

Jan Dell Redevelopment

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)

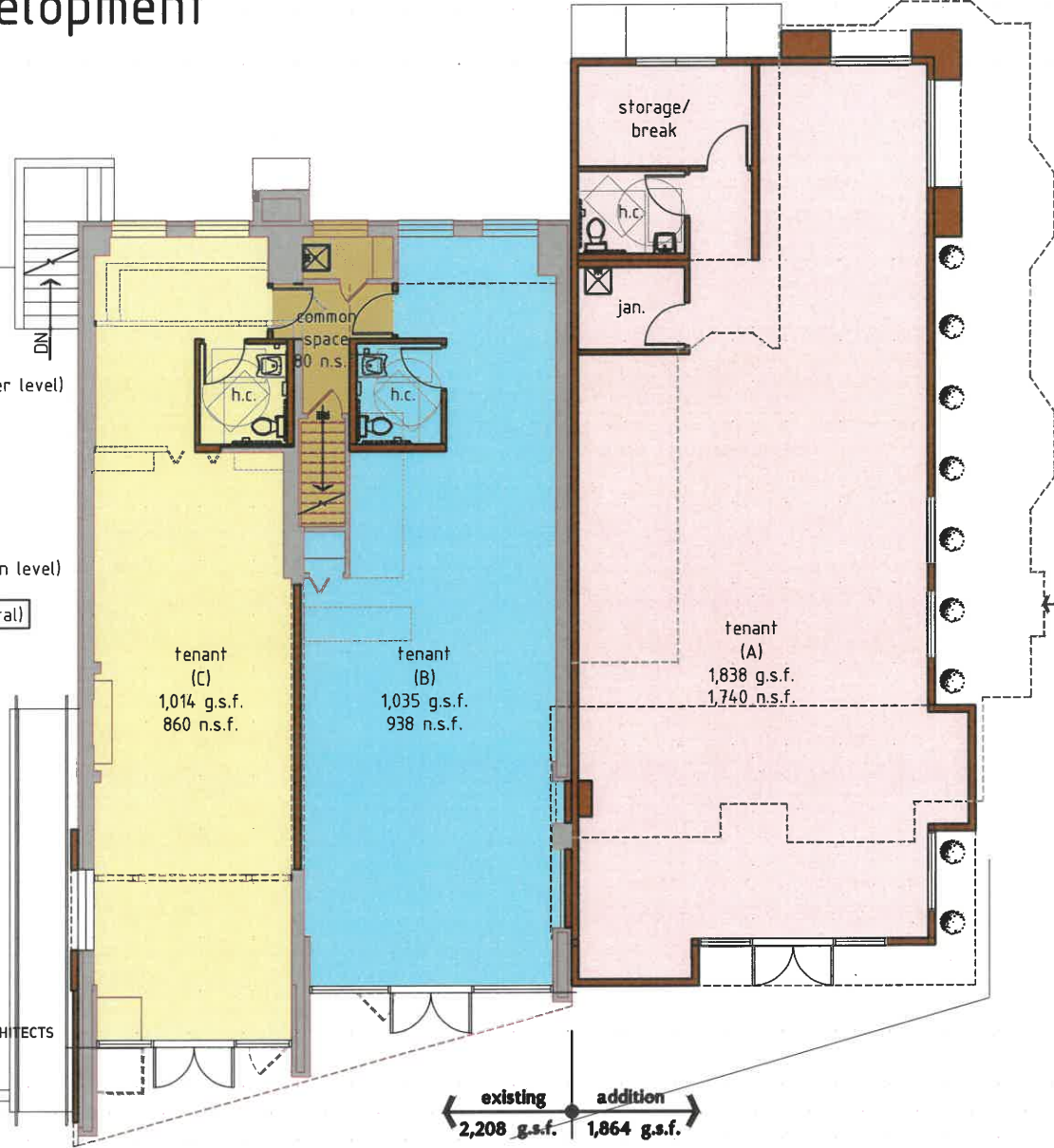
Main Level
 3,618 n.s.f. (total)
 (tenants A, B & C)
 @ 4 spaces per 1000 s.f.
 of floor area

(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"



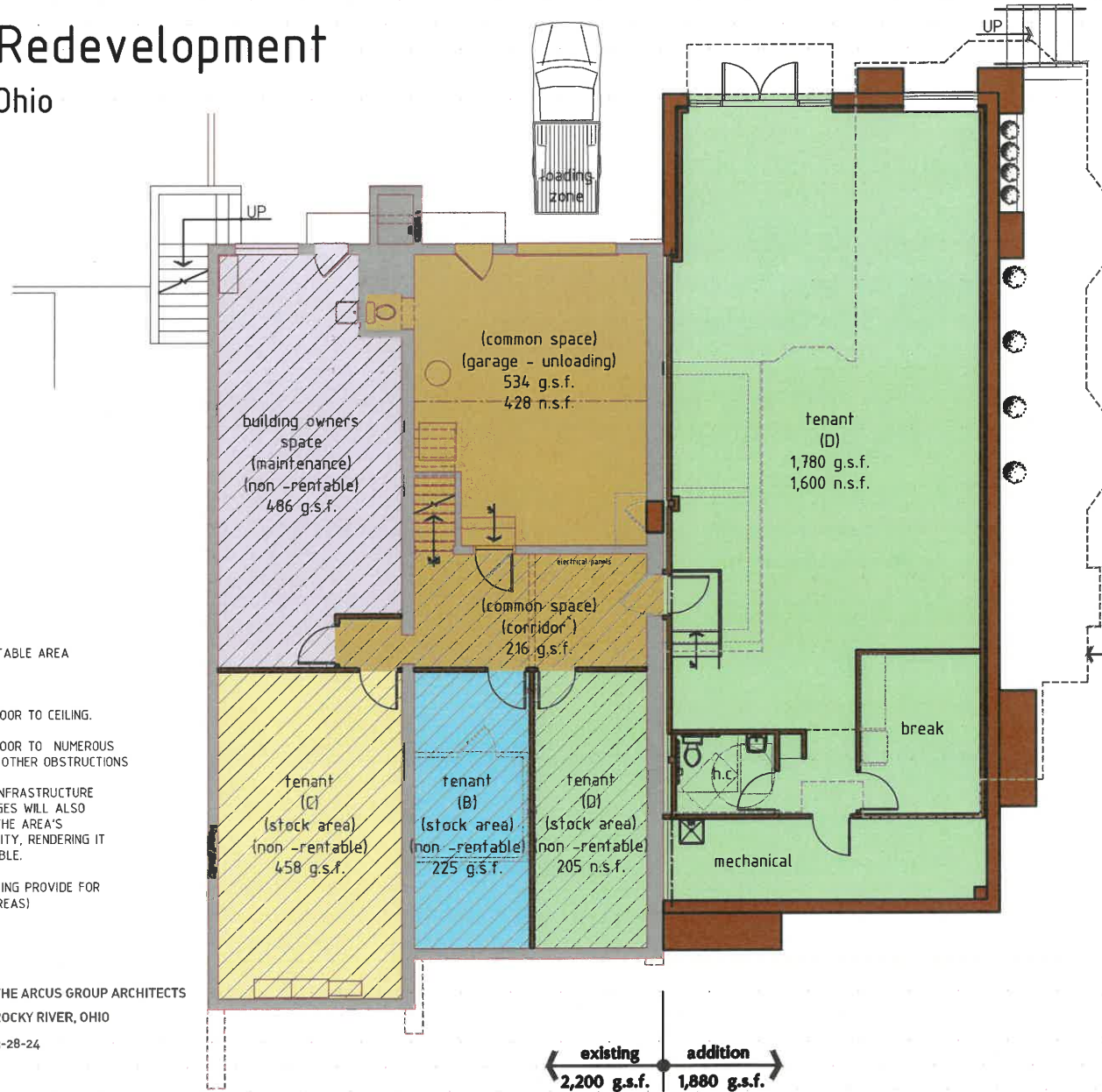
THE ARCUS GROUP ARCHITECTS
 ROCKY RIVER, OHIO
 3-28-24

SK-2

Jan Dell Redevelopment

Rocky River, Ohio

WXZ



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"



SK-1

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 PROVIDED FOR THESE AREAS)

THE ARCUS GROUP ARCHITECTS
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existing 2,200 g.s.f. | addition 1,880 g.s.f.

