



19933 LAKE ROAD CONCEPTUAL DESIGN:
COMMERCIAL OFFICE BUILDING DEVELOPMENT

DECEMBER 6, 2022

LAKE ROAD OFFICE BUILDING

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ZONING ANALYSIS

ROCKY RIVER, OHIO

Rocky River Codified Ordinances - Local Buisness District

Indicates Requested Exemption/Variance

Total Lot Area	55,389 SF
Total Building Footprint	10,338 SF
Total Gross Building Area	27,581 SF
Total Net Building Area	22,260 SF

Use Regulations

Office - Administrative, Business or Professional

Lot Regulation	Required	Proposed
Max Coverage By Building	30%	18.67%

Building Setback Requirements	Required	Proposed
Min. Building Setback from Right-of-Way	10'-0 to 25'-0"	25'-0"
Side and Rear lot line abutting residential dist.	25'-0"	20'-0"

Parking Setback Requirements	Required	Proposed
Min. Setback from Right-of-Way	14'-6"	6'-0"
Side and Rear lot line abutting residential dist.	15'-0"	10'-6"
From Principal Building	10'-0"	10'-8"

Height Requirements	Required	Proposed
Principal buildings or Structures	35'-0"	45'-0"

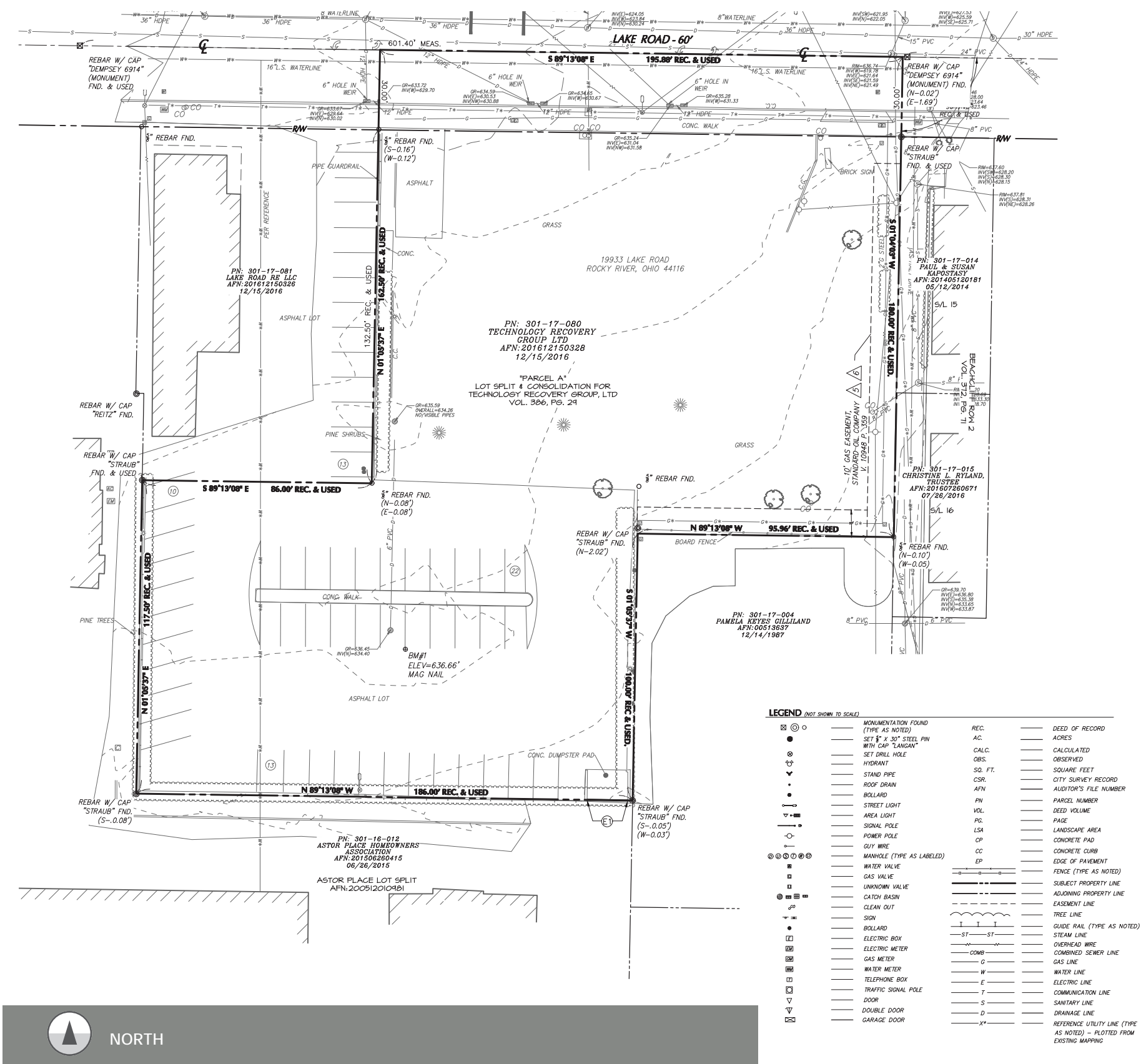
Off-Street Parking Regulations		
Required Off-Street Parking		
Per Gross SF (27,581 SF)	83 - 138 Spaces	
Per Net SF (22,260 SF)	67 - 112 Spaces	
Provided	68 Spaces (4 Accessible)	

02

SITE PLAN



LAKE ROAD OFFICE BUILDING | Zoning Analysis | Existing Survey



LEGAL DESCRIPTION

PER FIRST AMERICAN TITLE INSURANCE COMPANY, OWNERS POLICY 5011439-0152151e, DATED MAY 20, 2016.

Parcel 1: (PPN: 101-38-013)

SITUATED IN THE CITY OF ROCKY RIVER, COUNTY OF CUYAHOGA AND STATE OF OHIO, KNOWN AS BEING PART OF ORIGINAL ROCKPORT TOWNSHIP SECTION 24, AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH REBAR FOUND IN A MONUMENT BOX AT THE INTERSECTION OF THE CENTERLINE OF LAKE ROAD (60 FEET) AND THE CENTERLINE OF LINDA AVENUE (40 FEET)

THENCE NORTH 89° 26' 00" WEST 292.85 FEET ALONG THE CENTERLINE OF LAKE ROAD TO A PK NAIL SET AT THE TRUE POINT OF BEGINNING;

THENCE SOUTH 0° 52' 45" WEST 180.00 FEET ALONG THE WEST LINE OF A PARCEL OF LAND OWNED BY LEO PROPERTIES, INC. AS RECORDED SEPTEMBER 9, 1999 IN DOCUMENT NUMBER 199909092616 TO A POINT WITNESSED BY A 5/8 INCH REBAR FOUND 0.15 FEET WEST, PASSING OVER A 5/8 X 30 INCH REBAR WITH A CAP MARKED WELLERT 6369 SET ON THE SOUTH LINE OF LAKE ROAD AT 30.00 FEET;

THENCE NORTH 89° 26' 00" WEST 96.11 FEET ALONG THE NORTH LINE OF A PARCEL OF LAND OWNED BY PAMELA KEYES GILLILAND AS RECORDED DECEMBER 14, 1987 IN DEED VOLUME 87-7898, PAGE 46 TO A 5/8 X 30 INCH REBAR SET WITH A CAP MARKED WELLERT 6369;

THENCE NORTH 0° 52' 45" EAST 17.50 FEET ALONG THE EAST LINE OF A PARCEL OF LAND OWNED BY LAKE ROAD INC. AS RECORDED JANUARY 31, 1972 IN DEED VOLUME 12968, PAGE 453 TO A 5/8 X 30 INCH REBAR SET WITH A CAP MARKED WELLERT 6369;

THENCE NORTH 89° 26' 00" WEST 100.00 FEET ALONG THE NORTH LINE OF SAID LAKE ROAD INC. PARCEL TO A POINT, WITNESSED BY A 1/2 INCH REBAR FOUND 0.16 FEET NORTH AND 0.10 FEET EAST;

THENCE NORTH 0° 52' 45" EAST 162.50 FEET ALONG THE EAST LINE OF THE LAKE ROAD INC. PARCEL TO A POINT ON THE CENTERLINE OF LAKE ROAD, PASSING OVER THE SOUTH LINE OF LAKE ROAD AT 132.50 FEET, SAID POINT BEING WITNESSED BY A 1/2 INCH REBAR FOUND 0.14 FEET NORTH AND 0.09 FEET EAST;

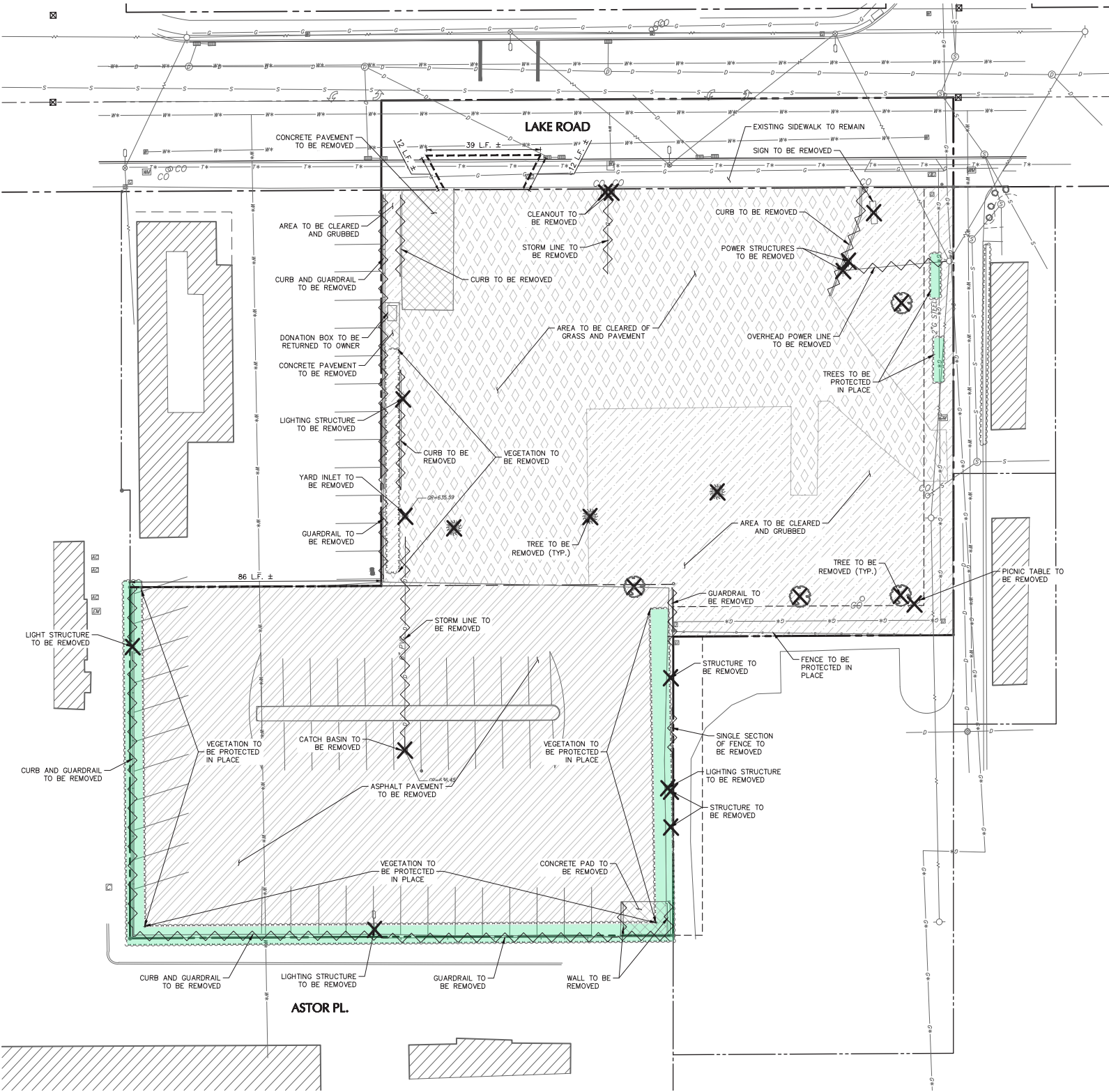
THENCE SOUTH 89° 26' 00" EAST 196.11 FEET ALONG TO-E CENTERLINE OF LAKE ROAD TO THE TRUE POINT OF BEGINNING, CONTAINING 0.7702 ACRE-S BUT SUBJECT TO ALL LEGAL, HIGHWAYS, EASEMENTS AND COVENANTS OF LEGAL RECORD AS SURVEYED BY ROBERT L. WELLERT, REGISTERED SURVEYOR NO. 6369.

THE BASIS OF BEARING IS THE CENTERLINE OF LAKE ROAD, BEARING NORTH 89° 26' 00" WEST BETWEEN MONUMENTS FOUND, PER DEED VOLUME 97-11850, PAGE 58.

- NOTES**
- THIS PLAN WAS PREPARED WITH THE RESPECT TO THE FOLLOWING REFERENCES:
 - FIRST AMERICAN TITLE INSURANCE COMPANY, OWNERS POLICY 5011439-0152151e, DATED MAY 20, 2016.
 - LOT SPLIT & CONSOLIDATION FOR TECHNOLOGY RECOVERY GROUP, RECORDED IN VOL. 386, PG. 29 C.C.M.R.
 - BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON HAS BEEN OBTAINED FROM GROUND SURVEYS BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES FIELD WORK COMPLETED DURING THE MONTH OF AUGUST, 2022.
 - UNLESS SPECIFICALLY NOTED HEREON, STORM AND SANITARY SEWER INFORMATION (INCLUDING PIPE INVERT, PIPE MATERIAL, AND PIPE SIZE) WAS OBSERVED AND MEASURED AT FIELD LOCATED STRUCTURES (MANHOLES/CATCH BASINS, ETC.). CONDITIONS CAN VARY FROM THOSE ENCOUNTERED AT THE TIMES WHEN AND LOCATIONS WHERE DATA IS OBTAINED, DESPITE MEETING THE REQUIRED STANDARD OF CARE. THE SURVEYOR CANNOT, AND DOES NOT WARRANT THAT PIPE MATERIAL AND/OR PIPE SIZE THROUGHOUT THE PIPE RUN ARE THE SAME AS THOSE OBSERVED AT EACH STRUCTURE, OR THAT THE PIPE RUN IS STRAIGHT BETWEEN THE LOCATED STRUCTURES.
 - ADDITIONAL UTILITY (WATER, GAS, ELECTRIC ETC.) DATA MAY BE SHOWN FROM FIELD LOCATED SURFACE MARKINGS (BY OTHERS), EXISTING STRUCTURES, AND/OR FROM EXISTING DRAWINGS.
 - UNLESS SPECIFICALLY NOTED HEREON, THE SURVEYOR HAS NOT EXCAVATED TO PHYSICALLY LOCATE THE UNDERGROUND UTILITIES. THE SURVEYOR MAKES NO GUARANTEES THAT THE SHOWN UNDERGROUND UTILITIES ARE EITHER IN SERVICE, ABANDONED OR SUITABLE FOR USE, NOR ARE IN THE EXACT LOCATION OR CONFIGURATION INDICATED HEREON.
 - PRIOR TO ANY DESIGN OR CONSTRUCTION, THE PROPER UTILITY AGENCIES MUST BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
 - THIS SURVEY IS NOT VALID WITHOUT THE EMBOSSED OR INKED SEAL OF THE PROFESSIONAL.
 - THE SURVEYOR DID NOT OBSERVE ANY EVIDENCE OF EARTH-MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS AT THE TIME OF THE FIELD SURVEY.



LAKE ROAD OFFICE BUILDING | Site Demolition Plan



LEGEND

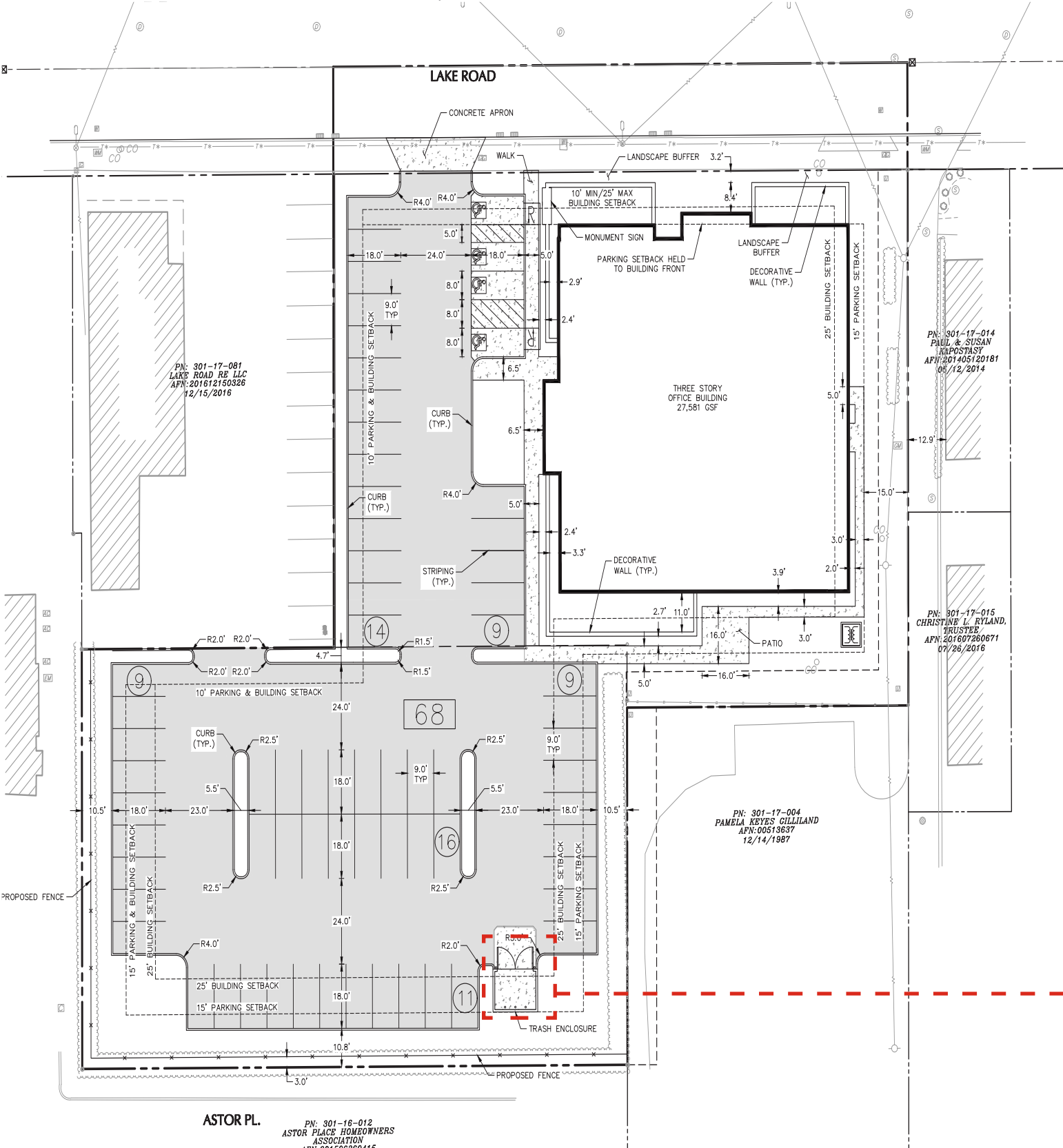
PROPERTY LINE	
STRUCTURE TO BE REMOVED	
LINEAR STRUCTURE TO BE DEMOLISHED	
DENOTES LIMIT OF SAWCUT	
CLEARING AND GRUBBING	
CONCRETE DEMO	
GRASS/PAVEMENT DEMO	
ASPHALT DEMO	
VEGETATION TO REMAIN	

DEMOLITION NOTE

1. ALL SURFACE UTILITY STRUCTURES, NOT INDICATED TO BE REMOVED SHALL REMAIN AND BE PROTECTED THROUGHOUT CONSTRUCTION



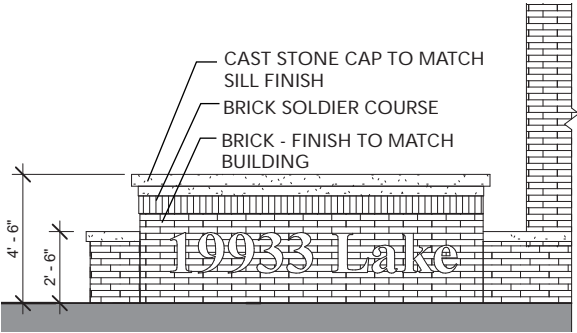
LAKE ROAD OFFICE BUILDING | Site Plan



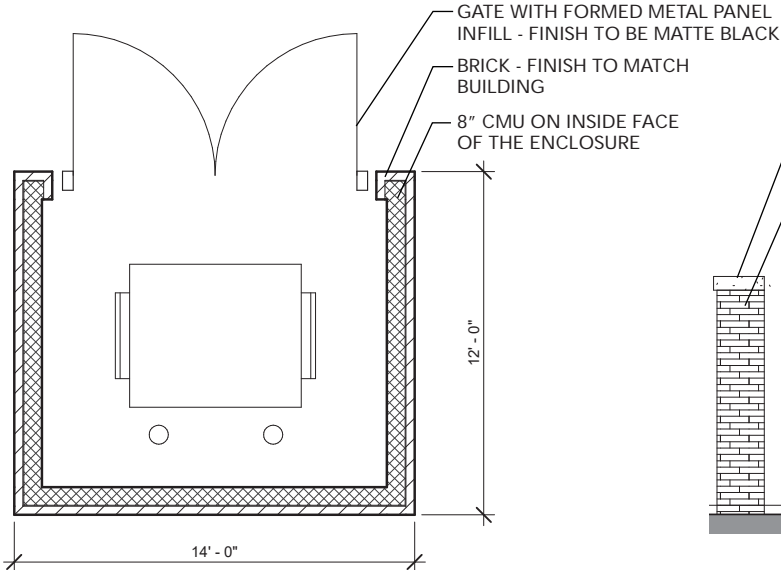
LEGEND		
	EXISTING	PROPOSED
PROPERTY LINE		
R.O.W. LINE		
EASEMENT LINE		
BUILDING LINE		
DOOR LOCATION		
CURB LINE		
SIGN		
PARKING SPACE COUNT		
CONCRETE PAVEMENT		
STANDARD DUTY ASPHALT PAVEMENT		
FENCE		
FIRE HYDRANT		
WATER METER		
WATER VALVE		
GAS METER		
GAS VALVE		
OVERHEAD WIRES		
UTILITY POLE		
ELECTRIC METER		
ELECTRIC STRUCTURE		
TRANSFORMER		
LIGHT POLE		
SANITARY MANHOLE		
SANITARY CLEANOUT		
CATCH BASIN		
STORM MANHOLE		
STORM CLEANOUT		
TREE		
HANDICAP SPACE		



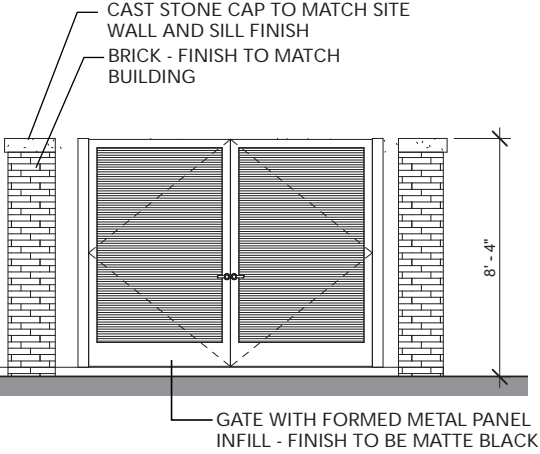
SITE FENCE - METAL 6'-0" H FENCE FINISH



SITE WALL AND MONUMENT SIGN

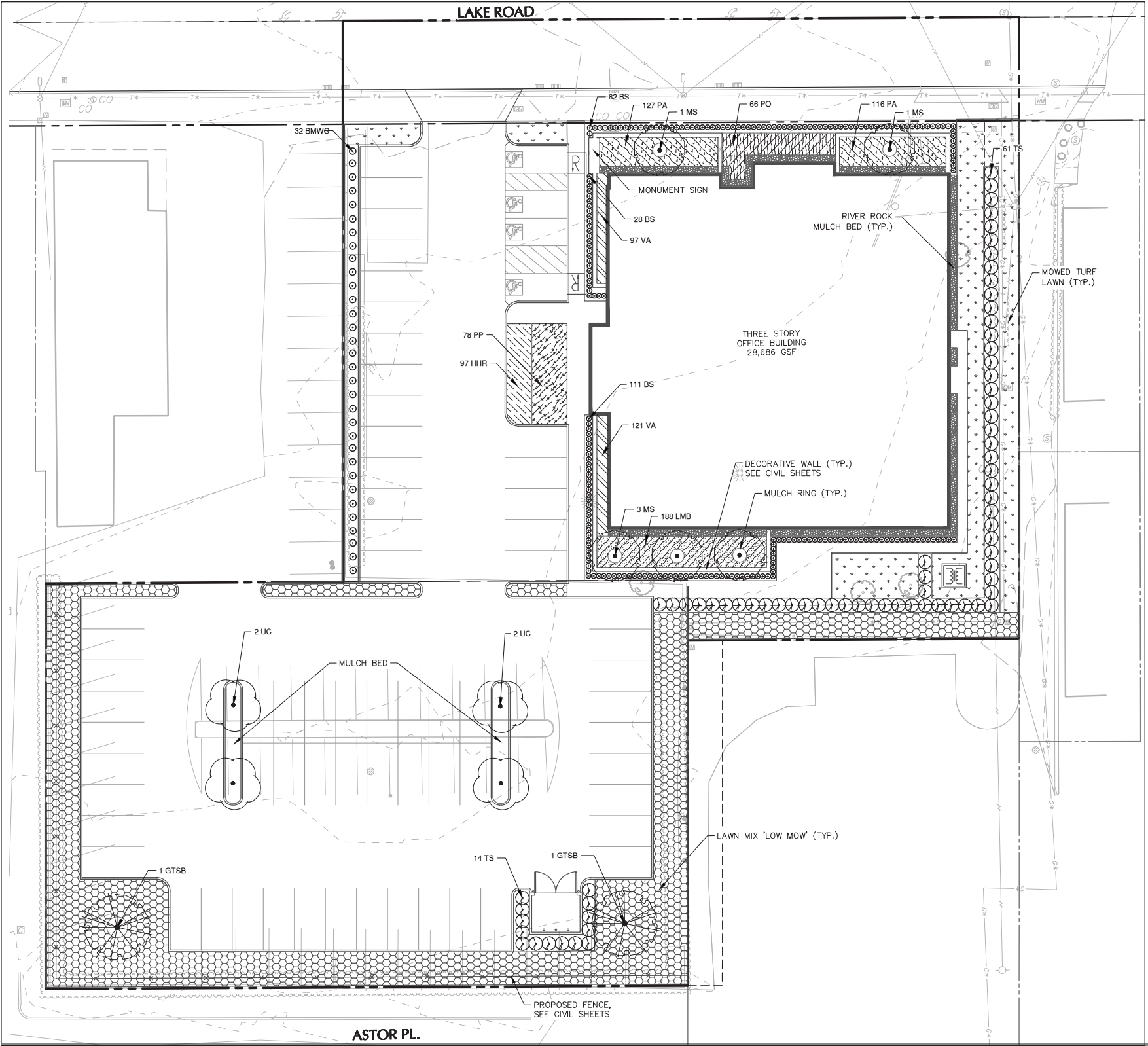


TRASH ENLOSURE ENLARGED PLAN



TRASH ENLOSURE NORTH ELEVATION

LAKE ROAD OFFICE BUILDING | Landscape Plan



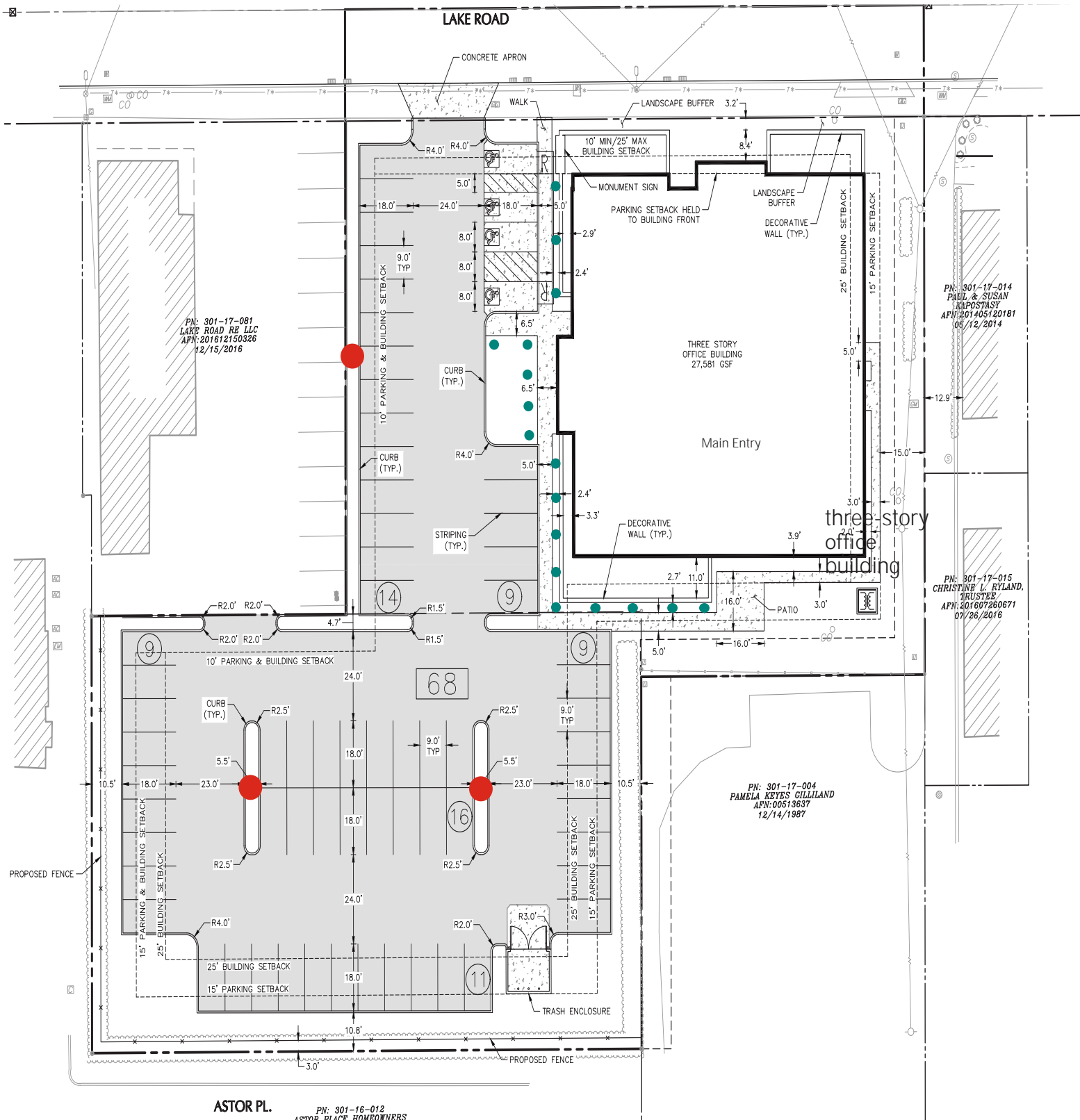
FLOWERING TREES				
FLOWERING TREES	QTY	BOTANICAL / COMMON NAME	SIZE	NOTES
MS	5	MALUS X 'SPRING SNOW' / SPRING SNOW CRABAPPLE	10-12' HT.	SINGLE STEM
EVERGREEN SHRUBS				
EVERGREEN SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	NOTES
BMWG	32	BUXUS MICROPHYLLA JAPONICA 'WINTER GEM' / WINTER GEM JAPANESE BOXWOOD	5 GAL.	
BS	221	BUXUS SEMPERVIRENS 'SUFRUTICOSA' / SUFRUTICOSA COMMON BOXWOOD	5 GAL.	
TS	75	THUJA OCCIDENTALIS 'SMARAGD' / EMERALD GREEN ARBORVITAE	5' HT.	
GROUND COVERS				
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING
HHR	97	HEMEROCALLIS X 'HAPPY RETURNS' / HAPPY RETURNS DAYLILY	2 GAL.	18" o.c.
LMB	188	LIRIOPE MUSCARI 'BIG BLUE' / BIG BLUE LILYTURF	2 GAL.	18" o.c.
PA	243	PACHYSANDRA AXILLARIS / PACHYSANDRA	2 GAL.	18" o.c.
PO	66	PENNISETUM ORIENTALE / ORIENTAL FOUNTAIN GRASS	2 GAL.	24" o.c.
PP	78	PENNISETUM ALOPECUROIDES 'PIGLET' / PIGLET DWARF FOUNTAIN GRASS	2 GAL.	24" o.c.
VA	218	VINCA MINOR 'ATROPURPUREA' / WINE PERIWINKLE	2 GAL.	12" o.c.

1. **LAWN MIX - 'LOW MOW'** ERNST SEED MIX ERNMX-113
LAWN & TURFGRASS
- 25.00% FESTUCA RUBRA
25.00% LOLIUM MULTIFLORUM
25.00% LOLIUM PRENNE 'BLACKSTONE'
25.00% LOLIUM PRENNE 'CONFETTI III'
- NOTES:
1. SEED AT A RATE OF 75-150 LBS./ACRE OR 3-5 LBS/1,000 SF

2. **MOWED TURF LAWN**



LAKE ROAD OFFICE BUILDING | Lighting Plan



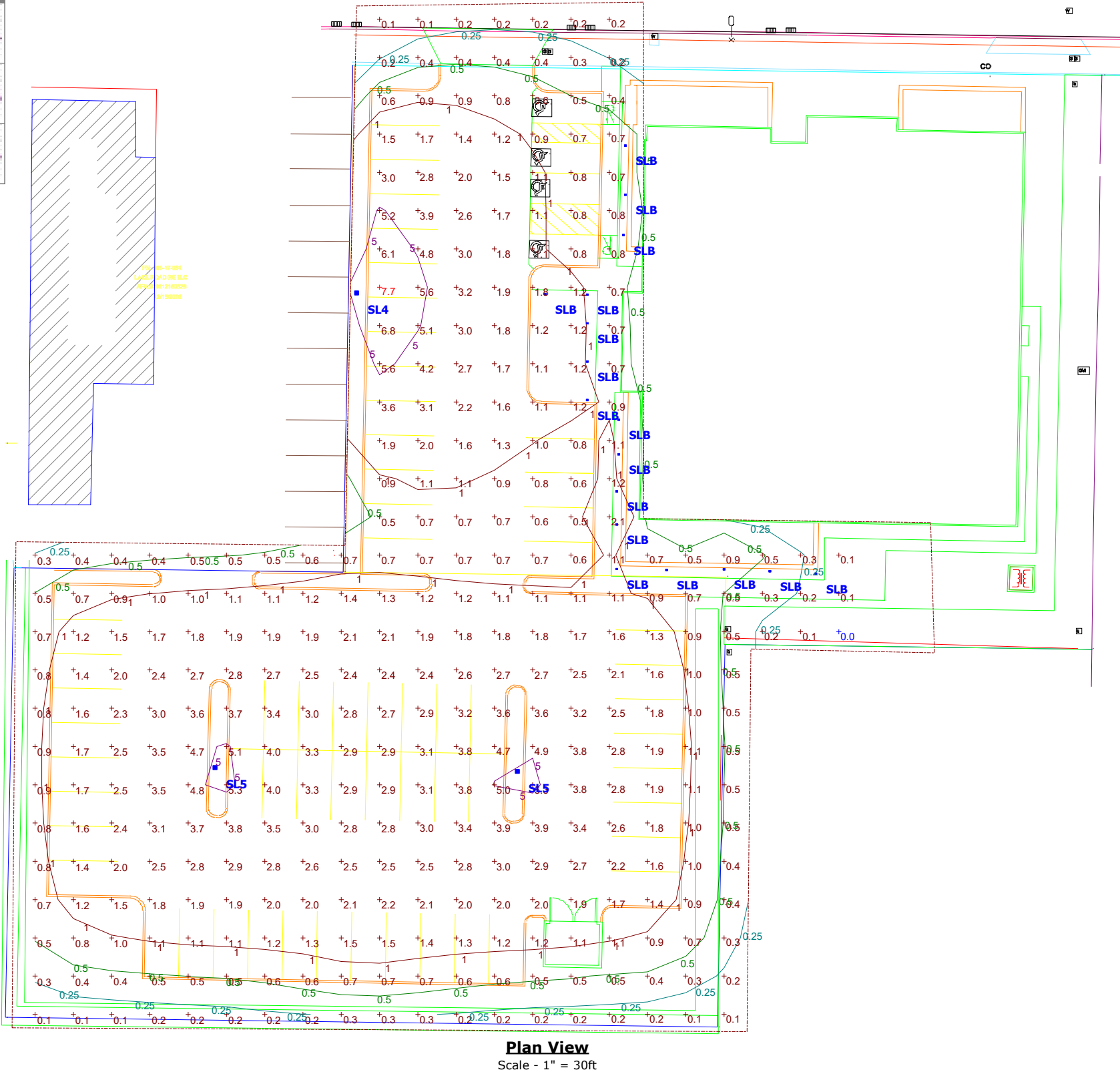
McGraw-Edison - GLEON Galleon



Rincon Pathway Bollard - 8'-0" O.C.

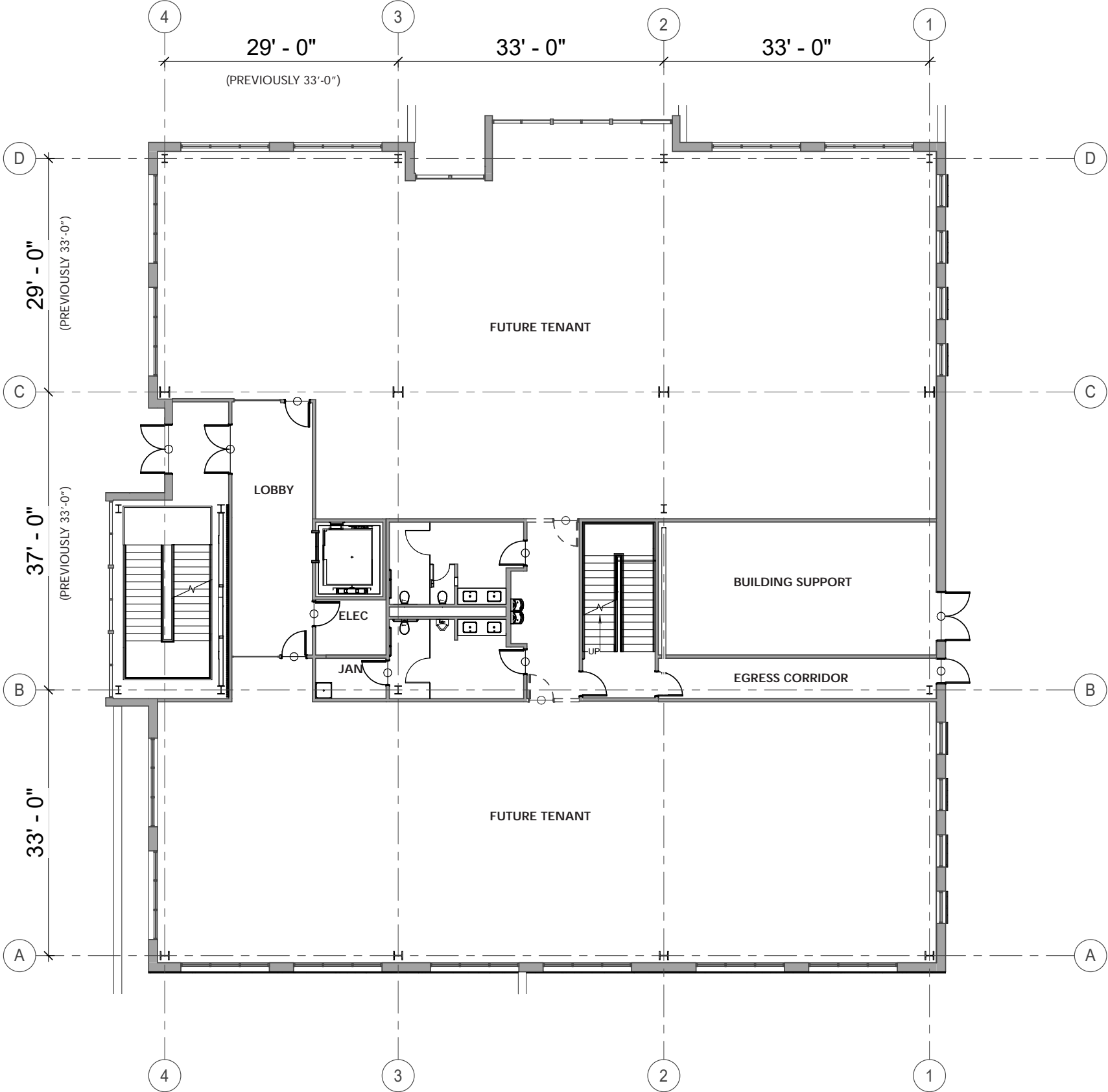
LAKE ROAD OFFICE BUILDING | Site Photometrics

Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Plot
	SL5		2	COOPER LIGHTING SOLUTIONS - MCGRAW-EDISON (FORMERLY EATON)	GLEON-SA4B-740-1P-SM2	GALLEON AREA AND ROADWAY LUMINAIRE (4) 70 CRI, 4500K, 800mA LIGHTSQUARES WITH 16 LEDS EACH AND TYPE V MEDIUM OPTICS	64	378	0.9	171	
	SLB		17	Forms+Surfaces		Rincon Pathway Bollard	32	50	0.9	14.56	
	SL4		1	COOPER LIGHTING SOLUTIONS - MCGRAW-EDISON (FORMERLY EATON)	GLEON-SA4B-740-U-SL4	GALLEON AREA AND ROADWAY LUMINAIRE (4) 70 CRI, 4500K, 800mA LIGHTSQUARES WITH 16 LEDS EACH AND TYPE V SPILL LIGHT ELIMINATOR OPTICS	64	342	0.9	171	



03

FLOOR PLANS



FIRST FLOOR PLAN

10,338 Gross Construction Square Feet
(Previously 10,727 GSF)
2,268 SF Building/Floor Service Area
7,923 SF Occupant Area (Previously 8,110 SF)

BUILDING TOTAL

27,581 Gross Construction Square Feet
(Previously 28,688 GSF)

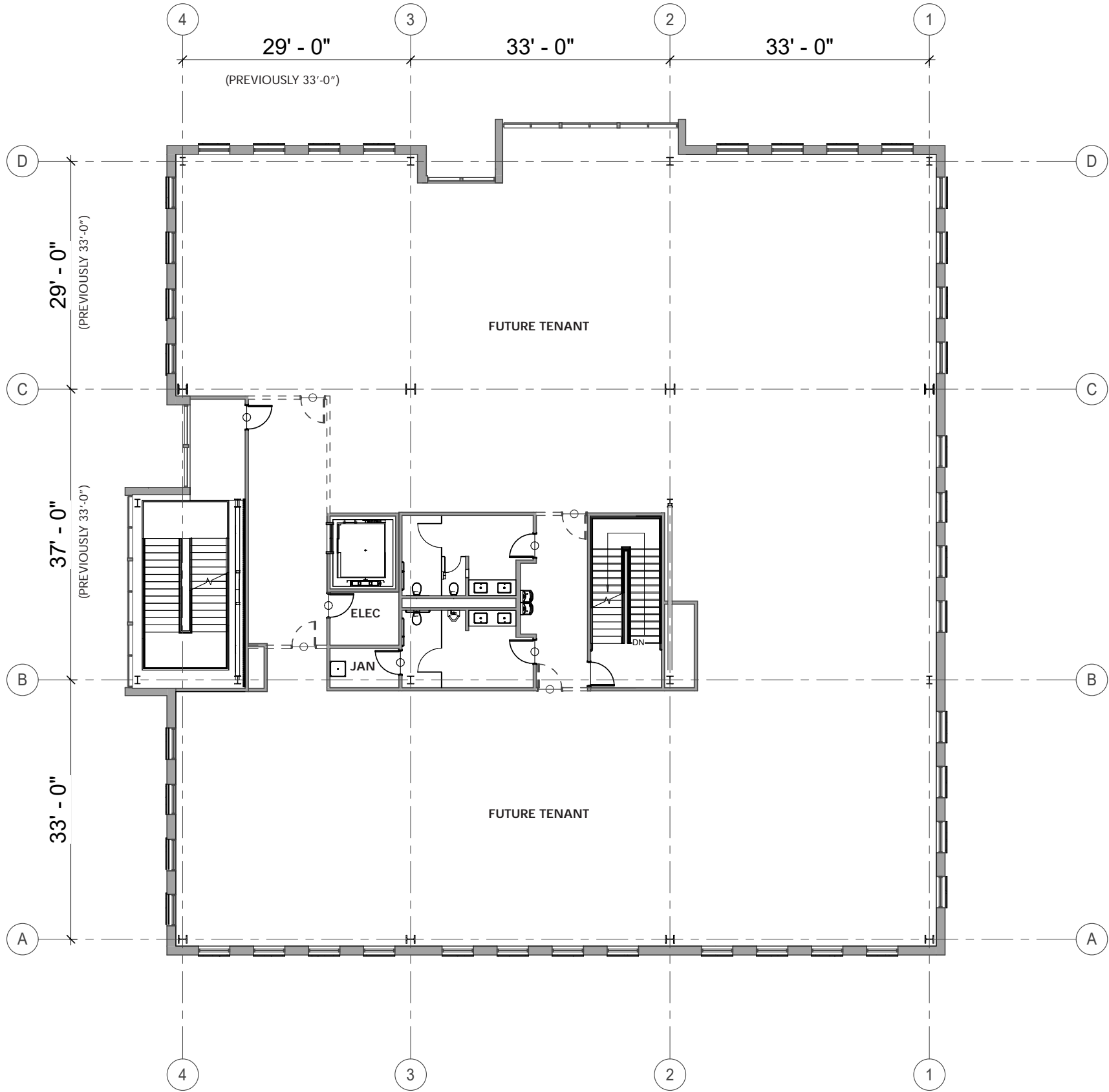
Note:
Gross Construction SF is calculated to the exterior face of exterior wall.

Gross Interior SF is calculated to the interior face of the dominant exterior wall and excludes vertical shafts. (This is used for BOMA calculations.)

Building/Floor Service SF includes building areas such as building lobby, upper floor elevator lobbies, restrooms, janitorial, electrical, corridors and building support.

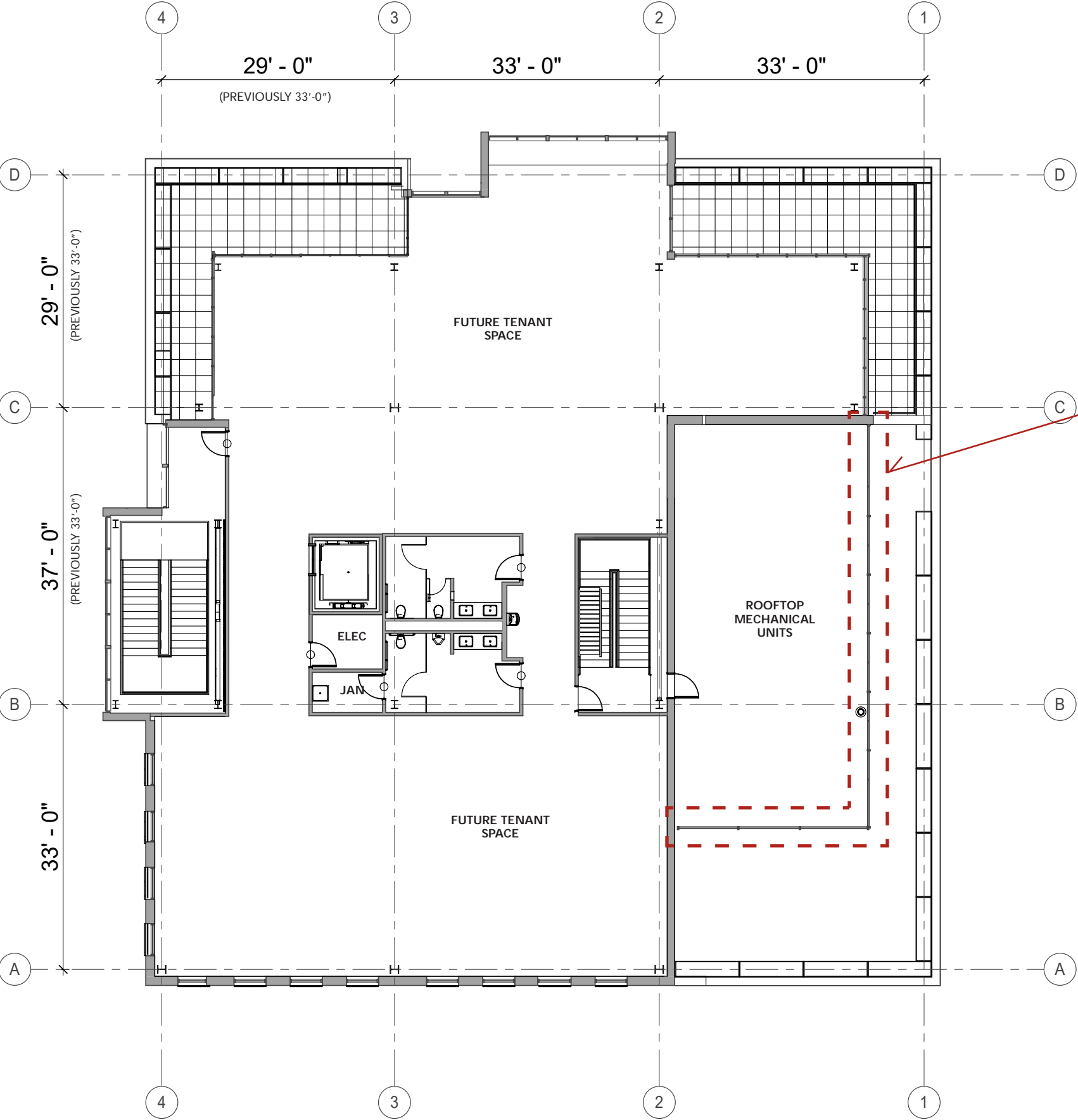
Occupant Area includes leasable areas.

Comprehensive BOMA calculations are recommended for final proforma analysis.



SECOND FLOOR PLAN

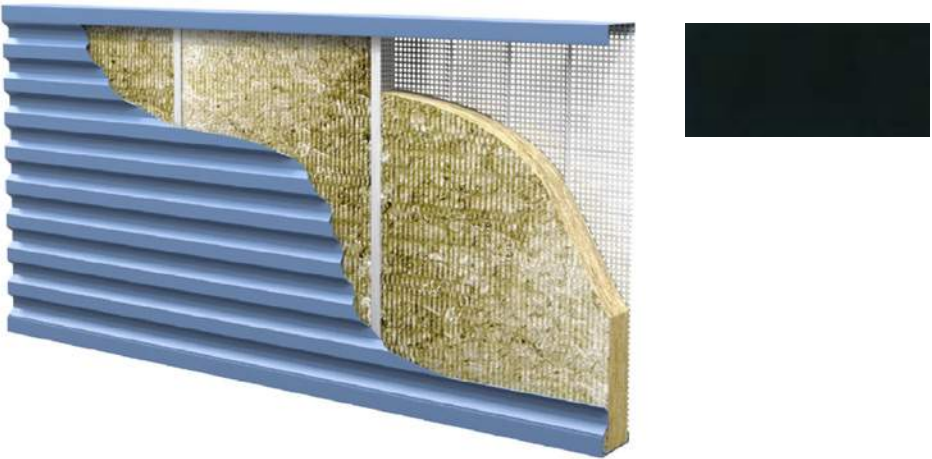
10,338 Gross Square Feet (Previously 10,727 GSF)
1,231 SF Building/Floor Service Area
9,073 SF Occupant Area (Previously 8,895 SF)



THIRD FLOOR PLAN

6,905 Gross Square Feet (Previously 7,232 GSF)
1,217 SF Building/Floor Service Area
5,264 SF Occpant Area (Previously 5,613 SF)
Excludes Terrace

Rooftop Mechanical Unit Screen
Product: Roofscreen Soundguard Assembly
Corrugated Metal Panel, Finish to be Matte black



04

EXTERIOR DESIGN





North Elevation (Lake Road)



East Elevation



South Elevation



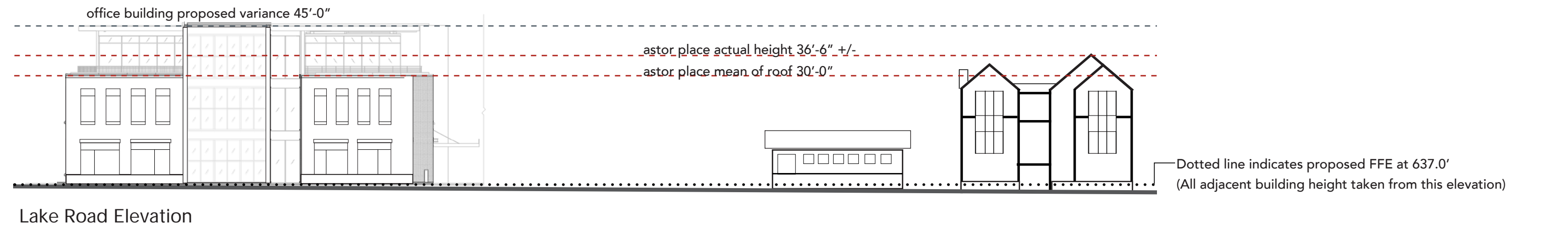
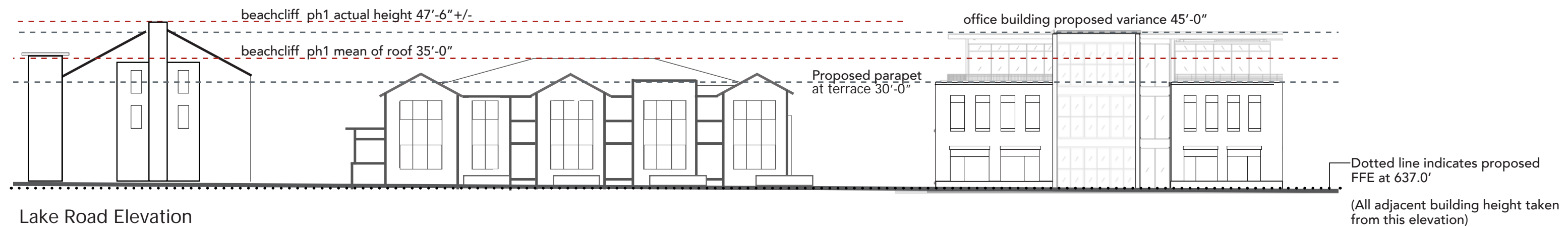
West Elevation (Main Entry)





Elevation along Lake Road







vocon.

LET YOUR
SPACES SPEAK.