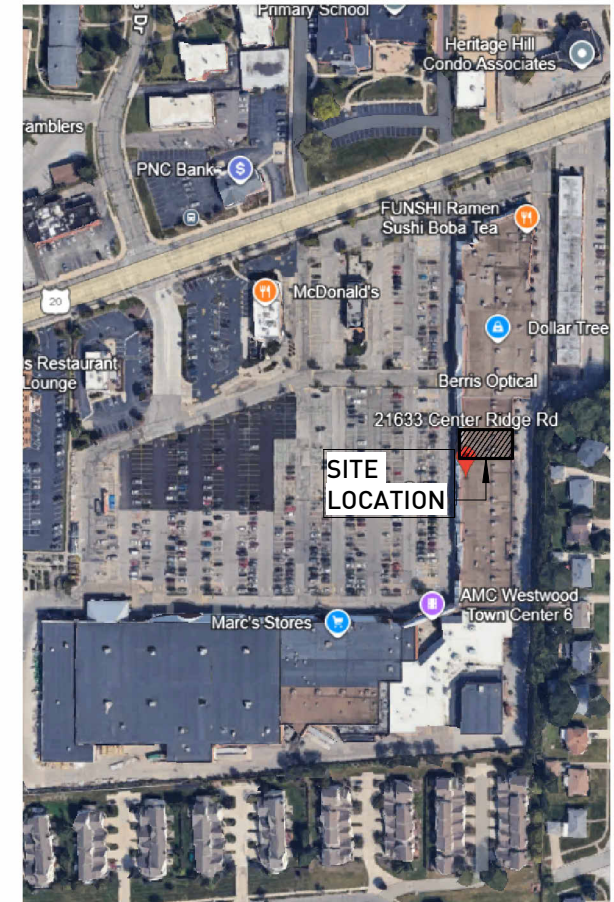


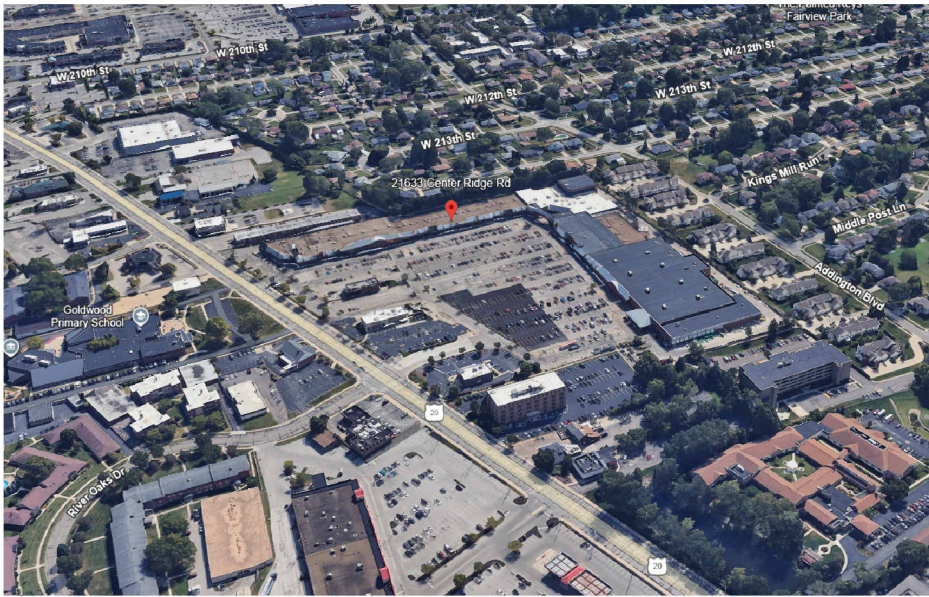
Proposed TBO For: Back Nine - Rocky River

Situated in the State of Ohio, City of Rocky River
21633 Center Ridge Rd, Rocky River, OH, 44116

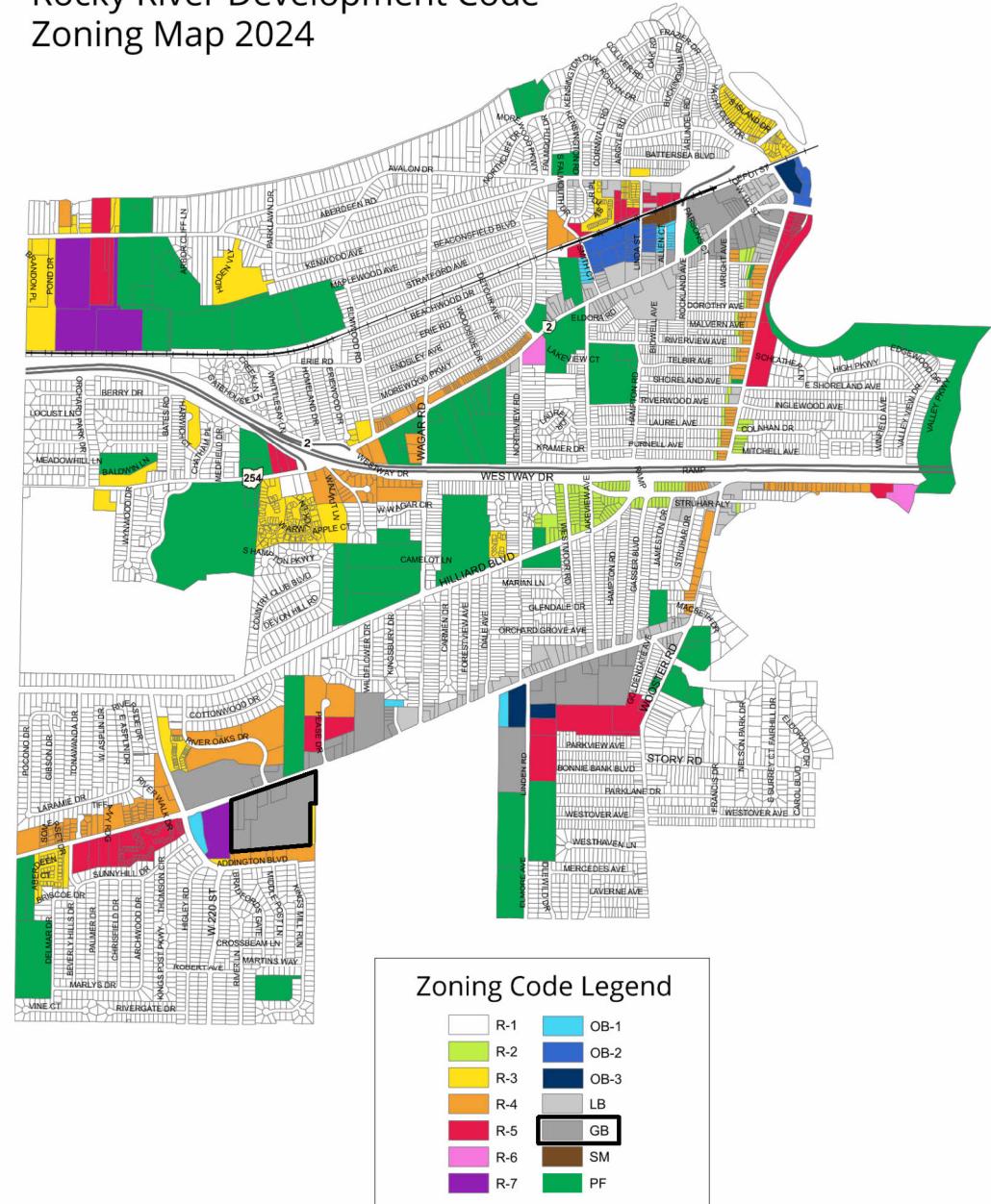


PROJECT DESCRIPTION:

The proposed project consists of a 2,615 SF tenant build out for Back Nine - Rocky River location. This interior alteration is located within the Westwood Town Center Plaza, previously occupied by an existing tenant space known as Skin Deep Mega Tanning. The new golf simulator business is proposed as a single story interior alteration which includes: a meeting room, 1 ADA restroom, entrance/waiting, utility closet, 3 golf bays, a lounge area, and other spaces that support the commercial space. The tenant spaces' exterior will not be affected with the acceptance of new signage, lights, or other decal window items needed. Given the new use, the occupant load is expected to decrease from 27 occupants to 24 occupants.



Rocky River Development Code Zoning Map 2024



CATEGORIZATION AND ZONING CODE:

The golf simulator business for Back Nine is not specifically listed as a use type in the Rocky River Zoning Code.

Occupancy Classification: Business - Group B (Section 304 OBC)

Business Group B occupancy includes, among others, the use of a building or structure, or a portion thereof, for office, professional or service-type transactions, including storage of records and accounts.

Type of Construction: Type II - (Section 601 & 602.2 OBC)

Types I and II construction are those types of construction in which the building elements specified in Table 601 are of noncombustible materials, except as permitted in Section 603 and elsewhere in this code.

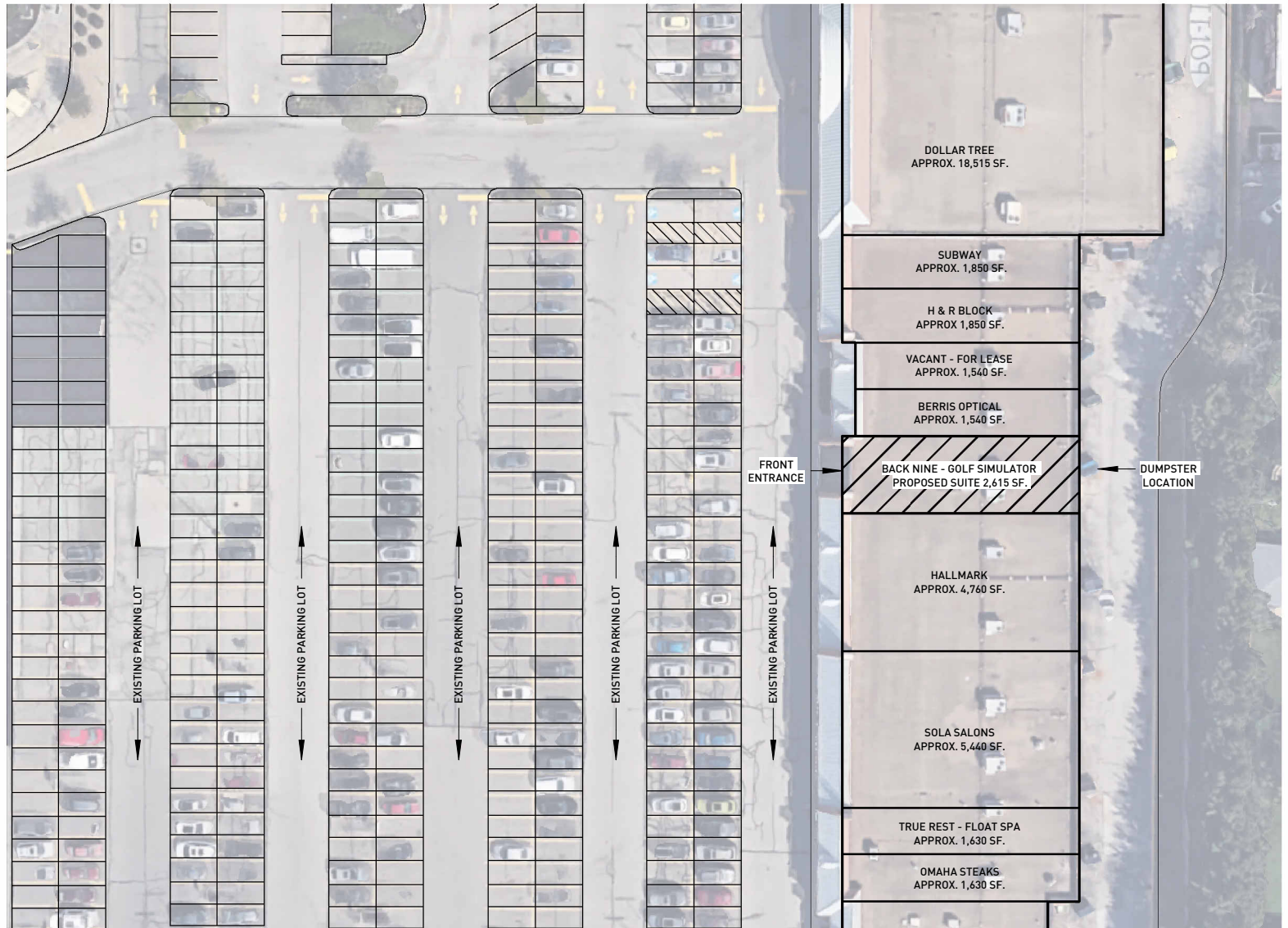
Zoning Map Code:

Rocky River Zoning Map indicates that the location of the business is located within the General Business code. This classification is used to designate areas where businesses can operate, allowing for a mix of commercial activities.

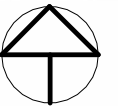
Per the definition and descriptions of the intended character of the general business district located in Rocky River, the golf simulator business for Back Nine aligns with the intent of the classification business group B.

SITE/ZONING SUMMARY:

- The proposed location for the new Back Nine - golf simulator business is shown on the location site map. The front main entrance is located on the west side of the plaza/business.
- The site map shows the neighboring tenant spaces and approximate square footages within the Westwood Town Center.
- The Back Nine business shall utilize the existing dumpster location provided on the east side of the Westwood Town Center plaza. There will be an exterior exit door within the space to access the dumpster.
- The Westwood Town Center has shared parking throughout the plaza. With the actual occupancy being 24, the OBC code requires to have a minimum of 1 accessible parking space. This is located within the first aisle of the existing parking lot across from the business.
- Per 1187.15 IBC - The allowance for shared parking, during hours of operation that overlap with other businesses using the same parking lot may be reduced by 20%.

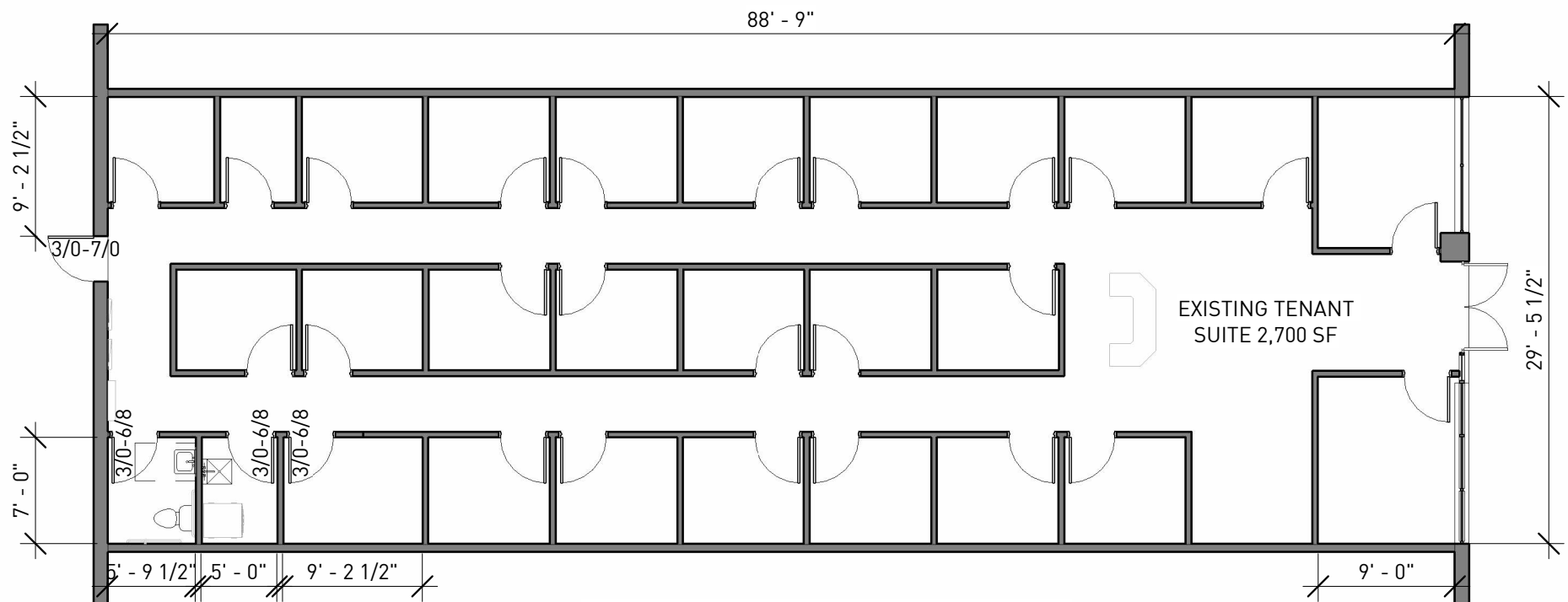


PROJECT LOCATION SITE PLAN - 1" = 60'-0"



FRONT PARKING LOT - EXISTING CONDITIONS & NEIGHBORING TENANT SPACES



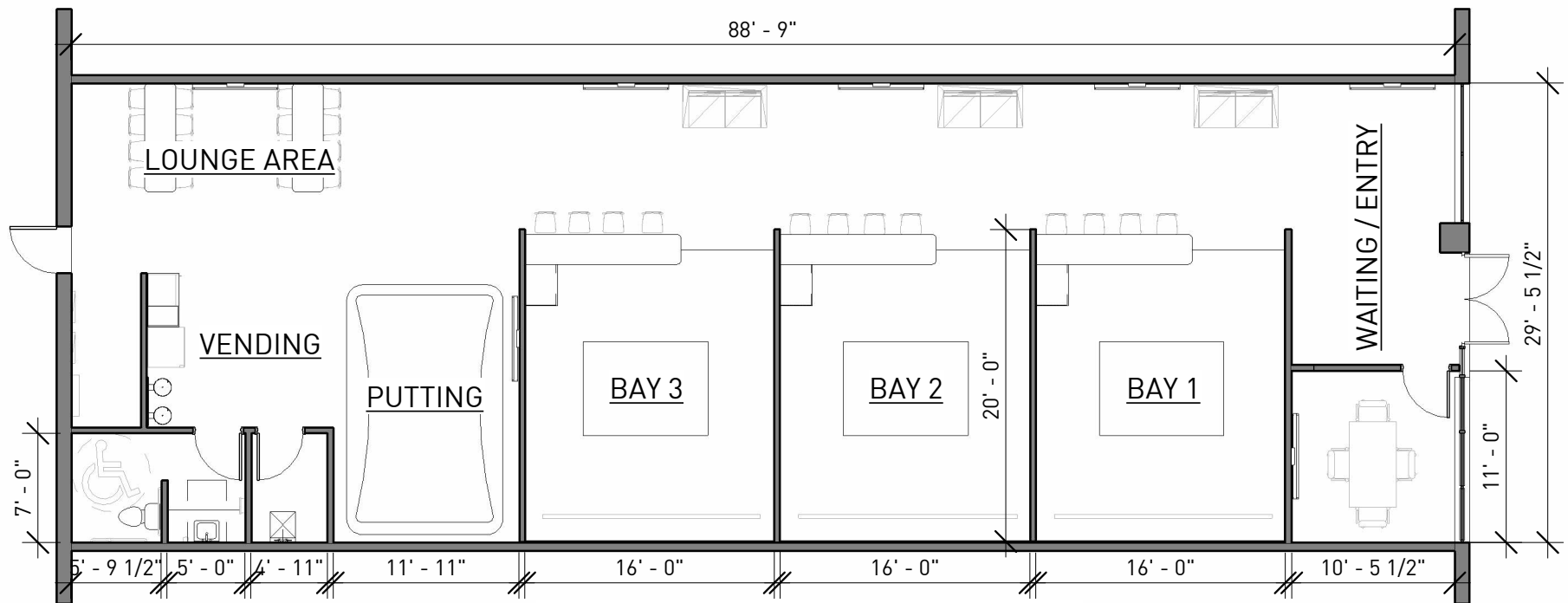


PREVIOUS TENANT: TANNING SALON
 2,700 SF
 USE GROUP: B-BUSINESS
 100 SF PER PERSON = 27 OCCUPANTS

A
5 SCALE:
 3/32" = 1'-0"

EXISTING FLOOR PLAN





PROPOSED TENANT: GOLF SIMULATORS

2,700 SF

USE GROUP: B-BUSINESS

100 SF PER PERSON = 27 OCCUPANTS

ACTUAL OCCUPANCY = 24 OCCUPANTS

(12 IN SIMULATORS & 12 IN WAITING)

A SCALE:
6 3/32" = 1'-0"

PROPOSED FLOOR PLAN



TRUE
NORTH

TBO for:

Back Nine - Rocky River

JOB No.

C 2513

PRINTED : 09/19/2025

SHEET No.

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