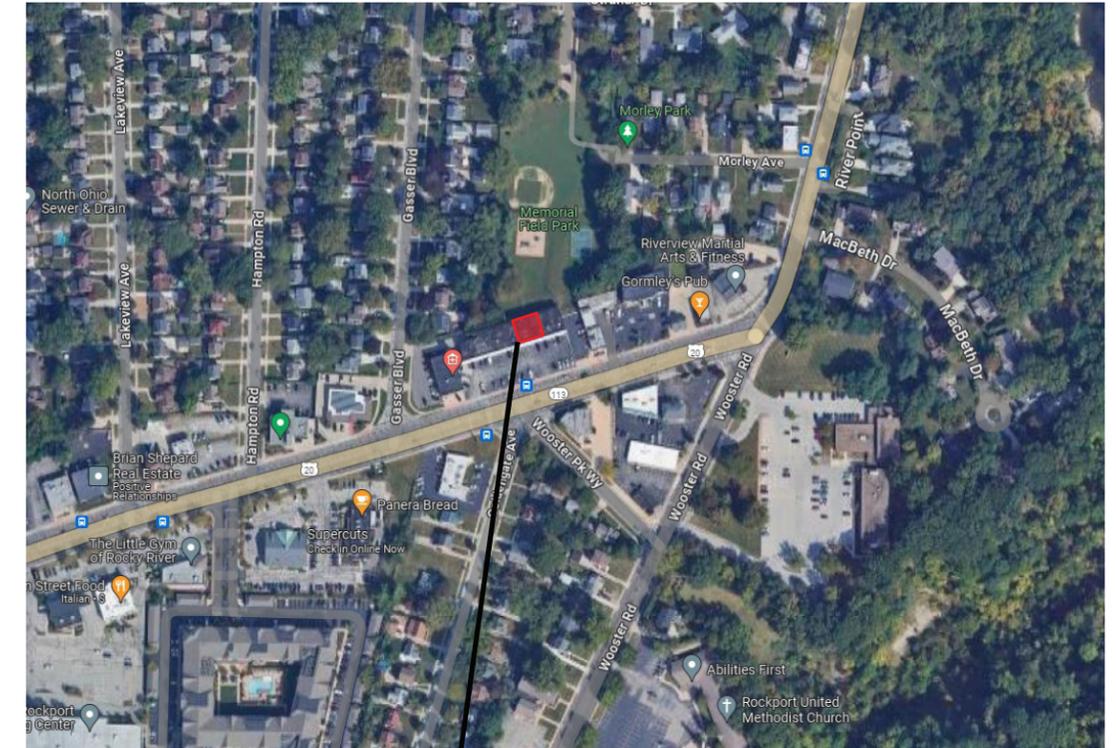


T-FITNESS STUDIO

19630 CENTER RIDGE RD., ROCKY RIVER, OH 44116



PROJECT LOCATION

PROJECT DESCRIPTION:

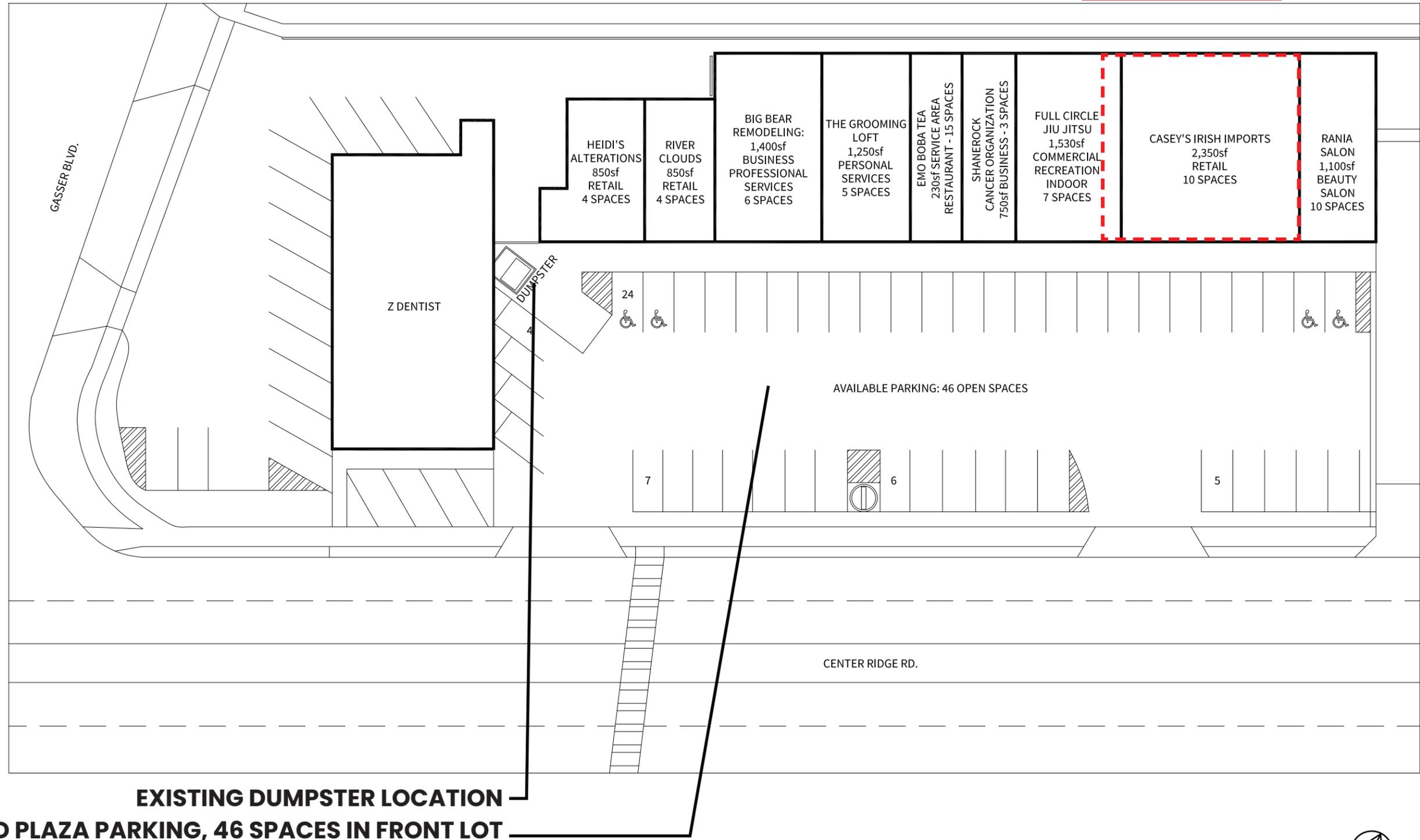
The proposed project is for an interior alteration to an existing vacant suite within the lower level of the Rocky River Shoppes LLC shopping plaza for a new exercise fitness gym business. The gym, T-Fitness Studio, is proposed to be an indoor commercial recreation space, providing fitness classes and 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 special events or classes on weekends. The anticipated number of employees would be 1 employee (currently only the business owner/head coach) with potential for hiring other trainers or instructors in the future. The existing parking lot for the plaza would be utilized by customers and employees during hours of operation. The entrance off the parking lot immediately leads to a staircase down to the lower level, where an entry door then provides access into the rented suite area.

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



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

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



12/02/2025



ARCHITECTS
+ ENGINEERS



NORTH

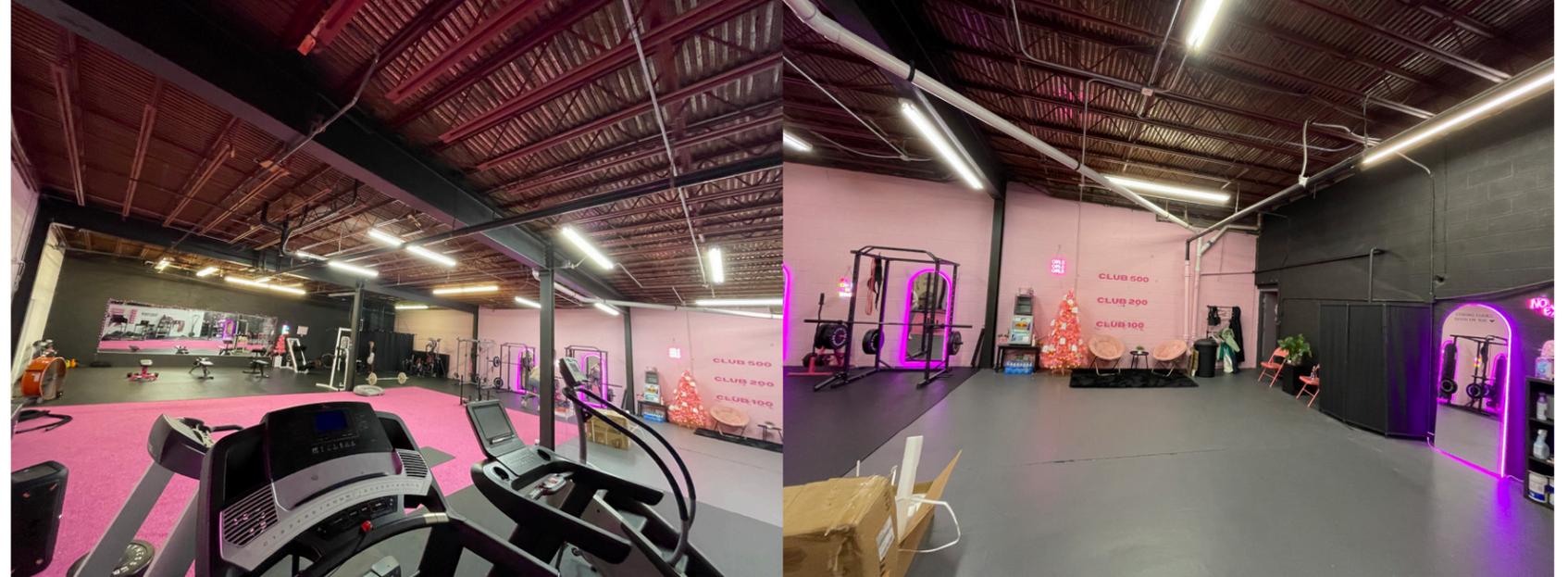
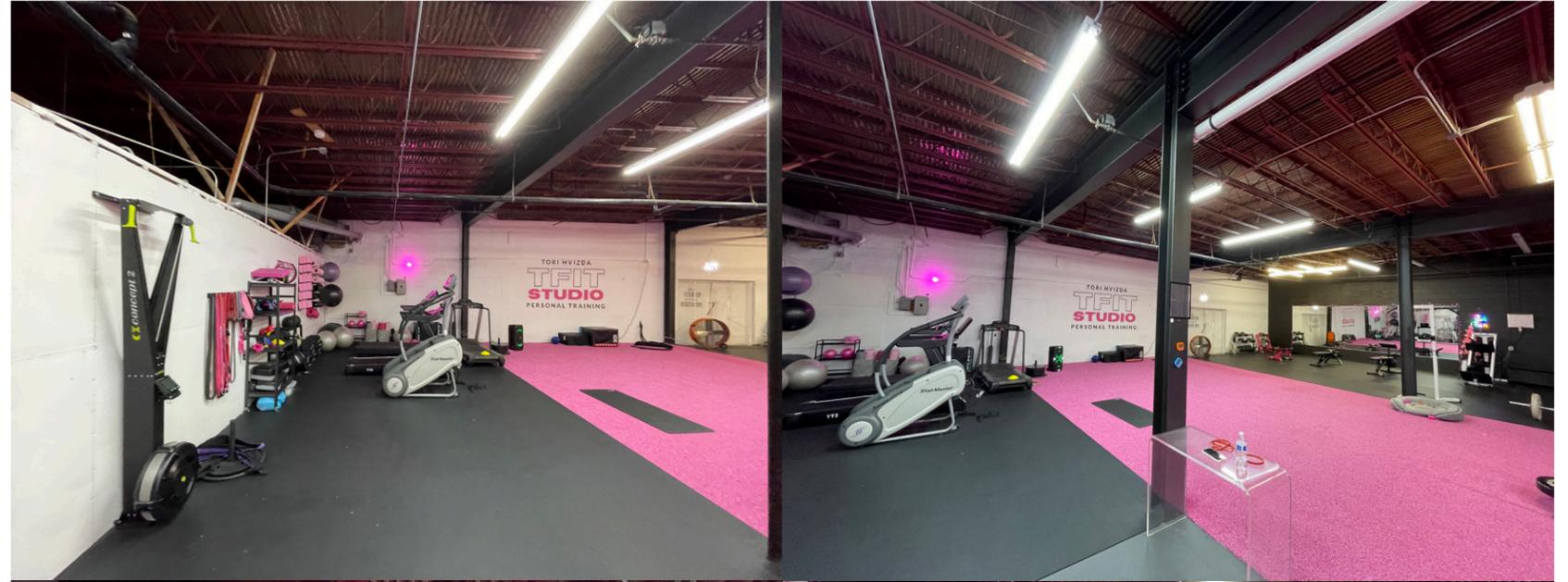
SITE PLAN AND PROJECT LOCATION



FRONT PARKING LOT



REAR PARKING/GARAGE ENTRANCE



ENTRYWAY FROM PARKING LOT

LOWER LEVEL TENANT SUITE

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	$850/1000=.85 \times 4=3.4$	4 SPACES
RIVER CLOUDS SMOKE SHOP	TUES, WED, SUN: 11am-7pm MON, THUR: 11am-8pm FRI, SAT: 11am-9pm	RETAIL	4 SPACES/1000sf	850sf	$850/1000=.85 \times 4=3.4$	4 SPACES
BIG BEAR REMODELING	MON-FRI: 8am-4:30pm SAT-SUN: CLOSED	PROFESSIONAL SERVICE	3 SPACES/1000sf	1,400sf + 1 WORK VEHICLE	$1400/1000=1.4 \times 3=4.2$	6 SPACES
THE GROOMING LOFT	MON-FRI: 8am-5pm SAT: 9am-3pm SUN: CLOSED	PERSONAL SERVICE	4 SPACES/1000sf	1,250sf	$1250/1000=1.25 \times 4=5$	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	$750/1000=.75 \times 4=3$	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	$1,530/1000=1.50 \times 4=6.12$	7 SPACES
CASEY'S IRISH IMPORTS	MON-FRI: 10am-5pm SAT: 10am-4pm SUN: CLOSED	RETAIL	4 SPACES/1000sf	2,350sf	$2350/1000=2.35 \times 4=9.4$	10 SPACES
RANIA SALON	MON-TUES: CLOSED WED-SUN: 10am-4pm	BEAUTY SALON 5 CHAIRS	2 SPACES/SALON CHAIR	1,100sf	$5 \text{ CHAIRS} \times 2 = 10$	10 SPACES
T-FITNESS (LOWER LEVEL)	MON-FRI: 9am-5pm SAT-SUN: CLOSED	COMMERCIAL RECREATION, INDOOR	4 SPACES/1000sf	2,925sf	$2925/1000=2.93 \times 4=11.7$	12 SPACES
					TOTAL REQUIRED SPACES	76 SPACES
			PEAK PARKING TIME PER SHARED BUSINESS HRS	THUR 12pm-1:30pm	TOTAL PARKING REQUIRED AT PEAK	73 SPACES
			ALLOWANCE FOR SHARED PARKING	20%	$76 \times 0.8=61$	61 SPACES
			PROVIDED SPACES		46 FRONT LOT	46 SPACES
					VARIANCE REQUIRED	15 PARKING SPACES, 33% INCREASE



