

TO: City Plan Board

Item Number: OB1

FROM: Planning & Development Services Department

DATE: June 23, 2016

Petition PB-15-12 SUP eda engineers-surveyors-planners, inc., agent for H.I. Resorts. A review of the glazing requirements for a hotel in the MU-1 zoning district. Zoned: MU-1 (8-30 units/acre mixed use low intensity). Located at 3245 SW Archer Road.

Recommendation

Staff recommends approval of the waiver to the building wall articulation glazing requirement for the Candlewood Hotel Special Use Permit.

Explanation

On May 26, 2016 the Board discussed the issue of whether they had granted the applicant a waiver to building wall articulation glazing requirement, it was determined that the waiver was not granted. During the Board's discussion on this issue the members concluded that they would grant the waiver given that the building would be facing a private drive and not a public road. The applicant has indicated that 18.3% (excluding operable glass doors) of the 732 square feet surface area will have glazing (see attached elevations). With the operable glass doors the percentage goes up to 25%. The land development code would have required 30% of the area to be glass for front building walls.

Respectfully submitted,



Ralph Hilliard
Planning Manager

Attachment: Building Elevations

Number	Description	Date
1	1HG comments	08/14/2015

Candlewood-Gainesville Hotel
 3201 SW Archer Rd. Gainesville, FL 32608
 HI Development Corp.

CANDLEWOOD
 SUITES

dllw
 architects
 342 Douglas Avenue
 Gainesville, FL 32608
 772.734.4000
 www.dllwarchitects.com
 established 1988

DRAWN
 JYE/JRRC
 EDIT DATE
 4/19/2016 10:02:27 AM
 ISSUE DATE
 02 April, 2015
 SCALE
 As indicated
 JOB NUMBER
 14-108

SHEET NAME
 Exterior Elevations
 Property ID# #17116 GNVCW
 SHEET NUMBER
A-4.0.0

ELEVATION MATERIAL NOTES

- 1 - WALLS - (EIFS)
- 2 - CONTROL JOINT INDICATED AS 'CJ' ON DRAWINGS) SEE SPEC CONSTRUCTION OF JOINT W/ EIFS (NOTE: THIS DETAIL TO BE USED AT JOINT WHERE EIFS THICKNESS DOES NOT CHANGE)
- 3 - 2" HIGH x 3/4" DEEP RUSTICATION JOINT
- 4 - NOT USED
- 5 - RIDGE VENT (SEE ROOF PLAN FOR LOCATIONS)
- 6 - HOLLOW METAL DOORS SEE SCHEDULE
- 7 - GLASS ALUMINUM DOORS SEE SCHEDULE
- 8 - 4'-0" x 5'-2" WINDOW UNLESS NOTED OTHERWISE
- 9 - THRU-WALL HVAC UNIT. SEE MECH. COLOR TO MATCH ADJACENT EIFS COLOR
- 10 - MECH. DOORS. SEE MECH. DRAWING FOR SIZE AND LOCATION. PANT LOUVER TO MATCH ADJACENT SURFACE
- 11 - EXPANSION JOINT IN EIFS (INDICATED AS 'EJ' ON DRAWINGS) SHEATHING WITH SEALANT & BACKER ROD. REFER DTL'S 4A2.3, 5A2.2, & 6A2.2
- 12 - EXTERIOR LIGHTS. REFER TO ELECTRICAL
- 13 - NON-FUNCTIONAL DECORATIVE LOUVER TO MATCH THRU-WALL HVAC COVER. SEE MECH. DRAWING W/ PANELED SCREEN

E.I.F.S. COLOR

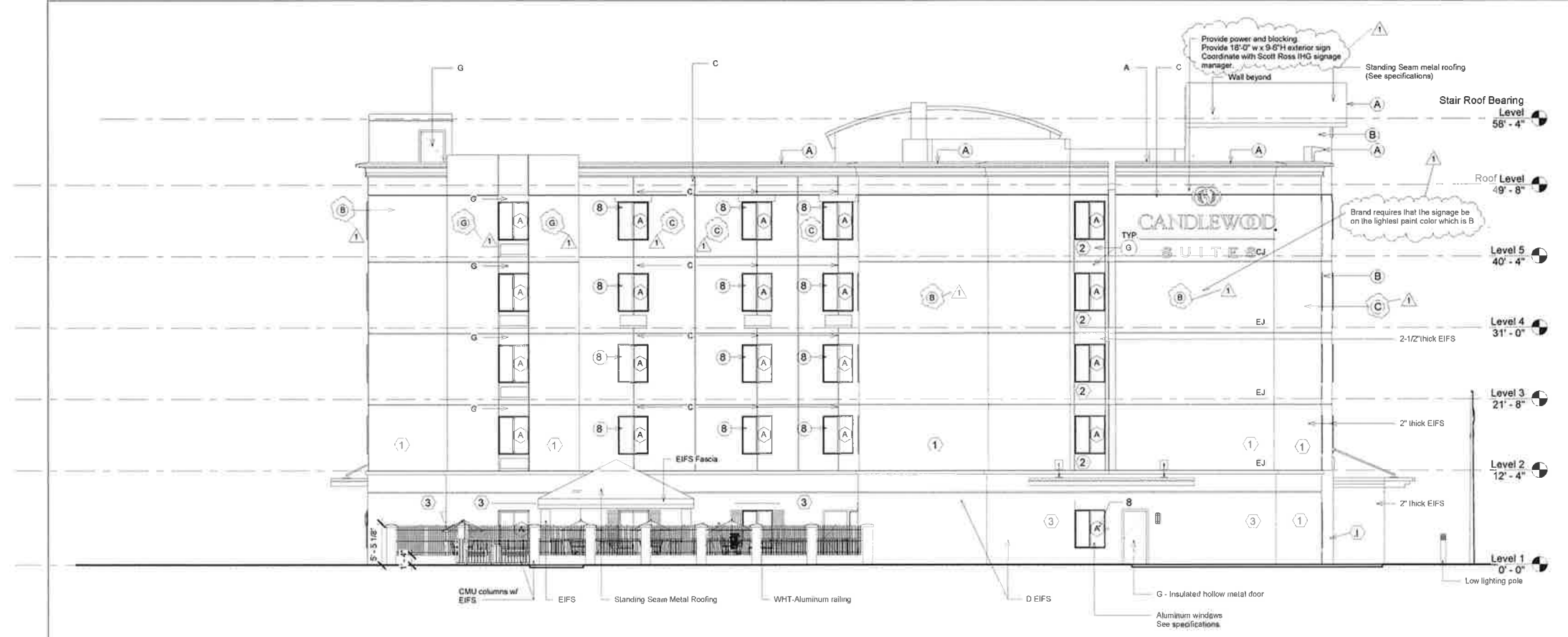
MATCH EIFS COLOR TO THE FOLLOWING BENJAMIN MOORE COLORS

A - WHITE HERON	OC-57
B - WHITE SAND	OC-10
C - PROVENCE OLIVE	HC-99
D - LOG CABIN	BM0183-10
E - VALLEY FORGE TAN	AC-35
F - BLACK GRAY	

E.I.F.S. THICKNESS

- 1 - 2" THICK EIFS
- 2 - 1 1/2" THICK EIFS
- 3 - 4" THICK EIFS

- NOTES:**
- 1 COLOR OF FASCIA AND SOFFIT TO MATCH EIFS COLOR "A"
 - 2 SCUPPER SHALL BE SEAMLESS & "PRE-FINISHED" TO MATCH ADJACENT R.U.E. SURFACE
 - 3 ALL SHUTTERS COLOR TO MATCH PERFECT SHUTTERS WC # 2 BLACK STRAIGHT L.S.
 - 4 NOT USED
 - 5 BRACKET COLOR TO MATCH BENJAMIN MOORE COLOR WHITE HERON OC-57



1 Exterior Elevation - NORTH - 1/8" = 1'-0"

Elevation surface area = 6241 SQ. FT. = 100%
 Glazing transparency area = 280 SQ. FT. = 4.5%



2 Exterior Elevation - WEST - 1/8" = 1'-0"

Elevation surface area = 732 SQ. FT. = 100%
 Glazing transparency area = 134 SQ. FT. = 18.3%

Note:
 All glazing in this area must be at least 80 percent transparent.
 The calculations provided exclude operable entrance doors.

NOTE:
 HEIGHT MODIFICATION applied per Section 504.2 of the 2010 Florida Building Code.

AREA BETWEEN 3FT AND 8 FT EXCLUDING THE SLIDING GLASS DOOR ONLY = 732 SQ. FT. = 100%
 AREA BETWEEN 3FT AND 8 FT EXCLUDING THE ALL WINDOWS = 134 SQ. FT. = 18.3%

Number	Description	Date
1	IFG comments	08/14/2015

ELEVATION MATERIAL NOTES

- | | |
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| <p>1 - WALLS - (E.I.F.S.)
EXTERIOR INSULATION FINISH SYSTEM</p> <p>2 - CONTROL JOINT (INDICATED AS 'CJ' ON DRAWINGS)
3/4" X 3/4" GALVANNEED STEEL JOINT IN E.I.F.S.
(NOTE THIS DETAIL TO BE USED AT JOINT WHERE E.I.F.S. THICKNESS DOES NOT CHANGE)</p> <p>3 - 2" HIGH X 3/4" DEEP RUSTICATION JOINT</p> <p>4 - NOT USED</p> <p>5 - RIDGE VENT (SEE ROOF PLAN FOR LOCATIONS)</p> <p>6 - HOLLOW METAL DOORS SEE SCHEDULE</p> <p>7 - GLASS ALUMINUM DOORS SEE SCHEDULE</p> <p>8 - 4' 0" X 6' 0" WINDOW UNLESS NOTED OTHERWISE</p> <p>9 - THRUWALL HVAC UNIT - SEE MECH. COLOR TO MATCH ADJACENT EIFS COLOR</p> | <p>10 - MECH. LOUVERS SEE MECH. DWGS FOR SIZE ALSO REF. ETR1C1 DWGS FOR HEADER SIZE AND DOOR PAINT LOUVER TO MATCH ADJACENT SURFACE</p> <p>11 - EXPANSION JOINT IN EIFS (INDICATED AS 'EJ' ON DRAWINGS) SHEATHING WITH SEALANT & BACKER ROD. REFER DTLS AW2 2, SA2 2, & BA2 2</p> <p>12 - EXTERIOR LIGHTS REFER TO ELECTRICAL</p> <p>13 - NON-FUNCTIONAL DECORATIVE LOUVER TO MATCH THRUWALL HVAC LOUVER</p> <p>14 - RAIN DRAINAGE VENT WITH INSECT SCREEN</p> |
|--|--|

E.I.F.S. COLOR

MATCH EIFS COLOR TO THE FOLLOWING BENJAMIN MOORE COLORS:

A - WHITE HERON	OC-37
B - WHITE SAND	OC-10
C - PROVIDENCE OLIVE	HC-98
D - LOG CABIN	BM2123-10
E - VALLEY FORGE TAN	AC-35
F - BLACK GRAY	

E.I.F.S. THICKNESS

- 1 - 2" THICK EIFS
2 - 2 1/2" THICK EIFS
3 - 4" THICK EIFS

NOTES:

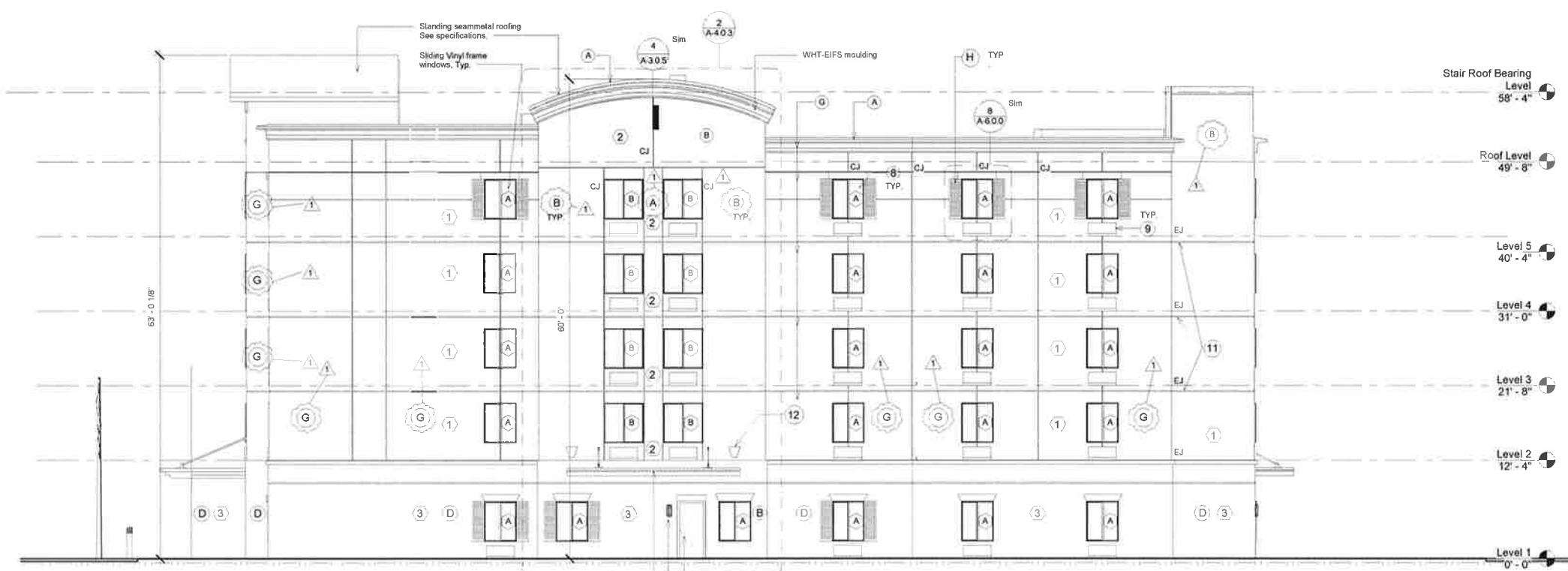
1. COLOR OF FASCIA AND SOFFIT TO MATCH EIFS COLOR "A"

2. SCUPPER SHALL BE SEAMLESS & PREFINISHED TO MATCH ADJACING BUILDING SURFACE

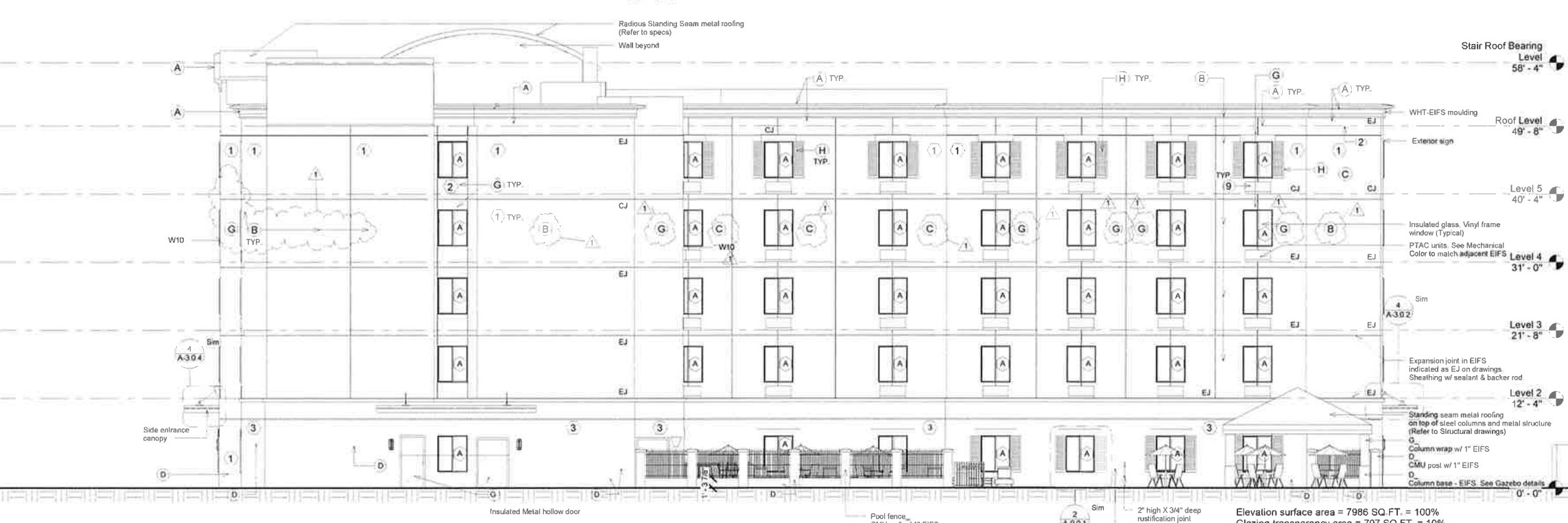
3. ALL SHUTTERS COLOR TO MATCH PERFECT SHUTTERS WC # 2 BLACK STRAIGHT LS

4. NOT USED

5. BRACKET COLOR TO MATCH BENJAMIN MOORE COLOR WHITE HERON OC-37



1 Exterior Elevation - SOUTH - 1/8" = 1'-0"



2 Exterior Elevation - EAST - 1/8" = 1'-0"

Candlewood-Gainesville Hotel
3201 SW Archer Rd. Gainesville, FL 32608
HI Development Corp.



DRAWN	JYF/JRC
EDIT DATE	4/19/2015 10:02:40 AM
ISSUE DATE	02 April 2015
SCALE	As indicated
JOB NUMBER	14-188

SHEET NAME
Exterior Elevations

Property ID# #17116 GNVCV

SHEET NUMBER
A-4.0.1