



## HILTON GARDEN INN

Gainesville is sometimes called the capitol of North Central Florida, and is home to the University of Florida. This Hilton Garden Inn is situated off I-75 on Archer Road, convenient to both interstate travelers and visitors to the area. It is centrally located to shopping, dining and entertainment venues. It is positioned next to an earlier LPB project - the Homewood Suites - by the same developer.

The hotel is clad with stucco, and uses a sophisticated blend of off-white, coral and grayed-rose to set the building apart from others in the area. The building was constructed of wood frame and floor-roof trusses, with shallow spread footings. Special attention was given to the proper detailing of the wood elements, to fire-protect the wood assemblies as required by code.

The Hilton Garden Inn offers 104 guest rooms, composed of a mix of kings and double-queens. Amenities include breakfast served daily at the Great American Grill, a board room and meeting spaces. The pavilion also includes the Pantry, a 24-hour convenience store where snacks, beer and wine, and a variety of toiletry items can be purchased. The one-story Pavilion contains the lobby lounge and dining area, which opens onto a lush patio on the dining side and onto a pool / spa on the lounge side. The pool deck area is nestled into a heavily landscaped 'garden' environment, overlooking a large open land preserve, and is accented with a pergola. The Patio has plenty of space for special events.

Guestrooms are conditioned with thru-wall air conditioning units and public spaces use split system fan coil units. 100% conditioned outside air make-up air units help offset the heavy humidity found in the area. Buildings in humid areas such as this must be positively pressurized to avoid the miseries of mildew, musty odors, condensation and other water-related problems. The project was negotiated to a lump sum construction contract.



architecture	L
engineering	P
interiors	B
	C

## GAINESVILLE, FL

- Units  
104
- Gross Square Foot  
58,744
- Construction Cost  
\$6,534,000
- Cost/Square Foot  
\$111.23
- Cost/Unit  
\$62,827
- Gross Square Foot/Unit  
565
- Acreage  
1.908
- Construction Start  
February 2006
- Construction Time  
14 Months
- Contractor  
Pinkerton & Laws
- Owner  
McKibbin Hotel Group





Lindsay Pope  
Brayfield & Assoc.



344 West Pike Street, Lawrenceville, Georgia 30046  
770-963-8989 Fax: 770-822-9492

[www.lpbatlanta.com](http://www.lpbatlanta.com)