

Aerial View



## Private Residence 12 Via Vizcaya Town of Palm Beach

### Landscape Legend

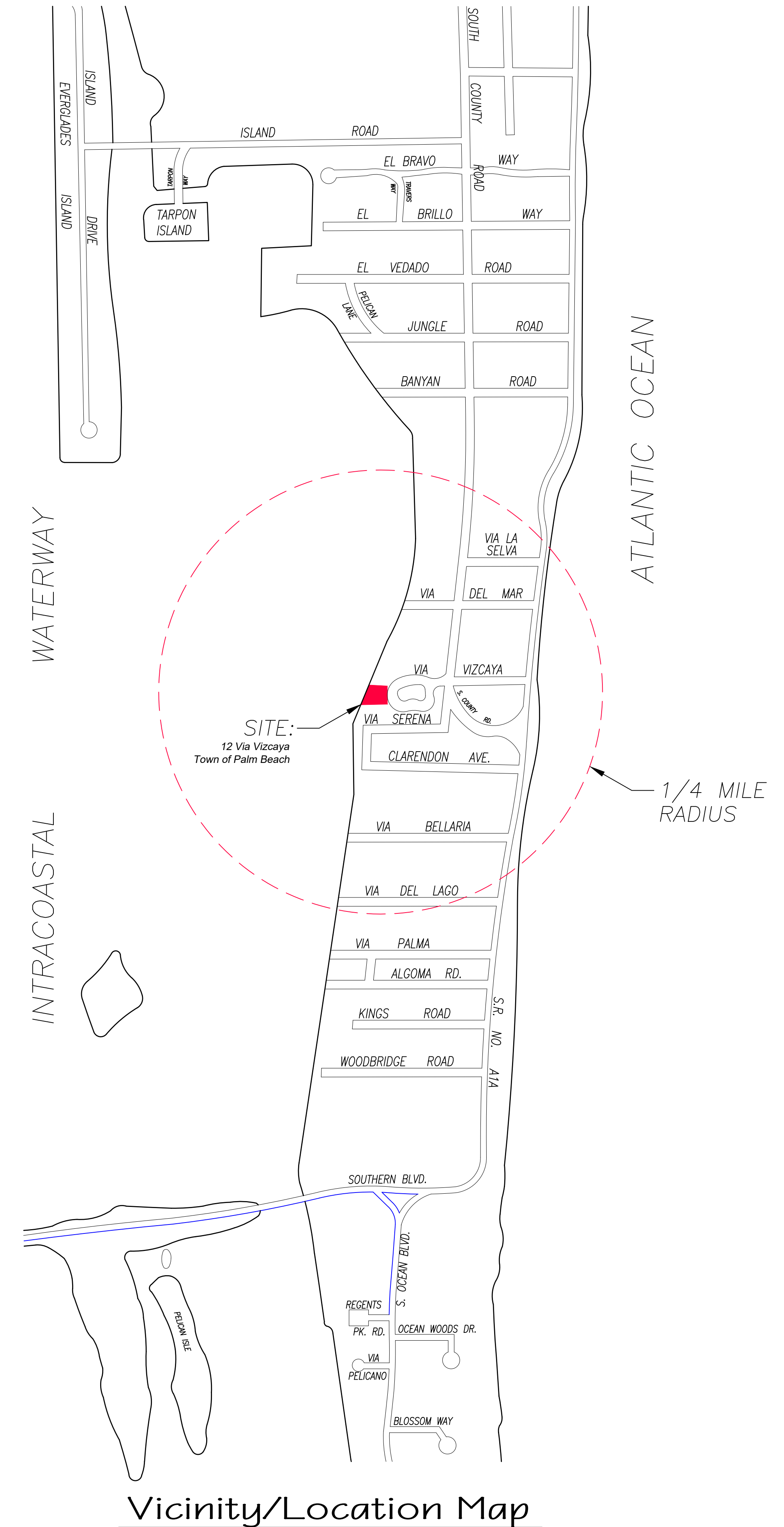
Property Address:	12 Via Viscaya	
Lot Area:	14,700 s.f.	
	Required/Allowed	Proposed
Landscape Open Space:	7,350 SF (50%)	14,700 (100%)
LQS to be altered	N/A	N/A
Perimeter LQS	N/A	N/A
Front Yard LQS	1,199 SF (45%)	3,263 (100%)
Native Trees	30%	100%
Native Shrubs & Vines	30%	100%
Native Groundcover	30%	100%

### Scope of Work

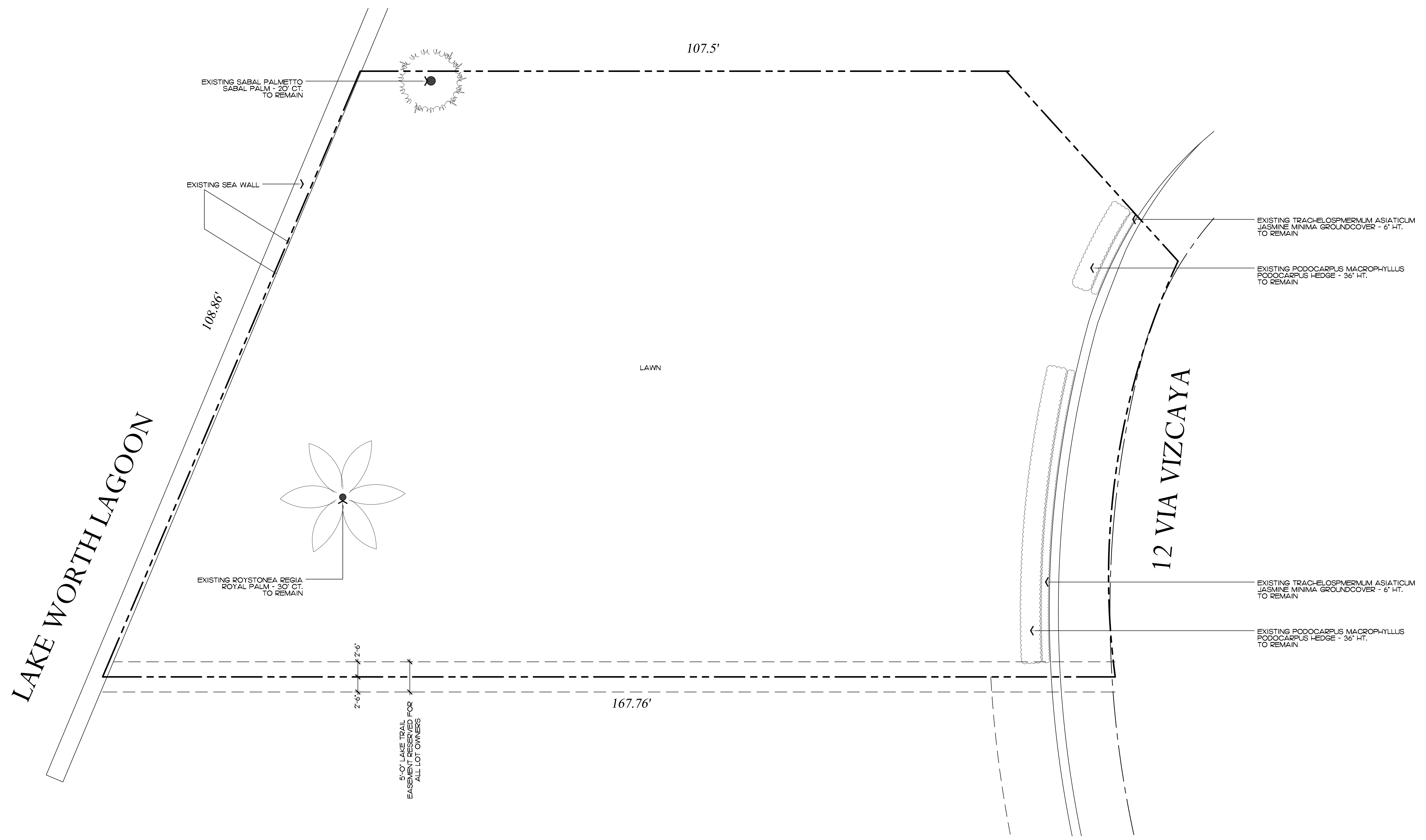
- Proposed 4' ht. Chain-link fence and gate.
- Additional (100% Native) landscaping.

### Sheet Index

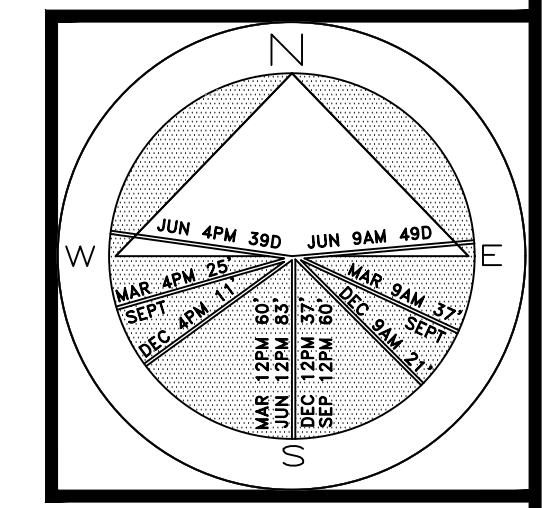
- Coversheet
- L1.0 Existing Conditions Plan
  - L1.1 Existing Conditions Photos
  - L1.2 Truck Logistics Plan
  - L1.3 Construction Staging & Screening Plan
  - L2.0 Site Plan
  - L2.1 Landscape Open Space Calculations
  - L3.0 Landscape Plan
  - L3.1 Landscape Schedule
  - L4.0 Landscape Rendering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



Vicinity/Location Map



Private Residence  
 12 Via Vizcaya  
 Town of Palm Beach



JOB NUMBER: # 23121.00 LA  
 DRAWN BY: /s/ Ian Twomey  
 DATE: 10.12.2023

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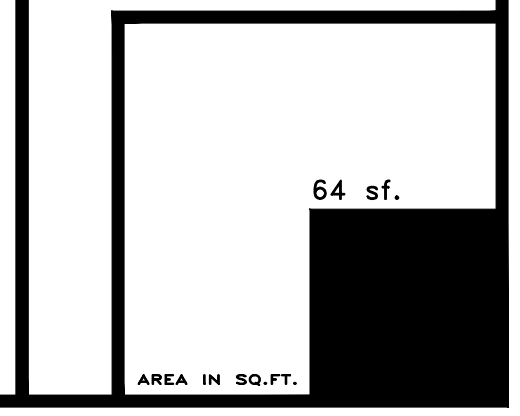
48 HOURS BEFORE DIGGING  
 CALL TOLL FREE  
**1-800-432-4770**  
 SUNSHINE STATE ONE CALL  
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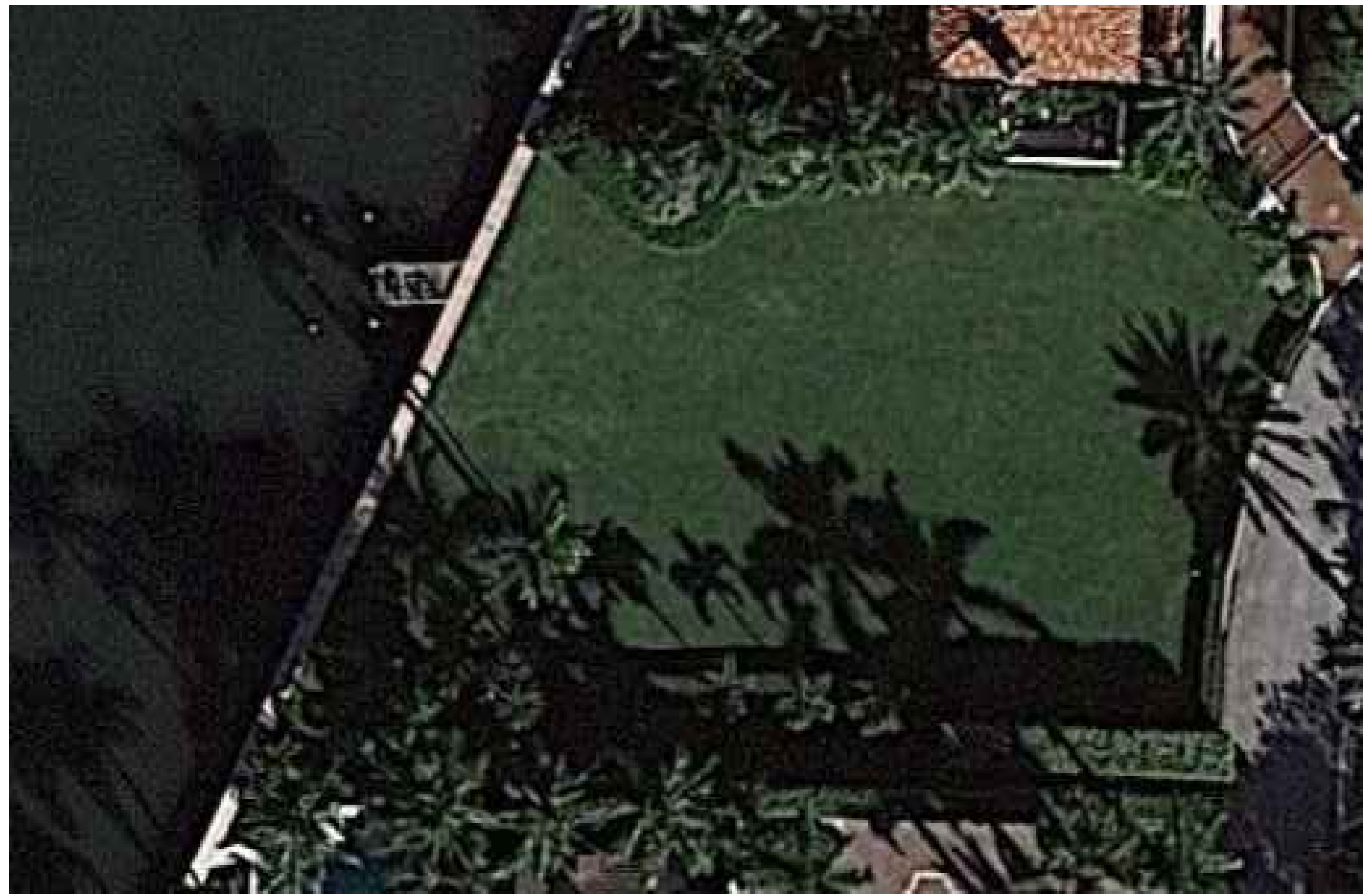
Existing Vegetation Inventory & Action Plan

SCALE IN FEET 0' 8' 16' 24'

ARC-23-153

SHEET L1.0





Aerial View



**ENVIRONMENT  
DESIGN  
GROUP**  
 130 North County Road 5900-8 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  
 12 Via Vizcaya  
 Town of Palm Beach  
 F L O R I D A

JOB NUMBER: # 23121.00 LA  
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SHEET L1.1

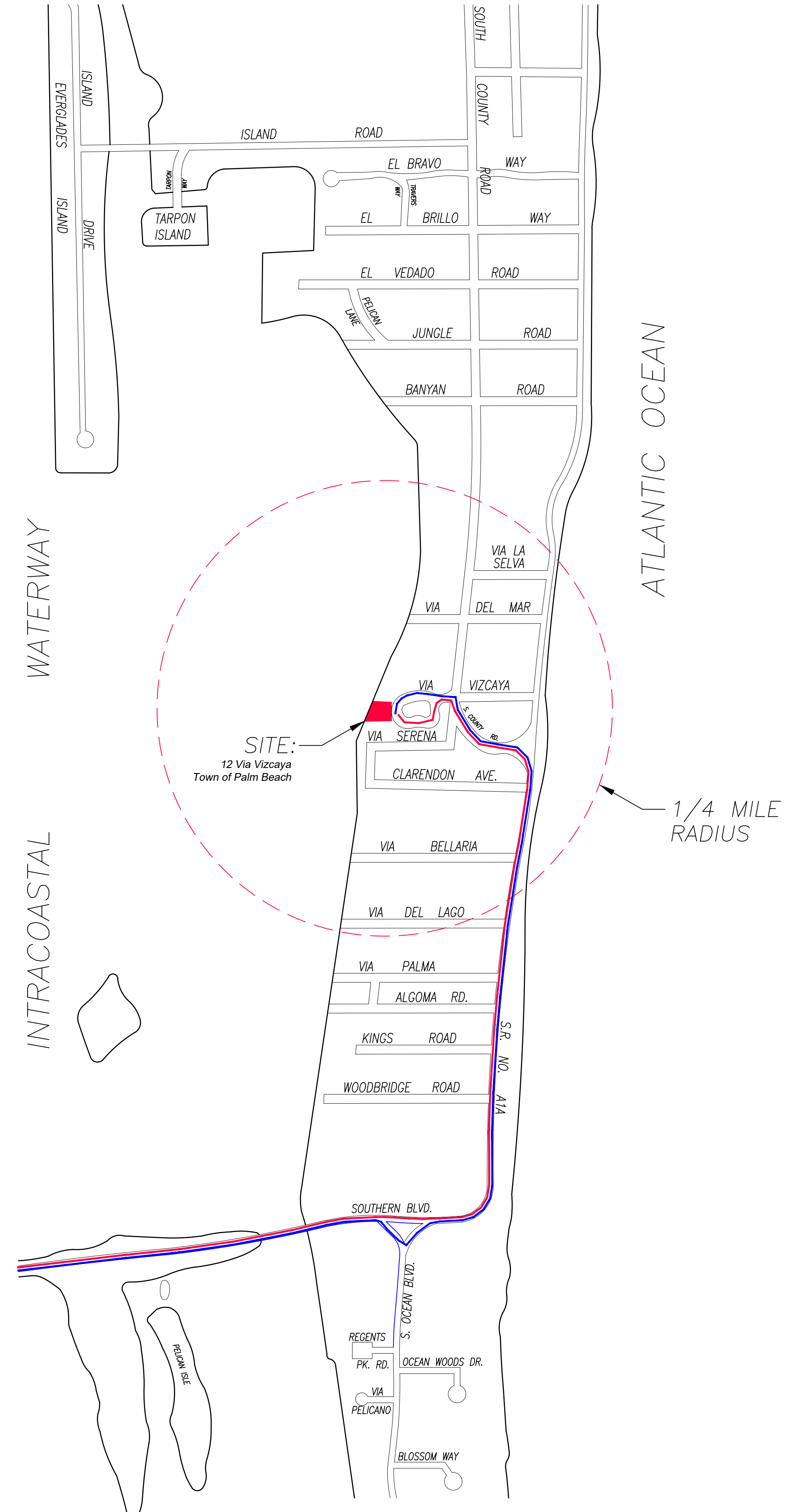
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ARC-23-153

Existing Conditions - Images

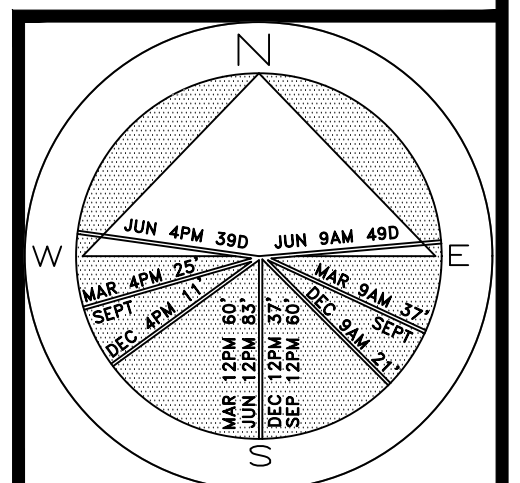


1 PROPOSED TRUCK INGRESS / EGRESS ROUTES MAP

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

- PROPOSED INGRESS TRUCK ROUTE
- PROPOSED EGRESS TRUCK ROUTE

Private Residence  
 12 Via Vizcaya  
 Town of Palm Beach



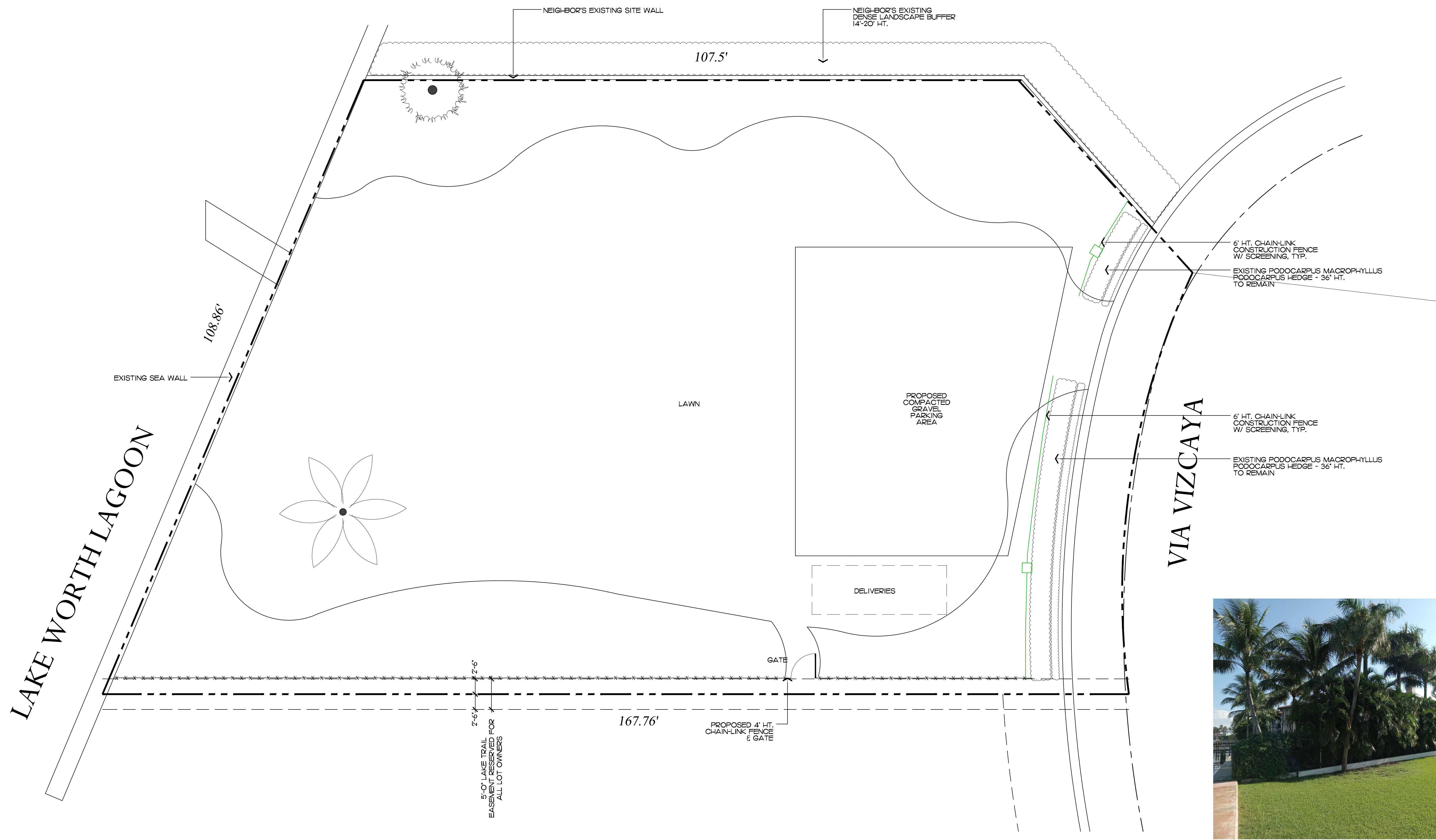
JOB NUMBER: # 23121.00 LA  
 DRAWN BY: Allison Padilla / Sean Tuomey  
 DATE: 10.12.2023

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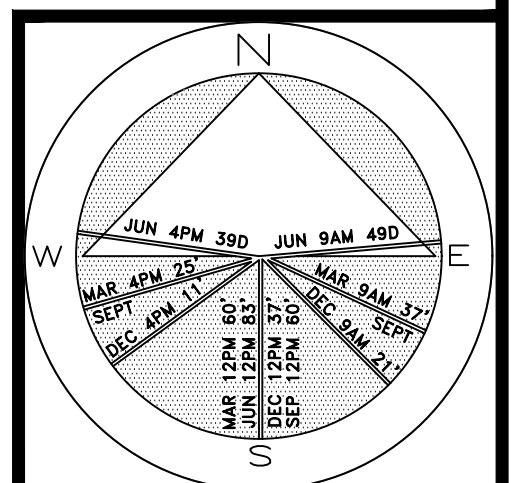
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NOTE:  
 ONLY PROPOSED CONSTRUCTION IS A CHAIN-LINK FENCE ALONG THE SOUTH PROPERTY LINE.  
 PERIMETER LANDSCAPING WILL BE INSTALLED FIRST.



Private Residence  
 11 Via Vizcaya  
 Town of Palm Beach



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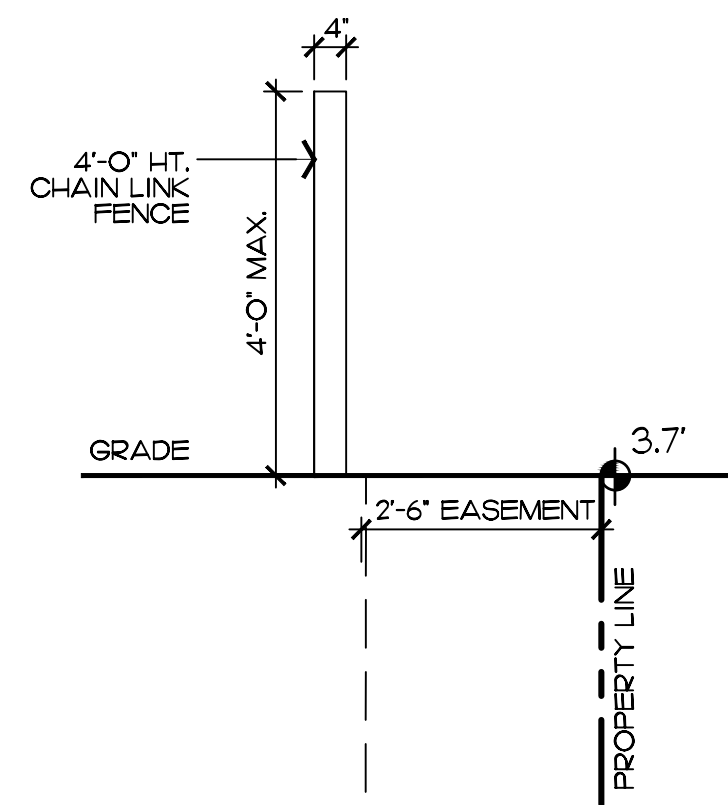
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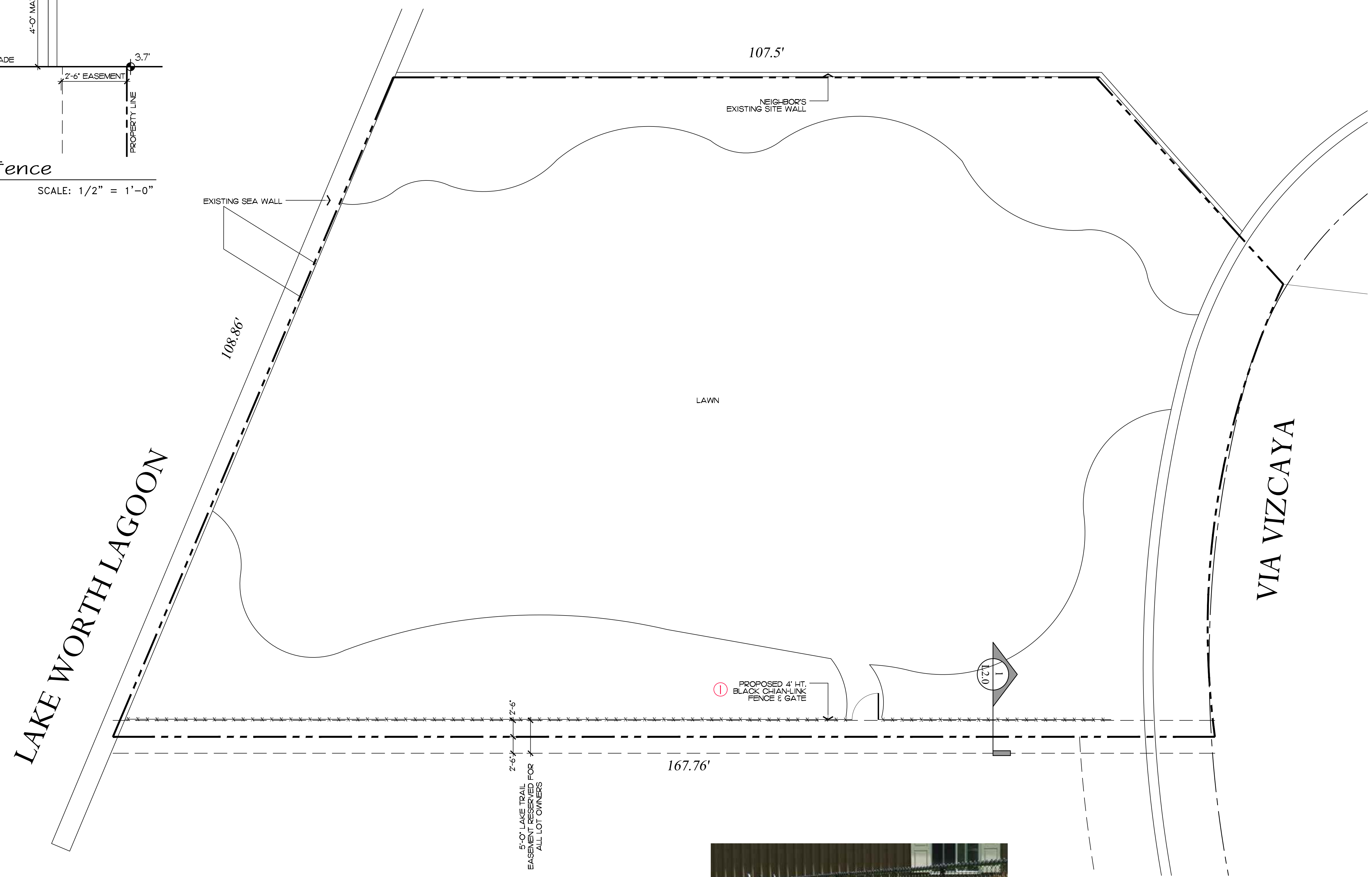
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ARC-23-152  
**Construction Screening & Staging Plan**  
 SCALE IN FEET 0' 8' 16' 24'

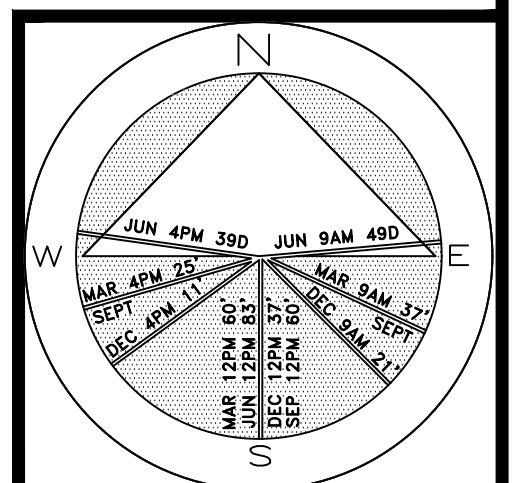
SHEET L1.3  
 64 sf.  
 AREA IN SQ.FT.



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



Private Residence  
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**Revisions**

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



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

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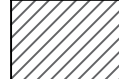


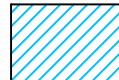
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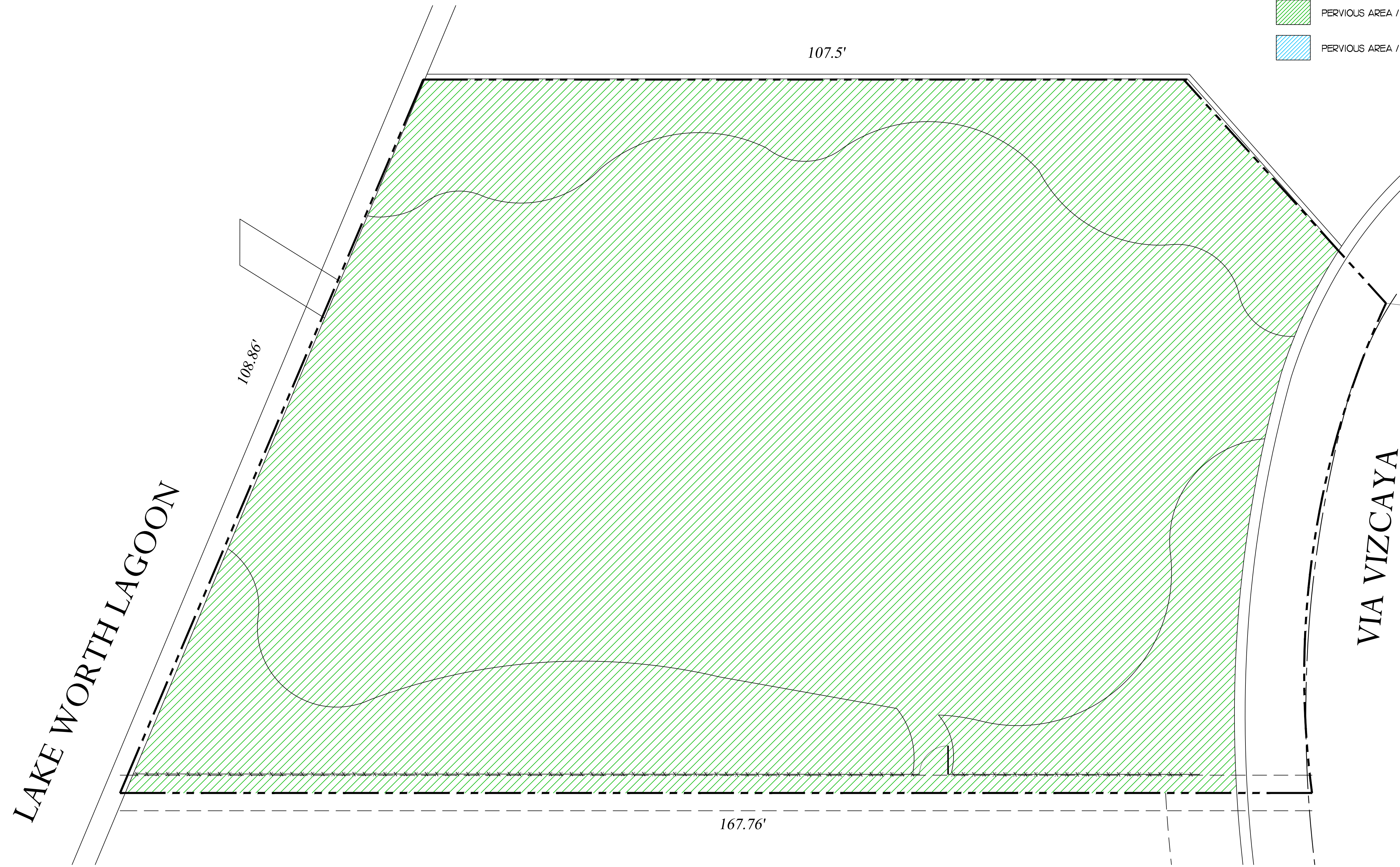
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ARC-23-153  
**Site Plan**  
 SCALE IN FEET 0' 8' 16' 24'

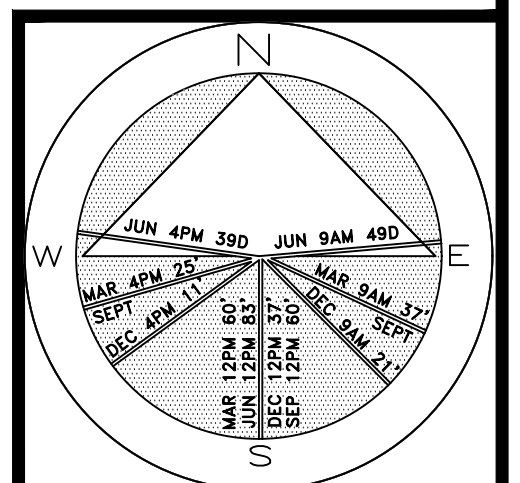
**SHEET L2.0**  
 64 sf.  
 AREA IN SQ. FT.

**Legend**

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



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*Site Requirements*

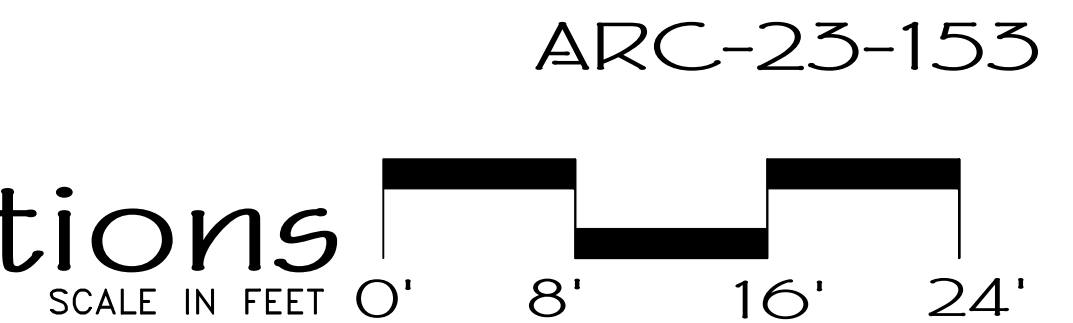
DESCRIPTION	REQUIRED	EXISTING / PROPOSED
LOT ZONE	RA - (50 - PALM BEACH)	RA - (50 - PALM BEACH)
LOT AREA	20,000 S.F. MINIMUM	14,700 S.F.
OPEN / PERMEABLE SPACE	MINIMUM 50% 7,350 S.F.	100% 14,700 S.F.
FRONT YARD LANDSCAPE	MINIMUM 45% OF FRONT YARD 1,199 S.F.	100% 3,263 S.F.

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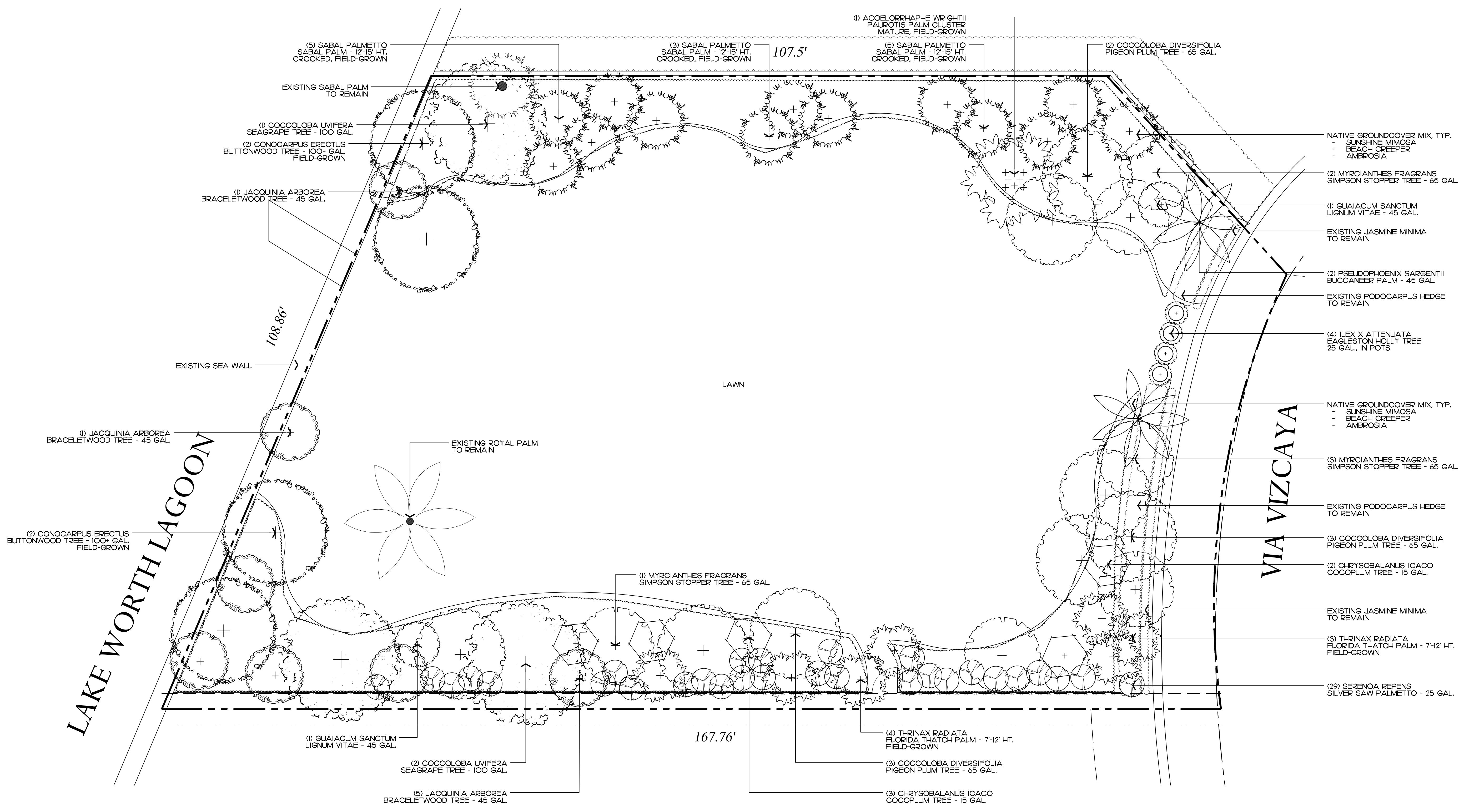
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**Landscape Open Space Calculations**



**SHEET L2.1**

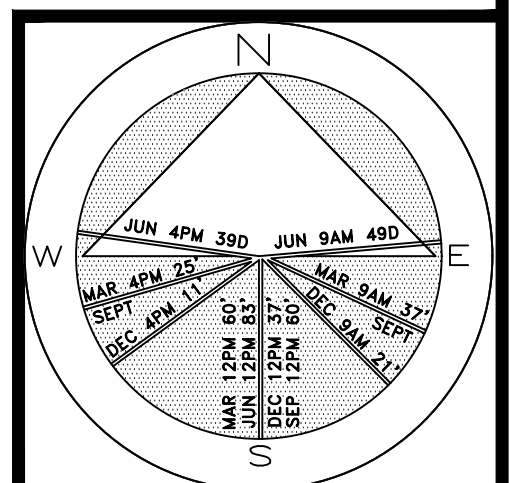
64 sq. ft.  
 AREA IN SQ. FT.



LAKE WORTH LAGOON

VIA VIZCAYA

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ARC-23-153  
**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 PALROTIS PALM	1	MATURE FIELD GROWN	YES
	PSEUDOPHOENIX SARGENTII BUCCANEER PALM	2	45 GAL	YES
	SABAL PALMETTO SABAL PALM	13	12'-15' HT/CROOKED, FIELD GROWN	YES
	THRINAX RADIATA FLORIDA THATCH PALM	7	7'-12' HT, FIELD GROWN	YES
TOTAL PALMS: NATIVE SPECIES:		23 23 (100%)		

# Shrubs

SYMBOL	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	SERENOA REPENS SILVER SAW PALMETTO	29	25 GAL	YES
	CHRYSOBALANUS ICACO 'HORIZONTALIS' HORIZONTAL COCOPLUM	5	15 GAL	YES
TOTAL SHRUBS: NATIVE SPECIES:		34 34 (100%)		

# Trees

SYMBOL	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	COCCOLOBA DIVERSIFOLIA PIGEON PLUM	8	65 GAL	YES
	COCCOLOBA UVIFERA SEAGRAPE	3	100 GAL	YES
	CONOCARPUS ERECTUS BUTTONWOOD	4	100+ GAL, FIELD GROWN	YES
	ILEX X ATTENUATA EAGLESTON HOLLY TREE	4	25 GAL., IN POTS	YES
	GUAIACUM SANCTUM LIGNUM VITAE	2	45 GAL	YES
	JACQUINIA ARBOREA BRACELETWOOD	7	45 GAL	YES
	MYRCIANTHES FRAGRANS SIMPSON STOPPER	6	6'-12' OA HT DOUBLE	YES
TOTAL TREES: NATIVE SPECIES:		34 34 (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	SHREDED EUCALYPTUS MULCH	AS NEEDED	MULCH ALL BEDS 3" MIN. DEPTH

Private Residence  
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 A  
D  
I  
R  
O  
L  
F

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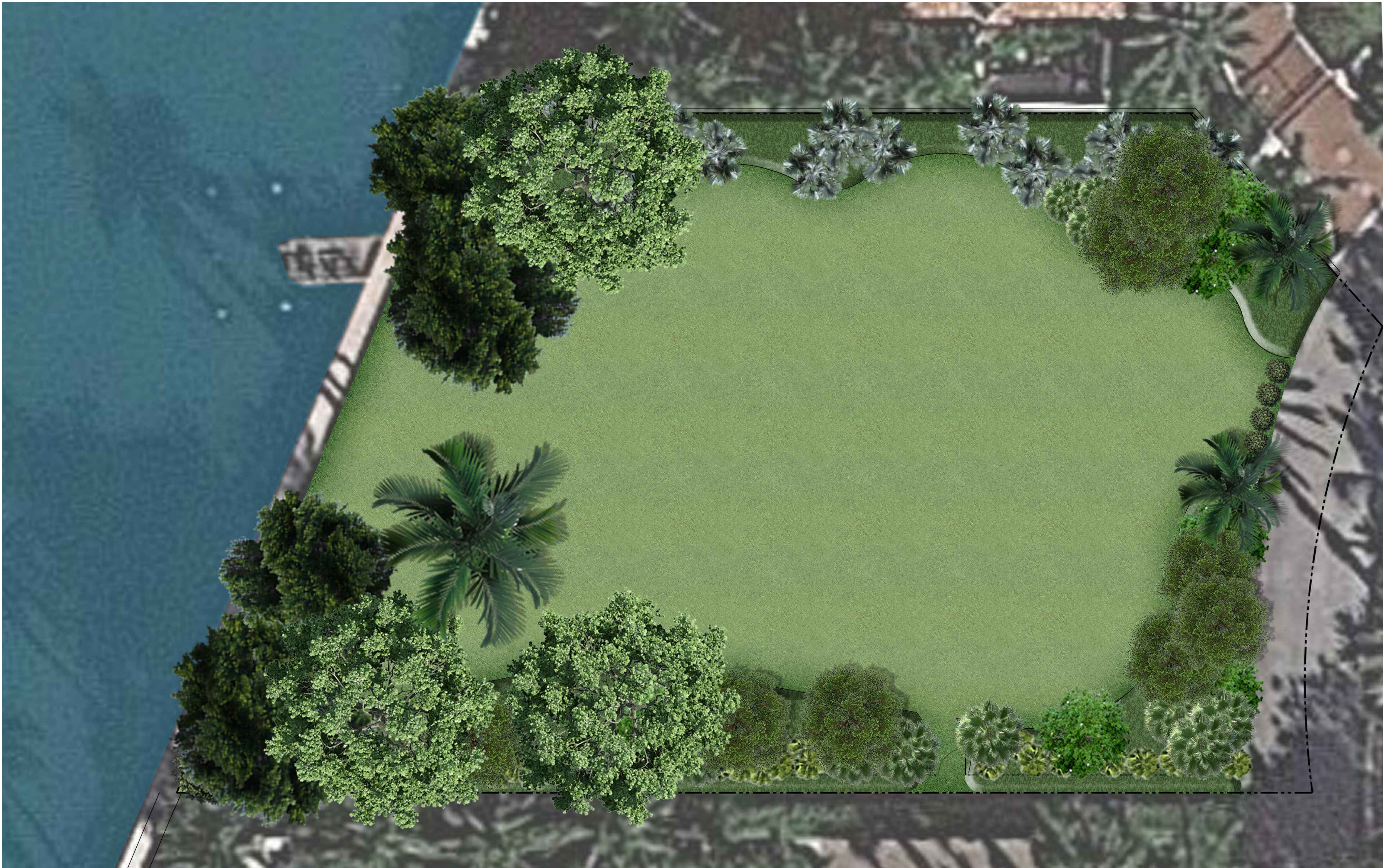
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# Planting Schedule

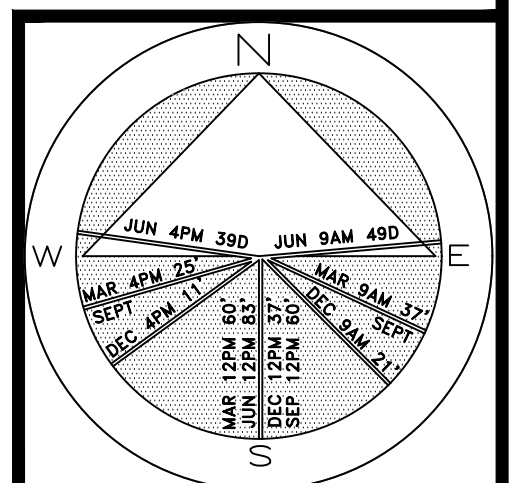
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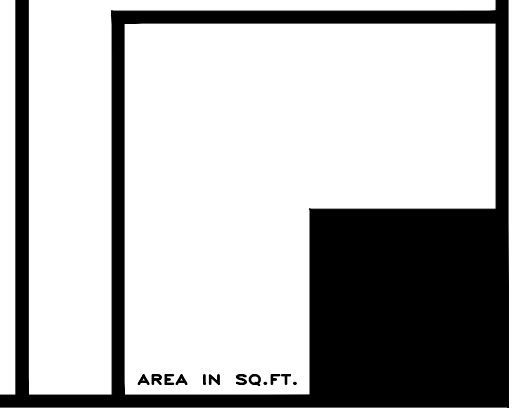
SHEET L4.0

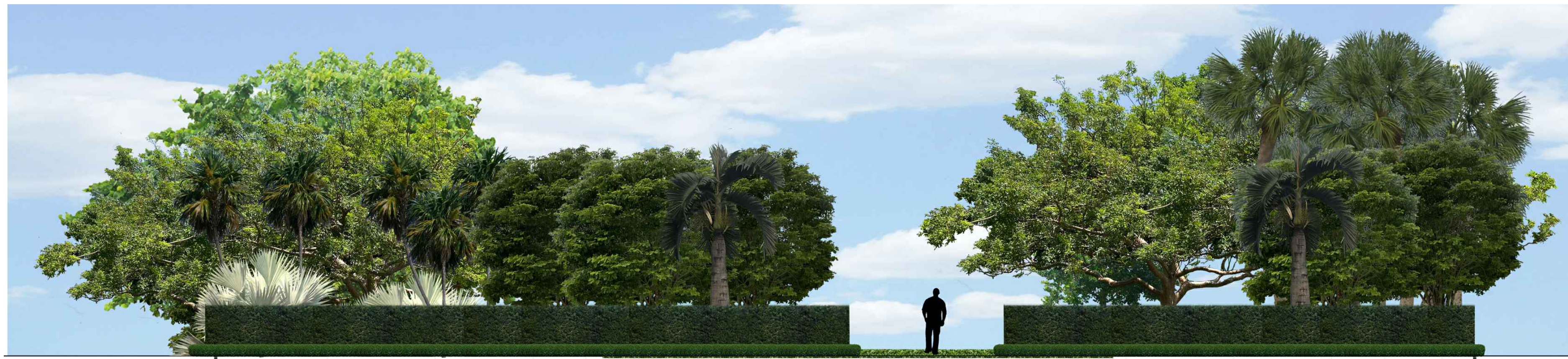
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**Rendered Landscape Plan**  
 NOT TO SCALE





Front / East Elevation



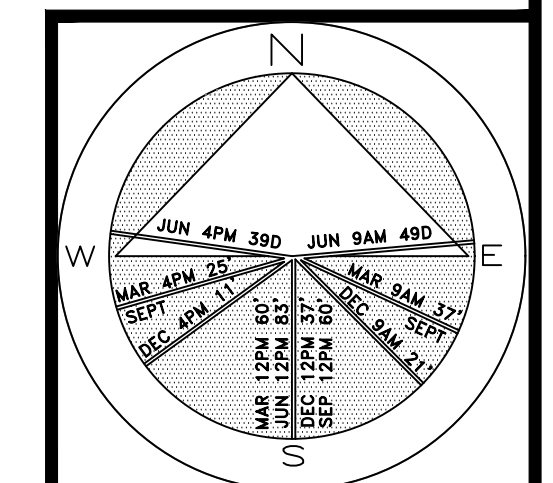
South Elevation



North Elevation

**ENVIRONMENT  
DESIGN  
GROUP**  
 130 North County Road 5900-8 Palm Beach, FL 33480  
 Phone: 561.832.4600 Mobile: 561.313.4424  
 Landscape Architecture  
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 SUNSHINE STATE ONE CALL  
 OF FLORIDA, INC.

Rendered Landscape Elevations

NOT TO SCALE

SHEET L4.1  
 AREA IN SQ.FT.

# BOUNDARY SURVEY

for

**ANDREW W. REGAN  
AS TRUSTEE OF THE  
COUNTY DOWN TRUST  
UAD JUNE 9, 2017**

## SURVEYOR'S NOTES

LEGAL DESCRIPTION PROVIDED BY CLIENT.  
 SURVEYOR HAS NOT ABSTRACTED THIS SURVEY FOR EASEMENTS AND RIGHTS OF WAYS OF RECORD.  
 SURVEY IS NOT VALID WITHOUT A RAISED SEAL BEARINGS, IF SHOWN, ARE BASED ON THE RECORD PLAT.  
 ALL MEASUREMENTS ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD, USING FEET.  
 ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.  
 SURVEY PREPARED FOR TITLE CONVEYANCE. ANY OTHER USE PROHIBITED WITHOUT CONSENT OF THE SIGNING PARTY OR PARTIES.

## LEGAL DESCRIPTION

LOT 12, OF VIA VIZCAYA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGE 83, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

## CERTIFIED TO

ANDREW W. REGAN AS TRUSTEE OF THE COUNTY DOWN TRUST UAD JUNE 9, 2017

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

GARY, DYTRYCH & RYAN, P.A.  
 JERRY E. ARON, P.A.

PREPARED BY:

**Bob Buggee, Inc.  
the "SURVEYOR"**

P.O. BOX 3687  
 BOYNTON BEACH, FLORIDA, 33426  
 SURVEY & MAPPING BUSINESS #7890  
 561-732-7877

LOT 13

N90°00'00"E 107.50' DEED

FOUND 5/8" IRON ROD

N42°30'00"W  
 4.74' ±  
 BACK S.O.W.  
 10' MANHOLE

FOUND 1/2" IRON ROD  
 R=52.65'  
 A=11.59'  
 D=12°36'30"

10.0' F.P.M. EASEMENT  
 1.5' CONC CURB  
 20.0' ASPHALT PAVEMENT  
 R=160.00' A=59.05'  
 D=21°08'47"

VIA VIZCAYA  
 20' ROADWAY EASEMENT RESERVED FOR ALL LOT OWNERS (PER PLAT)

LOT 12  
 VACANT LOT

LAKE TRAIL

5' EASEMENT RESERVED FOR ALL LOT OWNERS

N90°00'00"W 167.76' DEED

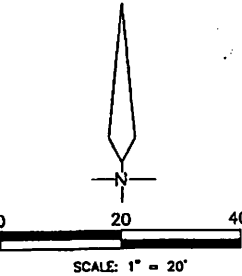
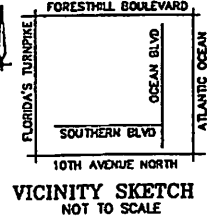
LOT 11

10' FLORIDA POWER & LIGHT EASEMENT  
 O.R.B. 20218, PAGES 686 & 689

## PROPERTY ADDRESS

12 VIA VIZCAYA  
 PALM BEACH, FL 33480

**LEGEND:**  
 CONC. = CONCRETE  
 MEAS = MEASURED  
 CALC = CALCULATED  
 WM = WATER METER  
 R/W = RIGHT-OF-WAY  
 P.C. = POINT OF CURVATURE  
 R = RADIUS  
 A = ARC DISTANCE  
 D = DELTA ANGLE



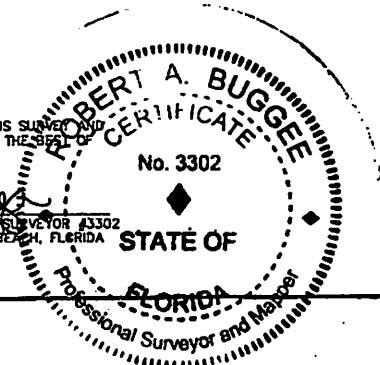
**PREPARED FOR**  
 JAMES RYAN, ESQ.  
 GARY, DYTRYCH & RYAN, P.A.  
 701 U.S. HIGHWAY ONE, STE. 402  
 NORTH PALM BEACH, FL 33408

**FLOOD ZONE**  
 FLOOD ZONE: AE  
 ELEVATION 6 FEET  
 PANEL NUMBER: 12099C 0581F  
 EFFECTIVE DATE: 10-5-17

## CERTIFICATION

I HEREBY CERTIFY THAT I MADE THIS SURVEY AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

BY: *Robert A. Buggee*  
 ROBERT A. BUGGEE, FLORIDA LAND SURVEYOR #3302  
 233 E. GATEWAY BLVD., BOYNTON BEACH, FLORIDA  
 DATE OF FIELD SURVEY: 10/18/17



1005017