



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", is written over a horizontal line.

Misha Mc RAE
Chairman, Tree Commission

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

Karen DeMaria
Urban Forestry Manager
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

Please note: This plan is a professional representation of existing and proposed site conditions based on multiple sources of information. These sources may include property surveys, aerial imagery, site observations, photographs, and other data. All lines, lines, and symbols are approximate and subject to change. The designer assumes no responsibility for the accuracy of the information provided. It is the user's responsibility to verify all measurements and quantities prior to construction work.

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☐ TELEPHONE PEDESTAL ☐ CABLE TV PEDESTAL ☐ WELL ☐ WATER METER ☐ GAS METER ☐ ELECTRIC METER ☐ IRRIGATION BOX ☐ FIRE HYDRANT	☐ DOWNSPOUT ☐ HOSE BIB ☐ MAILBOX ☐ UTILITY POLE ☐ LIGHT POST ☐ WALL MOUNTED LIGHT ☐ POOL EQUIPMENT	SYMBOLS ☐ A/C UNIT ☐ EXISTING PALM ☐ EXISTING TREE ☐ EXISTING SHRUB ☐ EXISTING PLANT ATTACHED TO THE STRUCTURE ☐ EXISTING TREE TO BE REMOVED ☐ EXISTING TREE TO BE RELOCATED	LINE TYPES / NOTES — FENCE — PROPERTY LINE — SETBACK / EASEMENT — EXISTING CONTOURS — PROPOSED CONTOURS — EXISTING VEGETATION MASS — SPOT GRADES				



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



Michael Flough
LANDSCAPE ARCHITECT

772.419.0024
Stuart

Sheet L4

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

Please note: This document is not a professional interpretation of existing and proposed measures based on multiple sources of information. These sources may include property listings, architectural plans, 2009 aerial imagery, site descriptions, photographs and the like. All items here are specific to a particular site and are not intended to be a general statement about the city or the region. This document is not intended to be a general statement about the city or the region. It is the contractor's responsibility to verify all measurements and quantities used in this document.



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



Michael
Flaugh

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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	23,359 SQ.FT (Q98)	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 BARGENTII	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

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by Michael
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Sheet
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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 LANDSCAPE AREA 1

CANOPY TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NOTES	NOTES
	3	COCCOLOBA 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 BUTTONWOOD	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	COCCOLOBA DIVERSIFOLIA	PIGEON PLUM	45 GAL	2" CAL	12" OA HT., 6" CT	NATIVE	10 PLANT UNITS
	2	CONOCARPUS ERECTUS 'GREEN'	GREEN BUTTONWOOD	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 BUTTONWOOD	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	BUTTONWOOD 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 BUTTONWOOD	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	BUTTONWOOD 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

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Sheet
L7
Plant Schedules

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



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 DIVERSIFOJA	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 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 CAPER	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	GYNANTHERA 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			

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 SOL 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 SOFT 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. 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 SOIL 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.

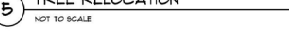
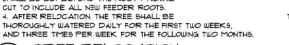
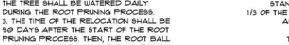
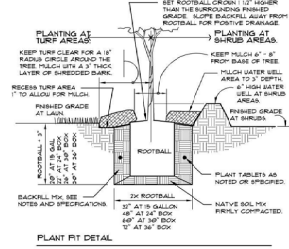
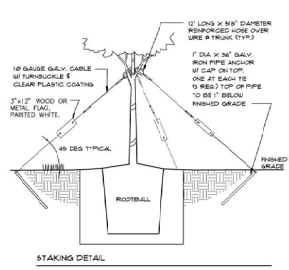
25. SPRAY HEADS SHALL BE PLACED AND ADJUSTED TO MINIMIZE OVER-SPRAY ON PAVED AREAS, ROADWAYS AND CURBING. NO OVER-SPRAY ON BUILDINGS IS ACCEPTABLE.

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.

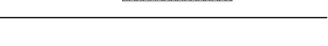
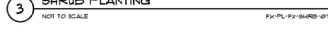
27. THE CONTRACTOR(S) SHALL KEEP ALL PLANTS WATERED, FERTILIZED, MULCHED, PRUNED, STAKED AND GUINED AS NECESSARY TO ASSURE SPECIFIED FINISH GRADE OF FLORIDA #1 THROUGHOUT THE DURATION OF THE PROJECT CONSTRUCTION PERIOD. PLANTING BEDS SHALL BE KEPT FREE OF LITTER AND UNDESIRABLE VEGETATION. THE CONTRACTOR(S) 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 30 DAYS; ALL TREES AND PALMS SHALL BE WARRANTED FOR 1 YEAR FROM THE DATE OF FINAL ACCEPTANCE AND PAYMENT.



2 PALM TREE PLANTING



LANDSCAPE MAINTENANCE GUIDELINES:

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. FOLLOW LABEL DIRECTIONS FOR ANY INSECTICIDE, HERBICIDE OR FUNGICIDE APPLICATION. REFER TO GROWERS GUIDELINES FOR DETAILED INSTRUCTIONS.
1.4. 100% OF THE IOD 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 MSC CERTIFIED, 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, 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. 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 MISMAINGED 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 TOPS SHALL BE CLEANED AFTER EACH USE TO PREVENT SPREADING OF DISEASES.
7.2. REMOVE DEAD FRONDS, 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" LENGTH) SHRUBS MAY BE SHEARED WITH POWDERED HEDGE TRIMMERS. ALL SHRUBS SHALL BE TRIMMED ONE TO THREE TIMES A YEAR TO MAINTAIN DESIRED HEIGHT. ALL OVERGROWN SHRUBS SHALL BE CUT BACK IN MAY AND IN SEPTEMBER.
7.6. HEDGES SHALL BE PRUNED 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.

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. BRODYHEADS: WHEN THE MOTHER PLANT TURNS BROWN, CAREFULLY PULL UP THE BRODYHEAD 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 TUBED 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 OUT 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. 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.

11. CONTAINER PLANTS:
11.1. ONLY USE POTTING SOIL OR POTTING MIX IN CONTAINERS.
11.2. WATER THOROUGHLY. CONTAINER PLANTS IN CONTAINERS 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 Flough
Digitally signed by Michael Flough
Date: 2022.10.20 11:50:01 -0400

