



CORWIL ARCHITECTS
 4210 LAGUNA ST. CORAL GABLES FL. 33146
 LIC. NO. AA-C002151 T.305.448.7383

PROJECT:

RAD MIAMI RIVER
 1001 NW 7 ST.
 MIAMI, FL 33136

OWNER:

MAST CAPITAL 119
WASHINGTON AVE,
SUITE 505 MIAMI
BEACH, FL 33139



355 ALHAMBRA CIRCLE
SUITE 1400
CORAL GABLES, FL. 33134

COVER SHEET

PHASE:

UDRB SUBMITTAL

PERMIT No.:

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REVISIONS		
Revision #	Revision Description	Date

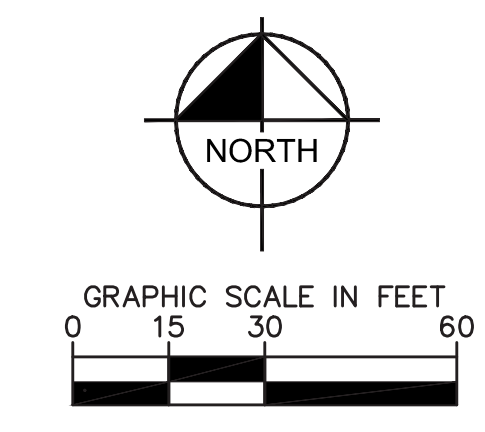
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DATE: 10/20/2017
JOB No.: 2017-07
DRAWN BY: KIMLEY-HORN
APPR BY: KIMLEY-HORN

SHEET NUMBER:

L-1



CORWIL ARCHITECTS
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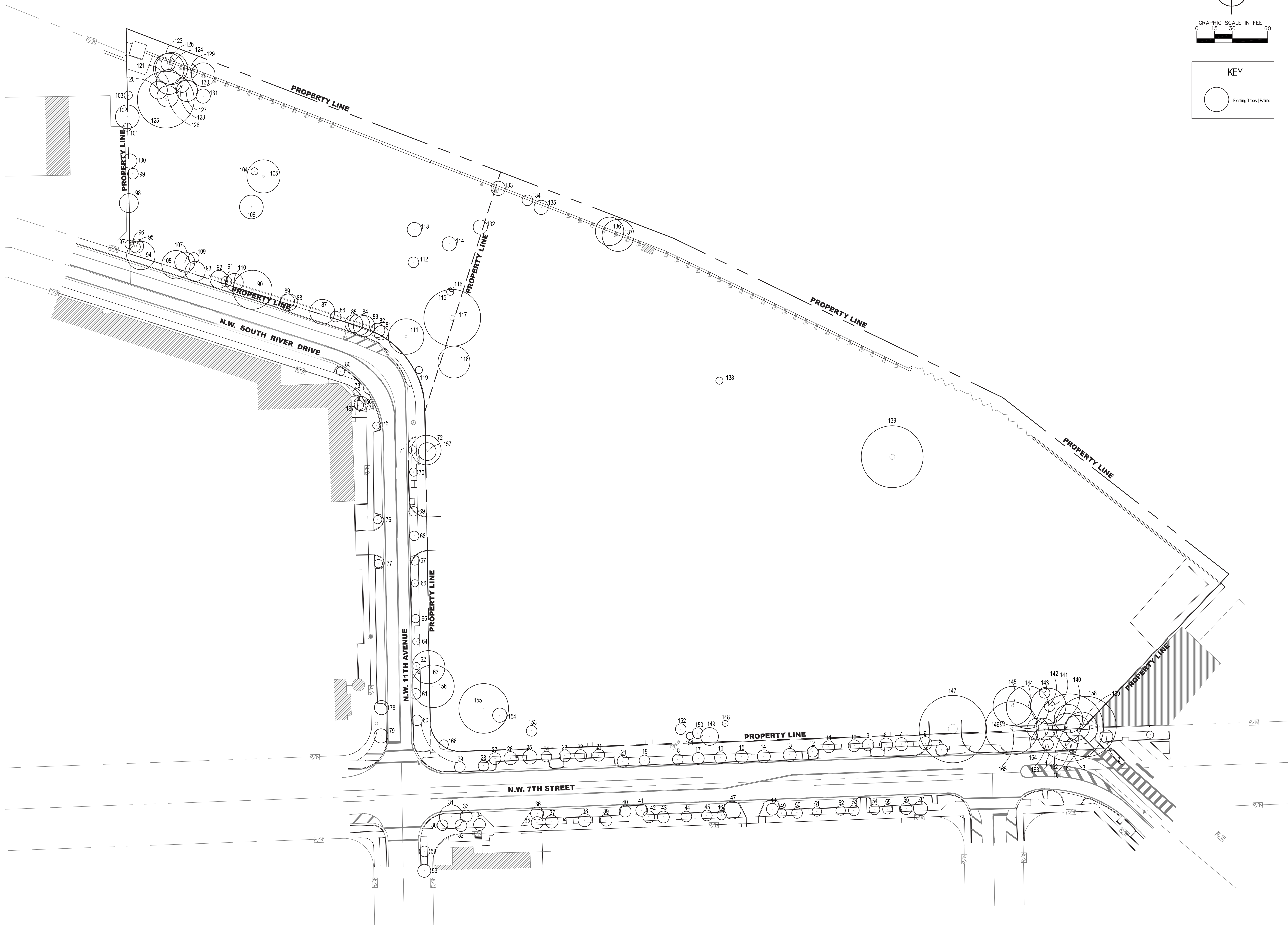
PROJECT:
RAD MIAMI RIVER
 1001 NW 7 ST.
 MIAMI, FL 33136

OWNER:
MAST CAPITAL 119
WASHINGTON AVE,
SUITE 505 MIAMI
BEACH, FL 33139

Kimley»Horn
 355 ALHAMBRA CIRCLE
 SUITE 1400
 CORAL GABLES, FL. 33134

KEY

	Existing Trees Palms
--	------------------------



TREE SURVEY PLAN

PHASE:
UDRB SUBMITTAL

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DATE: 10/20/2017
JOB No.: 2017-07
DRAWN BY: KIMLEY-HORN
APPR BY: KIMLEY-HORN

SHEET NUMBER:
L-2

TREE SURVEY LIST

TREE NO.	COMMON NAME	BOTANICAL NAME	DBH (IN.)	SPREAD (FT.)
1	CHRISTMAS PALM	<i>Veitchia merrillii</i>	5	6
2	CHRISTMAS PALM	<i>Veitchia merrillii</i>	5	11
3	MAHOGANY	<i>Swietenia mahagoni</i>	5	10
4	MAHOGANY	<i>Swietenia mahagoni</i>	4	9
5	MAHOGANY	<i>Swietenia mahagoni</i>	5	10
6	CRAPE MYRTLE	<i>Lagerstroemia speciosa</i>	4	11
7	CRAPE MYRTLE	<i>Lagerstroemia speciosa</i>	5	11
8	CRAPE MYRTLE	<i>Lagerstroemia speciosa</i>	4	11
9	CRAPE MYRTLE	<i>Lagerstroemia speciosa</i>	4	10
10	CRAPE MYRTLE	<i>Lagerstroemia speciosa</i>	5	10
11	CRAPE MYRTLE	<i>Lagerstroemia speciosa</i>	5	10
12	MAHOGANY	<i>Swietenia mahagoni</i>	6	9
13	MAHOGANY	<i>Swietenia mahagoni</i>	5	11
14	MAHOGANY	<i>Swietenia mahagoni</i>	5	11
15	MAHOGANY	<i>Swietenia mahagoni</i>	6	11
16	MAHOGANY	<i>Swietenia mahagoni</i>	6	10
17	MAHOGANY	<i>Swietenia mahagoni</i>	6	10
18	MAHOGANY	<i>Swietenia mahagoni</i>	5	9
19	MAHOGANY	<i>Swietenia mahagoni</i>	6	9
20	MAHOGANY	<i>Swietenia mahagoni</i>	6	10
21	CRAPE MYRTLE	<i>Lagerstroemia speciosa</i>	4	10
22	CRAPE MYRTLE	<i>Lagerstroemia speciosa</i>	4	10
23	CRAPE MYRTLE	<i>Lagerstroemia speciosa</i>	4	10
24	CRAPE MYRTLE	<i>Lagerstroemia speciosa</i>	4	9
25	CRAPE MYRTLE	<i>Lagerstroemia speciosa</i>	4	12
26	CRAPE MYRTLE	<i>Lagerstroemia speciosa</i>	4	11
27	CRAPE MYRTLE	<i>Lagerstroemia speciosa</i>	4	10
28	CHRISTMAS PALM	<i>Veitchia merrillii</i>	6	9
29	CHRISTMAS PALM	<i>Veitchia merrillii</i>	6	9
30	CHRISTMAS PALM	<i>Veitchia merrillii</i>	5	9
31	CHRISTMAS PALM	<i>Veitchia merrillii</i>	6	20
32	CHRISTMAS PALM	<i>Veitchia merrillii</i>	3	10
33	CHRISTMAS PALM	<i>Veitchia merrillii</i>	5	10
34	CHRISTMAS PALM	<i>Veitchia merrillii</i>	5	10
35	CHRISTMAS PALM	<i>Veitchia merrillii</i>	6	10
36	GLAUCOUS CASSIA	<i>Senna surattensis</i>	4	11
37	CRAPE MYRTLE	<i>Lagerstroemia speciosa</i>	4	11
38	CRAPE MYRTLE	<i>Lagerstroemia speciosa</i>	5	11
39	CRAPE MYRTLE	<i>Lagerstroemia speciosa</i>	5	10
40	GLAUCOUS CASSIA	<i>Senna surattensis</i>	4	10
41	GLAUCOUS CASSIA	<i>Senna surattensis</i>	4	10
42	CRAPE MYRTLE	<i>Lagerstroemia speciosa</i>	5	10
43	CRAPE MYRTLE	<i>Lagerstroemia speciosa</i>	5	10
44	CRAPE MYRTLE	<i>Lagerstroemia speciosa</i>	4	9
45	CRAPE MYRTLE	<i>Lagerstroemia speciosa</i>	5	9
46	CRAPE MYRTLE	<i>Lagerstroemia speciosa</i>	5	8
47	GLAUCOUS CASSIA	<i>Senna surattensis</i>	4	15
48	GLAUCOUS CASSIA	<i>Senna surattensis</i>	4	10
49	CRAPE MYRTLE	<i>Lagerstroemia speciosa</i>	5	8
50	CRAPE MYRTLE	<i>Lagerstroemia speciosa</i>	4	9
51	CRAPE MYRTLE	<i>Lagerstroemia speciosa</i>	4	8
52	CRAPE MYRTLE	<i>Lagerstroemia speciosa</i>	4	8
53	CRAPE MYRTLE	<i>Lagerstroemia speciosa</i>	5	9
54	CRAPE MYRTLE	<i>Lagerstroemia speciosa</i>	5	9
55	CRAPE MYRTLE	<i>Lagerstroemia speciosa</i>	4	8
56	CRAPE MYRTLE	<i>Lagerstroemia speciosa</i>	5	10
57	CRAPE MYRTLE	<i>Lagerstroemia speciosa</i>	5	12
58	CHRISTMAS PALM	<i>Veitchia merrillii</i>	5	9
59	CHRISTMAS PALM	<i>Veitchia merrillii</i>	5	11
60	CHRISTMAS PALM	<i>Veitchia merrillii</i>	5	9
61	CHRISTMAS PALM	<i>Veitchia merrillii</i>	5	9
62	LIVE OAK	<i>Quercus virginiana</i>	4	6
63	MAHOGANY	<i>Swietenia mahagoni</i>	6	28
64	LIVE OAK	<i>Quercus virginiana</i>	4	6
65	LIVE OAK	<i>Quercus virginiana</i>	4	7
66	LIVE OAK	<i>Quercus virginiana</i>	4	6
67	LIVE OAK	<i>Quercus virginiana</i>	4	8
68	LIVE OAK	<i>Quercus virginiana</i>	4	8
69	LIVE OAK	<i>Quercus virginiana</i>	4	8
70	LIVE OAK	<i>Quercus virginiana</i>	4	7
71	LIVE OAK	<i>Quercus virginiana</i>	4	7
72	ROYAL POINCIANA	<i>Delonix Regia</i>	10	25
73	CHRISTMAS PALM	<i>Veitchia merrillii</i>	6	6
74	CHRISTMAS PALM	<i>Veitchia merrillii</i>	6	12
75	UNKNOWN	#N/A	4	6
76	GLAUCOUS CASSIA	<i>Senna surattensis</i>	4	7
77	GLAUCOUS CASSIA	<i>Senna surattensis</i>	4	7
78	CHRISTMAS PALM	<i>Veitchia merrillii</i>	5	12
79	CHRISTMAS PALM	<i>Veitchia merrillii</i>	6	12

TREE NO.	COMMON NAME	BOTANICAL NAME	DBH (IN.)	SPREAD (FT.)
80	GLAUCOUS CASSIA	<i>Senna surattensis</i>	4	7
81	DEAD	#N/A	10	12
82	CABBAGE PALM	<i>Sabal palmetto</i>	11	12
83	SCHIEFFLERA	<i>Schefflera actinophylla</i>	6	18
84	CABBAGE PALM	<i>Sabal palmetto</i>	18	18
85	ROYAL POINCIANA	<i>Delonix Regia</i>	12	15
86	ROYAL POINCIANA	<i>Delonix Regia</i>	12	9
87	ROYAL POINCIANA	<i>Delonix Regia</i>	12	21
88	LIVE OAK	<i>Quercus virginiana</i>	6	14
89	ROYAL POINCIANA	<i>Delonix Regia</i>	9	12
90	ROYAL POINCIANA	<i>Delonix Regia</i>	42	33
91	BRAZILIAN PEPPER	<i>Schinus terebinthifolius</i>	14	9
92	ROYAL POINCIANA	<i>Delonix Regia</i>	10	15
93	MAHOGANY	<i>Swietenia mahagoni</i>	9	17
94	ROYAL POINCIANA	<i>Delonix Regia</i>	19	24
95	LIVE OAK	<i>Quercus virginiana</i>	3	12
96	LIVE OAK	<i>Quercus virginiana</i>	5	9
97	ROYAL POINCIANA	<i>Delonix Regia</i>	4	7
98	LIVE OAK	<i>Quercus virginiana</i>	5	16
99	PAURTOTIS PALM	<i>Acoelorrhaphes wrightii</i>	9	9
100	PAURTOTIS PALM	<i>Acoelorrhaphes wrightii</i>	10	12
101	ROYAL POINCIANA	<i>Delonix Regia</i>	6	7
102	PAURTOTIS PALM	<i>Acoelorrhaphes wrightii</i>	8	20
103	ROYAL POINCIANA	<i>Delonix Regia</i>	5	7
104	MAHOGANY	<i>Swietenia mahagoni</i>	6	6
105	MAHOGANY	<i>Swietenia mahagoni</i>	30	28
106	MAHOGANY	<i>Swietenia mahagoni</i>	12	20
107	MAHOGANY	<i>Swietenia mahagoni</i>	12	17
108	UNKNOWN	#N/A	18	24
109	LIVE OAK	<i>Quercus virginiana</i>	14	9
110	MAHOGANY	<i>Swietenia mahagoni</i>	9	9
111	MAHOGANY	<i>Swietenia mahagoni</i>	20	30
112	MAHOGANY	<i>Swietenia mahagoni</i>	8	9
113	ROYAL POINCIANA	<i>Delonix Regia</i>	18	12
114	MAHOGANY	<i>Swietenia mahagoni</i>	14	12
115	MAHOGANY	<i>Swietenia mahagoni</i>	3	6
116	ROYAL POINCIANA	<i>Delonix Regia</i>	2	4
117	MAHOGANY	<i>Swietenia mahagoni</i>	20	48
118	MAHOGANY	<i>Swietenia mahagoni</i>	33	27
119	MAHOGANY	<i>Swietenia mahagoni</i>	8	6
120	AUSTRALIAN PINE	<i>Casuarina spp.</i>	10	15
121	AUSTRALIAN PINE	<i>Casuarina spp.</i>	16	21
122	AUSTRALIAN PINE	<i>Casuarina spp.</i>	16	26
123	AUSTRALIAN PINE	<i>Casuarina spp.</i>	10	12
124	AUSTRALIAN PINE	<i>Casuarina spp.</i>	16	27
125	AUSTRALIAN PINE	<i>Casuarina spp.</i>	32	48
126	AUSTRALIAN PINE	<i>Casuarina spp.</i>	6	18
127	AUSTRALIAN PINE	<i>Casuarina spp.</i>	5	18
128	AUSTRALIAN PINE	<i>Casuarina spp.</i>	3	12
129	AUSTRALIAN PINE	<i>Casuarina spp.</i>	4	12
130	MAHOGANY	<i>Swietenia mahagoni</i>	6	20
131	MAHOGANY	<i>Swietenia mahagoni</i>	4	12
132	PAURTOTIS PALM	<i>Acoelorrhaphes wrightii</i>	5	12
133	MAHOGANY	<i>Swietenia mahagoni</i>	5	12
134	MAHOGANY	<i>Swietenia mahagoni</i>	3	9
135	CABBAGE PALM	<i>Sabal palmetto</i>	5	12
136	MAHOGANY	<i>Swietenia mahagoni</i>	15	24
137	LIVE OAK	<i>Quercus virginiana</i>	21	27
138	MAHOGANY	<i>Swietenia mahagoni</i>	6	6
139	MAHOGANY	<i>Swietenia mahagoni</i>	16	30
140	MAHOGANY	<i>Swietenia mahagoni</i>	12	24
141	CABBAGE PALM	<i>Sabal palmetto</i>	11	9
142	CHRISTMAS PALM	<i>Veitchia merrillii</i>	11	30
143	SPINDLE PALM	<i>Hyophorbe verchaffeltii</i>	8	9
144	TATCH PALM	<i>Thrinax morrisii</i>	24	36
145	TATCH PALM	<i>Thrinax morrisii</i>	24	33
146	CABBAGE PALM	<i>Sabal palmetto</i>	3	4
147	LIVE OAK	<i>Quercus virginiana</i>	40	57
148	INDIA RUBBER TREE	<i>Rubber bush</i>	3	5
149	ROYAL POINCIANA	<i>Delonix Regia</i>	12	15
150	ROYAL POINCIANA	<i>Delonix Regia</i>	4	9
151	ROYAL POINCIANA	<i>Delonix Regia</i>	17	6
152	UNKNOWN	#N/A	9	9
153	LIVE OAK	<i>Quercus virginiana</i>	9	9
154	CABBAGE PALM	<i>Sabal palmetto</i>	5(MULTY)	12
155	BRAZILIAN PEPPER	<i>Schinus terebinthifolius</i>	24	42
156	WASHINGTON PALM	<i>Washingtonia robusta</i>	91	36
157	MAHOGANY	<i>Swietenia mahagoni</i>	8	15
158	CABBAGE PALM	<i>Sabal palmetto</i>	31	51
159	MAHOGANY	<i>Swietenia mahagoni</i>	8	27
160	CABBAGE PALM	<i>Sabal palmetto</i>	12	21
161	MAHOGANY	<i>Swietenia mahagoni</i>	34	57
162	CABBAGE PALM	<i>Sabal palmetto</i>	136	24
163	MAHOGANY	<i>Swietenia mahagoni</i>	12	18
164	MAHOGANY	<i>Swietenia mahagoni</i>	20	18
165	CABBAGE PALM	<i>Sabal palmetto</i>	17	45
166	*NO DATA*			
167	*NO DATA*			



CORWIL ARCHITECTS
4210 LAJUNTA ST. CORAL GABLES FL. 33146
LIC. NO. AA-C002151 T.305.448.7383

PROJECT:
RAD MIAMI RIVER
1001 NW 7 ST.
MIAMI, FL 33136

OWNER:
MAST CAPITAL 119 WASHINGTON AVE, SUITE 505 MIAMI BEACH, FL 33139

Kimley»Horn
355 ALHAMBRA CIRCLE SUITE 1400 CORAL GABLES, FL. 33134

TREE SURVEY LIST

PHASE:
UDRB SUBMITTAL

PERMIT NO.:

REVISIONS		
Revision #	Revision Description	Date

SEAL:

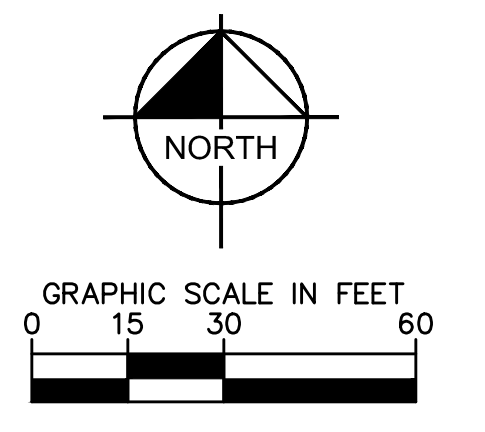
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APPR BY: KIMLEY-HORN

SHEET NUMBER:

L-3



CORWIL ARCHITECTS
 4210 LAGUNA ST. CORAL GABLES FL. 33146
 LIC. NO. AA-C002151 T.305.448.7383



KEY

	RELOCATE
	REMAIN
	REMOVE

TREE MITIGATION

	DBH REMOVED: 837 INCHES
	DBH REPLACED: 837 INCHES REFER TO LANDSCAPE PLAN SHEET L-6

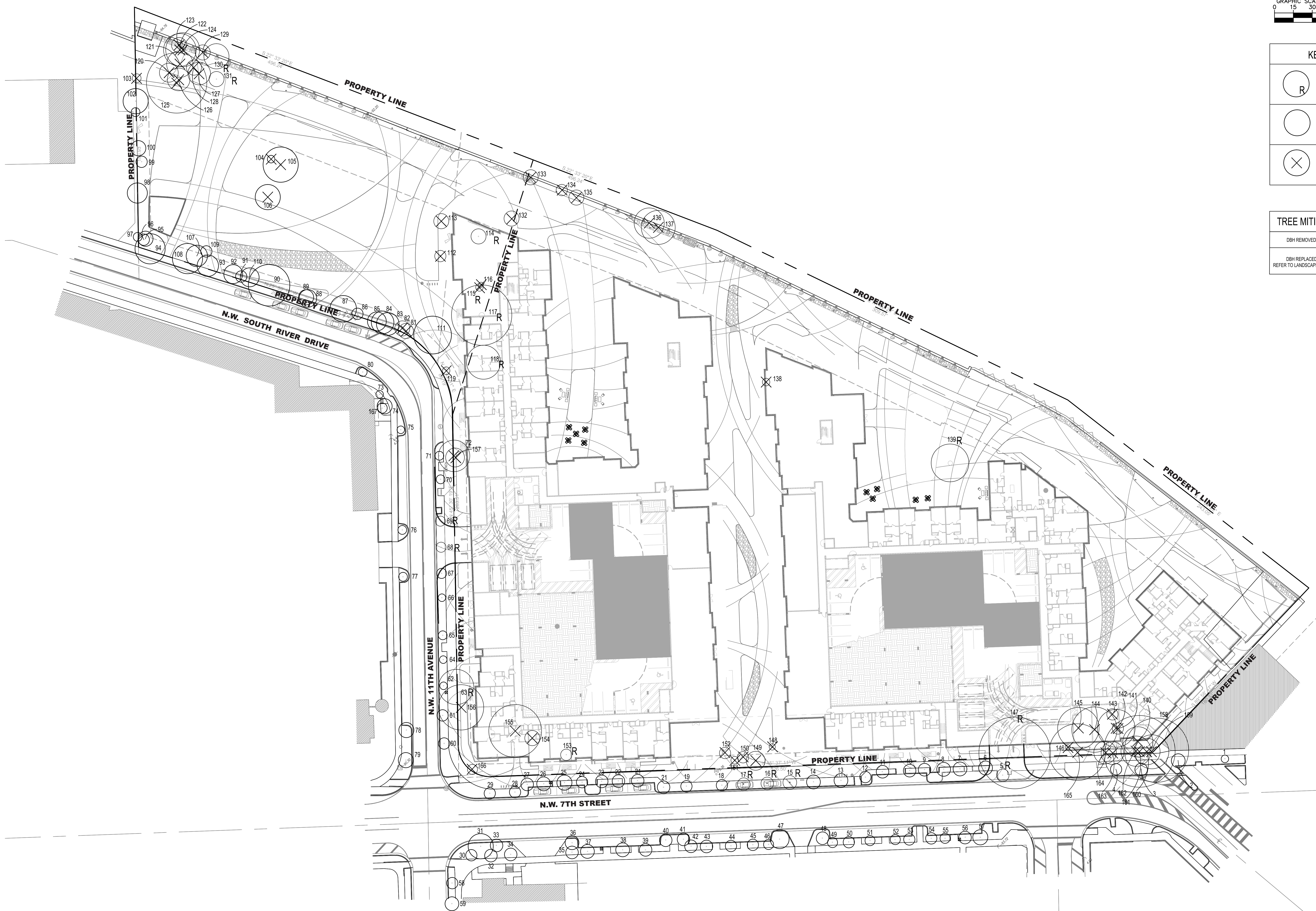
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 MIAMI, FL 33136

OWNER:
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WASHINGTON AVE,
SUITE 505 MIAMI
BEACH, FL 33139

Kimley»Horn

355 ALHAMBRA CIRCLE
SUITE 1400
CORAL GABLES, FL. 33134

TREE DISPOSITION PLAN



PHASE:
UDRB SUBMITTAL

PERMIT No.:

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DATE: 10/20/2017
JOB No.: 2017-07
DRAWN BY: KIMLEY-HORN
APPR BY: KIMLEY-HORN

SHEET NUMBER:
L-4

TREE DISPOSITION LIST



CORWIL ARCHITECTS
 #210 LAGUNA ST. CORAL GABLES FL. 33146
 LIC. NO. AA-C002151 T.305.448.7383

PROJECT:
RAD MIAMI RIVER

1001 NW 7 ST.
 MIAMI, FL 33136

OWNER:
MAST CAPITAL 119 WASHINGTON AVE, SUITE 505 MIAMI BEACH, FL 33139



355 ALHAMBRA CIRCLE SUITE 1400 CORAL GABLES, FL. 33134

TREE DISPOSITION LIST

TREE NO.	COMMON NAME	BOTANICAL NAME	DBH (IN.)	SPREAD (FT.)	MITIGATION
1	CHRISTMAS PALM	<i>Veitchia merrillii</i>	5	6	REMAIN
2	CHRISTMAS PALM	<i>Veitchia merrillii</i>	5	11	REMAIN
3	MAHOGANY	<i>Swietenia mahagoni</i>	5	10	REMAIN
4	MAHOGANY	<i>Swietenia mahagoni</i>	4	9	REMAIN
5	MAHOGANY	<i>Swietenia mahagoni</i>	5	10	RELOCATE
6	CRAPE MYRTLE	<i>Lagerstroemia speciosa</i>	4	11	REMAIN
7	CRAPE MYRTLE	<i>Lagerstroemia speciosa</i>	5	11	REMAIN
8	CRAPE MYRTLE	<i>Lagerstroemia speciosa</i>	4	11	REMAIN
9	CRAPE MYRTLE	<i>Lagerstroemia speciosa</i>	4	10	REMAIN
10	CRAPE MYRTLE	<i>Lagerstroemia speciosa</i>	5	10	REMAIN
11	CRAPE MYRTLE	<i>Lagerstroemia speciosa</i>	5	10	REMAIN
12	MAHOGANY	<i>Swietenia mahagoni</i>	6	9	REMAIN
13	MAHOGANY	<i>Swietenia mahagoni</i>	5	11	REMAIN
14	MAHOGANY	<i>Swietenia mahagoni</i>	5	11	REMAIN
15	MAHOGANY	<i>Swietenia mahagoni</i>	6	11	RELOCATE
16	MAHOGANY	<i>Swietenia mahagoni</i>	6	10	RELOCATE
17	MAHOGANY	<i>Swietenia mahagoni</i>	5	10	RELOCATE
18	MAHOGANY	<i>Swietenia mahagoni</i>	6	9	REMAIN
19	MAHOGANY	<i>Swietenia mahagoni</i>	6	9	REMAIN
20	MAHOGANY	<i>Swietenia mahagoni</i>	6	10	REMAIN
21	CRAPE MYRTLE	<i>Lagerstroemia speciosa</i>	4	10	REMAIN
22	CRAPE MYRTLE	<i>Lagerstroemia speciosa</i>	4	10	REMAIN
23	CRAPE MYRTLE	<i>Lagerstroemia speciosa</i>	4	10	REMAIN
24	CRAPE MYRTLE	<i>Lagerstroemia speciosa</i>	4	9	REMAIN
25	CRAPE MYRTLE	<i>Lagerstroemia speciosa</i>	4	12	REMAIN
26	CRAPE MYRTLE	<i>Lagerstroemia speciosa</i>	4	11	REMAIN
27	CRAPE MYRTLE	<i>Lagerstroemia speciosa</i>	4	10	REMAIN
28	CHRISTMAS PALM	<i>Veitchia merrillii</i>	6	9	REMAIN
29	CHRISTMAS PALM	<i>Veitchia merrillii</i>	6	9	REMAIN
30	CHRISTMAS PALM	<i>Veitchia merrillii</i>	5	9	REMAIN
31	CHRISTMAS PALM	<i>Veitchia merrillii</i>	6	20	REMAIN
32	CHRISTMAS PALM	<i>Veitchia merrillii</i>	3	10	REMAIN
33	CHRISTMAS PALM	<i>Veitchia merrillii</i>	5	10	REMAIN
34	CHRISTMAS PALM	<i>Veitchia merrillii</i>	5	10	REMAIN
35	CHRISTMAS PALM	<i>Veitchia merrillii</i>	6	10	REMAIN
36	GLAUCOUS CASSIA	<i>Senna surattensis</i>	4	11	REMAIN
37	CRAPE MYRTLE	<i>Lagerstroemia speciosa</i>	4	11	REMAIN
38	CRAPE MYRTLE	<i>Lagerstroemia speciosa</i>	5	11	REMAIN
39	CRAPE MYRTLE	<i>Lagerstroemia speciosa</i>	5	10	REMAIN
40	GLAUCOUS CASSIA	<i>Senna surattensis</i>	4	10	REMAIN
41	GLAUCOUS CASSIA	<i>Senna surattensis</i>	4	10	REMAIN
42	CRAPE MYRTLE	<i>Lagerstroemia speciosa</i>	5	10	REMAIN
43	CRAPE MYRTLE	<i>Lagerstroemia speciosa</i>	5	10	REMAIN
44	CRAPE MYRTLE	<i>Lagerstroemia speciosa</i>	4	9	REMAIN
45	CRAPE MYRTLE	<i>Lagerstroemia speciosa</i>	5	9	REMAIN
46	CRAPE MYRTLE	<i>Lagerstroemia speciosa</i>	5	8	REMAIN
47	GLAUCOUS CASSIA	<i>Senna surattensis</i>	4	15	REMAIN
48	GLAUCOUS CASSIA	<i>Senna surattensis</i>	4	10	REMAIN
49	CRAPE MYRTLE	<i>Lagerstroemia speciosa</i>	5	8	REMAIN
50	CRAPE MYRTLE	<i>Lagerstroemia speciosa</i>	4	9	REMAIN
51	CRAPE MYRTLE	<i>Lagerstroemia speciosa</i>	4	8	REMAIN
52	CRAPE MYRTLE	<i>Lagerstroemia speciosa</i>	4	8	REMAIN
53	CRAPE MYRTLE	<i>Lagerstroemia speciosa</i>	5	9	REMAIN
54	CRAPE MYRTLE	<i>Lagerstroemia speciosa</i>	5	9	REMAIN
55	CRAPE MYRTLE	<i>Lagerstroemia speciosa</i>	4	8	REMAIN
56	CRAPE MYRTLE	<i>Lagerstroemia speciosa</i>	5	10	REMAIN
57	CRAPE MYRTLE	<i>Lagerstroemia speciosa</i>	5	12	REMAIN
58	CHRISTMAS PALM	<i>Veitchia merrillii</i>	5	9	REMAIN
59	CHRISTMAS PALM	<i>Veitchia merrillii</i>	5	11	REMAIN
60	CHRISTMAS PALM	<i>Veitchia merrillii</i>	5	9	REMAIN
61	CHRISTMAS PALM	<i>Veitchia merrillii</i>	5	9	REMAIN
62	LIVE OAK	<i>Quercus virginiana</i>	4	6	REMAIN
63	MAHOGANY	<i>Swietenia mahagoni</i>	6	28	RELOCATE
64	LIVE OAK	<i>Quercus virginiana</i>	4	6	REMAIN
65	LIVE OAK	<i>Quercus virginiana</i>	4	7	REMAIN
66	LIVE OAK	<i>Quercus virginiana</i>	4	6	REMAIN
67	LIVE OAK	<i>Quercus virginiana</i>	4	8	REMAIN
68	LIVE OAK	<i>Quercus virginiana</i>	4	8	RELOCATE
69	LIVE OAK	<i>Quercus virginiana</i>	4	8	RELOCATE
70	LIVE OAK	<i>Quercus virginiana</i>	4	7	REMAIN
71	LIVE OAK	<i>Quercus virginiana</i>	4	7	REMAIN
72	ROYAL POINCIANA	<i>Delonix Regia</i>	10	25	REMOVE
73	CHRISTMAS PALM	<i>Veitchia merrillii</i>	6	6	REMAIN
74	CHRISTMAS PALM	<i>Veitchia merrillii</i>	6	12	REMAIN
75	UNKNOWN	#N/A	4	6	REMAIN
76	GLAUCOUS CASSIA	<i>Senna surattensis</i>	4	7	REMAIN
77	GLAUCOUS CASSIA	<i>Senna surattensis</i>	4	7	REMAIN
78	CHRISTMAS PALM	<i>Veitchia merrillii</i>	5	12	REMAIN
79	CHRISTMAS PALM	<i>Veitchia merrillii</i>	6	12	REMAIN

TREE NO.	COMMON NAME	BOTANICAL NAME	DBH (IN.)	SPREAD (FT.)	MITIGATION
80	GLAUCOUS CASSIA	<i>Senna surattensis</i>	4	7	REMAIN
81	DEAD	#N/A	10	12	REMOVE
82	CABBAGE PALM	<i>Sabal palmetto</i>	11	12	REMOVE
83	SCHIEFFLERA	<i>Schefflera actinophylla</i>	6	18	REMAIN
84	CABBAGE PALM	<i>Sabal palmetto</i>	18	18	REMAIN
85	ROYAL POINCIANA	<i>Delonix Regia</i>	12	15	REMAIN
86	ROYAL POINCIANA	<i>Delonix Regia</i>	12	9	REMAIN
87	ROYAL POINCIANA	<i>Delonix Regia</i>	12	21	REMAIN
88	LIVE OAK	<i>Quercus virginiana</i>	6	14	REMAIN
89	ROYAL POINCIANA	<i>Delonix Regia</i>	9	12	REMAIN
90	ROYAL POINCIANA	<i>Delonix Regia</i>	42	33	REMAIN
91	BRAZILIAN PEPPER	<i>Schinus terebinthifolius</i>	14	9	REMAIN
92	ROYAL POINCIANA	<i>Delonix Regia</i>	10	15	REMAIN
93	MAHOGANY	<i>Swietenia mahagoni</i>	9	17	REMAIN
94	ROYAL POINCIANA	<i>Delonix Regia</i>	19	24	REMAIN
95	LIVE OAK	<i>Quercus virginiana</i>	3	12	REMAIN
96	LIVE OAK	<i>Quercus virginiana</i>	5	9	REMAIN
97	ROYAL POINCIANA	<i>Delonix Regia</i>	4	7	REMAIN
98	LIVE OAK	<i>Quercus virginiana</i>	5	16	REMAIN
99	PAURITIS PALM	<i>Acoelorrhaphie wrightii</i>	9	9	REMAIN
100	PAURITIS PALM	<i>Acoelorrhaphie wrightii</i>	10	12	REMAIN
101	ROYAL POINCIANA	<i>Delonix Regia</i>	6	7	REMAIN
102	PAURITIS PALM	<i>Acoelorrhaphie wrightii</i>	8	20	REMAIN
103	ROYAL POINCIANA	<i>Delonix Regia</i>	5	7	REMOVE
104	MAHOGANY	<i>Swietenia mahagoni</i>	6	6	REMOVE
105	MAHOGANY	<i>Swietenia mahagoni</i>	30	28	REMOVE
106	MAHOGANY	<i>Swietenia mahagoni</i>	12	20	REMOVE
107	MAHOGANY	<i>Swietenia mahagoni</i>	12	17	REMAIN
108	UNKNOWN	#N/A	18	24	REMAIN
109	LIVE OAK	<i>Quercus virginiana</i>	14	9	REMAIN
110	MAHOGANY	<i>Swietenia mahagoni</i>	9		REMAIN
111	MAHOGANY	<i>Swietenia mahagoni</i>	20	30	REMAIN
112	MAHOGANY	<i>Swietenia mahagoni</i>	8	9	REMOVE
113	ROYAL POINCIANA	<i>Delonix Regia</i>	18	12	REMOVE
114	MAHOGANY	<i>Swietenia mahagoni</i>	14	12	RELOCATE
115	MAHOGANY	<i>Swietenia mahagoni</i>	3	6	REMOVE
116	ROYAL POINCIANA	<i>Delonix Regia</i>	2	4	REMOVE
117	MAHOGANY	<i>Swietenia mahagoni</i>	20	48	RELOCATE
118	MAHOGANY	<i>Swietenia mahagoni</i>	33	27	RELOCATE
119	MAHOGANY	<i>Swietenia mahagoni</i>	8	6	REMOVE
120	AUSTRALIAN PINE	<i>Casuarina spp.</i>	10	15	REMOVE
121	AUSTRALIAN PINE	<i>Casuarina spp.</i>	16	21	REMOVE
122	AUSTRALIAN PINE	<i>Casuarina spp.</i>	16	26	REMOVE
123	AUSTRALIAN PINE	<i>Casuarina spp.</i>	10	12	REMOVE
124	AUSTRALIAN PINE	<i>Casuarina spp.</i>	16	27	REMOVE
125	AUSTRALIAN PINE	<i>Casuarina spp.</i>	32	48	REMOVE
126	AUSTRALIAN PINE	<i>Casuarina spp.</i>	6	18	REMOVE
127	AUSTRALIAN PINE	<i>Casuarina spp.</i>	5	18	REMOVE
128	AUSTRALIAN PINE	<i>Casuarina spp.</i>	3	12	REMOVE
129	AUSTRALIAN PINE	<i>Casuarina spp.</i>	4	12	REMOVE
130	MAHOGANY	<i>Swietenia mahagoni</i>	6	20	RELOCATE
131	MAHOGANY	<i>Swietenia mahagoni</i>	4	12	RELOCATE
132	PAURITIS PALM	<i>Acoelorrhaphie wrightii</i>	5	12	REMOVE
133	MAHOGANY	<i>Swietenia mahagoni</i>	5	12	REMOVE
134	MAHOGANY	<i>Swietenia mahagoni</i>	3	9	REMOVE
135	CABBAGE PALM	<i>Sabal palmetto</i>	5	12	REMOVE
136	MAHOGANY	<i>Swietenia mahagoni</i>	15	24	REMOVE
137	LIVE OAK	<i>Quercus virginiana</i>	21	27	REMOVE
138	MAHOGANY	<i>Swietenia mahagoni</i>	6	6	REMOVE
139	MAHOGANY	<i>Swietenia mahagoni</i>	16	30	RELOCATE
140	MAHOGANY	<i>Swietenia mahagoni</i>	12	24	REMOVE
141	CABBAGE PALM	<i>Sabal palmetto</i>	11	9	REMOVE
142	CHRISTMAS PALM	<i>Veitchia merrillii</i>	11	30	REMOVE
143	SPINDLE PALM	<i>Hyophorbe verchaffeltii</i>	8	9	REMOVE
144	TATCH PALM	<i>Thrinax morrisii</i>	24	36	REMOVE
145	TATCH PALM	<i>Thrinax morrisii</i>	24	33	REMOVE
146	CABBAGE PALM	<i>Sabal palmetto</i>	3	4	REMOVE
147	LIVE OAK	<i>Quercus virginiana</i>	40	57	RELOCATE
148	INDIA RUBBER TREE	<i>Rubber bush</i>	3	5	REMOVE
149	ROYAL POINCIANA	<i>Delonix Regia</i>	12	15	REMOVE
150	ROYAL POINCIANA	<i>Delonix Regia</i>	4	9	REMOVE
151	ROYAL POINCIANA	<i>Delonix Regia</i>	17	6	REMOVE
152	UNKNOWN	#N/A	9	9	REMOVE
153	LIVE OAK	<i>Quercus virginiana</i>	9	9	RELOCATE
154	CABBAGE PALM	<i>Sabal palmetto</i>	5 (MULTI)	12	REMOVE
155	BRAZILIAN PEPPER	<i>Schinus terebinthifolius</i>	24	42	REMOVE
156	WASHINGTON PALM	<i>Washingtonia robusta</i>	91	36	REMOVE
157	MAHOGANY	<i>Swietenia mahagoni</i>	8	15	REMOVE
158	CABBAGE PALM	<i>Sabal palmetto</i>	31	51	REMOVE
159	MAHOGANY	<i>Swietenia mahagoni</i>	8	27	REMOVE
160	CABBAGE PALM	<i>Sabal palmetto</i>	12	21	REMOVE
161	MAHOGANY	<i>Swietenia mahagoni</i>	34	57	REMOVE
162	CABBAGE PALM	<i>Sabal palmetto</i>	136	24	REMOVE
163	MAHOGANY	<i>Swietenia mahagoni</i>	12	18	REMOVE
164	MAHOGANY	<i>Swietenia mahagoni</i>	20	18	REMOVE
165	CABBAGE PALM	<i>Sabal palmetto</i>	17	45	REMOVE
166	*NO DATA*				REMOVE
167	*NO DATA*				REMAIN

TOTAL DBH OF REMOVED TREES 837
 TOTAL # OF REPLACEMENT TREES (2" DBH, 12' MIN HT) 279
 OR (4" DBH, 16' MIN HT) 140

PHASE:
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SCALE:

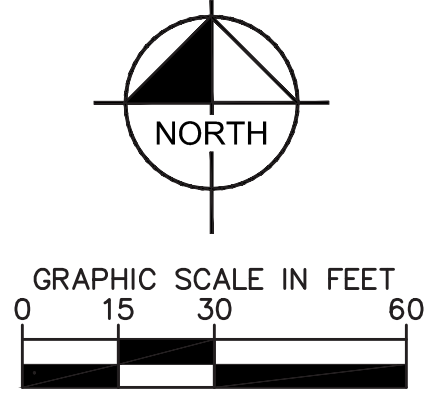
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 DATE: 10/20/2017
 JOB No.: 2017-07
 DRAWN BY: KIMLEY-HORN
 APPR. BY: KIMLEY-HORN

SHEET NUMBER:

L-5



CORWIL ARCHITECTS
 4210 LAGUNA ST. CORAL GABLES FL. 33146
 LIC. NO. AA-C002151 T.305.448.7383



PROJECT:
RAD MIAMI RIVER
 1001 NW 7 ST.
 MIAMI, FL 33136

OWNER:
MAST CAPITAL 119
 WASHINGTON AVE,
 SUITE 505 MIAMI
 BEACH, FL 33139

Kimley»Horn

355 ALHAMBRA CIRCLE
 SUITE 1400
 CORAL GABLES, FL. 33134

LANDSCAPE PLAN

PHASE:
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SHEET NUMBER:
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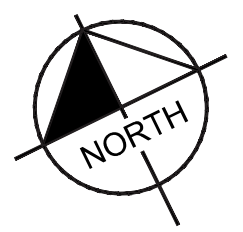
CONCEPT PLANT SCHEDULE

- LARGE TREES:** Live Oak - *Quercus virginiana*
 Mahogany - *Swietenia macrophylla*
 Verawood Tree - *Bulnesia arborea*
 Jacaranda - *Jacaranda mimosifolia*
- MEDIUM TREES:** Satin Leaf - *Chrysophyllum oliviforme*
 Silver Butonwood - *Conocarpus erectus 'Sericeus'*
 Yew Podocarpus - *Podocarpus macrophyllus*
- SMALL TREES:** Japanese Privet - *Ligustrum Spp*
 Wax Myrtle - *Myrica cerifera*
 Sweet Viburnum - *Viburnum odoratissimum*
- LARGE PALMS:** Royal Palm - *Roystonea regia*
 Date Palm - *Phoenix dactylifera*
- SMALL PALMS:** Alexander Palm - *Ptychosperma elegans*
 Sabal Palmetto - *Sabal Palm*
- EXISTING TO REMAIN**
- RELOCATED TREE**
- SPECIMEN / COLLECTED TREE**
- SHRUBS AND GROUNDCOVER:** Clusia - *Clusia guttifera*
 Green Island Ficus - *Ficus microcarpa*
 Firebush - *Hamelia patens*
 Wild Coffee - *Psychotria nervosa*
 Golden dewdrop - *Duranta erecta*
 Wax Myrtle - *Myrica cerifera*
 Saw Palmetto -- *Serenoa repens*
 Lily Turf - *Liriope muscari*
 Wax Jasmine - *Jasminum volubile*
 Oleander - *Nerium oleander*
 Pittosporum - *Pittosporum tobira*
 Peace Lily - *Spathiphyllum*
 Dwarf variegated Schefflera - *Schefflera arboricola 'Trinette'*
 Cocoplum - *Chrysobalanus icaco*
 Shell Ginger - *Alpinia zerumbet*

* SEE ENLARGEMENTS SHEET FOR WATERFRONT DEDICATION AND DIMENSIONS



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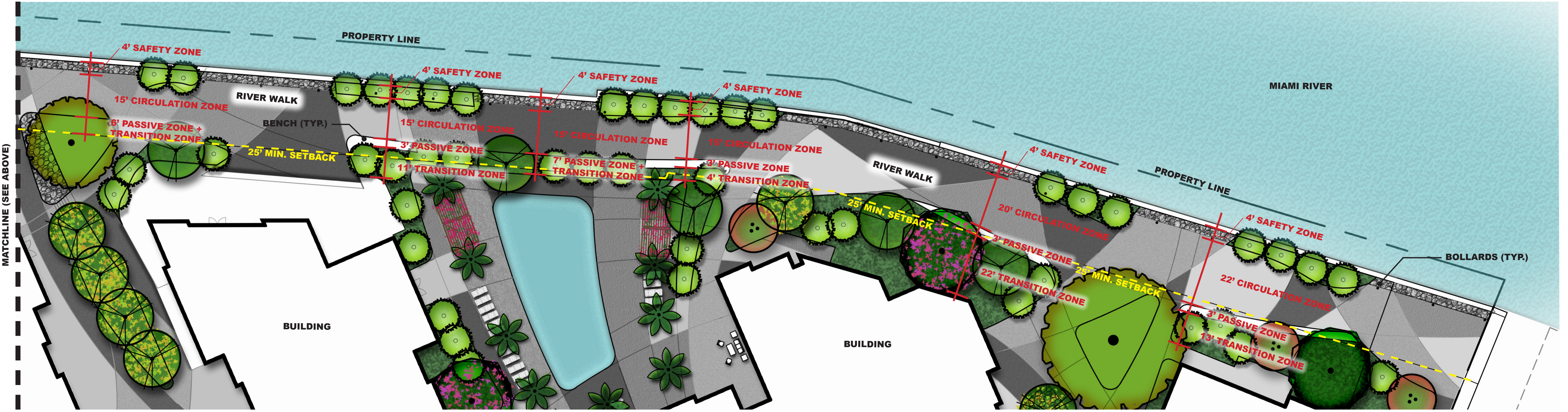
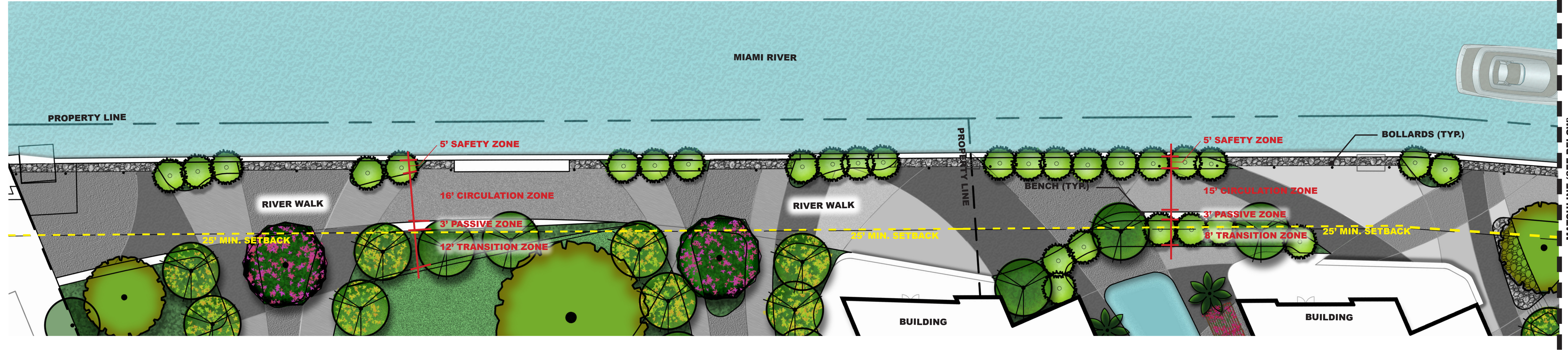
N.T.S.

PROJECT:
RAD MIAMI RIVER
 1001 NW 7 ST.
 MIAMI, FL 33136

OWNER:
MAST CAPITAL 119 WASHINGTON AVE, SUITE 505 MIAMI BEACH, FL 33139

Kimley»Horn

355 ALHAMBRA CIRCLE SUITE 1400 CORAL GABLES, FL. 33134



WATERFRONT DESIGN GUIDELINES
 TRANSITION ZONE: 3' MIN.
 PASSIVE ZONE: 3' MIN.
 CIRCULATION ZONE: 15'-16' MIN.
 SAFETY ZONE: 3'-4' MIN.
 TOTAL: 25' MIN. WATERFRONT SETBACK

LANDSCAPE PLAN ENLARGEMENT

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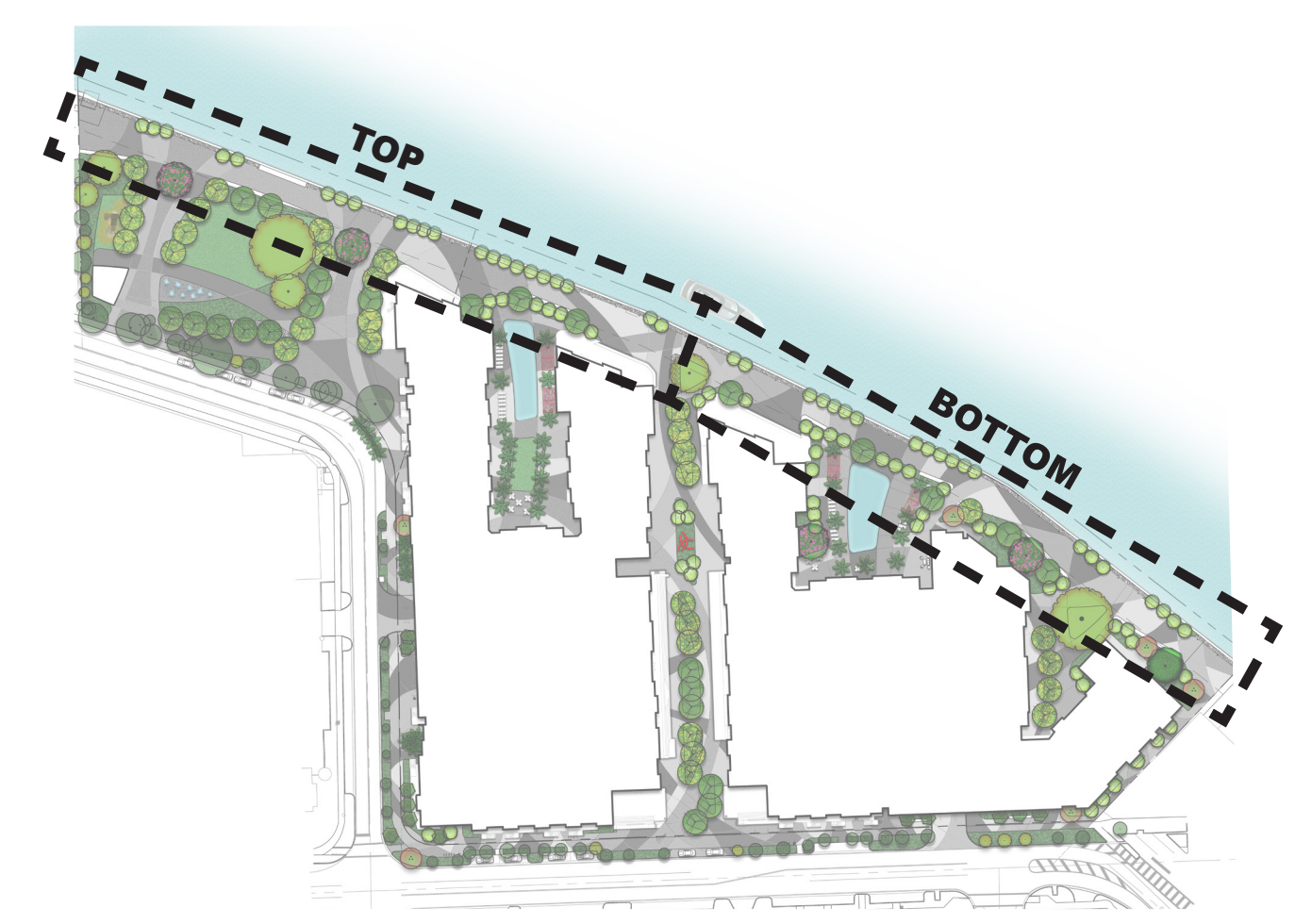
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 APPR BY: KIMLEY-HORN



KEY PLAN
 N.T.S.

SHEET NUMBER:
L-7



LANDSCAPE LEGEND

INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS

Transect Zone: T6-8 O Lot Area 274,864 Acres 6.31

OPEN SPACE

	REQUIRED/ ALLOWED	PROVIDED
A. Square feet of required Open Space, as indicated on site plan: Lot Area = <u>274,864</u> s.f. x <u>10</u> % = <u>27,486</u> s.f.	<u>27,486</u>	<u>142,070</u>
B. Square feet of parking lot open space required by Article 9, as indicated on site plan: Number of parking spaces <u>N/A</u> x 10 s.f. per parking space=	<u>N/A</u>	<u>N/A</u>
C. Total square feet of landscaped open space required: A+B=	<u>27,486</u>	<u>142,070</u>

LAWN AREA CALCULATION

A. Square feet of landscaped open space required by Miami21:	<u>27,486</u>	<u>142,070</u>
B. Maximum lawn area (sod) permitted = <u>60</u> % x <u>274,864</u> s.f.	<u>164,918</u>	<u>7,800</u>

TREES

A. Number of trees required per net lot acre, less existing number of trees meeting minimum requirements = <u>28</u> trees x <u>6.31</u> net lot acres – number of existing trees =	<u>177</u>	<u>177</u>
B. % Palms allowed: Number of trees provided x 30% =	<u>53</u>	<u>53</u>
C. % Natives required: Number of trees provided x 30% =	<u>53</u>	<u>53</u>
D. % Drought tolerant and low maintenance: Number of trees provided x 20% =	<u>36</u>	<u>36</u>
E. Street Trees (maximum average spacing of 30' o.c.): <u>886</u> linear feet along street / 30 = (Along S. River Dr., NW 11th Ave., & NW 7th St.) % Palms permitted to count towards street trees on 1:1 basis x 30%:	<u>30</u>	<u>30</u>
F. Street trees located directly beneath power lines: (maximum average spacing of 25' o.c.): <u>260</u> linear feet along street / 25 = (Along S. River Dr.)	<u>11</u>	<u>11</u>

SHRUBS

A. Number of shrubs required: Number of trees required x 10 =	<u>1,770</u>	<u>1,770</u>
B. % Native shrubs required: Number of shrubs provided x 30% =	<u>531</u>	<u>531</u>
C. % Drought tolerant and low maintenance required: Number of shrubs provided x 20% =	<u>354</u>	<u>354</u>



CORWIL ARCHITECTS
4210 LAGUNA ST. CORAL GABLES FL. 33146
LIC. NO. AA-C002151 T.305.448.7383

PROJECT:

RAD MIAMI RIVER
1001 NW 7 ST.
MIAMI, FL 33136

OWNER:

MAST CAPITAL 119
WASHINGTON AVE,
SUITE 505 MIAMI
BEACH, FL 33139

Kimley»Horn

355 ALHAMBRA CIRCLE
SUITE 1400
CORAL GABLES, FL. 33134

MIAMI 21 CODE TALBE

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JOB No.: **2017-07**
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APPR BY: **KIMLEY-HORN**

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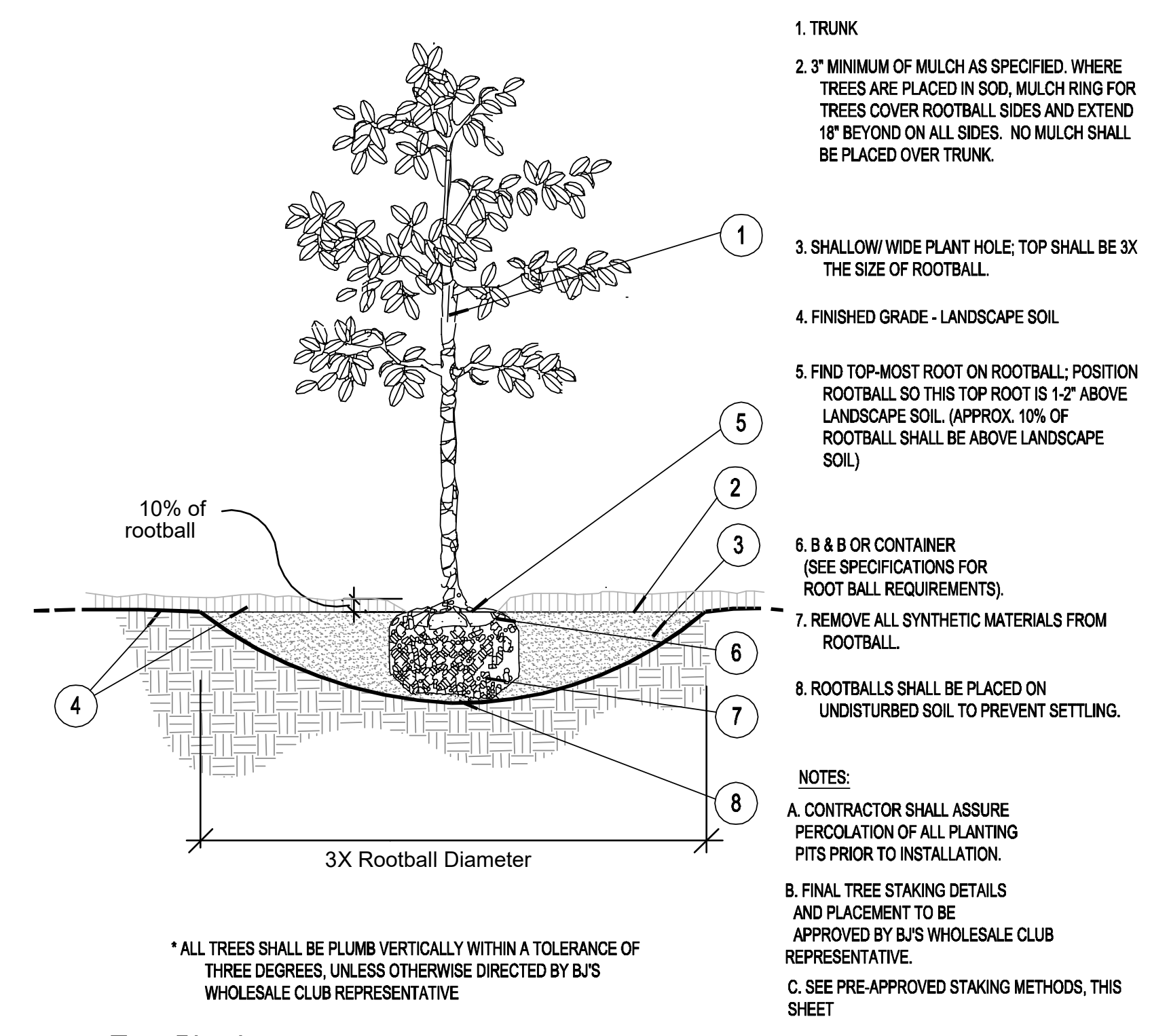
PROJECT:
RAD MIAMI RIVER
1001 NW 7 ST.
MIAMI, FL 33136

OWNER:
MAST CAPITAL 119
WASHINGTON AVE,
SUITE 505 MIAMI
BEACH, FL 33139

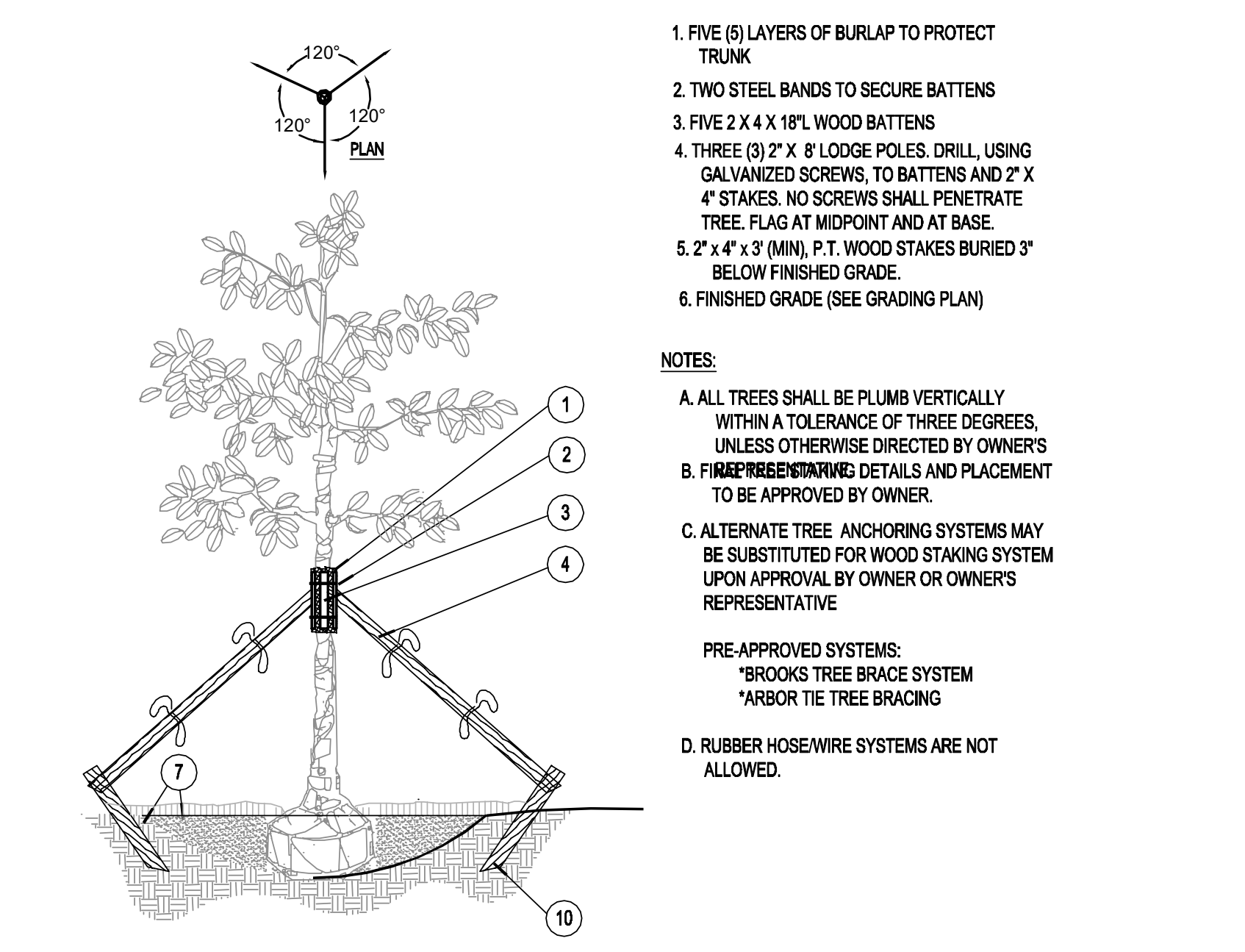
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SUITE 1400
CORAL GABLES, FL. 33134

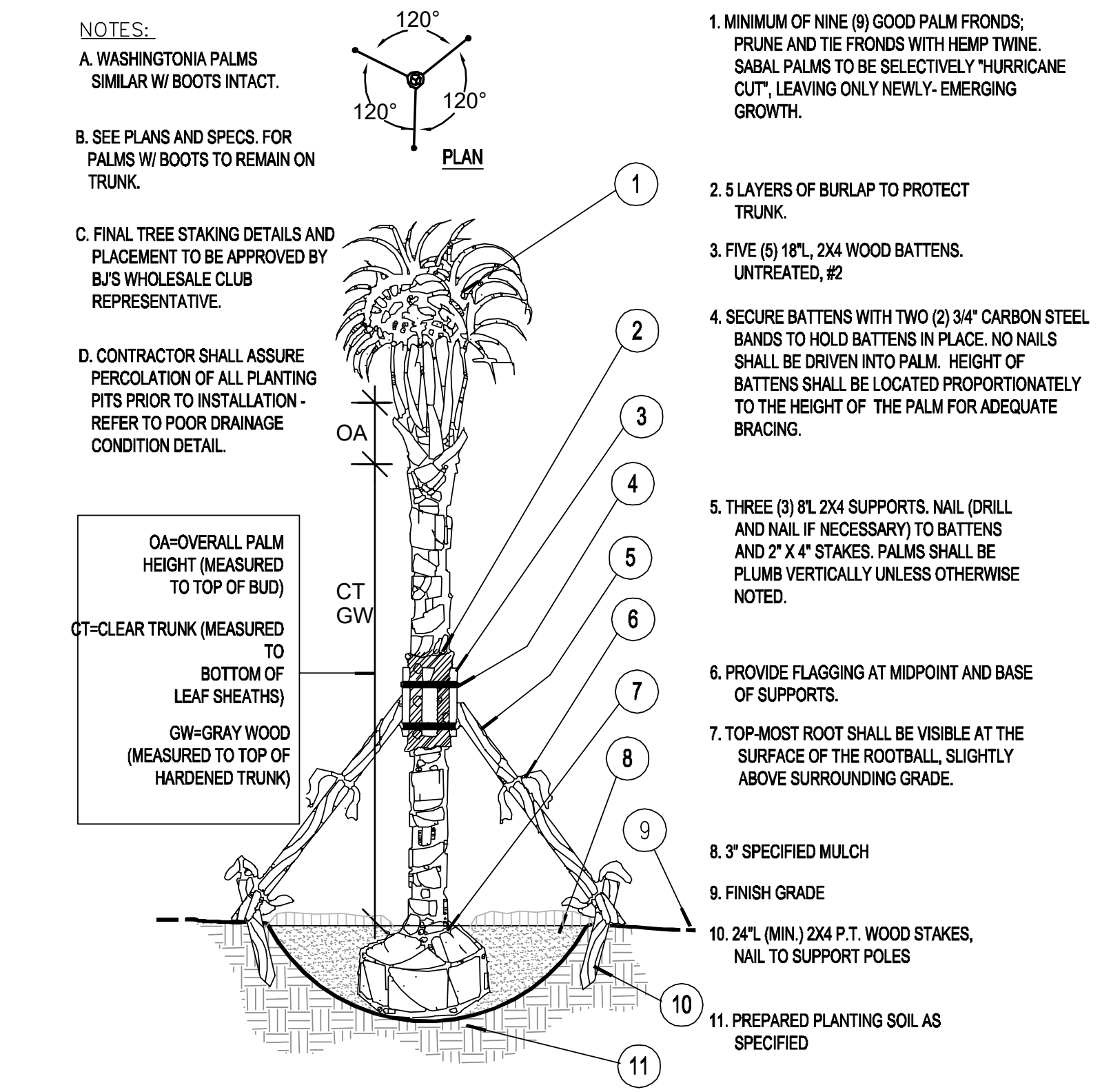
LANDSCAPE DETAILS



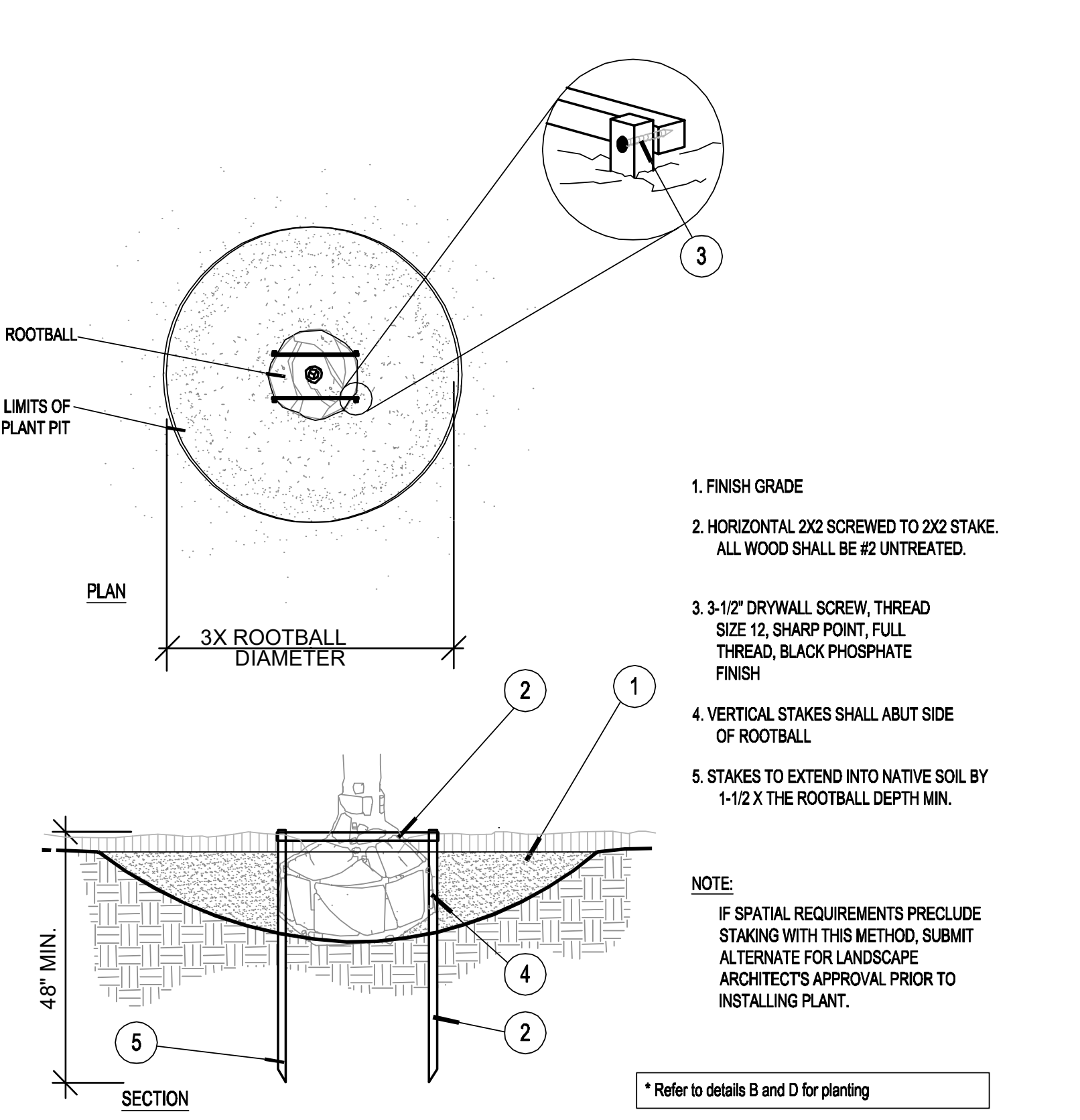
A Tree Planting
SECTION
NTS



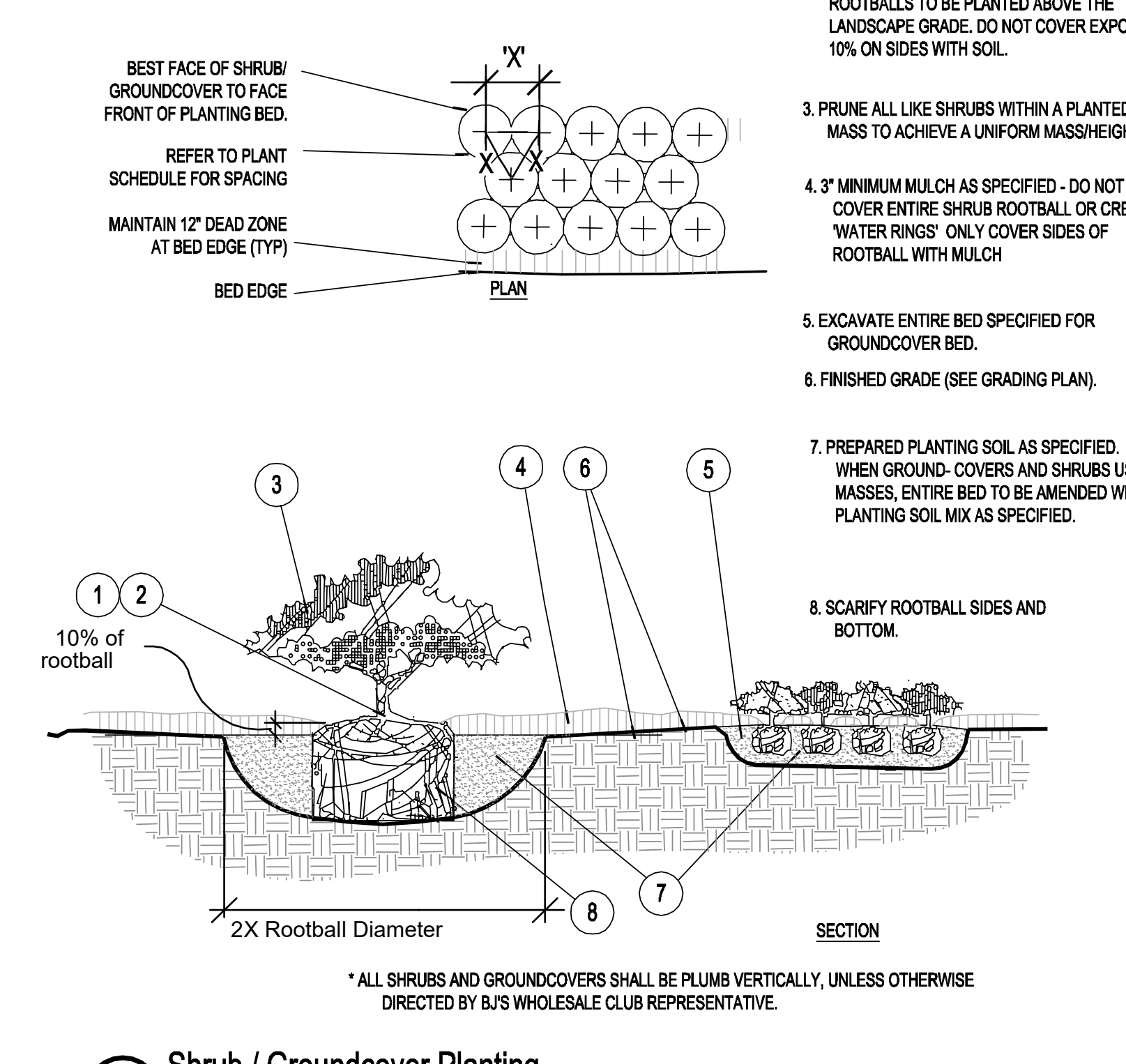
B Large Tree Staking - 100 Gal or B&B 4\"/>



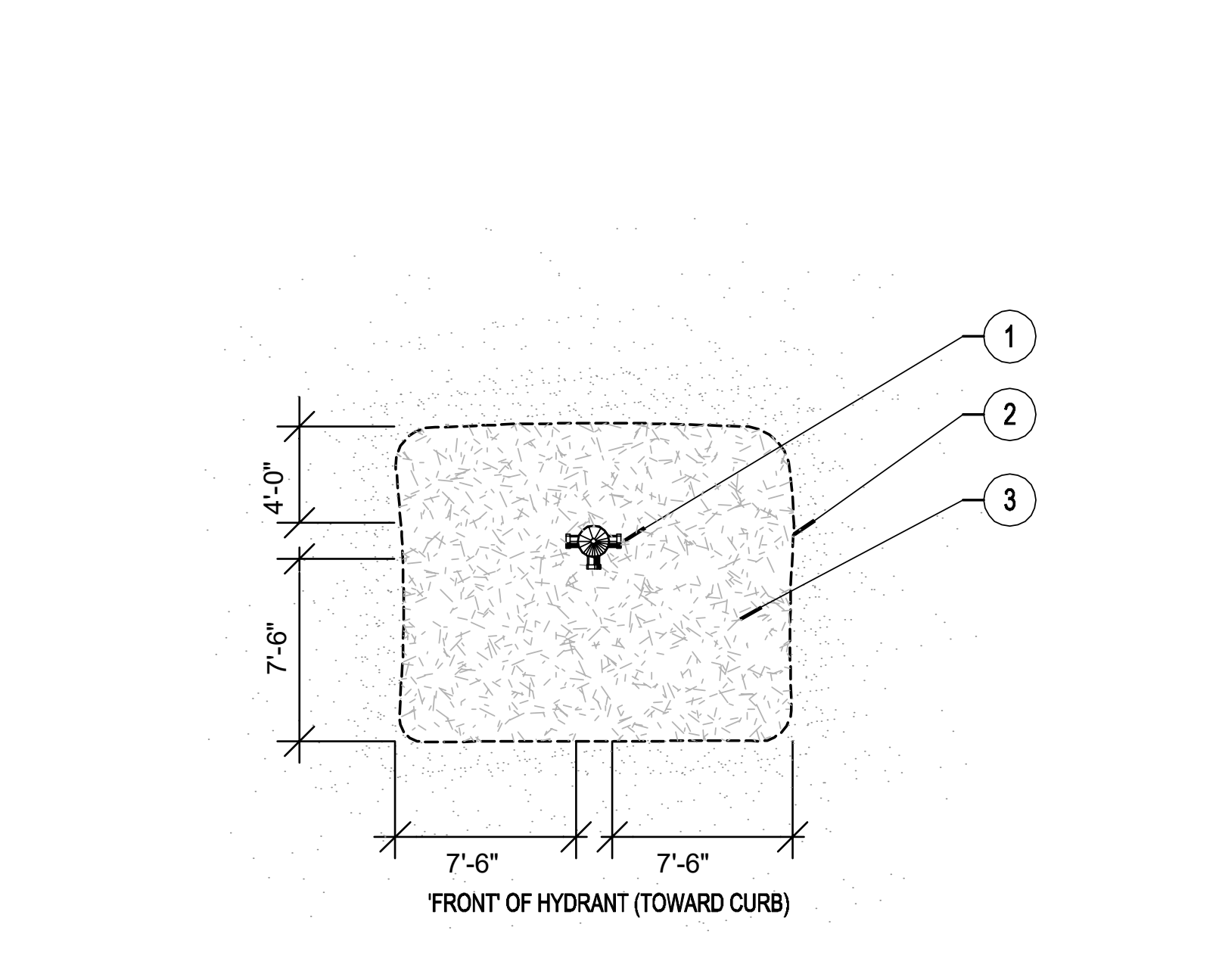
C Palm Planting and Staking
SECTION
NTS



D Staking - up to 65 gal. or B&B to 3-1/2\"/>



E Shrub / Groundcover Planting
PLAN/SECTION
NTS



F Fire Hydrant Clear Zone
PLAN
NTS

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DRAWN BY: KIMLEY-HORN
APPR. BY: KIMLEY-HORN

SHEET NUMBER:
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CORWILARCHITECTS
4210 ALHAMBRA ST., CORAL GABLES, FL. 33146
LIC. NO. AA-C002151 T.305.448.7383

PROJECT:

RAD MIAMI RIVER

1001 NW 7 ST.
MIAMI, FL 33136

OWNER:

**MAST CAPITAL 119
WASHINGTON AVE,
SUITE 505 MIAMI
BEACH, FL 33139**

Kimley»Horn

355 ALHAMBRA CIRCLE
SUITE 1400
CORAL GABLES, FL. 33134

LANDSCAPE SPECIFICATIONS

PHASE:

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Revision #	Revision Description	Date

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DATE: 10/20/2017
JOB No.: 2017-07
DRAWN BY: KIMLEY-HORN
APPR BY: KIMLEY-HORN

SHEET NUMBER:

L-10

GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

A. SCOPE OF WORK

- THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS HEREIN SPECIFIED.
- WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER.

B. PROTECTION OF EXISTING STRUCTURES

ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.

C. PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED WHERE HEAT WILL DAMAGE ANY PLANT. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/ OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS (\$100) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.

D. MATERIALS

1. GENERAL

MATERIALS LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL. UPON SUBMITTALS' APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.

MATERIAL	SUBMITTAL
MULCH	PRODUCT DATA
TOPSOIL MIX	AMENDMENT MIX/ PRODUCT DATA/ TEST RESULTS
PLANTS	PHOTOGRAPHS OF ONE (1) OF EACH SPECIES (OR TAGGED IN NURSERY) CLIENT-REQUESTED TAGGING MAY SUBSTITUTE PHOTOS. INDICATE SIZES (HEIGHT/WIDTH) AND QUALITY PER SPEC.
FERTILIZER	PRODUCT DATA
INNOCULANT	PRODUCT DATA
HERBICIDE	PRODUCT DATA
STAKING/GUYING	FOR ALTERNATE TO DETAILS: SEND PRODUCT DATA, DETAIL.

2. PLANT MATERIALS

A. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO STANDARDIZED PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS, LATEST EDITION, PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. ALL PLANTS SHALL BE FLORIDA GRADE NO. 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY. ALL PLANTS SHALL BE HEALTHY, VIGOROUS, SOUND, WELL-BRANCHED, AND FREE OF DISEASE AND INSECTS, INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY WITH APPROVAL FROM OWNER OR OWNER'S REPRESENTATIVE. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE OWNER'S REPRESENTATIVE

B. MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE BALL OF EARTH OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.

C. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER. FOR QUANTITY, SIZE, AND VARIETY; SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

E. SOIL MIXTURE (PLANTING MEDIUM, PLANTING MIX, TOPSOIL MIX)

- SOIL MIXTURE (PLANTING MEDIUM FOR PLANT PITS) SHALL CONSIST OF 20% CLEAN FLORIDA MUCK AND 80% PARTS CLEAN SAND. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER AND A PH BETWEEN 5.5 AND 7.0 - SUBMIT SAMPLE AND PH TESTING RESULTS FOR APPROVAL.
- MUCK (OR MUCKY PEAT) FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT PITS SHALL BE FERTILE, AND OF A VERY HIGH ORGANIC CONTENT DERIVED FROM FLORIDA SOURCES; REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER; FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEIOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH.
- SAND FOR USE IN PREPARING SOIL MIXTURE SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE SAND. CONTRACTOR SHALL SUBMIT RESULTS OF SOIL TESTS FOR TOPSOIL AND SAND PROPOSED FOR USE UNDER THIS CONTRACT FOR APPROVAL BY THE OWNER.
- TREES SHALL BE PLANTED IN THE EXISTING NATIVE SOIL ON SITE, UNLESS DETERMINED TO BE UNSUITABLE - AT WHICH POINT THE CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING.
- CONTRACTOR TO SUBMIT SAMPLES OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.
- ALL PLANTER BEDS TO HAVE 6" DEPTH PLANTING SOIL MIX.

F. WATER

WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN AN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC. IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

*WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

G. FERTILIZER

CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.

*FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

H. MULCH

MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A MINIMUM DEPTH OF 3 INCHES. CLEAR MULCH FROM EACH PLANT'S CROWN (BASE). TYPE OF MATERIAL: "FLORIMULCH" OR SHREDDED, STERILE EUCALYPTUS MULCH

I. DIGGING AND HANDLING

- PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO SITE SHALL BE SPRAYED WITH AN ANITRANSPIRANT PRODUCT ("WILT-PRUF" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.

- BALLED AND BURLAPPED PLANTS (B&B) SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS BALLED AND BURLAPPED OR CONTAINER GROWN SHALL NOT BE HANDLED BY STEMS.

- PLANTS MARKED "BR" IN THE PLANT LIST SHALL BE DUG WITH BARE ROOTS, COMPLYING WITH FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS, CURRENT EDITION. CARE SHALL BE EXERCISED THAT THE ROOTS DO NOT DRY OUT DURING TRANSPORTATION AND PRIOR TO PLANTING.

- PROTECTION OF PALMS (IF APPLICABLE): ONLY A MINIMUM OF FRONDS SHALL BE REMOVED FROM THE CROWN OF THE PALM TREES TO FACILITATE MOVING AND HANDLING. CLEAR TRUNK (CT) SHALL BE AS SPECIFIED AFTER THE MINIMUM OF FRONDS HAVE BEEN REMOVED. ALL PALMS SHALL BE BRACED PER PALM PLANTING DETAIL.

- EXCAVATION OF TREE PITS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB-BASES.

J. CONTAINER GROWN STOCK

- ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION, FLORIDA #1 OR BETTER.

- AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.

- PLANT ROOTS BOUND IN CONTAINERS ARE NOT ACCEPTABLE.

- SUBSTITUTION OF NON-CONTAINER GROWN MATERIAL FOR MATERIAL EXPLICITLY SPECIFIED TO BE CONTAINER GROWN WILL NOT BE PERMITTED WITHOUT WRITTEN APPROVAL IS OBTAINED FROM THE OWNER OR OWNER'S REPRESENTATIVE.

K. COLLECTED STOCK

WHEN THE USE OF COLLECTED STOCK IS PERMITTED AS INDICATED BY THE OWNER OR OWNER'S REPRESENTATIVE, THE MINIMUM SIZES OF ROOTBALLS SHALL BE EQUAL TO THAT SPECIFIED FOR THE NEXT LARGER SIZE OF NURSERY GROWN STOCK OF THE SAME VARIETY.

L. NATIVE STOCK

PLANTS COLLECTED FROM WILD OR NATIVE STANDS SHALL BE CONSIDERED NURSERY GROWN WHEN THEY HAVE BEEN SUCCESSFULLY RE-ESTABLISHED IN A NURSERY ROW AND GROWN UNDER REGULAR NURSERY CULTURAL PRACTICES FOR A MINIMUM OF TWO (2) GROWING SEASONS AND HAVE ATTAINED ADEQUATE ROOT AND TOP GROWTH TO INDICATE FULL RECOVERY FROM TRANSPLANTING INTO THE NURSERY ROW.

M. MATERIALS LIST

QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO BIDDING OR INSTALLATION. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE

N. FINE GRADING

- FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN ROUGH GRADED BY OTHERS. BERMING AS SHOWN ON THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, UNLESS OTHERWISE NOTED.

- THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH. THIS CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.

- ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES.

O. PLANTING PROCEDURES

- CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, HE SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.

- VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS LINES AND TANKS, WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CALL NATIONAL ONE CALL - 811 - TO LOCATE UTILITIES.

- SUBGRADE EXCAVATION: CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 36". CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY THE CONTRACTOR, AND ADEQUATE PERCOLATION CAN NOT BE ACHIEVED, CONTRACTOR SHALL UTILIZE PLANTING DETAIL THAT ADDRESSES POOR DRAINAGE.

- FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS HEREIN SPECIFIED AND REQUIRED. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.

- GENERAL: COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. UPON ARRIVAL AT THE SITE, PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ON-SITE SHALL NOT REMAIN UNPLANTED FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES, METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.

- THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.

- ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH THE USA STANDARD FOR NURSERY STOCK 260.1, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACKFILLED WITH THE PREPARED PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION E. TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER PERCOLATION. IF POOR PERCOLATION EXISTS, UTILIZE "POOR DRAINAGE CONDITION" PLANTING DETAIL. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMAN. PROPER "JETTING IN" SHALL BE ASSURED TO ELIMINATE AIR POCKETS AROUND THE ROOTS. "JET STICK" OR EQUAL IS RECOMMENDED.

- TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.

- SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION E OF THESE SPECIFICATIONS.

- TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. PLANTING SOIL MIXTURE SHALL BE BACKFILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).

- AMEND PINE AND OAK PLANT PITS WITH ECTOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. ALL OTHER PLANT PITS SHALL BE AMENDED WITH ENDOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. PROVIDE PRODUCT INFORMATION SUBSTITUTAL PRIOR TO INCULCATION.

- FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, STIRRING IF NECESSARY TO GET TOP THOROUGHLY WET. PACK LIGHTLY WITH FEET. ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE, ONLY WITH MULCH. ALL BURLAP, ROPE, WIRES, BASKETS, ETC., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.

- PRUNING: TREES SHALL BE PRUNED, AT THE DIRECTION OF THE OWNER OR OWNER'S REPRESENTATIVE, TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT. ALL PRUNING TO BE PERFORMED BY LICENSED ARBORIST, IN ACCORDANCE WITH ANSI A-300.

- SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6"; REMOVE AND DISPOSE ALL DEBRIS. MIX TOP 4" TO ACHIEVE SOIL MIXTURE AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.

- TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.

- MULCHING: PROVIDE A THREE INCH (MINIMUM) LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER, VINE BED, AND TREE PIT PLANTED UNDER THIS CONTRACT.

- HERBICIDE WEED CONTROL: ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER. (AS ALLOWED BY JURISDICTIONAL AUTHORITY)

P. LAWN SODDING

- THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.

- LAWN BED PREPARATION: ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.

- SOIL PREPARATION: PREPARE LOOSE BED FOUR (4) INCHES DEEP. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.

4. SODDING

- A. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.

- B. THE SOD SHALL BE CERTIFIED TO MEET FLORIDA STATE PLANT BOARD SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETAL TYPE, AND FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASE OF ANY KIND.

- C. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. ADJACENT TO BUILDINGS, A 24 INCH STONE MULCH STRIP SHALL BE PROVIDED - REFER TO DETAILS. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.

5. DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.

6. LAWN MAINTENANCE:

- A. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"X12") UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (INCLUDING REGRAIDING IF NECESSARY).

- B. CONTRACTOR RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD/LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.

Q. CLEANUP

UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE BROOM-CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

R. PLANT MATERIAL MAINTENANCE

ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE. MAINTENANCE AFTER THE CERTIFICATION OF ACCEPTABILITY SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS IN THIS SECTION. CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE TO COVER LANDSCAPE AND IRRIGATION MAINTENANCE FOR A PERIOD OF 90 CALENDAR DAYS COMMENCING AFTER ACCEPTANCE.

S. MAINTENANCE (ALTERNATE BID ITEM)
CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE FOR MAINTENANCE FOLLOWING THE INITIAL 90-DAY MAINTENANCE PERIOD ON A COST-PER-MONTH BASIS.

T. FINAL INSPECTION AND ACCEPTANCE OF WORK

FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTIAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

U. WARRANTY

- THE LIFE AND SATISFACTORY CONDITION OF ALL 7 GALLON AND LARGER PLANT MATERIAL INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE.

- THE LIFE AND SATISFACTORY CONDITION OF ALL OTHER PLANT MATERIAL (INCLUDING SOD) INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE.

- REPLACEMENT: ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED UNDER "PLANTING", AT NO ADDITIONAL COST TO THE OWNER.

- IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE (AND IRRIGATION) MAINTENANCE, THE CONTRACTOR IS ENCOURAGED TO VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER, AND SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH. IT IS SUGGESTED SUCH SITE VISITS SHALL BE CONDUCTED A MINIMUM OF ONCE PER MONTH FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF ACCEPTANCE.

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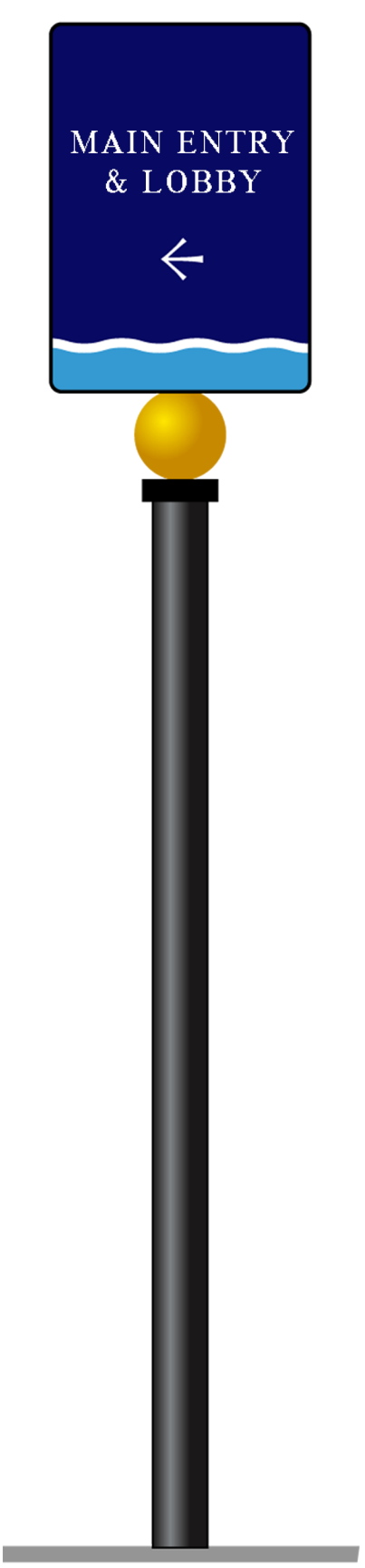
RIVERWALK DESIGN STANDARDS



TYPICAL KIOSK SIGN



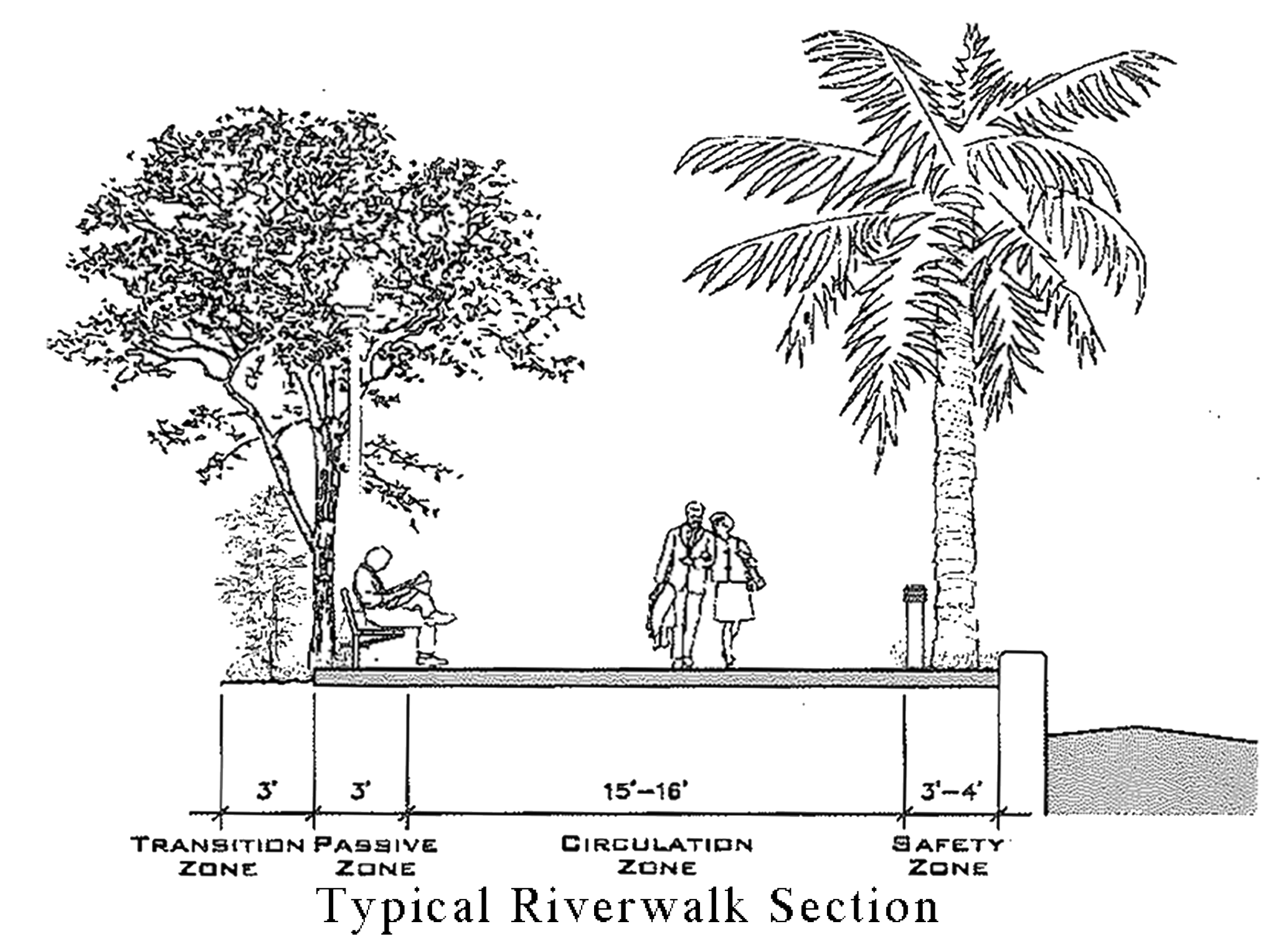
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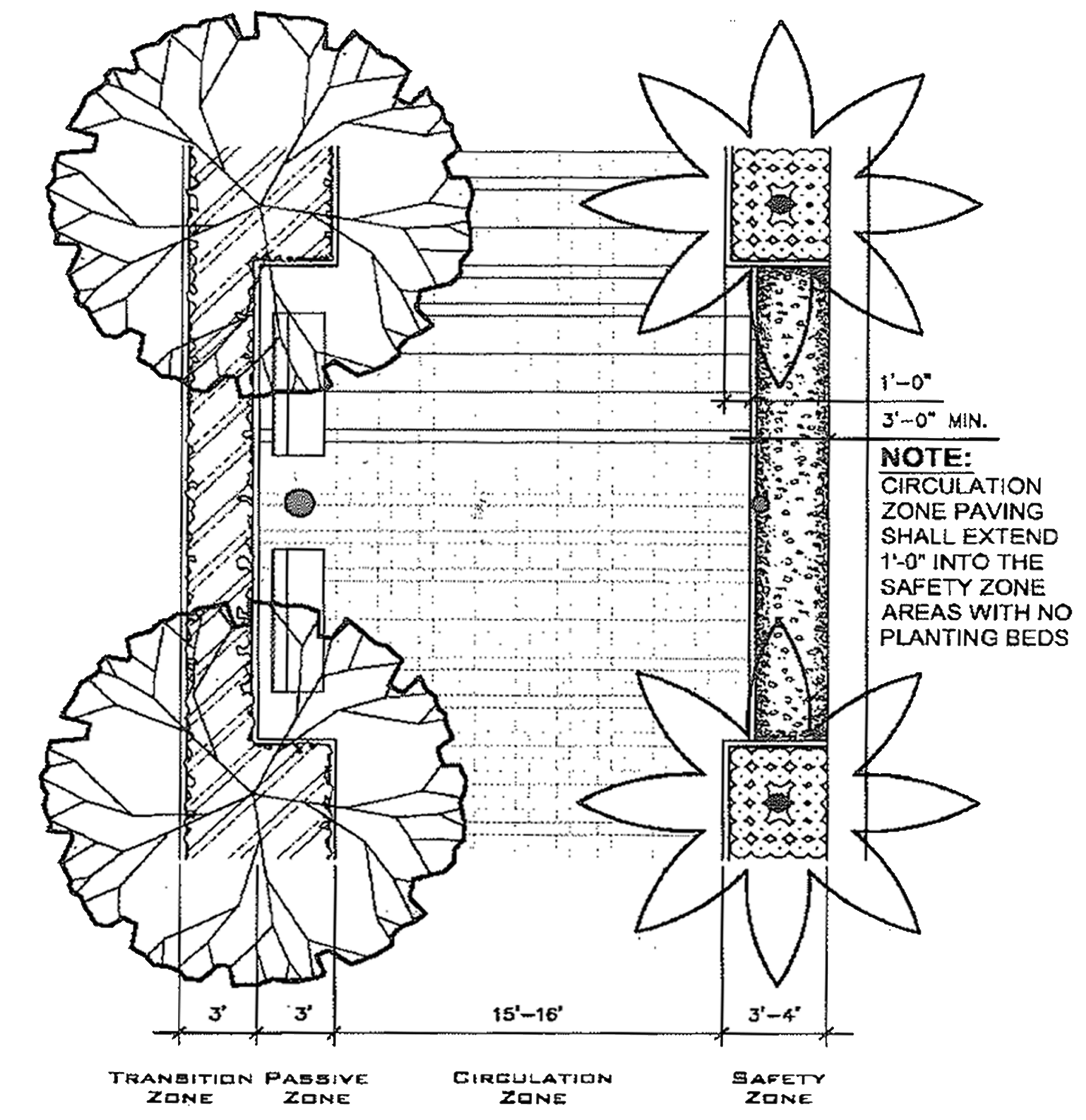
SMALL DIRECTIONAL/ INFORMATION SIGN



PEDESTRIAN DIRECTIONAL SIGN



Typical Riverwalk Section



Typical Riverwalk Plan

PHASE:
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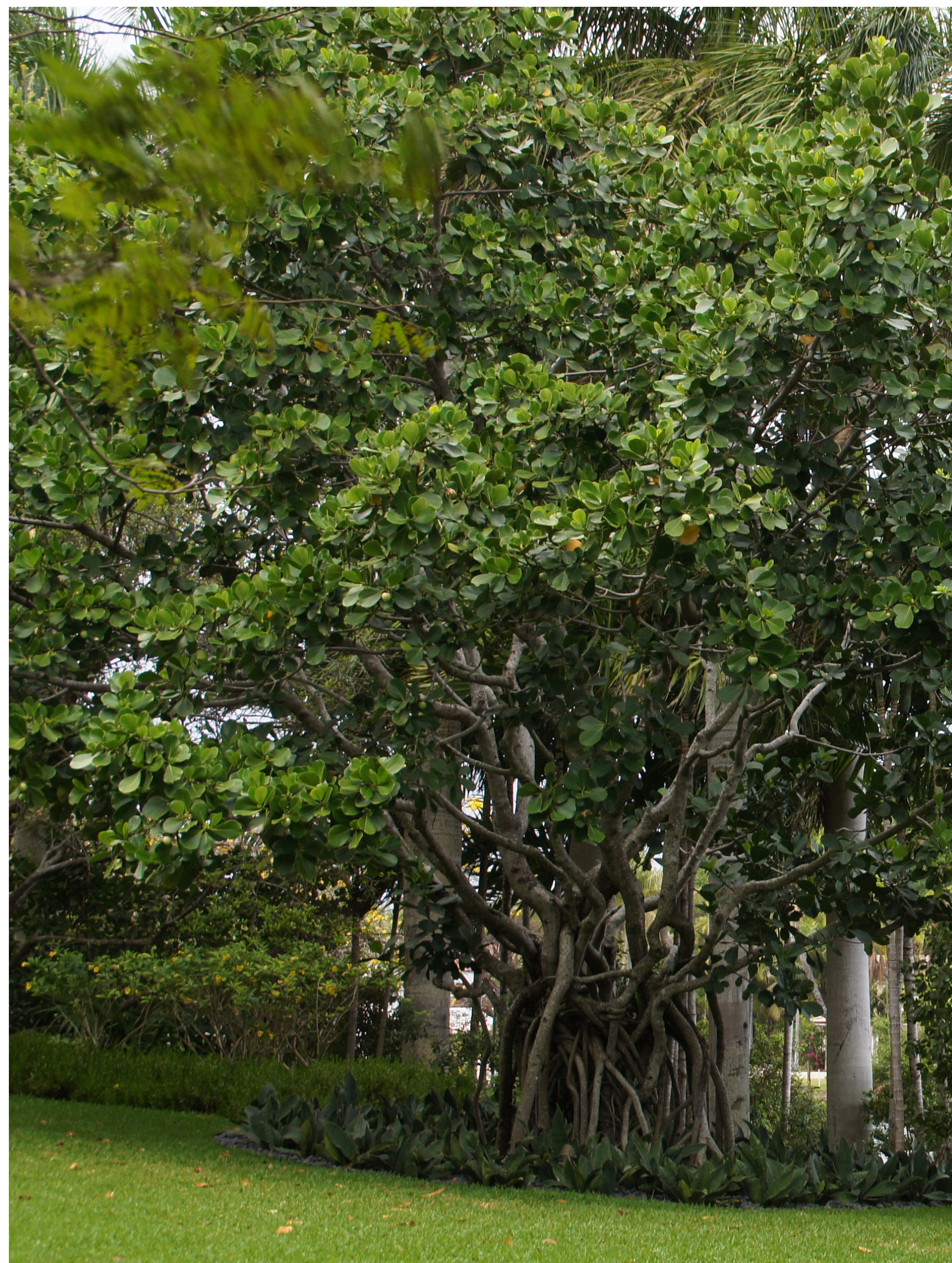
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Clusia Rosea



Florida Thatch Palm



Baobab Tree



Bougainvillea



Gumbo Limbo



Sabal Palm



Albizia Tree



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LIC. NO. AA-C002151 T.305.448.7383

PROJECT:
RAD MIAMI RIVER
1001 NW 7 ST.
MIAMI, FL 33136

OWNER:
MAST CAPITAL 119
WASHINGTON AVE,
SUITE 505 MIAMI
BEACH, FL 33139

Kimley»Horn
355 ALHAMBRA CIRCLE
SUITE 1400
CORAL GABLES, FL. 33134

LANDSCAPE PALETTE

PHASE:
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Monstera



Silver Buttonwood



Agave



Alcantarea and Imperial Bromeliads



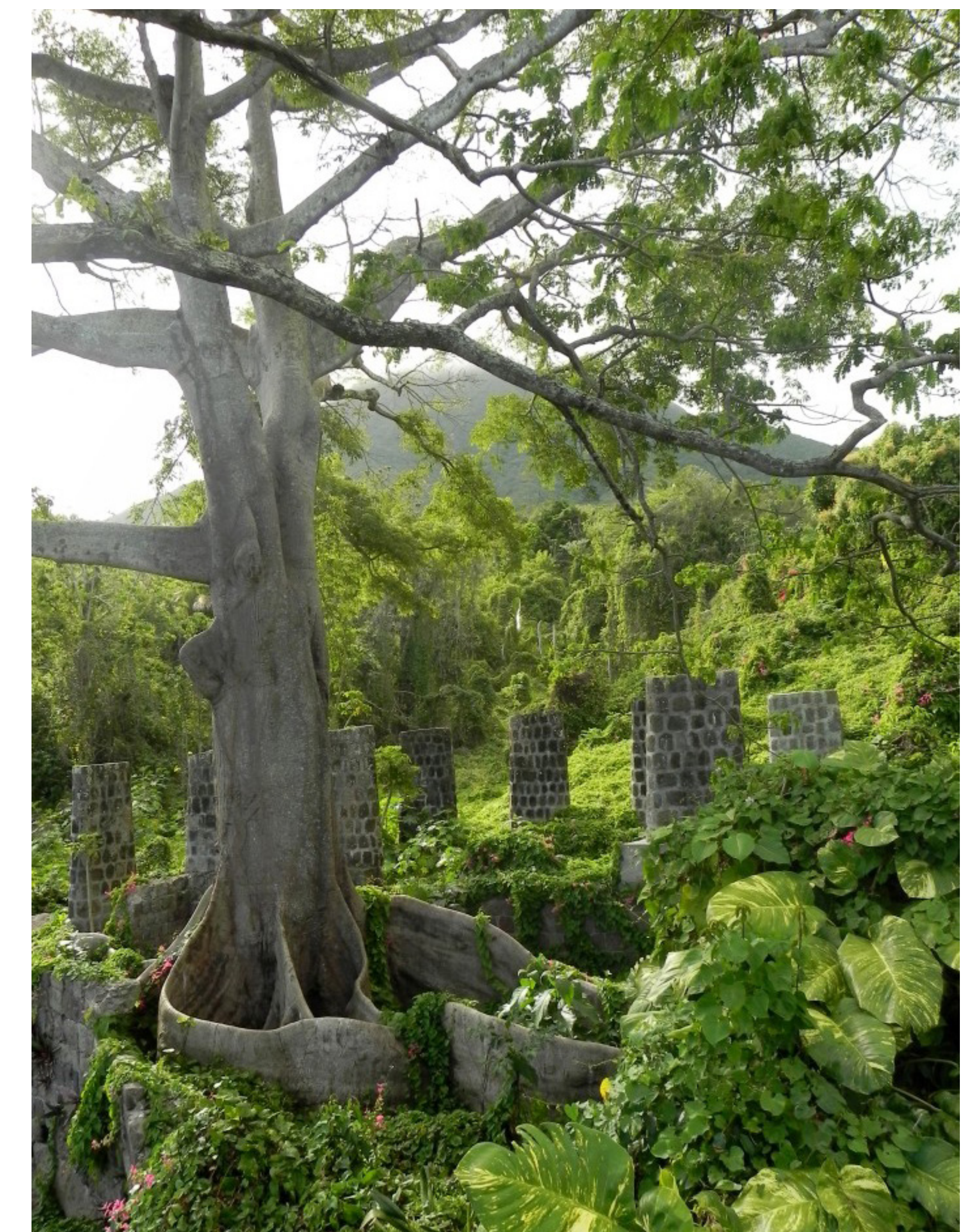
Silver Saw Palmetto



Philodendron 'Burle Marx'



Railroad Vine



Kapok Tree



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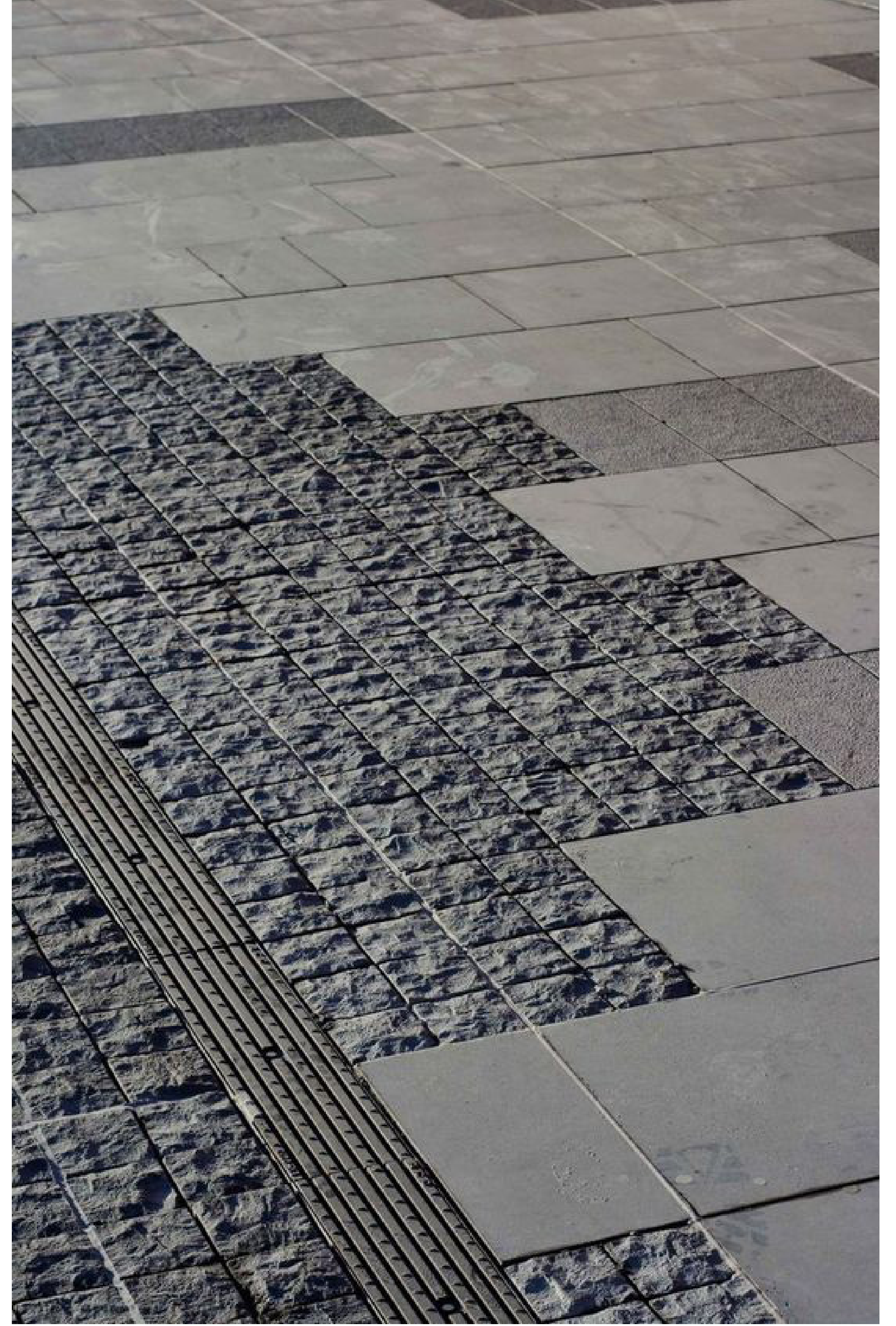
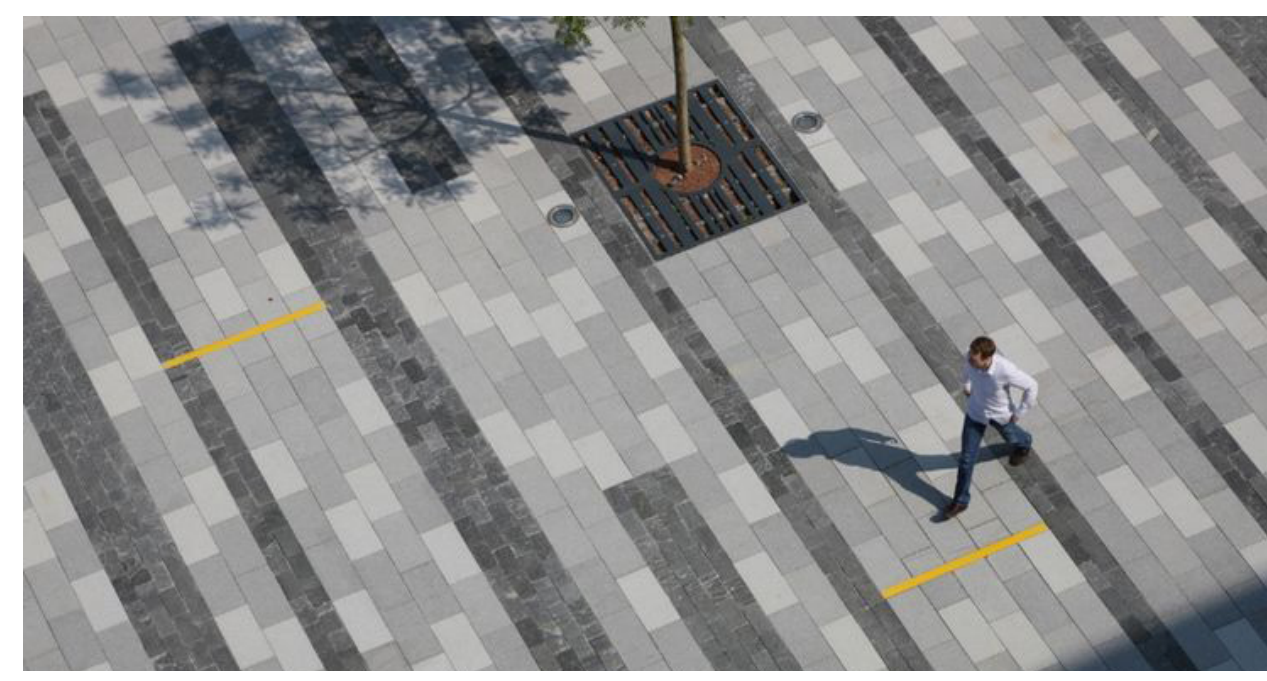
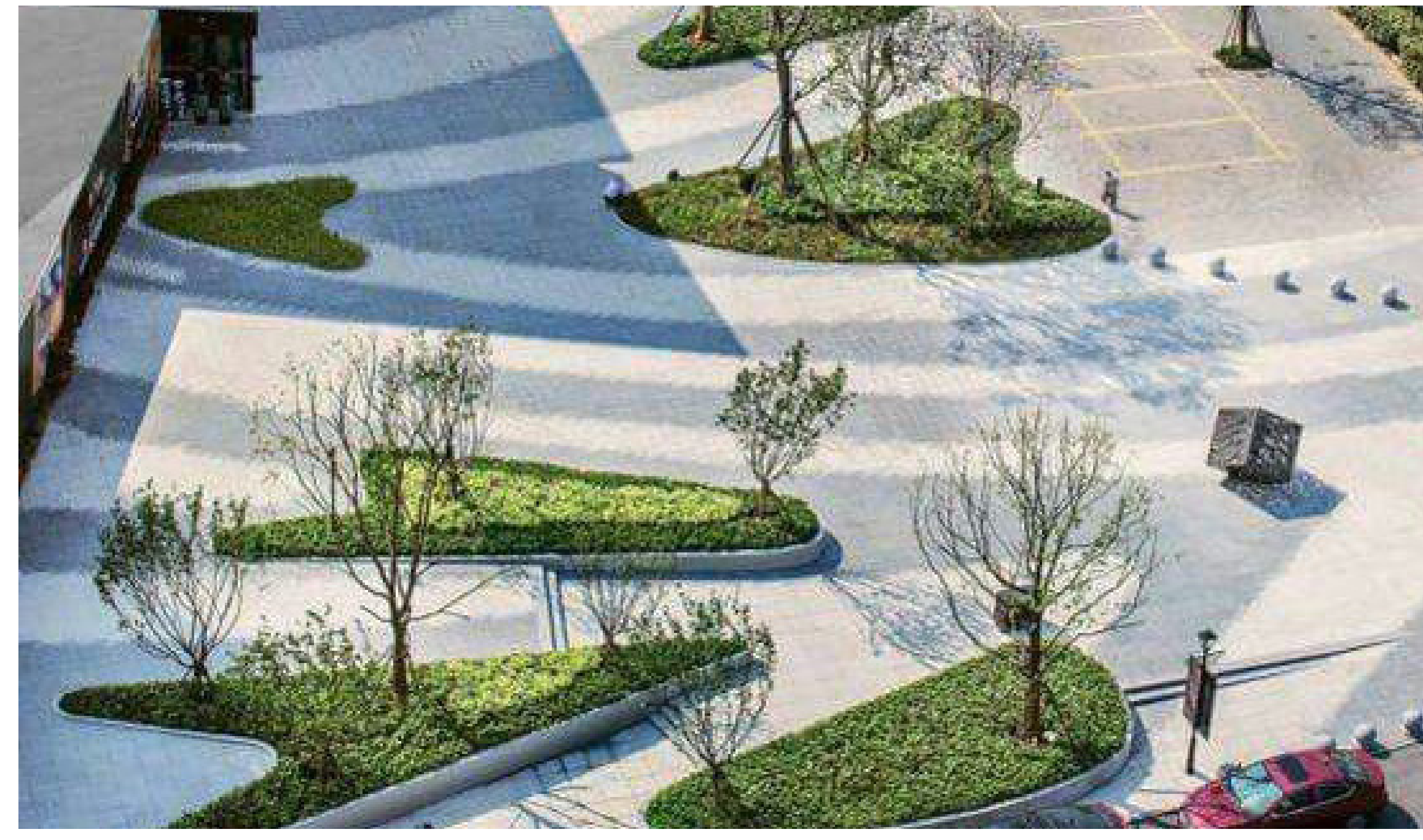
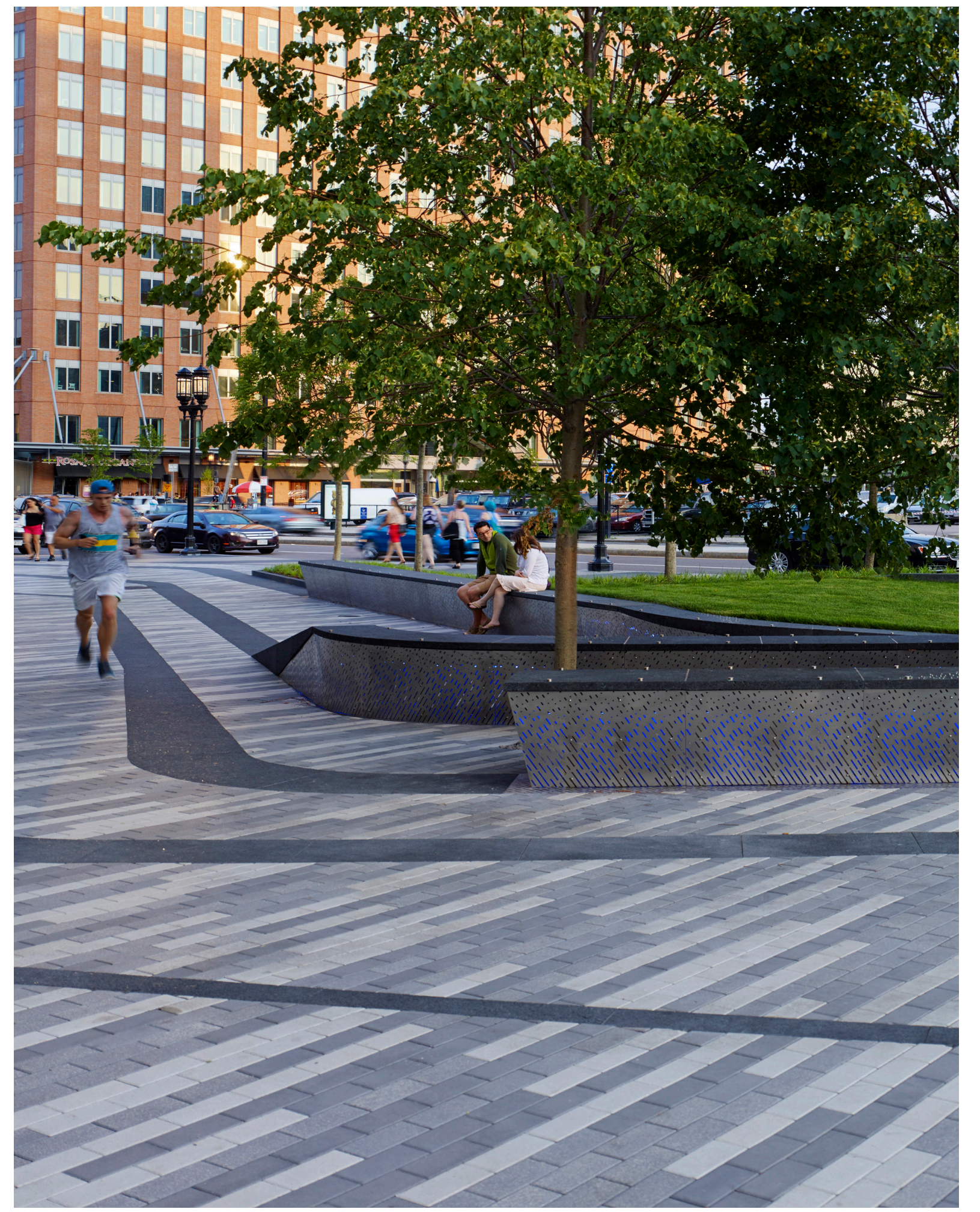
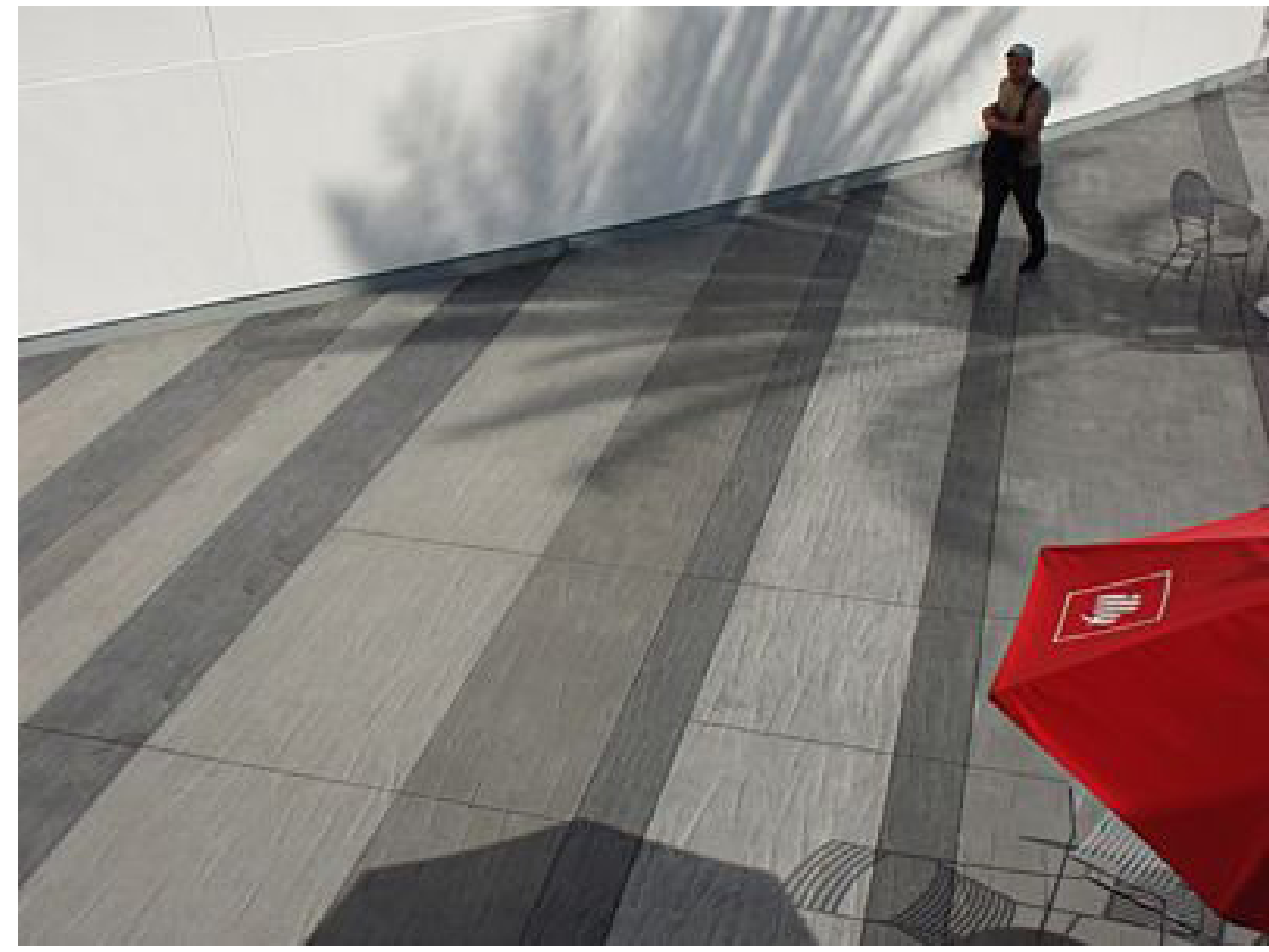
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HARDSCAPE MATERIALS



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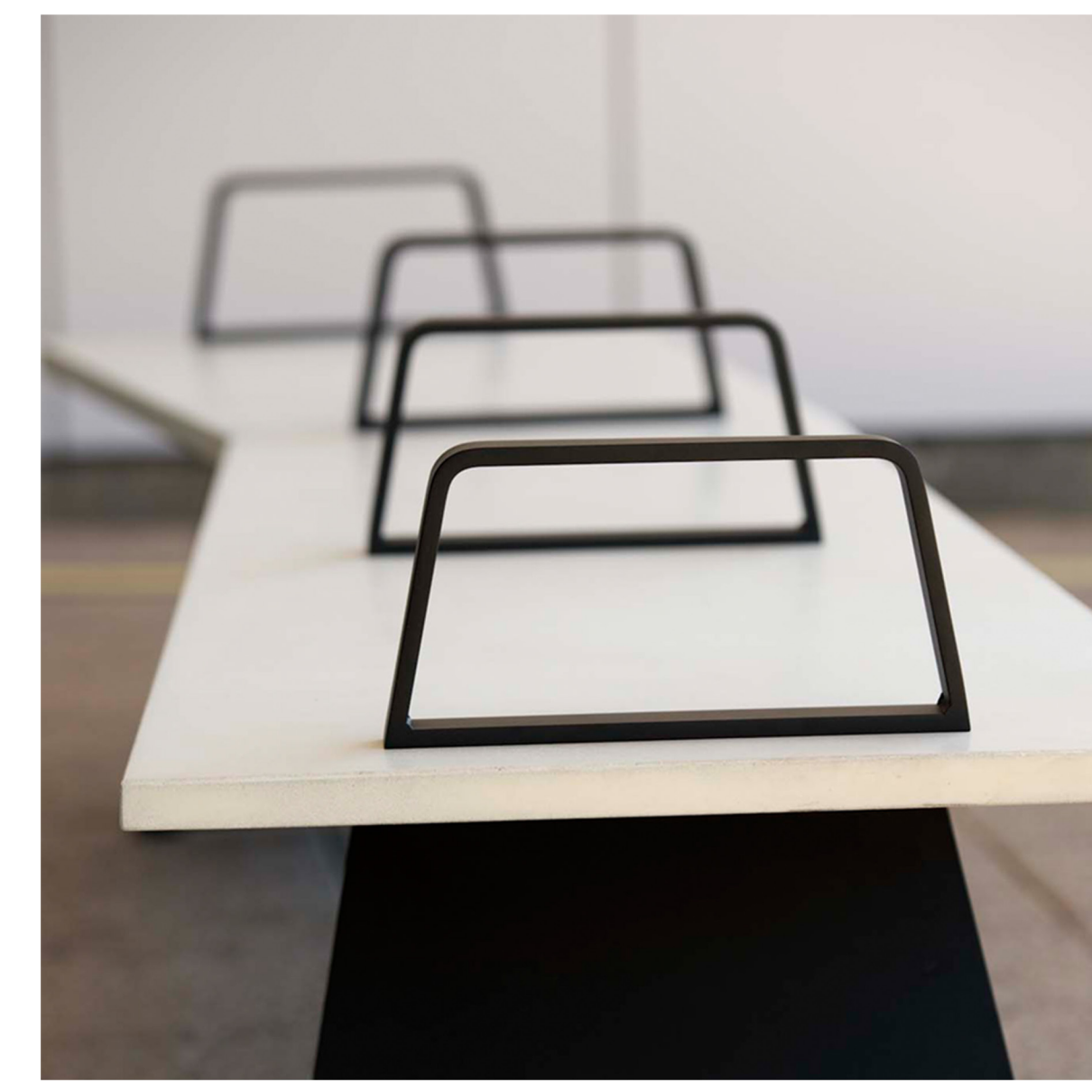


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