

**A** MEZZANINE LEVEL SITE PLAN  
1/32" = 1'-0"

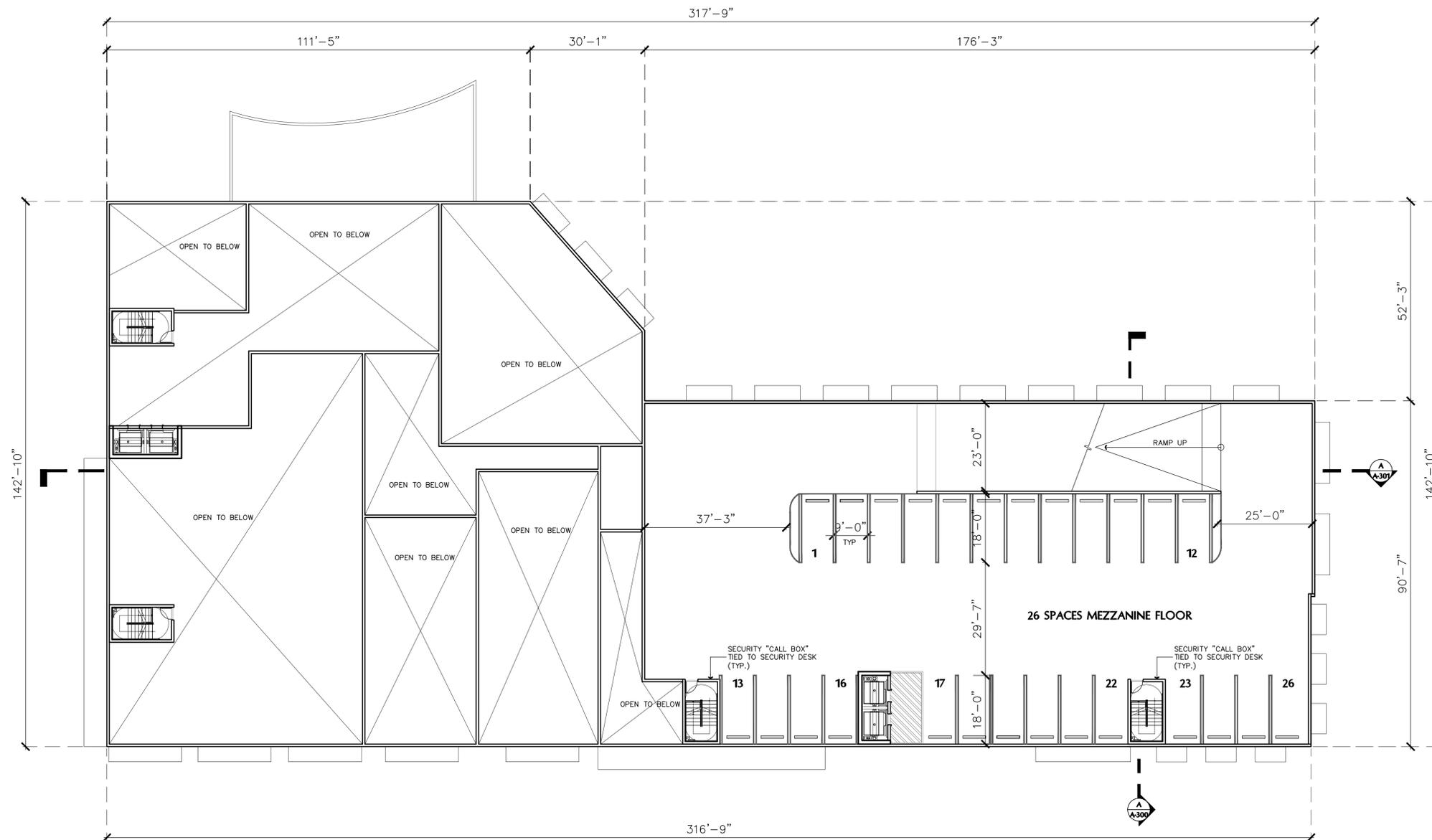
MIXED-USE DEVELOPMENT FOR:  
**THE RIVERWALK**  
at North Miami Beach  
16375/16395 BISCAYNE BLVD.  
CITY OF NORTH MIAMI BEACH, FLORIDA



**FORM GROUP, INC.**  
4300 SW 73 AVE, SUITE 106, MIAMI, FL 33155  
TEL. 305.443.4244 FX. 305.443.3338  
ARCHITECT OF RECORD: SHARON MORALES  
AA0094851

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TITLE: SITE PLAN  
SCALE: 1/32" = 1'-0"  
PROJECT NO.: 06-323  
DATE: JUNE 01, 2015  
REVISIONS:  
DRAWING NO.: **A-102**



**PLAN NOTES**

- ◇ 42" HIGH GLASS AND ALUMINUM RAILING W/ NATURAL ALUMINUM ESP. FINISH
- ◇ FLOOR TO CEILING OBSCURED GLASS PANEL IN ALUM. FRAME TYP.
- ◇ EXTERIOR WATER FEATURE

**A** BUILDING B TYPICAL GARAGE LEVEL FLOOR PLAN  
1/16" = 1'-0"

MIXED-USE DEVELOPMENT FOR:  
**THE RIVERWALK**  
at North Miami Beach  
16375/16395 BISCAYNE BLVD.  
CITY OF NORTH MIAMI BEACH, FLORIDA



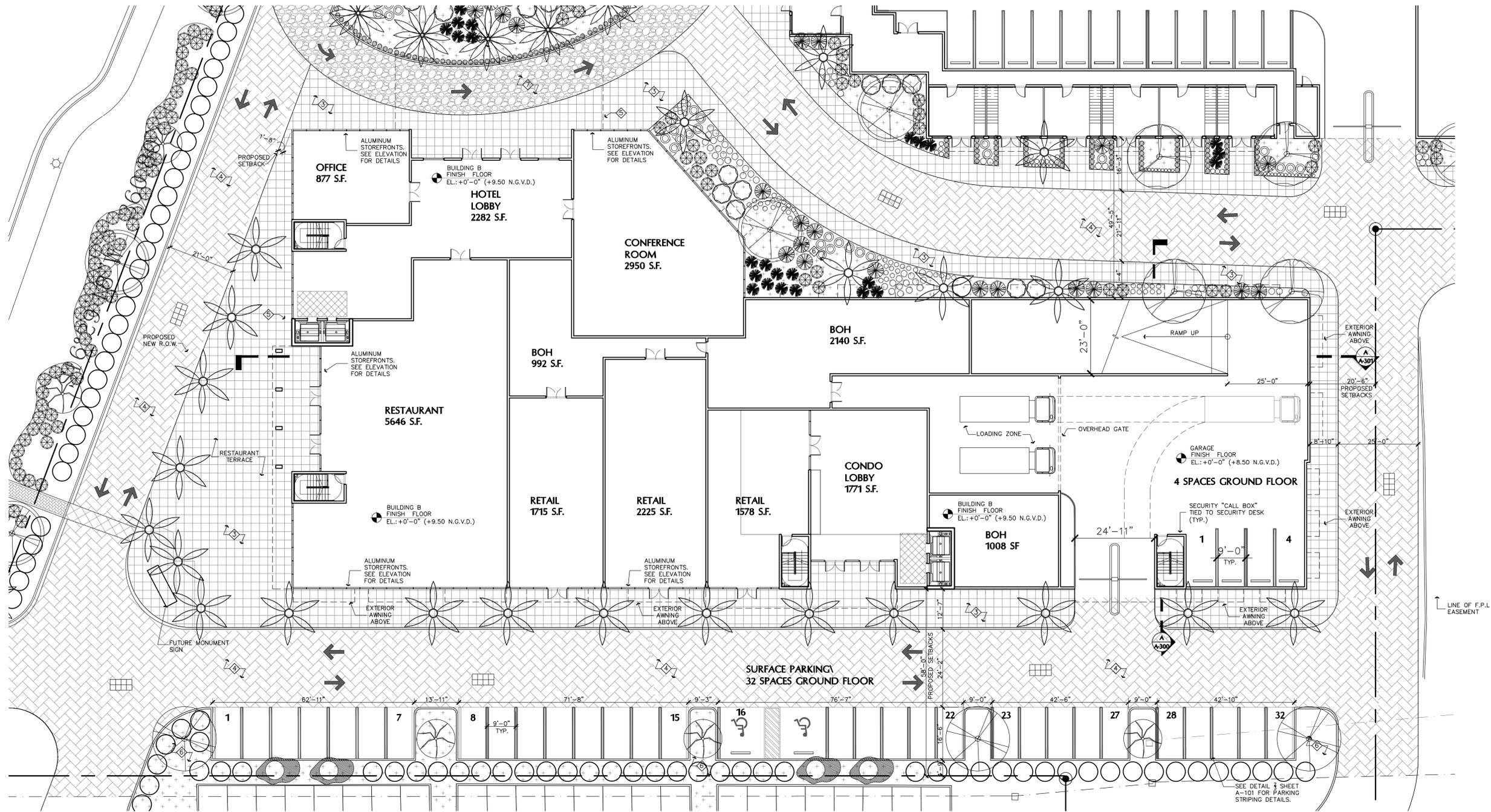
**FORM GROUP, INC.**  
4300 SW 73 AVE, SUITE 106, MIAMI, FL 33155  
TEL. 305.443.4244 FX. 305.443.3338  
ARCHITECT OF RECORD: SHARON MORALES  
AA0095851

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TITLE: GARAGE PLAN  
SCALE: 1/16" = 1'-0"  
PROJECT NO.: 06-323  
DATE: JUNE 01, 2015  
REVISIONS:  
DRAWING NO.: **A-114**

**PLAN NOTES**

- ① PEDESTRIAN WOODEN BOARDWALK
- ② EXTERIOR WATER FEATURE
- ③ CUSTOM COLORED CONCRETE SIDEWALK W/ LIGHT TEXTURED FINISH
- ④ CONCRETE PAVERS ON SAND
- ⑤ GLASS CANOPY STRUCTURE ABOVE
- ⑥ LANDSCAPED AREA
- ⑦ BRICK PAVERS ON SAND



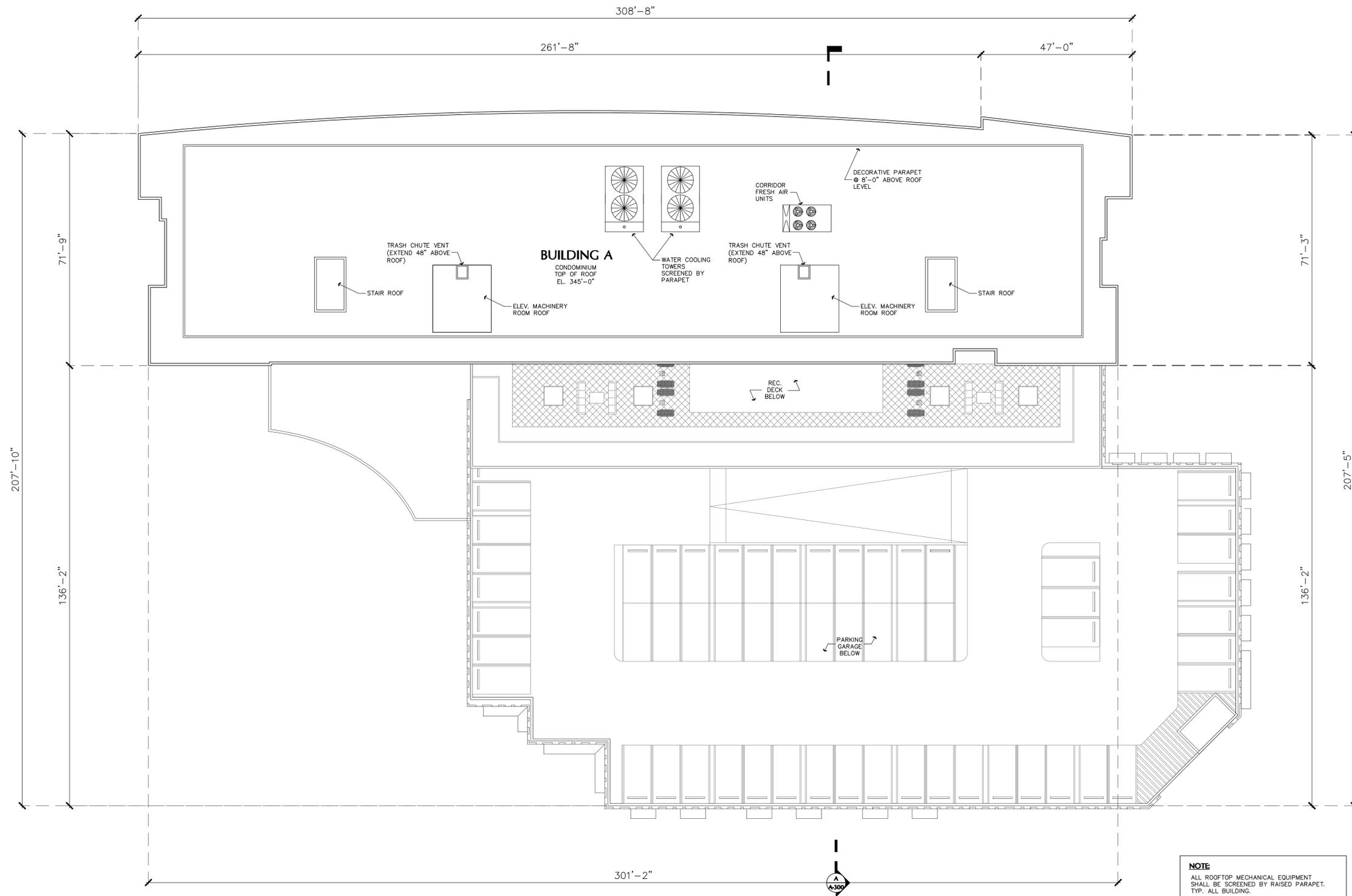
**A BUILDING B GROUND FLOOR PLAN**  
1/16" = 1'-0"

MIXED-USE DEVELOPMENT FOR:  
**THE RIVERWALK**  
at North Miami Beach  
16375/16395 BISCAYNE BLVD.  
CITY OF NORTH MIAMI BEACH, FLORIDA

**FORMGROUP**  
architecture + planning

TITLE: GROUND PLAN  
SCALE: 1/32" = 1'-0"  
PROJECT NO.: 06-323  
DATE: JUNE 01, 2015  
REVISIONS:  
DRAWING NO.: A-113

**FORM GROUP, INC.**  
4300 SW 73 AVE, SUITE 106, MIAMI, FL 33155  
TEL: 305.443.4244 FX: 305.443.3338  
ARCHITECT OF RECORD: SHARL MORALES  
AA0094851



**NOTE**  
 ALL ROOFTOP MECHANICAL EQUIPMENT SHALL BE SCREENED BY RAISED PARAPET. TYP. ALL BUILDING.

**A BUILDING A ROOF PLAN**  
 1/16" = 1'-0"

MIXED-USE DEVELOPMENT FOR:  
**THE RIVERWALK**  
*at North Miami Beach*  
 16375/16395 BISCAYNE BLVD.  
 CITY OF NORTH MIAMI BEACH, FLORIDA



**FORM GROUP, INC.**  
 4300 SW 73 AVE, SUITE 106 MIAMI, FL 33155  
 TEL. 305.443.4244 FX. 305.443.3338  
 ARCHITECT OF RECORD: OMAR NORALES AA-001665

TITLE  
 FLOOR PLAN  
 SCALE  
 1/16" = 1'-0"  
 PROJECT NO.  
 06-323  
 DATE  
 JUNE 01, 2015  
 REVISIONS:

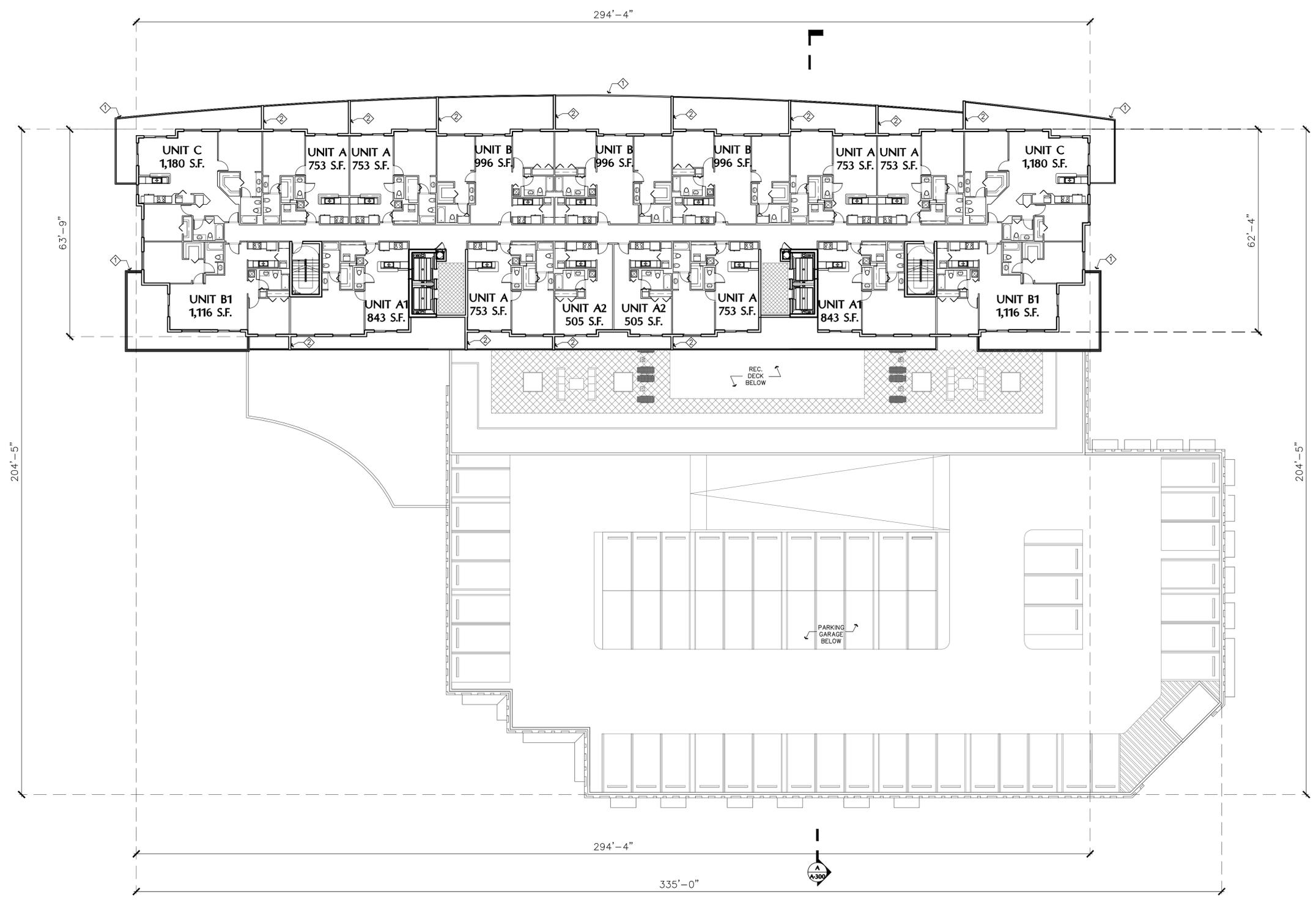
DRAWING NO.  
**A-112**

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| UNIT BREAKDOWN              |          |               |
|-----------------------------|----------|---------------|
| UNIT A                      | 743 SF   | 6 UNITS/FLOOR |
| UNIT A1                     | 505 S.F. | 2 UNITS/FLOOR |
| UNIT A2                     | 843 SF   | 2 UNITS/FLOOR |
| UNIT B                      | 996 SF   | 3 UNITS/FLOOR |
| UNIT B1                     | 1,116 SF | 2 UNITS/FLOOR |
| UNIT C                      | 1,180 SF | 2 UNITS/FLOOR |
| TOTAL UNITS: 17 UNITS/FLOOR |          |               |

**PLAN NOTES**

- ◇ 42" HIGH GLASS AND ALUMINUM RAILING W/ NATURAL ALUMINUM ESP. FINISH
- ◇ FLOOR TO CEILING OBTURATED GLASS PANEL IN ALUM. FRAME TYP.
- ◇ EXTERIOR WATER FEATURE



**A BUILDING A TYPICAL UNIT FLOOR PLAN**  
1/16" = 1'-0"

MIXED-USE DEVELOPMENT FOR:  
**THE RIVERWALK**  
at North Miami Beach  
16375/16395 BISCAYNE BLVD.  
CITY OF NORTH MIAMI BEACH, FLORIDA



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AA0091851

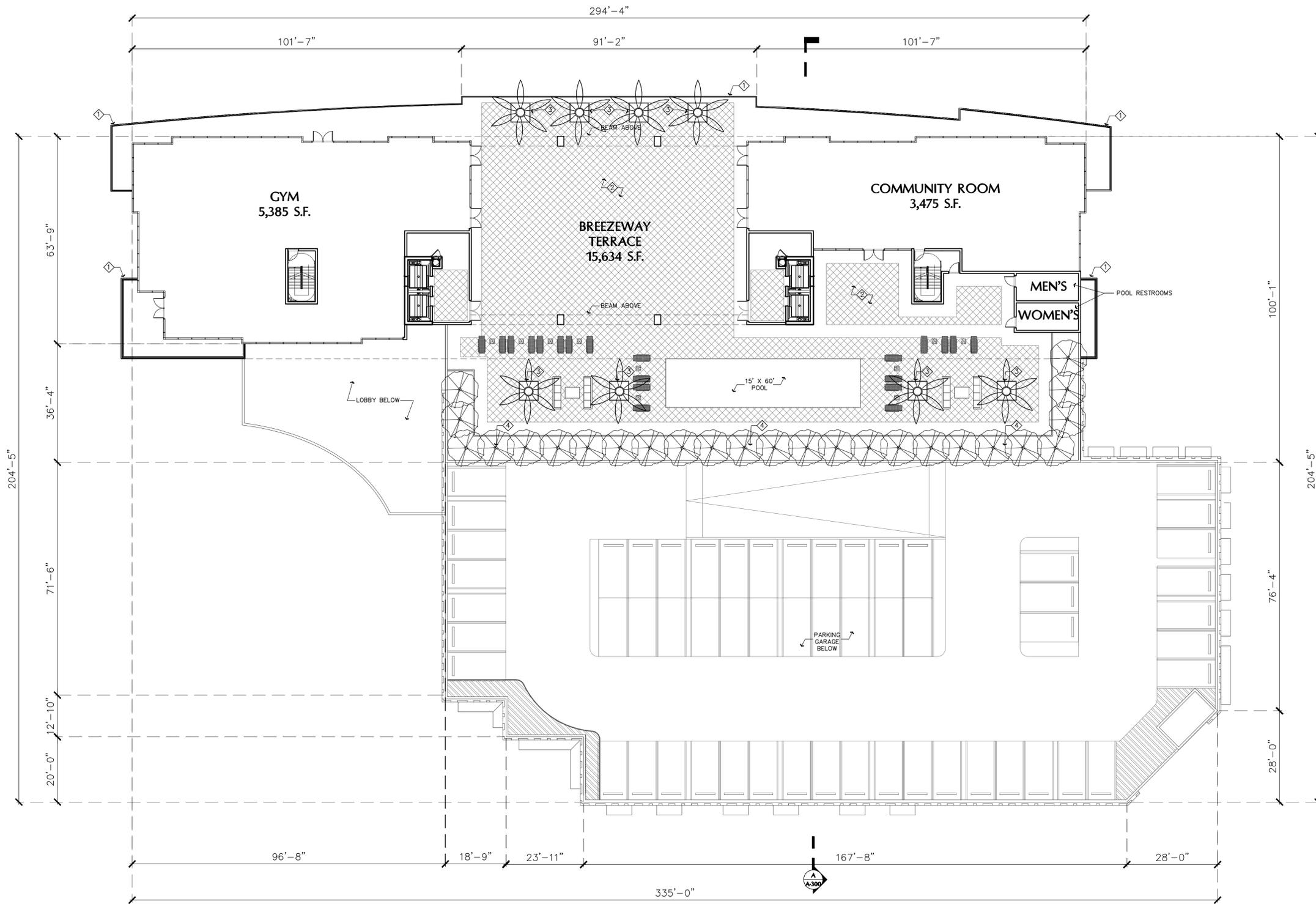
TITLE: FLOOR PLAN  
SCALE: 1/16" = 1'-0"  
PROJECT NO.: 06-323  
DATE: JUNE 01, 2015  
REVISIONS:

DRAWING NO.: A-111

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**PLAN NOTES**

- ① BALCONY W/ GLASS RAILING AT 42" A.F.F.
- ② EXTERIOR CONCRETE PAVERS
- ③ EXTERIOR 42" PLANTERS
- ④ LANDSCAPED AREA



**A** BUILDING A AMMENITIES DECK FLOOR PLAN - LEVEL 9  
1/16" = 1'-0"

MIXED-USE DEVELOPMENT FOR:  
**THE RIVERWALK**  
at North Miami Beach  
16375/16395 BISCAYNE BLVD.  
CITY OF NORTH MIAMI BEACH, FLORIDA



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TEL: 305.443.4244 FX: 305.443.3338  
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AA0094851

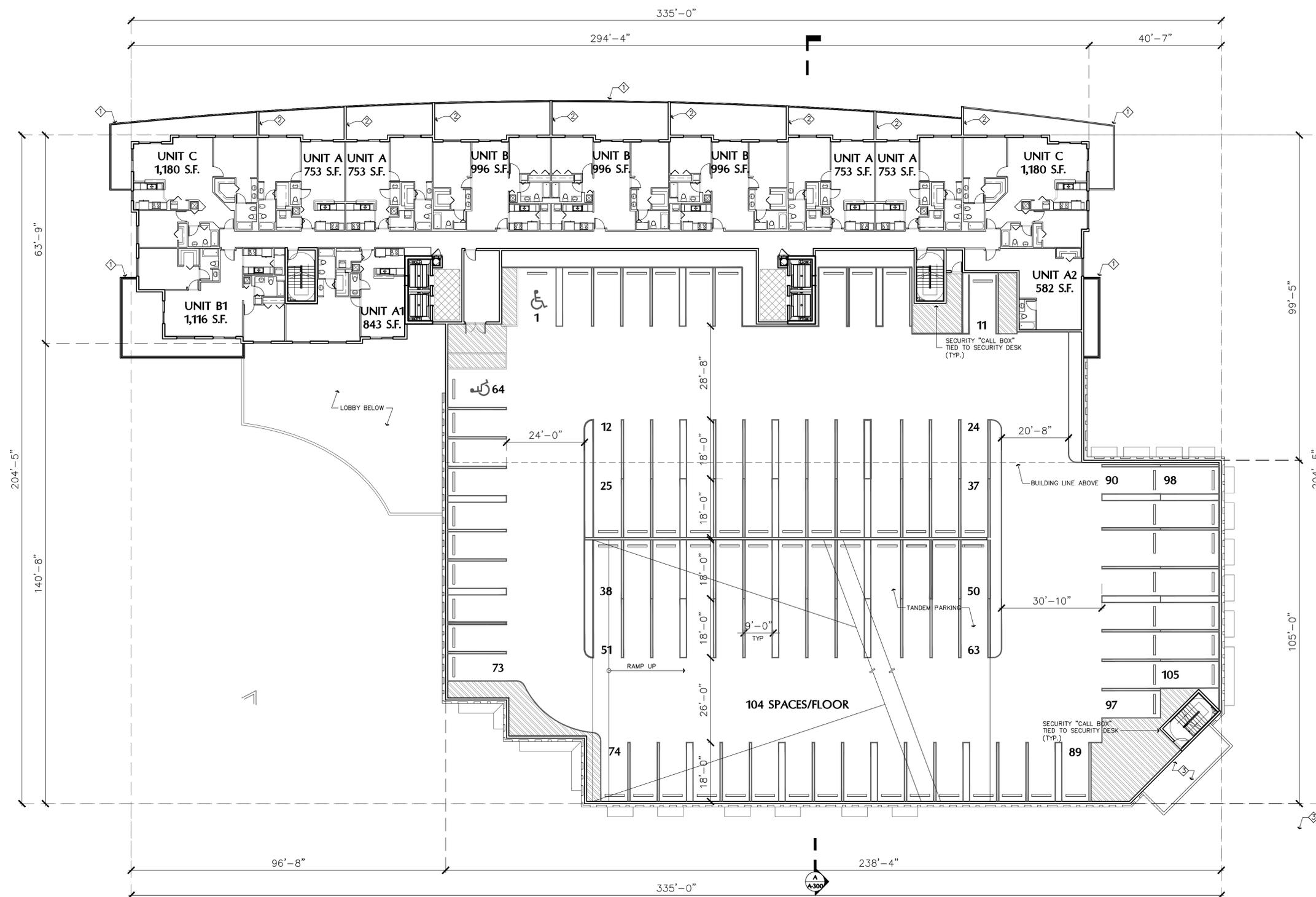
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TITLE: REC DECK PLAN  
SCALE: 1/16" = 1'-0"  
PROJECT NO: 06-323  
DATE: JUNE 01, 2015  
REVISIONS:  
DRAWING NO: A-110

| UNIT BREAKDOWN              |          |               |
|-----------------------------|----------|---------------|
| UNIT A                      | 743 SF   | 4 UNITS/FLOOR |
| UNIT A1                     | 843 SF   | 1 UNIT/FLOOR  |
| UNIT A2                     | 582 SF   | 1 UNIT/FLOOR  |
| UNIT B                      | 996 SF   | 3 UNITS/FLOOR |
| UNIT B1                     | 1,116 SF | 1 UNIT/FLOOR  |
| UNIT C                      | 1,180 SF | 2 UNITS/FLOOR |
| TOTAL UNITS: 12 UNITS/FLOOR |          |               |

**PLAN NOTES**

- ◇ 42" HIGH GLASS AND ALUMINUM RAILING W/ NATURAL ALUMINUM ESP. FINISH
- ◇ FLOOR TO CEILING OBSCURED GLASS PANEL IN ALUM. FRAME TYP.
- ◇ EXTERIOR WATER FEATURE



**A BUILDING A TYPICAL GARAGE FLOOR PLAN**  
1/16" = 1'-0"

MIXED-USE DEVELOPMENT FOR:  
**THE RIVERWALK**  
at North Miami Beach  
16375/16395 BISCAYNE BLVD.  
CITY OF NORTH MIAMI BEACH, FLORIDA



**FORM GROUP, INC.**  
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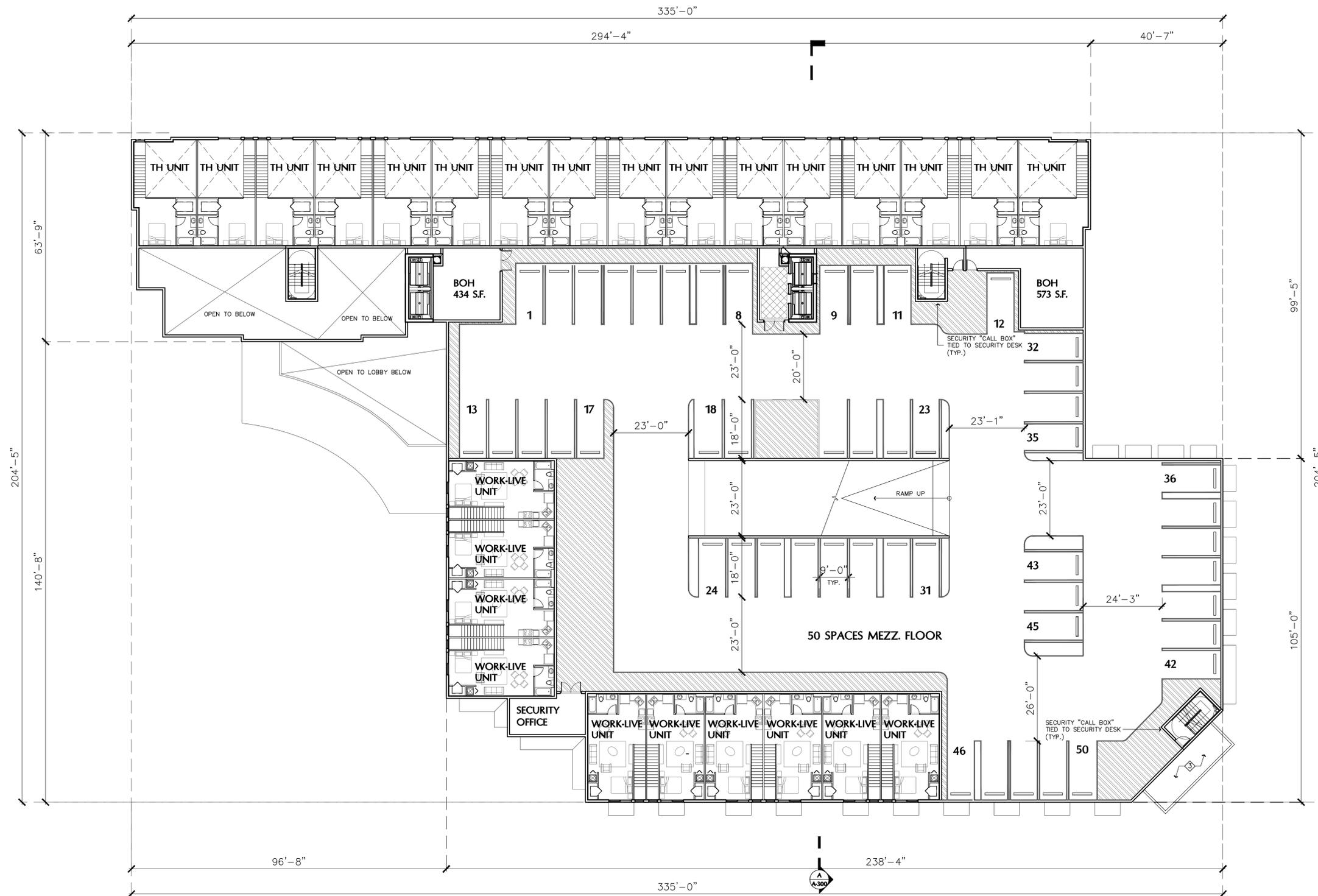
THE UNITED STATES ARCHITECTURAL AND ENGINEERING ACTS AND THE PROFESSIONAL SEAL ACTS REQUIRE THE ARCHITECT TO BE A LICENSED ARCHITECT IN THE STATE OF FLORIDA.

TITLE: GARAGE PLAN  
SCALE: 1/16" = 1'-0"  
PROJECT NO.: 06-323  
DATE: JUNE 01, 2015  
REVISIONS:

DRAWING NO.: **A-109**

**PLAN NOTES**

- ◇ 42" HIGH GLASS AND ALUMINUM RAILING W/ NATURAL ALUMINUM ESP. FINISH
- ◇ FLOOR TO CEILING OBSCURED GLASS PANEL IN ALUM. FRAME TYP.
- ◇ EXTERIOR WATER FEATURE



**A BUILDING A MEZZANINE FLOOR PLAN**  
1/16" = 1'-0"

MIXED-USE DEVELOPMENT FOR:  
**THE RIVERWALK**  
at North Miami Beach  
16375/16395 BISCAYNE BLVD.  
CITY OF NORTH MIAMI BEACH, FLORIDA



**FORM GROUP, INC.**  
4300 SW 73 AVE, SUITE 106 MIAMI, FL 33155  
TEL: 305.443.4244 FX: 305.443.3338  
ARCHITECT OF RECORD: SHARON MORALES  
AA0094851

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TITLE: GROUND PLAN  
SCALE: 1/32" = 1'-0"  
PROJECT NO.: 06-323  
DATE: JUNE 01, 2015  
REVISIONS:  
DRAWING NO.: **A-108**

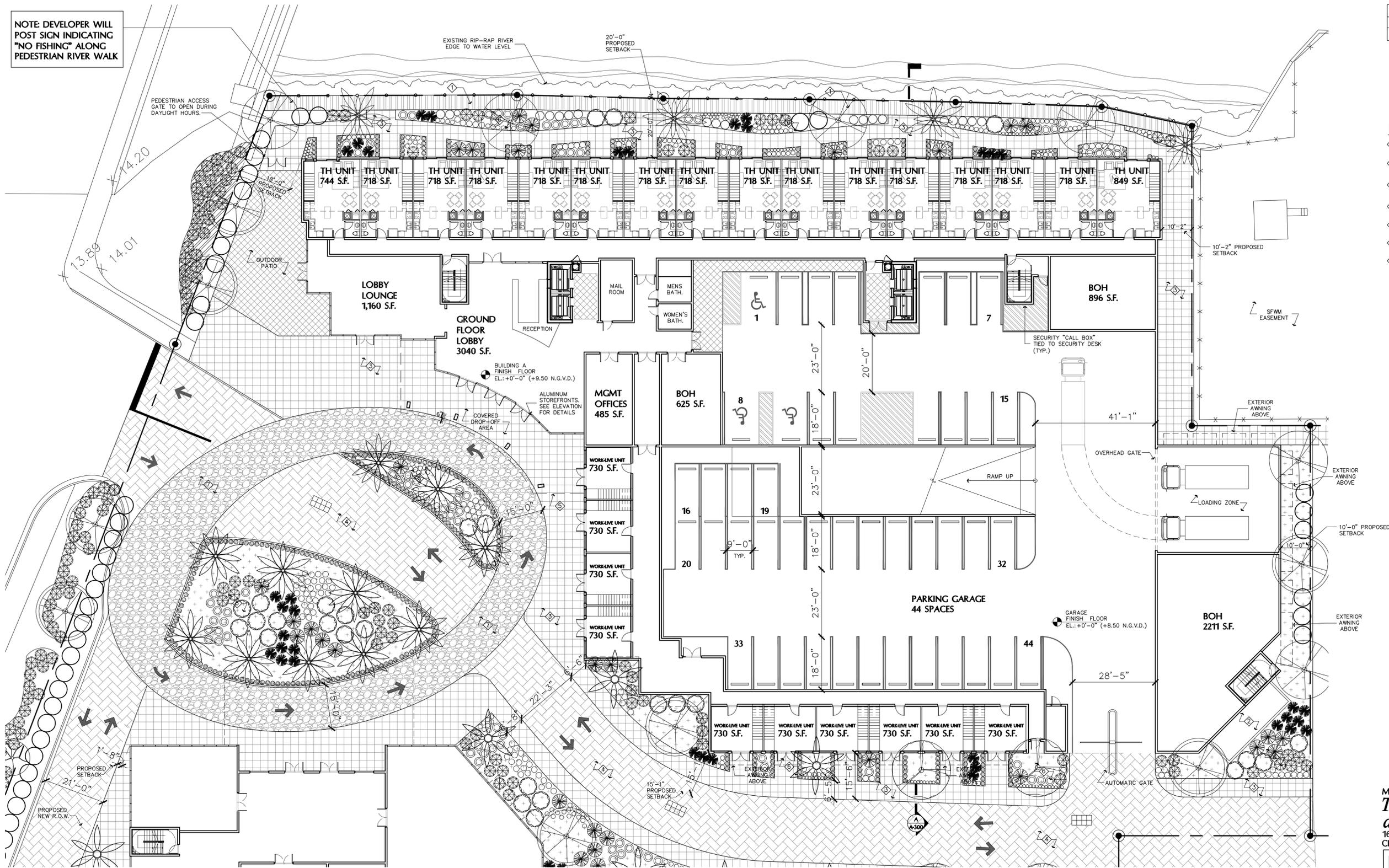
NOTE: DEVELOPER WILL POST SIGN INDICATING "NO FISHING" ALONG PEDESTRIAN RIVER WALK

| UNIT BREAKDOWN |        |                |
|----------------|--------|----------------|
| UNIT TH        | 718 SF | 16 UNITS/FLOOR |
| UNIT WL        | 730 SF | 10 UNITS/FLOOR |

TOTAL UNITS: 16 UNITS/FLOOR

**PLAN NOTES**

- ① PEDESTRIAN WOODEN BOARDWALK
- ② EXTERIOR WATER FEATURE
- ③ CUSTOM COLORED CONCRETE SIDEWALK W/ LIGHT TEXTURED FINISH
- ④ CONCRETE PAVERS ON SAND
- ⑤ GLASS CANOPY STRUCTURE ABOVE
- ⑥ LANDSCAPED AREA
- ⑦ BRICK PAVERS ON SAND



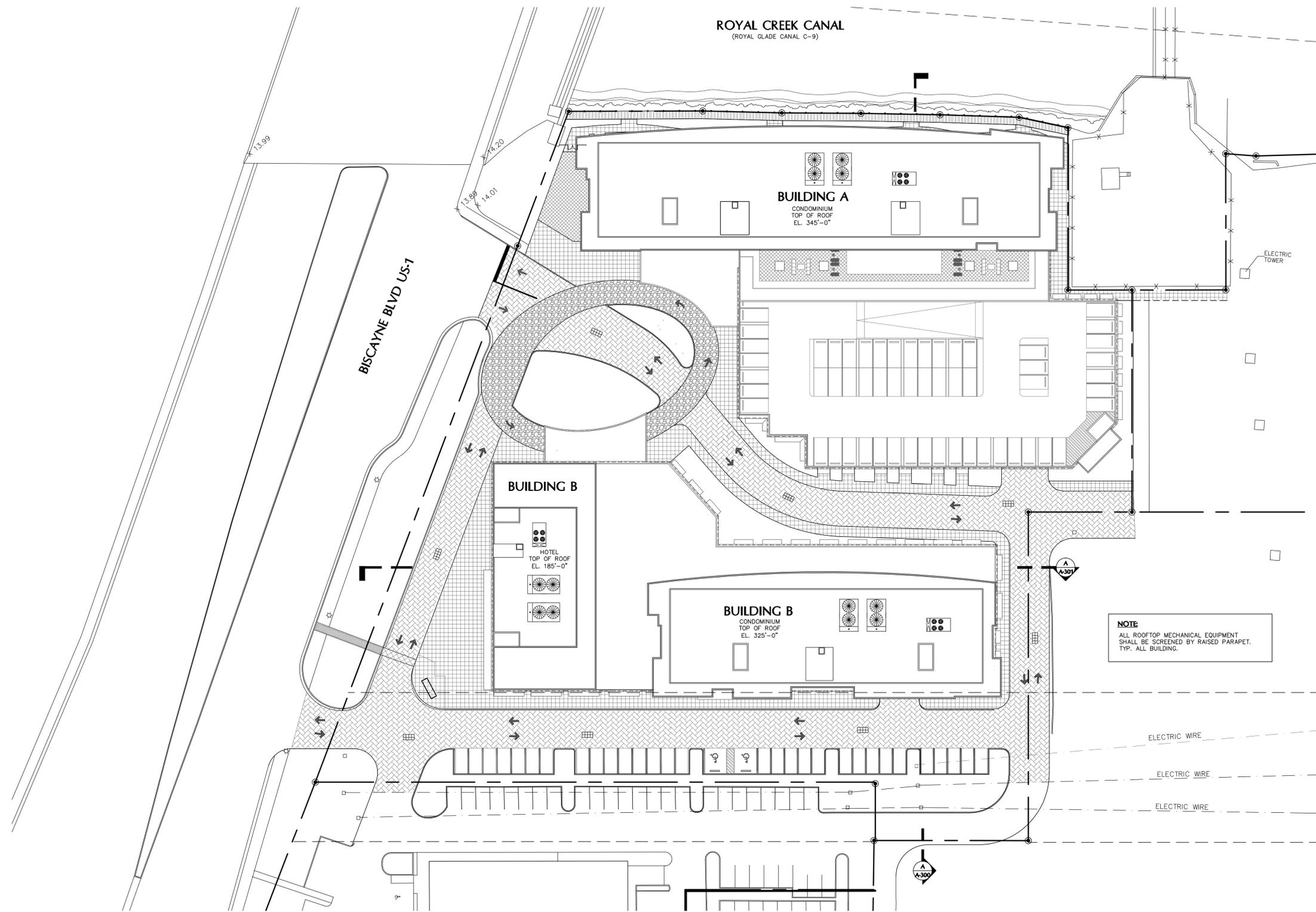
**A BUILDING A GROUND FLOOR PLAN**  
1/16" = 1'-0"

MIXED-USE DEVELOPMENT FOR:  
**THE RIVERWALK**  
at North Miami Beach  
16375/16395 BISCAYNE BLVD.  
CITY OF NORTH MIAMI BEACH, FLORIDA

**FORMGROUP**  
architecture + planning

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4300 SW 73 AVE, SUITE 106 MIAMI, FL 33155  
TEL. 305.443.4244 FX. 305.443.3338  
ARCHITECT OF RECORD: SHARAH MORALES  
AA0094851

TITLE: GROUND PLAN  
SCALE: 1/16" = 1'-0"  
PROJECT NO.: 06-323  
DATE: JUNE 01, 2015  
REVISIONS:  
DRAWING NO.: **A-107**



**A** OVERALL ROOF PLAN  
1/32" = 1'-0"

**NOTE**  
ALL ROOFTOP MECHANICAL EQUIPMENT SHALL BE SCREENED BY RAISED PARAPET. TYP. ALL BUILDING.

MIXED-USE DEVELOPMENT FOR:  
**THE RIVERWALK**  
at North Miami Beach  
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CITY OF NORTH MIAMI BEACH, FLORIDA

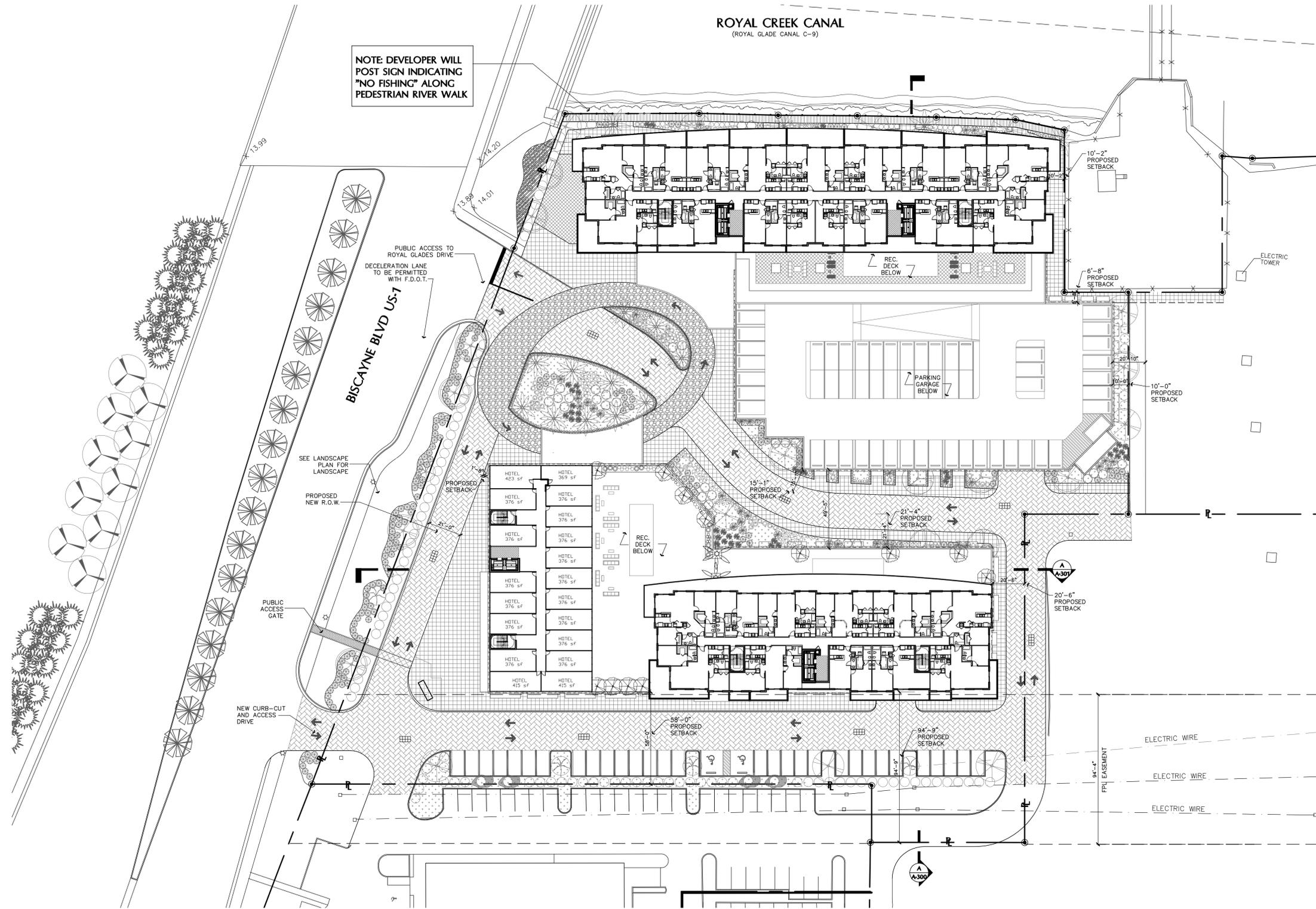


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TITLE: SITE PLAN  
SCALE: 1/32" = 1'-0"  
PROJECT NO.: 06-323  
DATE: JUNE 01, 2015  
REVISIONS:

DRAWING NO.: **A-106**



**A** TYPICAL FLOOR LEVEL SITE PLAN  
1/32" = 1'-0"

MIXED-USE DEVELOPMENT FOR:  
**THE RIVERWALK**  
at North Miami Beach  
16375/16395 BISCAYNE BLVD.  
CITY OF NORTH MIAMI BEACH, FLORIDA

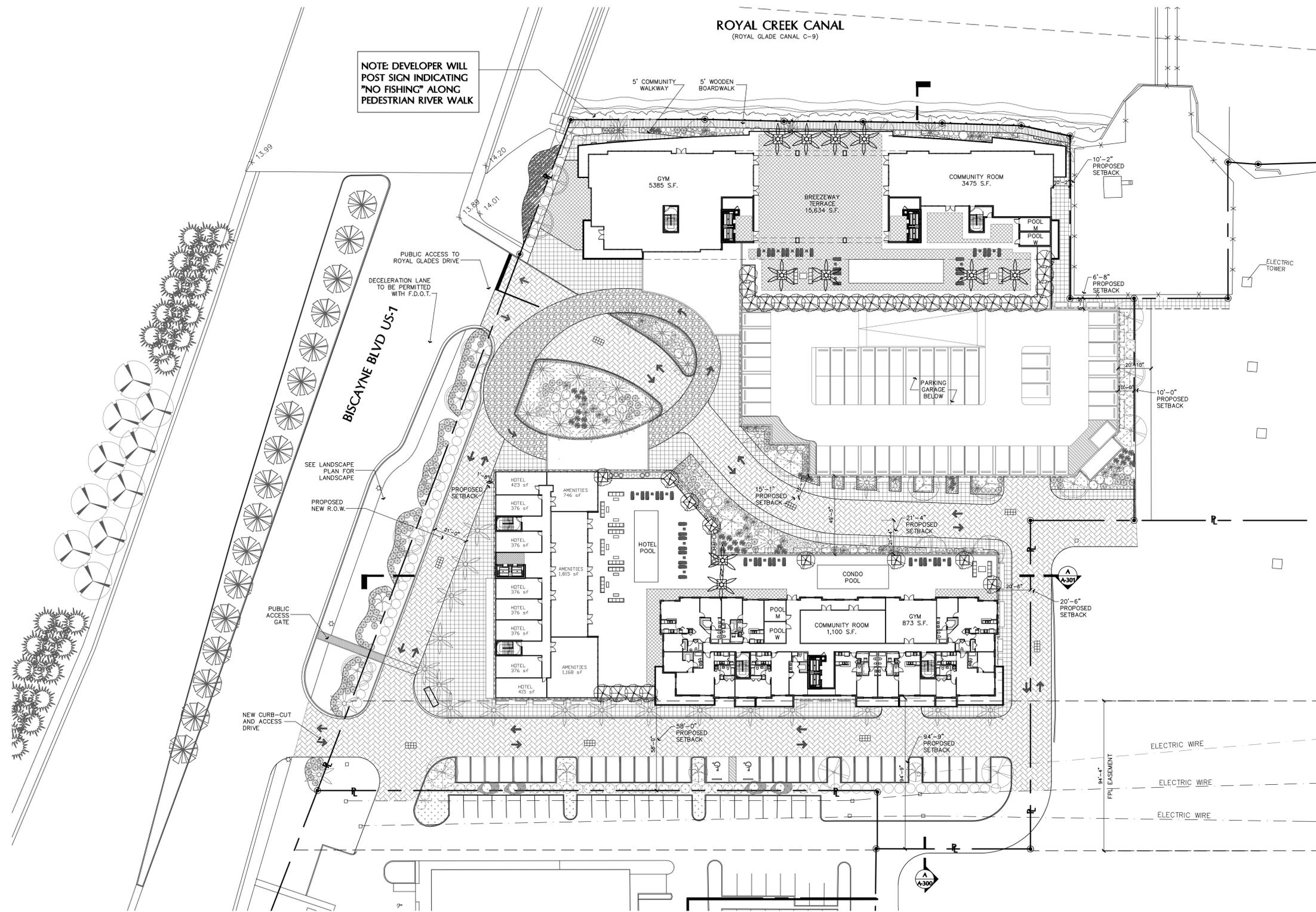


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TITLE  
SITE PLAN  
SCALE  
1/32" = 1'-0"  
PROJECT NO.  
06-323  
DATE  
JUNE 01, 2015  
REVISIONS:

DRAWING NO.  
**A-105**



**A** RECREATION DECK LEVEL SITE PLAN  
1/32" = 1'-0"

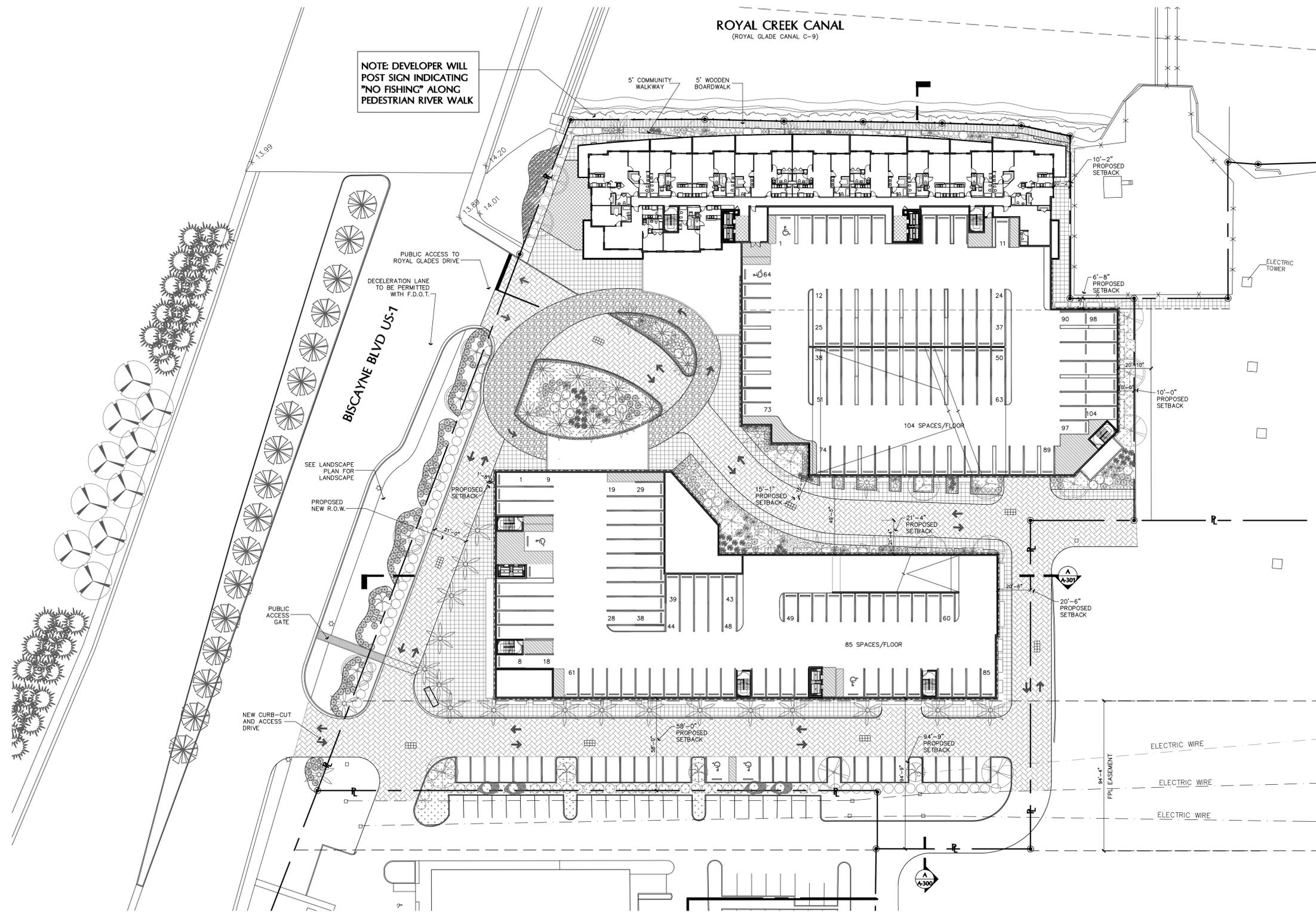
MIXED-USE DEVELOPMENT FOR:  
**THE RIVERWALK**  
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CITY OF NORTH MIAMI BEACH, FLORIDA



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TITLE: SITE PLAN  
SCALE: 1/32" = 1'-0"  
PROJECT NO.: 06-323  
DATE: JUNE 01, 2015  
REVISIONS:  
DRAWING NO.: A-104



**A** GARAGE LEVEL SITE PLAN  
1/32" = 1'-0"

MIXED-USE DEVELOPMENT FOR:  
**THE RIVERWALK**  
at North Miami Beach  
16375/16395 BISCAYNE BLVD.  
CITY OF NORTH MIAMI BEACH, FLORIDA



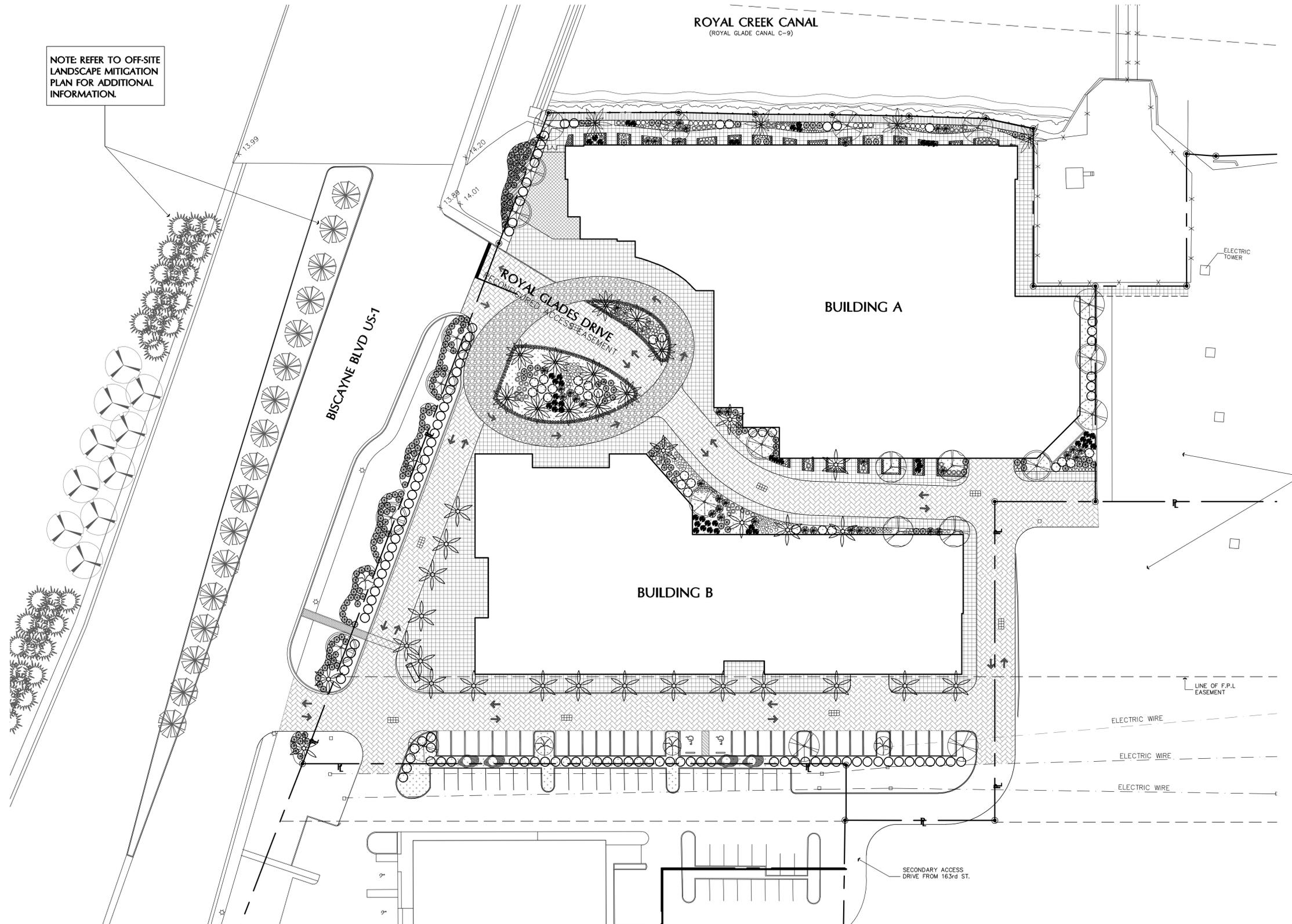
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TEL. 305.443.4244 FX. 305.443.3338  
ARCHITECT OF RECORD: SHARON MORALES  
AA0091851

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TITLE: SITE PLAN  
SCALE: 1/32" = 1'-0"  
PROJECT NO.: 06-323  
DATE: JUNE 01, 2015  
REVISIONS:

DRAWING NO.: A-103

NOTE: REFER TO OFF-SITE LANDSCAPE MITIGATION PLAN FOR ADDITIONAL INFORMATION.



**LANDSCAPE LEGEND - ARTICLE XI  
N.M.B. LANDSCAPE CODE  
SITE DATA**

ZONING: MU / SWF - SOUTHERN MIXED-USE WATERFRONT DISTRICT

|                 |           |              |            |          |
|-----------------|-----------|--------------|------------|----------|
| NET LAND ±      | 4.16 ACRE | ±181,210 sf. | REQUIRED   | PROVIDED |
| OPEN SPACE      |           | -- sf        | 110,588 sf |          |
|                 |           |              | REQUIRED   | PROVIDED |
| A. TOTAL TREES  |           |              | 95         |          |
| B. TOTAL PALMS  |           |              | 56         |          |
| C. TOTAL SHRUBS |           |              | 1,673      |          |

NOTE:  
OVERALL LANDSCAPE PLAN PRESENTED FOR REFERENCE ONLY. REFER TO SHEETS L-2 AND L-3 FOR DETAILED LANDSCAPE SCHEDULES.

NOTE:  
G.C. IS TO COORDINATE THE LOCATION OF A TEMPORARY PLANTING AREA ON SITE FOR ALL TREES TO BE TRANSPLANTED. THIS TEMPORARY PLANTING AREA IS TO BE REVIEWED WITH THE ARCHITECT PRIOR TO START OF TREE REMOVAL.

REFER TO "BLUE PALMS" CONDOMINIUM PROJECT FOR CONTINUATION OF LANDSCAPE PLAN

**A** GROUND SITE PLAN  
1/32" = 1'-0"

MIXED-USE DEVELOPMENT FOR:  
**THE RIVERWALK**  
at North Miami Beach  
16375/16395 BISCAYNE BLVD.  
CITY OF NORTH MIAMI BEACH, FLORIDA



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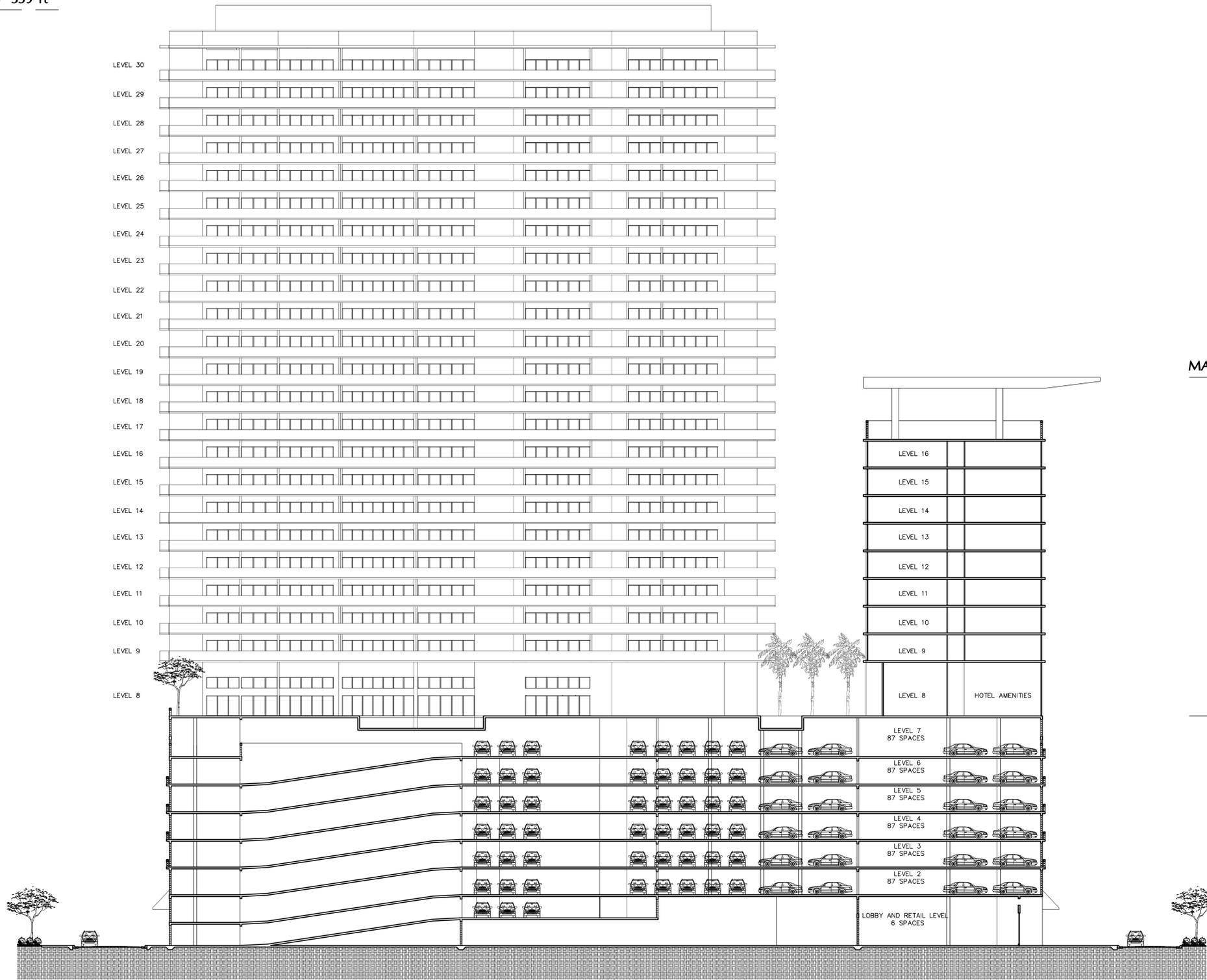
TITLE: OVERALL LANDSCAPE PLAN  
SCALE: 1/32" = 1'-0"  
PROJECT NO.: 06-323  
DATE: JUNE 01, 2015  
REVISIONS:  
DRAWING NO.: L-1

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MAXIMUM BUILDING HEIGHT = 339 ft

APARTMENTS:  
22 LEVELS  
11 UNITS/FLOOR

CONDO REC DECK  
8 UNITS/FLOOR



MAXIMUM BUILDING HEIGHT = 205 ft

HOTEL:  
8 LEVELS  
19 UNITS/FLOOR

HOTEL REC DECK  
8 UNITS/FLOOR

PARKING GARAGE  
543 SPACES

MIXED-USE DEVELOPMENT FOR:  
**THE RIVERWALK**  
at North Miami Beach  
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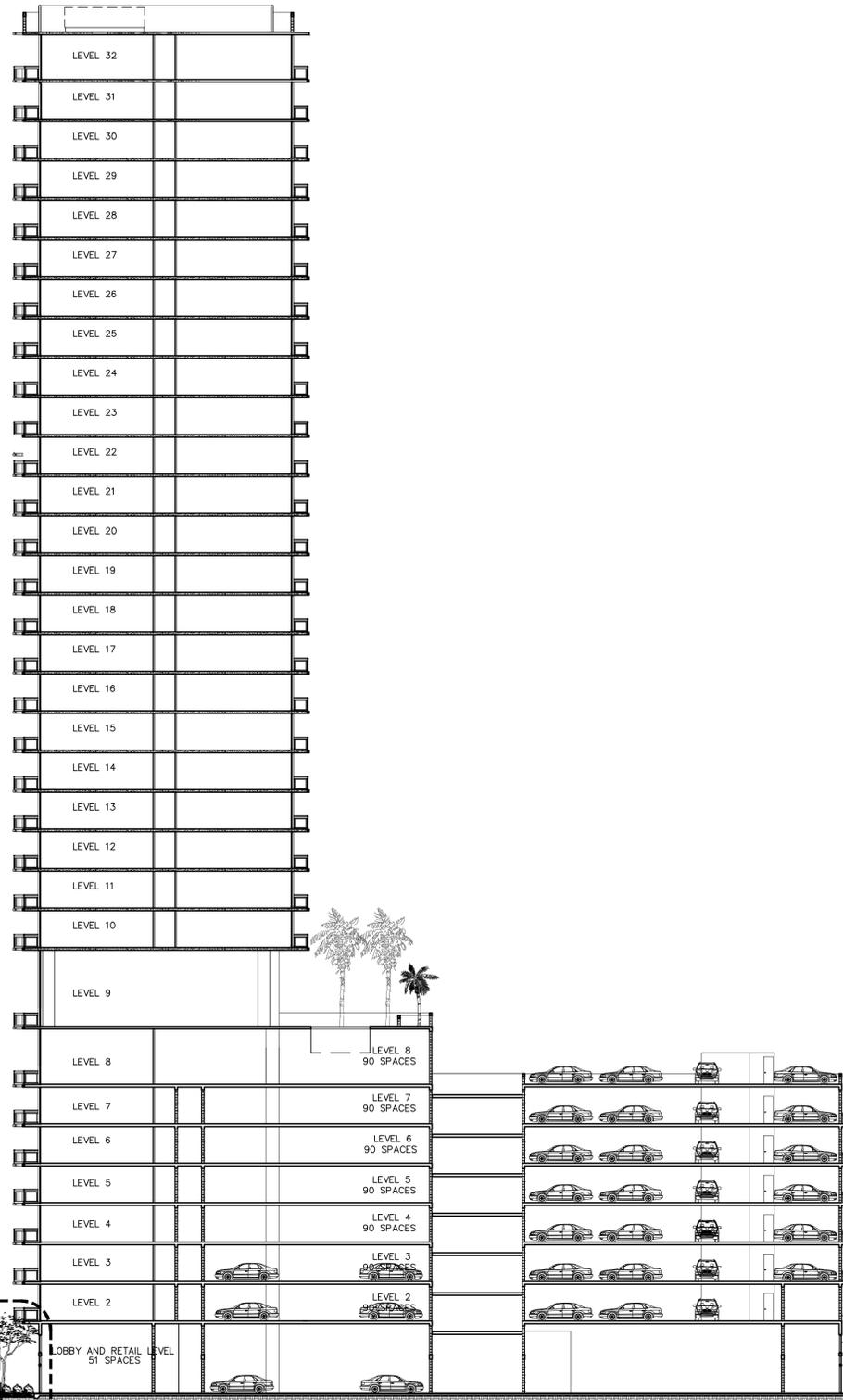


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TITLE: BUILDING SECTION  
SCALE: 1/16" = 1'-0"  
PROJECT NO.: 06-323  
DATE: JUNE 01, 2015  
REVISIONS:  
DRAWING NO.: A-301

MAXIMUM BUILDING HEIGHT = 357 ft



**A** OVERALL BUILDING SECTION  
SCALE 1/20

22 LEVELS  
17 UNITS/FLOOR

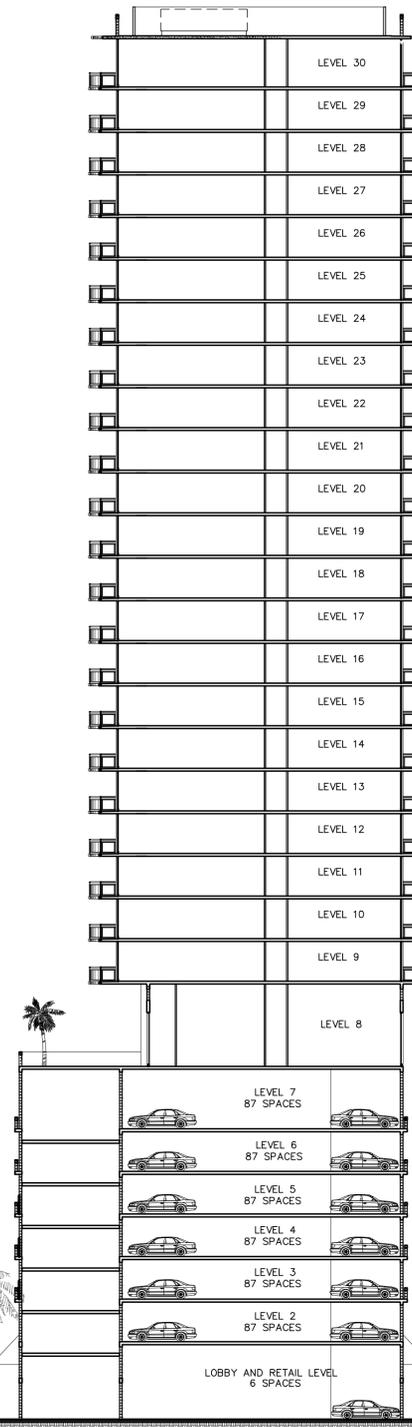
TOTAL UNITS:  
501

REC DECK

7 LEVELS  
12 UNITS/FLOOR  
809 SPACES

26 TOWNHOUSE UNITS  
AT GROUND LEVEL

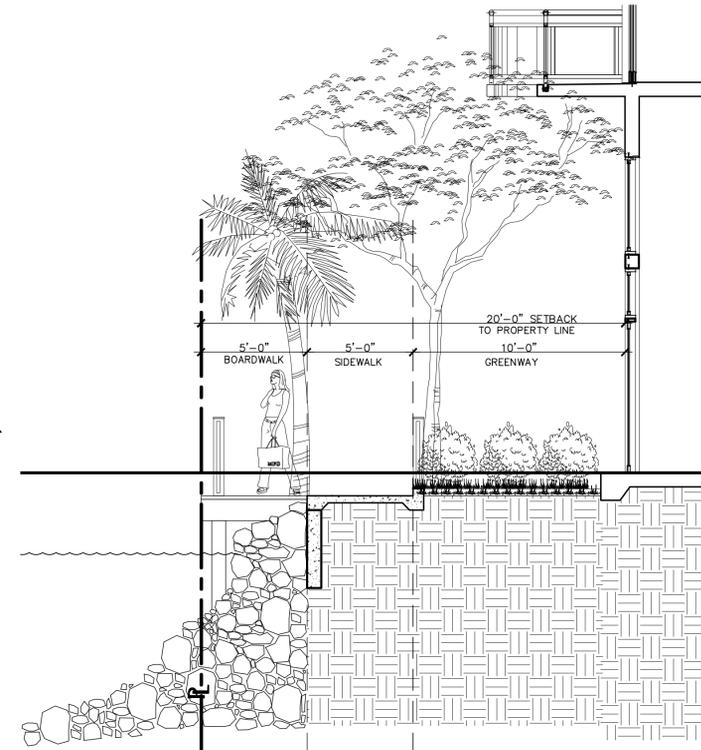
MAXIMUM BUILDING HEIGHT = 339 ft



22 LEVELS  
11 UNITS/FLOOR

REC DECK  
8 UNITS/FLOOR

PARKING GARAGE  
543 SPACES



**B** SECTION @ WATERFRONT PROMENADE  
1/4" = 1'-0"

MIXED-USE DEVELOPMENT FOR:  
**THE RIVERWALK**  
at North Miami Beach  
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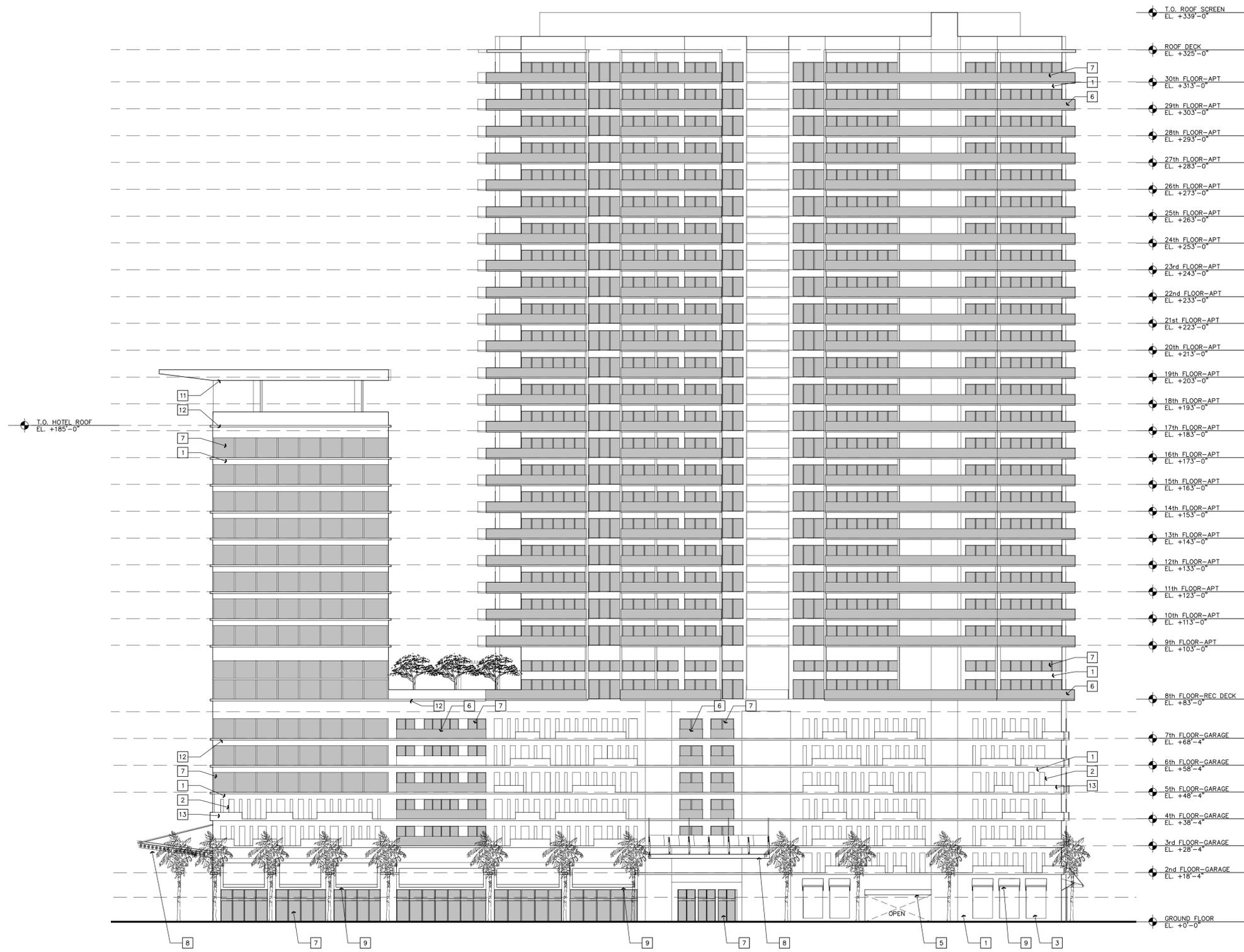


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AA0091851

TITLE  
BUILDING SECTION  
SCALE  
1/16" = 1'-0"  
PROJECT NO.  
06-323  
DATE  
JUNE 01, 2015  
REVISIONS:  
DRAWING NO.  
**A-300**

**FINISH LEGEND**

- 1 LIGHT TEXTURED STUCCO ON CMU.
- 2 CUSTOM OPENINGS ON CMU WALL.
- 3 DECORATIVE ALUMINUM GRILL W/ NATURAL ALUMINUM ESP. FINISH.
- 4 VINES ON STEEL FRAMING.
- 5 CONCRETE CANOPY.
- 6 IMPACT GLASS RAILING.
- 7 ALUMINUM STOREFRONT SYSTEM W/ LIGHT GREY TINT, NATURAL ALUMINUM ESP. FINISH.
- 8 ALUMINUM/GLASS CANOPY W/ LIGHT GREY TINT, NATURAL ALUMINUM ESP. FINISH.
- 9 AWNING BY OTHER.
- 10 WOOD TRELLIS.
- 11 ARCHITECTURAL ROOFTOP ELEMENT W/ ALUMINUM PANELS. (ALUCOBOND).
- 12 STUCCO BAND
- 13 CONCRETE BAND W/ SMOOTH STUCCO FINISH.
- 14 TILE WATER FEATURE.



**A BUILDING B- SOUTH ELEVATION**  
SCALE: 1/20

MIXED-USE DEVELOPMENT FOR:  
**THE RIVERWALK**  
at North Miami Beach  
16375/16395 BISCAYNE BLVD.  
CITY OF NORTH MIAMI BEACH, FLORIDA

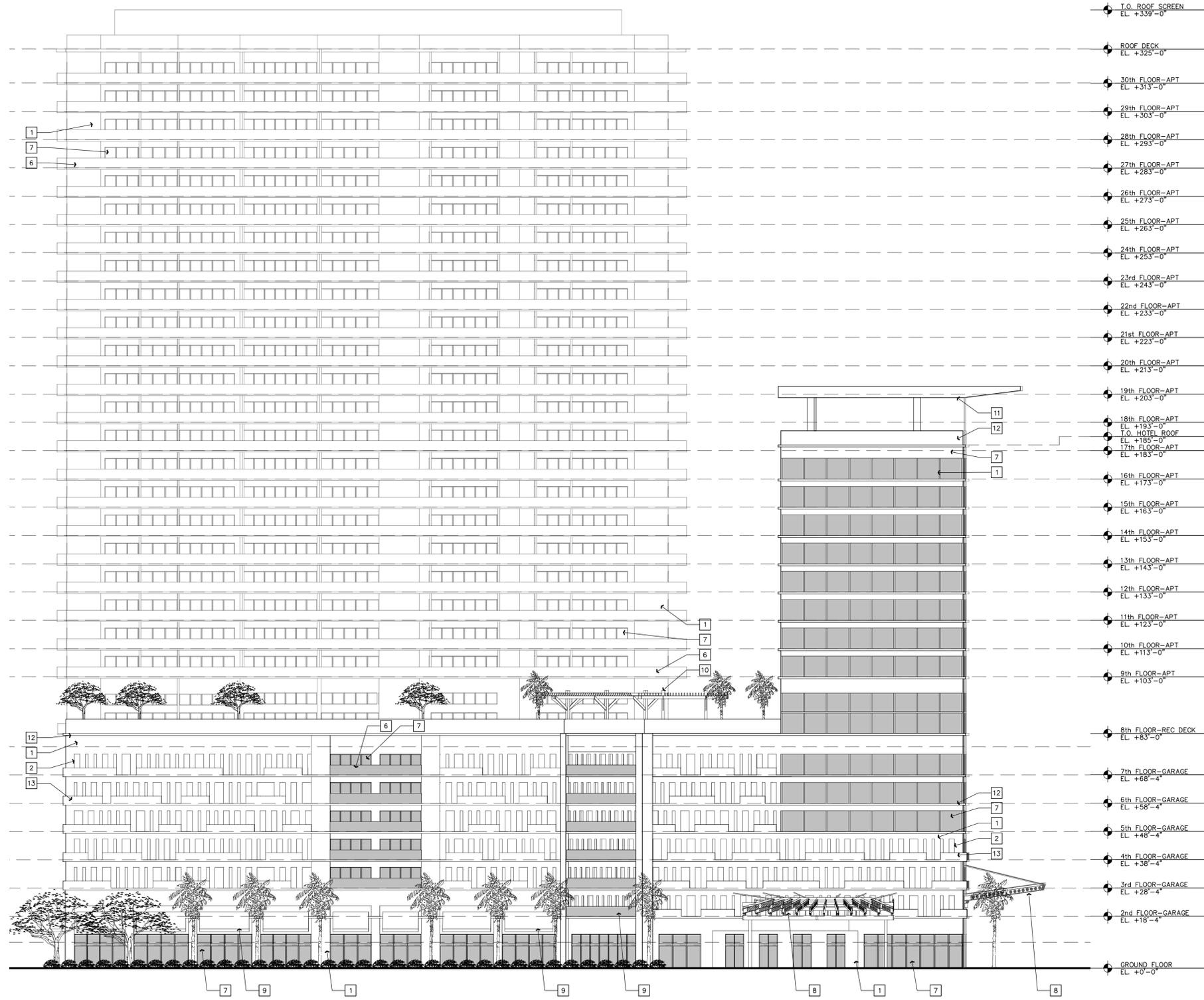


**FORM GROUP, INC.**  
4300 SW 73 AVE, SUITE 106 MIAMI, FL 33155  
TEL. 305.443.4244 FX. 305.443.3338  
ARCHITECT OF RECORD: DIANA MORALES  
AA0094851

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TITLE  
ELEVATIONS  
SCALE  
1/20  
PROJECT NO.  
06-323  
DATE  
JUNE 01, 2015  
REVISIONS:

DRAWING NO.  
**A-205**



| FINISH LEGEND |  |
|---------------|--|
| 1             | LIGHT TEXTURED STUCCO ON CMU.  |
| 2             | CUSTOM OPENINGS ON CMU WALL.   |
| 3             | DECORATIVE ALUMINUM GRILL W/ NATURAL ALUMINUM ESP. FINISH.                   |
| 4             | VINES ON STEEL FRAMING.  |
| 5             | CONCRETE CANOPY.   |
| 6             | IMPACT GLASS RAILING.  |
| 7             | ALUMINUM STOREFRONT SYSTEM W/ LIGHT GREY TINT, NATURAL ALUMINUM ESP. FINISH. |
| 8             | ALUMINUM/GLASS CANOPY W/ LIGHT GREY TINT, NATURAL ALUMINUM ESP. FINISH.      |
| 9             | AWNING BY OTHER.   |
| 10            | WOOD TRELLIS.  |
| 11            | ARCHITECTURAL ROOFTOP ELEMENT W/ ALUMINUM PANELS. (ALUCOBOND).               |
| 12            | STUCCO BAND  |
| 13            | CONCRETE BAND W/ SMOOTH STUCCO FINISH.                                       |
| 14            | TILE WATER FEATURE.  |

**A** BUILDING B- NORTH ELEVATION  
SCALE: 1/20

MIXED-USE DEVELOPMENT FOR:  
**THE RIVERWALK**  
at North Miami Beach  
16375/16395 BISCAYNE BLVD.  
CITY OF NORTH MIAMI BEACH, FLORIDA

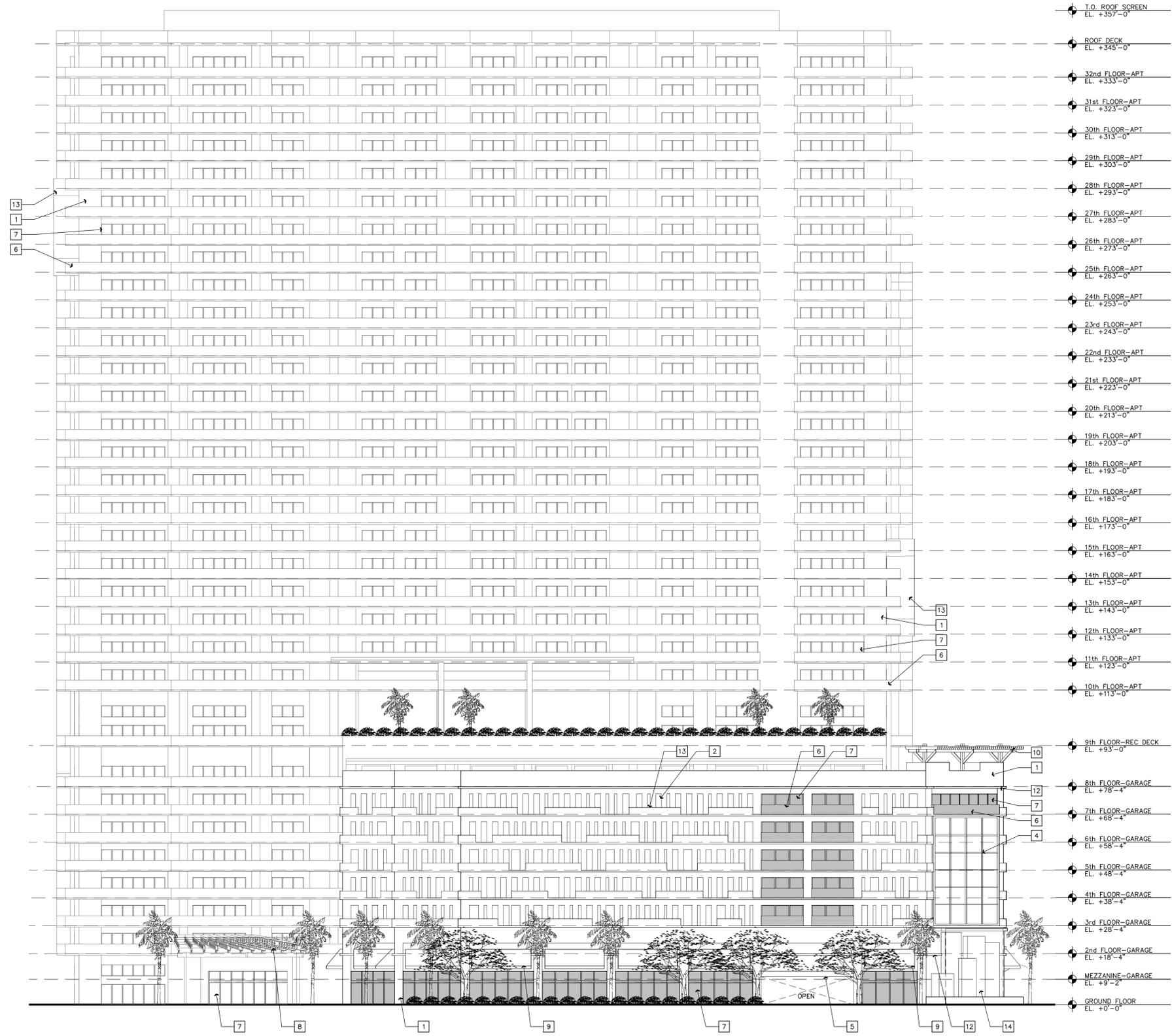


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AA0094851

TITLE  
ELEVATIONS  
SCALE  
1/20  
PROJECT NO.  
06-323  
DATE  
JUNE 01, 2015  
REVISIONS:

DRAWING NO.  
**A-204**

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| FINISH LEGEND |  |
|---------------|--|
| 1             | LIGHT TEXTURED STUCCO ON CMU.  |
| 2             | CUSTOM OPENINGS ON CMU WALL.   |
| 3             | DECORATIVE ALUMINUM GRILL W/ NATURAL ALUMINUM ESP. FINISH.                   |
| 4             | VINES ON STEEL FRAMING.  |
| 5             | CONCRETE CANOPY.   |
| 6             | IMPACT GLASS RAILING.  |
| 7             | ALUMINUM STOREFRONT SYSTEM W/ LIGHT GREY TINT, NATURAL ALUMINUM ESP. FINISH. |
| 8             | ALUMINUM/GLASS CANOPY W/ LIGHT GREY TINT, NATURAL ALUMINUM ESP. FINISH.      |
| 9             | AWNING BY OTHER.   |
| 10            | WOOD TRELLIS.  |
| 11            | ARCHITECTURAL ROOFTOP ELEMENT W/ ALUMINUM PANELS. (ALUCOBOND).               |
| 12            | STUCCO BAND  |
| 13            | CONCRETE BAND W/ SMOOTH STUCCO FINISH.                                       |
| 14            | TILE WATER FEATURE.  |

**A** BUILDING A- SOUTH ELEVATION  
SCALE: 1/20

MIXED-USE DEVELOPMENT FOR:  
**THE RIVERWALK**  
at North Miami Beach  
16375/16395 BISCAYNE BLVD.  
CITY OF NORTH MIAMI BEACH, FLORIDA

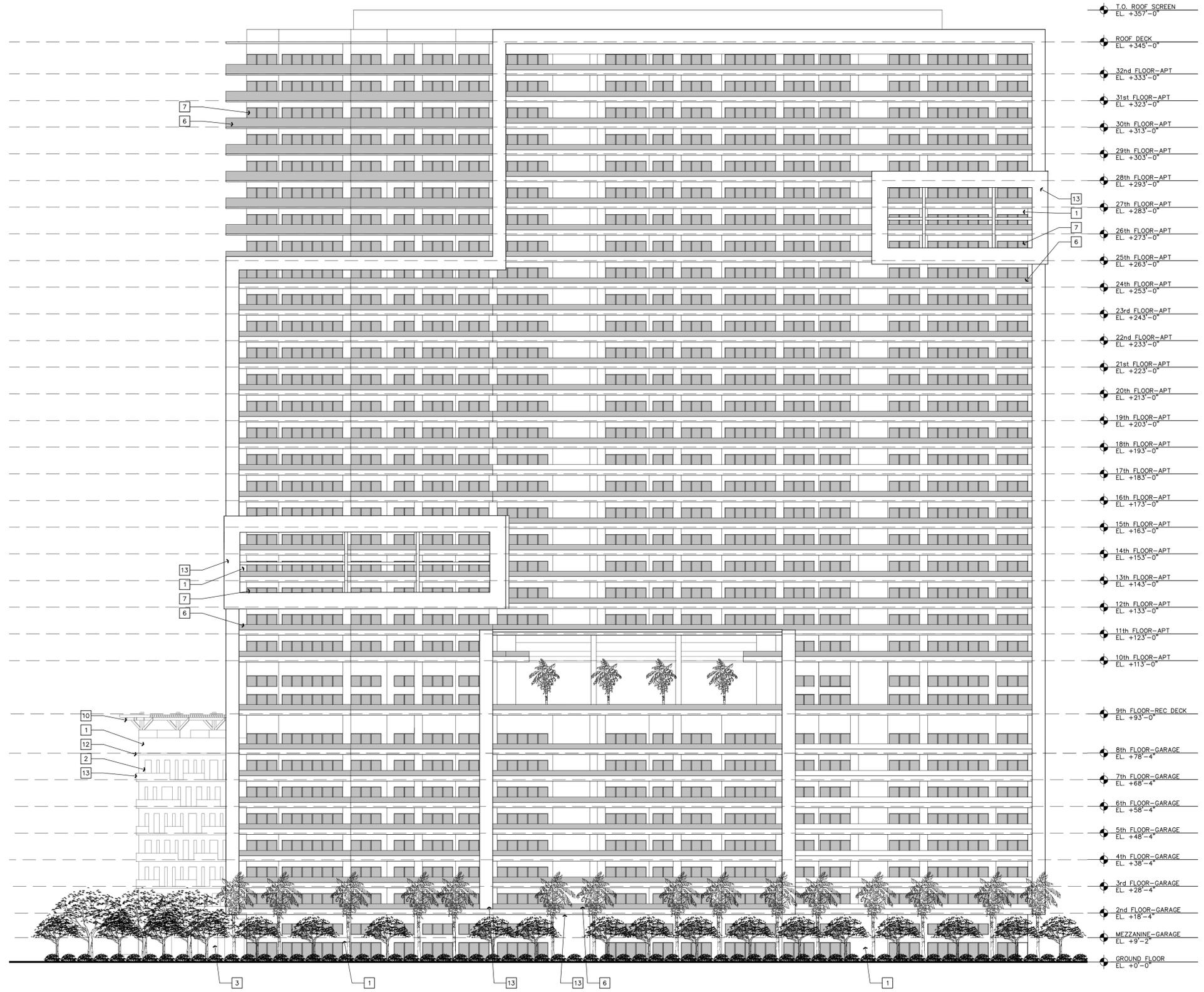


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AA0094851

TITLE  
ELEVATIONS  
SCALE  
1/20  
PROJECT NO.  
06-323  
DATE  
JUNE 01, 2015  
REVISIONS:

DRAWING NO.  
**A-203**

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| FINISH LEGEND |  |
|---------------|--|
| 1             | LIGHT TEXTURED STUCCO ON CMU.  |
| 2             | CUSTOM OPENINGS ON CMU WALL.   |
| 3             | DECORATIVE ALUMINUM GRILL W/ NATURAL ALUMINUM ESP. FINISH.                   |
| 4             | VINES ON STEEL FRAMING.  |
| 5             | CONCRETE CANOPY.   |
| 6             | IMPACT GLASS RAILING.  |
| 7             | ALUMINUM STOREFRONT SYSTEM W/ LIGHT GREY TINT, NATURAL ALUMINUM ESP. FINISH. |
| 8             | ALUMINUM/GLASS CANOPY W/ LIGHT GREY TINT, NATURAL ALUMINUM ESP. FINISH.      |
| 9             | AWNING BY OTHER.   |
| 10            | WOOD TRELLIS.  |
| 11            | ARCHITECTURAL ROOFTOP ELEMENT W/ ALUMINUM PANELS. (ALUCOBOND).               |
| 12            | STUCCO BAND  |
| 13            | CONCRETE BAND W/ SMOOTH STUCCO FINISH.                                       |
| 14            | TILE WATER FEATURE.  |

**A** BUILDING A- NORTH ELEVATION  
SCALE: 1/20

MIXED-USE DEVELOPMENT FOR:  
**THE RIVERWALK**  
at North Miami Beach  
16375/16395 BISCAYNE BLVD.  
CITY OF NORTH MIAMI BEACH, FLORIDA

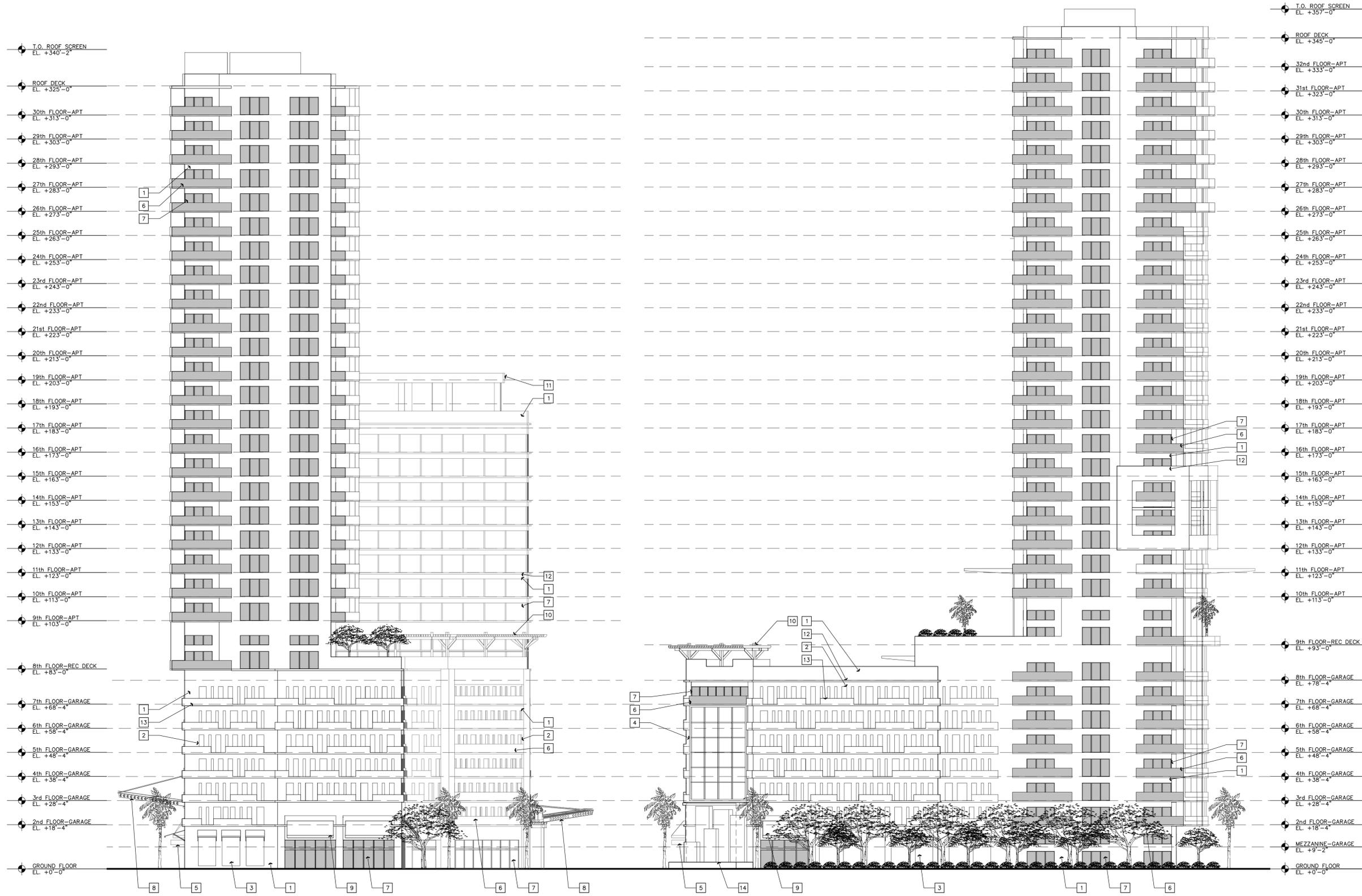


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ARCHITECT OF RECORD: DIANA MORALES  
AA0094851

TITLE  
ELEVATIONS  
SCALE  
1/20  
PROJECT NO.  
06-323  
DATE  
JUNE 01, 2015  
REVISIONS:

DRAWING NO.  
**A-202**

THE DATE FINISH, TECHNICAL AND OTHER USE THE PROPERTY OF FORM GROUP, INC. OR ANY PARTY SHALL BE COVERED, INCLUDING IN CASE WHERE THE PARTIES CONSENT OF THE ARCHITECT.



| FINISH LEGEND |  |
|---------------|--|
| 1             | LIGHT TEXTURED STUCCO ON CMU.  |
| 2             | CUSTOM OPENINGS ON CMU WALL.   |
| 3             | DECORATIVE ALUMINUM GRILL W/ NATURAL ALUMINUM ESP. FINISH.                   |
| 4             | VINES ON STEEL FRAMING.  |
| 5             | CONCRETE CANOPY.   |
| 6             | IMPACT GLASS RAILING.  |
| 7             | ALUMINUM STOREFRONT SYSTEM W/ LIGHT GREY TINT, NATURAL ALUMINUM ESP. FINISH. |
| 8             | ALUMINUM/GLASS CANOPY W/ LIGHT GREY TINT, NATURAL ALUMINUM ESP. FINISH.      |
| 9             | AWNING BY OTHER.   |
| 10            | WOOD TRELLIS.  |
| 11            | ARCHITECTURAL ROOFTOP ELEMENT W/ ALUMINUM PANELS. (ALUCOBOND).               |
| 12            | STUCCO BAND  |
| 13            | CONCRETE BAND W/ SMOOTH STUCCO FINISH.                                       |
| 14            | TILE WATER FEATURE.  |

**A EAST BUILDING ELEVATION**  
SCALE: 1/20

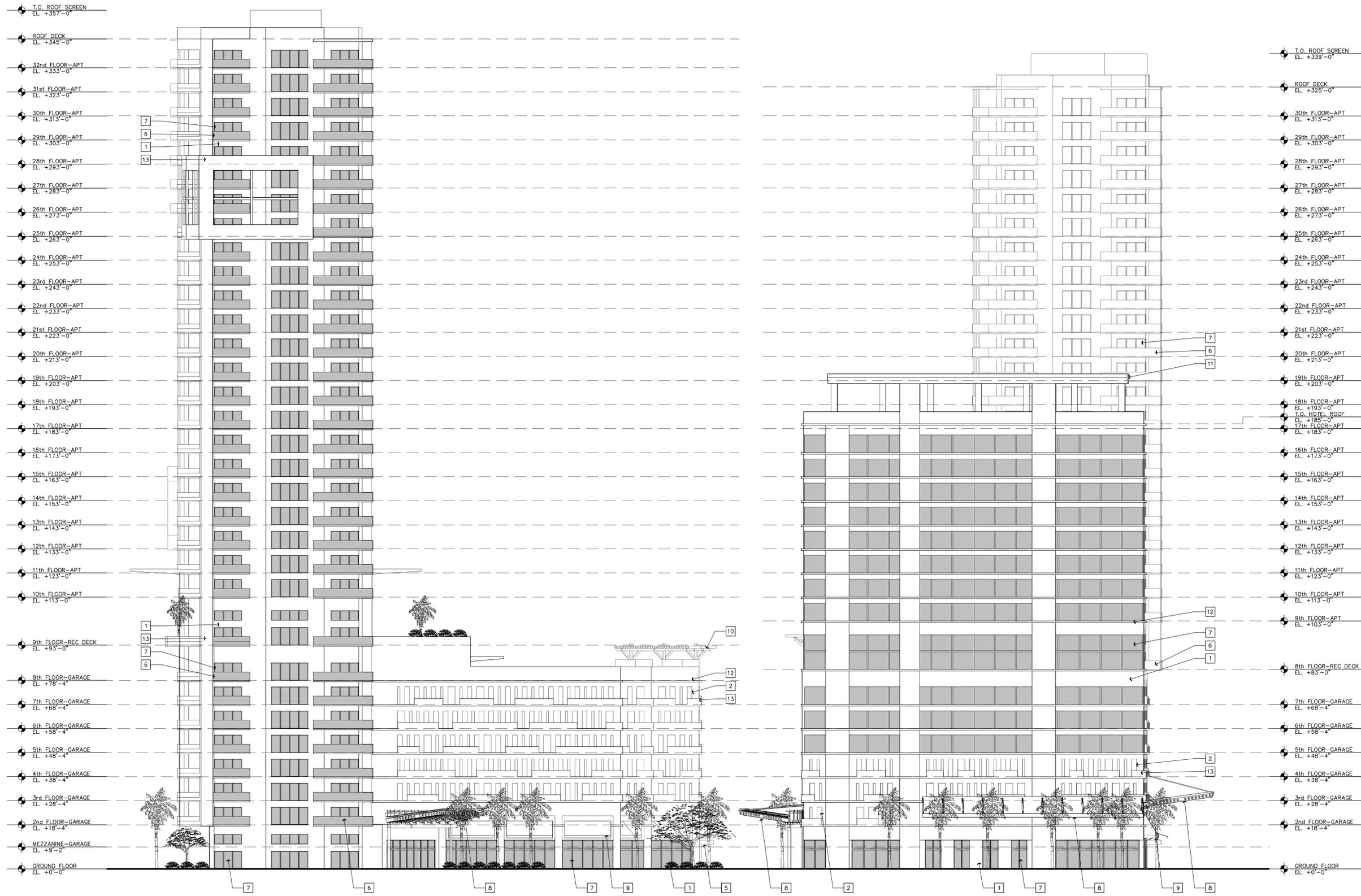
MIXED-USE DEVELOPMENT FOR:  
**THE RIVERWALK**  
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TEL. 305.443.4244 FX. 305.443.3338  
ARCHITECT OF RECORD: DIANA MORALES  
AA0094851

TITLE: ELEVATIONS  
SCALE: 1/20  
PROJECT NO.: 06-323  
DATE: JUNE 01, 2015  
REVISIONS:

DRAWING NO.: **A-201**



| FINISH LEGEND |  |
|---------------|--|
| 1             | LIGHT TEXTURED STUCCO ON CMU.  |
| 2             | CUSTOM OPENINGS ON CMU WALL.   |
| 3             | DECORATIVE ALUMINUM GRILL W/ NATURAL ALUMINUM ESP. FINISH.                   |
| 4             | VINES ON STEEL FRAMING.  |
| 5             | CONCRETE CANOPY.   |
| 6             | IMPACT GLASS RAILING.  |
| 7             | ALUMINUM STOREFRONT SYSTEM W/ LIGHT GREY TINT, NATURAL ALUMINUM ESP. FINISH. |
| 8             | ALUMINUM/GLASS CANOPY W/ LIGHT GREY TINT, NATURAL ALUMINUM ESP. FINISH.      |
| 9             | AWNING BY OTHER.   |
| 10            | WOOD TRELLIS.  |
| 11            | ARCHITECTURAL ROOFTOP ELEMENT W/ ALUMINUM PANELS. (ALUCOBOND).               |
| 12            | STUCCO BAND  |
| 13            | CONCRETE BAND W/ SMOOTH STUCCO FINISH.                                       |
| 14            | TILE WATER FEATURE.  |

**A WEST BUILDING ELEVATION**  
SCALE: 1/20

MIXED-USE DEVELOPMENT FOR:  
**THE RIVERWALK**  
at North Miami Beach  
16375/16395 BISCAYNE BLVD.  
CITY OF NORTH MIAMI BEACH, FLORIDA

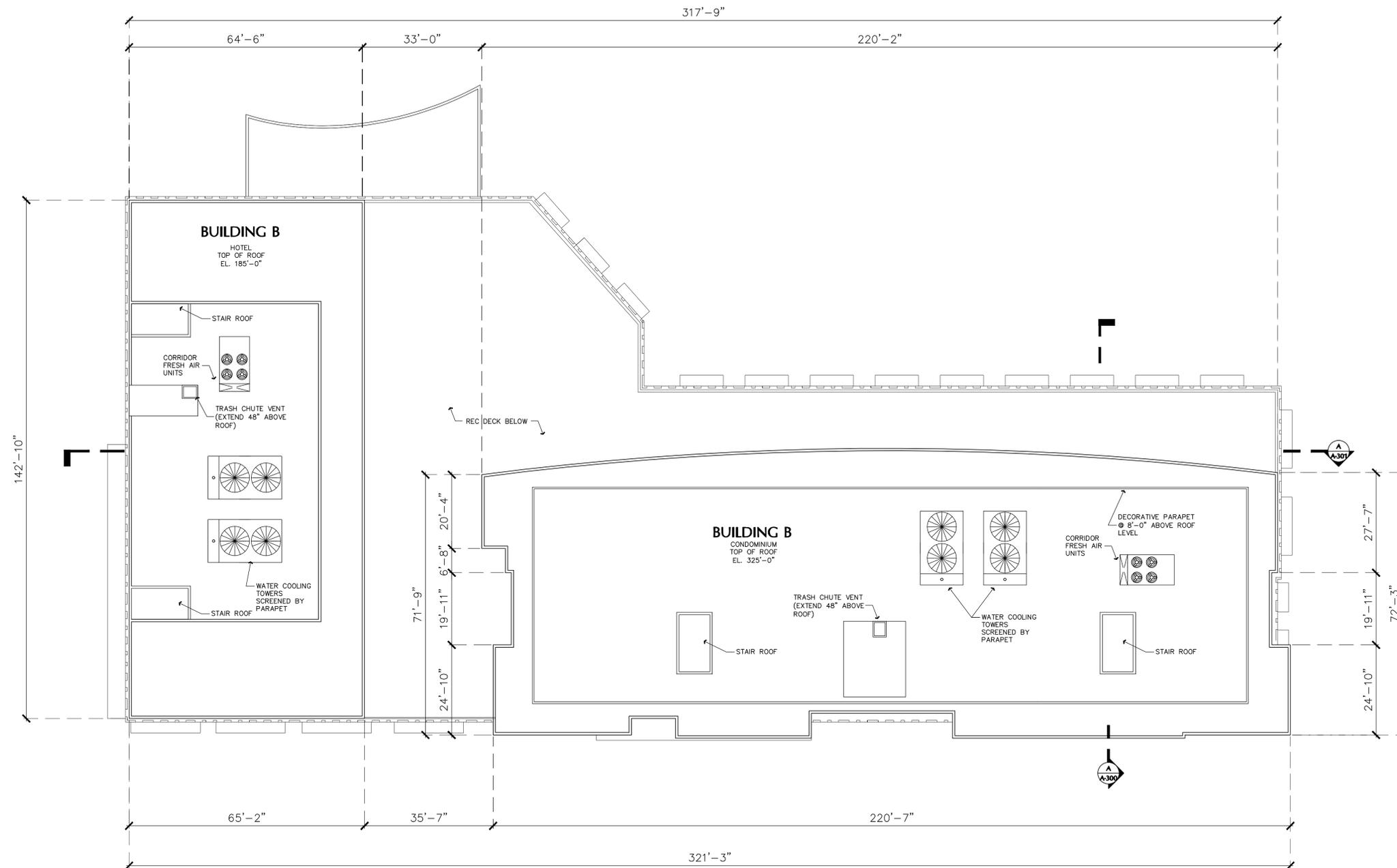


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ARCHITECT OF RECORD: DIANA MORALES  
AA0094851

TITLE: ELEVATIONS  
SCALE: 1/20  
PROJECT NO.: 06-323  
DATE: JUNE 01, 2015  
REVISIONS:

DRAWING NO.: **A-200**

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**A** ROOF PLAN BUILDING B  
1/16" = 1'-0"

**NOTE**  
ALL ROOFTOP MECHANICAL EQUIPMENT SHALL BE SCREENED BY RAISED PARAPET. TYP. ALL BUILDING.

MIXED-USE DEVELOPMENT FOR:  
**THE RIVERWALK**  
at North Miami Beach  
16375/16395 BISCAYNE BLVD.  
CITY OF NORTH MIAMI BEACH, FLORIDA

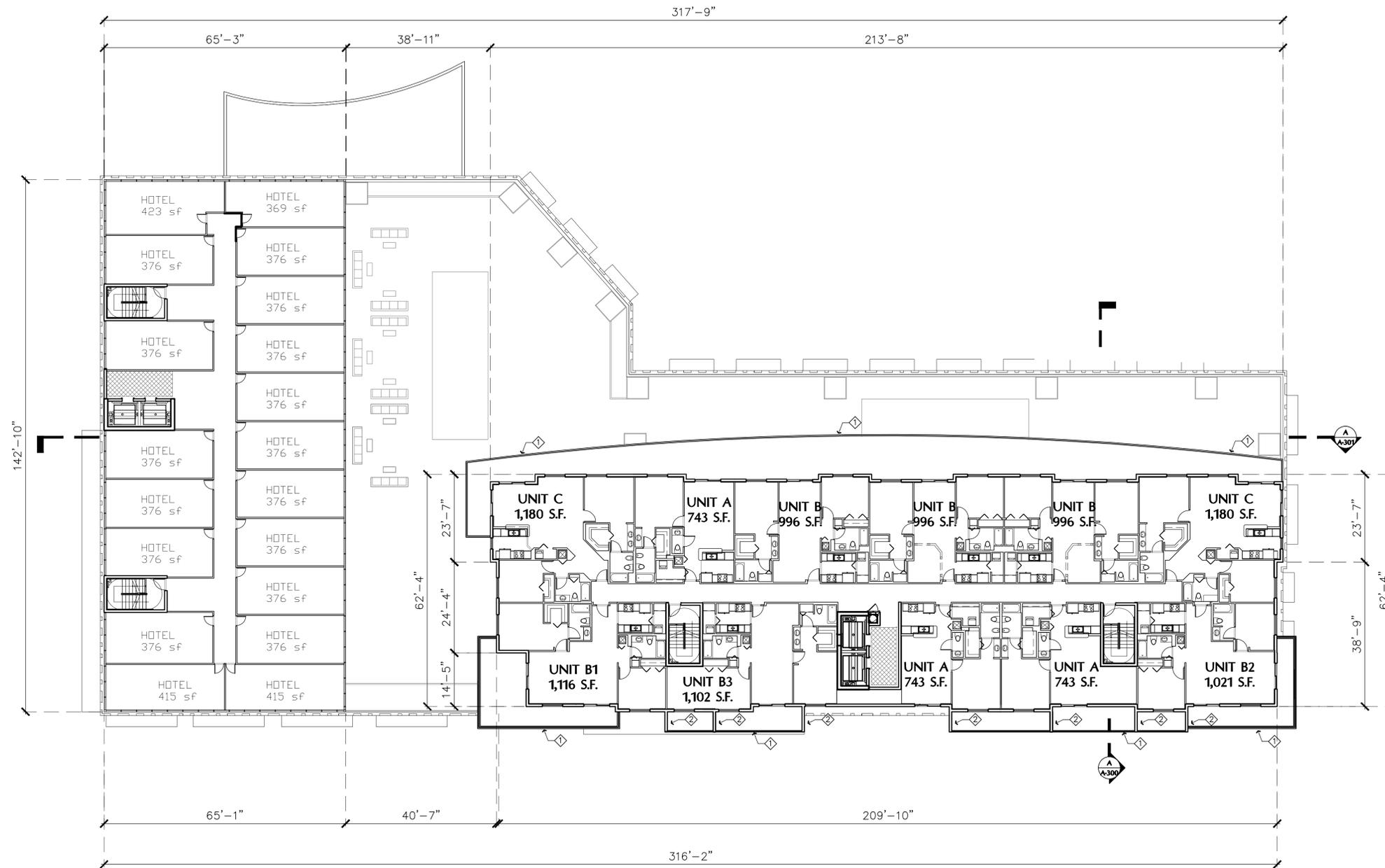


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AA-0016651

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TITLE  
ROOF PLAN  
SCALE  
1/16" = 1'-0"  
PROJECT NO.  
06-323  
DATE  
JUNE 01, 2015  
REVISIONS:

DRAWING NO.  
A-118



| UNIT BREAKDOWN |          |                |
|----------------|----------|----------------|
| UNIT A         | 743 SF   | 2 UNITS/FLOOR  |
| UNIT A1        | 843 SF   | 1 UNIT/FLOOR   |
| UNIT B         | 996 SF   | 3 UNITS/FLOOR  |
| UNIT B1        | 1,116 SF | 1 UNIT/FLOOR   |
| UNIT B2        | 1,002 SF | 1 UNIT/FLOOR   |
| UNIT B3        | 1,102 SF | 1 UNIT/FLOOR   |
| UNIT C         | 1,180 SF | 2 UNITS/FLOOR  |
| TOTAL UNITS:   |          | 11 UNITS/FLOOR |

**PLAN NOTES**

- ◇ 42" HIGH GLASS AND ALUMINUM RAILING W/ NATURAL ALUMINUM ESP. FINISH
- ◇ FLOOR TO CEILING OBSCURED GLASS PANEL IN ALUM. FRAME TYP.
- ◇ EXTERIOR WATER FEATURE

**A** BUILDING B TYPICAL UNIT FLOOR PLAN - LEVELS 9 TO 30  
1/16" = 1'-0"

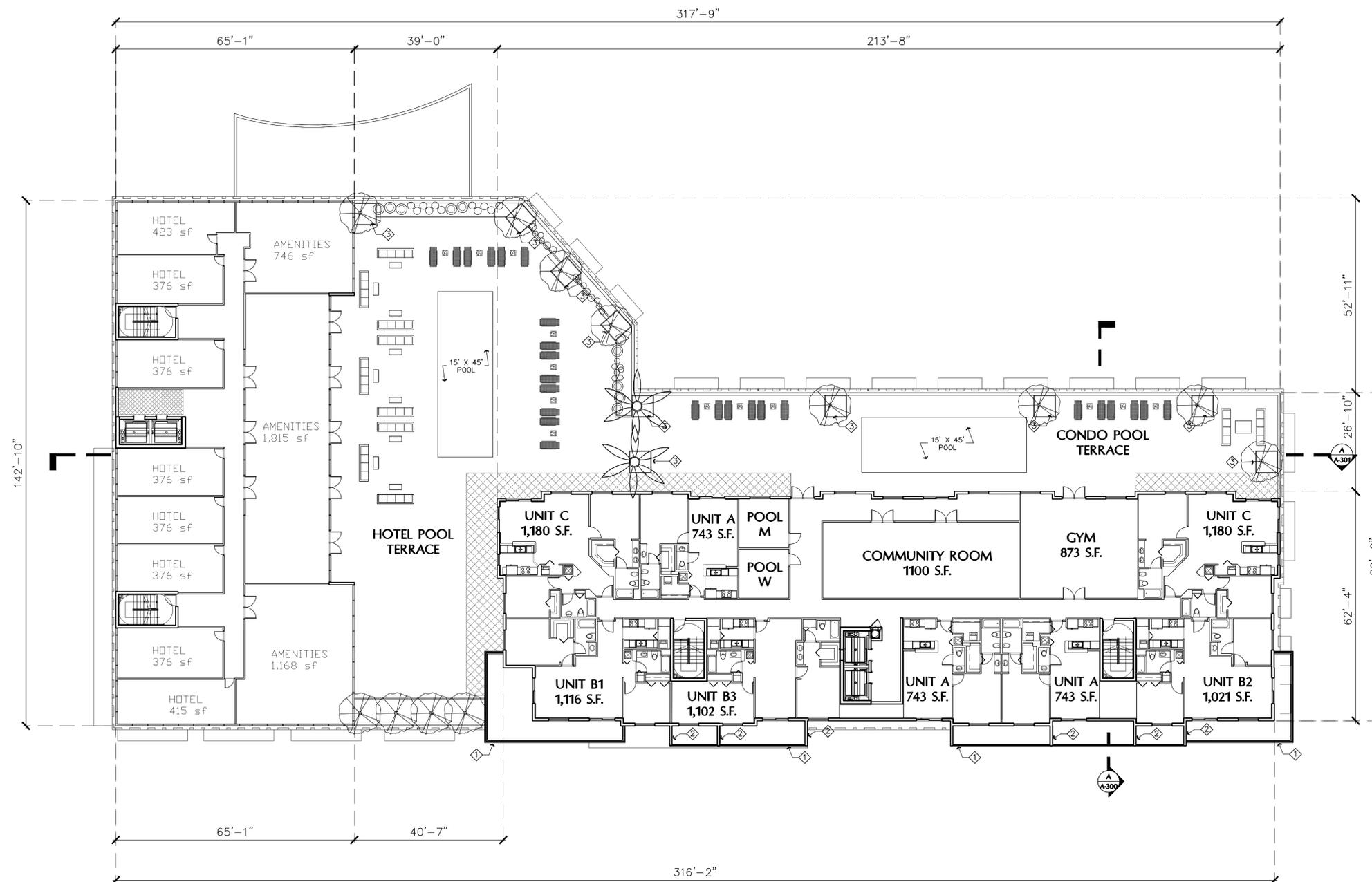
MIXED-USE DEVELOPMENT FOR:  
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**FORM GROUP, INC.**  
4300 SW 73 AVE, SUITE 106 MIAMI, FL 33155  
TEL. 305.443.4244 FX. 305.443.3338  
ARCHITECT OF RECORD: SHARAH MORALES  
AA0094851

TITLE  
FLOOR PLAN  
SCALE  
1/16" = 1'-0"  
PROJECT NO.  
06-323  
DATE  
JUNE 01, 2015  
REVISIONS:  
DRAWING NO.  
A-117

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| UNIT BREAKDOWN             |          |               |
|----------------------------|----------|---------------|
| UNIT A                     | 743 SF   | 3 UNITS/FLOOR |
| UNIT B1                    | 1,116 SF | 1 UNITS/FLOOR |
| UNIT B2                    | 1,021 SF | 1 UNITS/FLOOR |
| UNIT B3                    | 1,102 SF | 1 UNITS/FLOOR |
| UNIT C                     | 1,180 SF | 2 UNITS/FLOOR |
| TOTAL UNITS: 8 UNITS/FLOOR |          |               |

**PLAN NOTES**

- ① BALCONY W/ GLASS RAILING AT 42" A.F.F.
- ② EXTERIOR CONCRETE PAVERS
- ③ EXTERIOR 42" PLANTERS
- ④ LANDSCAPED AREA

**A** REC DECK FLOOR PLAN - BUILDING B  
1/16" = 1'-0"

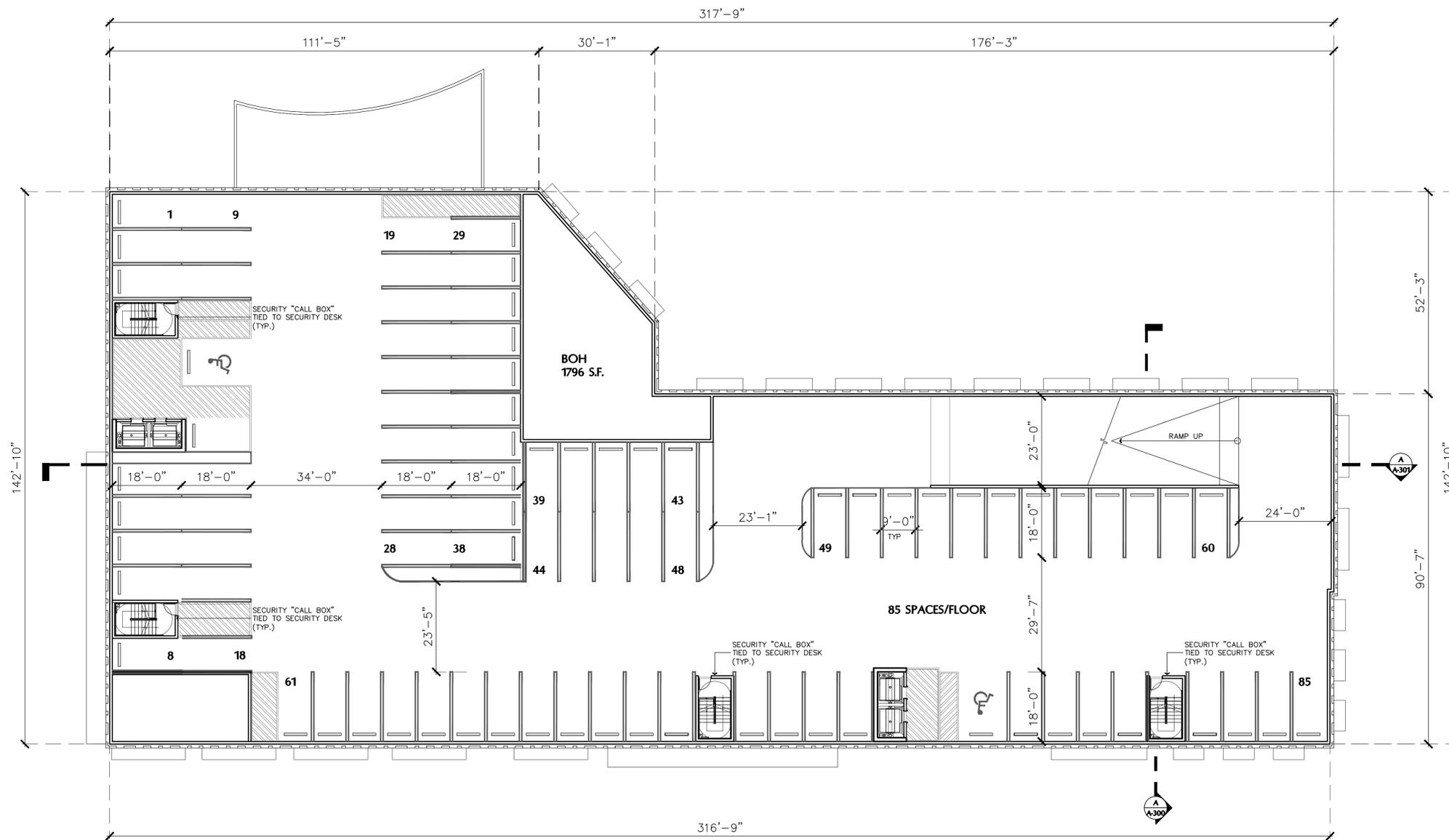
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CITY OF NORTH MIAMI BEACH, FLORIDA



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TITLE: REC DECK PLAN  
SCALE: 1/16" = 1'-0"  
PROJECT NO.: 06-323  
DATE: JUNE 01, 2015  
REVISIONS:  
DRAWING NO.: A-116



**A** BUILDING B TYPICAL GARAGE LEVEL FLOOR PLAN  
 1/16" = 1'-0"

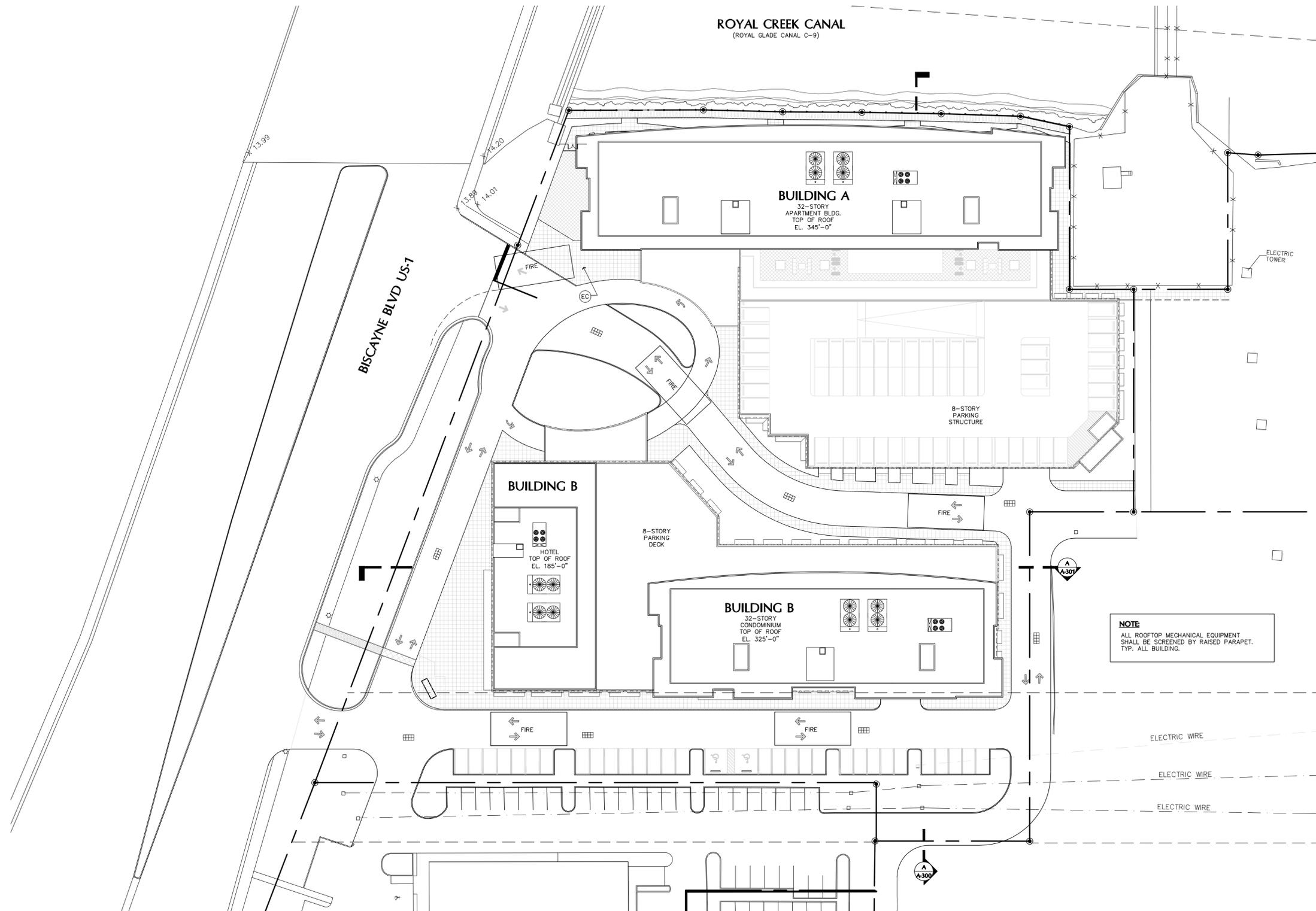
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*at North Miami Beach*  
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TITLE: GARAGE PLAN  
 SCALE: 1/16" = 1'-0"  
 PROJECT NO.: 06-323  
 DATE: JUNE 01, 2015  
 REVISIONS:  
 DRAWING NO.: **A-115**



**FIRE LEGEND**

- FIRE FIRE TRUCK SET-UP SITE  
21' X 47' CLEAR
- EC EASED CURB CAPABLE OF SUPPORTING  
FIRE TRUCK LOAD.

**NOTE:**  
ALL ROOFTOP MECHANICAL EQUIPMENT  
SHALL BE SCREENED BY RAISED PARAPET.  
TYP. ALL BUILDING.

**A** OVERALL ROOF PLAN  
1/32" = 1'-0"

MIXED-USE DEVELOPMENT FOR:  
**THE RIVERWALK**  
*at North Miami Beach*  
16375/16395 BISCAYNE BLVD.  
CITY OF NORTH MIAMI BEACH, FLORIDA

**FORMGROUP**  
architecture • planning

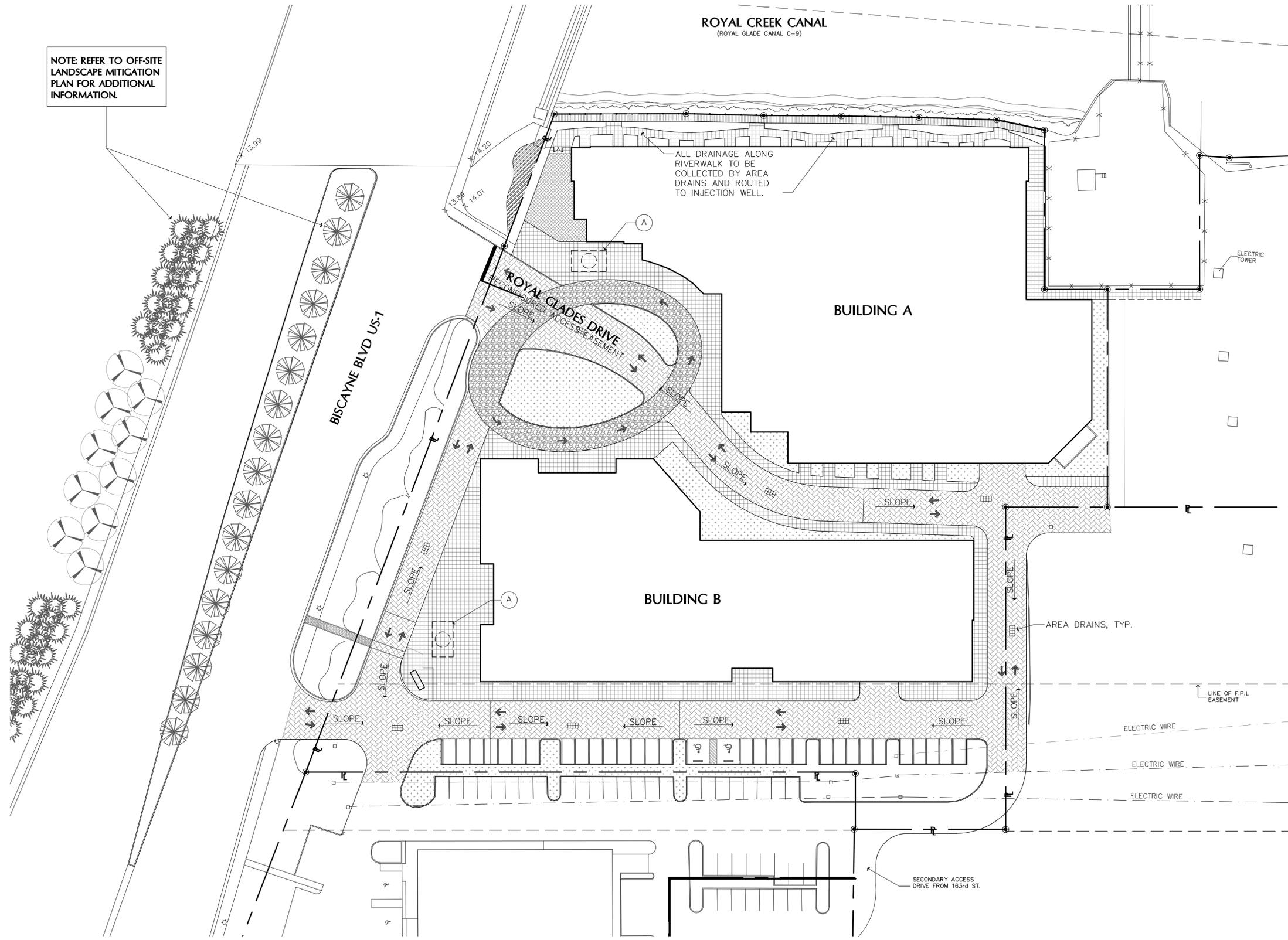
TITLE  
SITE PLAN  
SCALE  
1/32" = 1'-0"  
PROJECT NO.  
06-133  
DATE  
JUNE 01, 2015  
REVISIONS

**FORM GROUP, INC.**  
4300 SW 73 AVE, SUITE 204 MIAMI, FL 33155  
TEL. 305.443.4244 FX. 305.443.3338  
ARCHITECT OF RECORD: OMAR MORALES  
(AS0075883)

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DRAWING NO.  
**FS-1**

NOTE: REFER TO OFF-SITE LANDSCAPE MITIGATION PLAN FOR ADDITIONAL INFORMATION.



- ENGINEERING NOTES:**
- IF DISCREPANCIES FOUND ON THESE PLANS ARE BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS OR ANY OMISSIONS OR ERRORS THAT MIGHT PRODUCE DAMAGES DERIVED FROM THIS DESIGN, IT SHALL BE BROUGHT TO THE ENGINEER PRIOR TO BIDDING OR START OF ANY CONSTRUCTION.
  - CONTRACTOR, PRIOR TO START OF ANY CONSTRUCTION, SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES ON THE FIELD WITH THE APPROPRIATE UTILITY COMPANY. IN THE EVENT THAT ANY ADJUSTMENT BE NECESSARY DUE TO A DISCREPANCY, THE CONTRACTOR SHALL NOTIFY THE ENGINEER 48 HOURS BEFORE PROCEEDING. THE CONTRACTOR SHALL EXERT CARE AND CAUTION IN PROTECTING ALL UTILITIES DURING THE COMPLETION OF HIS WORK. IN THE EVENT OF ANY DAMAGE THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE APPROPRIATE UTILITY COMPANY. ANY AND ALL COSTS INCURRED DUE TO DAMAGE SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. FORTY-EIGHT (48) HOURS BEFORE DIGGING CALL SUNSHINE, TOLL FREE 1-800-432-4770.
  - EXISTING UTILITY LOCATIONS SHOWN ON THESE PLANS ARE APPROXIMATE. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF EXISTING UTILITIES SHOWN OR FOR ANY EXISTING UTILITIES NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ANY EXISTING UTILITIES FOR WHICH HE FAILS TO REQUEST LOCATIONS FROM THE UTILITY OWNER. HE IS RESPONSIBLE AS WELL FOR DAMAGE TO ANY EXISTING UTILITIES WHICH ARE PROPERLY LOCATED.
  - IF UPON EXCAVATION, AN EXISTING UTILITY IS FOUND TO BE IN CONFLICT WITH THE PROPOSED CONSTRUCTION OR TO BE OF A SIZE OR MATERIAL DIFFERENT FROM THAT SHOWN ON THE PLANS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER.
  - INDIVIDUAL SHOP DRAWINGS FOR ALL PRECAST STRUCTURES ARE REQUIRED. THE ENGINEER IS TO REVIEW THEM AND BE PAID.
  - ALL INSPECTIONS WILL BE MADE BY THE ENGINEER OF RECORD AND BE PAID. CONTRACTOR SHALL NOTIFY 48 HOURS IN ADVANCE THE ENGINEER OF RECORDS FOR INSPECTION. THE ENGINEER SHOULD BE ABLE TO PROVIDE CERTIFICATION FOR CONSTRUCTION COMPLETION BASED ON VISUAL INSPECTIONS, IF REQUIRED.
  - ALL OPEN TRENCHES AND HOLES ADJACENT TO ROADWAYS OR WALKWAYS SHALL BE PROPERLY MARKED AND BARRICADED TO ASSURE THE SAFETY OF BOTH VEHICULAR AND PEDESTRIAN TRAFFIC.
  - ALL FILL AND LIMEROCK BASE COURSE SHALL BE TESTED WITH DENSITY TESTS ACCORDING TO AASTHO SPECIFICATION T-180. COPIES OF RESULTS SHALL BE PROVIDED TO ENGINEER OF RECORDS PRIOR TO PLACING ASPHALT PAVEMENT.
  - UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER OF RECORD ONE COMPLETE SET OF AS-BUILT CONSTRUCTION DRAWINGS. THESE DRAWINGS SHALL BE MARKED TO SHOW AS-BUILT.
  - ALL AS-BUILT DRAWINGS SHALL BE SIGNED AND SEALED BY A FLORIDA REGISTERED LAND SURVEYOR.
  - NO MODIFICATIONS TO THESE PLANS ARE ALLOWED WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. NO AGENCY INSPECTOR, CONTRACTOR, NOR THE OWNER ARE AUTHORIZED TO UNILATERALLY MODIFY THESE PLANS.
  - IT IS THE INTENT OF THE PLANS TO BE IN ACCORDANCE WITH APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. ANY DISCREPANCIES BETWEEN THESE PLANS AND APPLICABLE CODES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER.
  - ALL DRIVING SURFACES MUST BE CONSTRUCTED ON AN EIGHT (8) INCH ROCK BASE THAT WILL PRODUCE A C.B.R. VALUE OF NO LESS THAN 25 WHEN COMPACTED TO A MINIMUM FIELD DENSITY OF 98% OF MAX. DENSITY AS DETERMINED BY AASTHO T-180. WITH REINFORCED CONCRETE SLAB. SEE STRUCTURAL PLANS FOR DETAILS.
  - ALL DIMENSIONS IN THESE PLANS SHALL BE VERIFIED BY THE CONTRACTOR IN THE FIELD.
  - ALL WORK SHALL MEET MIAMI-DADE COUNTY PUBLIC WORK DEPARTMENT STANDARDS.
  - ALL DRAINAGE SHALL BE EXFILTRATION TRENCHES PER D.C.P.W.D. STANDARD SD 1.1.
  - FLOOD CRITERIA ELEVATION FOR ROADS AND DRIVEWAYS: 6.00 (SOURCE D.C.P.W.D.) FLOOD CRITERIA MAPS.
  - WATER TABLE PER WC 2.2 IS 3.75 N.G.V.D.
  - ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM 1929.
  - UNDERGROUND CONTRACTOR SHALL COMPLY WITH THE TRENCH SAFETY ACT HB 3183, FLORIDA STATUTES.
  - ALL MUCK, PEAT, AND/OR CLAY WITH HIGH PERCENTAGE OF ORGANIC MATERIAL AND OR EXISTING UNSUITABLE FILL MATERIAL SHALL BE REMOVED FROM PROPOSED RIGHT OF WAY OR PROPOSED PAVEMENT AREAS IF ANY. FOR DETAILED SPECIFICATIONS SEE M.D.C.P.W.D. SPECS., SECTION 30.
  - ALL TOP FINISHED GRADES FOR EXISTING MANHOLES, VALVE LIDS AND SIMILAR UTILITIES STRUCTURES SHALL BE ADJUSTED TO NEW FINISHED GRADES, IF AFFECTED FOR NEW GRADING.
  - THESE PLANS WERE PREPARED USING INFORMATION FROM SURVEY DONE BY HADONNE CORP. PROFESSIONAL LAND SURVEYORS AND MAPPERS.
  - FLOOD INSURANCE RATE MAP, ZONE \_\_\_\_\_, BASE FLOOD ELEV. \_\_\_\_\_, MAP NUMBER \_\_\_\_\_, MAP REVISED MARCH 2, 1994.
  - SHOWN INFORMATION FOR EXISTING UTILITIES AS IT WAS RECEIVED BY UTILITIES OWNERS UNDER CHAPTER 556, FLORIDA STATUTES.
  - DRAINAGE PIPING HIGH DENSITY POLYETHYLENE SHALL CONFORM ASTM F477, AASTHO M294, M252 REQUIREMENTS.

**NOTES**

(A) PROPOSED INJECTION DRAINAGE WELL BY CIVIL ENGINEER. ALL SITE DRAINAGE TO BE ROUTED TO DRAINAGE WELL.

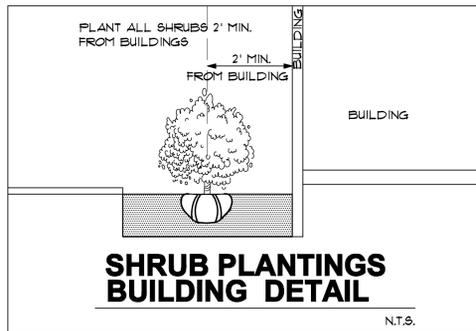
**A DRAINAGE SITE PLAN**  
1/32" = 1'-0"

MIXED-USE DEVELOPMENT FOR:  
**THE RIVERWALK**  
at North Miami Beach  
16375/16395 BISCAYNE BLVD.  
CITY OF NORTH MIAMI BEACH, FLORIDA



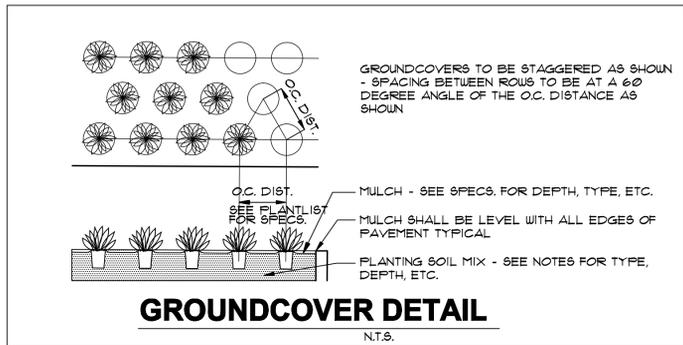
**FORM GROUP, INC.**  
4300 SW 73 AVE, SUITE 106, MIAMI, FL 33155  
TEL. 305.443.4244 FX. 305.443.3338  
ARCHITECT OF RECORD: DIANA MORALES  
FA0091851

TITLE: LANDSCAPE DRAINAGE PLAN  
SCALE: 1/32" = 1'-0"  
PROJECT NO.: 06-323  
DATE: JUNE 01, 2015  
REVISIONS:  
DRAWING NO.: LD-1



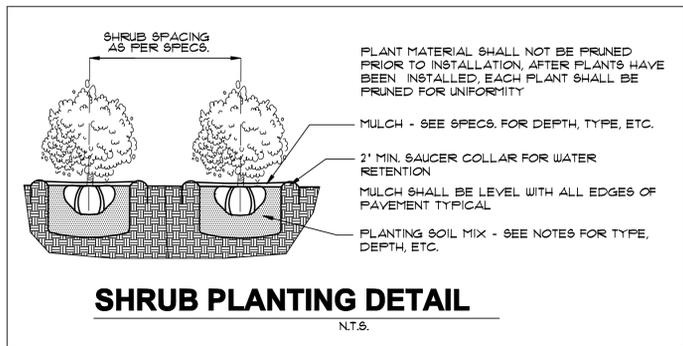
**SHRUB PLANTINGS BUILDING DETAIL**

N.T.S.



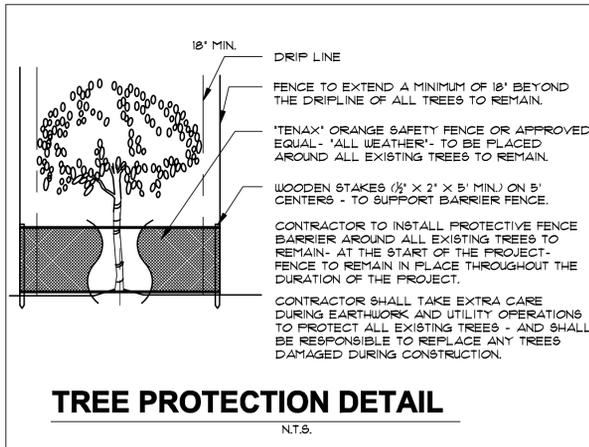
**GROUNDCOVER DETAIL**

N.T.S.



**SHRUB PLANTING DETAIL**

N.T.S.



**TREE PROTECTION DETAIL**

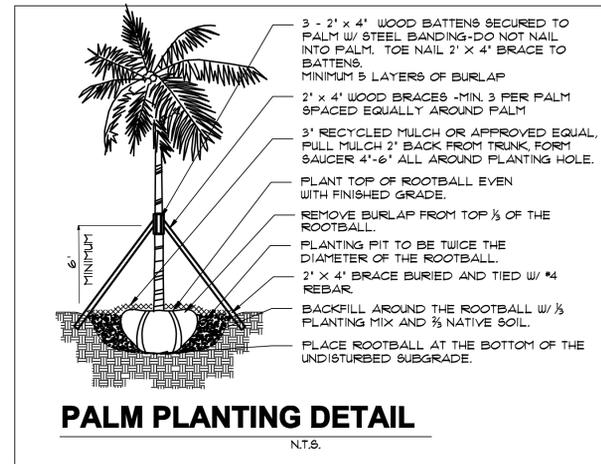
N.T.S.

**PLANTING SOIL:**  
 NOTE: ALL LANDSCAPED AREAS INCLUDING LANDSCAPE ISLANDS, SHALL BE EXCAVATED TO A DEPTH OF 2.0 FEET FOR REMOVAL OF ALL COMPACTED MATERIAL, LIMESTONE, ETC. AND BACKFILLED WITH A CLEAN, APPROVED BACKFILL. 50:50 TOPSOIL SHALL BE APPLIED TO A DEPTH OF 6" FOR ALL PLANTING BEDS AND A 2" DEPTH FOR ALL SOD AREAS. THE CONTRACTOR SHALL CALCULATE AND PROVIDE A UNIT AND AN EXTENDED PRICE FOR THIS ITEM.

**FERTILIZATION:**  
 ONE COMPLETE APPLICATION OF GRANULAR FERTILIZER SHALL BE APPLIED PRIOR TO FINAL ACCEPTANCE AND APPROVAL BY THE LANDSCAPE ARCHITECT. AN ADDITIONAL FERTILIZATION PROGRAM SHALL BE SUBMITTED TO THE PROJECT MANAGER FOR AN ANNUAL FERTILIZATION APPLICATION PROGRAM. FERTILIZERS SHALL BE PER ATLANTIC - AFEC FERTILIZER & CHEMICAL (AFEC) OR AN APPROVED EQUAL. CONTRACTOR SHALL SUBMIT FERTILIZATION AS A SEPARATE ITEM IN THE BID.

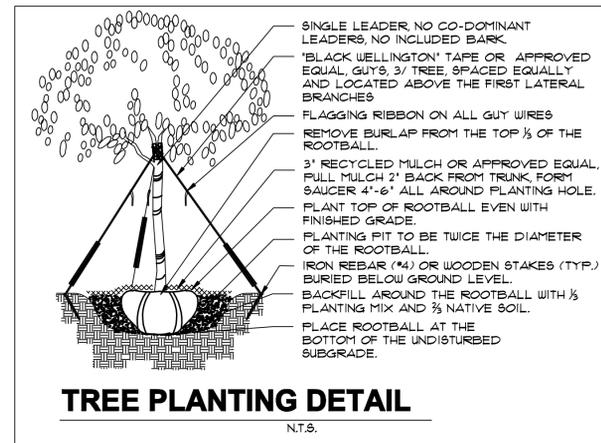
FERTILIZATION SHALL BE AS FOLLOWS: TREES: 12-06-08 (AFEC # 5231) RATE: 15 LBS/ INCH OF DIA. @ DBH PALMS: 12-04-12 (AFEC # 1216) RATE: 15 LBS/ INCH OF DIA. @ DBH SHRUBS AND GROUNDCOVERS: 12-06-08 AFEC # 5231) RATE: 15 OZ/ FT. OF HEIGHT

- LANDSCAPE NOTES**
- ALL PLANT MATERIAL SHALL BE FLORIDA NO. 1 OR BETTER.
  - CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE LOCATION OF AND AVOID AND PROTECT 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.
  - PLANTING SOIL SHALL BE 50:50 TOPSOIL: SAND MIX, FREE OF CLAY, STONES, ROCKS OR OTHER FOREIGN MATTER. ANY BACKFILL SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT. ALL PLANTING BEDS SHALL BE BACKFILLED WITH 50:50 TOPSOIL: SAND TO A DEPTH OF 6" THROUGHOUT. THE CONTRACTOR SHALL CALCULATE AND SUBMIT AN ITEMIZED PRICE FOR THIS BED PREPARATION FOR ALL PLANTING BEDS. ALL PLANTING AREAS ADJACENT TO BUILDING FOUNDATIONS SHALL HAVE ALL ROCKS, DEBRIS, ETC. REMOVED TO A DEPTH OF 24" AND A WIDTH OF 4'. BACKFILL SHALL CONSIST OF 12" OF 50:50 TOPSOIL: SAND MIX WITH THE REMAINING BACKFILL AS APPROVED BY THE L.A.
  - CONTRACTOR SHALL COORDINATE WITH THE IRRIGATION CONTRACTOR AND LEAVE PROVISIONS FOR ALL.
  - ALL PLANTING BEDS SHALL BE MULCHED TO A DEPTH OF 3" WITH AN APPROVED RECYCLED MULCH OR AN APPROVED EQUAL.
  - SOD SHALL BE ST. AUGUSTINE "FLORATAM" STRONGLY ROOTED, AND FREE FROM WEED, FUNGUS, INSECTS AND DISEASE. CONTRACTOR SHALL SOD ALL AREAS AS INDICATED ON THE PLAN OR AS DIRECTED. PAYMENT SHALL BE PER THE TOTAL SODDED AREA X THE UNIT PRICE SUBMITTED (FIELD VERIFIED).
  - SOD SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AS DEFINED BY FDOT. SOD SHALL CARRY A 5-MONTH WARRANTY.
  - ALL TREES & PALMS SHALL CARRY A 1-YEAR WARRANTY & ALL SHRUBS & GROUNDCOVERS A 6-MONTH WARRANTY FROM THE DATE OF FINAL ACCEPTANCE.
  - ALL TREES AND PALMS SHALL BE STAKED PER ACCEPTED STANDARDS BY THE FLORIDA NURSERYMEN & GROWERS ASSOCIATION (FNGA).
  - THE PLANT LIST IS INTENDED ONLY AS AN AID TO BIDDING. ANY DISCREPANCIES FOUND BETWEEN THE QUANTITIES ON THE PLAN AND PLANT LIST THE QUANTITIES ON THE PLAN SHALL BE HELD VALID.
  - IRRIGATION SHALL PROVIDED FOR A 100% COVERAGE W/ A 50% OVERLAP AUTOMATIC SYSTEM W/ RAIN MOISTURE SENSOR AS PER FLORIDA XERISCAPE LAW REQUIREMENTS. NO OVERSPRAY SHALL FALL ONTO PAVED SURFACES. ALL GUIDELINES AS OUTLINED BY THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT (SFWMD) SHALL BE STRICTLY ADHERED.
  - EXISTING IRRIGATION SYSTEM (IF APPLICABLE) SHALL BE RETROFITTED TO COMPLY WITH THOSE SPECIFICATIONS AS OUTLINED ABOVE.
  - CONTRACTOR SHALL PROVIDE A WATER TRUCK DURING PLANTING TO INSURE PROPER WATERING IN DURING INSTALLATION AND WILL BE RESPONSIBLE FOR CONTINUAL WATERING UNTIL FINAL ACCEPTANCE BY THE OWNER.
  - ALL TREES AND PLANT MATERIAL TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION. CONTRACTOR SHALL INSTALL PROTECTIVE BARRIERS SUCH AS "TENAX" ORANGE SAFETY FENCING OR SIMILAR, TO BE INSTALLED AT THE BEGINNING OF THE PROJECT. BARRIERS SHALL BE LOCATED TO INCLUDE THE DRIP LINE OF THE TREES, PALMS AND PLANT MATERIAL. THE CONTRACTOR SHALL TAKE EXTRA CAUTION TO PREVENT ANY DAMAGE TO THE TRUNK, ROOT ZONES AND GRADE.
  - EXISTING TREES TO REMAIN SHALL BE TRIMMED PER ANSI-300 STANDARDS. SUPERVISION OF THE TRIMMING SHALL BE PERFORMED BY A CERTIFIED ARBORIST TO INSURE QUALITY WORK.
  - REMOVAL OF ANY TREES OR PALMS WILL REQUIRE A WRITTEN "TREE REMOVAL PERMIT" FROM THE LOCAL GOVERNING AGENCY PRIOR TO REMOVAL. NON-NATIVE TREES CLASSIFIED AS "NUISANCE" TREES MAY BE EXEMPT FROM THE PERMIT.



**PALM PLANTING DETAIL**

N.T.S.

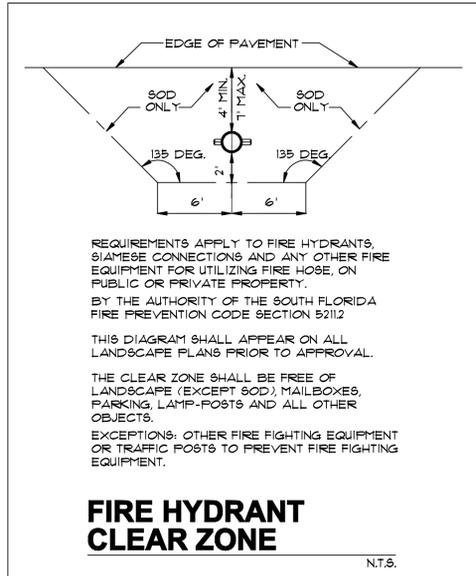


**TREE PLANTING DETAIL**

N.T.S.

NOTE:  
 STREET TREES SHALL HAVE A CLEAR TRUNK OF FOUR (4) FEET, AN OVERALL HEIGHT OF TWELVE (12) FEET AND A MINIMUM CALLIPER OF TWO (2) INCHES AT THE TIME OF PLANTING.

**LANDSCAPE NOTES, DETAILS, SPECIFICATIONS, ETC.**



REQUIREMENTS APPLY TO FIRE HYDRANTS, SIAMESE CONNECTIONS AND ANY OTHER FIRE EQUIPMENT FOR UTILIZING FIRE HOSE, ON PUBLIC OR PRIVATE PROPERTY.

BY THE AUTHORITY OF THE SOUTH FLORIDA FIRE PREVENTION CODE SECTION 5212

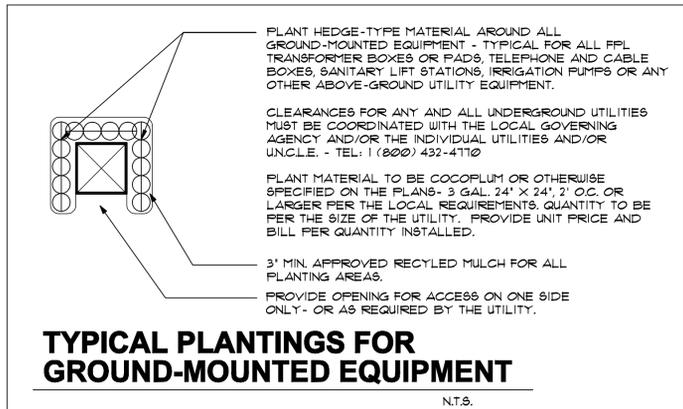
THIS DIAGRAM SHALL APPEAR ON ALL LANDSCAPE PLANS PRIOR TO APPROVAL.

THE CLEAR ZONE SHALL BE FREE OF LANDSCAPE (EXCEPT SOD), MAILBOXES, PARKING, LAMP-POSTS AND ALL OTHER OBJECTS.

EXCEPTIONS: OTHER FIRE FIGHTING EQUIPMENT OR TRAFFIC POSTS TO PREVENT FIRE FIGHTING EQUIPMENT.

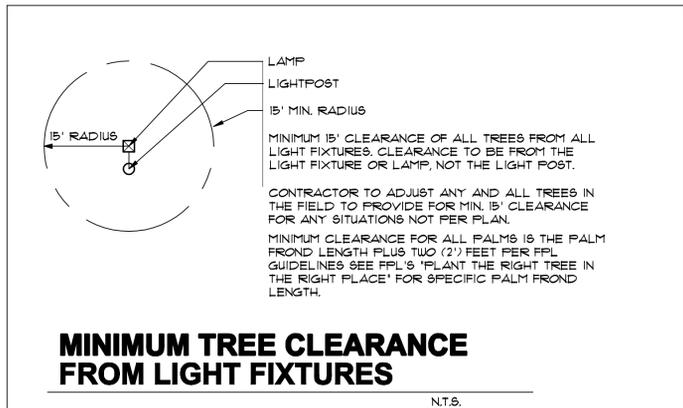
**FIRE HYDRANT CLEAR ZONE**

N.T.S.



**TYPICAL PLANTINGS FOR GROUND-MOUNTED EQUIPMENT**

N.T.S.



**MINIMUM TREE CLEARANCE FROM LIGHT FIXTURES**

N.T.S.

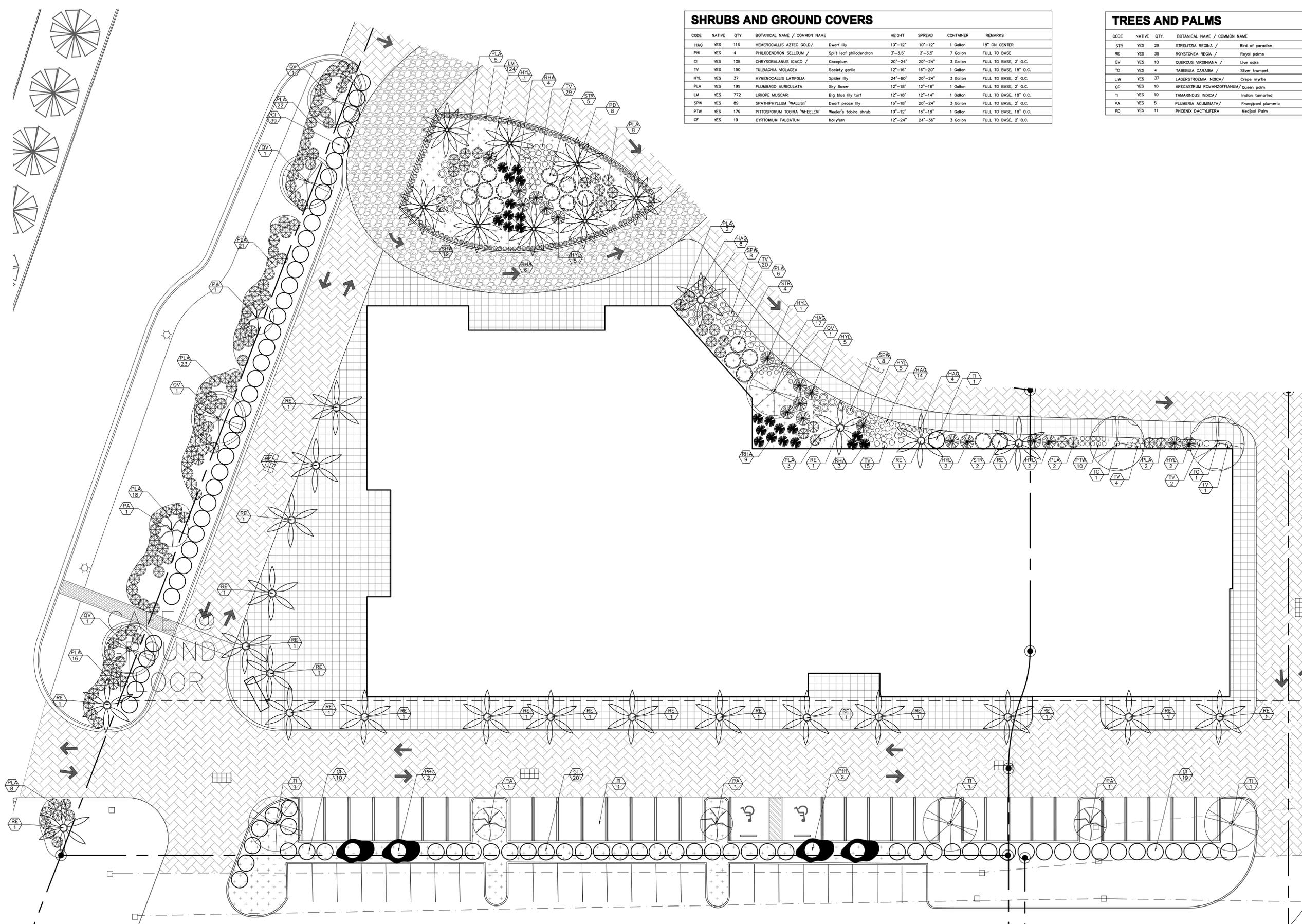
MIXED-USE DEVELOPMENT FOR:  
**THE RIVERWALK**  
 at North Miami Beach  
 16375/16395 BISCAYNE BLVD.  
 CITY OF NORTH MIAMI BEACH, FLORIDA



**FORM GROUP, INC.**  
 4300 SW 73 AVE, SUITE 106, MIAMI, FL 33155  
 TEL. 305.443.4244 FX. 305.443.3338  
 ARCHITECT OF RECORD: SHANE MORALES  
 AA0091885

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TITLE: LANDSCAPING NOTES  
 SCALE: N.T.S.  
 PROJECT NO: 06-323  
 DATE: JUNE 01, 2015  
 REVISIONS:  
 DRAWING NO: L-4



**SHRUBS AND GROUND COVERS**

| CODE | NATIVE | QTY. | BOTANICAL NAME / COMMON NAME                           | HEIGHT  | SPREAD  | CONTAINER | REMARKS                |
|------|--------|------|--|---------|---------|-----------|------------------------|
| HAG  | YES    | 116  | HEMERICALLIS AZTEC GOLD/ Dwarf lily                    | 10"-12" | 10"-12" | 1 Gallon  | 18" ON CENTER          |
| PHI  | YES    | 4    | PHILLODENDRON SELLOUM / Split leaf philodendron        | 3"-3.5" | 3"-3.5" | 7 Gallon  | FULL TO BASE           |
| CI   | YES    | 108  | CHRYSOBALANUS ICACD / Coccolum                         | 20"-24" | 20"-24" | 3 Gallon  | FULL TO BASE, 2" O.C.  |
| TV   | YES    | 150  | TILBAGHIA VIOLACEA / Society garlic                    | 12"-16" | 16"-20" | 1 Gallon  | FULL TO BASE, 18" O.C. |
| HYL  | YES    | 37   | HYMENOCALLIS LATIFOLIA / Spider lily                   | 24"-60" | 20"-24" | 3 Gallon  | FULL TO BASE, 2" O.C.  |
| PLA  | YES    | 199  | PLUMBAGO AURICULATA / Sky flower                       | 12"-18" | 12"-18" | 1 Gallon  | FULL TO BASE, 2" O.C.  |
| LM   | YES    | 772  | LIRIOPE MUSCARI / Big blue lily turf                   | 12"-18" | 12"-14" | 1 Gallon  | FULL TO BASE, 18" O.C. |
| SPW  | YES    | 89   | SPATHOPHYLLUM "WALLIS" / Dwarf peace lily              | 16"-18" | 20"-24" | 3 Gallon  | FULL TO BASE, 2" O.C.  |
| PTW  | YES    | 179  | PITTOSPORUM TOBIIRA "WHEELER" / Wheeler's tobira shrub | 10"-12" | 16"-18" | 1 Gallon  | FULL TO BASE, 18" O.C. |
| CF   | YES    | 19   | CYRTOMIUM FALCATUM / hollyfern                         | 12"-24" | 24"-36" | 3 Gallon  | FULL TO BASE, 2" O.C.  |

**TREES AND PALMS**

| CODE | NATIVE | QTY. | BOTANICAL NAME / COMMON NAME             | HEIGHT       | SPREAD  | CLR. TRK. | REMARKS                         |
|------|--------|------|--|--------------|---------|-----------|---------------------------------|
| STR  | YES    | 29   | STRELITZIA REGINA / Bird of paradise     | 7'-8'        | 5'-6'   | -         | WHOLE LEAVES (not ripped)       |
| RE   | YES    | 35   | ROYSTONIA REGIA / Royal palms            | 22'-24'      | 8'-9'   | 5'-6'     | FULL CANOPY MATCHED             |
| QV   | YES    | 10   | QUERUS VIRGINIANA / Live oak             | 12'-14'      | 10'-12' | 5'-6'     | 3" GAL.                         |
| TC   | YES    | 4    | TABESBIA CARANBA / Silver trumpet        | 10'-12'      | 5'-6'   | 5'-6'     | 2 1/2" GAL.                     |
| LW   | YES    | 37   | LAGERSTROEMIA INDICA / Crepe myrtle      | 6'           | 3'-5'   | -         | Trained 28-30" dbh              |
| OP   | YES    | 10   | ARECASTRUM ROMANZOFTIANUM / Queen palm   | 16'-18' max. | -       | -         | full head MATCH EXISTING        |
| TI   | YES    | 10   | TAMARINDUS INDICA / Indian tamarind      | 10'-12'      | 8'-9'   | 5'-6'     | MATCH EXISTING                  |
| PA   | YES    | 5    | PLUMERIA ACUMINATA / Frangipani plumeria | -            | -       | -         | -                               |
| PD   | YES    | 11   | PHOENIX DACTYLIFERA / Medjool Palm       | 22'-24'      | 8'-9'   | -         | SINGLE STEM-FULL CANOPY MATCHED |

**A** LANDSCAPE PLAN BLDG B  
1/16" = 1'-0"

MIXED-USE DEVELOPMENT FOR:  
**THE RIVERWALK**  
at North Miami Beach  
16375/16395 BISCAYNE BLVD.  
CITY OF NORTH MIAMI BEACH, FLORIDA



**FORM GROUP, INC.**  
4300 SW 73 AVE, SUITE 106, MIAMI, FL 33155  
TEL. 305.443.4244 FAX 305.443.3338  
ARCHITECT OF RECORD: SHARON MORALES  
AA0094851

TITLE: LANDSCAPE PLAN  
BLDG B  
SCALE: 1/16" = 1'-0"  
PROJECT NO.: 06-323  
DATE: JUNE 01, 2015  
REVISIONS:  
DRAWING NO.: L-3

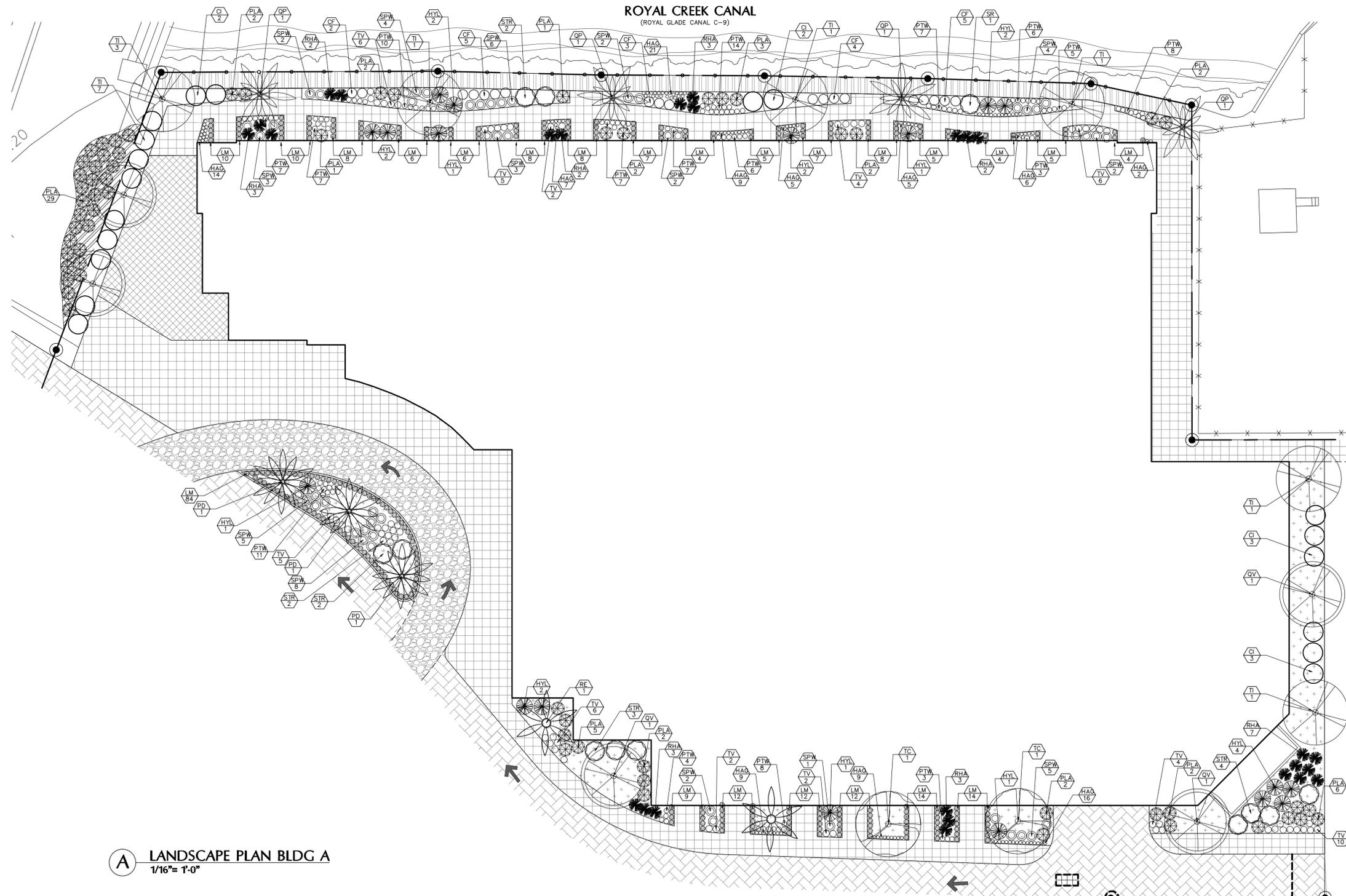


**SHRUBS AND GROUND COVERS**

| CODE | NATIVE | QTY. | BOTANICAL NAME / COMMON NAME                          | HEIGHT  | SPREAD  | CONTAINER | REMARKS                |
|------|--------|------|---|---------|---------|-----------|------------------------|
| HAG  | YES    | 116  | HEMEROCALLIS AZTEC GOLD / Dwarf lily                  | 10"-12" | 18"-12" | 1 Gallon  | 18" ON CENTER          |
| PH   | YES    | 4    | PHILODENDRON SELLOUM / Split leaf philodendron        | 3'-3.5' | 3'-3.5' | 7 Gallon  | FULL TO BASE           |
| CI   | YES    | 108  | CHRYSOBALANUS ICACO / Coccoloba                       | 20"-24" | 20"-24" | 3 Gallon  | FULL TO BASE, 2' O.C.  |
| TV   | YES    | 150  | TULBAGHIA VULGATA / Society garlic                    | 12"-16" | 16"-20" | 1 Gallon  | FULL TO BASE, 18" O.C. |
| HYL  | YES    | 37   | HYMENOCALLIS LATIFOLIA / Spider lily                  | 24"-60" | 20"-24" | 3 Gallon  | FULL TO BASE, 2' O.C.  |
| PLA  | YES    | 199  | PLUMBAGO AURICULATA / Sky flower                      | 12"-18" | 12"-18" | 1 Gallon  | FULL TO BASE, 2' O.C.  |
| LM   | YES    | 772  | LIRIOPE MUSCARI / Big blue lily turf                  | 12"-18" | 12"-14" | 1 Gallon  | FULL TO BASE, 18" O.C. |
| SPW  | YES    | 89   | SPATHOPHYLLUM "WALLISII" / Dwarf peace lily           | 16"-18" | 20"-24" | 3 Gallon  | FULL TO BASE, 2' O.C.  |
| FTW  | YES    | 179  | PITTIOSPORUM TOBIRA "WHEELER" / Walter's tobira shrub | 10"-12" | 16"-18" | 1 Gallon  | FULL TO BASE, 18" O.C. |
| CF   | YES    | 19   | CYRTOMIUM FALCATUM / hollyfern                        | 12"-24" | 24"-36" | 3 Gallon  | FULL TO BASE, 2' O.C.  |

**TREES AND PALMS**

| CODE | NATIVE | QTY. | BOTANICAL NAME / COMMON NAME             | HEIGHT       | SPREAD  | CLR. TRK. | REMARKS                         |
|------|--------|------|--|--------------|---------|-----------|---------------------------------|
| STR  | YES    | 29   | STRELITZIA REGINA / Bird of paradise     | 7'-8'        | 5'-6'   | -         | WHOLE LEAVES (not tipped)       |
| RE   | YES    | 35   | ROYSTONIA REGIA / Royal palms            | 22'-24'      | 8'-9'   | 5'-6'     | FULL CANOPY MATCHED             |
| QV   | YES    | 10   | QUERCUS VIRGINIANA / Live oaks           | 12'-14'      | 10'-12' | 5'-6'     | 3" GAL.                         |
| TC   | YES    | 4    | TABEBUIA CARAIBA / Silver trumpet        | 10'-12'      | 5'-6'   | 5'-6'     | 2 1/2" GAL.                     |
| LW   | YES    | 37   | LAGERSTROEMIA INDICA / Crepe myrtle      | 6'           | 3'-5'   | -         | Trained as Shrub                |
| QP   | YES    | 10   | ARECASTRUM ROMANOFFIANUM / Queen palm    | 16'-18" o.a. | -       | -         | full head MATCH EXISTING        |
| TI   | YES    | 10   | TAMARINDUS INDICA / Indian tamarind      | 10'-12'      | 8'-9'   | 5'-6'     | MATCH EXISTING                  |
| PA   | YES    | 5    | PLUMERIA ACUMINATA / Frangipani plumeria | -            | -       | -         | -                               |
| PD   | YES    | 11   | PHOENIX DACTYLIFERA / Medjool Palm       | 22'-24'      | 8'-9'   | -         | SINGLE STEM-FULL CANOPY MATCHED |



**A** LANDSCAPE PLAN BLDG A  
1/16" = 1'-0"

PROPOSED CONDOMINIUM FOR:  
**THE RIVERWALK**  
at North Miami Beach  
16375/16395 BISCAYNE BLVD.  
CITY OF NORTH MIAMI BEACH, FLORIDA



**FORM GROUP, INC.**  
4300 SW 73 AVE, SUITE 106, MIAMI, FL 33155  
TEL. 305.443.4244 FX. 305.443.3338  
ARCHITECT OF RECORD: SHARON MORALES  
AA009485

TITLE: LANDSCAPE PLAN  
BLDG A  
SCALE:  
1/16" = 1'-0"  
PROJECT NO.: 06-323  
DATE: JUNE 01, 2015  
REVISIONS:

DRAWING NO.: L-2

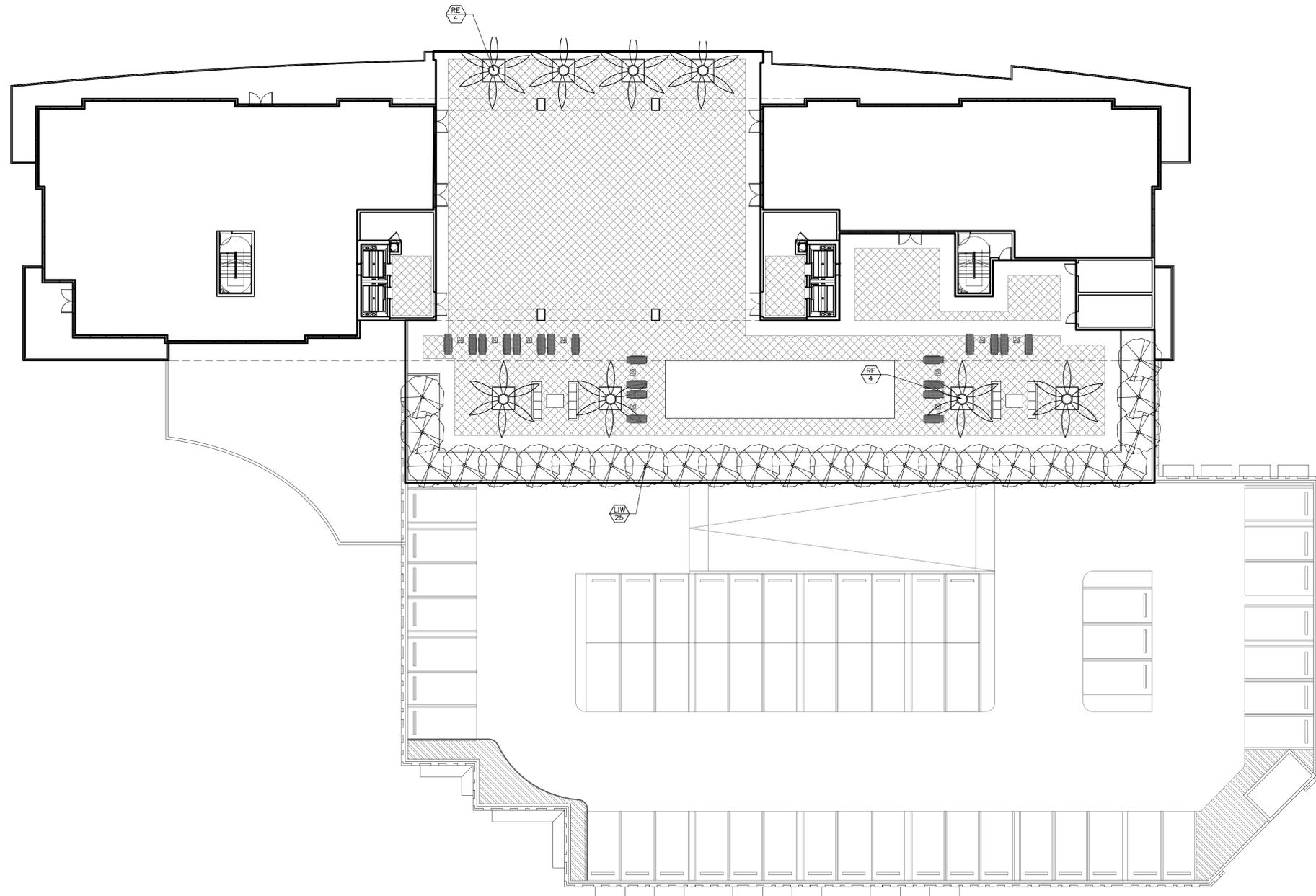
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### SHRUBS AND GROUND COVERS

| CODE | NATIVE | QTY. | BOTANICAL NAME / COMMON NAME                          | HEIGHT  | SPREAD  | CONTAINER | REMARKS                |
|------|--------|------|---|---------|---------|-----------|------------------------|
| HAG  | YES    | 116  | HEMEROCALLIS AZTEC GOLD/ Dwarf lily                   | 10"-12" | 10"-12" | 1 Gallon  | 18" ON CENTER          |
| PHI  | YES    | 4    | PHILODENDRON SELLOUM / Split leaf philodendron        | 3"-3.5" | 3"-3.5" | 7 Gallon  | FULL TO BASE           |
| CI   | YES    | 108  | CHRYSOBALANUS ICACO / Cocoplum                        | 20"-24" | 20"-24" | 3 Gallon  | FULL TO BASE, 2' O.C.  |
| TV   | YES    | 150  | TULBAGHA WOLACEA / Society garlic                     | 12"-16" | 16"-20" | 1 Gallon  | FULL TO BASE, 18" O.C. |
| HYL  | YES    | 37   | HYMENOCALLIS LATIFOLIA / Spider lily                  | 24"-60" | 20"-24" | 3 Gallon  | FULL TO BASE, 2' O.C.  |
| PLA  | YES    | 199  | PLUMBAGO AURICULATA / Sky flower                      | 12"-18" | 12"-18" | 1 Gallon  | FULL TO BASE, 2' O.C.  |
| LM   | YES    | 772  | LIRIOPE MUSCARI / Big blue lily turf                  | 12"-18" | 12"-14" | 1 Gallon  | FULL TO BASE, 18" O.C. |
| SPW  | YES    | 89   | SPATHIPHYLLUM 'WALLISII' / Dwarf peace lily           | 16"-18" | 20"-24" | 3 Gallon  | FULL TO BASE, 2' O.C.  |
| PTW  | YES    | 179  | PITOSPORIUM TOBIRA 'WHEELER' / Wheeler's tobira shrub | 10"-12" | 16"-18" | 1 Gallon  | FULL TO BASE, 18" O.C. |
| CF   | YES    | 19   | CYRTOMIUM FALCATUM / hollyfern                        | 12"-24" | 24"-36" | 3 Gallon  | FULL TO BASE, 2' O.C.  |

### TREES AND PALMS

| CODE | NATIVE | QTY. | BOTANICAL NAME / COMMON NAME             | HEIGHT  | SPREAD  | CLR. TRK. | REMARKS                         |
|------|--------|------|--|---------|---------|-----------|---------------------------------|
| STR  | YES    | 29   | STRELITZIA REGINA / Bird of paradise     | 7'-8'   | 5'-6'   | -         | WHOLE LEAVES (not ripped)       |
| RE   | YES    | 35   | ROYSTONIA REGIA / Royal palms            | 22'-24' | 8'-9'   | 5'-6'     | FULL CANOPY MATCHED             |
| QV   | YES    | 10   | QUERUS VIRGINIANA / Live oaks            | 12'-14' | 10'-12' | 5'-6'     | 3" GAL.                         |
| TC   | YES    | 4    | TABEBUIA CARAIBA / Silver trumpet        | 10'-12' | 5'-6'   | 5'-6'     | 2 1/2" GAL.                     |
| LIW  | YES    | 37   | LAGERSTROMIA INDICA / Crepe myrtle       | 6'      | 3'-5'   | -         | Trained as Shrub                |
| QP   | YES    | 10   | ARECASTRUM ROMANZOFFIANUM / Queen palm   | 16'-18' | o.o.    | -         | Full head MATCH EXISTING        |
| TI   | YES    | 10   | TAMARINDUS INDICA / Indian tamarind      | 10'-12' | 8'-9'   | 5'-6'     | MATCH EXISTING                  |
| PA   | YES    | 5    | PLUMERIA ACUMINATA / Frangipani plumeria | -       | -       | -         | -                               |
| PD   | YES    | 11   | PHOENIX DACTYLIFERA / Medjool Palm       | 22'-24' | 8'-9'   | -         | SINGLE STEM-FULL CANOPY MATCHED |



**A** LANDSCAPE PLAN BLDG A - RECREATION DECK  
1/16" = 1'-0"

MIXED-USE DEVELOPMENT FOR:  
**THE RIVERWALK**  
at North Miami Beach  
16375/16395 BISCAYNE BLVD.  
CITY OF NORTH MIAMI BEACH, FLORIDA



**FORMGROUP**  
architecture + planning

TITLE: LANDSCAPE PLAN  
RECREATION DECK  
SCALE:  
1/16" = 1'-0"  
PROJECT NO.: 06-323  
DATE: JUNE 01, 2015  
REVISIONS:  
  
DRAWING NO.: L-21

**FORM GROUP, INC.**  
4300 SW 73 AVE, SUITE 106, MIAMI, FL 33155  
TEL: 305.443.4244 FX: 305.443.3338  
ARCHITECT OF RECORD: DIANA MORALES  
AA0094851

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