



OCEAN WALK

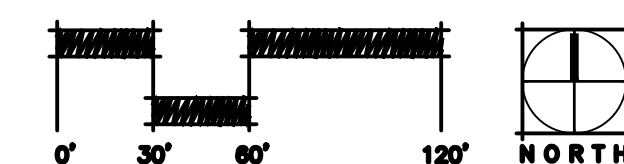
KEY WEST, FL



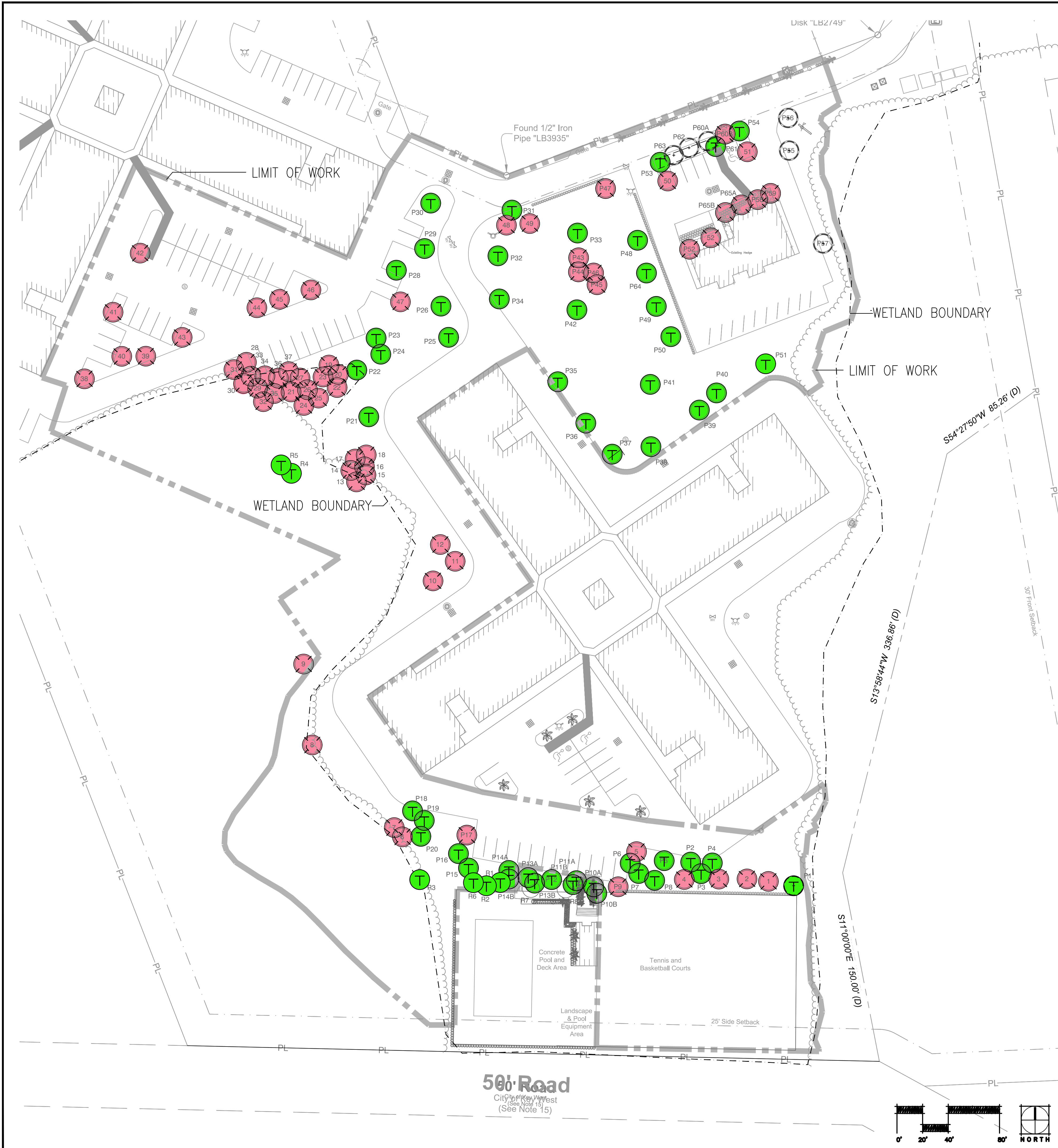
06.19.17	REVISED BASE
01.06.17	PER CITY COMMENTS
DATE	REVISIONS
12.30.16	

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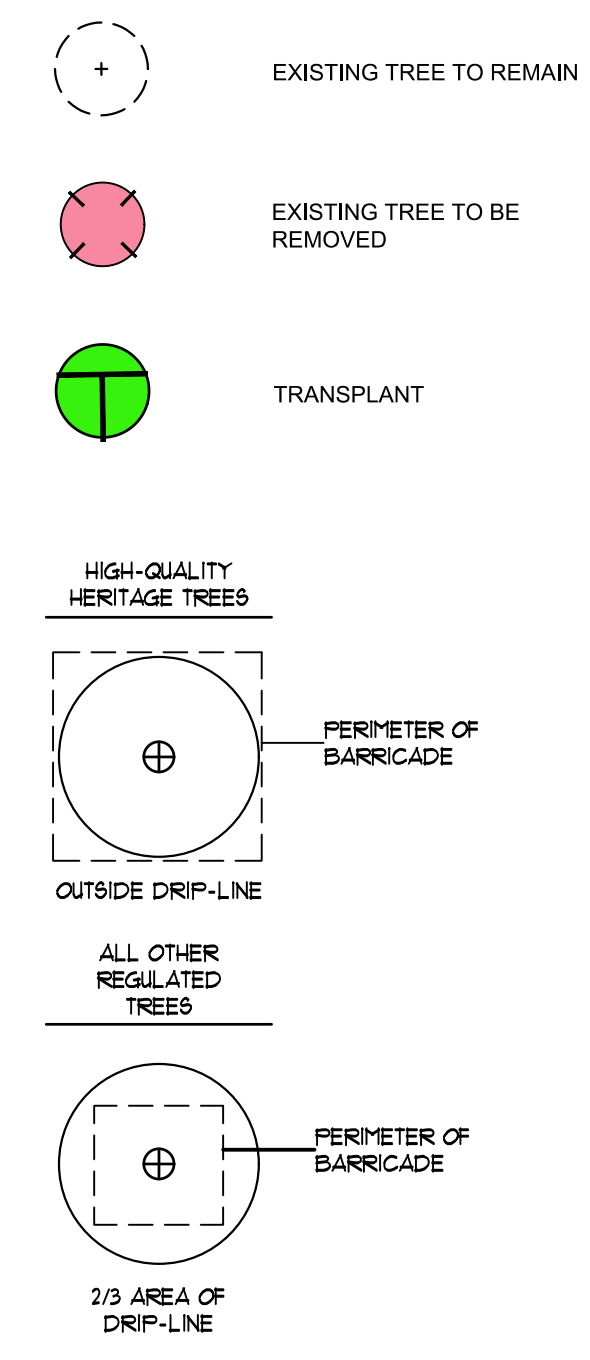
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LEGEND & SYMBOLS



MAP ID	Latin Name	Common Name	DBH / Clear Wood (ft)	Regulated	Impact
P1	Cocos nucifera	Coconut Palm	16.1	RFC	Transplant
P2	Cocos nucifera	Coconut Palm	4	--	Transplant
P3	Cocos nucifera	Coconut Palm	6.2	--	Transplant
P4	Cocos nucifera	Coconut Palm	3	--	Transplant
P5	Phoenix canariensis	Casary Island Date Palm	1	--	Transplant
P6	Cocos nucifera	Coconut Palm	7	--	Transplant
P7	Cocos nucifera	Coconut Palm	2.5	--	Transplant
P8	Cocos nucifera	Coconut Palm	6.7	--	Transplant
P9	Phoenix canariensis	Casary Island Date Palm	1	--	Remove
P10A	Adonidia merillii	Christmas Palm	11.8	RHG	Transplant
P10B	Adonidia merillii	Christmas Palm	11.8	RHG	Transplant
P11A	Adonidia merillii	Christmas Palm	11.8	RFC	Transplant
P11B	Adonidia merillii	Christmas Palm	11.8	REC	Transplant
P12	Phoenix canariensis	Casary Island Date Palm	9.3	--	Transplant
P14A	Adonidia merillii	Christmas Palm	11.1	RHG	Transplant
P13A	Adonidia merillii	Christmas Palm	11.1	RFC	Transplant
P14B	Adonidia merillii	Christmas Palm	11.1	RFC	Transplant
P14C	Adonidia merillii	Christmas Palm	11.1	REC	Transplant
P15	Cocos nucifera	Coconut Palm	2	--	Transplant
P16	Cocos nucifera	Coconut Palm	4	--	Transplant
P17	Phoenix canariensis	Casary Island Date Palm	1	--	Remove
P18	Cocos nucifera	Coconut Palm	1	--	Transplant
P19	Cocos nucifera	Coconut Palm	1	--	Transplant
P20	Cocos nucifera	Coconut Palm	3	--	Transplant
P21	Cocos nucifera	Coconut Palm	11.4	RHG	Transplant
P22	Cocos nucifera	Coconut Palm	11.4	REC	Transplant
P23	Cocos nucifera	Coconut Palm	15.9	RFC	Transplant
P24	Cocos nucifera	Coconut Palm	15.9	REC	Transplant
P25	Cocos nucifera	Coconut Palm	13.2	REC	Transplant
P26	Cocos nucifera	Coconut Palm	24.2	RHG	Transplant
P27	Cocos nucifera	Coconut Palm	18.5	RFC	Transplant
P28	Cocos nucifera	Coconut Palm	15.4	RFC	Transplant
P29	Cocos nucifera	Coconut Palm	17.1	RHG	Transplant
P30	Cocos nucifera	Coconut Palm	20.4	RHG	Transplant
P31	Cocos nucifera	Coconut Palm	21	RHG	Transplant
P32	Cocos nucifera	Coconut Palm	17.9	RFC	Transplant
P33	Cocos nucifera	Coconut Palm	15.11	REC	Transplant
P34	Cocos nucifera	Coconut Palm	16.1	RHG	Transplant
P35	Cocos nucifera	Coconut Palm	20.13	RHG	Transplant
P36	Cocos nucifera	Coconut Palm	24.4	RHG	Transplant
P37	Cocos nucifera	Coconut Palm	20.6	RFC	Transplant
P38	Cocos nucifera	Coconut Palm	18.7	RFC	Transplant
P39	Cocos nucifera	Coconut Palm	15.4	REC	Transplant
P40	Cocos nucifera	Coconut Palm	18.1	RHG	Transplant
P41	Cocos nucifera	Coconut Palm	19.7	RHG	Transplant
P42	Cocos nucifera	Coconut Palm	1	--	Remove
P43	Bismarckia nobilis	Bismarck Palm	1	--	Remove
P44	Bismarckia nobilis	Bismarck Palm	2	--	Remove
P45	Bismarckia nobilis	Bismarck Palm	2	--	Remove
P46	Bismarckia nobilis	Bismarck Palm	1	--	Remove
P47	Phoenix canariensis	Casary Island Date Palm	1	--	Remove
P48	Cocos nucifera	Coconut Palm	16.7	RFC	Transplant
P49	Cocos nucifera	Coconut Palm	20.9	RFC	Transplant
P50	Cocos nucifera	Coconut Palm	18.1	RHG	Transplant
P51	Cocos nucifera	Coconut Palm	18.1	RHG	Transplant
P52	Phytelepma elegans	Alexander Palm	19.13	--	Remove
P53	Phoenix canariensis	Casary Island Date Palm	9.1	--	Transplant
P54	Phoenix canariensis	Casary Island Date Palm	10.8	--	Transplant
P55	Cocos nucifera	Coconut Palm	17.6	REC	Remain
P56	Phoenix canariensis	Casary Island Date Palm	4	--	Remain
P57	Cocos nucifera	Coconut Palm	17.2	RHG	Remain
P58	Phytelepma elegans	Alexander Palm	19	--	Remove
P59	Phytelepma elegans	Alexander Palm	15	--	Remain
P60A	Phytelepma elegans	Alexander Palm	15.5	--	Remain
P60B	Phytelepma elegans	Alexander Palm	15.5	--	Remove
P61	Bismarckia nobilis	Bismarck Palm	7	--	Transplant
P62	Phytelepma elegans	Alexander Palm	15	--	Remain
P63	Phytelepma elegans	Alexander Palm	15	--	Remain
P64	Cocos nucifera	Coconut Palm	17.4	REC	Transplant
P65A	Phoenix canariensis	Casary Island Date Palm	6	--	Remove
P65B	Phoenix canariensis	Casary Island Date Palm	6	--	Remove

Total regulated Palms	37
Existing Regulated Palms to Remain	2
Existing Regulated Palms to be Transplanted	35
Total Existing Regulated Palms Provided	37

MAP ID	Latin Name	Common Name	DBH / Clear Wood (ft)	Existing Condition	Impact	Regulated	Location	Species	Condition	Value	Total
1	Cissia rosea	Autograph Tree	2.2	Good	Remove	REG	90	100	80	90	2.0
2	Cissia rosea	Autograph Tree	2.2	Good	Remove	REG	90	100	80	90	2.0
3	Cissia rosea	Autograph Tree	2.5	Good	Remove	REG	90	100	80	90	2.3
4	Cissia rosea	Autograph Tree	2.8	Good	Remove	REG	90	100	80	90	2.5
5	Pongamia pinnata	Pongam Tree	10	Good	Remove	REG	90	50	80	73	7.3
6	Conocarpus erectus	Buttonwood	26.6	Good	Remove	REG	100	100	80	93	24.7
7	Conocarpus erectus	Buttonwood	13.5	Good	Remove	REG	100	100	80	93	12.6
8	Pithecellobium keyense	Blackbead	19	Good	Remove	REG	100	100	80	93	17.7
9	Conocarpus erectus	Buttonwood	46.3	Good	Remove	REG	100	100	80	93	61.7
10	Pongamia pinnata	Pongam Tree	12.1	Good	Remove	REG	90	50	80	73	8.8
11	Pongamia pinnata	Pongam Tree	10.3	Good	Remove	REG	90	50	80	73	7.5
12	Pongamia pinnata	Pongam Tree	15.4	Good	Remove	REG	90	50	80	73	14.2
13	Pithecellobium keyense	Blackbead	0.2	Good	Remove	REG	100	100	80	93	0.2
14	Eriothella fruticosa	Blackcane	1.8	Fair	Remove	REG	100	100	80	93	0.0
15	Pithecellobium keyense	Blackbead	0.8	Good	Remove	REG	100	100	80	93	0.7
16	Conocarpus erectus	Buttonwood	38.6	Good	Remove	REG	100	100	80	93	35.9
17	Guajira discolor	Bolly	1	Good	Remove	REG	100	100	80	93	0.9
18	Eugenia foetida	Spanish Stopper	2	Good	Remove	REG	100	100	80	93	1.9
19	Conocarpus erectus	Buttonwood	13.3	Good	Remove	REG	100	100	80	93	12.0
20	Pithecellobium keyense	Blackbead	9	Good	Remove	REG	100	100	80	93	8.4
21	Guajira discolor	Bolly	14	Good	Remove	REG	100	100	80	93	13.0
22	Pongamia pinnata	Pongam Tree	3	Good	Remove	REG	100	100	80	93	0.0
23	Ficus citrifolia	Shortleaf Fig	4	Good	Remove	REG	100	100	80	93	3.7
24	Conocarpus erectus	Buttonwood	52	Good	Remove	REG	100	100	80	93	48.4
25	Conocarpus erectus	Buttonwood	20	Poor	Remove	REG	100	100	40	80	16.0
26	Bursera simaruba	Gumbo Limbo	4.8	Good	Remove	REG	100	100	80	93	4.5
27	Metesum toxiferum	Poisonwood	5	Good	Remove	REG	100	100	80	93	4.7
28	Pongamia pinnata	Pongam Tree	6	Good	Remove	REG	100	50	80	77	4.6
29	Motopium toxiferum	Poisonwood	5	Good	Remove	REG	100	100	80	93	4.7
30	Conocarpus erectus	Buttonwood	32.8	Good	Remove	REG	100	100	80	93	36.5
31	Conocarpus erectus	Buttonwood	13	Good	Remove	REG	100	100	80	93	12.1
32	Conocarpus erectus	Buttonwood	3.5	Good	Remove	REG	100	100	80	93	3.3
33	Conocarpus erectus	Buttonwood	13.5	Good	Remove	REG	100	100	80	93	12.6
34	Conocarpus erectus	Buttonwood	14.5	Good	Remove	REG	100	100	80	93	6.5
35	Conocarpus erectus	Buttonwood	11.5	Good	Remove	REG	100	100	80	93	11.5
36	Conocarpus erectus	Buttonwood	11.5	Good	Remove	REG	100	100	80	93	10.7
37	Pithecellobium keyense	Blackbead	1	Good	Remove	REG	100	100	80	93	0.9
38	Swietenia mahagoni	Mahogany	10.2	Poor	Remove	REG	80	100	40	73	7.4
39	Swietenia mahagoni	Mahogany	12.6	Good	Remove	REG	80	100	80	87	11.0
40	Swietenia mahagoni	Mahogany	14.9	Good	Remove	REG	80	100	80	87	13.0
41	Swietenia mahagoni	Mahogany	13.6	Good	Remove	REG	80	100	80	87	11.8
42	Conocarpus erectus	Buttonwood	15.6	Good	Remove	REG	80	100	80	87	13.6
43	Swietenia mahagoni	Mahogany	20.5	Poor	Remove	REG	80	100	40	73	15.0
44	Swietenia mahagoni	Mahogany	11.6	Poor	Remove	REG	80	100	40	73	8.5
45	Swietenia mahagoni	Mahogany	15.7	Fair	Remove	REG	80	100	60	80	12.6
46	Swietenia mahagoni	Mahogany	11.2	Fair	Remove	REG	80	100	60	80	9.0
47	Pongamia pinnata	Pongam Tree	28.2	Good	Remove	REG	80	50	80	70	19.7
48	Conocarpus erectus	Buttonwood	71.5	Good	Remove	REG	90	100	80	90	64.4
49	Conocarpus erectus	Buttonwood	52.7	Good	Remove	REG	90	100	80	90	47.4
50	Bursera arborea	Verawood	5.5	Good	Remove	REG	80	50	80	70	3.9
51	Bursera arborea	Verawood	6.5	Good	Remove	REG	80	50	80	70	4.6
52	Coccoloba diversifolia	Pigeon Plum	6.5	Good	Remove	REG	80	100	80	79	4.6
53	Coccoloba diversifolia	Pigeon Plum	6.5	Good	Remove	REG	80	100	80	87	5.7

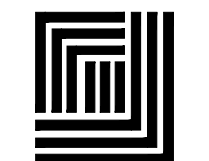
Total "Poor/Fair" Inches Removed	91
Total "Good" Inches Removed	677

Total Mitigation Required	664
Total Inches Provided	249
Total Inches to Mitigate	415

ALL INVASIVE SPECIES SHALL BE REMOVED FROM SITE

QTY	Latin Name	Common Name	Caliper (Inches)	Inches Provided
17	Bursera simaruba	Gumbo Limbo	4.0	68
68	Conocarpus erectus	Buttonwood	2.0	136
15	Piscidia piscipula	Jamaican Dogwood	3.0	45

R1	Latin Name	Common Name	Caliper (Inches)	Condition	Impact
R1	Cissia rosea	Autograph Tree	3.2	Good	Transplant
R2	Cissia rosea	Autograph Tree	3	Good	Transplant
R3	Conocarpus erectus	Buttonwood	5.8	Good	Remain
R4	Conocarpus erectus	Buttonwood	6	Good	Transplant
R5	Conocarpus erectus	Buttonwood	6	Good	Transplant
R6	Cissia rosea	Autograph Tree	8.2	Good	Transplant
R7	Viburnum sp	Viburnum	4	Good	Remain
R8	Viburnum sp	Viburnum	4	Good	Remain



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OCEAN WALK

KEY WEST, FL



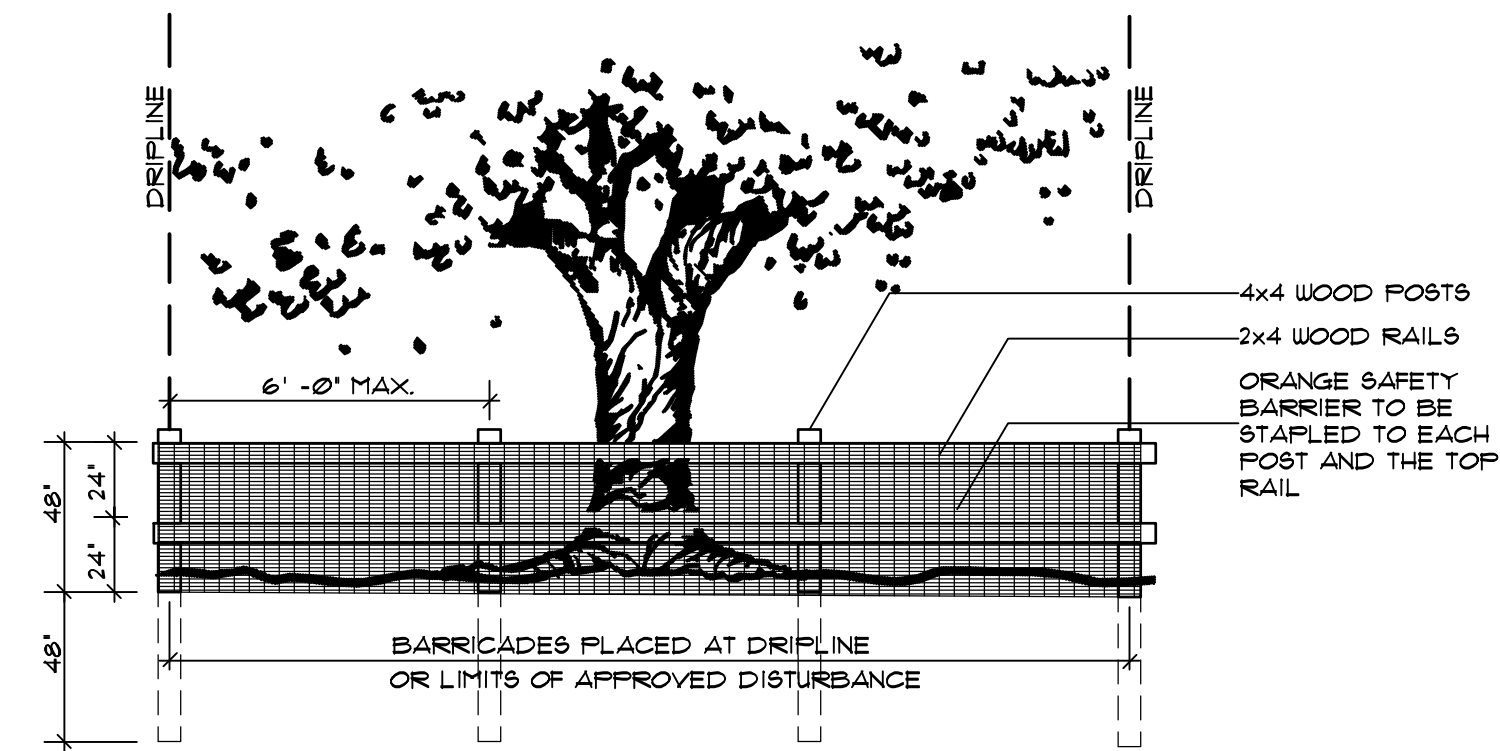
06.19.17	REVISED BASE
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DEMOLITION PLAN

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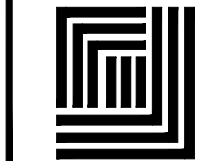
TREE PROTECTION- BARRIER PLACEMENT



TREE PROTECTION & BARRICADE ELEVATION

PROTECTIVE BARRIER REQUIREMENTS FOR EXISTING TREES TO REMAIN

- PROTECT DESIGNATED EXISTING TREES SCHEDULED TO REMAIN AGAINST:
 - UNNECESSARY CUTTING, BREAKING, OR SKINNING OF ROOTS
 - SKINNING AND BRUISING OF BARK
 - SMOTHERING OF TREES BY STOCKPILING CONSTRUCTION OR EXCAVATION MATERIALS WITHIN
- CALL PLANNING SERVICES AT (352) 393–8188 TO SCHEDULE A BARRICADE INSPECTION BEFORE CLEARING AND GRUBBING WORK COMMENCES.
- AUTOMATIC IRRIGATION SYSTEM SHOULD BE PROVIDED FOR THE DEVELOPMENT AND PROVIDED BUBBLERS BY EACH TREE TO BE INSTALLED FOR THE DEVELOPMENT.
- PROTECTION BARRIERS (TREE BARRICADES) SHALL BE PLAINLY VISIBLE AND SHALL CREATE A CONTINUOUS BOUNDARY AROUND TREES OR VEGETATION CLUSTERS IN ORDER TO PREVENT ENCROACHMENT BY WOOD CHIPS AT LEAST 8 INCHES COVER THE SOIL WITHIN THE BARRICADE.
- HIGH QUALITY HERITAGE TREES SHALL BE PROTECTED BY GALVANIZED CHAIN LINK FENCING A MINIMUM OF 48 INCHES HIGH, 11–GAUGE WIRE, AND 2 INCH MESH SIZE SECURED WITH 1–7/8" LINE POSTS NO FURTHER THAN 10 FEET APART SECURED AT A DEPTH OF 3 FEET BELOW SOIL LINE. CORNERS SHALL BE SECURED WITH 2–3/8" LINE POSTS SECURED TO A DEPTH OF 4 FEET BELOW SOIL LINE.
- FOR ALL OTHER TREES TO BE PRESERVED, SEE DETAIL THIS SHEET
- NO GRADE CHANGES SHALL BE MADE WITHIN THE PROTECTIVE BARRIER ZONES WITHOUT PRIOR APPROVAL OF THE CITY MANAGER OR DESIGNEE.
- THE METHOD OF PROTECTION IS TO MAKE CERTAIN THAT 50% OF THE AREA UNDER THE CANOPY DRIPLINE REMAINS UNDISTURBED (NO GRADE CHANGE OR ROOT CUT) AND THERE SHALL BE NO DISTURBANCE TO THE ROOT PLATE.
- WHERE ROOTS GREATER THAN ONE INCH IN DIAMETER ARE DAMAGED OR EXPOSED SHALL BE CUT CLEANLY AND RE–COVERED WITH SOIL WITHIN ONE HOUR OF DAMAGE OR EXPOSURE.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT AND MITIGATION COSTS OF TREES DAMAGED BEYOND REPAIR THAT HAVE BEEN IDENTIFIED AS PROTECTED AND PRESERVED. IF TREES ARE HARMED THROUGH LACK OF PROTECTION OR THROUGH NEGLIGENCE ON THE PART OF THE CONTRACTOR, THE CONTRACTOR SHALL BEAR THE BURDEN OF THE COST OF REPAIR OR REPLACEMENT.



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KEY WEST, FL



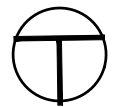
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L0.02
TREE PROTECTION
DETAILS & NOTES

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LEGEND & SYMBOLS



TRANSPLANT

LANDSCAPE TRANSPLANT HOLDING NOTES:

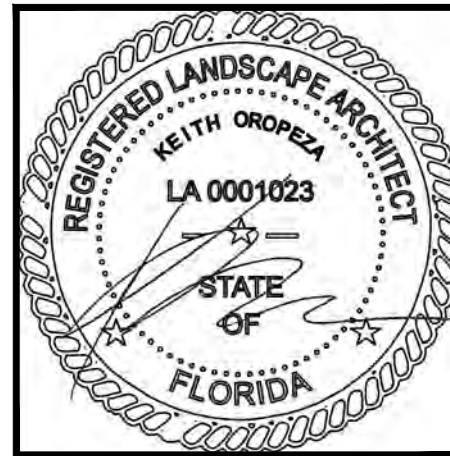
1. ALL TRANSPLANTED LANDSCAPE MATERIAL SHALL HAVE TEMPORARY IRRIGATION TO PROVIDE ADEQUATE WATER WHILE IN THE HOLDING LOCATION.



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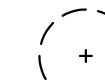
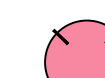
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TRANSPLANT
HOLDING PLAN

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LEGEND & SYMBOLS

-  EXISTING TREE TO REMAIN
-  EXISTING TREE TO BE REMOVED
-  TRANSPLANT

OCEAN WALK

KEY WEST, FL

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LANDSCAPE DESIGN STATEMENT:
The new landscaping design is a sustainable planting plan utilizing native groundcovers, shrubs and trees. The new plantings use no turf areas along with drought tolerant materials to limit irrigation and maintenance requirements.

- LEGEND
- GUMBO LIMBO TREE

GREEN BUTTONWOOD

JAMAICAN DOGWOOD

SMALL-LEAF CLUSIA

COCONUT PALM

BEACH SUNFLOWER

SALT MEADOW CORD GRASS

BEACH BEAN

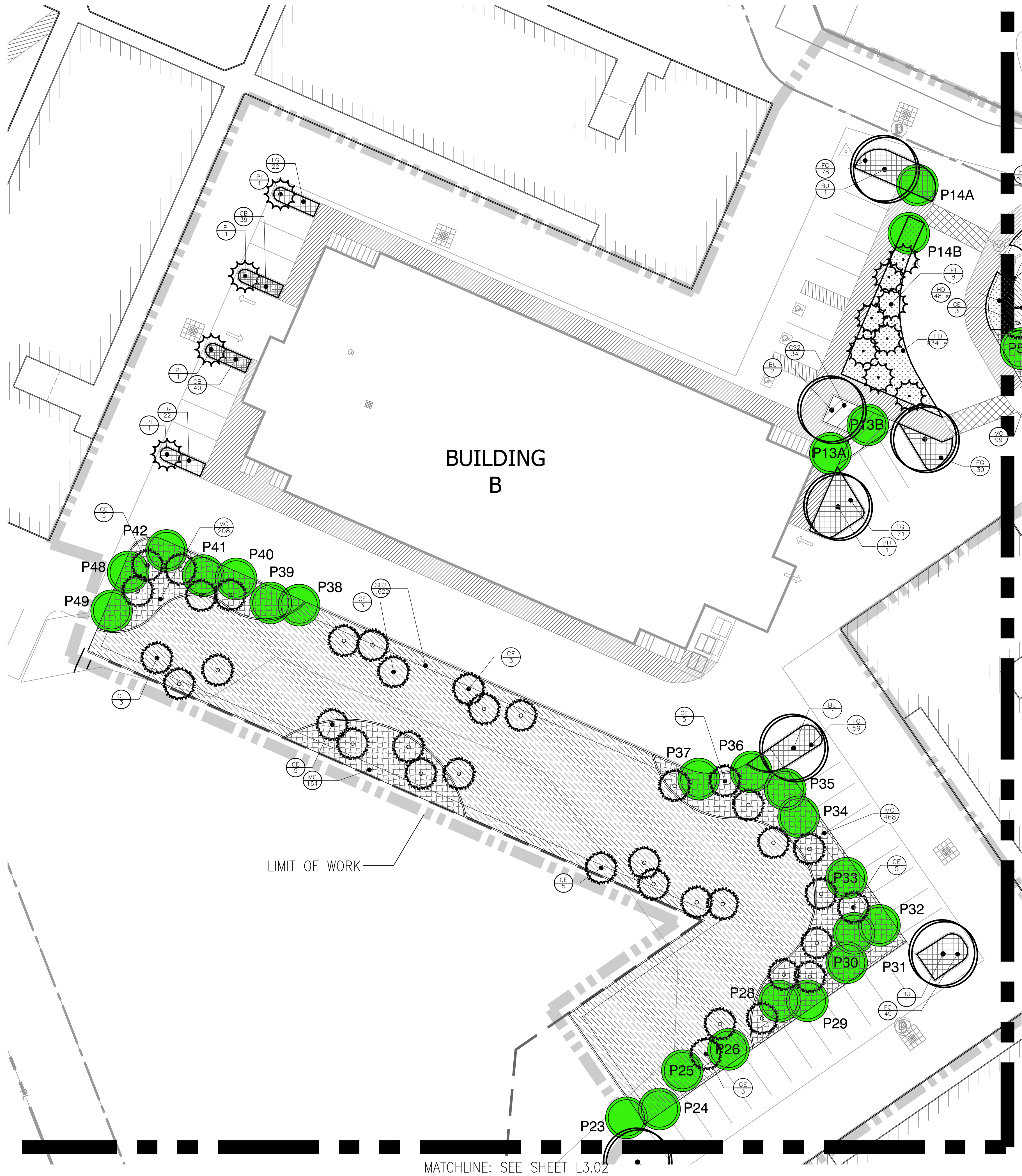
PINK MUHLY GRASS
1. Native grasses planted in swale and retention areas

2. Ornamental native grasses at edge of swale areas

3. No planting at building edges due to lack of area to accomodate pedestrian access and parking under the buildings

4. Native trees in parking island
-
- ILLUSTRATIVE LANDSCAPE PLAN
-
- OCEAN WALK APARTMENTS
- KEY WEST, FLORIDA
- S & M E
JUNE 21, 2017

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LANDSCAPE REQUIREMENTS		
Minimum Landscape Areas	Required	Provided
Site Area 136,343 SF X 20% Minimum Area of Building Site	27,269 SF/20%	62,726/46%
Minimum Native Plant Requirement 70%	Total Provided	Percent Provided
Native Plants	5109	80%
Exotic Plants	1255	20%
Total Native & Exotic Plants	6364	
Minimum Parking Lot Perimeter Landscaping		
10' Perimeter Landscape Width Buffer		
856 LF Parking Lot Buffer/35 LF= 25		
1 Canopy Tree x 25	Total Required	Total Provided
10 Shrubs x 25	25 Canopy Trees	25 Canopy
	250 Shrubs	735 Shrubs
Nonvehicular Open Space (NOS) Landscape Requirements		
34% or 17,085 SF of Site Nonvehicular Open Space		
Requires 4 Trees/2,500 SF of NOS	Total Required	Total Provide
17,085 SF/2,500=6.83 SF X 4 Trees	27.3	29

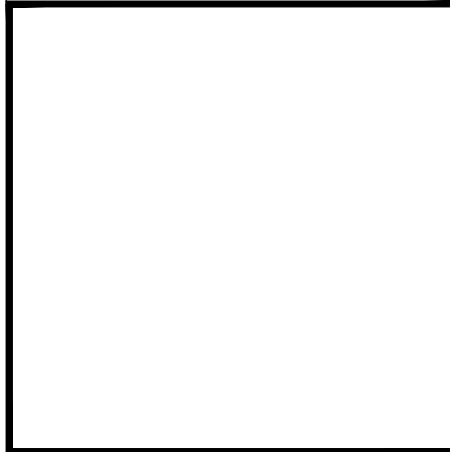
- IRRIGATION REQUIREMENTS:
1" of water over 1.44 acres of pervious surfaces=8,960 gallons of water per watering cycle
1. Water Source: 2- 12,096 gallon cisterns
 2. Water Available: 24,192 gallons
 3. Anticipated Water Use: 8,960 gallons per cycle twice a week= 17,920 gal/wk

PLANT SCHEDULE					
TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	BU	16	BURSERIA SIMARUBA	GUMBO LIMBO	45 GAL., 14'-16" HT X 6'-8" SPRD. 4" CAL
	CE	72	CONOCARPUS ERECTUS	BUTTONWOOD	30 GAL., 8'-10' HT. MT
	PI	18	PISCIDIA PISCIPULA	JAMAICAN DOGWOOD	45 GAL., 14'-16" HT., 6' CT
SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT
	CS2	148	CLUSIA GUTTIFERA	SMALL-LEAF CLUSIA	30 GAL., 24"-36" X 24"-36"
	MC	3,389	MUHLENBERGIA CAPILLARIS	PINK MUHLY	3 GAL., 24"-30" OA. FULL
	SB2	3,873	SPARTINA PATENS	SALT MEADOW CORD GRASS	3 GAL., 24"-30" OA. FULL
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT
	CB	752	CANAVALIA ROSEA	BEACH BEAN	1 GAL., FULL IN POT, 18" O.C.
	FG	834	FICUS MICROCARPA 'GREEN ISLAND'	GREEN ISLAND FICUS	1 GAL., 18"-24" OA
	HD	7,152 SF	HELIANTHUS DEBILIS	BEACH SUNFLOWER	SOD

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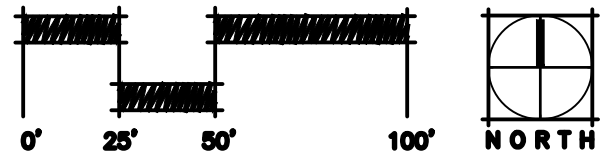
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OCEAN WALK
KEY WEST, FL

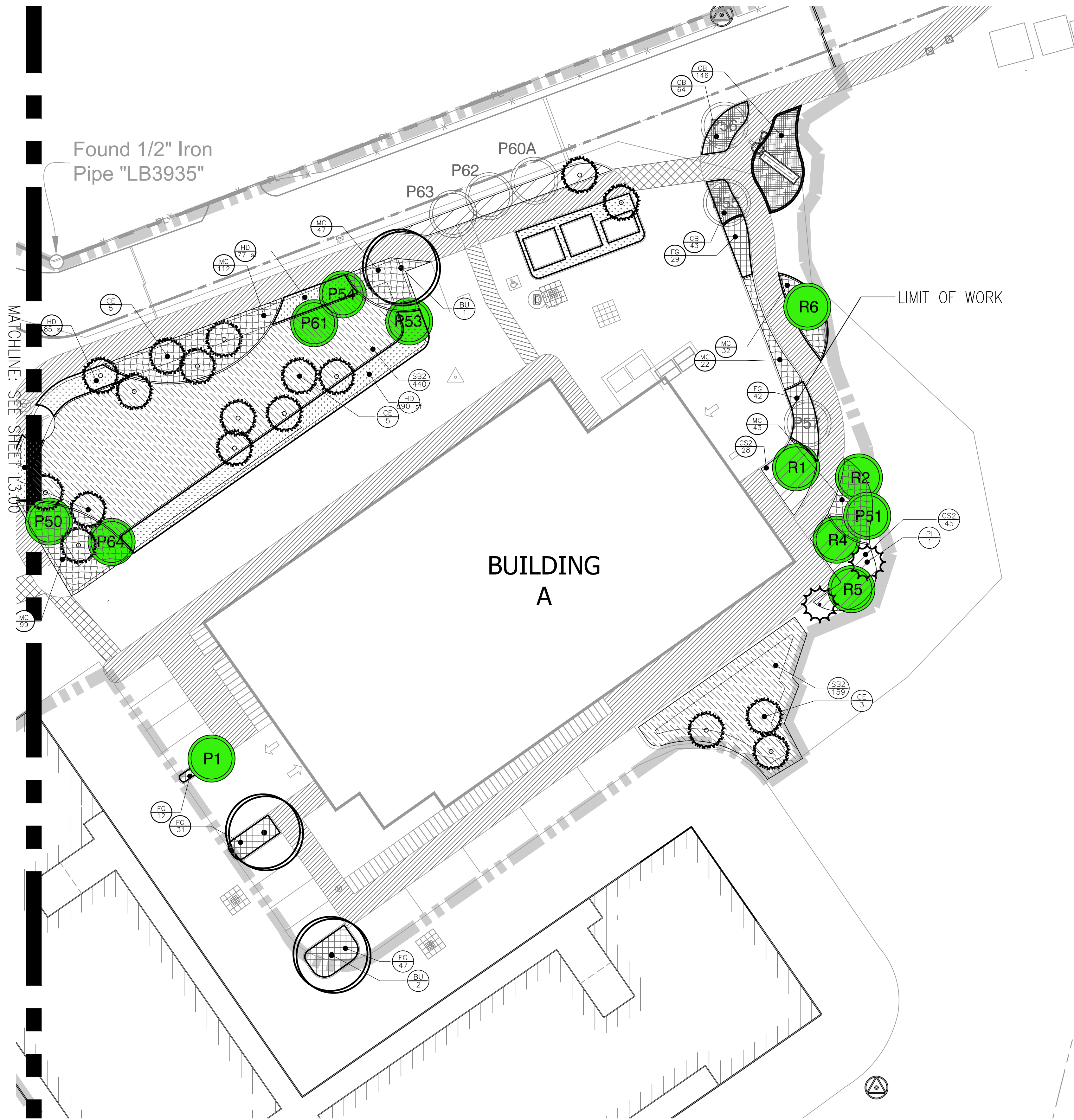


01.06.17	PER CITY COMMENTS
DATE	REVISIONS
12.30.16	

L3.00
LANDSCAPE
PLAN



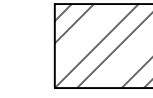
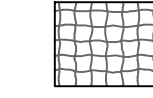
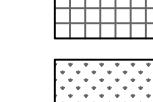
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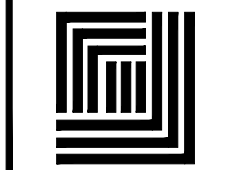
LANDSCAPE REQUIREMENTS		
Minimum Landscape Areas	Required	Provided
Site Area 136,343 SF X 20% Minimum Area of Building Site	27,269 SF/20%	62,726/46%
Minimum Native Plant Requirement 70%	Total Provided	Percent Provided
Native Plants	5109	80%
Exotic Plants	1255	20%
Total Native & Exotic Plants	6364	
Minimum Parking Lot Perimeter Landscaping		
10' Perimeter Landscape Width Buffer		
856 LF Parking Lot Buffer/35 LF= 25		
	Total Required	Total Provided
1 Canopy Tree x 25	25 Canopy Trees	25 Canopy
10 Shrubs x 25	250 Shrubs	735 Shrubs
Nonvehicular Open Space (NOS) Landscape Requirements		
34% or 17,085 SF of Site Nonvehicular Open Space		
Requires 4 Trees/2,500 SF of NOS		
17,085 SF/2,500=6.83 SF X 4 Trees	Total Required	Total Provide
	27.3	29

- IRRIGATION REQUIREMENTS:
- 1" of water over 1.44 acres of pervious surfaces=8,960 gallons of water per watering cycle
1. Water Source: 2- 12,096 gallon cisterns
 2. Water Available: 24,192 gallons
 3. Anticipated Water Use: 8,960 gallons per cycle twice a week= 17,920 gal/wk

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	
	BU	16	BURSERIA SIMARUBA	GUMBO LIMBO	45 GAL., 14'–16' HT X 6'–8' SPRD. 4" CAL	
	CE	72	CONOCARPUS ERECTUS	BUTTONWOOD	30 GAL., 8'–10' HT. MT	
	PI	18	PISCIDIA PISCIPULA	JAMAICAN DOGWOOD	45 GAL., 14'–16' HT., 6' CT	
SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING
	CS2	148	CLUSIA GUTTIFERA	SMALL-LEAF CLUSIA	30 GAL., 24"–36" X 24"–36"	36" o.c.
	MC	3,389	MUHLENBERGIA CAPILLARIS	PINK MUHLY	3 GAL., 24"–30" OA. FULL	30" o.c.
	SB2	3,873	SPARTINA PATENS	SALT MEADOW CORD GRASS	3 GAL., 24"–30" OA. FULL	36" o.c.
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING
	CB	752	CANAVALIA ROSEA	BEACH BEAN	1 GAL., FULL IN POT, 18" O.C.	18" o.c.
	FG	834	FICUS MICROCARPA 'GREEN ISLAND'	GREEN ISLAND FICUS	1 GAL., 18"–24" OA	24" o.c.
	HD	7,152 SF	HELIANTHUS DEBILIS	BEACH SUNFLOWER	SOD	





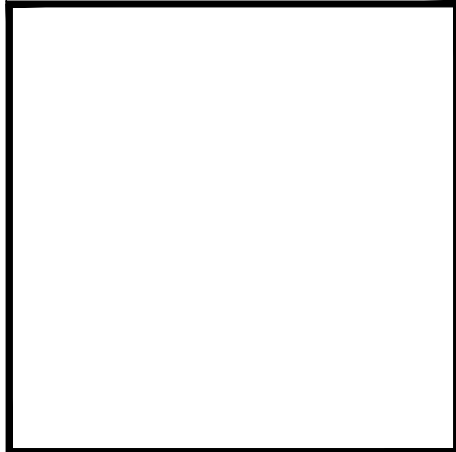
Littlejohn

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OCEAN WALK

KEY WEST, FL

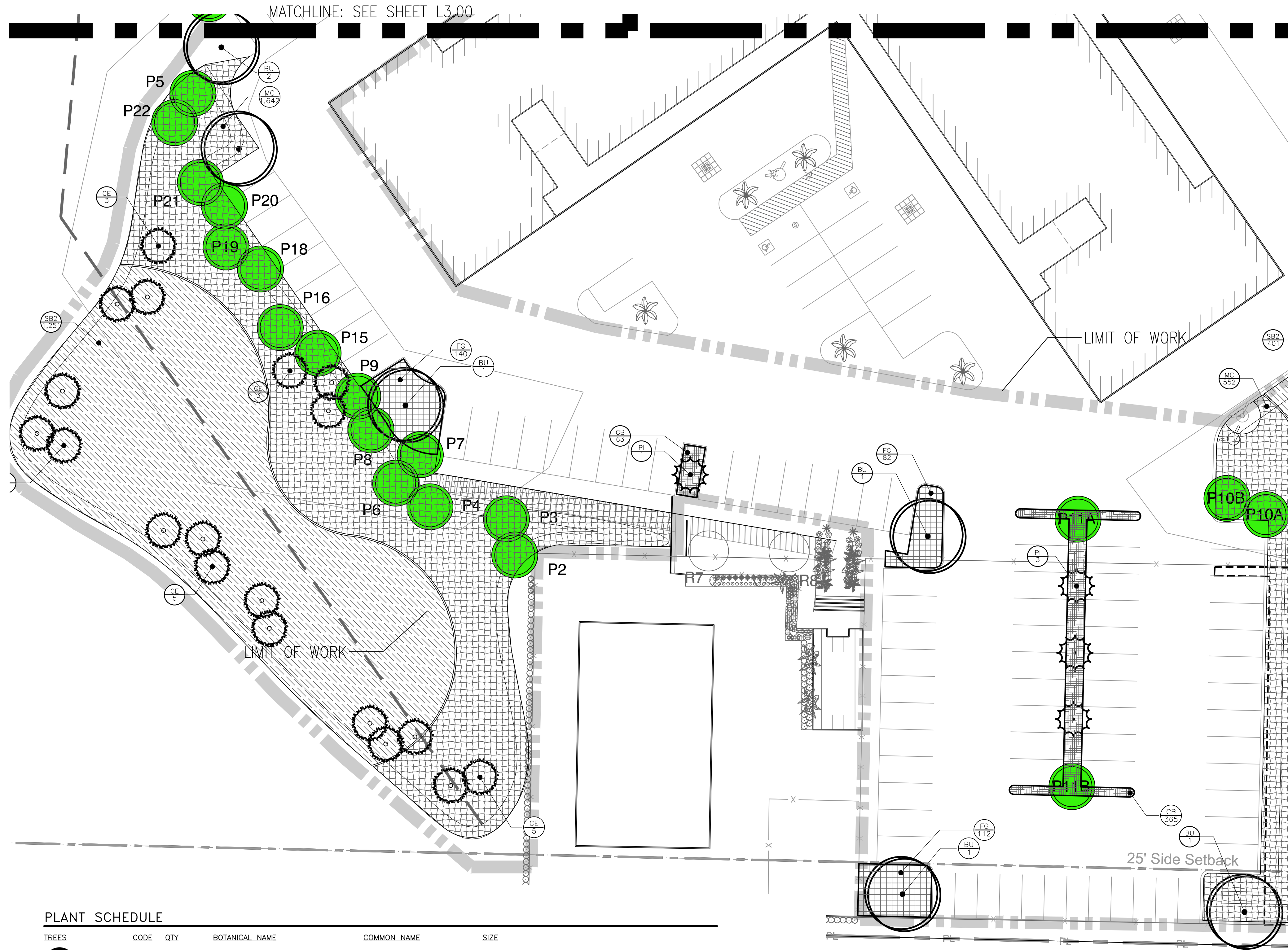


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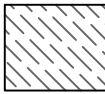
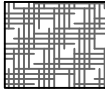
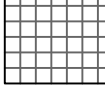
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LANDSCAPE PLAN

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PLANT SCHEDULE

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