



CAPSTONE • MAX GOODING • MMXIII

Griffin's Greenery & Farm

Weaving a Tapestry of Experience Leading Us Back to Ourselves

by Max Gooding

Tap • es • try

1. A piece of thick textile fabric with pictures or designs formed by weaving colored weft threads or by embroidering on canvas
2. Used in reference to an intricate combination of things or sequence of events

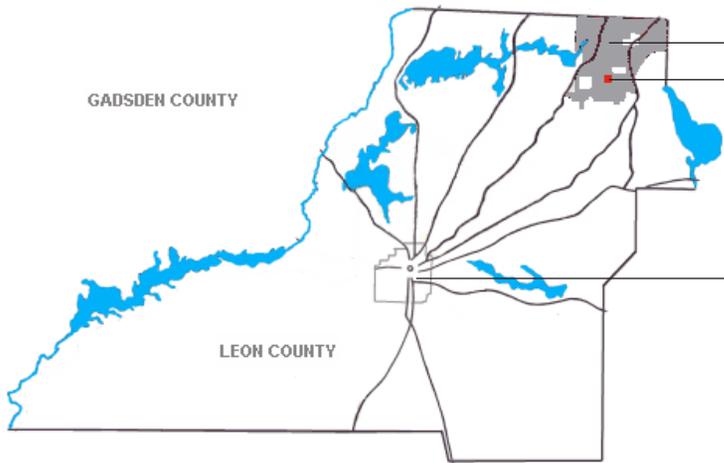
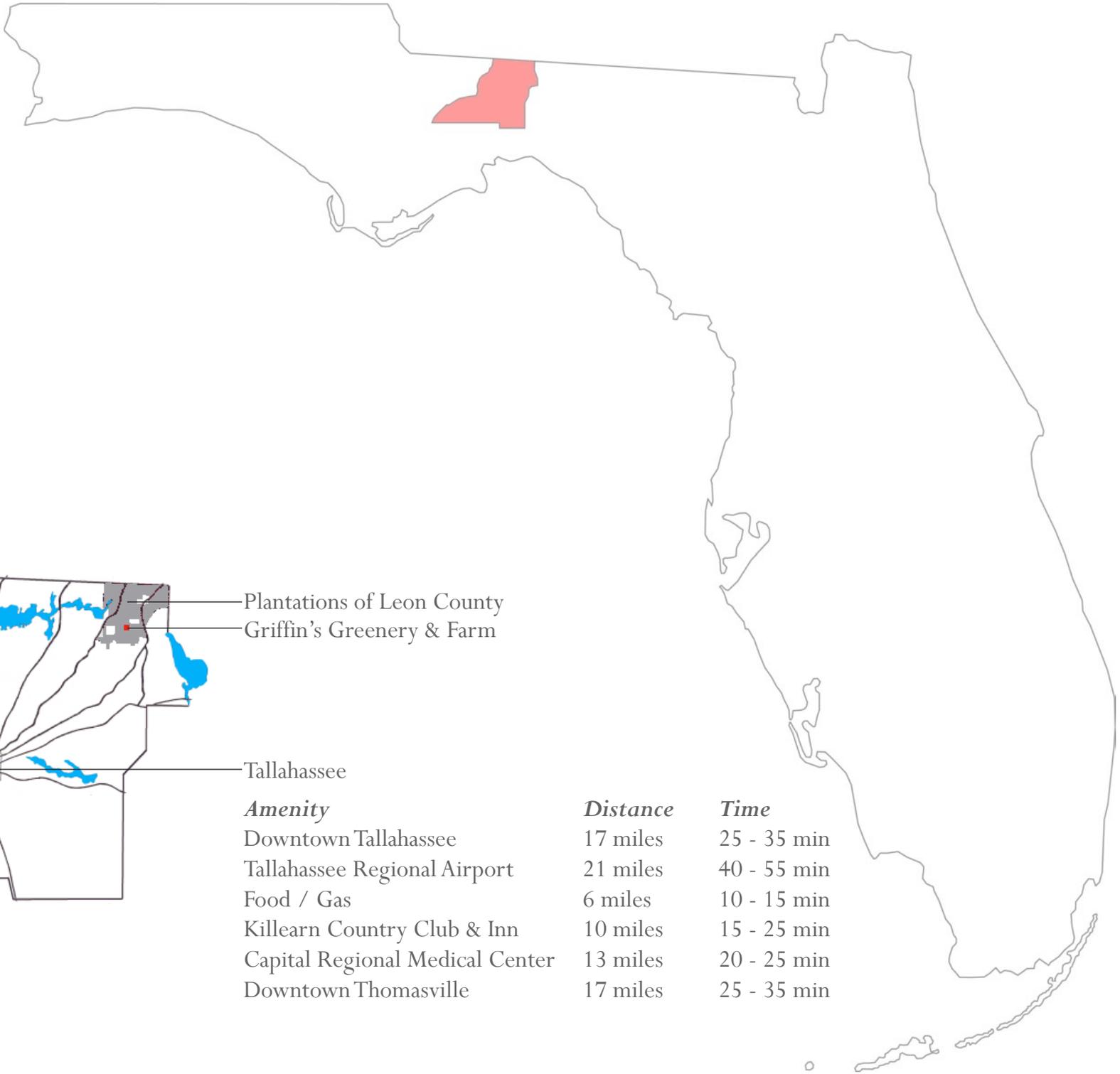
The space I have created in this project, is a woven tapestry
of experiences and moments,
which in the fashion of a classical tapestry, tells a story,
your story.

Impetus

The site I've selected is Griffin's Greenery and Farm, a landscape contracting and maintenance company, headquartered in Tallahassee, Florida. The 20 acre complex serves as Headquarters for the company, and a home for the Owner and President, Amy Griffin. The complex also houses my aunt, the Vice President, Cathryn Gooding. The grounds are used for a myriad of purposes such as the growth of the plants they install, food for consumption and fruits and vegetables used as bases for jams, preserves and butters that are made on site. The property is also used to house heavy equipment used in landscape installation and other projects requiring bulldozers and tractors.

Amy Griffin wishes to invest in her own land by devoting half of it to a resort, in which users would visit through all parts of the year. Her financial objective is that the proposed resort will support itself and create more income for her, her business, and the immediate local economy. The other half she would like to redevelop and preserve as a home base, retirement property and estate for use by her and her family for generations to come. She requests I design a complete master plan of the property to aid her in her vision.

My capstone project combines my two passions of Residential and Resort Design. Throughout my career in Landscape Architecture, I have found myself gravitating towards the human scale. I have participated in four internships at two different firms since 2005. One firm, Architectural Land Design, specializes in commercial, resort and residential design. It was at ALD where I fell in love with resort design. In more recent years I began to work with Koby Kirwin, who specializes in residential design. In my tenure at Exteriors by Koby Kirwin, I explored the fine detailing and construction design aspects projects while also forming an aesthetically pleasing master plan that rejuvenates users daily. Restful experiences are a deficiency that occurs for many people in this day and age. My project will explore ways to create resort and residential spaces where users can recuperate, recharge and ignite creative sparks all in hopes of recharging the users' spirits.



Plantations of Leon County
 Griffin's Greenery & Farm

Tallahassee

<i>Amenity</i>	<i>Distance</i>	<i>Time</i>
Downtown Tallahassee	17 miles	25 - 35 min
Tallahassee Regional Airport	21 miles	40 - 55 min
Food / Gas	6 miles	10 - 15 min
Killlearn Country Club & Inn	10 miles	15 - 25 min
Capital Regional Medical Center	13 miles	20 - 25 min
Downtown Thomasville	17 miles	25 - 35 min

GADSDEN COUNTY

LEON COUNTY

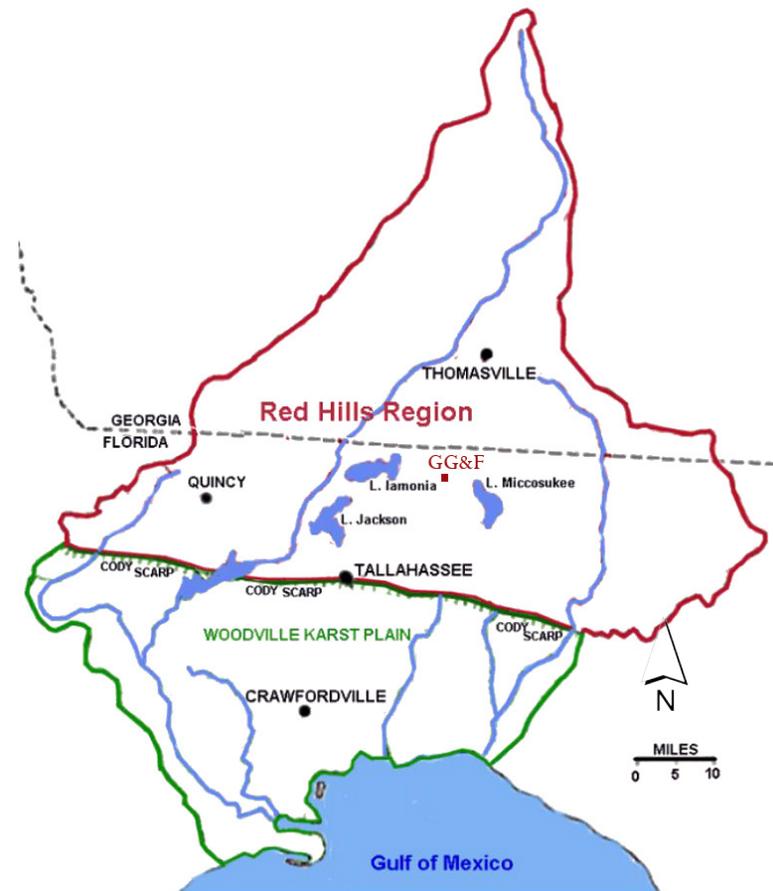
Context

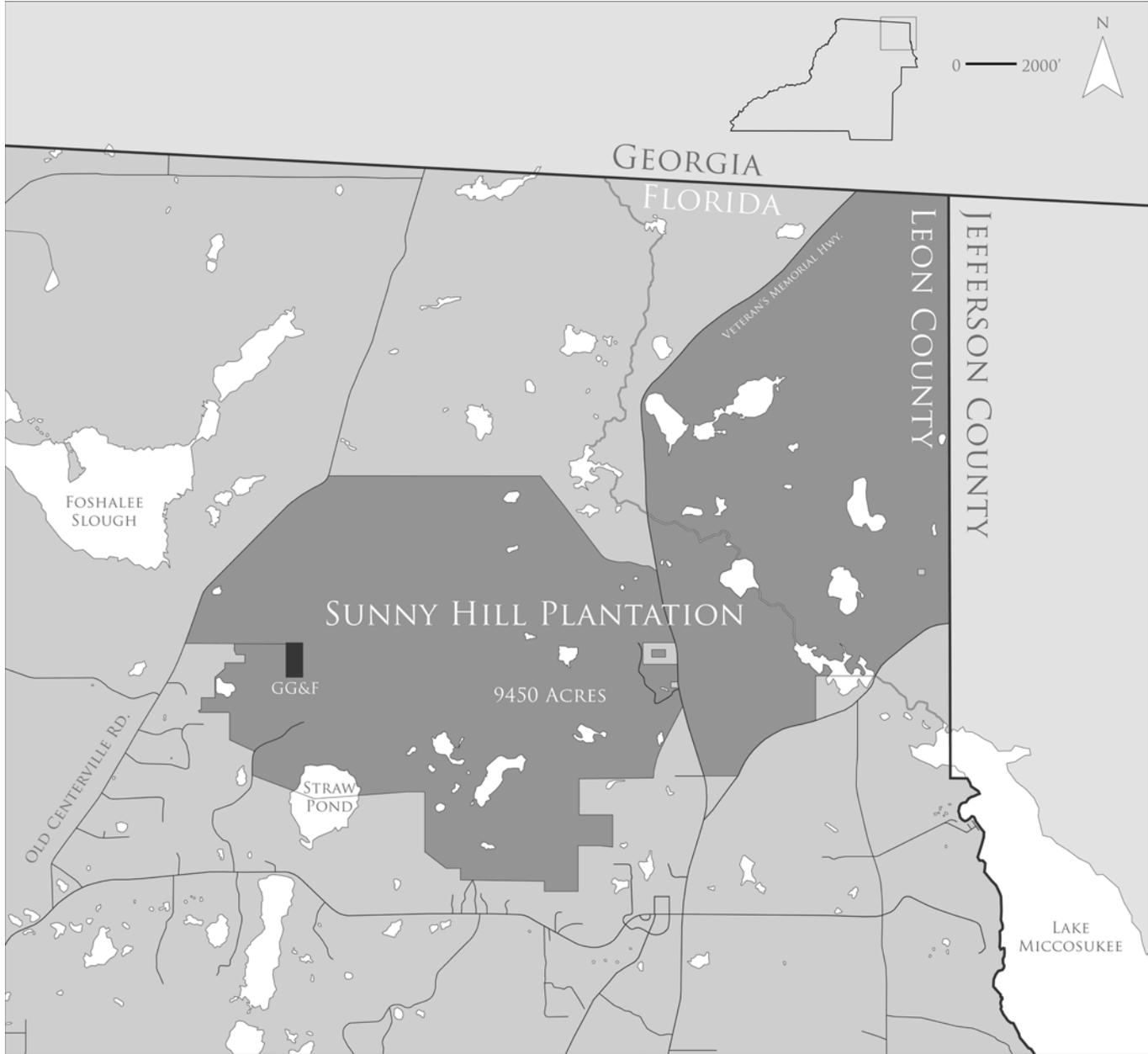
Griffin's Greenery and Farm is situated in the center of the geographical area known as the Red Hills Region. The Red Hills Region spans an area of 300,000 acres in between Thomasville, Georgia, and Tallahassee, Florida. The area has long been known for its scenic beauty, biological diversity and historic fabric. The richness of the soil, plentiful water and the rolling hills has made this region an extremely attractive locale for centuries. Scenic America declared the canopy roads within the Red Hills Region were among the top ten most scenic corridors in the United States. The Native Americans, Spanish, southern farmers and plantation owners have made this area into a unique gem by leaving marks of all of their cultures; the natives left ceremonial mounds, the Spanish left a few of their early Post-Columbian missions, and the Antebellum Mansions that dot the crests of the hills were left by the first generations of American southerners.

Sunny Hill Plantation surrounds Griffin's Greenery and Farm on all four sides. It was a cotton and hunting plantation before, during and after the Civil War, all the way through reconstruction and the turn of the century. The pre-civil war owner was William. G. Ponder, but the most notable owner of the property was the 36th Governor of New Jersey, Walter Evans Edge.

Sunny Hill Plantation covers 9450 acres of the Red Hills Region and has dedicated itself as a managed conservation land. It cannot be developed on, to any higher density than it currently is. This makes Griffin's Greenery and Farm, a developable patch within the undevelopable fabric, a perfect opportunity to partner with Sunny Hill Plantation to provide a public lodging experience, and give more exposure the gem that is the Red Hills Region and Leon County. More exposure will create greater concern and activism for keeping the area pristine. Sunny Hill Plantation may be leased

for hunting and will create great opportunities for sportsmen, wildlife enthusiasts, artists, naturalists and other users, who spend time at Griffin's Greenery and Farm. Sunny Hill Plantation is also an active participant in the Audubon Society's Important Bird Areas of Florida.



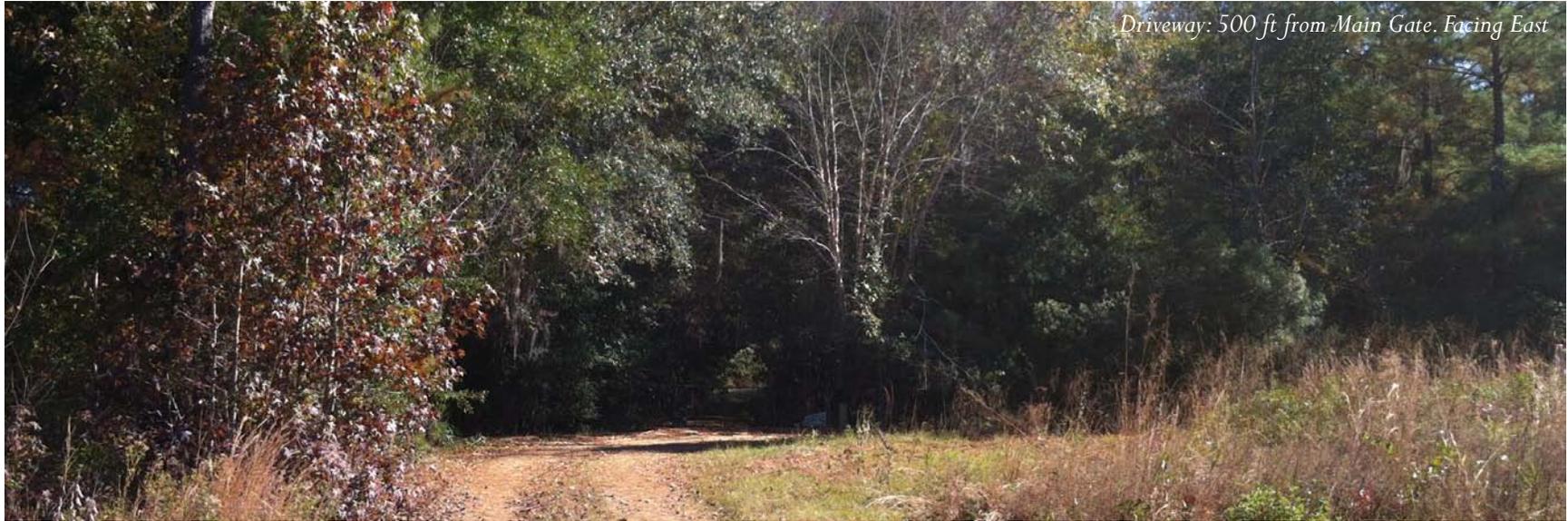


Driveway: 3,900 ft from Main Gate. Facing East



Driveway: 1,500 ft from Main Gate. Facing North





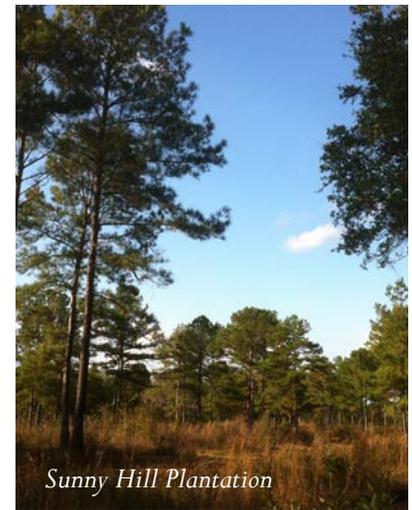
Driveway: 500 ft from Main Gate. Facing East



Driveway: 500 ft from Main Gate. Facing West



1. Low Point - 153 ft above sea level
2. Pottery Shed
3. Dilapidated Storage Structure
4. Storage Structure
5. Dilapidated Guest Cottage
6. Lawn
7. Yard Waste Burn Pile
8. Main Lawn
9. Main House
10. Gardens
11. Entry/Exit
12. Yard Waste Burn Pile
13. Lawn
14. Barn and Historic Oak
15. Lower Feild
16. Laundry Facility
17. Green Houses
18. Upper Field
19. High Point - 223 ft above sea level





Jessie & Margie



The "Pig Trail" Driveway

Griffin's Greenery & Farm

Location 11024 Trumpet Vine Lane,
Tallahassee, Florida, 32309

Dates
Southern Half Purchased 1986
Northern Half Purchased 1994
Main House Built 2005

Entire Site Scale 20.0 Acres

Designer(s) Amy Griffin

Founder(s) Amy Griffin

Owner Amy Griffin

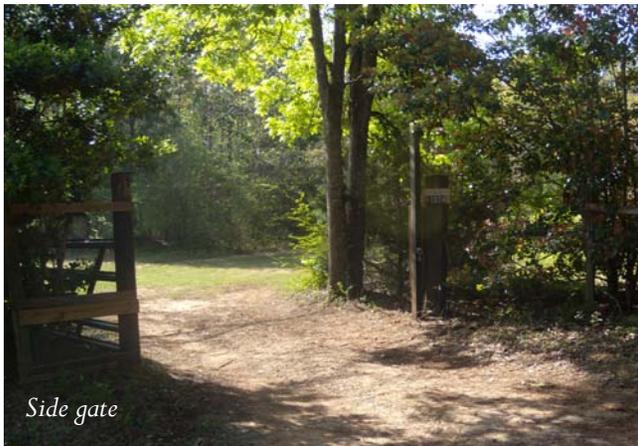
Density Low

Land Use Type Rural (Unincorporated)

Maintainence Low-Medium

Existing Purposes to Remain Nursery - Ornamental plants,
fruits, vegetables, flowers, specimen
Trees
Estate - Sprawling grounds, with
capacity and structures to house
guests comfortably

Proposed Purposes Resort - Therapeutic enviroment, for
rest, recuperation and rejuvenation.



Side gate



Guest cottage (2009)



"Therapy Road"

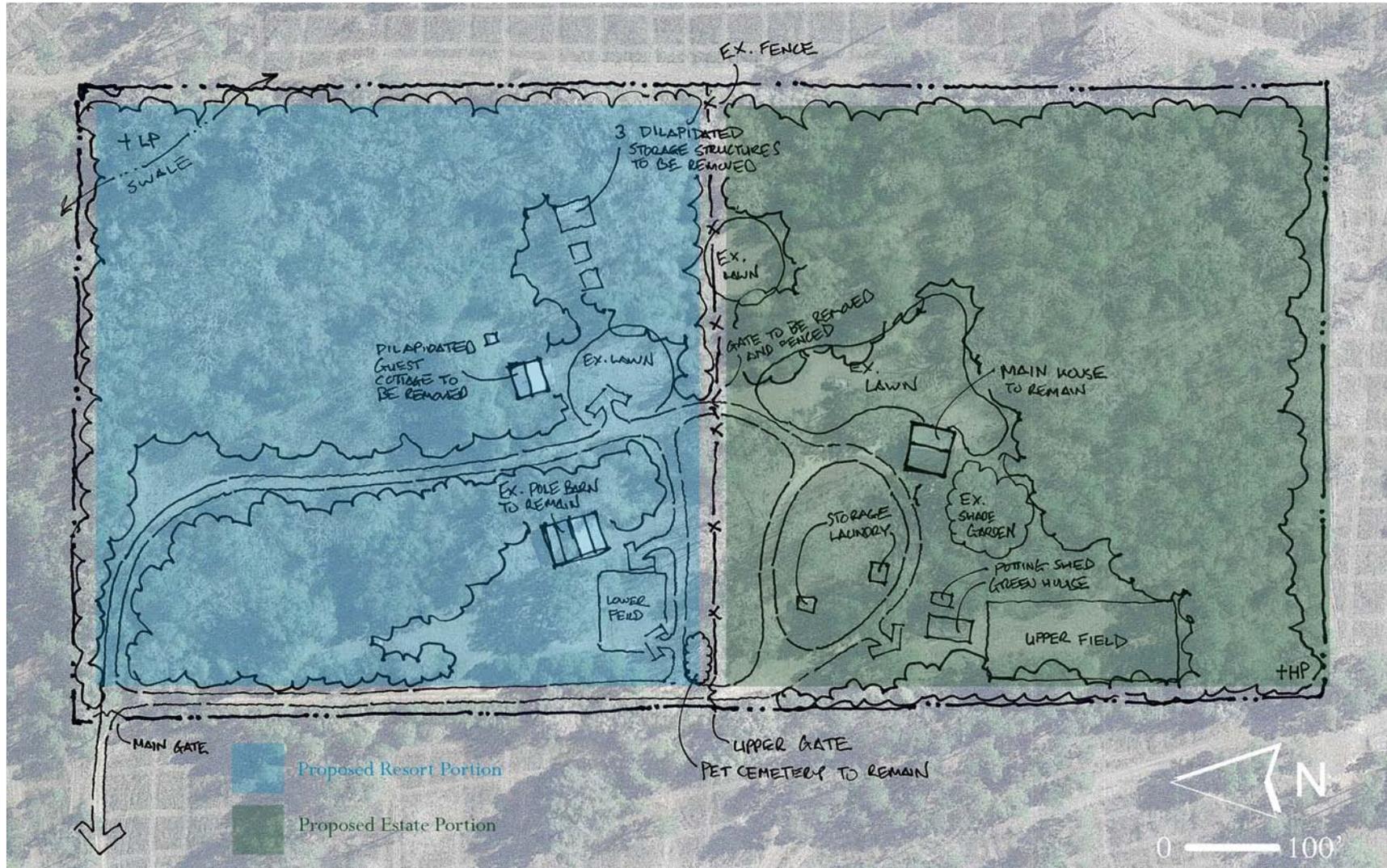


Main Drive facing North



Pandora

Existing Conditions





Upper field (dormant)



Existing home



Guest Cottage (present)



Existing home

Topics in Landscape Architecture

Therapeutic Resort Design The course I've enjoyed most in this curriculum was Site Planning and Design (LAA 3350C), in this course we designed many human scale spaces. I applied some of the theories and techniques that I mastered in this course, on the Resort portion of Griffin's Greenery and Farm. I also researched aspects of therapeutic design as it applies to the users' needs.

Residential Design During my internships, I dealt with many projects in the residential design facet of our profession. I validated my experiences in the realm of residential design, both in designing the estate portion of Griffin's Greenery and Farm according to the user's needs and request; and in the areas near proposed cottages and lodge complex in the resort portion, all while preserving the quality of the site.

Productive Landscape 10 - 15% of the existing site is devoted to the growth and propagation of ornamental plants, annuals, perennials, fruits and vegetables. This use has been requested to remain, both for personal use, resort use, tax purposes and for general profit. I demonstrated effective knowledge in realm of productive landscapes focusing on nursery design and management.

Project Goals and Objectives

To create a resort environment that restores the spirit

This goal will be achieved by:

-Following therapeutic landscape design guidelines established by Jean Larson and Dr. Mary Jo Kreitzer, based on Clare Copper Marcus' research

- Variety of space
- Prevalence of green material
- Encourage exercise
- Positive distractions
- Minimization of intrusions
- Minimization of ambiguity

-Providing opportunities for relaxation
-Providing recreational amenities that are stress relieving

To create a form of paradise as a retirement home for the owner and her visiting friends and relatives

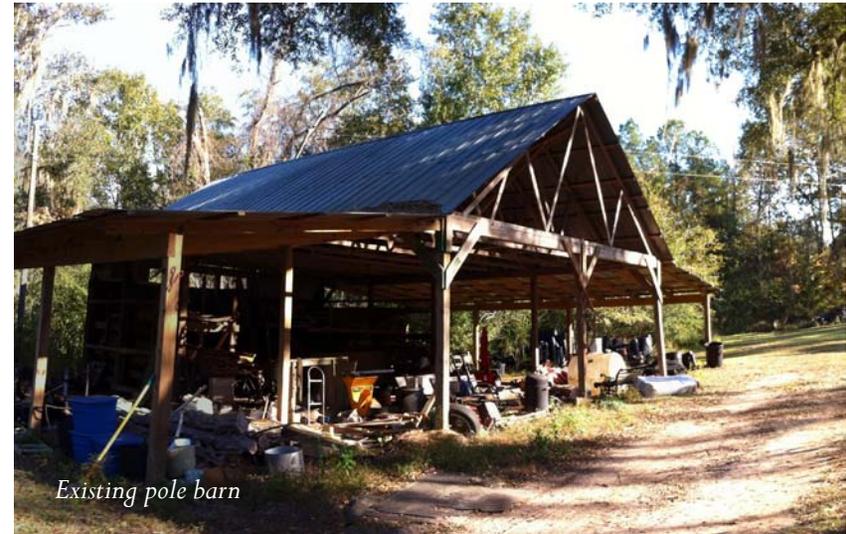
This goal will be achieved by:

- Providing lushly planted areas
- Providing the feeling of privacy and seclusion
- Providing residential amenities
- Providing amenities for visiting family and friends

To sustain the existing nursery functions of the site while relocating these functions to areas that will better serve the client and overall design and functionality of the site.

This goal will be achieved by:

- Locating areas to grow the appropriate variety of plants
- Providing areas that are critical to support the productive areas such as storage facilities for heavy machinery
- Providing areas for composting and potting



Existing pole barn

Concerns

This project creates great concern for the surrounding context. This project, when seen as an opportunity, can do nothing but great things for the region. There are no public lodging facilities for over 10 miles in any direction. Allowing people to stay and explore this beautiful region will focus people's attention on an area that already has some preservation measures, but requires much more activism and spokespeople to preserve its pristine beauty. Griffin's Greenery and Farm, though developable according to future land use and due process of rezoning, sits within a protected 9450 acre Plantation. So when it comes to density, only .2% of this gorgeous land will experience direct disturbance and perturbation due to development.

Another major concern is waste water treatment. Through further research and talks with the Client. The program was scaled back enough to allow for a septic system to come into play. The majority of the land Griffin's Greenery and Farm sits on, has a very low water table during the peak wet season. Only one type of soil listed on the property experiences a high watertable for 1 - 3 months of the year. The soils, though different kinds of sandy loams, all drain differently. Some are well to moderately well, and one drains moderately poorly. Sewage from a seventeen key resort, separated into black water and grey water septic systems will have plenty of time and space to allow the natural bio-remedial process of the ground to handle the demands of the program. Surface runoff shouldn't be of great concern either, because the water has over 7000 feet of space to move through natural areas before it comes into contact with a surficial water body. The project also houses a dry stream corridor in the Northeastern portion of the property. This creates an opportunity to remediate sheet flow with a source outside the project boundaries.



Old oak tree focal point



Existing pole barn and old oak tree

User Analysis

Families

Griffin's greenery and farm must appeal to families for many reasons. When many think of peace and what makes them happy; often, that fulfillment comes from ones immediate nuclear family. Griffin's will accommodate every member of the family even "man's best friend." It will be crucial to provide amenities for every member of the typical family from the patriarch and matriarch, all the way down the line to grandchildren or even great grandchildren.

Dogs

Whether one is a hunter, artist, naturalist, conservationist, musician or a laborer; the companionship provided by canines has been a facet of American life for generations. The client, Amy Griffin, has long enjoyed the routine of taking morning contemplative walks with her dogs, and attributes a great part of her peace to them. Amenities will be provided for dogs "who paly nice," and who are up to date on all immunizations required by the state. The therapeutic quality of dogs is something long felt but only recently studied and in making Griffin's Greenery and Farm a recuperative environment, our four legged friends will be more than welcome.

Writers, Artists, Musicians, Composers & Poets

Creative minds play such a massive but almost unrecognized role in our world. They have the intangible ability to express and commentate on the things in life that are unquantifiable and sublime. Creative people put

so much of themselves into their art forms; and like everyone else, need to be recharged from time to time. Griffin's Greenery and Farm will take special care to ignite creative sparks, and deliver inspiration to these users through thoughtful experiential design and opportunities for them to exercise their abilities. Griffin's will aim to keep them energized to do the things so many cannot, and to continue to bring interest and meaning to the rock we all share.

Hunters & Sportsmen

In an interview with Quail Creek Plantation co-manager, Maria Fanizzi, she was adamant about the large conservation role hunters and sportsmen play, but seldom get credit for. Hunting organizations such as Ducks Unlimited, The Turkey Federation and The Elk Foundation give more financial support to conservation and preservation efforts than The Sierra Club, PETA and The Audubon Society combined. Hunters and sportsmen understand better than any other group the importance of conservation and preservation. They know if they want their children and grandchildren to enjoy the pastime that they so love, that they must take great care to keep natural cycles balanced within the environment. This group of users will especially appreciate Griffin's Greenery and Farm, as it will be the only public lodging facility within a plantation fabric in the Floridian portion of the Red Hills. The closest other lodging facilities are more than 10 miles in any direction and the closest of which are situated by Interstate exits and give nothing to their users except sleeping accommodations

Businessmen & Businesswomen

Businesspeople are sometimes the quickest to get worn out, and the least in touch with the natural realm. Japan has a term for what is now almost an epidemic in their country - the term Karoshi literally translates in to “death from overwork.” There have been an extraordinary amount of cases of occupational sudden death in Japan, medically seen as massive heart attacks and strokes brought on by stress. America is not far behind Japan when it comes to overwork. It is Griffin’s Greenery and Farm’s aim to create an environment to recuperate and nourish these members of society with a sense of peace, and hopefully a new lease on life that they may carry with them back to the business world to remind them life is not all about work.

Underprivileged Youth

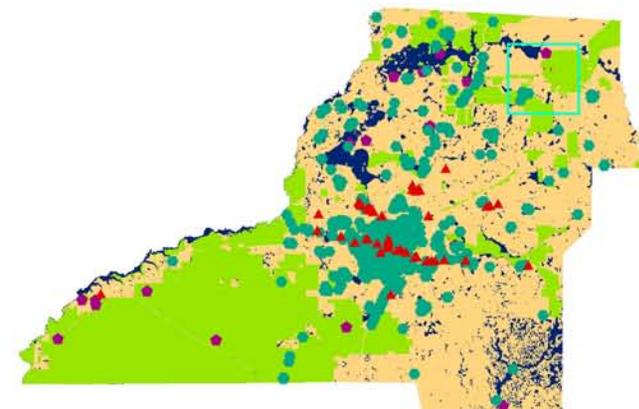
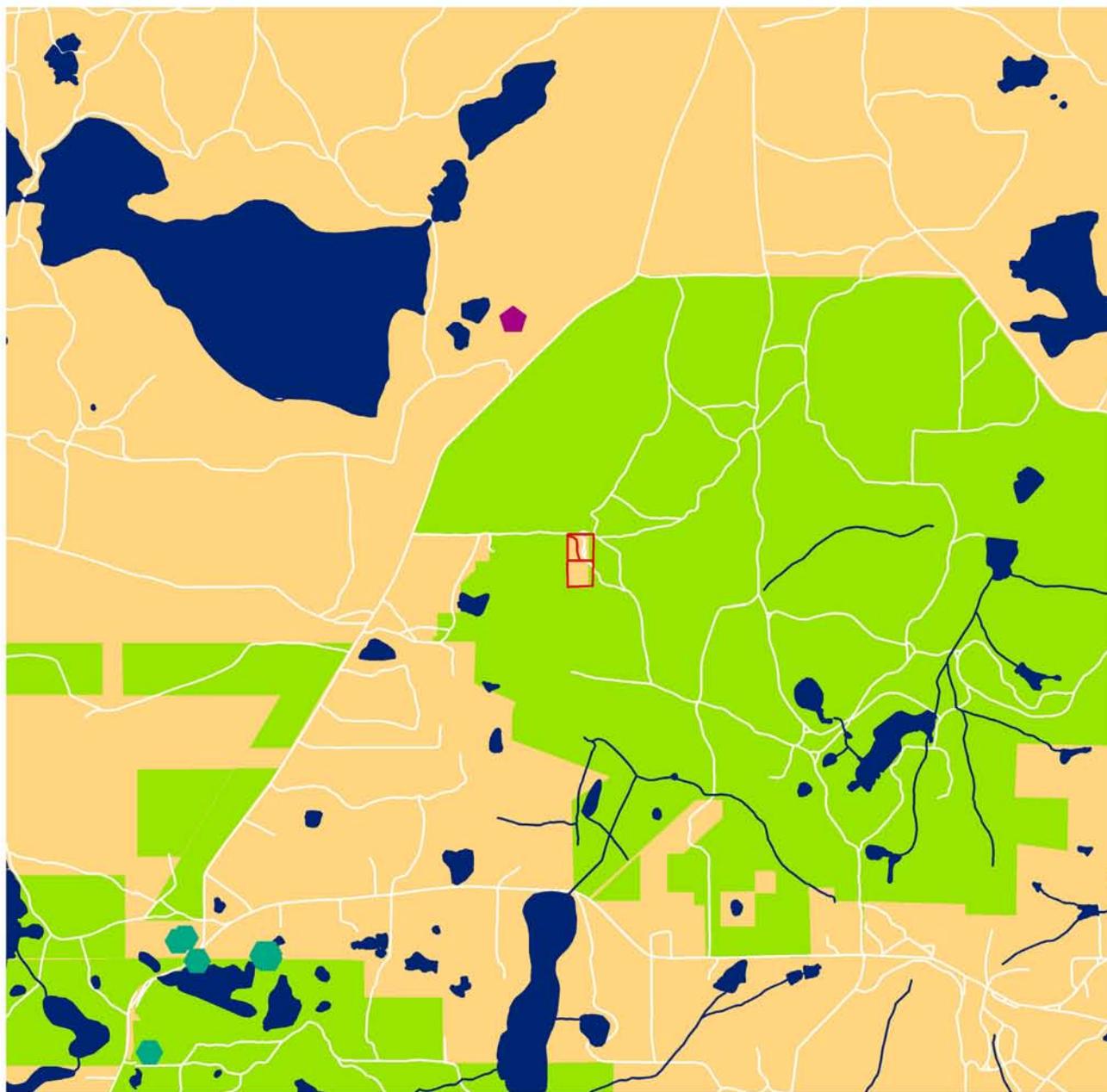
Leon County, along with neighboring Jefferson, Gadsden, Liberty and Wakulla Counties; all have large populations of families living at or below the poverty line. Many of the children in these families slip through the cracks of public education system and do not get the attention and care that so many other children from more privileged families do. During several times of the year, Griffin’s Greenery & Farm will host educational retreats for this group of users in partnership with organizations that aim to help impoverished children in the northern region of Florida. These programs would teach children about conservation, science in ecological systems, hunting and hunter safety and hopefully instill in these children a reason and drive to work past the unfavorable situation they were either born into or are currently a part of.



Existing entry

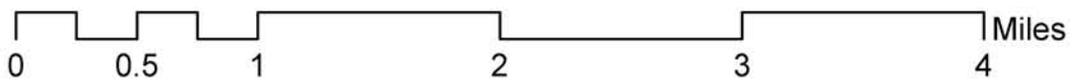
Immediate Contextual Fabric

The diagram to the right displays the immediate context of Griffin's Greenery and Farm. The areas highlighted in bright green display managed conservation areas. Sunny Hill Plantation is easily visible as the large green mass that surrounds GG&F which is delineated with red boundaries. The teal, hexagonal icons delineate historic structures. The cluster of historic structures in the southwestern corner of the diagram is Bradley's Country Store and Plantation, as well as a few historic churches. Bradley's Country Store dates back just before the turn of the century where it served as a trading post for fisherman and hunters, on a trade route that leads from Apalachicola into Georgia. Fisherman would trade smoked mullet for wares and other foods at this location. Today Bradley's is world renowned for its fresh smoked sausages that are made weekly. At Christmas time, Bradley's sausage is shipped throughout the world. Bradley's Country Store also holds yearly arts and crafts festivals that draw much of the population of Leon and Jefferson Counties. Bradley's can lease additional parking spaces for events held at Griffin's Greenery and Farm that surpass normal parking capacity. The magenta colored pentagon icon delineates a bald eagle nesting habitat. With one nesting habitat located just over a mile to the northwest of Griffin's Greenery and Farm, it should not be a surprise if guests get spectacular view of our national symbol in flight.



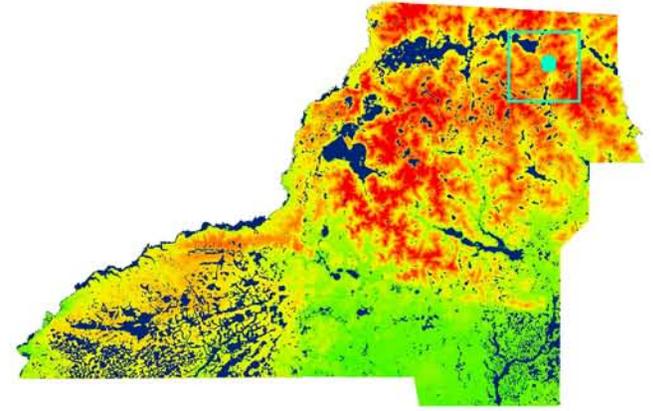
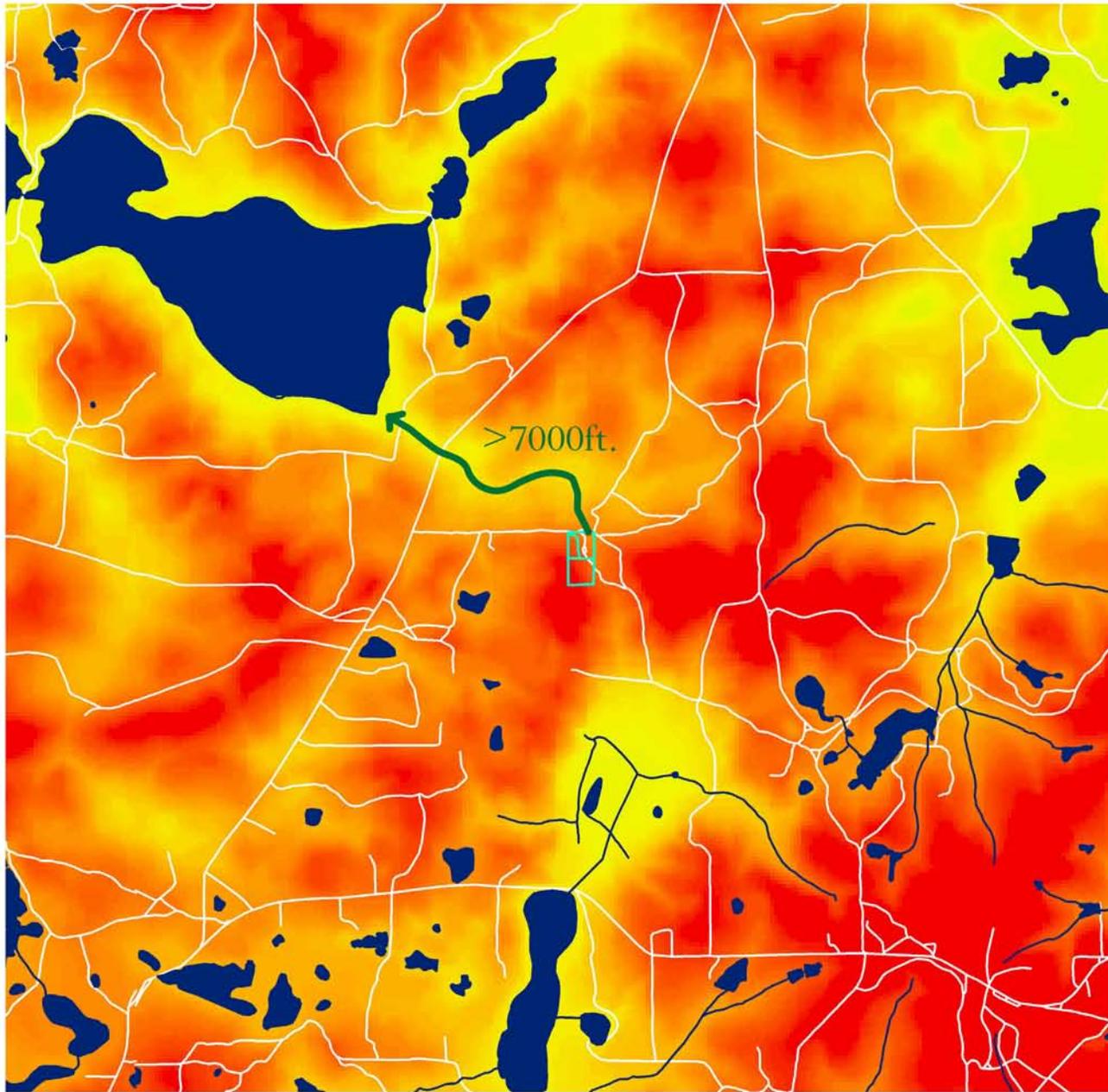
Legend

-  Historic Structures
-  Lodging Structures
-  Stream
-  Water
-  Griffin's Greenery & Farm
-  Managed Conservation Area
-  Eagle Nesting Area



Topography & Hydrology

The diagram to the right is an elevation relief map of the immediate context. This portion of Leon County is among the highest above sea level. The green arrow displayed on the map is the path of the swale that catches the northeastern corner of Griffin's Greenery & Farm. From the corner of the property to the nearest surficial water body is over 7000 feet. That distance should allow more than enough opportunity for bioremediation to occur, and also creates an opportunity to slow down the path of sheet flow while it is on Griffin's Greenery and Farm. The diagram on the following page displays the contours of the land on and surrounding GG&F. The arrows illustrate the path of water as it moves through the existing conditions. The highpoint of the site is in the southwestern corner of the property at 223 feet above sea level, the low point is situated in the northeastern corner at 152' above sea level. The total site elevation differential is 71' with an average slope of 4.9 percent. Water on this site will sheet flow from north and northeast in the northern portion of the property and east in the southern portion.

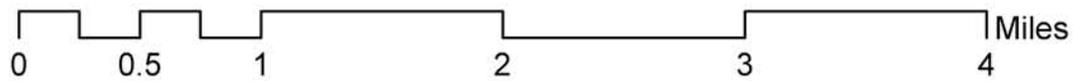
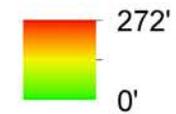


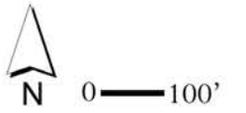
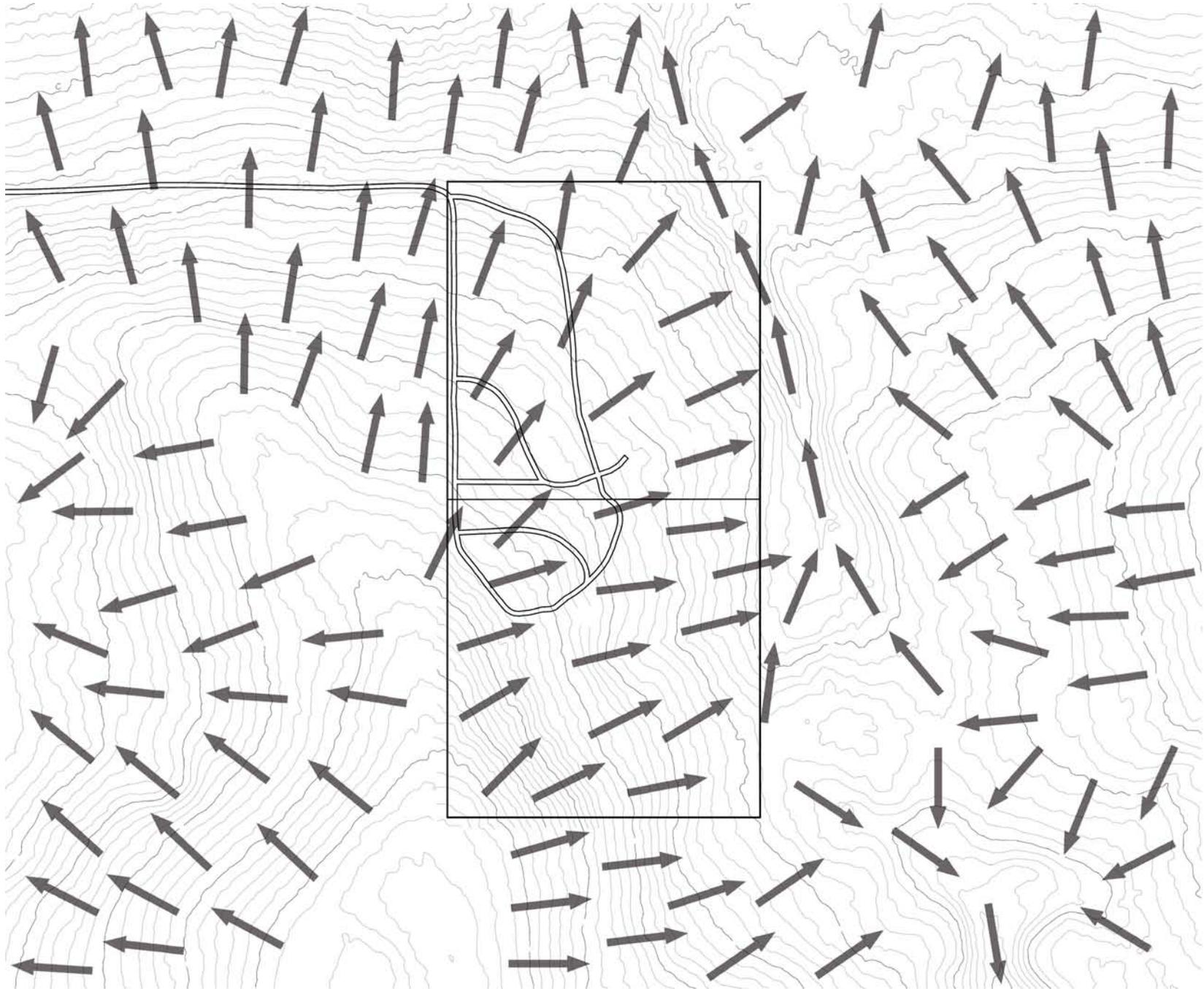
Legend

- Stream
- Water Body
- Griffin's Greenery & Farm

Elevation

Feet above Sea Level



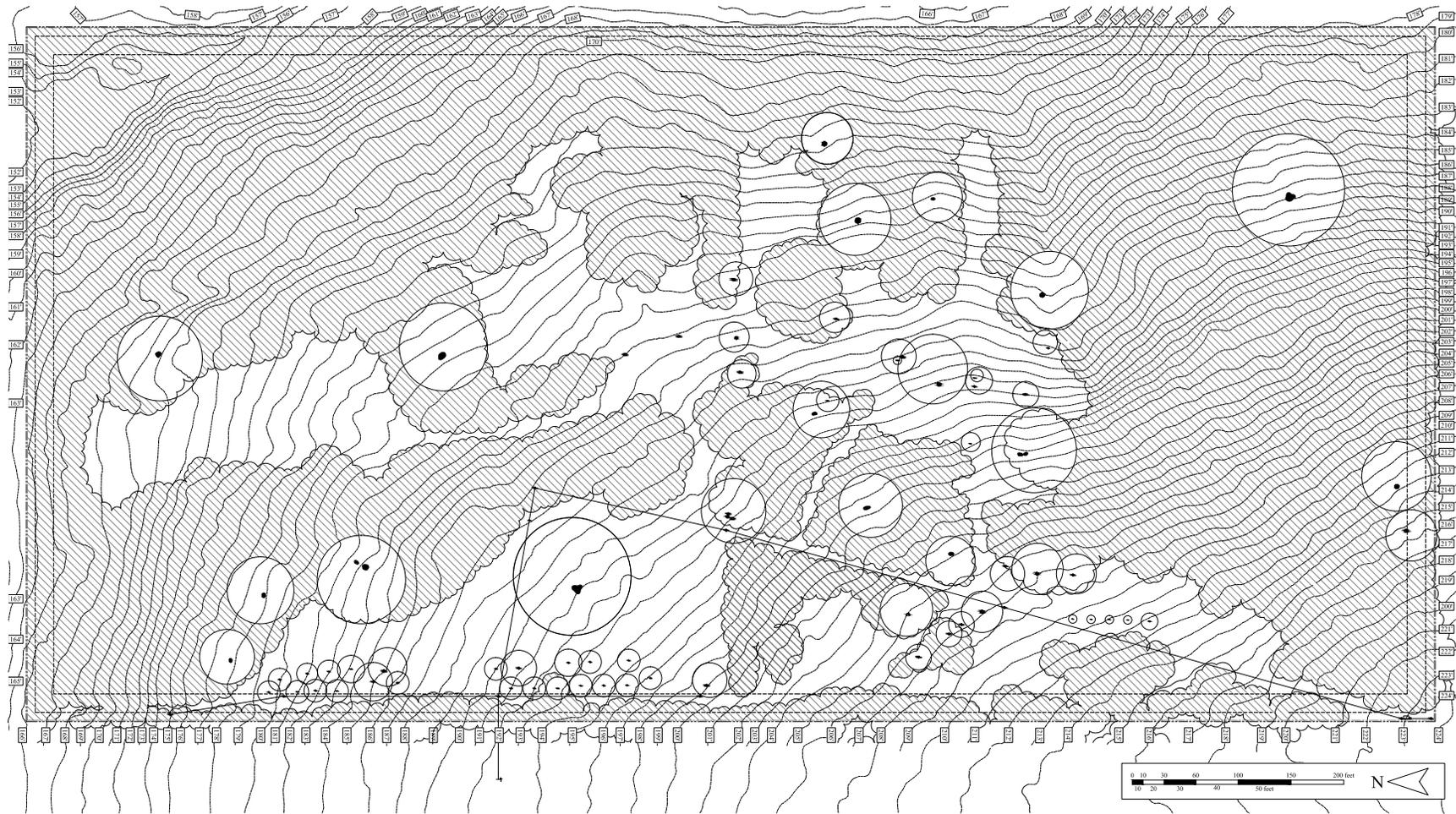


Slope Analysis

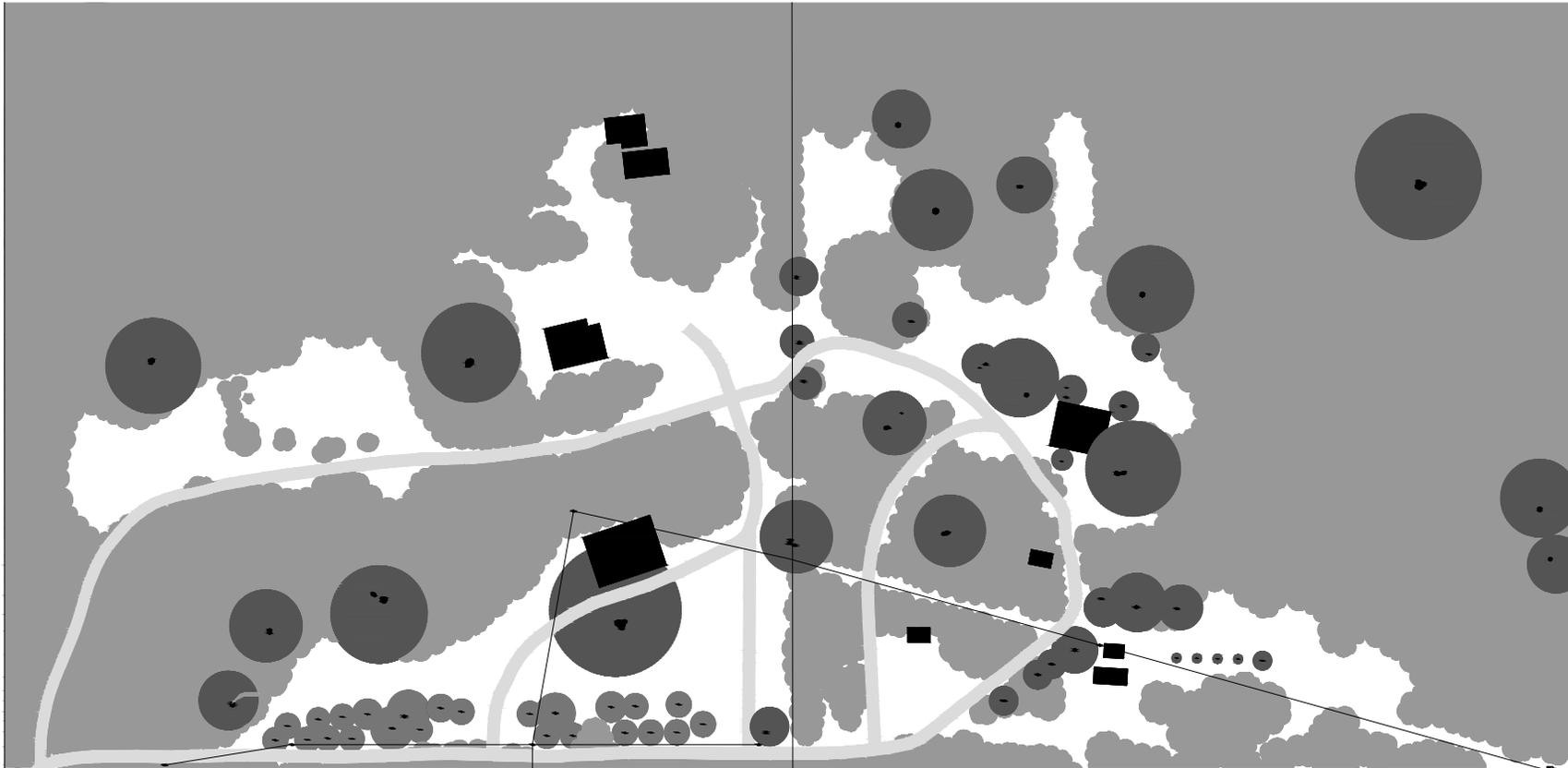


The shades rendered upon the slope analysis represent an increasing grade percentage from light to dark. White delineates areas having a slope of 0 - 4%. The next darkest tone highlights areas having a slope of 4 - 8%. The second most dark tone marks areas having a slope of 8 - 12%, and the darkest tone delineates areas with a slope of more than 12%.

Character & Heritage Tree Survey

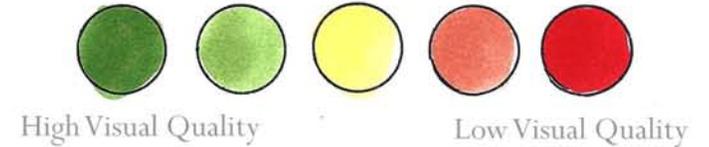


Existing Mass Void Diagram

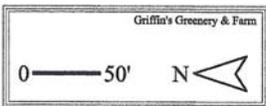
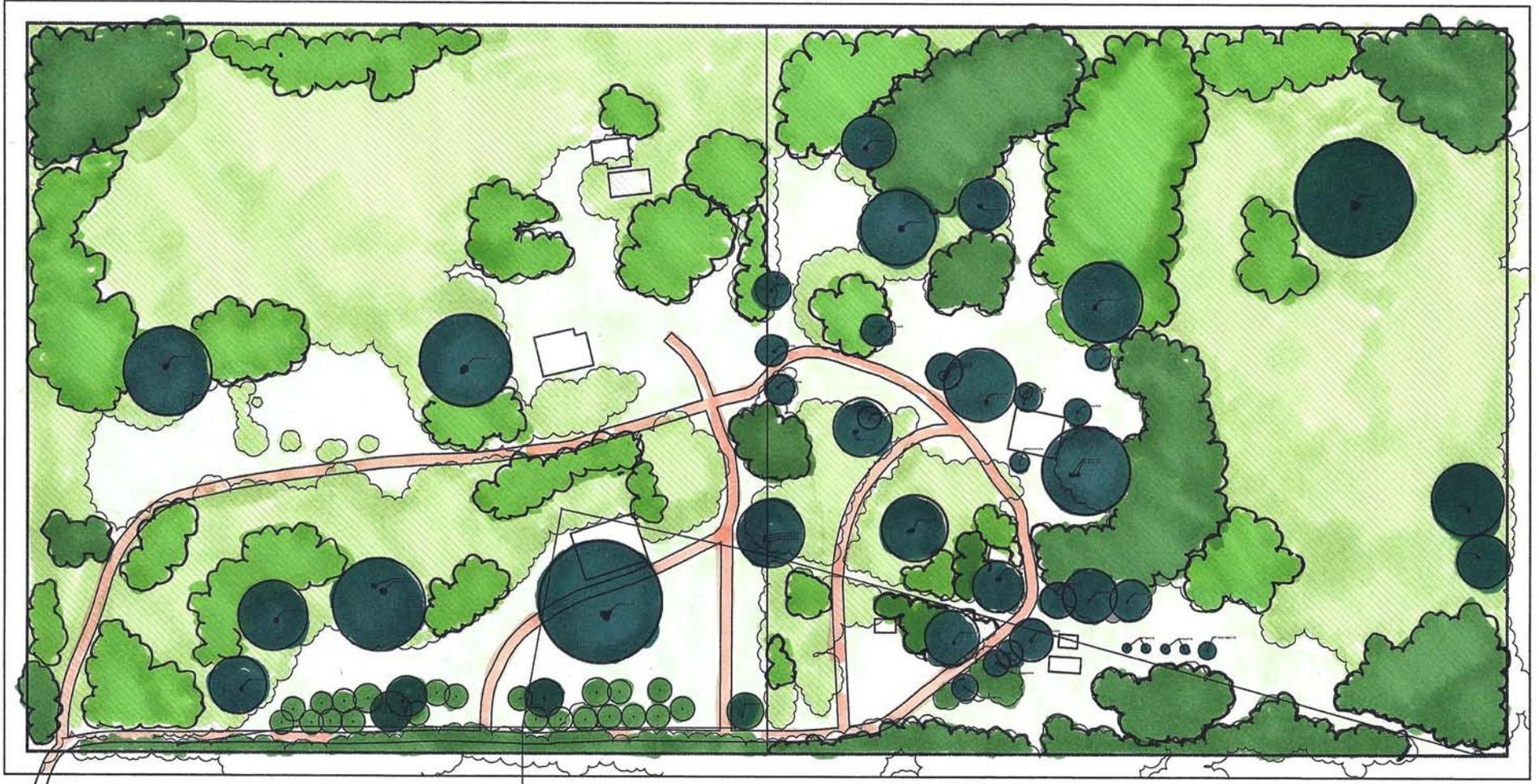


Lighter tones indicate open space along a gradient to darker tones signifying mass and solidity

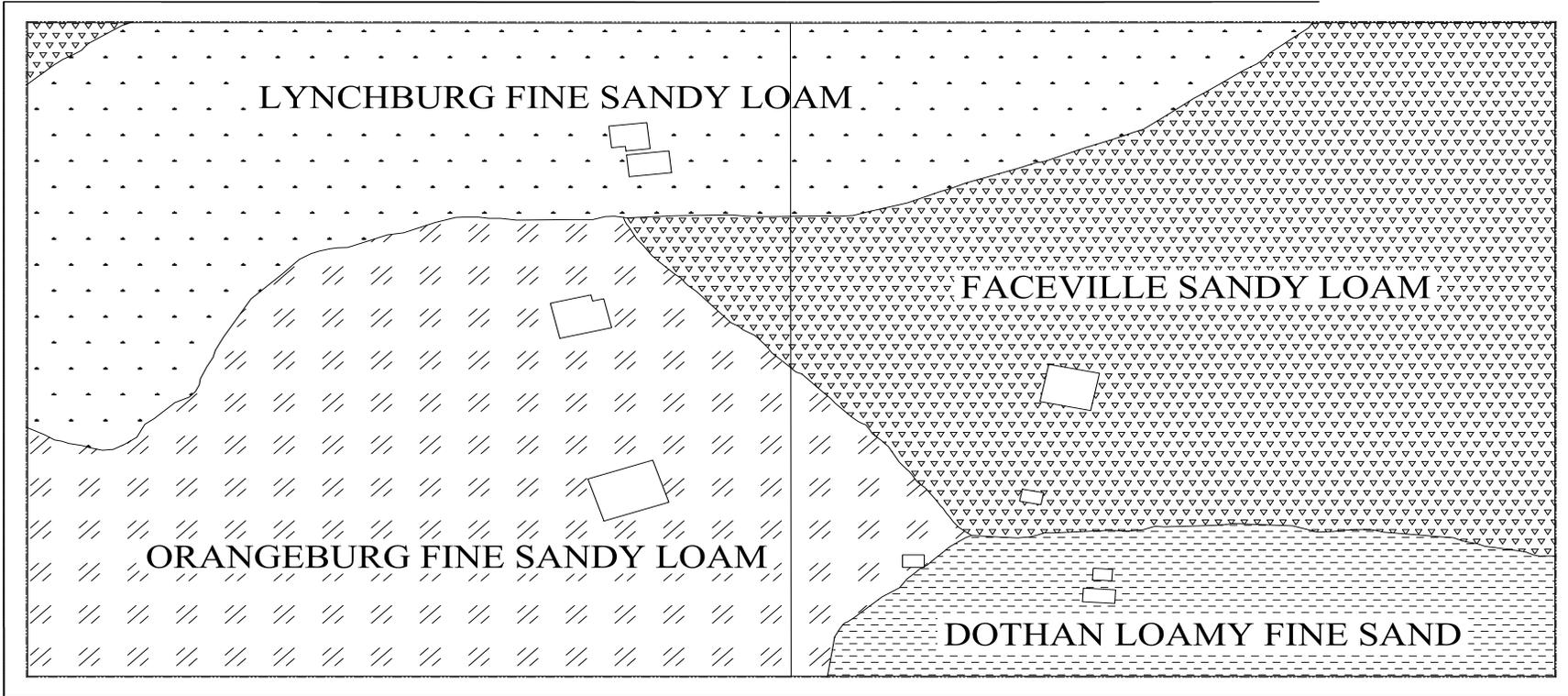
Viewshed & Visual Quality Analysis



Vegetation Quality Analysis

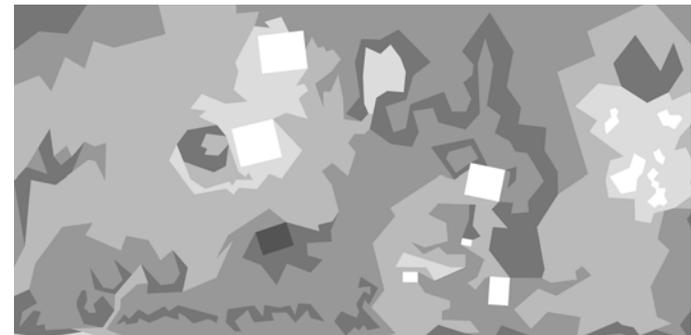
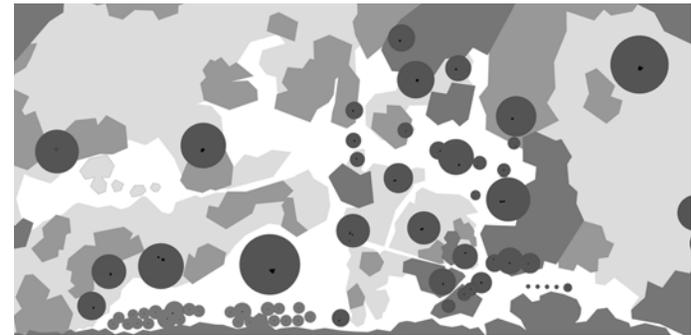
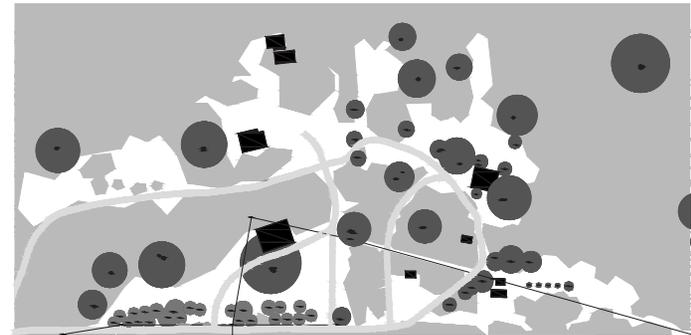


-  Heritage & Character Trees
-  Good Quality Medium Trees (4-7" DBH)
-  Saplings (1-4" DBH)at
-  Junk Hammock, Over Growth, Invasives

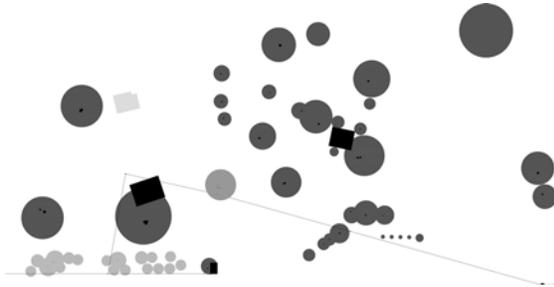


Synthesis Overlay Process

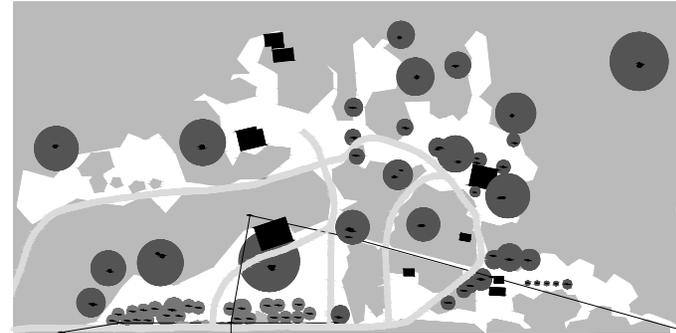
I depend on a very visual synthesis process, which leads me to establishing my design boundaries. In this process I take all pieces of site analysis and “redraw” them into tonal shades on a valued gradient according to developmental suitability. This process is basically a more artistic take on Ian McHarg’s site synthesis methodology. In all re-represented analyses, a light tone represents a very developable space and a darker tone represents an area that is not as suitable for development.



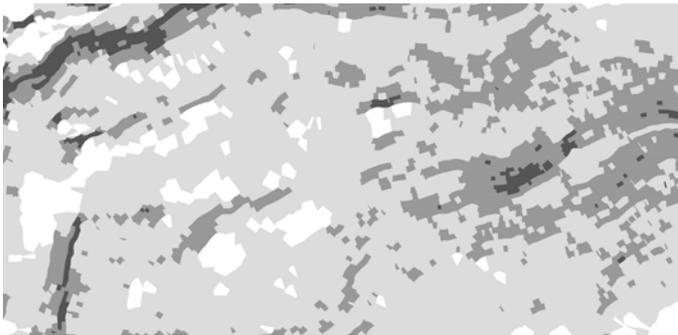
Overlays



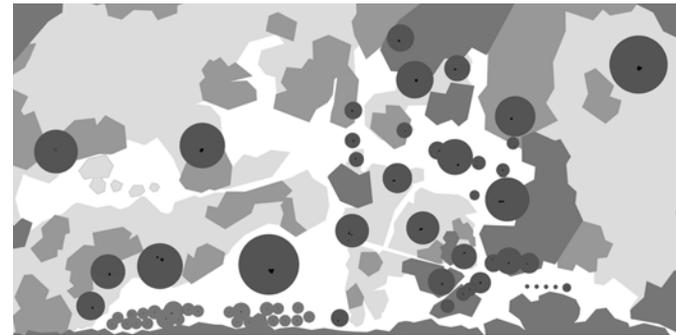
Fixed Free



Mass Void



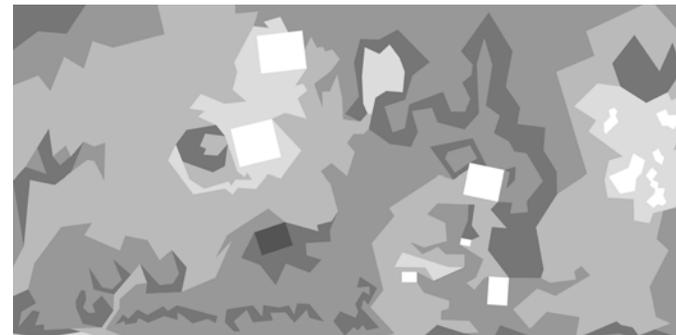
Slope



Vegetation
Quality



Soils

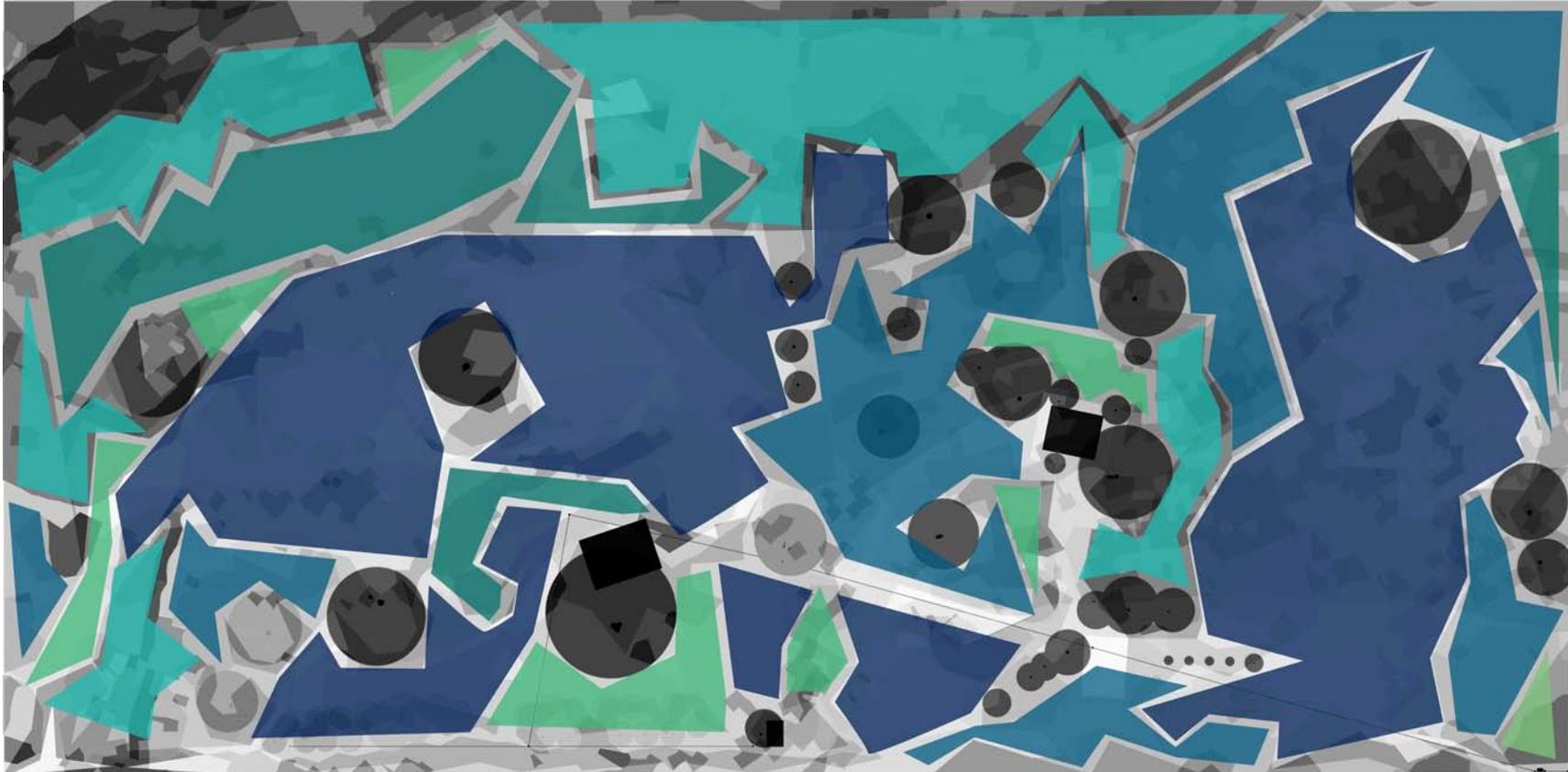


Viewshed
Quality

Combined Overlays



Opportunities



Opportunities for development of large structures, lodges, homes, heavier disturbance and all elements listed below



Opportunities for development of small structures, cottages, sheds, storage, support facilities, paved sport courts, paved parking and all other elements listed below



Opportunities for pervious parking, pervious sport courts, nursery support structures and all other elements listed below

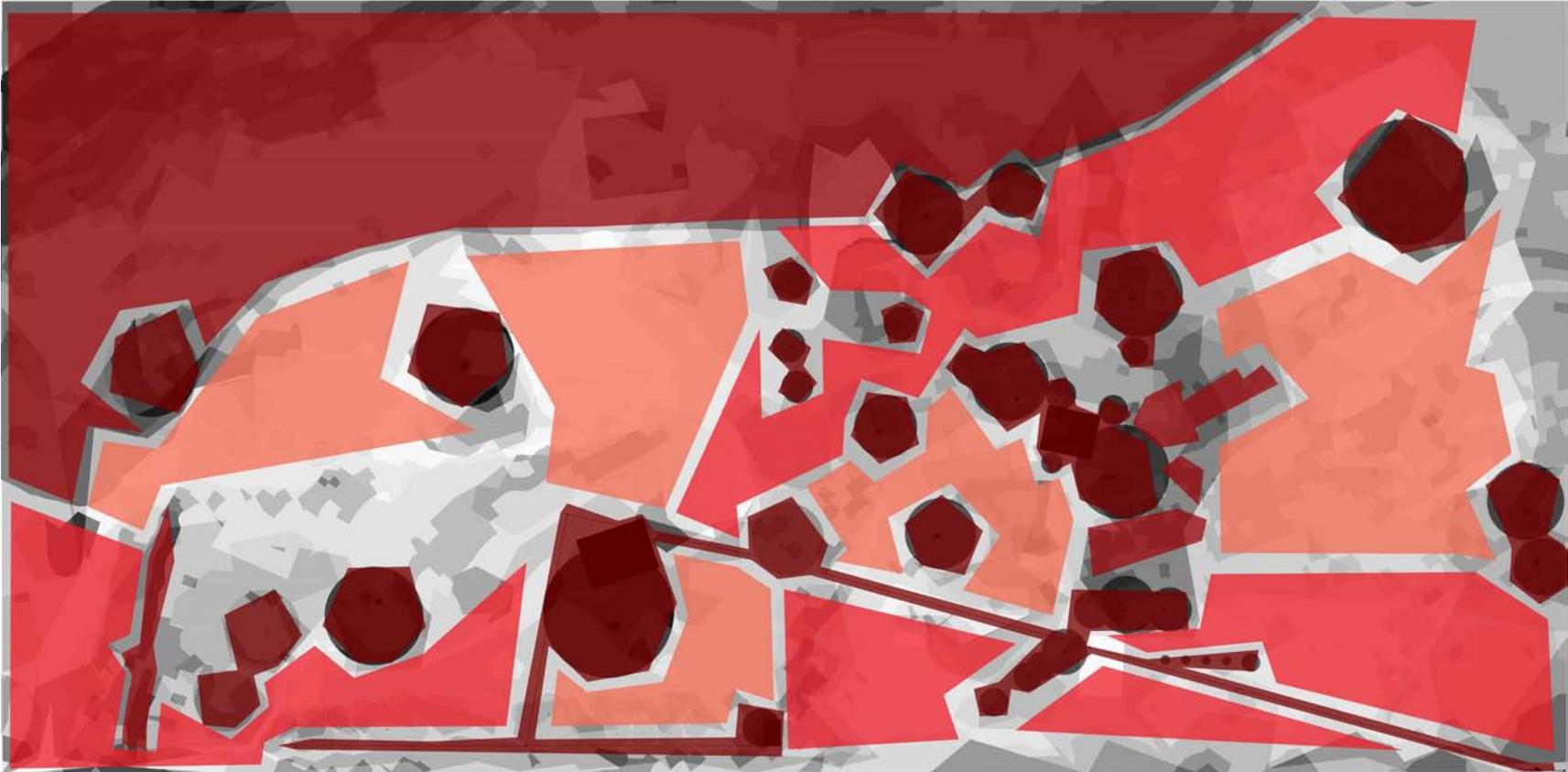


Opportunities for pervious parking, pervious sport courts and all other elements listed below



Opportunity for boardwalks, passive recreation, stroll gardens, trails & crops

Constraints



Constrained due to existing heritage or character giving tree, existing above ground utilities or existing pet cemetery



Constrained due to predicted heavy usage in small space

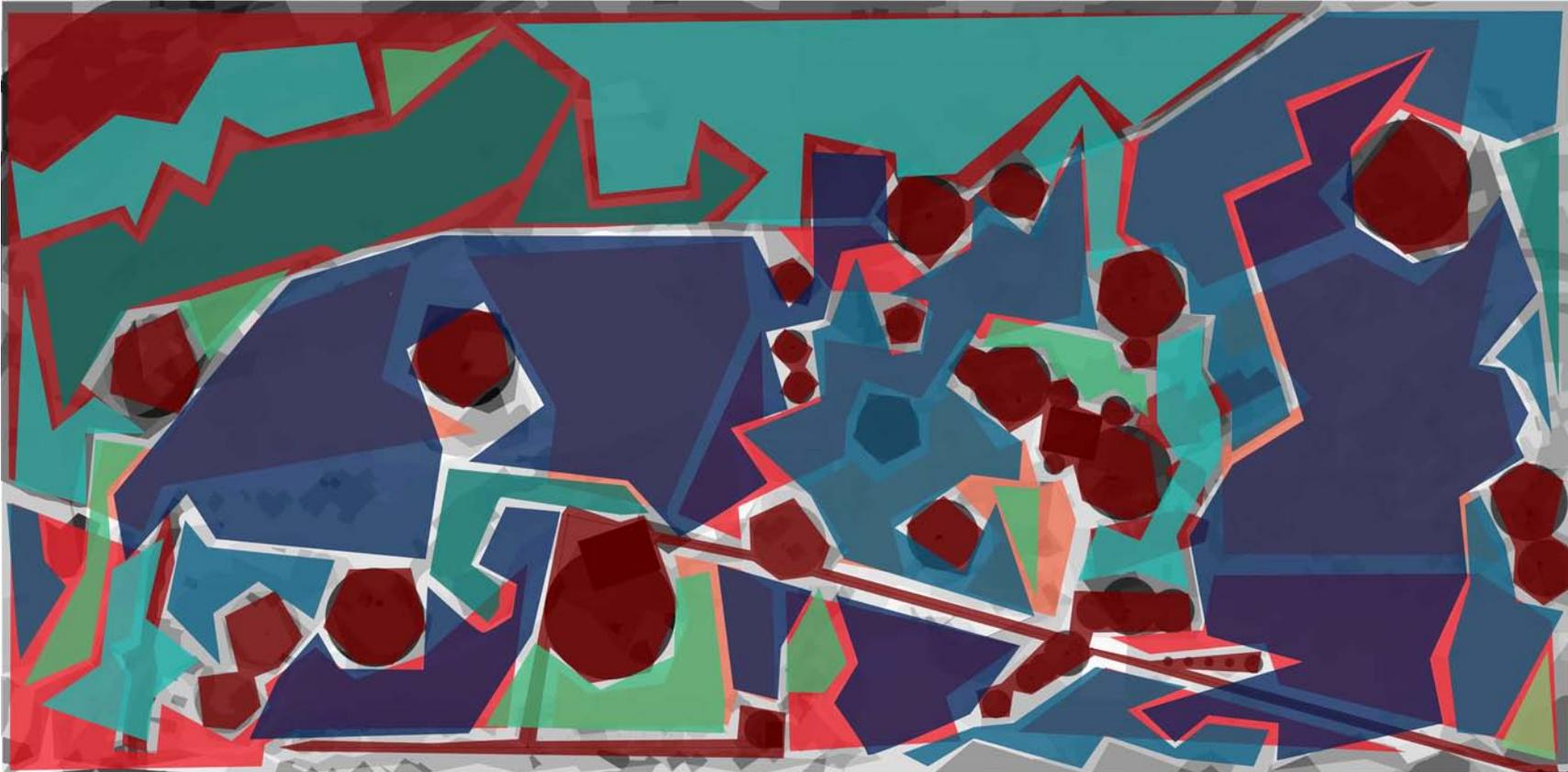


Constrained due to steep grade and or lack of septic capabilities



Constrained due to predicted circulation challenges

Opportunities & Constraints



- Opportunities for development of large structures, lodges, homes, heavier disturbance and all elements listed below
- Opportunities for development of small structures, cottages, sheds, storage, support facilities, paved sport courts, paved parking and all other elements listed below
- Opportunities for pervious parking, pervious sport courts, nursery support structures and all other elements listed below
- Opportunities for pervious parking, pervious sport courts and all other elements listed below

- Opportunity for boardwalks, passive recreation, stroll gardens, trails & crops
- Constrained due to existing heritage or character giving tree, existing above ground utilities or existing pet cemetery
- Constrained due to steep grade and or lack of septic capabilities
- Constrained due to predicted circulation challenges

- Constrained due to predicted heavy usage in small space

Program

Clients Needs

8 key lodge structure with dining / balroom facility, spa, business center, meeting rooms and other amenities related to resort lodgin structures

Resort Pool & Spa

4 two-story cottages complete with private gardens and spas

Passive and active recreation structures throughout the grounds of the resort

Stroll / Contemplation Garden that encompasses the perimeter of the resort

Clay Tennis Court

Archery Range

Multi-purpose lawn areas

Places for gathering i.e., fire pits, seating areas, “sub gardens,” etc...

Extreme privacy on the estate facet of the property

2 additional acres of production fields with support structures

Sites Needs

Preservation of all heritage and character trees of the site

Remediate runoff

Sound treatment of wastewater

Sensitivity of views

Efficient circulation according to use

Care when modifying land contours

Septic Calculations

<u>User/Item</u>	<u>Est GPD</u>	<u>no. of Users/Items</u>	<u>Total Est GPD</u>	<u>-</u>
Lodge Guest	200/room	24	4800	
Hotel Staff	15/8hr	10	300	
Kitchen	40/seat	48	1920	
Laundry	750/machine	5	3750	
10,000 sf Estate	1300	1	1300	
Growth Staff	50	4	200	
Maintenance Staff	50	2	100	
Security Staff	50	2	100	
		Total	12470 GPD	
Size of septic tank required based on Dept. of Health =			15,000gal = 2000cuft	
Project recommendation			30,000gal = 4000cuft	

Parking Calculations

<u>User/Item</u>	<u>Parking Req.</u>	<u>No. of Users/Items</u>	<u>Total spaces req.</u>
Resort			
Lodge Suites	1.5	8	12
Cottages	2	4	8
Hotel Staff - Housekeeping	1	2	2
Hotel Staff - Kitchen	1	3	3
Hotel Staff - Reception/Concierge	1	3	3
Hotel Staff - Valet/Shuttle	1	2	2
Contingency		8	8
Estate			
GG&F Staff - Security	1	2	2
GG&F Staff - Growth/Production	1	4	4
GG&F Staff - Maintenance	1	2	2
GG&F Shuttles	1	2	2
Contingency		2	2
			Total = 50 Cars

Therapeutic Guidelines

Griffin's Greenery and farm should provide...

A Variety of Spaces

Spaces for both group experiences and intimate or individual experiences
Gives user a choice, giving them increased sense of control and lowering stress levels

A Prevalence of Green Material

Softening of the landscape is shown to increase overall sense of wellness
Softscaping should never dip below 60% of occupied spaces

Positive Distractions

Plants, flowers and water features decrease stress levels
Activities like working with plants in a garden setting

Griffin's Greenery and farm should encourage...

Exercise

Spaces that encourage walking as a form of exercise have been correlated to lower depression levels

Griffin's Greenery and farm should minimize...

Intrusions

Urban noise, smoke, poor lighting and other intrusions should be minimized

Ambiguity

Many studies find abstraction in design and environments are not tolerated

well by individuals who are stressed or ill

Clearly identifiable features and garden elements should be incorporated into the design

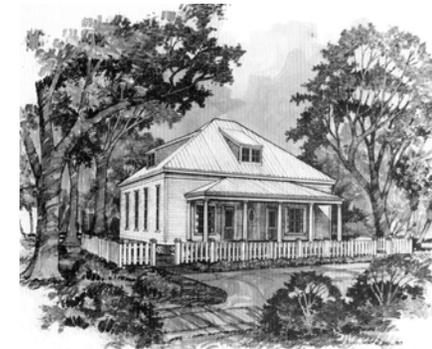
By following these guidelines in my design, the users of Griffin's Greenery and Farm will end there stays feeling rested, recharged and rejuvenated.

Architectural Language

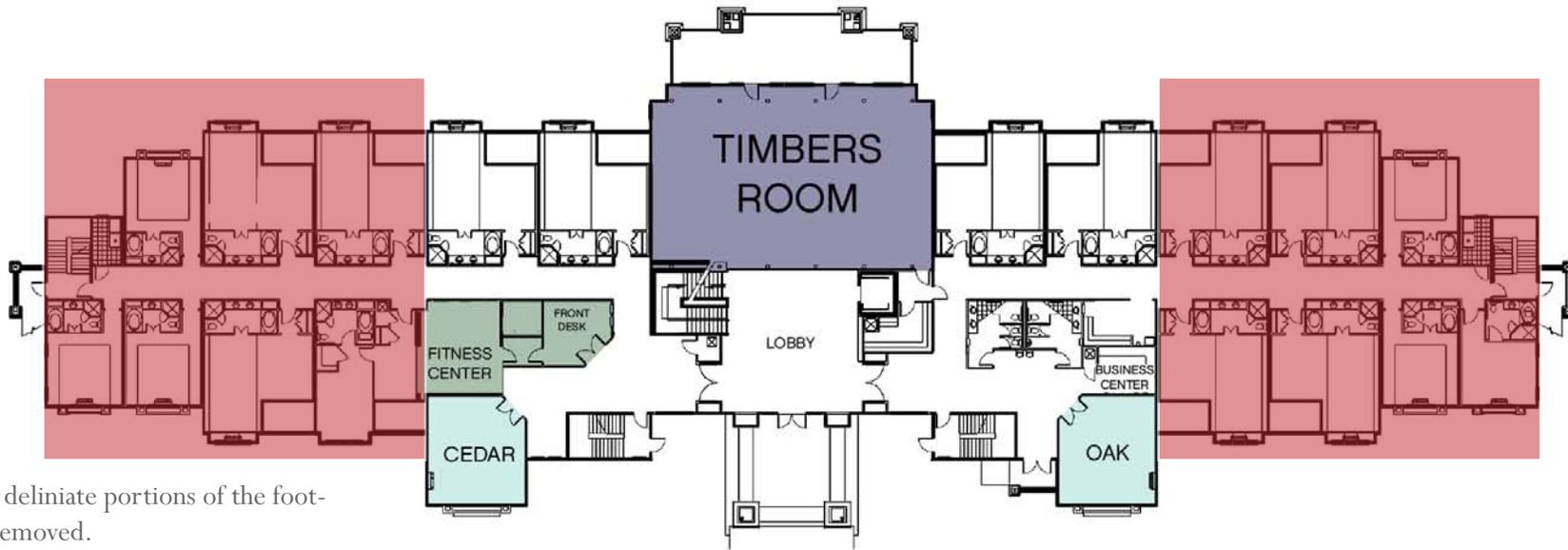
All new structures on the property shall be designed in a contemporary take on Ron Haase's Florida Vernacular Architecture. This will be characterized by maintaining historic roof slope ratios, but enlarging the overall roof overhang. Concrete will be utilized more so than traditional wood to alleviate problems associated with it, i.e., pests, mold, rot, etc. John Cooney, of Stofft Cooney Architects, has seemingly mastered this expression through his use of materials and arrangement of homes to be tall and looming while maintaining a smaller footprint but still giving the illusion of grand illustrious buildings. The plans and foot prints will be provided by Ron Haase, John Cooney & Matthew Barber. (displayed plans courtesy of Ron Haase, and will be used in the Resort portion of the site)

The Lodge on the adjacent page will provide a floor plan, with heavy changes to the exterior to reflect the vernacular and match the remaining new structures on the site.

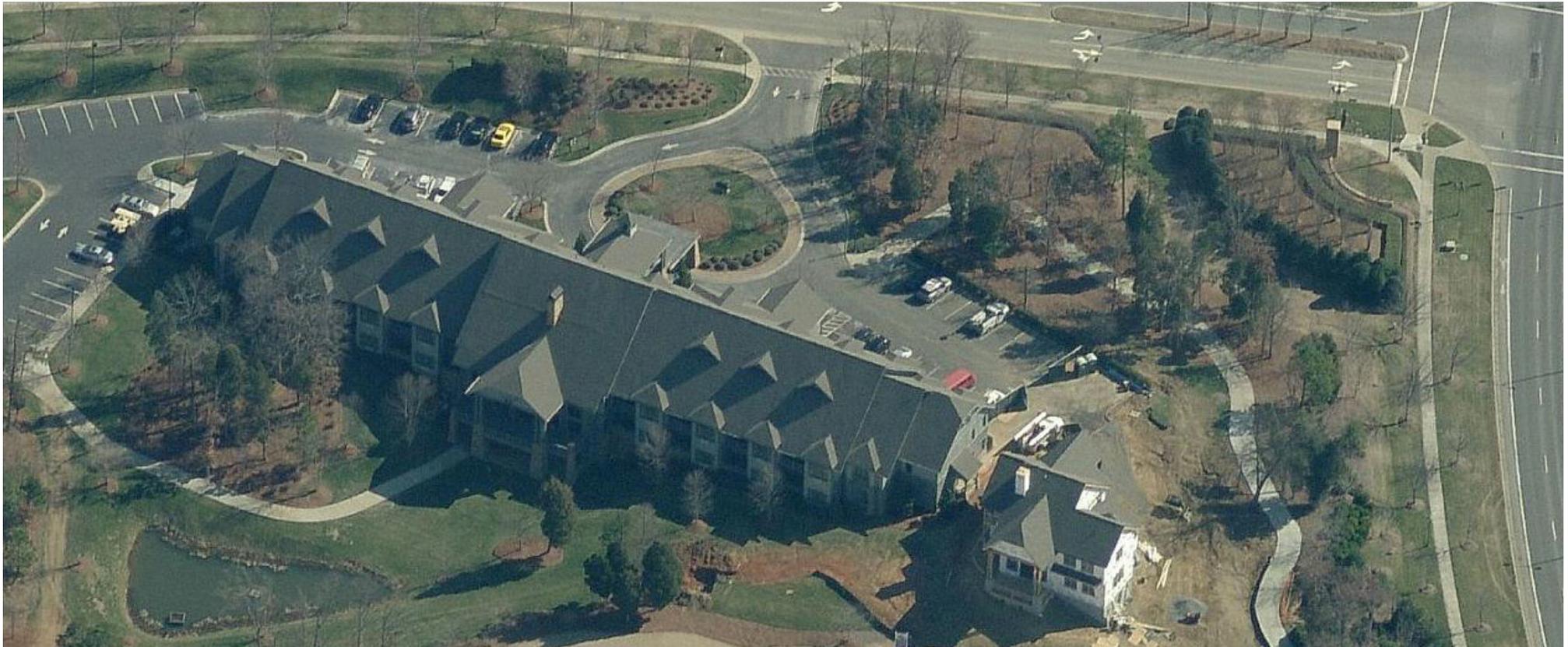
The following page displays the proposed estate house floor plan. Its exterior will also undergo heavy changes to make it appear as though it is a piece of Florida Vernacular Architecture



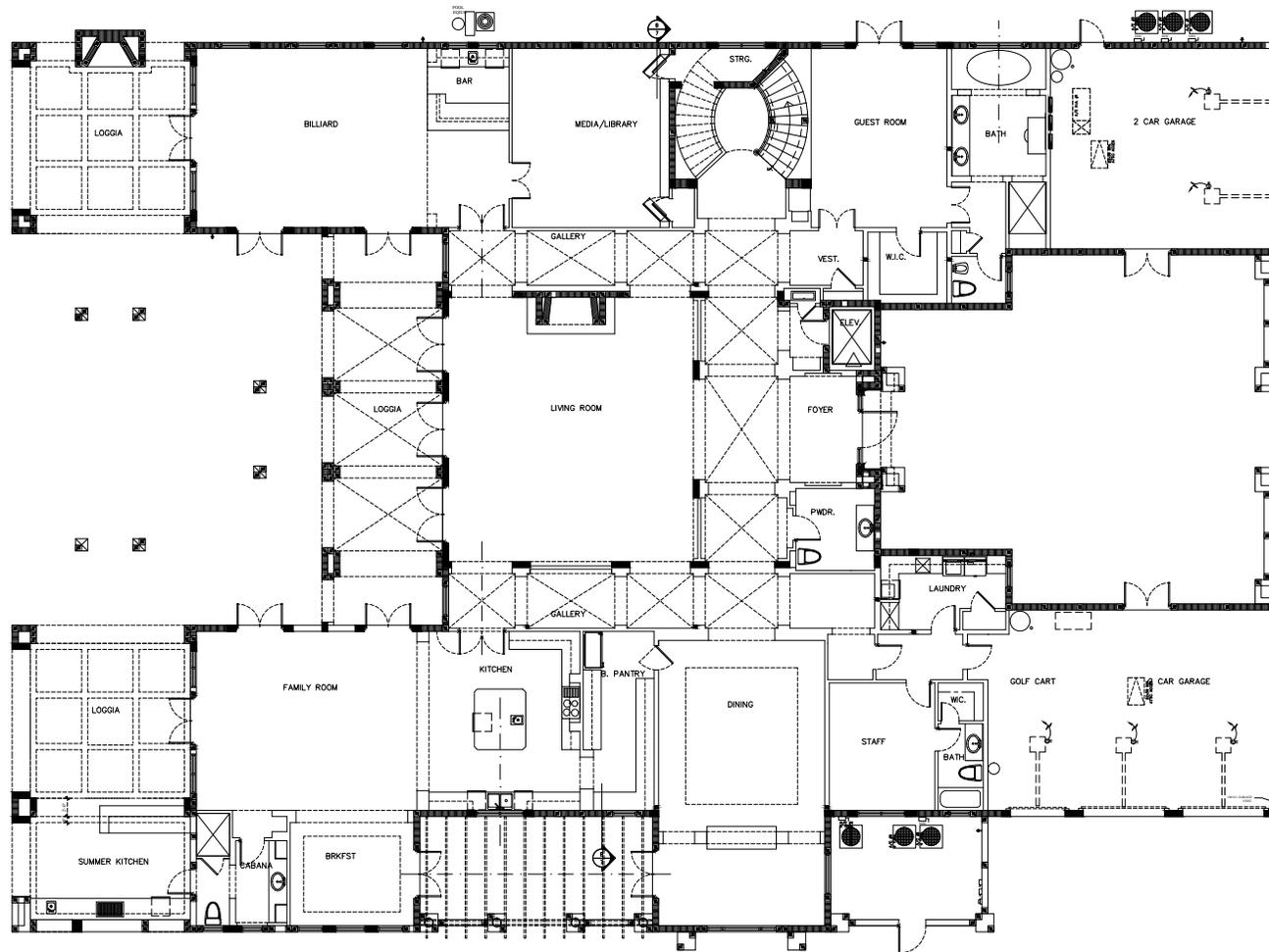
THE LODGE MAIN LEVEL



Areas in red delineate portions of the footprint to be removed.



Proposed Estate House



Circulation & Intermodal Exchange

Due to the scale of the site; only one point of egress and ingress, and the program of the site itself, vehicular traffic must be minimized. Based on the space, the best way to handle traffic would be for guests to encounter a Valet booth upon entering the resort portion of the site. Guests could choose at that point to rent a golf cart, to take a shuttle cart to the location of their suite, or simply walk. This will minimize noise created by vehicles, free up crucial spaces that would otherwise serve vehicular traffic. The site will maintain two large Sport Utility Vehicles to serve as shuttles to transportation hubs like Tallahassee Regional Airport. The SUVs can also be utilized for tours of the Red Hills Region and other points of interest in the immediate context. The system of shuttling and taxing will aid in keeping the main vehicular corridors clear for trucks that service the nursery and productive portion of the site during business hours. To minimize the noise pollution, distraction and visual disturbance in the resort portion, large planting material order pick-ups will only be made twice a week (applies to large and loud flatbed trucks only).



Case Studies

The Beverly Hills Hotel & Bungalows

The Golden Rock Plantation Inn

Quail Creek Plantation

Steinhatchee Landing Resort

The Beverly Hills Hotel & Bungalows

The Beverly Hills Hotel & Bungalows

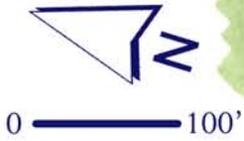
Location	9641 Sunset Boulevard, Beverly Hills, California, 90210
Dates	
Designed	1911
Opened	1912
Additions Designed	1940
Polo Lounge	1941
Remodeling	1992-1995
Scale	
Entire Complex	11.0 acres
Hotel	3.2 acres
Bungalows	3.2 acres
Founder	Margaret Anderson
Owner(s)	The Dorchester Collection, The Brunei Investment Agency
Designer(s)	Elmer Grey (Architect), Paul Williams (Architect) & Wilbur David Cook (Landscape Architect) SWA (Landscape Architect)
Financials	
Budget	None
Density	High
Land Use Type	Residential / Commercial
Purpose	Luxury Lodging, Leisure, Spa, Special Events
Rates	\$600.00 – \$3500.00/night
Users	Entertainers, Politicians & other high income individuals
Design	The Beverly Hills Hotel came to its current form from years of growth by accretion. It is a working mix of prescribed and authored California aesthetics over the past 100 years.
Maintenance	Grounds are highly manicured, planting material and design require a high level of maintenance





www.beverlyhillshotel.com

1. Main Entrance
2. Mid-century Addition
3. Main Parking Lot
4. Portico
5. Bungalow Complex
6. Bungalow Parking
7. Historic Facade
8. Ballrooms
9. Pool
10. Sunset Boulevard
11. Tennis Court



Golden Rock Plantation Inn

The Golden Rock Plantation Inn

Location: Stonyhill, Nevis, West Indies

Financials (Phase II)
Budget: None

Scale
Entire Complex: 96.0 Acres
Resort Portion: 27.8 Acres
Unimproved: 68.2 Acres

Ray Jungles	\$49,318.75	(Design Fee)
	\$11,168.75	(Construction Administration Fee)
	\$46,250.00	(Per Diem Travel Expenses & RJ Billable Time)
	\$17,199.84	(Reimbursable Expenses)
David Schroeder	\$18,026.20	(Consulting Fee)
Plant Creations	\$178,655.21	(Planting Material Costs)
Perry Kuhn Lighting	\$78,255.00	(Lighting Fixtures & Installation)
Source Consulting	\$3,237.18	(Irrigation fixtures)
	\$10,850.00	(Zoysia Turf)
Jeff Wroth	\$11,240.15	(Irrigation Installation)
	\$21,593.10	(Plant Installation and Mangement)
Nigel Mills	\$82,418.67	(Site Work)
Total (Phase II)	\$528,182.85	

Founder: Unknown, 200 year-old sugar plantation

Owner(s): Brice and Helen Marden

Designer(s): Brice and Helen Marden (Artists), Raymond Jungles (Landscape Architect), Edward Tuttle (Architect), David Schroeder (Consultant), Perry Kuhn (Lighting Design), Jeff Wroth & Nigel Mills (Consultants)





Density	Low	1.	Phase I
Land Use Type	Unkown	2.	Entry
Purpose	Luxury Lodging, Leisure, Spa, Excursion	3.	Phase III (Undeveloped)
Rates	\$171.00 - \$363.00/night	4.	Check In
Users	Travelers, Artists	5.	Tennis Court
Maintenance	Grounds are highly manicured, planting material and design require a high level of maintenance	6.	Historic Sugar Mill
		7.	Resort Pool
		8.	Cottage Complex
		9.	Phase II



Perception & Meaning

This complex began as a private artists' retreat and morphed itself into an escape for vacationers, tourists, artists and many other walks of life. People become immersed in the lush tropical plantings accentuated everywhere with bold bright colors. Users will definitely experience a more "cleanly eccentric" Caribbean experience while staying at the Golden Rock Plantation Inn.

Application to GG&F

The Golden Rock Plantation Inn is another project that is a great example of a resort that isn't anchored upon a body of water. The topography on the slopes of Mt. Nevis are not unlike the slopes of the Red Hills in Northeast Leon County. The design comes to form through experience, snapshots of visual moments sewn together in a narrative like tapestry.

Quail Creek Plantation

Quail Creek Plantation

Location 2399 Northeast 224th Street, Okeechobee, Florida, 34972

Dates

Purchased 1998
Planning & Design 2000
Opened to Public 2002
Retreat Opened 2003

Scale

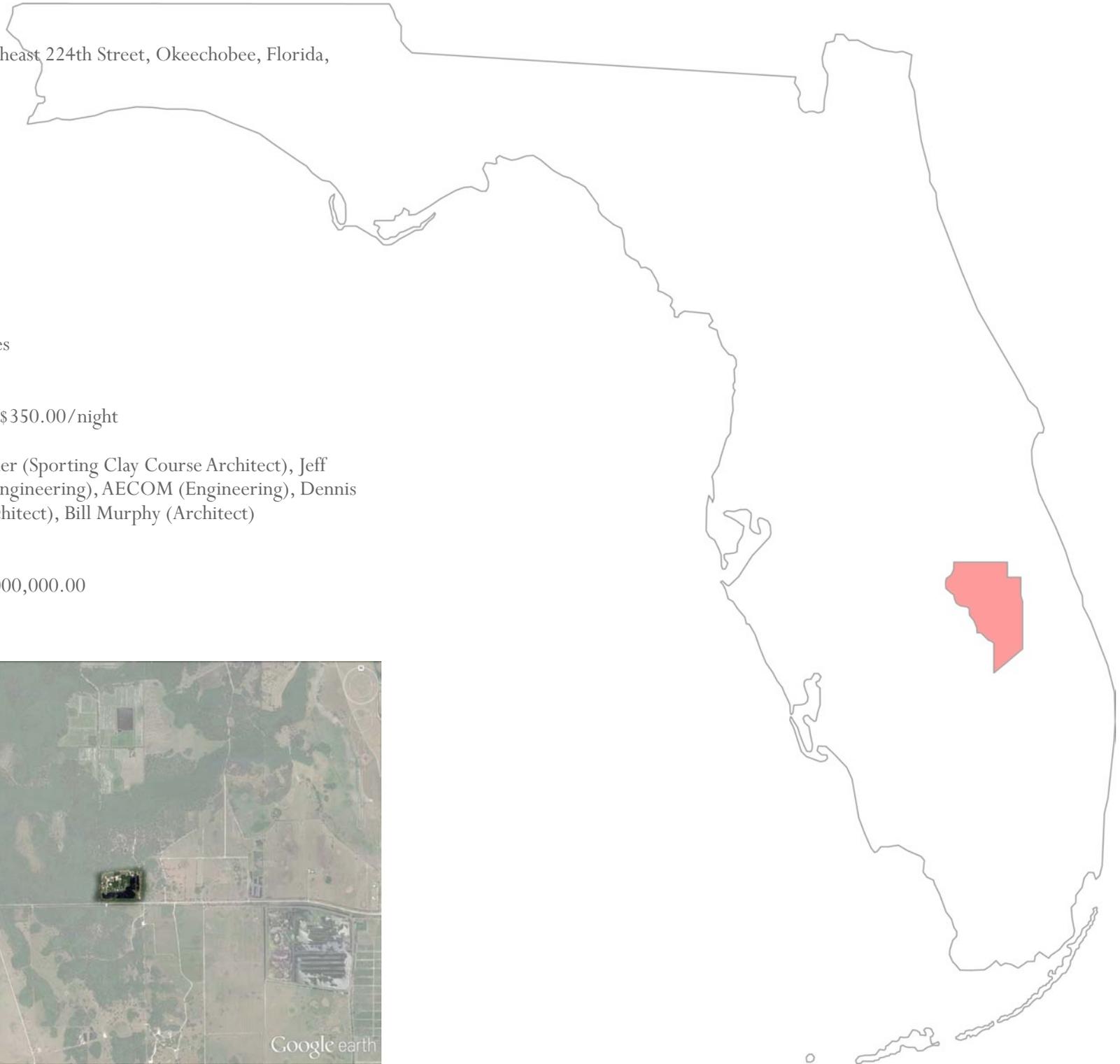
Entire Complex 3,000 Acres
Lodging/Retreat Area 34 Acres

Rates \$125.00 - \$350.00/night

Designer(s) Marty Fisher (Sporting Clay Course Architect), Jeff Sumner (Engineering), AECOM (Engineering), Dennis Dunn (Architect), Bill Murphy (Architect)

Financials

Budget None
Estimated Cost over \$10,000,000.00





Density Low

Land Use Type Rural Unincorporated / Agriculture

Purpose Lodging, Sporting Clays, Hunting, Conservation, Excursion

Users Sportsmen, Hunters, Politicians, Businessmen, Youth
Sportsmen, Youth Hunters, Fishermen, Athletes, Farmers,

Maintenance Very low - Mostly native species, prairies, pine flatwoods and hardwood hammocks

- | | |
|------------------------------|---------------------------------|
| 1. Entry | 16. Owners Lodge |
| 2. Fishing Equipment Storage | 17. Guest Cottages |
| 3. Helipad | 18. Manufactured Lake |
| 4. Laborer Housing | 19. Private Zoo (Jurassic Park) |
| 5. Kennel and Garages | |
| 6. Quail Roost | |
| 7. Lodge | |
| 8. Cottage Complex | |
| 9. Cottage Complex Phase II | |
| 10. Multi-Unit Cottage | |
| 11. Preservation Area | |
| 12. Swamp Buggy Storage | |
| 13. Large Equipment Storage | |
| 14. Employee Quarters | |
| 15. Care Taker's Quarters | |



Perception & Meaning

This complex began as Whit Hudson's, partner in Republic Services, hunting ranch. His high profile friends sometimes asked if they could hunt on the land as well, soon he saw this as an opportunity to open a public sporting facility as well as working plantation that maintains orange groves, cattle, exotic animals, quail and turkey breeding grounds and conservation lands. The greatest conservationists are hunters, organizations like Ducks Unlimited, The Turkey Federation & Elk Foundation, pump more money and resources into wild life protection and conservation than PETA, the Sierra Club and Audubon Society combined.

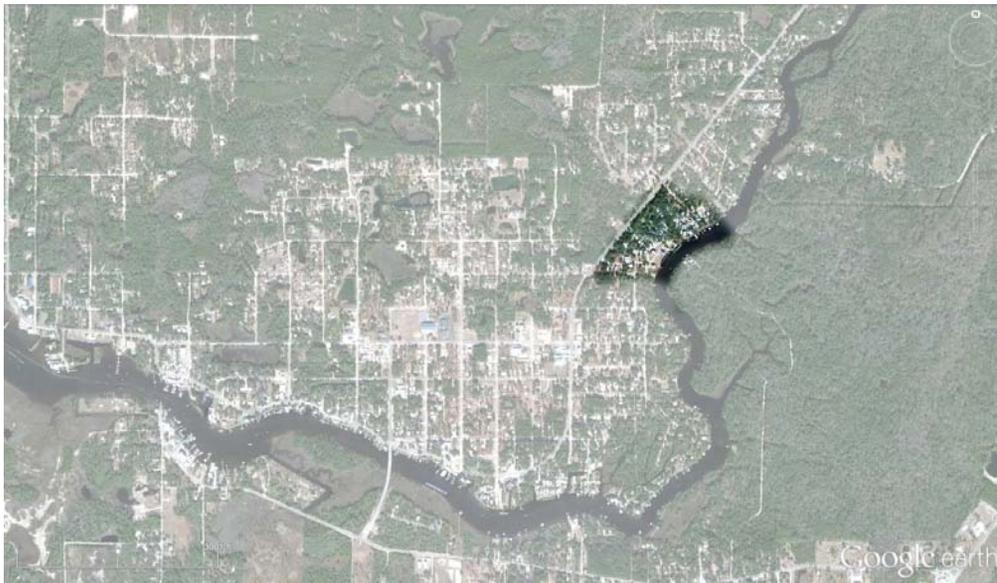
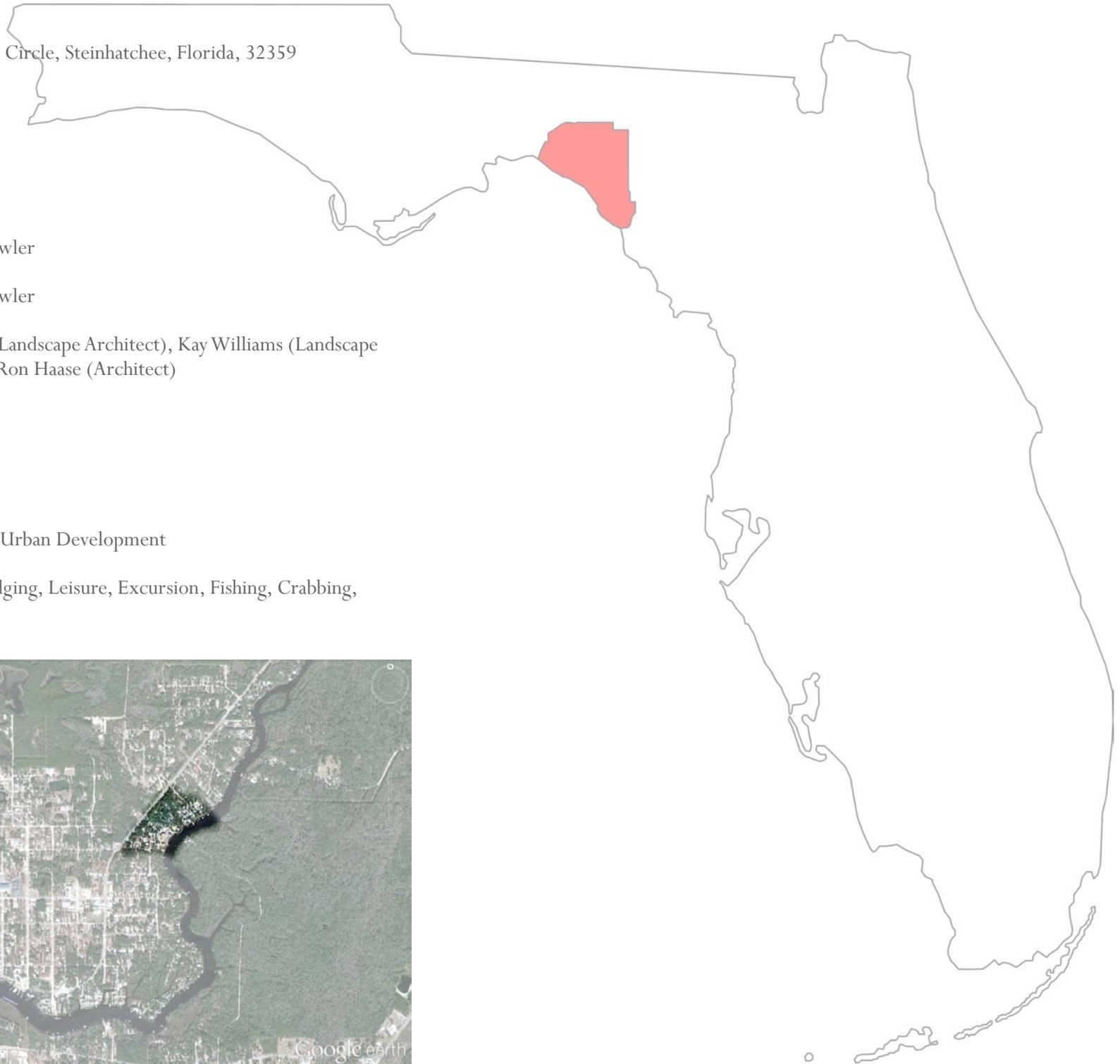
Application to GG&F

Quail Creek Plantation's resort complex is an extremely functional space; in which not only guests relax and congregate after a day of sport, but also a support facility for the plantation at large. Dog kennels, quail houses and swamp buggy garages, dot the 34 acre complex and allow for seamless functionality. The myriad of activities and the amount of life on site is something I will to mimic at Griffin's Greenery and Farm. Clientele from Europe, Australia, Africa and the Caribbean flock to Quail Creek Plantation, sometimes for only a three day weekend, this demonstrates that though the plantation is remote, it is visited by a diverse clientele from around the world at all times of the year.

Steinhatchee Landing Resort

Steinhatchee Landing Resort

Location	203 Ryland Circle, Steinhatchee, Florida, 32359
Scale Entire Complex	24.0 Acres
Dates Designs	1987
Founder	R. Dean Fowler
Owner(s)	R. Dean Fowler
Designer(s)	Bob Grist (Landscape Architect), Kay Williams (Landscape Architect) Ron Haase (Architect)
Financials Budget	None
Density	Medium
Land Use Type	Mixed Use Urban Development
Purpose	Luxury Lodging, Leisure, Excursion, Fishing, Crabbing, Scalloping





1. Entry
2. Check In
3. Chapel & Cemetery Folly
4. Honeymoon Cottage
5. Jimmy Carter Cottage
6. Tennis Court
7. Petting Zoo
8. Boat Facilities
9. Steinhatchee River
10. Boat Ramp

Rates \$146.00 – \$612.00/night

Users Tourists, Vacationers, Fishermen

Maintenance Moderate – Low, Grounds are filled with native plantings and other medium to low maintenance southern plants.



Perception & Meaning

This resort complex was the dream of the developer R. Dean Fowler, He sought out the leading expert on Florida Cracker Home Design, and two of the best Landscape Architects in the fields of preservation, and this specific region's design aesthetic and plant pallet. Home sites were thoughtfully laid out to take advantage of certain view sheds and to avoid displacing the many historic and wonderful trees that had previously existed on the grounds. Bob and Kay referred to the planning process as 3D sensitivity." A major issue with this project is waste water treatment. For the entire site a one acre waste water treatment plant was required, to which refuse had to be pumped up hill.

Application to GG&F

The thoughtfulness in the site planning aspect of Steinatchee Landing is superb and I will bring the same care in planning to Griffin's Greenery and Farm. With the problems presented to this project along the lines of waste water treatment, care will be taken to solve those issues in the planning phases of Griffin's Greenery and Farm. I will not place the septic and water treatment facilities on ground higher than the source of

Design Process

The design process began with three sketch concepts. Concept number one went against the clients wishes in the field of desired locations but an experiment for the resort's sake had to be conducted. Concept two was more of a balancing act of the client's needs and wants. Concept three kept the balance of concept two but began to adhere to an axial scheme. The concepts are presented with a sketch master plan image first, followed by the same image reduced in size with portions displayed in grayscale. The portions of the second plans delineated in greyscale represent the areas that will experience demolition in one form or another. All of the concepts were scored either with a '1', '2' or '3', three being the highest score. The concepts were scored based on:

- Therapeutic quality
- Level of client's needs met
- Quality of Size and Privacy of estate
- Water runoff management
- Strong design in plan
- Circulation
- Grow area opportunities

An average of the total score card was calculated and the highest average proved itself worthy of refinement.

Concept 1: Resort Centered



- 3 = Therapeutic Quality
- 2 = Client Needs Met
- 1 = Quality of Size and Privacy of Estate
- 3 = Water Runoff Management
- 2 = Strong Design in Plan
- 1 = Circulation
- 3 = Grow Area Opportunities
- 1 = Observation Tower Opportunity
- 2 = Demolition Required / Cut and Fill
- 2.00 = Average Score



Concept 2: Balance



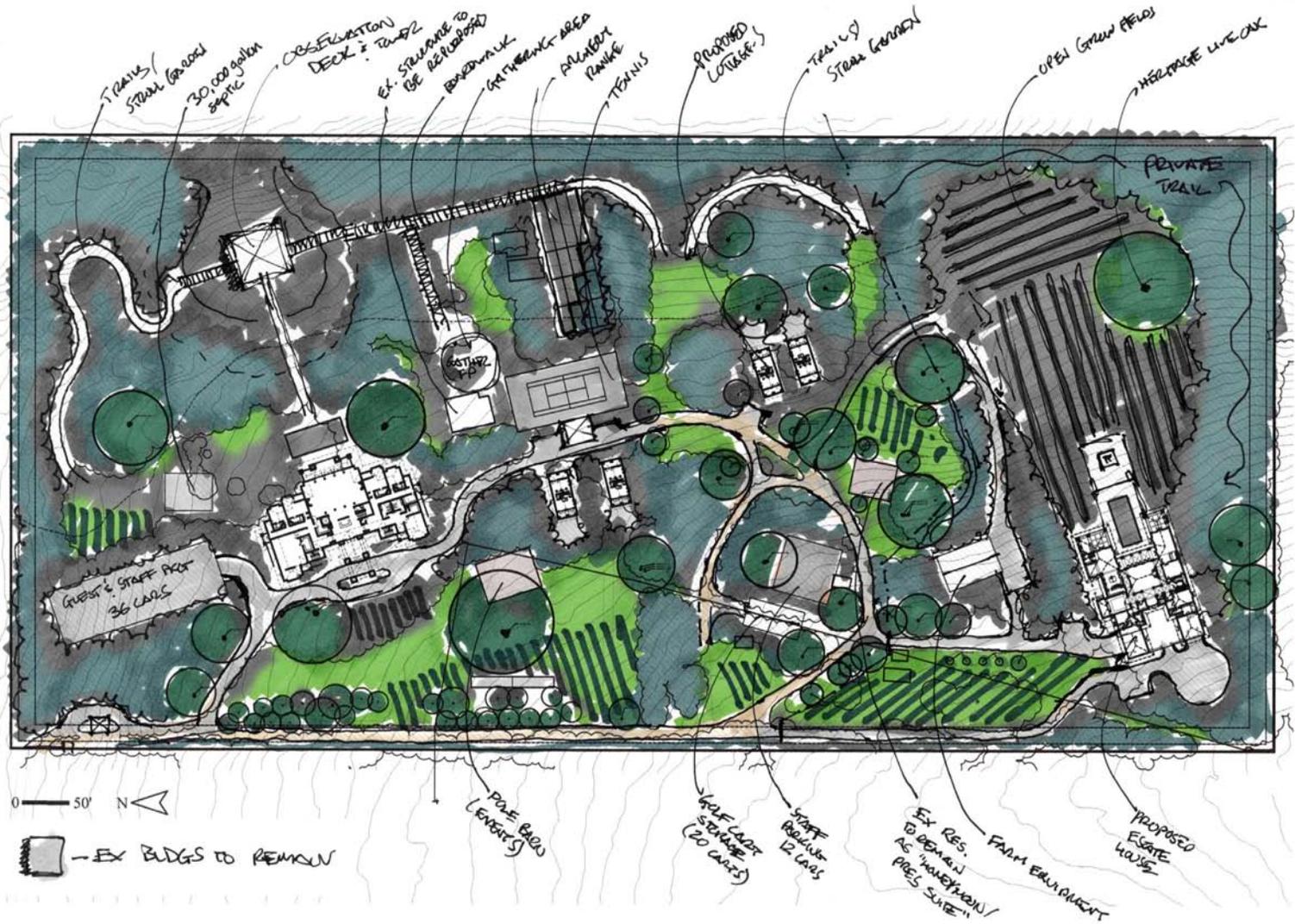
- 3 = Therapeutic Quality
- 3 = Client Needs Met
- 2 = Quality of Size and Privacy of Estate
- 3 = Water Runoff Management
- 1 = Strong Design in Plan
- 2 = Circulation
- 3 = Grow Area Opportunities
- 3 = Observation Tower Opportunity
- 1 = Demolition Required / Cut and Fill
- 2.33 = Average Score



Concept 3: Axial Balance

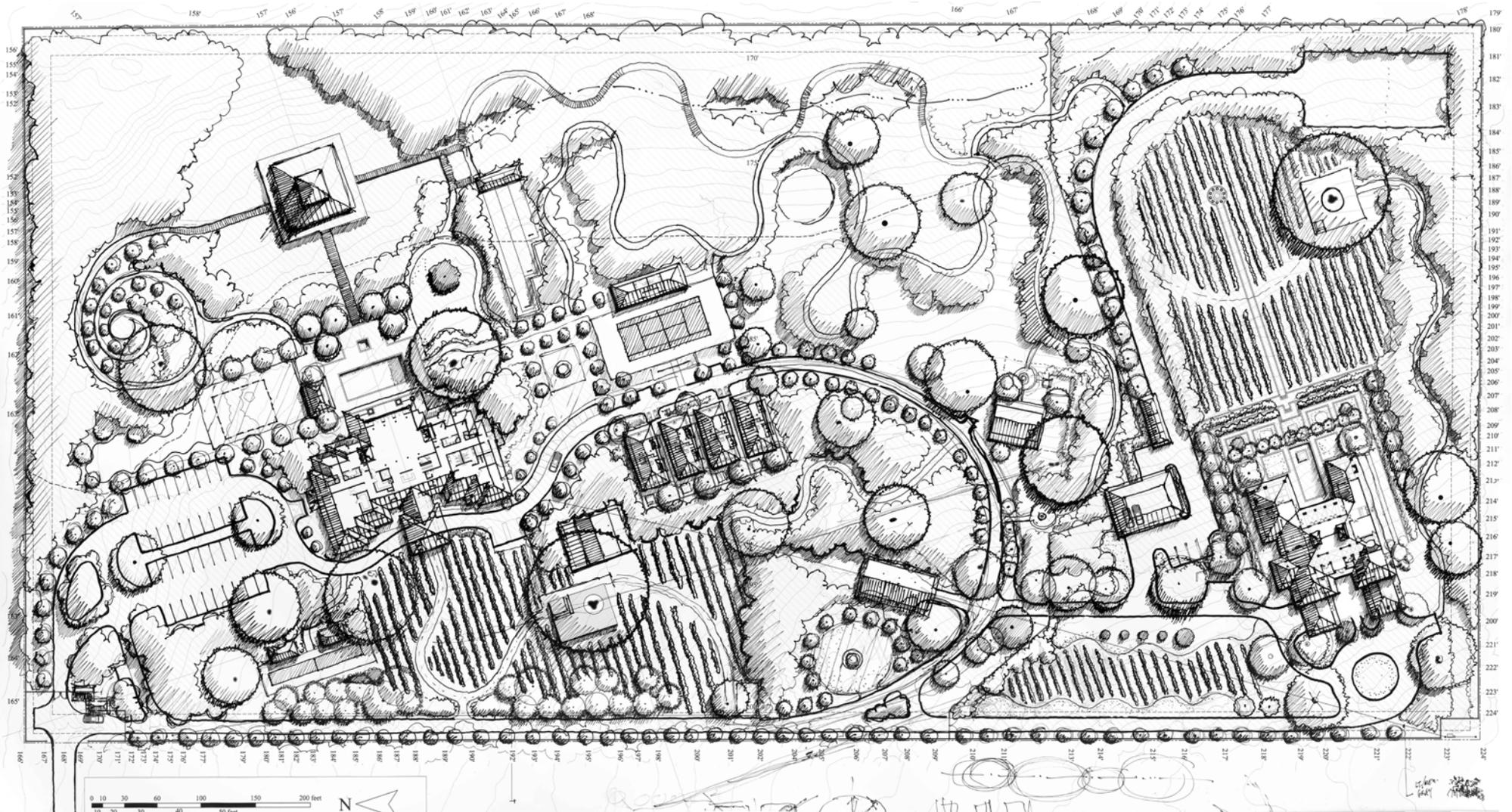


- 3 = Therapeutic Quality
- 3 = Client Needs Met
- 2 = Quality of Size and Privacy of Estate
- 3 = Water Runoff Management
- 3 = Strong Design in Plan
- 2 = Circulation
- 3 = Grow Area Opportunities
- 3 = Observation Tower Opportunity
- 1 = Demolition Required / Cut and Fill
- 2.55 = Average Score



Concept 3 Refined

Concept three proved with a score of 2.55 that is the most worthy of refinement. The following plans are expansions on concept 3...



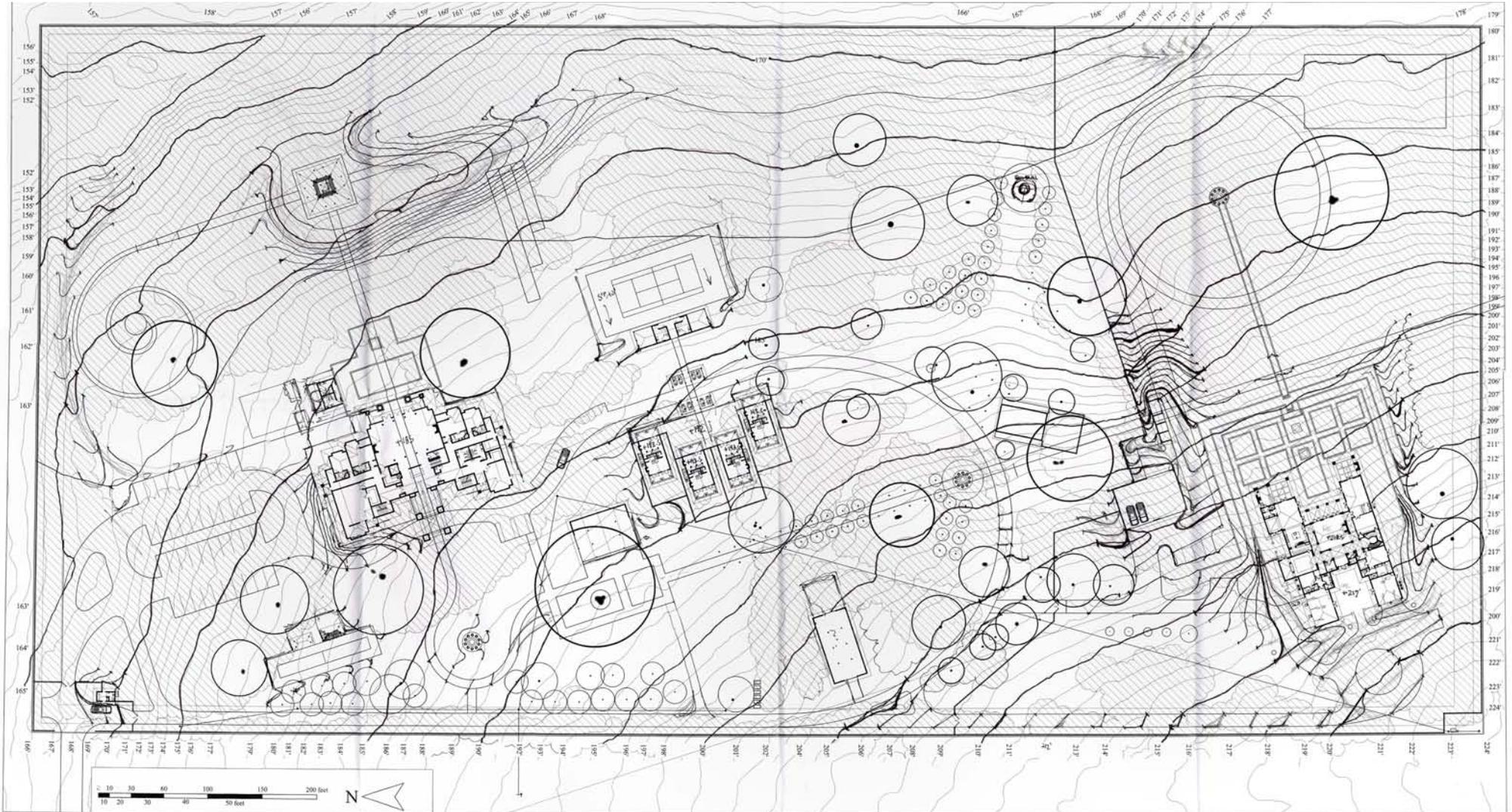
Concept 3 Refined Color

A little color aids in deciphering what is happening in the scheme



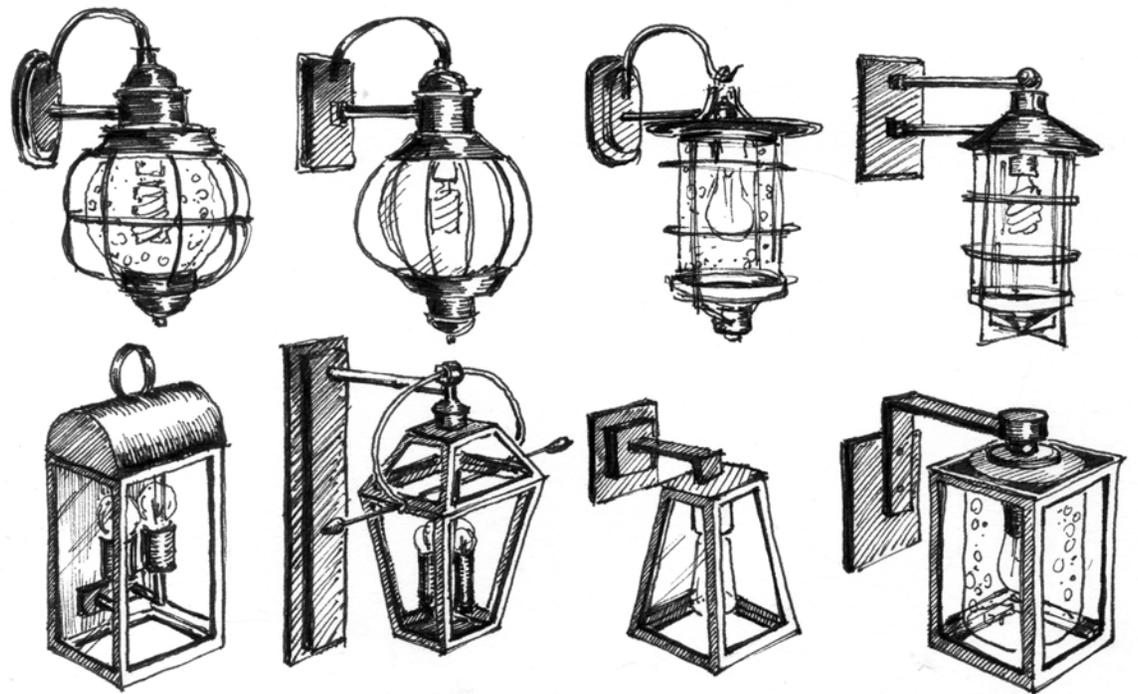
Concept 3 Expanded Sketch Grading

The first run-through of how to shape the land to best accommodate existing natural systems and the design itself



Lighting Fixture Concepts

In harnessing and playing with lighting throughout Griffin's Greenery and Farm, I created a range of 'rustic' contemporary fixtures.

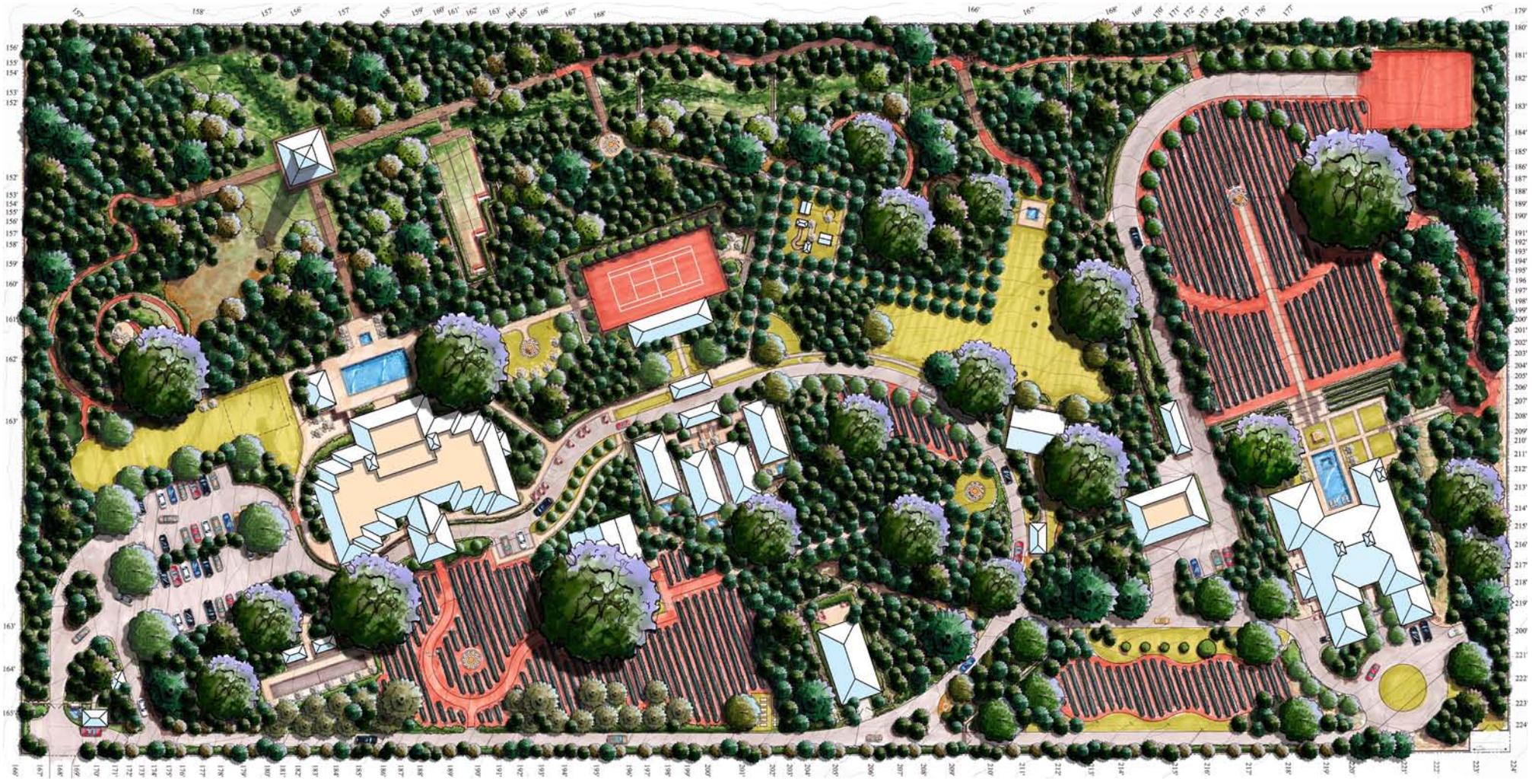


MAX GOODING

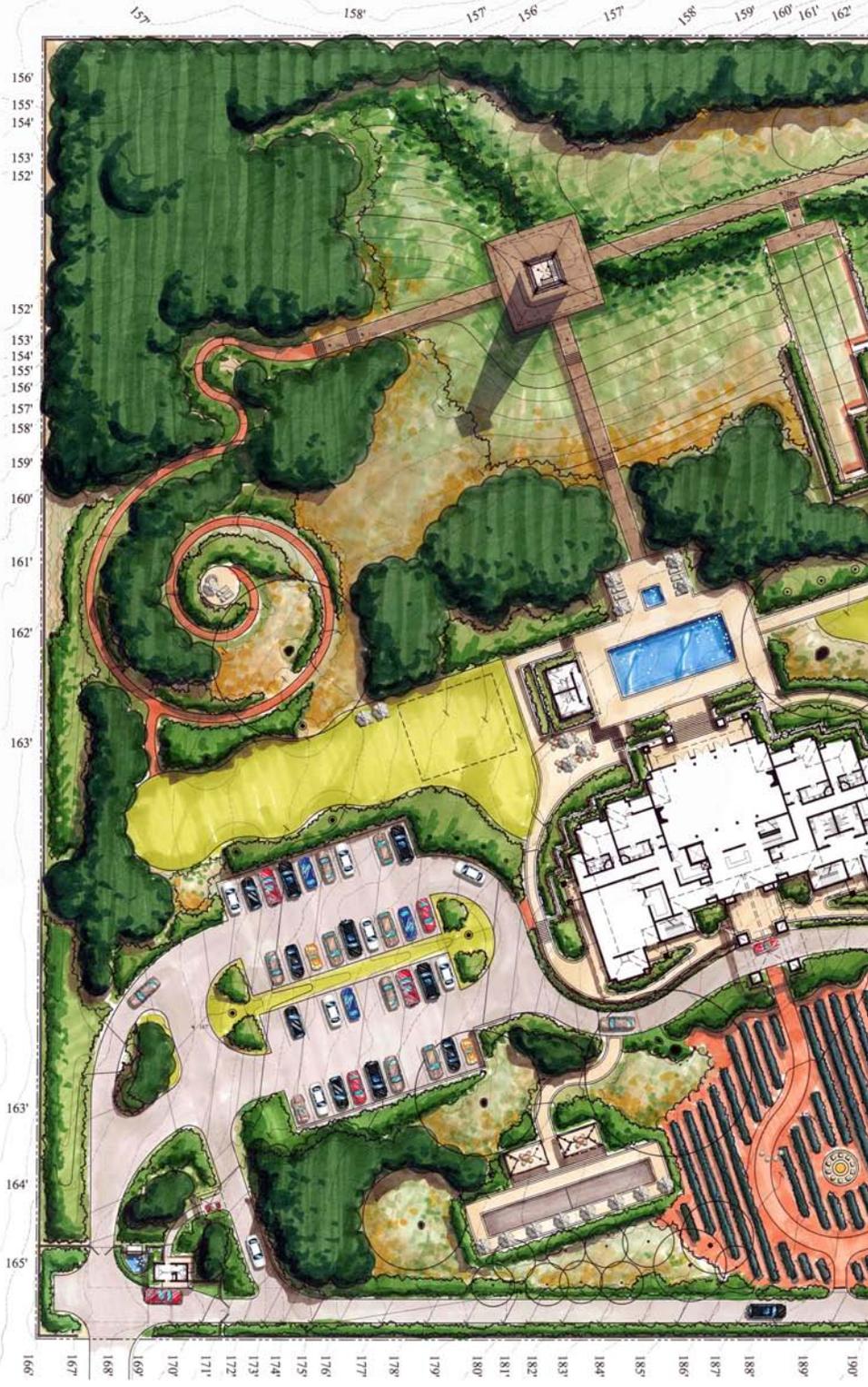
Final Grading Plan

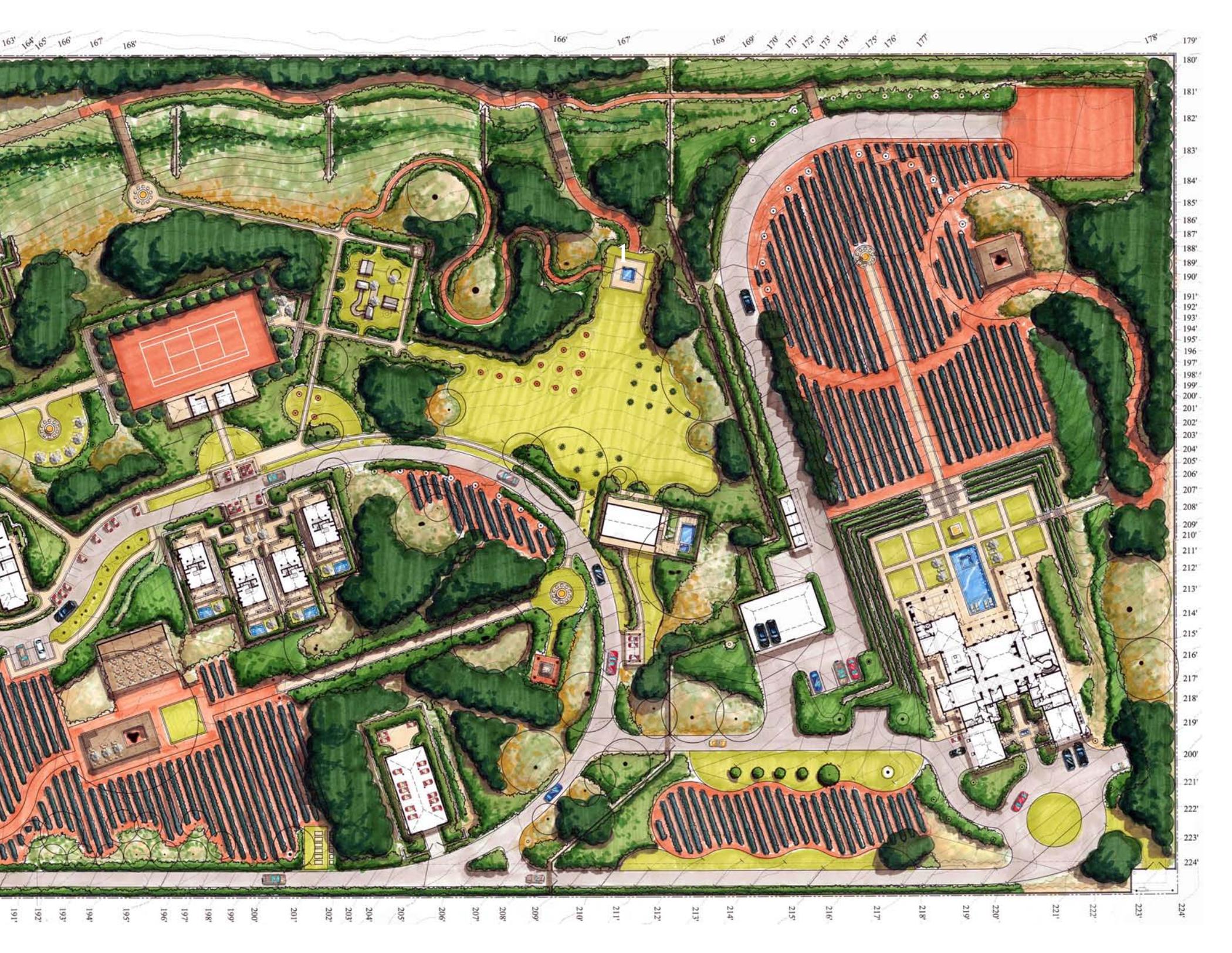


Master Plan



Master Plan: Ground





The Tapestry

The space I have created in this project,
is a woven tapestry of experiences and moments,
which in the fashion of a classical tapestry, tells a story,

your story.

Each spatial component is an experience, a small piece of the tale linking and moving the user into the next chapter of themselves. This tapestry of experiences I've created delivers a healing, autobiographical experience personal to each user, in which the ending finds the user recharged, rejuvenated, refocused, repurposed and re-driven.

The story begins with the user, who arrives worn, ragged and somewhat lost. As they enter this space like no other, novelty ignites within the heart and mind. A child now once again, the user sees many familiarities for the first time, they recall when the world was a big place, and opportunity and forked paths lie at every turn. They reflect and relive moments that happened on their paths, they evaluate and reevaluate where it has led them. Through the trails and allees the user experiences a fleeting moment in which they try to place a value on their choices. This need to assign value causes the user briefly to ask themselves the dark nagging question, "Have I chosen the right path?"

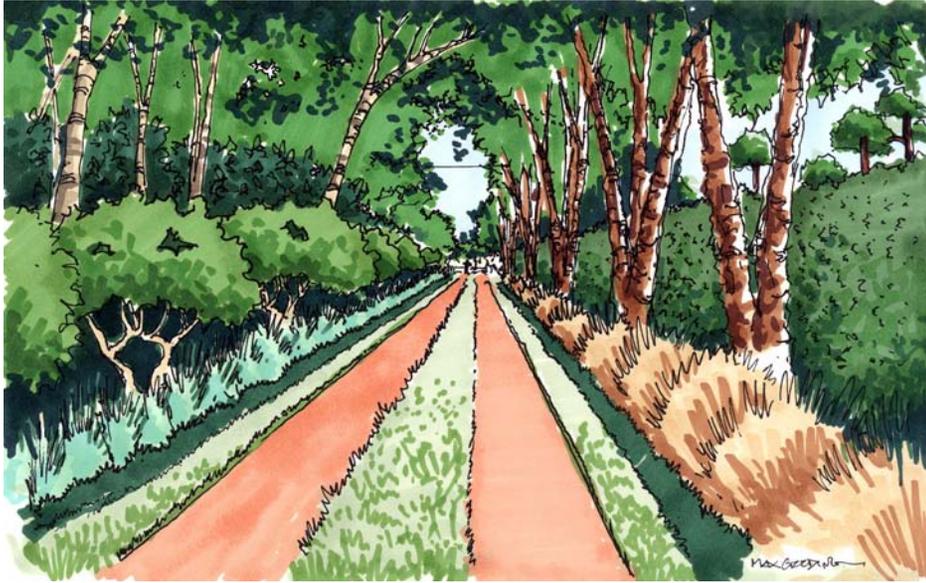
Griffin's Greenery and Farm casts away the darkness by presenting the user with yet another corridor to venture, reassuring that the other path will remain for later exploration if desired. The user begins to understand the same principle can be applied to our own lives. There is always another path; another choice, that will breed infinite alternatives, whose alternatives have infinite alternatives. Tired of the possibilities and the lengths one could go, the user embraces rest. The rising sun harkens the next chapter of the user's story. A world that seemed to have no possibilities now boasts opportunities uncountable. The user fills the day with variety. The space I've created keeps one moving, constantly offering small surprises like alternate pathways, sculptures, specimen plants, lush sub-gardens, moments to reflect, moments of humor, moments of remembrance and moments of utter joy.

Upon the valet returning his or her car to the user, we find a different person than the one whom the valley greeted previously. This user, has a confidence they are on the right path, they know just who they are and what they mean to this world. This user has been reminded by Griffin's Greenery and Farm of his or her great worth and role in the circle of life. They depart the gates with a grin, knowing they are in charge of their path, and will only leave it, if they choose too.



Entry





Entry drive 1



Entry drive 2

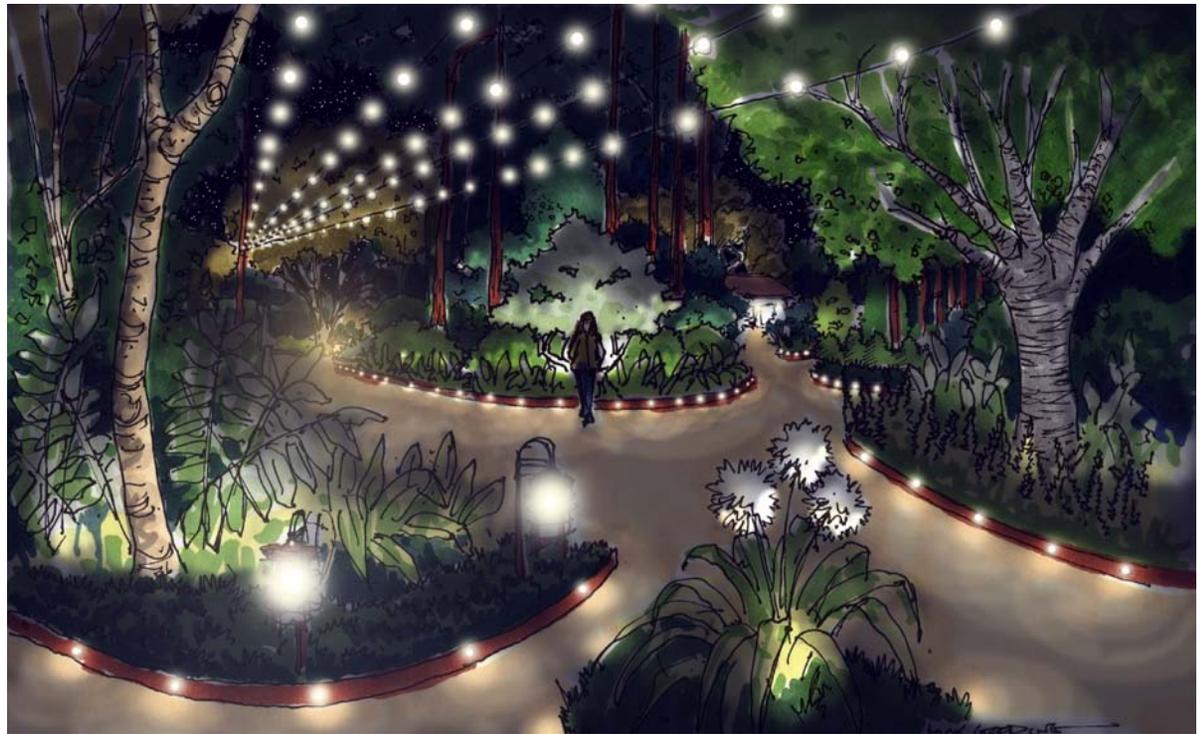


Max Goodwin

The Lodge



Estate interchange





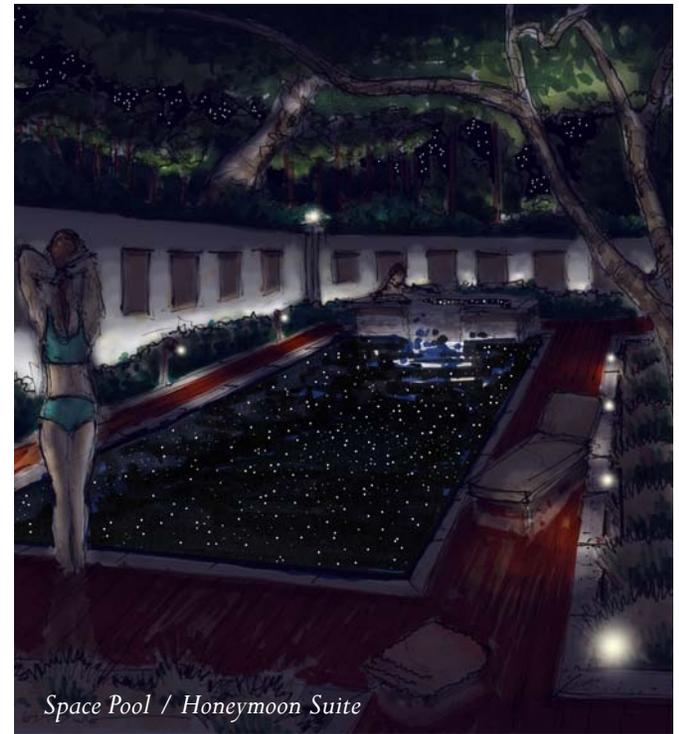
Trailhead 1



Lawn Trailhead



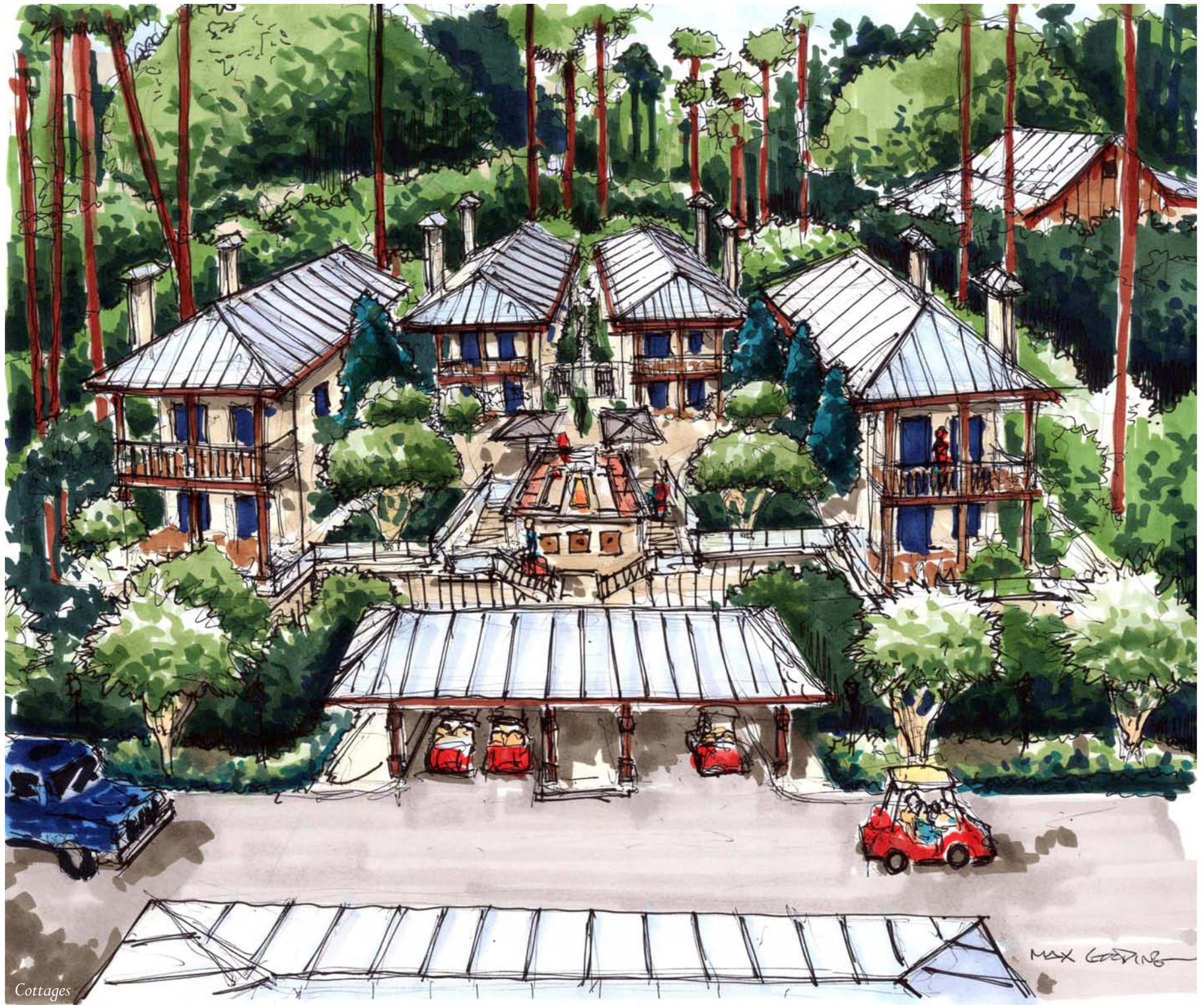
Trailhead 2



Space Pool / Honeymoon Suite



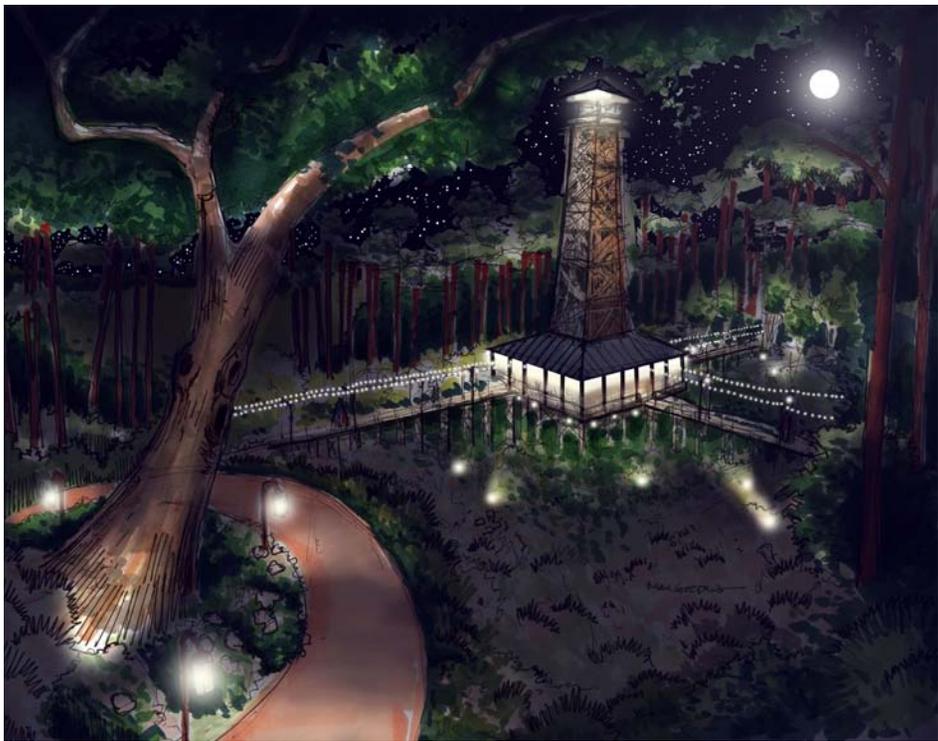




Cottages

MAX GOEDING









MAX BRADING

The Estate



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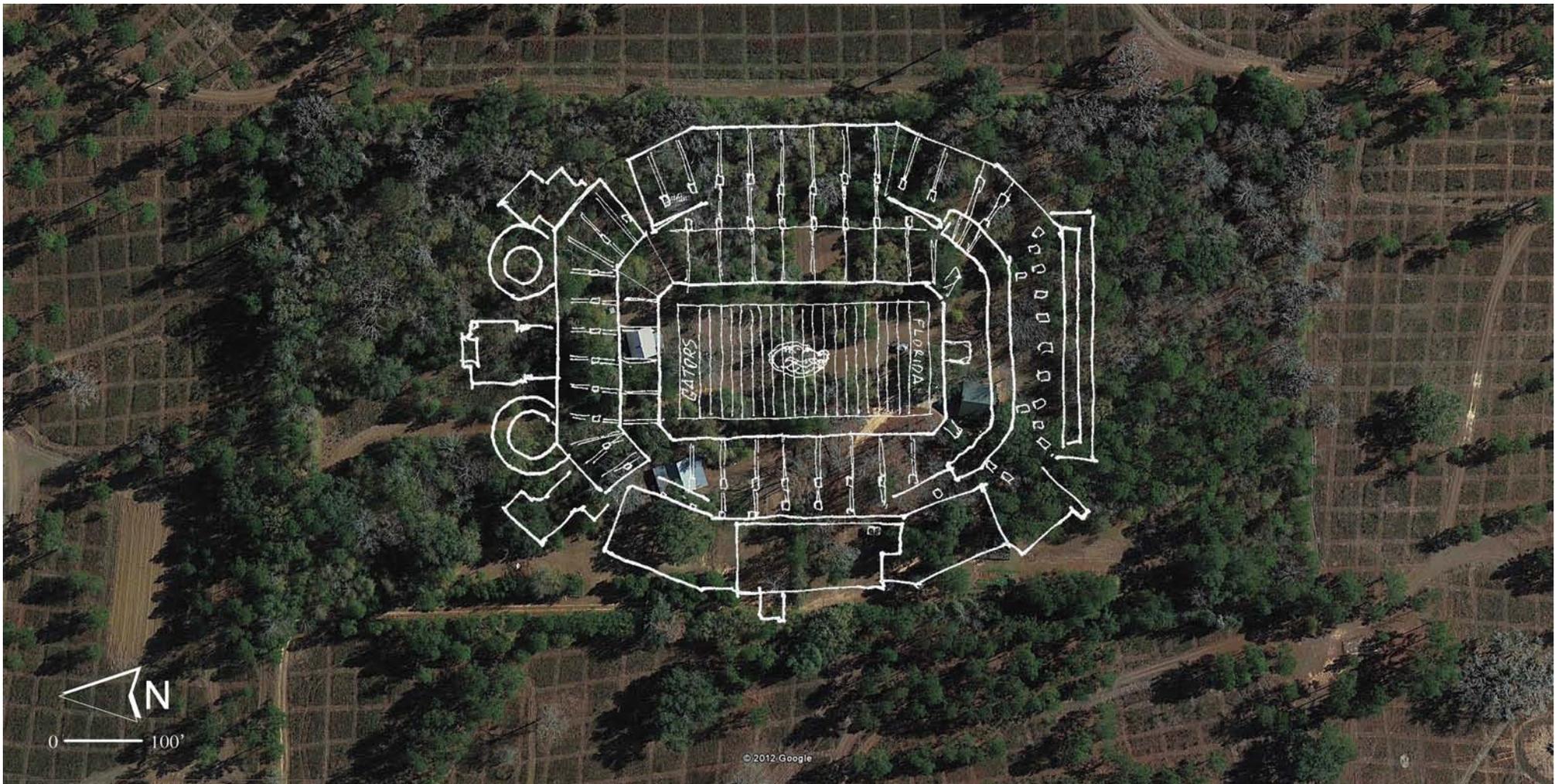
Telephone Interview with Amy Griffin, (Owner of Griffin's Greenery & Farm) conducted on September 24, 2012, 4:30pm

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MAX GOODING

NEW YORK LONDON CHICAGO MIAMI ATLANTA PHOENIX BUFFALO
 AVON PARK DAYTONA FT. MYERS GAINESVILLE JACKSONVILLE
 LAKE PLACID MONTELEONE NAPLES ORLANDO ORLANDO PENNSACOLA
 SEBRING ST. GEORGE ISLAND TALLAHASSEE TAMPA WACO WEST PALM BEACH

“Rest is not idleness, and to lie sometimes on the grass under the trees on a summer’s day, listening to the murmur of water, or watching the clouds float across the sky, is by no means a waste of time”

-John Lubbock

