



## **Landmark Certificate of Appropriateness Info Sheet**

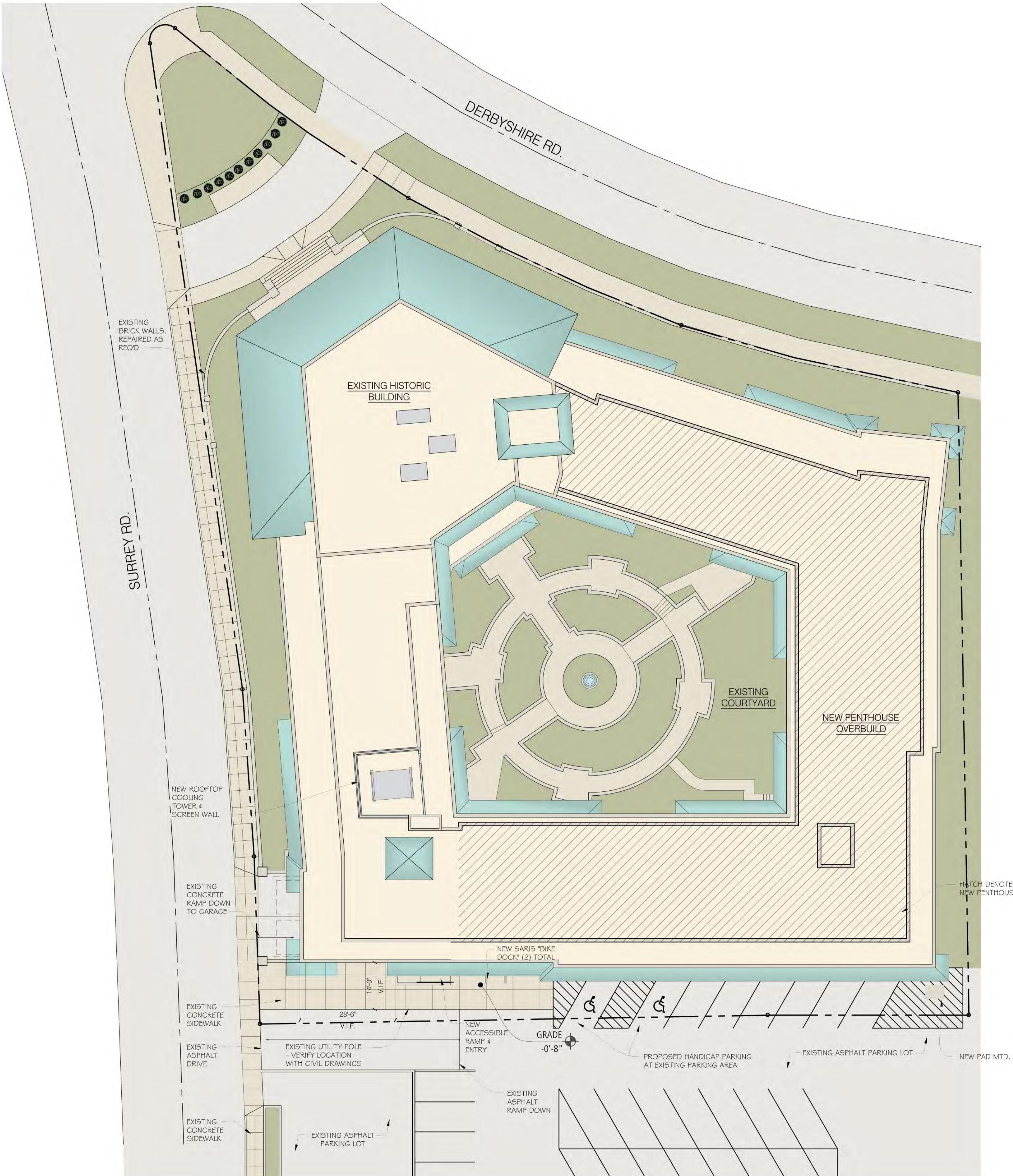
Printed Date: July 25, 2024

**Property Address:** 2450 East DERBYSHIRE RD CLEVELAND HEIGHTS, OH 44106

# PROPOSED RENOVATION OF THE ALCAZAR HOTEL

2450 Derbyshire Road, Cleveland Heights, Ohio 44106





*The Alcazar Hotel*  
Cleveland Heights, Ohio

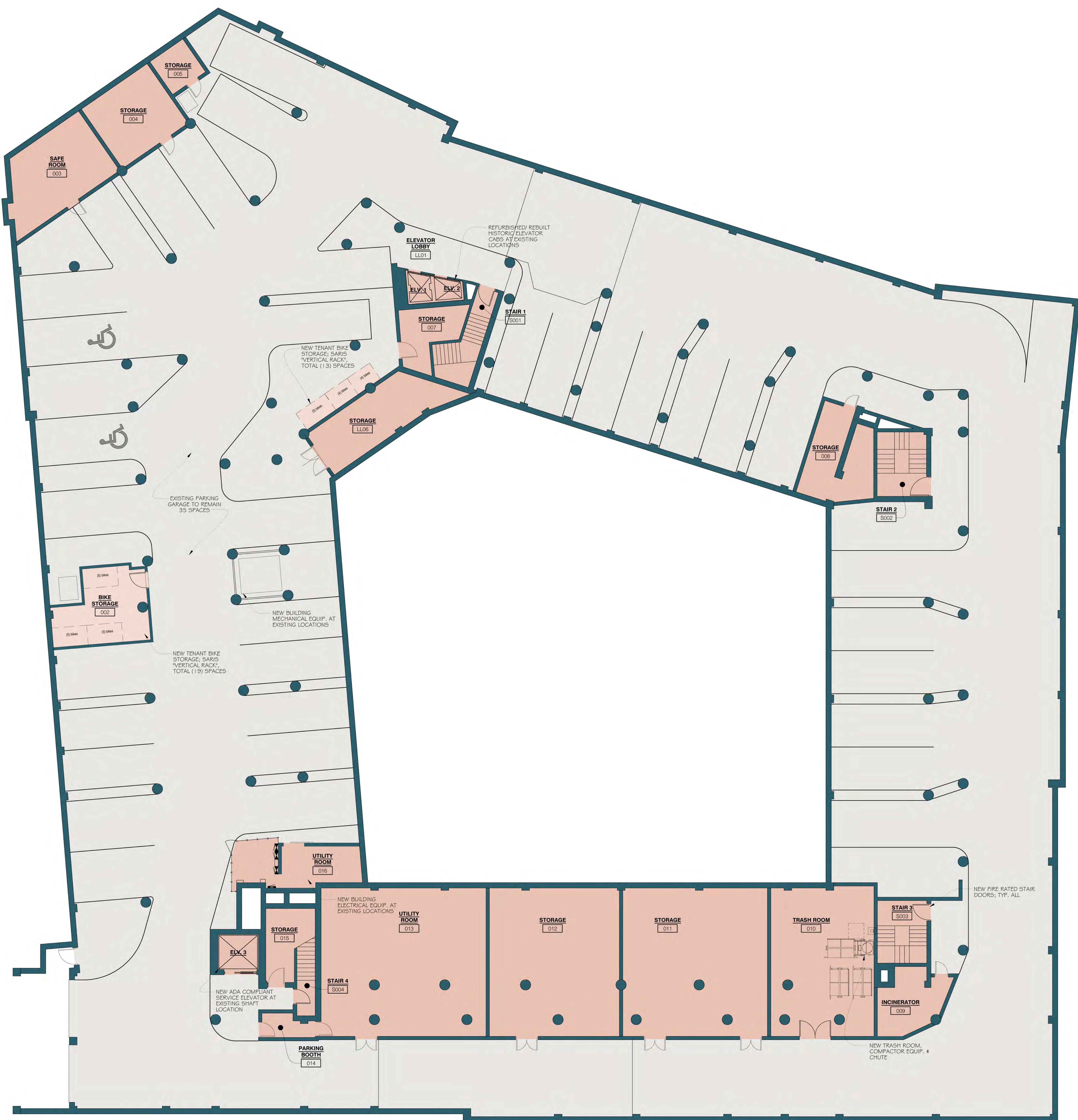
*Proposed Site Plan*  
SCALE = 1/16"=1'-0"

The Alcazar Yield Table												
Floors	Existing				Post Rehab				Total / 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	
1	11,181	8,559	7,049	-	26,789	24	11,645	8,872	6,272	-	26,789	20
2	21,260	-	4,973	-	26,233	32	21,260	-	4,973	-	26,233	36
3	22,541	-	4,484	-	27,025	32	22,541	-	4,484	-	27,025	38
4	22,541	-	4,484	-	27,025	33	22,541	-	4,484	-	27,025	38
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	141

Lot Area / Unit		
	Existing	Proposed
Unit Count	121	141
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	355

Parking Yield		
	Spaces	Spaces/Unit
Existing Garage	35	
Surface Lot	8	
Night Town Lot	20	
Total Provided	63	0.45
Total Required per Cleveland Heights Zoning Code 1161.03	141	1

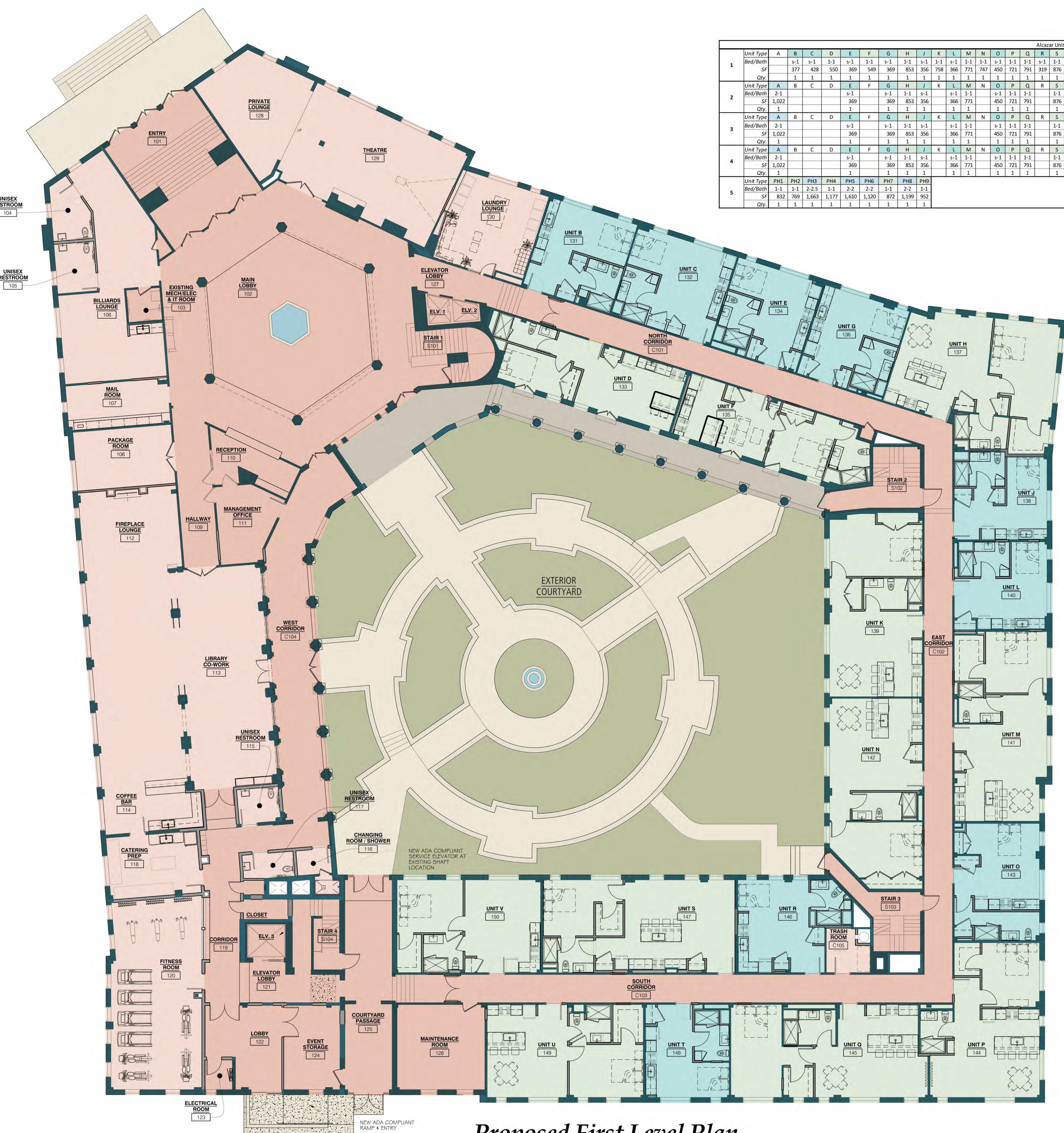
Bicycle Parking	
	Spaces
Indoor Bike Parking	32
Outdoor Bike Racks (2x spaces / rack)	4
Total Provided	36
Total Required per Cleveland Heights Zoning Code 1161.035 a2 & Table 1161.035	36



*The Alcazar Hotel*  
Cleveland Heights, Ohio

*Proposed Lower Level Plan*

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

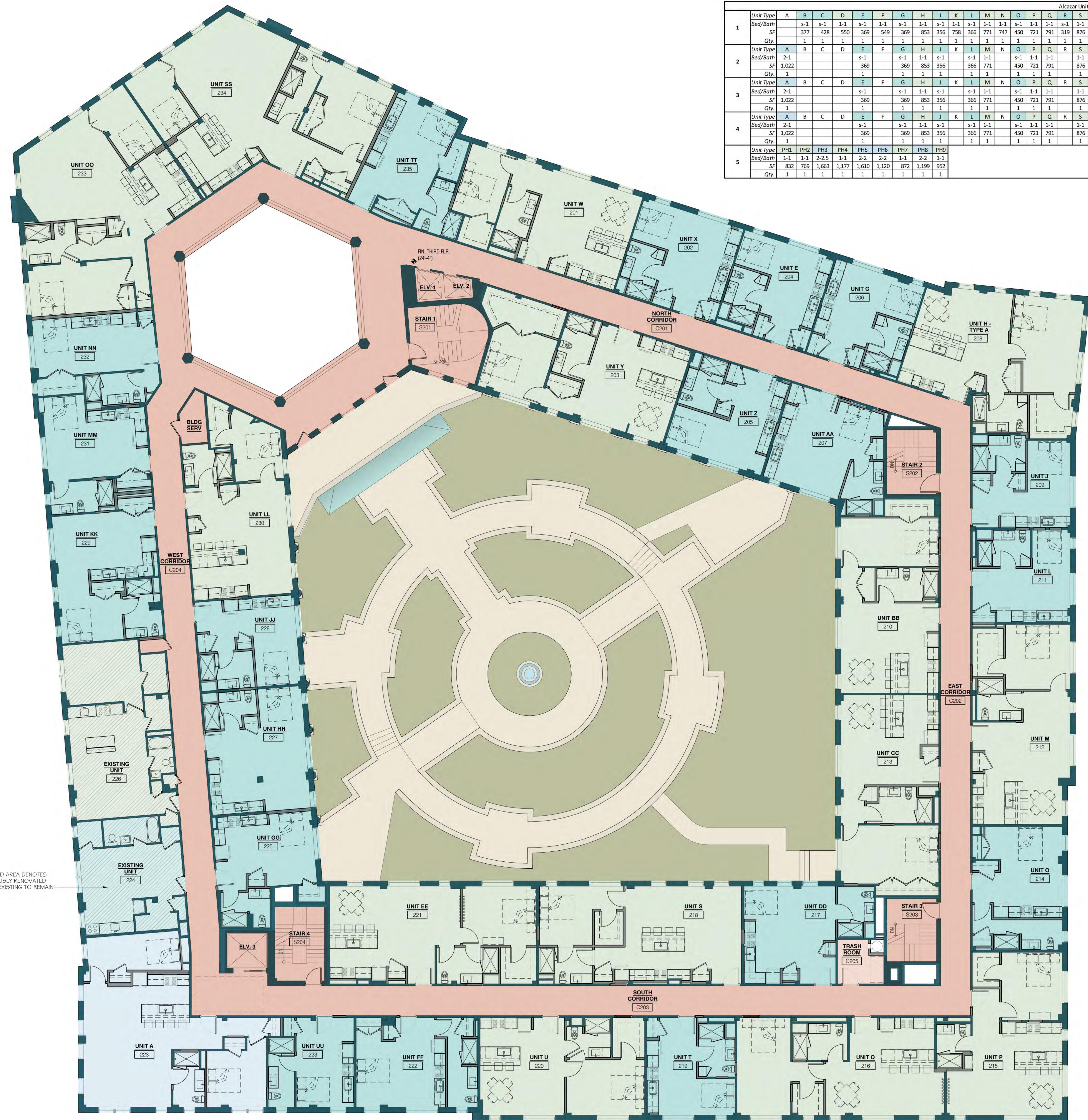


*The Alcazar Hotel*  
Cleveland Heights, Ohio

*Proposed First Level Plan*

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

		Alcazar Unit Matrix																																													
1	Unit Type	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	SS	TT	UU	
		Bed/Bath	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																		
	Unit Type	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	SS	TT	UU	
	Bed/Bath	2-1																																													
	Unit Type	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	SS	TT	UU	
	Bed/Bath	2-1																																													
	Unit Type	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	SS	TT	UU	
	Bed/Bath	2-1																																													
	Unit Type	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	SS	TT	UU	
	Bed/Bath	2-1																																													
	Unit Type	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	SS	TT	UU	
	Bed/Bath	2-1																																													
	Unit Type	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	SS	TT	UU	
	Bed/Bath	2-1																																													
	Unit Type	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	SS	TT	UU	
	Bed/Bath	2-1																																													
	Unit Type	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	SS	TT	UU	
	Bed/Bath	2-1																																													
	Unit Type	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	SS	TT	UU	
	Bed/Bath	2-1																																													
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	Bed/Bath	2-1																																													
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	Bed/Bath	2-1																																													
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	Bed/Bath	2-1																																													
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# *The Alcazar Hotel*

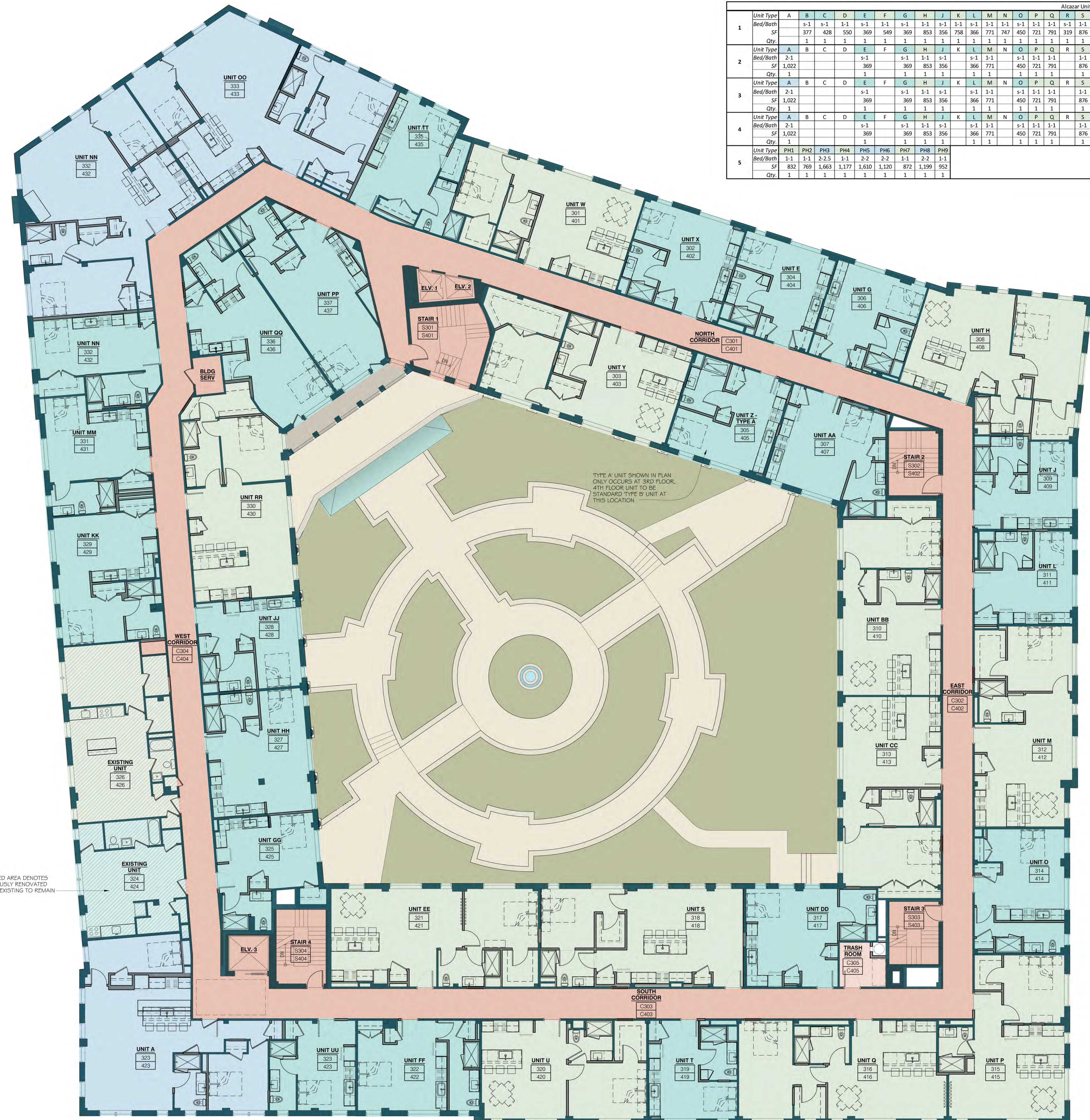
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## *Cleveland Heights, Ohio*

# *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	20
21,260	-	4,973	-	26,233	36
22,541	-	4,484	-	27,025	38
22,541	-	4,484	-	27,025	38
10,194	4,924	4,557	-	19,675	9
88,181	14,043	30,718	22,072	155,014	141



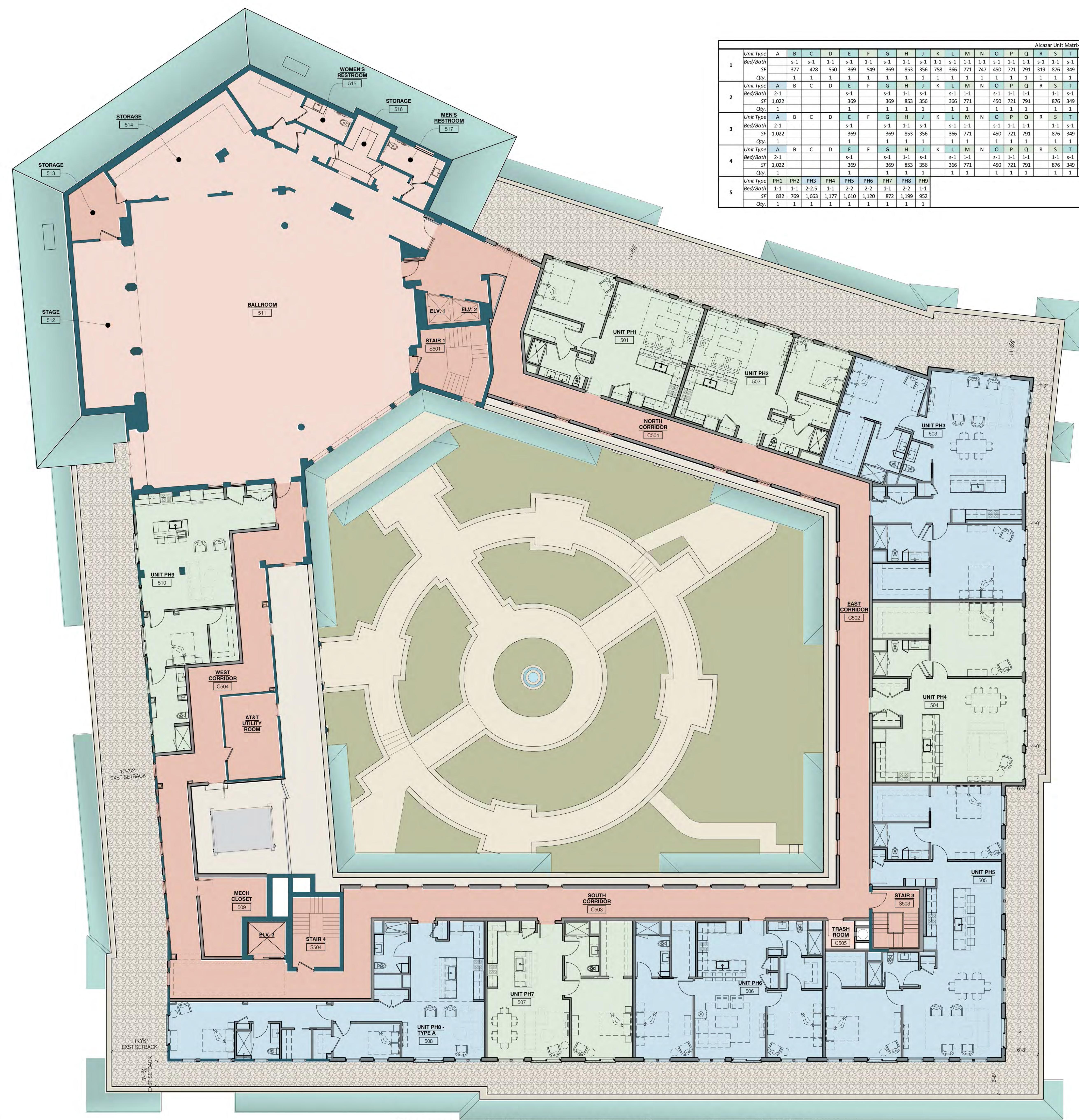
# *The Alcazar Hotel*

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## *Cleveland Heights, Ohio*

# *Proposed Typical Level Plan*

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



# *The Alcazar Hotel*

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## *Cleveland Heights, Ohio*

# *Proposed Alternate Penthouse 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	20	
21,260	-	4,973	-	26,233	36	
22,541	-	4,484	-	27,025	38	
22,541	-	4,484	-	27,025	38	
10,194	4,924	4,557	-	19,675	9	
88,181	14,043	30,718	22,072	155,014	141	

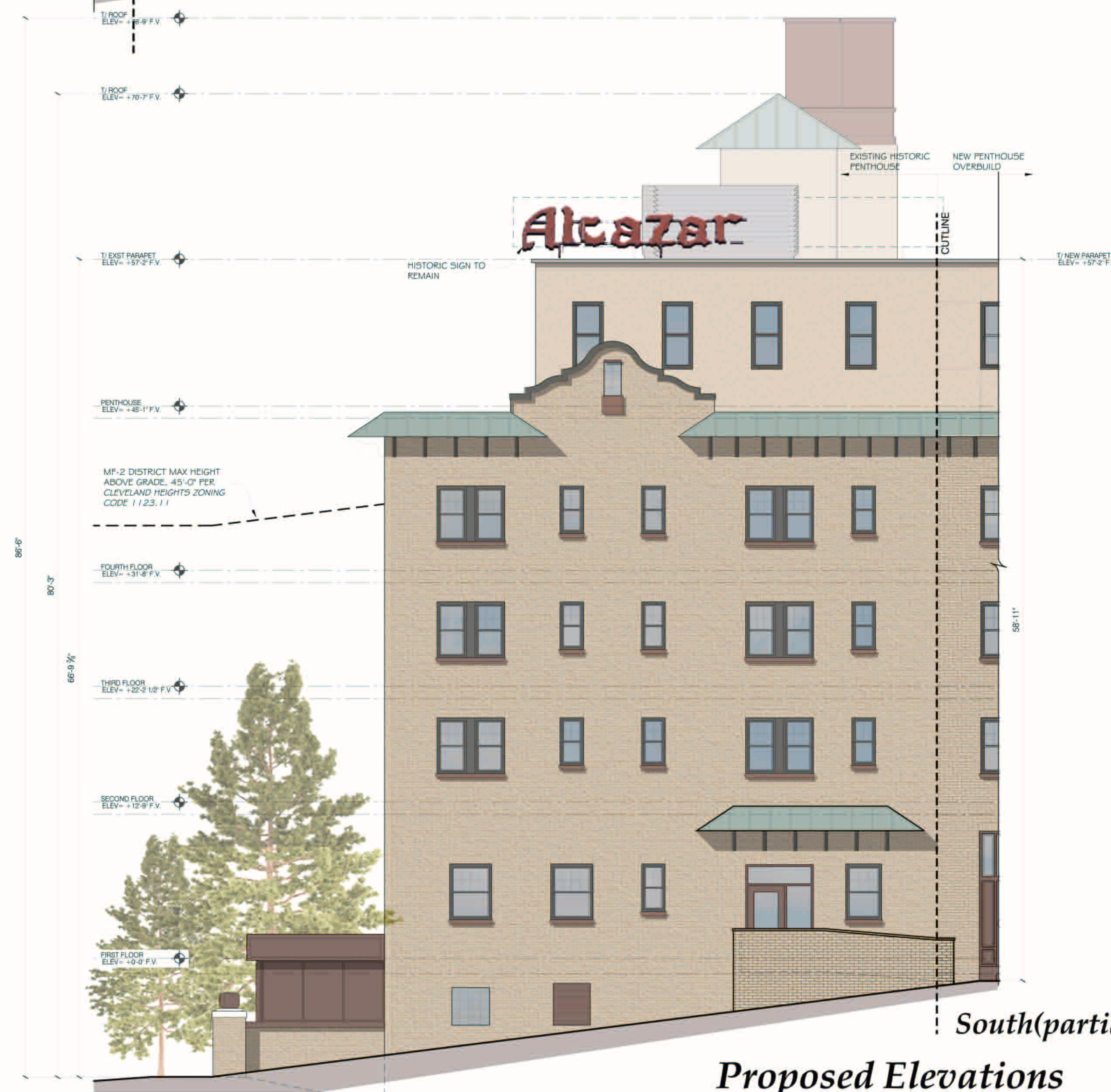
# Alcazar Hotel



*The Alcazar Hotel*  
Cleveland Heights, Ohio



South(partial) Elevation



South(partial) Elevation

Proposed Elevations

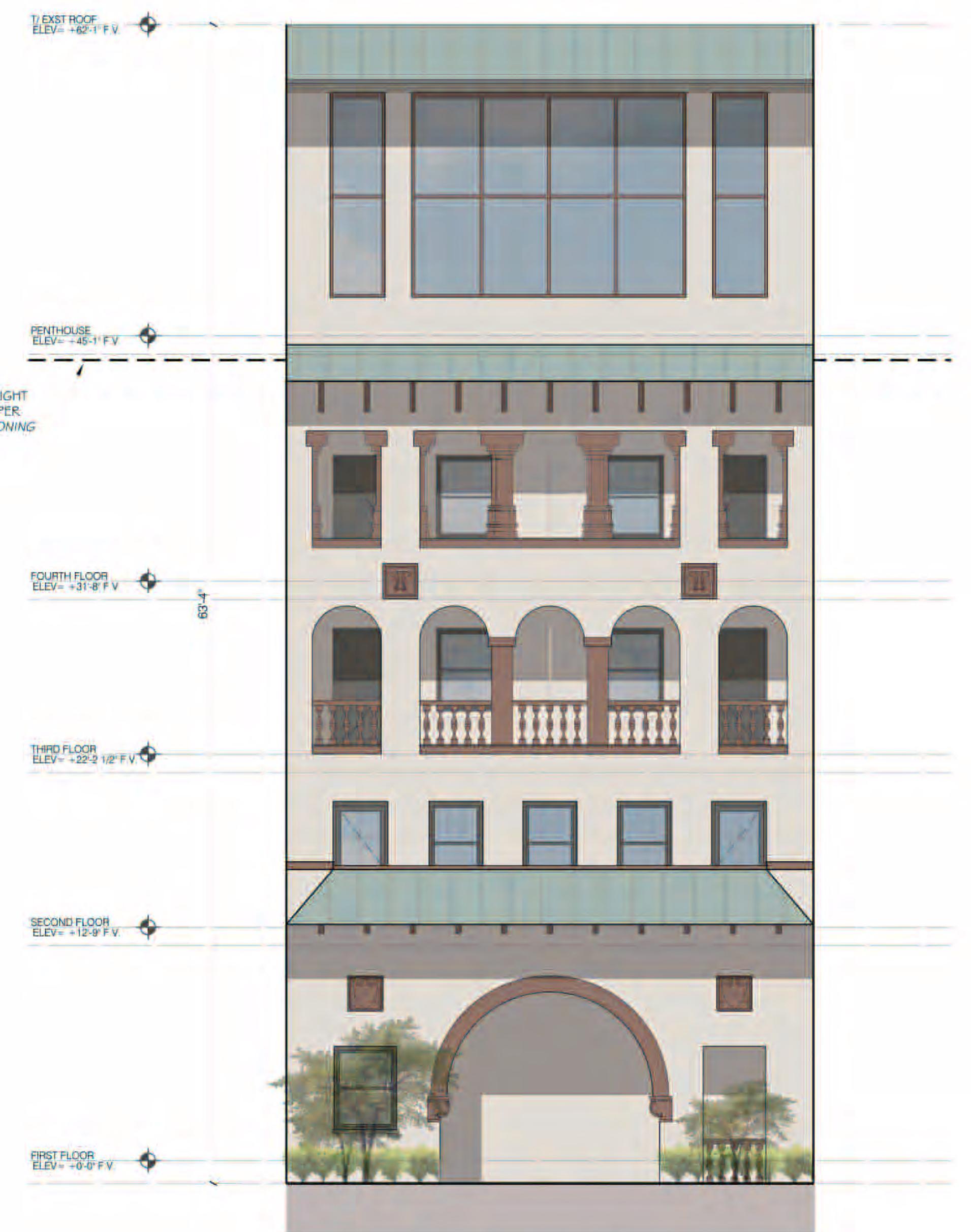
SCALE = 3/16"=1'-0"



*North Elevation*



*East Elevation*



*South Courtyard Elevation*



*South Courtyard Elevation*



*West Courtyard Elevation*

## *Proposed Elevations*

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



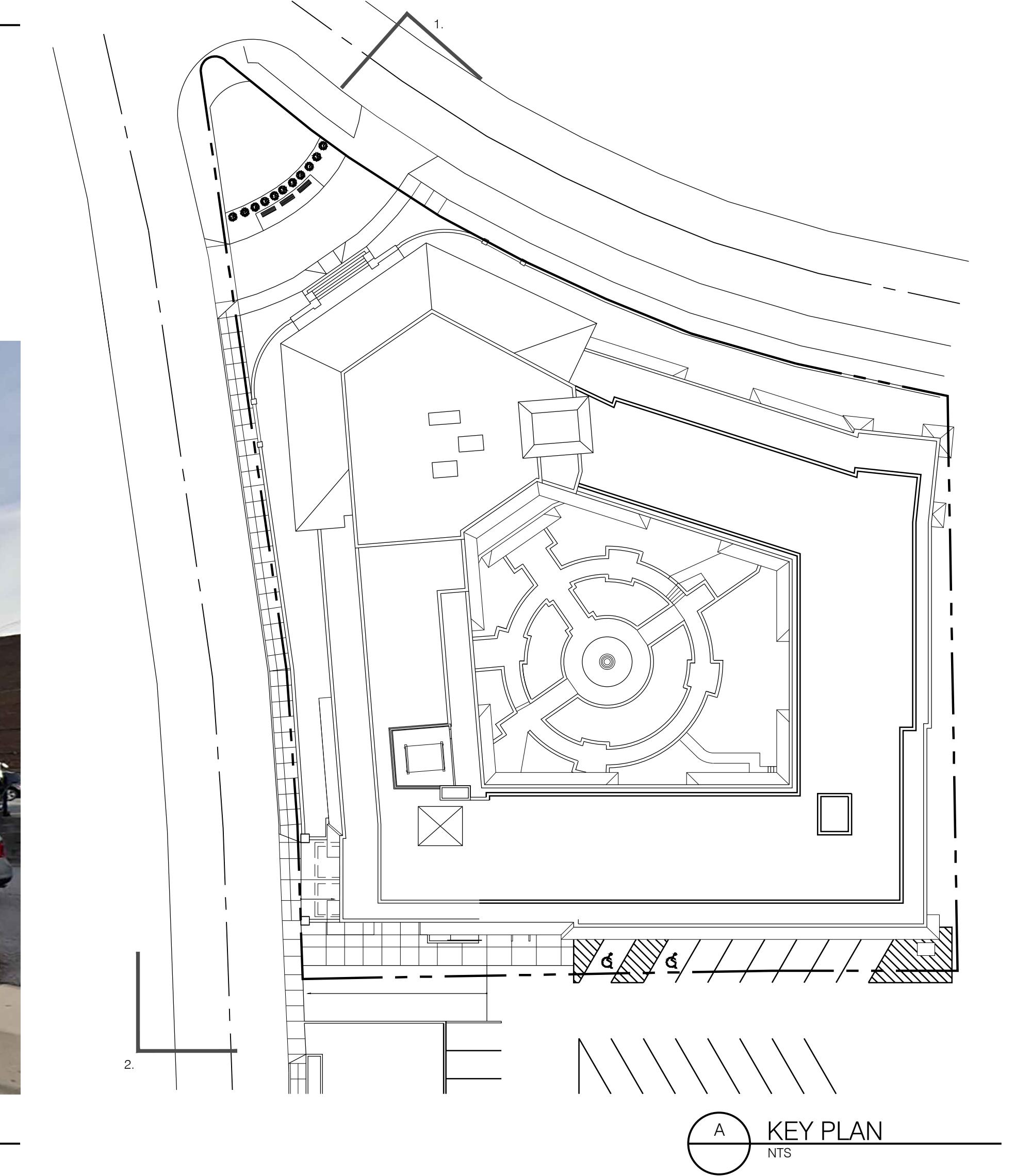
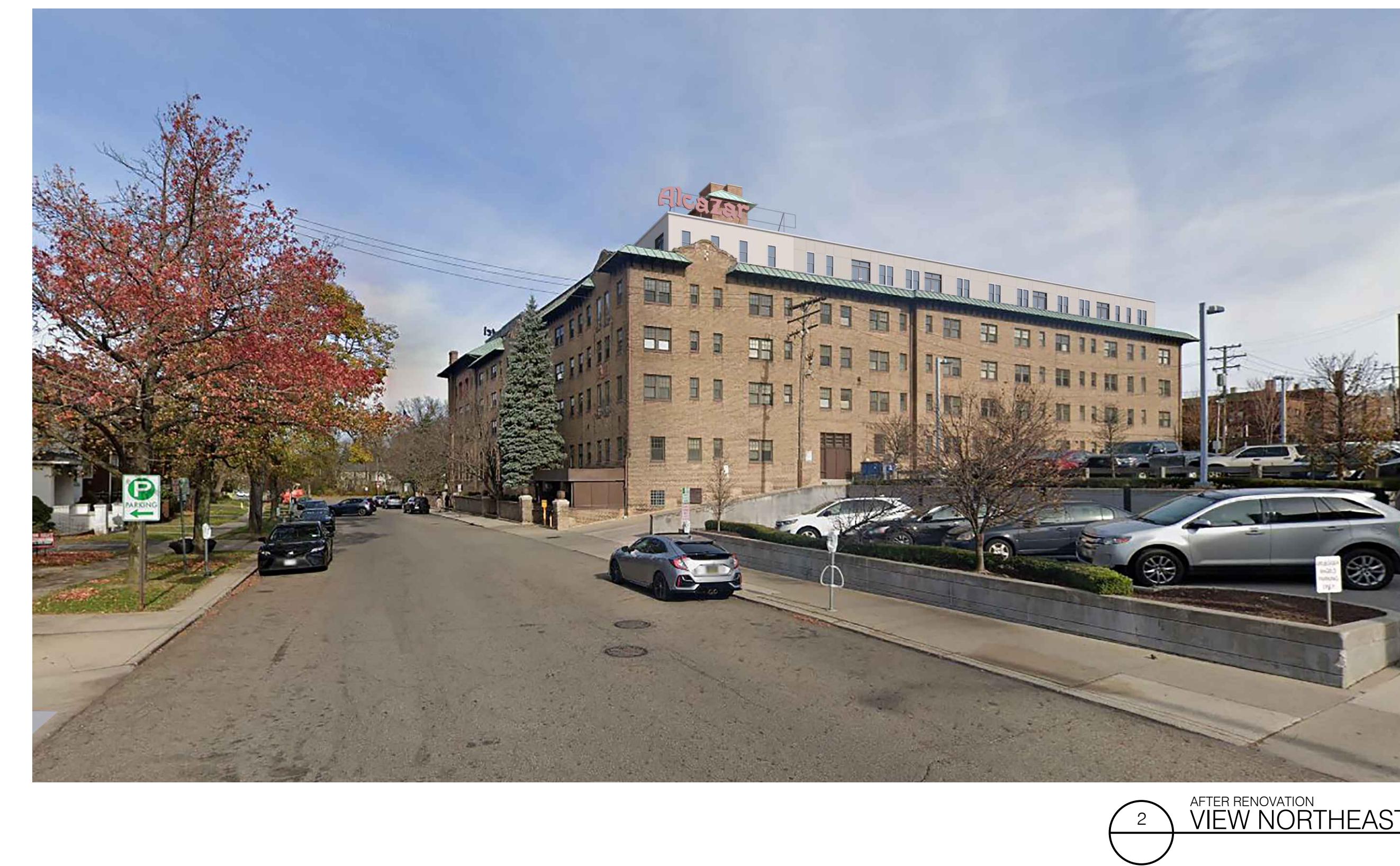
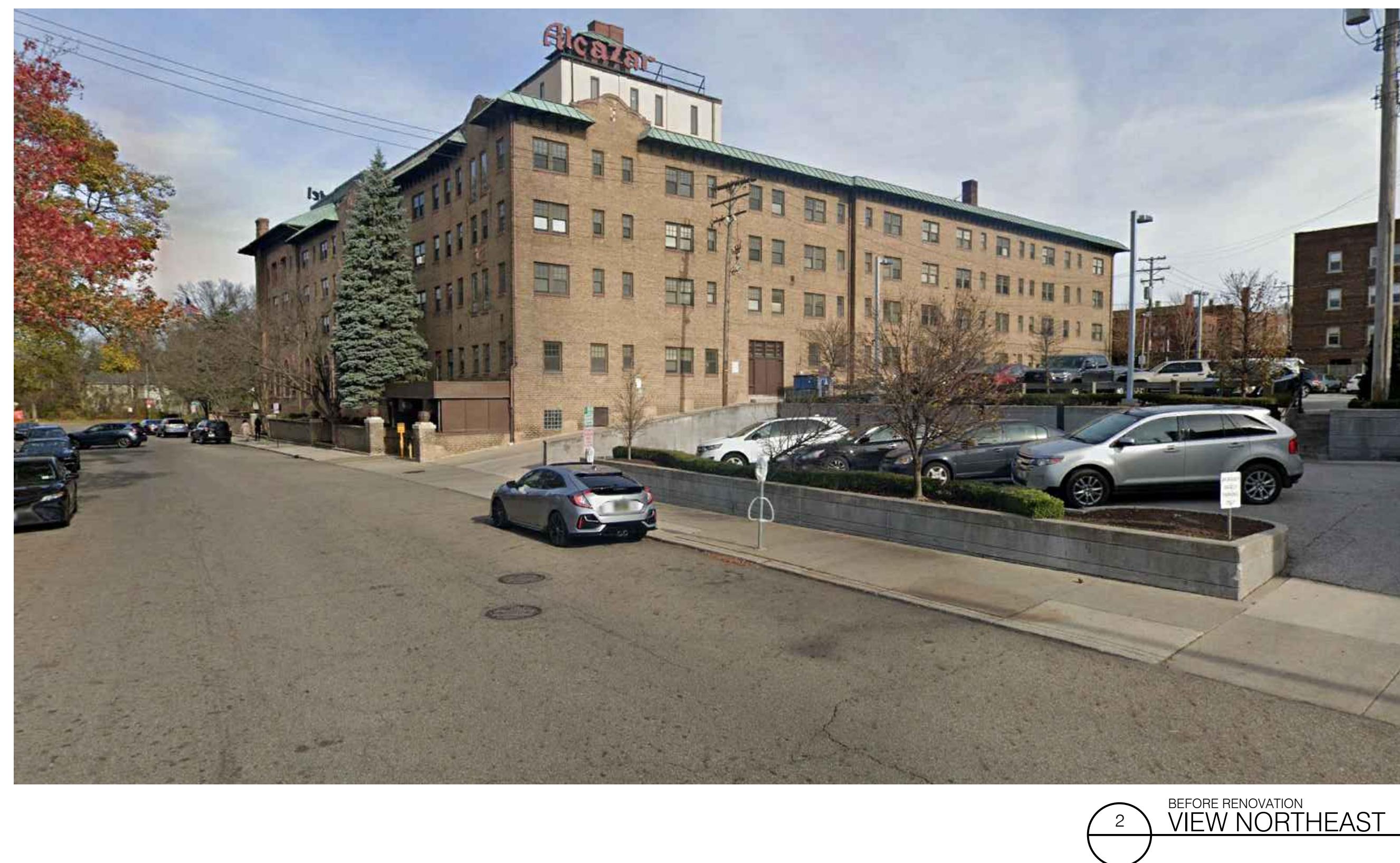
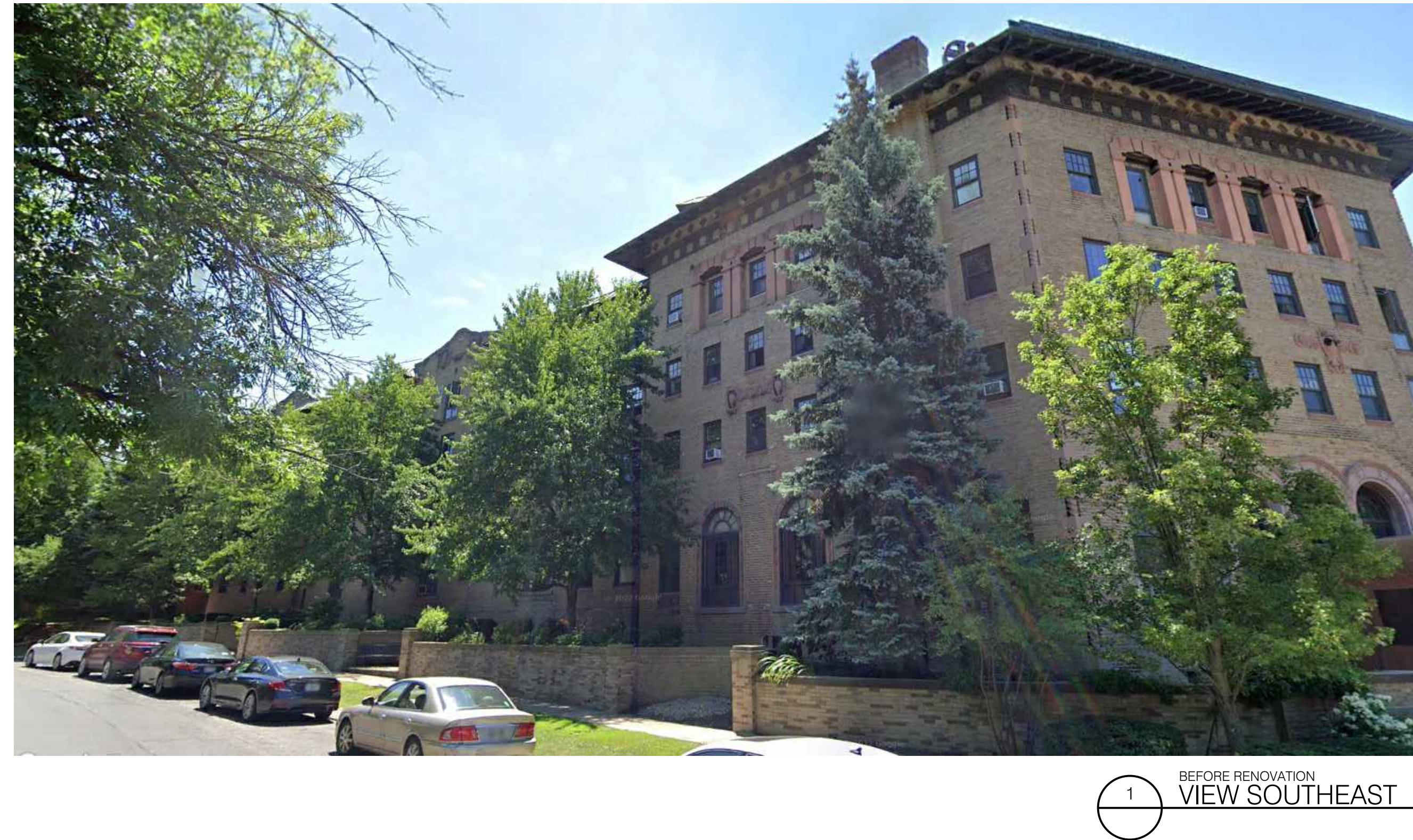
*West Courtyard Elevation*



*North Courtyard Elevation*

**Proposed Elevations**

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



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## Sight Line Studies