

LEGEND

- 1. PUBLIC WALKWAY
- 2. PEDESTRIAN ACCESS
- 3. BAR
- 4. WATER FEATURE
- 5. POOL TERRACE
- 6. POOL
- 7. RAMP
- 8. SEATING AREA
- 9. RIVER WALK

PROJECT, ADDRESS AND OWNER:

CASA NEOS

40 SW NORTH RIVER DR | MIAMI FLORIDA 33130

OWNER

MILA GROUP

ARCHITECT:



G3sec
975 Arthur Godfrey rd. suite 401
miami beach florida 33140
f 305 763 8471 e admin@g3sec.com
www.g3sec.com | #AA26003670

LANDSCAPE ARCHITECT:

LAND

7284 NW 1st COURT, MIAMI FL 33150
614.439.4892
www.land.design

CONSULTING ENGINEERS:

STRUCTURAL ENGINEER:

MEP:

CIVIL ENGINEER:

LEED CONSULTANT:

Reviewed for CODE COMPLIANCE

	Signature	Date
P. Works	_____	___/___/___
Fire Prev.	_____	___/___/___
Planning	_____	___/___/___
Zoning	_____	___/___/___
Building	_____	___/___/___
Structural	_____	___/___/___
Electrical	_____	___/___/___
Plumbing	_____	___/___/___
Mech.	_____	___/___/___
S. Waste	_____	___/___/___

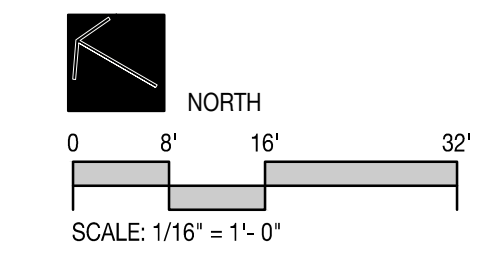
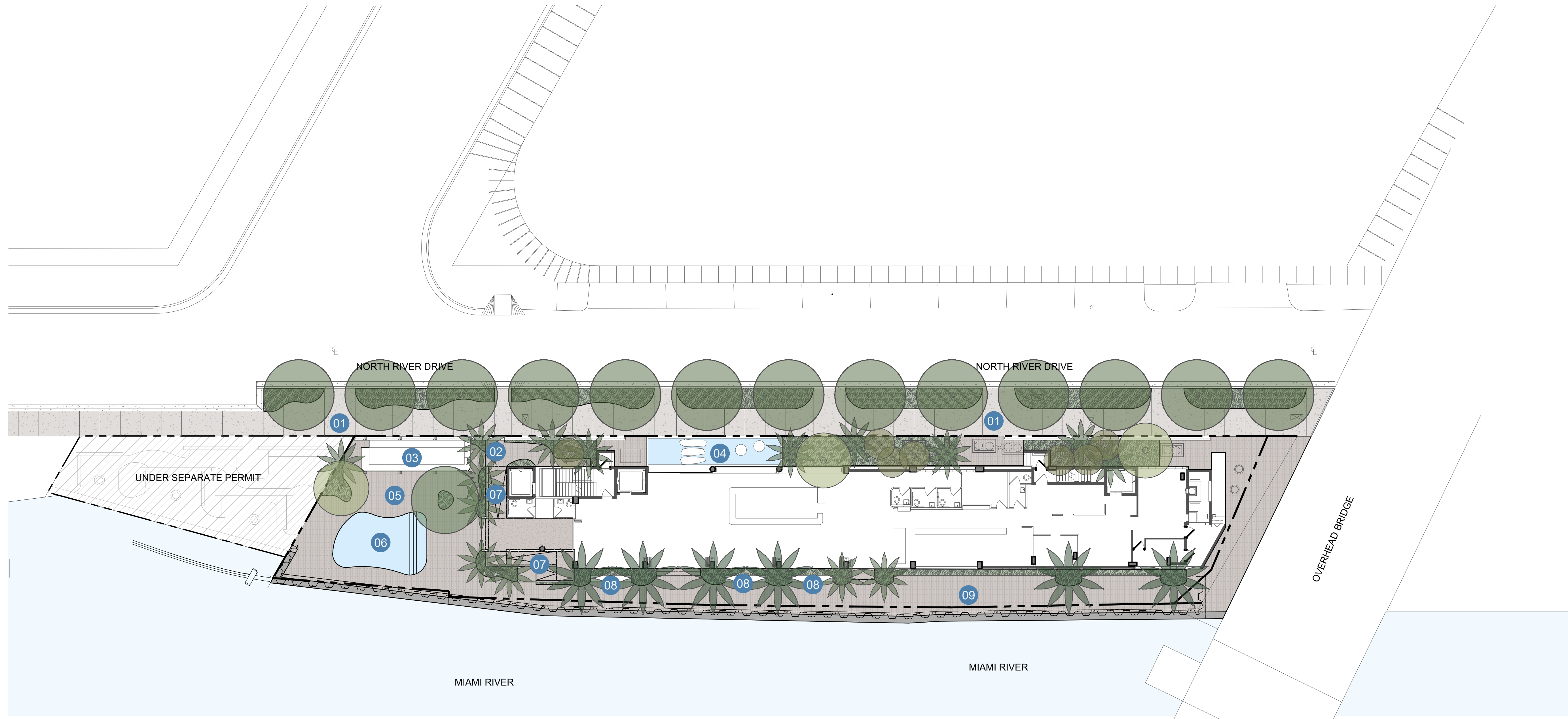
REV#	DATE	ISSUE

PERMIT SET

PROJECT No.: 2118
ISSUE DATE: 03/04/2022
REVISIONS:

TO THE BEST OF THE ARCHITECT'S OR ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY

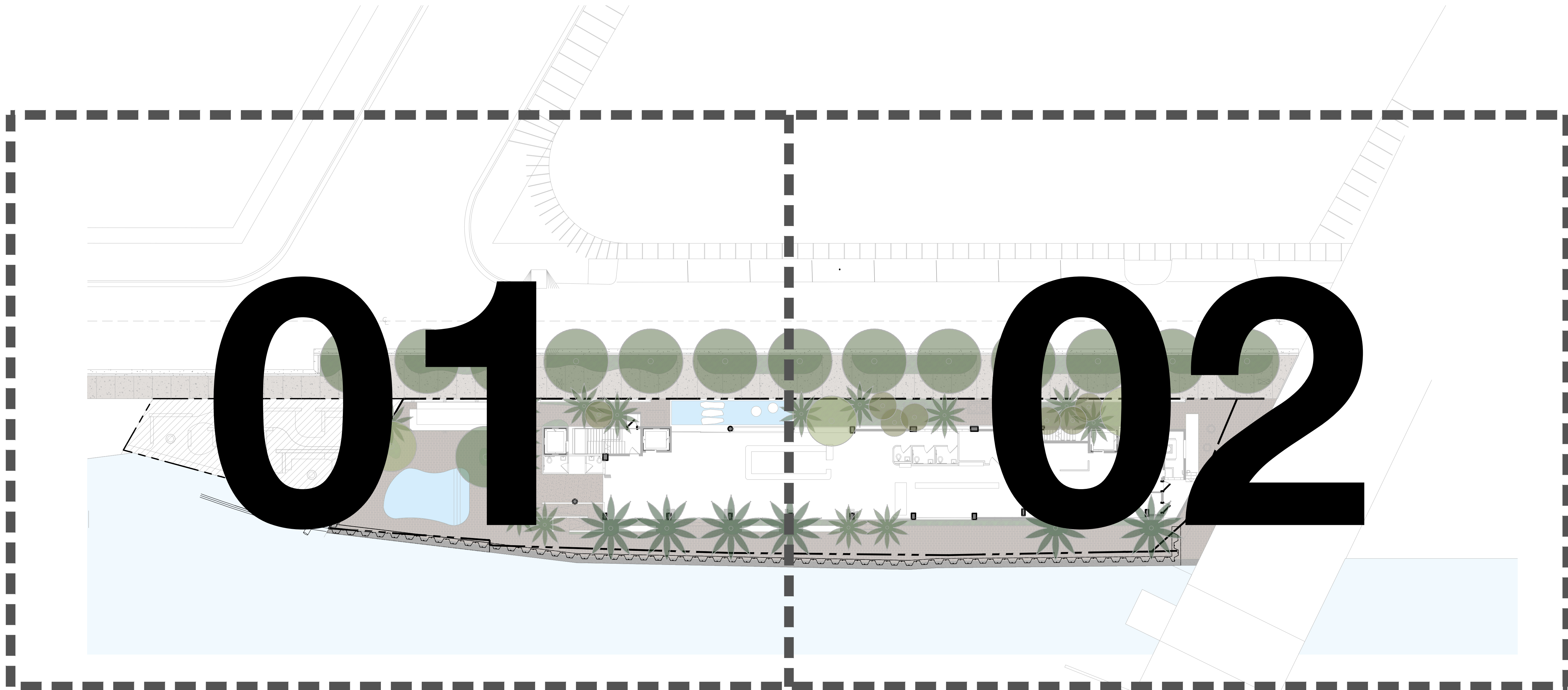
SEAL (MARSH C. KRIPLEN-LA6667007)



SHEET No.:
SITE PLAN

LPLN

ALL DRAWING AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE ARCHITECT AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT.



PROJECT, ADDRESS AND OWNER:

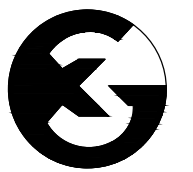
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7264 NW 1st COURT, MIAMI FL 33150
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MEP:

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P. Works	_____	___/___/___
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Electrical	_____	___/___/___
Plumbing	_____	___/___/___
Mech.	_____	___/___/___
S. Waste	_____	___/___/___

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SEAL (MARSH C. KRIPLEN-LA6667007)



SHEET No.:
KEY PLAN

L002

ALL DRAWING AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE ARCHITECT AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT.

MATERIALS NOTES

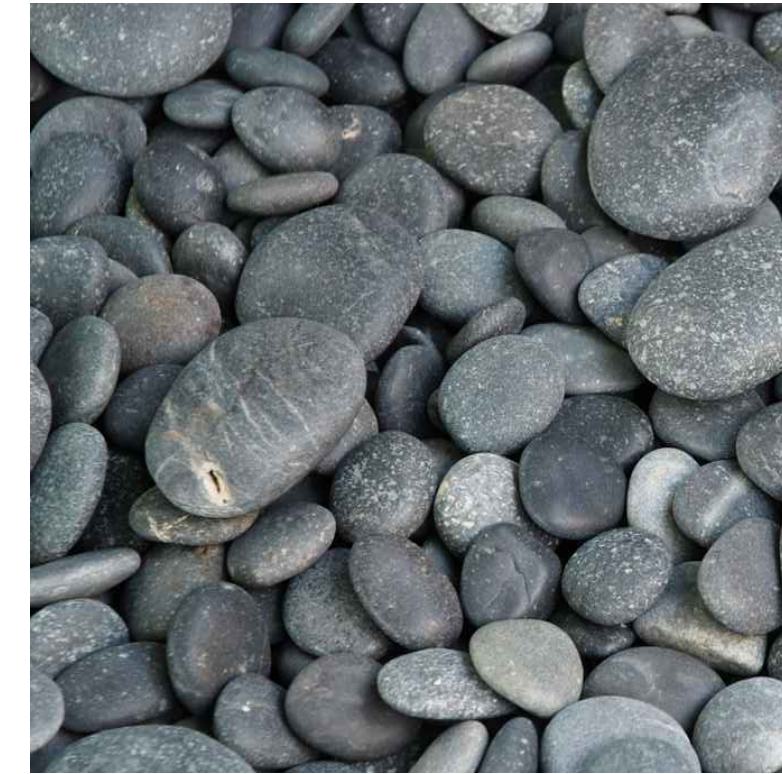
1. CONTRACTOR TO VERIFY ALL QUANTITIES. IN CASE OF ANY DISCREPANCIES, GRAPHICALLY SHOWN MATERIAL QUANTITIES SHALL TAKE PRECEDENCE.
2. ALL CONSTRUCTION AND MATERIALS NOT SPECIFICALLY ADDRESSED IN THE CONTRACT DOCUMENTS OR SPECIFICATIONS SHALL BE IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL JURISDICTIONS AND GOVERNING BODIES/AGENCIES STANDARDS.
3. THE CONTRACTOR SHALL PROVIDE A FULL-SCALE MOCKUP AND RECEIVE APPROVAL FROM THE LANDSCAPE ARCHITECT FOR ALL SYSTEMS BEFORE BEGINNING CONSTRUCTION OF PAVEMENT.
4. EXPANSION JOINTS SHALL BE PROVIDED WHERE FLATWORK MEETS VERTICAL STRUCTURES, SUCH AS WALLS, CURBS, STEPS, AND OTHER HARDSCAPE ELEMENTS. EXPANSION JOINTS SHALL ALSO BE PROVIDED AT MATERIAL CHANGES. EXPANSION JOINT MATERIALS/METHODS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
5. CONTROL JOINTS SHOULD BE SPACED NO GREATER THAN TEN (10) LINEAR FEET MAXIMUM, UNLESS OTHERWISE SPECIFIED. EXPANSION JOINTS SHOULD BE SPACED NO GREATER THAN FORTY (40) LINEAR FEET MAXIMUM, UNLESS OTHERWISE SPECIFIED. CONTRACTOR SHALL ADVISE ON OTHER JOINTS AS NEEDED TO MINIMIZE CRACKING. THIS INFORMATION SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
6. CONTROL JOINTS SHALL BE PROVIDED AS SPECIFIED IN THE CONTRACT DOCUMENTS. CONTROL JOINT MATERIALS, METHODS AND RECOMMENDATIONS ON ADDITIONAL CONTROL JOINTS TO MINIMIZE CRACKING SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL.
7. ALL STEPS SHALL HAVE TWELVE (12) INCH TREADS AND SIX (6) INCH RISERS, UNLESS OTHERWISE SPECIFIED.
8. HOLD TOP OF WALLS AND FENCES LEVEL, UNLESS OTHERWISE SPECIFIED.
9. CONTRACTOR SHALL NOT INSTALL WORK LOCATED ON TOP OF ARCHITECTURAL STRUCTURES WITHOUT FIRST REVIEWING ARCHITECTURAL DRAWINGS.
10. SAMPLES OF SPECIFIED MATERIALS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO ORDERING FOR JOB.



A

CONCRETE WITH SEA SHELL

COLOR: GREY / NATURAL
 LOCATION: *PEDESTRIAN CIRCULATION
 **RAMPS AND STEPS
 DIMENSIONS: *6" x 18" PAVERS
 **AS PER PLAN
 SPECIFICATION: SEA SHELL FINISH
 SOURCE: T.B.D.



B

RIVER ROCK

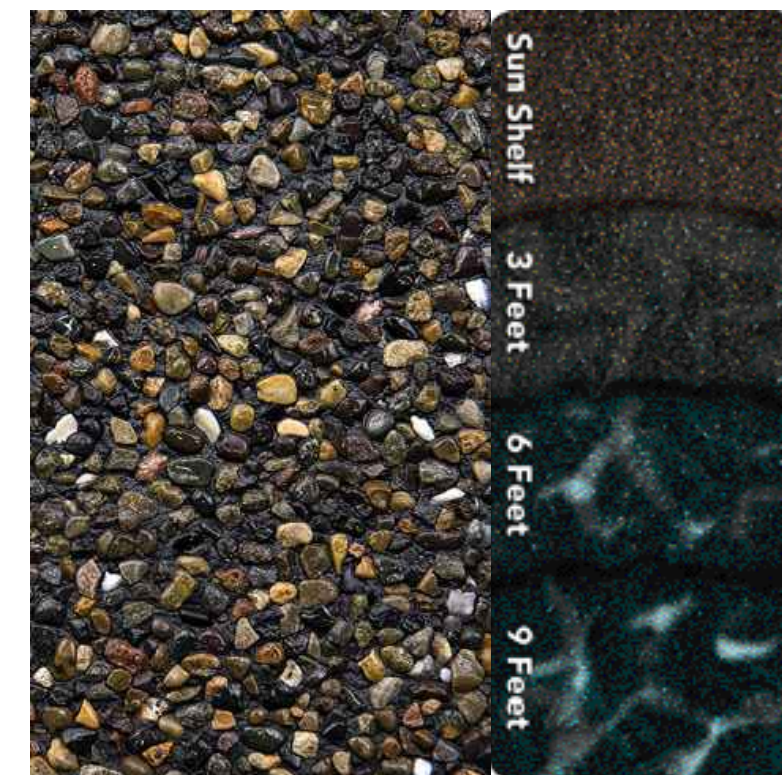
COLOR: GREY
 LOCATION: SEAWALL
 SPECIFICATION: COLOR GREY
 NATURAL FINISH
 1" - 3" Ø AVERAGE



C

PEEBLETEC POOL TILE

COLOR: PEEBLETEC - WHITE PEARL
 LOCATION: MAIN POOL
 DIMENSIONS: 1" x 1" UNITS
 SPECIFICATION: PER MANUFACTURER
 POOLTECH INC / PEEBLETEC®
 SOURCE: PHONE : (631) 694.4752
 www.pooltech.net



D

PEEBLETEC WATER FEATURE TILE

COLOR: PEEBLETEC - BLACK PEARL
 LOCATION: WATER FEATURE
 DIMENSIONS: 1" x 1" UNITS
 SPECIFICATION: PER MANUFACTURER
 POOLTECH INC / PEEBLETEC®
 SOURCE: PHONE : (631) 694.4752
 www.pooltech.net



E

DOMINICAN CORAL STONE BLOCK

COLOR: NATURAL
 LOCATION: BENCHES
 DIMENSIONS: TBD
 SPECIFICATION: PER MANUFACTURER
 SOURCE: EPIC STONE WORKS

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 miami beach florida 33140
 305 763 8471 admin@g3sec.com
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LAND

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CONSULTING ENGINEERS:

STRUCTURAL ENGINEER:

MEP:

CIVIL ENGINEER:

LEED CONSULTANT:

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P. Works	_____	__/__/__
Fire Prev.	_____	__/__/__
Planning	_____	__/__/__
Zoning	_____	__/__/__
Building	_____	__/__/__
Structural	_____	__/__/__
Electrical	_____	__/__/__
Plumbing	_____	__/__/__
Mech.	_____	__/__/__
S. Waste	_____	__/__/__

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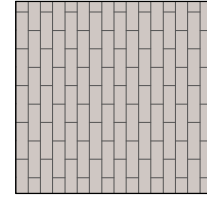
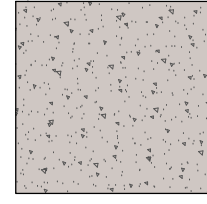
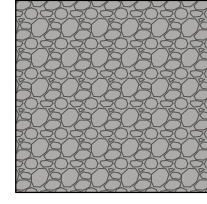

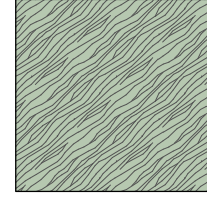
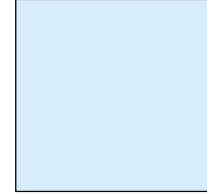
SEAL (MARSH C. KRIPLEN-LA6667007)

SHEET No.:
MATERIALS SCHEDULE

L200

ALL DRAWING AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE ARCHITECT AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT.

MATERIALS LEGEND

-  MATERIAL A / CONCRETE PAVERS
-  MATERIAL A / CONCRETE FINISH
-  MATERIAL B / RIVER ROCK
-  CONCRETE SIDEWALK TO MATC CITY REQUIREMENTS SCORE JOINTS @ 6' O.C.
-  LANDSCAPE AREA
-  POOL / WATER FEATURE

PROJECT, ADDRESS AND OWNER:

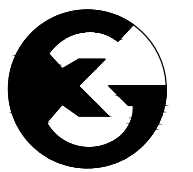
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LAND

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STRUCTURAL ENGINEER:

MEP:

CIVIL ENGINEER:

LEED CONSULTANT:

Reviewed for CODE COMPLIANCE

Signature	Date
P. Works	___/___/___
Fire Prev.	___/___/___
Planning	___/___/___
Zoning	___/___/___
Building	___/___/___
Structural	___/___/___
Electrical	___/___/___
Plumbing	___/___/___
Mech.	___/___/___
S. Waste	___/___/___

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PROJECT No.: 2118
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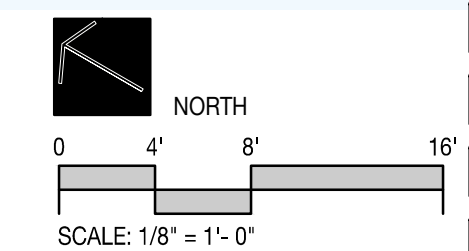
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SEAL (MARSH C. KRIPLEN-LA6667007)

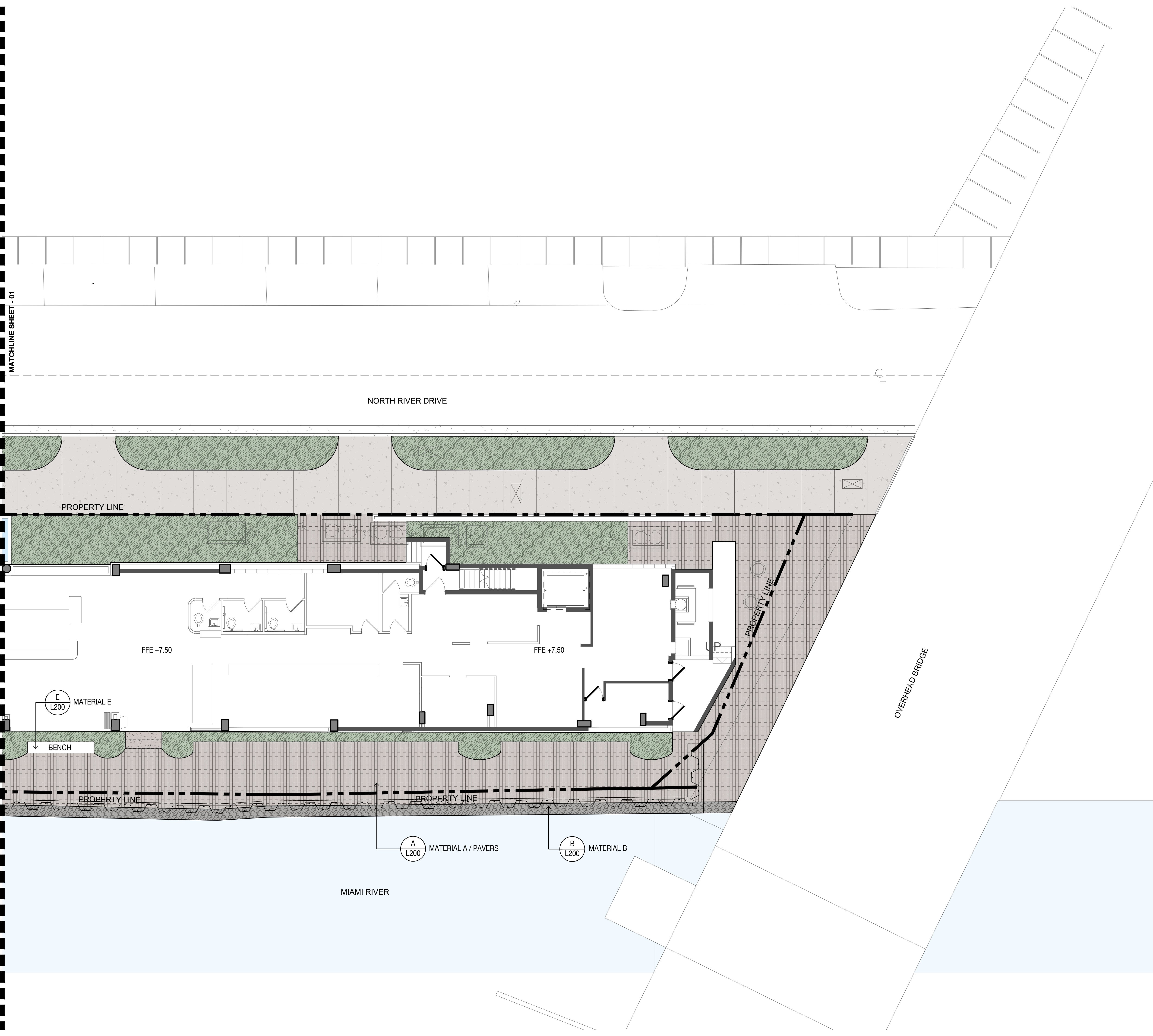
SHEET No.:
MATERIALS PLAN

L210

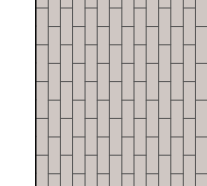
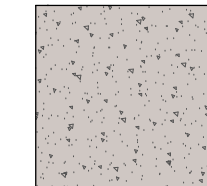
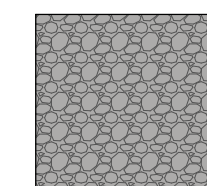
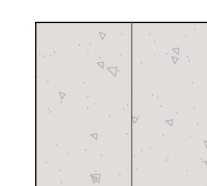

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MATCHLINE SHEET - 01



MATERIALS LEGEND

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 STRUCTURAL ENGINEER:
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 LEED CONSULTANT:

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P. Works	_____	___/___/___
Fire Prev.	_____	___/___/___
Planning	_____	___/___/___
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Plumbing	_____	___/___/___
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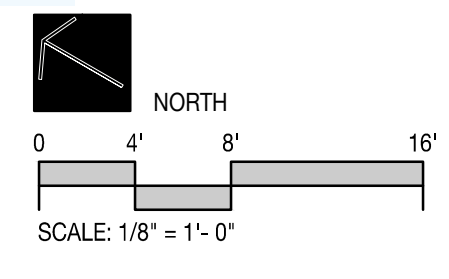
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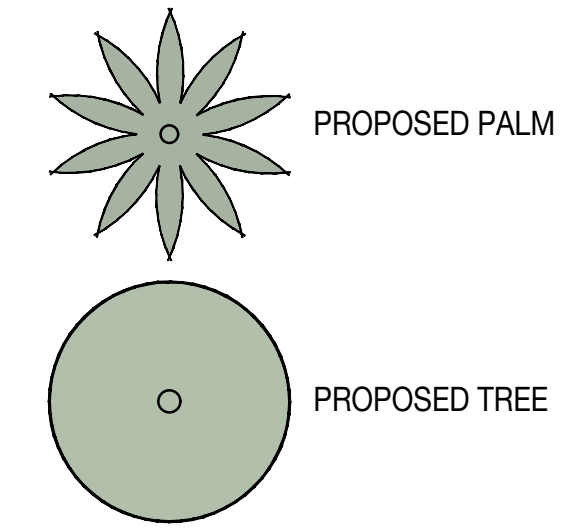
SHEET No.:
MATERIALS PLAN

L211

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LEGEND



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G3+e
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LANDSCAPE ARCHITECT:

LAND

7384 NW 1st COURT, MIAMI FL 33150
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www.land.design

CONSULTING ENGINEERS:

STRUCTURAL ENGINEER:

MEP:

CIVIL ENGINEER:

LEED CONSULTANT:

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Signature	Date
P. Works	___/___/___
Fire Prev.	___/___/___
Planning	___/___/___
Zoning	___/___/___
Building	___/___/___
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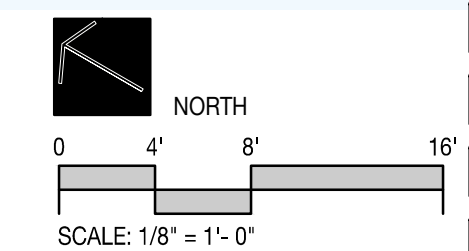
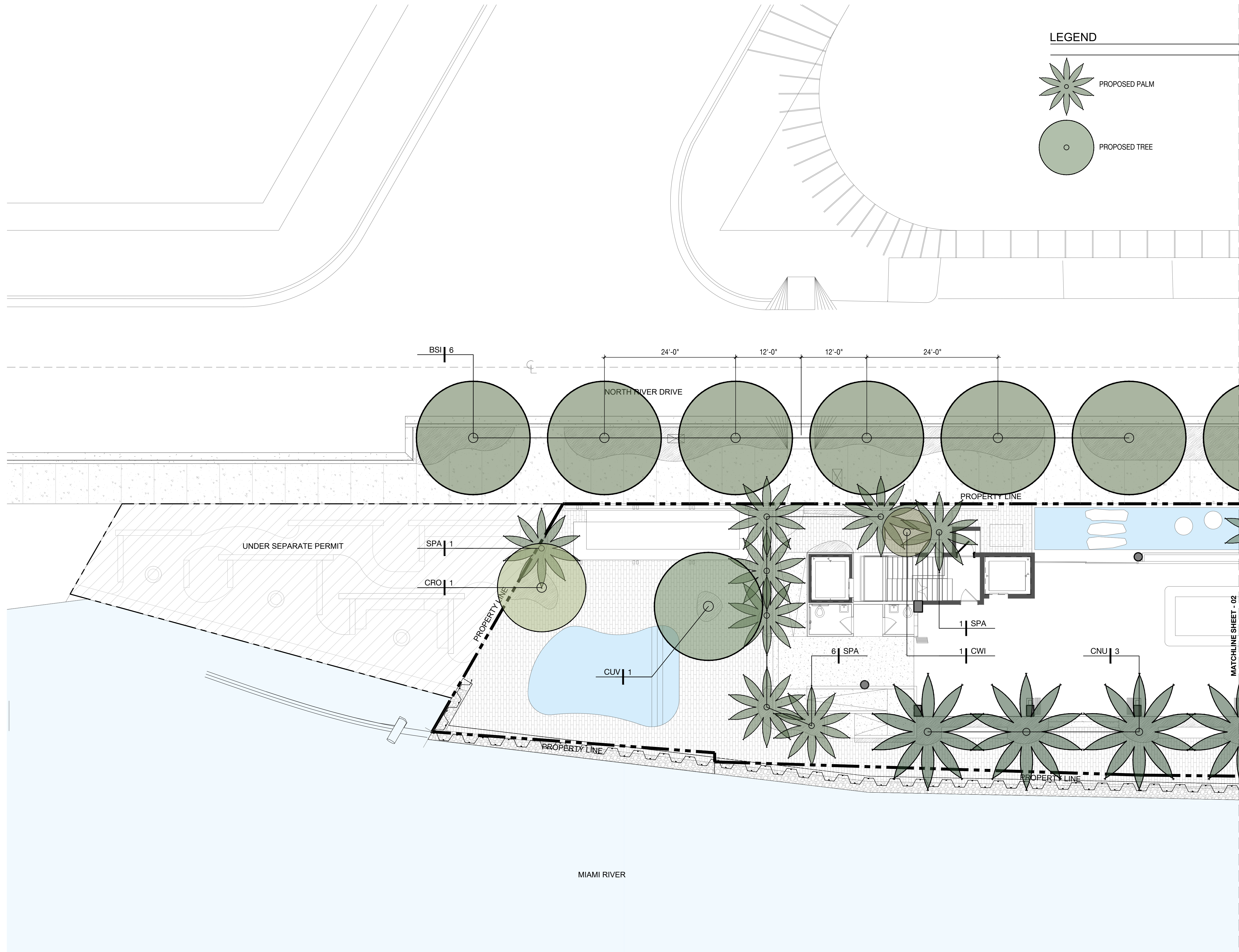
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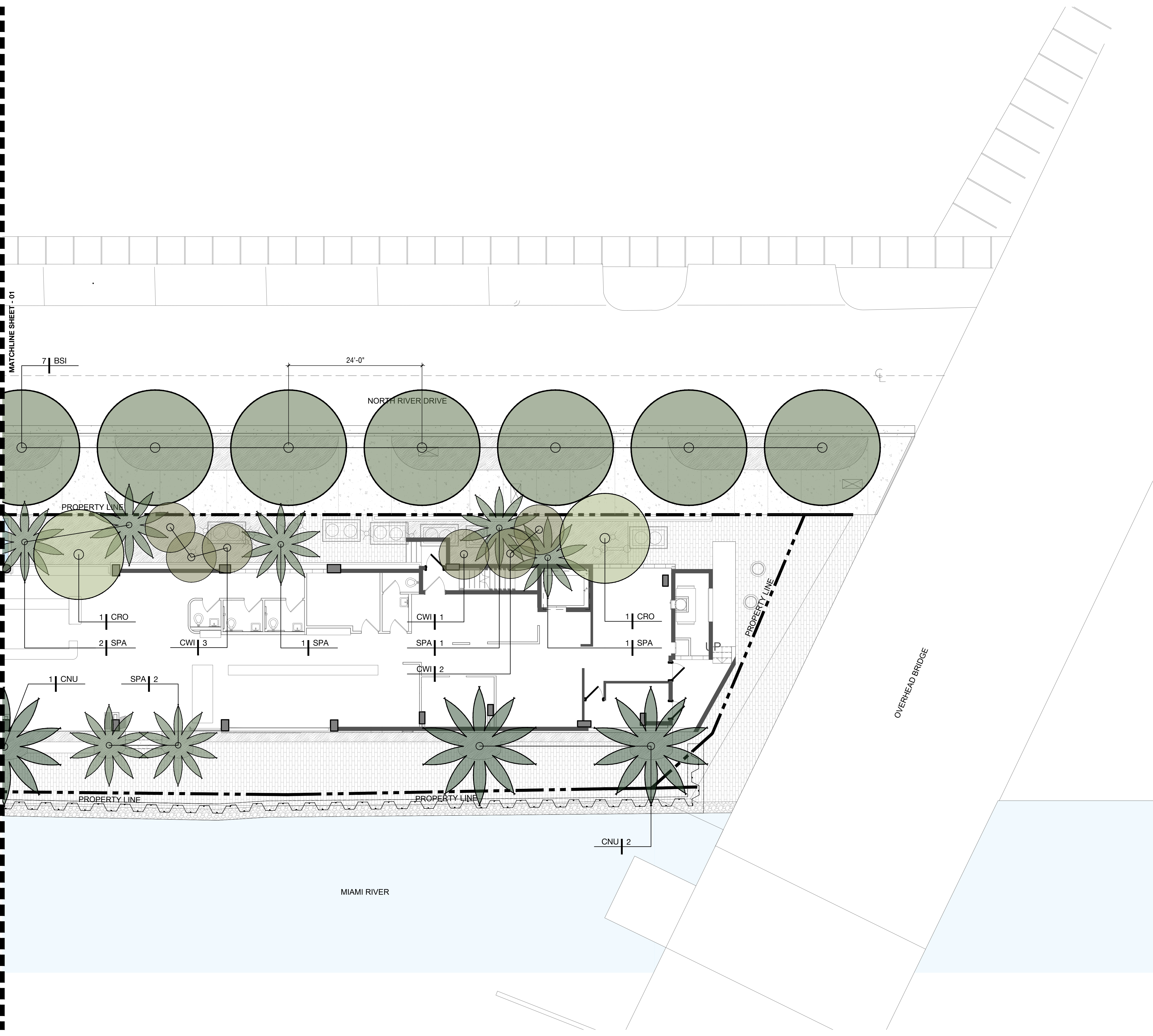
SHEET No.:
TREES & PALMS PLANTING PLAN

L410

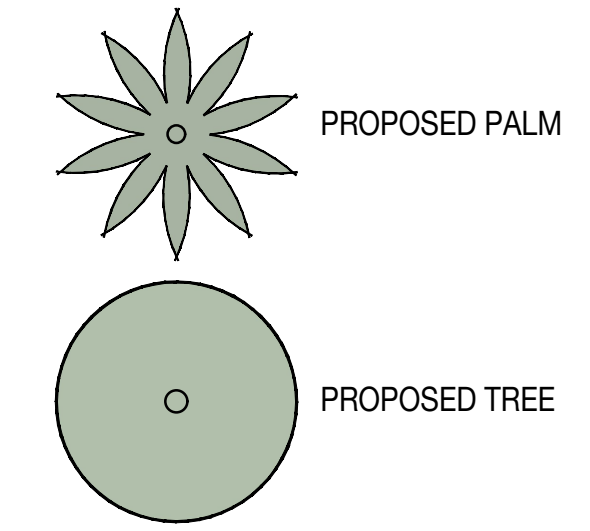
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MATCHLINE SHEET - 01



LEGEND



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LANDSCAPE ARCHITECT:

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S. Waste	_____	___/___/___

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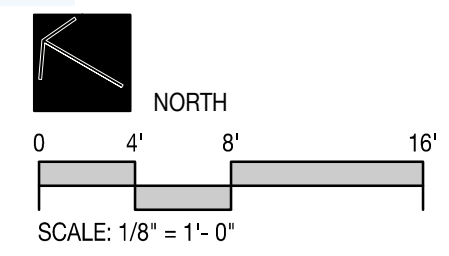
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SEAL (MARSH C. KRIPLEN-LA6667007)

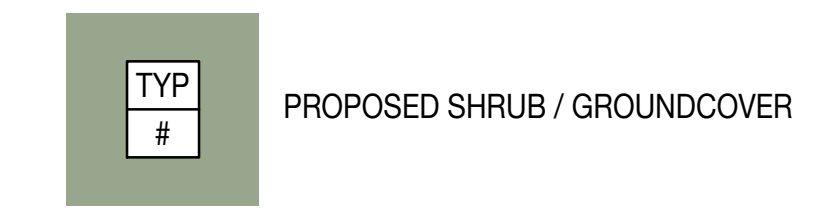
SHEET No.:
TREES & PALMS PLANTING PLAN

L411



ALL DRAWING AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE ARCHITECT AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT.

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Plumbing	_____	___/___/___
Mech.	_____	___/___/___
S. Waste	_____	___/___/___

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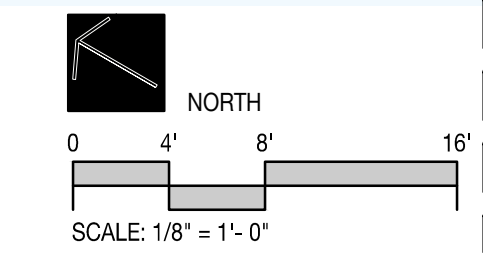
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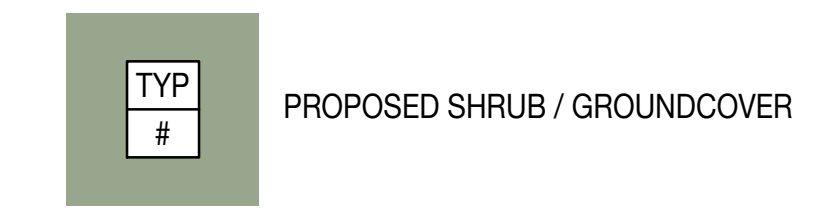
SHEET No.:
UNDERSTORY PLANTING PLAN

L420

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G3+e
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miami beach florida 33140
f 305 763 8471 e admin@g3aec.com
w www.g3aec.com | #AA26003670

LANDSCAPE ARCHITECT:

LAND

7284 NW 1st COURT, MIAMI FL 33150
614.439.4892
www.land.design

CONSULTING ENGINEERS:

STRUCTURAL ENGINEER:

MEP:

CIVIL ENGINEER:

LEED CONSULTANT:

Reviewed for CODE COMPLIANCE

	Signature	Date
P. Works	_____	___/___/___
Fire Prev.	_____	___/___/___
Planning	_____	___/___/___
Zoning	_____	___/___/___
Building	_____	___/___/___
Structural	_____	___/___/___
Electrical	_____	___/___/___
Plumbing	_____	___/___/___
Mech.	_____	___/___/___
S. Waste	_____	___/___/___

REV#	DATE	ISSUE

PERMIT SET

PROJECT No.: 2118
ISSUE DATE: 03/04/2022
REVISIONS:

TO THE BEST OF THE ARCHITECT'S OR ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY

SEAL (MARSH C. KRIPLEN-LA6667007)

SHEET No.:
UNDERSTORY PLANTING PLAN

L421

ALL DRAWING AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE ARCHITECT AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT.

MATCHLINE SHEET - 01

