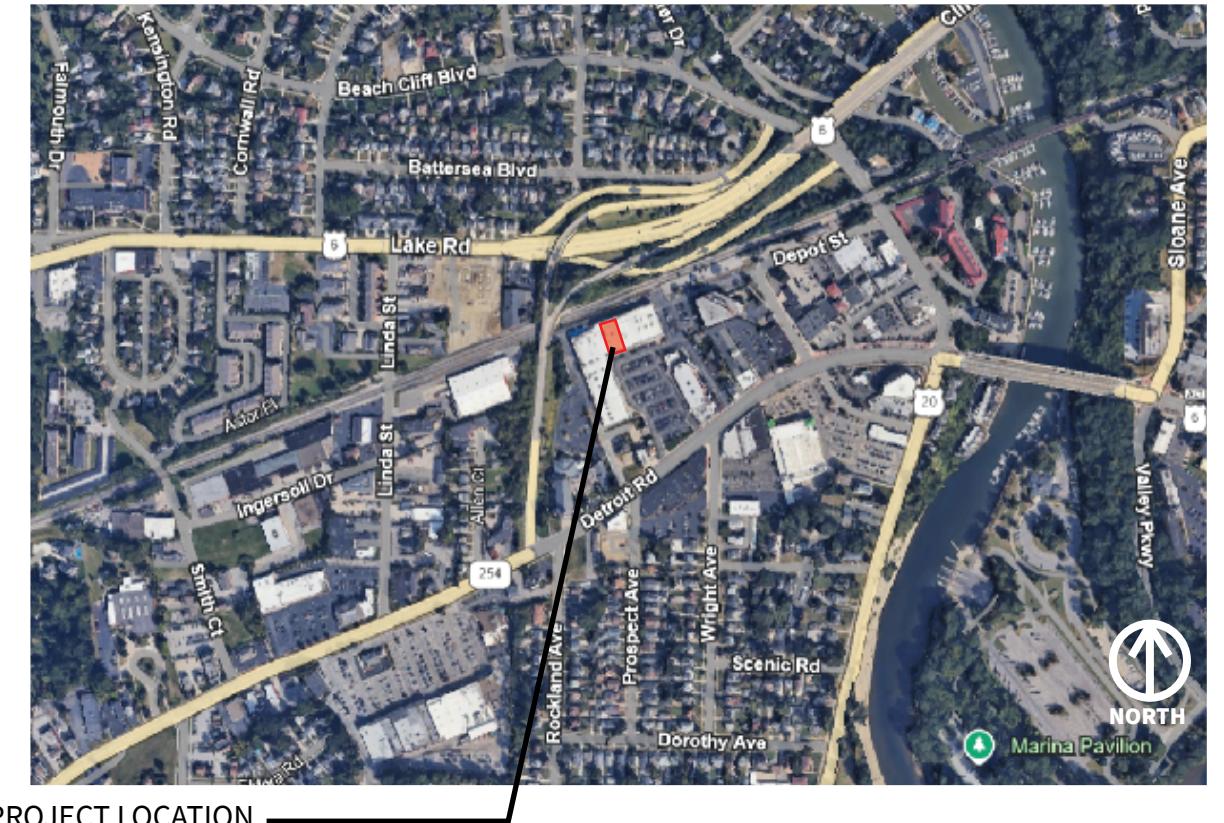


# University Hospitals

19332 Detroit Rd, Rocky River, OH 44116

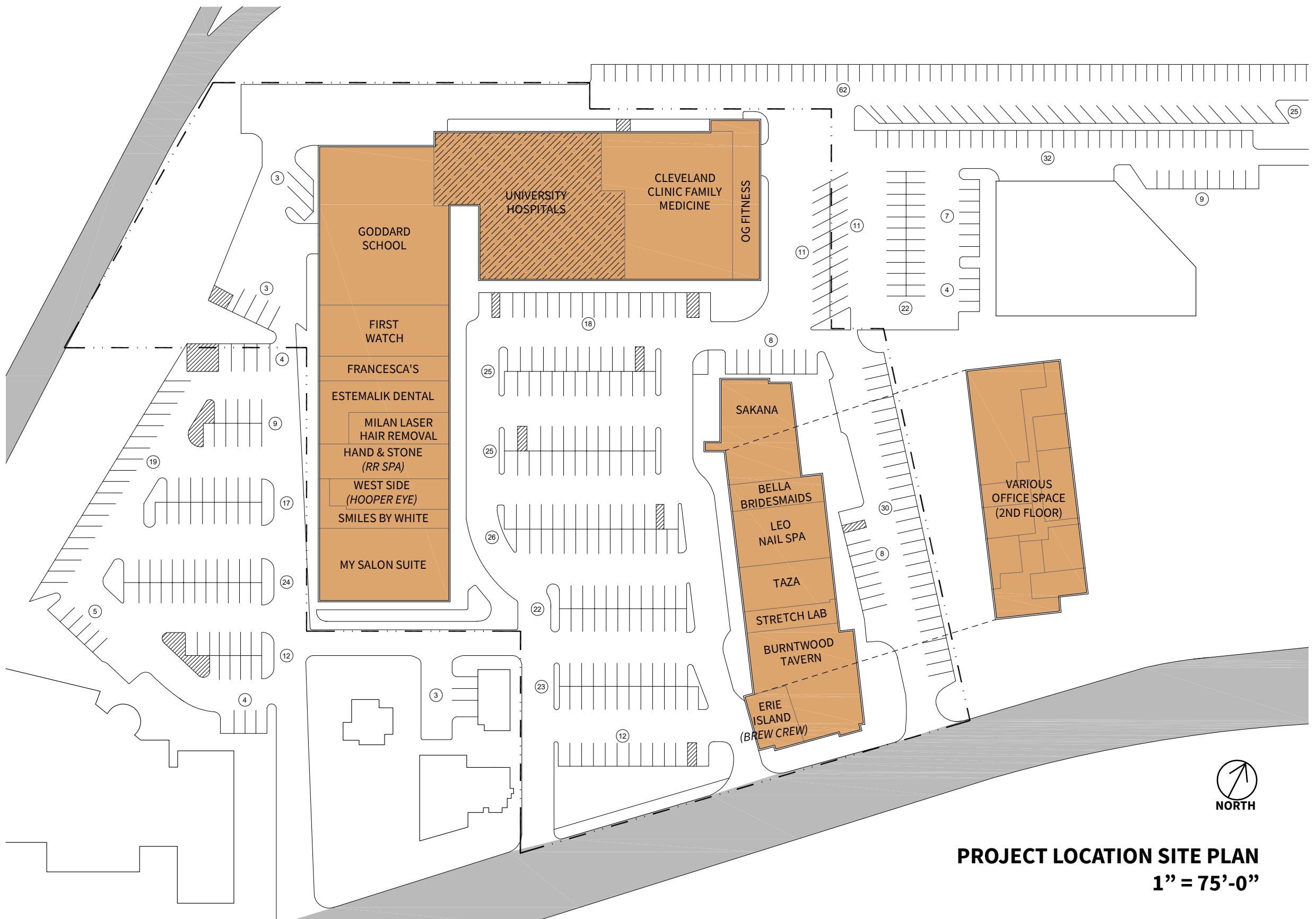


PROJECT LOCATION

## PROJECT DESCRIPTION:

The proposed project is for an interior alteration to an existing vacant suite within the Rocky River Beachcliff Market Square shopping plaza, previously occupied by Planet Fitness, to build out a new Medical Office Space.

The existing parking lot and parking garage for the plaza would be utilized by customers and employees during hours of operation.



**PROJECT LOCATION SITE PLAN**  
1" = 75'-0"



FRONT PARKING LOT



VIEW FROM FRONT ENTRANCE



VIEW FROM BACK ENTRANCE



BACK ENTRANCE



GARAGE ENTRANCE



VIEW FROM SIDE PARKING



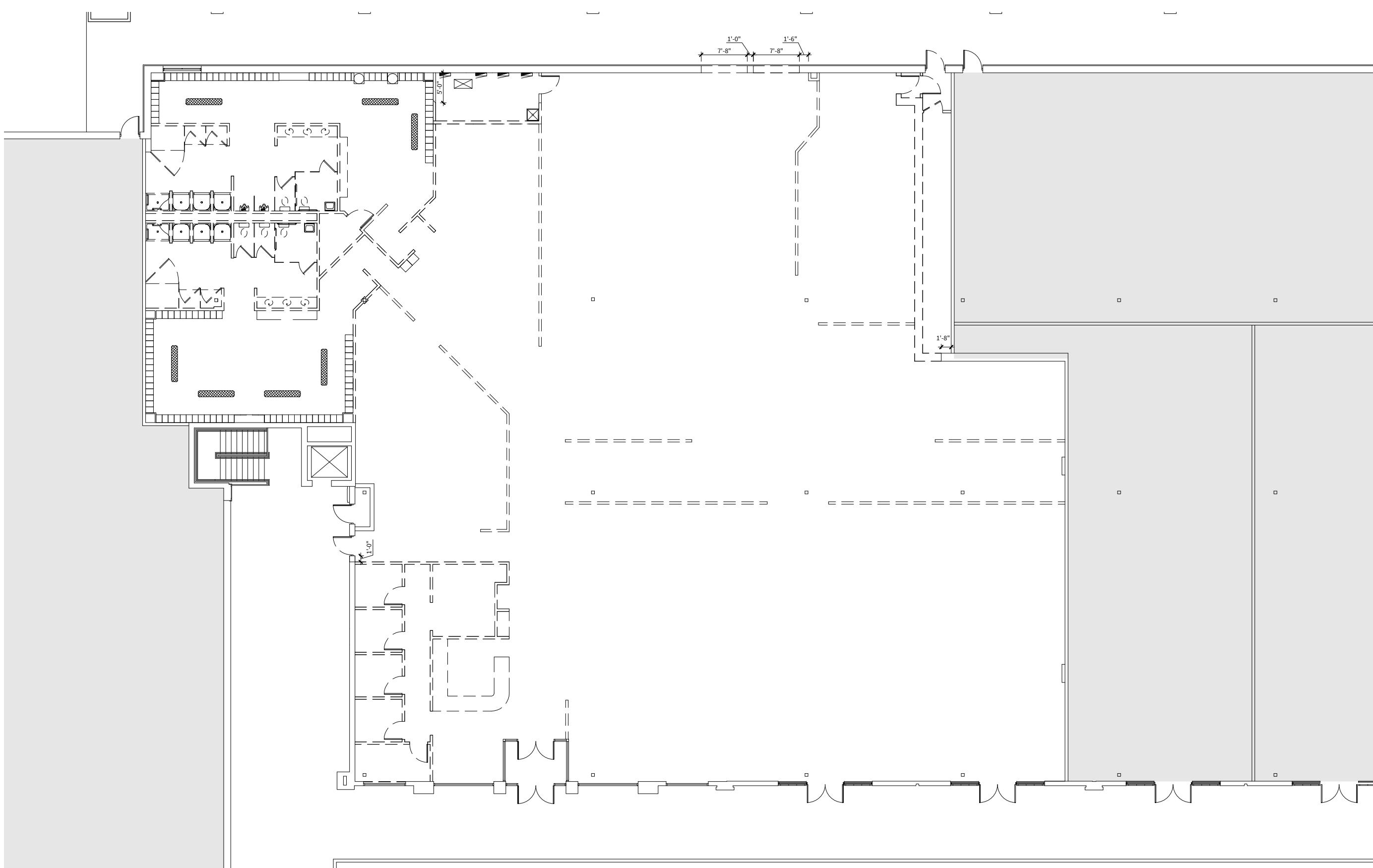
VIEW FROM BACK PARKING



SHARED DUMPSTER

## PARKING CALCULATIONS

TENANT	HOURS OF OPERATION	BUSINESS CLASSIFICATION	PARKING RATIO	SQUARE FOOTAGE	CALCULATION	MINIMUM REQUIRED PARKING SPACES	
MY SALON SUITES	10AM-7PM DAILY	BEAUTY SALON 29 CHAIRS	2 SPACES/SALON CHAIR	6,000sf	29 CHAIRSx2 = 58	58 SPACES	
HOOPER PREVENTATIVE EYE	MON, TUES, THURS: 9AM - 5:30PM, WED: 10AM - 6:30PM, FRI-SUN: CLOSED	MEDICAL / DENTAL OFFICE	4 SPACES/1000sf	2,266	2266/1000=2.3x4=9.1	10 SPACES	
SMILES BY WHITE	MON-THURS: 9AM - 6PM, FRI: 9AM - 5PM, SAT-SUN: CLOSED	MEDICAL / DENTAL OFFICE	4 SPACES/1000sf	1,944sf	1944/1000=1.94x4=7.76	8 SPACES	
ROCKY RIVER SPA	MON-FRI: 9AM - 9PM, SAT: 9AM - 8PM, SUN: 10AM - 6PM	PERSONAL SERVICE 12 STATIONS	2 SPACES/SALON CHAIR	3,000sf	12 CHAIRSx2=24	24 SPACES	
MILAN LASER	MON-THURS: 9AM - 6PM, FRI-SAT: 9AM - 5PM, SUN: CLOSED	PERSONAL SERVICE	4 SPACES/1000sf	2,120sf	2120/1000=2.05x4=8.5	9 SPACES	
ESTEMALIK DENTAL	MON-FRI: 8:30AM - 4:30PM, SAT-SUN: CLOSED	MEDICAL / DENTAL OFFICE	4 SPACES/1000sf	3,147sf	3147/1000=3.15x4=12.6	13 SPACES	
FRANCESCA'S	MON-SAT: 10AM - 7PM, SUN: 10AM - 5PM	RETAIL	4 SPACES/1000sf	2,100sf	2100/1000=2.1x4=8.4	9 SPACES	
FIRST WATCH	7AM - 2:30PM DAILY	RESTAURANT	1 SPACE/50sf CUSTOMER SERVICE AREA	TOTAL: 4,200sf CUSTOMER SERVICE AREA: 1,298sf		1298/50=25.96	26 SPACES
GODDARD SCHOOL	MON-FRI: 7AM - 6PM, SAT-SUN: CLOSED	KINDERGARTEN, NURSERY, CHILD DAY CARE CENTER	2 SPACES/CLASSROOM	12,861sf	12 CLASSROOMSx2=24	24 SPACES	
UNIVERSITY HOSPITALS	7AM - 7PM DAILY	MEDICAL / DENTAL OFFICE	4 SPACES/1000sf	15,330sf	15330/1000=15.3x4=61.2	62 SPACES	
CLEVELAND CLINIC	MON-THURS: 7AM - 7PM, FRI: 8AM-4PM, SAT-SUN: CLOSED	MEDICAL / DENTAL OFFICE	4 SPACES/1000sf	10,005sf	10005/1000=10.01x4=41	41 SPACES	
OG FITNESS (GYM)	MON-THURS: 5:30AM - 7:30AM & 5:30PM-7:30PM FRI: 5:30AM - 7:30AM & 6PM - 6:30PM SAT: 7:15AM - 10AM	COMMERCIAL RECREATION, INDOOR	4 SPACES/1000sf	2,900sf	2900/1000=2.9x4=11.6	12 SPACES	
THE BREW CREW OF RR	MON-FRI: 7AM - 3PM, SAT-SUN: 8AM - 3PM	RESTAURANT	1 SPACE/50sf CUSTOMER SERVICE AREA	TOTAL: 2,192sf CUSTOMER SERVICE AREA: 780sf		780/50=15.6	16 SPACES
BURNTWOOD TAVERN	MON-THURS: 11AM - 9PM, FRI-SAT: 11AM - 10PM, SUN: 10PM - 9PM	RESTAURANT	1 SPACE/50sf CUSTOMER SERVICE AREA	TOTAL: 5,585sf CUSTOMER SERVICE AREA: 2,450sf		5585/50=49	49 SPACES
STRETCH LAB	MON-THURS: 8AM - 8PM, FRI: 8AM - 6PM, SAT: 8AM - 2PM SUN: CLOSED	COMMERCIAL RECREATION, INDOOR	4 SPACES/1000sf	1,175sf	1175/1000=1.2x4=4.8	5 SPACES	
TAZA III / AL PITA	11AM - 9:30PM DAILY	RESTAURANT	1 SPACE/50sf CUSTOMER SERVICE AREA	TOTAL: 2,675sf CUSTOMER SERVICE AREA: 950sf		950/50=19	19 SPACES
LEO NAIL SPA	MON-FRI: 10AM - 7PM SAT: 10AM - 6PM SUN: 11:30AM - 5PM	PERSONAL SERVICE 22 CHAIRS	2 SPACES/SALON CHAIR	3,270sf	22 CHAIRSx2=44	44 SPACES	
BELLA BRIDESMAID	TUES-THURS: 11AM - 6PM, FRI: 11AM - 5PM SAT: 9AM - 4PM, SUN-MON: CLOSED	RETAIL	4 SPACES/1000sf	1,740sf	1740/1000=1.7x4=6.8	7 SPACES	
SAKANA SUSHI	MON-THURS: 11:30AM - 10PM, FRI-SAT: 11:30AM - 11PM, SUN: 12PM - 9PM	RESTAURANT	1 SPACE/50sf CUSTOMER SERVICE AREA	TOTAL: 4,478sf CUSTOMER SERVICE AREA: 2,940 sf		2940/50=58.8	59 SPACES
VACANT	-	-	-	3,441sf	-	-	-
2ND FLOOR BUSINESSES:							
JESSICA BECKA LLC	9A-5P M-F	BUSINESS	3 SPACE / 1000sf	1,165sf	1165/1000=1.2x3=3.5	4 SPACES	
CMT CONSULTING	9A-5P M-F	BUSINESS	3 SPACE / 1000sf	927sf	900/1000=0.9x3=2.7	3 SPACES	
TDS COMPUTERS LLC	9A-5P M-F	BUSINESS	3 SPACE / 1000sf	745sf	745/1000=0.8x3=2.4	3 SPACES	
MANAGEMENT OFFICES	9A-5P M-F	BUSINESS	3 SPACE / 1000sf	527sf	527/1000=0.6x3=1.8	2 SPACES	
EDWARD JONES	9A-5P M-F	BUSINESS	3 SPACE / 1000sf	1,254sf	1254/1000=1.3x3=3.8	4 SPACES	
BEACHCLIFF DENTAL GROUP	9A-5P M-F	MEDICAL / DENTAL OFFICE	4 SPACES/1000sf	1,414sf	1414/1000=1.4x4=5.7	6 SPACES	
COTTON INK LLC	9A-5P M-F	BUSINESS	3 SPACE / 1000sf	700sf	700/1000=0.7x3=2.1	3 SPACES	
			ALLOWANCE FOR SHARED PARKING	20%	TOTAL REQUIRED SPACES	520	
			PROVIDED SPACES		331 ON-SITE 31 SHARED EASEMENT	362 SPACES PROVIDED	
			VARIANCE SPACES		508 VARIANCE	416 LESS THAN 508	



12/02/2025



ARCHITECTS  
+ ENGINEERS

EXISTING FLOOR PLAN - SCALE: 1/16" = 1'-0"

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