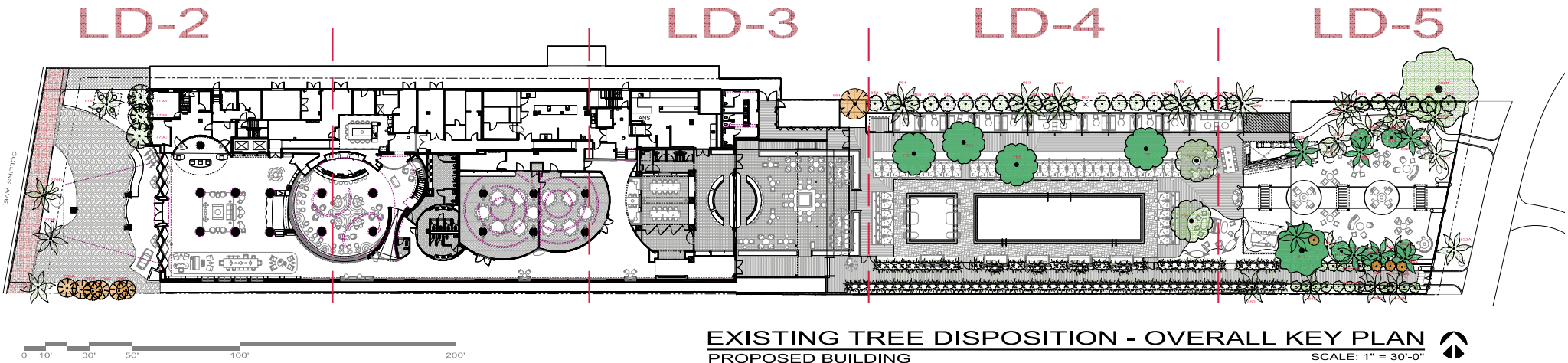


Existing Tree Disposition List							
No.	Common Name	Botanical Name	Height (Feet)	Spread (Feet)	DBH (Inches)	Condition	Disposition
779	Coconut Palm	Cocos nucifera	36'	22'	10"	Good	Remain
779A	Chinese Fan Palm	Livistona chinensis	25'	10'	8"	Fair	Remain
779B	Chinese Fan Palm, dbl	Livistona chinensis	25'	18'	16"	Fair	Remain
779C	Chinese Fan Palm	Livistona chinensis	23'	10'	8"	Fair	Remain
779D	Coconut Palm	Cocos nucifera	26'	20'	8"	Fair	Remain
779E	Coconut Palm	Cocos nucifera	32'	20'	9"	Fair	Remain
780	Coconut Palm	Cocos nucifera	34'	22'	10"	Fair	Remain
780A	Chinese Fan Palm	Livistona chinensis	16'	10'	10"	Fair	Remove
780B	Chinese Fan Palm, dbl	Livistona chinensis	26'	20'	16"	Fair	Remove
780C	Chinese Fan Palm	Livistona chinensis	14'	10'	12"	Fair	Remove
780D	Chinese Fan Palm, dbl	Livistona chinensis	23'	12'	18"	Fair	Remove
783	Mahogany	Swietenia mahagoni	16'	18'	12"	Moderate	Transplant
784	Mahogany	Swietenia mahagoni	17'	16'	12"	Moderate	Transplant
785	Mahogany	Swietenia mahagoni	17'	16'	11"	Moderate	Transplant
790	Mahogany	Swietenia mahagoni	15'	16'	9"	Moderate	Transplant
791	Mahogany	Swietenia mahagoni	15'	16'	11"	Moderate	Remain
792	Mahogany	Swietenia mahagoni	15'	16'	8"	Moderate	Remain
796	Coconut Palm	Cocos nucifera	30'	20'	9"	Fair	Transplant
797	Silver Buttonwood	Conocarpus erectus 'Sericeus'	18'	22'	7"	Moderate	Remain
798	Coconut Palm	Cocos nucifera	37'	20'	8"	Fair	Remain
799	Silver Buttonwood	Conocarpus erectus 'Sericeus'	18'	24'	12"	Fair	Transplant
799A	Coconut Palm	Cocos nucifera	30'	20'	8"	Fair	Remain
800	Coconut Palm	Cocos nucifera	40'	22'	8"	Fair	Transplant
801	Silver Buttonwood	Conocarpus erectus 'Sericeus'	15'	18'	15"	Fair	Transplant
801A	Coconut Palm	Cocos nucifera	32'	20'	8"	Fair	Remain
802	Coconut Palm	Cocos nucifera	24'	20'	7"	Fair	Transplant
803	Silver Buttonwood	Conocarpus erectus 'Sericeus'	14'	20'	10"	Fair	Remain
804	Coconut Palm	Cocos nucifera	30'	20'	8"	Moderate	Remain
805	Green Buttonwood	Conocarpus erectus	20'	22'	6"	Moderate	Remain
805A	Coconut Palm	Cocos nucifera	30'	20'	8"	Fair	Remain
805B	Sea Grape	Coccoloba uvifera	24'	38'	37"	Adjacent property	Remain
806	Green Buttonwood	Conocarpus erectus	20'	22'	7"	Moderate	Remain
807	Green Buttonwood	Conocarpus erectus	20'	22'	4"	Moderate	Remain
807A	Coconut Palm	Cocos nucifera	32'	20'	8"	Fair	Remain
808	Green Buttonwood	Conocarpus erectus	25'	22'	4"	Moderate	Remain
809	Green Buttonwood	Conocarpus erectus	20'	22'	8"	Moderate	Remain
810	Green Buttonwood	Conocarpus erectus	20'	22'	5"	Moderate	Remain
810A	Coconut Palm	Cocos nucifera	32'	20'	8"	Moderate	Remain
811	Coconut Palm	Cocos nucifera	32'	20'	9"	Fair	Remain
812	Coconut Palm	Cocos nucifera	32'	18'	8"	Fair	Transplant
813	Sea Grape	Coccoloba uvifera	30'	40'	64"	Moderate	Transplant
814	Silver Buttonwood	Conocarpus erectus 'Sericeus'	20'	15'	3"	Poor	Remove
815	Coconut Palm	Cocos nucifera	40'	24'	9"	Fair	Remain
816	Silver Buttonwood	Conocarpus erectus 'Sericeus'	16'	20'	9"	Good	Transplant
817	Coconut Palm	Cocos nucifera	30'	22'	8"	Fair	Transplant
818	Silver Buttonwood	Conocarpus erectus 'Sericeus'	15'	18'	7"	Fair	Transplant
819	Coconut Palm	Cocos nucifera	32'	20'	9"	Fair	Transplant
820	Coconut Palm	Cocos nucifera	30'	20'	8"	Fair	Remain
821	Silver Buttonwood	Conocarpus erectus 'Sericeus'	15'	20'	9"	Fair	Transplant
822	Coconut Palm	Cocos nucifera	30'	20'	8"	Fair	Transplant
822A	Coconut Palm	Cocos nucifera	24'	24'	8"	Fair	Remain

825	Cusia shrub	Cusia guttifera			---	Moderate	Remove
826	Cusia shrub	Cusia guttifera			---	Moderate	Remove
827	Cusia shrub	Cusia guttifera			---	Moderate	Remove
828	Cusia shrub	Cusia guttifera			---	Moderate	Remain
829	Cusia shrub	Cusia guttifera			---	Moderate	Remain
830	Cusia shrub	Cusia guttifera			---	Moderate	Remain
831	Cusia shrub	Cusia guttifera			---	Moderate	Remain
832	Cusia shrub	Cusia guttifera			---	Moderate	Remain
833	Cusia shrub	Cusia guttifera			---	Moderate	Remain
834	Cusia shrub	Cusia guttifera			---	Moderate	Remain
835	Cusia shrub	Cusia guttifera			---	Moderate	Remain
836	Cusia shrub	Cusia guttifera			---	Moderate	Remain
837	Cusia shrub	Cusia guttifera			---	Moderate	Remain
838	Cusia shrub	Cusia guttifera			---	Moderate	Remain
839	Cusia shrub	Cusia guttifera			---	Moderate	Remain
840	Cusia shrub	Cusia guttifera			---	Moderate	Remain
841	Cusia shrub	Cusia guttifera			---	Moderate	Remain
842	Cusia shrub	Cusia guttifera			---	Moderate	Remain
843	Cusia shrub	Cusia guttifera			---	Moderate	Remain
844	Cusia shrub	Cusia guttifera			---	Moderate	Remain
845	Cusia shrub	Cusia guttifera			---	Moderate	Remain
846	Cusia shrub	Cusia guttifera			---	Moderate	Remain
847	Cusia shrub	Cusia guttifera			---	Moderate	Remain
848	Coconut Palm	Cocos nucifera	25'	20'	8"	Fair	Remain
849	Coconut Palm	Cocos nucifera	28'	20'	8"	Fair	Remain
849A	Coconut Palm	Cocos nucifera	32'	20'	8"	Fair	Remain
850	Coconut Palm	Cocos nucifera	32'	20'	8"	Fair	Remain
851	Brazilian Pepper	Schinus terebinthifolia	20'	16'	Invasive	Poor	Remove
852	Green Buttonwood	Conocarpus erectus	20'	20'	10"	Moderate	Remain
853	Green Buttonwood	Conocarpus erectus	16'	16'	10"	Moderate	Remain
854	Royal Palm	Roystonea regia	25'	22'	12"	Moderate	Remain
855	Green Buttonwood	Conocarpus erectus	18'	18'	10"	Moderate	Remain
856	Green Buttonwood	Conocarpus erectus	20'	18'	8"	Fair	Remain
857	Green Buttonwood	Conocarpus erectus	20'	18'	7"	Moderate	Remain
858	Green Buttonwood	Conocarpus erectus	20'	20'	6"	Moderate	Remain
859	Green Buttonwood	Conocarpus erectus	18'	16'	6"	Moderate	Remain
860	Green Buttonwood	Conocarpus erectus	18'	16'	6"	Moderate	Remain
861	Green Buttonwood	Conocarpus erectus	22'	20'	10"	Fair	Remain
862	Royal Palm	Roystonea regia	30'	20'	14"	Moderate	Remain
863	Green Buttonwood	Conocarpus erectus	16'	16'	9"	Moderate	Remain
864	Green Buttonwood	Conocarpus erectus	16'	16'	6"	Moderate	Remain
865	Royal Palm	Roystonea regia	28'	22'	16"	Moderate	Remain
866	Green Buttonwood	Conocarpus erectus	18'	18'	8"	Moderate	Remain
867	Green Buttonwood	Conocarpus erectus	10'	5'	Dead	Poor	Remove
868	Green Buttonwood	Conocarpus erectus	20'	20'	7"	Moderate	Remain
869	Green Buttonwood	Conocarpus erectus	20'	18'	9"	Moderate	Remain
870	Green Buttonwood	Conocarpus erectus	18'	16'	7"	Moderate	Remain
871	Green Buttonwood	Conocarpus erectus	18'	14'	6"	Moderate	Remain
872	Green Buttonwood	Conocarpus erectus	18'	16'	7"	Moderate	Remain
873	Royal Palm	Roystonea regia	30'	22'	12"	Moderate	Remain
874	Green Buttonwood	Conocarpus erectus	20'	18'	8"	Moderate	Remain
875	Green Buttonwood	Conocarpus erectus	20'	18'	8"	Moderate	Remain
876	Green Buttonwood	Conocarpus erectus	20'	18'	6"	Moderate	Remain
877	Green Buttonwood	Conocarpus erectus	20'	18'	12"	Moderate	Remain
878	Royal Palm	Roystonea regia	30'	22'	11"	Moderate	Remain
Total DBH (inches) of Trees to be Removed			59"				
Total number of Palms to be Removed			0				
See Planting Plans for Tree Replacement							



EXISTING TREE DISPOSITION - OVERALL KEY PLAN
PROPOSED BUILDING
SCALE: 1" = 30'-0"



GEOMANTIC
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LANDSCAPE ARCHITECTURE
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2732 GALLIANO STREET -- 2ND FLOOR
CORAL GABLES, FLORIDA 33134
PHONE: (305)665-9088

SEAL

LANDSCAPE
OVERALL PLAN

PROJECT TITLE
THE JAMES NAUTILUS
1825 COLLINS AVENUE MIAMI BEACH, FLORIDA 33139

PROJECT NO.
2309.00

REVISION DATE(S)

DATE
1/5/2025
HPB
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DISPOSITION LEGEND

	EXISTING TO REMAIN		TO BE TRANSPLANTED		TO BE REMOVED
--	--------------------	--	--------------------	--	---------------



EXISTING TREE DISPOSITION - ARRIVAL AREA
PROPOSED BUILDING

SCALE: 3/16" = 1'-0"

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**LANDSCAPE
ARRIVAL AREA**

THE JAMES NAUTILUS
1825 COLLINS AVENUE
MIAMI BEACH, FLORIDA 33139

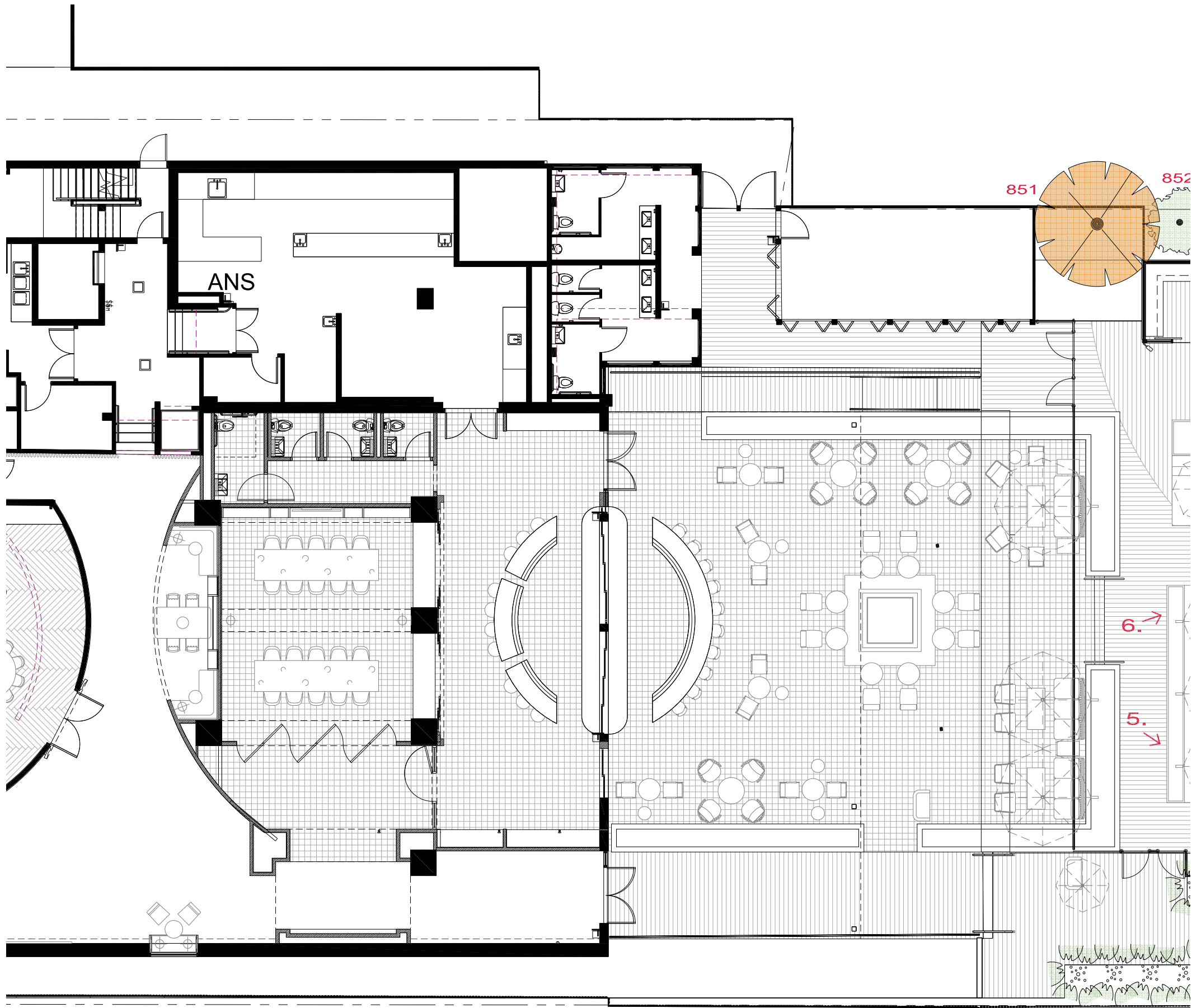
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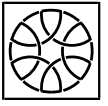


DISPOSITION LEGEND



EXISTING TREE DISPOSITION - BARLUME SALON AREA
PROPOSED BUILDING

SCALE: 3/16" = 1'-0"



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6.



5.

THE JAMES NAUTILUS
1825 COLLINS AVENUE
MIAMI BEACH, FLORIDA 33139
PROJECT NO. 2309.00
REVISION DATE(S)
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LD-3

LANDSCAPE
BARLUME SALON AREA

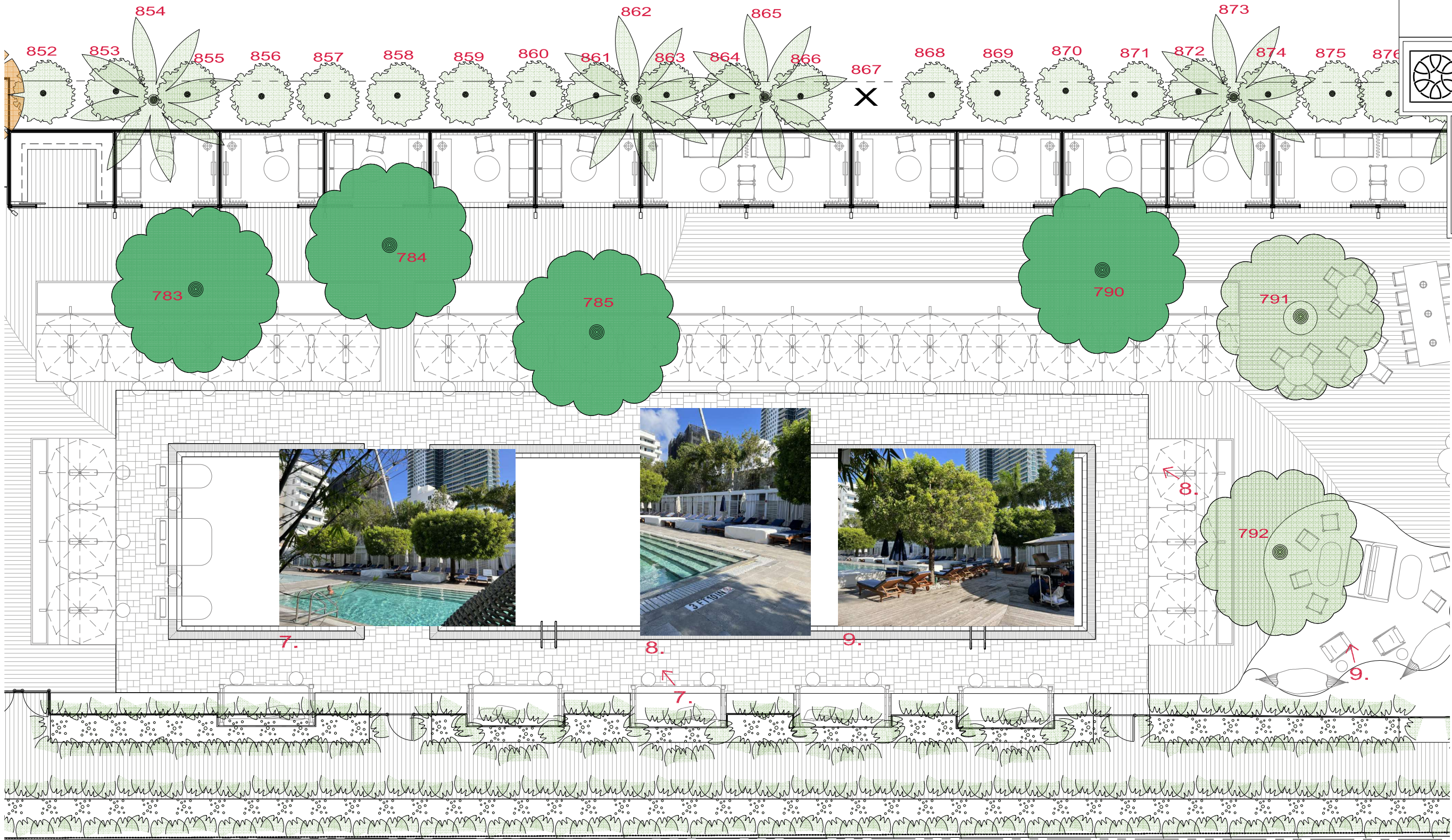
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LANDSCAPE
POOL AREA

THE JAMES NAUTILUS
1825 COLLINS AVENUE
MIAMI BEACH, FLORIDA 33139

PROJECT NO.	2309.00
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EXISTING TREE DISPOSITION - POOL AREA
PROPOSED BUILDING
SCALE: 3/16" = 1'-0"



10.



11.



12.



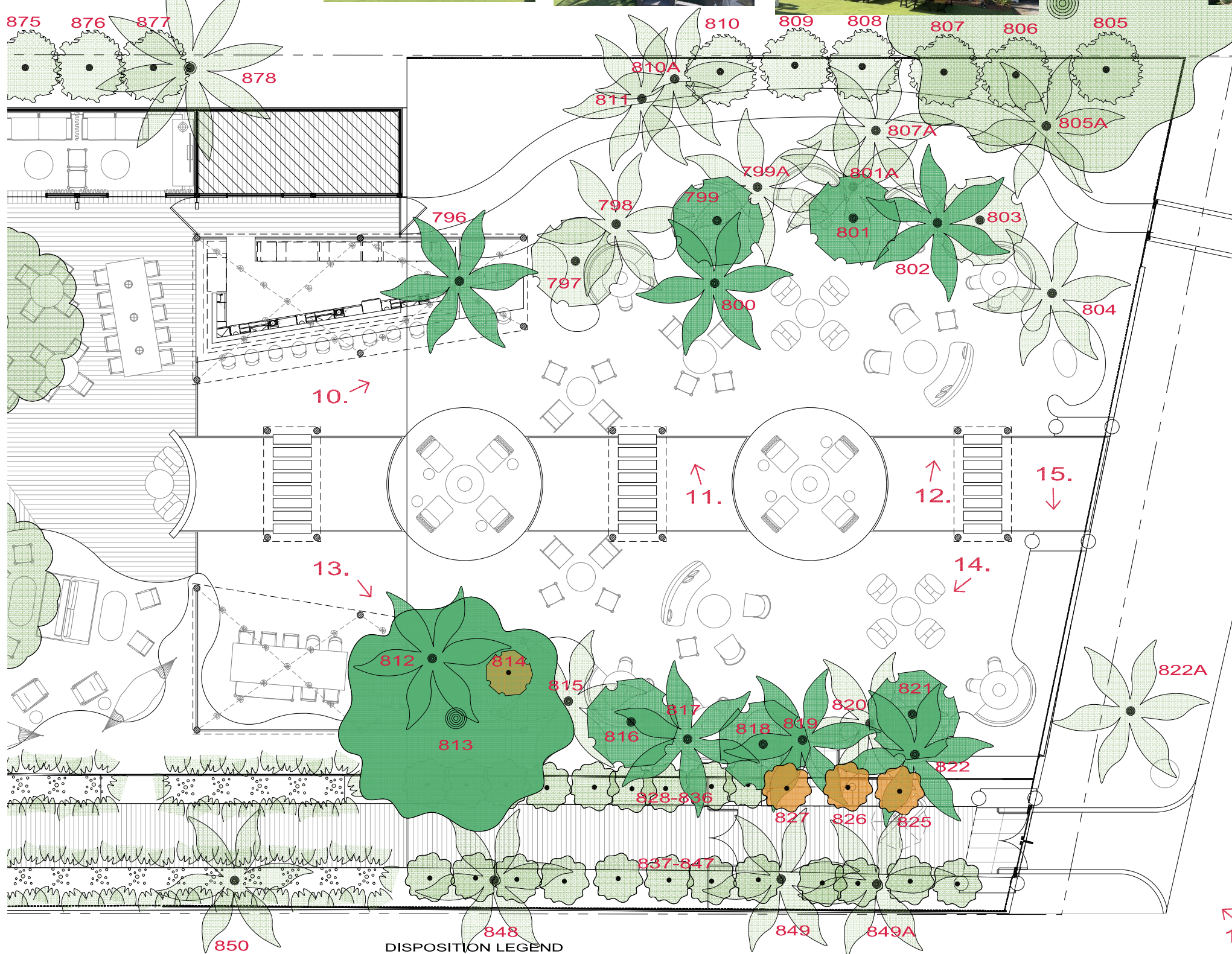
13.



14.



15.



DISPOSITION LEGEND



EXISTING TREE DISPOSITION - BARLUME BEACH AREA & BOARDWALK AREA
PROPOSED BUILDING
SCALE: 3/16" = 1'-0"



SEAL



16.



17.



18.

PROJECT TITLE
LANDSCAPE
BARLUME BEACH & BOARDWALK

PROJECT NO.
2309.00

REVISION DATE(S)

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THE JAMES NAUTILUS
1825 COLLINS AVENUE
MIAMI BEACH, FLORIDA 33139

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CITY OF MIAMI BEACH

LANDSCAPE LEGEND

INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS

Zoning District RM-3 Lot Area 61,468 Acres 1.411

OPEN SPACE (OCEANFRONT LOTS REAR YARD SETBACK AREA)

A. Square feet of required Open Space as indicated on site plan:

Lot Area = 11,654 s.f. x 50 % = 5,827 s.f.

B. Square feet of parking lot open space required as indicated on site plan:

Number of parking spaces N/A x 10 s.f. parking space =

C. Total square feet of landscaped open space required: A+B=

REQUIRED/
ALLOWED

PROVIDED

5,827 SF 6,147 SF

None Required N/A

5,827 SF 6,147 SF

LAWN AREA CALCULATION

A. Square feet of landscaped open space required

5,827 SF 6,147 SF

B. Maximum lawn area (sod) permitted= _____ % x _____ s.f.

N/A

TREES

A. Number of trees required per lot or net lot acre, less existing number of

trees meeting minimum requirements=

28 trees x 1.411 net lot acres - number of existing trees= 39.5 - 41 existing = 0

10

B. % Natives required: Number of trees provided x 30% =

2 8

C. % Low maintenance / drought and salt tolerant required:

3 10

D. Street Trees (maximum average spacing of 20' o.c.)

101 linear feet along street divided by 20' =

5 5 ^{2 new street trees}
^{+ 3 access site trees}

E. Street tree species allowed directly beneath power lines:

(maximum average spacing of 20' o.c.):

N/A linear feet along street divided by 20' =

N/A N/A

SHRUBS

A. Number of shrubs required: Sum of lot and street trees required x 12=

138 138 min.

B. % Native shrubs required: Number of shrubs provided x 50%=

69 69 min.

LARGE SHRUBS OR SMALL TREES

A. Number of large shrubs or small trees required: Number of required shrubs

x 10%=

14 14

B. % Native large shrubs or small trees required: Number of large shrubs or

small trees provided x 50%=

7 14

MITIGATION LEGEND

Total dbh (in.) of Trees to be removed: 69"

Replacement trees required for mitigation per Sec.46-61 Tree Replacement Chart:

Total dbh (in.) to be removed

12' x 6', 2" dbh min.

OR

16' x 8', 4" dbh min.

49" - 60"

20

10

59" total dbh removed:

20 total trees required

OR

10 total trees required

Replacement trees provided for mitigation:

12' x 6', 2" dbh min.

16' x 8', 4" dbh min.

1 total trees provided

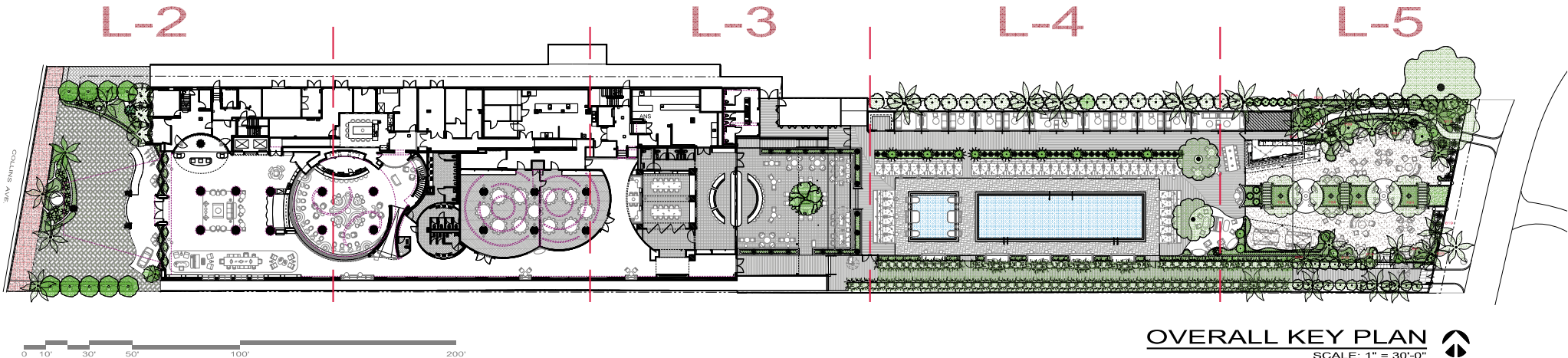
AND

11 total trees provided

Total replacement trees provided for mitigation: 1+22 = 23 trees

Landscape - Plant List

Qty.	Common Name	Botanical Name	Native	Specs	Container	
Street Trees						
2	Green Buttonwood tree	Conocarpus erectus	Yes	16' ht. x 8' spr., 4" DBH, 4' CT	100 gal.	
2	Total Street Trees	Total Native Street Trees	2			
Trees						
1	Ficus 'Audrey'	Ficus benghalensis 'Audrey'		12'-14' ht. x 8' spr., standard	100 gal.	
1	Ficus 'Audrey'	Ficus benghalensis 'Audrey'		Multi stem, specimen	B & B	
8	Green Buttonwood tree	Conocarpus erectus	Yes	16' ht. x 8' spr., 4" DBH, 4' CT	100 gal.	
10	Total Trees	Total Native Trees	8			
Palms						
1	Coconut Palm	Cocos nucifera		16'-18', bowcd	B & B	
9	Florida Silver Palm	Coccothrinax argentata	Yes	6' ht.	11 & 11	
10	Florida Thatch Palm	Thrinax radiata	Yes	4' ht. x 4' spr.	25 gal.	
3	Key Thatch Palm	Thrinax morrisii	Yes	4' ht. x 4' spr.	45 gal.	
23	Total Palms	Total Native Palms	22			
Large Shrubs						
10	Bay Cedar	Suriana maritima	Yes	6' ht. x 4' spr., bush	45 gal.	
4	Jamaican Caper	Capparis cynophallophora	Yes	6' ht. x 4' spr., bush	45 gal.	
14	Total Large Shrubs	Total Native Large Shrubs	14			
Shrubs, Groundcovers, & Accents						
1	Acalypha 'Java White'	Acalypha wilkesiana 'Java White'		48" ht. x 30" spr.	15 gal.	Spacing
•	Clusia 'Nana'	Clusia rosea 'Nana'		12" ht. x 12" spr.	3 gal.	18" oc
29	Crabwood	Gymnanthes lucida	Yes	3.5' ht. x 2.5' spr., full	7 gal.	24" oc
14	Crimm Lily (green)	Crimm asiaticum		3' x 3', 'Single	25 gal.	
10	Dracaena Arborea	Dracaena arborea		5' ht., single	25 gal.	
•	Dwarf Fakahatchee Grass	Tripsacum floridana	Yes	18" ht., full	3 gal.	36" oc
9	Fakahatchee Grass	Tripsacum dactyloides	Yes	21" ht., full	3 gal.	48" oc
•	Ficus 'Green Island'	Ficus microcarpa 'Green Island'		12" ht. x 12" spr.	3 gal.	20" oc
6	Ilex 'Schillings'	Ilex vomitoria 'Schillings'		30" x 30" min., globe	15 gal.	
•	Ilex 'Schillings'	Ilex vomitoria 'Schillings'		14" ht. x 14" spr.	7 gal.	18" oc
•	Peperomia	Peperomia obtusifolia	Yes	10" x 10"	3 gal.	15" oc
•	Sansevieria 'Laurentii'	Sansevieria trifasciata 'Laurentii'		28" ht., full	3 gal.	
•	Spanish Shawl	Heterocentron elegans		10" x 8"	1 gal.	16" oc
•	Spider Lily	Hymenocallis latifolia	Yes	14" x 11"	3 gal.	18" oc
•	Stn Rose	Apтения curdifolia		10" x 8"	1 gal.	
•	Tahitian Gardenia	Gardenia taitensis		36" x 30"	15 gal.	
•	White Fountain Grass	Pennisetum setaceum 'Alba'		21" ht., full	3 gal.	36" oc
•	Wild Boston Fern (native)	Nephrolepis exaltata	Yes	24" x 24"	3 gal.	36" oc
•	Wild Coffee	Psychotria nervosa	Yes	36"-36" x 24"	7 gal.	30" oc
6	Yucca Rostrata	Yucca rostrata		4' ht.		
Note: All plant material to be approved by L.A. via photo submittal prior to purchase and installation. For any discrepancies in plant quantities, the plans take precedence.						



OVERALL KEY PLAN

SCALE: 1" = 30'-0"



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LANDSCAPE
OVERALL PLAN - PLANTING

THE JAMES NAUTILUS
1825 COLLINS AVENUE
MIAMI BEACH, FLORIDA 33139

PROJECT TITLE

PROJECT NO.
2309.00

REVISION DATE(S)

DATE
1/5/2025

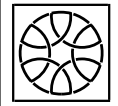
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A photograph showing a dense, well-maintained hedge of green shrubs and trees, creating a solid green wall. A light-colored gravel or dirt path leads from the bottom left towards the center of the hedge. In the background, some palm trees are visible against a bright sky.

ARRIVAL AREA

SCALE: 3/16" = 1'-0"

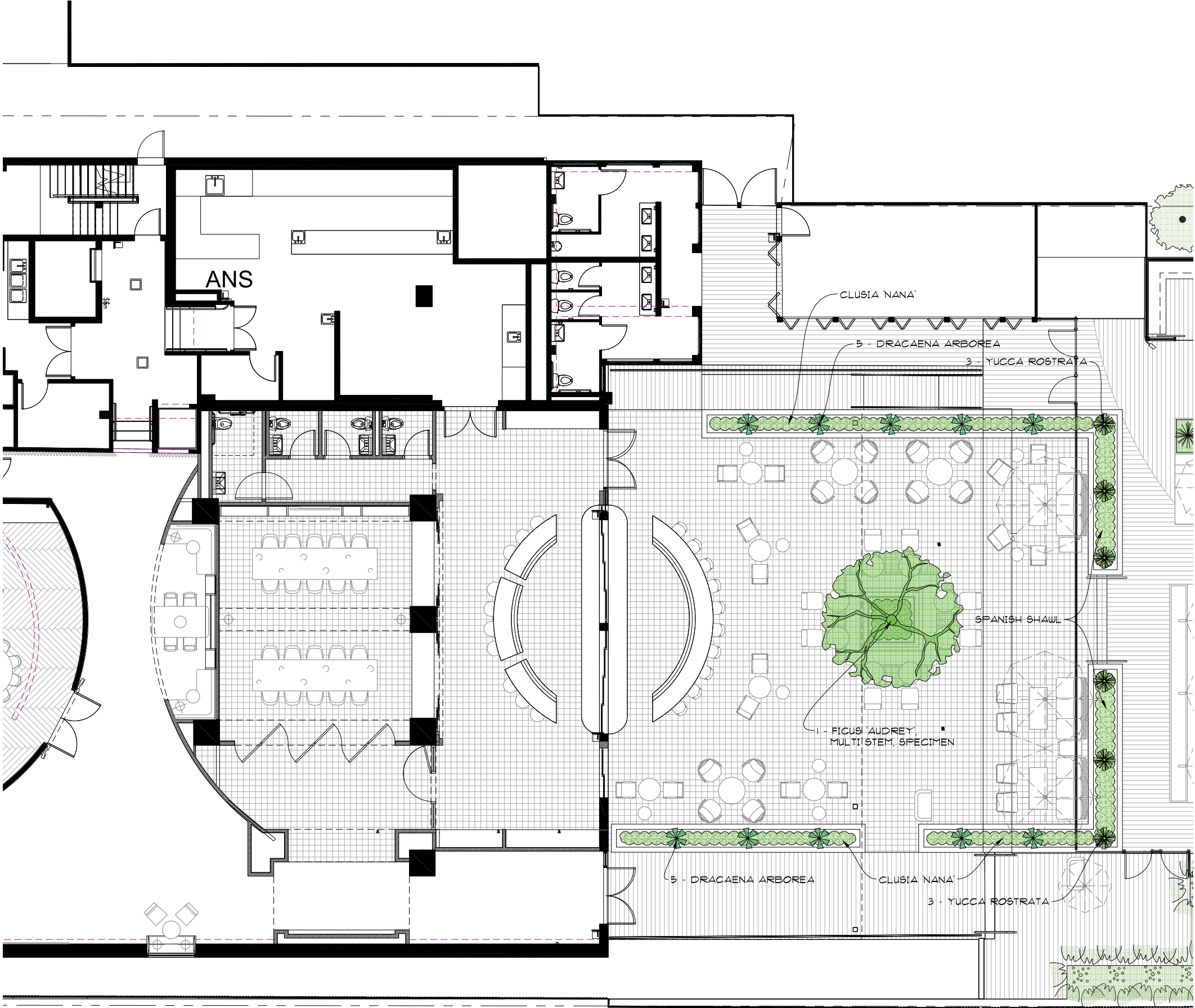


SEAL

THE JAMES NAUTILUS
1825 COLLINS AVENUE MIAMI BEACH, FLORIDA 33139

15/2025
HPR

L-2



CONCEPT PLANTING IMAGES



SCULPTURAL ACCENT TREE



YUCCA ROSTRATA



DRACAENA ARBOREA



SPANISH SHAUL



CLUSIA ROSEA NANA



GEOMANTIC
DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
2132 GALLIANO STREET - 2ND FLOOR
CORAL GABLES, FLORIDA 33134
PHONE: (305) 665-9088

SEAL

LANDSCAPE
BARLUME SALON AREA

THE JAMES NAUTILUS
1825 COLLINS AVENUE
MIAMI BEACH, FLORIDA 33139

PROJECT NO.
2309.00

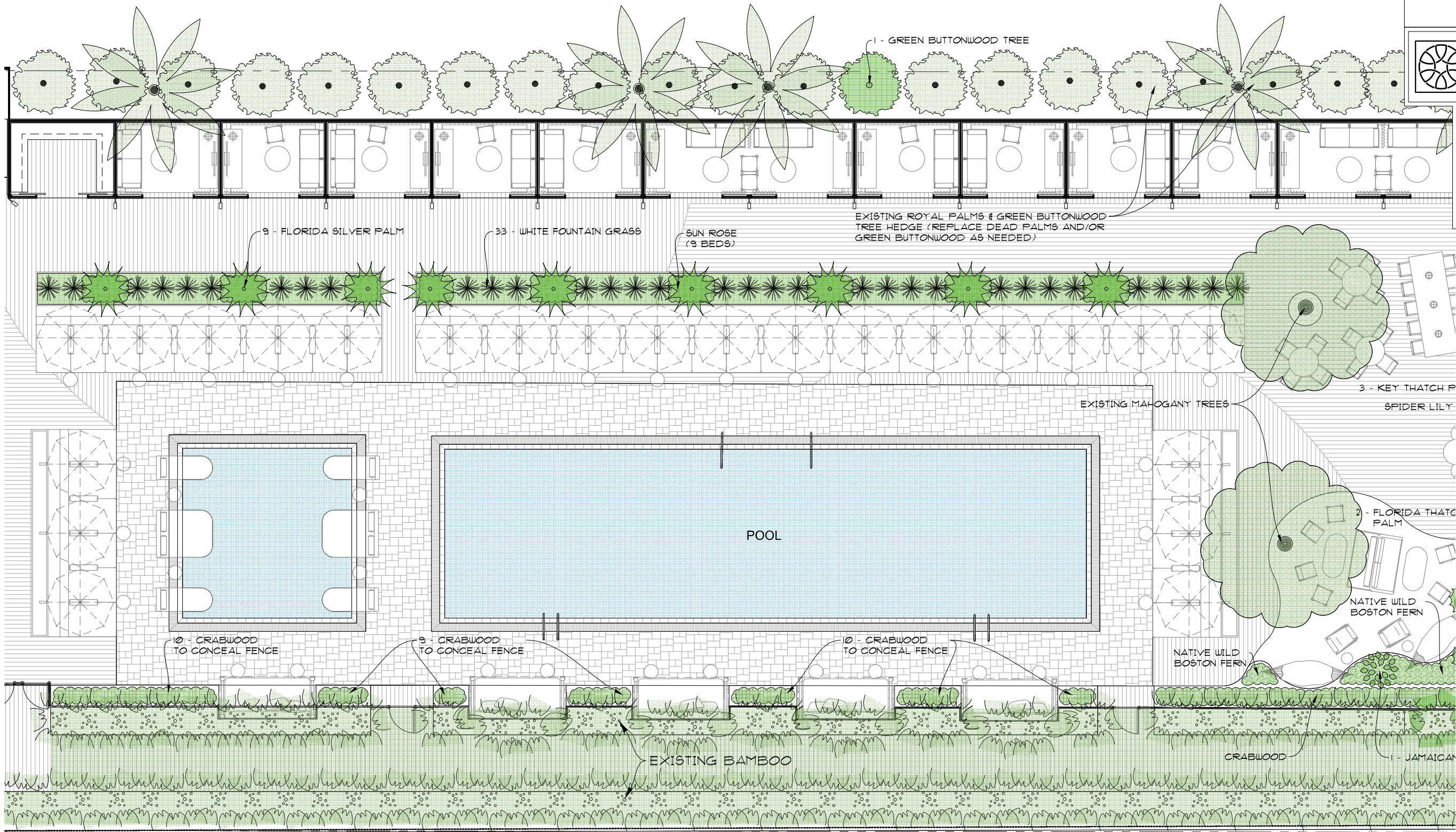
REVISION DATE(S)

DATE
1/5/2025

HPB
L-3

BARLUME SALON AREA

SCALE: 3/16" = 1'-0"

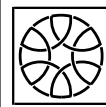


PLANTING LEGEND



POOL AREA

SCALE: 3/16" = 1'-0"



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SEAL

LANDSCAPE
POOL AREA

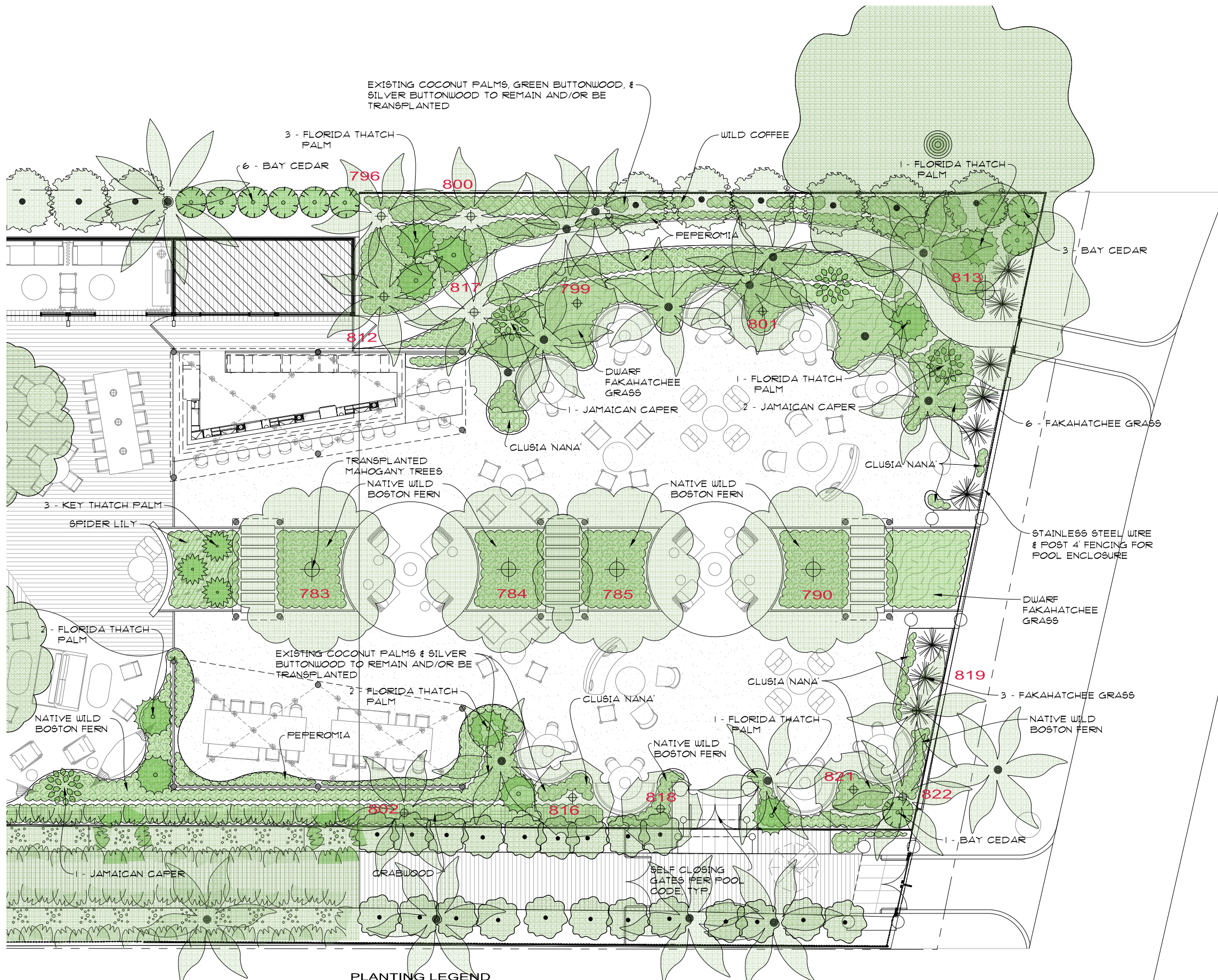
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SEAL

LANDSCAPE
BARLUME BEACH & BOARDWALK

THE JAMES NAUTILUS
1825 COLLINS AVENUE
MIAMI BEACH, FLORIDA 33139

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BARLUME BEACH AREA & BOARDWALK AREA
SCALE: 3/16" = 1'-0"

CONCEPT PLANTING IMAGES



FLORIDA THATCH PALM



FAKAHATCHEE GRASS



BAY CEDAR



NATIVE WILD BOSTON FERN



WILD COFFEE



KEY THATCH PALM



PEPEROMIA



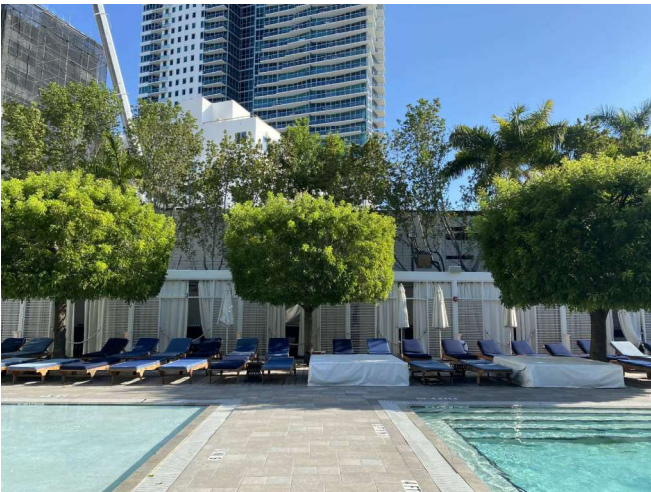
DWARF FAKAHATCHEE GRASS



CLUSIA ROSEA NANA'



SPIDER LILY



CLIPPED MAHOGANY TREES



CRABWOOD SCREENING HEDGE

BARLUME BEACH AREA & BOARDWALK AREA



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LANDSCAPE
BARLUME BEACH & BOARDWALK

PROJECT TITLE

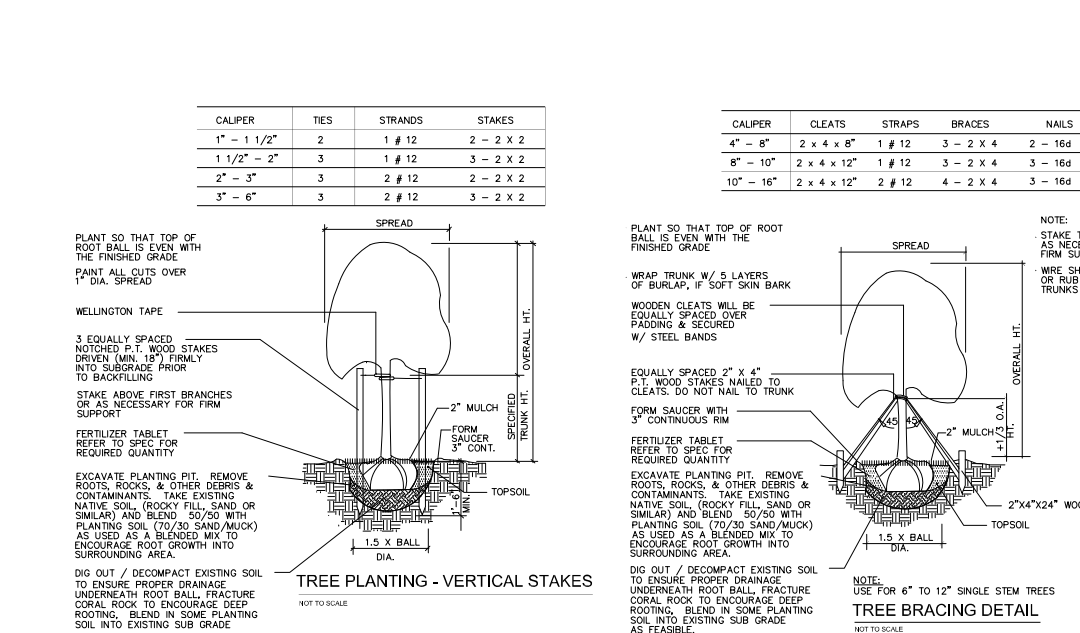
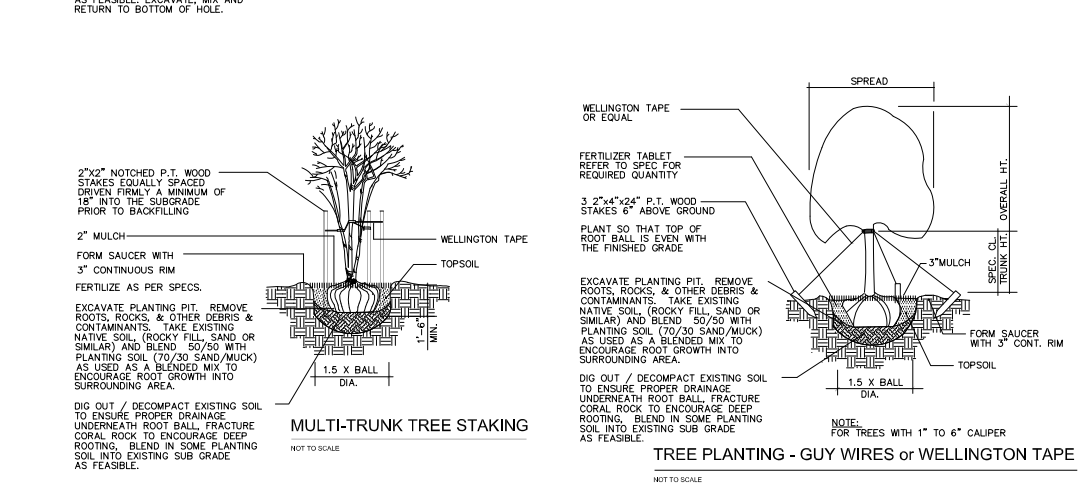
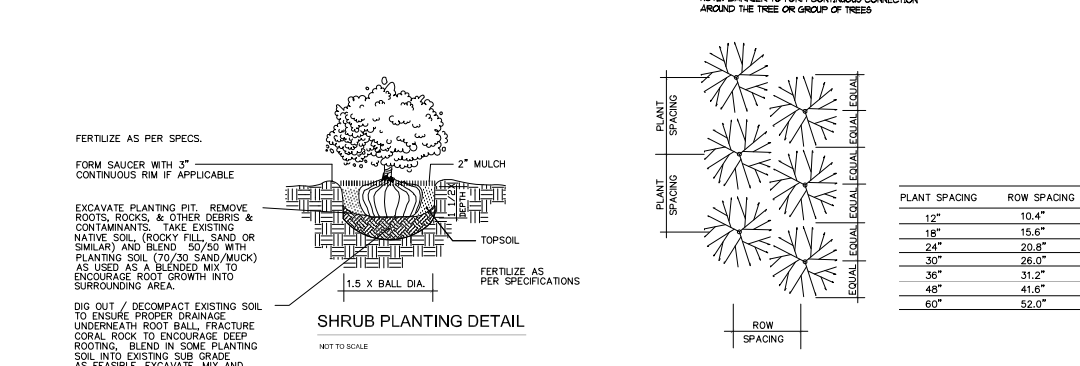
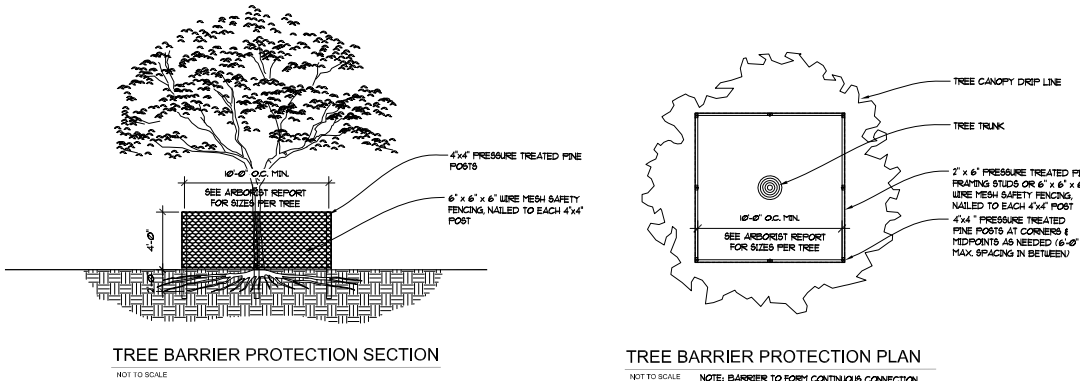
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STRUCTURAL SOIL NOTES - TYPICAL

SMALL TREE CALCULATIONS
TO ACHIEVE 100 CU. FT. THE FOLLOWING AREAS WOULD BE REQUIRED:

3" DEEP = 5.75' X 5.75' (33 S.F.)
2.5" DEEP = 6.5' X 6.5' (42 S.F.)
2" DEEP = 7.0' X 7.0' (50 S.F.)

* - square footage required per designated soil depth, adjust for rectangle and free form areas accordingly.

MEDIUM TREE CALCULATIONS
TO ACHIEVE 308 CU. FT. THE FOLLOWING AREAS WOULD BE REQUIRED:

3" DEEP = 10.15' X 10.15' (103 S.F.)
2.5" DEEP = 11.0' X 11.0' (121 S.F.)
2" DEEP = 12.5' X 12.5' (156 S.F.)

* - square footage required per designated soil depth, adjust for rectangle and free form areas accordingly.

LARGE TREE CALCULATIONS
TO ACHIEVE 1412 CU. FT. THE FOLLOWING AREAS WOULD BE REQUIRED:

3" DEEP = 21.60' X 21.60' (470 S.F.)
2.5" DEEP = 23.75' X 23.75' (564 S.F.)
2" DEEP = 26.50' X 26.50' (706 S.F.)

* - square footage required per designated soil depth, adjust for rectangle and free form areas accordingly.

CU-STRUCTURAL SOIL CALCULATION METHOD (BY CORNELL UNIVERSITY)
FOR A MEDIUM CANOPY TREES (TABERUA, SIMPSON STOPPER, ETC.) ASSUME 14" SPREAD = 7' RADII, (7' x 7' x 3.14 = 154 SQ. FT. OF CANOPY) 154 SQ. FT. x 2 = 308 CUBIC FEET OF COMBINED STRUCTURAL AND NATURAL SOIL REQUIRED.

EXAMPLE FOR MEDIUM CANOPY TREES:
A TOTAL OF 308 CUBIC FEET OF SOIL IS REQUIRED DIVIDED BY 3 FEET OF REQUIRED DEPTH OF SOIL = 103 SURFACE SQ. FT. OF ROOT SPACE. IF 25 SQ. FT. OF AREA IS AVAILABLE IN AN OPEN BED (5'x5' TREE GRATE, FOR INSTANCE) THEN 78 SQ. FT. OF STRUCTURAL SOIL AREA IS REQUIRED UNDER ADJACENT PAVEMENT AREAS.

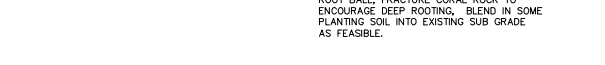
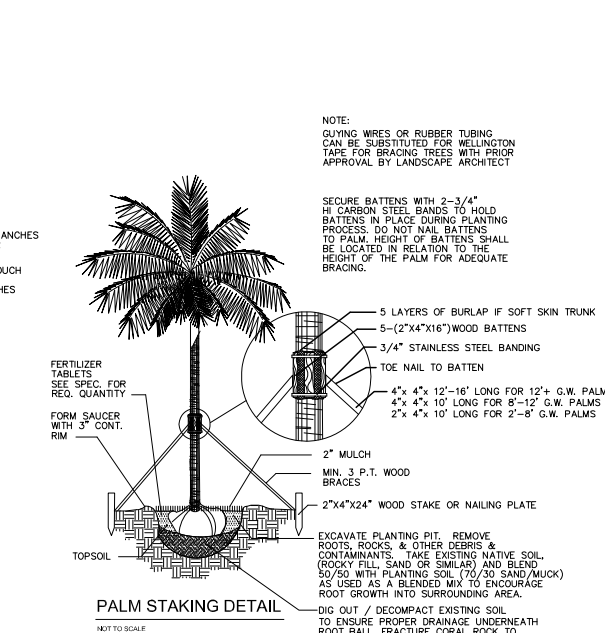
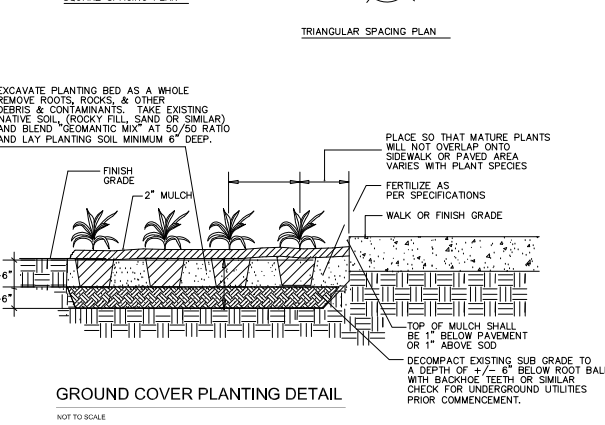
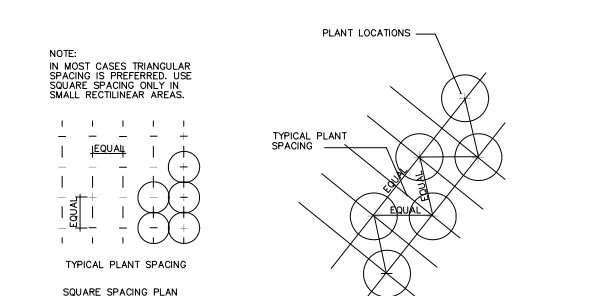
THIS EQUATES TO 2.7 CUBIC YARDS OF PLANTING SOIL (25 X 3 = 75/27 = 2.7 CU. YDS.) AND 8.7 CUBIC YARDS OF STRUCTURAL SOIL (78 X 3 = 234/27 = 8.7 CU. YDS.) FOR THIS TYPE OF INSTALLATION. (ENTIRE PLANTING SOIL MAY BE STRUCTURAL SOIL)

NOTE: LANDSCAPE CONTRACTOR TO ATTAIN CU-STRUCTURAL INSTALLATION SPECIFICATIONS. FROM ATLAS PEAT & SOIL. ATLAS PEAT & SOIL, INC. 9621 S.R. # 7, BOYNTON BEACH, FL 33472. PHONE: 561-734-7300

CU-STRUCTURAL SOIL STORAGE PROCEDURE & REQUIREMENTS:
DELIVERED CU-STRUCTURAL SOIL SHOULD NOT BE PLACED IN FROZEN, WET, OR MUDDY SITES. PROTECT CU-STRUCTURAL SOIL FROM EXPOSURE TO EXCESS WATER AND FROM EROSION AT ALL TIMES. DO NOT STORE UNPROTECTED. PROTECT CU-SOIL DURING DELAYS OF CONSTRUCTION WITH PLASTIC OR PLYWOOD AS DIRECTED BY ENGINEER OR LANDSCAPE ARCHITECT. DO NOT ALLOW EXCESS WATER TO ENTER SITE PRIOR TO COMPACTION. IF WATER IS INTRODUCED INTO CU-SOIL FRYER GRADING, ALLOW WATER TO DRAIN TO OPTIMUM COMPACTION MOISTURE CONTENT.

CU-STRUCTURAL INSTALLATION REQUIREMENTS:
INSTALL CU-STRUCTURAL SOIL IN 6" LIFTS AND COMPACT EACH LIFT. COMPACT ALL MATERIALS TO AT LEAST 95 % PROCTOR DENSITY FROM A STANDARD COMPACTION CURVE, AASHTO T 99 (ASTM D 698).

TREE ROOT BARRIERS:
INSTALL CONTINUOUS TREE ROOT BARRIERS TO THE FULL STRUCTURAL SOIL DEPTH, AS NEEDED TO KEEP FUTURE ROOT GROWTH FROM DAMAGING THE ADJACENT HARDSCAPES. USE DEEPROOF BRAND OR APPROVED EQUAL. SEE MANUFACTURERS SPECS FOR INSTALLATION GUIDELINES.



NEW TREE - 1 YEAR MAINTENANCE PLAN

- WATER:
ALL NEW TREES TO BE ON AN AUTOMATED IRRIGATION SYSTEM WITH A RAIN SENSOR.
1ST MONTH - WATER EVERYDAY.
2ND THROUGH 6TH MONTHS - EVERY OTHER DAY.
7TH THROUGH COMPLETE YEAR - 2 TIMES A WEEK.
NOTES: ADJUST IRRIGATION DURATION TIMES TO ENSURE THAT TREE'S ROOT BALL IS COMPLETELY SATURATED WITH WATER. IRRIGATION WATER FREQUENCY AND DURATIONS MAY VARY DUE TO TIME OF YEAR AND CLIMATE CONDITIONS.

- FERTILIZER:
USE AGRIFORM SPECIAL FERTILIZER, 8-2-12, FROM ATLANTIC FERTILIZER, 1 LBS. PER INCH CALIPER OF TREE EVERY 3 MONTHS.

- MULCH:
INSPECT AND REPLACE MULCH AFTER 6 MONTHS WITH APPROVED EUCALYPTUS OR MELALEUCA MULCH ONLY. NO NEED TO COVER OR COVER MULCH TO BE USED.

- STAKING & PRUNING:
PRUNE ONLY CRITICAL BRANCHES (DEAD OR BROKEN).
STAKING AND BRACING:
INSPECT ALL TREE TIES AND STAKING AND ADJUST AS NEEDED. REMOVE ANY STAKING MATERIAL THAT IS IN CONTACT WITH TREE AFTER A PERIOD OF NO MORE THAN 6 MONTHS AFTER INITIAL PLANTING. STAKING SHOULD BE WELL ESTABLISHED BY THEN.

- MAINTENANCE:
ALL NEWLY INSTALLED PLANTING MATERIAL WILL BE MAINTAINED IN A CONDITION THAT MEETS OR EXCEEDS FLORIDA GRADE #1 AND HAS A (60) YEAR REPLACEMENT GUARANTEE.

PLANTING SPECIFICATIONS AND WARRANTIES

- The demolition of existing plant material must be marked with spray paint by Landscape Architect (L.A.)
- All trees and palms to be laid out by Landscape contractor in the field with stakes and spray paint. To be reviewed and approved by (L.A.)
- Plant list is for information only. If there are any discrepancies between "plant quantities" on plan versus "plant list", the plans will take priority. Notify L.A. of any discrepancies prior to planting.
- Only unit price installed planting bids based on Landscape Architect's planting plans and Plant List will be accepted. Owner retains the right to remove portions of the work from the contract and / or create separate contracts for pricing of the project. Landscape Architect reserves the right to deny any and all bids when such rejections are in the best interest of the owner.
- All plant material must be Florida #1 or better, unless specified as "character" or with written approval from L.A.
- Landscape contractor to submit planting product and / or sample substrate for L.A. approval prior to purchasing. Substrate to include nursery source & photographs with measuring tape and / or person standing next to plant material for scale reference.
- All planting beds must be free of surface rock over 1/2" diameter, prior to mulching.
- Planting beds should receive 12" of "Geomatic Mix" planting soil, 8" minimum if subgrade soils are of good quality and a thinner profile is approved by the L.A. in advance.
- Planting soil specification: Geomatic General Planting Mix (20% Florida Peat, 10% AtlasGrow, 20% Coarse Sand, 20% 61 Band, and 30% Finebank), Landscape contractor to submit sample to be approved by L.A. - Found at: ATLAS Peat & Soil, Inc. 561-734-7300
- Roottop soil specification: Geomatic Roottop Mix (25% Coarse Ortona Sand, 25% Medium APB Sand, 20% Finebank, 20% FLA Peat, 8% Rice Rock, and 2% Mani), Landscape contractor to submit sample to be approved by L.A. - Found at: ATLAS Peat & Soil, Inc. 561-734-7300
- Fertilize all plants with Osmocote "Sierra Blend" 18-7-10: 1/2 hand full for 1 - 3 gallons, 1 hand full for 7-20 gallon, and 4 hands full for ball and burlapped (B & B) material.
- Fertilize all B & B material with 10 "Agiform" tablets or equal.
- Mulch all landscape areas with 2-1/2" - 3" of Eucalyptus or Melaleuca mulch. (No cypress or red cedar mulch)
- All sod areas laid with St. Augustine Palmetto to be hand raked prior to installing the sod.
- All sod areas to be top dressed with 2" of 70/30 Coarse Construction Sand / Florida Peat - prior to sodding.
- Landscape contractor to submit sample to be approved by L.A. in advance.
- All Plant material, excluding Sod, to be warranted from date of acceptance, as follows: Shrubs and Groundcovers for 90 days, Large shrubs (over 10 gal) and Small palms for 180 days, and B&B material for 360 days provided the plant material maintenance provided by Landscape contractor.
- Notice of God (Hurricanes) and other causes beyond the control of the Landscape contractor are not covered.
- All warranties to run concurrently, beginning upon Landscape architect's final acceptance of the installation, unless owner or general contractor (G.C.) requires construction phasing beyond control of the installer.
- Installer to notify Owner, G.C. and / or L.A. of any partial completion due to phasing.
- All materials stored on site are the property of the installer until accepted by owner. Owner is not responsible for theft, unless notified in writing prior to installation and security arrangement agreed to.
- Watering is the responsibility of the installer during the installation and until final acceptance.
- Landscape contractor is responsible for coordinating their work with Irrigation contractor.
- Landscape contractor is responsible to assure irrigation installation is properly progressing, and in the end adequate for good growth. The owner or G.C. must be notified in writing of any problems with irrigation phasing or performance.
- Any existing irrigation to be brought to a good functioning standard to ensure proper watering of new material. Modify and repair as needed, to adapt to renovated plantings. Verify compliance with rain sensor & vacuum breaker.
- All landscape areas must be on an automatic irrigation system from time of installation, with 100% coverage and 100% overlaps, with rain sensors per city codes.
- Landscape contractor to exercise extreme care when digging and performing other work so not to damage any existing work such as underground and overhead utilities (fiber optic, electrical, gas, sewage, irrigation & plumbing). In the event of planting conflicts the L.A. or Owner's authorized representative to be notified to provide alternate locations of planting or utility / obstruction conflicts. ALWAYS call 811 before any underground excavation.
- Landscape contractor is responsible for immediate repair of any damage caused by their installation.
- Landscape contractor is responsible for working with the general contractor to assure that all cementitious containers and other construction debris are removed from all soils.
- In planting beds, particularly with burlapped material, Landscape contractor to excavate existing soils to a minimum depth of 12" and backfill with 12" of planting soil. In sod areas, Landscape contractor to de-compact soil with backhoe teeth to a depth of 6" and add 2" min. of top soil for sodding.
- All circular pits to be excavated with vertical sides for all plants, except for hedges & planting beds. The diameter of these pits for trees and shrubs to be 1/3 larger than the diameter of the root ball.
- All tree pits to have the soil removed in the amount of 1/3 larger than the root ball of the tree and replaced with approved specified soil.
- All Palm tree pits to have the soil removed in the amount of 1/3 larger than the root ball of the palm and replaced with clean yellow sand.
- All Tree & Palm pits to be excavated with a backhoe only. Absolutely no use of augers.
- All cypress or fill sand left over from filling building pads or other construction - must be removed from landscape areas due to its very poor drainage characteristics.
- All trenches from electrical, gas, water, irrigation or any other utilities - must be back-filled with coarse sand or larger aggregate - No cypress or fill sand within 36" of surface grade.

ROOT PRUNE & TRANSPLANTING SPECIFICATIONS

- Root prune 50% of tree's root ball to a minimum depth of 30" - 48" as feasible. Root prune remaining 50% of root ball in 1/3 - 30 days. Allow ample root regeneration for a total of 2 months minimum prior to transplanting as feasible.
- Trim all cut, frayed roots with clippers leaving clean cuts. Use "Bassall" or chainsaw with sharp blades for cutting large roots leaving no shredded root ends.
- Wrap root balls with shrink wrap plastic & backfill with soil mixture: (70% lake Wales silica sand & 30% Florida peat moss). Fill & pack tightly any remaining voids between plastic & root ball covering all cut roots with soil mixture.
- Backfill the outside areas of root prune trench with existing soil to hold plastic firmly against newly wrapped root ball. Stakes & mark out the excavation trench to be able to locate wrapped root ball to minimize any disturbance when harvesting for transplanting.
- Water three times per week for next 2 months or until trees are ready to move.
- Water daily for duration of overall job will be required. Having irrigation bubblers as part of automatic irrigation system for post construction can supplement additional dranching, but are not a substitution.
- Use root stimulant root dranching solution on trees root pruned areas, ("Superthrive" & "Keyplex Polygestart"), mixture per manufacturers specifications based on application frequency.
- Root prune dranching schedule: every 2-3 weeks, 3 applications.
- Harvest trees 8 to 10 weeks depending on size, consult with L.A. prior to moving on schedule.
- Re-dig holes well outside the plastic plant wrap being careful not to disturb or tear, preserving root ball, re-wrap if needed for transplanting.
- In digging trees, break off large pieces of existing coral rock, 1/3 - 36" deep as feasible, by under cutting ball. Do not peel ball off rock. If necessary, the horizontal chipping or drilling may be required to break off specimen oak tree's root ball at a minimum 30" depth.
- Replant transplanted trees and palms at correct height in new location, keeping original root ball crown exposed.
- Properly wrap and strap trees and palms to lifting equipment in such a way as to not tear cambium layer and excessively disfigure appearance.
- Trees that are not properly lifted and die due to girdling, compression or excessive damage to the cambium layer will be charged to the G.C. and Sub-contractor at a rate of \$500 per caliper inch.
- Remove plastic, backfill with 50% existing soil blended with 50% planting soil plus 1/2 bale of Canadian peat moss. Backfill, sink, place in agriform fertilizer tablets per recommendations, brace, and trim broken branches and fronds as needed, brace per specification.
- All Transplanted trees to have tree barrier protection installed prior to new development construction commencement.
- See Mitigation / Planting Plans for All Tree transplanted locations and tree mitigation requirements.



PLANTING DETAILS



2332 GALLIANO STREET - 2ND FLOOR
CORAL GABLES, FLORIDA 33134
PHONE: (305) 466-0488

SEAL:

LANDSCAPE PLANTING DETAILS

6-1/2" TITLE

THE JAMES NAUTILUS
1825 COLLINS AVENUE
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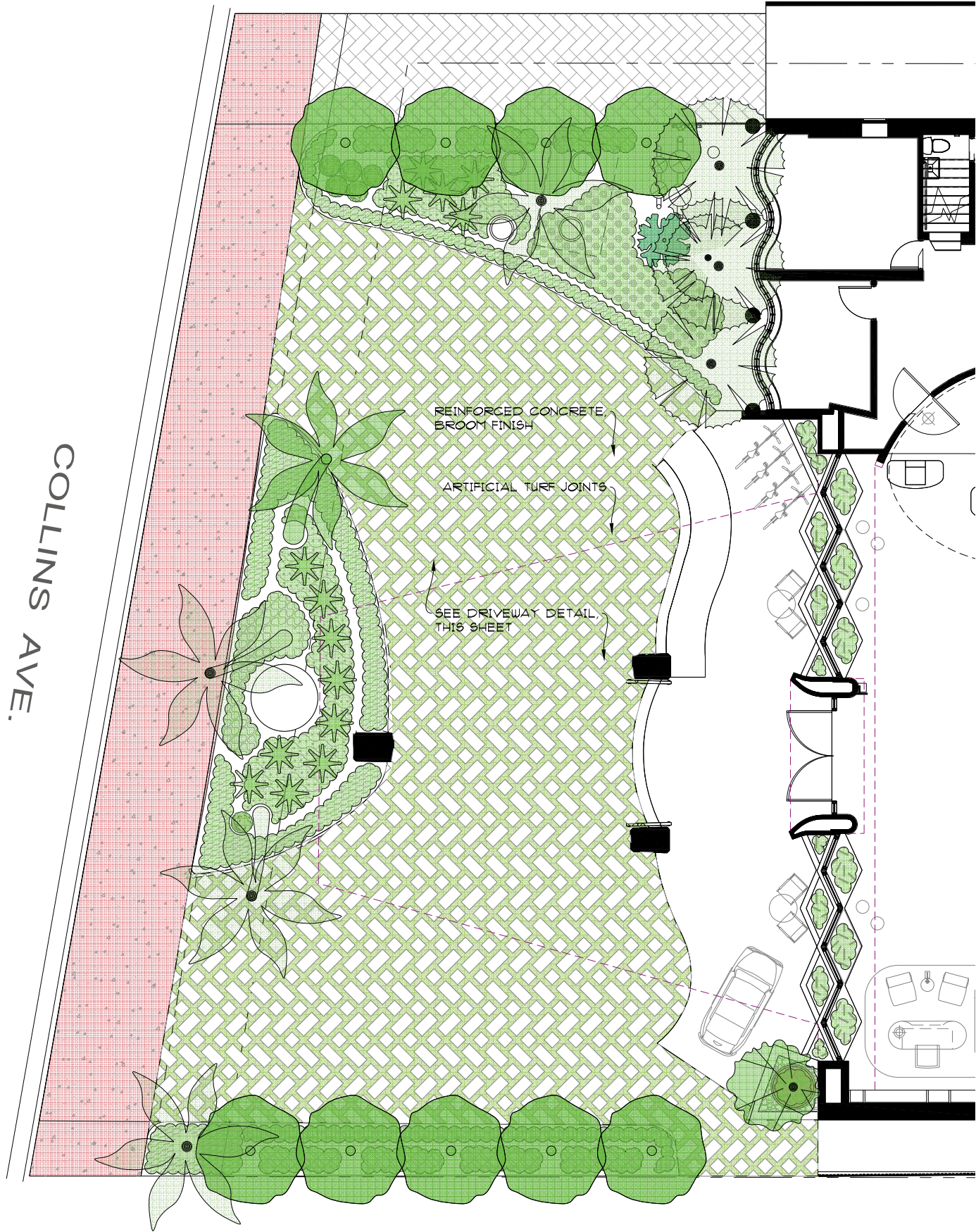
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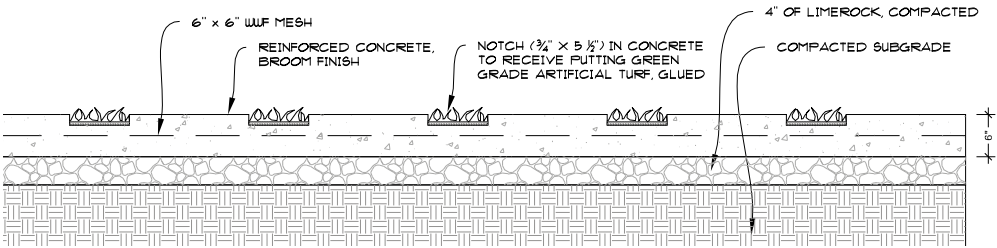
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ARRIVAL AREA - HARDSCAPE
SCALE: 3/16" = 1'-0"



ARTIFICIAL TURF JOINTS CONCEPT IMAGE



DRIVEWAY DETAIL SECTION
SCALE: 1" = 1'-0"



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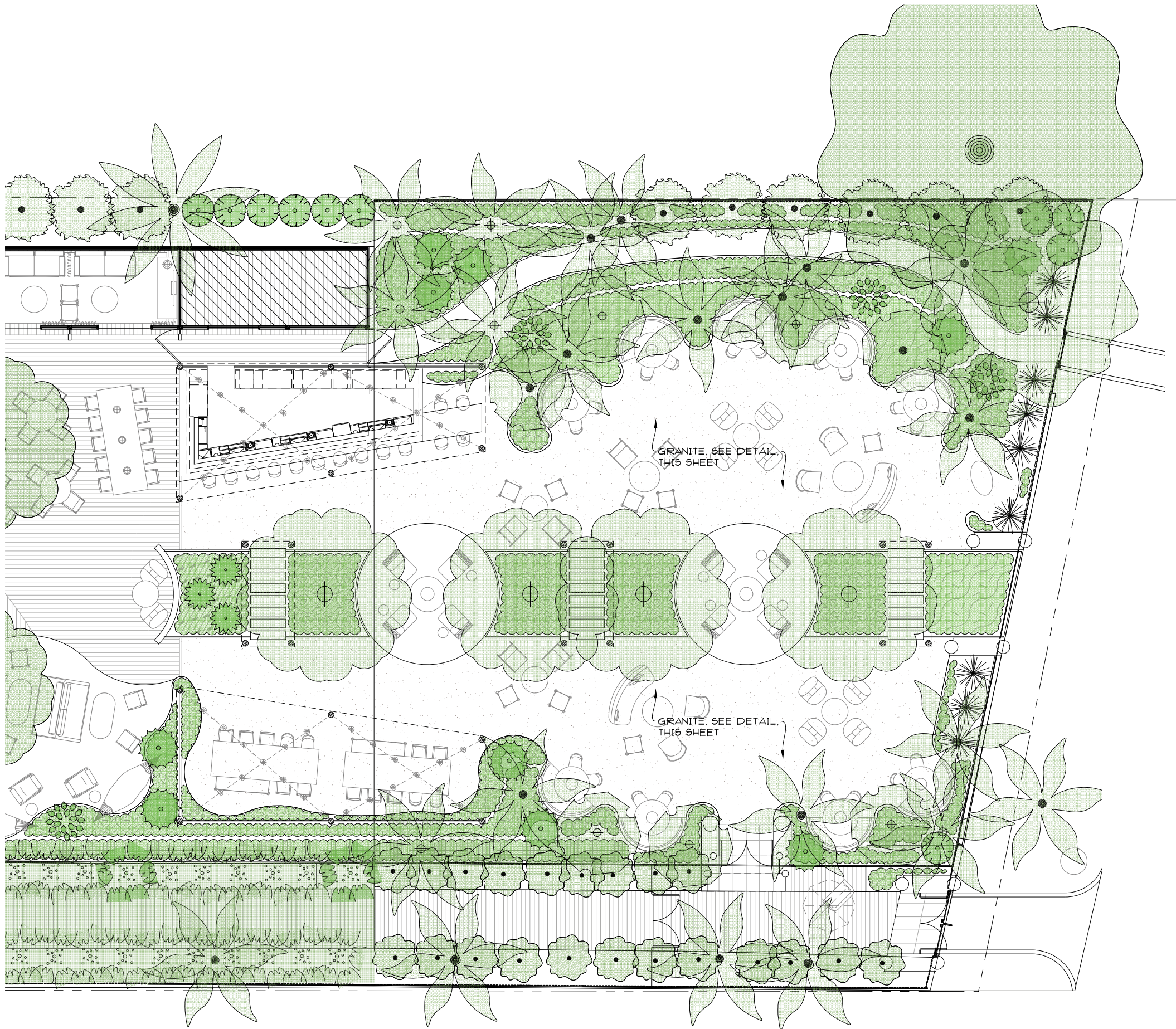
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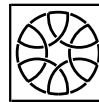
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BARLUME BEACH AREA - HARDSCAPE
SCALE: 3/16" = 1'-0"



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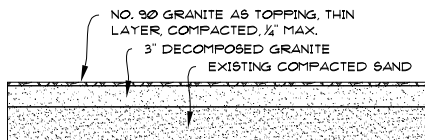
SEAL



DECOMPOSED GRANITE



NO. 90 GRANITE



DETAIL SECTION
SCALE: 1" = 1'-0"

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PROJECT TITLE

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SHEET TITLE

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