

THE FOUNDRY

AT ROCKY RIVER

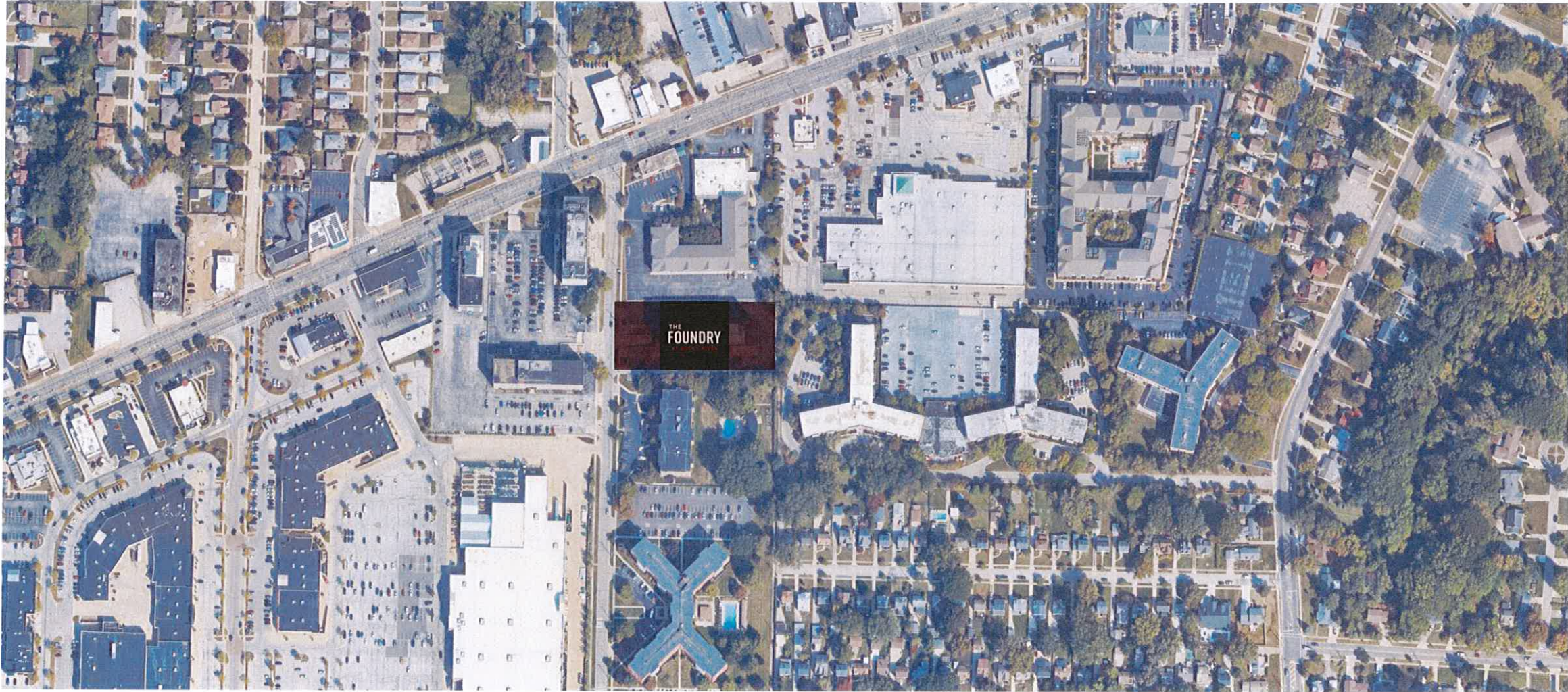
20325 Center Ridge Rd
Rocky River, OH

July 2025 - Final Planning Commission Submittal



JAGUAR PROPERTIES

HEART
DESIGN GROUP



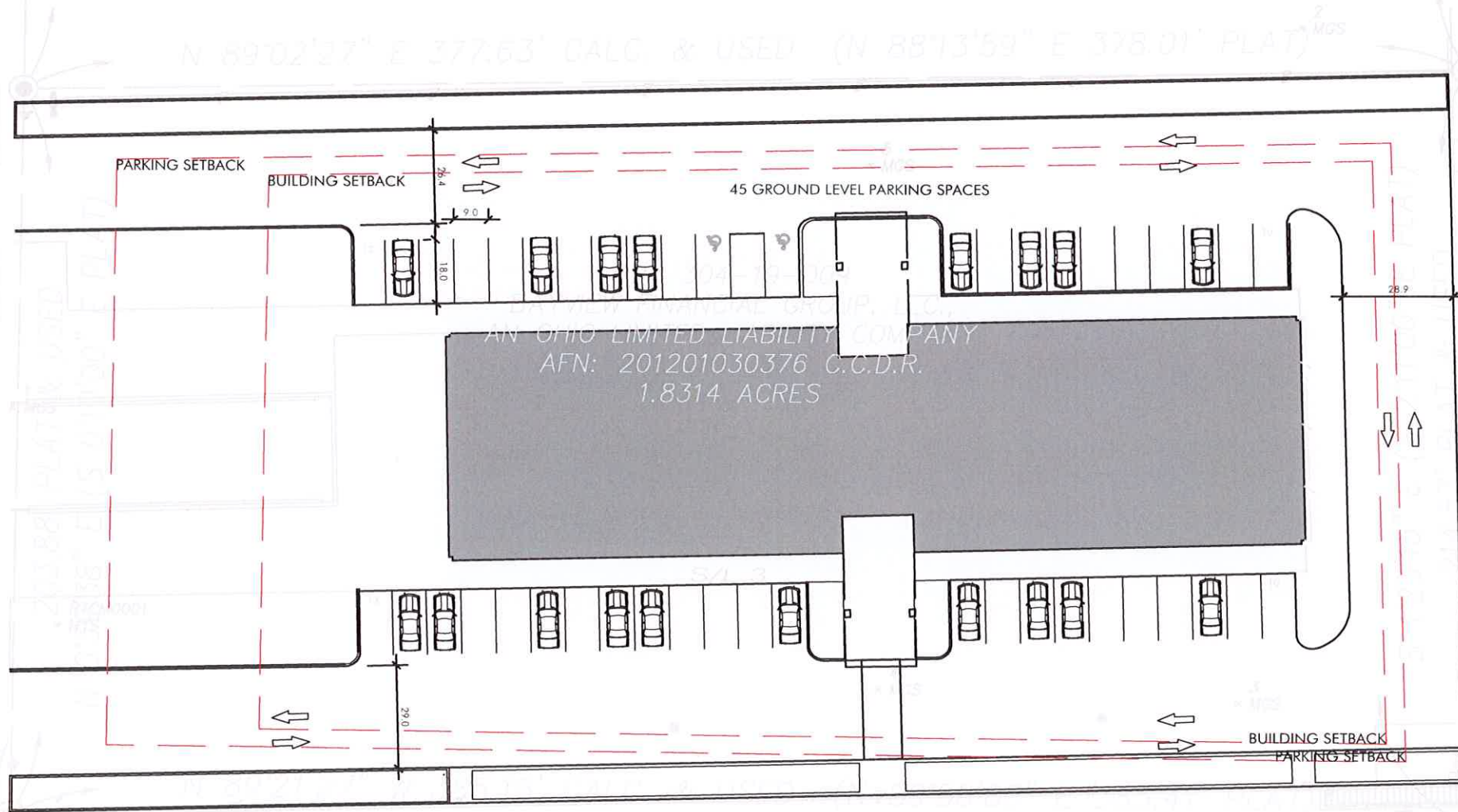
PROJECT DATA

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



Site Location

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

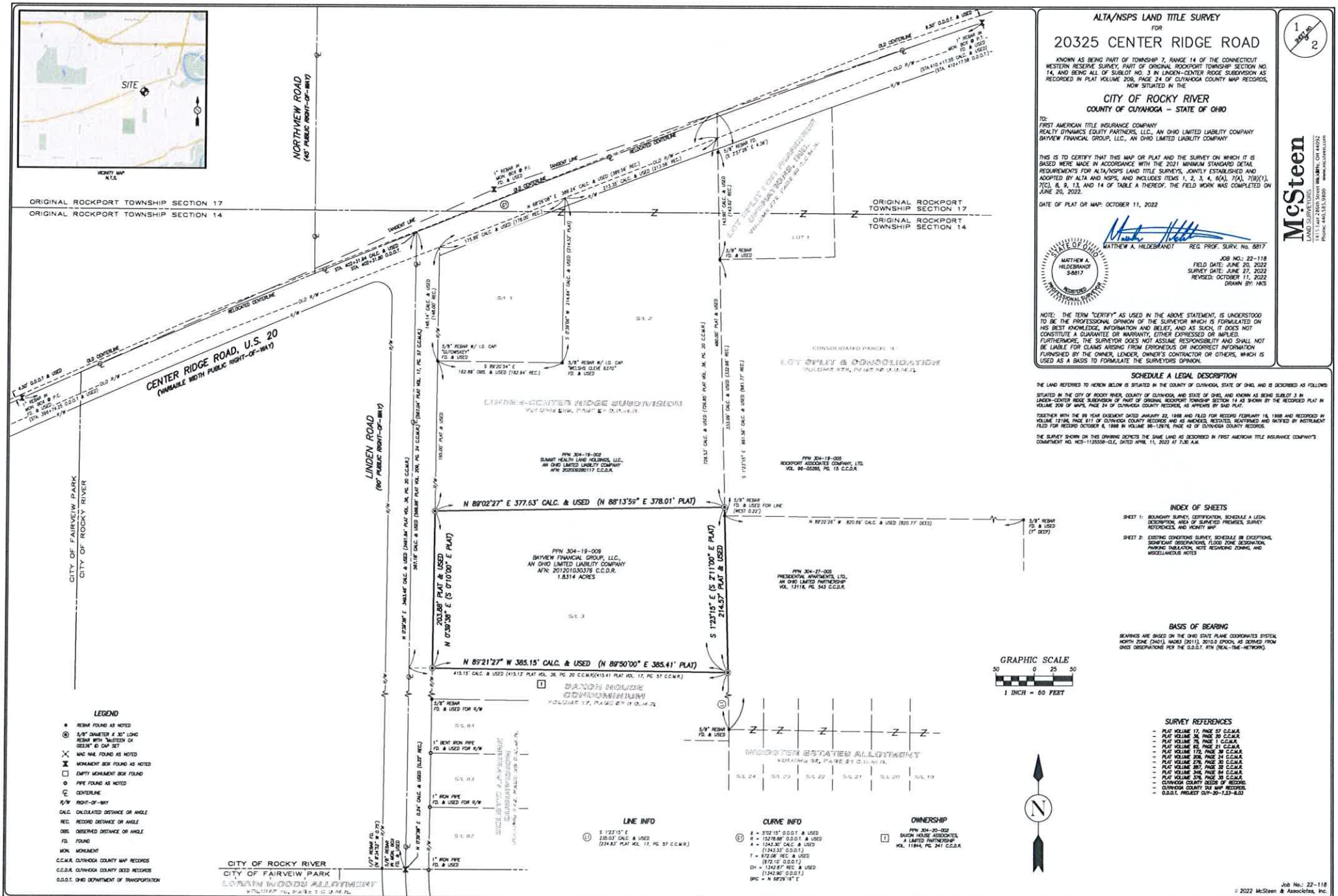


AN OHIO LIMITED LIABILITY COMPANY
 AFN: 201201030376 C.C.D.R.
 1.8314 ACRES



Site Plan

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



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 SUBLOT NO. 3 IN LINDEN-CENTER RIDGE SUBDIVISION AS
RECORDED IN PLAT VOLUME 208, 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, LLC, AN OHIO LIMITED LIABILITY COMPANY
BAYVIEW FINANCIAL GROUP, LLC, 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

STATE OF OHIO
MATTHEW A. HILDEBRANDT
PROFESSIONAL SURVEYOR
REG. PROF. SURV. NO. 8817
JULY 2011

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 INCOMPLETE 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 SUBLOT 3 IN
LINDEN-CENTER RIDGE SUBDIVISION OF PART OF ORIGINAL ROCKPORT TOWNSHIP SECTION 14 AS SHOWN BY THE RECORDED PLAT IN
VOLUME 208 OF MAPS, PAGE 24 OF CUYAHOGA COUNTY RECORDS, AS APPEARS BY SAID PLAT.
TOGETHER WITH THE 89 YEAR EASEMENT DATED JANUARY 22, 1938 AND FILED FOR RECORD FEBRUARY 16, 1938 AND RECORDED IN
VOLUME 1746, PAGE 611 OF CUYAHOGA COUNTY RECORDS, AND 88 HUNDRED, REDUCED, MEASURED AND PATENTED BY INSTRUMENT
FILED FOR RECORD OCTOBER 6, 1988 IN VOLUME 98-12976, PAGE 43 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. REC-1123358-CLC, DATED APRIL 11, 2022 AT 7:58 A.M.

INDEX OF SHEETS
SHEET 1: BOUNDARY SURVEY, DIFFERENTIAL, SCHEDULE A LEGAL
DESCRIPTION, AREA OF SURVEYED PREMISES, SURVEY
REFERENCES, AND PLAT MAP
SHEET 2: EXISTING CONDITIONS SURVEY, SCHEDULE B EXISTING
SIGNIFICANT OBSTRUCTIONS, FLOOD ZONE DESIGNATION,
FLOOD ELEVATION, NOTE RESERVING ZONING, AND
MODIFICATIONS NOTES

BASIS OF BEARING
BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATES SYSTEM,
NORTH ZONE (OHIO), NAD83 (2011), 2011S DPOD, AS BORROWED FROM
ONSET OBSERVATIONS FOR THE O.D.S.T. 8TH (NAD-83) NETWORK.

SURVEY REFERENCES
- PLAT VOLUME 17, PAGE 57 C.C.R.A.
- PLAT VOLUME 30, PAGE 30 C.C.R.A.
- PLAT VOLUME 76, PAGE 1 C.C.R.A.
- PLAT VOLUME 172, PAGE 21 C.C.R.A.
- PLAT VOLUME 172, PAGE 30 C.C.R.A.
- PLAT VOLUME 208, PAGE 24 C.C.R.A.
- PLAT VOLUME 208, PAGE 30 C.C.R.A.
- PLAT VOLUME 208, PAGE 30 C.C.R.A.
- PLAT VOLUME 208, PAGE 30 C.C.R.A.
- PLAT VOLUME 208, PAGE 30 C.C.R.A.
- CUYAHOGA COUNTY DEED OF RECORD
- CUYAHOGA COUNTY MAP RECORDS
- O.D.S.T. PROJECT 09Y-20-1-23-8-03

LEGEND
* REBAR FOUND AS NOTED
⊙ 5/8" DIAMETER x 30" LONG
REBAR WITH "WESTERN CA
DESK" D CAP SET
X W/O NAIL FOUND AS NOTED
X MONUMENT BORN FOUND AS NOTED
□ EMPTY MONUMENT BORN FOUND
○ PIPE FOUND AS NOTED
⊕ CENTERLINE
R/W RIGHT-OF-WAY
CALC. CALCULATED DISTANCE OR ANGLE
OBS. OBSERVED DISTANCE OR ANGLE
FD. FOUND
MON. MONUMENT
C.C.R.A. CUYAHOGA COUNTY MAP RECORDS
C.C.R.A. CUYAHOGA COUNTY DEED RECORDS
O.D.S.T. OHIO DEPARTMENT OF TRANSPORTATION

LINE INFO
① S 12°15' E
137.08' CALC & USED
(234.83' PLAT VOL. 17, PG. 57 C.C.R.A.)

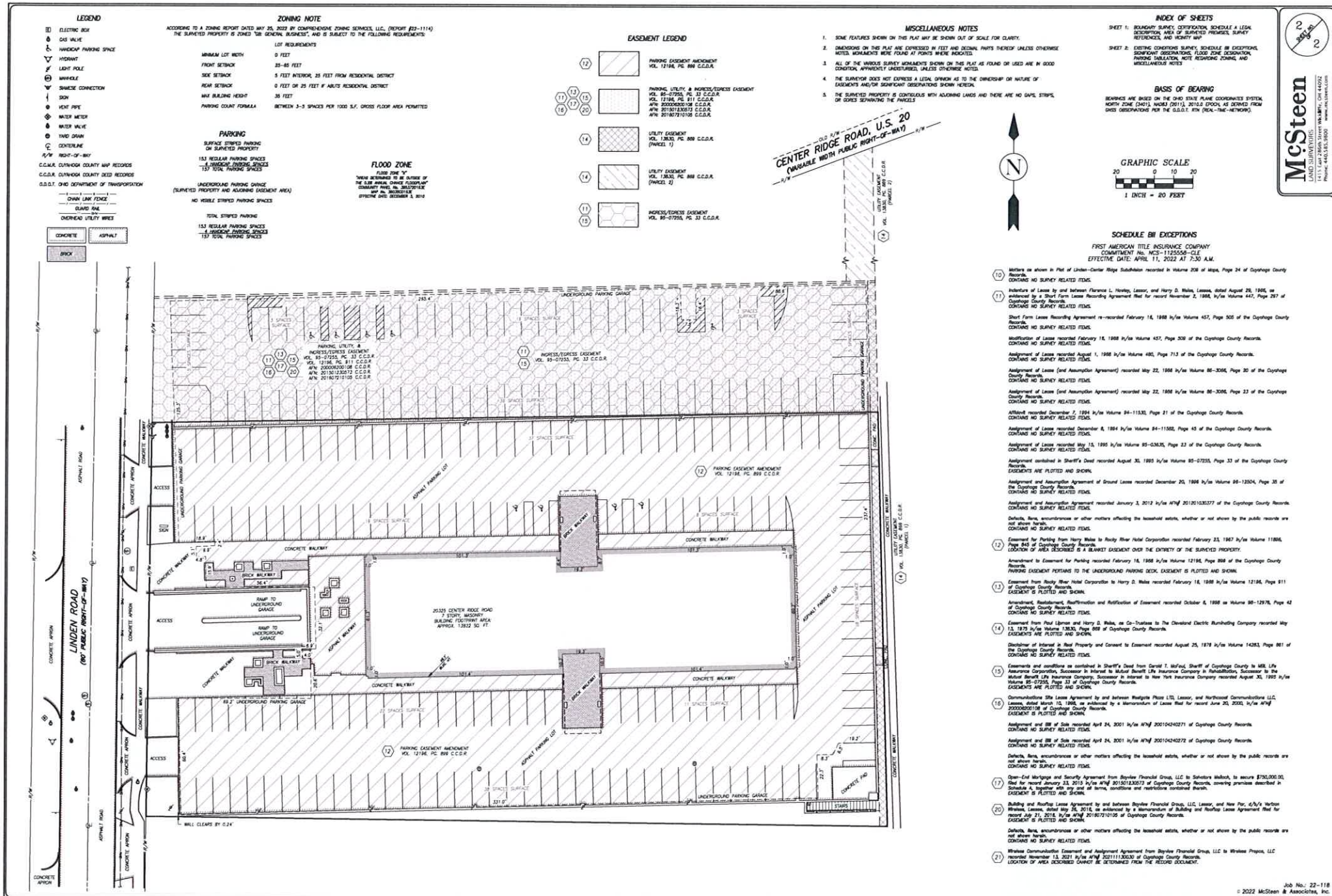
CURVE INFO
② A = 370.15' 0.001' & USED
R = 137.08' 0.001' & USED
A = 124.30' CALC & USED
(124.30' 0.001')
T = 872.08' REC & USED
(872.10' 0.001')
CH = 124.30' REC & USED
(124.30' 0.001')
BPC = N 89°21' E

OWNERSHIP
③ PPN 304-20-002
SHAW HOUSE ASSOCIATES,
A LIMITED PARTNERSHIP
VOL. 1784, PG. 24 C.C.R.A.

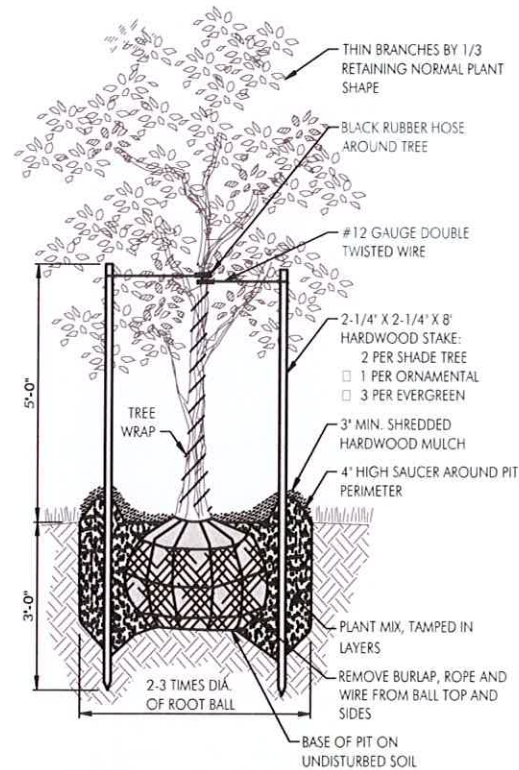
GRAPHIC SCALE
1 INCH = 60 FEET

North Arrow

Job No: 22-118
© 2022 McSteen & Associates, Inc.



© 2022 McSteen & Associates, Inc. Job No.: 22-118

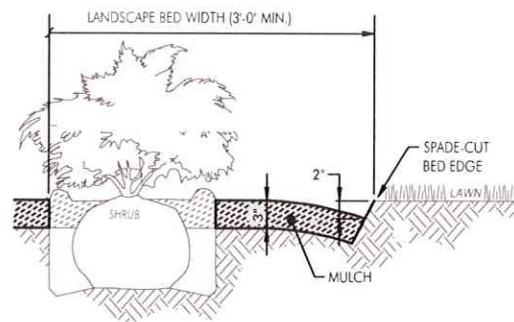


NOTES:

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

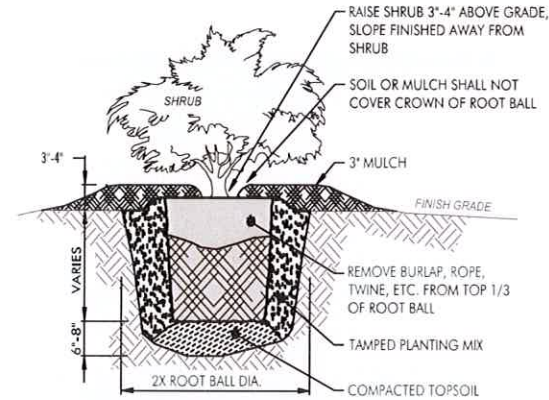


NOTES:

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.

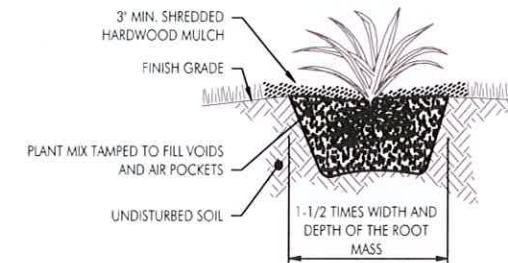
MULCH BED DETAIL

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
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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



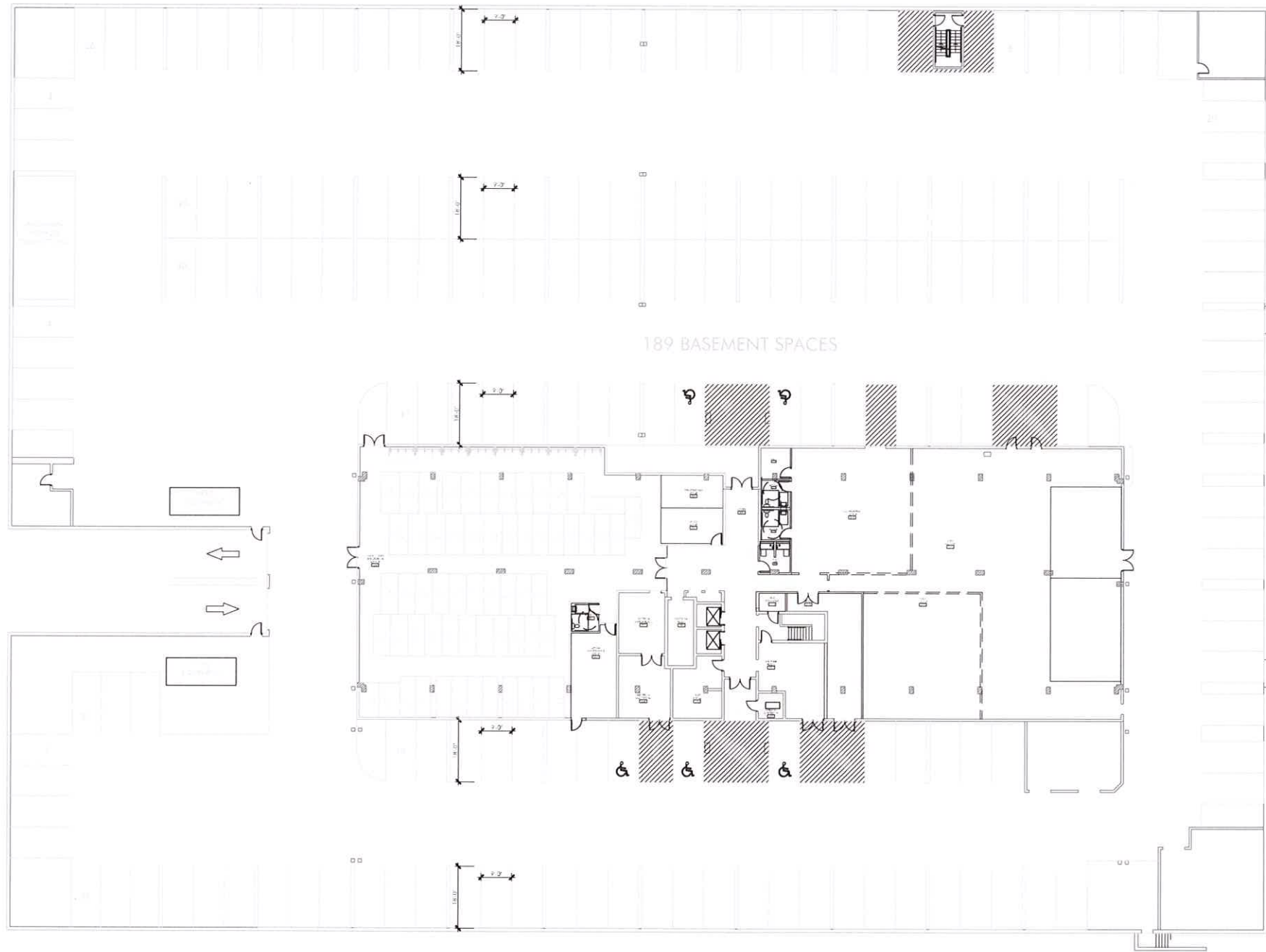
Royal Purple Lily Turf



Variegated Lemon Thyme

Exterior Furnishings & Landscaping Image References

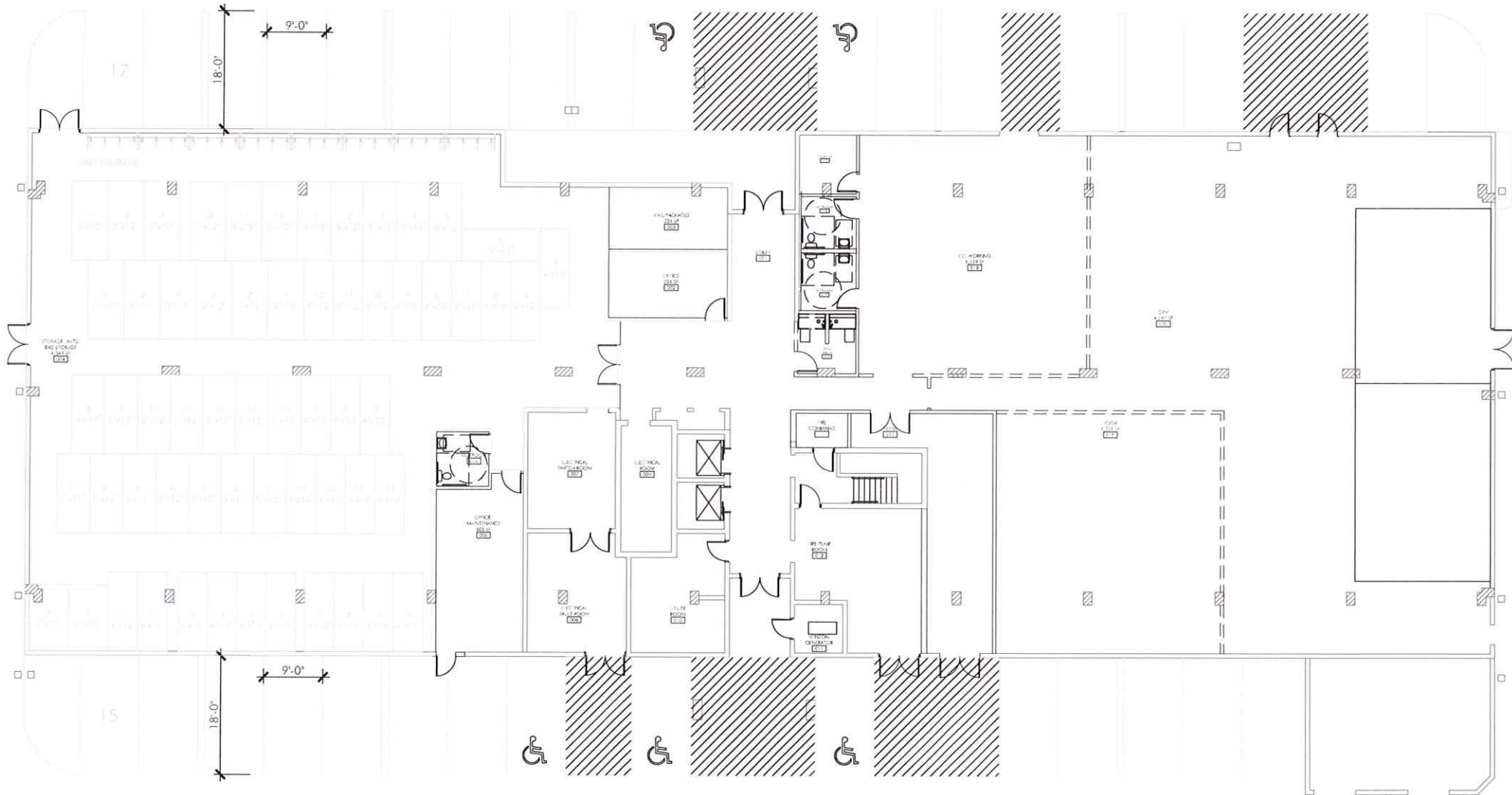
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20325 Center Ridge Rd., Rocky River, OH



Lower Level-Garage Floor Plan

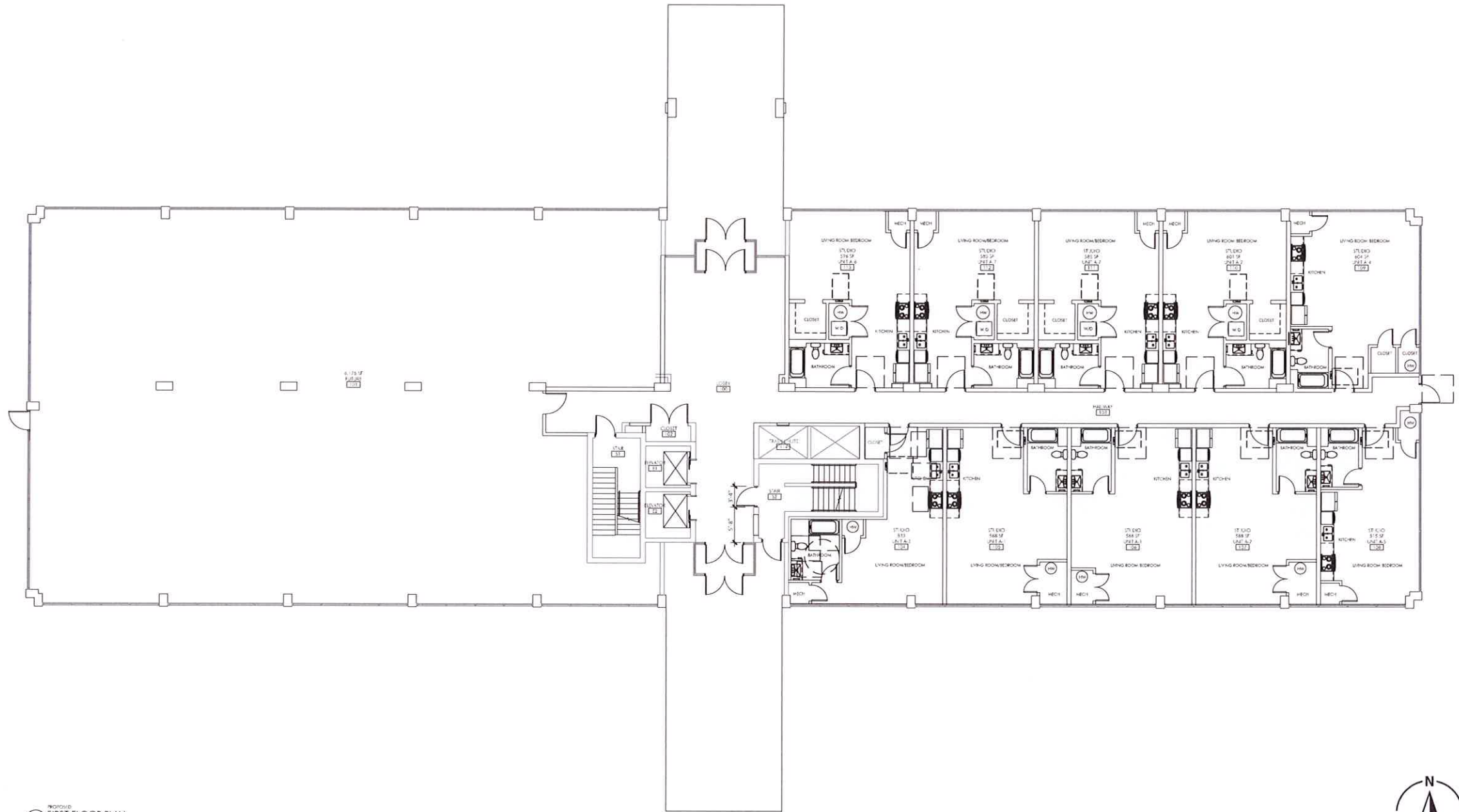
Westgate Plaza Apartments
20325 Center Ridge Rd., Rocky River, OH

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

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20325 Center Ridge Rd., Rocky River, OH

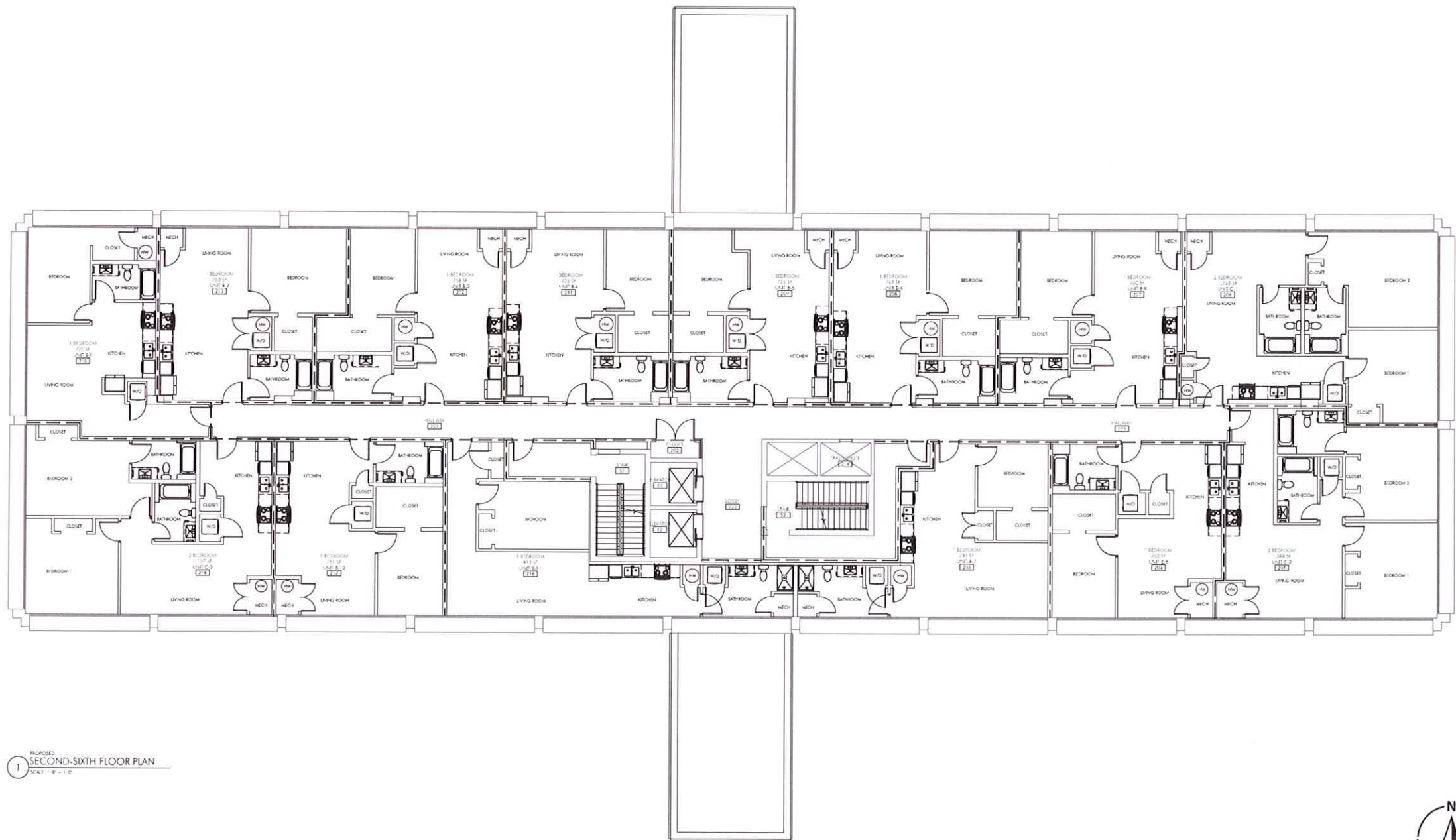
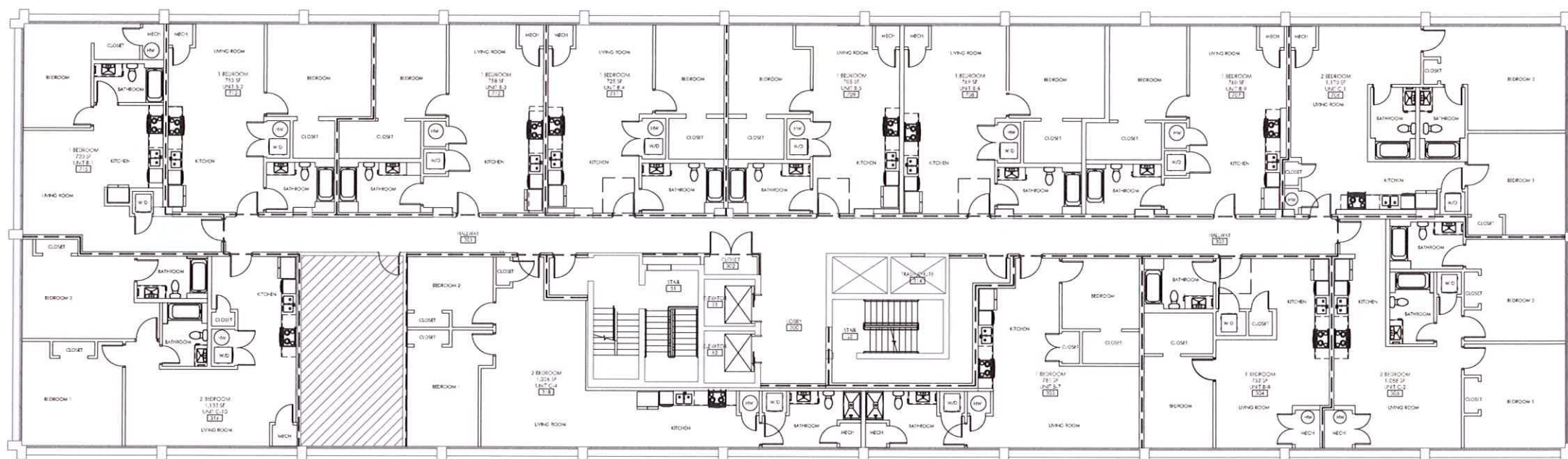


FIGURE 1
SECOND-SIXTH FLOOR PLAN
SCALE: 1/8" = 1'-0"



2nd-6th Floor Plan

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

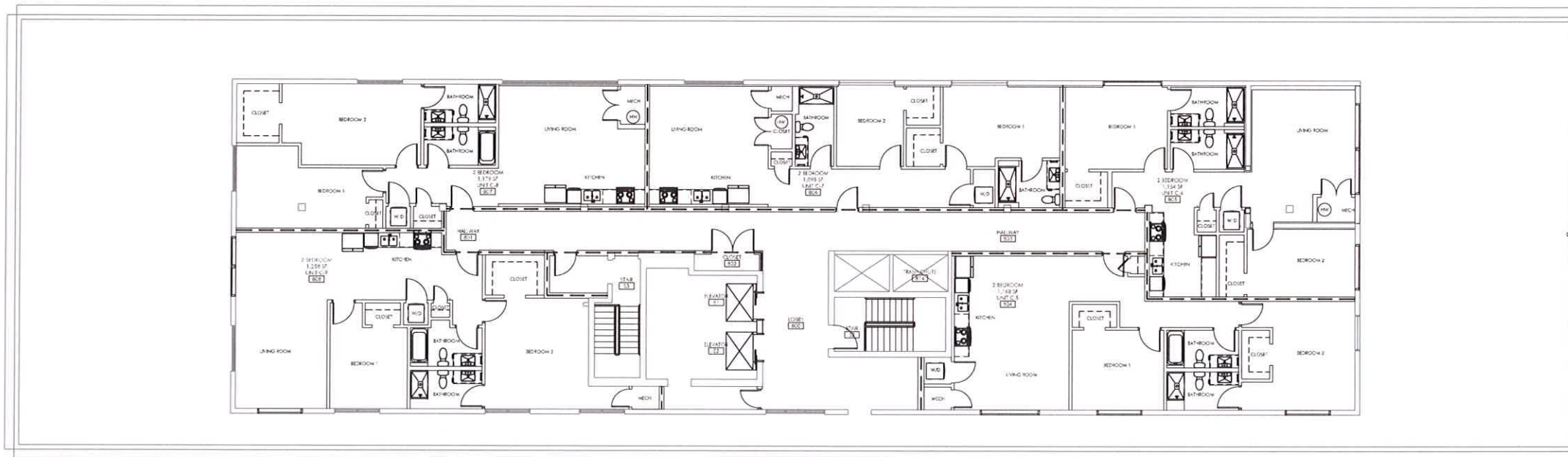


PROPOSED
SEVENTH FLOOR PLAN
SCALE: 1/8" = 1'-0"



7th Floor Plan

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

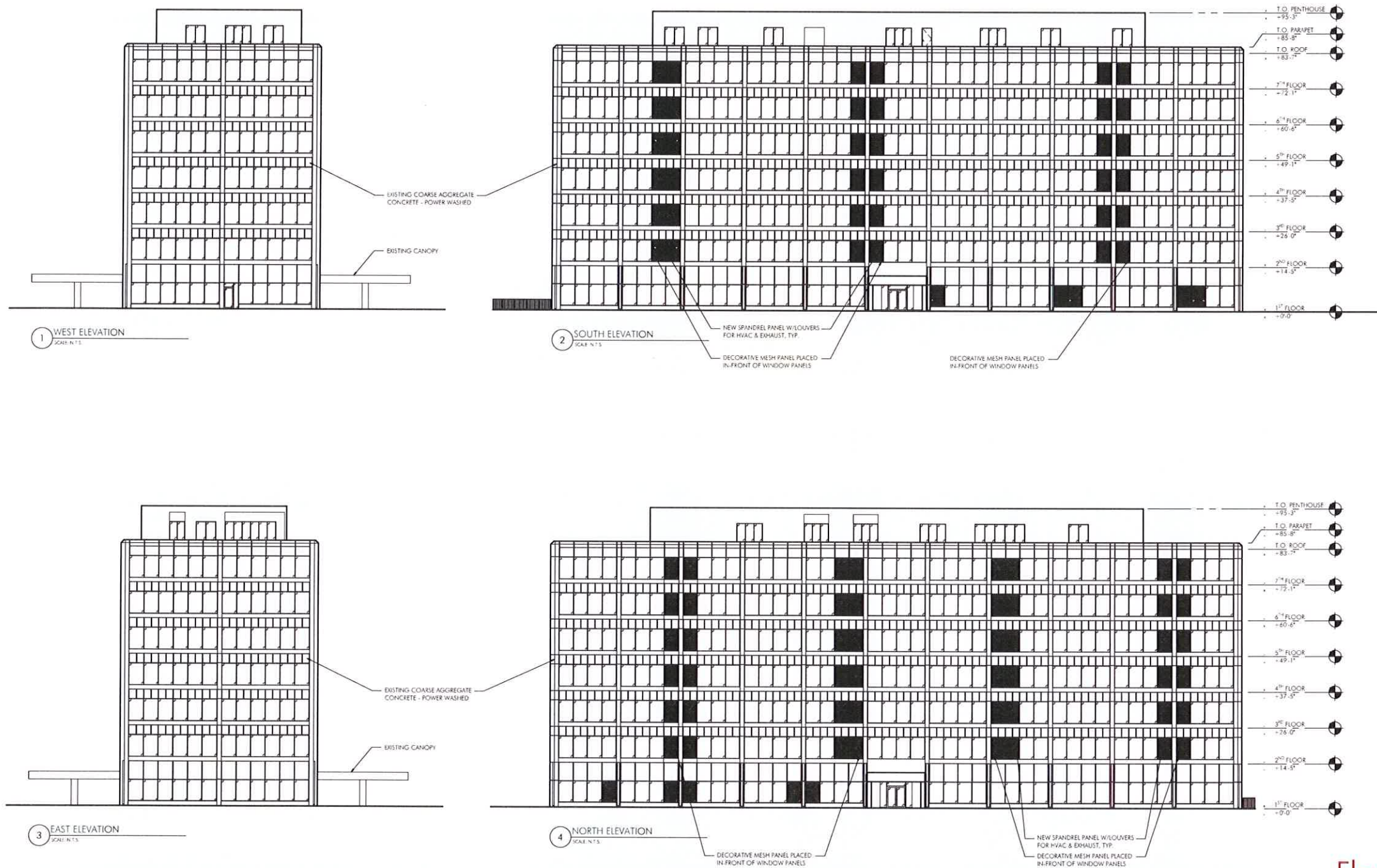


1 PROPOSED
PENTHOUSE PLAN
SCALE: 1/8" = 1'-0"



Penthouse Plan

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



Elevations

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





South Elevation

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





North Elevation

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



Exterior Rendering

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



Exterior Rendering

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Exterior Rendering

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FIXTURE SCHEDULE									
SYMBOL	LABEL	IMAGE	QUANTITY	CATALOG NUMBER	DESCRIPTION	NUMBER LAMPS	LUMENS PER LAMP	LLF	WATTAGE
	B		12	REX LED 71 40K 84 H5	REX LED AREA LUMINAIRE SIZE 1 FT LUMEN PACKAGE 400K CCT TYPE RA DISTRIBUTION WITH HOUSE SIDE SHIELD	1	4725	0.95	51.3
	A		24	MOSES LED P1 40K 80CR 17TM	MOSES LED WITH P1 PERFORMANCE PACKAGE 400K 80CR TYPE FORWARD THROW MEDIUM OPTIC	1	1245	0.95	11.2
	C		16	JSP 7IN TOLM 40K 80CR 16 PFC 60H	7" ROUND EDGE/LIT SLANFORM SURFACE MOUNT 400K 80CR	1	1130	0.95	12.8

STATISTICS					
DESCRIPTION	SYMBOL	AVERAGE	MAXIMUM	MINIMUM	AVG/MIN
BUILDING SIDEWALK	+	14 Fc	32 Fc	0 Fc	32.0%
GARAGE ENTRY	+	23 Fc	63 Fc	0 Fc	63.0%
NORTH CANOPY	+	14 Fc	16 Fc	0 Fc	16.0%
PARKING LOT	+	15 Fc	16 Fc	0 Fc	16.0%
PROPERTY LINE	+	23 Fc	23 Fc	0 Fc	NA
SOUTH CANOPY	+	16 Fc	16 Fc	0 Fc	16.0%

