

# WEST 19TH STREET HOUSES

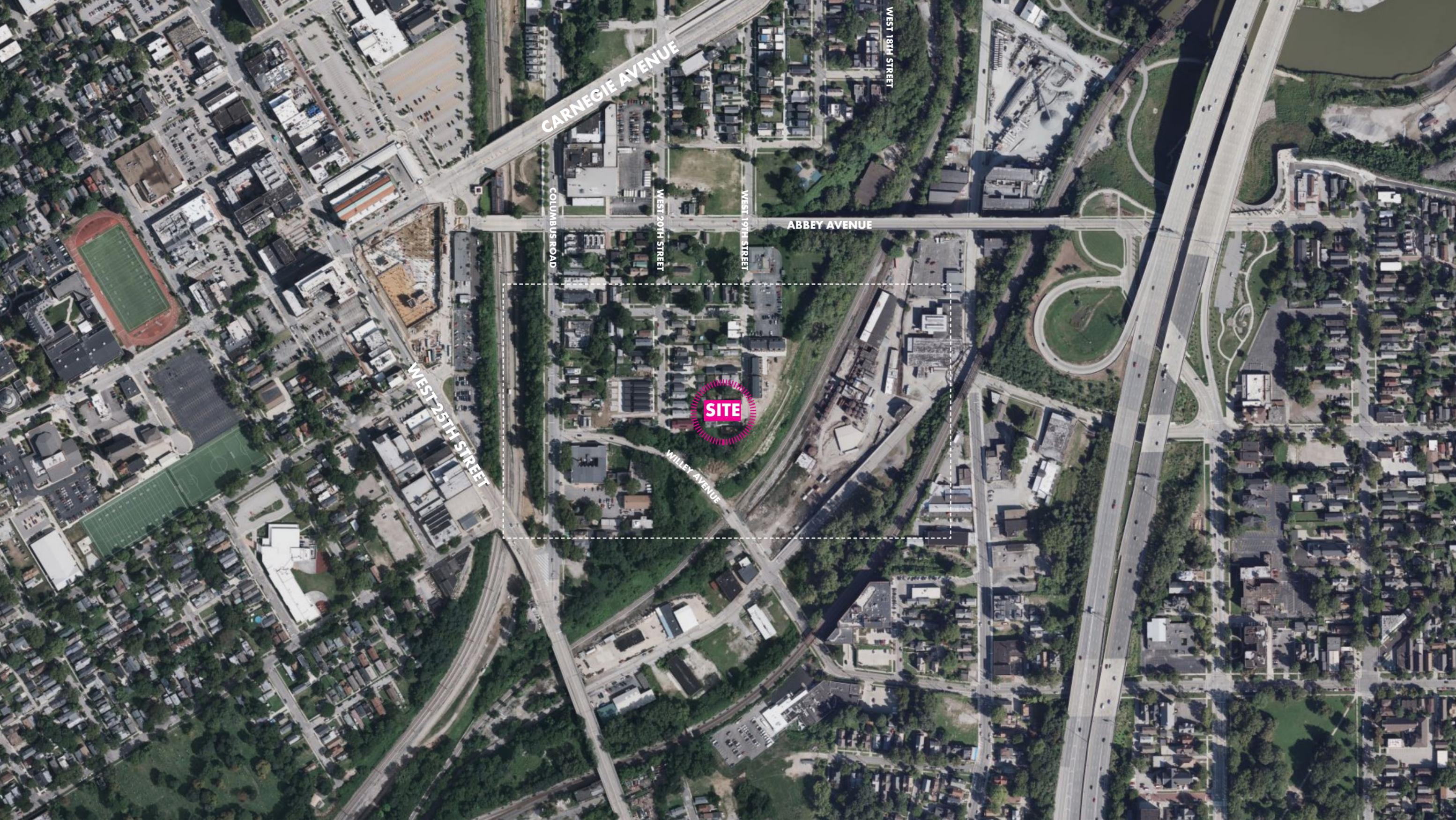
2304, 2314 W. 19TH ST. | Cleveland, Ohio

March 27, 2023





Exterior Rendering  
2314 Left | 2304 Right



CARNEGIE AVENUE

WEST 18TH STREET

ABBEY AVENUE

COLUMBUS ROAD

WEST 20TH STREET

WEST 19TH STREET

SITE

WEST 25TH STREET

WILLEY AVENUE



FREEMAN AVENUE

WEST 20TH STREET

WEST 19TH STREET

2304 WEST 19TH ST  
2314 WEST 19TH ST

COLUMBUS ROAD

WILLEY STREET

TRAIN AVENUE

KEVIN BUSTA  
INDUSTRIAL  
FURNISHING

WERNER G  
SMITH INC.

MESTA METAL  
COATINGS

Context Map  
Scale: NTS



Current Site Conditions

EXISTING HOUSE

2247 W 20 ST, CLEVELAND, OH, 44113

EXISTING HOUSE

2292 W 19 ST, CLEVELAND, OH, 44113

2287 W 19 ST,  
CLEVELAND,  
OH, 44113

EXISTING HOUSE  
2255 W 20  
ST,  
CLEVELAND,  
OH, 44113

EXISTING HOUSE  
2298 W 19 ST, CLEVELAND, OH, 44113

EXISTING HOUSE  
2298 W 19 ST, CLEVELAND, OH, 44113

105.50'

EXISTING HOUSE  
2261 W 20 ST,  
CLEVELAND,  
OH, 44113

00403068  
2304 W 19 ST, CLEVELAND, OH, 44113  
CLEVELAND CITY OF LB/98

33.00'

2291 W 19 ST,  
CLEVELAND,  
OH, 44119

33.00'

W 19TH STREET

EXISTING HOUSE  
2267 W 20 ST, CLEVELAND,  
OH, 44113

00403067  
2314 W 19 ST, CLEVELAND, OH, 44113  
DI RENTALS LLC

33.00'

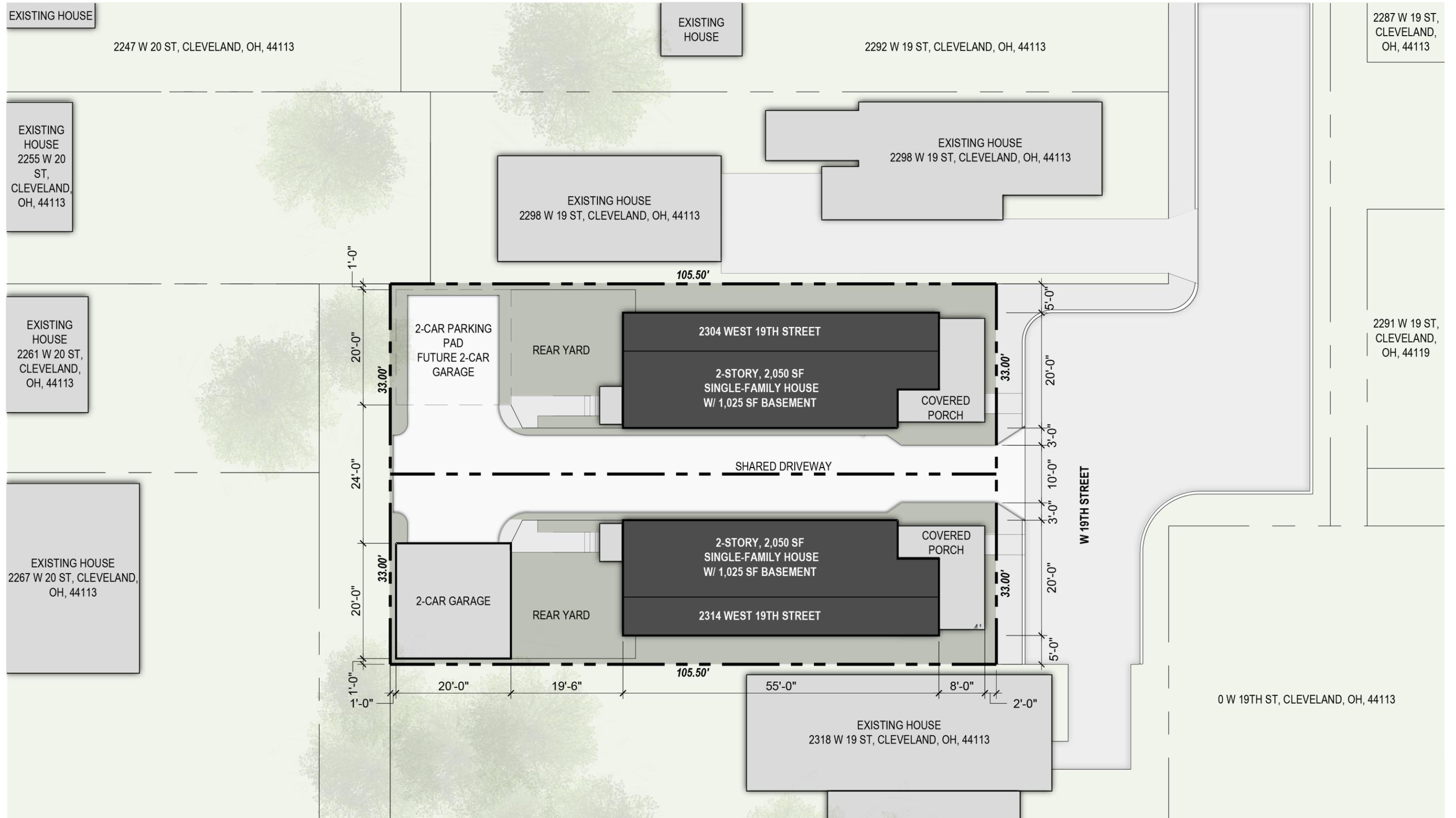
33.00'

105.50'

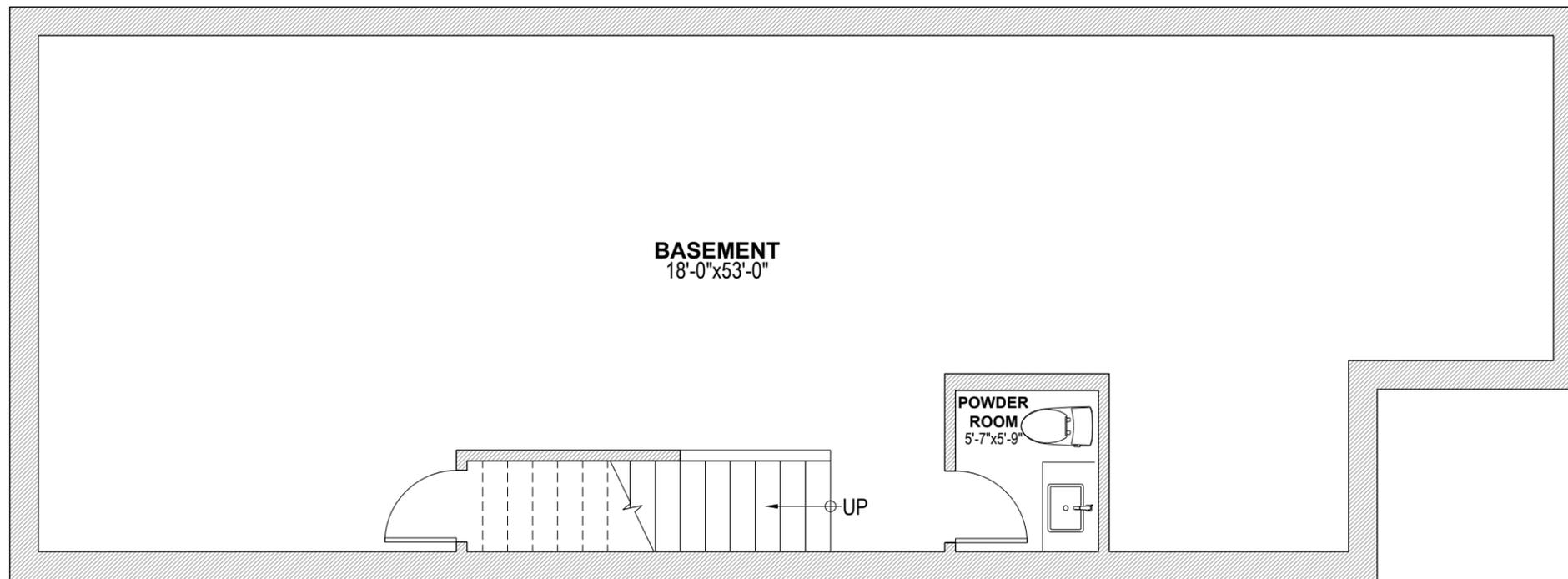
0 W 19TH ST, CLEVELAND, OH, 44113

### Existing Site Plan

Scale: 1/16"=1'-0" Ⓢ



**Proposed Site Plan**  
 Scale: 1/16"=1'-0" ⌚

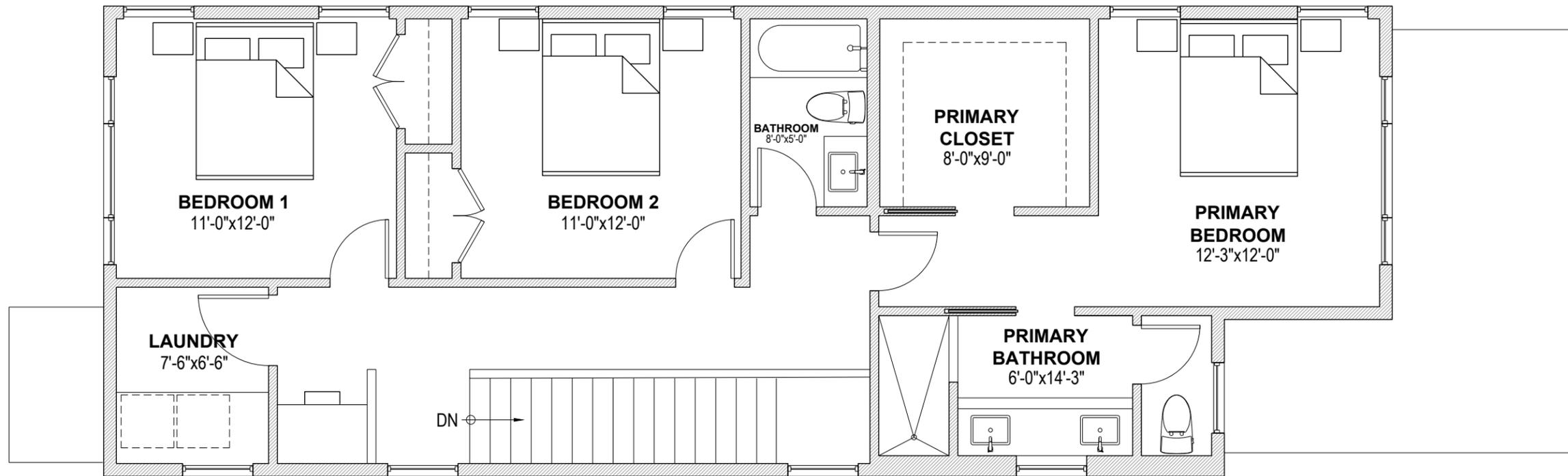


Basement Floor Plan

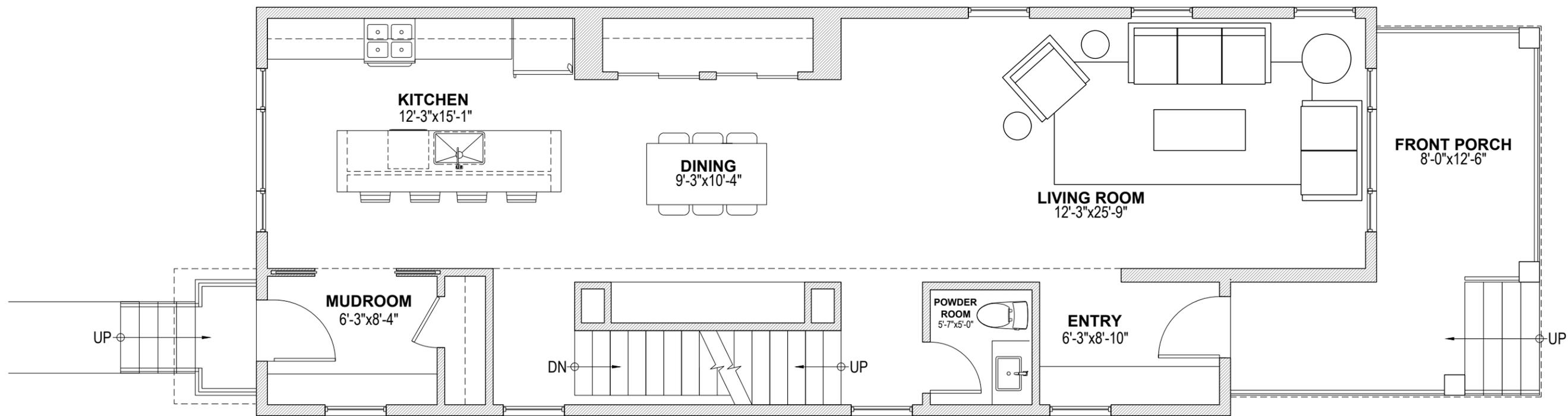
**Floor Plans\***

Scale: 3/16"=1'-0" ⌚

\* 2304 & 2314 WEST 19TH ST TO BE IDENTICAL IN CONSTRUCTION WITH 2314 BEING A MIRRORED VERSION OF 2304. 2304 SHOWN.



Second Floor Plan

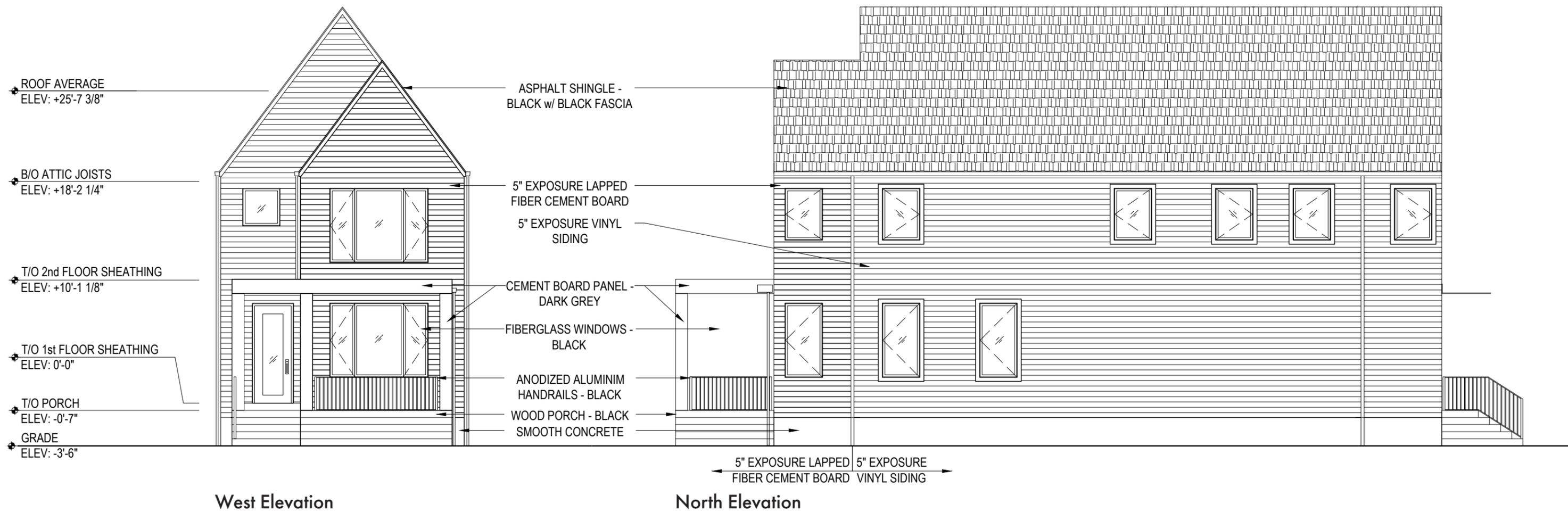


First Floor Plan

Floor Plans\*

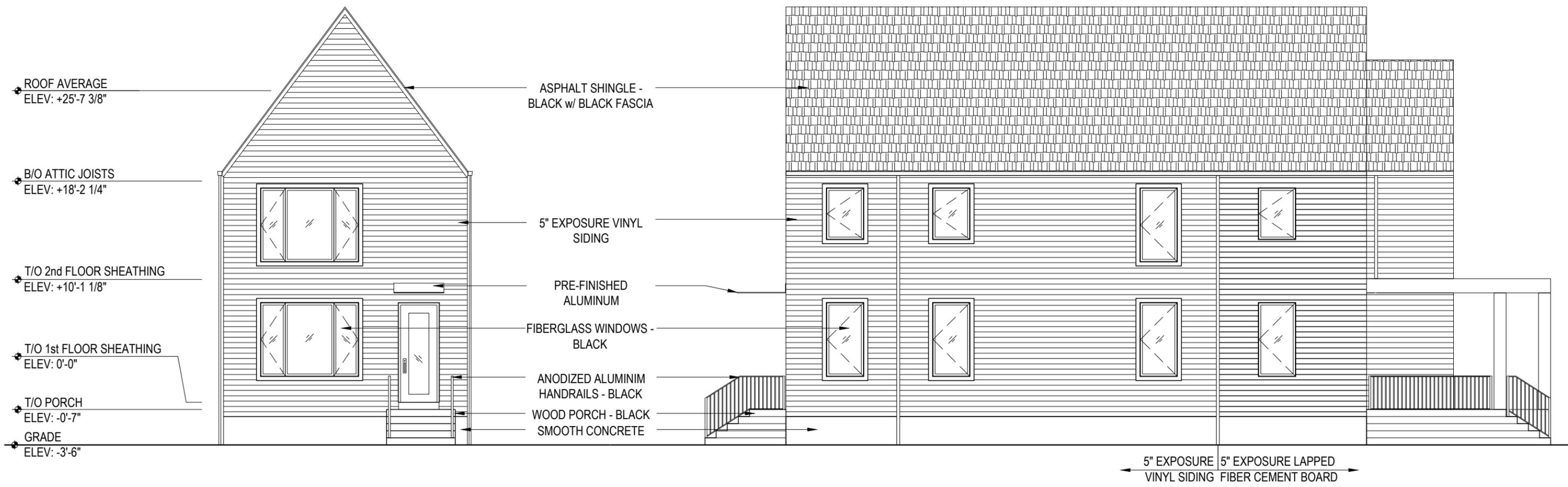
Scale: 3/16"=1'-0" ⌚

\* 2304 & 2314 WEST 19TH ST TO BE IDENTICAL IN CONSTRUCTION WITH 2314 BEING A MIRRORED VERSION OF 2304. 2304 SHOWN.



**Exterior Elevations\***  
 Scale: 1/8"=1'-0

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East Elevation

South Elevation

**Exterior Elevations\***  
 Scale: 1/8"=1'-0

\* 2304 & 2314 WEST 19TH ST TO BE IDENTICAL IN CONSTRUCTION WITH 2314 BEING A MIRRORED VERSION OF 2304. 2304 SHOWN.



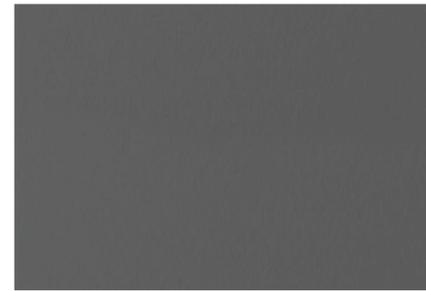
5" Exposure Lapped Cement Board - White (Vinyl and Cement Board to Match) - 2304 West 19th St.



5" Exposure Lapped Cement Board - Grey (Vinyl and Cement Board to Match) - 2314 West 19th St.



Smooth Concrete



Cement Board Panel - Dark Grey



Anodized Aluminum Handrails - Black



Wood Porch - Black



Fiberglass Window - Black



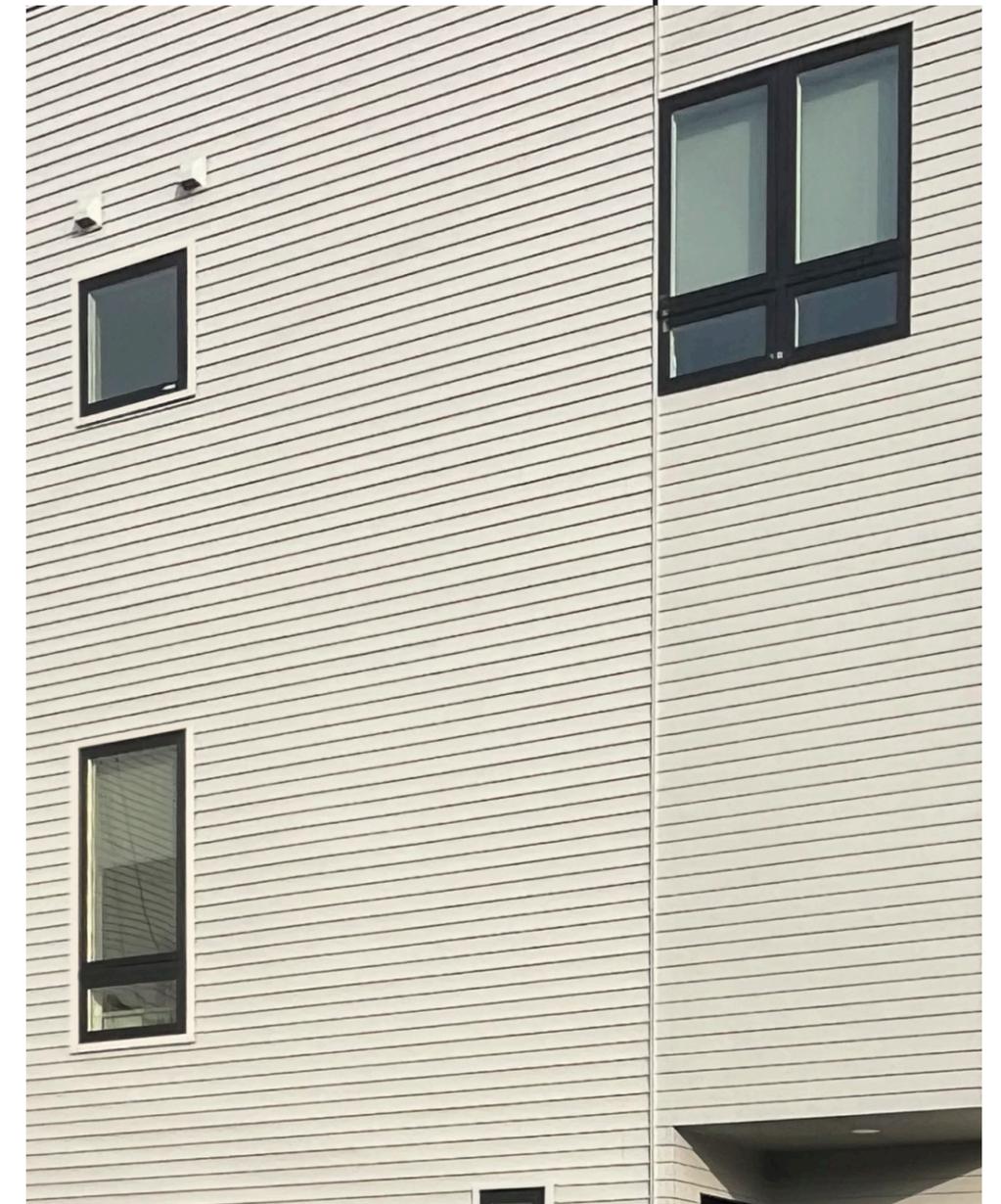
Prefinished Aluminum



Asphalt Shingle - Black

Vinyl Siding on Left of Trim Breakline with Windows Wrapped in Trim. Typical for Rear of Home Exposure = 5"

Hardie Siding with minimal to no trim around window. Typical for Front of Home Exposure = 5"



Precedent Image Cement Board to Vinyl Transition