WESTGATE APARTMENTS





THE REAL PROPERTY.





MULTI-FAMILY CONVERSION & REDEVELOPMENT 20325 CENTER RIDGE RD., ROCKY RIVER, OH 11-01-2022









VICINITY MAP











SITE CONTEXT



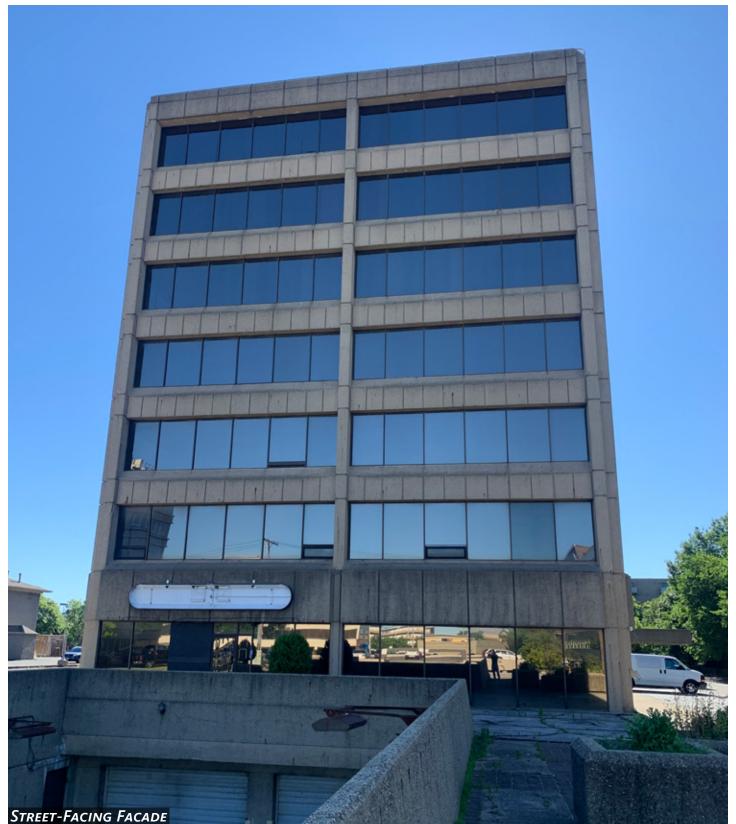








SITE CONTEXT







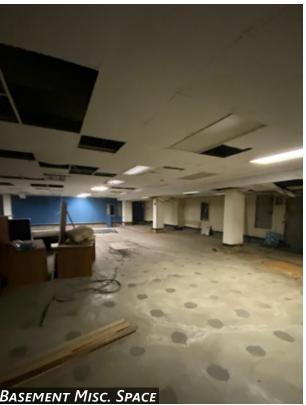


EXISTING BUILDING CONDITIONS









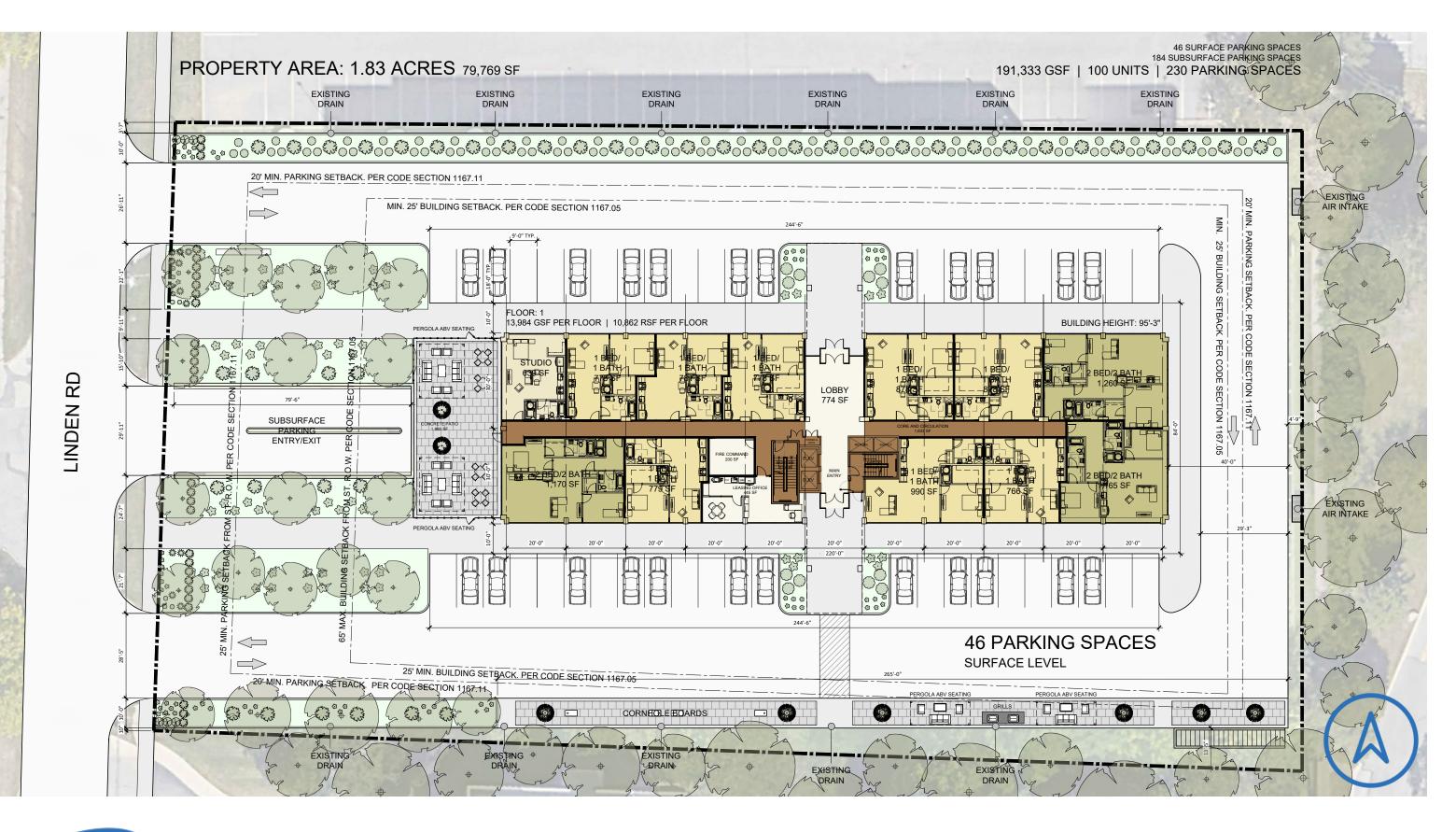






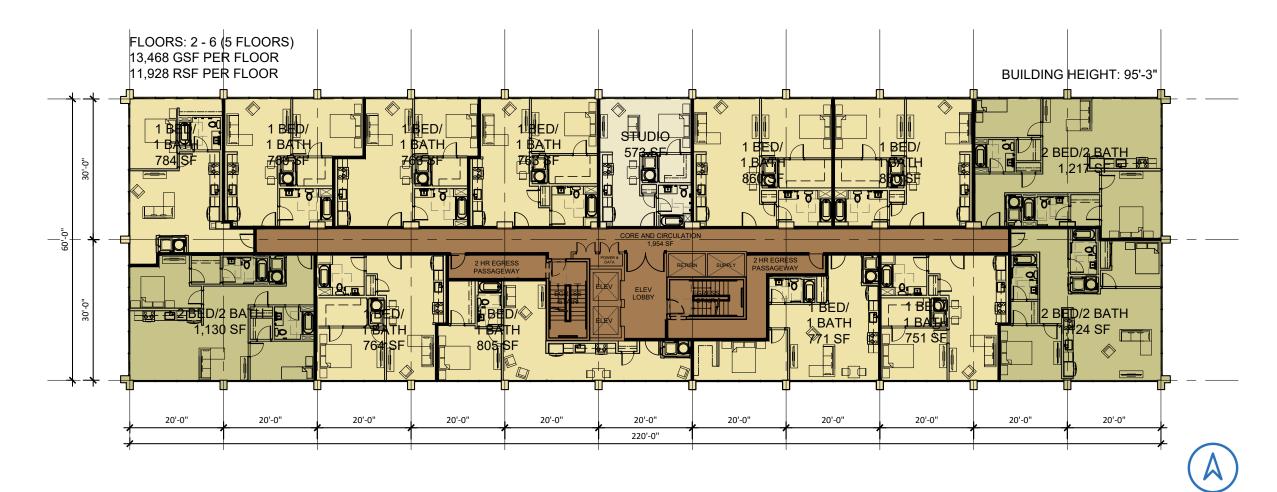


EXISTING BUILDING CONDITIONS





GROUND FLOOR & SITE PLAN

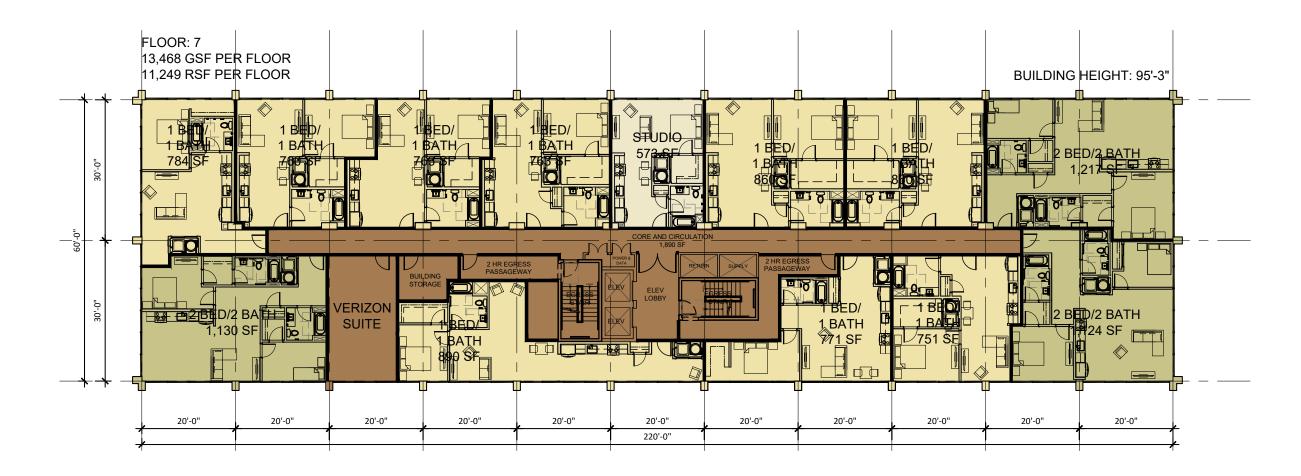


PROJECT DATA

GENERAL INFORMATION		Unit Types & Quantii	TIES							
Unit Count Parking Spaces Building Height	100 230 95'-3"	Two Bedroom Units (24%) Type C-1 Type C-2 Type C-3	Area 1,112 RSF 1,124 RSF 1,125 RSF	Quantity 1 6	One Bedroom Units (67%) Type B-1 Type B-2 Type B-3	Area 751 RSF 760 RSF 763 RSF	Quantity 6 6 6	Studio Units (7%) Type A-1 Type A-2	Area 573 RSF 639 RSF	Quantity 6 1
GENERAL AREAS Residential Amenity Storage Circulation, Utility, & Office Subsurface Parking	87,406 RSF 5,016 SF 2,178 RSF 21,608 SF 75,125 SF	Type C-4 Type C-5 Type C-6 Type C-7 Type C-8 Type C-9 Type C-10 Type C-11	1,129 RSF 1,130 RSF 1,134 RSF 1,155 RSF 1,165 RSF 1,170 RSF 1,217 RSF	1 6 1 1 1 1 6	Type B-4 Type B-5 Type B-6 Type B-7 Type B-8 Type B-9 Type B-10 Type B-12	764 RSF 766 RSF 771 RSF 778 RSF 779 RSF 781 RSF 784 RSF 805 RSF	5 7 6 2 1 1 6 5	Total	4,077 RSF	7 UNITS
— Total	191,333 sF	— Total	30,076 RSF	26 UNITS	Type B-13 Type B-14 Type B-15 — Total	878 RSF 890 RSF 990 RSF 53,253 RSF	2 1 1 67 UNITS			



2ND - 6TH FLOOR PLAN

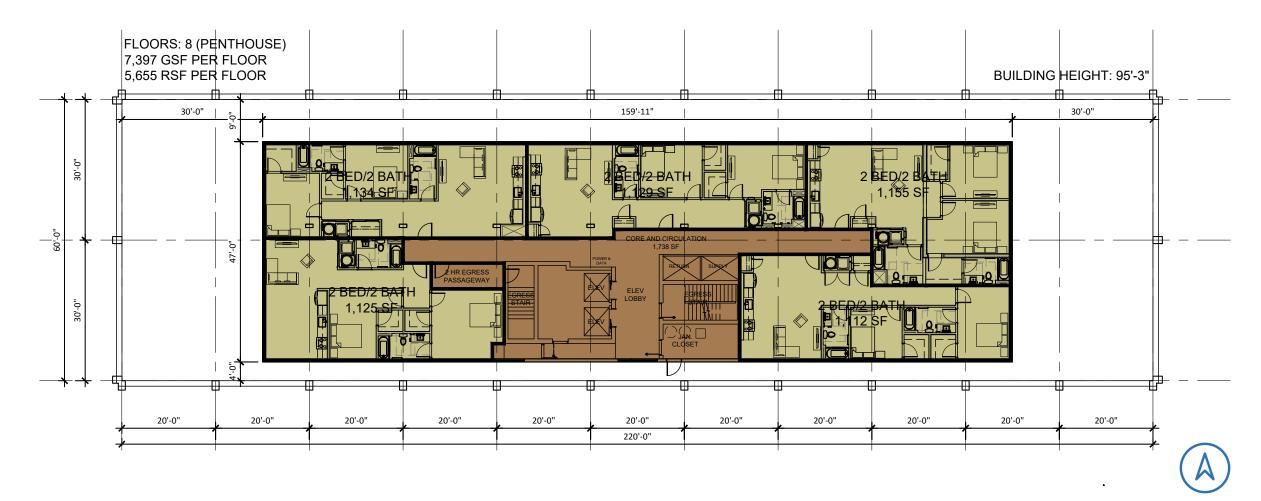


PROJECT DATA

GENERAL INFORMATION		Unit Types & Quantit	TIES							
Unit Count Parking Spaces Building Height	100 230 95'-3"	Two Bedroom Units (24%) Type C-1 Type C-2 Type C-3	Area 1,112 RSF 1,124 RSF 1,125 RSF	Quantity 1 6 1	One Bedroom Units (67%) Type B-1 Type B-2 Type B-3	Area 751 RSF 760 RSF 763 RSF	Quantity 6 6 6	Studio Units (7%) Type A-1 Type A-2	Area 573 RSF 639 RSF	Quantity 6 1
GENERAL AREAS Residential Amenity Storage Circulation, Utility, & Office	87,406 RSF 5,016 SF 2,178 RSF 21,608 SF	Type C-4 Type C-5 Type C-6 Type C-7 Type C-8 Type C-9 Type C-10	1,129 RSF 1,130 RSF 1,134 RSF 1,155 RSF 1,165 RSF 1,170 RSF 1,217 RSF	1 6 1 1 1 1 6	Type B-4 Type B-5 Type B-6 Type B-7 Type B-8 Type B-9 Type B-10 Type B-11	764 RSF 766 RSF 771 RSF 778 RSF 779 RSF 781 RSF 784 RSF 805 RSF	5 7 6 2 1 1 6	Total	4,077 RSF	7 UNITS
Subsurface Parking — Total	75,125 SF 191,333 S F	Type C-11 — Total	1,260 RSF 30,076 RSF	26 UNITS	Type B-11 Type B-12 Type B-13 Type B-14 Type B-15 — Total	860 RSF 878 RSF 890 RSF 990 RSF	12 2 1 1 67 UNITS			



7th Floor Plan



PROJECT DATA

General Information		Unit Types & Quantit	TIES							
Unit Count Parking Spaces	100 230	Two Bedroom Units (26%) Type C-1 Type C-2	Area 1,112 RSF 1,124 RSF	Quantity 1 6	One Bedroom Units (67%) Type B-1 Type B-2	Area 751 RSF 760 RSF	Quantity 6 6	Studio Units (7%) Type A-1 Type A-2	Area 573 RSF 639 RSF	Quantity 6
Building Height	95′-3″	Type C-3 Type C-4	1,125 RSF 1,129 RSF	1	Type B-3 Type B-4	763 RSF 764 RSF	6 5	_		,
GENERAL AREAS Residential	87,406 RSF	Type C-5 Type C-6 Type C-7	1,130 RSF 1,134 RSF 1,155 RSF	6 1 1	Туре В-5 Туре В-6 Туре В-7	766 RSF 771 RSF 778 RSF	7 6 2	Total	4,077 RSF	7 UNITS
Amenity Storage	5,016 SF 2,178 RSF	Туре С-8 Туре С-9	1,165 RSF 1,170 RSF	1 1	Type B-8 Type B-9	779 RSF 781 RSF	1 1			
Circulation, Utility, & Office Subsurface Parking	21,608 SF 75,125 SF	Type C-10 Type C-11	1,217 RSF 1,260 RSF	6 1	Туре В-10 Туре В-11 Туре В-12	784 RSF 805 RSF 860 RSF	6 5 12			
— Total	191,333 SF	— Total	30,076 RSF	26 UNITS		878 RSF 890 RSF	2 1			
Total	151,555 SF	ı			Type B-15	990 RSF	1			

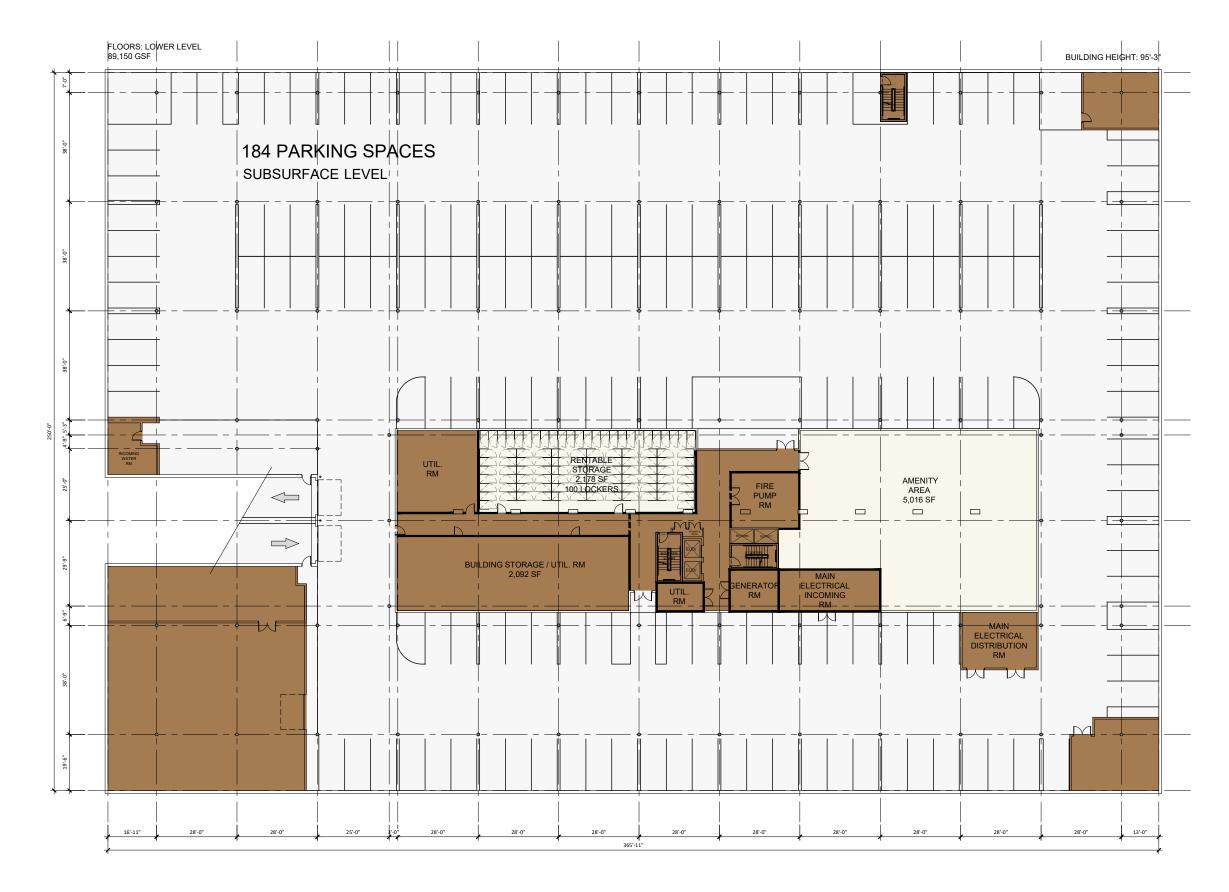
Total

53,253 RSF

67 UNITS

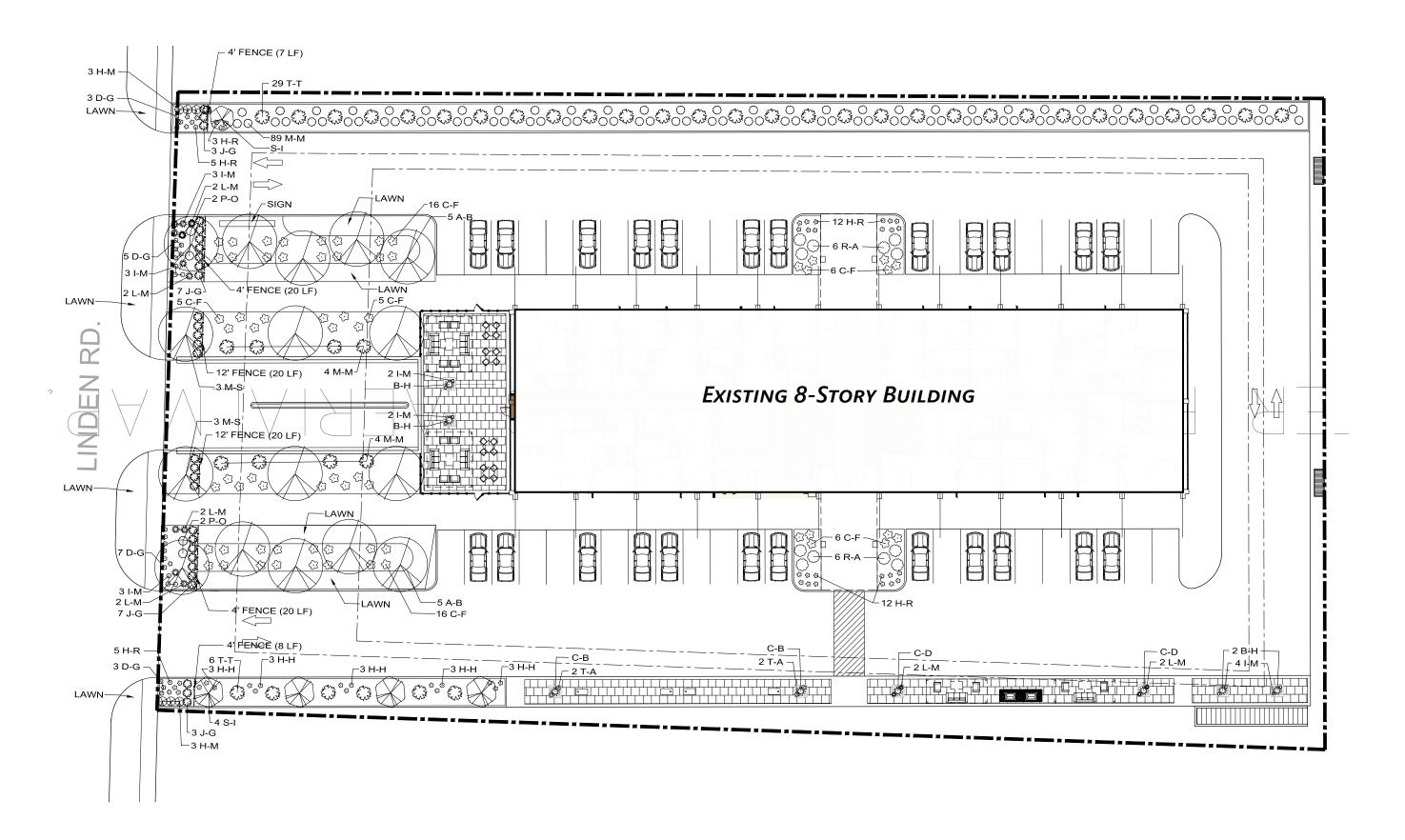


8TH FLOOR PLAN



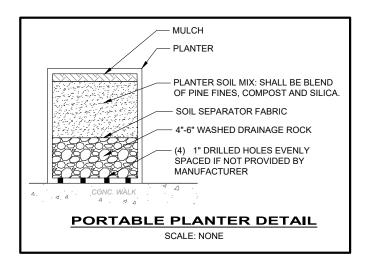


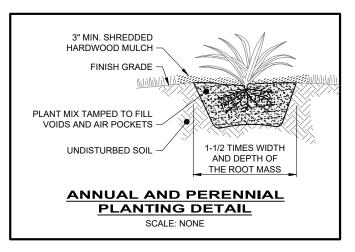




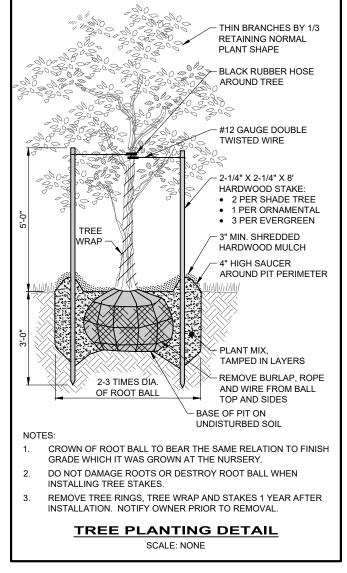


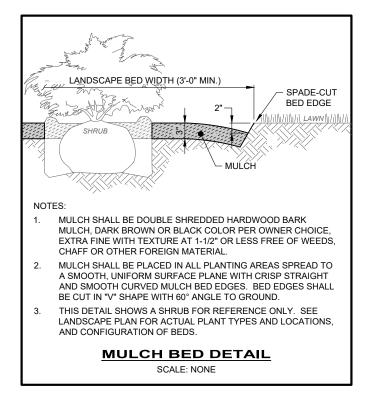
LANDSCAPING PLAN

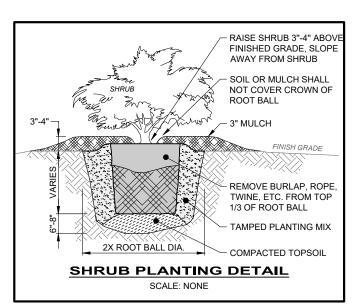




6 M-S MALUS SPRING SNOW SPRING SNOW CRABAPPLE 1-1/2" CAL. #5 CONT SHRUBS SHRUBS 4 B-H BUDDLEIA 'BUZZ HOT RASBERRY' BUZZ HOT RASBERRY BUTTERFLY BUSH 18" #5 CONT 'C C-D CHAMAECYPARIS O. 'VOKEL'S UPRIGHT' VOKEL'S UPRIGHT HINOKI CYPRESS 18" #5 CONT 'C C-B CHAMAECYPARIS P. 'BABY BLUE' BABY BLUE FALSE CYPRESS 18" #5 CONT 'C C-B JUNIPERUS CH. 'OLD GOLD' OLD GOLD JUNIPER 18" #3 CONT 'C C-D PHYSOCARPUS OPULIFOLIUS TINY WINE NINEBARK 15" #3 CONT 'C C-D PHYSOCARPUS OPULIFOLIUS TINY WINE NINEBARK 15" #3 CONT 'C C-D PHYSOCARPUS OPULIFOLIUS TINY WINE NINEBARK 15" #3 CONT 'C C-D PHYSOCARPUS OPULIFOLIUS TINY WINE NINEBARK 15" #3 CONT 'C C-D PHYSOCARPUS OPULIFOLIUS TINY WINE NINEBARK 15" #3 CONT 'C C-D PHYSOCARPUS OPULIFOLIUS TINY WINE NINEBARK 15" #3 CONT 'C C-D PHYSOCARPUS OPULIFOLIUS TINY WINE NINEBARK 15" #3 CONT 'C C-D PHYSOCARPUS OPULIFOLIUS TINY WINE NINEBARK 15" #3 CONT 'C C-D PHYSOCARPUS OPULIFOLIUS TINY WINE NINEBARK 15" #3 CONT 'C C-D PHYSOCARPUS OPULIFOLIUS TINY WINE NINEBARK 15" #3 CONT 'C C-D PHYSOCARPUS OPULIFOLIUS TINY WINE NINEBARK 15" #3 CONT 'C C-D PHYSOCARPUS OPULIFOLIUS TINY WINE NINEBARK 15" #3 CONT 'C C-D PHYSOCARPUS OPULIFOLIUS TINY WINE NINEBARK 15" #3 CONT 'C C-D PHYSOCARPUS OPULIFOLIUS TINY WINE NINEBARK 15" #3 CONT 'C C-D PHYSOCARPUS OPULIFOLIUS TINY WINE NINEBARK 15" #3 CONT 'C C-D PHYSOCARPUS OPULIFOLIUS TINY WINE NINEBARK 15" #3 CONT 'C C-D PHYSOCARPUS OPULIFOLIUS TINY WINE NINEBARK 15" #3 CONT 'C C-D PHYSOCARPUS OPULIFOLIUS TINY WINE NINEBARK 15" #3 CONT 'C C-D PHYSOCARPUS OPULIFOLIUS TINY WINE NINEBARK 15" *43 CONT 'C C-D PHYSOCARPUS OPULIFOLIUS TINY WINE NINEBARK 15" *43 CONT 'C C-D PHYSOCARPUS OPULIFOLIUS TINY WINE NINEBARK 15" *43 CONT 'C C-D PHYSOCARPUS OPULIFOLIUS TINY WINE NINEBARK 15" *43 CONT 'C C-D PHYSOCARPUS OPULIFOLIUS TINY WINE NINEBARK 15" *45 CONT 'C C-D PHYSOCARPUS OPULIFOLIUS TINY WINE NINEBARK 15" *5 CONT 'C C-D PHYSOCARPUS OPULIFOLIUS TINY WINE NINEBARK 15" *5 CONT 'C C-D PHYSOCARPUS OPULIFOLIUS TINY WINE NINEBARK 15" *5 CONT 'C C-D PHYSOCARPUS OPULIFOLIUS TINY WINE NINEBARY	QTY	. KEY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
6 M-S MALUS SPRING SNOW SPRING SNOW CRABAPPLE 1-1/2" CAL. #5 CONT SYRINGA R. "IVORY SILK" IVORY SILK LILAC 1-1/2" CAL. #5 CONT SHRUBS 8-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 12 J-G JUNIPERUS CH. "OLD GOLD" OLD GOLD JUNIPER 18" #3 CONT 12 R-A RHUS AROMATICA FRAGRANT SUMAC 15" #3 CONT. 35 T-T THUJA O. "TECKNY" MISSION ARBORVITAE 4" #5 CONT 15" H3 CONT 15" H-H HEMEROCALLIS "HAPPY RETURN" HAPPY RETURN DAYLILLY CLUMP #1 CONT 15" H-H 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 LILY TURF CLUMP #1 CONT 12 L-M LIRIOPE M. ROYAL PURPLE LILY TURF CLUMP #1 CONT 12 L-M LIRIOPE M. ROYAL PURPLE ROYAL PURPLE LILY TURF CLUMP #1 CONT 15" M-M MISCANTHUS "MORNING LIGHT" MORNING LIGHT MAIDEN GRASS CLUMP #2 CONT 15" M-M MISCANTHUS "MORNING LIGHT" MORNING LIGHT MAIDEN GRASS CLUMP #2 CONT 15" M-M MISCANTHUS "MORNING LIGHT" MORNING LIGHT MAIDEN GRASS CLUMP #2 CONT 15" M-M MISCANTHUS "MORNING LIGHT" MORNING LIGHT MAIDEN GRASS CLUMP #2 CONT 15" M-M MISCANTHUS "MORNING LIGHT" MORNING LIGHT MAIDEN GRASS CLUMP #2 CONT 15" M-M MISCANTHUS "MORNING LIGHT" MORNING LIGHT MAIDEN GRASS CLUMP #2 CONT 15" M-M MISCANTHUS "MORNING LIGHT" MORNING LIGHT MAIDEN GRASS CLUMP #2 CONT 15" M-M MISCANTHUS "MORNING LIGHT" MORNING LIGHT MAIDEN GRASS CLUMP #2 CONT 15" M-M MISCANTHUS "MORNING LIGHT" MORNING LIGHT MAIDEN GRASS CLUMP #2 CONT 15" M-M MISCANTHUS "MORNING LIGHT" MORNING LIGHT MAIDEN GRASS CLUMP #2 CONT 15" M-M MISCANTHUS "MORNING LIGHT" MORNING LIGHT MAIDEN GRASS CLUMP #2 CONT 15" M-M MISCANTHUS "MORNING LIGHT" MORNING LIGHT MAIDEN GRASS CLUMP #2 CONT 15" M-M MISCANTHUS "MORNING LIGHT" MORNING LIGHT MAIDEN GRASS CLUMP #2 CONT 15" M-M MISCANTHUS "MORNING LIGHT"	TRE	ES				
SHRUBS 4 B-H BUDDLEIA 'BUZZ HOT RASBERRY' BUZZ HOT RASBERRY BUZZ HOT RASBERRY BUTTERFLY BUSH 18" #5 CONTOUR CONTOUR BUZZ HOT RASBERRY' BUZZ HOT RASBERRY BUTTERFLY BUSH 18" #5 CONTOUR BOTTON BUZZ HOT RASBERRY BUZZ HOT RASBERRY BUTTERFLY BUSH 18" #5 CONTOUR BOTTON BOTTON BOTTON BUZZ HOT RASBERRY BUTTERFLY BUSH 18" #5 CONTOUR BOTTON BOTTO	10	A-B	ACER R. 'BRANDYWINE'	BRANDYWINE RED MAPLE	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 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 18 D-G DIANTHUS GRATIANOPOLITANUS "FW" FIREWITCH DIANTHUS CLUMP #1 CONT 15 H-H HEMEROCALLIS 'HAPPY RETURN' HAPPY RETURN 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 ILLY TURF CLUMP #1 CONT 12 L-M LIRIOPE M. ROYAL PURPLE ROYAL PURPLE ILLY TURF CLUMP #1 CONT 15 M-M MISCANTHUS 'MORNING LIGHT' MORNING LIGHT MAIDEN GRASS CLUMP #2 CONT 15 M-M MISCANTHUS 'MORNING LIGHT' MORNING LIGHT MAIDEN GRASS CLUMP #2 CONT 15 M-M MISCANTHUS 'MORNING LIGHT' MORNING LIGHT MAIDEN GRASS CLUMP #2 CONT 15 M-M MISCANTHUS 'MORNING LIGHT' MORNING LIGHT MAIDEN GRASS CLUMP #2 CONT 15 M-M MISCANTHUS 'MORNING LIGHT' MORNING LIGHT MAIDEN GRASS CLUMP #2 CONT 15 M-M MISCANTHUS 'MORNING LIGHT' MORNING LIGHT MAIDEN GRASS CLUMP #2 CONT 15 M-M MISCANTHUS 'MORNING LIGHT' MORNING LIGHT MAIDEN GRASS CLUMP #2 CONT 15 M-M MISCANTHUS 'MORNING LIGHT' MORNING LIGHT MAIDEN GRASS CLUMP #2 CONT 15 M-M MISCANTHUS 'MORNING LIGHT' MORNING LIGHT MAIDEN GRASS CLUMP #2 CONT 15 M-M MISCANTHUS 'MORNING LIGHT' MORNING LIGHT MAIDEN GRASS CLUMP #2 CONT 15 M-M MISCANTHUS 'MORNING LIGHT' MORNING LIGHT MAIDEN GRASS CLUMP #2 CONT 15 M-M MISCANTHUS 'MORNING LIGHT' MORNING LIGHT MAIDEN GRASS CLUMP #2 CONT 15 M-M MISCANTHUS 'MORNING LIGHT' MORNING LIGHT MAIDEN GRASS CLUMP #2 CONT 15 M-M MISCANTHUS 'MORNING LIGHT' MORNING LIGHT MAIDEN GRASS CLUMP #2 CONT 15 M-M MISCANTHUS 'MORNING LIGHT' MORNING LIGHT MAIDEN GRASS CLUMP #2 CONT 15 M-M MISCANTHUS 'MORNING LIGHT' MORNING LIGHT MAIDEN GRASS CLUMP #2 CONT 15 M	6	M-S	MALUS SPRING SNOW	SPRING SNOW CRABAPPLE	1-1/2" CAL.	#5 CONT
B-H BUDDLEIA 'BUZZ HOT RASBERRY' C-D CHAMAECYPARIS O. 'VOKEL'S UPRIGHT' C-D CHAMAECYPARIS P. 'BABY BLUE' BABY BLUE FALSE CYPRESS B'' #5 CONT C-B CHAMAECYPARIS P. 'BABY BLUE' BABY BLUE FALSE CYPRESS B'' #5 CONT C-B CHAMAECYPARIS P. 'BABY BLUE' BABY BLUE FALSE CYPRESS B'' #5 CONT BABY BLUE FALSE CYPRESS B'' #5 CONT BABY BLUE FALSE CYPRESS BAY CONT B'' FARCHOTH B'' CANTAL PLANE AND	5	S-I	SYRINGA R. 'IVORY SILK'	IVORY SILK LILAC	1-1/2" CAL.	#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 19 M-M MISCANTHUS 'MORNING LIGHT' MORNING LIGHT MAIDEN GRASS CLUMP #1 CONT	SHF	RUBS				
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	•		· · · · · · · · · · · · · ·			#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			***************************************			#5 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 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	6	H-M	HYDRANGEA Q. 'MUNCHKIN'	MUNCHKIN OAKLEAF HYDRANGEA	18"	#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.	20					#3 CONT
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	P-O	PHYSOCARPUS OPULIFOLIUS	TINY WINE NINEBARK	15"	#3 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 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 19 M-M MISCANTHUS 'MORNING LIGHT' MORNING LIGHT MAIDEN GRASS CLUMP #2 CONT	12	R-A	RHUS AROMATICA	FRAGRANT SUMAC	15" #3 CONT.	
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 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 19 M-M MISCANTHUS 'MORNING LIGHT' MORNING LIGHT MAIDEN GRASS CLUMP #2 CONT	35	T-T	THUJA O. 'TECKNY'	MISSION ARBORVITAE	4'	#5 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	PER	ENNIALS				
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	54	C-F	CALAMAGROSTIS X AC 'KARL FOERSTER'	KARL FOERSTER REED GRASS	CLUMP	#2 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	18	D-G	DIANTHUS GRATIANOPOLITANUS "FW"	FIREWITCH DIANTHUS	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	15	H-H	HEMEROCALLIS 'HAPPY RETURN'	HAPPY RETURN DAYLILLY	CLUMP	#1 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	37	H-R	HEMEROCALLIS 'PRIMAL SCREAM'	PRIMAL SCREAM DAYLILLY	CLUMP	#1 CONT
97 M-M MISCANTHUS 'MORNING LIGHT' MORNING LIGHT MAIDEN GRASS CLUMP #2 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
4 T-A THYMUS CITRIODORUS AUREUS VARIEGATED LEMON THYME 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















PERGOLA & EXTERIOR SEATING







BLACK ALUMINUM FENCING

2' x 4' Black Concrete Planter



EXTERIOR FURNISHINGS & LANSCAPING IMAGE REFERENCES











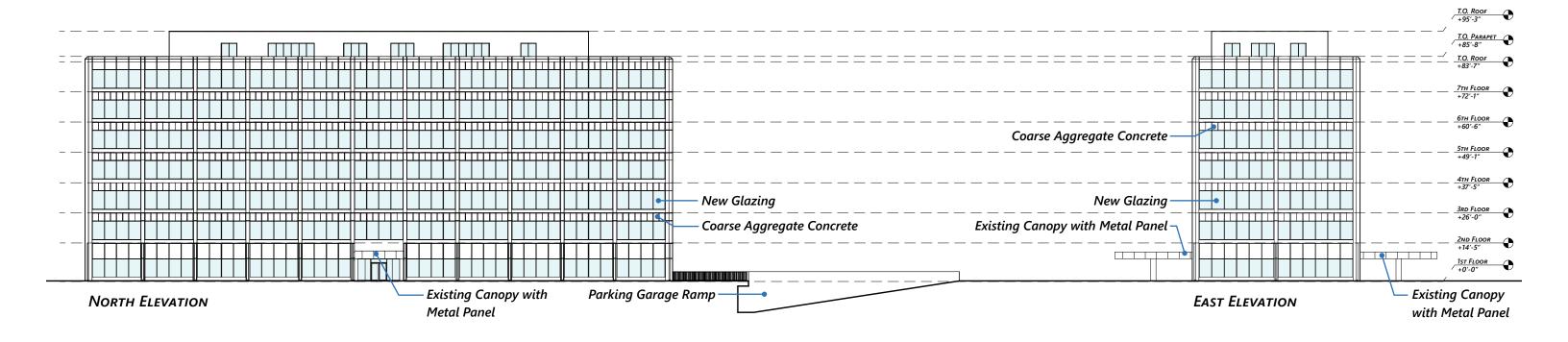


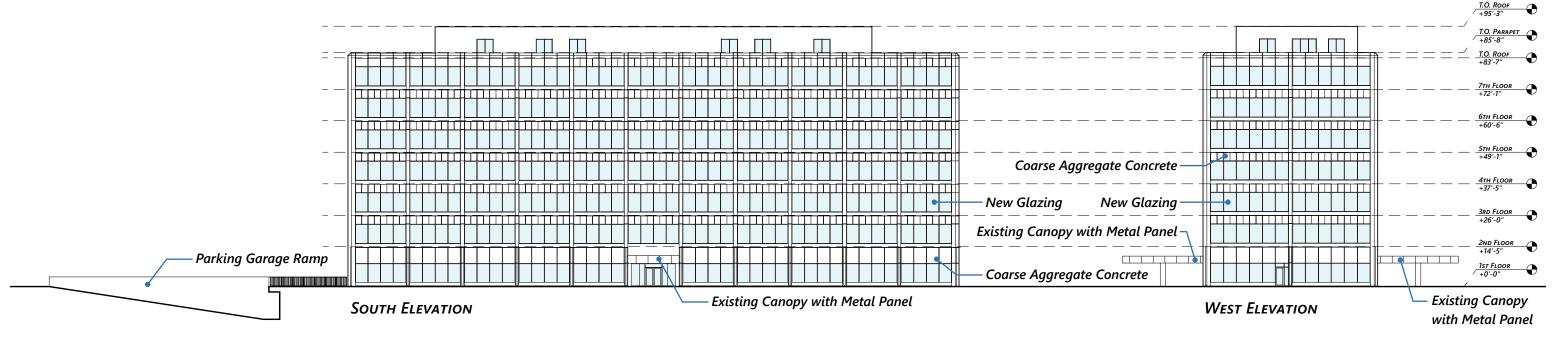












EXTERIOR SCOPE OF WORK

- Replace all glazing/storefront with insulated & thermally broken unit with dark bronze finished mullions & clear glazing.
- Clean all existing materials on all facades.
- Repair concrete surfaces & joints as required.
- · Apply new metal panel over existing canopy edge.
- 18" knee wall addition at ground floor storefront.



ELEVATIONS