



ONE SOUNDSCAPE BUILDING
MIAMI BEACH, FL

SITE ADDRESS:

1665-1667 WASHINGTON AVENUE
MIAMI BEACH, FL 33139

LANDSCAPE ARCHITECT:

CLAD
8020 NE 4TH AVE, STUDIO 113
MIAMI, FL 33138
(786) 536-6076
INFO@CLADLANDSCAPE.COM

SEAL:

CAROLINA MONTEIRO DA SILVA
REGISTERED LANDSCAPE ARCHITECT
LA6667311

DRAWING TITLE:

COVER SHEET + SHEET INDEX

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REVISIONS:

ISSUE	DATE
PLANNING SUBMITTAL	05/09/22
P&Z 100% SUBMITTAL	06/13/22
HPB SUBMITTAL	07/15/22
HPB SUBMITTAL	08/05/22

SCALE:



PROJ. N°:
2217

SHEET N°:
L-0

**- 1665-1667 WASHINGTON AVE. -
MIAMI BEACH, FL**

**HPB SUBMITTAL
SHEET INDEX**

SHEET #	ONE SOUNDSCAPE	x = SHEET SUBMITTED		* = SHEET REVISED			
		PLANNING SUBMITTAL 05-09-2022	PLANNING & ZONING 100% SUBMITTAL 06-13-2022	HPB SUBMITTAL 07-15-2022	HPB SUBMITTAL 08-05-2022		
L-0	COVER SHEET + SHEET INDEX	x	x	x	*	x	
L-1	TREE DISPOSITION PLAN + SCHEDULE						x
L-1.1	TREE MITIGATION PLAN + SCHEDULE						x
L-2	ILLUSTRATIVE SITE PLAN	x	*	x	*	x	*
L-2.1	ILLUSTRATIVE PLAN ROOFTOP	x	*	x		x	*
L-5	PLANTING PLAN GROUND FLOOR + SCHEDULE + LANDSCAPE LEGEND	x	*	x	*	x	*
L-5.1	PLANTING PLAN ROOFTOP + SCHEDULE	x	*	x		x	*
L-5.2	PLANTING DETAILS	x		x		x	x
L-5.3	GENERAL LANDSCAPE NOTES	x		x		x	x
L-5.4	TRELLIS ELEVATION + REFERENCE IMAGES						x

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DRAWING TITLE:

**TREE MITIGATION PLAN
+ SCHEDULE**

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SCALE:
1/8" = 1'-0"



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2217
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L-1.1

TREES USED FOR MITIGATION					
SYM	QTY	SCIENTIFIC NAME	COMMON NAME	NATIVE	NOTES
CE	4	<i>Conocarpus erectus</i>	GREEN BUTTONWOOD TREE	Y	MIN. 4" CALIPER, 8' CANOPY, 16' HT
CR	3	<i>Clusia rosea</i>	PITCH APPLE TREE	Y	MIN. 2" CALIPER, 6' CANOPY, 12' HT
MF	7	<i>Myrciathes fragrans</i>	SIMPSON'S STOPPER	Y	MIN. 2" CALIPER, 6' CANOPY, 12' HT

TOTAL: 14 TREES USED FOR MITIGATION DIVIDED IN 5 SPECIES
14 NATIVE TREES

MITIGATION SUMMARY	
TOTAL DBH (IN) REMOVED	TOTAL PALMS REMOVED
127.5	4

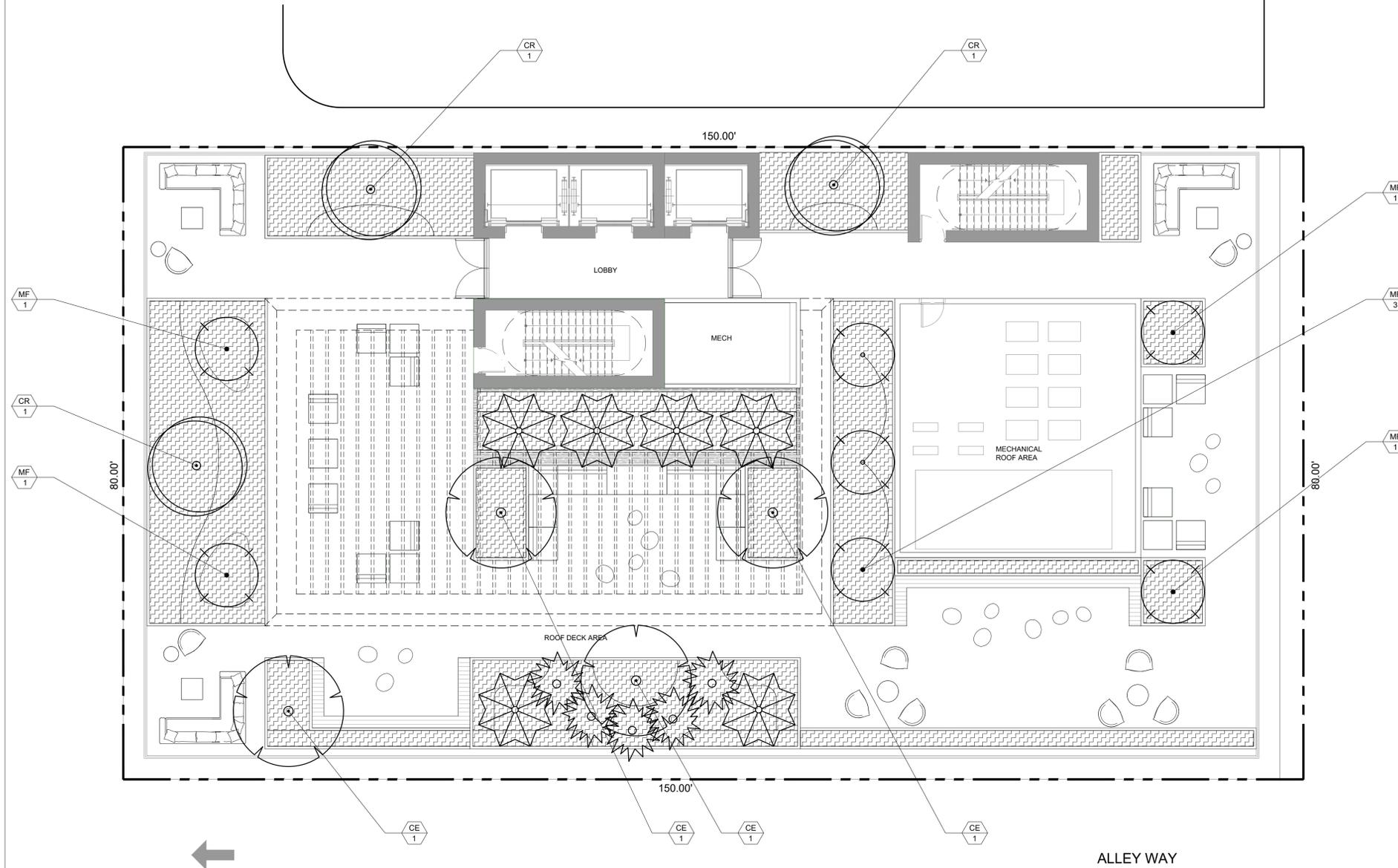
THE REMOVAL OF 127.5" DBH + 4 PALMS, EQUIVALENT TO:
48 REPLACEMENT TREES (MIN. 2" CALIPER, 6' CANOPY, 12' HT), OR
24 REPLACEMENT TREES (MIN. 4" CALIPER, 8' CANOPY, 16' HT)
24 TREES MUST BE NATIVE (50% OF REQUIRED TREES)

SPECIES DIVERSITY:
41-GREATER: 6 SPECIES

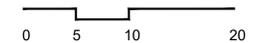
THE CODE (NEW ORDINANCE) IS BEING MET BY USING:

18 TREES, EQUIVALENT TO:
10 TREES (MIN. 2" CALIPER, 6' CANOPY, 12' HT)
4 TREES (MIN. 4" CALIPER, 8' CANOPY, 16' HT) = 8 TREES (MIN. 2" CALIPER, 6' CANOPY, 12' HT)

30 REQUIRED REPLACEMENT TREES **NATIVE AND NON-NATIVE** THAT DON'T FIT ON SITE WILL BE DONATED TO CITY'S TREE TRUST FUND
OR WILL BE PLANTED IN A PUBLIC PARK TO BE COORDINATED WITH PARKS AND RECREATION/GREENSPACE DEPARTMENT



LEGEND:
XX
XX
PROPOSED TREES



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DRAWING TITLE:

**ILLUSTRATIVE SITE
PLAN**

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REVISIONS:

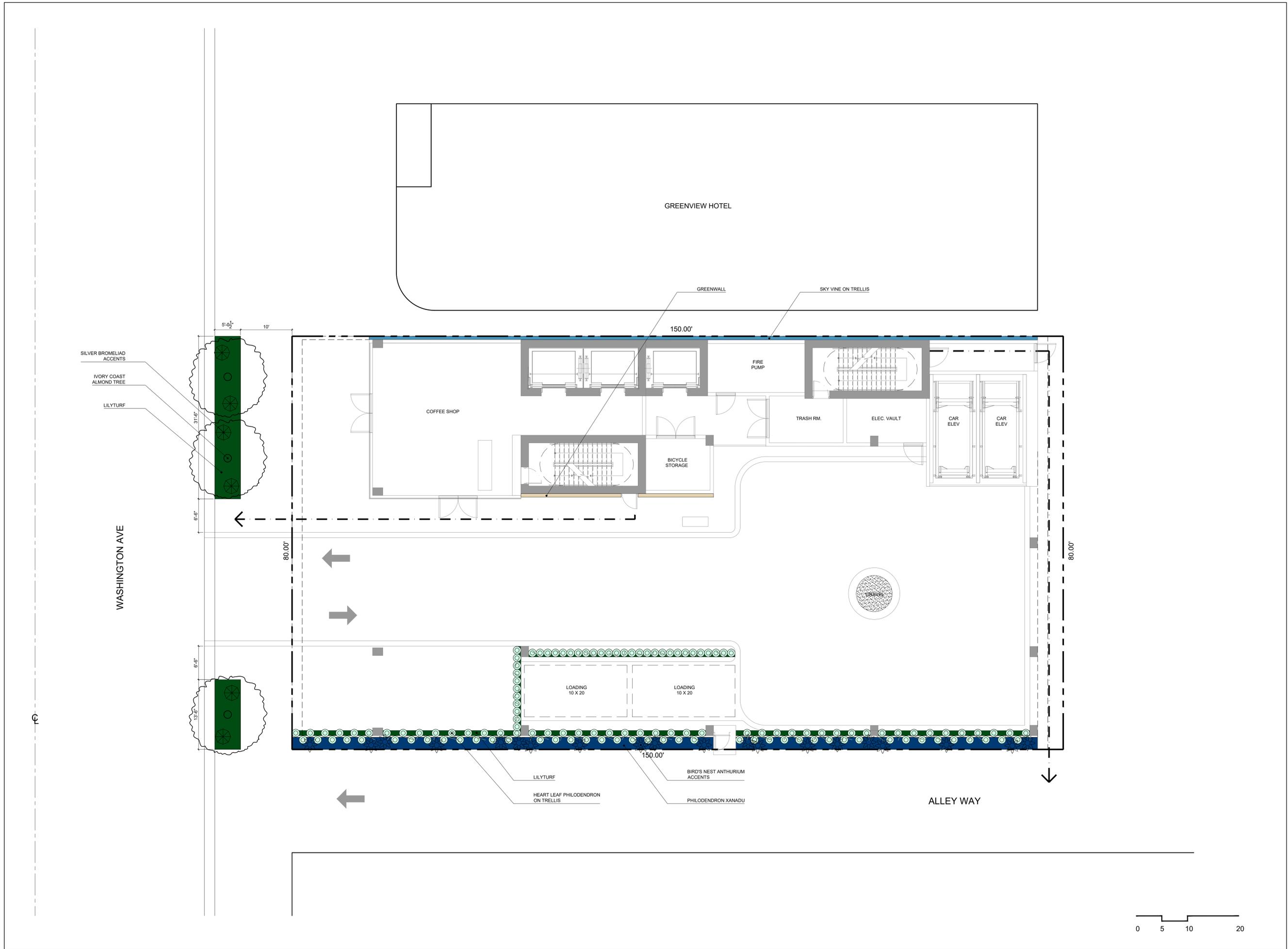
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SCALE:
1/8" = 1'-0"

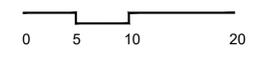


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L-2



ISSUE	DATE
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DRAWING TITLE:

**PLANTING PLAN GROUND
FLOOR+ SCHEDULE +
LANDSCAPE LEGEND**

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L-5

ONE SOUNDSCAPE PLANTING SCHEDULE - GROUND FLOOR				
SYMBOL	QTY	PROPOSED MATERIAL	DESCRIPTION AND NOTES	NATIVE
STREET TREES				
TI	3	<i>Terminalia ivorensis</i> IVORY COAST ALMOND	20' HT, 16' SP FG	N
SHRUBS				
PHX	170	<i>Philodendron 'Xanadu'</i> PHILODENDRON XANADU	18"-24" HT, 18" O.C 7G	N
GROUNDCOVERS				
LMU	482	<i>Liriope muscari</i> LILYTURF	12" HT, 12" O.C 1G	N
ACCENTS				
AHO	20	<i>Anthurium hookeri</i> BIRD'S NEST ANTHURUM	3' HT, 3' SP 7G	N
AOD	6	<i>Alocantara odorata</i> SILVER BROMELIAD	3' HT, 3' SP 7G	N
VINES				
PHS	125	<i>Philodendron scandens</i> HEART-LEAF PHILODENDRON	TRAINED TO 4' HT TRELLIS, 18" O.C 7G, CONTRACT GROW TO ACHIEVE HEIGHT	N
TGR	130	<i>Thunbergia grandiflora</i> SKY VINE	TRAINED TO 5' HT TRELLIS, 12" O.C 3G, CONTRACT GROW TO ACHIEVE HEIGHT	N

NOTE: SPECIFIED HEIGHT AND SPREAD SUPERCEDE GALLON SIZE WHEN PROCURING PLANTING MATERIAL.

**CITY OF MIAMI BEACH
LANDSCAPE LEGEND**

INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS
Zoning District_CD-3 commercial, high intensity district Lot Area 34,500 SF Acres 0.79

OPEN SPACE

A. Square feet of required Open Space as indicated on site plan:
Lot Area = 34,500 s.f. x 20% = 6,900 s.f.
B. Square feet of parking lot open space required as indicated on site pl
Number of parking spaces x 10 s.f. parking space =
C. Total square feet of landscaped open space required: A+B=

REQUIRED/ ALLOWED	PROVIDED
6,900	N/A
N/A	N/A
N/A	N/A

F. Street tree species allowed directly beneath power lines:
(maximum average spacing of 20' o.c.):
N/A linear feet along street divided by 20' =
G. Number of total trees required (lot + street) =

N/A	N/A
10	

LAWN AREA CALCULATION

A. Square feet of landscaped open space required
B. Maximum lawn area (sod) permitted= % x s.f.

N/A	N/A
N/A	N/A

SHRUBS

A. Number of shrubs required: Sum of lot and street trees required x 12 shrubs x 10% =
B. % Native shrubs required: Number of shrubs provided x 50% =

120	1048
254	878

LARGE SHRUBS OR SMALL TREES

A. Number of trees required per lot or net lot acre =
22 trees + N/A net lot acres =
B. Number of trees required per lot or net lot acre, less existing number of trees meeting minimum requirements = 6 trees - number of existing trees 0 =

22 (6 - 25% ON UPPER LEVEL)

6

13

C. % Natives required: Number of trees provided x 30% =
D. % Low maintenance / drought and salt tolerant required:
Number of trees provided x 50% =

4

7

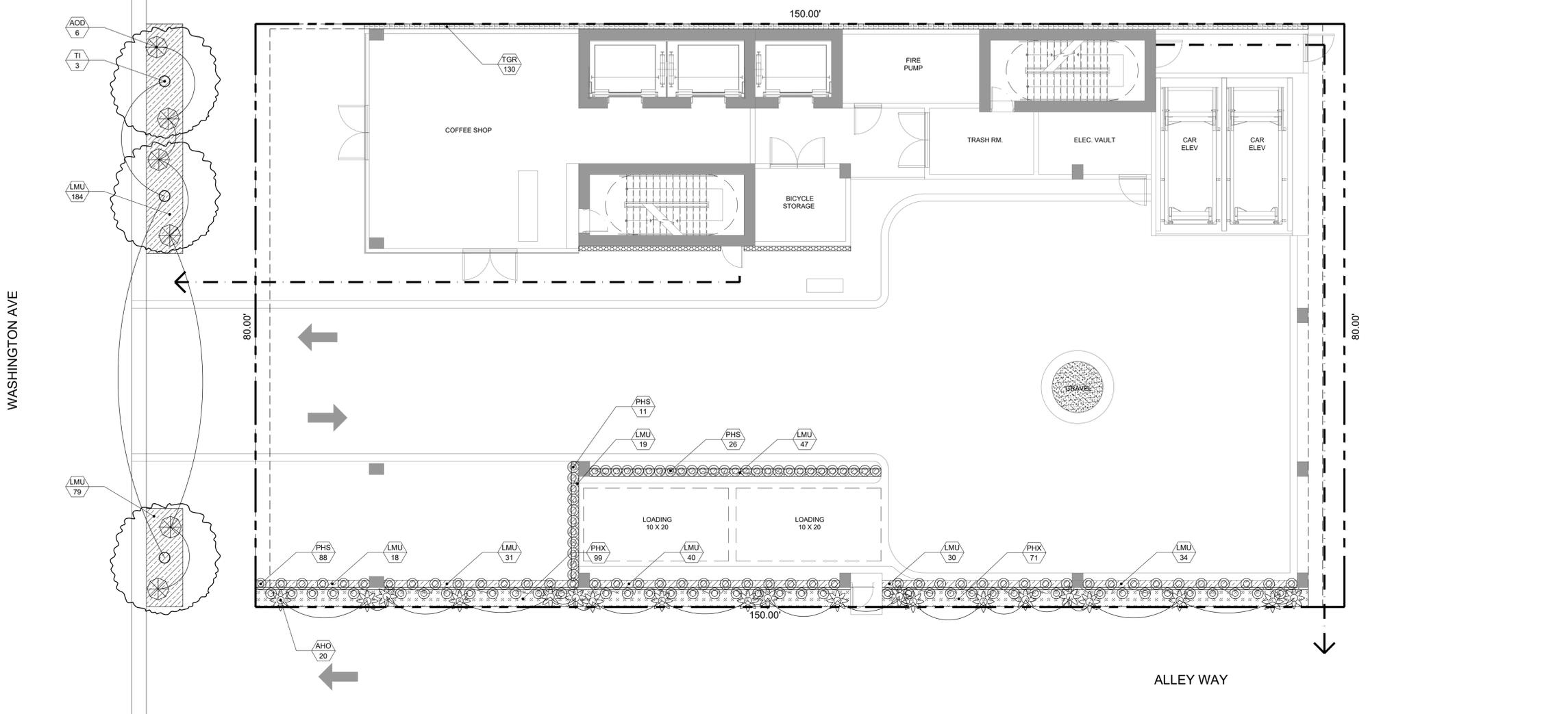
13

E. Street Trees (maximum average spacing of 20' o.c.)
80.00' linear feet along street divided by 20' =

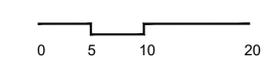
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4

1 planted on upper level



LEGEND:
XX
XX
PROPOSED PLANTING MATERIAL



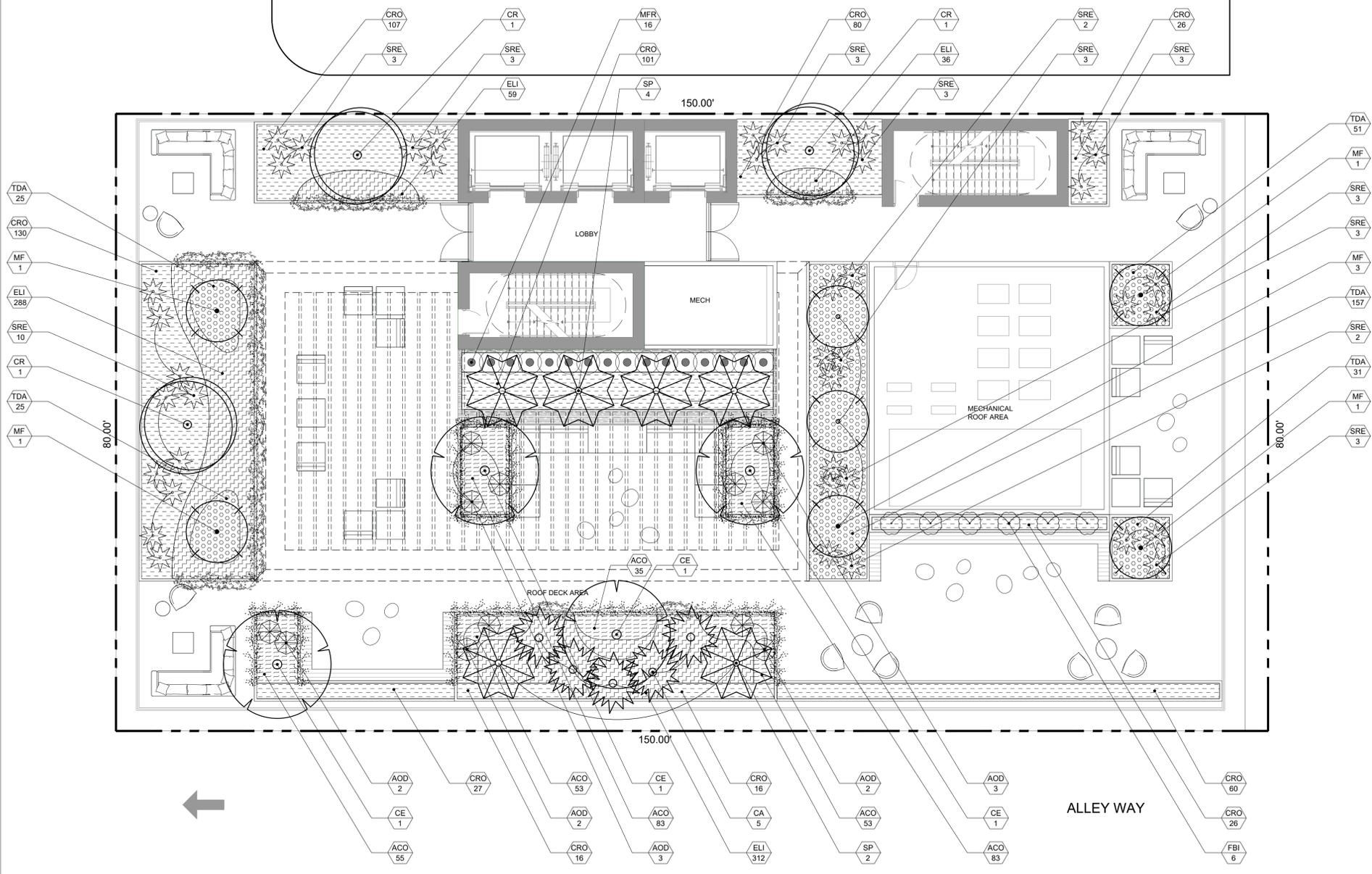
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ONE SOUNDSCAPE PLANTING SCHEDULE - ROOFTOP				
SYMBOL	QTY	PROPOSED MATERIAL	DESCRIPTION AND NOTES	NATIVE
TREES				
CE	4	<i>Conocarpus erectus</i>	16' HT, 14' SP, SPECIMEN	Y
		GREEN BUTTONWOOD TREE	100G	
CR	3	<i>Clusia rosea</i>	14' HT, 12' SP, MULTI-TRUNK, SPECIMEN	Y
		PITCH APPLE TREE	100G	
MF	7	<i>Myrcianthes fragrans</i>	12' HT, 8' SP, MULTI-TRUNK	Y
		SIMPSONS STOPPER	100G	
PALMS				
SP	6	<i>Sabal palmetto</i>	18'-20' OA HT, 10' SP	Y
		CABBAGE PALM	FG	
CA	5	<i>Coccothrinax argentea</i>	14' OA HT, 6' SP	N
		SILVER THATCH PALM	FG	
SHRUBS				
MFR	16	<i>Myrcianthes fragrans</i>	6' HT, BUSH, FULL TO BASE	Y
		SIMPSONS STOPPER	15G	
TDA	289	<i>Tripsacum dactyloides</i>	24" HT, 18" O.C	Y
		FAKAHATCHEE GRASS	3G	
CRO	589	<i>Clusia rosea 'Nana'</i>	18" HT, 18" O.C	Y
		DWARF PITCH APPLE	3G	
ELI	695	<i>Erodia littoralis</i>	12" HT, 12" O.C	Y
		GOLDEN CREEPER	3G	

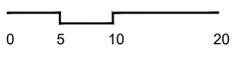
GROUNDCOVERS				
ACO	362	<i>Aptenia cordifolia</i>	6" HT, 12" O.C	N
		BABY SUNROSE	1G	
ACCENTS				
FBI	6	<i>Ficus binnendijkii 'Alii'</i>	6' HT, MULTITRUNK	N
		LONG LEAVED FIG	15G	
SRE	41	<i>Serenoa repens</i>	4' HT, 4' SP	Y
		GREEN SAW PALMETTO	15G	
AOD	12	<i>Alcantarea odorata</i>	3' HT, 3' SP	N
		SILVER BROMELIAD	7G	

NOTE: SPECIFIED HEIGHT AND SPREAD SUPERCEDE GALLON SIZE WHEN PROCURING PLANTING MATERIAL.

GREENVIEW HOTEL



LEGEND:
XX XX PROPOSED PLANTS



WASHINGTON AVE

ALLEY WAY

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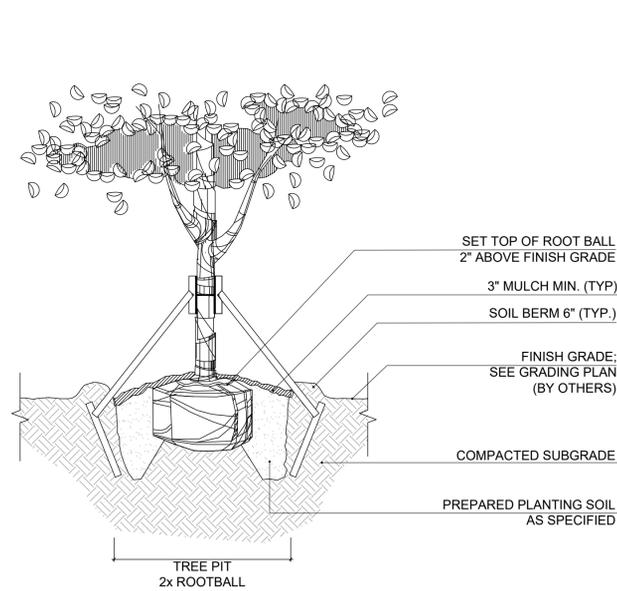
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PLANTING DETAILS

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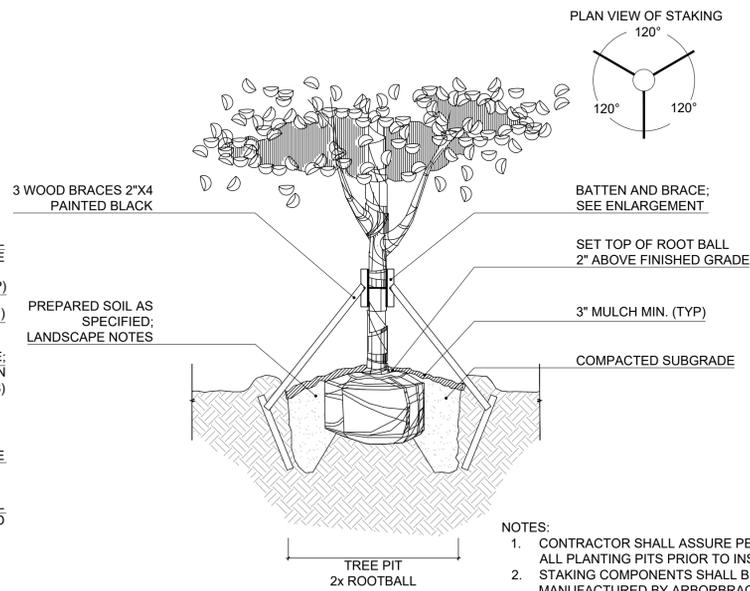
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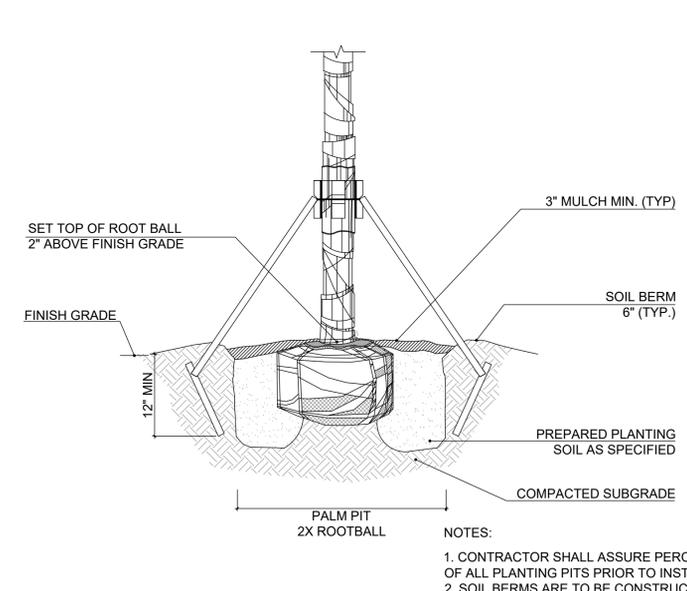
NOTE:
CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION

1 SPECIMEN TREE PLANTING DETAIL
SCALE: N.T.S.



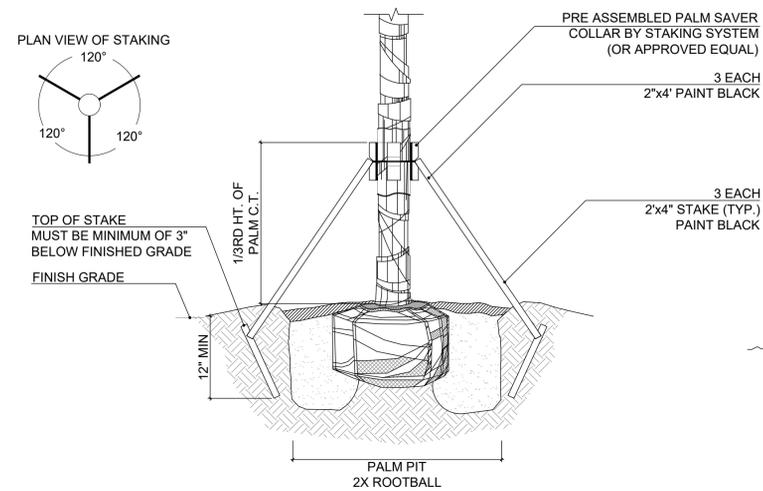
NOTES:
1. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
2. STAKING COMPONENTS SHALL BE MANUFACTURED BY ARBORBRACE STAKING SYSTEMS INC. OR APPROVED EQUAL.

2 SPECIMEN TREE STAKING DETAIL
SCALE: N.T.S.



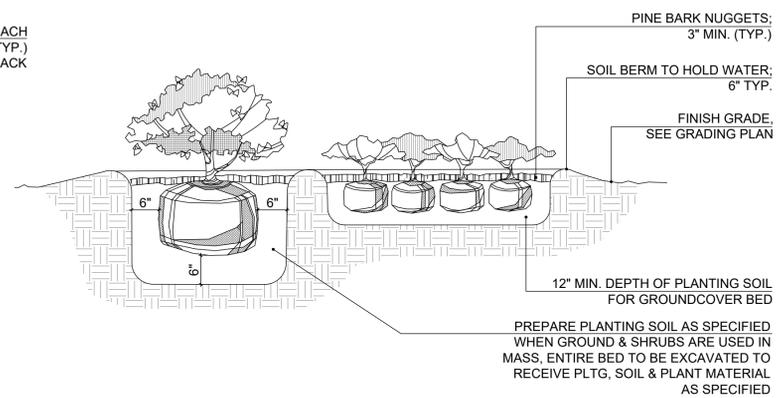
NOTES:
1. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
2. SOIL BERMS ARE TO BE CONSTRUCTED AT RIGHT ANGLES TO THE TREE OR SHRUB OR IN THE POSITION WHICH WILL MOST EFFECTIVELY SERVE THE PURPOSE OF RETAINING WATER AT THE BASE OF THE PLANT.

3 PALM PLANTING DETAIL
SCALE: N.T.S.



NOTES:
1. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
2. SOIL BERMS ARE TO BE CONSTRUCTED AT RIGHT ANGLES TO THE TREE OR SHRUB OR IN THE POSITION WHICH WILL MOST EFFECTIVELY SERVE THE PURPOSE OF RETAINING WATER AT THE BASE OF THE PLANT.

4 PALM STAKING DETAIL
SCALE: N.T.S.



NOTE:
CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS/ BEDS PRIOR TO INSTALLATION

5 SHRUB AND GROUNDCOVER PLANTING DETAIL
SCALE: N.T.S.

SCALE:
N.T.S.

PROJ. N°:
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L-5.2

