

**QUAD 1**  
(UNITS 3001 - 3010  
& UNITS 3201 - 3234)

**MARRIOTT GRANDE  
OCEAN SALES CENTER**

**QUAD 2**  
(UNITS 3235 - 3265)

**OCEAN BREEZE**

**CENTRAL LAGOON**  
SEE SHEET L-106 FOR CENTRAL /  
LAGOON AREA IMPROVEMENTS

MATCHLINE: SHEET L-101  
MATCHLINE: SHEET L-103

**SOUTH FOREST BEACH DRIVE**  
SEE SHEET L-105 FOR SOUTH FOREST  
BEACH STREET BUFFER IMPROVEMENTS  
AND RECOMMENDATIONS

**QUAD 3**  
(UNITS 3011 - 3036)

**LEMOYNE AVENUE**

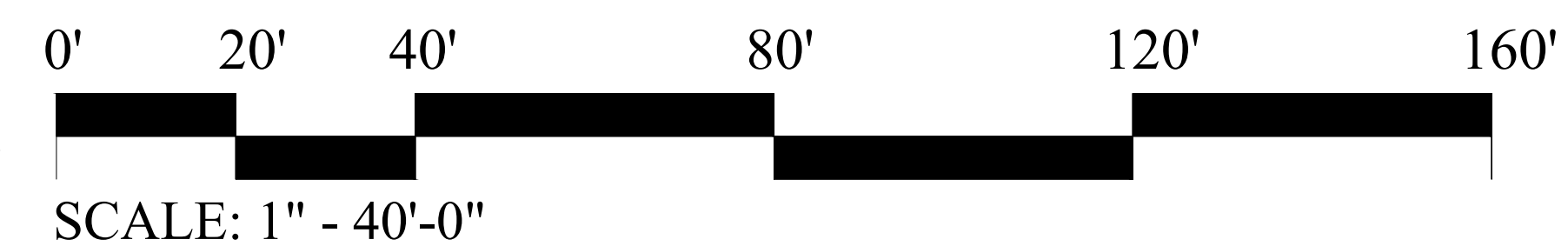
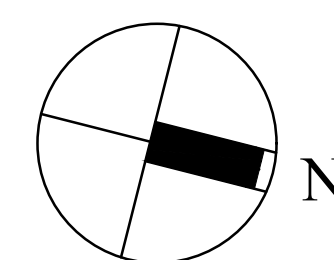
**QUAD 4**  
(UNITS 3037 - 3092)

**TREETOPS**

# Seascape Villas - Landscape Enhancement Opportunities

DATE: December 1, 2021

PAGE TITLE: Sheet L-100 (Overall Context Plan)



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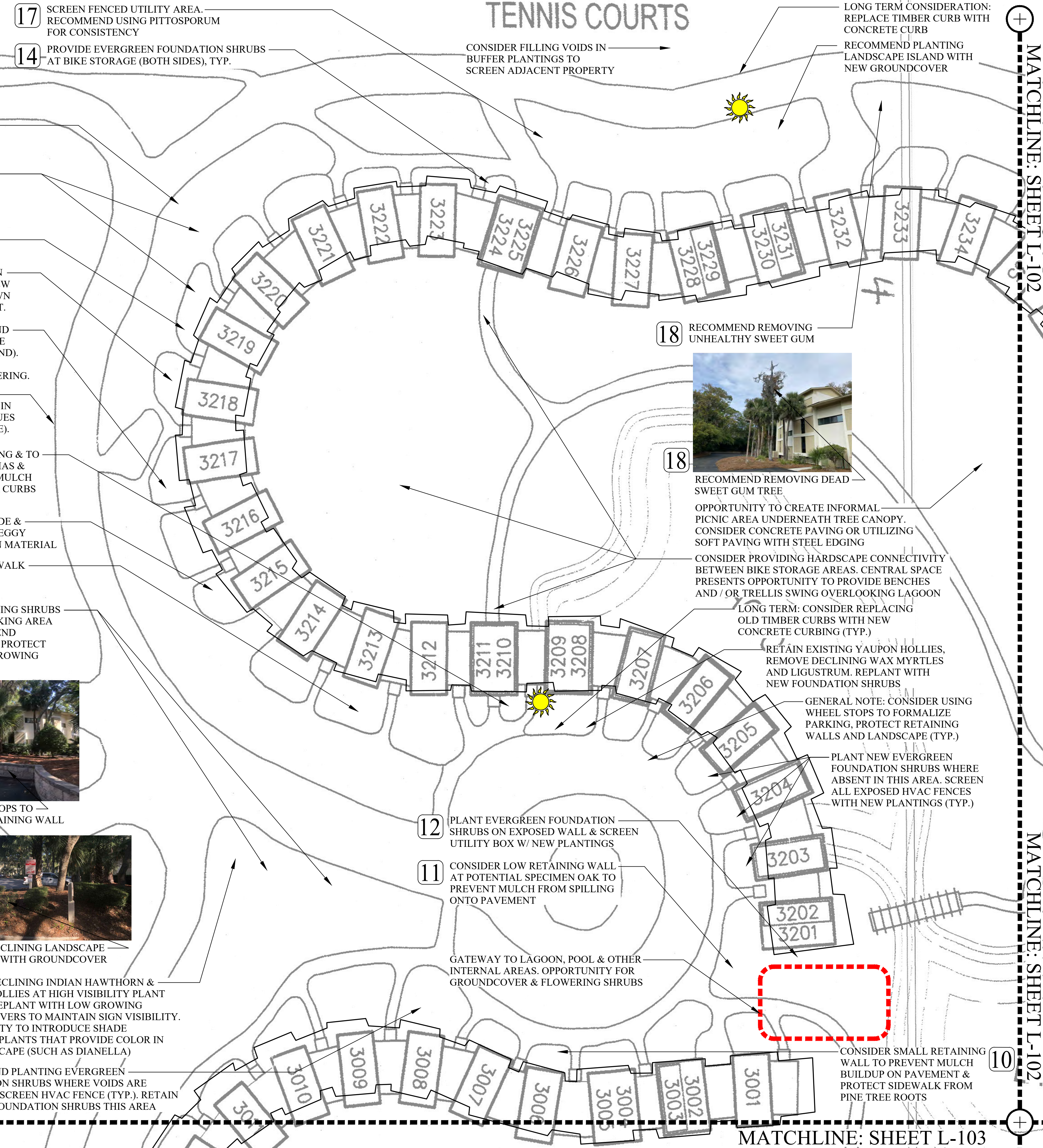


MATCHLINE: SHEET L-103

**GRAPHIC LEGEND**

INDICATES FULL OR PARTIAL SUN EXPOSURE  
 NOTE: THIS SITE IS PRIMARILY SHADY WITH SIGNIFICANT TREE CANOPY COVER. GENERAL AREAS RECEIVING PARTIAL OR FULL SUN ARE INDICATED ON THE PLAN.

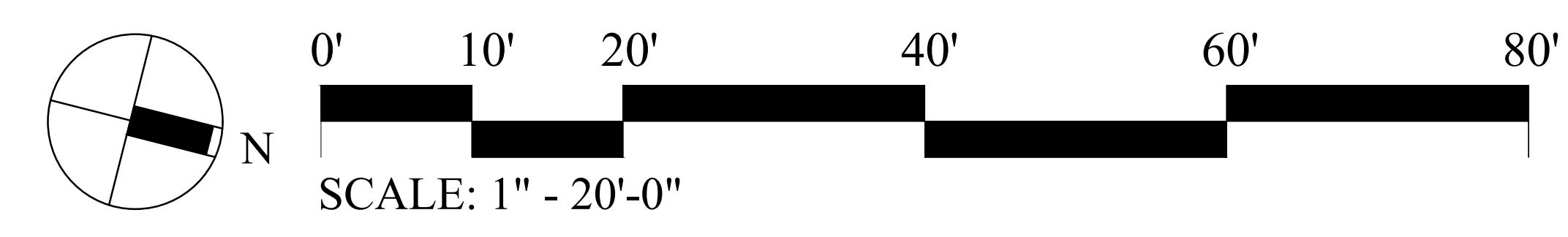
- 4 CONSIDER FORMALIZING BIKE PARKING AREA WITH PAVING (CONCRETE OR GRAVEL TO MATCH PARKING WITH STEEL EDGING)
- 5 RETAIN EXISTING AZALEAS & OTHER HEALTHY FOUNDATION PLANTS IN THIS AREA (UNLESS NOTED OTHERWISE). RESET ALL STEPPING STONES TO BE LEVEL TO REDUCE TRIP HAZARD (TYP.)
- 2 REMOVE EXISTING PAMPAS GRASS & REPLANT NEW EVERGREEN FOUNDATION SHRUBS TO FILL VOID
- 6 RECOMMEND REMOVING "LEGGY" OLEANDER (KNOWN TO BE TOXIC TO DOGS) & NANDINA. REPLANT WITH NEW EVERGREEN FOUNDATION SHRUBS. PRUNE OVERGROWN PALM TO IMPROVE PEDESTRIAN CIRCULATION TO UNIT.
- 1 FOUNDATION PLANTINGS ARE IN GOOD CONDITION AND SHOULD BE RETAINED. CONSIDER REMOVING INVASIVE VINES AND AZALEAS IN POOR CONDITION (FOREGROUND). OPPORTUNITY TO RE-GRADE, CLEAN UP AND PLANT GROUNDCOVER IN THIS BED TO ACHIEVE SIMPLE LAYERING.
- 3 PINE TREE (POTENTIAL SPECIMEN TREE) IN BETWEEN BIKE PATH AND DRIVE AISLE APPEARS STRESSED AND IN POOR CONDITION. CONSIDER REMOVING IF IT CONTINUES TO DECLINE (POTENTIAL HAZARD TREE IN THE FUTURE).
- 9 PLANT EVERGREEN FOUNDATION SHRUBS FOR BUILDING & TO SCREEN HVAC UNITS. REMOVE POOR CONDITION FATSIAS & REPLANT. RE-GRADE BEDS IN THIS AREA TO REMOVE MULCH BUILD UP. LONG TERM - CONSIDER REMOVING TIMBER CURBS & REPLACE WITH NEW CONCRETE CURBING (TYP.)
- 7 CONSIDER SMALL RETAINING WALL TO CONTAIN GRADE & PREVENT MULCH BUILD UP ON PAVEMENT. REMOVE LEGGY FOUNDATION PLANTS & REPLANT W/ NEW EVERGREEN MATERIAL
- 8 PRUNE PALM FRONDS THAT ARE GROWING INTO SIDEWALK & PLANT NEW EVERGREEN FOUNDATION SHRUBS
- 15 REMOVE PAMPAS GRASS & REPLANT WITH LOW GROWING SHRUBS & GROUNDCOVER. CONSIDER FORMALIZING BIKE PARKING AREA WITH PAVING OR GRAVEL & STEEL EDGING. RECOMMEND INSTALLING WHEEL STOPS TO FORMALIZE PARKING & PROTECT NEW RETAINING WALL FROM CARS. CONSIDER LOW GROWING GROUNDCOVER TO SOFTEN RETAINING WALL.
- 17 SCREEN UTILITY AREA WITH PITTOSPORUM
- 15 INSTALL WHEEL STOPS TO PROTECT NEW RETAINING WALL
- 14 PROVIDE FOUNDATION SHRUBS AT BIKE STORAGE
- 16 REMOVE DECLINING LANDSCAPE & REPLANT WITH GROUNDCOVER
- 16 REMOVE DECLINING INDIAN HAWTHORN & YAUPON HOLLIES AT HIGH VISIBILITY PLANT BED AND REPLANT WITH LOW GROWING GROUNDCOVERS TO MAINTAIN SIGN VISIBILITY. OPPORTUNITY TO INTRODUCE SHADE TOLERANT PLANTS THAT PROVIDE COLOR IN THE LANDSCAPE (SUCH AS DIANELLA)
- 13 RECOMMEND PLANTING EVERGREEN FOUNDATION SHRUBS WHERE VOIDS ARE PRESENT & SCREEN HVAC FENCE (TYP.). RETAIN EXISTING FOUNDATION SHRUBS THIS AREA



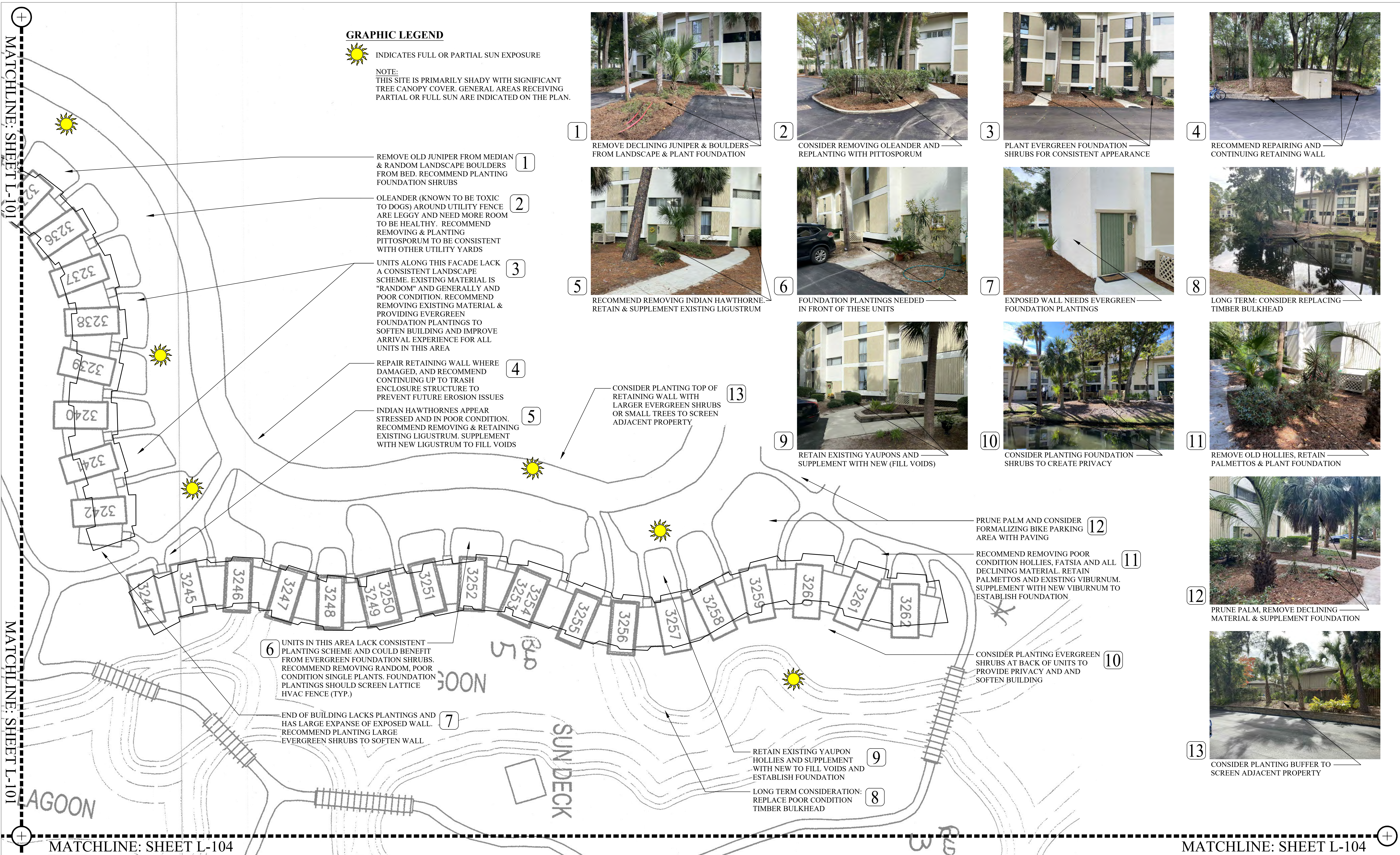
MATCHLINE: SHEET L-102

# Seascape Villas - Landscape Enhancement Opportunities - Quad 1

DATE: December 1, 2021  
 PAGE TITLE: Sheet L-101



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**GRAPHIC LEGEND**

INDICATES FULL OR PARTIAL SUN EXPOSURE

NOTE:  
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1

REMOVE DECLINING JUNIPER & BOULDERS FROM LANDSCAPE & PLANT FOUNDATION

2

CONSIDER REMOVING OLEANDER AND REPLANTING WITH PITTOSPORUM

3

PLANT EVERGREEN FOUNDATION SHRUBS FOR CONSISTENT APPEARANCE

4

RECOMMEND REPAIRING AND CONTINUING RETAINING WALL

5

RECOMMEND REMOVING INDIAN HAWTHORNE. RETAIN & SUPPLEMENT EXISTING LIGUSTRUM

6

FOUNDATION PLANTINGS NEEDED IN FRONT OF THESE UNITS

7

EXPOSED WALL NEEDS EVERGREEN FOUNDATION PLANTINGS

8

LONG TERM: CONSIDER REPLACING TIMBER BULKHEAD

9

RETAIN EXISTING YAUPONS AND SUPPLEMENT WITH NEW (FILL VOIDS)

10

CONSIDER PLANTING FOUNDATION SHRUBS TO CREATE PRIVACY

11

REMOVE OLD HOLLIES, RETAIN PALMETTOS & PLANT FOUNDATION

13

CONSIDER PLANTING TOP OF RETAINING WALL WITH LARGER EVERGREEN SHRUBS OR SMALL TREES TO SCREEN ADJACENT PROPERTY

12

PRUNE PALM AND CONSIDER FORMALIZING BIKE PARKING AREA WITH PAVING

11

RECOMMEND REMOVING POOR CONDITION HOLLIES, FATSIA AND ALL DECLINING MATERIAL. RETAIN PALMETTOS AND EXISTING VIBURNUM. SUPPLEMENT WITH NEW VIBURNUM TO ESTABLISH FOUNDATION

12

PRUNE PALM, REMOVE DECLINING MATERIAL & SUPPLEMENT FOUNDATION

10

CONSIDER PLANTING EVERGREEN SHRUBS AT BACK OF UNITS TO PROVIDE PRIVACY AND SOFTEN BUILDING

13

CONSIDER PLANTING BUFFER TO SCREEN ADJACENT PROPERTY

REMOVE OLD JUNIPER FROM MEDIAN & RANDOM LANDSCAPE BOULDERS FROM BED. RECOMMEND PLANTING FOUNDATION SHRUBS

OLEANDER (KNOWN TO BE TOXIC TO DOGS) AROUND UTILITY FENCE ARE LEGGY AND NEED MORE ROOM TO BE HEALTHY. RECOMMEND REMOVING & PLANTING PITTOSPORUM TO BE CONSISTENT WITH OTHER UTILITY YARDS

UNITS ALONG THIS FACADE LACK A CONSISTENT LANDSCAPE SCHEME. EXISTING MATERIAL IS "RANDOM" AND GENERALLY AND POOR CONDITION. RECOMMEND REMOVING EXISTING MATERIAL & PROVIDING EVERGREEN FOUNDATION PLANTINGS TO SOFTEN BUILDING AND IMPROVE ARRIVAL EXPERIENCE FOR ALL UNITS IN THIS AREA

REPAIR RETAINING WALL WHERE DAMAGED, AND RECOMMEND CONTINUING UP TO TRASH ENCLOSURE STRUCTURE TO PREVENT FUTURE EROSION ISSUES

INDIAN HAWTHORNES APPEAR STRESSED AND IN POOR CONDITION. RECOMMEND REMOVING & RETAINING EXISTING LIGUSTRUM. SUPPLEMENT WITH NEW LIGUSTRUM TO FILL VOIDS

UNITS IN THIS AREA LACK CONSISTENT PLANTING SCHEME AND COULD BENEFIT FROM EVERGREEN FOUNDATION SHRUBS. RECOMMEND REMOVING RANDOM, POOR CONDITION SINGLE PLANTS. FOUNDATION PLANTINGS SHOULD SCREEN LATTICE HVAC FENCE (TYP.)

END OF BUILDING LACKS PLANTINGS AND HAS LARGE EXPANSE OF EXPOSED WALL. RECOMMEND PLANTING LARGE EVERGREEN SHRUBS TO SOFTEN WALL

MATCHLINE: SHEET L-101

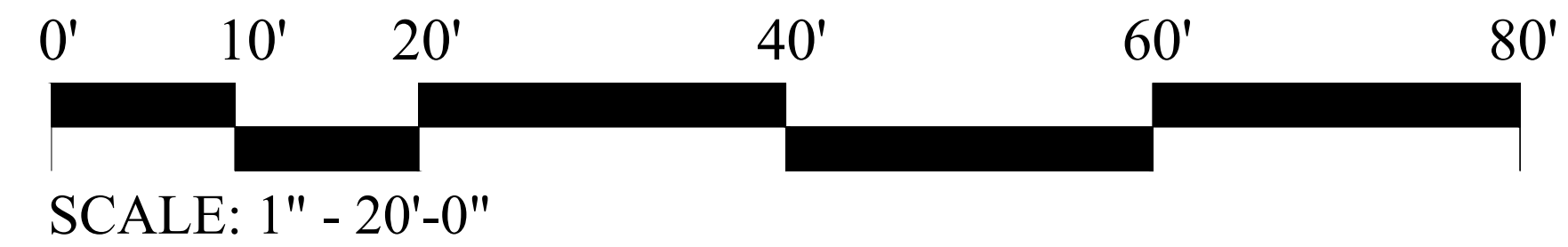
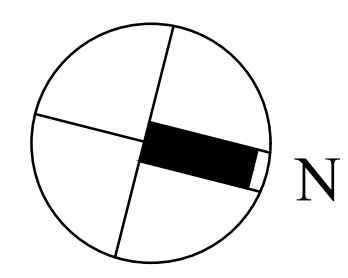
MATCHLINE: SHEET L-101

MATCHLINE: SHEET L-104

MATCHLINE: SHEET L-104

**Seascape Villas - Landscape Enhancement Opportunities - Quad 2**

DATE: December 1, 2021  
PAGE TITLE: Sheet L-102



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1 CONSIDER STRATEGIC PLANTINGS FOR PRIVACY & TO HIDE DECK STRUCTURES



2 PLANT NEW EVERGREEN SHRUBS & SCREEN HVAC EQUIPMENT



3 SUPPLEMENT VOIDS W/ SIMILAR MATERIAL, REMOVE MUHLY IN SHADE & REPLANT W/ AFRICAN IRIS



4 REMOVE DEAD & DECLINING MATERIAL, REPLANT



5 REMOVE PAMPAS GRASS & OVERGROWN OLEANDER



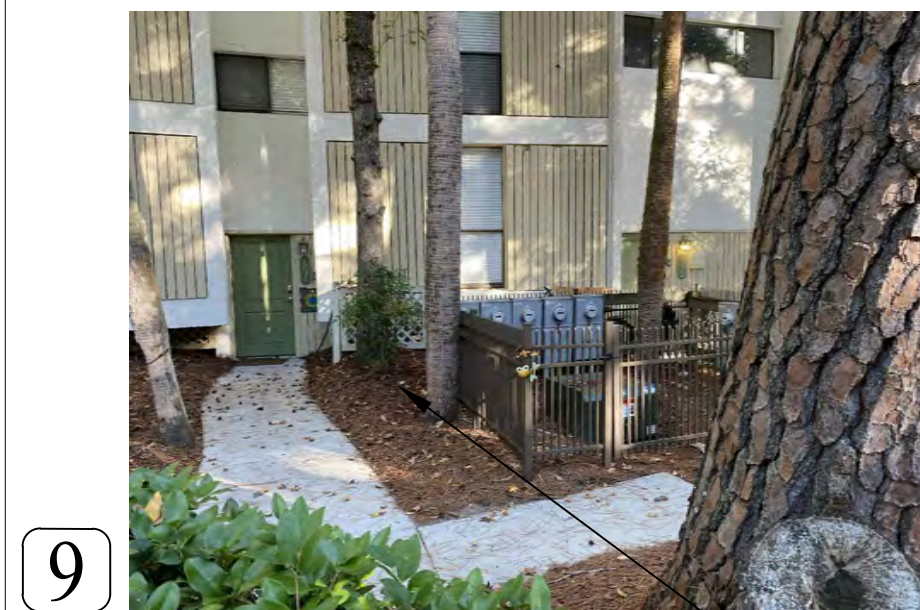
6 CONSIDER STEEL EDGING & WHEEL STOPS AT GRAVEL PARKING



7 REPLANT ISLAND & PROVIDE FOUNDATION SHRUBS



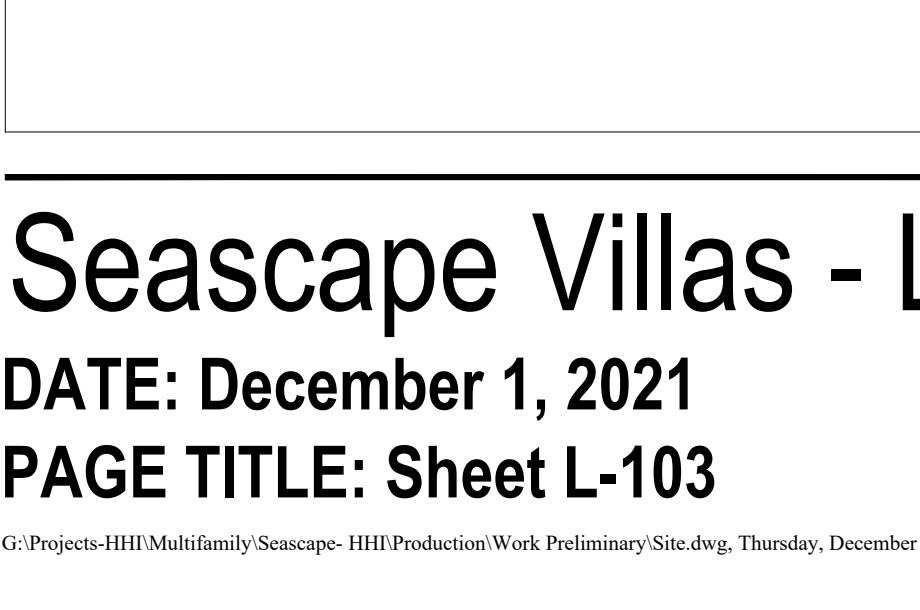
8 RECOMMEND STEEL EDGING TO CONTAIN GRAVEL PARKING



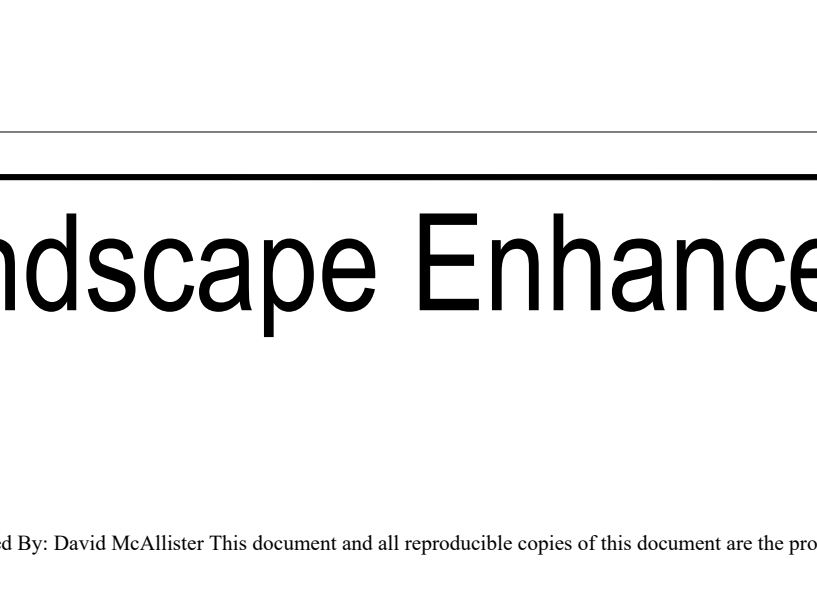
9 PLANT TO SCREEN UTILITIES, REMOVE NANDINA



10 PROVIDE EVERGREEN FOUNDATION SHRUBS



11 PLANT LAGOON EDGE WITH GRASSES

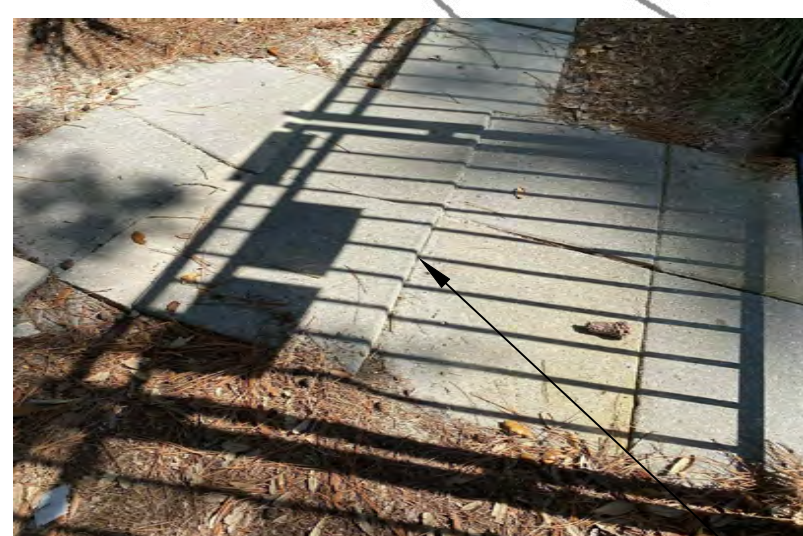


12 REMOVE CHINESE HOLLIES & PLANT LOW GROWING GROUNDCOVER

- 1 CONSIDER PROVIDING STRATEGIC EVERGREEN SHRUB PLANTINGS AT BACK OF UNITS TO CONCEAL DECK SUBSTRUCTURES & PROVIDE PRIVACY
- 2 PROVIDE EVERGREEN FOUNDATION SHRUBS & SCREEN HVAC EQUIPMENT
- 3 RECOMMEND FILLING SPORADIC VOIDS IN LANDSCAPE WITH SIMILAR MATERIAL (LOW GROWING PLANTS SUCH AS AFRICAN IRIS & LANTANAS). CONSIDER REMOVING MUHLY GRASS THAT IS IN PART SHADE AND REPLACING WITH AFRICAN IRIS (TYP.)
- 4 RECOMMEND REMOVING DEAD AND DECLINING PLANT MATERIAL (DEAD SAGO & DECLINING FATZIA). REPLANT TO CREATE CONSISTENT EVERGREEN FOUNDATION HEDGE
- 5 CONSIDER REMOVING PAMPAS GRASS & OVERGROWN OLEANDER (WHICH IS KNOWN TO BE TOXIC TO DOGS). REPLANT WITH SIMILAR FOUNDATION SHRUBS THAT MATCH EXISTING. SCREEN ALL HVAC EQUIPMENT. FILL VOIDS IN FOUNDATION PLANTINGS. AREA RECEIVES GOOD SUN, OPPORTUNITY TO PLANT GROUNDCOVER OR ORNAMENTAL GRASSES IN FOREGROUND
- 6 CONSIDER STEEL EDGING TO CONTAIN GRAVEL PARKING, & WHEEL STOPS TO FORMALIZE PARKING SPACES (TYP.)



15 CONSIDER PAVED ACCESS TO POOL FOR ACCESSIBILITY



16 PROVIDE FORMAL PAVED ACCESS TO POOL, OR RESET STEPPING STONES FLUSH TO REDUCE TRIP HAZARD



13 REMOVE EXISTING 'LEGGY' AZALEAS AND REPLANT



14 REMOVE EXISTING GINGER & REPLANT W/ NEW GROUNDCOVER



11 PLANT LAGOON EDGE WITH GRASSES



12 REMOVE CHINESE HOLLIES & PLANT LOW GROWING GROUNDCOVER



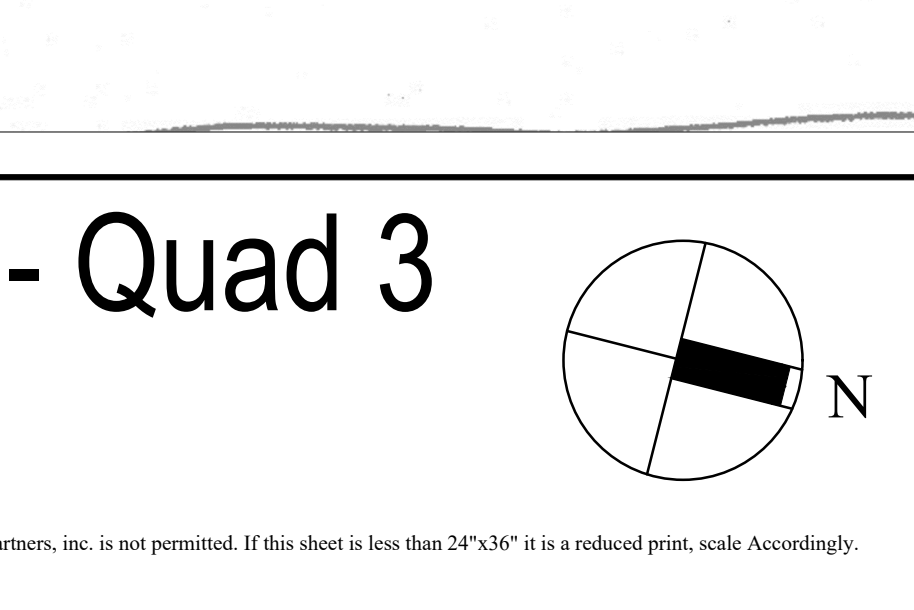
7 RECOMMEND REMOVING INDIAN HAWTHORNE IN LANDSCAPE ISLAND & REPLANT WITH GROUNDCOVER. PROVIDE EVERGREEN FOUNDATION SHRUBS AT ALL UNITS FOR CONSISTENT APPEARANCE (TYP.)



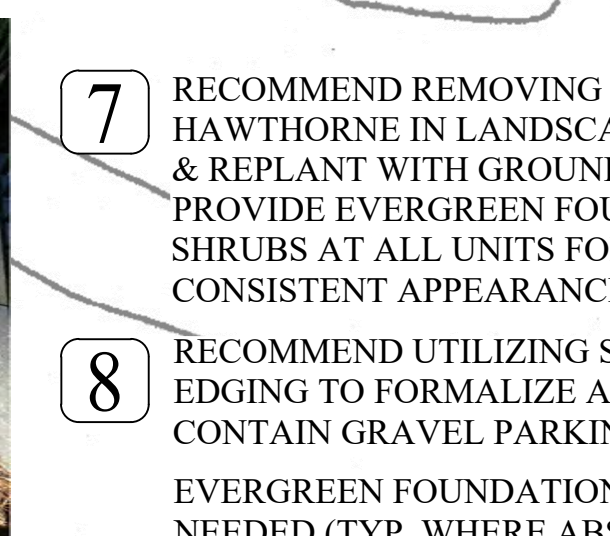
8 RECOMMEND UTILIZING STEEL EDGING TO FORMALIZE AND CONTAIN GRAVEL PARKING (TYP.) EVERGREEN FOUNDATION SHRUBS NEEDED (TYP. WHERE ABSENT)



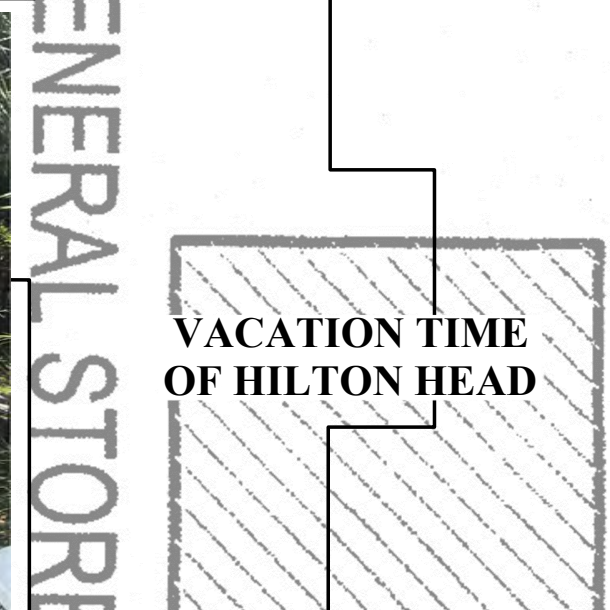
9 SUPPLEMENT PITTOSPORUM HEDGE TO SCREEN UTILITIES. REMOVE SINGLE NANDINA & PROVIDE EVERGREEN FOUNDATION SHRUBS (TYP.)



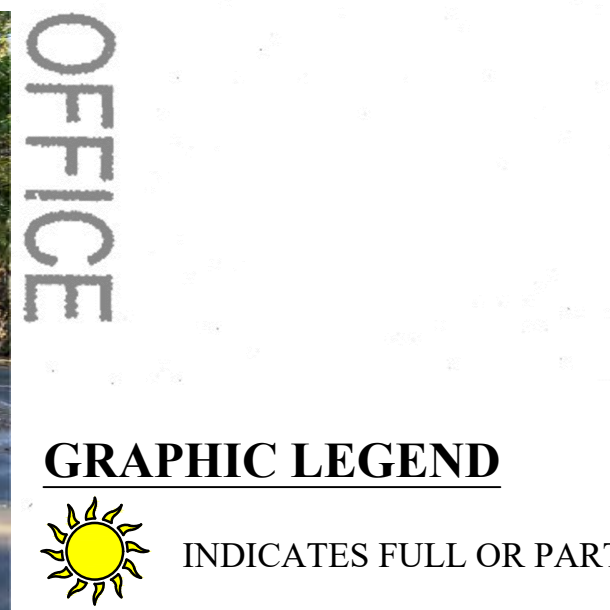
10 AREA IS VOID OF LANDSCAPING. PLANT EVERGREEN FOUNDATION SHRUBS TO CREATE CONSISTENT HEDGE. SCREEN ALL HVAC EQUIPMENT (TYP.)



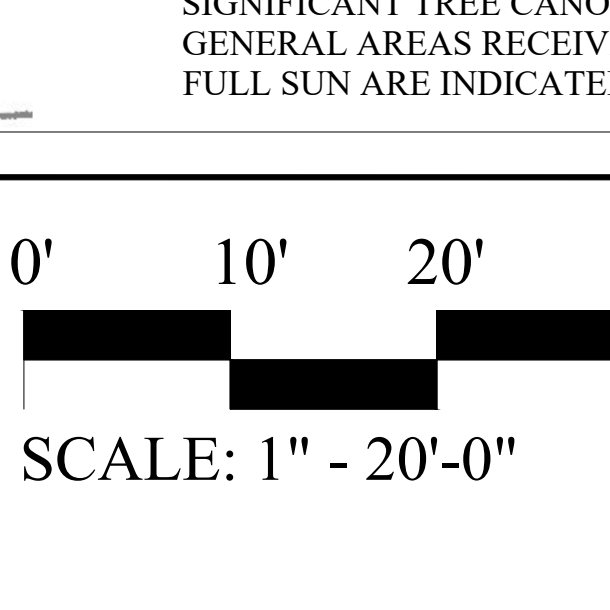
11 REMOVE IVY GROUNDCOVER AND PLANT FOUNDATION SHRUBS. RECOMMEND REMOVING PAMPAS GRASS THAT IS GROWING INTO THE SIDEWALK OF UNIT 3038



11 PLANT VOID SPACE BETWEEN LAGOON AND ROAD EDGE TO SCREEN LAGOON AND SOFTEN DRIVE AISLE. RECOMMEND CONTINUING GRASSES FOR CONSISTENCY



12 CONSIDER ENHANCING ARRIVAL EXPERIENCE FROM LEMOYNE AVE. RECOMMEND REMOVING DECLINING CHINESE HOLLIES AND REPLANT WITH LOW GROWING GROUNDCOVER AND FLOWERING SHRUBS THAT PROVIDE COLOR AND TEXTURE CONTRASTS WITH SIMPLE LAYERING TO IMPROVE STREET PRESENCE.



12 CONSIDER ENHANCING ARRIVAL EXPERIENCE FROM LEMOYNE AVE. RECOMMEND REMOVING DECLINING CHINESE HOLLIES AND REPLANT WITH LOW GROWING GROUNDCOVER AND FLOWERING SHRUBS THAT PROVIDE COLOR AND TEXTURE CONTRASTS WITH SIMPLE LAYERING TO IMPROVE STREET PRESENCE.

GRAPHIC LEGEND

☀ INDICATES FULL OR PARTIAL SUN EXPOSURE

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CREST

GENERAL STORE / OFFICE  
VACATION TIME OF HILTON HEAD

POOL SURROUND IS GENERALLY IN GOOD CONDITION. RECOMMEND CLEANING UP SOME OVERGROWN PLANT MATERIAL TO IMPROVE POOL EXPERIENCE. CONSIDER REMOVING GINGER & AZALEAS. REPLANT WITH LOW GROWING EVERGREEN SHRUBS & GROUNDCOVERS.

CONSIDER PROVIDING PAVED ACCESS TO POOL (CONCRETE W/ STEEL EDGING) TO IMPROVE PEDESTRIAN CIRCULATION AND PROVIDE ADA ACCESSIBILITY THROUGHOUT THE SITE (TYP.) IF STEPPING STONES ARE RETAINED, RESET TO BE FLUSH TO REDUCE TRIP HAZARD.

CONSIDER INTRODUCING GROUNDCOVER THAT PROVIDES COLOR ON SHADIER SIDE OF POOL (SUCH AS DIANELLA OR AZTEC GRASS)

REMOVE IVY GROUNDCOVER AND PLANT FOUNDATION SHRUBS. RECOMMEND REMOVING PAMPAS GRASS THAT IS GROWING INTO THE SIDEWALK OF UNIT 3038

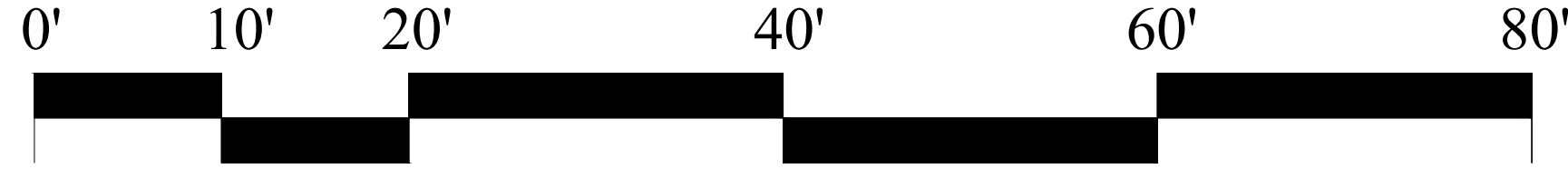
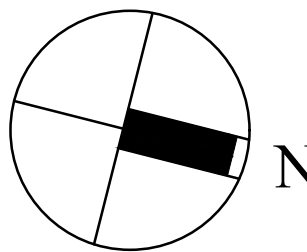
PLANT VOID SPACE BETWEEN LAGOON AND ROAD EDGE TO SCREEN LAGOON AND SOFTEN DRIVE AISLE. RECOMMEND CONTINUING GRASSES FOR CONSISTENCY

CONSIDER ENHANCING ARRIVAL EXPERIENCE FROM LEMOYNE AVE. RECOMMEND REMOVING DECLINING CHINESE HOLLIES AND REPLANT WITH LOW GROWING GROUNDCOVER AND FLOWERING SHRUBS THAT PROVIDE COLOR AND TEXTURE CONTRASTS WITH SIMPLE LAYERING TO IMPROVE STREET PRESENCE.

Seascape Villas - Landscape Enhancement Opportunities - Quad 3

DATE: December 1, 2021

PAGE TITLE: Sheet L-103



SCALE: 1" = 20'-0"



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MATCHLINE: SHEET L-103

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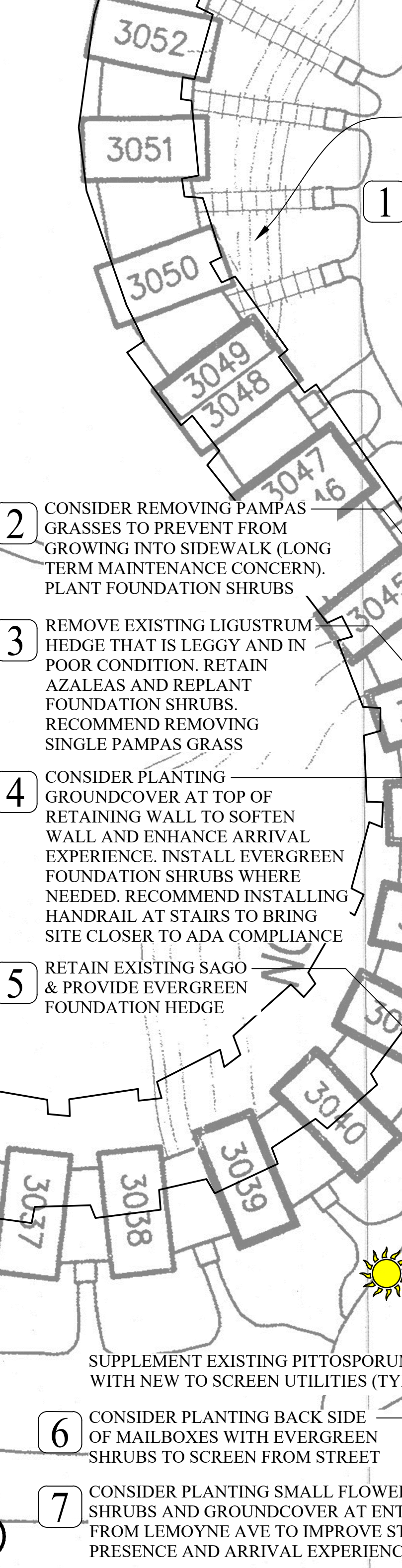
1 REMOVE MUHLY IN SHADE & SINGLE AZALEA. PROVIDE MORE VARIETY WITH EVERGREEN SHRUBS PLANTED IN MASS



2 REMOVE PAMPAS GRASS TO PREVENT GROWING INTO WALK



3 REMOVE LEGGY LIGUSTRUM & PAMPAS. PROVIDE FOUNDATION SHRUBS



SEE SHEET L-106 FOR LANDSCAPE ASSESSMENT OF THIS AREA

1 POOL LANDSCAPE IS CLEAN AND APPEARS WELL MAINTAINED. EXISTING PLANT PALLET IS APPROPRIATE, HOWEVER IT IS LIMITED AND LACKS VARIETY. RECOMMEND REMOVING MUHLY GRASS THAT'S RECEIVING TOO MUCH SHADE, AND SINGLE PLANTS (SUCH AS SINGLE, RANDOM AZALEAS). NEW PLANT SCHEME SHOULD INTRODUCE MORE EVERGREEN MATERIAL FOR YEAR AROUND INTEREST AND TO PROVIDE MORE SUBSTANTIAL BACK DROP FOR EXISTING GRASSES & LANTANAS. NEW PLANTS SHOULD BE IN LARGER MASSES FOR GREATER IMPACT.

2 CONSIDER REMOVING PAMPAS GRASSES TO PREVENT FROM GROWING INTO SIDEWALK (LONG TERM MAINTENANCE CONCERN). PLANT FOUNDATION SHRUBS

3 REMOVE EXISTING LIGUSTRUM HEDGE THAT IS LEGGY AND IN POOR CONDITION. RETAIN AZALEAS AND REPLANT FOUNDATION SHRUBS. RECOMMEND REMOVING SINGLE PAMPAS GRASS

4 CONSIDER PLANTING GROUNDCOVER AT TOP OF RETAINING WALL TO SOFTEN WALL AND ENHANCE ARRIVAL EXPERIENCE. INSTALL EVERGREEN FOUNDATION SHRUBS WHERE NEEDED. RECOMMEND INSTALLING HANDRAIL AT STAIRS TO BRING SITE CLOSER TO ADA COMPLIANCE

5 RETAIN EXISTING SAGO & PROVIDE EVERGREEN FOUNDATION HEDGE

6 SUPPLEMENT EXISTING PITTOSPORUM WITH NEW TO SCREEN UTILITIES (TYP.)

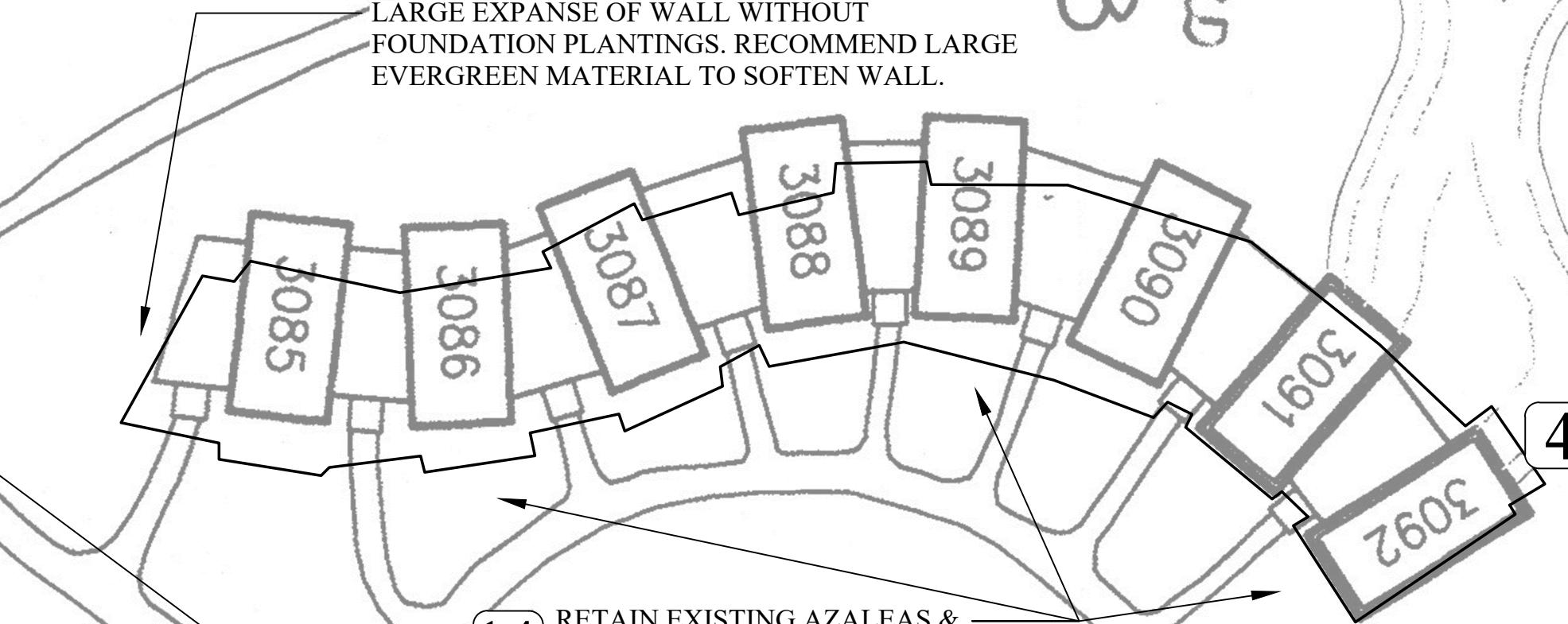
7 CONSIDER PLANTING BACK SIDE OF MAILBOXES WITH EVERGREEN SHRUBS TO SCREEN FROM STREET

8 CONSIDER PLANTING SMALL FLOWERING SHRUBS AND GROUNDCOVER AT ENTRY FROM LEMOYNE AVE TO IMPROVE STREET PRESENCE AND ARRIVAL EXPERIENCE



POOL

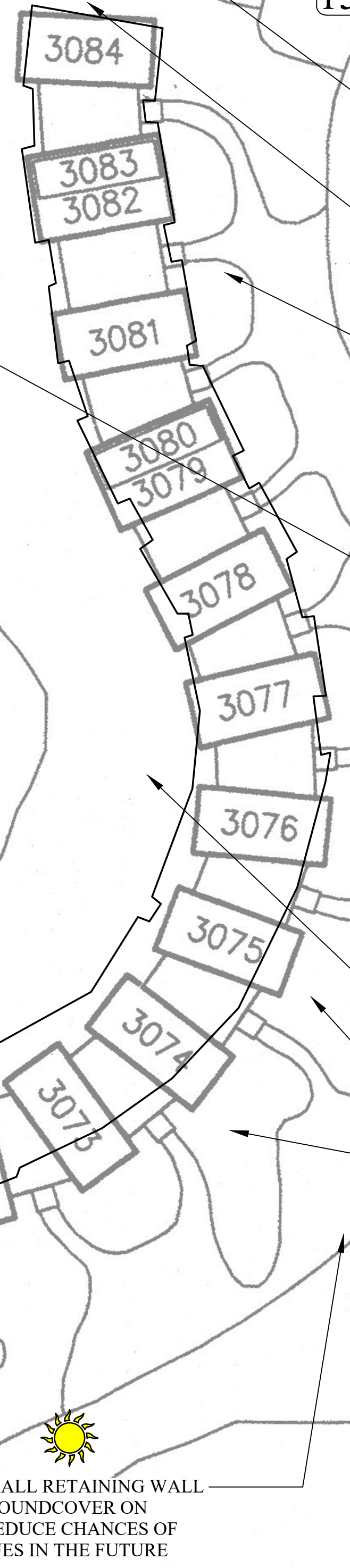
Rd



LARGE EXPANSE OF WALL WITHOUT FOUNDATION PLANTINGS. RECOMMEND LARGE EVERGREEN MATERIAL TO SOFTEN WALL.

14 RETAIN EXISTING AZALEAS & REMOVE LEGGY, POOR CONDITION LIGUSTRUM. SUPPLEMENT FOUNDATION PLANTINGS WITH NEW AZALEAS. SCREEN UTILITIES WITH PITTOSPORUM TO BE CONSISTENT WITH THE REST OF THE SITE.

15 CONSIDER FORMALIZING SEATING AREA WITH CONCRETE OR SOFT PAVING & INTRODUCE MINIMAL LANDSCAPING TO SOFTEN THE SPACE. AREA COULD HOST SMALL FIRE PIT OR PICNIC TABLE.



12 OLEANDER FOUNDATION PLANTINGS APPEAR TO BE IN TOO MUCH SHADE. CONSIDER REMOVING AND INSTALLING LARGER EVERGREEN SHRUBS

11 RETAIN EXISTING CEDAR TREE & ENCORE AZALEA. CONSIDER SUPPLEMENTING WITH MORE AZALEAS TO ESTABLISH EVERGREEN FOUNDATION

10 THIS AREA IS A GREAT EXAMPLE ON HOW SIMILAR CONDITIONS ON SITE SHOULD BE TREATED. INSTALL WHEEL STOPS TO PROTECT WALLS & LANDSCAPE, INSTALL HANDRAILS AT ALL STEPS FOR ADA COMPLIANCE.

9 CONSIDER FORMAL HARDSCAPE SOLUTION TO IMPROVE PEDESTRIAN CIRCULATION (CONCRETE WALK OR SOFT PAVE W/ STEEL EDGING)

8 CONSIDER SUPPLEMENTING EXISTING LIRIOPE WITH MORE GROUNDCOVER BEHIND WALL. REMOVE POOR CONDITION LIGUSTRUM. RETAIN LANDSCAPING IN FRONT OF UNIT 3078; SUPPLEMENT FOUNDATION PLANTINGS WHERE VOID.

7 NOTE: CONSIDER FILLING VOIDS IN BUFFER WITH EVERGREEN PLANTS TO SCREEN ADJACENT PROPERTY.

6 CONSIDER PLANTING EVERGREEN SHRUBS TO SCREEN SIDE OF TRASH ENCLOSURE

5 CONSIDER PLANTING EVERGREEN SHRUBS AT BACK OF UNITS FOR ADDED PRIVACY TO UNITS AND TO SCREEN DECK FRAMING (TYP.)

4 PLANT EVERGREEN FOUNDATION SHRUBS WHERE WERE ABSENT (TYP.)

GRAPHIC LEGEND

☀ INDICATES FULL OR PARTIAL SUN EXPOSURE

NOTE: THIS SITE IS PRIMARILY SHADY WITH SIGNIFICANT TREE CANOPY COVER. GENERAL AREAS RECEIVING PARTIAL OR FULL SUN ARE INDICATED ON THE PLAN.



4 CONSIDER PLANTING TOP OF WALL, INSTALLING HANDRAIL & PROVIDE FOUNDATION SHRUBS



5 RETAIN SAGO & INSTALL FOUNDATION SHRUB HEDGE



6 CONSIDER SCREENING BACK OF MAILBOXES WITH SHRUBS



7 CONSIDER PLANTING ENTRY TO IMPROVE ARRIVAL EXPERIENCE



8 CONSIDER PLANTING GROUNDCOVER ON MOUND



9 PLANT EVERGREEN SHRUBS TO SCREEN TRASH ENCLOSURE BUILDING



10 SUPPLEMENT GROUNDCOVER & REMOVE LIGUSTRUM



11 EXAMPLE OF WHEEL STOPS & HANDRAILS AT STAIRS



12 RECOMMEND REPLACING UNDER PERFORMING OLEANDER



13 CONSIDER IMPROVING PUBLIC SEATING AREA WITH AMENITIES



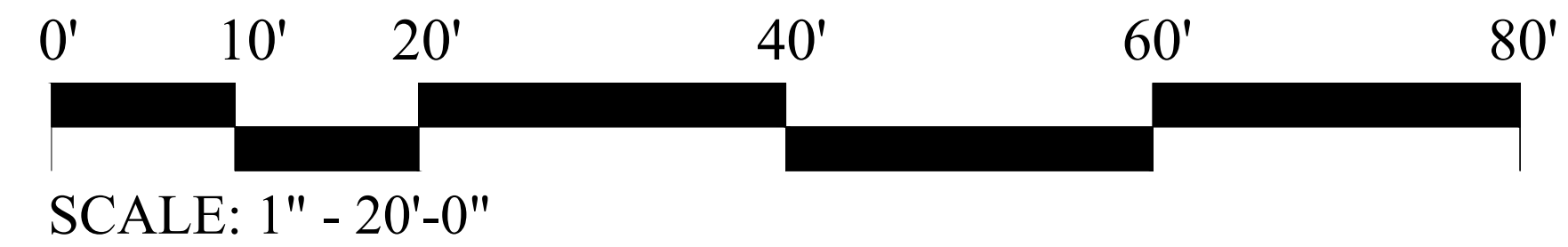
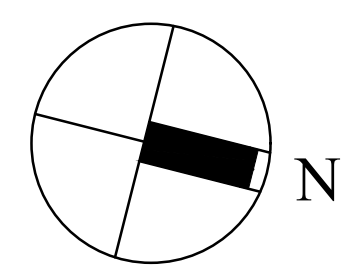
14 RETAIN AZALEAS & SUPPLEMENT WITH NEW TO ESTABLISH FOUNDATION



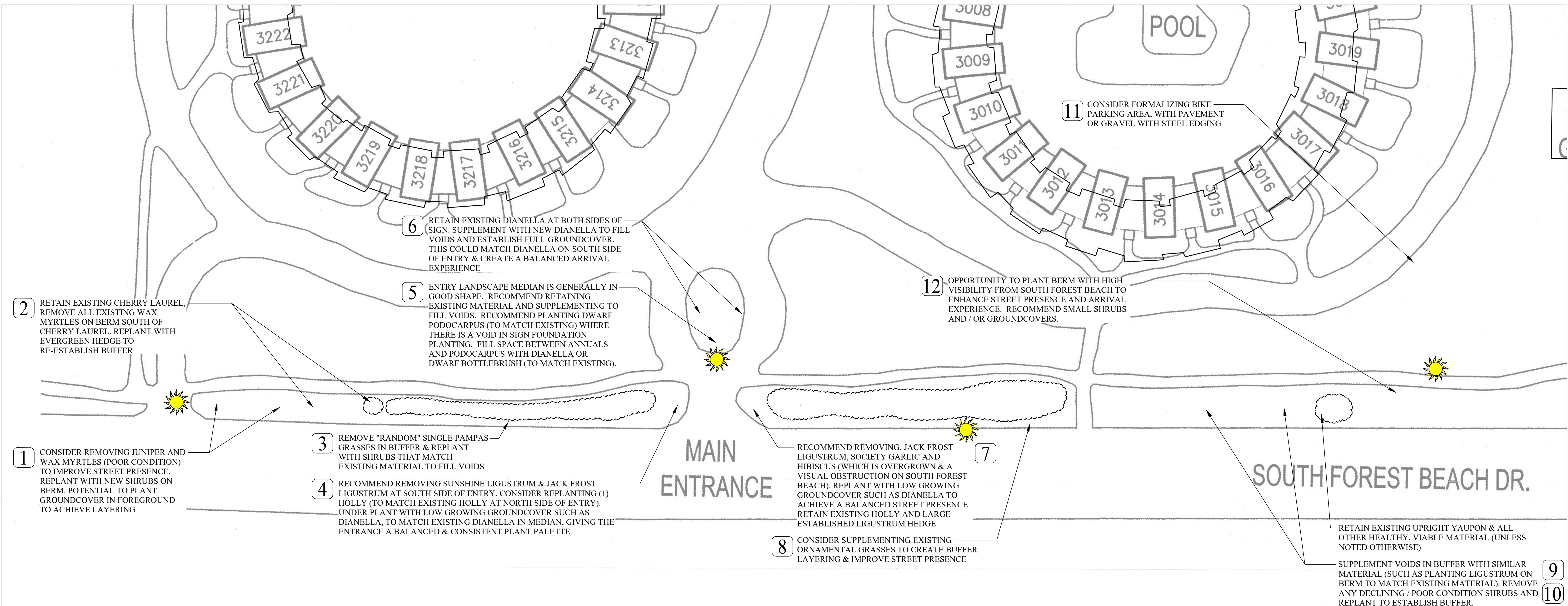
15 REMOVE LEGGY LIGUSTRUM & REPLANT FOUNDATION

# Seascape Villas - Landscape Enhancement Opportunities - Quad 4

DATE: December 1, 2021  
PAGE TITLE: Sheet L-104



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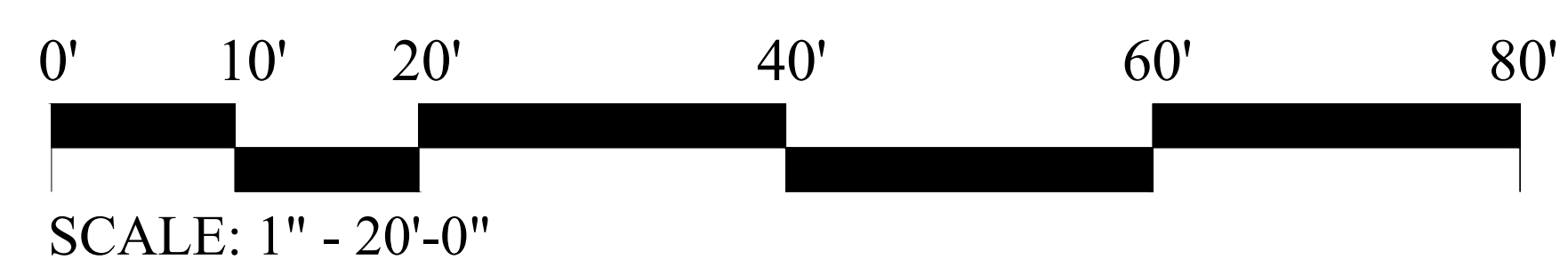
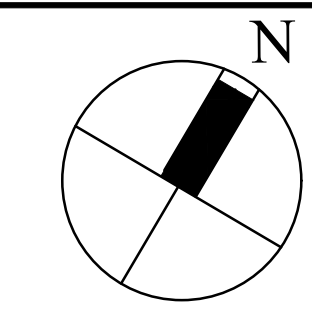
**GRAPHIC LEGEND**

INDICATES FULL OR PARTIAL SUN EXPOSURE

**NOTE:** THIS SITE IS PRIMARILY SHADY WITH SIGNIFICANT TREE CANOPY COVER. GENERAL AREAS RECEIVING PARTIAL OR FULL SUN ARE INDICATED ON THE PLAN.

# Seascape Villas - Landscape Enhancement Opportunities - SFB Dr

DATE: December 1, 2021  
PAGE TITLE: Sheet L-105



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1 OPPORTUNITY FOR SMALL POCKET PARK WITH SEATING OVERLOOKING LAGOON



2 CONSIDER POCKET PARK W/ SOFT PAVING & LOW GROWING GROUNDCOVERS



3 CONSIDER PAVING SOLUTION CONNECTING SIDEWALKS TO BRIDGE SYSTEM



4 LONG TERM: CONSIDER REPLACING TIMBER BULKHEAD AT LAGOON SYSTEM



5 CONSIDER INTRODUCING NEW PLANTINGS AT ISLAND FOCAL POINT (BOTH SIDES OF BOARDWALK)



6 CONSIDER INTRODUCING NEW PLANTINGS AT ISLAND FOCAL POINT & CONSIDER SMALL GATE FOR LANDSCAPE MAINTENANCE ACCESS



7 RESET STEPPING STONES TO BE FLUSH TO REDUCE TRIP HAZARD



8 REMOVE DECLINING LIGUSTRUM AND REPLANT WITH PITTOSPORUM



9 RECOMMEND PLANTING SPACE BETWEEN SIDEWALK AND LAGOON



10 PLANT PITTOSPORUM TO SCREEN UTILITIES



11 PROVIDE EVERGREEN FOUNDATION SHRUBS & CONSIDER UNDERPLANTING EXISTING WAX MYRTLE WITH GROUNDCOVER



12 REMOVE GROUNDCOVER, SUPPLEMENT WITH MORE PITTOSPORUM

**GRAPHIC LEGEND**

INDICATES FULL OR PARTIAL SUN EXPOSURE

NOTE:  
THIS SITE IS PRIMARILY SHADY WITH SIGNIFICANT TREE CANOPY COVER. GENERAL AREAS RECEIVING PARTIAL OR FULL SUN ARE INDICATED ON THE PLAN.

- 1 OPPORTUNITY TO CREATE SMALL POCKET PARK THAT TAKES ADVANTAGE OF LAGOON VIEWS. CONSIDER CONCRETE OR SOFT PAVING (CRUSHED GRANITE WITH STEEL EDGING), LOW GROWING PLANT MATERIAL & POTENTIAL BENCHES AND/OR PICNIC TABLES. CONSIDER INSTALLING A SWING TRELIS OVERLOOKING LAGOON.
- 2 CONSIDER PROVIDING PAVED ACCESS TO BRIDGE SYSTEMS (CONCRETE OR CRUSHED AGGREGATE WITH STEEL EDGING) TO IMPROVE PEDESTRIAN CIRCULATION THROUGHOUT THE PROPERTY (TYP.)

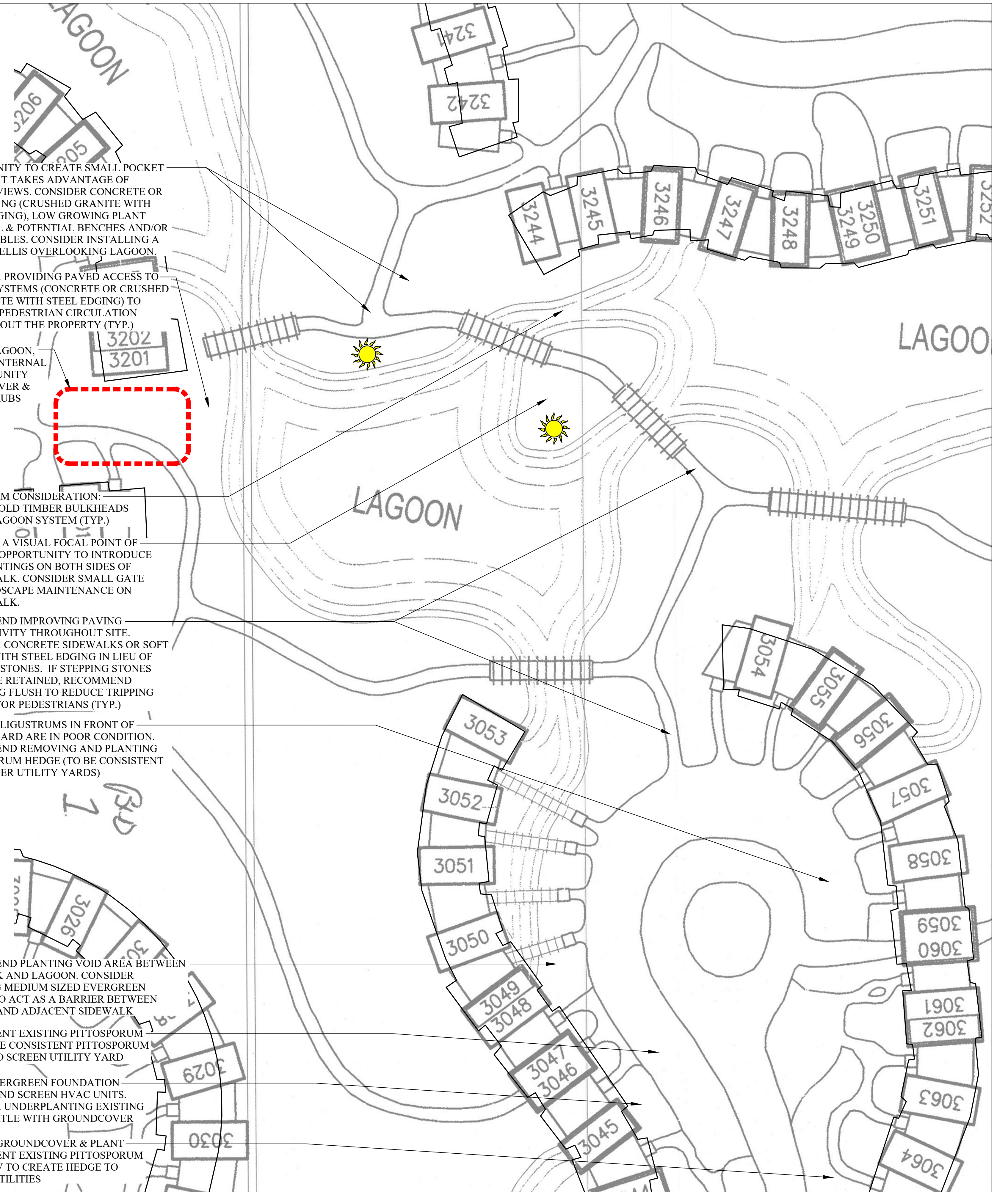
GATEWAY TO LAGOON, POOL & OTHER INTERNAL AREAS. OPPORTUNITY FOR GROUNDCOVER & FLOWERING SHRUBS

- 4 LONG TERM CONSIDERATION: REPLACE OLD TIMBER BULKHEADS ALONG LAGOON SYSTEM (TYP.)

- 5 ISLAND IS A VISUAL FOCAL POINT OF LAGOON. OPPORTUNITY TO INTRODUCE NEW PLANTINGS ON BOTH SIDES OF BOARDWALK. CONSIDER SMALL GATE FOR LANDSCAPE MAINTENANCE ON BOARDWALK.
- 6 RECOMMEND IMPROVING PAVING CONNECTIVITY THROUGHOUT SITE. CONSIDER CONCRETE SIDEWALKS OR SOFT PAVING WITH STEEL EDGING IN LIEU OF STEPPING STONES. IF STEPPING STONES ARE TO BE RETAINED, RECOMMEND RESETTING FLUSH TO REDUCE TRIPPING HAZARD FOR PEDESTRIANS (TYP.)

- 8 EXISTING LIGUSTRUMS IN FRONT OF UTILITY YARD ARE IN POOR CONDITION. RECOMMEND REMOVING AND PLANTING PITTOSPORUM HEDGE (TO BE CONSISTENT WITH OTHER UTILITY YARDS)

- 9 RECOMMEND PLANTING VOID AREA BETWEEN SIDEWALK AND LAGOON. CONSIDER PLANTING MEDIUM SIZED EVERGREEN SHRUBS TO ACT AS A BARRIER BETWEEN LAGOON AND ADJACENT SIDEWALK
- 10 SUPPLEMENT EXISTING PITTOSPORUM TO CREATE CONSISTENT PITTOSPORUM HEDGE TO SCREEN UTILITY YARD
- 11 PLANT EVERGREEN FOUNDATION SHRUBS AND SCREEN HVAC UNITS. CONSIDER UNDERPLANTING EXISTING WAX MYRTLE WITH GROUNDCOVER
- 12 REMOVE GROUNDCOVER & PLANT SUPPLEMENT EXISTING PITTOSPORUM WITH NEW TO CREATE HEDGE TO SCREEN UTILITIES



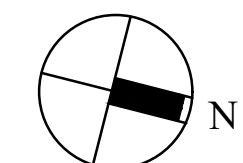
# Seascape Villas - Landscape Enhancement Opportunities - Central Lagoon

DATE: December 1, 2021

PAGE TITLE: Sheet L-106



SCALE: 1" = 20'-0"



# RECOMMENDED PLANT PALETTE

## SHRUBS - EVERGREEN FOUNDATION PLANTINGS



FLORIDA ANISE



PODOCARPUS 'MAKI' AND 'PRINGLES' \*



VARIEGATED PITTOSPORUM \*



SANDANKWA VIBURNUM \*



LAURUSTINUS VIBURNUM \*



WAX-LEAF LIGUSTRUM \*

## SHRUBS - EVERGREEN AND BLOOMING VARIETIES



AZALEA (INDICA VARIETIES)



ENCORE AZALEAS (REPEAT BLOOMING)



CAMELLIA SASANQUA



DWARF YAUPON HOLLY \*

## ORNAMENTAL GRASSES



DWARF FAKAHATCHEE GRASS \*



MISCANTHUS 'ADAGIO' \*

## ACCENT SHRUBS



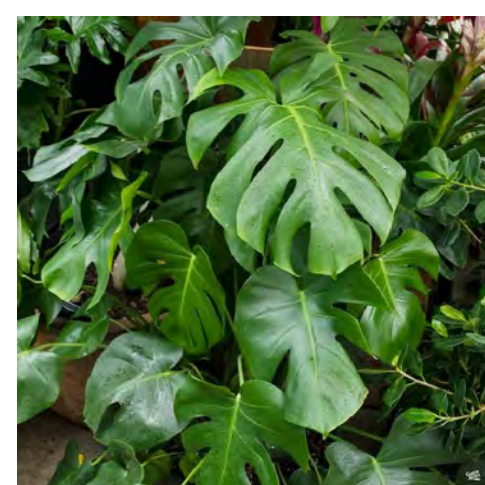
SAGO PALM



FATSIA JAPONICA



VARIEGATED SHELL GINGER



SPLIT LEAF PHILODENDRON



SILVER SAW PALMETTO \*

## GROUNDCOVERS



SUPER BLUE LIRIOPE \*



FLAX LILY



PLUMBAGO \*



LILY OF THE NILE \*



AFRICAN IRIS \*



ASIATIC JASMINE \*



BOSTON FERN

## RECOMMENDED CONCEPTUAL PLANT PALETTE:

### SHRUBS:

- *Ilex vomitoria 'nana'* - Dwarf Yaupon Holly \*
- *Podocarpus macrophylla 'Maki'* \*
- *Podocarpus macrophylla 'Prinlges'* \*
- *Viburnum suspensum* - Sandankwa Viburnum \*
- *Viburnum tinus* - Laurustinus Viburnum \*
- *Ligustrum japonicum* - Wax-Leaf Ligustrum \*
- Indica Azalea Varieties
- Encore Azalea Varieties
- *Camellia sasanqua* - Sasanqua Camellia

### ACCENT SHRUBS:

- *Cycas revoluta* - Sago Palm
- *Fatsia Japonica* - Fatsia
- *Alipina zerumbet 'Variegata'* - Variegated Shell Ginger
- *Monstera deliciosa* - Split Leaf Philodendron
- *Serenoa repens 'Silver'* - Silver Saw Palmetto \*

### ORNAMENTAL GRASSES:

- *Tripsacum dactyloides* - Fakahatchee Grass \*
- *Miscanthus sinensis 'Adagio'* - Adagio Maiden Grass \*

### GROUNDCOVERS:

- *Liriope muscari 'Super Blue'* - Super Blue Liriope \*
- *Dianella tasmanica* - Flax Lily
- *Plumbago auriculata* - Plumbago \*
- *Agapanthus africanus* - Lily of the Nile \*
- *Dietes vegata* - African Iris \*
- *Trachelospermum asiaticum* - Asiatic Jasmine \*
- *Nephrolepis exaltata* - Boston Fern

\* DENOTES PLANTS THAT CAN TOLERATE FULL SUN CONDITIONS.

# Seascape Villas - Landscape Enhancement Opportunities

DATE: December 1, 2021

PAGE TITLE: Sheet L-107 - Plant Imagery

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