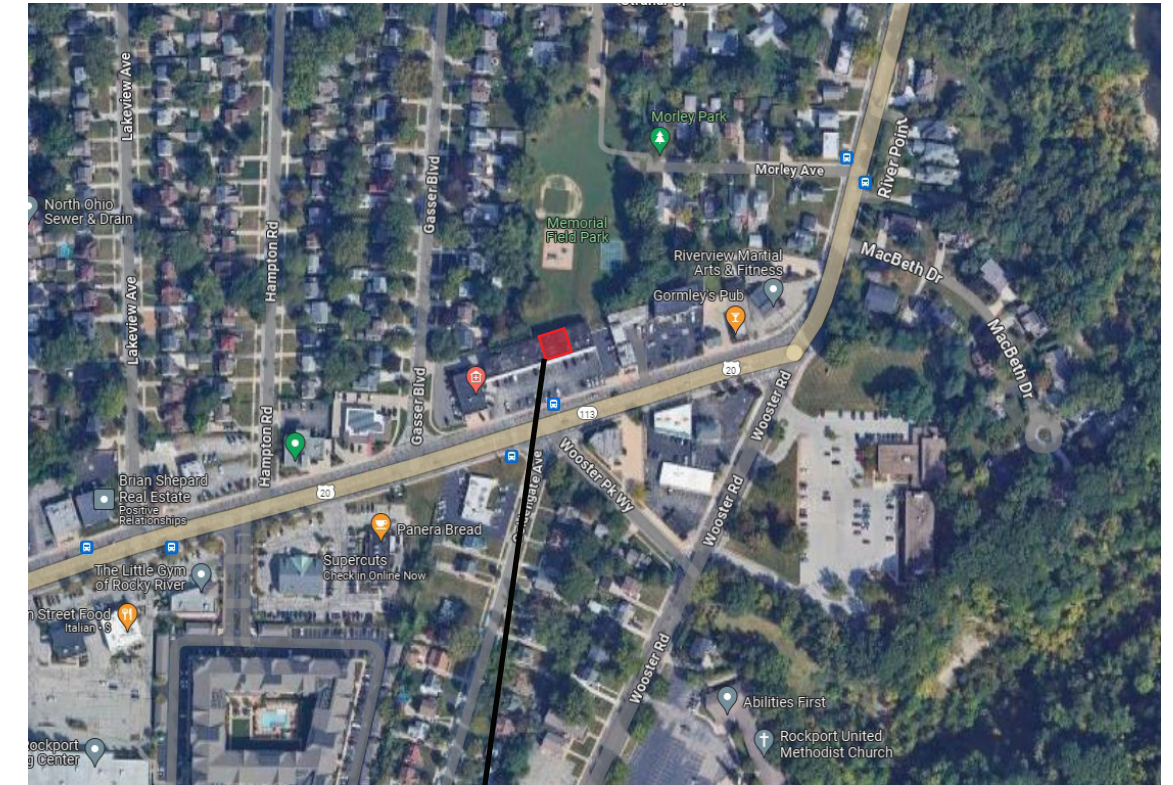


T-FITNESS STUDIO

19630 CENTER RIDGE RD., ROCKY RIVER, OH 44116



PROJECT LOCATION

PROJECT DESCRIPTION:

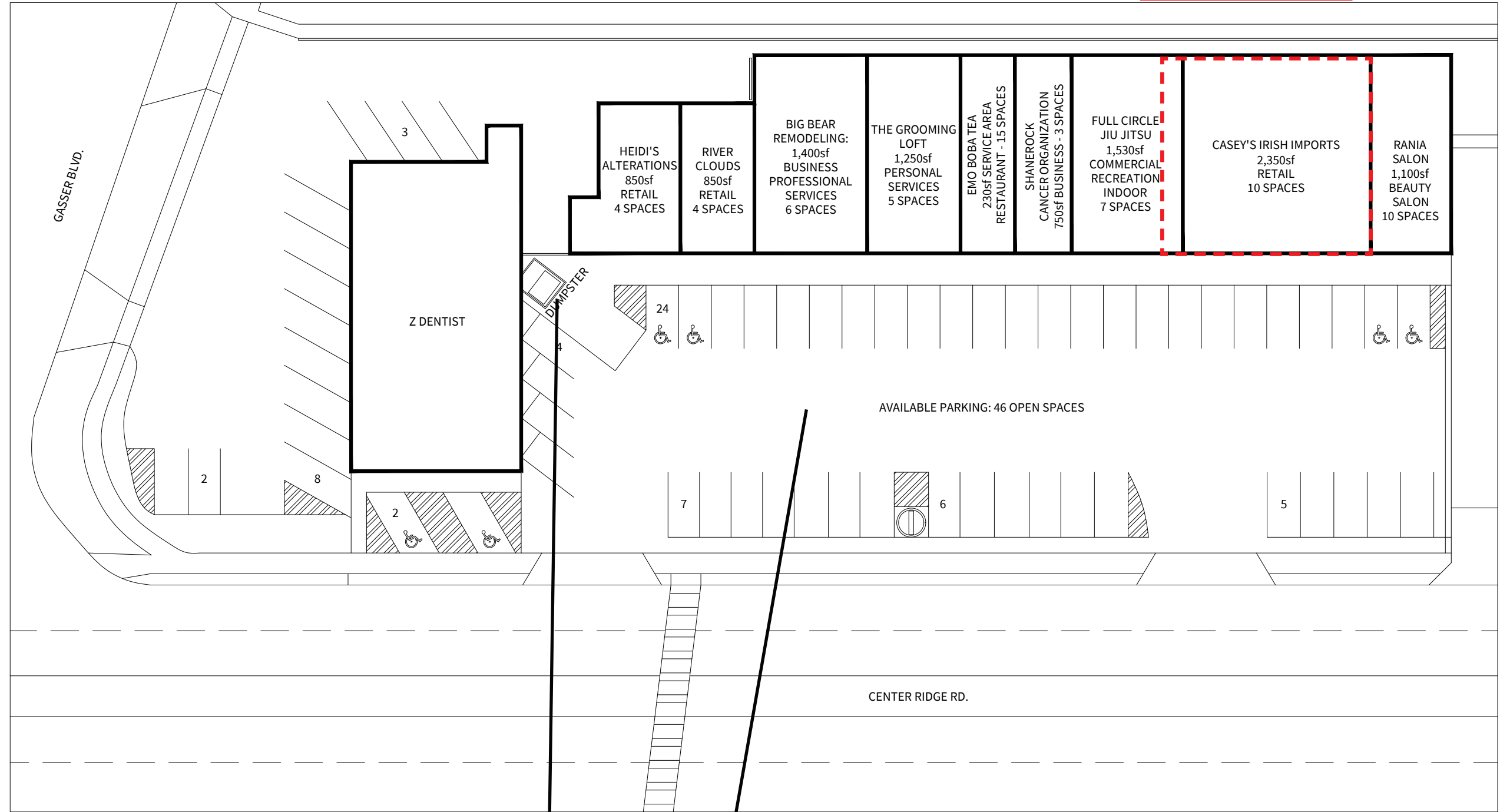
The proposed project is for an interior alteration to an existing vacant suite within the lower level of the Rocky River Shoppes LLC shopping plaza for a new exercise fitness gym business. The gym, T-Fitness Studio, is proposed to be an indoor commercial recreation space, providing fitness classes and 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



EXISTING DUMPSTER LOCATION

SHARED PLAZA PARKING, 46 SPACES IN FRONT LOT

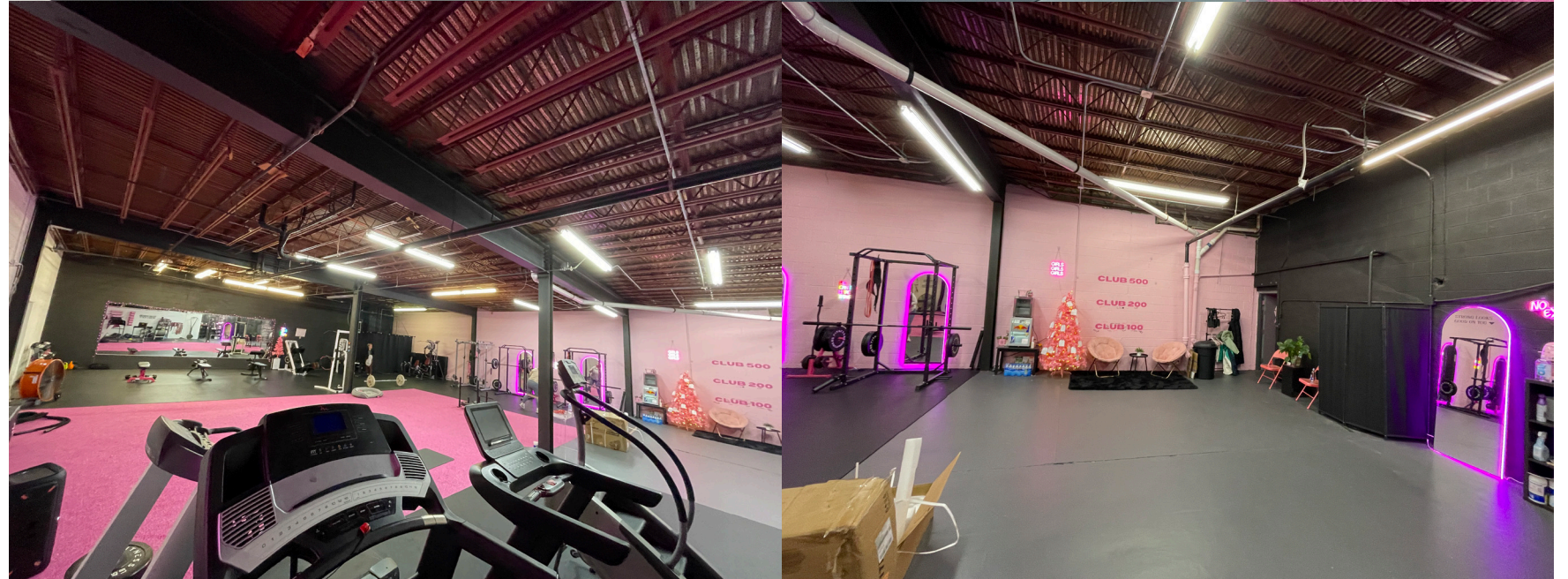


FRONT PARKING LOT



REAR PARKING/GARAGE ENTRANCE





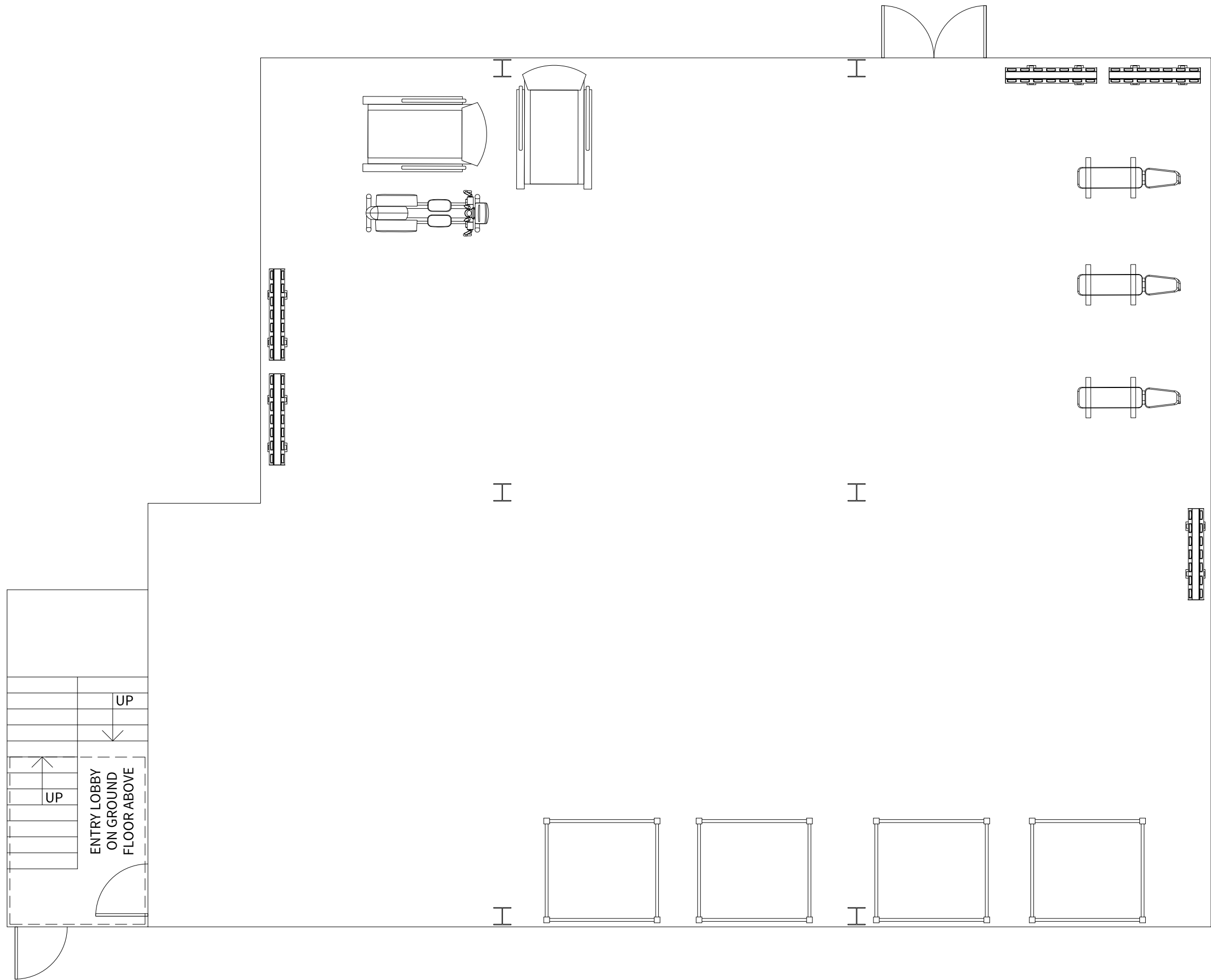
ENTRYWAY FROM PARKING LOT

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





April 20, 2026

Mr. Mahmoud Assad
Center Ridge Village
19632 Center Ridge Road
Rocky River, Ohio 44116
216-218-0099

This letter serves as a Formal Agreement for the use of parking spaces located at ZDentist 19680 Center Ridge Road Rocky River, Ohio 44116 on the weekend, in exchange ZDentist would like the use of (4) spaces during the week for employees. No fee will be exchanged from either party.

ZDentist WILL NOT be responsible for any injury, loss or damage to the vehicles.

Mr. Mahmoud Assad will be responsible for any littering.

Either party may terminate the agreement with a 30-day written notice.

The agreement period will begin on June 1, 2026 and end on June 1, 2029

Signature:

Dr. Ziad El-Hayek, D.M.D.: _____ Date: _____

Mr. Mahmoud Assad: _____ Date: _____

cc: Michael J. O'Shea, Law Director
Dylan Minek, Planning and Community Development



From: [Mike Assad](#)
To: [Forrest Paige](#)
Subject: parking agreement letter
Date: Wednesday, March 4, 2026 1:11:58 PM

PARKING USE APPROVAL LETTER

Date: __03-04-2026_____

This letter confirms that approval has been granted to Mike Assad for limited parking use at the property 3035 Wooster Rd, wellness center located along Wooster Road for any parking at 19630 center ridge plaza.

Per communication with the property management and Security Team:

- Up to 5 vehicles are permitted to park on the premises not to exceed 10.
- The designated parking area is the row closest to the sidewalk along Wooster Road (as highlighted on the provided map)
- For larger events requiring additional vehicles, at least one (1) week advance notice must be provided for approval.

If there are any questions regarding this approval, please contact the property management team directly.

Approved By:

Gina Moore

Acknowledged By:

Mike Assad

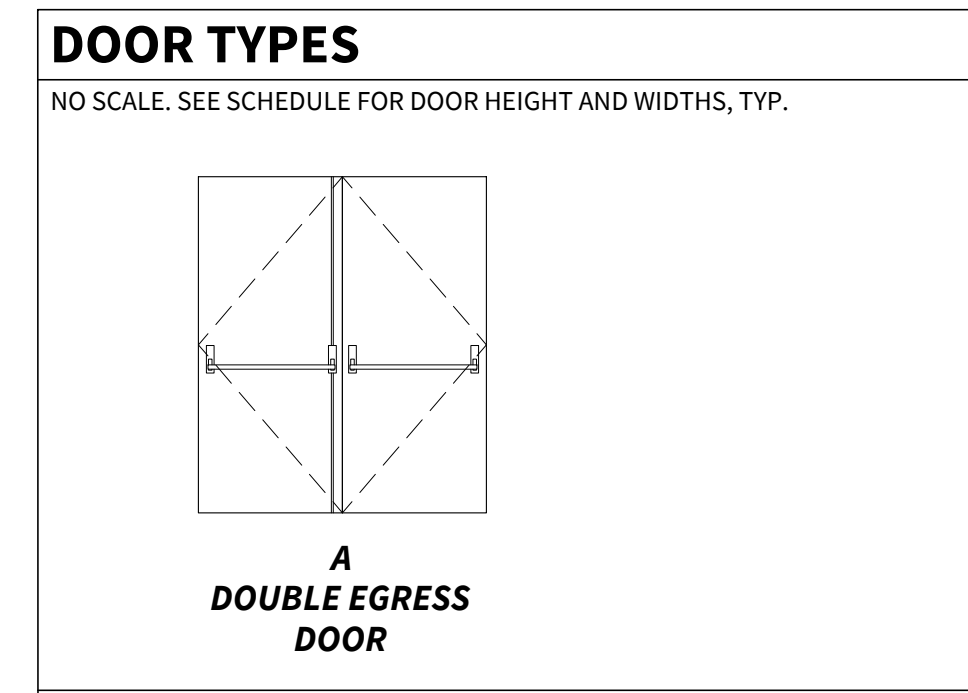
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SYMBOLS LEGEND	
	EGRESS ROUTE
	DECISION POINT
	FIRE EXTINGUISHER

FLOOR PLAN CODED NOTES:	
①	PROVIDE NEW EGRESS HARDWARE ON EXISTING EGRESS DOORS PER DOOR SCHEDULE.
②	PROVIDE NEW ILLUMINATED EXIT SIGNAGE WITH EMERGENCY LIGHTING MOUNTED TO WALLS ABOVE EXIT DOORS. SEE SPECIFICATION FOR EMX.
③	PROVIDE FIRE EXTINGUISHER.

EMX	WHITE THERMOPLASTIC EMERGENCY LIGHTING UNIT/EXIT SIGN COMBO. PROVIDE MOUNTING, FACES, AND DIRECTIONAL ARROWS AS SHOWN ON THE PLANS, HIGH OUTPUT LEAD CALCIUM BATTERY	120/277	LED	3.6	EMERGI-LITE	ELXN400R-2LEDR
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DOOR SCHEDULE									
DOOR NO.	LOCATION	DOOR				FRAME		HRDWR E SET	REMARKS
		TYPE	SIZE (VIF)	MATER.	FINISH	MATER.	FINISH		
D:100	REAR EXIT DOORS	A	EXISTING	HM	PAINT	HM	PAINT	1	PROVIDE NEW EGRESS HARDWARE ON EXISTING DOUBLE DOORS.



DOOR HARDWARE

1 : HM. Double Egress Door

DESCRIPTION	QTY.	MFR.	MODEL	FINISH
HINGES	1 1/2 PR.	STANLEY	CB179 4.5 X 4.5 NRP	626
CLOSER	1	LCN	LCN 4040	626
EGRESS BAR	1	ALLEGION	VON DUPRIN 3327A SURFACE MOUNT VERTICAL ROD EGRESS BAR WITH WITH LEVER AND LOCKING CORE. PROVIDE CORRESPONDING TOP AND BOTTOM STRIKES.	626
THRESHOLD	1	HAGAR	520SN	
WEATHERSTRIP	1	HAGAR	862S	
RAIN CAP	1	HAGAR	810SA	
SILL CAP	1	HAGAR	770SAV	

- DOOR NOTES**
- ALL DOOR HARDWARE SHALL ALLOW FREE ACCESS IN THE DIRECTION OF EGRESS TRAVEL AT ALL TIMES WITHOUT THE USE OF SPECIAL FORCE OR KNOWLEDGE.
 - ALL DOORS, FRAMES, AND HARDWARE SHALL BE BUILDING STANDARD UNLESS OTHERWISE NOTED.
 - ALL LOCKSETS TO BE KEYPED PER TENANT'S REQUIREMENTS.
 - ALL DOOR HARDWARE AND ACCESSORIES SHALL MEET THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
 - VERIFY ALL HARDWARE TO MATCH BUILDING STANDARD STYLE, COLOR, FINISH TRIM, ETC.
 - ALL HM. DOORS AND FRAMES SHALL BE PAINTED "SEMI-GLOSS" SHEEN, IN COLOR TO MATCH WALLS, UNLESS OTHERWISE NOTED ON SCHEDULE.
 - PROVIDE SILENCERS FOR ALL HM. DOOR FRAMES

CODE INFORMATION

GENERAL

USE GROUP (SECTION 302)	B: BUSINESS
CONSTRUCTION CLASSIFICATION (SECTION 602)	IIB
THE BUILDING IS FULLY SPRINKLERED	NO

BUILDING CODES ENFORCED

OHIO BUILDING CODE	2024
OHIO MECHANICAL CODE	2024
OHIO PLUMBING CODE	2024
NATIONAL ELECTRICAL CODE	2023
INTERNATIONAL ENERGY CONSERVATION CODE	2012

BUILDING HEIGHTS AND AREAS

CONSTRUCTION AREA	0 SF
TOTAL FLOOR AREA	2,925 SF
NUMBER OF STORIES	2, BUSINESS SPACE IN LOWER LEVEL
BUILDING HEIGHT	+/- 20'-0"

OCCUPANCY

SPACE	AREA	OCC/SF	MAX OCC.
TOTAL FLOOR AREA	2,925 SF	150	20 PERSONS

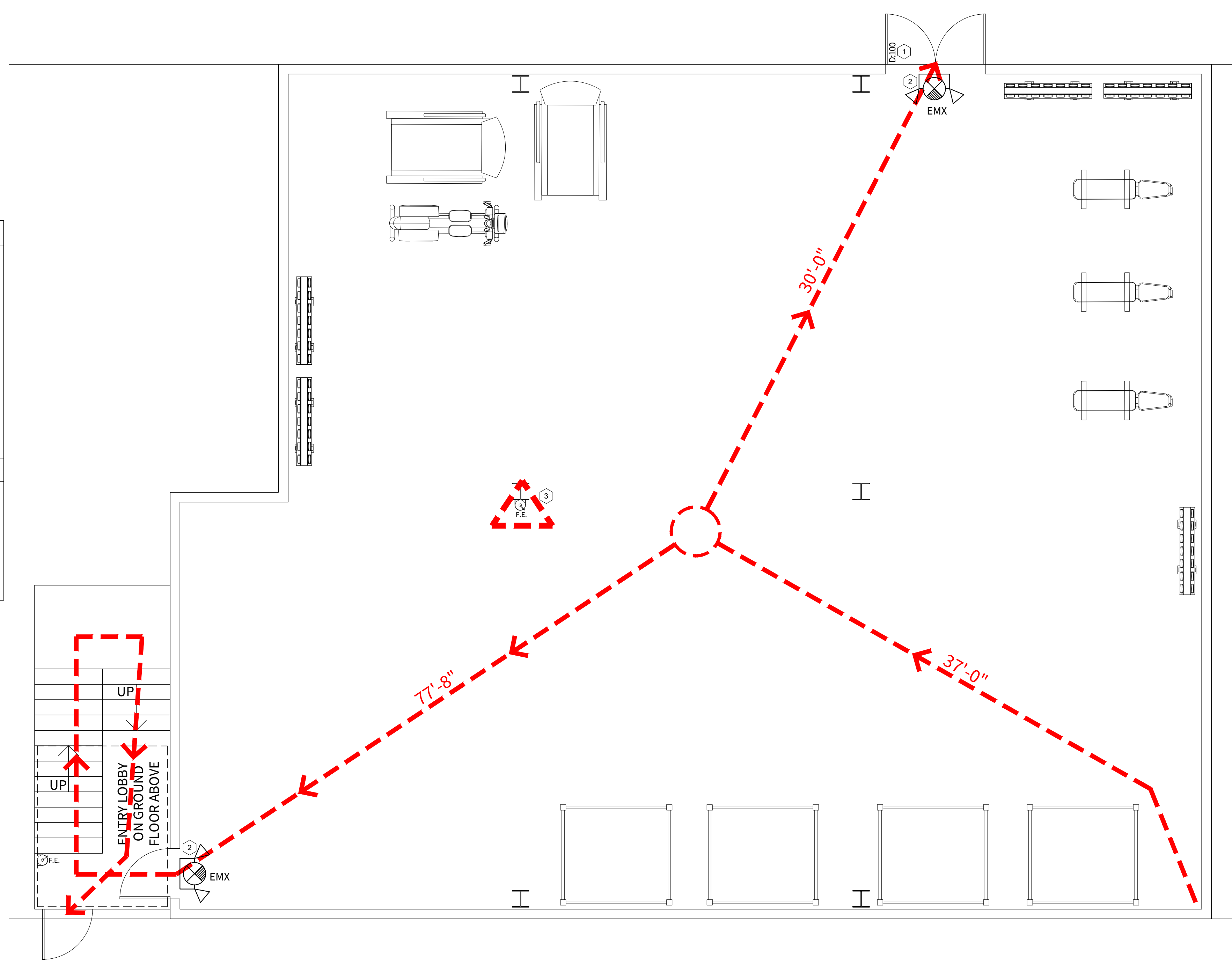
CODE INFORMATION (CONT.)

EGRESS

LENGTH OF TRAVEL (TABLE 1017.2)	< 200'	77'-8" MAX
DEAD-END CORRIDORS (TABLE 1020.4)	< 20'-0"	NONE
CORRIDOR WIDTH (1005.3.2)	44" MIN W. <50 OCC. OR OCC. LOAD X.2"	44" MIN
EXITING (MIN # REQ'D 1006.2.1)	1 W/ OCC. LOAD <50 OR 2+ W/ OCC. LOAD >50	2
COMMON PATH OF TRAVEL (1006.2.1)	< 100'	+/- 37'-0"

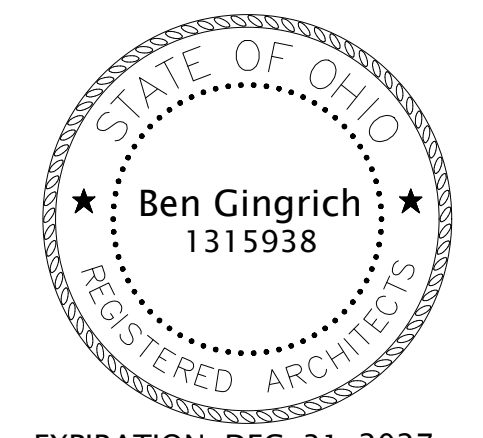
PLUMBING

FIXTURE TYPE	REQUIRED	PROVIDED
WATER CLOSETS (E = 1 PER 25)	20/25 = 1	2
LAVATORIES (E = 1 PER 40)	20/40 = 1	2



LIFE SAFETY PLAN
SCALE: 1/4" = 1'-0" 1 LS1.0 NORTH

HSB ARCHITECTS + ENGINEERS
1250 OLD RIVER ROAD, SUITE #201
CLEVELAND, OHIO 44113
WWW.HSBARCH.COM



EXPIRATION: DEC. 31, 2027
BEN GINGRICH | LICENSE #1315938

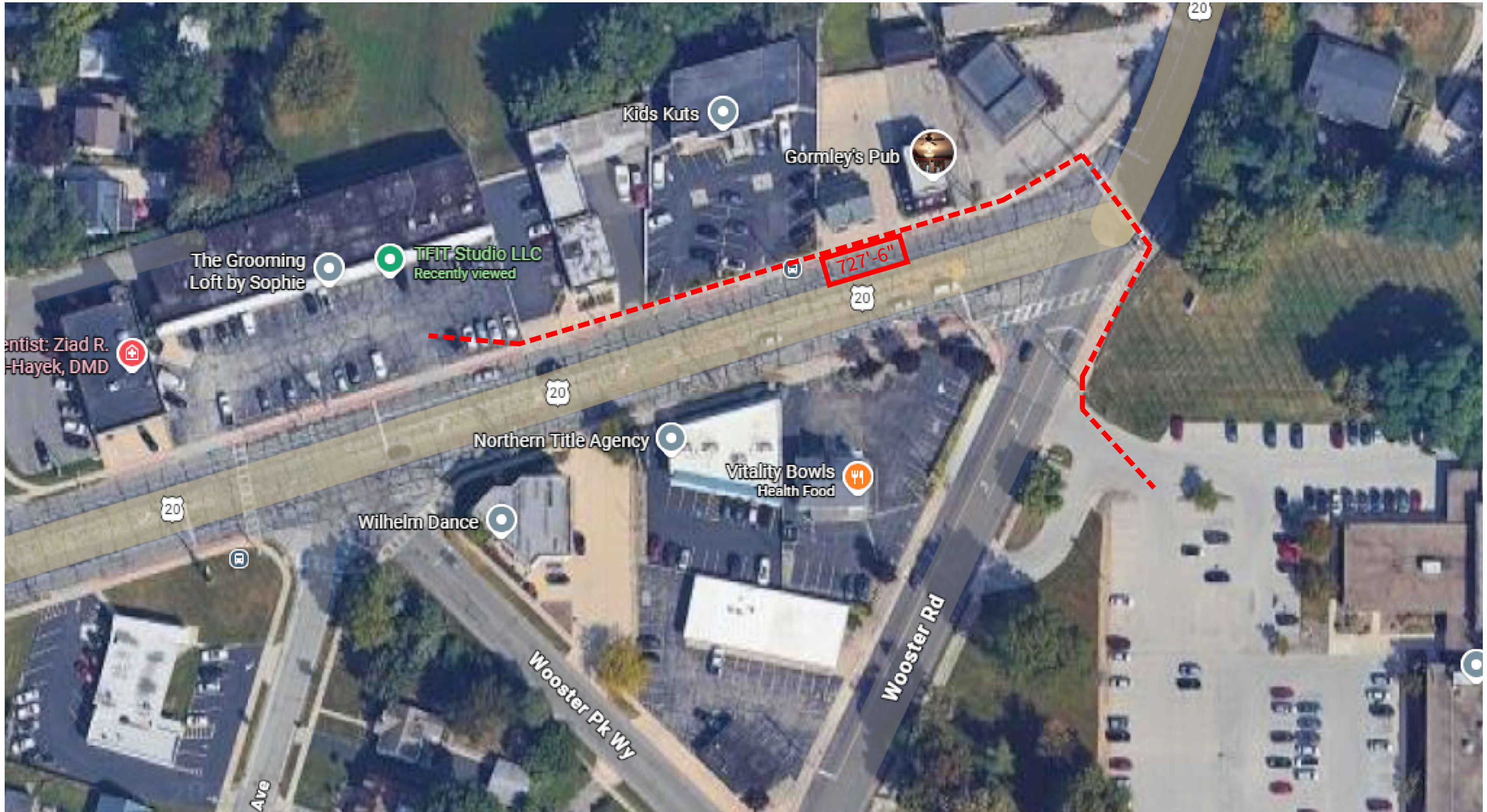
Ben Gingrich

DATE	ISSUE
03/04/2026	LIFE SAFETY PLAN + CODE REVIEW

DRAWN BY: *FP*
JOB NO. 25498

T-FIT STUDIO
19636 CENTER RIDGE RD.,
ROCKY RIVER, OH 44116

LIFE SAFETY PLAN
LS1.0



SITE PLAN

SCALE: 1"=60'-0"

ROCKY RIVER SHOPPES PLAZA

