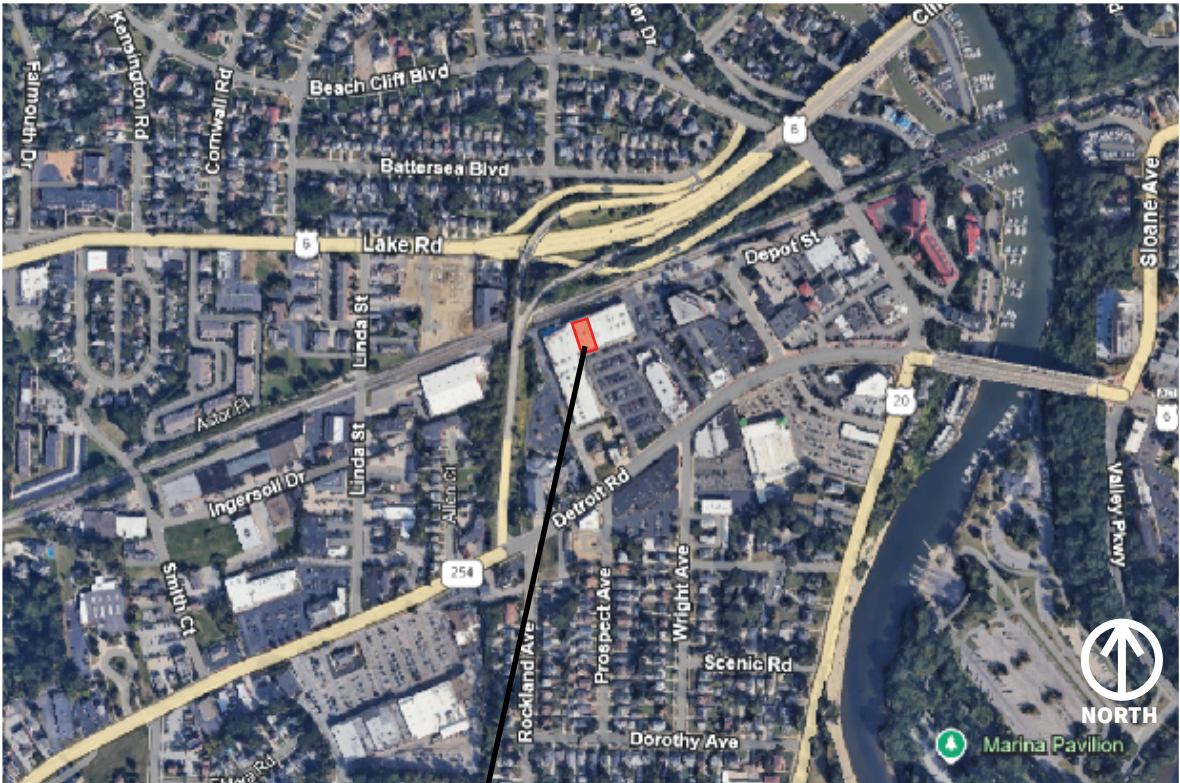


University Hospitals

19332 Detroit Rd, Rocky River, OH 44116



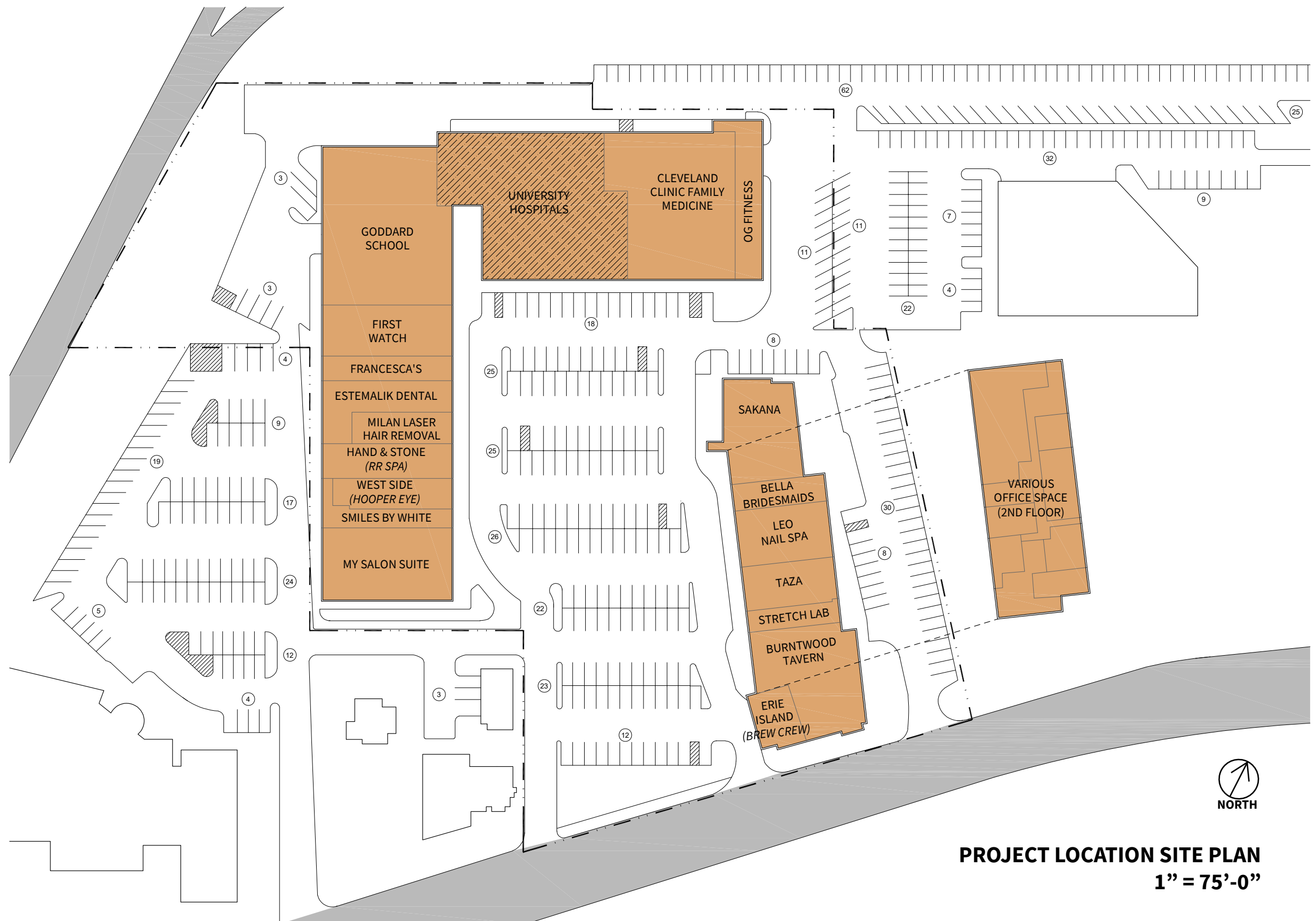
PROJECT LOCATION

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.







FRONT PARKING LOT



VIEW FROM FRONT ENTRANCE



VIEW FROM BACK ENTRANCE



BACK ENTRANCE



GARAGE ENTRANCE



VIEW FROM SIDE PARKING



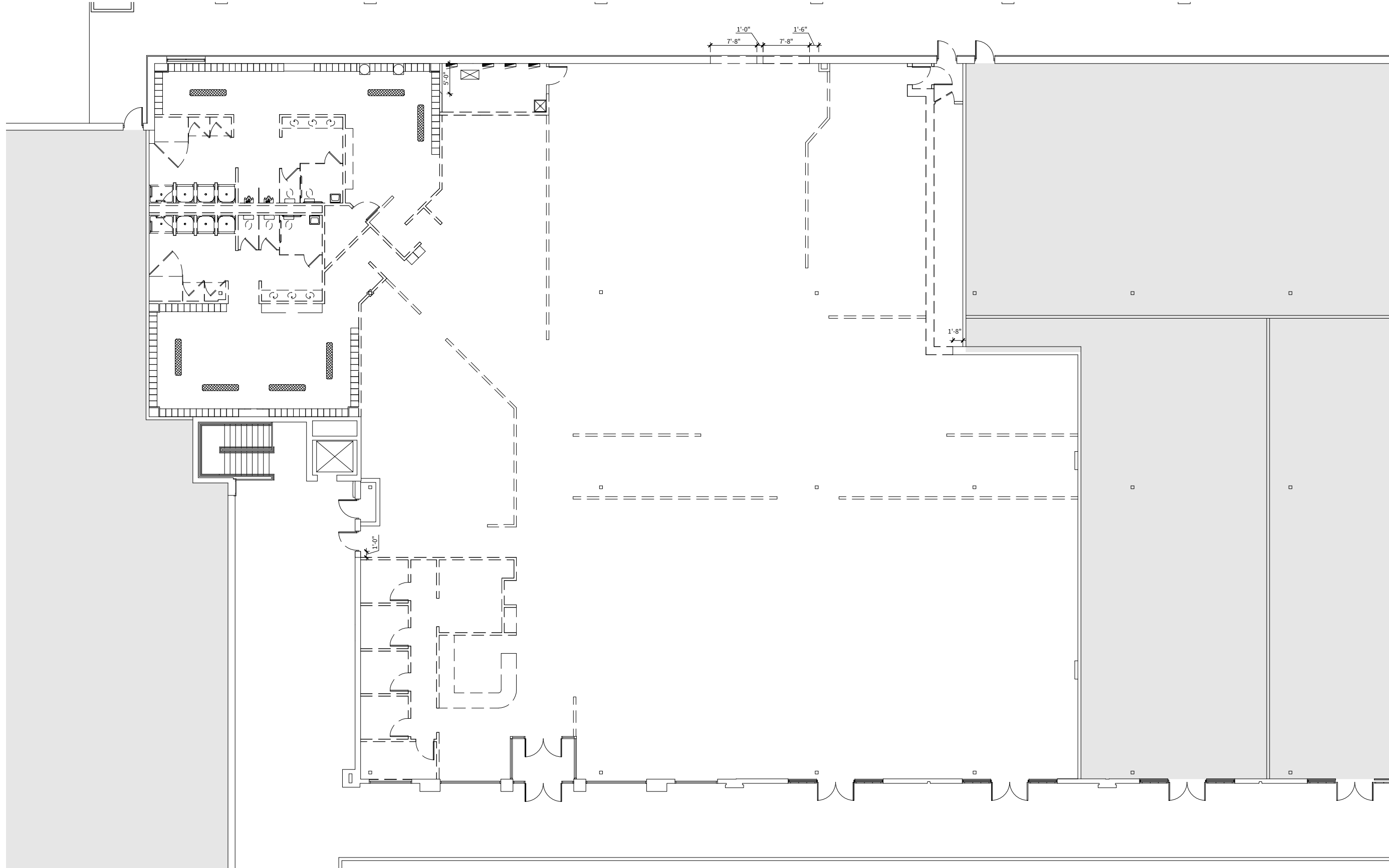
VIEW FROM BACK PARKING



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
					TOTAL REQUIRED SPACES	520
			ALLOWANCE FOR SHARED PARKING	20%	520x0.8 = 416	416
			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"

