

PROJECT SUMMARY

-GUEST ROOMS: 110
-LEVELS: 5
-SITE AREA: XX
-PARKING SPACES: 120

AREA SUMMARY

SCHEME A (INDOOR POOL)
GROUND LEVEL 18,005 SF
LEVEL 2 12,803 SF
LEVEL 3-5 13,437 SF
TOTAL 71,119 SF

BUILDING AREA PER KEY

SCHEME A (INDOOR POOL)
647 SF/KEY

PROGRAM SUMMARY (PER LEVEL)

LEVEL 1
SALES OFFICE 111 SF
WORK ROOM 290 SF
DISHWASHING 123 SF
FOOD PREP 65 SF
STAGING 133 SF
LUGGAGE 64 SF
WORK ROOM 243 SF
COMP. 119 SF
SUNROOM 149 SF
GUEST KITCHEN 750 SF
LOUNGE 1 560 SF
LOUNGE 2 140 SF
BAR/CAFE 493 SF
HOST 97 SF
FRONT VESTIBULE 195 SF
LOBBY 471 SF
GALLERY 437 SF
BUSINESS CENTER 411 SF
GM 178 SF
WOMEN 194 SF
MEN 199 SF
JAN. CLOSET 44 SF
MEETING ROOM STO. 366 SF
MEETING ROOM #1 412 SF
MEETING ROOM #2 405 SF
MEETING ROOM #3 1,221 SF
BACK VESTIBULE 135 SF
ELEV. LOBBY 192 SF
ELEV. MACHINE ROOM 95 SF
LINEN CHUTE 79 SF
ELEC. ROOM 268 SF
LINEN STO. 151 SF
LAUNDRY 764 SF
EMPLOYEE AREA 453 SF
CHEM. STO. (SCHEME A) 19 SF
POOL MECH. (SCHEME A) 180 SF
PUMP (SCHEME A) 74 SF
TOILET (SCHEME A) 68 SF
FITNESS ROOM 548 SF
INDOOR POOL (SCHEME A) 783 SF
DECK (SCHEME A) 1,203 SF
STAIRS 394 SF
ELEV. 135 SF
STO. 210 SF
CORRIDOR 1,589 SF
TOTAL (SCHEME A) 15,905 SF

GUESTROOM AREA 2,083 SF
GROSS BUILDING AREA (SCHEME A) 18,005 SF

LEVEL 2
STO. 265 SF
HOUSEKEEPING 130 SF
ELEC. CLOSET 58 SF
MECHANICAL 133 SF
MAINT. 153 SF
TEL./EQUIP. ROOM 118 SF
ELEC. ROOM 160 SF
ELEVATOR 114 SF
ELEVATOR LOBBY 181 SF
STAIRS 318 SF
CORRIDOR 2,408 SF
TOTAL 4,038 SF

GUESTROOM AREA 8,765 SF
GROSS BUILDING AREA 12,803 SF

LEVEL 3-5
HOUSEKEEPING 130 SF

STORAGE 387 SF
ELEC. CLOSET 58 SF
ELEVATOR 114 SF
ELEVATOR LOBBY 181 SF
STAIRS 318 SF
CORRIDOR 2,048 SF
TOTAL 3,238 SF

GUESTROOM AREA 10,201 SF
GROSS BUILDING AREA 13,437 SF

NOTE:
GROSS AREA OF BUILDING IS BASED ON OUTSIDE
FACE OF CMU AS GLAZING SYSTEM TYPE.
THICKNESS MAY VARY BASED UPON EXTERIOR
SYSTEM SELECTED.

PROJECT DATA

Scale: NONE

B4 SITE PLAN, PODIUM LEVEL

Scale: 1" = 40'

NOTES:

1. SITE AREA = 6.1056 ACRES (265,968 SF)
2. DEVELOPMENT SYNOPSIS:
-HYATT PLACE HOTEL - 59,910 SF - 83 ROOMS
-ALOFT HOTEL - 50,887 - 100 ROOMS
-STAYBRIDGE SUITES - 71,759 SF - 100 ROOMS
-TOTAL ROOMS (ALL PROPERTIES) - 383 ROOMS
3. TOTAL PARKING REQUIRED - 322 SPACES
-- 134 PROVIDED ON PODIUM AT BUILDING ENTRY LEVEL
-- 238 PROVIDED ON PARKING AND SERVICE LEVEL
-- TOTAL PARKING PROVIDED - 372 SPACES
-- PARKING LEVEL IS SERVED BY ELEVATORS AT EACH HOTEL
4. LANDSCAPING IS NOT SHOWN COMPLETELY. FINAL LANDSCAPE AND IRRIGATION PLAN WILL COMPLY FULLY WITH HOTEL BRANDS STANDARDS AND THE CITY OF GALVESTON LANDSCAPE ORDINANCE, AND SHALL BE SUBJECT TO FINAL REVIEW AND APPROVAL BY ALL STAKEHOLDERS.
5. SITE LIGHTING WILL BE PROVIDED IN COMPLIANCE WITH HYATT PLACE BRAND STANDARDS INCLUDING BUILDING ILLUMINATION. GENERAL AREA LIGHTING WILL BE PROVIDED FOR THE OUTDOOR VERANDA AREA OFF OF THE SUNROOM PATIO IN FRONT OF THE BUILDING. LIGHTING SHALL BE SUBJECT TO THE ORDINANCES OF THE CITY OF GALVESTON. A PHOTOMETRIC PLAN FOR BOTH LEVELS AND LIGHT FIXTURE CUT SHEETS WILL BE SUBMITTED TO SELECTO HOTELS FOR APPROVAL.
6. A DOG WALK AREA WILL BE PROVIDED.

D4 SITE NOTES

Scale: NONE

E4 DEVELOPMENT SYNOPSIS

Scale: NONE

F4 SITE CONTEXT

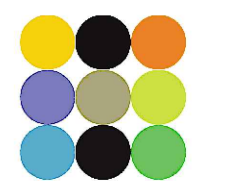
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ROOM MATRIX						
	LEVEL					
		G	2	3	4	5
KING						
	TYPE KA-STANDARD	2	9	10	10	41
	TYPE KB-CONNECTING		1	2	2	7
	TYPE KC-ACCESSIBLE		1			1
	TYKE KD-STUDIO	2	4	4	4	18
	TYPE KE-ACCESSIBLE SUITE			1		1
DOUBLE QUEEN					1	2
	TYPE QA-STANDARD		7	7	7	28
	TYPE QB-CONNECTING		1	2	2	7
	TYPE QC-ACCESSIBLE	1	1	1		3
TOTAL KING		4	15	17	18	72
TOTAL DOUBLE		1	9	10	9	38
TOTAL		5	24	27	27	110

B2 ROOM MATRIX

Scale: NONE

Lot	Occupant	Area (SF)	%age
Lot 1	Hyatt Place Hotel	48,595.9	18.27%
Lot 2	Aloft	50,656.2	19.05%
Lot 3	Staybridge Suites	71,054.8	26.72%
Lot 4	Common Area and Detention	95,651.1	35.96%
Total		265,958.0	100.00%



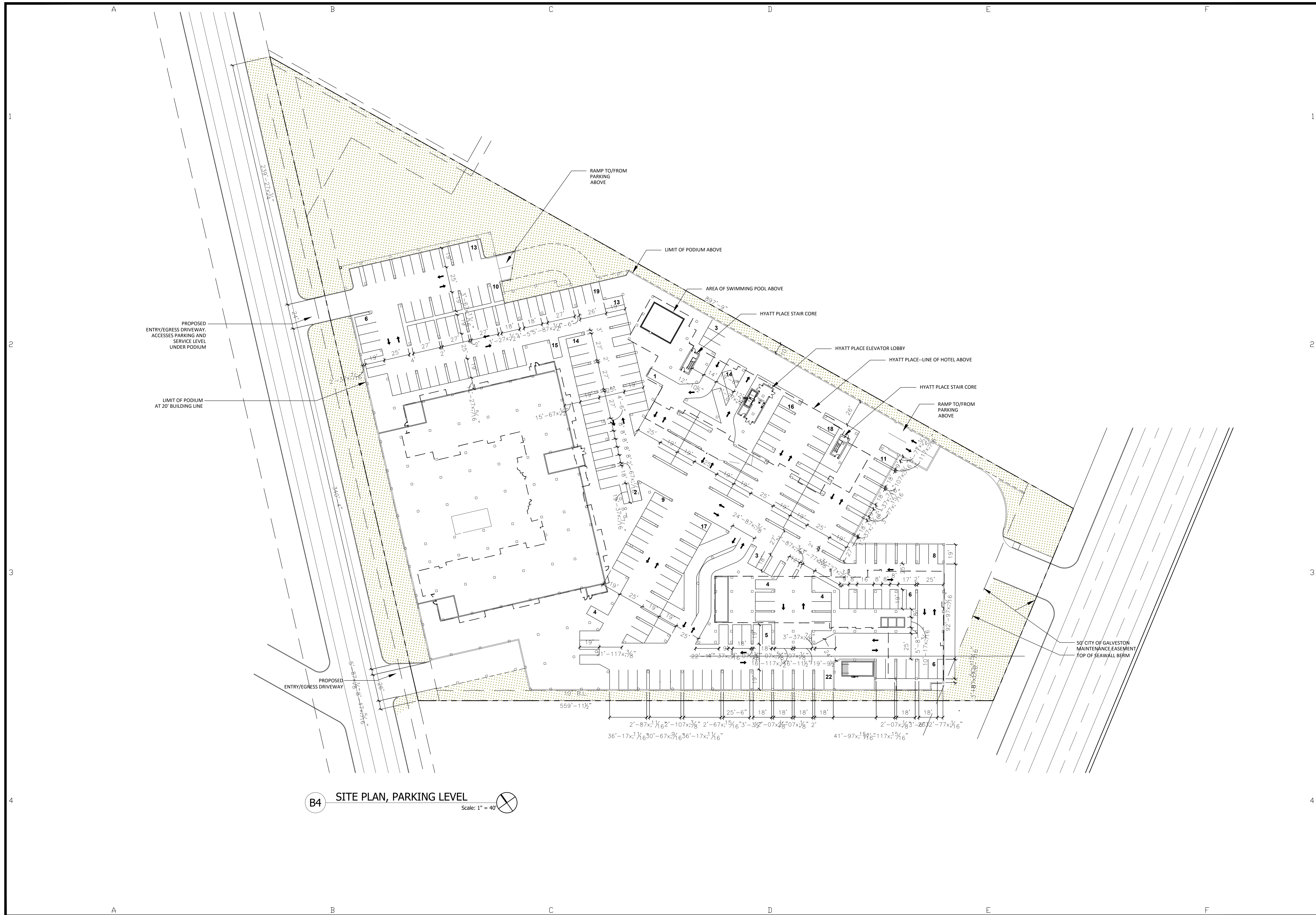
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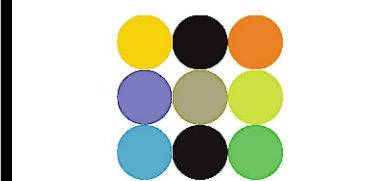


B4 SITE PLAN, PARKING LEVEL
Scale: 1" = 40'

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**HYATT
PLACE**

HYATT PLACE
7300 BLOCK SEAWALL BLVD
GALVESTON, TEXAS 77551

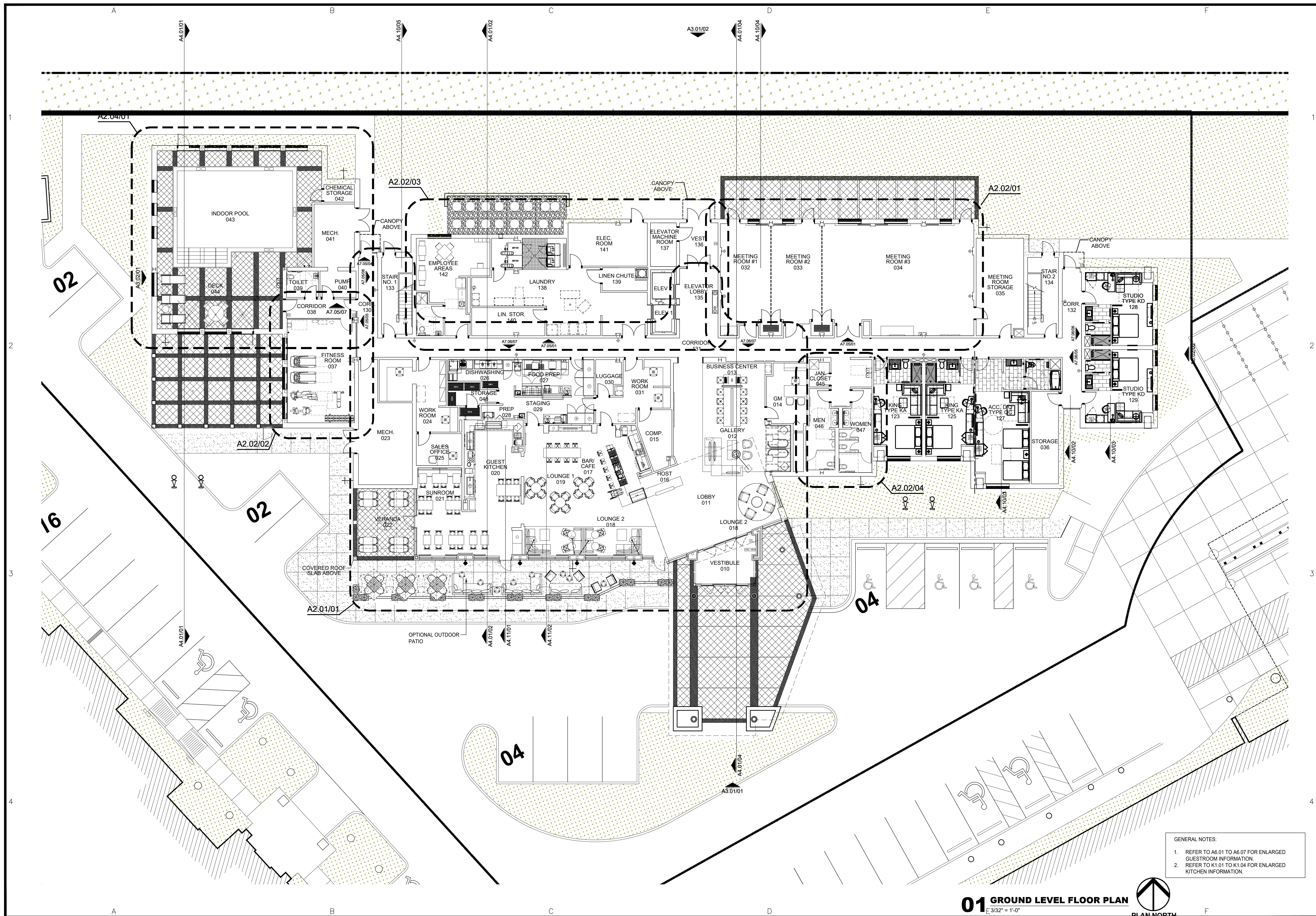
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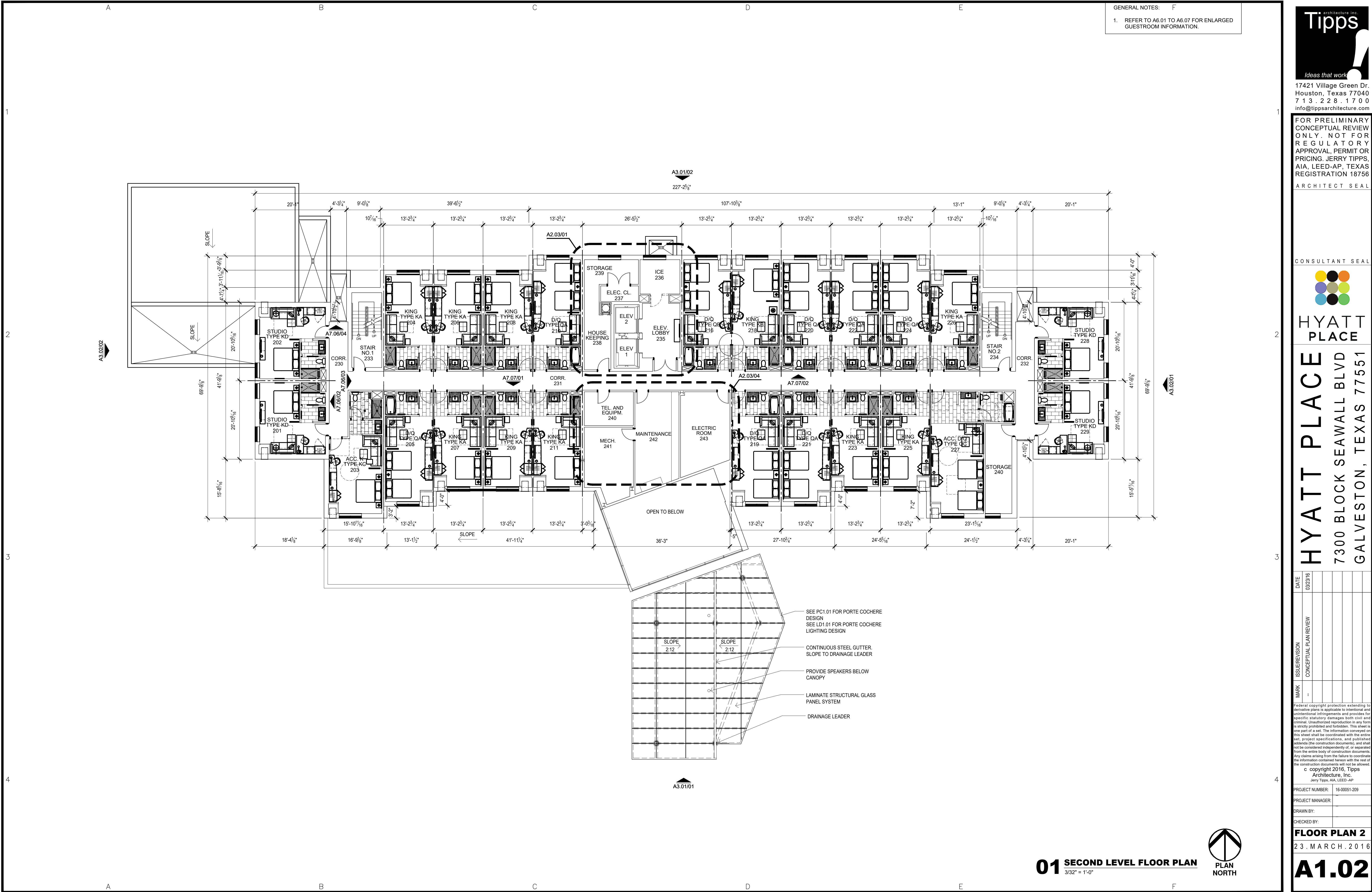
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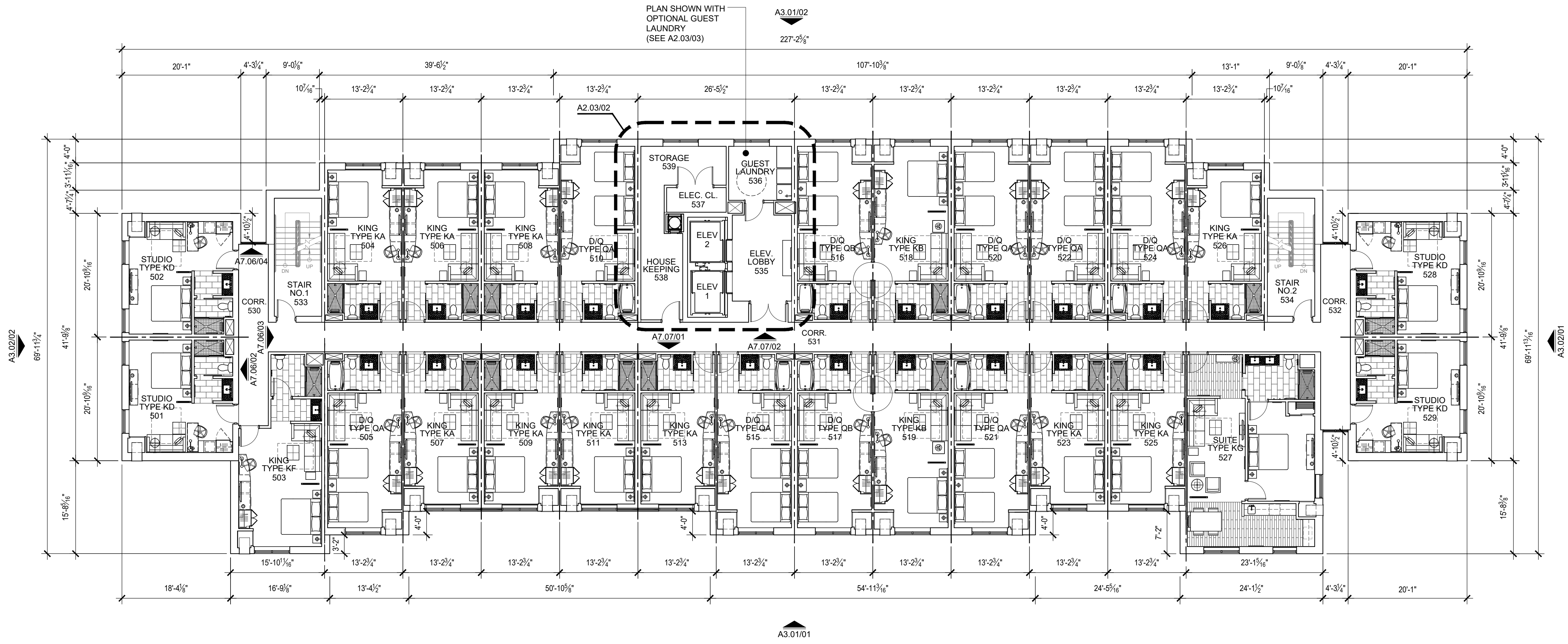
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A1.01





GENERAL NOTES:
1. REFER TO A6.01 TO A6.07 FOR ENLARGED GUESTROOM INFORMATION.

01 **FOURTH LEVEL FLOOR PLAN**
3/32" = 1'-0"



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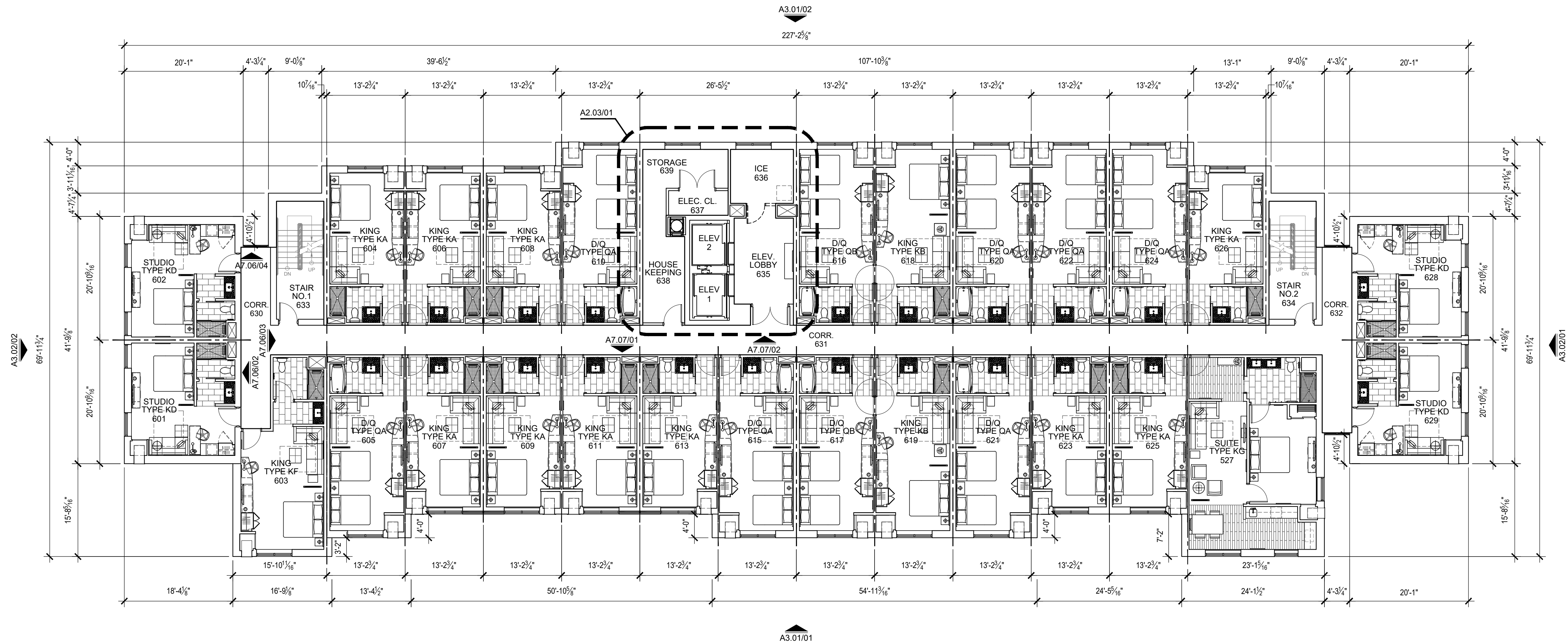
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FLOOR PLAN 4
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A1.05



GENERAL NOTES:
1. REFER TO A6.01 TO A6.07 FOR ENLARGED GUESTROOM INFORMATION.

01 FIFTH LEVEL FLOOR PLAN
3/32" = 1'-0"



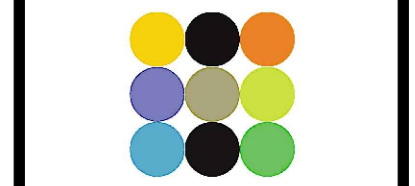
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FLOOR PLAN - 5	
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A1.06	

MASONRY: BRICK OPTION

OPTION #1
MANUFACTURER: MUTUAL MATERIALS
COLOR/TEXTURE: AMBER ROSE/MISSION TEXTURE
SIZE: MODULAR
MORTAR COLOR: CUSTOM PRODUCTS "CHAPERALL #35"

OPTION #2
MANUFACTURER: CAROLINA CERAMICS
COLOR/TEXTURE: BLUE BLACK/ WIRE CUT
SIZE: MODULAR
MORTAR COLOR: MAPEI #47 CHARCOAL

EXTERIOR INSULATION AND FINISH SYSTEM: (EIFS)

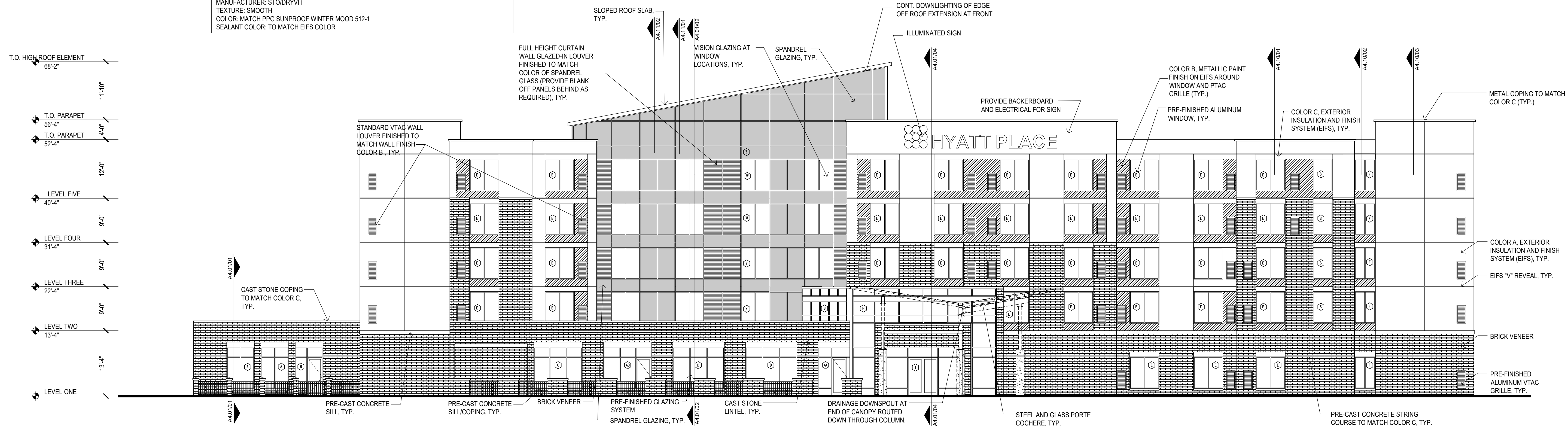
COLOR A:
MANUFACTURER: STOIDRYVIT
TEXTURE: SMOOTH
COLOR: MATCH PPG SUNPROOF BONE WHITE 516.3
MORTAR COLOR: TO MATCH EIFS

COLOR B:
MANUFACTURER: STOIDRYVIT
TEXTURE: PEARLESCENT SMOOTH
COLOR: MATCH DRYVIT REFLECTIT (COLOR & TEXTURE) #255 TIN MAN
MORTAR COLOR: TO MATCH EIFS

COLOR C:
MANUFACTURER: STOIDRYVIT
TEXTURE: SMOOTH
COLOR: MATCH PPG SUNPROOF WINTER MOOD 512-1
SEALANT COLOR: TO MATCH EIFS COLOR

GENERAL NOTE:

SEE A9.10 & A9.11 FOR GLAZING SCHEDULE



01 SOUTH (FRONT) ELEVATION
3/32" = 1'-0"



02 NORTH (REAR) ELEVATION
3/32" = 1'-0"



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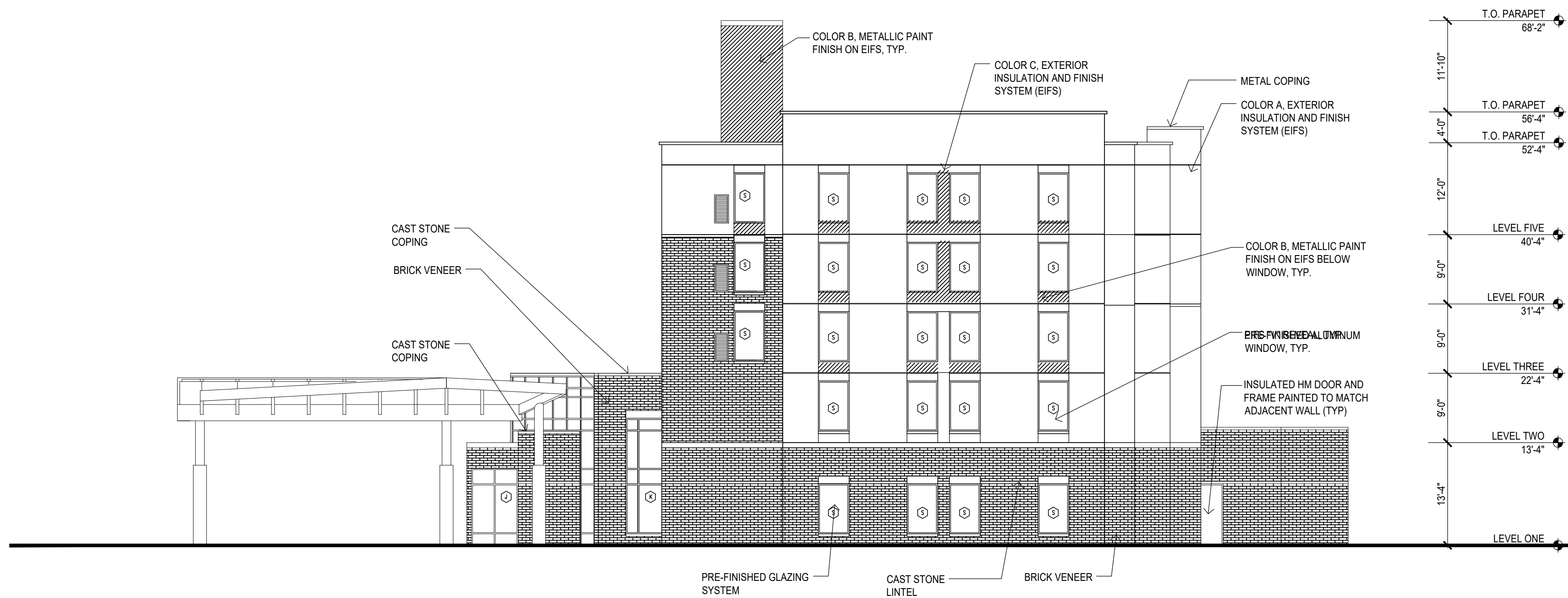
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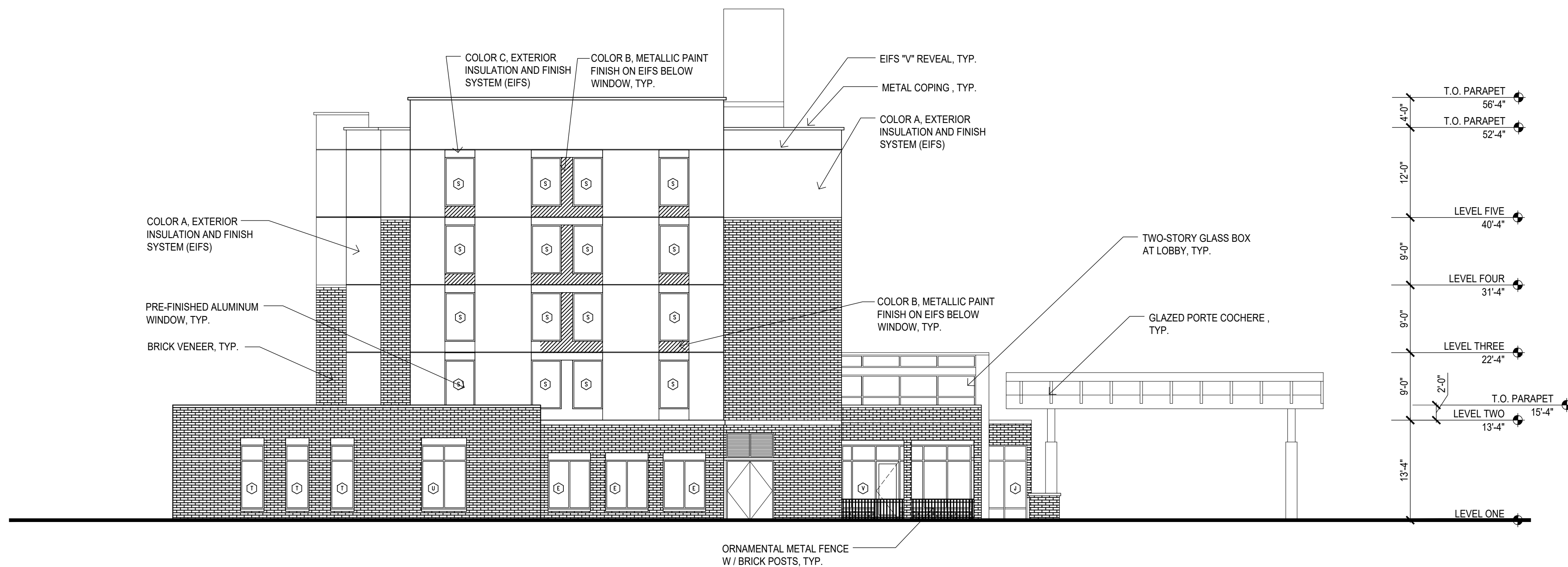
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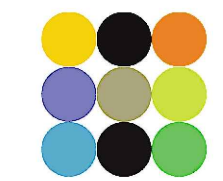
A3.01A



01 EAST (SIDE) ELEVATION
3/32" = 1'-0"



02 WEST (SIDE) ELEVATION
3/32" = 1'-0"



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