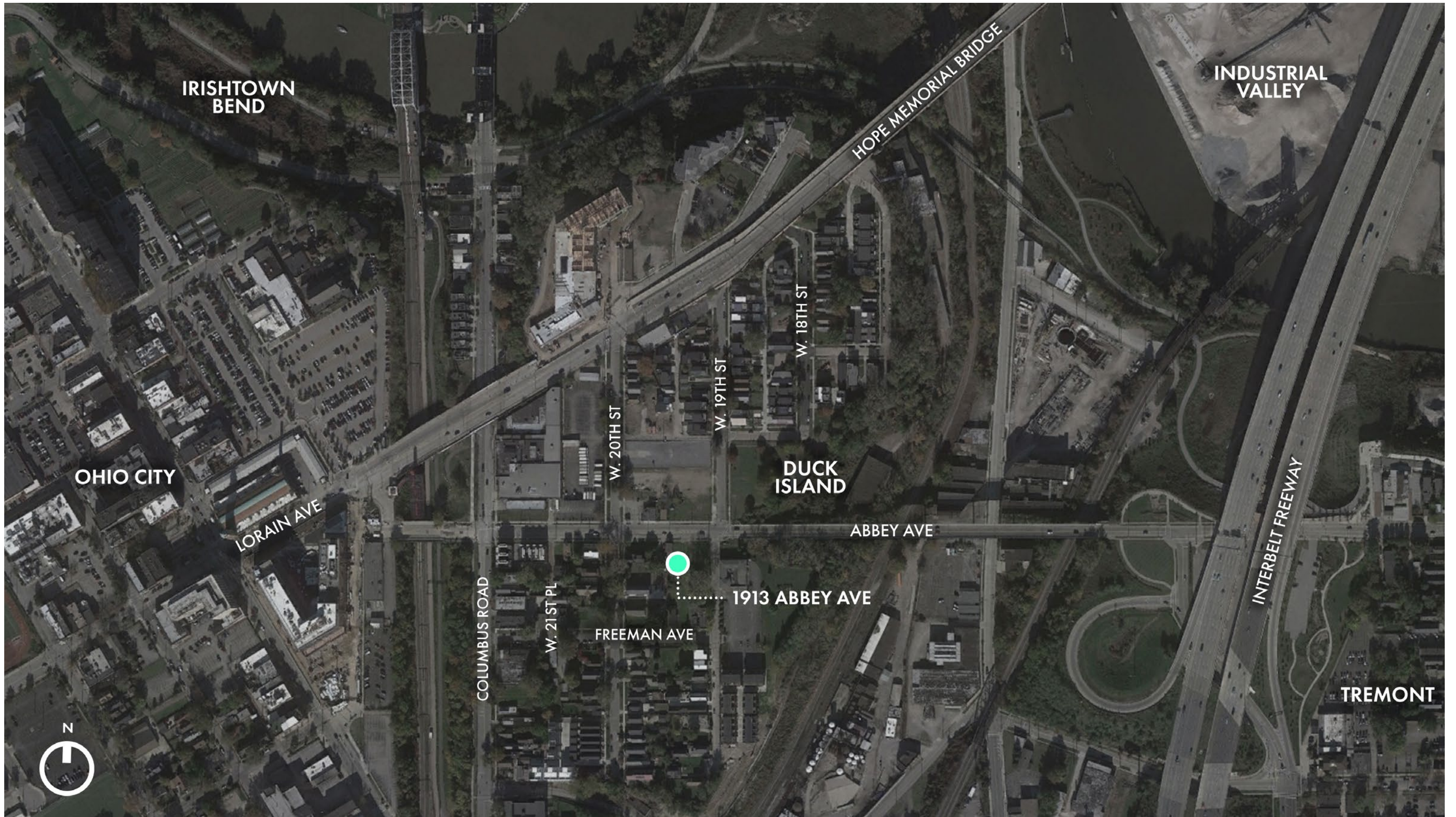


1913 Abbey Residences

1913 Abbey Ave | Cleveland, OH

December 12, 2023





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



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



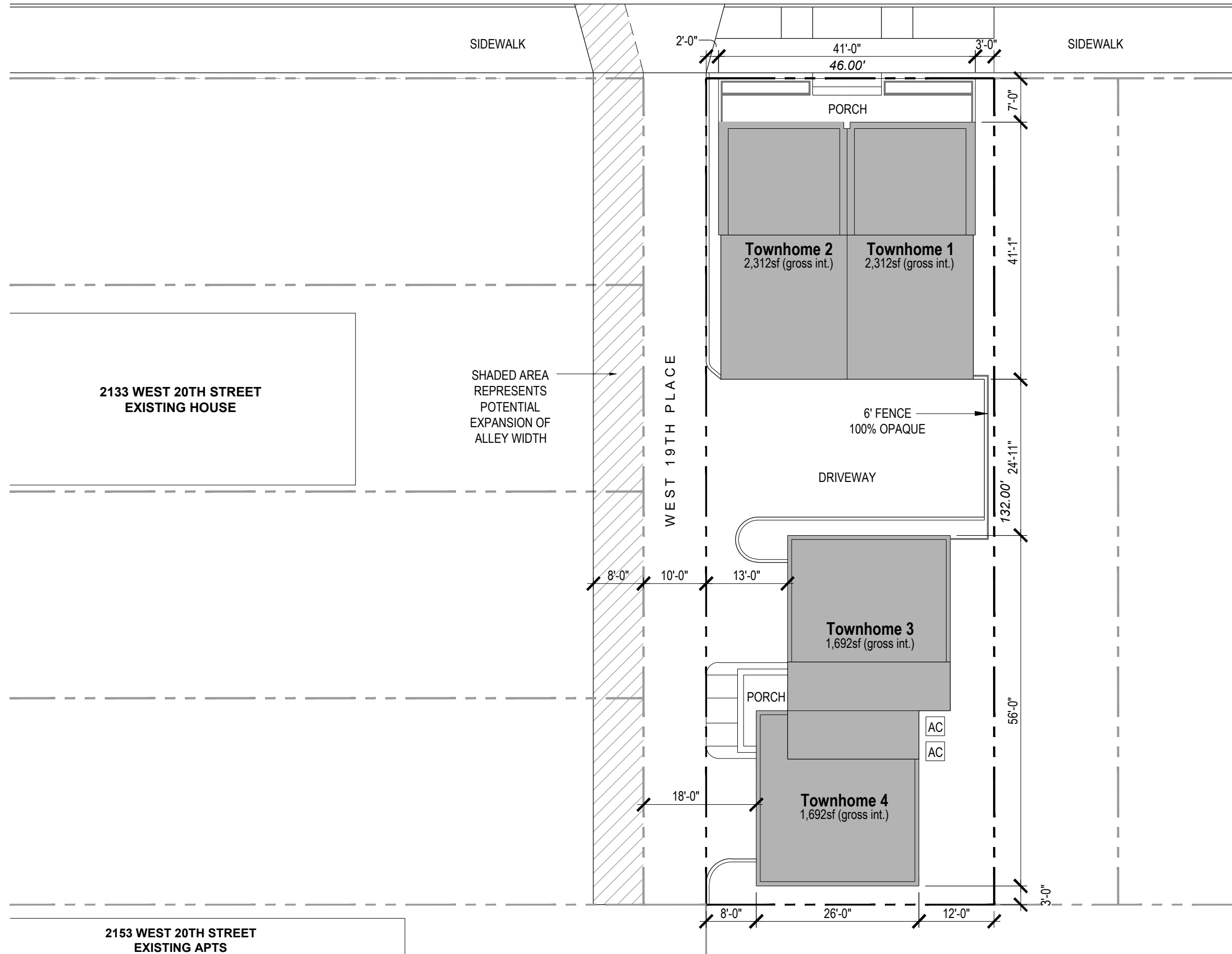
Context Photos

View of site looking west down Abbey Ave



Context Photos

View of Abbey Park from W. 19th Street



2133 WEST 20TH STREET
EXISTING HOUSE

SHADED AREA
REPRESENTS
POTENTIAL
EXPANSION OF
ALLEY WIDTH

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

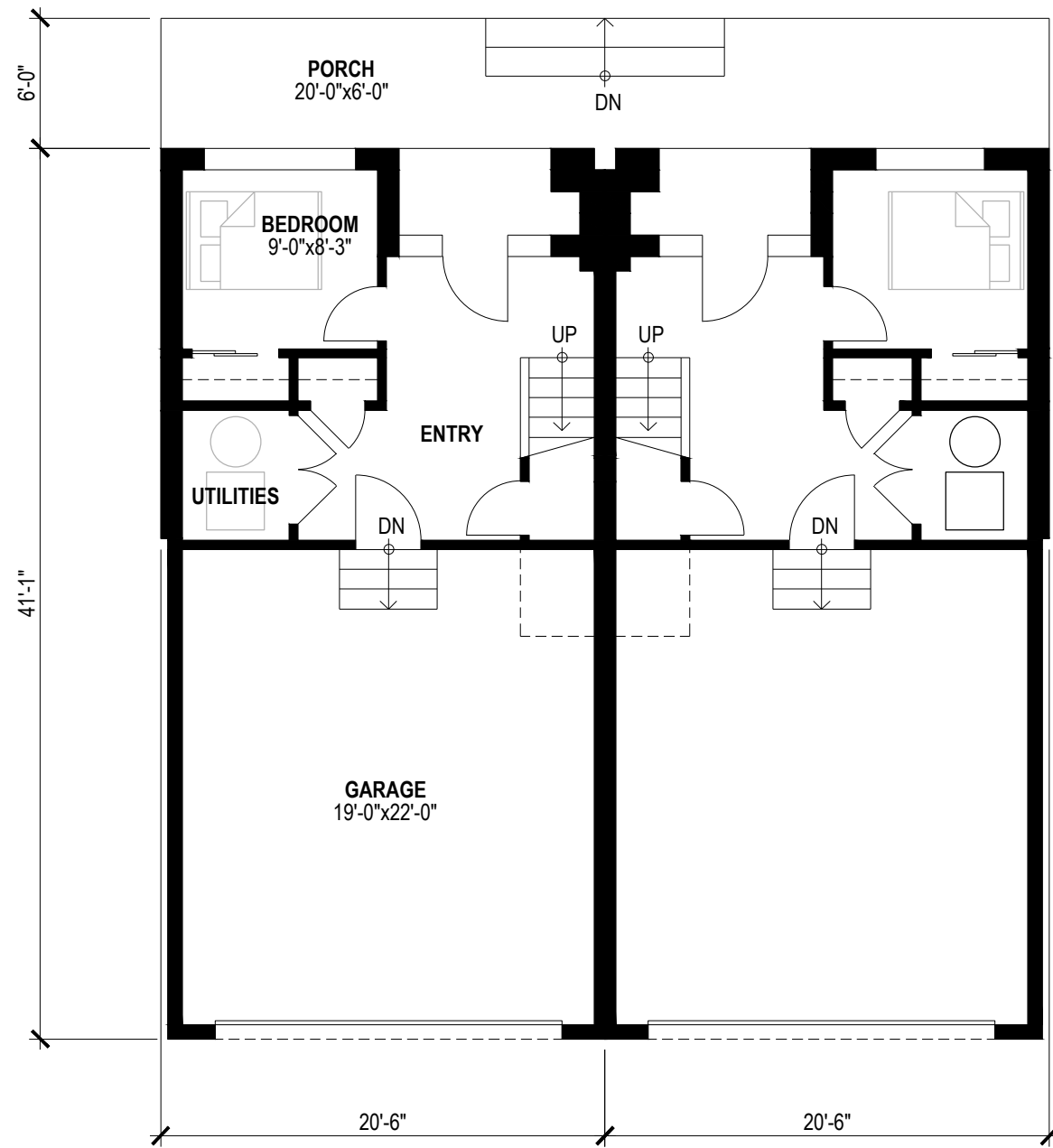


View 3
View of east facades

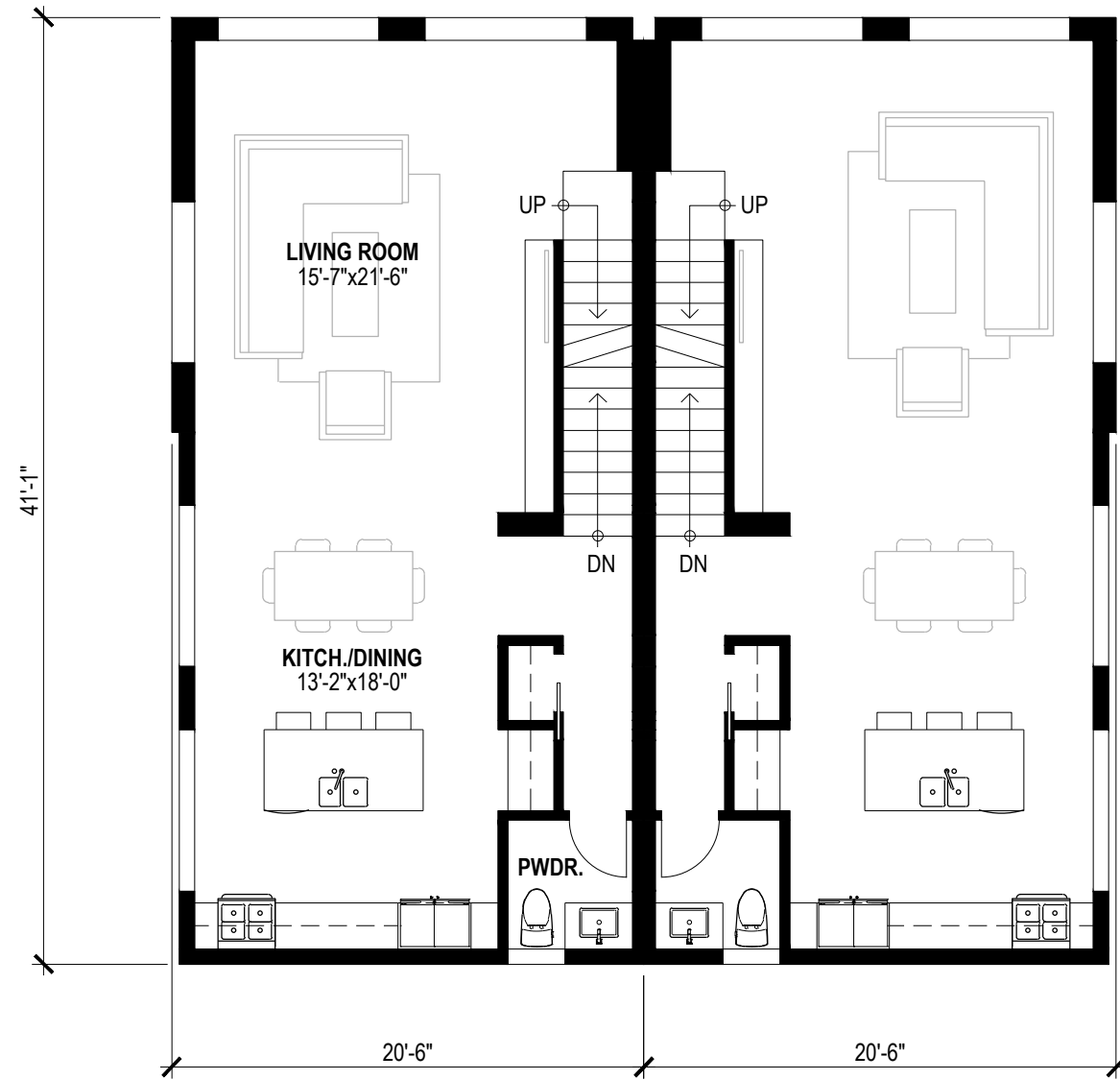


View 4

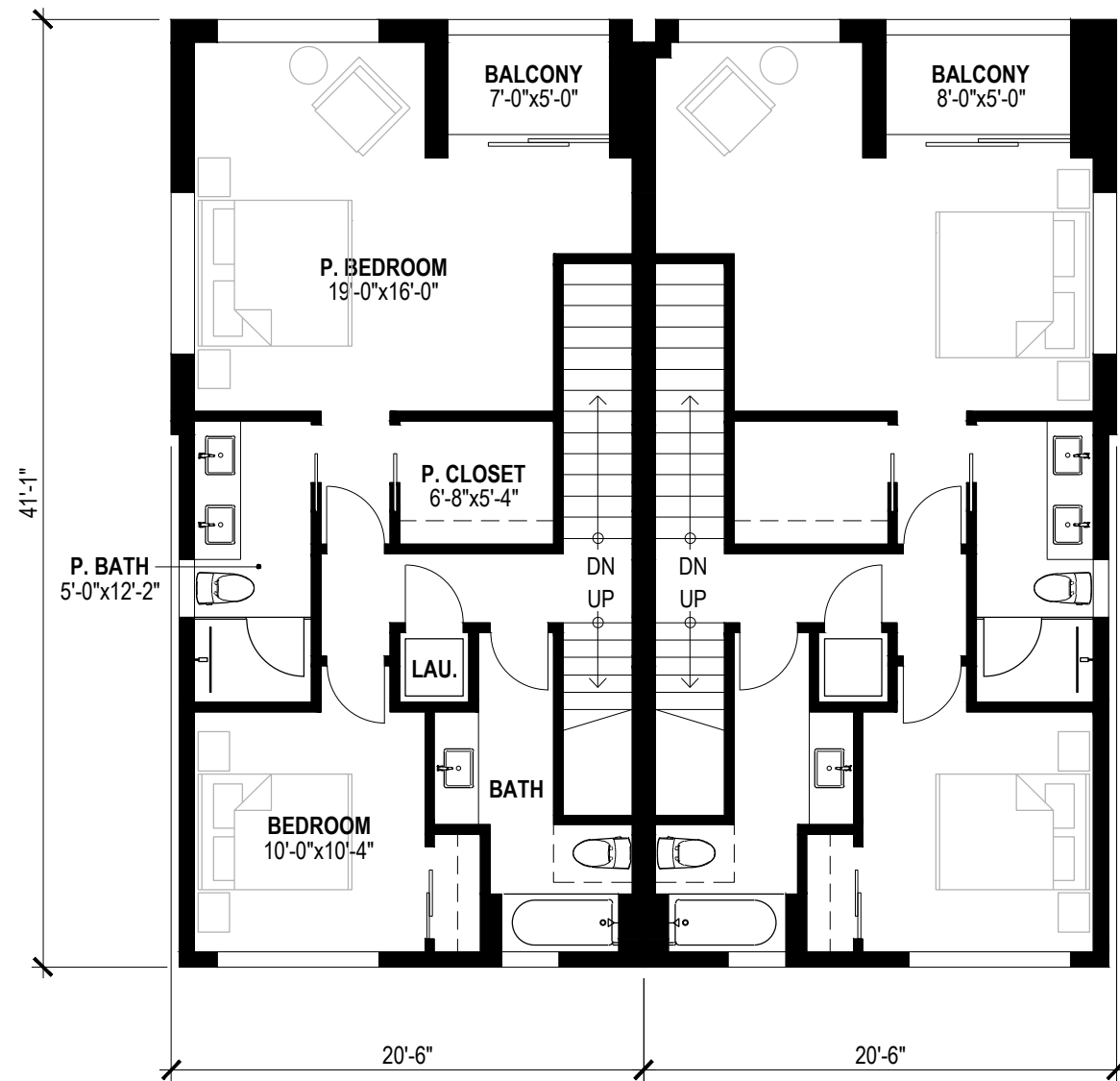
View of north and west facades from Abbey Ave



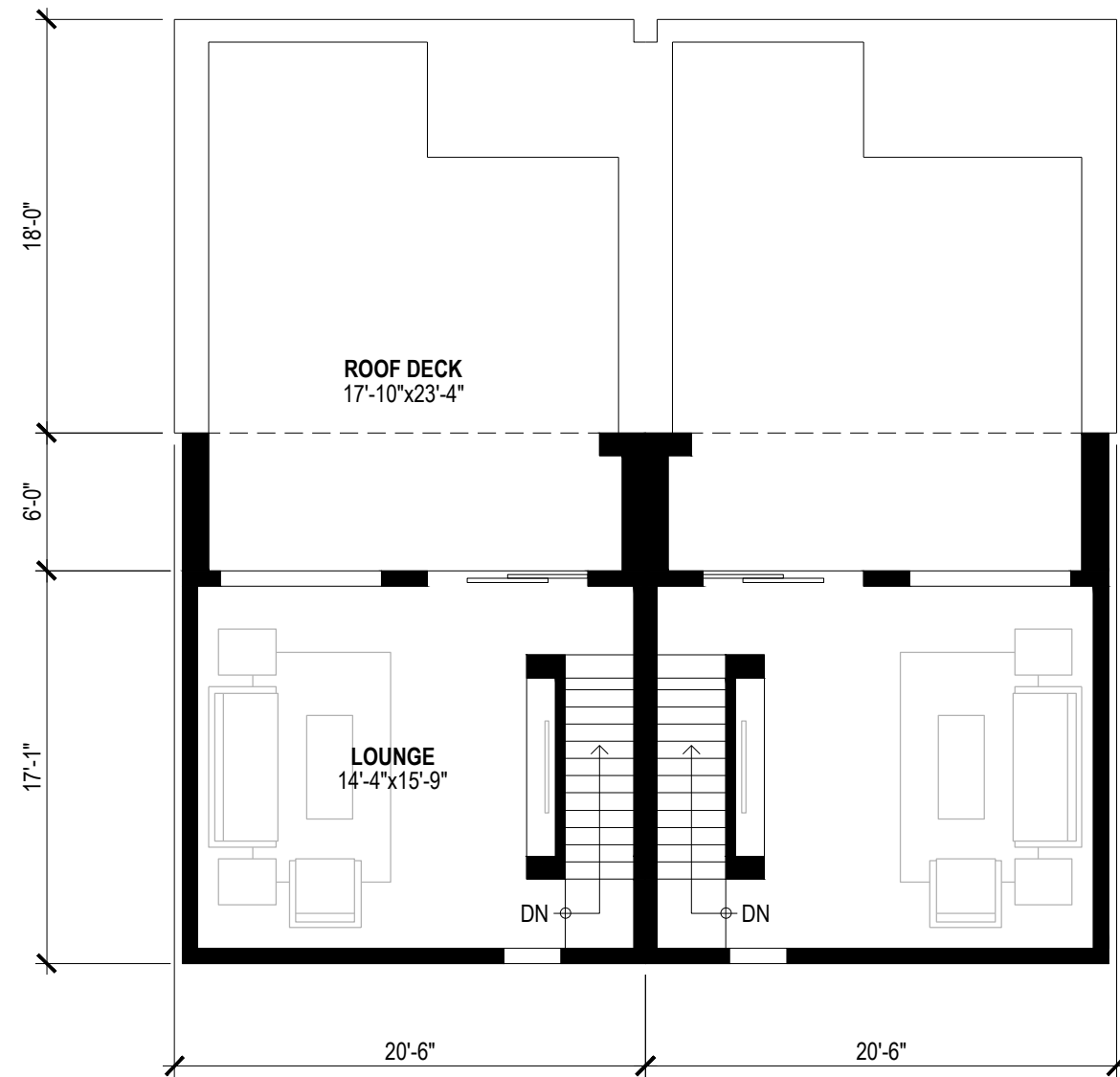
1ST FLOOR



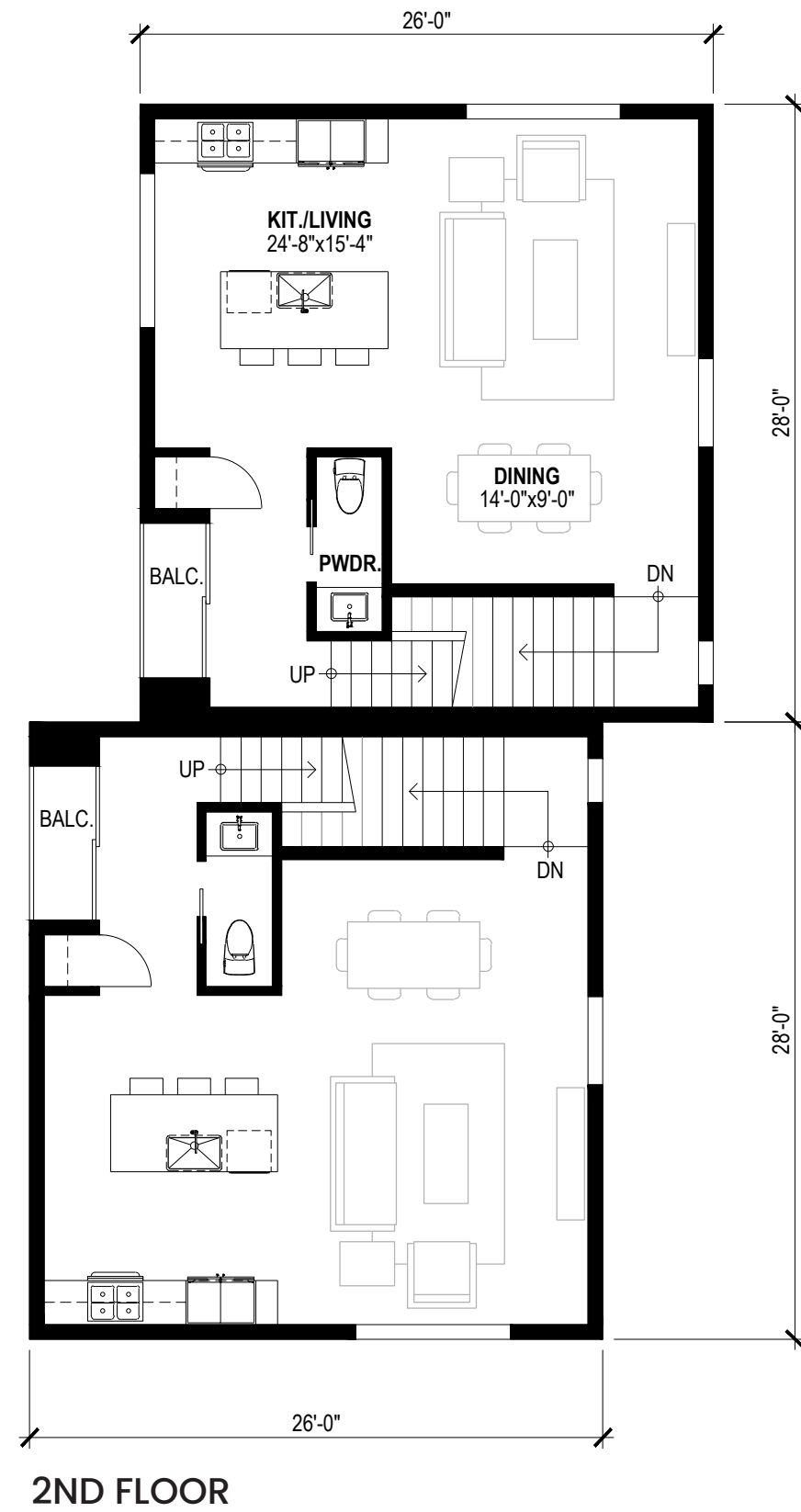
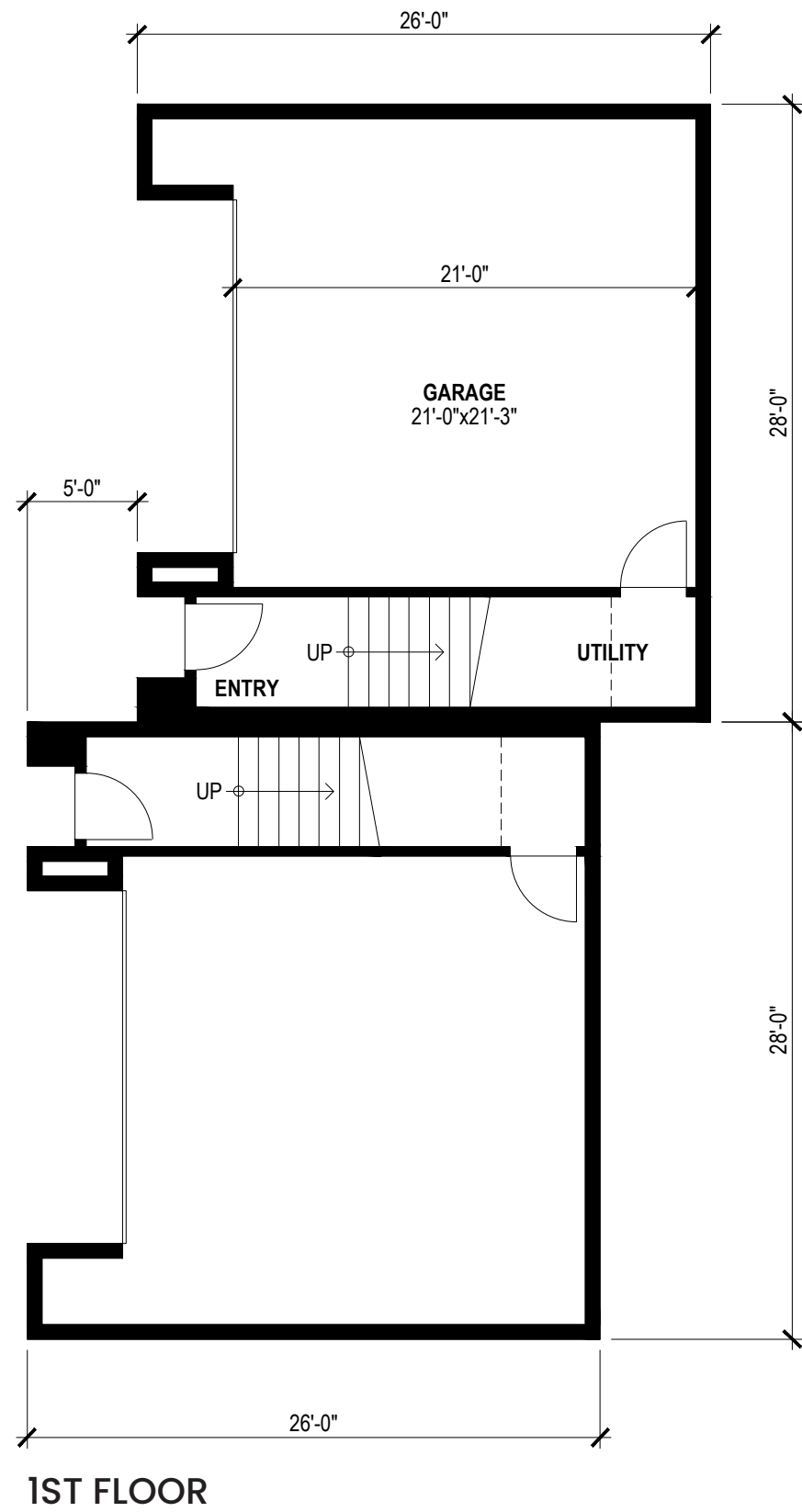
2ND FLOOR



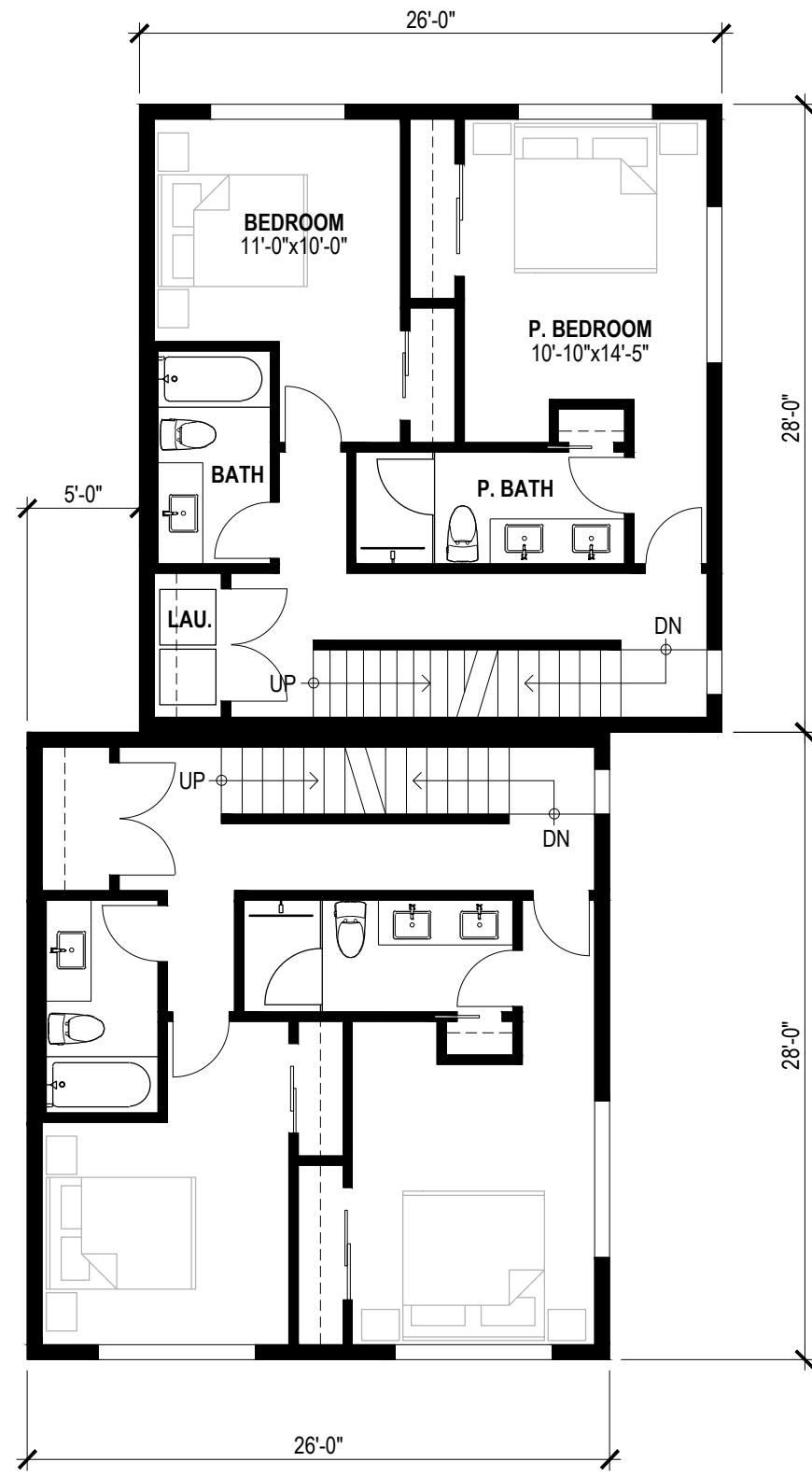
3RD FLOOR



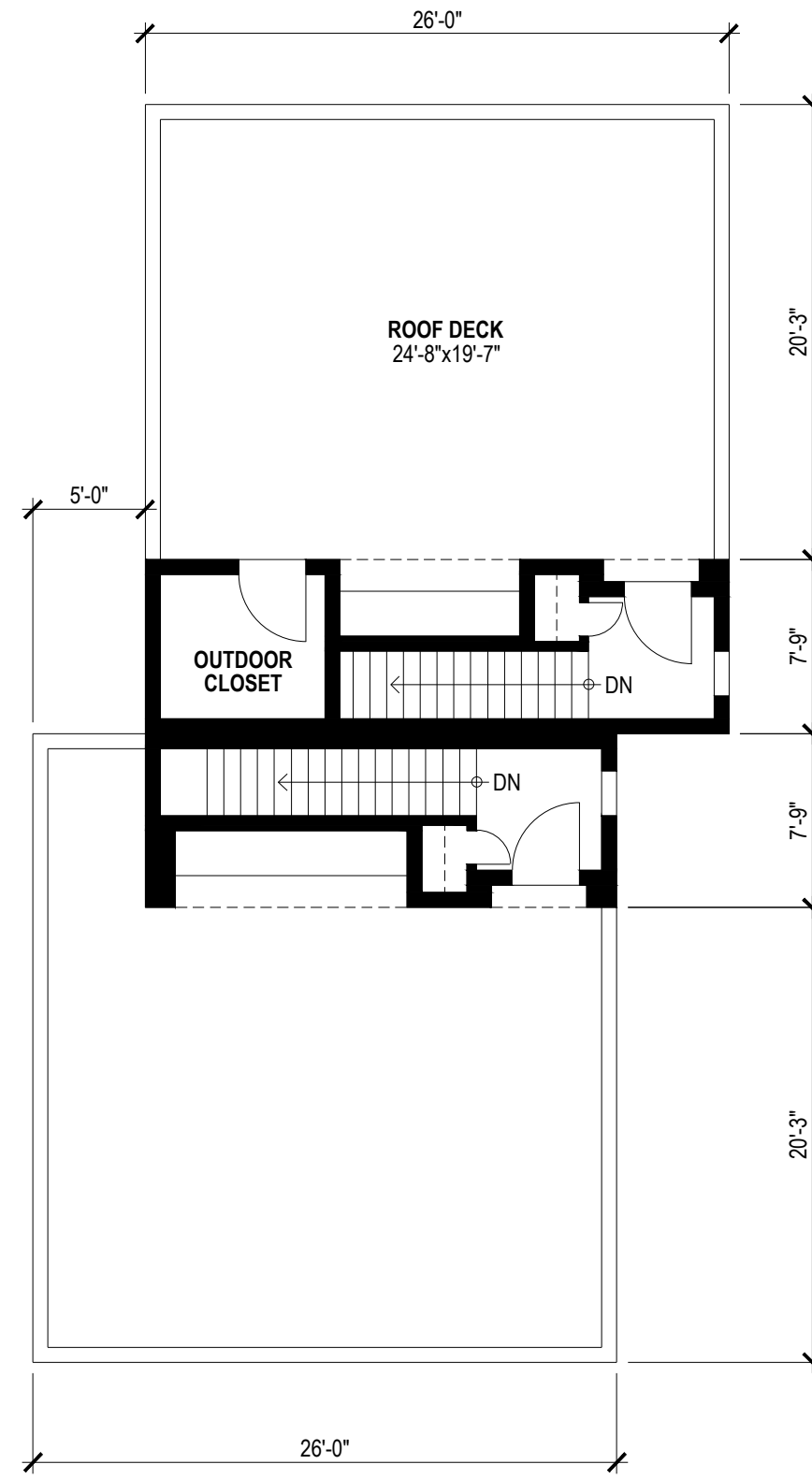
PENT HOUSE & ROOF DECK



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



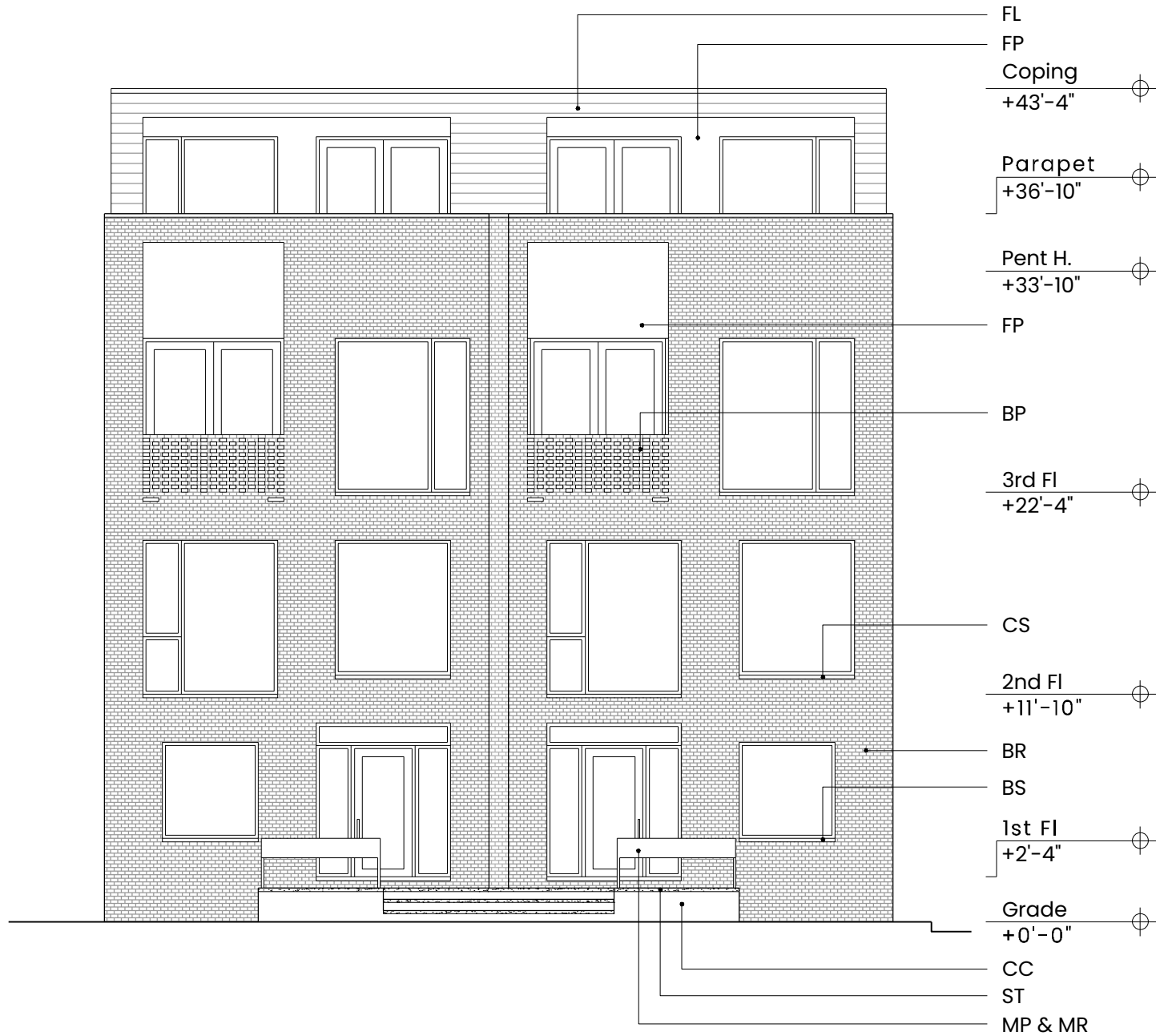
3RD FLOOR



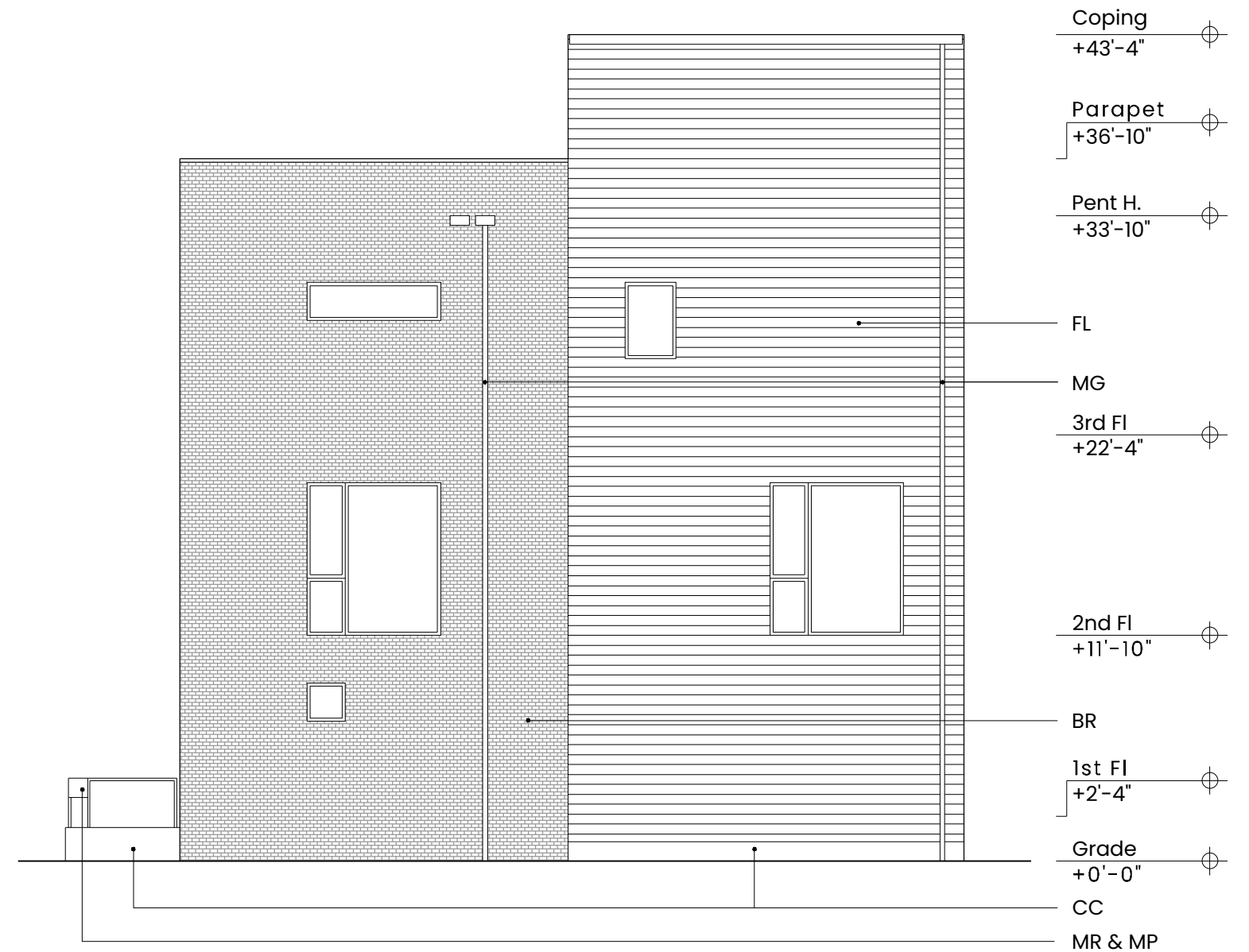
ROOF DECK

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



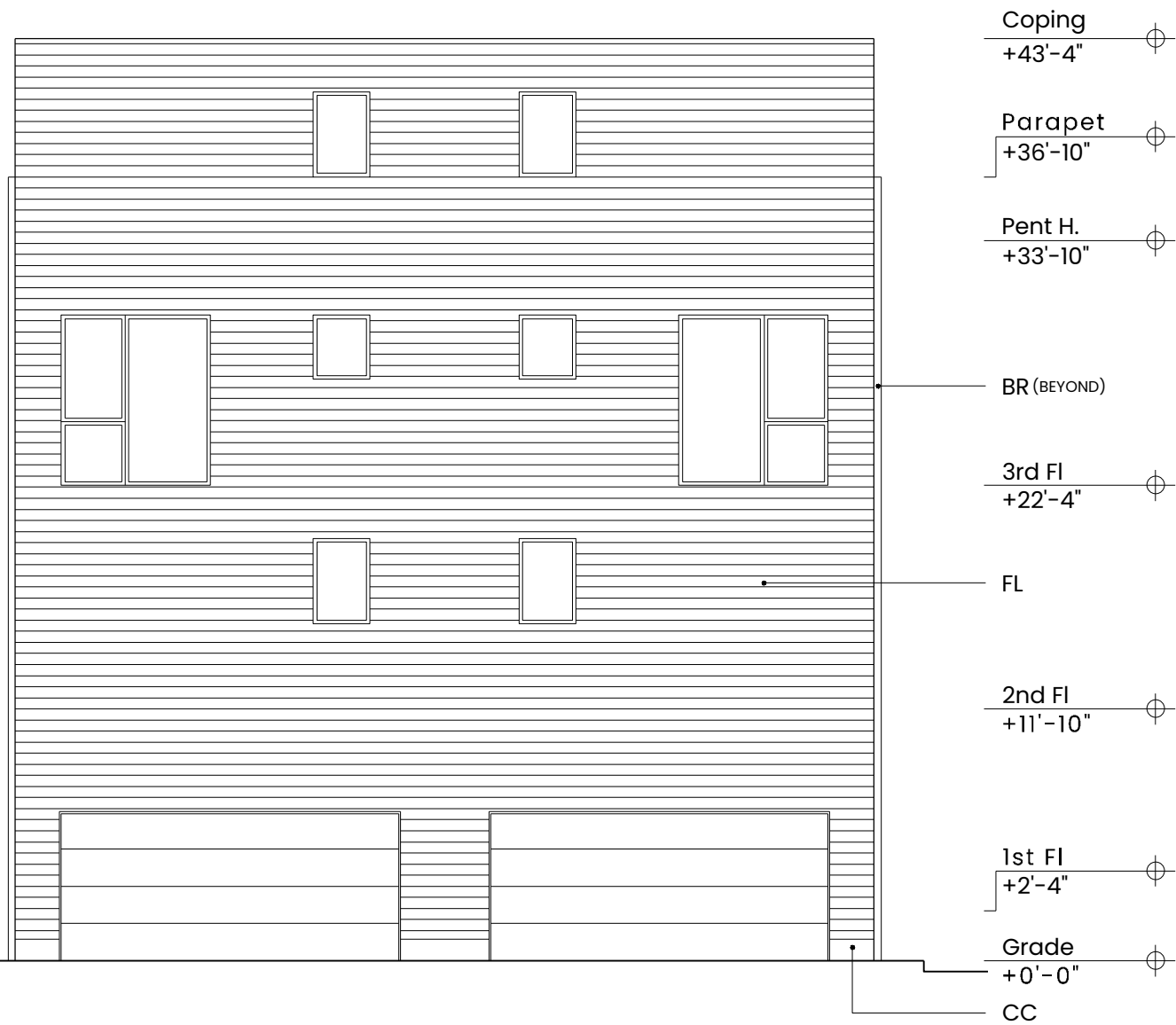
West

Exterior Elevations

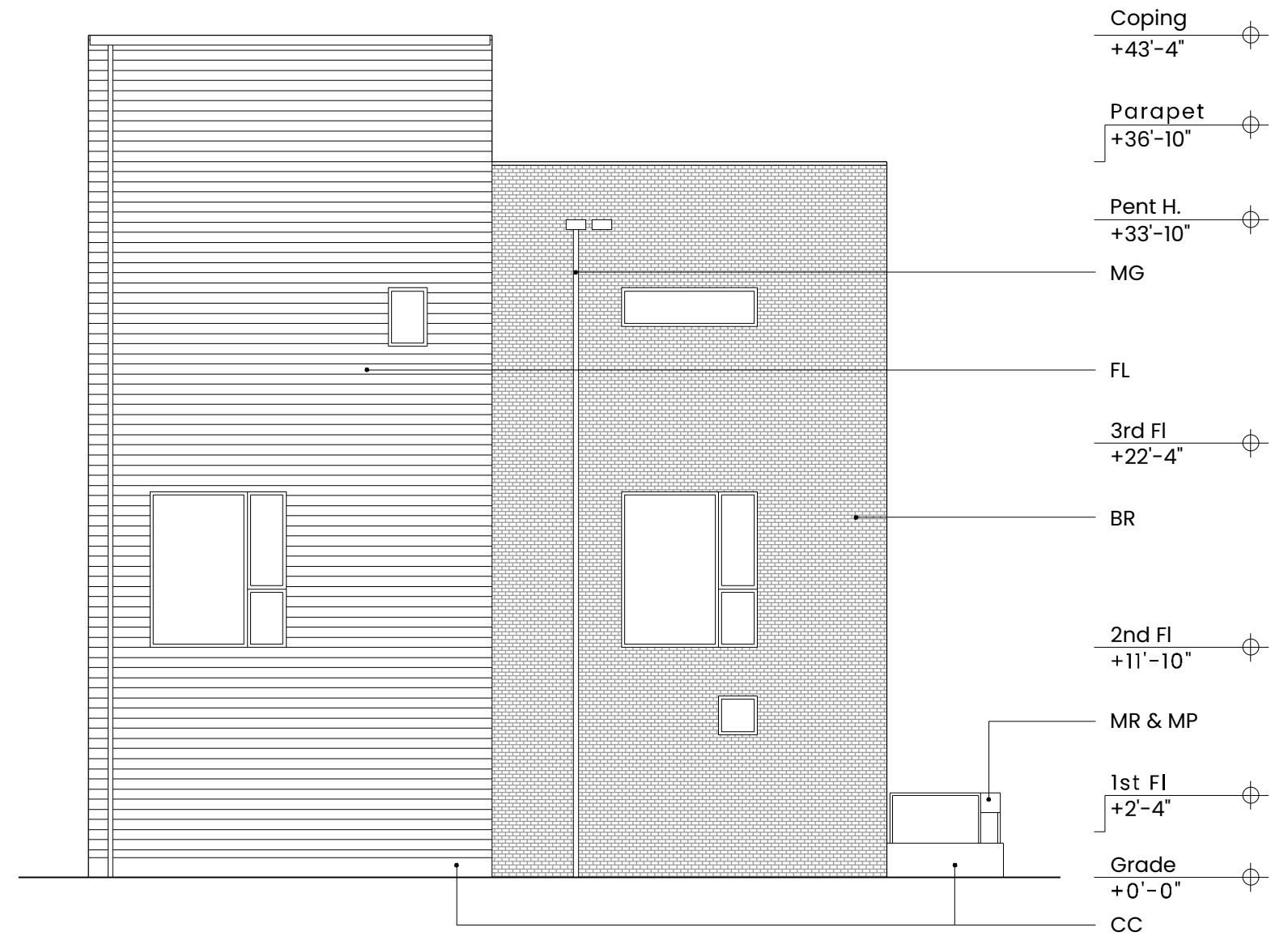
Scale: 1/8"=1'-0"

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



South



East

Exterior Elevations

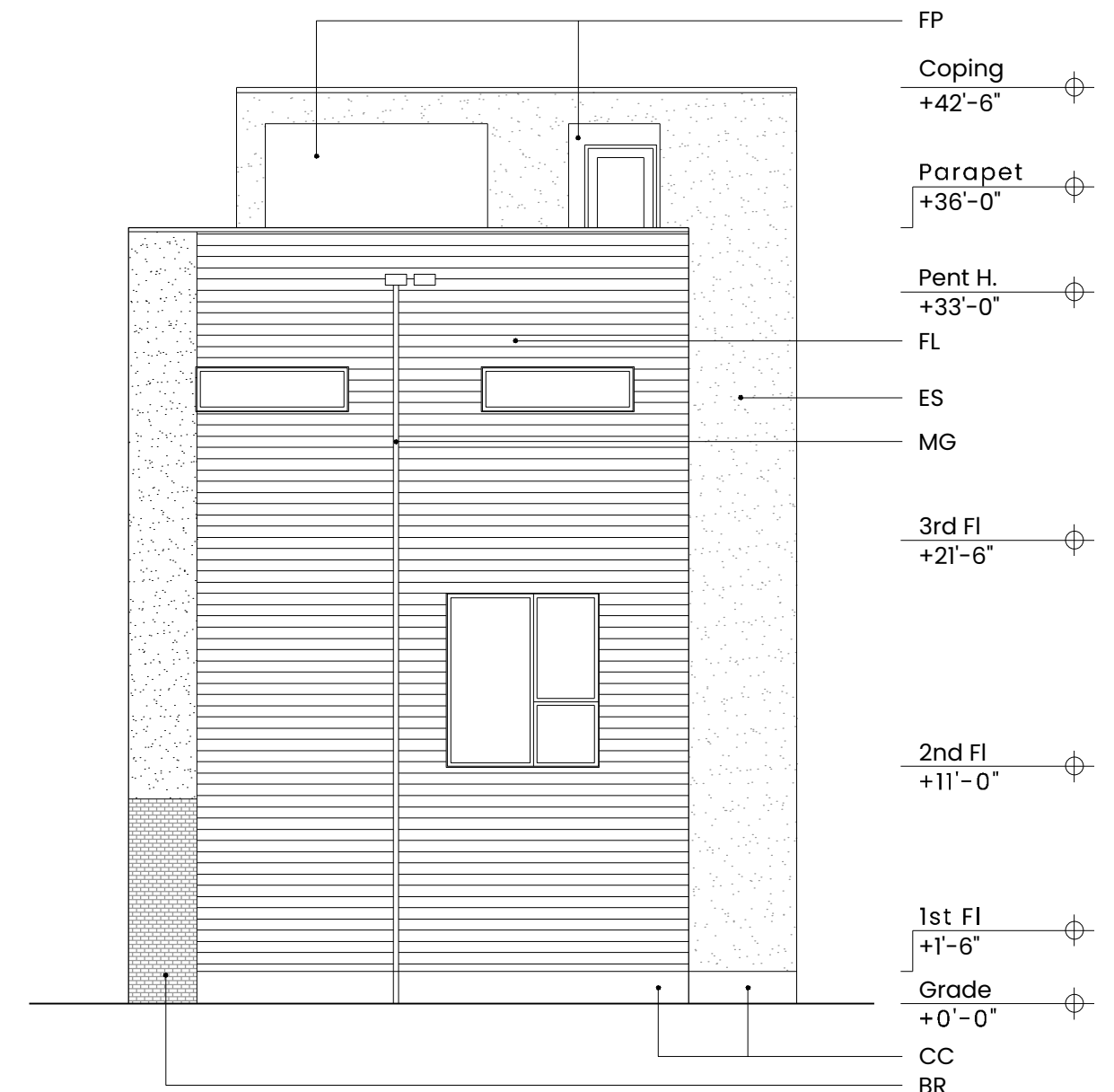
Scale: 1/8"=1'-0"

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



West



South

Exterior Elevations

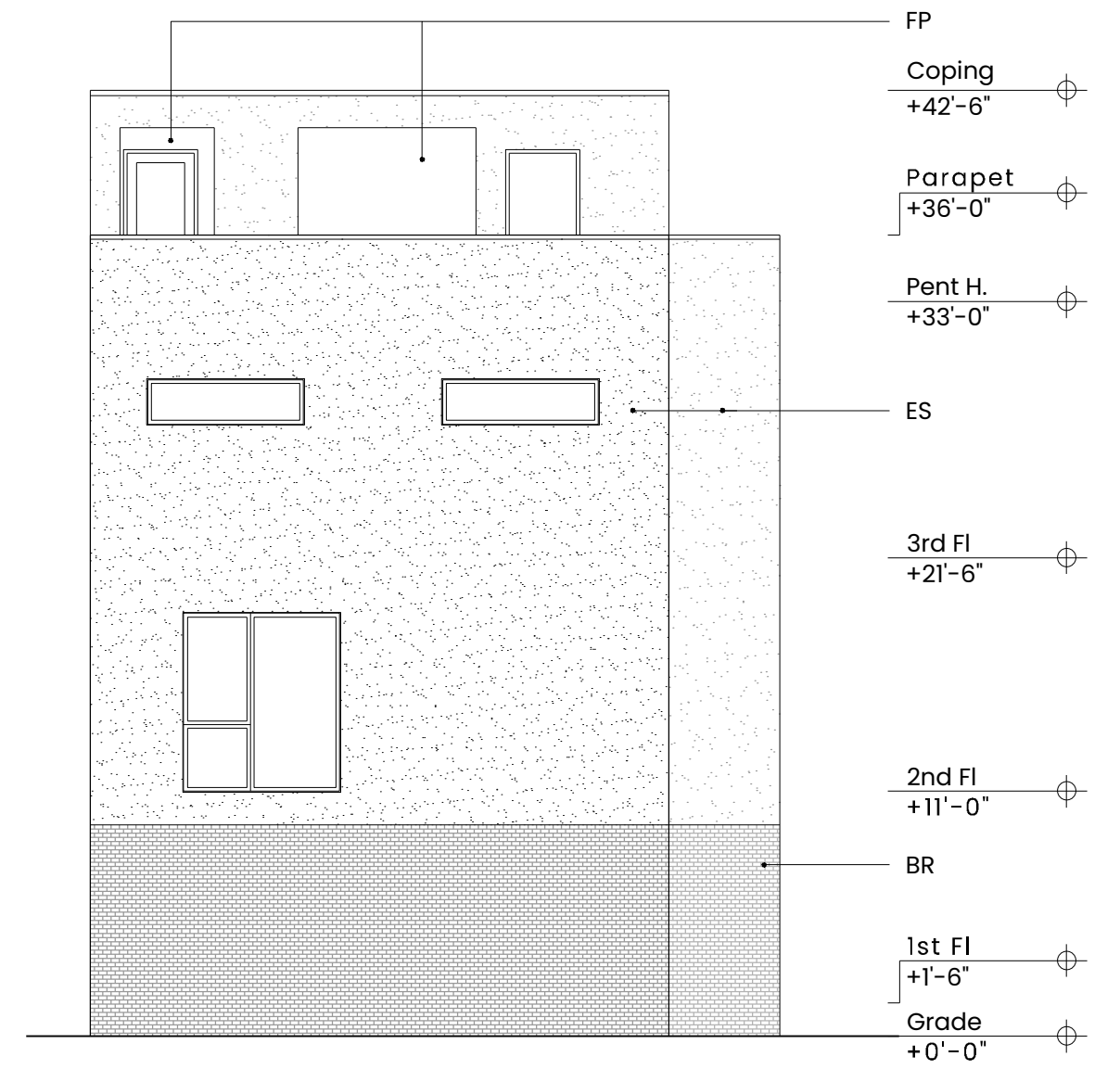
Scale: 1/8"=1'-0"

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



East



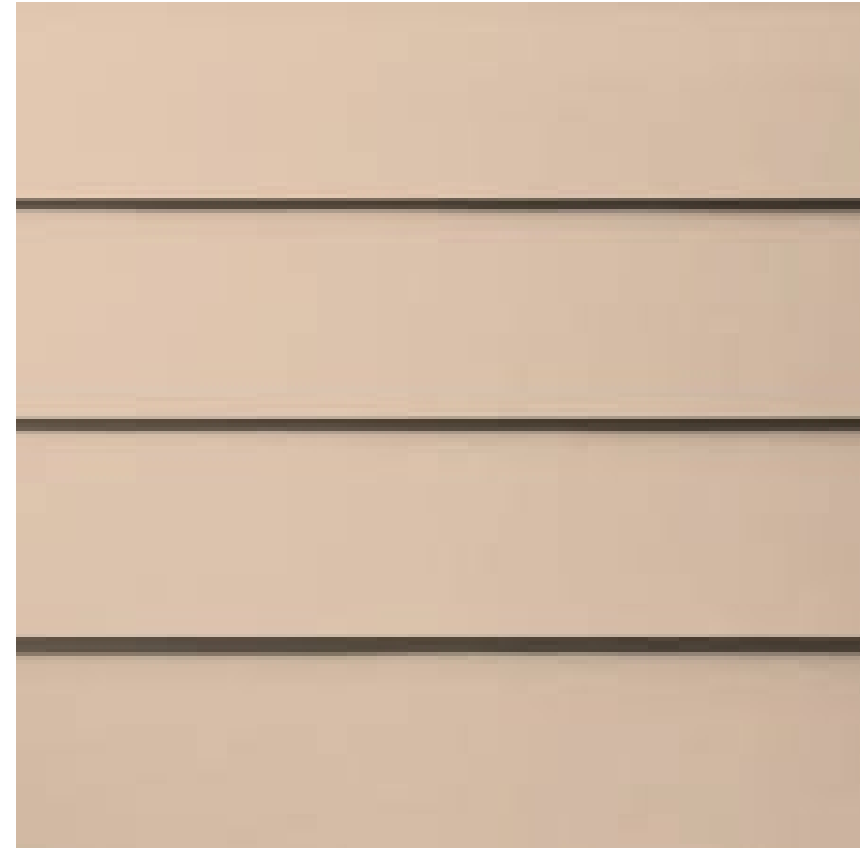
North



Modular brick



EIFS with stucco texture



Fiber cement board lap siding



Cast in place concrete foundation



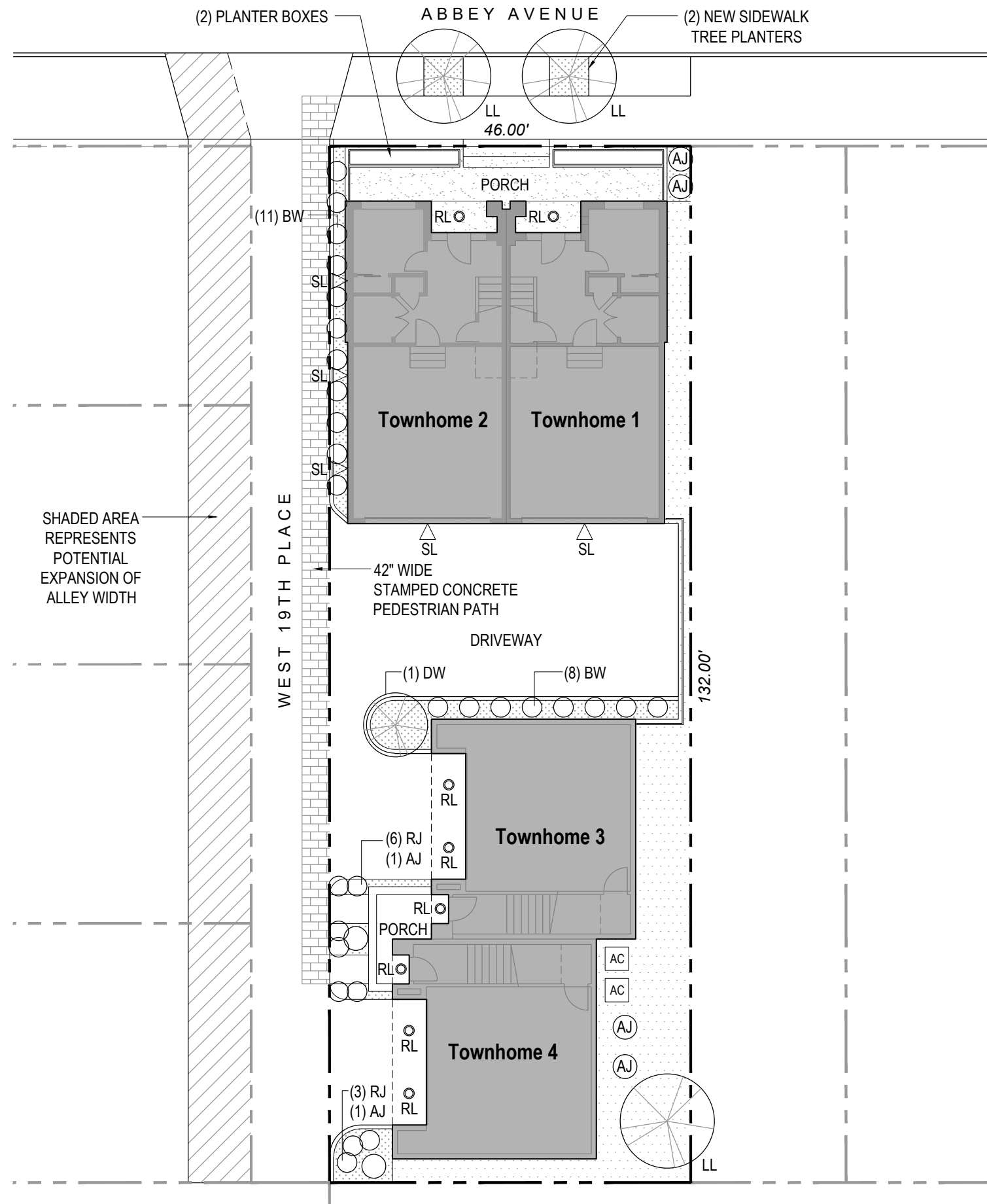
Fiber cement panel porch cladding



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

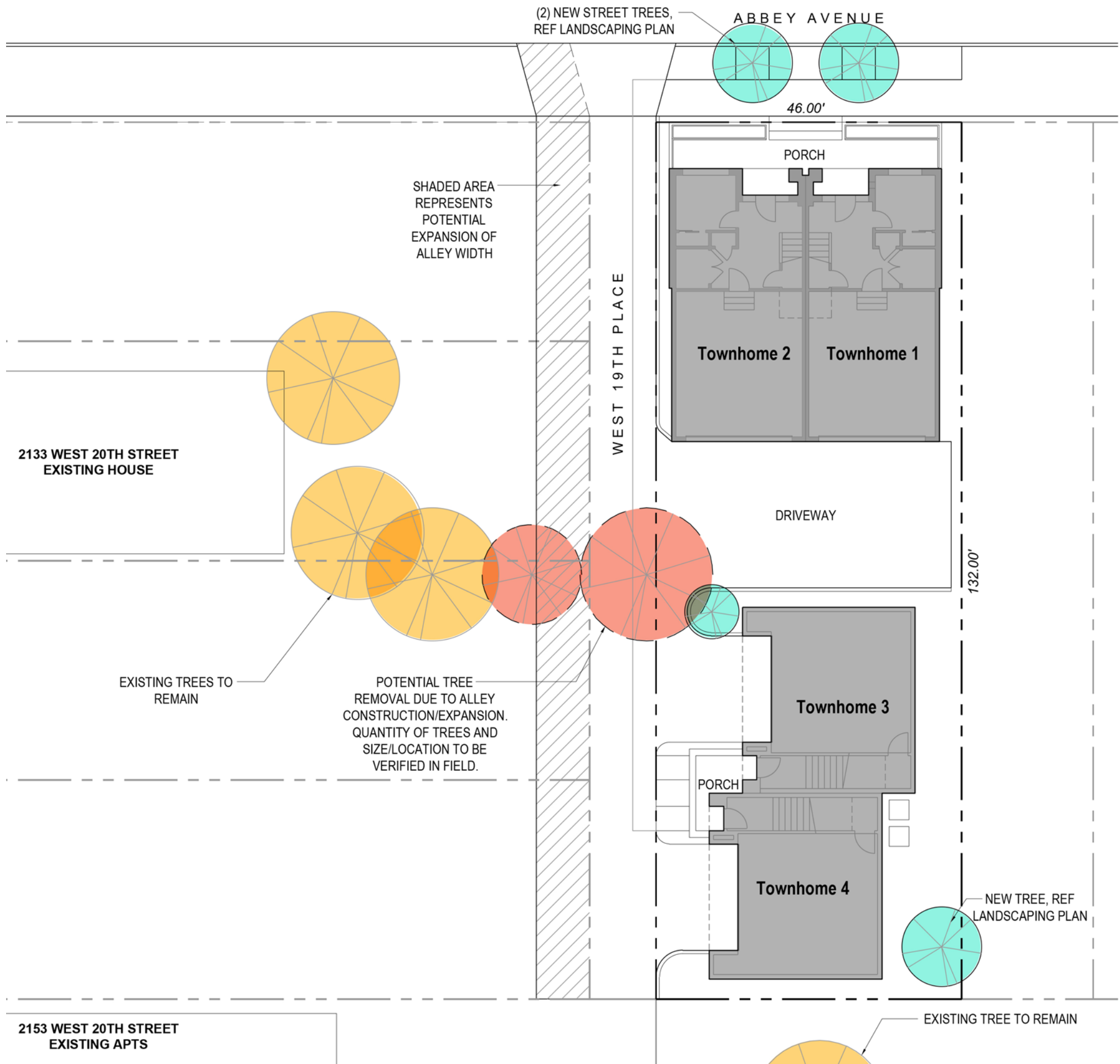
-  STAMPED CONCRETE WALKWAY
-  SANDSTONE PORCH SURFACE
-  CRUSHED GRAVEL GROUND COVER
-  PLANTING BED

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" 🕒