

The Foundry at Rocky River  
**PROJECT NARRATIVE**

**Developer:** Jaguar Prop Assets LLC

**Construction:** Leopardo Construction

**Architecture & Design:** The HEART Design Group

We are excited to introduce *The Foundry at Rocky River*, a transformative project aimed at revitalizing a near-blighted building within the Rocky River commercial district. This adaptive reuse initiative will breathe new life into the site, expanding upon the already established high-density multifamily development adjacent to the property while activating the street level to create a vibrant, pedestrian-friendly destination.

*The Foundry at Rocky River* will feature a mix of studio, one-bedroom, and two-bedroom luxury apartment units designed with a modern industrial loft aesthetic—incorporating high ceilings, exposed materials, and thoughtfully curated finishes. Residents will enjoy a suite of premium amenities and enhanced landscape elements, reinforcing the project's commitment to community engagement and aesthetic enhancement.

In keeping with the site's architectural heritage, the redevelopment will also preserve and reinterpret key elements of the existing brutalist-style façade, seamlessly blending historic character with contemporary design.

#### **Project Overview**

- **Zoning:** OB3
- **Property Area:** 1.83 Acres
- **Building Height:** 8 Floors
- **Total Units:** 103 Apartments
- **Parking Spaces:** 230 (including structured and surface parking)
- **Total Square Footage:** 189,067 GSF (including 89,150 SF of subsurface parking)

#### **Honoring the Legacy of Rocky River**

As part of our commitment to celebrating the heritage of Rocky River, *The Foundry at Rocky River* will incorporate a historical art installation throughout the building. Each floor's hallway will feature curated artwork and informational displays that chronicle the city's journey—from its early beginnings to modern-day achievements. By integrating this visual storytelling experience, we aim to foster a connection between residents and the community, ensuring that *The Foundry* not only provides a place to live but also a deeper appreciation of Rocky River's past, present, and future.

#### **A Partnership for Progress**

We believe *The Foundry at Rocky River* will serve as a catalyst for positive growth within the city, reinforcing Rocky River's reputation as a premier community for both residents and businesses. We look forward to sharing our vision and collaborating with the City to ensure this project is a success for all stakeholders involved.

The Foundry at Rocky River  
**STORAGE NARRATIVE**

To address the storage needs for 30 residential units - specifically, the 10 studios and 18 one-bedroom units + 2 additional units - the design team has re-engineered the basement level after multiple layout iterations. The updated plan now provides secure storage options for those 28 units with the sizes being 90 SF + an additional amount the unit falls short of the required unit size of 600 SF for Studios and 750 SF for 1 Bedrooms, with flexibility for residents to lease two units if additional space is needed. The space also allocates storage for bikes only. This ensures the plan meets a solid baseline of storage while still accommodating varying tenant needs.

These changes reflect the best possible outcome given the existing conditions of the building. The design team explored several configurations and reworked the layout multiple times, each round seeking to improve storage coverage without compromising circulation or functionality. The current version is the result of that process and represents a practical balance between available space, resident access, and essential uses.

To achieve this, meaningful trade-offs were made. Several lower-priority program elements were either adjusted, scaled back, or removed altogether to make room for the added storage. Amenity uses such as the mailroom, office, and amenity tenant space have been preserved in a lean and efficient form, ensuring the basement level remains functional while prioritizing core resident needs.

This submission reflects what we believe to be the most thoughtful and efficient solution under the circumstances. We appreciate the City's ongoing engagement throughout the review process and look forward to continued collaboration as the project advances through the approval process.

The Foundry at Rocky River  
**VARIANCE NARRATIVE**

City of Rocky River,

Requesting a variance to allow 7% of the total residential units to be less than the required minimum area.

Code Section: Schedule 1157.07 (f)

Schedule 1157.07(1) Gross Floor Area Requirements for Dwellings	
(1) Multi-family Dwellings	Minimum Gross Floor Area
A. One bedroom	750 sq. ft.
B. Each additional bedroom	150 sq. ft.

In modern multi-family standards, studio units are typically designed to an area of 450 sq. ft. to 600 sq. ft. whereas one-bedroom units are designed to have an area of 600 sq. ft. to 800 sq. ft. With that being said, the development team concludes that the integration of studio units is critical in order to provide more valuable rentable area to the development. The existing state of this property requires costly repairs in order to return it to a quality habitable state. This in turn allows the design and construction team to better reconcile improvements and repairs within the overall budget. Additionally, this allows the development to better respond to market conditions and demographics and to better compete with surrounding properties.

**Requesting a variance to allow less than the required amount of detached storage per residential unit.**

Code Section: 1157.19 (a)

**General Storage Space.** *In addition to the floor area requirements as set forth in Section 1157.07 (f), at least ninety (90) square feet of general storage space shall be provided for each single-family attached dwelling unit and each multi-family dwelling, not less than seven (7) feet high.*

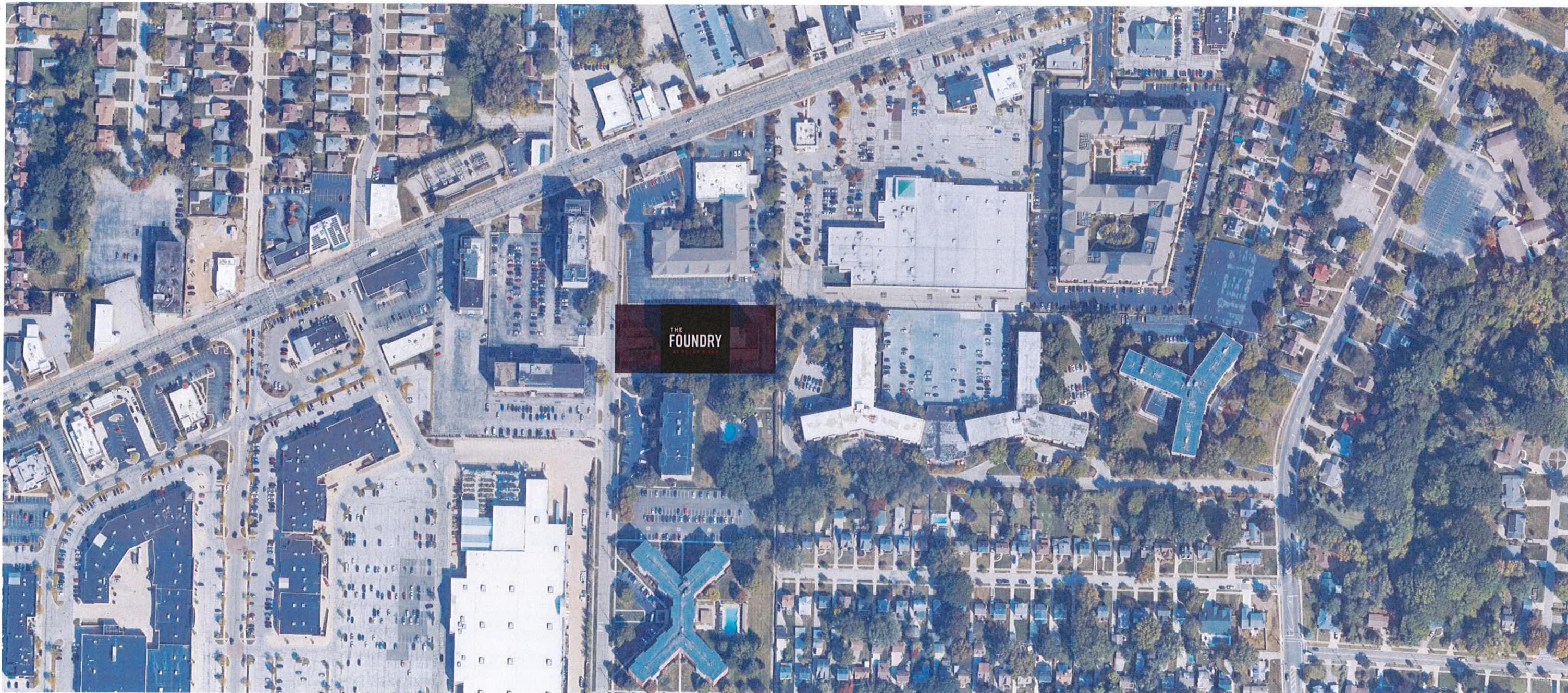
The development team concludes that the requirement of 90 sq. ft. of additional storage space limits rent performance and exceeds the market tolerance by building additional space which is not anticipated on being well utilized. Additionally, the limitations of existing conditions constrain the amount of detached storage able to be provided for the development.

# THE FOUNDRY

AT ROCKY RIVER

20325 Center Ridge Rd  
Rocky River, OH

June 2025 - Special Planning Commission Submittal



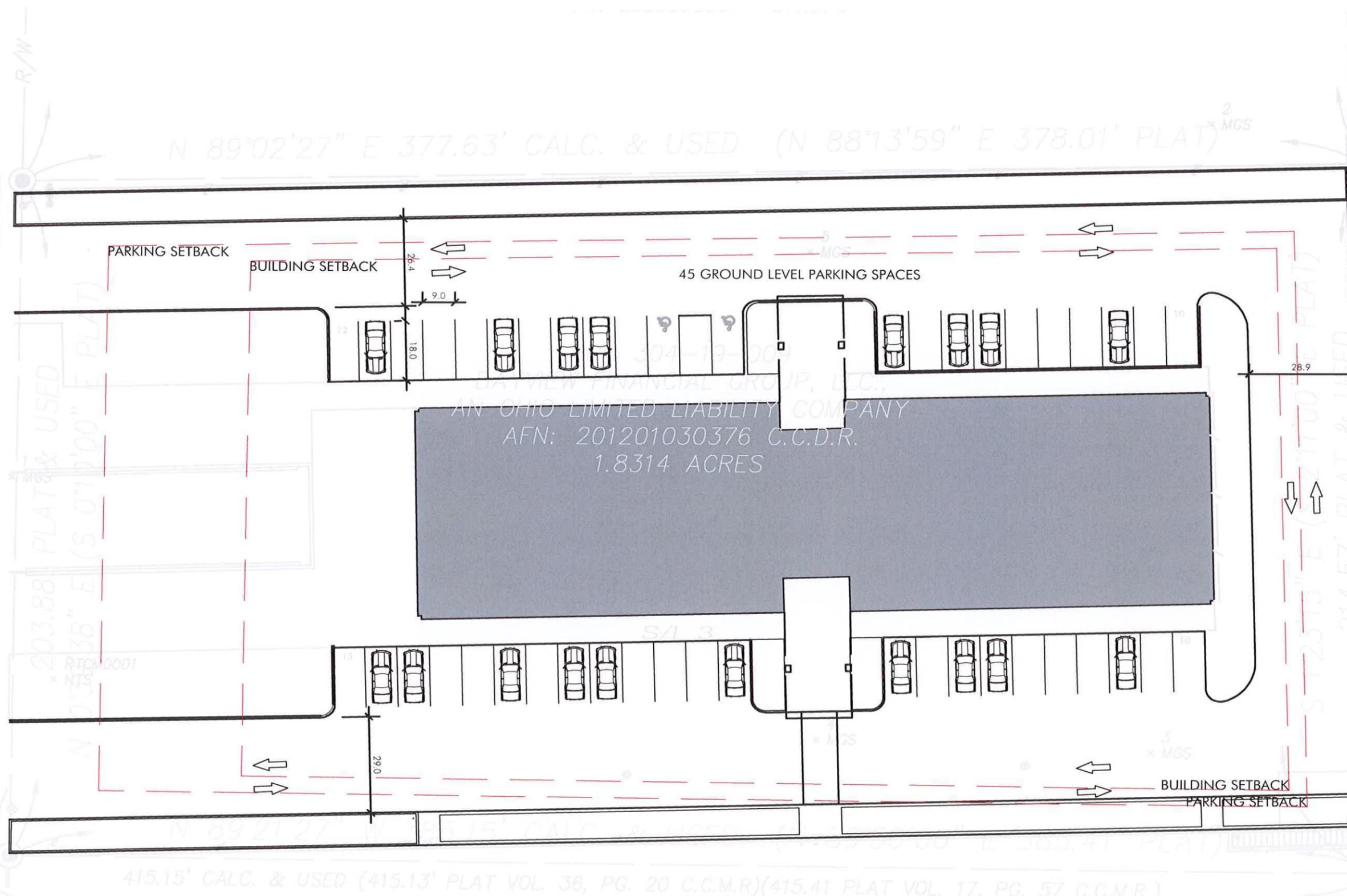
**PROJECT DATA**

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



**Site Location**

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



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

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

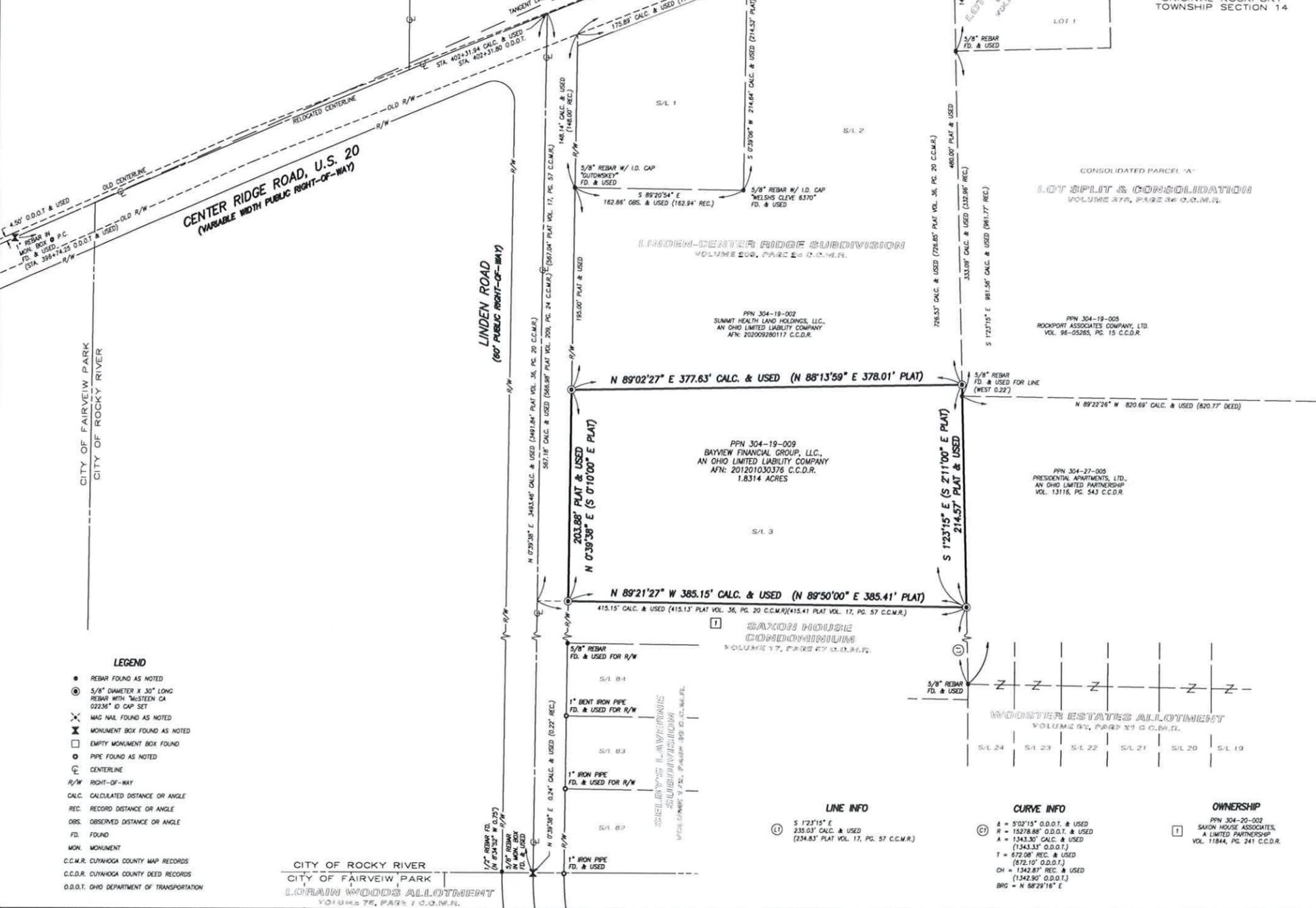


### Site Plan

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



ORIGINAL ROCKPORT TOWNSHIP SECTION 17  
ORIGINAL ROCKPORT TOWNSHIP SECTION 14



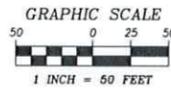
- LEGEND**
- REBAR FOUND AS NOTED
  - ⊙ 5/8" DIAMETER X 30" LONG REBAR WITH "MCSTEEN CA 02236" ID CAP SET
  - ✕ MAG NAIL FOUND AS NOTED
  - ⊠ MONUMENT BOX FOUND AS NOTED
  - EMPTY MONUMENT BOX FOUND
  - PIPE FOUND AS NOTED
  - ⊕ CENTERLINE
  - R/W RIGHT-OF-WAY
  - CALC. CALCULATED DISTANCE OR ANGLE
  - REC. RECORD DISTANCE OR ANGLE
  - Obs. OBSERVED DISTANCE OR ANGLE
  - FD. FOUND
  - MON. MONUMENT
  - C.C.M.R. CUYAHOGA COUNTY MAP RECORDS
  - C.C.D.R. CUYAHOGA COUNTY DEED RECORDS
  - O.D.O.T. OHIO DEPARTMENT OF TRANSPORTATION

CITY OF ROCKY RIVER  
CITY OF FAIRVIEW PARK  
LORAIN WOODS ALLOTMENT  
VOLUME 75, PAGE 1 O.D.O.T.

**LINE INFO**  
① S 123°15' E  
235.03' CALC. & USED  
(234.83' PLAT VOL. 17, PG. 57 C.C.M.R.)

**CURVE INFO**  
② Δ = 57°21' O.D.O.T. & USED  
R = 15278.86' O.D.O.T. & USED  
A = 1343.30' CALC. & USED  
(1343.33' O.D.O.T.)  
T = 672.08' REC. & USED  
(672.10' O.D.O.T.)  
CH = 1342.87' REC. & USED  
(1342.90' O.D.O.T.)  
BPO = N 88°29'16" E

**OWNERSHIP**  
① PPN 304-20-002  
SAXON HOUSE ASSOCIATES,  
A LIMITED PARTNERSHIP  
VOL. 11844, PG. 241 C.C.D.R.



**ALTA/NSPS LAND TITLE SURVEY**  
FOR  
**20325 CENTER RIDGE ROAD**

KNOWN AS BEING PART OF TOWNSHIP 7, RANGE 14 OF THE CONNECTICUT WESTERN RESERVE SURVEY, PART OF ORIGINAL ROCKPORT TOWNSHIP SECTION NO. 14, AND BEING ALL OF SUBLIST NO. 3 IN LINDEN-CENTER RIDGE SUBDIVISION AS RECORDED IN PLAT VOLUME 209, PAGE 24 OF CUYAHOGA COUNTY MAP RECORDS, NOW SITUATED IN THE

**CITY OF ROCKY RIVER**  
COUNTY OF CUYAHOGA - STATE OF OHIO

TO:  
FIRST AMERICAN TITLE INSURANCE COMPANY  
REALTY DYNAMICS EQUITY PARTNERS, L.L.C., AN OHIO LIMITED LIABILITY COMPANY  
BAYVIEW FINANCIAL GROUP, L.L.C., AN OHIO LIMITED LIABILITY COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 7(A), 7(B)(1), 7(C), 8, 9, 13, AND 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 20, 2022.

DATE OF PLAT OR MAP: OCTOBER 11, 2022

*Matthew A. Hildebrandt*  
MATTHEW A. HILDEBRANDT REG. PROF. SURV. NO. 8817

JOB NO.: 22-118  
FIELD DATE: JUNE 20, 2022  
SURVEY DATE: JUNE 27, 2022  
REVISED: OCTOBER 11, 2022  
DRAWN BY: HKS

NOTE: THE TERM "CERTIFY" AS USED IN THE ABOVE STATEMENT, IS UNDERSTOOD TO BE THE PROFESSIONAL OPINION OF THE SURVEYOR WHICH IS FORMULATED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AND AS SUCH, IT DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED. FURTHERMORE, THE SURVEYOR DOES NOT ASSUME RESPONSIBILITY AND SHALL NOT BE LIABLE FOR CLAIMS ARISING FROM ERRONEOUS OR INCORRECT INFORMATION FURNISHED BY THE OWNER, LENDER, OWNER'S CONTRACTOR OR OTHERS, WHICH IS USED AS A BASIS TO FORMULATE THE SURVEYOR'S OPINION.

**SCHEDULE A LEGAL DESCRIPTION**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF CUYAHOGA, STATE OF OHIO, AND IS DESCRIBED AS FOLLOWS:  
SITUATED IN THE CITY OF ROCKY RIVER, COUNTY OF CUYAHOGA, AND STATE OF OHIO, AND KNOWN AS BEING SUBLIST 3 IN LINDEN-CENTER RIDGE SUBDIVISION OF PART OF ORIGINAL ROCKPORT TOWNSHIP SECTION 14 AS SHOWN BY THE RECORDED PLAT IN VOLUME 209 OF MAPS, PAGE 24 OF CUYAHOGA COUNTY RECORDS, AS APPEARS BY SAID PLAT.  
TOGETHER WITH THE 99 YEAR EASEMENT DATED JANUARY 22, 1968 AND FILED FOR RECORD FEBRUARY 16, 1968 AND RECORDED IN VOLUME 12196, PAGE 811 OF CUYAHOGA COUNTY RECORDS AND AS AMENDED, RESTATED, REAFFIRMED AND RAFFIFIED BY INSTRUMENT FILED FOR RECORD OCTOBER 6, 1998 IN VOLUME 98-12976, PAGE 42 OF CUYAHOGA COUNTY RECORDS.  
THE SURVEY SHOWN ON THIS DRAWING DEPICTS THE SAME LAND AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY'S COMMITMENT NO. NCS-1125558-CLE, DATED APRIL 11, 2022 AT 7:30 A.M.

**INDEX OF SHEETS**

SHEET 1: BOUNDARY SURVEY, CERTIFICATION, SCHEDULE A LEGAL DESCRIPTION, AREA OF SURVEYED PREMISES, SURVEY REFERENCES, AND VICINITY MAP.  
SHEET 2: EXISTING CONDITIONS SURVEY, SCHEDULE B EXCEPTIONS, SIGNIFICANT OBSERVATIONS, FLOOD ZONE DESIGNATION, PARKING TABULATION, NOTE REGARDING ZONING, AND MISCELLANEOUS NOTES

**BASIS OF BEARING**

BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATES SYSTEM, NORTH ZONE (3401), NAD83 (2011), 2010.0 EPOCH, AS DERIVED FROM GNSS OBSERVATIONS PER THE O.D.O.T. RTN (REAL-TIME-NETWORK).



**McSteen**  
LAND SURVEYORS  
1415 East 2860th Street Waukegan, OH 44092  
Phone: 440.585.9800 www.mcsteen.com

Job No.: 22-118  
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**ALTA Survey 1 of 2**  
Westgate Plaza Apartments  
20325 Center Ridge Rd., Rocky River, OH

- LEGEND**
- ⊠ ELECTRIC BOX
  - ⊙ GAS VALVE
  - ⊠ HANDICAP PARKING SPACE
  - ⊠ HYDRANT
  - ⊠ LIGHT POLE
  - ⊠ MANHOLE
  - ⊠ SWANSE CONNECTION
  - ⊠ SIGN
  - ⊠ VENT PIPE
  - ⊠ WATER METER
  - ⊠ WATER VALVE
  - ⊠ YARD DRAIN
  - ⊠ CENTERLINE
  - R/W RIGHT-OF-WAY
  - C.C.M.R. CUYAHOGA COUNTY MAP RECORDS
  - C.C.D.R. CUYAHOGA COUNTY DEED RECORDS
  - O.D.O.T. OHIO DEPARTMENT OF TRANSPORTATION
  - CHAIN LINK FENCE
  - GUARD RAIL
  - OVERHEAD UTILITY WIRES

**ZONING NOTE**

ACCORDING TO A ZONING REPORT DATED MAY 25, 2022 BY COMPREHENSIVE ZONING SERVICES, LLC, (REPORT #22-1114) THE SURVEYED PROPERTY IS ZONED "OR: GENERAL BUSINESS", AND IS SUBJECT TO THE FOLLOWING REQUIREMENTS:

**LOT REQUIREMENTS**

MINIMUM LOT WIDTH 0 FEET  
 FRONT SETBACK 25-65 FEET  
 SIDE SETBACK 5 FEET INTERIOR, 25 FEET FROM RESIDENTIAL DISTRICT  
 REAR SETBACK 0 FEET OR 25 FEET IF ADJUTS RESIDENTIAL DISTRICT  
 MAX BUILDING HEIGHT 35 FEET  
 PARKING COUNT FORMULA BETWEEN 3-5 SPACES PER 1000 S.F. GROSS FLOOR AREA PERMITTED

**PARKING**

SURFACE STRIPED PARKING ON SURVEYED PROPERTY

153 REGULAR PARKING SPACES  
 4 HANDICAP PARKING SPACES  
 157 TOTAL PARKING SPACES

UNDERGROUND PARKING GARAGE (SURVEYED PROPERTY AND ADJOINING EASEMENT AREA)

NO VISIBLE STRIPED PARKING SPACES

**TOTAL STRIPED PARKING**

153 REGULAR PARKING SPACES  
 4 HANDICAP PARKING SPACES  
 157 TOTAL PARKING SPACES

**FLOOD ZONE**

FLOOD ZONE "X"

AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN COMMUNITY PANEL NO. 3032701.0.R MAP NO. 3903001.0.R EFFECTIVE DATE: OCTOBER 3, 2010

- EASEMENT LEGEND**
- 12 PARKING EASEMENT AMENDMENT VOL. 12196, PG. 899 C.C.D.R.
  - 11, 13, 15, 16, 20 PARKING, UTILITY, & INGRESS/EGRESS EASEMENT VOL. 95-07255, PG. 33 C.C.D.R. VOL. 12196, PG. 911 C.C.D.R. AFN: 200006200108 C.C.D.R. AFN: 201501230573 C.C.D.R. AFN: 201607210105 C.C.D.R.
  - 14 UTILITY EASEMENT VOL. 13830, PG. 859 C.C.D.R. (PARCEL 1)
  - 14 UTILITY EASEMENT VOL. 13830, PG. 859 C.C.D.R. (PARCEL 2)
  - 11, 15 INGRESS/EGRESS EASEMENT VOL. 95-07255, PG. 33 C.C.D.R.

- MISCELLANEOUS NOTES**
1. SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
  2. DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.
  3. ALL OF THE VARIOUS SURVEY MONUMENTS SHOWN ON THIS PLAT AS FOUND OR USED ARE IN GOOD CONDITION, APPARENTLY UNDISTURBED, UNLESS OTHERWISE NOTED.
  4. THE SURVEYOR DOES NOT EXPRESS A LEGAL OPINION AS TO THE OWNERSHIP OR NATURE OF EASEMENTS AND/OR SIGNIFICANT OBSERVATIONS SHOWN HEREON.
  5. THE SURVEYED PROPERTY IS CONTIGUOUS WITH ADJOINING LANDS AND THERE ARE NO GAPS, STRIPS, OR GORES SEPARATING THE PARCELS.

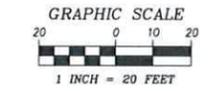
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**BASIS OF BEARING**

BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATES SYSTEM, NORTH ZONE (SAD11), NAD83 (2011), 2010.0 EPOCH, AS DERIVED FROM GASS OBSERVATIONS PER THE O.D.O.T. RTN (REAL-TIME-NETWORK).

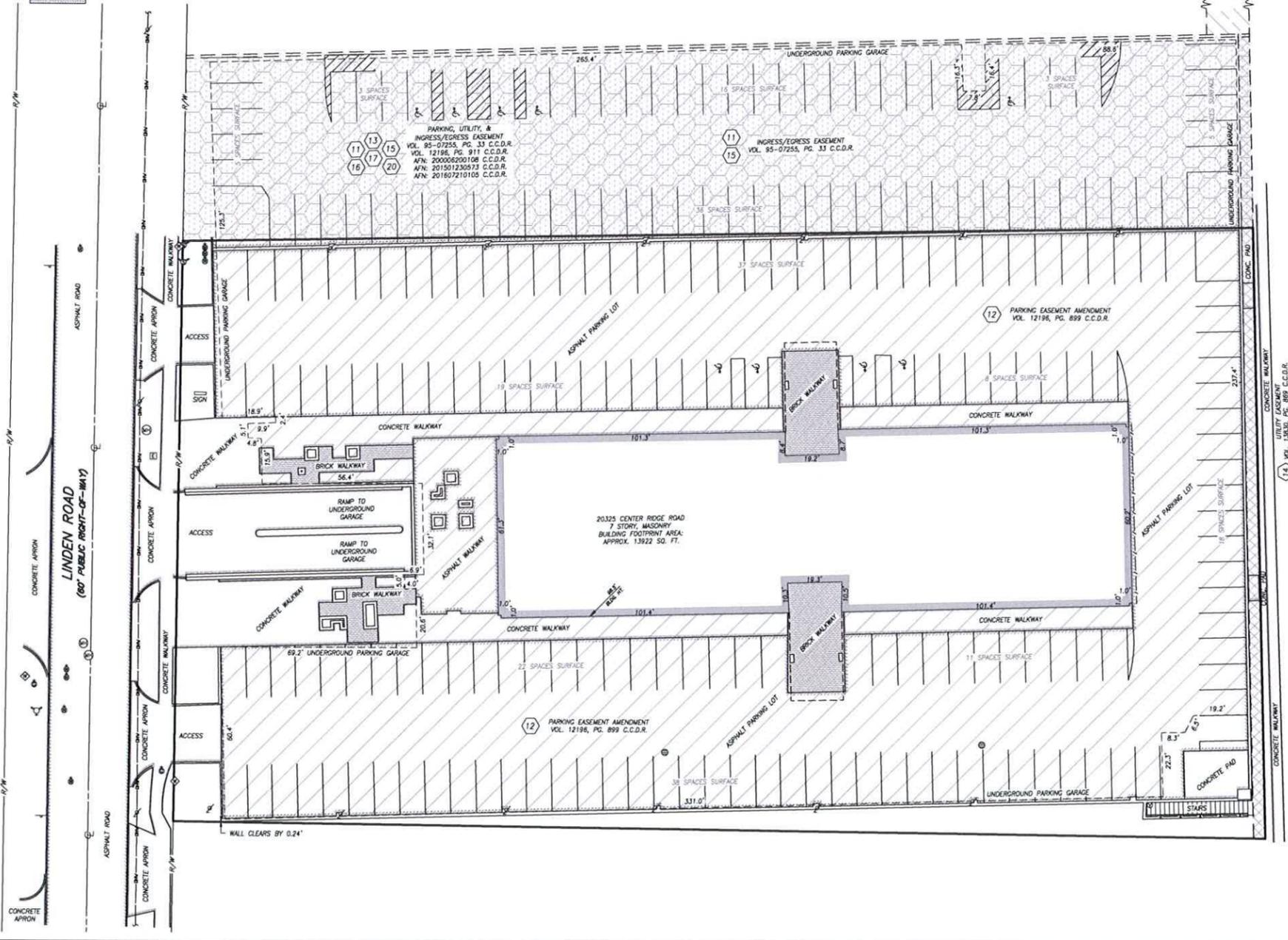


**SCHEDULE BI EXCEPTIONS**

FIRST AMERICAN TITLE INSURANCE COMPANY  
 COMMITMENT NO. NCS-1125558-CL6  
 EFFECTIVE DATE: APRIL 11, 2022 AT 7:30 A.M.

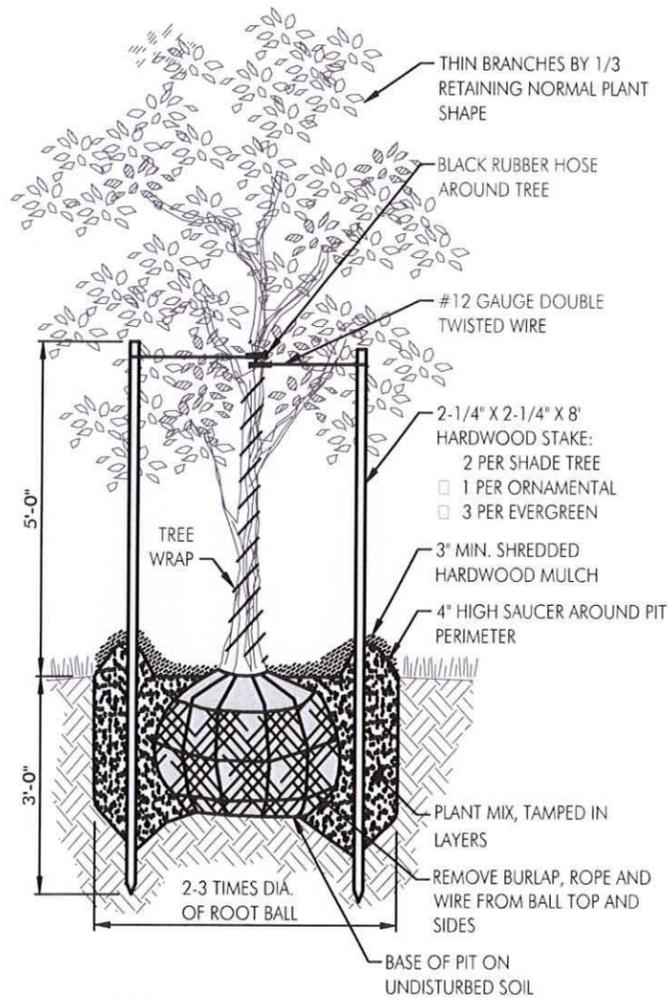
**McSteen**

LAND SURVEYORS  
 11400 WILKINSON, OH 44109  
 Phone: 440.565.9800 www.mctesten.com



- 10 Matters as shown in Plat of Linden-Center Ridge Subdivision recorded in Volume 209 of Maps, Page 24 of Cuyahoga County Records. CONTAINS NO SURVEY RELATED ITEMS.
- 11 Indenture of Lease by and between Florence L. Hawley, Lessor, and Harry D. Weiss, Lessee, dated August 29, 1956, as evidenced by a Short Form Lease Recording Agreement filed for record November 2, 1956, in/as Volume 447, Page 297 of Cuyahoga County Records. CONTAINS NO SURVEY RELATED ITEMS.
- Short Form Lease Recording Agreement re-recorded February 16, 1968 in/as Volume 457, Page 505 of the Cuyahoga County Records. CONTAINS NO SURVEY RELATED ITEMS.
- Modification of Lease recorded February 16, 1968 in/as Volume 457, Page 509 of the Cuyahoga County Records. CONTAINS NO SURVEY RELATED ITEMS.
- Assignment of Lease recorded August 1, 1958 in/as Volume 460, Page 713 of the Cuyahoga County Records. CONTAINS NO SURVEY RELATED ITEMS.
- Assignment of Lease (and Assumption Agreement) recorded May 22, 1986 in/as Volume 86-3066, Page 20 of the Cuyahoga County Records. CONTAINS NO SURVEY RELATED ITEMS.
- Assignment of Lease (and Assumption Agreement) recorded May 22, 1986 in/as Volume 86-3066, Page 23 of the Cuyahoga County Records. CONTAINS NO SURVEY RELATED ITEMS.
- Assignment of Lease recorded December 7, 1994 in/as Volume 94-11530, Page 21 of the Cuyahoga County Records. CONTAINS NO SURVEY RELATED ITEMS.
- Assignment of Lease recorded December 8, 1994 in/as Volume 94-11582, Page 45 of the Cuyahoga County Records. CONTAINS NO SURVEY RELATED ITEMS.
- Assignment of Lease recorded May 15, 1995 in/as Volume 95-03635, Page 23 of the Cuyahoga County Records. CONTAINS NO SURVEY RELATED ITEMS.
- Assignment contained in Sheriff's Deed recorded August 30, 1995 in/as Volume 95-07255, Page 33 of the Cuyahoga County Records. EASEMENTS ARE PLOTTED AND SHOWN.
- Assignment and Assumption Agreement of Ground Lease recorded December 20, 1996 in/as Volume 96-12504, Page 35 of the Cuyahoga County Records. CONTAINS NO SURVEY RELATED ITEMS.
- Assignment and Assumption Agreement recorded January 3, 2012 in/as AFN# 201201030377 of the Cuyahoga County Records. CONTAINS NO SURVEY RELATED ITEMS.
- Defects, liens, encumbrances or other matters affecting the leasehold estate, whether or not shown by the public records are not shown herein. CONTAINS NO SURVEY RELATED ITEMS.
- 12 Easement for Parking from Harry Weiss to Rocky River Hotel Corporation recorded February 23, 1967 in/as Volume 11895, Page 845 of Cuyahoga County Records. LOCATION OF AREA DESCRIBED IS A BLANKET EASEMENT OVER THE ENTIRETY OF THE SURVEYED PROPERTY. Amendment to Easement for Parking recorded February 16, 1968 in/as Volume 12196, Page 899 of the Cuyahoga County Records. PARKING EASEMENT PERTAINS TO THE UNDERGROUND PARKING DECK. EASEMENT IS PLOTTED AND SHOWN.
- 13 Easement from Rocky River Hotel Corporation to Harry D. Weiss recorded February 16, 1968 in/as Volume 12196, Page 911 of Cuyahoga County Records. EASEMENT IS PLOTTED AND SHOWN.
- Amendment, Restatement, Reaffirmation and Ratification of Easement recorded October 6, 1998 as Volume 98-12976, Page 42 of Cuyahoga County Records. CONTAINS NO SURVEY RELATED ITEMS.
- 14 Easement from Paul Lipman and Harry D. Weiss, as Co-Trustees to The Cleveland Electric Illuminating Company recorded May 13, 1976 in/as Volume 13830, Page 859 of Cuyahoga County Records. EASEMENTS ARE PLOTTED AND SHOWN.
- Disclaimer of Interest in Real Property and Consent to Easement recorded August 25, 1976 in/as Volume 14283, Page 661 of the Cuyahoga County Records.
- 15 Easements and conditions as contained in Sheriff's Deed from Gerald T. McFaul, Sheriff of Cuyahoga County to MBL Life Assurance Corporation, Successor in Interest to Mutual Benefit Life Insurance Company in Rehabilitation, Successor to the Mutual Benefit Life Insurance Company, Successor in Interest to New York Insurance Company recorded August 30, 1995 in/as Volume 95-07255, Page 33 of Cuyahoga County Records. EASEMENTS ARE PLOTTED AND SHOWN.
- 16 Communications Site Lease Agreement by and between Westgate Plaza LTD, Lessor, and Northcoast Communications LLC, Lessee, dated March 10, 1998, as evidenced by a Memorandum of Lease filed for record June 20, 2000, in/as AFN# 200006200108 of Cuyahoga County Records. EASEMENT IS PLOTTED AND SHOWN.
- Assignment and Bill of Sale recorded April 24, 2001 in/as AFN# 200104240271 of Cuyahoga County Records. CONTAINS NO SURVEY RELATED ITEMS.
- Assignment and Bill of Sale recorded April 24, 2001 in/as AFN# 200104240272 of Cuyahoga County Records. CONTAINS NO SURVEY RELATED ITEMS.
- Defects, liens, encumbrances or other matters affecting the leasehold estate, whether or not shown by the public records are not shown herein. CONTAINS NO SURVEY RELATED ITEMS.
- 17 Open-End Mortgage and Security Agreement from Bayview Financial Group, LLC to Salvatore Maloch, to secure \$750,000.00, filed for record January 23, 2015 in/as AFN# 201501230573 of Cuyahoga County Records, covering premises described in Schedule A, together with any and all terms, conditions and restrictions contained therein. EASEMENT IS PLOTTED AND SHOWN.
- 20 Building and Rooftop Lease Agreement by and between Bayview Financial Group, LLC, Lessor, and New Par, d/b/a Verizon Wireless, Lessee, dated May 26, 2016, as evidenced by a Memorandum of Building and Rooftop Lease Agreement filed for record July 21, 2016, in/as AFN# 201607210105 of Cuyahoga County Records. EASEMENT IS PLOTTED AND SHOWN.
- Defects, liens, encumbrances or other matters affecting the leasehold estate, whether or not shown by the public records are not shown herein. CONTAINS NO SURVEY RELATED ITEMS.
- 21 Wireless Communication Easement and Assignment Agreement from Bayview Financial Group, LLC to Wireless Propec, LLC recorded November 13, 2021 in/as AFN# 20211130030 of Cuyahoga County Records. LOCATION OF AREA DESCRIBED CANNOT BE DETERMINED FROM THE RECORD DOCUMENT.



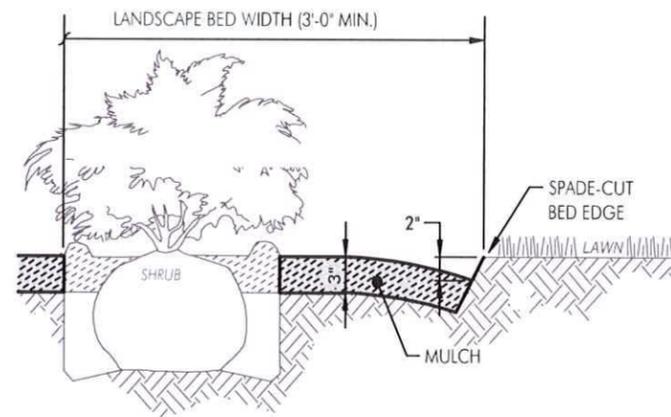


**NOTES:**

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

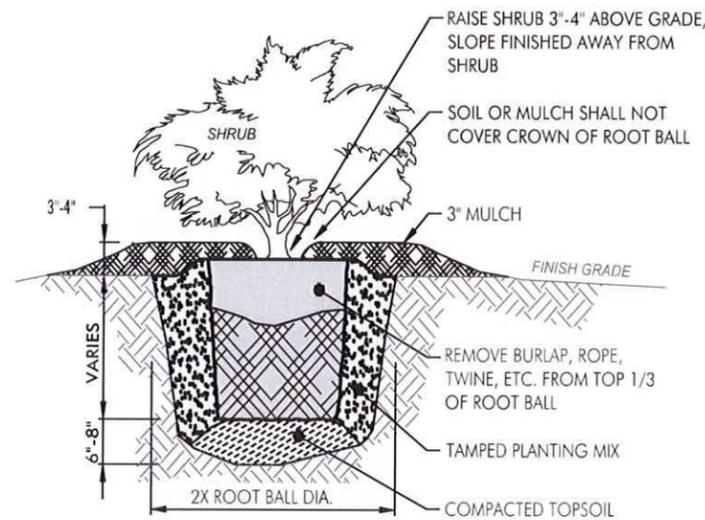


**NOTES:**

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\"/>
- 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.

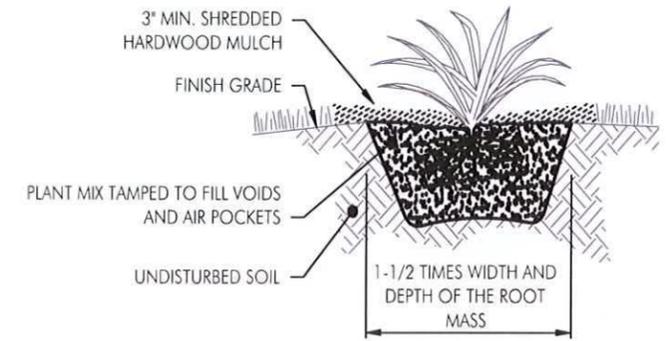
**MULCH BED DETAIL**

SCALE: NONE



**SHRUB PLANTING DETAIL**

SCALE: NONE



**ANNUAL & PERENNIAL PLANTING DETAIL**

SCALE: NONE

PLANT MATERIAL LIST					
QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
<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.

**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



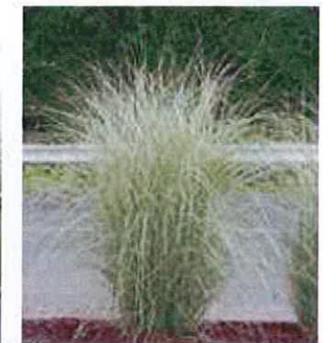
Ivory Silk Lilac



Red Maple



Spring Snow Crabapple



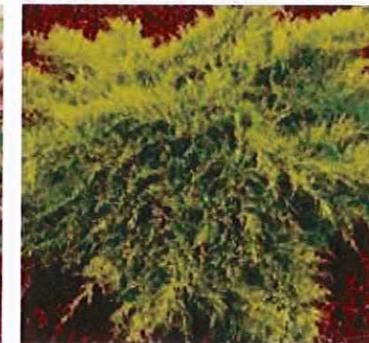
Morning Light Grass



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



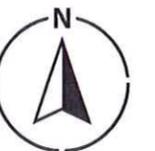
Variegated Lemon Thyme

## Exterior Furnishings & Landscaping Image References

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



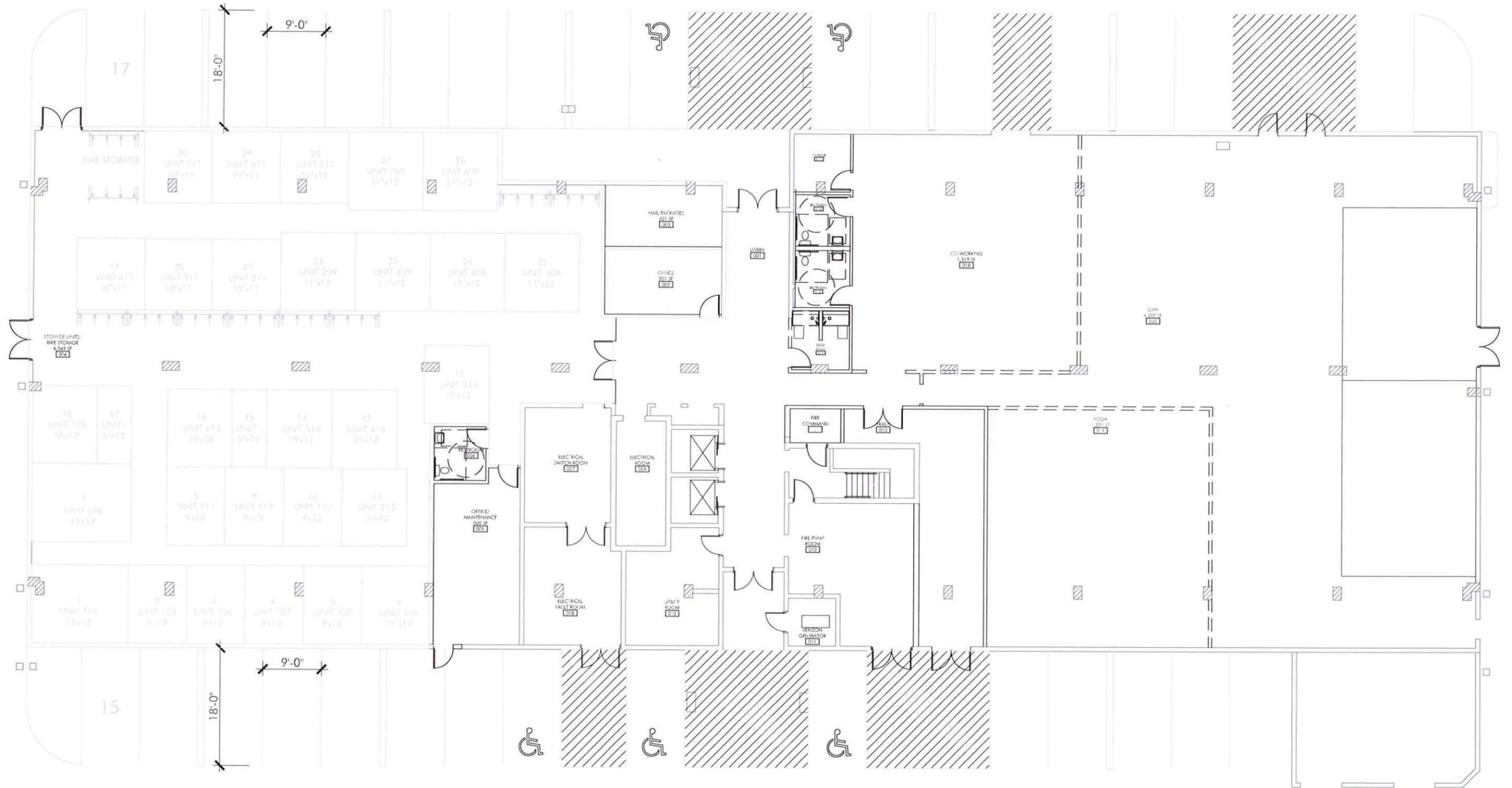
189 BASEMENT SPACES



## Lower Level-Garage Floor Plan

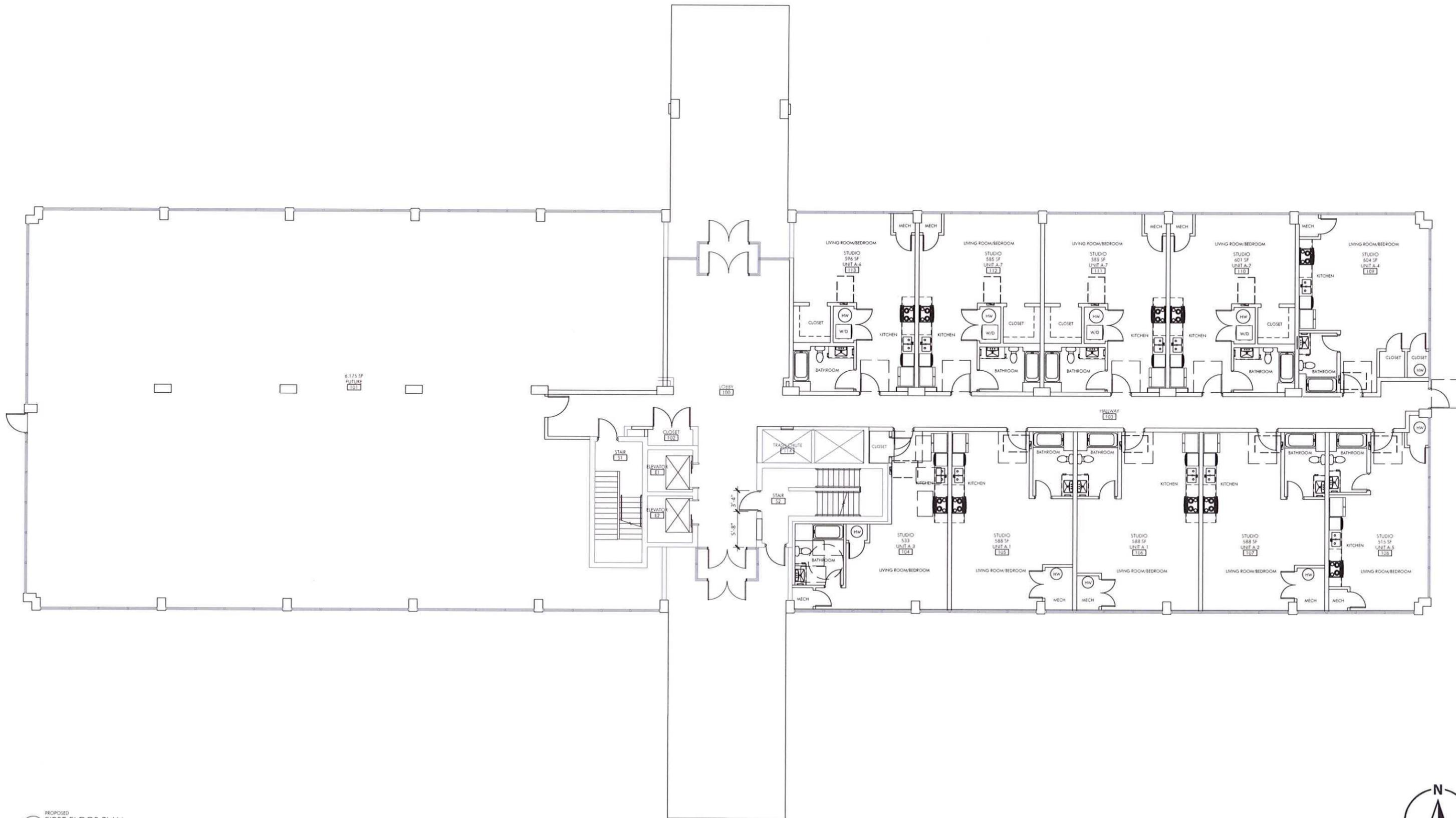
Westgate Plaza Apartments  
20325 Center Ridge Rd., Rocky River, OH

# 189 BASEMENT SPACES



## Lower Level-Enlarged Plan

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

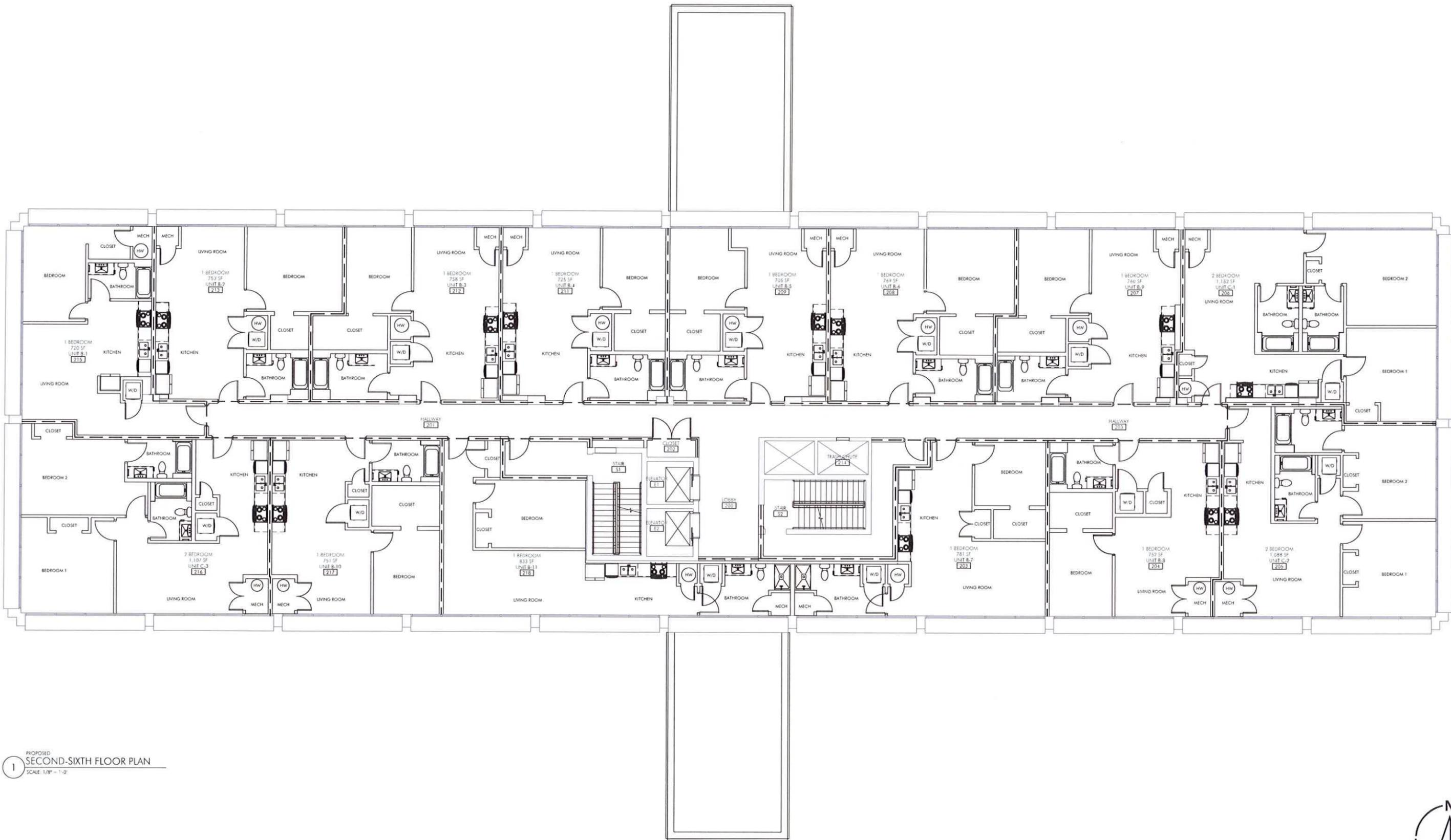


1 PROPOSED  
FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"



# Ground Floor Plan

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

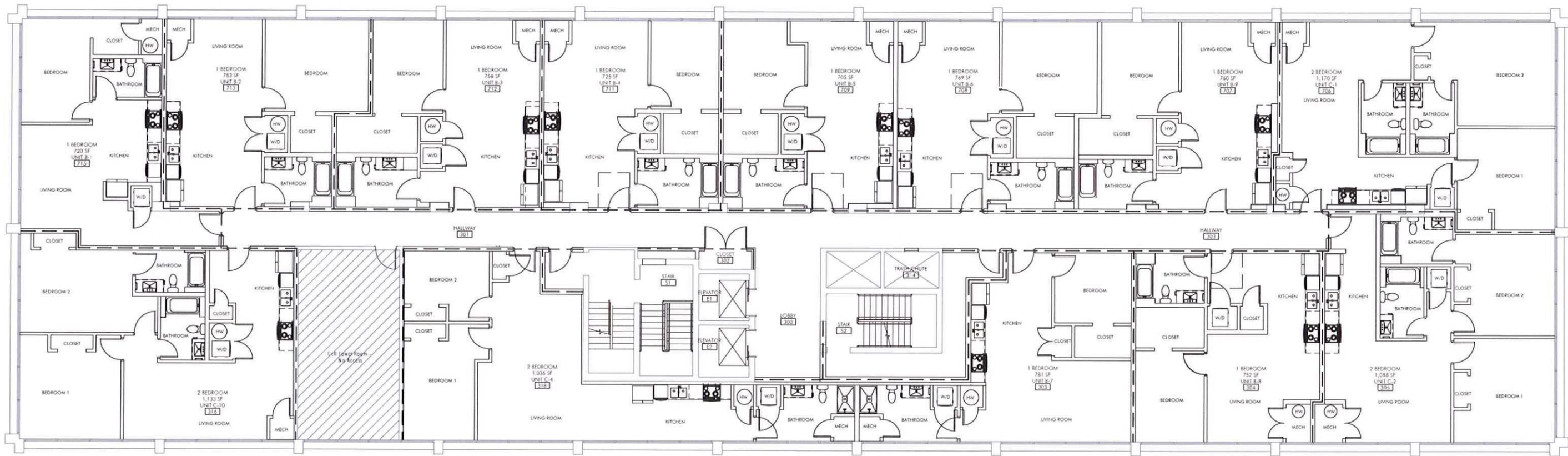


1 PROPOSED  
**SECOND-SIXTH FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"



## 2<sup>nd</sup>-6<sup>th</sup> Floor Plan

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

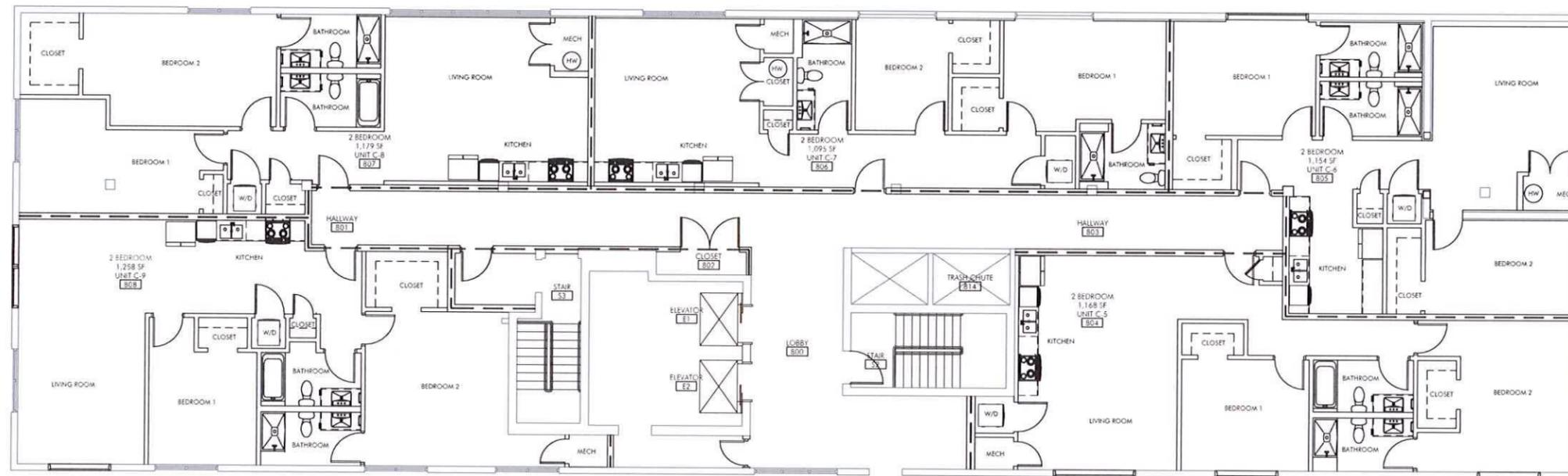


1 PROPOSED SEVENTH FLOOR PLAN  
SCALE: 1/8" = 1'-0"



# 7th Floor Plan

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

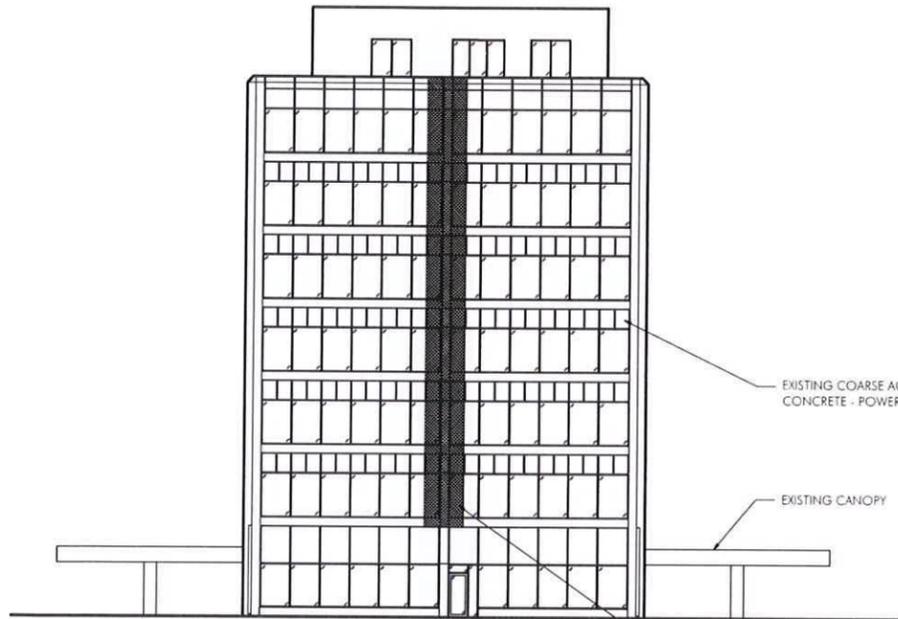


1 PROPOSED  
 PENTHOUSE PLAN  
 SCALE: 1/8" = 1'-0"



# Penthouse Plan

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

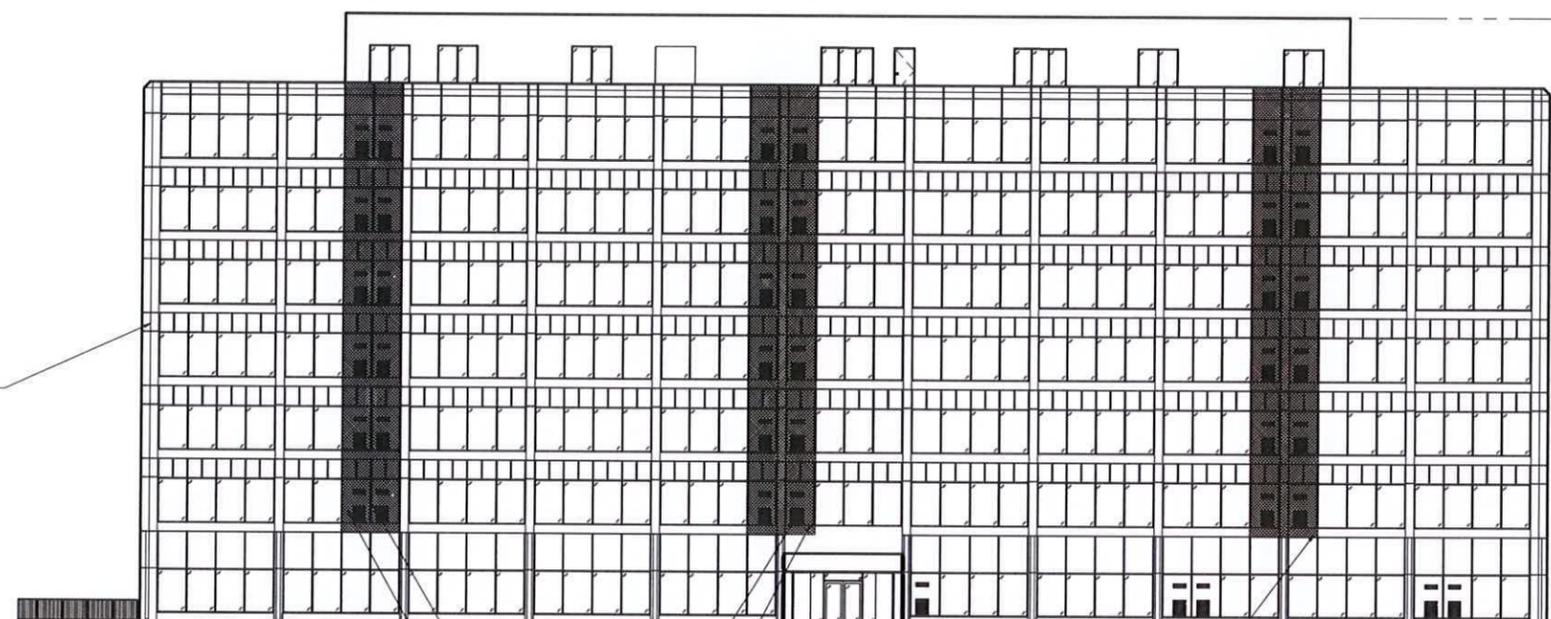


1 WEST ELEVATION  
SCALE: N.T.S.

EXISTING COARSE AGGREGATE  
CONCRETE - POWER WASHED

EXISTING CANOPY

DECORATIVE MESH PANEL PLACED  
IN-FRONT OF WINDOW PANELS



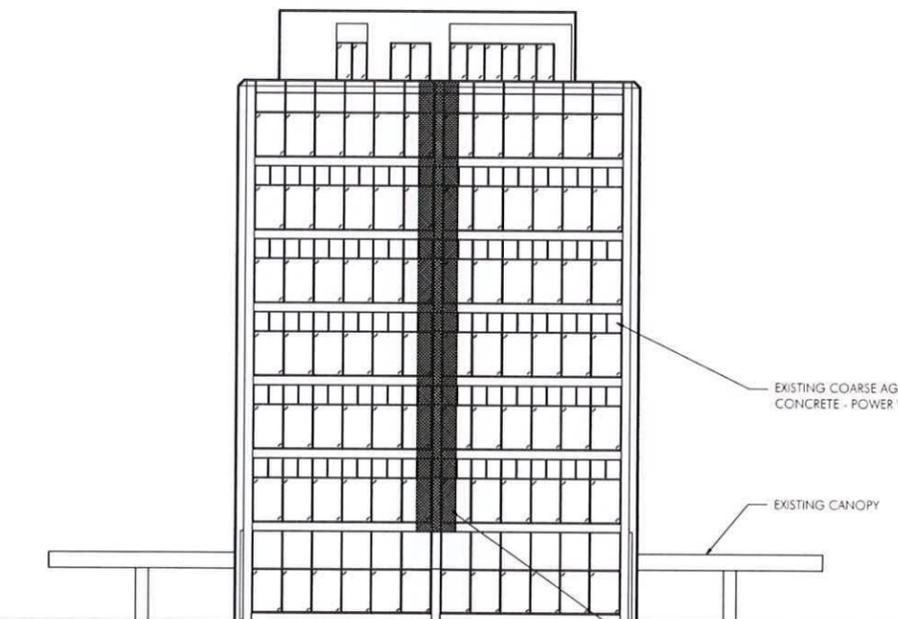
2 SOUTH ELEVATION  
SCALE: N.T.S.

NEW SPANDREL PANEL W/LOUVERS  
FOR HVAC & EXHAUST, TYP.

DECORATIVE MESH PANEL PLACED  
IN-FRONT OF WINDOW PANELS

DECORATIVE MESH PANEL PLACED  
IN-FRONT OF WINDOW PANELS

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

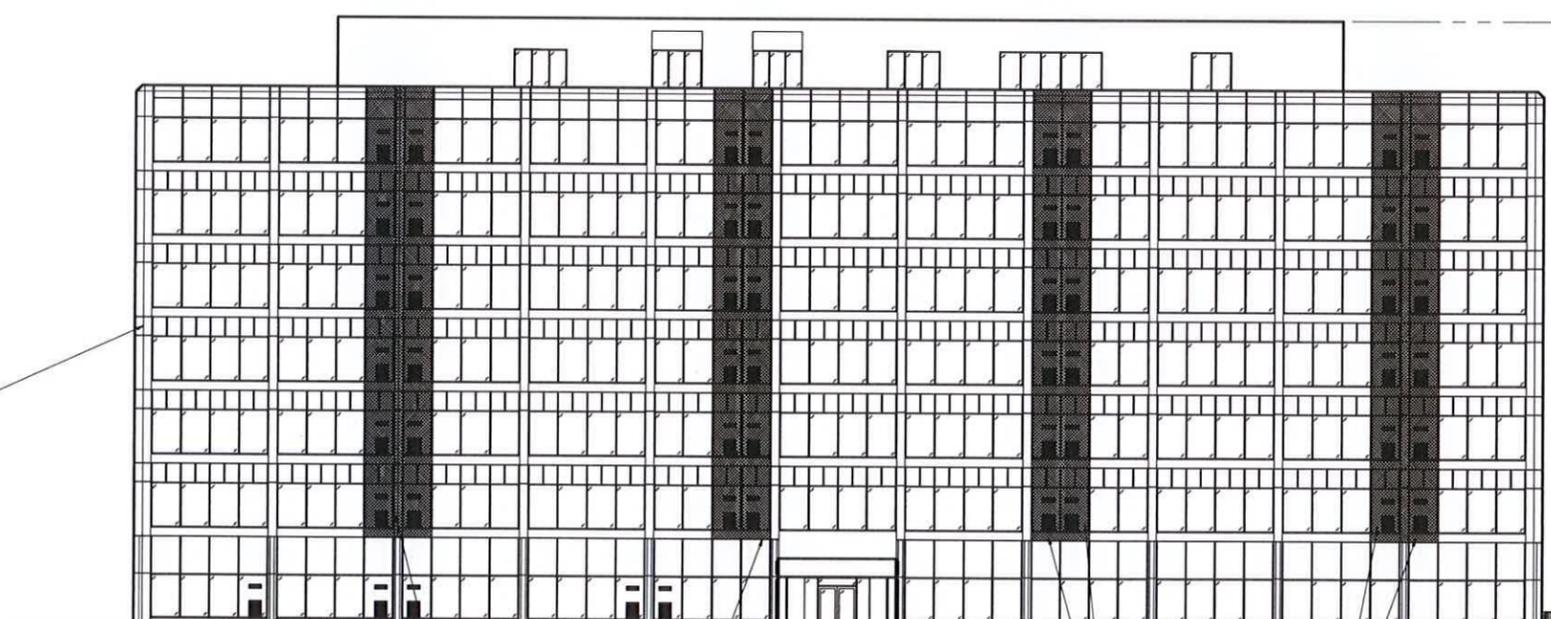


3 EAST ELEVATION  
SCALE: N.T.S.

EXISTING COARSE AGGREGATE  
CONCRETE - POWER WASHED

EXISTING CANOPY

DECORATIVE MESH PANEL PLACED  
IN-FRONT OF WINDOW PANELS



4 NORTH ELEVATION  
SCALE: N.T.S.

NEW SPANDREL PANEL W/LOUVERS  
FOR HVAC & EXHAUST, TYP.

DECORATIVE MESH PANEL PLACED  
IN-FRONT OF WINDOW PANELS

DECORATIVE MESH PANEL PLACED  
IN-FRONT OF WINDOW PANELS

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



## Exterior Rendering

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



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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 LUMEN PACKAGE 4000K CCT TYPE R4 DISTRIBUTION WITH HOUSE SIDE SHIELD	1	4725	0.95	51.3	
	A		24	WDGZ2 LED P1 40K 80CRI TFTM	WDGZ2 LED WITH P1 - PERFORMANCE PACKAGE, 4000K, 80CRI, TYPE FORWARD THROW MEDIUM OPTIC	1	1245	0.95	11.2	
	C		16	JSP 7N 10LM 40K 90CRI 120 FRPC WH	7" ROUND EDGE LIT (SLABFORM) SURFACE MOUNT, 4000K, 90CRI	1	1135	0.95	12.8	

STATISTICS						
DESCRIPTION	SYMBOL	AVERAGE	MAXIMUM	MINIMUM	MAXMIN	AVGMIN
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	45.0:1	23.0:1
NORTH CANOPY	+	14.5 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	NA	NA
SOUTH CANOPY	+	10.2 FC	11.5 FC	7.8 FC	1.5:1	1.3:1

