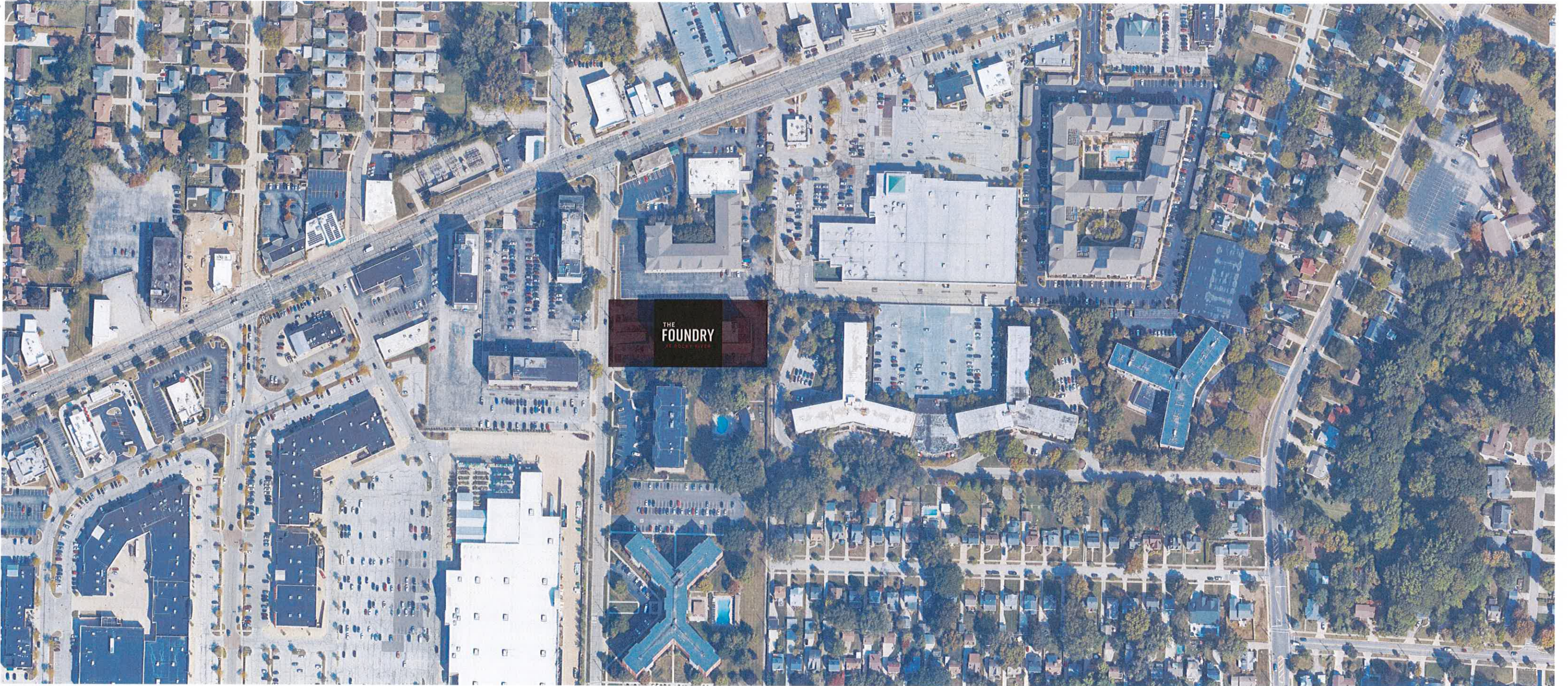


THE FOUNDRY

AT ROCKY RIVER

20325 Center Ridge Rd
Rocky River, OH

June 2025 - Planning Commission Submittal

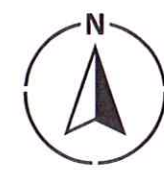
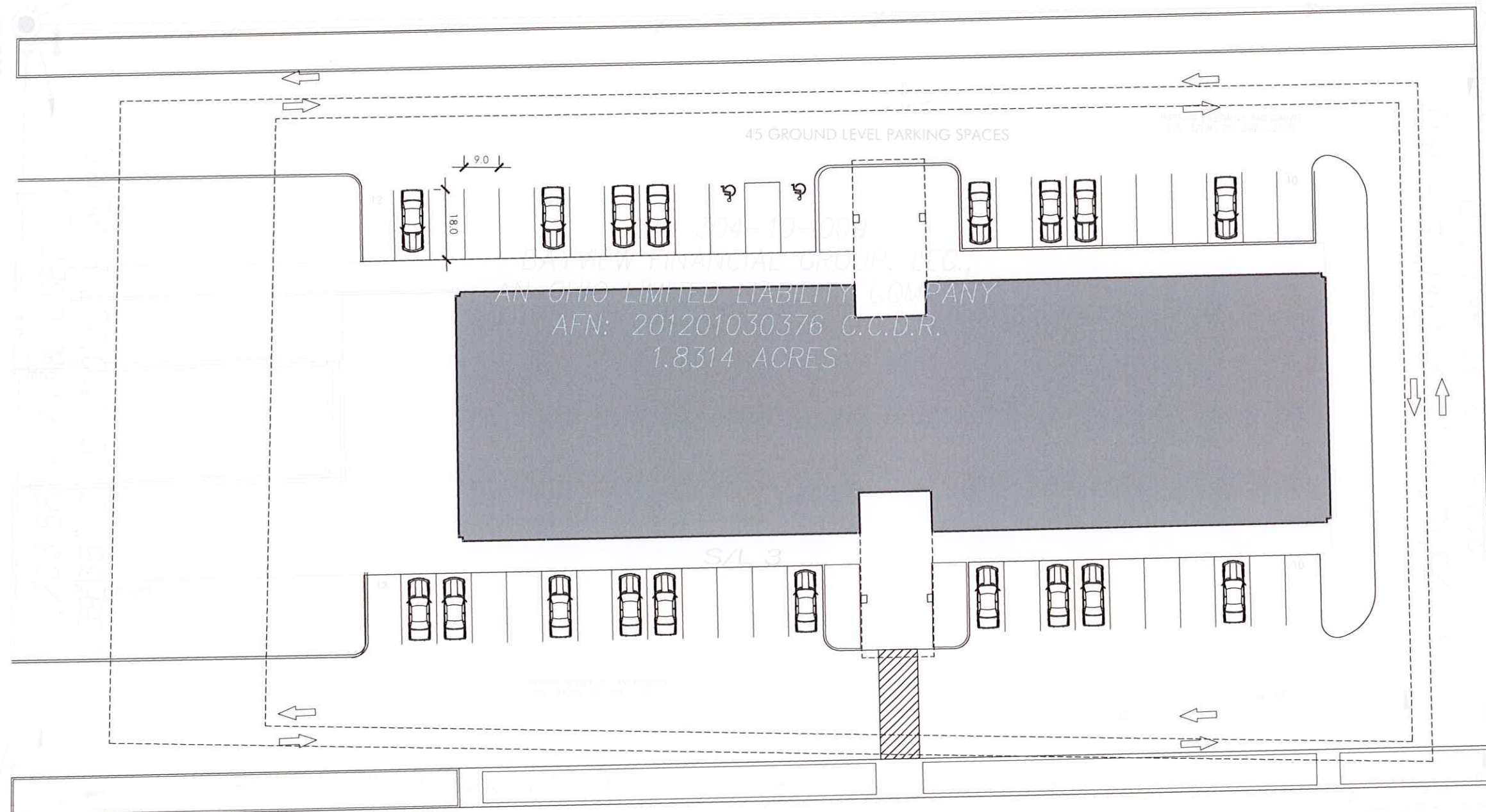


PROJECT DATA															
General Information						Unit Types & Quantities									
						24%				65%				10%	
						Two Bedroom Units				One Bedroom Units				Studio Units	
						Area	Quantity	SF/Unit Type		Area	Quantity	SF/Unit Type		Area	Quantity
Unit Count	98		Units			1,170	6	7,020		720	6	4,320		588	3
Parking Spaces	234		Spaces			1,088	6	6,528		753	6	4,518		585	4
Building Height	95'-3"					1,107	5	5,535		758	6	4,548		520	1
General Areas						1,036	1	1,036		725	6	4,350		619	1
Residential	81,122	SF				1,168	1	1,168		705	6	4,230		515	1
Future Amenity - Ground Floor	6,175	SF				1,154	1	1,154		769	6	4,614			
Future Amenity/Utility/Office - Garage Level	9,587	SF				1,095	1	1,095		781	6	4,686			
Circulation	16,122	SF				1,179	1	1,179		752	6	4,512			
Subsurface Parking	75,125	SF				1,258	1	1,258		760	6	4,560			
Storage Units	2,686	SF				1,133	1	1,133		751	5	3,755			
Total										833	5	4,165			
Average Unit Size							24	27,106			64	48,258		10	5,758
						1,139				755				565	



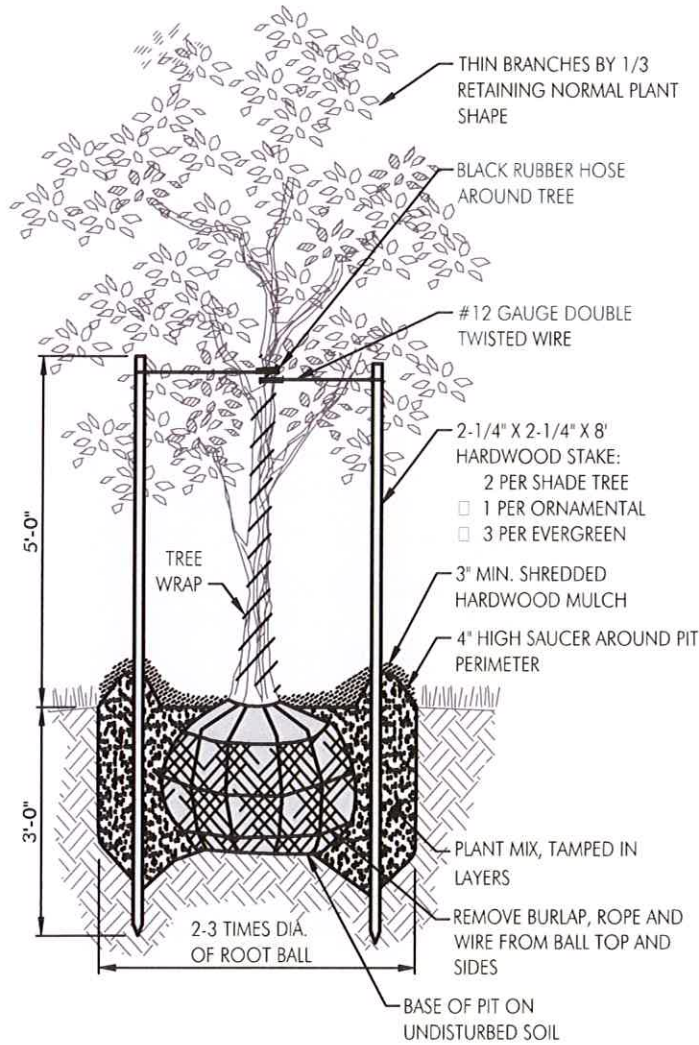
Site Location

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



Site Plan

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

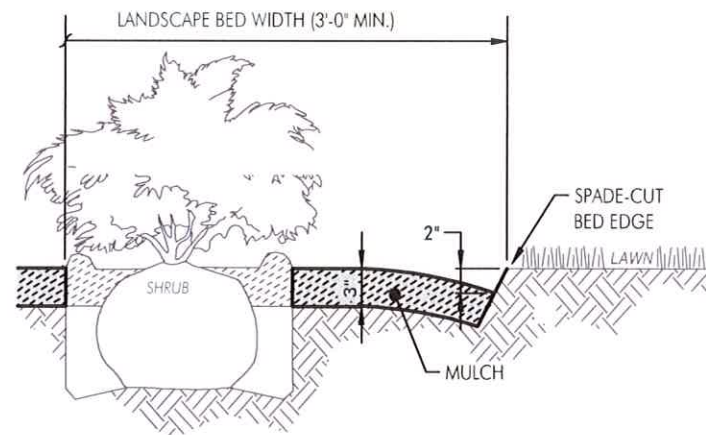


NOTES:

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

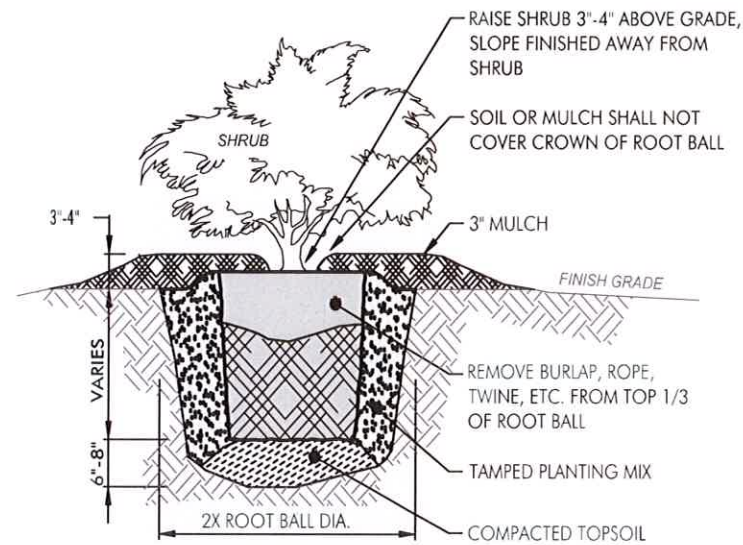


NOTES:

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" OR LESS FREE OF WEEDS, CHAFF OR OTHER FOREIGN MATERIAL.
2. MULCH SHALL BE PLACED IN ALL PLANTING AREAS SPREAD TO A SMOOTH, UNIFORM SURFACE PLANE WITH CRISP STRAIGHT AND SMOOTH CURVED MULCH BED EDGES. BED EDGES SHALL BE CUT IN "V" SHAPE WITH 60° ANGLE TO GROUND.
3. THIS DETAIL SHOWS A SHRUB FOR REFERENCE ONLY. SEE LANDSCAPE PLAN FOR ACTUAL PLANT TYPES AND LOCATIONS, AND CONFIGURATION OF BEDS.

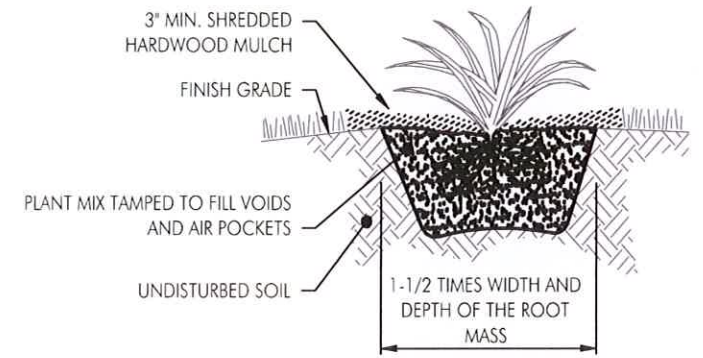
MULCH BED DETAIL

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



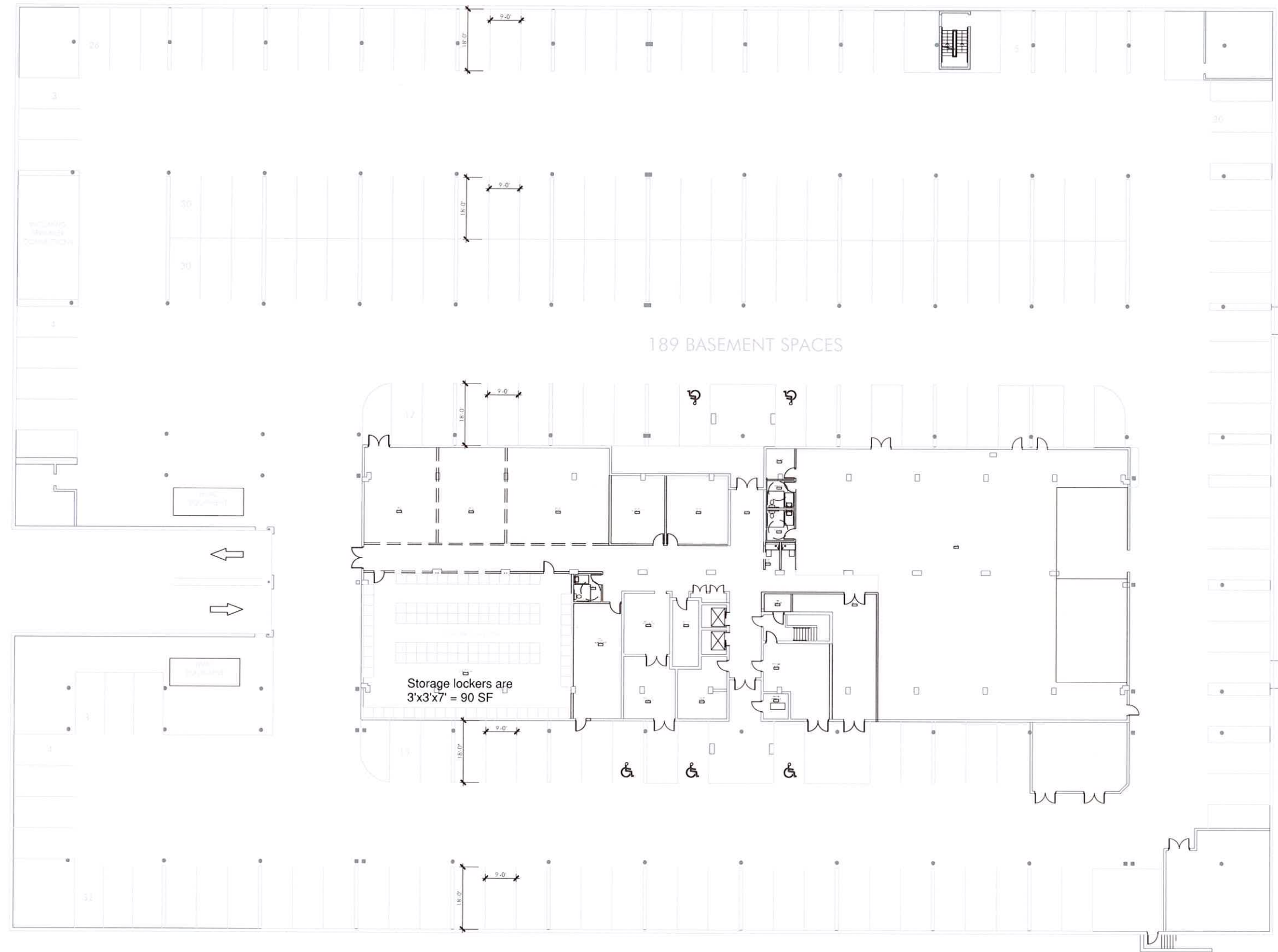
Royal Purple Lily Turf



Variegated Lemon Thyme

Exterior Furnishings & Landscaping Image References

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

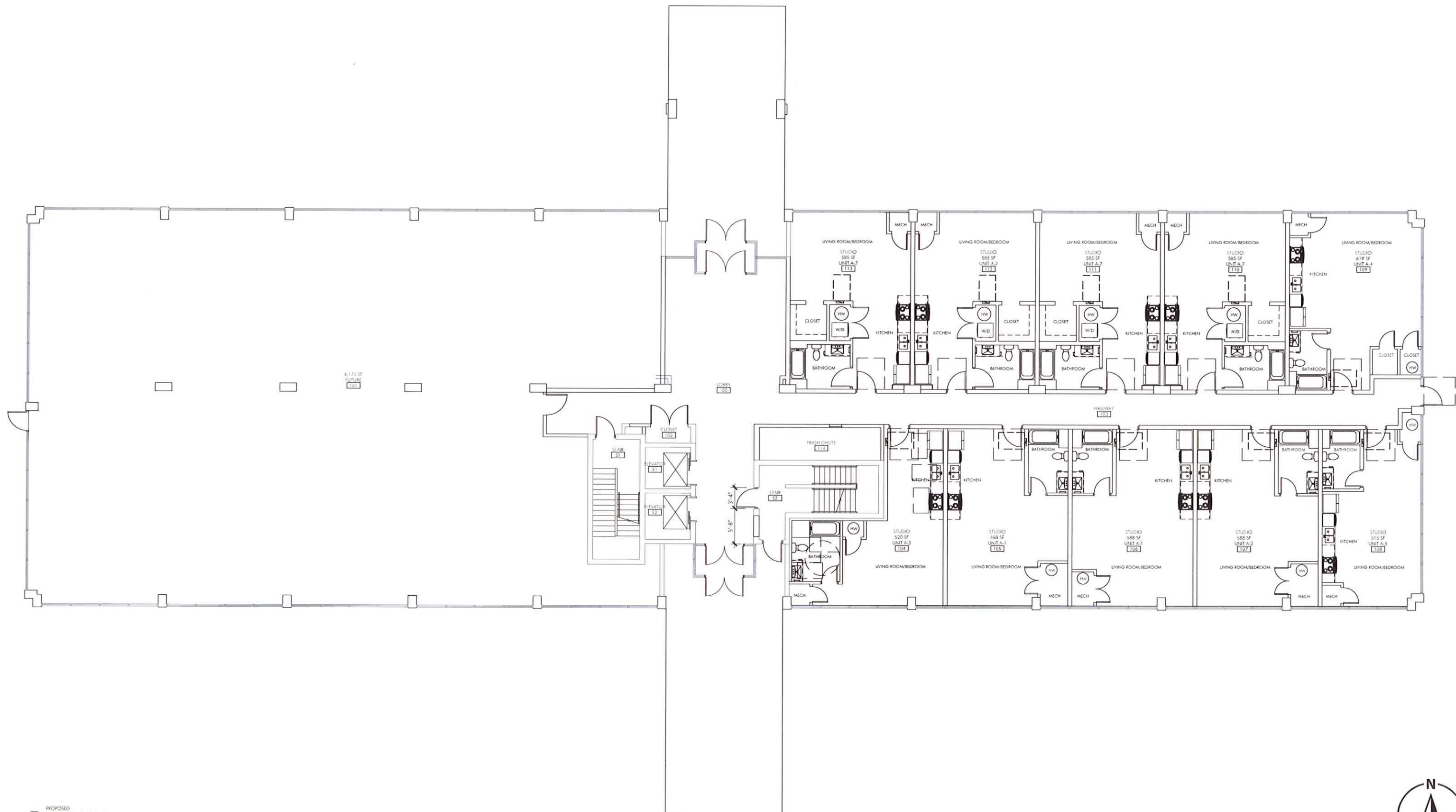


1 PROPOSED
BASEMENT PLAN
SCALE: 1/8" = 1'-0"



Lower Level-Garage Floor Plan

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

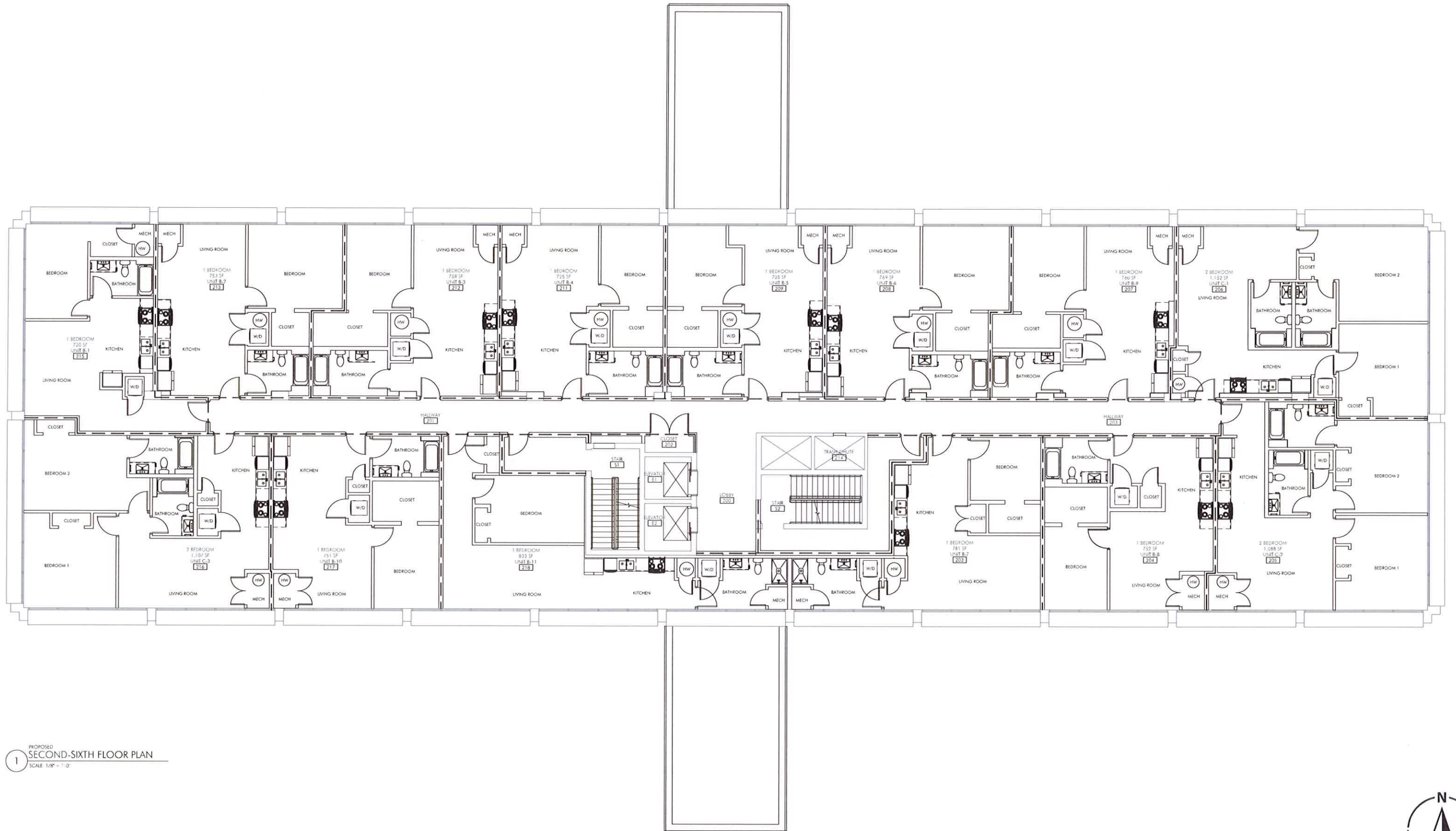


1 PROPOSED
FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



Ground Floor Plan

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

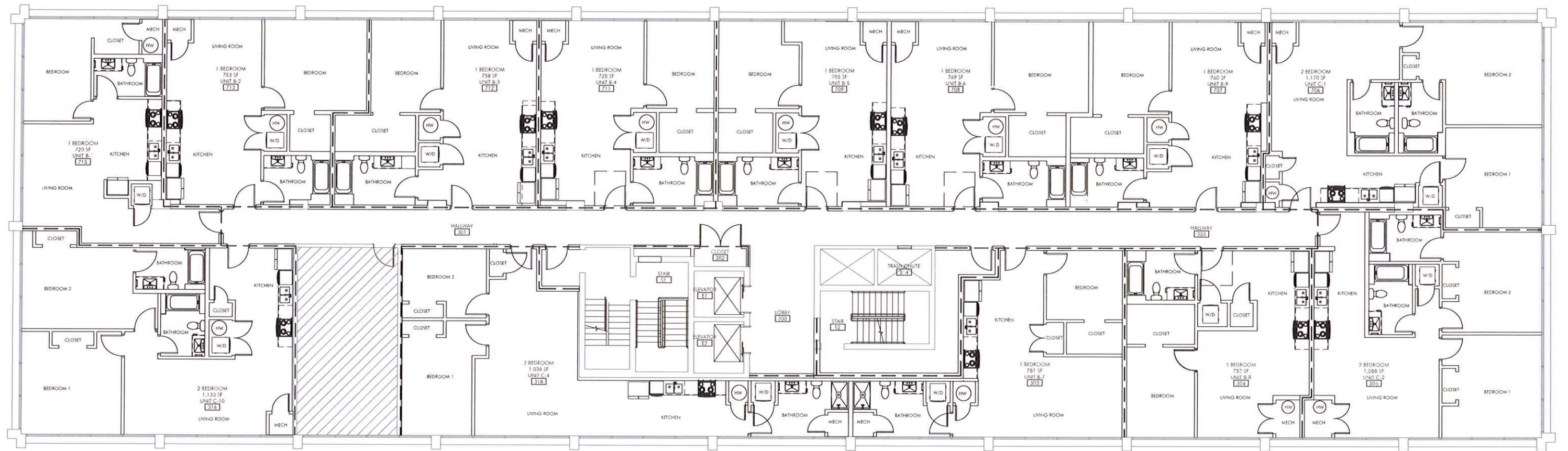


1 PROPOSED
SECOND-SIXTH FLOOR PLAN
SCALE: 1/8" = 1'-0"



2nd-6th Floor Plan

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

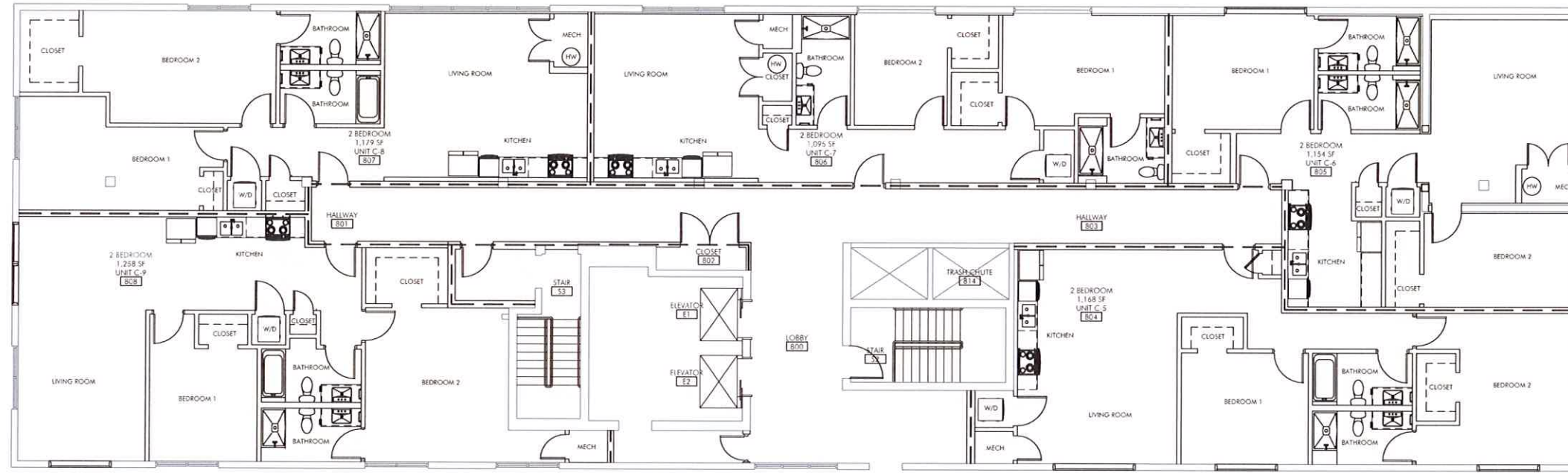


PROPOSED
SEVENTH FLOOR PLAN
SCALE: 1/8" = 1'-0"



7th Floor Plan

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

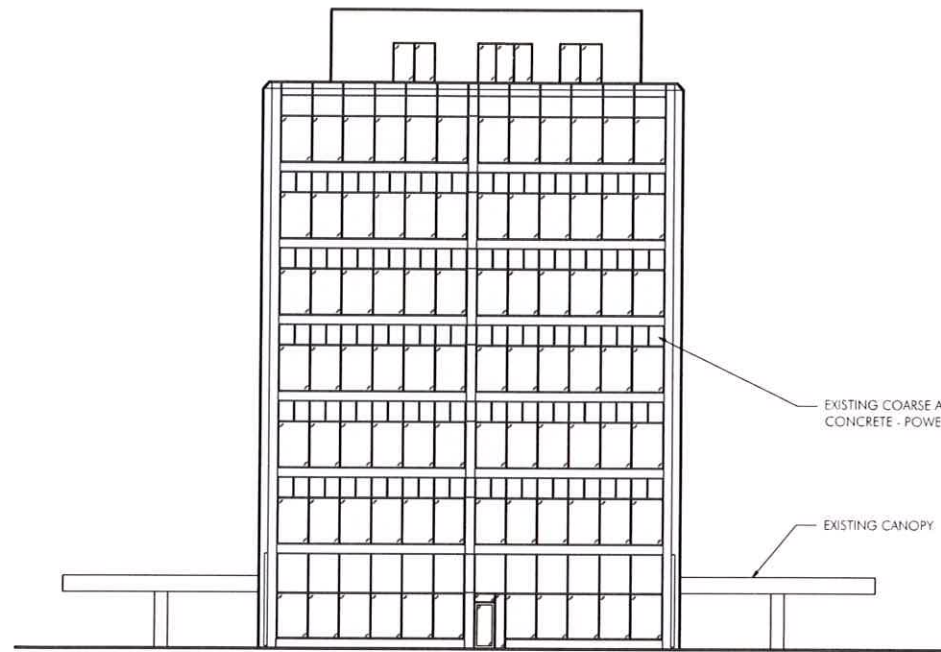


1 PROPOSED
PENTHOUSE PLAN
SCALE: 1/8" = 1'-0"

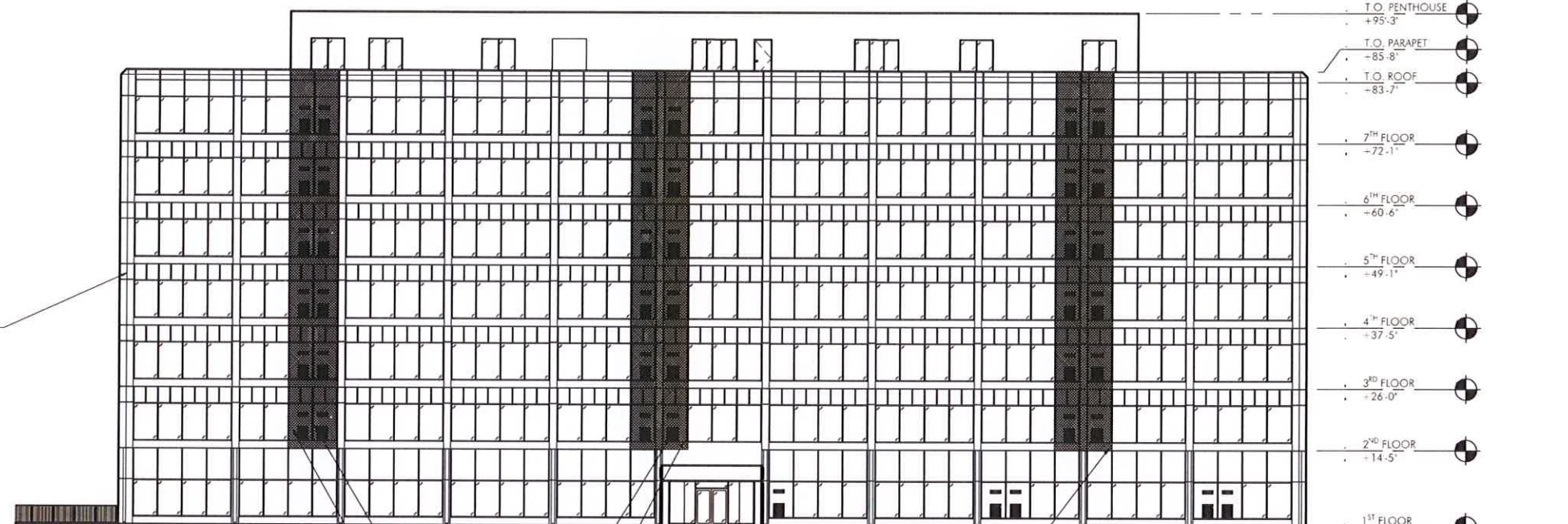


Penthouse Plan

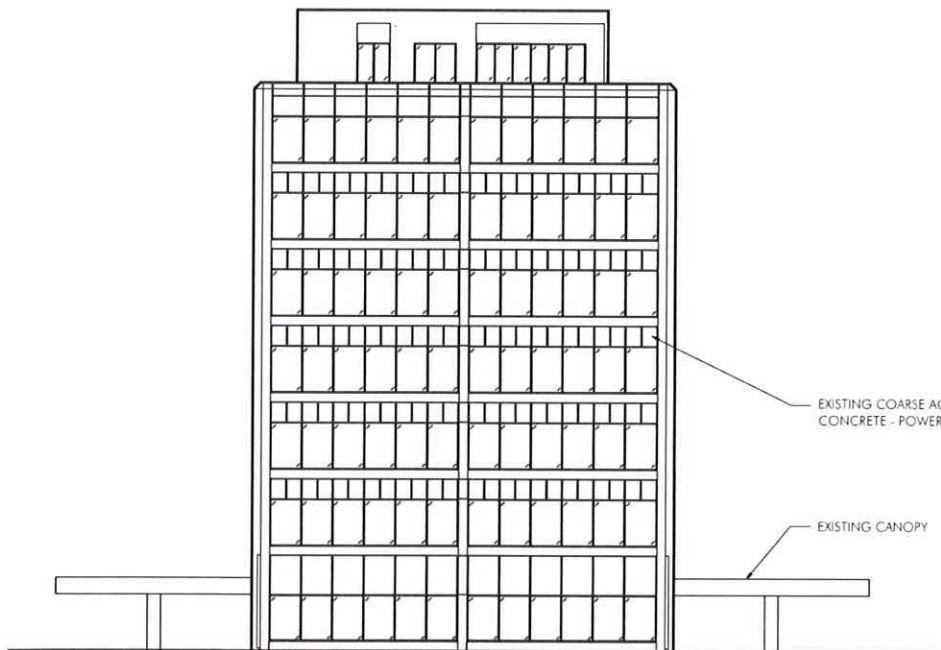
Westgate Plaza Apartments
20325 Center Ridge Rd., Rocky River, OH



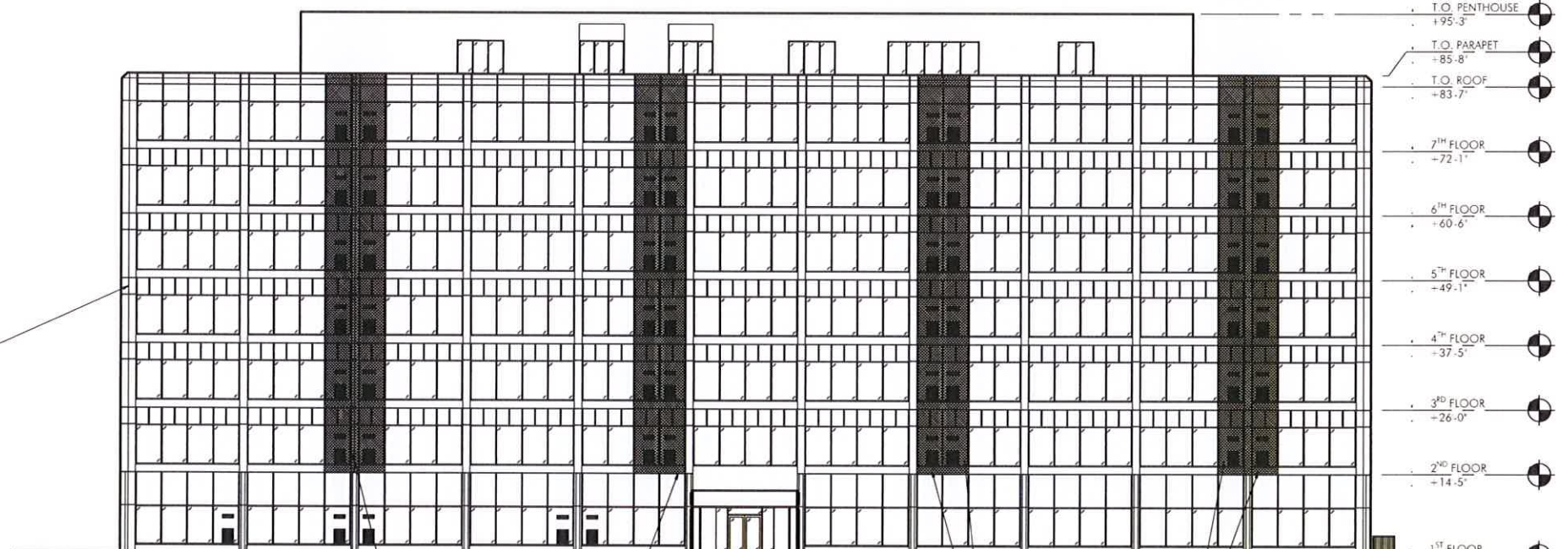
1 WEST ELEVATION
SCALE: N.T.S.



2 SOUTH ELEVATION
SCALE: N.T.S.



3 EAST ELEVATION
SCALE: N.T.S.



4 NORTH ELEVATION
SCALE: N.T.S.

T.O. PENTHOUSE
+95'-3"
T.O. PARAPET
+85'-8"
T.O. ROOF
+83'-7"
7TH FLOOR
+72'-1"
6TH FLOOR
+60'-6"
5TH FLOOR
+49'-1"
4TH FLOOR
+37'-5"
3RD FLOOR
+26'-0"
2ND FLOOR
+14'-5"
1ST FLOOR
+0'-0"

T.O. PENTHOUSE
+95'-3"
T.O. PARAPET
+85'-8"
T.O. ROOF
+83'-7"
7TH FLOOR
+72'-1"
6TH FLOOR
+60'-6"
5TH FLOOR
+49'-1"
4TH FLOOR
+37'-5"
3RD FLOOR
+26'-0"
2ND FLOOR
+14'-5"
1ST FLOOR
+0'-0"



UPDATED RENDERINGS FORTHCOMING

Exterior Rendering



UPDATED RENDERINGS FORTHCOMING

Exterior Rendering



UPDATED RENDERINGS FORTHCOMING

Exterior Rendering

FIXTURE SCHEDULE										
SYMBOL	LABEL	IMAGE	QUANTITY	CATALOG NUMBER	DESCRIPTION	NUMBER LAMPS	LUMENS PER LAMP	LLF	WATTAGE	
	B		12	RSX1 LED P1 40K R4 HS	RSX1 LED AREA LUMINAIRE SIZE 1 P1 LUMINA PACKAGE 4000K CCT TYPE R4 DISTRIBUTION WITH HOUSE SIDE SHIELD	1	4725	0.95	51.3	
	A		24	WDG2 LED P1 40K 80CRI TFM	WDG2 LED WITH P1 - PERFORMANCE PACKAGE 4000K 80CRI TYPE FORWARD THROW MEDIUM OPTIC	1	1245	0.95	11.2	
	C		16	JSF 7IN 10LM 40K 90CRI 120 FRPC WH	7" ROUND EDGE LIT (SLIMFORM) SURFACE MOUNT 4000K 90CRI	1	1135	0.95	12.8	

STATISTICS						
DESCRIPTION	SYMBOL	AVERAGE	MAXIMUM	MINIMUM	MAX/MIN	AVG/MIN
BUILDING SIDEWALK	+	1.4 FC	3.2 FC	0.1 FC	32.0:1	14.0:1
GARAGE ENTRY	+	2.3 FC	4.9 FC	0.1 FC	49.0:1	23.0:1
NORTH CANOPY	+	14.8 FC	15.5 FC	13.5 FC	1.1:1	1.1:1
PARKING LOT	+	1.5 FC	10.5 FC	0.1 FC	105.0:1	15.0:1
PROPERTY LINE	+	0.3 FC	2.9 FC	0.0 FC	N/A	N/A
SOUTH CANOPY	+	10.2 FC	11.5 FC	7.8 FC	1.5:1	1.3:1

