

The review of the European Crystal Hotel is based on the R-1 use. Include information on other uses and indicate if they will be separated or non-separated, as indicated in 2009 IBC Section 508.

The buildings are two separate structures separated by 1 hr wall per table 508 except for two areas that are open - lobby area is open to existing lobby and service corridor that is connecting to existing service area.

Provide a site plan showing all setbacks to all lot lines.

Provided

Provide a height and area calculation based on the proposed construction type shown in the 2009 IBC Table 601/602. Also, see Table 503.

Please find attached code analysis tabulation and information that will be on the cover sheet T1 once submitted.

Provide the locations of fire-rated walls and indicate the type and rating of the wall between the banquet hall and the new hotel.

Ratings of wall types and locations will be included on the permit submittal.

At least one elevator shall be provided for fire department emergency access to all floors. The elevator car shall be of such a size and arrangement to accommodate an ambulance stretcher in its horizontal, open position, provided the cab size shall not be less than **60 inches by 85 inches**, to accommodate an ambulance stretcher in its horizontal, open position; and shall be identified by the International Symbol for emergency medical services (Star of Life). The Symbol shall be not less than 3 inches high and shall be placed inside on both sides of the hoist-way door frame.

South Elevator has been adjusted to comply with local amendment requirements – will be included in the Permit submittal.

Provide the elevation of the highest occupied floor.

58' 8"

Refuse and laundry chutes shall have separate 2-hour rated enclosures and comply with 2009 IBC 708.13.

This item will be tagged with appropriate wall designation on the Permit Submittal.

Show the proposed location of the mechanical equipment.

These items will be shown on the Permit Submittal.

Show the proposed location of the electrical service and include the service size. If the service is 1,200 amps or more the room requires two exits on opposite corners of the room, with 2-hour rated panic hardware.

Will Comply with Permit Submittal.

Response to Building Dept. - Don Lay

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Will cover with asphalt as stamped concrete is not suitable for this area

Steel Stud Cold Form Construction Remains

Response to Engineering Dept.

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11,12,13,14,15,16,17

I have already provided all of the updates for you on the revised engineering plans that I resubmitted

18

Those two parking spots can be used to park our 2 luxury sedans and will be marked as employee parking

19

Not needed as exiting service is in place and will remain.

With regard to Table 9, what were the events in 2017 that generated such high occupancy, and why are the values in Table 10 so much less for 2018.

Table 9 are top occupancy events and table 10 shows typical events for those months.

Please provide some indication or log of how many events per year, or per month are booked at this facility.

Provided to Mike Pagonos on Dec. 4th. Please keep this information confidential.

More description must be provided to explain the attendance, events, or operation of the Roof Top Amenity, (244 person capacity) to explain the overlap and potential combined usage, trip generation, and parking for the 377 Banquet Hall, and 244 Roof Top patron capacity, especially on Saturdays.

The realistic capacity of this roof top terrace is 120 – 130 guest. My other hotel has a similar sq footage and patio furniture requires ample space. The roof top will be for hotel guest only as well as for banquet guests hosting there outdoor wedding ceremony or cocktail hour for wedding guest. There will be no outside guests allowed until we do additional parking studies when the hotel is in operation

The Traffic and Parking Study states that the owners have been using several strategies to accommodate parking at peak times.

We do have several strategies in place but because we have ample parking on site at peak occupancy of the ballroom, these strategies are in place in response to the board members requesting a plan of attack for a hypothetical situation.

With regard to the valet parking operation, which stacks one row of vehicles in the drive aisle at the north end and south end of the site, will this strategy be utilized with the proposed development?

Yes this is a strategy that we have has in place for the past 20 years but has not been used due to us having ample parking on site. Hypothetically this area would be coned off for valet parked cars only

With regard to off-site parking, please provide the existing agreements for the neighboring 273 additional parking spaces. Will guests be shuttled from the off-site parking lots, or will they be used for valet parking? There does not appear to be a clear pedestrian route from the off-site parking lots to the banquet facility and proposed hotel.

Agreements have been provided, the Pace parking lot would be used for valet parking off site it would be accessed by the valet attendant picking up and dropping of cars they would drive this route. For the remaining lots they are located just steps away from our property. We have had a 20 year agreement with Brit-o Matic and have not used their parking lot in years . The agreement that were secured as a request of staff and board for hypothetical overflow

Response to Fire Dept.

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Items 1 – Code will be noted on cover sheet

Item 2 – Building is sprinklered – modifications to existing system will be provided by sprinkler contractor as part of submittal

Item 3 - Sprinkler FDC will be located as noted and part of sprinkler contractor submittal.

Item 4 - Existing knox box to remain at front entrance

Item 5 – Fire alarm panel will be located near front of entrance – this will be noted on Fire Alarm Drawings once submitted.

Item #6 – Site plan has been modified to allow clearance as requested on North, East sides. West side has existing canopy entrance that will not be removed – north portion and south portion will remain open for access to building.

Response to Police Dept.

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Brandi I will comply with all of your requests please note that all information remains the same as last submittal

Response to Health Dept.

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Will comply with Permit Submittal

Items 1-3 will be adjusted on civil drawings to comply with requirements – accessible route will be noted

Items 4-8 rooms with communication and mobility issues will be reflected on the permit drawings throughout the building

Response to Planning Dept.

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7. Received

8 a – 10-12 employees b 6-8 employees C. 2 – 3 employees

9. Revision tags will be added

10. Received

11. Fire Command room no longer requires as the building is now under 60'-0" (58'-8") and no longer considered a High rise

12 No connection – floor level of new basement will be lower than existing – secondly there will be an existing foundation wall separating the two

13. Received

14. made correction it is a guest room

15. 63 rooms

16. 172

17 updated

18. No. just a business center

19. see attached code analysis sheet which shows square footages of existing and new

20. see attached code analysis sheet which shows square footages of existing and new

21. already provided to engineering

22. none

23. See updated civil drawings showing dimensions as requested

24. see attached roof plan showing square footages and calculations.

25. The "Existing Volume" in and out data in Table 2 does not match the values from the previous study (Figure 4 from KLOA study). Was a separate survey conducted? Please update the table and associated data accordingly or provide an explanation as to why the data doesn't match.

**Response: Separate traffic counts were not completed. The private road that provides access to the banquet hall also serves five other businesses along its length. The traffic volumes on Figure 4 from the KLOA study represents the total traffic movements to and from those six buildings and not just the banquet hall. The table below provides the breakdown of the existing volumes by banquet versus other businesses. The banquet hall is not operating during the morning peak period so all existing traffic was business related. During the evening peak, it was conservatively assumed that all inbound traffic was banquet related and the majority of the exiting traffic was business related. For the Saturday peak, it was assumed that all the vehicles were related to the banquet hall except for a couple of vehicles related to the self-storage facility.**

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### Existing Traffic Volume Breakdown

ITE Code	Size	Morning Peak			Evening Peak			Saturday Peak		
		In	Out	Total	In	Out	Total	In	Out	Total
Banquet Volumes		-	-	-	11	5	16	39	5	44
Business Volumes		39	4	43	0	40	40	0	2	2
<b>Total Existing Volumes</b>		<b>39</b>	<b>4</b>	<b>43</b>	<b>11</b>	<b>45</b>	<b>56</b>	<b>39</b>	<b>7</b>	<b>45</b>

26. What multiples were used to estimate the additional traffic for the banquet hall as contained in Table 2? Please explain the methodology for estimating banquet hall additional traffic. **Response:** The existing banquet traffic counts during the peak traffic periods on Algonquin Road did not appear to represent the volumes for the peak occupancy of the banquet hall. The Saturday count was completed during an event with 377 persons. To represent a worse case condition, it was assumed that the 80% of the peak banquet traffic would arrive the hour before the event with some employees/guests arriving earlier or later guest arrivals. The number of cars was estimated 30% of the 377 person maximum occupancy. The resulting inbound volume was 90 vehicles per hour (377x.3x.8).

27. Please make sure that the traffic and parking study includes the correct size for the estimated rooftop area. Is 3,670 sq. ft. the correct size? Please adjust the size and corresponding calculations accordingly. **Response:** The total rooftop area is 3,670 square feet as indicated in the traffic study.

28. What dates and times were the neighboring parking areas surveyed? **Response:** Friday August 17<sup>th</sup> and Saturday August 18<sup>th</sup> at 6 PM and 8 PM both nights.

29. If the actual number of parked cars are added to Table 8 for the banquet hall as observed on April 21st and April 28th and are used to determine the banquet hall parking demand, the deficit becomes larger (i.e. estimated peak of 113 cars is less than observed peak of 129 cars). Please adjust the table and associated conclusions accordingly. **Response:** Table 8 represents the results of the shared parking methodology as specified by the Urban Land Institute and was not changed. EEA concurs that if the 129 peak observed demand is used for the banquet hall, the weekday surplus of 21 spaces would turn into a surplus of 5 spaces. On Saturday, the 14 space surplus would turn into the deficit of 2 spaces. The use of the 23 on-site valet spaces would cover the deficit without using the 273 spaces in the three nearby overflow lots.

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Response to Landscape Comments

Will comply with all request except for stamped concrete this is not adequate for the north climate region. Asphalt will be used which will comply to dons specifications requested.

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