

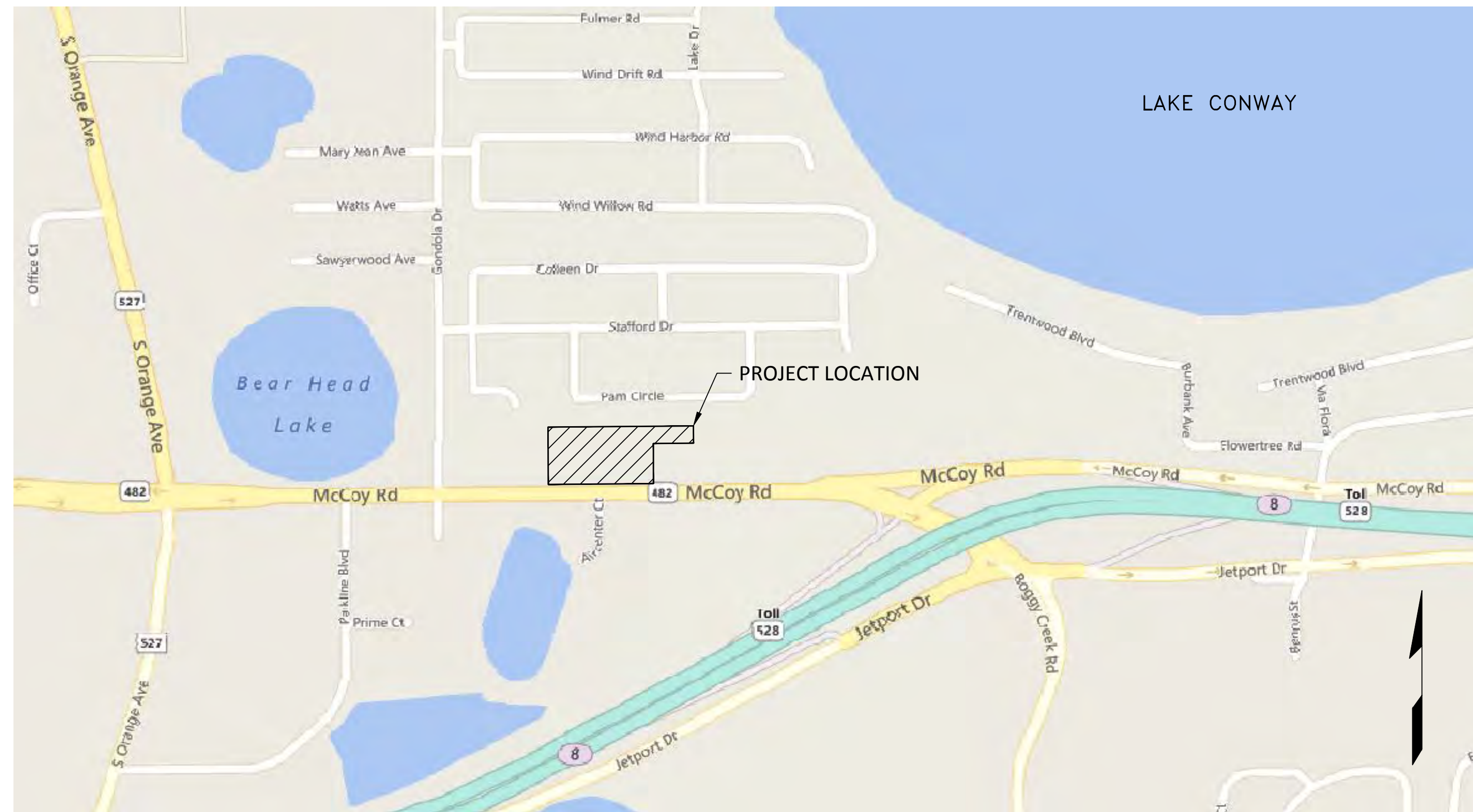
CONCEPT PLAN

FOR

WYNDHAM DAYS INN HOTEL EXPANSION

ADDRESS: 1853 MCCOY RD, ORLANDO FL. 32809

PARCEL ID #: 30-23-30-0000-00-012



PROJECT LOCATION MAP

1" = 500'

PROPERTY OWNER/DEVELOPER

CAPITAL LODGING, LLC
1437 LONG MEADOW WAY
WINDERMERE, FL 34786

ENGINEER OF RECORD



JORDAN ENGINEERING GROUP, LLC
189 SOUTH ORANGE AVENUE, SUITE 1550S
ORLANDO, FL 32801
(407) 226-8840
RSTANGLE@JORDANCOMPANIES.COM

ARCHITECT

STUDIO 407, LLC
7680 UNIVERSAL BOULEVARD SUITE 300
ORLANDO, FLORIDA 32819
(407) 342-5995
JEFF@407STUDIO.COM

SURVEYOR

Associated Land Surveying &
Mapping, Inc.
1681 POWELL ST. LONGWOOD, FLORIDA 32750
PH (407) 869-5002, FAX (407) 869-8393
CERTIFICATE OF AUTHORIZATION No. 6797: ADWALSHNET

ARCHITECT

CADSCAPES, INC
2741 S. ELSTON DRIVE,
DELTONA, FL 32738
(407) 310-5567
JASONBRIDGEWATER@GMAIL.COM

TRAFFIC ENGINEER

TRAFFIC PLANNING & DESIGN INC.
535 VERSAILLES DRIVE
MAITLAND, FL 32751
(407) 628-9955
VASU@TPDTRAFFIC.COM

PROJECT INFORMATION

FUTURE LAND USE:	COMMERCIAL
ZONING:	C-1
TOTAL SITE AREA:	4.22 AC
PROPOSED IMPERVIOUS AREA:	3.40 AC
NUMBER OF PROPOSED GUEST ROOMS:	225 ROOMS (168 EXISTING & 57 PROPOSED)
TOTAL PROPOSED PUBLIC AREA:	5,879 S.F. (3240 S.F. EXISTING & 2639 S.F. PROPOSED)
REQUIRED PARKING CALCULATION	
225 ROOMS@1 SPACE PER ROOM:	225 SPACES
5879 S.F. @1 SPACE PER 100 S.F.:	59 SPACES
TOTAL PARKING REQUIRED:	284 SPACES
TOTAL NUMBER OF EXISTING SPACES:	182 SPACES
NUMBER OF EXISTING SPACES TO BE REMOVED:	41 SPACES
NUMBER OF SPACES TO BE INSTALLED:	20 SPACES
TOTAL NUMBER OF PARKING SPACES AT BUILDING OUT:	161 SPACES
PARKING RATIO AT BUILD OUT:	161 SPACES/225 ROOMS = 0.72 SPACES PER ROOM
REQUIRED NUMBER OF ACCESSIBLE SPACES	
1 PER 50 PROVIDED SPACES:	4 ACCESSIBLE SPACES
TOTAL ACCESSIBLE PARKING SPACES PROVIDED:	8 ACCESSIBLE SPACES

DEVELOPMENT STANDARDS

MIN LOT AREA	6000 SF
MIN. LOT WIDTH	80 SF
FRONT SETBACK	25'
SIDE SETBACK	5'
MCCOY RD. SETBACK (MEASURED FROM 1/4 OF R/W)	100'
REAR SETBACK	20'
MAX BUILDING HEIGHT	30'
STREET SIDE ACCESSORY SETBACK	100'
MIN. FLOOR AREA	500 SF
MAX ISR	80%
PROPOSED ISR	80%
MAX FAR	0.50
PROPOSED FAR	0.50

LAND USE TABLE

TYPE	TOTAL AREA (AC.)	PERVIOUS AREA (AC.)	PERVIOUS AREA (%)	IMPERVIOUS AREA (AC.)	IMPERVIOUS AREA (AC.)
BUILDINGS	1.22	0.00	0%	1.22	29%
SIDEWALK	0.09	0.00	0%	0.09	2%
PAVEMENT	1.48	0.00	0%	1.48	35%
POOL AND BRICK PAVERS	0.09	0.00	0%	0.09	2%
OPEN SPACE	0.83	0.83	20%	0	0%
CURB	0.03	0.00	0%	0.03	1%
PONDS	0.48	0.00	0%	0.48	11%
TOTAL	4.22	0.83	20%	3.39	80%

UTILITY PROVIDERS

ELECTRICITY & STREET LIGHTS
DUKE ENERGY
3250 BONNET CREEK RD
ORLANDO, FL 32830
(800)700-8744

POTABLE WATER, SANITARY SEWER & RECLAIMED WATER
ORLANDO UTILITIES COMMISSION
1300 9TH ST
ST.CLOUD, FL 34769
(407)957-7373

SOLID WASTE COLLECTION
CITY OF BELLE ISLE
1600 NELA AVE
BELLE ISLE, FL 32809
(407)851-7730

SHEET INDEX

SHEET NUMBER	SHEET TITLE	INITIAL ISSUE
C001	COVER SHEET	6/26/2019
C002	SURVEY	6/26/2019
C100	CONCEPT PLAN	6/26/2019
C200	CONCEPT PAVING, GRADING, & DRAINAGE PLAN	6/26/2019
L-1	LANDSCAPE PLAN	5/16/2019
L-2	LANDSCAPE DETAILS	5/16/2019
L-3	IRRIGATION PLAN	5/16/2019
L-4	IRRIGATION DETAILS	5/16/2019
A-1	CONCEPT LAYOUTS	2/23/2019
A-2	CONCEPT ELEVATIONS	2/23/2019
A-3	UNIT PLANS	2/23/2019
A-4	SECURITY CONCEPT	2/23/2019
A-5	SITE PHOTOMETRICS	2/23/2019

LEGAL DESCRIPTION

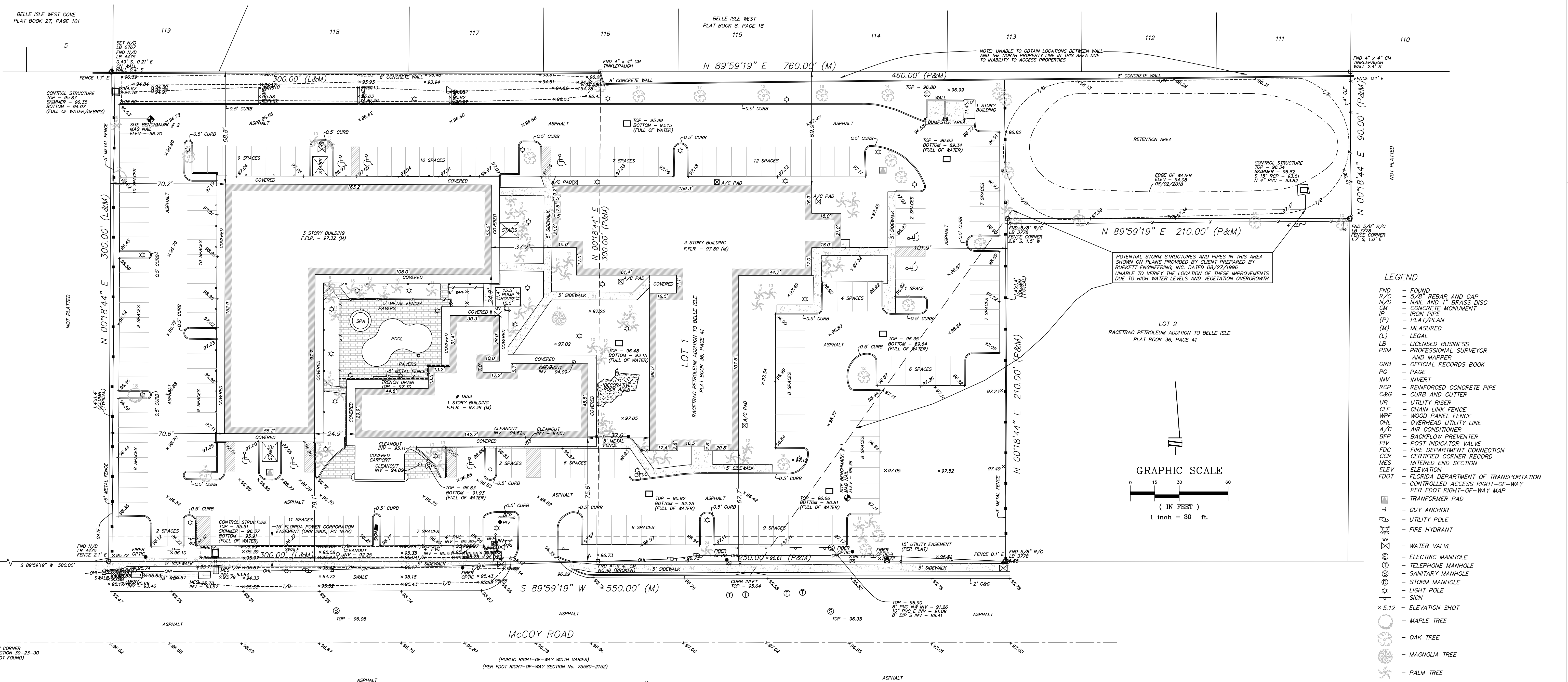
PARCEL 1
A PARCEL OF LAND LYING IN THE SW 1/4 OF SECTION 30, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, CITY OF BELLE ISLE, BEING FURTHER DESCRIBED AS:
THE SOUTHERLY 350.00 FEET OF THE EASTERLY 300.00 FEET OF THE WESTERLY 880.00 FEET OF THE SW 1/4 OF SECTION 30, TOWNSHIP 23 SOUTH, RANGE 30 EAST, IN THE COUNTY OF ORANGE, STATE OF FLORIDA, LESS AND EXCEPT THEREFROM THE SOUTHERLY 50 FEET FOR ROAD RIGHT-OF-WAY.

PARCEL 2:
LOT 1, RACETRAC PETROLEUM ADDITION TO BELLE ISLE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 36, PAGE 41, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
BEG 580 FT E & 50 FT N OF SW COR OF SEC RUN E 300 FT N 300 FT W 300 FT S 300 FT TO POB & LOT 1 IN RACETRAC PETROLEUM ADDITION TO BELLE ISLE 36/41 IN SEC 30-23-30
CONTAINING 183,744 SQUARE FEET OR 4.22 ACRES, MORE OR LESS



DATE: 8/23/2019

C001



LEGEND

- FND - FOUND
- R/C - 5/8" REBAR AND CAP
- N/D - NAIL AND BRASS DISC
- CM - CONCRETE MONUMENT
- IP - IRON PIPE
- (P) - MEASURED
- (M) - LEGAL
- LB - LICENSED BUSINESS
- PSM - PROFESSIONAL SURVEYOR AND MAPPER
- ORB - OFFICIAL RECORDS BOOK
- PG - PAGE
- INV - INVERT
- RCP - REINFORCED CONCRETE PIPE
- C&G - CURB AND GUTTER
- UR - UTILITY RISER
- CLF - CHAIN LINK FENCE
- WPF - WOOD PANEL FENCE
- OH - OVERHEAD UTILITY LINE
- A/C - AIR CONDITIONER
- BFP - BACKFLOW PREVENTER
- PIV - POST INDICATOR VALVE
- FDC - FIRE DEPARTMENT CONNECTION
- CCR - CERTIFIED CORNER RECORD
- MES - MITERED END SECTION
- ELEV - ELEVATION
- FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION
- CONTROLLED ACCESS RIGHT-OF-WAY PER FDOT RIGHT-OF-WAY MAP
- TRANSFORMER PAD
- GUY ANCHOR
- UTILITY POLE
- FIRE HYDRANT
- WATER VALVE
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- SANITARY MANHOLE
- STORM MANHOLE
- LIGHT POLE
- SIGN
- 5.12 - ELEVATION SHOT
- MAPLE TREE
- OAK TREE
- MAGNOLIA TREE
- PALM TREE

GRAPHIC SCALE
 0 15 30 60
 (IN FEET)
 1 inch = 30 ft.

- SURVEYOR'S REPORT/NOTES:**
- 1) SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 - 2) DISTANCES SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
 - 3) UNLESS NOTED OTHERWISE, NO UNDERGROUND IMPROVEMENTS, FOUNDATIONS/FOOTERS OR ROOF OVERHANGS HAVE BEEN LOCATED. ENVIRONMENTAL CONDITIONS AND GOVERNMENTAL REQUIREMENTS NOT DETERMINED BY SURVEYOR.
 - 4) SYMBOLS NOT TO SCALE.
 - 5) OWNERSHIP OF SUBJECT PROPERTY AND IMPROVEMENTS UNDETERMINED BY SURVEYOR.
 - 6) THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1" = 30'.
 - 7) BUILDING TIES ARE NOT TO BE USED TO CONSTRUCT DEED OR PLATTED LINES
 - 8) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, USES, OWNERSHIP OR MATTERS OF RECORD BY THIS FIRM.
 - 9) ALL ELEVATIONS SHOWN HEREON ARE NAVD83 DATUM, DERIVED BY GPS OBSERVATION UTILIZING L-NET TOPNET GNSS NTRK V.0.07 ZONE FL83-EF.
 - 10) COURSES AND DISTANCES SHOWN HEREON ARE PLAT AND MEASURED UNLESS NOTED OTHERWISE.
 - 11) BEARINGS SHOWN HEREON ARE BASED ON THE NORTH RIGHT-OF-WAY LINE OF MCCOY ROAD, BEING S 89°59'19" W PER THE RECORD PLAT.
 - 12) PROPERTY SHOWN HEREON LIES IN FLOOD ZONE "X" ACCORDING TO F.I.R.M. MAP PANEL No. 12095C0430 F, DATED SEPTEMBER 25, 2009. THE FLOOD INSURANCE RATE MAP IS NOT A SURVEY. FLOOD ZONE DETERMINATION IS AN OPINION ONLY.
 - 13) TREES 6" AND LARGER IN DIAMETER WERE LOCATED FOR THE PURPOSES OF THIS SURVEY.

LEGAL DESCRIPTION (PROVIDED PER CLIENT)

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 A PARCEL OF LAND LYING IN THE SW 1/4 OF SECTION 30, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, CITY OF BELLE ISLE, BEING FURTHER DESCRIBED AS:
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 BEG 580 FT E & 50 FT N OF SW COR OF SEC RUN E 300 FT N 300 FT W 300 FT S 300 FT TO POB & LOT 1 IN RACETRAC PETROLEUM ADDITION TO BELLE ISLE 36/41 IN SEC 30-23-30

BOUNDARY AND TOPOGRAPHIC SURVEY
 DAYS INN - # 1853 MCCOY ROAD
 ORANGE COUNTY, FLORIDA

ELECTRONIC FILE:
 IF THIS FILE WAS SIGNED ELECTRONICALLY BY SURVEYOR AS NOTED IN SIGNATURE BLOCK, ON THE DATE AND/OR TIME STAMP SHOWN USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE REPRODUCED ON ANY ELECTRONIC COPY.

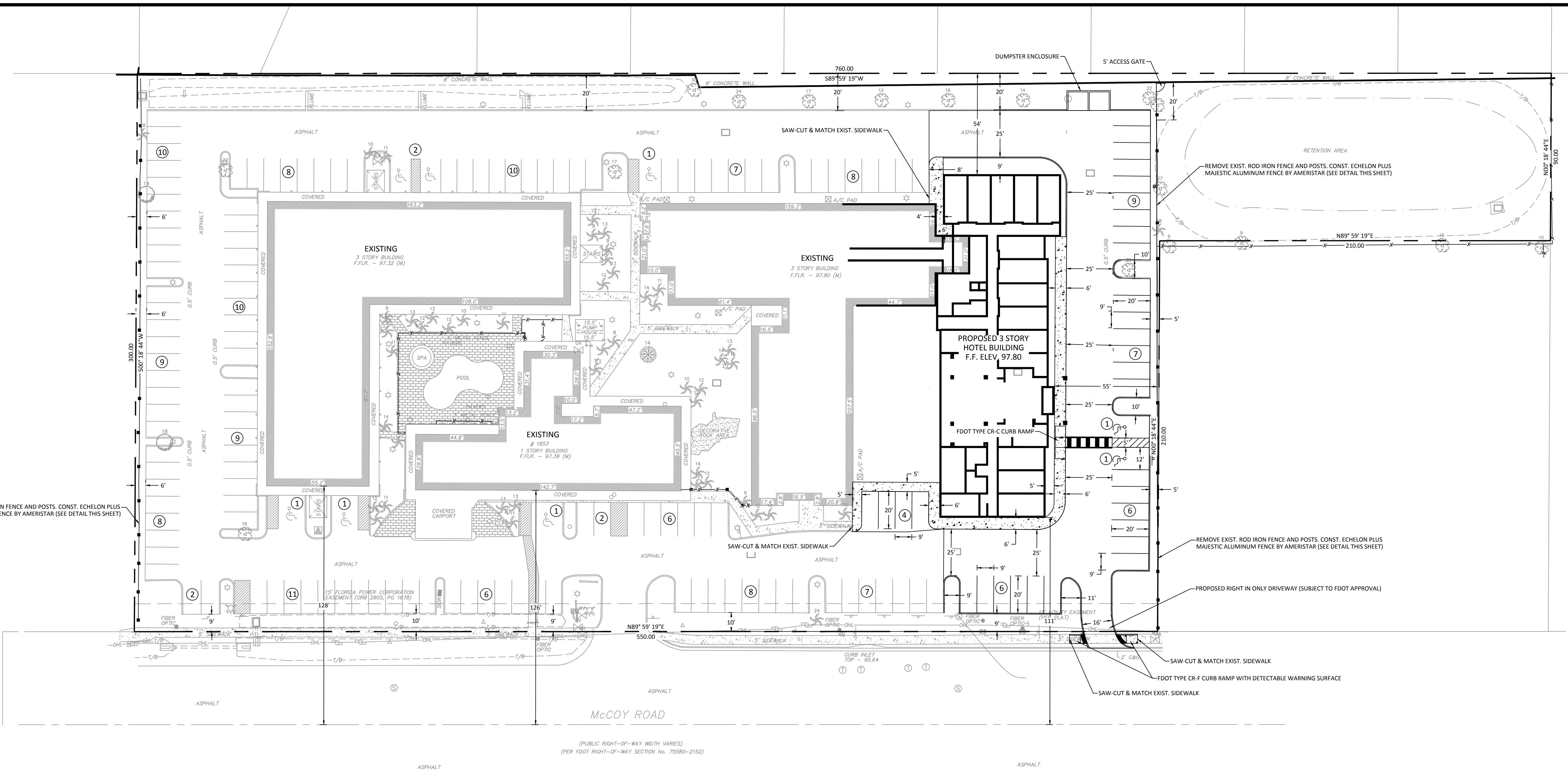
LIMITATION OF LIABILITY:
 RELIANCE ON THIS SURVEY IS RESTRICTED TO THOSE PARTIES LISTED AS "CERTIFIED TO" ON THE FACE OF THIS SURVEY.

NOTICE OF COPYRIGHT:
 ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

Associated Land Surveying & Mapping, Inc.
 1851 S.W. 11th St., Suite 100, Ft. Lauderdale, FL 33304
 PH: (407) 889-5002, FAX: (407) 889-5003
 CERTIFICATE OF AUTHORIZATION No. 6197 - FLASUR0001218

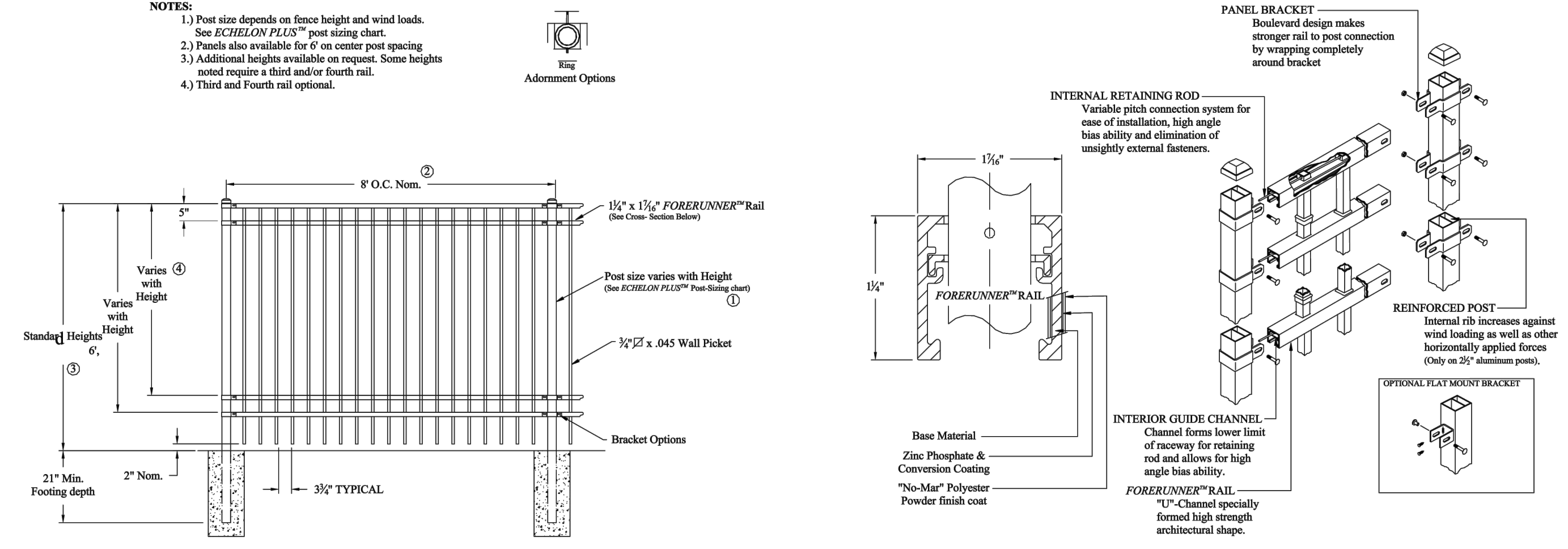
SCALE: 1" = 30'
 DATE: 08/02/2018
 SURVEYOR: JAMES A. ADAMS, PLS
 SURVEYOR LICENSE NO. 4779

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 DAVID BLAIR
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 dbair

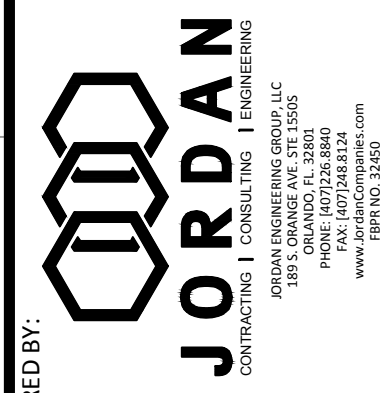


NOTE: FENCE TO BE CONSTRUCTED ALONG WEST PROPERTY BOUNDARY AND EAST PROPERTY BOUNDARY WEST OF WATER MANAGEMENT POND

- NOTES:**
- 1.) Post size depends on fence height and wind loads. See ECHOLON PLUS™ post sizing chart.
 - 2.) Panels also available for 6' on center post spacing.
 - 3.) Additional heights available on request. Some heights noted require a third and/or fourth rail.
 - 4.) Third and Fourth rail optional.



FENCE DETAIL



PREPARED BY:
JORDAN
 CONSULTING & ENGINEERING
 1437 LONG MEADOW WAY
 WINDERMERE, FL 34786

PREPARED FOR:
CAPITAL LODGING, LLC
 1437 LONG MEADOW WAY
 WINDERMERE, FL 34786

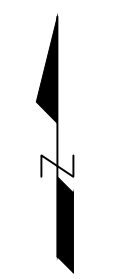
CONCEPT PLAN
WYNDHAM DAYS INN
EXPANSION

PROJECT NO. 119513
 ISSUE DATE 6/23/19
 SCALE 1"=30'
 SHEET C100

NO.	DATE	DESCRIPTION	BY

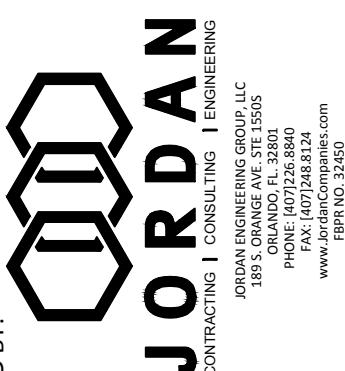
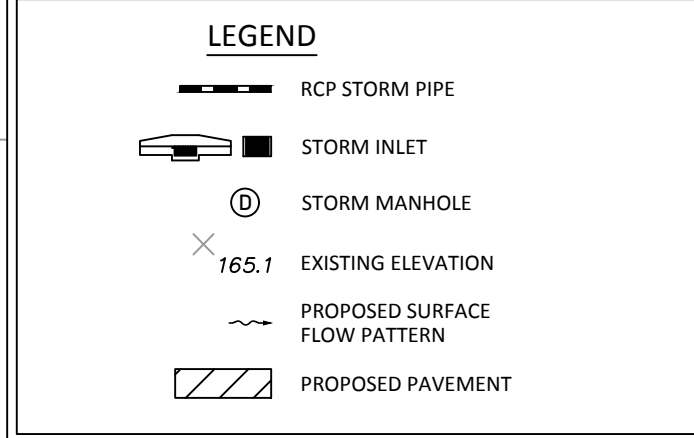
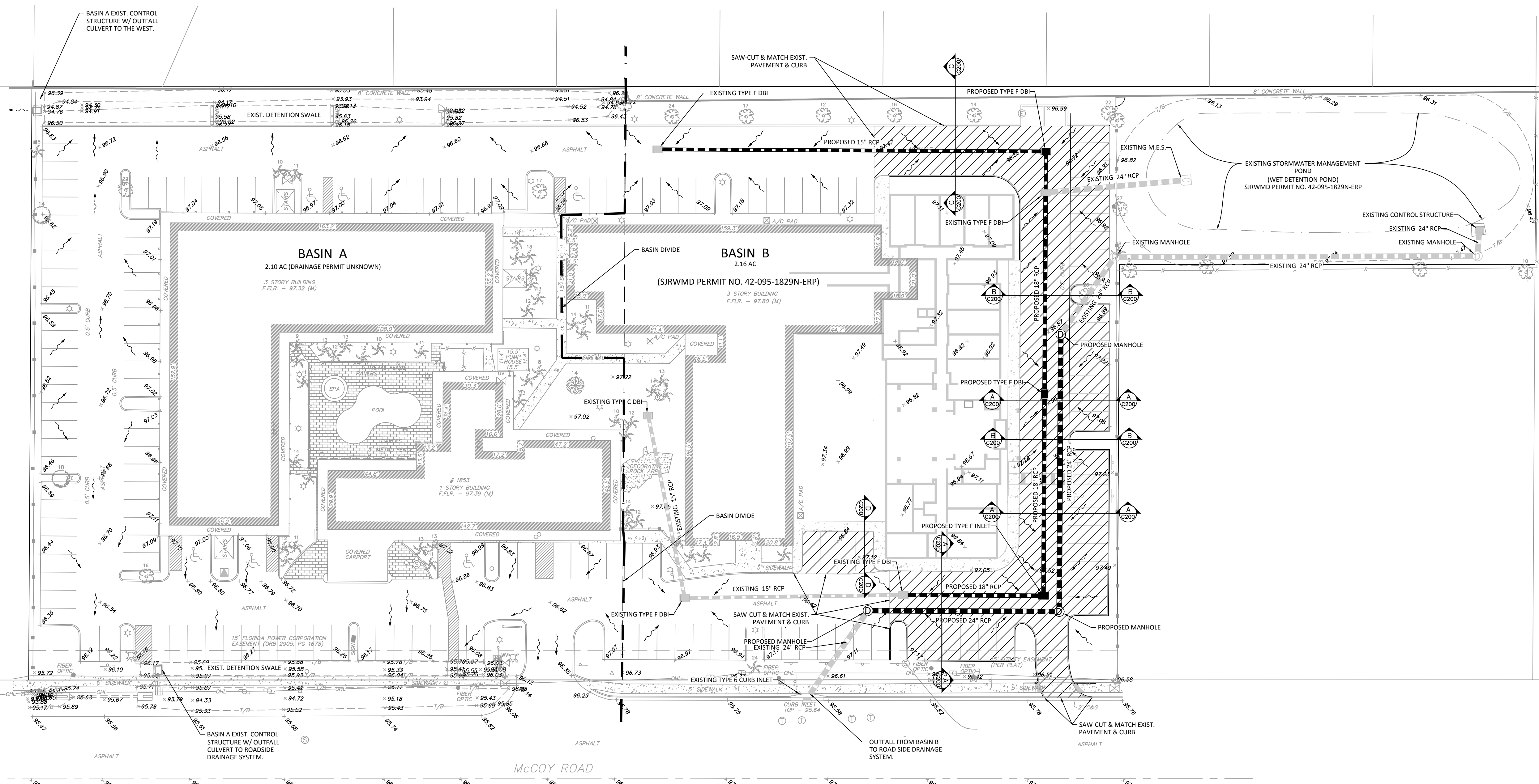
PROJECT NO.	ISSUE DATE	SCALE	SHEET
119513	6/23/19	1"=30'	C100

NUMBER OF NON-ACCESSIBLE SPACES:	153
NUMBER OF HANDICAP ACCESSIBLE SPACES:	8
TOTAL	161



PROJECT NO.	ISSUE DATE	SCALE	SHEET
119513	6/23/19	1"=30'	C100

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 DAVID BLAIR
 SAVE: 7/31/2019 1:36 PM
 jorita

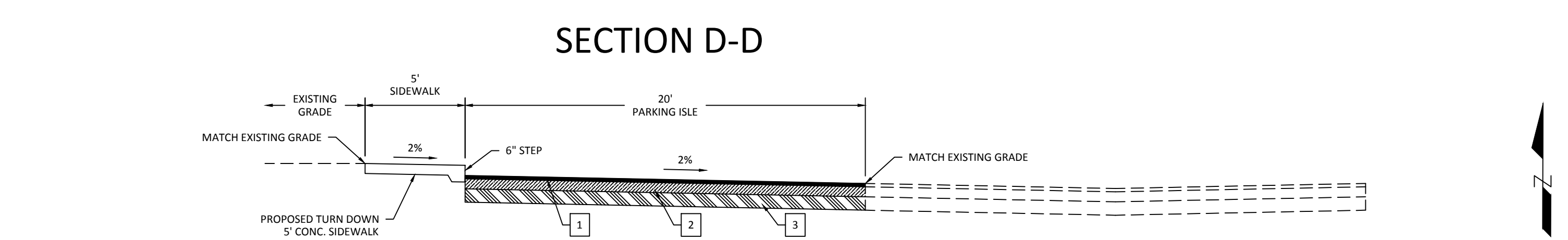
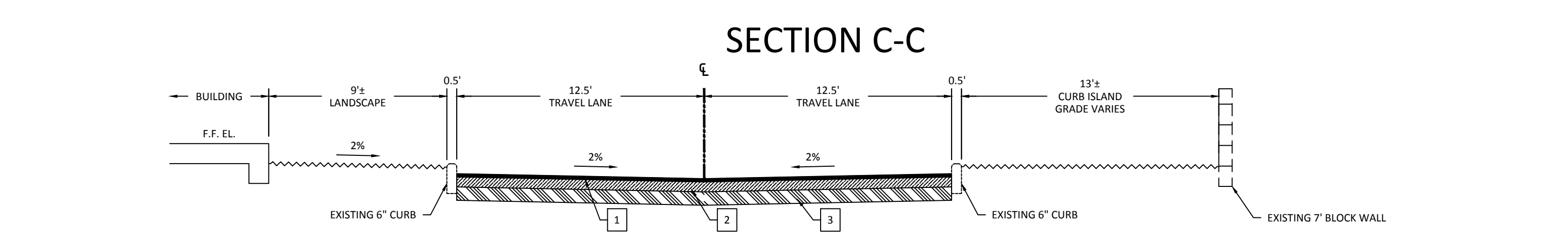
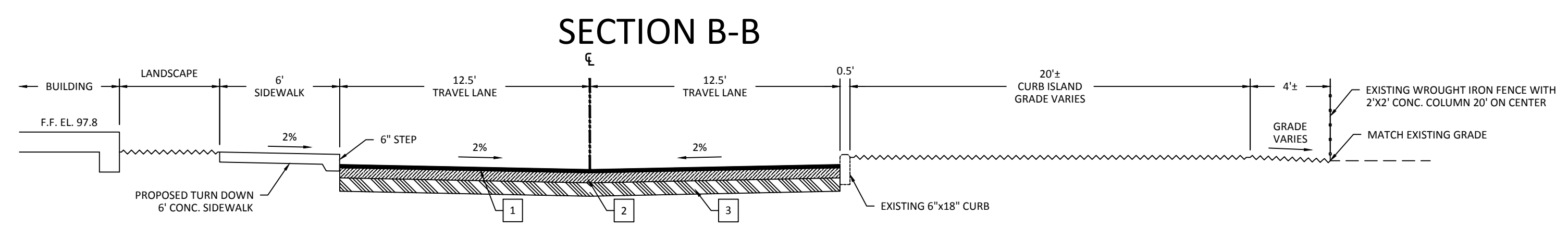
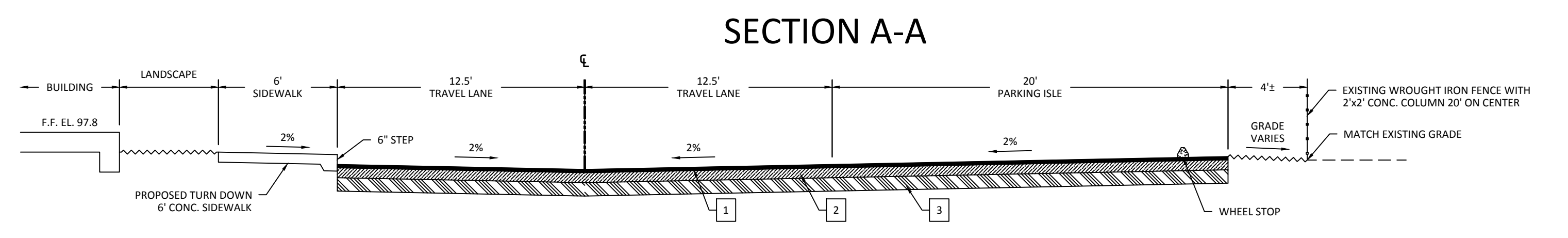


PREPARED BY:
 CAPITAL LOGGING, LLC
 1437 LONG MEADOW WAY
 WINDERMERE, FL 34786

CONCEPT PAVING, GRADING & DRAINAGE PLAN
 WYNDHAM DAYS INN
 EXPANSION

PREPARED FOR:
 CITY OF BELLE GLADE
 SECTION: 191513-23-ANG-05

- ASPHALT PAVEMENT SPECIFICATIONS:
- MINIMUM 2" TYPE SP-12.5 ASPHALT (TL-D) WITH NO MORE THAN 30% RAP USING P658-22 BINDER.
 - MINIMUM 8" LIME/ROCK BASE WITH MINIMUM LBR=100 COMPACTED TO MINIMUM 98% DENSITY OF MODIFIED PROCTOR AS DETERMINED BY AASHTO-T-180 OR 8" GRADED AGGREGATE BASE PER FDOT INDEX #200 AND #204 COMPACTED TO MINIMUM 98% DENSITY OF MODIFIED PROCTOR AS DETERMINED BY AASHTO-T-180.
 - MINIMUM 12" SUB-BASE STABILIZED TO MINIMUM LBR=40 AND COMPACTED TO MINIMUM 98% DENSITY OF MODIFIED PROCTOR AS DETERMINED BY AASHTO-T-180.



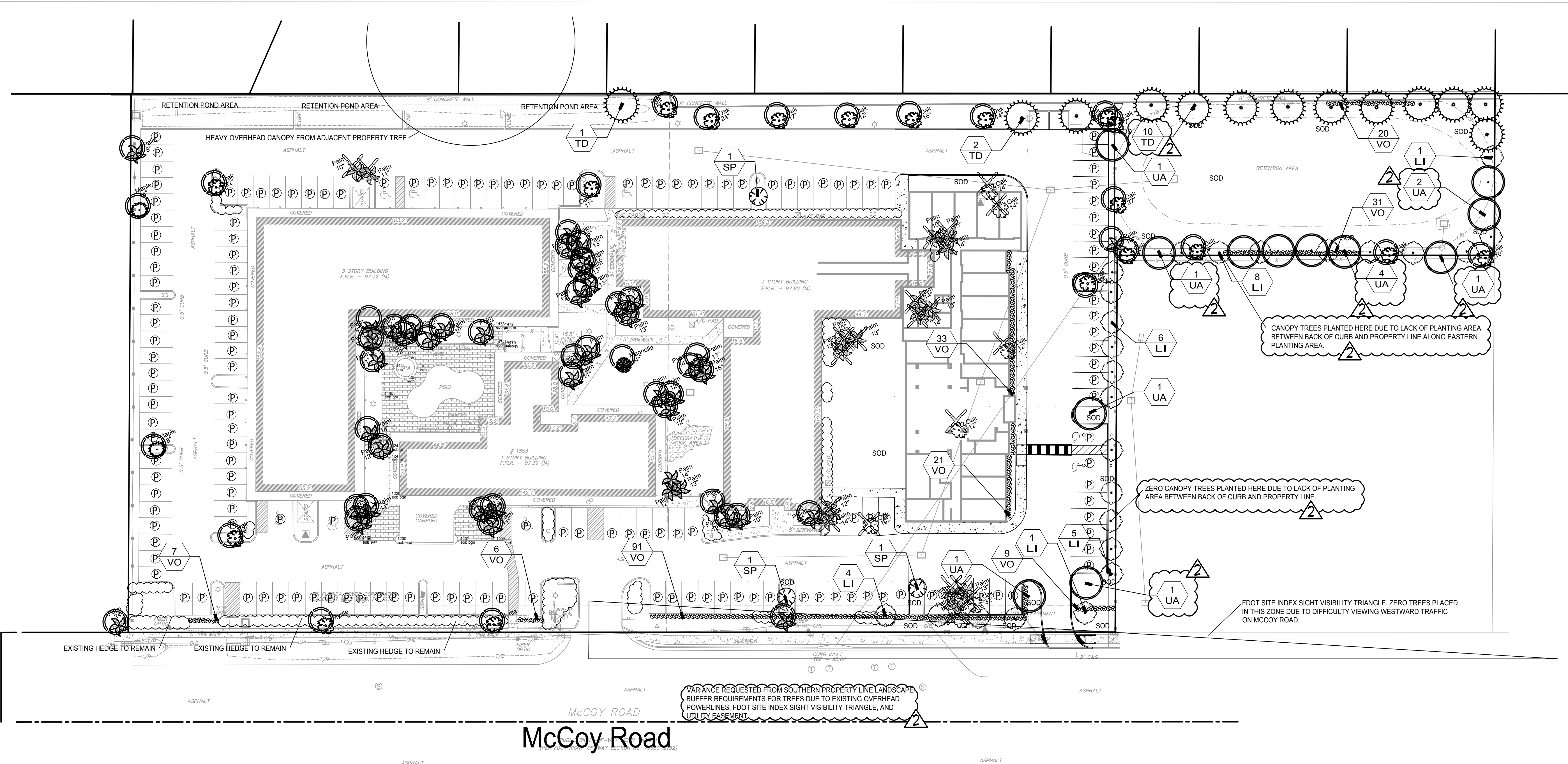
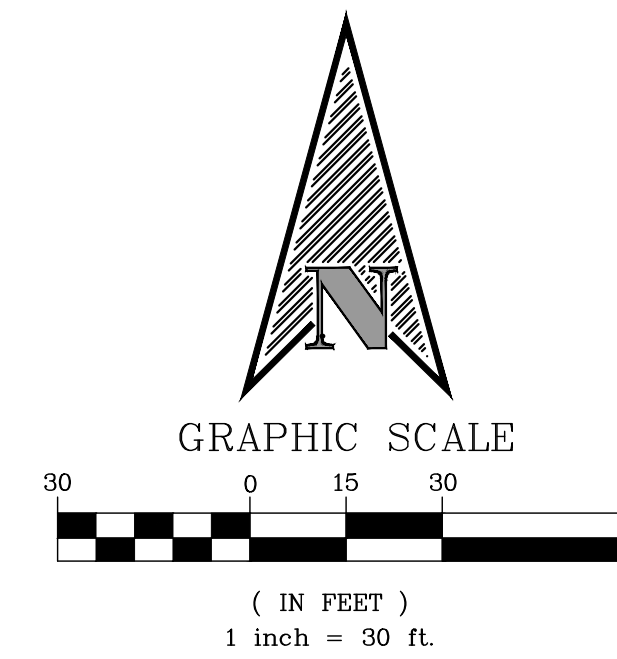
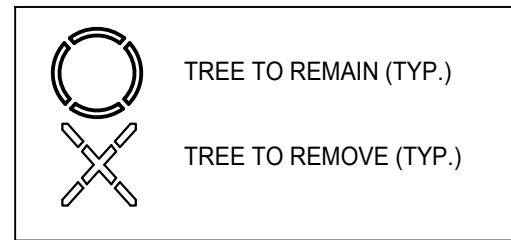
REVISIONS	
NO.	DESCRIPTION

PROJECT NO.	J19513	ISSN	AGM
ISSUE DATE	6/23/19	DRAWN	db
SCALE	1"=30'	CHECKED	RCS
SHEET	C200		

Existing Trees to Remove less than 24" DBH		
Count	SIZE	TYPE
1	16"	Oak
1	14"	Oak
1	13"	Oak
2	12"	Oak
2	15"	Palm
2	10"	Palm
4	13"	Palm
1	12"	Palm
2	11"	Palm
5	14"	Palm
21		

Existing Trees to Remove 24" and greater		
Count	SIZE	TYPE
1	24"	Oak
1	32"	Oak
2		

TREE MITIGATION:
 21 MITIGATION TREES REQUIRED PER REMOVAL OF 21 EXISTING TREES LESS THAN 24" DBH.
 4 MITIGATION TREES REQUIRED PER REMOVAL OF 2 EXISTING TREES 24" DBH OR GREATER.
 13 TD AT 4" DBH USED AS MITIGATION TREES
 12 UA AT 4" DBH USED AS MITIGATION TREES



REVISION	DATE	REVISION	DATE
REVISED BASE CITY COMMENTS	07/02/2019		
	08/16/2019		

DATE: 08/16/2019

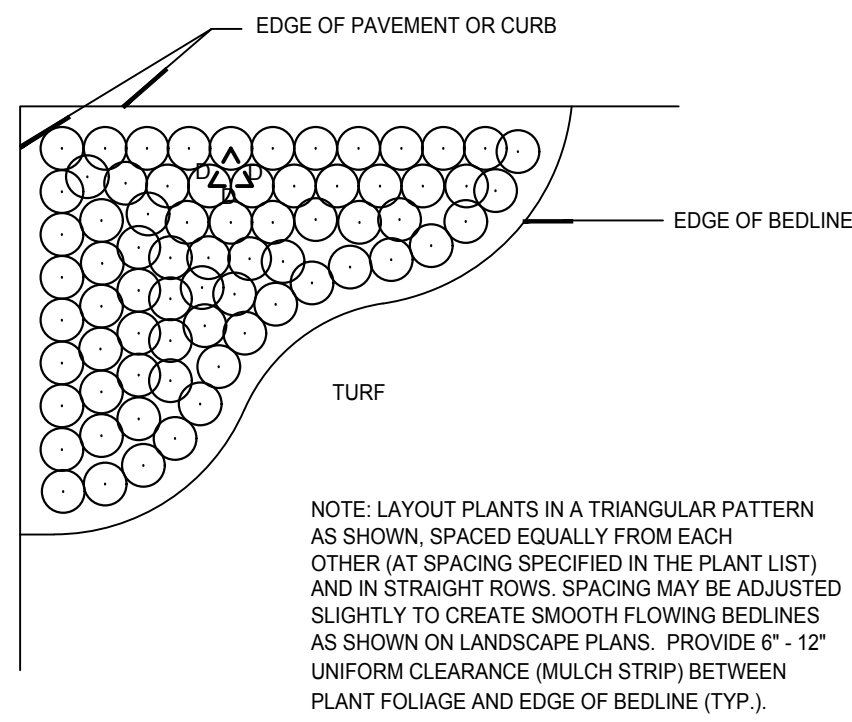
Jason P. Bridgewater
 Registered Landscape Architect
 FL Registration - LA 6667308

DAYS INN & SUITES
 1853 MCCOY RD
 ORLANDO, FL

DATE: 05/16/19
 DRAWN: JB
 CHECKED: JB

L-1
 LANDSCAPE PLAN
 PROJECT NO.: 2019.054

48 HOURS BEFORE YOU DIG
 CALL SUNSHINE
 1-800-432-4770 or 811
 IT'S THE LAW IN FLORIDA
 FLORIDA LAW REQUIRES EXCAVATORS TO NOTIFY OWNERS OF UNDERGROUND FACILITIES NO LESS THAN TWO (2) DAYS PRIOR TO EXCAVATION



SHRUB/GROUNDCOVER SPACING DETAIL
NOT TO SCALE

PROVIDE AGRIFORM (20-10-5) FERTILIZER TABLETS AT THE FOLLOWING RATES:
3 GAL./2 TABLETS; 1 GAL./1 TABLET.

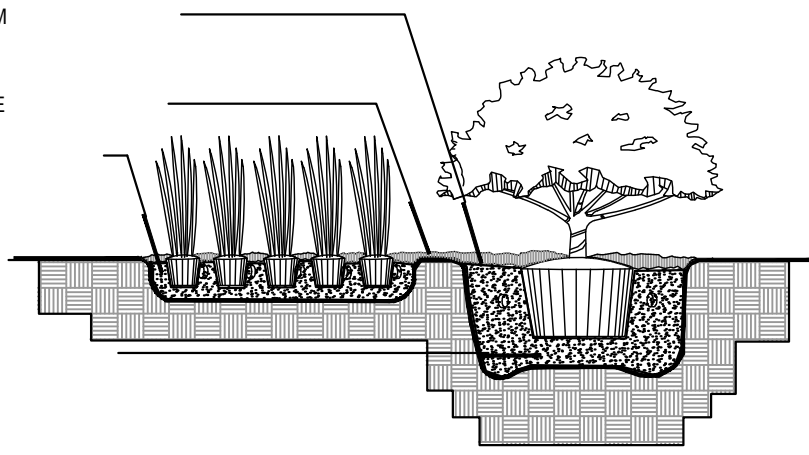
PROVIDE 6" MINIMUM CLEARANCE AROUND ROOT BALL (SIDES AND BOTTOM).

2" MULCH MINIMUM - DO NOT COVER MAIN STEM

SET TOP OF ROOTBALL 1" ABOVE FINISH GRADE

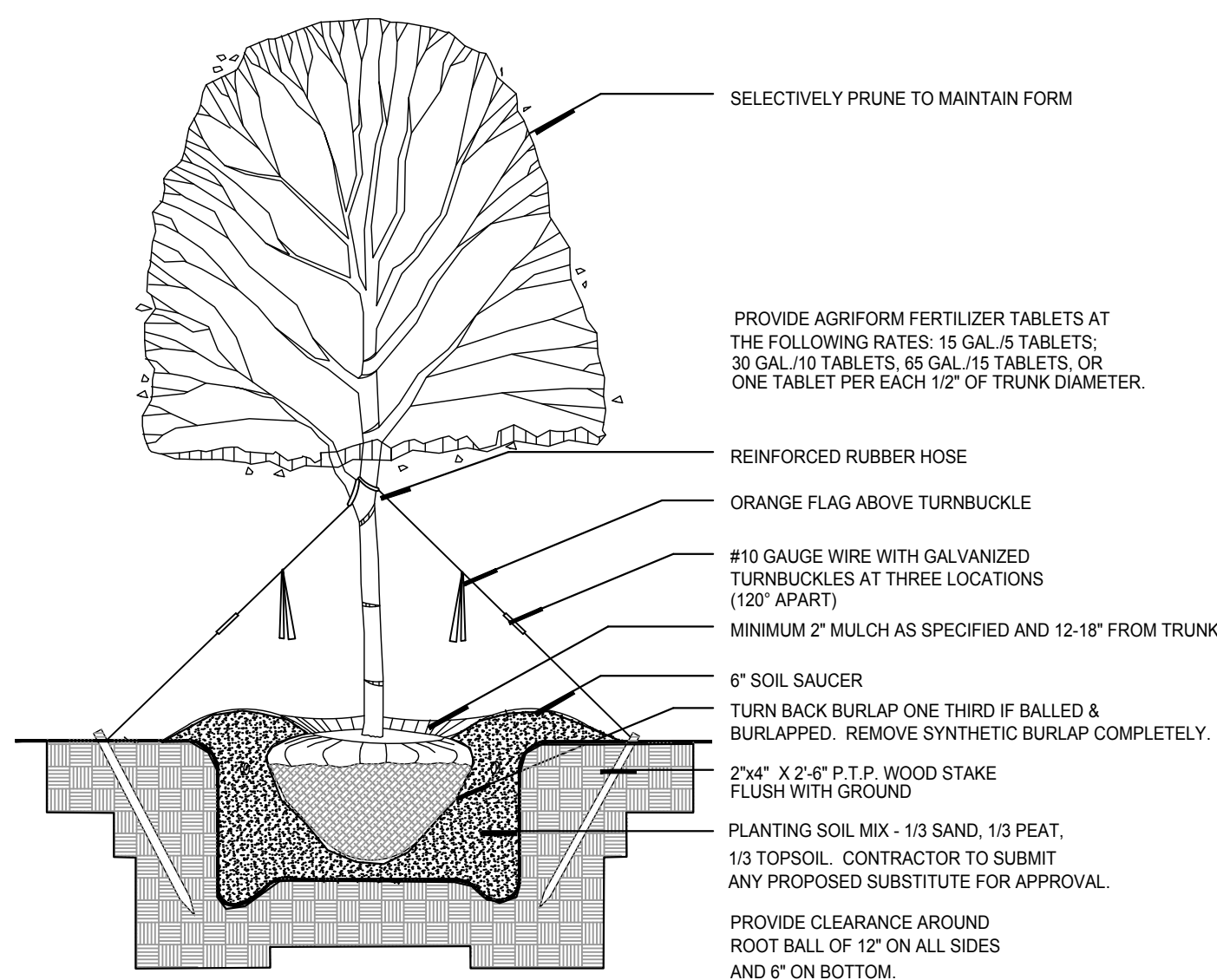
12" MINIMUM DEPTH OF PLANTING SOIL MIX IN SHRUB/GROUNDCOVER PLANTING BEDS.

PLANTING SOIL MIX - 1/3 SAND, 1/3 PEAT, 1/3 TOPSOIL. CONTRACTOR TO SUBMIT ANY PROPOSED SUBSTITUTE FOR APPROVAL.

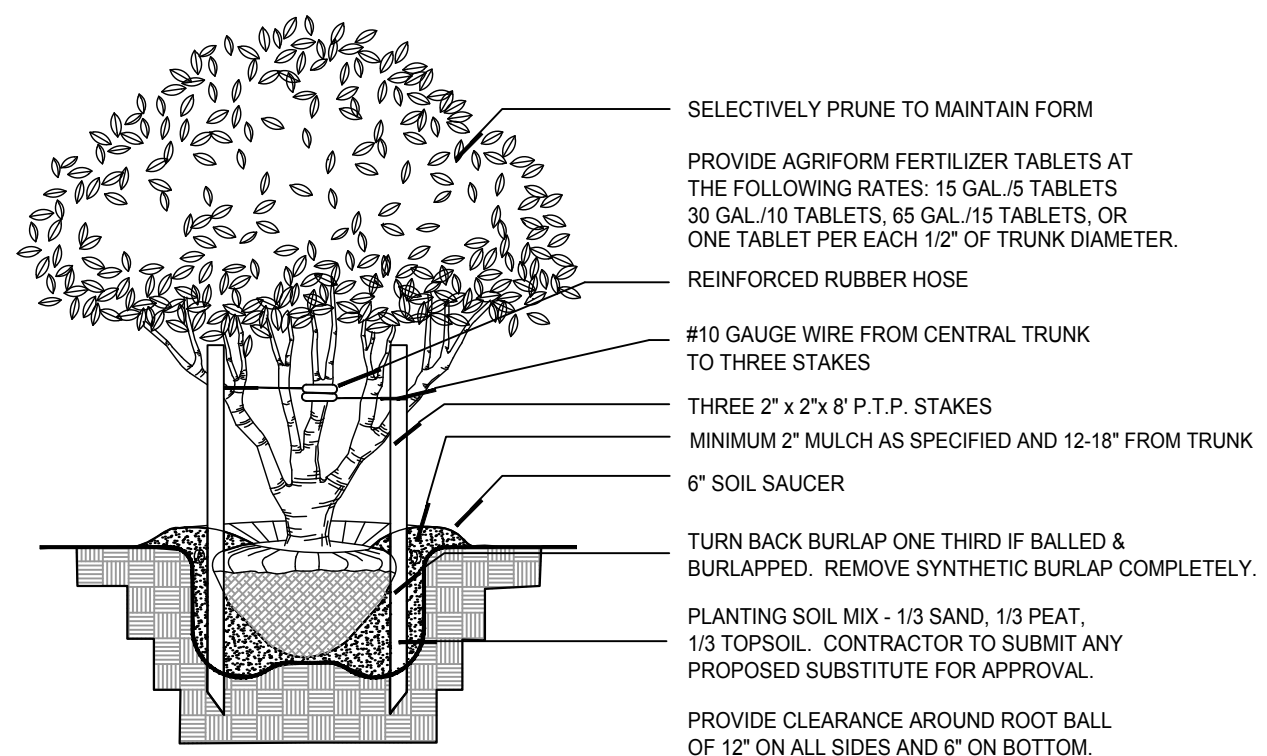


SHRUB AND GROUNDCOVER PLANTING DETAIL
NOT TO SCALE

PLANT LIST					
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	DESCRIPTION	REMARKS
TREES					
LI	25	LAGERSTROEMIA INDICA	GRAPE MYRTLE	4'0" HEIGHT / 1.5" CALIPER	SPACE AS SHOWN GUY
SP	3	SABAL PALMS	SABAL PALM	8' HEIGHT / HURRICANE CUT	SPACE AS SHOWN GUY
TD	13	TAXODIUM DISTICHUM	BALD CYPRESS	4" CALIPER TREE MITIGATION TREES	SPACE AS SHOWN GUY
UA	12	ULMUS ALATA	ALLEE ELM	4" CALIPER TREE MITIGATION TREES	SPACE AS SHOWN GUY
SHRUBS					
VO	218	VIBURNUM ODORATISSIMUM	SWEET VIBURNUM	30" HT. x 30" SPRD. / FULL / 3G	30" O.C.
SOD					
	SEE PLANS	PASPALUM NOTATUM 'ARGENTINE'	ARGENTINE BAHIA	SOLID, FREE OF PESTS AND DISEASES	FIELD VERIFY QTY.
MULCH					
	SEE PLANS	MINI PINE BARK NUGGETS	MINI PINE BARK NUGGETS	FREE OF DIRT AND DEBRIS	FIELD VERIFY QTY.



TREE PLANTING DETAIL
NOT TO SCALE



MULTI-TRUNK TREE PLANTING DETAIL
NOT TO SCALE

CITY OF BELLE ISLE CODE NOTES:

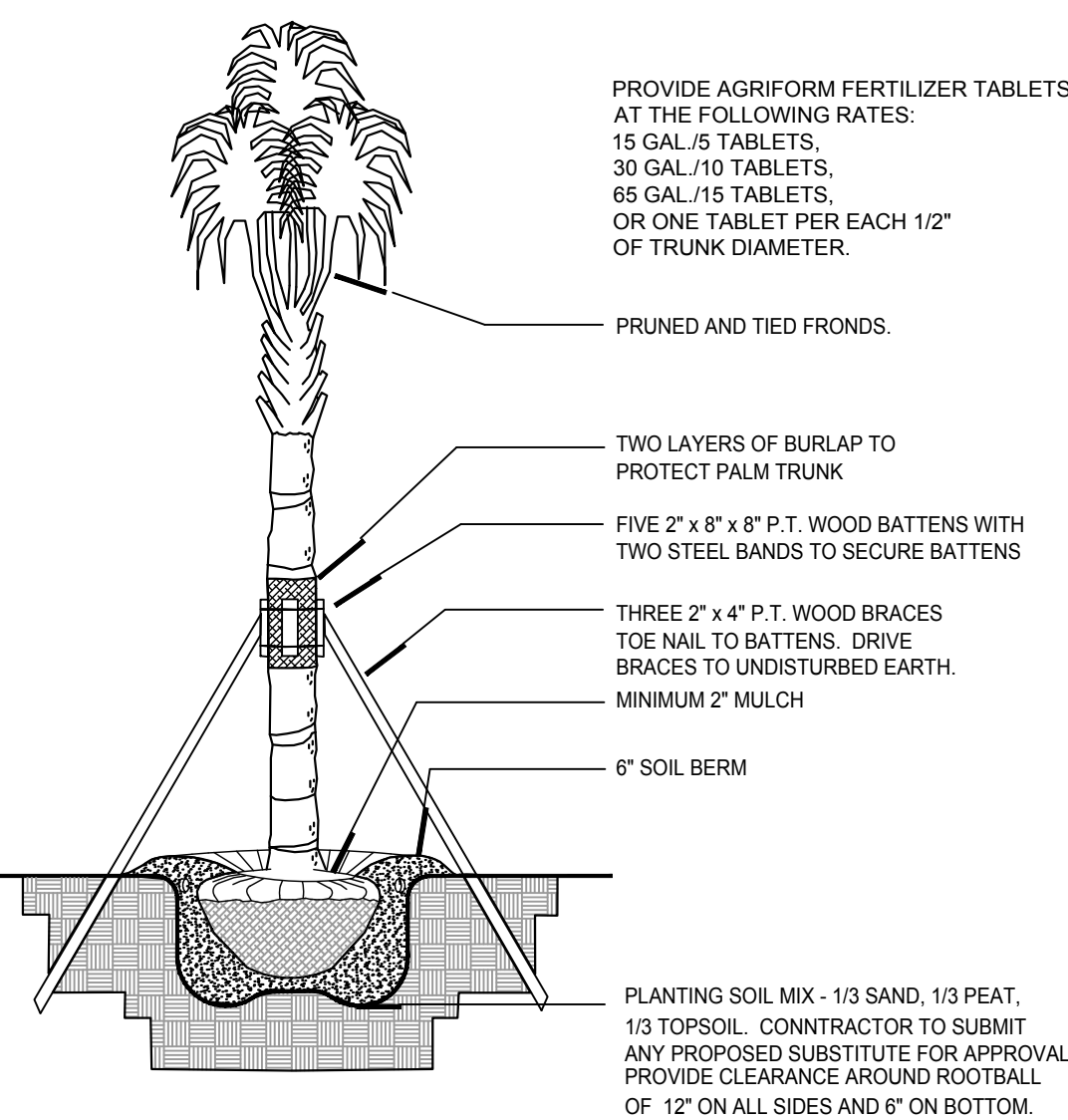
ADJACENT TO PUBLIC RIGHTS OF WAY
SOUTH PROPERTY LINE ROW (MCCOY ROAD) 115 LINEAR FEET (LESS 18' ACCESS DRIVE) = 97 LINEAR FEET
REQUIRED: 1.94 CANOPY TREES, 3.88 UNDERSTORY TREES, AND 5.81 SHRUBS
PROVIDED: VARIANCE REQUESTED DUE TO OVERHEAD POWERLINES AND UTILITY EASEMENT
BUFFER AREAS REQUIRED BETWEEN CONTIGUOUS USES OR DISTRICTS
EAST PROPERTY LINE 510 LINEAR FEET
REQUIRED: 10.2 CANOPY TREES, 20.4 UNDERSTORY TREES, AND 30.59 SHRUBS
PROVIDED: 10 CANOPY TREES, 20 UNDERSTORY TREES, AND 31 SHRUBS
NORTH PROPERTY LINE 333 LINEAR FEET
REQUIRED: 6.66 CANOPY TREES, 13.32 UNDERSTORY TREES, AND 19.97 SHRUBS
PROVIDED: 7 CANOPY TREES, 13 UNDERSTORY TREES, AND 20 SHRUBS
INTERIOR AREAS
INTERIOR VEHICULAR USE AREAS (PROPOSED AREA ONLY)
PROPOSED 2.5% VEHICULAR USE AREA 14,234 * 2.5% = 355.85
2.5% VEHICULAR USE AREA = 355.85 SQ.FT./ 100 SQ.FT. = 3.55 TREES REQUIRED
REQUIRED: 4 TREES AND 356 SQ.FT.
PROVIDED: 4 CANOPY TREES AND +356 SQ.FT.

LANDSCAPE PLANTING NOTES:

1. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL FREE OF PESTS AND DISEASES.
2. ALL PLANTS SHALL BE FLORIDA FANCY, AS GRADED IN FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS.
3. ALL PLANTS ARE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT AND OWNER BEFORE, DURING, AND AFTER INSTALLATION.
4. ALL SINGLE-TRUNKED TREES SHALL BE STRAIGHT TRUNKED WITH ONE CENTRAL LEADER AND HAVE A FULL, DENSE CROWN.
5. ALL TREES SHALL BE STAKED AND GUYED AS SHOWN IN PLANTING DETAILS.
6. ALL MULCH PLANTING AREAS SHALL BE A MINIMUM OF 2" IN DEPTH.
7. ALL PLANTING AREAS SHALL HAVE A MINIMUM OF 3" TOPSOIL.
8. ALL TREES SHALL BE FREE OF OPEN WOUNDS AND WOUND SCARS IN THE CLEAR TRUNK AREA.
9. ANY SYNTHETIC BURLAP AND/OR WIRE BASKETS MUST BE TOTALLY REMOVED PRIOR TO INSTALLATION OF PLANT MATERIAL. IF NATURAL BURLAP IS USED, IT MAY BE TURNED DOWN 1/3 OF THE ROOTBALL.

LANDSCAPE CONTRACTOR NOTES:

1. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING, IN FULL, ALL LANDSCAPE PLANTING AREAS, UNTIL THE JOB IS ACCEPTED IN FULL BY THE OWNER. "IN FULL" MEANS WATERING, PEST CONTROL, MULCHING, MOWING, FERTILIZING AND RESETTING TREES THAT ARE OUT OF PLUMB.
2. THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL INSTALLED PLANT MATERIAL FOR A PERIOD OF ONE CALENDAR YEAR BEGINNING ON THE DATE OF 100% COMPLETION. ANY AND ALL REQUIRED PLANT REPLACEMENTS SHALL BE MADE PROMPTLY AND AT NO ADDITIONAL COST TO THE OWNER.
3. THE LANDSCAPE CONTRACTOR SHALL STAKE THE LOCATIONS OF ALL PLANT MATERIAL AND PLANTING BED LINES FOR REVIEW BY THE LANDSCAPE ARCHITECT AND OWNER.
4. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL WRITTEN PLANT QUANTITIES PRIOR TO INITIATION OF THE WORK. IN THE EVENT THAT THE PLANS CONTRADICT THE PLANT LIST, THE PLANS SHALL RULE.
5. THE LANDSCAPE CONTRACTOR SHALL BE FAMILIAR WITH AND ACCEPT THE EXISTING SITE CONDITIONS PRIOR TO INITIATION OF THE WORK. ANY VARIATION FROM THE SPECIFIED WORK SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
6. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES, DRAINAGE STRUCTURES, CURBS, SIDEWALKS, AND ANY OTHER OBJECTS WHICH MIGHT BE DAMAGED DURING THE WORK.
7. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ANY AND ALL NECESSARY REPAIRS TO DAMAGE CAUSED BY HIS WORK AT NO ADDITIONAL COST TO THE OWNER OR LANDSCAPE ARCHITECT.
8. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, AND FOLLOWING ALL APPLICABLE LOCAL CODES PERTAINING TO THE PROJECT DURING THE COURSE OF HIS WORK.



PALM PLANTING DETAIL
NOT TO SCALE

CADDSCAPES, INC.
Florida Landscape Architecture Firm
2741 S. Eiston Drive, Landscape Architect
Deltona, FL 32738 Jason Bridgewater, RLA
Office: 407.310.5567 Florida Water Star AP
L#F 26000550 Jasonbridgewater@gmail.com
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DATE	REVISION
07/02/2019	1
08/16/2019	2

DATE: 08/16/2019

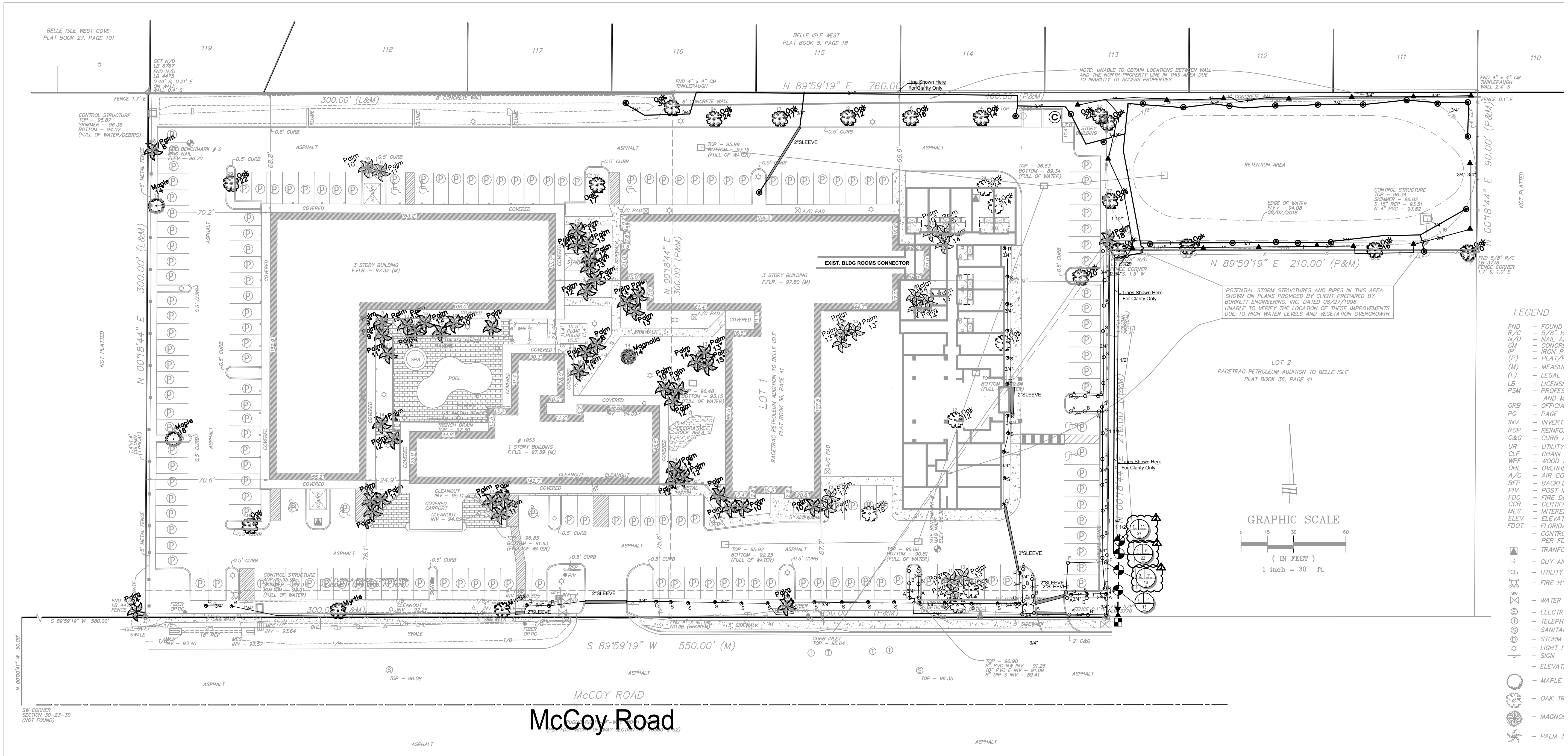
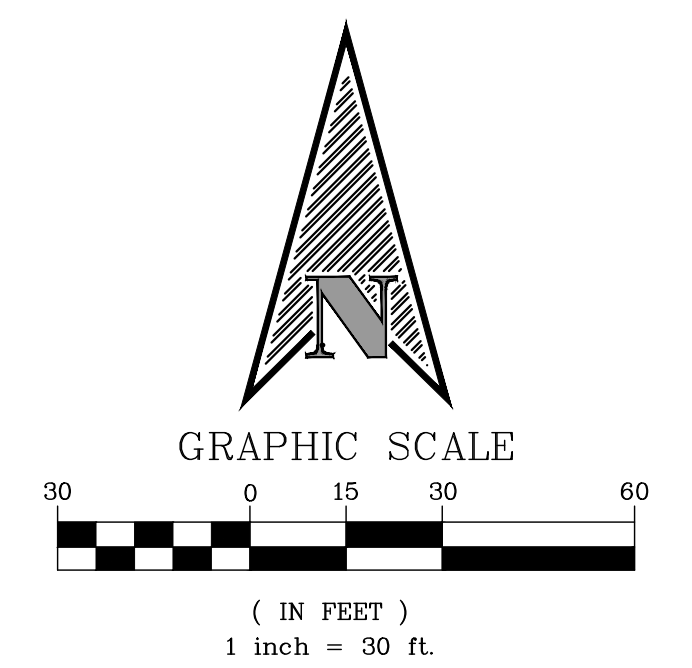
Jason P. Bridgewater
Registered Landscape Architect
FL, Registration -LA 6667308

DAYS INN & SUITES
1853 MCCOY RD
ORLANDO, FL

DATE: 05/16/19
DRAWN: JB
CHECKED: JB

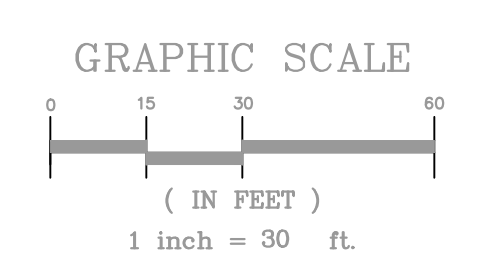
L-2
LANDSCAPE DETAILS
PROJECT NO.: 2019.054

48 HOURS BEFORE YOU DIG
CALL SUNSHINE
1-800-432-4770 or 811
IT'S THE LAW IN FLORIDA
FLORIDA LAW REQUIRES
EXCAVATORS TO NOTIFY
OWNERS OF UNDERGROUND
FACILITIES NO LESS THAN TWO
(2) DAYS PRIOR TO EXCAVATION



LEGEND

- FND - FOUND
- R/C - 5/8" R
- N/D - NAIL A
- CM - CONCR
- IP - IRON P
- (P) - PLAT/P
- (M) - MEASU
- (L) - LEGAL
- LB - LICENSE
- PSM - PROFES
- AND N
- ORB - OFFICIA
- PG - PAGE
- INV - INVERT
- RCP - REINFO
- C&G - CURB
- UR - UTILITY
- CLF - CHAIN
- WPF - WOOD
- OHL - OVERHL
- A/C - AIR CC
- BFP - BACKFL
- RIV - RIVET
- FDC - FIRE D
- CCR - CERTIFI
- MES - METER
- ELEV - ELEVAT
- FDOT - FLORID
- CONTR - CONTR
- PER FL
- TRANP - TRANP
- GUY AN - GUY AN
- UTILITY - UTILITY
- FIRE H - FIRE H
- WATER - WATER
- ELECTR - ELECTR
- TELEPH - TELEPH
- SANITA - SANITA
- STORM - STORM
- LIGHT - LIGHT
- SIGN - SIGN
- ELEVAT - ELEVAT
- MAPLE - MAPLE
- OAK TR - OAK TR
- MAGNO - MAGNO
- PALM - PALM



DATE	REVISION
07/02/2019	
08/16/2019	

DATE: 08/16/2019

Jason P. Bridgewater
 Registered Landscape Architect
 FL Registration LA 6667308

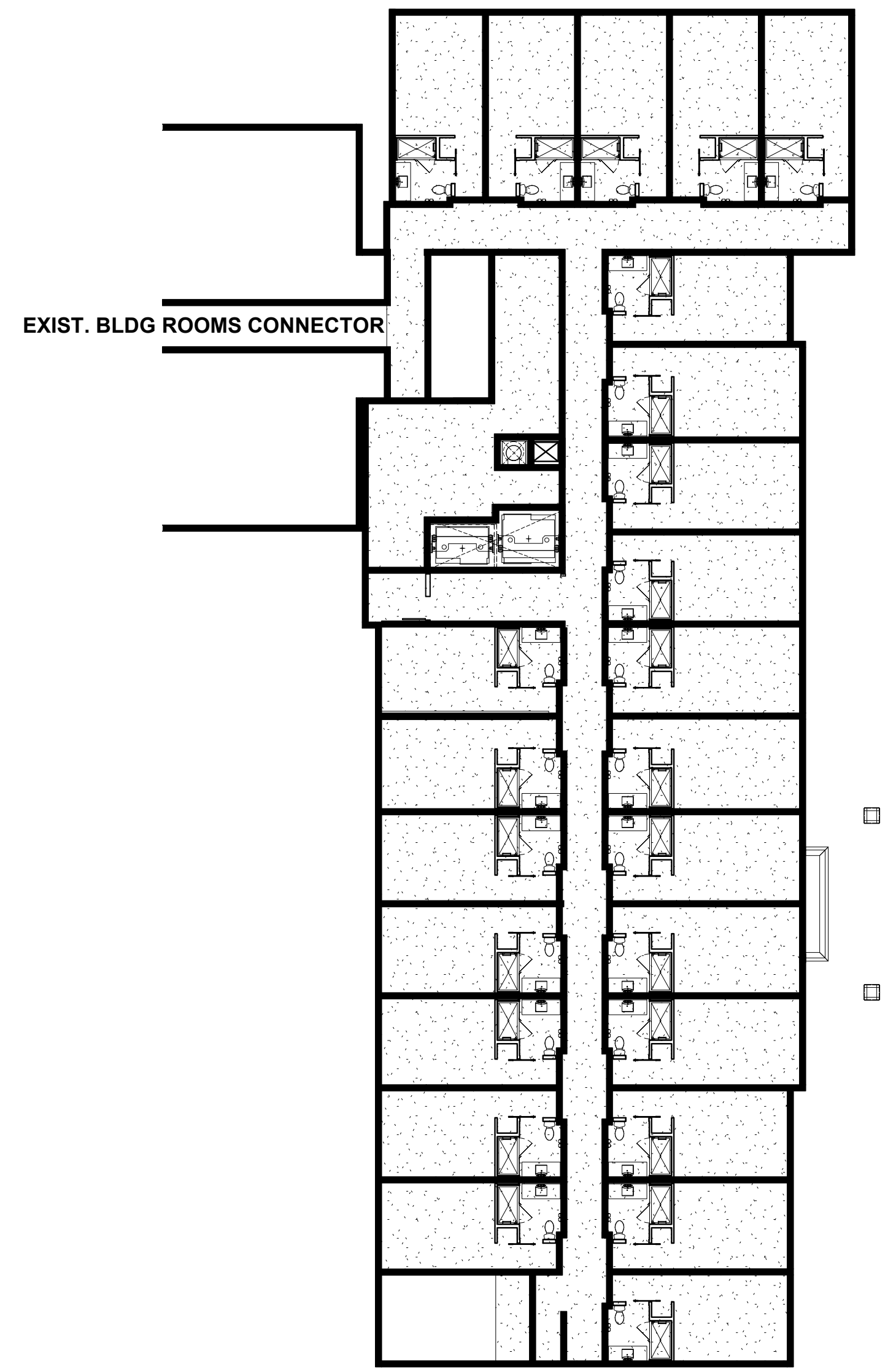
DAYS INN & SUITES
 1853 MCCOY RD
 ORLANDO, FL

- SURVEYOR'S REPORT/NOTES:**
- 1) SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 - 2) DISTANCES SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
 - 3) UNLESS NOTED OTHERWISE, NO UNDERGROUND IMPROVEMENTS, FOUNDATIONS/FOOTERS OR ROOF OVER LOCATED. ENVIRONMENTAL CONDITIONS AND GOVERNMENTAL REQUIREMENTS NOT DETERMINED BY SL.
 - 4) SYMBOLS NOT TO SCALE.

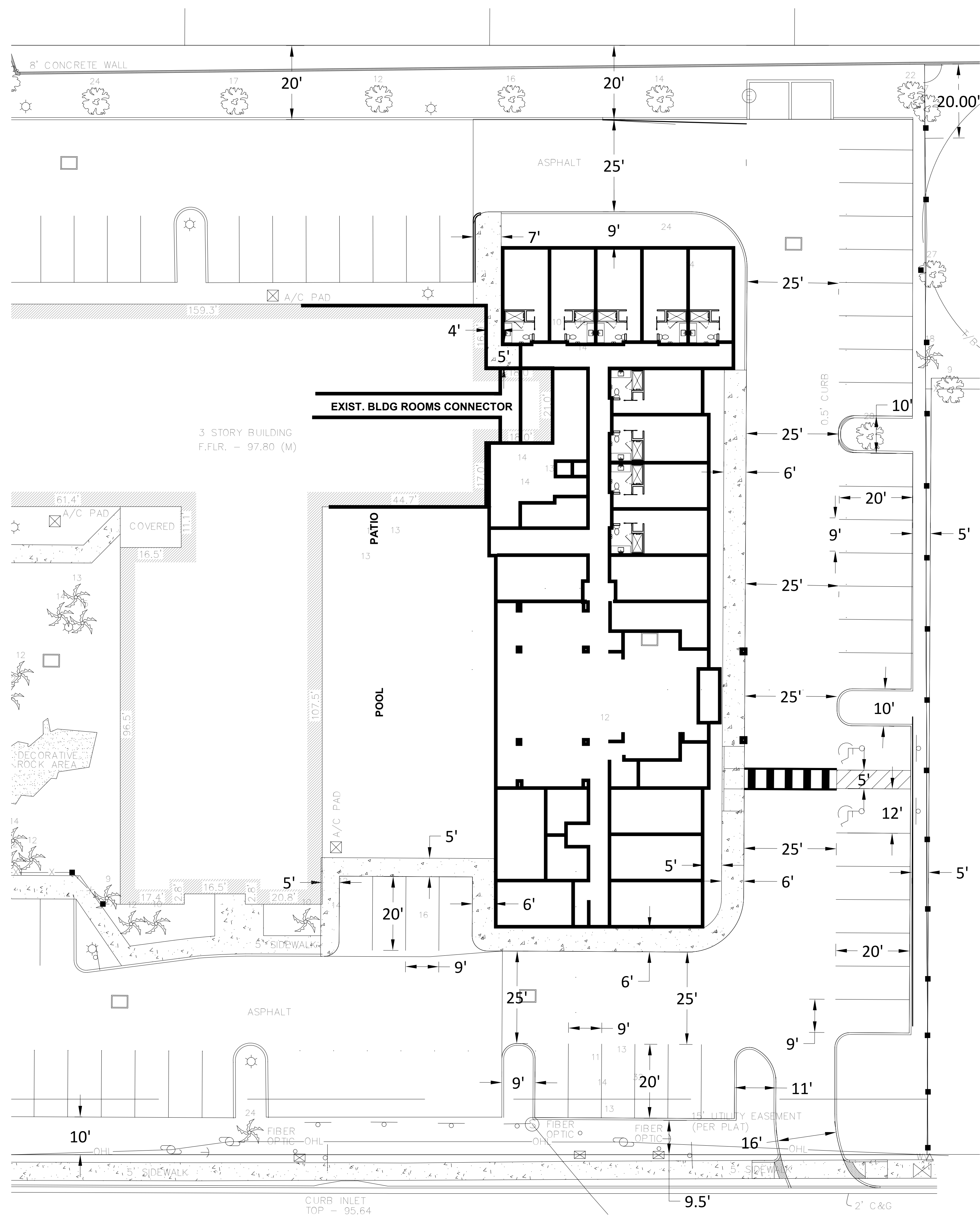
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DATE: 05/16/19
 DRAWN: JB
 CHECKED: JB

IRRIGATION PLAN
 PROJECT NO.: 2019.054



① SECOND and THIRD FLOOR
1/16" = 1'-0"



② Ground Floor Plan
1/16" = 1'-0"

The proposed program includes:

	Existing:	New Addition:	Total:
Guestrooms:	168 Rooms	57 Rooms	225 Rooms
Public Area:	3,240 SF	2,639 SF	5,879 SF

UNIT COUNT:
FIRST FLOOR:
9 UNITS
SECOND FLOOR:
24 UNITS
THIRD FLOOR:
24 UNITS
57 UNITS TOTAL



DAYS INN EXPANSION - MW
HOTEL EXPANSION

1853 McCoy Rd. Belle Isle

2/23/2019

Scale 1/16" = 1'-0"

THIS MATERIAL REPRESENTS DEVELOPMENT CONCEPTS AND ARCHITECTURAL AND OTHER DESIGN CONCEPTS BEING CONSIDERED AT THE TIME IT WAS PRODUCED. THIS INFORMATION IS SUBJECT TO REVISIONS AND MODIFICATIONS WITHOUT NOTICE. ALL ORAL AND WRITTEN INFORMATION, DESCRIPTIONS, PLANS, COPY, GRAPHICS, PHOTOGRAPHY, CHARTS, GRAPHS AND RENDERINGS MAY BE MODIFIED AT ANY TIME AND SHOULD NOT BE RELIED UPON AS FINAL.

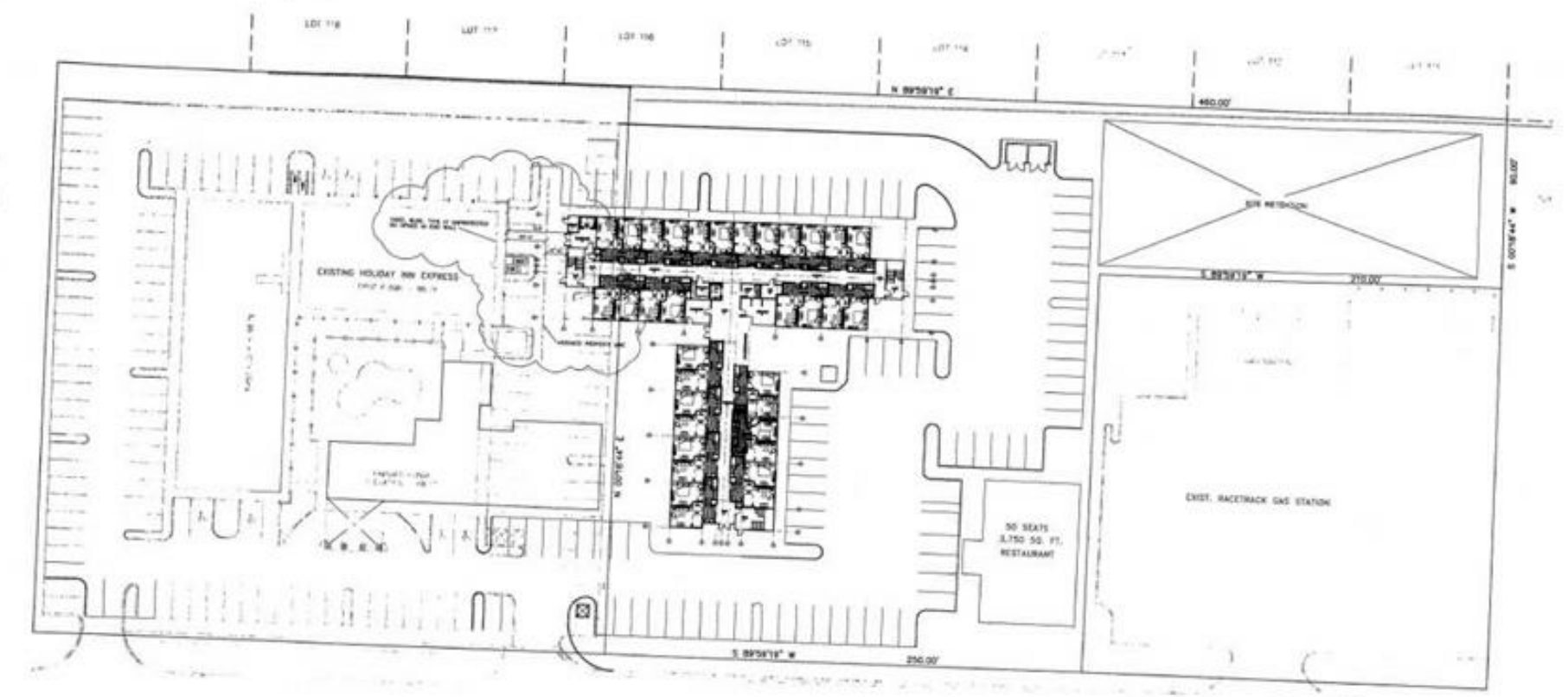
Concept Layouts

Studio 407 LLC
4101 Woodlynn Lane
Orlando, FL 32812
(407) 342-5995
jeff@407studio.com | www.407studio.com

Jeff Gaither, AIA
AR93666

The request for variance on height is necessitated by the following circumstances:

In 1996, when this property was under the jurisdiction of unincorporated Orange County, an addition to what at that time was a Holiday Inn Express was approved and constructed adjacent to the existing 3 hotel buildings which were built in 1988. (image below)



The existing hotel buildings have a height of 37' to the peak of the pitched roof structures. The existing building roof bearing height is 28'-0". The new addition will connect to the existing corridors of this hotel allowing for shared use of egress stairs and connectivity. This will require maintaining the 3rd floor ceiling height at 28'-0". The requested 33' allowance allows for construction of the new building with a minimal 5'-0" parapet to assist in concealing rooftop mechanical equipment from view and provide some elevation variation in the design of the building. Given the pitched roof adjacent this building will be lower in stature than its neighboring structure.

Below is an image of existing building heights from permitted construction plans confirming the heights and the proposed hotel wall section.

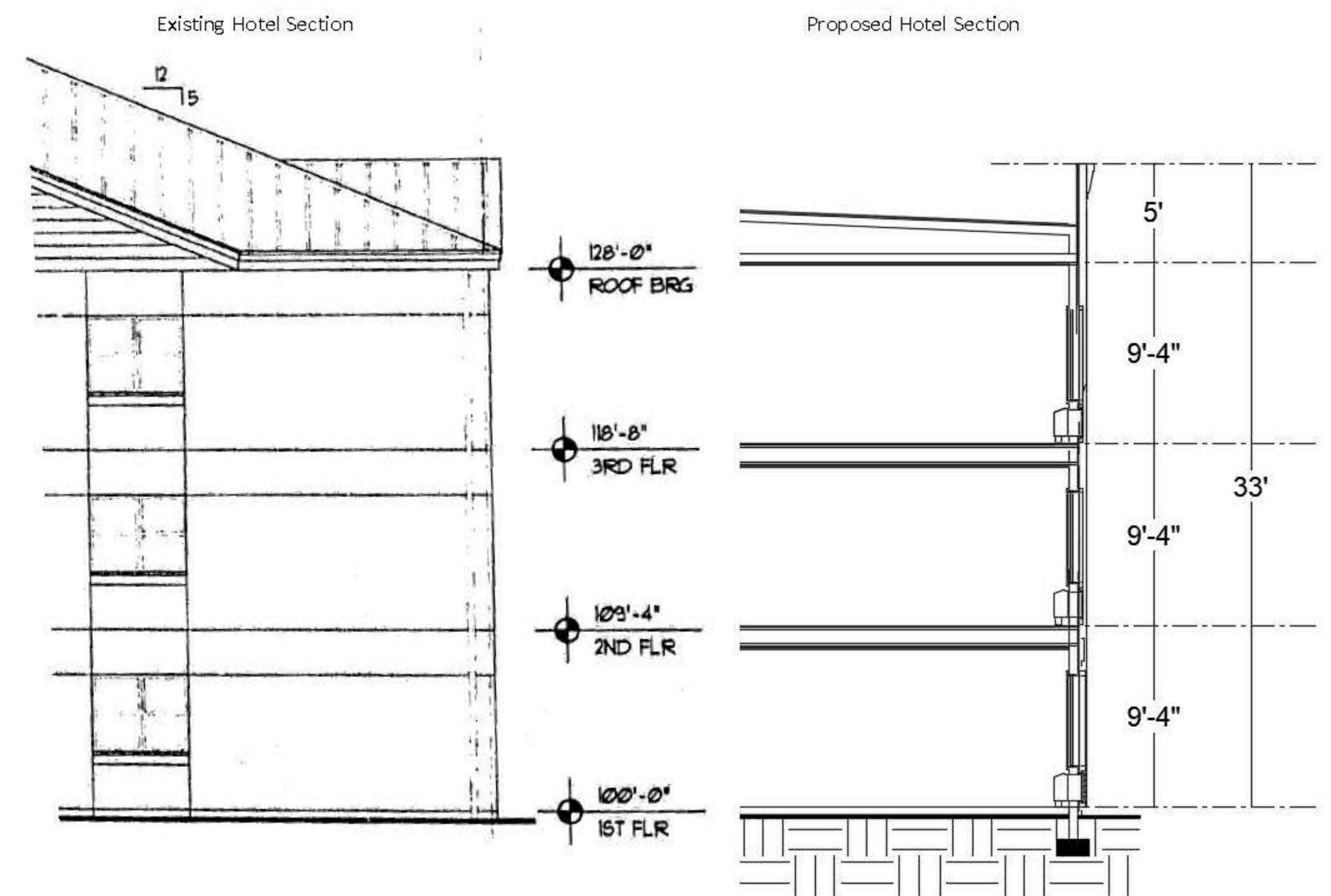


ENTRY ELEVATION
SCALE

DUE TO EXISTING CONDITION SHOWN BEING PHOTOGRAPH ROOF HEIGHT/SLOPE IS NOT TO A SCALE. ROOF SPRING POINT AND SLOPE FOR ADDITION WILL MATCH THE EXISTING BUILDING.



MCCOY RD ELEVATION
SCALE



NOTE: BUILDING FLOOR TO FLOOR HEIGHTS ARE TO MATCH EXISTING DAYS INN FOR ABILITY TO CONNECT AS NOTED IN BUILDING FLOOR PLANS. ROOF SHALL ALIGN BOTTOM OF STRUCTURE TO BOTTOM OF EXISTING HOTEL ROOF BEARING NOTED. (28'-0")

EXTERIOR MATERIALS		EXTERIOR MATERIALS	
NO.	DESCRIPTION	NO.	DESCRIPTION
001	CONCRETE	001	CONCRETE
002	BRICK	002	BRICK
003	GLAZED ALUMINUM	003	GLAZED ALUMINUM
004	PAINT	004	PAINT
005	ROOFING	005	ROOFING
006	MECHANICAL	006	MECHANICAL
007	LANDSCAPE	007	LANDSCAPE
008	LANDSCAPE	008	LANDSCAPE
009	LANDSCAPE	009	LANDSCAPE
010	LANDSCAPE	010	LANDSCAPE

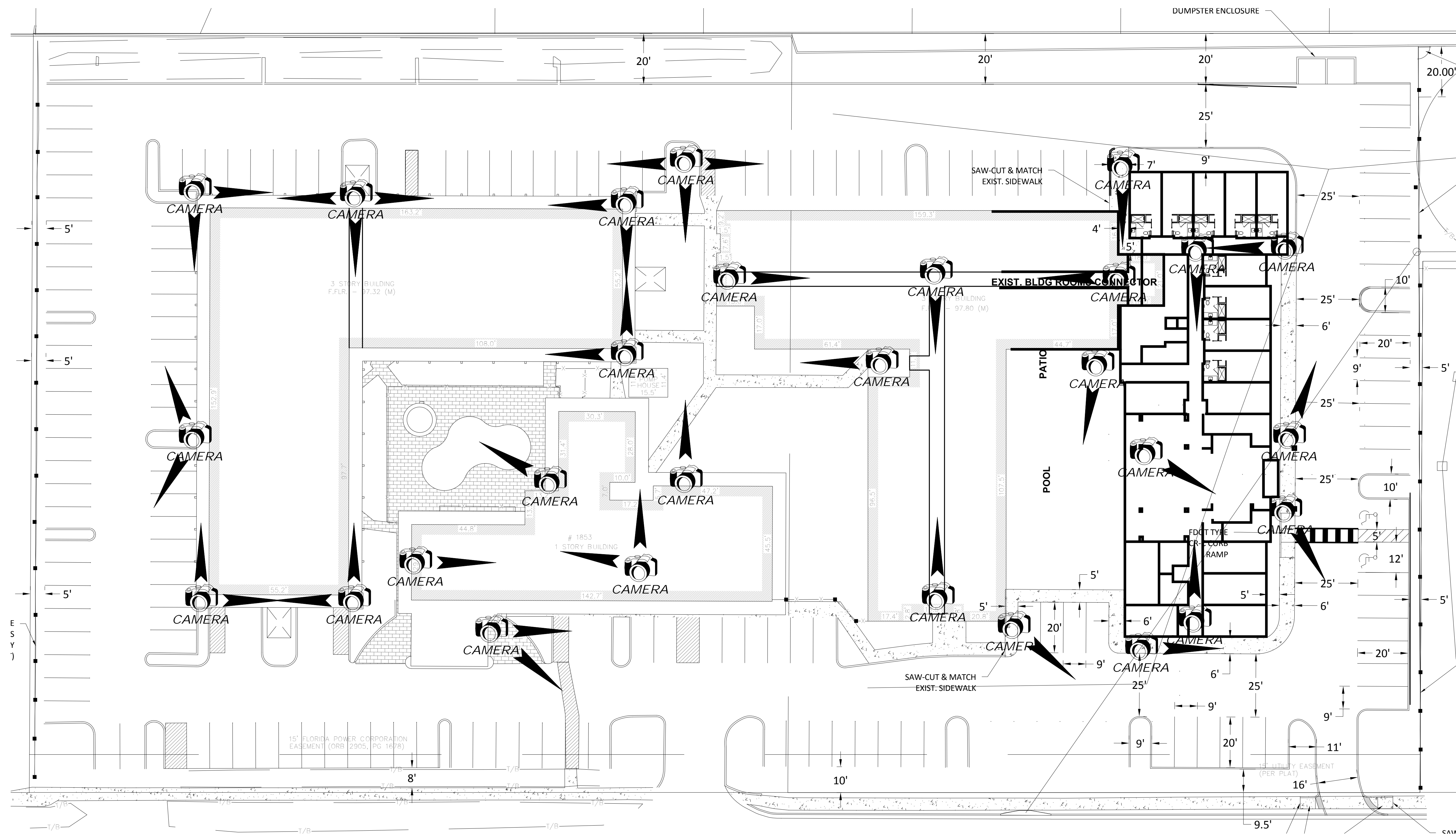
FRONT OF HOUSE	TOTAL (SF)
FOOD & BEVERAGE	
Dining/Lounge	1,297 SF
Market	111 SF
TOTAL	1,408 SF
FUNCTION	
Meeting Room & Storage	286 SF
Board Room	348 SF
TOTAL	634 SF
RECREATION	
Exercise Room	330 SF
TOTAL	330 SF
PUBLIC CIRCULATION	
Lobby/Reception	707 SF
Vestibule	184 SF
Public Toilets	252 SF
TOTAL	1,143 SF
TOTAL FOH	3,515 SF

GUESTROOMS	AREA (SF)
Q/Q Studio (QQS)	338 SF
Q/Q Studio Extended (QQE)	375 SF
Q/Q Studio 13' Bay (QQS1)	351 SF
Q/Q Studio Extended 13' Bay (QQE1)	390 SF
Suite	527 SF

GUESTROOM SUPPORT	PER FLOOR	AREA (SF)
Corridors (Main)	1	1,478 SF
Corridors (Upper)	1	1,335 SF
Stairs	2	235 SF
Elevators	2	144 SF
Linen Storage (Upper Floors Only)	1	70 SF
Ice/Vending	1	51 SF
Guest Laundry (Second Floor)	1	88 SF
Mechanical/Electrical (Upper Floors)	1	129 SF
Storage (Main Floor)	1	187 SF
Storage (Second Floor)	1	99 SF
Storage (Upper Floors)	1	187 SF

BACK OF HOUSE	TOTAL (SF)
ADMINISTRATION	
Management Office	188 SF
Work Area/Storage	409 SF
TOTAL	597 SF
LAUNDRY	
Main Laundry	559 SF
Housekeeping Office	86 SF
TOTAL	645 SF
FOOD & BEVERAGE	
Pantry	309 SF
TOTAL	309 SF
MISCELLANEOUS	
Mechanical /Electrical Room	531 SF
Elevator Equipment Room	107
Maintenance Office	131
TOTAL	769 SF
TOTAL BOH	2,320 SF





SYSTEM SHALL BE ADVANCED IP WIRELESS SYSTEM WITH REMOTE ACCESS.
 INTEGRATION WITH CITY POLICE VIA IP ACCESS TO SYSTEM BY OFFICERS AS DESIRED.

1 Security Concept
 3/64" = 1'-0"

CAMERAS SHOWN IN CORRIDORS SHALL BE PROVIDED ON ALL LEVELS.

A-4

DAYS INN EXPANSION - MW
 HOTEL EXPANSION

1853 McCoy Rd. Belle Isle

2/23/2019

Scale 3/64" = 1'-0"

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Security Concept



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