



CHRISTOPHER CAWLEY
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Florida Landscape
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26000460

REVISION SCHEDULE



SALMANSON RESIDENCE
6626 ROXBURY LANE
MIAMI BEACH, FL 33141

SALMANSON RESIDENCE | 6626 ROXBURY LANE | MIAMI BEACH, FLORIDA

CLIENT / PROPERTY INFORMATION

Mr. David Salmanson

PROPERTY ADDRESS

6626 ROXBURY LANE
MIAMI BEACH, FL 33141

EXISTING VEGETATION SUMMARY

The existing vegetation located on the property is composed primarily of Coconut Palms, Alexander Palms and a large specimen Ficus nitida tree in the front of the property. All existing trees and palms are to be removed, aside from the (2) Royal Palms in the R.O.W. Mitigation and permits will be provided as per the C.M.B. Tree Preservation and Protection Ordinance.

SCOPE OF WORK

- Preservation of existing vegetation and landscape
- New clean and sophisticated landscape design to complement new residence

INDEX OF SHEETS

- L-0 Landscape Cover + Sheet Index
- L-1 Existing Tree Survey + Disposition Plan
- L-1.1 Existing Tree Disposition Chart + Arborist Report
- L-1.2 Existing Tree Variance Request
- L-2 Landscape Plan
- L-2.1 Landscape Notes + Details
- L-3 Plant Material Images
- L-4 Front Elevations
- L-4.1 Side Elevations
- L-4.2 Rear Elevation

CHRISTOPHER CAWLEY, RLA
Florida License LA 6666786

SCALE + NORTH ARROW:

DATE:

AUGUST 5, 2019

SHEET NO:

L-0



VISION SCHEDULE

HEET TITLE:

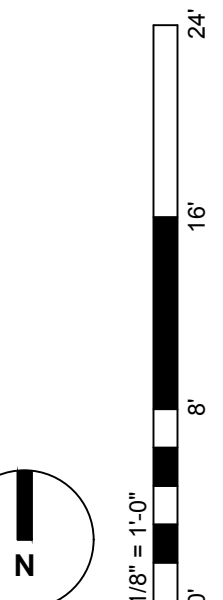
EXISTING TREE SURVEY + DISPOSITION PLAN

SALMANSON RESIDENCE
6626 ROXBURY LANE
SALMON FALLS, ID 83420

MIAMI BEACH, FL 33141

STEPHEN CAWLEY, RLA
Ida License LA 6666786

SCALE + NORTH ARROW:

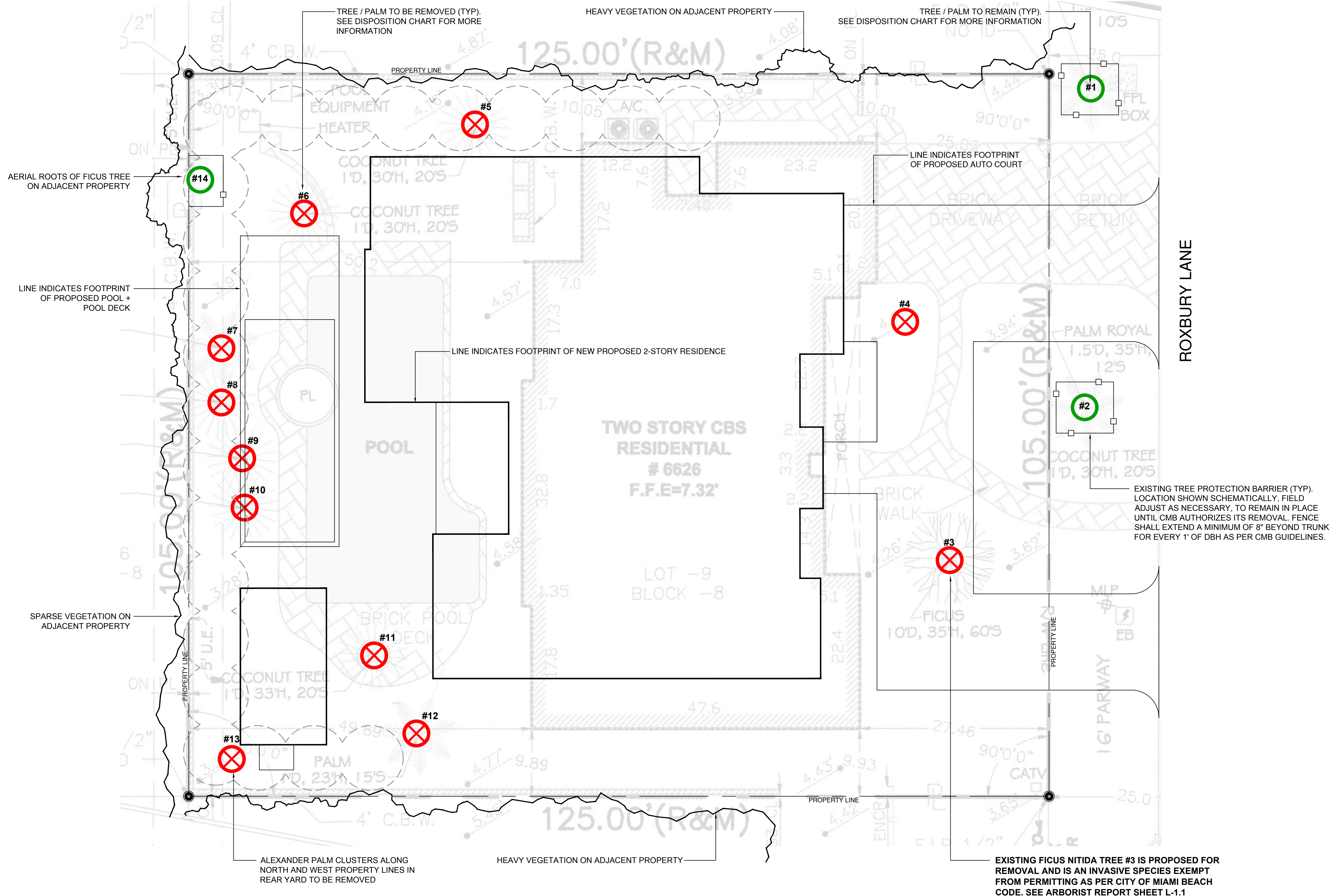


NOTE:

AUGUST 5, 2019

SHEET NO:




L-1



C.M.B. CHAPTER 46, DIVISION 2 - TREE INVENTORY + DISPOSITION PLAN NOTES

1. THIS 'EXISTING TREE INVENTORY + DISPOSITION PLAN' HAS BEEN PREPARED IN ACCORDANCE WITH THE CITY OF MIAMI BEACH, CHAPTER 46 - ENVIRONMENT, DIVISION 2, TREE PRESERVATION AND PROTECTION ORDINANCE.
2. EXISTING TREE, PALM, AND VEGETATION INFORMATION AS INDICATED HAS BEEN PREPARED AS AN OVERLAY ON THE SURVEY PREPARED BY LEVEL-TECH SURVEYORS, INC.. DATED 05.07.19
3. THE INFORMATION AS PRESENTED HEREIN HAS BEEN FIELD VERIFIED BY THE LANDSCAPE ARCHITECT ON 05.14.19
4. MIAMI BEACH P+Z MUST APPROVE LANDSCAPE PLANS PRIOR TO REMOVING ANY TREES OR PALMS WITH A DBH BETWEEN 6" AND 12" INCHES. A WRITTEN TREE REMOVAL PERMIT IS REQUIRED FROM CITY OF MIAMI BEACH GREENSPACE MANAGEMENT / P.W FOR THE REMOVAL OF TREES / PALMS WITH A DBH GREATER THAN 12" INCHES OR IN THE R.O.W.
5. THE OWNER RESERVES THE RIGHT TO REMOVE ANY VEGETATION NOT LOCATED WITHIN THE CITY R.O.W. w/ A D.B.H. OF LESS THAN 6" WITHOUT OBTAINING A TREE REMOVAL PERMIT.

C.M.B. EXISTING TREE SURVEY LEGEND

-  TREE or PALM TO BE REMOVED
-  TREE or PALM TO REMAIN. PRESERVE + PROTECT
-  TREE or PALM PROTECTION FENCE

AS PER CITY OF MIAMI BEACH COMMENTS AND MEETINGS WITH CMB FORESTER, A VARIANCE HAS BEEN REQUESTED FROM MDC DERM TO PRESERVE + PROTECT FICUS NITIDA TREE #3
SEE SHEET L-1.2

HOWEVER, BASED ON PRELIMINARY DISCUSSIONS WITH DERM IT IS ANTICIPATED THAT THE VARIANCE WILL BE DENIED. THEREFORE, THE NEW LANDSCAPE DESIGN CALLS FOR NEW NATIVE CANOPY MAHOGANY TREES TO OFFSET MITIGATION LOSS.



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SHEET TITLE:

EXISTING TREE
DISPOSITION
CHART +
ARBORIST
REPORT

SALMANSON RESIDENCE
6626 ROXBURY LANE
MIAMI BEACH FL 33141

JAMES LEGETTE
Certified Arborist, ISA
Registered Consulting Arborist, ASCA
President, Chief Arborist
Lauderdale Tree Service, Inc.
954-583-1888
www.lauderdaletreeservice.com
4320 S.W. 74th Avenue • Davie, Florida 33314

June 7, 2019

Via Email

Christopher Cawley, RLA, ASLA
780 NE 69th Street, Suite 1106
Miami, FL 33138

RE: 6626 Roxbury Lane, Miami Beach
Evaluation of Ficus Tree

Dear Mr. Cawley:

Pursuant to your request and authorization, representatives of this firm evaluated the large ficus tree in the front yard of the property. Our findings are as follows.

This tree is a *Ficus nitida* which is listed as a prohibited species by Miami-Dade County. While it is "exempt" from needing a permit from the City of Miami Beach for its removal, mitigation for the canopy loss will likely be required. The tree has a trunk diameter of ± 12' at breast height (DBH). The canopy is overgrown due to lack of maintenance and begins approximately 18' above ground and is approximately 50' in overall height. The total canopy area is approximately 7,800 square feet and extends approximately 25' over the roof of the house, 30' over the right-of-way and street, and 19' over the neighbor's property to the south (see attached photos). A large royal palm in growing through the canopy along the street (see Photo 2).

The root system is expansive and likely runs beneath the foundation of the house and beneath the asphalt in the street. A large amount of leaf matter has accumulated between the tree trunk and house slab which can create nuisance conditions (see Photo 6).

The tree does not appear to have any significant structural defects, trunk decay, or insect damage. It appears that the tree was cut back to a height of about 20' above ground after a storm event as evidenced by the branching pattern. In addition, there are some branches in the center of the canopy that were probably broken off during Hurricane Irma in 2017 and are now hanging down toward the ground. These broken branches have caused a hole in the center of the canopy and are hazardous (see Photos 7 & 8). Because of the overgrown canopy, the tree is subject to failure during a storm event.

If you have any questions regarding the above findings, please feel free to contact me.

Respectfully submitted,

James (Jim) LeGette, Certified Arborist, ISA #50-0502
Registered Consulting Arborist, ASCA #617



Photo 1 View looking west in front of house.



Photo 2 View looking south along Roxbury Lane. Note royal palm growing through canopy and canopy overhanging street.



Photo 3 View looking north along Roxbury Lane showing canopy overhanging into yard to the south.



Photo 4 Canopy overhanging roof.

Lauderdale Tree Service, Inc. James LeGette, ISA #SO-0502 4320 S.W. 74th Avenue Davie, FL 33314 tel. 954.583.1888	Project:	6626 Roxbury Lane						
	Sheet Name:	Site Photographs						
	Prepared For:	Chris Cawley						
	Address:	6626 Roxbury Lane						
	Project No.:	2019-10	Date:	8/7/19	Scale:	NTS	Sheet	1



Photo 5 Close up of the trunk basal area looking south.



Photo 6 Large buildup of leaf debris between the trunk and house slab.



Photo 7 Broken limbs ("hangers") in center of canopy.



Photo 8 Close up of broken limbs and hole in upper canopy.

Lauderdale Tree Service, Inc. James LeGette, ISA #SO-0502 4320 S.W. 74th Avenue Davie, FL 33314 tel. 954.583.1888	Project:	6626 Roxbury Lane						
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C.M.B. EXISTING TREE INVENTORY + DISPOSITION CHART - 6626 ROXBURY LANE

NUMBER	COMMON NAME	BOTANICAL NAME	SPECIMEN	D.B.H. (IN)	HEIGHT (FT)	SPREAD (FT)	CONDITION	DISPOSITION	CANOPY AREA	CANOPY LOSS / MT. REQ. (SF)	COMMENTS	PERMIT REQUIREMENTS P+Z, QPM, PW, N/A.
#1	Royal Palm	Roystonea elata	YES	+/- 18"	+/- 35'	+/- 10'	GOOD	RELOCATE	79 SF	0 SF	PRESERVE + PROTECT DURING CONSTRUCTION	N/A - NO PERMIT REQUIRED
#2	Royal Palm	Roystonea elata	YES	+/- 18"	+/- 35'	+/- 12'	GOOD	RELOCATE	113 SF	0 SF	PRESERVE + PROTECT DURING CONSTRUCTION	N/A - NO PERMIT REQUIRED
#3	Indian Laurel Fig	Ficus nitida	YES	+/- 10"	+/- 35'	+/- 60'	POOR	REMOVE	7,800 SF	7,800 x 2 = 15,600 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED	GREEN SPACE MANGMT / PW
#4	Jatropha Tree	Jatropha sp.	NO	+/- 10"	+/- 15'	+/- 7'	GOOD	REMOVE	39 SF	39 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED	MIAMI BEACH P+Z
#5	Coconut Palm	Cocos nucifera	YES	+/- 12"	+/- 30'	+/- 20'	GOOD	REMOVE	314 SF	314 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED	GREEN SPACE MANGMT / PW
#6	Coconut Palm	Cocos nucifera	YES	+/- 12"	+/- 30'	+/- 20'	GOOD	REMOVE	314 SF	314 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED	GREEN SPACE MANGMT / PW
#7	Coconut Palm	Cocos nucifera	YES	+/- 12"	+/- 18'	+/- 12'	GOOD	REMOVE	113 SF	113 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED	GREEN SPACE MANGMT / PW
#8	Coconut Palm	Cocos nucifera	YES	+/- 12"	+/- 29'	+/- 18'	GOOD	REMOVE	254 SF	254 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED	GREEN SPACE MANGMT / PW
#9	Coconut Palm	Cocos nucifera	YES	+/- 12"	+/- 29'	+/- 18'	GOOD	REMOVE	254 SF	254 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED	GREEN SPACE MANGMT / PW
#10	Coconut Palm	Cocos nucifera	YES	+/- 12"	+/- 29'	+/- 18'	GOOD	REMOVE	254 SF	254 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED	GREEN SPACE MANGMT / PW
#11	Coconut Palm	Cocos nucifera	YES	+/- 12"	+/- 33'	+/- 20'	GOOD	REMOVE	314 SF	314 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED	GREEN SPACE MANGMT / PW
#12	Coconut Palm	Cocos nucifera	YES	+/- 12"	+/- 23'	+/- 15'	GOOD	REMOVE	177 SF	177 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED	GREEN SPACE MANGMT / PW
#13	Alexander Palm cluster	Pythosperma elegans	NO	+/- 2" - 4"	+/- 30' - 40'	+/- 8'	GOOD	REMOVE	50 SF	0 SF	SMALL PALMS. NO MITIGATION REQUIRED	N/A - NO PERMIT REQUIRED
#14	Fig Tree	Ficus sp.	YES	+/- 24"	+/- 30'	+/- 20'	GOOD	REMAIN	314 SF	0 SF	PRESERVE + PROTECT DURING CONSTRUCTION	N/A - NO PERMIT REQUIRED

TOTAL MITIGATION REQUIRED: 17,633 SF
TOTAL MITIGATION PROVIDED: 11,250 SF

C.M.B. CANOPY MITIGATION NOTES

THE CANOPY MITIGATION OF 17,633 SF IS REQUIRED AS PER THE CITY OF MIAMI BEACH, CHAPTER 48 - ENVIRONMENT, DIVISION 2, TREE PRESERVATION and PROTECTION ORDINANCE. A TREE TRUST FUND SHALL BE PROVIDED AT THE TIME OF PERMITTING FOR ANY CANOPY MITIGATION SHORTFALL. TOTAL CANOPY MITIGATION OF 11,250 SF HAS BEEN PROVIDED.

CANOPY MITIGATION SUMMARY:

CATEGORY I TREES PROVIDED:
- (4) SPECIMEN NATIVE MAHOGANY TREES: 1,800 SF (MB category I @ 450 SF each)
- (30) NATIVE BAY RUM TREES: 9,000 SF (MB category I @ 300 SF each)

CATEGORY II TREES PROVIDED:
- (1) FRANGIPANI TREES: 150 SF (MB category II @ 150 SF each)

CATEGORY III TREES PROVIDED:
- (2) NATIVE SIMPSON STOPPER TREES: 200 SF (MB category III @ 100 SF each)

CATEGORY IV PALMS PROVIDED:
- (2) SATAKENTIA PALMS: 100 SF (MB category IV @ 50 SF each)

CHRISTOPHER CAWLEY, RLA
Florida License LA 6686789

SCALE + NORTH ARROW:

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L-1.1



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SHEET TITLE:

EXISTING TREE
VARIANCE
REQUEST

SALMANSON RESIDENCE
6626 ROXBURY LANE
MIAMI BEACH, FL 33141

CHRISTOPHER CAWLEY, RLA
Florida License LA 6666786

SCALE + NORTH ARROW:

DATE:

AUGUST 5, 2019

SHEET NO:

L-1.2

Biscayne Environmental, Inc.

Environmental and Land Development Consultants • Mitigation Design and Contracting

July 30, 2019

Via Email

Lee Hefty, Asst. Director
Miami Dade County, RER-DERM
701 NW 1st Ct. 4th Floor
Miami, FL 33136

RE: 6626 Roxbury Lane, Miami Beach
Variance Request from Sec. 24-49.9 County Code
BEI Project No.: 2019-10

Dear Lee,

This firm has been retained by the subject property owner to assist with the tree resource issues associated with the demolition of the existing house and construction of the new house. The property has palms and other ornamental trees including a large Ficus nitida, a prohibited species, in the front yard. As part of the City of Miami Beach's design review process, we had an arborist's evaluation prepared for this ficus tree (copy attached).

The City's Urban Forester has requested hat the ficus be preserved on site, not withstanding the fact that the tree is listed as a prohibited species which is required by Code to be removed at the time of new construction. Therefore, by way of this letter I am respectfully requesting a variance on the property owner's behalf from the provisions of Sec. 24-49.9 of the County Code to allow the tree to remain in place.

Please feel free to contact me if you have any questions regarding this matter, and also let me know if there are any fees associated with this variance request.

Sincerely,
BISCAYNE ENVIRONMENTAL, INC.


David Ettman
President

DE/ cs

cc: Chris Cawley, RLA
David Salmanson, Property Owner
Omar Leon, Urban Forester

1761 Cleveland Road • Miami Beach, Florida 33141 • Telephone 305-710-2359 • Email biscayneinc@bellsouth.net



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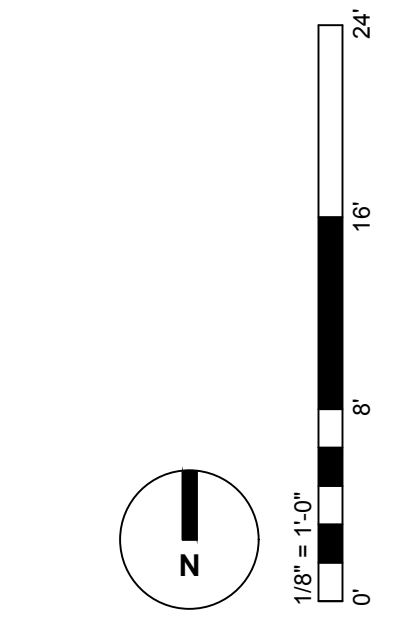
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LANDSCAPE
PLAN

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6626 ROXBURY LANE
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Florida License LA 6666789

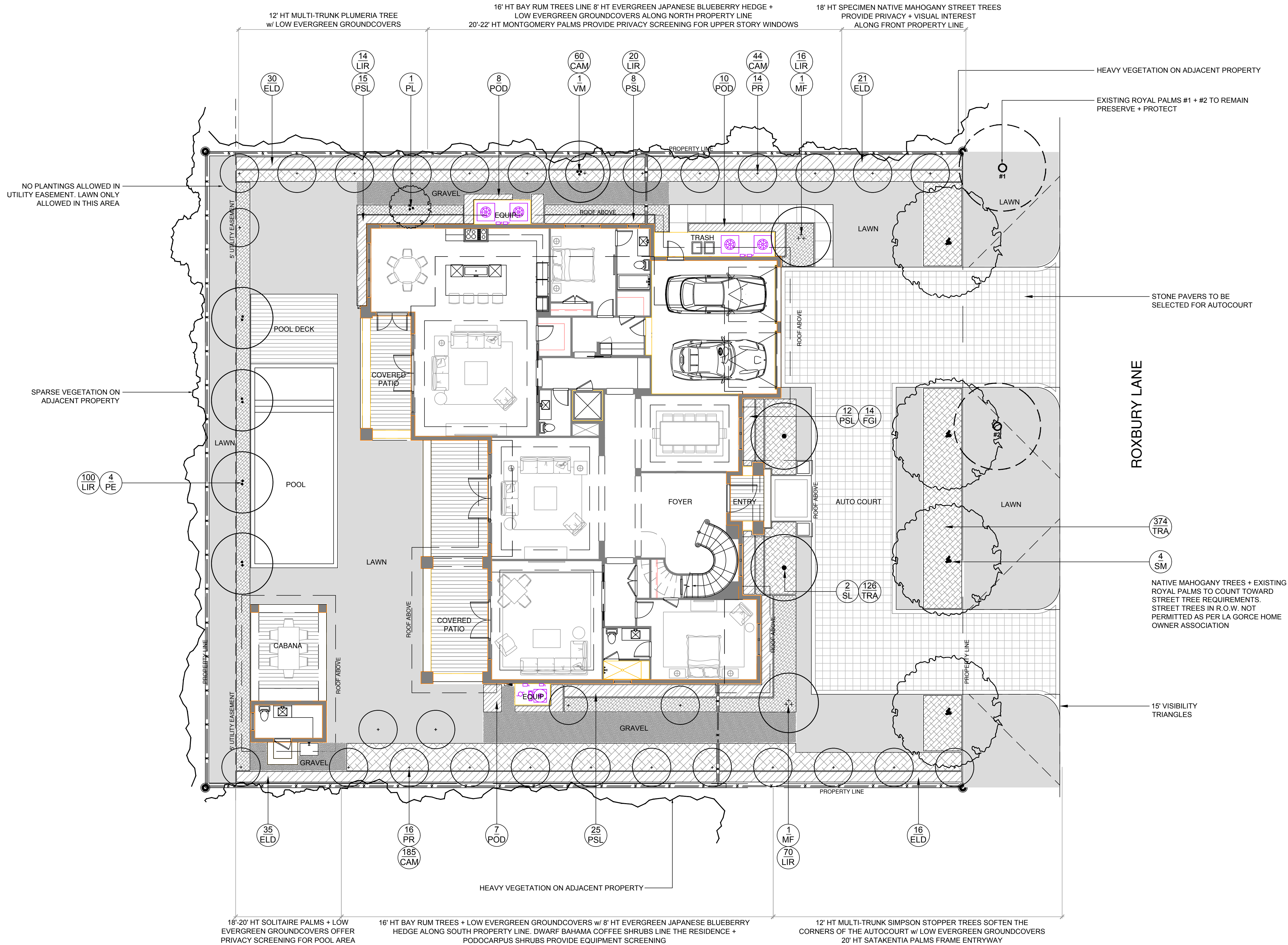
SCALE + NORTH ARROW:



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LANDSCAPE
NOTES +
DETAILS

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MIAMI BEACH FL 33141

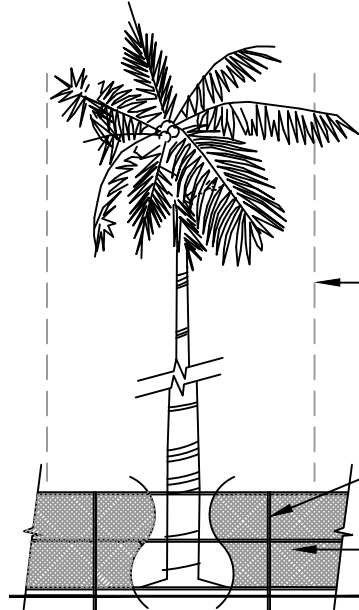
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SCALE + NORTH ARROW:

LANDSCAPE NOTES

- ALL PLANT MATERIAL SHALL BE FLORIDA GRADE NO. 1 OR BETTER.
- CONTRACTOR SHALL BECOME FAMILIAR WITH THE LOCATION OF, AVOID, AND PROTECT ALL UTILITY LINES, BURIED CABLES, AND OTHER UTILITIES.
- TREE, PALM, ACCENT AND BED LINES ARE TO BE LOCATED IN THE FIELD AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL PLANTING SOIL SHALL BE 50:50 TOPSOIL:SAND MIX, FREE OF CLAY, STONES, ROCKS, OR OTHER FOREIGN MATTER. THIS SPECIFICATION INCLUDES ALL BACKFILL FOR BERMS AND OTHER LANDSCAPE AREAS.
- THE SITE CONTRACTOR SHALL BE RESPONSIBLE TO BRING ALL GRADES TO WITHIN 2" OF FINAL GRADES. THIS SHALL INCLUDE A 2" APPLICATION OF 50:50 TOPSOIL:SAND MIX FOR ALL LANDSCAPE AND AREAS TO BE SODDED.
- ALL PLANTING BEDS SHALL BE MULCHED TO A DEPTH OF 2" WITH A SMALL GRAY GRANITE AGGREGATE FREE FROM WEEDS AND PESTS. NO 'CYPRESS MULCH' OR 'RED DYED MULCH' TO BE ACCEPTED. KEEP MULCH 3" AWAY FROM TREE OR PALM TRUNKS AS PER INDUSTRY RECOMMENDATIONS.
- SOD SHALL BE 'EMPIRE TURF' ZOYSIA GRASS IN ALL LAWN AREAS AS SHOWN ON THE PLANS. SOD SHALL BE STRONGLY ROOTED, FREE FROM WEED, FUNGUS, INSECTS AND DISEASE. CONTRACTOR SHALL SOD ALL AREAS AS INDICATED ON THE PLANS OR AS DIRECTED. PAYMENT SHALL BE DETERMINED BY THE TOTAL MEASURED SODDED AREAS X THE UNIT PRICE SUBMITTED AND FIELD VERIFIED. SOD SHALL CARRY A 5-MONTH WARRANTY.
- ALL TREES, PALMS, SHRUBS AND GROUNDCOVERS, AND SOD / LAWN SHALL CARRY A ONE-YEAR WARRANTY FROM THE DATE OF FINAL ACCEPTANCE.
- IRRIGATION SHALL PROVIDE FOR A 100% COVERAGE WITH 50% OVERLAP MINIMUM AND BE PROVIDED BY A FULLY AUTOMATIC IRRIGATION SYSTEM W/ RAIN MOISTURE SENSOR ATTACHED TO CONTROLLER. ALL FLORIDA BUILDING CODE APPENDIX "F" IRRIGATION REQUIREMENTS SHALL BE STRICTLY ADHERED TO FOR INSTALLATION AND PREVAILING WATER MANAGEMENT DISTRICT RESTRICTIONS AND REGULATIONS SHALL BE IN COMPLIANCE FOR POST-INSTALLATION WATERING SCHEDULES.

PALM PROTECTION FENCES SHALL BE CONSTRUCTED PRIOR TO ANY CONSTRUCTION ACTIVITY INCLUDING GRUBBING FOR ALL PALMS THAT ARE TO REMAIN, BE PROTECTED, or BE RELOCATED. NO ACTIVITY OR DISTURBANCE SHOULD OCCUR WITHIN THE FENCED AREAS, INCLUDING VEHICLE USE, STORAGE OF MATERIALS, DUMPING OF LIQUIDS OR MATERIALS, GRADE CHANGES, GRUBBING, AND MECHANICAL TRENCHING FOR IRRIGATION, ELECTRICAL, LIGHTING, ETC.



FENCE SHALL EXTEND A MINIMUM OF 8' BEYOND TRUNK FOR EVERY 1' OF DBH AS PER C.M.B. GUIDELINES.

PALM PROTECTION BARRIERS TO EXTEND BEYOND THE 'DRIPLINE' or TO THE 'CRITICAL ROOT ZONE AREA' OF ALL PALMS TO BE PROTECTED. EXTEND WHERE NECESSARY TO PROTECT PALM CANOPY ROOTS.

IN-GROUND METAL POLES AT 8' SPACING.

MINIMUM 4' HEIGHT PREMANUFACTURED CONTINUOUS CHAIN LINK FENCE BARRIER

PROTECTION DETAIL NOTE
CONTRACTOR TO INSTALL 'PALM PROTECTION FENCE BARRIERS' AROUND ALL EXISTING PALMS AT THE START OF THE PROJECT. BARRIERS TO REMAIN IN PLACE THROUGHOUT THE DURATION OF THE PROJECT AND SHOULD NOT BE REMOVED OR DROPPED FOR ANY REASON WITHOUT AUTHORIZATION FROM THE CITY OF MIAMI BEACH URBAN FORESTER + PLANNING + ZONING DEPARTMENT

C.M.B. PALM PROTEC. DETAIL (CHAINLINK)

N.T.S.

PROVIDE MINIMUM OF (3) WOODEN 4" X 4" STAKES 20' APART, PAINTED 'FLAT BLACK'. ATTACH STAKES TO BATTENS USING NAILS TAKING CARE NOT TO NAIL BATTENS TO TREE TRUNK. FOR TREES LARGER THAN 10-12" CALIPER UTILIZE (4) WOODEN 4" X 4" STAKES.

ROOT FLARE 1'-2" ABOVE FINAL GRADE.

2" MIN DEPTH COCO BROWN MULCH LAYER - REFER TO SPECIFICATION ON SAME SHEET. MULCH SHALL NOT BE PLACED WITHIN 6" OF TREE TRUNK.

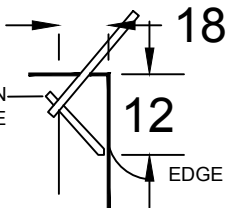
ROOTBALL LOOSEN AND REMOVE ALL WIRE AND 2/3 OF ANY BURLAP PRESENT. REMOVE ALL BURLAP IF IS NOT 100% BIODEGRADABLE.

FINISHED GRADE.

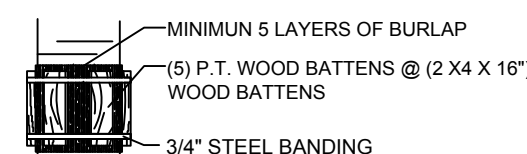
CONTINUOUS SOIL SAUCER AS REQUIRED TO CONTAIN WATER. FILL 3 TIMES IMMEDIATELY AFTER PLANTING, RAKE-OUT PRIOR TO MULCHING AND PLANTING.

PLANTING PIT SHALL BE A MINIMUM OF THREE-TIMES THE DIAMETER OF THE ROOTBALL.

BACKFILL TOP SOIL TYP. OF AREA. BACKFILL SHALL BE AMENDED THROUGHOUT ENTIRE SITE WITH FERTILIZER AND COMPOST AS REQUIRED.



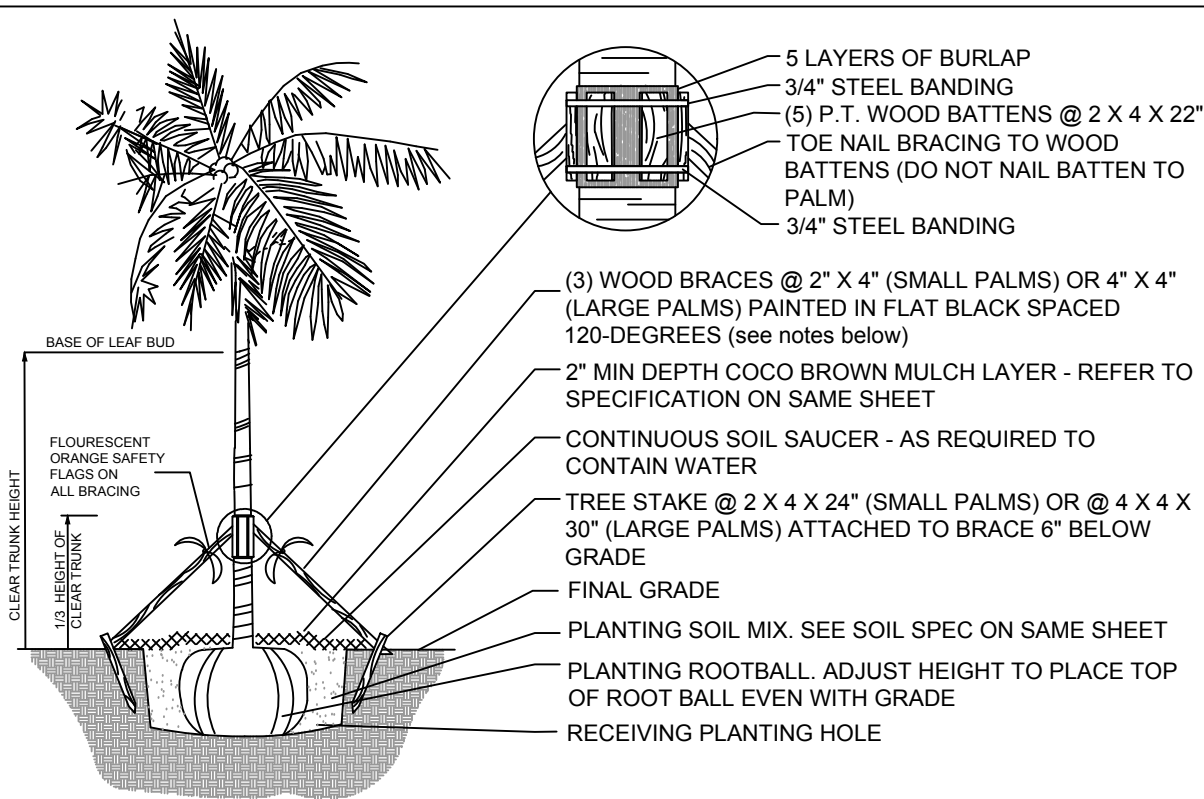
STAKING DETAIL, DETAIL 1



BRACING DETAIL, DETAIL 2

C.M.B. LARGE TREE PLANTING DETAIL

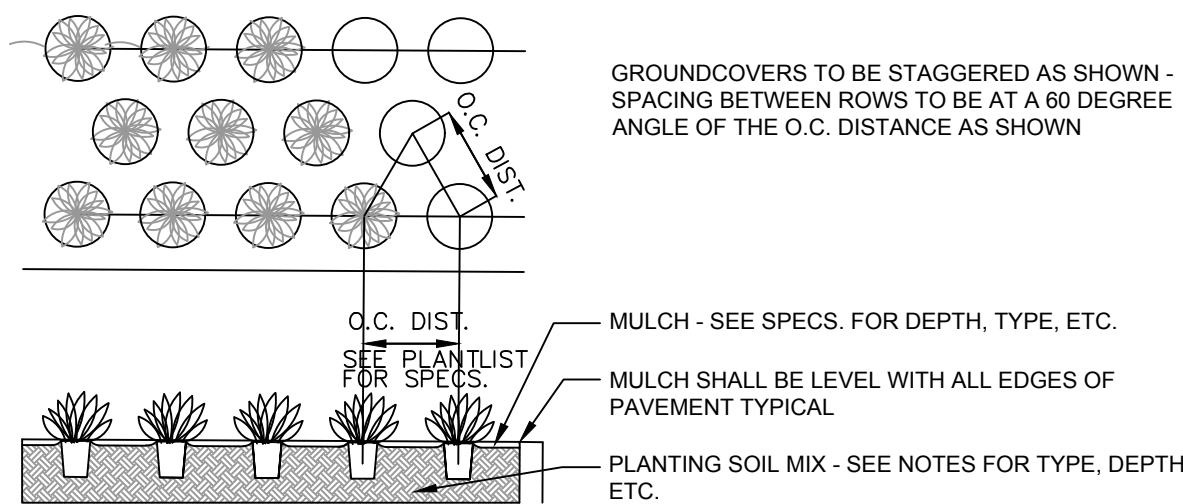
N.T.S.



- NOTES:
- PALMS OVER 30' GW HEIGHT, USE MINIMUM (4) 4" X 4" BRACING AND STAKES.
 - PRIMARY STAKES SHOULD BE PLACED PARALLEL TO WALKWAYS WHENEVER POSSIBLE.
 - RECEIVING PLANTING HOLE SHALL BE APPROXIMATELY 1/3 LARGER THAN ROOTBALL.
 - BUD SHALL BE PERPENDICULAR TO THE GROUND PLANE.
 - NO SCARRED OR BLACKENED TRUNKS.
 - AMENDED SOIL MIX TO BE ADDED AT THE TIME OF PLANTING NEEDED, SHALL CONSIST OF ATLAS PEAT + SOIL MIX 7036 (COARSE SAND, CANADIAN PEAT, CYPRESS DUST + PERLITE MIX).

C.M.B. PALM PLANTING DETAIL

N.T.S.



GROUNDCOVERS TO BE STAGGERED AS SHOWN - SPACING BETWEEN ROWS TO BE AT A 60 DEGREE ANGLE OF THE O.C. DISTANCE AS SHOWN

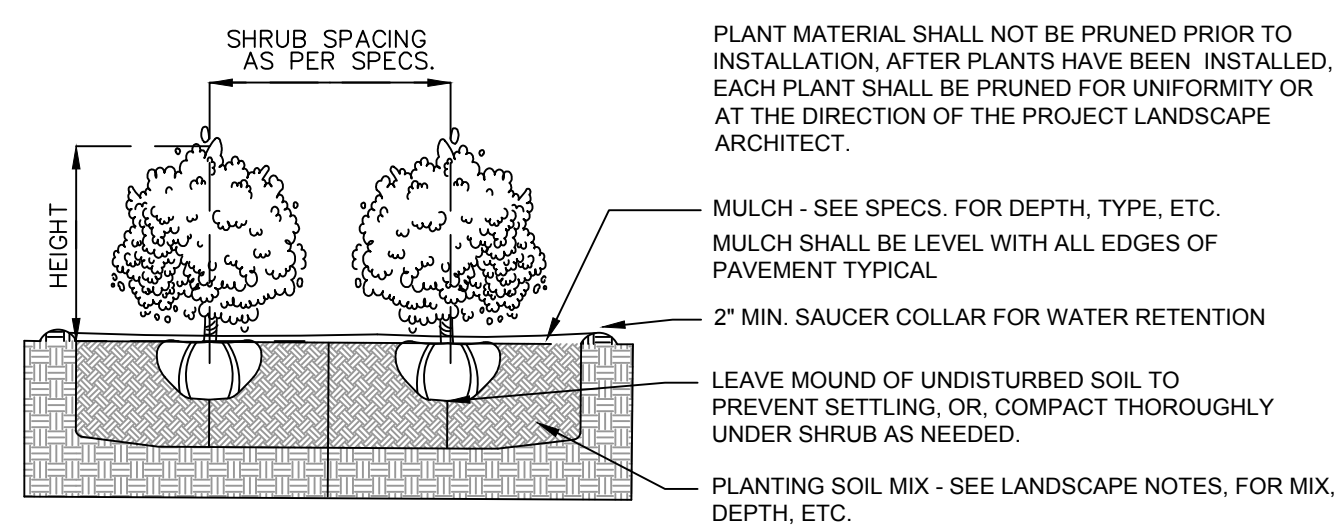
MULCH - SEE SPECS. FOR DEPTH, TYPE, ETC.

MULCH SHALL BE LEVEL WITH ALL EDGES OF PAVEMENT TYPICAL

PLANTING SOIL MIX - SEE NOTES FOR TYPE, DEPTH, ETC.

GROUNDCOVER PLANTING DETAIL

N.T.S.



PLANT MATERIAL SHALL NOT BE PRUNED PRIOR TO INSTALLATION, AFTER PLANTS HAVE BEEN INSTALLED. EACH PLANT SHALL BE PRUNED FOR UNIFORMITY OR AT THE DIRECTION OF THE PROJECT LANDSCAPE ARCHITECT.

MULCH - SEE SPECS. FOR DEPTH, TYPE, ETC. MULCH SHALL BE LEVEL WITH ALL EDGES OF PAVEMENT TYPICAL

2" MIN. SAUCER COLLAR FOR WATER RETENTION

LEAVE MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING, OR, COMPACT THOROUGHLY UNDER SHRUB AS NEEDED.

PLANTING SOIL MIX - SEE LANDSCAPE NOTES, FOR MIX, DEPTH, ETC.

SHRUB PLANTING DETAIL

N.T.S.

LANDSCAPE LEGEND

MIAMI BEACH LANDSCAPE ORDINANCE CHAPTER 28 (RS1 - RS3 Single Family Home Residential)

ZONING: RS-3 LOT SIZE: 13,125 SF ACRES: .30

TREES
FRONT YARD - 2 TREES REQUIRED / 4 TREES PROVIDED
REAR YARD - 3 TREES REQUIRED / 5 TREES PROVIDED

TOTAL OF 5 TREES REQUIRED FOR LOTS UP TO 6,000 SF.
1 ADDITIONAL TREE REQUIRED FOR EACH ADDITIONAL 1,000 SF OF LOT AREA.

13,125 SF - 6,000 SF = 7,125 SF = 7 ADDITIONAL TREES + 5 REQUIRED TREES = **12 TOTAL TREES REQUIRED / 33 TREES PROVIDED** (2 NATIVE SIMPSON STOPPER TREES, 1 FRANGIPANI TREE, AND 30 NATIVE BAY RUM TREES)

NATIVE TREES
30% OF REQUIRED TREES OR .30 X 12 = **4 NATIVE TREES REQUIRED / 32 NATIVE TREES PROVIDED** (2 NATIVE SIMPSON STOPPER TREES AND 30 NATIVE BAY RUM TREES)

LOW MAINTENANCE TREES
50% OF REQUIRED TREES OR .50 X 12 = **6 LOW MAINTENANCE TREES REQUIRED / 32 LOW MAINTENANCE TREES PROVIDED**

STREET TREE REQUIREMENT
AVERAGE STREET TREE SPACING 20' ON CENTER
ROXBURY LANE: 105' LF / 20' = **5 STREET TREES REQUIRED / 4 STREET TREES PROVIDED** (4 NATIVE MAHOGANY TREES AND 2 EXISTING ROYAL PALMS)

SHRUBS
10 SHRUBS REQUIRED FOR EACH REQUIRED TREE or 10 X (12) = **120 SHRUBS REQUIRED / 201 SHRUBS PROVIDED**

NATIVE SHRUBS
50% OF TOTAL SHRUBS REQUIRED MUST BE NATIVE or .50 X 120 = **60 NATIVE SHRUBS REQUIRED / 60 NATIVE SHRUBS PROVIDED**

LARGE SHRUBS / SMALL TREES
10% OF TOTAL SHRUBS REQUIRED MUST BE LARGE SHRUBS OR SMALL TREES or .10 X 120 = **12 LARGE SHRUBS REQUIRED / 102 LARGE SHRUBS PROVIDED**

NATIVE LARGE SHRUBS / SMALL TREES
50% OF TOTAL LARGE SHRUBS REQUIRED MUST BE NATIVE or .50 X 12 = **6 NATIVE LARGE SHRUBS REQUIRED / 21 NATIVE LARGE SHRUBS / SMALL TREES PROVIDED**

LAWN AREA
50% MAXIMUM OF LANDSCAPE AREA: NEW LAWN AREAS ARE LESS THAN 50% OF LANDSCAPE AREA

IRRIGATION SYSTEM
100% COVERAGE PROVIDED PURSUANT TO MIAMI DADE CODE

PLANT LIST - 6626 ROXBURY LANE					
KEY	NATIVE	QTY.	COMMON NAME	BOTANICAL NAME	HEIGHT, SPECIFICATION, & NOTES
TREES					
MF	YES	2	SIMPSON STOPPER TREE	Myrcianthes fragrens	12' height min, 6'-8' spread, multi-trunk
PL	NO	1	FRANGIPANI TREE	Plumeria rubra	12' height min, 6'-8' spread, multi-trunk
PR	YES	30	BAY RUM TREE	Pimenta racemosa	14'-16' height min, 8' spread, standard
SM	YES	4	MAHOGANY TREE	Swietenia mahagoni	18' height min, standard form, matched character
PALMS					
PE	NO	5	SOLITAIRE PALM	Ptychosperma elegans	Field grown, 18'-20' height, full heads, doubles
SL	NO	2	SATAKENTIA PALM	Satakentia likuensis	Field grown, 20' height, full heads, standard
VM	NO	1	MONTGOMERY PALM	Veitchia montgomeryana	Field grown, 20'-22' height, full heads, triple
SHRUBS					
ELD	NO	102	JAPANESE BLUEBERRY SHRUB	Eleoacarpus dicipens	3 gallon, full, space 24" on center
FGI	NO	14	FICUS GREEN ISLAND	Ficus macrocarpa 'Green Island'	3 gallon, full, space 18" on center
POD	NO	25	PODOCARPUS	Podocarpus macrophyllus	3 gallon, full, space 24" on center
PSL	YES	60	DWARF BAHAMA COFFEE	Psychotria ligustrifolia	3 gallon, full, space 24" on center
GROUNDCOVERS + ACCENTS					
TRA	NO	500	JASMINE MINIMA	Trachelospermum asiaticum 'Minima'	3 gallon, full, 12" on center
LIR	NO	220	LILY TURF	Liriope muscari	1 gallon, full, 18" on center
CAM	NO	289	CARISSA 'EMERALD BLANKET'	Carissa macrocarpa 'Emerald blanket'	3 gallon, full, 18" on center
SOD, AGGREGATE & MULCH					
DGA	3/8" DECOMPOSED GRANITE AGGREGATE OR STONE TO BE SELECTED, INSTALLED OVER FILTER FABRIC AND WEED BARRIER MATERIAL / OLIMAR, 2" MIN. DEPTH				
MLC	DARK BROWN 'FLORI MULCH' SHREDDED ORGANIC MULCH (NO CYPRESS), TO BE DETERMINED				
SOD	'EMPIRE TURF' ZOYSIA GRASS - OVER 2" TOPSOIL BED, SEE PLANTING SPECS				

DATE:

AUGUST 5, 2019

SHEET NO:

L-2.1



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Florida Landscape
Architecture Business LC
26000460

REVISION SCHEDULE

SHEET TITLE:

PLANT
MATERIAL
IMAGES

SALMANSON RESIDENCE
6626 ROXBURY LANE
MIAMI BEACH, FL 33141

CHRISTOPHER CAWLEY, P.L.A.
Florida License LA 6686789

SCALE + NORTH ARROW:

DATE:

AUGUST 5, 2019

SHEET NO:



SM / NATIVE MAHOGANY STREET TREES



PL / SCULPTURAL PLUMERIA TREE



MF / MULTI-TRUNK SIMPSON STOPPER TREE



PR / NATIVE BAY RUM TREES AGAINST TALL EVERGREEN HEDGE



SL / SATAKENTIA PALMS WITH LOW EVERGREEN LIRIOPE GROUNDCOVER



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REVISION SCHEDULE

SHEET TITLE:

FRONT
ELEVATIONS

SALMANSON RESIDENCE
6626 ROXBURY LANE
MIAMI BEACH, FL 33141

CHRISTOPHER CAWLEY, P.L.A.
Florida License LA 6666789

SCALE + NORTH ARROW:

DATE:

AUGUST 5, 2019

SHEET NO:



FRONT ELEVATION - VIEW FROM ROXBURY LANE



FRONT ELEVATION - VIEW FROM AUTOCOURT



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REVISION SCHEDULE

SHEET TITLE:

SIDE
ELEVATIONS

SALMANSON RESIDENCE
6626 ROXBURY LANE
MIAMI BEACH, FL 33141

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SCALE + NORTH ARROW:

DATE:

AUGUST 5, 2019

SHEET NO:



NORTH SIDE ELEVATION



SOUTH SIDE ELEVATION



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REVISION SCHEDULE

SHEET TITLE:

REAR
ELEVATION



REAR ELEVATION

SALMANSON RESIDENCE
6626 ROXBURY LANE
MIAMI BEACH, FL 33141

CHRISTOPHER CAWLEY, P.L.A.
Florida License LA 6666789

SCALE + NORTH ARROW:

DATE:

AUGUST 5, 2019

SHEET NO:

L-4.2