



19621 LAKE ROAD
COMMERCIAL OFFICE BUILDING DEVELOPMENT

APRIL 27, 2023

LAKE ROAD ROCKY RIVER LLC
19621 LAKE ROAD

EXISTING CONTEXT



--- PROPERTY LINE

AREA ZONED R-5

AREA ZONED LB

EXISTING CONTEXT



19537 Lake Road (East of Site)



North of site on Lake Road



19765 Lake Road (West of Site)



Beachcliff Row at intersection of Linda St. and Lake Road



Existing site from railroad tracks



1250 Linda Street - 3 story office use

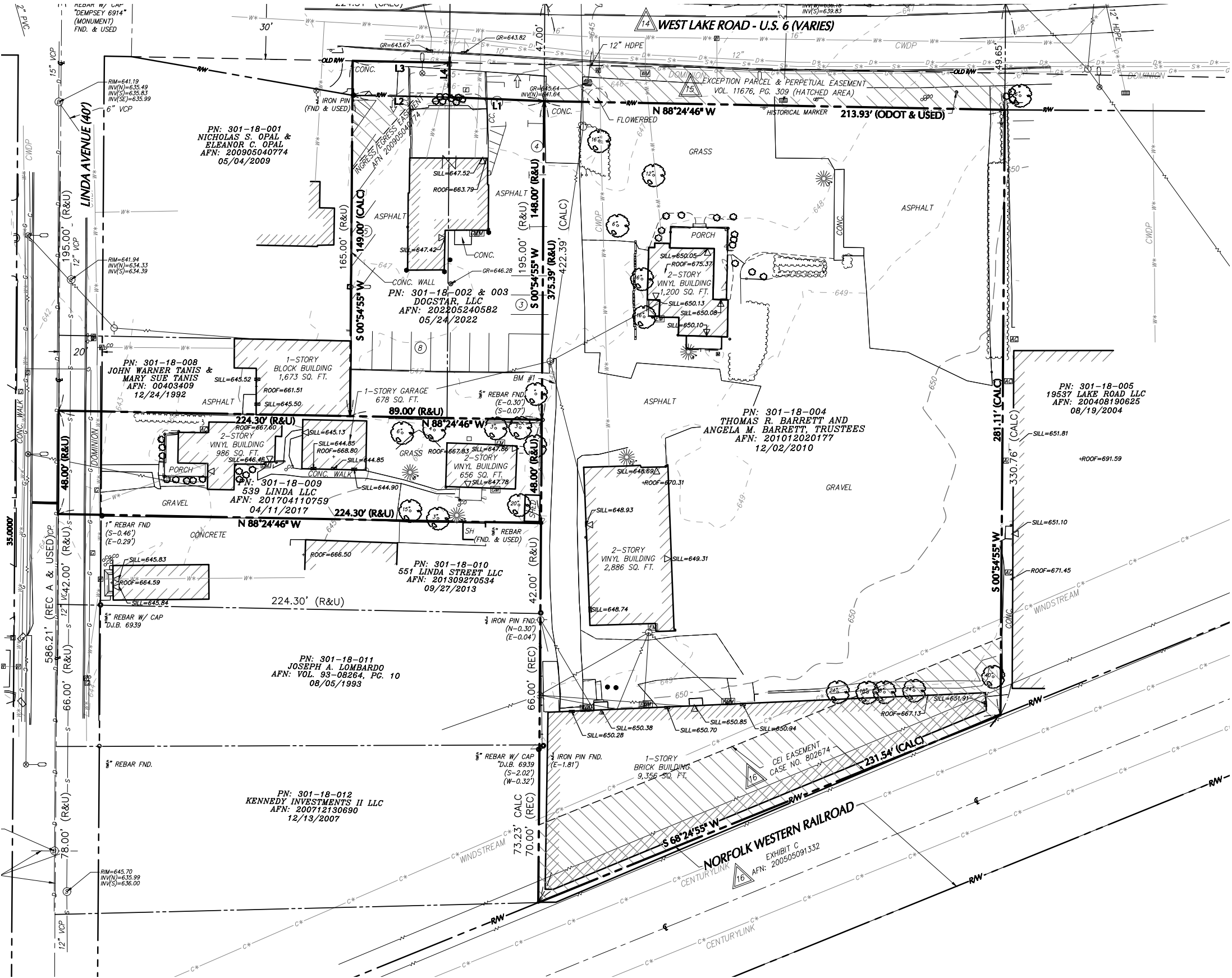


ROCKY RIVER, OHIO

- PROPERTY LINE
- AREA ZONED R-5
- AREA ZONED LB



EXISTING SURVEY



BASIS OF BEARINGS
MERIDIAN IS REFERENCED TO OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83, PER GPS OBSERVATIONS IN JANUARY, 2023.

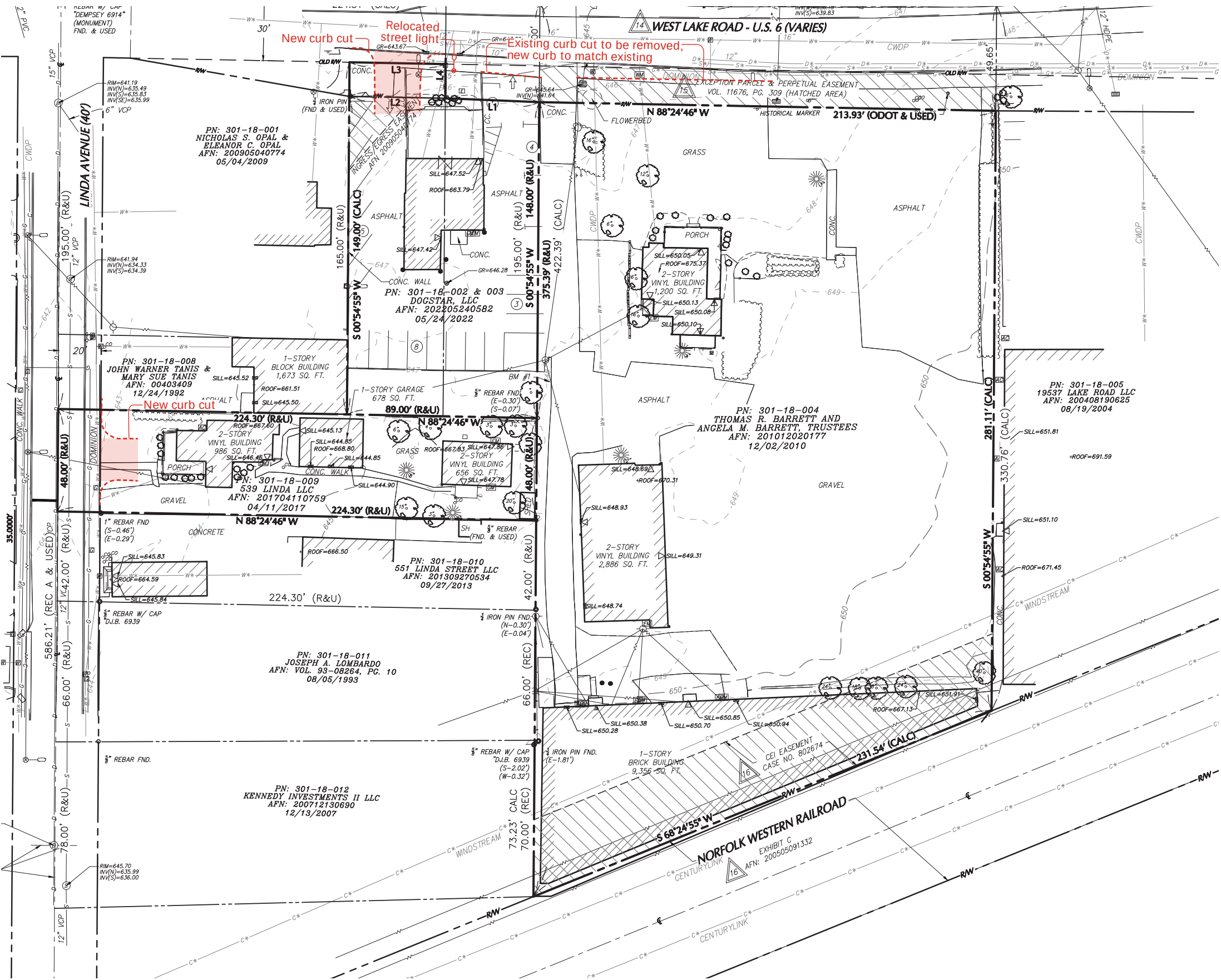
DATUM
VERTICAL DATUM IS NAVD 88 OBTAINED FROM GPS OBSERVATIONS ON 01/12/23

BENCHMARK
BM 1 - PIN & CAP, ELEV=648.04
BM 2 - MAG NAIL, ELEV=648.63

LEGEND (NOT SHOWN TO SCALE)		
	MONUMENTATION FOUND (TYPE AS NOTED)	REC.
	SET 3/4" X 30" STEEL PIN WITH CAP "LANGON"	AC.
	SET DRILL HOLE	SQ. FT.
	BOLLARD	SQ. FT.
	STREET LIGHT	PN
	POWER POLE	INST.
	GUY WIRE	EP
	MANHOLE (TYPE AS LABELED)	SUBJECT PROPERTY LINE
	WATER VALVE	ADJOINING PROPERTY LINE
	GAS VALVE	EASEMENT LINE
	UNKNOWN VALVE	TREE LINE
	CATCH BASIN	GUIDE RAIL (TYPE AS NOTED)
	CLEAN OUT	ST
	SIGN	ST
	ELECTRIC BOX	ST
	ELECTRIC METER	ST
	GAS METER	ST
	WATER METER	ST
	TELEPHONE BOX	ST
	FENCE (TYPE AS NOTED)	ST
	DEED OF RECORD	ST
	ACRES	ST
	SQUARE FEET	ST
	PARCEL NUMBER	ST
	INSTRUMENT NUMBER	ST
	EDGE OF PAVEMENT	ST
	SUBJECT PROPERTY LINE	ST
	ADJOINING PROPERTY LINE	ST
	EASEMENT LINE	ST
	TREE LINE	ST
	GUIDE RAIL (TYPE AS NOTED)	ST
	STEAM LINE	ST
	OVERHEAD WIRE	ST
	COMBINED SEWER LINE	ST
	GAS LINE	ST
	WATER LINE	ST
	ELECTRIC LINE	ST
	COMMUNICATION LINE	ST
	SANITARY LINE	ST
	DRAINAGE LINE	ST
	REFERENCE UTILITY LINE (TYPE AS NOTED) - PLOTTED FROM EXISTING MAPPING	ST



EXISTING SITE - PROPOSED DEMOLITION PLAN



BASIS OF BEARINGS
MERIDIAN IS REFERENCED TO OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83, PER GPS OBSERVATIONS IN JANUARY, 2023.

DATUM
VERTICAL DATUM IS NAVD 88 OBTAINED FROM GPS OBSERVATIONS ON 01/12/23

BENCHMARK
BM 1 - PIN & CAP, ELEV=648.04
BM 2 - MAG NAIL, ELEV=648.63

LEGEND (NOT SHOWN TO SCALE)			
	MONUMENTATION FOUND (TYPE AS NOTED)	REC.	DEED OF RECORD
	SET 8" X 30" STEEL PIN WITH CAP "LANGAN"	AC.	ACRES
	SET DRILL HOLE	SQ. FT.	SQUARE FEET
	BOLLARD	PN	PARCEL NUMBER
	STREET LIGHT	INST.	INSTRUMENT NUMBER
	POWER POLE	EP	EDGE OF PAVEMENT
	GUY WIRE		SUBJECT PROPERTY LINE
	MANHOLE (TYPE AS LABELED)		ADJOINING PROPERTY LINE
	WATER VALVE		EASEMENT LINE
	GAS VALVE		TREE LINE
	UNKNOWN VALVE		GUIDE RAIL (TYPE AS NOTED)
	CATCH BASIN	ST-ST	STEAM LINE
	CLEAN OUT		OVERHEAD WIRE
	SIGN	COMB	COMBINED SEWER LINE
	ELECTRIC BOX	G	GAS LINE
	ELECTRIC METER	W	WATER LINE
	GAS METER	E	ELECTRIC LINE
	WATER METER	T	COMMUNICATION LINE
	TELEPHONE BOX	S	SANITARY LINE
	FENCE (TYPE AS NOTED)	D	DRAINAGE LINE
		X*	REFERENCE UTILITY LINE (TYPE AS NOTED) - PLOTTED FROM EXISTING MAPPING

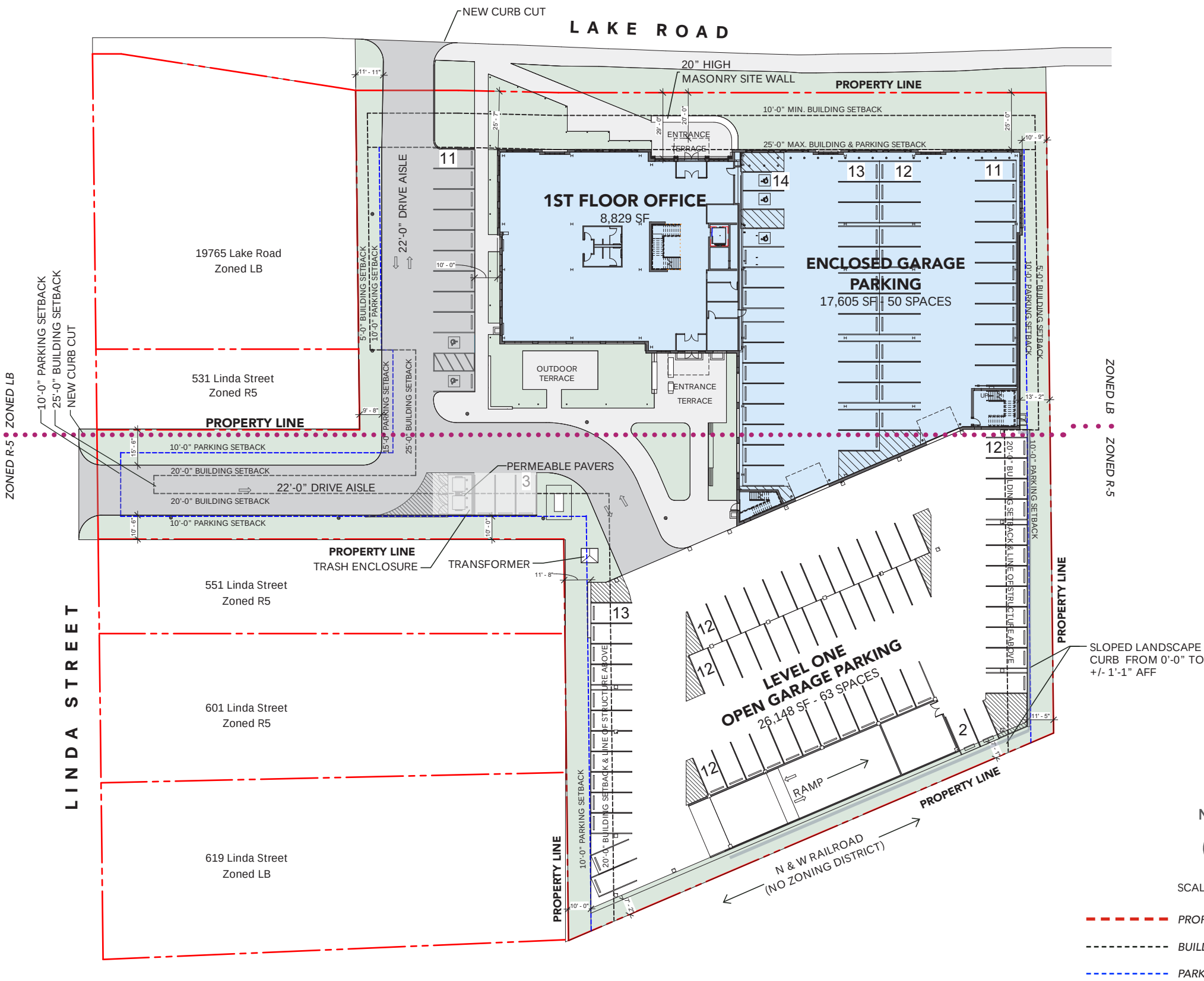
NORTH



GENERAL DEMOLITION NOTES

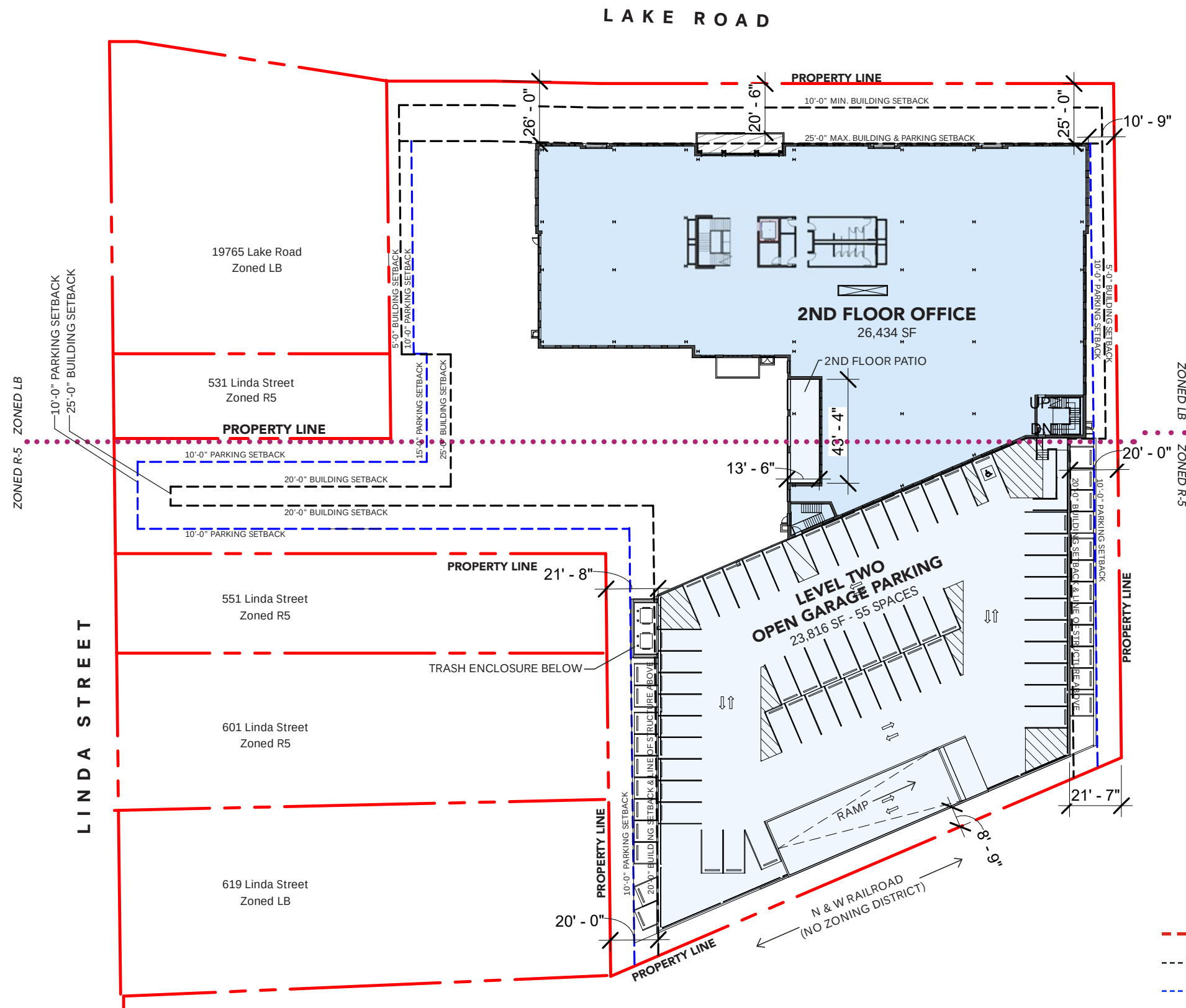
1. All existing buildings on site to be removed in their entirety.
2. All existing asphalt, gravel and concrete to be removed in its entirety.
3. Existing landscape to be removed and replaced where it conflicts with the proposed site plan

SITE PLAN - ZONING LEVEL ONE



SITE AREA			
Total Site Area			92,786 SF
LB Zoned Area	44,876 SF		
R-5 Zoned Area	47,910 SF		
Building Coverage			
LB Building Coverage	24,290 SF/ 54%		
	(30% allowed per code)		
R-5 Building Coverage	28,292 SF/ 59%		
	(40% allowed per code)		
Impervious Area			
R-5 Impervious Area	35,693 SF/ 74.5%		
	(75% allowed per code)		
BUILDING AREA			
1st Floor			52,582 SF
Office	8,829 SF		
Enclosed Garage Parking	17,605 SF		
Open Garage Parking	26,148 SF		
2nd Floor			50,250 SF
Office	26,434 SF		
Open Garage Parking	23,816 SF		
3rd Floor			23,029 SF
Gross Building Area			125,861 SF
Proposed Building Height			44'-2"
Allowable per code			35'-0" (LB)
PARKING			
Surface Parking (9'x18')			14 Spaces
Enclosed Garage Parking (9'x18')			50 Spaces
Open Garage Parking			116 Spaces
1st Floor (9'x18')		63 Spaces	
2nd Floor (9'x18')		55 Spaces	
Total Parking Spaces			182 Spaces
Total Required by code			175-292 Spaces

SITE PLAN - ZONING LEVEL TWO



SITE AREA

Total Site Area	92,786 SF
LB Zoned Area	44,876 SF
R-5 Zoned Area	47,910 SF

Building Coverage	
LB Building Coverage	24,290 SF/ 54% (30% allowed per code)
R-5 Building Coverage	28,292 SF/ 59% (40% allowed per code)
Impervious Area	
R-5 Impervious Area	35,693 SF/ 74.5% (75% allowed per code)

BUILDING AREA

1st Floor		52,582 SF
Office	8,829 SF	
Enclosed Garage Parking	17,605 SF	
Open Garage Parking	26,148 SF	
2nd Floor		50,250 SF
Office	26,434 SF	
Open Garage Parking	23,816 SF	
3rd Floor		23,029 SF
Gross Building Area		125,861 SF
Proposed Building Height		44'-2"
Allowable per code		35'-0" (LB)

PARKING

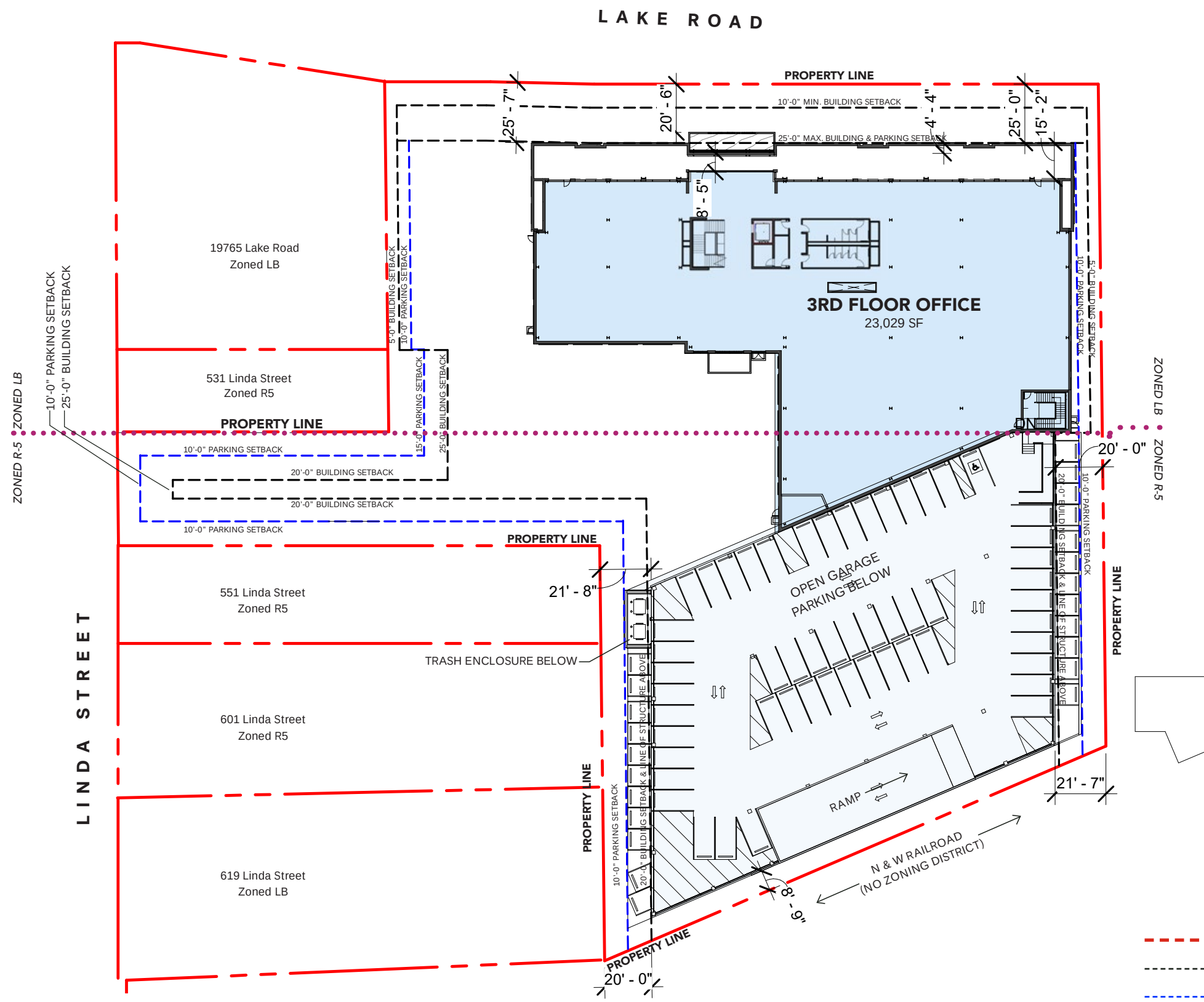
Surface Parking (9'x18')	14 Spaces
Enclosed Garage Parking (9'x18')	50 Spaces
Open Garage Parking	116 Spaces
1st Floor (9'x18')	63 Spaces
2nd Floor (9'x18')	55 Spaces
Total Parking Spaces	182 Spaces
Total Required by code	175-292 Spaces



SCALE: 1" = 50'-0"

- *PROPERTY LINE*
 BUILDING SETBACK
 PARKING SETBACK

SITE PLAN - ZONING LEVEL THREE



SITE AREA

Total Site Area		92,786 SF
LB Zoned Area	44,876 SF	
R-5 Zoned Area	47,910 SF	

Building Coverage	
LB Building Coverage	24,290 SF/ 54% (30% allowed per code)
R-5 Building Coverage	28,292 SF/ 59% (40% allowed per code)

Impervious Area	(75% allowed per code)
R-5 Impervious Area	35,693 SF/ 74.5% (75% allowed per code)

BUILDING AREA

1st Floor		52,582 SF
Office	8,829 SF	
Enclosed Garage Parking	17,605 SF	
Open Garage Parking	26,148 SF	

2nd Floor		50,250 SF
Office	26,434 SF	
Open Garage Parking	23,816 SF	

3rd Floor	23,029 SF
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Gross Building Area	125,861 SF
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Proposed Building Height	44'-2"
Allowable per code	35'-0" (LB)

PARKING

Surface Parking (9'x18') 14 Spaces

Enclosed Garage Parking (9'x18')	50 Spaces
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Open Garage Parking	116 Spaces
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1st Floor (9'x18')	63 Spaces
2nd Floor (9'x18')	55 Spaces

Total Parking Spaces	182 Spaces
Total Required by code	175-292 Spaces



SCALE: 1" = 50'-0"

- *PROPERTY LINE*
 *BUILDING SETBACK*
 PARKING SETBACK

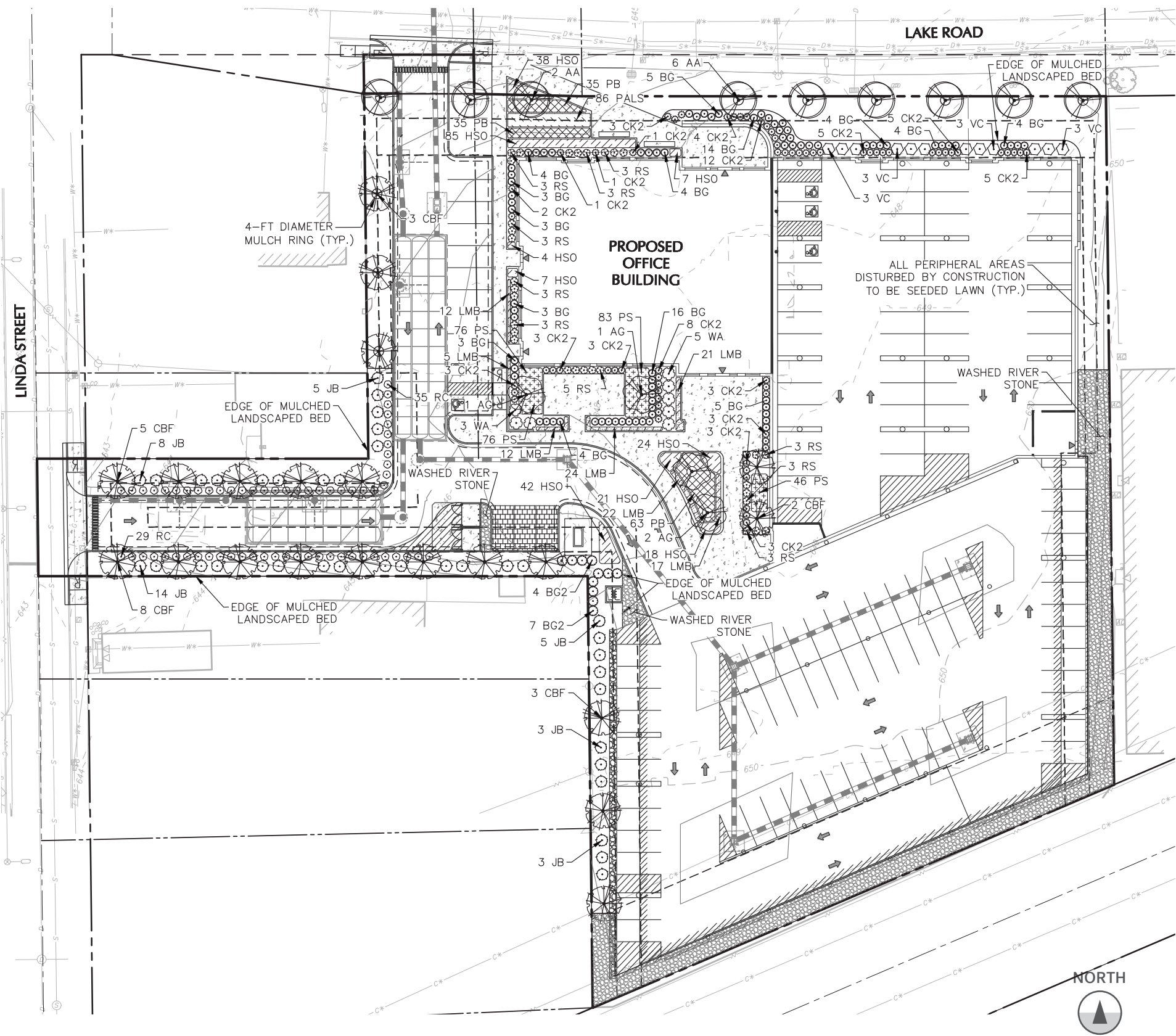
SITE PLAN - ZONING

Rocky River Codified Ordinances

Total Lot Area		92,786 SF
	LB Zoned Area	44,876 SF
	R-5 Zoned Area	47,910 SF
Total Building Coverage		52,582 SF
	LB Building Coverage	24,290 SF
	R-5 Building Coverage	28,292 SF
Total Impervious Surface Coverage on R-5		35,693 SF

	Local Business (LB)	Multifamily Residential (R-5)	Proposed
Use Regulations			
Office - Administrative, Business or Professional	Use Permitted	Not Permitted	4,375 Gross SF of Office Use on R-5 Zoned portion of lot
Off-Street Parking (Section 1157.03)	-	Accessory Use	
Conditional Use - Parking Structure in R-5			
Minimum Lot Size	-	2 Acres	2.15 Acres
Minimum Lot Width	-	200'-0"	214'-0"
Lot Regulation			
Minimum Lot Width	-	150'-0"	214'-0"
Max Coverage By Building	30%	40%	54% LB Coverage/ 59% R-5 Coverage
Max Coverage by All Impervious Surfaces	-	75%	74.5% Lot coverage
Building Setback Requirements			
Min. Building Setback from Right-of-Way	10'-0 to 25'-0"	25'-0"	25'-0"
Side lot line abutting non-residential district	5'-0"	-	11'-6" East; 55'-10" West
Side and rear lot lines abutting residential district	25'-0"	-	61'-6" West side yard
Min. Building Setback from boundry line abutting any district other than R-1 & R-2	-	20'-0"	Side yard 20'-0"
Parking Setback Requirements			
Min. Setback from Right-of-Way	Face of Principal Building (25'-0")	10'-0"	26'-0"
Side and Rear lot line abutting non-residential district	10'-0"	10'-0"	10'-0"
Side and rear lot line abutting residential district	15'-0"	10'-0"	12'-0", 10'-5" west property line abutting 531 Linda
From Principal Building	10'-0"		10'-0"
Height Requirements			
Principal buildings or Structures	35'-0"	50'-0"	44'-2" (On LB Zoned portion of Lot)
Off-Street Parking Regulations			
Min. 3 spaces per 1000 SF of Floor Area	=	175 Spaces	
Max. 5 spaces per 1000 SF of Floor Area	=	292 Spaces	
Total		175-292 Spaces	180 spaces provided

SITE PLAN - LANDSCAPE PLAN



PLANT SCHEDULE						
DECIDUOUS TREES	KEY	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT	
	AA	8	ACER RUBRUM 'ARMSTRONG' / ARMSTRONG RED MAPLE	2 1/2-3" CAL.		
	CBF	21	CARPINUS BETULUS 'FRANS FONTAINE' / FRANS FONTAINE HORNBEAM	2 1/2-3" CAL.		
ORNAMENTAL TREES	KEY	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT	
	AG	4	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE APPLE SERVICEBERRY	2 1/2-3" CAL.		
DECIDUOUS SHRUBS	KEY	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT	
	RC	64	RIBES ALPINUM 'COMPACTA' / COMPACT ALPINE CURRANT	5 GAL.		
	RS	38	ROSA X 'MEIZORLAND' / WHITE DRIFT@GROUND COVER ROSE	3 GAL.		
	VC	12	VIBURNUM CARLISII 'COMPACTUM' / COMPACT KOREANSPICE VIBURNUM	5 GAL.		
	WA	8	WEIGELA FLORIDA 'ALEXANDRA' / WINE & ROSES@WEIGELA	5 GAL.		
EVERGREEN SHRUBS	KEY	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT	
	BG	94	BUXUS X 'GREEN VELVET' / GREEN VELVET BOXWOOD	2' HT.	B&B	
	BG2	16	BUXUS X 'GREEN MOUNTAIN' / GREEN MOUNTAIN BOXWOOD	4' HT.	B&B	
	JB	38	JUNIPERUS SCOPULORUM 'BLUE ARROW' / BLUE ARROW JUNIPER	6' HT.	B&B	
GRASSES	KEY	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT	
	CK2	80	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS	3 GAL.		
GROUND COVERS	KEY	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT	SPACING
	HSO	157	HEMEROCALLIS X 'STELLA DE ORO' / STELLA DE ORO DAYLILY	2 GAL.		18" o.c.
	LMB	173	LIRIOPE MUSCARI 'BIG BLUE' / BIG BLUE LILYTURF	2 GAL.		18" o.c.
	PB	127	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY' / LITTLE BUNNY FOUNTAIN GRASS	2 GAL.		24" o.c.
	PS	225	PACHYSANDRA TERMINALIS 'SILVER EDGE' / SILVER EDGE JAPANESE PACHYSANDRA	2 GAL.		18" o.c.

SITE PLAN - LANDSCAPE PLAN

LANDSCAPE ORDINANCE COMPLIANCE CHART				
ROCKY RIVER, OHIO CHAPTER 1185 LANDSCAPING AND SCREENING REGULATIONS				
SECTION	ORDINANCE	PERMITTED/REQUIRED	SITE SPECIFIC CALCULATION	PROPOSED
1185.07	LANDSCAPING ALONG THE STREET FRONTAGE AND PARKING SETBACK	A. THREE (3) LARGE DECIDUOUS TREES SHALL BE PROVIDED FOR EVERY 100 LINEAR FEET OF LOT FRONTAGE OR FRACTION THEREOF, NOT INCLUDING DRIVE ENTRANCES. B. TWENTY SHRUBS SHALL BE PROVIDED FOR EVERY 100 LINEAR FEET OF LOT FRONTAGE OR FRACTION THEREOF, NOT INCLUDING DRIVE ENTRANCES. C. ALL AREAS NOT DEVOTED TO TREES AND SHRUBS SHALL BE PLANTED WITH GRASS, GROUNDCOVER, OR OTHER LIVE LANDSCAPE TREATMENT. D. TREES AND SHRUBS MAY BE AGGREGATED APPROPRIATELY, AS APPROVED BY THE PLANNING COMMISSION. E. WHENEVER THE BUILDING SETBACK IS FIVE (5) FEET OR LESS, THESE REQUIREMENTS SHALL NOT APPLY.	278 LINEAR FEET OF FRONTAGE REQUIRED: 8 TREES 56 SHRUBS	8 TREES 95 SHRUBS
1185.09	PERIMETER LANDSCAPING REQUIREMENTS	PERIMETER LANDSCAPING SHALL BE REQUIRED ALONG ANY SIDE OF A PARKING LOT THAT ABUTS ADJOINING PROPERTY THAT IS NOT A RIGHT-OF-WAY. A LANDSCAPED STRIP SHALL BE LOCATED BETWEEN THE PARKING AREA AND THE ABUTTING PROPERTY LINES. ONE LARGE DECIDUOUS OR TWO, SMALL SHADE TREES FOR EACH FORTY (40) LINEAL FEET SHALL BE PLANTED IN THE LANDSCAPING STRIP.	576 LINEAR FEET OF VISIBLE SURFACE PARKING ABUTS ADJOINING PROPERTY REQUIRED: 14 LARGE DECIDUOUS TREES OR 28 SMALL DECIDUOUS TREES	14 LARGE DECIDUOUS TREES
	SCREENING ALONG PUBLIC STREETS	WHENEVER PARKING AREAS CONSISTING OF FIVE (5) SPACES OR MORE OR ARE LOCATED WITHIN FORTY (40) FEET OF A PUBLIC STREET, A BUFFER YARD, WHICH IS THE DEPTH OF THE MINIMUM PARKING SETBACK SHALL BE ANY COMBINATION OF ORNAMENTAL FENCING OR A BRICK WALL AND LANDSCAPING SUCH THAT A SOLID, CONTINUOUS VISUAL SCREEN IS PROVIDED, UNLESS ADDITIONAL REQUIREMENTS ARE MANDATED ELSEWHERE IN THIS DEVELOPMENT CODE. WHEN LANDSCAPING IS UTILIZED IN COMBINATION WITH ORNAMENTAL FENCING, TREES AND/OR SHRUBS, SUCH MATERIALS SHALL BE ADEQUATELY SPACED TO FORM A SOLID, CONTINUOUS VISUAL SCREEN WITHIN ONE (1) YEAR AFTER THE INITIAL INSTALLATION.	33 LINEAR FEET OF SURFACE PARKING VISIBLE FROM PUBLIC STREET	PARKING AREAS SCREENED WITH EVERGREEN SHRUBS
1185.11	BUFFERING AND SCREENING BETWEEN DISTRICTS AND USES	A BUFFER YARD SHALL BE REQUIRED WHEN: A. A LOT IN ANY BUSINESS, OFFICE, PUBLIC FACILITIES OR MIXED USE OVERLAY DISTRICT ABUTS A RESIDENTIAL DISTRICT; B. WHEN ANY WALL OF A NON-RESIDENTIAL BUILDING IN A BUSINESS, OFFICE, PUBLIC FACILITIES, OR MIXED USE OVERLAY DISTRICT FACES OR IS ACROSS THE STREET FROM A RESIDENTIAL DISTRICT, SCREENING SHALL BE INSTALLED ALONG THE FULL LENGTH OF SUCH STREET FRONTAGE. NO SCREENING SHALL BE REQUIRED WHEN THE BUSINESS, PUBLIC FACILITIES, OR MIXED USE OVERLAY DISTRICT LOT IS EITHER NOT IN USE OR IS USED FOR RESIDENTIAL PURPOSES.	870 LINEAR FEET OF LOT AND/OR BUILDING WALL VISIBLE FROM ADJACENT RESIDENTIAL PROPERTY	PROPOSED MIXTURE OF DECIDUOUS AND EVERGREEN TREES SPACED AT A DISTANCE NOT TO EXCEED 12-FT ON CENTER.
		SCREENING WITHIN THE BUFFER YARD SHALL CONSIST OF ONE OR MORE OR COMBINATION THEREOF OF THE FOLLOWING: A DENSE VEGETATIVE PLANTING INCORPORATING TREES AND/OR SHRUBS OF A VARIETY WHICH SHALL BE EQUALLY EFFECTIVE IN WINTER AND SUMMER. TREES AND/OR SHRUBS SHALL BE ADEQUATELY SPACED TO FORM A SOLID, CONTINUOUS VISUAL SCREEN WITHIN ONE (1) YEAR AFTER THE INITIAL INSTALLATION. AT A MINIMUM, AT THE TIME OF PLANTING, THE SPACING OF TREES SHALL NOT EXCEED TWELVE (12) FEET ON CENTER, AND THE PLANTING PATTERN SHALL BE STAGGERED. SHRUBBERY SHALL BE MORE CLOSELY SPACED. HEIGHT OF SCREENING WHEN USED ALONE, VEGETATION SHALL BE A MINIMUM OF SIX (6) FEET HIGH, AS MEASURED FROM THE NATURAL GRADE ON ANY ADJACENT RESIDENTIAL LOT, IN ORDER TO ACCOMPLISH THE DESIRED SCREENING EFFECT. THE REQUIRED HEIGHT SHALL BE ACHIEVED NO LATER THAN ONE (1) YEAR AFTER THE INITIAL INSTALLATION.		
1185.13	SCREENING OF ACCESSORY USES	SCREENING OF ACCESSORY USES SHALL BE PROVIDED ACCORDING TO THE FOLLOWING: GROUND-MOUNTED MECHANICAL EQUIPMENT. GROUND MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED WITH EVERGREEN PLANT MATERIAL SO THAT WITHIN FOUR (4) YEARS THE EQUIPMENT IS COMPLETELY OBSCURED FROM VIEW.	20 LINEAR FEET OF GROUND-MOUNTED MECHANICAL EQUIPMENT (TRANSFORMER) REQUIRED TO BE SCREENED.	TRANSFORMER SCREENED WITH EVERGREEN SHRUBS

DECIDUOUS TREES



Columnar European HornbeamColumnar Red Maple

DECIDUOUS SHRUBS



Weigela 'Wine & Roses'White Drift RoseAlpine CurrantKoreanspice Viburnum

EVERGREEN SHRUBS



Blue Arrow JuniperGreen Mountain BoxwoodGreen Velvet Boxwood

ORNAMENTAL GRASSES



Feather Reed GrassDwarf Fountain Grass

ORNAMENTAL TREES



Serviceberry 'Autumn Brilliance'

PERENNIALS



Japanese Spurge 'Silver Edge'Daylily 'Stella D'Oro'Lilyturf 'Big Blue'

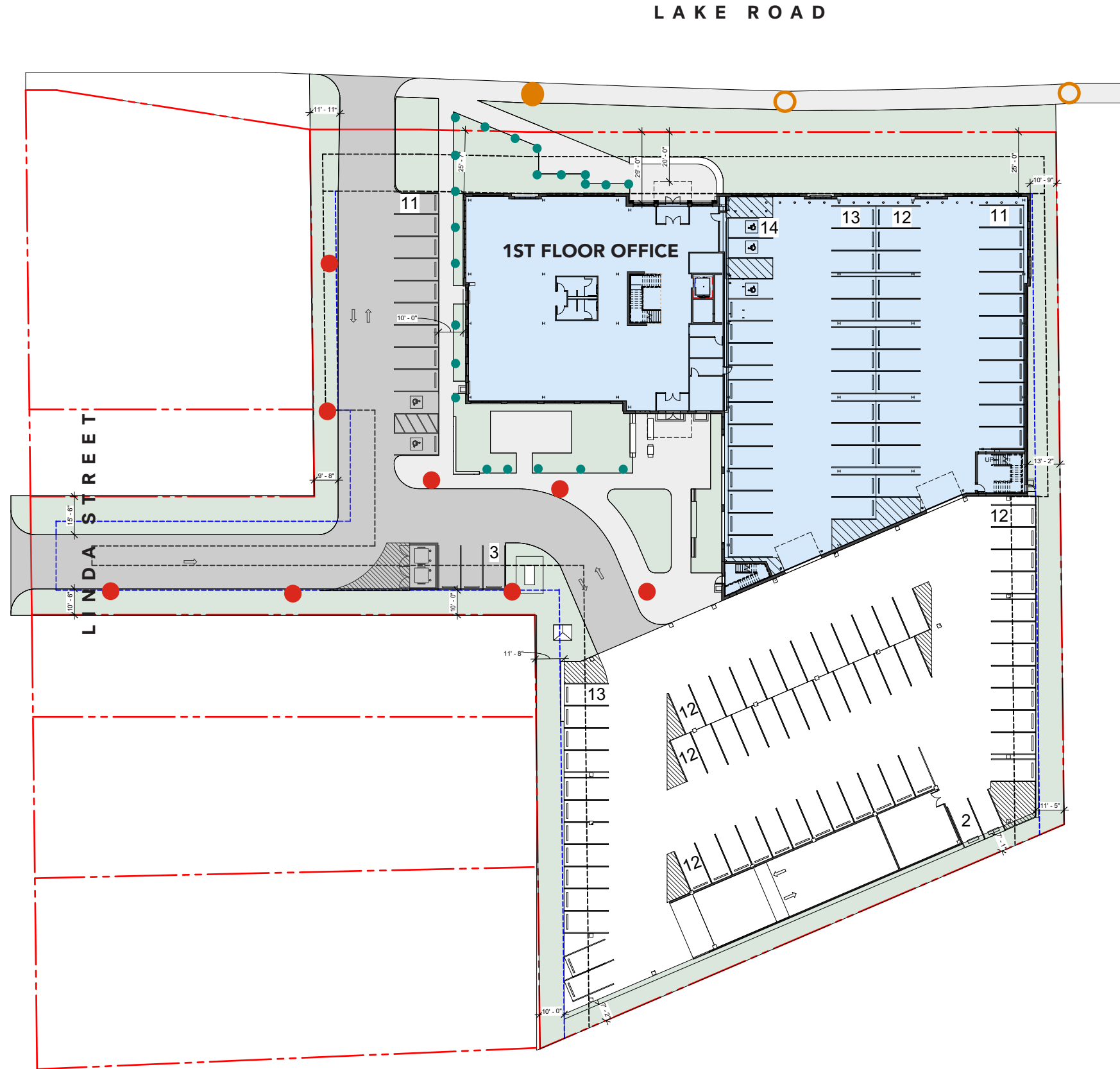
Plant Material Pallet

19621 Lake Road
Rocky River, OH

LANGAN

6000 Lombardo Center Suite 210
Cleveland OH 44131
Phone: 216.328.3300 Fax: 216.328.3301

SITE PLAN - LIGHTING PLAN



McGraw-Edison
GLEON Galleon
14'-0"H



● BEGA Garden
27.5" H



TYP GRADE GAP

 Existing Street Light to remain

- Street light to be relocated

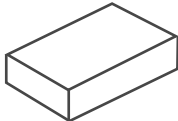


EXTERIOR MATERIALS

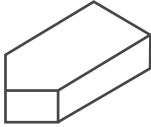


FACE BRICK
MFR: GLEN GERY
COLOR: ADRIAN

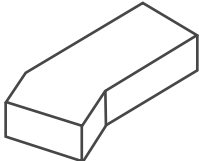
BRICK SHAPES



MODULAR



O1-EX



O1-IN

METAL PANEL
MFR: LONGBOARD
COLOR: NATURAL WALNUT



CORRUGATED METAL PANEL
MFR: TBD
COLOR: BLACK



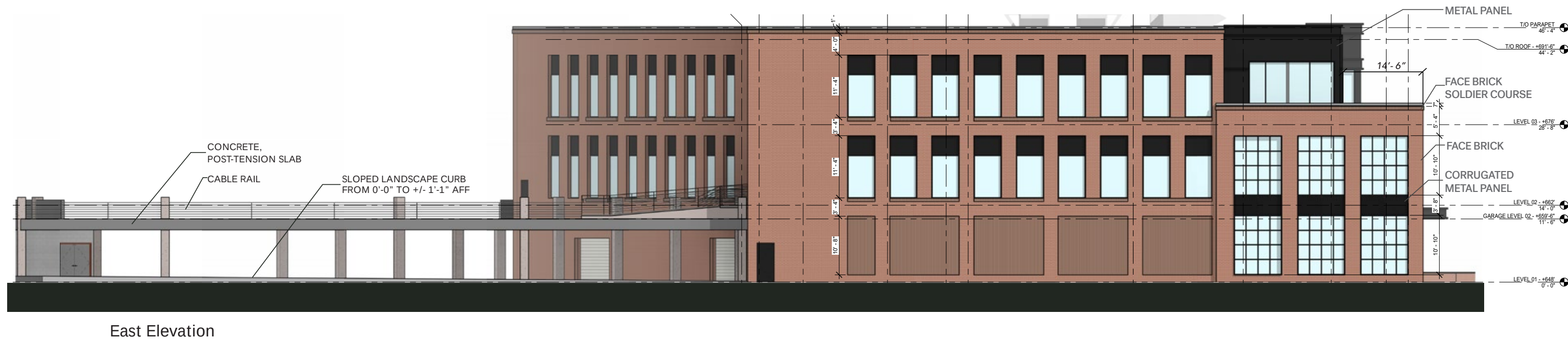
STOREFRONT
MFR: YKK
COLOR: BLACK



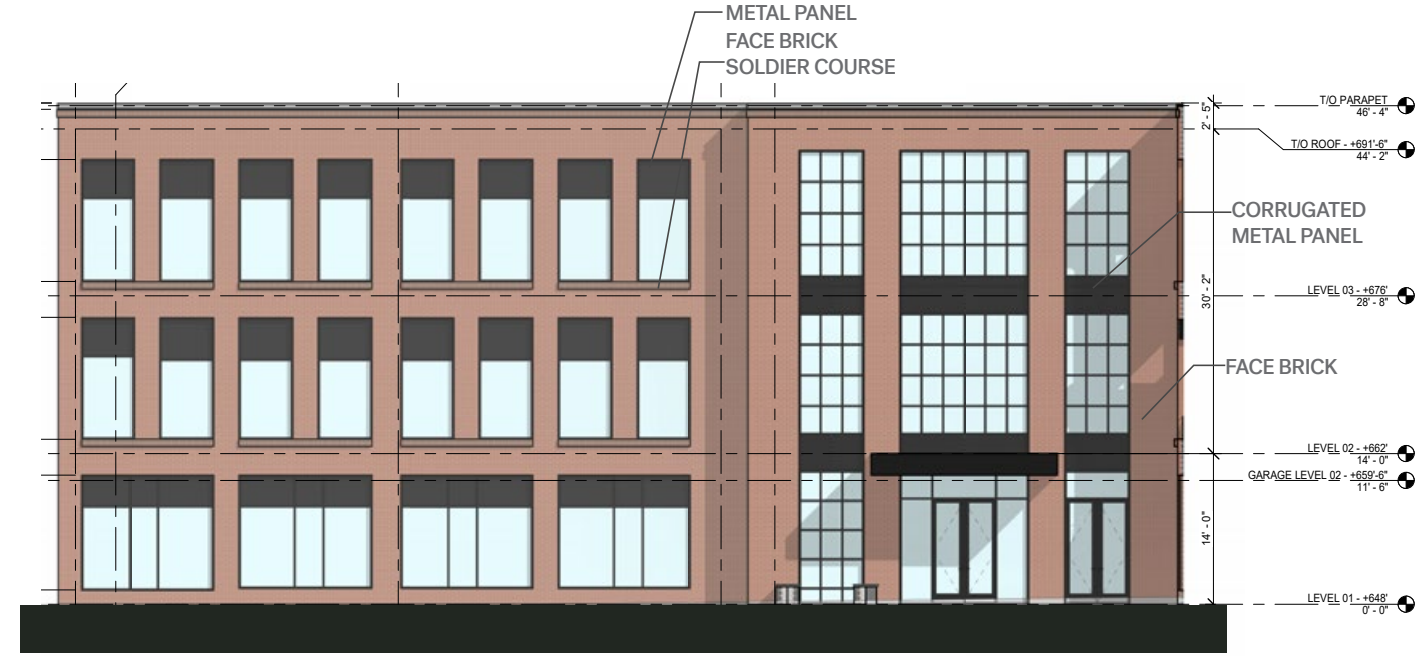
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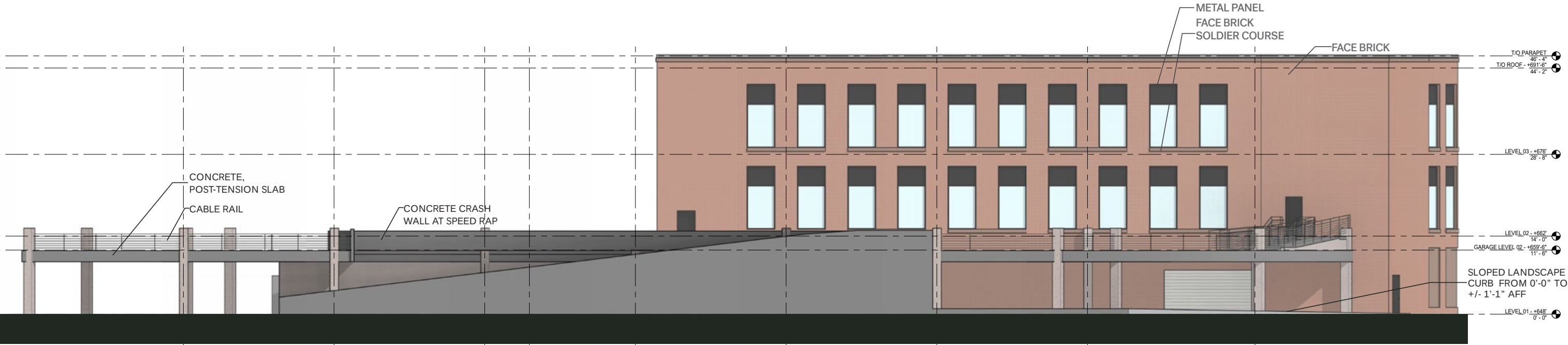
EXTERIOR ELEVATIONS



EXTERIOR ELEVATIONS

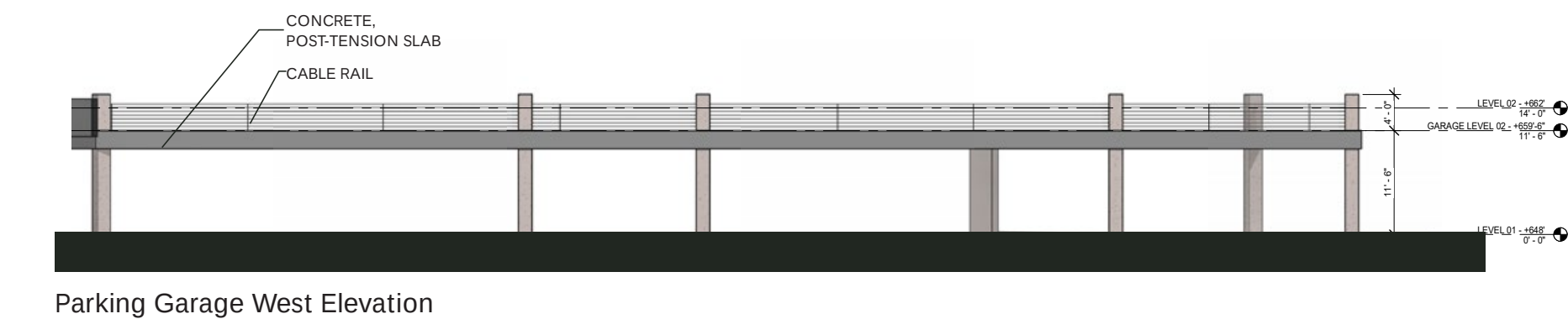


South Elevation

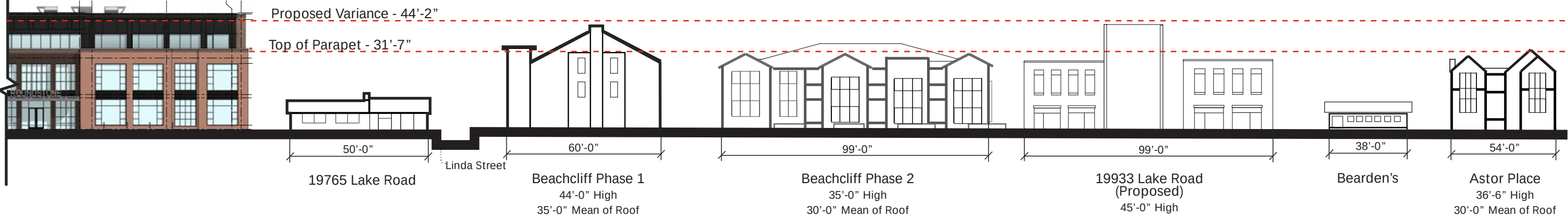
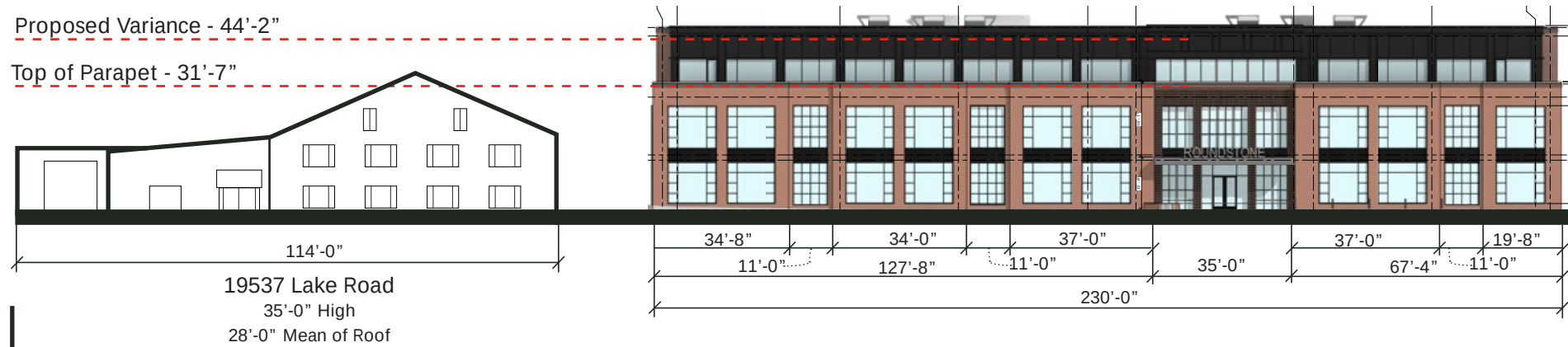
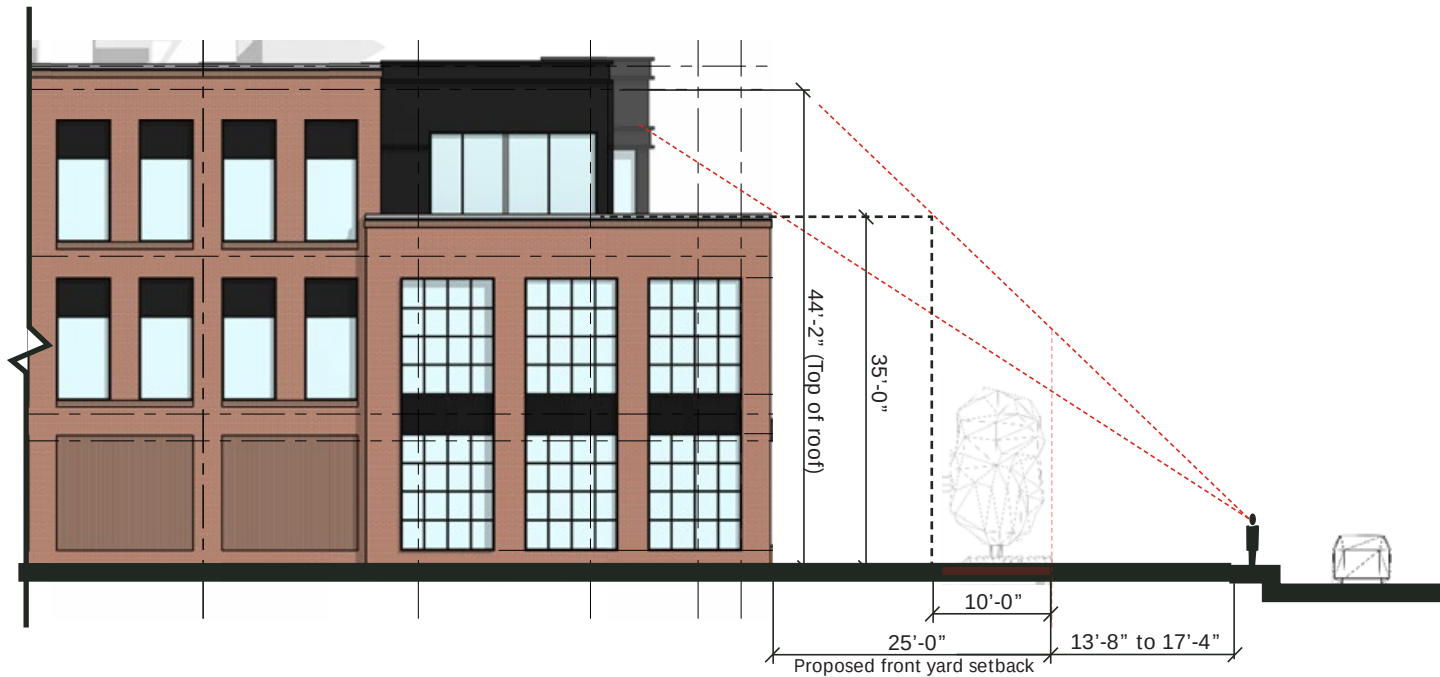


Parking Garage South Elevation

EXTERIOR ELEVATIONS



SITE CONTEXT - LAKE ROAD ELEVATION



SITE CONTEXT - ROOF TOP UNIT VISIBILITY



View of North Facade



View of Northwest corner from Lake Road



View of Northeast corner from Lake Road



View of West Elevation

EXTERIOR RENDERINGS - East Facade



EXTERIOR RENDERINGS - Lake Road Entrance



EXTERIOR RENDERINGS - Northwest Corner



EXTERIOR RENDERINGS - Northwest Corner - Detail



EXTERIOR RENDERINGS - Southwest Corner



EXTERIOR RENDERINGS - South Entrance



vocon.

**LET YOUR
SPACES SPEAK.**