

## **Facility Description – Life Safety Review**

The IJJ Atlantic facility is an existing commercial space being prepared for use as a Brazilian Jiu-Jitsu (BJJ) training academy. The space is currently undergoing **minor cosmetic and non-structural improvements only**.

No modifications have been made or are planned that affect:

- Structural elements
- Means of egress
- Electrical systems
- Plumbing systems
- Mechanical systems

The primary training area (mat room) measures approximately **23'-9" x 30'**, with ceiling heights of approximately **9'-9"**. This space will be used for martial arts training and is being outfitted with **removable floor mats and wall padding** for safety.

The front portion of the mat room (approximately 5 feet) is designated as a **seating/viewing area** with benches.

Additional existing spaces include:

- Restroom
- Office
- Changing room

All spaces remain in their current configuration with no change to layout or occupancy separation.

Life safety features include:

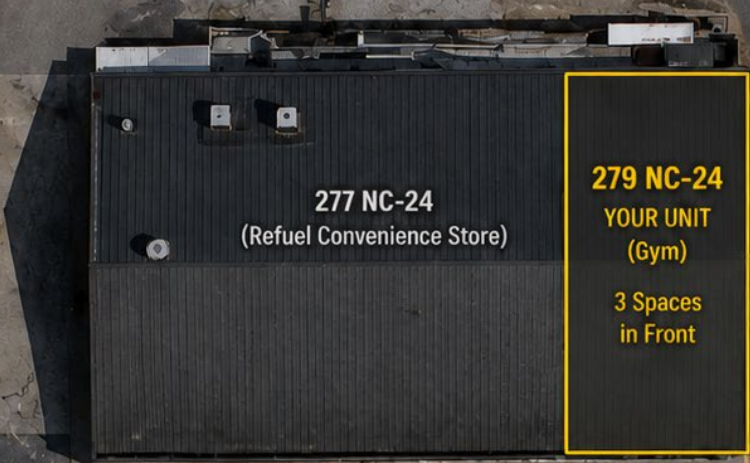
- Two exit doors with **outward egress swing**
- Illuminated **exit signage**
- Emergency lighting**
- Fire extinguisher (inspected May 1, 2026)**

All work is limited to:

- Interior painting
- Installation of mats and padding
- Placement of furniture and equipment

No hazardous materials or high-risk processes are introduced.

**REAR PARKING AREA**  
Approx. 4 Spaces  
(Overflow Parking)



**SIDE PARKING AREA**  
Approx. 4 - 6 Spaces  
(Overflow Parking)



**FRONT PARKING (Primary)**  
Approx. 10 - 12 Spaces (Striped)  
Includes 3 Spaces in Front  
of Your Unit



**TOTAL AVAILABLE PARKING**  
(Estimated)

Front (Striped):	10 - 12 Spaces
Side (Overflow):	4 - 6 Spaces
Rear (Overflow):	4 Spaces
<b>TOTAL:</b>	<b>18 - 22 Spaces</b>

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## **Parking & Traffic Plan – IJJ Atlantic**

### **•Scheduled Class Model**

- Staggered class times (kids/adults not fully overlapping)
- Short peak windows (10–15 min arrival/departure)
- Many families carpool → reduced vehicle count

### **•Parking Areas**

- **Front (Primary):** Main student parking, closest to entrance
- **Side (Overflow):** Angled spaces for efficient flow and easy access
- **Rear (Overflow):** 4 spaces (left side only) for staff/overflow

### **•Shared Use with Convenience Store**

- Gym peaks = mornings/evenings/weekends
- Store traffic = steady, short-duration visits
- Complementary usage reduces congestion

### **•Traffic Flow & Safety**

- Clear drive lanes around entire building
- No blockage of entrances, exits, or fuel pumps
- Angled parking improves visibility and safety

### **•Truck & Delivery Access**

- Full access maintained around building
- Adequate turning radius for fuel and supply trucks
- Parking layout does **not interfere** with tank filling or deliveries

### **•Bottom Line**

- Controlled demand + shared use = **sufficient parking capacity**
- Site supports both gym operations and store/fuel functions safely