

# GENERAL INFORMATION



**PROJECT DESCRIPTION:**

FULL CIRCLE BRAZILIAN JIU JITSU OFFERS COMPREHENSIVE TRAINING PROGRAMS SUITABLE FOR ALL AGES AND SKILL LEVELS. THE SPACE WAS PREVIOUSLY OCCUPIED BY AN IRISH DANCE ACADEMY, A SIMILAR INDOOR RECREATION AND INSTRUCTION USE.

DURING TYPICAL TRAINING SESSIONS, THERE IS (1) INSTRUCTOR AND UP TO (10) STUDENTS.

**PROPOSED USE:** JIU JITSU TRAINING CLUB  
**PREVIOUS USE:** O’MALLEYS IRISH DANCE ACADEMY

|                     |                           |
|---------------------|---------------------------|
| TENANT SPACE AREA:  | 1,530 GSF                 |
| HOURS OF OPERATION: | MON-FRI 6:00 AM - 7:30 PM |
|                     | SAT: 9:00 AM - 11:30 AM   |
|                     | SUN: CLOSED               |

**ZONING: “LB” - LOCAL BUSINESS**

PER 1167.03:

“COMMERCIAL RECREATION” AND “HEALTH CLUB” ARE PERMITTED USES.

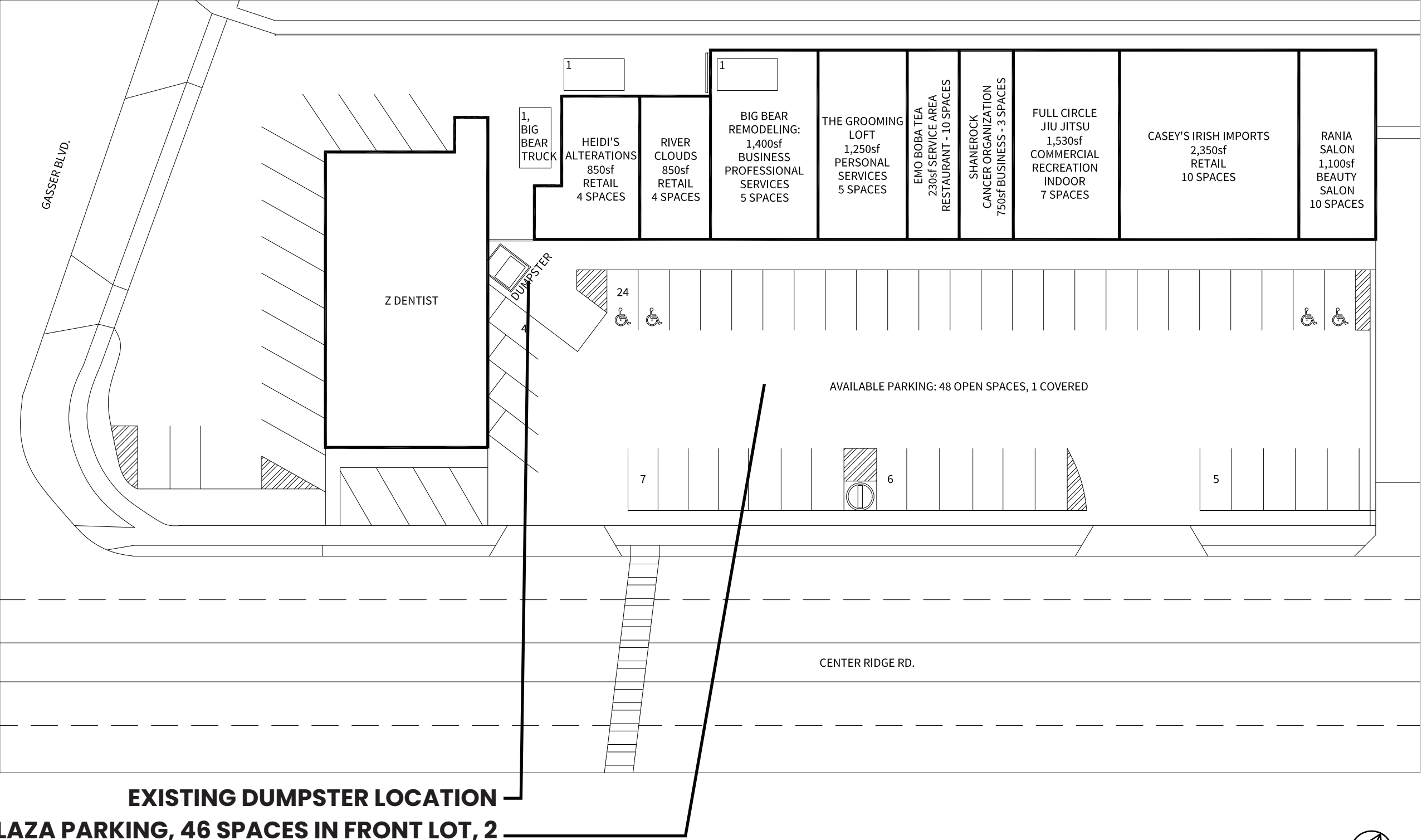
**FULL CIRCLE BRAZILIAN JIU JITSU**  
19632 CENTER RIDGE ROAD, ROCKY RIVER, OH 44116





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, 1 SPACE INSIDE REAR GARAGE DOOR

PARKING CALCULATIONS

| TENANT                          | HOURS OF OPERATION                                  | BUSINESS CLASSIFICATION   | PARKING RATIO   | SQUARE FOOTAGE  | CALCULATION   | MINIMUM REQUIRED PARKING SPACES |
|---------------------------------|---|---|---|---|---|---------------------------------|
| HEIDI'S ALTERATIONS             | MON-SAT: 10am-6pm<br>SUN: CLOSED                    | RETAIL  | 4 SPACES/1000sf                                       | 850sf   | 850/1000=.85x4=3.4  | 4 SPACES                        |
| RIVER CLOUDS                    | MON-SUN: 11am-7pm                                   | RETAIL  | 4 SPACES/1000sf                                       | 850sf   | 850/1000=.85x4=3.4  | 4 SPACES                        |
| BIG BEAR REMODELING             | MON-FRI: 8am-4:30pm<br>SAT-SUN: CLOSED              | PROFESSIONAL SERVICE  | 3 SPACES/1000sf                                       | 1,400sf   | 1400/1000=1.4x3=4.2                                       | 5 SPACES                        |
| PET GROOMING LOFT               | MON-SAT: 8am-5pm<br>SUN: CLOSED                     | PERSONAL SERVICE  | 4 SPACES/1000sf                                       | 1,250sf   | 1250/1000=1.25x4=5  | 5 SPACES                        |
| EMO BOBA TEA                    | VARYING 5 DAYS PER WEEK<br>12pm-7pm                 | RESTAURANT,<br>COUNTER SERVICE<br>LOCATED IN<br>SHOPPING CENTER | 1 SPACE/50sf OR 10<br>SPACES, WHICHEVER IS<br>GREATER | 750sf TOTAL,<br>230sf CUSTOMER<br>SERVING AREA,<br>520sf BACK OF<br>HOUSE/STORAGE | 230/50=5, OR 10<br>MINIMUM SPACES                         | 10 SPACES                       |
| SHANEROCK CANCER ORGANIZATION   | VARYING 3 DAYS PER WEEK:<br>6am-7am                 | BUSINESS  | 3 SPACES/1000sf                                       | 750sf   | 750/1000=.75x4=3  | 3 SPACES                        |
| FULL CIRCLE BRAZILIAN JIU JITSU | MON-FRI: 6am-7pm<br>SAT: 9am-11:30am<br>SUN: CLOSED | COMMERCIAL<br>RECREATION,<br>INDOOR                             | 4 SPACES/1000sf                                       | 1,530sf   | 1,530/1000=1.50x4=<br>6.12                                | 7 SPACES                        |
| CASEY'S IRISH IMPORTS           | MON-FRI: 10am-5pm<br>SAT-SUN: CLOSED                | RETAIL  | 4 SPACES/1000sf                                       | 2,350sf   | 2350/1000=2.35x4=9.4                                      | 10 SPACES                       |
| RANIA SALON                     | MON-TUES: CLOSED<br>WED-SUN: 10AM-5PM               | BEAUTY SALON<br>5 CHAIRS  | 2 SPACES/SALON CHAIR                                  | 1,100sf   | 5 CHAIRSx2 = 10   | 10 SPACES                       |
| T-FITNESS (LOWER LEVEL)         | MON-FRI: 9am-5pm<br>SAT-SUN: CLOSED                 | COMMERCIAL<br>RECREATION,<br>INDOOR                             | 4 SPACES/1000sf                                       | 2,925sf   | 2925/1000=2.93x4=11.7                                     | 12 SPACES                       |
|                                 |   |   |   |   | TOTAL REQUIRED SPACES                                     | 70 SPACES                       |
|                                 |   |   | PEAK PARKING TIME PER SHARED HOURS                    | WED 12pm-4pm  | TOTAL PARKING REQUIRED AT PEAK                            | 67 SPACES                       |
|                                 |   |   | ALLOWANCE FOR SHARED PARKING                          | 20%   | 67x0.8=53.6   | 54 SPACES                       |
|                                 |   |   | PROVIDED SPACES                                       |   | 46 FRONT LOT<br>2 REAR OF BUILDING<br>1 ENCLOSED INTERIOR | 49 SPACES                       |
|                                 |   |   |   |   | VARIANCE REQUIRED   | 5 PARKING SPACES                |



IMAGERY



CENTER RIDGE ROAD FRONTAGE



OPEN GYM



COAT ROOM

**FULL CIRCLE BRAZILIAN JIU JITSU**  
19632 CENTER RIDGE ROAD, ROCKY RIVER, OH 44116



# FLOOR PLAN

