

WESTGATE APARTMENTS



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













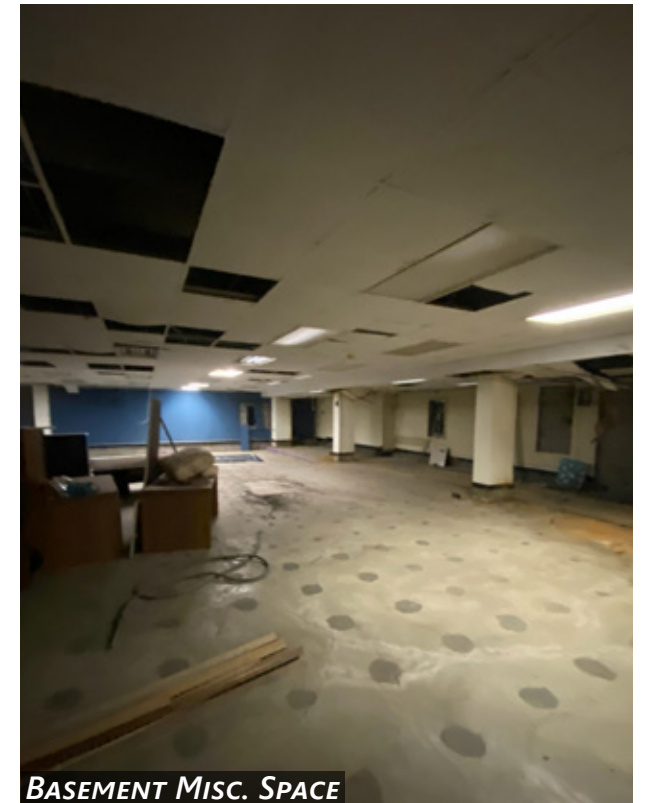
ENTRY LOBBY



GROUND FLOOR TENANT SPACE



6TH FLOOR WINDOW CONDITION



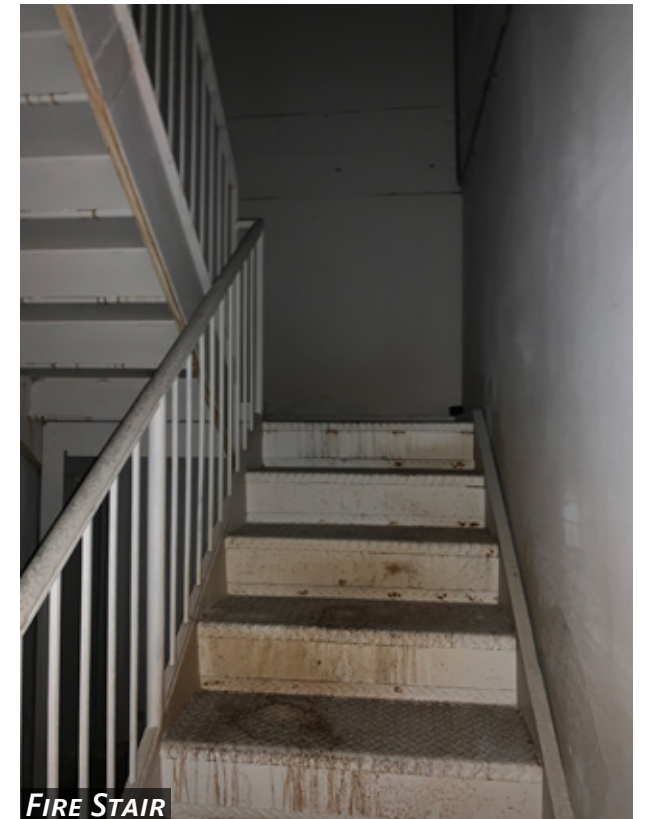
BASEMENT MISC. SPACE



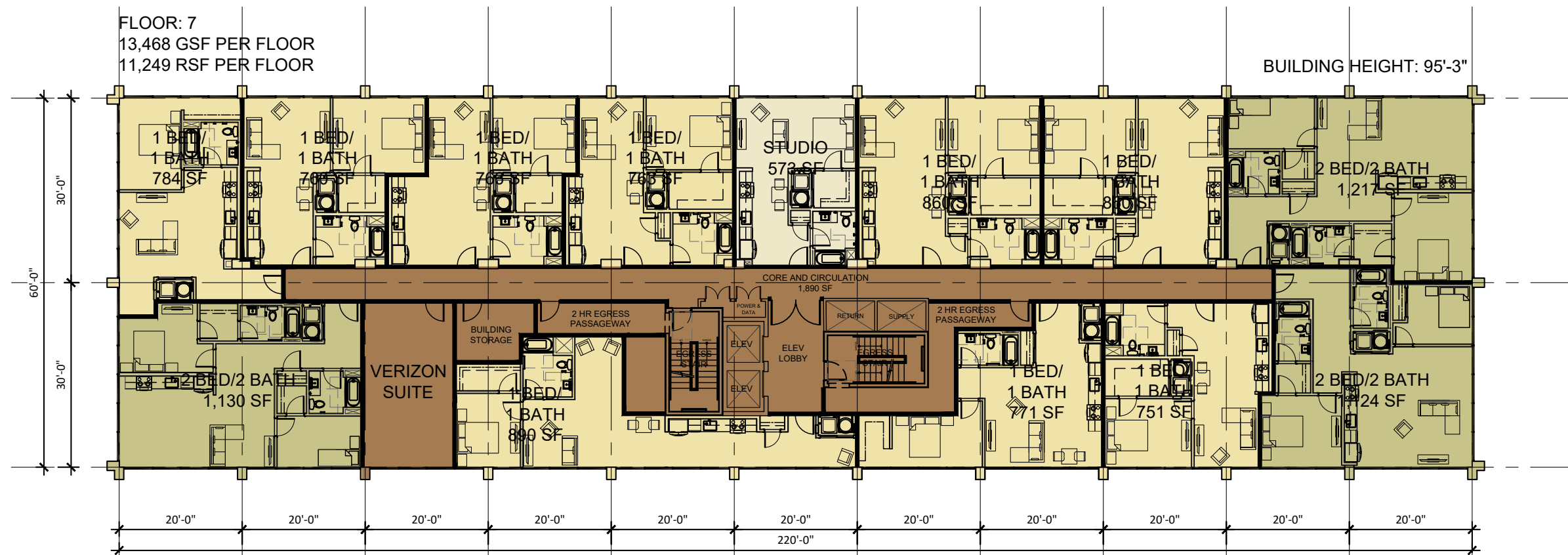
UNDERGROUND PARKING



UNDERGROUND PARKING



FIRE STAIR



PROJECT DATA

GENERAL INFORMATION

Unit Count	100
Parking Spaces	230
Building Height	95'-3"

GENERAL AREAS

Residential	87,406 RSF
Amenity	5,016 SF
Storage	2,178 RSF
Circulation, Utility, & Office	21,608 SF
Subsurface Parking	75,125 SF

Total	191,333 SF
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UNIT TYPES & QUANTITIES

Two Bedroom Units (24%)		Area	Quantity
Type C-1	1,112 RSF	1	
Type C-2	1,124 RSF	6	
Type C-3	1,125 RSF	1	
Type C-4	1,129 RSF	1	
Type C-5	1,130 RSF	6	
Type C-6	1,134 RSF	1	
Type C-7	1,155 RSF	1	
Type C-8	1,165 RSF	1	
Type C-9	1,170 RSF	1	
Type C-10	1,217 RSF	6	
Type C-11	1,260 RSF	1	

Total	30,076 RSF	26 UNITS
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One Bedroom Units (67%)		Area	Quantity
Type B-1	751 RSF	6	
Type B-2	760 RSF	6	
Type B-3	763 RSF	6	
Type B-4	764 RSF	5	
Type B-5	766 RSF	7	
Type B-6	771 RSF	6	
Type B-7	778 RSF	2	
Type B-8	779 RSF	1	
Type B-9	781 RSF	1	
Type B-10	784 RSF	6	
Type B-11	805 RSF	5	
Type B-12	860 RSF	12	
Type B-13	878 RSF	2	
Type B-14	890 RSF	1	
Type B-15	990 RSF	1	

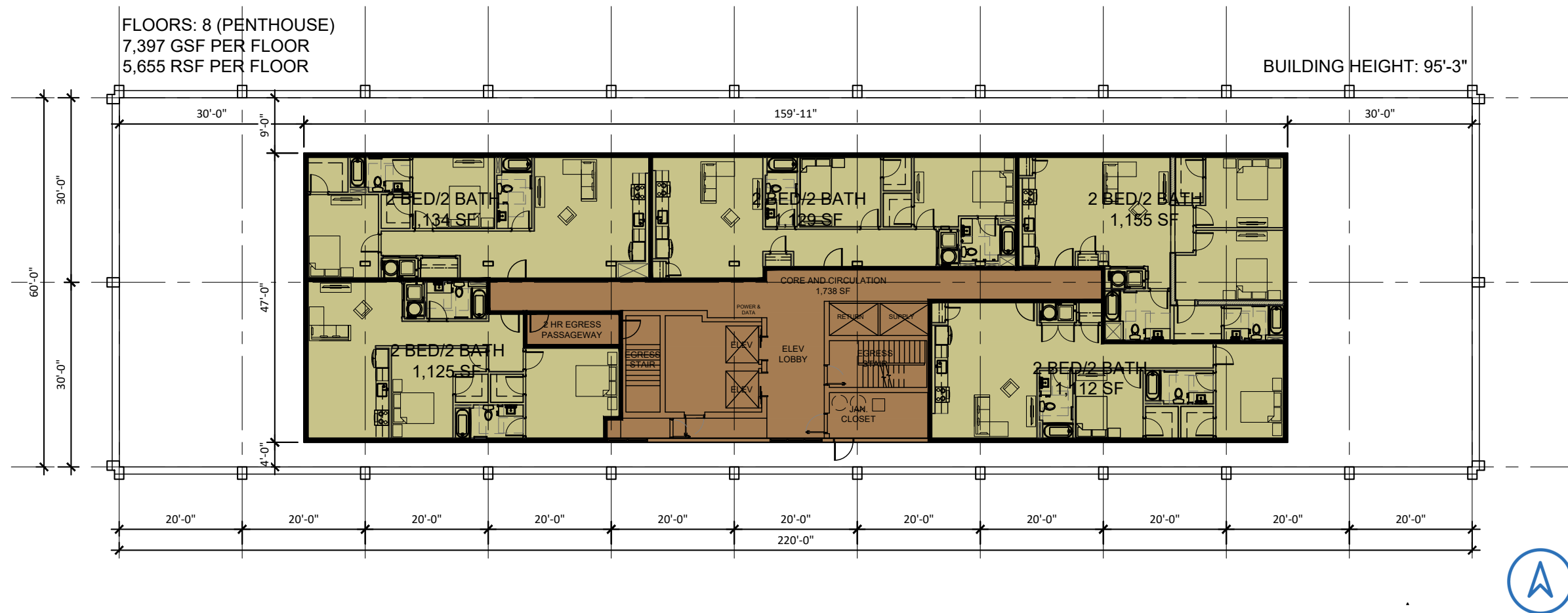
Total	53,253 RSF	67 UNITS
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Studio Units (7%)	Area	Quantity
Type A-1	573 RSF	6
Type A-2	639 RSF	1
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Total	4,077 RSF	7 UNITS



7TH FLOOR PLAN

WESTGATE PLAZA APARTMENTS
20325 CENTER RIDGE RD., ROCKY RIVER, OH



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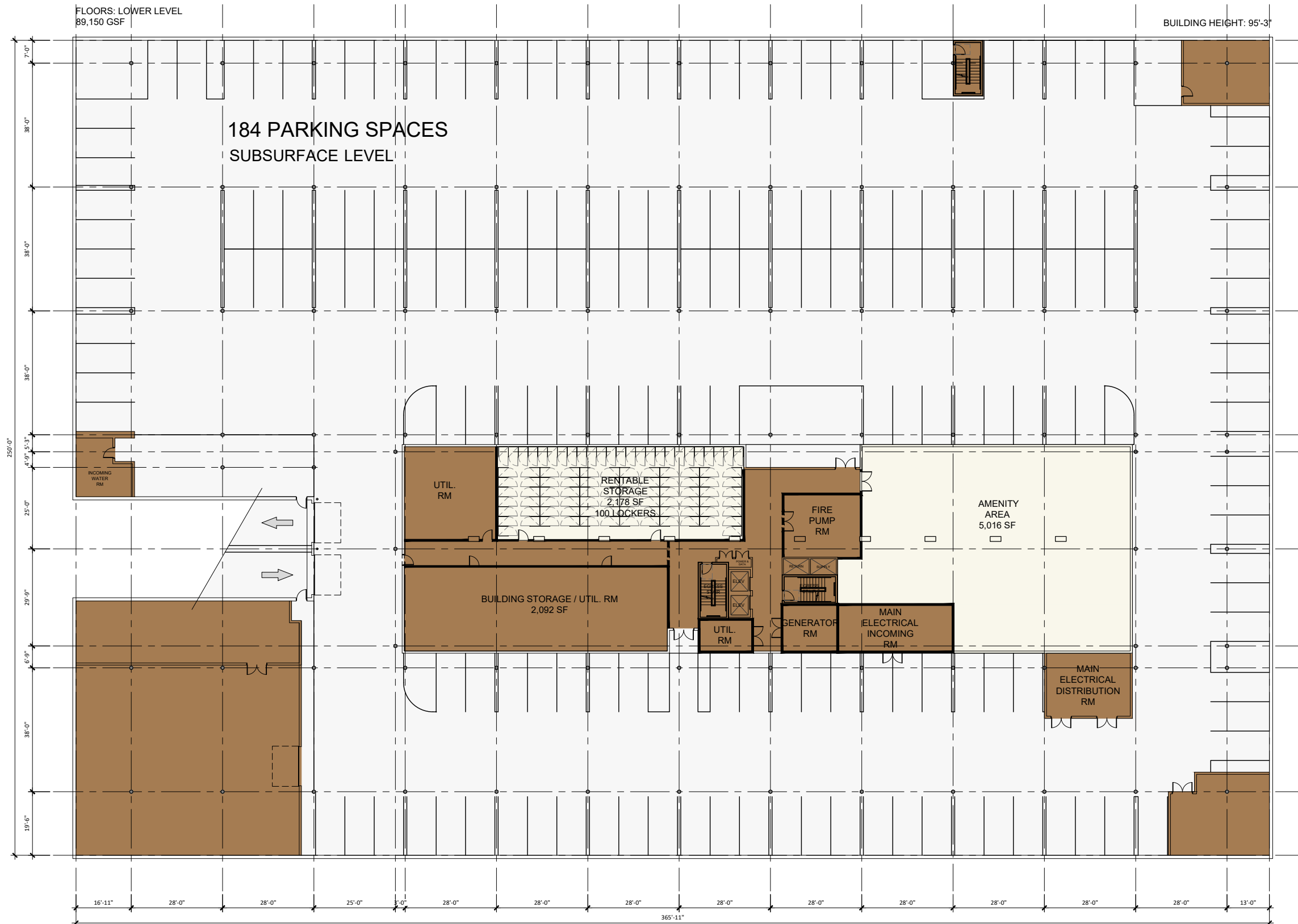
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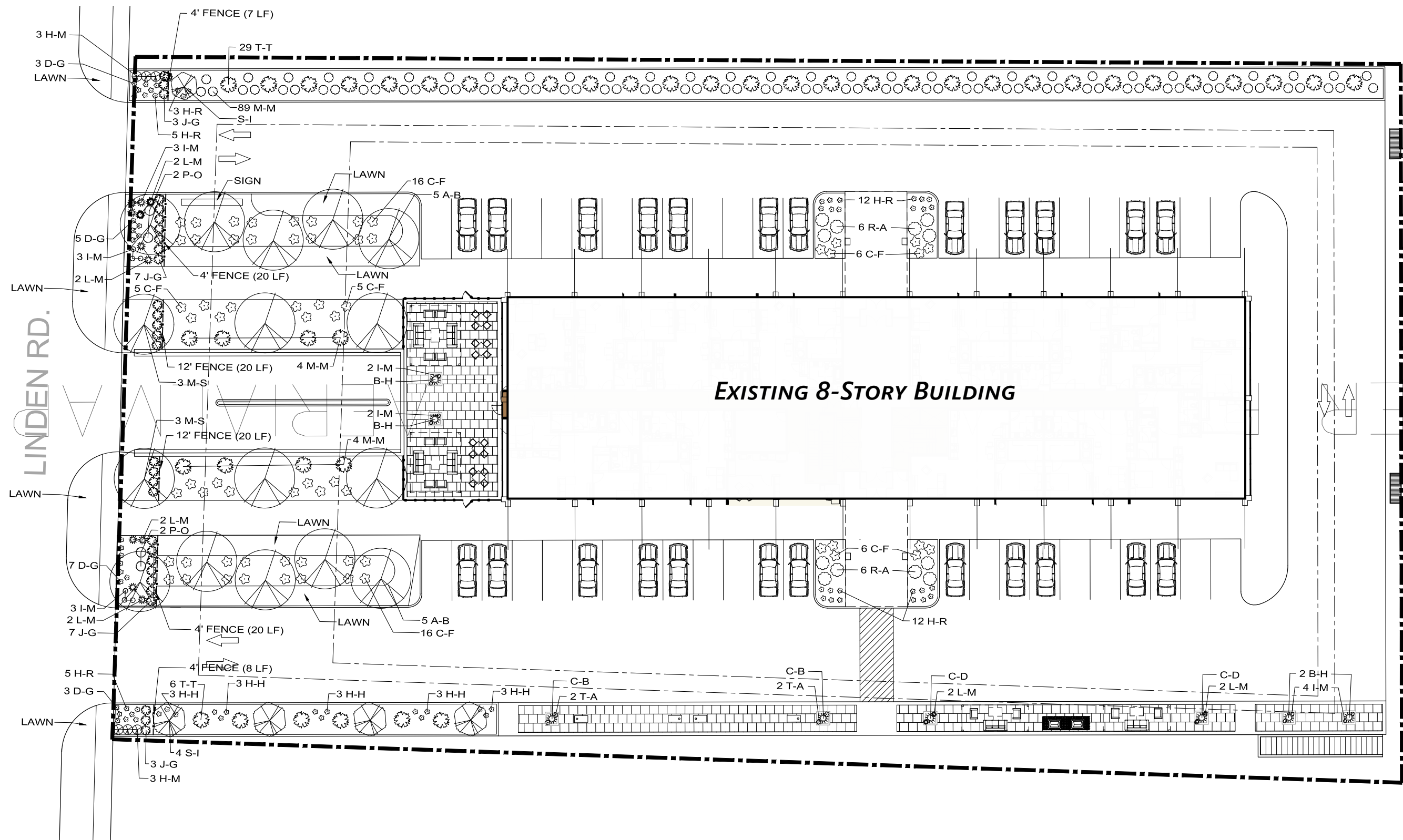
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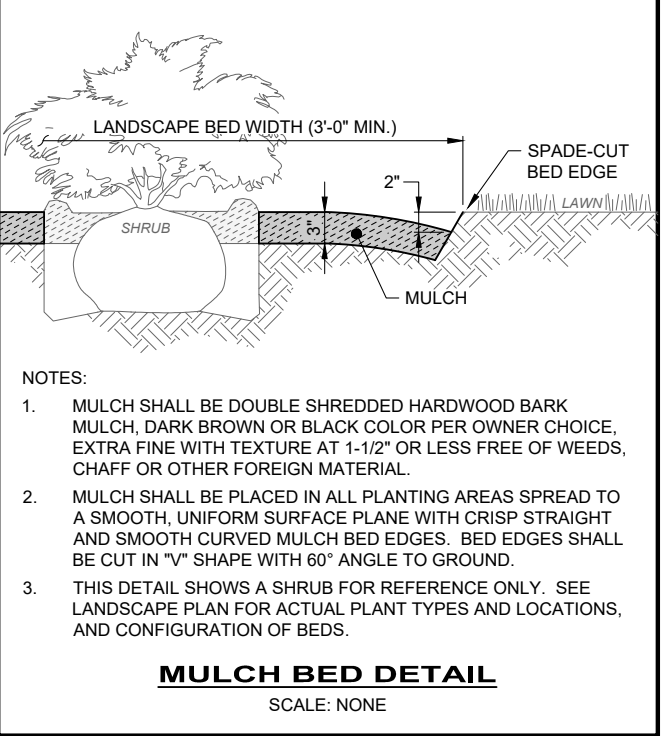
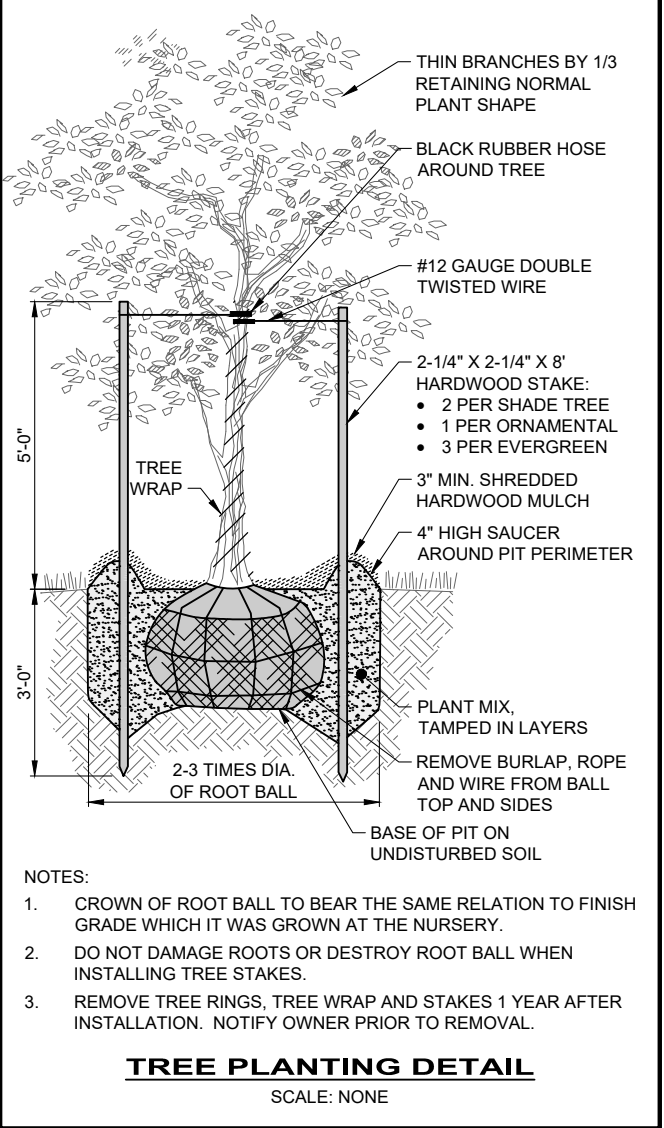
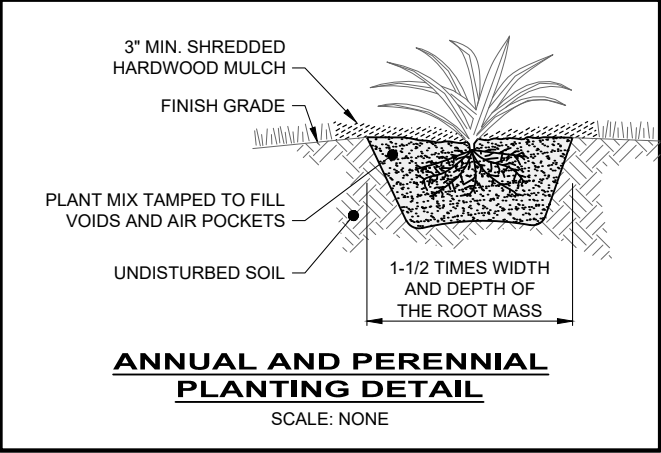
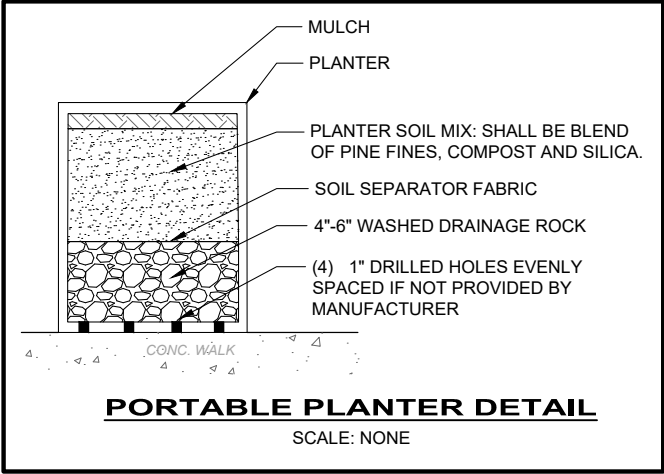


8TH FLOOR PLAN

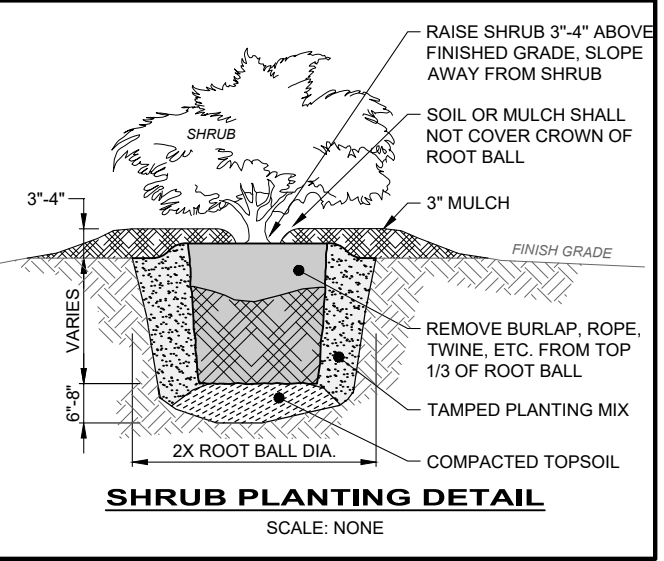
WESTGATE PLAZA APARTMENTS
20325 CENTER RIDGE RD., ROCKY RIVER, OH







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.





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



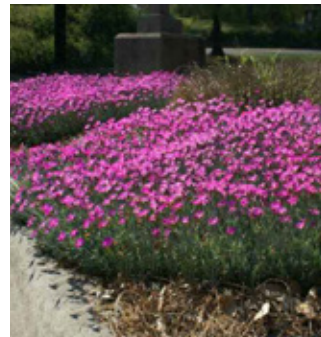
KARL FORESTER REED GRASS



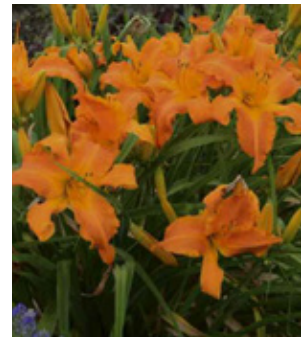
TINY WINE NINEBARK



GRO LOW SUMAC



FIREWITCH DIANTHUS



PRIMAL SCREAM DAYLILY



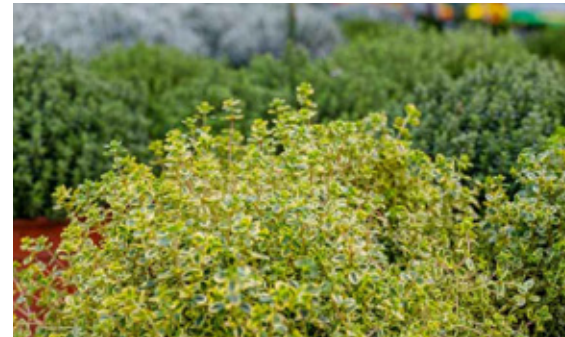
RED BARON JAPANESE BLOOD GRASS



HAPPY RETURN DAYLILY



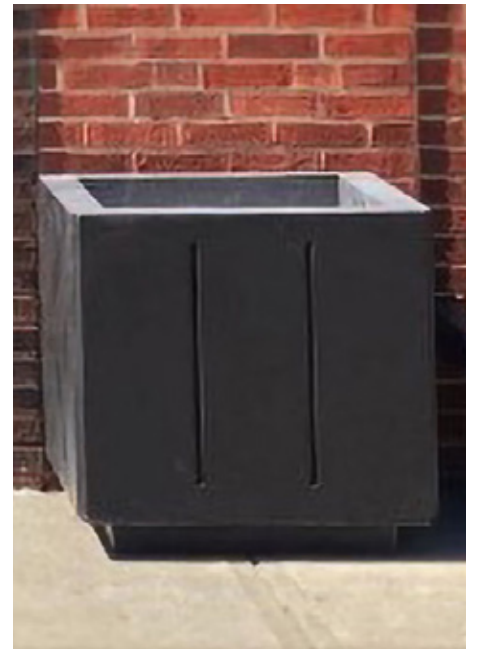
ROYAL PURPLE LILY TURF



VARIEGATED LEMON THYME



PERGOLA & EXTERIOR SEATING



4' x 4' BLACK CONCRETE PLANTER



BLACK ALUMINUM FENCING



2' x 4' BLACK CONCRETE PLANTER





RENDERING

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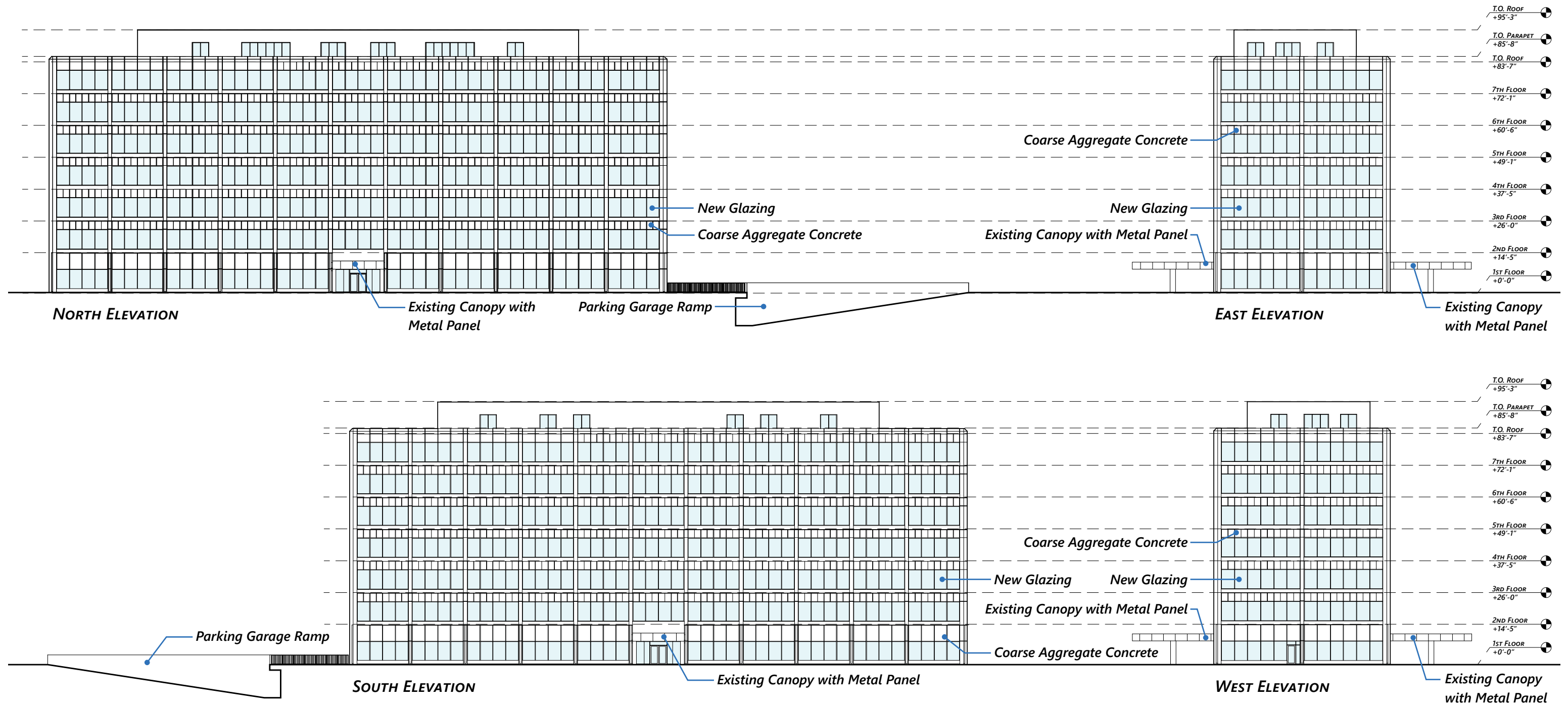
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EXTERIOR SCOPE OF WORK

- 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.