



# DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION

## CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT

Address: 1300 White Street • Key West, Florida 33040

Phone: 305-809-3764

Website: [www.cityofkeywest-fl.gov](http://www.cityofkeywest-fl.gov)

Fees listed below include a **\$376.81 advertising/noticing fee** and a **\$134.01 fire review fee** where applicable. Any Major or Minor Development Plan returned to the Planning Board after initial approval will require a new application fee equivalent to one-half of the current fee schedule.

Development Plan and Conditional Use Application Fee Schedule	
Development Plan	
Minor Development Plan	
Within Historic District Total Application Fee	\$ 3,618.26
<b>Outside Historic District Total Application Fee</b>	<b>\$ 2,814.20</b>
Conditional Use Total Application Fee	
Extension Total Application Fee	\$ 670.05
Major Development Plan Total Application Fee	
Conditional Use Total Application Fee	\$ 1,474.11
Extension Total Application Fee	\$ 670.05
Administrative Modification Fee	
Minor Modification Fee	\$ 1,853.65
Major Modification Fee	\$ 2,619.41
Conditional Use (not part of a development plan) Total Application Fee	
Extension (not part of a development plan) Total Application Fee	\$ 670.05
Revision or Addition (not part of a development plan) Fee	
	\$ 2,431.01

**Applications will not be accepted unless complete**

Development Plan

Major \_\_\_\_\_

Minor   X  

Conditional Use

\_\_\_\_\_

Historic District

Yes \_\_\_\_\_

No   X  

Please print or type:

- 1) Site Address: 2400 N. Roosevelt Ave
- 2) Name of Applicant: Fairfield Inn & Suites
- 3) Applicant is:  
Property Owner: RLJ II - F Key West, LLC  
Authorized Representative: Richard Choate  
(attached Authorization and Verification Forms must be completed)
- 4) Address of Applicant: 2134 Magazine Street • New Orleans, LA 70130
- 5) Applicant's Phone #: 504-301-3722 Email: rchoate@scnz.net
- 6) **Email Address:** rchoate@scnz.net
- 7) Name of Owner, if different than above: N/A
- 8) Address of Owner: 7373 Wisconsin Ave, Suite 1500, Bethesda, MD 20814

- 9) Owner Phone #: 301.280.7718 Email: camos@rljlodgingtrust.com
- 10) Zoning District of Parcel: General Commercial RE# \_\_\_\_\_
- 11) Is Subject Property located within the Historic District? Yes \_\_\_\_\_ No X
- If Yes: Date of approval N/A
- HARC approval # N/A
- OR: Date of meeting N/A

- 12) Description of Proposed Development and Use. Please be specific, list existing and proposed buildings and uses, number of dwelling units, parking, restaurant seats, vehicles proposed, etc. If there is more than one use, describe in detail the nature of each use (Give concise description here and use a separate sheet if necessary).

**Upgrades to support the new Compass Brand standards including expansion of the existing pool deck with elevated composite decking to accommodate seating for 106 guestrooms, new wayfinding signage, a new ADA ramp & modified Lanai decking at the Pool Suites, reconfigured front ADA parking spaces, a new passenger loading zone, & a new sidewalk from parking to the front Lobby entrance. Most existing white picket fencing will remain, except around the pool deck which is to be new. The existing Bar to remain, and the restaurant will serve three meals / day.**

- 13) Has subject Property received any variance(s)? Yes \_\_\_\_\_ No X
- If Yes: Date of approval \_\_\_\_\_ Resolution # \_\_\_\_\_
- Attach resolution(s).

- 14) Are there any easements, deed restrictions or other encumbrances on the subject property?
- Yes X No \_\_\_\_\_
- If Yes, describe and attach relevant documents.

**There is a utility easement along the 7th street side of the site, see survey.**

- A. For both *Conditional Uses* and *Development Plans*, provide the information requested from the attached **Conditional Use and Development Plan** sheet.
- B. For *Conditional Uses* only, also include the **Conditional Use Criteria** required under Chapter 122, Article III, Sections 122-61 and 122-62 of the Land Development Regulations (see attached copy of criteria).
- C. For *Major Development Plans* only, also provide the **Development Plan Submission Materials** required under Chapter 108, Article II, Division 7, Sections 108-226 through 108-248 of the Land Development Regulations (see attached copy of criteria) and any additional information as determined by the Planning Staff.
- D. For both *Conditional Uses* and *Development Plans*, one set of plans **MUST** be signed & sealed by an Engineer or Architect.

04.07.26



City of Key West Planning Department  
1300 White Street  
Key West, FL 33040

RE: Fairfield Inn Key West Conversion Project  
Minor Development Plan – Pool Deck  
Expansion  
2400 N. Roosevelt Blvd., Key West, FL 33040

## SOLUTION STATEMENT

### General Project Overview:

This project proposes the renovation and rebranding of the existing Fairfield Inn & Suites hotel property into a Compass by Margaritaville hotel. The project includes upgrades to existing guestroom buildings, renovation of the lobby and public spaces, and targeted site improvements focused on circulation, accessibility, and existing outdoor amenities.

The renovation focuses on improving functionality, guest experience, and code compliance while maintaining the existing building footprints and general site layout. Improvements include minor reconfiguration of parking and passenger loading areas, upgrades to accessible routes, expansion of the pool deck area, and enhancements to landscaping and site amenities.

**While the overall project includes building renovations and site improvements throughout the property, the scope of this Development Review Committee (DRC) application is limited to specific exterior site improvements associated with the pool deck area and adjacent circulation.** All other building renovations and interior work are being reviewed separately under building permit applications and are not part of this DRC review.

### Scope for DRC Review:

This application includes an expansion of the existing pool deck. The current pool deck does not adequately support the hotel's 106 guestrooms and presents access challenges due to limited circulation space around the pool. The proposed expansion is intended to improve circulation, accessibility, and provide a variety of seating areas for hotel guests.

The design consists of new composite decking at the level of the existing pavers, spanning over the existing swale which is to remain. The decking system is elevated and supported by beams and screw piles, allowing the existing drainage patterns to remain intact. Decking is spaced to allow for drainage, and tree wells are incorporated where required to preserve existing trees. The existing stormwater system is to remain and will be maintained.

## REVIEW REQUIREMENTS

The subject property is located within the General Commercial (CG) Zoning District and is an existing developed hotel site. The proposed work consists primarily of renovations, site improvements, and upgrades to existing structures and infrastructure.

No change in use is proposed. The redevelopment is consistent with the City of Key West Comprehensive Plan and Land Development Regulations. Review is therefore focused on compliance with applicable zoning, life safety, accessibility, and infrastructure requirements, focusing on the expansion proposed at the pool deck.

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## DEVELOPMENT INFORMATION

The existing and proposed design for the swale and the proposed pool deck expansion are depicted in the attached Architectural, Structural, Civil, MEP & Landscape drawings.

Existing Conditions:

- Existing multi-building hotel development.
- Existing parking, utilities, and site circulation.
- Existing pool and outdoor amenity areas.
- Existing landscaping and drainage systems.

Proposed Improvements:

- Renovation of existing guestroom buildings.
  - Renovation of lobby and public spaces.
  - Site improvements including:
    - Reconfigured parking and accessible spaces.
    - New passenger loading zone.
    - New ADA accessible route & ramp.
    - Expanded pool deck and outdoor amenities.
  - Upgraded lighting, landscaping, and signage.
  - Utility coordination and infrastructure improvements.
- 

## PROJECT DESCRIPTION

The redevelopment is proposed as a single-phase project.

General Scope:

- Renovation of existing hotel structures.
- Site and circulation improvements.
- No increase in number of guest rooms.
- No expansion of building footprint beyond minor site features (decking, ramps, etc.).

Site Data Table:

ITEM	PERMITTED	EXISTING	PROPOSED	COMPLIANCE
Zoning District	CG	CG	No Change	Complies
FLUM District	CG	CG	No Change	Complies
FEMA Flood District	AE-8	AE-8	No Change	Complies
BFE	N/A	8'-0 NAVD	No Change	Complies
Site Size	N/A	88,000 SF	No Change	Complies
Lot Width	N/A		No Change	N/A
Lot Depth	N/A		No Change	N/A
Density	N/A		No Change	N/A
Building Coverage	35,200 sf	28,000 sf	No Change	Complies
Open Space	17,600 sf	21,248 sf	21,045 sf	Complies
Impervious Surface	52,800 sf	34,120 sf	34,420 sf	Complies
Landscaping	N/A			N/A
FAR	N/A		No Change	N/A
Height	40'-0"	33'-8"	No Change	Complies
Front Setback	25'-0"	35'-6"	No Change	Complies
Rear Setback	25'-0"	39'-0"	No Change	Complies
Side Setback	15'-0"	44'-2"	No Change	Complies
Street Side Setback	20'-0"	20'-6"	No Change	Complies
Parking	107 spaces	100 spaces	No Change	N/A
Accessible Parking	4 spaces	3 spaces	4 spaces	Complies

Other Project Information:

1. This is a single-phase project.
2. Construction is anticipated to begin upon permit approval, ideally August 1, 2026.
3. Construction duration will be partitioned to allow continued hotel operations where feasible.
4. The project will comply with the Florida Building Code and applicable floodplain regulations.
5. The project is not located within an environmentally sensitive area.

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**SITE LOCATION AND CHARACTER OF USE**

The project site is located at 2400 N. Roosevelt Boulevard and is an existing hotel property. The proposed renovation maintains the existing hotel use while improving site functionality and guest amenities. According to the Key West Comprehensive Plan, Hotels are an approved use in the General Commercial zone.

No change in intensity of use is proposed. Enhancements to the pool deck and outdoor areas are intended to improve circulation and usability for hotel guests to support the existing 106 guestrooms. The Hotel has not experienced issues with vehicular access or circulation within the site nor on adjacent streets.

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**LEGAL DESCRIPTION**

Refer to attached survey.

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## **FLOOD ZONE**

The property is located within the AE-8, FEMA-designated flood zone. All improvements will comply with applicable floodplain regulations and elevation requirements.

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## **PLANS, STRUCTURES, AND AMENITIES**

All proposed improvements are depicted in the attached drawings. Improvements related to the DRC scope are focused on the expansion at the pool deck.

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## **SITE WORK / LANDSCAPING**

All clearing, excavation and landscaping improvements related to the expansion at the pool deck are shown in the attached plans. Landscaping will be enhanced to improve aesthetics and site usability.

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## **PARKING AND CIRCULATION**

There are no major changes to the parking and circulation as it currently exists and are outside of this DRC application. There shall be no reduction in the number of parking spaces on site.

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## **UTILITIES AND INFRASTRUCTURE**

All utility improvements will be coordinated with applicable agencies. Existing services will be upgraded as required to support the redevelopment.

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## **LIGHTING AND SIGNAGE**

Exterior lighting will be designed to minimize glare and light spill. Signage will comply with City of Key West requirements.

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## **SOLID WASTE**

Refuse and recycling areas will be maintained and improved as required for operational efficiency and code compliance. The existing dumpster and enclosure are located at the East side of the lot facing 7<sup>th</sup> Street and will remain in it's existing location.

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## **STORMWATER MANAGEMENT**

The stormwater retention plan is existing to remain. The project will not adversely impact existing drainage patterns.

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## **CONCURRENCY ANALYSIS**

The project is located within a developed urban area and does not significantly increase demand on public infrastructure. Existing utilities, roadway systems, and services are adequate to support the proposed renovation.

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Thank you for your time and consideration. We appreciate your review and look forward to your feedback.

Sincerely,

SCNZ Architects, LLC



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Richard A. Choate, AIA  
Principal

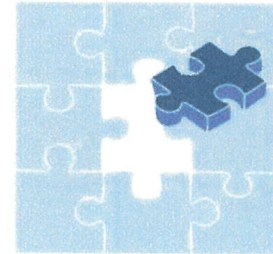
March 15, 2024

Mr. Todd Stoughton, Assistant City Manager  
City of Key West  
1300 White Street  
Key West, FL 33040

**RE: Somerset Island Prep Redevelopment Project  
1904 / 1906 / 1908 Flagler Avenue  
(RE Nos. 00063480-000000 / 00063450-000000)**



TREPANIER



**& ASSOCIATES INC**  
LAND USE PLANNING  
DEVELOPMENT CONSULTANTS

### **SOLUTION STATEMENT**

This project proposes to redevelop a portion of the existing public charter school known as Somerset Island Prep located at 1904, 1906 and 1908 Flagler Avenue to be specific use-designed. In 2014-2016, 1908 Flagler Avenue was developed as a specific use-designed new charter school building. Somerset subsequently occupied and began teaching out of that building. 1904 and 1906 Flagler Avenue building known as The Annex has been adaptively reused as part of Somerset but has reached the end of its effective life. The project will construct a new specific use-designed building in the Annex location to operate seamlessly with 1908 Flagler.

Somerset has established an alternative process for high school students to study college-level courses concurrent with their high school education through an innovative system relying heavily on remote learning for the higher grades. This results in dual graduations with high school diplomas and Associates degrees. The redevelopment of the Annex will allow Somerset to offer greater services to more students through this innovative educational system.

### **REVIEW REQUIREMENTS**

FL Statute requires local governments treat public charter schools the same as non-charter public schools and exempts public charter schools from land use regulations requiring development orders, development permits, land use changes, rezonings, and other special exceptions. Statute prohibits local government denial of a public charter school development if the comprehensive plan identifies public schools as an allowable use, which it does in the case.

1904, 1906 and 1908 Flagler is located in the Limited Commercial ("CL") zoning district. Table 1-1.1.5 of the Key West Comprehensive Plan expressly includes public schools as allowable uses in the Limited Commercial zoning district. As such, the redevelopment may not be denied by the City and review is limited to life safety and fire code compliance and specific expenditures for certain public infrastructure.

Sincerely,

  
Thomas Francis-Siburg, Planning Manager

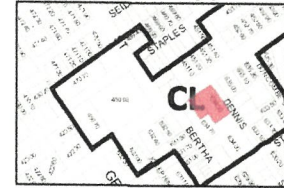
CC: Mr. Albert Childress, City of Key West, City Manager  
Mr. Ron Ramsingh, City of Key West, City Attorney  
Mr. Todd German, Somerset Academy, Inc., Board Chair  
Mr. Tom Rompella, Somerset Island Prep, Principal  
Mr. Owen Trepanier, Trepanier & Associates, CEO

1421 First Street, Unit 101, Key West, FL 33040  
Telephone: (305) 293-8983 / Email: Thomas@OwenTrepanier.com

## DEVELOPMENT INFORMATION

The following is an analysis of the proposed project pursuant to major development plan approval criteria.

Existing development is depicted in attached surveys and plans, including:



- Name of Development
- Name of Owner/Developer
- Scale
- North arrow
- Preparation and revision dates
- Location/street address
- Size of site
- Buildings
- Structures
- Parking
- FEMA flood zones
- Topography
- Easements
- Utility locations
- Existing vegetation
- Existing storm water
- Adjacent land uses
- Adjacent buildings
- Adjacent driveways

Proposed development is depicted in attached plans prepared by licensed engineers, including:

- Buildings
- Setbacks
- Parking
- Driveway dimensions and material
- Utility locations
- Garbage and recycling
- Signs
- Lighting
- Project Statistics
- Building Elevations
- Height of buildings
- Finished floor elevations
- Height of existing and proposed grades
- Drainage plan
- Landscape Plan

### Title block:

Name of Development:	Somerset Island Prep
Name of Owner/Developer:	1908 Flagler Avenue Corp
Scale: (Architectural)	As noted on plans
North Arrow:	As noted on plans
Preparation and revision dates:	As noted on plans
Location of Development:	1904 / 1906 / 1908 Flagler Avenue

### Key persons and entities:

Owner:	1908 Flagler Avenue Corp
Developer:	Somerset Island Prep
Authorized Agent:	Trepanier & Associates, Inc.
Architect:	Civica Architecture & Urban Design
Surveyor:	Reece & Associates
Engineer:	Perez Engineering & Development, Inc.
Traffic Engineer:	Traf Tech Engineering, Inc.
Landscape Architect:	GAI's Community Solutions Group
Land Planner:	Trepanier & Associates, Inc.

**Project Description:**

The redevelopment is proposed in one (1) phase.

**Site Data:**

Site Data	Required per Statute	Existing	Proposed	Compliance
Zoning District	CL	CL	No Change	Complies
FLUM District	CG	CG	No Change	Complies
FEMA Flood District	AE-8	AE-E	No Change	Complies
BFE	N/A	5' NGVD	5' NGVD	N/A
Site Size	N/A	18,710 sq ft	No Change	N/A
Lot width	N/A	138'-9"	No Change	N/A
Lot depth	N/A	152'-4"	No Change	N/A
Density	N/A	0 du	No Change	N/A
Building Coverage	N/A	5,318 sq ft (28%)	6,705 sq ft (36%)	N/A
Open Space	N/A	5,940 sq ft (32%)	3,607 sq ft (19%)	N/A
Impervious Surface	N/A	12,775 sq ft (68%)	6,660 sq ft (35%)	N/A
Landscaping	N/A	5,940 sq ft (32%)	3,607 sq ft (19%)	N/A
FAR	N/A	5,318 sq ft (28%)	12,048 sq ft (64%)	N/A
Height	N/A	20'-2"	36'-0" + roof terrace	N/A
Front Setback	N/A	19'-6"	0'-0"	N/A
Rear Setback	N/A	18'-2"	0'-0"	N/A
Side Setback	N/A	0'-9"	0'-0"	N/A
Street Side Setback	N/A	20'-9"	No Change	N/A
Auto Parking	N/A	11 spaces (1 ADA)	No Change	N/A
Bicycle-Scooter Parking	N/A	3 spaces	≥11 spaces	N/A

**Other Project Information:**

1. This is a single-phased project.
2. The target date for commencement: TBD.
3. The expected date of completion is within 2 years of commencement.
4. The redevelopment plan is contained herewith.
5. The redevelopment proposes the demolition of approx. 2,632 sq ft of the adaptively reused 1904 and 1906 Flagler to construct an approx. 9,362 sq ft new specific use-designed structure.
6. The project is not a planned unit development.
7. The project will comply with federal flood insurance regulations.
8. This project is not located in an environmentally sensitive area.

**Approval Process:**

The following development approval process is anticipated:

Step	Date
1. Submit notice of redevelopment in compliance with comprehensive plan	3/15/24
2. If applicable, certain infrastructure expenditures	TBD
3. Submit applicable documentation for life safety and fire code compliance	TBD
4. Commence construction	TBD

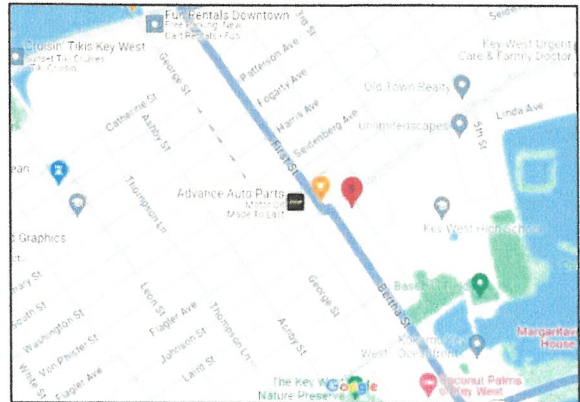
**Appearance, design, and compatibility:**

- This property is located outside the Historic District and does not impact the district.

- See attached site plan, traffic analysis, and the site data calculations.
- The project team will coordinate with FKAA to ensure access to potable water and a wastewater disposal system exists.
- The proposed redevelopment will protect all necessary resources.

**Site location and character of use:**

The project site is located in the Limited Commercial (“CL”) zoning district. The Key West Comprehensive Plan lists public schools as an allowable use in the CL district. The property is used as Somerset Island Prep Charter High School: 1908 Flagler, an existing specific use-designed charter school; 1904-1906 Flagler, an adaptively reused building as part of the charter school.



Any archeological resources will be protected as required.

No subdivisions will occur as part of the project.

**Legal Description:**

Please see attached survey.

**Flood Zone:**

The property is located within the AE-8 base flood elevation (BFE) zone (NGVD 29).

**Future Land Use Map Designation (“FLUM”):**

The property’s FLUM designation is General Commercial. Public schools are an allowable use in the General Commercial FLUM district.

**Plans, Structures, Amenities:**

As depicted on the attached plans and survey.

The project is not located within an environmentally sensitive area.

**Land clearing, excavation and fill, tree protection, landscaping and irrigation plan:**

All proposed clearing, excavation and landscaping is depicted on attached plans.

**On-site and off-site parking and vehicular, bicycle, and pedestrian:**

As depicted on the attached plans.

**Economic Resources:**

Ad Valorem Estimates: TBD

Construction expenditure: TBD

**Construction Management:**

The redevelopment is a single-phase project. Construction is proposed to progress steadily based on Florida Building Code. Construction is expected to commence as soon as possible.

**Location of mechanical equipment, utility hardware and waste storage areas:**

As depicted on the attached plans.

**Front-end loaded refuse container requirements:**

The refuse container will be located in such a manner to facilitate convenient access.

**Roll-off Compactor Container location requirements:**

A roll-off container shall meet the requirements of 108-281, as depicted on the site plan.

**Utility lines:**

Any new utility services will be installed and coordinated with the appropriate utility agencies.

**Exterior Lighting:**

All new lighting shall be shielded and lighting sources shall be arranged to eliminate glare from roadways and streets and shall direct light away from properties lying outside the district.

**Signs:**

All new signage proposed will be guided by local policy.

**Pedestrian sidewalks:**

As depicted on the attached plans.

**Open Space, Screening, Buffers, and Landscaping:**

Open space and landscaping will be enhanced as depicted on the plans.

**Storm water and Surface Water Management:**

As depicted on the attached plans.

**Concurrency Analysis:**

The City's Comprehensive Plan directs the City to ensure that facilities and services needed to support development are available concurrent with the impacts of new development.

*Policy 2-1.1.1- Transportation:*

Policy 2-1.1.3: Dense Urban Land Area effectively eliminates the transportation concurrency requirement in favor of a prioritization of safety and function of existing roads and multi-modal transportation improvements (i.e. transit, air, boat, bicycles, pedestrianism, mixed-use development)

Policy 2-1.1.3: Dense Urban Land Area. The City of Key West is a substantially developed dense urban land area and is thereby exempted from transportation concurrency requirements for roadways. The City recognizes that its development characteristics make substantive expansion of capacity of the roadway system prohibitive. The City will therefore prioritize improving the safety and function of existing roads and multi-modal transportation improvements (i.e. transit, air, boat, bicycles, pedestrianism, mixed-use development) as its primary strategies for addressing current and projected transportation needs.

Notwithstanding, see attached traffic analysis.

*Policy 4-1.1.2.C – Potable Water:*

Potable water to the City of Key West is provided by the Florida Keys Aqueduct Authority (FKAA). FKAA has the capacity to provide 23 million gallons per day to Monroe County as a result of:

- The South Florida Water Management District's issuance of Water Use Permit #13-0005, which allocates 17 million gallons per day in the dry season,
- 17.79 million gallons per day which can be withdrawn from the Biscayne Aquifer,
- Six million gallons per day provided by a reverse osmosis treatment plant in Florida City.

As documented above, the City is meeting its Level of Service Standard for Potable Water. The City projects a slight permanent population decrease, and only a slight increase in its functional population and non-residential development during short and long-range planning periods, so the current capacity should remain adequate. Ongoing capital improvements will be necessary to maintain and improve standards and service delivery.

*Policy 4-1.1.2.A - Sanitary Sewage:*

The City contracts out the operation of the Richard A. Heyman Environmental Pollution Control Facility, its wastewater treatment plant (Plant), and the associated collection system to Operations Management International, Inc. (OMI). The Plant currently has the capacity to treat 10 million gallons per day, exceeding the capacity required to achieve the existing Level of Service Standard by approximately seven million gallons per day. Actual daily flow is 4.5 million gallons per day. This is a reduction from eight (8) million gallons per day due to a 67 million dollars capital improvement to the City's wastewater treatment during the past short-term planning period, including \$56 million for collection system rehabilitation.

As documented above, the City is exceeding its Level of Service Standard for Wastewater. The City projects a slight permanent population decrease, and only a slight increase in its functional population and non-residential development, during the short and long-range planning periods, so the current capacity should remain adequate. Ongoing capital improvements and continuing conservation efforts will continue to maintain and improve service delivery.

*Policy 4-1.1.2.D - Solid & Recyclable Waste:*

The City currently contracts with Waste Management of Florida, Inc. to collect, transfer and dispose of solid waste and residential recyclables. Commercial recyclables and other non-franchised collection services such as construction and demolition debris and yard waste are available on the open market to all licensed haulers. The City owns and operates a solid waste transfer station on Rockland Key that received 45,402.10 tons of solid waste for disposal and 3,607 tons of recyclables in 2009/10. Waste Management disposes of the solid waste collected in Monroe County, including the City of Key West, at its Central Sanitary Landfill in Broward County. In 2009 Waste Management Inc. reported a reserve capacity of 17 years at this facility. There is therefore an estimated reserve capacity of 15 years as of the date of this report.

As documented above, the City is meeting its Level of Service Standard for solid waste. The City projects a slight permanent population decrease, and only a slight increase in its functional population and non-residential development, during the short and long-range planning periods, and the current capacity should remain adequate. Ongoing capital improvements will be necessary to improve standards and service delivery.

*Policy 4-1.1.2. E- Drainage Facilities:*

Existing Level of Service Standard

1. Post development runoff shall not exceed the pre-development runoff rate for a 25-year storm event, up to and including an event with a 24-hour duration.
2. Storm water treatment and disposal facilities shall be designed to meet the design and performance standards established in Chapter 62-25 Section 25.025, Florida Administrative Code, with treatment of the runoff from the first one inch of rainfall on-site to meet the water quality standards required by Chapter 62-302, Florida Administrative Code. Storm water facilities which directly discharge into "Outstanding Florida Waters" (OFW) shall provide an additional treatment pursuant to Section 62-25.025 (9), Florida Administrative Code.
3. Storm water facilities must be designed so as to not degrade the receiving water body below the minimum conditions necessary to assure the suitability of water for the designated use of its classification as established in Chapter 62-302 Florida Administrative Code.

Notwithstanding, see attached civil stormwater drainage plans.



**City of Key West  
Planning Department**

**Authorization Form**  
*(Where Owner is a Business Entity)*

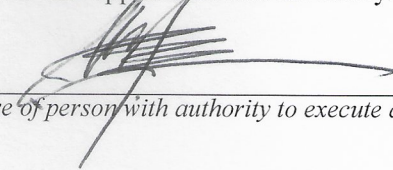
Please complete this form if someone other than the owner is representing the property owner in this matter.

I, Craig Amos as  
*Please Print Name of person with authority to execute documents on behalf of entity*

Vice President of RLJ II-F Key West, LLC  
*Name of office (President, Managing Member) Name of owner from deed*

authorize Richard Choate, SCNZ Architects, LLC  
*Please Print Name of Representative*


to be the representative for this application and act on my/our behalf before the City of Key West.

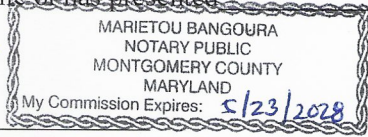
  
*Signature of person with authority to execute documents on behalf of entity owner*

Subscribed and sworn to (or affirmed) before me on this 03/19/2026  
*Date*

by Richard Choate  
*Name of person with authority to execute documents on behalf of entity owner*

He/She is personally known to me or has presented as architect of record for renovation project as identification.

  
*Notary's Signature and Seal*



Marietou Bangoura  
*Name of Acknowledger typed, printed or stamped*

N/A  
*Commission Number, if any*



**City of Key West  
Planning Department  
Verification Form**  
*(Where Applicant is an entity)*

I, Richard A. Choate, AIA, in my capacity as Principal  
*(print name)* *(print position; president, managing member)*  
of SCNZ Architects, LLC  
*(print name of entity)*

being duly sworn, depose and say that I am the Authorized Representative of the Owner (as appears on the deed), for the following property identified as the subject matter of this application:

2400 N Roosevelt Blvd, Key West, FL 33040  
*Street address of subject property*

I, the undersigned, declare under penalty of perjury under the laws of the State of Florida that I am the Authorized Representative of the property involved in this application; that the information on all plans, drawings and sketches attached hereto and all the statements and answers contained herein are in all respects true and correct.

In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

*Richard A. Choate*  
*Signature of Applicant*

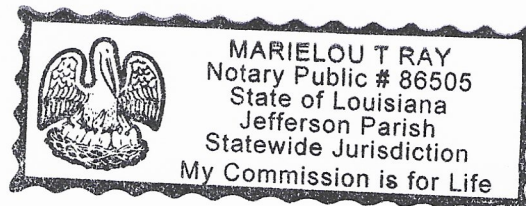
Subscribed and sworn to (or affirmed) before me on this 4/6/2026 by  
*date*  
Richard A. Choate, AIA  
*Name of Applicant*

He/She is personally known to me or has presented LA. DRIVER LICENSE as identification.

*Marielou T. Ray*  
*Notary's Signature and Seal*

MARIELOU T. RAY  
*Name of Acknowledger typed, printed or stamped*

86505  
*Commission Number, if any*



**This instrument prepared by:**

M. Jay Yurow, Esq.  
Venable LLP  
8010 Towers Crescent Drive  
Suite 300  
Vienna, VA 22182-2707

Doc# 1608916 10/23/2006 10:01AM  
Filed & Recorded in Official Records of  
MONROE COUNTY DANNY L. KOLHAGE

10/23/2006 10:01AM  
DEED DOC STAMP CL: PW \$146,141.10

**Return to:**

LandAmerica Financial Group, Inc.  
Attn: Dennis Vendetti Asset #63  
1015 15th Street NW, Suite 300  
Washington, DC, 20005

Doc# 1608916  
Bk# 2246 Pg# 621

PROPERTY APPRAISER'S PARCEL IDENTIFICATION NO. \_\_\_\_\_

<p>Grantor's name and address: KEY WEST PARTNERS I, L.L.P. c/o White Lodging Services Corporation 1000 East 80<sup>th</sup> Place Suite 700 North Merrillville, IN 46410</p>	<p>Grantee's name and address: RLJ II – F KEY WEST, LLC c/o RLJ Capital Partners II, LLC 3 Metro Center Suite 1000 Bethesda, MD 20814</p>
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**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED is made as of this 14<sup>th</sup> day of June, 2006 by and between KEY WEST PARTNERS I, L.L.P., an Indiana limited partnership (“Grantor”) and RLJ II – F KEY WEST, LLC, a Delaware limited liability company (“Grantee”).

**WITNESSETH:**

That for and in consideration of the sum of Ten Dollars (\$10.00), the receipt of which is hereby acknowledged, Grantor does hereby grant, bargain, sell and convey unto Grantee, in fee simple, that certain parcel of land located in Monroe County, Florida, as more particularly described on Exhibit A attached hereto, together with all improvements existing thereon (the “Property”).

TO HAVE AND TO HOLD the Property, together with all easements, rights, privileges and appurtenances thereto, and all the estate, right, title, interest and claim of Grantor in or to said Property, in fee simple forever, and Grantor does hereby warrant and defend the Property unto Grantee, its successors and assigns against all persons lawfully claiming by, through or under Grantor, but not otherwise.

RETURN TO: 0-060109-C MF  
LandAmerica - Commercial Services  
1001 N. Lake Destiny Road Ste 250  
Maitland, FL 32751



**EXHIBIT A**

LEGAL DESCRIPTION

**Doc# 1608916  
Bk# 2246 Pg# 623**

**Exhibit "A"**

PARCEL 1

A parcel of property located on the Island of Key West, Monroe County, Florida, and known as parcel of Tract 12 of a map prepared by Crawshaw-Bailey, Associates of The Key West Improvement Co., Inc., more particularly described as follows:

COMMENCING at the Northeast corner of Parcel No. 13 of a Plat of the RECORD OF THE HOLDINGS OF A.E. GOLAN and FLORENCE GOLAN, recorded in Plat Book 3, Page 35, of the Public Records of Monroe County, Florida, said Northeast corner also to be known as the Point of Beginning of the parcel of land hereinafter described; bear North 45°36'40" East along the Southeasterly right-of-Way line of North Roosevelt Boulevard, for a distance of 145.60 feet to a point; thence bear South 44°23'20" East, for a distance of 100.00 feet to a point; thence bear North 45°36'40" East, for a distance of 146.45 feet to a point; thence bear South 44°23'20" East, for a distance of 263.37 feet to a point; thence South 68°41'40" West, for a distance of 317.47 feet to a point; thence North 44°23'20" West, for a distance of 238.90 feet back to the Point of Beginning,

Parcel 1 being a portion of the property conveyed to Key West Partners I, an Indiana General Partnership, by Quit Claim Deed dated September 30, 1991, recorded in Book 1185, Page 973 of the Public Records of Monroe County, Florida, from Wharf Properties of Key West, Inc.

PARCEL 2

A parcel of property located on the Island of Key West, Monroe County, Florida, more particularly described as follows:

COMMENCE at the most Northerly corner of Tract 13, of C.G. BAILEY'S PLAT OF A PORTION OF KEY WEST, as recorded in Plat Book 3, Page 35, of the Public Records of Monroe County, Florida, said point being situated on the Southerly Right-of-Way line of North Roosevelt Boulevard; thence run North 45°36'40" East along the Southerly Right-of-Way line of North Roosevelt Blvd., for a distance of 145.60 feet to a point, said point being the Point of Beginning of the tract of land hereinafter described; thence continue North 45°36'40" East along the last mentioned course for 150.0 feet to a point; thence run South 44°23'20" East for a distance of 100.0 feet to a point; thence run South 45°36'40" West, for a distance of 150.0 to a point; thence run North 44°23'20" West, for a distance of 100.00 feet to the Point of Beginning.

Parcel 2 being the same property conveyed to Key West Partners I, an Indiana General Partnership, by Warranty Deed dated June 14, 1996, recorded in Document Book 1410, Page 598 of the Public Records of Monroe County, Florida, from Carol Anna Bowman,

as Trustee under provisions of a Trust Agreement dated May 3, 1993, known as Trust Number 2440.

# Monroe County, FL

## \*\*PROPERTY RECORD CARD\*\*

### Disclaimer

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

### Summary

**Parcel ID** 00065220-000100  
**Account#** 1067849  
**Property ID** 1067849  
**Millage Group** 10KW  
**Location** 2400 N ROOSEVELT Blvd, KEY WEST  
**Address**  
**Legal** PT KW NO 12 A PARCEL OF LAND LYING SE OF N ROOSEVELT BOULEVARD OR64-214/15 OR114-84/86 OR118-361/64 OR767-452/54 OR794-947 OR946-153D/C OR955-2323/25 OR998-8/9 OR1176-1306/08Q/C OR1185-973/78Q/C OR1256-117 OR1336-91/97 OR1410-598 OR2246-621/25  
**Description** (Note: Not to be used on legal documents.)  
**Neighborhood** 31040  
**Property** HOTEL - FLAG (3901)  
**Class**  
**Subdivision**  
**Sec/Twp/Rng** 33/67/25  
**Affordable** No  
**Housing**



### Owner

RLJ II-F KEY WEST LLC  
 3 Bethesda Metro  
 Ste 1000  
 Bethesda MD 20814

### Valuation

	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$9,624,672	\$12,186,470	\$12,498,485	\$5,837,972
+ Market Misc Value	\$4,862,336	\$5,651,344	\$1,785,498	\$841,578
+ Market Land Value	\$17,138,006	\$17,872,143	\$21,425,974	\$10,007,952
= Just Market Value	\$31,625,014	\$35,709,957	\$35,709,957	\$16,687,502
= Total Assessed Value	\$22,491,704	\$20,447,004	\$17,182,588	\$15,620,535
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$31,625,014	\$35,709,957	\$35,709,957	\$16,687,502

### Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$17,872,143	\$12,186,470	\$5,651,344	\$35,709,957	\$20,447,004	\$0	\$35,709,957	\$0
2023	\$21,425,974	\$12,498,485	\$1,785,498	\$35,709,957	\$17,182,588	\$0	\$35,709,957	\$0
2022	\$10,007,952	\$5,837,972	\$841,578	\$16,687,502	\$15,620,535	\$0	\$16,687,502	\$0
2021	\$7,581,782	\$6,823,604	\$758,178	\$15,163,564	\$14,200,487	\$0	\$15,163,564	\$0
2020	\$7,636,402	\$8,484,892	\$848,489	\$16,969,783	\$12,909,534	\$0	\$16,969,783	\$0
2019	\$6,925,010	\$6,232,509	\$692,501	\$13,850,020	\$11,735,940	\$0	\$13,850,020	\$0
2018	\$6,925,010	\$6,232,509	\$692,501	\$13,850,020	\$10,669,037	\$0	\$13,850,020	\$0

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

### Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL HIGHWAY (100H)	88,302.00	Square Foot	200	350

### Buildings

<b>Building ID</b>	40414	<b>Exterior Walls</b>	C.B.S.	
<b>Style</b>	STILT 2 STORY	<b>Year Built</b>	1987	
<b>Building Type</b>	HOTEL/MOTEL B / 39B	<b>EffectiveYearBuilt</b>	1998	
<b>Building Name</b>		<b>Foundation</b>	CONC PILINGS	
<b>Gross Sq Ft</b>	57325	<b>Roof Type</b>	FLAT OR SHED	
<b>Finished Sq Ft</b>	27342	<b>Roof Coverage</b>	MEMBRANE	
<b>Stories</b>	3 Floor	<b>Flooring Type</b>		
<b>Condition</b>	GOOD	<b>Heating Type</b>		
<b>Perimeter</b>	780	<b>Bedrooms</b>	0	
<b>Functional Obs</b>	0	<b>Full Bathrooms</b>	0	
<b>Economic Obs</b>	0	<b>Half Bathrooms</b>	0	
<b>Depreciation %</b>	35	<b>Grade</b>	400	
<b>Interior Walls</b>		<b>Number of Fire Pl</b>	0	
<b>Code</b>	<b>Description</b>	<b>Sketch Area</b>	<b>Finished Area</b>	<b>Perimeter</b>
CPF	COVERED PARKING FIN	17,297	0	1,064
OPX	EXC OPEN PORCH	9,410	0	3,560
FLA	FLOOR LIV AREA	27,342	27,342	1,638
SBF	UTIL FIN BLK	3,276	0	324
<b>TOTAL</b>		<b>57,325</b>	<b>27,342</b>	<b>6,586</b>

<b>Building ID</b>	5969	<b>Exterior Walls</b>	CUSTOM	
<b>Style</b>		<b>Year Built</b>	2008	
<b>Building Type</b>	HOTEL/MOTEL B / 39B	<b>EffectiveYearBuilt</b>	2012	
<b>Building Name</b>		<b>Foundation</b>		
<b>Gross Sq Ft</b>	9080	<b>Roof Type</b>	IRR/CUSTOM	
<b>Finished Sq Ft</b>	6987	<b>Roof Coverage</b>	METAL	
<b>Stories</b>	2 Floor	<b>Flooring Type</b>		
<b>Condition</b>	GOOD	<b>Heating Type</b>		
<b>Perimeter</b>	576	<b>Bedrooms</b>	0	
<b>Functional Obs</b>	0	<b>Full Bathrooms</b>	0	
<b>Economic Obs</b>	0	<b>Half Bathrooms</b>	0	
<b>Depreciation %</b>	15	<b>Grade</b>	400	
<b>Interior Walls</b>		<b>Number of Fire Pl</b>	0	
<b>Code</b>	<b>Description</b>	<b>Sketch Area</b>	<b>Finished Area</b>	<b>Perimeter</b>
OPX	EXC OPEN PORCH	2,093	0	608
FLA	FLOOR LIV AREA	6,987	6,987	624
<b>TOTAL</b>		<b>9,080</b>	<b>6,987</b>	<b>1,232</b>

<b>Building ID</b>	66379	<b>Exterior Walls</b>	C.B.S.
<b>Style</b>		<b>Year Built</b>	1995
<b>Building Type</b>	HOTEL/MOTEL D / 39D	<b>EffectiveYearBuilt</b>	2008
<b>Building Name</b>		<b>Foundation</b>	
<b>Gross Sq Ft</b>	11604	<b>Roof Type</b>	IRR/CUSTOM
<b>Finished Sq Ft</b>	8690	<b>Roof Coverage</b>	METAL
<b>Stories</b>	2 Floor	<b>Flooring Type</b>	
<b>Condition</b>	EXCELLENT	<b>Heating Type</b>	
<b>Perimeter</b>	740	<b>Bedrooms</b>	
<b>Functional Obs</b>	0	<b>Full Bathrooms</b>	6

<b>Economic Obs</b>	0	<b>Half Bathrooms</b>	0	
<b>Depreciation %</b>	23	<b>Grade</b>	400	
<b>Interior Walls</b>		<b>Number of Fire Pl</b>	0	
<b>Code</b>	<b>Description</b>	<b>Sketch Area</b>	<b>Finished Area</b>	<b>Perimeter</b>
FLA	FLOOR LIV AREA	8,690	8,690	0
OPU	OP PR UNFIN LL	594	0	0
OPF	OP PRCH FIN LL	2,230	0	0
SBU	UTIL UNFIN BLK	90	0	0
<b>TOTAL</b>		<b>11,604</b>	<b>8,690</b>	<b>0</b>

**Yard Items**

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
RW2	1986	1987	0 x 0	1	1211 SF	3
ASPHALT PAVING	1986	1987	0 x 0	1	33332 SF	2
TIKI	1999	2000	20 x 20	1	400 SF	4
FENCES	1999	2000	6 x 120	1	720 SF	2
WOOD DECK	1999	2000	20 x 38	1	760 SF	3
CUSTOM POOL	2007	2014	0 x 0	1	3181 SF	2
BRICK PATIO	2008	2014	0 x 0	1	3287 SF	3
FENCES	2007	2014	4 x 310	1	1240 SF	2
ASPHALT PAVING	1994	1995	0 x 0	1	5728 SF	2
CONC PATIO	1994	1995	0 x 0	1	858 SF	2

**Sales**

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
6/5/2006	\$1	Warranty Deed		2246	621	M - Unqualified	Improved		
9/1/1991	\$5,600,000	Warranty Deed		1185	973	M - Unqualified	Improved		
7/1/1991	\$2,800,000	Warranty Deed		1176	1306	U - Unqualified	Improved		

**Permits**

Number	Date Issued	Status	Amount	Permit Type	Notes
2024-1209	11/19/2024	Active	\$150,000	Commercial	rebuild laundry area floor finish demo of floor (see permit bld2022-2807). Demo electric/plumbing/fire in area. Rebuild floor to drawing specs, re install new electrical/plumbing/fixtures back into same locations
BLD2024-0437	02/26/2024	Completed	\$18,840	Commercial	Changing Out Existing 7 1/2 Ton Split System , Replacing With New 7 1/2 Ton American Standard In Same Location.
BLD2024-0321	02/13/2024	Completed	\$20,000	Commercial	Deck is on inside of Fairfield Inn hotel complex and provides space for 3 suite's usage. Was falling and dangerous
BLD2022-0809	03/25/2022	Completed	\$15,000	Commercial	REPAIR DESCRIBED AREAS OF SPALLING. WE HAVE APPROXIMATELY 40 SF OF SPALLING REPAIRS NEEDED ON CEILING OF PARKING AREA UNDER HOTEL. **NOC REQUIRED**
BLD2021-2723	09/24/2021	Completed	\$71,100	Commercial	REPLACE WATER HEATERS & STORAGE TANKS. 2- 285 MBH WATER HEATERS & 2- 80 GALLON STORAGE TANKS.
17-00003757	11/09/2017	Completed	\$6,800	Commercial	ASPHALT PATCHING UP TO 100 SQ/FT, SEAL COATING PARKING LOT AND RE STRIPING ALL PAVEMENT MARKING USING DOT CERTIFIED TRAFFIC PAINT. GH.
17-3459	09/25/2017	Completed	\$37,018	Commercial	Revision #1 the total square footage of the flat roofs is 216 sf and coating of 1817 sf of metal roof * NOC required* Re-roof partial flat areas. 10817 sq ft - Metal Roof. 102 sq ft and 114 sq ft - Single Ply Flat Roof. **noc received 11/19/2018 Revision #1 the total square footage of the flat roofs is 216 sf and coating of 1817 sf of metal roof * NOC required* ** August 30, 2017
14-4680	10/20/2014	Completed	\$10,000		REPLACE 4 WALL SIGNS
14-4681	10/20/2014	Completed	\$200		4 ELECTRICAL WALL SIGNS
14-4643	10/09/2014	Completed	\$5,147	Commercial	INSTALL 3/4 TON MINI SPLIT A.C. UNIT IN ELEVATOR MACHINE ROOM. (NOC W/APP) *
14-4644	10/08/2014	Completed	\$8,997	Commercial	ELECTRICAL REPAIRS TO ELEVATOR MACHINE ROOM AND ELEVATOR MACHINE DOOR A.C. MC *RECV'D N.O.C.
14-4416	10/06/2014	Completed	\$6,944	Commercial	ELEVATOR RECALL. (NOC RECV'D W/APP)
14-4378	09/19/2014	Expired	\$1,400	Commercial	RENOVATE 5 GUESTROOMS; TOILETS, SINK & FAUCETT; SHOWERS / TUB WITH NEW PANS.
14-4327	09/12/2014	Completed	\$226,000	Commercial	TEAR OFF EXISTING ROOFING MEMBRANE AND ASSEMBLIES TO THE STRUCTURAL CONCRETE DOCK PREP DECK AND INSTALL TAPER INSULATION USING APPROVED FOAM ADHESIVE. INSTALL 60 PVC ROOFING MEMBRANE IN ADHESIE AND PROPERLY INSTALL ALL FLASHING AND ROOF ACCESSORIES PER BUILDING CODE. MIAMI DADE N.O.A AND MANUFACTURES SPECS. N.O.C. RECEVD
14-3756	08/05/2014	Completed	\$75,000	Commercial	RENOVATION/REMODEL OF BATHROOMS IN ALL GUEST ROOMS; LOBBY AND BAR/RESTAURANT AREAS W/ASSOCIATED POWER AND LIGHTING INSTALLATION; RENOVATION OF FITNESS CTR W/ASSOCIATED LIGHTING AND POWER. * * MC *NEED FILE NOTICE OF COMMENCEMENT

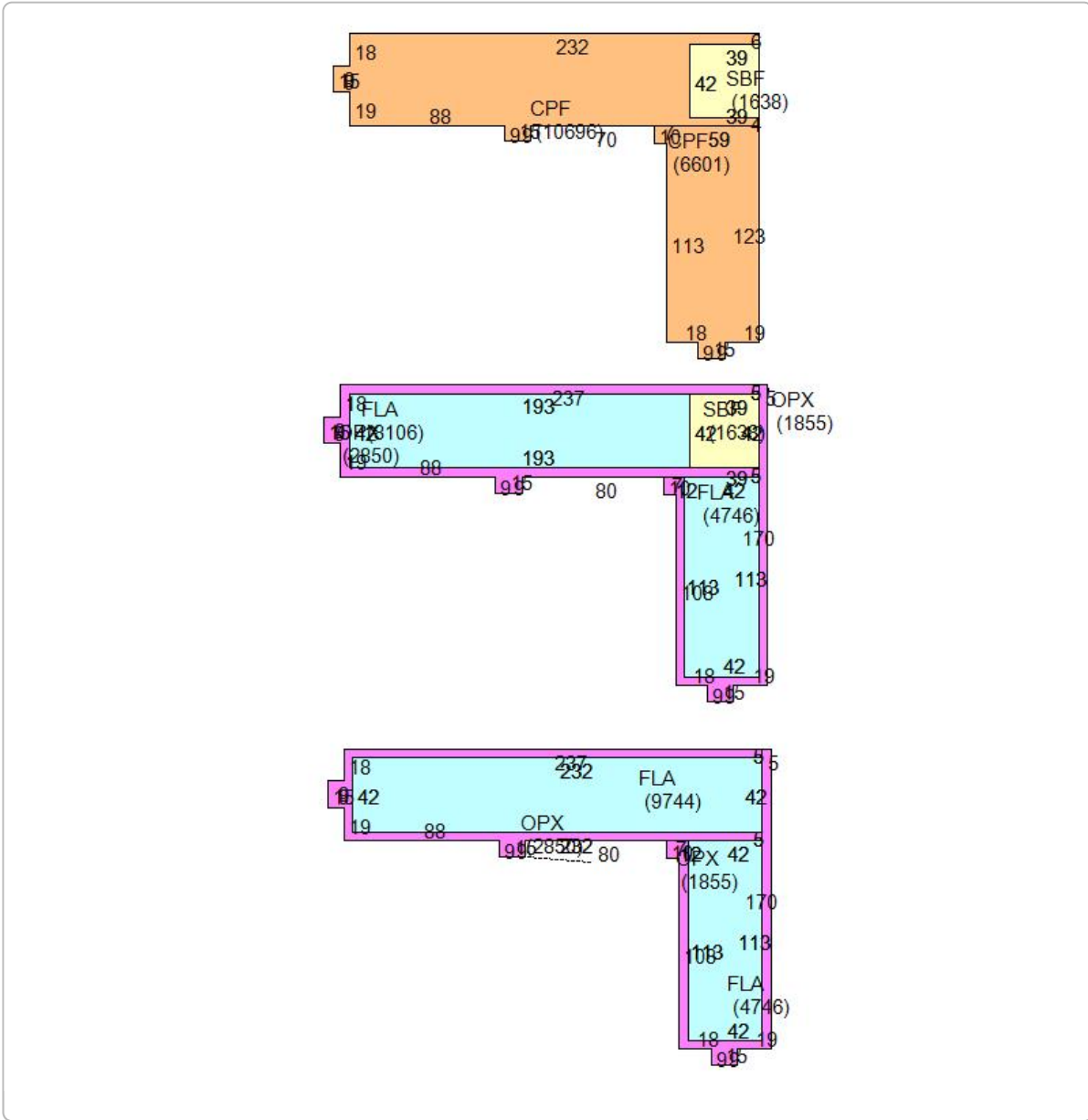
14-3757	08/05/2014	Completed	\$900	Commercial	INSTALLATION OF BOXES, DEVICES AND CABLING FOR TELE/DATA AND TV.
14-3491	07/28/2014	Completed	\$257,000	Commercial	Level 1 alteration includes exterior painting; exterior handrail-guard rail replacement; ADA upgrades with 2 public restrooms; interior millwork and finishes. **NOC REQ**
14-2471	07/07/2014	Completed	\$1,990,084	Commercial	LEVEL 1-ALTERATION INCLUDES: EXTERIOR PAINTING CONCRETE SPALLING REPAIR, ROOF REPLACEMENT, EXTERIOR HANDRAILS/GUARD RAIL REPLACEMENT, ADA UPGRADES W/4 GUEST ROOMS, AND INTERIOR MILLWORK FINISHES THROUGHOUT. UPGRADES THROUGHOUT.
14-3240	07/07/2014	Completed	\$198,473	Commercial	ENCHANCED LANDSCAPE AND HARD SCAPE W/ACCESSIBLE ROUTES AND PARKING AREAS. PLANS ARE W/PERMIT
14-3266	07/07/2014	Completed	\$272,000	Commercial	LEVEL 1 ALTERATION INCLUDES EXTERIOR PAINTING, EXTERIOR DECK REPAIR EXTERIOR HANDRAILS GUARD RAIL REPLACEMENT, ADA UPGRADES W/3 GUEST ROOMS AND INTERIOR MILLWORK AND FINISHES THROUGHOUT
13-3750	09/12/2013	Completed	\$23,399	Commercial	INSTALL STEEL ANGELS TO REINFORCE EXISTING RAILING POSTS.
12-4414	12/11/2012	Completed	\$8,973	Commercial	REMOVE UNSAFE CHIPPED AND CRACKING CONCRETE AT VARIOUS LOCATIONS ON BUILDING. DEMO ONLY. SPOT PAINT TO MATCH.
09-00003142	09/16/2009	Completed	\$3,800	Commercial	SPALLING REPAIR
09-2364	08/03/2009	Completed	\$18,000	Commercial	***EMERGENCY REPLACEMENT*** THREE (3) WATER HEATER'S
09-0161	01/26/2009	Completed	\$2,400	Commercial	REMOVE & REPLACE SLAB EDGE SPALLING
09-0161	01/26/2009	Completed	\$2,400	Commercial	REMOVE & REPLACE SLAB EDGE SPALLING ORIGINALLY PERMITTED FOR PATCH/REPAIR AS PER ENGINEERING DRAWINGS
08-2956	08/16/2008	Completed	\$2,600	Commercial	REPAIR DELAMINTATED STUCCO AND 200 LF OF CRACKS AND 11 SF OF STUCCO.
07-5227	11/30/2007	Completed	\$800	Commercial	INSTALL FIVE DEDICATED 20 AMP RECEP.
07-1529	04/16/2007	Completed	\$6,500	Commercial	REPAIR TO EXISTING HANDRAIROS ON OLD BUILDING, PICKET STRIGHTENING
07-0769	02/16/2007	Completed	\$7,500	Commercial	INSTALL IRRIGATION SPRINKLER SYSTEM
07-0360	01/29/2007	Completed	\$0	Commercial	INSTALL 313 LF OF PICKET FENCE
06-6813	01/10/2007	Completed	\$30	Commercial	CHANGE AUTO PARKING AREA TO SCOOTER PARKING
06-6316	12/07/2006	Completed	\$40,000	Commercial	INSTALL ONE SPLIT SYSTEM 7.5 TON, THREE 3/4 TON, AND 22 OPENINGS.
06-6317	12/07/2006	Completed	\$40,000	Commercial	INSTALL 2 SPLIT A/C UNITS & 12 DUCTWORK FOR POOL BAR & SUITES, 3 FANS & 2 UTAC UNITS.
06-6526	12/05/2006	Completed	\$18,000	Commercial	INSTALL V-CRIMP & 30 LB FELT.
06-6527	12/05/2006	Completed	\$6,000	Commercial	INSTALL ROOFING V-CRIMP & 30 LB FELT.
06-6283	11/29/2006	Completed	\$152,000	Commercial	NEW COMMERCIAL SWIMMING POOL 3,181 SF.
06-6285	11/29/2006	Completed	\$2,300	Commercial	WIRING FOR POOL HOOKUP.
06-5539	11/28/2006	Completed	\$14,000	Commercial	INSTALL 80 FIRE SPRINKLERS, 1 WATER CONNECTION & 1 SANDPIPE.
06-5541	10/30/2006	Completed	\$18,000	Commercial	INSTALL 17 FIRE SPRINKLERS IN LOBBY.
06-5905	10/26/2006	Completed	\$26,000	Commercial	INSTALL ROOFING V-CRIMP & 30 LB FELT.
06-5572	10/17/2006	Completed	\$0	Commercial	CHANGE OUT 100 TON COOLING TOWER.
06-4573	08/02/2006	Completed	\$409,343	Commercial	WIRE NEW RETAIL BLDG, POOL SIDE BAR, & INSTALL NEW SERVICES.
06-4574	08/01/2006	Completed	\$1,000	Commercial	INSTALL 2 TEMP SERVICES.
06-4006	07/27/2006	Completed	\$21,000	Commercial	NEW BLDG ROUGH & TRIM 41 FIXTURES, 4 W/H.
06-4005	07/25/2006	Completed	\$6,300	Commercial	ROUGH & TRIM LOBBY BLDG.
05-3023	08/05/2005	Completed	\$1,000	Commercial	REPLACE TUB WIH SHOWER IN UNIS #310,6
03-1296	06/06/2003	Completed	\$89,860	Commercial	REMOVED EXISTING ROOF
03-1954	06/06/2003	Completed	\$10,500	Commercial	COAL TAR SEALER PARKLOT
03-1647	05/16/2003	Completed	\$4,500	Commercial	CONCRETE RESTORATION
03-1411	04/22/2003	Completed	\$8,740	Commercial	REPAIRED SEWER LATERAL
0200739	04/02/2002	Completed	\$10,000	Commercial	RENOVATIONS DOMINOS PIZZA
0103329	10/10/2001	Completed	\$3,200	Commercial	INSTALL AWNINGS/DOMINOS
97-4139	12/01/1997	Completed	\$1,700	Commercial	REPAIRS
97-2657	09/01/1997	Completed	\$3,000	Commercial	INFORMATION BOOTH
9702542	08/01/1997	Completed	\$700	Commercial	SIGN
9702736	08/01/1997	Completed	\$900	Commercial	ELECTRICAL
9702199	07/01/1997	Completed	\$1,200	Commercial	INTERIOR ALTERATIONS
9700499	06/01/1997	Completed	\$4,000	Commercial	SIGN
9701748	06/01/1997	Completed	\$500	Commercial	ELECTRICAL
9701659	05/01/1997	Completed	\$2,600	Commercial	2 TON AC
97-0992	04/01/1997	Completed	\$45,000	Commercial	REPAIR & PAINTING
97-0473	02/01/1997	Completed	\$2,000	Commercial	DEMOLITION
96-3384	08/01/1996	Completed	\$125	Commercial	TENT
9603147	07/01/1996	Completed	\$4,000	Commercial	AWNINGS
96-3007	07/01/1996	Completed	\$3,500	Commercial	REMODELING
9602284	06/01/1996	Completed	\$1,100	Commercial	ELECTRIC
9602298	06/01/1996	Completed	\$2,200	Commercial	ELECTRICAL
9602300	06/01/1996	Completed	\$4,500	Commercial	FIRE ALARM

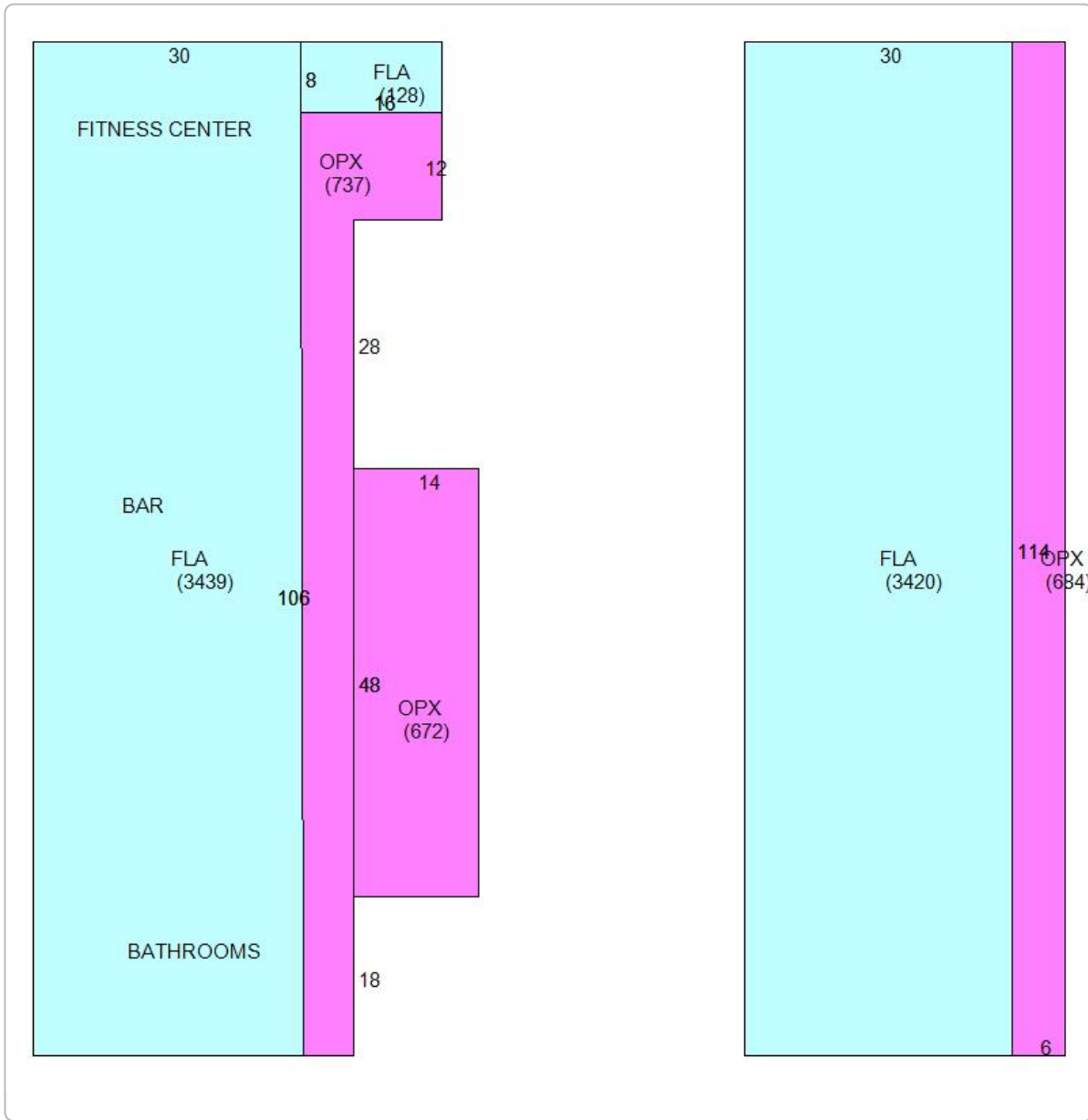
9602308	06/01/1996	Completed	\$4,600	Commercial	PLUMBING
9602528	06/01/1996	Completed	\$4,000	Commercial	MECHANICAL
9602550	06/01/1996	Completed	\$8,000	Commercial	SIGN
96-2459	06/01/1996	Completed	\$1,500	Commercial	ELECTRICAL
96-2474	06/01/1996	Completed	\$585	Commercial	FIRE ALARM
9601913	05/01/1996	Completed	\$57,000	Commercial	RENOVATIONS
9602059	05/01/1996	Completed	\$10,000	Commercial	RENOVATIONS
9602205	05/01/1996	Completed	\$8,000	Commercial	ELECTRIC
96-1738	04/01/1996	Completed	\$200,000	Commercial	ROOM RENOVATION
B950392	02/01/1995	Completed	\$7,500	Commercial	WOOD DECK
B950393	02/01/1995	Completed	\$9,500	Commercial	SIDEWALK
B95-0394	02/01/1995	Completed	\$5,000	Commercial	STAIN POOL DECK & WALLS
B950298	01/01/1995	Completed	\$9,000	Commercial	PAVE PARKING
P943904	11/01/1994	Completed	\$6,500	Commercial	FIRE SPRINKLERS
B940083	01/01/1994	Completed	\$560,000	Commercial	1 STORE/6 UNIT GUEST HOUS

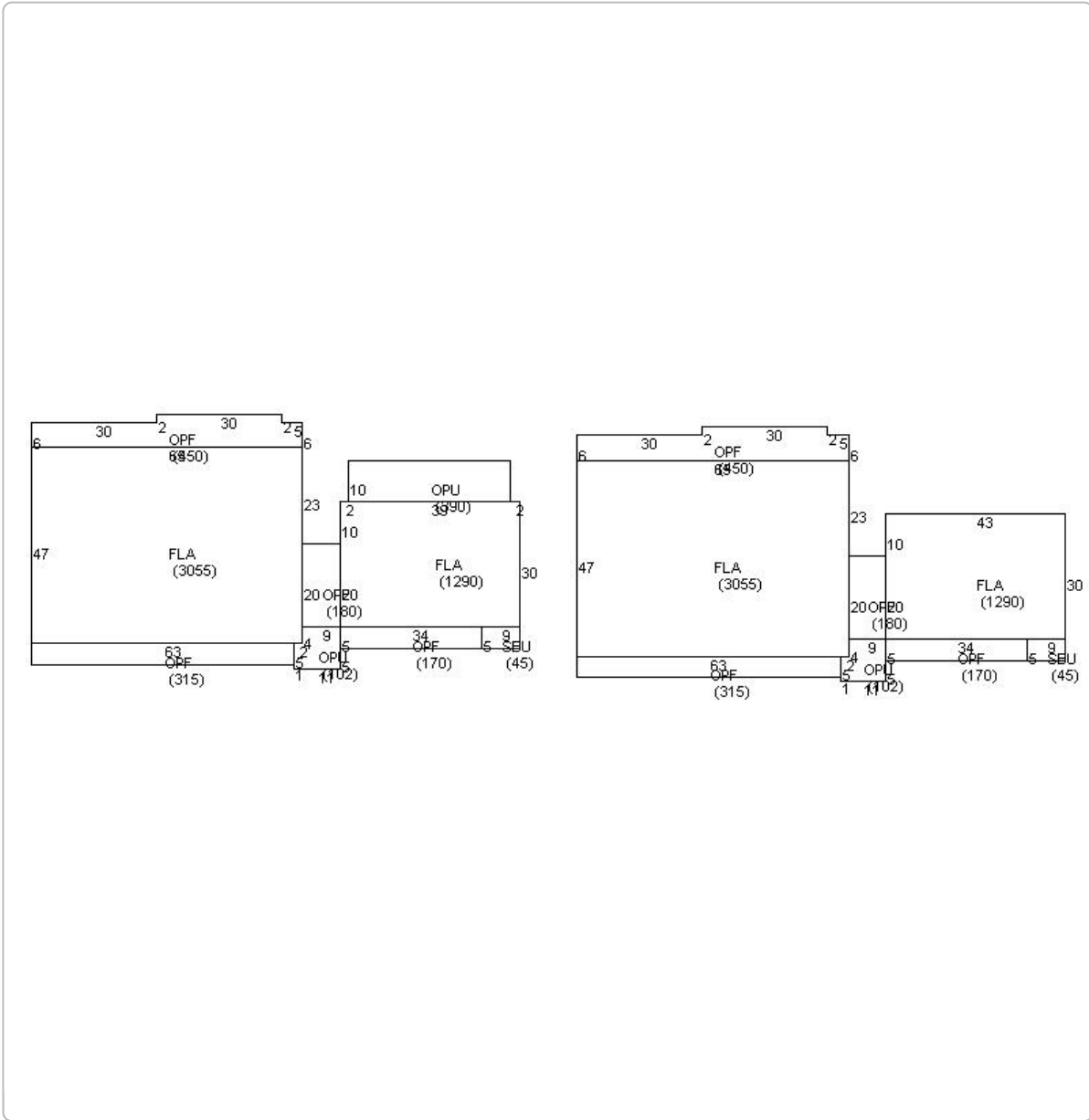
## View Tax Info

[View Taxes for this Parcel](#)

## Sketches (click to enlarge)







Photos





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# FAIRFIELD INN & SUITES CONVERSION

## MINOR DEVELOPMENT PLAN SET 03.30.26

### VICINITY MAP



### PROJECT DESCRIPTION

The Project consists of renovations to the existing public area and exterior guest room corridors at the Fairfield Inn & Suites Key West Hotel.

#### SITE & EXTERIOR

Upgrades to support the new Brand include expansion of the existing pool deck with elevated composite decking to accommodate seating for 106 guestrooms, new wayfinding, a new ADA ramp & modified Lanai decking at the Pool Suites, reconfigured front ADA parking spaces, a new passenger loading zone, & a new sidewalk from parking to the front Lobby entrance. Most existing white picket fencing will remain, except around the pool deck which is to be new.

#### LOBBY BUILDING 'B' - LOBBY & 11 GUESTROOMS

The Lobby is to be fully renovated to support the new Brand: New Registration desk, Lounge, Provisions, Welcome Cabana & all new finishes. The existing unisex restroom is to be modified and brought up to code. The BOH areas will be modified to remove the existing breakroom, add storage for luggage & merchandise, and upgrade finishes.

#### TIKI BUILDING 'A' - BAR / RESTAURANT & 5 GUESTROOMS

To receive a new kitchen, dishwash & wait station areas, modified dining area for seating, relocated public restrooms and new exterior dining to support the new Brand. The Bar and Bar Lounge remain in the existing footprint w/ FF&E upgrades. Finishes are to be replaced where areas are relocated, maintained in areas to remain in place.

#### GUESTROOM BUILDING 'C' - 90 GUESTROOMS, ELEVATOR, EMPLOYEE BREAKROOM & GUEST LAUNDRY.

All buildings will receive updated finishes, millwork, furniture, fixtures & equipment and upgraded MEP systems to support new amenities where necessary.

The life safety & sprinkler systems are primarily existing to remain. Modifications / relocations will be required to accommodate new wall layouts.

### CODE ANALYSIS

Zoning                      General Commercial

2023 Florida Building Code 8th Edition (fully sprinklered)  
2025 NFPA (Fully sprinklered)

#### Level II Alteration

Occupancy:                      R-1 Hotel  
    A-3 Assembly  
    S-2 Parking & Storage

Construction Type:                      Type 1-B  
Sprinkler System:                      NFPA 13

#### Required ratings:

Structural Frame                      2-hr  
Ext. Bearing Walls                      2-hr  
Int Bearing Walls                      2-hr  
Ceiling / Floor                      2-hr  
Wall Rating                      1-hr  
Fire Walls per Table 706.4                      3-hr  
Guest Room Demising Walls                      1-hr  
Stair & Shaft Enclosure <4 Stories                      N/A, open-air  
Fire Separation R-1                      <5' = 1-hr

#### Occupant Load Per Floor:

Ground Floor	R-1	8,000 SF	/200	40
	A-3	1,750 SF	/15	117
1st Floor	R-1	11,560 SF	/200	58
2nd Floor	R-1	17,665 SF	/200	88

Maximum Common Path of Travel per 1014.3, Exception :                      75'-0

Maximum Travel to Exit:                      250'-0

Corridor Fire Rating:                      N/A, open-air

Minimum Corridor With:                      44"

### PROJECT TEAM

**OWNER**  
RLJ Lodging Trust  
7373 Wisconsin Ave suite 1500,  
Bethesda, MD 20814  
ph. (301) 280-7777  
Contact: Melissa Kendrick

**ARCHITECT**  
SCNZ Architects, LLC  
2134 Magazine Street  
New Orleans, LA 70130  
ph. 504-301-3722  
Contact: Stephanie Mears

**INTERIOR DESIGN**  
Design Poole, Inc.  
145 Lincoln Ave  
Winter Park, FL 32789  
ph. (321) 203-4777  
Contact: Sterling Johnson

**MEP ENGINEER**  
IMC Consulting Engineers, Inc.  
2714 Independence St  
Metairie, LA 70006  
ph. (504) 831-9119  
Electrical Contact: Richard Nichols  
MP Contact: Chip Higbee

**CIVIL/STRUCTURAL ENGINEER**  
Morphy Makofsky, Inc.  
336 N. Norman C. Francis Pkwy  
New Orleans, LA 70119  
ph. (504) 488-1317  
Contact: Jamie Saxon

**SURVEYOR**  
Florida Keys Land Surveying  
19960 Overseas Highway  
Sugarloaf Key, FL 33042  
ph. (305) 394-3690  
Contact: fklsemail@gmail.com

### SHEET INDEX

#### GENERAL

R-G000      Cover Sheet  
--              Topographic Survey

#### ARCHITECTURAL

R-D100 Demo Key Plan  
R-D101 Demo Tiki A & Site Plans  
R-D102 Demo Front Site  
R-A100 Overall Site Plan  
R-A101 Enlarged Site Plan- Entry  
R-A102 Enlarged Site Plan- Pool  
R-A310 Exterior Elevations  
R-A311 Exterior Elevations  
R-A311.5 Exterior Elevations  
R-A320 Exterior Elevations  
R-A321 Exterior Elevations  
R-A322 Exterior Elevations  
R-A330 Guestroom Building Exterior Elevations  
R-A331 Guestroom Building Exterior Elevations  
R-A332 Guestroom Building Exterior Elevations  
R-A333 Guestroom Building Exterior Elevations

#### LANDSCAPE

LD-001      Tree Removal Plan  
L-001        Landscape Plan  
L-002        Tree Identification Plan



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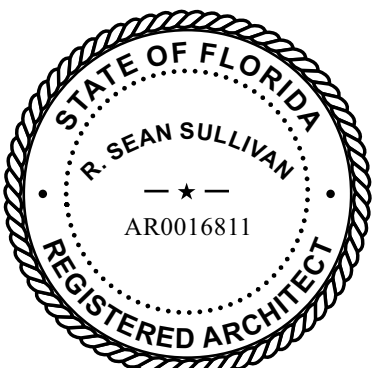
**Fairfield Inn & Suites**  
RLJ Lodging Trust  
2400 N. Roosevelt, Key West, FL

#### Issued

Date	To	Use / Restriction
08.22.25	Owner	Schematic Design
10.24.25	Owner	Design Development
12.15.25	Owner	Progress CD
02.20.26	Owner	Progress CD
03.09.26	City	Permit
03.30.26	Owner	Construction

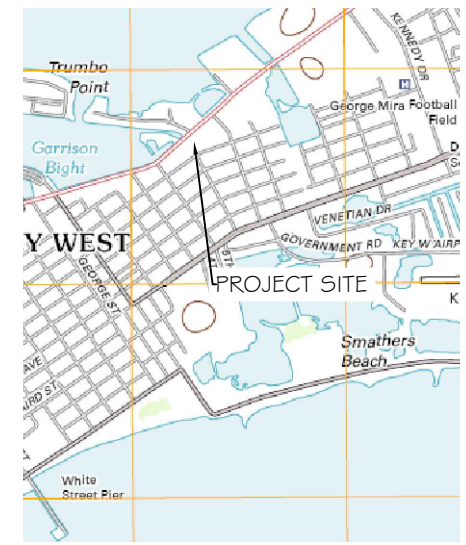
Progress                     

Release                     

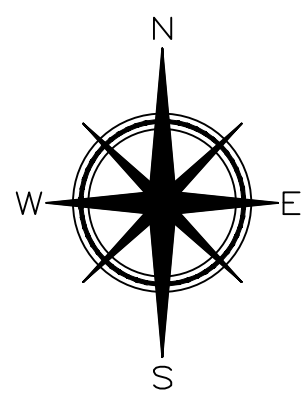


Project No. 2517      Drawn By sm

Cover Sheet  
  
**R-G000**

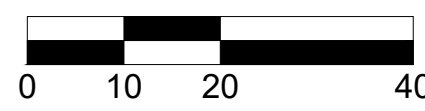


LOCATION MAP - NTS SEC. 33-T675-R25E



LEGAL DESCRIPTION

1"=20'



\*VERIFY ORIGINAL SCALE OF 2"

SURVEYORS NOTES

1. ALL BEARINGS ARE BASED ON THE LEGAL DESCRIPTION CALL OF N45°36'40"E ALONG THE SOUTHEASTERLY RW OF NORTH ROOSEVELT BOULEVARD.
2. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHERS THAN THE SIGNING PARTY IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.
3. STREET ADDRESS: 2400 NORTH ROOSEVELT BLVD, KEY WEST, FL 33040.
4. ALL UNITS ARE SHOWN IN U.S. SURVEY FEET.
5. ALL FIELD DATA WAS ACQUIRED BETWEEN 08/01/2025 - 09/03/2025.
6. COMMUNITY NO.: 120168; MAP NO.: 12087C-1509K & 12087C-1517K; MAP DATE: 02-18-2005; FLOOD ZONE(S): AE; BASE ELEVATION(S): 7.4 & 8.
7. ELEVATIONS SHOWN HEREON ARE IN FEET AND BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929) AND ARE CERTIFIED TO AN ACCURACY OF 0.10' +/-.
8. THE FINISH FLOOR ELEVATIONS OF THE BUILDINGS (FF) WERE TAKEN AT AN EXTERIOR DOOR THRESHOLD AT THE LOCATION SHOWN ON THE SURVEY MAP, NO INTERIOR FLOOR LEVELS WERE MEASURED OR VERIFIED.
9. BENCHMARK DESCRIPTION: NATIONAL GEODETIC SURVEY BENCHMARK: DESIGNATION D 121, P.I.D. A00020, ELEVATION 3.91' (NGVD 1929).
10. ANY UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD EVIDENCE. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN HEREON ENCOMPASS ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHERMORE THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE EVIDENCE AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
11. LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE.
12. THE BOLD LINE SHOWN HEREON REPRESENTS THE SURVEYORS OPINION OF THE DEED LINES.
13. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHERS THAN THE SIGNING PARTY IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.
14. THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER. LIKEWISE, ANY REUSE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN WHICH WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR & MAPPER WILL BE DONE SO AT THE RISK OF THE REUSING PARTY AND WITHOUT ANY LIABILITY TO THE UNDERSIGNED SURVEYOR & MAPPER.
15. THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES.
16. THIS PARCEL CROSSES MORE THAN ONE NATIONAL FLOOD INSURANCE PROGRAM FLOOD ZONE LINE(S); THE APPROXIMATE LOCATION OF WHICH ARE SHOWN HEREON. THESE LINES ARE APPROXIMATE IN THEIR LOCATION, AS SCALED FROM F.E.M.A FLOOD INSURANCE RATE MAP 12087C, PANEL NO. 1509K & 1517K. THE FLOOD MAP IS AT A SCALE OF 1" = 500' ±. AT THIS SCALE THE LINE ITSELF IS 10' ± IN WIDTH. IN ADDITION TO THE SMALL SCALE THE MAP IS EXTREMELY VAGUE, MAKING PRECISE LOCATION OF THE SUBJECT PARCEL IMPOSSIBLE. THESE LINES ARE SHOWN HEREON FOR INFORMATIONAL PURPOSES ONLY, AND SHOULD NOT BE USED AS THE SOLE CRITERIA FOR DETERMINING CONSTRUCTION LIMITS. THE LOCATION OF THESE LINES SHOULD BE VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION.
17. TOTAL AREA = 88,301.79 SQFT ± (2.03 ACRES ±)
18. REVISION (1) - 10/02/2025 - REVISED TITLE BLOCK

LEGAL DESCRIPTION(S)

PARCEL 1

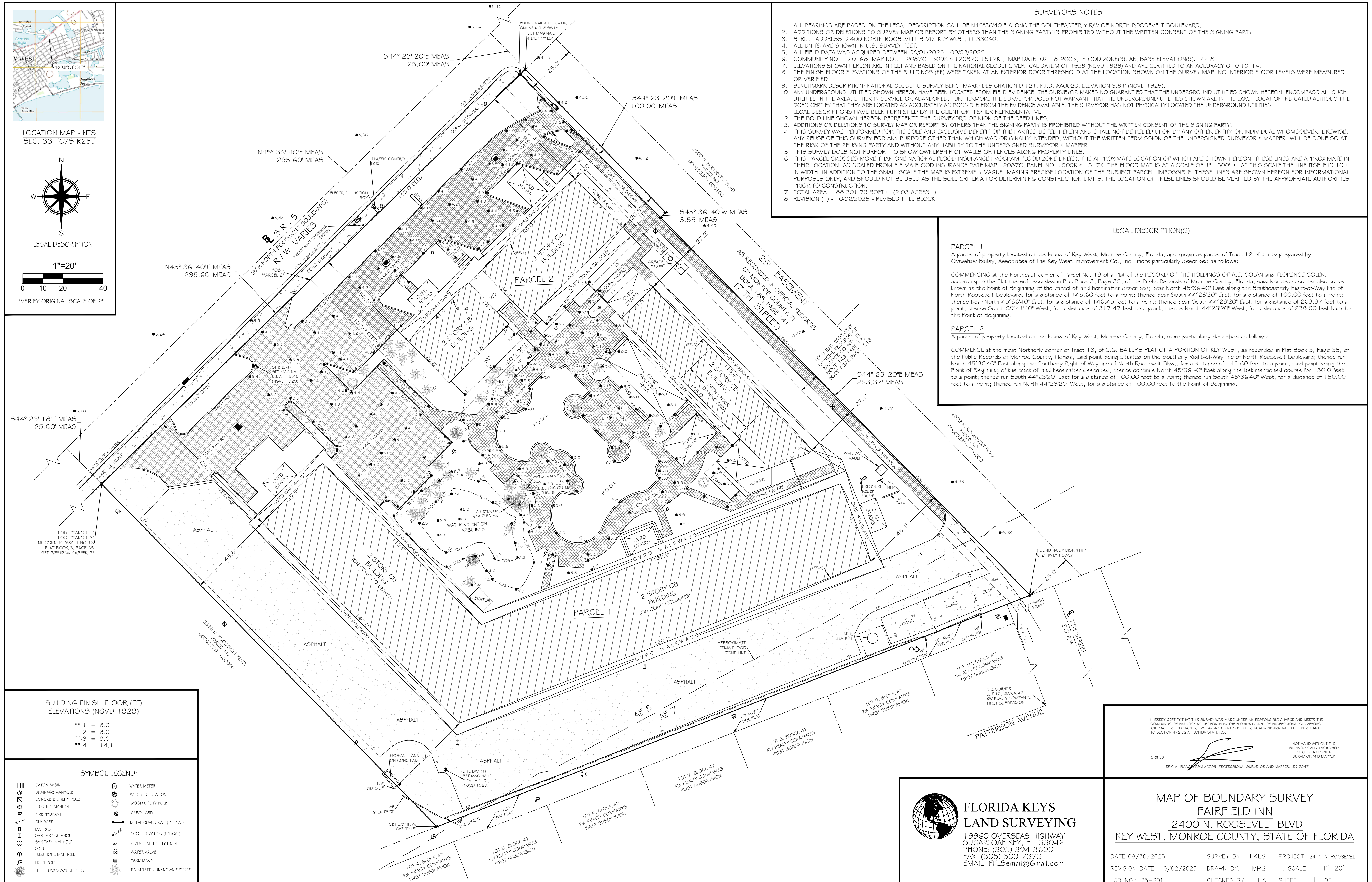
A parcel of property located on the Island of Key West, Monroe County, Florida, and known as parcel of Tract 12 of a map prepared by Crawshaw-Bailey, Associates of The Key West Improvement Co., Inc., more particularly described as follows:

COMMENCING at the Northeast corner of Parcel No. 13 of a Plat of the RECORD OF THE HOLDINGS OF A.E. GOLAN and FLORENCE GOLEN, according to the Plat thereof recorded in Plat Book 3, Page 35, of the Public Records of Monroe County, Florida, said Northeast corner also to be known as the Point of Beginning of the parcel of land hereinafter described; bear North 45°36'40" East along the Southeasterly Right-of-Way line of North Roosevelt Boulevard, for a distance of 145.60 feet to a point; thence bear South 44°23'20" East, for a distance of 100.00 feet to a point; thence bear North 45°36'40" East, for a distance of 146.45 feet to a point; thence bear South 44°23'20" East, for a distance of 263.37 feet to a point; thence South 68°41'40" West, for a distance of 317.47 feet to a point; thence North 44°23'20" West, for a distance of 238.90 feet back to the Point of Beginning.

PARCEL 2

A parcel of property located on the Island of Key West, Monroe County, Florida, more particularly described as follows:

COMMENCE at the most Northerly corner of Tract 13, of C.G. BAILEY'S PLAT OF A PORTION OF KEY WEST, as recorded in Plat Book 3, Page 35, of the Public Records of Monroe County, Florida, said point being situated on the Southerly Right-of-Way line of North Roosevelt Boulevard; thence run North 45°36'40" East along the Southerly Right-of-Way line of North Roosevelt Blvd., for a distance of 145.60 feet to a point, said point being the Point of Beginning of the tract of land hereinafter described; thence continue North 45°36'40" East along the last mentioned course for 150.00 feet to a point; thence run South 44°23'20" East for a distance of 100.00 feet to a point; thence run South 45°36'40" West, for a distance of 150.00 feet to a point; thence run North 44°23'20" West, for a distance of 100.00 feet to the Point of Beginning.



BUILDING FINISH FLOOR (FF) ELEVATIONS (NGVD 1929)


- FF-1 = 8.0'
- FF-2 = 8.0'
- FF-3 = 8.0'
- FF-4 = 14.1'

SYMBOL LEGEND:

- CATCH BASIN
- DRAINAGE MANHOLE
- CONCRETE UTILITY POLE
- ELECTRIC MANHOLE
- FIRE HYDRANT
- GUY WIRE
- MAILBOX
- SANITARY CLEANOUT
- SANITARY MANHOLE
- SIGN
- TELEPHONE MANHOLE
- LIGHT POLE
- TREE - UNKNOWN SPECIES
- WATER METER
- WELL TEST STATION
- WOOD UTILITY POLE
- 6" BOLLARD
- METAL GUARD RAIL (TYPICAL)
- SPOT ELEVATION (TYPICAL)
- OVERHEAD UTILITY LINES
- WATER VALVE
- YARD DRAIN
- PALM TREE - UNKNOWN SPECIES

**FLORIDA KEYS LAND SURVEYING**  
 19960 OVERSEAS HIGHWAY  
 SUCHARLOAF KEY, FL 33042  
 PHONE: (305) 394-3690  
 FAX: (305) 509-7373  
 EMAIL: FKL5email@gmail.com

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTERS 201.14, 474 & 541.1705, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

SIGNED:   
 ERIC A. BAILE, FSU #6763, PROFESSIONAL SURVEYOR AND MAPPER, LDM 7047

NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER

**MAP OF BOUNDARY SURVEY  
 FAIRFIELD INN  
 2400 N. ROOSEVELT BLVD  
 KEY WEST, MONROE COUNTY, STATE OF FLORIDA**

DATE: 09/30/2025	SURVEY BY: FKLS	PROJECT: 2400 N ROOSEVELT
REVISION DATE: 10/02/2025	DRAWN BY: MPB	H. SCALE: 1"=20'
JOB NO.: 25-201	CHECKED BY: EAI	SHEET 1 OF 1



**GENERAL DEMOLITION NOTES**

1. DASHED RED LINES INDICATE WORK OR ITEMS TO BE DEMOLISHED OR MODIFIED, TYP.
2. ANY PAVERS TO BE REMOVED SHOULD BE SALVAGED, AND DONE SO CAREFULLY / PROTECTED FOR REUSE AT EXISTING POOL DECK. IN ADDITION TO WHERE PAVERS ARE DAMAGED OR STRUCTURES ARE TO BE DEMOLISHED, GC TO ASSUME 30% PAVERS IN POOL DECK AREA TO BE REMOVED. SUBSTRATE LEVELED & RESET TO MAINTAIN MAX. 2% WALKING SURFACE.
3. REFER TO THE SURVEY DATED 10.2.25 FOR TOPOGRAPHIC INFORMATION AND LOCATIONS OF EXISTING TREES. REFER TO LANDSCAPE & APPROVED TREE REMOVAL PLANS FOR TREES TO BE REMOVED & INSTALLED.
4. TREES SHOWN IN BLACK ARE EXISTING TO REMAIN. PRIOR TO WORK IDENTIFY EXTENTS OF CONSTRUCTION & NOTIFY ARCHITECT IF CONCERNS OR TREE IS NOT SALVAGEABLE DUE TO LIMITED SPACING. PROTECT TREE & ROOTS DURING CONSTRUCTION.
5. DEMO ALL EXISTING FAIRFIELD INN SIGNAGE. SEE ELEVATIONS FOR NEW SIGNAGE LOCATIONS. SPECS & ELECTRICAL REQUIREMENT FOR SELF-ILLUMINATED SIGNS.

**PARKING NOTES**

EXISTING SPACE COUNT = 100 SPACES.  
 TOTAL EXISTING ADA SPACES = 3 SPACES.  
 NEW SPACE COUNT = 100 SPACES, INCLUDING 1 HOTEL VAN SPACE.  
 TOTAL ADA SPACES = 4 SPACES.

DEMO DUMPSTER ENCLOSURE & REDUCE DEPTH FOR NEW PARKING SPACES. REUSE EXISTING SLAB, PATCH & REPAIR.

REMOVE GRAVEL & PREPARE FOR NEW ASPHALT TRANSITION TO EXISTING SLAB. SEE CIVIL.

1 Site Plan - Demo  
 R-D100 Scale: 1:200



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 New Orleans, Louisiana 70139  
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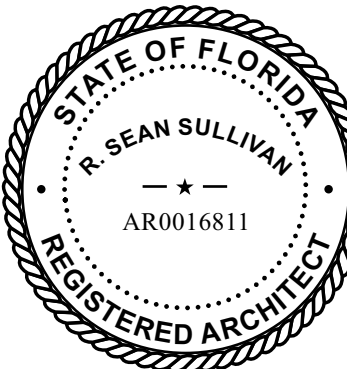
**Fairfield Inn & Suites**  
 RLJ Lodging Trust  
 2400 N. Roosevelt, Key West, FL

**Issued**

Date	To	Use / Restrict
10.24.25	Owner	Design Development
11.19.25	City	Preliminary Review
02.09.26	Owner	CD Progress
02.20.26	Owner	CD Progress
03.09.26	City	Permit
03.30.26	Owner	Construction

Progress

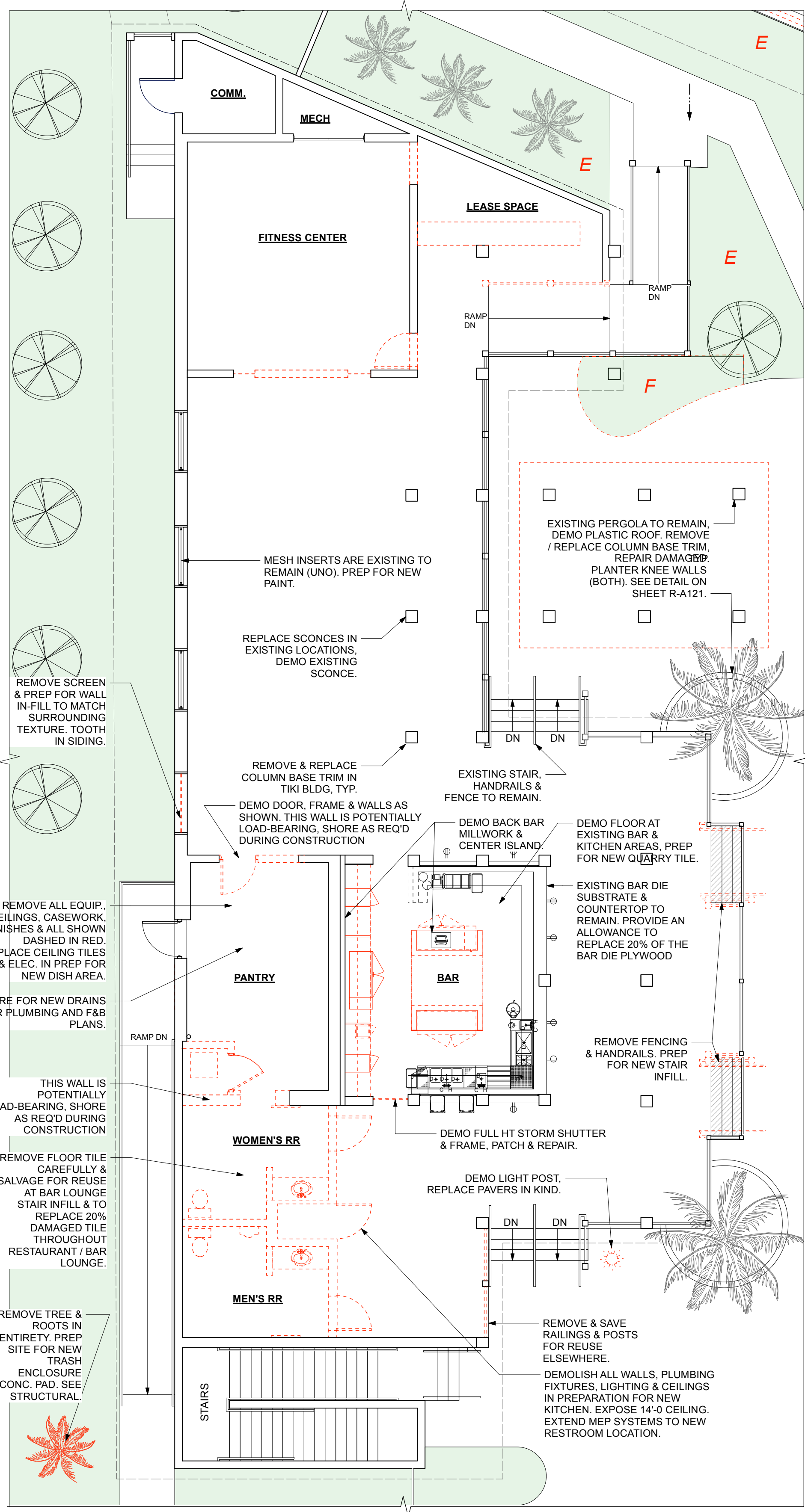
Release



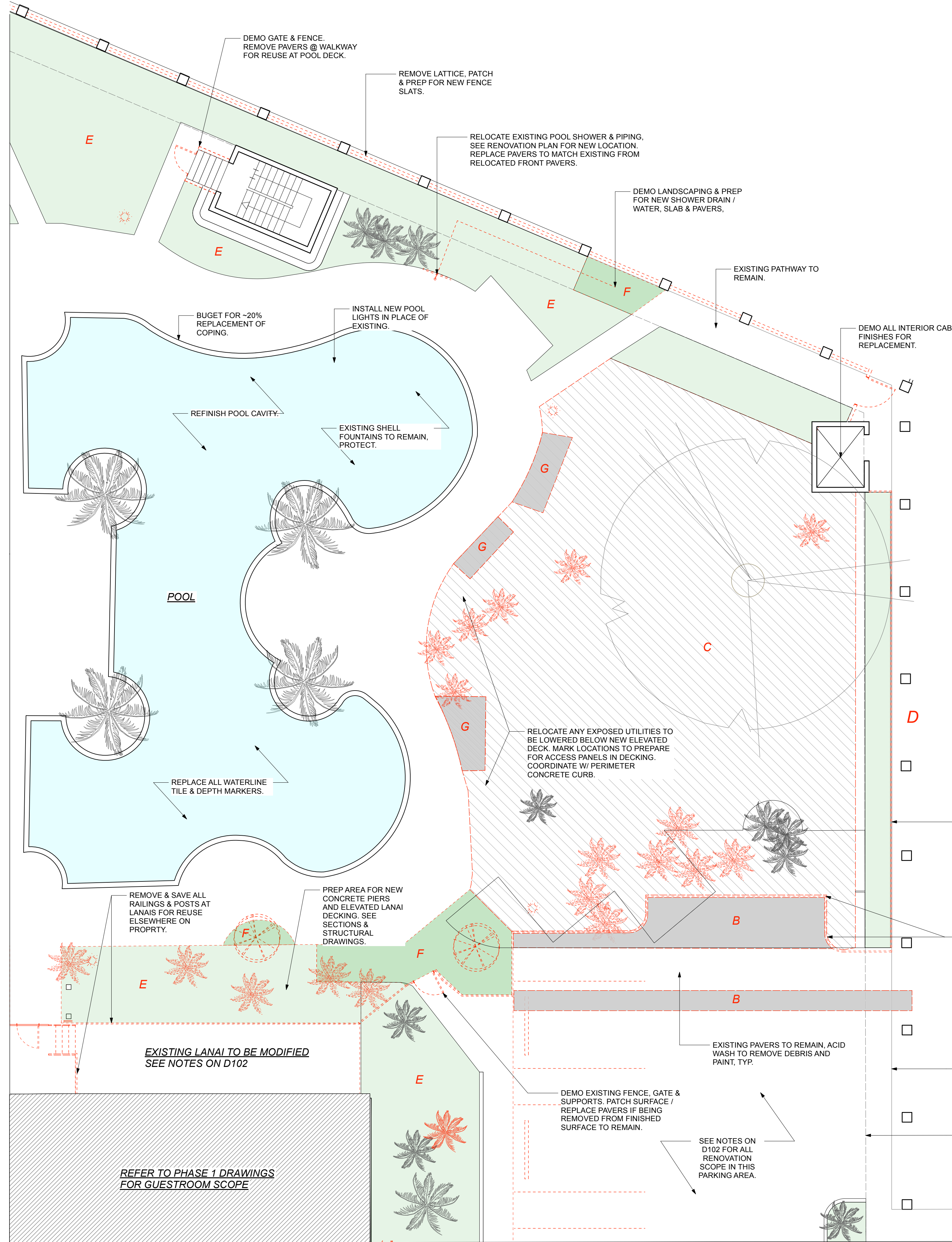
Project No. 2517 Drawn By s

Site Plan  
 Demo

R-D100



1 DEMO PLAN @ TIKI BUILDING  
Scale: 1:85



2 DEMO PLAN @ POOL AREA  
Scale: 1:100

**GENERAL DEMOLITION NOTES**

1. DASHED RED LINES INDICATE WORK OR ITEMS TO BE DEMOLISHED OR MODIFIED, TYP.
2. ANY PAVERS TO BE REMOVED SHOULD BE DONE SO CAREFULLY AND PROTECTED FOR REUSE AT EXISTING POOL DECK WHERE PAVERS ARE DAMAGED OR STRUCTURES ARE TO BE DEMOLISHED.
3. REFER TO THE SURVEY DATED 10.2.25 FOR TOPOGRAPHIC INFORMATION AND LOCATIONS OF EXISTING TREES. REFER TO LANDSCAPE & APPROVED TREE REMOVAL PLANS FOR TREES TO BE REMOVED & INSTALLED.
4. TREES SHOWN IN BLACK ARE EXISTING TO REMAIN. PRIOR TO WORK IDENTIFY EXTENTS OF CONSTRUCTION & NOTIFY ARCHITECT IF CONCERNS OR TREE IS NOT SALVAGEABLE DUE TO LIMITED SPACING. PROTECT TREE & ROOTS DURING CONSTRUCTION.
5. DEMO ALL EXISTING FAIRFIELD INN SIGNAGE. SEE ELEVATIONS FOR NEW SIGNAGE LOCATIONS, SPECS & ELECTRICAL REQUIREMENT FOR SELF-ILLUMINATED SIGNS.

**PAVING LEGEND**

- A. PAVERS TO BE REMOVED/RELOCATED.** CAREFULLY REMOVE PAVERS IN THIS AREA AND PREP FOR REUSE. SAVE FOR REUSE IN MAIN POOL DECK AREA TO REPLACE DAMAGED PAVERS.
- B. PAVERS TO BE REMOVED/RELOCATED.** CAREFULLY REMOVE PAVERS IN THIS AREA AND SAVE FOR REUSE ELSEWHERE ON PROPERTY. WHERE ELEVATED DECKING TO BE INSTALLED, EXCAVATE EARTH A MIN. OF 1'-6" FOR 1'-0" MIN. CLEAR SPACE BELOW NEW DECK JOIST FOR DRAINAGE. MAINTAIN SLOPE OF EXISTING SWALE.
- C. AREA OF NEW ELEVATED DECKING.** AT PERIMETER OF AREA, WHERE THE NEW DECKING MEETS SLAB, PAVERS OR ASPHALT, EXCAVATE EARTH A MIN. OF 1'-6" FOR 1'-0" MIN. CLEAR SPACE BELOW NEW JOIST FOR DRAINAGE. MAINTAIN SLOPE OF EXISTING SWALE. REFER TO TOPO SURVEY FOR SPOT ELEVATIONS & DETAILED SLOPES. ALL LOW BRUSH TO REMAIN IF POSSIBLE TO MAINTAIN EXISTING DRAINAGE. REMOVE ALL SHRUBS. TREES SHOWN IN RED ARE TO BE REMOVED.
- D. REFINISH EXISTING SLAB.** ADD ALT #1 REMOVE EXISTING COATINGS BY ACID ETCH FOR CLEAN & SMOOTH CONCRETE SURFACE. PROVIDE SMOOTH, NATURAL CONCRETE FINISH & APPLY CLEAR SEALER FOR EXPOSED CONCRETE FLOOR AT NEW ELEVATOR BREEZEWAY.
- E. AREA TO BE RE-LANDSCAPED.** REMOVE ROCK OR MULCH & EXPOSE WEED BARRIER. PROVIDE 40% ALLOWANCE TO REPLACE, RE-INSTALL ROCK & NEW PLANTINGS PER RENOVATION PLAN
- F. REMOVE LANDSCAPING & PREP FOR NEW SUBBASE & PAVERS.** EXCAVATE EXISTING MATERIALS FOR REQ'D DEPTH OF NEW ASSEMBLY. COMPACT SUBGRADE & PROVIDE 6" MIN. COMPACTED NO. 57 CRUSHED STONE BASE. ADD CONCRETE SAND BEDDING LAYER OVER BASE PRIOR TO INSTALL NEW CONC. PAVERS. FINISHED SURFACE TO MATCH ADJACENT GRADE. ENSURE 2% SLOPE FOR DRAINAGE.
- G. SAWCUT & REMOVE EXISTING SLAB.** FIRST, CAREFULLY REMOVE PAVERS AND SAVE FOR REUSE ELSEWHERE ON SITE. EXCAVATE EARTH A MIN. OF 1'-6" FOR 1'-0" MIN. CLEAR SPACE BELOW NEW DECK JOIST FOR DRAINAGE. MAINTAIN EXISTING SLOPE OF SWALE.

ADD ALT #1: DEMO EXISTING FENCE TO CREATE ELEVATOR ACCESS WALKWAY.

DEMO EXISTING FENCE AND SUPPORTS.

DASHED LINE INDICATES GENERAL EXTENTS OF EXISTING BUILDING SLAB (FV).

DASHED LINE INDICATES ROUGH LOCATION OF EXISTING EXTERIOR GUEST CORRIDOR SLAB ABOVE.



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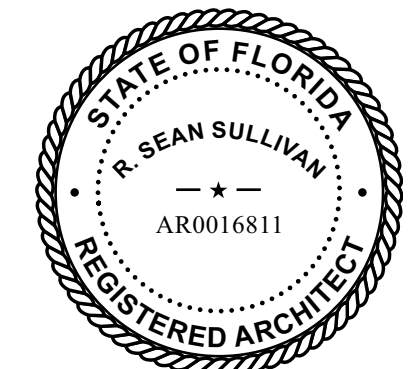
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2400 N. Roosevelt, Key West, FL

**Issued**

Date	To	Use / Restrictio
10.09.25	Consultants	DD Progress
02.20.26	Owner	CD Progress
03.09.26	City	Permit
03.30.26	Owner	Construction

Progress

Release



Project No. 2517 Drawn By s

Tiki 'A' & Site Demo

R-D101

**PAVING LEGEND**

**A. PAVERS TO BE REMOVED/RELOCATED.** CAREFULLY REMOVE PAVERS IN THIS AREA AND PREP FOR NEW. SAVE FOR REUSE IN MAIN POOL DECK AREA TO REPLACE DAMAGED PAVERS.

**B. PAVERS TO BE REMOVED/RELOCATED.** CAREFULLY REMOVE PAVERS IN THIS AREA AND SAVE FOR REUSE ELSEWHERE ON PROPERTY. WHERE ELEVATED DECKING TO BE INSTALLED, EXCAVATE EARTH A MIN. OF 1'-6" FOR 1'-0" MIN. CLEAR SPACE BELOW NEW DECK JOIST FOR DRAINAGE, MAINTAIN SLOPE OF EXISTING SWALE.

**C. AREA OF NEW ELEVATED DECKING.** AT PERIMETER OF AREA, WHERE THE NEW DECKING MEETS SLAB, PAVERS OR ASPHALT, EXCAVATE EARTH A MIN. OF 1'-6" FOR 1'-0" MIN. CLEAR SPACE BELOW NEW JOIST FOR DRAINAGE, MAINTAIN SLOPE OF EXISTING SWALE. REFER TO TOPO SURVEY FOR SPOT ELEVATIONS & DETAILED SLOPES. ALL LOW BRUSH TO REMAIN IF POSSIBLE TO MAINTAIN EXISTING DRAINAGE, REMOVE ALL SHRUBS. TREES SHOWN IN RED ARE TO BE REMOVED.

**D. REFINISH EXISTING SLAB. ADD ALT #1** REMOVE EXISTING COATINGS BY ACID ETCH FOR CLEAN & SMOOTH CONCRETE SURFACE. PROVIDE SMOOTH, NATURAL CONCRETE FINISH & APPLY CLEAR SEALER FOR EXPOSED CONCRETE FLOOR AT NEW ELEVATOR BREEZEWAY.

**E. AREA TO BE RE-LANDSCAPED.** REMOVE ROCK OR MULCH & EXPOSE WEED BARRIER. PROVIDE 40% ALLOWANCE TO REPLACE, RE-INSTALL ROCK & NEW PLANTINGS PER RENOVATION PLAN

**F. REMOVE LANDSCAPING & PREP FOR NEW SUBBASE & PAVERS.** EXCAVATE EXISTING MATERIALS FOR REQ'D DEPTH OF NEW ASSEMBLY. COMPACT SUBGRADE & PROVIDE 6" MIN. COMPACTED NO. 57 CRUSHED STONE BASE, ADD CONCRETE SAND BEDDING LAYER OVER BASE PRIOR TO INSTALL NEW CONC. PAVERS. FINISHED SURFACE TO MATCH ADJACENT GRADE, ENSURE 2% SLOPE FOR DRAINAGE.

**G. SAWCUT & REMOVE EXISTING SLAB.** FIRST, CAREFULLY REMOVE PAVERS AND SAVE FOR REUSE ELSEWHERE ON SITE. EXCAVATE EARTH A MIN. OF 1'-6" FOR 1'-0" MIN. CLEAR SPACE BELOW NEW DECK JOIST FOR DRAINAGE, MAINTAIN EXISTING SLOPE OF SWALE.

**GENERAL DEMOLITION NOTES**

1. DASHED RED LINES INDICATE WORK OR ITEMS TO BE DEMOLISHED OR MODIFIED, TYP.

2. ANY PAVERS TO BE REMOVED SHOULD BE DONE SO CAREFULLY AND PROTECTED FOR REUSE AT EXISTING POOL DECK WHERE PAVERS ARE DAMAGED OR STRUCTURES ARE TO BE DEMOLISHED. A MINIMUM OF 30% OF SITE PAVERS TO BE REMOVED & RESET IN ADDITION TO THOSE TO BE RELOCATED.

3. REFER TO THE SURVEY DATED 10.2.25 FOR TOPOGRAPHIC INFORMATION AND LOCATIONS OF EXISTING TREES. REFER TO LANDSCAPE & APPROVED TREE REMOVAL PLANS FOR TREES TO BE REMOVED & INSTALLED.

4. TREES SHOWN IN BLACK ARE EXISTING TO REMAIN. PRIOR TO WORK IDENTIFY EXTENTS OF CONSTRUCTION & NOTIFY ARCHITECT IF CONCERNS OR TREE IS NOT SALVAGEABLE DUE TO LIMITED SPACING. PROTECT TREE & ROOTS DURING CONSTRUCTION.

5. DEMO ALL EXISTING FAIRFIELD INN SIGNAGE. SEE ELEVATIONS FOR NEW SIGNAGE LOCATIONS, SPECS & ELECTRICAL REQUIREMENT FOR SELF-ILLUMINATED SIGNS.

**SITE MATERIALS LEGEND**

ALL EXTERIOR SURFACES CURRENTLY PAINTED WILL BE REPAINTED. PAVERS EXISTING TO REMAIN OR TO BE REUSED TO BE ACID-WASHED THROUGHOUT. SEE PLANS FOR LEVEL OF WORK REQ'D BY AREA.

**TAG DESCRIPTION**

**S-01** CONCRETE FLOOR SURFACES WHERE PAINTED. POWER WASH / CLEAN SURFACE & REMOVE ALL LOOSE OR FAILING PAINT (AND WHERE BUBBLING). MECHANICALLY ABRAS AS REQ'D TO ACHIEVE PROPER ADHESION. APPLY NEW PRIMER & PAINT.

**S-02** ELEVATED DECKING: REMOVE & SALVAGE FOR REPLACEMENT AT DAMAGED AREAS; INSTALL NEW 1" THICK COMPOSITE PVC IN HORIZ. ORIENTATION TO MATCH EXIST. SIZE & COLOR. SUBMIT SPEC & SAMPLE FOR APPROVAL.

**S-03** NEW ELEVATED DECKING (LOBBY): 1" THICK COMPOSITE PVC INSTALLED ON JOIST & HELICAL PILE FRAMING SYSTEM. SEE STRUCTURAL. GC TO SUBMIT SPEC & SAMPLE FOR APPROVAL.

**S-04** NEW ELEVATED DECKING (POOL ARF.01): 1" THICK COMPOSITE PVC INSTALLED ON JOIST & HELICAL PILE FRAMING SYSTEM. SEE STRUCTURAL. MATCH EXIST. SIZE & COLOR IN THIS AREA, MATCH EXIST. GC TO SUBMIT SPEC & SAMPLE FOR APPROVAL.

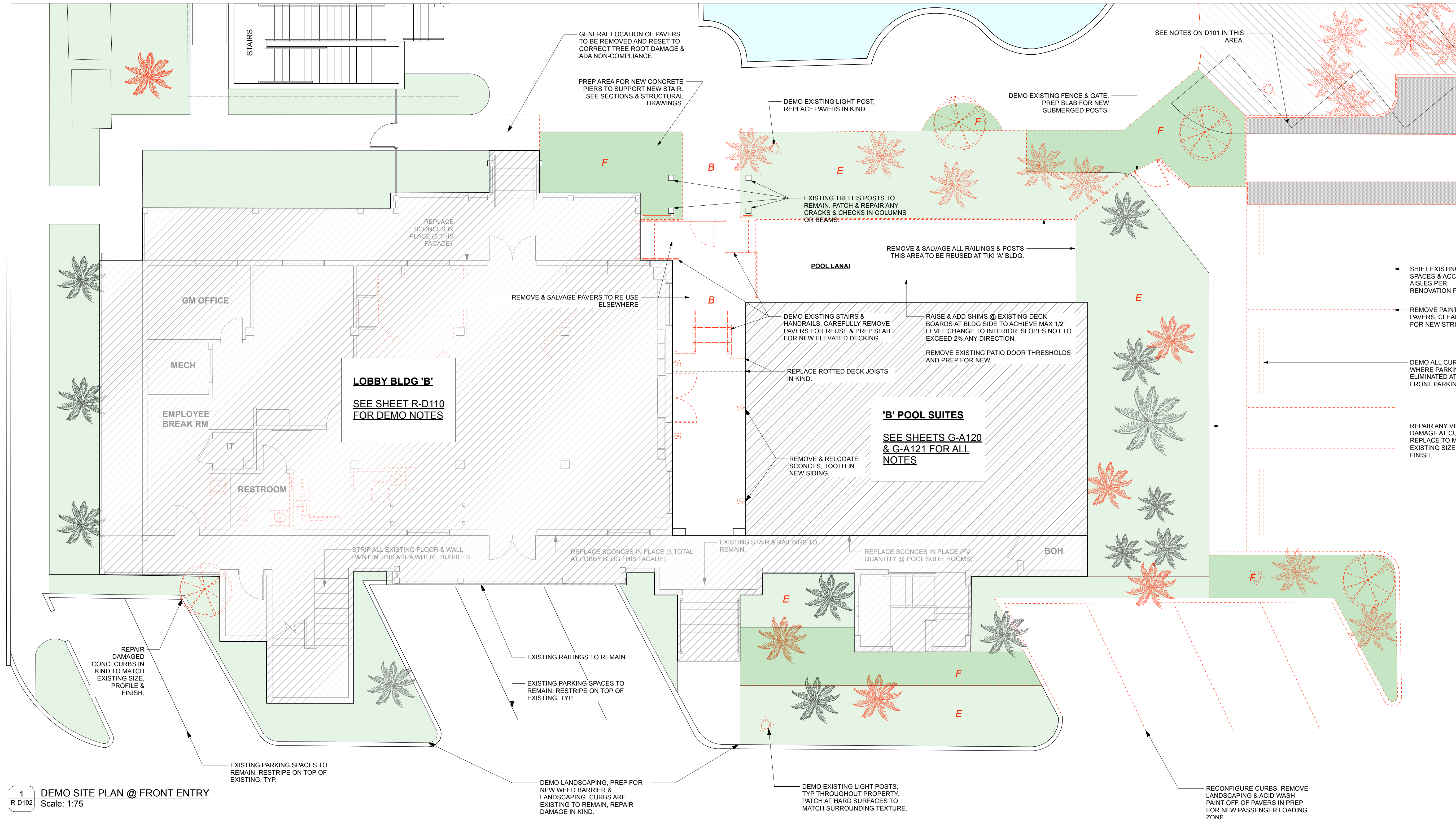
**S-05** POOL DECK / PATHWAY PAVERS: ACID WASH ALL EXISTING TO REMAIN & TO BE REUSED.

**ADD ALT #1 - ELEVATOR ACCESS AISLE.**

REFER TO NOTE S-01 ABOVE FOR DIRECTION IF THIS ADD ALT IS ACCEPTED.

**ADD ALT #2 - ELEVATED DECKING REPLACEMENT @ LOBBY**

GC TO PROVIDE PRICING TO REPLACE ALL EXISTING DARK COMPOSITE DECKING & STAIR TREADS/RISERS AT LOBBY BUILDING 'B' TO MATCH NEW COLOR.



**1 DEMO SITE PLAN @ FRONT ENTRY**  
Scale: 1:75

R-D102



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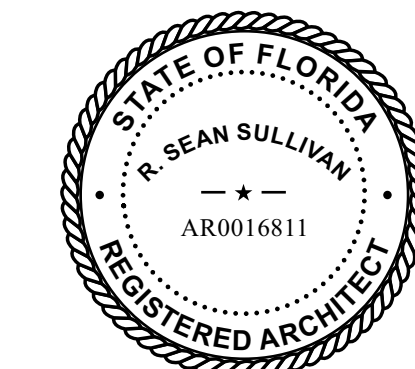
**Fairfield Inn & Suites**  
RLJ Lodging Trust  
2400 N. Roosevelt, Key West, FL

**Issued**

Date	To	Use / Restriction
10.24.25	Owner	Design Development
02.20.26	Owner	CD Progress
03.09.26	City	Permit
03.30.26	Owner	Construction

Progress

Release



Project No. 2517 Drawn By s





**SITE DATA TABLE - CITY OF KEY WEST ZONING DISTRICT CG**

ITEM	PERMITTED	EXISTING	PROPOSED	VARIANCE?
LOT SIZE	88,000 SF	88,000 SF	NO CHANGE	NO
BUILDING COVERAGE (40%)	35,200 SF	28,000 SF	NO CHANGE	NO
IMPERVIOUS SURFACE (60%)	52,800 SF	34,120 SF	34,420 SF	NO
OPEN SPACE (20%)	17,600 SF	21,248 SF	21,045 SF	NO
HEIGHT	40'	33'-8"	NO CHANGE	NO
SETBACKS	SEE PLAN	SEE PLAN	NO CHANGE	NO

**GENERAL NOTES**

1. ALL SITE WORK TO COMPLY W/ CITY OF KEY WEST REQUIREMENTS INCLUDING APPLICABLE CODES & ORDINANCES.
2. GC TO VERIFY EXISTING SITE CONDITIONS & DIMENSIONS PRIOR TO COMMENCING WORK, NOTIFY ARCHITECT IF DISCREPANCIES.
3. PROTECT EXISTING UTILITIES, TREES & SITE FEATURES TO REMAIN DURING CONSTRUCTION.
4. NEW WALLS & FIXTURES SHOWN IN BLUE. REFER TO PLANS FOR SPECIFIC RENOVATION NOTES.
5. REFER TO SURVEY DATED 10.2.25 FOR TOPOGRAPHIC INFORMATION.
6. ALL FURNITURE IS SHOWN FOR REFERENCE ONLY. REFER TO ID DRAWINGS & SPECIFICATIONS FOR APPROVED SELECTIONS AND QUANTITIES.

**PARKING NOTES**

EXISTING SPACE COUNT = 100 SPACES.  
TOTAL EXISTING ADA SPACES = 3 SPACES.

NEW SPACE COUNT = 100 SPACES, INCLUDING 1 HOTEL VAN SPACE.  
TOTAL ADA SPACES = 4 SPACES.

**ADD ALT #1 - ELEVATOR ACCESS PATHWAY**

ALL WORK ASSOCIATED WITH THE NEW ELEVATOR ACCESS BENEATH 1ST FLOOR GUESTROOM BUILDING C -- INCLUDING BUT NOT LIMITED TO, SLAB/PAVING WORK, NEW FENCING, GATES & LIGHTING. SEE ENLARGED PLAN FOR NOTES.

**STORMWATER & DRAINAGE NOTES - EXPANDED DECK**

- SW-1.** EXISTING STORMWATER RETENTION AREAS, DRAINAGE FLOW PATTERNS, AND OVERALL SYSTEM DESIGN REMAIN UNCHANGED FROM PREVIOUSLY APPROVED CONDITIONS. PROPOSED IMPROVEMENTS DO NOT IMPACT THE EXISTING SWALE DRAINAGE OR DESIGNATED DRAINAGE AREAS UNDER REVIEW.
- SW-2.** MINOR MODIFICATIONS TO IMPERVIOUS SURFACE AREA ARE LIMITED TO LOCALIZED SITE IMPROVEMENTS AND DO NOT ALTER OVERALL STORMWATER PERFORMANCE OR DRAINAGE CHARACTERISTICS OF THE SITE.

**SITE MATERIALS LEGEND**

ALL EXTERIOR SURFACES CURRENTLY PAINTED WILL BE REPAINTED. PAVERS EXISTING TO REMAIN OR TO BE REUSED TO BE ACID-WASHED THROUGHOUT. SEE PLANS FOR LEVEL OF WORK REQ'D BY AREA.

- | TAG  | DESCRIPTION   |
|------|---|
| S-01 | CONCRETE FLOOR SURFACES WHERE PAINTED: POWER WASH / CLEAN SURFACE & REMOVE ALL LOOSE OR FAILING PAINT (AND WHERE BUBBLING) MECHANICALLY ABRASE AS REQ'D TO ACHIEVE PROPER ADHESION. APPLY NEW PRIMER & PAINT.           |
| S-02 | ELEVATED DECKING: REMOVE & SALVAGE FOR REPLACEMENT AT DAMAGED AREAS. INSTALL NEW 1" THICK COMPOSITE PVC IN HORIZ. ORIENTATION TO MATCH EXIST. SIZE & COLOR. SUBMIT SPEC & SAMPLE FOR APPROVAL.                          |
| S-03 | NEW ELEVATED DECKING (LOBBY): 1" THICK COMPOSITE PVC INSTALLED ON JOIST & HELICAL PILE FRAMING SYSTEM. SEE STRUCTURAL. GC TO SUBMIT SPEC & SAMPLE FOR APPROVAL.   |
| S-04 | NEW ELEVATED DECKING (POOL DECK): 1" THICK COMPOSITE PVC INSTALLED ON JOIST & HELICAL PILE FRAMING SYSTEM. SEE STRUCTURAL. MATCH EXIST SIZE & COLOR IN THIS AREA. MATCH EXIST. GC TO SUBMIT SPEC & SAMPLE FOR APPROVAL. |
| S-05 | POOL DECK / PATHWAY PAVERS: ACID WASH ALL EXISTING TO REMAIN & TO BE REUSED.  |
- ADD ALT #1 - ELEVATOR ACCESS AISLE.  
REFER TO NOTE S-01 ABOVE FOR DIRECTION IF THIS ADD ALT IS ACCEPTED.
- ADD ALT #2 - ELEVATED DECKING REPLACEMENT @ LOBBY  
GC TO PROVIDE PRICING TO REPLACE ALL EXISTING DARK COMPOSITE DECKING & STAIR TREADS/RISERS AT LOBBY BUILDING "B" TO MATCH NEW COLOR.

**PARKING & ACCESS SIGN NOTES**

- SG-1** PROVIDE PARKING AND ACCESSIBLE PARKING SIGNAGE IN ACCORDANCE WITH FCC ACCESSIBILITY (2023) AND MUTCD REQUIREMENTS. REFER TO CIVIL DRAWINGS C1.0 & C2.0 FOR DIMENSIONS & DETAILS.
- SG-2** ACCESSIBLE PARKING SPACES SHALL BE IDENTIFIED WITH ABOVE-GRADE SIGNS DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND "VAN ACCESSIBLE" WHERE REQUIRED.
- SG-3** MOUNT SIGNS ON CORROSION-RESISTANT POSTS WITH BOTTOM EDGE OF SIGN MINIMUM 60" ABOVE FINISHED GRADE.
- SG-4** PROVIDE DIRECTIONAL SIGNAGE INDICATING ACCESSIBLE ROUTE AND ACCESSIBLE ENTRANCE WHERE NOT READILY VISIBLE FROM ACCESSIBLE PARKING.

**1 SITE PLAN - NEW**  
R-A100 Scale: 1:200



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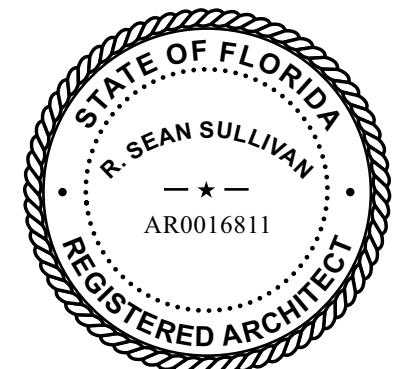
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**Issued**

Date	To	Use / Restrict
08.22.25	Owner	Schematic Design
09.05.25	Owner	DD Progress
09.23.25	Owner	DD Progress 2
10.24.25	Owner	Design Development
11.19.25	City	Preliminary Review
02.09.26	Owner	CD Progress
02.20.26	Owner	CD Progress
03.09.26	City	Permit
03.30.26	Owner	Construction

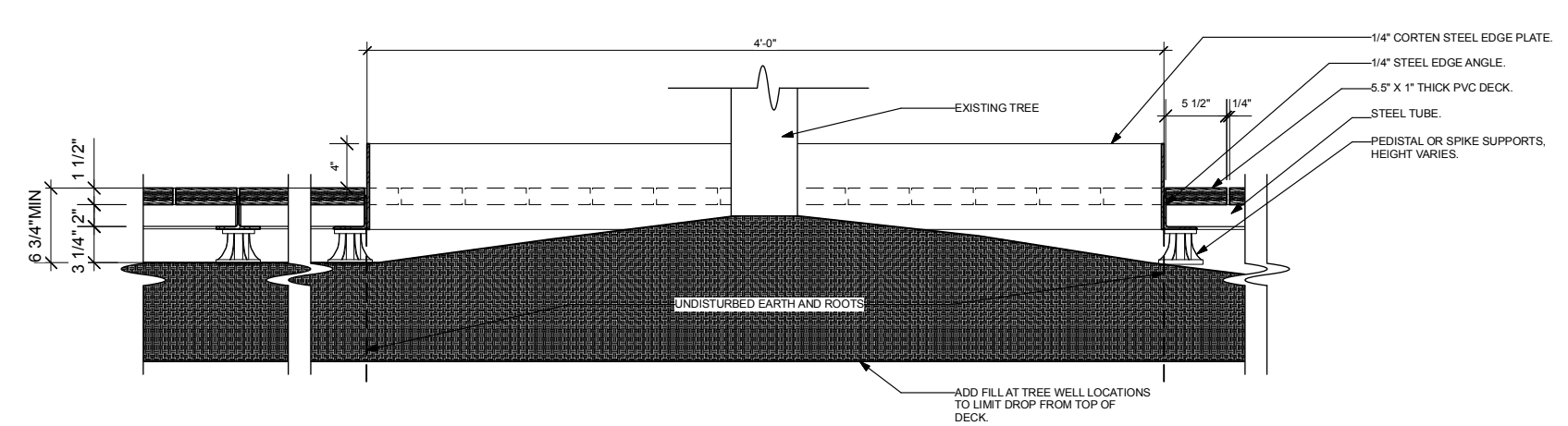
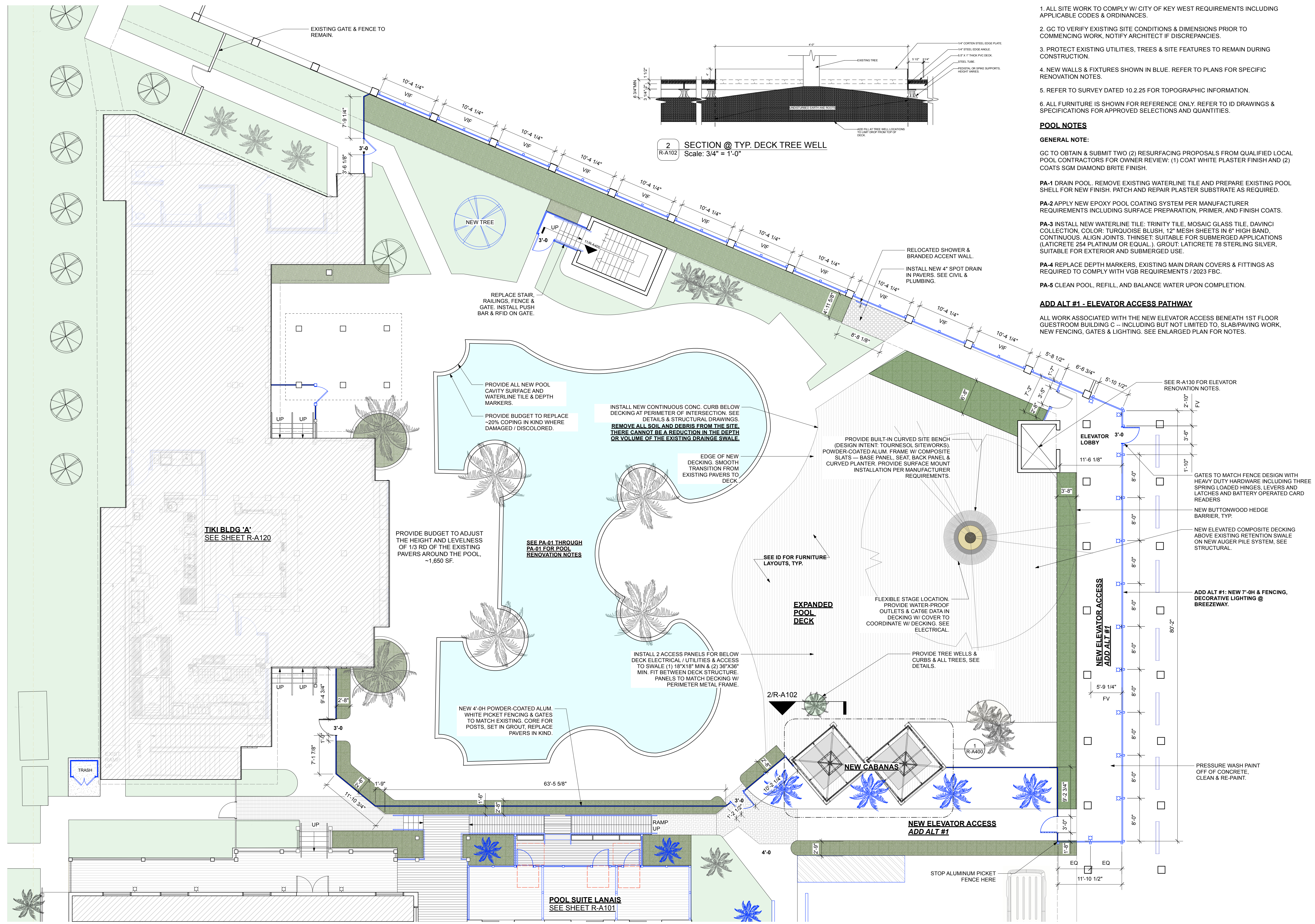
**Progress**   
**Release**



Project No. 2517 Drawn By s

Site Plan  
New  
**R-A100**





2 SECTION @ TYP. DECK TREE WELL  
Scale: 3/4" = 1'-0"

**GENERAL NOTES**

1. ALL SITE WORK TO COMPLY W/ CITY OF KEY WEST REQUIREMENTS INCLUDING APPLICABLE CODES & ORDINANCES.
2. GC TO VERIFY EXISTING SITE CONDITIONS & DIMENSIONS PRIOR TO COMMENCING WORK, NOTIFY ARCHITECT IF DISCREPANCIES.
3. PROTECT EXISTING UTILITIES, TREES & SITE FEATURES TO REMAIN DURING CONSTRUCTION.
4. NEW WALLS & FIXTURES SHOWN IN BLUE. REFER TO PLANS FOR SPECIFIC RENOVATION NOTES.
5. REFER TO SURVEY DATED 10.2.25 FOR TOPOGRAPHIC INFORMATION.
6. ALL FURNITURE IS SHOWN FOR REFERENCE ONLY. REFER TO ID DRAWINGS & SPECIFICATIONS FOR APPROVED SELECTIONS AND QUANTITIES.

**POOL NOTES**

- GENERAL NOTE:**
- GC TO OBTAIN & SUBMIT TWO (2) RESURFACING PROPOSALS FROM QUALIFIED LOCAL POOL CONTRACTORS FOR OWNER REVIEW: (1) COAT WHITE PLASTER FINISH AND (2) COATS SGM DIAMOND BRITE FINISH.
- PA-1** DRAIN POOL. REMOVE EXISTING WATERLINE TILE AND PREPARE EXISTING POOL SHELL FOR NEW FINISH. PATCH AND REPAIR PLASTER SUBSTRATE AS REQUIRED.
- PA-2** APPLY NEW EPOXY POOL COATING SYSTEM PER MANUFACTURER REQUIREMENTS INCLUDING SURFACE PREPARATION, PRIMER, AND FINISH COATS.
- PA-3** INSTALL NEW WATERLINE TILE: TRINITY TILE, MOSAIC GLASS TILE, DAVINCI COLLECTION, COLOR: TURQUOISE BLUSH, 12" MESH SHEETS IN 6" HIGH BAND, CONTINUOUS, ALIGN JOINTS. THINSET: SUITABLE FOR SUBMERGED APPLICATIONS (LATICRETE 254 PLATINUM OR EQUAL). GROUT: LATICRETE 78 STERLING SILVER, SUITABLE FOR EXTERIOR AND SUBMERGED USE.
- PA-4** REPLACE DEPTH MARKERS, EXISTING MAIN DRAIN COVERS & FITTINGS AS REQUIRED TO COMPLY WITH VGB REQUIREMENTS / 2023 FBC.
- PA-5** CLEAN POOL, REFILL, AND BALANCE WATER UPON COMPLETION.

**ADD ALT #1 - ELEVATOR ACCESS PATHWAY**

ALL WORK ASSOCIATED WITH THE NEW ELEVATOR ACCESS BENEATH 1ST FLOOR GUESTROOM BUILDING C -- INCLUDING BUT NOT LIMITED TO, SLAB/PAVING WORK, NEW FENCING, GATES & LIGHTING. SEE ENLARGED PLAN FOR NOTES.



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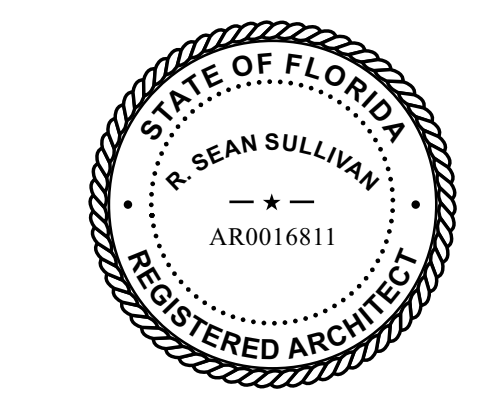
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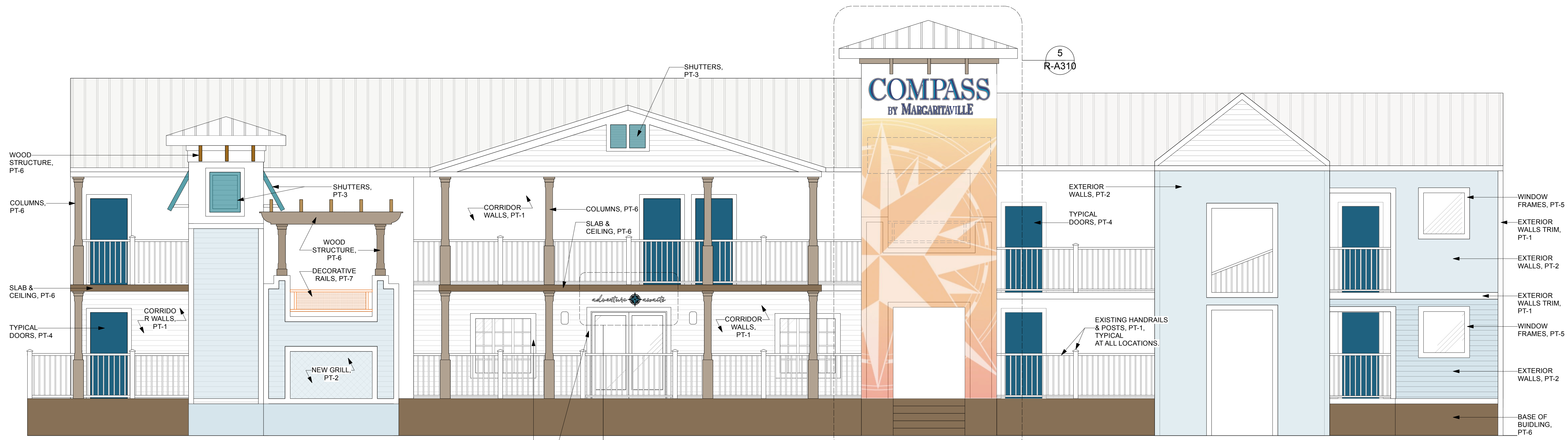
Date	To	Use / Restrictio
10.24.25	Owner	Design Development
12.05.25	Owner	50% CD
02.20.26	Owner	CD Progress
03.09.26	City	Permit
03.30.26	Owner	Construction

Progress   
Release

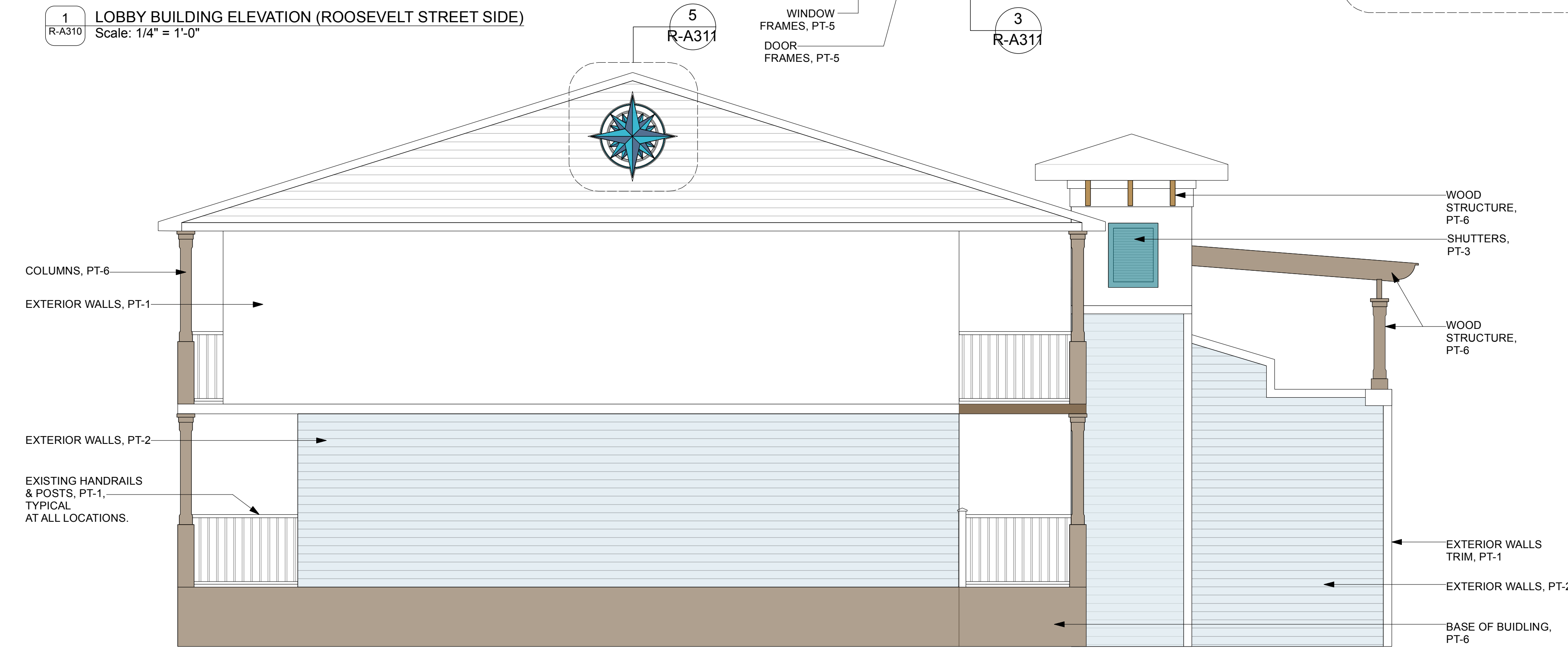


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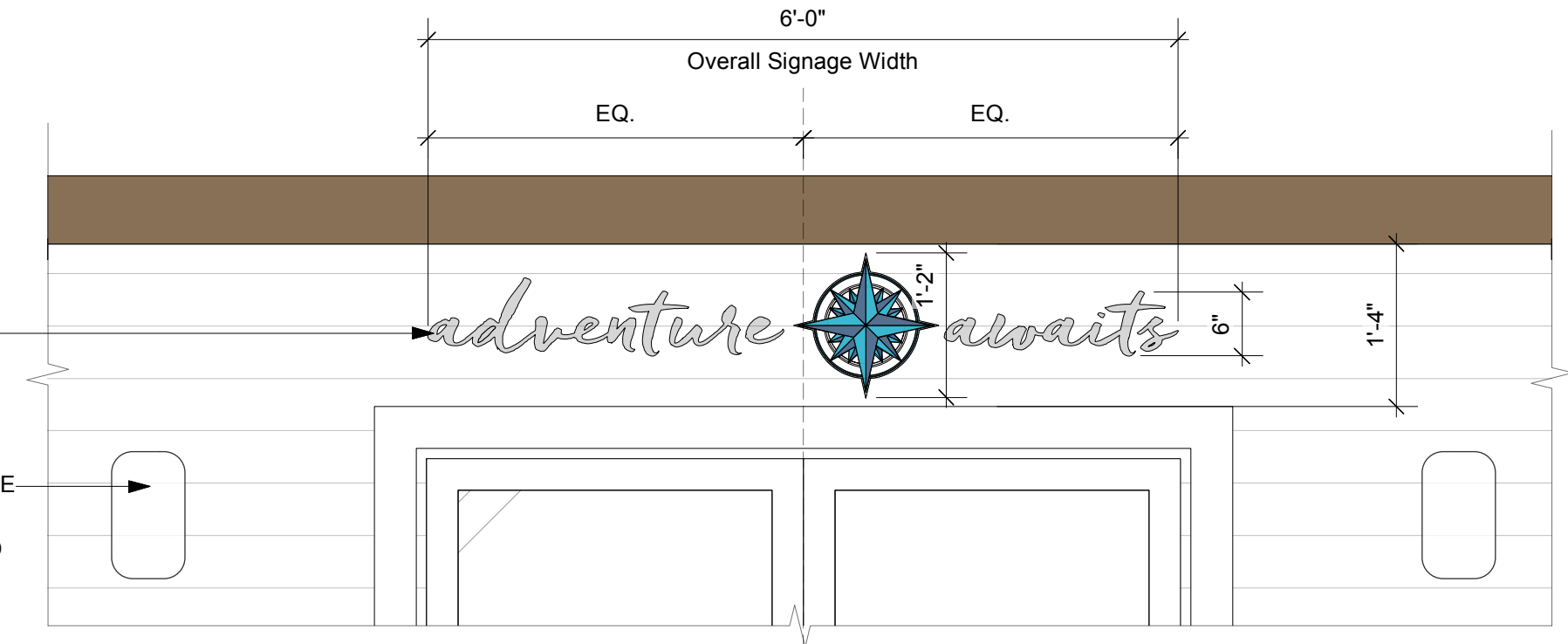
Site Plan  
New  
R-A102



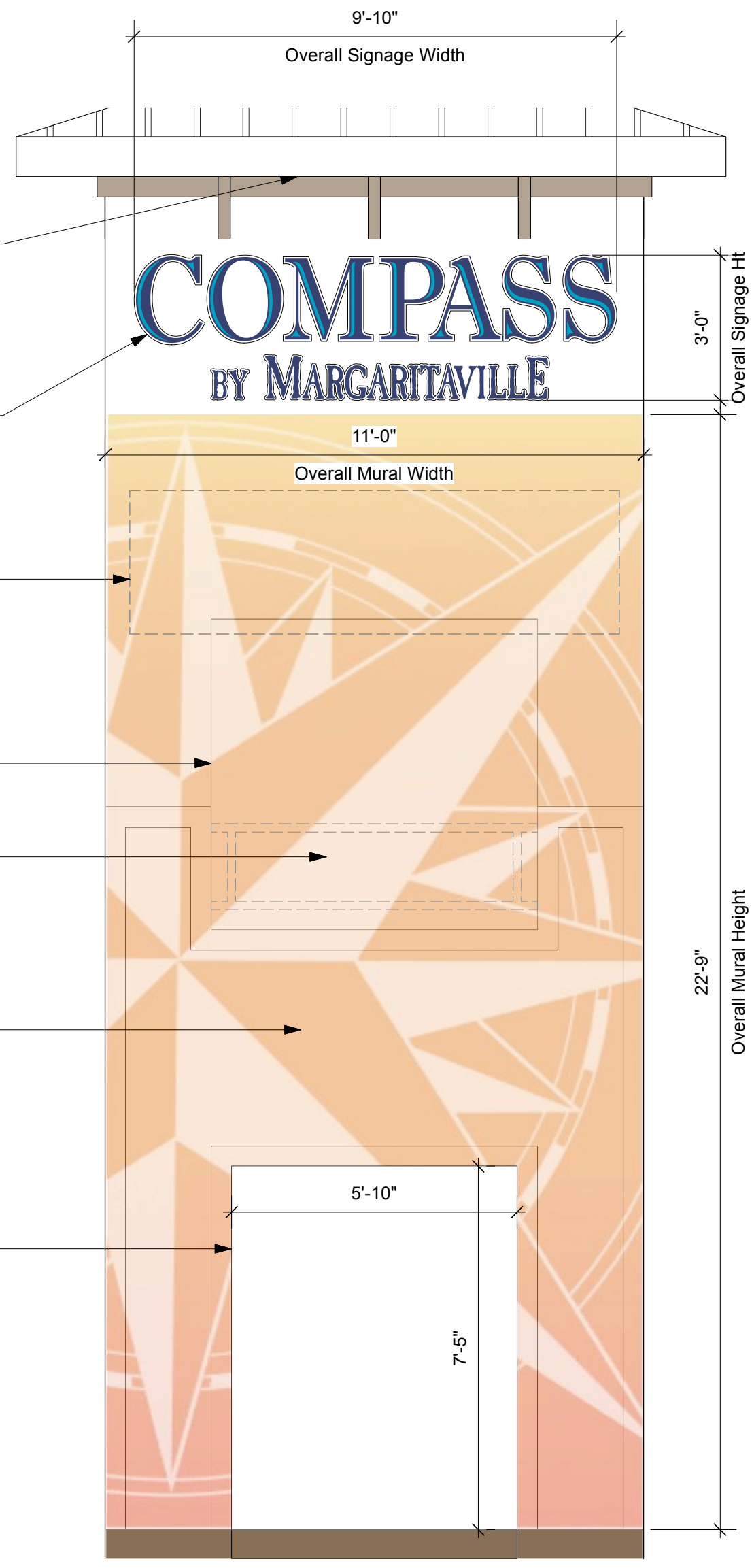
1 LOBBY BUILDING ELEVATION (ROOSEVELT STREET SIDE)  
Scale: 1/4" = 1'-0"



4 LOBBY BUILDING ELEVATION (STREET SIDE)  
Scale: 1/4" = 1'-0"



3 ENLARGED ENTRY SIGNAGE  
Scale: 3/4" = 1'-0"



5 ENLARGED ELEVATION AT MURAL  
Scale: 3/8" = 1'-0"

**EXTERIOR PAINT NOTES**  
ALL EXTERIOR SURFACES CURRENTLY PAINTED AND/OR CAULKED WILL BE REPAINTED AND RECAULKED. SEE EXTERIOR ELEVATIONS FOR NEW PAINT SCHEME, AS KEYED BELOW.

**BENJAMIN MOORE PAINT COLOR KEY**

PT-1 - SIMPLY WHITE OC-117	PT-5 - SHALE 861
PT-2 - HEAVENLY PEACE 746	PT-6 - BARREL BROWN 2098-10
PT-3 - NAPLES BLUE 2057-30	PT-7 - GOLD RUSH 2166-10
PT-4 - LOYAL BLUE SW 6510	

**BENJAMIN MOORE PAINT SPECIFICATIONS**  
STUCCO & SIDING PRIME COAT:  
STUCCO & SIDING TOPCOAT:  
ALUMINUM HANDRAILS:  
STANDING SEAM ROOF:

INTERNALLY LIT COMPASS BRANDED SIGNAGE AT ENTRYWAY, SEE ELECTRICAL DRAWINGS & SIGNAGE PACKAGE.

REPLACE ALL EXISTING SCONCES W/ NEW SIMILAR SIZE MARINE-GRADE, LED FIXTURE (2700K), HOUSING NOT TO EXCEED 4" PROJECTION FROM WALL PER ADA. SEE ID SPEC.

PROVIDE RECESSED LIGHTING AT SOFFIT TO INDIRECTLY ILLUMINATE COMPASS ROSE MURAL GRAPHIC, SEE ELECTRICAL DRAWINGS.

INTERNALLY ILLUMINATED COMPASS BRANDED SIGNAGE, REFER TO SIGNAGE PACKAGE AND ELECTRICAL DRAWINGS. PROVIDE STRUCTURAL BLOCKING AS REQUIRED.

REMOVE EXISTING AWNING. PATCH/ REPAIR ANCHOR HOLES IN WALL AS REQUIRED.

EXISTING OPENING TO REMAIN BEHIND GRAPHIC.

REMOVE EXISTING DECORATIVE RAIL AT OPENING. PATCH/ REPAIR ANCHOR HOLES IN WALL AS REQUIRED.

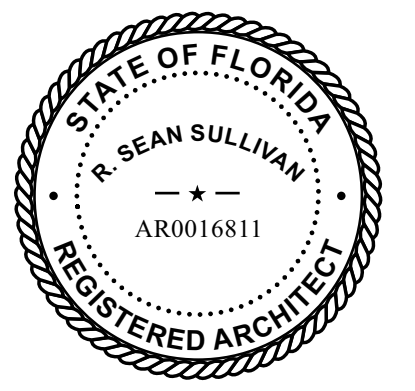
COMPASS ROSE MURAL GRAPHIC, EXTERIOR ADHESIVE VINYL OR MESH. REFER TO SIGNAGE PACKAGE. INSTALLED PER FABRICATOR'S RECOMMENDATION.

EXISTING OPENING AT WALKWAY TO REMAIN, FIELD VERIFY OPENING DIMENSIONS PRIOR TO FABRICATION OF COMPASS ROSE MURAL GRAPHIC.

**Issued**

Date	To	Use / Restriction
10.24.25	Owner	Design Development
12.05.25	Owner	50% CD
02.20.26	Owner	CD Progress
03.09.26	City	Permit
03.30.26	Owner	Construction

Progress   
Release



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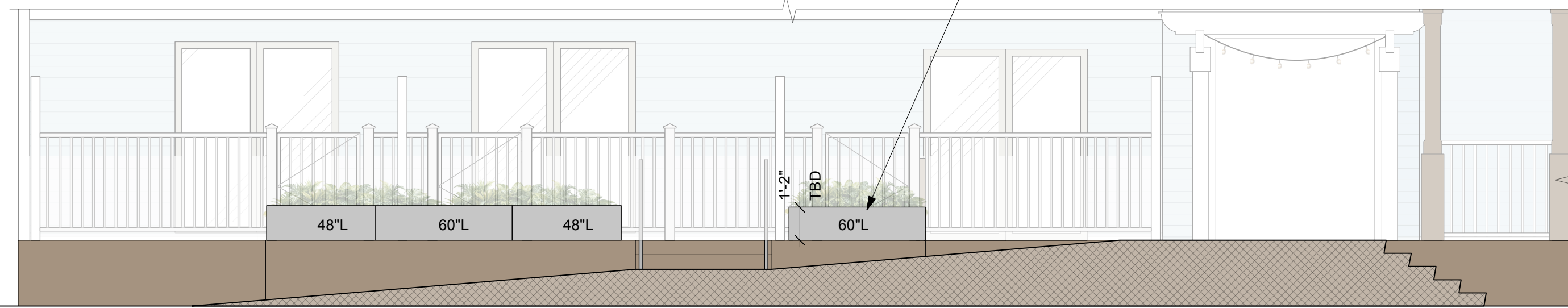
Lobby Bldg Elevations

R-A310



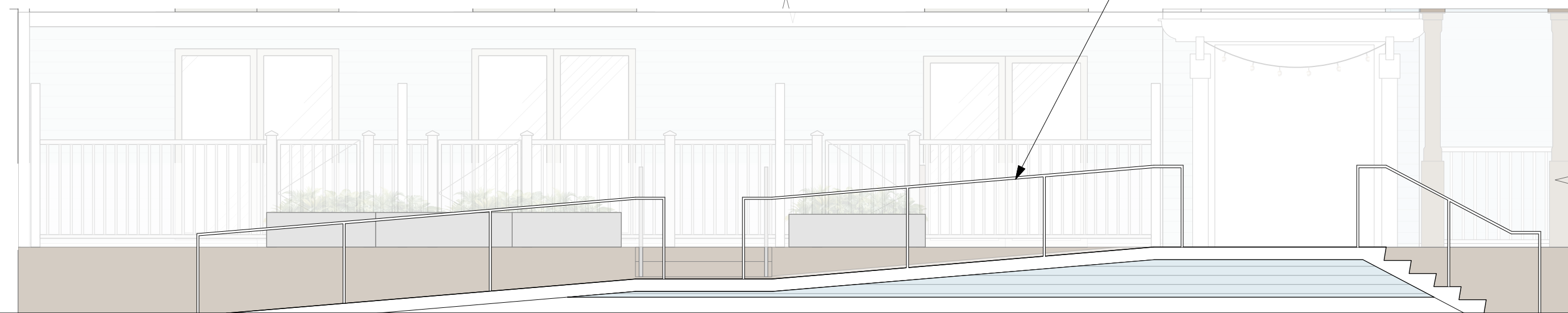
1 LOBBY BUILDING ELEVATION (POOL SIDE)  
Scale: 1/4" = 1'-0"

18" X 12" W PLANTERS AT PRIVATE PATIOS:  
TOURNESOL WILSHIRE RECTANGLE  
PLANTERS, OR EQUIVALENT, WITH VARYING  
LENGTHS.



3 LOBBY BUILDING ELEVATION- WITH LANAI LANDING  
Scale: 1/4" = 1'-0"

HANDRAIL & SUPPORTS AT NEW  
ACCESSIBLE RAMP, SEE SHEET  
R-A311.5



4 LOBBY BUILDING ELEVATION- WITH ACCESSIBLE WALKWAY  
Scale: 1/4" = 1'-0"

**EXTERIOR PAINT NOTES**

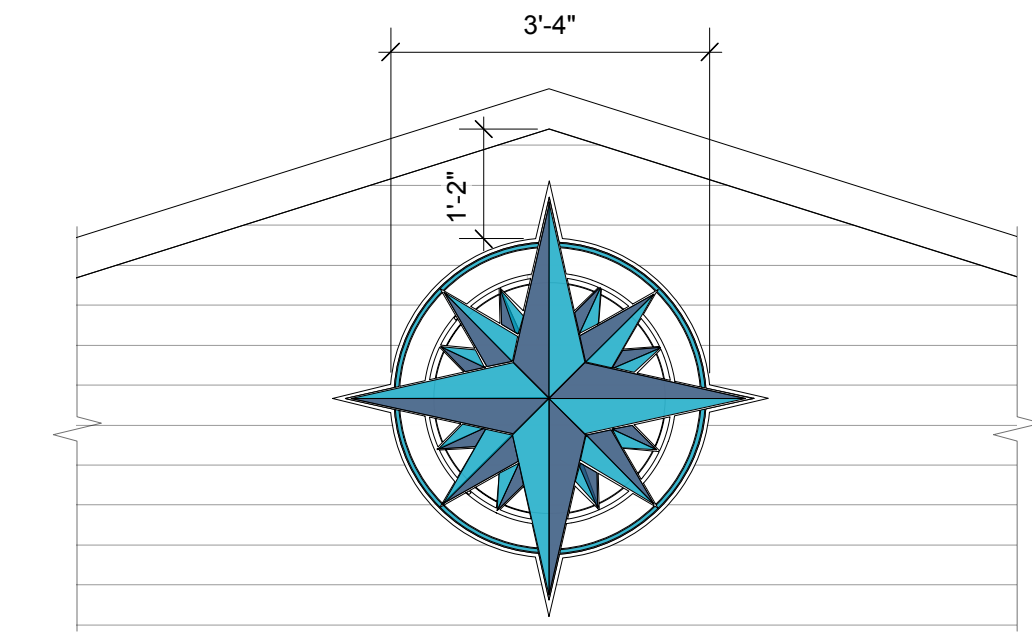
ALL EXTERIOR SURFACES CURRENTLY PAINTED AND/OR CAULKED  
WILL BE REPAINTED AND RECAULKED. SEE EXTERIOR ELEVATIONS  
FOR NEW PAINT SCHEME, AS KEYED BELOW.

**BENJAMIN MOORE PAINT COLOR KEY**

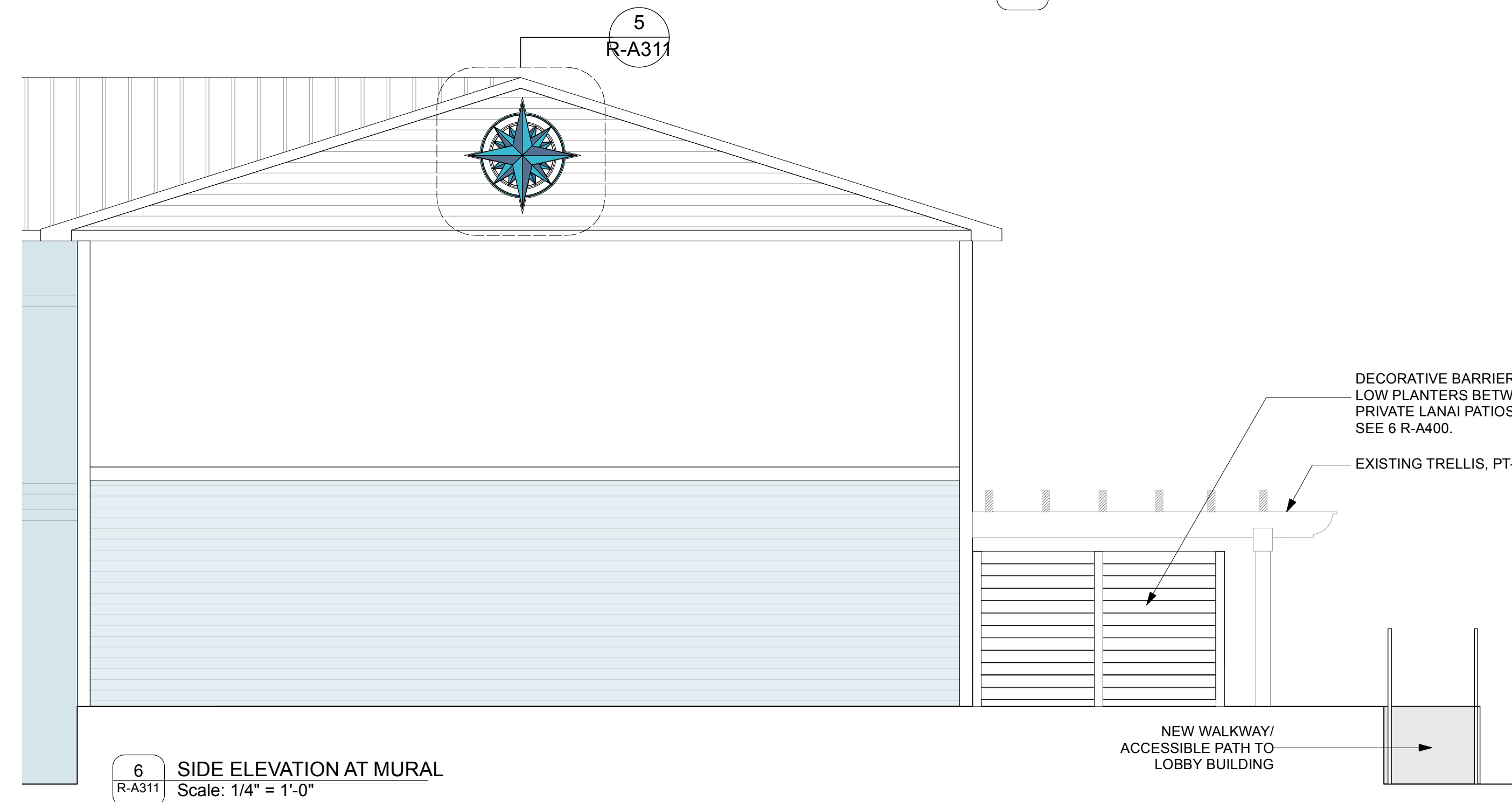
- PT-1 - SIMPLY WHITE OC-117
- PT-2 - HEAVENLY PEACE 746
- PT-3 - NAPLES BLUE 2057-30
- PT-4 - LOYAL BLUE SW 6510
- PT-5 - SHALE 861
- PT-6 - BARREL BROWN 2098-10
- PT-7 - GOLD RUSH 2166-10

**BENJAMIN MOORE PAINT SPECIFICATIONS**

STUCCO & SIDING PRIME COAT:  
STUCCO & SIDING TOPCOAT:  
ALUMINUM HANDRAILS:  
STANDING SEAM ROOF:



5 Compass Detail at Soffit  
Scale: 1/2" = 1'-0"



6 SIDE ELEVATION AT MURAL  
Scale: 1/4" = 1'-0"



03.30.26 Owner Construction

**ARCHITECTS**

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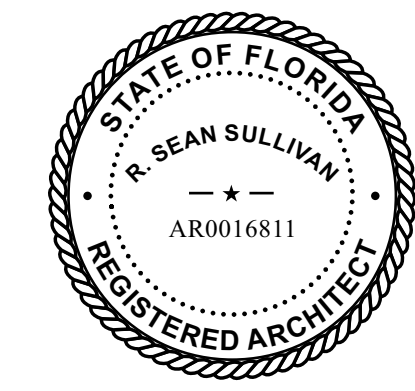
**Fairfield Inn & Suites**  
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2400 N. Roosevelt, Key West, FL

**Issued**

Date	To	Use / Restriction
10.24.25	Owner	Design Development
12.05.25	Owner	50% CD
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03.09.26	City	Permit
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Progress

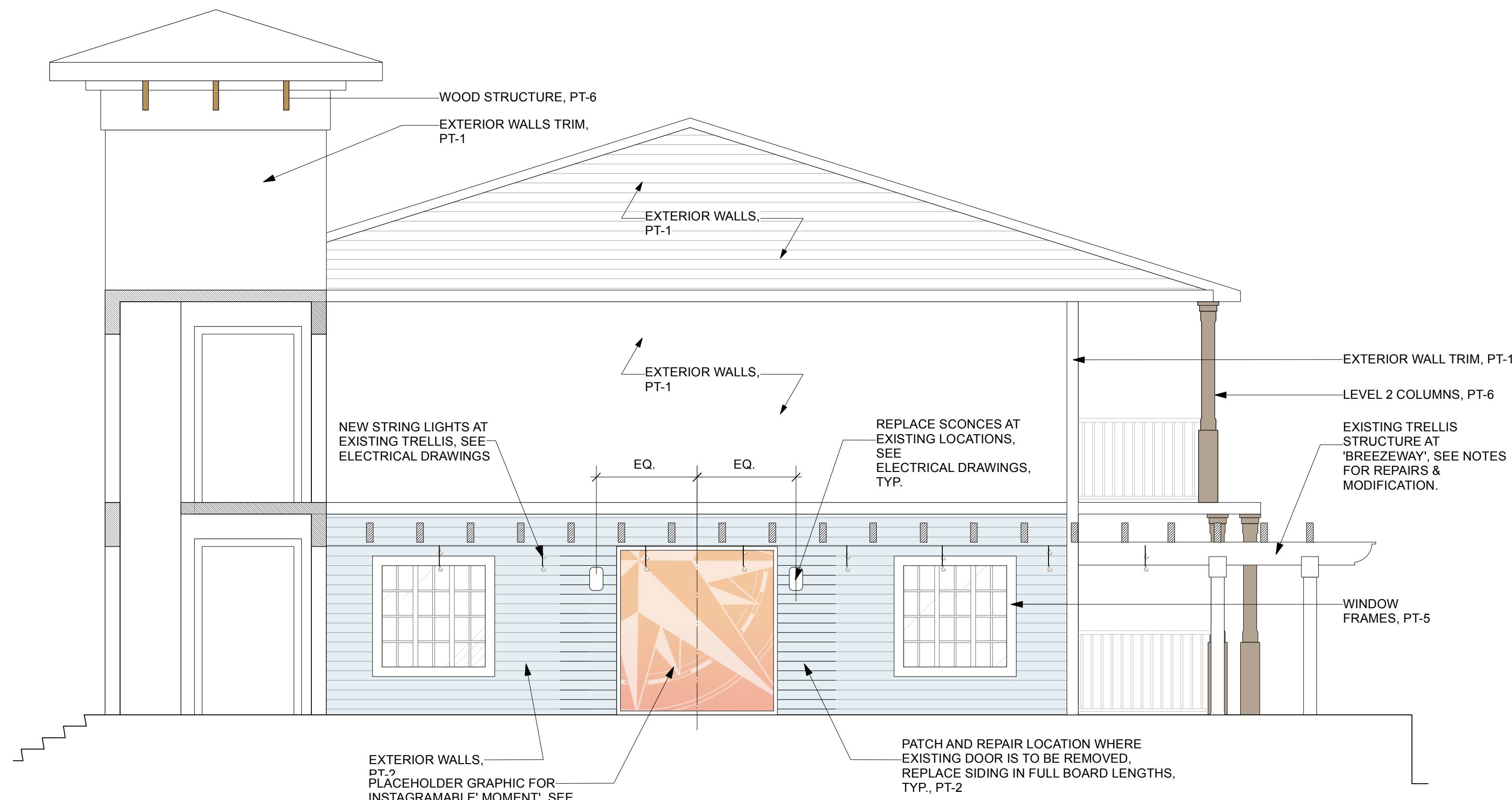
Release



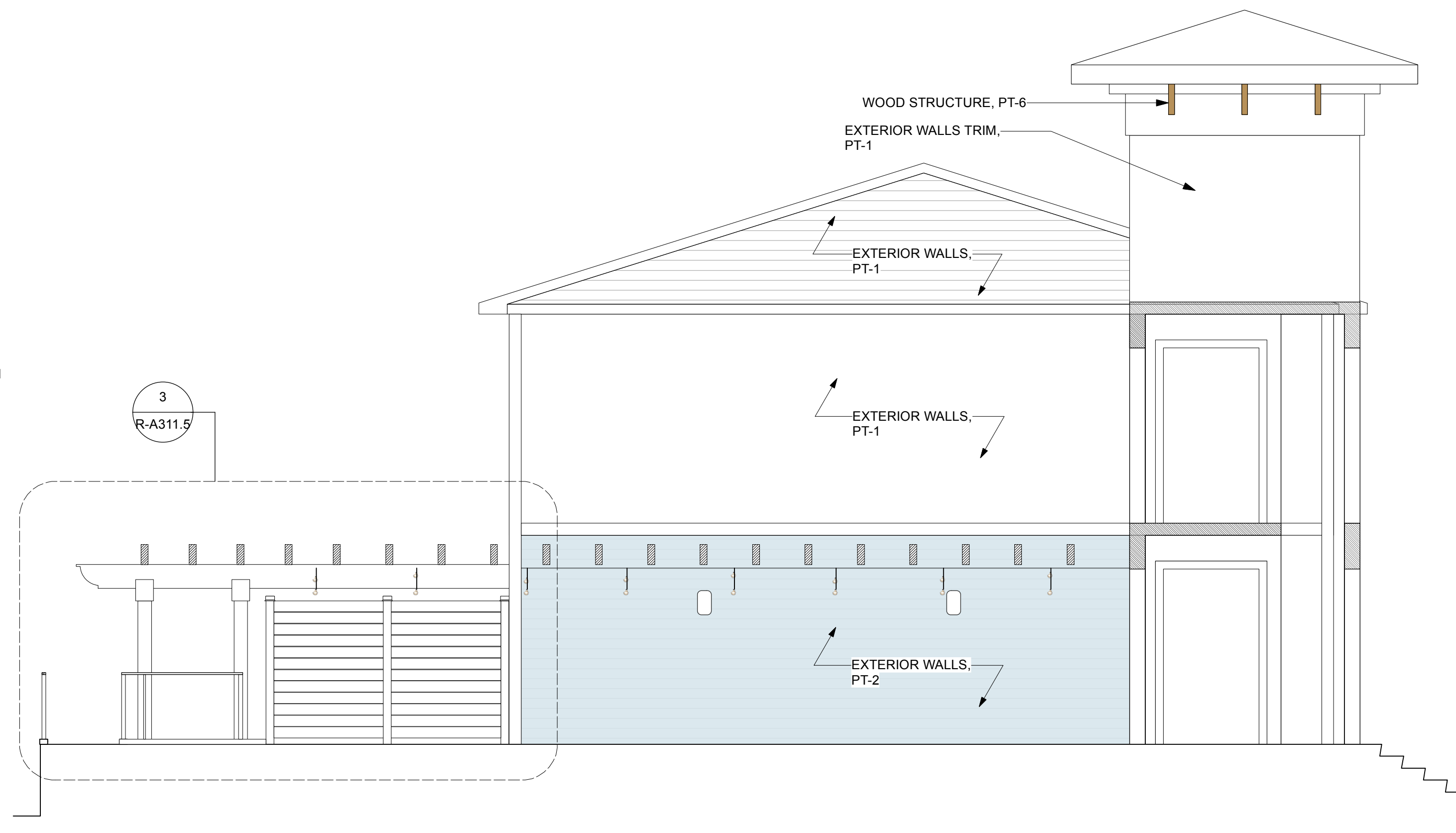
Project No. 2517 Drawn By s

Lobby Bldg Elevations

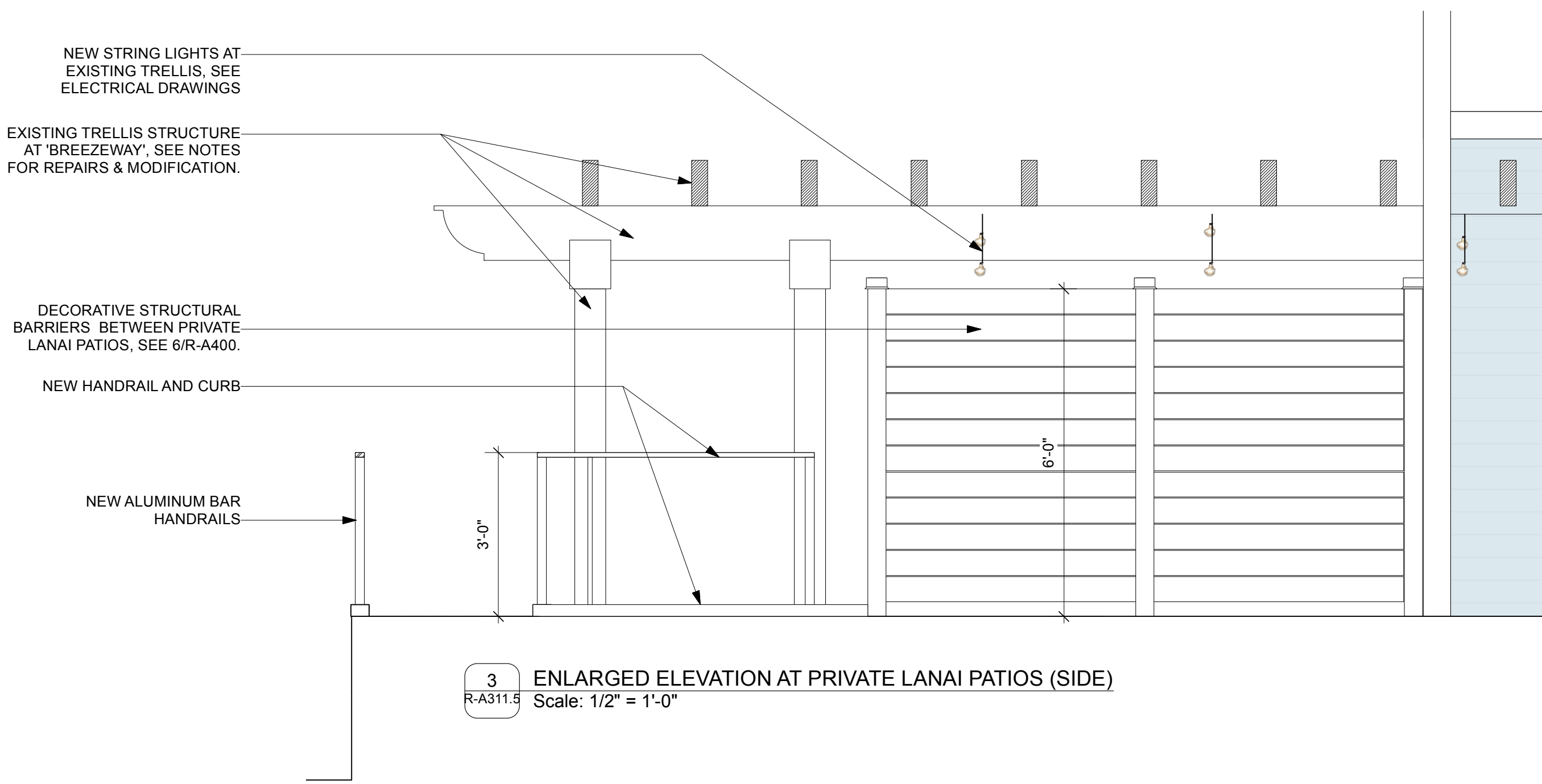
R-A311



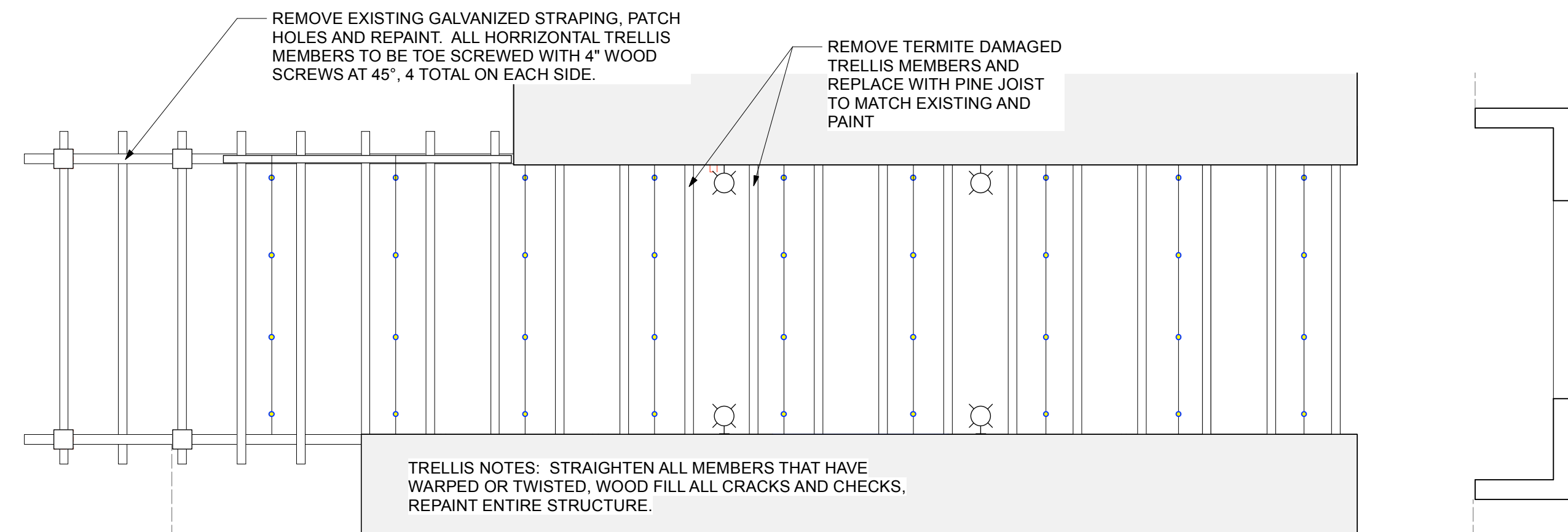
1 TIKI BUILDING ELEVATION (SIDE)  
R-A311.5 Scale: 1/4" = 1'-0"



2 BREEZEWAY ELEVATION AT GUESTROOM BUILDING SIDE  
R-A311.5 Scale: 1/4" = 1'-0"



3 ENLARGED ELEVATION AT PRIVATE LANAI PATIOS (SIDE)  
R-A311.5 Scale: 1/2" = 1'-0"



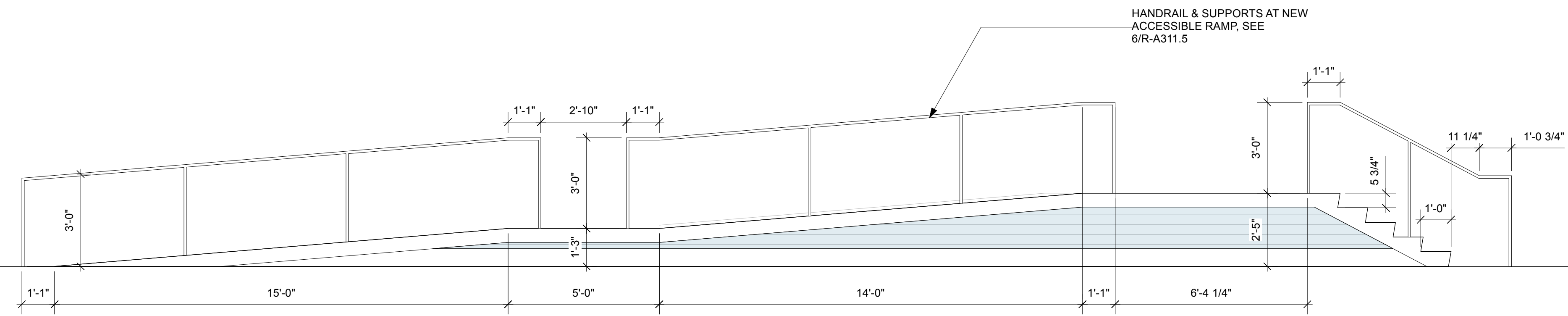
4 BREEZEWAY TRELLIS RCP  
R-A311.5 Scale: 1/4" = 1'-0"

**EXTERIOR PAINT NOTES**  
ALL EXTERIOR SURFACES CURRENTLY PAINTED AND/OR CAULKED WILL BE REPAINTED AND RECAULKED. SEE EXTERIOR ELEVATIONS FOR NEW PAINT SCHEME, AS KEYED BELOW.

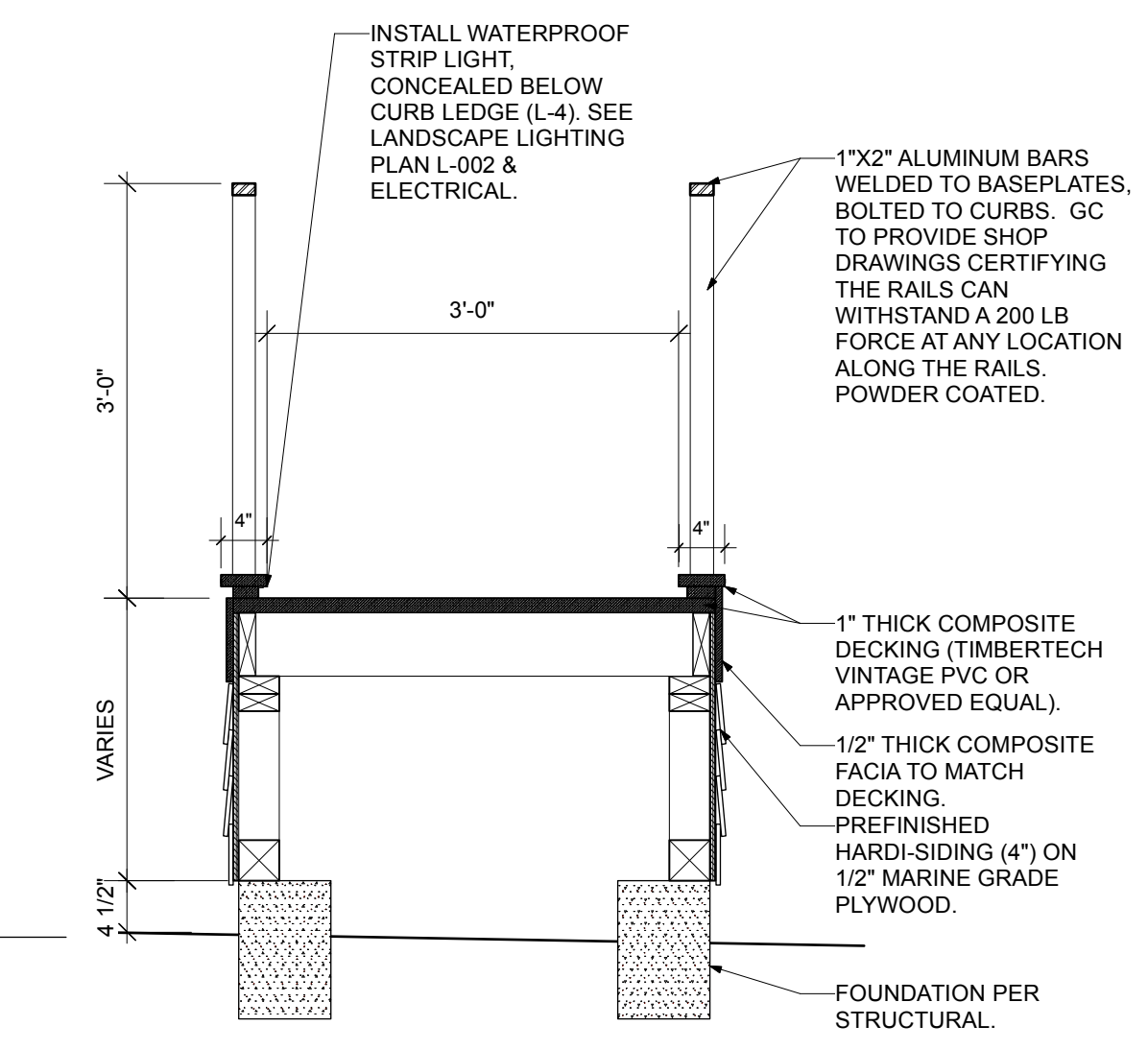
**BENJAMIN MOORE PAINT COLOR KEY**

PT-1 - SIMPLY WHITE OC-117	PT-5 - SHALE 861
PT-2 - HEAVENLY PEACE 746	PT-6 - BARREL BROWN 2098-10
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STUCCO & SIDING PRIME COAT:  
STUCCO & SIDING TOPCOAT:  
ALUMINUM HANDRAILS:  
STANDING SEAM ROOF:



5 ELEVATION AT NEW ACCESSIBLE PATH/ RAMP  
R-A311.5 Scale: 3/8" = 1'-0"



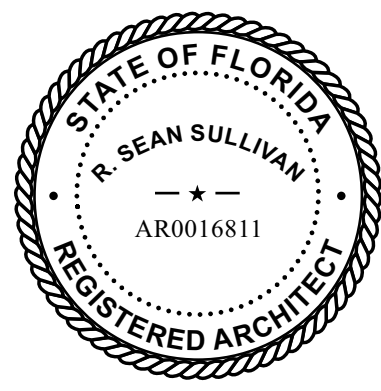
6 SECTION AT NEW ACCESSIBLE PATH/ RAMP  
R-A311.5 Scale: 3/4" = 1'-0"

**Issued**

Date	To	Use / Restrict
10.24.25	Owner	Design Development
12.05.25	Owner	50% CD
02.20.26	Owner	CD Progress
03.09.26	City	Permit
03.30.26	Owner	Construction

Progress

Release

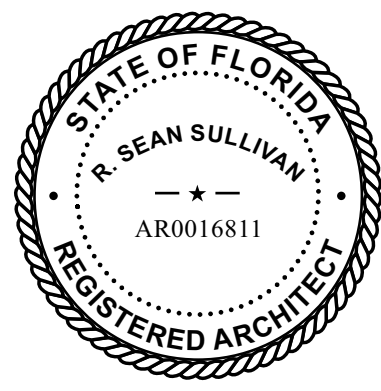


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**Issued**

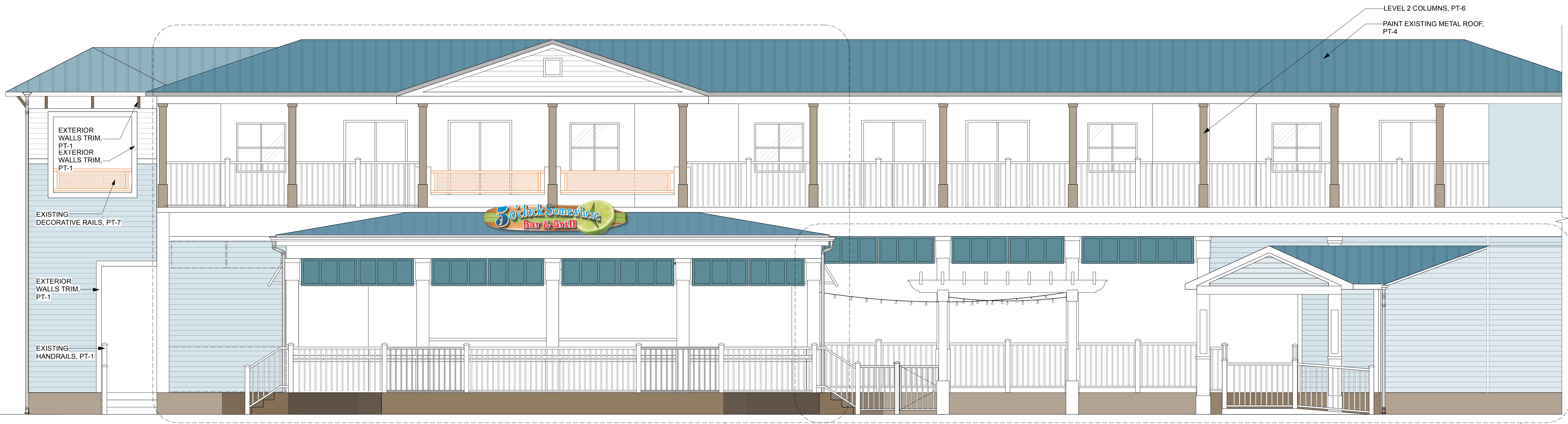
Date	To	Use / Restriction
10.24.25	Owner	Design Development
12.05.25	Owner	50% CD
02.20.26	Owner	CD Progress
03.09.26	City	Permit
03.30.26	Owner	Construction

Progress   
Release

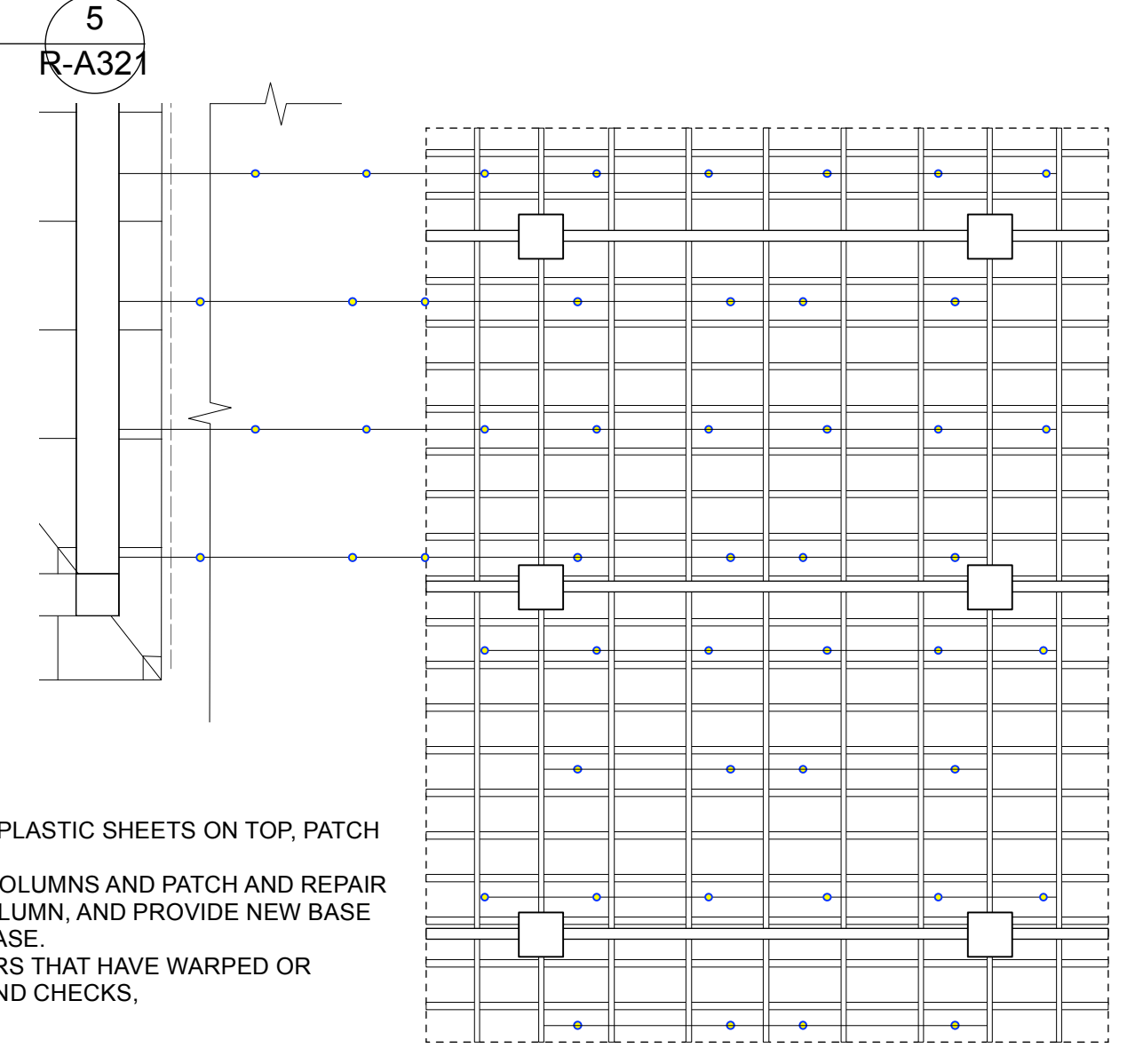


Project No. 2517 Drawn By s

Tiki Building Elevations  
R-A320

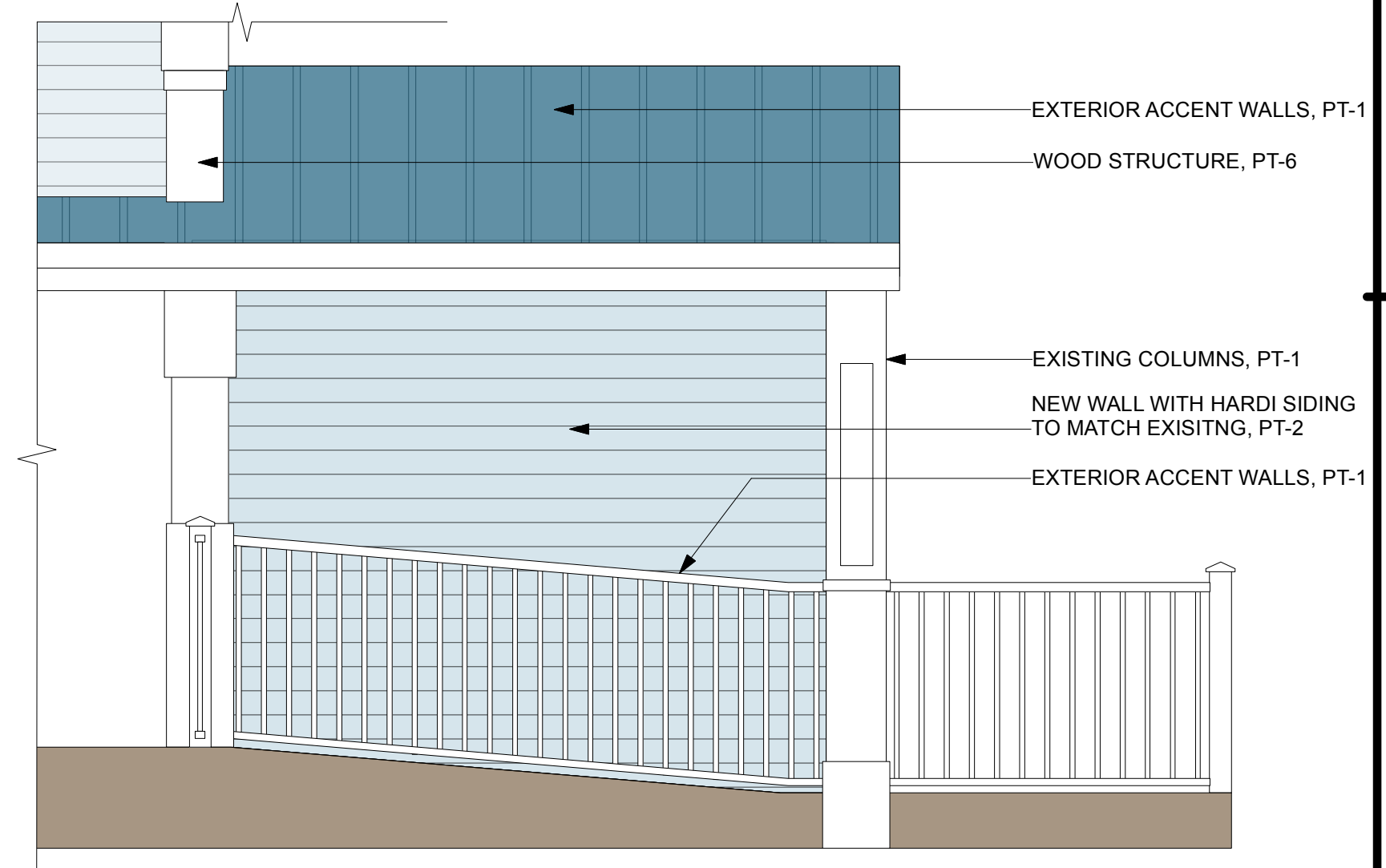


**1 OVERALL TIKI BUILDING ELEVATION**  
Scale: 1/4" = 1'-0"

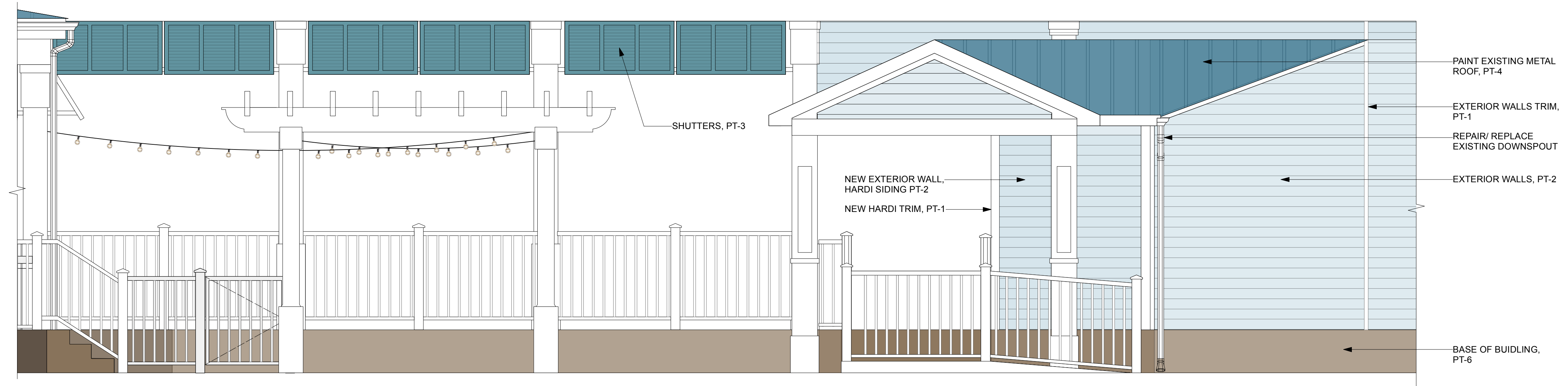


**TRELLIS STRUCTURE NOTES:**  
1. REMOVE EXISTING CORRUGATED PLASTIC SHEETS ON TOP, PATCH ALL HOLES IN WOOD MEMBERS.  
2. REMOVE EXISTING BASE ON ALL COLUMNS AND PATCH AND REPAIR ANY CRACKS OR CHECKS IN THE COLUMN, AND PROVIDE NEW BASE TO MATCH THE TALLEST EXISTING BASE.  
3. STRAIGHTEN ALL TRELLIS MEMBERS THAT HAVE WARPED OR TWISTED, WOOD FILL ALL CRACKS AND CHECKS, REPAINT ENTIRE STRUCTURE.

**2 TRELLIS RCP**  
Scale: 1/4" = 1'-0"



**3 SIDE ELEVATION AT ADA RAMP**  
Scale: 3/8" = 1'-0"



**4 OVERALL TIKI BUILDING ELEVATION**  
Scale: 3/8" = 1'-0"

**EXTERIOR PAINT NOTES**  
ALL EXTERIOR SURFACES CURRENTLY PAINTED AND/OR CAULKED WILL BE REPAINTED AND RECAULKED. SEE EXTERIOR ELEVATIONS FOR NEW PAINT SCHEME, AS KEYED BELOW.

**BENJAMIN MOORE PAINT COLOR KEY**

PT-1 - SIMPLY WHITE OC-117	PT-5 - SHALE 861
PT-2 - HEAVENLY PEACE 746	PT-6 - BARREL BROWN 2098-10
PT-3 - NAPLES BLUE 2057-30	PT-7 - GOLD RUSH 2166-10
PT-4 - LOYAL BLUE SW 6510	

**BENJAMIN MOORE PAINT SPECIFICATIONS**  
STUCCO & SIDING PRIME COAT:  
STUCCO & SIDING TOPCOAT:  
ALUMINUM HANDRAILS:  
STANDING SEAM ROOF:



03.30.26 Owner Construction

ARCHITECTS

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New Orleans, Louisiana 70130  
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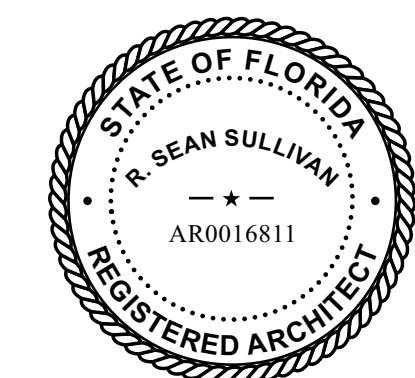
Fairfield Inn & Suites  
RLJ Lodging Trust  
2400 N. Roosevelt, Key West, FL

Issued

Date	To	Use / Restriction
10.24.25	Owner	Design Development
12.05.25	Owner	50% CD
02.20.26	Owner	CD Progress
03.09.26	City	Permit
03.30.26	Owner	Construction

Progress

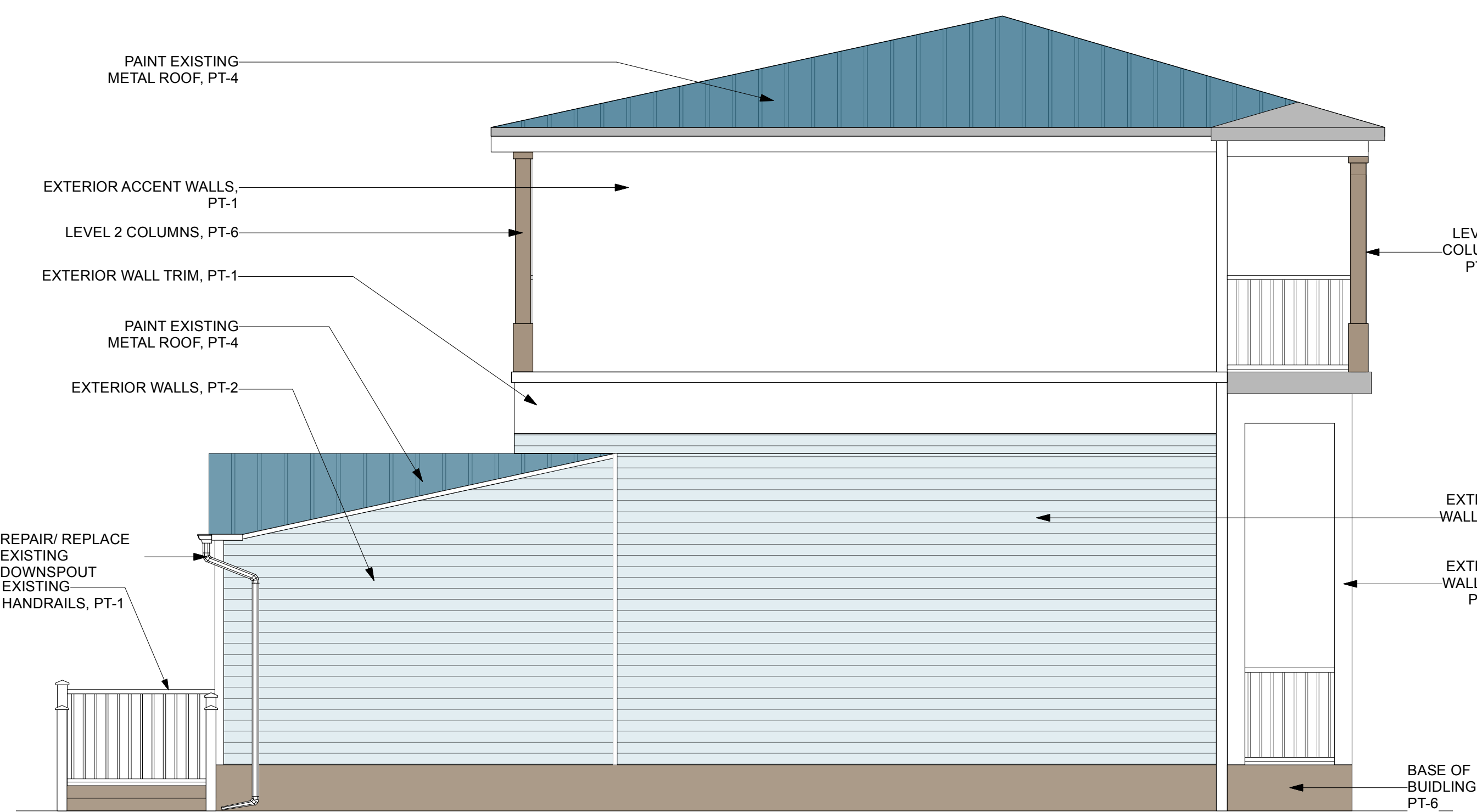
Release



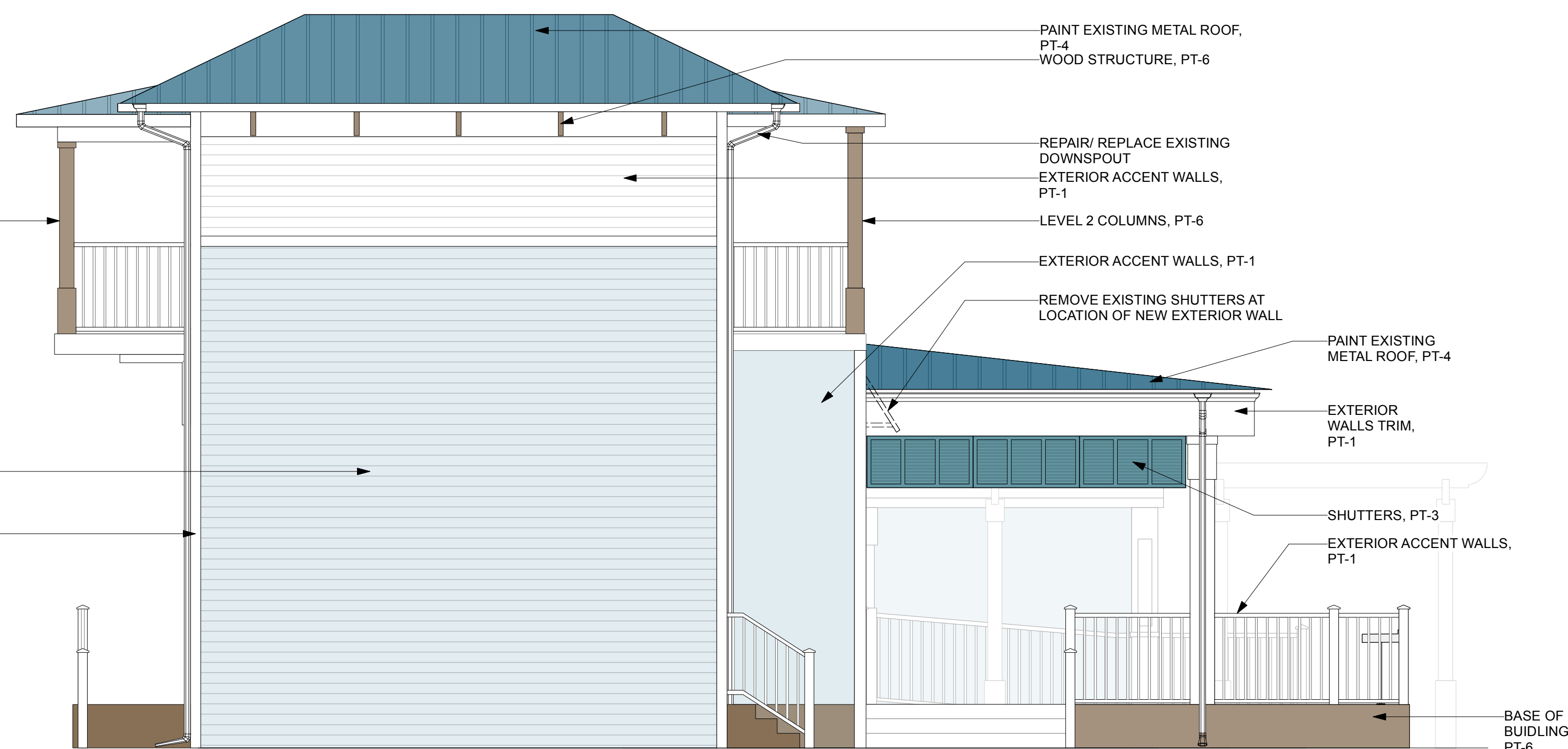
Project No. 2517 Drawn By S

Tiki Building Elevations  
R-A321

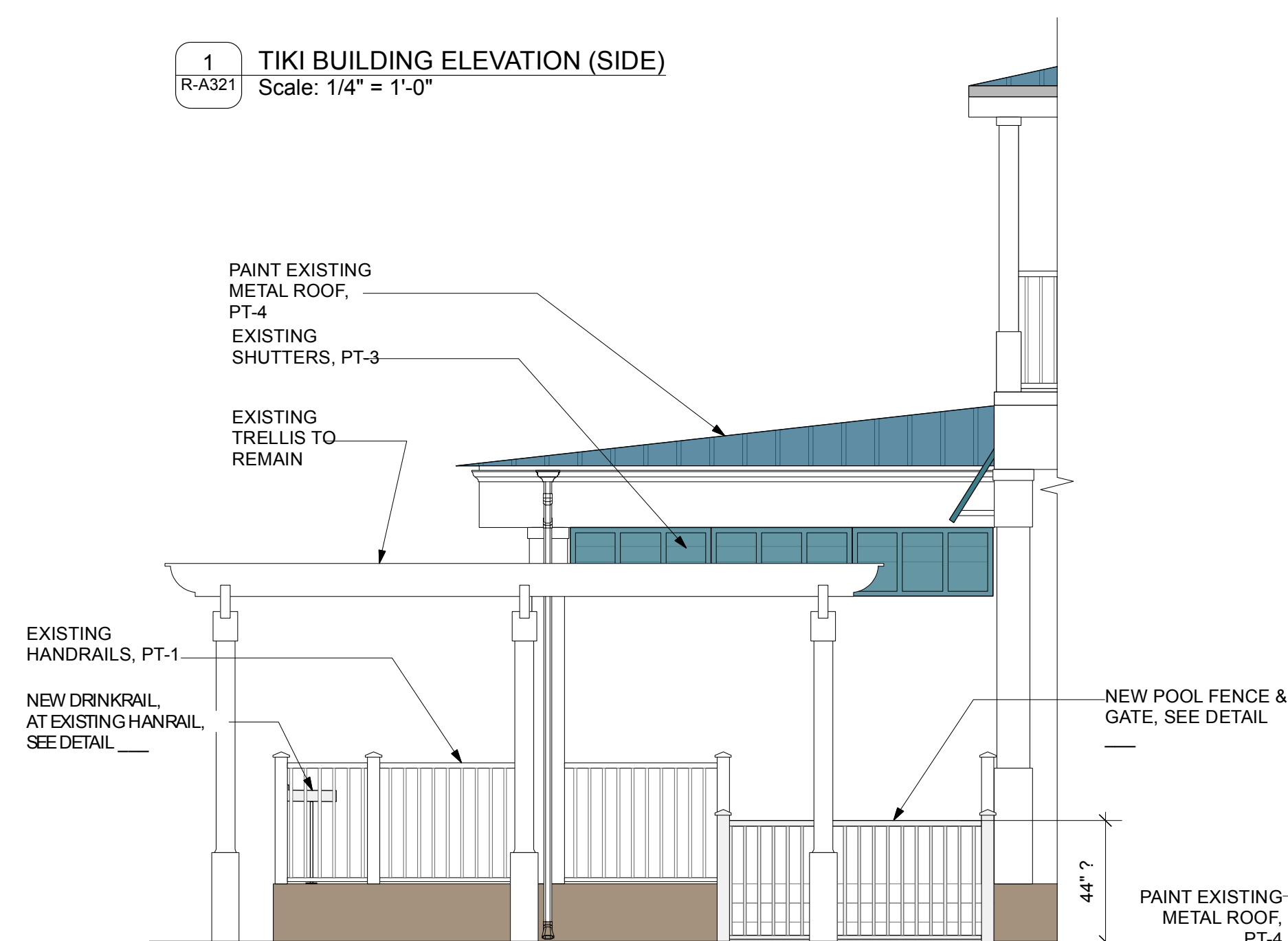
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1 TIKI BUILDING ELEVATION (SIDE)  
Scale: 1/4" = 1'-0"



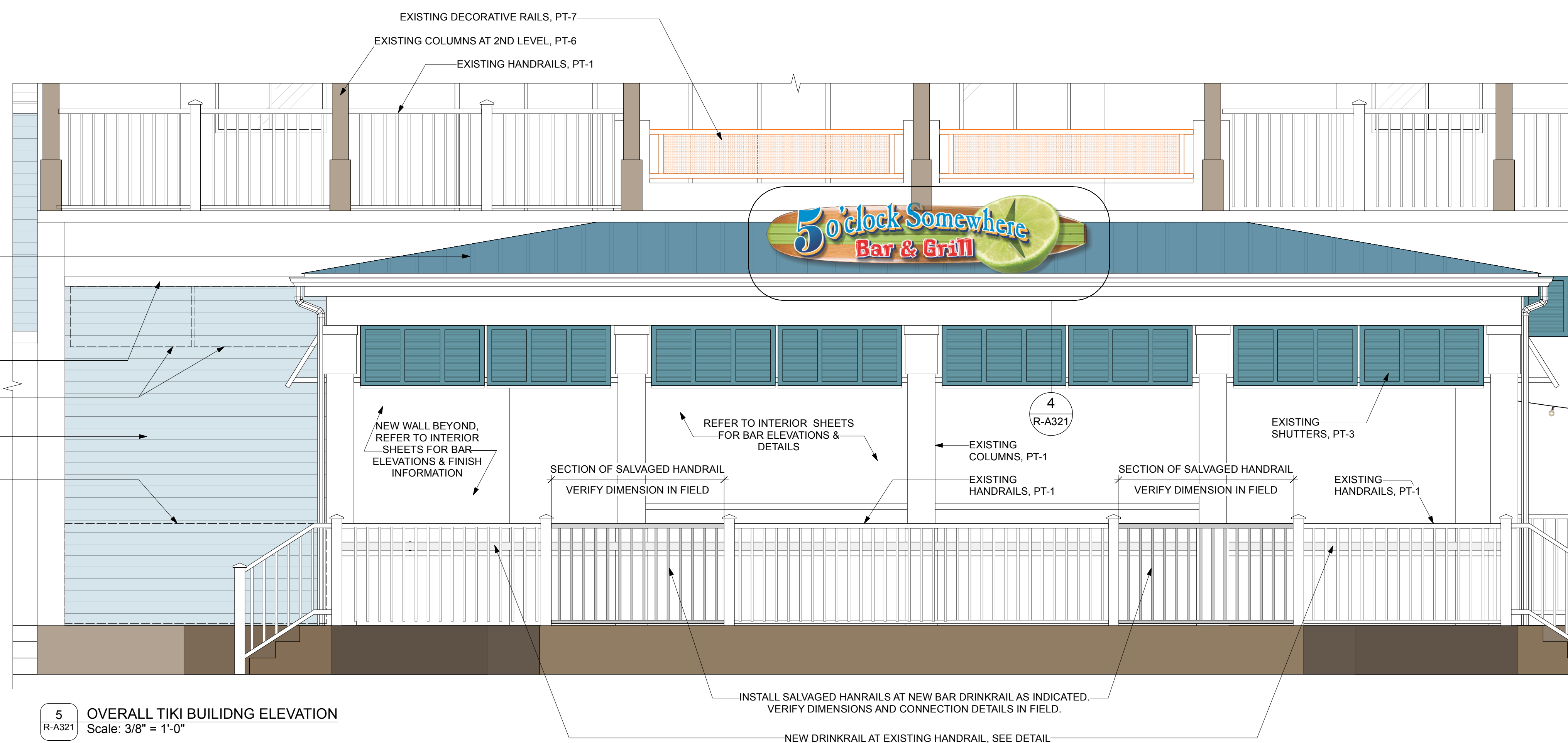
2 TIKI BUILDING ELEVATION (SIDE)  
Scale: 1/4" = 1'-0"



3 TIKI BUILDING ELEVATION (SIDE)  
Scale: 1/4" = 1'-0"



4 ENLARGED BAR SIGNAGE  
Scale: 1/2" = 1'-0"



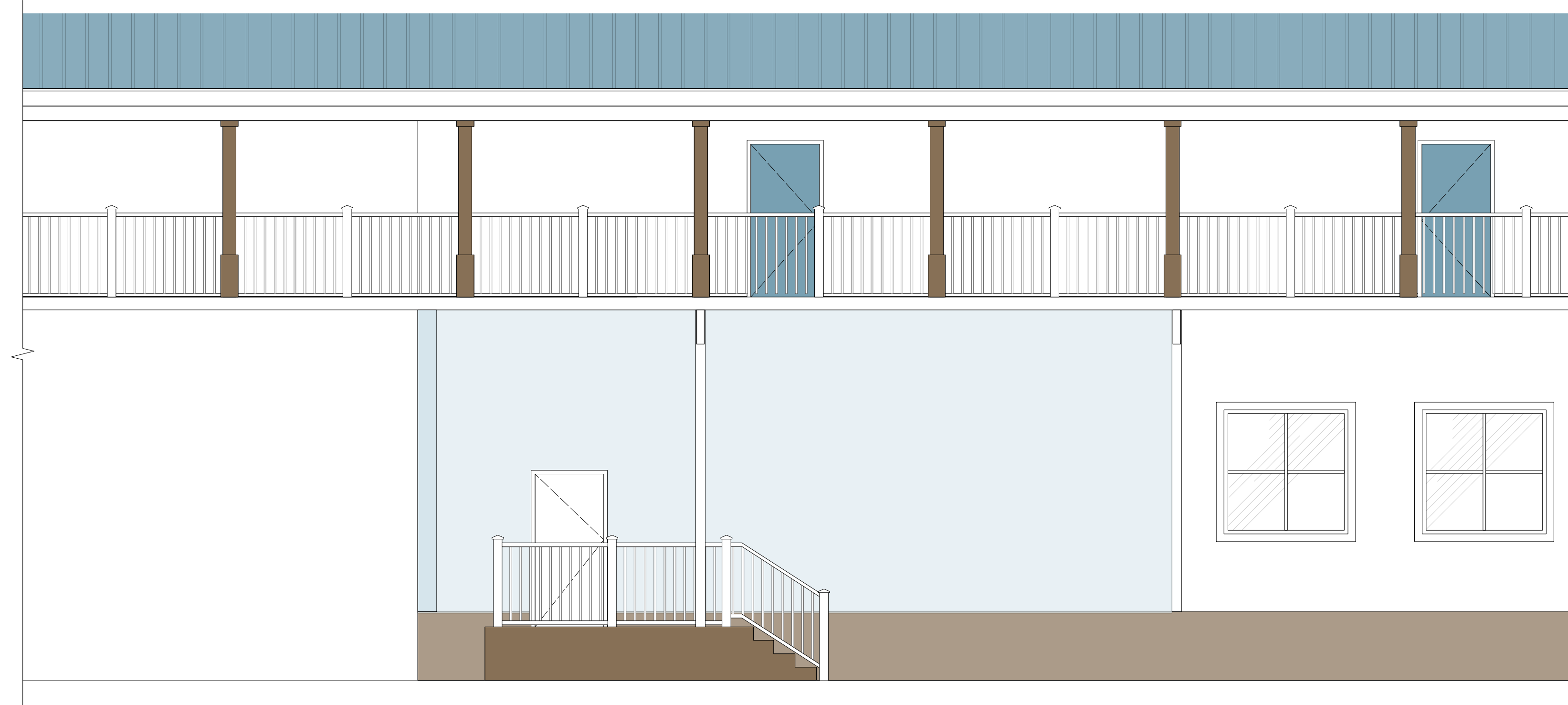
5 OVERALL TIKI BUILDING ELEVATION  
Scale: 3/8" = 1'-0"

**EXTERIOR PAINT NOTES**  
ALL EXTERIOR SURFACES CURRENTLY PAINTED AND/OR CAULKED WILL BE REPAINTED AND RECAULKED. SEE EXTERIOR ELEVATIONS FOR NEW PAINT SCHEME, AS KEYED BELOW.

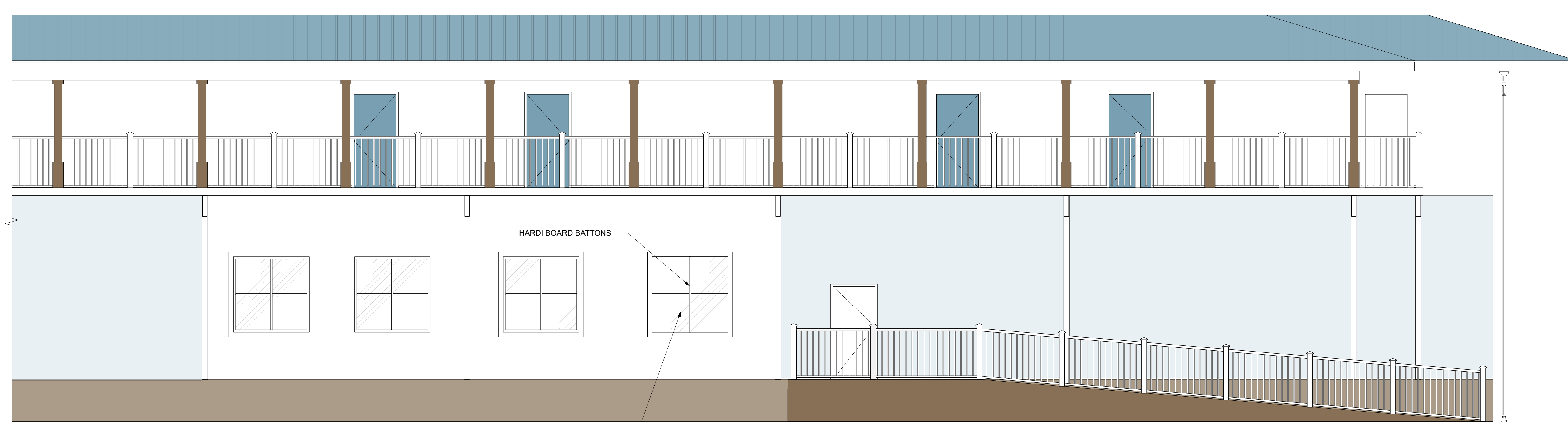
**BENJAMIN MOORE PAINT COLOR KEY**

PT-1 - SIMPLY WHITE OC-117	PT-5 - SHALE 861
PT-2 - HEAVENLY PEACE 746	PT-6 - BARREL BROWN 2098-10
PT-3 - NAPLES BLUE 2057-30	PT-7 - GOLD RUSH 2166-10
PT-4 - LOYAL BLUE SW 6510	

**BENJAMIN MOORE PAINT SPECIFICATIONS**  
STUCCO & SIDING PRIME COAT:  
STUCCO & SIDING TOPCOAT:  
ALUMINUM HANDRAILS:  
STANDING SEAM ROOF:



1 TIKI BUILDING ELEVATION (7TH STREET SIDE)  
R-A322 Scale: 1/4" = 1'-0"



2 TIKI BUILDING ELEVATION (7TH STREET SIDE)  
R-A322 Scale: 1/4" = 1'-0"

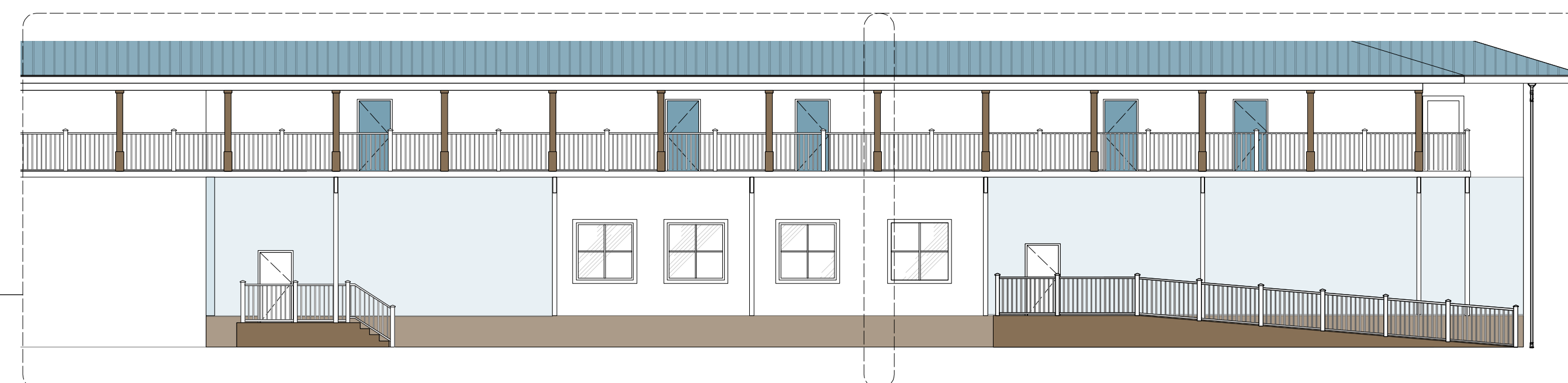
DEMOLISH EXISTING GRILLE/FAUX WINDOW AND INFILL WITH 6" METAL STUDS AT 12" OC MAX, 1/2" MARINE GRADE PLYWOOD, MOISTURE BARRIER AND HARDI PANEL SIDING BOTH SIDES.

**EXTERIOR PAINT NOTES**  
ALL EXTERIOR SURFACES CURRENTLY PAINTED AND/OR CAULKED WILL BE REPAINTED AND RECAULKED. SEE EXTERIOR ELEVATIONS FOR NEW PAINT SCHEME, AS KEYED BELOW.

**BENJAMIN MOORE PAINT COLOR KEY**

PT-1 - SIMPLY WHITE OC-117	PT-5 - SHALE 861
PT-2 - HEAVENLY PEACE 746	PT-6 - BARREL BROWN 2098-10
PT-3 - NAPLES BLUE 2057-30	PT-7 - GOLD RUSH 2166-10
PT-4 - LOYAL BLUE SW 6510	

**BENJAMIN MOORE PAINT SPECIFICATIONS**  
STUCCO & SIDING PRIME COAT:  
STUCCO & SIDING TOPCOAT:  
ALUMINUM HANDRAILS:  
STANDING SEAM ROOF:

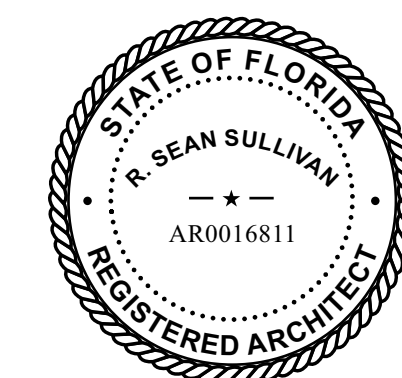


3 TIKI BUILDING ELEVATION (7TH STREET SIDE) - KEY  
R-A322 Scale: 3/32" = 1'-0"

**Issued**

Date	To	Use / Restrict
10.24.25	Owner	Design Development
12.05.25	Owner	50% CD
02.20.26	Owner	CD Progress
03.09.26	City	Permit
03.30.26	Owner	Construction

Progress   
Release



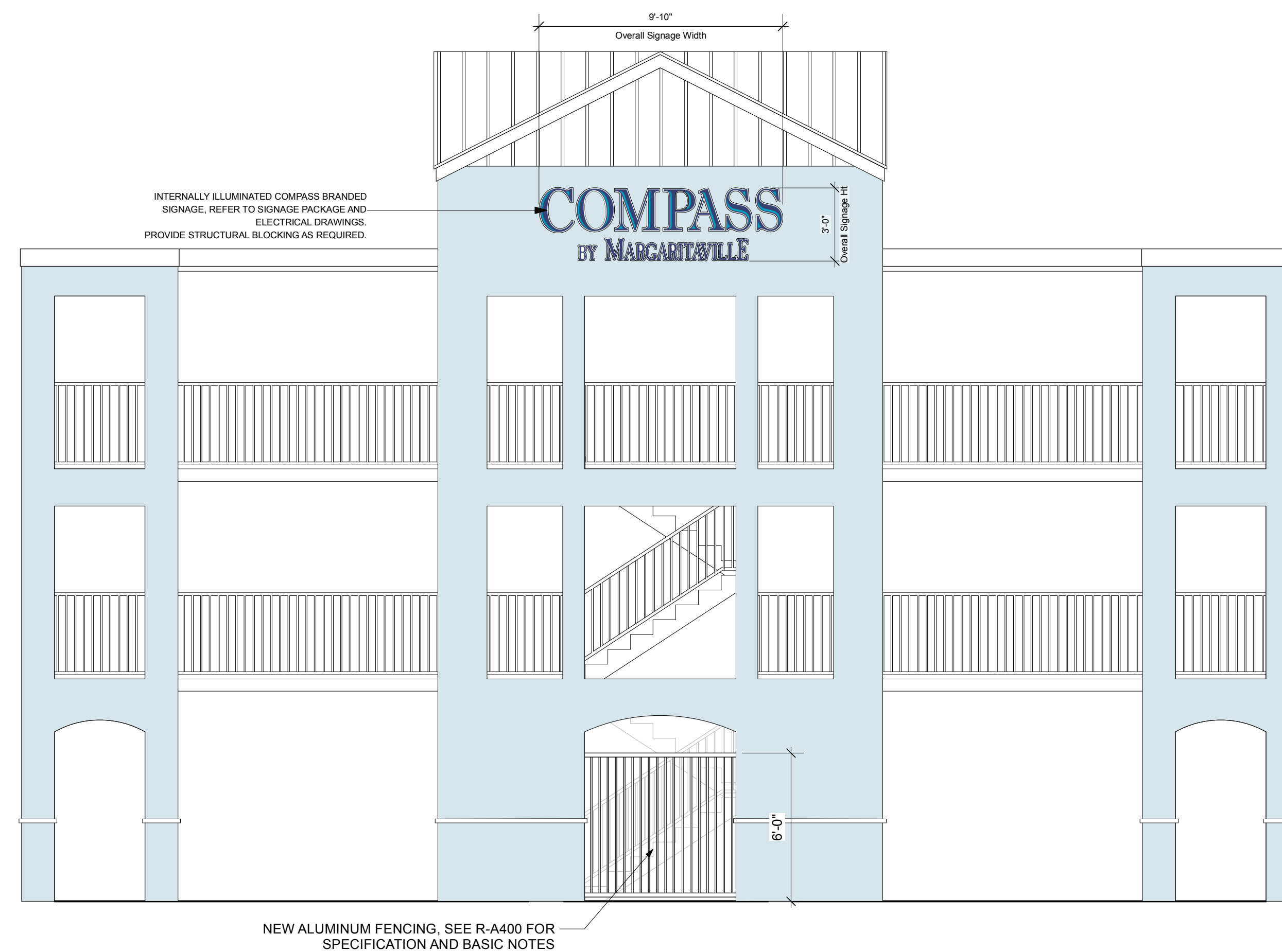
Project No. 2517 Drawn By S

Tiki Building Elevations

R-A322



2 MAIN BUILDING B ELEVATION (POOL SIDE)  
R-A330 Scale: 1/4" = 1'-0"



1 MAIN BUILDING B ELEVATION (STREET SIDE)  
R-A330 Scale: 1/4" = 1'-0"

**EXTERIOR PAINT NOTES**  
ALL EXTERIOR SURFACES CURRENTLY PAINTED AND/OR CAULKED WILL BE REPAINTED AND RECAULKED. SEE EXTERIOR ELEVATIONS FOR NEW PAINT SCHEME, AS KEYED BELOW.

**BENJAMIN MOORE PAINT COLOR KEY**

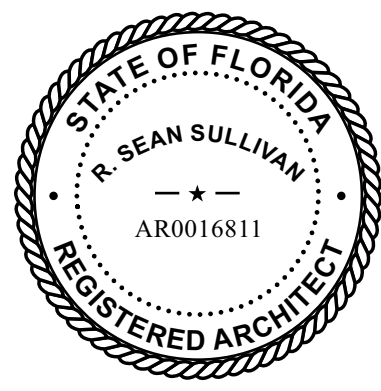
PT-1 - SIMPLY WHITE OC-117	PT-5 - SHALE 861
PT-2 - HEAVENLY PEACE 746	PT-6 - BARREL BROWN 2098-10
PT-3 - NAPLES BLUE 2057-30	PT-7 - GOLD RUSH 2166-10
PT-4 - LOYAL BLUE SW 6510	

**BENJAMIN MOORE PAINT SPECIFICATIONS**  
STUCCO & SIDING PRIME COAT:  
STUCCO & SIDING TOPCOAT:  
ALUMINUM HANDRAILS:  
STANDING SEAM ROOF:

**Issued**

Date	To	Use / Restriction
10.24.25	Owner	Design Development
12.05.25	Owner	50% CD
02.20.26	Owner	CD Progress
03.09.26	City	Permit
03.30.26	Owner	Construction

Progress   
Release

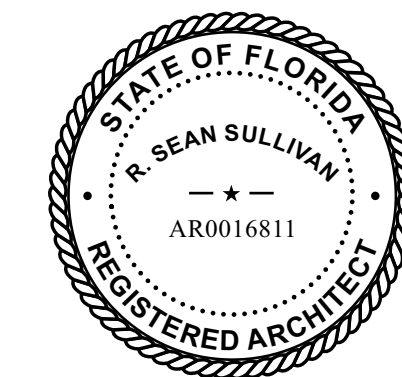


Project No. 2517 Drawn By S

**Issued**

Date	To	Use / Restrict
10.24.25	Owner	Design Development
12.05.25	Owner	50% CD
02.20.26	Owner	CD Progress
03.09.26	City	Permit
03.30.26	Owner	Construction

Progress   
Release

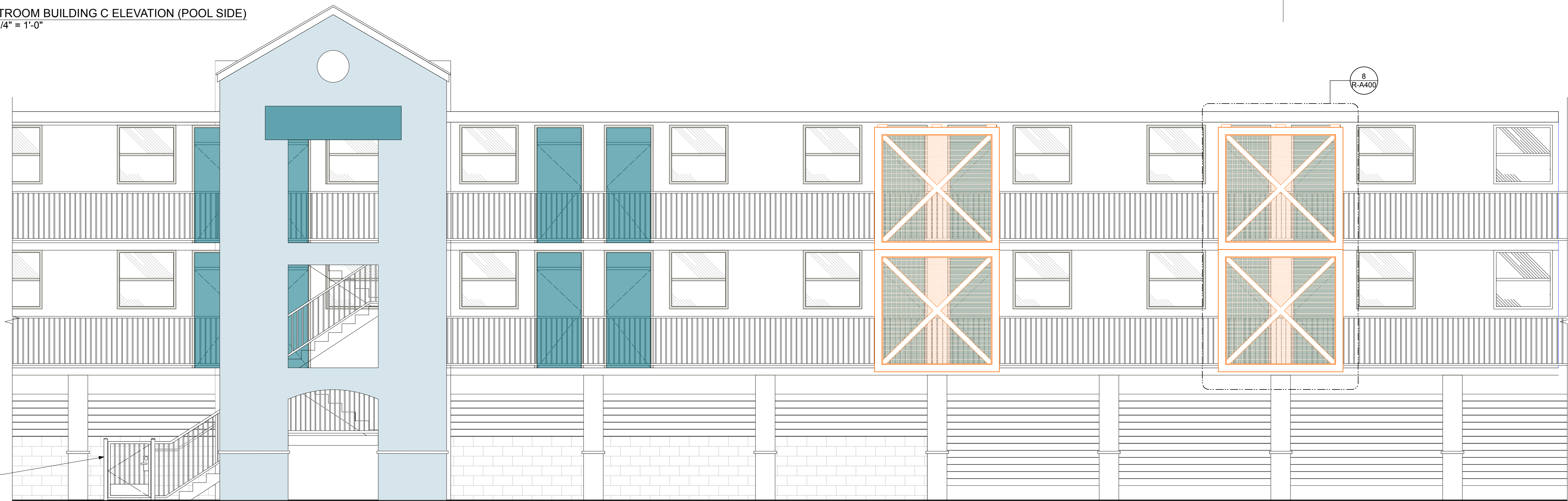


Project No. 2517 Drawn By S

Building C Elevations  
R-A331



1 GUESTROOM BUILDING C ELEVATION (POOL SIDE)  
Scale: 1/4" = 1'-0"



2 GUESTROOM BUILDING C ELEVATION (POOL SIDE)  
Scale: 1/4" = 1'-0"

**EXTERIOR PAINT NOTES**  
ALL EXTERIOR SURFACES CURRENTLY PAINTED AND/OR CAULKED WILL BE REPAINTED AND RECAULKED. SEE EXTERIOR ELEVATIONS FOR NEW PAINT SCHEME, AS KEYED BELOW.

**BENJAMIN MOORE PAINT COLOR KEY**

PT-1 - SIMPLY WHITE OC-117	PT-5 - SHALE 861
PT-2 - HEAVENLY PEACE 746	PT-6 - BARREL BROWN 2098-10
PT-3 - NAPLES BLUE 2057-30	PT-7 - GOLD RUSH 2166-10
PT-4 - LOYAL BLUE SW 6510	

**BENJAMIN MOORE PAINT SPECIFICATIONS**  
STUCCO & SIDING PRIME COAT:  
STUCCO & SIDING TOPCOAT:  
ALUMINUM HANDRAILS:  
STANDING SEAM ROOF:

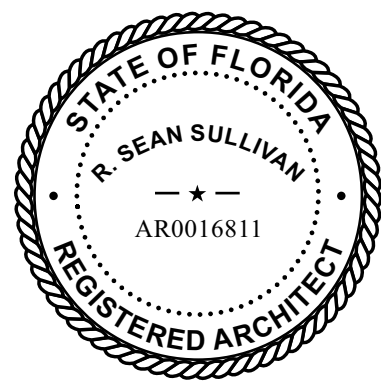


3 KEY PLAN- GUESTROOM BUILDING C ELEVATION (POOL SIDE)  
Scale: 3/32" = 1'-0"

**Issued**

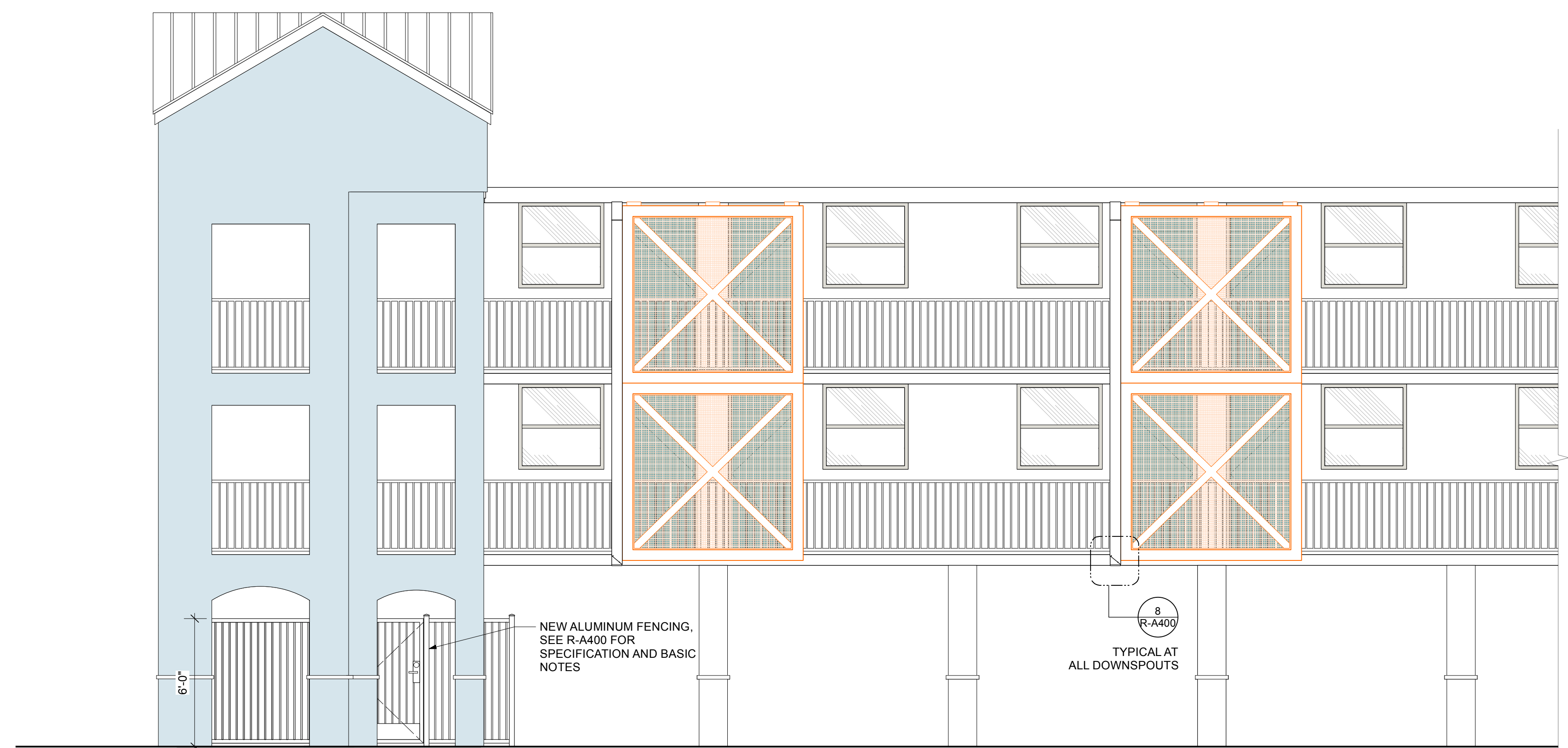
Date	To	Use / Restrict
10.24.25	Owner	Design Development
12.05.25	Owner	50% CD
02.20.26	Owner	CD Progress
03.09.26	City	Permit
03.30.26	Owner	Construction

Progress   
Release

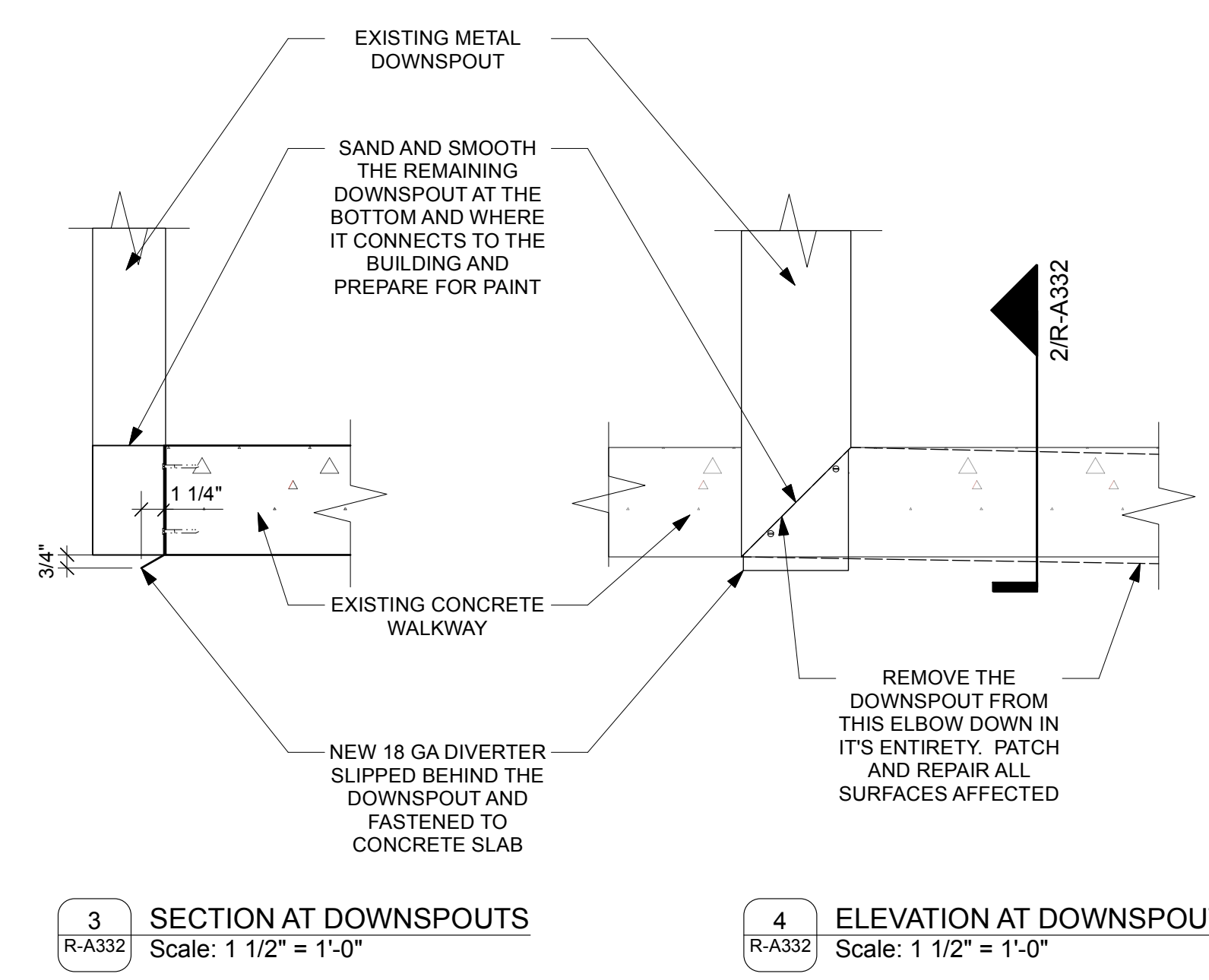


2517 S

Building C Elevations  
R-A332

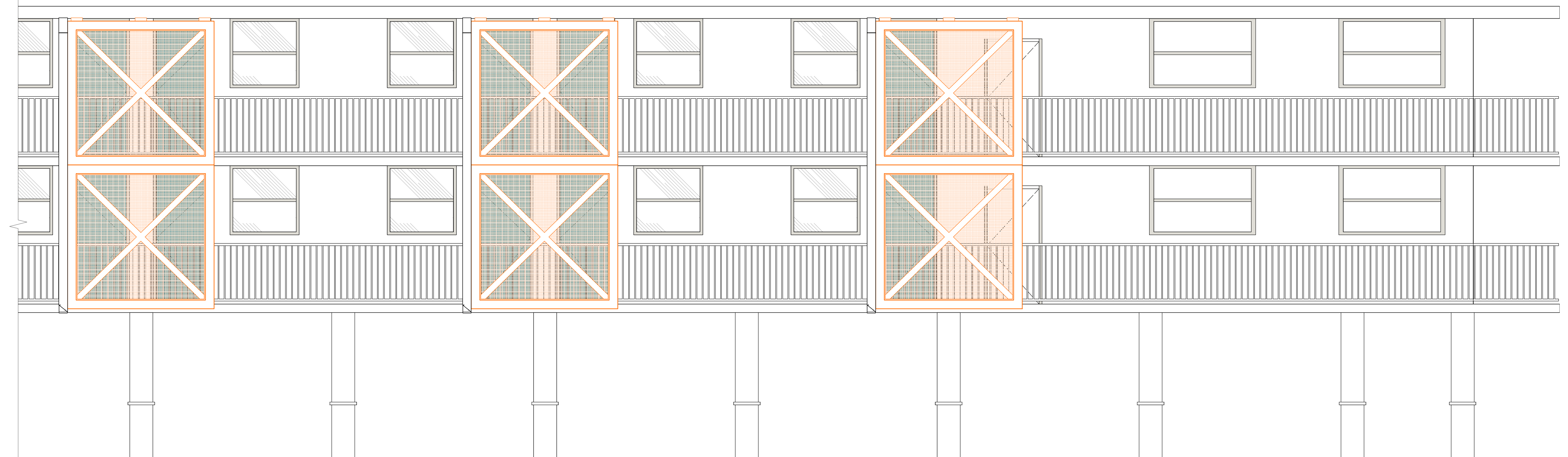


**1** GUESTROOM BUILDING C ELEVATION (PARKING SIDE)  
Scale: 1/4" = 1'-0"

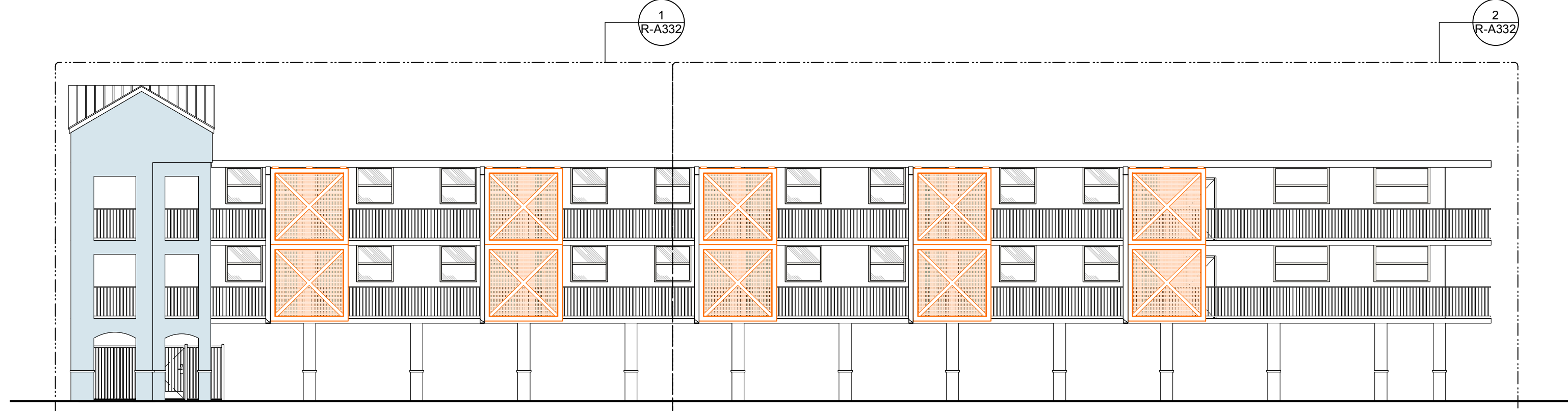


**3** SECTION AT DOWNSPOUTS  
Scale: 1 1/2" = 1'-0"

**4** ELEVATION AT DOWNSPOUTS  
Scale: 1 1/2" = 1'-0"



**2** GUESTROOM BUILDING C ELEVATION (PARKING SIDE)  
Scale: 1/4" = 1'-0"



**5** KEY PLAN- GUESTROOM BUILDING C ELEVATION (PARKING SIDE)  
Scale: 3/32" = 1'-0"

**EXTERIOR PAINT NOTES**  
ALL EXTERIOR SURFACES CURRENTLY PAINTED AND/OR CAULKED WILL BE REPAINTED AND RECAULKED. SEE EXTERIOR ELEVATIONS FOR NEW PAINT SCHEME, AS KEYED BELOW.

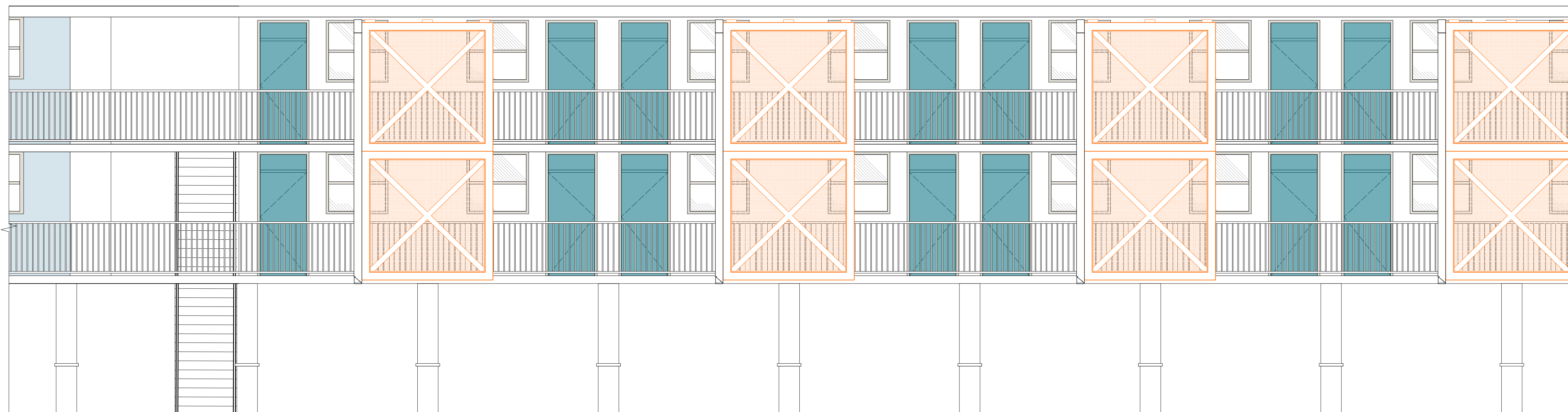
**BENJAMIN MOORE PAINT COLOR KEY**

PT-1 – SIMPLY WHITE OC-117	PT-5 – SHALE 861
PT-2 – HEAVENLY PEACE 746	PT-6 – BARREL BROWN 2098-10
PT-3 – NAPLES BLUE 2057-30	PT-7 – GOLD RUSH 2166-10
PT-4 – LOYAL BLUE SW 6510	

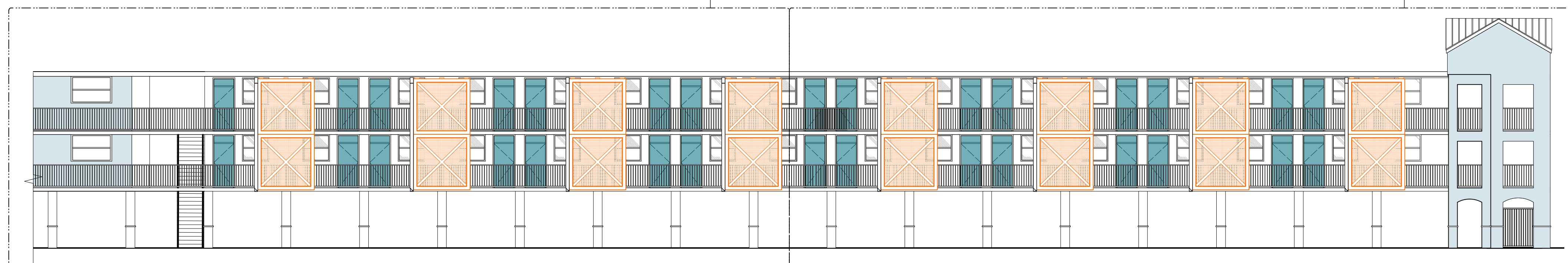
**BENJAMIN MOORE PAINT SPECIFICATIONS**  
STUCCO & SIDING PRIME COAT:  
STUCCO & SIDING TOPCOAT:  
ALUMINUM HANDRAILS:  
STANDING SEAM ROOF:



1 GUESTROOM BUILDING C ELEVATION (PARKING SIDE)  
R-A333 Scale: 1/4" = 1'-0"



2 GUESTROOM BUILDING C ELEVATION (PARKING SIDE)  
R-A333 Scale: 1/4" = 1'-0"



3 KEY PLAN- GUESTROOM BUILDING C ELEVATION (PARKING SIDE)  
R-A333 Scale: 3/32" = 1'-0"

**EXTERIOR PAINT NOTES**  
ALL EXTERIOR SURFACES CURRENTLY PAINTED AND/OR CAULKED WILL BE REPAINTED AND RECAULKED. SEE EXTERIOR ELEVATIONS FOR NEW PAINT SCHEME, AS KEYED BELOW.

**BENJAMIN MOORE PAINT COLOR KEY**

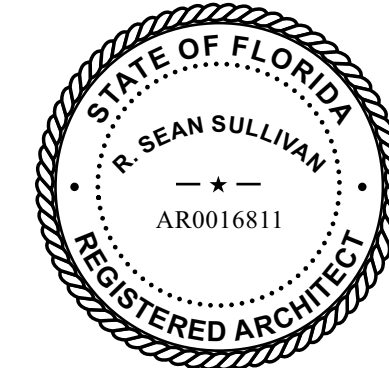
PT-1 – SIMPLY WHITE OC-117	PT-5 – SHALE 861
PT-2 – HEAVENLY PEACE 746	PT-6 – BARREL BROWN 2098-10
PT-3 – NAPLES BLUE 2057-30	PT-7 – GOLD RUSH 2166-10
PT-4 – LOYAL BLUE SW 6510	

**BENJAMIN MOORE PAINT SPECIFICATIONS**  
STUCCO & SIDING PRIME COAT:  
STUCCO & SIDING TOPCOAT:  
ALUMINUM HANDRAILS:  
STANDING SEAM ROOF:

**Issued**

Date	To	Use / Restriction
10.24.25	Owner	Design Development
12.05.25	Owner	50% CD
02.20.26	Owner	CD Progress
03.09.26	City	Permit
03.30.26	Owner	Construction

Progress   
Release



Project No. 2517 Drawn By S







**PLANT SCHEDULE - EXISTING**

SYM B	COD E	QTY	BOTANTICAL / COMMON NAME	CONTAINER	SIZE	NATIVE / NON-NATIVE
	RR	12	ROYSTONEA REGIA / ROYAL PALM - SINGLE & CLUSTERS	EXISTING	EXISTING	NATIVE
	AM	12	ADONIDIA MERRILLI / CHRISTMAS PALM	EXISTING	EXISTING	NON-NATIVE
	DL	3	DYPSIS LUTESCENS / ARECA PALM	EXISTING	EXISTING	NON-NATIVE
	PR	4	PHOENIX RECLINATA / SENEGAL DATE PALM	EXISTING	EXISTING	NATIVE
	BN	2	BISMARCKIA NOBILIS / BISMARCK PALM	EXISTING	EXISTING	NON-NATIVE
	SP	18	SABAL PALMETTO / CABBAGE PALM	EXISTING	EXISTING	NATIVE
	TR	5	THRINAX RADIATA / FLORIDA THATCH PALM	EXISTING	EXISTING	NATIVE
	SR-S	3	SERENOA REPENS SILVER / SILVER SAW PALMETTO	EXISTING	EXISTING	NATIVE
	SR	4	SERENOA REPENS / SAW PALMETTO	EXISTING	EXISTING	NATIVE
	HL	2	HYOPHORBE LAGENICAILIS / BOTTLE PALM	EXISTING	EXISTING	NON-NATIVE
	BS	5	BURSERIA SIMARUBA / GUBMO LIMBO	EXISTING	EXISTING	NATIVE
	BB	11	BUCIDA BUCERAS / BLACK OLIVE	EXISTING	EXISTING	NATIVE
	CE	1	CONOCARPUS ERECTUS / GREEN BUTTWOOD	EXISTING	EXISTING	NATIVE
	D	15+	DICOT VARIES	EXISTING	EXISTING	NATIVE / NON-NATIVE

1 Tree Identification Plan  
L-002 Scale: 1:200



2134 Magazine St, Suite 200  
New Orleans, Louisiana 70119  
www.snz.net - (504) 501-5722



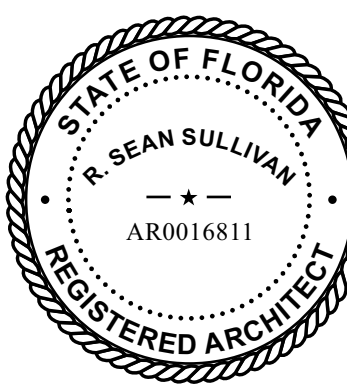
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2400 N. Roosevelt, Key West, FL

**Issued**

Date	To	Use / Restriction
11.19.25	City	Tree Commission
02.20.26	Owner	CD Progress
03.09.26	City	Permit
03.30.26	Owner	Construction

Progress   
Release



Project No. 2517 Drawn By s

Tree Iden.  
Plan  
**L-002**