



MIAMI BEACH HISTORIC PRESERVATION BOARD SUBMITTAL  
HISTORIC BUILDING RENOVATION | 1045 PENNSYLVANIA AVENUE | MIAMI BEACH

CLIENT / PROPERTY INFORMATION

PROPERTY ADDRESS  
1045 PENNSYLVANIA AVE  
MIAMI BEACH, FL 33139

SCOPE OF WORK

- New landscape design to complement and preserve character of existing historical building to be renovated

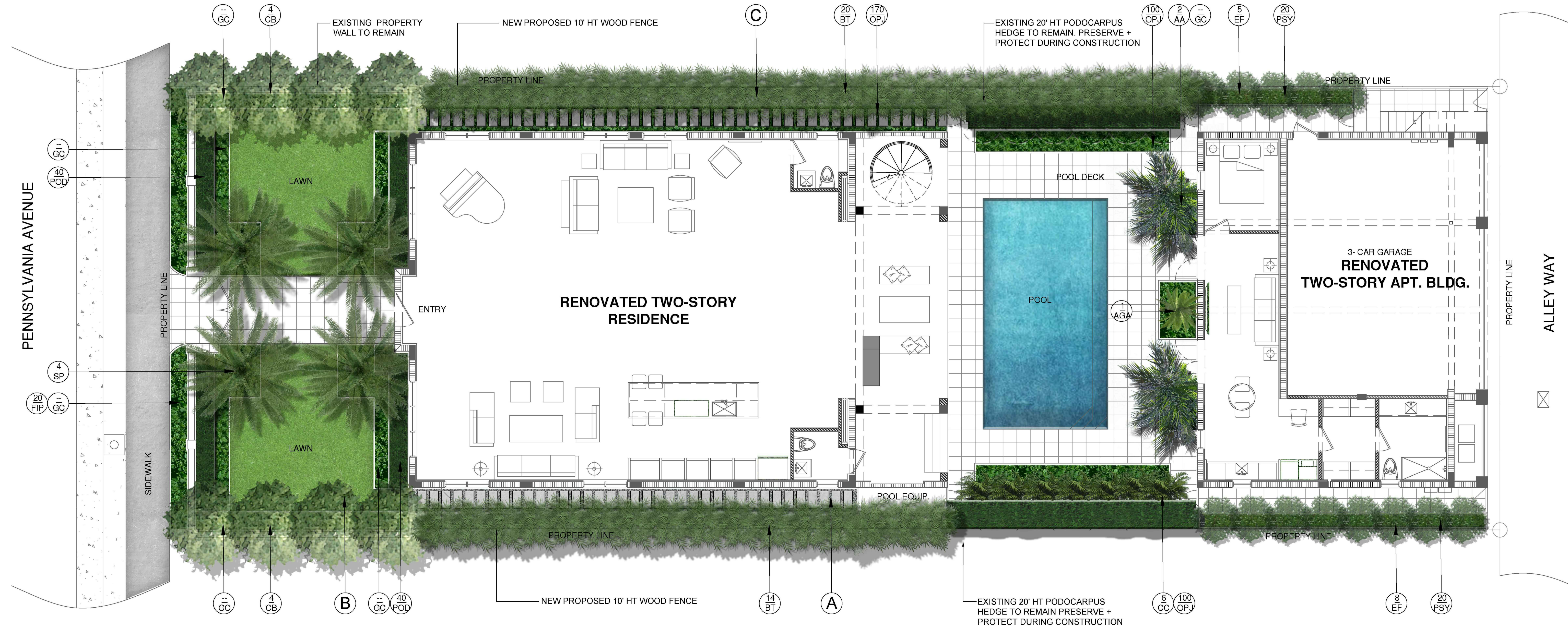
EXISTING VEGETATION SUMMARY

The existing vegetation located on the property is composed of two phoenix reclinata palms, shrubs and ground covers. There are no existing trees located in this property to be removed. The two phoenix reclinata palms are marked to be removed and will be mitigated for in accordance to the C.M.B. mitigation requirements. There are two 20' high podocarpus hedges that are to remain and will be preserved + protected during construction.

INDEX OF SHEETS

- L-0 Landscape Cover Page + Sheet Index
- L-1 Rendered Ground Level Landscape Plan
- L-2 Ground Level Landscape Plan
- L-3 Roof Deck Landscape Plan
- L-4 Plant Material Image Board
- L-5 Landscape Notes + Details
- L-6 Existing Palm Survey + Disposition Plan





LANDSCAPE PLAN LEGEND

- A 3/8" DECOMPOSED GRANITE AGGREGATE OVER FILTER FABRIC
- B 'EMPIRE TURF' ZOYSIA GRASS - OVER 2" TOPSOIL BED, SEE PLANTING SPECS
- C AMERIGROW 'PREMIUM PINEBARK BROWN' SHREDDED MULCH

**LANDSCAPE LEGEND**  
MIAMI BEACH LANDSCAPE ORDINANCE CHAPTER 26 (RO Multi Family Home Residential )

**ZONING:** RO    **LOT SIZE:** 7,500 SF    **ACRES:** .17

**TREES**  
28 TREES PER NET ACRE. 28 TREES x .17 ACRES = 4.8 TREES REQUIRED / 21 TREES PROVIDED.  
(13 NATIVE SPANISH STOPPER TREES, 8 BRAZILIAN BEAUTY LEAF TREES)

**DIVERSITY REQUIREMENT**  
1 - 5 REQUIRED TREES = 2 TREE SPECIES REQUIRED / 2 SPECIES PROVIDED

**NATIVE TREES**  
30% OF REQUIRED TREES OR .30 X 4.8 = 1.4 NATIVE TREES REQUIRED / 13 NATIVE TREES PROVIDED  
(13 NATIVE SPANISH STOPPER TREES)

**LOW MAINTENANCE TREES**  
50% OF REQUIRED TREES OR .50 X 4.8 = 2.4 LOW MAINTENANCE TREES REQUIRED / 13 LOW MAINTENANCE TREES PROVIDED  
(13 NATIVE SPANISH STOPPER TREES)

**STREET TREE REQUIREMENT**  
AVERAGE STREET TREE SPACING 20' ON CENTER  
PENNSYLVANIA AVE: 50 LF = 2 STREET TREES REQUIRED / 0 STREET TREES PROVIDED (NO R.O.W)

**SHRUBS**  
12 SHRUBS (OR VINES) REQUIRED FOR EACH REQUIRED LOT AND STREET TREE OR 12 X (6.8) = 81.6 REQUIRED / 132 SHRUBS PROVIDED (40 NATIVE BAHAMA COFFEE SHRUBS, 80 PODOCARPUS SHRUBS, 20 CREEPING FIG VINES)

**NATIVE SHRUBS**  
50% OF TOTAL SHRUBS REQUIRED MUST BE NATIVE OR .50 X 81.6 = 40.8 / 40 NATIVE SHRUBS PROVIDED  
(40 NATIVE DWARF BAHAMA COFFEE SHRUBS PROVIDED)

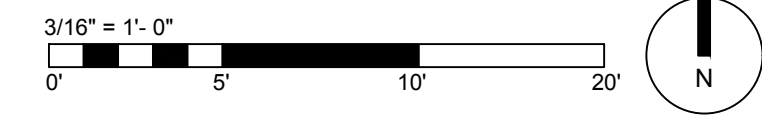
**LARGE SHRUBS / SMALL TREES**  
10% OF TOTAL SHRUBS REQUIRED MUST BE LARGE SHRUBS OR SMALL TREES OR .10 X 81.6 = 8.2 / 13 SMALL TREES PROVIDED (13 NATIVE SPANISH STOPPER TREES PROVIDED)

**NATIVE LARGE SHRUBS / SMALL TREES**  
50% OF TOTAL SMALL TREES REQUIRED MUST BE NATIVE OR .50 X 8.2 = 4.1 / 13 NATIVE SMALL TREES PROVIDED  
(13 NATIVE SPANISH STOPPER TREES PROVIDED)

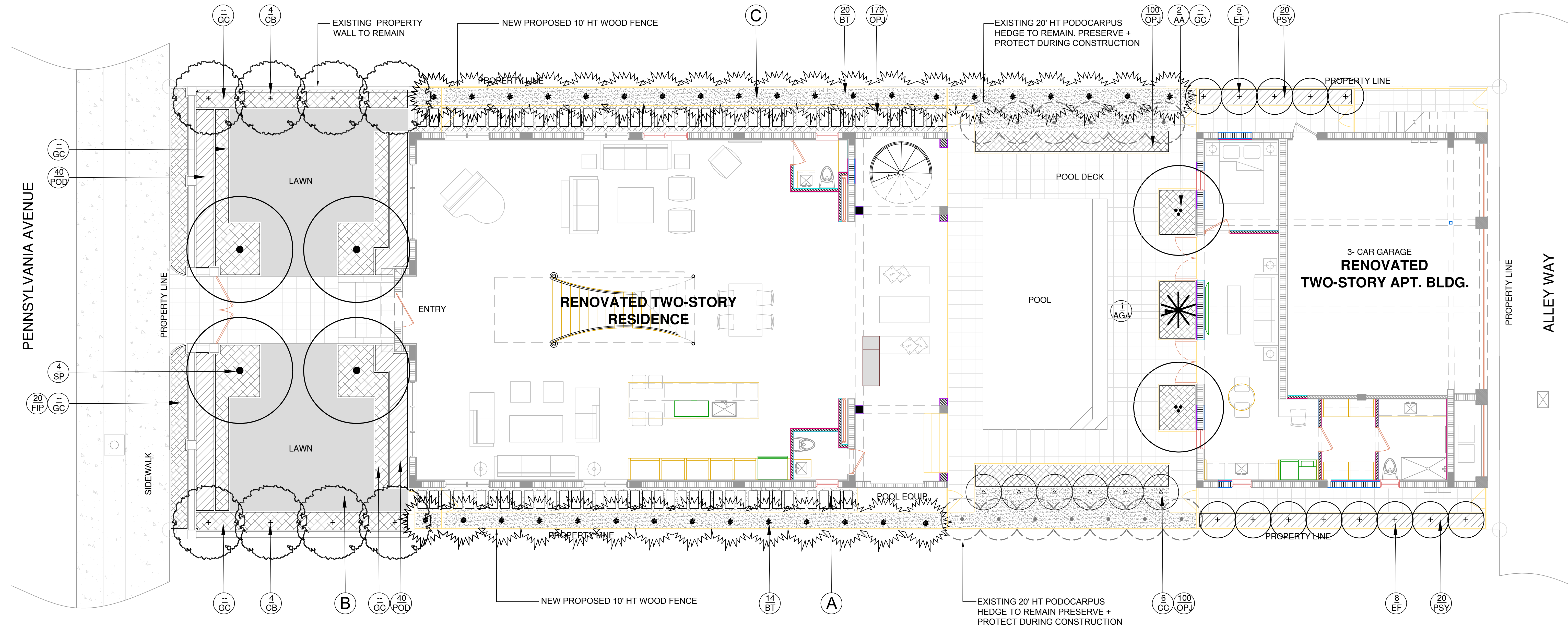
**LAWN AREA**  
30% MAXIMUM OF LANDSCAPE AREA: NEW LAWN AREAS ARE LESS THAN 30% OF LANDSCAPE AREA

**IRRIGATION SYSTEM**  
100% COVERAGE PROVIDED PURSUANT TO MIAMI DADE CODE

PLANT LIST - 1045 PENNSYLVANIA AVENUE / GROUND LEVEL					
KEY	QTY.	NATIVE	COMMON NAME	BOTANICAL NAME	HEIGHT, SPECIFICATION, & NOTES
TREES					
CB	8	NO	BRAZILIAN BEAUTYLEAF TREE	Callophyllum brasiliensis	100 gallon, 16-18" height, 8' spread, 5" dbh, equal to Treeworld Wholesale
EF	13	YES	SPANISH STOPPER	Eugenia foetida	25 gallon, 10-12" height x 4" spread, standard, 2.5" caliper
PALMS + BAMBOO					
AA	2	NO	KING ALEXANDER PALM	Archontophoenix alexandrae	Field grown, 16' overall height, triple, full
BT	34	NO	SLENDER WEAVERS BAMBOO	Bambusa textilis gracilis	15 gallon , 20' height, full
CC	6	NO	CAT PALM	Chamadorea cataractarum	10 gallon, 4' height x 4' spread
SL	4	NO	TEDDY BEAR PALM	Satakentia lukuensis	12' grey wood, full heads, matched specimens
SHRUBS					
POD	80	NO	PODOCARPUS	Podocarpus macrophyllus	7 gallon, full, space 24" on center
PSY	40	YES	DWARF BAHAMA COFFEE	Psychotria ligustrifolia	3 gallon, full, space 30" on center
TROPICALS, GROUNDCOVERS, + ACCENTS					
AGA	--	NO	BLUE AGAVE	Agave americana 'Blue'	25 gallon, 4' height x 4" spread, full
FIP	20	NO	CREEPING FIG	Ficus pumila	1 gallon, full, 12" on center
LIR	as req.	NO	LILYTURF	Liriope muscari	3 gallon, full, 18" on center
OPJ	370	NO	MONDO GRASS	Ophiopogon japonicus	1 gallon, full, 6" on center
PRC	as req.	NO	PHILODENDRON 'ROJO CONGO'	Same	3 gallon, full 36" on center
TAM	as req.	NO	JASMINE MINIMA	Trachelospermum asiatic 'Minima'	3 gallon, full, 18" on center
TRD	as req.	YES	FAKAHATCHEE GRASS	Tripsacum dactyloides	3 gallon, full 36" 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				







### LANDSCAPE PLAN LEGEND

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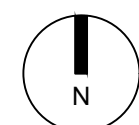
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#### IRRIGATION SYSTEM

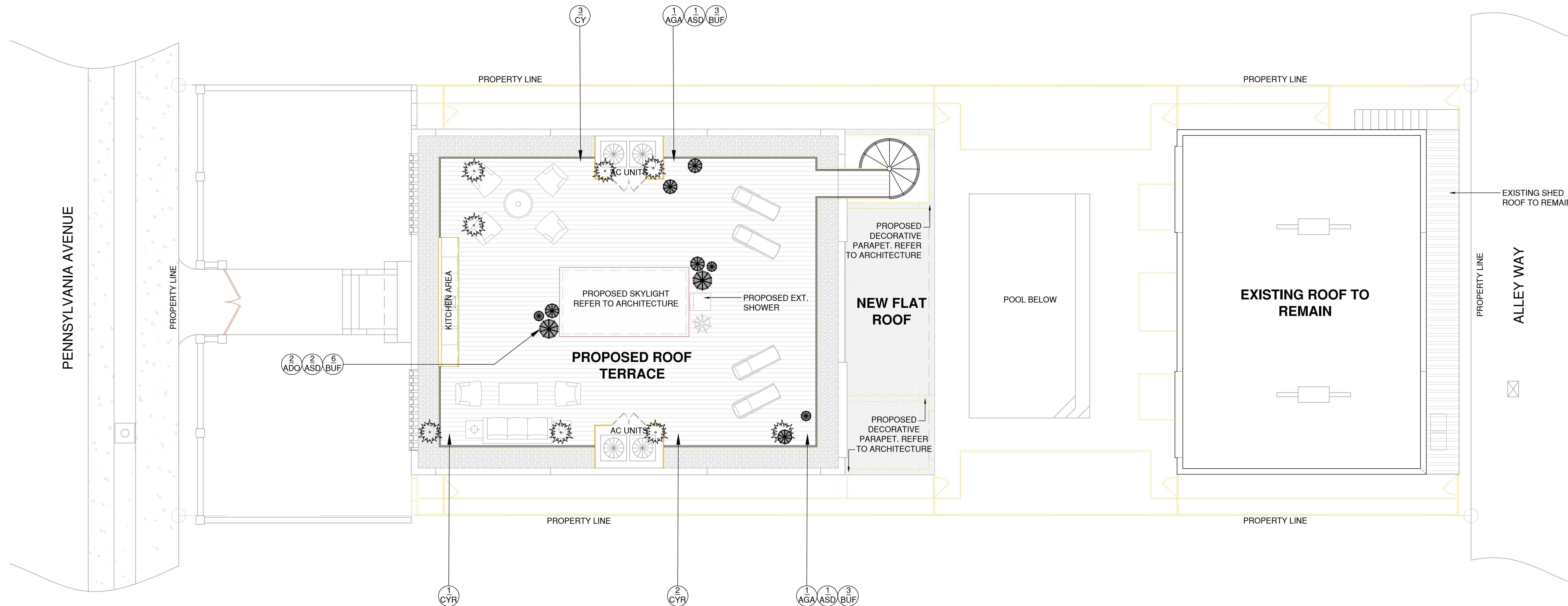
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<b>TROPICALS, GROUNDCOVERS, + ACCENTS</b>					
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OPJ	370	NO	MONDO GRASS	Ophiopogon japonicus	1 gallon, full, 6" on center
PRC	as req.	NO	PHILODENDRON 'ROJO CONGO'	Same	3 gallon, full 36" on center
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TRD	as req.	YES	FAKAHATCHEE GRASS	Tripsacum dactyloides	3 gallon, full 36" on center
<b>SOD, AGGREGATE &amp; MULCH</b>					
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		







DESERT ROSE



ASSORTED AGAVE



KING SAGO PALM



SOFT TIPPED AGAVE

PLANTER SCHEDULE				
PLANTER DESCRIPTION	QTY.	DIMENSIONS	FINISH	LOCATION
KORNEGAY AGAVE SERIES	8	36 X 27 X 18" h	TBD	POOL DECK / AS PER PLAN
KORNEGAY AGAVE SERIES	5	24"d x 15 X 13.75" h	TBD	POOL DECK / AS PER PLAN
KORNEGAY NUTSHELL SERIES	3	13"d x 10" X 28" h	TBD	POOL DECK / AS PER PLAN
LANDSCAPE PLANTER NOTES: NOTE: CONTRACTOR TO PROVIDE PHOTOS OR CUT SHEETS TO LANDSCAPE ARCHITECT & OWNER FOR APPROVAL PRIOR TO PURCHASE OF PLANTERS. ALL PLANTERS ARE TO BE LINED WITH DRAIN MAT AND FILTER FABRIC AND RAISED .5" OFF OF THE GROUND ON SHIMS OR EQUAL TO AID IN DRAINAGE.				



KORNEGAY AGAVE SERIES



KORNEGAY NUTSHELL SERIES

PLANT LIST - 1045 PENNSYLVANIA AVENUE / ROOF					
KEY	QTY.	NATIVE	COMMON NAME	BOTANICAL NAME	HEIGHT, SPECIFICATION, & NOTES
TROPICALS, GROUNDCOVERS, + ACCENTS					
AGA	4	NO	AGAVE SPECIES	Agave attenuata	15 gallon, specimen to be selected
ADO	2	NO	DESERT ROSE	Adenium obesum	15 gallon, specimen to be selected
ASD	4	NO	FOXTAIL FERN	Asparagus densiflorus	3 gallon, full 36" on center
BUF	12	NO	BULBINE	Bulbine frutescens 'Creamsicle'	3 gallon, full 36" on center
CYR	6	NO	JASMINE MINIMA	Trachelospermum asiaticum 'Minima'	3 gallon, full, 18" on center
AGGREGATE					
DGA	3/8"	DECOMPOSED GRANITE AGGREGATE OR STONE TO BE SELECTED. INSTALLED OVER FILTER FABRIC AND WEED BARRIER MATERIAL / OLIMAR. 2" MIN. DEPTH			
PRR	1"-2"	MIX OF POLISHED RIVER ROCK. COLOR TO BE SELECTED + APPROVED. 3" MIN. DEPTH. INSTALL OVER FILTER FABRIC			





CREEPING FIG



FAKAHATCHEE GRASS



SLENDER WEAVERS BAMBOO



SATAKENTIA PALM



SATAKENTIA PALM DETAIL



SPANISH STOPPER TREE



BRAZILIAN BEAUTY LEAF TREE



DWARF CARISSA



ROJO CONGO PHILODENDRON



MONDO GRASS



LANDSCAPE NOTES

1. ALL PLANT MATERIAL SHALL BE FLORIDA GRADE NO. 1 OR BETTER.

2. CONTRACTOR SHALL BECOME FAMILIAR WITH THE LOCATION OF, AVOID, AND PROTECT ALL UTILITY LINES, BURIED CABLES, AND OTHER UTILITIES.

3. TREE, PALM, ACCENT AND BED LINES ARE TO BE LOCATED IN THE FIELD AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

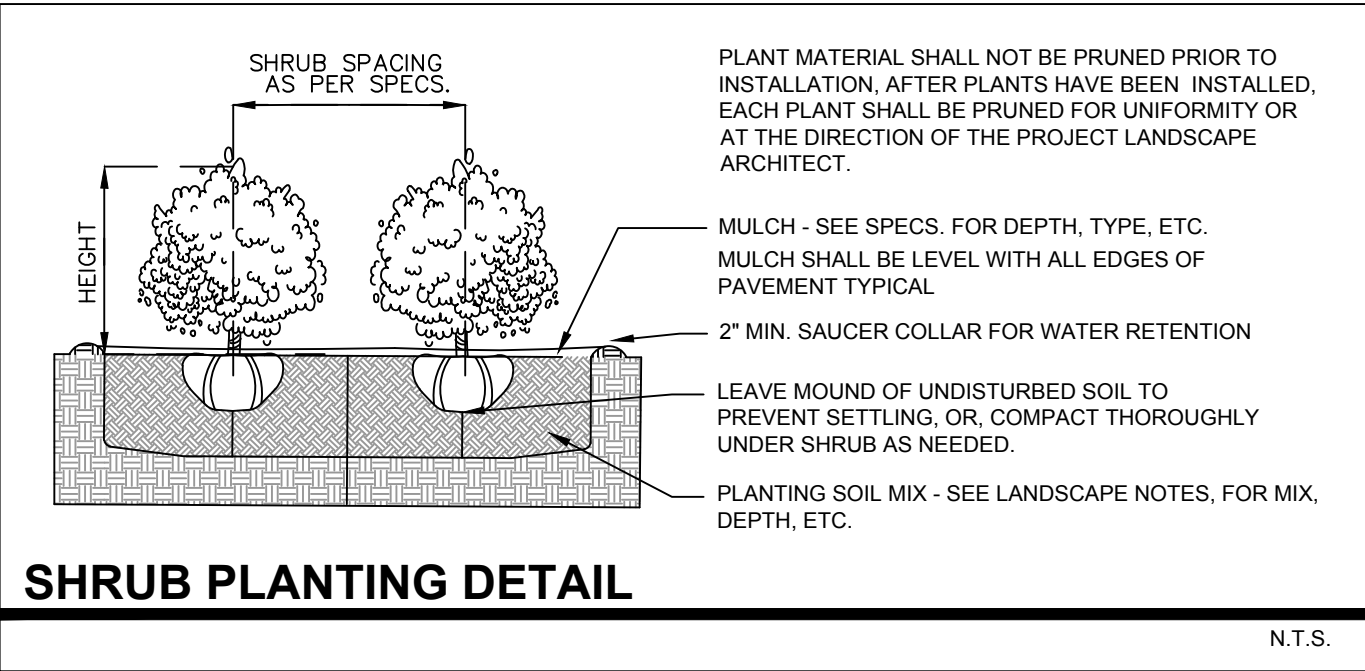
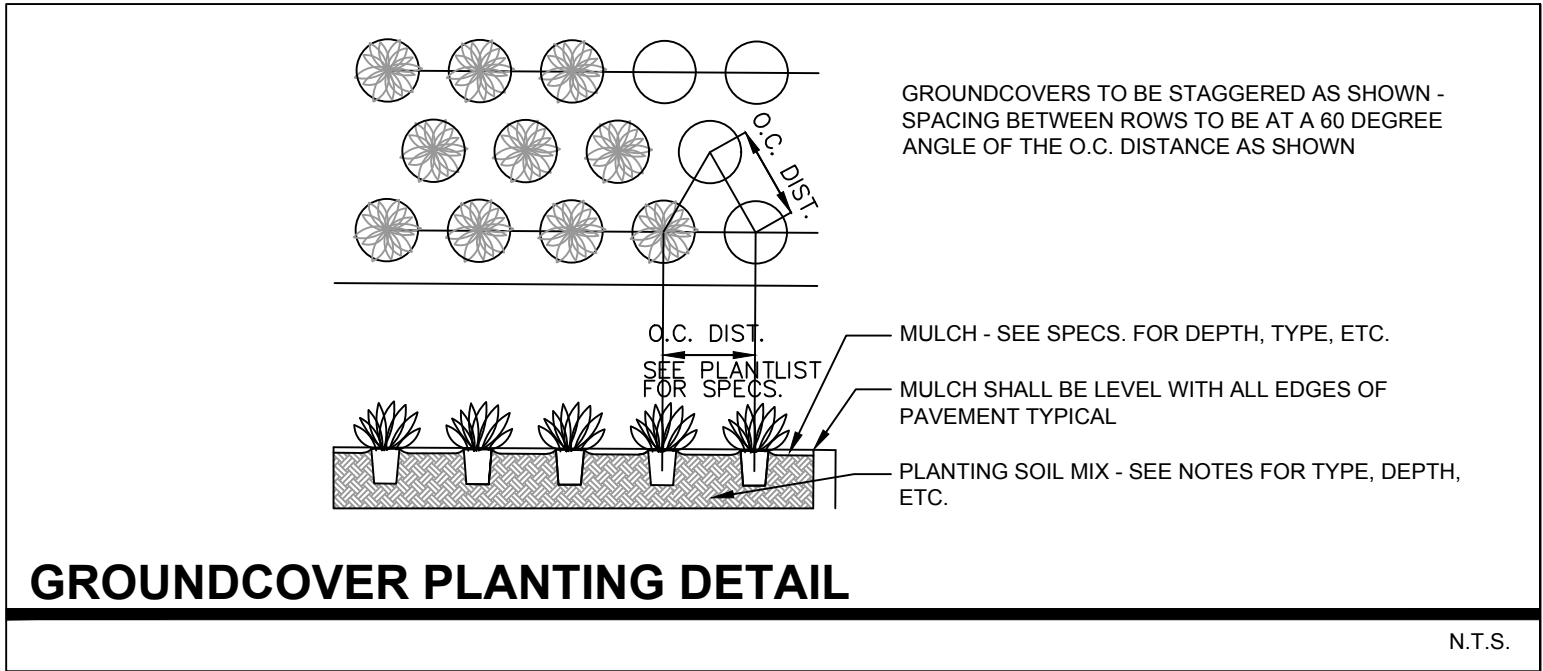
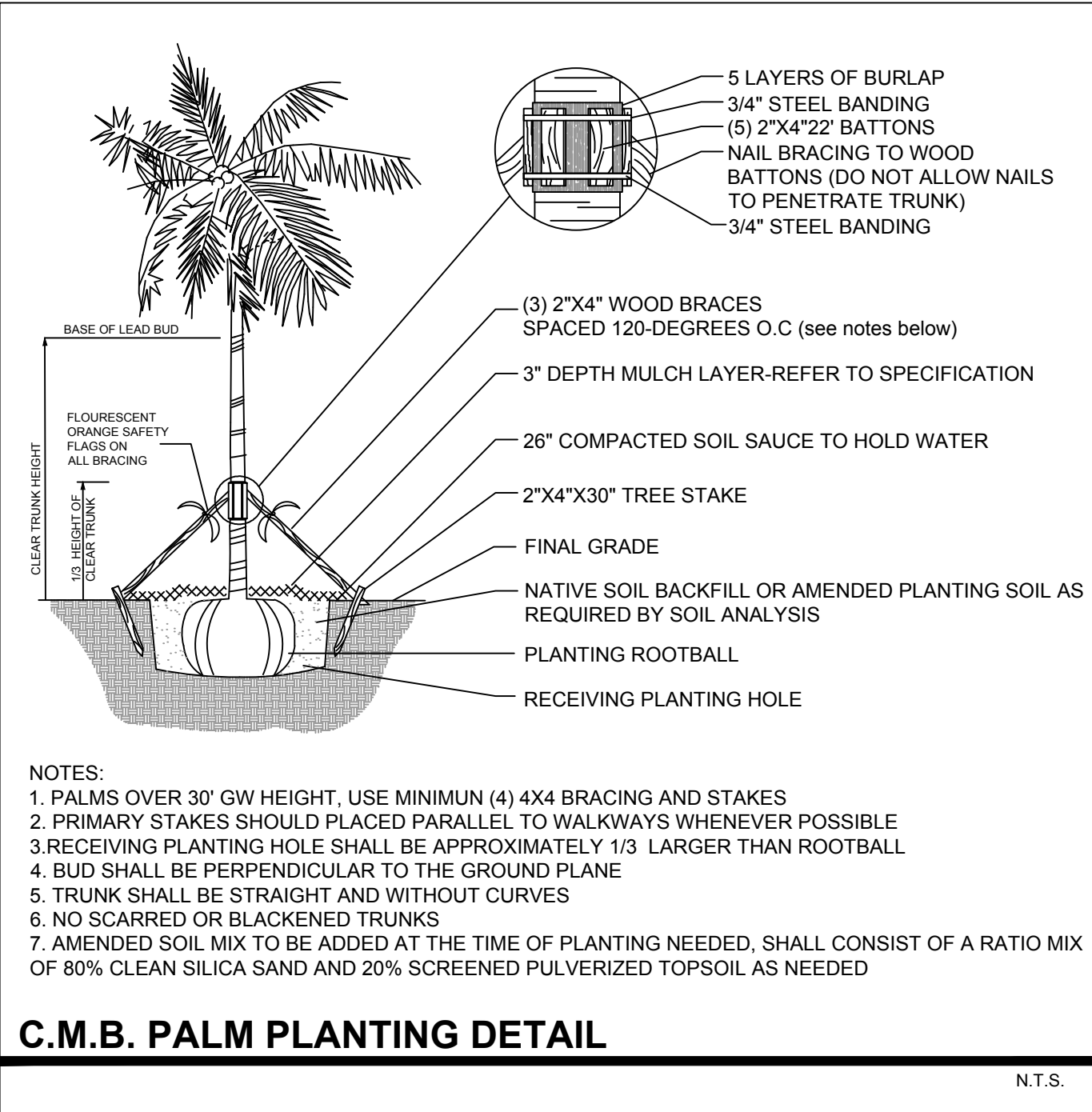
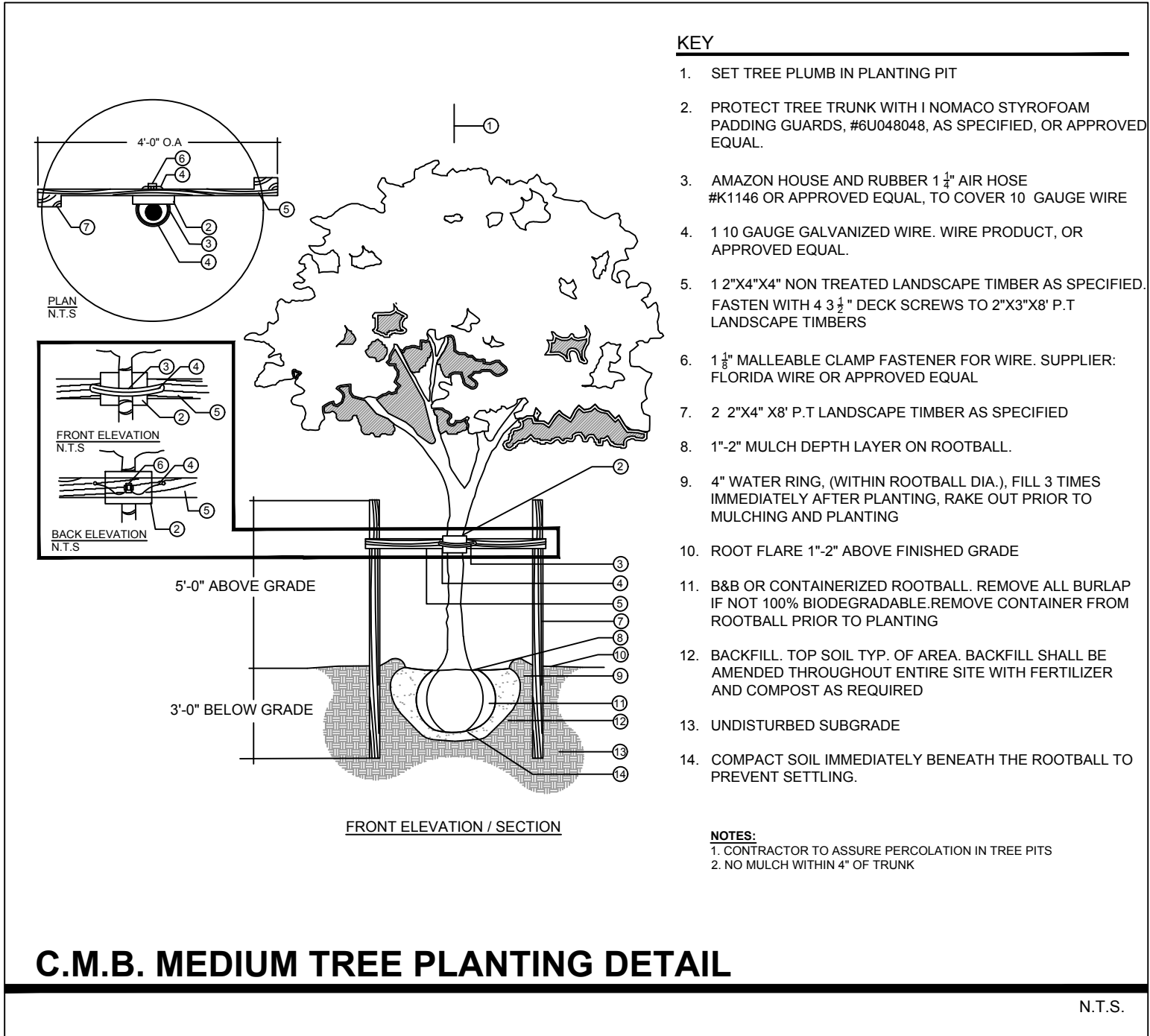
4. ALL PLANTING SOIL SHALL BE 50:50 TOPSOIL:SAND MIX, FREE OF CLAY, STONES, ROCKS, OR OTHER FOREIGN MATTER. THIS SPECIFICATION INCLUDES ALL BACKFILL FOR BERMS AND OTHER LANDSCAPE AREAS.

5. 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.
6. 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.

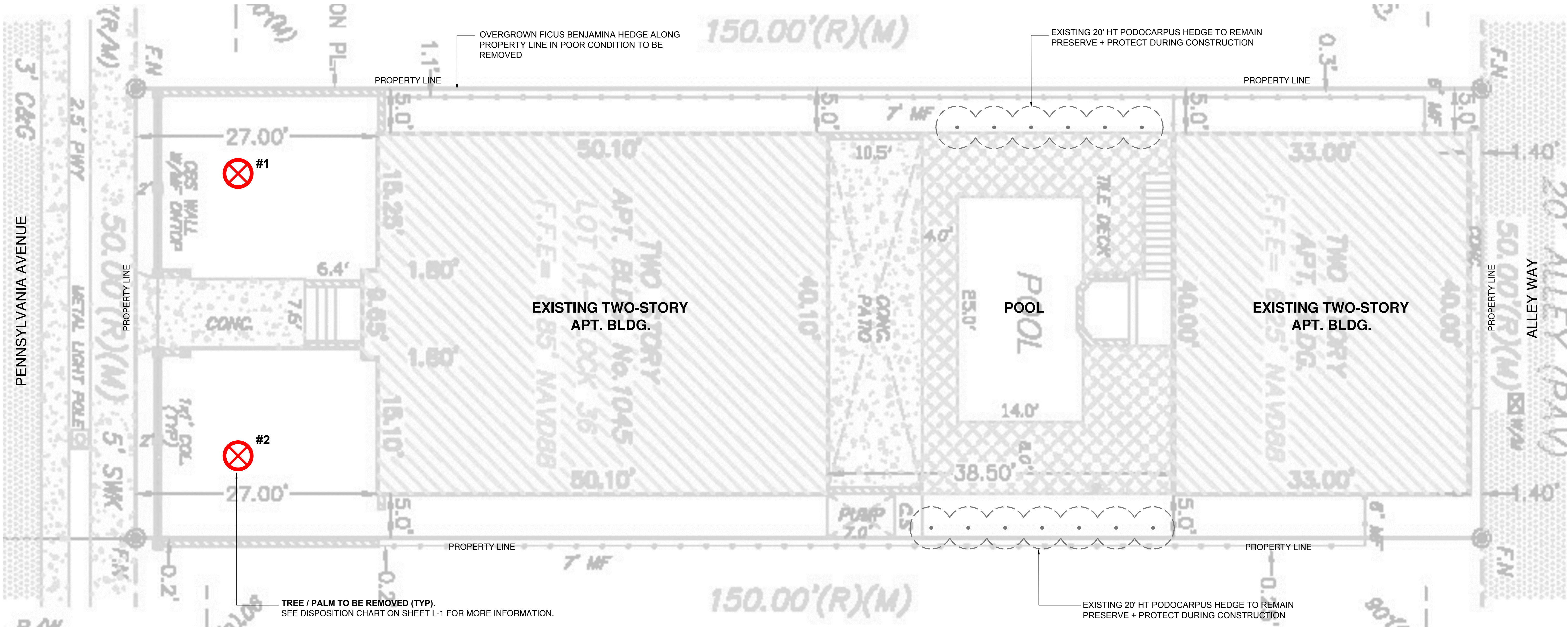
7. SOD SHALL BE 'EMPIRE TURF' ZOYSIA GRASS IN ALL LAWN AREAS AS SHOWN ON THE PLANS. SOD SHALL BE STRONGLY ROOTED, FREE FROM WEED, FUNGUS, INSECTS AND DISEASE. CONTRACTOR SHALL SOD ALL AREAS AS INDICATED ON THE PLANS OR AS DIRECTED. PAYMENT SHALL BE DETERMINED BY THE TOTAL MEASURED SODDED AREAS X THE UNIT PRICE SUBMITTED AND FIELD VERIFIED. SOD SHALL CARRY A 5-MONTH WARRANTY.

8. ALL TREES, PALMS, SHRUBS AND GROUNDCOVERS, AND SOD / LAWN SHALL CARRY A ONE-YEAR WARRANTY FROM THE DATE OF FINAL ACCEPTANCE.

9. 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.







C.M.B. EXISTING PALM SURVEY LEGEND	
	PALM TO BE REMOVED. SEE CHART L-1.

NOTE: 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. CANOPY MITIGATION NOTES	
MB TREE REMOVAL / RELOCATION PERMIT TP15-005 dated 09/16/15 HAS BEEN OBTAINED FOR THIS PROJECT. THE CANOPY MITIGATION OF --- SF AS REQUIRED BY THE PERMIT HAS BEEN MET AND EXCEEDED. A TOTAL ---- SF OF FLORIDA NATIVE CANOPY HAS BEEN PROVIDED.	
CANOPY MITIGATION SUMMARY	
- (10) NATIVE CLUSIA ROSEA TREES: 3,000 SF (MB category I @ 300 SF each)	
- (4) NATIVE PIGEON PLUM TREES: 600 SF (MB category II @ 150 SF each)	
- (4) NATIVE SIMPSON'S STOPPER TREES: 400 SF (MB category III @ 100 SF each)	
- (2) COCONUT PALMS: 100 SF (MB category IV @ 50 SF each)	

C.M.B. EXISTING PALM INVENTORY + DISPOSITION CHART - 1045 PENNSYLVANIA AVE										
NUMBER	COMMON NAME	BOTANICAL NAME	SPECIMEN	D.B.H. (IN)	HEIGHT (FT)	SPREAD (FT)	CONDITION	DISPOSITION	CANOPY AREA	CANOPY LOSS / MIT. REQ. (SF)
#1	Senegal Date Palm	Phoenix reclinata	NO	+/- 10"	+/- 15'	+/- 20'	FAIR	REMOVE	314 SF	314 SF
#2	Senegal Date Palm	Phoenix reclinata	NO	+/- 8"	+/- 10'	+/- 15'	FAIR	REMOVE	177 SF	177 SF
TOTAL MITIGATION REQUIRED :									491 SF	
TOTAL MITIGATION PROVIDED :									----- SF	

C.M.B. CHAPTER 46, DIVISION 2 - PALM 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 THOMAS J. KELLEY SURVEYORS DATED 11.03.16	
3. THE INFORMATION AS PRESENTED HEREIN HAS BEEN FIELD VERIFIED BY THE LANDSCAPE ARCHITECT ON 02.13.17.	
4. 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.	