

Michael Flough  
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 by Michael Flough  
 Date: 2023.01.04  
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**LOCATION MAP:**

**SITE DATA**

HARDING ZONE: 118  
 MEAN ANNUAL PRECIPITATION: 47" - 55"  
 MEAN ANNUAL RELATIVE HUMIDITY: 77% - 81%  
 SOIL TYPE: UNK  
 LANDFORM: URBAN LAND  
 SOIL PROFILE: N/A  
 SLOPE: DOWN SLOPE SHAPE LINEAR, ACROSS SLOPE SHAPE LINEAR  
 DENSITY RESTRICTIVE FEATURE: N/A  
 DENSITY RESTRICTION TABLE: N/A  
 HISTORIC SOIL GROUP: UNRANKED  
 HYDRO SOIL RATINGS: N/A  
 WETLANDS: N/A

**LEGEND**

TELEPHONE FEDERAL	DOWNSPOUT	AC UNIT
CABLE TV FEDERAL	NODE BOX	EXISTING PLANT Symbol with name based on species
WELL	HANDICAP	EXISTING TREE Symbol with name based on species
WATER METER	UTILITY POLE	EXISTING SHRUB Symbol with name based on species
GAS METER	LIGHT POST	PROHIBITED TREE Symbol with name based on species
ELECTRIC METER	WALL MOUNTED LIGHT	PROHIBITED SHRUB Symbol with name based on species
REGULATION BOX	POOL EQUIPMENT	SPOT DECIDUOUS
FIRE HYDRANT		

**LINE TYPES / NOTES**

- FENCE
- PERIMETRY LINE
- SETBACK / EASEMENT
- - - - - EXISTING CONTOURS (SHADE INDICATES SLOPE)
- - - - - PROPOSED CONTOURS
- ~~~~~ EXISTING VEGETATION MASS
- o o o o SPOT DECIDUOUS

**ABBREVIATIONS**

- EX EXISTING
- FV FIELD VEGETATION
- TSD TO BE DETERMINED
- OAD ON ADJACENT PROPERTY

**DATE:** 07/20/2022  
**DESIGN BY:** MF,PA  
**REVIEWED BY:** MF  
**REVISED:** 09/06/2022, 11/09/2022, 11/22/2022, 11/30/2022, 1/4/2023

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

Sheet  
 L1  
 Title Sheet



Date: 07/20/2022  
 Design by: MF,PA  
 Reviewed by: MF  
 Revised: 09/06/2022, 11/09/2022, 11/22/2022, 11/30/2022, 1/4/2023

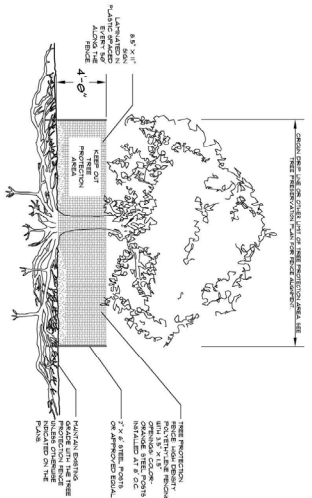
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TREE NUMBER	COMMON NAME	SCIENTIFIC NAME	SIZE	ACTION	MIGRATION REQUIRED	ISOLATED WORK	REPLACEMENT TREE	NOTES
1	GRAND OAK	BROOKLYN SWEETBARK	14'	REMOVE	YES	YES	14' G' GRAND OAK	
2	COCONUT PALM	COCOS NUCIFERA	24'	REMOVE	YES	YES	RECOMMEND PALM TO EQUAL HEIGHT	
3	COCONUT PALM	COCOS NUCIFERA	24'	REMOVE	YES	YES	RECOMMEND PALM TO EQUAL HEIGHT	
4	SABAL PALM	SABAL PALM	30'	REMOVE	YES	YES	RECOMMEND PALM TO EQUAL HEIGHT	
5	SABAL PALM	SABAL PALM	20'	RELOCATE	YES	YES	RELOCATE TO EAST STREET PARKING LOT	
6	SABAL PALM	SABAL PALM	20'	RELOCATE	YES	YES	RELOCATE TO EAST STREET PARKING LOT	
7	SABAL PALM	SABAL PALM	20'	RELOCATE	YES	YES	RELOCATE TO EAST STREET PARKING LOT	
8	AUTOGRAH TREE	CLUSA NIOSKA	5'	RELOCATE	YES	YES	TO BE RELOCATED IN BROADWAY PARK	
9	AUTOGRAH TREE	CLUSA NIOSKA	5'	RELOCATE	YES	YES	TO BE RELOCATED IN BROADWAY PARK	
10	AUTOGRAH TREE	CLUSA NIOSKA	5'	RELOCATE	YES	YES	TO BE RELOCATED IN BROADWAY PARK	
11	AUTOGRAH TREE	CLUSA NIOSKA	5'	RELOCATE	YES	YES	TO BE RELOCATED IN BROADWAY PARK	
12	AUTOGRAH TREE	CLUSA NIOSKA	5'	RELOCATE	YES	YES	TO BE RELOCATED IN BROADWAY PARK	
13	AUTOGRAH TREE	CLUSA NIOSKA	5'	RELOCATE	YES	YES	TO BE RELOCATED IN BROADWAY PARK	
14	AUTOGRAH TREE	CLUSA NIOSKA	5'	RELOCATE	YES	YES	TO BE RELOCATED IN BROADWAY PARK	
15	AUTOGRAH TREE	CLUSA NIOSKA	5'	RELOCATE	YES	YES	TO BE RELOCATED IN BROADWAY PARK	
16	AUTOGRAH TREE	CLUSA NIOSKA	5'	RELOCATE	YES	YES	TO BE RELOCATED IN BROADWAY PARK	
17	AUTOGRAH TREE	CLUSA NIOSKA	5'	RELOCATE	YES	YES	TO BE RELOCATED IN BROADWAY PARK	
18	AUTOGRAH TREE	CLUSA NIOSKA	5'	RELOCATE	YES	YES	TO BE RELOCATED IN BROADWAY PARK	
19	AUTOGRAH TREE	CLUSA NIOSKA	5'	RELOCATE	YES	YES	TO BE RELOCATED IN BROADWAY PARK	
20	AUTOGRAH TREE	CLUSA NIOSKA	5'	RELOCATE	YES	YES	TO BE RELOCATED IN BROADWAY PARK	
21	AUTOGRAH TREE	CLUSA NIOSKA	5'	RELOCATE	YES	YES	TO BE RELOCATED IN BROADWAY PARK	
22	AUTOGRAH TREE	CLUSA NIOSKA	5'	RELOCATE	YES	YES	TO BE RELOCATED IN BROADWAY PARK	

AUTOGRAH TREES TO BE RELOCATED TO THE TROPICAN PARK WATERFRONT PROPERTY SHALL BE LOCATED PER THE DIRECTION OF THE CITY URBAN FORESTRY MANAGER.  
SABAL PALMS TO BE RELOCATED TO THE FORT STREET PARKING LOT SHALL BE LOCATED PER THE DIRECTION OF THE CITY URBAN FORESTRY MANAGER.

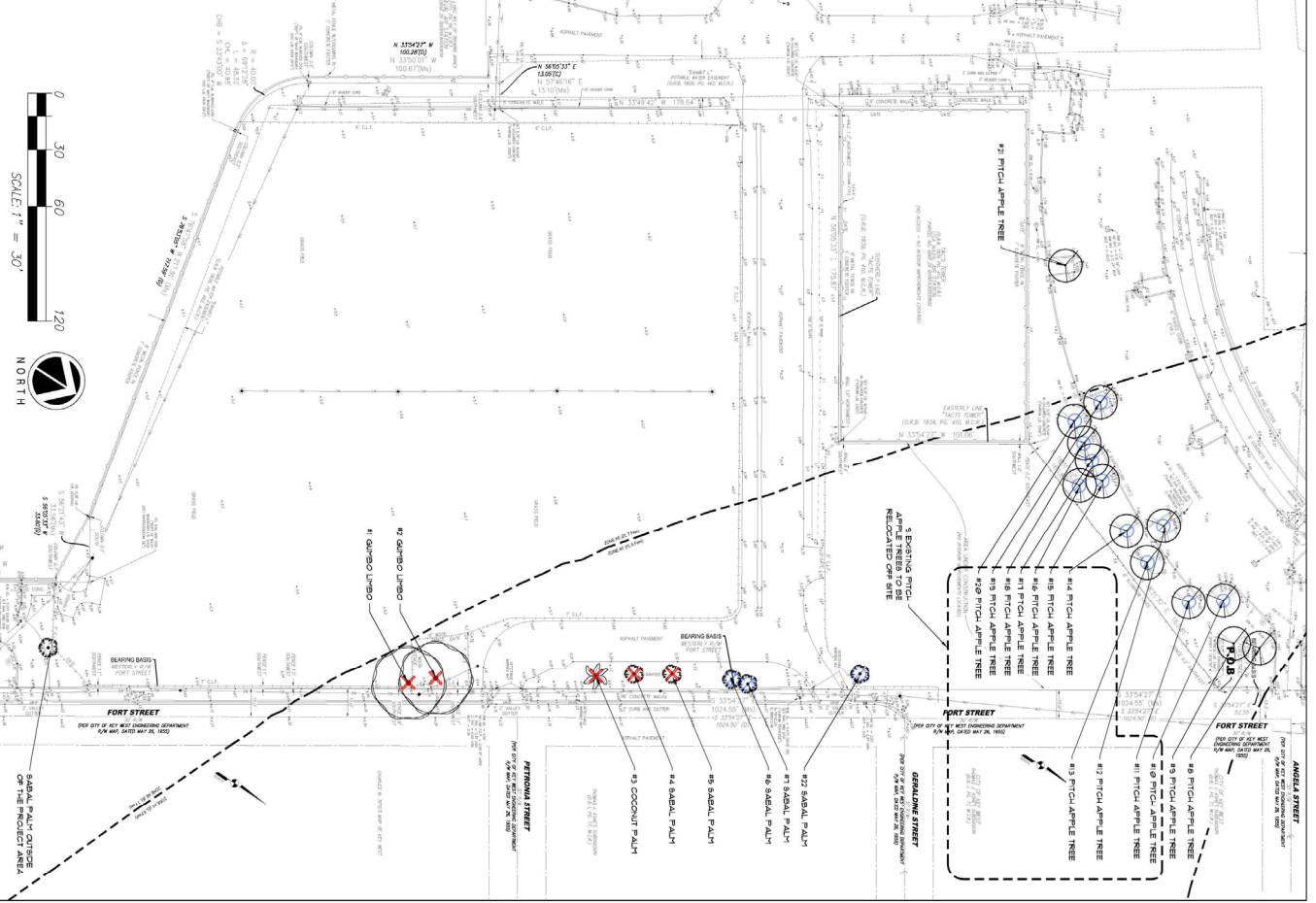
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Date: 2023.01.04  
1433359-0500



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. LABEL 3 MONTHS FOR THE ROOT REPAIR PROCESS  
2. THE RELOCATION IS SCHEDULED  
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Date: 07/20/2022  
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Reviewed by: MF  
Revised: 09/06/2022  
10/20/2022, 11/04/2022,  
11/09/2022, 11/22/2022,  
12/20/2022, 1/4/2022

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

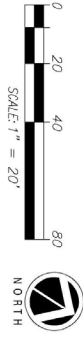
Sheet  
L2  
Tree Map /  
Mitigation Table

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LANDSCAPE ARCHITECT

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Revised: 09/06/2022,  
10/20/2022, 11/04/2022,  
11/09/2022, 11/23/2022,  
12/20/2022, 1/4/2023

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

Sheet  
**L4**  
Planting Plan

**Michael Flaugh**  
LANDSCAPE ARCHITECT

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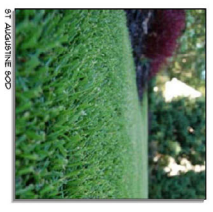
SITE INFORMATION			
PROJECT AREA (TOTAL SQ FT)	RESOLUTION	REQUIRED	PROPOSED
LANDSCAPE AREA	208 SQ FT	1198 SQ FT (100%)	1040 SQ FT (50%)

**PLANT SCHEDULE OVERALL**

PLANT TYPE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	GAL.	SIZE	NOTES	NOTES		
CANOPY TREES	2	BURSERA SVANAMBA	64-90 L-90	48 GAL.	3" CAL.	17' OA HT. 8' CT	NATIVE	10 PLANT UNITS		
	4	CHERITOPHILUM OLIVIFOLIORE	BALM LEAF	48 GAL.	3" CAL.	17' OA HT. 8' CT	NATIVE	10 PLANT UNITS		
	5	COCCOLoba DIVINERHOLA	PIEDON PLUM	48 GAL.	3" CAL.	17' OA HT. 8' CT	NATIVE	10 PLANT UNITS		
	5	CONOCARPUS ERECTUS GREEN	GREEN BUTTWOOD	48 GAL.	3" CAL.	17' OA HT. 8' CT	NATIVE	10 PLANT UNITS		
	MIDLAYER TREES	8	BURSERA SVANAMBA	64-90 L-90 (B)	8' x 8'	4" CAL.	14' OA HT. 8' CT	NATIVE	10 PLANT UNITS	
		3	PHILOPHORUS SABRENTI	BUCKEYER PALM (Y)	8' x 8'		6' OA HT.			
		1	CAMELLIA LINTERNA	CINNAMON BARK	75 GAL.		8' TO 9' OA HT.	NATIVE	3 PLANT UNITS	
		6	CONOCARPUS ERECTUS SERREUS	SILVER BUTTWOOD	75 GAL.	1" CAL.	8'-10' OA HT.	NATIVE	3 PLANT UNITS	
		13	CONOCARPUS ERECTUS	ORANGE GARDEN TREE	75 GAL.	1.5" CAL.	8'-10' OA HT.	NATIVE	3 PLANT UNITS	
		3	STYRACINUS LUCIDA	CRABWOOD	48 GAL.	1.5" CAL.	6'-9' OA HT.	NATIVE	3 PLANT UNITS	
HERBES		10	GAFFRANS STYRACALOPHYLLA	JAMAICA GARDEN	1 GAL.	24" OC	24" HT. FULL	NATIVE	1 PLANT UNIT	
		413	CHERITOPHILUM CALICO RED-TIP	COCCOLUB	3 GAL.	24" OC	24" HT. FULL	NATIVE	1 PLANT UNIT	
		20	CLUSA NOVA	PIECHO APPLE	1 GAL.	36" OC	36" HT. FULL	NATIVE	1 PLANT UNIT	
		189	CONOCARPUS ERECTUS	BUTTWOOD SHrub	3 GAL.	24" OC	24" HT. FULL	NATIVE	1 PLANT UNIT	
	GROUND COVERS	248	CAREXA HICOCARPA	EMERALD BLANKET	1 GAL.	18" OC	6" x 6"			
		204	CHERITOPHILUM CALICO HORIZONTALIS	HORIZONTAL COCCOLUB	3 GAL.	36" OC	8" x 8"	NATIVE		
		644	ERIOCHLOA LITorea	GOLDEN CREEPER	1 GAL.	24" OC	4" x 6"	NATIVE		
		911	LIRIOPE HUSKIE BIG BLUE	BIG BLUE LIRIOPE	1 GAL.	17" OC	6" x 6"			
		OTHER	QTY	BOTANICAL NAME	COMMON NAME	CONT.	DEPTH	SIZE	NOTES	NOTES
			118 SF	HARDWOOD NON-COMPRESS PLANTING	MULCH	8" R	AS NEEDED	4" LAYER		
9282 SF			HARDWOOD NON-COMPRESS (VEHICLE USE AREA)	MULCH (YAM)	8" R	AS NEEDED	4" LAYER			
14,099 SF			STROMBOLOPHYS RECOGNITION	FLORALANT BOD	800		10' x 10'			

INSTALL 6" OF SOIL IN ALL PLANTING BEDS. 11 SCREENED GROUND AND SCREENED TOPSOIL. FILL IN REMOVED EXISTING SOIL AS REQUIRED. ENSURE GRADE THAT BE BELOW ALL LAND SURFACES.

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Date: 2023.01.04  
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PLANT SCHEDULE VEHICLE USE LANDSCAPE AREA "A"

CATEGORY	ITEM	BOTANICAL NAME	COMMON NAME	CONT.	CAL.	SIZE	NOTES
CANOPY TREES	4	CANTONIA FLORIBUNDA	SAINT LEAF	48 GAL	7' CAL	12' OA HT., 6' CT	NAIVE 18 PLANT UNITS
	2	COCOSCOLA DIVERSICOLA	PIESON PLUM	48 GAL	7' CAL	17' OA HT., 6' CT	NAIVE 18 PLANT UNITS
	4	CONOCARPUS ERECTUS GREEN	GREEN BUTTWOOD	48 GAL	7' CAL	17' OA HT., 6' CT	NAIVE 18 PLANT UNITS
	4	BOTANICAL NAME	COMMON NAME	CONT.	CAL.	SIZE	NOTES
MIGRATION TREES	6	BURNING BUSH	SHRUB URUB (V)	5 \$ B	4' CAL	14' OA HT., 6' CT	NAIVE 18 PLANT UNITS
	3	PHILODENDRON BANGSI	BUCKLEBERRY PLANT (V)	5 \$ B	4' CAL	6' OA HT	NOTES
	2	CORREA SEBESTENA	ORANGE SEEDER TREE	28 GAL	13' CAL	8'-9' OA HT	NAIVE 3 PLANT UNITS
BIRDBATH TREES	1	STYRACIS LACINA	CRABWOOD	48 GAL	13' CAL	8'-9' OA HT	NAIVE 3 PLANT UNITS
	19	CANTONIA FLORIBUNDA	COMMON NAME	CONT.	SPACING	SIZE	NOTES
	34	CANTONIA FLORIBUNDA	COMMON NAME	CONT.	SPACING	SIZE	NOTES
	34	CANTONIA FLORIBUNDA	COMMON NAME	CONT.	SPACING	SIZE	NOTES
	34	CANTONIA FLORIBUNDA	COMMON NAME	CONT.	SPACING	SIZE	NOTES
	34	CANTONIA FLORIBUNDA	COMMON NAME	CONT.	SPACING	SIZE	NOTES
GROUND COVERS	19	CANTONIA FLORIBUNDA	COMMON NAME	CONT.	SPACING	SIZE	NOTES
	19	CANTONIA FLORIBUNDA	COMMON NAME	CONT.	SPACING	SIZE	NOTES
	19	CANTONIA FLORIBUNDA	COMMON NAME	CONT.	SPACING	SIZE	NOTES
OTHER	6.256 SF	HARDWOOD, NON-CROWN (VEHICLE USE AREA)	FLORANT SOD	8.5'	AS NEEDED	4" LAYER	NOTES
	12.89 SF	STENOPLATHRUM SECUNDATUM FLORANT	FLORANT SOD	8.0'	TIGHT		NOTES

PLANT SCHEDULE VEHICLE USE LANDSCAPE AREA "B"

CATEGORY	ITEM	BOTANICAL NAME	COMMON NAME	CONT.	CAL.	SIZE	NOTES
CANOPY TREES	1	CONOCARPUS ERECTUS GREEN	GREEN BUTTWOOD	48 GAL	7' CAL	17' OA HT., 6' CT	NAIVE 18 PLANT UNITS
	2	BURNING BUSH	SHRUB URUB (V)	5 \$ B	4' CAL	14' OA HT., 6' CT	NAIVE 18 PLANT UNITS
MIGRATION TREES	2	BURNING BUSH	SHRUB URUB (V)	48 GAL	13' CAL	8'-9' OA HT	NAIVE 3 PLANT UNITS
	19	CANTONIA FLORIBUNDA	COMMON NAME	CONT.	SPACING	SIZE	NOTES
	33	CANTONIA FLORIBUNDA	COMMON NAME	CONT.	SPACING	SIZE	NOTES
BIRDBATH TREES	19	CANTONIA FLORIBUNDA	COMMON NAME	CONT.	SPACING	SIZE	NOTES
	19	CANTONIA FLORIBUNDA	COMMON NAME	CONT.	SPACING	SIZE	NOTES
	19	CANTONIA FLORIBUNDA	COMMON NAME	CONT.	SPACING	SIZE	NOTES
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	19	CANTONIA FLORIBUNDA	COMMON NAME	CONT.	SPACING	SIZE	NOTES
	19	CANTONIA FLORIBUNDA	COMMON NAME	CONT.	SPACING	SIZE	NOTES
GROUND COVERS	19	CANTONIA FLORIBUNDA	COMMON NAME	CONT.	SPACING	SIZE	NOTES
	19	CANTONIA FLORIBUNDA	COMMON NAME	CONT.	SPACING	SIZE	NOTES
	19	CANTONIA FLORIBUNDA	COMMON NAME	CONT.	SPACING	SIZE	NOTES
OTHER	8.56 SF	HARDWOOD, NON-CROWN (VEHICLE USE AREA)	FLORANT SOD	8.5'	AS NEEDED	4" LAYER	NOTES
	2.31 SF	BOTANICAL NAME	COMMON NAME	CONT.	SPACING	SIZE	NOTES

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

Sheet  
L7  
Plant Schedules



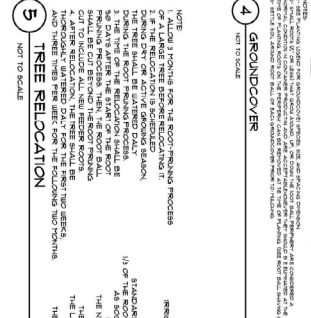
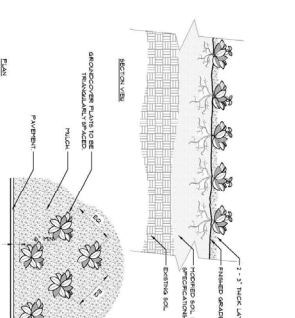
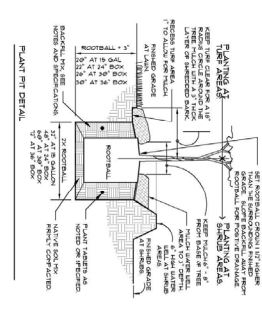
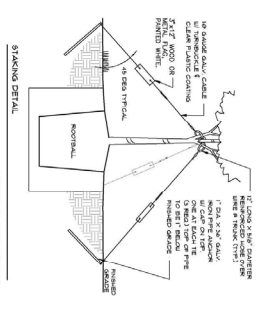
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**LANDSCAPE INSTALLATION NOTES:**

1. THE LANDSCAPE CONTRACTOR SHALL RELOCATE ALL EXISTING UTILITY, SCHEDULE BEFORE THE PROJECT WILL BE AVAILABLE AND ACCESSIBLE FOR THE DESIGN OF THE LANDSCAPE INSTALLATION.
2. ALL SPECIFICATION MUST BE ANSWERED, IF THERE IS A PROBABLY LOCATING A MATERIAL WITH GIVEN SPECIFICATION, THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT BY EMAIL PRIOR TO INSTALLATION AT THE DISCRETION OF THE LANDSCAPE ARCHITECT. A SUBSTITUTION MAY BE MADE.
3. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO REVIEW AND RECONCILE PLAN WITH LANDSCAPE MATERIAL LIST AND ANALYZE SITE CONDITIONS AND ACCESS PRIOR TO SUBMITTING A PROFORMAL LIABILITY INSURANCE IN PROFORMAL PACKAGE.
4. LANDSCAPE CONTRACTOR MUST PROVIDE EVIDENCE OF WORKMAN'S COMPENSATION AND LIABILITY INSURANCE IN PROFORMAL PACKAGE.
5. THE LANDSCAPE CONTRACTOR SHALL COMPLY WITH ALL LOCAL AND STATE LAWS, CODES, AND ORDINANCES.
6. ALL PLANT MATERIAL SUBMITTED BY THE LANDSCAPE CONTRACTOR SHALL BE PLANTED IN OR BETTER (GRADE) AND STANDARDS FOR NURSERY PLANTS' NURSERY DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, LATEST EDITION, UNLESS OTHERWISE NOTED ON THE LANDSCAPE MATERIAL LIST. AS MANY SPECIES TOGETHER BOTH SUNNY AND SHADE GROWING MATERIALS SHOULD BE AVAILABLE TO THE SITE.
7. THE LANDSCAPE CONTRACTOR SHALL COMPLETE ALL WORK ACCORDING TO THE FLORIDA GREEN INDUSTRY BEST PRACTICES PROTOCOLS.
8. THE LANDSCAPE CONTRACTOR MUST SPECIFY START AND COMPLETION DATES, IF AWARDED THE PROJECT.
9. 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 WELL-DRAINING.
12. ALL LANDSCAPE AREAS SHALL BE FINISH GRADES SUCH THAT FINISHED ELEVATION WILL BE FINISH AND LEVEL WITH SURROUNDING FINISH SURFACES. THE FINISHED GRADE AFTER PLANTING AND MULCHING SHALL NOT IMPED THE FLOW OF DRAINAGE INTO LANDSCAPED AREAS AND TO PREVENT THE BACKFILL OF MULCH AND DEBRIS INTO PLANTED AREAS.
13. ALL PLANTING BEDS MUST BE DEIGNED 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.
14. PLANTS SHALL NOT BE PLACED TOO CLOSE TO ONE ANOTHER OR ANY HARDSCAPE. SEE LANDSCAPE MATERIAL LIST AND PLANTING DETAILS FOR SPACING AND PLACEMENT OF ALL PLANTS OR MATERIALS. ALL PLANTS SHALL BE PLANTED AT THE SAME DEPTH AS THEY WERE OR 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 LAD IN ALL LANDSCAPE BEDS. NO MULCH SHALL BE LAD NEAR TREE TRUNKS. NO MULCH SHALL BE LAD ON TOP OF CRIBS TREE ROOT BALLS.
19. NEWLY PLANTED TREES SHALL BE WATERED ONLY IF THE ROOT BALL MOVERS IN THE WIND OR THE TREES ARE LOCATED IN AN AREA OF STAYED CONDITIONS. ALL PLANTS SHALL BE STAKED ALL DURING BRACES AND BRACE PRUNING SHALL BE STAKED DARK BROWN. NO TALLS SHALL BE DROWN IN ANY WAY, OR IN THE.
20. PLANTING PLAN TAKES PRECEDENCE OVER PLANT LIST.
21. THE LANDSCAPE BID SHALL INCLUDE IRRIGATION ON A SEPARATE CONTRACT, EXPRESSED AS A LINE-ITEM PROFORMAL.
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 AND ACCOMPANIED BY AN ADJUSTERS FOR SEASONAL IRRIGATION NEED CHANGES OF LOCAL WEATHER RESTRICTIONS.
23. ALL SOIL AND SHIELD AREAS SHALL BE IRRIGATED ON SEPARATE ZONES, UNLESS PROFORMAL PLANTING AREAS WITH DIFFERENT WATERING NEEDS SHALL BE PLACED ON SEPARATE ZONES.
24. ALL AREAS AND AROUND CORNER AREAS SHALL BE IRRIGATED WITH 1/2" OF WATER HEADS PER WEEK AND SHALL BE MAINTAINED. ALL AREAS IN A GIVEN ZONE MUST HAVE THE SAME PRECIPITATION RATE.
25. SPRAY HEADS SHALL BE PLACED AND ADJUSTED TO MAINTAIN OVER-SPRAY ON PAVED AREAS, ROADWAYS AND CURBS. NO OVER-SPRAY ON BUILDINGS IS ACCEPTABLE.
26. THE CONTRACTORS SHALL KEEP ALL WORK AREAS NEAT AND Tidy ON A DAILY BASIS. AT TEMPORARY STRUCTURES AND GARDEN AT HISHER OWN EXPENSE.
27. THE CONTRACTORS SHALL KEEP ALL PLANTS WATERED, FERTILIZED, MULCHED, PRUNED, AND MAINTAINED THROUGHOUT THE PROJECT CONSTRUCTION PERIOD. PLANTING BEDS SHALL BE KEPT FREE OF LITTER AND UNDESIRABLE VEGETATION. THE CONTRACTORS IS RESPONSIBLE FOR KEEPING ALL THE PLANT MATERIAL HEALTHY THROUGHOUT THE PROJECT CONSTRUCTION PERIOD FOR RELOCATION OF THE PROJECT CONSTRUCTION PERIOD.
28. THE FINAL PAYMENT IS MADE UPON COMPLETION OF PROJECT AND EXECUTION OF LBN RELEASE AGREEMENT.
29. ALL SHRUBS AND GROUND COVERS SHALL BE WATERED FOR 30 DAYS. ALL TREES AND PALMS SHALL BE WATERED FOR 1 YEAR FROM THE DATE OF FINAL ACCEPTANCE AND PAYMENT.



**LANDSCAPE MAINTENANCE GUIDELINES:**

1. LAWN CARE:
  - 1.1. MAINTAIN ST. AUGUSTINE LAWN AT 1" 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. SPRING AND FALL LEAVED PEST MANAGEMENT TO SPRAY AND HEAT TREAT STRESS. USED AND FLUID LABEL. INSPECT FOR ANY INSECTICIDE DAMAGE ON LAWN DURING SUMMER MONTHS. FOLLOW LABEL DIRECTIONS FOR ANY INSECTICIDE, HERBICIDE OR FUNGICIDE APPLICATION. REFER TO GROWERS GUIDELINES FOR FURTHER RESTRICTIONS. AN AUTOMATIC IRRIGATION SYSTEM INSPECT THE IRRIGATION SYSTEM FOR BREAKS AND HEAD ALIGNMENT ROUTINELY.
2. PALM:
  - 2.1. ALL LANDSCAPE BEDS SHALL BE MULCHED TWICE A YEAR.
  - 2.2. APPLY 3" LAYER OF 100% CERTIFIED SHREDED 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. FERTILIZER SHOULD BE APPLIED TO ALL PLANTS.
  - 3.3. DO NOT APPLY FERTILIZER BETWEEN JUNE AND SEPTEMBER. COMPONENT SHALL BE USED IN USE.
  - 3.4. MAINTAIN A FERTILIZER FREE ZONE ALONG THE RIVER TO PREVENT RUN-OFF.
4. PESTS 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 NECESSARY. ALWAYS FOLLOW LABEL DIRECTIONS FOR APPLICATION.
  - 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. 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. SPRINKLER SHOULD RESET TO 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. AT EACH WATERING, CHECK FOR HEAVY WEEDS AND MOUNDING, TYPICALLY IN THE SPRING. PLEASE NOTE THAT A RAIN SENSOR WILL NOT DETECT THE DRYING EFFECTS OF HEAVY HEAVY WEEDS.
  - 6.7. INCREASE WATERING FREQUENCY DURING TIMES OF HEAVY WEEDS AND MOUNDING, TYPICALLY IN THE SPRING. PLEASE NOTE THAT A RAIN SENSOR WILL NOT DETECT THE DRYING EFFECTS OF HEAVY WEEDS.
  - 6.8. REDUCE WATERING FREQUENCY DURING COOL WINTER AND RAINY SUMMER MONTHS. WATER ONLY AS NEEDED AS HEAVY RAIN AND IRRIGATION WILL INCREASE WEEDS. THE IRRIGATION SYSTEM MAY BE USED TO OVERWATER THE SYSTEM DURING THE RAINY SEASON.
7. PRUNING AND TRIMMING:
  - 7.1. PRUNING AND TRIMMING TOOLS SHALL BE CLEANED AFTER EACH USE TO PREVENT SPREADING OF DISEASES.
  - 7.2. REMOVE DEAD BRANCHES, DEAD WOOD AND CROSSING BRANCHES ON LARGER SHRUBS, PALMS AND FLORIBUNDS. ON THE SHRUBBER AND PALM CLIPPINGING SHRUBS, AS WELL AS CONIFERS SHALL BE PRUNED ONCE A YEAR IN WINTER. SPRING SLEEPING SHRUBS SHALL BE PRUNED ONCE A YEAR.
  - 7.3. AFTER THEIR BLOOMING PHASE IN LATE SPRING.
  - 7.4. ARBORETS:
    - 7.4.1. SHRUBS SHALL BE MAINTAINED FOLLOWING THEIR NATURAL FORM WITH ROUNDED TOP AND WIDER SPREAD.
    - 7.4.2. SMALL LEAVED TREES SHALL BE MAINTAINED WITH ROUNDED TOP AND WIDER SPREAD.
    - 7.4.3. ALL OVERGROWN SHRUBS SHALL BE CUT BACK IN MAY AND IN SEPTEMBER.
    - 7.4.4. HEDGES SHALL BE MAINTAINED WITH HANDBOURER TOP THAN THE BOTTOM FOR SLOUGHT TO REACH THE TOP OF THE HEDGES.
    - 7.4.5. ORNAMENTAL GRASSES MAY BE CUT BACK ONCE A YEAR IN SUMMER TO REMOVE BROWN LEAVES. CUTTING MAY BE COMPLETED IN FOUR WEEK INTERVALS SO NOT TO HAVE ALL THE ORNAMENTAL GRASSES RECOVERING AT THE SAME TIME.
8. DIVING PLANTS:
  - 8.1. BROWNFELDS: WHEN THE YOUNGER PLANT TURNS BROWN, CAREFULLY PULL UP THE BROWN LEAF. THE BROWN LEAF SHOULD BE DISCARDED. THE YOUNGER PLANT SHOULD BE MAINTAINED WITH ROUNDED TOP AND WIDER SPREAD.
  - 8.2. HERBACEOUS PERENNIALS: THE CLIPPS 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 CLIPPS INTO 2-4 SMALLER SECTIONS.
9. RELOCATING PLANT MATERIAL:
  - 9.1. THE BEST TIME TO RELOCATE PLANTS IN THE GARDEN IS FEBRUARY THROUGH APRIL.
  - 9.2. AT THE TIME OF THE RELOCATION, THE ROOT BALL SHOULD BE USED TO RELOCATE PLANTS TO INCLUDE ALL NEW FEEDER ROOTS.
  - 9.3. 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 SLIGHTLY ACIDIC RANGE.
  - 10.2. ADDING ORGANIC MATTER REGULARLY WILL MAINTAIN A HEALTHY PH LEVEL FOR ALL PLANTS.
  - 10.3. CONIFERS WILL DECREASE THE SOIL PH THROUGH THE DECOMPOSITION PROCESS.
  - 10.4. ORGANIC ACIDIC MATTER, SUCH AS PINE NEEDLES, AND ACID PEAT WILL INCREASE THE PH TEMPORARILY.
  - 10.5. GRANULAR SULPHUR SHOULD ONLY BE USED AS THE LAST RESORT TO LOWER SOIL PH.
11. CONTAINER PLANTS:
  - 11.1. ONLY USE FERTILIZING SOIL OR FERTILIZING MIX IN CONTAINERS.
  - 11.2. WATER THOROUGHLY. CONTAINER PLANTS NEED WATER MORE THAN PLANTS IN THE GROUND. DURING SUMMER MONTHS, HERBES IN CONTAINERS WILL NEED WATERING ONCE DAILY.
12. COOL PROTECTION:
  - 12.1. WATER COOL SENSITIVE PLANTS THROUGHOUT THE YEAR BEFORE THE FORECASTED COOL FRONT.
  - 12.2. WATER COOL SENSITIVE PLANTS THROUGHOUT THE YEAR BEFORE THE FORECASTED COOL FRONT. AFTER DRAIN.

Michael Digitally signed  
by Michael Flough  
Date: 2023.01.04  
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Date: 07/20/2022  
Design by: MF,PA  
Reviewed by: MF  
Revised: 09/06/2022,  
10/20/2022, 11/04/2022,  
11/09/2022, 11/22/2022,  
12/20/2022, 1/4/2023

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

Sheet  
**L8**  
Details and  
Specifications

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2023.01.04

Flough is a professional interpretation of existing and proposed elements based on multiple sources of information. These sources may include: property survey, architectural plans, google earth imagery, site observations, photographs and the plans. At times, these supporting documents are inaccurate or approximate or best and on-site adjustments to the design during installation are necessary. It is the contractor's responsibility to verify all measurements and quantities prior to commencing work.

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