

# ***WESTGATE APARTMENTS***



***MULTI-FAMILY CONVERSION & REDEVELOPMENT***  
***20325 CENTER RIDGE RD., ROCKY RIVER, OH***  
***12-15-2022***

























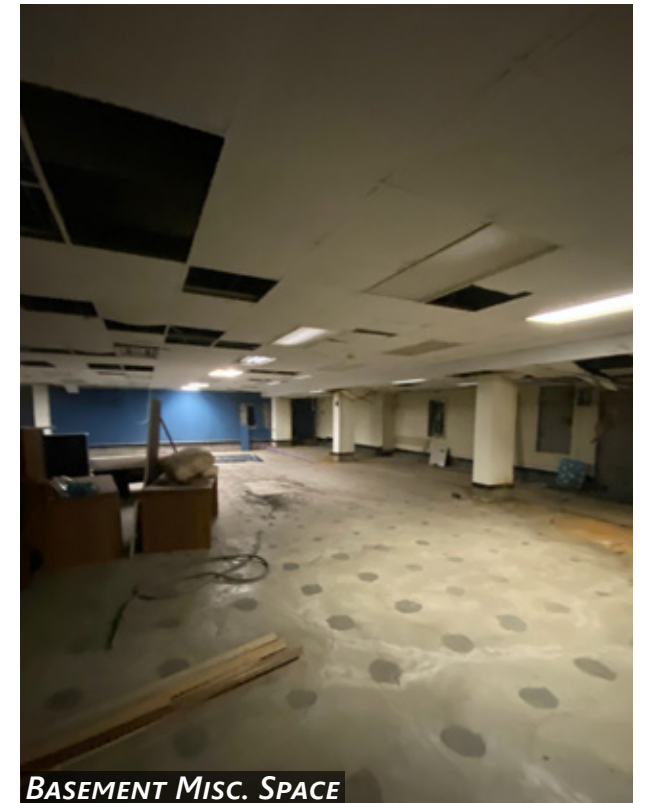
ENTRY LOBBY



GROUND FLOOR TENANT SPACE



6TH FLOOR WINDOW CONDITION



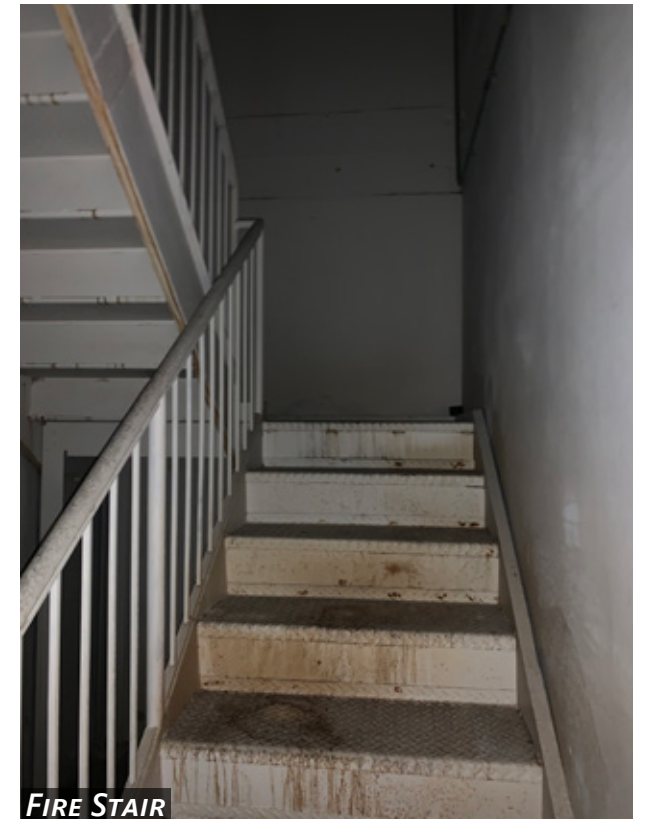
BASEMENT MISC. SPACE



UNDERGROUND PARKING



UNDERGROUND PARKING

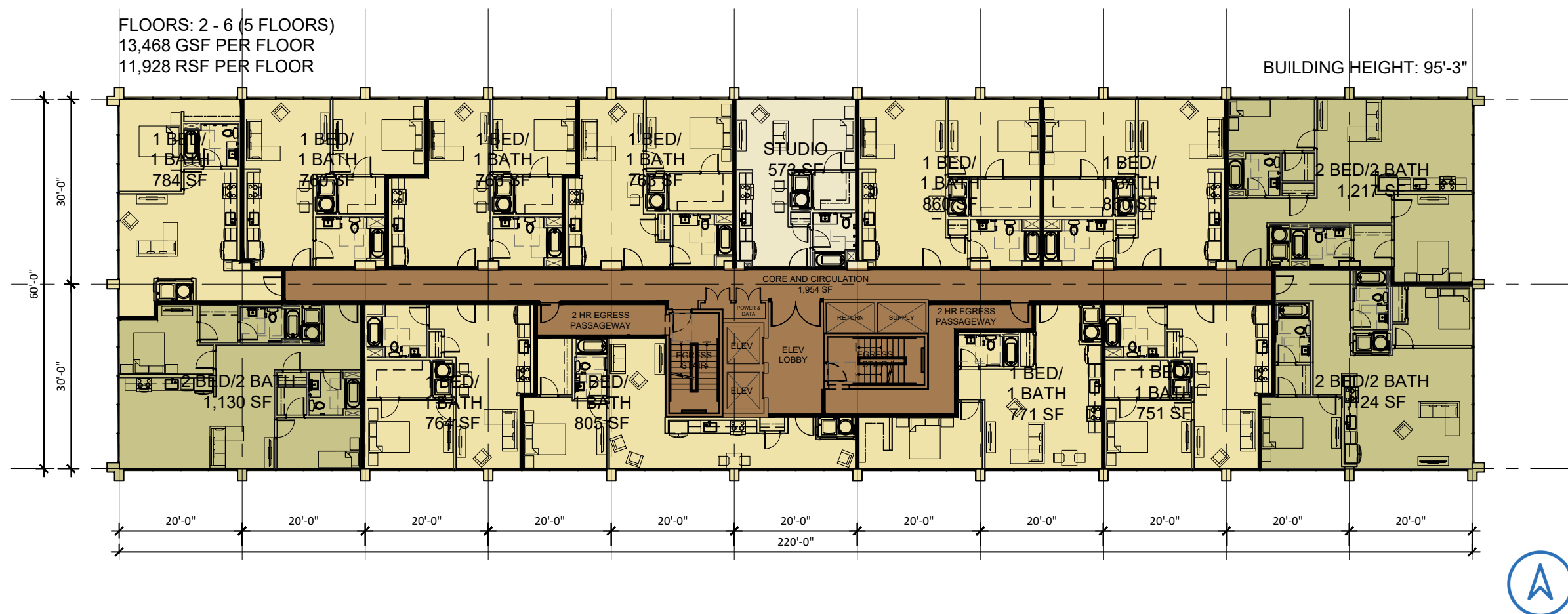


FIRE STAIR

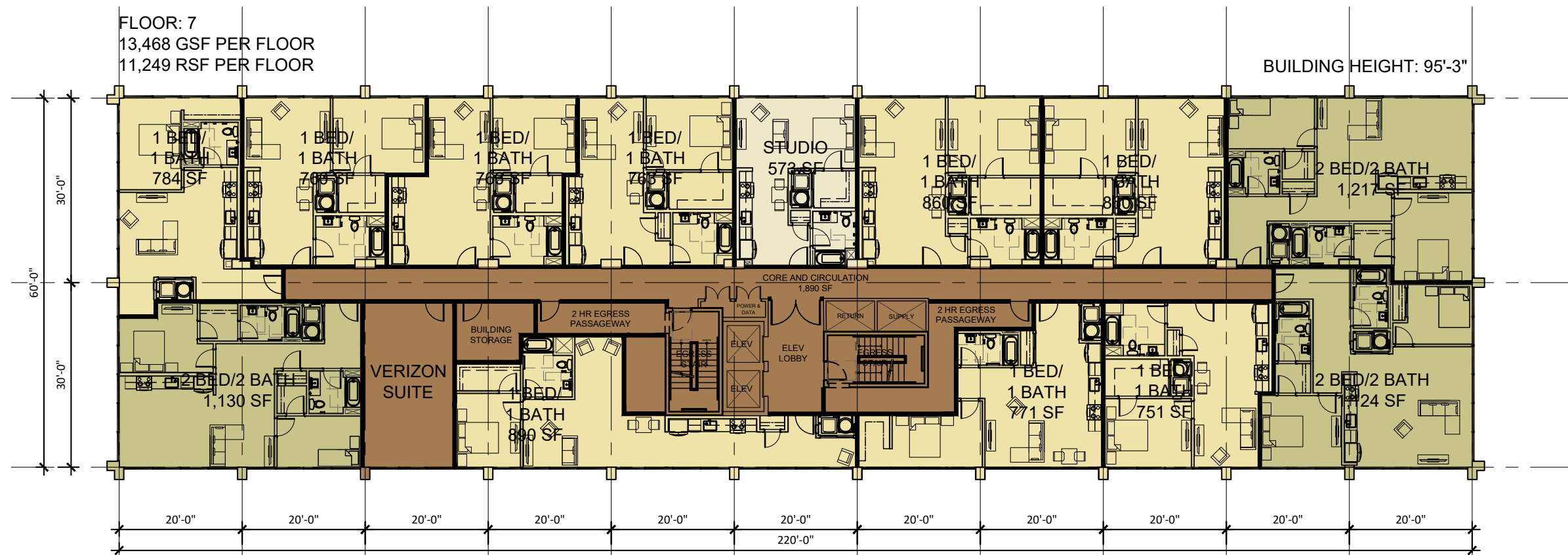












## PROJECT DATA

## GENERAL INFORMATION

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

## GENERAL AREAS

<i>Residential</i>	87,406 RSF
<i>Amenity</i>	5,016 SF
<i>Storage</i>	2,178 RSF
<i>Circulation, Utility, &amp; Office</i>	21,608 SF
<i>Subsurface Parking</i>	75,125 SF

**Total** **191,333 SF**

## UNIT TYPES & QUANTITIES

<b>Two Bedroom Units (24%)</b>	<b>Area</b>	<b>Quantity</b>
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**

<b>One Bedroom Units (67%)</b>	<b>Area</b>	<b>Quantity</b>
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**

<b>Studio Units</b> (7%)	<b>Area</b>	<b>Quantity</b>
Type A-1	573 RSF	6
Type A-2	639 RSF	1
<b>Total</b>	<b>4,077 RSF</b>	<b>7 UNITS</b>



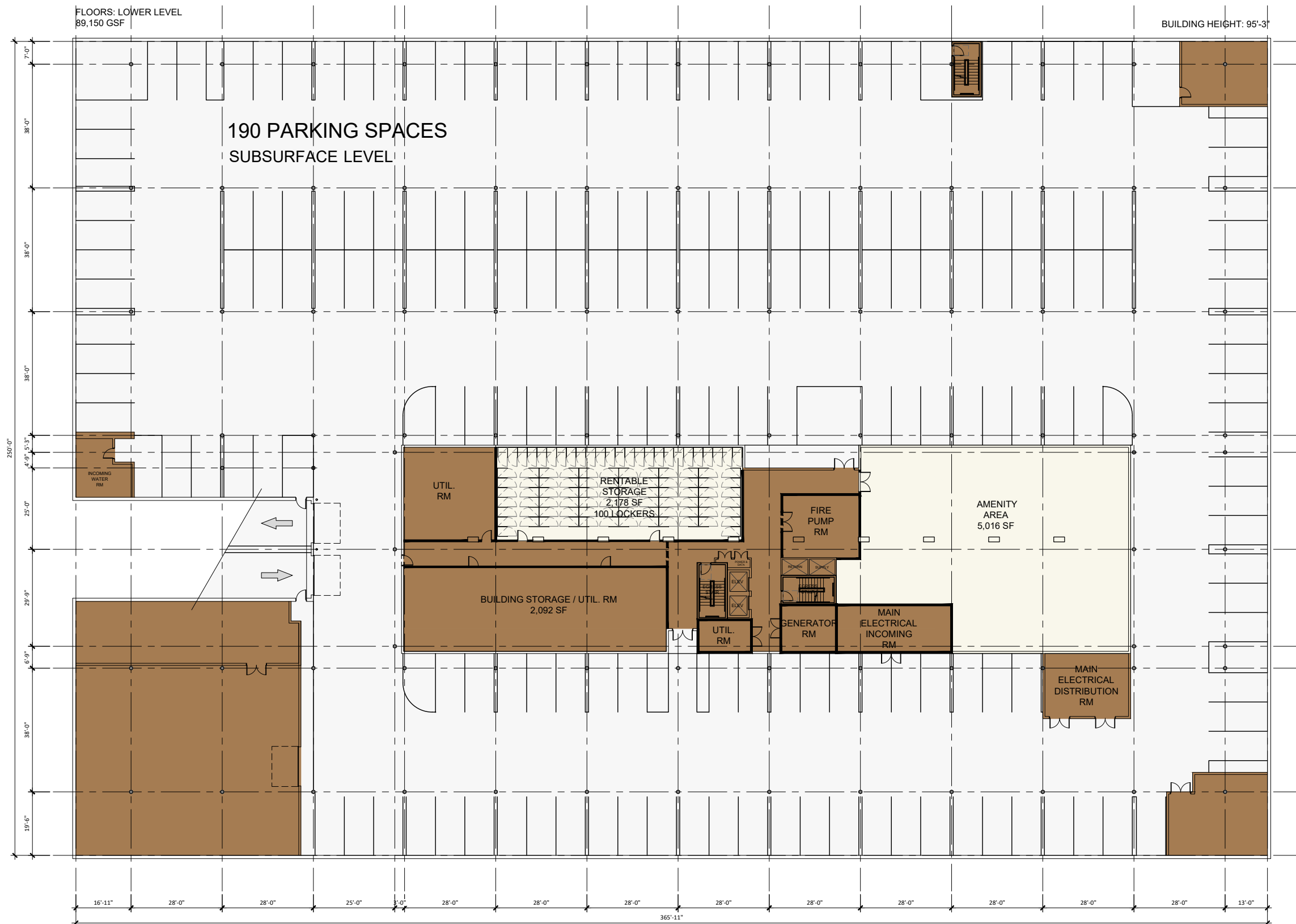
### 7TH FLOOR PLAN

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

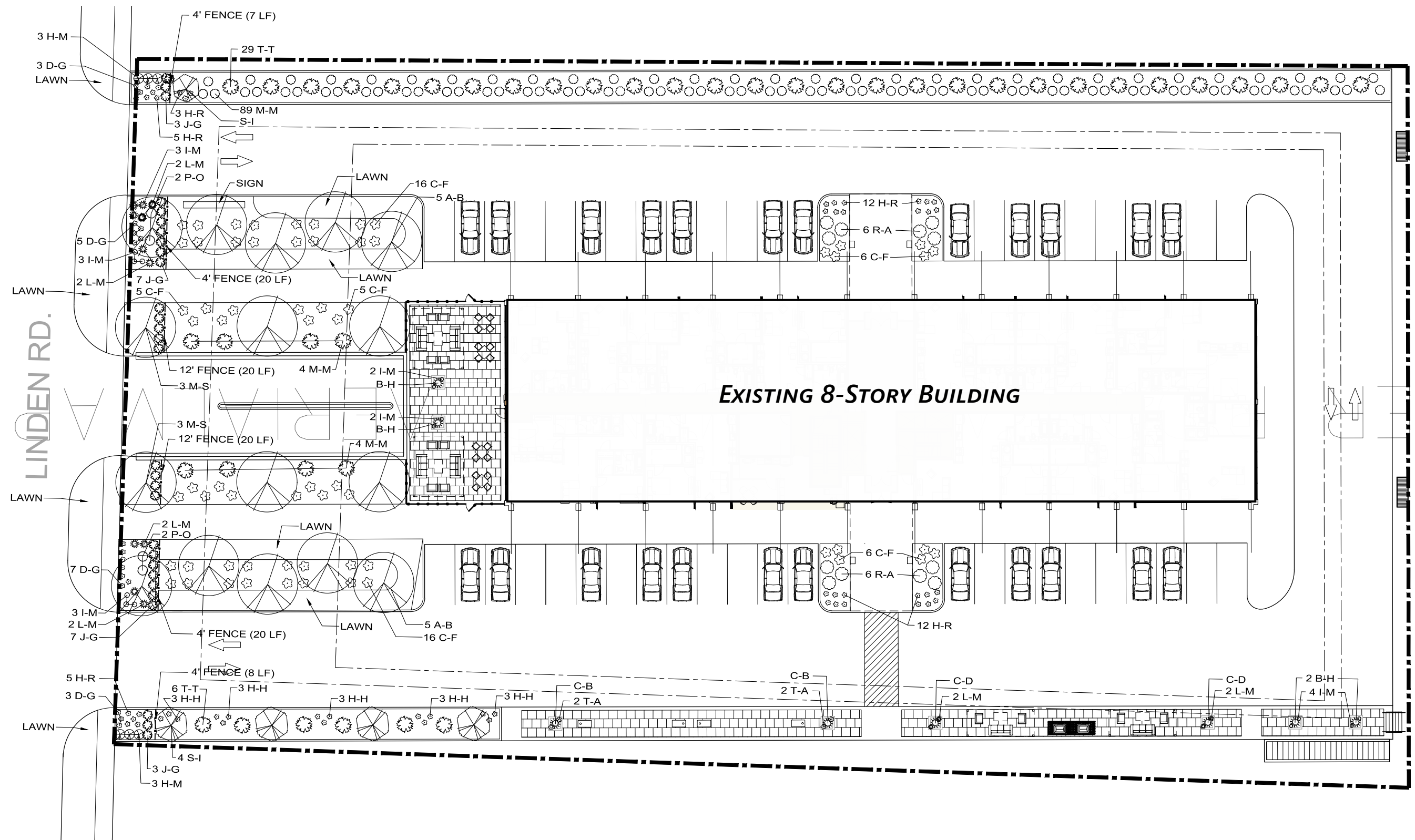




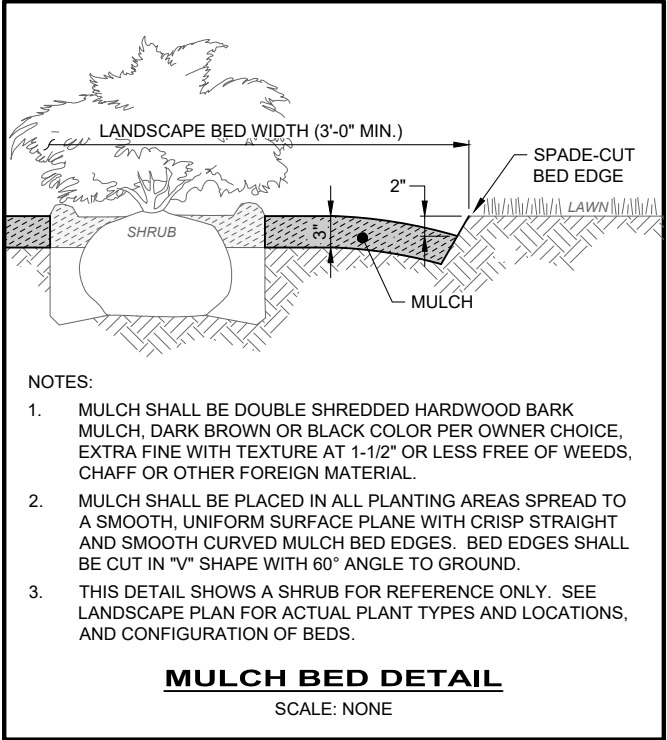
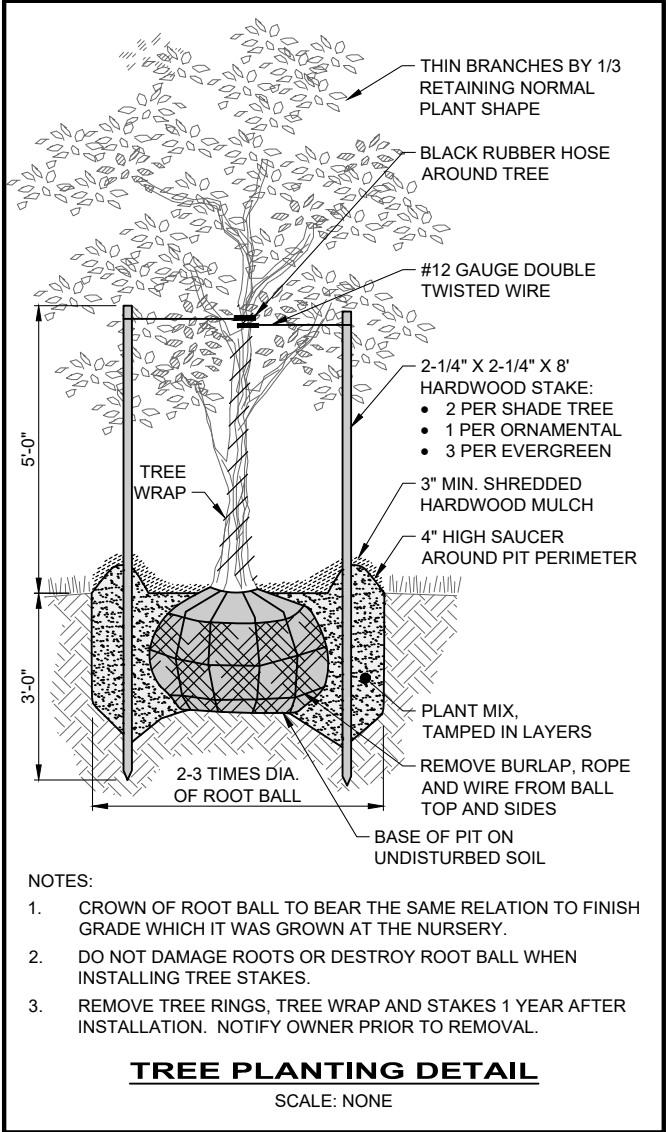
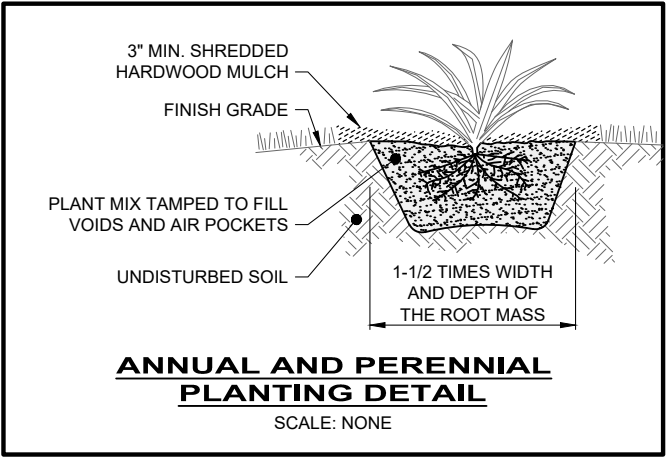
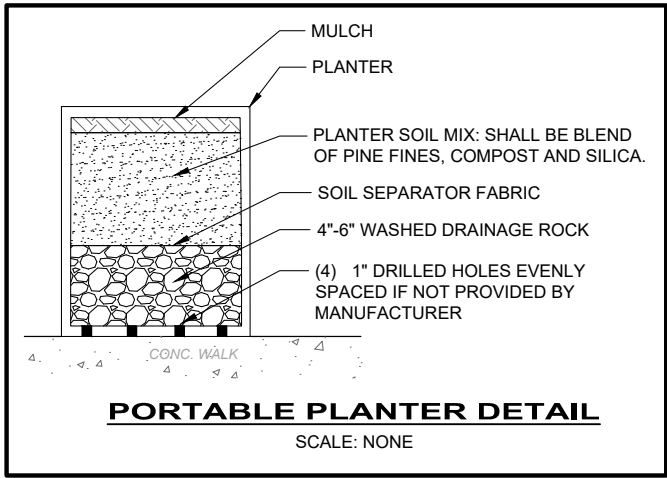




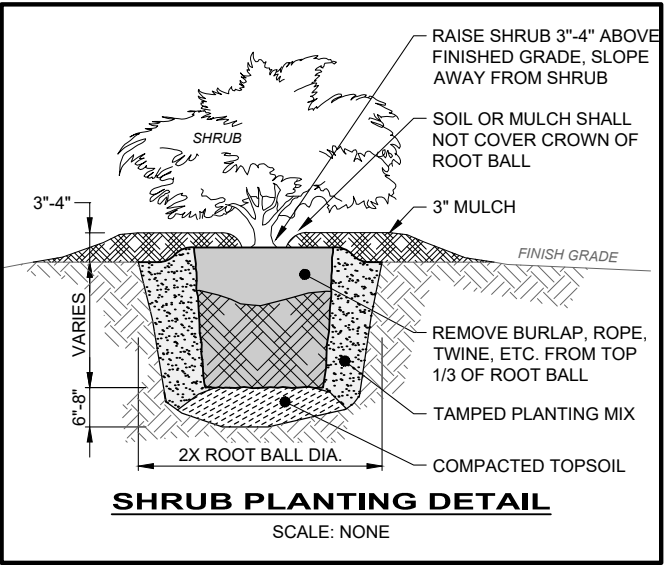








PLANT MATERIAL LIST					
QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
<b>TREES</b>					
10	A-B	ACER R. 'BRANDYWINE'	BRANDYWINE RED MAPLE	1-1/2" CAL.	#5 CONT.
6	M-S	MALUS SPRING SNOW	SPRING SNOW CRABAPPLE	1-1/2" CAL.	#5 CONT.
5	S-I	SYRINGA R. 'IVORY SILK'	IVORY SILK LILAC	1-1/2" CAL.	#5 CONT.
<b>SHRUBS</b>					
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.
<b>PERENNIALS</b>					
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



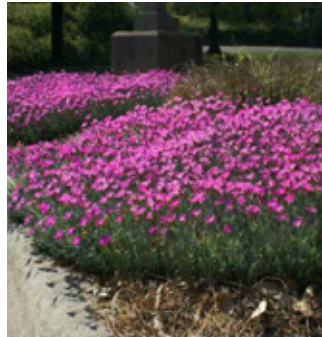
KARL FORESTER REED GRASS



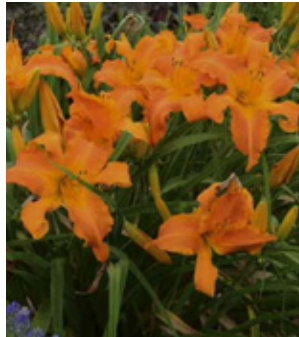
TINY WINE NINEBARK



GRO LOW SUMAC



FIREWITCH DIANTHUS



PRIMAL SCREAM DAYLILY



RED BARON JAPANESE BLOOD GRASS



HAPPY RETURN DAYLILY



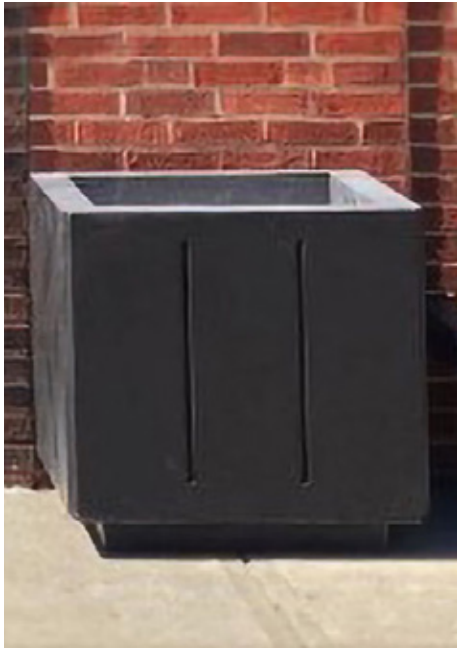
ROYAL PURPLE LILY TURF



VARIEGATED LEMON THYME



PERGOLA & EXTERIOR SEATING



4' x 4' BLACK CONCRETE PLANTER



BLACK ALUMINUM FENCING



2' x 4' BLACK CONCRETE PLANTER









**RENDERING**

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





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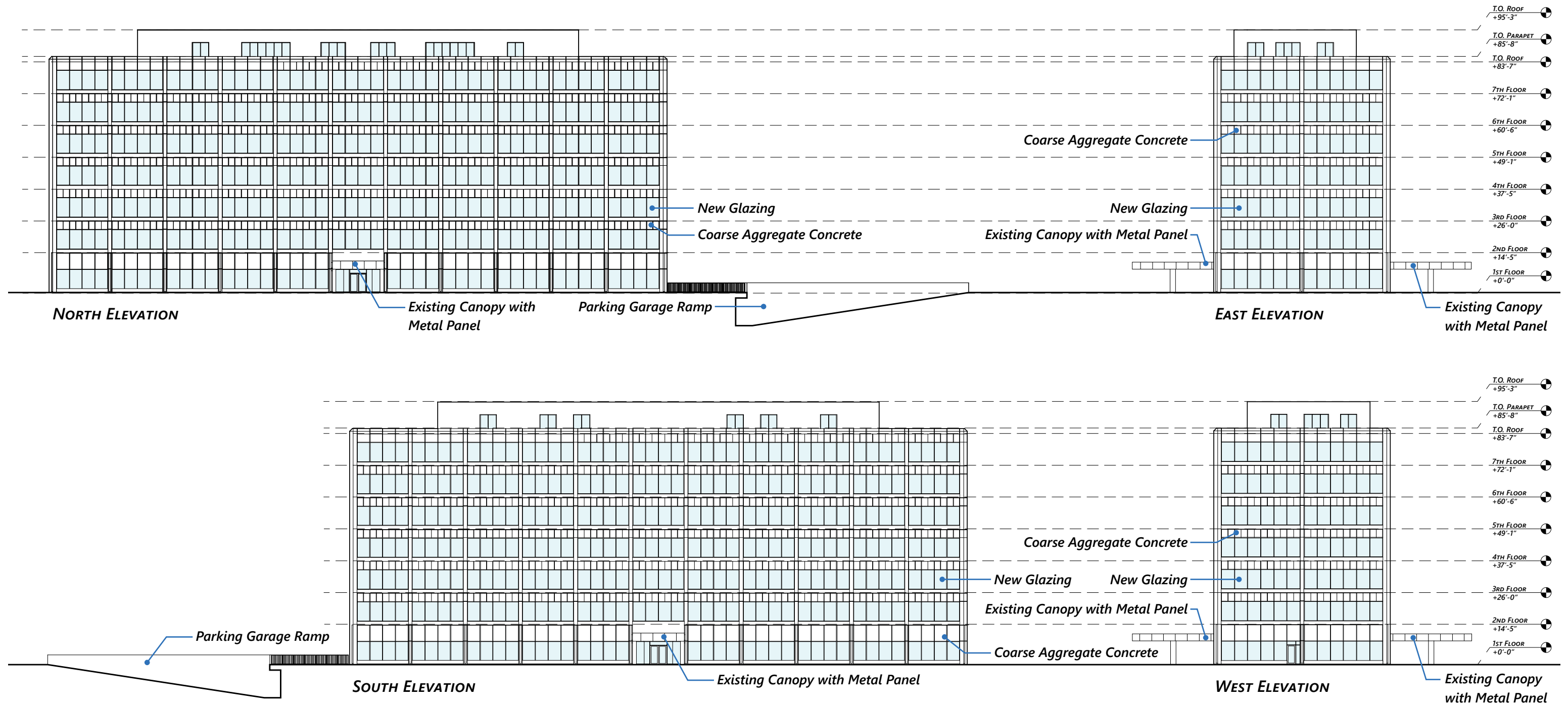




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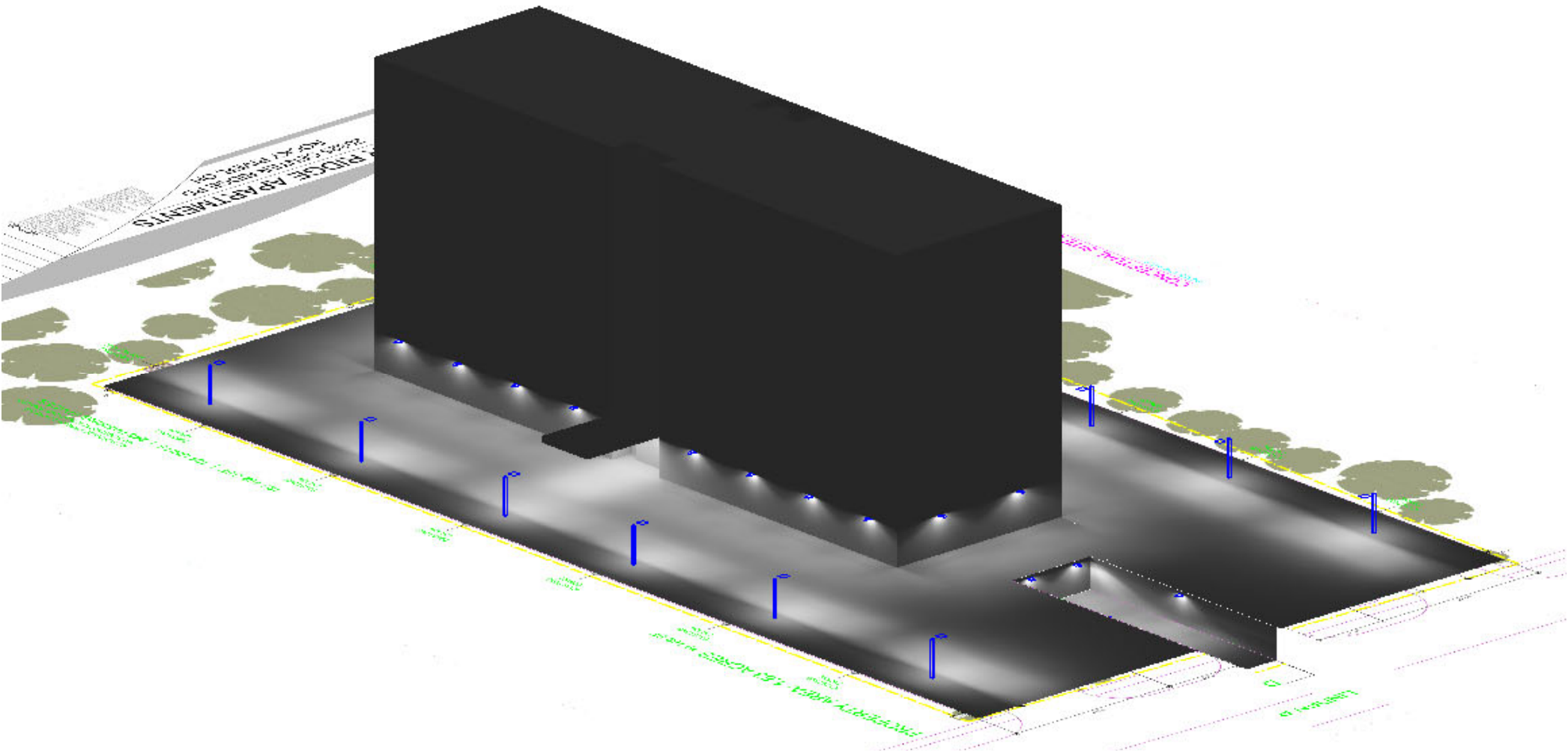




#### EXTERIOR SCOPE OF WORK

- 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.





Schedule															
Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power	Polar Plot				
	A		24	Lithonia Lighting	WDGE2 LED P2 40K 80CRI TFFM	WDGE2 LED WITH P2 - PERFORMANCE PACKAGE, 4000K, 80CRI, TYPE FORWARD THROW MEDIUM OPTIC	1	2030	0.95	18.9015					
	B		12	Lithonia Lighting	RSX1 LED P1 40K R4 HS	RSX1 LED Area Luminaire Size 1 P1 Lumen Package 4000K CCT Type R4 Distribution with HS shield	1	4725	0.95	51.34					
	C		16	Juno Lighting	JSF 7IN 10LM 40K 90CRI 120 FRPC WH	7" Round Edgell (Slimform) Surface Mount, 4000K, 90CRI, 120V	1	1135	0.95	12.8					
	D		8	Lithonia Lighting	4BEMW LED 40K	4" Matte White Baffle LED Module, 4000K CCT, 80CRI	1	600	0.95	10.3					



LITHONIA - WDGE2 LED  
WALL SCONCE



LITHONIA - RSX1 LED  
AREA LIGHT



JUNO - SLIMFORM LED  
SURFACE MOUNT DOWNLIGHT



LITHONIA - 4BEMW LED  
INSET DOWNLIGHT



PROPERTY AREA: 1.83 ACRES 79,769 SF

191,333 GSF | 100 UNITS | 230 PARKING SPACES

LINDEN RD

