



vocon.

19621 LAKE ROAD

ROUNDSTONE OFFICE HEADQUARTERS

MAY 25, 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)

LIGHTEN



Beachcliff Row at intersection of Linda St. and Lake Road



Existing site from railroad tracks



1250 Linda Street - 3 story office use

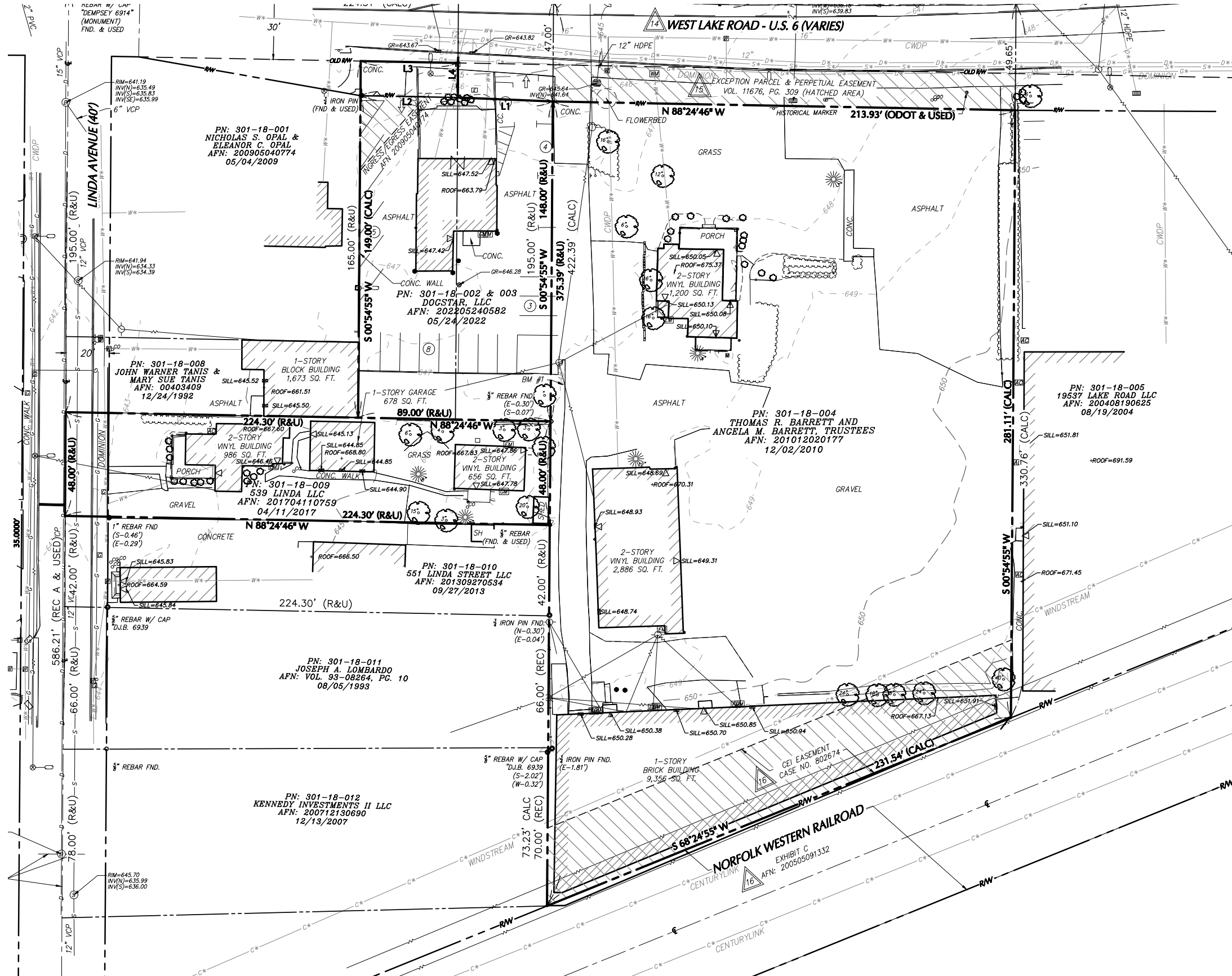


ROCKY RIVER, OHIO

- 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.

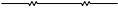
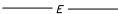
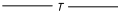
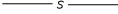
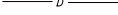
DATUM

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

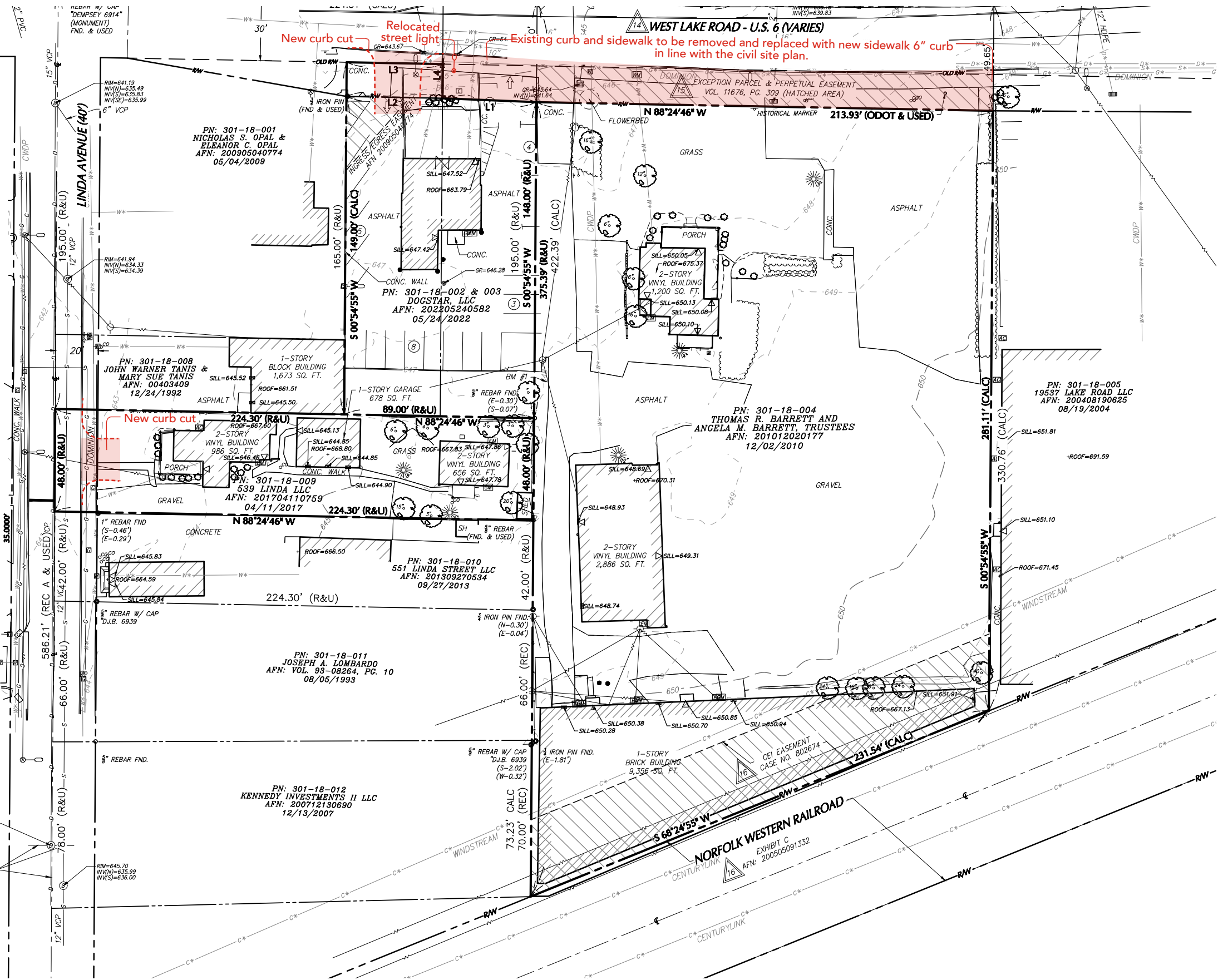
LEGEND (NOT SHOWN TO SCALE)

	MONUMENTATION FOUND (TYPE AS NOTED)		DEED OF RECORD
	SET 8" X .307" STEEL PIN WITH CAP "LANGHAM"		ACRES
	SET DRILL HOLE		SQUARE FEET
	BOLLARD		PARCEL NUMBER
	STREET LIGHT		INSTRUMENT NUMBER
	POWER POLE		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		STEAM LINE
	CLEAN OUT		OVERHEAD WIRE
	SIGN		COMBINED SEWER LINE
	ELECTRIC BOX		GAS LINE
	ELECTRIC METER		WATER LINE
	GAS METER		ELECTRIC LINE
	WATER METER		COMMUNICATION LINE
	TELEPHONE BOX		SANITARY LINE
	FENCE (TYPE AS NOTED)		DRAINAGE LINE
			REFERENCE UTILITY LINE (TYPE AS NOTED) - PLOTTED FROM EXISTING MAPPING

NORTH



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	PIW	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

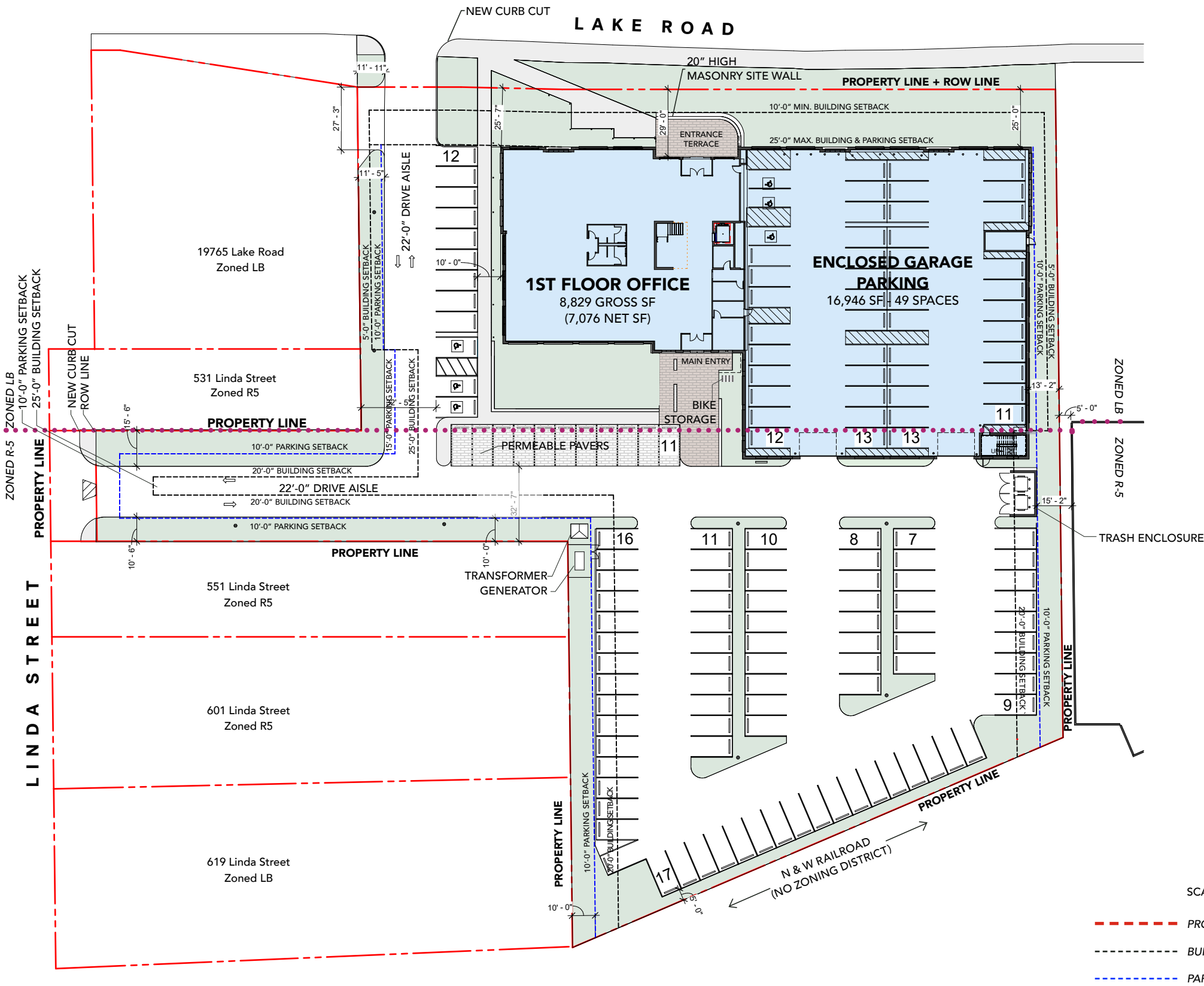
NORTH



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

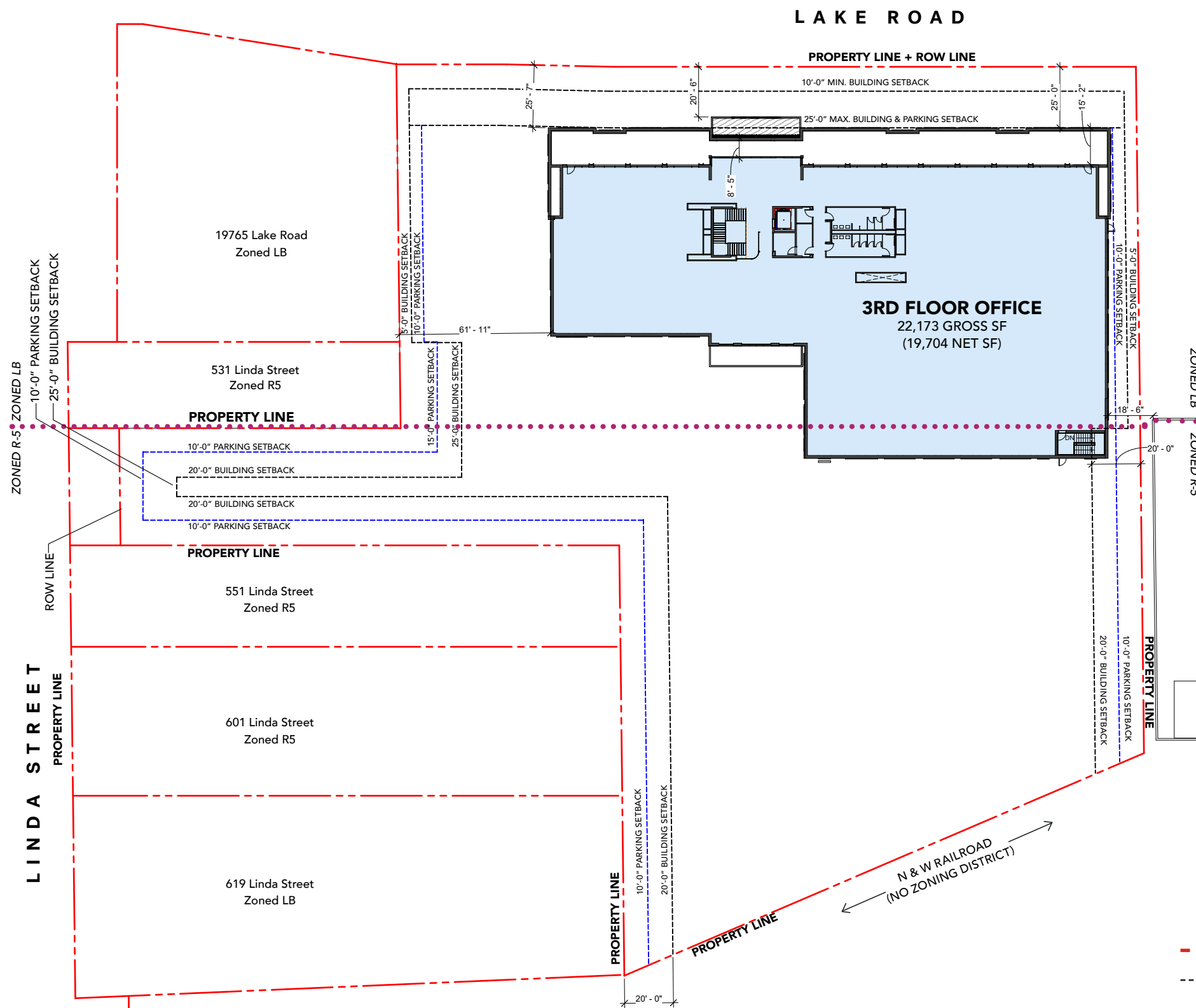


SITE AREA		
Total Site Area		92,786 SF
LB Zoned Area	44,876 SF	
R-5 Zoned Area	47,910 SF	
Building Coverage	25,775 SF/ 27.8%	
Impervious Area		
R-5 Impervious Area	35,185 SF/ 73.5%	(75% allowed per code)

BUILDING AREA		
1st Floor Gross SF (Net SF)	25,775 SF (7,076 SF)	
Office (Net SF)	8,829 SF (7,076 SF)	
Enclosed Garage Parking	16,946 SF	
2nd Floor Gross SF (Net SF)	25,775 SF (23,020 SF)	
3rd Floor Gross SF (Net SF)	22,173 SF (19,704 SF)	
Gross Building Area	73,723 SF	
Net Building Area	49,800 SF	

PARKING		
Surface Parking (9'x18')	101 Spaces	
Enclosed Garage Parking (9'x18')	49 Spaces	
Total Parking Spaces provided	150 Spaces	
Total Required per Gross SF	170-283 Spaces	
Total Required per Net SF	150-249 Spaces	

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 25,775 SF/ 27.8%

Impervious Area
R-5 Impervious Area 35,185 SF/ 73.5%
(75% allowed per code)

BUILDING AREA

1st Floor Gross SF (Net SF)	25,775 SF (7,076 SF)
Office (Net SF)	8,829 SF (7,076 SF)
Enclosed Garage Parking	16,946 SF

2nd Floor Gross SF (Net SF)	25,775 SF (23,020 SF)
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3rd Floor Gross SF (Net SF)	22,173 SF (19,704 SF)
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Gross Building Area	73,723 SF
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PARKING

Surface Parking (9'x18')	101 Spaces
Enclosed Garage Parking (9'x18')	49 Spaces

Total Parking Spaces provided	150 Spaces
Total Required per Gross SF	170-283 Spaces
Total Required per Net SF	150-249 Spaces

NORTH



SCALE: 1" = 50'-0"

- *PROPERTY LINE*
 BUILDING SETBACK
 PARKING SETBACK

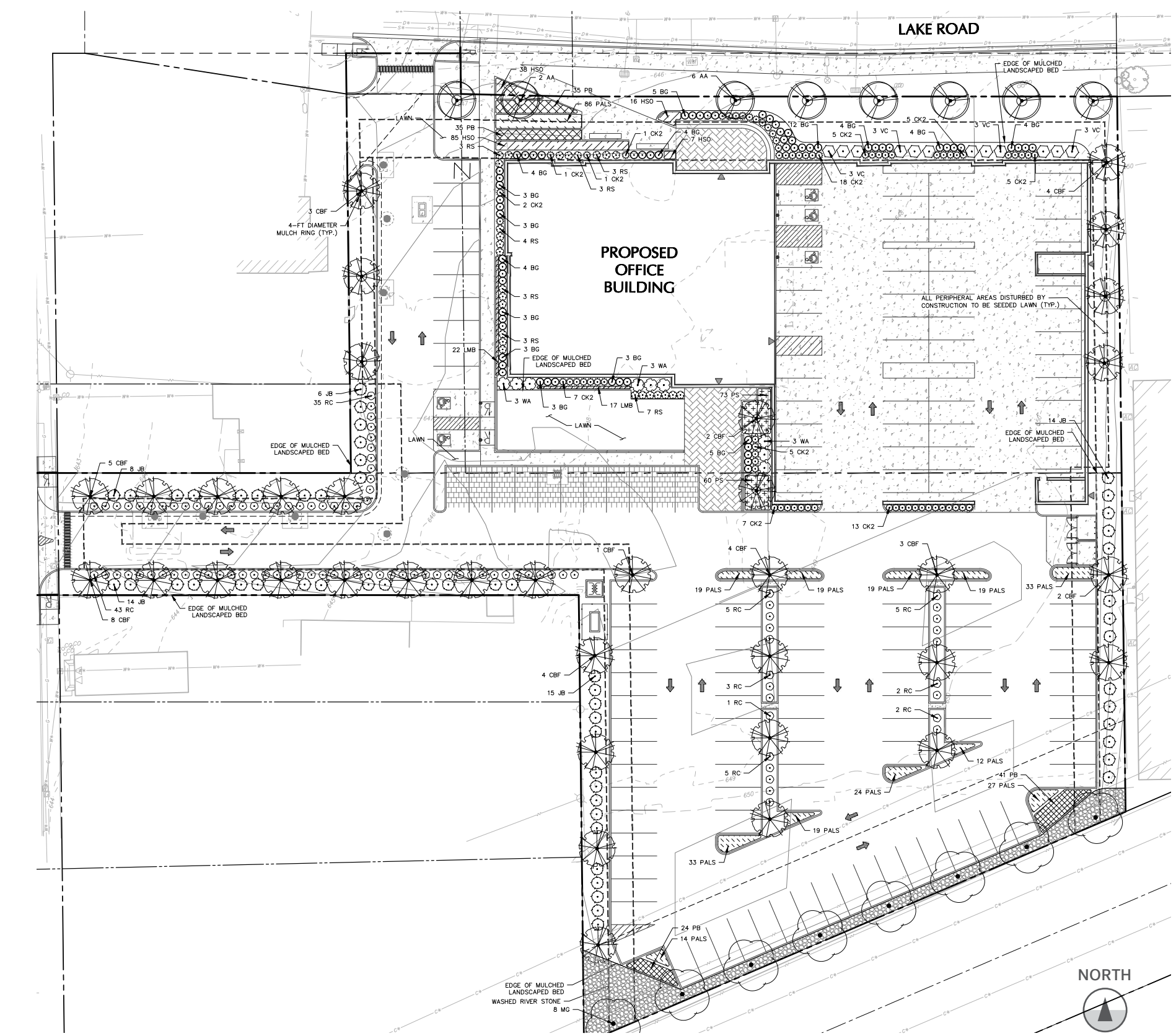
SITE PLAN - ZONING

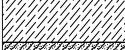
Rocky River Codified Ordinances

Total Lot Area		92,786 SF
	LB Zoned Area	44,876 SF
	R-5 Zoned Area	47,910 SF
Total Building Coverage		25,775 SF
	LB Building Coverage	24,290 SF
	R-5 Building Coverage	1,485 SF
Total Impervious Surface Coverage on R-5		35,214 SF

	Local Business (LB)	Multifamily Residential (R-5)	Proposed
Use Regulations			
Office - Administrative, Business or Professional	Use Permitted	Not Permitted	2,924 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/ 3.1% R-5 Coverage (27.8% average)
Max Coverage by All Impervious Surfaces	-	75%	73.5% 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"	33'-5" at 531 Linda; 10'-4" west property line
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 Gross SF of Floor Area	=	170 Spaces	
Max. 5 spaces per 1000 Gross SF of Floor Area	=	283 Spaces	
Total	=	170-283 Spaces	150 spaces provided
Calculated per Net SF	=	150-249 Spaces	

SITE PLAN - LANDSCAPE PLAN



PLANT SCHEDULE							
DECIDUOUS TREES	KEY	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT	REMARKS	
	AA	8	ACER RUBRUM 'ARMSTRONG' / ARMSTRONG RED MAPLE	2 1/2-3" CAL.			
	CBF	36	CARPINUS BETULUS 'FRANS FONTAINE' / FRANS FONTAINE HORNBEAM	2 1/2-3" CAL.			
ORNAMENTAL TREES	KEY	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT	REMARKS	
	MG	8	MAGNOLIA X 'GALAXY' / GALAXY MAGNOLIA	2 1/2-3" CAL.		SINGLE-STEM	
DECIDUOUS SHRUBS	KEY	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT	REMARKS	
	RC	101	RIBES ALPINUM 'COMPACTA' / COMPACT ALPINE CURRANT	5 GAL.			
	RS	26	ROSA X 'MEIZORLAND' / WHITE DRIFT®GROUND COVER ROSE	3 GAL.			
	VC	12	VIBURNUM CARLESII 'COMPACTUM' / COMPACT KOREANSPICE VIBURNUM	5 GAL.			
	WA	9	WEIGELA FLORIDA 'ALEXANDRA' / WINE & ROSES®WEIGELA	5 GAL.			
EVERGREEN SHRUBS	KEY	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT	REMARKS	
	BG	64	BUXUS X 'GREEN VELVET' / GREEN VELVET BOXWOOD	2' HT.	B&B		
	JB	57	JUNIPERUS SCOPULORUM 'BLUE ARROW' / BLUE ARROW JUNIPER	6' HT.	B&B		
GRASSES	KEY	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT	REMARKS	
	CK2	70	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS	3 GAL.			
GROUND COVERS	KEY	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT	SPACING	REMARKS
	HSO	146	HEMEROCALLIS X 'STELLA DE ORO' / STELLA DE ORO DAYLILY	2 GAL.		18" o.c.	
	LMB	39	LIRIOPE MUSCARI 'BIG BLUE' / BIG BLUE LILYTURF	2 GAL.		18" o.c.	
	PALS	324	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE' / LITTLE SPIRE RUSSIAN SAGE	2 GAL.		18" o.c.	
	PB	135	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY' / LITTLE BUNNY FOUNTAIN GRASS	2 GAL.		24" o.c.	
	PS	133	PACHYSANDRA TERMINALIS 'SILVER EDGE' / SILVER EDGE JAPANESE PACHYSANDRA	2 GAL.		18" o.c.	

SITE PLAN - LANDSCAPE PLAN

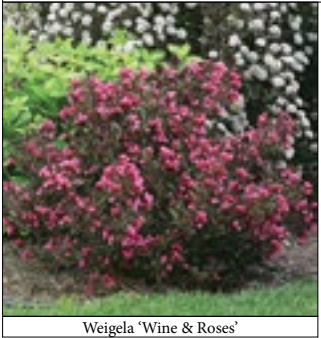
LANDSCAPE ORDINANCE COMPLIANCE CHART				
ROCKY RIVER, OHIO CHAPTER 1185 LANDSCAPING AND SCREENING REGULATIONS				
SECTION	ORDINANCE	PERMITTED/REQUIRED	SITE SPECIFIC CALCULATION	PROPOSED
1185.07	LANDSCAPING ALONG THE STREET FRONTAGE AND PARKING SETBACK	A. THREE (3) LARGE DECIDUOUS TREES SHALL BE PROVIDED 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	LANDSCAPING ON THE INTERIOR OF PARKING LOTS	A. FOR ANY PARKING AREA DESIGNED TO ACCOMMODATE TWENTY (20) OR MORE VEHICLES, A MINIMUM OF FIVE PERCENT (5%) OF THE PARKING LOT SHALL BE PLANTED AS LANDSCAPED ISLAND AREAS, DEVELOPED, AND REASONABLY DISTRIBUTED THROUGHOUT THE PARKING LOT TO DEFINE MAJOR CIRCULATION AISLES AND DRIVING LANES AND PROVIDE VISUAL AND CLIMATIC RELIEF FROM BROAD EXPANSES OF PAVEMENT. EXCEPT PERIMETER PLANTINGS MAY BE USED TO SATISFY THE REQUIREMENTS IN THIS SECTION WHEN PARKING FACILITIES ARE LESS THAN SIXTY-TWO (62) FEET IN WIDTH. B. EACH INTERIOR LANDSCAPED AREA SHALL BE NO LESS THAN 100 SQUARE FEET. THE MINIMUM WIDTH FOR EACH AREA SHALL BE TEN (10) FEET. IN ALL CASES, THE MINIMUM DISTANCE FROM A TREE TO THE BACK OF THE CURB SHALL BE FOUR (4) FEET. C. WITHIN THE LANDSCAPED ISLANDS, THERE SHALL BE PROVIDED ONE SHADE TREE FOR EVERY 10 PARKING SPACES. EACH LANDSCAPE ISLAND SHALL HAVE AT LEAST ONE (1) SHADE TREE. D. SHRUBS OR LOW, SPREADING PLANT MATERIALS MAY BE PLANTED WITHIN THE REQUIRED LANDSCAPED ISLANDS PROVIDED THERE IS NO IMPAIRMENT TO THE VISIBILITY OF MOTORISTS AND PEDESTRIANS. E. IF THE SPECIFIC APPLICATION OF THE INTERIOR LANDSCAPE REQUIREMENTS WILL SERIOUSLY LIMIT FUNCTIONS OF THE BUILDING SITE, THE PLANNING COMMISSION SHALL HAVE THE AUTHORITY TO PERMIT CONSOLIDATION AND RELOCATION OF THESE LANDSCAPED AREAS ON THE BUILDING SITE.	16,326 SQ FT OF SURFACE STALL AREA 5% = 816 SQ FT 78 PROPOSED SURFACE LOT STALLS REQUIRED: 8 TREES	1,564 SQ FT = 9.5% 8 TREES
	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.	400 LINEAR FEET OF VISIBLE SURFACE PARKING ABUTS ADJOINING PROPERTY REQUIRED: 10 LARGE DECIDUOUS TREES OR 20 SMALL DECIDUOUS TREES	10 LARGE DECIDUOUS TREES
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. 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.	900 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.
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. NO INTERIOR LANDSCAPING SHALL BE REQUIRED WITHIN AN AREA SCREENED FOR ACCESSORY USES.	20 LINEAR FEET OF GROUND-MOUNTED MECHANICAL EQUIPMENT (TRANSFORMER AND GENERATOR) REQUIRED TO BE SCREENED.	INSUFFICIENT SPACE FOR PLANTING BETWEEN PROPERTY LINE AND GENERATOR. ORDINANCE RELIEF REQUIRED.

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 TREES



Serviceberry 'Autumn Brilliance'

PERENNIALS



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

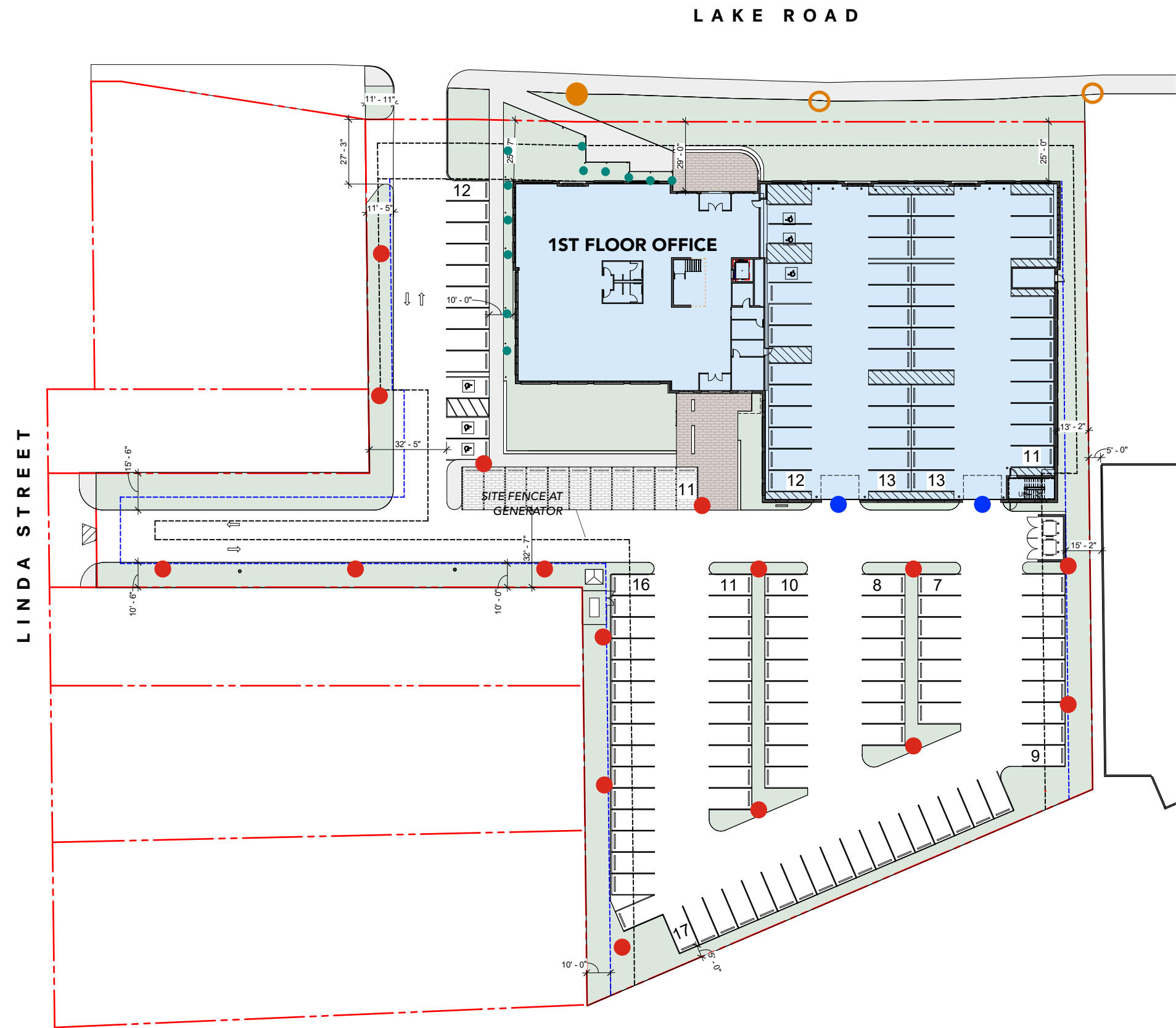
Plant Material Pallet

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



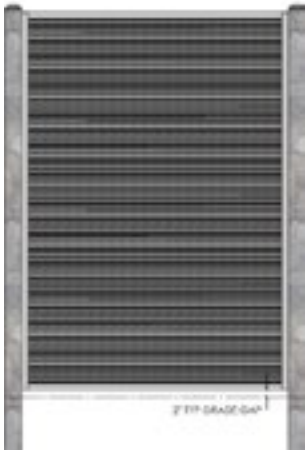
● McGraw-Edison
GLEON Galleon
14'-0"H



● BEGA Garden
27.5" H



● Lumark
Axcent



○ Existing Street
Light to remain

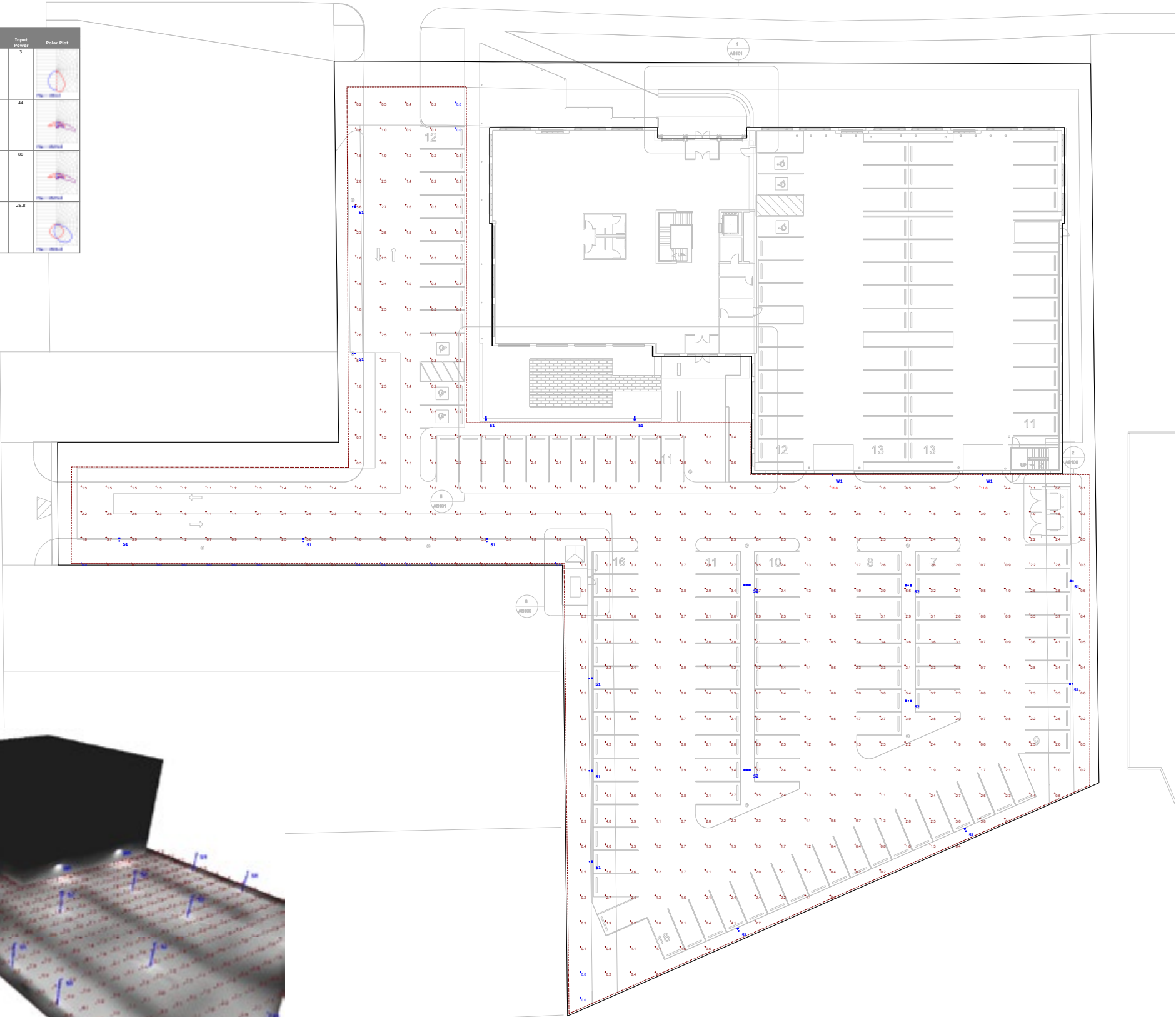
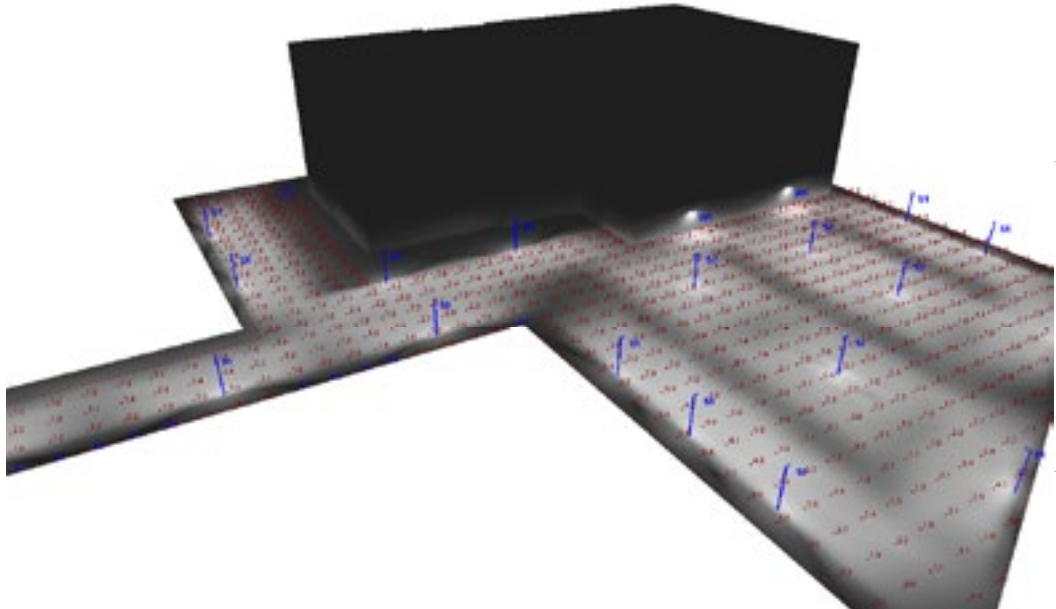
● Street light to be
relocated



SITE PLAN - LIGHTING PLAN - PHOTOMETRICS

Schedule									
Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF
BL			0	MECA Copyright LUMCAR V		77237K3	1	154	0.9
S1			14	COOPER LIGHTING SOLUTIONS - MICROBUSH EDITION (FORMERLY EATON)	GALN-SA1B-720-U-SL3-HSS	GALLEON AREA AND ROADWAY LUMINAIRE (1) 70 CRI, 3000K, 800mA LIGHTSQUARE WITH 14 LEDS AND TYPE SE SPILL LIGHT ELIMINATOR OPTICS WITH HOUSE SIDE SHIELD	16	271	0.9
S2			4	COOPER LIGHTING SOLUTIONS - MICROBUSH EDITION (FORMERLY EATON)	GALN-SA1B-720-U-SL3-HSS	GALLEON AREA AND ROADWAY LUMINAIRE (1) 70 CRI, 3000K, 800mA LIGHTSQUARE WITH 14 LEDS AND TYPE SE SPILL LIGHT ELIMINATOR OPTICS WITH HOUSE SIDE SHIELD	16	271	0.9
W1			2	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	AKC33A	3A AXCENT SMALL LED WALLPACK WITH 4000K CCT AND 70 CRI LEDS	1	3536	0.9

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #4	+	1.7 fc	11.6 fc	0.0 fc	N/A	N/A



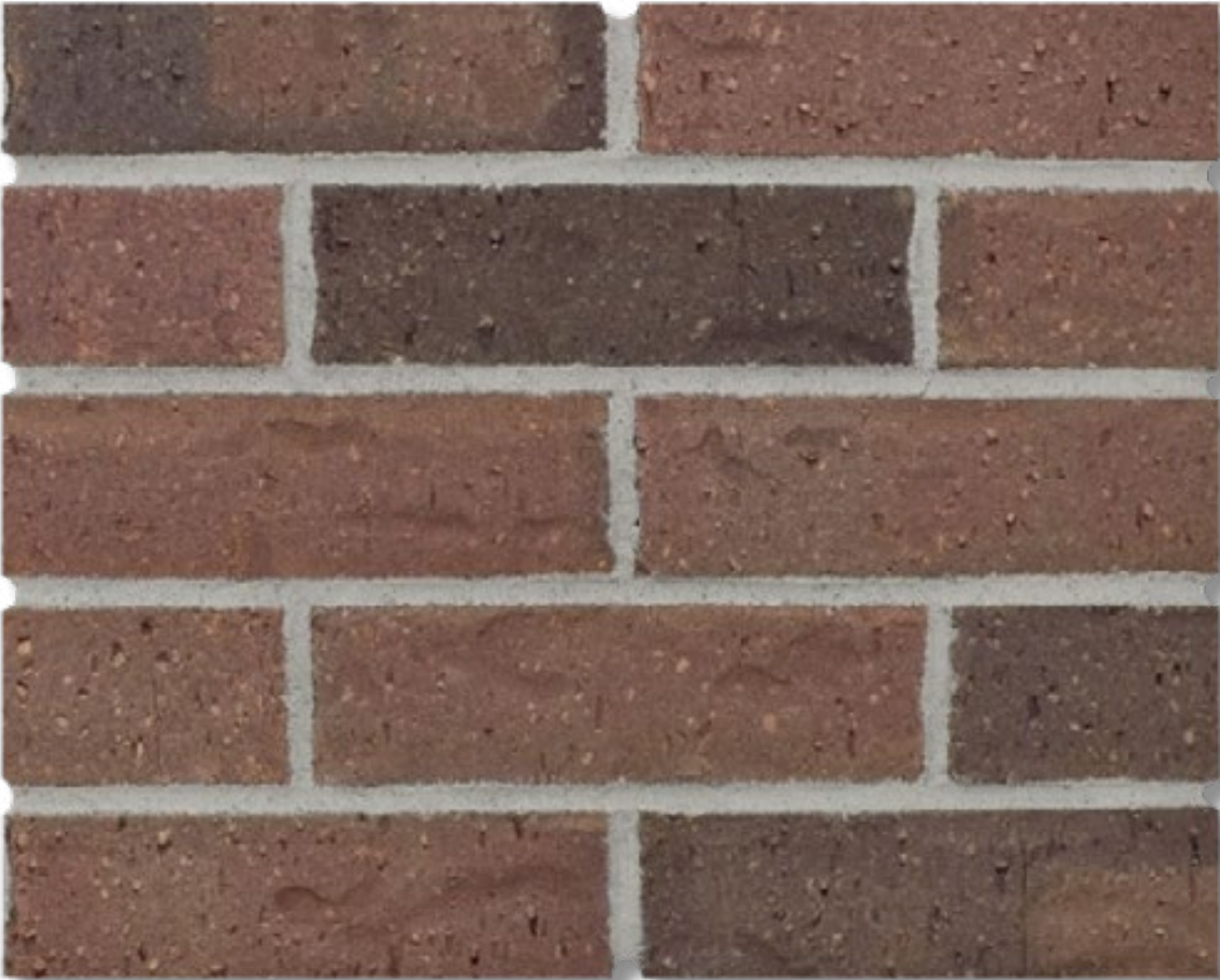
Plan View

Scale - 1" = 16ft

NORTH

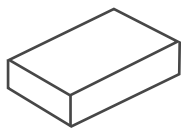


EXTERIOR MATERIALS

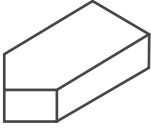


FACE BRICK
MFR: GLEN GERY
COLOR: ADRIAN

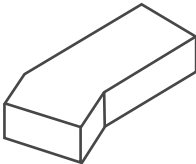
BRICK SHAPES



MODULAR



O1-EX

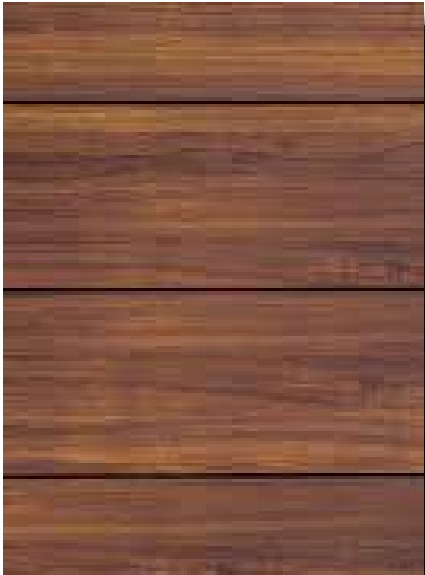


O1-IN

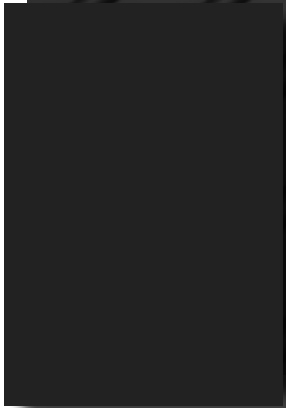


ACCENT BRICK
MFR: GLEN GERY
COLOR: ELYRIA
SHAPE: MODULAR

METAL PANEL
MFR: LONGBOARD
COLOR: NATURAL WALNUT



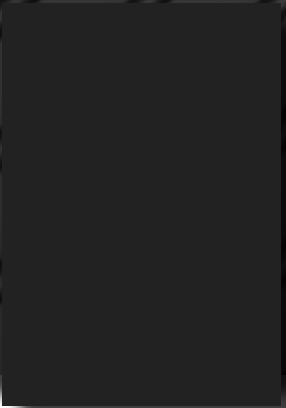
STOREFRONT
MFR: YKK
COLOR: BLACK



CORRUGATED METAL PANEL
MFR: TBD
COLOR: BLACK



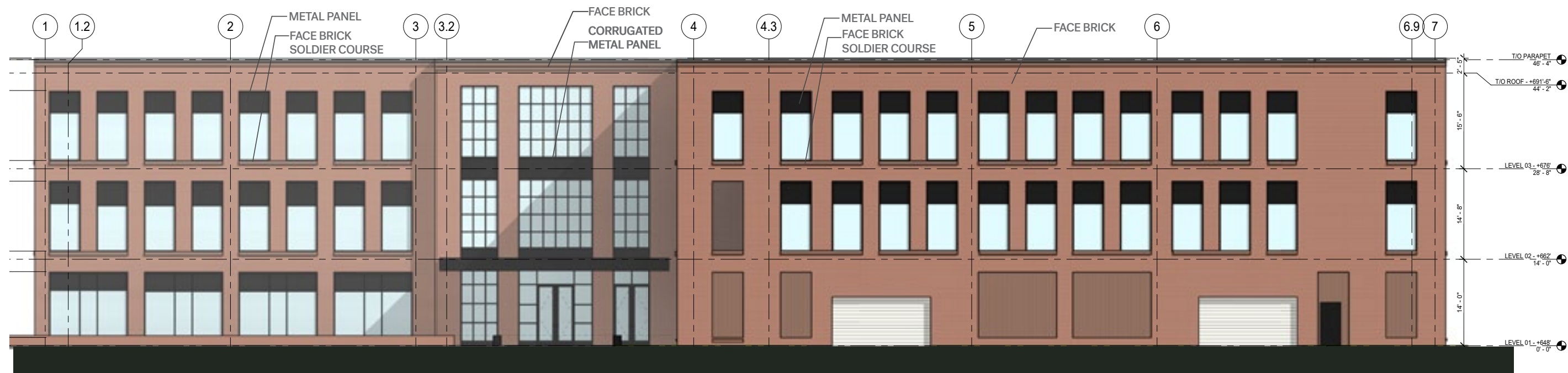
METAL PANEL
MFR: TBD
COLOR: BLACK



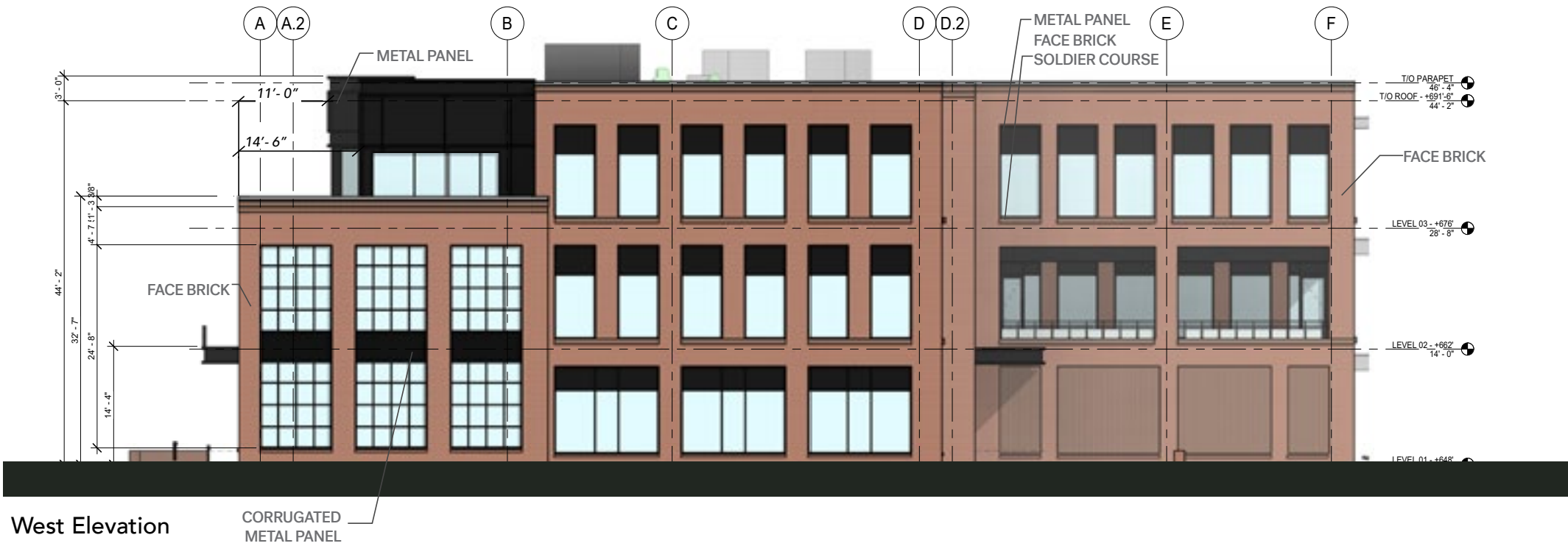
EXTERIOR ELEVATIONS



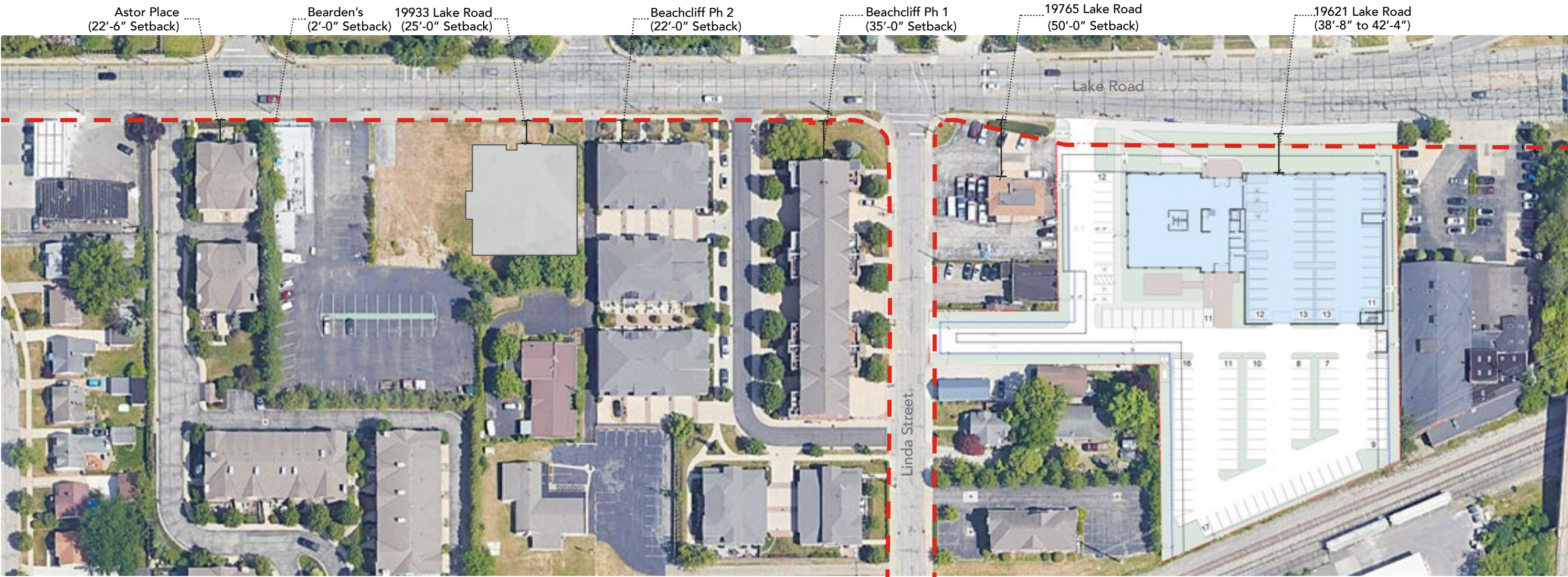
EXTERIOR ELEVATIONS



South Elevation

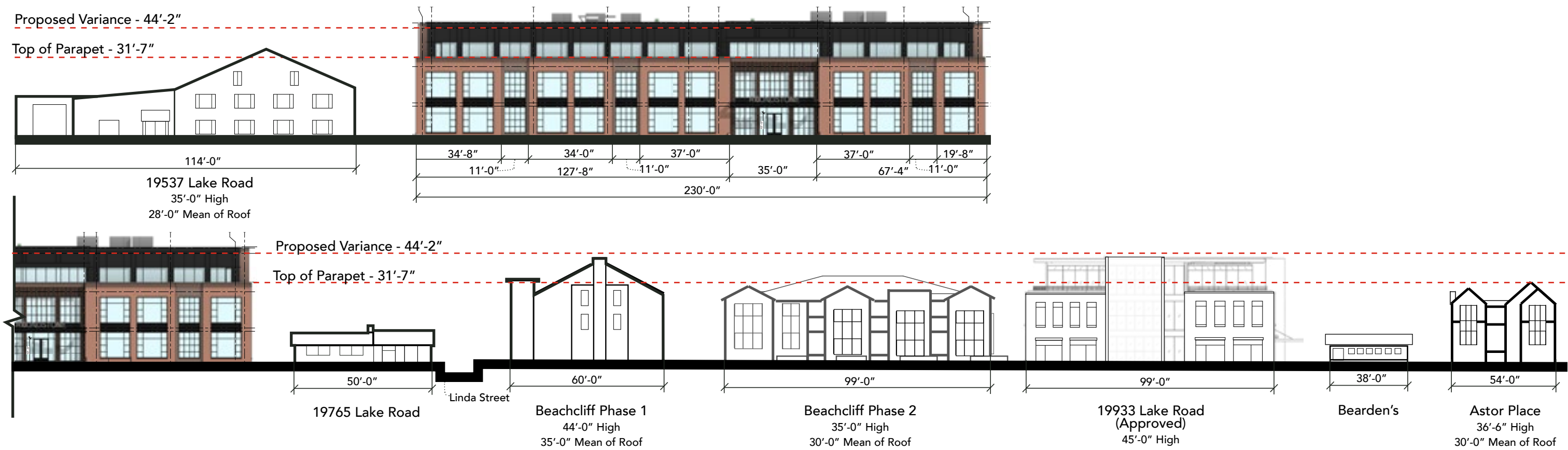
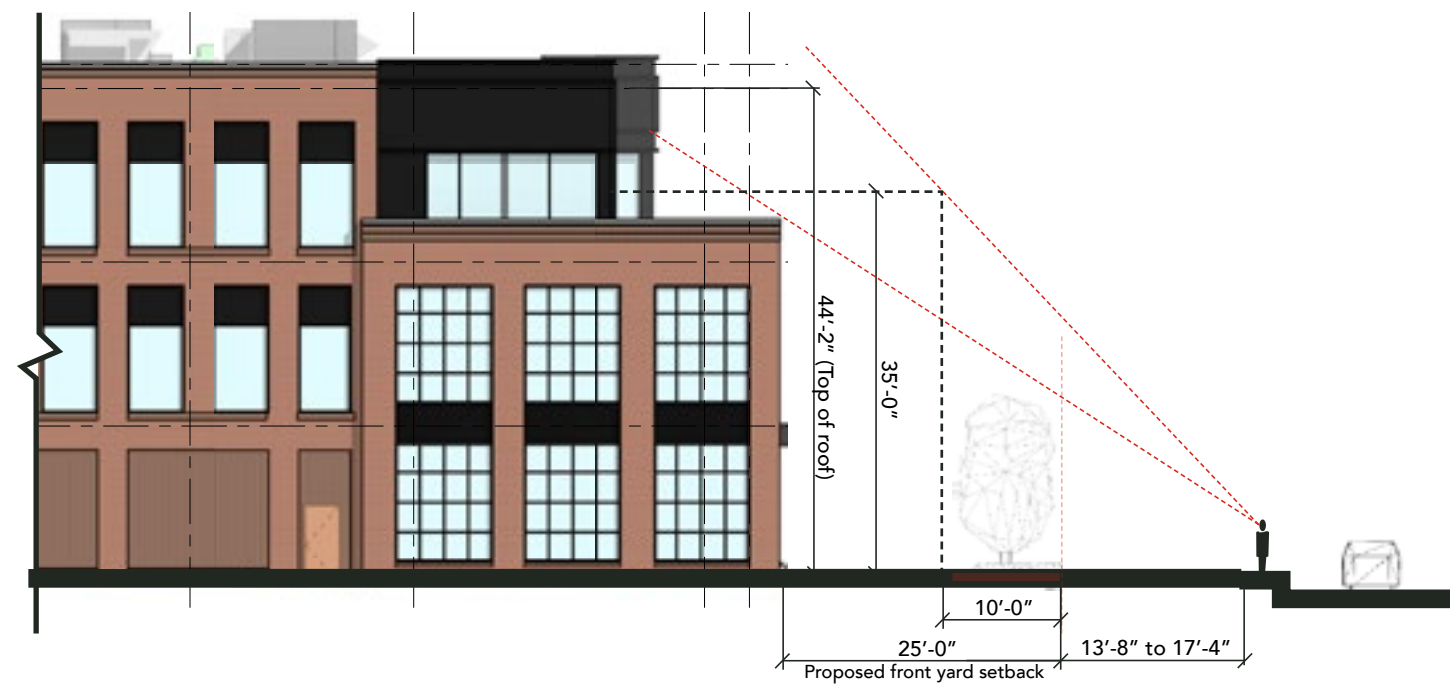


SITE CONTEXT - FRONT YARD SETBACK FROM LAKE ROAD

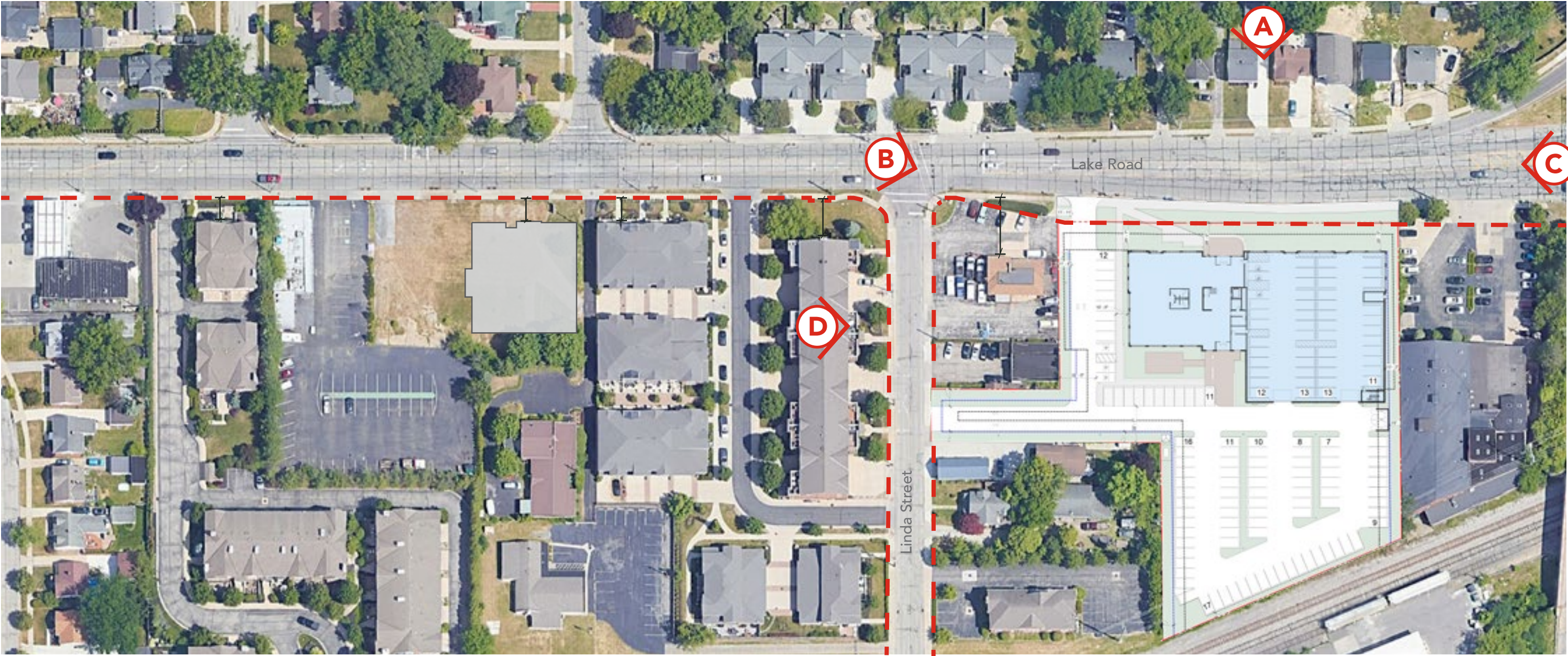


--- Indicates ROW
Setbacks measured from building face to
southern face of sidewalk

SITE CONTEXT - LAKE ROAD ELEVATION



SITE CONTEXT - FRONT YARD SETBACK FROM LAKE ROAD



--- Indicates ROW

SITE CONTEXT - ROOF TOP UNIT VISIBILITY



A. View of North Facade



B. View of Northwest corner from Lake Road



C. View of Northeast corner from Lake Road



D. View of West Elevation - From 3rd story of Beachcliff Row

EXTERIOR RENDERINGS - East Facade



EXTERIOR RENDERINGS - Lake Road Entrance



EXTERIOR RENDERINGS - Northeast Corner



EXTERIOR RENDERINGS - Northwest Corner - Detail



EXTERIOR RENDERINGS - Southwest Corner



EXTERIOR RENDERINGS - South Entrance



vocon.

**LET YOUR
SPACES SPEAK.**