



19933 LAKE ROAD CONCEPTUAL DESIGN:  
COMMERCIAL OFFICE BUILDING DEVELOPMENT

NOVEMBER 7, 2022

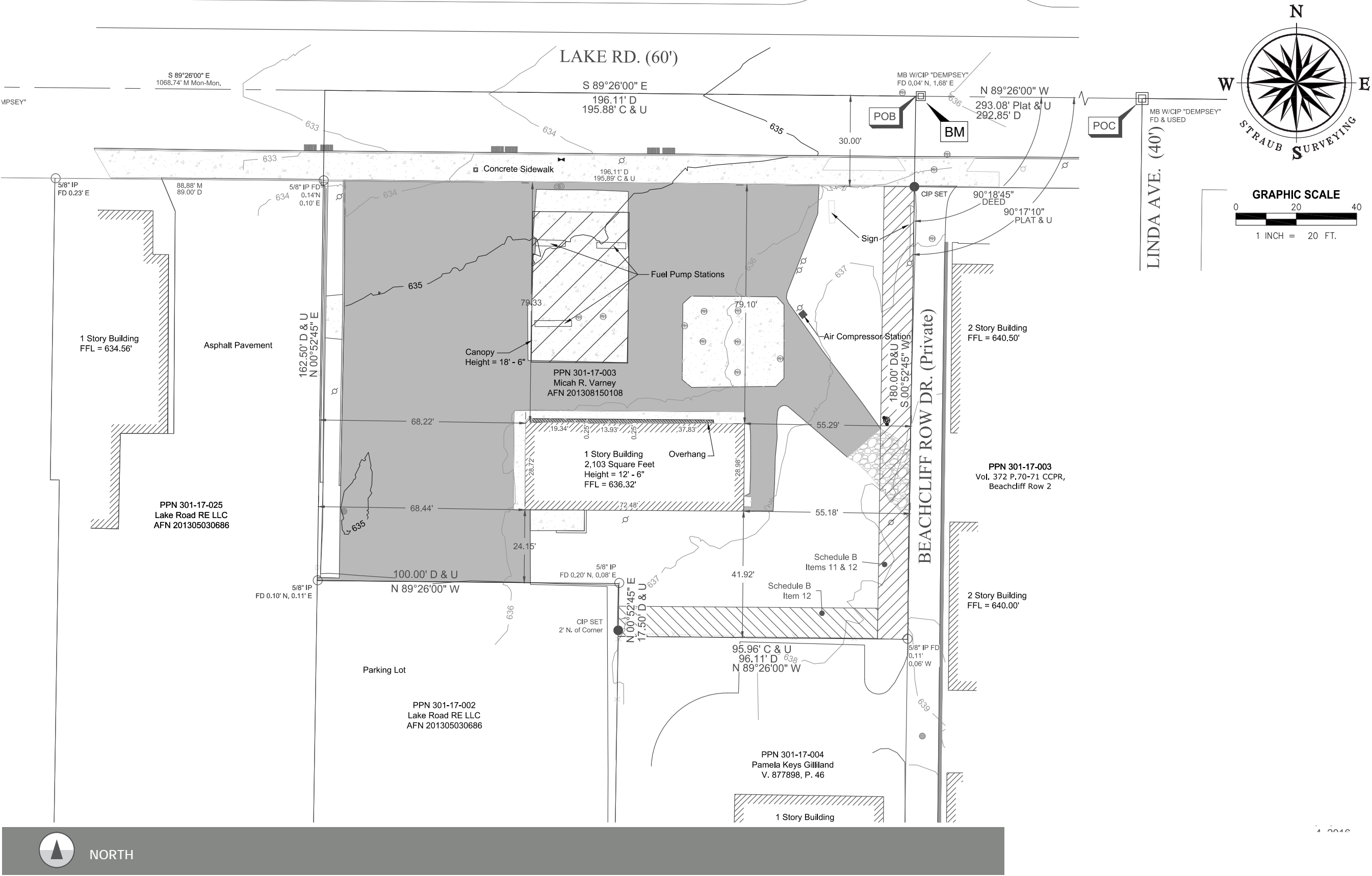
# LAKE ROAD OFFICE BUILDING

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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"
<b>Side and Rear lot line abutting residential dist.</b>	<b>25'-0"</b>	<b>20'-0"</b>

Parking Setback Requirements	Required	Proposed
<b>Min. Setback from Right-of-Way</b>	<b>shall not be located between the front building line building and the street right-of-way line</b>	
<b>Side and Rear lot line abutting residential dist.</b>	<b>15'-0"</b>	<b>10'-0"</b>
<b>From Principal Building</b>	<b>10'-0"</b>	<b>7'-2"</b>

Height Requirements	Required	Proposed
<b>Principal buildings or Structures</b>	<b>35'-0"</b>	<b>45'-0"</b>

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

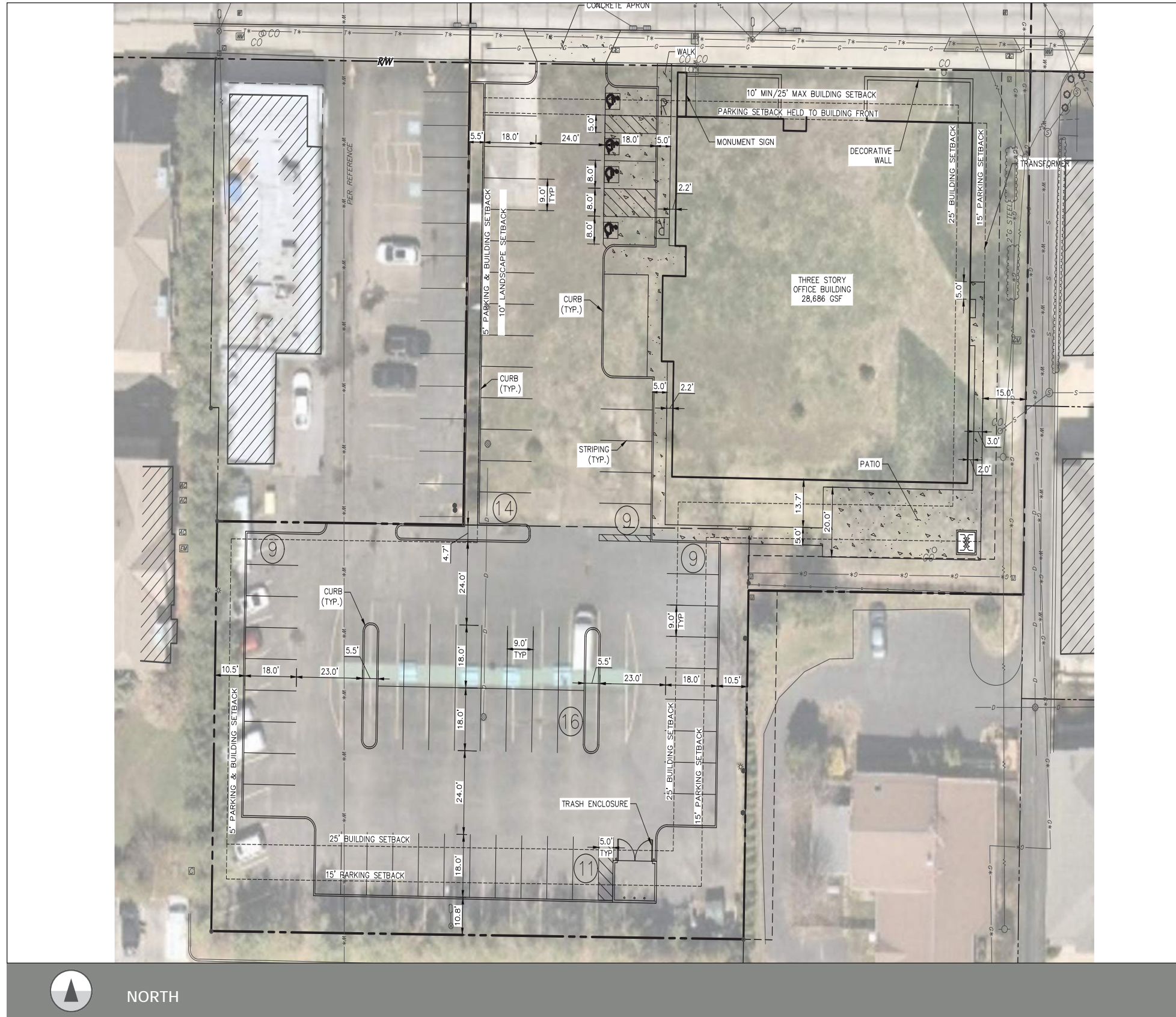
02

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

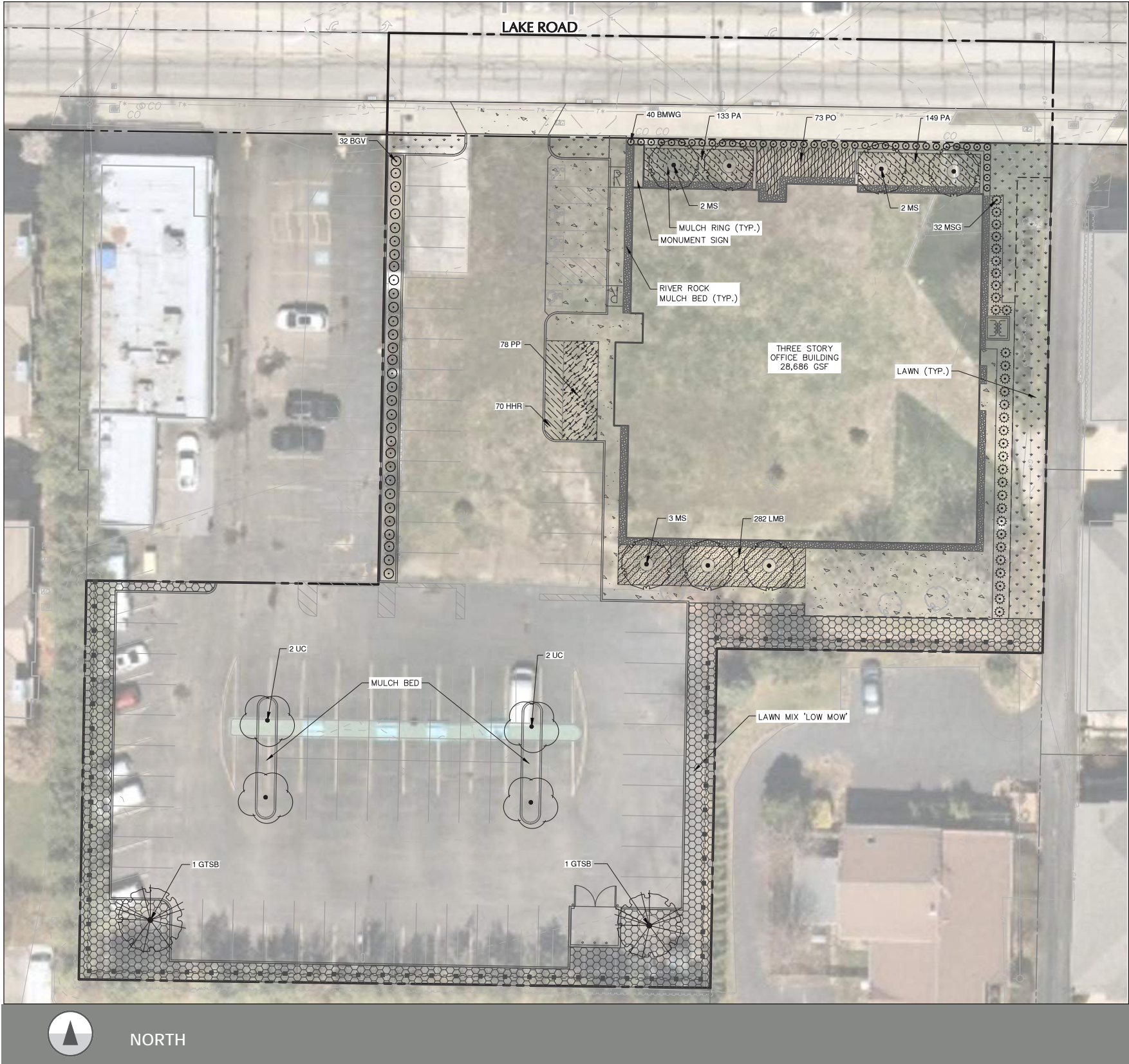
## MASSING CONSIDERATIONS

### 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	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. 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 | Conceptual Design | Lighting Plan






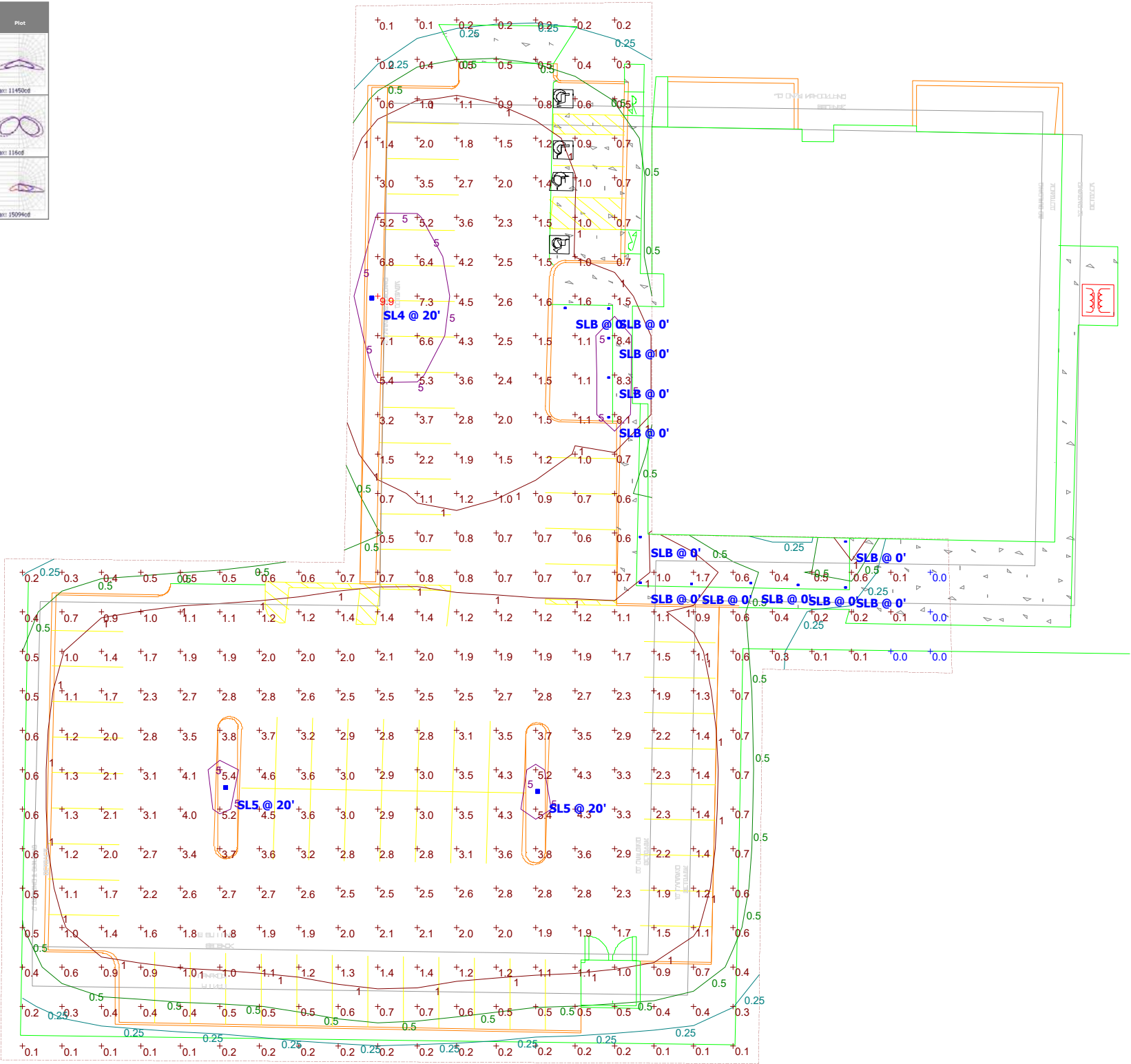
McGraw-Edison - GLEON Galleon



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

LAKE ROAD OFFICE BUILDING | Conceptual Design | Site Photometrics

Schedule										
Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
	SL5		2	COOPER LIGHTING SOLUTIONS - MCGRAW-HILL (FORMERLY EATON)	GLEON-SA4B-740-U-SM2	GALLEON AREA AND ROADWAY LUMINAIRE (4) 70 CRI, 4000K, 800mA LIGHTSQUARES WITH 16 LEDS EACH AND TYPE V MEDIUM OPTICS	64	378	0.9	171
	SLB		12	Forma+Surfaces		Rincon Pathway Bollard	32	50	0.9	14.56
	SL4		1	COOPER LIGHTING SOLUTIONS - MCGRAW-HILL (FORMERLY EATON)	GLEON-SA4B-740-U-SL4	GALLEON AREA AND ROADWAY LUMINAIRE (4) 70 CRI, 4000K, 800mA LIGHTSQUARES WITH 16 LEDS EACH AND TYPE IV SPILL LIGHT ELIMINATOR OPTICS	64	342	1	171



Plan View  
Scale - 1" = 30ft





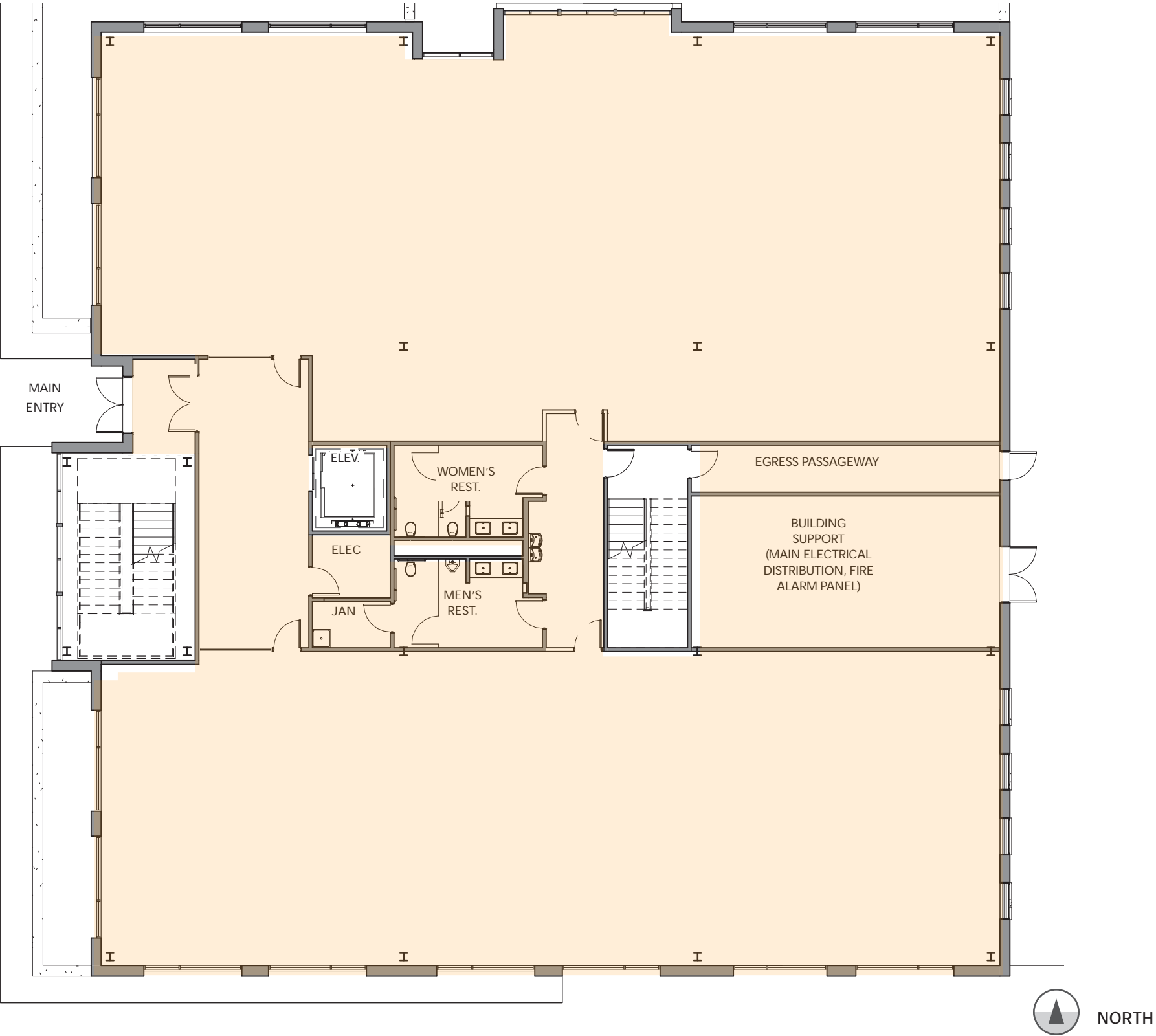


Elevation along Lake Road



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]

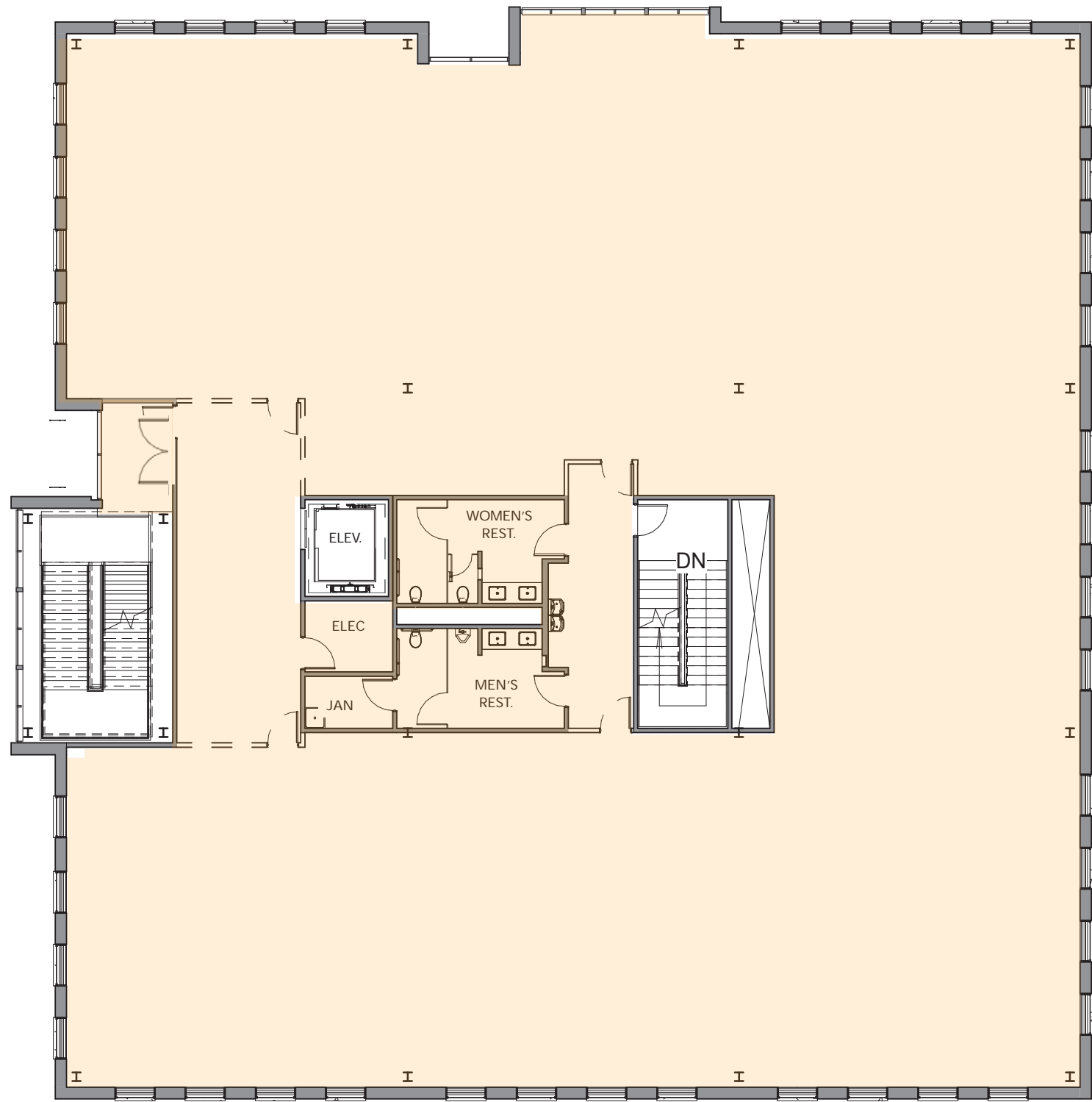
Note:  
The **Gross Square Feet** area is calculated to the finish face of exterior wall.

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.