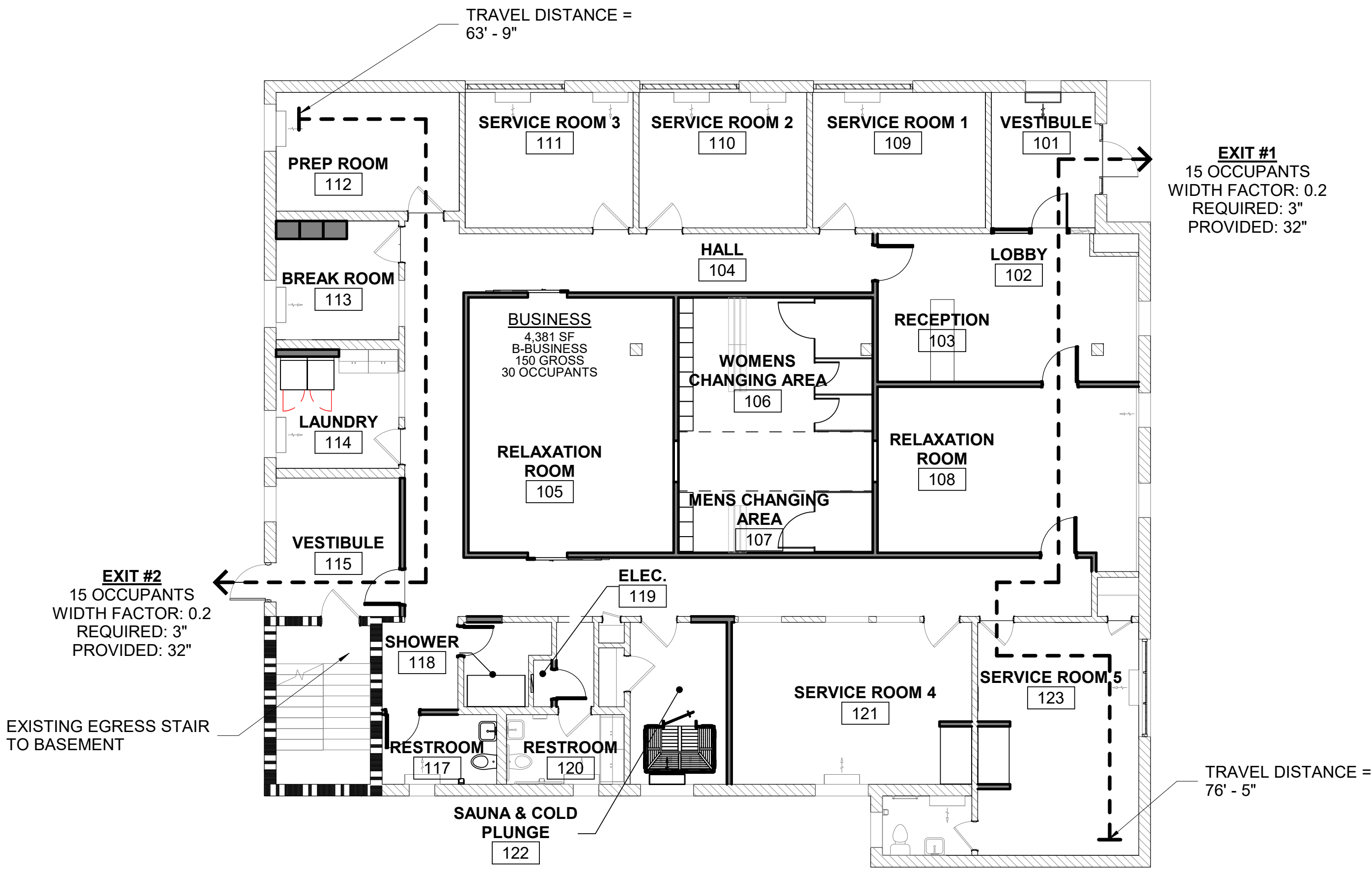


# SOOTHE WELLNESS

20015 DETROIT ROAD, ROCKY RIVER, OHIO 44116



1 FIRST FLOOR - LIFE SAFETY  
G0.01 SCALE: 1/8" = 1'-0"

TABLE 1004.1.1 - OCCUPANT LOAD				
USE	OCCUPANCY - TYPE	OCCUPANCY - LOAD FACTOR	Area	OCCUPANCY - LOAD
BUSINESS	B-BUSINESS	150	4,381 SF	30

## DRAWING INDEX

NUMBER DESCRIPTION

TITLE AND CODE DRAWINGS  
G0.01 COVER SHEET

ARCHITECTURAL SITE DRAWINGS  
AS.00 SITE PLAN - EXISTING

DEMOLITION DRAWINGS  
D1.01 FIRST FLOOR PLAN - DEMO  
D1.02 FIRST FLOOR RCP - DEMO

ARCHITECTURAL DRAWINGS  
A1.01 FIRST FLOOR PLAN - PROPOSED  
A1.02 FIRST FLOOR RCP - PROPOSED  
A7.01 SIGNAGE LEGEND, SCHEDULE AND PLAN

## PROJECT SUMMARY

THIS PROJECT IS FOR INTERIOR ALTERATIONS ONLY. NO IMPROVEMENTS ARE PROPOSED TO THE EXTERIOR OF THE BUILDING, SITE OR PARKING AREA. SIGNAGE WILL BE SUBMITTED SEPARATELY. ALL MECHANICAL, ELECTRICAL AND PLUMBING ENGINEERING IS TO BE COMPLETED BY THE RELATED SUBCONTRACTOR AS A DESIGN/BUILD PROJECT DELIVERY METHOD.

APPLICABLE CODES:  
1. 2024 OHIO BUILDING CODE (OBC)  
2. 2024 OHIO EXISTING BUILDING CODE (OEBC)

BUILDING INFORMATION:  
NUMBER OF STORIES: 1  
GROSS LEASABLE BUILDING AREA: 4,381 SF  
EXISTING BUILDING CONSTRUCTION TYPE: III-B  
EXISTING FIRE PROTECTION: NON-SPRINKLERED  
PARKING: 13 OPEN SPACES, 5 ENCLOSED GARAGE SPACES = (18 TOTAL)

ZONING INFORMATION:  
ZONING DISTRICT: LB - LOCAL BUSINESS  
PARCEL NUMBER: 30124003

TABLE 1004.1.2 OCCUPANT LOAD:  
SEE LIFE SAFETY PLAN ON THIS SHEET FOR OCCUPANT LOAD AREAS & EGRESS TABULATIONS.

1005.1 EGRESS WIDTH:  
EGRESS DOORS: REQUIRED EGRESS WIDTH OF DOORS SHALL NOT BE LESS THAN 0.2" PER OCCUPANT. 32" MINIMUM CLEAR WIDTH REQUIRED.

SEE LIFE SAFETY PLAN ON THIS SHEET FOR EGRESS LOAD TABULATIONS AND SIZE OF EGRESS DOORS.

TABLE 1017.2 EXIT ACCESS TRAVEL DISTANCE:  
B (NS) 200 FT MAX

1022.1 EXIT ENCLOSURES FIRE RESISTANCE RATING:  
1 HR - EXIT ENCLOSURE CONNECTING LESS THAN 4 STORIES. SEE SHEET G0.01 FOR LOCATIONS.

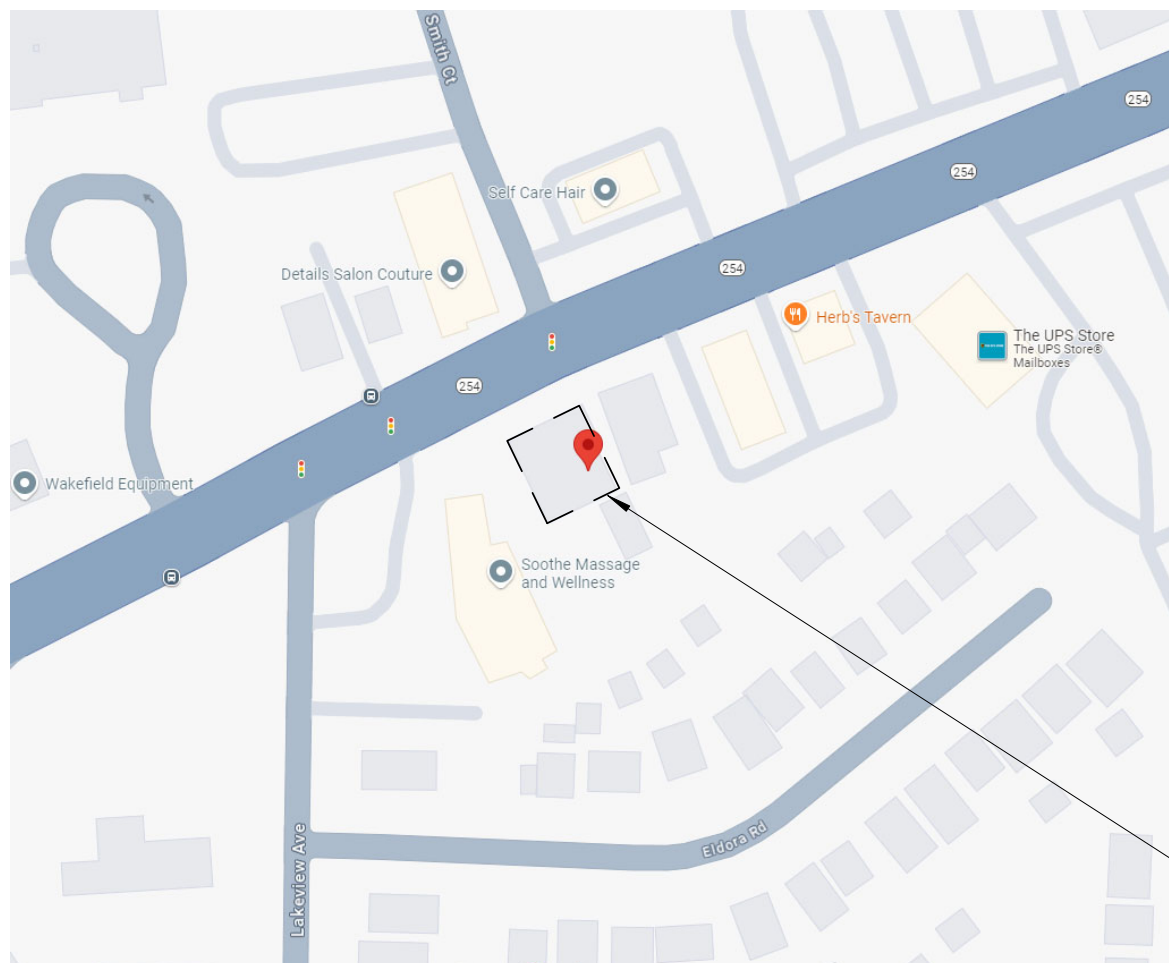
1024.3 CONSTRUCTION:  
EXIT PASSAGEWAY ENCLOSURES SHALL HAVE WALLS, FLOORS AND CEILINGS OF NOT LESS THAN A 1-HOUR FIRE-RESISTANCE RATING, AND NOT LESS THAN THAT REQUIRED FOR ANY CONNECTING INTERIOR EXIT STAIRWAY OR RAMP. EXIT PASSAGEWAYS SHALL BE CONSTRUCTED AS FIRE BARRIERS IN ACCORDANCE WITH SECTION 707 OR HORIZONTAL ASSEMBLIES CONSTRUCTED IN ACCORDANCE WITH SECTION 711, OR BOTH.

1019.3 OCCUPANCIES OTHER THAN GROUPS I-2 AND I-3:  
IN OTHER THAN GROUP I-2 AND I-3 OCCUPANCIES, FLOOR OPENINGS CONTAINING EXIT ACCESS STAIRWAYS OR RAMP THAT DO NOT COMPLY WITH ONE OF THE CONDITIONS LISTED IN THIS SECTION SHALL BE ENCLOSED WITH A SHAFT ENCLOSURE CONSTRUCTED IN ACCORDANCE WITH SECTION 713.  
1. EXISTING ACCESS STAIRWAYS AND RAMP THAT SERVE OR ATMOSPHERICALLY COMMUNICATE BETWEEN ONLY TWO STORIES. SUCH INTERCONNECTED STORIES SHALL NOT BE OPEN TO OTHER STORIES.

TABLE 2902.1 MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES:  
GROUP B, OCCUPANT LOAD: 30

WATER CLOSETS:	# REQUIRED:	PROVIDED:
LAVATORIES:	1/50 OCCUPANTS	3 UNISEX
SHOWERS:	1/80	3 UNISEX
DRINKING FOUNTAIN:	-	3
SERVICE SINK:	1/100	1 WATER COOLER TO BE PROVIDED
	1	1

## LOCATION MAP



20015 DETROIT ROAD  
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## PROJECT DIRECTORY

- LANDLORD:  
20015 DETROIT ROAD COMPANY LLC  
1836 WEST 25TH STREET  
CLEVELAND, OHIO 44113  
PHONE: (216) 566-1292
- PROPERTY LESSEE:  
SOOTHE WELLNESS  
REPRESENTATIVE: MIKE SANCHEZ
- ARCHITECT:  
LDA ARCHITECTS, INC.  
5000 EUCLID AVENUE  
SUITE 104  
CLEVELAND, OHIO 44103  
REPRESENTATIVE: STEVE JENNINGS  
PHONE: (216) 932-1890

NOTE:  
SEE SHEET A1.02 FOR INTERIOR WALL TYPES

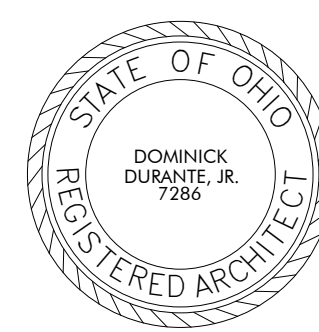
## LEGEND - LIFE SAFETY PLAN

1 HR FIRE RATING:  
NEW CONSTRUCTION

1 HR FIRE RATING:  
EXISTING

TRAVEL DISTANCE:  
X'-X"

DIRECTION OF  
EGRESS



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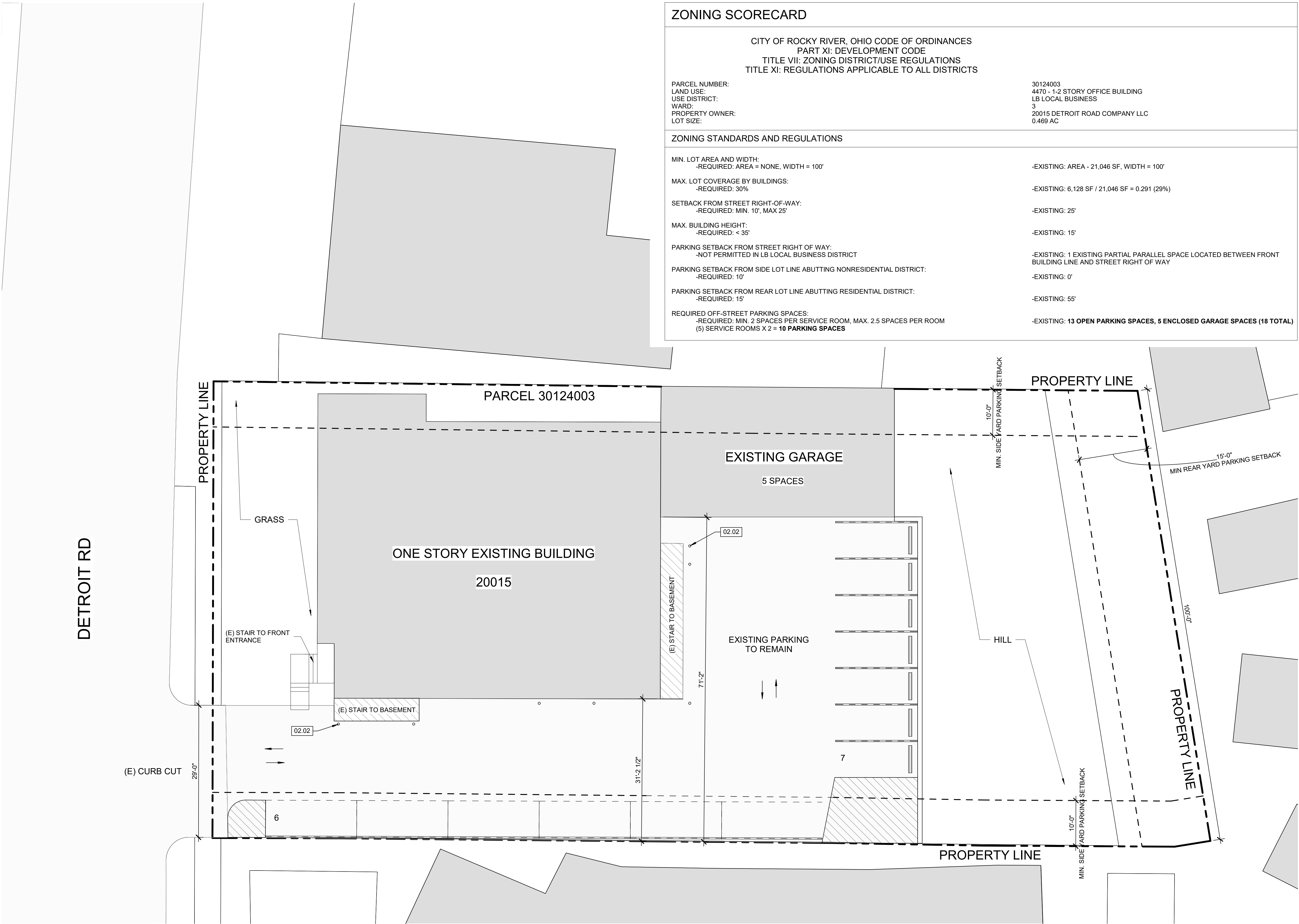
## 20015 DETROIT ROAD

20015 DETROIT ROAD  
ROCKY RIVER, OHIO 44116  
LDA Project No.2444

COVER SHEET

G0.01





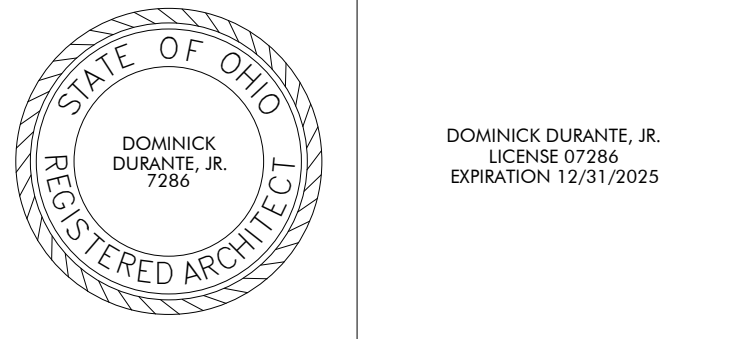
ZONING SCORECARD	
CITY OF ROCKY RIVER, OHIO CODE OF ORDINANCES PART XI: DEVELOPMENT CODE TITLE VII: ZONING DISTRICT/USE REGULATIONS TITLE XI: REGULATIONS APPLICABLE TO ALL DISTRICTS	
PARCEL NUMBER: LAND USE: USE DISTRICT: WARD: PROPERTY OWNER: LOT SIZE:	30124003 4470 - 1-2 STORY OFFICE BUILDING LB LOCAL BUSINESS 3 20015 DETROIT ROAD COMPANY LLC 0.469 AC
ZONING STANDARDS AND REGULATIONS	
MIN. LOT AREA AND WIDTH: -REQUIRED: AREA = NONE, WIDTH = 100'	-EXISTING: AREA - 21,046 SF, WIDTH = 100'
MAX. LOT COVERAGE BY BUILDINGS: -REQUIRED: 30%	-EXISTING: 6,128 SF / 21,046 SF = 0.291 (29%)
SETBACK FROM STREET RIGHT-OF-WAY: -REQUIRED: MIN. 10', MAX 25'	-EXISTING: 25'
MAX. BUILDING HEIGHT: -REQUIRED: < 35'	-EXISTING: 15'
PARKING SETBACK FROM STREET RIGHT OF WAY: -NOT PERMITTED IN LB LOCAL BUSINESS DISTRICT	-EXISTING: 1 EXISTING PARTIAL PARALLEL SPACE LOCATED BETWEEN FRONT BUILDING LINE AND STREET RIGHT OF WAY
PARKING SETBACK FROM SIDE LOT LINE ABUTTING NONRESIDENTIAL DISTRICT: -REQUIRED: 10'	-EXISTING: 0'
PARKING SETBACK FROM REAR LOT LINE ABUTTING RESIDENTIAL DISTRICT: -REQUIRED: 15'	-EXISTING: 55'
REQUIRED OFF-STREET PARKING SPACES: -REQUIRED: MIN. 2 SPACES PER SERVICE ROOM, MAX. 2.5 SPACES PER ROOM (5) SERVICE ROOMS X 2 = <b>10 PARKING SPACES</b>	-EXISTING: <b>13 OPEN PARKING SPACES, 5 ENCLOSED GARAGE SPACES (18 TOTAL)</b>



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**02.02**      EXISTING STEEL BOLLARDS.

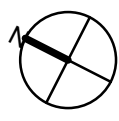


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LDA Project No.2444

**SITE PLAN - EXISTING**  
**AS.00**

**1**  
**AS.00** **SITE PLAN**  
SCALE: 3/32" = 1'-0"



GENERAL NOTES - DEMO FLOOR PLANS

1. COORDINATE REMOVAL AND/OR REPLACEMENT OF INTERIOR FINISHES AT SELECT LOCATIONS WITH OWNER.



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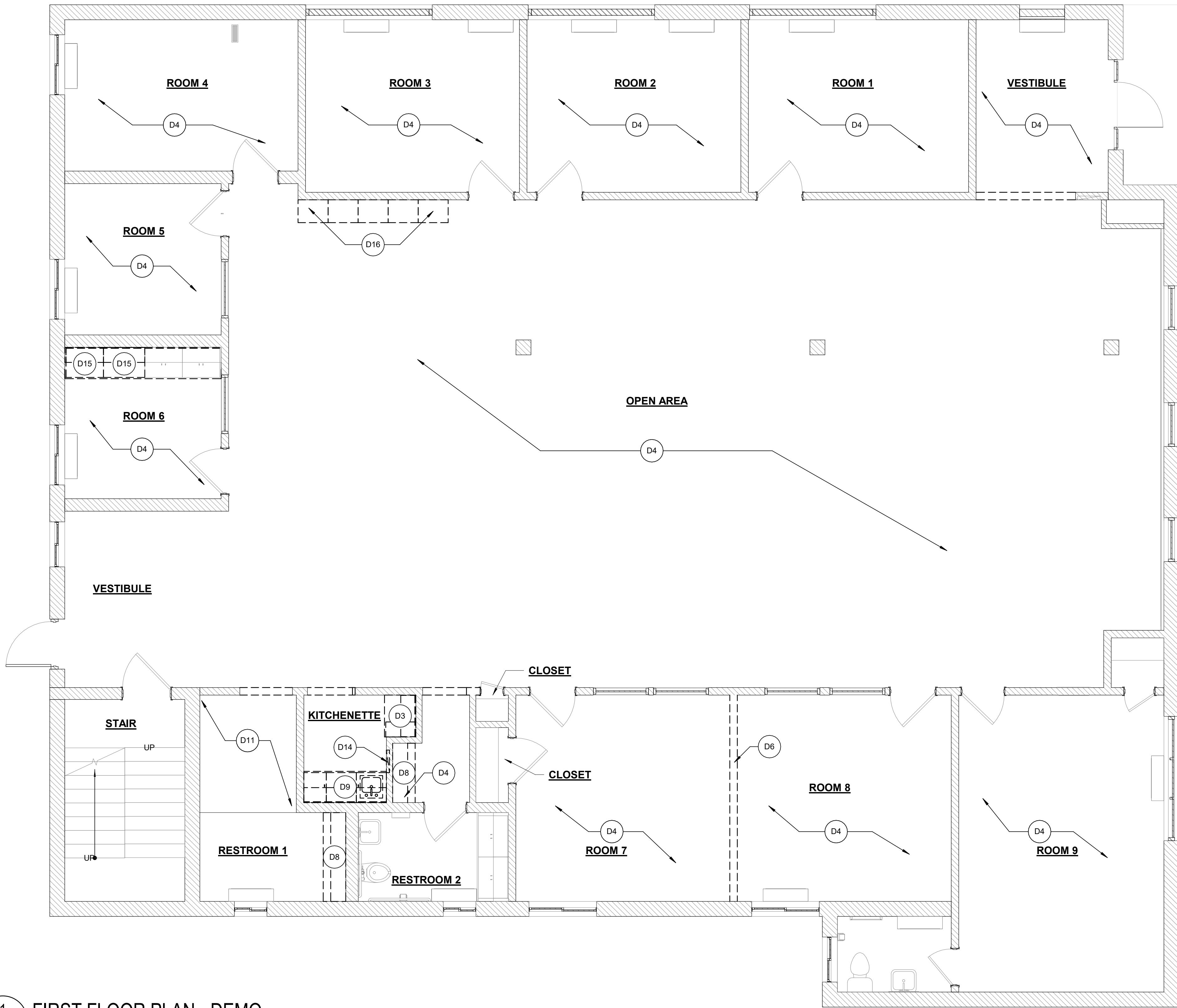
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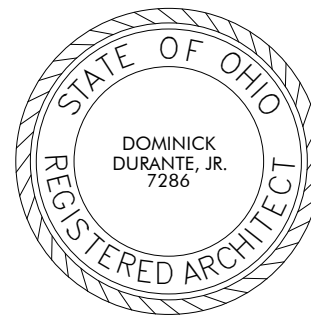
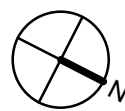
REFERENCED BY THE SYMBOL

TYPICAL UNLESS NOTED OTHERWISE

- D3 REMOVE CABINETRY, COUNTERTOP AND HARDWARE.  
D4 REMOVE EXISTING CARPET FLOORING. TO BE REPLACED.  
D6 REMOVE EXISTING WALL AND BASE.  
D8 REMOVE EXISTING SHELVING AND HARDWARE.  
D9 REMOVE CABINETRY, COUNTERTOP, HARDWARE, SINK AND FAUCET.  
D11 REMOVE WALL TILE.  
D14 RELOCATE ELECTRICAL PANEL TO OPPOSITE SIDE OF WALL.  
D15 REMOVE EXISTING BASE CABINETRY, COUNTERTOP AND HARDWARE ONLY AT NEW WASHER & DRYER LOCATION. OTHER CABINETRY TO REMAIN.  
D16 RELOCATE EXISTING LOCKERS INTO BREAK ROOM.



1 FIRST FLOOR PLAN - DEMO  
D1.01 SCALE: 1/4" = 1'-0"



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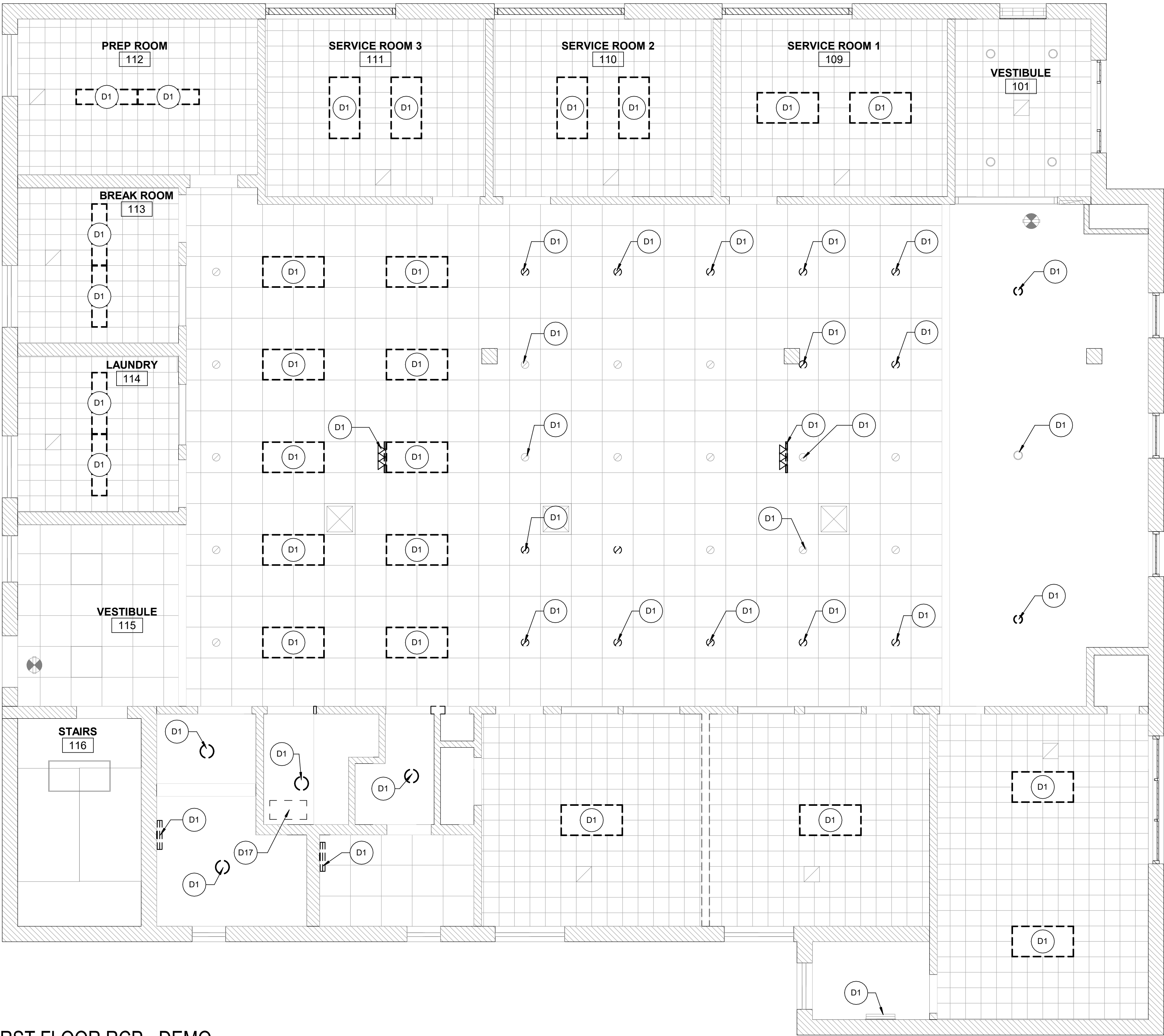
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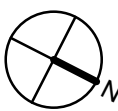
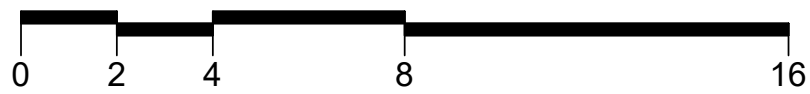
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FIRST FLOOR PLAN - DEMO

D1.01




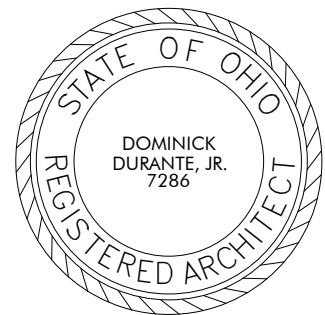
1 FIRST FLOOR RCP - DEMO  
D1.02 SCALE: 1/4" = 1'-0"



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**KEYED NOTES SPECIFIC TO THIS SHEET**  
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TYPICAL UNLESS NOTED OTHERWISE  
D1 REMOVE EXISTING LIGHT. TO BE REPLACED, SEE PROPOSED RCP.  
D17 RELOCATE ATTIC ACCESS. COORDINATE FINAL LOCATION WITH OWNER.



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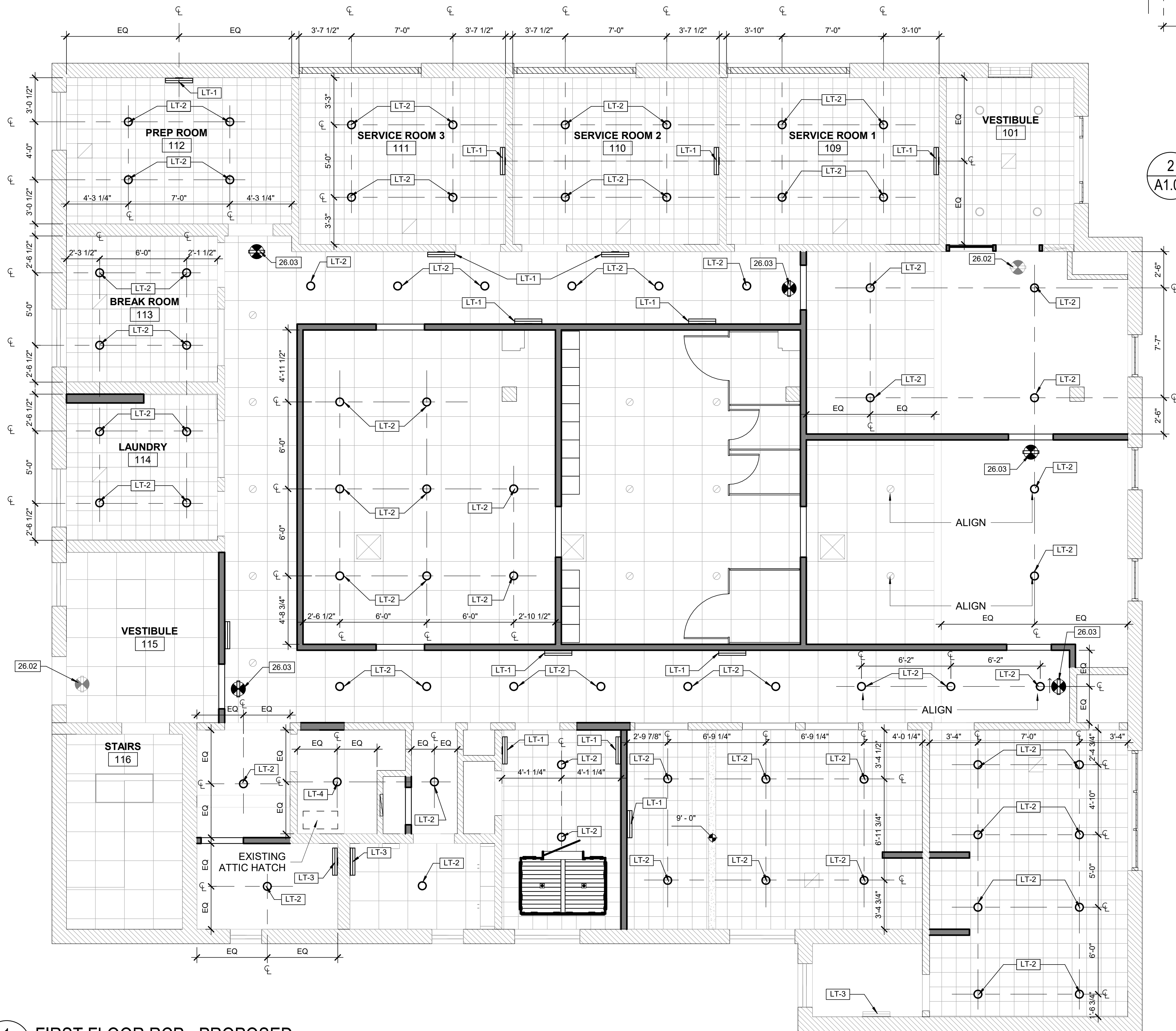
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FIRST FLOOR RCP - DEMO

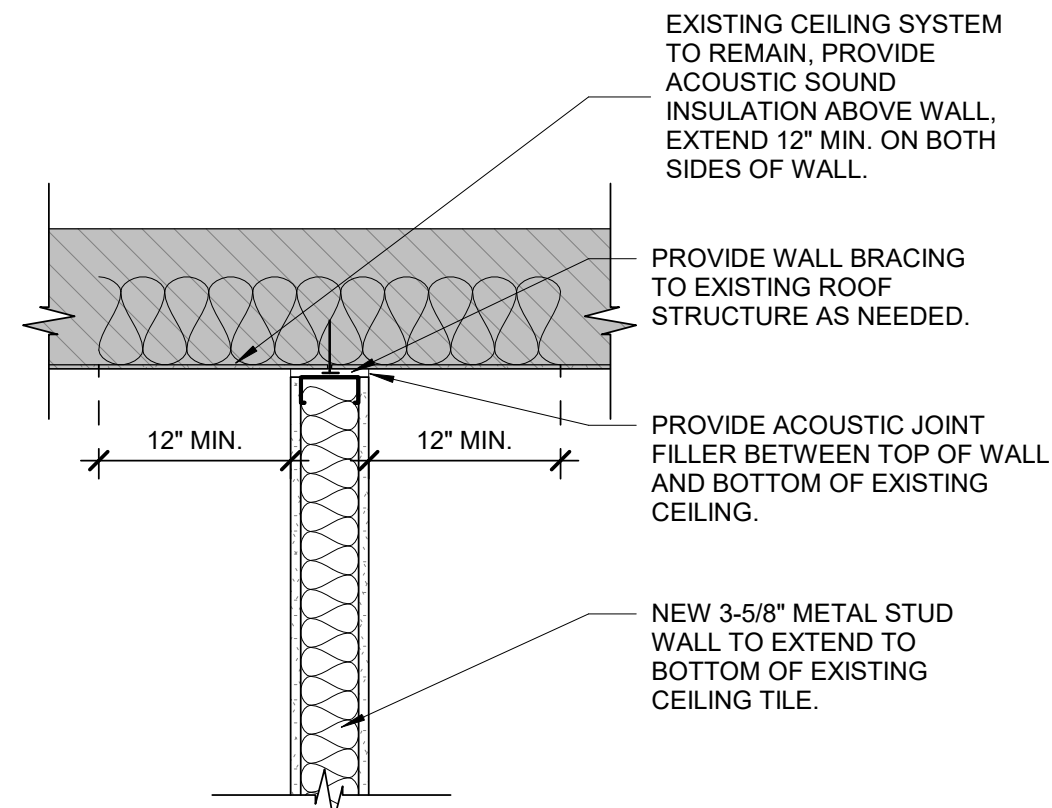
**D1.02**



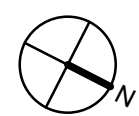




2 TYPICAL WALL DETAIL  
A1.02 SCALE: 1" = 1'-0"



1 FIRST FLOOR RCP - PROPOSED  
A1.02 SCALE: 1/4" = 1'-0"



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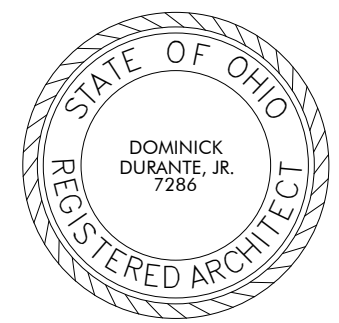
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- 26.02 EXISTING EXIT SIGNS.  
26.03 NEW EXIT SIGN.



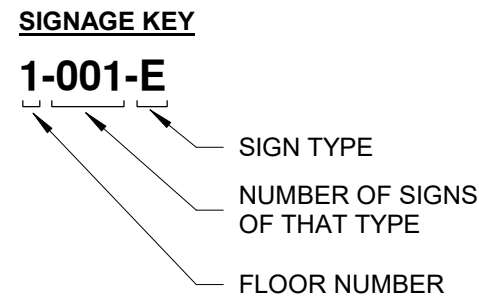
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FIRST FLOOR RCP -  
PROPOSED  
**A1.02**



- GENERAL NOTES - SIGNAGE**
1. ALL SIGNAGE SHALL COMPLY WITH THE PROVISIONS SET FORTH IN THE 2009 ICC A117.1 AND IBC 2017.
  2. CONFIRM QUANTITY AND LOCATION OF FIRE EVACUATION MAPS WITH THE FIRE MARSHALL.
  3. SIGNS SHALL BE INSTALLED ON WALL ADJACENT TO LATCH SIDE OF DOOR OR IF NO WALL SPACE IS AVAILABLE THE SIGN SHALL BE MOUNTED ON THE NEAREST ADJACENT WALL.
  4. SIGNAGE SUBMITTAL MUST BE PROVIDED AND APPROVED TO THE ARCHITECT BEFORE ORDERING.
  5. SIGNS WITH RAISED CHARACTERS SHALL BE MOUNTED BETWEEN 48" MIN. OF BOTTOM OF CHARACTERS TO 60" MAX TO BOTTOM OF CHARACTERS.

**SIGNAGE BASIS OF DESIGN (OR APPROVED EQUAL)**

MANUFACTURER: TBD  
COLLECTION: TBD  
STYLE: TBD  
FONT STYLE:  
FONT COLOR: BLACK

SIGNAGE SCHEDULE			
SIGN TYPE	FLOOR LEVEL	TAG	LABEL ON SIGN
A			
A	1	1-001-A	RESTROOM
A	1	1-001-B	RESTROOM
B			
B	1	1-001-B	---
B	1	1-002-B	---
C			
C	1	1-001-C	SERVICE ROOM 1
C	1	1-002-C	SERVICE ROOM 2
C	1	1-003-C	SERVICE ROOM 3
C	1	1-004-C	RELAXATION ROOM
C	1	1-005-C	EMPLOYEES ONLY
C	1	1-006-C	EMPLOYEES ONLY
C	1	1-007-C	EMPLOYEES ONLY
C	1	1-008-C	SHOWER ROOM
C	1	1-009-C	ELECTRICAL ROOM
C	1	1-010-C	SERVICE ROOM 4
C	1	1-011-C	SAUNA & COLD PLUNGE
C	1	1-012-C	SERVICE ROOM 5
C	1	1-013-C	RELAXATION ROOM
C	1	1-014-C	CHANGING ROOM
C	1	1-015-C	CHANGING ROOM

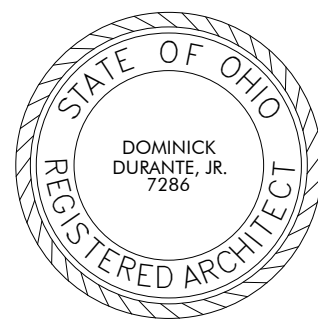
**1 FIRST FLOOR SIGNAGE PLAN**

A7.01 SCALE: 1/4" = 1'-0"



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**SIGNAGE LEGEND,  
SCHEDULE AND PLAN  
A7.01**