

387 S Island Drive, Rocky River, OH 44116-1768  C-Under Contract ALLOW

Showings 11/14/2025

Tax

Owner Information

 [Realist Tax](#)

Owner Name:	Friel Thomas J Jr (Te)	Tax Billing City & State:	Rocky River Oh
Owner Name 2:	Susan F -Co (Te)	Tax Billing Zip:	44116
Tax Billing Address:	125 S Hampton Cir	Owner Occupied:	A

Location Information

School District:	Rocky River CSD	Township:	Rocky River
Subdivision:	Matthews & Gilberts 06 Oak	Neighborhood Code:	03203
Census Tract:	181100	Topography:	FLAT/LEVEL

Tax Information

APN:	301-09-127	Lot #:	601
Alt. APN:	301-09-098	Tax Area:	580
Legal Description:	PARCEL A 202304140332		

Assessment & Taxes

Assessment Year	2024	2023	2022
Assessed Value - Total	\$33,430	\$52,150	\$52,150
Assessed Value - Land	\$33,430	\$52,150	\$52,150
YOY Assessed Change (\$)	-\$18,720	\$	
YOY Assessed Change (%)	-36%	0%	
Market Value - Total	\$95,500	\$149,000	\$149,000
Market Value - Land	\$95,500	\$149,000	\$149,000
Tax Year	2024	2023	2022
Total Tax	\$1,887.86	\$3,550.40	\$3,526.34
Change (\$)	-\$1,663	\$24	
Change (%)	-47%	1%	

Characteristics

County Land Use:	Resid Vac Land	Water:	PUBLIC
State Use:	Resid Vac Land	Sewer:	Public Service
Universal Land Use:	Residential Lot	Garage Capacity:	0
Lot Frontage:	31	Garage Capacity:	0
Lot Depth:	85	Topography:	FLAT/LEVEL
Lot Area:	3,996	Electric Service Type:	TYPE UNKNOWN
Lot Acres:	0.092	Road Type:	Paved
Lot Shape:	IRREGULAR		

Estimated Value

South Riverdale Drive, Rocky River, OH 44116

Tax

Owner Information



Owner Name:	Friel Thomas J Jr (Te)	Tax Billing City & State:	Rocky River Oh
Owner Name 2:	Susan F -Co (Te)	Tax Billing Zip:	44116
Tax Billing Address:	387 S Island Dr	Tax Billing Zip+4:	1768

Location Information

School District:	Rocky River CSD	Neighborhood Code:	03203
Census Tract:	181100	Topography:	FLAT/LEVEL
Township:	Rocky River		

Tax Information

APN:	301-09-128	Tax Area:	580
Legal Description:	PARCEL B 202304140332		

Assessment & Taxes

Assessment Year	2024
Assessed Value - Total	\$66,640
Assessed Value - Land	\$66,640
Market Value - Total	\$190,400
Market Value - Land	\$190,400
Tax Year	2024
Total Tax	\$3,763.30

Characteristics

County Land Use:	Resid Vac Land	Water:	PUBLIC
State Use:	Resid Vac Land	Sewer:	Public Service
Universal Land Use:	Residential Lot	Garage Capacity:	0
Lot Frontage:	61	Garage Capacity:	0
Lot Depth:	181	Topography:	FLAT/LEVEL
Lot Area:	10,993	Electric Service Type:	TYPE UNKNOWN
Lot Acres:	0.252	Road Type:	Paved

Estimated Value

FRIEL FAMILY TRUST LOT SPLIT AND CONSOLIDATION

OWNERSHIP TABLE:

PARCEL:	OWNER:
P.P.N. 301-09-042	DEBORAH A. CHANDLER AND THOMAS J. FRIEL, JR., SUCCESSOR TRUSTEES OF THE FRIEL FAMILY LIVING TRUST (50% INT.) AFN 202101210043 THOMAS J. FRIEL, JR. AND SUSAN F. FRIEL, CO-TRUSTEES OF THE FRIEL REVOCABLE TRUST (50% INT.) AFN 202101210044
P.P.N. 301-09-043	DEBORAH A. CHANDLER AND THOMAS J. FRIEL, JR., SUCCESSOR TRUSTEES OF THE FRIEL FAMILY LIVING TRUST (50% INT.) THOMAS J. FRIEL, JR. AND SUSAN F. FRIEL, CO-TRUSTEES OF THE FRIEL REVOCABLE TRUST (50% INT.) AFN 202101210046
P.P.N. 301-09-098	DEBORAH A. CHANDLER AND THOMAS J. FRIEL, JR., SUCCESSOR TRUSTEES OF THE FRIEL FAMILY LIVING TRUST (50% INT.) AFN 202101210043 THOMAS J. FRIEL, JR. AND SUSAN F. FRIEL, CO-TRUSTEES OF THE FRIEL REVOCABLE TRUST (50% INT.) AFN 202101210044
P.P.N. 301-09-099	LAWRENCE G. WAITZMAN VOL. 93-09786, PG. 58

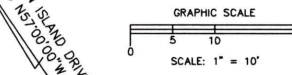
BEING PART OF SUBLT NOS. 601, 615, AND 616 IN MATTHEWS AND GILBERTS SUBDIVISION NO. 6 OAKWOOD-ON-THE-LAKE, RECORDED IN VOLUME 37 PAGE 20 OF CUYAHOGA COUNTY MAP RECORDS, PART OF ORIGINAL ROCKPORT TWP. SECTION NO. 24, NOW IN THE CITY OF ROCKY RIVER, CUYAHOGA COUNTY, OHIO. PERMANENT MONUMENTS WERE FOUND OR 5/8" CAPPED IRON PINS WERE SET AT ALL POINTS INDICATED HEREON. BEARINGS SHOWN ARE BASED ON ISLAND DRIVE BEARING N57°00'00"W, AND ARE USED TO DENOTE ANGLES ONLY. DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF, ALL OF WHICH WE CERTIFY TO BE CORRECT.

SCALE: 1"=10'
MAY, 2021

THE HENRY G. REITZ ENGINEERING COMPANY
4214 ROCKY RIVER DR., CLEVELAND OHIO 44135

BY: _____ PRESIDENT

STUART W. SAYLER, REG. SURVEYOR NO.-8028 DATE _____



ACCEPTANCE:

WE, THE UNDERSIGNED, OWNERS OF THE WITHIN PLATTED LAND, DO HEREBY ACCEPT THIS PLAT, ACKNOWLEDGE THAT IT WAS PREPARED AT OUR REQUEST, AND AUTHORIZE THE RECORDING THEREOF.

THE FRIEL FAMILY LIVING TRUST

THOMAS J. FRIEL, JR.
SUCCESSOR TRUSTEE

DEBORAH A. CHANDLER
SUCCESSOR TRUSTEE

LAWRENCE G. WAITZMAN

THE FRIEL REVOCABLE TRUST

THOMAS J. FRIEL, JR.
SUCCESSOR TRUSTEE

DEBORAH A. CHANDLER
SUCCESSOR TRUSTEE

SURVEYED PARCEL
INCLUDING R/W
11,905 SF. ~ 0.2733 AC.

EXCLUDING R/W
11,591 SF. ~ 0.2661 AC.

STATE OF OHIO)
COUNTY OF CUYAHOGA) SS

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED DEBORAH A. CHANDLER, SUCCESSOR TRUSTEE OF THE FRIEL FAMILY LIVING TRUST, WHO ACKNOWLEDGED THAT SHE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME WAS HER FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT 20____ OHIO THIS ____ DAY OF ____

NOTARY PUBLIC

STATE OF OHIO)
COUNTY OF CUYAHOGA) SS

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THOMAS J. FRIEL, JR., SUCCESSOR TRUSTEE OF THE FRIEL FAMILY LIVING TRUST, WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME WAS HIS FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT 20____ OHIO THIS ____ DAY OF ____

NOTARY PUBLIC

STATE OF OHIO)
COUNTY OF CUYAHOGA) SS

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED DEBORAH A. CHANDLER, SUCCESSOR TRUSTEE OF THE FRIEL REVOCABLE TRUST, WHO ACKNOWLEDGED THAT SHE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME WAS HER FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT 20____ OHIO THIS ____ DAY OF ____

NOTARY PUBLIC

STATE OF OHIO)
COUNTY OF CUYAHOGA) SS

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THOMAS J. FRIEL, JR., SUCCESSOR TRUSTEE OF THE FRIEL REVOCABLE TRUST, WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME WAS HIS FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT 20____ OHIO THIS ____ DAY OF ____

NOTARY PUBLIC

STATE OF OHIO)
COUNTY OF CUYAHOGA) SS

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THOMAS J. FRIEL, JR., SUCCESSOR TRUSTEE OF THE FRIEL REVOCABLE TRUST, WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME WAS HIS FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT 20____ OHIO THIS ____ DAY OF ____

NOTARY PUBLIC

EASEMENTS ENCUMBERING SUBJECT PARCEL

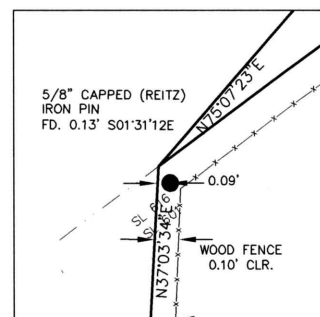
THE SUBJECT PARCEL IS SUBJECT TO THE FOLLOWING EASEMENTS AS NOTED IN OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY'S COMMITMENT NO. V-2102663 DATED 3-01-21 BY VENTURE LAND TITLE AGENCY:

RIGHT-OF-WAY TO EAST OHIO GAS COMPANY FILED JUNE 16, 1928 IN VOLUME 3834 PAGE 56 OF CUYAHOGA COUNTY RECORDS. NOT PLOTTED; BLANKET EASEMENT COVERING PARCEL

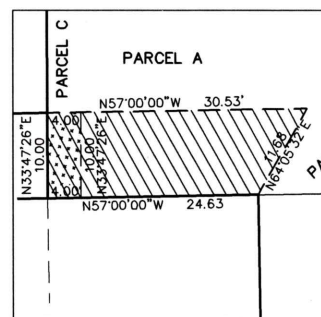
EASEMENT TO THE CITY OF ROCKY RIVER FILED FEBRUARY 28, 1950 IN VOLUME 6883 PAGE 114 OF CUYAHOGA COUNTY RECORDS. NOT PLOTTED; OVERLAPS EXACTLY THAT PORTION OF THE PLOTTED WATER SERVICE EASEMENT RECORDED IN VOLUME 131 PAGES 441-443 THAT IS SHOWN ON PARCEL NO. 301-09-043.

LEGEND:

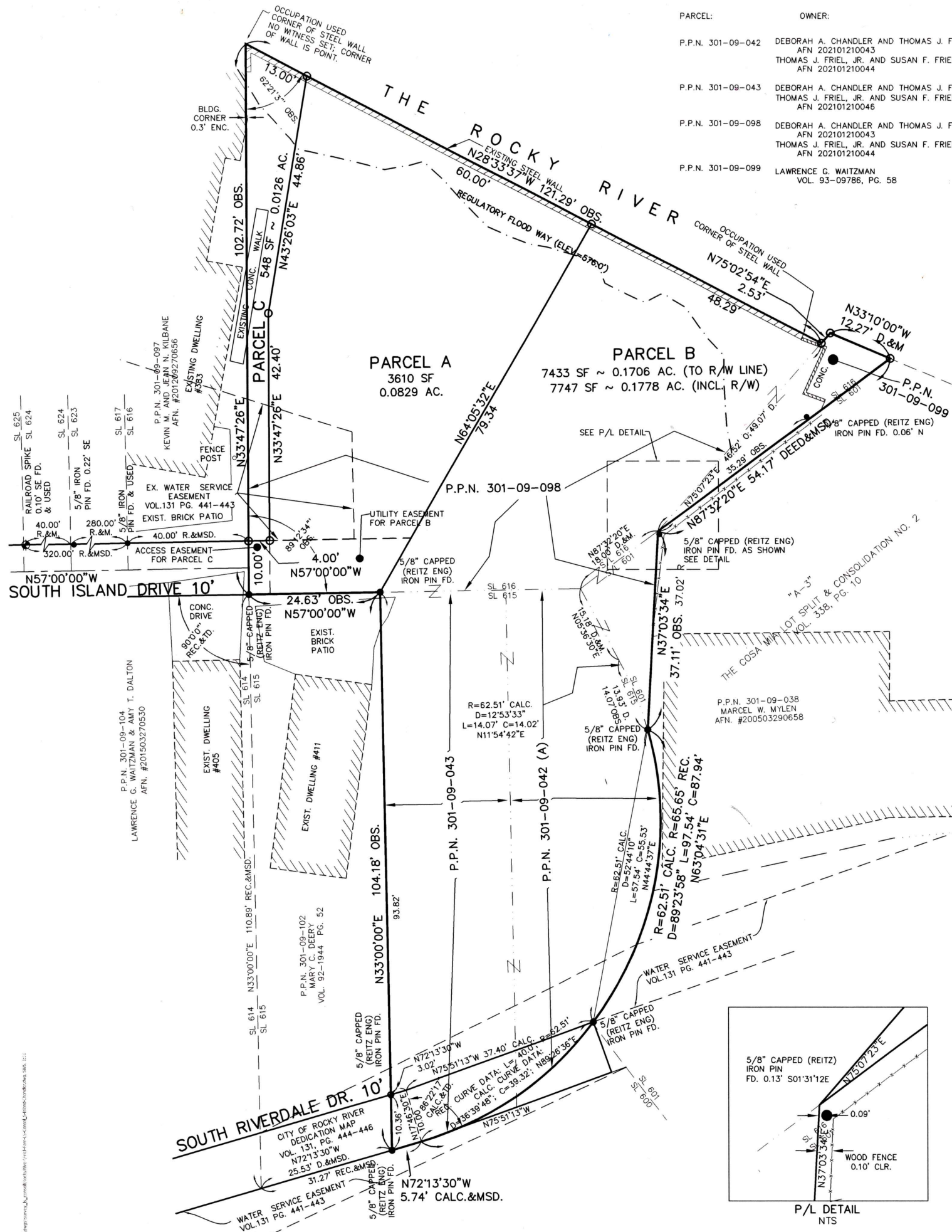
- DENOTES 5/8" CAPPED (REITZ ENG) IRON PIN SET
- DENOTES 5/8" IRON PIN FOUND AS NOTED
- DENOTES IRON PIPE FOUND AS NOTED
- ⊕ DENOTES RAILROAD SPIKE FOUND AS NOTED
- ▨ DENOTES ACCESS EASEMENT FOR PARCEL C
- ▩ DENOTES UTILITY EASEMENT FOR PARCEL B



P/L DETAIL
NTS



EASEMENT DETAIL
1" = 10'



APPROVALS:

THIS PLAT IS HEREBY ACCEPTED AND APPROVED BY THE BUILDING COMMISSIONER OF THE CITY OF ROCKY RIVER, OHIO, THIS ____ DAY OF ____ 20____

RAY REICH, BUILDING COMMISSIONER

THIS PLAT IS HEREBY ACCEPTED AND APPROVED BY THE ENGINEER OF THE CITY OF ROCKY RIVER, OHIO THIS ____ DAY OF ____ 20____

MICHAEL MACKAY, CITY ENGINEER

THIS PLAT IS HEREBY ACCEPTED AND APPROVED BY THE LAW DIRECTOR OF THE CITY OF ROCKY RIVER, OHIO THIS ____ DAY OF ____ 20____

MICHAEL J. O'SHEA, LAW DIRECTOR

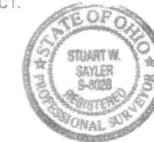
FRIEL FAMILY TRUST LOT SPLIT AND CONSOLIDATION

OWNERSHIP TABLE:

PARCEL:	OWNER:
P.P.N. 301-09-042	DEBORAH A. CHANDLER AND THOMAS J. FRIEL, JR., SUCCESSOR TRUSTEES OF THE FRIEL FAMILY LIVING TRUST (50% INT.) AFN 202101210043
	THOMAS J. FRIEL, JR. AND SUSAN F. FRIEL, CO-TRUSTEES OF THE FRIEL REVOCABLE TRUST (50% INT.) AFN 202101210044
P.P.N. 301-09-043	DEBORAH A. CHANDLER AND THOMAS J. FRIEL, JR., SUCCESSOR TRUSTEES OF THE FRIEL FAMILY LIVING TRUST (50% INT.) THOMAS J. FRIEL, JR. AND SUSAN F. FRIEL, CO-TRUSTEES OF THE FRIEL REVOCABLE TRUST (50% INT.) AFN 202101210046
P.P.N. 301-09-098	DEBORAH A. CHANDLER AND THOMAS J. FRIEL, JR., SUCCESSOR TRUSTEES OF THE FRIEL FAMILY LIVING TRUST (50% INT.) AFN 202101210043
	THOMAS J. FRIEL, JR. AND SUSAN F. FRIEL, CO-TRUSTEES OF THE FRIEL REVOCABLE TRUST (50% INT.) AFN 202101210044
P.P.N. 301-09-099	LAWRENCE G. WAITZMAN VOL. 93-09786, PG. 58

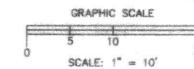
BEING PART OF SUBLT NOS. 601, 615, AND 616 IN MATTHEWS AND GILBERTS SUBDIVISION NO. 6 OAKWOOD-ON-THE-LAKE, RECORDED IN VOLUME 37 PAGE 20 OF CUYAHOGA COUNTY MAP RECORDS, PART OF ORIGINAL ROCKPORT TWP. SECTION NO. 24, NOW IN THE CITY OF ROCKY RIVER, CUYAHOGA COUNTY, OHIO. PERMANENT MONUMENTS WERE FOUND OR 5/8" CAPPED IRON PINS WERE SET AT ALL POINTS INDICATED HEREON. BEARINGS SHOWN ARE BASED ON ISLAND DRIVE BEARING N57°00'00"W, AND ARE USED TO DENOTE ANGLES ONLY. DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF, ALL OF WHICH WE CERTIFY TO BE CORRECT.

SCALE: 1"=10'
MAY, 2021



THE HENRY G. REITZ ENGINEERING COMPANY
4214 ROCKY RIVER DR., CLEVELAND OHIO 44135

By: *Stuart W. Saylor* PRESIDENT
STUART W. SAYLER, REG. SURVEYOR NO.-8028 DATE 10/27/22



BASED ON ISLAND DRIVE BEARING N57°00'00"W

ACCEPTANCE:

WE, THE UNDERSIGNED, OWNERS OF THE WITHIN PLATTED LAND, DO HEREBY ACCEPT THIS PLAT, ACKNOWLEDGE THAT IT WAS PREPARED AT OUR REQUEST, AND AUTHORIZE THE RECORDING THEREOF.

THE FRIEL FAMILY LIVING TRUST

Thomas J. Friel, Jr.
THOMAS J. FRIEL, JR.
SUCCESSOR TRUSTEE

Deborah A. Chandler
DEBORAH A. CHANDLER
SUCCESSOR TRUSTEE

Lawrence G. Waitzman
LAWRENCE G. WAITZMAN
SUCCESSOR TRUSTEE

THE FRIEL REVOCABLE TRUST

Thomas J. Friel, Jr.
THOMAS J. FRIEL, JR.
SUCCESSOR TRUSTEE

Deborah A. Chandler
DEBORAH A. CHANDLER
SUCCESSOR TRUSTEE

SURVEYED PARCEL
INCLUDING R/W
11,905 SF. ~ 0.2733 AC.

EXCLUDING R/W
11,591 SF. ~ 0.2661 AC.

STATE OF OHIO)
COUNTY OF CUYAHOGA) SS

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED DEBORAH A. CHANDLER, SUCCESSOR TRUSTEE OF THE FRIEL FAMILY LIVING TRUST, WHO ACKNOWLEDGED THAT SHE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME WAS HER FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HERETO SET MY HAND AND OFFICIAL SEAL AT
20____ OHIO THIS ____ DAY OF _____

Elizabeth Mary Hughes
NOTARY PUBLIC



STATE OF OHIO)
COUNTY OF CUYAHOGA) SS

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THOMAS J. FRIEL, JR., SUCCESSOR TRUSTEE OF THE FRIEL FAMILY LIVING TRUST, WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME WAS HIS FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HERETO SET MY HAND AND OFFICIAL SEAL AT
20____ OHIO THIS ____ DAY OF _____

NOTARY PUBLIC

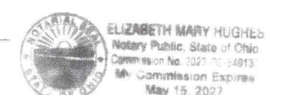
* And ** - See attached Notary Acknowledgments

STATE OF OHIO)
COUNTY OF CUYAHOGA) SS

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED DEBORAH A. CHANDLER, SUCCESSOR TRUSTEE OF THE FRIEL REVOCABLE TRUST, WHO ACKNOWLEDGED THAT SHE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME WAS HER FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HERETO SET MY HAND AND OFFICIAL SEAL AT
20____ OHIO THIS ____ DAY OF _____

Elizabeth Mary Hughes
NOTARY PUBLIC



STATE OF OHIO)
COUNTY OF CUYAHOGA) SS

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THOMAS J. FRIEL, JR., SUCCESSOR TRUSTEE OF THE FRIEL REVOCABLE TRUST, WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME WAS HIS FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HERETO SET MY HAND AND OFFICIAL SEAL AT
20____ OHIO THIS ____ DAY OF _____

NOTARY PUBLIC

STATE OF OHIO)
COUNTY OF CUYAHOGA) SS

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED LAWRENCE G. WAITZMAN, WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME WAS HIS FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HERETO SET MY HAND AND OFFICIAL SEAL AT
2022, Cleveland OHIO THIS 2nd DAY OF November

Loisie Weber
NOTARY PUBLIC



APPROVALS:

THIS PLAT IS HEREBY ACCEPTED AND APPROVED BY THE BUILDING COMMISSIONER THE CITY OF ROCKY RIVER, OHIO, THIS 14 DAY OF December 2022

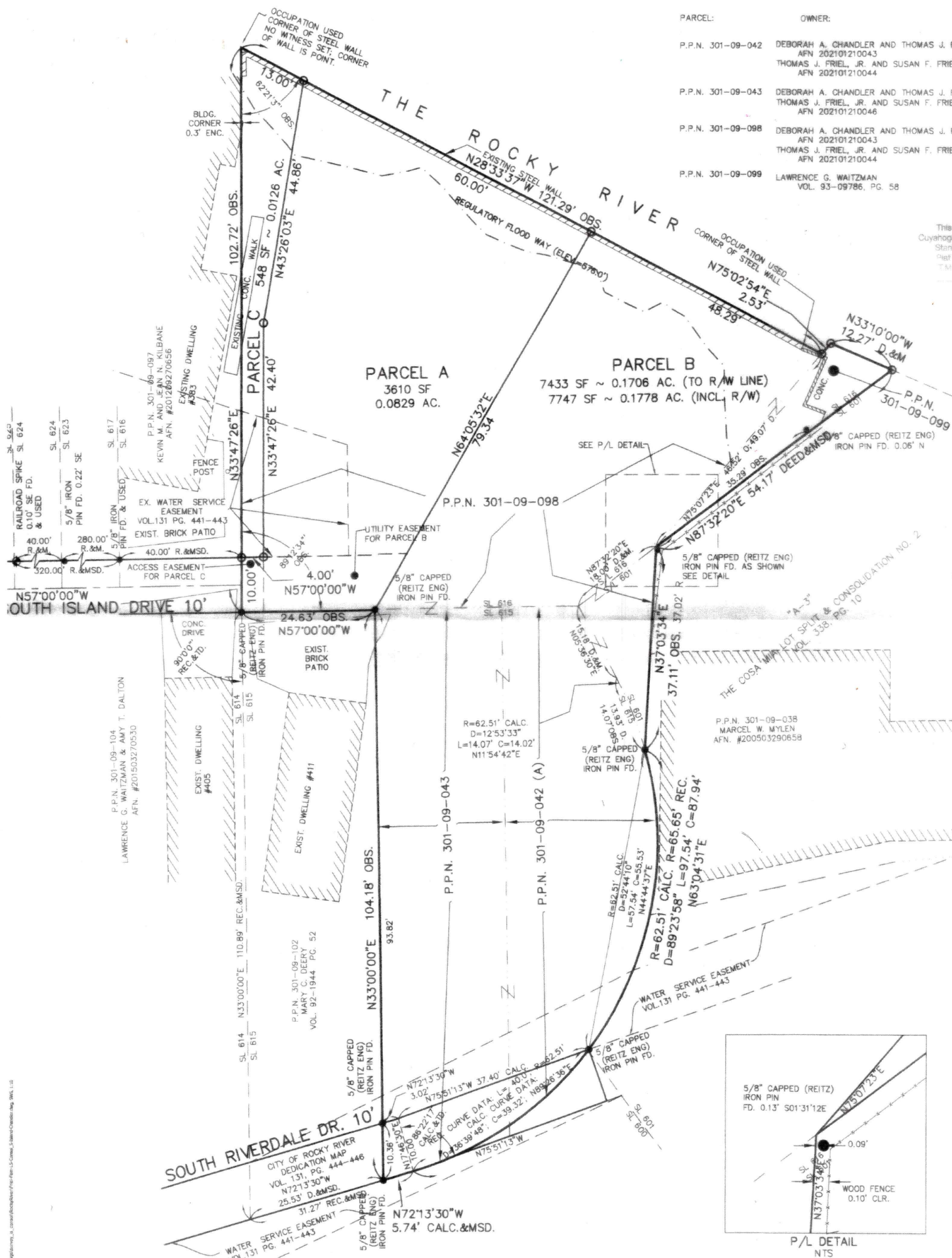
Ray Reich
RAY REICH, BUILDING COMMISSIONER

THIS PLAT IS HEREBY ACCEPTED AND APPROVED BY THE ENGINEER OF THE CITY OF ROCKY RIVER, OHIO THIS 14 DAY OF December 2022

Kimberly Kerber
KIMBERLY KERBER, CITY ENGINEER

THIS PLAT IS HEREBY ACCEPTED AND APPROVED BY THE LAW DIRECTOR OF THE CITY OF ROCKY RIVER, OHIO THIS ____ DAY OF December 2022

Michael J. O'Shea
MICHAEL J. O'SHEA, LAW DIRECTOR



24" x 36"
This Survey Plat complies with the Cuyahoga County Transfer and Conveyance Standards and is hereby approved.
Agent
April 6, 2023

EASEMENTS ENCUMBERING SUBJECT PARCEL

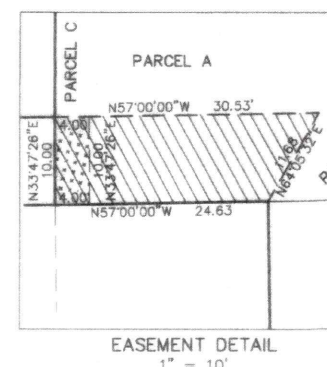
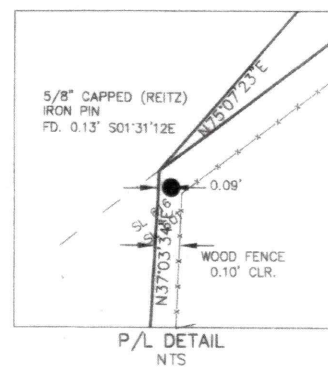
THE SUBJECT PARCEL IS SUBJECT TO THE FOLLOWING EASEMENTS AS NOTED IN OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY'S COMMITMENT NO. V-2102663 DATED 3-01-21 BY VENTURE LAND TITLE AGENCY:

RIGHT-OF-WAY TO EAST OHIO GAS COMPANY FILED JUNE 16, 1928 IN VOLUME 3834 PAGE 56 OF CUYAHOGA COUNTY RECORDS. NOT PLOTTED; BLANKET EASEMENT COVERING PARCEL

EASEMENT TO THE CITY OF ROCKY RIVER FILED FEBRUARY 28, 1950 IN VOLUME 6883 PAGE 114 OF CUYAHOGA COUNTY RECORDS. NOT PLOTTED; OVERLAPS EXACTLY THAT PORTION OF THE PLOTTED WATER SERVICE EASEMENT RECORDED IN VOLUME 131 PAGES 441-443 THAT IS SHOWN ON PARCEL NO. 301-09-043.

LEGEND:

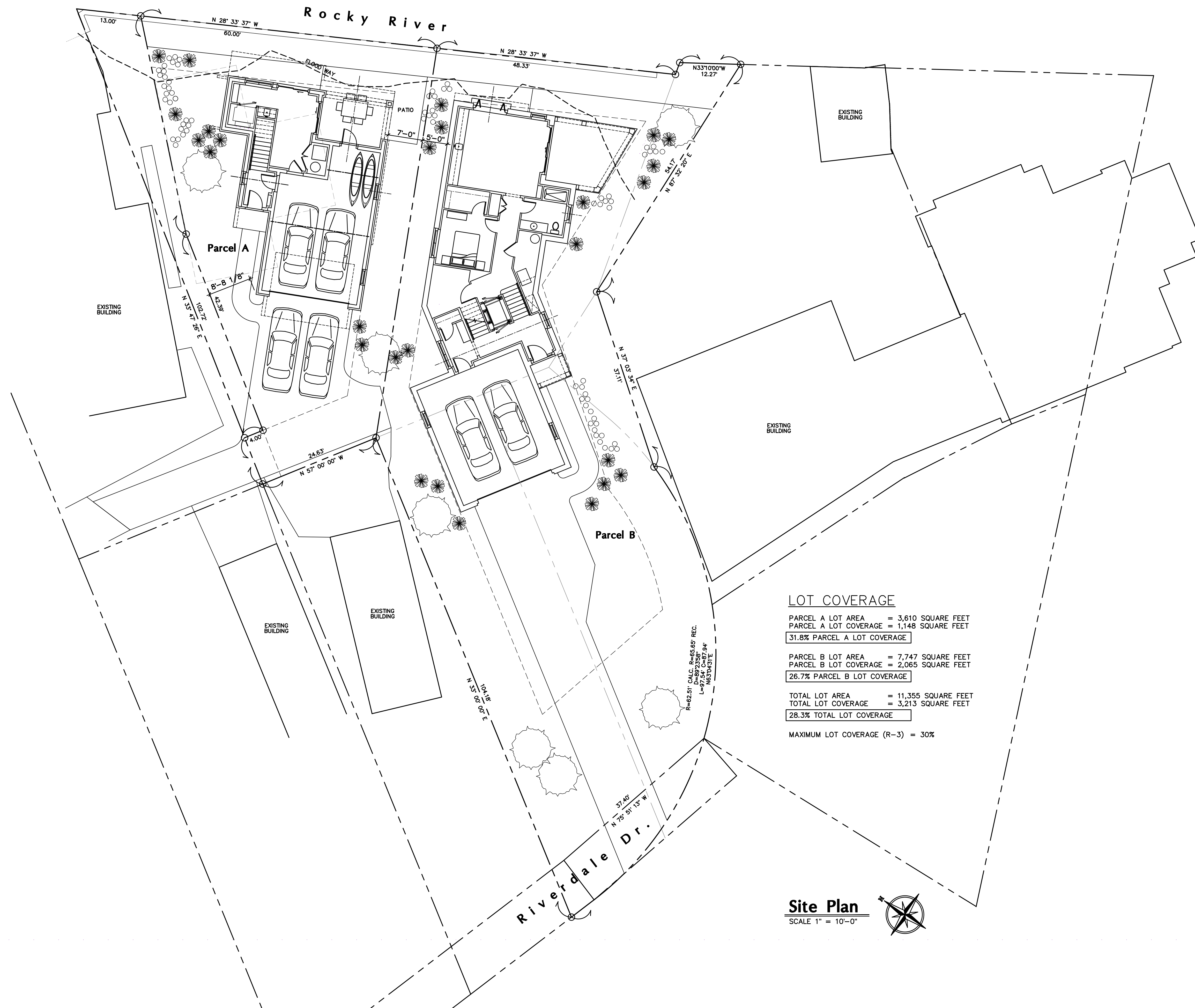
- DENOTES 5/8" CAPPED (REITZ) IRON PIN SET
- DENOTES 5/8" IRON PIN FOUND AS NOTED
- DENOTES IRON PIPE FOUND AS NOTED
- ⊕ DENOTES RAILROAD SPIKE FOUND AS NOTED
- ▨ DENOTES ACCESS EASEMENT FOR PARCEL C
- ▩ DENOTES UTILITY EASEMENT FOR PARCEL B



South Island Residences

South Island Drive

Rocky River, Ohio



LOT COVERAGE

PARCEL A LOT AREA = 3,610 SQUARE FEET
 PARCEL A LOT COVERAGE = 1,148 SQUARE FEET
31.8% PARCEL A LOT COVERAGE

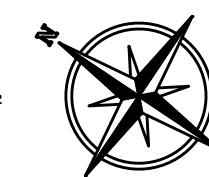
 PARCEL B LOT AREA = 7,747 SQUARE FEET
 PARCEL B LOT COVERAGE = 2,065 SQUARE FEET
26.7% PARCEL B LOT COVERAGE

 TOTAL LOT AREA = 11,355 SQUARE FEET
 TOTAL LOT COVERAGE = 3,213 SQUARE FEET
28.3% TOTAL LOT COVERAGE

 MAXIMUM LOT COVERAGE (R-3) = 30%

Site Plan

SCALE 1" = 10'-0"



Preliminary
Not For
Construction

PRELIMINARY
NOT FOR
CONSTRUCTION

ISSUE:
3-3-26 FOR CITY

South Island Residences

Ohio
South Island Drive
Rocky River



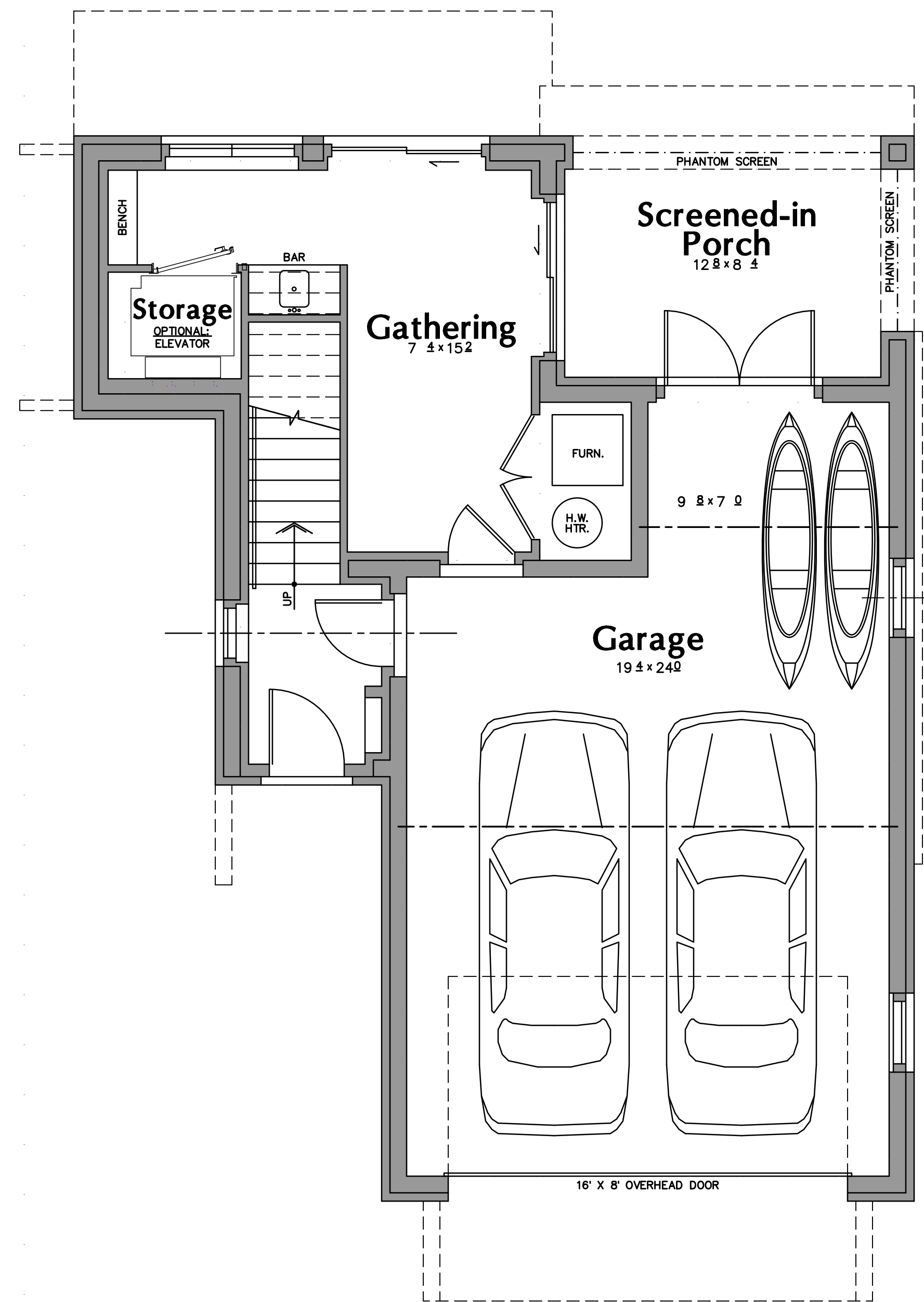
1244 Smith Court
Rocky River, Ohio 44116
Tel: 440.356.5530

Site Plan

SK-1

COPYRIGHT © 2026

PROJECT NO: 25-54
DRAWN BY: BCK
CHECKED BY: DTM

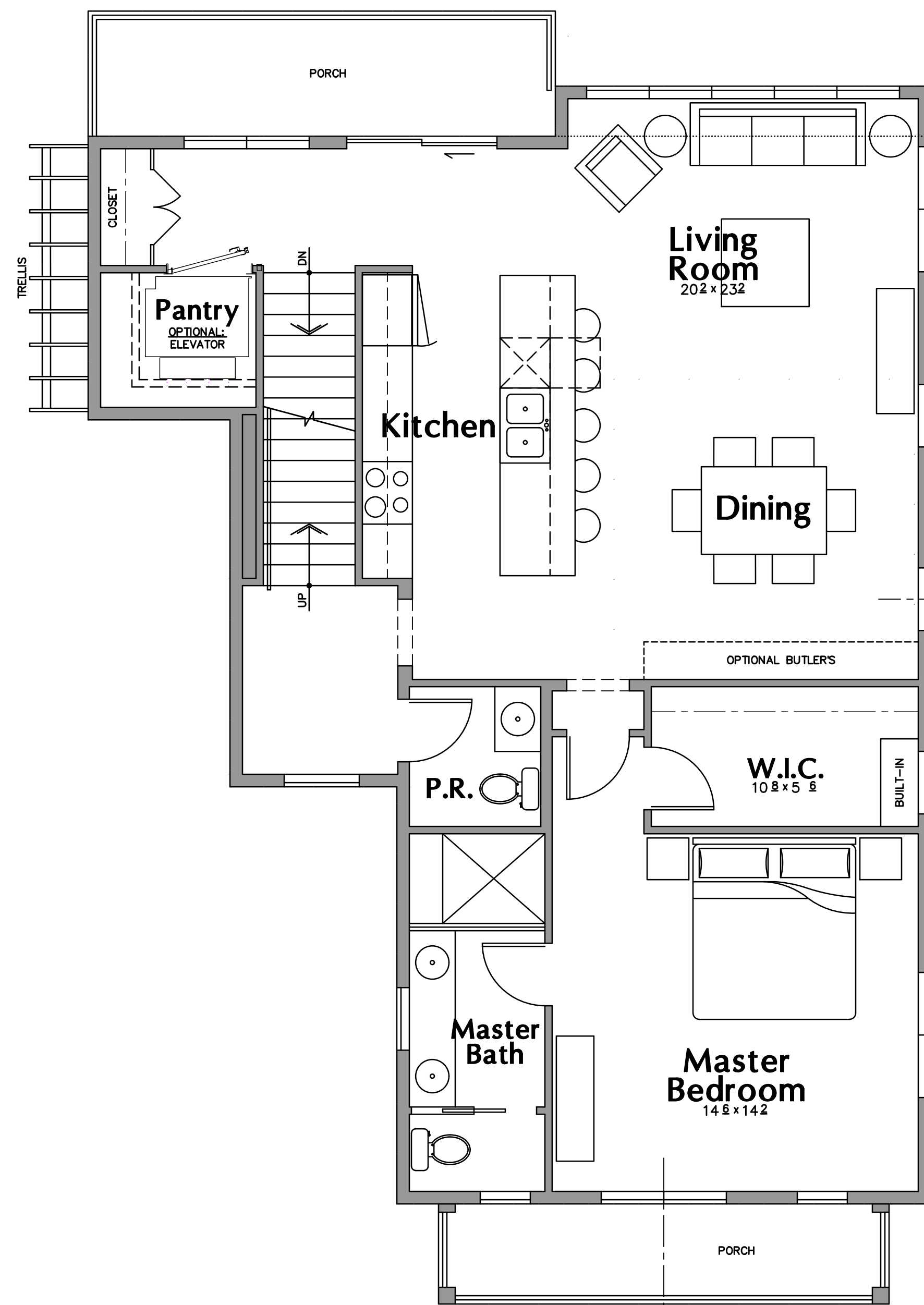


**Unit A
Ground Level**

SCALE 1/4" = 1'-0"

298 SQ. FT.- FINISHED GROUND LEVEL

532 SQ. FT.- GARAGE (NOT INCLUDED)
106 SQ. FT.- SCREENED-IN PORCH (NOT INCLUDED)



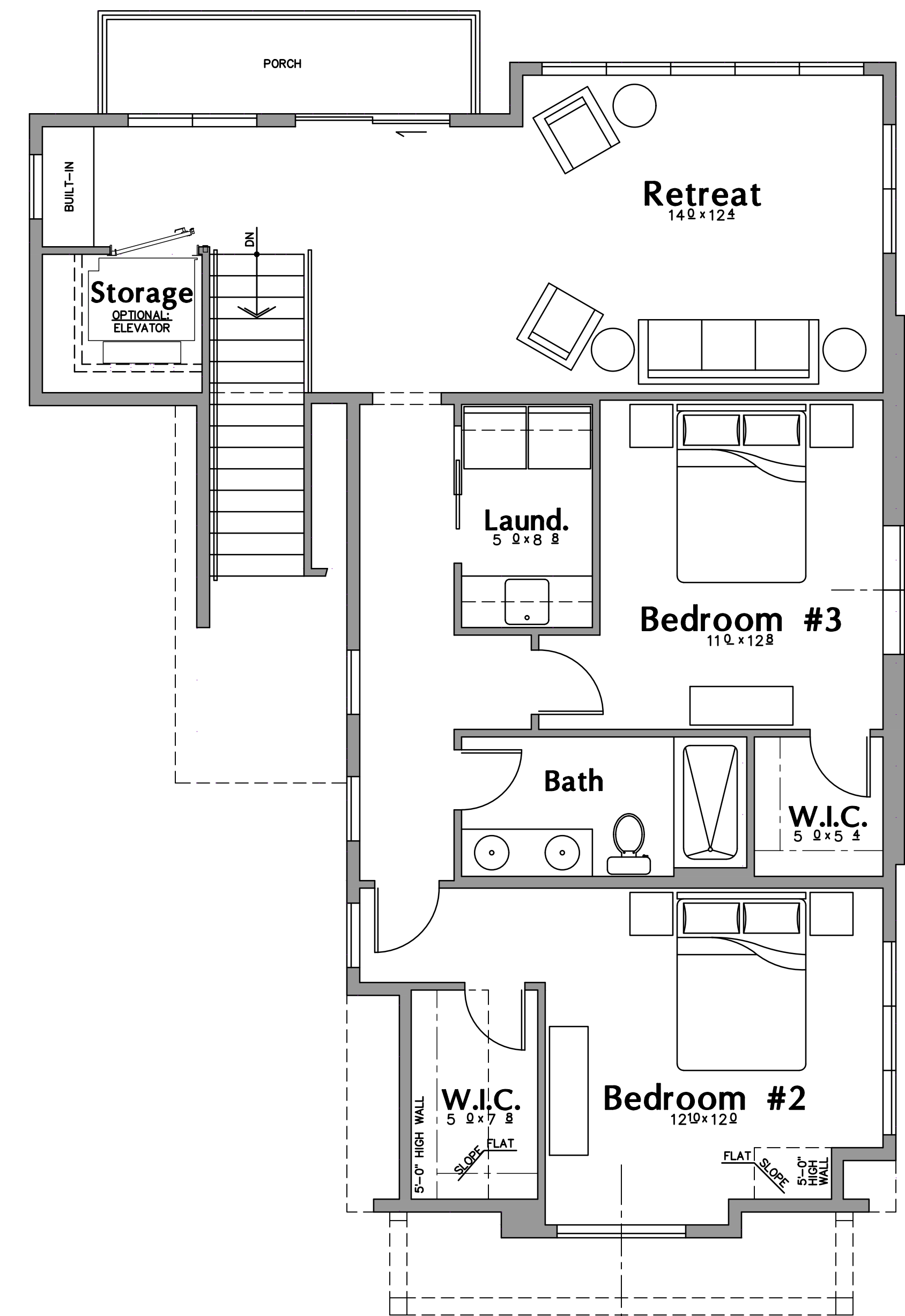
**Unit A
Second Floor Plan**

SCALE 1/4" = 1'-0"

1,178 SQ. FT.- SECOND FLOOR

95 SQ. FT.- REAR PORCH (NOT INCLUDED)
72 SQ. FT.- BEDROOM PORCH (NOT INCLUDED)

2,485 SQ. FT.- TOTAL



**Unit A
Third Floor Plan**

SCALE 1/4" = 1'-0"

1,009 SQ. FT.- THIRD FLOOR

57 SQ. FT.- UPPER PORCH (NOT INCLUDED)
105 SQ. FT.- UPPER STAIRS (NOT INCLUDED)

Preliminary
Not For
Construction

PRELIMINARY
NOT FOR
CONSTRUCTION

ISSUE:
3-3-26 FOR CITY

South Island Residences

South Island Drive
Rocky River
Ohio



The Arcus Group, Inc.
1244 Smith Court
Rocky River, Ohio 44116
Tel: 440.356.5330

Unit A
Floor Plans

SK-2

COPYRIGHT © 2026

PROJECT NO: 25-54
DRAWN BY: BCK
CHECKED BY: DTM



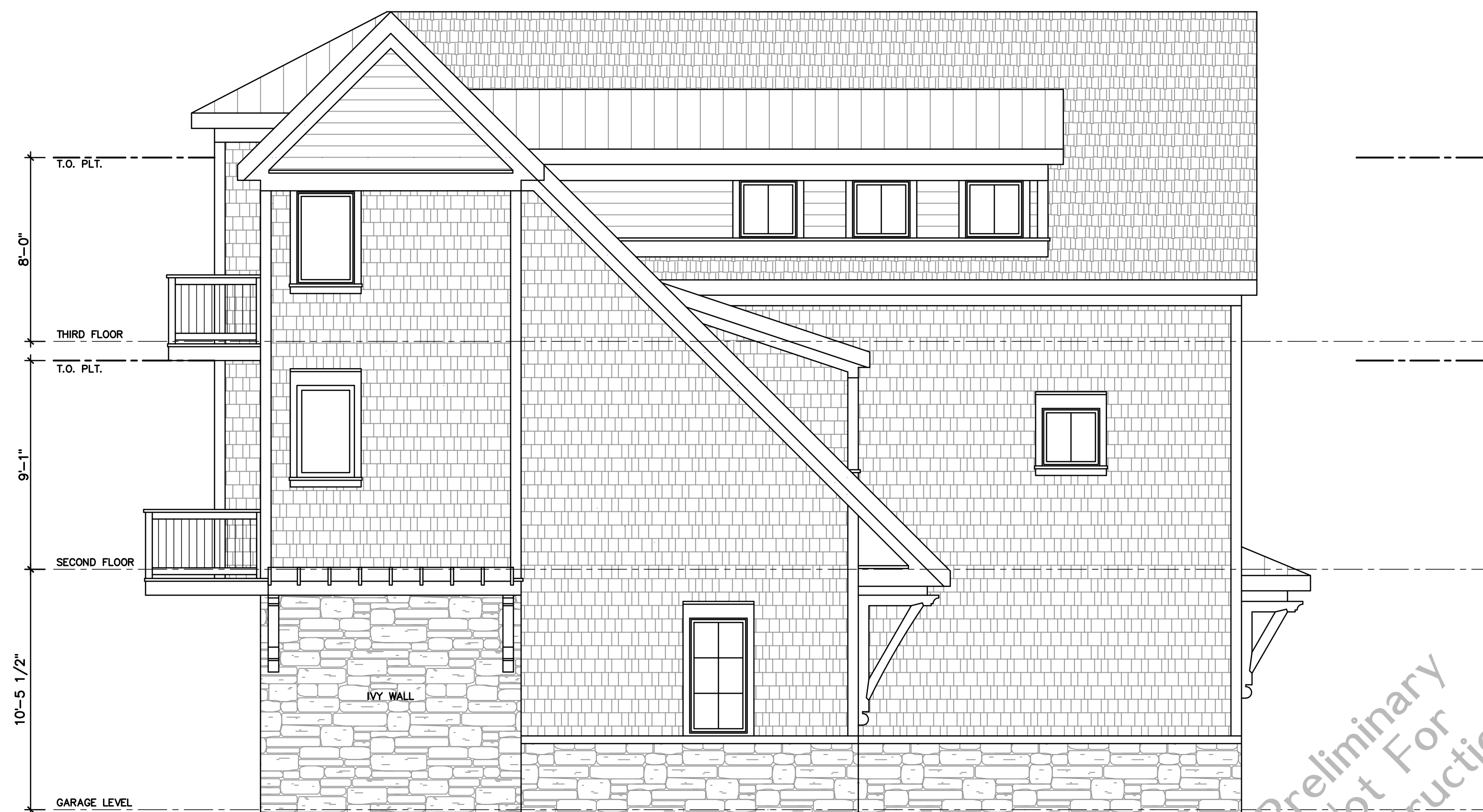
**Unit A
Front Elevation**
SCALE 1/4" = 1'-0"



**Unit A
Right Side Elevation**
SCALE 1/4" = 1'-0"



**Unit A
Rear Elevation**
SCALE 1/4" = 1'-0"



**Unit A
Left Side Elevation**
SCALE 1/4" = 1'-0"

PRELIMINARY
NOT FOR
CONSTRUCTION

ISSUE:
3-3-26 FOR CITY

South Island Residences

South Island Drive
Rocky River Ohio



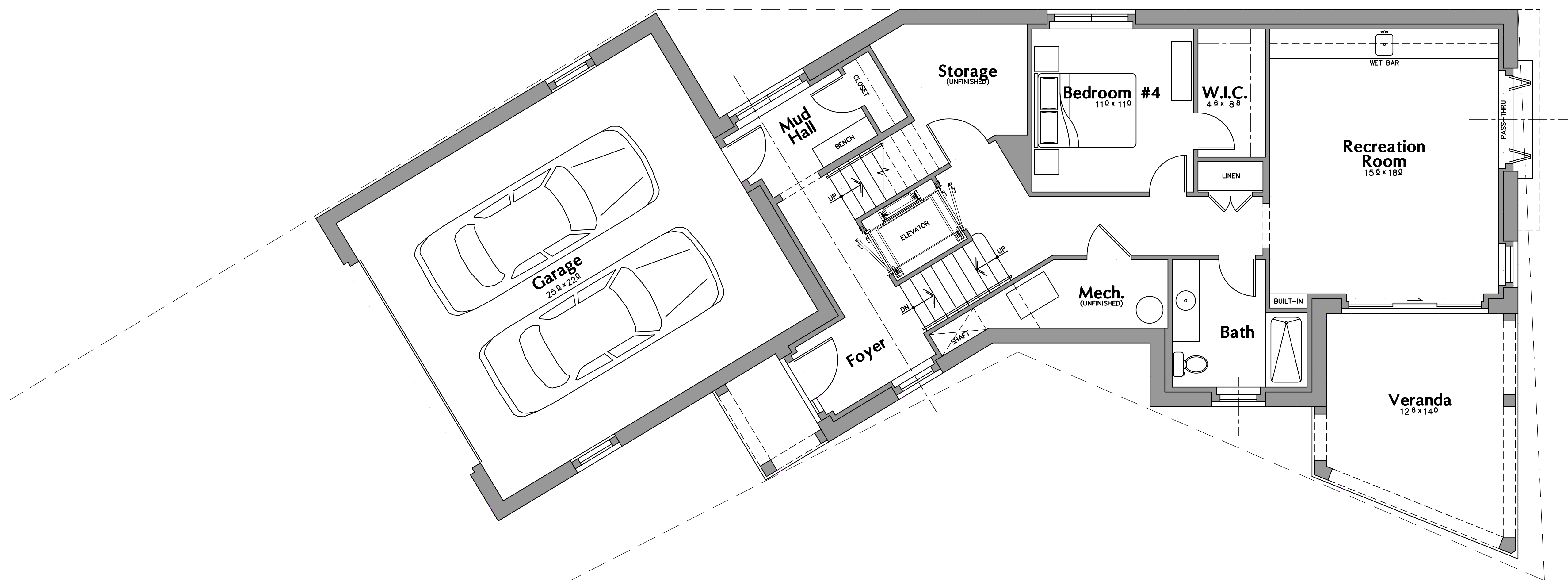
Unit A
Elevations

SK-3

COPYRIGHT © 2026

PROJECT NO: 25-54
DRAWN BY: BCK
CHECKED BY: DTM

Preliminary
Not For
Construction



**Unit B
Ground Level Plan**

SCALE 1/4" = 1'-0"

875 SQ. FT.- FINISHED GROUND LEVEL
644 SQ. FT.- GARAGE (NOT INCLUDED)
188 SQ. FT.- VERANDA (NOT INCLUDED)
35 SQ. FT.- FRONT PORCH (NOT INCLUDED)
3,556 SQ. FT.- TOTAL
1,933 SQ. FT.- BEDROOM / MID-LEVEL
748 SQ. FT.- UPPER LEVEL



Preliminary
Not For
Construction

PRELIMINARY
NOT FOR
CONSTRUCTION

ISSUE:	3-3-26 FOR CITY

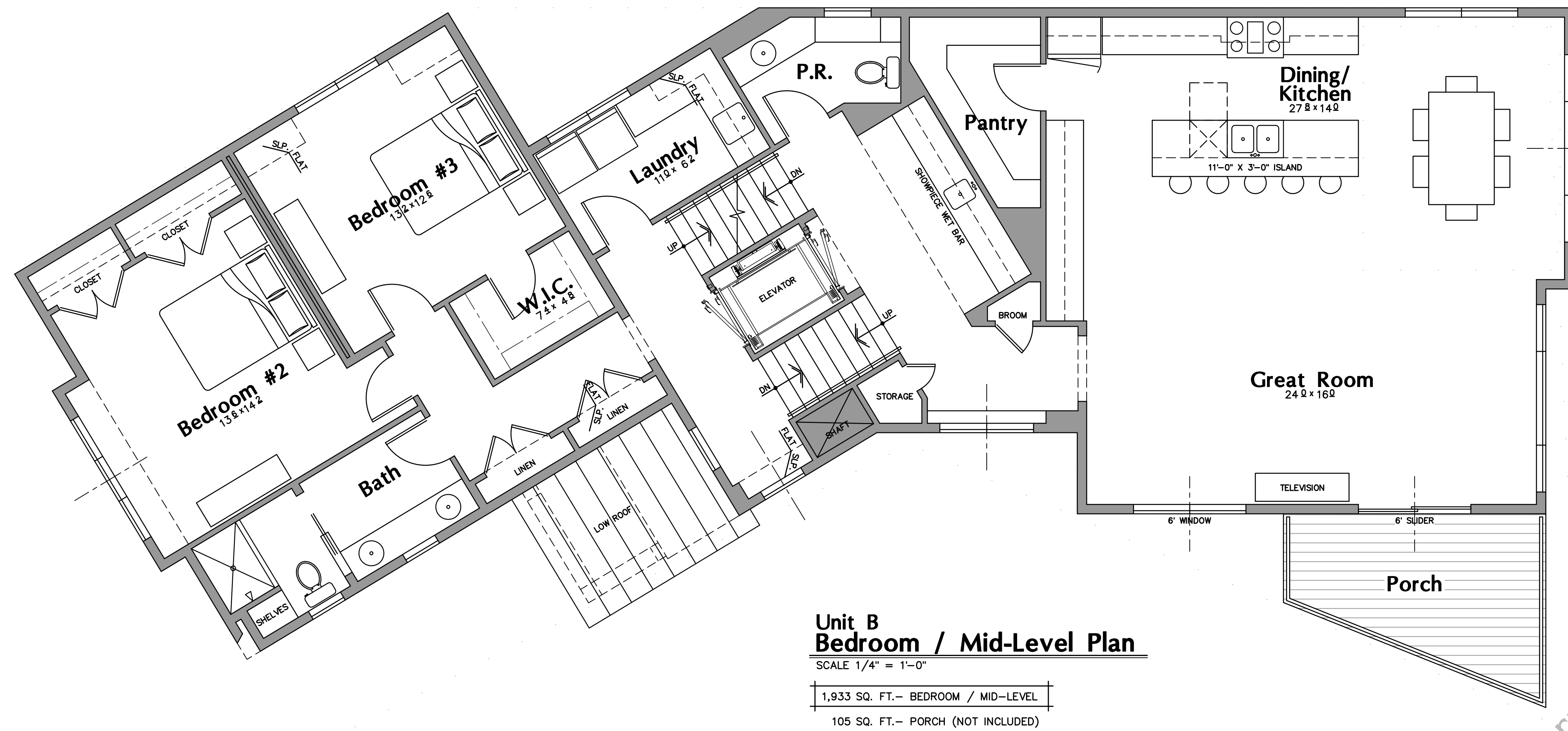
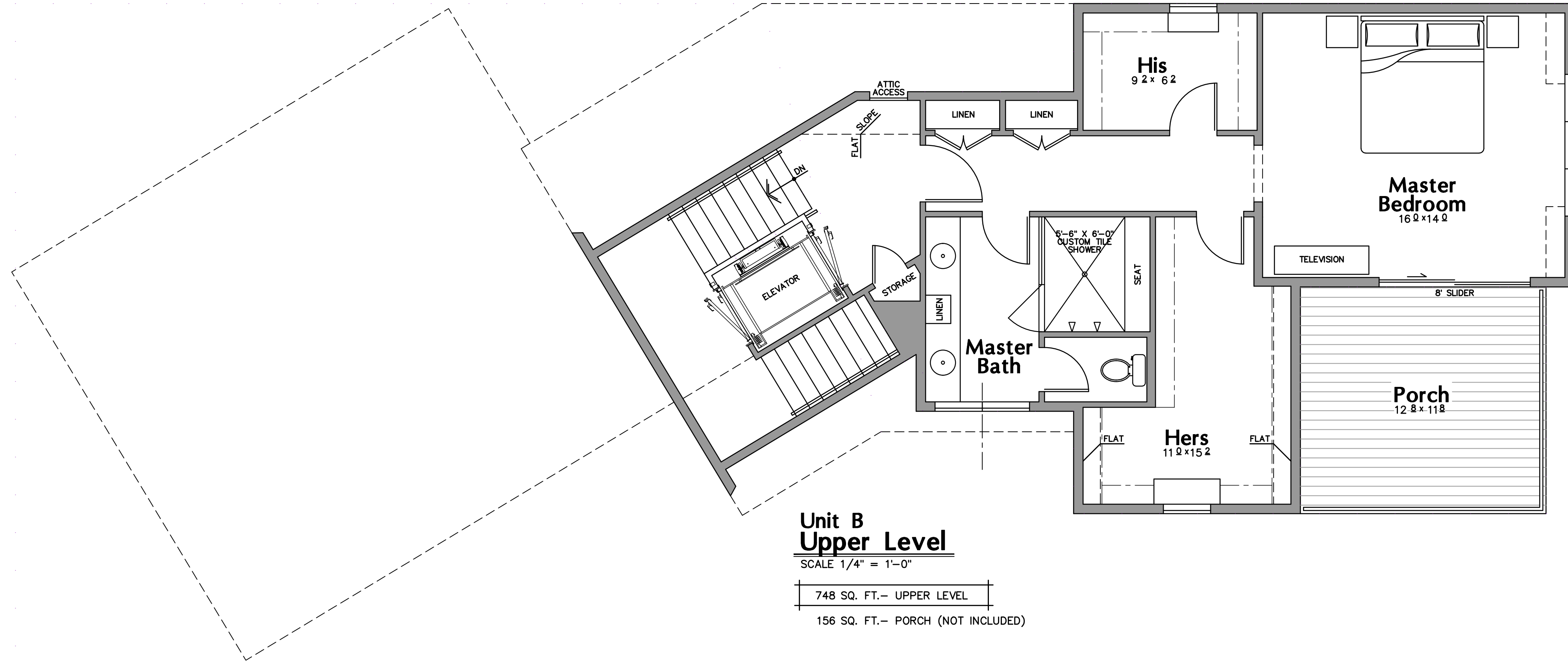
South Island Residences
South Island Drive
Rocky River
Ohio

The Arcus Group, Inc.
ARCHITECTS
1244 Smith Court
Rocky River, Ohio 44116
Tel. 440.356.5330

**Unit B
Floor Plans**

SK-4
COPYRIGHT © 2026

PROJECT NO: 25-54
DRAWN BY: BCK
CHECKED BY: DTM



PRELIMINARY
NOT FOR
CONSTRUCTION

ISSUE:
3-3-26 FOR CITY

South Island Residences

South Island Drive
Rocky River
Ohio



Unit B
Floor Plans

SK-5
COPYRIGHT © 2026

PROJECT NO.: 25-54
DRAWN BY: BCK
CHECKED BY: DTM

Preliminary
Not For
Construction



**Unit B
Front Elevation**
SCALE 1/4" = 1'-0"



**Unit B
Right Side Elevation**
SCALE 1/4" = 1'-0"

PRELIMINARY
NOT FOR
CONSTRUCTION

ISSUE:
3-3-26 FOR CITY

South Island Residences

South Island Drive
Rocky River Ohio



The Arcus Group, Inc.
ARCHITECTS
1244 Smith Court
Rocky River, Ohio 44116
Tel: 440.356.5330

**Unit B
Elevations**

SK-6

COPYRIGHT © 2026

PROJECT NO: 25-54
DRAWN BY: BCK
CHECKED BY: DTM

Preliminary
Not For
Construction



**Unit B
Rear Elevation**
SCALE 1/4" = 1'-0"



**Unit B
Right Side Elevation**
SCALE 1/4" = 1'-0"

PRELIMINARY
NOT FOR
CONSTRUCTION

ISSUE:
3-3-26 FOR CITY

South Island Residences

South Island Drive
Rocky River
Ohio



**Unit B
Elevations**

SK-7
COPYRIGHT © 2026

PROJECT NO: 25-54
DRAWN BY: BCK
CHECKED BY: DTM

Preliminary
Not For
Construction



South Island Drive - Looking NW



South Island Drive - Looking SE



Unit B Entry



Unit A Entry

PRELIMINARY
NOT FOR
CONSTRUCTION

ISSUE:
3-3-26 FOR CITY

South Island Residences

Ohio
Rocky River
South Island Drive



The Arcus Group, Inc.
ARCHITECTS
1244 Smith Court
Rocky River, Ohio 44116
Tel: 440.356.5330

Renderings

SK-8

COPYRIGHT © 2026

PROJECT NO: 25-54
DRAWN BY: BCK
CHECKED BY: DTM

Preliminary
Not For
Construction



River View - Looking NW



River View - Looking SE



River - Aerial View



South Island Drive - Aerial View

PRELIMINARY
NOT FOR
CONSTRUCTION

ISSUE:
3-3-26 FOR CITY

South Island Residences

Ohio
Rocky River
South Island Drive

The Arcus Group, Inc.
ARCHITECTS
1244 Smith Court
Rocky River, Ohio 44116
Tel: 440.356.5330

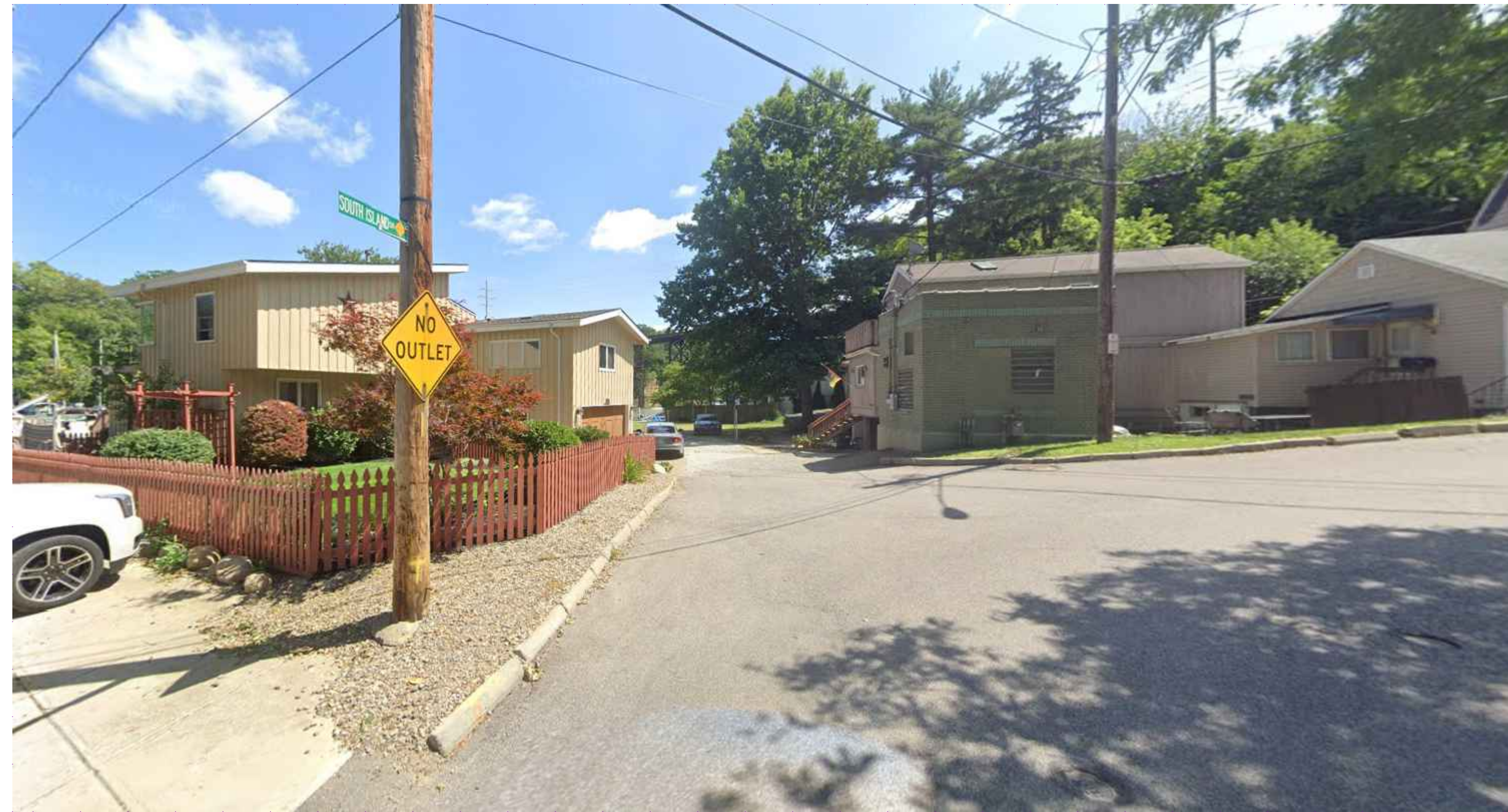
Renderings

SK-9

COPYRIGHT © 2026

PROJECT NO: 25-54
DRAWN BY: BCK
CHECKED BY: DTM

Preliminary
Not For
Construction



Neighbor to North



Neighbor to SE



River View



Site Context



Site Context

PRELIMINARY
NOT FOR
CONSTRUCTION

ISSUE:
3-3-26 FOR CITY

South Island Residences

South Island Drive
Rocky River
Ohio



The Arcus Group, Inc.
ARCHITECTS
1244 Smith Court
Rocky River, Ohio 44116
Tel: 440.356.5330

Site Context

SK-10

COPYRIGHT © 2026

PROJECT NO: 25-54
DRAWN BY: BCK
CHECKED BY: DTM

Preliminary
Not For
Construction