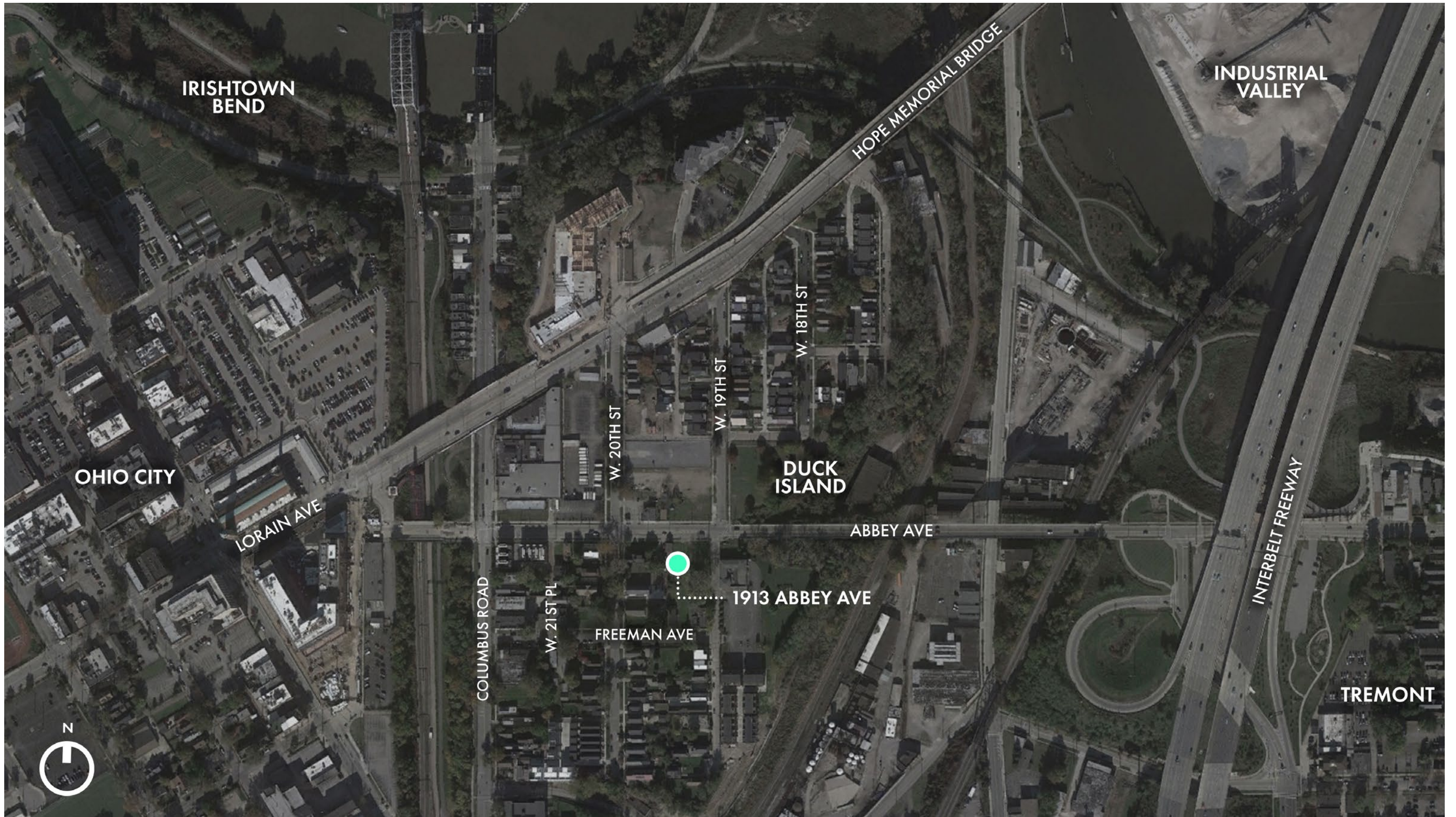



ABBEY RESIDENCES

1911 - 1913 - 1915 - 1917 ABBEY AVENUE | Cleveland, Ohio
October 4, 2024





Site Location Map

n.t.s. 



CARNEGIE AVE

RTA
STATION

RED LINE GREENWAY

COLUMBUS ROAD

W. 21ST PLACE

ABBEY AVE

W. 20 TH STREET

SMITH COURT

THE ABBEY
TOWNHOMES &
FLATS

ABBEY
PARK

WEST 19TH PLACE

SITE

W. 19TH STREET

GATEWAY
ANIMAL
CLINIC

Site Context Aerial

n.t.s.



Context Photos

View of site looking south on Abbey Ave



Context Photos

View of site and neighboring house



Context Photos

View of site looking east down Abbey Ave



Context Photos

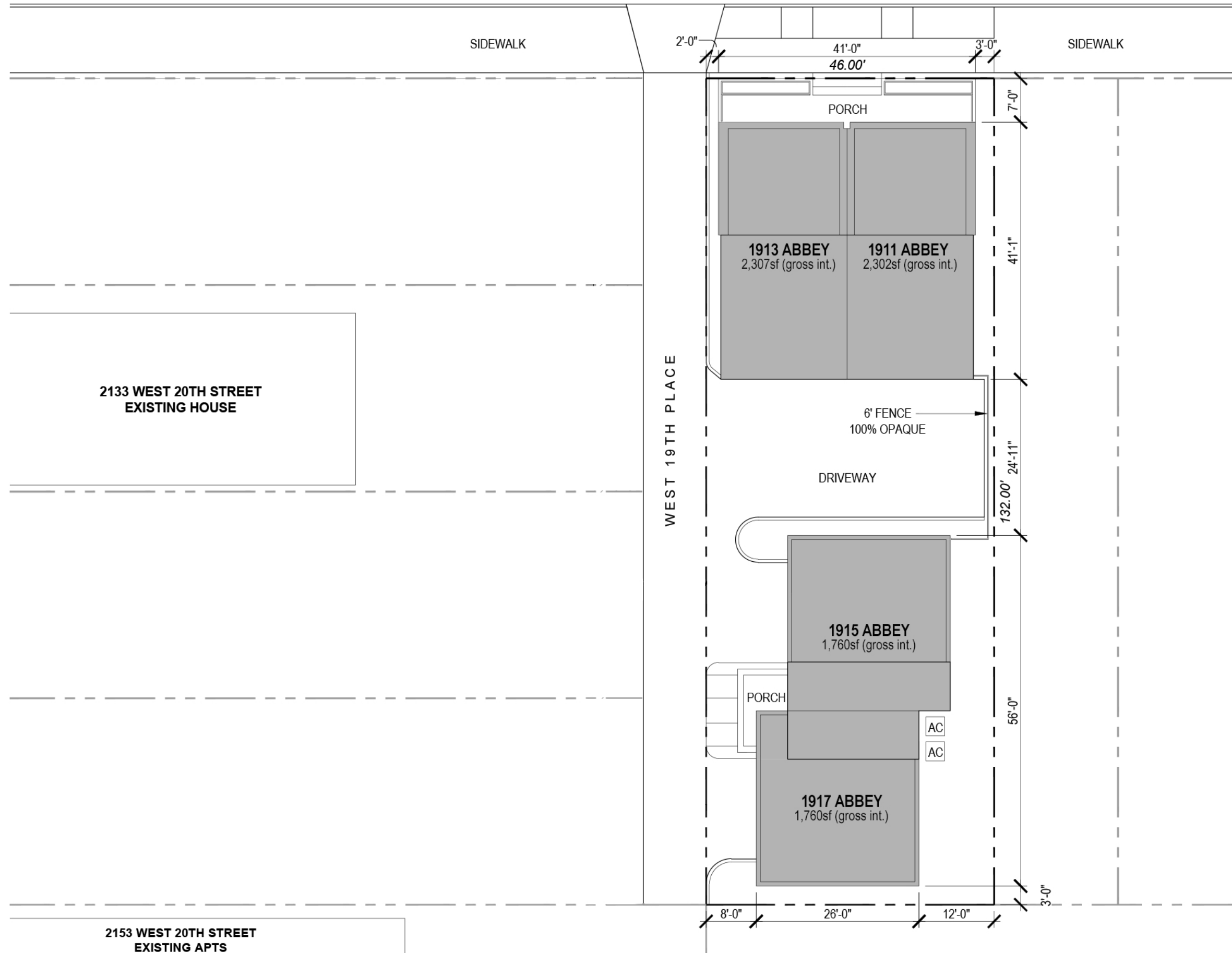
View of site looking west down Abbey Ave



Context Photos

View of Abbey Park from W. 19th Street

ABBAY AVENUE



2133 WEST 20TH STREET
EXISTING HOUSE

2153 WEST 20TH STREET
EXISTING APTS



View 1

View of north facade facing Abbey Ave



View 2

View of south & west facades from W 19th Place

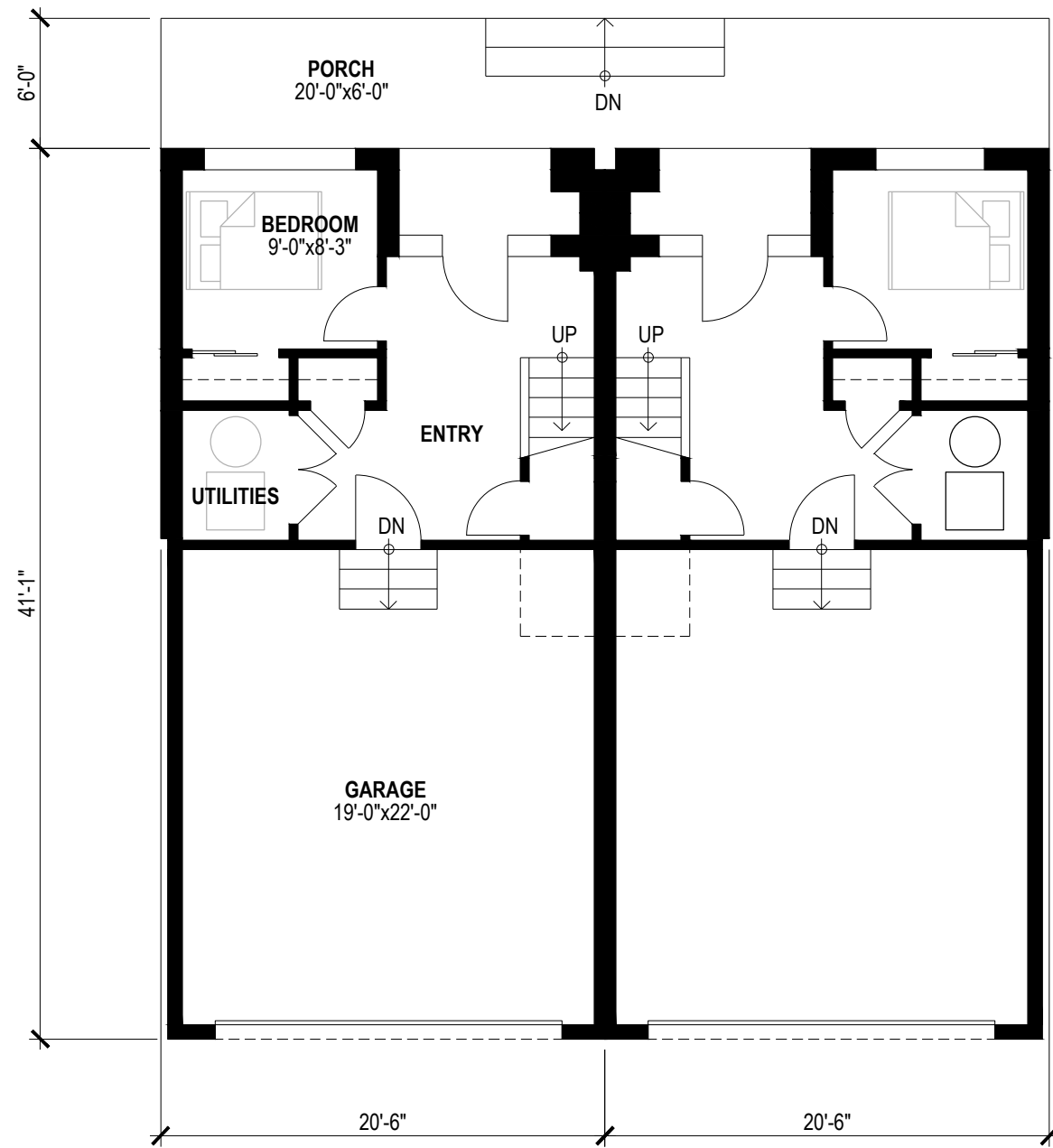


View 3
View of east facades

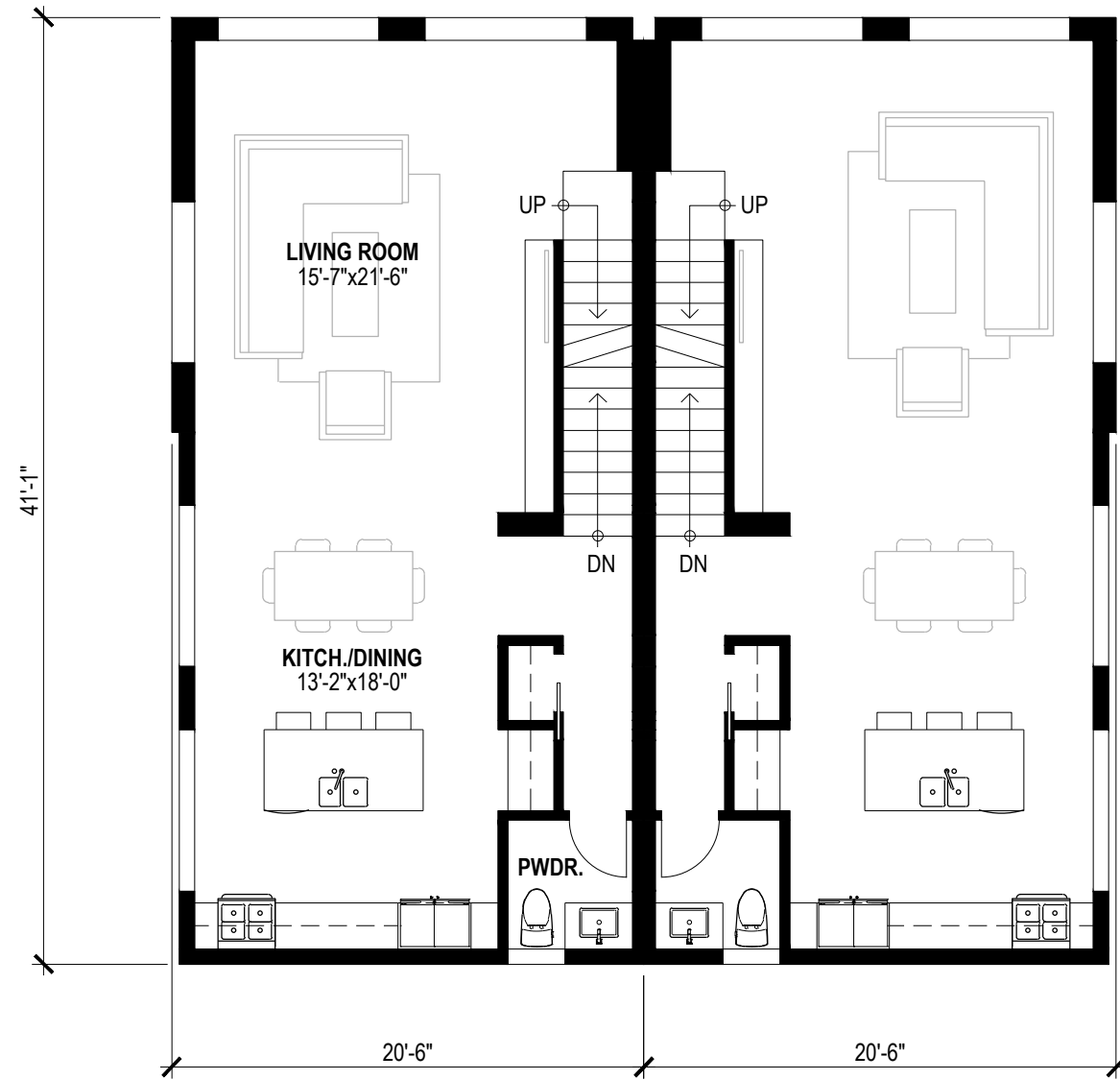


View 4

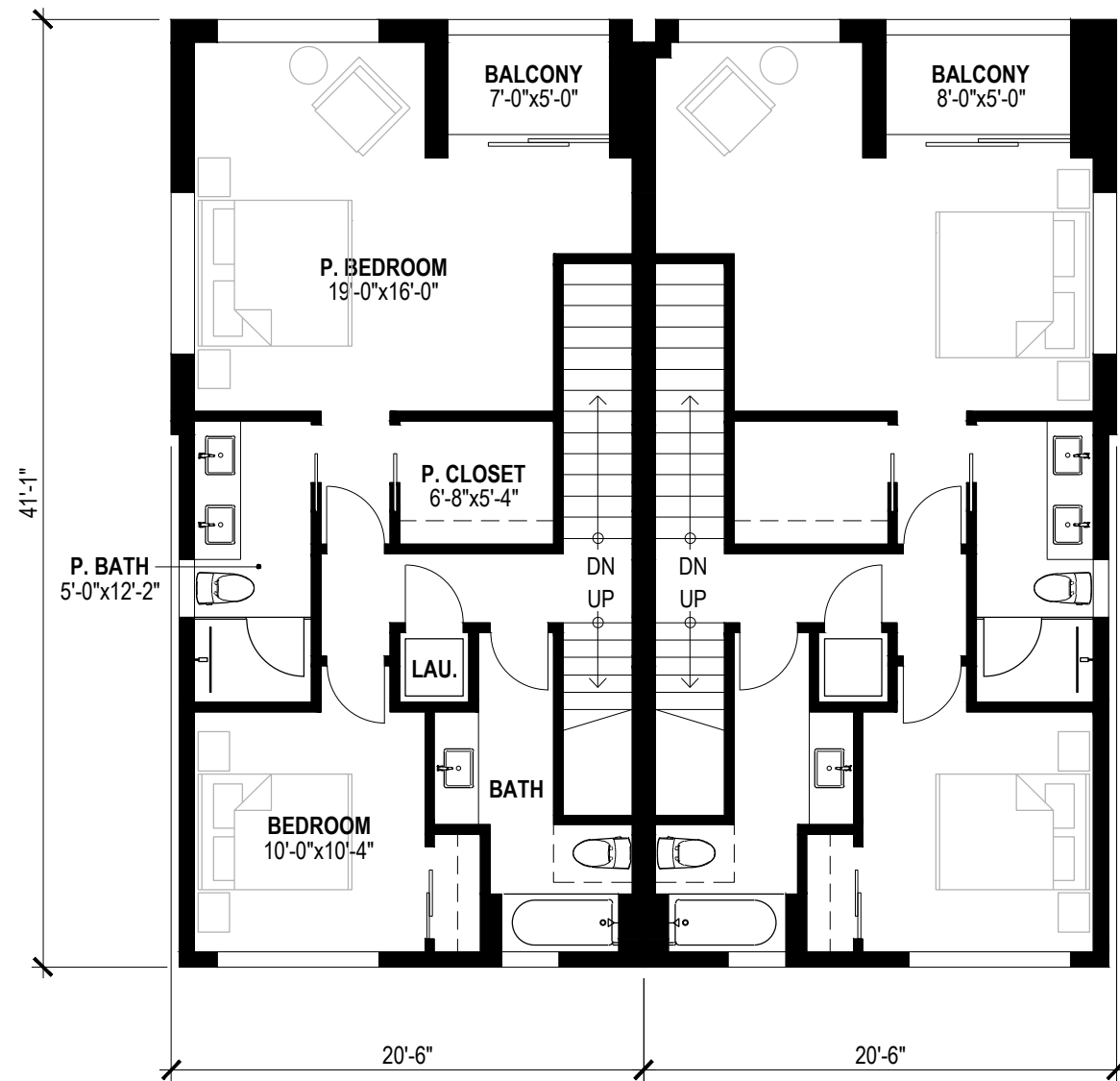
View of north and west facades from Abbey Ave



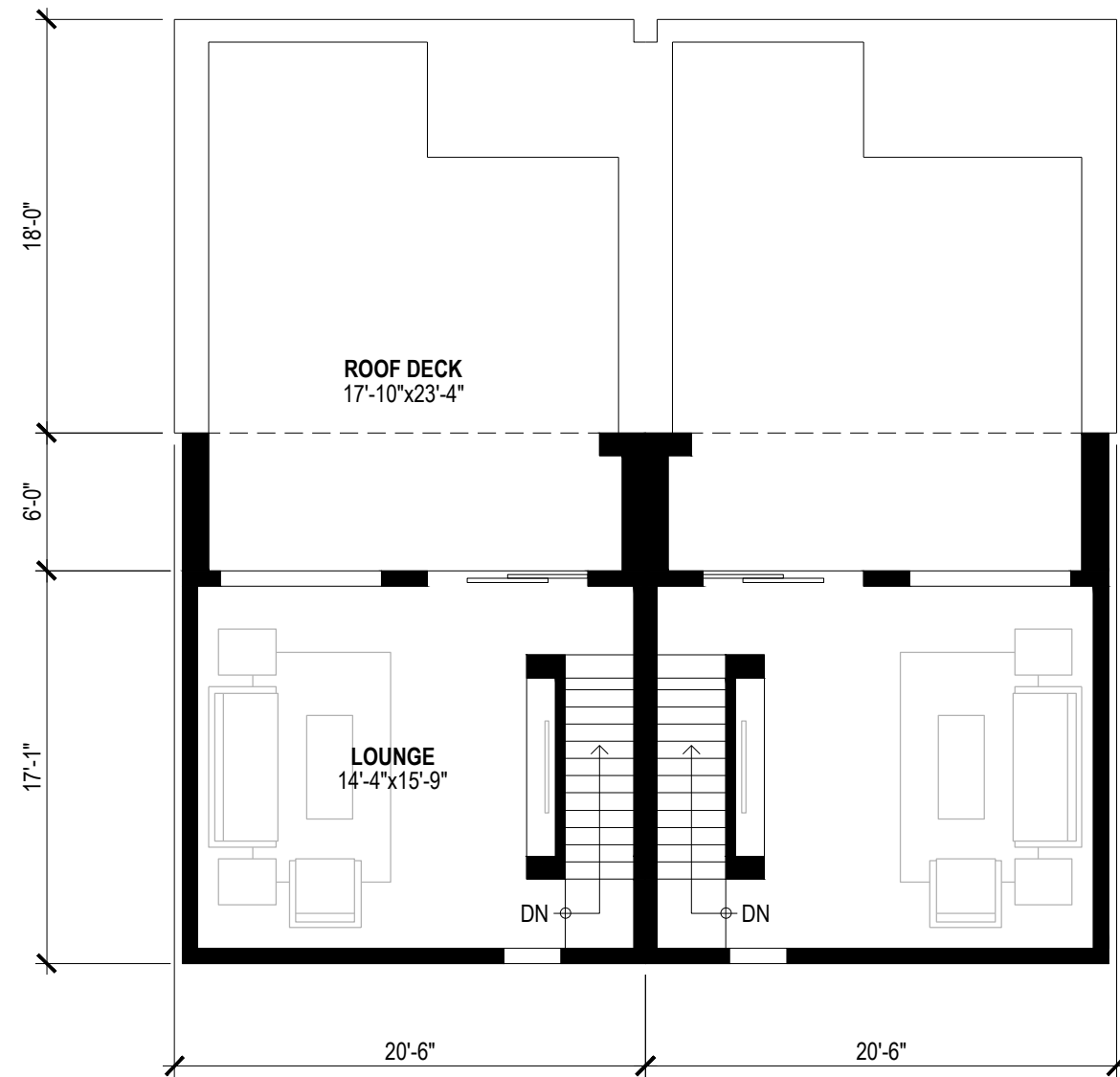
1ST FLOOR



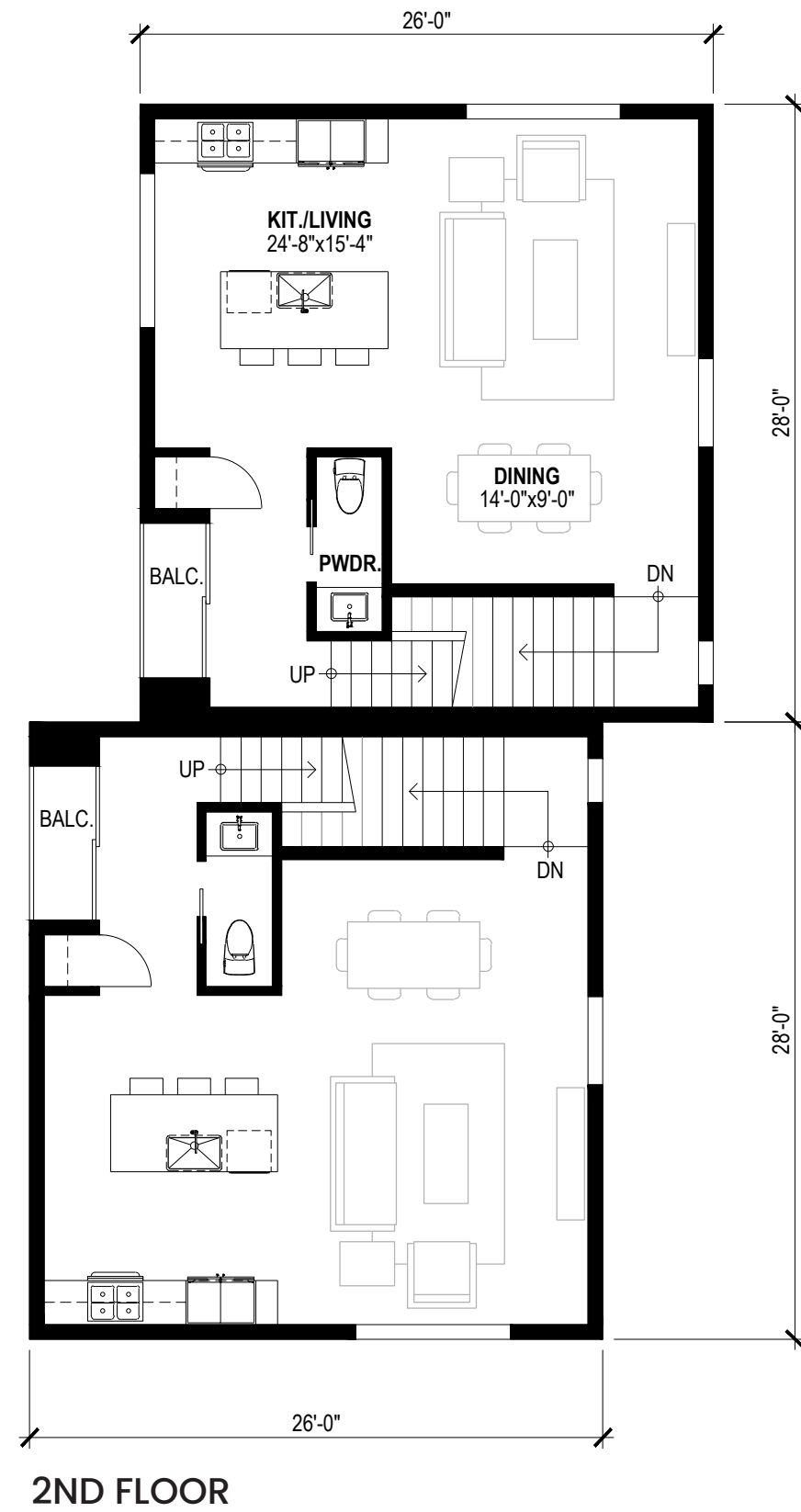
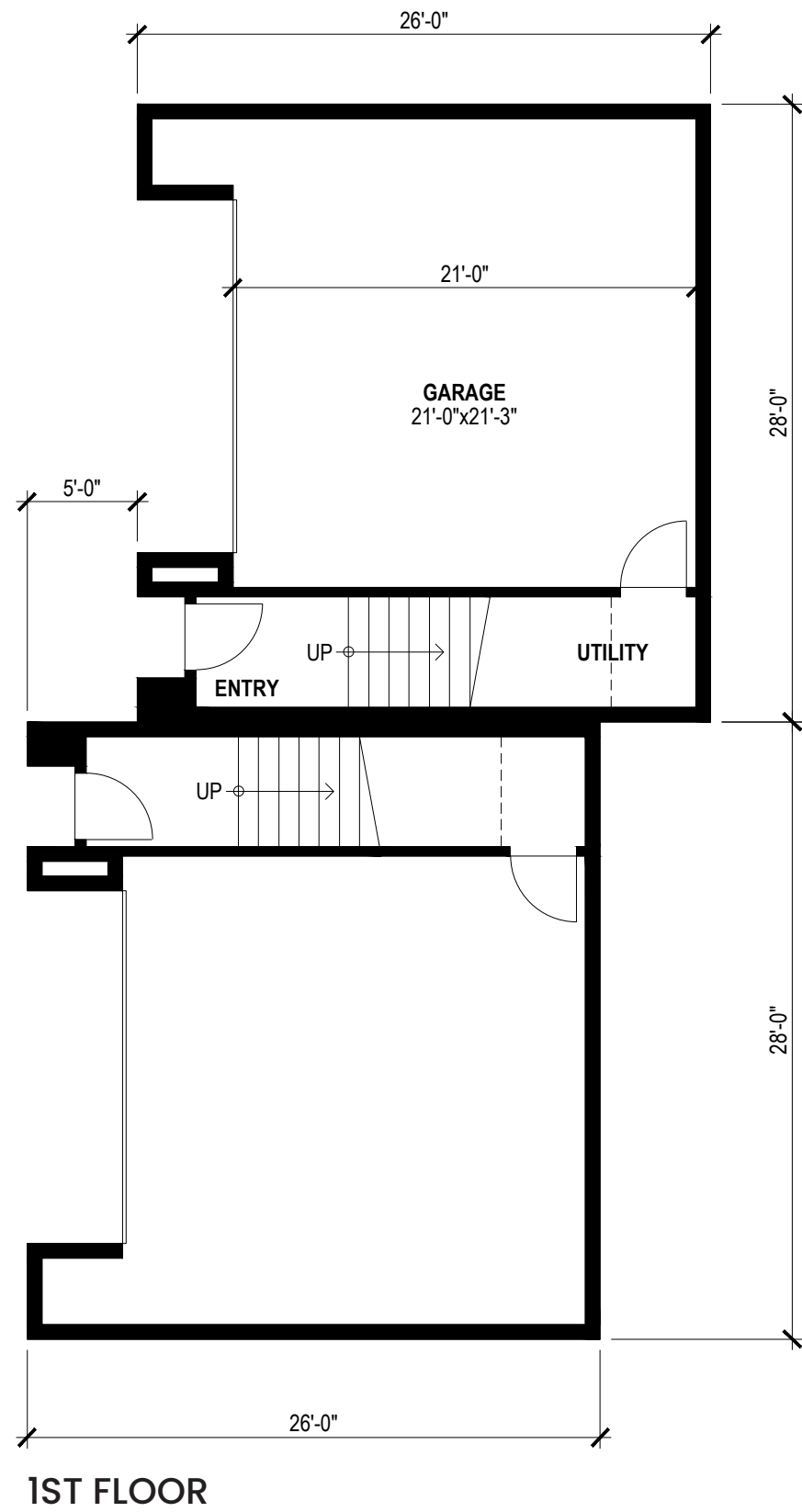
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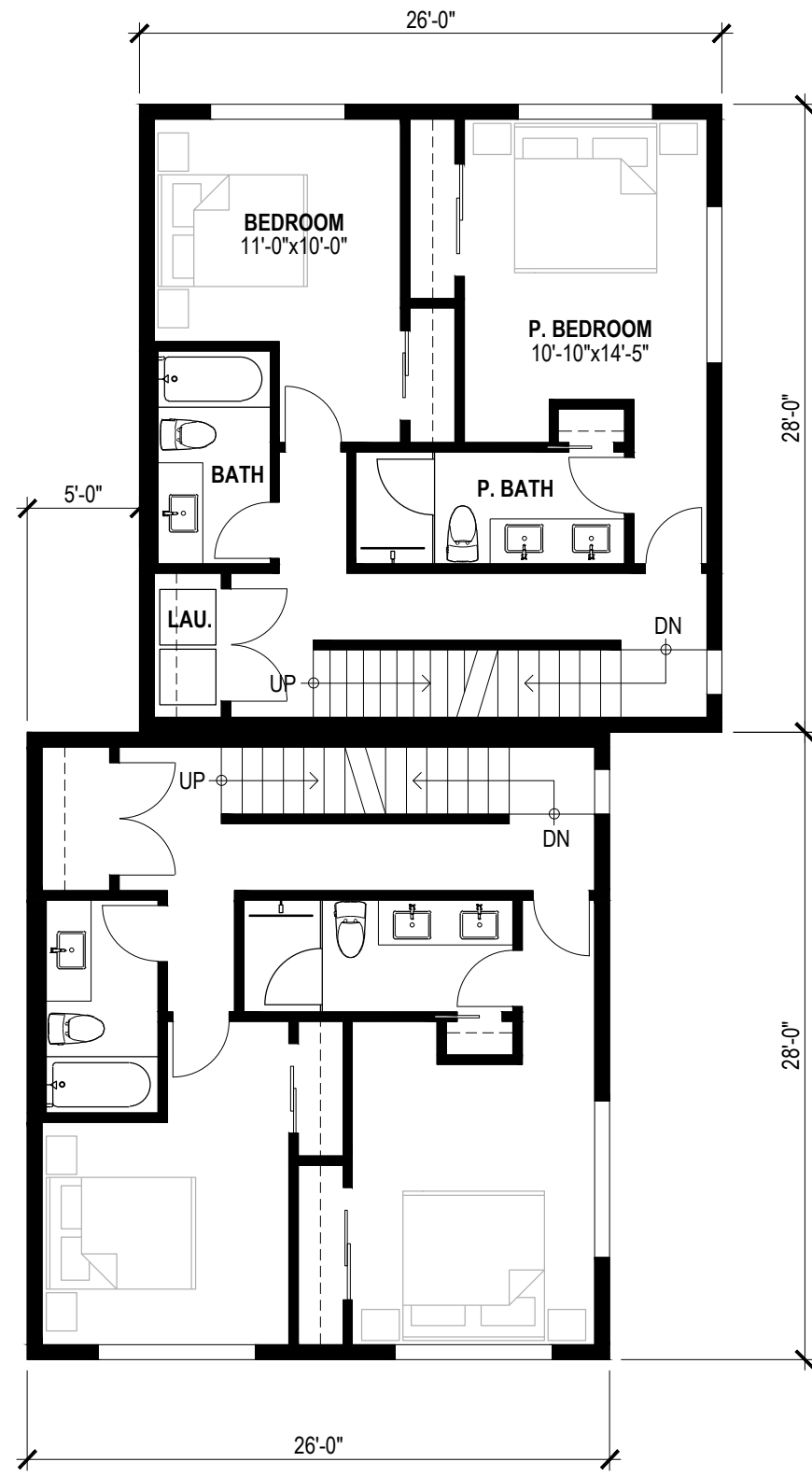
3RD FLOOR



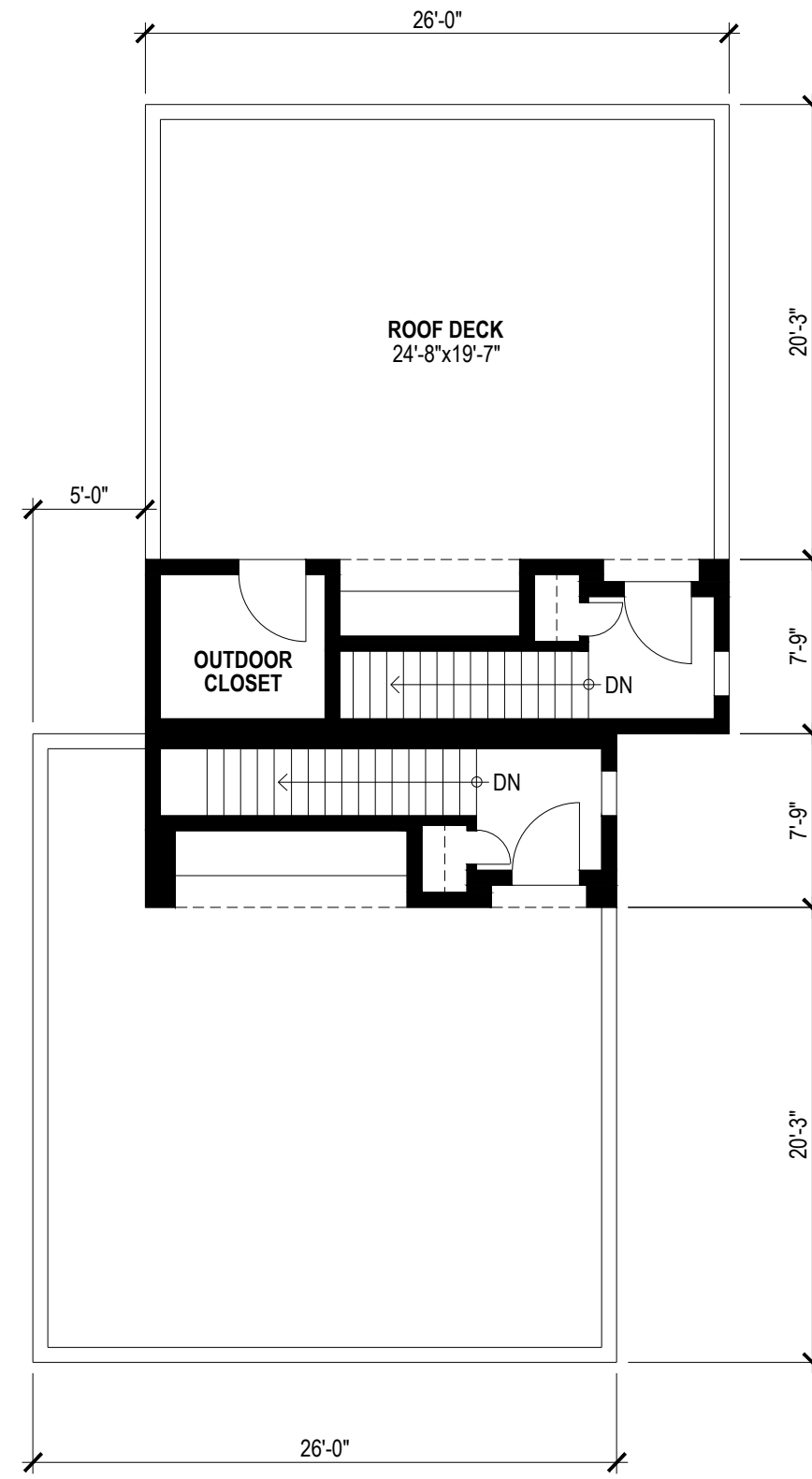
PENT HOUSE & ROOF DECK



Floor Plans (TH 3 & 4)
 Scale: 1/8"=1'-0" ⌚



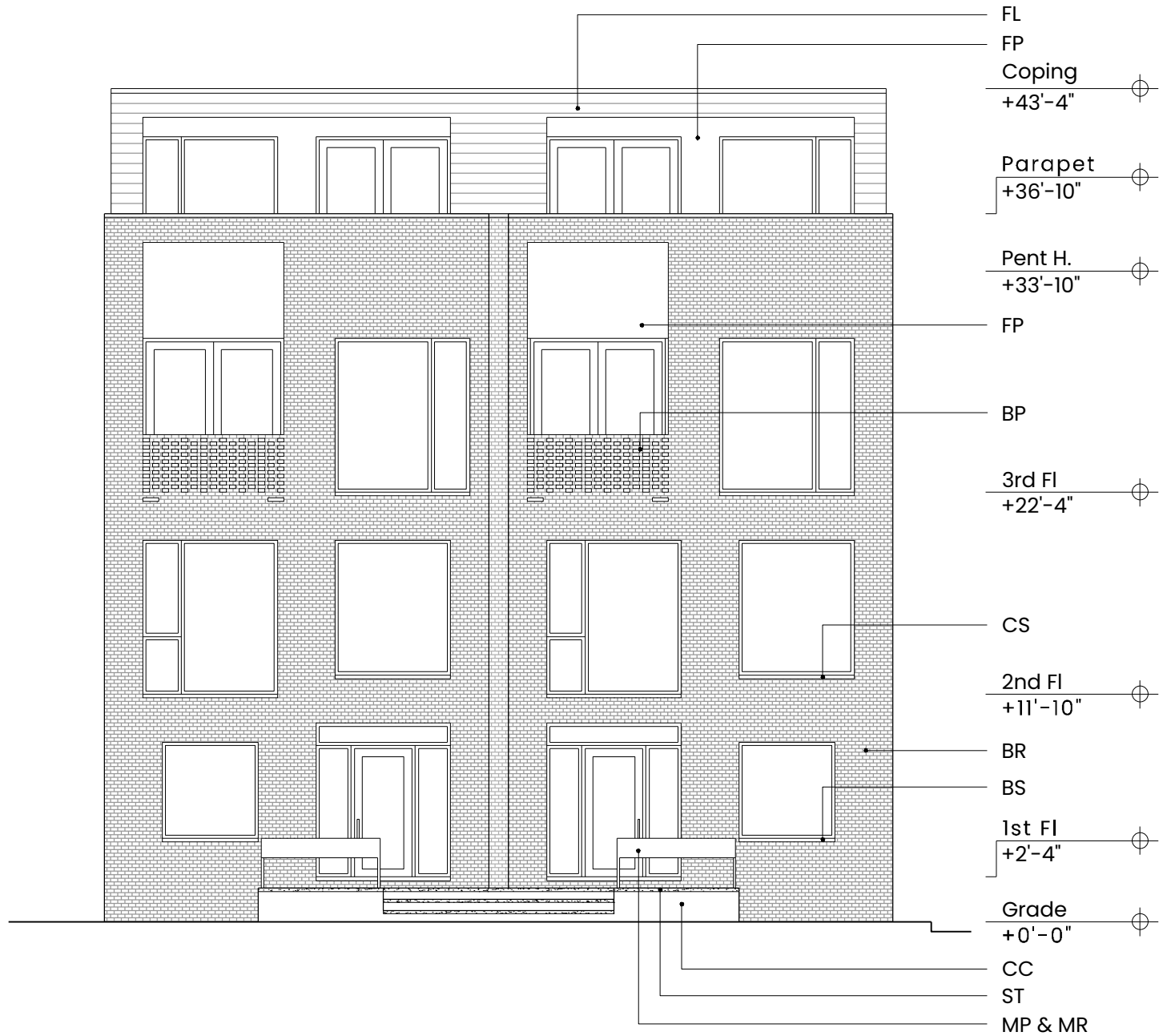
3RD FLOOR



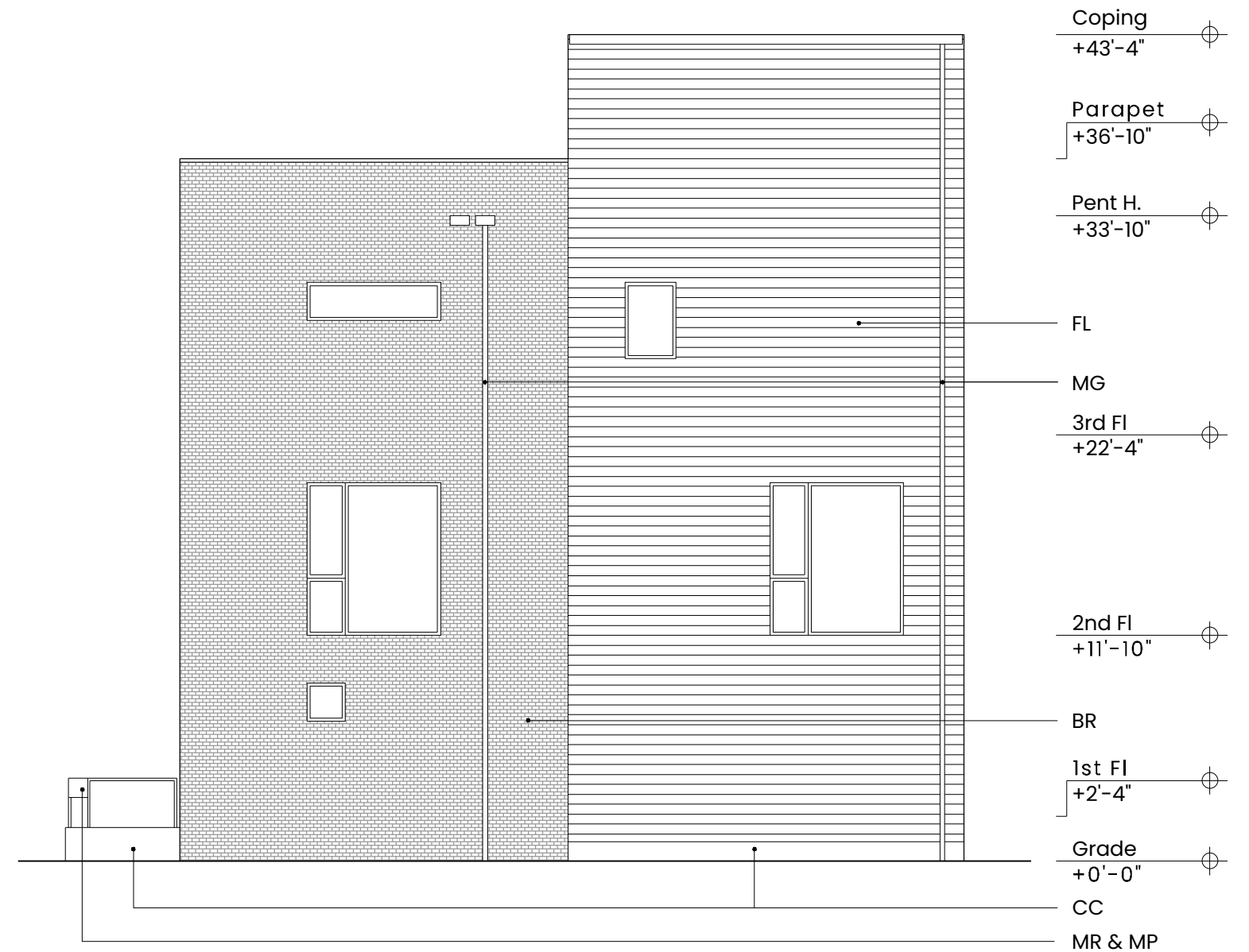
ROOF DECK

EXTERIOR MATERIAL KEY

| | |
|----|--------------------------------|
| BR | MODULAR BRICK SIDING |
| BP | PERFORATED BRICK GUARD |
| BS | BRICK SILL |
| CC | CAST IN PLACE CONCRETE |
| CS | CAST STONE SILL |
| ES | EIFS STUCCO SIDING |
| FL | FIBER CEMENT LAP SIDING |
| FP | FIBER CEMENT PANEL SIDING |
| MG | METAL GUTTER, D.S., OR SCUPPER |
| MP | METAL PLANTER BOX |
| MR | METAL RAILING |
| ST | SANDSTONE PAVERS |



North



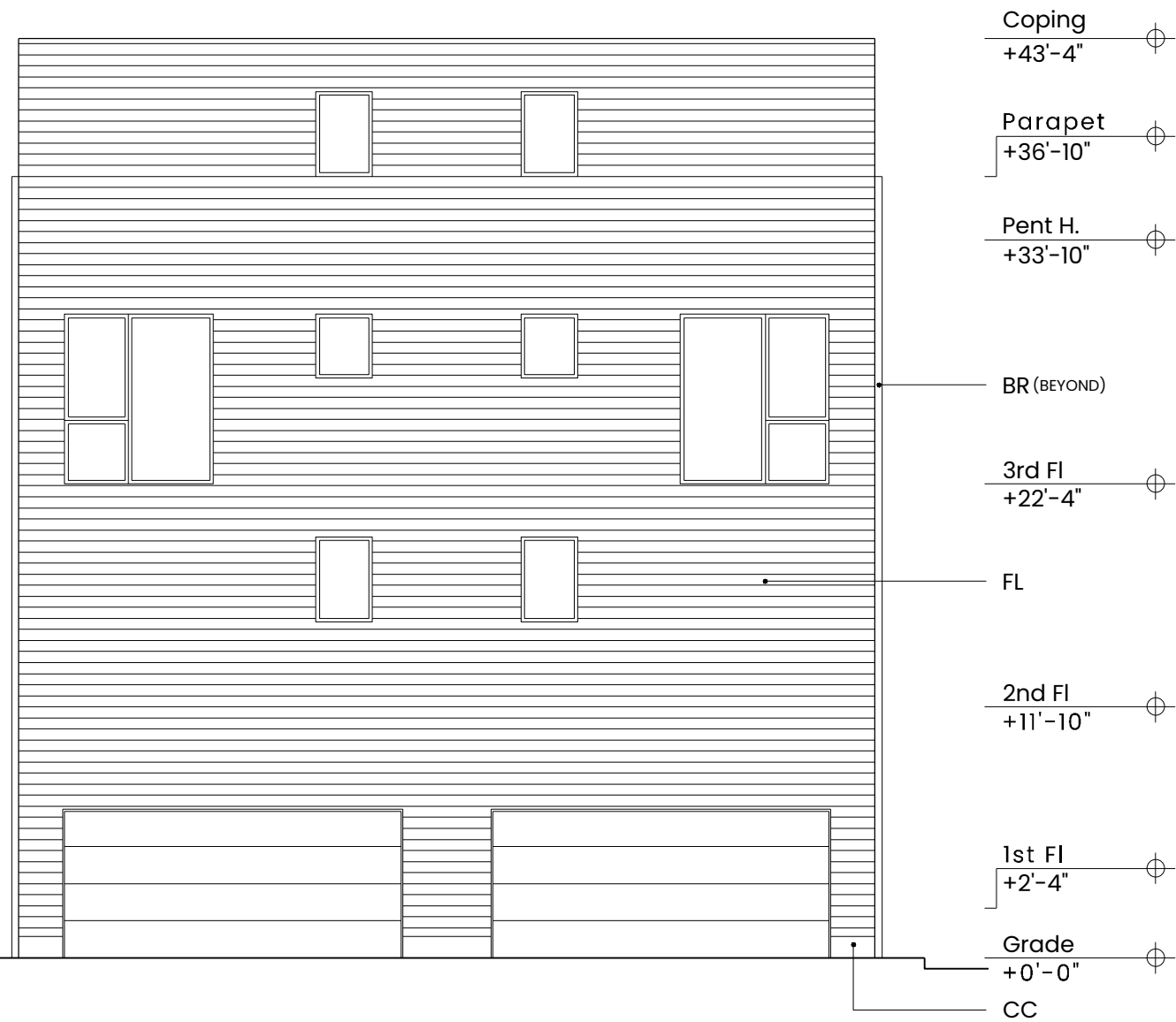
West

Exterior Elevations

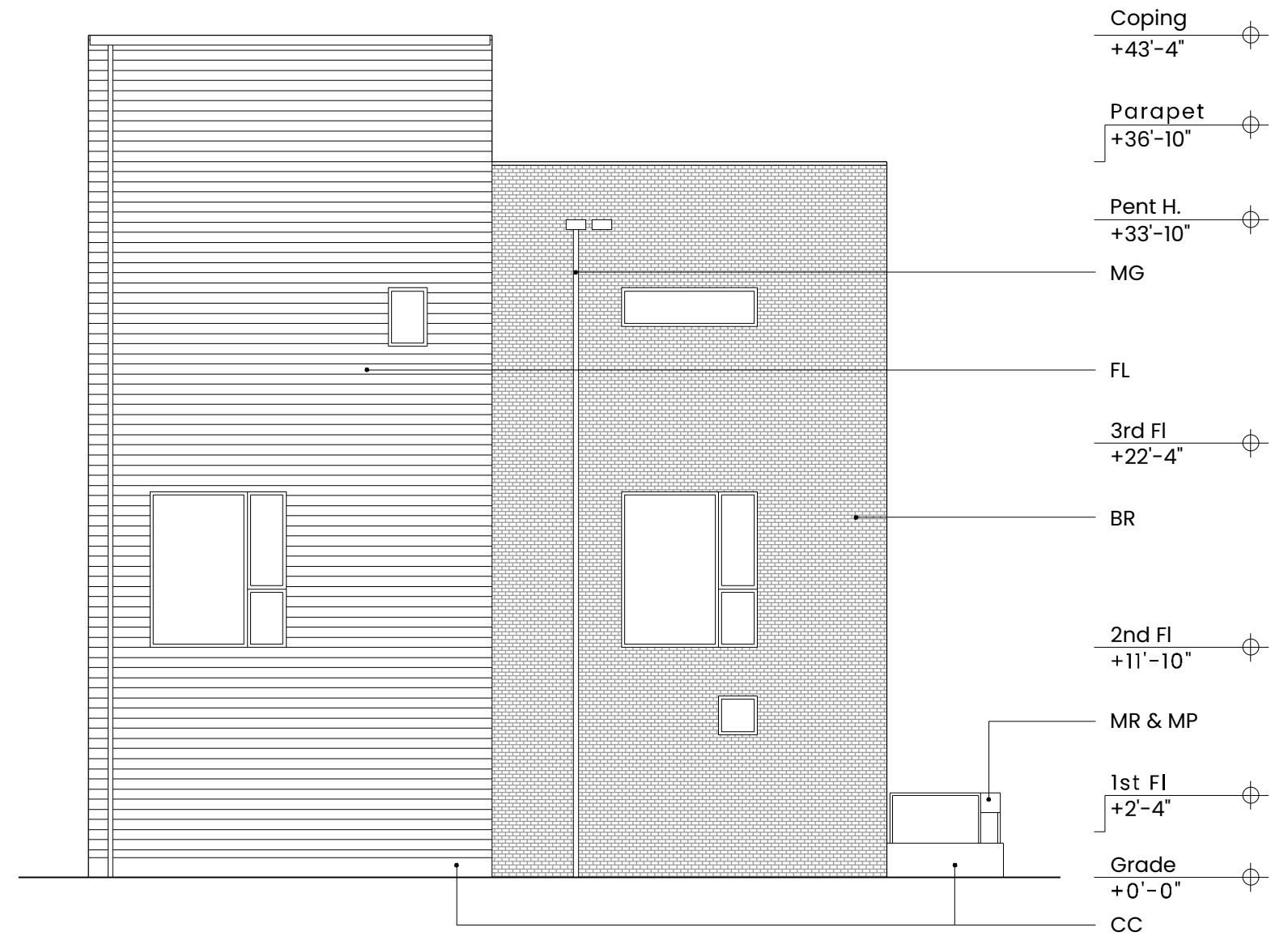
Scale: 1/8"=1'-0"

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South



East

Exterior Elevations

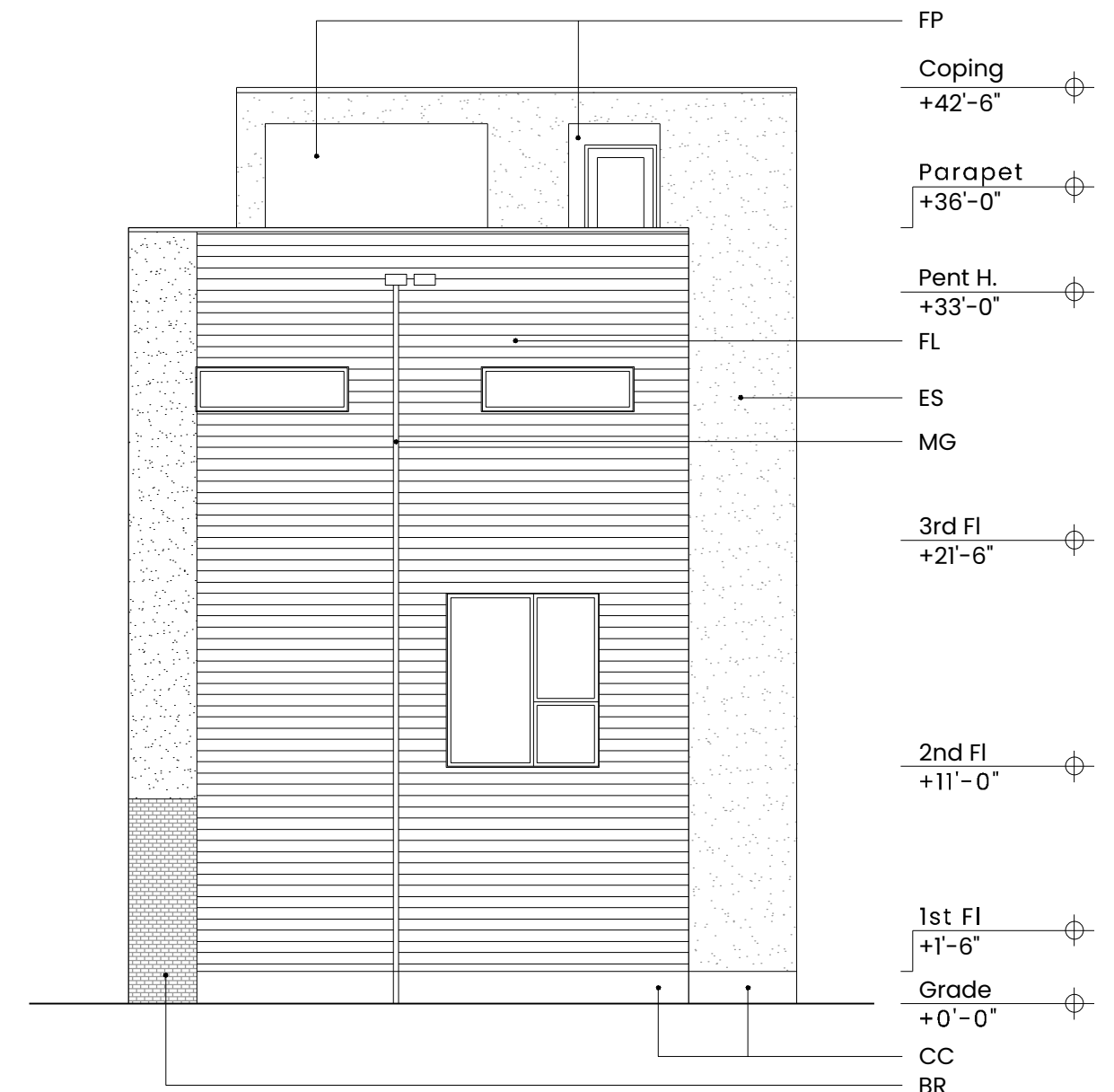
Scale: 1/8"=1'-0"

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West



South

Exterior Elevations

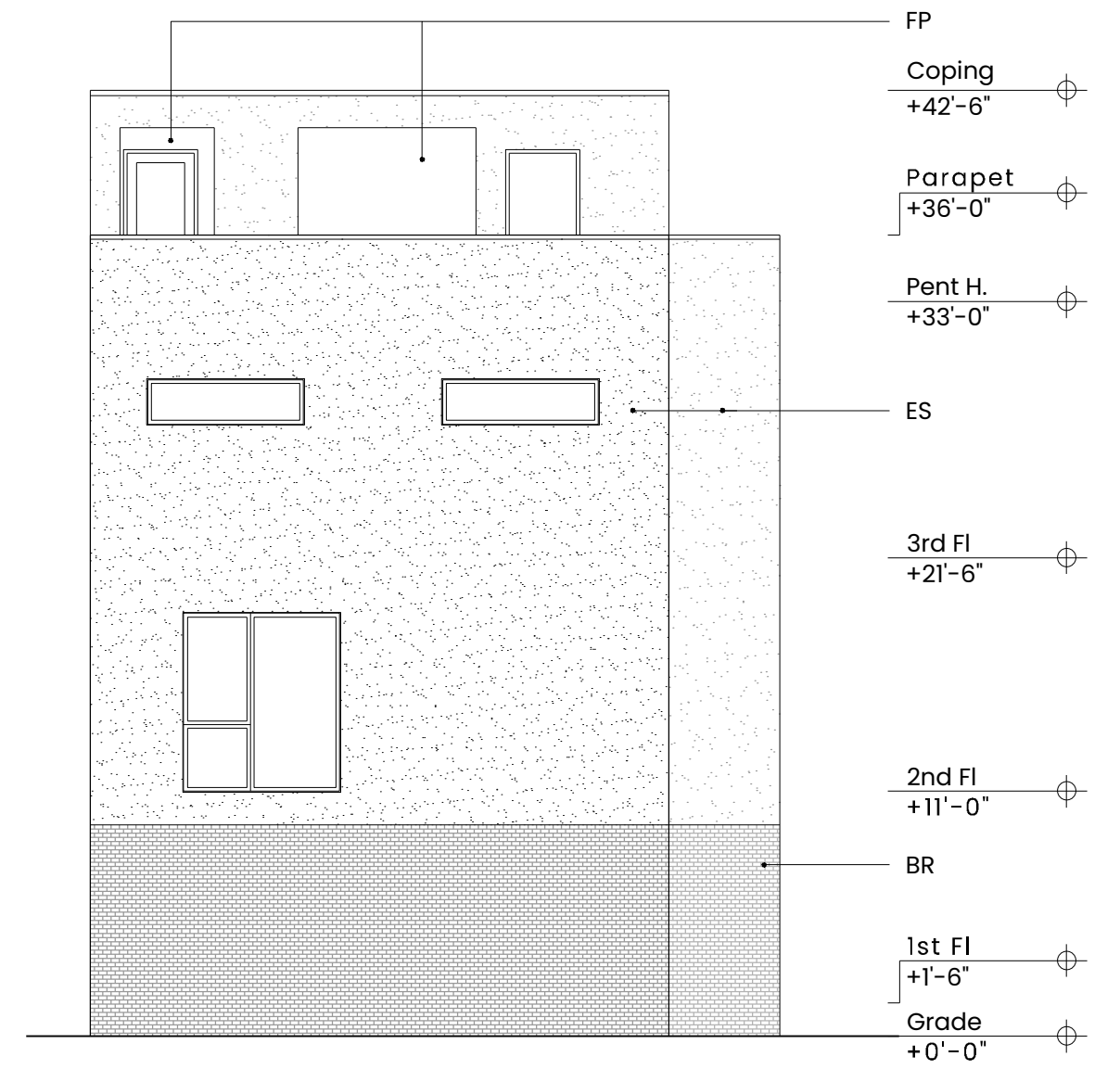
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EXTERIOR MATERIAL KEY

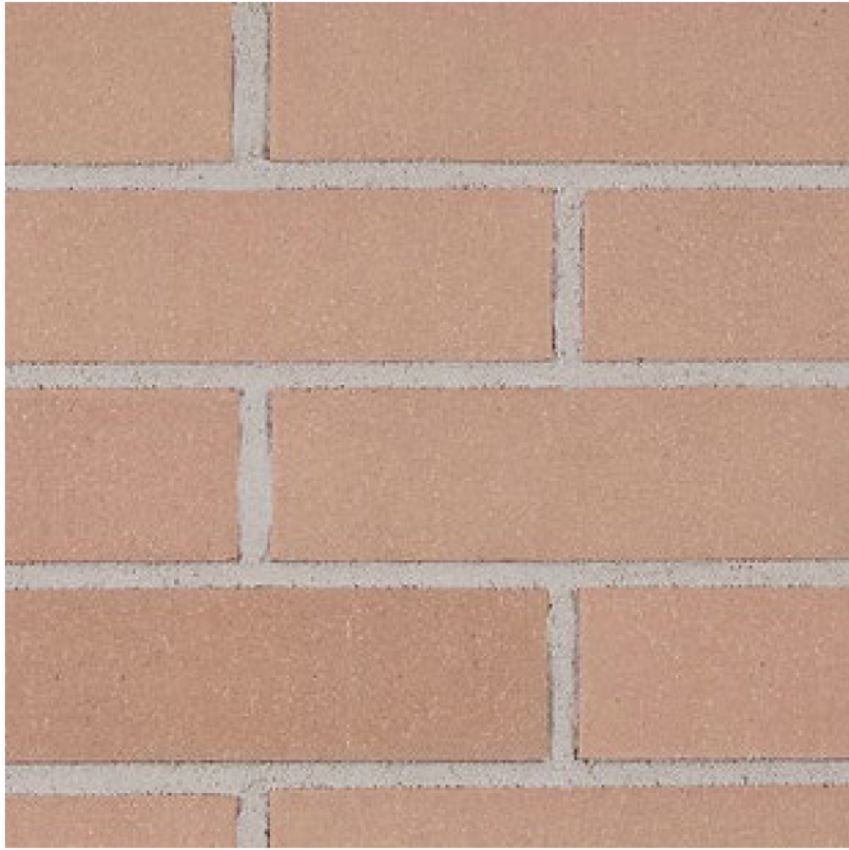
| | |
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East



North



Modular brick



EIFS with stucco texture



Fiber cement board lap siding



Cast in place concrete foundation



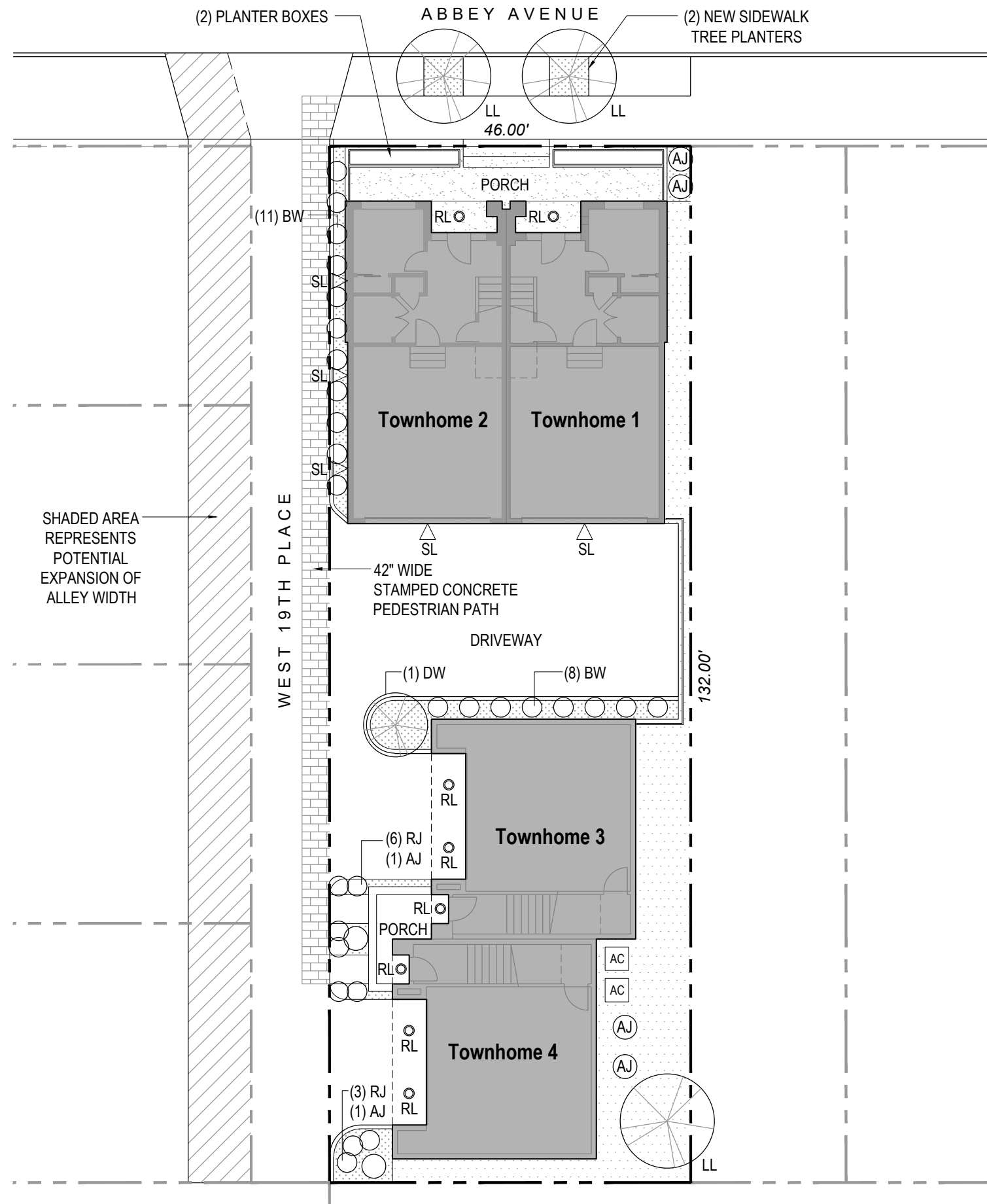
Fiber cement panel porch cladding



Black window frames



Black exterior lighting



LANDSCAPING KEY





PLANTINGS

- AJ Blue Arrow Juniper (*Juniperus scopulorum*)
- RJ Blue Rug Juniper (*Juniperus horizontalis witonii*)
- BW Winter Gem Boxwood (*Buxus microphylla japonica*)
- LL Little Leaf Linden (*Tilia cordata*)
- DW Dwarf White Kousa Dogwood Tree (*Cornus kousa*)

LIGHTING

- RL 4" RECESSED LIGHT
- SL WALL MOUNTED SCONCE


LANDSCAPING MATERIALS

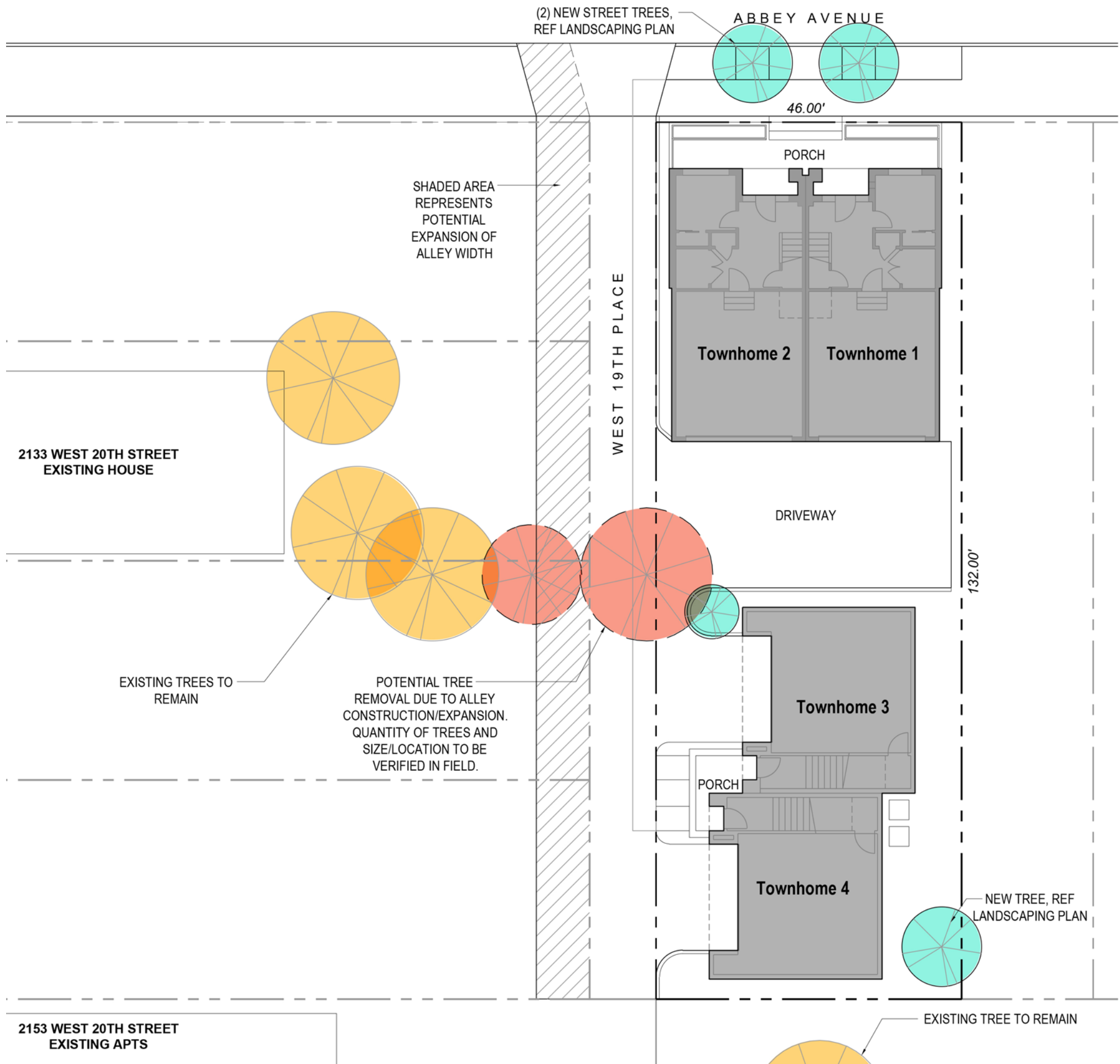
-  STAMPED CONCRETE WALKWAY
-  SANDSTONE PORCH SURFACE
-  CRUSHED GRAVEL GROUND COVER
-  PLANTING BED

NOTES:

- 1) ALL PLANTING BEDS SHALL HAVE 3" DEEP MULCH OVER LANDSCAPING FABRIC.
- 2) ALL PLANTING BEDS SHALL BE SEPARATED FROM GRASS BY METAL EDGING.
- 2) WHERE SHRUBS/TREES OCCUR IN GRASS AREAS, PROVIDE 30" DIAMETER PLANTING BED AT PLANT BASE. PROVIDE 3" DEEP MULCH OVER LANDSCAPING FABRIC.

Landscape Plan

Scale: 1/16"=1'-0" 



TREE PRESERVATION PLAN KEY

- EXISTING TREE TO BE MAINTAINED
- EXISTING TREE TO BE REMOVED
- NEW TREE TO BE PLANTED

NOTES:
 1) A FINAL TREE PRESERVATION PLAN ACCORDING TO CLEVELAND, OHIO CODE OF ORDINANCES CH. 341.051 SHALL BE SUBMITTED.

Tree Preservation Plan (In Progress)

Scale: 1/16"=10'-0" 🕒