

# ABBAY RESIDENCES

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











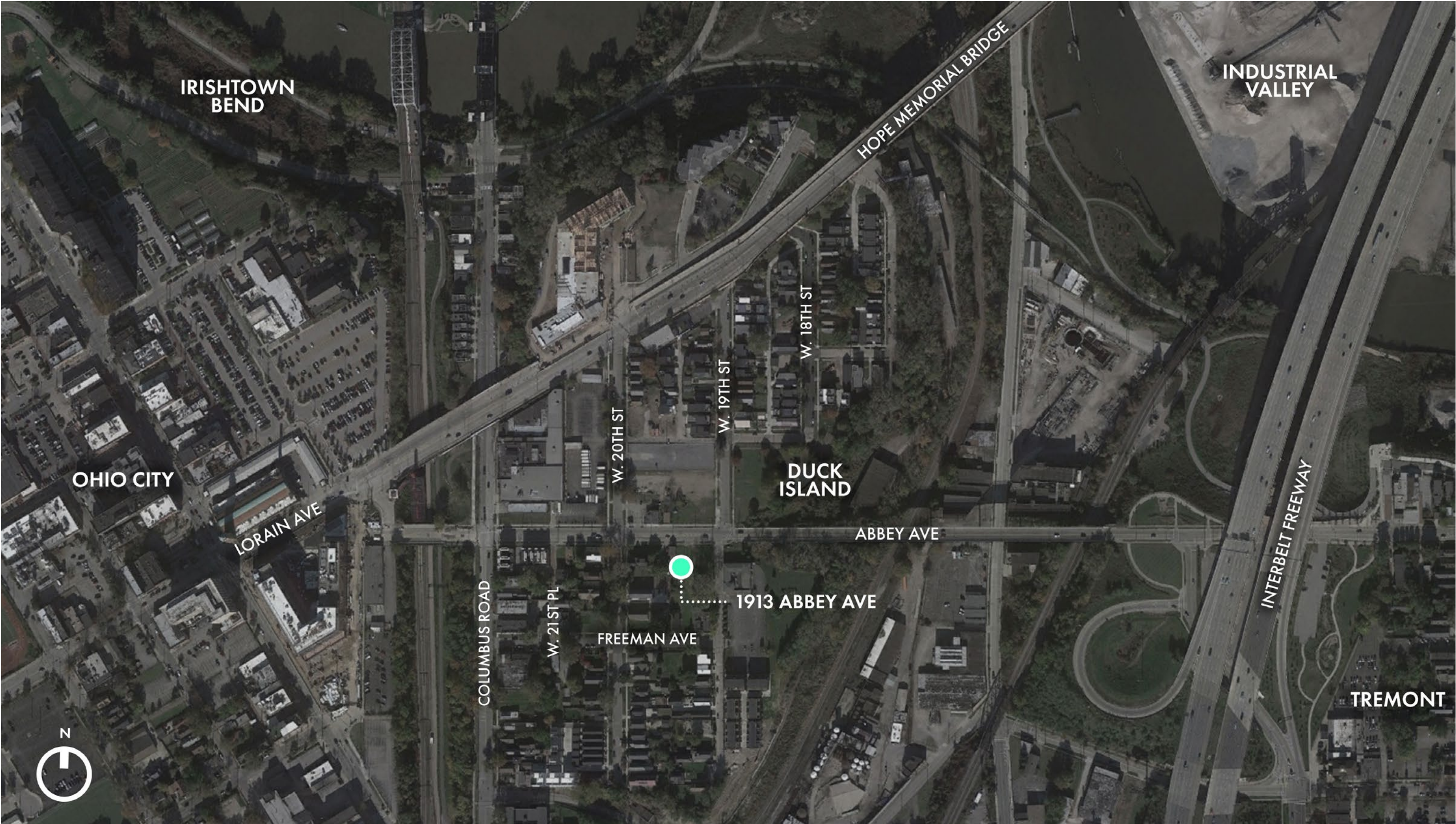












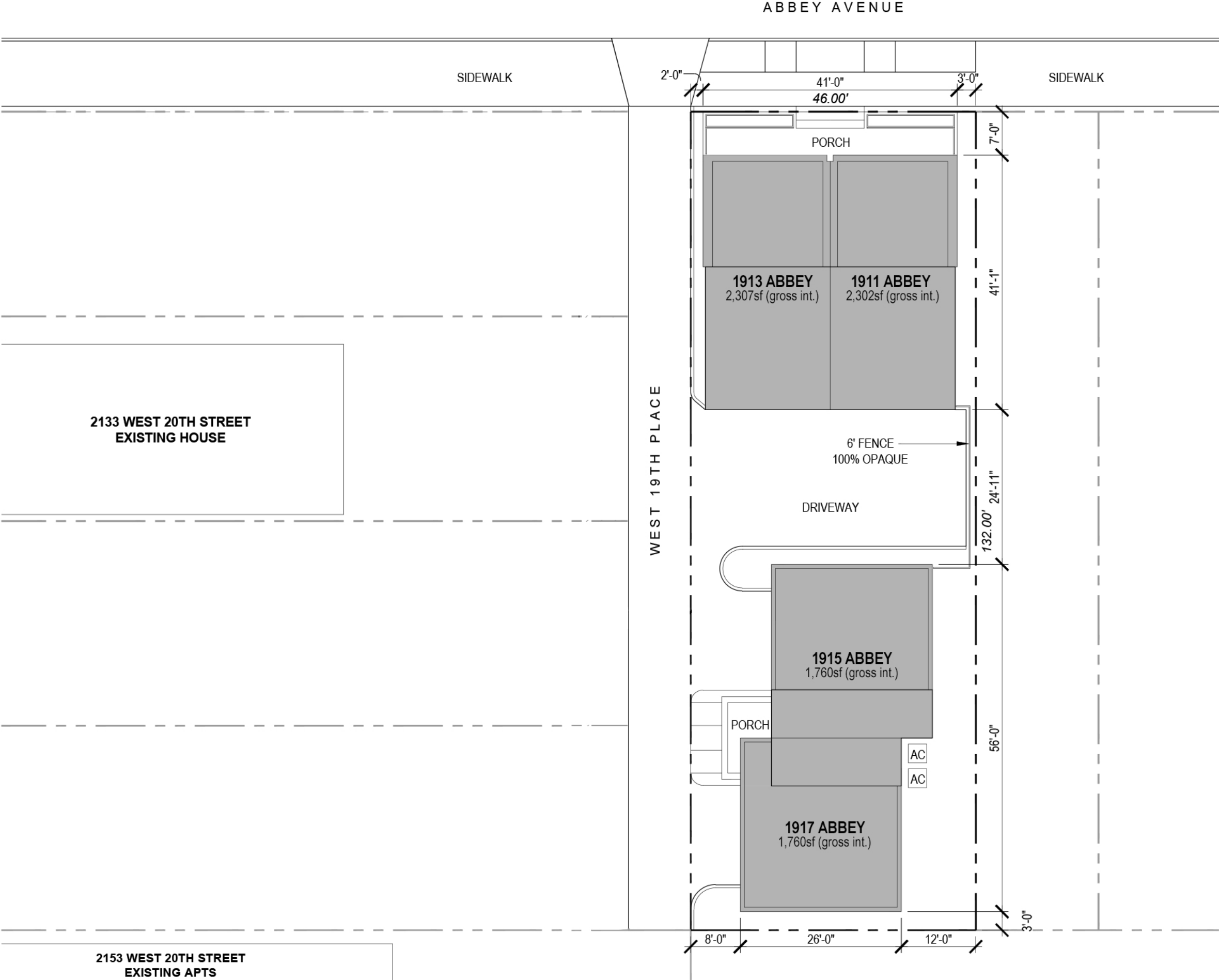
Site Location Map  
n.t.s. 





Site Context Aerial  
n.t.s. 📍

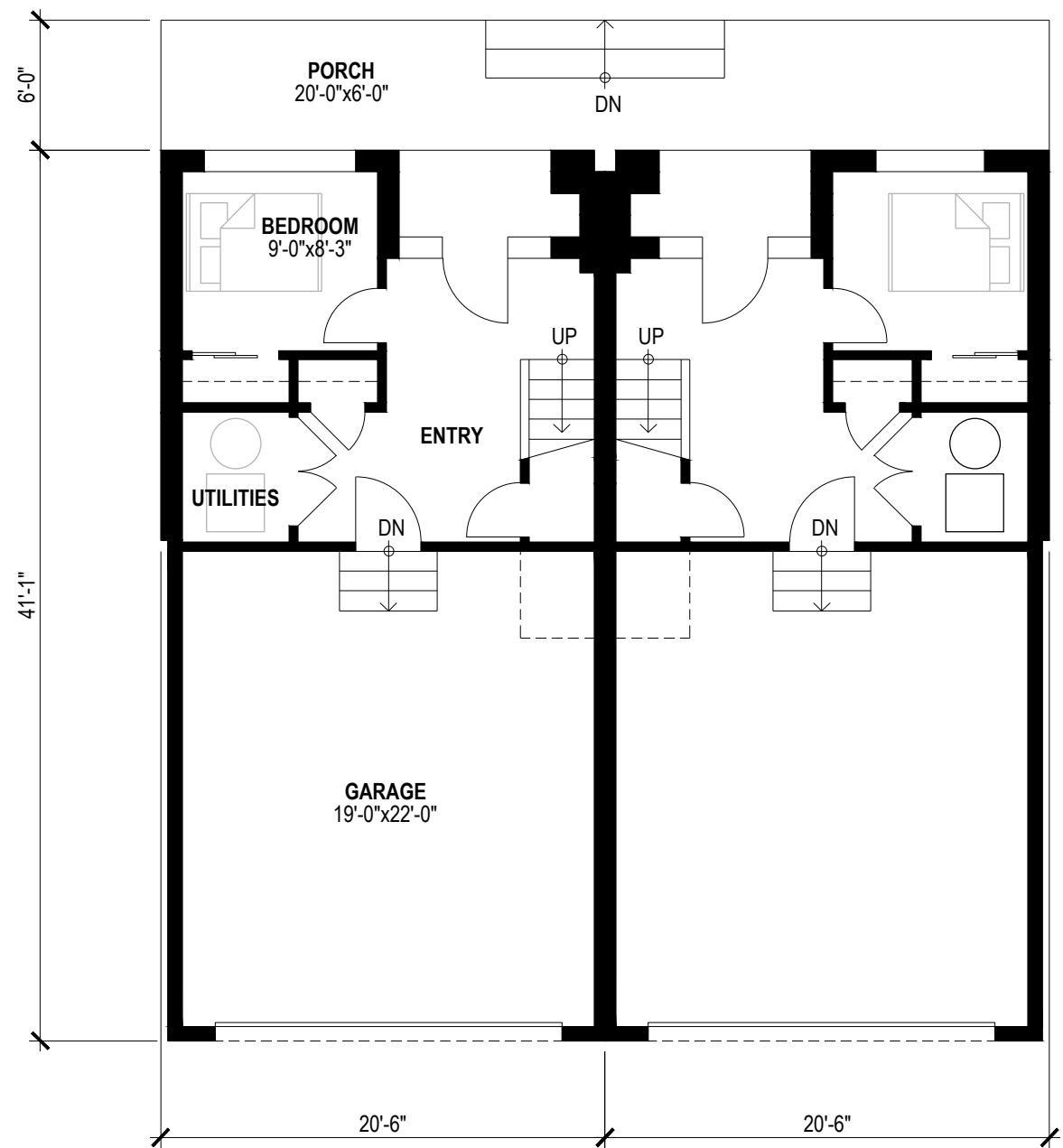




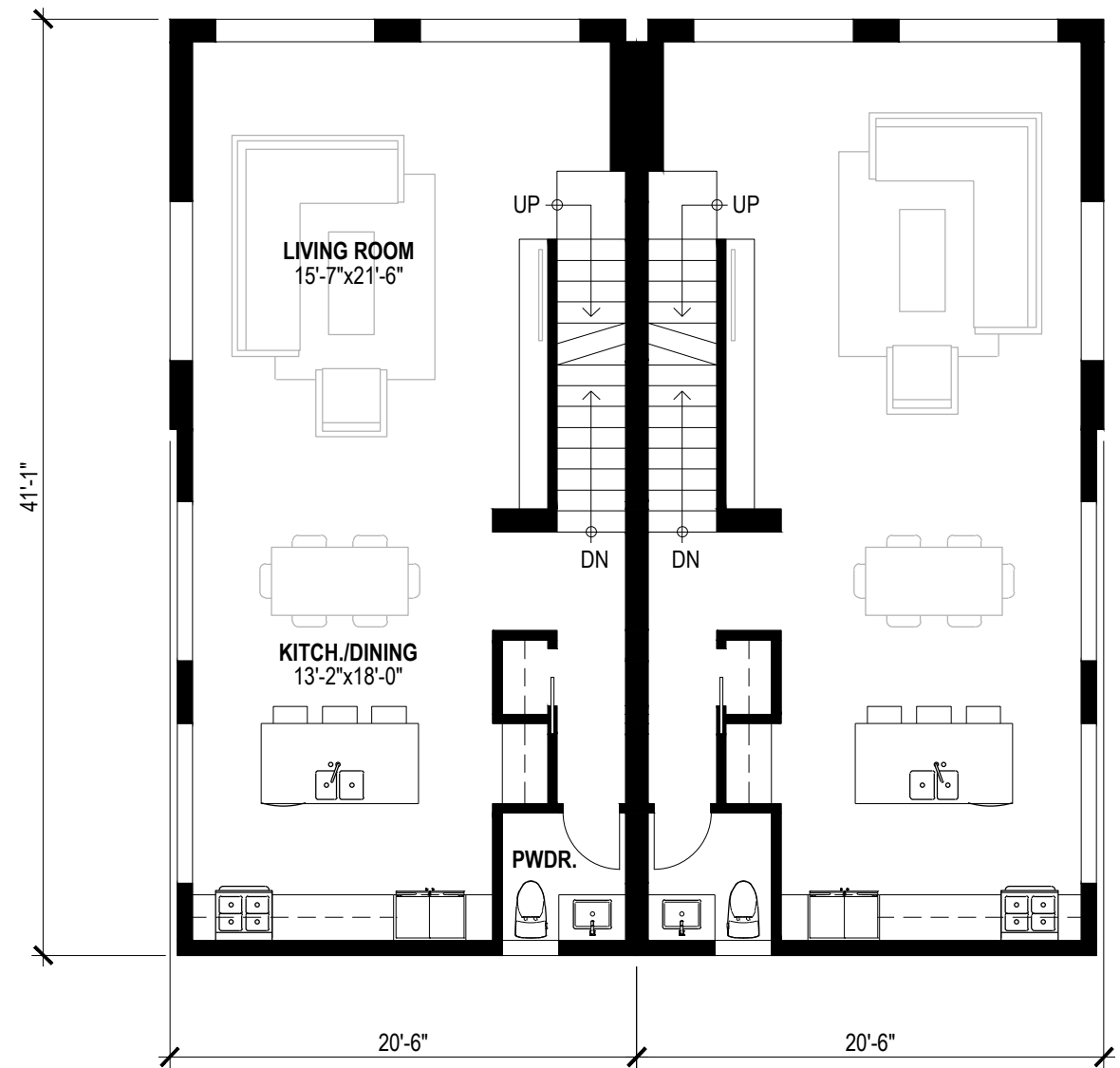
Site Plan

Scale: 1/16"=1'-0" 🕒



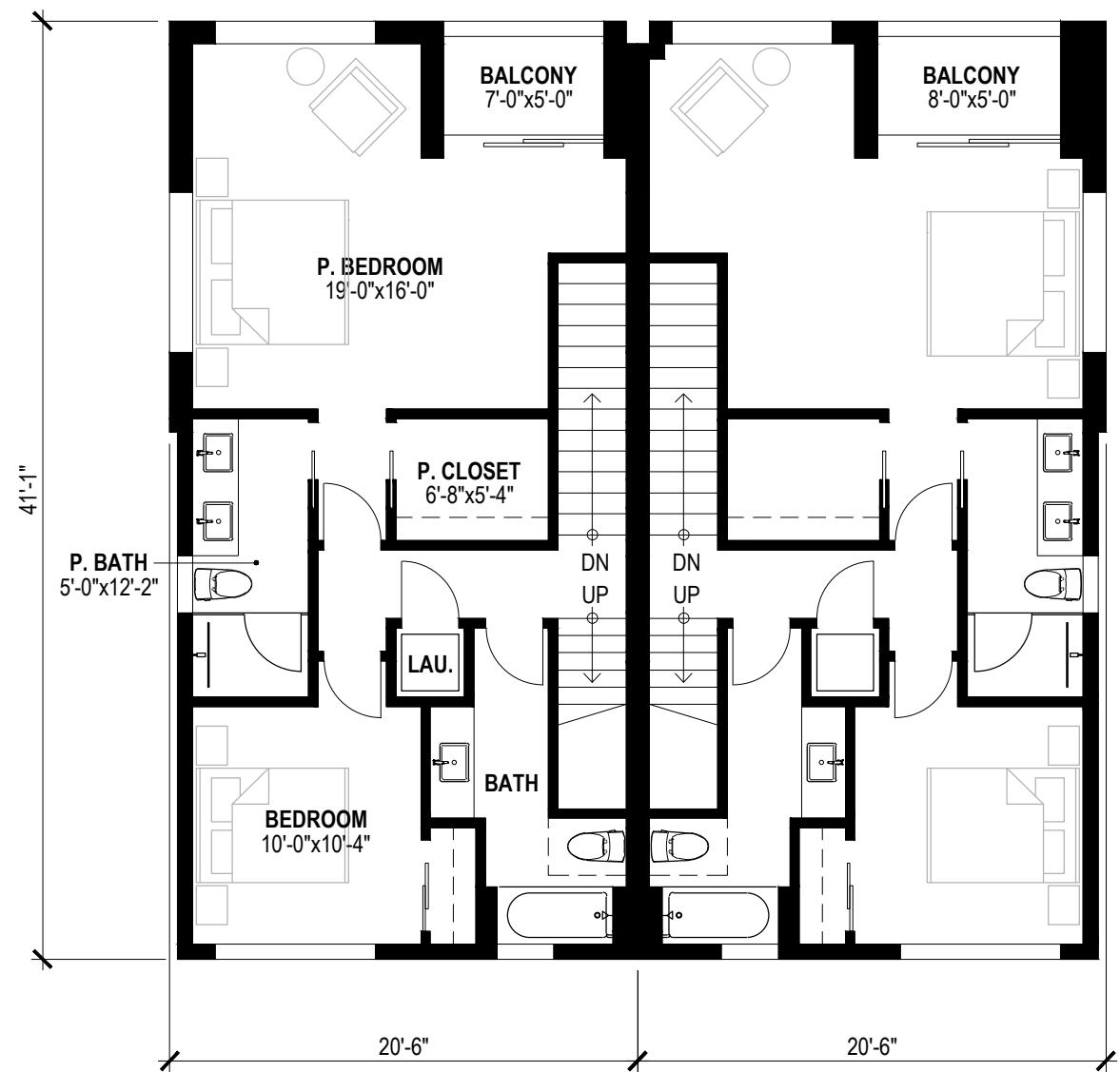


1ST FLOOR

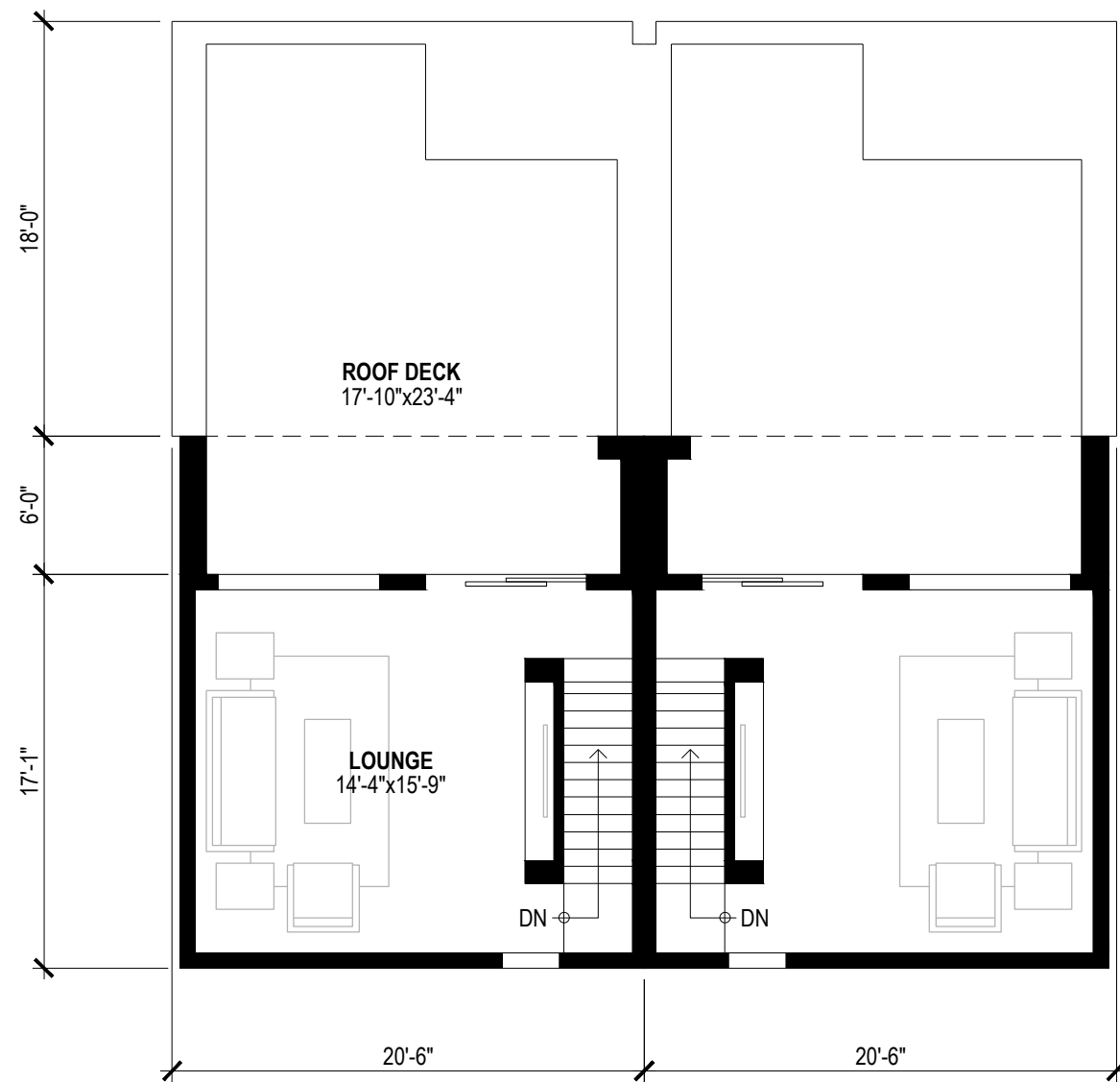


2ND FLOOR



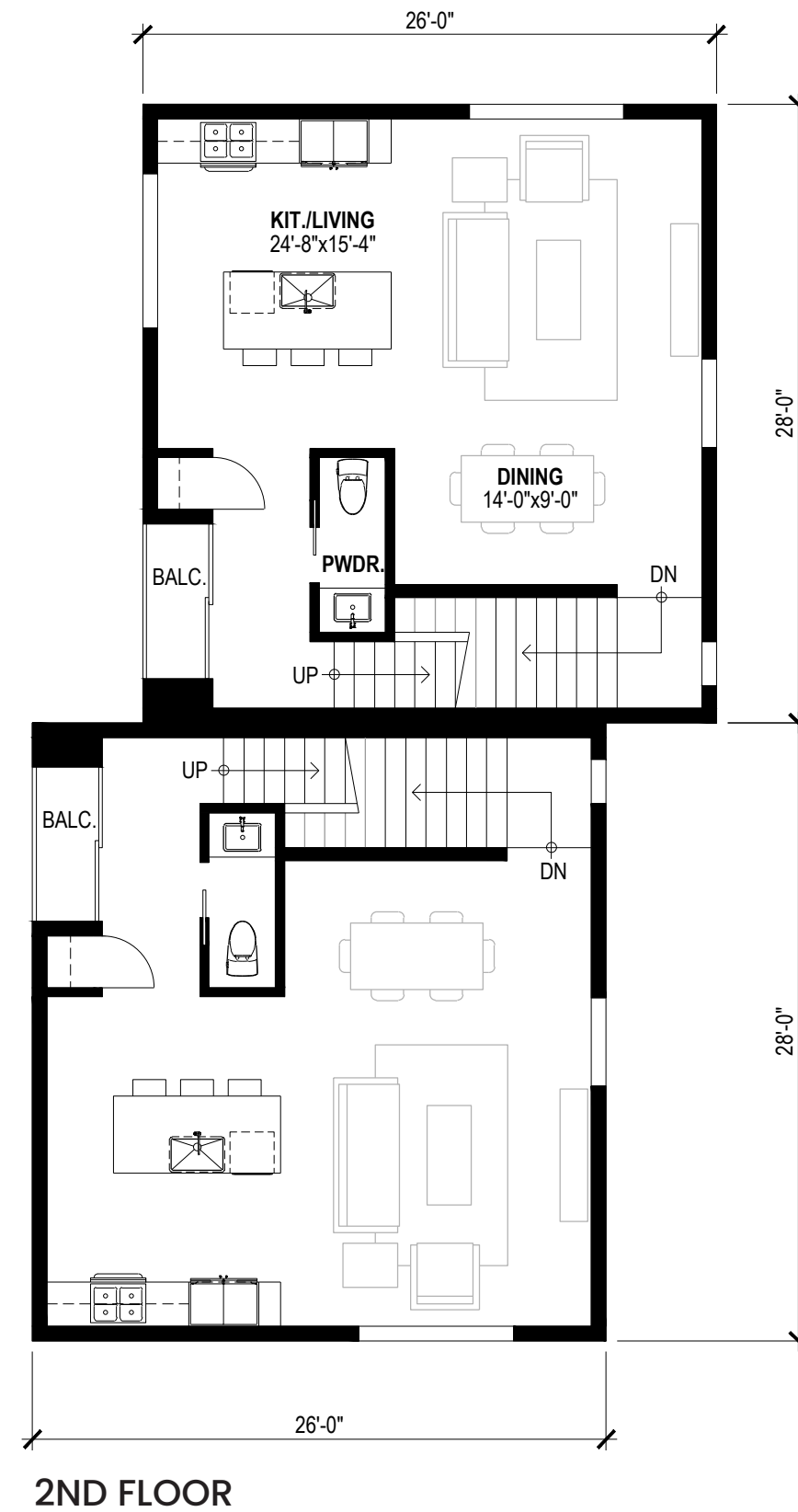
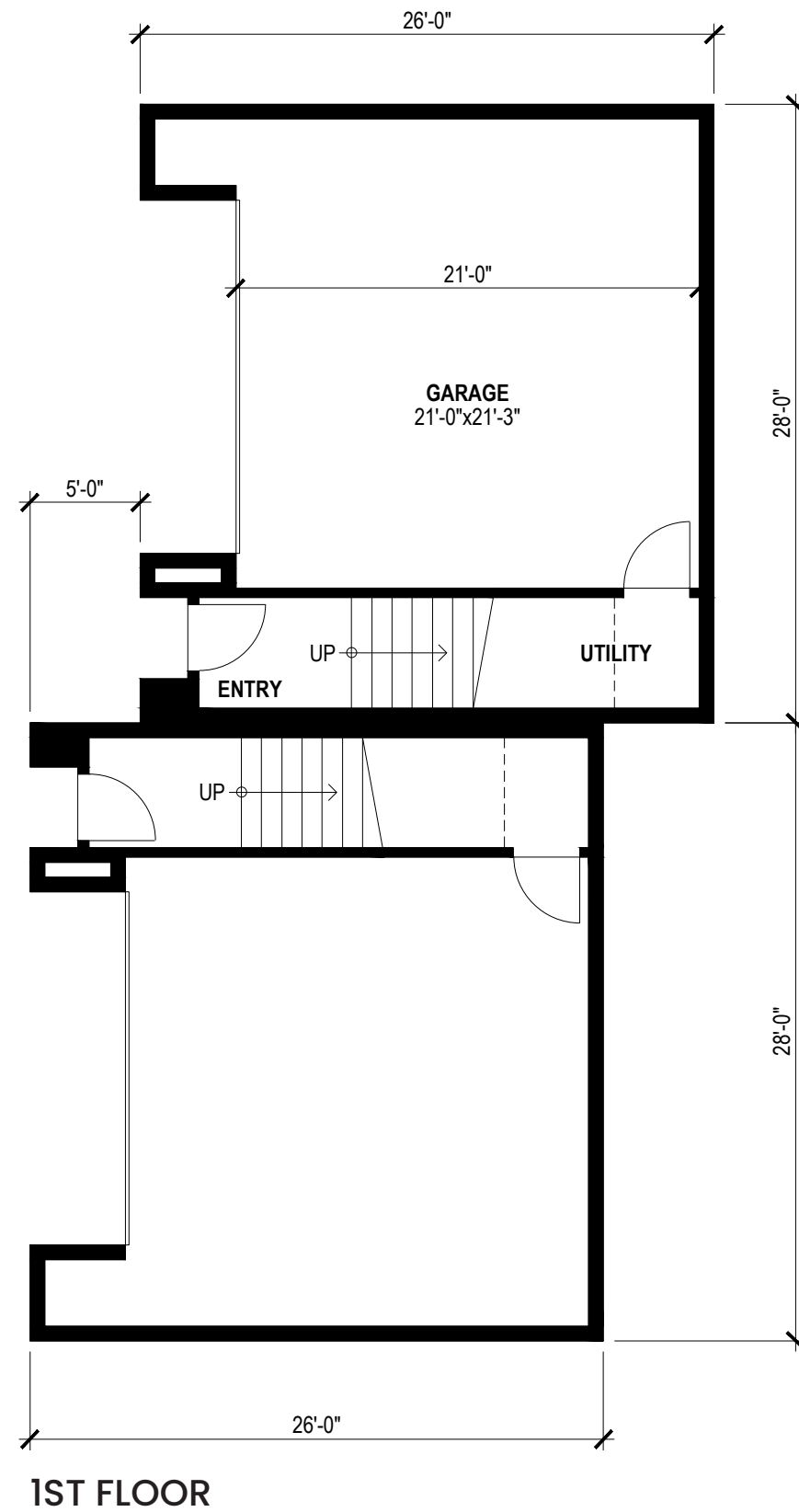


3RD FLOOR



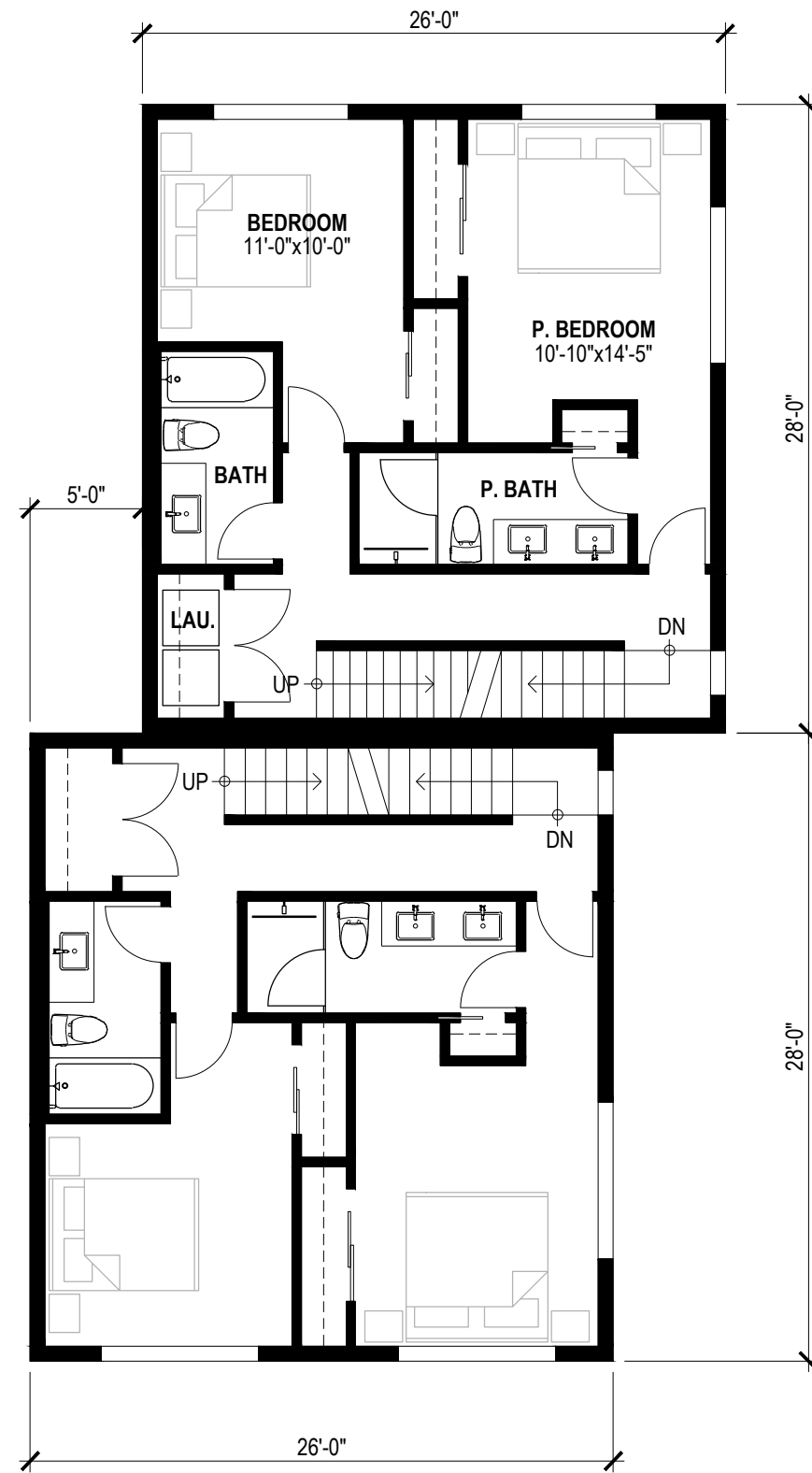
PENT HOUSE & ROOF DECK



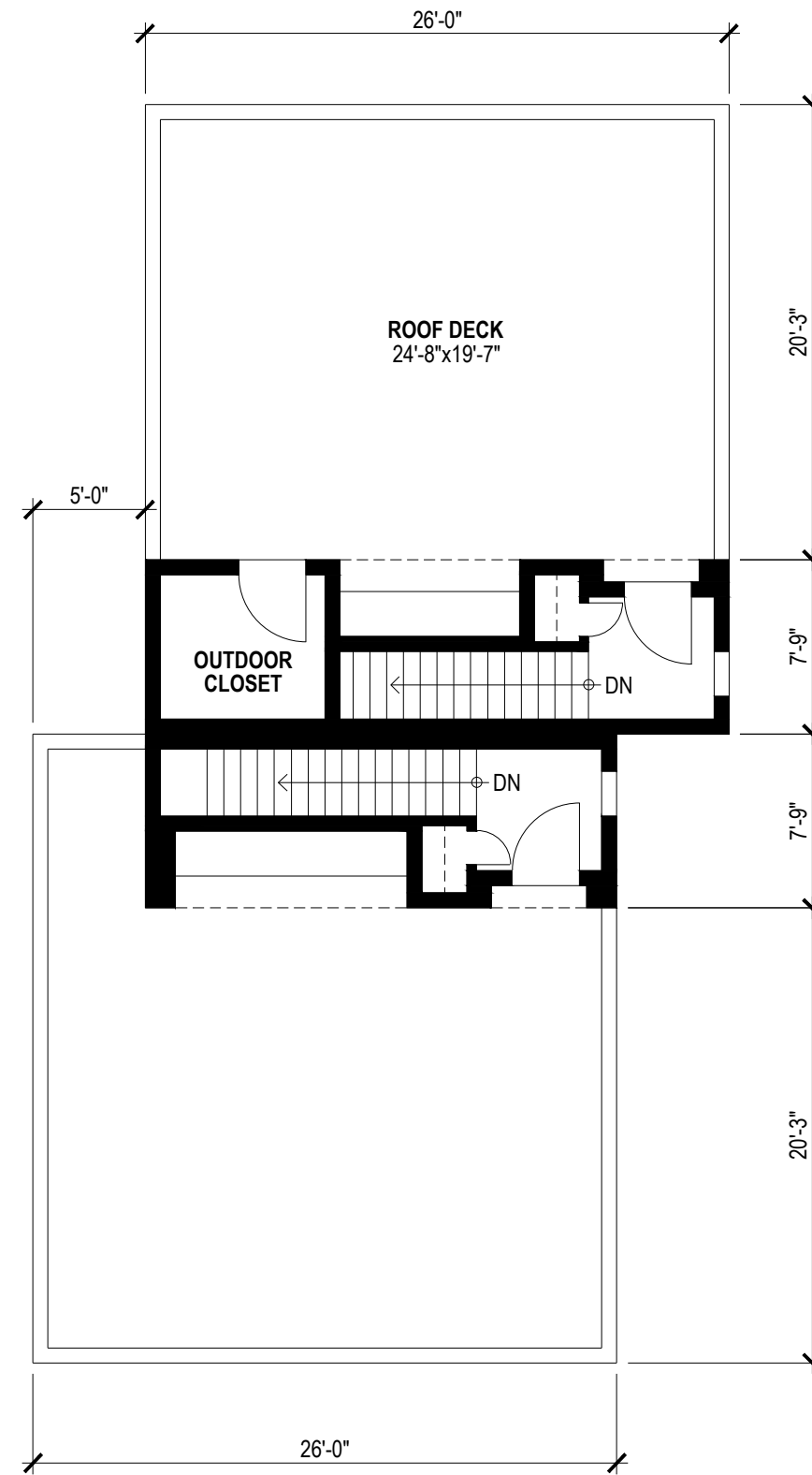


Floor Plans (TH 3 & 4)  
Scale: 1/8"=1'-0" 🕒





3RD FLOOR

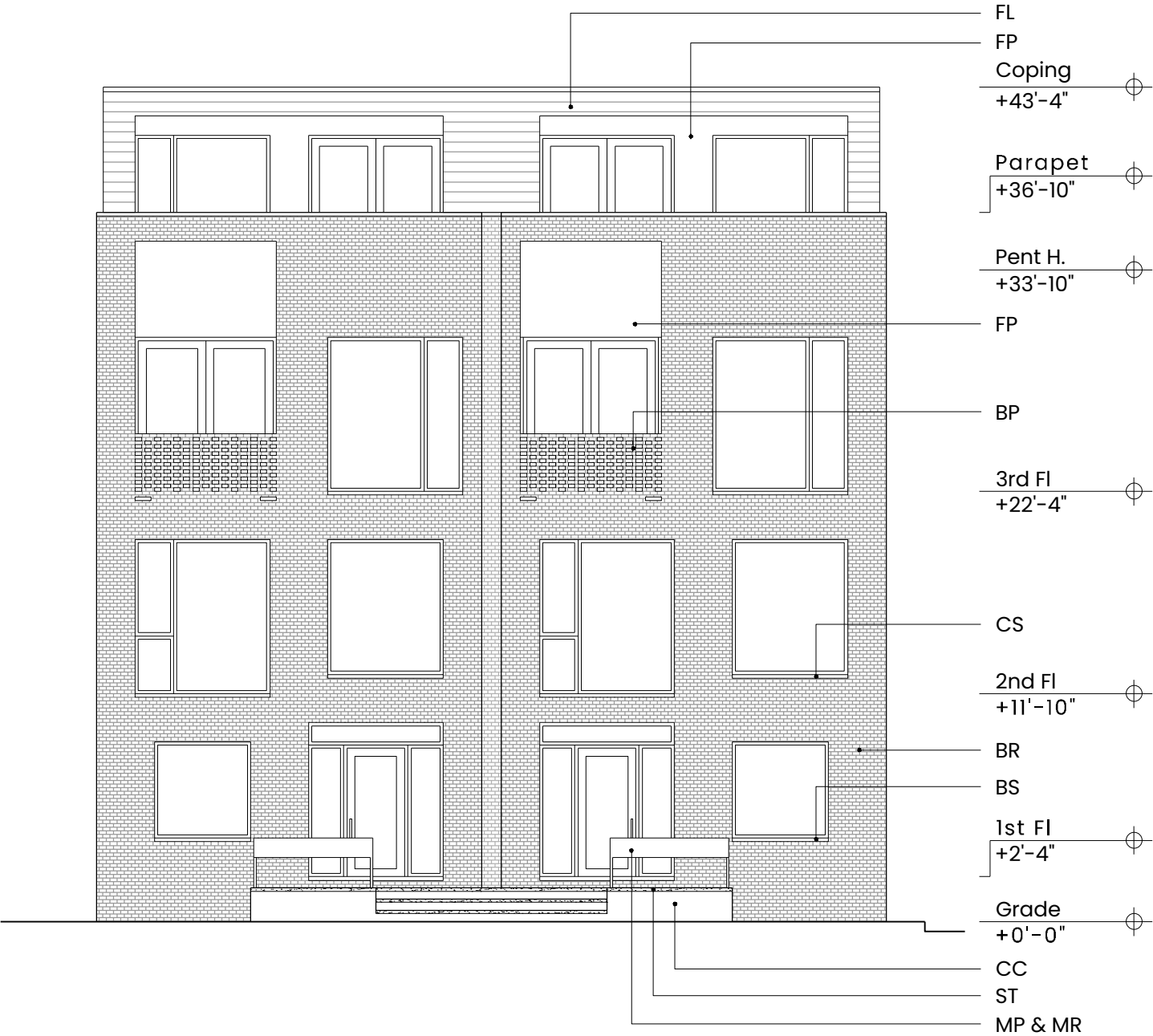


ROOF DECK

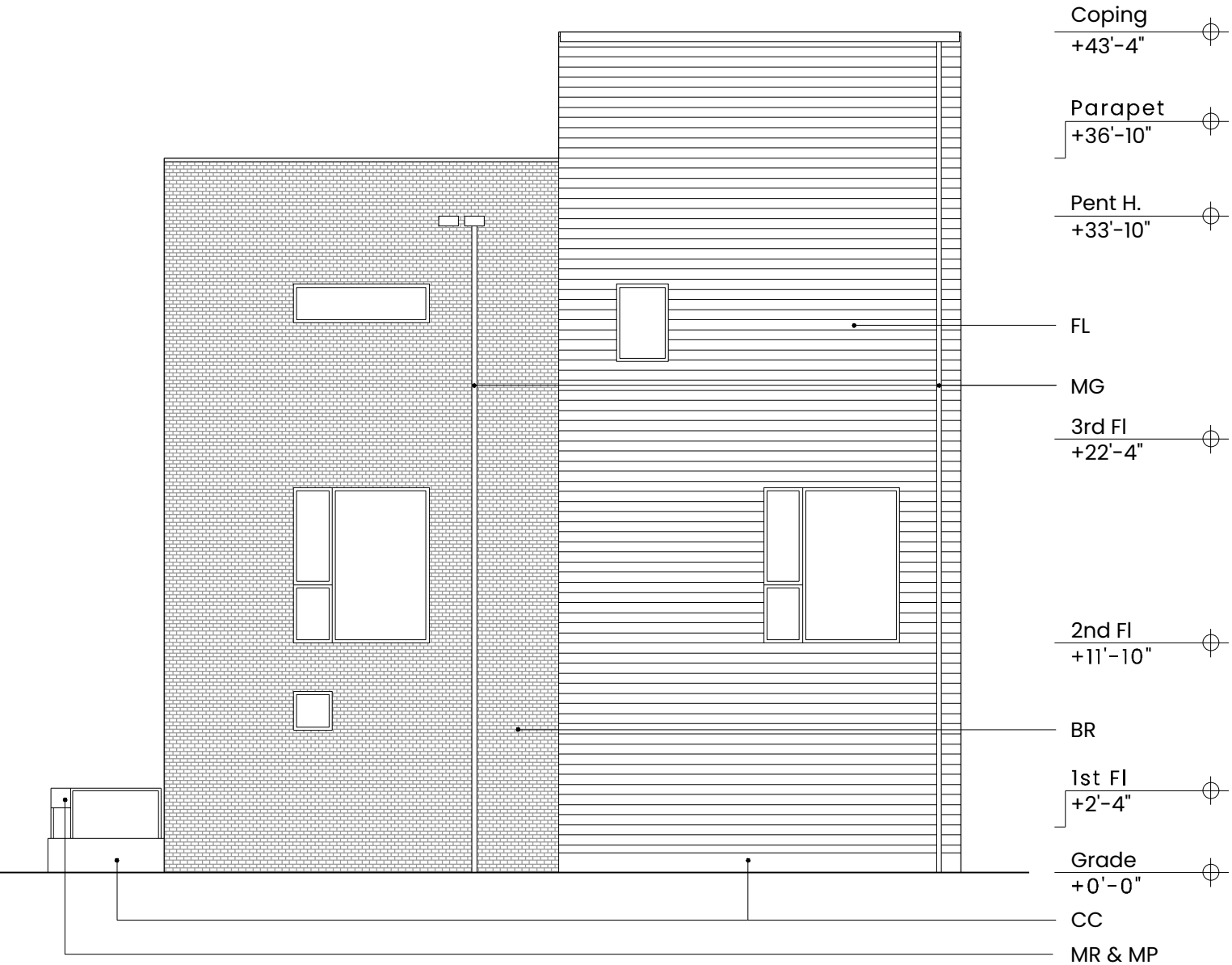


EXTERIOR MATERIAL KEY

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



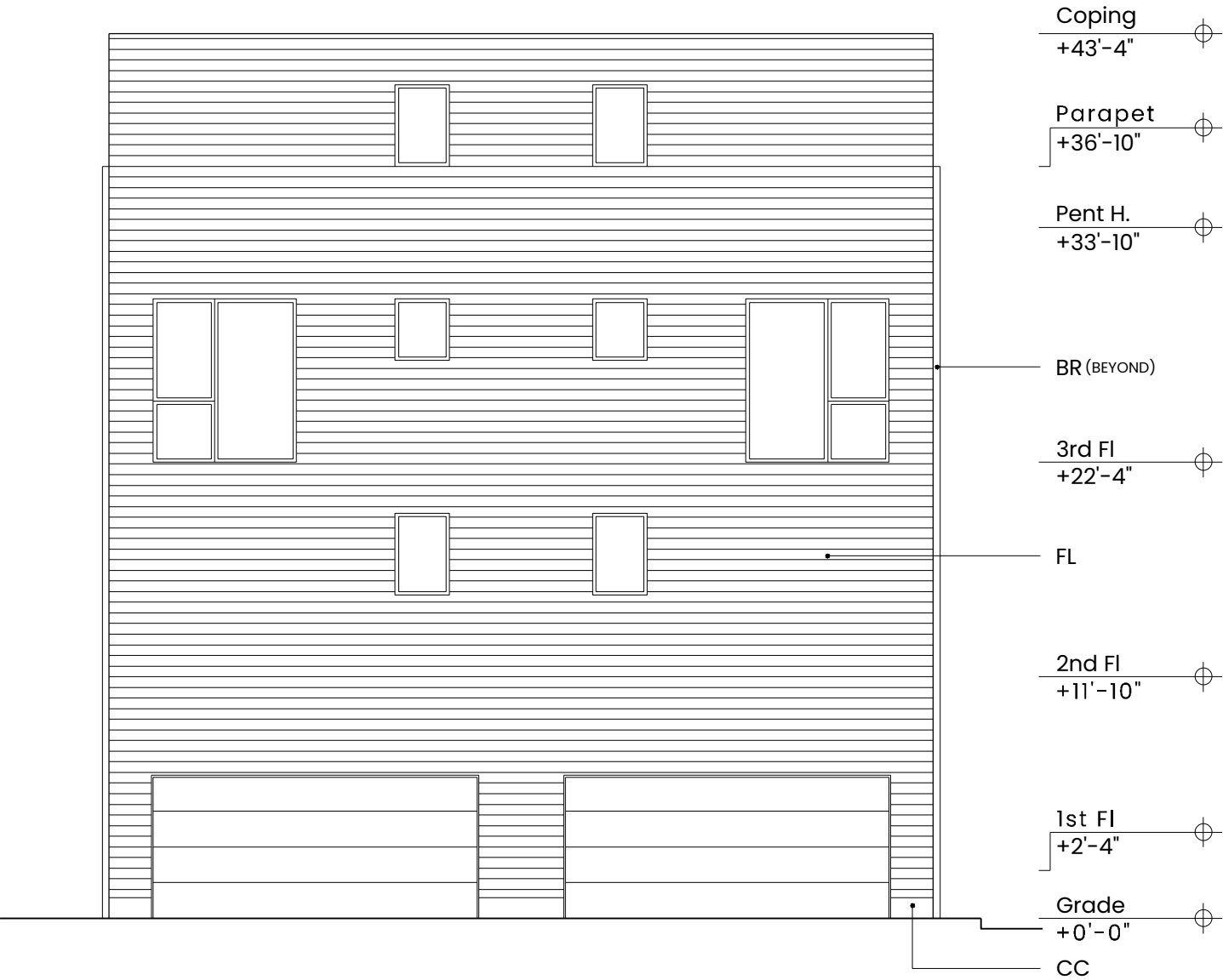
West

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

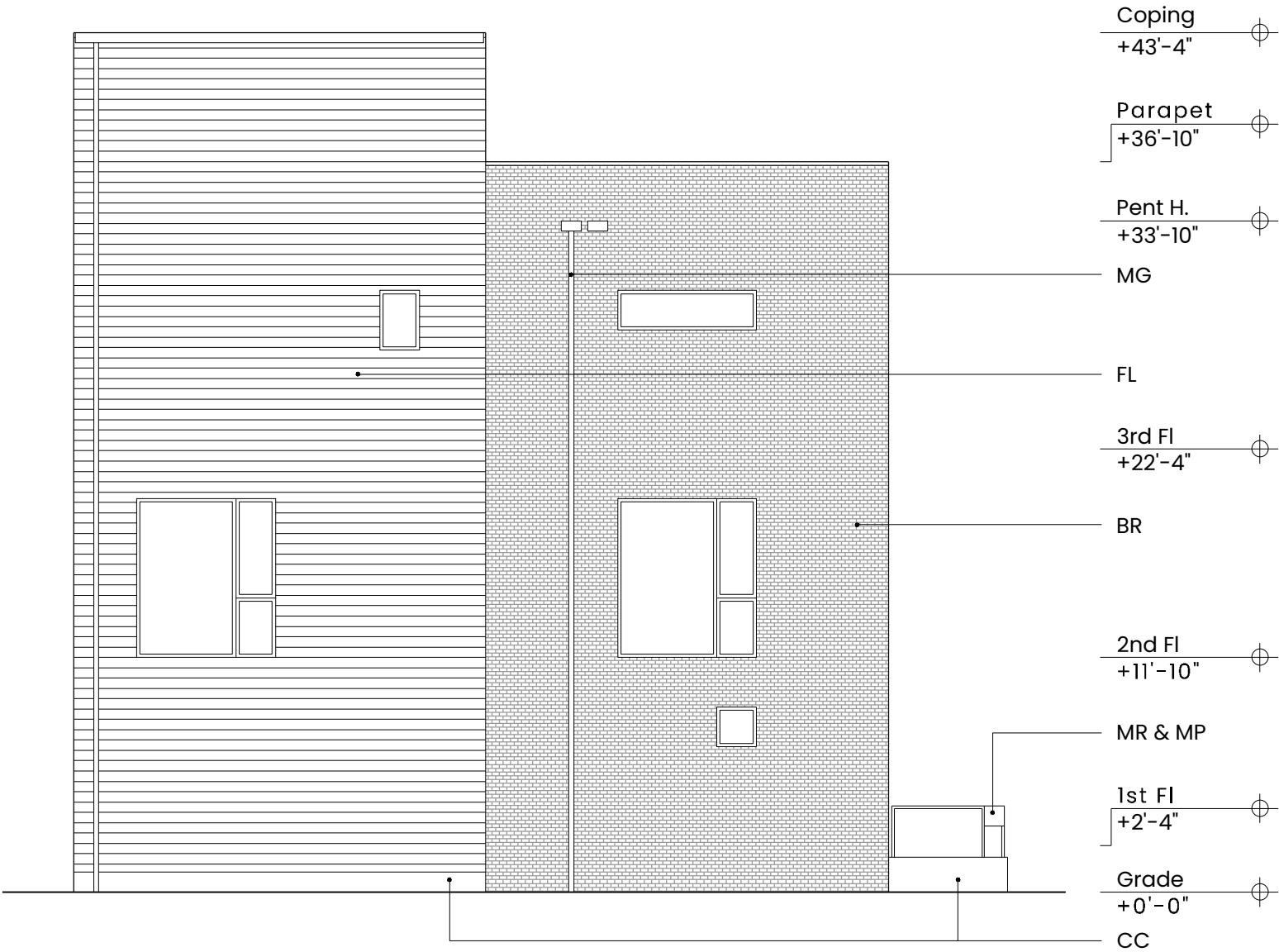


EXTERIOR MATERIAL KEY

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

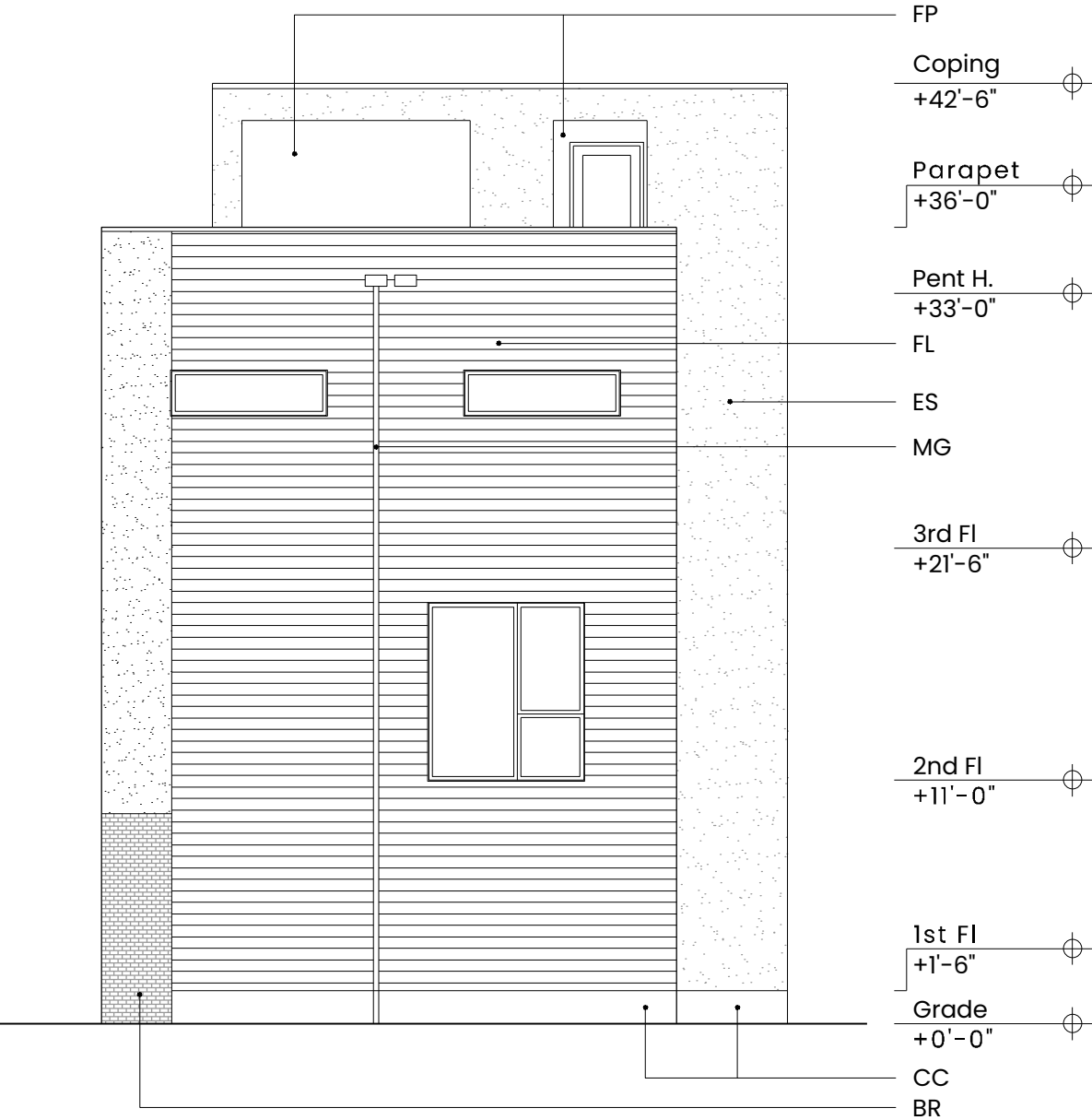


EXTERIOR MATERIAL KEY

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



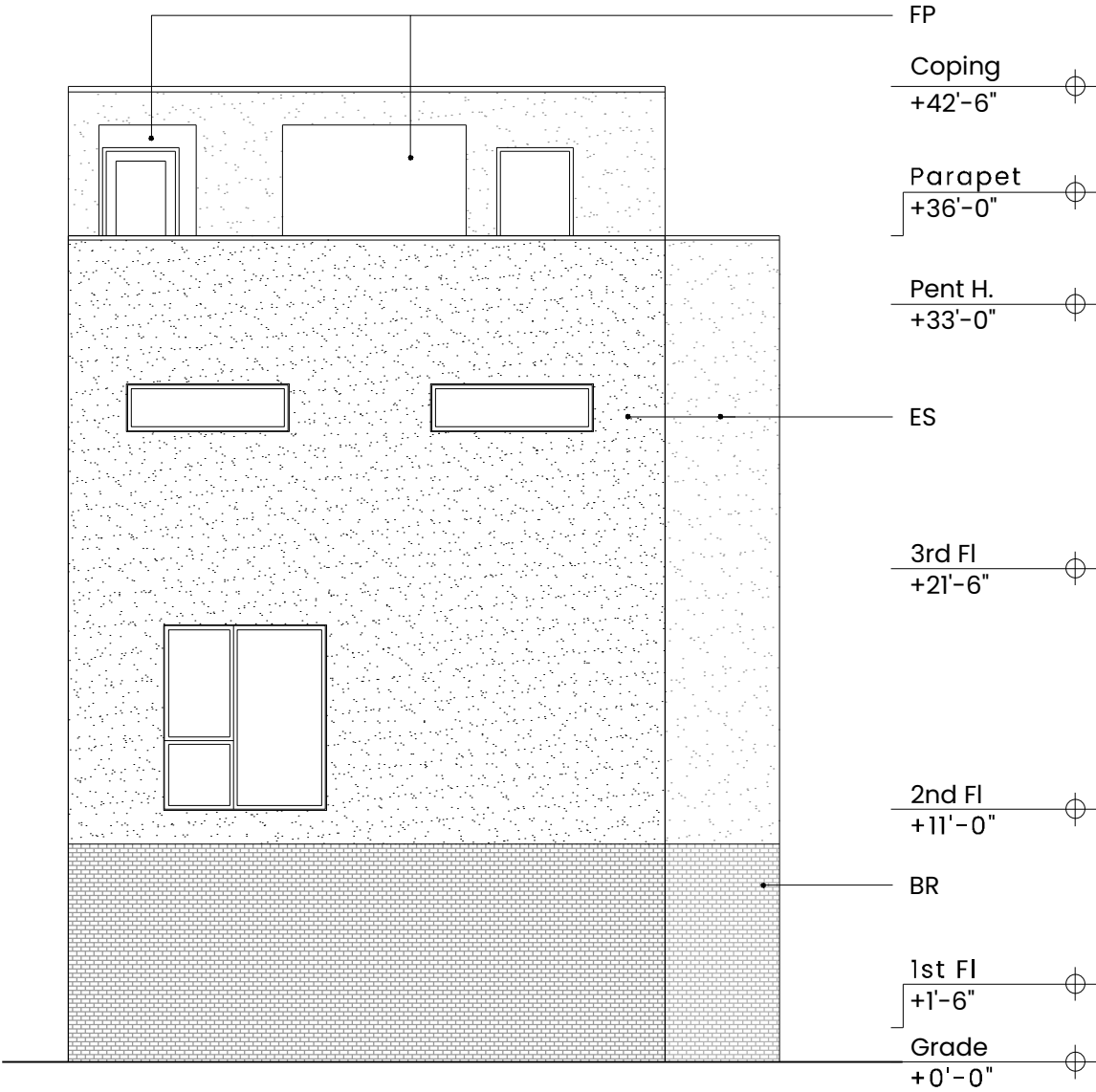
South

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

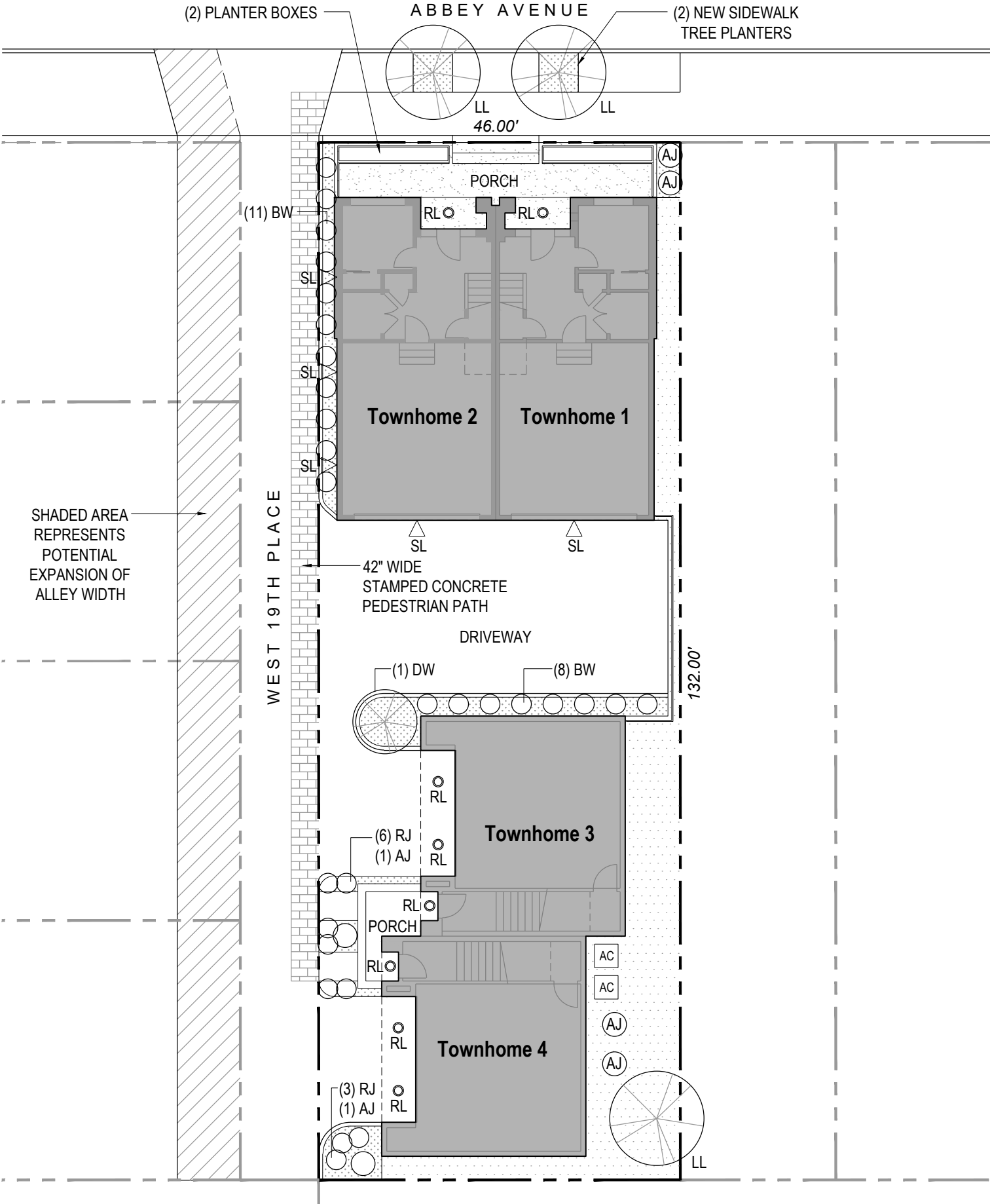


East

North

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





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

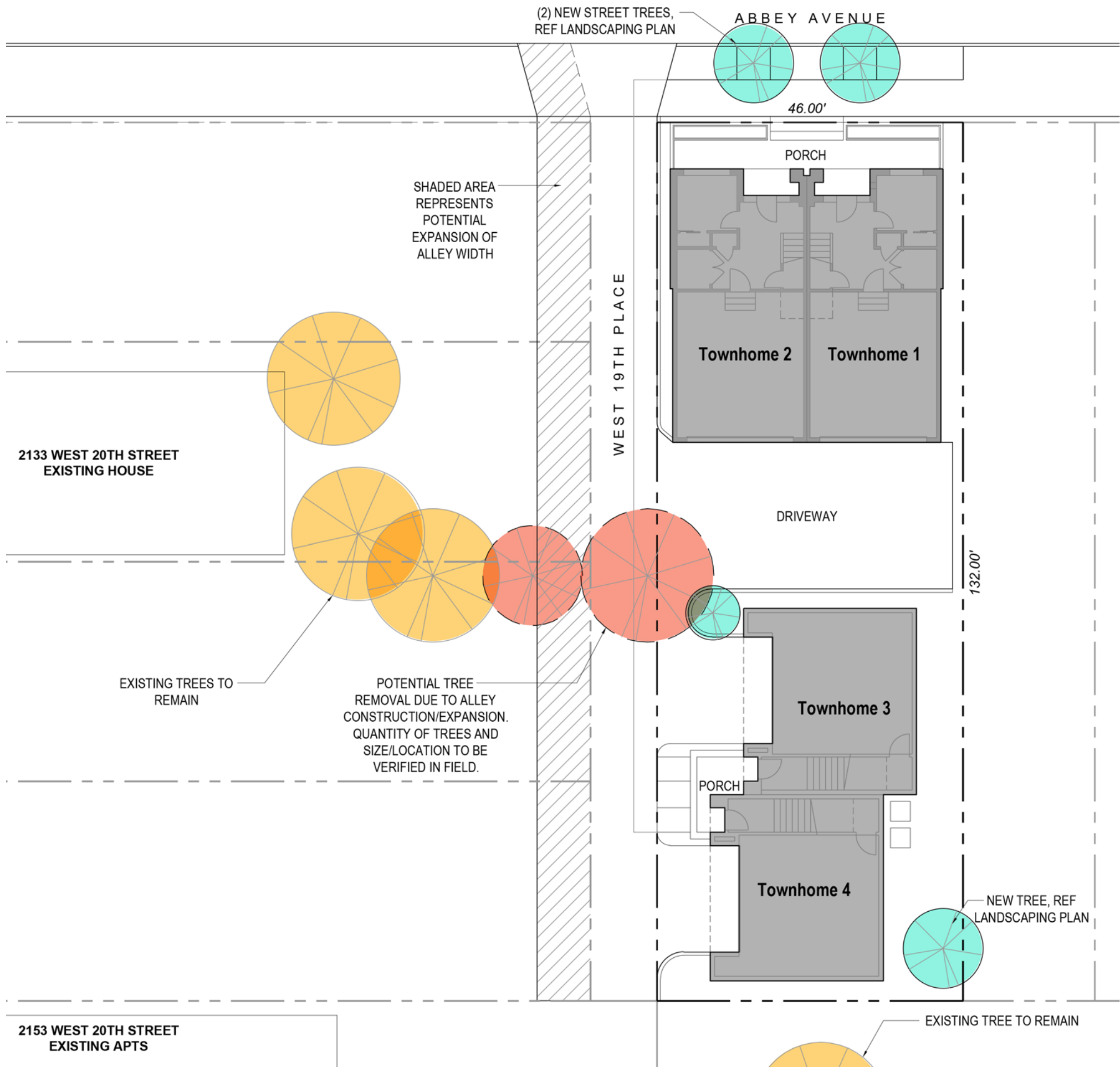
LANDSCAPING MATERIALS

- 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.