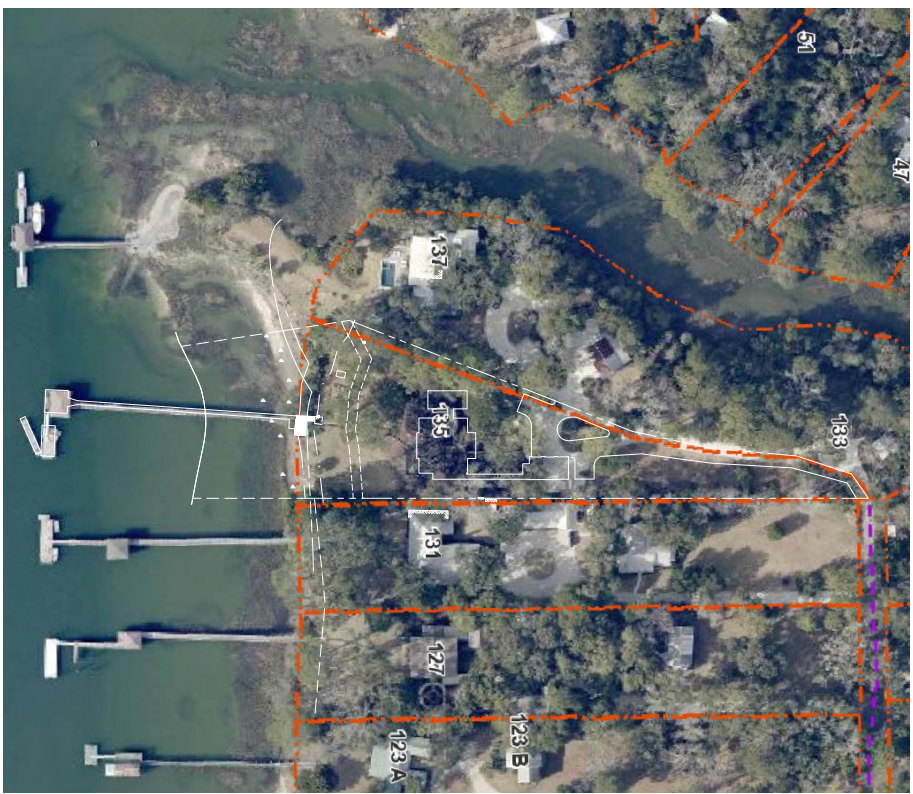


OVER ALL PLAN, TREE MITIGATION CALCULATIONS,
PLANT SCHEDULE & PLANT IMAGERY

PLANT SCHEDULE

Quantity	Common Name	Botanical Name	Container	Height	Spread	Caliper	Spacing	Notes
Tree	Cabbage Palm - Refoliated	Sabal Palmetto	15 gal.	8'-10' Ht.				
	Flowering Dogwood	Cornus florida	15 gal.					
	Live Oak	Quercus virginiana	15 gal.	Min. 15' Ht.	2.5 Cal.			
	Saucer Magnolia	Magnolia x soulangeana	15 gal.					
	Star Magnolia	Magnolia stellata	15 gal.					
	Twilight Crape Myrtle	Lagerstroemia indica 'Twilight'	15 gal.					Confirm Color with Owner
Shrub	Blackhaw Viburnum	Viburnum prunifolium	15 gal.					
	Camellia	Camellia japonica	15 gal.					
	Carefree Wonder Rose	Rosa 'Melpiras' Carefree Wonder	3 gal.					
	Dwarf-Camellia japonica	Camellia japonica - Dwarf	3 gal.					Confirm Color with Owner
	Dwarf Encore Azalea	Rhododendron Encore	3 gal.					Confirm Color with Owner
	Dwarf Gardenia	Gardenia jasminoides 'Radicans'	3 gal.					
	Dwarf Inkberry	Ilex glabra 'Compacta'	3 gal.					
	Dwarf Pittosporum - Variegated	Pittosporum tobira Dwarf Variegata'	3 gal.					
	Pinglet's Dwarf Podocarpus	Podocarpus macrophyllus 'Pinglet's Dwarf'	3 gal.					
	Eastern Snowball Viburnum	Viburnum opulus 'Sterile'	15 gal.					
	Everblooming Gardenia	Gardenia jasminoides 'Veitchi'	3 gal.					
	Fatsia	Fatsia japonica	3 gal.					
	Fragrant Tea Olive	Osmanthus fragrans	15 gal.					
	Hydrangea 'Endless Summer'	Hydrangea macrophylla 'Endless Summer'	3 gal.					
	Japanese Mock Orange - Variegated	Pittosporum tobira Variegated	15 gal.					36" O.C.
	Little Lime Hydrangea	Hydrangea paniculata 'Little Lime'	3 gal.					36" O.C.
	Rosemary	Rosmarinus officinalis	3 gal.					4" O.C.
	Sasanqua camellia	Camellia sasanqua	15 gal.					
	Sunny Knock Out® Rose	Rosa x 'Radunny' Plant Patent #18,562	1 gal.					36" O.C. Confirm Color with Owner
	Sweet Viburnum	Viburnum odoratissimum	3 gal.					
Vines/Groundcover	Asiatic Jasmine	Trachelospermum asiaticum	1 gal.					24" O.C.
	Holly Fern	Cyrtomium falcatum	3 gal.					36" O.C.
	Farfugium	Farfugium japonicum var. giganteum	1 gal.					24" O.C.
	Ilex Tr. var.	Ilex pedunculata 'Ilex Blue'	1 gal.					24" O.C.

AERIAL IMAGE OF SITE: 58,209 SF



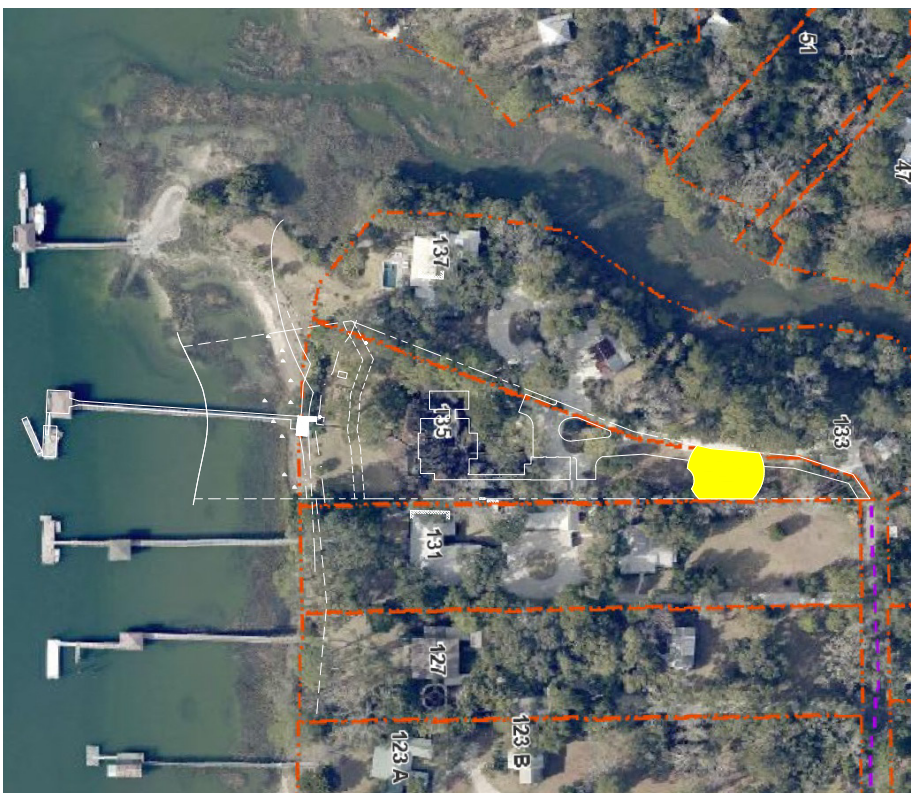
SCALE: 1"= 100'

SITE ANALYSIS:
EXISTING TREE
CANOPIES: +/- 35,831 SF



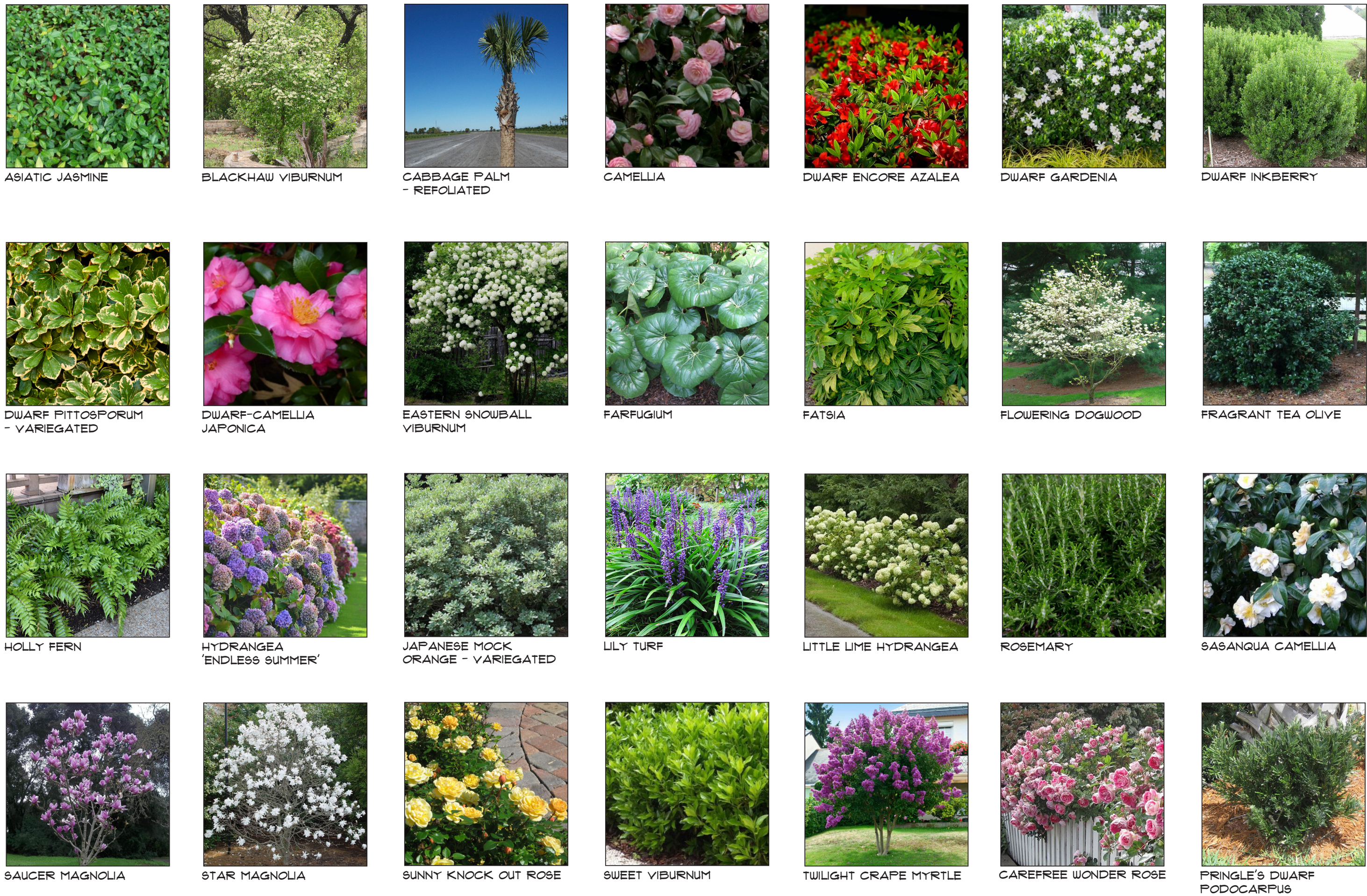
SCALE: 1"= 100'

SITE ANALYSIS:
PROPOSED TREE
CANOPIES: +/- 3,680 SF



SCALE: 1"= 100'

PLANT IMAGERY



L1 PRELIMINARY LANDSCAPE
DEVELOPMENT PLANS

For

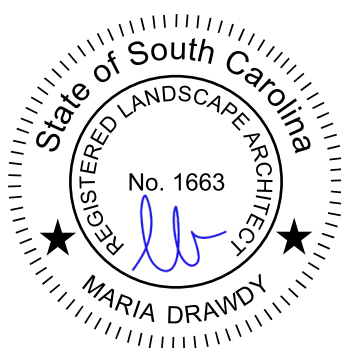
Brenda Dunaway

135 Bridge Street
Bluffton, SC

Original Submittal Date: April 9, 2025



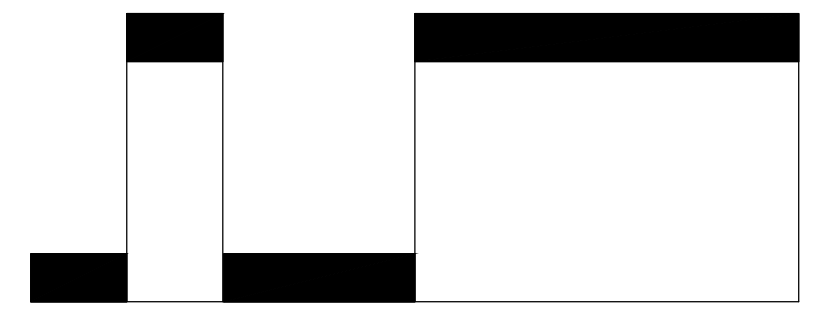
Prepared By:
Maria Drawdy, PLA



MARIA GHYS DESIGNS LLC

P.O. Box 3523, Bluffton, SC
mariaghysdesigns@gmail.com

(843) 816-2565



Scale: 1" = 30'

TREE CANOPY SUMMARY

TOTAL LOT ACREAGE: 58,209 SF
TOTAL ROOF SF: 5,629 SF
58,209 - 5,629 = 52,580 SF
52,580 SF X 75% = +/- 39,435 SF
TOTAL REQUIRED TREE CANOPY COVERAGE @ 75% = +/- 39,435 SF
TOTAL EXISTING ON SITE & ADJACENT TREE CANOPY: +/- 35,831 SF
TOTAL PROPOSED TREE CANOPY: +/- 3,680 SF
TOTAL EXISTING & ADJACENT TREE
& PROPOSED TREE CANOPY: +/- 39,517 SF

PRELIMINARY LANDSCAPE PLAN - WATERSIDE

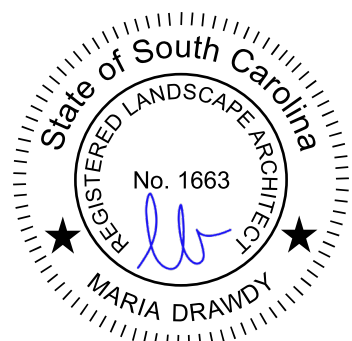
L2 PRELIMINARY LANDSCAPE
DEVELOPMENT PLANS
For
Brenda Dunaway

135 Bridge Street
Bluffton, SC

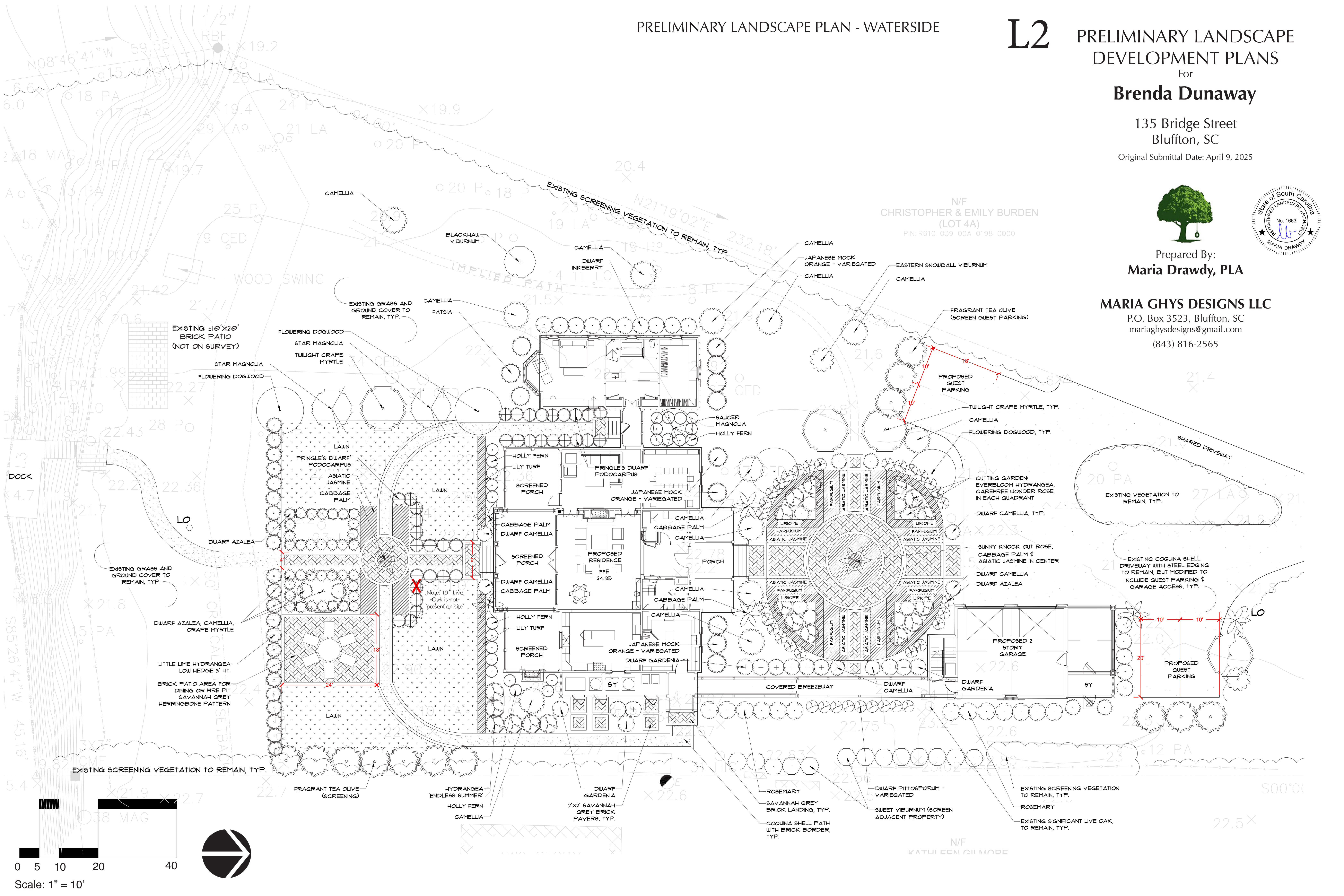
Original Submittal Date: April 9, 2025



Prepared By:
Maria Drawdy, PLA



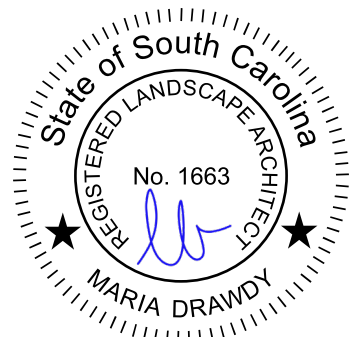
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PRELIMINARY LANDSCAPE PLAN - STREETSIDE

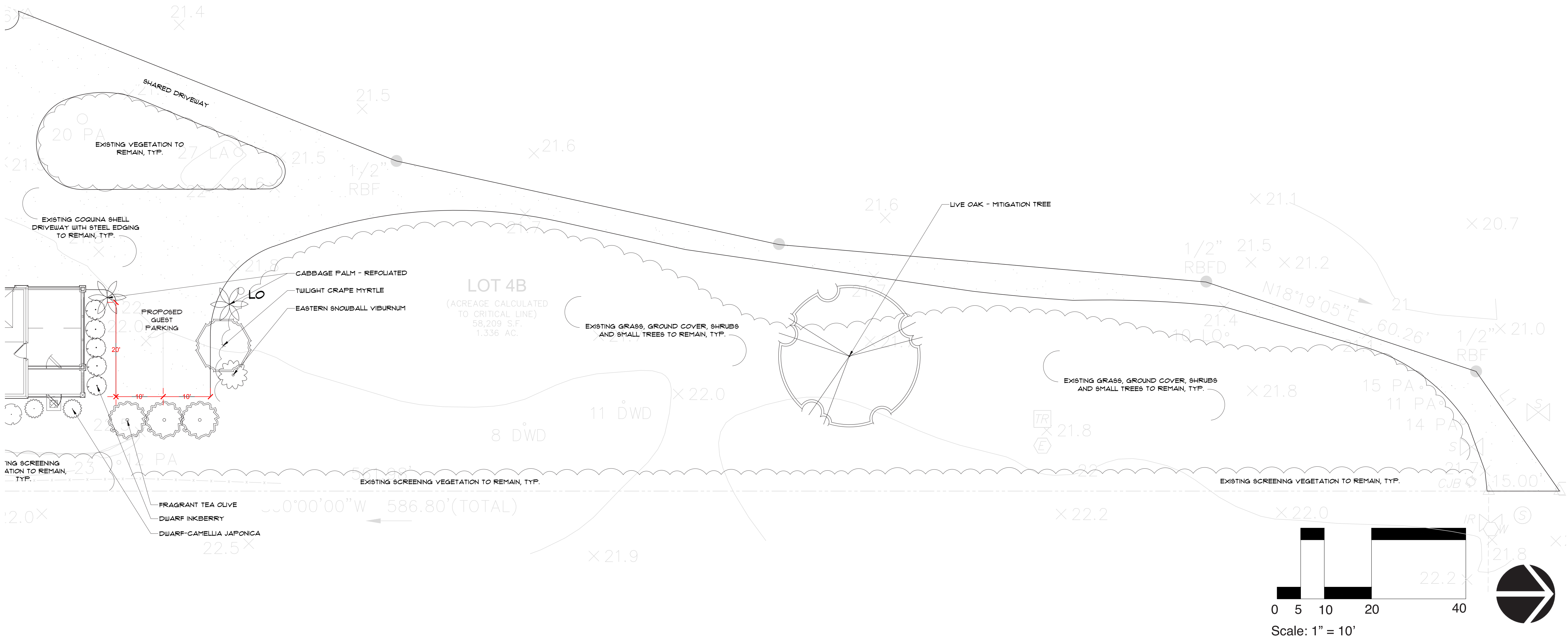
L3 PRELIMINARY LANDSCAPE
DEVELOPMENT PLANS
For
Brenda Dunaway

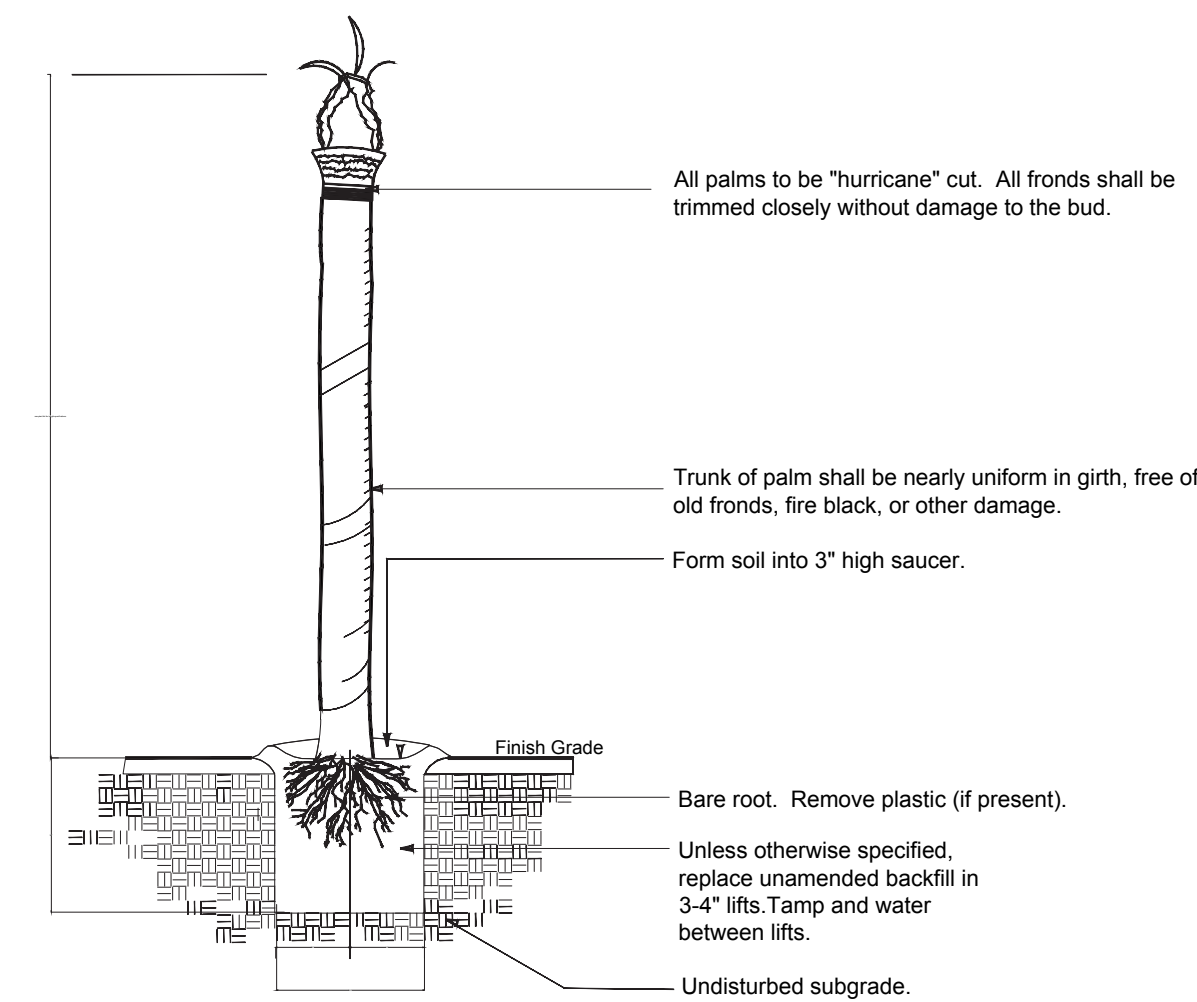
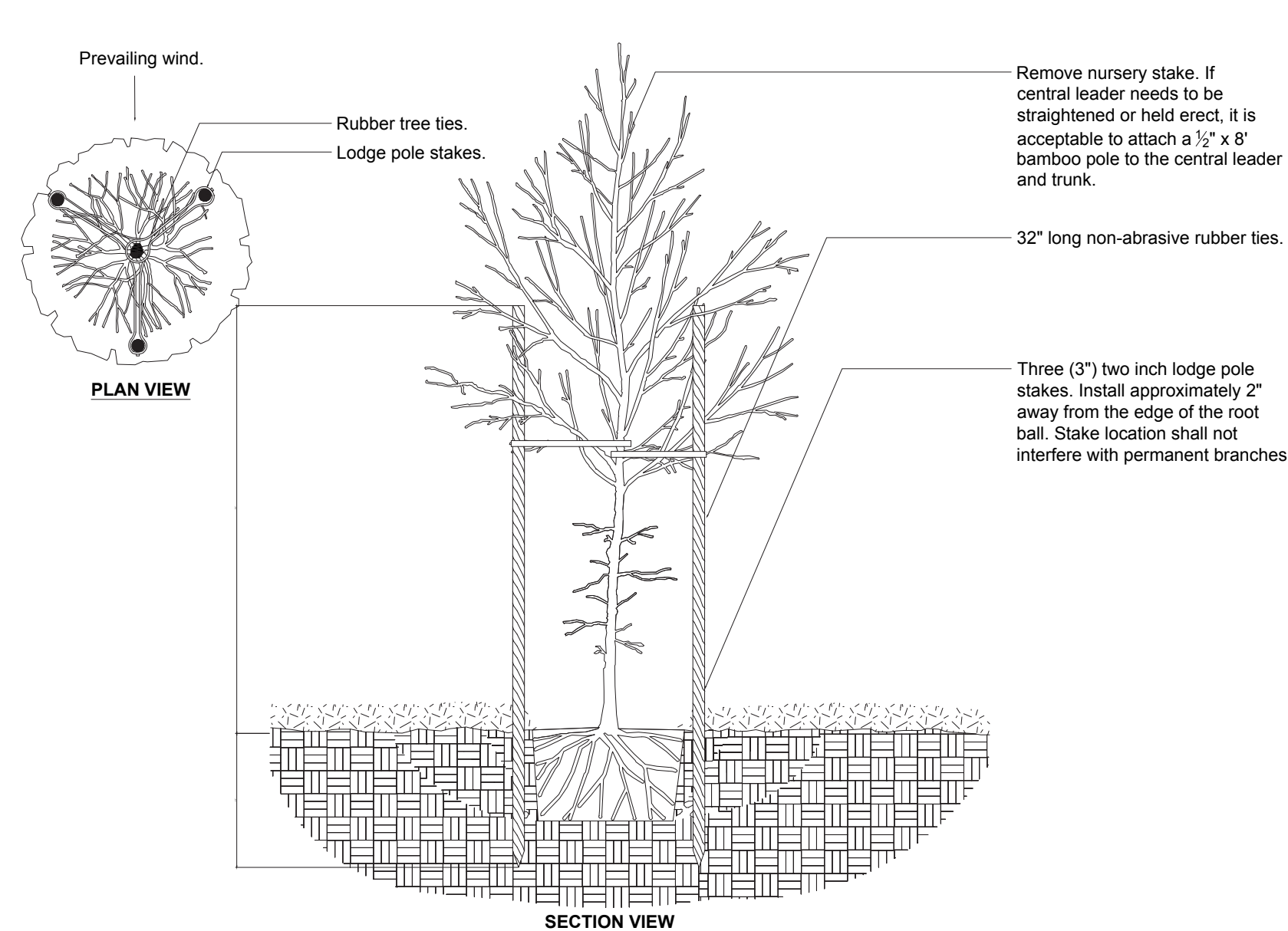
135 Bridge Street
Bluffton, SC
Date: April 9, 2025



Prepared By:
Maria Drawdy, PLA

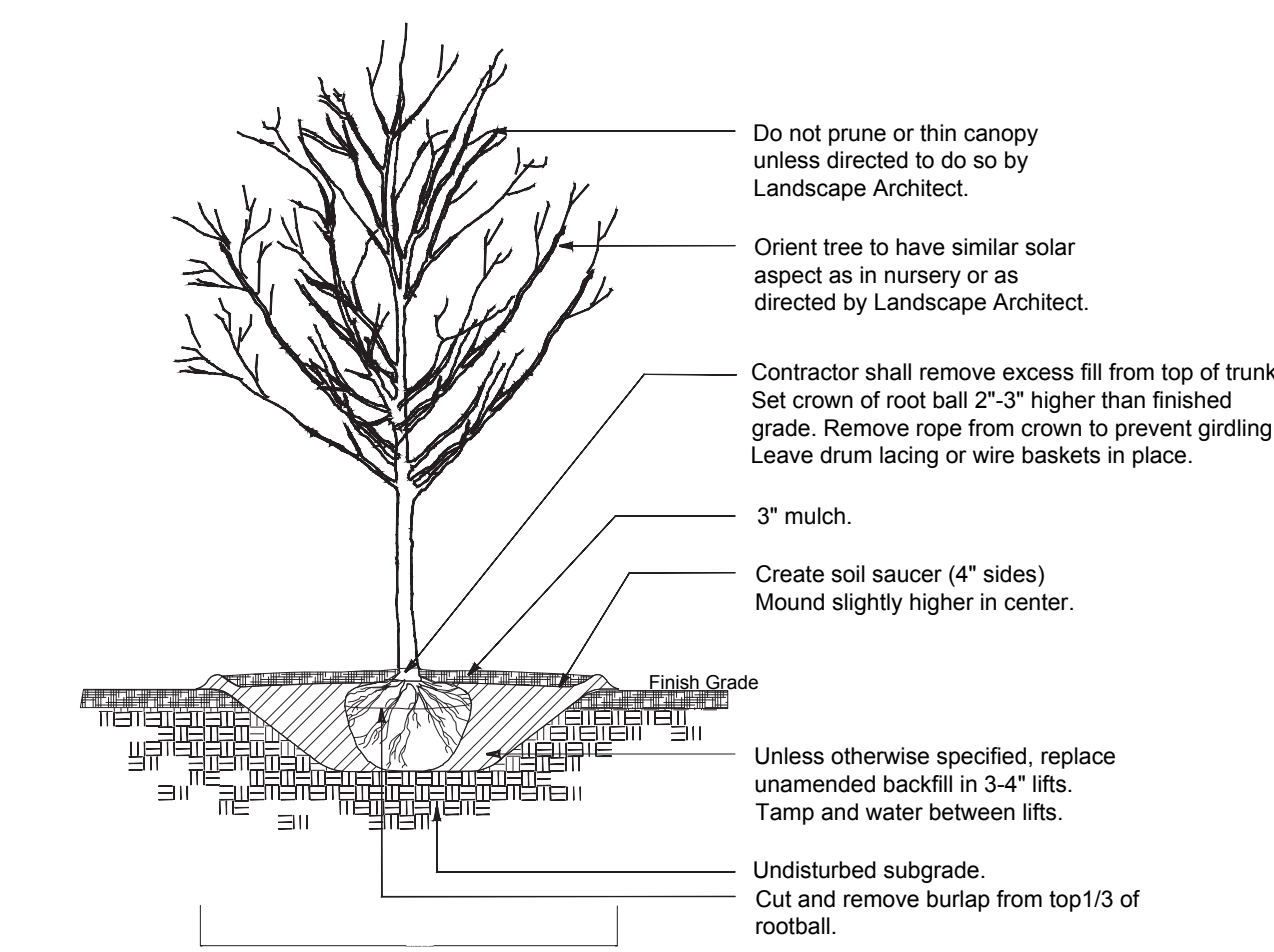
MARIA GHYS DESIGNS LLC
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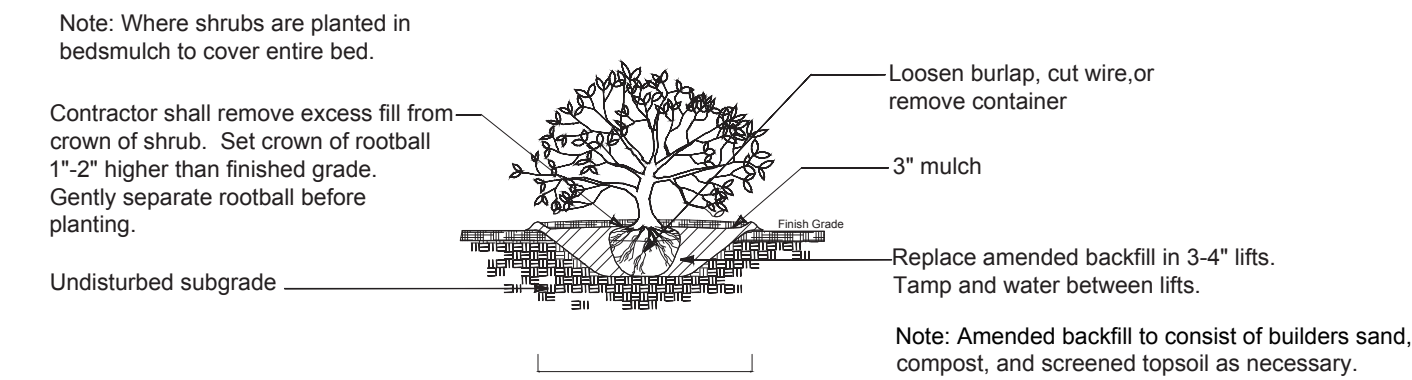
Palm Tree Planting

Not to Scale



Deciduous Tree Planting

Not to Scale

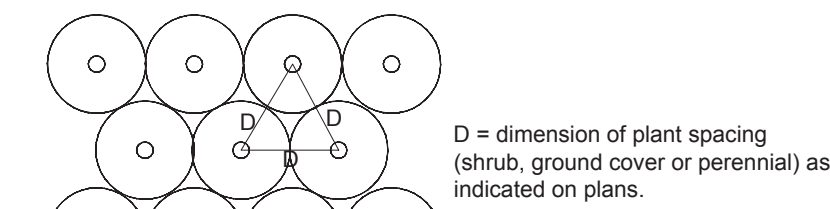


Shrub Planting

Not to Scale

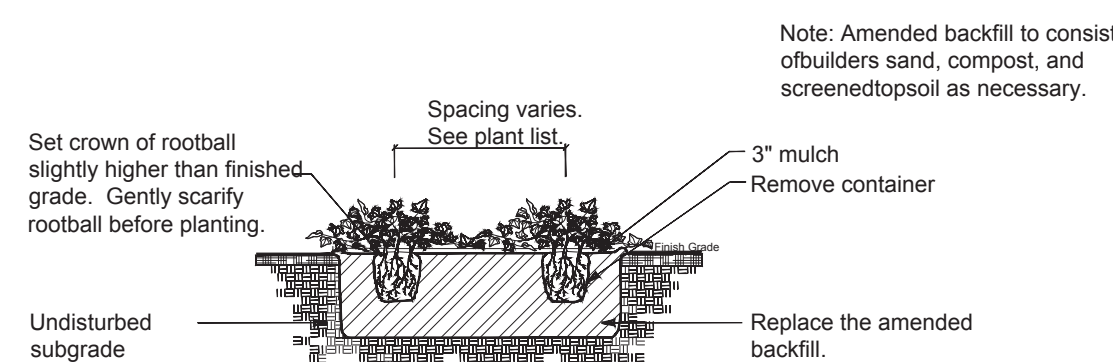
Tree Staking - Lodge Poles (3)

Scale NTS



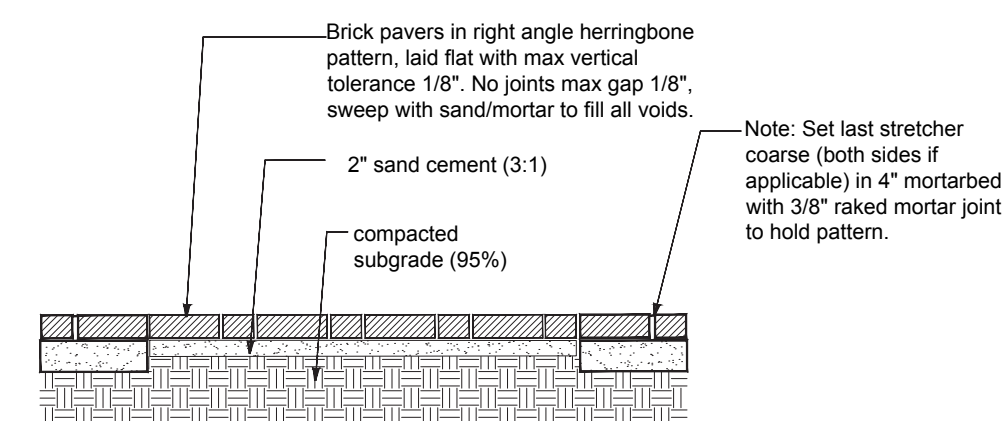
Typical Plant Spacing

Not to Scale



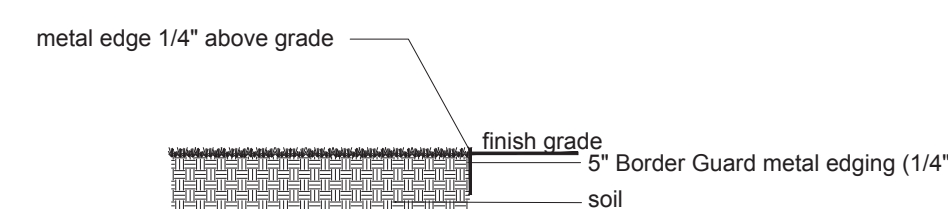
Groundcover Planting

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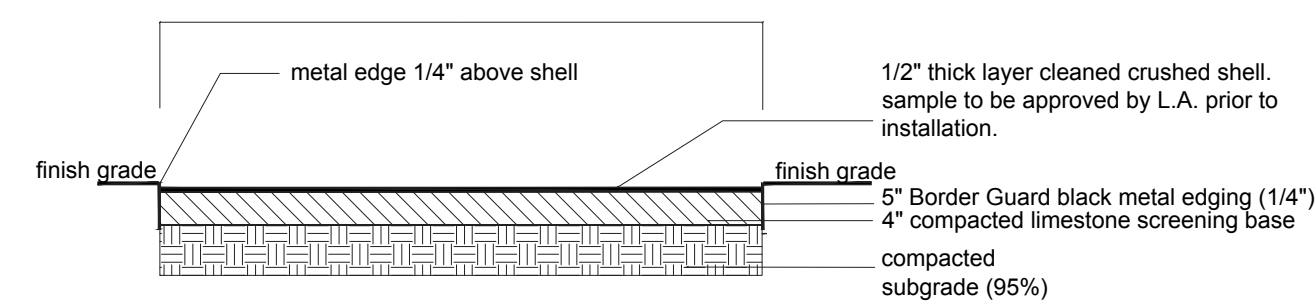
Pedestrian Brick Paving Detail

Scale NTS



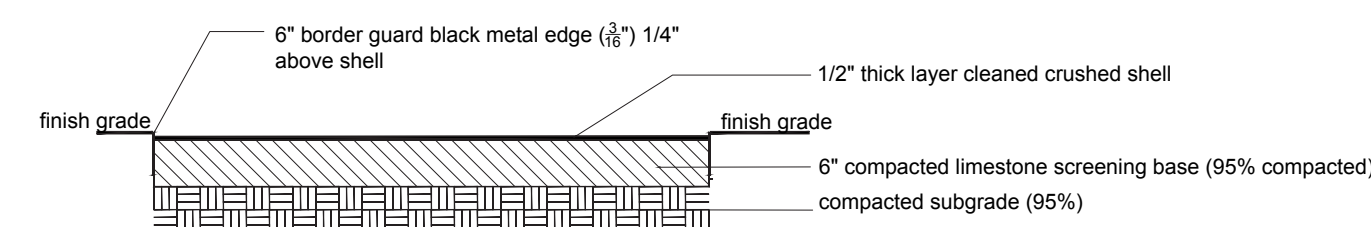
Metal Edge

Scale NTS



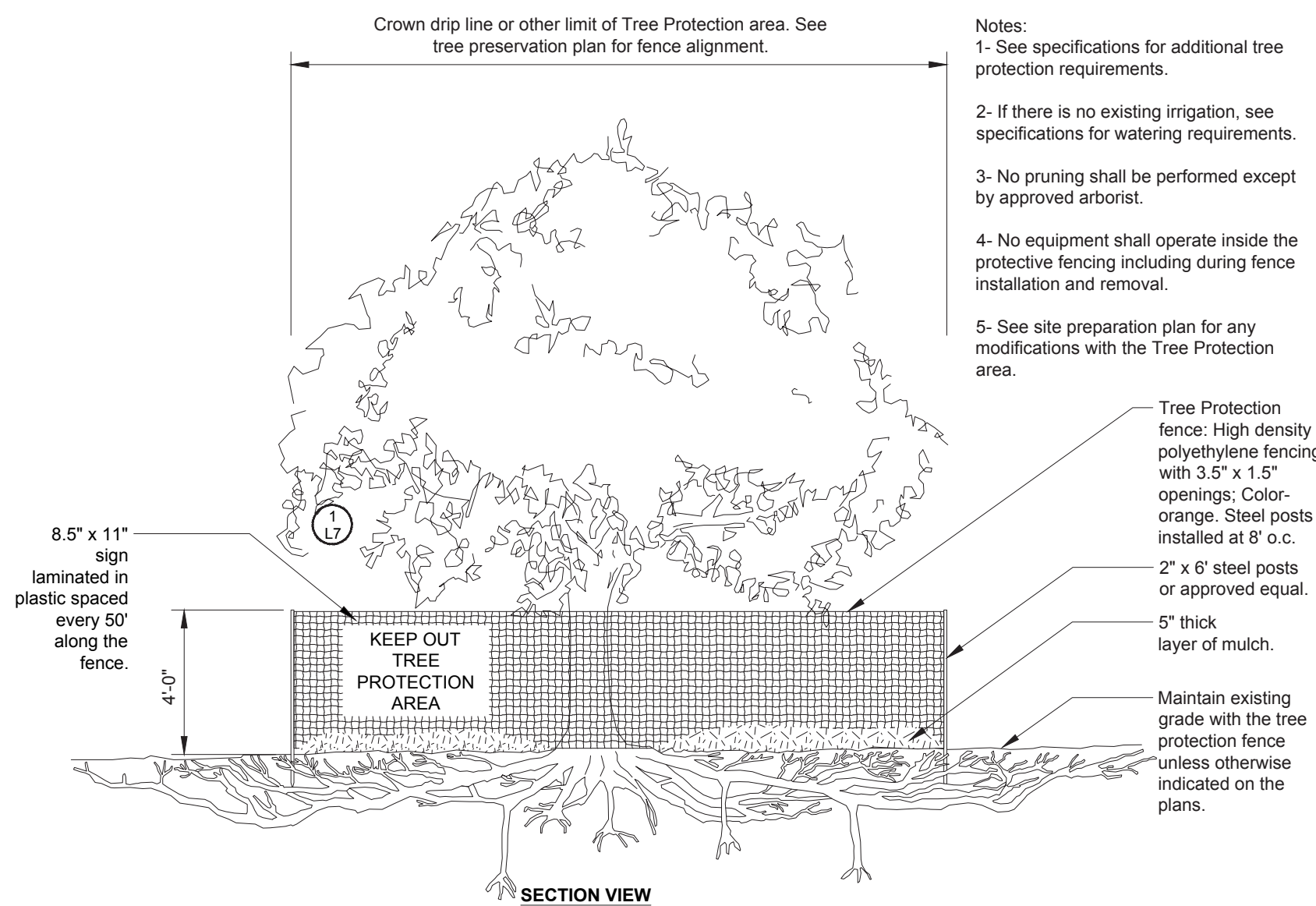
Crushed Shell Pathway

Scale NTS



Crushed Shell Drive

Scale 1" = 1'



Tree Protection Fence

Scale NTS

GENERAL DISTURBANCE NOTES:

1. ALL NOTES APPLY TO ALL DRAWINGS AND TRADES.
2. IT IS THE RESPONSIBILITY OF ALL CONTRACTORS AND TRADES TO COORDINATE THE INSTALLATION OF THEIR WORK WITH THE INSTALLATION OF WORK BY ALL OTHER CONTRACTORS AND TRADES.
3. EACH CONTRACTOR AS REQUIRED TO MAINTAIN FULL (COLOR) SETS OF THE CONTRACT DOCUMENTS FOR HIS EMPLOYEES USE ON THE PROJECT TO ASSURE THAT ALL WORK IS PROPERLY COORDINATED FOR REVIEWS BY COUNTY AND/OR MUNICIPALITY OFFICIALS FOR INSPECTIONS.
4. ALL CONTRACTORS AND TRADES ARE RESPONSIBLE FOR OBTAINING THE CORRECT PERMITS AND INSPECTIONS PRIOR TO CONSTRUCTION AS REQUIRED BY LOCAL PLANNING, ZONING, AND BUILDING CODE AND OTHER TOWN AUTHORITIES.
5. MARIA GHYS DESIGNS LLC, THE OWNER AND/OR THE OWNER'S REPRESENTATIVE SHALL BE NOTIFIED OF ANY SITE CONDITIONS WHICH MAY NECESSITATE MODIFICATION TO THE PLAN. THE OWNER OR OWNER'S REPRESENTATIVE SHALL MAKE THE INFELD MODIFICATIONS IF NECESSARY.
6. CONTRACTOR SHALL PROVIDE AND FURNISH ALL MATERIALS, EQUIPMENT AND LABOR NECESSARY FOR ALL CONSTRUCTION, PROTECTION, MAINTENANCE AND RELATED ITEMS TO COMPLETE WORK INDICATED ON THE DRAWINGS.
1. BEFORE COMMENCING ANY WORK CONTRACTOR SHALL ASCERTAIN THE LOCATION OF

PLANTING NOTES

1. MATERIAL LIST WAS PREPARED FOR ESTIMATING PURPOSES. CONTRACTOR SHALL MAKE OWN QUANTITY TAKE OFF USING DRAWING AND SPECIFICATION, REPORTING ANY DISCREPANCIES WHICH MAY AFFECT BIDDING.
2. ROOT TYPES MAY BE FREELY SUBSTITUTED IN CASE OF BALLED AND BURLAPPED OR CONTAINER GROWN, ALL OTHER SPECIFICATIONS TO REMAIN UNCHANGED.
3. CONTRACTOR TO VERIFY THAT ALL PLANT MATERIALS ARE AVAILABLE AS SPECIFIED WHEN PROPOSAL IS SUBMITTED.
4. SEE TREE, SHRUB, AND GROUND COVER PLANTING DETAILS AND SPECIAL PROVISIONS FOR PLANTING SPECIFICATIONS.
5. SOIL SHALL BE AMENDED BY CONTRACTOR AS INDICATED BY SOIL TEST TO ACHIEVE PROPER SOIL CONDITION.
6. CONTRACTOR SHALL STAKE OUT ALL BED LINES, TREE LOCATIONS, AND SHRUB GROUPINGS FOR APPROVAL BY OWNER'S REPRESENTATIVE BEFORE BEGINNING PLANTING OPERATIONS.
7. ALL PLANT BEDS TO RECEIVE 3' DEEP BROWN COLORED HARDWOOD MULCH.
8. CONTRACTOR TO MAINTAIN THE PLANTINGS AND CONTROL WEEDS IN MULCH AREAS THROUGH THE DURATION OF CONSTRUCTION UNTIL FINAL ACCEPTANCE.
9. ALL PLANT BEDS AND AREAS TO RECEIVE 100% IRRIGATION COVERAGE.
10. IN THE PLANT SCHEDULE, PLANTS NOTED AS SPECIMEN SHALL BE SELECTED BY THE OWNER'S REPRESENTATIVE AT THE NURSERY OR PHOTOS OF THE PLANTING STOCK SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE FOR APPROVAL.
11. PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO PLANTING AREAS PRIOR TO LANDSCAPE INSTALLATION AND ACCORDING TO MANUFACTURE'S INSTRUCTIONS.
12. SOIL SHALL BE TESTED FOR PH AND AMENDED PRIOR TO INSTALLATION.
13. CONTRACTOR TO VERIFY UTILITY LOCATIONS BY REQUESTING NO CUTS 12 HOURS BEFORE INSTALLATION.

L4 PRELIMINARY LANDSCAPE PLAN DETAILS

For
Brenda Dunaway

135 Bridge Street
Bluffton, SC

Original Submittal Date: April 9, 2025

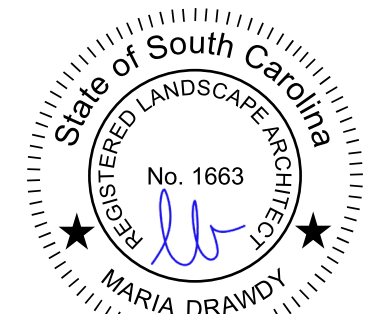


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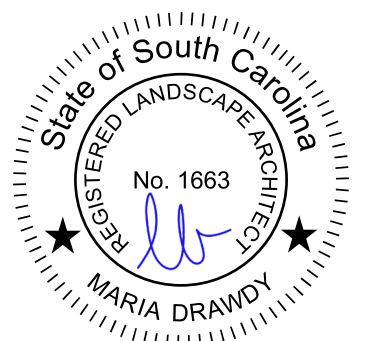
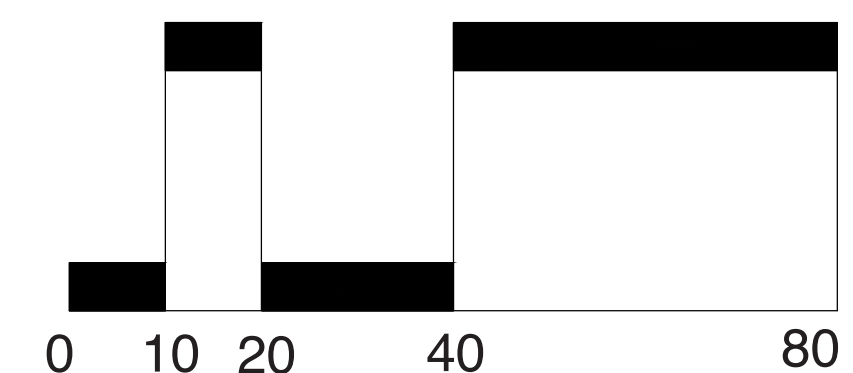
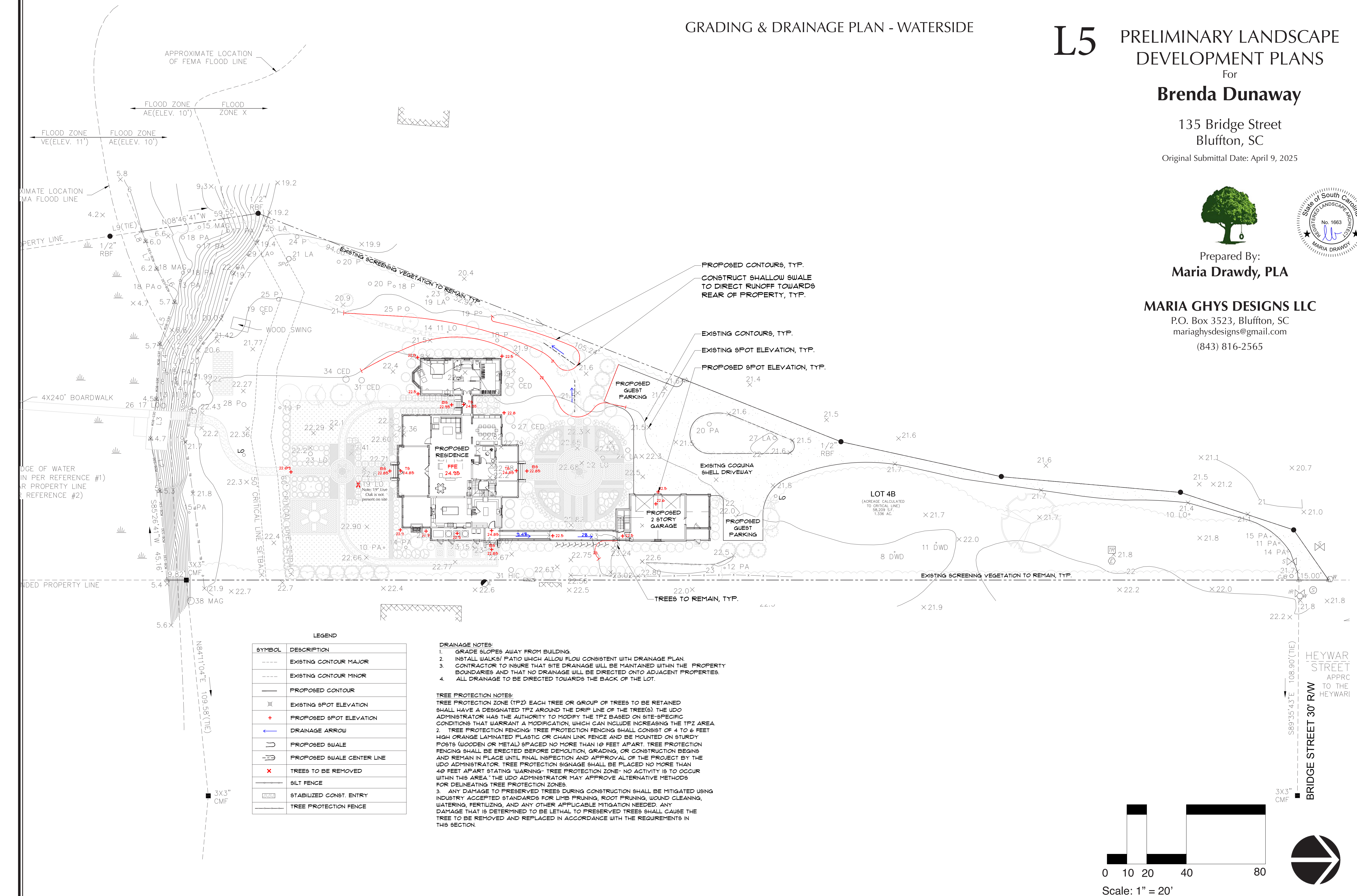
GRADING & DRAINAGE PLAN - WATERSIDE

L5 PRELIMINARY LANDSCAPE
DEVELOPMENT PLANS

For

Brenda Dunaway135 Bridge Street
Bluffton, SC

Original Submittal Date: April 9, 2025

Prepared By:
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Scale: 1" = 20'

