

KEY WEST HOTEL COLLECTION - SITE A

3852 N. ROOSEVELT BLVD, KEY WEST, FLORIDA

COOPERCARRY
 ATLANTA WASHINGTON NEW YORK NEWPORT BEACH
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GENERAL NOTES

1. VERIFY LOCATION OF ALL BUILDINGS, WALLS, ROADS AND CURBS AFFECTING LANDSCAPE SCOPE OF WORK WITH ARCHITECTURAL AND CIVIL DRAWINGS.
2. VERIFY LOCATION OF ALL VAULTS, ELECTRICAL DUCT BANKS, MANHOLES, CONDUIT AND PIPING, DRAINAGE STRUCTURES, EASEMENTS AND OTHER UTILITIES WITH THE APPROPRIATE ENGINEERING DRAWINGS, PRIOR TO INSTALLATION OF HARDSCAPE AND LANDSCAPE FEATURES.
3. TAKE ALL DIMENSIONS FROM FACE OF CURB, WALL OR BUILDING OR TO CENTERLINE OF COLUMNS OR TREES UNLESS OTHERWISE NOTED. ALL DIMENSIONS CALLED OUT AS "EQUAL" ARE EQUIDISTANT MEASUREMENTS TO DESIGNATED CENTERLINE(S).
4. TAKE ALL DIMENSIONS PERPENDICULAR TO ANY REFERENCE LINE, WORK LINE, FACE OF BUILDING, FACE OF WALL, OR CENTERLINE.
5. ALL WORK PERFORMED WITHIN THE DRIP LINE OF TREES DESIGNATED "EXISTING TREES TO REMAIN" SHALL BE HAND LABOR.
6. ALL ANGLES TO BE 90 DEGREES AND ALL LINES OF PAVING AND FENCING TO BE PARALLEL UNLESS NOTED OTHERWISE. MAINTAIN HORIZONTAL ALIGNMENT OF ADJACENT ELEMENTS AS NOTED ON THE DRAWINGS.
7. CENTERLINE OF SWALE SHALL BE INTERPRETED AS LOWEST POINT OF PREVAILING FLOW DURING DRY SEASON, DISREGARDING SURFACE LITTER OR DEBRIS OTHER THAN EXISTING RIP-RAP.
8. REFERENCE TO NORTH REFERS TO TRUE NORTH. REFERENCE TO SCALE IS FOR FULL-SIZED DRAWINGS ONLY. DO NOT SCALE FROM DRAWINGS.
9. DIMENSIONS TAKE PRECEDENCE OVER SCALES SHOWN ON DRAWINGS.
10. WHERE NOT SHOWN ON LANDSCAPE DRAWINGS, SEE CIVIL DRAWINGS FOR ROADWAY CENTERLINES, BUILDING SETBACKS AND BENCH MARKS.
11. ALL BUILDINGS, WALLS, COLUMNS, STRUCTURES, ANY VERTICAL ELEMENTS, CURBS, AND SEPARATE CONCRETE PAVERS THAT ABUT CONCRETE PAVING TO HAVE EXPANSION JOINT AS DETAILED HEREWITH.
12. INSTALL EXPANSION JOINT WHERE NEW CONCRETE POUR IS ADJACENT TO ANY PREVIOUS POUR OF PAVING, CURBS, SLABS, STEPS AND PRECAST PANELS.
13. PROVIDE ISOLATION TAPE ON ALL STEEL POSTS EMBEDDED INTO CONCRETE.
14. CONTRACTOR SHALL CONSTRUCT 10' X 10' MOCKUP OF ALL PAVING AND SEAT WALLS- TO SHOW FINISH, COLOR, JOINTING, AND INTERSECTION OF PATTERNS. ALL MOCKUPS TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO FINAL CONSTRUCTION ON SITE.
15. ALL ELECTRICAL JUNCTION BOXES SHALL BE IN PLANTING AREAS OR WALLS AS LOCATED AND APPROVED BY LANDSCAPE ARCHITECT IN FIELD PRIOR TO INSTALLATION.
16. ALL REFERENCES TO "TW" ARE TOP OF WALL ELEVATIONS IN RELATION TO THE FINISH GRADE OF THE ADJACENT PAVING.
17. ALL MATERIALS SPECIFIED HEREIN TO BE INSTALLED PER MANUFACTURER'S LATEST PRINTED INSTRUCTIONS.
18. CONTRACTOR TO STAKE ALL HARDSCAPE ELEMENTS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
19. ALL PLANT MATERIAL SHALL BE FLORIDA GRADE #1, OR BETTER.

SHEET LIST

SHEET	DESCRIPTION
L0.00	COVER SHEET
L0.01	EXISTING SITE PLAN
L3.00	LANDSCAPE NOTES
L3.01	LANDSCAPE PLAN
L3.02	LANDSCAPE PLAN
L3.03	LANDSCAPE PLAN
L3.04	LANDSCAPE DETAILS

ISSUANCES		
No.	Drawing Issue Description	Date
	SCHEMATIC DESIGN	12/17/2012
	DESIGN DEVELOPMENT	02/22/2013
	100% CDS	04/22/2013

KEY WEST HOTEL
 COLLECTION - FAIRFIELD INN
 & SUITES - (SITE A)

3852 North Roosevelt Boulevard
 Key West, Florida 33040

J.L. Woode Ltd.

COVER SHEET

TREE PERMIT NOTES

EXISTING PALMS REMOVED:	70
EXISTING PINES REMOVED:	0
EXISTING CANOPY TREES REMOVED:	16
NEW PALMS PROVIDED:	111 (86 NATIVE)
NEW PINES PROVIDED:	0
NEW CANOPY TREES PROVIDED:	48 (48 NATIVE)

BOB NEAL	20120295
Principal/Charge	Project No.
MANNY DOMINGUEZ	04/22/2013
Design Director	Date
ANDRES RUBIO	
Project Manager	
T.JACK BAGBY	
Project Architect	
GARY WARNER	
Director of Landscape Architecture	

L0.00

ISSUED FOR CONSTRUCTION

LEGEND	
TYP	TYPICAL
EJ	EXPANSION JOINT
CJ	CONTROL JOINT
PA	PLANTING AREA

PROJECT NUMBER: 20120295 PROJECT NAME: KEY WEST HOTEL COLLECTION - FAIRFIELD INN & SUITES - (SITE A)
 SHEET NUMBER: A2.02 - GROUND LEVEL FLOOR PLAN
 M:\2012\20120295\4-7 drawings\4-7-1 rev\lusers\20120295_2011_fairfield_mcdaniel.rvt
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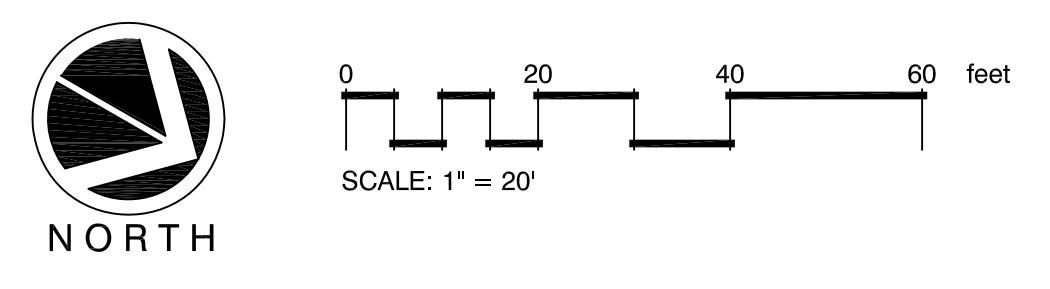
ISSUANCES		
No.	Drawing Issue Description	Date
1	SCHEMATIC DESIGN	12/17/2012
2	DESIGN DEVELOPMENT	02/25/2013
3	100% CDS	04/22/2013



(State Road No. 5)

South Roosevelt Blvd.

1 SHEET LAYOUT
SCALE: 1" = 20'-0"



X = TREE TO BE REMOVED

KEY WEST HOTEL
COLLECTION - FAIRFIELD INN
& SUITES - (SITE A)

3852 North Roosevelt Boulevard
Key West, Florida 33040

J.L. Woode Ltd.

EXISTING SITE PLAN

BOB NEAL	20120295
Principal/Charge	Project No.
MANNY DOMINGUEZ	04/22/2013
Design Director	Date
ANDRES RUBIO	
Project Manager	
T.JACK BAGBY	
Project Architect	
GARY WARNER	
Director of Landscape Architecture	

L0.01

PROJECT NUMBER: 20120295 PROJECT NAME: KEY WEST HOTEL COLLECTION - FAIRFIELD INN & SUITES - (SITE A)
SHEET NUMBER: 22.02 - GROUND LEVEL FLOOR PLAN
DRAWING DATE: 04/22/2013 12:40:31 PM
DRAWING USER: mcdanieljrv



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ISSUANCES table with columns: No., Drawing Issue Description, Date. Includes entries for SCHEMATIC DESIGN (12/17/2012) and DESIGN DEVELOPMENT (02/25/2013).

GENERAL LANDSCAPE NOTES:

- 1. ALL PLANT MATERIAL SHALL BE GRADE #1 OR BETTER.
3. ALL TREES TO BE PLANTED IN ACCORDANCE WITH THE GEORGIA CHAPTER, INTERNATIONAL SOCIETY OF ARBORICULTURE STANDARDS.
4. TREES PROPOSED IN COMMON AREAS, RETENTION AREAS AND ENTRYWAYS SHALL BE PLANTED WITHIN 30 DAYS AFTER INFRASTRUCTURE IMPROVEMENTS ARE COMPLETE.
5. DEVELOPER SHALL REPLACE ANY TREE WHICH DIES WITHIN 30 DAYS AND SHALL MEET ALL COUNTY REQUIREMENTS AT TIME OF PLANTING.
6. NO TREES SHALL BE PLANTED CLOSER THAN 30 FEET PRIOR TO A STOP SIGN.
7. FINAL ONSITE PLANTING LOCATIONS MUST BE STAKED BY CONTRACTOR, COORDINATED WITH UTILITIES, AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
8. NO TREES SHALL BE PLANTED CLOSER THAN 10 FEET TO ANY FIRE HYDRANT.
9. ALL BUFFERS AND TREE SAVE AREAS ARE TO BE CLEARLY IDENTIFIED WITH PROTECTIVE FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.
10. SHADE TREES SHALL BE AT LEAST 4 INCH CALIPER AND 10'-0" IN HEIGHT AT TIME OF PLANTING.
11. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS PRIOR TO BEGINNING CONSTRUCTION. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ANY EXISTING CONDITIONS AND WORK IN PLACE.
12. ALL PLANT MATERIAL SHALL ARRIVE AT THE SITE WITH MOIST SOIL IN CONTAINER OR BURLAP.
13. UNDER NO CIRCUMSTANCES WILL PLANT MATERIAL BE APPROVED FOR PAYMENT IF PLANT SIZE AND GENERAL HEALTH ARE NOT AS REQUIRED PER CONSTRUCTION DOCUMENTS.
14. TREE PROTECTION SHALL BE ENFORCED ACCORDING TO JURISDICTIONAL STANDARDS. ALL TREE PROTECTION FENCING TO BE INSTALLED PRIOR TO SITE WORK.
15. A MAINTENANCE INSPECTION OF ALL PLANT MATERIAL WILL BE PERFORMED AFTER ONE FULL YEAR FROM THE DATE OF THE FINAL INSPECTION/SUBSTANTIAL COMPLETION TO REVIEW FULFILLMENT OF ALL WARRANTY OF PLANT MATERIAL.
16. ALL TREES AND SHRUBS SHALL BE COVERED WITH AT LEAST 3" OF MULCH FROM TIME OF PLANTING THROUGH THE WARRANTY PERIOD.
17. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO WATER AND MAINTAIN ALL TREES AND SHRUBS FROM TIME OF INSTALLATION UNTIL THE OWNER'S ACCEPTANCE OF SUBSTANTIAL COMPLETION. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO WARRANTY ALL PLANT MATERIAL FOR ONE FULL YEAR FROM TIME OF OWNER'S ACCEPTANCE OF SUBSTANTIAL COMPLETION.
18. LABEL AT LEAST FIFTY PERCENT (50%) OF THE TREES OF EACH VARIETY WITH A SECURELY ATTACHED WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF BOTANICAL AND COMMON NAME.
19. WHEN DIGGING NEAR TREES, THE CONTRACTOR SHALL PRUNE ALL EXPOSED ROOTS ONE INCH IN DIAMETER AND LARGER ON THE SIDE OF THE TRENCH ADJACENT TO THE TREES. PRUNING SHALL CONSIST OF MAKING A CLEAN CUT FLUSH WITH THE SIDE OF THE TRENCH TO PROMOTE NEW ROOT GROWTH.
20. PRUNING OF TREE LIMBS TO PROVIDE CLEARANCE FOR EQUIPMENT AND MATERIALS SHALL BE DONE ACCORDING TO STANDARD ARBORICULTURAL PRACTICE (SEE ANSI A300-1995).
21. ALL PLANTING AREAS INCLUDING PARKING LOT ISLANDS, PENINSULAS, AND MEDIANS MUST HAVE CLEAN CULTIVATED SOIL, FREE OF CONSTRUCTION DEBRIS AND TRASH.
22. FOR A TOTAL DEPTH OF TWO AND ONE-HALF FEET (2'-6"), NATIVE SUBSOIL IS ACCEPTABLE IN THESE AREAS IF THE SOIL IS AMENDED WITH APPROPRIATE SOIL AMMENDMENTS AND THOROUGHLY TILLED. OTHERWISE, LOAMY TOPSOIL IS REQUIRED.
23. ALL TREES TO BE STAKED IN FIELD BY CONTRACTOR FOR REVIEW AND APPROVAL OF LANDSCAPE ARCHITECT.
24. PROVIDE MATCHING SIZES AND FORMS FOR EACH SPECIES OF TREE INSTALLED ON GRID OR SPACED EQUALLY IN ROWS AS SHOWN ON DRAWINGS. ALIGN TREES ACROSS WALKS. ADJUST SPACING AS NECESSARY, SUBJECT TO REVIEW BY THE LANDSCAPE ARCHITECT.
25. PROVIDE MATCHING SIZES AND FORMS FOR ALL HEDGE PLANTINGS. SPACE EQUALLY ON GRID OR TRIANGULARLY AS SHOWN.
26. INSTALL ALL TREES A MINIMUM OF FOUR (4) FEET FROM BACK OF CURB, EDGE OF WALL OR PAVING.
27. FORM 30 INCH WATERING BASIN AROUND ALL TREES NOT INSTALLED IN LAWN OR PAVED AREAS. FILL BASIN WITH MULCH AS SPECIFIED.
28. PLANT NAMES ARE ABBREVIATED ON THE DRAWINGS. SEE PLANT LIST FOR KEY, CLASSIFICATION, AND SPECIFICATION OF PLANT MATERIAL.
29. FOR EXISTING TOPOGRAPHY INCLUDING GRADES, UTILITIES, PROPERTY LINES, LIMITS OF ROADWAYS, CURBS AND GUTTERS, EXISTING TREES, ETC. REFER TO CIVIL DRAWINGS.
29. ALL FINISHED GRADES SHALL PROVIDE FOR NATURAL RUNOFF OF WATER WITHOUT LOW SPOTS OR POCKETS. SET FLOW LINES ACCURATELY AND PROVIDE A MINIMUM 2% AND A MAXIMUM OF 10% GRADIENT UNLESS OTHERWISE NOTED.
30. HOLD FINISHED GRADE FOR ALL PLANTING AREAS AND SODDED LAWN AREAS 1-1/2 INCHES BELOW TOP OF ADJACENT PAVEMENT, CURB OR HEADER.
31. GRADUALLY ROUND OFF TOPS AND TOES OF ALL PLANTED SLOPES TO PRODUCE A SMOOTH AND NATURAL APPEARING TRANSITION BETWEEN SLOPED AND NOT SLOPED AREAS UNLESS OTHERWISE DETAILED ON THE DRAWINGS.
32. INSTALL EROSION CONTROL FABRIC ON ALL SLOPES 2:1 OR GREATER AS SHOWN ON THE DRAWINGS AFTER ACCEPTANCE BY OWNER'S REPRESENTATIVE OF COMPLETED FINE GRADING.
33. HOLD TOPS OF ALL FENCES AND SITE WALLS LEVEL UNLESS SPECIFICALLY NOTED AND DETAILED OTHERWISE.
34. VERIFY COMPLETION AND TESTING OF ALL WATERPROOFING AND DRAINAGE SYSTEMS PRIOR TO PLACEMENT OF SOILS.
35. COMPLETE PERCOLATIONS TESTS AND SUBMIT REPORTS PRIOR TO PLANTING. INSTALL UNDERDRAIN SYSTEM AND/OR INSPECTION TUBE (INCLUDING TIE INTO SITE STORM DRAINAGE SYSTEM) ON ANY TREE PIT THAT DOES NOT MEET "RAPID" OR "MEDIUM" PERCOLATION RATES AS SPECIFIED.
36. ALL CURBS ADJACENT TO TREE SHALL BE INSTALLED WITH 20' L.F. OF BIOBARRIER PER ADJACENCY. FOR CURBS IN PARKING ISLANDS WHERE IT IS ADJACENT ON TWO SIDES, 20' L.F. SHALL BE INSTALLED ON EACH SIDE PARALLEL TO B.O.C.

PLANTING NOTES:

PLANT PROCUREMENT PROCEDURE:

- 1. CONTRACTOR TO LOCATE AND PRETAG ALL PLANT MATERIAL.
2. CONTRACTOR TO SCHEDULE TRIPS TO REVIEW ALL PLANT MATERIAL WITH LANDSCAPE ARCHITECT.
3. LANDSCAPE ARCHITECT WILL ATTACH SERIALLY NUMBERED LOCKING TAGS TO ALL TREES AND LARGE SHRUBS, AND WILL ATTACH LOCKING TAGS TO REPRESENTATIVE SAMPLES OF SHRUBS AND GROUNDCOVERS.
4. LOCKING TAGS TO REMAIN ON ALL PLANT MATERIAL AND WILL BE REMOVED BY LANDSCAPE ARCHITECT AT TIME OF SUBSTANTIAL COMPLETION. ALL TREES PLANTED ON THE PROJECT SITE SHALL REMAIN TAGGED WITH SERIALLY NUMBERED LOCKING TAGS IN ORDER TO BE ACCEPTED AT SUBSTANTIAL COMPLETION.
5. ALL PLANT MATERIALS MUST BE HEALTHY, FREE OF DISEASE, PESTS AND PHYSICAL DAMAGE. REMOVE ANY DEAD/ DYING PLANT MATERIAL IMMEDIATELY AND REPLACE WITH HEALTHY MATERIAL.
6. ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED (B&B) AS INDICATED ON THE PLANT LIST. NO BARE ROOT PLANTS ARE ALLOWED.
7. ALL TREES MUST BE STRAIGHT TRUNKED (UNLESS OTHERWISE NOTED), HAVE FULL CROWNS AND MEET ALL SPECIFICATIONS.
8. ALL PLANTS ARE SUBJECT TO THE FINAL APPROVAL OF THE OWNER AND THE ARCHITECT, BEFORE, DURING AND AFTER INSTALLATION, UNTIL SUBSTANTIAL COMPLETION.
9. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION AND AVOIDING DAMAGE TO UTILITIES DURING THE COURSE OF THE WORK. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRS TO UTILITIES, STRUCTURES, EXISTING VEGETATION OR SITE FEATURES DAMAGED AS A RESULT OF LANDSCAPE CONSTRUCTION.

UNLOADING AND STAGING INSTRUCTIONS:

- 1. ALWAYS LIFT AND MOVE TREES BY STRAPPING ON THE ROOT BALL.
2. IMMEDIATELY AFTER UNLOADING, STAND THE TREES UP. THIS WILL REDUCE THE RISK OF SUNSCALD. PROPERLY STAGED TREES ARE STANDING, UNTIED, AND SPACED.
3. MONITOR MOISTURE IN THE ROOT BALL BY PROBING THE SOIL WITH A SOIL PROBE AND MANAGE SUPPLEMENTAL IRRIGATION ACCORDINGLY. BE CAREFUL NOT TO OVER OR UNDER IRRIGATE.
4. REMOVE THE CARDBOARD TRUNK PROTECTOR WITHIN 48 HOURS TO REDUCE THE RISK OF INSECT DAMAGE.

PLANTING CARE:

- 1. BEFORE PLANTING REMOVE ANY PLASTIC WRAP AND ANY CIRCLING ROOTS FROM THE ROOT BALL.
2. EXCAVATE PLANTING HOLE AT LEAST TWO TIMES THE DIAMETER OF, AND 2" SHALLOWER THAN THE ROOT BALL.
3. PLACE ROOT BALL AT A LEVEL WHERE THE TRUNK FLARE WILL BE 2" ABOVE SURROUNDING FINISHED GRADE AFTER SETTLING.
4. SATURATE THE PLANTING HOLE WITH WATER AFTER BACKFILL IS 3/4 COMPLETE TO AID REMOVAL OF AIR FROM THE BACKFILL.
5. AFTER PLANTING AND THE TREE IS PLUMB REMOVE THE SYNTHETIC STRAP, ANY CARDBOARD PACKAGING AND THE TOP PORTION OF THE WIRE BASKET DOWN TO THE FIRST HORIZONTAL RING. CUT THE BURLAP AWAY FROM THE TOP PORTION OF THE ROOT BALL.

POST PLANTING CARE:

- 1. MULCH THE AREA OVER THE ROOT BALL TO A DEPTH NO DEEPER THAN 3". KEEP ALL MULCH AWAY FROM THE TRUNK FLARE.
2. MONITOR MOISTURE IN THE ROOT BALL BY PROBING THE SOIL WITH A SOIL PROBE AND MANAGE SUPPLEMENTAL IRRIGATION ACCORDINGLY. BE CAREFUL NOT TO OVER OR UNDER IRRIGATE.
3. STAKE TREES ONLY WHEN NECESSARY. COMPLETELY REMOVE ALL STAKING SYSTEMS AFTER THE FIRST GROWING SEASON TO PREVENT GIRDLING OF THE TRUNK.
4. TREES SHOULD BE MONITORED FOR BORING INSECTS FOR THE FIRST YEAR AFTER INSTALLATION. PREVENTIVE PESTICIDE APPLICATIONS ARE RECOMMENDED DURING THE ESTABLISHMENT PERIOD.
5. ALL PLANTS WITHIN THE VIEW TRIANGLES MUST BE MAINTAINED AT A MAX. HEIGHT OF 30" FROM GRADE.

IRRIGATION NOTES:

PROVIDE DESIGN AND INSTALLATION OF AUTOMATIC IRRIGATION SYSTEM, INCLUDING BUT NOT LIMITED TO:
-SHOP DRAWINGS OF IRRIGATION DESIGN
-POINT OF CONNECTION W/ BACKFLOW PREVENTER
-100% COVERAGE OF ALL LANDSCAPED AREAS
-SEPARATION OF SHRUB AND LAWN AREAS
-NO ZONE TO EXCEED 50 GALLONS/ MINUTE
-AUTOMATIC IRRIGATION CONTROLLER WITH SHUT OFF DEVICES
-SLEEVEING TO ALL PLANTERS
-ALL PIPING SHALL BE CLASS 200 PIPE
-ADHERENCE TO ALL LOCAL CODES AND ORDINANCES

PLANT SCHEDULE

Table with columns: PALM TREES, QTY, BOTANICAL NAME, COMMON NAME, TYPE, SIZE, REMARKS. Includes entries for PAUROTIS PALM, BURSERIA SIMARUBA, COCONUT PALM, etc.

TREE PERMIT NOTES

Table with columns: EXISTING TREES REMOVED, NEW TREES PROVIDED. Includes counts for PALMS, PINES, and CANOPY TREES.

KEY WEST HOTEL COLLECTION - FAIRFIELD INN & SUITES - (SITE A)

3852 North Roosevelt Boulevard Key West, Florida 33040

J.L. Woode Ltd.

LANDSCAPE PLAN GENERAL NOTES AND IRRIGATION NOTES

Table with columns: Name, Title, Date. Includes entries for BOB NEAL (Principal-in-Charge), MANNY DOMINGUEZ (Design Director), ANDRES RUBIO (Project Manager), T.JACK BAGBY (Project Architect), GARY WARNER (Director of Landscape Architecture).

L3.00

PROJECT NUMBER: 20120295 PROJECT NAME: KEY WEST HOTEL COLLECTION - FAIRFIELD INN & SUITES - (SITE A) SHEET NUMBER: A2.02 - GROUND LEVEL FLOOR PLAN DATE: 04/22/2013 12:02:50 PM DRAWINGS BY: 11 reititusers\20120295_2011_fairfield_mcdaniel.rvt 2/13/2013 12:46:53 PM

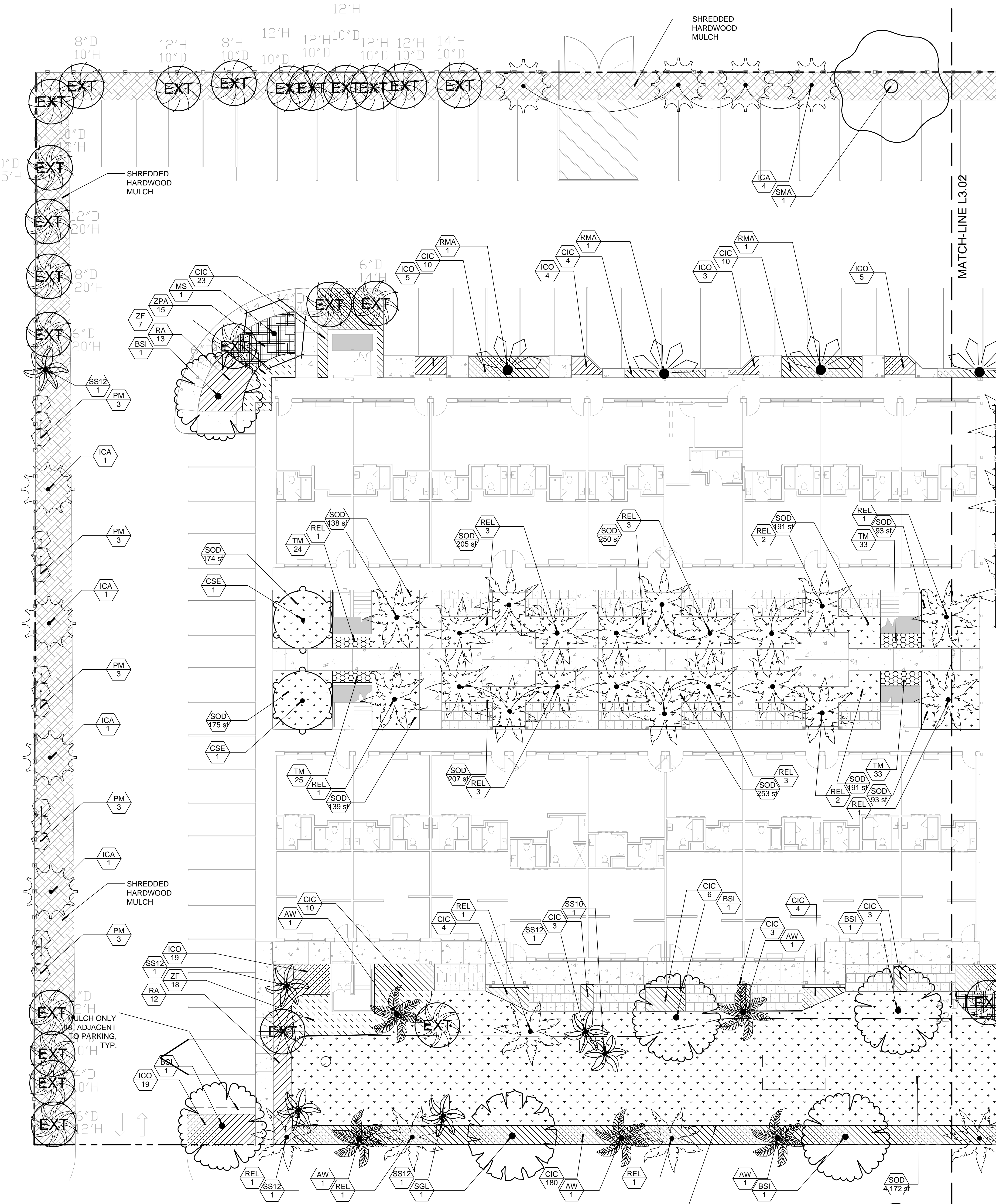


ISSUANCES		
No.	Drawing Issue Description	Date
1	SCHEMATIC DESIGN	12/17/2012
2	DESIGN DEVELOPMENT	02/25/2013
3	100% CDS	04/22/2013

PLANT SCHEDULE						
PALM TREES	QTY	BOTANICAL NAME	COMMON NAME	TYPE	SIZE	REMARKS
AW	5	ACOELORRHAPHIE WRIGHTII	PAUROTIS PALM	FG	10' CT	NATIVE
BSI	11	BURSERIA SIMARUBA	GUMBO LIMBO	B&B OR FG	3" CAL. 13-15' HT	NATIVE
CNU	3	COCOS NUCIFERA	COCONUT PALM	FG	12' CT	
CER	4	CONOCARPUS ERECTUS	BUTTONWOOD	B&B OR FG	8-10' HT, MULTI-TRUNK	NATIVE
CSE	7	CORDIA SEBESTENA	ORANGE GEIGER TREE	B&B OR FG	8-10' HT.	NATIVE
EXT	35	EXISTING TREE TO REMAIN		NA	VARIES	
ICA	12	ILEX CASSINE	DAHOON HOLLY	25 GAL	8-10' HT	NATIVE
MS	1	MAGNOLIA VIRGINIANA	SWEET BAY	B&B OR FG	10-12' HT	NATIVE
PCA	4	PHOENIX CANARIENSIS	CANARY ISLAND DATE PALM	FG	10' CT	
RMA	18	RAVENALA MADAGASCARIENSIS	TRAVELER'S TREE	FG	10-12' HT	
REL	37	ROYSTONEA ELATA	FLORIDA ROYAL PALM	FG	14' CT	NATIVE
SS10	12	SABAL PALMETTO	CABBAGE PALMETTO	FG	10' CT	NATIVE
SS12	15	SABAL PALMETTO	CABBAGE PALMETTO	FG	12' CT	NATIVE
SS14	11	SABAL PALMETTO	CABBAGE PALMETTO	FG	14' CT	NATIVE
SGL	5	SIMAROUBA GLAUCA	PARADISE TREE	B&B OR FG	8-10' HT	NATIVE
SMA	8	SWIETENIA MAHAGONI	WEST INDIAN MAHOGANY	B&B OR FG	14-16' HT	NATIVE
TR	6	THRINAX RADIATA	FLORIDA THATCH PALM	B&B OR FG	10' CT	NATIVE
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	REMARKS
CCI	1	CYCAS CIRCNALIS	QUEEN SAGO	5 GAL	AS SHOWN	
PM	18	PODOCARPUS MACROPHYLLUS	YEW PINE	7 GAL 36" HT	24" O.C.	
SHRUB AREAS	QTY	BOTANICAL NAME	COMMON NAME	CONT		REMARKS
CIC	452	CHRYSOBALANUS ICACO	COCO PLUM	3 GAL @ 36" OC		
ICO	428	IXORA COCCINEA	RED IXORA	3 GAL 18-24" H @ 30" OC		
LO	45	LANTANA OVATIFOLIA VAR. RECLINATA	DWARF LANTANA	1 GAL. 12-15" @ 30" OC		
NBA	53	NEPHROLEPIS BISERRATA	GIANT SWORDFERN	3 GAL 18-24" H @ 36" OC		
PMA	42	PODOCARPUS MACROPHYLLUS	YEW PINE	7 GAL 36" HT @ 48" OC		
RA	221	RHAPHOLEPIS INDICA 'ALBA'	WHITE INDIAN HAWTHORN	3 GAL. 15-18" HT. @ 36" OC		
SF	28	SCHAEFFERIA FRUTESCENS	FLORIDA BOXWOOD	1 GAL 12" H @ 18" OC		
SRA	120	SERENOA REPENS	SAW PALMETTO	3 GAL. 15-18" HT. @ 48" OC		
ZF	258	ZAMIA FURFURACEA	CARDBOARD PALM	3 GAL 18-24" H @ 42" OC		
ZPA	252	ZAMIA PUMILA	COONTIE	1 GAL. 8-12" @ 36" OC		
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT		REMARKS
CA	204	CRINUM AMERICANUM	SEVEN SISTERS	1 GAL 12"X12" @ 12" OC		
SOD	9,998 SF	STENOTAPHRUM SECUNDATUM	ST. AUGUSTINE GRASS	SOD		
TM	309	TRADESCANTIA OHIENSIS 'MRS. LOEWER'	SPIDERWORT	1 GAL 12"X12" @ 12" OC		

TREE PERMIT NOTES

EXISTING PALMS REMOVED:	35
EXISTING PINES REMOVED:	0
EXISTING CANOPY TREES REMOVED:	7
NEW PALMS PROVIDED:	111 (86 NATIVE)
NEW PINES PROVIDED:	0
NEW CANOPY TREES PROVIDED:	48 (48 NATIVE)



1 LANDSCAPE PLAN SCALE: 1" = 10'-0"



KEY WEST HOTEL COLLECTION - FAIRFIELD INN & SUITES - (SITE A)

3852 North Roosevelt Boulevard
Key West, Florida 33040

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LANDSCAPE PLAN

BOB NEAL	20120295
Principal-in-Charge	Project No.
MANNY DOMINGUEZ	04/22/2013
Design Director	Date
ANDRES RUBIO	
Project Manager	
T.JACK BAGBY	
Project Architect	
GARY WARNER	
Director of Landscape Architecture	

L3.01

PROJECT NUMBER: 20120295 PROJECT NAME: KEY WEST HOTEL COLLECTION - FAIRFIELD INN & SUITES - (SITE A)
SHEET NUMBER: L3.01 - GROUND LEVEL FLOOR PLAN
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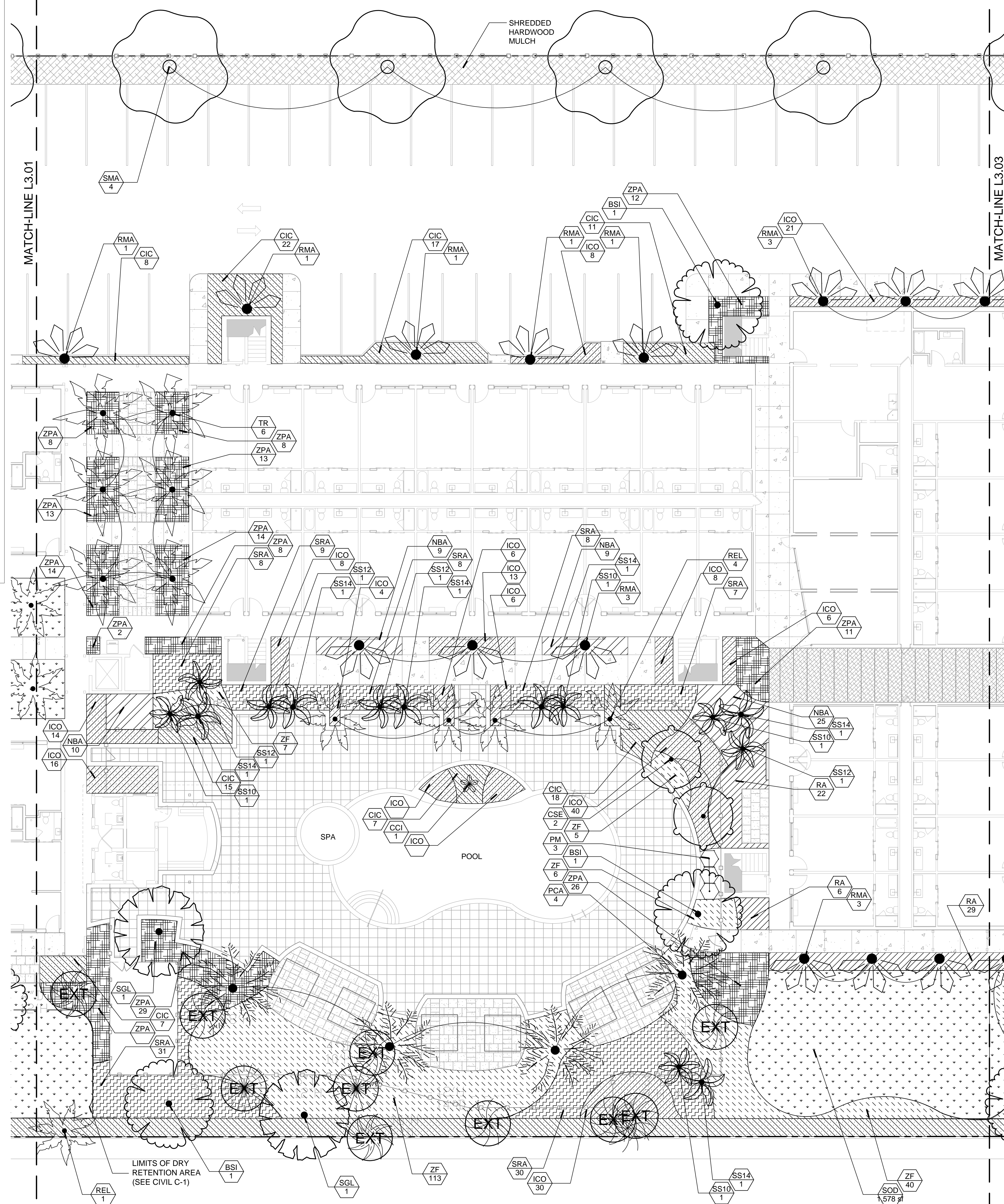


ISSUANCES		
No.	Drawing Issue Description	Date
1	SCHEMATIC DESIGN	12/17/2012
2	DESIGN DEVELOPMENT	02/25/2013
3	100% CDS	04/22/2013

PLANT SCHEDULE						
PALM TREES	QTY	BOTANICAL NAME	COMMON NAME	TYPE	SIZE	REMARKS
AW	5	ACOELORRHAPHIE WRIGHTII	PAUROTIS PALM	FG	10' CT	NATIVE
BSI	11	BURSERA SIMARUBA	GUMBO LIMBO	B&B OR FG	3" CAL. 13-15' HT	NATIVE
CNU	3	COCOS NUCIFERA	COCOCONUT PALM	FG	12' CT	
CER	4	CONOCARPUS ERECTUS	BUTTONWOOD	B&B OR FG	8-10' HT, MULTI-TRUNK	NATIVE
CSE	7	CORDIA SEBESTENA	ORANGE GEIGER TREE	B&B OR FG	8-10' HT.	NATIVE
EXT	35	EXISTING TREE TO REMAIN		NA	VARIES	
ICA	12	ILEX CASSINE	DAHOON HOLLY	25 GAL	8-10' HT	NATIVE
MS	1	MAGNOLIA VIRGINIANA	SWEET BAY	B&B OR FG	10-12' HT	NATIVE
PCA	4	PHOENIX CANARIENSIS	CANARY ISLAND DATE PALM	FG	10' CT	
RMA	18	RAVENALA MADAGASCARIENSIS	TRAVELER'S TREE	FG	10'-12' HT	
REL	37	ROYSTONEA ELATA	FLORIDA ROYAL PALM	FG	14' CT	NATIVE
SS12	12	SABAL PALMETTO	CABBAGE PALMETTO	FG	10' CT	NATIVE
SS12	15	SABAL PALMETTO	CABBAGE PALMETTO	FG	12' CT	NATIVE
SS14	11	SABAL PALMETTO	CABBAGE PALMETTO	FG	14' CT	NATIVE
SGL	5	SIMAROUBA GLAUCA	PARADISE TREE	B&B OR FG	8-10' HT	NATIVE
SMA	8	SWIETENIA MAHAGONI	WEST INDIAN MAHOGANY	B&B OR FG	14-16' HT	NATIVE
TR	6	THRINAX RADIATA	FLORIDA THATCH PALM	B&B OR FG	10' CT	NATIVE
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	REMARKS
CCI	1	CYCAS CIRCNALIS	QUEEN SAGO	5 GAL	AS SHOWN	
PM	18	PODOCARPUS MACROPHYLLUS	YEW PINE	7 GAL 36" HT	24" O.C.	
SHRUB AREAS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	REMARKS
CIC	452	CHRYSOBALANUS ICACO	COCO PLUM	3 GAL @ 36" OC		
ICO	428	IXORA COCCINEA	RED IXORA	3 GAL 18-24" H @ 30" OC		
LO	45	LANTANA OVATIFOLIA VAR. RECLINATA	DWARF LANTANA	1 GAL. 12-15" @ 30" OC		
NBA	53	NEPHROLEPIS BISERRATA	GIANT SWORDFERN	3 GAL 18-24" H @ 36" OC		
PMA	42	PODOCARPUS MACROPHYLLUS	YEW PINE	7 GAL 36" HT @ 48" OC		
RA	221	RHAPHIOLEPIS INDICA 'ALBA'	WHITE INDIAN HAWTHORN	3 GAL. 15-18" HT. @ 36" OC		
SF	28	SCHAEFFERIA FRUTESCENS	FLORIDA BOXWOOD	1 GAL 12"H @ 18" OC		
SRA	120	SERENOA REPENS	SAW PALMETTO	3 GAL. 15-18" HT. @ 48" OC		
ZF	258	ZAMIA FURFURACEA	CARDBOARD PALM	3 GAL 18-24" H @ 42" OC		
ZPA	252	ZAMIA PUMILA	COONTIE	1 GAL. 8-12" @ 36" OC		
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	REMARKS
CA	204	CRINUM AMERICANUM	SEVEN SISTERS	1 GAL 12"X12" @ 12" OC		
SOD	9,998 SF	STENOTAPHRUM SECUNDATUM	ST. AUGUSTINE GRASS	SOD		
TM	309	TRADESCANTIA OHIENSIS 'MRS. LOEWER'	SPIDERWORT	1 GAL 12"X12" @ 12" OC		

TREE PERMIT NOTES

EXISTING PALMS REMOVED:	35
EXISTING PINES REMOVED:	0
EXISTING CANOPY TREES REMOVED:	7
NEW PALMS PROVIDED:	111 (86 NATIVE)
NEW PINES PROVIDED:	0
NEW CANOPY TREES PROVIDED:	48 (48 NATIVE)



1 LANDSCAPE PLAN
SCALE: 1" = 10'-0"

KEY WEST HOTEL
COLLECTION - FAIRFIELD INN
& SUITES - (SITE A)

3852 North Roosevelt Boulevard
Key West, Florida 33040

J.L. Woode Ltd.

LANDSCAPE PLAN

BOB NEAL	20120295
Principal-in-Charge	Project No.
MANNY DOMINGUEZ	04/22/2013
Design Director	Date
ANDRES RUBIO	
Project Manager	
T.JACK BAGBY	
Project Architect	
GARY WARNER	
Director of Landscape Architecture	

L3.02



PROJECT NUMBER: 20120295 PROJECT NAME: KEY WEST HOTEL COLLECTION - FAIRFIELD INN & SUITES - (SITE A)
SHEET NUMBER: L3.02 - GROUND LEVEL FLOOR PLAN
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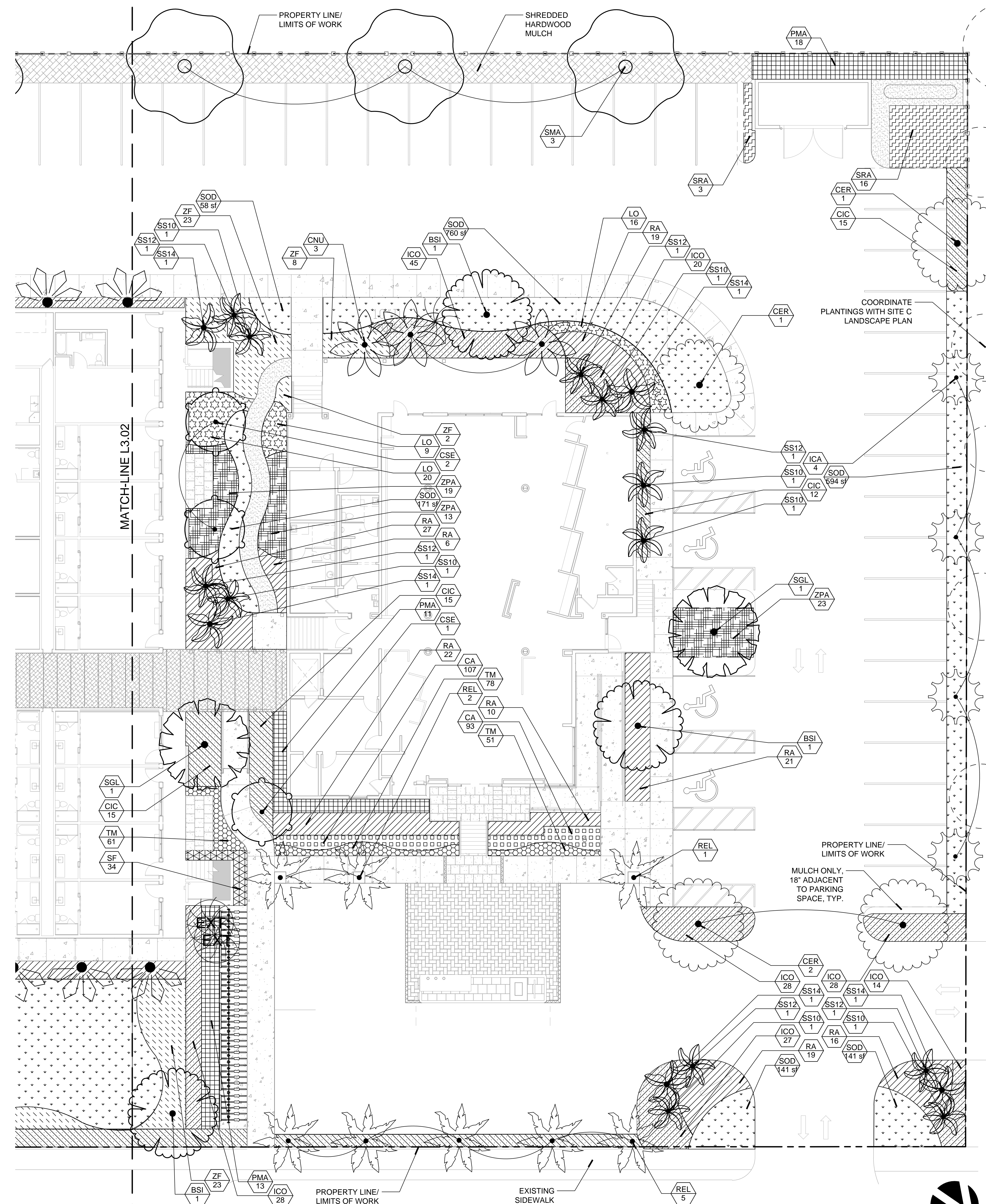


ISSUANCES		
No.	Drawing Issue Description	Date
1	SCHEMATIC DESIGN	12/17/2012
2	DESIGN DEVELOPMENT	02/25/2013
3	100% CDS	04/22/2013

PLANT SCHEDULE						
PALM TREES	QTY	BOTANICAL NAME	COMMON NAME	TYPE	SIZE	REMARKS
AW	5	ACCELORRHAPHIE WRIGHTII	PAUROTIS PALM		10' CT	NATIVE
BSI	11	BURSERIA SIMARUBA	GUMBO LIMBO	B&B OR FG	3" CAL. 13-15' HT	NATIVE
CNU	3	COCOS NUCIFERA	COCONUT PALM	FG	12' CT	
CER	4	CONOCARPUS ERECTUS	BUTTONWOOD	B&B OR FG	8-10' HT, MULTI-TRUNK	NATIVE
CSE	7	CORDIA SEBESTENA	ORANGE GEIGER TREE	B&B OR FG	8-10' HT.	NATIVE
EXT	35	EXISTING TREE TO REMAIN		NA		
ICA	12	ILEX CASSINE	DAHOON HOLLY	25 GAL	8-10' HT	NATIVE
MS	1	MAGNOLIA VIRGINIANA	SWEET BAY	B&B OR FG	10-12' HT	NATIVE
PCA	4	PHOENIX CANARIENSIS	CANARY ISLAND DATE PALM	FG	10' CT	
RMA	18	RAVENALA MADAGASCARIENSIS	TRAVELER'S TREE	FG	10'-12' HT	
REL	37	ROYSTONEA ELATA	FLORIDA ROYAL PALM	FG	14' CT	NATIVE
SS10	12	SABAL PALMETTO	CABBAGE PALMETTO	FG	10' CT	NATIVE
SS12	15	SABAL PALMETTO	CABBAGE PALMETTO	FG	12' CT	NATIVE
SS14	11	SABAL PALMETTO	CABBAGE PALMETTO	FG	14' CT	NATIVE
SGL	5	SIMAROUBA GLAUCA	PARADISE TREE	B&B OR FG	8-10' HT	NATIVE
SMA	8	SWIETENIA MAHAGONI	WEST INDIAN MAHOGANY	B&B OR FG	14-16' HT	NATIVE
TR	6	THRINAX RADIATA	FLORIDA THATCH PALM	B&B OR FG	10' CT	NATIVE
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	REMARKS
CCI	1	CYCAS CIRCNALIS	QUEEN SAGO	5 GAL	AS SHOWN	
PM	18	PODOCARPUS MACROPHYLLUS	YEW PINE	7 GAL 36" HT	24" O.C.	
SHRUB AREAS	QTY	BOTANICAL NAME	COMMON NAME	CONT		REMARKS
CIC	452	CHRYSOBALANUS ICACO	COCO PLUM	3 GAL @ 36" OC		
ICO	428	IXORA COCCINEA	RED IXORA	3 GAL 18-24" H @ 30" OC		
LO	45	LANTANA OVATIFOLIA VAR. RECLINATA	DWARF LANTANA	1 GAL. 12-15" @ 30" OC		
NBA	53	NEPHROLEPIS BISERRATA	GIANT SWORDFERN	3 GAL 18-24" H @ 36" OC		
PMA	42	PODOCARPUS MACROPHYLLUS	YEW PINE	7 GAL 36" HT @ 48" OC		
RA	221	RHAPHOLEPIS INDICA 'ALBA'	WHITE INDIAN HAWTHORN	3 GAL. 15-18" HT. @ 36" OC		
SF	28	SCHAEFFERIA FRUTESCENS	FLORIDA BOXWOOD	1 GAL 12"H @ 18" OC		
SRA	120	SERENOA REPENS	SAW PALMETTO	3 GAL. 15-18" HT. @ 48" OC		
ZF	258	ZAMIA FURFURACEA	CARDBOARD PALM	3 GAL 18-24" H @ 42" OC		
ZPA	252	ZAMIA PUMILA	COONTIE	1 GAL. 8-12" @ 36" OC		
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT		REMARKS
CA	204	CRINUM AMERICANUM	SEVEN SISTERS	1 GAL 12"X12" @ 12" OC		
SOD	9,998 SF	STENOTAPHRUM SECUNDATUM	ST. AUGUSTINE GRASS	SOD		
TM	309	TRADESCANTIA OHIENSIS 'MRS. LOEWER'	SPIDERWORT	1 GAL 12"X12" @ 12" OC		

TREE PERMIT NOTES

EXISTING PALMS REMOVED:	35
EXISTING PINES REMOVED:	0
EXISTING CANOPY TREES REMOVED:	7
NEW PALMS PROVIDED:	111 (86 NATIVE)
NEW PINES PROVIDED:	0
NEW CANOPY TREES PROVIDED:	48 (48 NATIVE)



1 LANDSCAPE PLAN
L3.03 SCALE: 1" = 10'-0"



KEY WEST HOTEL
COLLECTION - FAIRFIELD INN
& SUITES - (SITE A)

3852 North Roosevelt Boulevard
Key West, Florida 33040

J.L. Woode Ltd.

LANDSCAPE PLAN

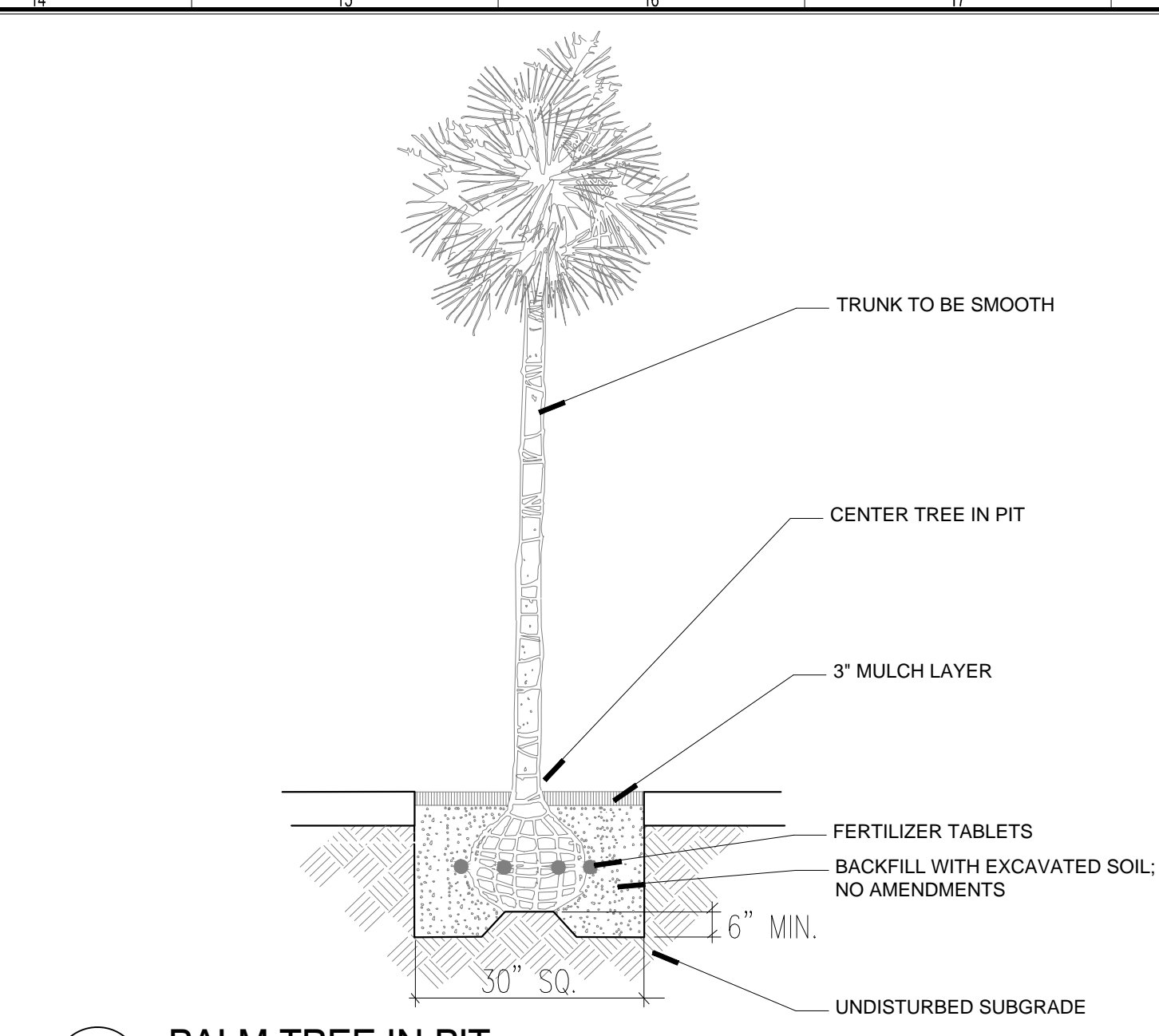
BOB NEAL	20120295
Principal-in-Charge	Project No.
MANNY DOMINGUEZ	04/22/2013
Design Director	Date
ANDRES RUBIO	
Project Manager	
T.JACK BAGBY	
Project Architect	
GARY WARNER	
Director of Landscape Architecture	

L3.03

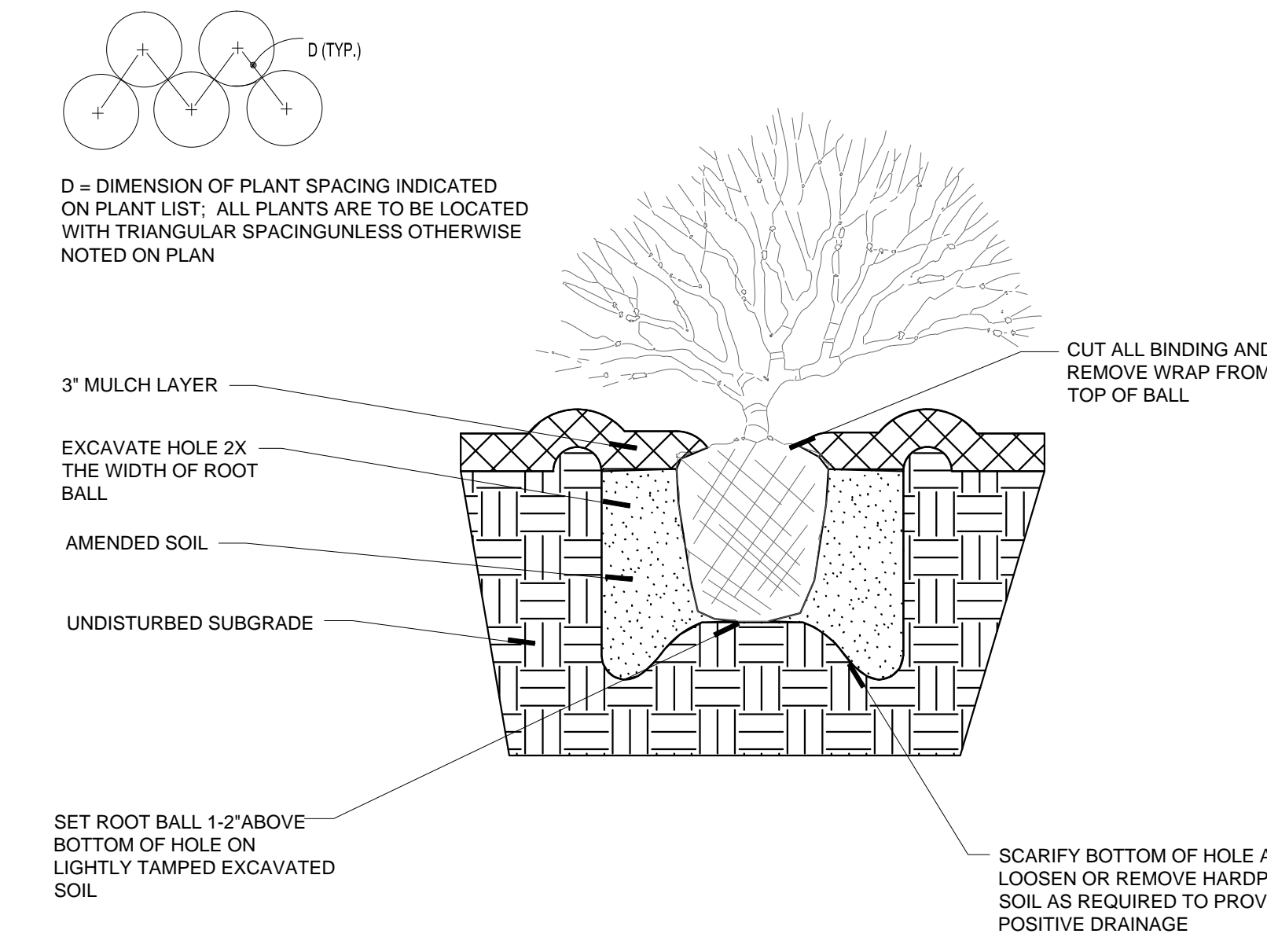
PROJECT NUMBER: 20120295 PROJECT NAME: KEY WEST HOTEL COLLECTION - FAIRFIELD INN & SUITES - (SITE A)
SHEET NUMBER: L3.02 - GROUND LEVEL FLOOR PLAN
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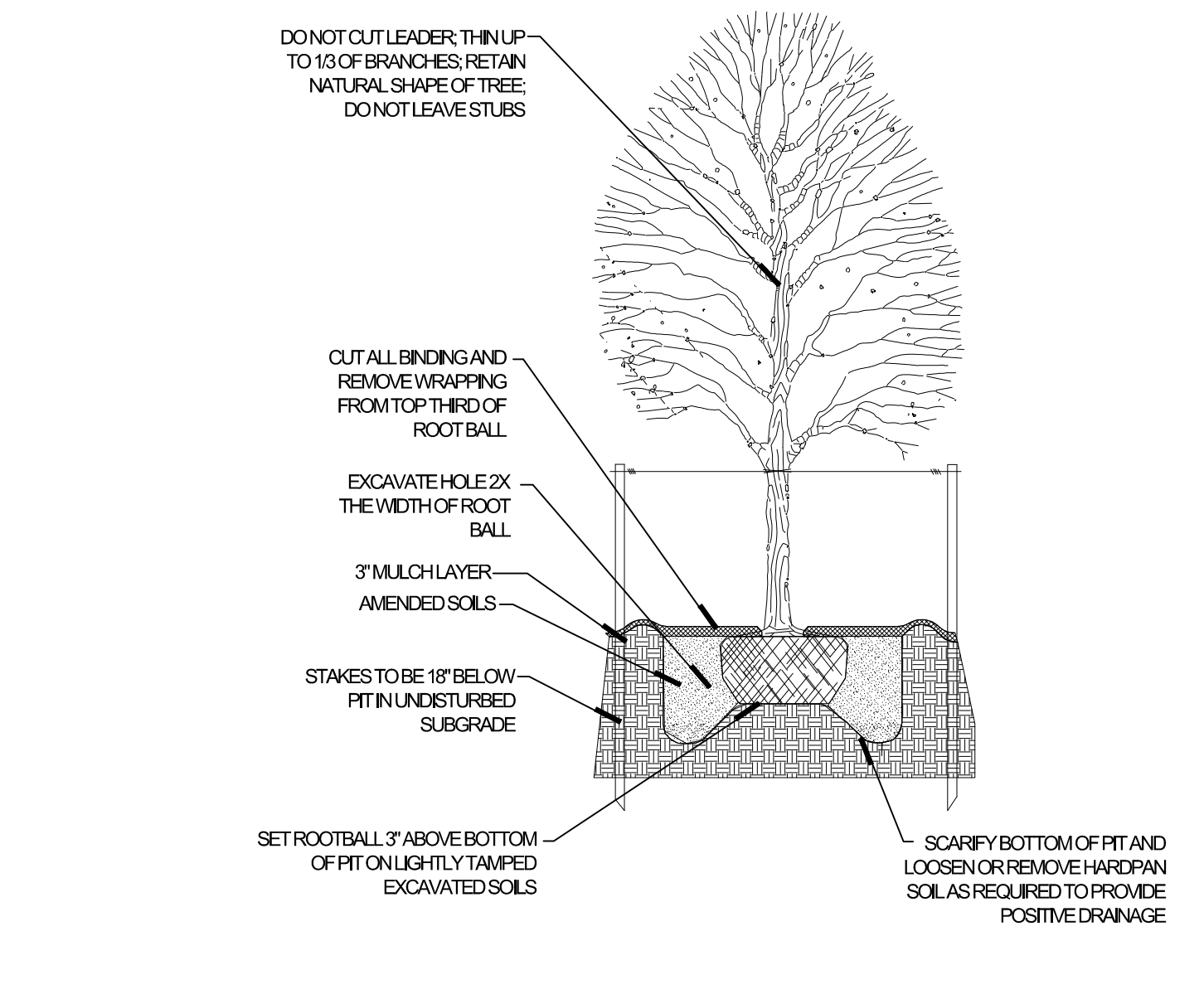
ISSUANCES		
No.	Drawing Issue Description	Date
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2	DESIGN DEVELOPMENT	03/25/2013
3	100% CDS	04/22/2013



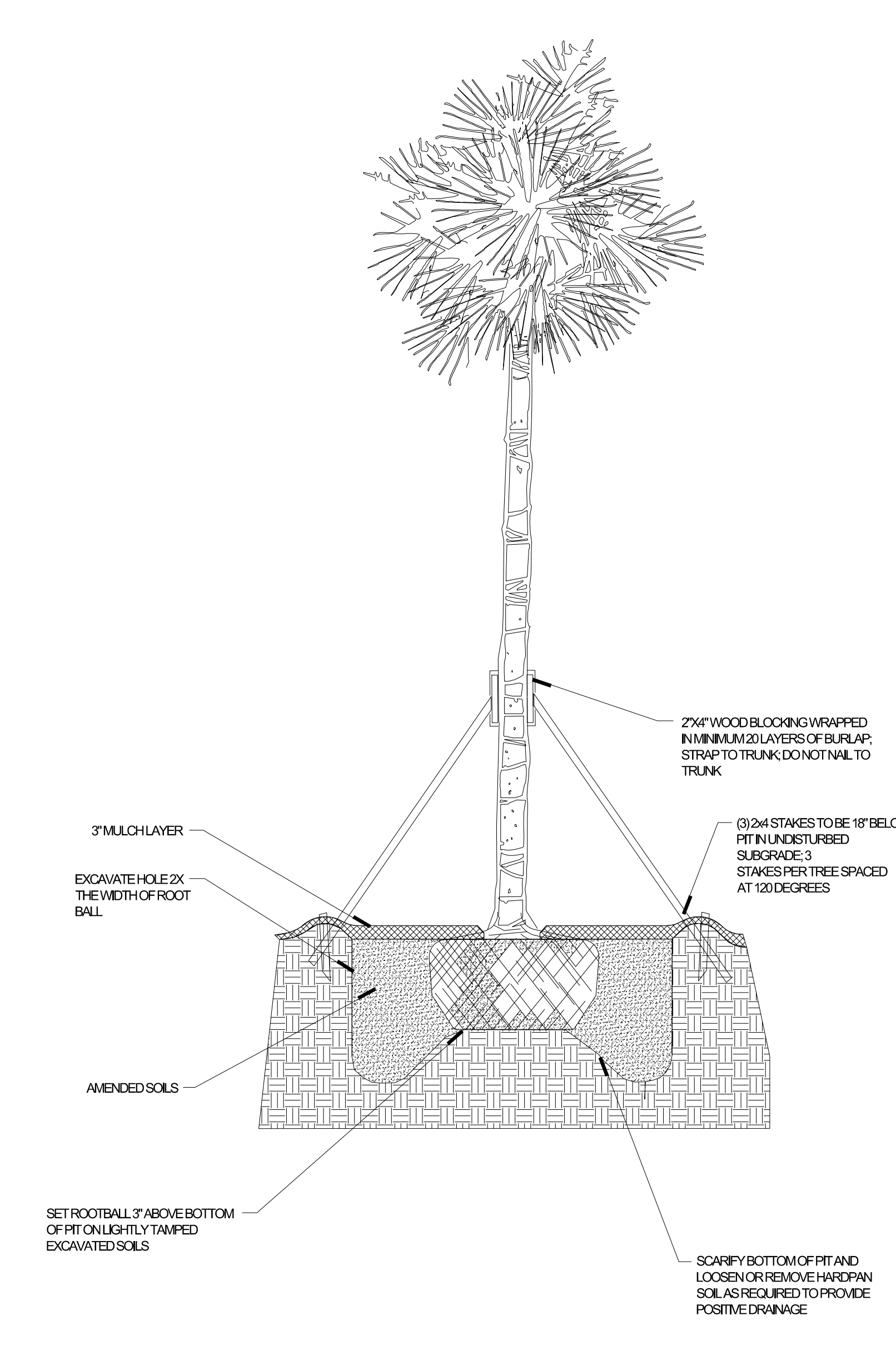
1 PALM TREE IN PIT
3/8" = 1'-0"
P-KEY-SITE A-329343-01



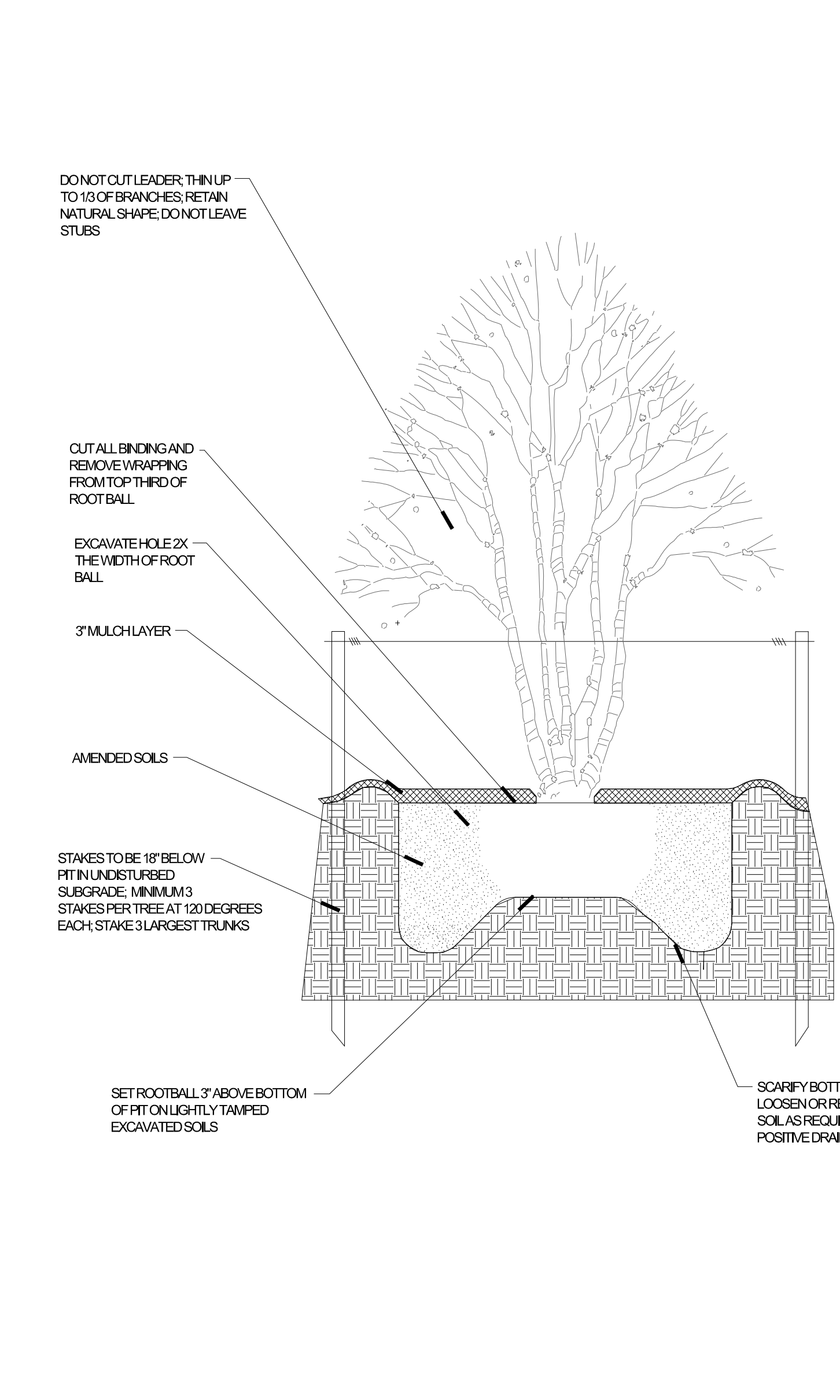
2 SHRUB PLANTING
1" = 1'-0"
P-KEY-329333-01



3 SHADE TREE PLANTING
1/2" = 1'-0"
P-KEY-329343-03



4 PALM TREE PLANTING
1/2" = 1'-0"
P-KEY-329343-01



5 MULTI TRUNK TREE PLANTING
1/2" = 1'-0"
P-KEY-329343-02

**KEY WEST HOTEL
COLLECTION - FAIRFIELD INN
& SUITES - (SITE A)**

3852 North Roosevelt Boulevard
Key West, Florida 33040

J.L. Woode Ltd.

LANDSCAPE DETAILS

BOB NEAL	20120295
Principal-in-Charge	Project No.
MANNY DOMINGUEZ	04/22/2013
Design Director	Date
ANDRES RUBIO	
Project Manager	
T.JACK BAGBY	
Project Architect	
GARY WARNER	
Director of Landscape Architecture	

L3.04

PROJECT NUMBER: 20120295 PROJECT NAME: KEY WEST HOTEL COLLECTION - FAIRFIELD INN & SUITES - (SITE A)
SHEET NUMBER: L3.04 - GROUND LEVEL FLOOR PLAN
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