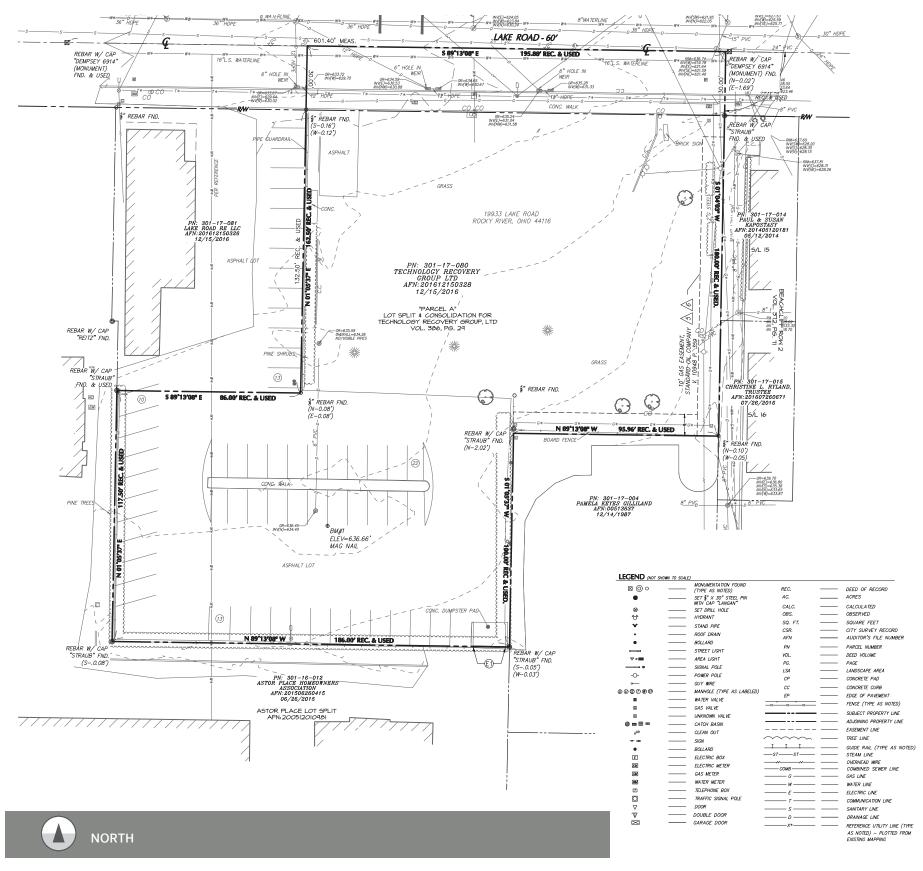


- **01** Zoning Analysis
- 02 Site Plan
- 03 Floor Plans
- **04** Exterior Rendered Views

### TABLE OF CONTENTS

# ZONING ANALYSIS

### LAKE ROAD OFFICE BUILDING | Zoning Analysis | Northeast Parcel Survey



### LEGAL DESCRIPTION

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

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:

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 OF THE PROPERTIES, INC. AS INCLUMENT SPIEMBER 9, 1999 IN DOCUMENT NUMBER 19990902616
TO A POINT MINESSED BY A 5/8 NOH REBAR FOUND O.15 FEET MEST, 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 GILLIAND AS RECORDED DECEMBER 14, 1987 IN DEED VOLUME 87–7898, PAGE 46 TO A 5/8 x 30 MCH 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 MBAR SET WITH A CAP MARKED WELLERF 636.

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 O' 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 EASTI

THENCE SOUTH 89' 26' 00" EAST 196.11 FEET ALONG TO-E CENTERLINE OF LAILE 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 LAI(E ROAD, BEARING NORTH 89° 26' 00" WEST BETWEEN MONUMENTS FOUND, PER DEED VOLUME 97—11850, PAGE 58.

### NOTES

- A. FIRST AMERICAN TITLE INSURANCE COMPANY, OWNERS POLICY 5011439-0152151e, DATED MAY 20, 2016. B. 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.
- 3. UALES SECONCLLY INTER HERIOL, STORY AND SUMFAY SEER PURPHATION (INCLUDE DEF. INSET, PIPE MATRIAL, AND PIPE STORY ME CREATED, AND MESSIERS AT PELL CONTOR TOWNS CONTORES CHAMCAGES/ATON SERVES, CONTOR SERVES OF THE SERVES OF CONTOR SERVES OF THE SERVES OF THE SERVES OF CONTOR SERVES OF THE S
- ADDITIONAL UTILITY (WATER, GAS, ELECTRIC ETC.) DATA MAY BE SHOWN FROM FIELD LOCATED SURFACE MARKINGS (BY OTHERS), EXISTING STRUCTURES, AND/OR FROM EXISTING DRAWNOS.
- 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 ETHER IN SERVICE, ABANDONED OR SUTHALE FOR USE, NOR ARE IN THE EXACT LOCATION OF CONTINUATION WHOCHEN PRECIN.
- 6. PRIOR TO ANY DESIGN OR CONSTRUCTION, THE PROPER UTILITY AGENCIES MUST BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
- 7. THIS SURVEY IS NOT VALID WITHOUT THE EMBOSSED OR INKED SEAL OF THE PROFESSIONAL.
- 8. THE SURVEYOR DID NOT OBSERVE ANY EVIDENCE OF EARTH-MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS AT THE TIME OF THE FIELD SURVEY.

### ROCKY RIVER, OHIO

### **Rocky River Codified Ordinances** - Local Buisness District

**Indicates Requested Variance** 

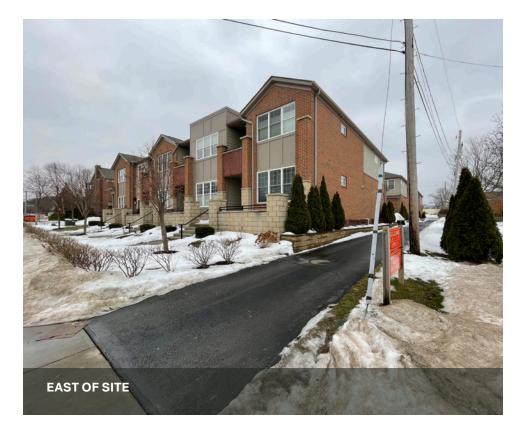
### **Use Regulations**

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 Cathagle fram Dight of Man	shall not be located between the front building line		
Min. Setback from Right-of-Way	building and the street right-of-way line		
	9	·	
Side and Rear lot line abutting residential dist.	15'-0"	10'-0"	
Side and Rear lot line abutting residential dist. From Principal Building		·	
From Principal Building	15'-0" 10'-0"	10'-0" 7'-2"	
From Principal Building Height Requirements	<b>15'-0" 10'-0"</b> Required	<b>10'-0" 7'-2"</b> Proposed	
From Principal Building	15'-0" 10'-0"	10'-0" 7'-2"	
From Principal Building  Height Requirements  Principal buildings or Structures	<b>15'-0" 10'-0"</b> Required	<b>10'-0" 7'-2"</b> Proposed	
From Principal Building  Height Requirements  Principal buildings or Structures  Off-Street Parking Regulations	<b>15'-0" 10'-0"</b> Required	<b>10'-0" 7'-2"</b> Proposed	
From Principal Building  Height Requirements  Principal buildings or Structures	<b>15'-0" 10'-0"</b> Required	<b>10'-0" 7'-2"</b> Proposed	
From Principal Building  Height Requirements  Principal buildings or Structures  Off-Street Parking Regulations	<b>15'-0" 10'-0"</b> Required	<b>10'-0" 7'-2"</b> Proposed	
From Principal Building  Height Requirements  Principal buildings or Structures  Off-Street Parking Regulations  Required Off-Street Parking	15'-0" 10'-0" Required 35'-0"	<b>10'-0" 7'-2"</b> Proposed	

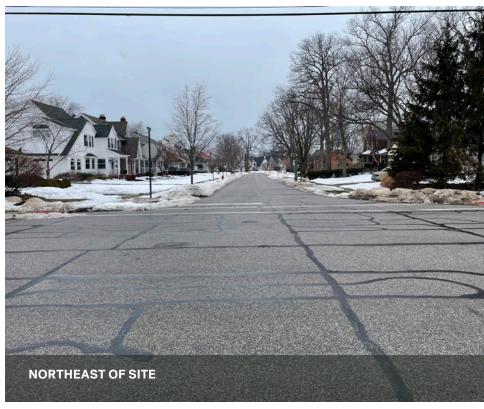
# SITE PLAN

### LAKE ROAD OFFICE BUILDING | Site Plan | Context Photos













### 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



D		. –			
PLANT SCHEDULE					
DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME	SIZE		
GTSB	2	GLEDITSIA 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. <u>LAWN MIX - 'LOW MOW'</u> 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















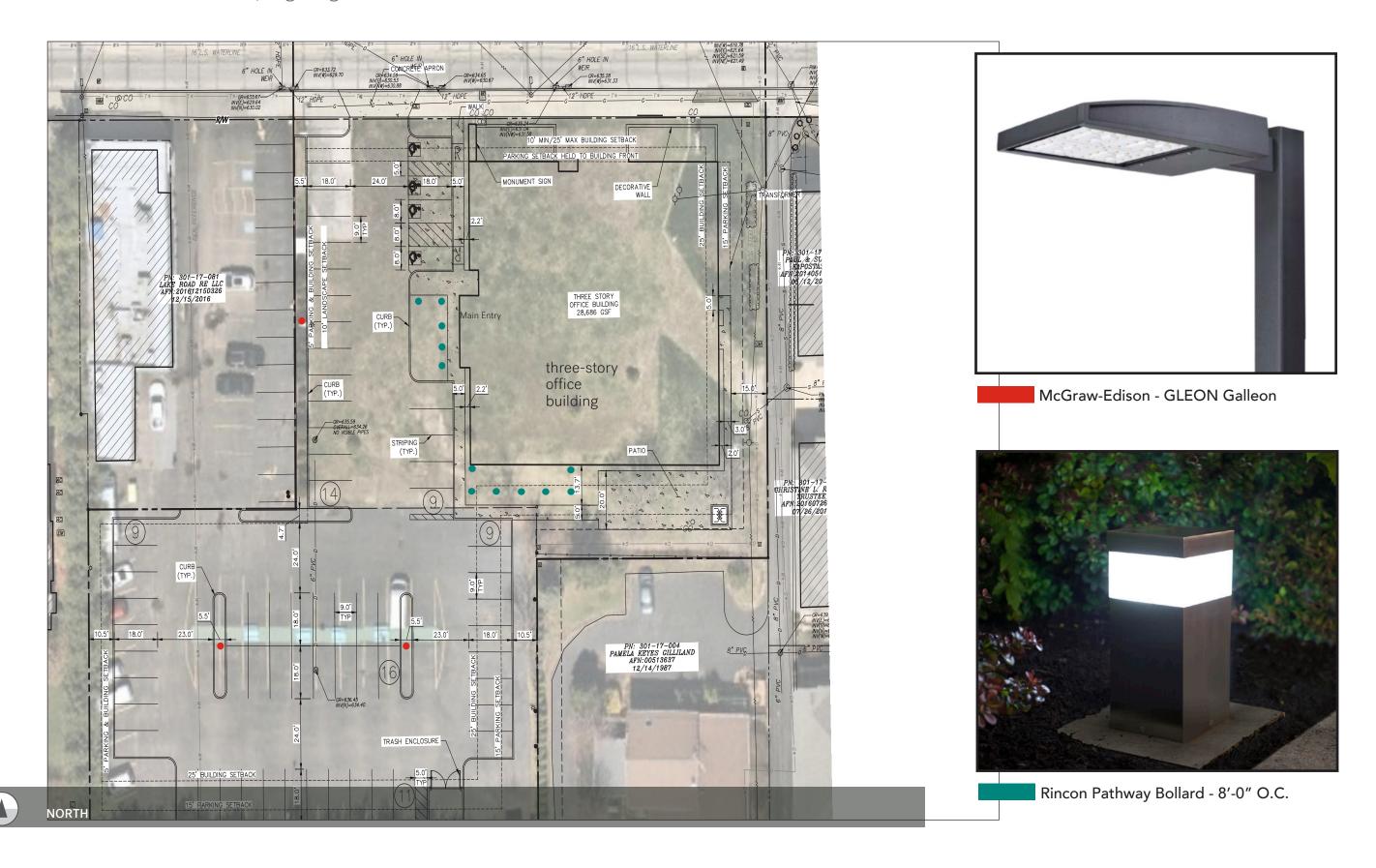




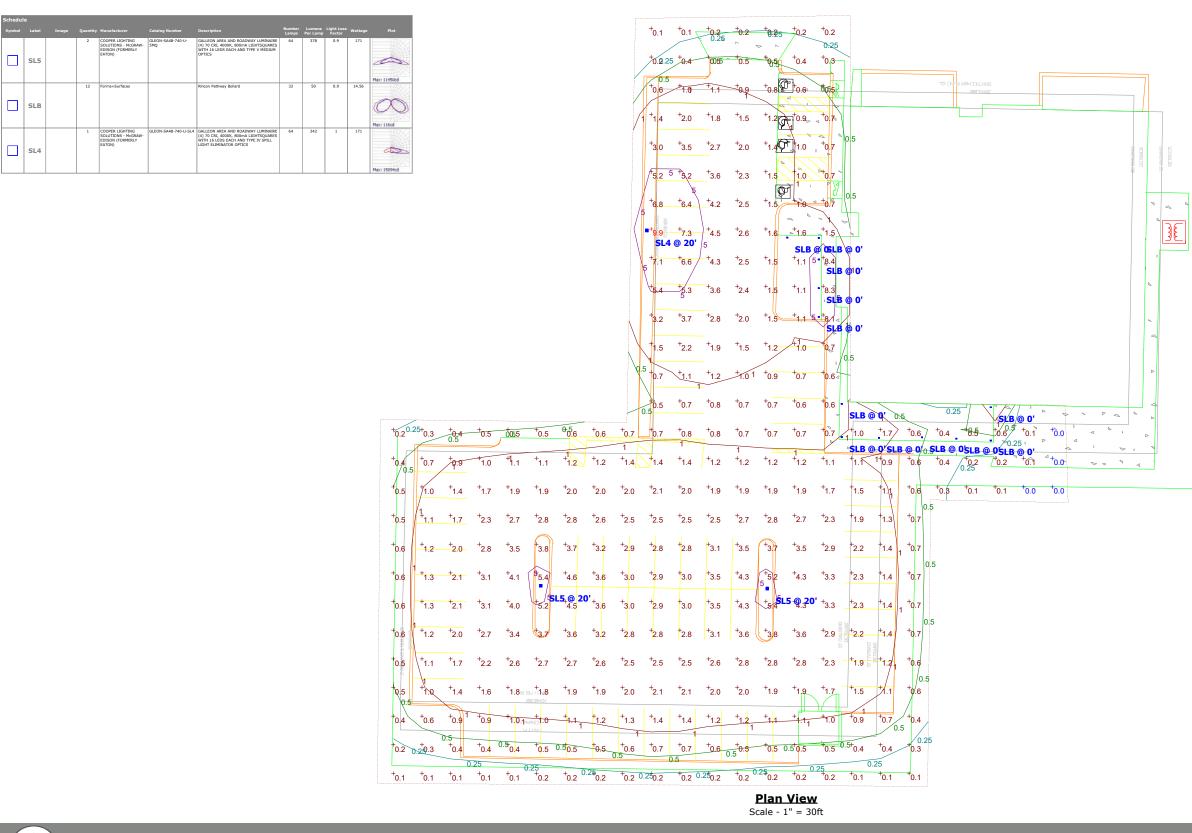




### LAKE ROAD OFFICE BUILDING | Lighting Plan

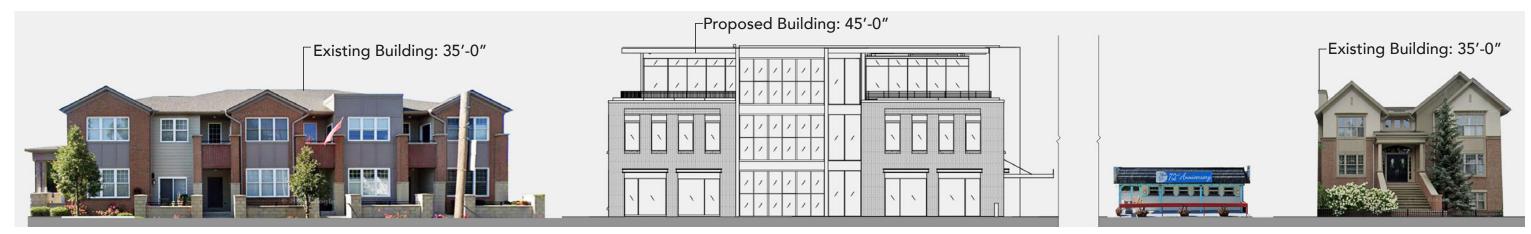


### LAKE ROAD OFFICE BUILDING | Site Photometrics



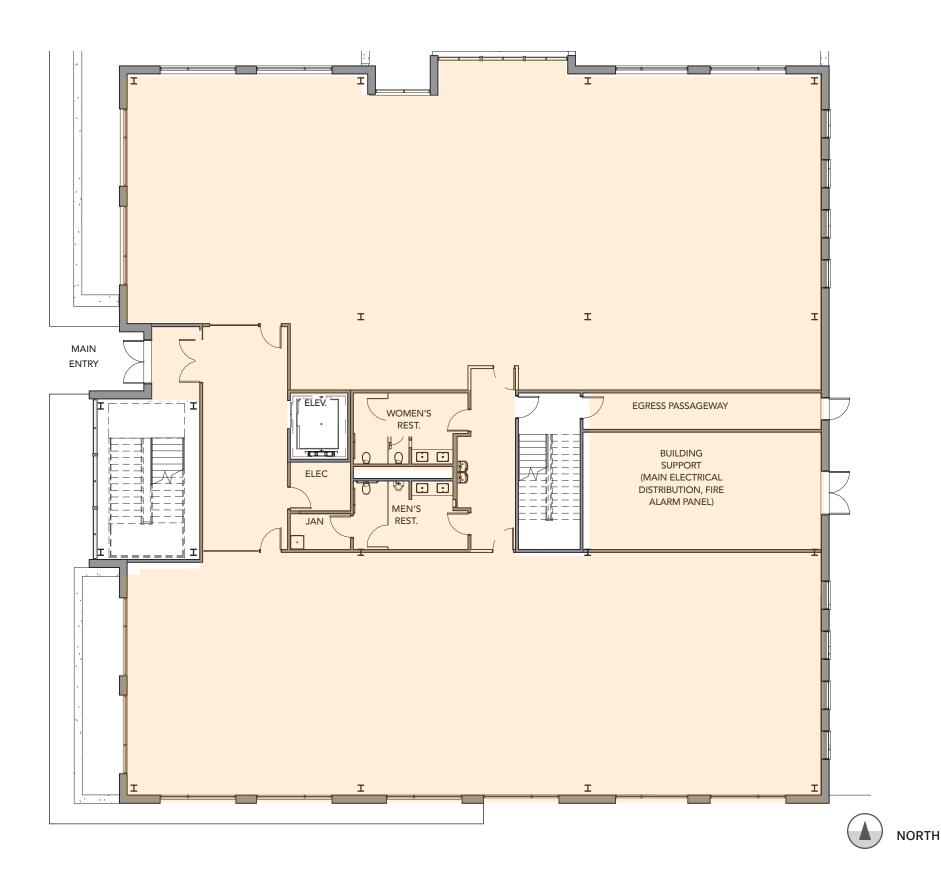
NORTH





Elevation along Lake Road

# GGS FLOOR PLANS



### FIRST FLOOR PLAN

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

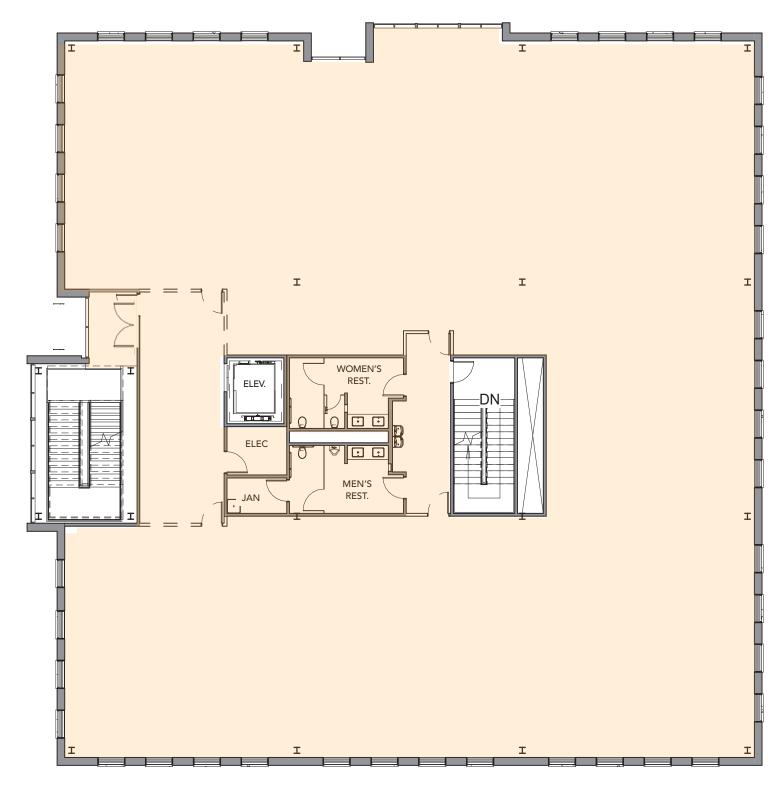
### Note:

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% Efficency [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.

### LAKE ROAD OFFICE BUILDING | Third Floor Plan



### THIRD FLOOR PLAN

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

Note:

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

## EXTERIOR MATERIALITY

### LAKE ROAD OFFICE BUILDING | Exterior Rendered Views | Exterior Material Pallette



### LAKE ROAD OFFICE BUILDING | Exterior Rendered Views | Elevations



North Elevation (Lake Road)



South Elevation



East Elevation



West Elevation (Main Entry)



### LAKE ROAD OFFICE BUILDING | Exterior Rendered Views | Main Entry, West Elevation





# LET YOUR SPACES SPEAK.