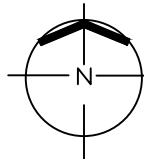
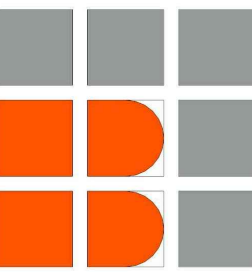


Landscape Plan
1" = 16'-0"



LA 101 Landscape Plan
LA 102 Landscape Notes,
Details & Legend
LA 103 Tree Survey /
Disposition Plan
LA 104 Grading /
Contour Plan



BALLI-TRAUTMAN
ARCHITECTS

ARCHITECTURE - INTERIORS - CONSTRUCTION

SEAL

BALLI-TRAUTMAN ARCHITECTS LLC
AA26002968
GIORGIO LUIGI BALLI AR13951
DAVID SCOTT TRAUTMAN AR15045



VIRTUS LLC
NEW RESIDENCE
4430 NAUTILUS DRIVE
MIAMI BEACH, FLORIDA

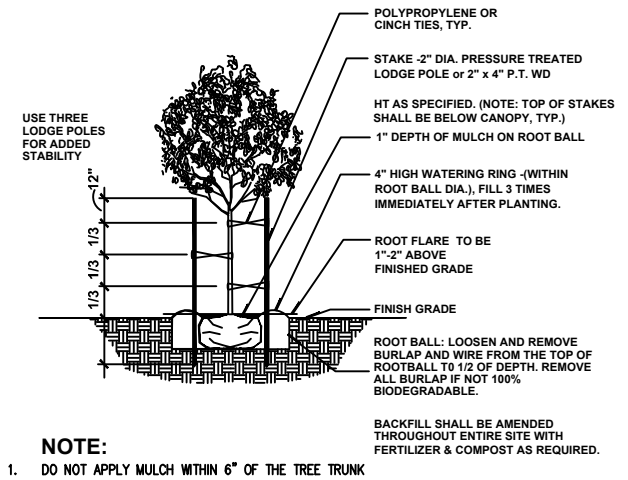
ISSUE DATE:
08.03.18

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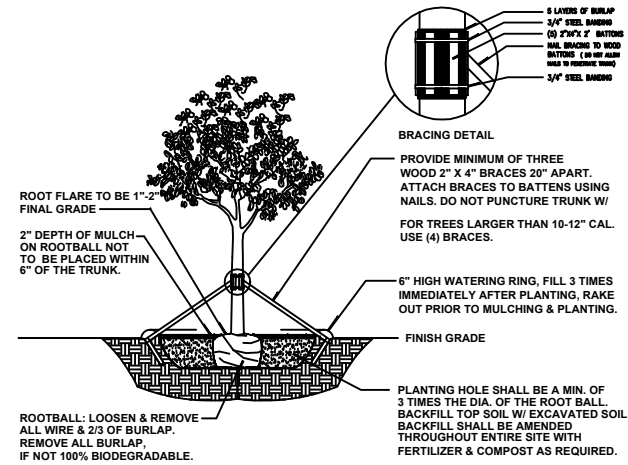
Landscape
Plan

SHEET NUMBER

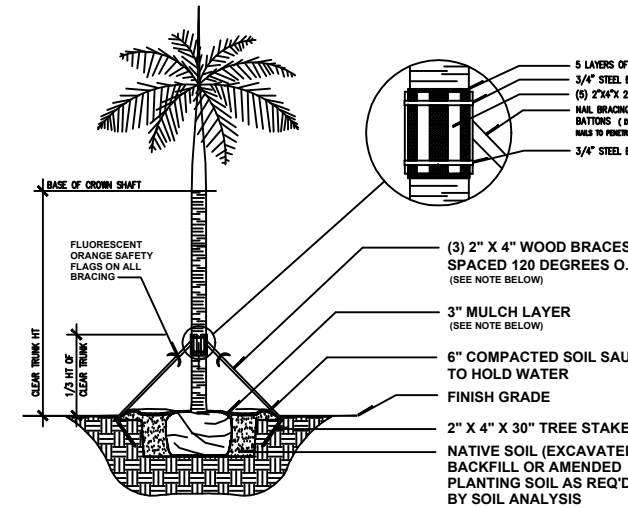
LA 101



Tree Planting & Bracing Detail With A Caliper up to 2.5" N.T.S.



City of Miami Beach Tree Planting & Bracing Detail Caliper of 2.5" or Greater N.T.S.



Typical Palm Planting Detail N.T.S.

Shrub/Groundcover Detail N.T.S.

LANDSCAPE ARCHITECT'S PLANT / PLANTING NOTES

- ALL PLANT MATERIAL TO BE FLORIDA GRADE NO. 1 (FG #1) OR BETTER FLORIDA DEPARTMENT OF AGRICULTURE GRADES AND STANDARDS; PARTS I AND II, 5th EDITION: 2015. RESPECTIVELY.
- TWO MEETINGS, PRE-INSTALLATION & SUBSTANTIAL COMPLETION, SHALL BE REQ'D DURING INSTALLATION/CONSTRUCTION PROCESS. PRE-INSTALLATION MEETING SHALL BE SCHEDULED W/ LANDSCAPE ARCHITECT, TWO WEEKS PRIOR TO INSTALLATION.
- A MUNICIPALLY APPROVED LANDSCAPE PLAN IS A LEGAL & BINDING DOCUMENT. NO CHANGES SHALL BE MADE WITHOUT PRIOR NOTIFICATION & SUBSEQUENT WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT & GOVERNING MUNICIPLAITY. (IF REQ'D)
- LANDSCAPE PLAN SHALL BE INSTALLED IN COMPLIANCE WITH ALL LOCAL/ PERTINENT CODES.
- LANDSCAPE CONTRACTOR SHALL REVIEW ALL DRAWINGS AND PREPARE ONES OWN QUANTITY COUNTS (PRIOR TO BID COST AND COMPARE TO ARCHITECT'S PLANT LIST). LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ATTAINING ACCURATE COUNT OF PLANT MATERIALS SPECIFIED. IN THE EVENT OF DISCREPANCIES, LANDSCAPE CONTRACTOR SHALL BRING TO THE ATTENTION OF LANDSCAPE ARCHITECT. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF THE LANDSCAPE PLAN. LANDSCAPE PLAN SHALL TAKE PRECEDENCE OVER PLANT LIST.
- LANDSCAPE CONTRACTOR SHALL LOCATE AND VERIFY ALL UNDERGROUND UTILITIES PRIOR TO DIGGING, SUNSHINE STATE ONE CALL OF FLORIDA (800) 432-4770.
- ALL TREES TO BE STAKED IN A GOOD WORKMANLIKE MANNER, NO NAIL STAKING IN TRUNKS PERMITTED. ALL GUYING & STAKING TO BE REMOVED WITHIN 12 MONTHS AFTER PLANTING.
- ALL PLANTING BEDS TO BE WEED AND GRASS FREE. ALL CONSTRUCTION DEBRIS SHALL BE REMOVED.
- ALL INVASIVE EXOTIC PLANTS (CAT.1) TO BE REMOVED FROM SITE, PRIOR TO LANDSCAPE ARCHITECTS' FINAL INSPECTION. REFER TO FLORIDA EXOTIC PEST PLANT COUNCIL (FLEPPC) 2015 LIST OF EXOTIC PLANT SPECIES, CAT.#1, ONLY.
- ALL SOD SHALL BE ST. AUGUSTINE 'FLORATAM' SOLID SOD, (UNLESS OTHERWISE NOTED) AND LAID WITH ALTERNATING AND ABUTTING JOINTS. SOD SHALL BE LAID OVER A 2" LAYER OF TOPSOIL. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT, PRIOR TO INSTALLATION.
- MULCH SHALL BE SHREDDED PINE, EUCALYPTUS OR FLORIMULCH (100% MELALEUCA) APPLIED AT A MIN. DEPTH OF 3" OVER PLANTING BEDS. MULCH SHALL NOT APPLIED OVER ANNUAL PLANTING BEDS. MULCH SHALL NOT BE PLACED WITHIN 6" OF TREE & PALM TRUNKS. TOP OF MULCH SHALL NOT EXCEED HEIGHT OF ADJACENT PAVED SURFACES.
- ALL PLANTED AREAS TO RECEIVE 100% COVERAGE BY AN AUTOMATIC IRRIGATION SYSTEM, WITH A MINIMUM OF 50% OVERLAP. RAIN SENSOR TO BE PROVIDED. IRRIGATION SYSTEM TO BE INSTALLED IN COMPLIANCE W/ FLORIDA BUILDING CODE, (FBC), LATEST EDITION. BUBBLERS SHALL BE INSTALLED ON ALL NEW OR RELOCATED & INSTALLED TREES & PALMS TO AID IN THEIR ESTABLISHMENT. REFER TO IRRIGATION PLAN.
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL NEW TREES AND PALMS FOR A PERIOD OF 1-YEAR FROM THE DATE OF INITIAL ACCEPTANCE.
- ALL GUYING & STAKING SHALL BE REMOVED FROM ALL TREES AND PALMS WITHIN TWELVE MONTHS AFTER PLANTING. EXCEPTIONS REQUIRE WRITTEN AUTHORIZATION FROM THE CITY URBAN FORESTER.

City of Miami Beach Note:

Required Street Trees are subject to the review and approval of the C.I.P. office and P/W Greenspace Division prior to installation.

Plant List					
	Qty	Key	Botanical / Common Name	Description	Native Yes / No
Req'd Trees	6	CD	Coccoloba diversifolia / Pigeon Plum <i>Street Trees</i>	14' oa ht, 7' spr, 3" cal, 4' ct.	Yes
	3	CE	Conocarpus erectus / Green Buttonwood	12' oa ht, 6' spr, 2" cal.	Yes
	3	LL	Lysiloma latisdiliqua / Wild Tamarind	12' oa ht, 6' spr, 2" cal.	Yes
	3	BS	Bursera simaruba / Gumbo Limbo	14'-16' oa ht, 7' spr, 4" cal.	Yes
	2	CS	Cordia sebestena / Orange Geiger	12' oa ht, 6' spr, 2" cal.	Yes
Req'd Shrubs	(11) Req'd Trees Prov'd				
	74	POM	Podocarpus macrophyllus / Podocarpus	36" ht, 18" spr, 7 gal, full	No
	35	COU	Coccoloba uvifera / Seagrape	24" ht, 18" spr, 3 gal, full	Yes
	27	PIT	Pittosporum tobia / Green Pittosporum	18" ht, 18" spr, 3 gal, full	No
	108	PSL	Psychotria ligustrifolia / Dwarf Coffee	18" ht, 18" spr, 3 gal, full	Yes
Req'd Small Trees	(244) Req'd Shrubs				
	26	COU	Coccoloba uvifera / Seagrape	6' ht, 4' spr.	Yes
	(26) Req'd Tall Shrubs/Small Trees, 100% Native				
	1	DC	Dypsis cabadae / Cabada Palm	16'-18' oa ht, 8' spr, 5 trunks	No
	10	ASD	Asparagus densiflorus "Myers" / Foxtail Fern	18" ht, 18" spr, 3 gal.	No
Palms/Tropicals/ Groundcovers	18	SPP	Spathoglottis plicata / Purple Ground Orchid	18" ht, 18" spr, 3 gal.	No
	32	PGC	Philodendron Green Congo / Green Congo	24" ht, 24" spr, 3 gal.	No
	45	LIM	Liriope muscarie / Evergreen Giant Liriope	8" ht, 8" spr, 1 gal.	No

City of Miami Beach, Florida LANDSCAPE LEGEND Chapter 126- Landscape Ordinance			
Zoning District: <u>RS-4</u>		Net Lot Area: <u>.21</u> acres <u>9191.5</u> sf	
OPEN SPACE		REQUIRED	PROVIDED
Square Feet of open space required, as indicated on site plan:			
A. Net lot area= <u>9113.52</u> s.f. x <u>30</u> %= <u>2734</u> sf		A. 2734	A. 4436 (48%)
Total square feet of landscaped open space required by Chapter 126 -Table A			
B. Maximum lawn area (sod) permitted= <u>50</u> % x <u>2734</u> square feet=		B. 1367 sf	B. 1300 sf
C. No. of trees required per net lot acre: <u>RS-4 = 5 Trees (2 front, 3 rear)</u> + 1 tree per 1000 sf > 6000 sf. (0) exist. to remain		C. 5 +4 =9	C.11 prov'd
D. Less existing number of trees meeting minimum requirements: 30% Natives trees required= the number of trees required x 30% = 50% (min.) shall be low maintenance or drought & salt tolerant species. Diversity: 1-5 req'd= 2 16-20 req'd= 5 Species Req'd 6-10 req'd= 3 21-30 req'd= 6 11-15 req'd= 4 30+ req'd= 7		D. 0 Exist. 3 (2.7) 5 (4.5) 9=3 Species	D. 0 Exist. 11 11 4 Species
Palms may be planted in addition. Shall not count as req'd trees.			
E. Street trees (max. avg. spacing @ 20' o.c.): <u>95</u> linear feet along street / 20' = <u>4.75</u>		E. 5 (4.75)	E. 3 Existing
Palms may be planted in addition to req'd street trees. Do not count as req'd.			
F. Street trees located directly beneath power lines (max. avg. spacing @ 20' o.c.): <u>106</u> linear feet along street / 20' = <u>5.30</u>		F. 6 (5.30)	F. 6 Prov'd
G. Total number of trees provided C+D/E=		G. 20	G.20 Prov'd
H. Total number of trees req'd (C+D/E) x 12 = the number of shrubs req'd (18-24" ht) The number of shrubs required x 50% = the number of native shrubs req'd (One species cannot exceed 50% of the req'd total.) Shrubs shall be planted to screen equip. at a ht.= to the equip.		H. 240 120	H. 244 Prov'd 143 Prov'd
I. Large shrubs or small trees shall be planted at 10% of the req'd shrub total. & shall be in addition to the shrub total. 50% min. native req'd. Vines shall be a min. of 30" ht. One-to-one basis as a req'd shrub. Groundcovers and grasses shall be planted with a min. of 75% coverage.		I. 24/12	I. 26/26 Prov'd

- LA 101 Landscape Plan
- LA 102 Landscape Notes, Details & Legend
- LA 103 Tree Survey/Disposition Plan
- LA 104 Grading / Contour Plan

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BALLI-TRAUTMAN ARCHITECTS LLC
AA26002968

GIORGIO LUIGI BALLI
DAVID SCOTT TRAUTMAN

AR13951
AR15045

H.L. Martin, Landscape Architect, P.A.
LC# 26000404 LA #0001722

5965 SW 38th Street, Miami, Florida 33155
305.790-4372, himartinluigi@bellsouth.net

Herbert Lester Martin, Landscape Architect

VIRTUS LLC

NEW RESIDENCE

4430 NAUTILUS DRIVE
MIAMI BEACH, FLORIDA

ISSUE DATE:
08.03.18

SHEET TITLE
Landscape Notes, Details, & Legend

SHEET NUMBER
LA 102

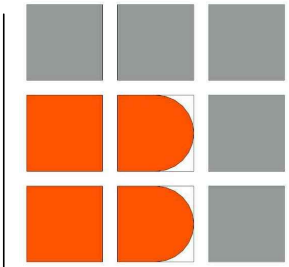
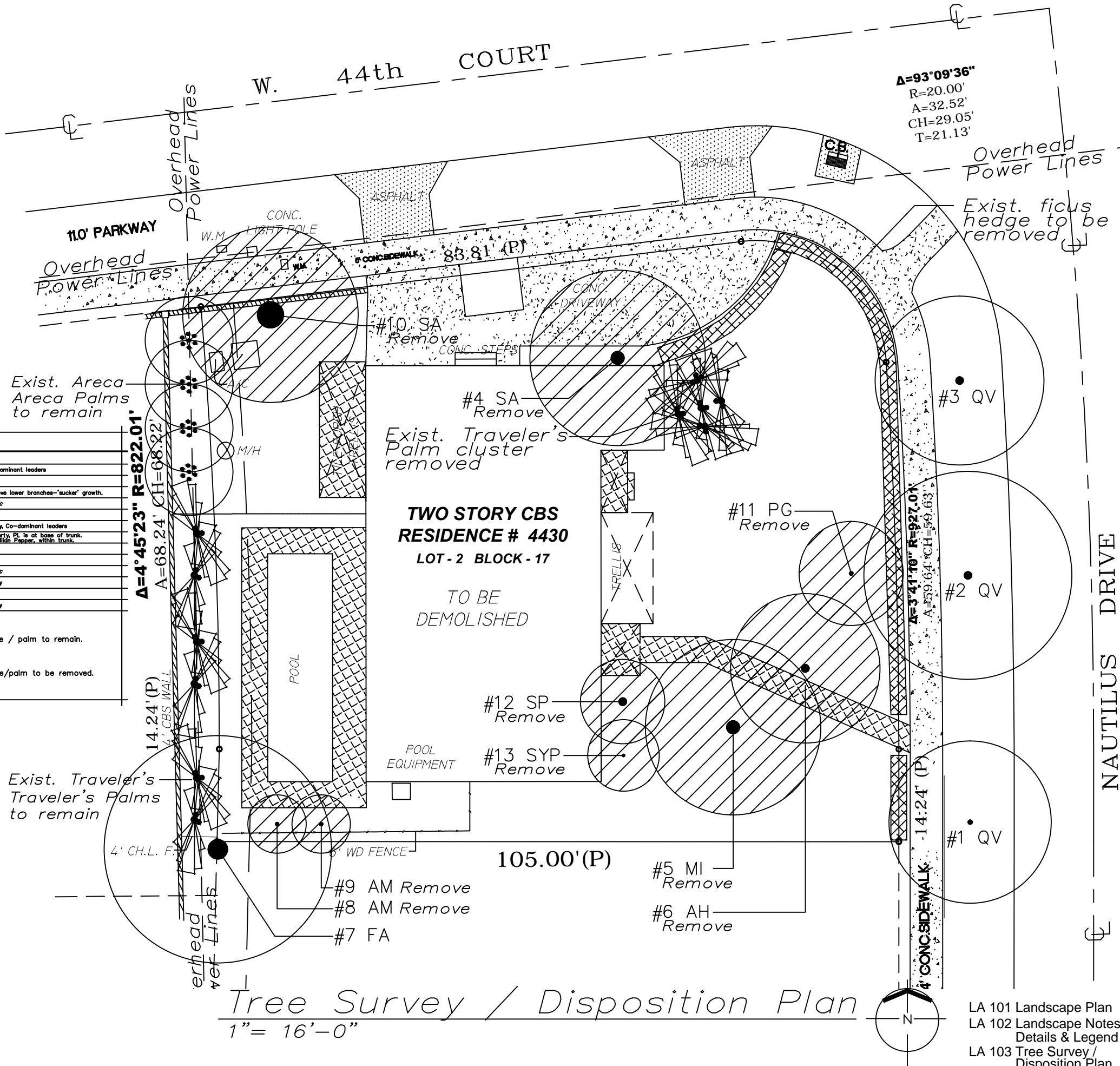
Tree Survey List									
Num	Botanical / Common Name	Disposition	WT	HT	DBH	Condition	Notes		
#1 QV	Quercus virginiana / Live Oak	In R/W	Remain	25'	25'	8"	Moderate	In R/W Co-dominant leaders	
#2 QV	Quercus virginiana / Live Oak	Remain	37'	32'	13"	Good	In R/W		
#3 QV	Quercus virginiana / Live Oak	Remain	25'	27'	16.5"	Good	In R/W Remove lower branches-"sucker" growth.		
#4 SA	Schefflera actinophylla / Umbrella Tree	---Remove---	35'	38'	14"	Invasive	Invasive Exotic		
#5 MI	Mangifera indica / Mango	---Remove---	35'	30'	14.5"	Good			
#6 AH	Artocarpus heterophyllus / Jackfruit	---Remove---	24'	22'	2 @ 5.5"	Moderate	Sparse canopy, Co-dominant leaders		
#7 FA	Ficus aurea / Strangler Fig	Remain	40'	36'	32"	Good	On adj. property, Pl. is at base of trunk. Remove Brazilian Paper, within trunk.		
#8 AM	Adonidia merillii / Christmas Palm	---Remove---	16'	9'	4.5"	Good			
#9 AM	Adonidia merillii / Christmas Palm	---Remove---	16'	9'	5.5"	Good			
#10 SA	Schefflera actinophylla / Umbrella Tree	---Remove---	35'	25'	44"	Invasive	Invasive Exotic		
#11 PG	Pavonia guajava / Guava	---Remove---	21'	15'	2 @ 3"	Moderate	Sparse canopy		
#12 SP	Sabal palmetto / Sabal Palm	---Remove---	30'	13'	14"	Good			
#13 SYP	Syzygium paniculata / Brush Cherry	---Remove---	10'	10'	4"	Moderate	Sparse canopy		

Note:

Trees #11-13 are not on Boundary Survey.
Added by LA following site visit on 07.05.18

Indicates existing tree / palm to remain.

Indicates existing tree/palm to be removed.



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Herbert Lester Martin, Landscape Architect

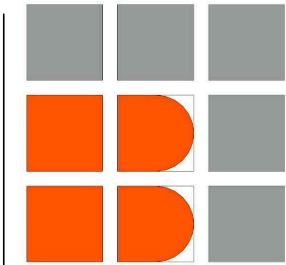
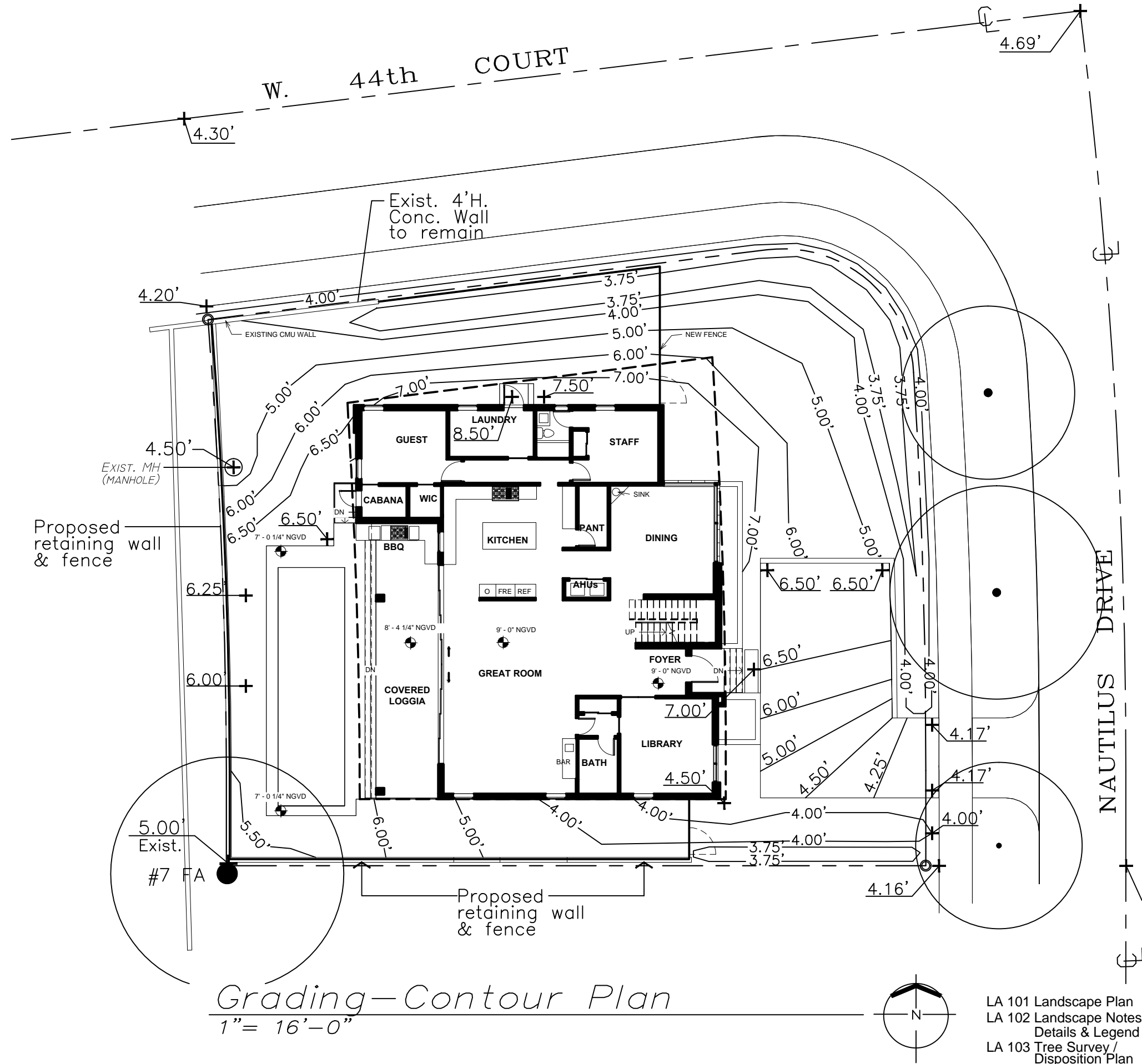
VIRTUS LLC
NEW RESIDENCE
4430 NAUTILUS DRIVE
MIAMI BEACH, FLORIDA

ISSUE DATE:
07.06.18

SHEET TITLE
Tree Survey/
Disposition
Plan

SHEET NUMBER

LA 103



BALLI-TRAUTMAN
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VIRTUS LLC
NEW RESIDENCE
4430 NAUTILUS DRIVE
MIAMI BEACH, FLORIDA

ISSUE DATE:
08.03.18

SHEET TITLE
Tree
Survey/
Disposition
Plan

SHEET NUMBER

LA 104

LA 101 Landscape Plan
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