

The Alcazar Hotel
Cleveland Heights, Ohio

Proposed Site Plan

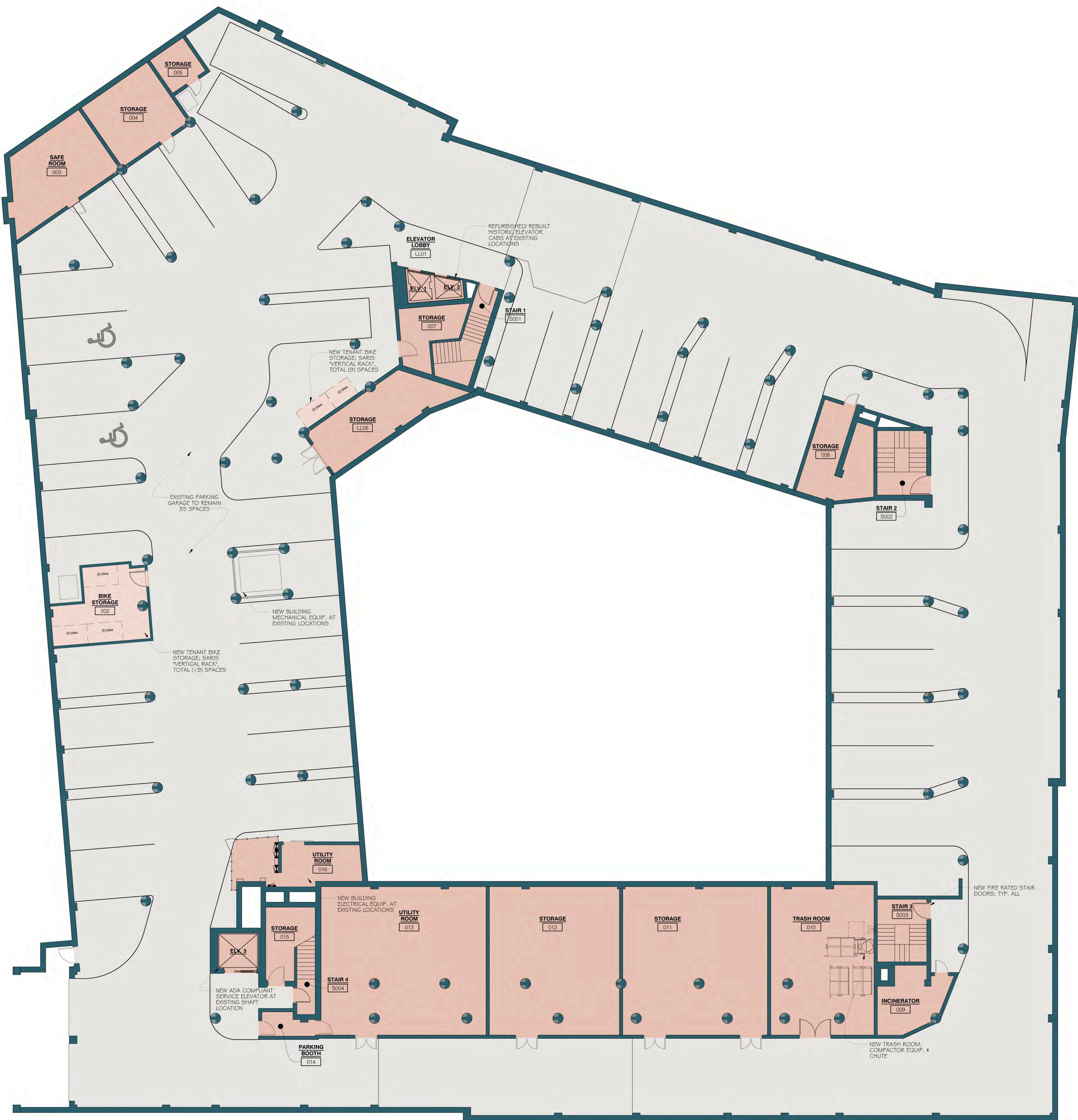
SCALE = 1/16"=1'-0"

The Alcazar Yield Table																		
Floors	Existing				Post Rehab				CAM	Garage	Total / Flr	Units / Flr	Residential	Lobby & Amenity	CAM	Garage	Total / Flr	Units / Flr
	Residential	Lobby & Amenity	CAM	Garage	Total / Flr	Units / Flr	Residential	Lobby & Amenity										
LL	-	-	6,195	22,072	28,267	0	247	5,948	22,072	28,267	0	21	26,789	6,272	-	26,789	21	
1	11,181	8,559	7,049	-	26,789	24	11,645	8,872	247	6,272	-	26,789	21	21	-	26,789	21	
2	21,260	-	4,973	-	26,233	32	21,260	-	4,973	-	26,233	33	33	-	4,973	-	26,233	33
3	22,541	-	4,484	-	27,025	32	22,541	-	4,484	-	27,025	35	35	-	4,484	-	27,025	35
4	22,541	-	4,484	-	27,025	33	22,541	-	4,484	-	27,025	35	35	-	4,484	-	27,025	35
5	-	4,895	4,169	-	9,064	0	10,194	4,924	4,557	-	19,675	9	9	-	4,924	-	19,675	9
Total	77,523	13,454	31,354	22,072	144,403	121	88,181	14,043	30,718	22,072	155,014	133	133	-	-	-	-	-

Lot Area / Unit		
	Existing	Proposed
Unit Count	121	133
Approx. Lot Area (sf)	50,057	
Lot Area/Unit Required per Cleveland Heights Zoning Code 1123.06 (MF-2,1,750sf)	211,750	232,750
Lot Area/Unit Provided	414	376

Parking Yield		
	Spaces	Spaces/Unit
Existing Garage	35	
Surface Lot	8	
Night Town Lot	20	
Total Provided	63	0.47
Total Required per Cleveland Heights Zoning Code 1161.03	133	1

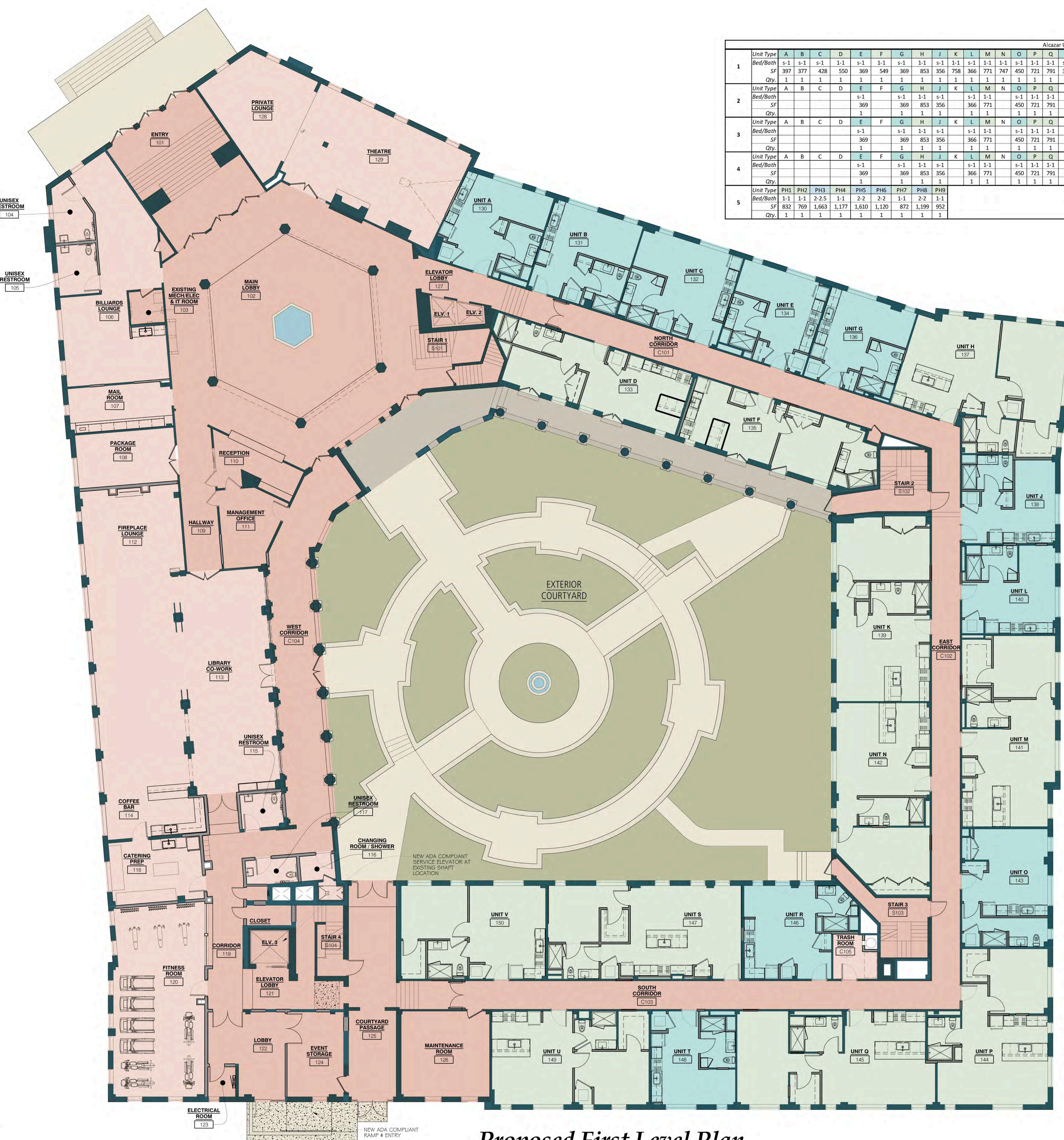
Bicycle Parking	
	Spaces
Indoor Bike Parking	28
Outdoor Bike Racks (2x spaces / rack)	4
Total Provided	32
Total Required per Cleveland Heights Zoning Code 1161.035 a2 & Table 1161.03	32



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Proposed Lower Level Plan

SCALE = 1/8" = 1'-0"



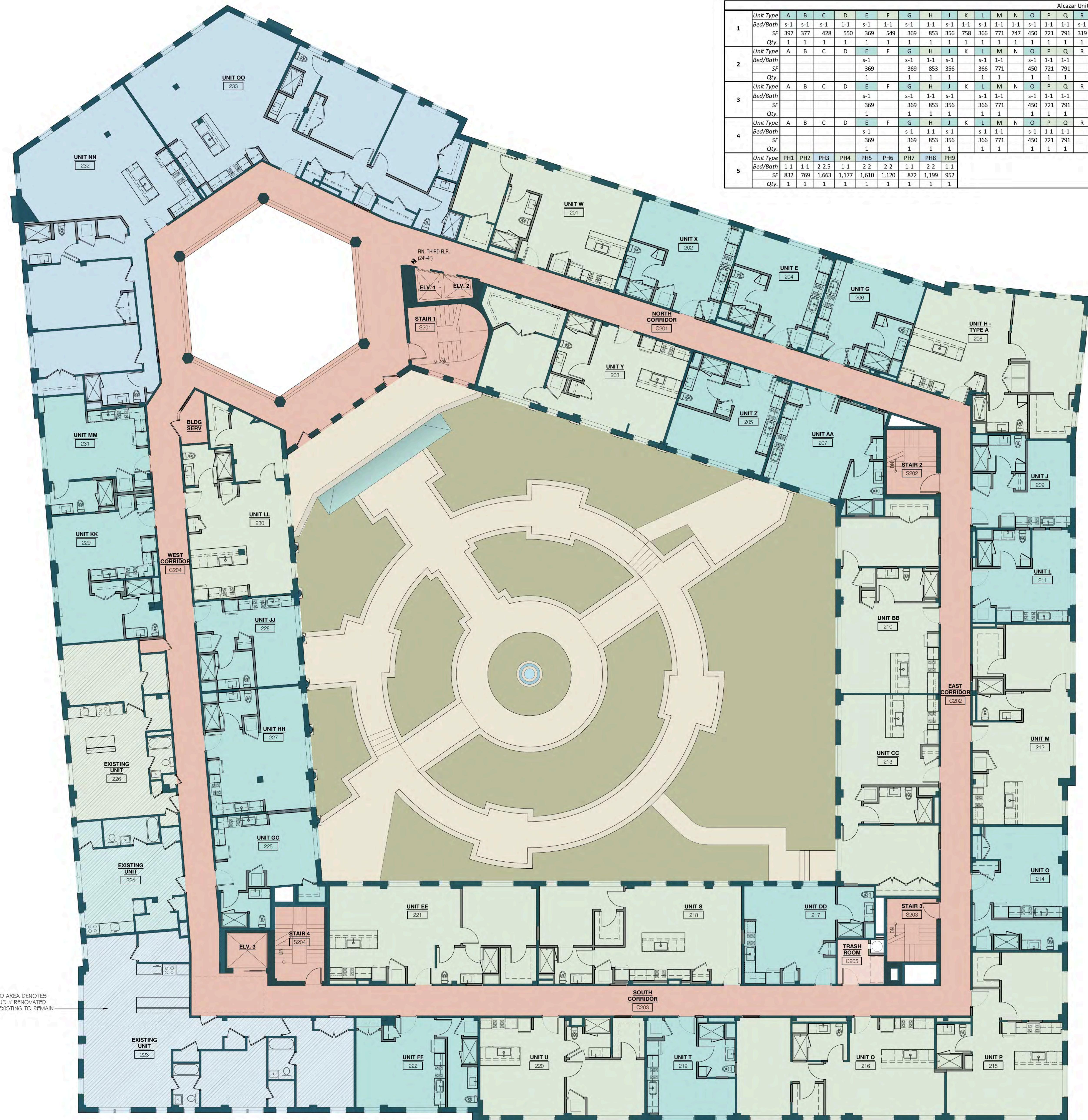
The Alcazar Hotel

Cleveland Heights, Ohio

Proposed First Level Plan

SCALE = 1/8"=1'-0"

The Alcazar Yield Table					
Post Rehab					
Residential	Lobby & Amenity	CAM	Garage	Total / Flr	Units / Flr
-	247	5,948	22,072	28,267	0
11,645	8,872	6,272	-	26,789	21
21,260	-	4,973	-	26,233	33
22,541	-	4,484	-	27,025	35
22,541	-	4,484	-	27,025	35
10,194	4,924	4,557	-	19,675	9
88,181	14,043	30,718	22,072	155,014	133



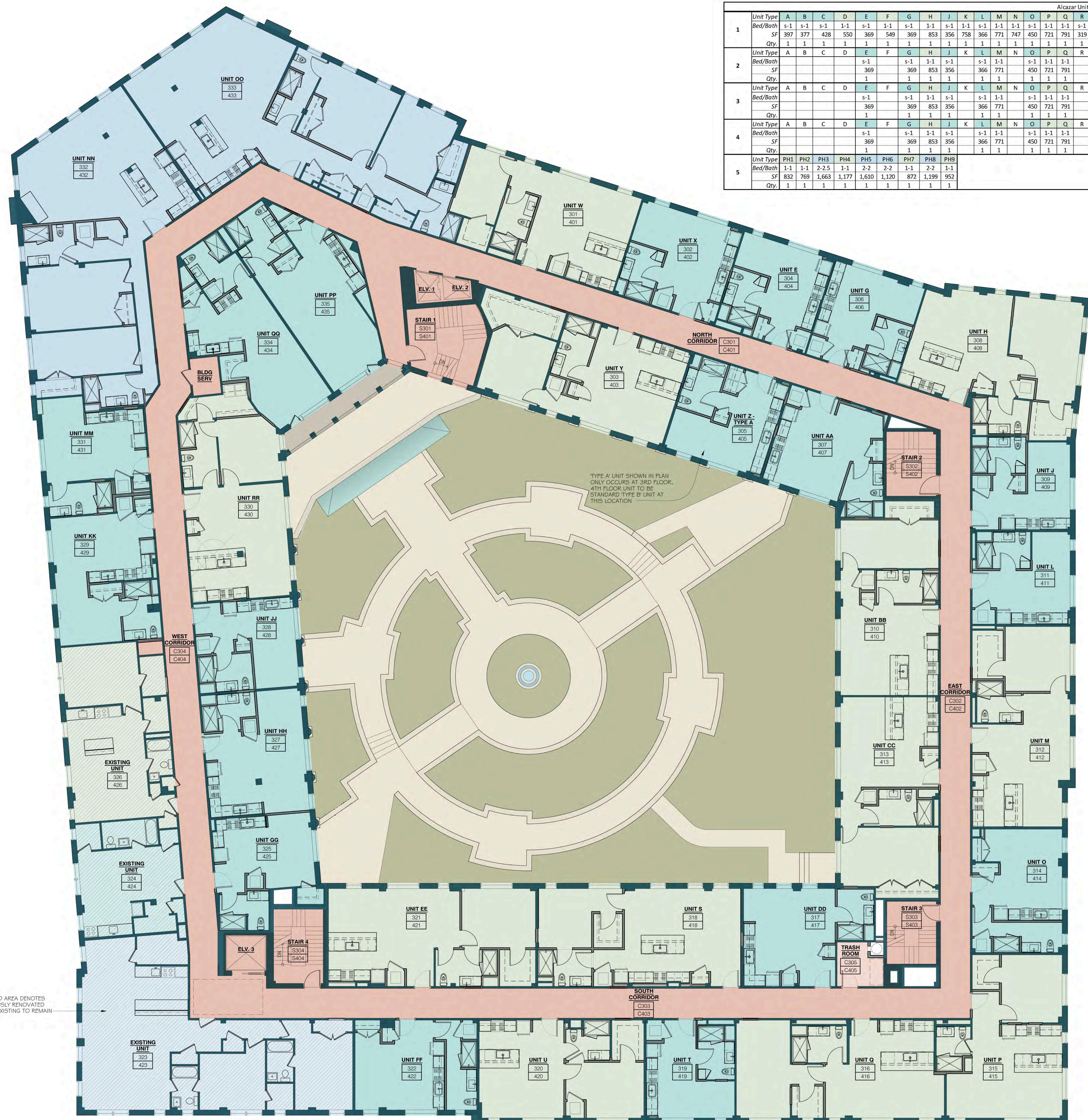
The Alcazar Hotel

Cleveland Heights, Ohio

Proposed Second Level Plan

SCALE = 1/8"=1'-0"

Post Rehab						
Residential	Lobby & Amenity	CAM	Garage	Total / Flr	Units / Flr	
-	247	5,948	22,072	28,267	0	
11,645	8,872	6,272	-	26,789	21	
21,260	-	4,973	-	26,233	33	
22,541	-	4,484	-	27,025	35	
22,541	-	4,484	-	27,025	35	
10,194	4,924	4,557	-	19,675	9	
88,181	14,043	30,718	22,072	155,014	133	

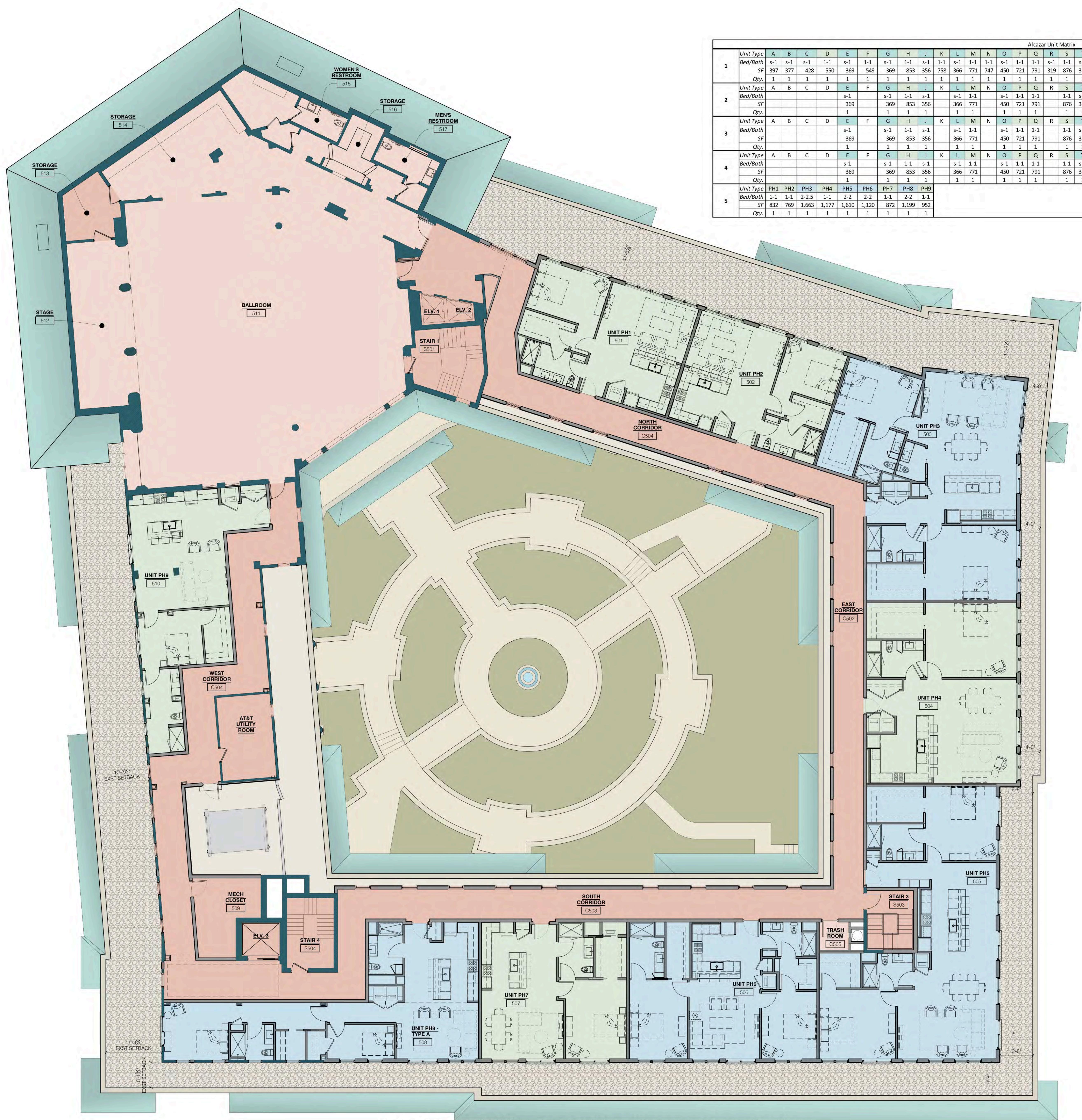


The Alcazar Hotel

Cleveland Heights, Ohio

Proposed Typical Level Plan

SCALE = 1/8"=1'-0"



The Alcazar Hotel
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Proposed Alternate Penthouse Level Plan

SCALE = 1/8"=1'-0"

		Alcazar Unit Matrix																																												
		A	B	C	D	E	F	G	H	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	BB	CC	DD	EE	FF	GG	HH	JJ	KK	LL	MM	NN	OO	PP	QQ	RR			
1		s-1	s-1	s-1	1-1	s-1	1-1	s-1	1-1	s-1	1-1	s-1	1-1	s-1	1-1	s-1	1-1	s-1	1-1	s-1	1-1	s-1	1-1	s-1	1-1	s-1	1-1	s-1	1-1	s-1	1-1	s-1	1-1	s-1	1-1	s-1	1-1	2-1	1-1							
	Bed/Bath	SF 397	377	428	550	369	549	369	853	356	758	366	771	747	450	721	791	319	876	349	646	595																								
	Qty.	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
2		A	B	C	D	E	F	G	H	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	BB	CC	DD	EE	FF	GG	HH	JJ	KK	LL	MM	NN	OO	PP	QQ	RR			
	Bed/Bath	SF																																												
	Qty.																																													
3		A	B	C	D	E	F	G	H	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	BB	CC	DD	EE	FF	GG	HH	JJ	KK	LL	MM	NN	OO	PP	QQ	RR			
	Bed/Bath	SF																																												
	Qty.																																													
4		A	B	C	D	E	F	G	H	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	BB	CC	DD	EE	FF	GG	HH	JJ	KK	LL	MM	NN	OO	PP	QQ	RR			
	Bed/Bath	SF																																												
	Qty.																																													
5		PH1	PH2	PH3	PH4	PH5	PH6	PH7	PH8	PH9																																				
	Bed/Bath	1-1	1-1	2-2.5	1-1	2-2	2-2	1-1	2-2	1-1																																				
	Qty.	1	1	1	1	1	1	1	1	1																																				

The Alcazar Yield Table								
Post Rehab								
Residential	Lobby & Amenity	CAM	Garage	Total / Flr	Units / Flr			
-	-	247	5,948	22,072	28,267	0		
11,645	8,872	6,272	-	26,789	21			
21,260	-	4,973	-	26,233	33			
22,541	-	4,484	-	27,025	35			
22,541	-	4,484	-	27,025	35			
10,194	4,924	4,557	-	19,675	9			
88,181	14,043	30,718	22,072	155,014	133			

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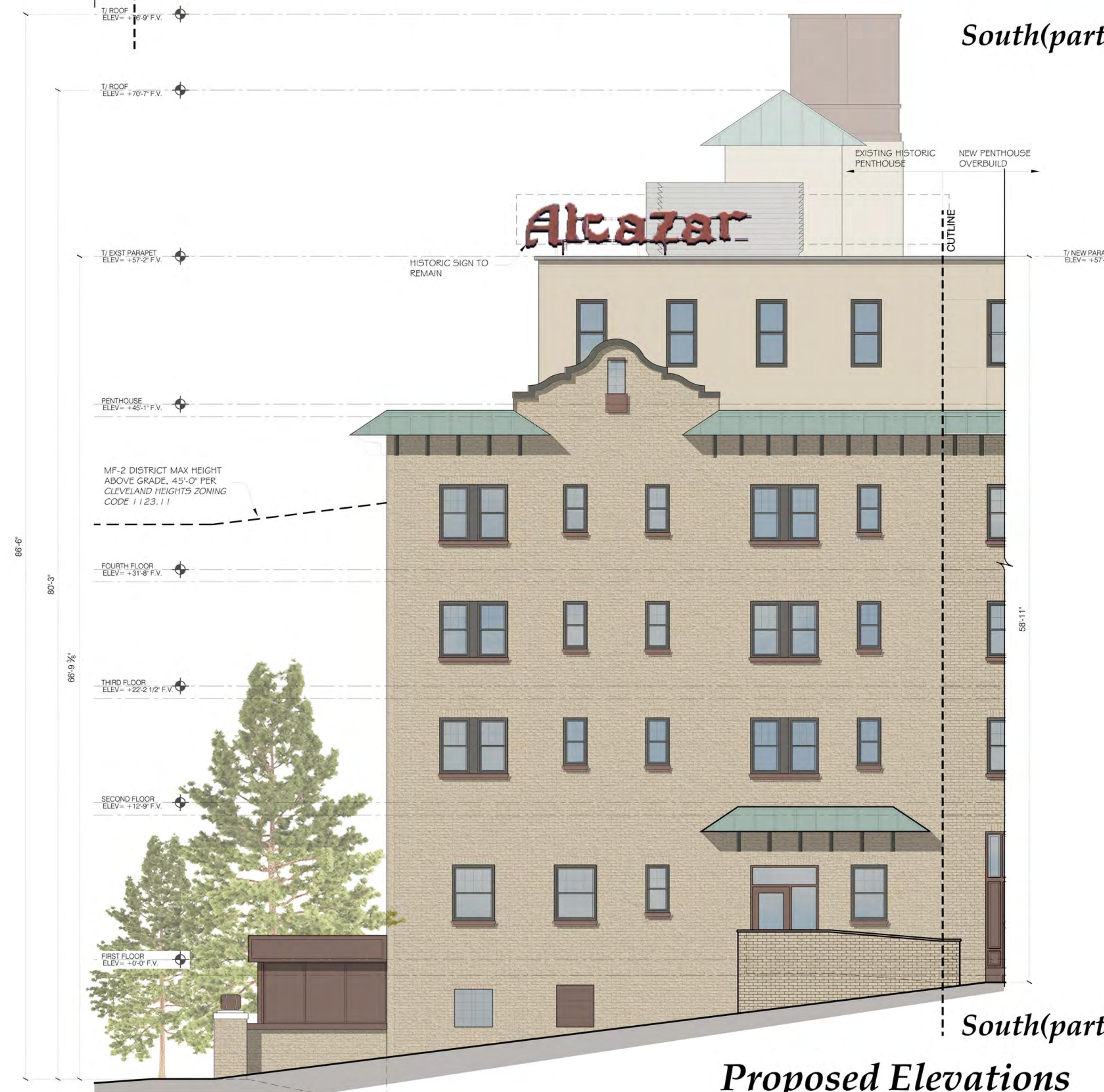
North Elevation



East Elevation



South(partial) Elevation



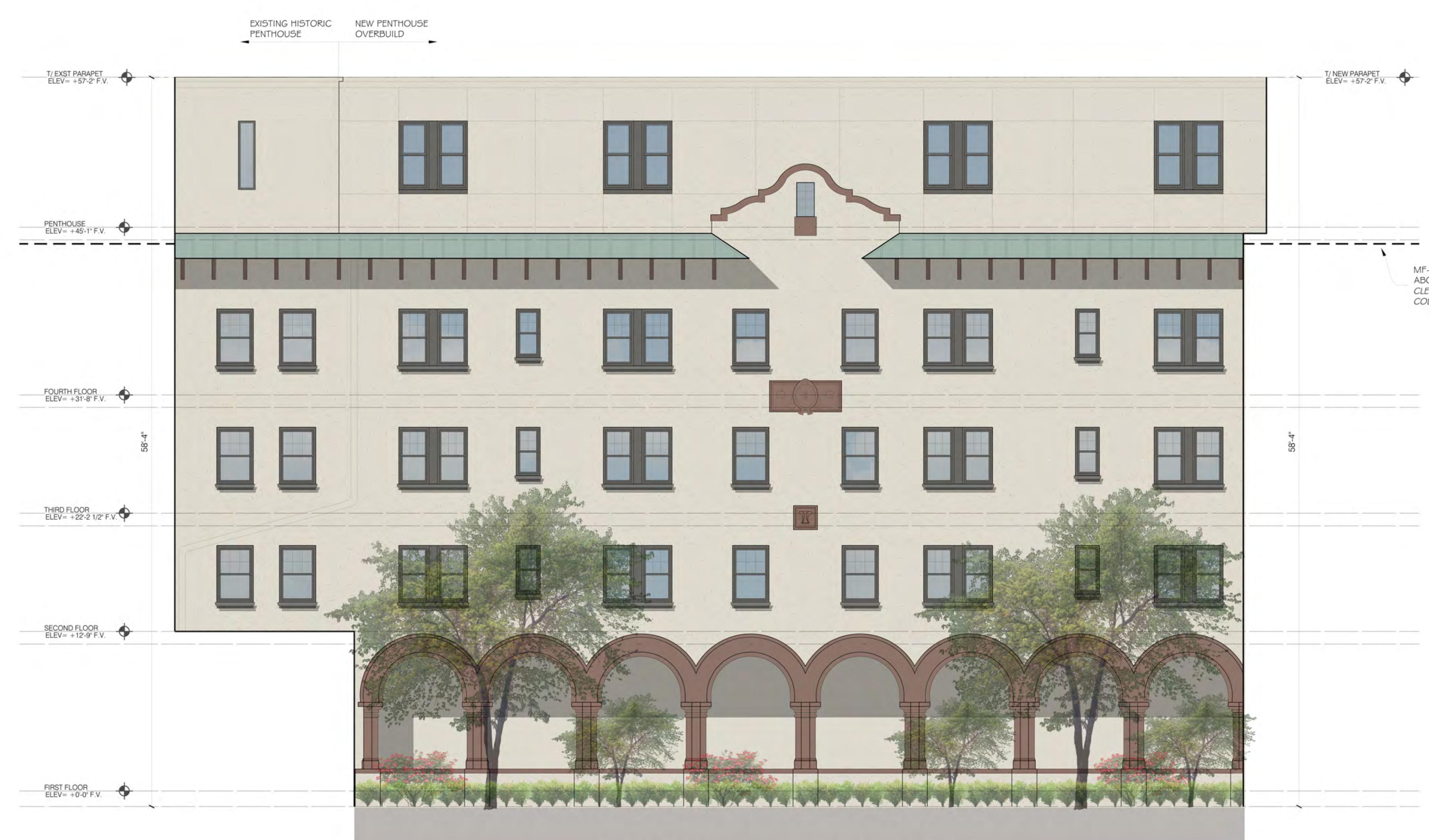
South(partial) Elevation

Proposed Elevations

SCALE = 3/16"=1'-0"



South Courtyard Elevation



South Courtyard Elevation



West Courtyard Elevation

Proposed Elevations

SCALE = 3/16"=1'-0"



West Courtyard Elevation



North Courtyard Elevation

Proposed Elevations

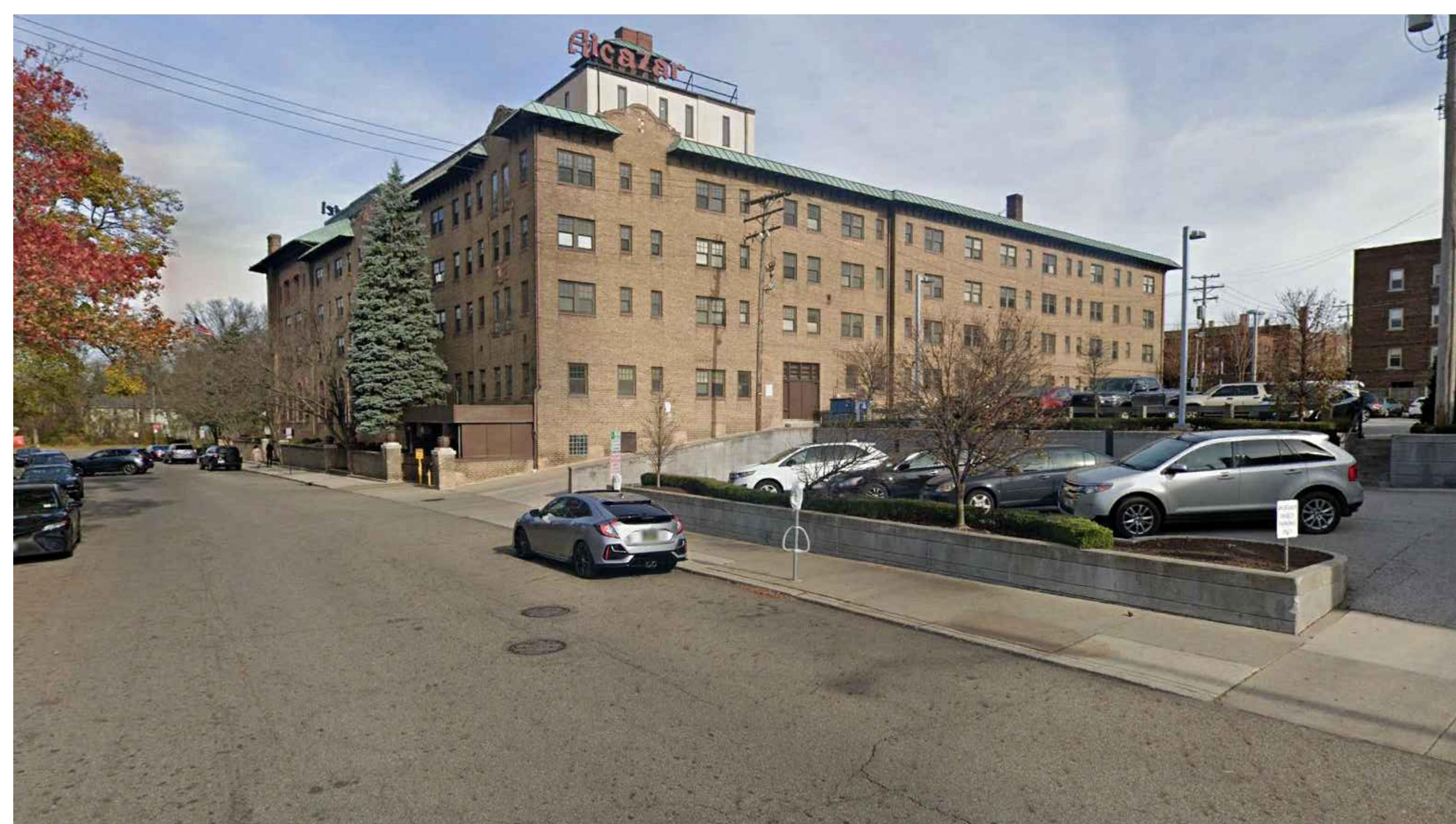
SCALE = 3/16"=1'-0"



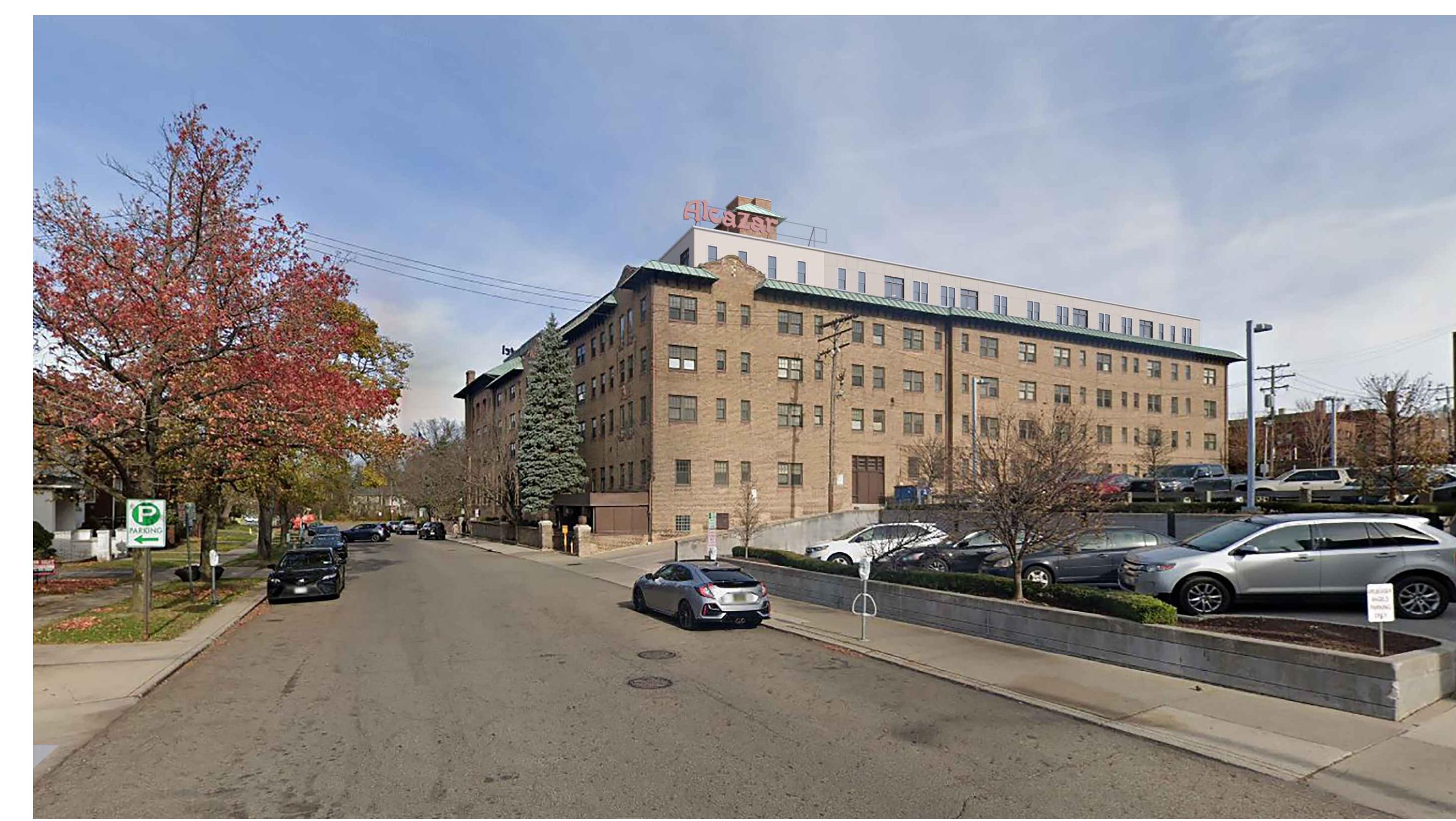
1 BEFORE RENOVATION
VIEW SOUTHEAST



1 AFTER RENOVATION
VIEW SOUTHEAST



2 BEFORE RENOVATION
VIEW NORTHEAST



2 AFTER RENOVATION
VIEW NORTHEAST

