DRAWING REVISION REGISTER REV# SHEET # REVISION DESCRIPTION **SCOPE OF WORK**

THE FOLLOWING DRAWINGS ILLUSTRATE THE PROPOSED SCOPE OF WORK FOR 40 SW NORTH RIVER DR, MIAMI FL 33130 TO BE PERMITTED BY CITY OF MIAMI

NEW HARDSCAPE AND LANDSCAPE DESIGN

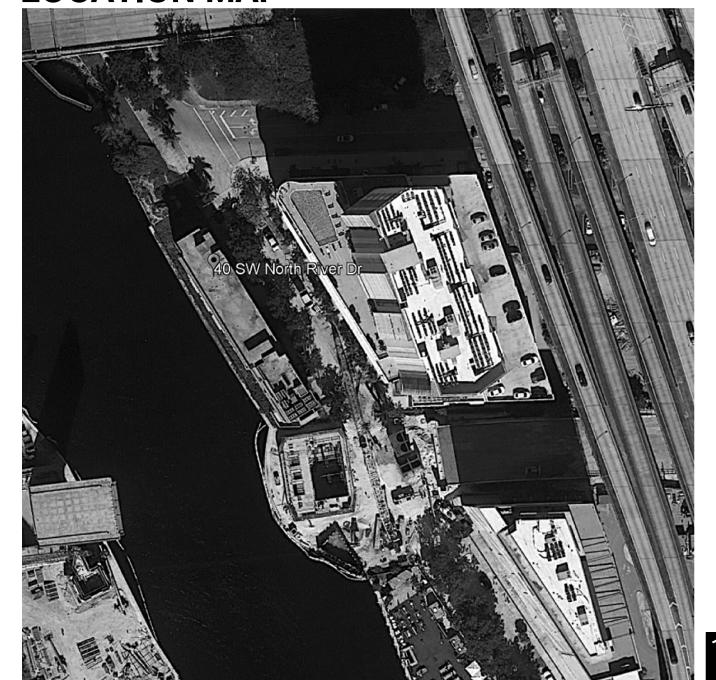
SHEET INDEX LANDSCAPE DRAWINGS □□□□■ LCVR COVER PAGE □ □ □ ■ L001 GENERAL SITE NOTES □□□□■ LPLN SITE PLAN □□□□■ L002 KEYPLAN

□□□■ L210 MATERIALS PLAN □□□□■ L211 MATERIALS PLAN □ □ □ ■ L400 PLANTING SCHEDULE & NOTES □ □ □ □ ■ L410 TREES & PALMS PLANTING PLAN □ □ □ □ ■ L411 TREES & PALMS PLANTING PLAN □ □ □ ■ L420 UNDESTORY PLANTING PLAN □ □ □ ■ L421 UNDESTORY PLANTING PLAN

□ □ □ ■ L200 MATERIALS SCHEDULE & NOTES

☐ ☐ ☐ ☐ ■ L450 PLANTING DETAILS

LOCATION MAP



PROJECT, ADDRESS AND OWNER:

CASA NEOS

40 SW NORTH RIVER DR | MIAMI FLORIDA 33130

DRAWING NOTES

MILA GROUP



LANDSCAPE ARCHITECT:



CONSULTING ENGINEERS:

STRUCTURAL ENGINEER:

CIVIL ENGINEER:

LEED CONSULTANT:

Reviewed for CODE COMPLIANCE

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Fire Prev		//
Planning		//
Zoning		//
Building		/_/
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PERMIT SET

03/04/2022

PROJECT No.: 2118 ISSUE DATE: 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.: COVER + SHEET INDEX + LOCATION MAP



SITEWORK GENERAL NOTES

- 1. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL WORK BY THE SUBCONTRACTORS.
- 2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AT JOB SITE AND NOTIFY LANDSCAPE ARCHITECT AND GENERAL CONTRACTOR OF DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING ANY WORK.
- 3. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION. ALL CONTRACTORS MUST COMPLY WITH PERMIT REQUIREMENTS, LOCAL, STATE AND FEDERAL JURISDICTIONS AND GOVERNING BODIES/AGENCIES RULES AND REGULATIONS AND LAND USE APPROVAL CONDITIONS AT ALL TIMES.
- 4. WORK PERFORMED WITHOUT APPROVAL OF LOCAL, STATE AND FEDERAL JURISDICTIONS AND GOVERNING BODIES/AGENCIES AND/OR NOT IN COMPLIANCE WITH SPECIFICATIONS AND/OR DRAWINGS IS SUBJECT TO REMOVAL AT CONTRACTOR'S EXPENSE.
- 5. ALL WORK SHALL CONFORM TO THE APPROPRIATE AGENCIES. CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES, LINES AND STRUCTURES PRIOR TO EXCAVATION OR TRENCHING. DAMAGE SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER. THE LANDSCAPE ARCHITECT ASSUMES NO RESPONSIBILITY FOR UTILITIES OR STRUCTURES NOT SHOWN ON THE DRAWINGS. CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING OVER OR NEAR EXISTING GAS AND ELECTRICAL LINES.
- 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESETTING ALL LAND MONUMENTS DISRUPTED BY CONSTRUCTION ACTIVITIES OR NEGLIGENCE ON THE PART OF THE CONTRACTOR. RESETS SHALL BE PERFORMED UNDER THE SUPERVISION OF A REGISTERED LAND SURVEYOR AND MONUMENT RECORDS MUST BE FILED AS REQUIRED BY STATUTE FOR ALL MONUMENTS.
- 7. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING IMPROVEMENTS FROM DAMAGE AND ALL SUCH IMPROVEMENTS AND STRUCTURES DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR RECONSTRUCTED SATISFACTORY TO THE LANDSCAPE ARCHITECT AT THE CONTRACTOR'S EXPENSE.
- 8. ALL BARRICADING AND TEMPORARY TRAFFIC CONTROL DEVICES OR METHODS USED DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL JURISDICTIONS AND GOVERNING BODIES/AGENCIES STANDARDS. PROVIDE ADEQUATE TIME FOR REVIEW AND APPROVAL BY THE ABOVE JURISDICTIONS PRIOR TO COMMENCEMENT.
- 9. THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES UTILIZED OR FOR SAFETY PRECAUTIONS OR PROBLEMS IN CONNECTION WITH THE WORK. THE LANDSCAPE ARCHITECT WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. CONTRACT DOCUMENTS INCLUDE THE CONSTRUCTION DOCUMENT DRAWING SET/TECHNICAL SPECIFICATIONS MANUAL/LASIS.
- 10. CONTRACTOR TO VERIFY ALL QUANTITIES. IN CASE OF ANY DISCREPANCIES, GRAPHICALLY SHOWN MATERIAL QUANTITIES SHALL TAKE PRECEDENCE.
- 11. A SYSTEM OF DIAGRAMMATIC SYMBOLS, HATCHES AND NOTATIONS IS USED IN THESE DRAWINGS. REVIEW NOTATIONS CAREFULLY, NOTIFY LANDSCAPE ARCHITECT AND REQUEST CLARIFICATION OF ANY UNCLEAR NOTATION OR DISCREPANCY PRIOR TO COMMENCING WORK.

SITEWORK GENERAL NOTES CONTINUED

- 1. PROVIDE SLEEVES AS REQUIRED FOR DRAINAGE, IRRIGATION AND ELECTRICAL LINES. IRRIGATION AND ELECTRICAL SLEEVES AND SUBSURFACE DRAINAGE SYSTEMS SHALL BE CONSTRUCTED PRIOR TO PAVING AND LANDSCAPE WORK. UTILITY SLEEVES ARE REQUIRED IN ALL PLANT BEDS ISOLATED BY PAVEMENT OR ANY OTHER STRUCTURES.
- 2. SPECIAL CONSIDERATION IS GIVEN TO THE DESIGN AND INTENDED RELATIONSHIP BETWEEN ARCHITECTURE, PLANTING AREAS AND PAVING SYSTEMS. PAVEMENT JOINTING, PAVERS, STONE, FINISHES AND GRADES HAVE BEEN STRICTLY COORDINATED IN THE CONTRACT DOCUMENTS. CONSTRUCTION OF THESE SYSTEMS SHALL BE STRICTLY COORDINATED.
- 3. VEHICLES, EQUIPMENT, AND/OR MATERIALS SHALL NOT BE PARKED OR STORED IN AREAS OF EXISTING VEGETATION, INCLUDING WITHIN THE DRIPLINE OF EXISTING TREES TO REMAIN.
- 4. CONSTRUCTION WASTE-INCLUDING BUT NOT LIMITED TO: PLANT MATERIAL, BUILDING MATERIALS, DEMOLISHED MATERIALS, PACKAGING, LEFTOVER PAINT AND CONCRETE SLURRY-SHOULD BE PROPERLY REUSED, RECYCLED, DISPOSED OF LEGALLY OFF-SITE OR IN DESIGNATED WASH-OUT AREAS DETERMINED BY THE GENERAL CONTRACTOR.
- 5. RECYCLING AND TRASH BINS TO BE PROVIDED ON SITE. SEPARATE BINS FOR CARDBOARD, CO-MINGLED, AND OTHER RECYCLABLE/REUSABLE MATERIALS IDENTIFIED BY THE LOCAL JURISDICTION SHALL BE MAINTAINED. ALL BINS TO BE WILDLIFE-PROOF.
- 6. ON-SITE FUEL STORAGE FOR CONSTRUCTION EQUIPMENT IS DISCOURAGED.
 CONSTRUCTION EQUIPMENT USED ON SITE TO BE CHECKED REGULARLY TO
 ASSURE CONTAMINATION CONCERNS FROM OILS AND GREASES ARE ELIMINATED.
 NO TOXIC MATERIALS SHALL BE STORED ON-SITE.
- 7. GENERAL CONTRACTOR TO KEEP ALL ITEMS IMPLEMENTED BY LANDSCAPE ARCHITECT IN PROPER WORKING ORDER THROUGHOUT THE DURATION OF THE PROJECT.
- 8. THE CONSTRUCTION SITE TO BE INSPECTED ON A MONTHLY BASIS BY LANDSCAPE ARCHITECT AND/OR CIVIL ENGINEER TO ASSURE THAT THE SILT FENCE AND MUD TRACKING PAD ARE PROPERLY IN PLACE AND FUNCTIONING AS DESIGNED.
- 9. GREEN BUILDING PRACTICES SHALL BE EMPLOYED TO THE EXTENT FEASIBLE.
 SUCH PRACTICES INCLUDE: CARPOOLING/VANPOOLING TO JOB SITE, MINIMIZING
 MATERIALS PACKING BEFORE ARRIVAL TO JOB SITE, REDUCING
 MATERIAL/RESOURCE INEFFICIENCIES BY COORDINATING WORK.
- 10. THE PROJECT LIMIT OF CONSTRUCTION AND ALL EXISTING VEGETATION TO REMAIN IS TO BE CLEARLY DEFINED BY STURDY, WEATHERPROOF FENCING AT A MINIMUM OF FOUR (4) FEET HIGH.
- 11. WATERPROOFING OF SUBGRADE AND OTHER ARCHITECTURAL SPACES BELOW AND/OR ADJACENT TO IMPROVEMENTS DESIGNED BY THE LANDSCAPE ARCHITECT IS TO BE ADEQUATELY DESIGNED AND DETAILED BY OTHERS TO PERMANENTLY REPEL ALL WATER SOURCES INCLUDING, BUT NOT LIMITED TO: PRECIPITATION, STORM WATER RUNOFF, GROUND WATER, IRRIGATION, ROOF RUNOFF, GROUND WATER. AND PLUMBING LEAKS.
- 12. STRUCTURAL DESIGN TO SUPPORT IMPROVEMENTS DESIGNED BY THE LANDSCAPE ARCHITECT AND LOCATED ABOVE, BELOW, AND/OR ADJACENT TO SUBGRADE AND OTHER ARCHITECTURAL SPACES IS THE RESPONSIBILITY OF THE STRUCTURAL ENGINEER. THE STRUCTURAL DESIGN SHOULD BE ADEQUATELY DESIGNED TO SUPPORT ALL POSSIBLE LOADS INCLUDING, BUT NOT LIMITED TO: BACKFILL, COMPACTION, PLANTINGS, HARDSCAPES, RETAINING AND FREESTANDING SITE WALLS, AND CONSTRUCTION MATERIALS/EQUIPMENT/ACTIVITY.

SOIL EROSION CONTROL NOTES

- 1. PRIOR TO BEGINNING ANY EARTH CHANGE, THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL SESC MEASURES AS SHOWN ON THE CONTRACT DOCUMENTS AND AS REQUIRED BY ANY GOVERNING AGENCIES.
- 2. ALL SESC MEASURES TO BE MAINTAINED DAILY
- 3. THE CONTRACTOR TO CONDUCT ALL EXCAVATION, FILLING, GRADING, AND CLEANUP OPERATIONS IN A MANNER SUCH THAT SEDIMENT, GENERATED BY WIND OR WATER IS NOT DISCHARGED INTO ANY STORM SEWER, DRAINAGE DITCH, RIVER, LAKE, AIR, OR UNDERGROUND UTILITY SYSTEM. STAGE WORK TO MINIMIZE THE AREA OF EXPOSED SOIL, THEREBY REDUCING THE OPPORTUNITY FOR SOIL EROSION.
- 4. WATER FROM TRENCHES AND OTHER EXCAVATION TO BE PUMPED INTO A FILTRATION BAG TO REMOVE SEDIMENTS FROM THE WATER.
- 5. NORTH AMERICAN GREEN SC-150 OR EQUIVALENT EROSION CONTROL FABRIC IS REQUIRED ON ALL DISTURBED SLOPES GREATER THAN 3:1 UNTIL PROJECT AREA IS REVEGETATED PER THE PLANTING PLAN.
- 6. PROVIDE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.
- 7. CONTRACTOR TO PROVIDE ONSITE WATERING TO REDUCE FUGITIVE DUST LEAVING THE SITE DURING CONSTRUCTION.
- 8. SOIL EROSION CONTROL MEASURES TO BE PROVIDED FOR ALL EXISTING AND PROPOSED DRAINAGE STRUCTURES WITHIN THE PROJECT LIMITS.
- 9. CONSTRUCTION STAGING AND PHASING SHALL OCCUR, WHERE APPLICABLE, TO MINIMIZE SOIL DISTURBANCE TIME.
- 10. BEST MANAGEMENT PRACTICES (BMPs) SHALL BE ADJUSTED AS NEEDED TO MEET ANY OTHER UNFORESEEN CONDITIONS.
- 11. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR INSTALLING A MUD TRACKING PAD/WASHING PAD AT THE CONSTRUCTION ENTRANCES TO MINIMIZE MUD DETACHMENT FROM TRUCK TIRES. 1-1/2 INCH SCREENED ROCK TO BE PLACED ON MIRAFI 140-N FILTER FABRIC. ADDITIONAL CLEAN GRAVEL TO BE ADDED THROUGHOUT THE DURATION OF CONSTRUCTION AS NEEDED.
- 12. CONTRACTOR SHALL ABIDE BY THE LOCAL, STATE AND FEDERAL JURISDICTIONS AND GOVERNING BODIES/AGENCIES CONSTRUCTION MANAGEMENT PLAN REQUIREMENTS.
- 13. RESEED AS INDICATED IN SEEDING NOTES.



PROJECT, ADDRESS AND OWNER:

CASA NEOS

40 SW NORTH RIVER DR | MIAMI FLORIDA 33130

-

MILA GROUP

ARCHITECT:



LANDSCAPE ARCHITECT



CONSULTING ENGINEERS:

TRUCTURAL ENGINEER:

MED:

DIVIL ENGINEER:

LEED CONSULTANT:

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2118

PROJECT No.: ISSUE DATE: REVISIONS:

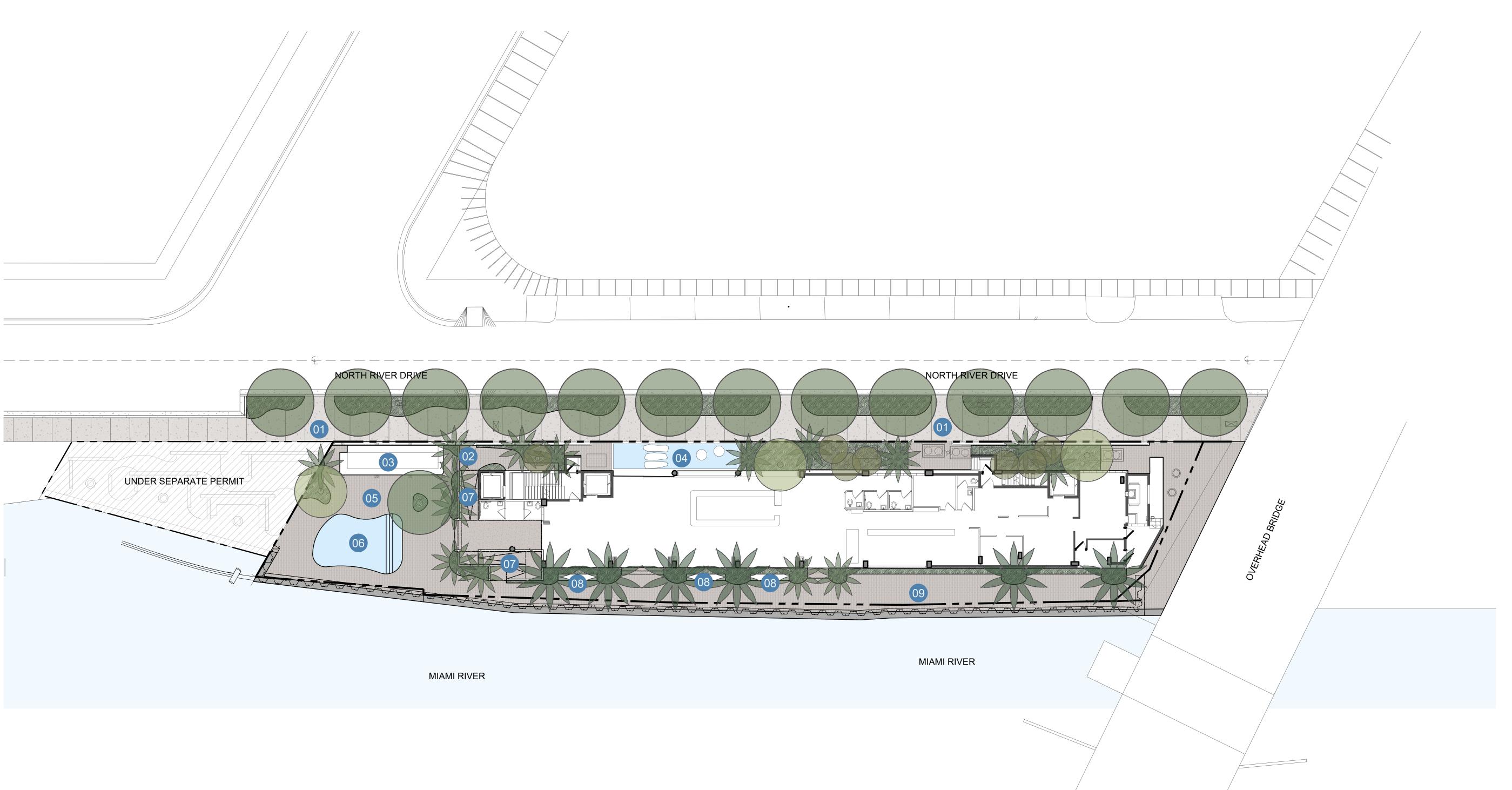
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SEAL (MARSH C. KRIPLEN-LA6667007)

SHEET No.:

GENERAL SITE NOTES

L001



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

MILA GROUP



LANDSCAPE ARCHITECT:



CONSULTING ENGINEERS:

STRUCTURAL ENGINEER:

LEED CONSULTANT:

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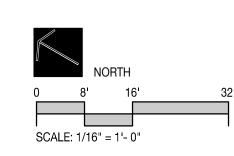
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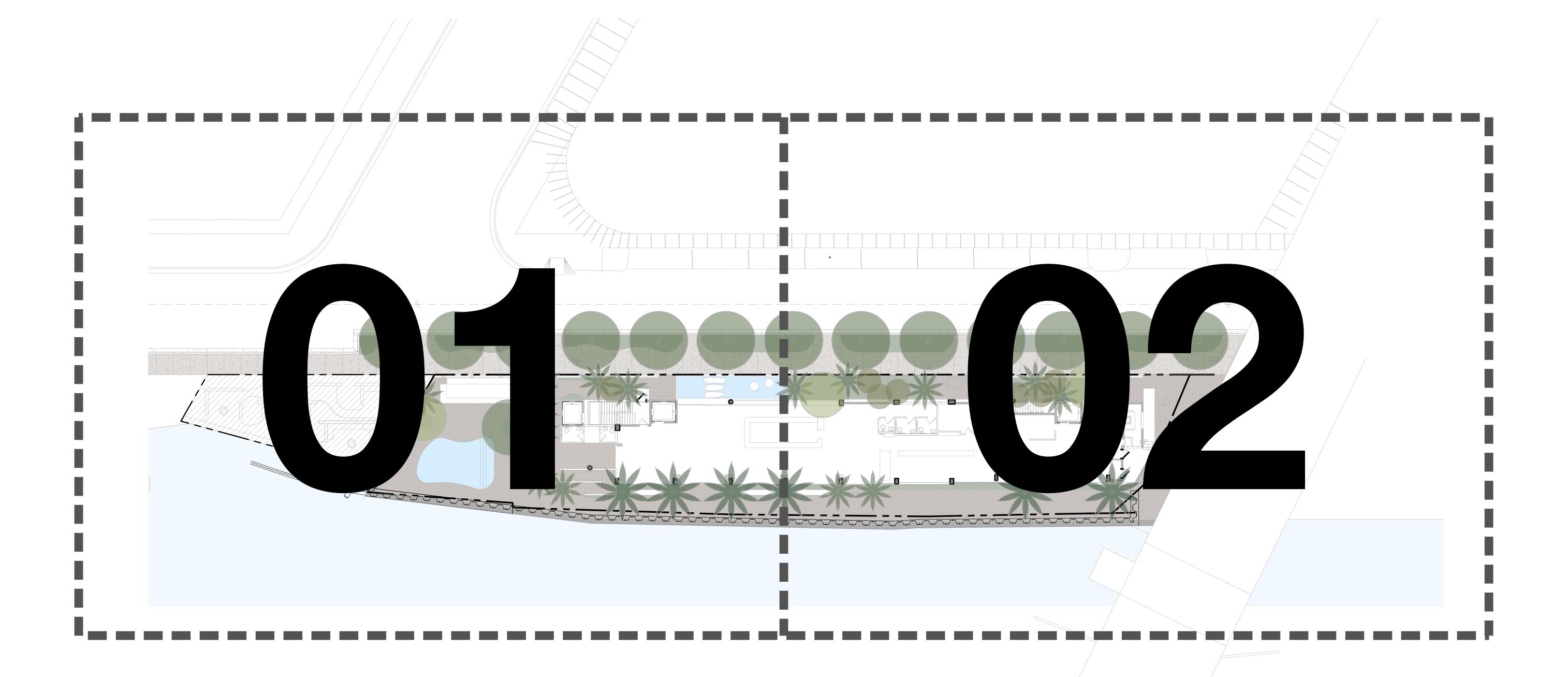
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SEAL (MARSH C. KRIPLEN-LA6667007)



SHEET No.: SITE PLAN





CASA NEOS

40 SW NORTH RIVER DR | MIAMI FLORIDA 33130

OWNER

MILA GROUP



LANDSCAPE ARCHITECT:

7294 NW 1st COURT, MIAMI FL 33: 614.439.4895 www.land.design

CONSULTING ENGINEERS:

STRUCTURAL ENGINEER:

IVIL ENGINEER:

LEED CONSULTANT:

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SEAL (MARSH C. KRIPLEN-LA6667007)



SHEET No.: **KEY PLAN**

MATERIALS NOTES

- 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.
- 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.
- 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.
- 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.
- 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.



CONCRETE WITH SEA SHELL

COLOR: GREY / NATURAL LOCATION:

*PEDESTRIAN CIRCULATION **RAMPS AND STEPS **DIMENSIONS:** *6" x 18" PAVERS

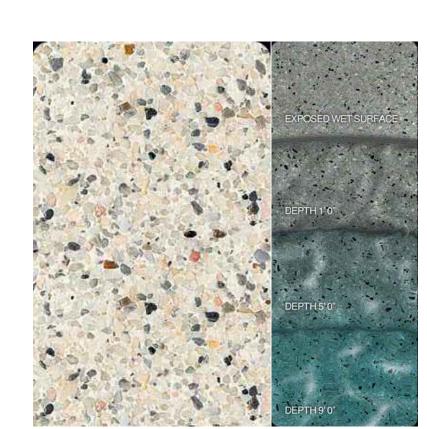
**AS PER PLAN SPECIFICATION: SEA SHELL FINISH SOURCE: T.B.D.



RIVER ROCK

COLOR: LOCATION: SPECIFICATION:

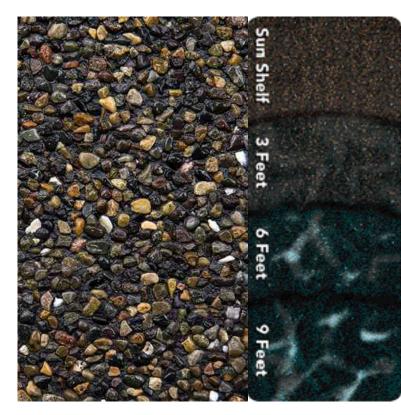
GREY SEAWALL COLOR GREY NATURAL FINISH 1" - 3" Ø AVERAGE



PEEBLETEC POOL TILE

COLOR: PEEBLETEC - WHITE PEARL LOCATION: MAIN POOL **DIMENSIONS:** 1" x 1" UNITS SPECIFICATION: PER MANUFACTURER SOURCE:

POOLTECH INC / PEEBLETEC® PHONE: (631) 694.4752 www.pooltech.net



PEEBLETEC WATER FEATURE TILE

COLOR: LOCATION: **DIMENSIONS:** SPECIFICATION: SOURCE:

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



CASA NEOS

40 SW NORTH RIVER DR | MIAMI FLORIDA 33130

MILA GROUP



LANDSCAPE ARCHITECT:



CONSULTING ENGINEERS:

STRUCTURAL ENGINEER:

CIVIL ENGINEER:

LEED CONSULTANT:

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SEAL (MARSH C. KRIPLEN-LA6667007)

SHEET No.: MATERIALS SCHEDULE

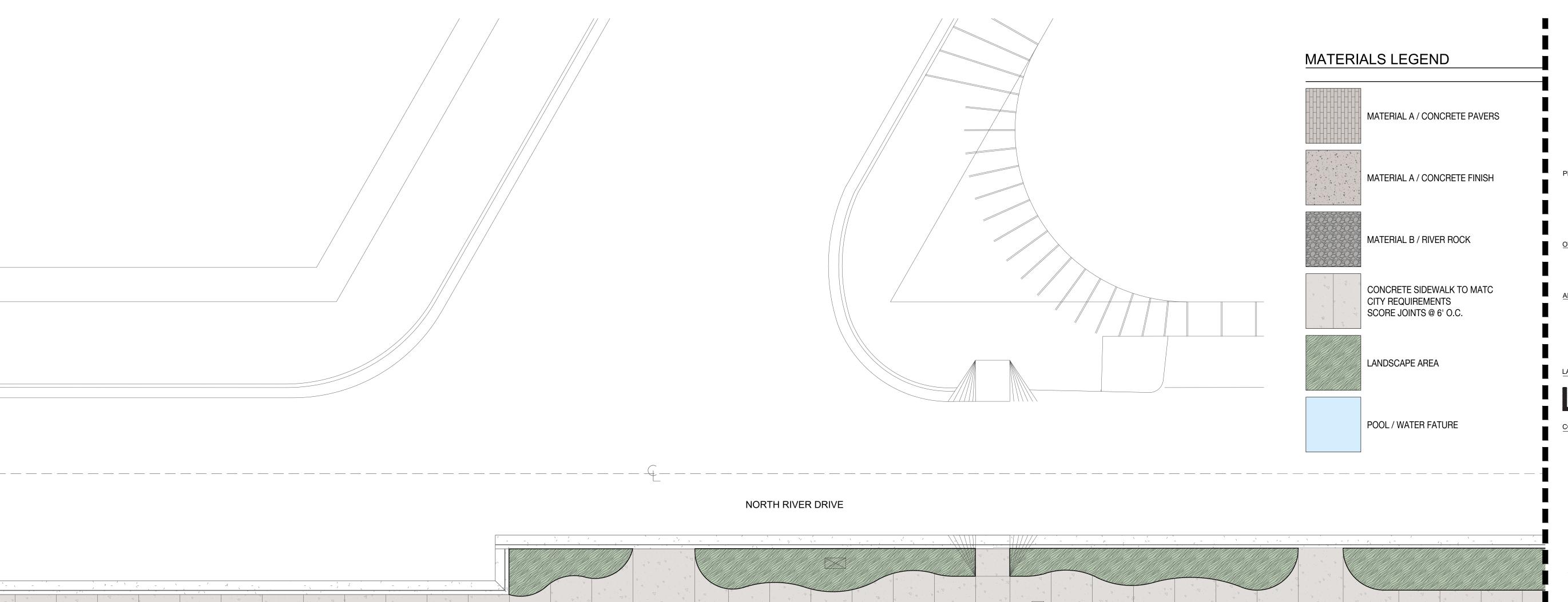
ALL DRAWING AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE ARCHITECT AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT.

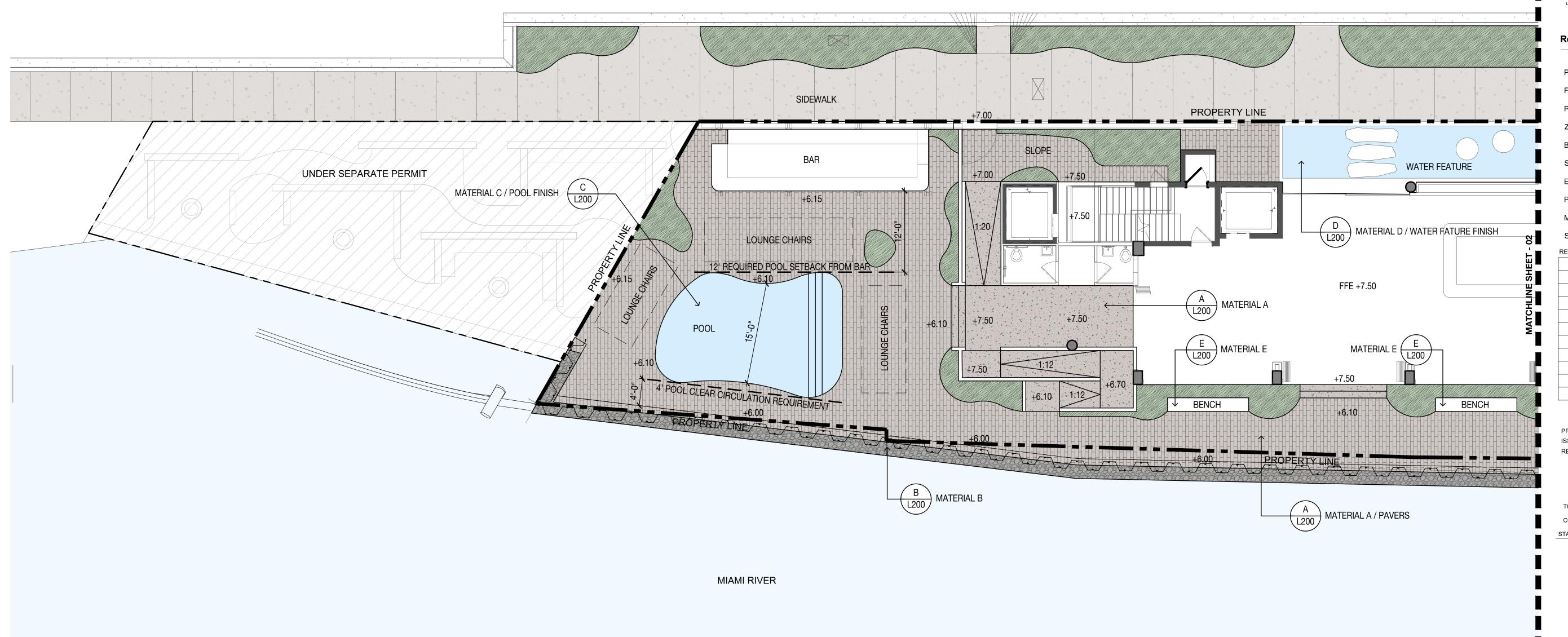


DOMINICAN CORAL STONE BLOCK

COLOR: NATURAL LOCATION: **BENCHES DIMENSIONS:**

SPECIFICATION: PER MANUFACTURER SOURCE: EPIC STONE WORKS





CASA NEOS

40 SW NORTH RIVER DR | MIAMI FLORIDA 33130

OWNER

MILA GROUP

G3_{AEC}
975 Arthur Godfrey rd. suite 401
miami beach florida 33140
t 305 763 8471 e admin@g3aec.com
w www.g3aec.com | #AA26003670

LANDSCAPE ARCHITECT:

7294 NW 1st COURT, MIAMI FL 33' 614.439.4895 www.land.design

CONSULTING ENGINEERS:

STRUCTURAL ENGINEER:

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CIVIL ENGINEER:

LEED CONSULTANT:

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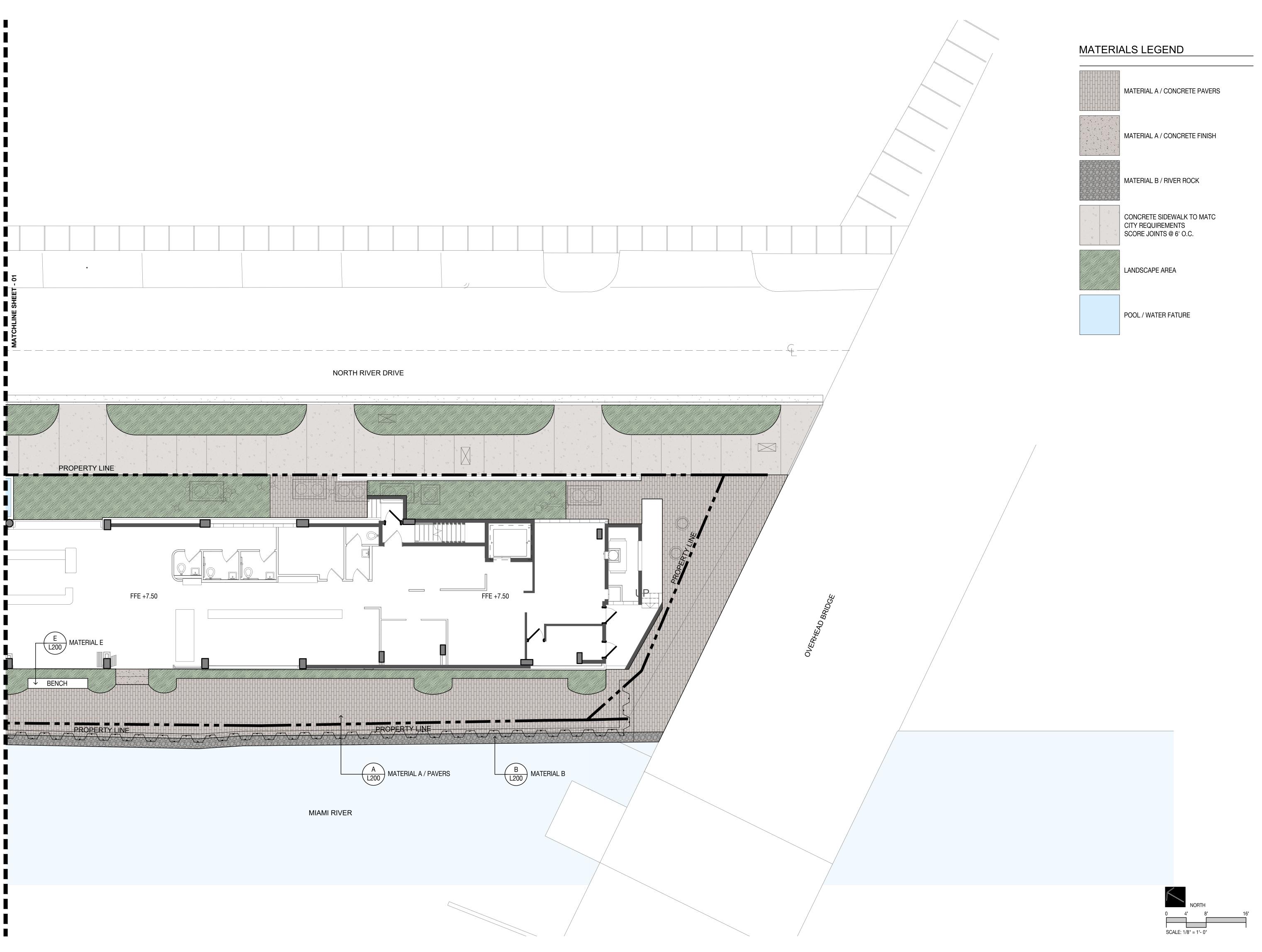
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SEAL (MARSH C. KRIPLEN-LA6667007)

SHEET No.:
MATERIALS PLAN

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



CASA NEOS

40 SW NORTH RIVER DR | MIAMI FLORIDA 33130

MILA GROUP



LANDSCAPE ARCHITECT:



CONSULTING ENGINEERS:

STRUCTURAL ENGINEER:

LEED CONSULTANT:

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SEAL (MARSH C. KRIPLEN-LA6667007)

SHEET No.: **MATERIALS PLAN**

PLANTING NOTES

- 1. PLANT MATERIAL IS TO BE HEALTHY SPECIMENS FREE FROM DISEASE OR DAMAGE, AND IS TO BE MAINTAINED IN EXCELLENT CONDITION WHILE ON THE JOBSITE. LANDSCAPE ARCHITECT SHALL INSPECT PLANT MATERIAL UPON ARRIVAL TO JOBSITE AND WILL REJECT PLANT MATERIAL THAT DOES NOT MEET THE STANDARDS DESCRIBED WITHIN THE CONTRACT DOCUMENTS.
- 2. THE LANDSCAPE ARCHITECT WILL PERIODICALLY INSPECT PLANT MATERIAL STOCKPILED AND/OR PLANTED ON SITE DURING THE COURSE OF CONSTRUCTION PLANT MATERIAL NOT MEETING THE STANDARDS CONTAINED WITHIN CONTRACT DOCUMENTS SHALL BE REPLACED AT NO COST TO THE OWNER.
- 3. PROVIDE MATCHING SIZES AND FORMS FOR EACH PLANT OF THE SAME SPECIES UNLESS OTHERWISE INDICATED.
- 4. CONTRACTOR TO VERIFY ALL QUANTITIES. IN CASE OF DISCREPANCIES, GRAPHICALLY SHOWN QUANTITIES SHALL TAKE PRECEDENCE.
- 5. ALL MATERIALS USED SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARDS FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- 6. ALL PLANT MATERIAL SHALL BE INSTALLED PLUMB AND PER THE SPECIFICATIONS CONTAINED WITHIN THE CONTRACT DOCUMENTS. ANY NECESSARY STAKING AND/OR OTHER SUPPORTS MATERIALS/METHODS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- 7. THE CONTRACTOR SHALL PRUNE EXISTING AND/OR NEW TREES ONLY PER LANDSCAPE ARCHITECT DIRECTION.
- 8. THE CONTRACTOR SHALL STAKE THE LOCATIONS OF ALL TREES AND B&B SHRUBS FOR LANDSCAPE ARCHITECT REVIEW AND APPROVAL, PRIOR TO INSTALLATION.
- 9. ALL ROOT-WRAPPING MATERIALS THAT ARE NOT BIO-DEGRADABLE SHALL BE REMOVED FROM THE ROOT BALL. ROOT BALLS SHALL BE FREE OF WEEDS.
- 10. SPECIFIED PLANT MATERIAL SIZES SHALL BE CONSIDERED MINIMUM SIZES.
- 11. FINISH GRADE OF PLANTING BEDS SHALL BE ONE (1) INCH BELOW ADJACENT FLATWORK, UNLESS SPECIFIED OTHERWISE.
- 12. MULCH OR PLANTING BED DRESSING SHALL BE PLACED IN ALL PLANTING AREAS AS SPECIFIED. MULCH OR PLANTING BED DRESSING SHALL NOT BE PLACED WITHIN SIX (6) INCHES OF TREE TRUNKS. MULCHING SHOULD BE REPEATED ANNUALLY DURING THE AUTUMN TO A THREE (3) INCH DEPTH.
- 13. ALL PLANT MATERIAL SHOULD RECEIVE AN ORGANIC FERTILIZER IN LIMITED APPLICATION FOLLOWING INSTALLATION. TYPE AND APPLICATION RATE AND METHOD OF APPLICATION TO BE SPECIFIED BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT.
- 14. EXCESS FERTILIZER SHALL BE DISPOSED OF PROPERLY OFF-SITE. IT SHALL NOT BE DISPOSED OF IN STORM DRAINS AND/OR DRYWELLS.
- 15. STOCKPILED PLANT MATERIAL TO BE PLACED IN THE SHADE AND PROPERLY HAND-WATERED UNTIL PLANTED.
- 16. MINI-NUGGET TYPE DECORATIVE BARK MULCH WILL BE USED TO RETURN NUTRIENTS TO THE SOIL. REDUCE MAINTENANCE AND MINIMIZE EVAPORATION FOR AREAS APPROXIMATE TO THE RESIDENCE. LARGER SHREDDED BARK MULCH WILL BE USED FOR STEEP AREAS SO SLOUGHING IS LESS LIKELY TO OCCUR.
- 17. PRESERVE & PROTECT ALL EXISTING VEGETATION INDICATED TO REMAIN AT ALL TIMES.
- 18. ALL VEGETATION PROPOSED FOR OUTSIDE THE BUILDING ENVELOPE TO BE NATIVE UNLESS OTHERWISE NOTED. PLANTING THAT OCCURS OUTSIDE THE BUILDING ENVELOPE IS FOR RESTORATION PURPOSES ONLY OR IS SPECIFIC TO UTILITIES RESTORATION.
- 19. SIX (6) INCH PLANT MIX SHALL BE PROVIDED FOR ALL LAWN, TURF, AND NATIVE PLANTING ZONES. 18 INCH PLANT MIX SHALL BE PROVIDED FOR ALL PERENNIAL PLANTING BEDS UNLESS OTHERWISE NOTED.

LANDSCAPE LEGEND TREES & PALMS PLANTING SCHEDULE

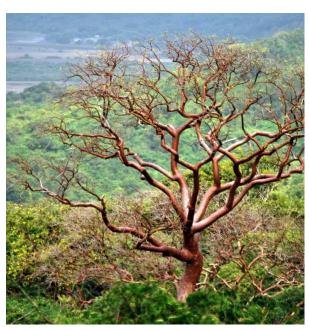
ABR	QTTY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
TREE	ES			
BSI	13	BURSERA SIMARUBA	GUMBO LIMBO	FG 20' / 20' HT / 6" DBH
CRO	3	CLUSIA ROSEA	AUTOGRAPH TREE	FG 15' / 15' HT / 4" DBH
CUV	1	COCCOLOBA UVIFERA	SEA GRAPE	FG 20' / 20' HT / 8" DBH
PAL	MS			
CNU1	3	COCOS NUCIFERA	COCONUT PALM	FG 20' CT
CNU2	3	COCOS NUCIFERA	COCONUT PALM	FG 30' CT
SPA1	5	SABAL PALMETTO	SABAL PALM	FG 20' CT
SPA2	5	SABAL PALMETTO	SABAL PALM	FG 30' CT
SPA3	5	SABAL PALMETTO	SABAL PALM	FG 40' CT
NATI	VE UNDERS	STORY TREES		
CMI	7	CANELLA WINTERANA	CINNAMON BARK	16' HT / 4" DBH
SHR	UBS & GRO	UNDCOVERS		
CI	185	CHRYSOBALANUS ICACO	COCOPLUM	3 GAL / 12" O.C.
CN	79	CLUSIA NANA	DWARF CLUSIA	3 GAL / 24" O.C.
			BW/ 1111 02001/ 1	0 d/ L/ 24 0.0.
FM	153	FICUS MACROCARPA	GREEN ISLAND FICUS	3 GAL / 36" O.C.
FM LM				
—	153	FICUS MACROCARPA	GREEN ISLAND FICUS	3 GAL / 36" O.C.
LM	153 129	FICUS MACROCARPA LIRIOPE MUSCARI	GREEN ISLAND FICUS LILYTURF	3 GAL / 36" O.C. 1 GAL / 18" O.C.
LM MD SR	153 129 38	FICUS MACROCARPA LIRIOPE MUSCARI MONSTERA DELICIOSA	GREEN ISLAND FICUS LILYTURF SWISS CHEESE PLANT	3 GAL / 36" O.C. 1 GAL / 18" O.C. 3 GAL / 36" O.C.

CONTRACTOR TO PROVIDE LANDSCAPE ARCHITECT WITH \$ 10,000 WHOLESALE PLANT ALLOWANCE FOR INFILL PLANTS, ORCHIDS, AND ACCENTS

PLANTING PALETTE

* TREE USED TOWARDS MITIGATION

NOTE:



BSI BURSERA SIMARUBA **GUMBO LIMBO**





CWI CANELLA WINTERIANA CINNAMON BARK





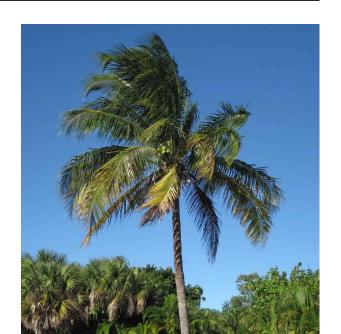
CUV COCCOLOBA UVIFERA SEA GRAPE



CI CHRYSOBALANUS ICACO COCOPLUM



SERENOA REPENS



CNU COCOS NUCIFERA COCONUT PALM



CN CLUSIA NANA **DWARF CLUSIA**



TD TRIPSACUM DACTYLOIDES **FAKAHATCHEE GRASS**

PROJECT, ADDRESS AND OWNER:

CASA NEOS

40 SW NORTH RIVER DR | MIAMI FLORIDA 33130

MILA GROUP



LANDSCAPE ARCHITECT:



CONSULTING ENGINEERS:

STRUCTURAL ENGINEER

CIVIL ENGINEER:

LEED CONSULTANT

Reviewed for CODE COMPLIANCE

P. Works	· · · · · · · · · · · · · · · · · · ·	//
Fire Prev		/_/
Planning		//
Zoning		/_/
Building		/_/
Structural		/_/
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Plumbing		/_/
Mech		//
S. Waste	· · · · · · · · · · · · · · · · · · ·	/_/
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PERMIT SET

PROJECT No.: 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.: **PLANTING SCHEDULE & NOTES**

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



FICUS MACROCARPA GREEN ISLAND FICUS

LM LIRIOPE MUSCARII LILYTURF

SPA

SABAL PALMETTO

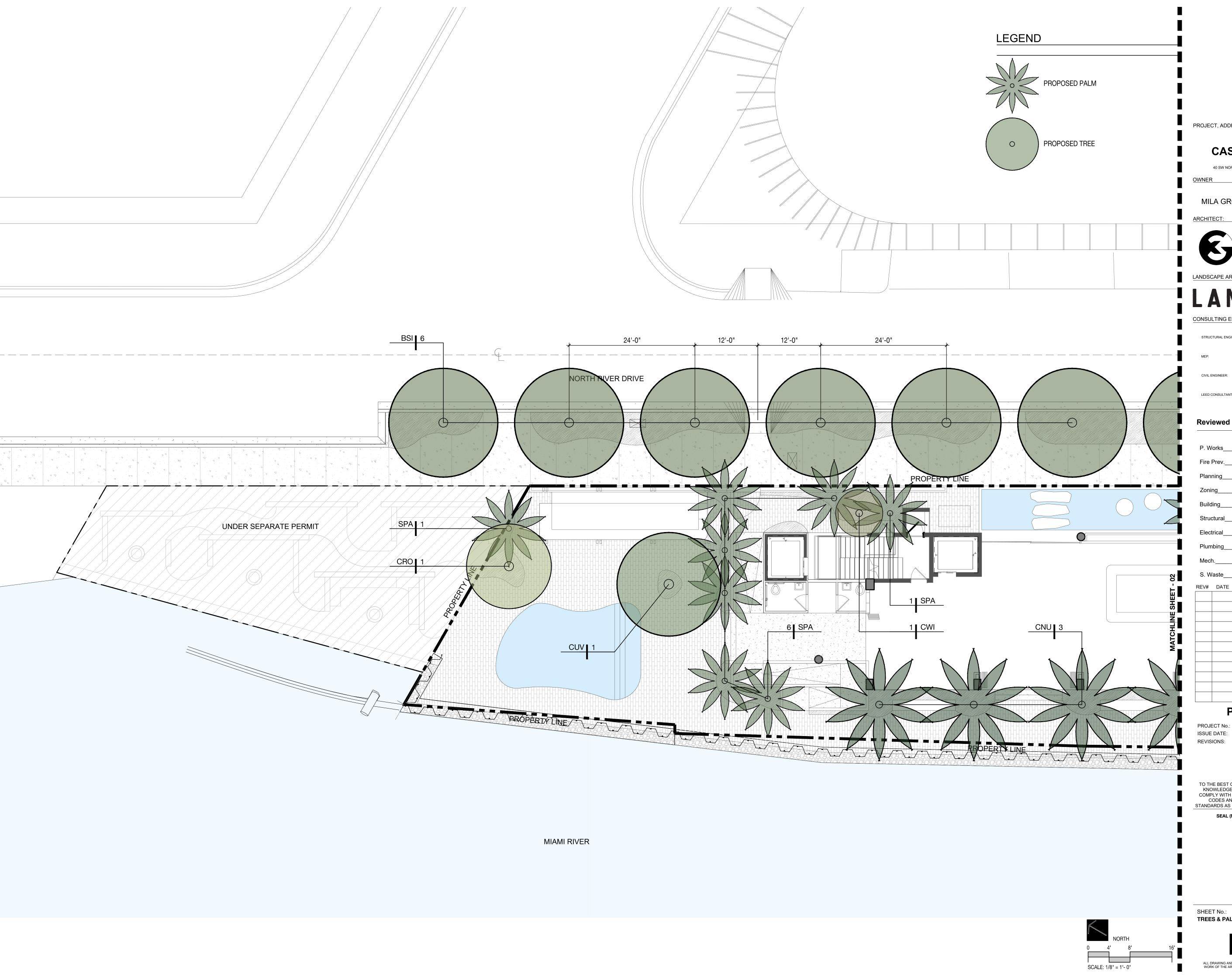
SABAL PALM



MD MONSTERA DELICIOSA SWISS CHEESE PLANT



SILVER SAW PALMETTO



CASA NEOS

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LANDSCAPE ARCHITECT:

CONSULTING ENGINEERS:

STRUCTURAL ENGINEER:

LEED CONSULTANT:

Reviewed for CODE COMPLIANCE

	Signature	Date
P. Works		//
Fire Prev		//
Planning		_/_/_
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Electrical		//
Plumbing		_/_/_
Mech		_/_/_
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ISSUE

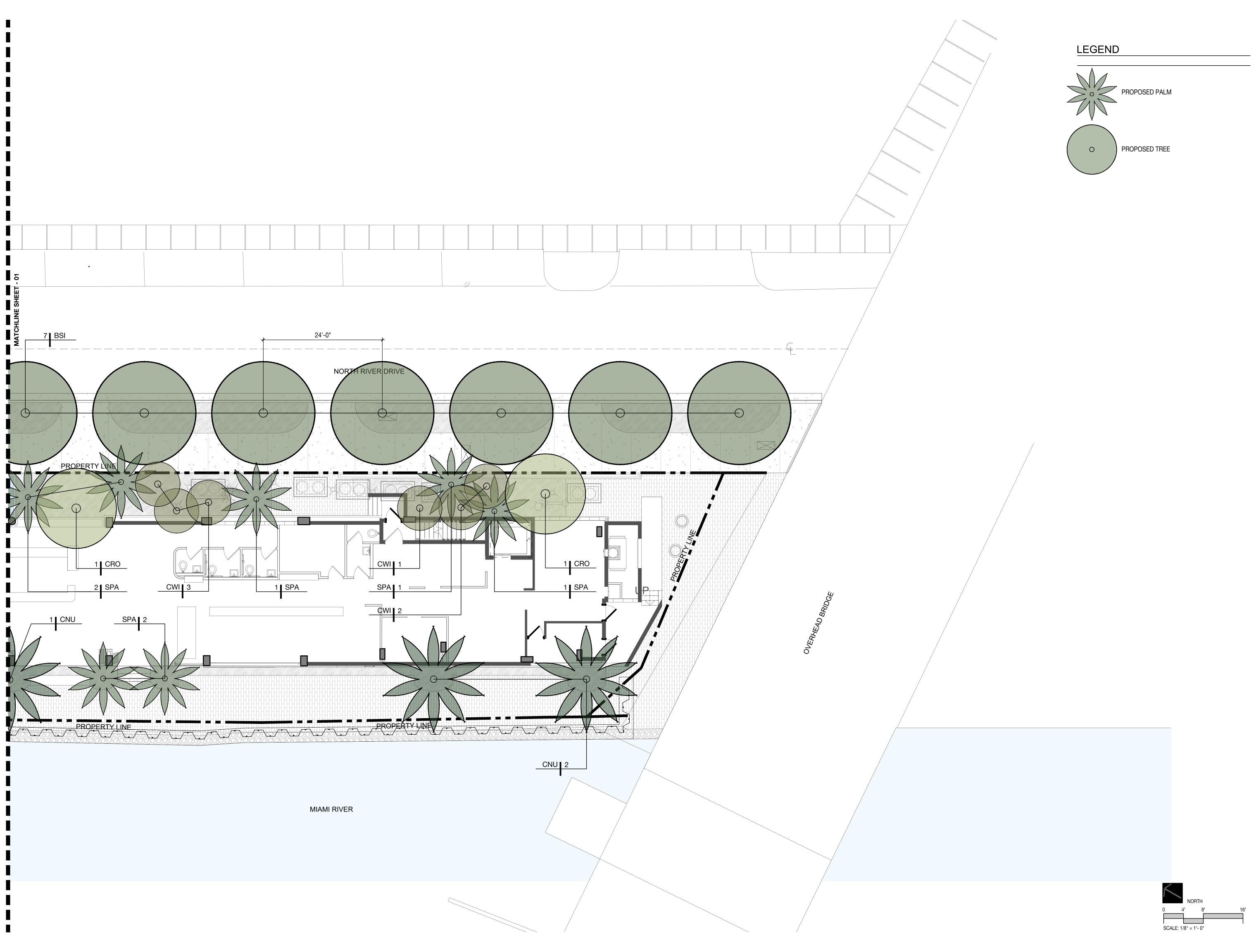
PERMIT SET

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

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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.: TREES & PALMS PLANTING PLAN



CASA NEOS

40 SW NORTH RIVER DR | MIAMI FLORIDA 33130

MILA GROUP



LANDSCAPE ARCHITECT:

CONSULTING ENGINEERS:

STRUCTURAL ENGINEER:

LEED CONSULTANT:

Reviewed for CODE COMPLIANCE

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Fire Prev		//
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Zoning	· · · · · · · · · · · · · · · · · · ·	//
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Electrical		//
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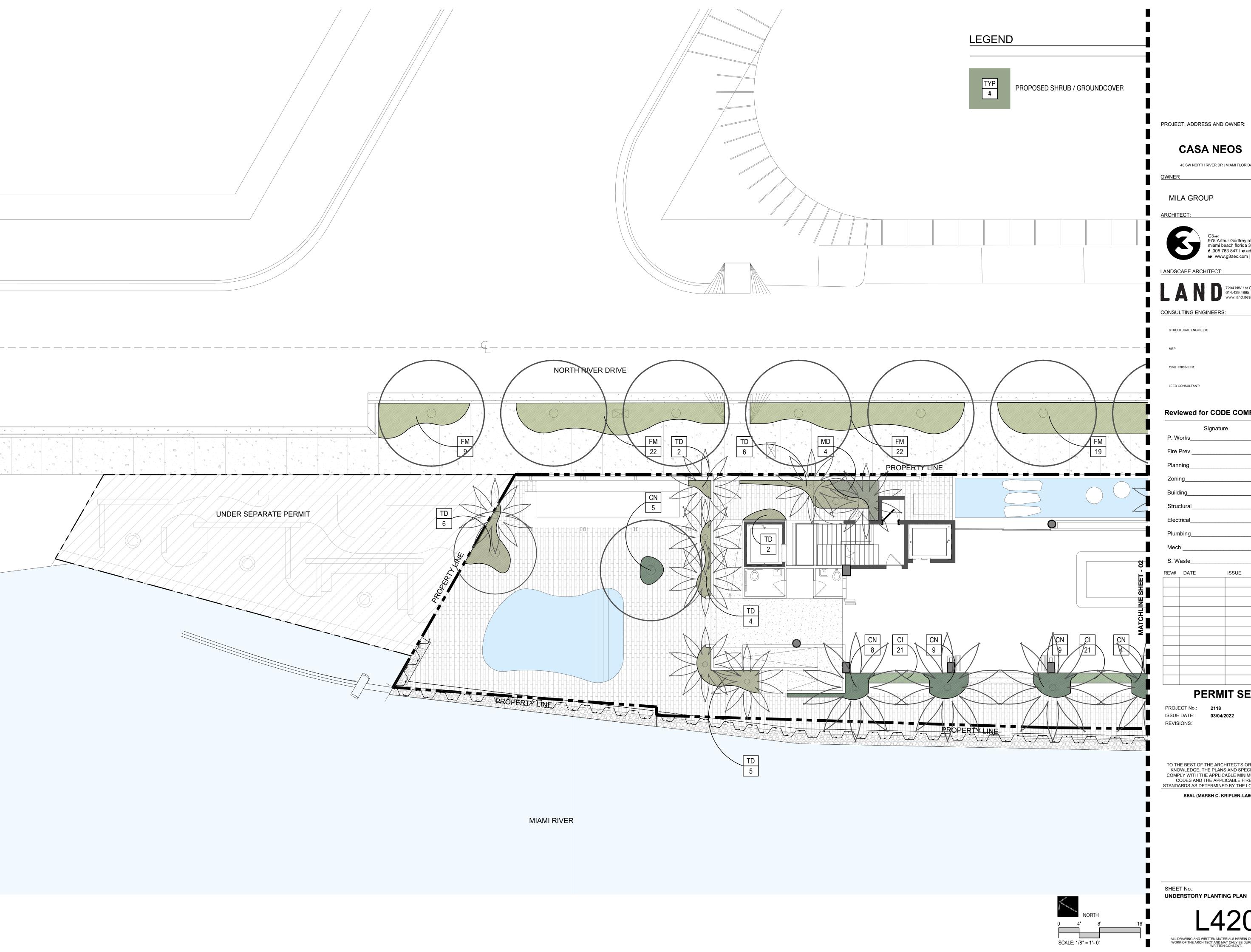
REV# DATE

03/04/2022

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SEAL (MARSH C. KRIPLEN-LA6667007)

SHEET No.: TREES & PALMS PLANTING PLAN



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STRUCTURAL ENGINEER:

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Signa	ture	Date
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Fire Prev		//_
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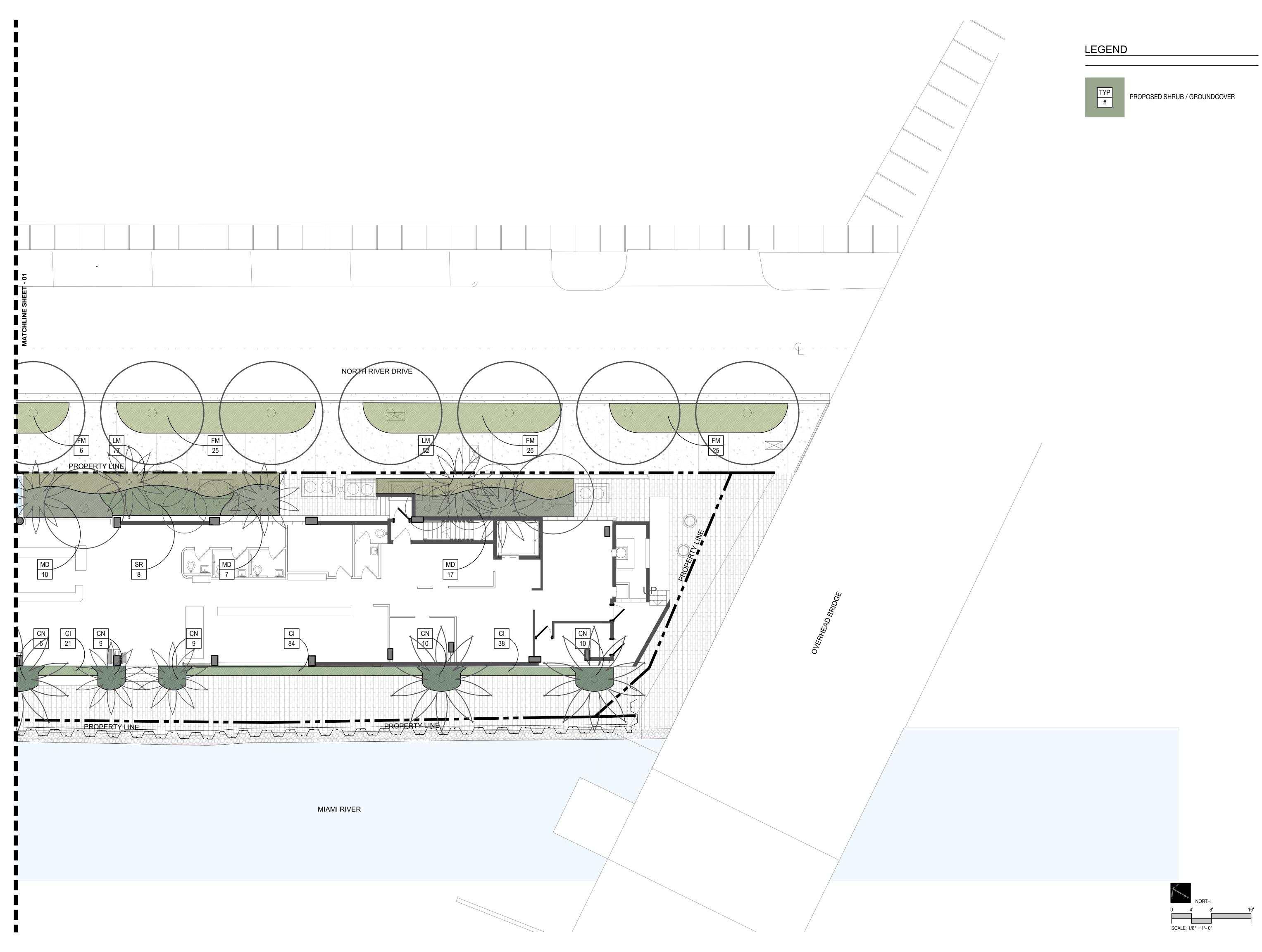
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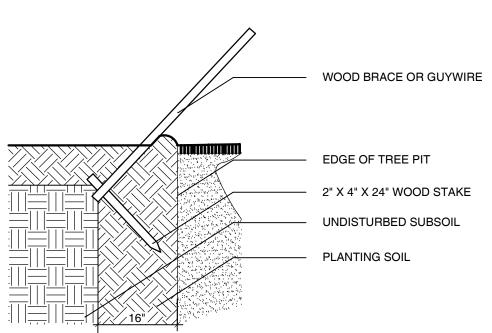
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SEAL (MARSH C. KRIPLEN-LA6667007)

SHEET No.: UNDERSTORY PLANTING PLAN



TOP OF STAKE MUST BE MINIMUM OF 3" BELOW FINISHED GRADE

STAKING DETAIL

PREPARATION: STORE ALL MATERIAL IN DRY, CLEAN AREA, COVER TO PROTECT FROM RAIN AND MINIMIZE DUST. COORDINATE RUN-OFF CONTROL WITH TEST EXISTING SOIL TO ENSURE IT IS FREE OF EXCESSIVE CLAY OR SALT AND ANY CHEMICALS/PETROCHEMICALS WHICH MAY HARM

IF INCORPORATING EXISTING SITE SOIL REMOVE ALL ROOTS, AND ROCK LARGER THAN 2" IN SIZE. REMOVE ALL PLASTIC, METAL AND MANMADE DETRITUS.

50% EXISTING SOIL 10% COCO PEAT 10% COMPOST 20% CLEAN SAND 10% PERLITE

BLEND QUANTITIES NEEDED BY HAND OR MACHINE.

REFER TO APPROPRIATE DETAILS FOR AMENDMENTS, COMPACTION DEPTHS ETC.

GENERAL: REFER TO LANDSCAPE NOTES FOR ADDITIONAL INFORMATION

PLANTING SOIL- TYPICAL

MULCH A: PINE STRAW, FOR USE IN GENERAL PLANTING AREAS AND ON SLOPES GREATER

MULCH B: MINI PINE BARK NUGGETS, FOR USE IN SPECIALTY AREAS

MELALEUCA MULCH, FOR USE IN GENERAL PLANTING AREAS AND ON SLOPES

GREATER THAN 10%

BLEND QUANTITIES NEEDED BY HAND OR MACHINE.

INSTALLATION: REFER TO APPROPRIATE DETAILS FOR EXTENTS AND DEPTHS.

GENERAL: REFER TO LANDSCAPE NOTES FOR ADDITIONAL INFORMATION, CONFIRM TYPE TO BE USED WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

MULCH- TYPICAL

5050- MUCK AND FINE SAND

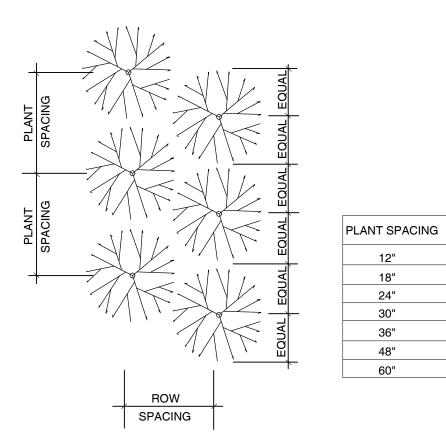
SUPPLIER: ATLAS PEAT AND SOIL 561.734.7300

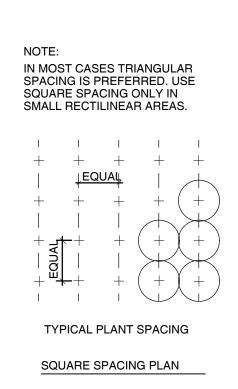
PLANTING SOIL- LAWN TOP DRESSING

KNOW WHAT'S BELOW

It's fast. It's free. It's the law.

ALWAYS CALL 811 BEFORE YOU DIG





ROW SPACING

10.4"

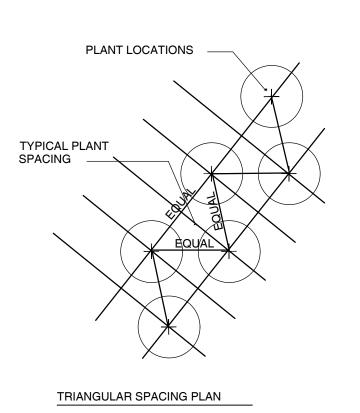
15.6"

31.2"

41.6" 52.0"

3 - 2 X 2

2 - 2 X 2



SHRUB PLANTING

OR 1" ABOVE SOD

NAILS

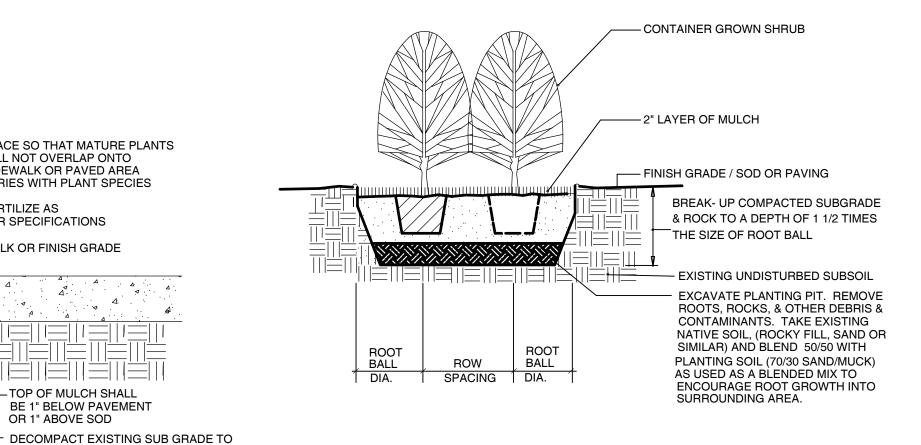
2 - 16d

PRIOR COMMENCEMENT.

A DEPTH OF +/- 6" BELOW ROOT BALL

CHECK FOR UNDERGROUND UTILITIES

WITH BACKHOE TEETH OR SIMILAR



NOTE:

1.5 X BALL DIA.

SHRUB- HEDGE AND MASS PLANTING

CALIPER

CLEATS

2 x 4 x 8"

8" - 10" 2 x	x 4 x 12"	1 # 12	3 - 2 X 4	3 - 16d	
10" - 16" 2 x	x 4 x 12"	2 # 12	4 - 2 X 4	3 - 16d	
PLANT SO THAT TOP OF ROOT BALL IS EVEN WITH THE FINISHED GRADE WRAP TRUNK W/ 5 LAYERS OF BURLAP, IF SOFT SKIN BARK WOODEN CLEATS WILL BE EQUALLY SPACED OVER PADDING & SECURED W/ STEEL BANDS EQUALLY SPACED 2" X 4" P.T. WOOD STAKES NAILED TO CLEATS. DO NOT NAIL TO TRUNK FORM SAUCER WITH 3" CONTINUOUS RIM FERTILIZER TABLET REFER TO SPEC FOR REQUIRED QUANTITY EXCAVATE PLANTING PIT. REMOVE ROOTS, ROCKS, & OTHER DEBRIS & CONTAMINANTS. TAKE EXISTING NATIVE SOIL, (ROCKY FILL, SAND OR SIMILAR) AND BLEND 50/50 WITH PLANTING SOIL (70/30 SAND/MUCK) AS USED AS A BLENDED MIX TO ENCOURAGE ROOT GROWTH INTO SURROUNDING AREA. DIG OUT / DECOMPACT EXISTING SOIL TO ENSURE PROPER DRAINAGE UNDERNEATH ROOT BALL, FRACTURE CORAL ROCK TO ENCOURAGE DEEP ROOTING, BLEND IN SOME PLANTING SOIL INTO EXISTING SUB GRADE AS FEASIBLE.	x 4 x 12"	2 # 12 SPREAD 45 45 45 1.5 X BALL DIA.	H1/3 OVERALL HT.	NOTE: STAKE TO AS NECES FIRM SUP WIRE SHA	ALL NOT TOUCH IDJACENT OR BRANCHES

STRAPS

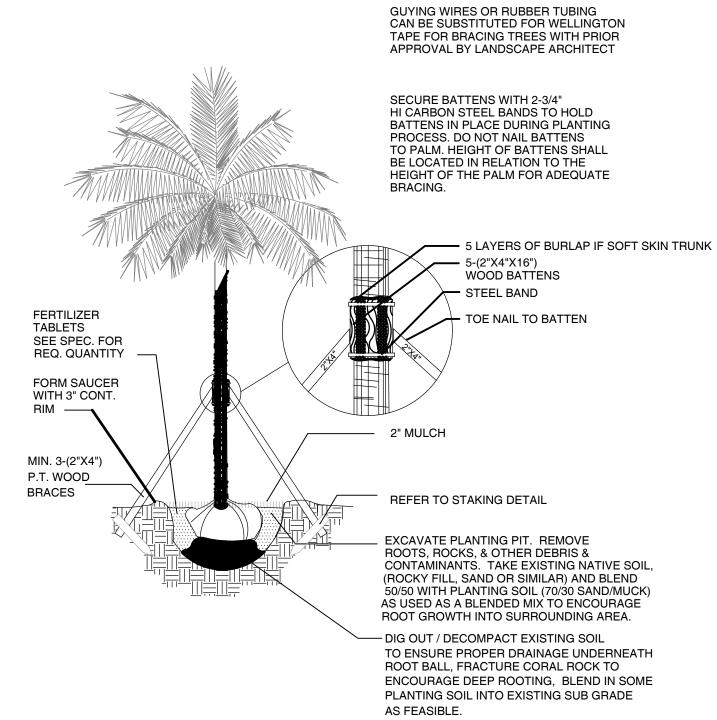
1 # 12

BRACES

3 - 2 X 4

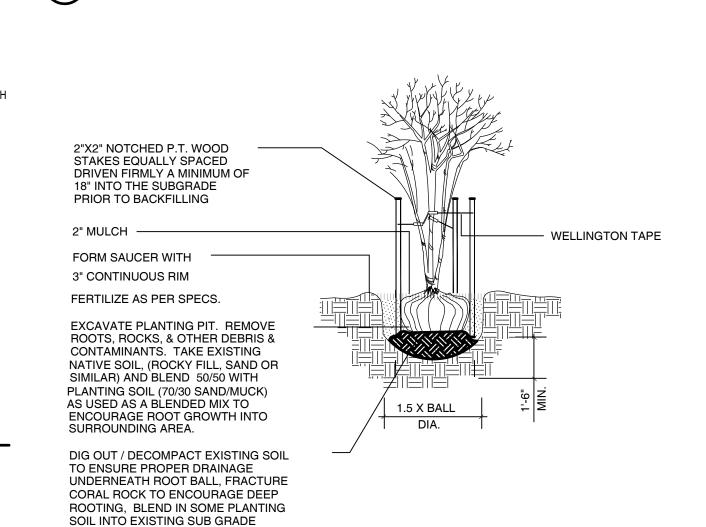
CANOPY TREE- PLANTING & TRIPLE BRACE STAKING PALM- PLANTING & STAKING

SHRUB- HEDGE AND MASS PLANTING



PLANTING DETAILS

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



MULTI TRUNK TREE- PLANTNG & STAKING

1 1/2" - 2"

2" - 3"

AS FEASIBLE.

\PLANT SPACING

CALIPER TIES STRANDS STAKES 1" - 1 1/2" 2 - 2 X 2 1 # 12

3

3

2 # 12

PLANT SO THAT TOP OF ROOT BALL IS EVEN WITH THE FINISHED GRADE PAINT ALL CUTS OVER 1" DIA. SPREAD	SPREAD
WELLINGTON TAPE ————————————————————————————————————	T. T.
3 EQUALLY SPACED NOTCHED P.T. WOOD STAKES DRIVEN (MIN. 18") FIRMLY INTO SUBGRADE PRIOR TO BACKFILLING	OVERALL HT.
STAKE ABOVE FIRST BRANCHES OR AS NECESSARY FOR FIRM SUPPORT	2" MULCH PARTY SPECIFIED SPECIFIED SAUCEB
FERTILIZER TABLET REFER TO SPEC FOR REQUIRED QUANTITY	FORM SAUCER 3" CONT.
EXCAVATE PLANTING PIT. REMOVE ROOTS, ROCKS, & OTHER DEBRIS & CONTAMINANTS. TAKE EXISTING NATIVE SOIL, (ROCKY FILL, SAND OR SIMILAR) AND BLEND 50/50 WITH PLANTING SOIL (70/30 SAND/MUCK) AS USED AS A BLENDED MIX TO ENCOURAGE ROOT GROWTH INTO SURROUNDING AREA.	1.5 X BALL DIA.
DIG OUT / DECOMPACT EXISTING SOIL TO ENSURE PROPER DRAINAGE UNDERNEATH ROOT BALL, FRACTURE CORAL ROCK TO ENCOURAGE DEEP ROOTING, BLEND IN SOME PLANTING SOIL INTO EXISTING SUB GRADE	

NOTE: USE FOR 3" OR LESS SINGLE STEM TREES & PALMS

CANOPY AND PALM TREE- PLANTING & VERTICAL STAKING

EXCAVATE PLANTING BED AS A WHOLE REMOVE ROOTS, ROCKS, & OTHER DEBRIS & CONTAMINANTS. TAKE EXISTING NATIVE SOIL, (ROCKY FILL, SAND OR SIMILAR) AND BLEND "GEOMANTIC MIX" AT 50/50 RATIO PLACE SO THAT MATURE PLANTS
WILL NOT OVERLAP ONTO
SIDEWALK OR PAVED AREA AND LAY PLANTING SOIL MINIMUM 6" DEEP. VARIES WITH PLANT SPECIES FINISH GRADE FERTILIZE AS PER SPECIFICATIONS --- WALK OR FINISH GRADE TOP OF MULCH SHALL BE 1" BELOW PAVEMENT

FERTILIZE PER SPECIFICATIONS

CONTINUOUS RIM IF APPLICABLE

EXCAVATE PLANTING PIT. REMOVE

ROOTS, ROCKS, & OTHER DEBRIS &

CONTAMINANTS. TAKE EXISTING

NATIVE SOIL, (ROCKY FILL, SAND OR SIMILAR) AND BLEND 50/50 WITH

DIG OUT / DECOMPACT EXISTING SOIL

UNDERNEATH ROOT BALL, FRACTURE

ROOTING, BLEND IN SOME PLANTING SOIL INTO EXISTING SUB GRADE

CORAL ROCK TO ENCOURAGE DEEP

TO ENSURE PROPER DRAINAGE

FORM SAUCER WITH 3"

SPECIFIED PLANTING SOIL

AS FEASIBLE.

ISSUE DATE: **REVISIONS:**

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PERMIT SET

03/04/2022

PROJECT No.: 2118

PROJECT, ADDRESS AND OWNER:

MILA GROUP

LANDSCAPE ARCHITECT:

CONSULTING ENGINEERS:

STRUCTURAL ENGINEER

LEED CONSULTANT:

Structural_

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