



COVER SHEET
20015 DETROIT ROAD, ROCKY RIVER, OH 44116





REV	DATE	DESCRIPTION
1	09/26/2024	Issued For Permit
2	11/06/2024	Issued For Planning/Zoning



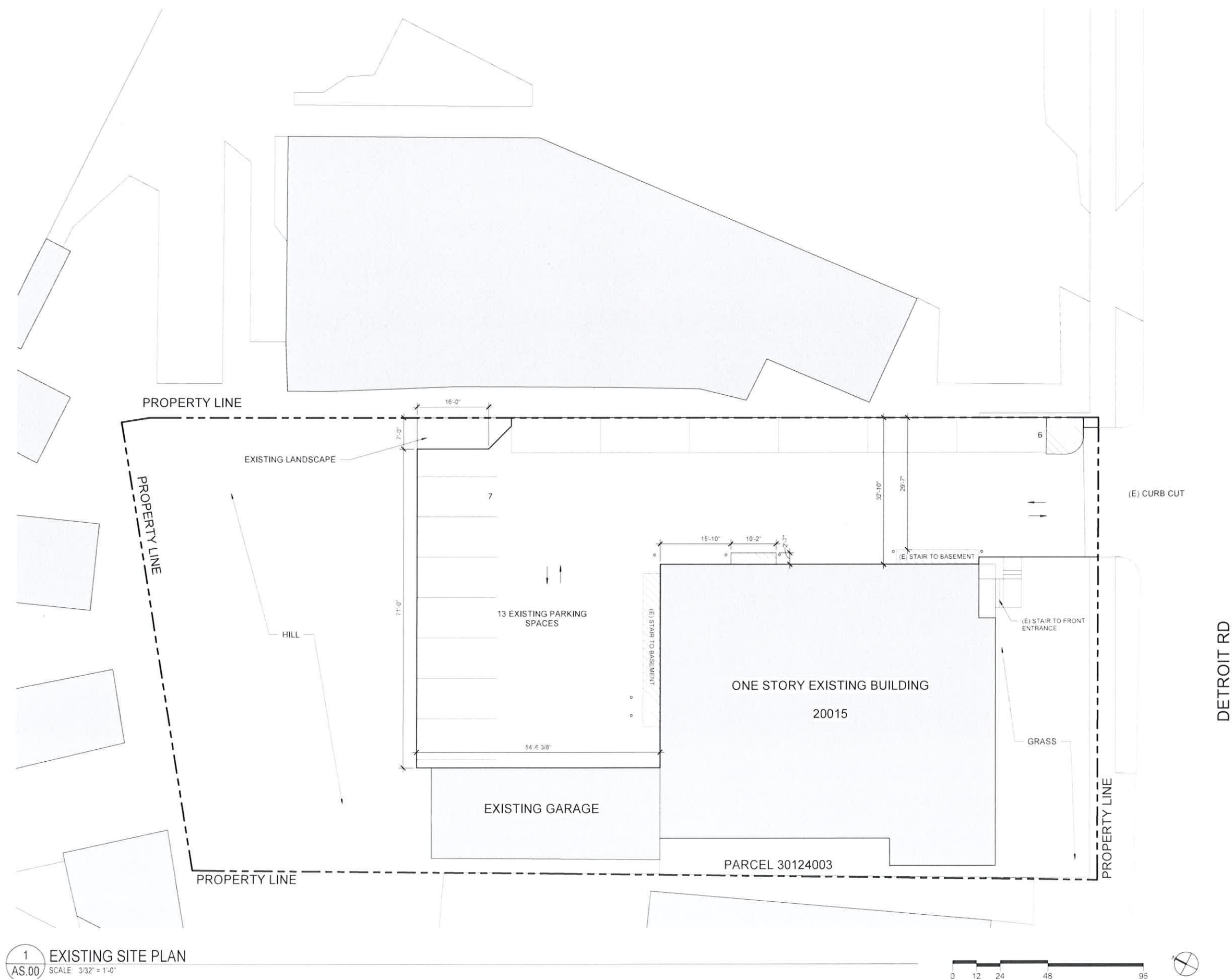
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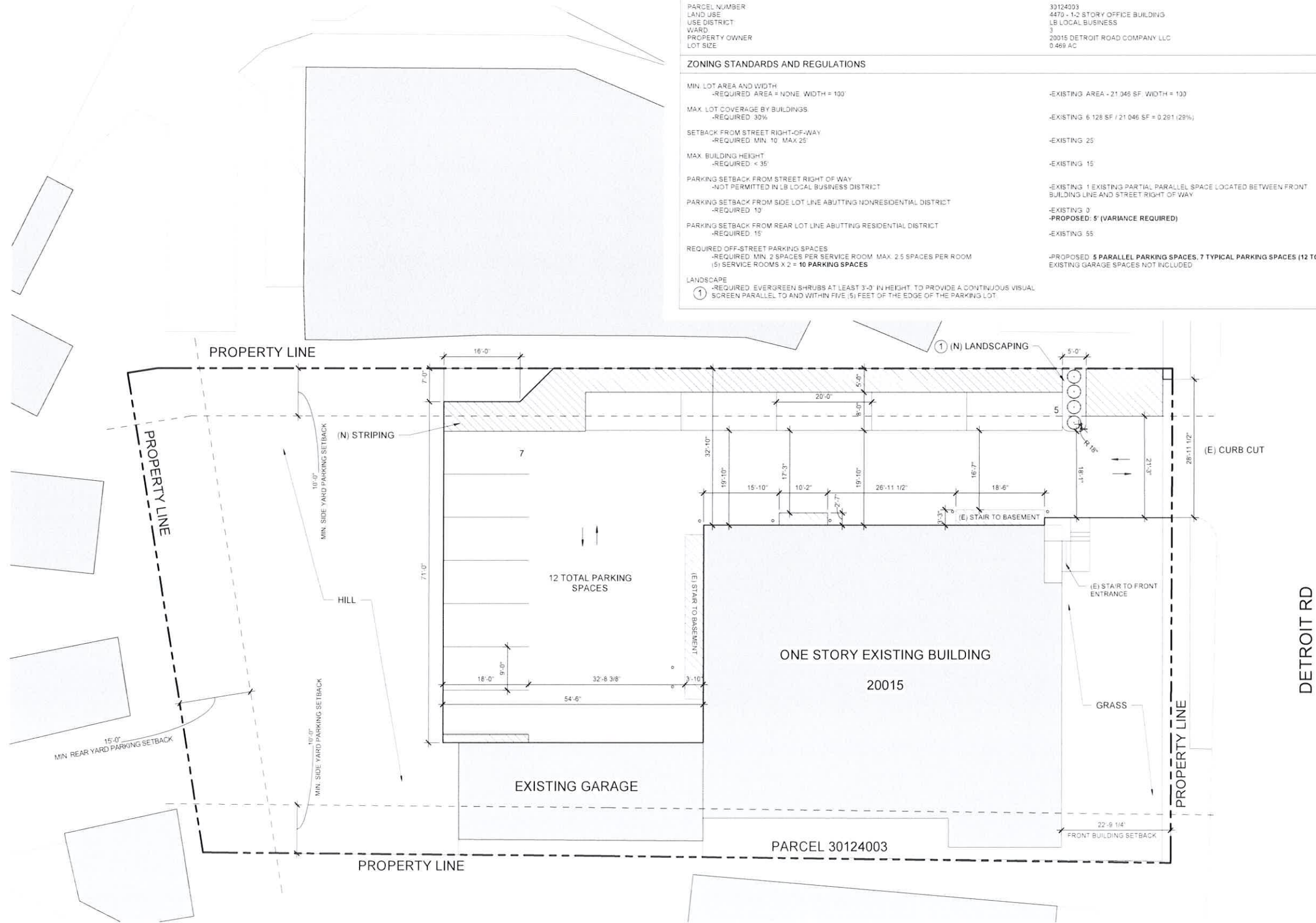
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20015 DETROIT ROAD, ROCKY
RIVER, OH 44116
20015 DETROIT ROAD
ROCKY RIVER, OHIO 44116
LDA Project No. 2444

SITE PLAN - EXISTING

AS.00





1 PROPOSED SITE PLAN
AS.01 SCALE 3/32" = 1'-0"



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' -PROPOSED: 5' (VARIANCE REQUIRED)
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 = 10 PARKING SPACES	-PROPOSED: 5 PARALLEL PARKING SPACES, 7 TYPICAL PARKING SPACES (12 TOTAL) EXISTING GARAGE SPACES NOT INCLUDED
LANDSCAPE -REQUIRED: EVERGREEN SHRUBS AT LEAST 3'-0" IN HEIGHT, TO PROVIDE A CONTINUOUS VISUAL SCREEN PARALLEL TO AND WITHIN FIVE (5) FEET OF THE EDGE OF THE PARKING LOT	



The Offices at the Agora
5000 Euclid Avenue, Suite 104
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216.932.1890

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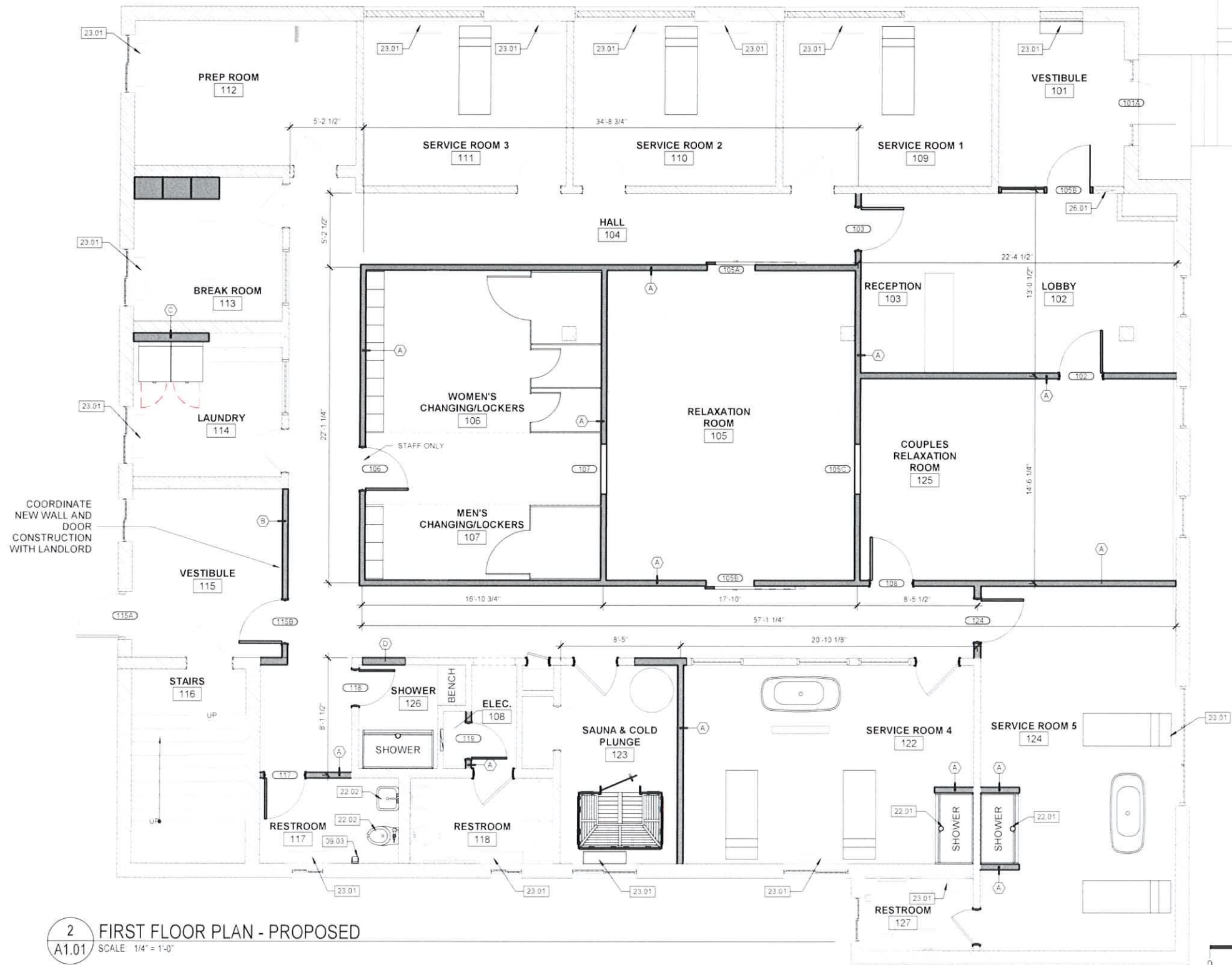


LINDA A. D'AMICO
LICENSED PROFESSIONAL ENGINEER
EXPIRATION: 12/31/2025

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LDA Project No.2444

DOOR SCHEDULE												
LOCATION		DESCRIPTION			SIZE			FRAME		FIRE RATING	HW SET	REMARKS
NUMBER	ROOM NAME	TYPE	MATERIAL	FINISH	HEIGHT	WIDTH	THICKNESS	MATERIAL	FINISH			
FIRST FLOOR												
101A	VESTIBULE	SINGLE FULL LITE STF	ETR	---	7'-0"	3'-0"	1 3/4"	---	---			EXISTING EGRESS DOOR
101B	LOBBY	SINGLE FULL LITE STF	HM	---	7'-0"	3'-0"	1 3/4"	HM	---			
102	COUPLES RELAXATION ROOM	SINGLE FLUSH	SCW	PAINT	7'-0"	3'-0"	1 3/4"	WD	PAINT			
103	HALL	SINGLE FLUSH	SCW	PAINT	7'-0"	3'-0"	1 3/4"	WD	PAINT			
105A	RELAXATION ROOM	BARN DOOR	SCW	PAINT	8'-0"	3'-6"	1 3/4"	WD	PAINT			
105B	RELAXATION ROOM	BARN DOOR	SCW	PAINT	8'-0"	3'-6"	1 3/4"	WD	PAINT			
105C	COUPLES RELAXATION ROOM	WALL OPENING	---	---	7'-0"	3'-6"	1 3/4"	WD	PAINT			
106	RELAXATION ROOM	SINGLE FLUSH	SCW	PAINT	7'-0"	3'-0"	1 3/4"	WD	PAINT			
107	RELAXATION ROOM	WALL OPENING	---	---	7'-0"	3'-6"	1 3/4"	WD	PAINT			
108	HALL	SINGLE FLUSH	SCW	PAINT	7'-0"	3'-0"	1 3/4"	WD	PAINT			
115A	VESTIBULE	ETR	ETR	---	7'-0"	3'-0"	1 3/4"	---	---			EXISTING EGRESS DOOR
115B	VESTIBULE	SINGLE FLUSH SIDE LITE	SCW	PAINT	7'-0"	3'-0"	1 3/4"	WD	PAINT	45		
117	HALL	SINGLE FLUSH	SCW	PAINT	7'-0"	2'-10"	1 3/4"	WD	PAINT			
118	HALL	SINGLE FLUSH	SCW	PAINT	6'-8"	2'-6"	1 3/8"	WD	PAINT			
119	ELEC	SINGLE FLUSH	SCW	PAINT	5'-8"	2'-6"	1 3/8"	WD	PAINT			
124	SERVICE ROOM	SINGLE FLUSH	SCW	PAINT	7'-0"	3'-0"	1 3/4"	WD	PAINT			



2 FIRST FLOOR PLAN - PROPOSED
A1.01 SCALE 1/4" = 1'-0"

INTERIOR WALL TYPES

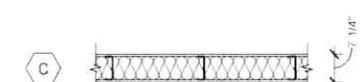


- INTERIOR PARTITION (NON RATED)
- 1/2" GYPSUM WALL BOARD
 - 3/8" STEEL STUDS AT 24" O.C.
 - FILL CAVITY WITH SOUND BATT INSULATION
 - 1/2" GYPSUM WALL BOARD

*NOTE: EXTEND WALL TO BOTTOM OF EXISTING CEILING. PROVIDE BRACING AS REQUIRED. SEE SHEET A1.02 FOR DETAIL.



- INTERIOR NON-LOAD BEARING PARTITION
- UL NUMBER U419 (1 HOUR)
- 1/2" GYPSUM WALL BOARD
 - 3/8" STEEL STUDS AT 24" O.C.
 - FILL CAVITY WITH SOUND BATT INSULATION
 - 1/2" GYPSUM WALL BOARD



- INTERIOR PARTITION (NON RATED)
- 1/2" GYPSUM WALL BOARD
 - 2" STEEL STUDS AT 24" O.C.
 - FILL CAVITY WITH SOUND BATT INSULATION
 - 1/2" GYPSUM WALL BOARD



- IN FILL (AT IE) INTERIOR PARTITION (NON RATED)
- 1/2" GYPSUM WALL BOARD
 - 2" STEEL STUDS AT 24" O.C.
 - FILL CAVITY WITH BATT INSULATION
 - 1/2" GYPSUM WALL BOARD



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KEYED NOTES SPECIFIC TO THIS SHEET

REFERENCED BY THE SYMBOL: [Symbol]

TYPICAL UNLESS NOTED OTHERWISE

- 09.03 NEW TOILET ACCESSORIES AND MIRROR PER OWNER
- 22.01 NEW STEAM SHOWER UNIT
EXTEND EXISTING PLUMBING IN BASEMENT AS REQUIRED
- 22.02 NEW PLUMBING FIXTURES
EXTEND EXISTING PLUMBING IN BASEMENT AS REQUIRED
- 23.01 EXISTING HEATER
- 26.01 EXISTING ELECTRICAL PANEL



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FIRST FLOOR PLAN - PROPOSED
A1.01