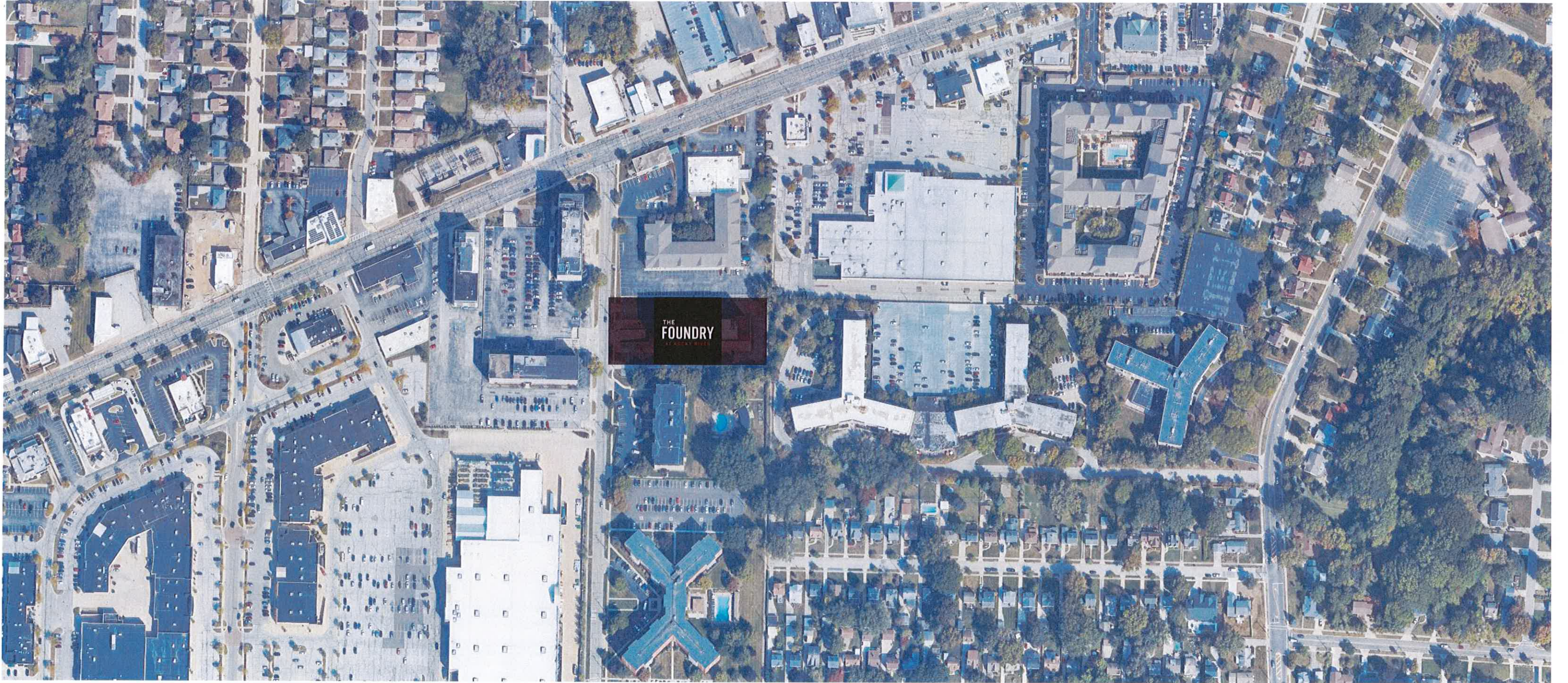


THE FOUNDRY

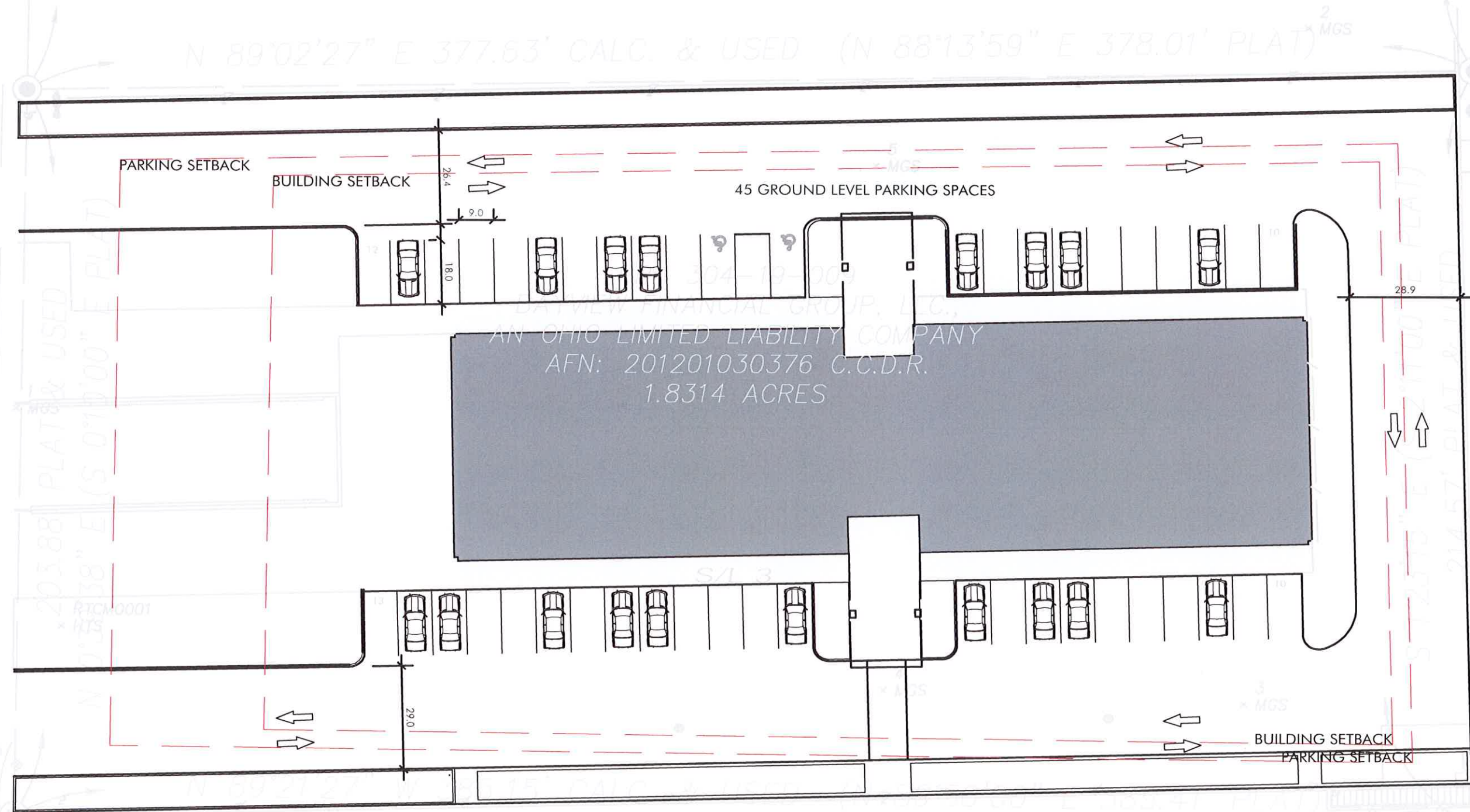
AT ROCKY RIVER

20325 Center Ridge Rd
Rocky River, OH

July 2025 - Architectural Review Board Meeting



PROJECT DATA															
General Information			Unit Types & Quantities												
			24%				65%				10%				
Unit Count	98	Units	Two Bedroom Units	Area	Quantity	SF/Unit Type	One Bedroom Units	Area	Quantity	SF/Unit Type	Studio Units	Area	Quantity	SF/Unit Type	
Parking Spaces	234	Spaces	C-1	1,170	6	7,020	B-1	720	6	4,320	A-1	588	2	1,176	
Building Height	95'-3"		C-2	1,088	6	6,528	B-2	753	6	4,518	A-2	601	1	601	
			C-3	1,107	5	5,535	B-3	758	6	4,548	A-3	533	1	533	
General Areas			C-4	1,036	1	1,036	B-4	725	6	4,350	A-4	604	1	604	
Residential	81,144	SF	C-5	1,168	1	1,168	B-5	705	6	4,230	A-5	515	1	515	
Future Amenity - Ground Floor	6,175	SF	C-6	1,154	1	1,154	B-6	769	6	4,614	A-6	596	1	596	
Future Amenity/Utility/Office - Garage Level	9,587	SF	C-7	1,095	1	1,095	B-7	781	6	4,686	A-7	585	3	1,755	
Circulation	16,122	SF	C-8	1,179	1	1,179	B-8	752	6	4,512					
Subsurface Parking	75,125	SF	C-9	1,258	1	1,258	B-9	760	6	4,560					
Storage Units	2,686	SF	C-10	1,133	1	1,133	B-10	751	5	3,755					
							B-11	833	5	4,165					
Total	190,839	SF			24	27,106			64	48,258			10	5,780	
Average Unit Size				1,139				755				575			

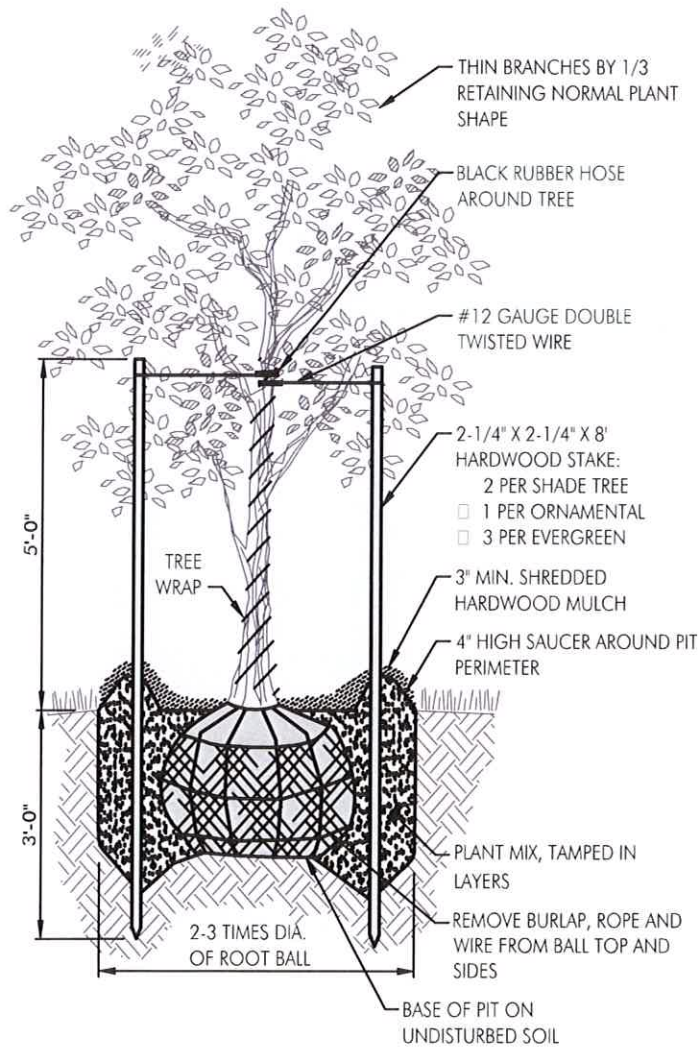


DAYVIEW FINANCIAL GROUP, L.L.C.
 AN OHIO LIMITED LIABILITY COMPANY
 AFN: 201201030376 C.C.D.R.
 1.8314 ACRES

5/8" REBAR
 FD. & USED
 (WEST 0.22')



Site Plan

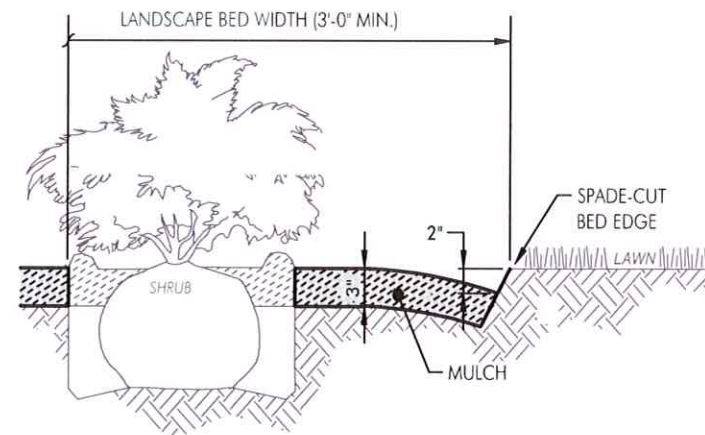


NOTES:

1. CROWN OF ROOT BALL TO BEAR THE SAME RELATION TO FINISH GRADE WHICH IT WAS GROWN AT THE NURSERY.
2. DO NOT DAMAGE ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKES.
3. REMOVE TREE RINGS, TREE WRAP AND STAKES 1 YEAR AFTER INSTALLATION. NOTIFY OWNER PRIOR TO REMOVAL.

TREE PLANTING DETAIL

SCALE: NONE

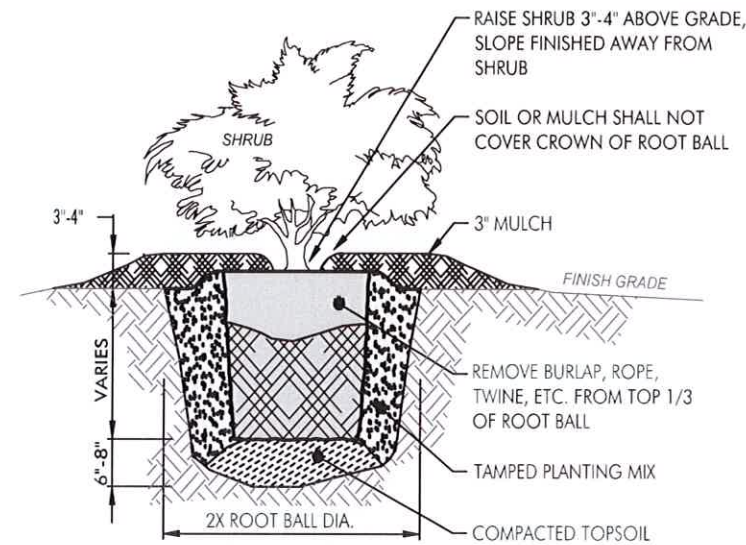


NOTES:

1. MULCH SHALL BE DOUBLE SHREDDED HARDWOOD BARK MULCH, DARK BROWN OR BLACK COLOR PER OWNER CHOICE, EXTRA FINE WITH TEXTURE AT 1-1/2\"/>

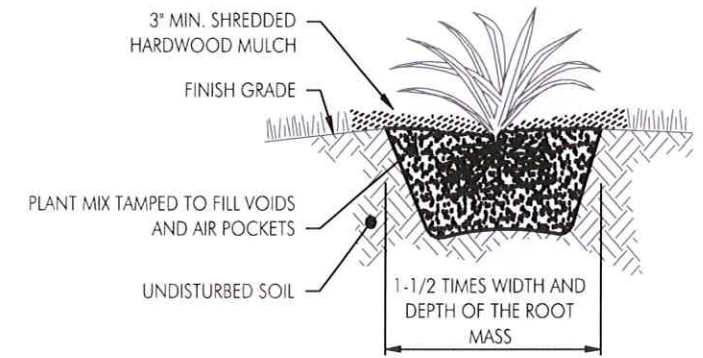
MULCH BED DETAIL

SCALE: NONE



SHRUB PLANTING DETAIL

SCALE: NONE



ANNUAL & PERENNIAL PLANTING DETAIL

SCALE: NONE

PLANT MATERIAL LIST

QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
TREES					
10	A-B	ACER R. 'BRANDYWINE'	BRANDYWINE RED MAPLE	1-1/2" CAL.	#5 CONT.
6	M-S	MALUS SPRING SNOW	SPRING SNOW CRABAPPLE	1-1/2" CAL.	#5 CONT.
5	S-I	SYRINGA R. 'IVORY SILK'	IVORY SILK LILAC	1-1/2" CAL.	#5 CONT.
SHRUBS					
4	B-H	BUDDLEIA 'BUZZ HOT RASBERRY'	BUZZ HOT RASBERRY BUTTERFLY BUSH	18"	#5 CONT.
2	C-D	CHAMAECYPARIS O. 'VOKEL'S UPRIGHT'	VOKEL'S UPRIGHT HINOKI CYPRESS	18"	#5 CONT.
2	C-B	CHAMAECYPARIS P. 'BABY BLUE'	BABY BLUE FALSE CYPRESS	18"	#5 CONT.
6	H-M	HYDRANGEA Q. 'MUNCHKIN'	MUNCHKIN OAKLEAF HYDRANGEA	18"	#3 CONT.
20	J-G	JUNIPERUS CH. 'OLD GOLD'	OLD GOLD JUNIPER	18"	#3 CONT.
4	P-O	PHYSOCARPUS OPULIFOLIUS	TINY WINE NINEBARK	15"	#3 CONT.
12	R-A	RHUS AROMATICA	FRAGRANT SUMAC	15"	#3 CONT.
35	T-T	THUJA O. 'TECKNY'	MISSION ARBORVITAE	4	#5 CONT.
PERENNIALS					
54	C-F	CALAMAGROSTIS X AC 'KARL FOERSTER'	KARL FOERSTER REED GRASS	CLUMP	#2 CONT.
18	D-G	DIANTHUS GRATIANOPOLITANUS 'FW'	FIREWITCH DIANTHUS	CLUMP	#1 CONT.
15	H-H	HEMEROCALLIS 'HAPPY RETURN'	HAPPY RETURN DAYLILLY	CLUMP	#1 CONT.
37	H-R	HEMEROCALLIS 'PRIMAL SCREAM'	PRIMAL SCREAM DAYLILLY	CLUMP	#1 CONT.
17	I-M	IMPERATA CYLINDRICA 'RED BARON'	RED BARON JAPANESE BLOOD GRASS	CLUMP	#2 CONT.
12	L-M	LIRIOPE M. ROYAL PURPLE	ROYAL PURPLE LILY TURF	CLUMP	#1 CONT.
97	M-M	MISCANTHUS 'MORNING LIGHT'	MORNING LIGHT MAIDEN GRASS	CLUMP	#2 CONT.
4	T-A	THYMUS CITRIODORUS AUREUS	VARIEGATED LEMON THYME	CLUMP	#1 CONT.

Landscape Details & Plant List

Westgate Plaza Apartments
20325 Center Ridge Rd., Rocky River, OH



Pergola w/seating concept



Square Planter Boxes



Linear/Rectangular Planter Boxes



Baby Blue False Cypress



Vokel's Upright Hinoki Cypress



Ivory Silk Lilac



Red Maple



Spring Snow Crabapple



Morning Light Grass



Techny Arborvitae



Munchkin Oakleaf Hydrangea



Old Gold Juniper



Buzz Hot Raspberry Butterfly Bush



Karl Forester Reed Grass



Tiny Wine Ninebark



Gro Low Sumac



Firewitch Dianthus



Primal Scream Daylily



Red Baron Japanese Blood Grass



Happy Return Daylily

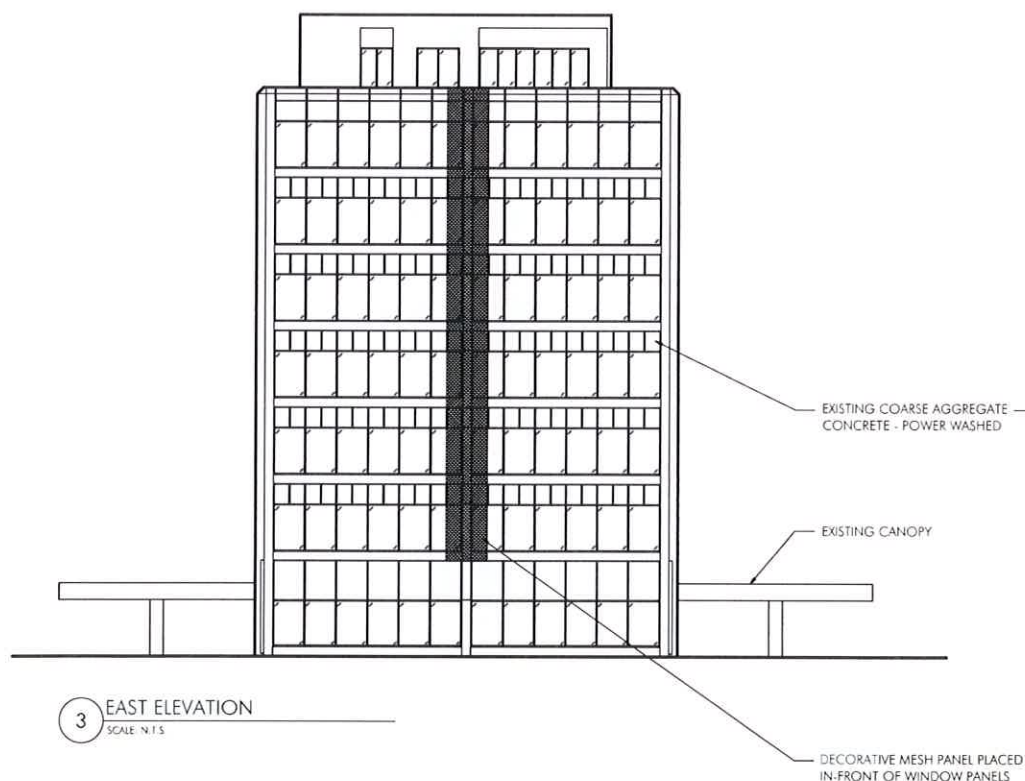
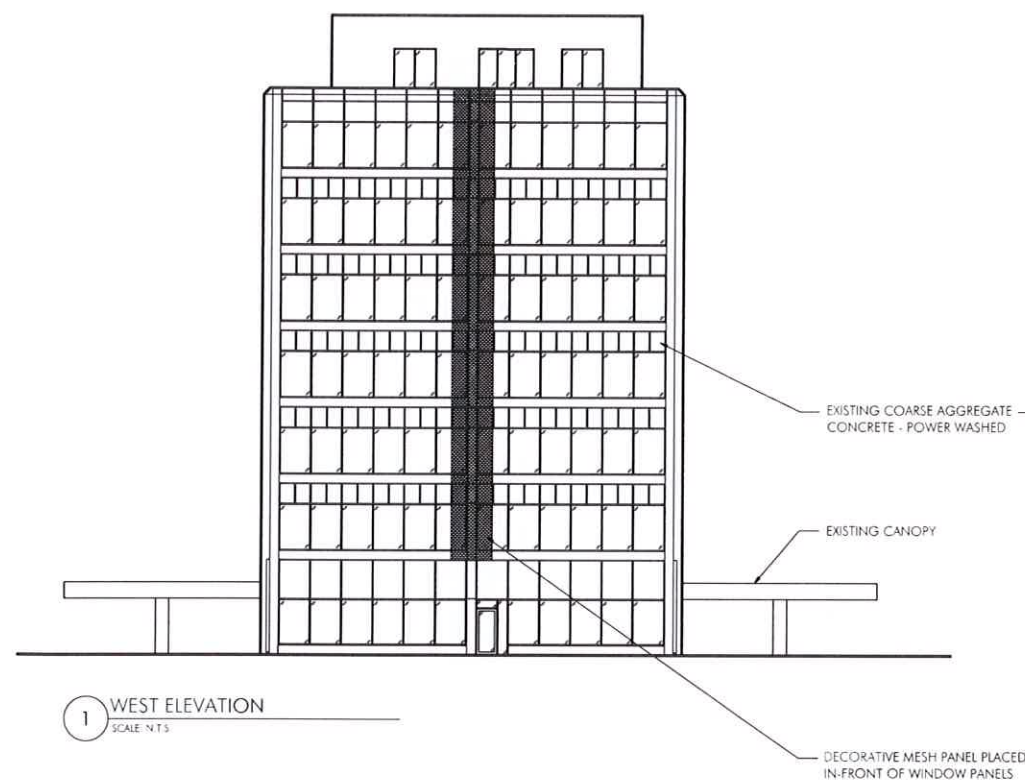


Royal Purple Lily Turf



Variegated Lemon Thyme

Exterior Furnishings & Landscaping Image References



Elevations

Westgate Plaza Apartments
20325 Center Ridge Rd., Rocky River, OH





South Elevation

Westgate Plaza Apartments
20325 Center Ridge Rd., Rocky River, OH



East Elevation

Westgate Plaza Apartments
20325 Center Ridge Rd., Rocky River, OH



North Elevation

Westgate Plaza Apartments
20325 Center Ridge Rd., Rocky River, OH



Exterior Rendering

Westgate Plaza Apartments
20325 Center Ridge Rd., Rocky River, OH



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