

ANY USE OR REPRODUCTION WITHOUT EXPRESSED WRITTEN PERMISSION FROM LANDWISE DESIGN, INC. IS PROHIBITED

City of Key West Overhead Electrical Easement
Approx. 16' feet wide
Deed Book G-56, Page 449 &
ALSO for a period of 50 years from 7/2/98

Northeasterly Right-of-Way Line of Palm Avenue

PALM AVENUE (50' R/W) Public Road (U.S.N. Ownership)

Trumbo (U.S.N.)
Entrance to

Southwesterly Right-of-Way Line of Palm Avenue



LINE TABLE

Line	Bearing	Distance
L1	S.55°51'30"W	0.10'
L2	N.55°51'30"E	0.10'
L3	N.10°44'48"E	9.45'
L4	N.79°15'12"E	36.00'
L5	S.19°44'48"W	9.38'
L6	S.10°23'08"E	20.10'
L7	S.14°07'44"E	118.81'
L8	S.49°45'51"W	7.96'
L9	S.17°56'38"E	45.64'
L10	N.19°36'43"W	71.50'

TREE #	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS	ACTION
Impacted Specially Protected / Significant Trees (Palms, Common Non-Native / Exotic-Invasive Trees not included)				
1	<i>Coccoloba uvifera</i>	Seagrape	14" dbh	relocate-rice tree
2	<i>Pithecellobium dulce</i>	Madras Thorn	19" dbh	remove -invasive exotic, liability
3	<i>Pithecellobium dulce</i>	Madras Thorn	19", 14" dbh	remove -invasive exotic, liability
4	<i>Coccoloba uvifera</i>	Seagrape	18" dbh	relocate-rice tree
5	<i>Pithecellobium dulce</i>	Madras Thorn	21" dbh	remove -invasive exotic, liability
6	Simpson Stopper	Myrcianthes fragrans	multi-stem	relocate-excellent tree
7	<i>Pithecellobium dulce</i>	Madras Thorn	25" dbh	remove -invasive exotic, liability
8	<i>Conocarpus erectus senecius</i>	Silver Buttonwood	3"-6" multi-trunks (12")	remove-fair quality
9	<i>Bursera simaruba</i>	Gumbo Limbo	10" dbh	relocate
10	<i>Pithecellobium dulce</i>	Madras Thorn	13" dbh	remove -invasive exotic, liability
11	<i>Pithecellobium dulce</i>	Madras Thorn	50" dbh	remove -invasive exotic, liability
12	<i>Pithecellobium dulce</i>	Madras Thorn	26" dbh	remove -invasive exotic, liability
13	<i>Pithecellobium dulce</i>	Madras Thorn	24" dbh	remove -invasive exotic, liability
14	<i>Pithecellobium dulce</i>	Madras Thorn	15", 12" dbh	remove -invasive exotic, liability
15	<i>Pithecellobium dulce</i>	Madras Thorn	34" dbh	remove -invasive exotic, liability
16	<i>Pithecellobium dulce</i>	Madras Thorn	17" dbh	remove -invasive exotic, liability
17	<i>Pithecellobium dulce</i>	Madras Thorn	15" dbh	remove -invasive exotic, liability
18	<i>Delonix regia</i>	Royal Poinciana	10" dbh	relocate-excellent tree
19	<i>Pithecellobium dulce</i>	Madras Thorn	24" dbh	remove -invasive exotic, liability
20	<i>Pithecellobium dulce</i>	Madras Thorn	15" dbh	remove -invasive exotic, liability
21	<i>Pithecellobium dulce</i>	Madras Thorn	48" dbh	remove -invasive exotic, liability
22	<i>Bucida buceras</i>	Black Olive	13" dbh	remove - unprotected tree
23	<i>Pithecellobium dulce</i>	Madras Thorn	25" dbh	remove -invasive exotic, liability
24	<i>Coccoloba uvifera</i>	Seagrape	23" dbh	remove-poor quality
25	<i>Delonix regia</i>	Royal Poinciana	15" dbh	remove-poor quality
26	<i>Bauhinia blakeana</i>	Hong Kong Orchid	25" dbh	remove-non native
27	<i>Pithecellobium dulce</i>	Madras Thorn	22" dbh	remove -invasive exotic, liability
28	<i>Delonix regia</i>	Royal Poinciana	11" dbh	relocate-fair quality
29	<i>Bursera simaruba</i>	Gumbo Limbo	9" dbh	relocate-fair quality
30	<i>Pongamia pinnata</i>	Pongam	30" dbh	remove-exotic, poisonous seeds
31	<i>Ficus</i>	Ficus	21" dbh	remove - invasive
32	<i>Bursera simaruba</i>	Gumbo Limbo	11" dbh	relocate-good tree
33	<i>Ficus</i>	Ficus	56" dbh	remove / relocate - hardscape
34	<i>Pithecellobium dulce</i>	Madras Thorn	20", 13" dbh	remove -invasive exotic, liability
35	<i>Pithecellobium dulce</i>	Madras Thorn	22", 23" dbh	remove -invasive exotic, liability
36	<i>Bursera simaruba</i>	Gumbo Limbo	9" dbh	relocate-fair quality
37	<i>Conocarpus erectus senecius</i>	Silver Buttonwood	3"-6" multi-cluster (12")	remove-poor quality
38	<i>Pithecellobium dulce</i>	Madras Thorn	12", 15" dbh	remove -invasive exotic, liability
39	<i>Ficus</i>	Ficus	23" dbh	remove-not protected
40	<i>Conocarpus erectus senecius</i>	Silver Buttonwood	18", 10", 9" dbh	remove-nice quality
41	<i>Conocarpus erectus</i>	Green Buttonwood	15" dbh	remove - poor quality
42	<i>Bursera simaruba</i>	Gumbo Limbo	22" dbh	relocate-fair quality
43	<i>Swietenia mahogani</i>	Mahogany	36" dbh	remove-excellent quality
44	<i>Bucida buceras</i>	Black Olive	14" dbh	remove - unprotected tree
45	<i>Delonix regia</i>	Royal Poinciana	43" dbh	remove-poor-fair quality
46	<i>Swietenia mahogani</i>	Mahogany	24" dbh	remove-excellent quality
47	<i>Melicoccus bijugatus</i>	Spanish Lime	25" dbh	remove - poor quality-base rot
48	<i>Ficus</i>	Ficus	68" dbh	remove-not protected
49	<i>Ficus</i>	Ficus	42" dbh	remove-not protected-very poor
50	<i>Pithecellobium dulce</i>	Madras Thorn	29" dbh	remove -invasive exotic, liability
51	<i>Swietenia mahogani</i>	Mahogany	17" dbh	relocate-excellent quality
52	<i>Ficus</i>	Ficus	21" dbh	remove-very poor
53	<i>Delonix regia</i>	Royal Poinciana	22", 18" dbh	remove-poor-fair quality-strangler wrap
54	<i>Ficus</i>	Ficus	68" dbh	remove-not protected-very poor
55	<i>Swietenia mahogani</i>	Mahogany	13" dbh	relocate-excellent quality
56	<i>Bursera simaruba</i>	Gumbo Limbo	10", 7" dbh	relocate-good quality
57	<i>Delonix regia</i>	Royal Poinciana	23" dbh	remove-fair quality-bldg conflict
58	<i>Swietenia mahogani</i>	Mahogany	28" dbh	remove-fair quality-marshal request-good cond.
Note: in addition to the above, there are non-protected, invasive trees less than 24" on site to be removed. Note: a comprehensive tree inventory/impact plan shall be provided with each PHASE submittal.				
Trees		Totals		Replacements
Relocated		13		
Removed (Protected Trees)		334	70% =234"	
Removed (Exotic / Invasive)		852	0"	

TREES--
TBW = BUTTONWOOD
TFI = FICUS
TGL = GUMBO LIMBO
TKA = HONG KONG ORCHID
TKA = KAPOK
TMA = MAHOGANY
TMT = MANDRAS THORN
TBO = BLACK OLIVE
TPOIN = ROYAL POINCIANA
TSF = STANGLER FIG
TSG = SEAGRAPE
TSL = SPANISH LIME
TSS = SIMPSON STOPPER
TTA = TROPICAL ALMOND
TWB = WILLOW BUSTIC
TUNK = UNKNOWN

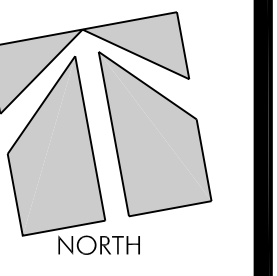
BENCHMARK USED: PID AA0020
STAMPING: D 121 1945
MARK LOGO: CGS
EL. 3.91', NGVD29

LEGEND
 TREES TO BE REMOVED
 TREES TO BE RELOCATED

PLAN NOTES
 THE TREE INVENTORY PROVIDED IS INTENDED TO LOCATE THE PROTECTED AND SIGNIFICANT TREES (24" AND GREATER) ON SITE IN ORDER TO LAYOUT THE SITE PLAN IN A MANNER THAT MINIMIZES TREE IMPACTS.
 PENDING SITE PLAN APPROVAL, A COMPREHENSIVE SURVEY OF THE ENTIRE SITE INCLUDING ALL TREES, PALMS, UNDERSTORY TREES AND TREES OF SMALLER DBH SHALL BE INVENTORIED. A REVISED TREE INVENTORY PLAN SHALL BE PROVIDED FOR REVIEW WITH EACH PHASE SUBMITTAL.

TREE INVENTORY

REVISIONS:
 10.31.12 KW Comments
 11.28.12 Resubmittal
 12.18.12 Resubmittal



JOB NUMBER:
12003
DATE:
9.31.12
DRAWN BY:
LBR
CHECKED BY:
LBR

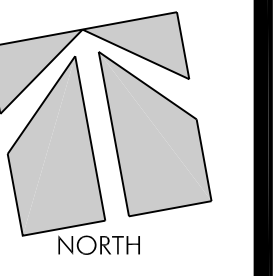
SHEET NUMBER:
L-1

This drawing is the property of Landwise Design, Inc. and is not to be reproduced, copied, or transmitted in any form or by any means without the written consent of Landwise Design, Inc. © Copyright 2012

THIS DRAWING, DESIGN AND INVENTION IS THE INSTRUMENT OF SERVICE AND PROPERTY OF LANDWISE DESIGN, INC. ANY USE OR REPRODUCTION WITHOUT EXPRESSED WRITTEN PERMISSION FROM LANDWISE DESIGN, INC. IS PROHIBITED.

REVISIONS:

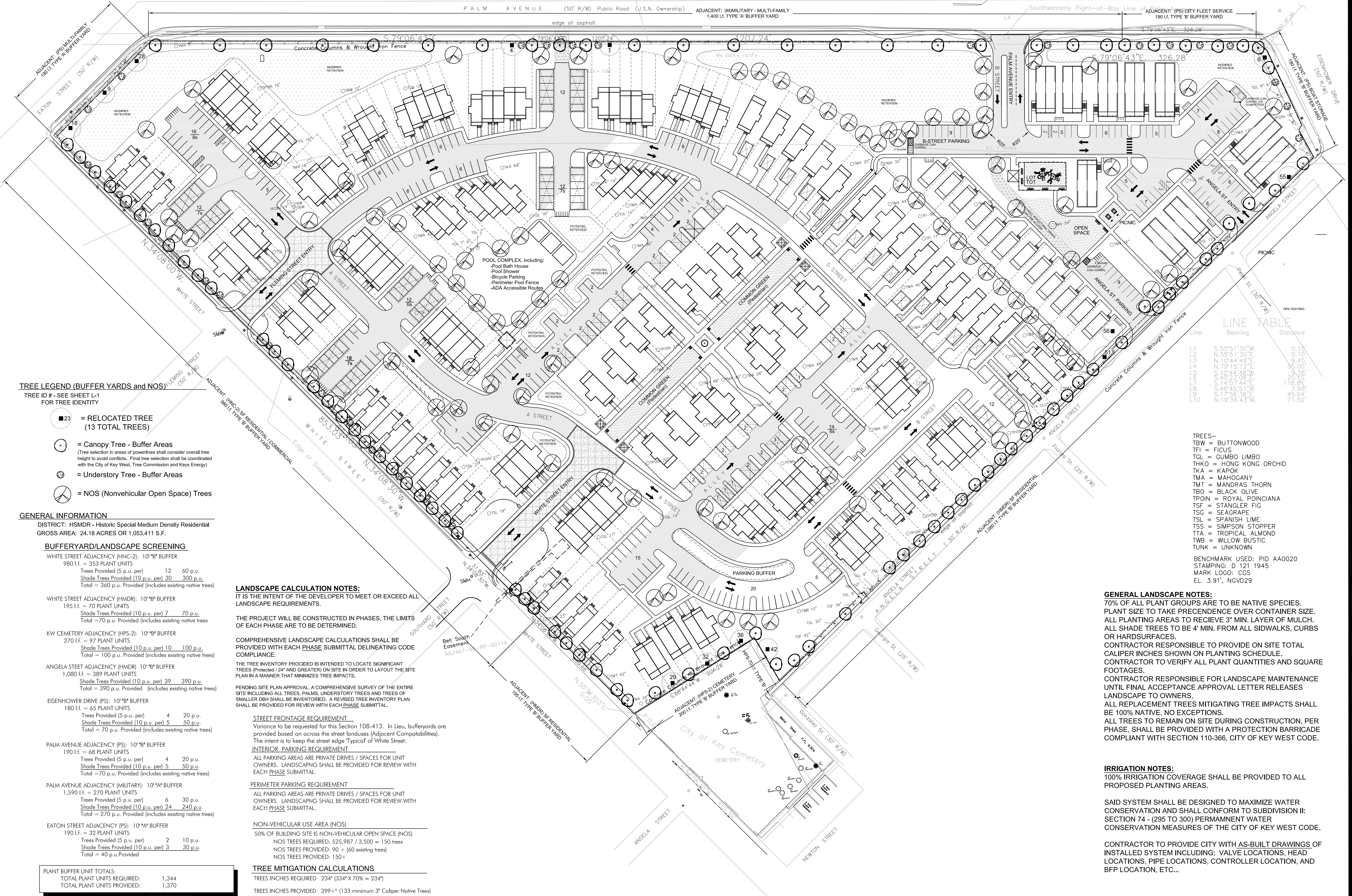
10.31.12	KW Comments
11.28.12	Resubmittal
11.28.12	Cor. Area
12.18.12	Staff Rev.



JOB NUMBER:
12003
DATE:
9.31.12
DRAWN BY:
LBR
CHECKED BY:
LBR

SHEET NUMBER:
L-2

This drawing is the property of Landwise Design, Inc. For the contractor, the contents of this drawing are confidential and shall not be transmitted to any other party without the express written consent of Landwise Design, Inc.
© Copyright 2012



TREE LEGEND (BUFFER YARDS and NOS)
TREE ID # - SEE SHEET L-1
FOR TREE IDENTITY

- 23 = RELOCATED TREE (13 TOTAL TREES)
- = Canopy Tree - Buffer Areas
(Tree selection in areas of powerlines shall consider overall tree height to avoid conflicts. Final tree selection shall be coordinated with the City of Key West, Tree Commission and Keys Energy)
- ⊗ = Understory Tree - Buffer Areas
- ⊙ = NOS (Nonvehicular Open Space) Trees

GENERAL INFORMATION
DISTRICT: HSMR - Historic Special Medium Density Residential
GROSS AREA: 24.18 ACRES OR 1,053,411 S.F.

BUFFERYARD/LANDSCAPE SCREENING
WHITE STREET ADJACENCY (HNC-2): 10' *B* BUFFER
980 l.f. = 353 PLANT UNITS
Trees Provided (5 p.u. per) 12 60 p.u.
Shade Trees Provided (10 p.u. per) 30 300 p.u.
Total = 360 p.u. Provided (includes existing native trees)

WHITE STREET ADJACENCY (HMDR): 10' *B* BUFFER
195 l.f. = 70 PLANT UNITS
Shade Trees Provided (10 p.u. per) 7 70 p.u.
Total = 70 p.u. Provided (includes existing native trees)

KW CEMETERY ADJACENCY (HPS-2): 10' *B* BUFFER
270 l.f. = 97 PLANT UNITS
Shade Trees Provided (10 p.u. per) 10 100 p.u.
Total = 100 p.u. Provided (includes existing native trees)

ANGELA STREET ADJACENCY (HMDR): 10' *B* BUFFER
1,080 l.f. = 389 PLANT UNITS
Shade Trees Provided (10 p.u. per) 39 390 p.u.
Total = 390 p.u. Provided (includes existing native trees)

EISENHOWER DRIVE (PS): 10' *B* BUFFER
180 l.f. = 65 PLANT UNITS
Trees Provided (5 p.u. per) 4 20 p.u.
Shade Trees Provided (10 p.u. per) 5 50 p.u.
Total = 70 p.u. Provided (includes existing native trees)

PALM AVENUE ADJACENCY (PS): 10' *B* BUFFER
190 l.f. = 68 PLANT UNITS
Trees Provided (5 p.u. per) 4 20 p.u.
Shade Trees Provided (10 p.u. per) 5 50 p.u.
Total = 70 p.u. Provided (includes existing native trees)

PALM AVENUE ADJACENCY (MILITARY): 10' *A* BUFFER
1,590 l.f. = 270 PLANT UNITS
Trees Provided (5 p.u. per) 6 30 p.u.
Shade Trees Provided (10 p.u. per) 24 240 p.u.
Total = 270 p.u. Provided (includes existing native trees)

EATON STREET ADJACENCY (PS): 10' *A* BUFFER
190 l.f. = 32 PLANT UNITS
Trees Provided (5 p.u. per) 2 10 p.u.
Shade Trees Provided (10 p.u. per) 3 30 p.u.
Total = 40 p.u. Provided

PLANT BUFFER UNIT TOTALS:

TOTAL PLANT UNITS REQUIRED:	1,344
TOTAL PLANT UNITS PROVIDED:	1,370

LANDSCAPE CALCULATION NOTES:
IT IS THE INTENT OF THE DEVELOPER TO MEET OR EXCEED ALL LANDSCAPE REQUIREMENTS.

THE PROJECT WILL BE CONSTRUCTED IN PHASES, THE LIMITS OF EACH PHASE ARE TO BE DETERMINED.

COMPREHENSIVE LANDSCAPE CALCULATIONS SHALL BE PROVIDED WITH EACH PHASE SUBMITTAL DELINEATING CODE COMPLIANCE.

THE TREE INVENTORY PROVIDED IS INTENDED TO LOCATE SIGNIFICANT TREES (Protected / 24" AND GREATER) ON SITE IN ORDER TO LAYOUT THE SITE PLAN IN A MANNER THAT MINIMIZES TREE IMPACTS.

PENDING SITE PLAN APPROVAL, A COMPREHENSIVE SURVEY OF THE ENTIRE SITE INCLUDING ALL TREES, PALMS, UNDERSTORY TREES AND TREES OF SMALLER DBH SHALL BE INVENTORIED. A REVISED TREE INVENTORY PLAN SHALL BE PROVIDED FOR REVIEW WITH EACH PHASE SUBMITTAL.

STREET FRONTAGE REQUIREMENT
Variance to be requested for this Section 108-413. In Lieu, buffer yards are provided based on across the street landuses (Adjacent Compatibilities). The intent is to keep the street edge typical of White Street.

INTERIOR PARKING REQUIREMENT
ALL PARKING AREAS ARE PRIVATE DRIVES / SPACES FOR UNIT OWNERS. LANDSCAPING SHALL BE PROVIDED FOR REVIEW WITH EACH PHASE SUBMITTAL.

PERIMETER PARKING REQUIREMENT
ALL PARKING AREAS ARE PRIVATE DRIVES / SPACES FOR UNIT OWNERS. LANDSCAPING SHALL BE PROVIDED FOR REVIEW WITH EACH PHASE SUBMITTAL.

NON-VEHICULAR USE AREA (NOS)
50% OF BUILDING SITE IS NON-VEHICULAR OPEN SPACE (NOS)
NOS TREES REQUIRED: 525,987 / 3,500 = 150 trees
NOS TREES PROVIDED: 90 + (60 existing trees)
NOS TREES PROVIDED: 150+

TREE MITIGATION CALCULATIONS
TREES INCHES REQUIRED 234' (334' X 70% = 234')
TREES INCHES PROVIDED 399+* (133 minimum 3" Caliper Native Trees)

POOL COMPLEX, including:
-Pool Bath House
-Pool Shower
-Bicycle Parking
-Perimeter Pool Fence
-ADA Accessible Routes

LINE TABLE

Line	Bearing	Distance
L1	S 55°51'30"W	0.10
L2	N 55°51'30"E	0.10
L3	N 10°44'48"E	35.00
L4	N 79°15'12"E	20.00
L5	S 89°55'08"W	20.00
L6	N 10°44'48"E	35.00
L7	N 14°07'44"E	118.84
L8	N 17°16'51"W	79.84
L9	N 11°36'43"W	45.64
L10	N 11°36'43"W	71.50

TREES-
TBW = BUTTWOOD
TFI = FIGUS
TGL = GUMBO LIMBO
THKO = HONG KONG ORCHID
TKA = KAPOK
TMA = MAHOGANY
TMT = MANDRAS THORN
TBO = BLACK OLIVE
TPOI = ROYAL POINCIANA
TSF = STANGLER FIG
TSC = SEACRAPE
TSL = SPANISH LIME
TSS = SIMPSON STOPPER
TTA = TROPICAL ALMOND
TWB = WILLOW BUSTIC
TUNK = UNKNOWN

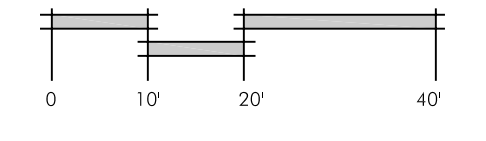
BENCHMARK USED: PID AA0020
STAMPING: D 121 1945
MARK LOGO: CGS
EL. 3.91', NGVD29

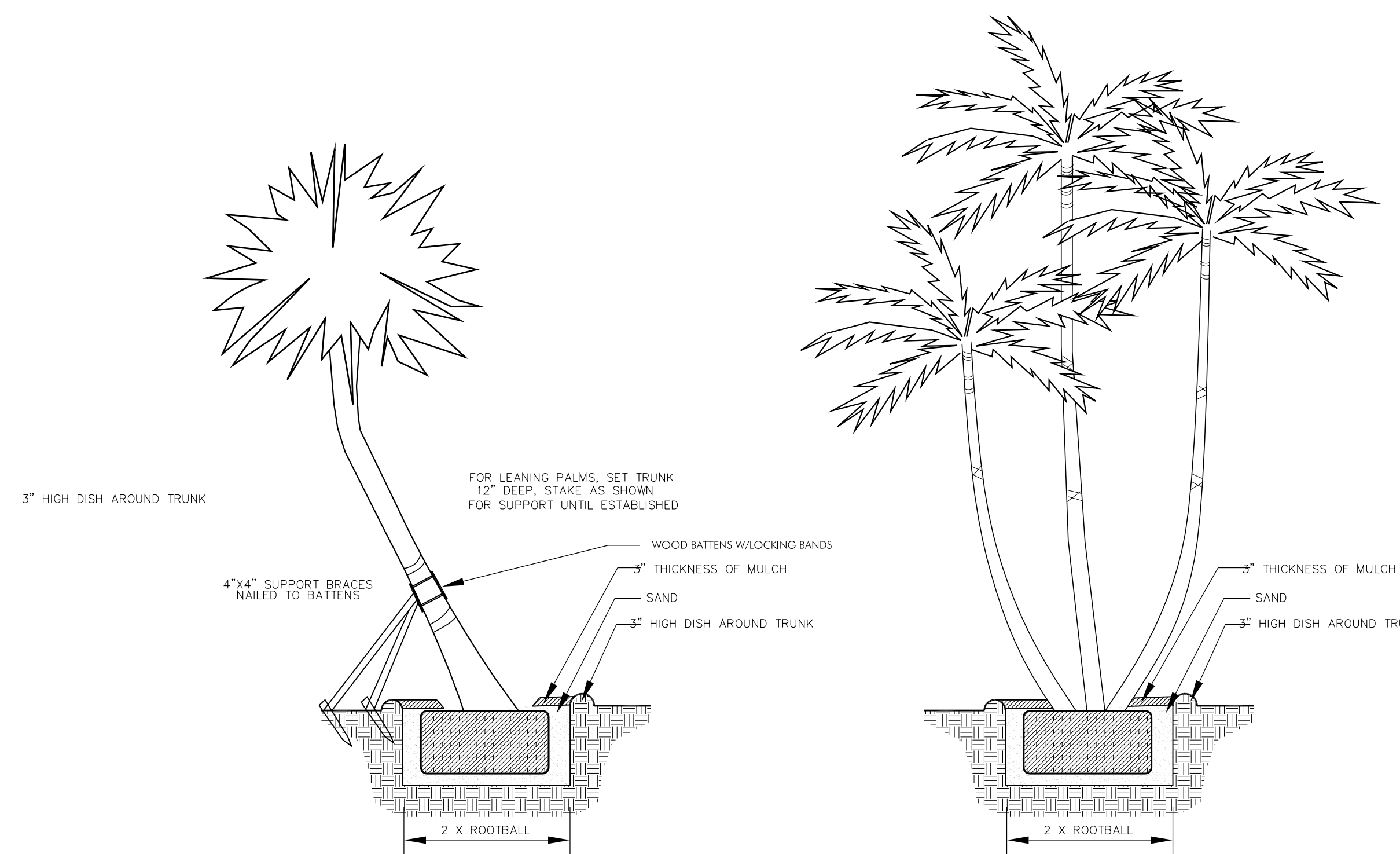
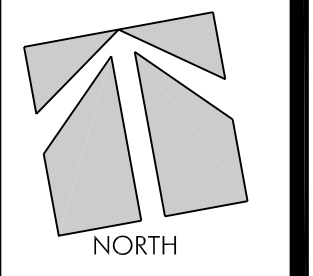
GENERAL LANDSCAPE NOTES:
70% OF ALL PLANT GROUPS ARE TO BE NATIVE SPECIES. PLANT SIZE TO TAKE PRECEDENCE OVER CONTAINER SIZE. ALL PLANTING AREAS TO RECEIVE 3" MIN. LAYER OF MULCH. ALL SHADE TREES TO BE 4" MIN. FROM ALL SIDEWALKS, CURBS OR HARDSURFACES. CONTRACTOR RESPONSIBLE TO PROVIDE ON SITE TOTAL CALIPER INCHES SHOWN ON PLANTING SCHEDULE. CONTRACTOR TO VERIFY ALL PLANT QUANTITIES AND SQUARE FOOTAGES. CONTRACTOR RESPONSIBLE FOR LANDSCAPE MAINTENANCE UNTIL FINAL ACCEPTANCE APPROVAL LETTER RELEASES LANDSCAPE TO OWNERS. ALL REPLACEMENT TREES MITIGATING TREE IMPACTS SHALL BE 100% NATIVE, NO EXCEPTIONS. ALL TREES TO REMAIN ON SITE DURING CONSTRUCTION, PER PHASE, SHALL BE PROVIDED WITH A PROTECTION BARRICADE COMPLIANT WITH SECTION 110-366, CITY OF KEY WEST CODE.

IRRIGATION NOTES:
100% IRRIGATION COVERAGE SHALL BE PROVIDED TO ALL PROPOSED PLANTING AREAS.

SAID SYSTEM SHALL BE DESIGNED TO MAXIMIZE WATER CONSERVATION AND SHALL CONFORM TO SUBDIVISION II: SECTION 74 - (295 TO 300) PERMANENT WATER CONSERVATION MEASURES OF THE CITY OF KEY WEST CODE.

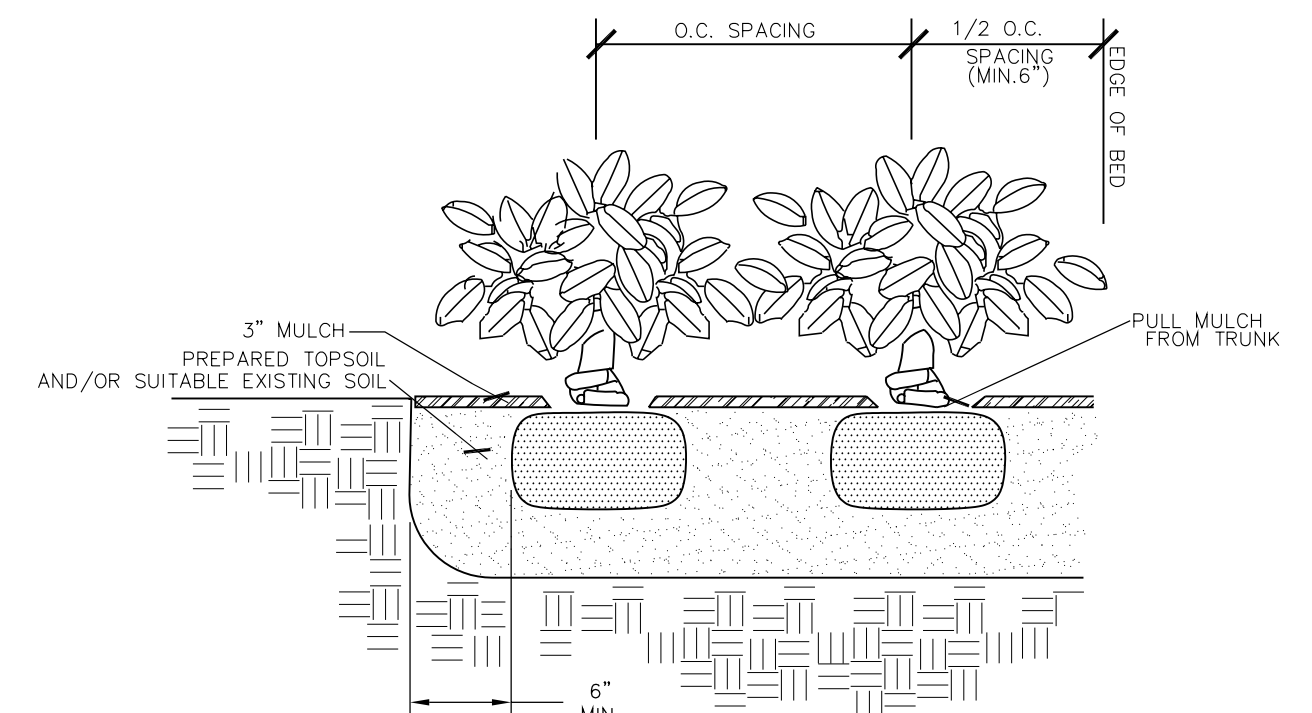
CONTRACTOR TO PROVIDE CITY WITH AS-BUILT DRAWINGS OF INSTALLED SYSTEM INCLUDING: VALVE LOCATIONS, HEAD LOCATIONS, PIPE LOCATIONS, CONTROLLER LOCATION, AND BFP LOCATION, ETC...





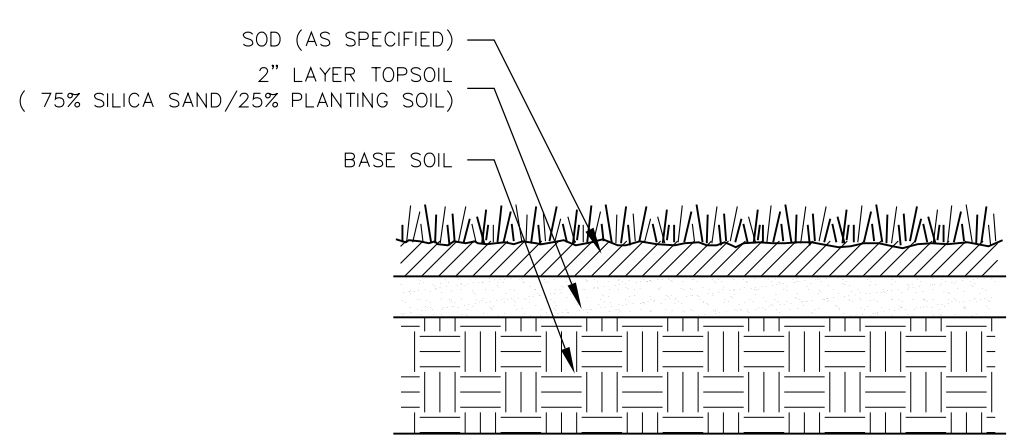
LEANING PALM PLANTING DETAIL
DO NOT LEAN MORE THAN 35 DEGREES.

MULTI-TRUNK PALM PLANTING DETAIL



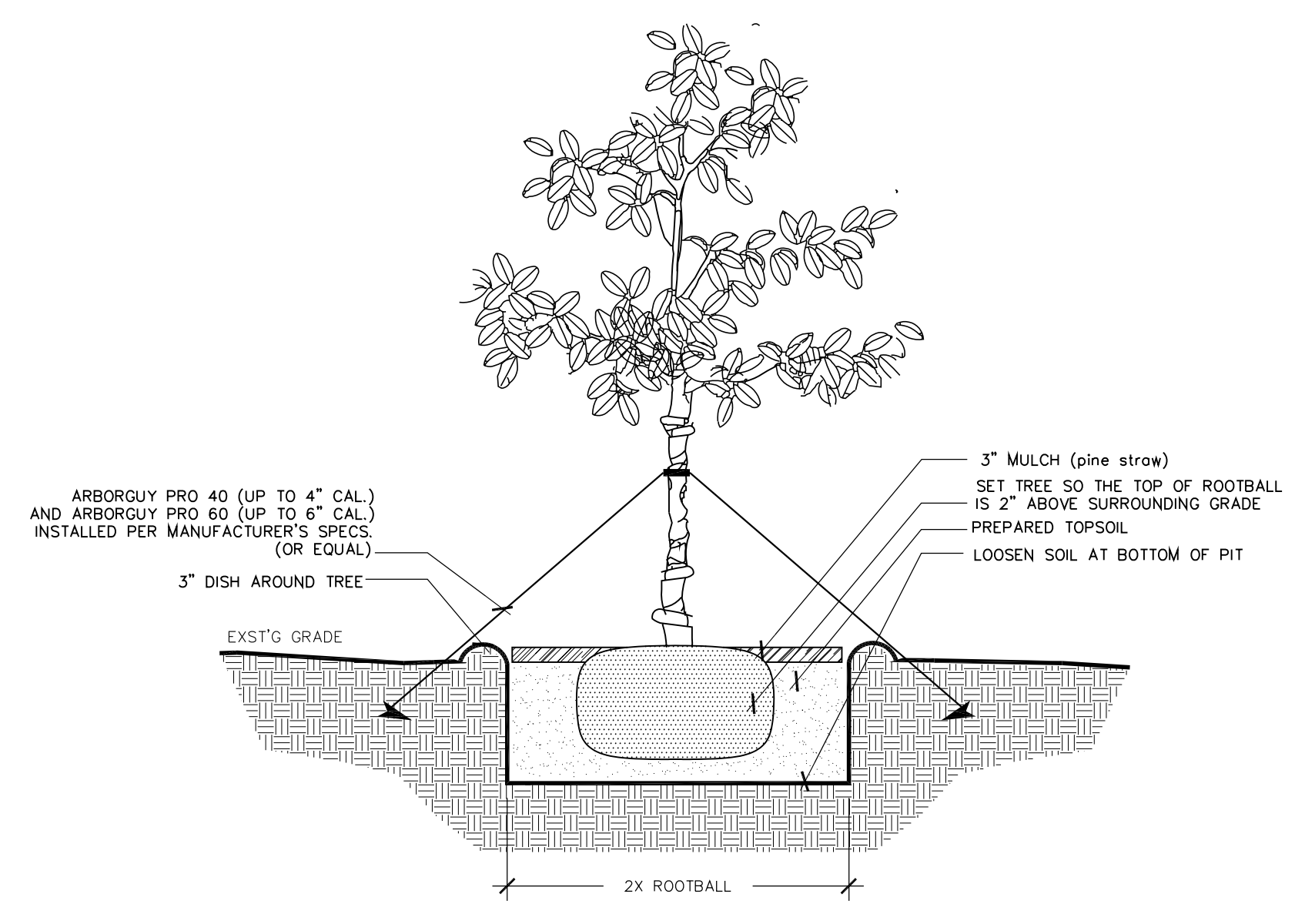
SHRUB PLANTING DETAIL

ALL SHRUBS ARE TO BE POSITIONED VERTICALLY REGARDLESS OF THE SLOPE OF THE GROUND IN WHICH THEY ARE PLANTED. WATER RINGS ARE TO BE CONSTRUCTED AT RIGHT ANGLES TO THE TREE OR SHRUB OR IN A MANNER IN WHICH THEY WILL MOST EFFECTIVELY SERVE THE PURPOSE OF RETAINING WATER AT THE BASE OF THE PLANT.



SODDING DETAIL

ALL AREAS TO BE SODDED TO RECEIVE 2\"/>



TREE PLANTING DETAIL

ALL TREES ARE TO BE POSITIONED VERTICALLY REGARDLESS OF THE SLOPE OF THE GROUND IN WHICH THEY ARE PLANTED. WATER RINGS ARE TO BE CONSTRUCTED AT RIGHT ANGLES TO THE TREE OR SHRUB OR IN A MANNER IN WHICH THEY WILL MOST EFFECTIVELY SERVE THE PURPOSE OF RETAINING WATER AT THE BASE OF THE PLANT.

THE ROOTBALL OF THE TREE SHOULD BE POSITIONED IN THE HOLE SO THAT THE FINISH GRADE OF THE BACKFILL SOIL AND LANDSCAPE SOIL IS 2\"/>

GENERAL NOTES:

AT LEAST 70% OF THE SPECIFIED SPECIES FOR REQUIRED MATERIAL WILL BE NATIVE AS STIPULATED IN THE MINIMUM NATIVE PLANT REQUIREMENT.

100% OF THE REQUIRED REPLACEMENT TREES SHALL BE NATIVE. REPLACEMENT TREES SHALL BE FIELD LOCATED AND STAFF SHALL BE PROVIDED WITH AN AS-BUILT PLAN LOCATING THEIR POSITIONS ON SITE.

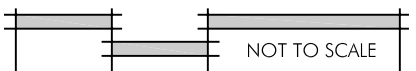
100% IRRIGATION COVERAGE SHALL BE PROVIDED TO ALL PROPOSED PLANTING AREAS. SAID SYSTEM SHALL BE DESIGN TO MAXIMIZE WATER CONSERVATION AND SHALL CONFORM TO SECTION 3-13.12, 'C' OF THE CITY OF KEY WEST CODE. AS BUILT DRAWING REQUIRED.

ALL LARGE CANOPY AND RELOCATED TREES SHALL UTILIZE IRRIGATION BUBBLERS AT BASE OF TREE.

Conceptual Planting Palette

QTY.	COMMON NAME	BOTANICAL NAME	SIZE	NOTE	NATIVE	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	NOTE	NATIVE
PALMS											
	SABAL PALM	Sabal palmetto	12'-18' chr. trnk.								
	KEY THATCH PALM	Thrinax morrisii	4'-6' o.h.	FL #1	NATIVE						
	FLA. THATCH PALM	Thrinax radiata	6' o.h.	FL #1	NATIVE						
	SAW PALMETTO	Serenoa repens 'Silver'	15 gal. 3' o.h.	FL #1	NATIVE						
	BUCCANEER PALM	Pseudophoenix sargentii	30 gal. 6'-8' o.h.	FL #1	NATIVE						
	ROYAL PALM	Roystonea elata	8' to 12' grey wood, Fat Trunks	FL #1	NATIVE						
TREES											
CANOPY											
	MAHOGANY	Sweetiana mahoganii	4' cal., 14-16' o.h., 10-12' sprd.	FL #1	NATIVE						
	WILD TAMARIND	Lysiloma latifolium	4' cal., 12-14' o.h.,	FL #1	NATIVE						
	PIGEON PLUM	Coccoloba diversifolia	3' cal., 12-14' o.h.	FL #1	NATIVE						
	GUMBO LIMBO	Bursera simaruba	4' cal., 14-16' o.h.	FL #1	NATIVE						
	GREEN BUTTONWOOD	Conocarpus erectus	4' cal., 12-14' o.h.	FL #1	NATIVE						
	SILVER BUTTONWOOD	Silver buttonwood	2' cal. 10'-12' o.h.	FL #1	NATIVE						
	PARADISE TREE	Simarouba glauca	3' cal., 12-14' o.h.	FL #1	NATIVE						
	CINNAMON BARK	Canella Winterana	1.5' cal. 6'-8' o.h.	FL #1	NATIVE						
UNDERSTORY											
	LIGNUM VITAE	Guaiacum sanctum	1.5' cal. 6'-8' o.h.	FL #1	NATIVE						
	CRABWOOD	Gymnathes lucida	1.5' cal. 6'-8' o.h.	FL #1	NATIVE						
	SATINWOOD	Zanthoxylum flavum	1.5' cal. 6'-8' o.h.	FL #1	NATIVE						
	SIMPSON STOPPER	Myrianthes fragrans	1.5' cal. 6'-8' o.h.	FL #1	NATIVE						
	RED STOPPER	Eugenia rhombea	1' cal. 5-6 o.h.	FL #1	NATIVE						
SHRUBS											
	SPANISH STOPPER	Eugenia foetida	7 gal., 36"-40" hgt./sprd.	FL #1	NATIVE						
	WILD COFFEE	Psychotria nervosa	3 gal., 24"-36" hgt./sprd.	FL #1	NATIVE						
	FICUS 'GREEN ISLAND'	Ficus 'Green Island'	3 gal. 14"-18" sprd./hgt.	FL #1	NATIVE						
	LOCUSTBERRY	Brysonima lucida	7 gal., 36"-40" hgt./sprd.	FL #1	NATIVE						
	JAMAICA CAPER	Capparis cynophallophora	7 gal., 36" - 40" hgt./sprd.	FL #1	NATIVE						
	FIREBUSH	Hamelia patens	7 gal., 36"-40" hgt./sprd.	FL #1	NATIVE						
	DWARF FIREBUSH	Hamelia patens 'compacta'	3 gal., full	FL #1	NATIVE						
	SPARTINA	Spartina bakerii	3 gal., full	FL #1	NATIVE						
GROUNDCOVER											
	MUHLY GRASS	Muhlenbergia capillaris	1 gal., full	FL #1	NATIVE						
	WART FERN	Microsorium scolopendrum	3 gal., full	FL #1	NATIVE						
	GOLDEN CREEPER	Emodea litoralis	1 gal., full	FL #1	NATIVE						
	SILVER LOVE GRASS	Eragrostis elliotii	1 gal., full	FL #1	NATIVE						
	SPIDER LILY	Hymenocallis latifolia	1 gal., full	FL #1	NATIVE						
	TICKSEED	Coreopsis ssp 'Dwarf'	1 gal., full	FL #1	NATIVE						
		ST. AUGUSTINE SOD or Preferred Species									

CONCEPTUAL PLANTING PALLETTE



NOT TO SCALE