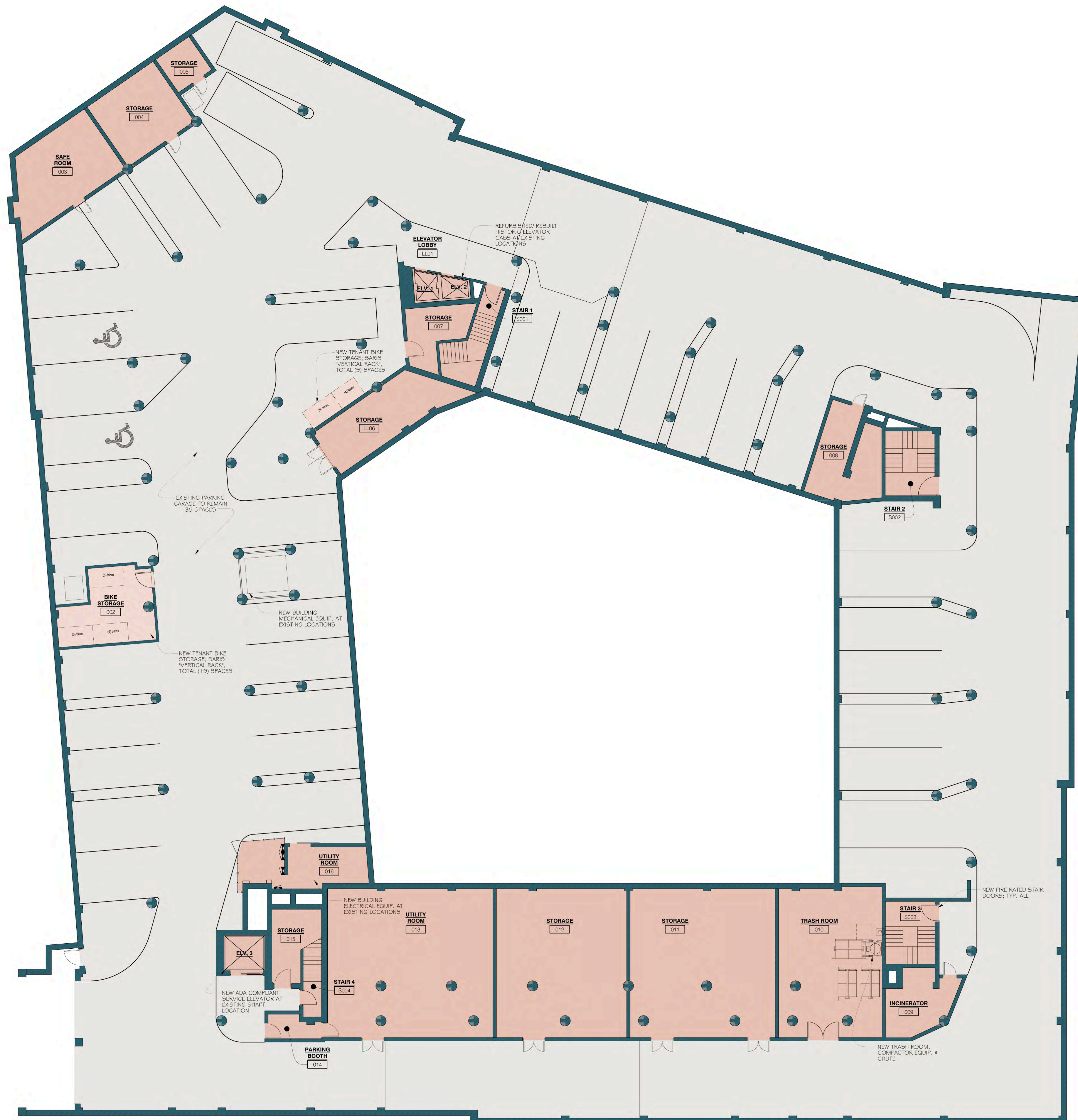


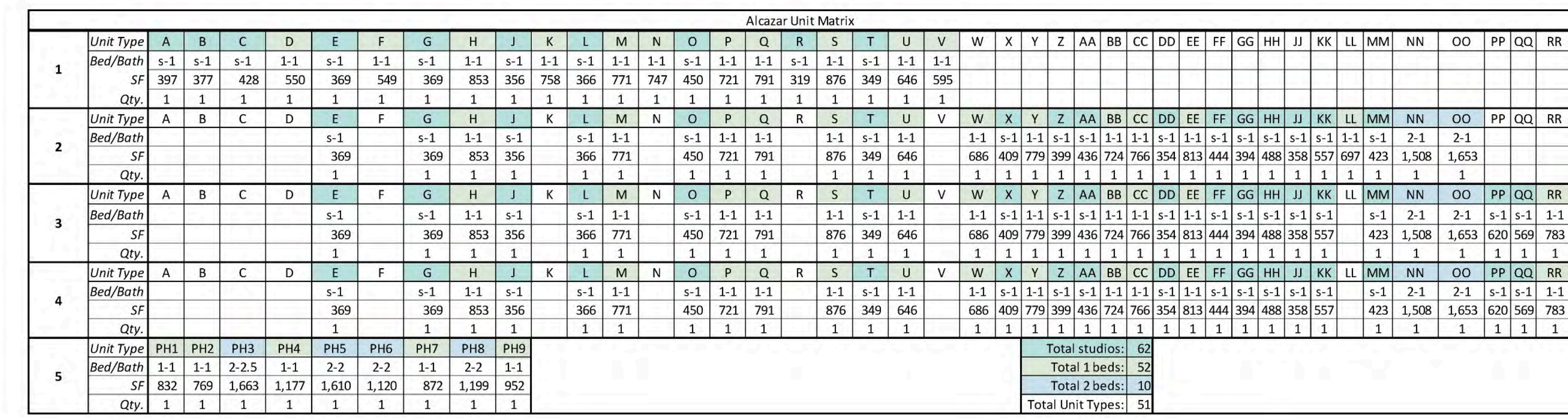
The Alcazar Yield Table												
Floors	Existing						Post Rehab					
	Residential	Lobby & Amenity	CAM	Garage	Total / Flr	Units / Flr	Residential	Lobby & Amenity	CAM	Garage	Total / Flr	Units / Flr
LL	-	-	6,195	22,072	28,267	0	-	247	5,948	22,072	28,267	0
1	11,181	8,559	7,049	-	26,789	24	11,645	8,872	6,272	-	26,789	21
2	21,260	-	4,973	-	26,233	32	21,260	-	4,973	-	26,233	33
3	22,541	-	4,484	-	27,025	32	22,541	-	4,484	-	27,025	35
4	22,541	-	4,484	-	27,025	33	22,541	-	4,484	-	27,025	35
5	-	4,895	4,169	-	9,064	0	10,194	4,924	4,557	-	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

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

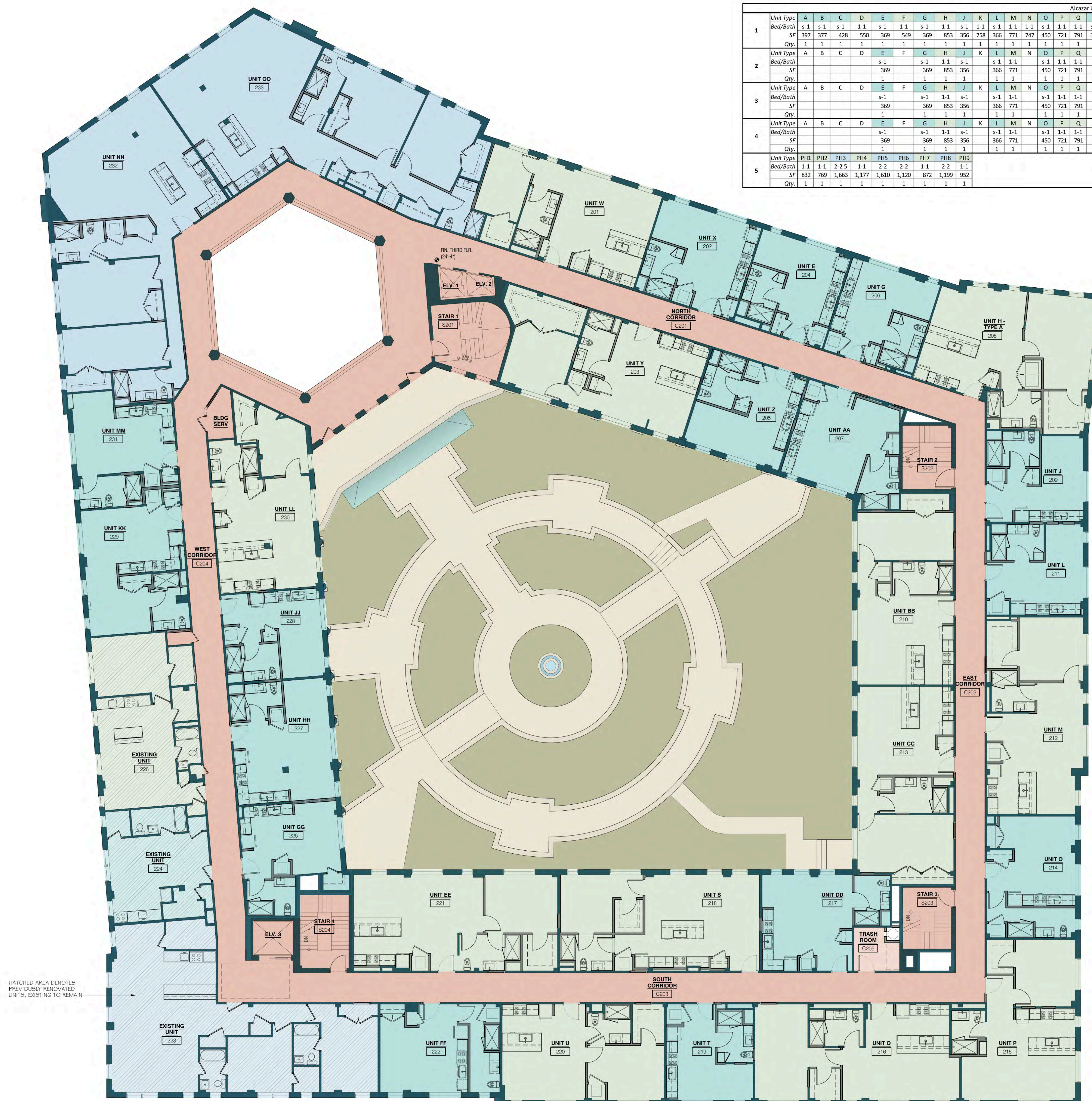
Parking Yield		
	Spaces	Spaces/Unit
Existing Garage	35	
Surface Lot	8	
Night Town Lot	20	
Total Provided	63	0.47
Total Required per Cleveland Heights Zoning Code 1161.03	133	1

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 1161.035	32





The Alcazar Yield Table					
Post Rehab					
Residential	Lobby & Amenity	CAM	Garage	Total / Fr	Units / Fr
-	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

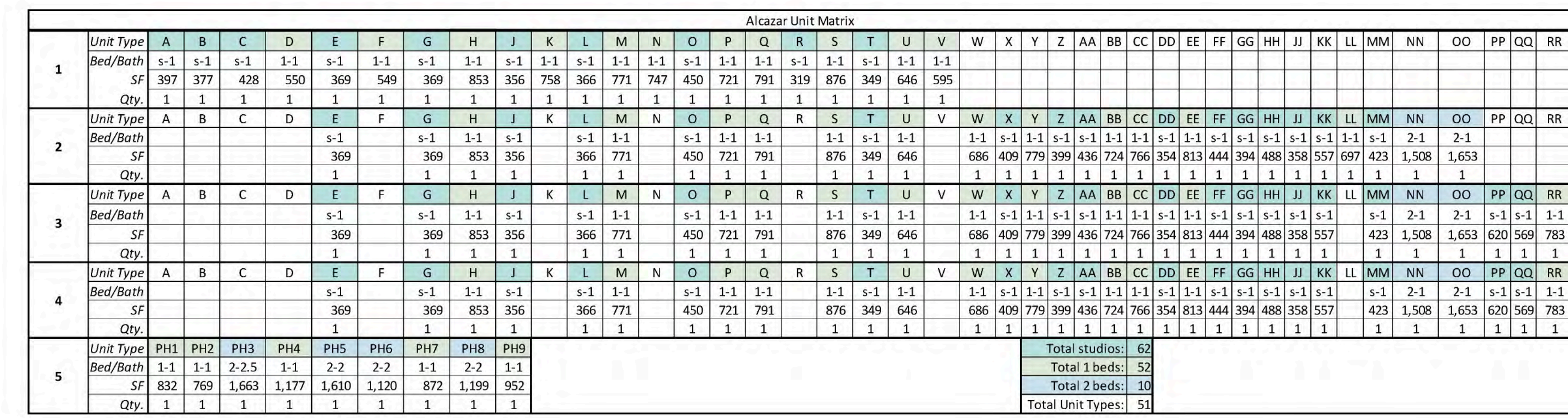


		Alcazar Unit Matrix																																																
	Unit Type	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	BB	CC	DD	EE	FF	GG	HH	II	KK	LL	MM	NN	OO	PP	QQ	RR						
1	Bed/Both	s-1	s-1	s-1	1-1	1-1	1-1	s-1	s-1	1-1	s-1	1-1	s-1	1-1	s-1	1-1	1-1	1-1	1-1	s-1	1-1	s-1	1-1	1-1	1-1																									
	SF	397	377	428	550	369	549	369	853	356	758	366	771	747	450	721	791	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																										
	Unit Type	A	B	C	D	E	F	G	H	I	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	II	KK	LL	MM	NN	OO	PP	QQ	RR						
2	Bed/Both					s-1		s-1	1-1	s-1		s-1	1-1	1-1		1-1	1-1	1-1		1-1	s-1	1-1		1-1	1-1	s-1	1-1	1-1	1-1	1-1	1-1	1-1	s-1	s-1	1-1	1-1	1-1	1-1	1-1	1-1	1-1	1-1	2-1	2-1						
	SF					369		369	853	356		366	771		450	721	791				876	349	646		686	409	779	399	436	724	766	354	813	444	394	488	358	557	697	423	1,508	1,653								
	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		
	Unit Type	A	B	C	D	E	F	G	H	I	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	II	KK	LL	MM	NN	OO	PP	QQ	RR						
3	Bed/Both					s-1		s-1	1-1	s-1		s-1	1-1	1-1		1-1	1-1	1-1		1-1	s-1	1-1		1-1	1-1	s-1	1-1	1-1	1-1	1-1	1-1	1-1	s-1	s-1	1-1	1-1	1-1	1-1	1-1	1-1	1-1	1-1	2-1	2-1	s-1	s-1	1-1	1-1		
	SF					369		369	853	356		366	771		450	721	791				876	349	646		686	409	779	399	436	724	766	354	813	444	394	488	358	557	423	1,508	1,653	620	569	781						
	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
	Unit Type	A	B	C	D	E	F	G	H	I	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	II	KK	LL	MM	NN	OO	PP	QQ	RR						
4	Bed/Both					s-1		s-1	1-1	s-1		s-1	1-1	1-1		1-1	1-1	1-1		1-1	s-1	1-1		1-1	1-1	s-1	1-1	1-1	1-1	1-1	1-1	1-1	s-1	s-1	1-1	1-1	1-1	1-1	1-1	1-1	1-1	1-1	2-1	2-1	s-1	s-1	1-1	1-1		
	SF					369		369	853	356		366	771		450	721	791				876	349	646		686	409	779	399	436	724	766	354	813	444	394	488	358	557			423	1,508	1,653	620	569	781				
	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
	Unit Type	A	B	C	D	E	F	G	H	I	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	II	KK	LL	MM	NN	OO	PP	QQ	RR						
5	Bed/Both	PH1	PH2	PH3	PH4	PH5	PH6	PH7	PH8	PH9																									Total studios: 62															
	SF	1-1	1-1	2-2.5	1-1	2-2	2-2	2-2	1-1	2-2	1-1																									Total 1 beds: 52														
	Qty.	832	769	1,663	1,177	1,610	1,120	872	1,199	952																									Total 2 beds: 10															
	Unit Type	A	B	C	D	E	F	G	H	I	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	II	KK	LL	MM	NN	OO	PP	QQ	RR						

The Alcazar Yield Table					
Post Rehab					
Residential	Lobby & Amenity	CAM	Garage	Total / Flr	Units / Flr
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The Alcazar Yield Table					
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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





North-West Elevation



West Elevation

Proposed Elevations

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

The Alcazar Hotel
Cleveland Heights, Ohio



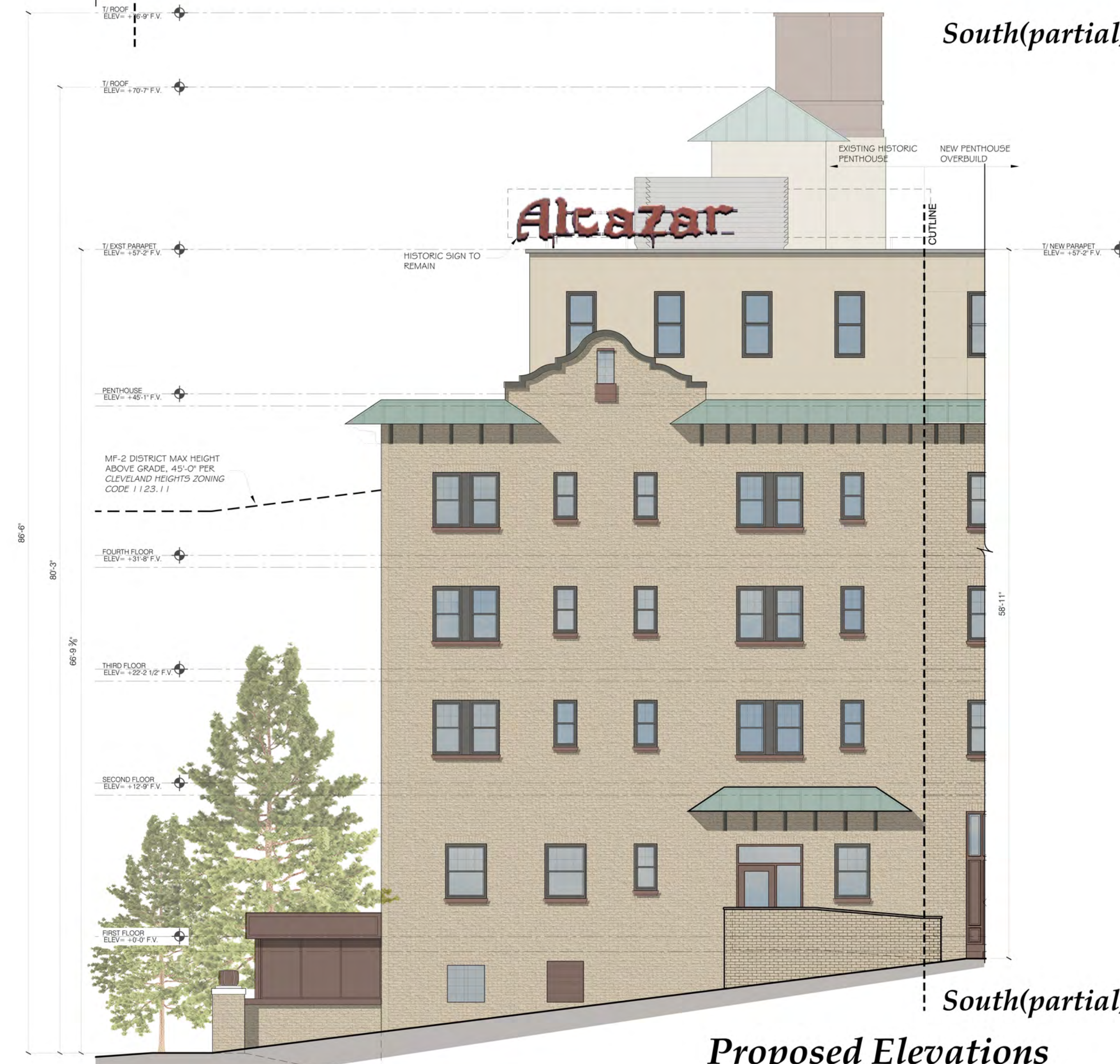
North Elevation



East Elevation



South(partial) Elevation



South(partial) Elevation

The Alcazar Hotel
Cleveland Heights, Ohio

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



South Courtyard Elevation



South Courtyard Elevation



West Courtyard Elevation



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

