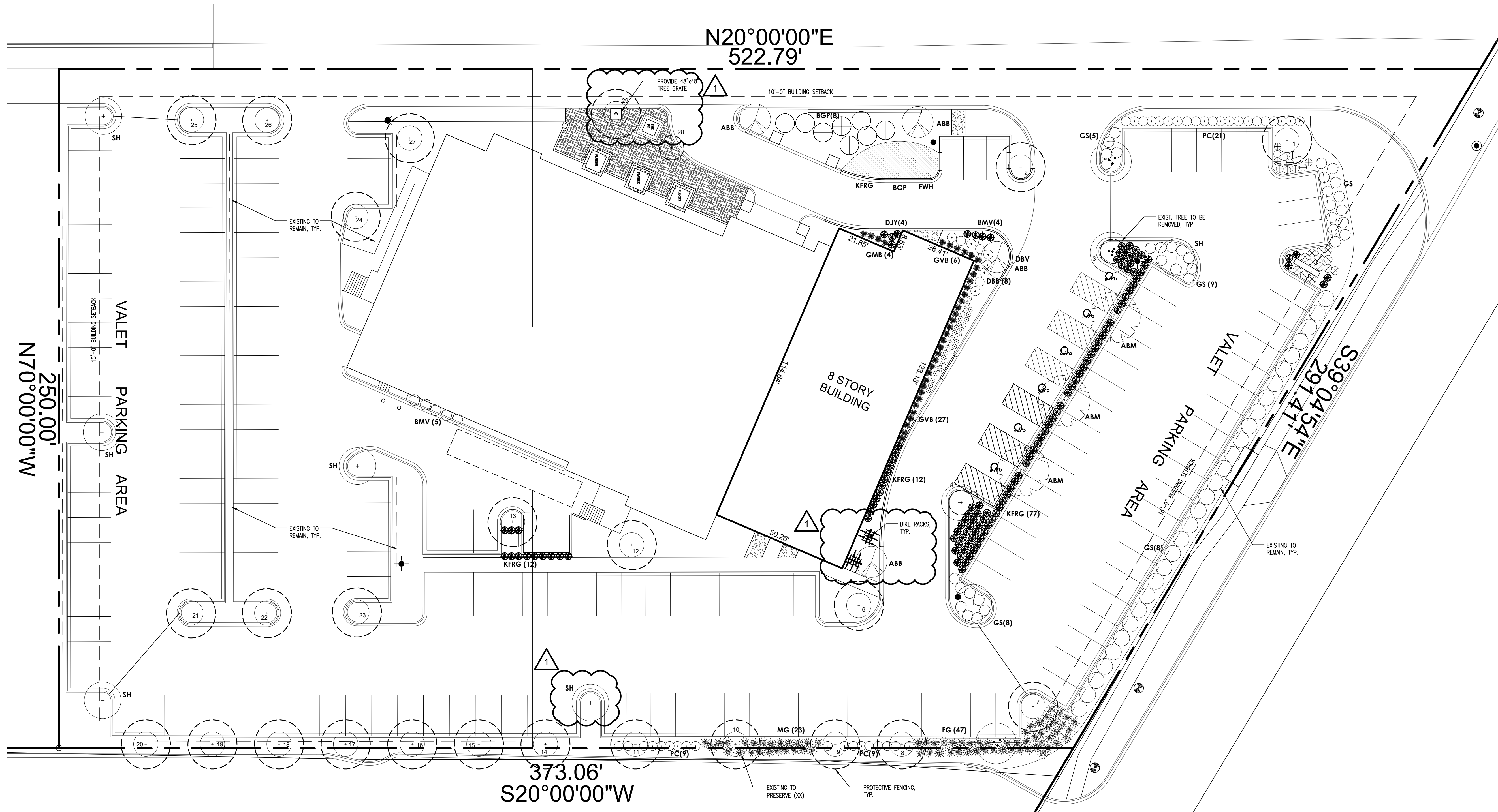


EUROPEAN CRYSTAL HOTEL

519 E. ALGONQUIN RD
ARLINGTON HEIGHTS, IL 60007



NOTES

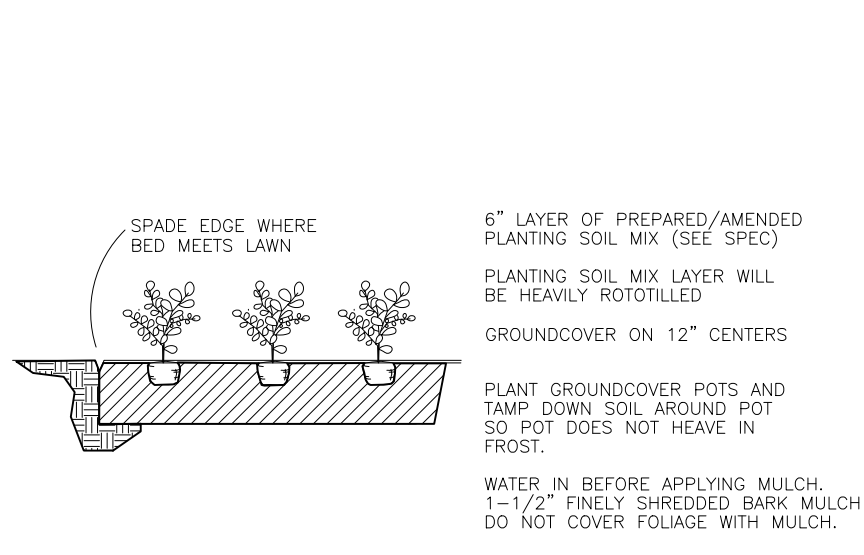
- 1) Temporary barriers necessary for the preservation of existing plant materials as approved by the Dept. of Building and Zoning shall be installed prior to the issuance of any permit.
- 2) Grading and construction equipment is prohibited from encroaching on the drip line of any tree to be preserved.
- 3) Any material which may be detrimental to trees shall not be discarded or placed within the drip line of any trees nor shall material be located at an elevation which would contribute runoff toward trees.
- 4) Materials or vehicles shall not be stored driven or parked within the drip line of any trees.
- 5) Barrier approved by the Commissioner of Building and Zoning shall be installed at the periphery of the trees drip line or beyond.
- 6) The barrier shall be a minimum of 48 inches in height and be secured to fence posts at no less than 5 feet on center.
- 7) Utility lines shall be exposed to prevent damage to tree root systems when an underground utility is located within 5 feet of the trunk of a tree designated for preservation.
- 8) Trees to be preserved which have been subjected to activity within the drip line should be selectively pruned or thinned ten percent by an Arborist.

On site tree details:

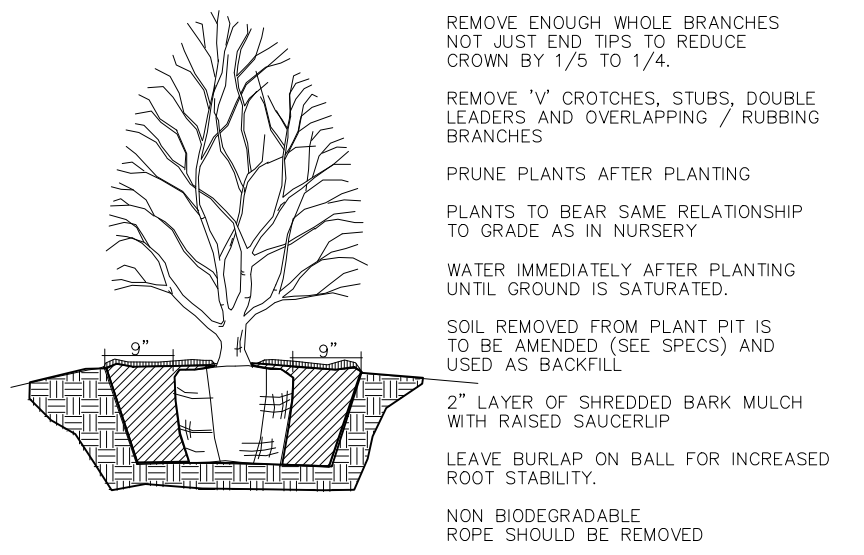
Tree #	Species	DBH	Condition	Form
1	Honey Locust	8	3	Fair
2	Norway Maple	8	3	Fair
3	Norway Maple	8	3	Fair
4	Norway Maple	8	3	Fair
5	Norway Maple	8	3	Fair
6	Norway Maple	8	3	Fair
7	Norway Maple	8	3	Fair
8	Honey Locust	8	3	Fair
9	Honey Locust	8	3	Fair
10	Honey Locust	8	3	Fair
11	Honey Locust	8	3	Fair
12	Norway Maple	8	3	Fair
13	Norway Maple	8	3	Fair
14	Honey Locust	8	3	Fair
15	Honey Locust	8	3	Fair
16	Honey Locust	8	3	Fair
17	Honey Locust	8	3	Fair
18	Honey Locust	8	3	Fair
19	Honey Locust	8	3	Fair
20	Honey Locust	8	3	Fair
21	Norway Maple	8	3	Fair
22	Norway Maple	8	3	Fair
23	Norway Maple	8	3	Fair
24	Norway Maple	8	3	Fair
25	Norway Maple	8	3	Fair
26	Norway Maple	8	3	Fair
27	Norway Maple	8	3	Fair
28	Norway Maple	8	3	Fair
29	Norway Maple	8	3	Fair

1 LANDSCAPE PLAN

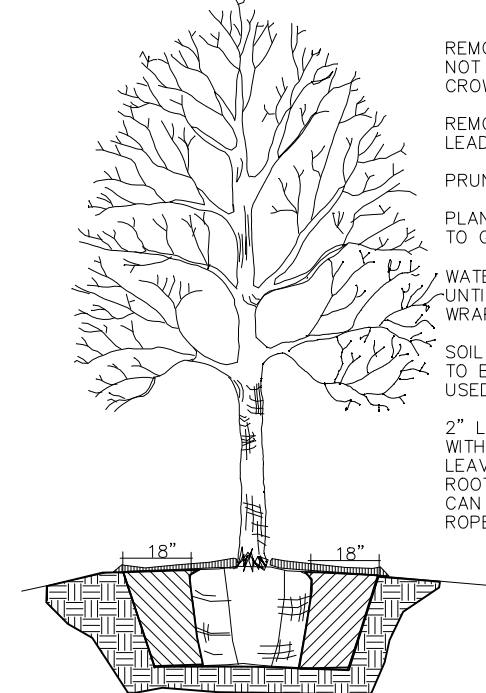
SCALE: 1" = 20'-0" MAY 4, 2018
REVISED JUNE 13, 2018



ORNAMENTAL/CLUMP TREE - PLANTING DETAIL



DECIDUOUS TREE - PLANTING DETAIL



EVERGREEN TREE - PLANTING DETAIL

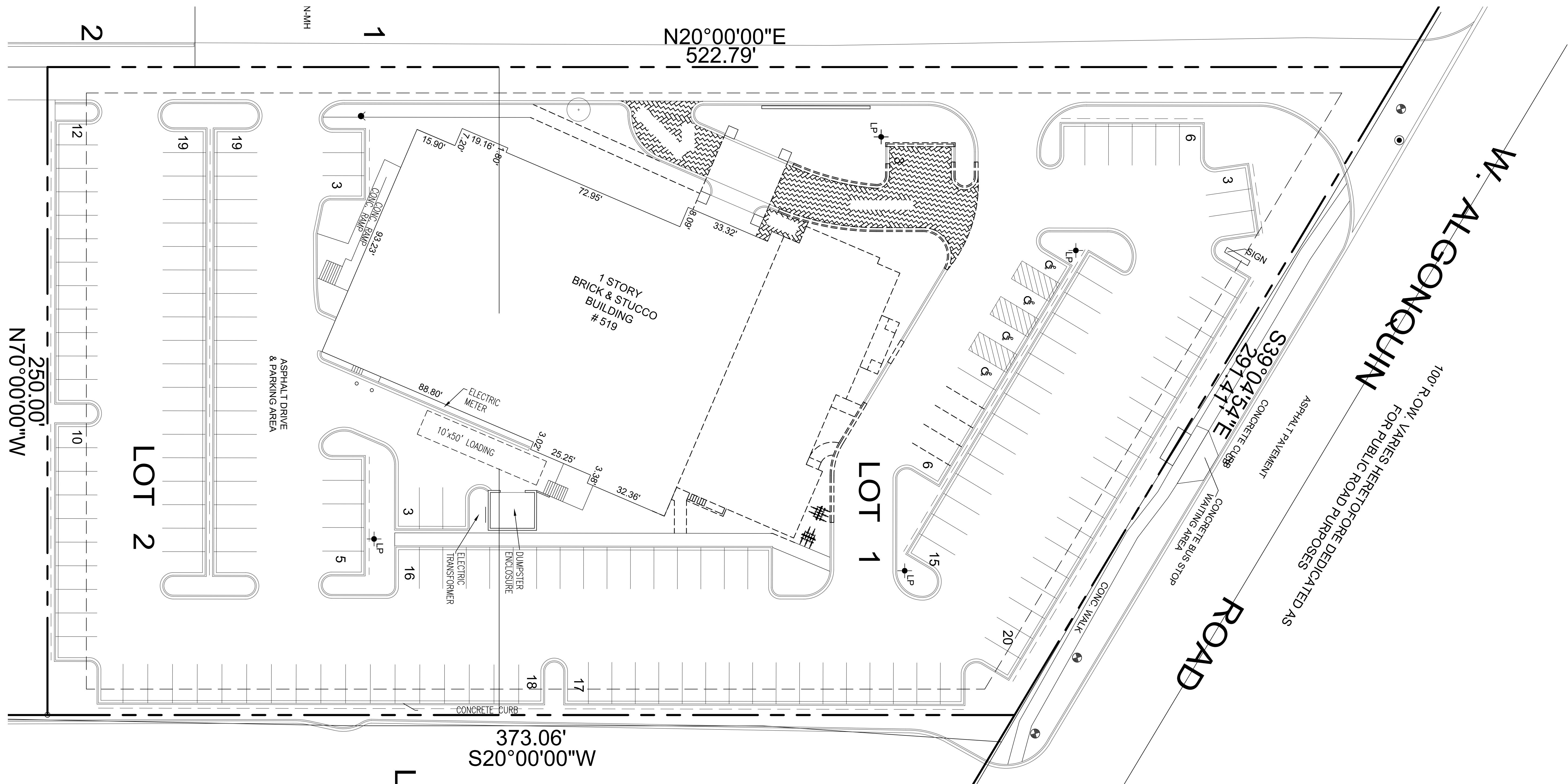
LANDSCAPE SCHEDULE				
TREES				
Code Name	Qty.	Common Name	Scientific Name	Size
ABM	3	AUTUMN BLAZE MAPLE	Acer x. freemani "Jeffersred"	2.5" cal.
ABB	4	AUTUMN BRILLIANCE SERVICE BERRY	Amelanchier grandiflora "Autumn Brilliance"	5' ht.
PD	1	PAGODA DOGWOOD	Cornus alternifolia	5'-#25
MUG	2	MAGYAR UPRIGHT GINKGO	Ginkgo biloba "Magyar"	2.5" cal.
SH	4	SKYLARK HONEYLOCUST	Gleditsia trainianthos "Skycolor"	4.0" cal.
SHRUBS				
BRC	5	BRILLIANT RED CHOKEBERRY	Aronia arbutifolia "Brilliantissima"	#05
GVB	6	GREEN VEVELT BOXWOOD	Buxus microphilla x. B.sempervirens "Green Velvet"	24"-#5
GVB	27	GREEN VEVELT BOXWOOD	Buxus microphilla x. B.sempervirens "Green Velvet"	24"-#10
GMB	4	GREEN MOUNTAIN BOXWOOD	Buxus microphilla x. B.sempervirens "Green Velvet"	30"-#10
PC	39	PEKING COTONEASTER	Cotoneaster acutifolia	#05
DBB	8	DWARF BURNING BUSH	Eunoymus alatus "Compact"	30"
TH	3	TARDIVA HYDRANGEA	Hydrangea paniculata "Tardiva"	1.0" STD
VSH	9	VANILLA STRAWBERRY HYDRANGEA	Hydrangea paniculata "Vanilla Strawberry"	#05
MJ	19	MOUNTBATTEN JUNIPER	Juniperus chinensis "Mountbatten"	6.0'
GS	44	GR0-LOW SUMAC	Rhus aromatica "Gr0-Low"	#03
KR	10	KNOCK OUT ROSE	rosa x. "Rozrazz 2000"	#03
GFS	12	GOLD FLAME SPIREA	Spiraea x. bumalda "Gold Flame"	#03
DJY	5	DENSE ANGL0 JAPANESE YEW	Taxus media "densiformis"	24"
BMV	5	BLUE MUFFIN VIBURNUM	Viburnum dentatum "Christom"	#05
AJV	1	AUTUMN JAZZ VIBURNUM	Viburnum dentatum "Ralph Senior"	#05
ORNAMENTAL GRASSES				
KFRG	107	K FORESTER REED GRASS	Calamagrostis acutiflora "Karl Foerster"	#01
MG	23	MAIDEN GRASS	Miscanthus sinensis "Gracillimus"	#01
FG	47	FOUNTAIN GRASS	Pennisetum alopecuroides	#01
PERENNIALS AND ANNUALS				
KFRG	30	HAPPY RETURNS DAILY	Hemerocallis x. "Happy Returns"	#01
FWH	24	FRANCES WILLIAMS HOSTA	Hosta sieboldiana "Frances Williams"	#01
BGP	8	BRIGHT EYES GARDEN PHLOX	Phlox subulata	#01
EFS	34	EAST FRIESLAND SALVIA	Salvia nemerosa "Ostfriesland"	#01
DBV	103 SF	DARTS BLUE VINCA	Vinca minor "Dart's Blue"	#01

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EUROPEAN CRYSTAL HOTEL

519 E. ALGONQUIN RD
ARLINGTON HEIGHTS, IL 60007



1 DEMOLITION SITE PLAN
SCALE: 1" = 20'-0" MAY 4, 2018



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EUROPEAN CRYSTAL HOTEL

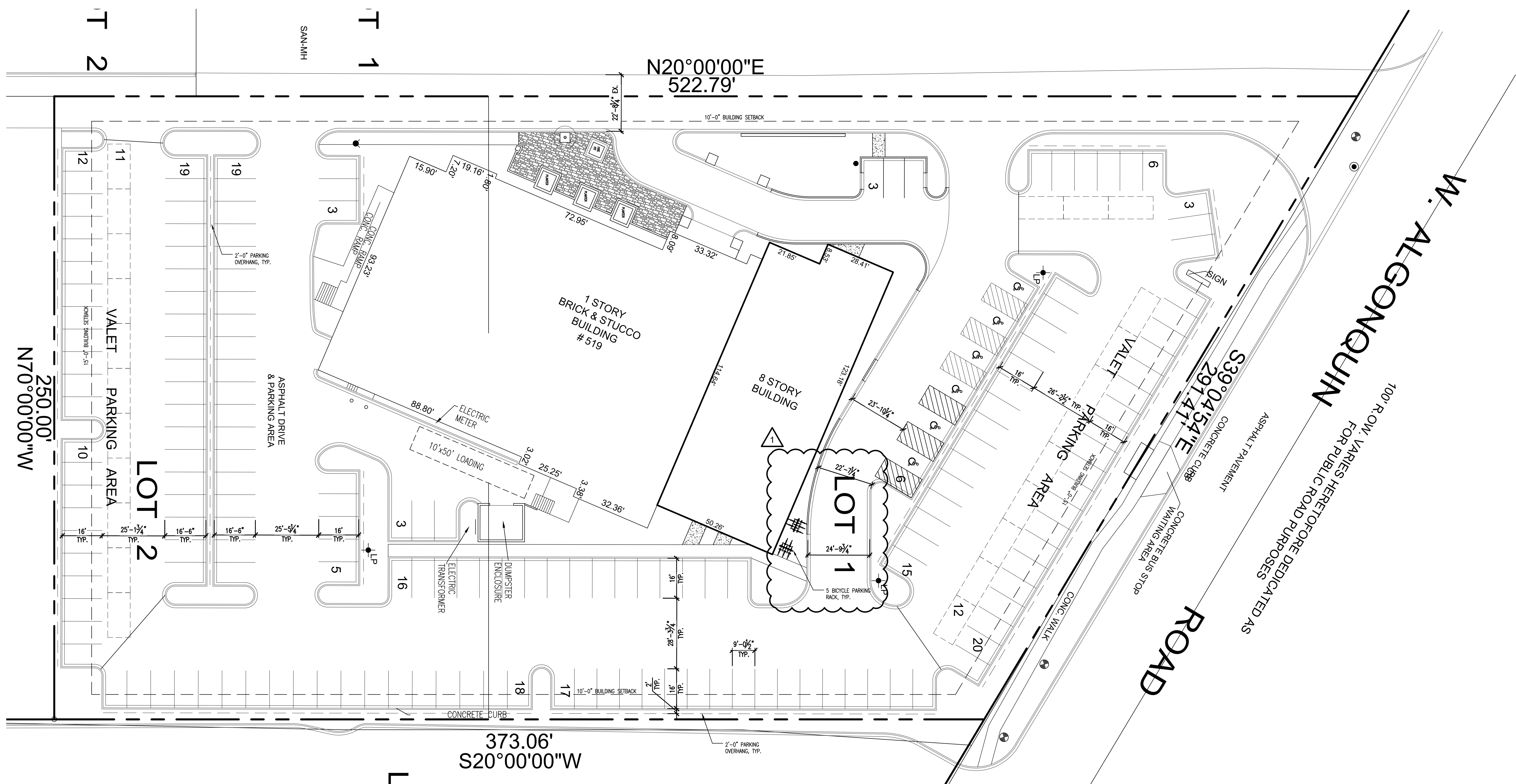
519 E. ALGONQUIN RD
ARLINGTON HEIGHTS, IL 60007

LOT AREAS	
MIN LOT SIZE:	N/A
EX. LOT SIZE:	±111,981 SF (2.57A)

BUILDING AREAS	
<i>EXISTING</i>	
BANQUET HALL	20,404
<i>PROPOSED</i>	
DEMOLITION	-5,722
TOTAL REMAINING (NET)	14,682
<i>HOTEL ADDITION</i>	
	47,023
TOTAL	61,705

ZONING ANALYSIS	
MIN. LOT WIDTH:	N/A
REQUIRED YARDS:	
FRONT & REAR:	15 FEET
SIDE:	10 FEET
MAX. F.A.R.:	(279,953) 250%
PROPOSED FAR:	(61,705) 55.1%
MAX. BLDG COVERAGE:	N/A
PROPOSED BLDG. COVERAGE:	21,009 SF (±18.8%)
MAX. BLDG. HT.:	N/A
PROPOSED BLDG. HT.:	94'-0"

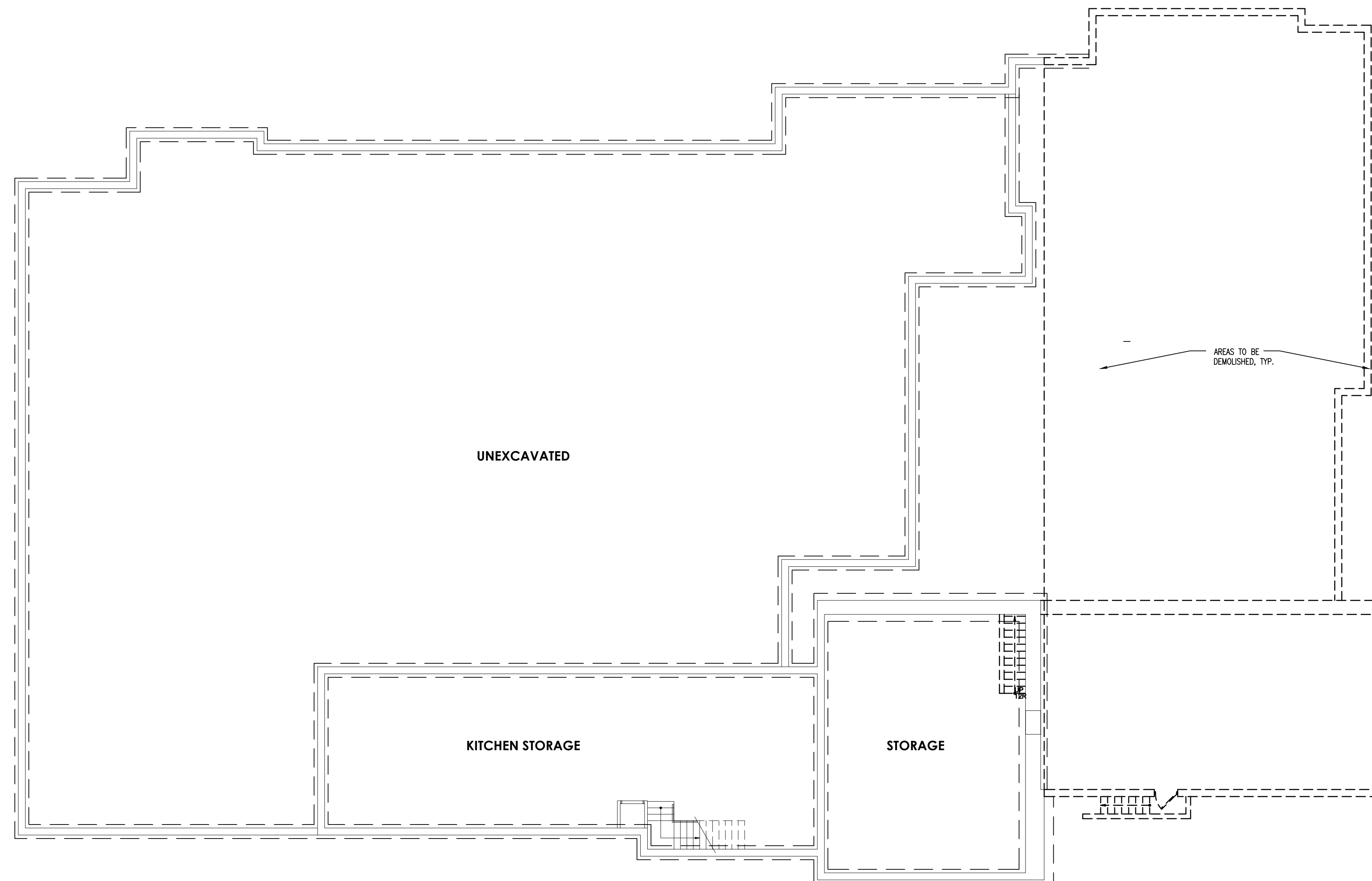
REQUIRED PARKING	
BANQUET (30% OF OCCUPANCY)	
5,654 / 15 = 377 OCCUPANTS	
377 * 0.30 = 113 CARS	
HOTEL (1 PER LODGING AR)	60 CARS
PROPOSED HOTEL ROOMS	60
TOTAL REQUIRED (INCL HC)	175
TOTAL HC REQUIRED	6
EXISTING PARKING	175
(INCL. 6 HC STALLS)	
PROPOSED TOTAL PARKING	198
175 (INCL. 6 HC STALLS)	
23 (VALET STALLS)	
BUSINESS AREA & EXERCISE ROOM WILL ONLY BE ACCESSIBLE BY HOTEL GUESTS VIA KEYCARD	



1 PROPOSED SITE PLAN
SCALE: 1" = 20'-0" MAY 4, 2018
REVISED JUNE 13, 2018

EUROPEAN CRYSTAL HOTEL

519 E. ALGONQUIN RD
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1 PROPOSED BASEMENT PLAN
SCALE: 3/32" = 1'-0" MAY 4, 2018



EUROPEAN CRYSTAL HOTEL

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ARLINGTON HEIGHTS, IL 60007

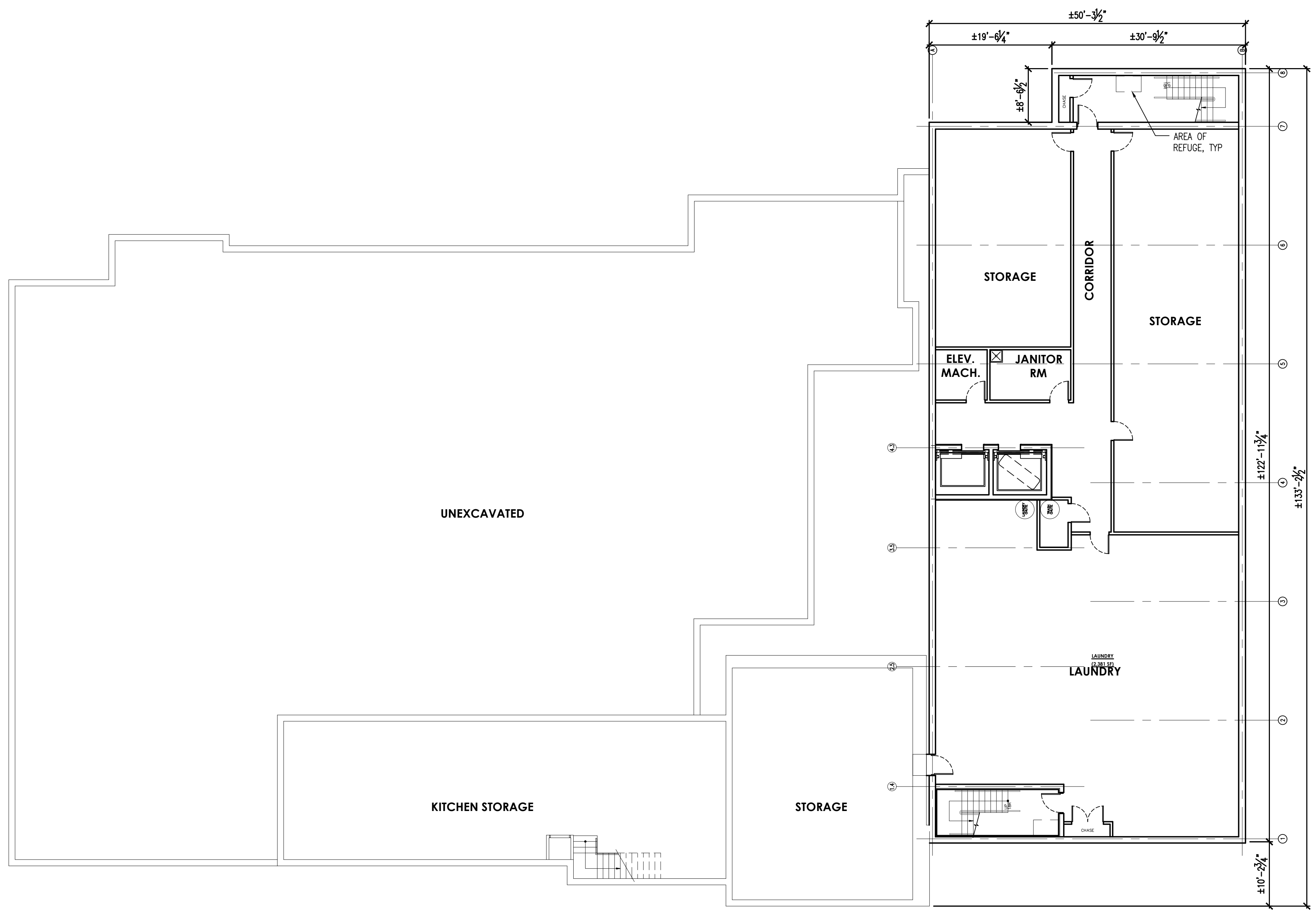
BUILDING CODES

- ZONING: VILLAGE OF ARLINGTON HEIGHTS ZONING ORDINANCE
- BUILDING: ICC INTERNATIONAL BUILDING CODE 2009
ICC INTERNATIONAL MECHANICAL CODE 2009
ICC INTERNATIONAL FIRE CODE 2009
ICC INTERNATIONAL FUEL GAS CODE 2009
ICC INTERNATIONAL PLUMBING CODE 2009
ILLINOIS PLUMBING CODE 2014 EDITION
ICC INTERNATIONAL ENERGY CONSERVATION CODE 2015
NFPA NATIONAL ELECTRICAL CODE 2005
VILLAGE OF ARLINGTON HEIGHTS BUILDING CODE AMENDMENTS, CHAP. 25
- ACCESSIBILITY: AMERICANS WITH DISABILITIES ACT OF 1990
ILLINOIS ACCESSIBILITY CODE 1997

CODE ANALYSIS

PROJECT DATA

◦ PROPERTY INDEX NUMBER	08-16-103-008/08-16-103-009-0000
◦ ZONING CLASSIFICATION	M-2
◦ OCCUPANCY CLASSIFICATION	MIXED OCCUPANCY A2/R1
◦ CONSTRUCTION TYPE	TYPE 1B UL
◦ AUTOMATIC FIRE SUPPRESSION	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
◦ ALLOWABLE BUILDING HEIGHT	UL
◦ ALLOWABLE BUILDING AREA	
ALLOWABLE S.F./FLOOR	UL
INCREASE for OPEN PERIMETER	NA
INCREASE for SPRINKLER	UL
TOTAL ALLOWABLE S.F./FLOOR	UL
◦ ACTUAL BUILDING AREA	
BASEMENT (EXISTING)	3,066 Sq.Ft.
FIRST FLOOR (EXISTING)	14,826 Sq.Ft.
TOTAL EXISTING (BANQUET SF)	17,892 Sq.Ft.
BASEMENT ADDITION	6,010 Sq.Ft.
FIRST FLOOR ADDITION	6,010 Sq.Ft.
2ND FLOOR	4,111 Sq.Ft.
THIRD - 8TH FLOOR (6,010 SF PER FLOOR)	36,060 Sq.Ft.
ROOF STORAGE	842 Sq.Ft.
TOTAL ADDITION (HOTEL SF)	53,033 Sq.Ft.
TOTAL OVERALL BUILDING SF (BANQUET + HOTEL)	70,925 Sq.Ft.



FIRE RESISTIVE RATINGS

◦ STRUCTURAL FRAME	2 HOUR
◦ BEARING WALLS	
EXTERIOR	2 HOUR
INTERIOR	2 HOUR
◦ NON BEARING WALLS & PARTITIONS	
EXTERIOR	0 HOUR
INTERIOR	0 HOUR
◦ FLOOR CONSTRUCTION	2 HOUR
◦ ROOF CONSTRUCTION	1 HOUR
◦ FIRE WALLS	N/A
◦ FIRE BARRIERS	
VERTICAL EXIT ENCLOSURES (STAIRS)	2 HOUR
EXIT PASSAGEWAY	1 HOUR
HORIZONTAL EXIT	2 HOUR
INCIDENTAL USE AREAS	
FURNACE ROOM	1 HOUR
STORAGE ROOMS (OVER 100 SQ. FT.)	1 HOUR
SEPARATION OF OCCUPANCIES	1 HOUR
◦ SHAFTS AND VERTICAL ENCLOSURES	2 HOUR
◦ FIRE PARTITIONS	
DWELLING UNIT SEPARATIONS	1 HOUR
TENANT SPACES SEPARATIONS (COVERED MALL)	NA
CORRIDOR WALLS	1 HOUR
◦ SMOKE BARRIERS	1 HOUR
◦ ROOF COVERING CLASSIFICATION	B

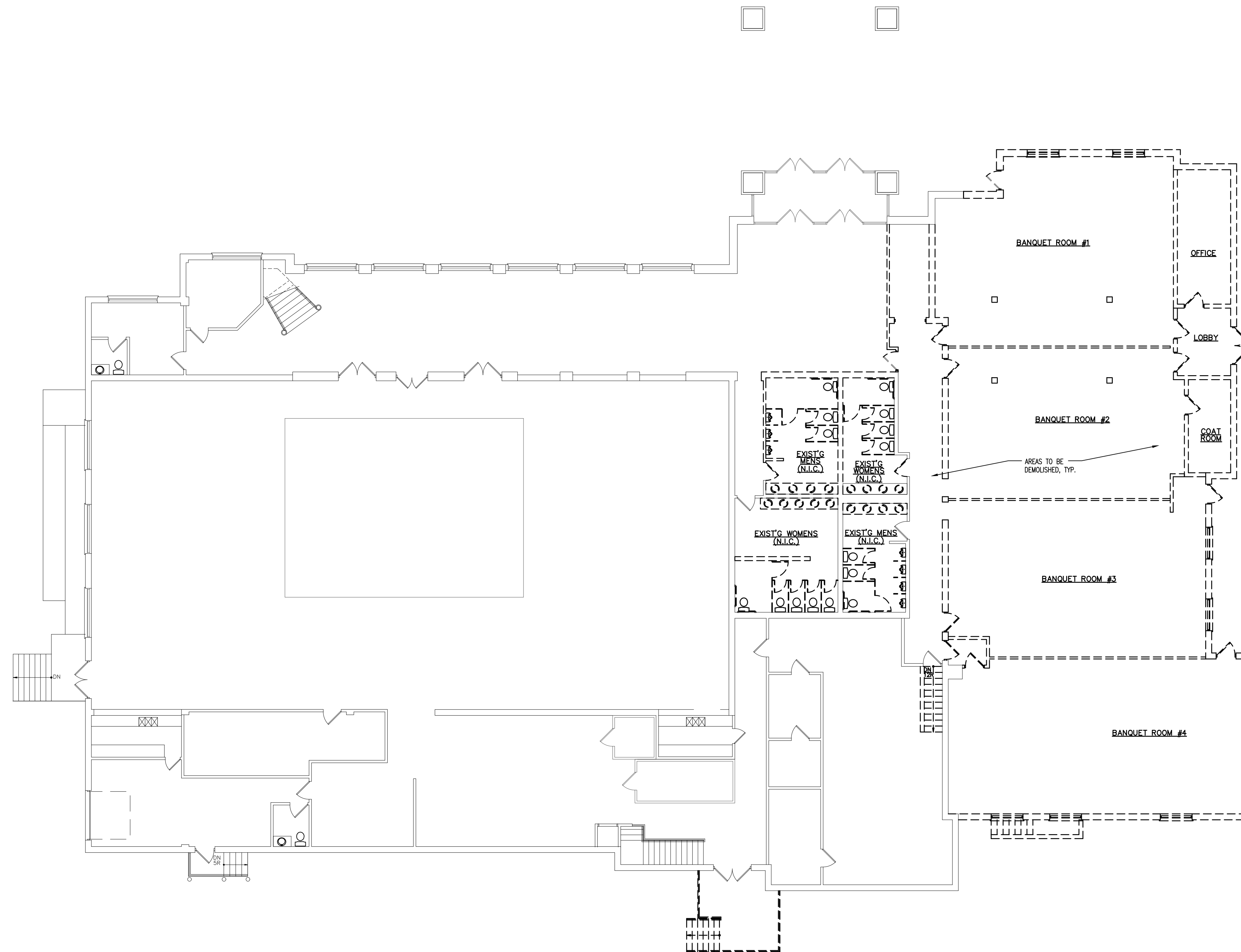
INTERIOR FINISH CLASSIFICATION

◦ WALLS & CEILINGS	
VERTICAL EXITS & EXIT PASSAGEWAYS	B
EXIT ACCESS CORRIDORS & OTHER EXITWAYS	C
ROOMS AND ENCLOSED SPACES	C
◦ INTERIOR FLOORS	CLASS II
◦ DECORATIONS AND TRIM	C

1 PROPOSED BASEMENT PLAN
SCALE: 3/32" = 1'-0"
MAY 4, 2018
NORTH

EUROPEAN CRYSTAL HOTEL

519 E. ALGONQUIN RD
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1 PROPOSED FIRST FLOOR PLAN
SCALE : 3/32" = 1'-0" MAY 4, 2018

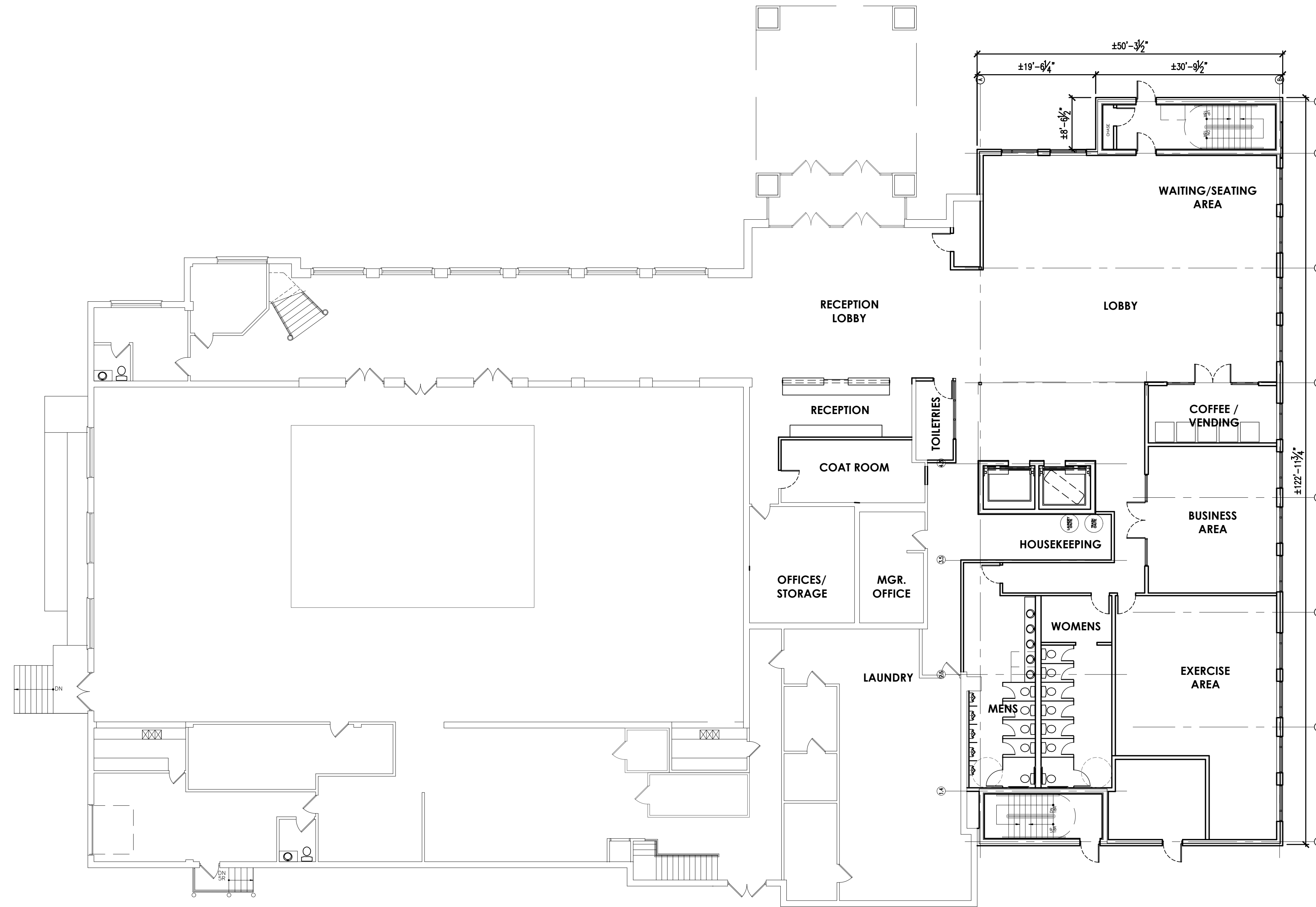


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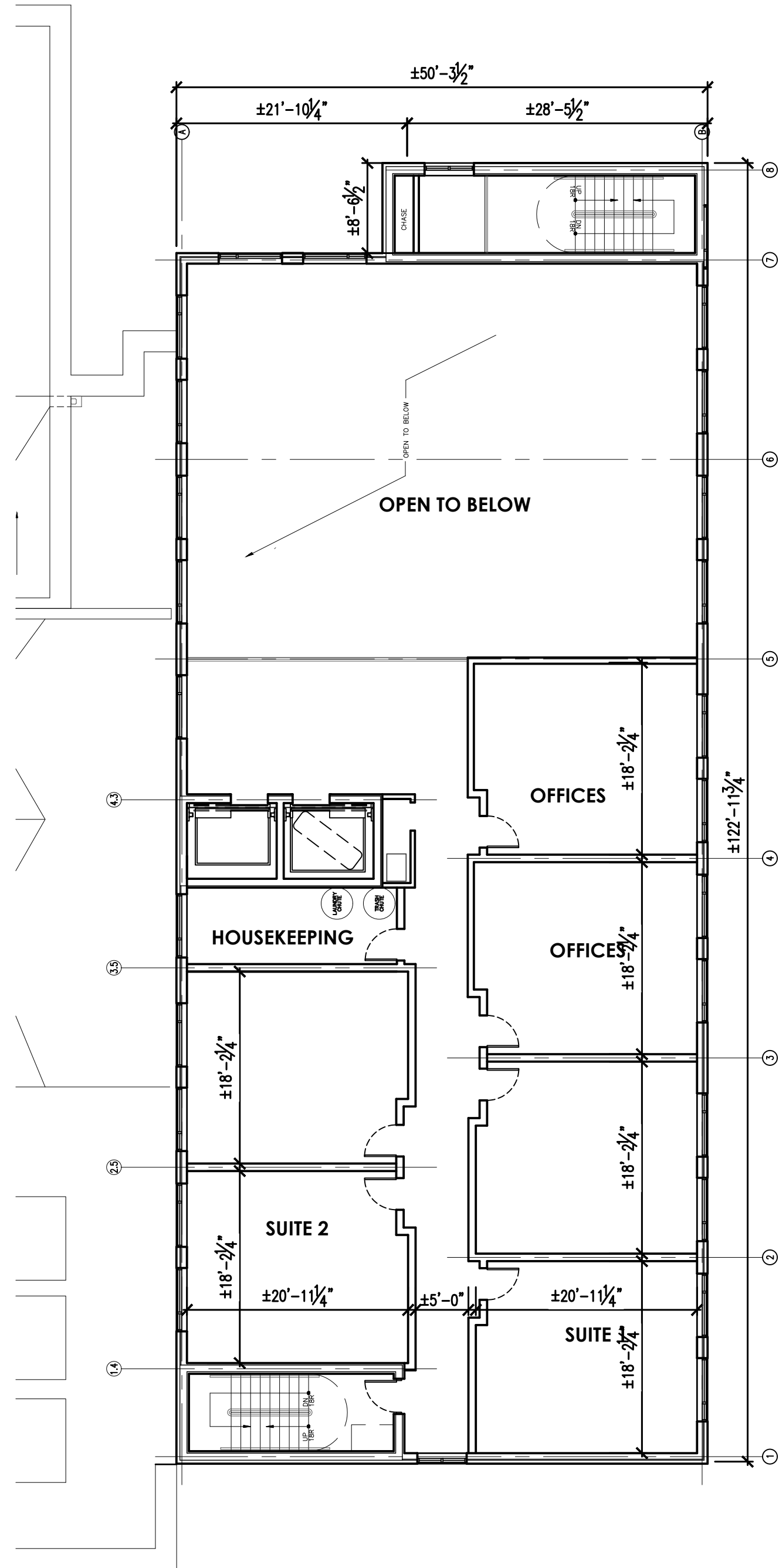


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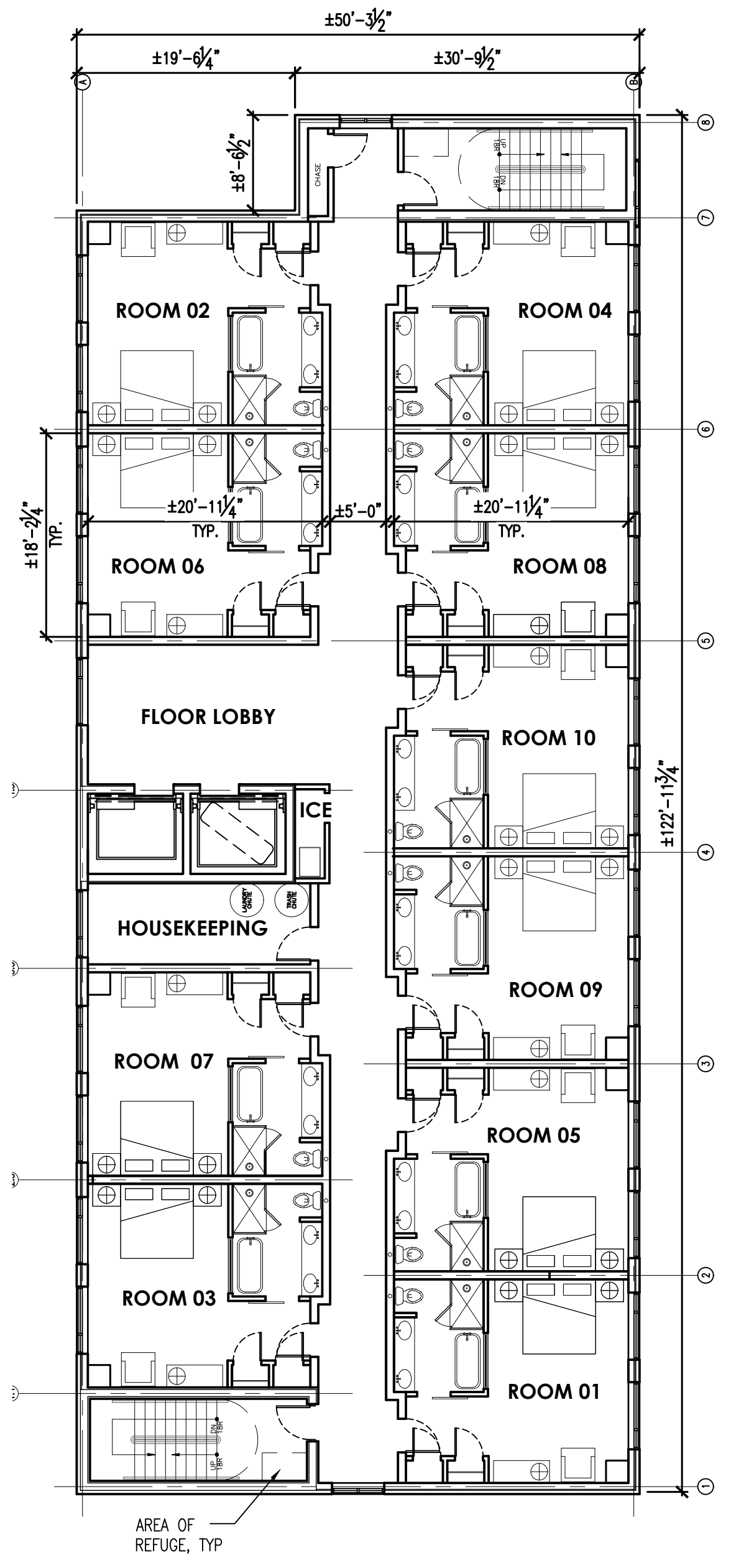
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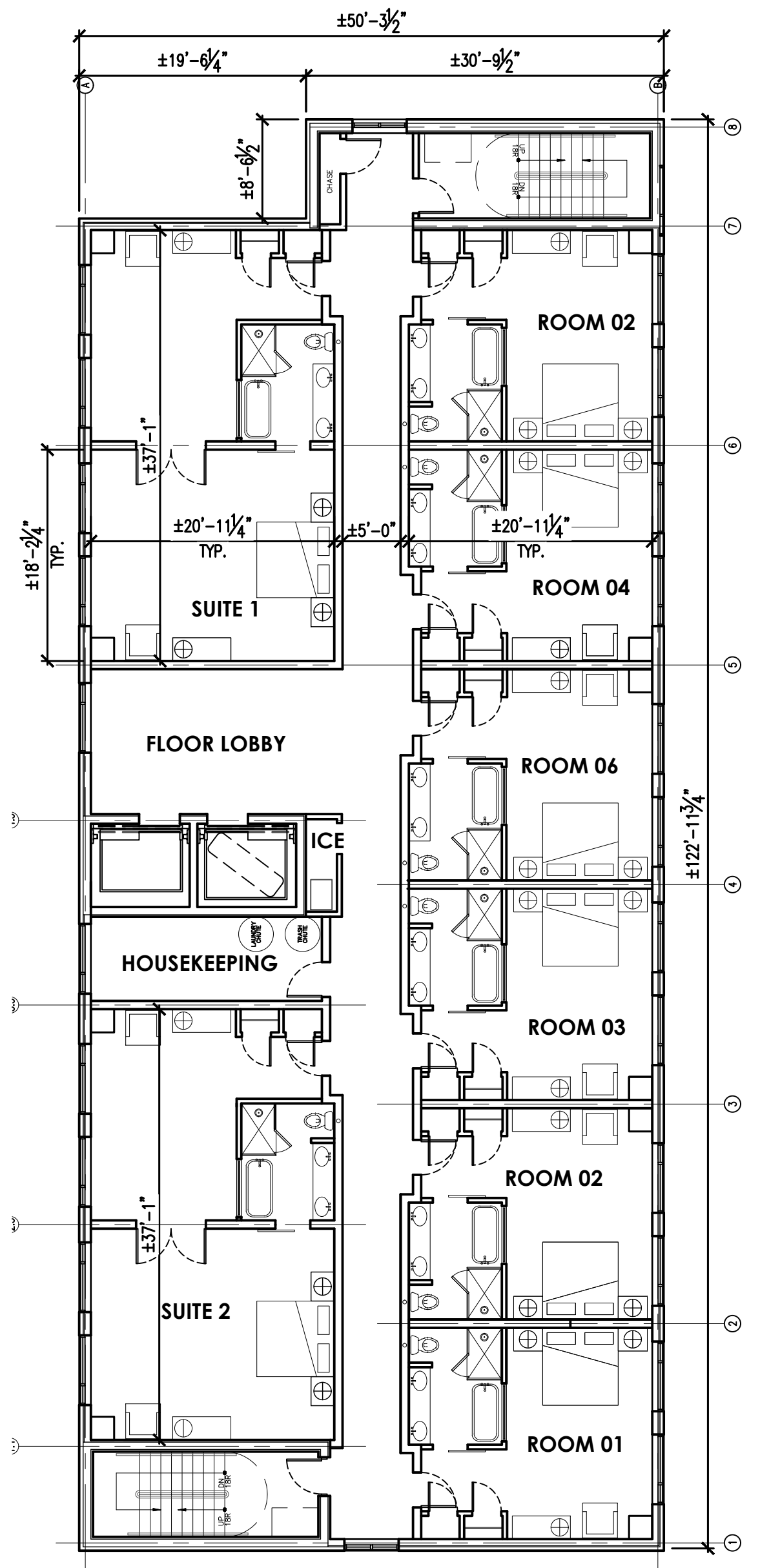
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1 PROPOSED 2ND FLR PLAN
SCALE: 3/32" = 1'-0" MAY 4, 2018



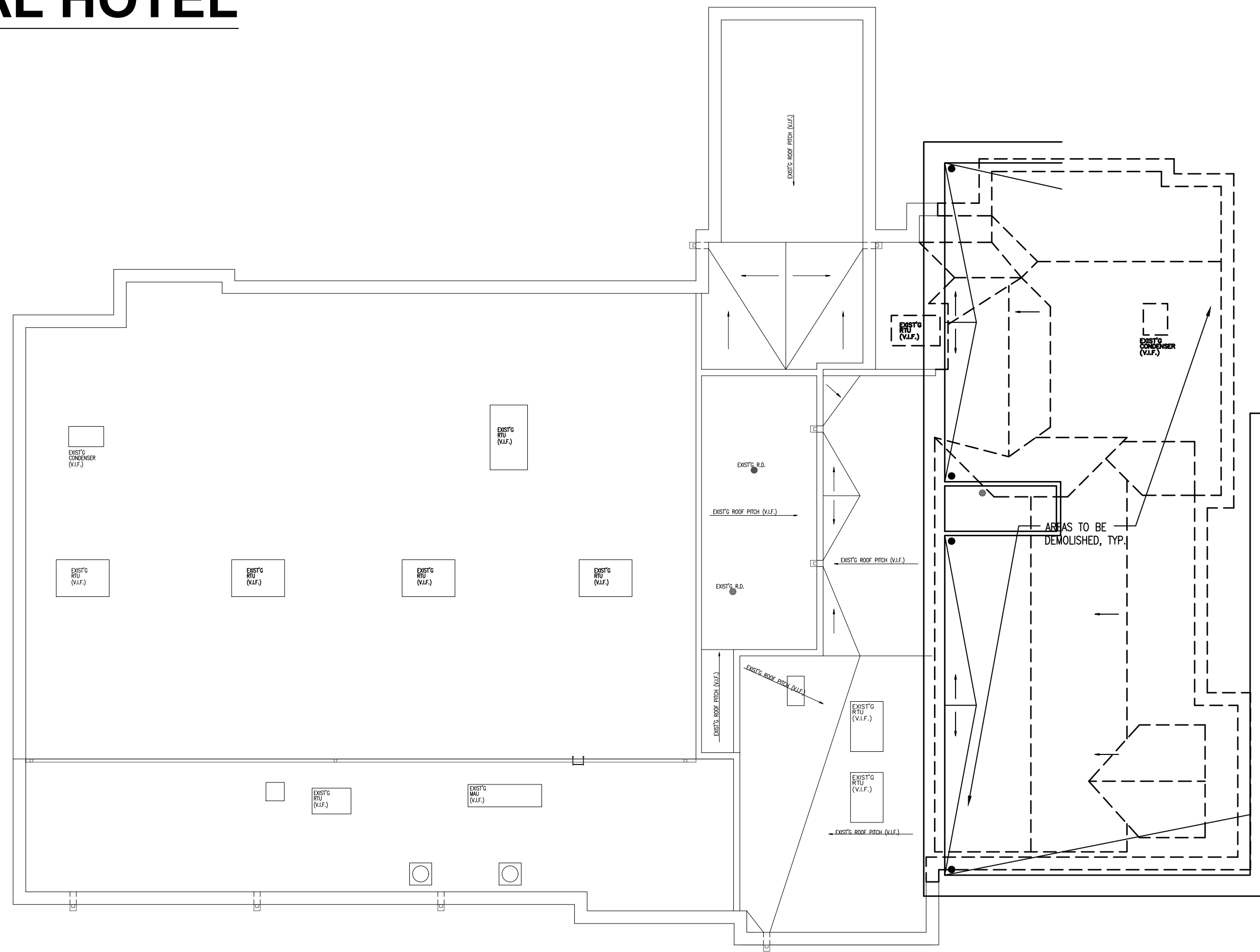
2 PROPOSED 3RD-7TH FLR PLAN
SCALE: 3/32" = 1'-0" MAY 4, 2018



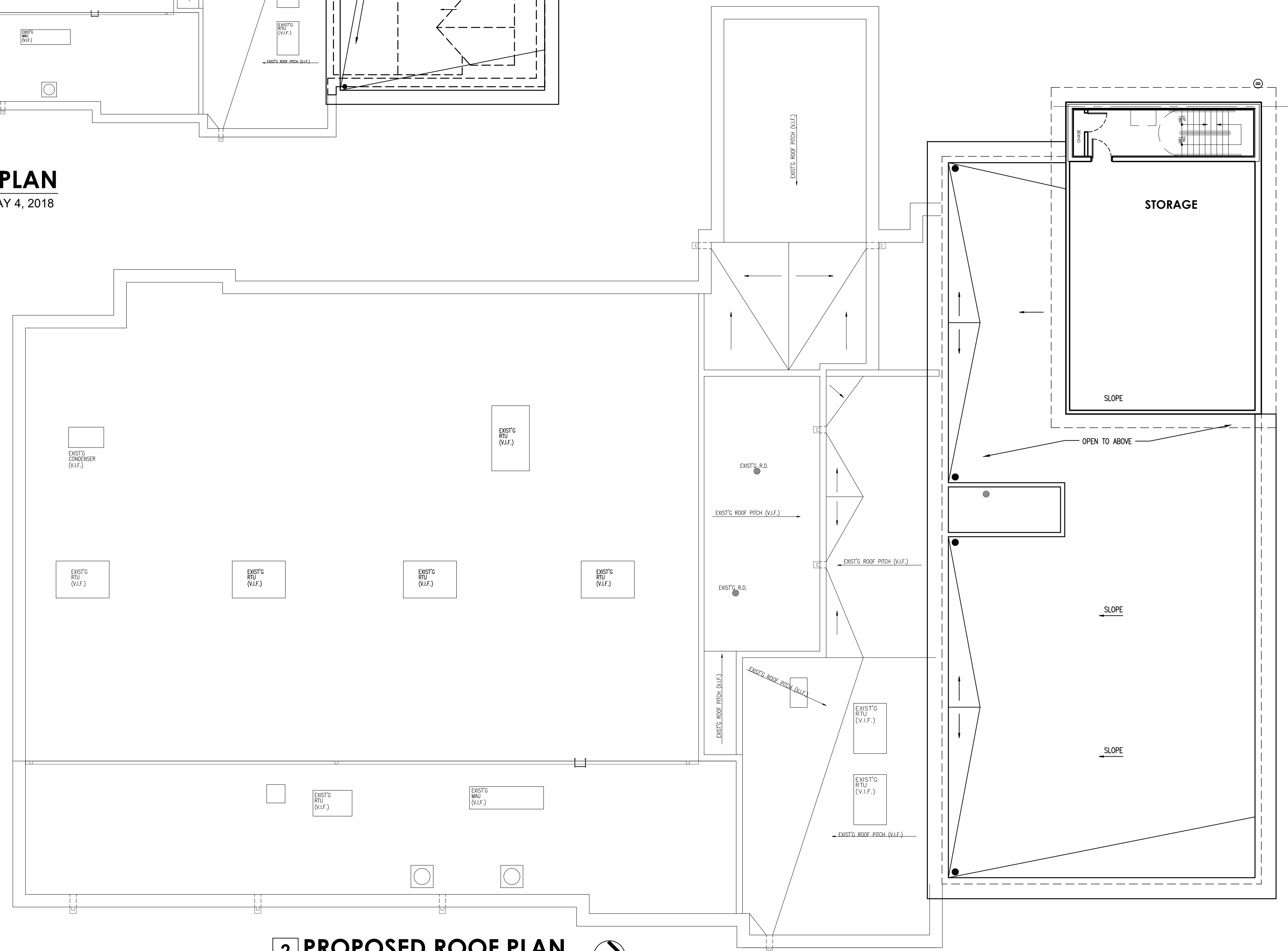
3 PROPOSED 8TH FLR
SCALE: 3/32" = 1'-0" MAY 4, 2018

EUROPEAN CRYSTAL HOTEL

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1 DEMOLITION ROOF PLAN
SCALE : 1/16" = 1'-0" MAY 4, 2018

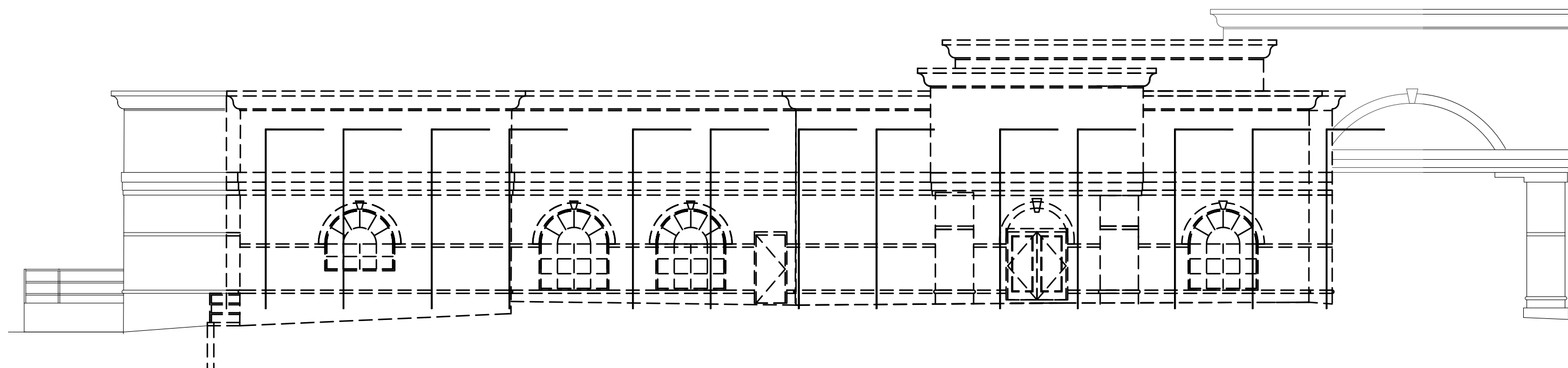


2 PROPOSED ROOF PLAN
SCALE : 3/32" = 1'-0" MAY 4, 2018



EUROPEAN CRYSTAL HOTEL

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1 DEMOLITION - NORTH (FRONT) ELEVATION
SCALE: 3/32" = 1'-0" MAY 4, 2018

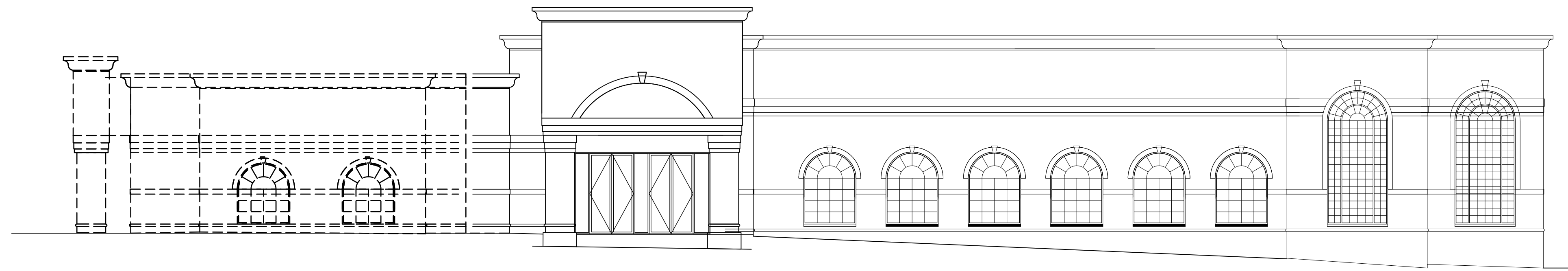


2 PROPOSED NORTH (FRONT) ELEVATION
SCALE: 3/32" = 1'-0" MAY 4, 2018

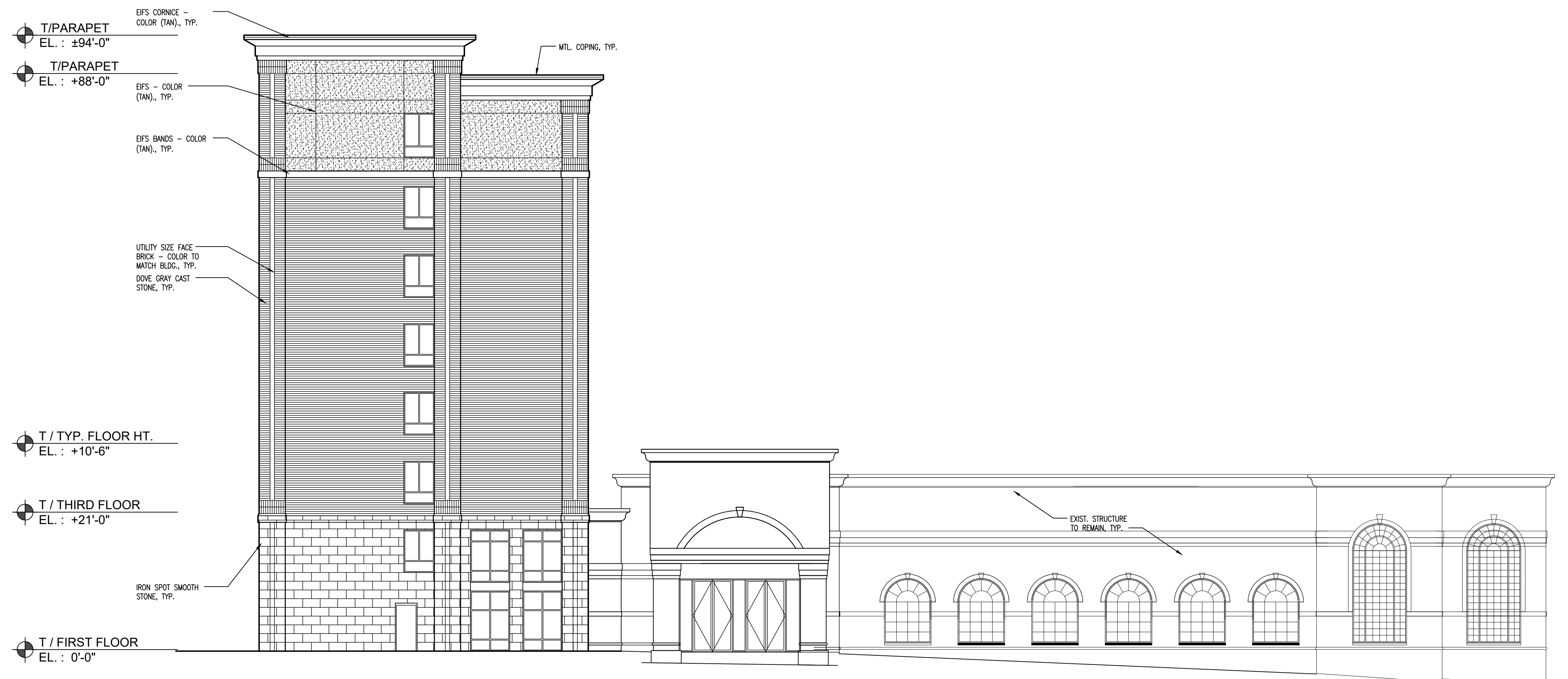
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IVY BOUTIQUE HOTEL
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ARLINGTON HEIGHTS, IL 60007



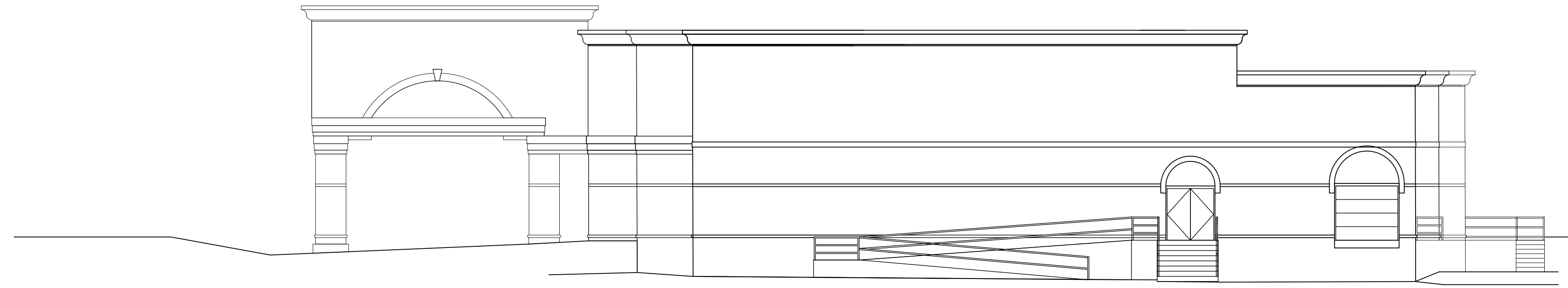
1 DEMOLITION - WEST ELEVATION
SCALE : 3/32" = 1'-0" MAY 4, 2018



2 PROPOSED WEST ELEVATION
SCALE : 3/32" = 1'-0" AUGUST 8, 2017

EUROPEAN CRYSTAL HOTEL

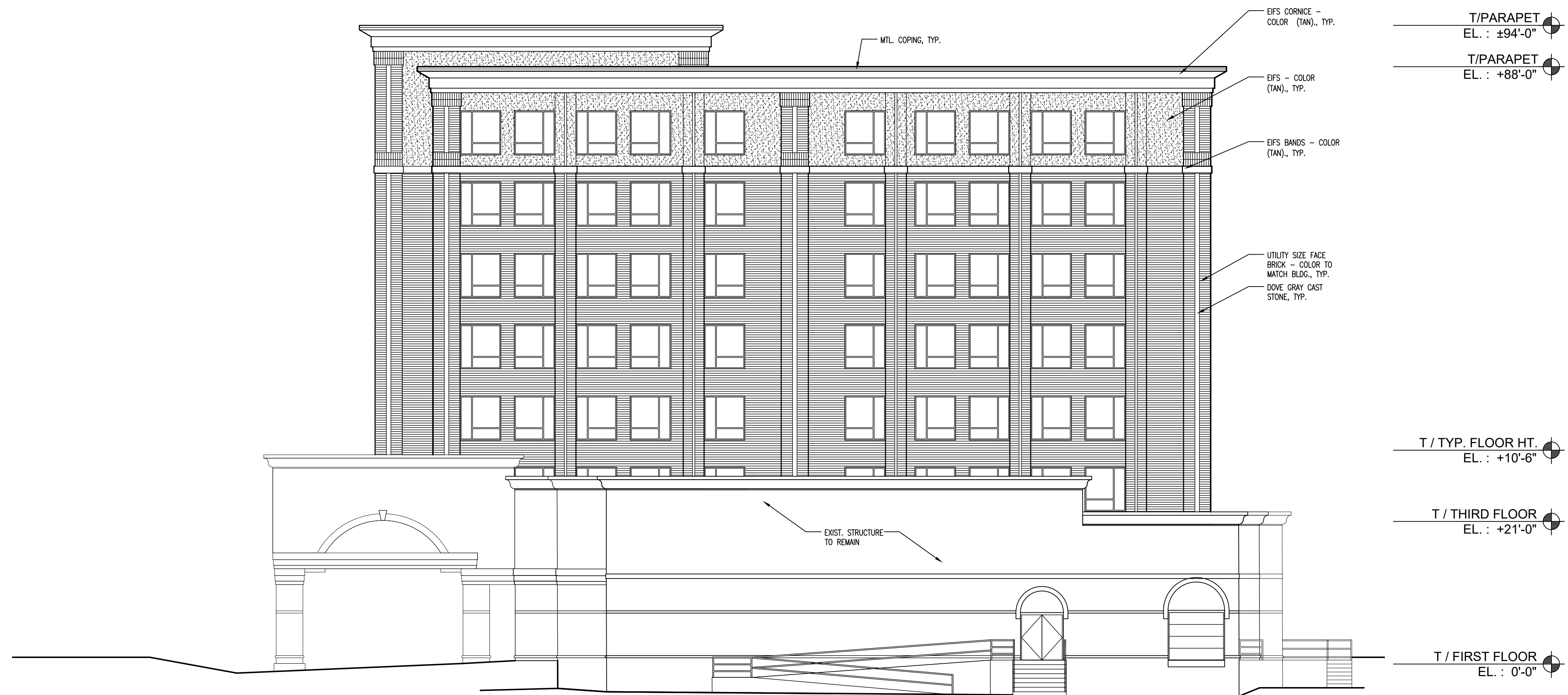
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1 EXISTING SOUTH (REAR) ELEVATION

SCALE: 3/32" = 1'-0"

MAY 4, 2018



2 PROPOSED SOUTH (REAR) ELEVATION

SCALE: 3/32" = 1'-0"

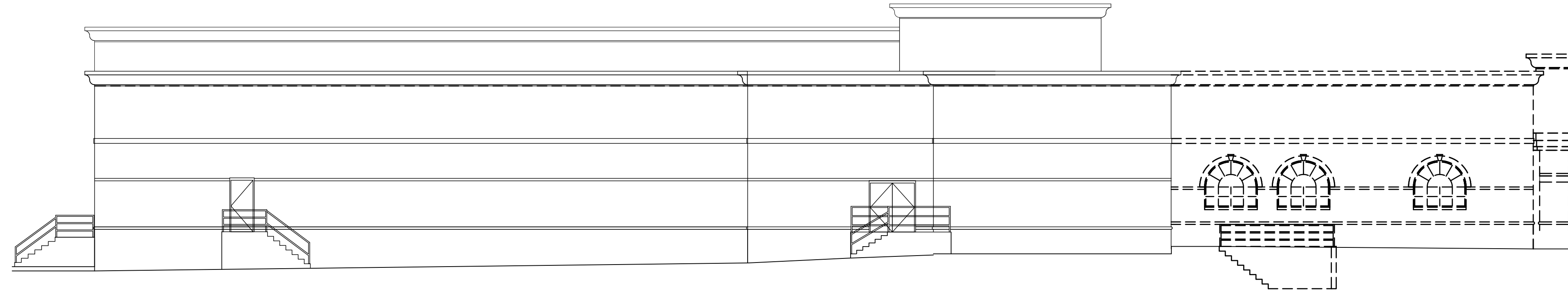
MAY 4, 2018

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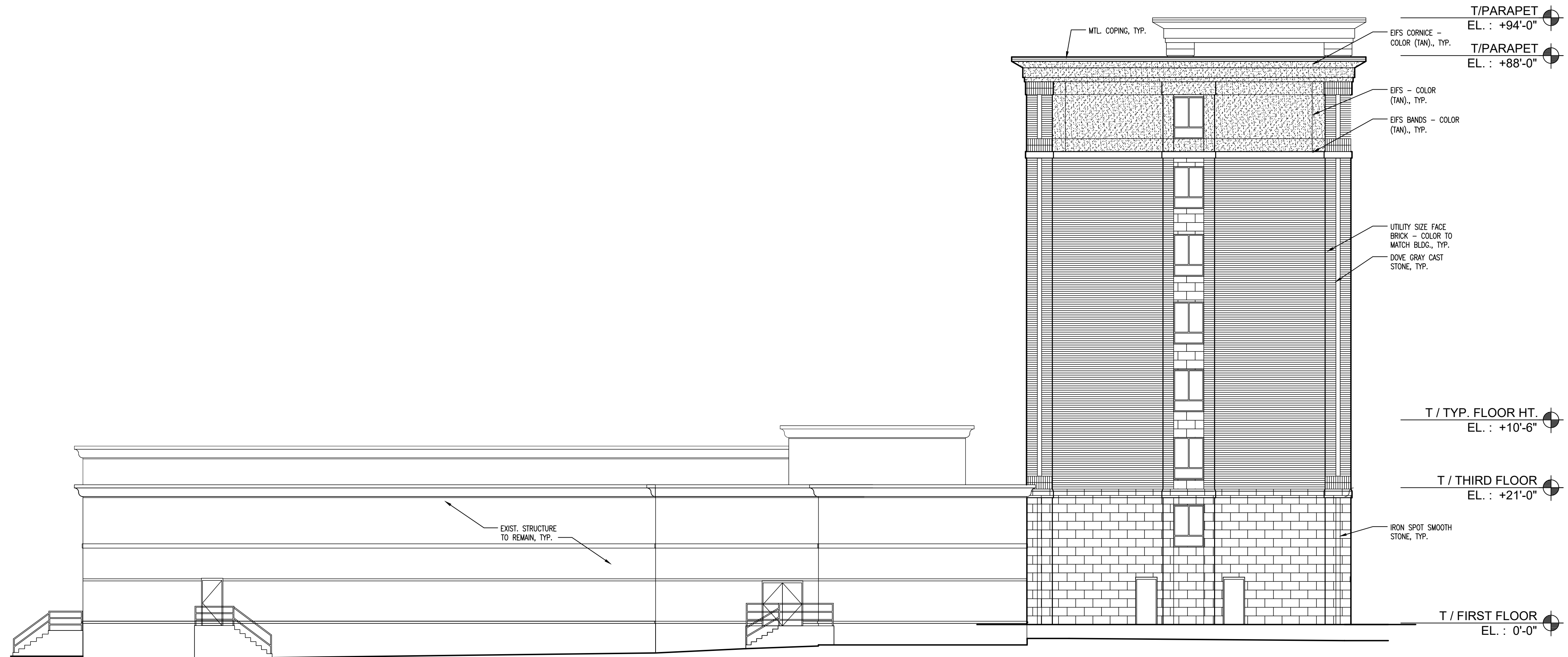
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1 DEMOLITION EAST ELEVATION

SCALE : 3/32" = 1'-0"

MAY 4, 2018



2 PROPOSED EAST ELEVATION

SCALE : 3/32" = 1'-0"

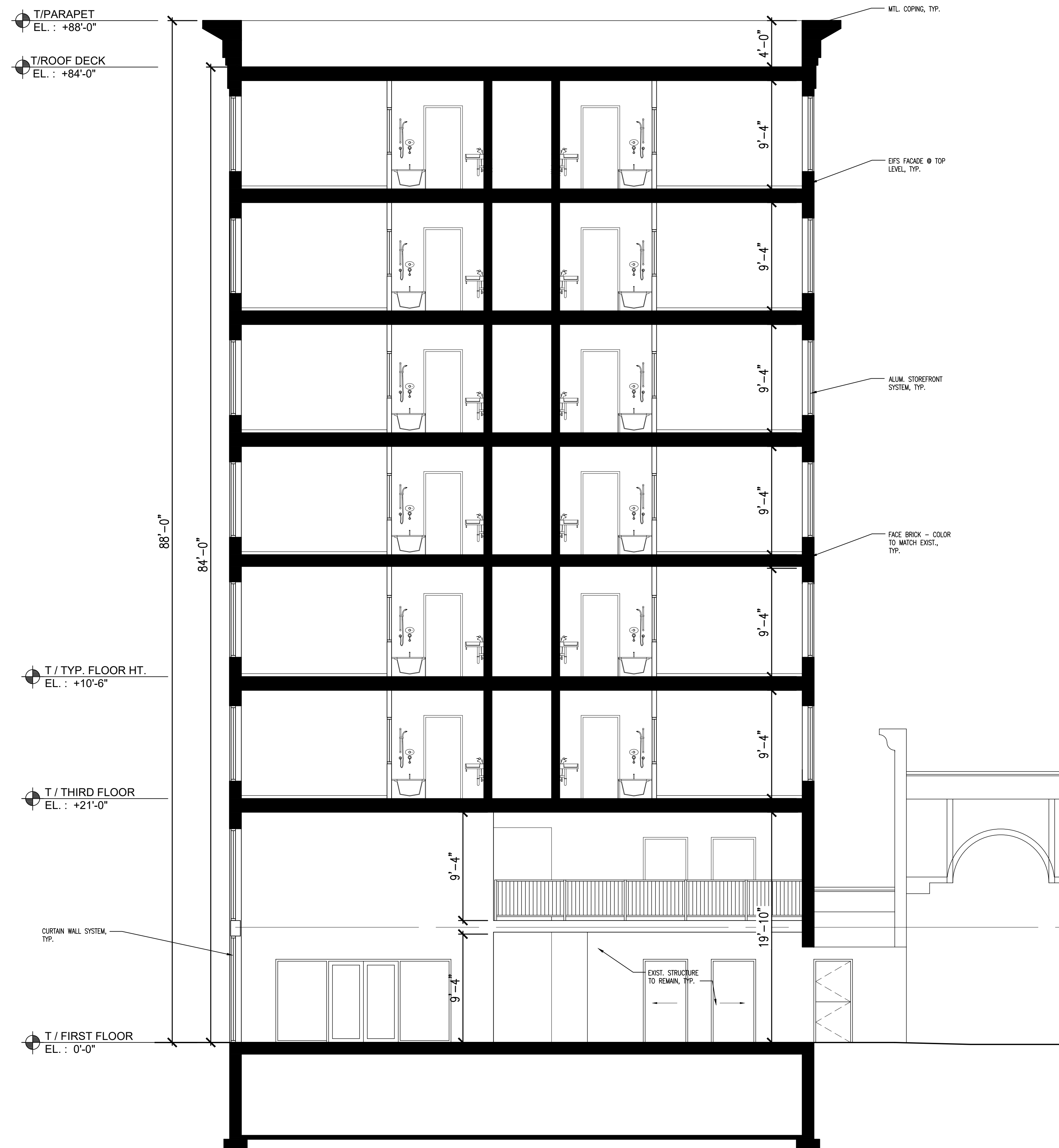
MAY 4, 2018

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EUROPEAN CRYSTAL HOTEL

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1 PROPOSED BUILDING SECTION
SCALE: 3/16" = 1'-0" MAY 4, 2018

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