

AGENDA
ZONING BOARD OF ADJUSTMENT
REGULAR MEETING
4:00 P.M., Wednesday, June 6, 2018
City Council Chambers, 2nd Floor of City Hall
823, Rosenberg, Galveston, Texas

1. Call Meeting To Order
2. Attendance
3. Conflict Of Interest
4. Approval Of Minutes: May 9, 2018

Documents:

[050918 ZBA MINUTES.PDF](#)

5. Request To Address Commission On Non-Agenda Items (Three Minutes Maximum Per Speaker)
6. New Business And Associated Public Hearings
 - A. 18Z-010 (1413 23rd Street) Request For A Variance From The Galveston Land Development Regulations, Article 3, District Yard, Lot And Setback Standards, Commercial (C) Addendum, To Reduce The Side Yard Setback In A Commercial Zoning District. Properties Are Legally Described As Part Of The Southeast Block 17 (3000-10) And Part Of The Southeast Block 17 (3000-13), Galveston Outlots, In The City And County Of Galveston, Texas Applicant: Steve Schulz Property Owners: John J. Parsley, Michael J. McDaniel And Patricia A. McDaniel

Documents:

[18Z-010 PKT.PDF](#)

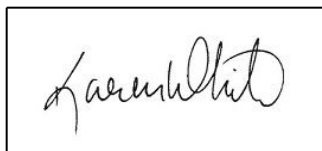
- B. 18Z-011 (7627 Stewart Road) Request For Variances From The Galveston Land Development Regulations, Article 10, Section 10.300, Height And Density Development Zone Regarding Wall Plane Articulation, Height And Lot Coverage, In A Commercial Height And Density Development Zone, Zone-5 (C-HDDZ-5) Zoning District. Property Is Legally Described As, Lot 1, Neel's Place (2016), In The City And County Of Galveston, Texas. Application: Tipps Architecture, Jerry Tipps Property Owner: SPN Enterprises LLC.

Documents:

[18Z-011 PKT.PDF](#)

7. Adjournment

I certify that the above Notice of Meeting was posted in a place convenient to the public in compliance with Chapter 551 of the Texas Government Code on May 31, 2018 at 4:00 P.M.



Prepared By: Karen White, Planning Technician

SEC. 13.401.B VARIANCES FROM DEVELOPMENT STANDARDS

Approval Standards. The Board of Adjustment may grant a variance under this Section only if the variance is not prohibited by Section 12.401.C, and if the Zoning Board of Adjustment makes a determination in writing that all of the following are demonstrated:

1. The request for the variance is rooted in special conditions of the applicant's property that do not generally exist on other properties in the same zoning district.
2. Due to said special conditions, the enforcement of the strict terms of these regulations would impose an unnecessary hardship on the applicant.
3. The variance is not contrary to the public interest, in that:
 - a. It does not allow applicants to impair the application of these regulations for:
 1. Self-imposed hardships;
 2. Hardships based solely on financial considerations, convenience, or inconvenience; or
 3. Conditions that are alleged to be "special" but that are actually common to many properties within the same zoning district.
 - a. The variance will not have a detrimental impact upon:
 1. The current or future use of adjacent properties for purposes for which they are zoned;
 2. Public infrastructure or services; and
 3. Public health, safety, morals, and general welfare of the community.
4. The degree of variance allowed from these regulations is the least that is necessary to grant relief from the identified unnecessary hardship.
5. The variance shall not be used to circumvent other procedures and standards of these regulations that could be used for the same or comparable effect (e.g., if alternative development patterns, alternative development standards, or other flexible measures in these regulations are available that would avoid or mitigate hardship without using a variance, then they must be used).
6. By granting the variance, the spirit of these regulations is observed and substantial justice is done.

APPEAL FROM DECISION OF BOARD

In accordance with Section 13-901 (I) of the Land Development Regulations, Should the applicant or City be aggrieved by or dissatisfied with the decision of the Zoning Board of Adjustment, the applicant or City may pursue all legal remedies to appeal the decision to a court of competent jurisdiction pursuant to Texas Local Government Code, Chapter 211.

IN ACCORDANCE WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA), PERSONS IN NEED OF A SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHALL, WITHIN THREE (3) DAYS PRIOR TO ANY PROCEEDING, CONTACT THE CITY SECRETARY'S OFFICE, SUITE 201, 823 ROSENBERG, GALVESTON, TEXAS 77550 (409-797-3510).

MEMBERS OF CITY COUNCIL MAY BE ATTENDING AND PARTICIPATING IN THIS MEETING.



City of Galveston

MINUTES OF THE ZONING BOARD OF ADJUSTMENT OF THE CITY OF GALVESTON REGULAR MEETING – May 9, 2018

CALL MEETING TO ORDER

The meeting was called to order at 4:01 p.m.

ATTENDANCE

Members Present: Andrew Galletti, Robert Girndt (Alt. 2), Lyssa Graham Reynolds, Rhonda Gregg-Hirsch, CM Carolyn Sunseri

Members Absent: James Bangle (Alt. 1), David Collins, Dominick Sasser

Staff Present: Janice Norman, Planning Manager; Daniel Lunsford, Planner; Karen White, Planning Technician; Donald Glywasky, City Attorney

CONFLICT OF INTEREST

None

APPROVAL OF MINUTES

The March 7, 2018 minutes were approved as presented.

REQUEST TO ADDRESS COMMISSION ON NON-AGENDA ITEMS (THREE MINUTE MAXIMUM PER SPEAKER)

NEW BUSINESS AND ASSOCIATED PUBLIC HEARINGS

18Z-006 (2201 71st Street) Request for a variance from the Galveston Land Development Regulations, Article 3, District Yard, Lot and Setback requirements for rear yard setbacks in a Residential, Single Family (R-1) zoning district. Property is legally described as the North 31.4 feet of Lot 8 (8-1) Jones and Garden Homes, a subdivision in the City and County of Galveston, Texas.

Applicant: DSW Homes, Cortland Tyler

Property Owner: Delldotto Homes

Staff presented the Staff Report and noted that of twenty-eight (28) public notices sent, zero (0) had been returned.

Chairperson Lyssa Graham Reynolds opened the public hearing on case 18Z-006. Applicant Cortland Tyler presented to the Commission. The public hearing was closed and the Chairperson called for questions or comments from the Commission.

Vice-Chairperson Rhonda Gregg-Hirsch moved to deny case 18Z-006. Lyssa Graham Reynolds seconded, and the following votes were cast:

In Favor: Andrew Galletti, Robert Girndt (Alt. 2), Lyssa Graham Reynolds, Rhonda Gregg-Hirsch

In Opposition: None

Non-Voting

Participant: CM Carolyn Sunseri

Absent: James Bangle (Alt. 1), David Collins, Dominick Sasser

The motion passed.

18Z-008 (1701 Market/Avenue D) Request for variances from the Galveston Land Development Regulations, Article 3, District Yard, Lot and Setback Standards, Historic Zoning District Addendum, to increase the number of parking spaces allowed on-street for a Bed and Breakfast; from Article 8, Section 8.201, (D) Calculation of Required Parking Spaces, to increase the distance required from the remote parking location to the property; and from Article 8 Section 8.201 (D), (1) to allow the handicap parking space to be located on-street. Property is legally described as in the Northeast part of Lot 6 and the North 66.33 feet of Lot 7 (6-1), Block 497, Also known as A Special Subdivision, in the City and County of Galveston, Texas.

Applicant: Darci Vence

Property Owner: Kolongi and Darci Vence

Staff presented the Staff Report and noted that of thirty-three (33) public notices sent, two (2) had been returned in favor.

Chairperson Lyssa Graham Reynolds opened the public hearing on case 18Z-008. Applicant Darci Vence presented to the Commission. The public hearing was closed and the Chairperson called for questions or comments from the Commission.

Vice-Chairperson Rhonda Gregg-Hirsch moved to approve case 18Z-008. Robert Girndt seconded, and the following votes were cast:

In Favor: Andrew Galletti, Robert Girndt (Alt. 2), Lyssa Graham Reynolds, Rhonda Gregg-Hirsch

In Opposition: None

Non-Voting

Participant: CM Carolyn Sunseri

Absent: James Bangle (Alt. 1), David Collins, Dominick Sasser

The motion passed.

18Z-009 (1211 11th Street) Request for a variance from the Galveston Land Development Regulations, Article 3, Urban Neighborhood (UN) Addendum, regarding minimum lot area requirements in an Urban Neighborhood (UN) zoning district. Property is legally described as the South 22.17 Feet of Lot & (7-4), Block 11, a subdivision in the City and County of Galveston, Texas.

Applicant: Brene Addison, Tricon Land Surveying

Property Owner: Barbara Guerra

Staff requested a deferral to the June 6, 2018 meeting to correct a notification error.

Chairperson Lyssa Graham Reynolds opened the public hearing on case 18Z-009. The public hearing was closed and the chairperson called for questions or comments from the Commission.

Robert Girndt moved to continue case 18Z-009 per Staff's request. Lyssa Graham Reynolds seconded, and the following votes were cast:

In Favor: Andrew Galletti, Robert Girndt (Alt. 2), Lyssa Graham Reynolds, Rhonda Gregg-Hirsch

In Opposition: None

Non-Voting

Participant: CM Carolyn Sunseri

Absent: James Bangle (Alt. 1), David Collins, Dominick Sasser

The motion passed.

THE MEETING ADJOURNED AT 4:27 PM





18Z-010

STAFF REPORT

ADDRESS:

1413 23rd Street

LEGAL DESCRIPTION:

Properties are legally described as Part of the Southeast Block 17 (3000-10) and Part of the Southeast Block 17 (3000-13), Galveston Outlots, in the City and County of Galveston, Texas.

APPLICANT/REPRESENTATIVE:

Steve Schulz

PROPERTY OWNER:

John J. Parsley, Michael J. McDaniel and Patricia A. McDaniel

ZONING:

Commercial – Neighborhood Conservation District – 1 (C- NCD-1)

VARIANCE REQUEST:

- 1) 5-foot side yard setback to a 0-foot side yard setback.

APPLICABLE ZONING LAND

USE REGULATIONS:

Article 3, Addendum for Commercial (C) zoning district.

EXHIBITS:

- A – Survey
- B – Final Site Plan
- C – Photo

STAFF:

Janice Norman, Planning Manager, CFM
 409-797-3670
jnorman@galvestontx.gov

Public Notice and Comment:

Sent	Returned	In Favor	Opposed	No Comment
25				

City Department Notification: No objection from any City or Private Utilities: Building had a comment that the south side shall comply with Tables 602 and 705.8 of the 2012 IBC.



Executive Summary:

The applicant is requesting a variance from the Galveston Land Development Regulations, Article 3, Addendum for the Commercial (C) zoning district for the side yard setback requirements. The applicant is requesting to move the property line north to give the property owner to the south the additional 5-feet of parking lot.

Applicable Standards:

Article 3, District Yard, Lot and Setback Standards, Addendum for Commercial (C)

Front Yard: 0 to 10-Feet

Side Yard: 5-Feet

Rear Yard: 0 feet; 10 feet if development abuts a residential zone.

Variance Diagram:

Setbacks	Current	Proposed Setback
Side	5-Foot	0-feet

Requested Variance:

From 5-foot to 0-foot side yard setback.

Applicants Justification

"The owners wish to replat their adjacent lots to move the intervening property line to abut the building located upon Mr. Parsley's lot. It is necessary to receive the requested variance in order to be able to have the replat application prepared and the replat drawn by the surveyor".

Please see Agenda for Appeal from Decision of Board Process.

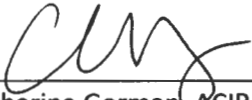
Respectfully Submitted,



Janice Norman, Planning Manager

5/15/18

Date



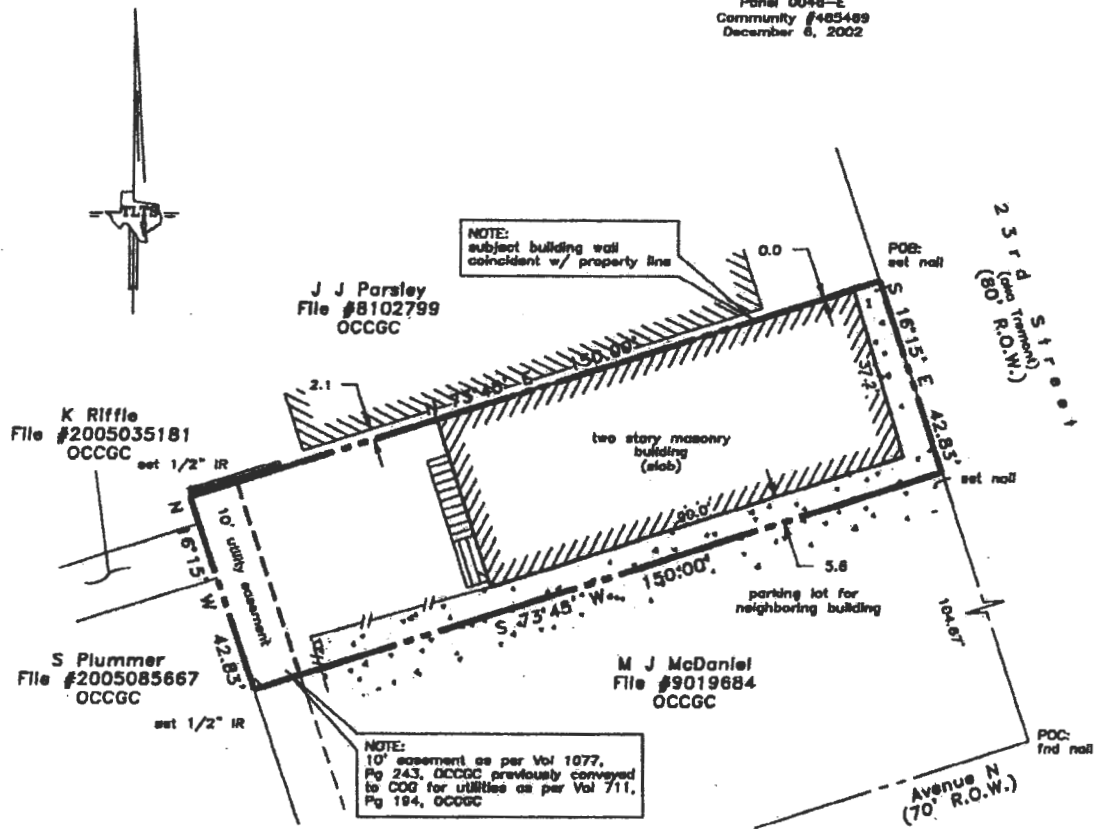
Catherine Gorman, ACIP
Assistant Director/HPO

S-24-18

Date

EXHIBIT "A"

NATIONAL FLOOD INSURANCE PROGRAM
FIRM Zone AE
Panel 0048-E
Community #465489
December 8, 2002



NOTES:
NO RECORDS SEARCH CONTRACTED.
SURVEY PREPARED FROM TITLE
COMPANY SPECIFICATIONS. CLIENT
RELIES SOLELY ON TITLE COMPANY
SPECIFICATIONS AS TO RECORD EASEMENTS,
RESTRICTIONS, ROADWAYS, RIGHTS-OF-WAY,
BUILDING LINES, ENCUMBRANCES, ETC.;
CLIENT AND TITLE COMPANY HOLD
TLTS, INC. HARMLESS FROM RESPONSIBILITY
FOR SAME

- Restrictions as per recorded
plat unless otherwise noted
- True ground distances shown
- Plat and bearings reference "Plan
of COG, Sandusky 1845"
- Survey monuments reconciled
w/numerous previous surveys

Scale: 1" = 30'
10 Feet 0 10 20 30 40

LAND TITLE SURVEY OF A TRACT OF LAND out of the
Northeast 1/4 of Outlot 17 in the City and County of
Galveston, Texas, containing 0.147 acre (6,420
square feet) of land and being further described in
the Field Notes attached.

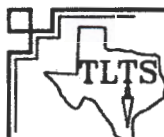
Subject property: 1413 23rd Street (aka Tremont)
Galveston County, Texas

This survey is certified for this transaction only and may only be
relied on by Robars Air, LLC, John J. Parsley and Chicago Title Co.,
CF #CTT18689714. This survey is only valid if print has original seal
and signature of surveyor.

I hereby certify that this survey was made on the ground under my
direct supervision and that this plat correctly represents the facts
found at the time of the survey and that this survey substantially
complies with the current Texas Society of Professional Surveyors
Standards and Specifications for a Category 1A, Condition II Survey.

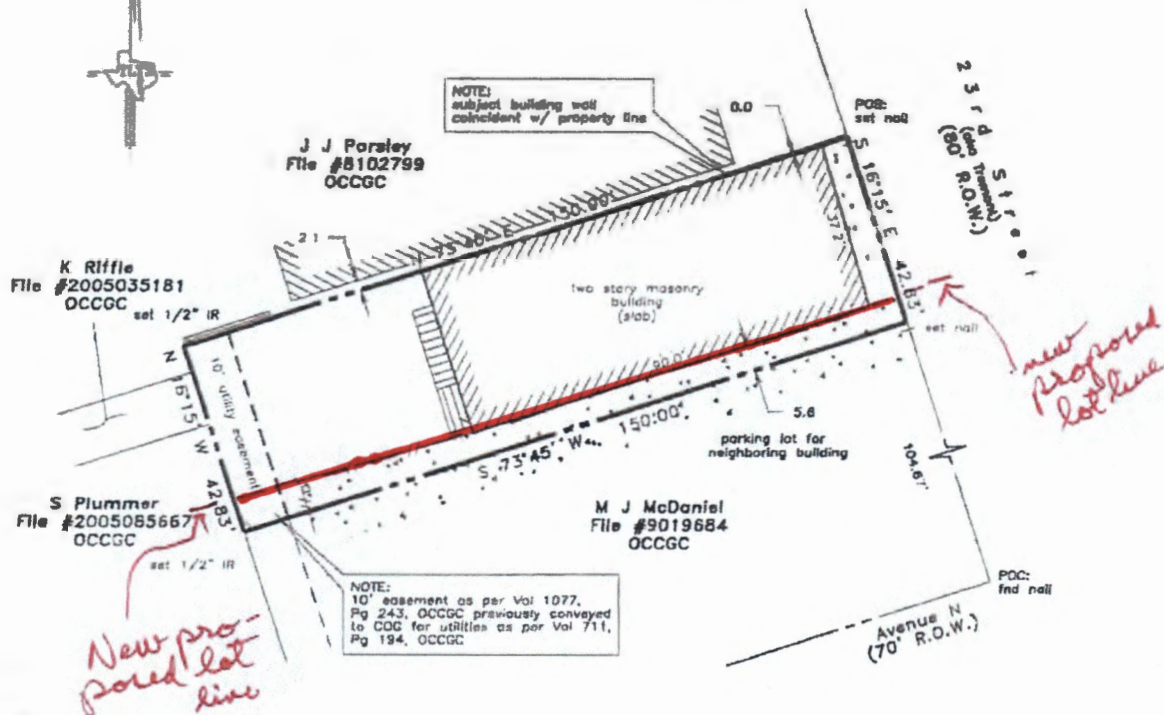


Laurence C. Wall
RPLS #4814
February 23, 2018



TLTS, Inc.
TEXAS LAND TITLE SURVEYORS
1801 Moody Avenue
Galveston, Texas 77550
(409) 785-8883

NATIONAL FLOOD INSURANCE PROGRAM
FIRM Zone AE
Panel 0048-E
Community #483489
December 8, 2002



LAND TITLE SURVEY OF A TRACT OF LAND out of the Northeast 1/4 of Outlot 17 in the City and County of Galveston, Texas, containing 0.147 acre (6,420 square feet) of land and being further described in the Field Notes attached.

Subject property: 1413 23rd Street (aka Tremont)
Galveston County, Texas

This survey is certified for this transaction only and may only be relied on by Roberts Air, LLC, John J. Parsley and Chicago Title Co., GF #CIT18688714. This survey is only valid if print has original seal and signature of surveyor.

I hereby certify that this survey was made on the ground under my direct supervision and that this plat correctly represents the facts found at the time of the survey and that this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.



Laurence C. Wail

Laurence C. Wail
RPLS #4814
February 23, 2018



TLTS, Inc.
TEXAS LAND TITLE SURVEYORS
1801 Moody Avenue
Galveston, Texas 77550
(409) 765-8883





18Z-011

STAFF REPORT

ADDRESS:

7627 Stewart Road

LEGAL DESCRIPTION:

Property is legally described as, lot 1, Neel's Place (2016), in the City and County of Galveston, Texas.

APPLICANT/REPRESENTATIVE:

Tipps Architecture, Jerry Tipps

PROPERTY OWNER:

SPN Enterprises LLC.

ZONING:

Commercial- Height and Density Development Zone -5 (C-HDDZ-5)

VARIANCE REQUEST:

- 1) Wall Plane Articulation.
- 2) Height.
- 3) Lot Coverage

APPLICABLE ZONING LAND

USE REGULATIONS:

Article 10, 10.307 (C), Wall Plane Articulation.
 Article 10, 10.305 (A) (1) Base Tier Height.
 Article 10, 10.311, Table 10.311 Lot Coverage.

EXHIBITS:

- A – Survey
- B – Hotel Drawings
- C- Applicants Narrative

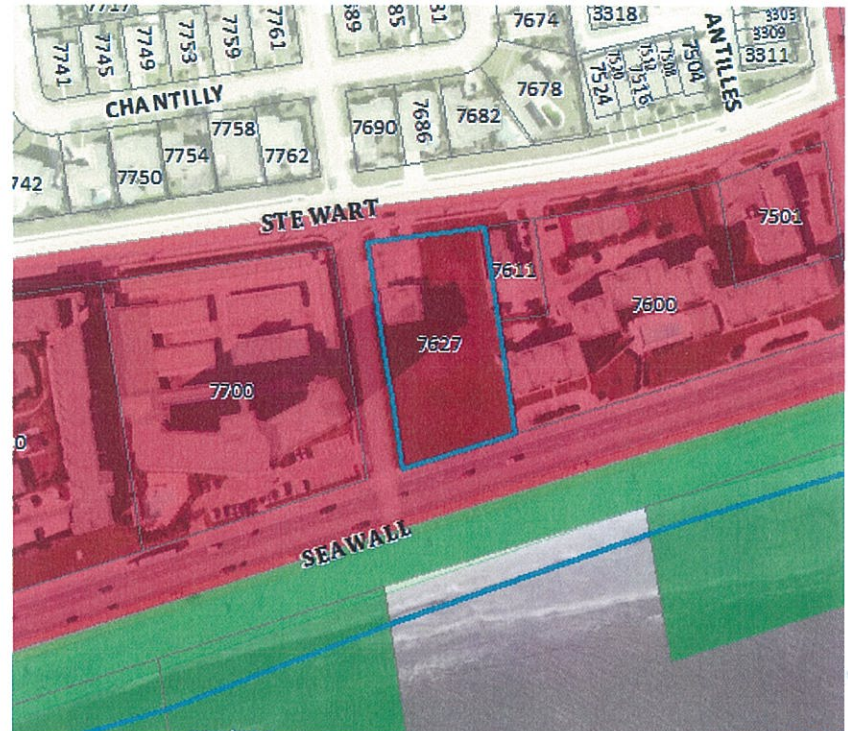
STAFF:

Janice Norman, Planning Manager, CFM
 409-797-3670
 jnorman@galvestontx.gov

Public Notice and Comment:

Sent	Returned	In Favor	Opposed	No Comment
11				

City Department Notification: No Objections



Executive Summary:

The applicant is proposing to build a new Hilton Garden Inn Hotel. The proposed new construction is located in a Commercial, Height and Density Development Zone, Zone -5 (C-HDDZ-5) zoning district. The applicant is requesting variances from the following standards of the Height and Density Development Zone, Zone- 5 (Seawall West) overlay zone Wall Plane Articulation, Height and Lot Coverage.

Applicable Standards: Wall Plane Articulation

Article 10, Table 10.307

Applicable Standards

C. Wall Plane Articulation. A building shall be articulated with wall place offsets to encourage a varied and interesting street front and break down the visual mass of taller building elements. Wall Plane Articulation establishes the required articulation for different vertical sections of a building:

Summary:

The applicant is requesting a variance from Wall Plane Articulation in two places on the west side of the proposed hotel. The two places that will not meet the Building wall Length maximum of 30-feet are side by side with a maximum wall space of 37-feet, 8-inches. Reference Exhibit B page A0.01.

Applicable Standards:**Article 10, Section 10.307, Wall Plane Articulation**

From	To	Building Wall Length (Max)	Offset Depth (Min.)	Offset Length (Min.)
Grade	3 stories or 35 feet	30-feet	5-foot	10-feet

Requested Variance:

From	To	Building Wall Length (Max)	Offset Depth (Min)	Offset Length (Min.)
Grade	3 stories or 35-feet	37-feet 8-inches	5-foot (Not Requested)	10-feet (Not Requested)

Requested Variance:

Wall Plane Articulation (Building Wall Length) – From 30-feet to 37-feet, 8- inches.

Applicable Standards:**SEC. 10.305 HEIGHT AND DENSITY TIERS****Article 10, Section 10.305 (A) (1), Base Tier Height**

The HDDZ allows for two separate tiers of development activity. Each tier has increasingly restrictive development standards and requires additional development review. Base Tier defined below:

A. Base Tier (very low-rise and low-rise).

1. Development with a maximum height of five stories or 70 feet above grade and a floor area ratio not to exceed that defined for the character area.

Summary:

The applicant is requesting a variance from height along the north and west sides of the proposed Hotel shown in Exhibit B pages A5.02 and A5.03. The red arrows indicate the height in specific areas along those sides of the hotel due to the grade change. The highest point of the building is proposed to be 74-feet, 8-inches from grade.

Requested Variance:

Height - From 70-feet to 74-feet 8-inches

Applicable Standards:**Article 10, SEC. 10.311 BASE TIER DEVELOPMENT STANDARDS****Site Development Standards:**

B. Table 10.311 shows the low-rise site development standards that shall apply in the HDDZ:

Lot Coverage (Maximum) 75% for Low-rise Site Development Standards

Summary:

The applicant has exceeded the 75% maximum total for impervious cover allowed in Seawall West character area. The applicant is requesting to increase the maximum by 14%.

Requested Variance:

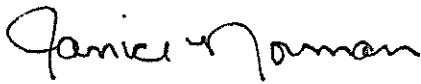
Lot Coverage Maximum— From 75% to 89%

Applicant's Justification:

Please reference Exhibit C for applicant's justification

Please see Agenda for Appeal from Decision of Board Process and Variances from Development Standards.

Respectfully Submitted,



5/21/18

Janice Norman, Planning Manager

Date



Catherine Gorman, ACIP
Assistant Director/HPO

5-29-18

Date



ABBREVIATIONS		LEGEND	
AC	Air Conditioner Unit	□	Cable TV Receptal
AD	Area Drain	□	Electrical Box
Bldg	Building	⌒	Fire Hydrant
B.L.	Building Line	□	Gas Meter
CD	Clean Out	⌒	Irrigation Valve
CD	Down Out	⌒	Light Fixture
CDR	Guadalupe County Deed Records	⌒	Power Pole
CDMR	Guadalupe County Map Records	+	Sign
IB	Inlet Box	⌒	Telephone Receptal
MR	Mannette	⌒	Water Valve
Pg.	Page	▬	Concrete Pier/Post
PP	Power Pole	▬	Covered Area
R.O.W.	Right of Way	▬	Deck Area
SSMR	Sanitary Sewer Manhole	▬	Over Head Utility Lines
Sky	Sky	▬	Sanitary Sewer Lines
Sq. Ft.	Square Feet	▬	Water Lines
UG	Underground	▬	U.G. Telephone & Cable Lines
Vol.	Volume	▬	U.G. Electrical Lines
Wtr	Water Meter/Vault	▬	Gas Lines
WT	Transformer		

[illegible]

Topographic survey of Lot 1, of NEELEY'S PLANT, a subdivision in Governor County, Texas, according to the plat or map thereon in Plat Record No. 2013051469 in the Office of the County Clerk of Governor County, Texas, and being more particularly described herein by metes and bounds.



High Tide
Land Surveying LLC.

8017 HARBORSIDE DRIVE
P.O. BOX 16142 (mailing)
GALVESTON, TX 77552
ph (409) 740-1517
Registration Number: 10193855
www.hightidelandsurveying.com

SURVEY DATE: OCTOBER 12, 2015
FILE No: 7205-0000-0151-004
DRAFTING: JIK
JOB No: 15-0700



3301 Edloe St., Suite 400
Houston, Texas 77027
713.228.1700
info@hiltongardeninn.com



Hilton Garden Inn®
North American Prototype
VERSION 9.1
Hilton Worldwide
755 Crossover Ln. Memphis, TN 38117



HILTON GARDEN INN

7690 SEAWALL BLVD.
GALVESTON, TEXAS 77551

COPYRIGHT 2017
HILTON WORLDWIDE

TPPS PROJECT #15-00015-304
TPPS PROJECT #15-00015-304
ISSUE INFORMATION

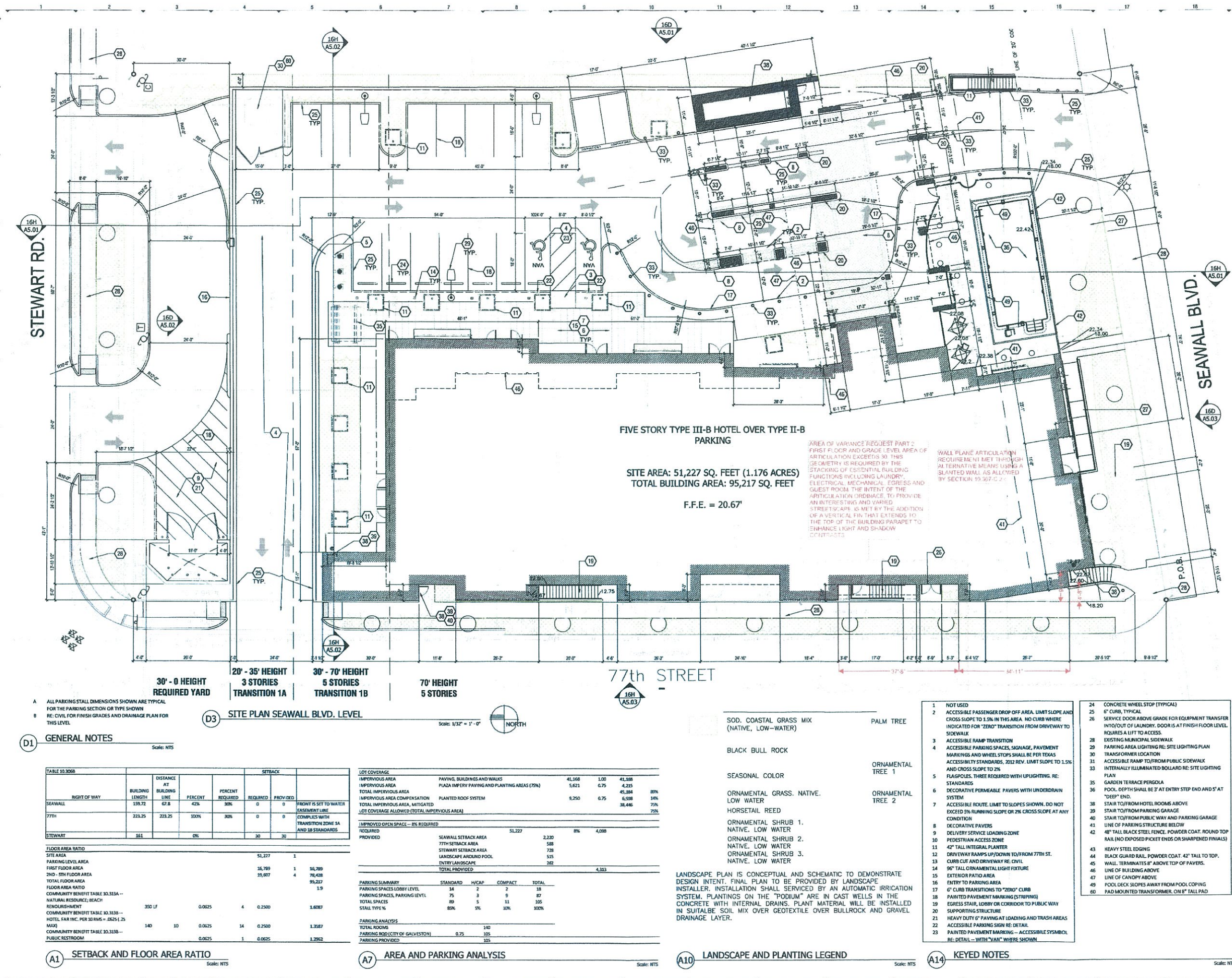
JULY 2017

REVISIONS	DATE
REVIEW AND PRICING	8/12/16
GENERAL REVISIONS	10/12/16
REVIEW	10/10/17
MODIFY TO B1 PHOTO	03/09/19
CITY OF GALV. COMMENT 1	04/09/19
CITY OF GALV. COMMENT 2	04/15/19
GEN REV CDS - B1	04/27/19

Federal copyright protection extending to derivative plans is applicable to this plan and is not intended to be construed as a warranty of any kind. The information contained on this sheet is for informational purposes only and is not intended to be construed as a warranty of any kind. The information contained on this sheet is for informational purposes only and is not intended to be construed as a warranty of any kind.

SHEET INFORMATION
OVERALL AREA
DEVELOPMENT PLAN

A0.01





HILTON GARDEN INN
7690 SEAWALL BLVD.
GALVESTON, TEXAS 77551

COPYRIGHT 2017

TIPPS PROJECT #15-00051-204
TIPPS PROJECT #18-00051-204
ISSUE INFORMATION

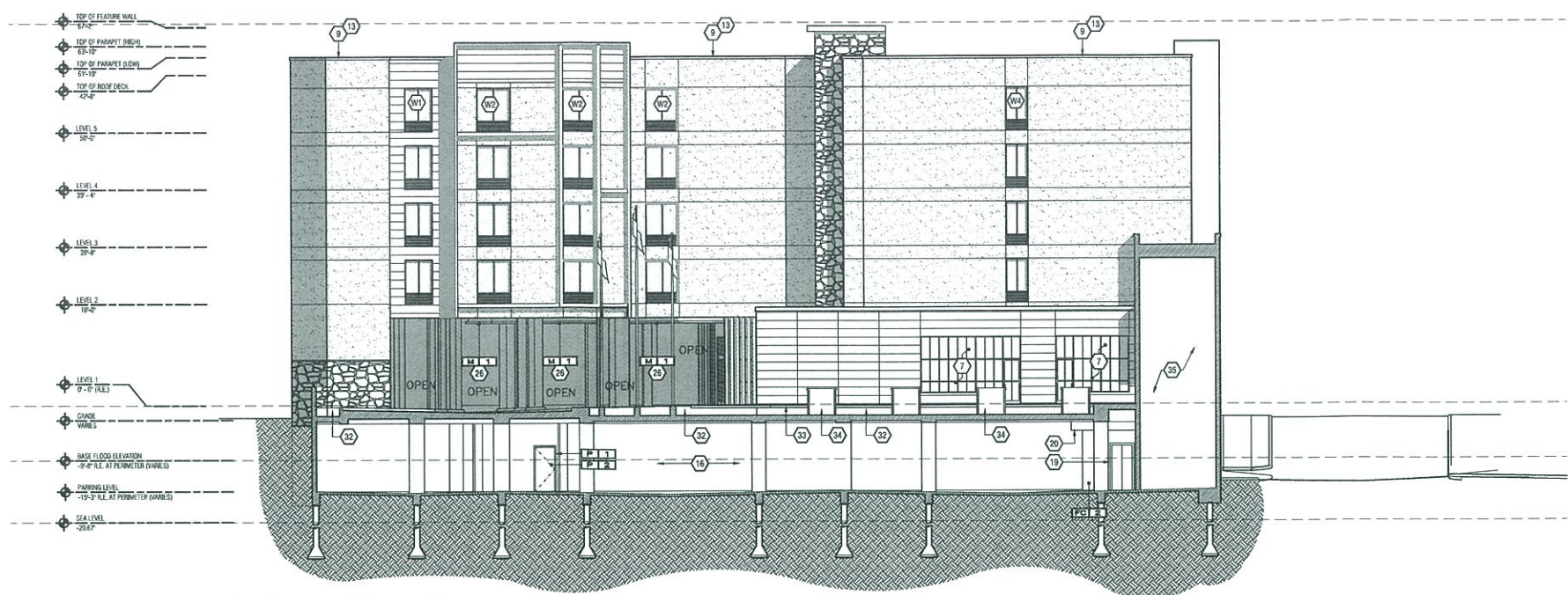
JULY 2017	
REVISIONS	
	REVIEW AND PRICING 9/11
	GENERAL REVISIONS 10/1
	REVIEW 10/1
	MODIFY TO S.1 PROTO 03/1
	CITY OF GALV. COMMENT 1 04/1
	CITY OF GALV. COMMENT 2 04/1
	GEN REV COG + S.1 04/1

Federal copyright protection extending to derivative works is applicable to intentional and unintentional infringements and provides for specific statutory damages both civil and criminal. Unauthorized reproduction in any form is strictly prohibited. This sheet is one part of a set of information conveyed on this sheet shall be coordinated with the entire set, project specifications, and published addenda (the construction documents), and shall not be considered independent of, or separated from either body of construction documents. Any arising from the failure to coordinate the information contained herein with the rest of the construction documents will not be allowed.

© copyright 2016,
Tippa Architecture, Inc.
Tippa Architecture, Inc.

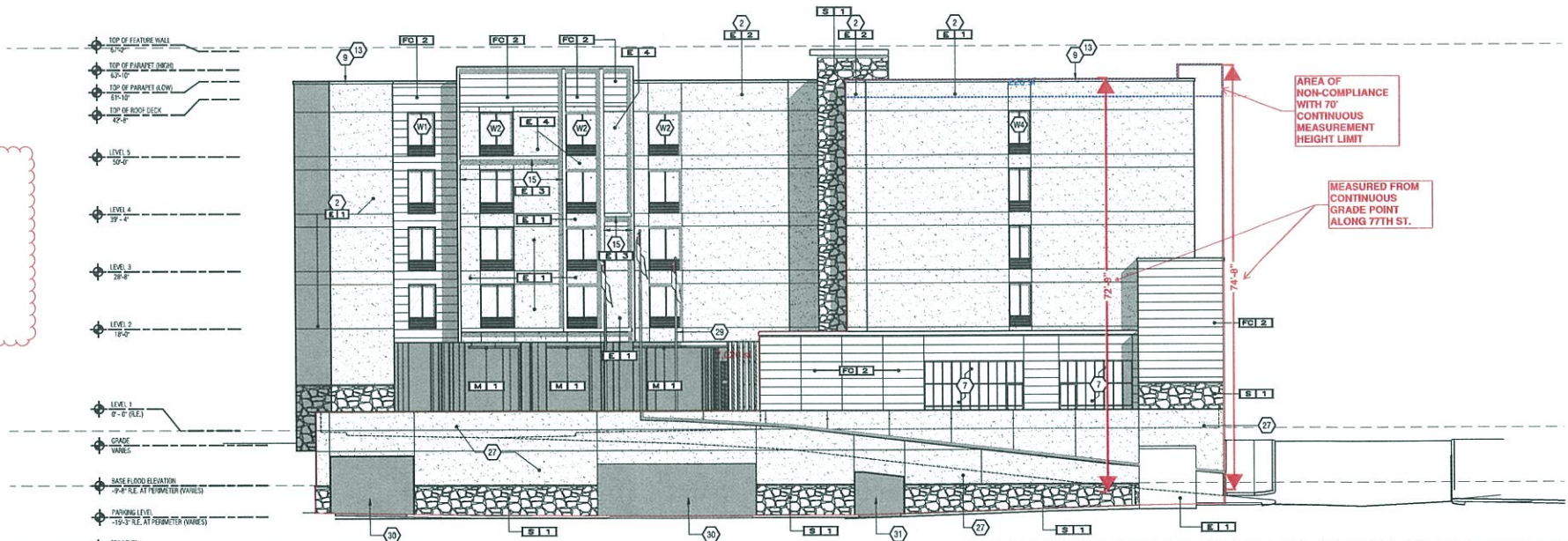
SHEET INFORMATION
EXTERIOR ELEVATIONS

A5.02



16H NORTH (RIGHT) ELEVATION

Scale: 2/22" = 1'



16D NORTH (RIGHT) ELEVATION FROM PROPERTY LINE

Scale: 3/32" = 1'

1. ALL ELEVATIONS MAY VARY DEPENDING ON STRUCTURAL SYSTEM AND PARTITION TYPES USED.
2. EIFS MUST BE INSTALLED IN ACCORDANCE W/ MFR. STANDARDS AND RECOMMENDATIONS.
3. SEALANTS AT ALL GLAZING, DOORS & LOUVERS SHALL MATCH THE COLOR OF THE SYSTEM BEING USED.
4. REFER TO HILTON GARDEN IN STANDARDS MANUAL FOR ADDITIONAL INFORMATION REGARDING EXTERIOR MATERIALS, CONSTRUCTION REQUIREMENTS AND SIGNAGE REQUIREMENTS.
5. REFER TO SHEET A10.01 FOR GLAZING SCHEDULE & INFORMATION.
6. ALL ROOF TOP MECHANICAL EQUIPMENT TO BE SCREENED FROM VIEW FROM GROUND

16C GENERAL NOTES

Scale: NO

- PLANTING WELL, DRAINS REQUIRED.
PERVIOUS PAVES SYSTEM
CAST CONCRETE PALM TREE PLANTER
STAIR SHAFT
RAMP UP TO ENTRY LEVEL
77TH STREET
LOUVERED VENT, LOUVERS TO MATCH STOREFRONT SYSTEM

CONTINUOUS HEIGHT COMPLIANCE ANALYSIS:

TOTAL AREA OF THIS ELEVATION (IMPACTED PLANES) = 7,020 SQ. FT.

AREA EXCEEDING 70 CONTINUOUS MEASUREMENT LIMIT = 226 SQ. FT.

COMPLIANT AREA = 96.8%

NON COMPLIANT AREA = 3.2%



MFGR: CULTURED STONE
TYPE: COBBLEFIELD
COLOR: TEXAS CREAM

DF 1	DFS - DIRECT FINISH SYSTEM - FINISH: SAND/PEBBLE - COLOR:	P 3	PT: - PAINT - FINISH: - COLOR:
DF 2	DFS - DIRECT FINISH SYSTEM - FINISH: SAND/PEBBLE - COLOR:	FC 1	FC: - FIBER CEMENT PANEL - FINISH: ILLUMINATION PANEL - COLOR:
E 1	EIFS - EXTERIOR INSULATED FINISH SYSTEM - FINISH: SAND FINE - COLOR: <u>proto gray</u>	FC 2	FC: - FIBER CEMENT PANEL FINISH: STAINAGE WOOD CEDAR - COLOR:
E 2	EIFS - EXTERIOR INSULATED FINISH SYSTEM - FINISH: SAND/PEBBLE - COLOR: <u>proto white</u>	SP 1	SP: - SPECIALTY MATERIAL - FINISH: - COLOR:
E 3	EIFS - EXTERIOR INSULATED FINISH SYSTEM - FINISH: SMOOTH - COLOR: <u>proto white-banding and ledges</u>	SP 2	SP: - SPECIALTY MATERIAL - FINISH: - COLOR:
E 4	EIFS - EXTERIOR INSULATED FINISH SYSTEM - FINISH: L'YMESTONE DP - COLOR: <u>proto yellow</u>	M 1	M: - METAL - FINISH: - COLOR: GREY
P 1	PT: - PAINT - FINISH: FLAT - COLOR: BM-2132-10	M -	M: - METAL - FINISH: - COLOR:
P 2	PT: - PAINT - FINISH: SEMI GLOSS - COLOR: HC-196	S -	S: - STONE - FINISH: - COLOR:

1. ALL SIGNAGE INDICATED FOR ILLUSTRATIVE PURPOSES ONLY. LOCATION, SIZE, ETC. TO BE DETERMINED ON AN INDIVIDUAL PROJECT BASIS.
2. MINIMUM 3/4" PLYWOOD BACKBOARD REQUIRED AT SIGN LOCATIONS. AREA SHOULD COVER ENTIRE LENGTH AND HEIGHT OF FASCIA OR SPACE AVAILABLE FOR SIGN.
3. ELECTRICAL AND FINAL CONNECTION BY CONTRACTOR. ELECTRICAL REQUIREMENTS MAY BE OBTAINED FROM SIGN COMPANY. TYPICAL 120V REQUIREMENT.
4. RACEWAYS / WIREWAYS ARE NOT ALLOWED
5. PERMANENT ACCESS DOORS TO INTERIOR OF ALL PARAPETS WHERE SIGNS ARE LOCATED TO BE PROVIDED BY CONTRACTOR. CONTRACTOR TO FURNISH AND CONNECT PRIMARY ELECTRICAL SERVICE INSIDE PARAPET WALL.
6. GUESTROOMS OR PUBLIC SPACES WITH SIGNAGE ON EXTERIOR WALLS MUST HAVE ELECTRICAL PENETRATIONS AND/OR REMOTE TRANSFORMERS COORDINATED AND/OR INSTALLED PRIOR TO CONSTRUCTION OF THE WALL. PENETRATION LAYOUT MAY BE OBTAINED FROM SIGN COMPANY.

7A SIGNAGE NOTES

- | | |
|----|--|
| 1 | NOT USED |
| 2 | EXTERIOR INSULATION AND FINISH SYSTEM (EFS) |
| 3 | GRADE LEVEL |
| 4 | PRE-FINISHED ALUMINUM DOOR W/ SIDELITE |
| 5 | PRE-FINISHED ALUMINUM DOOR |
| 6 | PRE-FINISHED ALUMINUM SLIDING ENTRY DOOR W/ INSULATED GLAZING |
| 7 | PRE-FINISHED ALUMINUM AND GLASS STOREFRONT SYSTEM |
| 8 | CLEARANCE SIGNAGE |
| 9 | PRE-FINISHED METAL COPING |
| 10 | LIGHT FIXTURE |
| 11 | REFER TO HILTON WORLDWIDE SIGNAGE FOR LETTER SIZES & SIGNAGE LOCATION - PROVIDE 3/4" FRST PLWD. BACKING FOR SIGNAGE MTG. |
| 13 | ROOF EAVE, SOFFIT, FASCIA & CROWN TRIM - FINISH TO MATCH ADJACENT MATERIAL. |
| 14 | STEEL FRAME GATES W/STAINED WOOD SLATS - PAINT STEEL TO MATCH. |
| 15 | PRONOUNCED "ACCENT" LEDGE, SEE DETAIL 3/A&2. |
| 16 | PARKING LEVEL. MAINTAIN MIN. CLEARANCE OF 8'-6" THROUGHOUT FOR |

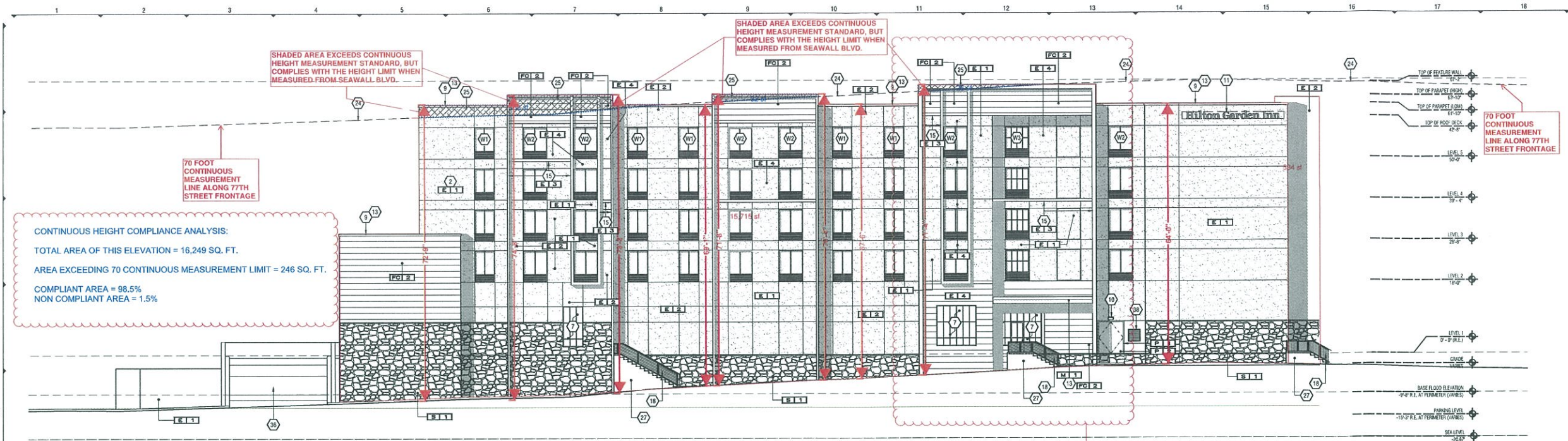
10A KEYED NOTES

- | | |
|-----|---|
| 17 | STEEL FENCE, 48" TALL, 3.75" BETWEEN NARROW PROFILE VERTICAL, PICKED ROUND TOP RAIL, NO SPIKES OR FINALS, FENCE POSTS CAP FLAT, POWDER COAT, MATCH STOREROOM SYSTEM COLOR |
| 18 | STEEL RAILING, 36"x3" MESH INFILL PANELS, POWDER COAT, MATCH STOREROOM SYSTEM COLOR |
| 19 | ELEVATOR |
| 20 | SOFFIT, 8" - 0" AFF RELATIVE TO PARKING LEVEL "FLOOR" |
| 21 | SEA LEVEL, 00' FEET ELEVATION |
| 22 | FFE LINE, 20.67' |
| 22A | BASE FLOOD ELEVATION, 11' |
| 23 | 70' HEIGHT LINE RELATIVE TO SEAWALL FRONTAGE |
| 24 | 70' HEIGHT LINE RELATIVE TO 77TH STREET FRONTAGE |
| 25 | ARE OF ENCROACHMENT ABOVE 70' CONTINUOUS MEASUREMENT LINE, ALLOWABLE BY VARIANCE |
| 26 | CANOPY "CLOUD" ELEMENT DEFINING ENTRY |
| 27 | SANDED ELASTOMERIC COATING, FINISH AND COLOR TO MATCH "E-2" |
| 28 | CAST IN PLACE REVEAL IN CONCRETE WALL |
| 29 | FLAGPOLES |
| 30 | PARKING ENTRY/EXIT |
| 31 | W/ON VEHICLE 12.35 PERMITS ENTRY |

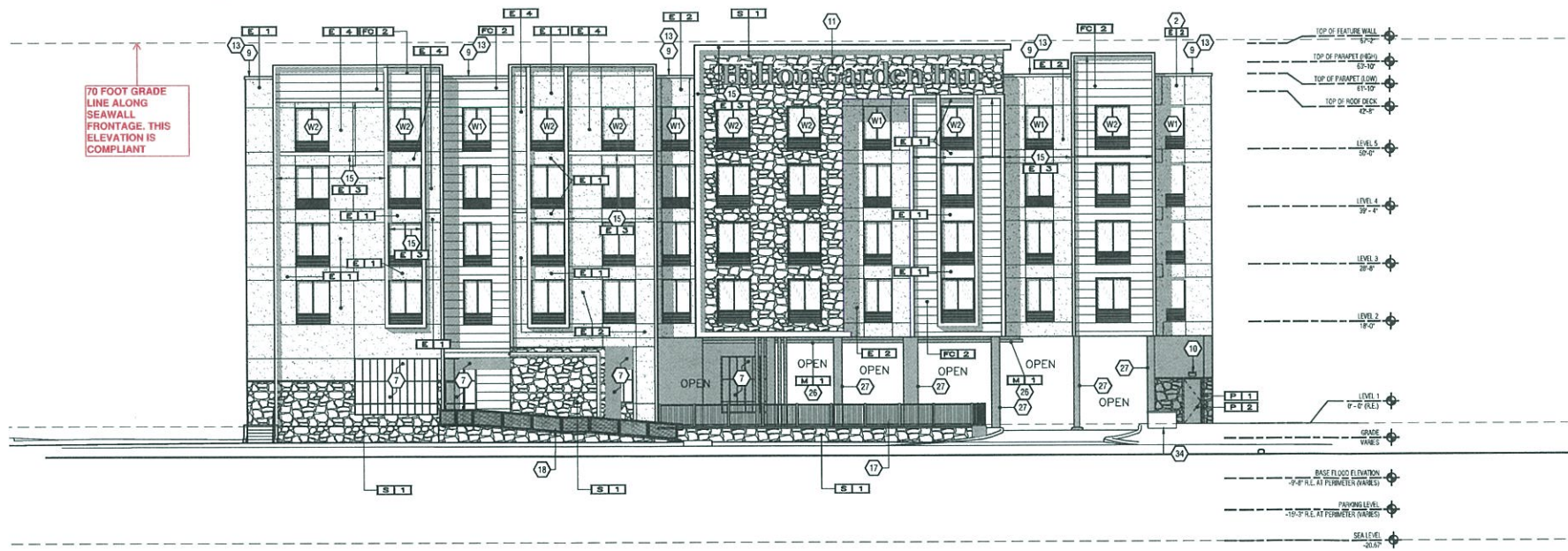
16C GENERAL NOTES

Scale: NO

- PLANTING WELL, DRAINS REQUIRED.
PERVIOUS PAVR SYSTEM
CAST CONCRETE PALM TREE PLANTER
STAIR SHAFT
RAMP UP TO ENTRY LEVEL
77TH STREET
LOUVERED VENT, LOUVERS TO MATCH STOREFRONT SYSTEM



16H WEST (REAR) ELEVATION



16D SOUTH (LEFT) ELEVATION

DF 1	DFS: DIRECT FINISH SYSTEM FINISH: SANDBLEBBLE COLOR:	P 3	PT: PAINT FINISH: COLOR:
DF 2	DFS: DIRECT FINISH SYSTEM FINISH: SANDBLEBBLE COLOR:	FC 1	FC: FIBER CEMENT PANEL FINISH: ILLUMINATION PANEL COLOR:
E 1	EIFS: EXTERIOR INSULATED FINISH SYSTEM FINISH: SAND, FINE COLOR: proto gray	FC 2	FC: FIBER CEMENT PANEL FINISH: VINTAGE WOOD CEDAR COLOR:
E 2	EIFS: EXTERIOR INSULATED FINISH SYSTEM FINISH: SANDBLEBBLE COLOR: proto white	SP 1	SP: SPECIALTY MATERIAL FINISH: COLOR:
E 3	EIFS: EXTERIOR INSULATED FINISH SYSTEM FINISH: SMOOTH COLOR: proto white-banding and ledges	SP 2	SP: SPECIALTY MATERIAL FINISH: COLOR:
E 4	EIFS: EXTERIOR INSULATED FINISH SYSTEM FINISH: LYMESTONE DP COLOR: proto yellow	M 1	M: METAL FINISH: GREY
P 1	PT: PAINT FINISH: FLAT COLOR: BM-2132-10	M	M: METAL FINISH: GREY
P 2	PT: PAINT FINISH: SEMI GLOSS COLOR: HC-166	S	S: STONE FINISH: COLOR:

1A STONE "S-1"

Scale: NONE

3A EXTERIOR FINISH SCHEDULE

7A SIGNAGE NOTES

- ALL SIGNAGE INDICATED FOR ILLUSTRATIVE PURPOSES ONLY. LOCATION, SIZE, ETC. TO BE DETERMINED ON AN INDIVIDUAL PROJECT BASIS.
- MINIMUM 3/4" PLYWOOD BACKSBOARD REQUIRED AT SIGN LOCATIONS. AREA SHOULD COVER ENTIRE LENGTH AND HEIGHT OF FASCIA OR SPACE AVAILABLE FOR SIGN.
- ELECTRICAL AND FINAL CONNECTION BY CONTRACTOR. ELECTRICAL REQUIREMENTS MAY BE OBTAINED FROM SIGN COMPANY. TYPICAL 120V REQUIREMENT.
- RACEWAYS / WIREWAYS ARE NOT ALLOWED
- PERMANENT ACCESS DOORS TO INTERIOR OF ALL PARAPETS WHERE SIGNS ARE LOCATED TO BE PROVIDED BY CONTRACTOR. CONTRACTOR TO FURNISH AND CONNECT PRIMARY ELECTRICAL SERVICE INSIDE PARAPET WALL.
- GUESTROOMS OR PUBLIC SPACES WITH SIGNAGE ON EXTERIOR WALLS MUST HAVE ELECTRICAL PENETRATIONS AND/OR REMOTE TRANSFORMERS COORDINATED AND/OR INSTALLED PRIOR TO CLOSING UP THE WALL. PENETRATION LAYOUT MAY BE OBTAINED FROM SIGN COMPANY.

- NOT USED
- EXTERIOR INSULATION AND FINISH SYSTEM (EIFS)
- GRADE LEVEL
- PRE-FINISHED ALUMINUM DOOR W/ SIDELITE
- PRE-FINISHED ALUMINUM DOOR
- PRE-FINISHED ALUMINUM SLIDING ENTRY DOOR W/ INSULATED GLAZING
- PRE-FINISHED ALUMINUM AND GLASS STOREFRONT SYSTEM
- CLEARANCE SIGNAGE
- PRE-FINISHED METAL COPING
- LIGHT FIXTURE
- REFER TO HILTON WORLDWIDE SIGNAGE FOR LETTER SIZES & SIGNAGE LOCATION - PROVIDE 3/4" FRT PLWD. BACKING FOR SIGNAGE MTS.
- ROOF EAVE, SOFFIT, FASCIA & CROWN TRIM - FINISH TO MATCH ADJACENT MATERIAL.
- STEEL FRAME GATES W/ STAINED WOOD SLATS - PAINT STEEL TO MATCH.
- PRONOUNCED "ACCENT" LEDGE, SEE DETAIL 3/A6.22
- PARKING LEVEL. MAINTAIN MIN. CLEARANCE OF 9'-0" THROUGHOUT FOR ADA/AS PARKING COMPLIANCE

10A KEYED NOTES

- STEEL FENCE, 48" TALL, 3/8" BETWEEN NARROW PROFILE VERTICAL PICKETS. ROUND TOP RAIL. NO SPIKES OR FINALS. FENCE POSTS CAP FLAT. POWDER COAT. MATCH STOREFRONT SYSTEM COLOR
- STEEL RAILING, 3/8" MESH INFILL PANELS. POWDER COAT. MATCH STOREFRONT SYSTEM COLOR
- ELEVATOR
- SOFFIT, 8'-0" AFF RELATIVE TO PARKING LEVEL "FLOOR"
- SEA LEVEL, 0' FEET ELEVATION
- FFE LINE, 20.67'
- BASE FLOOD ELEVATION, 11'
- 70' HEIGHT LINE RELATIVE TO SEAWALL FRONTAGE
- 70' HEIGHT LINE RELATIVE TO 77TH STREET FRONTAGE
- ARE OF ENCROACHMENT ABOVE 70' CONTINUOUS MEASUREMENT LINE. ALLOWABLE BY VARIANCE
- CANOPY "CLOUD" ELEMENT DEFINING ENTRY
- SANDED ELASTOMERIC COATING, FINISH AND COLOR TO MATCH "E-2"
- CAST IN PLACE REVEAL IN CONCRETE WALL
- FLAGPOLES
- PARKING ENTRY/EXIT
- NON-VEHICULAR SERVICE ENTRY

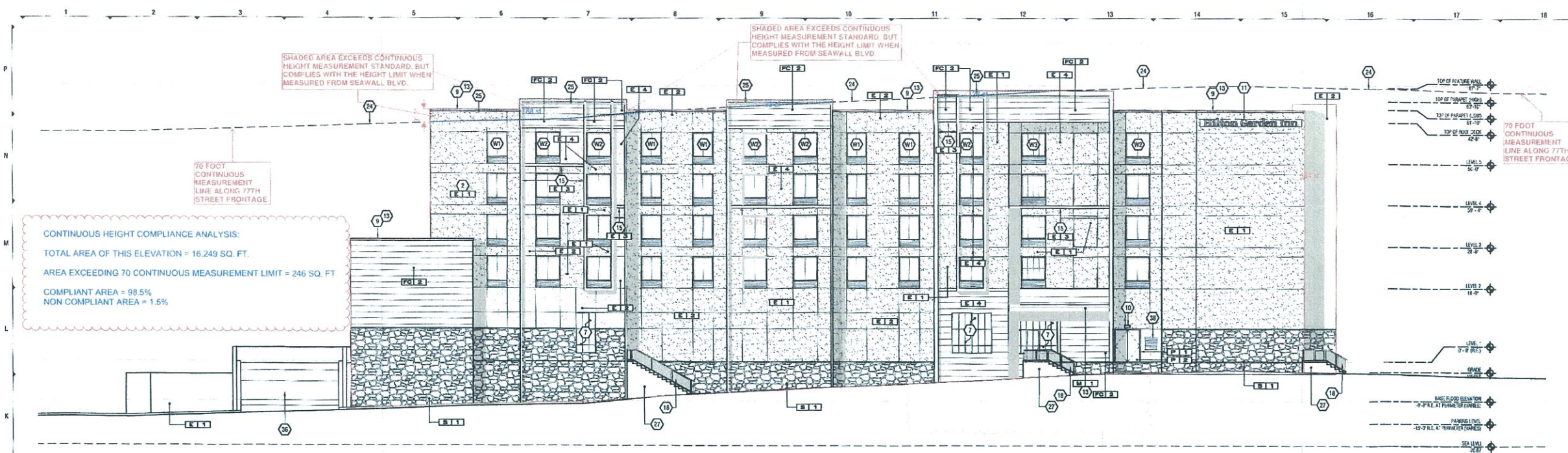
- ALL ELEVATIONS MAY VARY DEPENDING ON STRUCTURAL SYSTEM AND PARTITION TYPES USED.
- EIFS MUST BE INSTALLED IN ACCORDANCE W/ MFR. STANDARDS AND RECOMMENDATIONS.
- SEALANTS AT ALL GLAZING, DOORS & LOUVERS SHALL MATCH THE COLOR OF THE SYSTEM BEING USED.
- REFER TO HILTON GARDEN IN STANDARDS MANUAL FOR ADDITIONAL INFORMATION REGARDING EXTERIOR MATERIALS, CONSTRUCTION REQUIREMENTS AND SIGNAGE REQUIREMENTS.
- REFER TO SHEET A10.01 FOR GLAZING SCHEDULE & INFORMATION
- ALL ROOF TOP MECHANICAL EQUIPMENT TO BE SCREENED FROM VIEW FROM GROUND

16C GENERAL NOTES

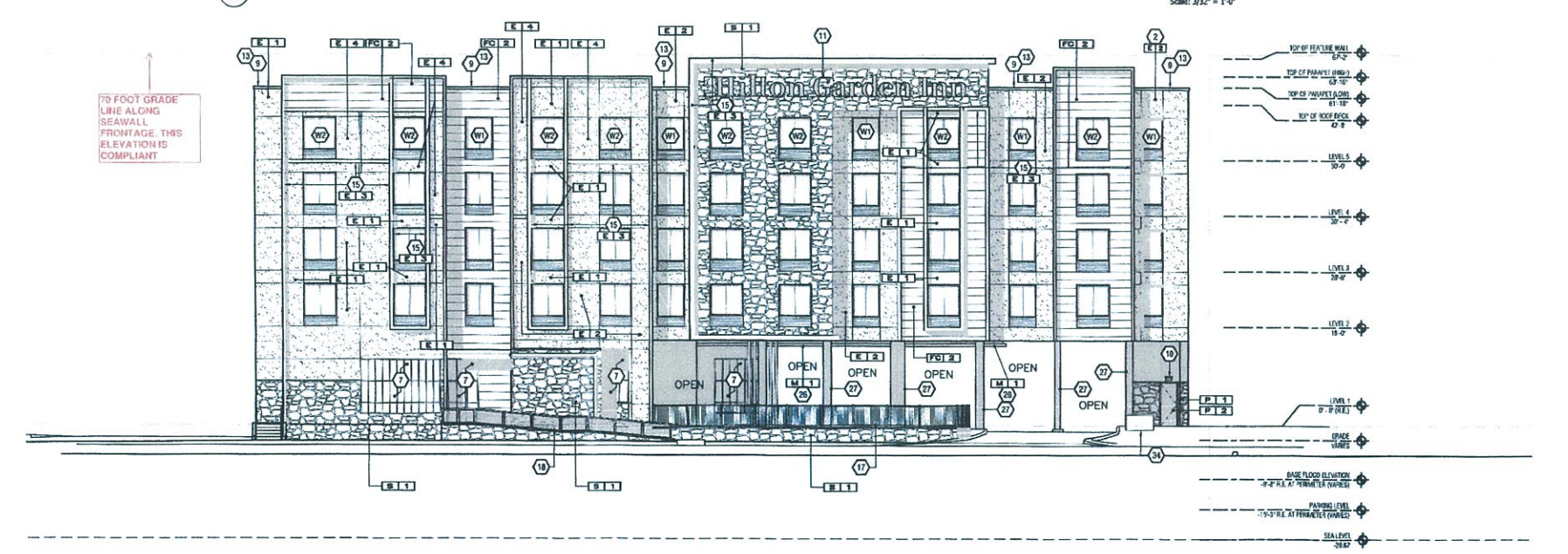
Scale: NONE

- PLANTING WELL DRAINS REQUIRED.
- PERVIOUS PAVEMENT SYSTEM
- CAST CONCRETE PALM TREE PLANTER
- STAIR SHAFT
- RAMP UP TO ENTRY LEVEL
- 77TH STREET
- LOUVERED VENT. LOUVERS TO MATCH STOREFRONT SYSTEM

Scale: NONE



16H WEST (REAR) ELEVATION



16D SOUTH (LEFT) ELEVATION

1A STONE "S-1" Scale: NONE 3A EXTERIOR FINISH SCHEDULE Scale: NONE <table border="1"> <tr> <td>DF 1</td> <td>DFS - DIRECT FINISH SYSTEM FINISH: SANDPEBBLE COLOR:</td> <td>P 3</td> <td>PT - PAINT FINISH: COLOR:</td> </tr> <tr> <td>DF 2</td> <td>DFS - DIRECT FINISH SYSTEM FINISH: SANDPEBBLE COLOR:</td> <td>FC 1</td> <td>FC - FIBER CEMENT PANEL FINISH: ILLUMINATION PANEL COLOR:</td> </tr> <tr> <td>E 1</td> <td>EFS - EXTERIOR INSULATED FINISH SYSTEM FINISH: SAND, FINE COLOR: proto gray</td> <td>FC 2</td> <td>FC - FIBER CEMENT PANEL FINISH: VINTAGE WOOD CEDAR COLOR:</td> </tr> <tr> <td>E 2</td> <td>EFS - EXTERIOR INSULATED FINISH SYSTEM FINISH: SANDPEBBLE COLOR: proto white</td> <td>SP 1</td> <td>SP - SPECIALTY MATERIAL FINISH: COLOR:</td> </tr> <tr> <td>E 3</td> <td>EFS - EXTERIOR INSULATED FINISH SYSTEM FINISH: SMOOTH COLOR: proto white-banding and ledges</td> <td>SP 2</td> <td>SP - SPECIALTY MATERIAL FINISH: COLOR:</td> </tr> <tr> <td>E 4</td> <td>EFS - EXTERIOR INSULATED FINISH SYSTEM FINISH: LYMESTONE DP COLOR: proto yellow</td> <td>M 1</td> <td>M - METAL FINISH: COLOR: GREY</td> </tr> <tr> <td>P 1</td> <td>PT - PAINT FINISH: FLAT COLOR: BM-2132-10</td> <td>M -</td> <td>M - METAL FINISH: COLOR:</td> </tr> <tr> <td>P 2</td> <td>PT - PAINT FINISH: SEMI GLOSS COLOR: HC-165</td> <td>S -</td> <td>S - STONE FINISH: COLOR:</td> </tr> </table> MFR: CULTURED STONE TYPE: COBBLEFIELD COLOR: TEXAS CREAM	DF 1	DFS - DIRECT FINISH SYSTEM FINISH: SANDPEBBLE COLOR:	P 3	PT - PAINT FINISH: COLOR:	DF 2	DFS - DIRECT FINISH SYSTEM FINISH: SANDPEBBLE COLOR:	FC 1	FC - FIBER CEMENT PANEL FINISH: ILLUMINATION PANEL COLOR:	E 1	EFS - EXTERIOR INSULATED FINISH SYSTEM FINISH: SAND, FINE COLOR: proto gray	FC 2	FC - FIBER CEMENT PANEL FINISH: VINTAGE WOOD CEDAR COLOR:	E 2	EFS - EXTERIOR INSULATED FINISH SYSTEM FINISH: SANDPEBBLE COLOR: proto white	SP 1	SP - SPECIALTY MATERIAL FINISH: COLOR:	E 3	EFS - EXTERIOR INSULATED FINISH SYSTEM FINISH: SMOOTH COLOR: proto white-banding and ledges	SP 2	SP - SPECIALTY MATERIAL FINISH: COLOR:	E 4	EFS - EXTERIOR INSULATED FINISH SYSTEM FINISH: LYMESTONE DP COLOR: proto yellow	M 1	M - METAL FINISH: COLOR: GREY	P 1	PT - PAINT FINISH: FLAT COLOR: BM-2132-10	M -	M - METAL FINISH: COLOR:	P 2	PT - PAINT FINISH: SEMI GLOSS COLOR: HC-165	S -	S - STONE FINISH: COLOR:	7A SIGNAGE NOTES Scale: NONE - ALL SIGNAGE INDICATED FOR ILLUSTRATIVE PURPOSES ONLY. LOCATION, SIZE, ETC. TO BE DETERMINED ON AN INDIVIDUAL PROJECT BASIS. - MINIMUM 3/4" PLYWOOD BACKERBOARD REQUIRED AT SIGN LOCATIONS. AREA SHOULD COVER ENTIRE LENGTH AND HEIGHT OF FASCIA OR SPACE AVAILABLE FOR SIGN. - ELECTRICAL AND FINAL CONNECTION BY CONTRACTOR. ELECTRICAL REQUIREMENTS MAY BE OBTAINED FROM SIGN COMPANY. TYPICAL 120V REQUIREMENT. - RACEWAYS / WIREWAYS ARE NOT ALLOWED. - PERMANENT ACCESS DOORS TO INTERIOR OF ALL PARAPETS WHERE SIGNS ARE LOCATED TO BE PROVIDED BY CONTRACTOR. CONTRACTOR TO FURNISH AND CONNECT PRIMARY ELECTRICAL SERVICE INSIDE PARAPET WALL. - GUESTROOMS OR PUBLIC SPACES WITH SIGNAGE ON EXTERIOR WALLS MUST HAVE ELECTRICAL PENETRATIONS AND/OR REMOTE TRANSFORMERS COORDINATED AND/OR INSTALLED PRIOR TO CLOSING UP THE WALL. PENETRATION LAYOUT MAY BE OBTAINED FROM SIGN COMPANY.	10A KEYED NOTES Scale: NONE - NOT USED - EXTERIOR INSULATION AND FINISH SYSTEM (EIFS) - GRADE LEVEL - PRE-FINISHED ALUMINUM DOOR W/ SIDELITE - PRE-FINISHED ALUMINUM DOOR - PRE-FINISHED ALUMINUM SLIDING ENTRY DOOR W/ INSULATED GLAZING - PRE-FINISHED ALUMINUM AND GLASS STOREFRONT SYSTEM - CLEARANCE SIGNAGE - PRE-FINISHED METAL COPING - LIGHT FIXTURE - REFER TO HILTON WORLDWIDE SIGNAGE FOR LETTER SIZES & SIGNAGE LOCATION - PROVIDE 3/4" FRT PLWD. BACKING FOR SIGNAGE MTO. - ROOF EAVE, SOFFIT, FASCIA & CROWN TRIM - FINISH TO MATCH ADJACENT MATERIAL - STEEL FRAME GATES W/ STAINED WOOD SLATS - PAINT STEEL TO MATCH - PROMINENT "ACCENT" LEDGE, SEE DETAIL 3/A6.22 - PARKING LEVEL. MAINTAIN MIN. CLEARANCE OF 9'-6" THROUGHOUT FOR ADVANTAGE PARKING COMPLIANCE - STEEL FENCE. 48" TALL, 3.75" BETWEEN NARROW PROFILE VERTICAL PICKETS. ROUND TOP RAIL. NO SPIKES OR FINALS. FENCE POSTS CAP FLAT. POWDER COAT. MATCH STOREFRONT SYSTEM COLOR - STEEL RAILING. 3"x2" MESH INFL. PANELS. POWDER COAT. MATCH ELEVATOR - SOFFIT. 8'-0" AFF RELATIVE TO PARKING LEVEL "FLOOR" - SEA LEVEL. 10' FEET ELEVATION - FFL LINE. 20.87 - BASE FLOOD ELEVATION. 11' 70' HEIGHT LINE RELATIVE TO SEAWALL FRONTAGE 70' HEIGHT LINE RELATIVE TO 77TH STREET FRONTAGE - ARE OF ENCROACHMENT ABOVE 70' CONTINUOUS MEASUREMENT LINE. ALLOWABLE BY VARIANCE - CANOPY/CLOUD ELEMENT DEFINING ENTRY - ROOF EAVE, SOFFIT, FASCIA & CROWN TRIM - FINISH TO MATCH ADJACENT MATERIAL - SAUNDED ELASTOMERIC COATING. FINISH AND COLOR TO MATCH "E-2" - CAST IN PLACE REVEAL IN CONCRETE WALL - FLAGPOLES - PARKING ENTRY/EXIT - NON-VEHICULAR SERVICE ENTRY	16C GENERAL NOTES Scale: NONE - ALL ELEVATIONS MAY VARY DEPENDING ON STRUCTURAL SYSTEM AND PARTITION TYPES USED. - EIFS MUST BE INSTALLED IN ACCORDANCE W/ MFR. STANDARDS AND RECOMMENDATIONS. - SEALANTS AT ALL GLAZING, DOORS & LOUVERS SHALL MATCH THE COLOR OF THE SYSTEM BEING USED. - REFER TO HILTON GARDEN IN STANDARDS MANUAL FOR ADDITIONAL INFORMATION REGARDING EXTERIOR MATERIALS, CONSTRUCTION REQUIREMENTS AND SIGNAGE REQUIREMENTS. - REFER TO SHEET A10.01 FOR GLAZING SCHEDULE & INFORMATION. - ALL ROOF TOP MECHANICAL EQUIPMENT TO BE SCREENED FROM VIEW FROM GROUND. - PLANTING WELL DRAINS REQUIRED. - PERVIOUS PAVEMENT SYSTEM - CAST CONCRETE PALM TREE PLANTER - STAR SHAFT - RAMP UP TO ENTRY LEVEL 77TH STREET - LOUVERED VENT. LOUVERS TO MATCH STOREFRONT SYSTEM
DF 1	DFS - DIRECT FINISH SYSTEM FINISH: SANDPEBBLE COLOR:	P 3	PT - PAINT FINISH: COLOR:																																
DF 2	DFS - DIRECT FINISH SYSTEM FINISH: SANDPEBBLE COLOR:	FC 1	FC - FIBER CEMENT PANEL FINISH: ILLUMINATION PANEL COLOR:																																
E 1	EFS - EXTERIOR INSULATED FINISH SYSTEM FINISH: SAND, FINE COLOR: proto gray	FC 2	FC - FIBER CEMENT PANEL FINISH: VINTAGE WOOD CEDAR COLOR:																																
E 2	EFS - EXTERIOR INSULATED FINISH SYSTEM FINISH: SANDPEBBLE COLOR: proto white	SP 1	SP - SPECIALTY MATERIAL FINISH: COLOR:																																
E 3	EFS - EXTERIOR INSULATED FINISH SYSTEM FINISH: SMOOTH COLOR: proto white-banding and ledges	SP 2	SP - SPECIALTY MATERIAL FINISH: COLOR:																																
E 4	EFS - EXTERIOR INSULATED FINISH SYSTEM FINISH: LYMESTONE DP COLOR: proto yellow	M 1	M - METAL FINISH: COLOR: GREY																																
P 1	PT - PAINT FINISH: FLAT COLOR: BM-2132-10	M -	M - METAL FINISH: COLOR:																																
P 2	PT - PAINT FINISH: SEMI GLOSS COLOR: HC-165	S -	S - STONE FINISH: COLOR:																																

Tipps

Ideas that work

3301 Edloe St., Suite 400
Houston, Texas 77027
713.228.1700
info@tippsarchitecture.com

Hilton Garden Inn

Hilton Garden Inn®
North American Prototype
VERSION 9.1
Hilton Worldwide
755 Crossover Ln. Memphis, TN 38117

HILTON GARDEN INN
7690 SEAWALL BLVD.
GALVESTON, TEXAS 77551

COPYRIGHT 2017
HILTON WORLDWIDE

TIPPS PROJECT #15-00051-304
TIPPS PROJECT #15-00051-304
ISSUE INFORMATION

JULY 2017

REVISIONS	DATE
REVIEW AND PRICING	8/13/16
GENERAL REVISIONS	10/12/16
REVIEW	10/19/17
MODIFY TO B.I. PHOTO	03/08/18
CITY OF GALV. COMMENT 1	04/08/18
CITY OF GALV. COMMENT 2	04/15/18
GEN REV CDS - B.I.	04/23/18

Federal copyright protection extending to derivative works is applicable to architectural and engineering drawings and documents. Any reproduction, distribution, or use of these drawings or documents without the written consent of the architect or engineer is prohibited. This sheet is one part of a set. The information contained on this sheet shall be read in conjunction with the entire set, project specifications, and applicable codes and standards. Any claims arising from the use of these drawings or documents shall be the responsibility of the user. The architect or engineer shall not be responsible for the accuracy or completeness of the information provided by third parties. The architect or engineer shall not be responsible for the accuracy or completeness of the information provided by third parties.

SHEET INFORMATION
EXTERIOR ELEVATIONS

A5.03



May 8, 2018

Ms. Catherine Gorman
Assistant Director
Planning and Development Division
City of Galveston
Fourth Floor
823 25th St.
Galveston, Texas 77550

Re: **ZBA Variance Application**
Hilton Garden Inn – Seawall Blvd and 77th St.
7627 Stewart Rd.

Dear Ms. Gorman,

Thank you for meeting with me twice earlier to preview this project. First, we would like to change the address for this site from its current one on Stewart Rd. to 7690 Seawall Blvd. Any direction you can provide for that would be appreciated.

The purpose of this letter is to explain our Request for Variance from the LDR per the application you will find herewith.

We are seeking three Variances for this project and have proposed mitigating elements in our design to comply with the LDR's intent where we have struggled to meet its prescriptive standards. The site is zoned "C" and is in the Seawall West Character Area, Overlay Zone HDDZ-5. We are proposing a five-story building over parking, and are complying with the 70' height restriction, measured from the existing grade to the top of the parapet. We have aligned 42% of the building face at Seawall along the 20' water easement that parallels the front property line, and 100% of the building face along the 77th Street property line.

1. **Variance Request One. Continuous Measurement Standard, Section 10.303-I.** This standard states that the maximum height for the building shall be measured continuously from existing or finished grade. We are requesting a variance from this standard along parts of the West (77th St.) elevation and parts of the North (Stewart) elevation. Specifically, referring to drawing sheet A5.03, we propose that 246 square feet of the total 16,249 square feet-- 1.5% of the West elevation--be allowed to exceed the continuous measurement standard by less than four feet at its worst condition. Additionally, referring to drawing sheet A5.02, we have 226 square



Tipps Architecture, Inc.
3301 Edloe St., Suite 400
Houston, Tx 77017

713-228-1700

www.tippsarchitecture.com
info@tippsarchitecture.com

feet of the total 7,020 square foot far North elevation that exceeds this standard (3.2%). We believe that the other elevations comply with the standards as designed.

We have worked extensively with Hilton Hotels on the design for this Site and made modifications to their prototype design to comply with various sections of the LDR and maximize the beauty of the site. We believe that the result is an outstanding hotel property worthy of this premier beachfront location. Allowing for robust construction that will perform well in storms over its life time, we use larger floor framing members than most hotels of this type. Our proven design method helps ensure that the hotel will withstand weather events and remain open and operational through and after them. A consequence of this is that, for this building, about four feet has been added to the overall building height relative to normal framing methods (one foot per floor above the first floor). Additionally, we utilized parapets to provide appropriate screening for all roof top equipment. Finally, we sought to find a balance in the finish floor elevation height that limits the excavation required on the site, while insuring that the parking areas are fully handicap accessible by van with a minimum 9'-6" clear height throughout the parking facility. The combination of these factors have made it difficult to comply with the continuous measurement standard along all parts of the building's elevations.

We request that the building height be allowed as presented, with the areas of exceedance limited as illustrated in the drawings submitted herewith.

2. **Variance Request Two. Wall Plane Articulation.** Table 10.307 of the LDR states that for each maximum wall length of 30' there must be an offset of not less than 5' deep, that continues for not less than 10' ("minimum offset length") around the building's elevations. Most hotels are designed around a three-room module of about 39'. We have re-designed the hotel compared to the prototype to utilize two room modules. Additionally, we have made the typical Hilton Garden Inn double rooms longer, and the king rooms shorter to create the five-foot offset required by the LDR. We have been successful in complying with the standard except in one area on the west side of the building. Referring to drawing sheet A0.01 we have one section of wall plane that is 37'-8" long as opposed to 30'. This area is at the part of the hotel where electrical, mechanical, plumbing, laundry and vertical transportation infrastructure all come together around the elevator lobby and rear lobby egress to 77th

Street. This, combined with the stacking geometry of mechanical chases and guest rooms above, make it very difficult to comply with the 30' articulation standard.

As this distance is in the "offset length" as opposed to the outer most wall plane, we believe that a technical reading of the standard actually allows this condition. The standard states that the offset length shall be a minimum of 10', but no maximum is given. One can assume that the intent of the standard is that it should be greater than 10' and less than 30', but I can not find a maximum length in the Standard for the offset.

The intent of this standard is to create varied building elevations and a more pleasant overall streetscape than mono-planer buildings provide. To mitigate the offset length in this condition, we designed a vertical one foot wide "fin" element that goes from grade to parapet and creates sharp shadowing to break that wall section. Additionally, we have introduced a horizontal canopy over the doors, and wrapped some of the windows with a fin element that is repeated across all the elevations. We believe that the design intent is met, and that an interesting, visually appealing design has been achieved along the street frontages.

We are requesting that this condition be allowed as designed to avoid complications later in the permitting process. We believe that all other wall plane articulations comply with Table 10.307 and related sections of the Regulations.

3. **Variance Request Three. Lot Coverage**, by definition (Section 10.303-K), is the total area of all impervious structures or pavements on the site. Per Table 10.311 this is limited to 75% of the total site area. To get the maximum possible guest room count while complying with the Off-Street Parking requirements of this Use, vehicle ingress, egress and circulation, and while providing richly landscaped interior courts and amenities, we have ended up with 89% impervious area. We are proposing to mitigate this overage by providing 9,250 square feet of planted roof area, which will count for 6,938 square feet of additional impervious area (75% of 9,250) which brings the site into compliance at 75%. Please review the calculation in the Table, Drawing A7 on Sheet A0.01 for our design basis.

We interpret the intent of this regulation to help insure that, when coupled with the rest of the regulations impacting this site, an open,

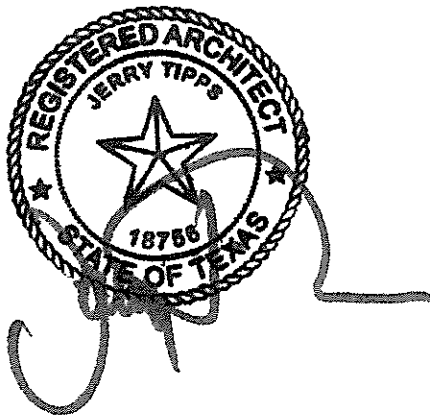
pleasing design is created, while minimizing the development's impact on the storm drainage infrastructure through the delayed release or retained management of storm water across the site.

In addition to the roof top planted areas, a proven "green building" strategy as an aid in storm water quality and management, we are proposing that all of the planted areas on the roof and top of the parking structure are conveyed by drains to retention tanks with a portion of that water capacity being utilized for landscape irrigation. This will comply with the impervious area requirement of the LDR and mitigate the Storm and Domestic Water management and use impact of the development.

We are requesting that you allow us to achieve compliance with the Lot Coverage Standard, Table 10.311, by augmenting impervious area through a planted roof system with water capture and storage for use in landscape irrigation.

--end--

Respectfully Submitted:
Tipps Architecture, Inc.



Jerry Tipps, AIA, LEED-AP
President