

STAFF REPORT

DATE: January 17, 2023

RE: **918 Fort Street #TP2022-0023**
(Final Landscape Plan Review)

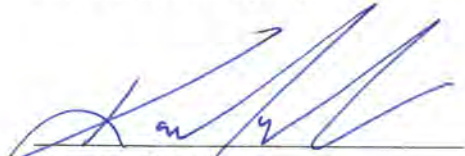
FROM: Karen DeMaria, City of Key West Urban Forestry Manager

A request was made for Final Landscape Plan approval for the above referenced property also known as The Lofts at Bahama Village (3.2 acre affordable housing parcel) for a major development plan. The project will require the removal of 2-Gumbo Limbo trees (#1 & #2), 2-Sabal Palms (#4 & #5), 1-Coconut Palm (#3), and the transplantation of 3-Sabal Palms (#6, #7, & #22) and 11-Clusia trees (#10, #11, #12, #13, #14, #15, #16, #17, #18, #19, & #20). The Clusia trees are currently growing in the existing Truman Waterfont Park parking lot area. The Sabal Palms will be transplanted to the Fort Street Parking lot and the Clusia trees will be transplanted to other nearby areas of Truman Park.

A staff report regarding conceptual landscape plan design approval was created on September 23, 2022 and a Sec 108 landscaping and buffer requirements memorandum was created on November 3, 2022. The Tree Commission gave approval of the Conceptual Landscape plan on October 4, 2022 with the approval of a memo into the file for final landscape plan approval by the urban forestry manager. The Planning Board approved the development plan with landscape waivers on December 19, 2022.

Minor changes have occurred to the final landscape plan since the Tree Commission review including the request to transplant two additional Clusia trees. Transplant permits are typically a staff approval process, therefore, the addition of these two trees to the request does not trigger a Tree Commission review or approval. Other changes included the switching of proposed canopy trees to subcanopy trees from the Fort Street landscape areas due to the presence of high voltage electrical lines and some minor adjustments to the size and configuration of a few landscape planter areas. The changes are appropriate and no significant differences have occurred to the overall plant list or count since the Tree Commission gave their approval.

Therefore, Final Landscape Plan approval is hereby given for the plans received and dated January 4, 2023.



Karen DeMaria
Urban Forestry Manager
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kdemaria@cityofkeywest-fl.gov



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 by Michael Flough
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Sheet L1 Title Sheet
 Landscape Plan
LOFTS AT BAHAMA VILLAGE
 Fort Street, Key West, FL 33040

Please note: This plan is a professional representation of existing and proposed site elements based on multiple sources of information. These sources may include: property owners, contractors, utility companies, and other professionals. The information, photographs, and the data used in this plan is a professional representation of the information provided to the design team. It is the contractor's responsibility to verify all measurements and quantities prior to construction work. All items, these including documents, are accurate or approximate as best and on-site observations to the design team. Information is not to be used for any other purpose.

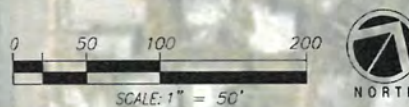


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SITE DATA

HARDINESS ZONE:	11B
MEAN ANNUAL PRECIPITATION:	42" - 55"
MEAN ANNUAL AIR TEMP:	77" - 81"
FROST FREE PERIOD:	365 DAYS
SOIL TYPE:	URBAN LAND
LANDFORM:	FLATWOODS, KNOLLS, HILLS, RISES
SOIL PROFILE:	RIDGES ON MARINE TERRACES.
SLOPE:	N/A
DEPTH TO RESTRICTIVE FEATURE:	DOWN-SLOPE SHAPE: LINEAR.
DRAINAGE CLASS:	CONVEX
RUNOFF CLASS:	ACROSS-SLOPE SHAPE: LINEAR
DEPTH TO WATER TABLE:	N/A
FREQUENCY FOR FLOODING:	N/A
HYDROLOGIC SOIL GROUP:	N/A
HYDRIC SOIL RATING:	FREQUENTLY FLOODED
WETLANDS:	N/A
	UNRANKED
	NA

LEGEND

TELEPHONE PEDESTAL	DOWNSPOUT	A/C UNIT
CABLE TV PEDESTAL	HOSE BIB	EXISTING PALM SYMBOL VARY BASED ON SPECIES
WELL	MAILBOX	EXISTING TREE SYMBOL VARY BASED ON SPECIES
WATER METER	UTILITY POLE	EXISTING SHRUB SYMBOL VARY BASED ON SPECIES
GAS METER	LIGHT POST	EXISTING TREE TO BE RELOCATED
ELECTRIC METER	WALL MOUNTED LIGHT	EXISTING TREE TO BE RELOCATED
IRRIGATION BOX	POOL EQUIPMENT	
FIRE HYDRANT		

LINE TYPES / NOTES

	FENCE
	PROPERTY LINE
	SETBACK / EASEMENT
	EXISTING CONTOURS BASED ON LOCAL 300 DATA
	PROPOSED CONTOURS
	EXISTING VEGETATION MASS
	SPOT GRADES

ABBREVIATIONS

EX	EXISTING
FV	FIELD VERIFY
TBD	TO BE DETERMINED
OAP	ON ADJACENT PROPERTY



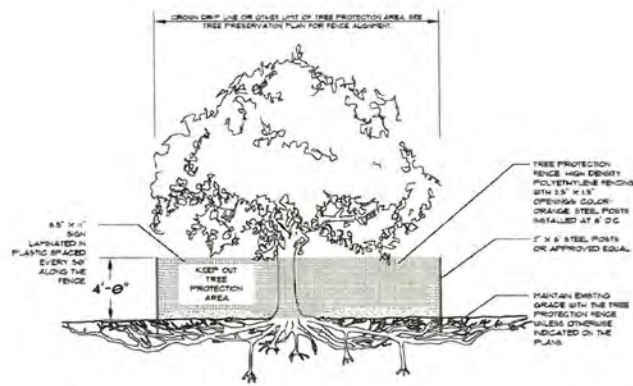
Date: 07/20/2022
 Design by: MF, PA
 Reviewed by: MF
 Revised: 09/04/2022
 11/07/2022, 11/04/2022,
 11/07/2022, 11/22/2022,
 12/26/2022, 1/4/2023

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 BY:

TREE NUMBER	COMMON NAME	SCIENTIFIC NAME	SIZE	ACTION	MIGRATION REQUIRED	REGULATED WORK	REPLACEMENT TREE	NOTES
1	GUANO LIMBO	BURSERA SIMARUBA	30"	REMOVE	YES	YES	16 4" GUANO LIMBO	
2	GUANO LIMBO	BURSERA SIMARUBA	15.2"	REMOVE	YES	YES	16 4" GUANO LIMBO	
3	COCONUT PALM	COCOS NUCIFERA	24"	REMOVE	YES	YES	BUCCANIER PALM 6' OVERALL HEIGHT	
4	SABAL PALM	SABAL PALMETTO	36"	REMOVE	YES	YES	BUCCANIER PALM 6' OVERALL HEIGHT	
5	SABAL PALM	SABAL PALMETTO	36"	REMOVE	YES	YES	BUCCANIER PALM 6' OVERALL HEIGHT	
6	SABAL PALM	SABAL PALMETTO	20"	RELOCATE	NO	YES		RELOCATE TO FORT STREET PARKING LOT
7	SABAL PALM	SABAL PALMETTO	18"	RELOCATE	NO	YES		RELOCATE TO FORT STREET PARKING LOT
8	AUTOGRAPH TREE	CLUSIA ROSEA	5"	REMAIN	NO	YES		
9	AUTOGRAPH TREE	CLUSIA ROSEA	5"	REMAIN	NO	YES		
10	AUTOGRAPH TREE	CLUSIA ROSEA	5"	RELOCATE	NO	YES		TO BE RELOCATED IN TRUMAN PARK
11	AUTOGRAPH TREE	CLUSIA ROSEA	5"	RELOCATE	NO	YES		TO BE RELOCATED IN TRUMAN PARK
12	AUTOGRAPH TREE	CLUSIA ROSEA	5"	RELOCATE	NO	YES		TO BE RELOCATED IN TRUMAN PARK
13	AUTOGRAPH TREE	CLUSIA ROSEA	5"	RELOCATE	NO	YES		TO BE RELOCATED IN TRUMAN PARK
14	AUTOGRAPH TREE	CLUSIA ROSEA	5"	RELOCATE	NO	YES		TO BE RELOCATED IN TRUMAN PARK
15	AUTOGRAPH TREE	CLUSIA ROSEA	5"	RELOCATE	NO	YES		TO BE RELOCATED IN TRUMAN PARK
16	AUTOGRAPH TREE	CLUSIA ROSEA	5"	RELOCATE	NO	YES		TO BE RELOCATED IN TRUMAN PARK
17	AUTOGRAPH TREE	CLUSIA ROSEA	5"	RELOCATE	NO	YES		TO BE RELOCATED IN TRUMAN PARK
18	AUTOGRAPH TREE	CLUSIA ROSEA	5"	RELOCATE	NO	YES		TO BE RELOCATED IN TRUMAN PARK
19	AUTOGRAPH TREE	CLUSIA ROSEA	5"	RELOCATE	NO	YES		TO BE RELOCATED IN TRUMAN PARK
20	AUTOGRAPH TREE	CLUSIA ROSEA	5"	RELOCATE	NO	YES		TO BE RELOCATED IN TRUMAN PARK
21	AUTOGRAPH TREE	CLUSIA ROSEA	5"	REMAIN	NO	YES		
22	SABAL PALM	SABAL PALMETTO	22"	RELOCATE	NO	YES		RELOCATE TO FORT STREET PARKING LOT

-AUTOGRAPH TREES TO BE RELOCATED TO THE TRUMAN 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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1 TREE PROTECTION

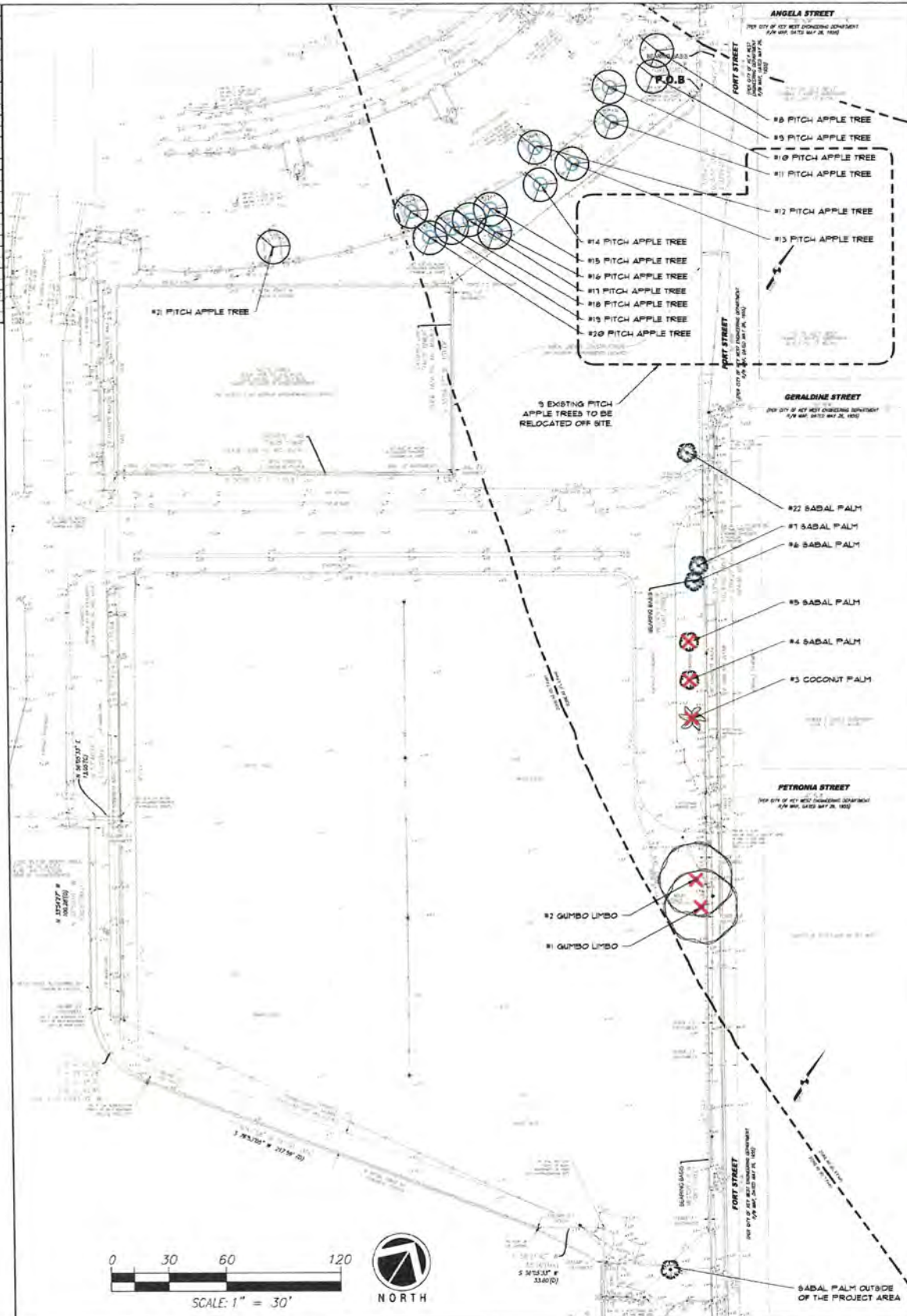
IF CONSTRUCTION TRAFFIC WILL BE TRAVELING OVER THE CRITICAL ROOT ZONES OF THE EXISTING TREES THEN 6" OF MULCH IS TO BE ADDED TO THE CRITICAL ROOT ZONE BEFORE CONSTRUCTION STARTS.

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 DURING THE ROOT-PRUNING PROCESS.
 3. THE TIME OF THE RELOCATION SHALL BE 90 DAYS AFTER THE START OF THE ROOT-PRUNING PROCESS. THEN, THE ROOT BALL SHALL BE CUT BEYOND THE ROOT PRUNING CUT TO INCLUDE ALL NEW FEEDER 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
 WATER REGULARLY FOR 2 WEEKS PRIOR TO THE BEGINNING OF THE ROOT-PRUNING PROCESS.
 STANDARD PRUNING PROCESS: 1/3 OF THE ROOT BALL SHALL BE CUT AS SOON AS THE CONTRACT HAS BEEN AWARDED. THE NEXT 1/3 SHALL BE CUT 30 DAYS AFTER THE PROCESS STARTED. THE LAST 1/3 SHALL BE CUT 60 DAYS AFTER THE PROCESS STARTED.



Michael Flough
 LANDSCAPE ARCHITECT
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Sheet L2
 Tree Map / Mitigation Table

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



Date: 07/20/2022
 Design by: MF/PA
 Reviewed by: MF
 Revised: 09/06/2022
 11/07/2022, 11/04/2022, 11/07/2022, 11/22/2022, 12/20/2022, 1/4/2023



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Sheet
 L3
 L3
 Planting Plan

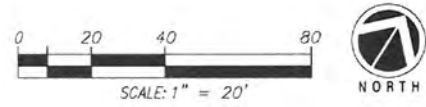
Landscape Plan
LOFTS AT BAHAMA VILLAGE
 Fort Street, Key West, FL 33040

Professional seal and registration information for Michael Flaugh, Landscape Architect, State of Florida, License No. 12202, expiring 12/31/2023.



Date: 07/20/2022
 Design by: MF/PA
 Reviewed by: MF
 Revised: 09/04/2022
 10/20/2022, 11/04/2022
 11/09/2022, 11/22/2022
 12/20/2022, 1/4/2023





LANDSCAPE AREA #3
 SEC. 109-413 REQUIRED SCREENING
 TYPE 'B' BUFFER REQUIRED BETWEEN MULTIFAMILY AND LOW IMPACT
 136' UNIT OF PROPERTY LINE
 PROPOSED BUFFER WIDTH 6'
 LANDSCAPE CALCULATIONS BASED ON 10' BUFFER WIDTH (WAIVER REQUIRED)
 176' / 100' = 1.76 X 45 UNITS = 80
 UNITS REQUIRED 80
 UNITS PROPOSED 9
 ONLY SOG AND GROUND COVERS ALLOWED IN THIS AREA PER THE
 NAVY REGULATIONS (WAIVER REQUIRED)

LANDSCAPE AREA #1
 SEC. 109-413 REQUIREMENTS ALONG STREET FRONTAGE
 310' UNIT OF STREET FRONTAGE ALONG ALLEN AVE
 LANDSCAPE CALCULATIONS BASED ON 6' BUFFER WIDTH
 ACTUAL LANDSCAPE BUFFER WIDTH VARIES BETWEEN 2.5' AND 15'
 (WAIVER REQUIRED)
 310' / 100' = 3.1 X 40 UNITS = 124
 PLANT UNITS REQUIRED 124
 PLANT UNITS PROPOSED 180

LANDSCAPE AREA #2
 SEC. 109-413 REQUIREMENTS ALONG STREET FRONTAGE
 118' UNIT OF STREET FRONTAGE ALONG THE STREET WITH GATED ACCESS
 LANDSCAPE CALCULATIONS BASED ON 6' BUFFER WIDTH
 ACTUAL LANDSCAPE BUFFER WIDTH VARIES BETWEEN 3.5' AND 15'
 (WAIVER REQUIRED)
 118' / 100' = 1.18 X 40 UNITS = 30
 PLANT UNITS REQUIRED 30
 PLANT UNITS PROPOSED 35

VEHICLE USE LANDSCAPE AREA 'B'
 109-414 REQUIREMENTS FOR INTERIOR AREAS
 1,818 SQ/FT OF VEHICLE USE AREA
 1,570 X 20 = 1,514 SQ/FT
 REQUIRED LANDSCAPE AREA 1,514 SQ/FT
 PROPOSED LANDSCAPE AREA 2,211 SQ/FT

LANDSCAPE AREA #5
 SEC. 109-413 REQUIRED SCREENING
 TYPE 'B' BUFFER REQUIRED BETWEEN MULTIFAMILY AND LOW IMPACT
 133' UNIT OF PROPERTY LINE
 PROPOSED BUFFER WIDTH 6'
 LANDSCAPE CALCULATIONS BASED ON 10' BUFFER WIDTH (WAIVER REQUIRED)
 133' / 100' = 1.33 X 45 UNITS = 60
 UNITS REQUIRED 60
 UNITS PROPOSED 0
 ONLY SOG AND GROUND COVERS ALLOWED IN THIS AREA PER THE
 NAVY REGULATIONS (WAIVER REQUIRED)

LANDSCAPE AREA #7
 SEC. 109-413 REQUIREMENTS ALONG STREET FRONTAGE
 230' UNIT OF STREET FRONTAGE ALONG FORT STREET
 LANDSCAPE CALCULATIONS BASED ON 10' BUFFER WIDTH
 ACTUAL LANDSCAPE BUFFER WIDTH VARIES BETWEEN 5' AND 10'
 (WAIVER REQUIRED)
 230' / 100' = 2.30 X 40 UNITS = 52
 PLANT UNITS REQUIRED 52
 PLANT UNITS PROPOSED 118
 CANOPY TREES ARE NOT ALLOWED ALONG FORT STREET DUE TO
 THE OVER-HEAD POWER LINES

LANDSCAPE AREA #6
 SEC. 109-413 REQUIREMENTS ALONG STREET FRONTAGE
 87' UNIT OF STREET FRONTAGE ALONG ALLEN AVE
 LANDSCAPE CALCULATIONS BASED ON 10' BUFFER WIDTH
 ACTUAL LANDSCAPE BUFFER WIDTH VARIES BETWEEN 7.5' AND 17'
 (WAIVER REQUIRED)
 87' / 100' = 0.87 X 40 UNITS = 35
 PLANT UNITS REQUIRED 35
 PLANT UNITS PROPOSED 50

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Sheet
 L4
 Planning Plan

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



Date: 07/20/2022
 Design by: MF/PA
 Reviewed by: MF
 Revised: 09/04/2022
 11/20/2022, 11/04/2022,
 12/20/2022, 1/4/2023



SITE INFORMATION			
PROJECT AREA (31,191 SQFT)			
	REGULATION	REQUIRED	PROPOSED
LANDSCAPE AREA	10% MIN	31,599 SQ/FT (20%)	30,423 SQ/FT (20%)

PLANT SCHEDULE OVERALL

CANOPY TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT.	GAL.	SIZE	NOTES	NOTES
	2	BURSERA SPARUBA	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
	5	COCCOLOBA DIVERSIFOLIA	PIGEON PLUM	45 GAL	2" CAL	12' OA HT., 6' CT	NATIVE	10 PLANT UNITS
	5	CONOCARPUS ERECTUS 'GREEN'	GREEN BUTTWOOD	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 SPARUBA	GUMBO LIMBO (M)	5' x 5'	4" CAL	14' OA HT., 8' CT	NATIVE	10 PLANT UNITS
	3	PSEUDOPICRAMNID SARGENTI NATIVE	SUGCANEER PALM (M)	5' x 5'		6' OA HT.		
SUBCANOPY TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT.	GAL.	SIZE	NOTES	NOTES
	1	CANELLA UNTERANA	CINNAMON BARK	25 GAL		6' TO 8' OA HT.	NATIVE	3 PLANT UNITS
	6	CONOCARPUS ERECTUS SERICEUS	SILVER BUTTWOOD	25 GAL	1" CAL	8'-10' OA HT.	NATIVE	3 PLANT UNITS
	13	CORDIA SEBESTENA	ORANGE GEEGER TREE	25 GAL	1.5" CAL	8'-10' OA HT.	NATIVE	3 PLANT UNITS
	5	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
	10	CAFFIARIS CYNOPHALLOPHORA	JAMAICA CAFER	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
	25	CLUBA ROSEA	PITCH APPLE	1 GAL	36" OC	36" HT., FULL		
	150	CONOCARPUS ERECTUS	BUTTWOOD SHRUB	3 GAL	24" OC	24" HT., FULL	NATIVE	1 PLANT UNIT
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SPACING	SIZE	NOTES	NOTES
	248	CARSSA MACROCARPA 'EMERALD BLANKET'	EMERALD BLANKET	1 GAL	16" O.C.	6" x 8"		
	204	CHRYSOBALANUS ICAGO 'HORIZONTALIS'	HORIZONTAL COCOPLUM	3 GAL	36" O.C.	8" x 12"	NATIVE	
	666	ERNOOEA LITTORALIS	GOLDEN CREEPER	1 GAL	24" O.C.	4" x 8"	NATIVE	
	57	LIROPE MUSCARI 'BIG BLUE'	BIG BLUE LIROPE	1 GAL	12" OC	6" x 8"		
OTHER	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SPACING	SIZE	NOTES	NOTES
	1,118 SF	HARDWOOD, NON-CYPRESS	MULCH	5 F.	AS NEEDED	4" LAYER		
	3,202 SF	HARDWOOD, NON-CYPRESS (VEHICLE USE AREA)	MULCH (VMA)	5 F.	AS NEEDED	4" LAYER		
	14,103 SF	STENOTAPHRUM SECUNDATUM 'FLORATAM'	FLORATAM SOD	500	TIGHT			

INSTALL 6" OF SOIL IN ALL PLANTING BEDS. 11 SCREENED COMPOST AND SCREENED TOPSOIL TILLED IN. REMOVE EXISTING SOIL AS REQUIRED. FINISHED GRADE MUST BE BELOW ALL HARD SURFACES.



GUMBO LIMBO



SATIN LEAF



PIGEON PLUM



GREEN BUTTWOOD TREE



SUGCANEER PALM



CINNAMON BARK



SILVER BUTTWOOD



ORANGE GEEGER



CRABWOOD TREE



JAMAICA CAFER



RED TIP COCOPLUM



PITCH APPLE CLUBA



GREEN BUTTWOOD



EMERALD BLANKET



HORIZONTAL COCOPLUM



GOLDEN CREEPER



BIG BLUE LIROPE



BT AUGUSTINE SOD



Sheet L5
Plant Schedule /
Plant Pictures

LOFTS AT BAHAMA VILLAGE
Fort Street, Key West, FL 33040

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Date: 07/20/2022
Design by: MF/PA
Reviewed by: MF
Revised: 07/04/2022
10/20/2022, 11/04/2022,
11/07/2022, 11/22/2022,
12/28/2022, 1/4/2023



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PLANT SCHEDULE LANDSCAPE AREA 1

CANOPY TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT.	GAL.	SIZE	NOTES	NOTES
	3	COCOLOSA DIVERSIFOLIA	PIGEON PLUM	45 GAL	2' GAL	17' OA HT, 8" CT	NATIVE	10 PLANT UNITS
SUBCANOPY TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT.	GAL.	SIZE	NOTES	NOTES
	1	CANELLA UNTERANA	CINNAMON BARK	25 GAL		6' TO 8' OA HT	NATIVE	3 PLANT UNITS
	2	CONOCARPUS ERECTUS BERICEUS	SILVER BUTTWOOD	25 GAL	1' GAL	8'-10' OA HT	NATIVE	3 PLANT UNITS
	1	CORDIA SEBESTENA	ORANGE GEEGER TREE	25 GAL	1.5' GAL	8'-10' OA HT	NATIVE	3 PLANT UNITS
	1	GYNANTHES LUCIDA	CRABWOOD	45 GAL	1.5' GAL	6'-8' OA HT	NATIVE	3 PLANT UNITS
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SPACING	SIZE	NOTES	NOTES
	143	CHRYSOBALANUS CACO RED-TIP	COCOPALM	3 GAL	24" OC	24" HT, FULL	NATIVE	1 PLANT UNIT
OTHER	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SPACING	SIZE	NOTES	NOTES
	1,250 SF	HARDWOOD, NON-CYPRESS MULCH AT NON REQUIRED PLANTINGS	MULCH	5" F	AS NEEDED	4" LAYER		

PLANT SCHEDULE LANDSCAPE AREA 2

SUBCANOPY TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT.	GAL.	SIZE	NOTES	NOTES
	1	GYNANTHES LUCIDA	CRABWOOD	45 GAL	1.5' GAL	6'-8' OA HT	NATIVE	3 PLANT UNITS
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SPACING	SIZE	NOTES	NOTES
	36	CHRYSOBALANUS CACO RED-TIP	COCOPALM	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	5" F	AS NEEDED	4" LAYER		

PLANT SCHEDULE LANDSCAPE AREA 5

SUBCANOPY TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT.	GAL.	SIZE	NOTES	NOTES
	5	CANELLA UNTERANA	CINNAMON BARK	25 GAL		6' TO 8' OA HT	NATIVE	3 PLANT UNITS
	4	CORDIA SEBESTENA	ORANGE GEEGER TREE	25 GAL	1.5' GAL	8'-10' OA HT	NATIVE	3 PLANT UNITS
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SPACING	SIZE	NOTES	NOTES
	138	CHRYSOBALANUS CACO RED-TIP	COCOPALM	3 GAL	24" OC	24" HT, FULL	NATIVE	1 PLANT UNIT
OTHER	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SPACING	SIZE	NOTES	NOTES
	2,011 SF	HARDWOOD, NON-CYPRESS MULCH AT NON REQUIRED PLANTINGS	MULCH	5" F	AS NEEDED	4" LAYER		

PLANT SCHEDULE LANDSCAPE AREA 6

SUBCANOPY TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT.	GAL.	SIZE	NOTES	NOTES
	1	CONOCARPUS ERECTUS BERICEUS	SILVER BUTTWOOD	25 GAL	1' GAL	8'-10' OA HT	NATIVE	3 PLANT UNITS
	2	CORDIA SEBESTENA	ORANGE GEEGER TREE	25 GAL	1.5' GAL	8'-10' OA HT	NATIVE	3 PLANT UNITS
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SPACING	SIZE	NOTES	NOTES
	36	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	5" F	AS NEEDED	4" LAYER		

PLANT SCHEDULE LANDSCAPE AREA 1

SUBCANOPY TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT.	GAL.	SIZE	NOTES	NOTES
	1	CANELLA UNTERANA	CINNAMON BARK	25 GAL		6' TO 8' OA HT	NATIVE	3 PLANT UNITS
	2	CORDIA SEBESTENA	ORANGE GEEGER TREE	25 GAL	1.5' GAL	8'-10' OA HT	NATIVE	3 PLANT UNITS
	4	GYNANTHES LUCIDA	CRABWOOD	45 GAL	1.5' GAL	6'-8' OA HT	NATIVE	3 PLANT UNITS
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SPACING	SIZE	NOTES	NOTES
	36	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
	1,338 SF	HARDWOOD, NON-CYPRESS MULCH AT NON REQUIRED PLANTINGS	MULCH	5" F	AS NEEDED	4" LAYER		

Sheet L6
Plant Schedules

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

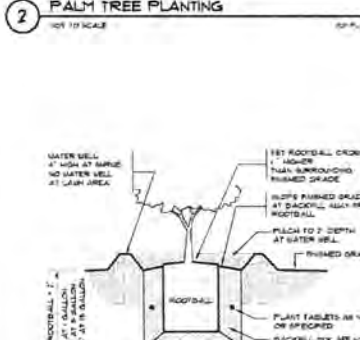
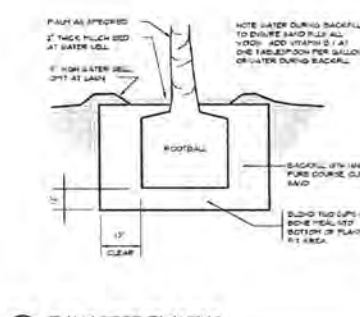
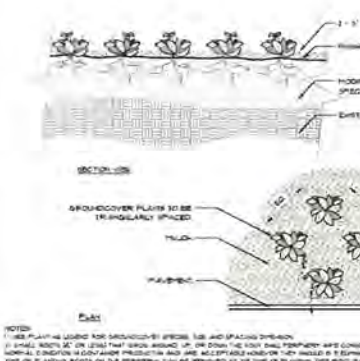
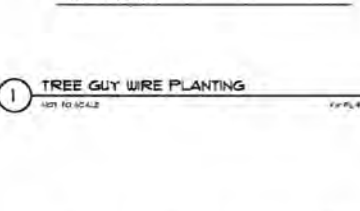
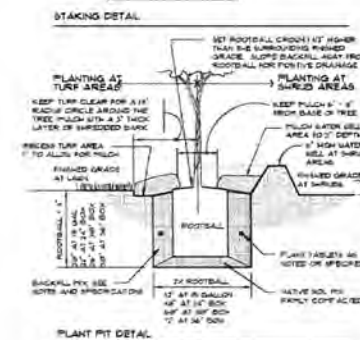
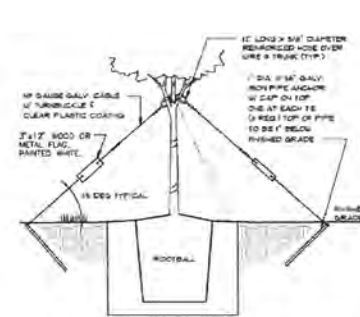


Date: 07/20/2022
Design by: MF/PA
Reviewed by: MF
Revised: 09/04/2022
11/09/2022, 11/04/2022,
12/20/2022, 1/14/2023

RECEIVED
JAN 04 2023
[Signature]

LANDSCAPE INSTALLATION NOTES:

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.
2. ALL SPECIFICATIONS MUST BE SATISFIED. IF THERE IS A PROBLEM LOCATING A MATERIAL WITH GIVEN SPECIFICATIONS, 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 MATERIALS LIST, AND ANALYZE SITE CONDITIONS AND ACCESS PRIOR TO SUBMITTING A PROPOSAL.
4. LANDSCAPE CONTRACTOR MUST PROVIDE EVIDENCE OF WORKMAN'S COMPENSATION AND LIABILITY INSURANCE IN PROPOSAL PACKAGE.
5. THE LANDSCAPE CONTRACTOR SHALL COMPLY WITH ALL LOCAL AND STATE LAWS, CODES AND ORDINANCES.
6. ALL PLANT MATERIAL FURNISHED BY THE LANDSCAPE CONTRACTOR SHALL BE FLORIDA #1 OR BETTER (GRADES AND STANDARDS FOR NURSERY PLANTS, FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, LATEST EDITION), UNLESS OTHERWISE NOTED ON THE LANDSCAPE MATERIALS LIST. AS MANY SPECIES TOLERATE BOTH SUNNY AND SHADY GROWING CONDITIONS, THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ALL PLANT MATERIAL GROWN IN SIMILAR CONDITIONS TO THE SITE.
7. THE LANDSCAPE CONTRACTOR SHALL COMPLETE ALL WORK ACCORDING TO THE FLORIDA GREEN INDUSTRIES BEST MANAGEMENT PRACTICES.
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 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 IMPED 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.
14. 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 SOG, 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 & 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 SOG 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 GUINED 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 WARRANTED FOR 90 DAYS; ALL TREES AND PALMS SHALL BE WARRANTED FOR 1 YEAR FROM THE DATE OF FINAL ACCEPTANCE AND PAYMENT.



LANDSCAPE MAINTENANCE GUIDELINES:

1. LAWN CARE
 - 1.1 MAINTAIN 5\"/>
2. MULCH
 - 2.1 ALL LANDSCAPE BEDS SHALL BE MULCHED TWICE A YEAR.
 - 2.2 APPLY 3\"/>
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 USE INTEGRATED PEST MANAGEMENT PRACTICES. USE PREVENTATIVE CHEMICAL APPLICATIONS ONLY, WHEN DETERMINED NECESSARY BY A PEST MANAGEMENT PROFESSIONAL.
 - 3.3 DO NOT APPLY FERTILIZER BETWEEN JUNE 1 AND SEPTEMBER 30. COMPOST SHALL BE USED IN LIEU OF FERTILIZER DURING THE RAINY SEASON, AS NEEDED.
 - 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\"/>
 - 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.
7. PRUNING
 - 7.1 ALL 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 LARGE SHRUBS, PALMS AND TREES ANY TIME OF THE YEAR.
 - 7.3 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.
 - 7.4 SHADE TREES SHALL BE STRUCTURALLY PRUNED ONCE A YEAR IN SPRING BY A CERTIFIED ARBORIST.
 - 7.5 SHRUBS SHALL BE MAINTAINED FOLLOWING THEIR NATURAL FORM WITH ROUNDED TOP AND WIDER BASE. SMALL-LEAVED (LESS THAN 1\"/>
 - 7.6 HEDGES SHALL BE PRUNED REGULARLY FROM THE BEGINNING FOR PROPER ESTABLISHMENT. ALL WOODS MUST BE MAINTAINED WITH NARROWER TOP THAN THE BOTTOM FOR SUNLIGHT TO REACH THE LOWER HALF OF THE PLANT.
 - 7.7 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. DIVIDING PLANTS
 - 8.1 BROMELIADS: WHEN THE MOTHER PLANT TURNS BROWN, CAREFULLY PULL UP THE BROMELIAD 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 MOTHER PLANT MAY ALSO BE TWISTED OFF AT THE BASE, WITHOUT REMOVING THE CLUMP FROM THE GROUND.
 - 8.2 HERBACEOUS PERENNIALS: 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. RELOCATING PLANT MATERIAL
 - 9.1 THE BEST TIME TO RELOCATE PLANTS IN THE GARDEN IS FEBRUARY THROUGH APRIL.
 - 9.2 THE PLANT SHALL BE PROPERLY ROOT-PRUNED BETWEEN 6 AND 10 WEEKS BEFORE RELOCATION.
 - 9.3 AT THE TIME OF THE RELOCATION, THE ROOT BALL SHALL BE CUT BEYOND THE ROOT PRUNING CUT TO INCLUDE ALL NEW FEEDER ROOTS.
 - 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 ADDING ORGANIC MATTER REGULARLY WILL MAINTAIN A HEALTHY PH LEVEL FOR ALL PLANTS.
 - 10.3 COMPOST WILL DECREASE THE SOIL PH THROUGH THE DECOMPOSITION PROCESS.
 - 10.4 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.
11. CONTAINER PLANTS
 - 11.1 ONLY USE POTTING SOIL OR POTTING MIX IN CONTAINERS.
 - 11.2 WATER THOROUGHLY. CONTAINER PLANTS NEED MORE WATER THAN THE PLANTS IN THE GROUND DURING WINTER 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 Flough
Digitally signed by Michael Flough
Date: 2023.01.04 14:35:32 -05'00'



Sheet L8
Details and Specifications

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



Date: 07/20/2022
Design by: MF/PA
Reviewed by: MF
1/20/2022
1/10/2022
1/12/2022
1/27/2022, 1/4/2022

