

CODE ANALYSIS

OBC 2011 - 2016 UPDATE

USE GROUP: F1

OCCUPANCY: 46 PEOPLE

REQUIRED FIXTURES:

- 1 WATER CLOSET (1/100 OCCUPANTS)
- 1 LAVATORY (1/100 OCCUPANTS)
- 1 DRINKING FOUNTAIN (1/400 OCCUPANTS)
- 1 SERVICE SINK

CLEVELAND HEIGHTS ZONING CODE

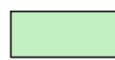
C2 - LOCAL RETAIL

10' YARD REQUIRED BETWEEN RESIDENTIAL AND COMMERCIAL USES REQUIRING A LANDSCAPE BUFFER OR MASONRY WALL (SECTION 1166.06)

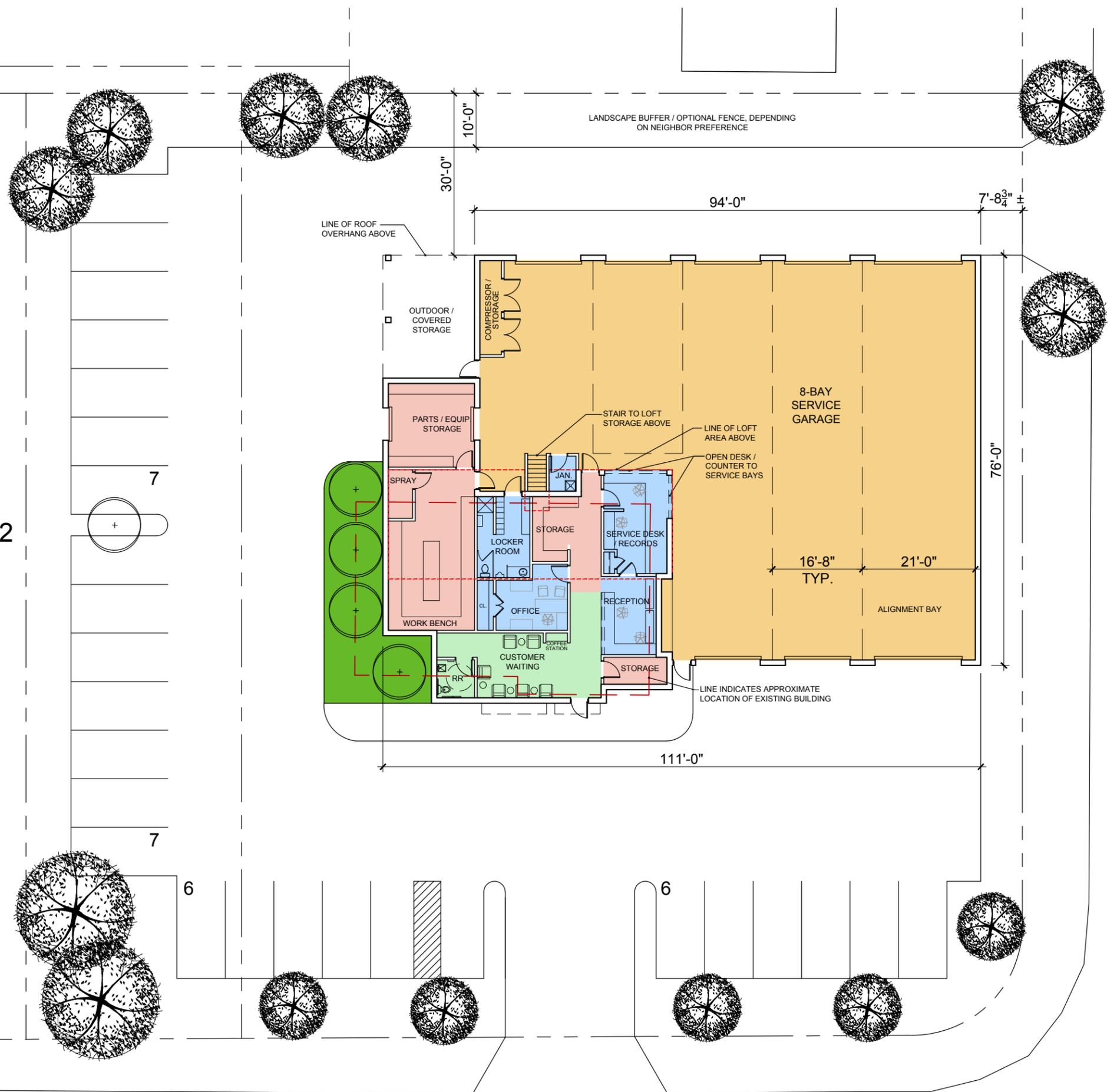
32 PARKING SPACES REQUIRED (4 SPACES/BAY) (SECTION 1161.03)

A LANDSCAPE ISLAND WITH SHADE TREE REQUIRED AFTER 10 PARKING SPACES (SECTION 1166.06)

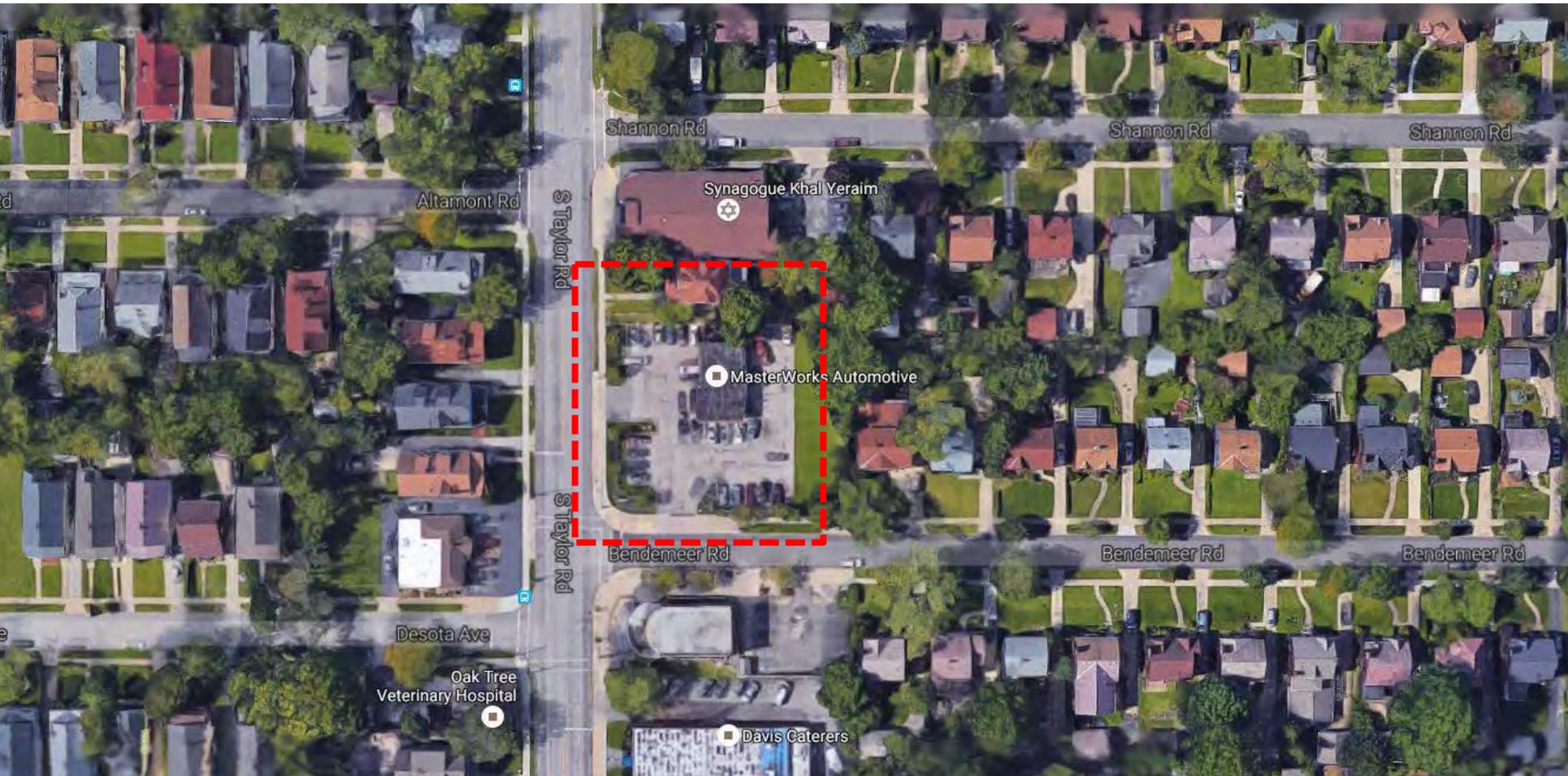
PROPOSED PROGRAM : OPT F2

| | | |
|---|------------------------------|----------|
|  | 8-BAY SERVICE GARAGE | 5,600 SF |
|  | RECEPTION & CUSTOMER WAITING | 400 SF |
|  | OFFICE & SUPPORT | 730 SF |
|  | STORAGE / TRANSMISSION | 975 SF |
|  | LOFT AREA (UNFINISHED SPACE) | 1,035 SF |
| | TOTAL AREA (NET) | 8,740 SF |
| | TOTAL AREA (GROSS) | 9,320 SF |
| | PARKING SPACES | 27 SP |

-  PROPOSED TREE
-  PRESERVED TREE



MASTERWORKS AUTOMOTIVE EXPANSION : OPT F2



MASTERWORKS AUTOMOTIVE EXPANSION

ARB PRESENTATION

AUGUST 2, 2016





gle earth

MASTERWORKS AUTOMOTIVE EXPANSION | EXISTING SITE

City Architecture
08-02-2016









MASTERWORKS AUTOMOTIVE EXPANSION | EXISTING CONDITIONS

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PROPOSED TREE



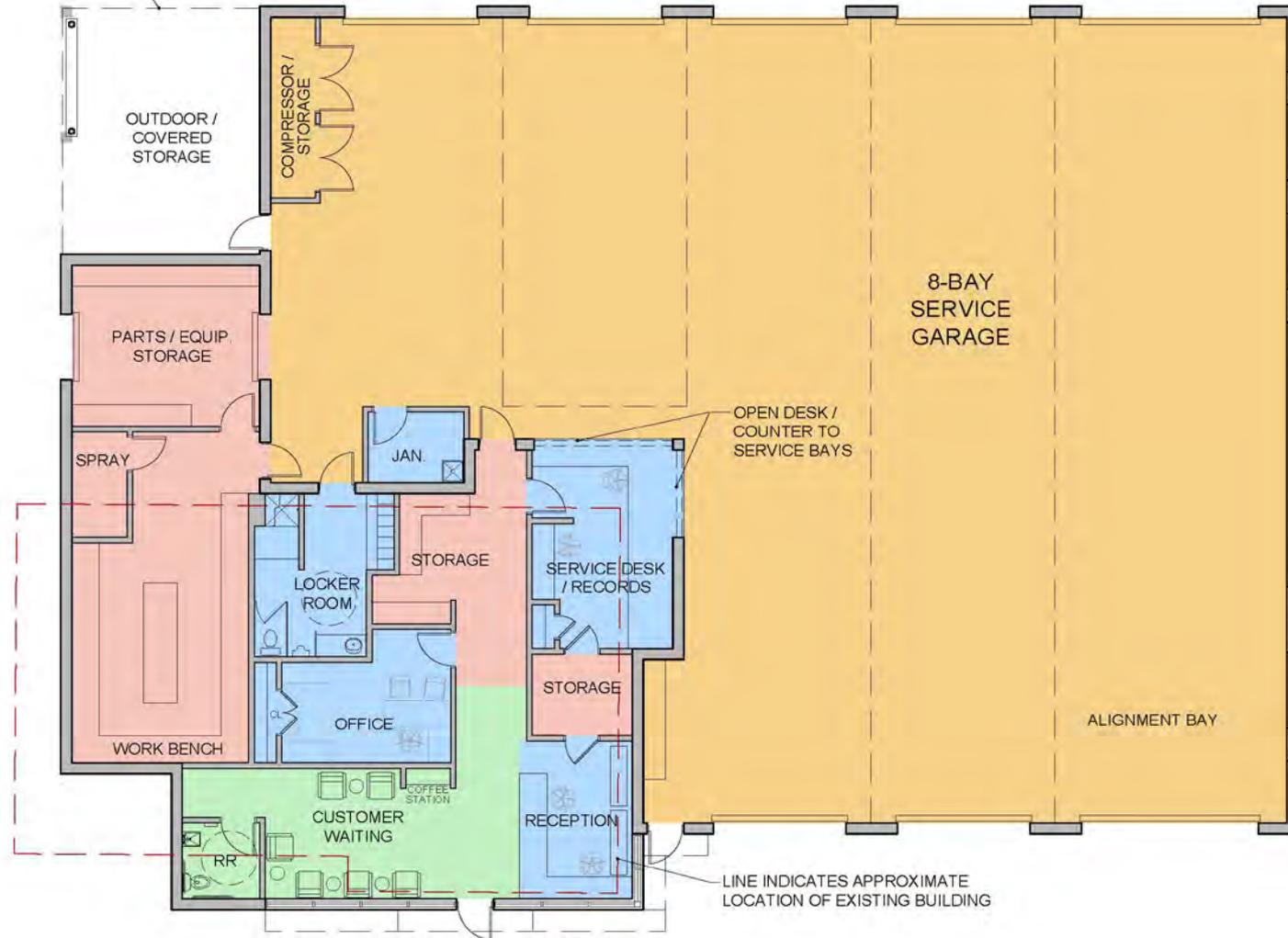
PRESERVED TREE



TAYLOR ROAD

BENDEMEER ROAD

LINE OF ROOF OVERHANG ABOVE









TOP OF PARAPET (14'-0"+/-)

PROPOSED TAYLOR ROAD (EAST) ELEVATION



TOP OF PARAPET (16'-0"+/-)

PROPOSED REAR (WEST) ELEVATION



PROPOSED BENDEMEER ROAD (SOUTH) ELEVATION



PROPOSED SIDE (NORTH) ELEVATION



MASTERWORKS
AUTOMOTIVE



MASTERWORKS
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MASTERWORKS AUTOMOTIVE EXPANSION : EXISTING CONDITIONS

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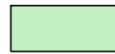
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