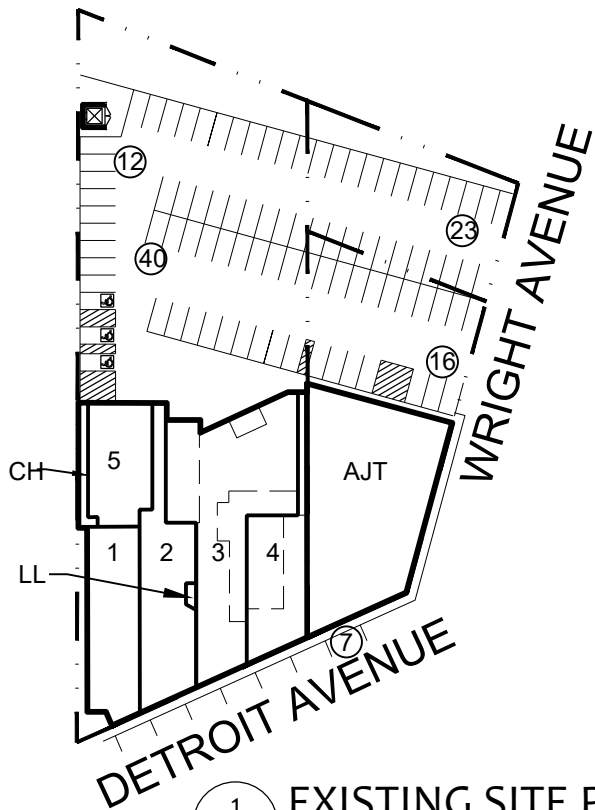


RIVER PLAZA

19243 DETROIT AVENUE ROCKY RIVER, OHIO

SITE ANALYSIS	
TOTAL BUILDING AREA + ADJACENT BLDG AREA	16,948 SF + 7,075 SF = 24,023 SF (GROSS)
TOTAL EXISTING LOT PARKING STALLS	88 + 3HC
TOTAL EXISTING STREET PARKING STALLS	7
TOTAL EXISTING PARKING STALLS	98
PARKING RATIO	4.08 SPACES/ 1,000 SF (GROSS)
NOTE: ALL ASPECTS OF THE LEASE PLAN, INCLUDING ACCESS POINTS, DIMENSIONS, ADDRESSES, TRADE NAMES, ETC. ARE BELIEVED TO BE ACCURATE, BUT REMAIN SUBJECT TO CHANGE AT ANYTIME WITHOUT NOTICE.	



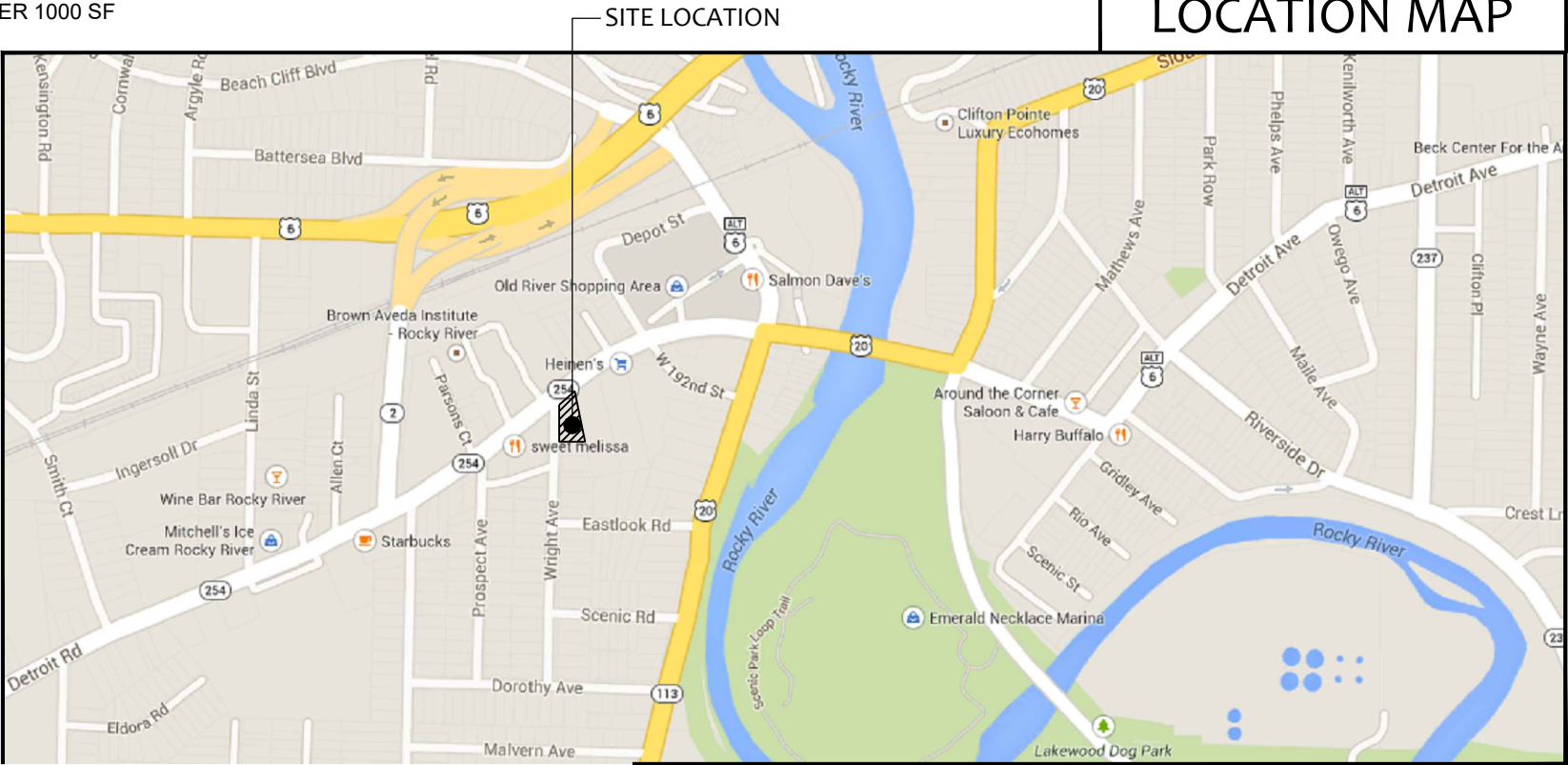
1 EXISTING SITE PLAN
SP-1 SCALE: 1" = 100'-0"
0' 50' 100'

PARKING CALCULATIONS - RIVER PLAZA

UNIT #	STREET NO.	LESSEE	LEASABLE AREA (SQ FT)	MINIMUM PARKING REQUIREMENT 1187.09	PARKING CALCULATION	MINIMUM REQUIRED PARKING SPACES	NOTES
1	19243b	DOWNSIZED NORGE LAUNDRY & DRY CLEANERS	2,767	4 SPACES/1,000 SF	11.07	12 SPACES NOW REQUIRED FOR NORGE SPACE	EXISTING NORGE SPACE 5254SF = 22 SPACES REQUIRED.
2	19243	CLEVELAND PLUMBING SUPPLY	3,175	4 SPACES/1,000 SF	12.70	13	
3	19245	SIBLING REVELRY	3,700 2,294 EMP AREAS	1 SPACE/50 SF + EMPLOYEE AREAS	74 + EMPLOYEE AREAS	79	FLOOR AREA + 5 EMPLOYEES
4	19265	BIG MOUTH DONUTS	1,294 1,206 EMP AREAS	1 SPACE/50 SF + EMPLOYEE AREAS	25.88 + EMPLOYEE AREAS	28	FLOOR AREA + 2 EMPLOYEES
5	19243c	PROPOSED OFFICE	2,031	3 SPACES/1,000 SF	6.09	7	
AJT		EXISTING ADJACENT RETAIL	7,075	4 SPACES/1,000 SF	28.3	29	
TOTAL			24,023 LEASABLE AREA				
TOTAL SPACES REQUIRED			AFTER TEHANT SPACE SPLIT 168 SPACES REQUIRED. 171 SPACES REQUIRED PRIOR TO NORGE DOWNSIZING				
TOTAL SPACES EXISTING			88 LOT SPACES = 7 STREET SPACES + 3 HC = 98 SPACES				
LL	-	EXCLUDED	EXCLUDED	LANDLORD AREA - 59 SF		METER ROOM (59 S.F.)	
CH	-	EXCLUDED	EXCLUDED	COMMON AREA - 456 SF		COMMON HALL (456 S.F.)	

MIXED USE PARKING CALCULATIONS
RETAIL: 4 PER 1000 SF
OFFICE AREA: 3 PER 1000 SF
PUBLIC SPACE: 1 PER 50 SF
BUSINESS: 4 PER 1000 SF

LOCATION MAP

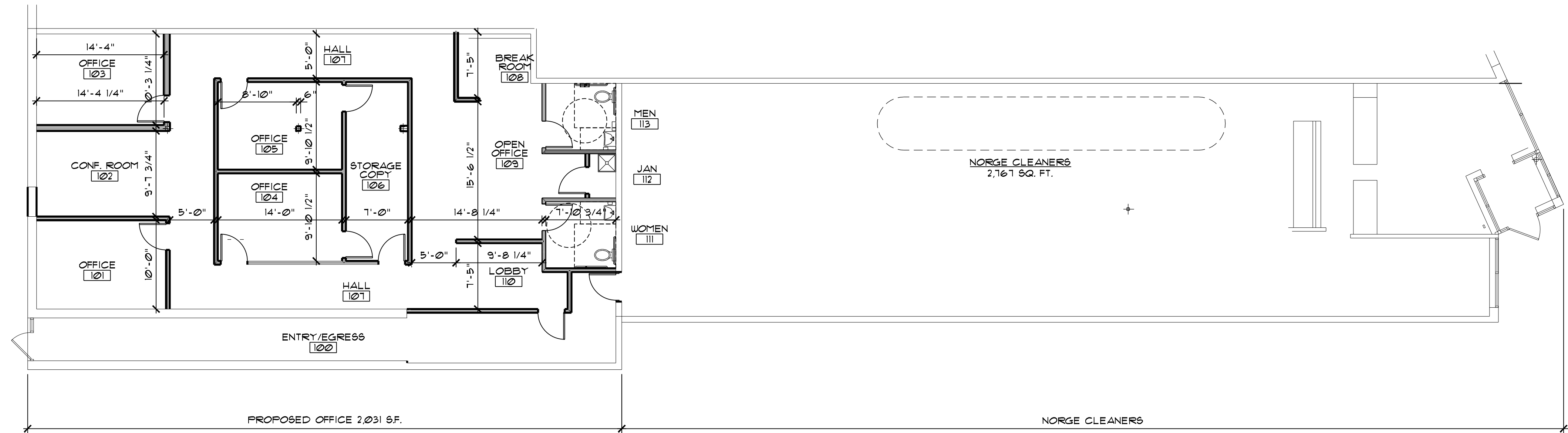


12500 edgewood drive suite 905
lakewood, oh 44107
www.faboarch.com
t:216.241.6150
f:216.395.0053

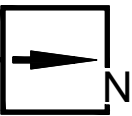


RINI REALTY COMPANY

924 WESTPOINT PARKWAY, SUITE 150
WESTLAKE, OHIO 44145
(T) 440.614.0431
(F) 440.614.0440



PROPOSED
FLOOR PLAN
SCALE: 1/8" = 1'-0"



revisions:

issue date: 08-26-2026

NORGE DRY CLEANERS SPLIT LOD

19243A DETROIT RD. ROCKY RIVER, OHIO 44116
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12500 edgewater drive suite 905
lake wood, oh 44107
www.fabearch.com
t:216.241.6150
f:216.395.0053

