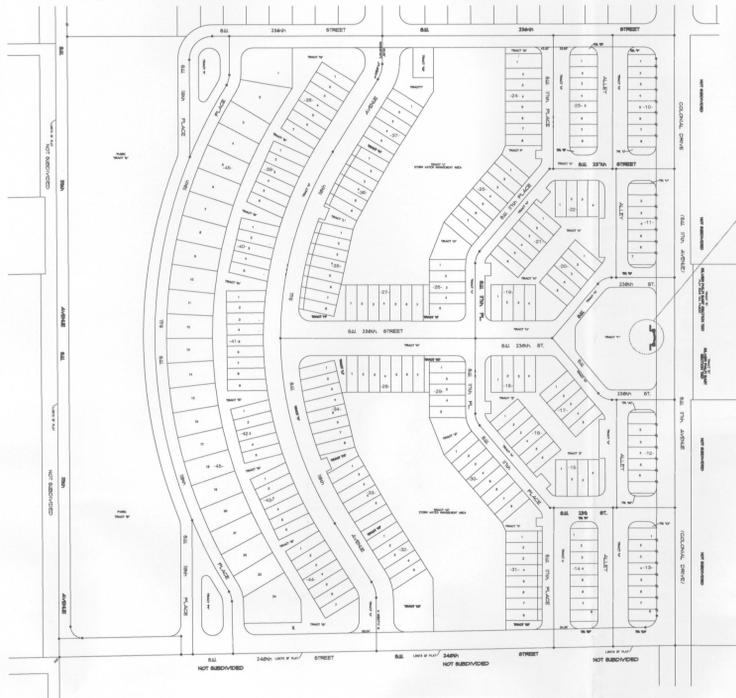


ENTRANCE FEATURE 14-EF-014  
 SILVER PALMS BY LENNAR COMMUNITY ASSN.  
 SEC. 24, TWP. 56 S, RGE. 39 E DISTRICT 8  
 ZONING: RU-TH MIAMI-DADE COUNTY



**KEY PLAN**  
 N.T.S.  
 NORTH

# SILVER PALM WEST

A SUBDIVISION LYING IN A PORTION OF THE EAST 1/2 OF THE  
 NE 1/4 OF SECTION 24, TOWNSHIP 56 SOUTH, RANGE 39 EAST  
 MIAMI-DADE COUNTY, FLORIDA

MONUMENT SIGN LOCATION

S.W. 238th. ST.

S.W. TRACT "H"

238th ST.

MONUMENT SIGN LOCATION

TRACT "Y"

EQUAL DISTANCE

8.00'

40.00'

S.W. 117th. AVENUE

EQUAL DISTANCE

8.5'

260.0'

8.5'

SAFE SIGHT DISTANCE TRIANGLE, NO FENCES, HEDGES, SIGNS OR ANY OTHER STRUCTURE SHALL BE HIGHER THAN 2.0' WITHIN THE DESIGNATED CLEAR SITE TRIANGLE HEREIN DEPICTED.

238th ST.

40.00'

**SITE PLAN**  
 SCALE: 1"=20'  
 NORTH

**PASCUAL PEREZ KILIDDJIAN & ASSOCIATES**  
 ARCHITECTS - PLANNERS  
 LICENSE # AA 26001357

EDGARDO PEREZ, AIA  
 LICENSE No.: AR 0015394  
 MARIO P. PASCUAL, AIA  
 LICENSE No.: AR 0008254  
 PETER KILIDDJIAN, RA  
 LICENSE No.: AR 0093067

AT THE BEACON CENTER  
 1300 NW 84th AVENUE  
 DORAL, FLORIDA 33126  
 TELEPHONE: (305) 592-3363  
 FACSIMILE: (305) 592-6865  
 http://www.ppkarch.com

REVISIONS:

SILVER PALMS WEST  
 BY  
 LENNAR HOMES, LLC  
 MIAMI-DADE COUNTY, FLORIDA

OWNER:  
 LENNAR HOMES, LLC  
 730 NW 107TH AVE.  
 SUITE 300  
 MIAMI, FL 33172  
 PH: 305-599-1951

SEAL:

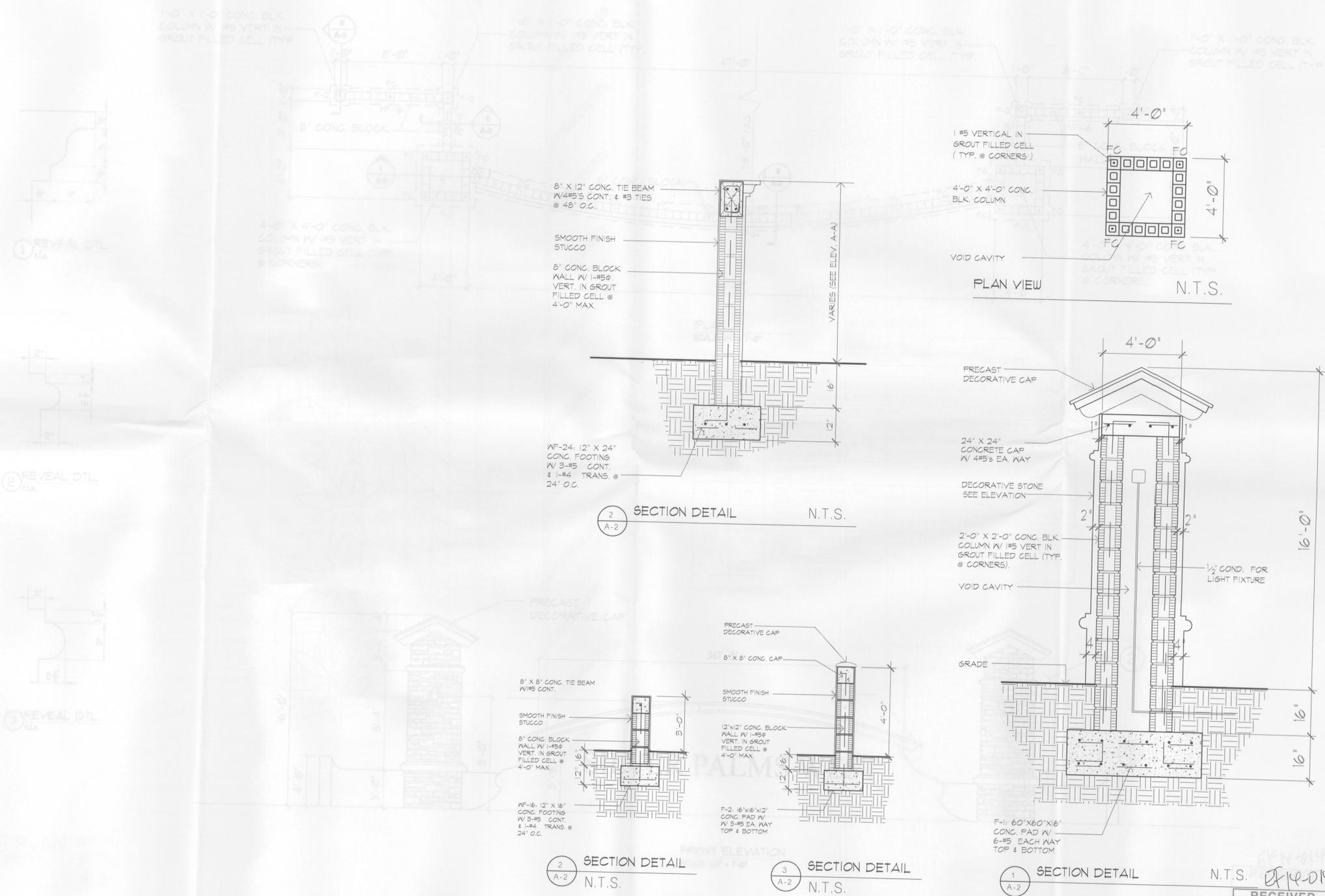
SITE PLAN

ENTRY MONUMENT  
 DATE: 2014-10-16  
 SCALE: AS SHOWN  
 DRAWN: AJS  
 JOB NO.: 14-48

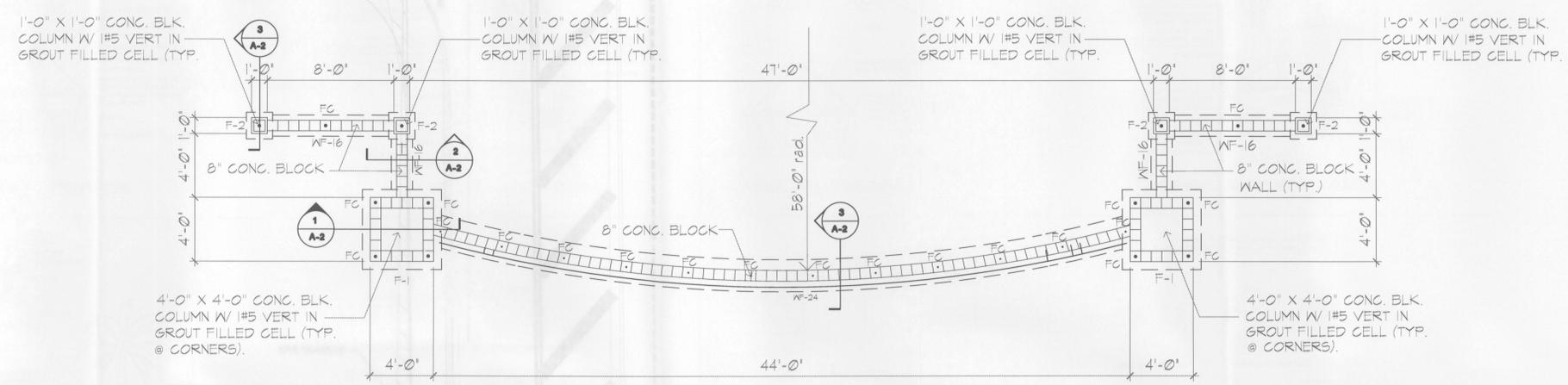
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 RESOURCES DEVELOPMENT SERVICES

SP-1

SHEET NO.:



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 MIAMI-DADE COUNTY  
 DEPARTMENT OF REGULATORY AND ECONOMIC  
 RESOURCES DEVELOPMENT SERVICES



LANDSCAPE LIST

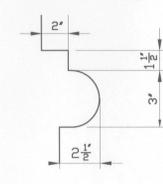
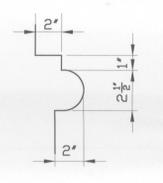
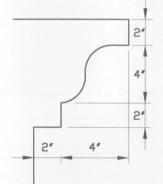
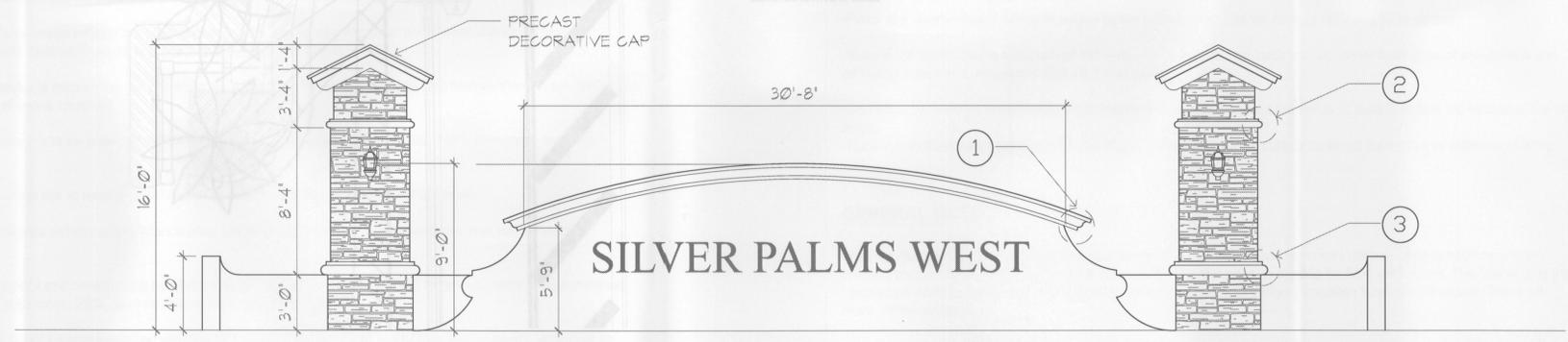
TREES AND PALMS

SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
	5	Bismarck palm	12' CL
		BISMARCK PALM	12'

SHRUBS AND GROUNDCOVERS

SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
AC	128	Alamanda colorado	18" HT. & 18" DIA. 1' 10" DIA.
		YELLOW GLEANER	1' 10"
CA	5	China roseholme 'China Rose'	2' DIA. HT.
		PURPLE CROWN LILY	1' 10"
GG	26	Small groundcover	24" HT. X 24" DIA. 1' 10" DIA.
		SMALL LEAF CLUSE	1' 10"
FM	177	Ficus microcarpa 'Green Island'	18" HT. & 18" DIA. 1' 10" DIA.
		GREEN ISLAND FIG	1' 10"
IN	127	Impatiens 'New York Green'	24" HT. X 24" DIA. 1' 10" DIA.
		INDIA	1' 10"
SV	70	Small groundcover	24" HT. X 24" DIA. 1' 10" DIA.
		UNPOLLINATED SO-REPLER	1' 10"
LAWN	AS	Established non-irrigation turfgrass	SOLID EVER-GREEN
		ST. AUGUSTINE GRASS	

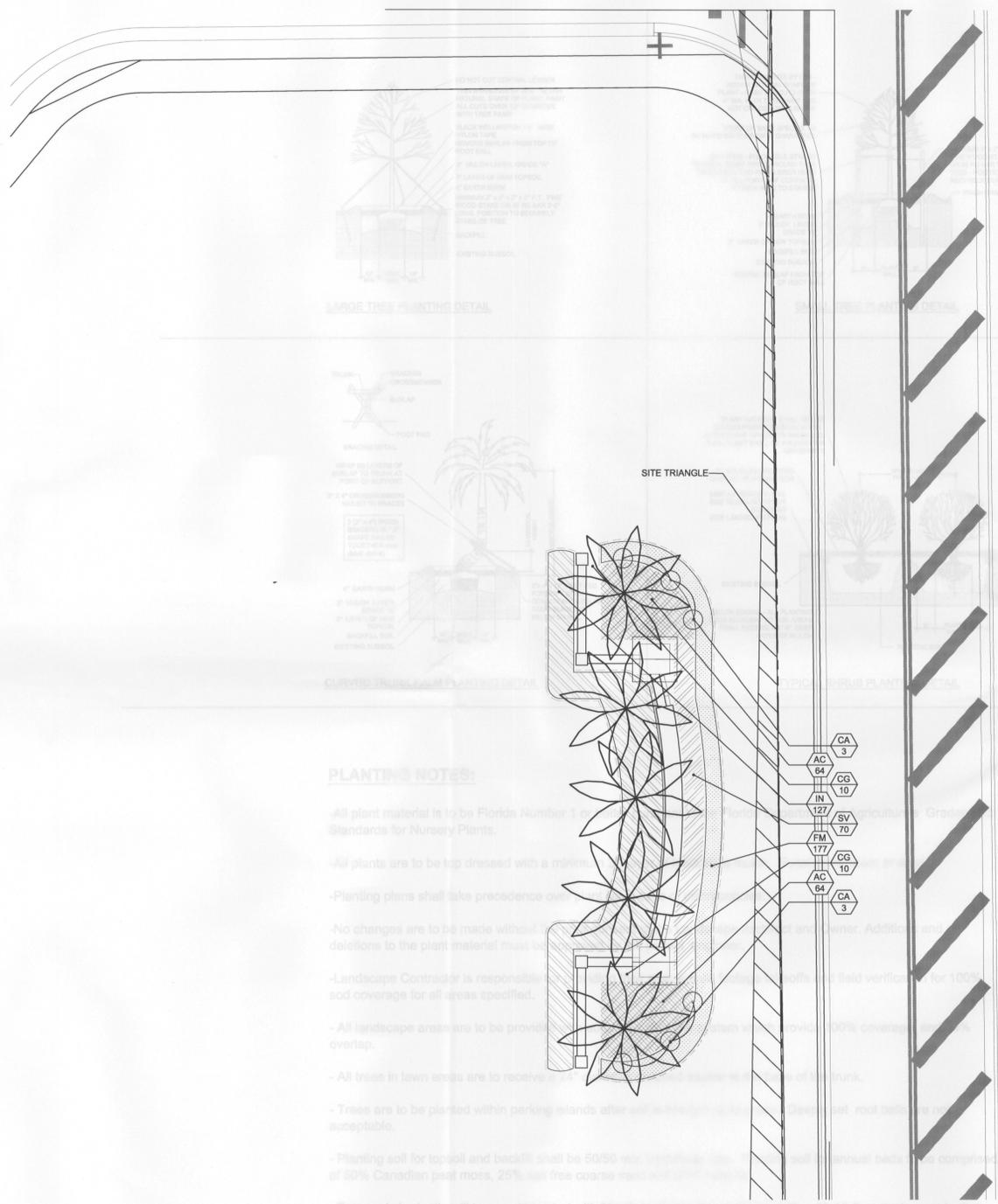
\* DENOTES NATIVE SPECIES



LANDSCAPE PLAN NORTH  
 Scale: 1"=10'-0"

NOV 18 2014  
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 MIAMI-DADE COUNTY  
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**SILVER PALMS WEST**  
 Miami-Dade County, Florida  
 ENTRANCE LANDSCAPE PLAN



**PLANTING NOTES:**

- All plant material is to be Florida Number 1 or better.
- All plants are to be top dressed with a minimum of 2 inches of topsoil.
- Planting plans shall take precedence over all other drawings.
- No changes are to be made without written approval of the Landscape Architect.
- Landscape Contractor is responsible for providing 100% sod coverage for all areas specified.
- All landscape areas are to be provided with 100% sod coverage.
- All trees in lawn areas are to receive a minimum of 24" of mulch.
- Trees are to be planted within parking stands after cut and backfill is completed.
- Planting soil for topsoil and backfill shall be 50/50 mix of topsoil and sand.
- Tree and shrub pits will be supplemented with "Agribon" black plastic mulch with a 20-10-5 analysis, or substitute application accepted by Landscape Architect. Details to be provided by manufacturer showing weight, analysis and name of manufacturer.

**LANDSCAPE PLAN** NORTH  
 Scale: 1"=10'-0"

**LANDSCAPE LIST**

TREES AND PALMS			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
★	5	Bismarckia nobilis	12' C.T.
		BISMARCK PALM	F.G.
SHRUBS AND GROUNDCOVERS			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
AC	128	Allamanda cathartica YELLOW ALLAMANDA	18" HT. X 18" SPR. / 18" O.C. 3 GAL.
CA	6	Crinum augustum 'Queen Emma' PURPLE CRINUM LILY	3' O.A. HT. 7 GAL.
CG	20	Clusia guttifera SMALL LEAF CLUSIA	24" HT. X 24" SPR. / 24" O.C. 3 GAL.
FM	177	Ficus microcarpa 'Green Island' GREEN ISLAND FIGUS	15" HT. X 15" SPR. / 15" O.C. 3 GAL.
IN	127	Ixora 'Nora Grant'	24" HT. X 24" SPR. / 24" O.C. 3 GAL.
SV	70	Schefflera arboricola 'Trinette' VARIEGATED SCHEFFLERA	18" HT. X 18" SPR. / 18" O.C. 3 GAL.
LAWN	As Required	Stenotaphrum secundatum 'Floratum' ST. AUGUSTINE GRASS	SOLID EVEN SOD

\* DENOTES NATIVE SPECIES

- Place sod on mechanical mat, with edges slightly buttered. staggered rows at right angles to slopes.
- Keep edge of sod bed a minimum of 18" away from groundcover beds and 24" away from edge of wood beds and 36" away from trees, measured from center of plant.
- Sod shall be watered immediately after installation to uniformly wet the soil to at least 2" below the top of the sod.
- Grass and mulch should be placed on top of sod is flush with top of curb or adjacent pavement or adjacent existing sod.

**GENERAL NOTES:**

- The Landscape Contractor shall verify all underground and overhead utilities prior to beginning work. Contact proper utility authorities or the General Contractor prior to digging for field verification. The Contractor and Landscape Architect shall be responsible for any damages to utility or irrigation lines (see Roadway Plans for more utility notes).
- Landscape Contractor shall review all utility drawings and check for discrepancies and bring to the attention of the Landscape Architect who is to be resolving with the owner.
- All unattended and exposed holes are to be properly barricaded and flagged during installation.
- All planting plans are subject to change for site layout. Any deviations, site changes, omissions are to be made to the attention of the Landscape Architect prior to installation.

EX-14-014  
**RECEIVED**  
 NOV 18 2014  
 MIAMI-DADE COUNTY  
 DEPARTMENT OF REGULATORY AND ECONOMIC  
 RESOURCES DEVELOPMENT SERVICES

Project:

Revisions:

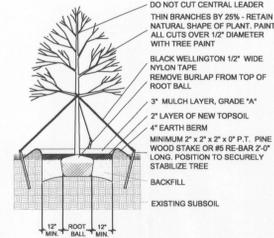
Seal:

Lic. # LA0000689  
 Member, A.S.L.A.

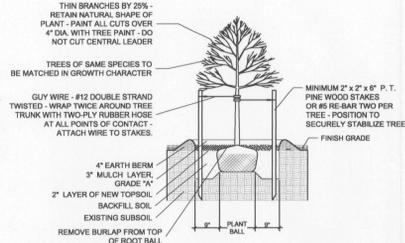
Drawing: ENTRANCE LANDSCAPE  
 Date: 11/13/2014  
 Scale: See Left  
 Drawn by: DC  
 Sheet No.:

L-1

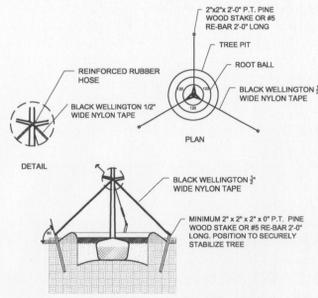
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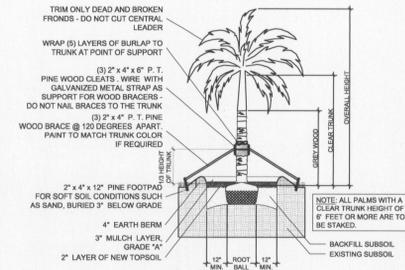
LARGE TREE PLANTING DETAIL



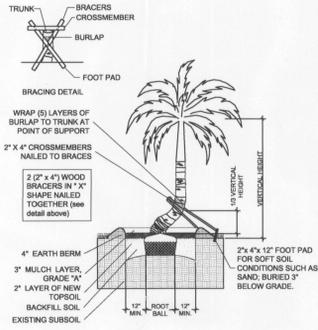
SMALL TREE PLANTING DETAIL



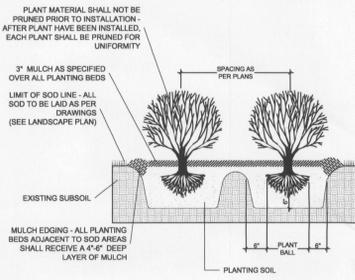
TYPICAL TREE GUYING DETAIL



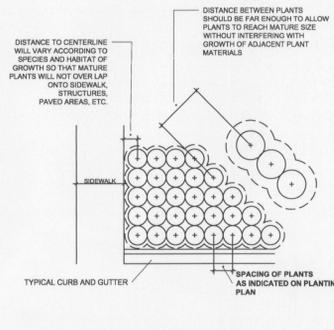
STRAIGHT TRUNK PALM PLANTING DETAIL



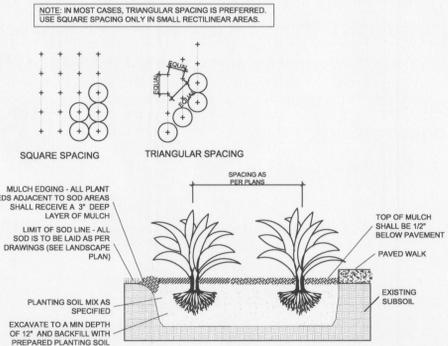
CURVED TRUNK PALM PLANTING DETAIL



TYPICAL SHRUB PLANTING DETAIL



TYPICAL CONTAINER SPACING DETAIL



TYPICAL GROUNDCOVER PLANTING DETAIL

**PLANTING NOTES:**

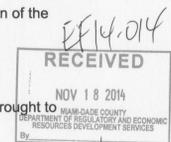
- All plant material is to be Florida Number 1 or better pursuant to the Florida Department of Agriculture's Grades and Standards for Nursery Plants.
- All plants are to be top dressed with a minimum 3" layer of Melaleuca mulch, Eucalyptus mulch or equal.
- Planting plans shall take precedence over plant list in case of discrepancies.
- No changes are to be made without the prior consent of the Landscape Architect and Owner. Additions and or deletions to the plant material must be approved by the project engineer.
- Landscape Contractor is responsible for providing their own square footage takeoffs and field verification for 100% sod coverage for all areas specified.
- All landscape areas are to be provided with automatic sprinkler system which provide 100% coverage, and 50% overlap.
- All trees in lawn areas are to receive a 24" diameter mulched saucer at the base of the trunk.
- Trees are to be planted within parking islands after soil is brought up to grade. Deeply set root balls are not acceptable.
- Planting soil for topsoil and backfill shall be 50/50 mix, nematode free. Planting soil for annual beds to be comprised of 50% Canadian peat moss, 25% salt free coarse sand and 25% Aerolite.
- Tree and shrub pits will be supplemented with "Agriform Pells", 21 gram size with a 20-10-5 analysis, or substitute application accepted by Landscape Architect. Deliver in manufacturer's standard containers showing weight, analysis and name of manufacturer.

**SOD NOTES:**

- Sod is to be grade "A" weed free.
- All areas marked "LAWN" shall be solid sodded with St. Augustine 'Floratum' solid sod. See limit on plan. All areas marked 'Bahia Grass' shall be solid sodded with Paspalum.
- Provide a 2" deep blanket of planting soil as described in planting notes this sheet. Prior to planting, remove stones, sticks, etc. from the sub soil surface. Excavate existing non-conforming soil as required so that the finish grade of sod is flush with adjacent pavement or top of curb as well as adjacent sod in the case of sod patching.
- Place sod on moistened soil, with edges tightly butted, in staggered rows at right angles to slopes.
- Keep edge of sod bed a minimum of 18" away from groundcover beds and 24" away from edge of shrub beds and 36" away from trees, measured from center of plant.
- Sod Shall be watered immediately after installation to uniformly wet the soil to at least 2" below the bottom of the sod strips.
- Excavate and remove excess soil so top of sod is flush with top of curb or adjacent pavement or adjacent existing sod.

**GENERAL NOTES:**

- The Landscape Contractor is to locate and verify all underground and overhead utilities prior to beginning work. Contact proper utility companies and / or General Contractor prior to digging for field verification. The Owner and the Landscape Architect shall not be responsible for any damages to utility or irrigation lines (see Roadway Plans for more utility notes).
- Landscape Contractor is to verify all current drawings and check for discrepancies and bring to the attention of the Landscape Architect prior to commencing with the work.
- All unattended and unplanted tree pits are to be properly barricaded and flagged during installation.
- All planting plans are issued as directives for site layout. Any deviations, site changes, etcetera are to be brought to the attention of the Landscape Architect for clarification prior to installation.



**WITKIN HULTS DESIGN GROUP**  
 phone: 954.925.9681 fax: 954.925.8669  
 www.witkindesign.com

**SILVER PALMS WEST**  
 Miami-Dade County, Florida  
 LANDSCAPE DETAILS

Project:  
 Revisions:

Seal:  
 Lic. # LA0000869  
 Member A.S.L.A.

Drawing: Landscape Details  
 Date: 11/13/2014  
 Scale: NTS  
 Drawn by: LDC  
 Sheet No.:  
 Cad Id.: 2013-000