



Aerial View

ENVIRONMENT
DESIGN
GROUP

139 North County Road S#20-B
Phone 561.832.4600

Palm Beach, FL 33480
Mobile 561.313.4424

Landscape Architecture
Land Planning
Landscape Management

Dustin M. Mizell, MLA RLA #6666784
Dustin@environmentdesigngroup.com

Private Residence
11 Via Vizcaya
Town of Palm Beach

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Landscape Legend

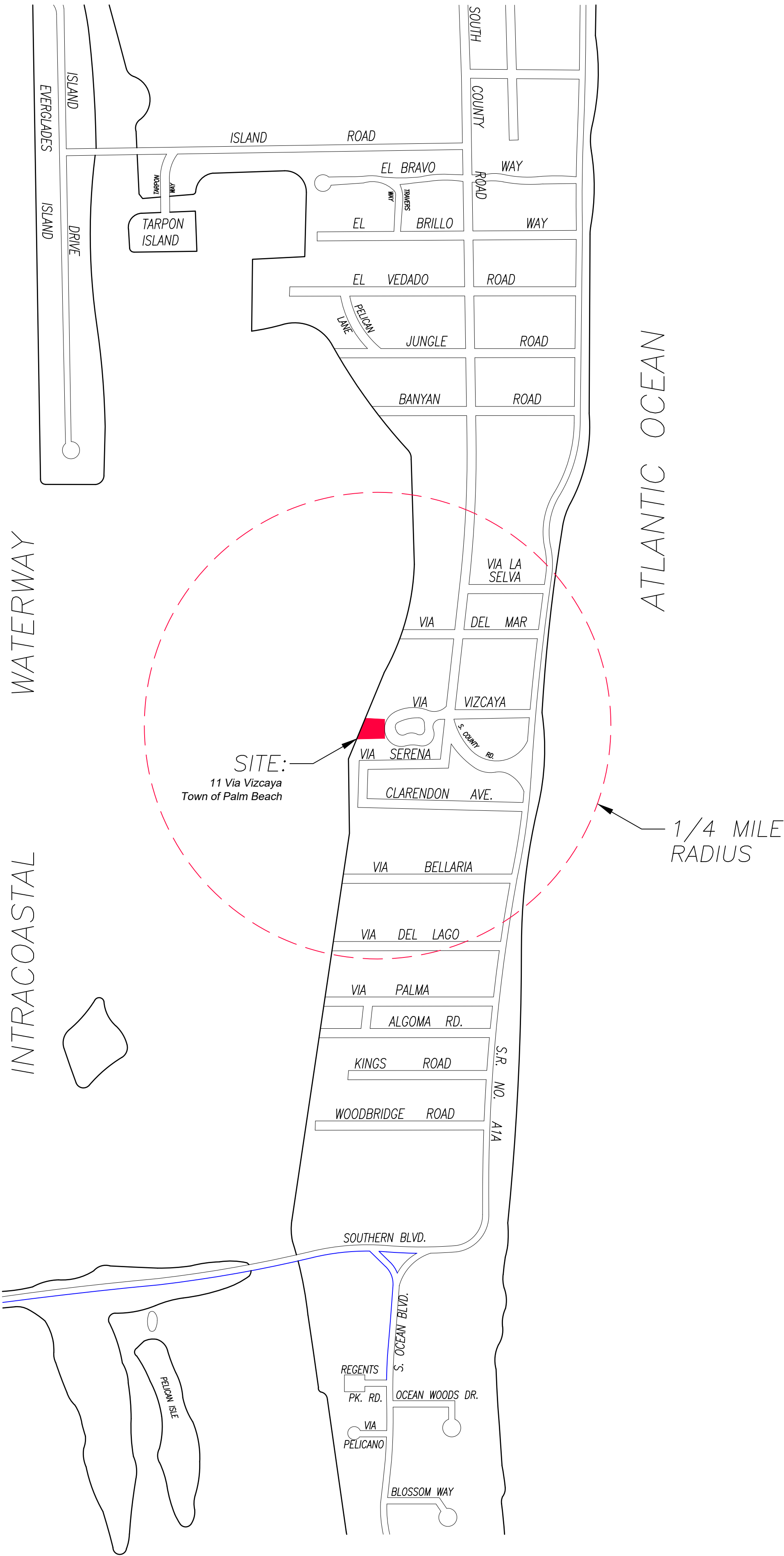
| | | |
|-----------------------|------------------|------------------|
| Property Address: | 11 Via Viscaya | |
| Lot Area: | 19,994 s.f. | |
| | Required/Allowed | Proposed |
| Landscape Open Space: | 9,997 sF (50%) | 9,662 sF (48.3%) |
| LQS to be altered | N/A | 2,735 sF (28.3%) |
| Perimeter LQS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

Scope of Work

- Proposed 4' ht. Chain-link fence w/ 4' ht. decorative gate to match syle, color, and material of existing gates.
- Additional (100% Native) landscaping.

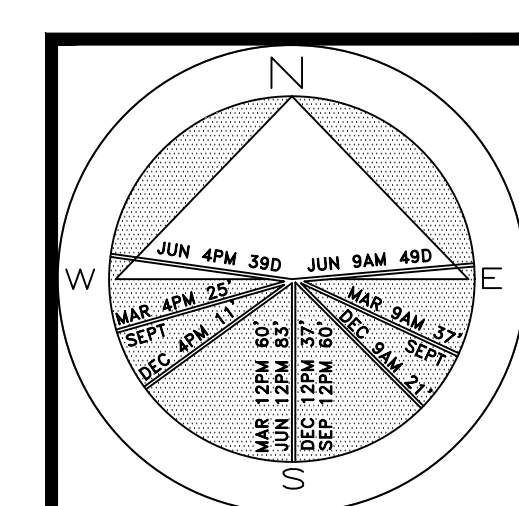
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 - L1.3 Construction Staging & Screening Plan
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- Survey



Vicinity/Location Map

Private Residence
11 Via Vizcaya
Town of Palm Beach
L O R I D

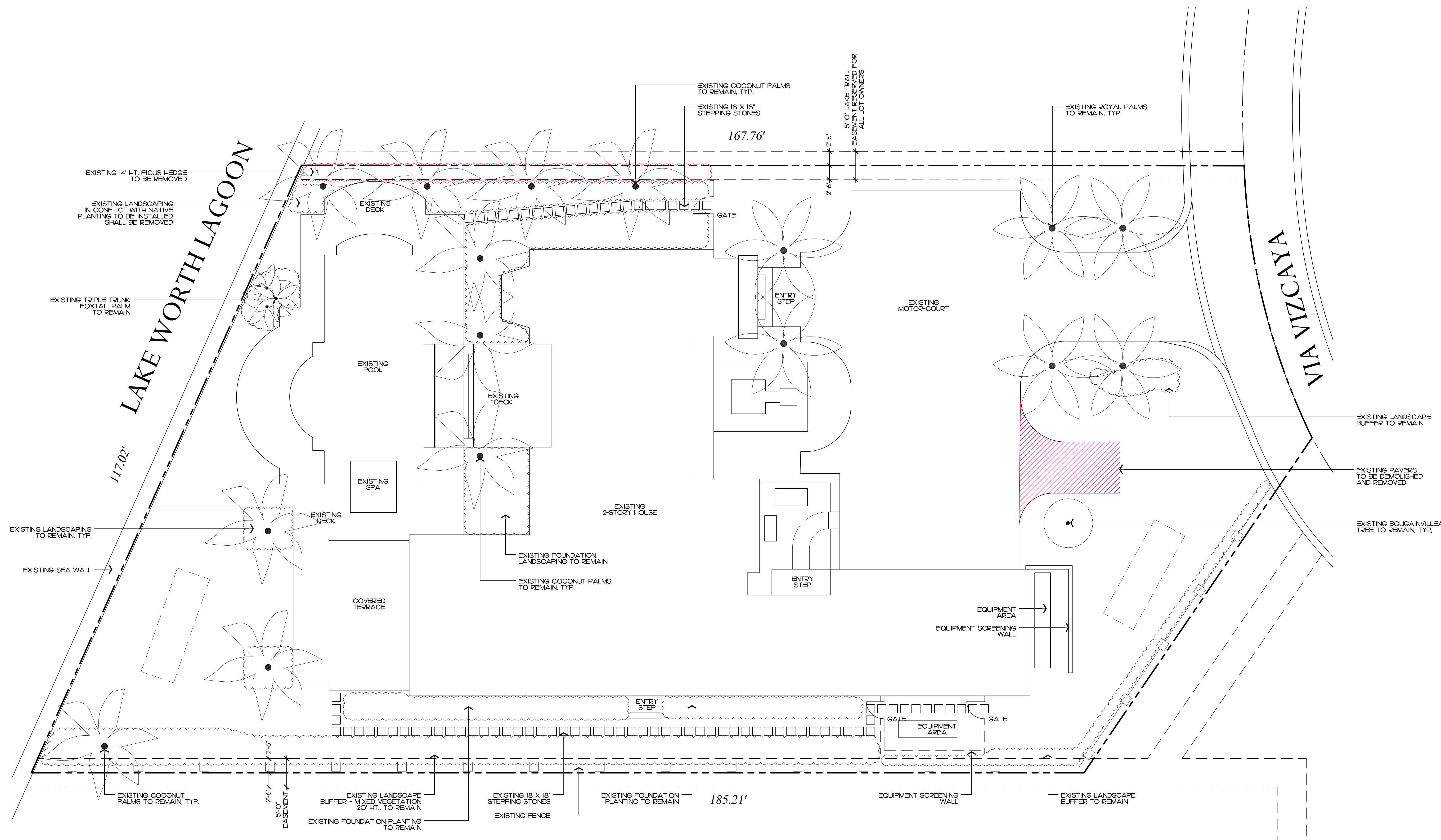


JOB NUMBER: # 23121.00 LA
DRAWN BY: Allison Padilla
Sean Twomey
DATE: 10.12.2023
12.04.2023

SHEET L1.0

64 sf.

AREA IN SQ.FT.



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Existing Conditions / Demolition Plan



ARC-23-152



Aerial View



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ARC-23-152

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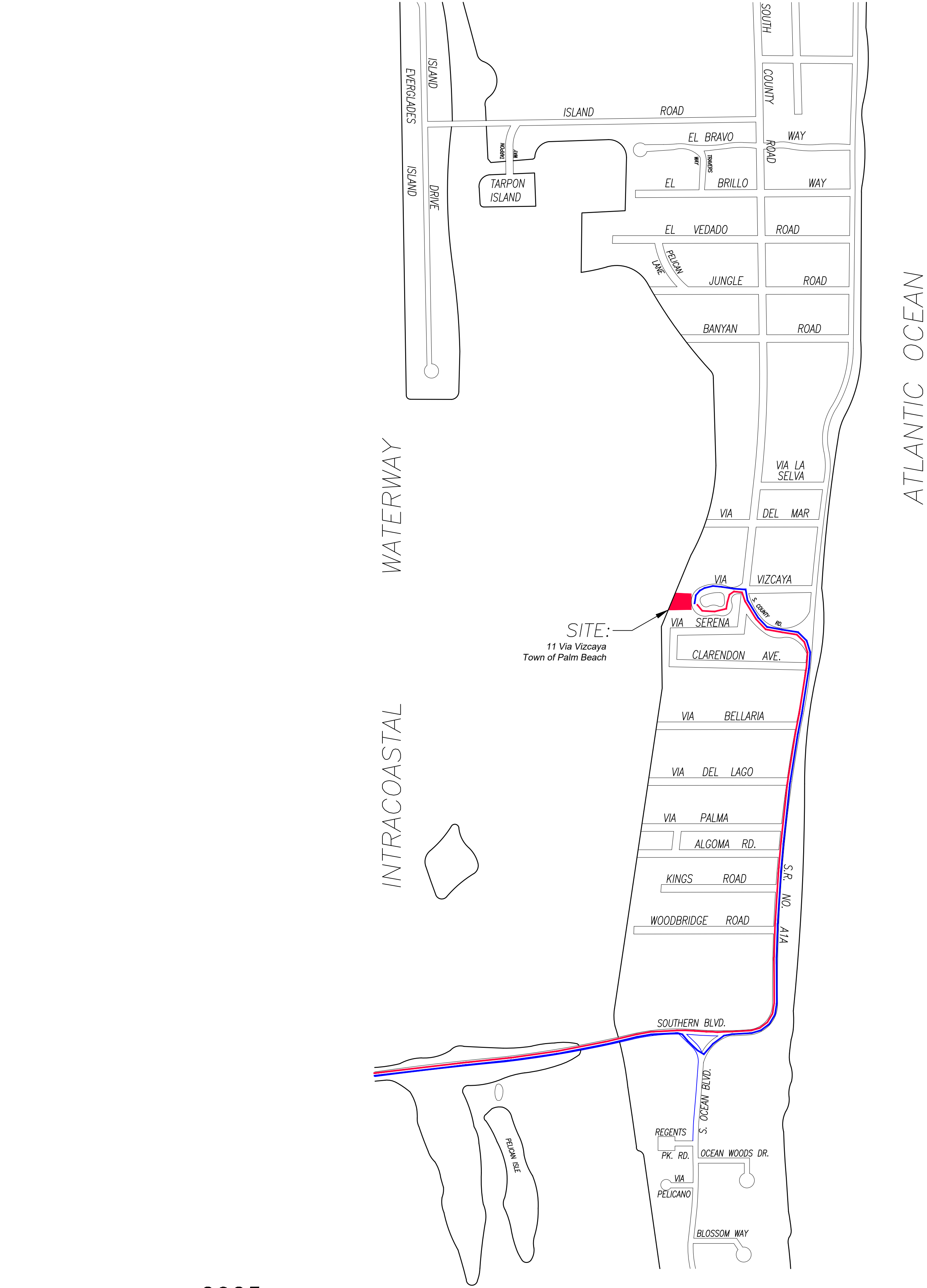
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SHEET L1.1

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

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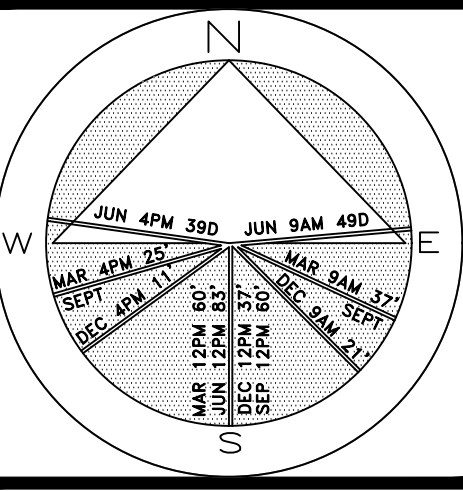
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Truck Logistics Plan
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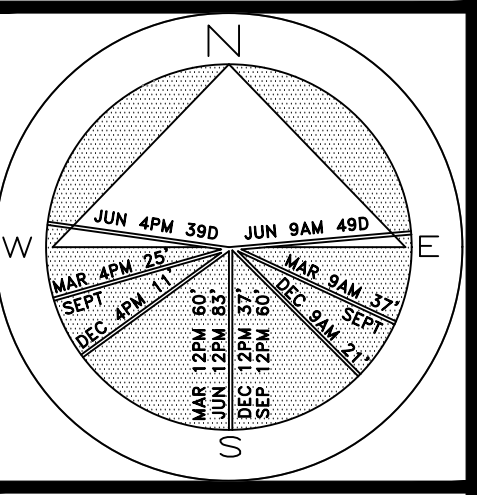
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SHEET L1.2

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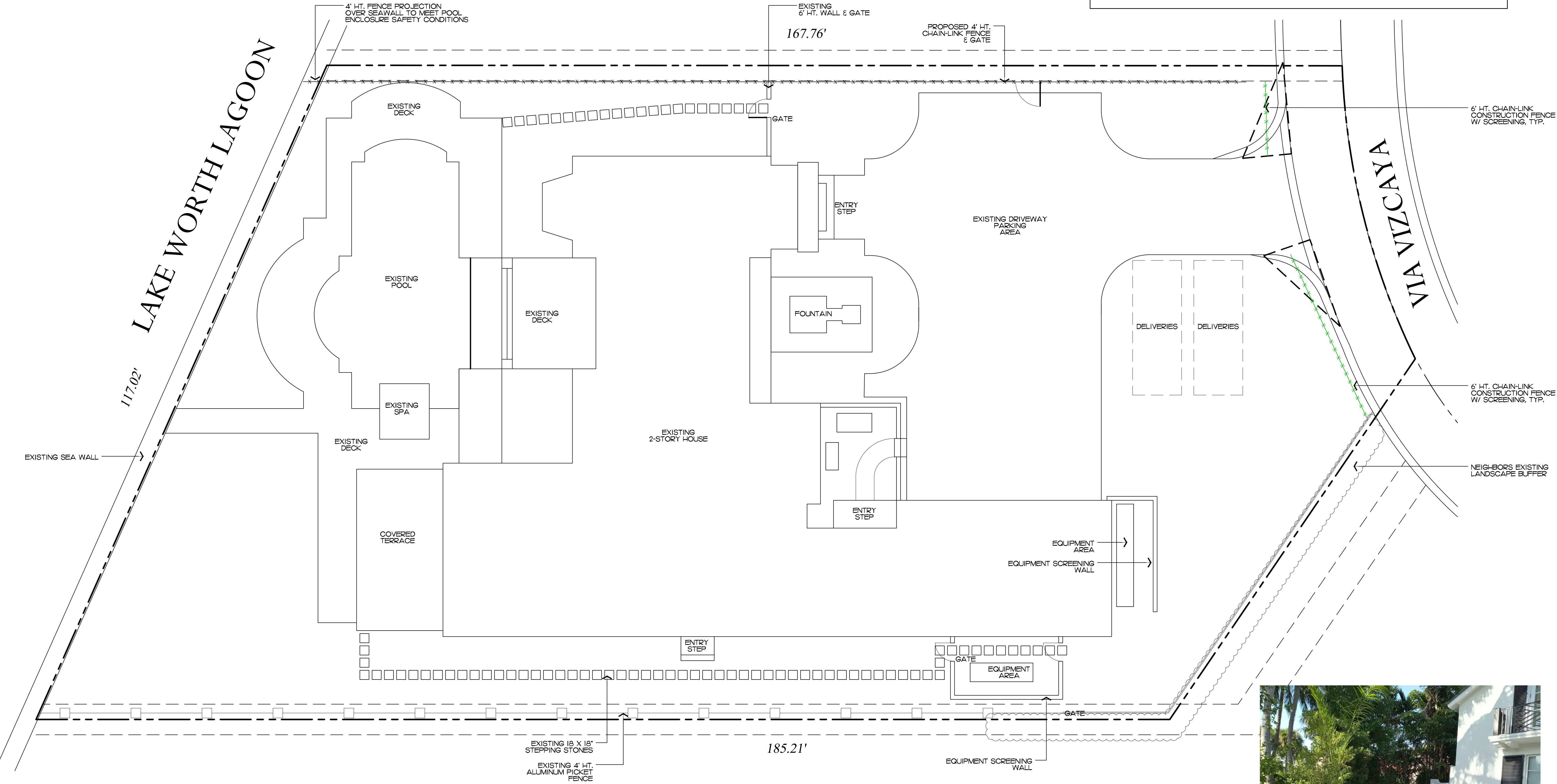


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SHEET L1.3



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



NEIGHBORS EXISTING LANDSCAPE BUFFER

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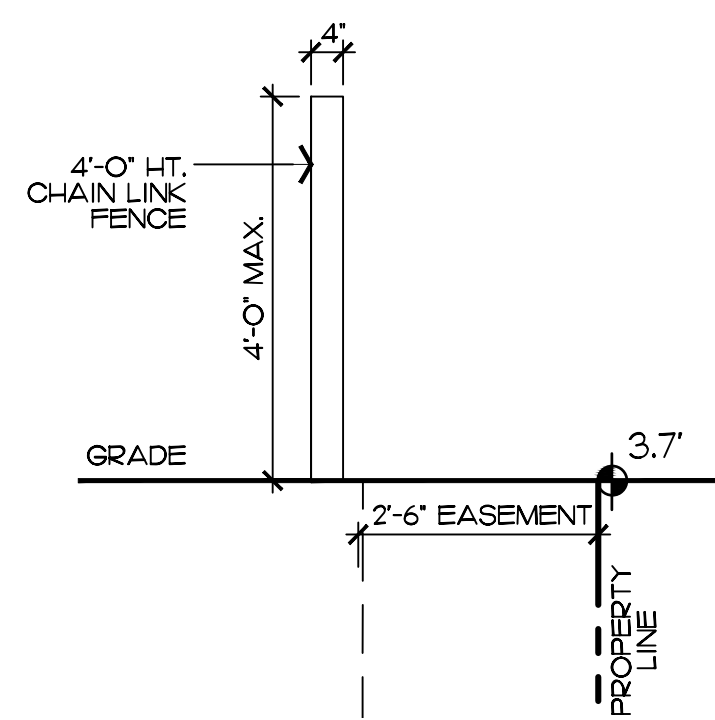
Construction Screening & Staging Plan

ARC-23-152

SCALE IN FEET 0' 8' 16' 24'

64 sq. ft.

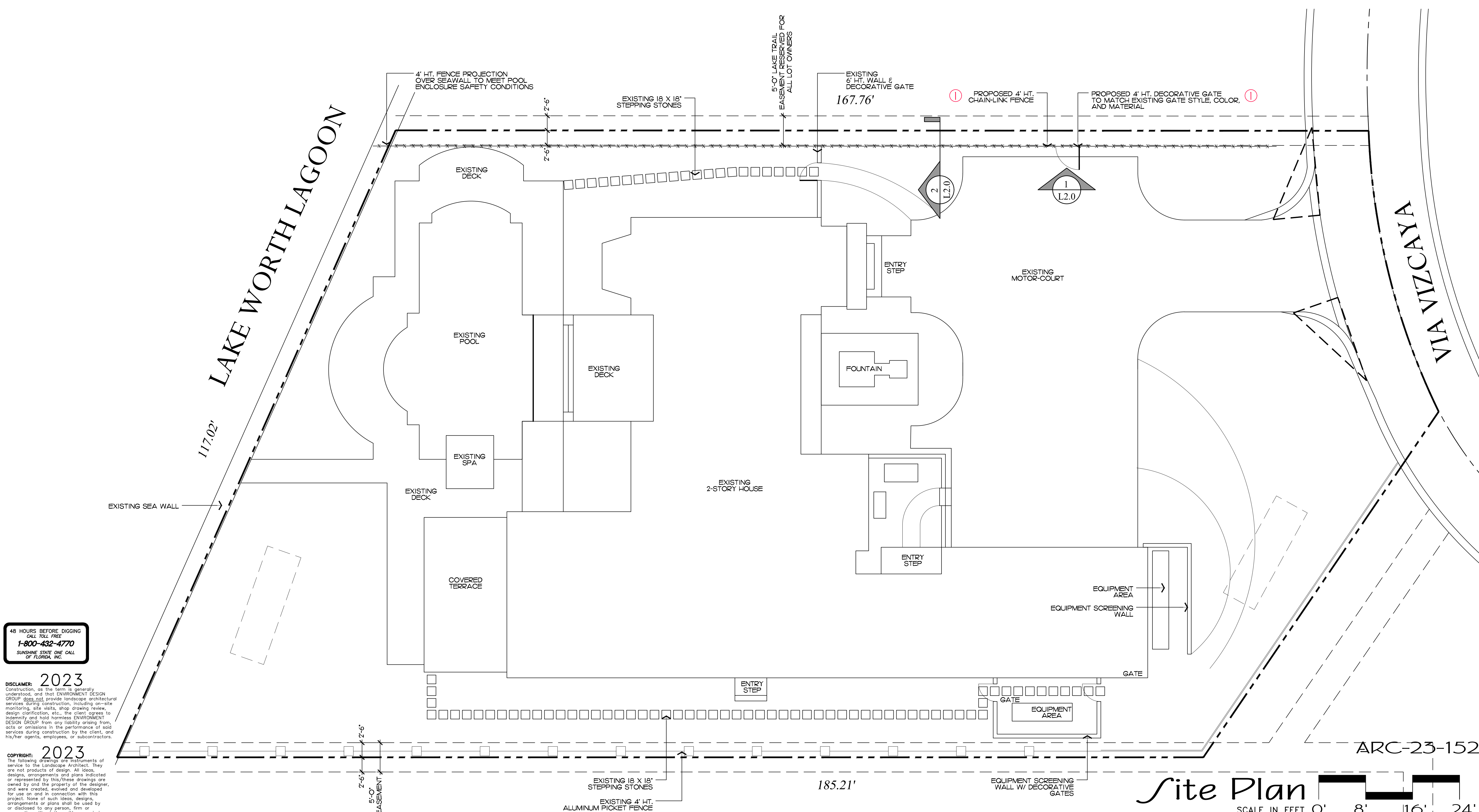
AREA IN SQ.FT.



NOTE:
NO CHANGES TO HARDSCAPE
ARE PROPOSED

 Fence & Gate - section

SCALE: 1/2" = 1'-0"



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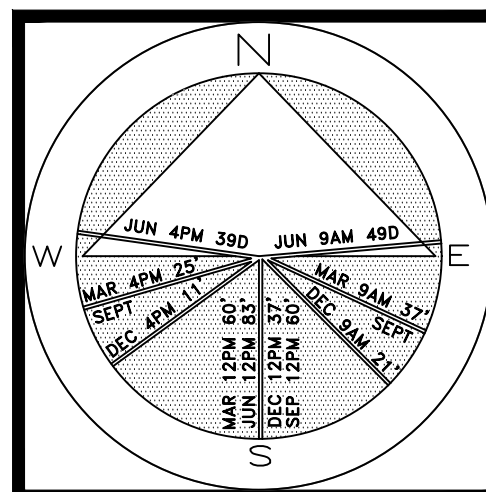
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SHEET L2.0

64 s

AREA IN SQ.FT

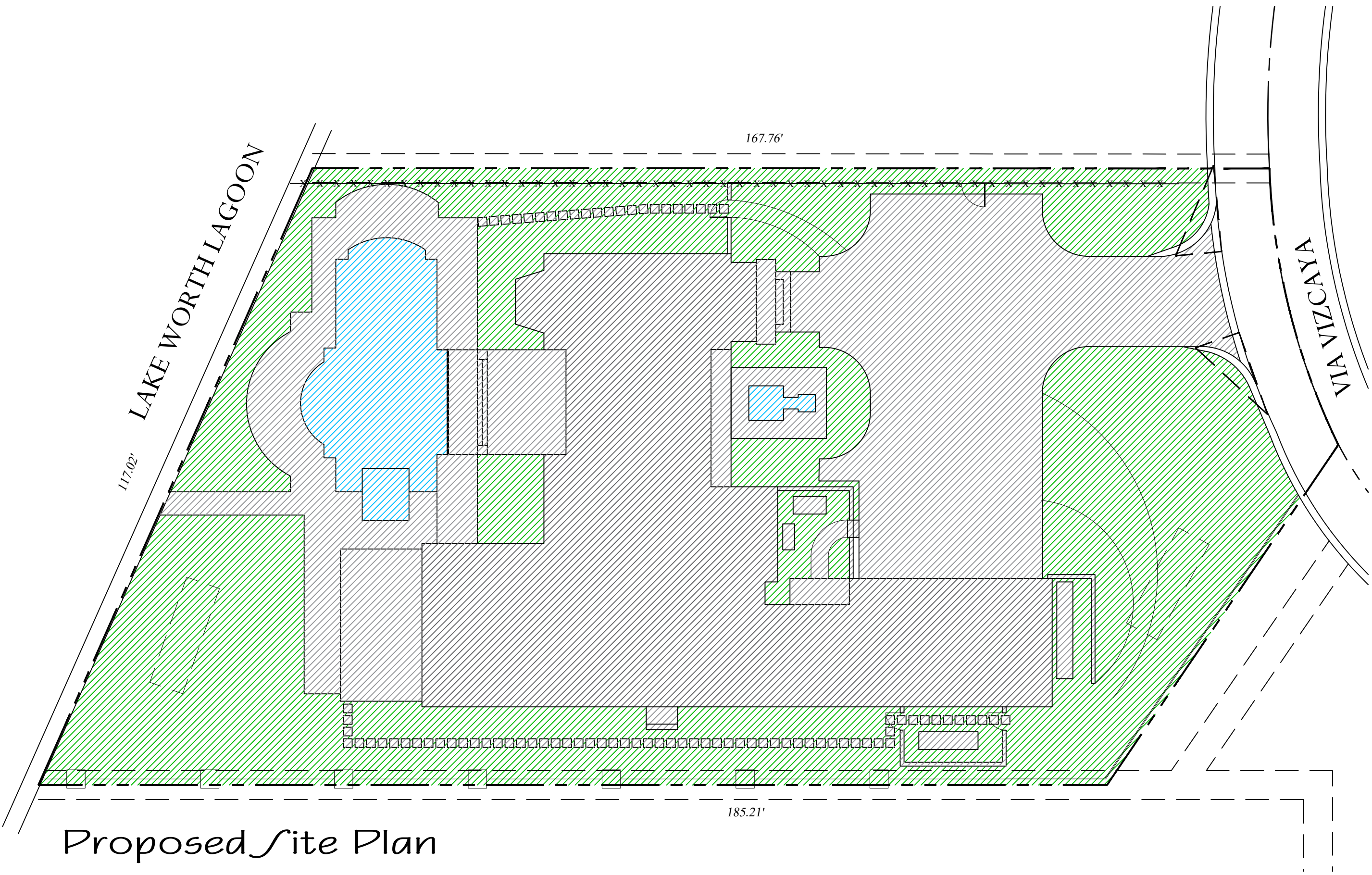
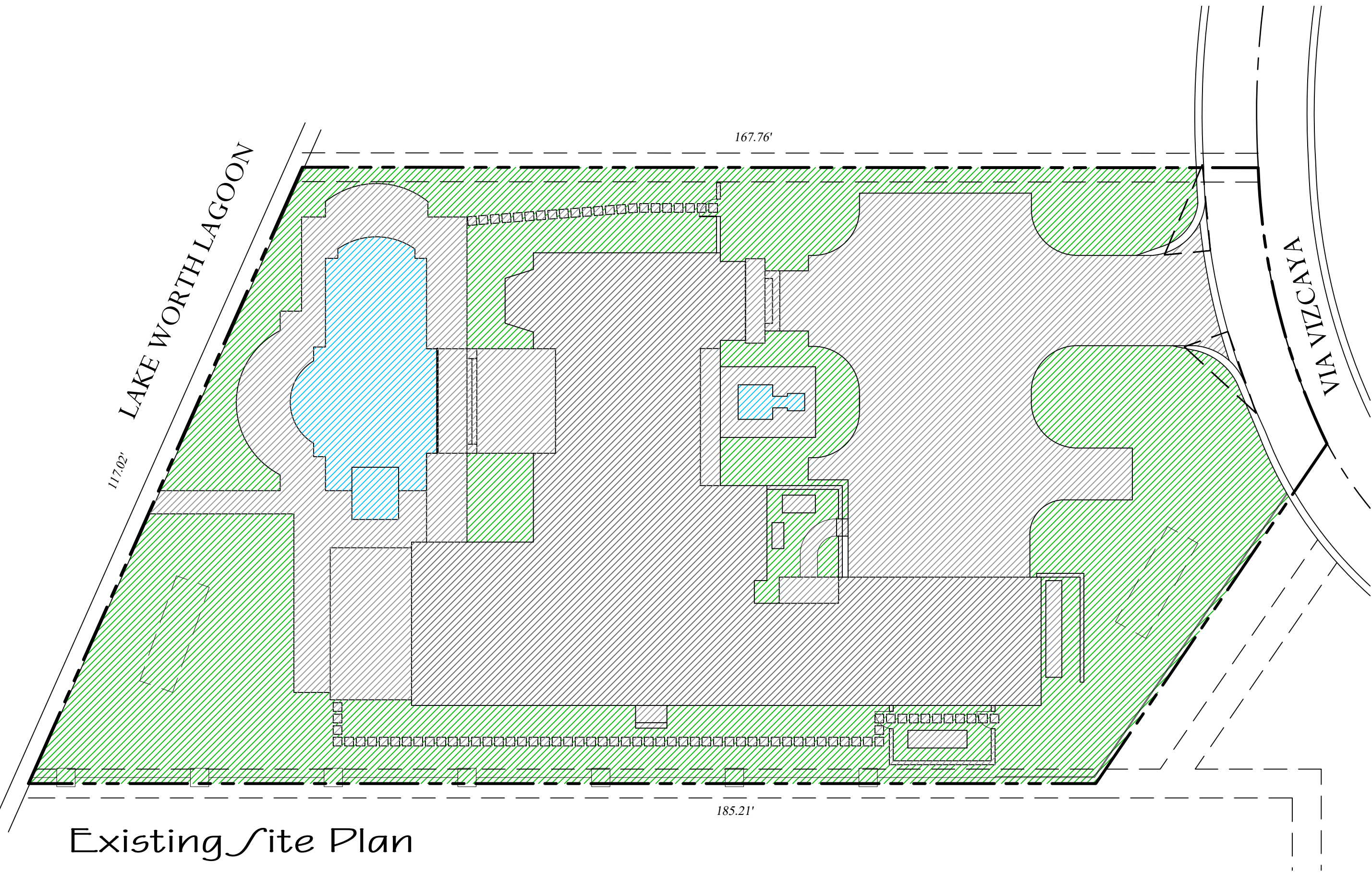
Site Requirements

| 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. |

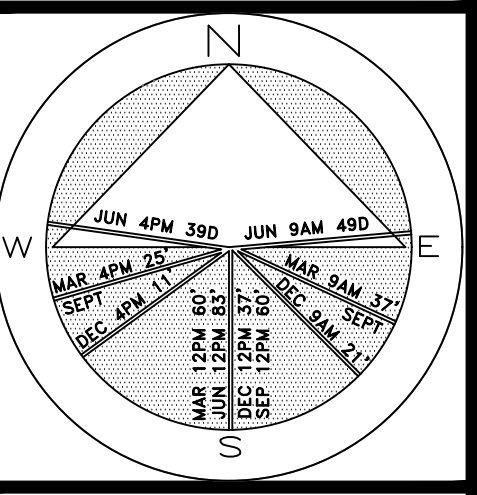
Legend

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

NOTE:
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ARE PROPOSED



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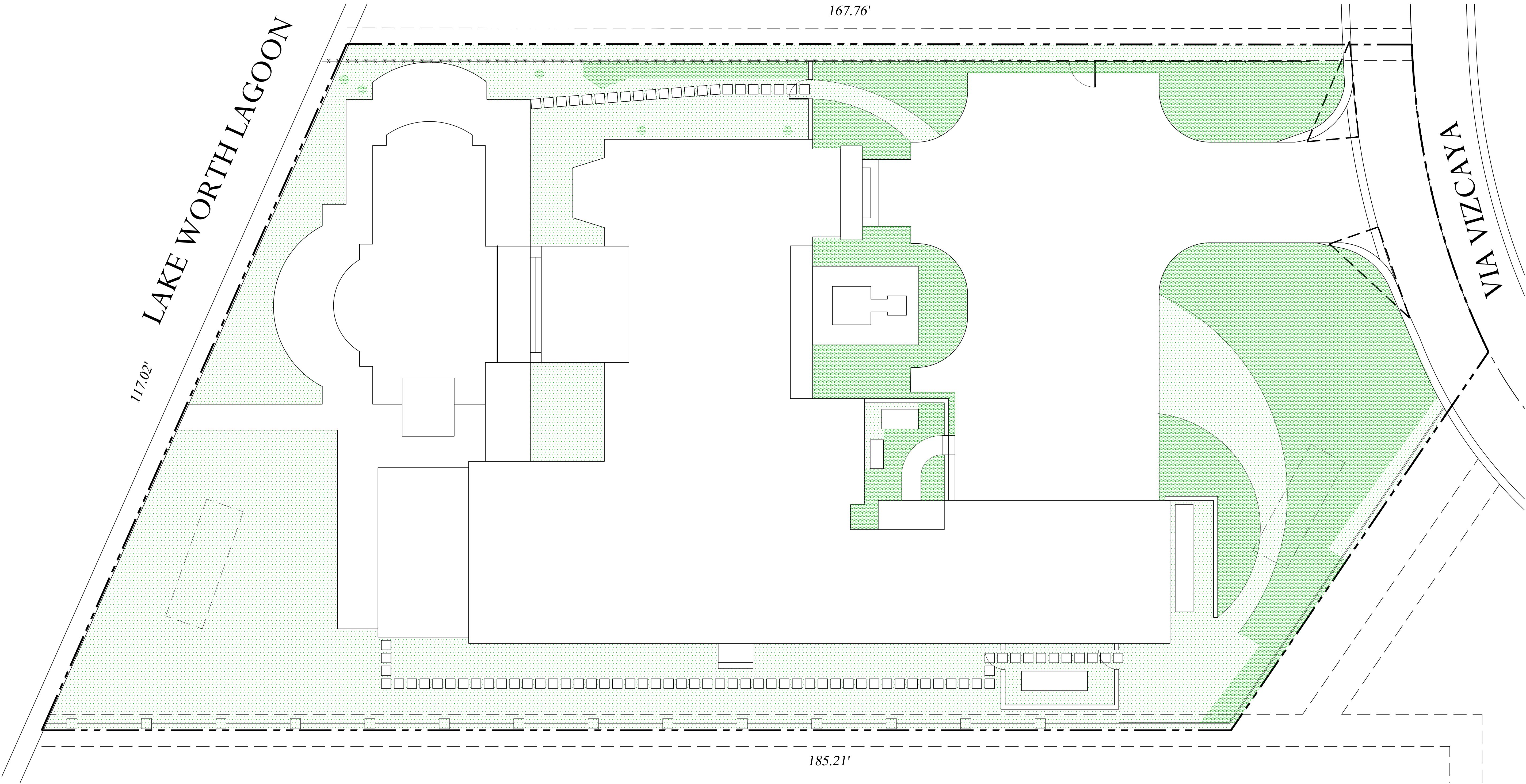


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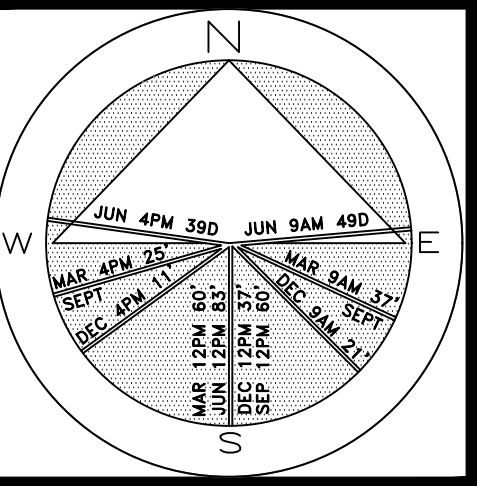
SHEET L2.1

Landscape Alteration Calculations

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

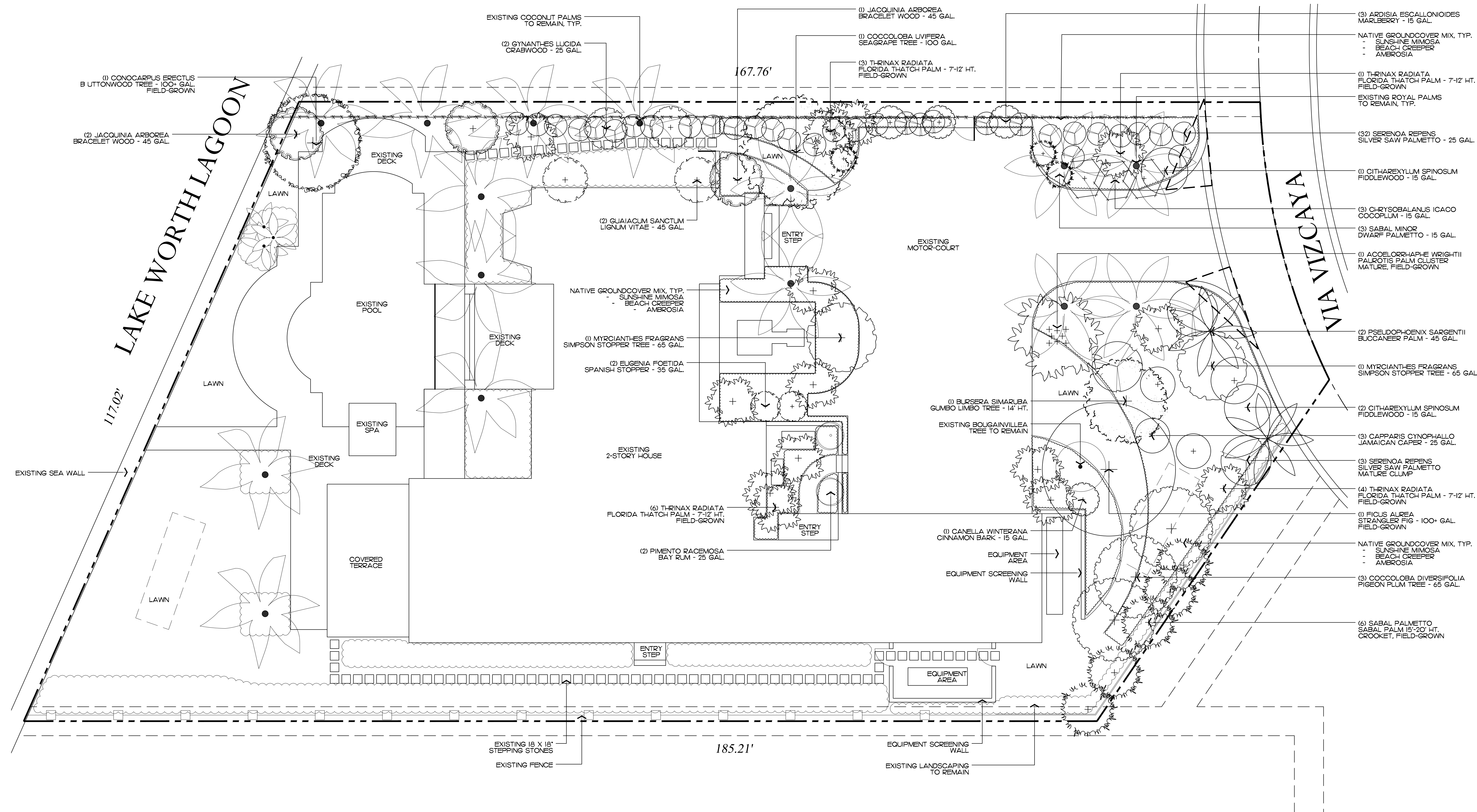


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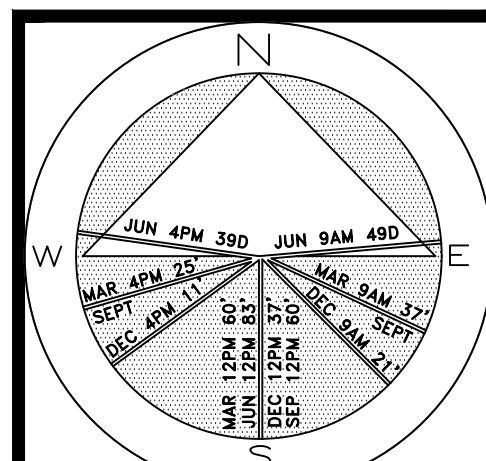


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SHEET L2.2




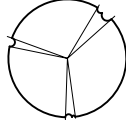





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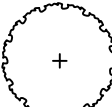
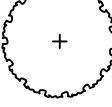



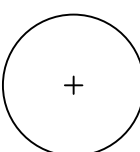







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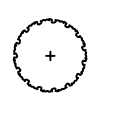
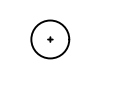
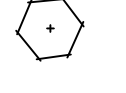
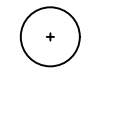

Palms

| 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 |
|-------------------------------------------------------------------------------------|-----------------------------------------|-----------------|-----------------------|--------|
|  | BURSERA 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 BUTTONWOOD | 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 |

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SHEET L3.1

64 sf.

AREA IN SQ.FT.



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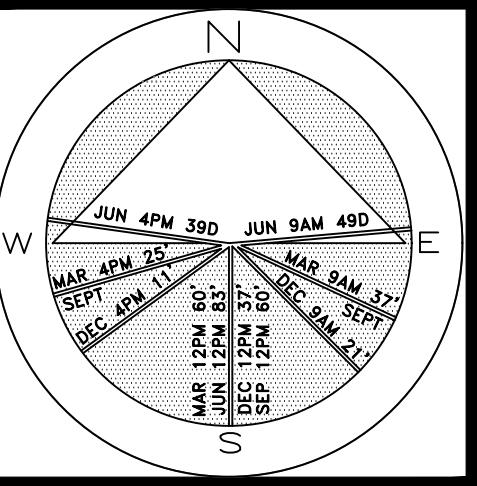
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Rendered Landscape Plan
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SHEET L4.0

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Existing Conditions



Front / East Elevation

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Existing Conditions



Side /North Elevation

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SHEET L4.2

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