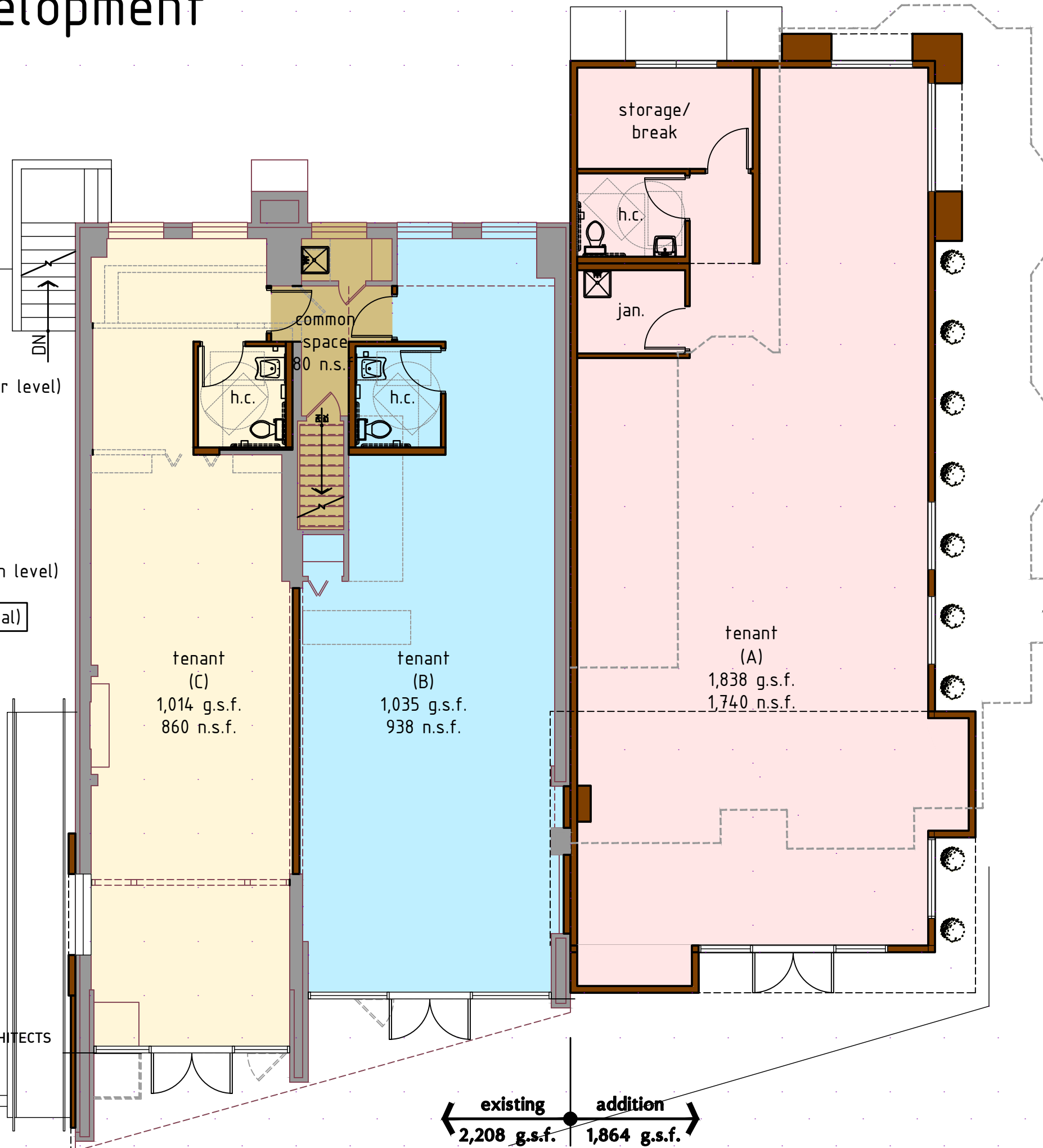
Main Level  
3,618 n.s.f. (total)  
(tenants A, B & C)  
@ 4 spaces per 1000 s.f.  
of floor area

(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"

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



THE ARCUS GROUP ARCHITECTS  
ROCKY RIVER, OHIO  
3-28-24



SK-2

# Jan Dell Redevelopment

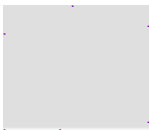
Rocky River, Ohio



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



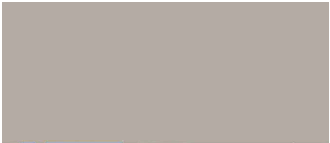
**B** COMPOSITE WOOD SIDING  
NewTechWood (color: roman antique AT)



**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

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South View



# Jan Dell Redevelopment

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Southeast  
View



# Jan Dell Redevelopment

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Northeast  
View



# Jan Dell Redevelopment

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North View



# Jan Dell Redevelopment

Rocky River, Ohio

WXZ



West View



# Jan Dell Redevelopment

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WXZ



Southwest  
View



# Jan Dell Redevelopment

Rocky River, Ohio

WXZ



Northeast  
View