



19933 LAKE ROAD CONCEPTUAL DESIGN:
COMMERCIAL OFFICE BUILDING DEVELOPMENT

NOVEMBER 1, 2022

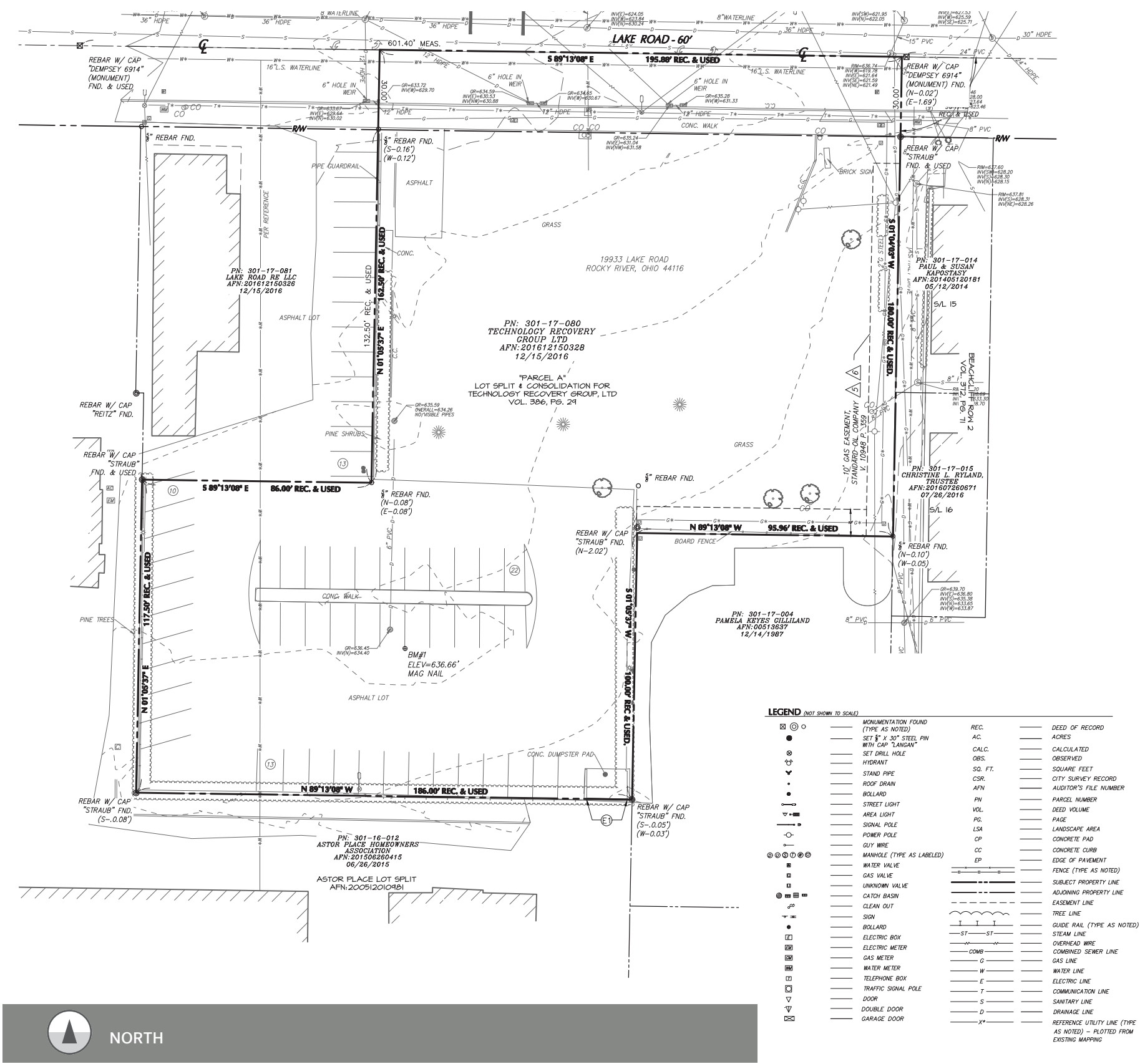
LAKE ROAD OFFICE BUILDING

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ZONING ANALYSIS

LAKE ROAD OFFICE BUILDING | Zoning Analysis | Northeast Parcel Survey



ROCKY RIVER, OHIO

Rocky River Codified Ordinances - Local Buisness District

Indicates Requested Variance

Use Regulations

Office - Administrative, Business or Professional

Lot Regulation	Required	Proposed
Max Coverage By Building	30%	19.30%
Max Coverage by Impervious Surfaces		

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	shall not be located between the front building line and the street right-of-way line	
Side and Rear lot line abutting residential dist.	15'-0"	10'-0"
From Principal Building	10'-0"	7'-2"

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

Off-Street Parking Regulations		
Required Off-Street Parking		
Per Gross SF (28,686 SF)	87 - 115 Spaces	
Per Net SF (22,618 SF)	68 - 91 Spaces	
Provided	68 Spaces (4 Accessible)	

02

SITE PLAN



LAKE ROAD OFFICE BUILDING | Site Plan



DEVELOPMENT DATA

Three-Story Office Building

- Level One
10,727 gsf
- Level Two
10,727 gsf
- Level Three
7,232 gsf
+ 800 sf outdoor terrace

Gross area: 28,686 gsf,
[80% efficiency including terraces, mechanical roof top
space not included]

SITE BLOCKING AND MASSING

Considerations

- Respecting context
- Holding the edge
- Street presence
- Pedestrian scale
- Circulation
- Identity
- Connecting to nature
- Daylight and views
- Access to fresh air

MASSING CONSIDERATIONS

Three-Story Office Building

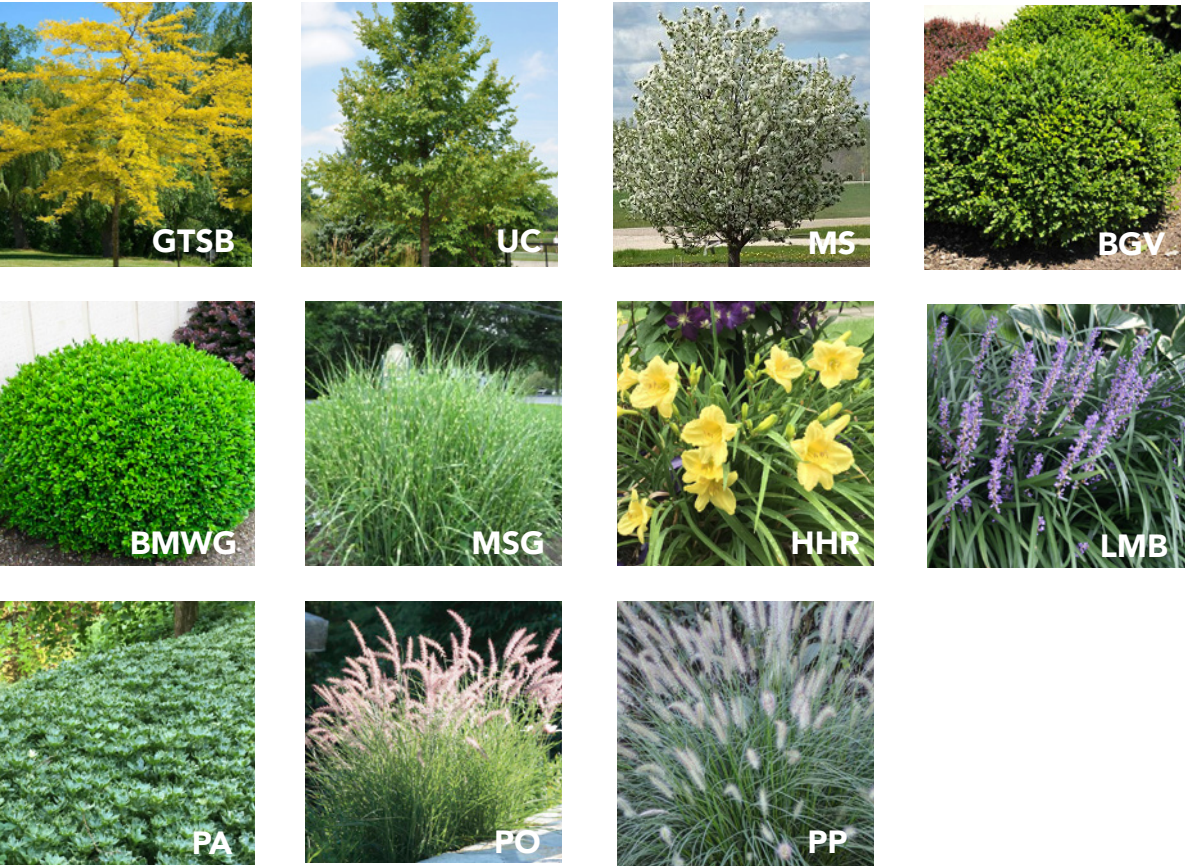
- Structural grid 33'-0"
- Steel structure
- Tier I office space requires 10'-0" ceilings
- Floor to floor 14'-8", leaving 4'-8" maximum for
interstitial space
- Efficient floor plate with maximum flexibility
- Mechanical units located at third floor
- Steel structure functional and aesthetic

LAKE ROAD OFFICE BUILDING | Landscape Plan



PLANT SCHEDULE				
DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME	SIZE	
GTSB	2	GLEDISIA TRIACANTHOS INERMIS 'SUNBURST' / SUNBURST HONEY LOCUST	2 1/2-3" CAL.	
UC	4	ULMUS X 'FRONTIER' / FRONTIER ELM	2 1/2-3" CAL.	
FLOWERING TREES	QTY	BOTANICAL / COMMON NAME	SIZE	
MS	7	MALUS X 'SPRING SNOW' / SPRING SNOW CRABAPPLE	10-12" HT.	
EVERGREEN SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	
BGV	32	BUXUS X 'GREEN VELVET' / GREEN VELVET BOXWOOD	3 GAL.	
BMWG	40	BUXUS MICROPHYLLA JAPONICA 'WINTER GEM' / WINTER GEM JAPANESE BOXWOOD	3 GAL.	
GRASSES	QTY	BOTANICAL / COMMON NAME	SIZE	
MSG	32	MISCANTHUS SINENSIS 'GRACILLIMUS' / EULALIA GRASS	2 GAL.	
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING
HHR	70	HEMEROCALLIS X 'HAPPY RETURNS' / HAPPY RETURNS DAYLILY	2 GAL.	18" o.c.
LMB	282	LIRIOPE MUSCARI 'BIG BLUE' / BIG BLUE LILYTURF	2 GAL.	18" o.c.
PA	282	PACHYSANDRA AXILLARIS / PACHYSANDRA	2 GAL.	18" o.c.
PO	73	PENNISETUM ORIENTALE / ORIENTAL FOUNTAIN GRASS	2 GAL.	24" o.c.
PP	78	PENNISETUM ALOPECUROIDES 'PIGLET' / PIGLET DWARF FOUNTAIN GRASS	2 GAL.	24" 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



LAKE ROAD OFFICE BUILDING | Lighting Plan












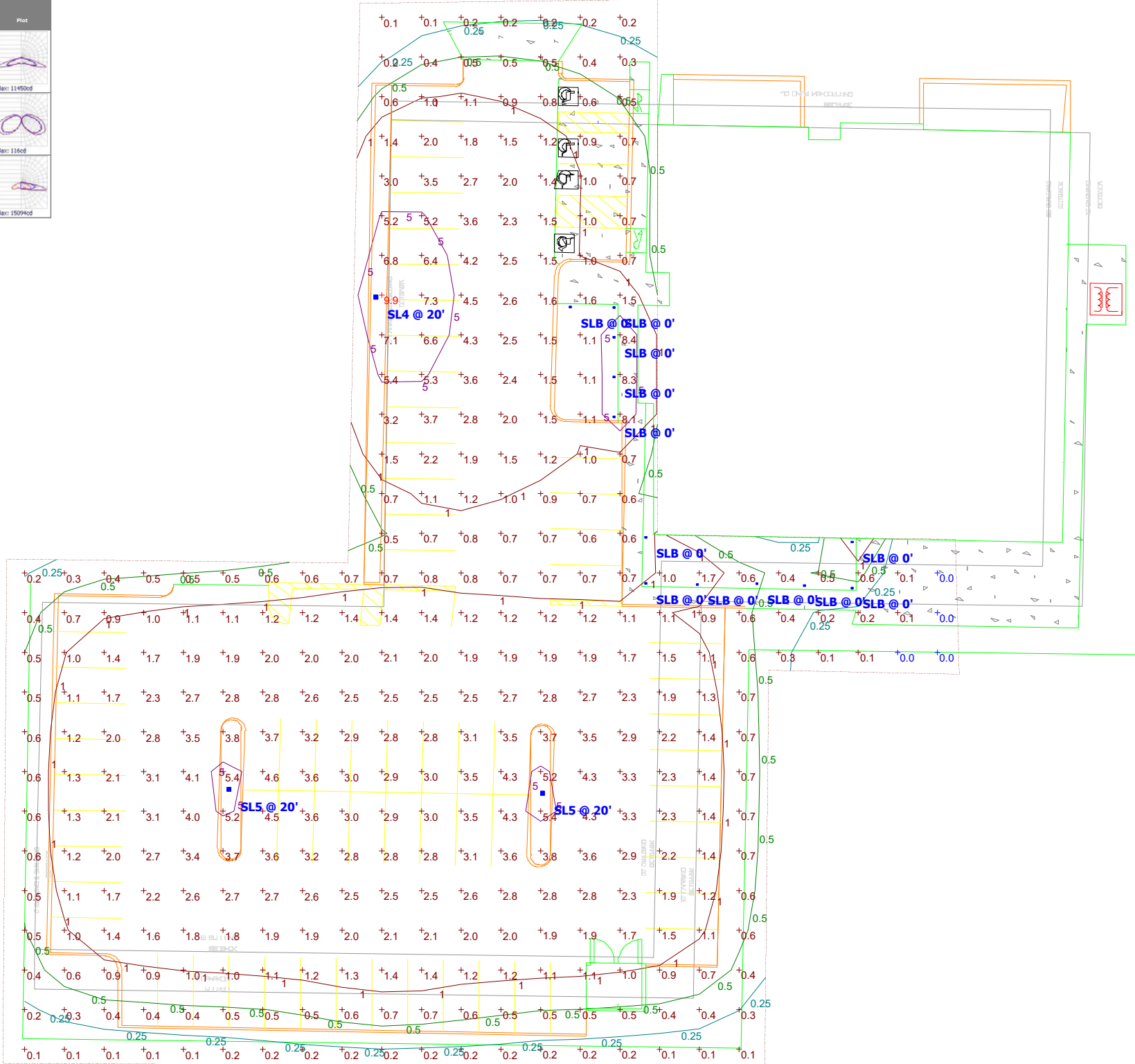
McGraw-Edison - GLEON Galleon



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

LAKE ROAD OFFICE BUILDING | Site Photometrics

Schedule											
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-U-SNQ	GALLEON AREA AND ROADWAY LUMINAIRE (4) 70 CRL 4000K 800mA LIGHTSQUARES WITH 16 LEDS EACH AND TYPE IV MEDIUM OPTICS	64	378	0.9	171	 Man: 11450cd
	SLB		12	Forms+Surfaces		Rincon Pathway Bollard	32	50	0.9	14.56	 Man: 116cd
	SL4		1	COOPER LIGHTING SOLUTIONS - McGRAW-EDISON (FORMERLY EATON)	GLEON-SA4B-740-U-SL4	GALLEON AREA AND ROADWAY LUMINAIRE (4) 70 CRL 4000K 800mA LIGHTSQUARES WITH 16 LEDS EACH AND TYPE IV SPILL LIGHT ELIMINATOR OPTICS	64	342	1	171	 Man: 15094cd



Plan View
Scale - 1" = 30ft



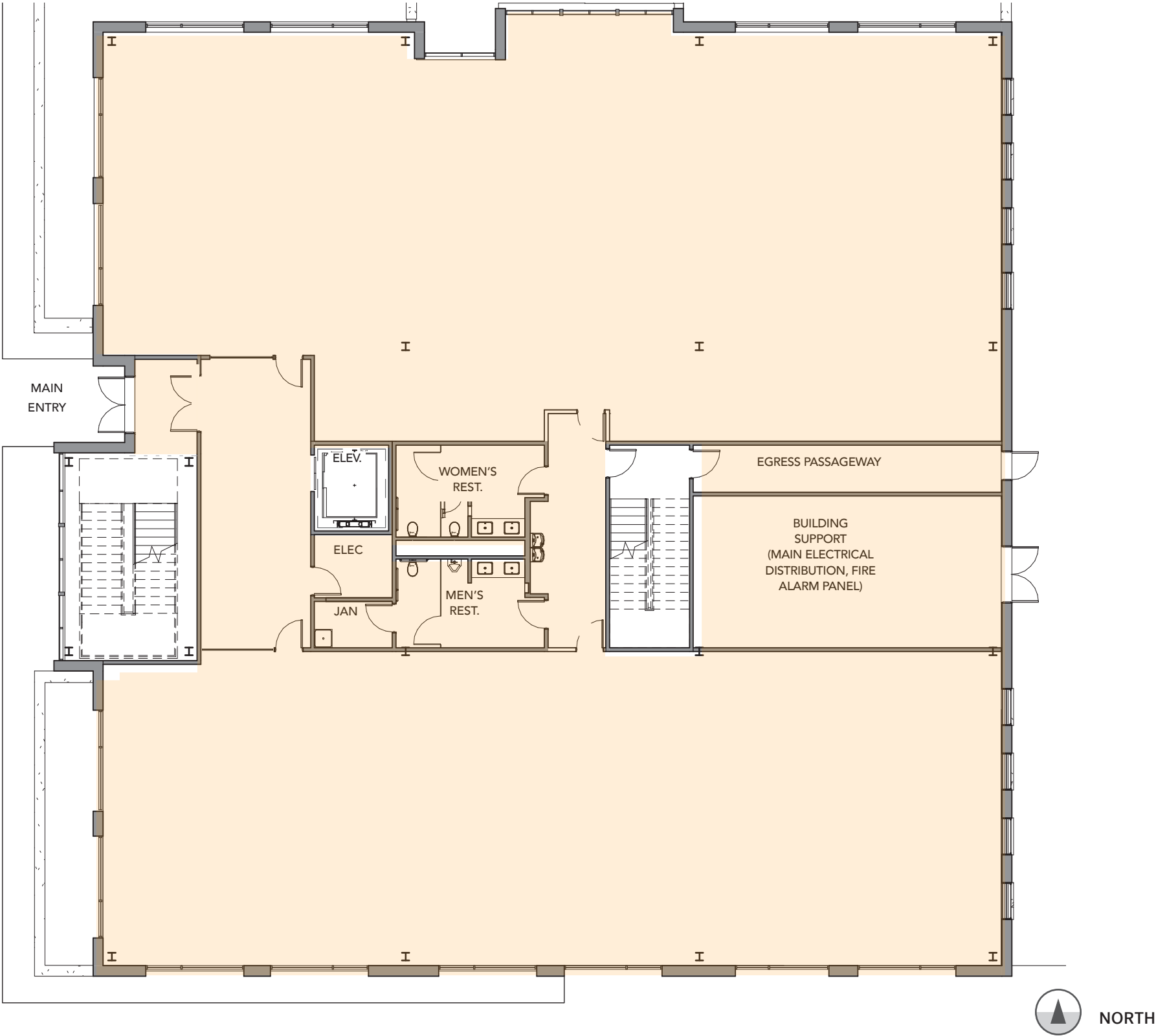
NORTH



Elevation along Lake Road

03

FLOOR PLANS



FIRST FLOOR PLAN

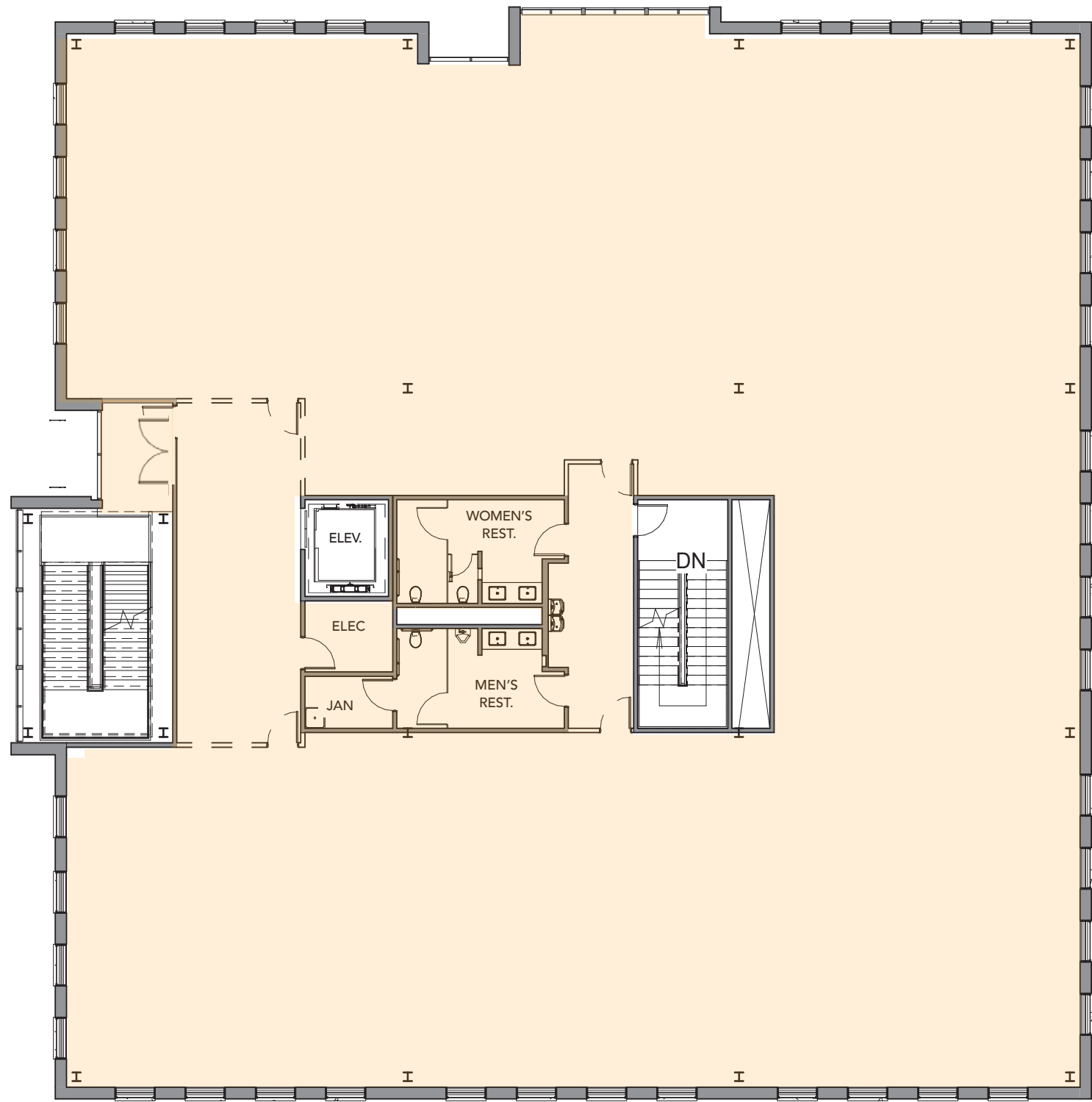
10,727 Gross Square Feet
9,553 Rentable Square Feet
8,110 Usable Square Feet
89% Efficiency [Gross to Rentable]

Note:
The **Gross Square Feet** area is calculated to the finish face of exterior wall.

The **Usable Square Feet** area is used in multiple standards as the portion of a building classified as tenant space. Service areas [restrooms, electrical closets, data closets, etc...] are excluded from this measurement.

Rentable Square Feet illustrated in this document (in orange) includes interior area minus vertical circulation and shaft spaces.

Comprehensive BOMA calculations are recommended for final proforma analysis.



SECOND FLOOR PLAN

10,727 Gross Square Feet
9,487 Rentable Square Feet
8,895 Usable Square Feet
88% Efficiency [Gross to Rentable]

Note:
The **Gross Square Feet** area is calculated to the finish face of exterior wall.

The **Usable Square Feet** area is used in multiple standards as the portion of a building classified as tenant space. Service areas [restrooms, electrical closets, data closets, etc...] are excluded from this measurement.

Rentable Square Feet illustrated in this document (in orange) includes interior area minus vertical circulation and shaft spaces.

Comprehensive BOMA calculations are recommended for final proforma analysis.



THIRD FLOOR PLAN
7,232 Gross Square Feet
5,613 Usable Square Feet
[Excluding Terrace]
Two 395 SF Exterior Terraces

Note:

Current interior tenant fit-out options are for illustrative purposes only.

04

EXTERIOR MATERIALITY



NORMAN BRICK - TYPICAL RUNNING BOND



CAST STONE SILL



FLUSH METAL PANEL



STOREFRONT - BLACK FINISH



North Elevation (Lake Road)



East Elevation



South Elevation



West Elevation (Main Entry)





vocon.

LET YOUR
SPACES SPEAK.