





LANDSCAPE LEGEND			
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
	WASHINGTONIA ROBERTIA	MEXICAN FAN PALM	SEE PLAN 2 NOS.
	PHOENIX DACTYLIFERA	DATE PALM	25' HIGH 4 NOS.
	RHUS LANCEA	AFRICAN SWEAC	30" DIA 11 NOS.
	CASSIA FUCHIARINA	MEXICAN BIRD OF PARADISE	5' GALLON 15 NOS.
	JASMIN SPECIES	JASMINE	5' GALLON 19 NOS.
	VERBENA SPECIES	PERUVIAN VERBENA	5' GALLON 20 NOS.
	PITTOSPORUM TUBERNA	DWARF ORANGE	5' GALLON 14 NOS.
	EUCALYPTUS	EUCLIDIAN	5' GALLON 12 NOS.
	DECOMPOSED GRANITE	---	---
	STAMPED CONCRETE	---	---
	STAMPED CONCRETE	---	---
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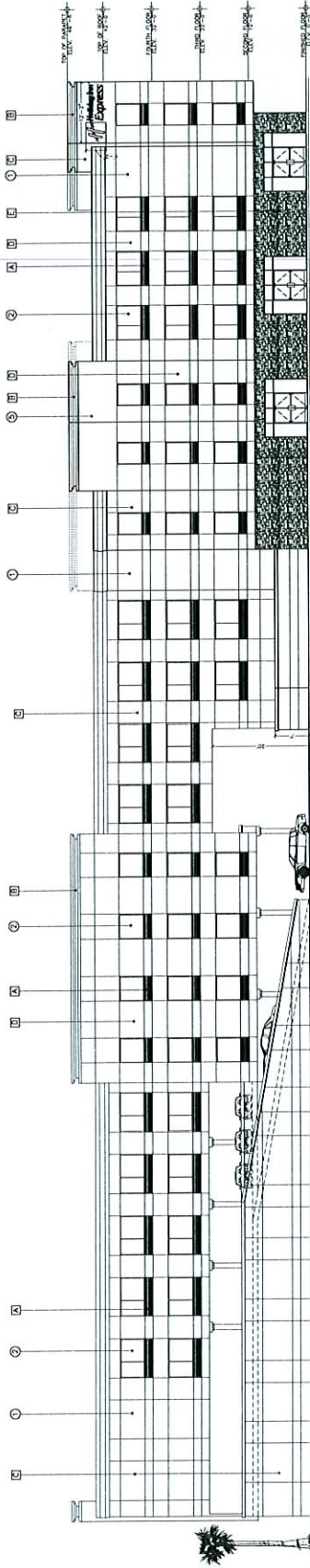
LANDSCAPE NOTES:

LANDSCAPING:

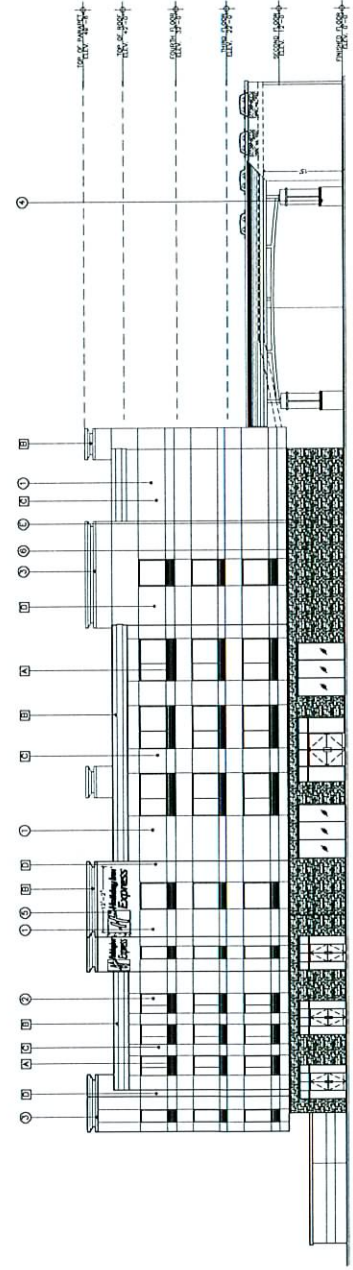
1. ALL REQUIRED LANDSCAPING SHALL BE PLANTED WITH LIVE PLANTS. FOR PROPERTY WHICH HAS AN ELEVATION OF 4,000 FEET ABOVE SEA LEVEL OR MORE, NATURAL AND NATIVE LANDSCAPING IS ENCOURAGED TO BE PRESERVED AND INCLUDED INTO LANDSCAPE AREA.
2. ALL REQUIRED LANDSCAPING SHALL BE PLANTED WITH LIVE PLANTS. FOR PROPERTY WHICH HAS AN ELEVATION OF 4,000 FEET ABOVE SEA LEVEL OR MORE, NATURAL AND NATIVE LANDSCAPING IS ENCOURAGED TO BE PRESERVED AND INCLUDED INTO LANDSCAPE AREA.
3. TREES SHALL NOT BE PLANTED WITHIN 3' OF A DEDICATED RIGHT-OF-WAY.

MAINTENANCE:

1. FENCES, WALLS AND UNSPECIFIED AREAS SHALL BE MAINTAINED.
2. UNSPECIFIED AREAS SHALL NOT BE USED FOR PARKING OF VEHICLES, DISPLAY OF MERCHANDISE OR OTHER USE DETRIMENTAL TO THE LANDSCAPING; HOWEVER, SIGNS ARE PERMITTED.
3. FENCES, WALLS AND UNSPECIFIED AREAS SHALL NOT SURVIVE ON SUSTAINABLE DAMAGE.
4. ANY REQUIRED PLANT MATERIAL THAT DOES NOT SURVIVE, ON SUSTAINABLE DAMAGE, SHALL BE REPLACED WITHIN 90 DAYS.
5. LANDSCAPING REQUIRED OUTSIDE DECORATIVE FENCES AND WALLS SHALL BE MAINTAINED FOR THE LIFE OF THE FENCE OR WALL.
6. LANDSCAPING SHALL BE MAINTAINED BY THE LANDSCAPER OR BY THE CITY OF CHICAGO, ON COMMON LOT ON AN MAJOR SUBDIVISION MAP.
7. A SIDEWALK IS ESTABLISHED BY THE EXISTING SIDEWALK OR BY THE SIDEWALK OF AN ADJACENT LOT.
8. LANDSCAPING SHALL BE MAINTAINED BY THE LANDSCAPER OR BY THE CITY OF CHICAGO, ON COMMON LOT ON AN MAJOR SUBDIVISION MAP.
9. A LICENSE AND MAINTENANCE AGREEMENT SHALL BE OBTAINED FROM THE DEPARTMENT OF PUBLIC WORKS.



SOUTH ELEVATION @ CHARLESTON BLVD.
SCALE: 3/32" = 1'-0"



EAST ELEVATION @ LAS VEGAS BLVD.
SCALE: 3/32" = 1'-0"

KEY NOTES:

- 1 PREFABRICATED ARCHITECTURAL PANELS
 - 2 WINDOW TO BE ALUMINUM/ VINYL WITH NON-REFLECTIVE TINTED GLASS
 - 3 25 GA. CL. MET. CAP FLASHING
 - 4 COLUMNS
 - 5 UNPAINTED BUILDING 200 N.C.
 - 6 STONE
- NOTES :
PROVIDE FLOODING AND POWER FOR EXTERIOR SIGNAGE

EXTERIOR FINISH SCHEDULE:

FIN.	MATERIAL	COLOR
A	LOUVERS, DECORATIVE GRILLS & WISC. METAL BRACKETS	BERNARD BROWN (EQUAL TO FINAZE PAINT)
B	COPING 28 GA. METAL (PRE - FAB PANELS)	8470W "DIAMOND MOUNT" (TINTN COLOR EQUAL TO FINAZE PAINT)
C	PREFABRICATED ARCHITECTURAL PANELS	8472W "JANISOME BLUE" (PRIMARY COLOR EQUAL TO FINAZE PAINT)
D	PREFABRICATED ARCHITECTURAL PANELS	8474W "ALUMINUM" (COLOR EQUAL TO FINAZE PAINT)
E	STONE	1. COLOR TO BE DETERMINED BY THE ARCHITECT AND THE FINISH PRODUCT. OLD WORLD LUTHER

SDR-33576
REVISED
04/09/09 PC

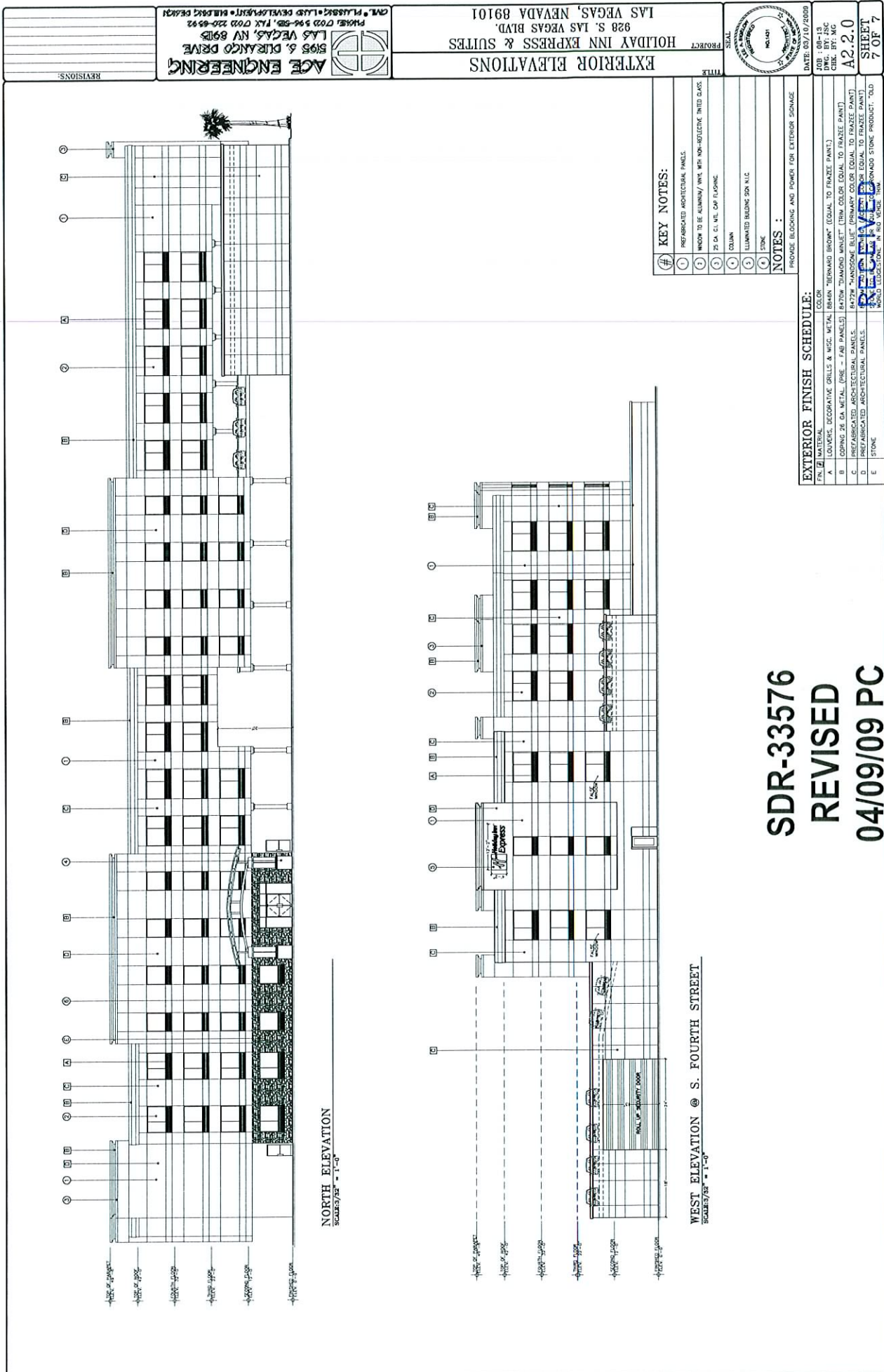
REVISIONS:

ACE ENGINEERING
5955 S. DURANGO DRIVE
LAS VEGAS, NV 89120
PHONE: 702 594-5525, FAX: 702 220-8522
CML * PLUMBING * LIGHTS * ELECTRICAL * BUILDING DESIGN

EXTERIOR ELEVATIONS
HOLIDAY INN EXPRESS & SUITES
928 S. LAS VEGAS BLVD.
LAS VEGAS, NEVADA 89101

PROJECT: SEAL
DATE: 03/10/2009
JOB: 08-13
SHEET: 6 OF 7
A2.1.0
SHEET

MAR 10 2009



NORTH ELEVATION
SCALE 3/32" = 1'-0"

WEST ELEVATION @ S. FOURTH STREET
SCALE 3/32" = 1'-0"

SDR-33576
REVISED
04/09/09 PC

KEY NOTES:

- 1 PREFABRICATED ARCHITECTURAL PANELS
- 2 WINDOW TO BE ALUMINUM / VINYL WITH NON-REFLECTIVE WHITE GLASS
- 3 25 GA. CL. MET. CAP FLASHING
- 4 COLUMN
- 5 ILLUMINATED BRASSING 500 N.C.
- 6 STONE

NOTES :

PROVIDE BLOODING AND POWER FOR EXTERIOR SIGNAGE

EXTERIOR FINISH SCHEDULE:

FIN. #	MATERIAL	COLOR
A	LOUVERS, DECORATIVE GRILLS & MISC. METAL BRASS "BERNARD BROWN" (EQUAL TO FRAZEE PAINT)	
B	COILING 24 GA. METAL (PRE - PAID PANELS) 8472W "DIAMOND MINNET" (ISHM COLOR EQUAL TO FRAZEE PAINT)	
C	PREFABRICATED ARCHITECTURAL PANELS. 8472W "HANDSOME BLUE" (PRIMARY COLOR EQUAL TO FRAZEE PAINT)	
D	PREFABRICATED ARCHITECTURAL PANELS. 8472W "HANDSOME BLUE" (PRIMARY COLOR EQUAL TO FRAZEE PAINT)	
E	STONE	

RECEIVED

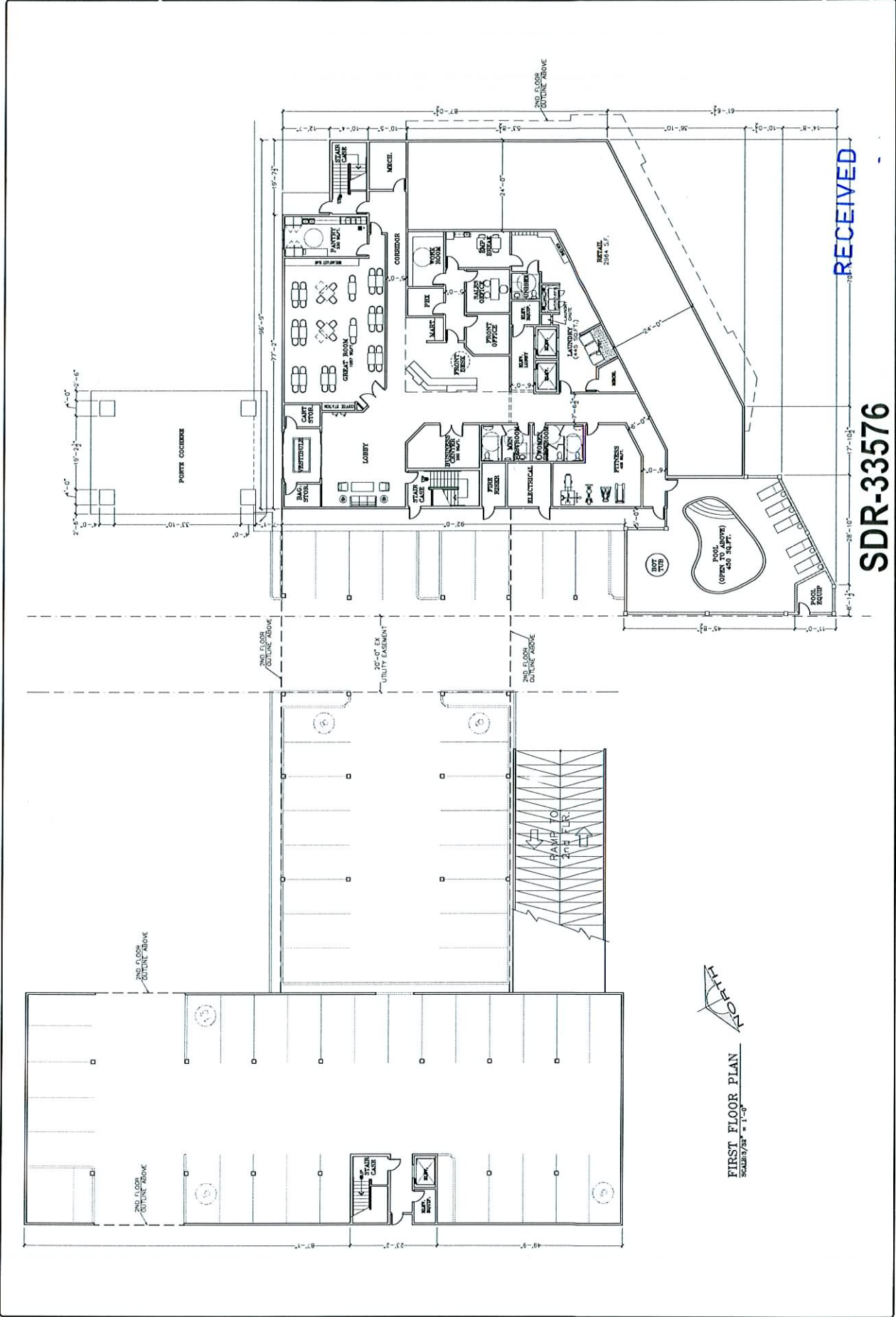
MAR 10 2009

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CIVIL • PLUMBING • LAND DEVELOPMENT • ELECTRICAL DESIGN

EXTERIOR ELEVATIONS
HOLIDAY INN EXPRESS & SUITES
928 S. LAS VEGAS BLVD.
LAS VEGAS, NEVADA 89101

PROJECT: SEAL
DATE: 03/10/2009
JOB: 08-13
DWG: EXT. ELEV.
SHEET: 7 OF 7



RECEIVED

SDR-33576

FEB 23 2009

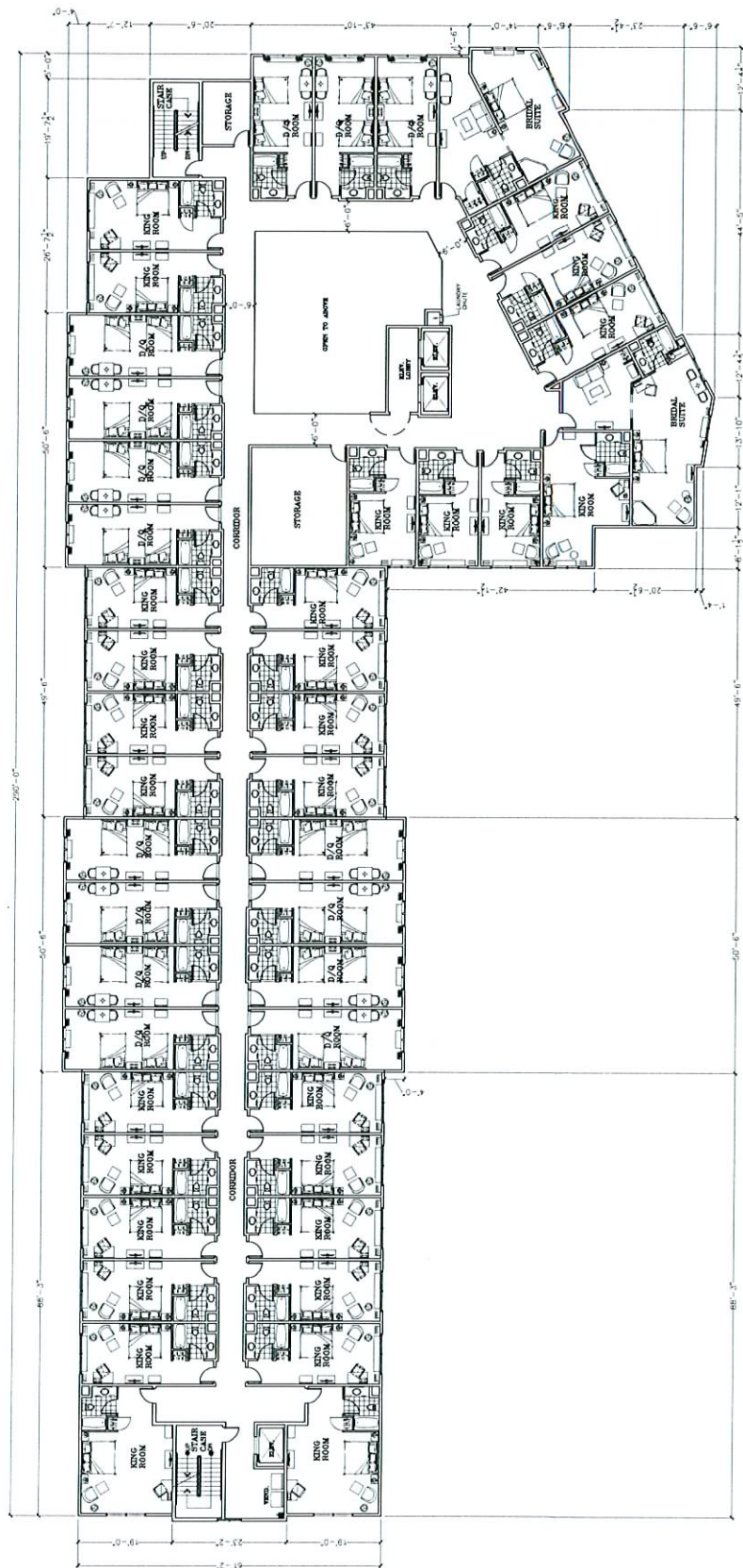
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FIRST FLOOR PLAN
SCALE: 3/32" = 1'-0"

SECOND FLOOR PLAN
SCALE: 3/32" = 1'-0"

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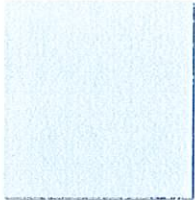




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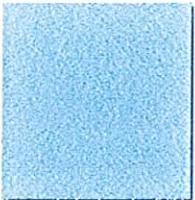
FOURTH FLOOR PLAN
SCALE: 3/32" = 1'-0"

MATERIAL BOARD FOR HOLIDAY INN EXPRESS at LAS VEGAS & CHARLESTON



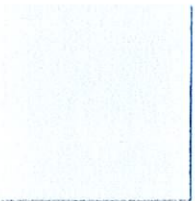
8472W HANDSOME BLUE

- PRE-FABRICATED ARCHITECTURAL PANELS
(PRIMARY: COLOR EQUAL TO FRAZEE PAINT)



8474M AUTUMN EVENING

- PRE-FABRICATED ARCHITECTURAL PANELS
(ACCENT: COLOR EQUAL TO FRAZEE PAINT)



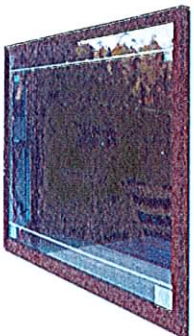
8470W DIAMOND MINUET

- PRE-FABRICATED ARCHITECTURAL PANELS
(TRIM: COLOR EQUAL TO FRAZEE PAINT)

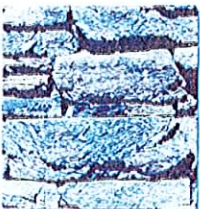


8846N BERNARD BROWN

- LOUVERS
(COLOR EQUAL TO FRAZEE PAINT)



- WINDOWS TO BE ALUMINUM/VINYL WITH NON-REFLECTIVE TINTED GLASS.



- STONE TO BE SIMILAR OR EQUAL TO CORONADO STONE PRODUCT.
"OLD WORLD LEDGESTONE" IN RIO VERDE TRIM.

SDR-33576
04/09/09 PC

SDR 33576				
Chris Jhawar				
NWC of Las Vegas Blvd. & Charleston Blvd.				
Proposed 114-room hotel and 3-thousand square foot commercial development.				
Traffic produced by proposed development:				
Existing Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	MOTEL [ROOM]	48	5.63	270
AM Peak Hour			0.45	22
PM Peak Hour			0.47	23
(heaviest 60 minutes)				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	HOTEL [ROOM]	114	8.17	931
AM Peak Hour			0.56	64
PM Peak Hour			0.59	67
(heaviest 60 minutes)				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SHOPPING CENTER [1000 SF]	3.0	42.94	129
AM Peak Hour			1.03	3
PM Peak Hour			3.75	11
(heaviest 60 minutes)				
Net Increase	DESCRIPTION			TOTAL
Average Daily Traffic (ADT)	HOTEL/RETAIL DEVELOPMENT			790
AM Peak Hour				45
PM Peak Hour				55
(heaviest 60 minutes)				
Existing traffic on all nearby streets:				
Las Vegas Blvd.				
Average Daily Traffic (ADT)	23,980			
PM Peak Hour	1,918			
(heaviest 60 minutes)				
Charleston Blvd.				
Average Daily Traffic (ADT)	35,136			
PM Peak Hour	2,811			
(heaviest 60 minutes)				

4th St.				
Average Daily Traffic (ADT)	4,721			
PM Peak Hour <i>(heaviest 60 minutes)</i>	378			
Traffic Capacity of adjacent streets:				
	Existing Street Capacity			
Las Vegas Blvd.	31700			
Charleston Blvd.	45220			
4th St.	31080			
This project will add approximately 790 trips per day on Las Vegas Blvd., Charleston Blvd., and 4th St. This will increase expected volumes by about 3 percent on Las Vegas, by about 2 percent on Charleston, and by about 17 percent on 4th. Currently, Las Vegas is at about 76 percent of capacity, Charleston is at about 78 percent of capacity, and 4th is at about 15 percent of capacity.				
Based on Peak Hour use, this development will add roughly 55 additional cars into the area; which works out to about 1 every minute.				
Note that this report assumes all traffic from this development uses all named streets.				