



THE CITY OF KEY WEST

Tree Commission

Post Office Box 1409 - Key West, FL 33041-1409

Telephone: 305-809-3723

November 8, 2022

The Naval Properties Local Development Authority of Key West  
1300 White Street  
Key West, FL 33040

To Whom It May Concern:

The City of Key West Tree Commission recently reviewed your application, TP2022-0023, for Landscape Plan approval for the construction of a new affordable residential housing complex at 918 Fort Street, Key West, Florida, at their meeting on November 7, 2022. Tree removal and transplantation associated with this application was approved at the October 4, 2022 Tree Commission meeting.

The Tree Commission approved the Landscape Plan, as submitted, dated October 20, 2022.

Once you have received approvals from the Planning Board and HARC, an application should be made again to the Tree Commission for Final Landscape Plan approval. If no significant changes have occurred to the plan, then the Urban Forestry Manager will be able to file a memo into the file regarding final landscape plan approval.

If you have any questions, please call the office at (305) 809-3768.

Sincerely,

A handwritten signature in blue ink, appearing to read "Misha Mc RAE", written over a horizontal line.

Misha Mc RAE  
Chairman, Tree Commission

A handwritten signature in blue ink, appearing to read "Karen DeMaria", written over a horizontal line.

Karen DeMaria  
Urban Forestry Manager  
[kdemaria@cityofkeywest-fl.gov](mailto:kdemaria@cityofkeywest-fl.gov)

ec: AJ Davila





Michael Flaugh  
Digitally signed by Michael Flaugh  
Date: 2022.10.20 11:47:58 -04'00'



Sheet L1  
Title Sheet

# Lofts at BAHAMA VILLAGE Fort Street, Key West, FL 33040



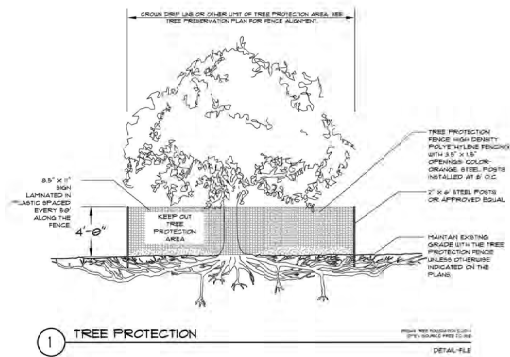
Date: 07/20/2022  
Design by: MFA  
Reviewed by: MF  
Revised: 10/20/2022

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|---|-----------------------|---|---|----------------------|-------------|---------|--------------------|----------------------|------------|---------------|-------|--------|-----------|-------------------------------|---------------|----------------|----------------|---------------|--------------------|-------------|--------------|-------------------------------|-------------------------|------------------|-----------------------|----------------|-------------------|------------------|-------------------|-------------------------------|-------------------|-----------------|--|--------------------------------------|--------------------------|--|--|-------------------------------|-------------|--|--|-----------------------------|--|--|--|-------------------------------|--|
| <p>L1 - TITLE SHEET</p> <p>L2 - TREE MAP / MITIGATION TABLE</p> <p>L3 - PLANTING PLAN</p> <p>L4 - PLANTING PLAN</p> <p>L5 - OVERALL PROJECT SCHEDULE, PLANT PICTURES</p> <p>L6 - CODE PLANT SCHEDULES</p> <p>L7 - CODE PLANT SCHEDULES</p> <p>L8 - DETAILS AND SPECIFICATIONS</p> |                       | <p><b>HARDINESS ZONE:</b><br/>4B</p> <p><b>MEAN ANNUAL PRECIPITATION:</b><br/>77" - 81"</p> <p><b>FROST FREE PERIOD:</b><br/>365 DAYS</p> <p><b>URBAN AND FLATWOODS, KIDOLLS, HILLS, RISES, RIDGES ON MARINE TERRACES.</b><br/>N/A</p> <p><b>DOWN-SLOPE SHAPE: LINEAR, CONVEX</b><br/>ACROSS-SLOPE SHAPE: LINEAR</p> <p><b>SOIL PROFILE:</b><br/>N/A</p> <p><b>DEPTH TO RESTRICTIVE FEATURE:</b><br/>N/A</p> <p><b>DRAINAGE CLASS:</b><br/>N/A</p> <p><b>RUNOFF CLASS:</b><br/>N/A</p> <p><b>DEPTH TO WATER TABLE:</b><br/>N/A</p> <p><b>FREQUENCY FOR FLOODING:</b><br/>N/A</p> <p><b>HYDROLOGIC SOIL GROUP:</b><br/>N/A</p> <p><b>HYDRIC SOIL RATING:</b><br/>N/A</p> <p><b>WETLANDS:</b><br/>N/A</p> <p><b>11B</b><br/>42' - 55'<br/>77" - 81"<br/>365 DAYS<br/>URBAN AND FLATWOODS, KIDOLLS, HILLS, RISES, RIDGES ON MARINE TERRACES.<br/>N/A<br/>DOWN-SLOPE SHAPE: LINEAR, CONVEX<br/>ACROSS-SLOPE SHAPE: LINEAR<br/>N/A<br/>N/A<br/>N/A<br/>N/A<br/>FREQUENTLY FLOODED<br/>N/A<br/>UNRANKED<br/>N/A</p> | <p><b>LEGEND</b></p> <table border="1"> <tr> <td>T TELEPHONE PEDESTAL</td> <td>D DOWNSPOUT</td> <td>SYMBOLS</td> <td>LINE TYPES / NOTES</td> </tr> <tr> <td>EA CABLE TV PEDESTAL</td> <td>H HOSE BIB</td> <td>EXISTING PALM</td> <td>FENCE</td> </tr> <tr> <td>W WELL</td> <td>M MAILBOX</td> <td>SYMBOLS VARY BASED ON SPECIES</td> <td>PROPERTY LINE</td> </tr> <tr> <td>WM WATER METER</td> <td>U UTILITY POLE</td> <td>EXISTING TREE</td> <td>SETBACK / EASEMENT</td> </tr> <tr> <td>G GAS METER</td> <td>L LIGHT POST</td> <td>SYMBOLS VARY BASED ON SPECIES</td> <td>BASED ON LOCAL SUB DATA</td> </tr> <tr> <td>E ELECTRIC METER</td> <td>WM WALL MOUNTED LIGHT</td> <td>EXISTING SHRUB</td> <td>EXISTING CONTOURS</td> </tr> <tr> <td>I IRRIGATION BOX</td> <td>PE POOL EQUIPMENT</td> <td>SYMBOLS VARY BASED ON SPECIES</td> <td>PROPOSED CONTOURS</td> </tr> <tr> <td>FH FIRE HYDRANT</td> <td></td> <td>EXISTING PLANT ATTACHED BASED ON THE</td> <td>EXISTING VEGETATION MASS</td> </tr> <tr> <td></td> <td></td> <td>SYMBOLS VARY BASED ON SPECIES</td> <td>SPOT GRADES</td> </tr> <tr> <td></td> <td></td> <td>EXISTING TREE TO BE REMOVED</td> <td></td> </tr> <tr> <td></td> <td></td> <td>EXISTING TREE TO BE RELOCATED</td> <td></td> </tr> </table> <p><b>ABBREVIATIONS</b></p> <p>Ex EXISTING<br/>FV FIELD VERIFY<br/>TBD TO BE DETERMINED<br/>OAP ON ADJACENT PROPERTY</p> | T TELEPHONE PEDESTAL | D DOWNSPOUT | SYMBOLS | LINE TYPES / NOTES | EA CABLE TV PEDESTAL | H HOSE BIB | EXISTING PALM | FENCE | W WELL | M MAILBOX | SYMBOLS VARY BASED ON SPECIES | PROPERTY LINE | WM WATER METER | U UTILITY POLE | EXISTING TREE | SETBACK / EASEMENT | G GAS METER | L LIGHT POST | SYMBOLS VARY BASED ON SPECIES | BASED ON LOCAL SUB DATA | E ELECTRIC METER | WM WALL MOUNTED LIGHT | EXISTING SHRUB | EXISTING CONTOURS | I IRRIGATION BOX | PE POOL EQUIPMENT | SYMBOLS VARY BASED ON SPECIES | PROPOSED CONTOURS | FH FIRE HYDRANT |  | EXISTING PLANT ATTACHED BASED ON THE | EXISTING VEGETATION MASS |  |  | SYMBOLS VARY BASED ON SPECIES | SPOT GRADES |  |  | EXISTING TREE TO BE REMOVED |  |  |  | EXISTING TREE TO BE RELOCATED |  |
| T TELEPHONE PEDESTAL  | D DOWNSPOUT           | SYMBOLS   | LINE TYPES / NOTES  |                      |             |         |                    |                      |            |               |       |        |           |                               |               |                |                |               |                    |             |              |                               |                         |                  |                       |                |                   |                  |                   |                               |                   |                 |  |                                      |                          |  |  |                               |             |  |  |                             |  |  |  |                               |  |
| EA CABLE TV PEDESTAL  | H HOSE BIB            | EXISTING PALM   | FENCE   |                      |             |         |                    |                      |            |               |       |        |           |                               |               |                |                |               |                    |             |              |                               |                         |                  |                       |                |                   |                  |                   |                               |                   |                 |  |                                      |                          |  |  |                               |             |  |  |                             |  |  |  |                               |  |
| W WELL  | M MAILBOX             | SYMBOLS VARY BASED ON SPECIES   | PROPERTY LINE   |                      |             |         |                    |                      |            |               |       |        |           |                               |               |                |                |               |                    |             |              |                               |                         |                  |                       |                |                   |                  |                   |                               |                   |                 |  |                                      |                          |  |  |                               |             |  |  |                             |  |  |  |                               |  |
| WM WATER METER  | U UTILITY POLE        | EXISTING TREE   | SETBACK / EASEMENT  |                      |             |         |                    |                      |            |               |       |        |           |                               |               |                |                |               |                    |             |              |                               |                         |                  |                       |                |                   |                  |                   |                               |                   |                 |  |                                      |                          |  |  |                               |             |  |  |                             |  |  |  |                               |  |
| G GAS METER   | L LIGHT POST          | SYMBOLS VARY BASED ON SPECIES   | BASED ON LOCAL SUB DATA   |                      |             |         |                    |                      |            |               |       |        |           |                               |               |                |                |               |                    |             |              |                               |                         |                  |                       |                |                   |                  |                   |                               |                   |                 |  |                                      |                          |  |  |                               |             |  |  |                             |  |  |  |                               |  |
| E ELECTRIC METER  | WM WALL MOUNTED LIGHT | EXISTING SHRUB  | EXISTING CONTOURS   |                      |             |         |                    |                      |            |               |       |        |           |                               |               |                |                |               |                    |             |              |                               |                         |                  |                       |                |                   |                  |                   |                               |                   |                 |  |                                      |                          |  |  |                               |             |  |  |                             |  |  |  |                               |  |
| I IRRIGATION BOX  | PE POOL EQUIPMENT     | SYMBOLS VARY BASED ON SPECIES   | PROPOSED CONTOURS   |                      |             |         |                    |                      |            |               |       |        |           |                               |               |                |                |               |                    |             |              |                               |                         |                  |                       |                |                   |                  |                   |                               |                   |                 |  |                                      |                          |  |  |                               |             |  |  |                             |  |  |  |                               |  |
| FH FIRE HYDRANT   |                       | EXISTING PLANT ATTACHED BASED ON THE  | EXISTING VEGETATION MASS  |                      |             |         |                    |                      |            |               |       |        |           |                               |               |                |                |               |                    |             |              |                               |                         |                  |                       |                |                   |                  |                   |                               |                   |                 |  |                                      |                          |  |  |                               |             |  |  |                             |  |  |  |                               |  |
|   |                       | SYMBOLS VARY BASED ON SPECIES   | SPOT GRADES   |                      |             |         |                    |                      |            |               |       |        |           |                               |               |                |                |               |                    |             |              |                               |                         |                  |                       |                |                   |                  |                   |                               |                   |                 |  |                                      |                          |  |  |                               |             |  |  |                             |  |  |  |                               |  |
|   |                       | EXISTING TREE TO BE REMOVED   |   |                      |             |         |                    |                      |            |               |       |        |           |                               |               |                |                |               |                    |             |              |                               |                         |                  |                       |                |                   |                  |                   |                               |                   |                 |  |                                      |                          |  |  |                               |             |  |  |                             |  |  |  |                               |  |
|   |                       | EXISTING TREE TO BE RELOCATED   |   |                      |             |         |                    |                      |            |               |       |        |           |                               |               |                |                |               |                    |             |              |                               |                         |                  |                       |                |                   |                  |                   |                               |                   |                 |  |                                      |                          |  |  |                               |             |  |  |                             |  |  |  |                               |  |



| BAHAMA VILLAGE VEGETATION TABLE |                |                  |        |          |                     |                |                                     |
|---------------------------------|----------------|------------------|--------|----------|---------------------|----------------|-------------------------------------|
| TREE NUMBER                     | COMMON NAME    | SCIENTIFIC NAME  | SIZE   | ACTION   | MITIGATION REQUIRED | REGULATED WORK | REPLACEMENT TREE                    |
| 1                               | GUMBOLIMBO     | BURSERA SIMARUBA | 18"    | REMOVE   | YES                 | YES            | 14' 8" GUMBOLIMBO                   |
| 2                               | GUMBOLIMBO     | BURSERA SIMARUBA | 12-17" | REMOVE   | YES                 | YES            | 14' 8" GUMBOLIMBO                   |
| 3                               | COCONUT PALM   | COCOS NUCIFERA   | 26"    | REMOVE   | YES                 | YES            | BACCANEER PALM'S OVERALL HEIGHT     |
| 4                               | SABAL PALM     | SABAL PALMETTO   | 35"    | REMOVE   | YES                 | YES            | BACCANEER PALM'S OVERALL HEIGHT     |
| 5                               | SABAL PALM     | SABAL PALMETTO   | 35"    | REMOVE   | YES                 | YES            | BACCANEER PALM'S OVERALL HEIGHT     |
| 6                               | SABAL PALM     | SABAL PALMETTO   | 22"    | RELOCATE | NO                  | YES            | RELOCATE TO FORT STREET PARKING LOT |
| 7                               | SABAL PALM     | SABAL PALMETTO   | 35"    | RELOCATE | NO                  | YES            | RELOCATE TO FORT STREET PARKING LOT |
| 8                               | AUTOGRAHY TREE | CLUSIA ROSEA     | 5"     | REMAIN   | NO                  | YES            |                                     |
| 9                               | AUTOGRAHY TREE | CLUSIA ROSEA     | 5"     | REMAIN   | NO                  | YES            |                                     |
| 10                              | AUTOGRAHY TREE | CLUSIA ROSEA     | 5"     | REMAIN   | NO                  | YES            |                                     |
| 11                              | AUTOGRAHY TREE | CLUSIA ROSEA     | 5"     | REMAIN   | NO                  | YES            |                                     |
| 12                              | AUTOGRAHY TREE | CLUSIA ROSEA     | 5"     | RELOCATE | NO                  | YES            | TO BE RELOCATED IN TRUMAN PARK      |
| 13                              | AUTOGRAHY TREE | CLUSIA ROSEA     | 5"     | RELOCATE | NO                  | YES            | TO BE RELOCATED IN TRUMAN PARK      |
| 14                              | AUTOGRAHY TREE | CLUSIA ROSEA     | 5"     | RELOCATE | NO                  | YES            | TO BE RELOCATED IN TRUMAN PARK      |
| 15                              | AUTOGRAHY TREE | CLUSIA ROSEA     | 5"     | RELOCATE | NO                  | YES            | TO BE RELOCATED IN TRUMAN PARK      |
| 16                              | AUTOGRAHY TREE | CLUSIA ROSEA     | 5"     | RELOCATE | NO                  | YES            | TO BE RELOCATED IN TRUMAN PARK      |
| 17                              | AUTOGRAHY TREE | CLUSIA ROSEA     | 5"     | RELOCATE | NO                  | YES            | TO BE RELOCATED IN TRUMAN PARK      |
| 18                              | AUTOGRAHY TREE | CLUSIA ROSEA     | 5"     | RELOCATE | NO                  | YES            | TO BE RELOCATED IN TRUMAN PARK      |
| 19                              | AUTOGRAHY TREE | CLUSIA ROSEA     | 5"     | RELOCATE | NO                  | YES            | TO BE RELOCATED IN TRUMAN PARK      |
| 20                              | AUTOGRAHY TREE | CLUSIA ROSEA     | 5"     | RELOCATE | NO                  | YES            | TO BE RELOCATED IN TRUMAN PARK      |
| 21                              | AUTOGRAHY TREE | CLUSIA ROSEA     | 5"     | REMAIN   | NO                  | YES            |                                     |
| 22                              | SABAL PALM     | SABAL PALMETTO   | 22"    | RELOCATE | NO                  | YES            | RELOCATE TO FORT STREET PARKING LOT |

Michael Flough  
Digitally signed by Michael Flough  
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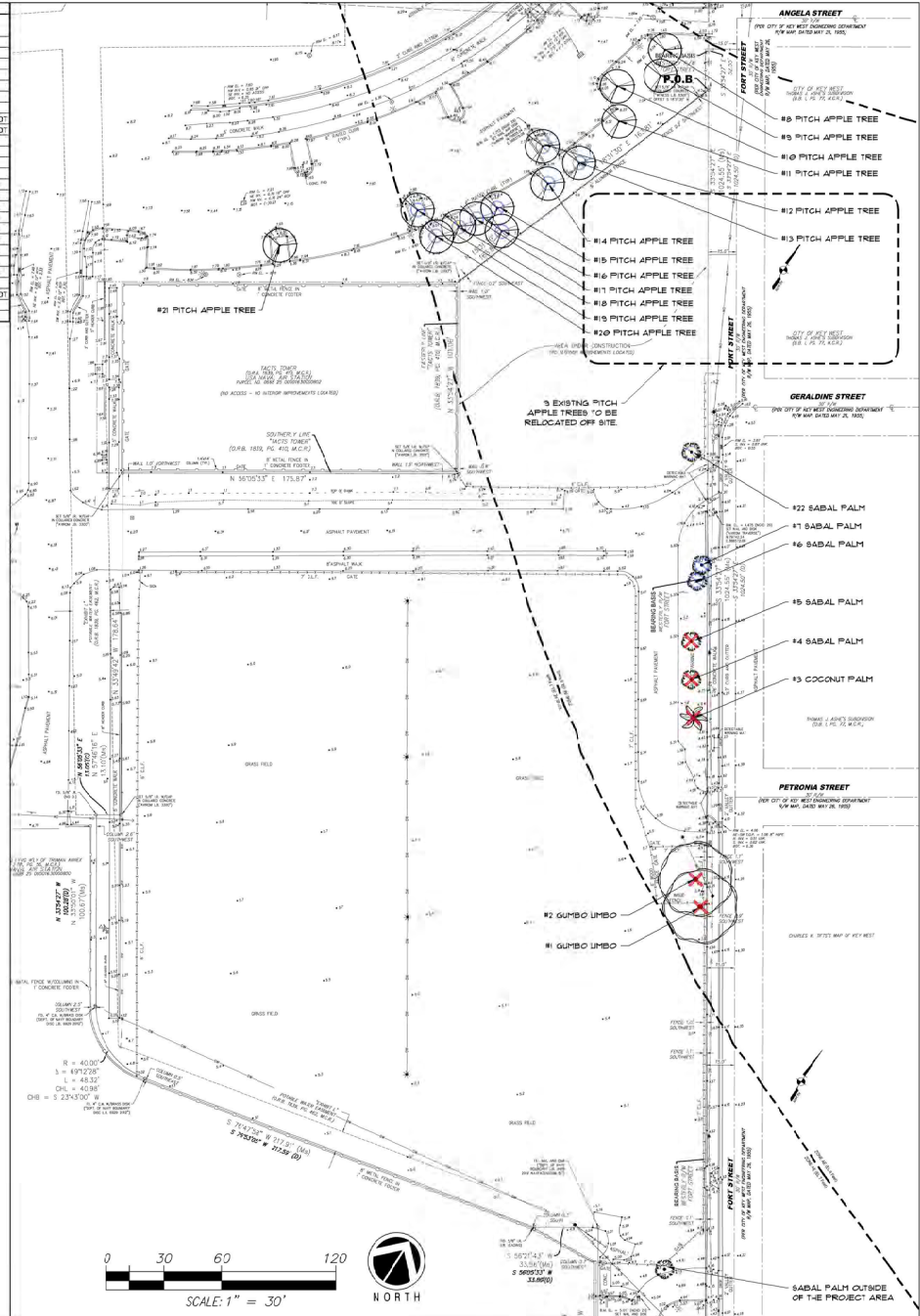


IF CONSTRUCTION TRAFFIC WILL BE TRAVELING OVER THE CRITICAL ROOT ZONES OF THE EXISTING TREES THEN 6" OF MULCH IS TO BE ADDED TO THE CRITICAL ROOT ZONE BEFORE CONSTRUCTION STARTS.

NOTE:  
1. ALLOW 3 MONTHS FOR THE ROOT-PRUNING PROCESS OF A LARGE TREE BEFORE RELOCATING IT.  
2. IF THE RELOCATION IS SCHEDULED DURING DRY OR ACTIVE GROWING SEASON, THE TREE SHALL BE WATERED DAILY.  
3. THE TIME OF THE RELOCATION SHALL BE 90 DAYS AFTER THE START OF THE ROOT-PRUNING PROCESS. THEN, THE ROOT SHALL BE CUT BEYOND THE ROOT PRUNING CUT TO INCLUDE ALL NEW FIBER ROOTS.  
4. AFTER RELOCATION, THE TREE SHALL BE THOROUGHLY WATERED DAILY FOR THE FIRST TWO WEEKS, AND THREE TIMES PER WEEK FOR THE FOLLOWING TWO MONTHS.

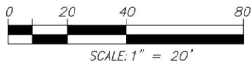
2 TREE RELOCATION  
NOT TO SCALE

TREE AS SPECIFIED  
IRRIGATE REGULARLY FOR 2 WEEKS PRIOR TO THE BEGINNING OF THE ROOT-PRUNING PROCESS.  
STANDARD PRUNING PROCESS:  
1/3 OF THE ROOT SHALL BE CUT AS SOON AS THE CONTRACTOR HAS BEEN AWARDED.  
30 DAYS AFTER THE PROCESS STARTED, THE NEXT 1/3 SHALL BE CUT.  
60 DAYS AFTER THE PROCESS STARTED.









Michael Flough  
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Sheet L4  
Planning Plan

# LOFTS AT BAHAMA VILLAGE

Fort Street, Key West, FL 33040



Date: 07/20/2022  
Design by: MFPA  
Reviewed by: MF  
Revised: 09/04/2022  
10/20/2022





















Michael  
Flaugh

Digitally signed  
by Michael  
Flaugh  
Date: 2022.10.20  
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| SITE INFORMATION            |            |                    |                      |
|-----------------------------|------------|--------------------|----------------------|
| PROJECT AREA 131,992 SQ.FT. |            |                    |                      |
|                             | REGULATION | REQUIRED           | PROPOSED             |
| LANDSCAPE AREA              | 268 PM     | 273.95 SQ.FT (Q08) | 31,294 SQ.FT (Q2.6K) |

## PLANT SCHEDULE OVERALL

| CANOPY TREES  | QTY       | BOTANICAL NAME  | COMMON NAME         | CONT.  | GAL.      | SIZE               | NOTES  | NOTES          |
|---|-----------|---|---------------------|--------|-----------|--------------------|--------|----------------|
|    | 2         | BURSERA SIMARUBA                                      | GUMBO LIMBO         | 45 GAL | 3" CAL    | 12' OA HT., 6' CT  | NATIVE | 10 PLANT UNITS |
|    | 4         | CHRYSOPHYLLUM OLIVIFORME                              | SATIN LEAF          | 45 GAL | 2" CAL    | 12' OA HT., 6' CT  | NATIVE | 10 PLANT UNITS |
|    | 8         | COCCOLDBA DIVERIFOLIA                                 | PIGEON PLUM         | 45 GAL | 2" CAL    | 12' OA HT., 6' CT  | NATIVE | 10 PLANT UNITS |
|    | 9         | CONOCARPUS ERECTUS 'GREEN'                            | GREEN BUTTONWOOD    | 45 GAL | 2" CAL    | 12' OA HT., 6' CT  | NATIVE | 10 PLANT UNITS |
| MITIGATION TREES  | QTY       | BOTANICAL NAME  | COMMON NAME         | CONT.  | GAL.      | SIZE               | NOTES  | NOTES          |
|    | 8         | BURSERA SIMARUBA                                      | GUMBO LIMBO (H)     | B & B  | 4" CAL    | 14' OA HT., 6' CT. | NATIVE | 10 PLANT UNITS |
|    | 3         | PSUEDOPHODENDRUM SARGENTII                            | BUCCANEER PALM (H)  | B & B  |           | 6' OA HT.          |        |                |
| SUBCANOPY TREES   | QTY       | BOTANICAL NAME  | COMMON NAME         | CONT.  | GAL.      | SIZE               | NOTES  | NOTES          |
|    | 3         | CANELLA LINTERANA                                     | CINNAMON BARK       | 25 GAL |           | 6" TO 8" OA HT     | NATIVE | 3 PLANT UNITS  |
|    | 6         | CONOCARPUS ERECTUS BERGEUS                            | SILVER BUTTONWOOD   | 25 GAL | 1" CAL    | 8'-10' OA HT.      | NATIVE | 3 PLANT UNITS  |
|   | 10        | Cordia SEBESTENA                                      | ORANGE GEGGER TREE  | 25 GAL | 1.5" CAL  | 8'-10' OA HT.      | NATIVE | 3 PLANT UNITS  |
|  | 4         | GYMNANTHESS LUCIDA                                    | CRABWOOD            | 45 GAL | 1.5" CAL  | 6'-8' OA HT        | NATIVE | 3 PLANT UNITS  |
| SHRUBS  | QTY       | BOTANICAL NAME  | COMMON NAME         | CONT.  | SPACING   | SIZE               | NOTES  | NOTES          |
|  | 98        | CAPPARIS CYNOPHALLOPHORA                              | JAMAICA CAPER       | 1 GAL  | 24" OC    | 24" HT., FULL      | NATIVE | 1 PLANT UNIT   |
|  | 413       | CHRYSOBALANUS ICAGO 'RED-TIP'                         | COCOPLUM            | 3 GAL  | 24" OC    | 24" HT., FULL      | NATIVE | 1 PLANT UNIT   |
|  | 31        | CLUSA ROSEA   | PITCH APPLE         | 1 GAL  | 36" O.C.  | 36" HT., FULL      |        |                |
|  | 203       | CONOCARPUS ERECTUS                                    | BUTTONWOOD SHRUB    | 3 GAL  | 24" OC    | 24" HT., FULL      | NATIVE | 1 PLANT UNIT   |
| GROUND COVERS   | QTY       | BOTANICAL NAME  | COMMON NAME         | CONT.  | SPACING   | SIZE               | NOTES  | NOTES          |
|  | 214       | CARISSA MACROCARPA 'EMERALD BLANKET'                  | EMERALD BLANKET     | 1 GAL  | 18" O.C.  | 6"x8"              |        |                |
|  | 225       | CHRYSOBALANUS ICAGO 'HORIZONTALIS'                    | HORIZONTAL COCOPLUM | 3 GAL  | 36" O.C.  | 8"x12"             | NATIVE |                |
|  | 138       | ERINODEA LITTORALIS                                   | GOLDEN CREEPER      | 1 GAL  | 24" O.C.  | 4"x8"              | NATIVE |                |
|  | 813       | URIOPE 'MUSCARI' 'BIG BLUE'                           | BIG BLUE UROPE      | 1 GAL  | 12" OC    | 6"x8"              |        |                |
| OTHER   | QTY       | BOTANICAL NAME  | COMMON NAME         | CONT.  | SPACING   | SIZE               | NOTES  | NOTES          |
|  | 1,056 SF  | HARDWOOD NON-CYPRRESS MULCH AT NON REQUIRED PLANTINGS | MULCH               | 6.5    | AS NEEDED | 4" LAYER           |        |                |
|  | 9,853 SF  | HARDWOOD NON-CYPRRESS (VEHICLE USE AREA)              | MULCH (VUA)         | 6.5    | AS NEEDED | 4" LAYER           |        |                |
|  | 14,341 SF | STENTOTAPHRUM SECUNDATUM 'FLORATAM'                   | FLORATAM SOD        | SOD    | TIGHT     |                    |        |                |

INSTALL 6" OF SOL IN ALL PLANTING BEDS. 111 SCREENED COMPOST AND SCREENED TOPSOIL TILED IN. REMOVE EXISTING SOL AS REQUIRED. FINISHED GRADE MUST BE BELOW ALL HARD SURFACES.



GUMBO LIMBO



SATIN LEAF



PIGEON PLUM



GREEN BUTTONWOOD TREE



BUCCANEER PALM



CINNAMON BARK



SILVER BUTTONWOOD



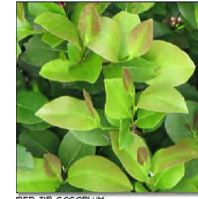
ORANGE GEGGER



CRABWOOD TREE



JAMAICA CAPER



RED TIP COCOPLUM



PITCH APPLE CLUSA



GREEN BUTTONWOOD



EMERALD BLANKET



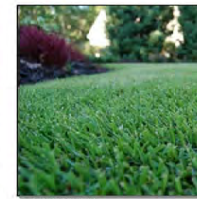
HORIZONTAL COCOPLUM



GOLDEN CREEPER



BIG BLUE UROPE



ST AUGUSTINE SOD



Michael  
Flaugh

Digitally signed  
by Michael  
Flaugh  
Date: 2022.10.20  
11:49:18 -04'00'



Sheet  
L6  
Plant Schedules








# LOFTS AT BAHAMA VILLAGE

Fort Street, Key West, FL 33040






Date: 07/20/2022  
Design by: MFPA  
Reviewed by: MF  
Revised: 09/04/2022  
10/20/2022







## PLANT SCHEDULE LANDSCAPE AREA 1

| CANOPY TREES  | QTY      | BOTANICAL NAME  | COMMON NAME        | CONT   | CAL       | SIZE              | NOTES  | NOTES          |
|---|----------|---|--------------------|--------|-----------|-------------------|--------|----------------|
|  | 3        | COCOLOBA DIVERSIFOLIA                                 | PIGEON PLUM        | 45 GAL | 2" CAL    | 12' OA HT., 6' CT | NATIVE | 10 PLANT UNITS |
| SUBCANOPY TREES   | QTY      | BOTANICAL NAME  | COMMON NAME        | CONT   | CAL       | SIZE              | NOTES  | NOTES          |
|  | 1        | CANELLA LINTERANA                                     | CINNAMON BARK      | 25 GAL |           | 6' TO 8' OA HT    | NATIVE | 3 PLANT UNITS  |
|  | 2        | CONOCARPUS ERECTUS SERICEUS                           | SILVER BUTTWOOD    | 25 GAL | 1" CAL    | 8'-10' OA HT.     | NATIVE | 3 PLANT UNITS  |
|  | 1        | CORDIA SEBESTENA                                      | ORANGE GEIGER TREE | 25 GAL | 1.5" CAL  | 8'-10' OA HT.     | NATIVE | 3 PLANT UNITS  |
|  | 1        | GYNANTHES LUCIDA                                      | CRABWOOD           | 45 GAL | 1.5" CAL  | 6'-8' OA HT       | NATIVE | 3 PLANT UNITS  |
| SHRUBS  | QTY      | BOTANICAL NAME  | COMMON NAME        | CONT   | SPACING   | SIZE              | NOTES  | NOTES          |
|  | 143      | CHRYSOBALANUS ICAGO 'RED-TIP'                         | COCOPLUM           | 3 GAL  | 24" OC    | 24" HT., FULL     | NATIVE | 1 PLANT UNIT   |
| OTHER   | QTY      | BOTANICAL NAME  | COMMON NAME        | CONT   | SPACING   | SIZE              | NOTES  | NOTES          |
|  | 1,256 SF | HARDWOOD, NON-CYPRESS MULCH AT NON REQUIRED PLANTINGS | MULCH              | S.F.   | AS NEEDED | 4" LAYER          |        |                |





## PLANT SCHEDULE LANDSCAPE AREA 2

| SUBCANOPY TREES   | QTY    | BOTANICAL NAME  | COMMON NAME | CONT   | CAL       | SIZE          | NOTES  | NOTES         |
|---|--------|---|-------------|--------|-----------|---------------|--------|---------------|
|  | 1      | GYNANTHES LUCIDA                                      | CRABWOOD    | 45 GAL | 1.5" CAL  | 6'-8' OA HT   | NATIVE | 3 PLANT UNITS |
| SHRUBS  | QTY    | BOTANICAL NAME  | COMMON NAME | CONT   | SPACING   | SIZE          | NOTES  | NOTES         |
|  | 36     | CHRYSOBALANUS ICAGO 'RED-TIP'                         | COCOPLUM    | 3 GAL  | 24" OC    | 24" HT., FULL | NATIVE | 1 PLANT UNIT  |
| OTHER   | QTY    | BOTANICAL NAME  | COMMON NAME | CONT   | SPACING   | SIZE          | NOTES  | NOTES         |
|  | 332 SF | HARDWOOD, NON-CYPRESS MULCH AT NON REQUIRED PLANTINGS | MULCH       | S.F.   | AS NEEDED | 4" LAYER      |        |               |






## PLANT SCHEDULE LANDSCAPE AREA 5

| CANOPY TREES  | QTY      | BOTANICAL NAME  | COMMON NAME        | CONT   | CAL       | SIZE              | NOTES  | NOTES          |
|---|----------|---|--------------------|--------|-----------|-------------------|--------|----------------|
|  | 3        | COCOLOBA DIVERSIFOLIA                                 | PIGEON PLUM        | 45 GAL | 2" CAL    | 12' OA HT., 6' CT | NATIVE | 10 PLANT UNITS |
|  | 2        | CONOCARPUS ERECTUS 'GREEN'                            | GREEN BUTTWOOD     | 45 GAL | 2" CAL    | 12' OA HT., 6' CT | NATIVE | 10 PLANT UNITS |
| SUBCANOPY TREES   | QTY      | BOTANICAL NAME  | COMMON NAME        | CONT   | CAL       | SIZE              | NOTES  | NOTES          |
|  | 1        | CANELLA LINTERANA                                     | CINNAMON BARK      | 25 GAL |           | 6' TO 8' OA HT    | NATIVE | 3 PLANT UNITS  |
|  | 3        | CORDIA SEBESTENA                                      | ORANGE GEIGER TREE | 25 GAL | 1.5" CAL  | 8'-10' OA HT.     | NATIVE | 3 PLANT UNITS  |
| SHRUBS  | QTY      | BOTANICAL NAME  | COMMON NAME        | CONT   | SPACING   | SIZE              | NOTES  | NOTES          |
|  | 138      | CHRYSOBALANUS ICAGO 'RED-TIP'                         | COCOPLUM           | 3 GAL  | 24" OC    | 24" HT., FULL     | NATIVE | 1 PLANT UNIT   |
| OTHER   | QTY      | BOTANICAL NAME  | COMMON NAME        | CONT   | SPACING   | SIZE              | NOTES  | NOTES          |
|  | 2,071 SF | HARDWOOD, NON-CYPRESS MULCH AT NON REQUIRED PLANTINGS | MULCH              | S.F.   | AS NEEDED | 4" LAYER          |        |                |

## PLANT SCHEDULE LANDSCAPE AREA 6

| SUBCANOPY TREES   | QTY    | BOTANICAL NAME  | COMMON NAME        | CONT   | CAL       | SIZE          | NOTES  | NOTES         |
|---|--------|---|--------------------|--------|-----------|---------------|--------|---------------|
|  | 2      | CONOCARPUS ERECTUS SERICEUS                           | SILVER BUTTWOOD    | 25 GAL | 1" CAL    | 8'-10' OA HT. | NATIVE | 3 PLANT UNITS |
|  | 2      | CORDIA SEBESTENA                                      | ORANGE GEIGER TREE | 25 GAL | 1.5" CAL  | 8'-10' OA HT. | NATIVE | 3 PLANT UNITS |
| SHRUBS  | QTY    | BOTANICAL NAME  | COMMON NAME        | CONT   | SPACING   | SIZE          | NOTES  | NOTES         |
|  | 38     | CONOCARPUS ERECTUS                                    | BUTTWOOD SHRUB     | 3 GAL  | 24" OC    | 24" HT., FULL | NATIVE | 1 PLANT UNIT  |
| OTHER   | QTY    | BOTANICAL NAME  | COMMON NAME        | CONT   | SPACING   | SIZE          | NOTES  | NOTES         |
|  | 622 SF | HARDWOOD, NON-CYPRESS MULCH AT NON REQUIRED PLANTINGS | MULCH              | S.F.   | AS NEEDED | 4" LAYER      |        |               |

## PLANT SCHEDULE LANDSCAPE AREA 7

| CANOPY TREES  | QTY      | BOTANICAL NAME  | COMMON NAME        | CONT   | CAL       | SIZE              | NOTES  | NOTES          |
|---|----------|---|--------------------|--------|-----------|-------------------|--------|----------------|
|  | 2        | CONOCARPUS ERECTUS 'GREEN'                            | GREEN BUTTWOOD     | 45 GAL | 2" CAL    | 12' OA HT., 6' CT | NATIVE | 10 PLANT UNITS |
| SUBCANOPY TREES   | QTY      | BOTANICAL NAME  | COMMON NAME        | CONT   | CAL       | SIZE              | NOTES  | NOTES          |
|  | 1        | CANELLA LINTERANA                                     | CINNAMON BARK      | 25 GAL |           | 6' TO 8' OA HT    | NATIVE | 3 PLANT UNITS  |
|  | 2        | CORDIA SEBESTENA                                      | ORANGE GEIGER TREE | 25 GAL | 1.5" CAL  | 8'-10' OA HT.     | NATIVE | 3 PLANT UNITS  |
| SHRUBS  | QTY      | BOTANICAL NAME  | COMMON NAME        | CONT   | SPACING   | SIZE              | NOTES  | NOTES          |
|  | 91       | CONOCARPUS ERECTUS                                    | BUTTWOOD SHRUB     | 3 GAL  | 24" OC    | 24" HT., FULL     | NATIVE | 1 PLANT UNIT   |
| OTHER   | QTY      | BOTANICAL NAME  | COMMON NAME        | CONT   | SPACING   | SIZE              | NOTES  | NOTES          |
|  | 1,388 SF | HARDWOOD, NON-CYPRESS MULCH AT NON REQUIRED PLANTINGS | MULCH              | S.F.   | AS NEEDED | 4" LAYER          |        |                |

Michael  
Flaugh

Digitally signed  
by Michael Flaugh  
Date: 2022.10.20  
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Sheet  
L7  
Plant Schedules

Landscape plan  
**LOFTS AT BAHAMA VILLAGE**  
Fort Street, Key West, FL 33040













Date: 07/20/2022  
Design by: MFPA  
Reviewed by: MF  
Revised: 09/04/2022  
10/20/2022

PLANT SCHEDULE VEHICLE USE LANDSCAPE AREA "A"

| CANOPY TREES  | QTY       | BOTANICAL NAME                           | COMMON NAME         | CONT   | GAL       | SIZE              | NOTES  | NOTES          |
|---|-----------|--|---------------------|--------|-----------|-------------------|--------|----------------|
|    | 4         | CHRYSOPHYLLUM OLIVIFORME                 | SATIN LEAF          | 45 GAL | 2" CAL    | 12' OA HT., 6' CT | NATIVE | 10 PLANT UNITS |
|    | 2         | COCOLOBIA DIVERSIFOLIA                   | PIGEON PLUM         | 45 GAL | 2" CAL    | 12' OA HT., 6' CT | NATIVE | 10 PLANT UNITS |
|    | 4         | CONOCARPUS ERECTUS 'GREEN'               | GREEN BUTTONWOOD    | 45 GAL | 2" CAL    | 12' OA HT., 6' CT | NATIVE | 10 PLANT UNITS |
| MITIGATION TREES  | QTY       | BOTANICAL NAME                           | COMMON NAME         | CONT   | GAL       | SIZE              | NOTES  | NOTES          |
|    | 6         | BURSERIA SIMARUBA                        | GUMBO LIMBO (H)     | B & B  | 4" CAL    | 14' OA HT., 6' CT | NATIVE | 10 PLANT UNITS |
|    | 3         | PSIDLOPHENIX SARGENTI<br>NATIVE          | BUCCANIER PALM (H)  | B & B  |           | 6' OA HT.         |        |                |
| SUBCANOPY TREES   | QTY       | BOTANICAL NAME                           | COMMON NAME         | CONT   | GAL       | SIZE              | NOTES  | NOTES          |
|    | 2         | CORDIA SEBESTENA                         | ORANGE GEIGER TREE  | 25 GAL | 1.5" CAL  | 8'-10' OA HT.     | NATIVE | 3 PLANT UNITS  |
| SHRUBS  | QTY       | BOTANICAL NAME                           | COMMON NAME         | CONT   | SPACING   | SIZE              | NOTES  | NOTES          |
|    | 50        | CAPPARIS CYNOPHALLOPHORA                 | JAMAICA CAPRI       | 1 GAL  | 24" OC    | 24" HT., FULL     | NATIVE | 1 PLANT UNIT   |
|    | 50        | CHRYSOBALANUS ICAGO 'RED-TIP'            | COCOPLUM            | 3 GAL  | 24" OC    | 24" HT., FULL     | NATIVE | 1 PLANT UNIT   |
|   | 18        | CLUSIA ROSEA                             | PITCH APPLE         | 1 GAL  | 36" O.C.  | 36" HT., FULL     |        |                |
| GROUND COVERS   | QTY       | BOTANICAL NAME                           | COMMON NAME         | CONT   | SPACING   | SIZE              | NOTES  | NOTES          |
|  | 150       | CARISSA MACROCARPA 'EMERALD BLANKET'     | EMERALD BLANKET     | 1 GAL  | 18" O.C.  | 6"x8"             |        |                |
|  | 150       | CHRYSOBALANUS ICAGO 'HORIZONTALIS'       | HORIZONTAL COCOPLUM | 3 GAL  | 36" O.C.  | 8"x12"            | NATIVE |                |
|  | 300       | ERNODEA LITTORALIS                       | GOLDEN CREEPER      | 1 GAL  | 24" O.C.  | 4"x8"             | NATIVE |                |
|  | 400       | LIRIOPE 'MUSCARI' 'BIG BLUE'             | BIG BLUE LIRIOPE    | 1 GAL  | 12" OC    | 6"x8"             |        |                |
| OTHER   | QTY       | BOTANICAL NAME                           | COMMON NAME         | CONT   | SPACING   | SIZE              | NOTES  | NOTES          |
|  | 6,000 SF  | HARDWOOD, NON-CYPRESS (VEHICLE USE AREA) | MULCH (VUA)         | S.F.   | AS NEEDED | 4" LAYER          |        |                |
|  | 12,500 SF | STENOTAPHRUM SECUNDATUM 'FLORATAM'       | FLORATAM SOD        | SOD    | TIGHT     |                   |        |                |

PLANT SCHEDULE VEHICLE USE LANDSCAPE AREA "B"

| CANOPY TREES  | QTY      | BOTANICAL NAME                           | COMMON NAME      | CONT   | GAL       | SIZE              | NOTES  | NOTES          |
|---|----------|--|------------------|--------|-----------|-------------------|--------|----------------|
|    | 1        | CONOCARPUS ERECTUS 'GREEN'               | GREEN BUTTONWOOD | 45 GAL | 2" CAL    | 12' OA HT., 6' CT | NATIVE | 10 PLANT UNITS |
| MITIGATION TREES  | QTY      | BOTANICAL NAME                           | COMMON NAME      | CONT   | GAL       | SIZE              | NOTES  | NOTES          |
|    | 2        | BURSERIA SIMARUBA                        | GUMBO LIMBO (H)  | B & B  | 4" CAL    | 14' OA HT., 6' CT | NATIVE | 10 PLANT UNITS |
| SUBCANOPY TREES   | QTY      | BOTANICAL NAME                           | COMMON NAME      | CONT   | GAL       | SIZE              | NOTES  | NOTES          |
|    | 2        | GYNANTHERES LUCIDA                       | CRABWOOD         | 45 GAL | 1.5" CAL  | 6'-8' OA HT.      | NATIVE | 3 PLANT UNITS  |
| SHRUBS  | QTY      | BOTANICAL NAME                           | COMMON NAME      | CONT   | SPACING   | SIZE              | NOTES  | NOTES          |
|    | 18       | CLUSIA ROSEA                             | PITCH APPLE      | 1 GAL  | 36" O.C.  | 36" HT., FULL     |        |                |
|    | 45       | CONOCARPUS ERECTUS                       | BUTTONWOOD SHRUB | 3 GAL  | 24" OC    | 24" HT., FULL     | NATIVE | 1 PLANT UNIT   |
| GROUND COVERS   | QTY      | BOTANICAL NAME                           | COMMON NAME      | CONT   | SPACING   | SIZE              | NOTES  | NOTES          |
|    | 50       | CARISSA MACROCARPA 'EMERALD BLANKET'     | EMERALD BLANKET  | 1 GAL  | 18" O.C.  | 6"x8"             |        |                |
|    | 200      | ERNODEA LITTORALIS                       | GOLDEN CREEPER   | 1 GAL  | 24" O.C.  | 4"x8"             | NATIVE |                |
|    | 300      | LIRIOPE 'MUSCARI' 'BIG BLUE'             | BIG BLUE LIRIOPE | 1 GAL  | 12" OC    | 6"x8"             |        |                |
| OTHER   | QTY      | BOTANICAL NAME                           | COMMON NAME      | CONT   | SPACING   | SIZE              | NOTES  | NOTES          |
|   | 2,400 SF | HARDWOOD, NON-CYPRESS (VEHICLE USE AREA) | MULCH (VUA)      | S.F.   | AS NEEDED | 4" LAYER          |        |                |
|  | 550 SF   | STENOTAPHRUM SECUNDATUM 'FLORATAM'       | FLORATAM SOD     | SOD    | TIGHT     |                   |        |                |



1. THE LANDSCAPE CONTRACTOR SHALL DESIGNATE AN ENGLISH SPEAKING, SKILLED CREW FOREMAN FOR THE PROJECT, WHO WILL BE AVAILABLE AND ACCESSIBLE FOR THE DURATION OF THE LANDSCAPE INSTALLATION.

1. THE LANDSCAPE CONTRACTOR SHALL COMPLETE ALL WORK ACCORDING TO THE FLORIDA GREEN INDUSTRIES BEST MANAGEMENT PRACTICES.

9. THE LANDSCAPE CONTRACTOR MUST SPECIFY START AND COMPLETION DATES, IF AWARDED THE PROJECT

3. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WORK

10. ALL PLANTING AREAS SHALL BE PREPARED BY REMOVING ALL DEBRIS, INCLUDING ASPHALT, CONCRETE, OR SIMILAR MATERIALS NOT SUITED FOR LANDSCAPE PLANTING.

11. PLANTING SOIL SHALL BE CLEAN OF ROCKS, STICKS, ROOTS AND WEEDS AND SHALL BE

12. ALL LANDSCAPED AREAS SHALL BE FINISH GRADED SUCH THAT FINISHED ELEVATION WILL BE FLUSH AND LEVEL WITH SURROUNDING PAVED SURFACES. THE FINISHED GRADE AFTER PLANTING AND MULCHING SHALL NOT IMPEDE THE FLOW OF DRAINAGE INTO LANDSCAPED AREAS AND TO PREVENT THE BACKWASH OF MULCH AND DEBRIS INTO PAVED AREAS.

13. ALL PLANTING BEDS MUST DRAIN SUFFICIENTLY PRIOR TO PLANTING. IF EXISTING SOIL IS NOT ADEQUATE FOR ESTABLISHMENT OF PLANT MATERIALS DUE TO POOR DRAINAGE OR CHEMICAL PROPERTIES, SOIL AMENDMENTS SHALL BE ADDED PRIOR TO PLANTING.

4. PLANTS SHALL NOT BE PLACED TOO CLOSE TO ONE ANOTHER OR ANY HARDSCAPES. SEE LANDSCAPE MATERIALS LIST AND PLANTING DETAILS FOR SPACING AND PLACEMENT OF ALL PLANTS. A MULCH STRIP SHALL BE LEFT BETWEEN THE PLANTINGS AND WALLS, EDGE OF SOD, DRIVEWAY OR WALKWAYS. ALL PLANTS SHALL BE PLACED OUTSIDE THE EAVES OF THE ROOF, UNLESS OTHERWISE INDICATED ON THE LANDSCAPE PLAN.

15. ALL PLANTS TO BE RELOCATED SHALL BE PROPERLY ROOT PRUNED 6 TO 10 WEEKS PRIOR TO RELOCATION.

16. ALL NEW LANDSCAPE PLANTS SHALL BE PLANTED SLIGHTLY HIGHER THAN THE EXISTING GRADE  
LEAVING TOP OF THE ROOT BALL EXPOSED.

17. ALL PLANT MATERIALS SHALL BE THOROUGHLY WATERED IN AT THE TIME OF PLANTING.

18. 3" LAYER OF ORGANIC MULCH SHALL BE LAID IN ALL LANDSCAPE BEDS. NO MULCH SHALL BE LAID NEAR TREE TRUNKS. NO MULCH SHALL BE LAID ON TOP OF CITRUS TREE ROOT BALLS.

19. NEWLY PLANTED TREES SHALL BE STAKED ONLY IF THE ROOT BALL MOVES IN THE WIND OR THE TREES ARE LOCATED IN AN AREA OF WINDY CONDITIONS. ALL PALMS SHALL BE STAKED. ALL WOOD BRACES AND BRACE FRAMES SHALL BE STAINED DARK BROWN. NO NAILS SHALL BE DRIVEN INTO ANY PALM OR TREE.

20. PLANTING PLAN TAKES PRECEDENCE OVER PLANT LIST

21. THE LANDSCAPE BID SHALL INCLUDE IRRIGATION ON A SEPARATE CONTRACT, EXPRESSED AS A LINE-ITEM PROPOSAL.

22. ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH FULLY AUTOMATIC IRRIGATION SYSTEM. THE IRRIGATION CONTRACTOR SHALL PROVIDE 100% COVERAGE IN ALL IRRIGATED PLANTING AREAS. THE IRRIGATION SYSTEM SHALL BE DESIGNED ACCORDING TO ACCEPTED IRRIGATION STANDARDS USING WATER CONSERVATION PRINCIPLES WITH LOW-VOLUME IRRIGATION SYSTEM. THE SYSTEM SHALL ACCOMMODATE EASY ADJUSTMENTS FOR SEASONAL IRRIGATION NEED CHANGES OR LOCAL WATERING RESTRICTIONS.

23. ALL GOLF AND SHRUB AREAS SHALL BE IRRIGATED ON SEPARATE ZONES, WHENEVER POSSIBLE. PLANTING AREAS WITH DIFFERENT WATERING NEEDS SHALL BE PLACED ON SEPARATE ZONES.

24. ALL SHRUB AND GROUND COVER AREAS SHALL BE IRRIGATED WITH DRIP LINE OR MIST HEADS. TREES AND PALMS SHALL HAVE BUBBLERS. ALL HEADS IN A GIVEN ZONE MUST HAVE THE SAME PRECIPITATION RATE.

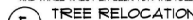
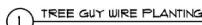
25. SPRAY HEADS SHALL BE PLACED AND ADJUSTED TO MINIMIZE OVER-SPRAY ON PAVED AREAS, ROADWAYS AND CURBING. NO OVER-SPRAY ON BUILDINGS IS ACCEPTABLE.

26. THE CONTRACTOR(S) SHALL KEEP ALL WORK AREAS NEAT AND TIDY ON A DAILY BASIS. AT COMPLETION OF THE INSTALLATION, THE CONTRACTOR SHALL REMOVE FROM THE PROPERTY ALL TEMPORARY STRUCTURES AND GARBAGE AT HIS/HER OWN EXPENSE.

27. THE CONTRACTOR(S) SHALL KEEP ALL PLANTS WATERED, FERTILIZED, MULCHED, PRUNED, STAKED AND GUDED AS NECESSARY TO ASSURE SPECIFIED MINIMUM GRADE OF FLORIDA #1 THROUGHOUT THE DURATION OF THE PROJECT CONSTRUCTION PERIOD. PLANTING BEDS SHALL BE KEPT FREE OF LITTER AND UNDESIRABLE VEGETATION. THE CONTRACTOR(S) IS RESPONSIBLE FOR KEEPING ALL THE PLANT MATERIAL HEALTHY, VIGOROUS, AND UNDAMAGED THROUGHOUT THE DURATION OF THE PROJECT CONSTRUCTION PERIOD.

28. THE FINAL PAYMENT IS MADE UPON COMPLETION OF PROJECT AND EXECUTION OF LIEN RELEASE AFFIDAVIT

29. ALL SHRUBS AND GROUND COVERS SHALL BE WARRANTIED FOR 90 DAYS; ALL TREES AND PALMS SHALL BE WARRANTIED FOR 1 YEAR FROM THE DATE OF FINAL ACCEPTANCE AND PAYMENT.



1. LAWN CARE:
  - 1.1. MAINTAIN ST. AUGUSTINE LAWN AT 3" HEIGHT. LEAVE LAWN CLIPPINGS ON THE LAWN.
  - 1.2. FERTILIZE IN FEBRUARY, MAY, AND OCTOBER. APPLY PRE-EMERGENT WEED KILLER IN EARLY SPRING AND FALL.
  - 1.3. PRACTICE INTEGRATED PEST MANAGEMENT TO IDENTIFY AND TREAT INSECT STRESS, WEED AND FUNGAL PROBLEMS. INSPECT AND CONTROL INSECT DAMAGE ON LAWNS DURING SUMMER MONTHS. LABEL ALL PESTICIDES AND FOLLOW MANUFACTURER'S INSTRUCTIONS FOR APPLICATION AND SAFETY. FOLLOW GROUPEX GUIDELINES FOR DETAILED INSTRUCTIONS.
  - 1.4. 100% OF THE SOG AREAS SHALL BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM. INSPECT THE IRRIGATION SYSTEM FOR BREAKS AND HEAD ALIGNMENT ROUTINELY.
2. MULCH:
  - 2.1. ALL LANDSCAPE BEDS SHALL BE MULCHED TWICE A YEAR.
  - 2.2. APPLY 3" LAYER OF 1/4" CURED, SHREDDED EUCALYPTUS OR RECYCLED HARDWOOD MULCH.
3. FERTILIZING:
  - 3.1. FERTILIZE WITH A GOOD QUALITY ORGANIC FERTILIZER THREE TIMES A YEAR PER LABEL INSTRUCTIONS STARTING IN MID TO LATE FEBRUARY.
  - 3.2. YELLOWING LEAVES ARE OFTEN A SIGN OF NUTRITIONAL DEFICIENCY.
  - 3.3. DO NOT APPLY FERTILIZER BETWEEN JUNE 1 AND SEPTEMBER 30. COMPOST SHALL BE USED IN LIEU OF FERTILIZER DURING THE RAINY SEASON.
  - 3.4. MAINTAIN A FERTILIZER FREE ZONE ALONG THE RIVER TO PREVENT RUN-OFF.

4. PEST AND DISEASES:
  - 4.1. SCOUT FOR PESTS AND DISEASES REGULARLY. ONLY 1% OF ALL INSECTS ARE HARMFUL TO PLANTS.
  - 4.2. USE INTEGRATED PEST MANAGEMENT PRACTICES. USE PREVENTATIVE CHEMICAL APPLICATIONS ONLY, WHEN DETERMINED NECESSARY BY A PEST MANAGEMENT PROFESSIONAL.
  - 4.3. CHEMICAL PEST CONTROL SHALL BE USED ONLY WHEN THE DAMAGE IS EXPECTED TO BE SIGNIFICANT.

5. WEEDS:  
5.1 WEED CONTROL SHALL BE PREVENTATIVE.  
5.2 HERBICIDE APPLICATIONS MUST BE DONE BY A LICENSED PEST-CONTROL PROFESSIONAL.

6. IRRIGATION:
  - 6.1. PROGRAM THE IRRIGATION SYSTEM TO RUN IN THE EARLY MORNING.
  - 6.2. NEW PLANTINGS SHOULD BE WATERED DAILY FOR THE FIRST TWO WEEKS, AFTER WHICH THREE TIMES PER WEEK FOR THE FOLLOWING TWO MONTHS.
  - 6.3. NEW TREES SHALL BE WATERED AT LEAST ONCE A WEEK FOR THE FOLLOWING YEAR AND SHRUBS FOR THE FOLLOWING 6 MONTHS FOR PROPER ESTABLISHMENT.
  - 6.4. TREES SHOULD RECEIVE 2 - 3 GALLONS OF WATER PER INCH OF TRUNK DIAMETER AT EACH WATERING.
  - 6.5. AT EACH WATERING, APPLY 1" WATER TO ESTABLISHED PLANTING BED.

- 6.6. THE AUTOMATIC IRRIGATION SYSTEM SHALL BE INSPECTED ONCE A MONTH FOR LEAKS, BRAKES AND MISALIGNED HEADS.
- 6.7. INCREASE WATERING FREQUENCY DURING TIMES OF HEAVY WINDS AND DROUGHT, TYPICALLY IN THE SPRING. PLEASE NOTE THAT A RAIN SENSOR WILL NOT DETECT THE DRYING EFFECTS OF HEAVY WINDS.
- 6.8. REDUCE WATERING FREQUENCY DURING COOL WINTER AND RAINY SUMMER MONTHS. WATER ONLY AS NEEDED AS HEAVY RAINS AND IRRIGATION WILL INCREASE WEEDS. THE IRRIGATION SYSTEM MAY BE TURNED OFF DURING MONTHS OF HEAVY RAIN. A RAIN SENSOR MAY BE USED TO OVERRIDE THE SYSTEM DURING THE RAINY SEASON.

1. PRUNING:
- 1.1. ALL PRUNING AND TRIMMING TOOLS SHALL BE CLEANED AFTER EACH USE TO PREVENT SPREADING OF DISEASES.
  - 1.2. REMOVE DEAD FRONDS DEAD WOOD AND CROSSING BRANCHES ON LARGE SHRUBS, PALMS AND TREES AT ANY TIME OF YEAR.
  - 1.3. FLOWERING SHRUBS: LATE SUMMER AND FALL FLOWERING SHRUBS, AS WELL AS CONIFERS SHALL BE PRUNED ONCE A YEAR IN MARCH. SPRING BLOOMING SHRUBS SHALL BE PRUNED ONCE A YEAR, AFTER THEIR BLOOMS FADE IN LATE SPRING.

1. SHADE TREES SHALL BE STRUCTURALLY PRUNED ONCE A YEAR IN SPRING BY A CERTIFIED ARBORIST.
2. SHRUBS SHALL BE MAINTAINED FOLLOWING THEIR NATURAL FORM WITH ROUNDED TOP AND WIDER BASE (SHALL LEAVED (LESS THAN 1" LENGTH) SHRUBS MAY BE SHEARED WITH POWDERED HEDGE TRIMMERS ALL YEAR LONG). ALL SHRUBS SHALL BE MAINTAINED TO A MAXIMUM DESIRED HEIGHT. ALL OVERGROWN SHRUBS SHALL BE CUT BACK IN MAY AND IN SEPTEMBER.
3. HEDGES SHALL BE TRIMMED REGULARLY FROM THE BEGINNING FOR PROPER ESTABLISHMENT. ALL HEDGES MUST BE MAINTAINED WITH NARROWER TOP THAN THE BOTTOM FOR SUNLIGHT TO REACH THE LOWER HALF OF THE PLANT.
4. ORNAMENTAL GRASSES MAY BE CUT BACK ONCE A YEAR IN SUMMER TO REMOVE BROKEN LEAVES. CUTTING MAY BE COMPLETED IN FOUR WEEK INTERVALS SO NOT TO HAVE ALL THE ORNAMENTAL GRASSES REAPPEARING AT THE SAME TIME.

8. DIVIDING PLANTS:
- a. BROMELADES: WHEN THE MOTHER PLANT TURNS BROWN, CAREFULLY PULL UP THE BROMELADE CLUMP. CUT THE PUPS APART WITH A SHARP KNIFE OR PRUNERS PRESERVING AS MANY OF THE ROOTS AS POSSIBLE. DISCARD THE DYING MOTHER PLANT AND PLANT THE PUPS. THE DEAD MOTHER PLANT MAY ALSO BE TWISTED OFF AT THE BASE, WITHOUT REMOVING THE CLUMP FROM THE GROUND.
- b. BECAUSE PERENNALS: THE CLUMPS MAY BE DIVIDED EVERY TWO TO THREE YEARS IN LATE SPRING OR SUMMER. DIG THE ROOT BALL OUT OF THE GROUND AND CAREFULLY DIVIDE THE CLUMP INTO 2-4 SMALLER SECTIONS.

- 9.4. WATER RELOCATED PLANTS DAILY FOR THE FIRST TWO WEEKS, AFTER WHICH THREE TIMES PER WEEK FOR THE FOLLOWING TWO MONTHS.

10. MAINTAINING SOIL PH:
  - 10.1. SANDY SOILS ARE NATURALLY ALKALINE, BUT MOST PLANT MATERIALS PREFER SOILS IN NEUTRAL OR ACIDIC RANGE TO THRIVE.
  - 10.2. RAINING PLANTS WATER REGULARLY WILL MAINTAIN A HEALTHY PH LEVEL FOR ALL PLANTS.
  - 10.3. COMPOST WILL DECREASE THE SOIL PH THROUGH THE DECOMPOSITION PROCESS.
  - 10.4. ACIDIC ORGANIC MATTER, SUCH AS PINE NEEDLES AND ACID PEAT WILL REDUCE THE PH TEMPORARILY.
  - 10.5. GRANULAR SULFUR SHOULD ONLY BE USED AS THE LAST RESORT TO LOWER SOIL PH.

- II. CONTAINER PLANTS:
- II.1. ONLY USE POTTING SOIL OR POTTING MIX IN CONTAINERS.
  - II.2. WATER THOROUGHLY. CONTAINER PLANTS NEED MORE WATER THAN THE PLANTS IN THE GROUND. DURING SUMMER MONTHS, HERBS IN CONTAINERS WILL NEED WATERING ONCE DAILY.

12. COLD PROTECTION:
- 12.1. WATER COLD SENSITIVE PLANTS THOROUGHLY 12 HOURS BEFORE THE FORECASTED COLD FRONT
- 12.2. COVER THE PLANTS AT DUSK WITH BLANKETS OR BREATHABLE COVERS. REMOVE THE COVERS AFTER DAWN.

Michael Flaugh Digitally signed  
by Michael Flaugh  
Date: 2022.10.20  
11:50:01 -04'00'



Michael Flough  
LANDSCAPE ARCHITECT

772.419.0024  
Stuart

Sheet  
L8  
Details and  
Specifications

Landscape Plan  
**LOFTS AT BAHAMA VILLAGE**  
Fort Street, Key West, FL 33040

[illegible]

Date: 07/20/2022  
Design by: MF,PA  
Reviewed by: MF  
Revised: 09/06/2022.