

OPTIMA DERMATOLOGY

Proposed Rooftop Generator

May 4, 2026



3100 Wooster Rd. Rocky River, OH 44116

Parcel Number: 30-429-035
Owner: 3100 LLC
Zoning District: LB
Land Use: C - Med Clinic/ Offices
Ward: 4
Lot Size: 0.39 Acres

Aerial Location Plan
Scale: Not to scale



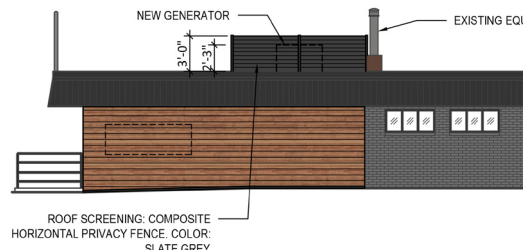
19500 & 19512 Center Ridge Rd.



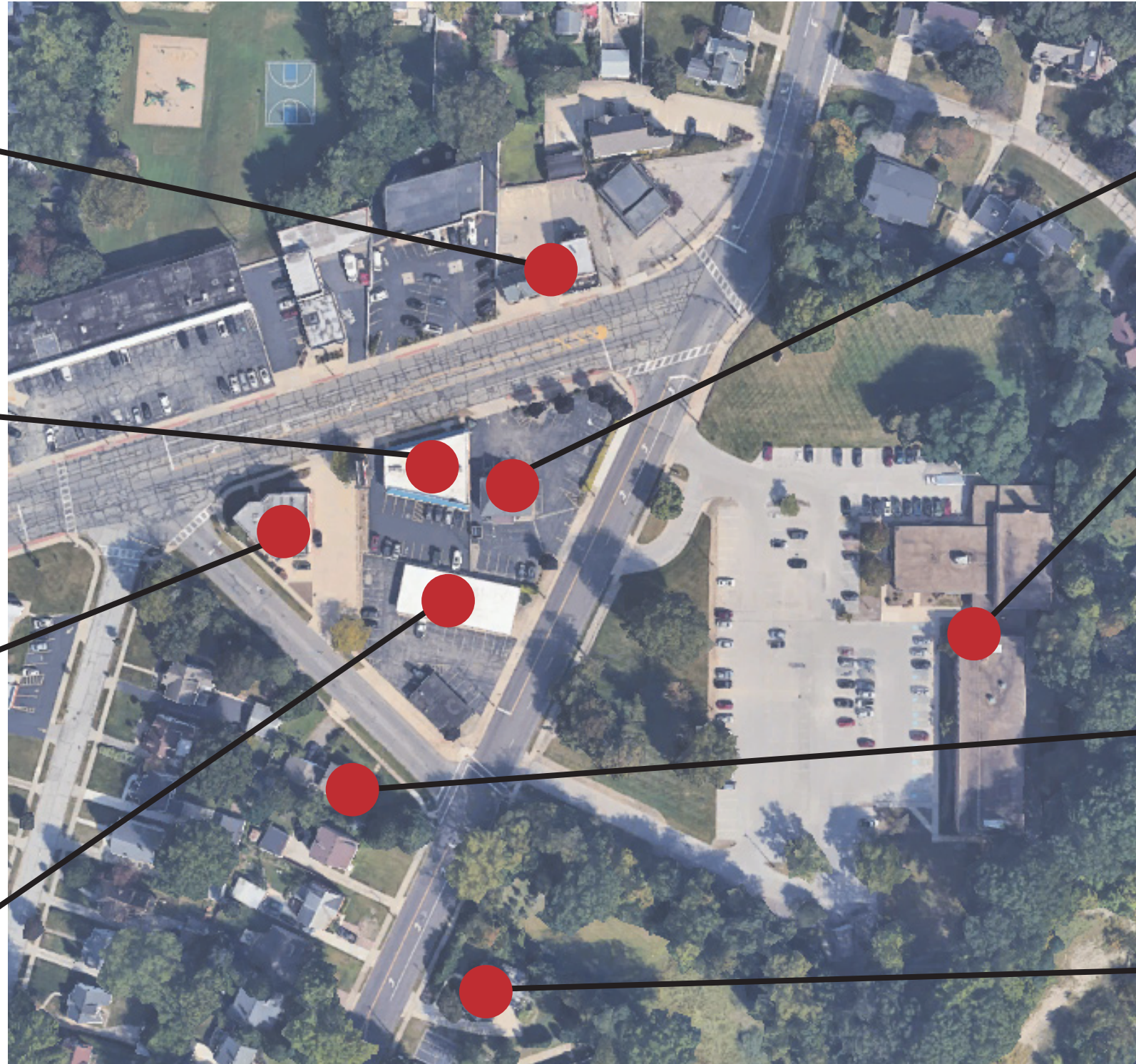
19545 Center Ridge Rd.



19555 Center Ridge Rd.



3100 Wooster Rd.



19511 Center Ridge Rd.



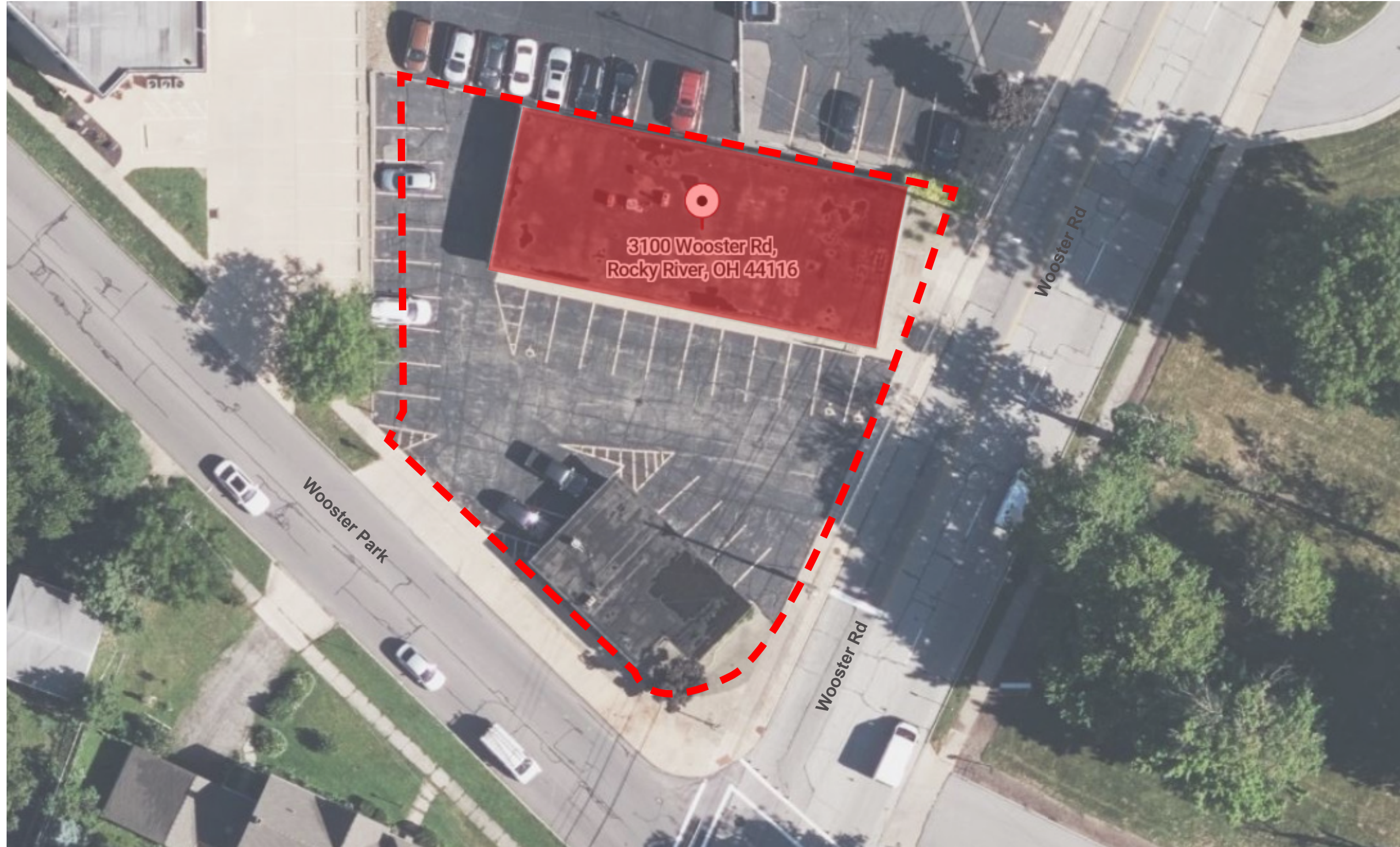
3035 Wooster Rd.



3140 Wooster Park Dr.



3201 Wooster Rd.



Existing Site Plan
Scale: Not to scale



Existing Condition - Elevations

Views of Rooftop Equipment



VIEW FROM 19545 CENTER RIDGE RD PARKING LOT



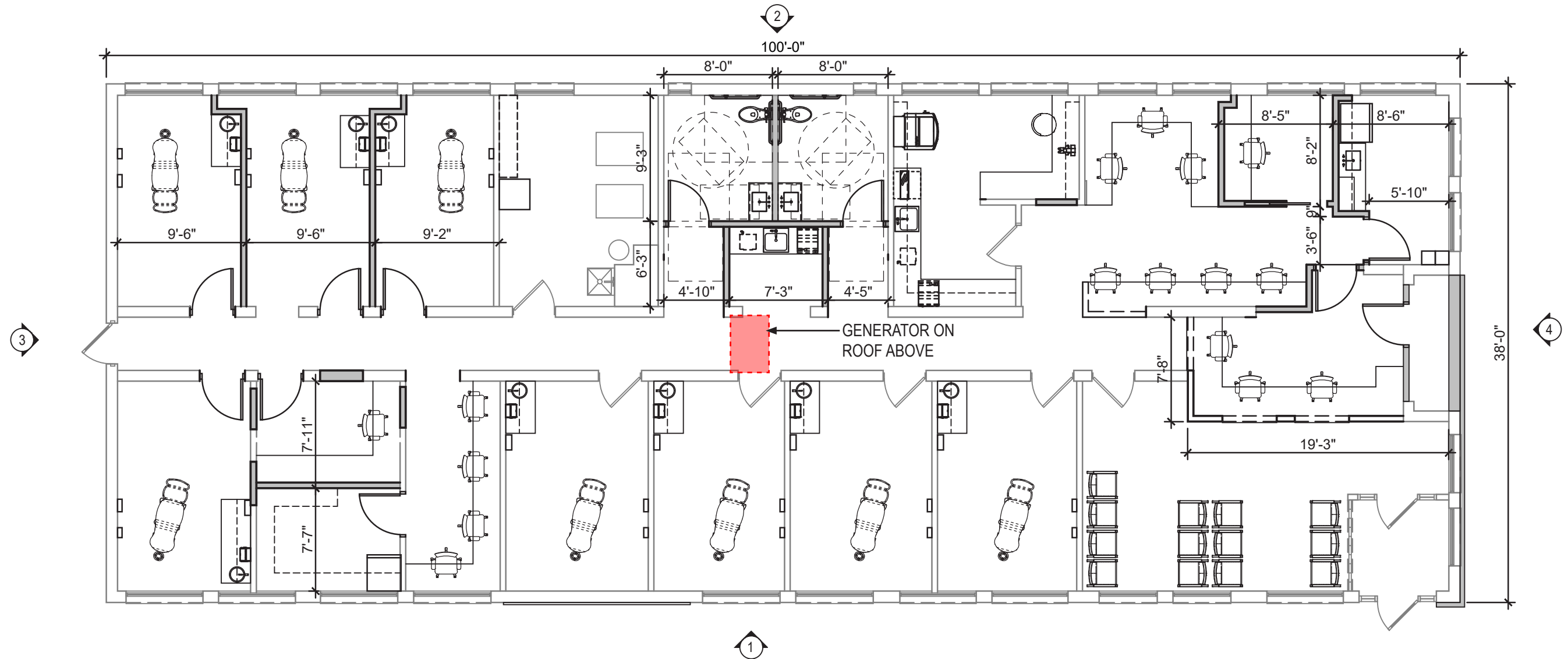
VIEW FROM WOOSTER PARK DRIVE



VIEW FROM WOOSTER RD (SOUTH ELEVATION)



VIEW FROM WOOSTER RD (NORTH ELEVATION)



Proposed Floor Plan - Option 1
Scale: 1/8" = 1'-0"



Proposed Generator -
Kohler 20RCA(L) Natural Gas
47" L x 26" W x 32" H



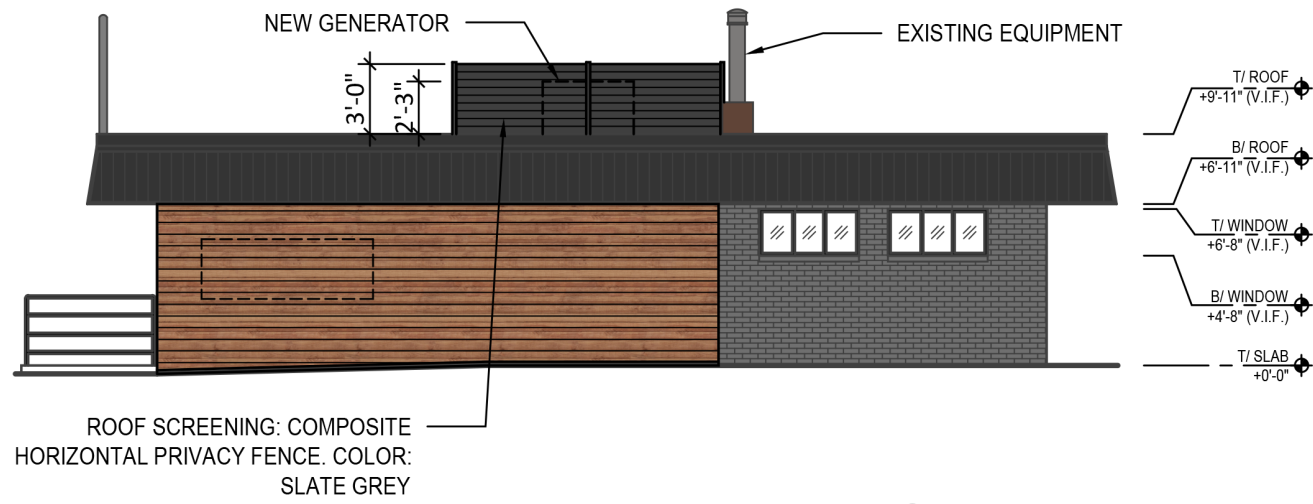
Existing Condition



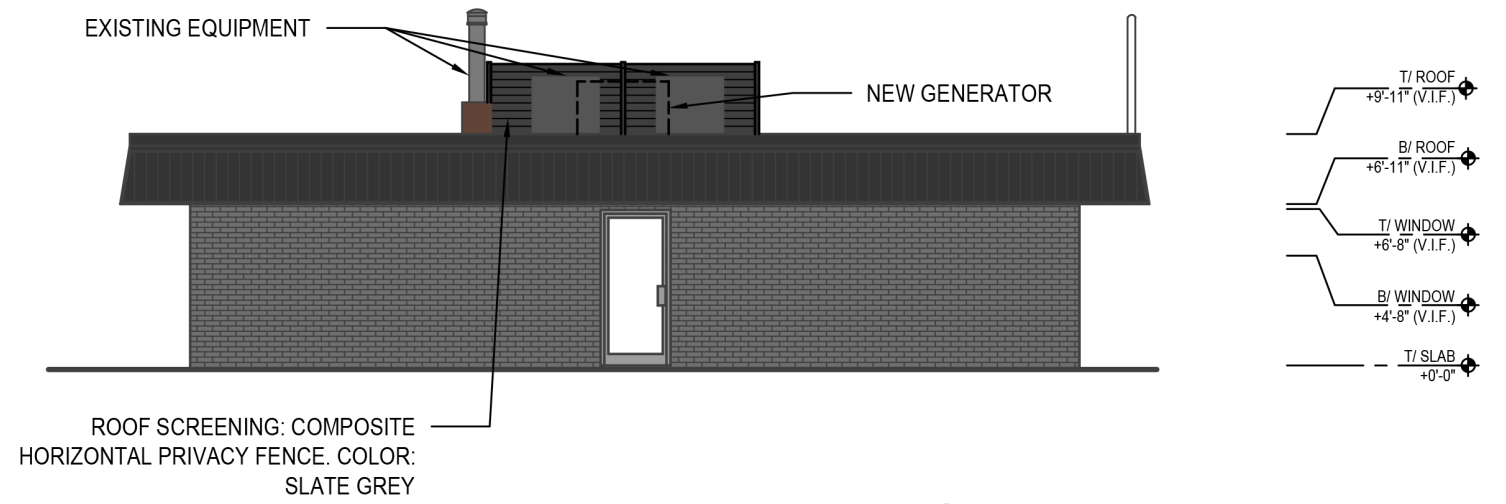
Proposed Rendering



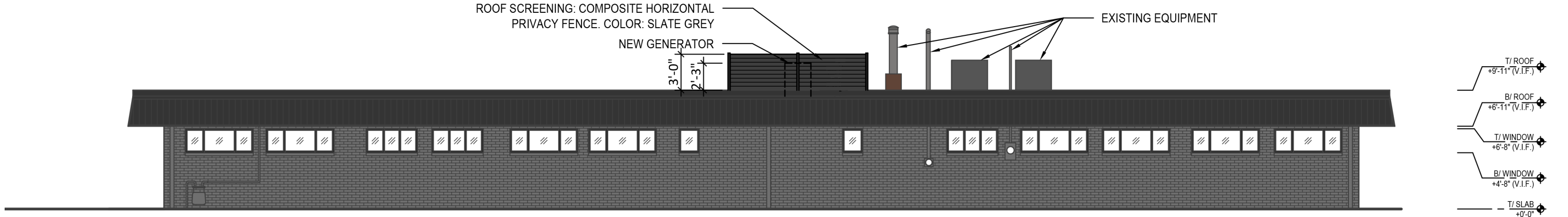
**Proposed Generator Screening -
Composite Modern Horizontal Privacy Perimeter
Fence (3.5' H x 69" W) - Slate Grey**



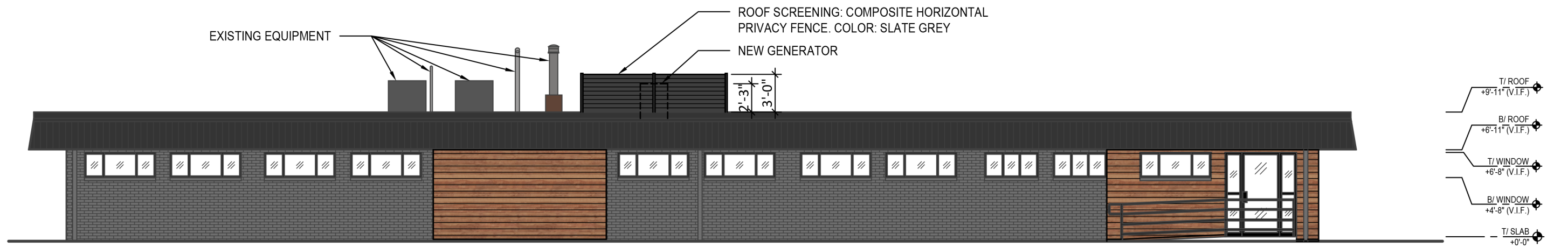
4 EAST ELEVATION



3 WEST ELEVATION



2 NORTH ELEVATION



1 SOUTH ELEVATION