

T-FITNESS STUDIO

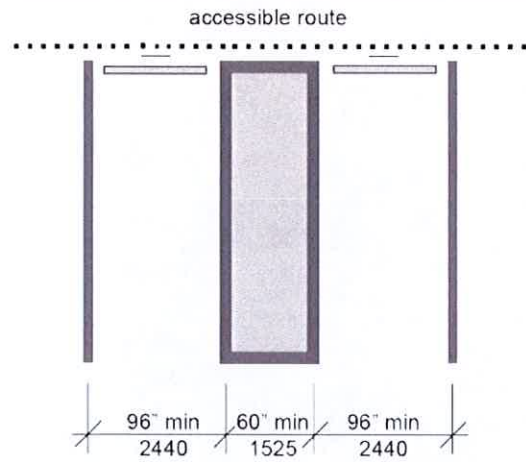
19630 CENTER RIDGE RD., ROCKY RIVER, OH 44116



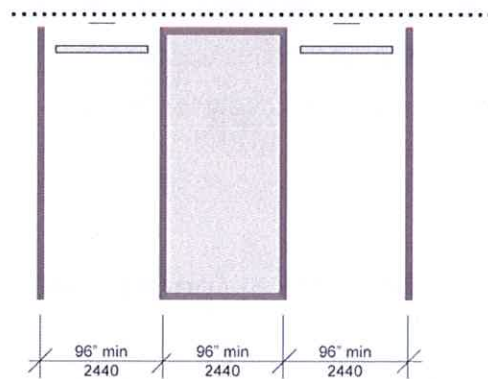
PROJECT DESCRIPTION:

The proposed project is for an interior alteration to an existing vacant suite within the lower level of the Rocky River Shoppes LLC shopping plaza for a new exercise fitness gym business. The gym, T-Fitness Studio, is proposed to be an indoor commercial recreation space, providing fitness classes and personal training. An indoor commercial recreation gym is listed as a permitted use in the LB - Local Business District. The proposed hours of operation for the gym would be as follows: Monday-Friday: 9am-5pm | Saturday-Sunday: Closed. There would also occasionally be

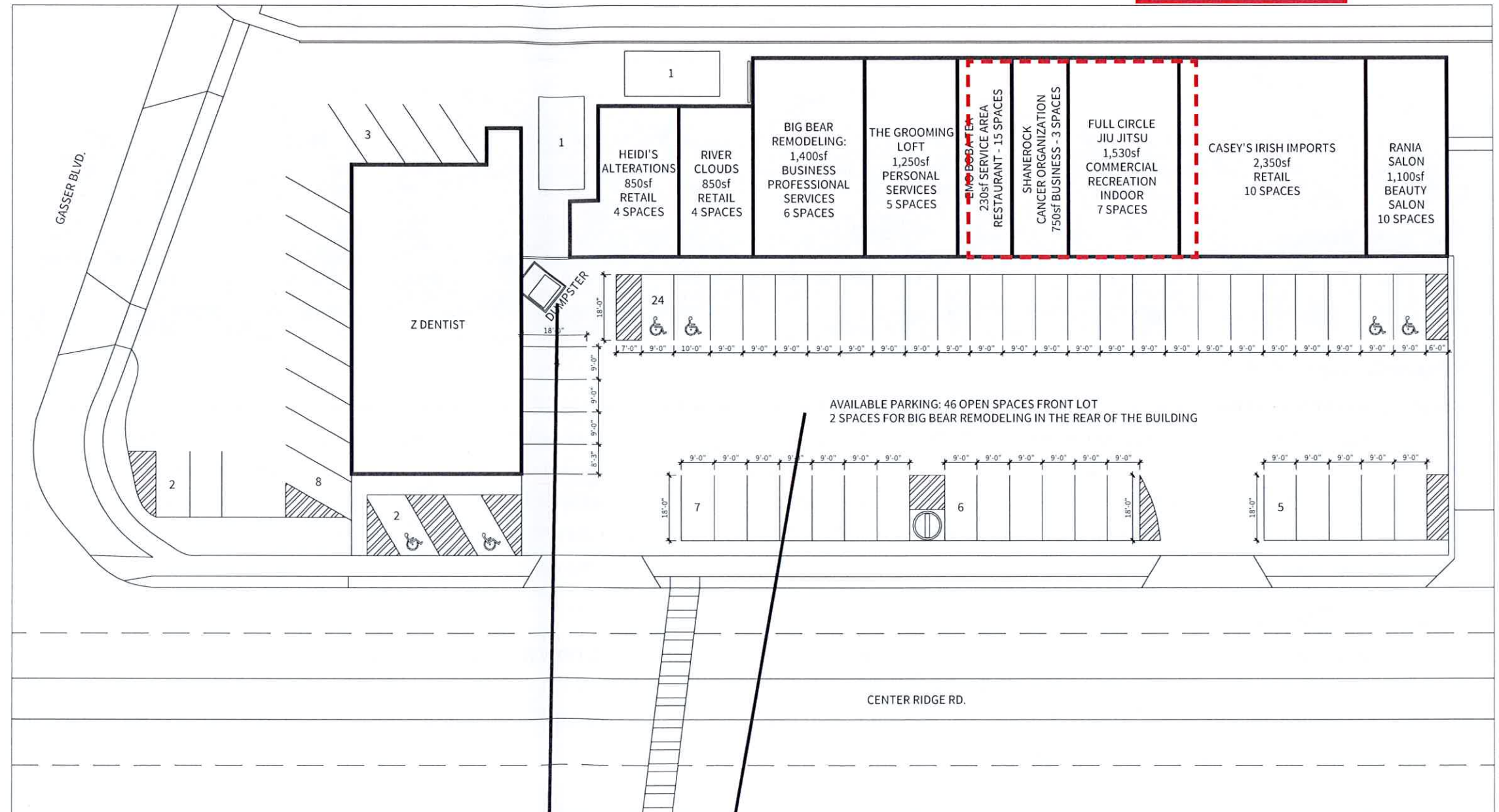
CAR ACCESSIBLE PARKING SPACE



VAN ACCESSIBLE PARKING SPACE



PROJECT LOCATION SITE PLAN - 1" = 30'-0"



T-FITNESS - LOWER LEVEL
2,925sf
COMMERCIAL RECREATION, INDOOR
12 SPACES

EXISTING DUMPSTER LOCATION

SHARED PLAZA PARKING, 46 SPACES IN FRONT LOT
2 SPACES IN REAR OF BUILDING

05/29/2026



ARCHITECTS
+ ENGINEERS



SITE PLAN AND PROJECT LOCATION

PARKING CALCULATIONS

TENANT	HOURS OF OPERATION	BUSINESS CLASSIFICATION	PARKING RATIO	SQUARE FOOTAGE	CALCULATION	MINIMUM REQUIRED PARKING SPACES
HEIDI'S ALTERATIONS	MON-FRI: 10am-6pm SAT: 10am-3pm SUN: CLOSED	RETAIL	4 SPACES/1000sf	850sf	850/1000=.85x4=3.4	4 SPACES
RIVER CLOUDS SMOKE SHOP	TUES, WED, SUN: 11am-7pm MON, THUR: 11am-8pm FRI, SAT: 11am-9pm	RETAIL	4 SPACES/1000sf	850sf	850/1000=.85x4=3.4	4 SPACES
BIG BEAR REMODELING	MON-FRI: 8am-4:30pm SAT-SUN: CLOSED	PROFESSIONAL SERVICE	3 SPACES/1000sf	1,400sf + 1 WORK VEHICLE	1400/1000=1.4x3=4.2	6 SPACES
THE GROOMING LOFT	MON-FRI: 8am-5pm SAT: 9am-3pm SUN: CLOSED	PERSONAL SERVICE	4 SPACES/1000sf	1,250sf	1250/1000=1.25x4=5	5 SPACES
EMO BOBA TEA	VARYING 5 DAYS PER WEEK 12pm-7pm	RESTAURANT, COUNTER SERVICE LOCATED IN SHOPPING CENTER	1 SPACE/50sf OR 10 SPACES, WHICHEVER IS GREATER + 1 SPACE FOR DELIVERY VEHICLE	750sf TOTAL, 230sf CUSTOMER SERVING AREA, 520sf BACK OF HOUSE/STORAGE	750/50=15, OR 10 MINIMUM SPACES + 1 DELIVERY VEHICLE	15 SPACES
SHANEROCK CANCER ORGANIZATION	VARYING 3 DAYS PER WEEK: 6am-7am	BUSINESS	3 SPACES/1000sf	750sf	750/1000=.75x4=3	3 SPACES
FULL CIRCLE BRAZILIAN JIU JITSU	MON: 5pm-7:30pm TUES: 6am-7:30am, 12pm-1:30pm, 5pm-7:30pm WED: 6am-7:30am, 5pm-7:30pm THUR: 6am-7:30am, 12pm-1:30pm, 5pm-7:30pm FRI: CLOSED SAT: 9am-11:30am SUN: CLOSED	COMMERCIAL RECREATION, INDOOR	4 SPACES/1000sf	1,530sf	1,530/1000=1.50x4=6.12	7 SPACES
CASEY'S IRISH IMPORTS	MON-FRI: 10am-5pm SAT: 10am-4pm SUN: CLOSED	RETAIL	4 SPACES/1000sf	2,350sf	2350/1000=2.35x4=9.4	10 SPACES
RANIA SALON	MON-TUES: CLOSED WED-SUN: 10am-4pm	BEAUTY SALON 5 CHAIRS	2 SPACES/SALON CHAIR	1,100sf	5 CHAIRSx2 = 10	10 SPACES
T-FITNESS (LOWER LEVEL)	MON-FRI: 9am-5pm SAT-SUN: CLOSED	COMMERCIAL RECREATION, INDOOR	4 SPACES/1000sf	2,925sf	2925/1000=2.93x4=11.7	12 SPACES
					TOTAL REQUIRED SPACES	76 SPACES
			ALLOWANCE FOR SHARED PARKING	20%	76x0.8=61	61 SPACES REQUIRED
			PROVIDED SPACES		46 FRONT LOT, 2 REAR OF BUILDING	48 SPACES
			SHARED PARKING AGREEMENTS	CLEVELAND CLINIC WELLNESS CENTER	10 SPACES, MORE FOR EVENTS WITH ADVANCE NOTICE	10 SPACES
				Z-DENTIST	FULL LOT ON WEEKENDS, 15 SPACES	73 SPACES AVAILABLE FOR USE ON WEEKENDS
				48 + 10 SHARED = 58 SPACES, 61 REQUIRED	VARIANCE REQUIRED	3 PARKING SPACES, 5% INCREASE



1187.15 ALLOWANCE FOR SHARED PARKING:

Section A: The minimum required number of parking spaces for the combined uses may be reduced by twenty (20) percent for shared parking when hours of operation overlap.

Section C: The parking facility to be shared shall be owned by the owner of one of the uses OR leased for at least a 20-year term OR through a permanent easement by the owner of the uses being served.

Z-Dentist, the Cleveland Clinic Wellness Center, and Rocky River Shoppes Plaza all own their own parking areas. The code is not dictating that a 20-year lease term is required for a Shared Parking Agreement, the 20-year lease is only required if the lot being shared is not already owned by an owner of one of the businesses that would be using/sharing their lot. The 20-year lease would seem to only apply in the scenario where a stand-alone surface parking lot was separately owned, and leased to nearby businesses for parking.

1187.17 ALLOWANCE FOR OFF-SITE PARKING.

Section B: Off-site spaces shall be within 800 feet walking distance, measured along the route of public access to the property, of a building entrance or use.



FRONT PARKING LOT



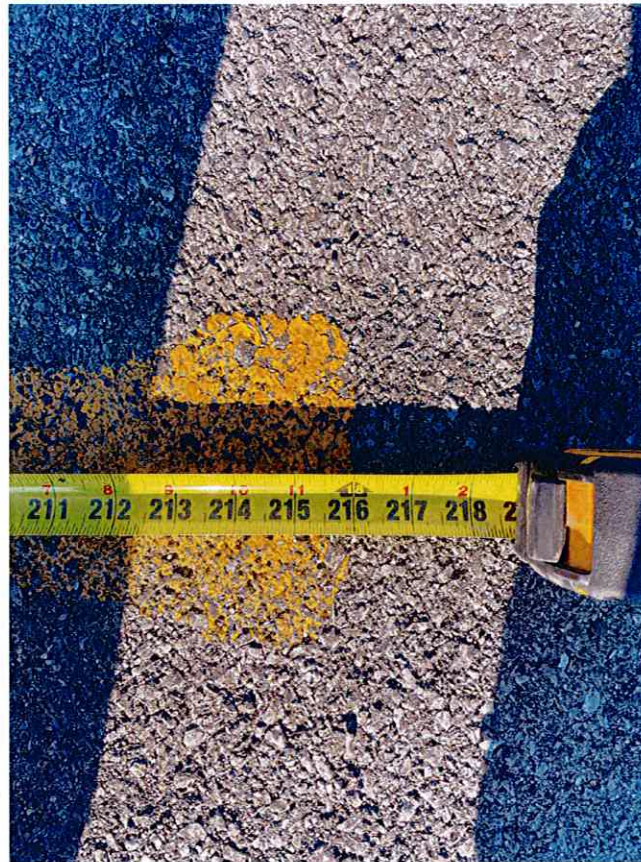
REAR PARKING/GARAGE ENTRANCE

05/29/2026

HSB

**ARCHITECTS
+ ENGINEERS**

EXISTING EXTERIOR CONDITION PHOTOS



TYPICAL PARKING SPACE LENGTH



TYPICAL PARKING SPACE WIDTH



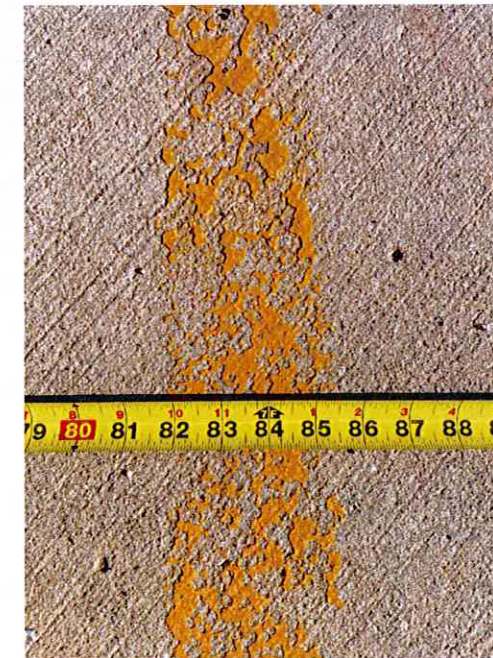
ADA PARKING SPACE WIDTH



ADA PARKING SPACE LENGTH

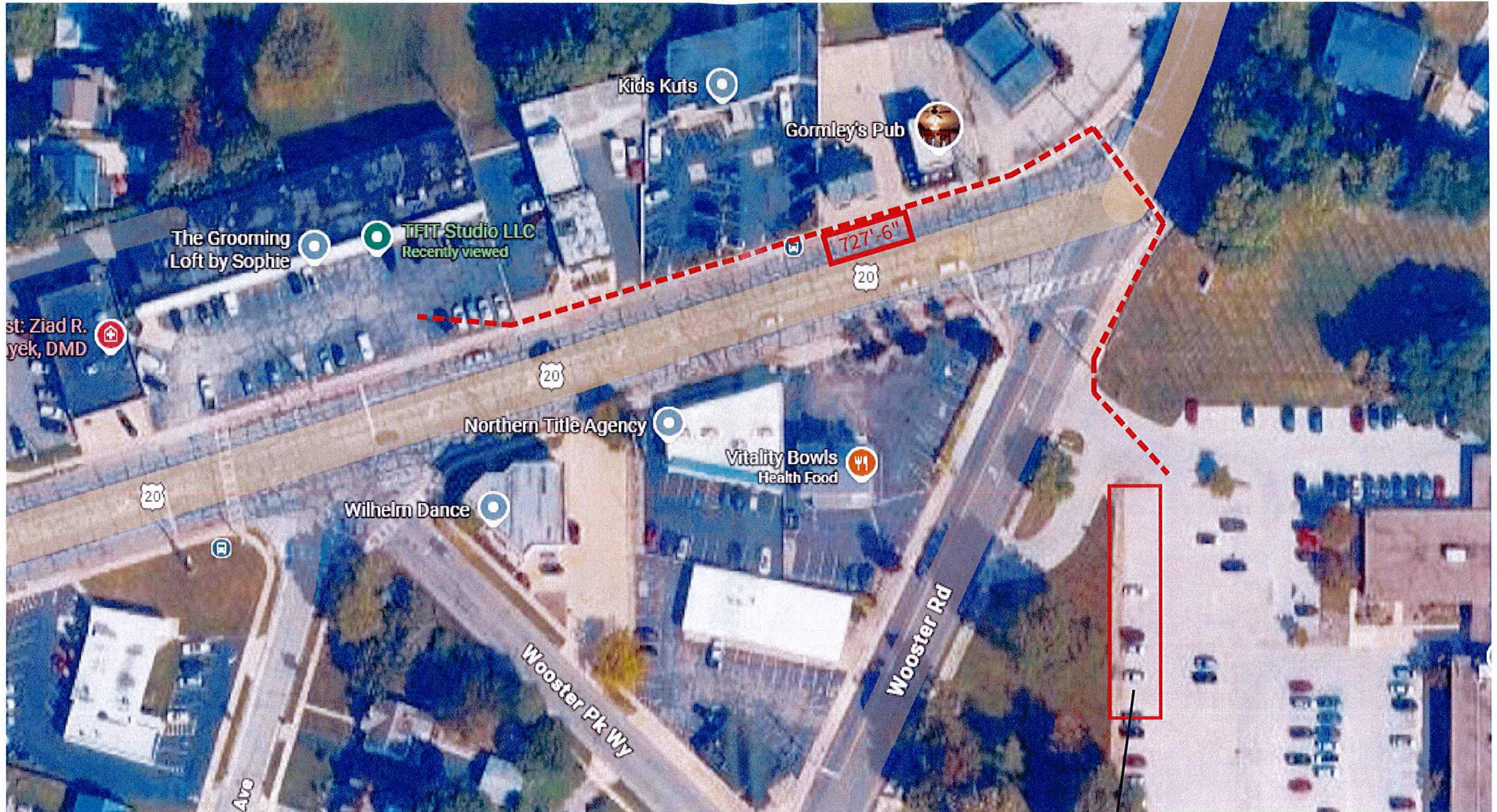
*****PARKING SPACE WIDTH IS MEASURED FROM CENTERLINE TO CENTERLINE OF PAINT LINES BY CODE. TYPICAL PARKING SPACE SIZE IS 9'-0" WIDTH BY 18'-0" LENGTH. ADA SPACE REQUIREMENTS SHOWN ON PAGE 2.*****

- ALL PARKING SPACES WERE VERIFIED IN THE EXISTING FRONT LOT AND DIMENSIONS ARE SHOWN ON PAGE 2.
- PHOTOS ON THIS PAGE WERE TAKEN 5/29/2026. SPACES ARE 9'-0" WIDE BY 18'-0" LONG, WITH THE EXCEPTION OF ONE SMALLER SPACE ADJACENT TO Z-DENTIST BUILDING AND ONE LARGER 10'-0" WIDE ADA SPACE. THE EXISTING PARKING LOT IS COMPLIANT.



ADA STRIPED CLEAR SPACE WIDTH

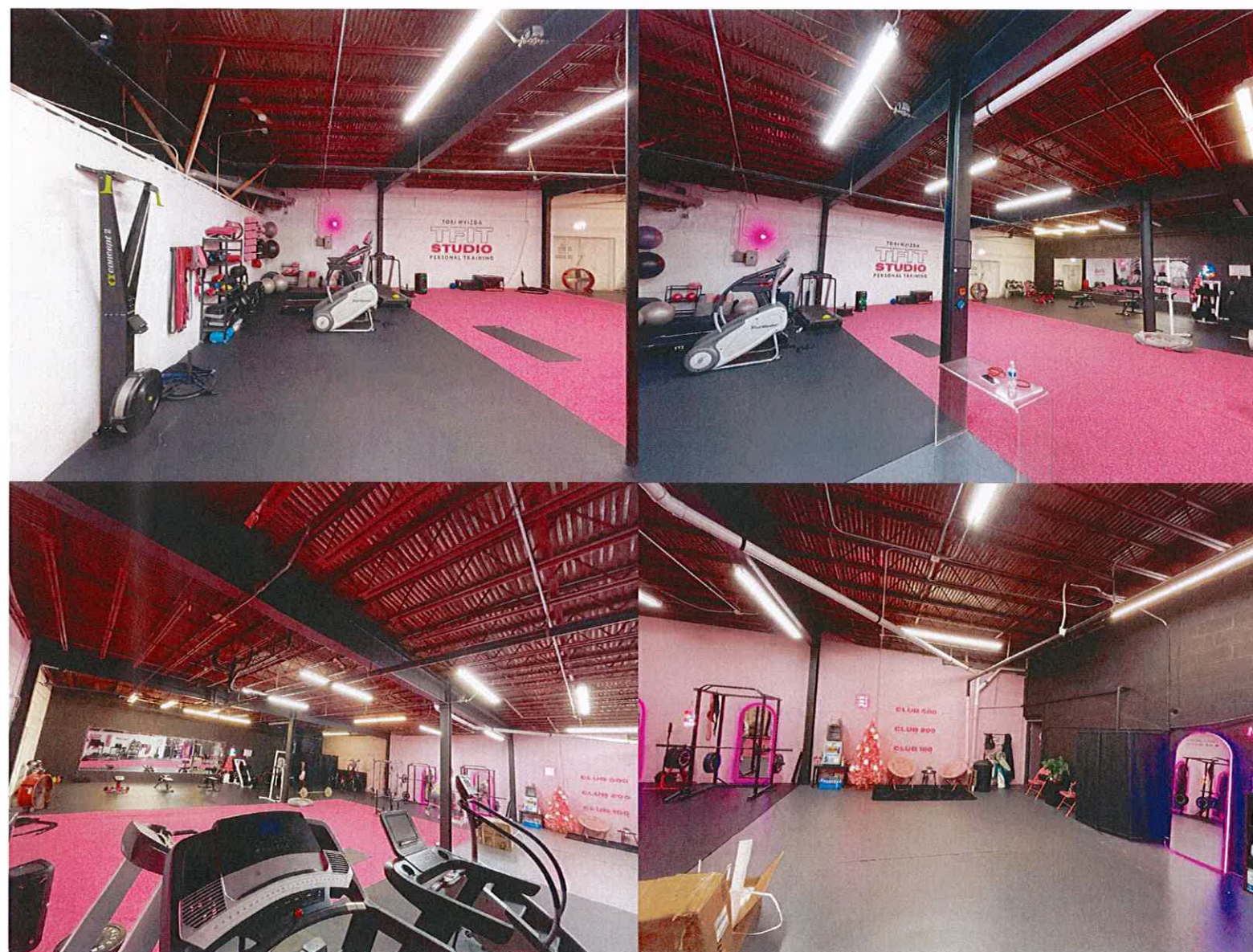




SHARED PARKING AREA, 10 SPACES



ENTRYWAY FROM PARKING LOT



LOWER LEVEL TENANT SUITE

05/29/2026



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INTERIOR TENANT SUITE PHOTOS

