



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,

Misha Mc RAE
Chairman, Tree Commission

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

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 images, photos or information. These sources may include property surveys, architectural plans, geologic or other maps, site observations, photographs, and other plans. All lines, lines, supporting documents are accurate to the best of our knowledge and belief and on-site adjustments to the design during construction are necessary. It is the contractor's responsibility to verify all measurements and quantities prior to commencing work.

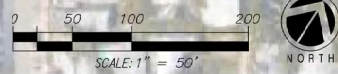
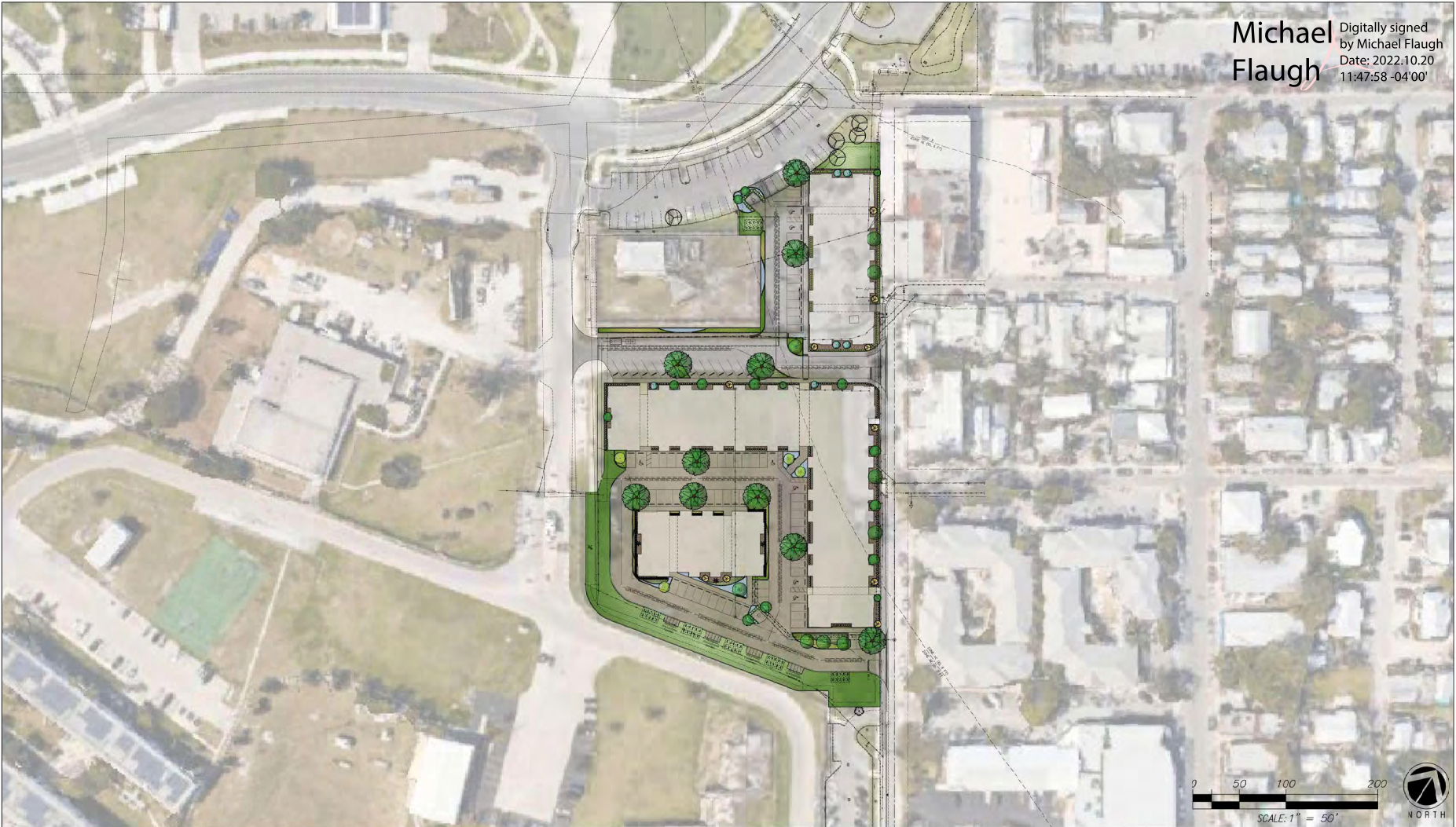
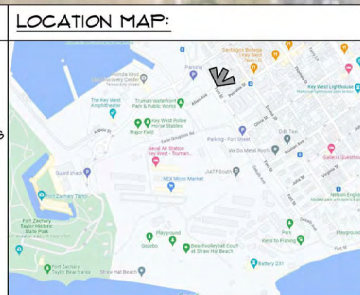


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SITE DATA

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

LEGEND

TELEPHONE PEDESTAL	DOWNSPOUT	A/C UNIT	LINE TYPES / NOTES
CABLE TV PEDESTAL	HOSE BIB	EXISTING PALM SYMBOLS VARY BASED ON SPECIES	FENCE
WELL	MAILBOX	EXISTING TREE SYMBOLS VARY BASED ON SPECIES	SETBACK / EASEMENT
WATER METER	UTILITY POLE	EXISTING SHRUB SYMBOLS VARY BASED ON SPECIES	EXISTING CONTOURS (BASED ON LOCAL DB DATA)
GAS METER	LIGHT POST	EXISTING PLANT AREA (BASED ON THE EXISTING PLANT SCHEDULE - SUBJECT TO REVIEW)	PROPOSED CONTOURS
ELECTRIC METER	WALL MOUNTED LIGHT	EXISTING TREE TO BE RELOCATED	EXISTING VEGETATION MASS
IRRIGATION BOX	POOL EQUIPMENT	EXISTING TREE TO BE RELOCATED	SPOT GRADES
FIRE HYDRANT		EXISTING TREE TO BE RELOCATED	
		EXISTING TREE TO BE RELOCATED	

ABBREVIATIONS

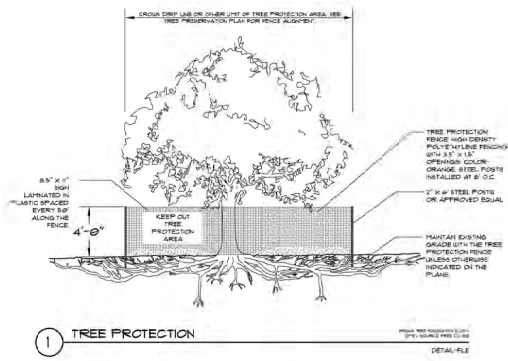
Ex	EXISTING
FV	FIELD VERIFY
TBD	TO BE DETERMINED
OAP	ON ADJACENT PROPERTY



Date: 07/20/2022
Design by: MFA
Reviewed by: MF
Revised: 09/16/2022
10/20/2022

TREE NUMBER	COMMON NAME	SCIENTIFIC NAME	SIZE	ACTION	MITIGATION REQUIRED	REGULATED WORK	REPLACEMENT TREE	NOTES
1	GUMBOLIMBO	BURSERIA SIMARUBA	18"	REMOVE	YES	YES	14" 8' GUMBO LIMBO	
2	GUMBOLIMBO	BURSERIA SIMARUBA	12-21"	REMOVE	YES	YES	14" 8' GUMBO LIMBO	
3	COCONUT PALM	COCOS NUCIFERA	24"	REMOVE	YES	YES	BUCKANEER PALM @ OVERALL HEIGHT	
4	SABAL PALM	SABAL PALMETTO	35"	REMOVE	YES	YES	BUCKANEER PALM @ OVERALL HEIGHT	
5	SABAL PALM	SABAL PALMETTO	35"	REMOVE	YES	YES	BUCKANEER PALM @ OVERALL HEIGHT	
6	SABAL PALM	SABAL PALMETTO	22"	RELOCATE	NC	YES		RELOCATE TO FORT STREET PARKING LOT
7	SABAL PALM	SABAL PALMETTO	18"	RELOCATE	NC	YES		RELOCATE TO FORT STREET PARKING LOT
8	AUTOGRAPHY TREE	CLUSIA ROSEA	5"	REMAIN	NC	YES		
9	AUTOGRAPHY TREE	CLUSIA ROSEA	5"	REMAIN	NC	YES		
10	AUTOGRAPHY TREE	CLUSIA ROSEA	5"	REMAIN	NC	YES		
11	AUTOGRAPHY TREE	CLUSIA ROSEA	5"	REMAIN	NC	YES		
12	AUTOGRAPHY TREE	CLUSIA ROSEA	5"	RELOCATE	NC	YES		TO BE RELOCATED IN TRUMAN PARK
13	AUTOGRAPHY TREE	CLUSIA ROSEA	5"	RELOCATE	NC	YES		TO BE RELOCATED IN TRUMAN PARK
14	AUTOGRAPHY TREE	CLUSIA ROSEA	5"	RELOCATE	NC	YES		TO BE RELOCATED IN TRUMAN PARK
15	AUTOGRAPHY TREE	CLUSIA ROSEA	5"	RELOCATE	NC	YES		TO BE RELOCATED IN TRUMAN PARK
16	AUTOGRAPHY TREE	CLUSIA ROSEA	5"	RELOCATE	NC	YES		TO BE RELOCATED IN TRUMAN PARK
17	AUTOGRAPHY TREE	CLUSIA ROSEA	5"	RELOCATE	NC	YES		TO BE RELOCATED IN TRUMAN PARK
18	AUTOGRAPHY TREE	CLUSIA ROSEA	5"	RELOCATE	NC	YES		TO BE RELOCATED IN TRUMAN PARK
19	AUTOGRAPHY TREE	CLUSIA ROSEA	5"	RELOCATE	NC	YES		TO BE RELOCATED IN TRUMAN PARK
20	AUTOGRAPHY TREE	CLUSIA ROSEA	5"	RELOCATE	NC	YES		TO BE RELOCATED IN TRUMAN PARK
21	AUTOGRAPHY TREE	CLUSIA ROSEA	5"	REMAIN	NC	YES		
22	SABAL PALM	SABAL PALMETTO	22"	RELOCATE	NC	YES		RELOCATE TO FORT STREET PARKING LOT

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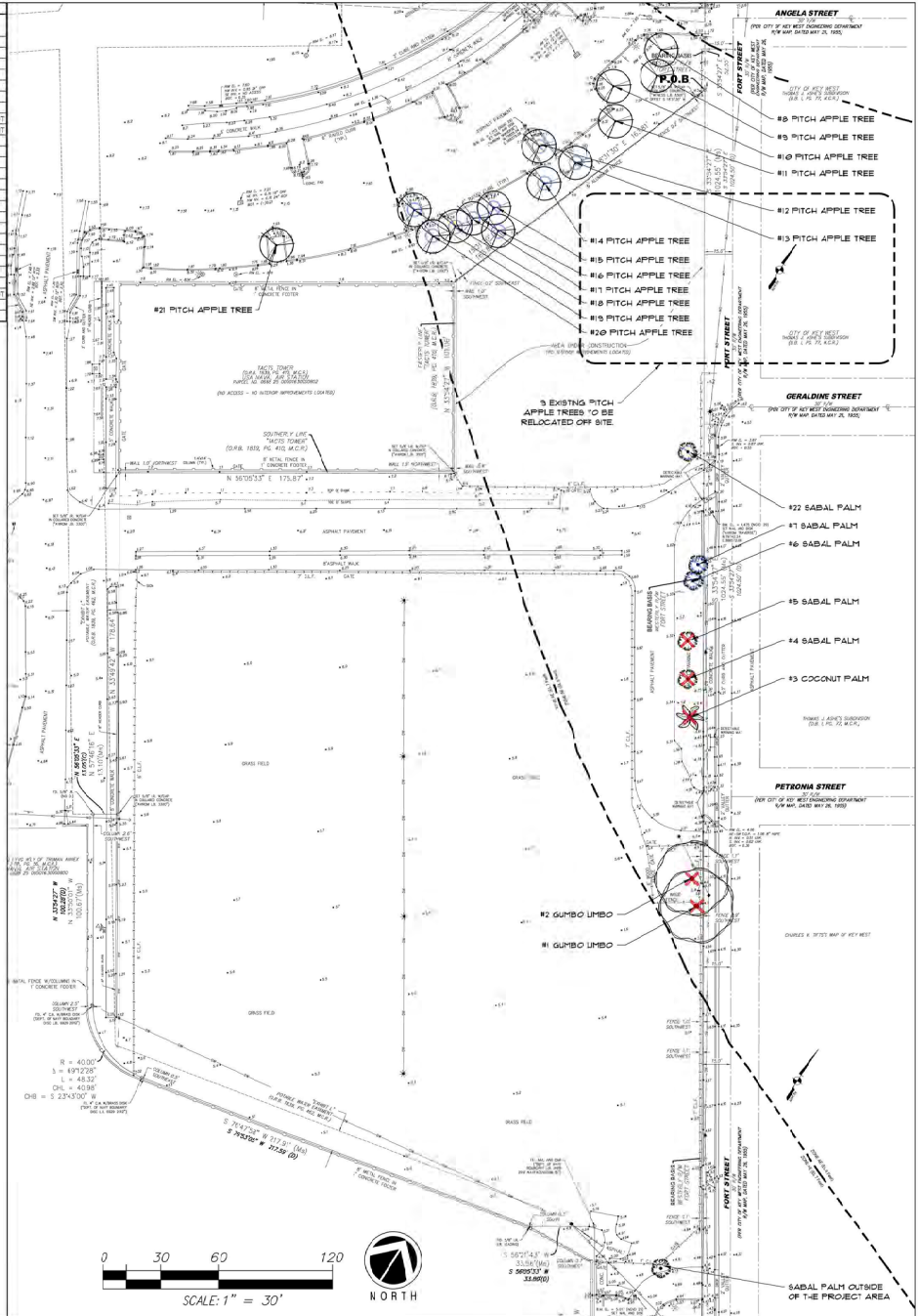
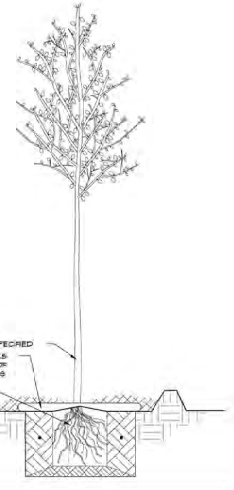


IF CONSTRUCTION TRAFFIC WILL BE TRAVELING OVER THE CRITICAL ROOT ZONES OF THE EXISTING TREES THEN 6" OF MULCH IS TO BE ADDED TO THE CRITICAL ROOT ZONE BEFORE CONSTRUCTION STARTS.

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 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
 IRRIGATE 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 NEXT 1/3 SHALL BE CUT 60 DAYS AFTER THE PROCESS STARTED.



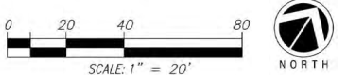
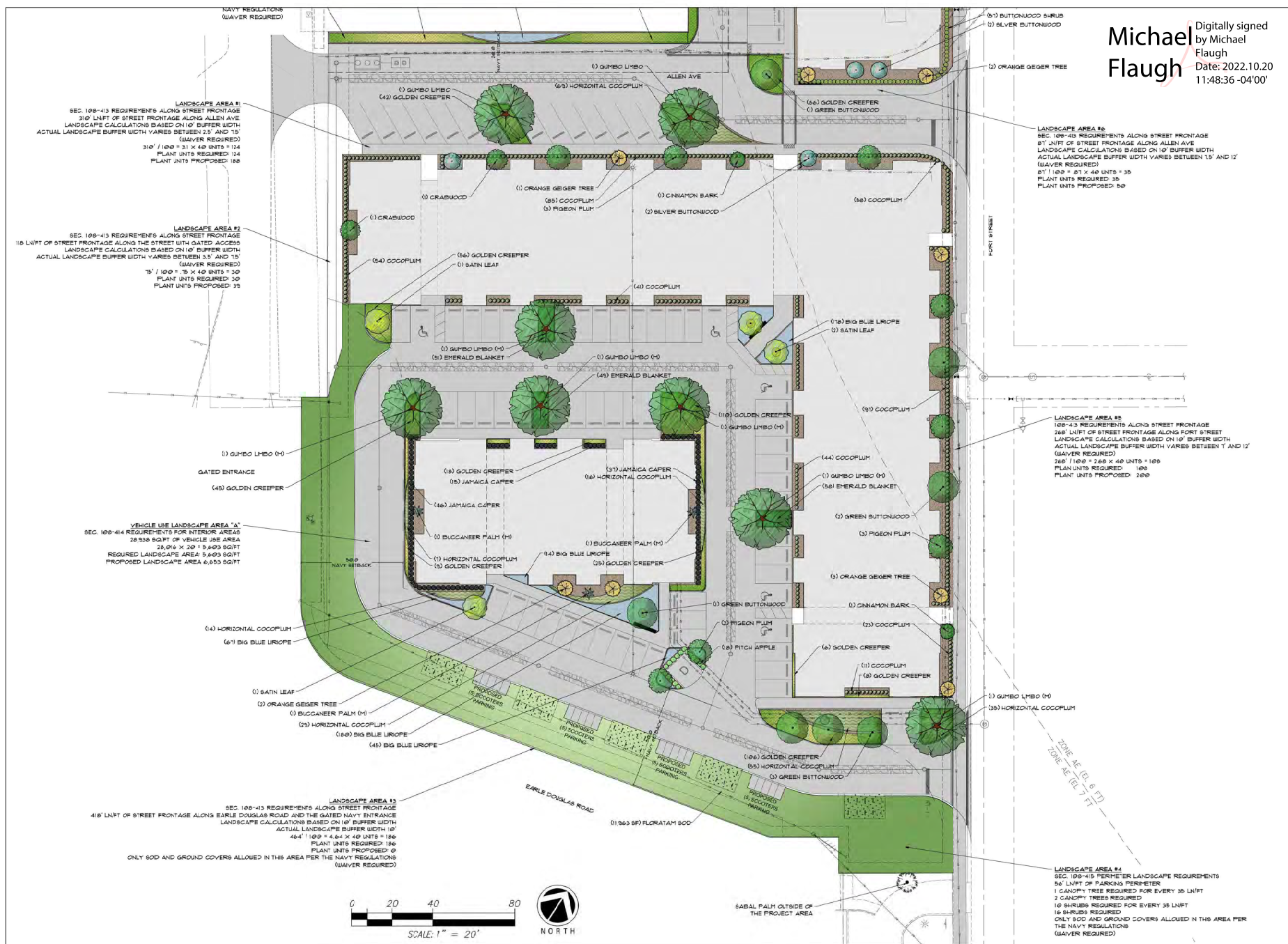
Michael Flough
 LANDSCAPE ARCHITECT
 779.419.0024
 www.michaelflough.com

Street L2
 Tree Map /
 Mitigation table

Project name: Lofts at Bahama Village
 Date: 07/20/2022
 Design by: MFPA
 Reviewed by: MF
 Revised: 08/24/2022
 10/27/2022

Professional seal and signature of Michael Flough, Landscape Architect, No. 12500, State of Florida.

Michael Flaugh
 Digitally signed by Michael Flaugh
 Date: 2022.10.20 11:48:36 -04'00'



LANDSCAPE AREA #1
 SEC. 108-413 REQUIREMENTS ALONG STREET FRONTAGE
 310' LNFT OF STREET FRONTAGE ALONG ALLEN AVE
 LANDSCAPE CALCULATIONS BASED ON 10' BUFFER WIDTH
 ACTUAL LANDSCAPE BUFFER WIDTH VARIES BETWEEN 2'5" AND 15"
 (WAIVER REQUIRED)
 310' / 1000 = 31 X 40 UNITS = 124
 PLANT UNITS REQUIRED: 124
 PLANT UNITS PROPOSED: 188

LANDSCAPE AREA #2
 SEC. 108-413 REQUIREMENTS ALONG STREET FRONTAGE
 118' LNFT OF STREET FRONTAGE ALONG THE STREET WITH GATED ACCESS
 LANDSCAPE CALCULATIONS BASED ON 10' BUFFER WIDTH
 ACTUAL LANDSCAPE BUFFER WIDTH VARIES BETWEEN 3'5" AND 15"
 (WAIVER REQUIRED)
 118' / 1000 = 11.8 X 40 UNITS = 30
 PLANT UNITS REQUIRED: 30
 PLANT UNITS PROPOSED: 35

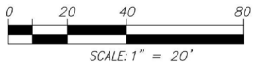
LANDSCAPE AREA #6
 SEC. 108-413 REQUIREMENTS ALONG STREET FRONTAGE
 87' LNFT OF STREET FRONTAGE ALONG ALLEN AVE
 LANDSCAPE CALCULATIONS BASED ON 10' BUFFER WIDTH
 ACTUAL LANDSCAPE BUFFER WIDTH VARIES BETWEEN 15" AND 17"
 (WAIVER REQUIRED)
 87' / 1000 = 8.7 X 40 UNITS = 35
 PLANT UNITS REQUIRED: 35
 PLANT UNITS PROPOSED: 50

LANDSCAPE AREA #5
 108-413 REQUIREMENTS ALONG STREET FRONTAGE
 268' LNFT OF STREET FRONTAGE ALONG FORT STREET
 LANDSCAPE CALCULATIONS BASED ON 10' BUFFER WIDTH
 ACTUAL LANDSCAPE BUFFER WIDTH VARIES BETWEEN 1' AND 17"
 (WAIVER REQUIRED)
 268' / 1000 = 2.68 X 40 UNITS = 109
 PLANT UNITS REQUIRED: 109
 PLANT UNITS PROPOSED: 209

LANDSCAPE AREA #3
 SEC. 108-413 REQUIREMENTS ALONG STREET FRONTAGE
 418' LNFT OF STREET FRONTAGE ALONG EARLE DOUGLAS ROAD AND THE GATED NAVY ENTRANCE
 LANDSCAPE CALCULATIONS BASED ON 10' BUFFER WIDTH
 ACTUAL LANDSCAPE BUFFER WIDTH 10'
 418' / 1000 = 4.18 X 40 UNITS = 166
 PLANT UNITS REQUIRED: 166
 PLANT UNITS PROPOSED: 26
 ONLY SOD AND GROUND COVERS ALLOWED IN THIS AREA PER THE NAVY REGULATIONS
 (WAIVER REQUIRED)

LANDSCAPE AREA #4
 SEC. 108-415 PERIMETER LANDSCAPE REQUIREMENTS
 162' LNFT OF PARKING PERIMETER
 1 CANOPY TREE REQUIRED FOR EVERY 35 LNFT
 2 CANOPY TREES REQUIRED
 16 SHRUBS REQUIRED FOR EVERY 35 LNFT
 16 SHRUBS REQUIRED
 ONLY SOD AND GROUND COVERS ALLOWED IN THIS AREA PER THE NAVY REGULATIONS
 (WAIVER REQUIRED)





Michael Flough
 Digitally signed by Michael Flough
 Date: 2022.10.20 11:48:51 -04'00'



VEHICLE USE LANDSCAPE AREA 'B'
 108-414 REQUIREMENTS FOR INTERIOR AREAS
 15'10 SQFT OF VEHICLE USE AREA
 15'10' X 20' = 1514 SQFT
 REQUIRED LANDSCAPE AREA 1514 SQFT
 PROPOSED LANDSCAPE AREA 2,588 SQFT

LANDSCAPE AREA #1
 SEC. 109-413 REQUIREMENTS ALONG STREET FRONTAGE
 230' LNFT OF STREET FRONTAGE ALONG FORT STREET
 LANDSCAPE CALCULATIONS BASED ON 10' BUFFER WIDTH
 ACTUAL LANDSCAPE BUFFER WIDTH VARIES BETWEEN 5' AND 16'
 (WAIVER REQUIRED)
 316' / 100' = 3.16 X 49 UNITS = 156
 PLANT UNITS PROPOSED 156

LANDSCAPE AREA #2
 SEC. 109-413 REQUIRED SCREENING
 TYPE "B" BUFFER REQUIRED BETWEEN MULTIFAMILY AND LOW IMPACT
 132' LNFT OF PROPERTY LINE
 PROPOSED BUFFER WIDTH 5'
 LANDSCAPE CALCULATIONS BASED ON 10' BUFFER WIDTH (WAIVER REQUIRED)
 132' / 100' = 1.32 X 49 UNITS = 65
 UNITS REQUIRED 65
 UNITS PROPOSED 69
 ONLY SOD AND GROUND COVERS ALLOWED IN THIS AREA PER THE
 NAVY REGULATIONS (WAIVER REQUIRED)

LANDSCAPE AREA #3
 SEC. 109-413 REQUIRED SCREENING
 TYPE "B" BUFFER REQUIRED BETWEEN MULTIFAMILY AND LOW IMPACT
 176' LNFT OF PROPERTY LINE
 PROPOSED BUFFER WIDTH 6'
 LANDSCAPE CALCULATIONS BASED ON 10' BUFFER WIDTH (WAIVER REQUIRED)
 176' / 100' = 1.76 X 49 UNITS = 86
 UNITS REQUIRED 86
 UNITS PROPOSED 89
 ONLY SOD AND GROUND COVERS ALLOWED IN THIS AREA PER THE
 NAVY REGULATIONS (WAIVER REQUIRED)

LANDSCAPE AREA #4
 SEC. 109-413 REQUIREMENTS ALONG STREET FRONTAGE
 316' LNFT OF STREET FRONTAGE ALONG ALLEN AVE
 LANDSCAPE CALCULATIONS BASED ON 10' BUFFER WIDTH
 ACTUAL LANDSCAPE BUFFER WIDTH VARIES BETWEEN 2.5' AND 15'
 (WAIVER REQUIRED)
 316' / 100' = 3.16 X 49 UNITS = 156
 PLANT UNITS PROPOSED 188

LANDSCAPE AREA #5
 SEC. 109-413 REQUIREMENTS ALONG STREET FRONTAGE
 118' LNFT OF STREET FRONTAGE ALONG THE STREET WITH GATED ACCESS
 LANDSCAPE CALCULATIONS BASED ON 10' BUFFER WIDTH
 ACTUAL LANDSCAPE BUFFER WIDTH VARIES BETWEEN 3.5' AND 15'
 (WAIVER REQUIRED)
 118' / 100' = 1.18 X 49 UNITS = 58
 PLANT UNITS REQUIRED 39
 PLANT UNITS PROPOSED 39

Sheet L4
 Planning Plan
LOFTS AT BAHAMA VILLAGE
 Fort Street, Key West, FL 33040

Project note: This plan is a professional representation of existing and proposed site work. It is intended to be used in conjunction with other documents, including but not limited to, site plans, site plans, and other documents. It is the contractor's responsibility to verify all measurements and quantities prior to commencing work.






















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

Michael
Flaugh

Digitally signed
by Michael
Flaugh
Date: 2022.10.20
11:49:05 -04'00'

SITE INFORMATION			
PROJECT AREA 131,992 SQ.FT.			
REGULATION	REQUIRED	PROPOSED	
LANDSCAPE AREA	26% MIN	23,591 SQ.FT (0.09)	31,294 SQ.FT (0.24%)

PLANT SCHEDULE OVERALL

CANOPY TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT.	GAL.	SIZE	NOTES	NOTES
	2	BURSERA SIMARUBA	GUMBO LIMBO	45 GAL	3" GAL	12" OA HT., 6" CT	NATIVE	10 PLANT UNITS
	4	CHRYSOPHYLLUM OLIVIFORME	SATIN LEAF	45 GAL	2" GAL	12" OA HT., 6" CT	NATIVE	10 PLANT UNITS
	8	COCCOLoba DIVERIFOLIA	PIGEON PLUM	45 GAL	2" GAL	12" OA HT., 6" CT	NATIVE	10 PLANT UNITS
	9	CONOCARPUS ERECTUS 'GREEN'	GREEN BUTTWOOD	45 GAL	2" GAL	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 (M)	B & B	4" GAL	14" OA HT., 6" CT.	NATIVE	10 PLANT UNITS
	3	PHILODENDRON BARGENTII NATIVE	BUCANEER PALM (M)	B & B		6' OA HT.		
SUB-CANOPY 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 BERCEUS	SILVER BUTTWOOD	25 GAL	1" GAL	8" TO 10" OA HT.	NATIVE	3 PLANT UNITS
	16	CORDIA SEBESTENA	ORANGE GEIGER TREE	25 GAL	1.5" GAL	8" TO 10" OA HT.	NATIVE	3 PLANT UNITS
	4	GYMNANTHE LUCIDA	CRABWOOD	45 GAL	1.5" GAL	6" TO 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	FITCH APPLE	1 GAL	36" OC	36" HT., FULL		
	203	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
	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	
	738	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
	7,056 SF	HARDWOOD, NON-CYPRESS MULCH AT NON-REQUIRED PLANTINGS	MULCH	6.5"	AS NEEDED	4" LAYER		
	9,853 SF	HARDWOOD, NON-CYPRESS (VEHICLE USE AREA)	MULCH (VUA)	6.5"	AS NEEDED	4" LAYER		
	14347 SF	STENTAPHRUM SECUNDATUM 'FLORATAM'	FLORATAM SOD	SOD	TIGHT			

INSTALL 6" OF SOL. IN ALL PLANTING BEDS. !!! 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 BUTTWOOD TREE



BUCANEER PALM



CINNAMON BARK



SILVER BUTTWOOD



ORANGE GEIGER



CRABWOOD TREE



JAMAICA CAPER



RED TIP COCOPLUM



FITCH APPLE CLUSA



GREEN BUTTWOOD



EMERALD BLANKET



HORIZONTAL COCOPLUM



GOLDEN CREEPER



BIG BLUE UROPE



ST. AUGUSTINE SOD





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 UENTERANA	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	GYMNANTHES 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
	1256 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.	CAL.	SIZE	NOTES	NOTES
	1	GYMNANTHES 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	5. 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 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 UENTERANA	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	5. 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	5. 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 UENTERANA	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
	1,389 SF	HARDWOOD, NON-CYPRESS MULCH AT NON REQUIRED PLANTINGS	MULCH	5. F.	AS NEEDED	4" LAYER		

Sheet L6
 Plant Schedules
LOFTS AT BAHAMA VILLAGE
 Fort Street, Key West, FL 33040
 Please note: This plan is a professional representation of existing and proposed site work and is intended to be used as a guide only. It is not intended to be used as a construction document. All dimensions, quantities, and materials shall be verified by the contractor. The contractor shall be responsible for verifying all dimensions and quantities prior to commencing work.



Date: 07/20/2022
 Design by: MF/PA
 Reviewed by: MF
 Revisited: 09/20/2022
 10/20/2022

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by Michael Flough
Date: 2022.10.20
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Sheet
L7
Plant Schedules

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



Date: 07/20/2022
Design by: MF PA
Reviewed by: MF
Revised: 09/02/2022
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	COCCOLOBA DIVERSIFLOJA	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	BURMERA BHARUBA	JUMBO LIMBO (H)	B F B	4" CAL	14" OA HT., 6" CT.	NATIVE	10 PLANT UNITS
	3	PHILODENDRON SARGENTI NATIVE	BUCCANEER PALM (H)	B F B		6" OA HT.		
SUBCANOPY TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	GAL	SIZE	NOTES	NOTES
	2	GORDIA 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
	98	CAPPARIS CYNOPHALLOPHORA	JAMAICA CAPER	1 GAL	24" OC	24" HT., FULL	NATIVE	1 PLANT UNIT
	98	CHRYSOBALANUS ICAGO 'RED-TIP'	COCOPLUM	3 GAL	24" OC	24" HT., FULL	NATIVE	1 PLANT UNIT
	18	CLUSA ROSEA	PITCH APPLE	1 GAL	36" O.C.	36" HT., FULL		
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE	NOTES	NOTES
	156	CARISSA MACROCARPA 'EMERALD BLANKET'	EMERALD BLANKET	1 GAL	18" O.C.	6" x 8"		
	156	CHRYSOBALANUS ICAGO 'HORIZONTALIS'	HORIZONTAL COCOPLUM	3 GAL	36" O.C.	8" x 12"	NATIVE	
	363	ERNODEA LITORALIS	GOLDEN CREEPER	1 GAL	24" O.C.	4" x 8"	NATIVE	
	484	LIRIOPE 'MUSCARI' 'BIG BLUE'	BIG BLUE LIRIOPE	1 GAL	12" OC	6" x 8"		
OTHER	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE	NOTES	NOTES
	6,849 SF	HARDWOOD, NON-CYPRESS (VEHICLE USE AREA)	MULCH (VUA)	8.9	AS NEEDED	4" LAYER		
	12,190 SF	STENOTAPHRUM SECUNDATUM 'FLORATAM'	FLORATAM SOD	800	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	BURMERA BHARUBA	JUMBO LIMBO (H)	B F 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	CLUSA 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
	56	CARISSA MACROCARPA 'EMERALD BLANKET'	EMERALD BLANKET	1 GAL	18" O.C.	6" x 8"		
	231	ERNODEA LITORALIS	GOLDEN CREEPER	1 GAL	24" O.C.	4" x 8"	NATIVE	
	336	LIRIOPE 'MUSCARI' 'BIG BLUE'	BIG BLUE LIRIOPE	1 GAL	12" OC	6" x 8"		
OTHER	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE	NOTES	NOTES
	2,435 SF	HARDWOOD, NON-CYPRESS (VEHICLE USE AREA)	MULCH (VUA)	8.9	AS NEEDED	4" LAYER		
	598 SF	STENOTAPHRUM SECUNDATUM 'FLORATAM'	FLORATAM SOD	800	TIGHT			

Professional seal and registration information. These scales may include property, survey, architectural plans, zoning, construction, engineering, and other plans. All times, these supporting documents are accurate to the best of our knowledge and belief and on-site adjustments are necessary. It is the contractor's responsibility to verify all measurements and quantities prior to commencing work.

LANDSCAPE INSTALLATION NOTES:

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.

1. 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 IMPIDE 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 SOIL, 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 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.

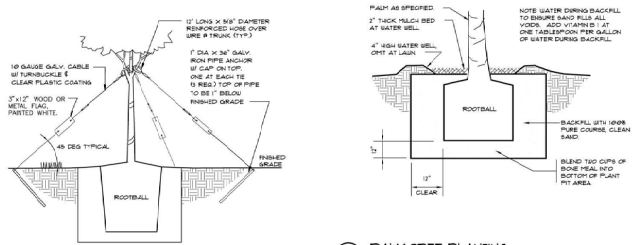
25. SPRAY HEADS SHALL BE PLACED AND ADJUSTED TO MINIMIZE OVER-SPRAY ON PAVED AREAS, ROADWAYS AND CURBING. NO OVER-SPRAY ON BUILDINGS IS ACCEPTABLE.

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.

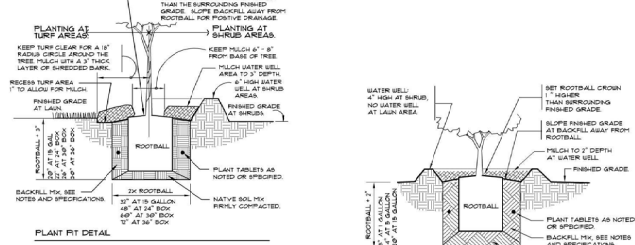
27. THE CONTRACTOR(S) SHALL KEEP ALL PLANTS WATERED, FERTILIZED, MULCHED, PRUNED, STAKED AND GUINED AS NECESSARY TO ASSURE SPECIFIED FINISH GRADE OF FLORIDA #1 THROUGHOUT THE DURATION OF THE PROJECT CONSTRUCTION PERIOD. PLANTING BEDS SHALL BE KEPT FREE OF LITTER AND UNDESIRABLE VEGETATION. THE CONTRACTOR(S) 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.

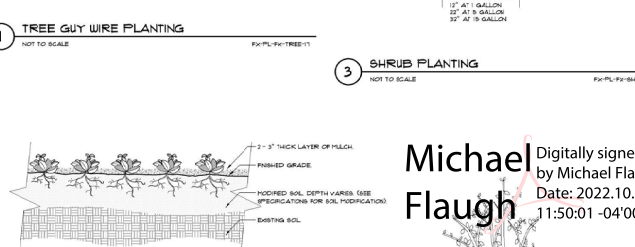
29. ALL SHRUBS AND GROUND COVERS SHALL BE WARRANTED FOR 30 DAYS; ALL TREES AND PALMS SHALL BE WARRANTED FOR 1 YEAR FROM THE DATE OF FINAL ACCEPTANCE AND PAYMENT.



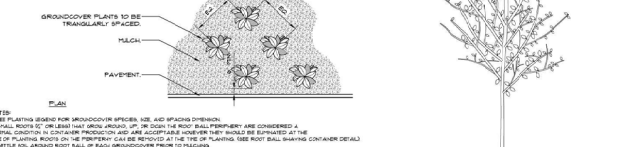
2. PALM TREE PLANTING NOT TO SCALE



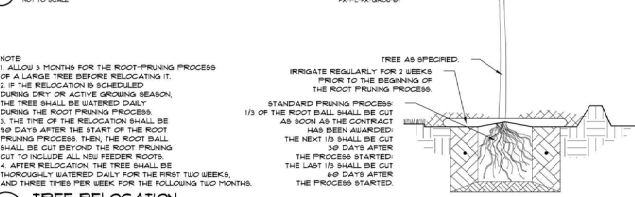
1. TREE GUY WIRE PLANTING NOT TO SCALE



3. SHRUB PLANTING NOT TO SCALE



4. GROUND COVER NOT TO SCALE



5. TREE RELOCATION NOT TO SCALE

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 SOIL 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. YELLOW LEAVES ARE OFTEN A SIGN OF NUTRITIONAL DEFICIENCY.
3.3. DO NOT APPLY FERTILIZER BETWEEN JUNE 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. 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 MISBEHAVING 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 RAIN 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 BRONDS, 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 BLOSSOMS 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 BROUEN 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. BROUEN PLANTS: WHEN THE MOTHER PLANT TURNS BROWN, CAREFULLY PULL UP THE BROUEN PLANT 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 RANG 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 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 Flough
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by Michael Flough
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Michael Flough
L8
Details and
Specifications
Landscape Plan
LOFTS AT BAHAMA VILLAGE
Fort Street, Key West, FL 33040

Project notes:
1. The contractor is responsible for obtaining all necessary permits, licenses, and approvals from the local, state, and federal authorities. The contractor shall be responsible for obtaining all necessary permits, licenses, and approvals from the local, state, and federal authorities. The contractor shall be responsible for obtaining all necessary permits, licenses, and approvals from the local, state, and federal authorities.



Date: 07/20/2022
Design by: MFPA
Reviewed by: MF
Revised: 08/20/2022
10/20/2022