



Aerial View



Private Residence 11 Via Vizcaya Town of Palm Beach

Landscape Legend

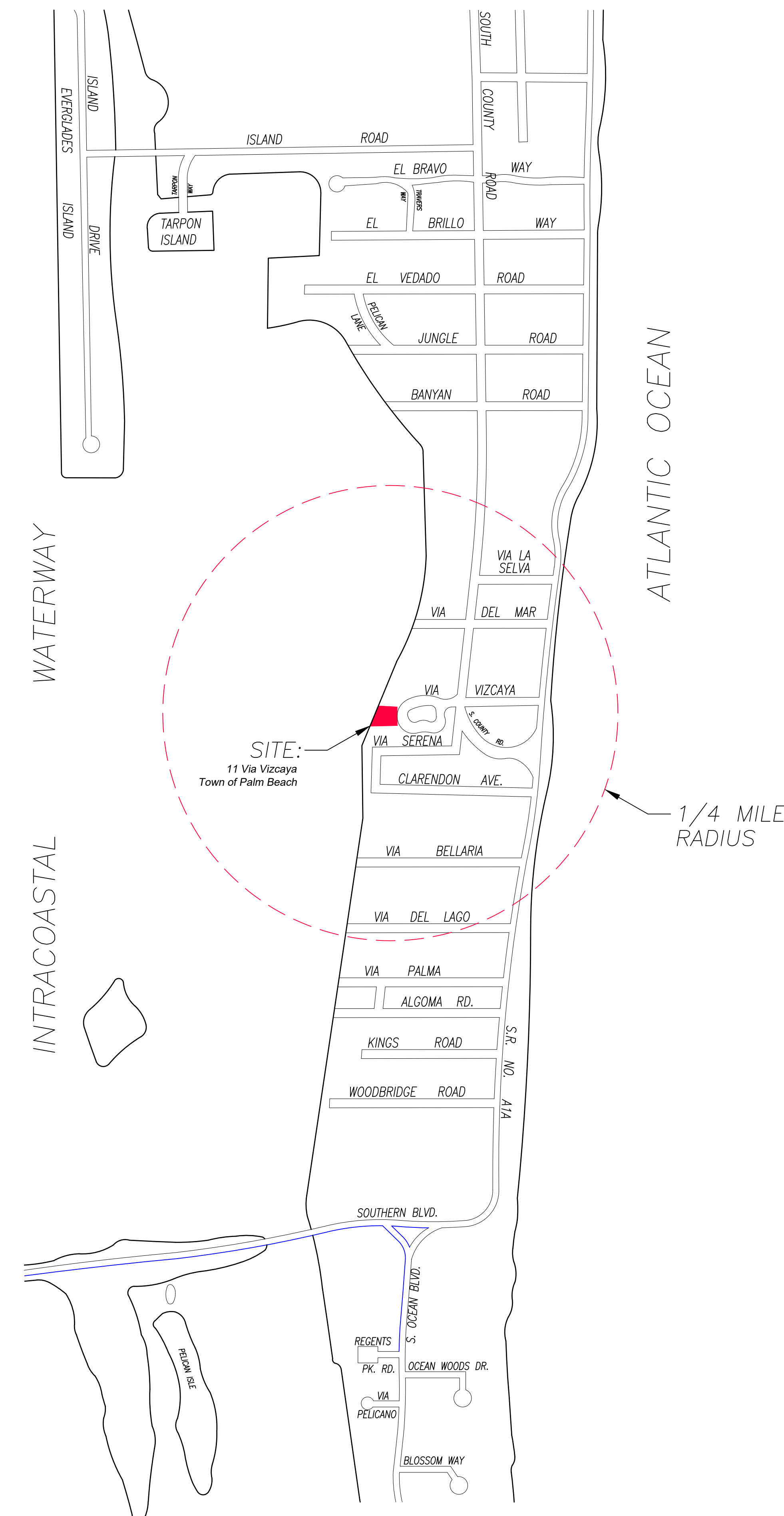
Property Address:	11 Via Viscaya	
Lot Area:	19,994 s.f.	
	Required/Allowed	Proposed
Landscape Open Space:	9,997 s/f (50%)	9,662 s/f (48.3%)
LQS to be altered	N/A	2,735 s/f (28.3%)
Perimeter LQS	N/A	N/A
Front Yard LQS	3,194 s/f (45%)	1,858 s/f (69.7%)
Native Trees	30%	100%
Native Shrubs & Vines	30%	100%
Native Groundcover	30%	100%

Scope of Work

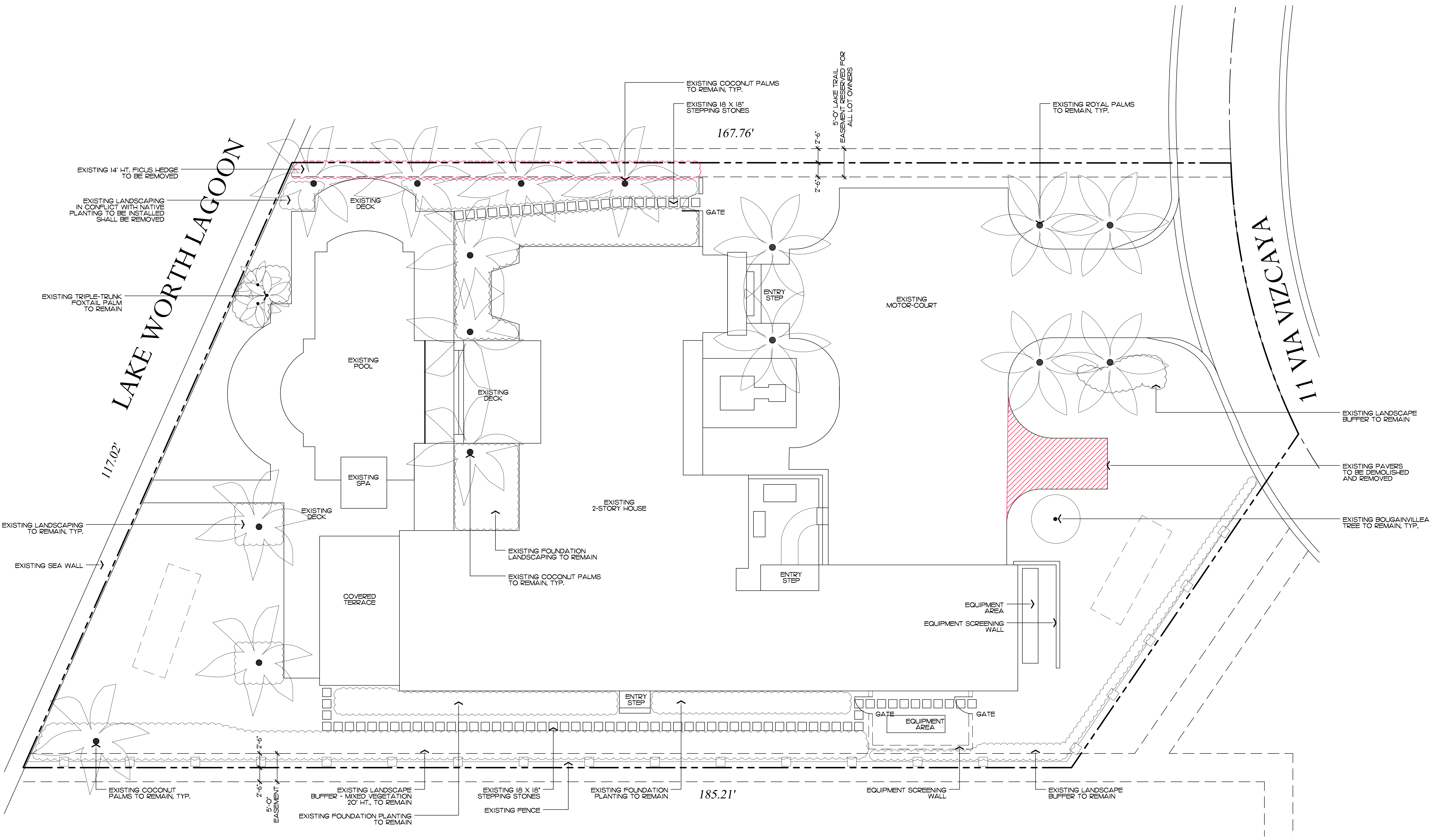
- Proposed 4' ht. Chain-link fence and gate.
- Additional (100% Native) landscaping.

Sheet Index

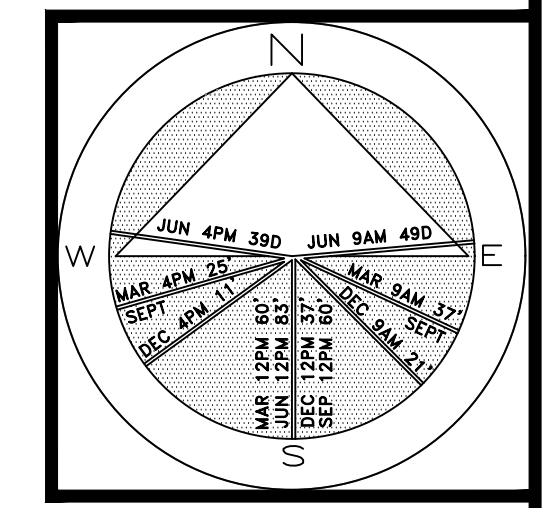
- Coversheet
- L1.0 Existing Conditions Plan
 - L1.1 Existing Conditions Photos
 - L1.2 Truck Logistics Plan
 - L1.3 Construction Staging & Screening Plan
 - L2.0 Site Plan
 - L2.1 Landscape Open Space Calculations
 - L2.2 Landscape Alteration Diagram
 - L3.0 Landscape Plan
 - L3.1 Landscape Schedule
 - L4.0 Rendered Landscape Plan
 - L4.1 Rendered Landscape Elevation
 - L4.2 Rendered Landscape Elevation
- Survey



Vicinity/Location Map



Private Residence
11 Via Vizcaya
Town of Palm Beach



JOB NUMBER: # 23121.00 LA
DRAWN BY: Allison Padilla / Jean Tuomey
DATE: 10.12.2023

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Existing Conditions / Demolition Plan

SCALE IN FEET 0' 8' 16' 24'

ARC-23-152

SHEET L1.0

64 sf.
AREA IN SQ.FT.



Aerial View



ENVIRONMENTAL DESIGN GROUP
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 Phone: 561.832.4600 Mobile: 561.313.4424
 Landscape Architecture
 Land Planning
 Landscape Management
 Dustin M. Mizell, M.L.A. P.L.A. #6666784
 Dustin@environmentaldesigngroup.com

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 11 Via Vizcaya
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F L O R I D A

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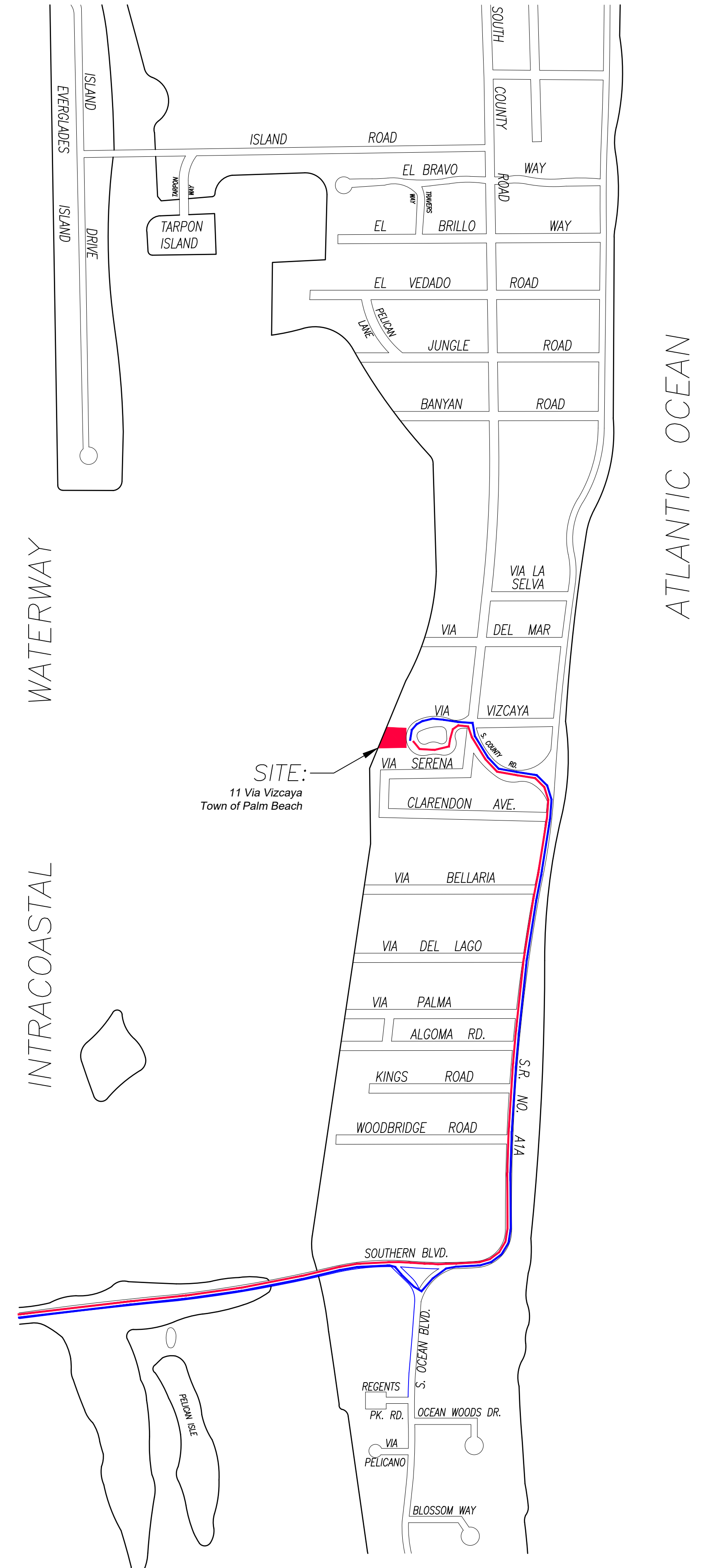
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ARC-23-152

JOB NUMBER: # 23121.00 LA
 DRAWN BY: Sean Twomey
 DATE: 10.12.2023

SHEET L1.1

Existing Conditions - Images



ATLANTIC OCEAN

INTRACOASTAL WATERWAY

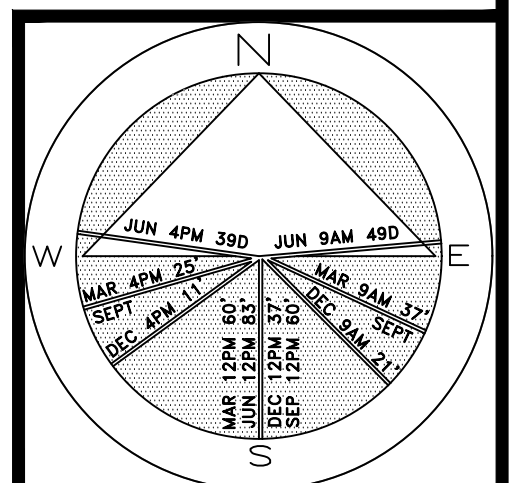
SITE:
11 Via Vizcaya
Town of Palm Beach

1 PROPOSED TRUCK INGRESS / EGRESS ROUTES MAP

SCHEDULE:
MONTH 1: LANDSCAPE INSTALLATION
LARGEST TRUCK ->
LANDSCAPE TRUCKS ->
SOD
IRRIGATION

- PROPOSED INGRESS TRUCK ROUTE
- PROPOSED EGRESS TRUCK ROUTE

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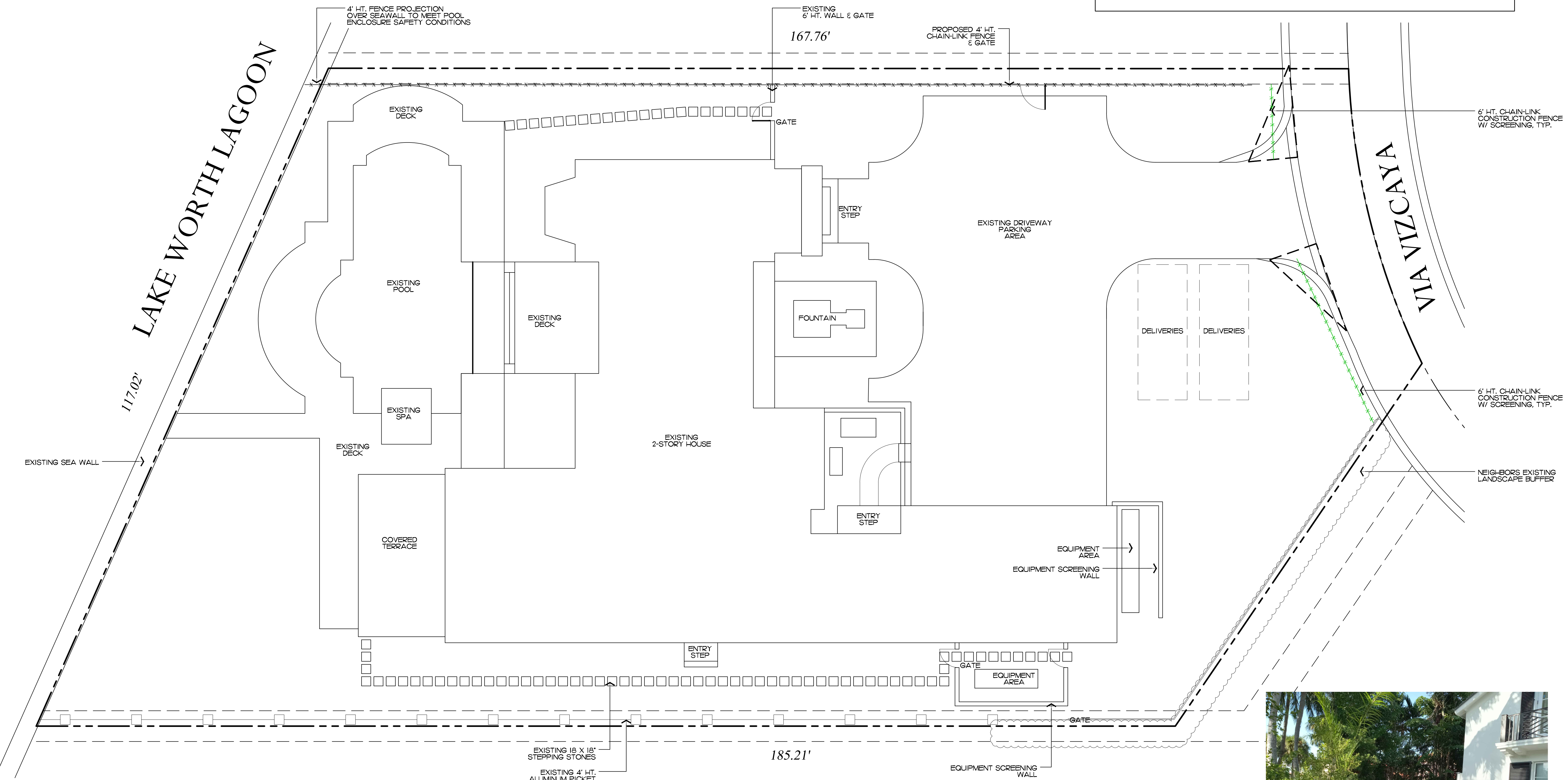
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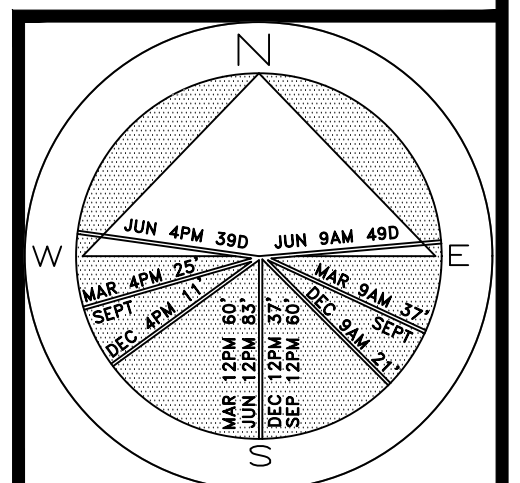
ARC-23-152
Truck Logistics Plan
 NOT TO SCALE

SHEET L1.2

NOTE:
 ONLY PROPOSED CONSTRUCTION IS A CHAIN-LINK FENCE ALONG THE NORTH PROPERTY LINE.
 PERIMETER LANDSCAPING WILL BE INSTALLED FIRST.



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NEIGHBORS EXISTING LANDSCAPE BUFFER

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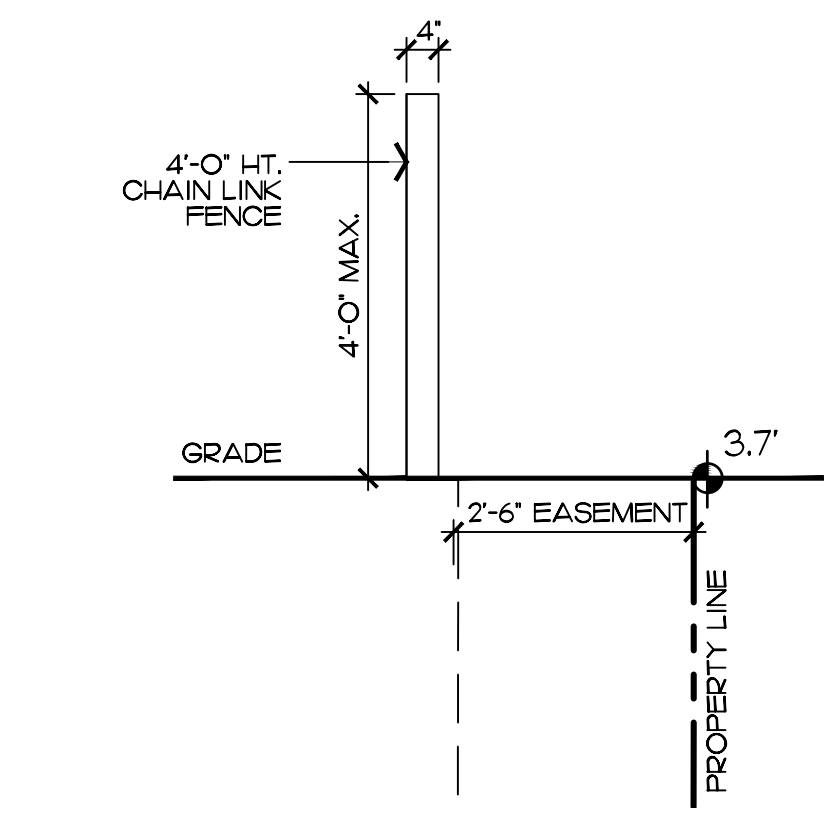
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Construction Screening & Staging Plan
 SCALE IN FEET 0' 8' 16' 24'

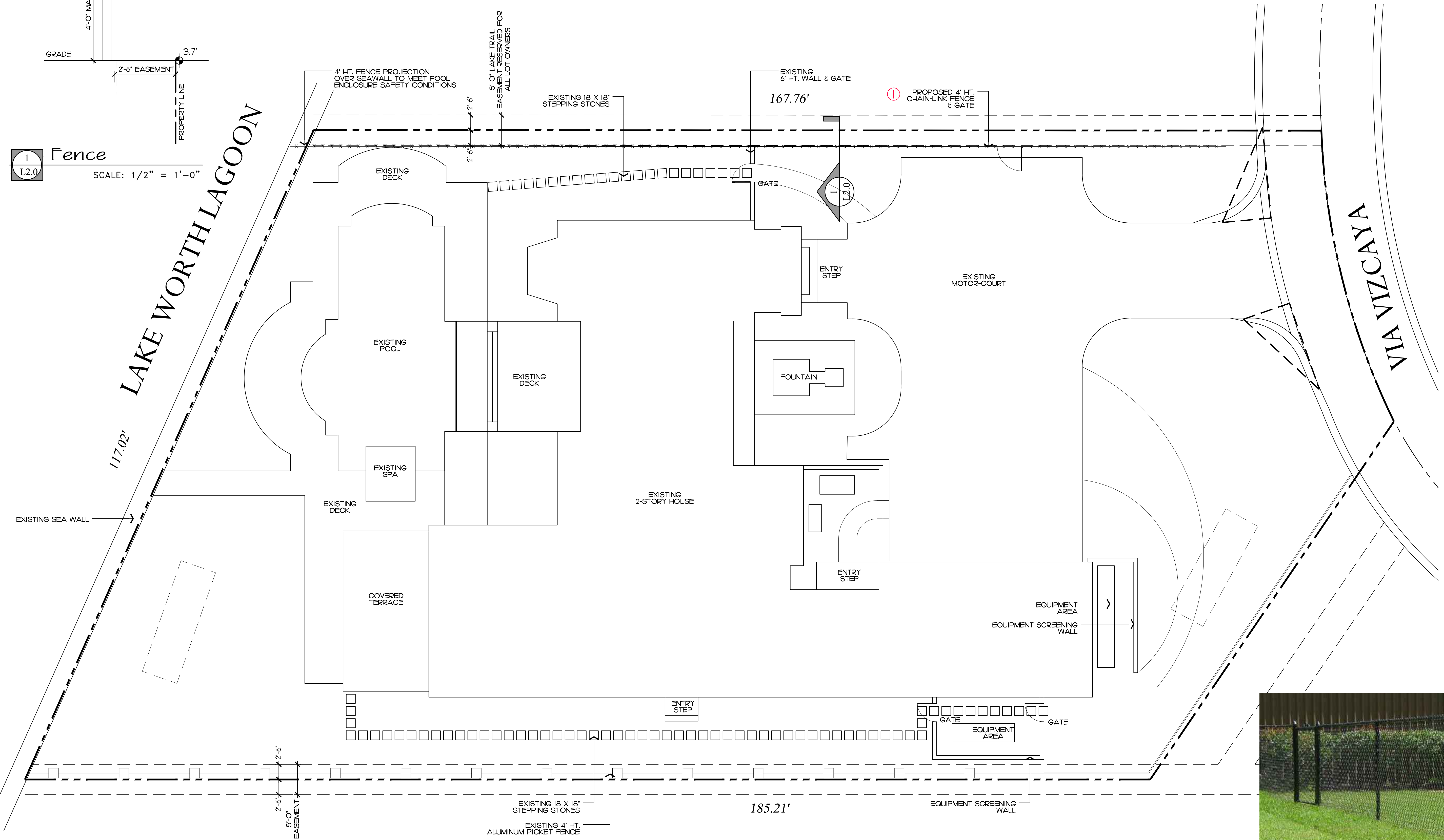
ARC-23-152

SHEET L1.3
 64 sf.
 AREA IN SQ.FT.

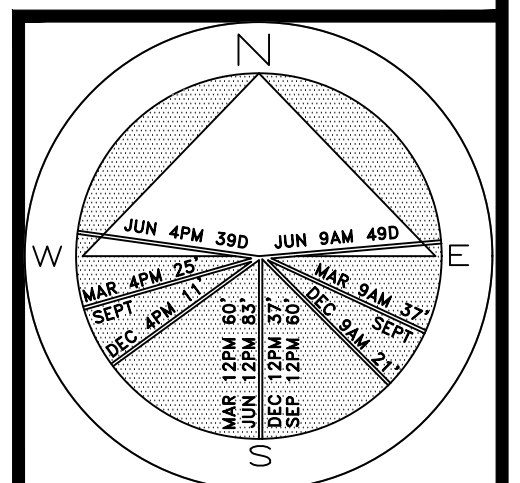
NOTE:
 NO CHANGES TO HARDSCAPE
 ARE PROPOSED



1
 L2.0
 Fence
 SCALE: 1/2" = 1'-0"



Private Residence
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PROPOSED 4' HT. BLACK CHIAN-LINK FENCE & GATE

Revisions

- ① PROPOSED 4' HT. BLACK CHAIN-LINK FENCE & GATE

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ARC-23-152
Site Plan
 SCALE IN FEET 0' 8' 16' 24'
 AREA IN SQ.FT. 64


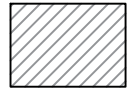
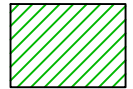
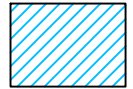
SHEET L2.0

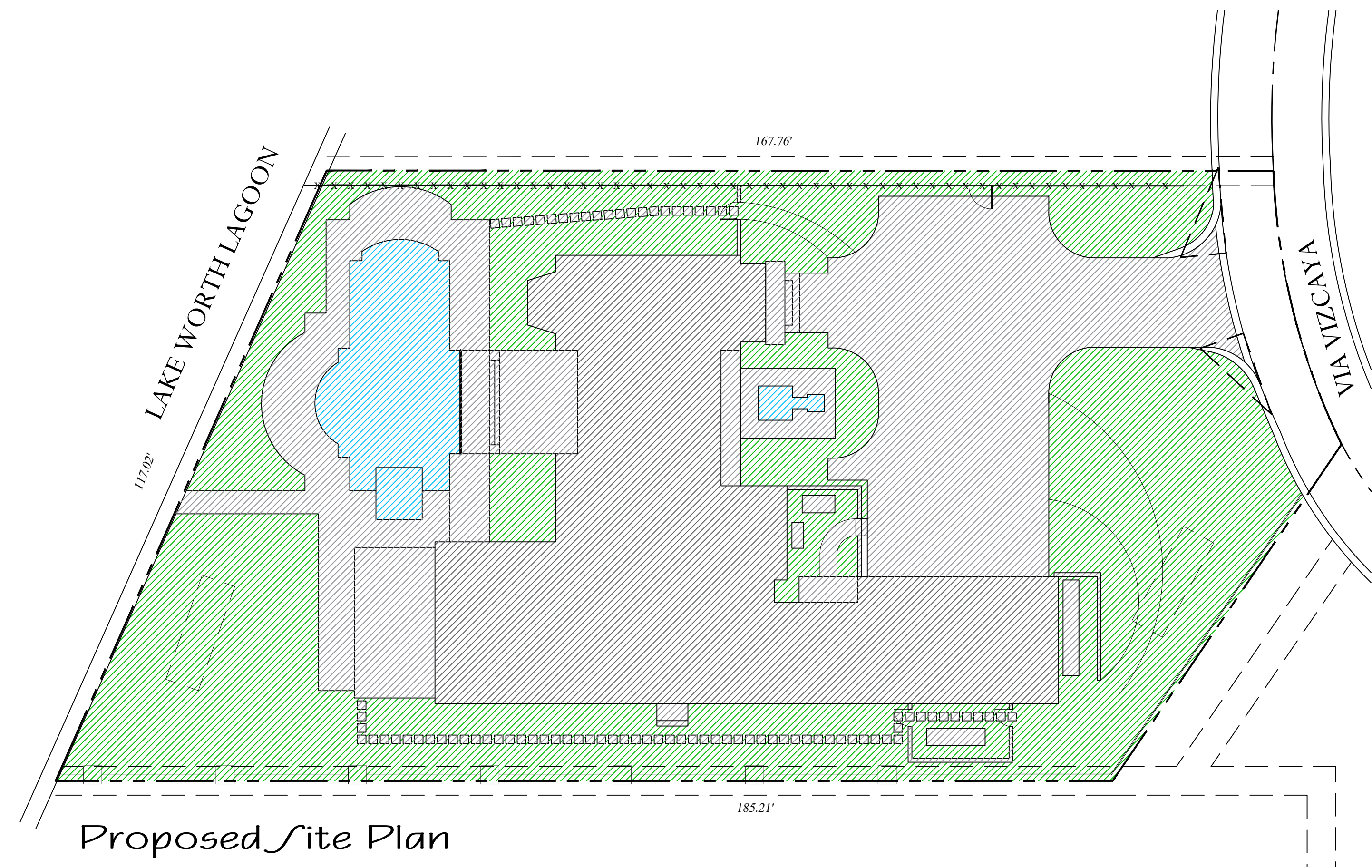
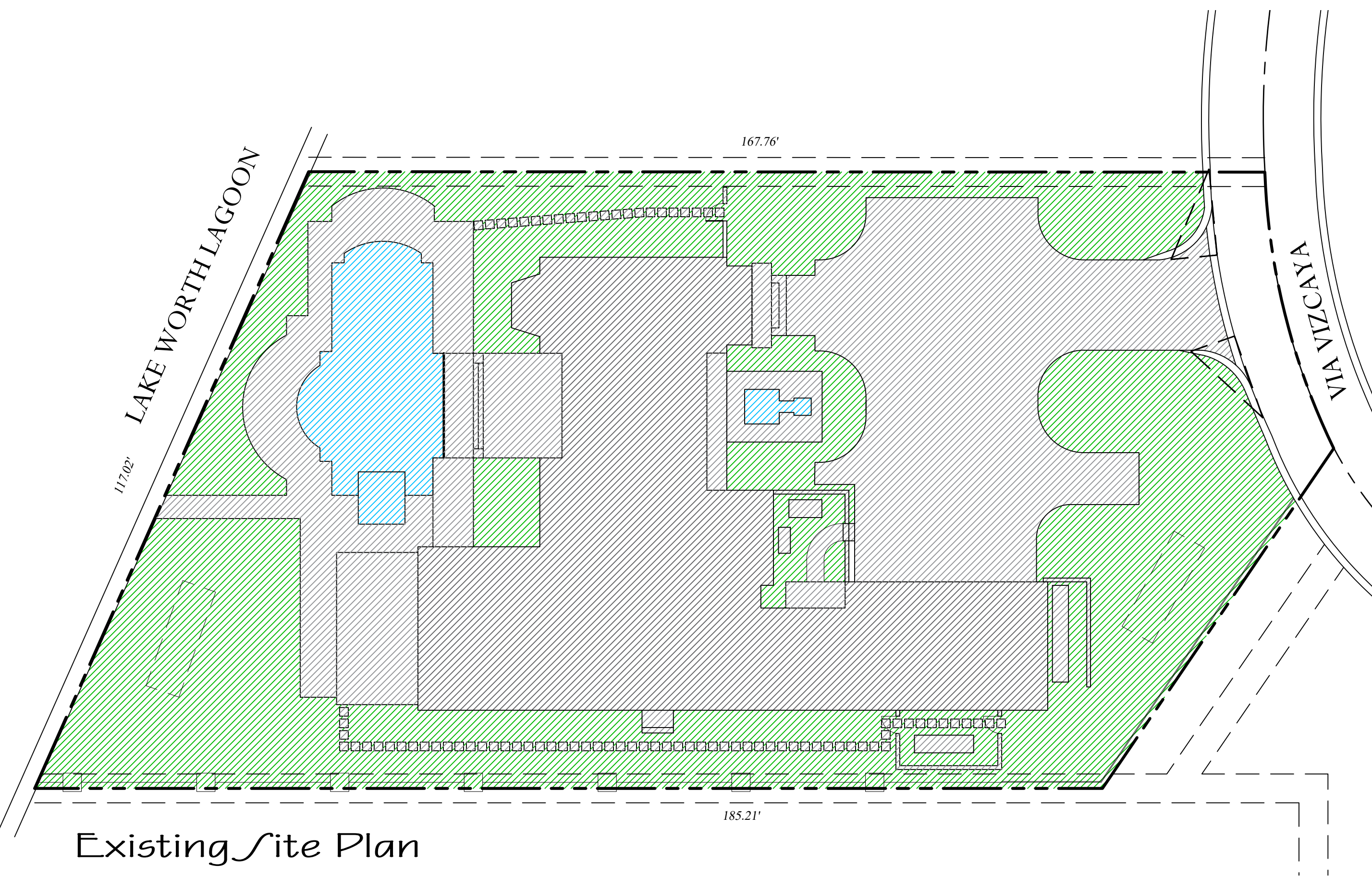
Site Requirements

DESCRIPTION	REQUIRED	EXISTING	PROPOSED
LOT ZONE	RA - (50 - PALM BEACH)	RA - (50 - PALM BEACH)	RA - (50 - PALM BEACH)
LOT AREA	20,000 S.F. MINIMUM	19,994 S.F.	19,994 S.F.
OPEN / PERMEABLE SPACE	MINIMUM 50% 9,997 S.F.	47.4% 9,480 S.F.	48.3% 9,662 S.F.
FRONT YARD LANDSCAPE	MINIMUM 45% OF FRONT YARD 3,194 S.F.	69.7% 1,858 S.F.	69.7% 1,858 S.F.

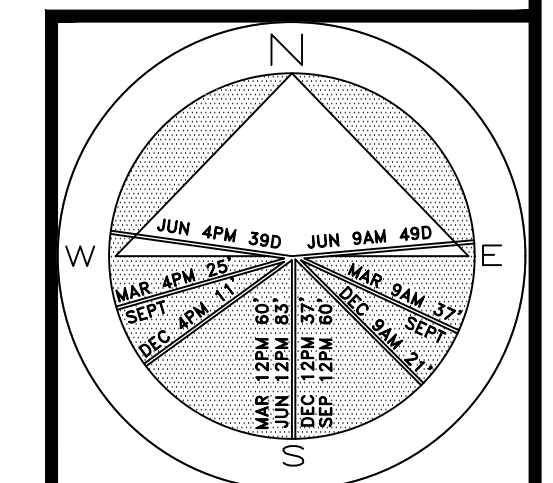
NOTE:
NO CHANGES TO HARDSCAPE ARE PROPOSED

Legend

-  IMPERVIOUS AREA (HOUSE/STRUCTURE)
-  IMPERVIOUS AREA (HARDSCAPE)
-  PERVIOUS AREA / OPEN SPACE
-  PERVIOUS AREA / WATER FEATURE



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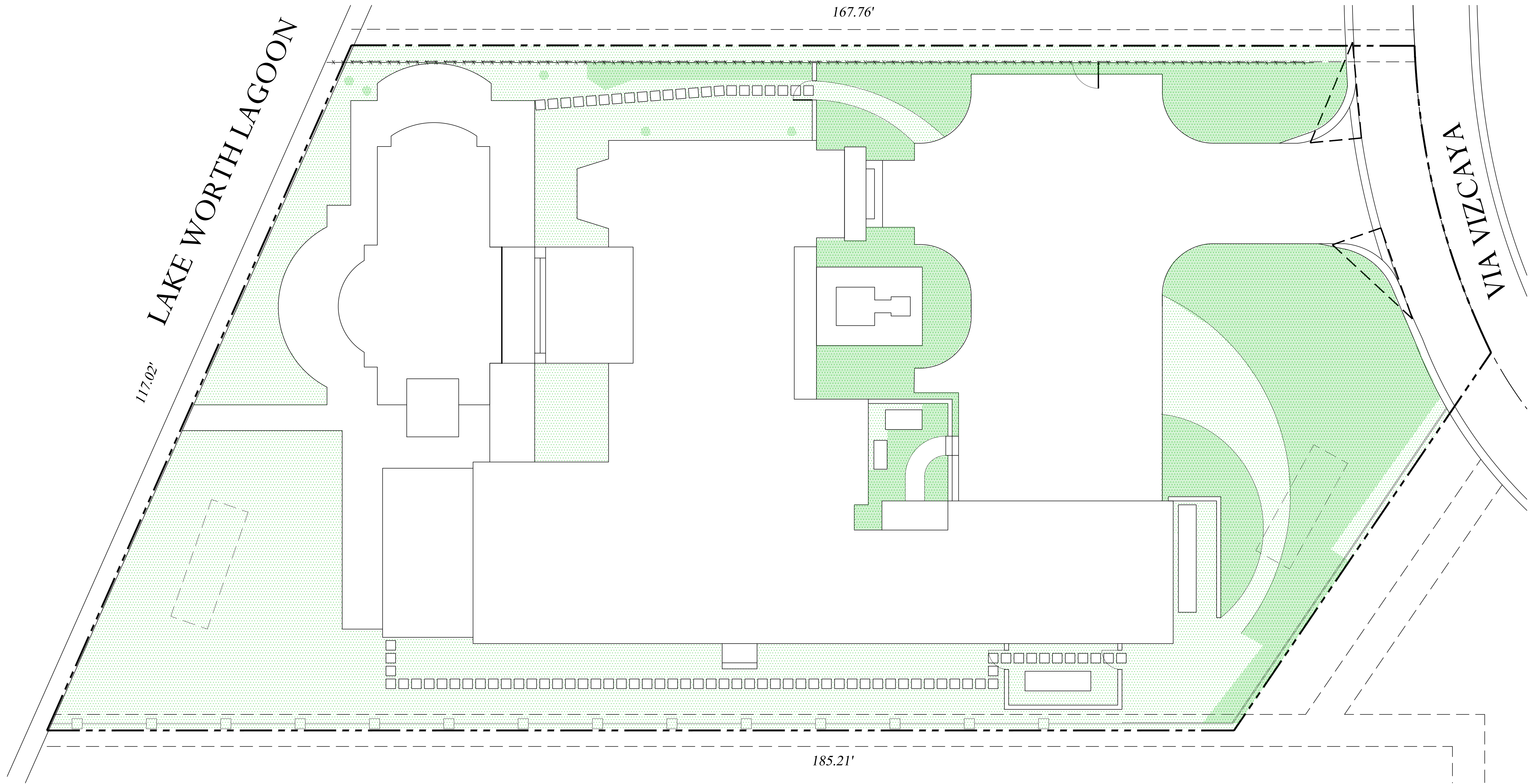
ARC-23-152
Landscape Open Space Calculations
 SCALE IN FEET 0' 16' 32' 48'

SHEET L2.1

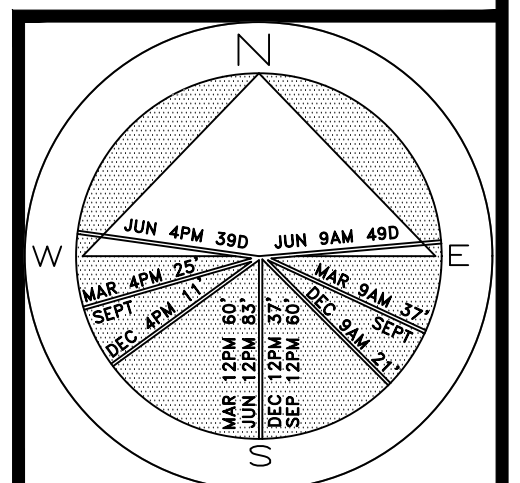
256 sf.
 AREA IN SQ.FT.

Landscape Alteration Calculations

	TOTAL LANDSCAPE OPEN SPACE	9,662 S.F.
	EXISTING SITE LANDSCAPING TO BE ALTERED	2,735 S.F. (28.3%)



Private Residence
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 Town of Palm Beach



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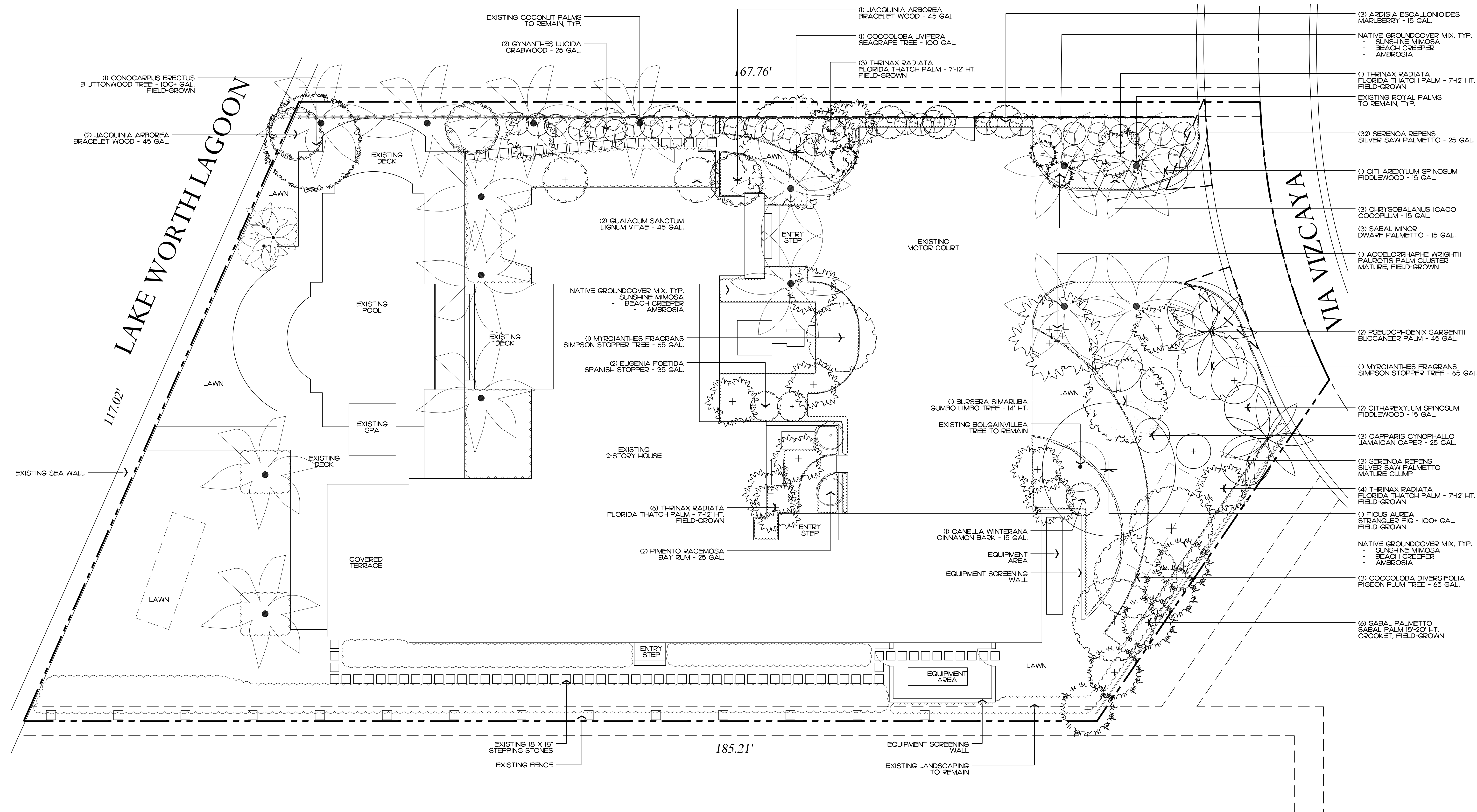
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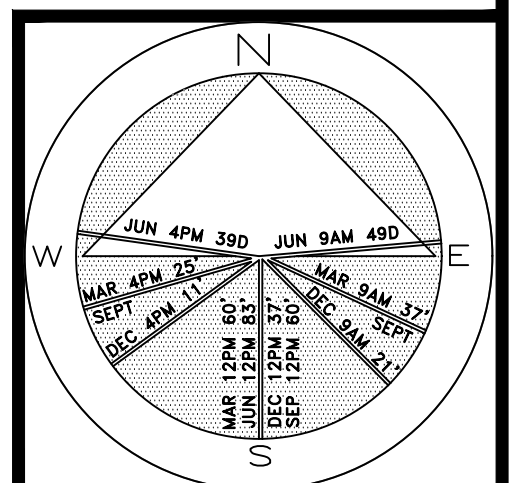
ARC-23-152
Landscape Alteration Diagram
 SCALE IN FEET 0' 8' 16' 24'

SHEET L2.2
 64 sf.
 AREA IN SQ. FT.



- (3) ARDISIA ESCALLONIOIDES MARLBERRY - 15 GAL.
- NATIVE GROUNDCOVER MIX, TYP.
- SUNSHINE MIMOSA
- BEACH CREEPER
- AMBROSIA
- (1) THRINAX RADIATA FLORIDA THATCH PALM - 7-12' HT. FIELD-GROWN
- EXISTING ROYAL PALMS TO REMAIN, TYP.
- (32) SERENOA REPENS SILVER SAW PALMETTO - 25 GAL.
- (1) CITHAREXYLLUM SPINOSUM FIDDLEWOOD - 15 GAL.
- (3) CHRYSOBALANUS ICACO COCOPLUM - 15 GAL.
- (3) SABAL MINOR DWARF PALMETTO - 15 GAL.
- (1) ACOELORRHAPHIE WRIGHTII PAUROTIS PALM CLUSTER MATURE, FIELD-GROWN
- (2) PSEUDOPHOENIX SARGENTII BUCCANEER PALM - 45 GAL.
- (1) MYRCIANTHES FRAGRANS SIMPSON STOPPER TREE - 65 GAL.
- (2) CITHAREXYLLUM SPINOSUM FIDDLEWOOD - 15 GAL.
- (3) CAPPARIS CYNOPHALLO JAMAICAN CAPER - 25 GAL.
- (3) SERENOA REPENS SILVER SAW PALMETTO MATURE CLUMP
- (4) THRINAX RADIATA FLORIDA THATCH PALM - 7-12' HT. FIELD-GROWN
- (1) FICUS ALREA STRANGLER FIG - 100+ GAL. FIELD-GROWN
- NATIVE GROUNDCOVER MIX, TYP.
- SUNSHINE MIMOSA
- BEACH CREEPER
- AMBROSIA
- (3) COCCOLOBA DIVERSIFOLIA PIGEON PLUM TREE - 65 GAL.
- (6) SABAL PALMETTO SABAL PALM 15-20' HT. CROOKET, FIELD-GROWN

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ARC-23-152
Landscape Plan
 SCALE IN FEET 0' 8' 16' 24'

SHEET L3.0
 64 sf.
 AREA IN SQ. FT.

Palms

SYMBOL	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	ACOE LORRHAPHE PAUROTIS PALM	1	MATURE FIELD GROWN	YES
	PSEUDOPHOENIX SARGENTII BUCCANEER PALM	2	45 GAL	YES
	SABAL MINOR DWARF PALMETTO	3	15 GAL	YES
	SERENOA REPENS SILVER SAW PALMETTO	3	MATURE MULTI-CLUMPS	YES
	SERENOA REPENS SILVER SAW PALMETTO	32	25 GAL	YES
	SABAL PALMETTO SABAL PALM	6	15'-20' HT/CROOKED, FIELD GROWN	YES
	THRINAX RADIATA FLORIDA THATCH PALM	14	7'-17' HT, FIELD GROWN	YES
TOTAL PALMS: NATIVE SPECIES:		61 61 (100%)		

Trees

SYMBOL	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	BURSERIA SIMARUBA GUMBO LIMBO TREE	1	100 GAL	YES
	COCCOLOBA DIVERSIFOLIA PIGEON PLUM	3	65 GAL	YES
	COCCOLOBA UVIFERA SEAGRAPE	1	100 GAL	YES
	CONOCARPUS ERECTUS BUTTWOOD	1	100+ GAL, FIELD GROWN	YES
	EUGENIA FOETIDA SPANISH STOPPER	2	35 GAL	YES
	FICUS AUREA STRANGLER FIG	1	100+ GAL, FIELD GROWN	YES
	GYNANTHES LUCIDA CRABWOOD	2	25 GAL	YES
	GUAIACUM SANCTUM LIGNUM VITAE	2	45 GAL	YES
	JACQUINIA ARBOREA BRACELET WOOD	3	45 GAL	YES
	PIMENTO RACEMOSA BAY RUM	2	65 GAL	YES
	MYRCIANTHES FRAGRANS SIMPSON STOPPER	2	65 GAL	YES
TOTAL TREES: NATIVE SPECIES:		20 20 (100%)		

Shrubs

SYMBOL	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	ARDESIA ESCALLONIOIDES MARLBERRY	3	15 GAL	YES
	CAPPARIS CYNOPHALLO JAMAICAN CAPER	3	25 GAL	YES
	CHRYSOBALANUS ICACO HORIZONTAL COCOPLUM	3	15 GAL	YES
	CITHAREXYLLUM SPINOSUM FIDDLEWOOD	3	15 GAL	YES
	CANELLA WINTERANA CINNAMON BARK	1	15 GAL	YES
TOTAL SHRUBS: NATIVE SPECIES:		13 13 (100%)		

Groundcovers

SYMBOL	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	AMBROSIA HISPIDA AMBROSIA	500+	1 GAL., 8" O.C.	YES
	ERNODEA LITTORALIS BEACH CREEPER	500+	1 GAL., 8" O.C.	YES
	MIMOSA STRIGILLOSA SUNSHINE MIMOSA	500+	1 GAL., 8" O.C.	YES
TOTAL SHRUBS: NATIVE SPECIES:		1500+ 1500 (100%)		

Lawn & Mulch

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION
LAWN	DIAMOND ZOYSIA LAWN	AS NEEDED	SOD PALLETS
PLANTING BED	SHREDDED EUCALYPTUS MULCH	AS NEEDED	MULCH ALL BEDS 3" MIN. DEPTH

ENVIRONMENTAL DESIGN GROUP
 139 North County Road 5900-B Palm Beach, FL 33480
 Phone: 561.832.4600 Mobile: 561.313.4424
 Landscape Architecture
 Land Planning
 Landscape Management
 Dustin M. Mizell, M.L.A. P.L.A. #6666784
 Dustin@environmentaldesigngroup.com

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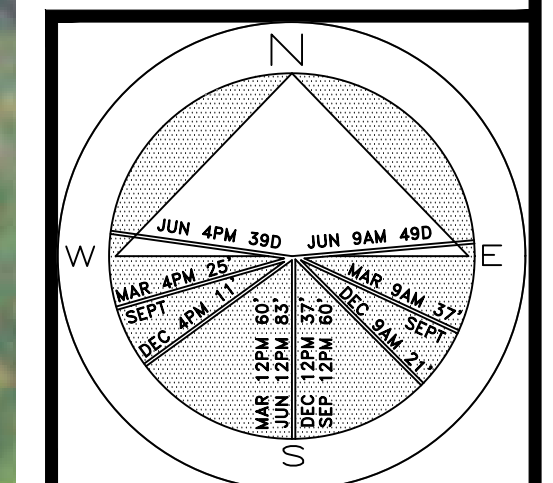
ARC-23-152
Planting Schedule

SHEET L3.1

64 sf.
 AREA IN SQ.FT.



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 F L O R I D A



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Rendered Landscape Plan
 NOT TO SCALE

SHEET L4.0
 AREA IN SQ.FT.



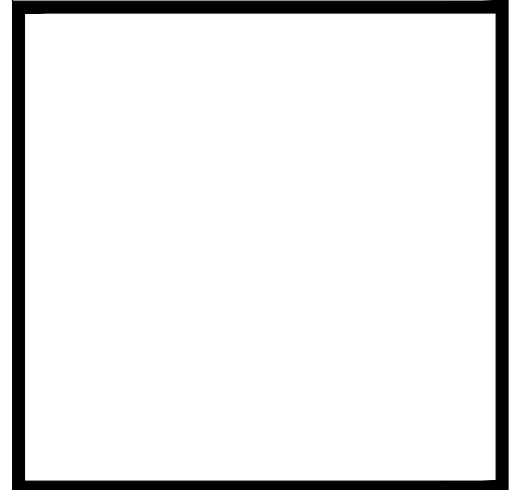
Existing Conditions



Front / East Elevation

**ENVIRONMENT
DESIGN
GROUP**
 139 North County Road 590-8 Palm Beach, FL 33480
 Phone: 561.832.4600 Mobile: 561.313.4424
 Landscape Architecture
 Land Planning
 Landscape Management
 Dustin M. Mizell, M.L.A. R.L.A. #6666784
 Dustin@environmentdesigngroup.com

PRIVATE RESIDENCE
 11 Via Vizcaya
 TOWN OF PALM BEACH
 F L O R I D A



JOB NUMBER: # 23121.00 LA
 DRAWN BY: Allison Padilla
 DATE: 10.12.2023

2023
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48 HOURS BEFORE DIGGING
 CALL TOLL FREE
1-800-432-4770
 SUNSHINE STATE ONE CALL
 OF FLORIDA, INC.

Rendered Landscape Elevation
 NOT TO SCALE

SHEET L4.1
 AREA IN SQ.FT.



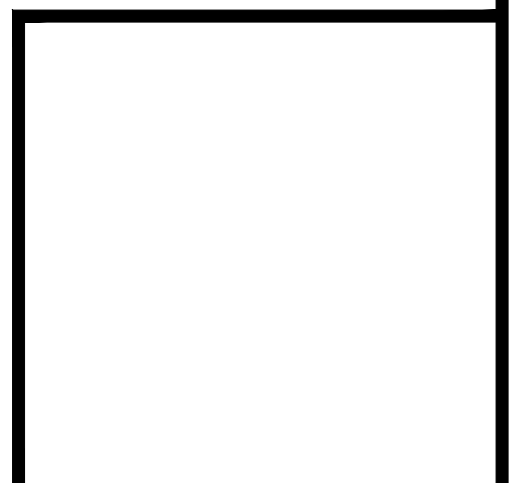
Existing Conditions



Side /North Elevation

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F L O R I D A
 T O W N O F P A L M B E A C H
 1 1 V I A V I Z C A Y A
 P R I V A T E R E S I D E N C E



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SHEET L4.2
 AREA IN SQ.FT.

Call 48 hours before you dig

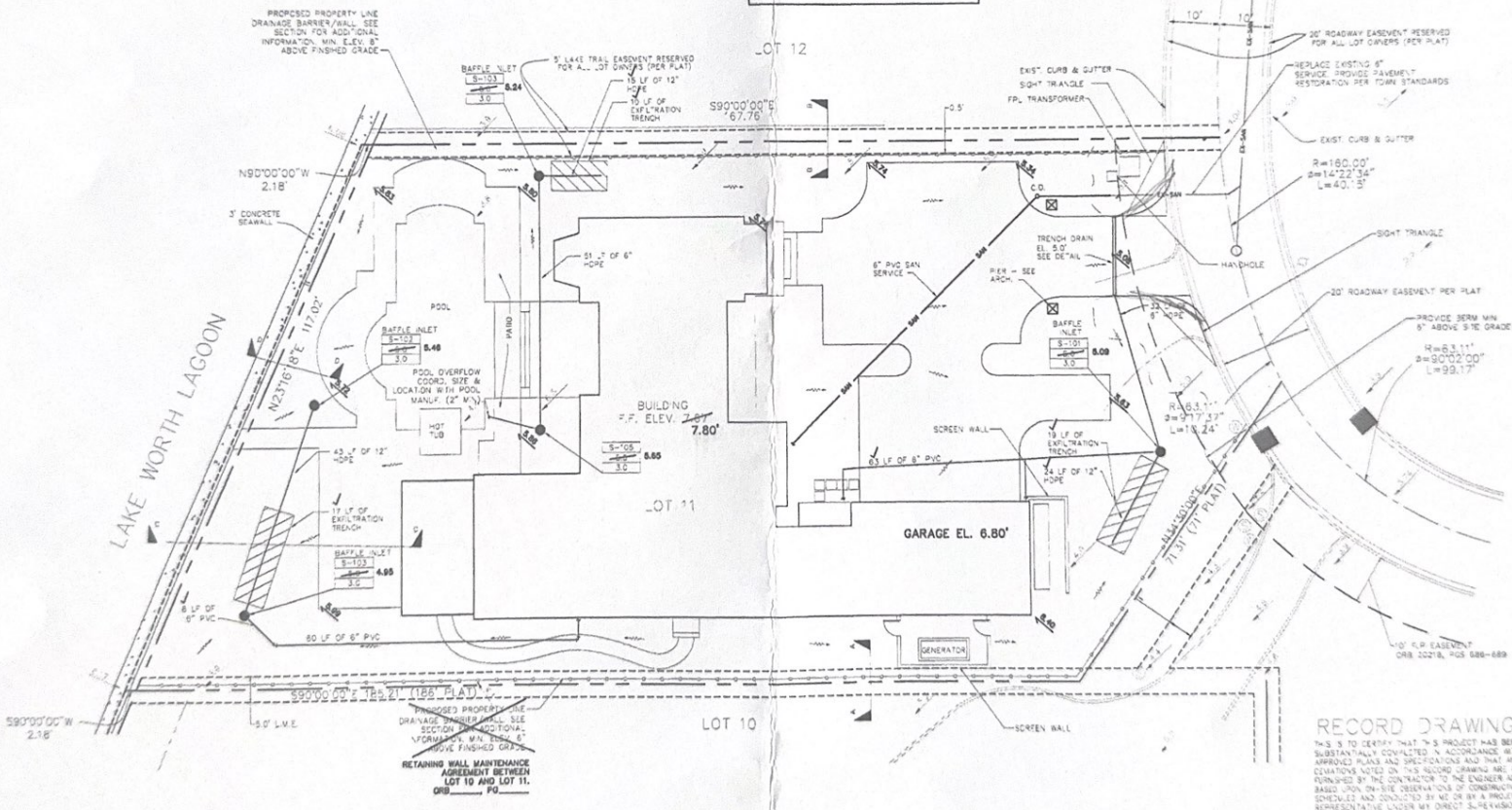
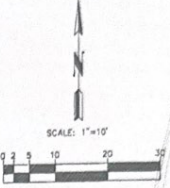
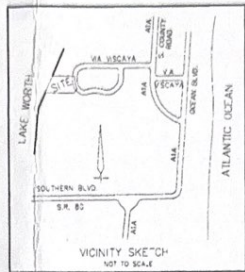


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LEGEND

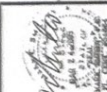
- | | | | |
|--|-----------------------|--|--|
| | PROPOSED ELEVATION | | EXISTING CATCH BASIN & LINE |
| | EXISTING ELEVATION | | EXISTING MANHOLE & LINE |
| | DRAINAGE FLOW ARROW | | PROPOSED STORM DRAIN & LINE |
| | EXISTING VALVE & LINE | | PROPOSED STORM MANHOLE & LINE |
| | STORM STRUCTURE | | EXISTING FIRE HYDRANT WITH VALVE & TEE |
| | RM ELEVATION | | STOP SIGN |
| | INVERT ELEVATION | | RECORD DRAWING DATA |



DATE	DRAWN	CHECK	SCALE

SMILEY & ASSOCIATES, INC.
 1125 N. UNIVERSITY BLVD., SUITE 100
 PALM BEACH, FLORIDA 33480
 PHONE: 561-835-3333
 FAX: 561-835-3334

VIA VIZCAYA LOT 11
 FOR
 DAILEY JANSSEN ARCHITECTS
 PALM BEACH, FLORIDA
 DEVELOPMENT PLAN



DATE	9/18/08
DRAWN	MS
CHECK	MS
CADDWG	LOT11PLAN

C1
 SHEET TYPE
 SHEET#1 OF 4
 JOB # 03-040

RECORD DRAWING
 We warrant and certify that this project has been substantially completed in accordance with approved plans and specifications and that any omissions noted on this record drawing are as furnished by the contractor to the engineer and based upon on-site observations of construction schedules and conducted by us or by a project representative under my direct supervision.