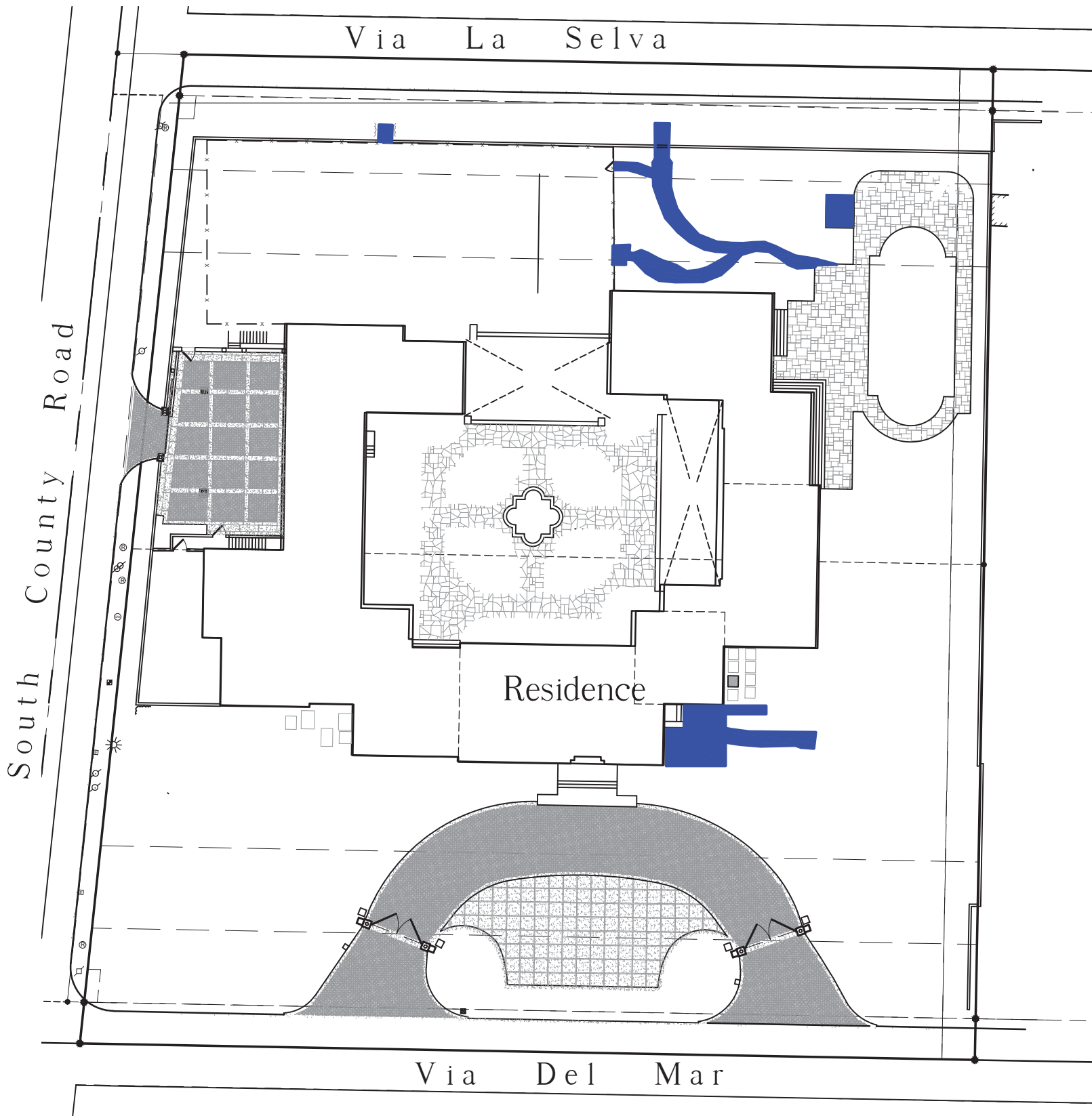


Town of Palm Beach Planning Zoning and Building 360 S County Rd Palm Beach, FL 33480 www.townofpalmbeach.com			
Line #	Landscape Legend		
1	Property Address:	195 Via Del Mar	
2	Lot Area (sq. ft.):	72,392 sf	
3		REQUIRED	EXISTING
4	Landscape Open Space (LOS) (Sq Ft and %)	36,196 (50%)	33,296 (46%)
5	LOS to be altered (Sq Ft and %)	N/A	
6	Perimeter LOS (Sq Ft and %)	N/A	N/A
7	Front Yard LOS (Sq Ft and %)	4,231 (45%)	5,751 (61%)
8	Native Trees %	30% (number of trees)	N/A
9	Native Shrubs & Vines %	30% (number of shrubs & vines)	.005% (394)
10	Native Groundcover %	30% (groundcover area)	14 (50%)
To determine qualifying native vegetation use either: the Institute for Regional Conservation Natives for Your Neighborhood FL Statewide Plant List OR the Florida Native Plant Society Native Plants for Your Area List			
Note: Modification of >50% of existing landscape/greenscape are subject to minimum native plant requirements and must submit a landscape and irrigation plan for review.			
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See Ord. 003-2023		REV BF 20230727	

Per Ord. 003-2023, this project is not required to meet the native plant requirements as the modifications to the existing landscape/greenscape are below 50%



Site diagram illustrating areas of landscape modification

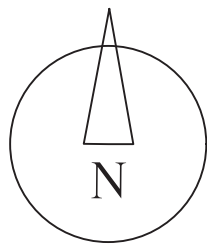
Color denotes areas of landscape modification



Historic Photograph of house and gardens. Of note, the alterations to the landscape are to areas that are not original to the house.

Landscape Sheet List:

- L0.0 Title Sheet/Landscape Legend/Landscape Alteration Diagram
- L0.1 Openspace Diagrams
- EP1.0 Tree Survey
- EP1.1 Existing Landscape / Tree Disposition Plan
- EP1.2 Tree Disposition Table
- EP1.3 Photographs Of Existing Plants In Work Areas
- IL1.0 Illustrated Landscape Plan
- IL1.1 Landscape Elevations
- IL1.2 Landscape Elevations
- L3.1 Planting Plans
- L3.2 Planting Enlargements
- L4.1 Plant List / Landscape Legend
- CS1.1 Construction Screening Plan
- CS1.2 Photographs Of Existing Screening Plants
- CS1.3 Truck Logistics and Construction Staging Plans



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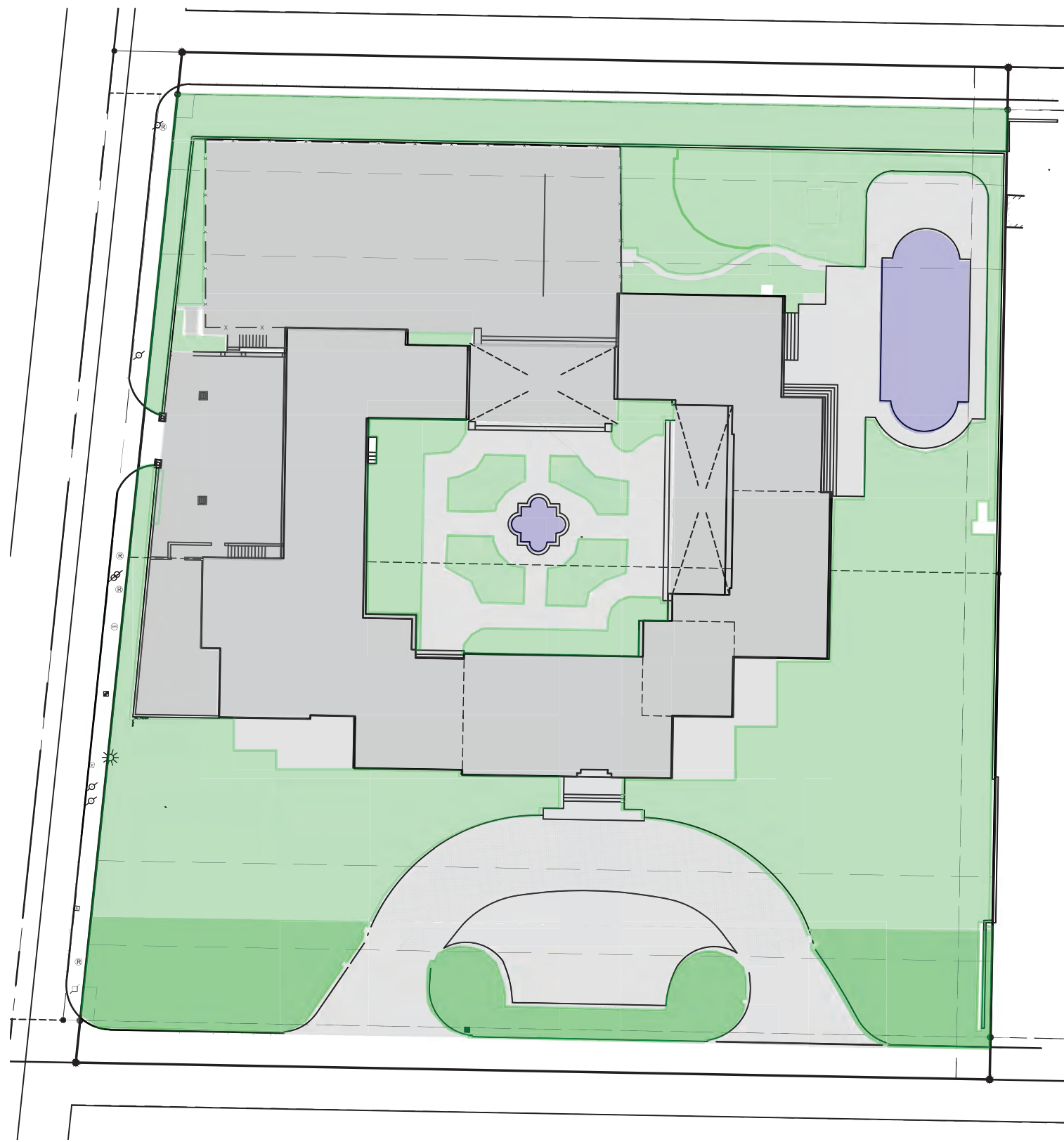
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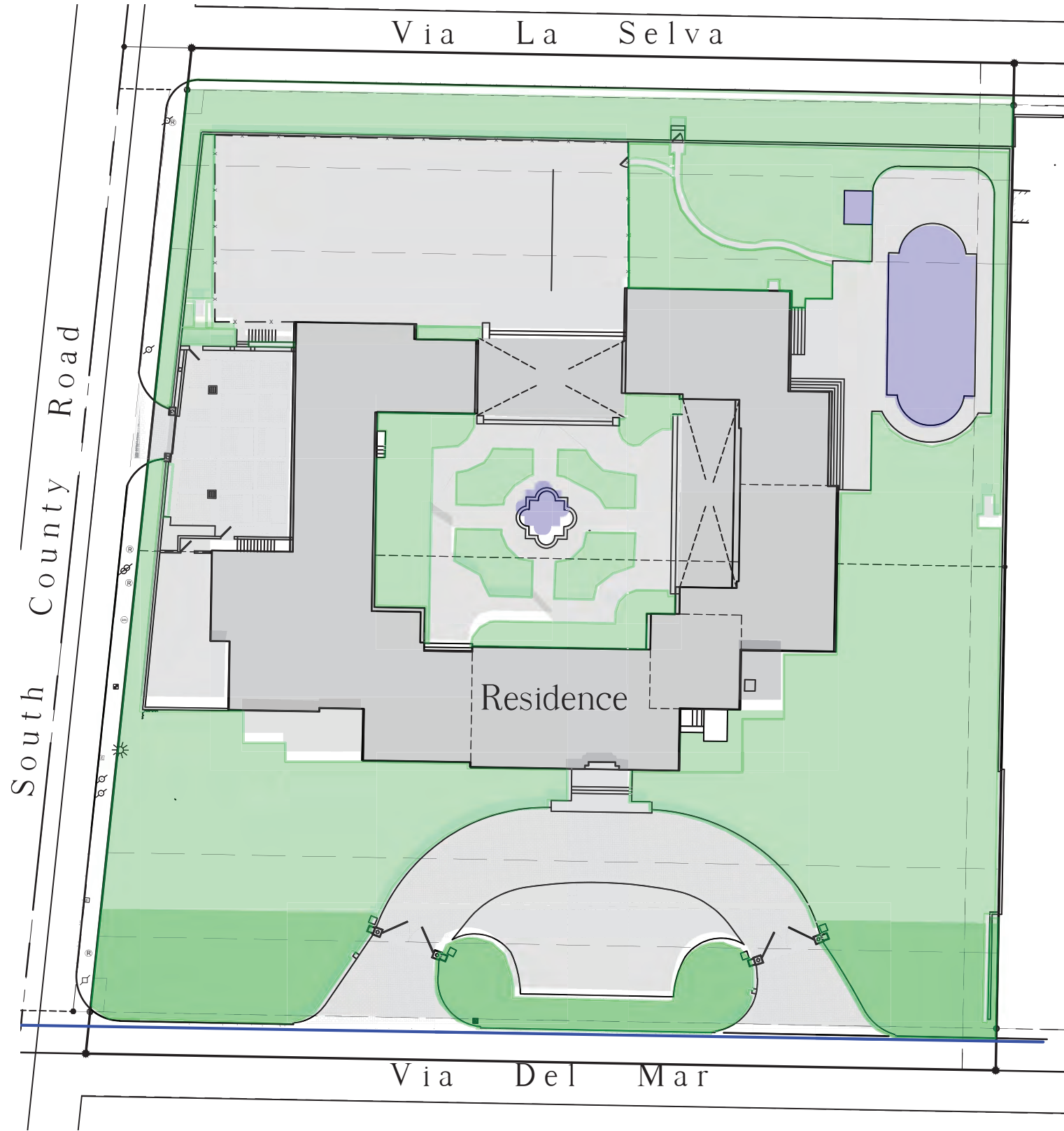
SHEET
Title Sheet/
Zoning Information

L0.0

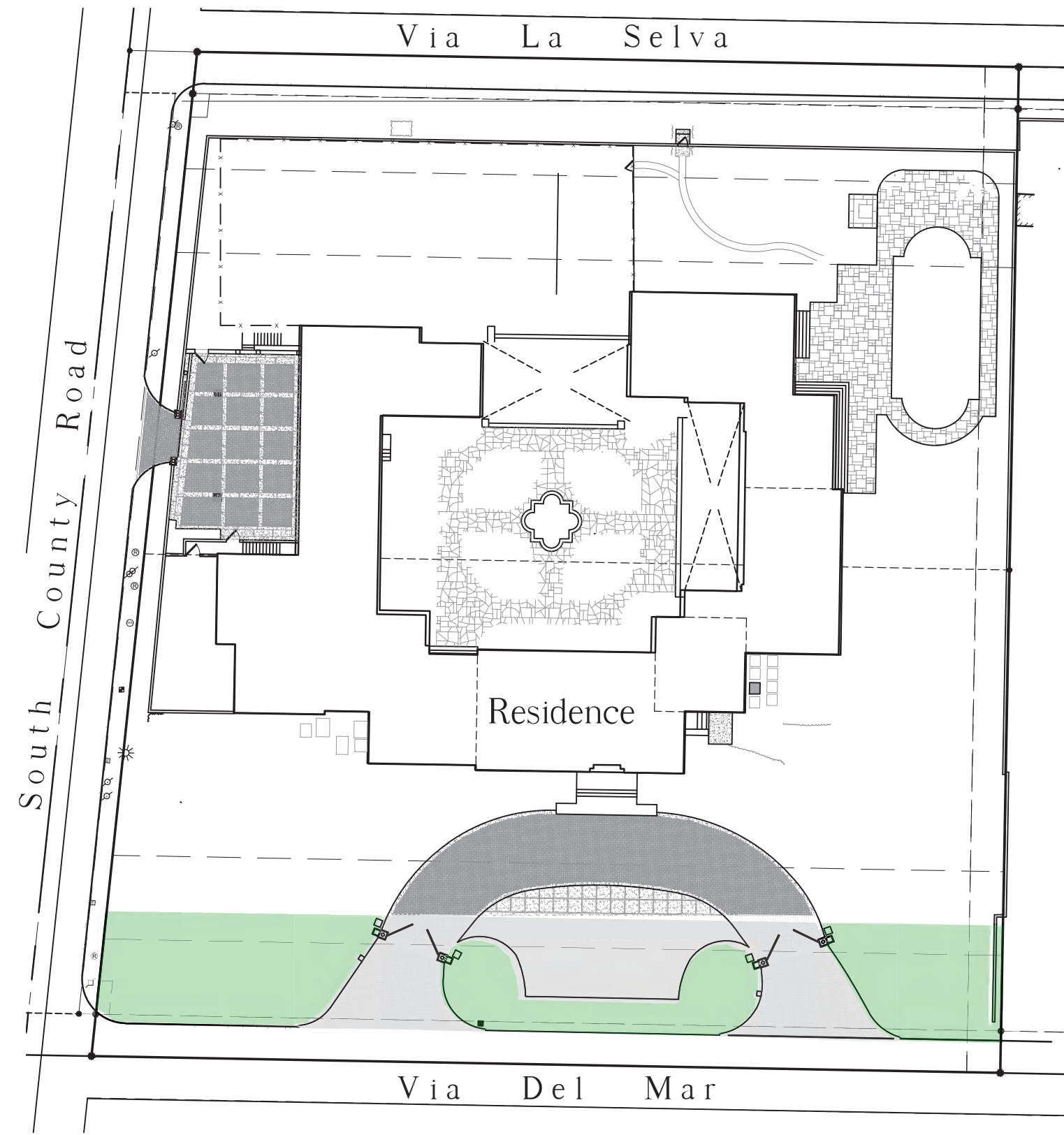




Existing LOS



Proposed
Overall LOS



Proposed
Front Yard LOS

Town of Palm Beach

Planning Zoning and Building
360 S County Rd
Palm Beach, FL 33480
www.townofpalmbeach.com

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6	Perimeter LOS (Sq Ft and %)	N/A	N/A	N/A
7	Front Yard LOS (Sq Ft and %)	4,231 (45%)	5,751 (61%)	5,751 (61%) - No changes
8	Native Trees %	30% (number of trees)		N/A
9	Native Shrubs & Vines %	30% (number of shrubs & vines)		.005% (394)
10	Native Groundcover %	30% (groundcover area)		14 (50%)

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OR

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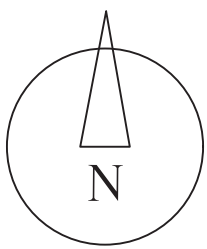
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REV BF 20230727

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NTS

SHEET
Openspace
Diagrams

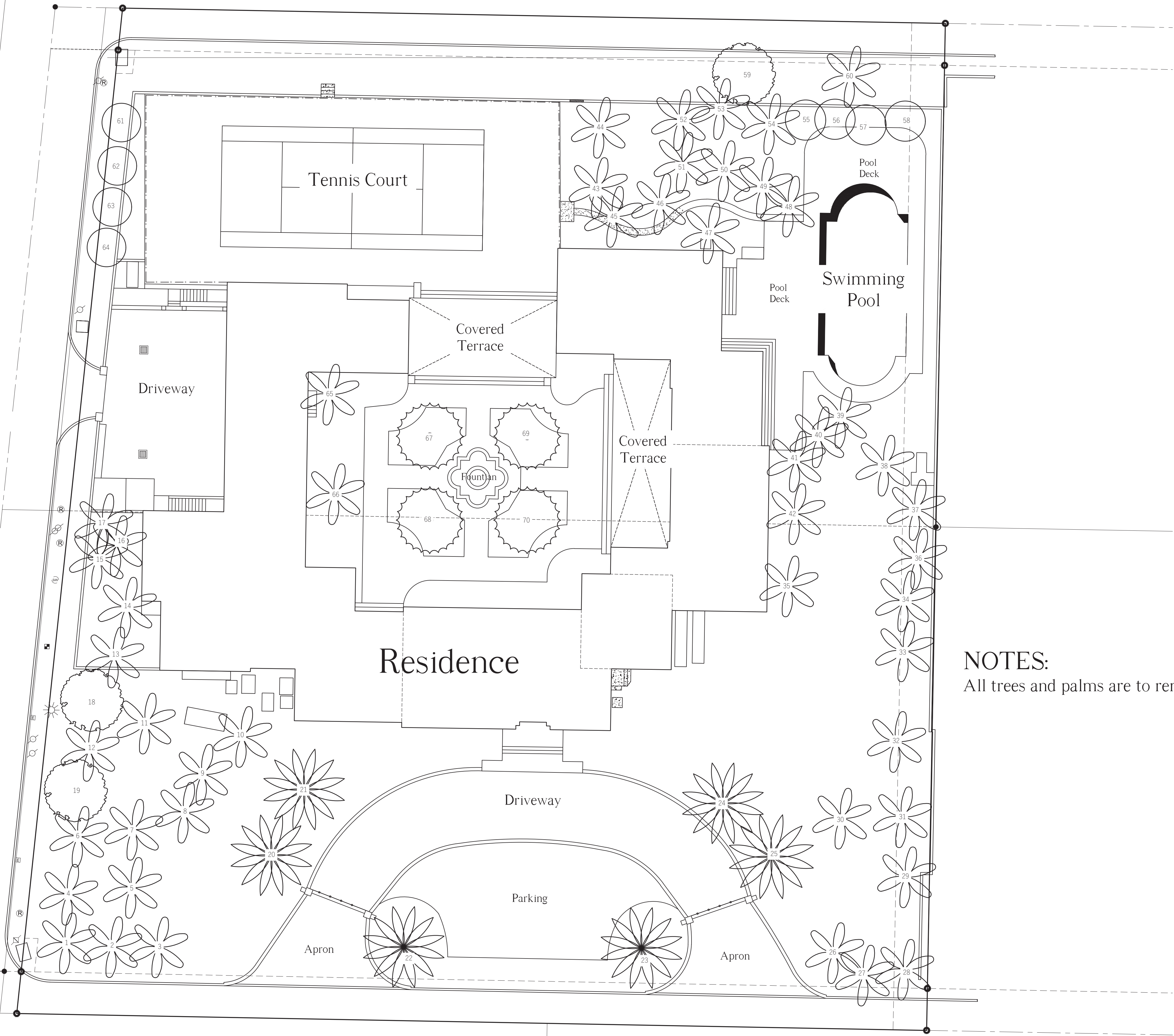
L0.1



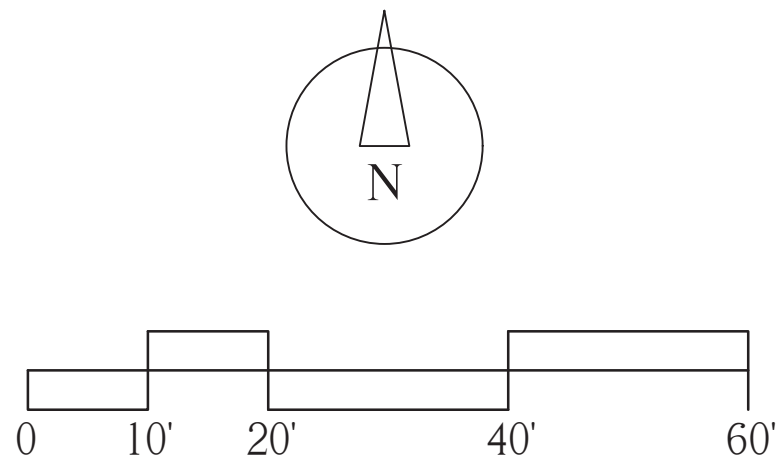
South County Road

Via La Selva

Via Del Mar



NOTES:
All trees and palms are to remain



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SCALE
1/16" = 1'-0"

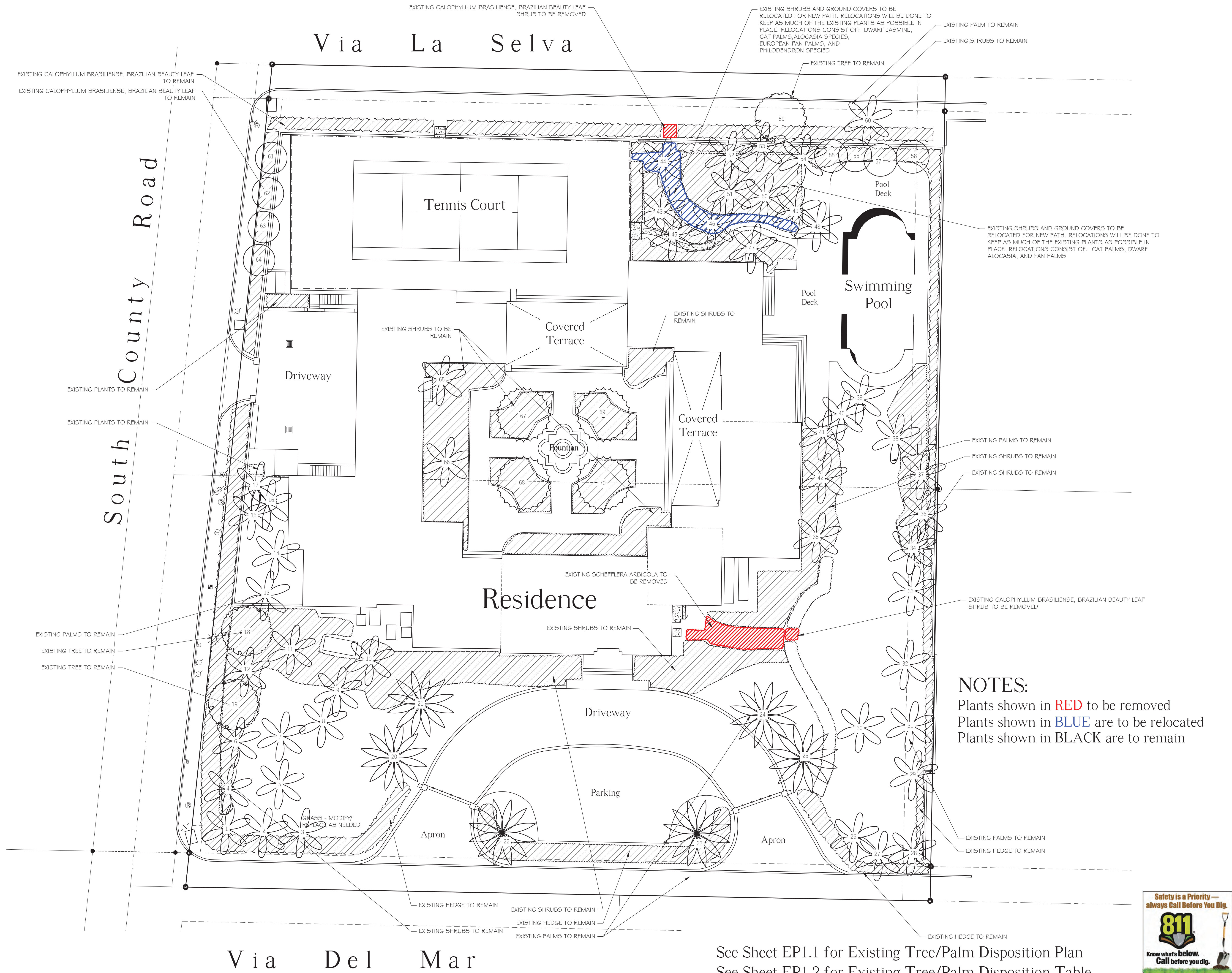
SHEET

Tree Survey

EP1.0

See Sheet EP1.1 for Existing Tree/Palm Disposition Plan
See Sheet EP1.2 for Existing Tree/Palm Disposition Table



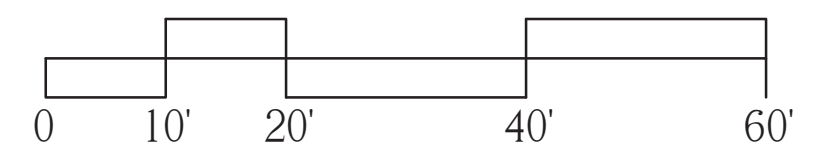


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SCALE
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SHEET
Existing Planting /
Tree Disposition Plan

EP1.1

NOTES:

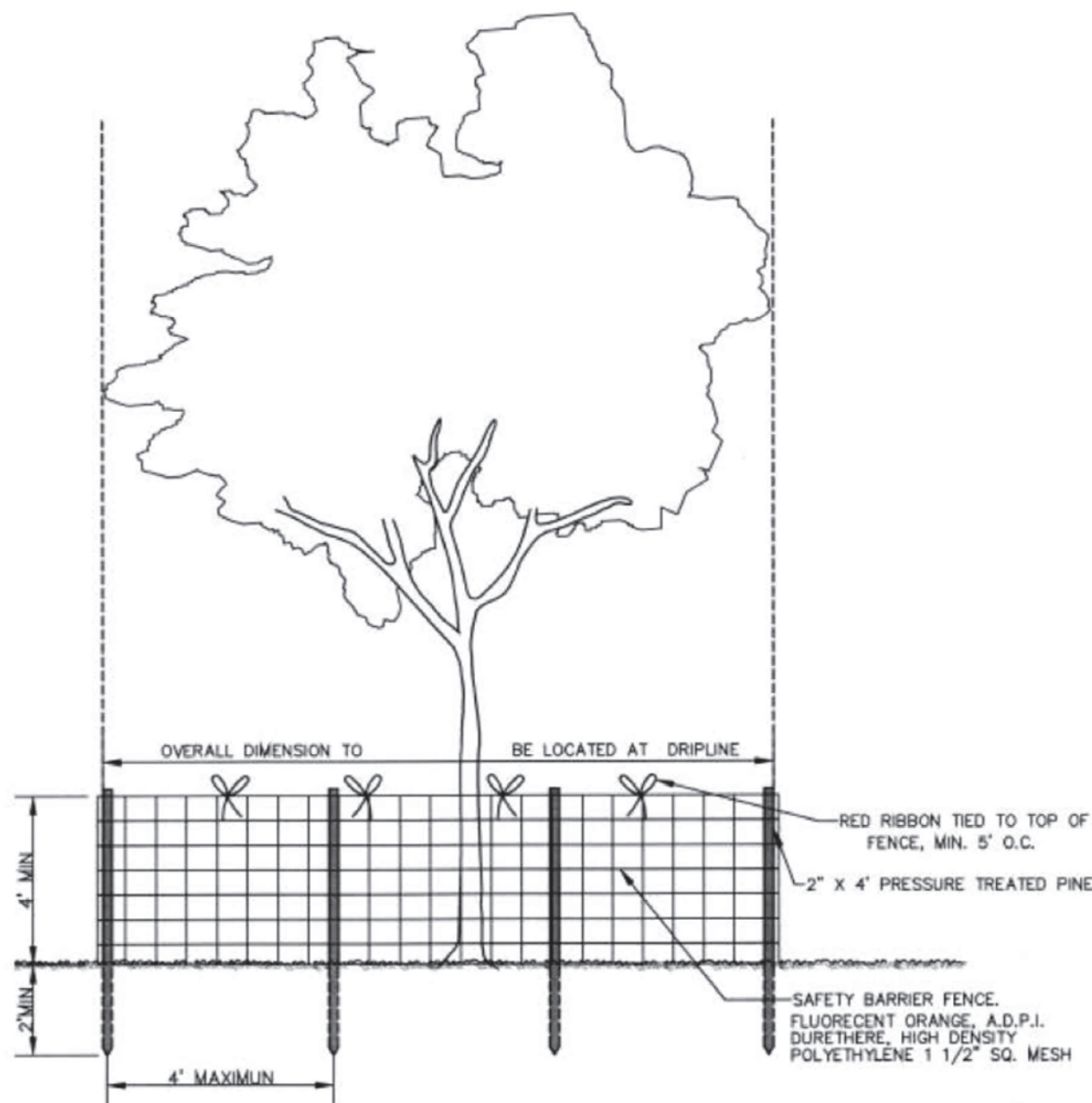
Plants shown in **RED** to be removed
Plants shown in **BLUE** are to be relocated
Plants shown in **BLACK** are to remain

See Sheet EP1.1 for Existing Tree/Palm Disposition Plan
See Sheet EP1.2 for Existing Tree/Palm Disposition Table



Item #	Scientific Name	Common Name	Height	Condition	Disposition
1	Cocos nucifera	Coconut Palm	25'	Good	Remain
2	Cocos nucifera	Coconut Palm	25'	Good	Remain
3	Cocos nucifera	Coconut Palm	30'	Good	Remain
4	Cocos nucifera	Coconut Palm	22'	Good	Remain
5	Cocos nucifera	Coconut Palm	24'	Good	Remain
6	Cocos nucifera	Coconut Palm	30'	Good	Remain
7	Cocos nucifera	Coconut Palm	22'	Good	Remain
8	Cocos nucifera	Coconut Palm	24'	Good	Remain
9	Cocos nucifera	Coconut Palm	30'	Good	Remain
10	Cocos nucifera	Coconut Palm	25'	Good	Remain
11	Cocos nucifera	Coconut Palm	30'	Good	Remain
12	Cocos nucifera	Coconut Palm	22'	Good	Remain
13	Cocos nucifera	Coconut Palm	24'	Good	Remain
14	Cocos nucifera	Coconut Palm	30'	Good	Remain
15	Cocos nucifera	Coconut Palm	22'	Good	Remain
16	Cocos nucifera	Coconut Palm	24'	Good	Remain
17	Simarouba glauca	Paradise Tree	28'	Good	Remain
18	Simarouba glauca	Paradise Tree	28'	Good	Remain
19	Cocos nucifera	Coconut Palm	23'	Good	Remain
20	Phoenix dactylifera	Date Palm	45'	Good	Remain
21	Phoenix dactylifera	Date Palm	45'	Good	Remain
22	Phoenix dactylifera	Date Palm	45'	Good	Remain
23	Phoenix dactylifera	Date Palm	45'	Good	Remain
24	Phoenix dactylifera	Date Palm	45'	Good	Remain
25	Phoenix dactylifera	Date Palm	45'	Good	Remain
26	Cocos nucifera	Coconut Palm	30'	Good	Remain
27	Cocos nucifera	Coconut Palm	22'	Good	Remain
28	Cocos nucifera	Coconut Palm	24'	Good	Remain
29	Cocos nucifera	Coconut Palm	30'	Good	Remain
30	Cocos nucifera	Coconut Palm	22'	Good	Remain
31	Cocos nucifera	Coconut Palm	24'	Good	Remain
32	Cocos nucifera	Coconut Palm	30'	Good	Remain
33	Cocos nucifera	Coconut Palm	25'	Good	Remain
34	Cocos nucifera	Coconut Palm	30'	Good	Remain
35	Cocos nucifera	Coconut Palm	25'	Good	Remain
36	Cocos nucifera	Coconut Palm	25'	Good	Remain
37	Cocos nucifera	Coconut Palm	30'	Good	Remain
38	Cocos nucifera	Coconut Palm	22'	Good	Remain
39	Cocos nucifera	Coconut Palm	24'	Good	Remain
40	Cocos nucifera	Coconut Palm	30'	Good	Remain
41	Cocos nucifera	Coconut Palm	22'	Good	Remain
42	Cocos nucifera	Coconut Palm	24'	Good	Remain
43	Cocos nucifera	Coconut Palm	30'	Good	Remain
44	Cocos nucifera	Coconut Palm	25'	Good	Remain
45	Cocos nucifera	Coconut Palm	30'	Good	Remain
46	Cocos nucifera	Coconut Palm	22'	Good	Remain
47	Cocos nucifera	Coconut Palm	24'	Good	Remain
48	Cocos nucifera	Coconut Palm	30'	Good	Remain
49	Cocos nucifera	Coconut Palm	22'	Good	Remain
50	Cocos nucifera	Coconut Palm	24'	Good	Remain
51	Cocos nucifera	Coconut Palm	28'	Good	Remain
52	Cocos nucifera	Coconut Palm	22'	Good	Remain
53	Cocos nucifera	Coconut Palm	24'	Good	Remain
54	Cocos nucifera	Coconut Palm	28'	Good	Remain
55	Wodyetia bifurcata	Foxtail Palm	34'	Fair	Remain
56	Wodyetia bifurcata	Foxtail Palm	34'	Fair	Remain
57	Wodyetia bifurcata	Foxtail Palm	34'	Fair	Remain
58	Wodyetia bifurcata	Foxtail Palm	34'	Fair	Remain

Item #	Scientific Name	Common Name	Height	Condition	Disposition
59	Coccoloba uvifera	Seagrape Tree	21'	Fair	Remain
60	Cocos nucifera	Coconut Palm	25'	Fair	Remain
61	Carpoxylon macrospermum	Elegant Palm	18'	Good	Remain
62	Carpoxylon macrospermum	Elegant Palm	18'	Good	Remain
63	Carpoxylon macrospermum	Elegant Palm	18'	Good	Remain
64	Carpoxylon macrospermum	Elegant Palm	18'	Good	Remain
65	Cocos nucifera	Coconut Palm	28'	Good	Remain
66	Cocos nucifera	Coconut Palm	22'	Good	Remain
67	Phoenix canariensis	Canary Island Date Palm	30'	Good	Remain
68	Phoenix canariensis	Canary Island Date Palm	30'	Good	Remain
69	Phoenix canariensis	Canary Island Date Palm	30'	Good	Remain
70	Phoenix canariensis	Canary Island Date Palm	30'	Good	Remain



Tree Protection Detail

Not To Scale

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SCALE

1/16" = 1'-0"

SHEET

Tree Disposition Table

EP1.2



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195 Via Del Mar

COA-24-0002 / ZON-24-0009

Palm Beach, Florida



Existing path in rear garden to be relocated
(View from west looking east)



Existing path in rear garden to be relocated
(View from east looking west)



Area of existing planting to be modified to recieve spa



Gravel and planting to be modified to recieve path from door to east lawn



New garden path located behind the existing vegetation shown in this photo. View will not change.



Via La Selva: Existing hedge to be modified. Close gap where existing gate is removed and open similar gap further to east.



An opening in the existing Brazilian Beauty Leaf hedge will be made to accomodate new path

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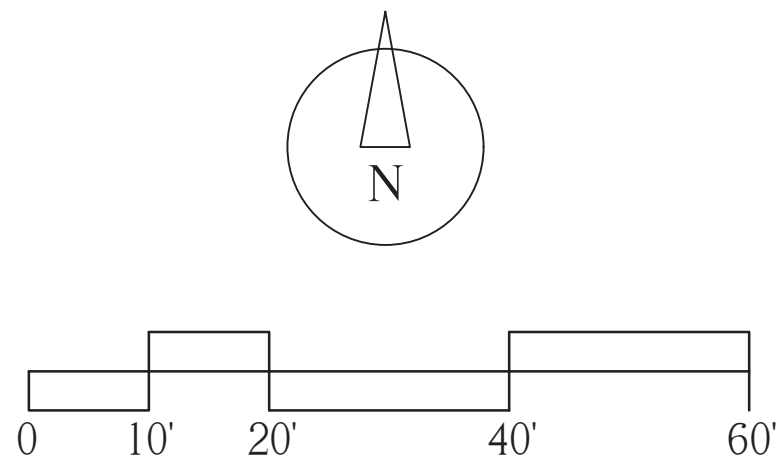
SCALE

SHEET

Existing Photographs of
Work Areas

EP1.3





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SCALE
1/16" = 1'-0"

SHEET

Illustrated Landscape
Plan

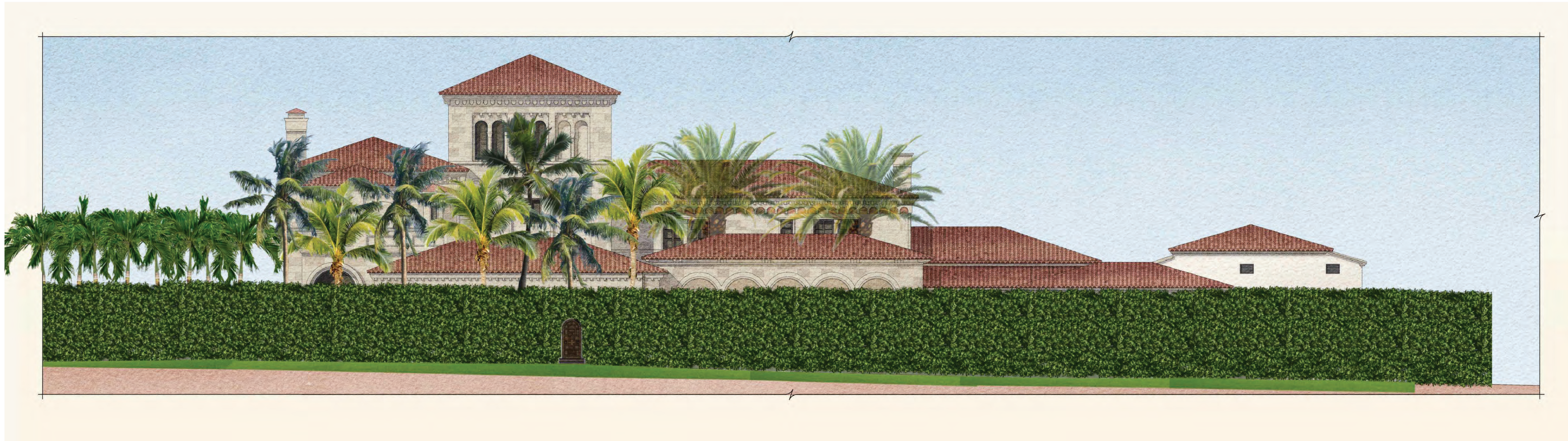
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SOUTH ELEVATION

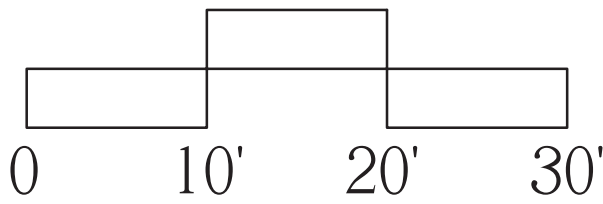
NOTES:
No planting changes to south planting that are visible from street



NORTH ELEVATION

NOTES:
The only change to the planting in this elevation is the moving of the gate and the associated hedge changes to open a spot for new gate and close spot of old gate

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SCALE
3/32" = 1'-0"

SHEET
Landscape
Elevations

IL1.1





EAST ELEVATION

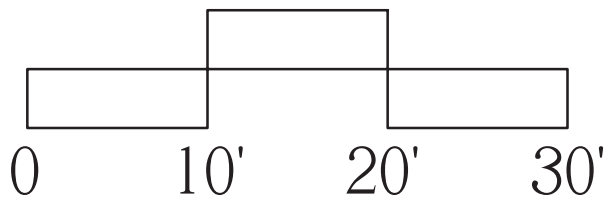
NOTES:
No planting changes to east planting that are visible from neighbor



WEST ELEVATION

NOTES:
No planting changes to east planting that are visible from neighbor

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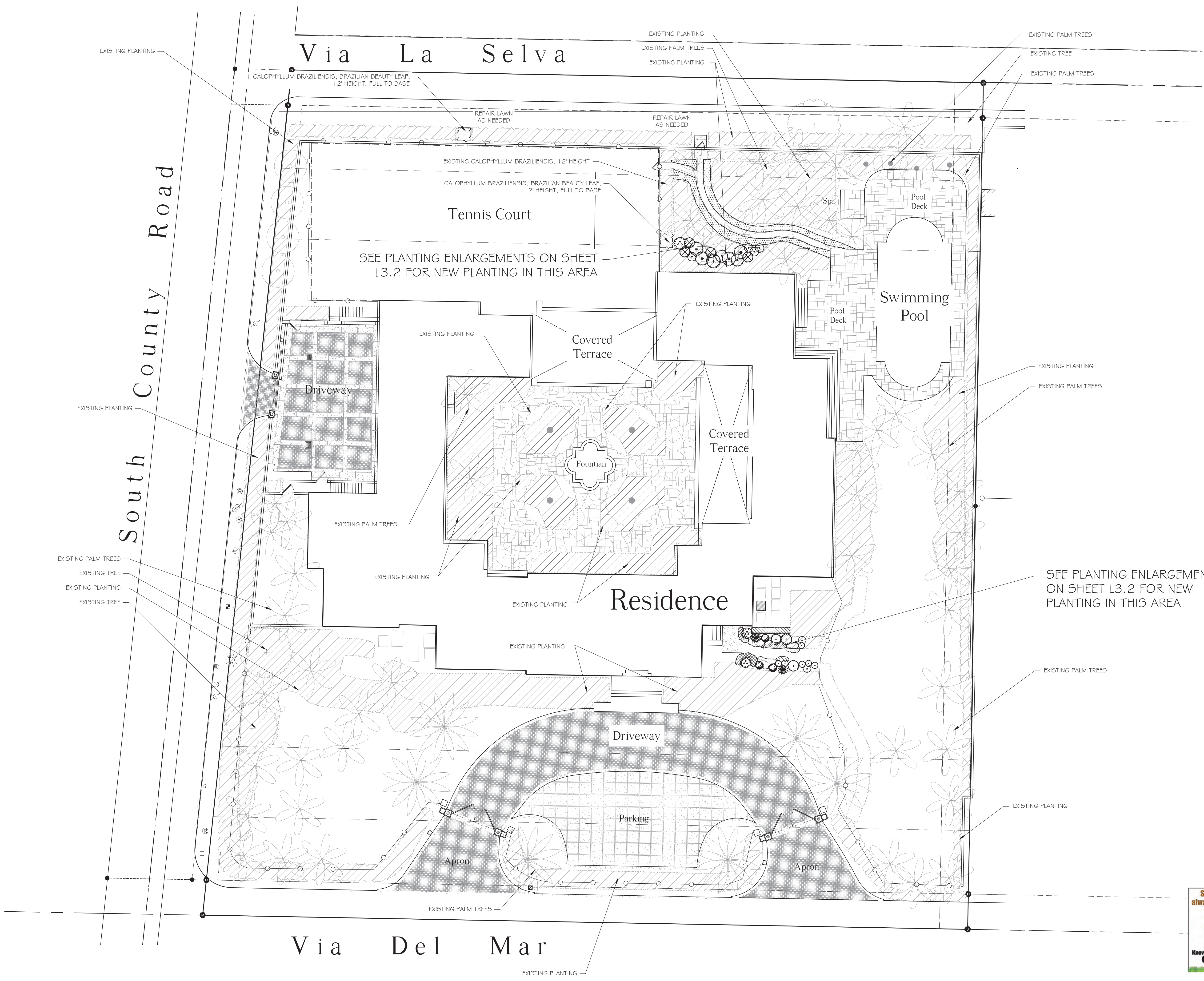
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SCALE
3/32" = 1'-0"

SHEET
Landscape
Elevations

IL1.2

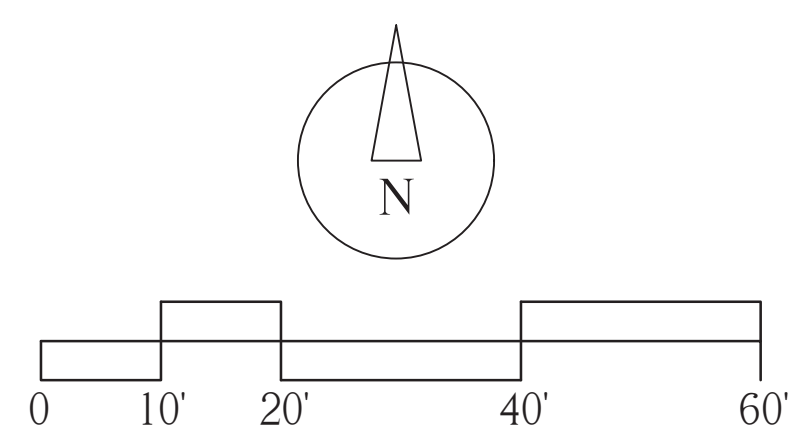




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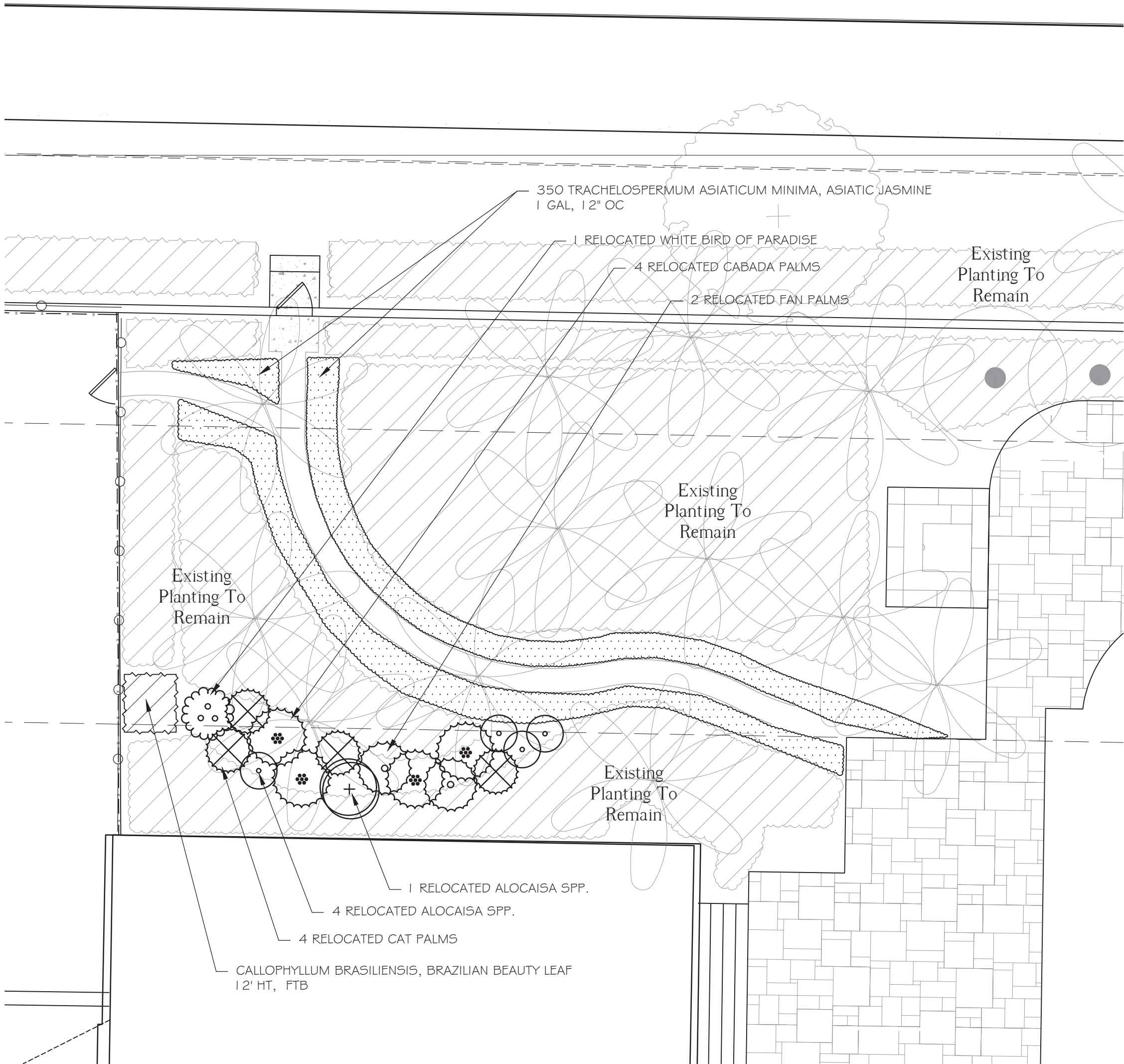
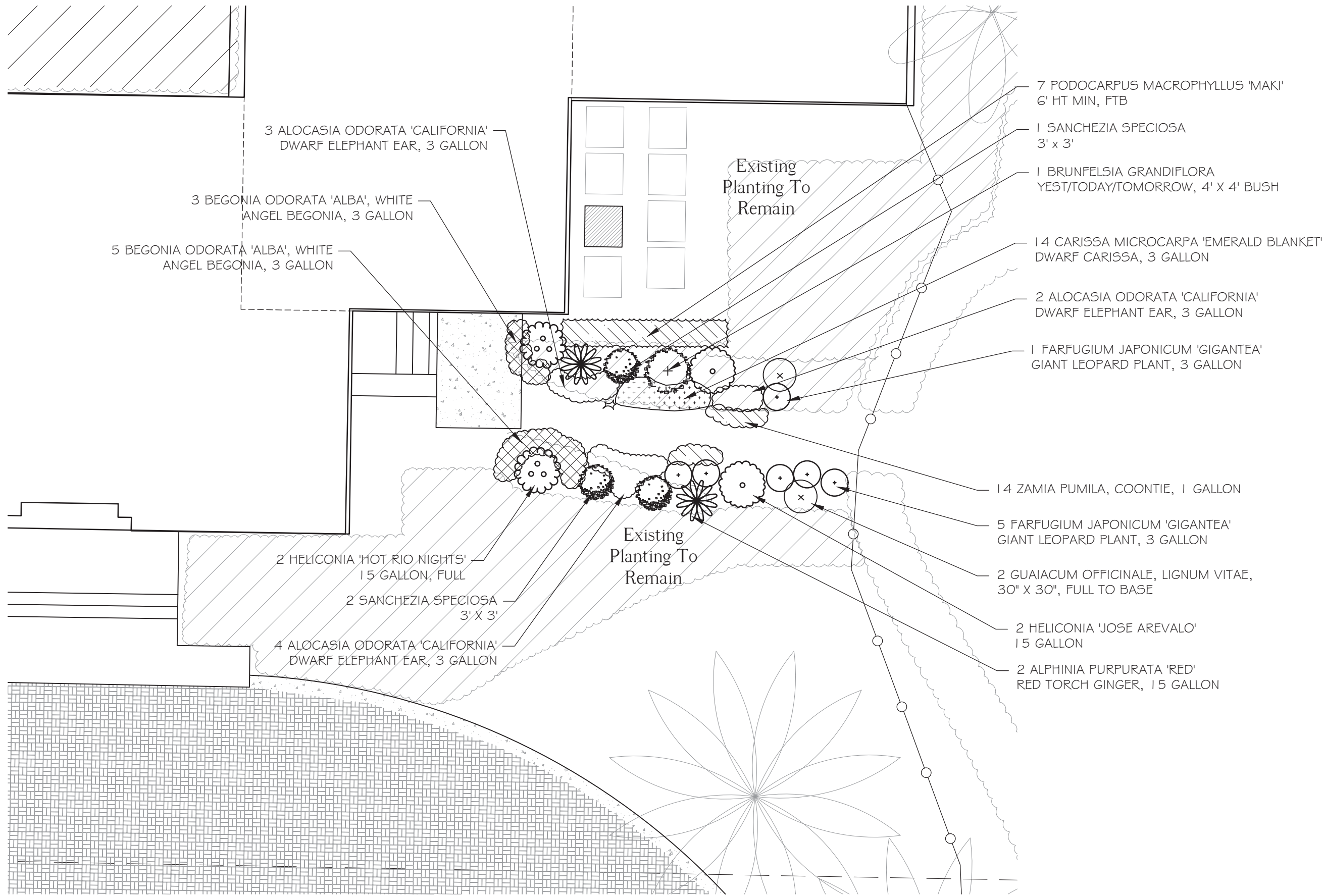
SCALE
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SHEET

Planting Plan

L3.1

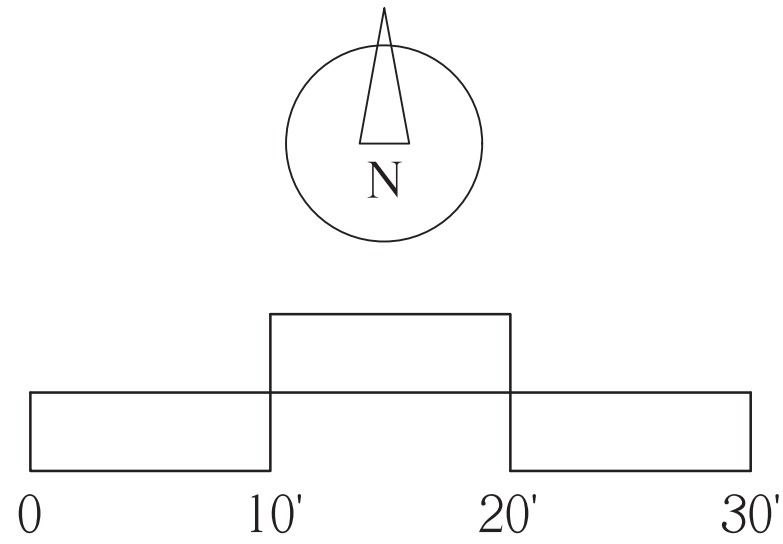




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SCALE
1/8" = 1'-0"

SHEET

Planting Plan

L3.2



Town of Palm Beach Planning Zoning and Building 360 S County Rd Palm Beach, FL 33480 www.townofpalmbeach.com			
Line #	Landscape Legend		
1	Property Address:	195 Via Del Mar	
2	Lot Area (sq. ft.):	72,392 sf	
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9	Native Shrubs & Vines %	30% (number of shrubs & vines)	.005% (394)
10	Native Groundcover %	30% (groundcover area)	14 (50%)
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Note: Modificaiton of >50% of existing landscape/greenscape are subject to minimum native plant requirements and must submit a landscape and irrigation plan for review.			
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See Ord. 003-2023		REV BF 20230727	

Per Ord. 003-2023, this project is not required to meet the native plant requirements as the modifications to the existing landscape/greenspace are below 50%

Plant List

Trees and Palms - No Trees or Palms Added

Shrubs

Qty	Scientific Name	Common Name	Planting Size	Notes	Native
2	Alphinia Purpurata 'Red'	Red Torch Ginger	1 5 gallon	Full	N
9	Alocasia odorata 'California'	Dwarf Elephant Ear	3 gallon	Full	N
8	Begonia odorata 'Alba'	White Angel Begonia	3 gallon		N
1	Brunfelsia grandiflora	Yesterday/Today/Tomorrow	4'x4'	Bush, Full	N
2	Calophyllum brasiliensis	Brazilian Beautyleaf	1 2' height	Full to base	N
6	Farfugium japonicum 'Gigantum'	Giant Leopard Plant	3 gallon		N
2	Guaiacum officinale	Lignum Vitae	30" x 30"	Full to base	Y
2	Helconia 'Hot Rio Nights'	Heliconia	1 5 gallon		N
2	Helconia 'Jose Arevalo'	Heliconia	1 5 gallon		N
3	Sanchezia Speciosa	Sanchezia	3' x 3'	Full	N
7	Podocarpus macrophyllus 'Maki'	Japanese Yew	6' height		N
350	Trachelospermum asiaticum 'Minima'	Asiatic Jasmine	1 gallon		N

Vines and Groundcovers

Qty	Scientific Name	Common Name	Planting Size	Notes	Native
1 4	Carissa microcarpa 'Emerald Blanket'	Dwarf Carissa	3 gallon		N
1 4	Zamia pumilla	Coontie	1 gallon		Y

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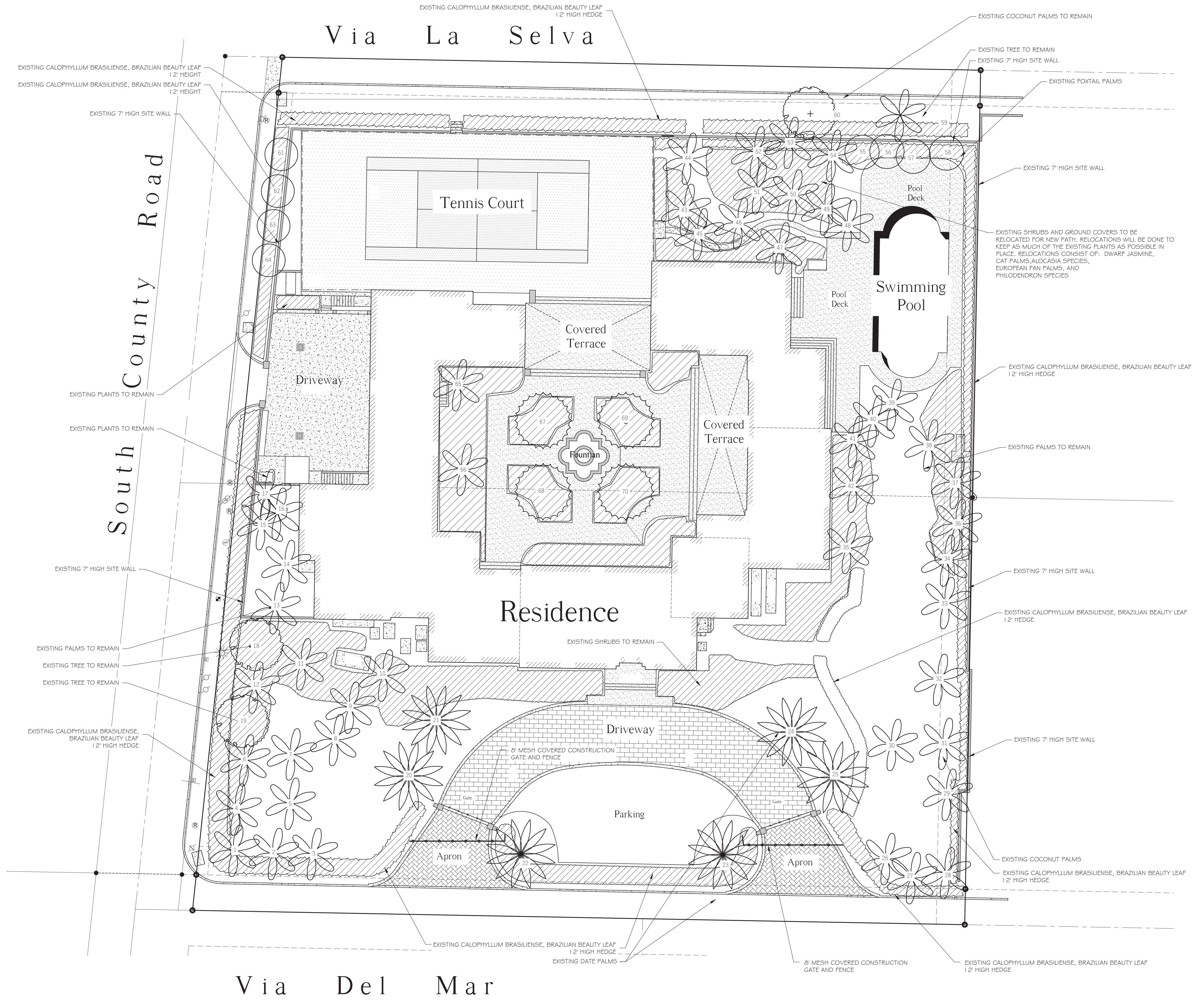
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SHEET

Plant List/Legend

L4.1



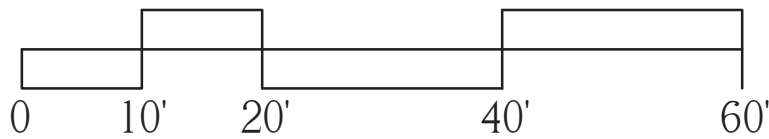
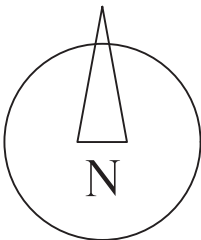


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SCALE
1/16" = 1'-0"

SHEET

Construction Screening
Plan

CS1.1





Views Of Existing Screening on Via Del Mar



Views Of Existing Screening on South County Road



Views Of Existing Screening on Via La Selva



Views Of Existing Screening on East Property Line

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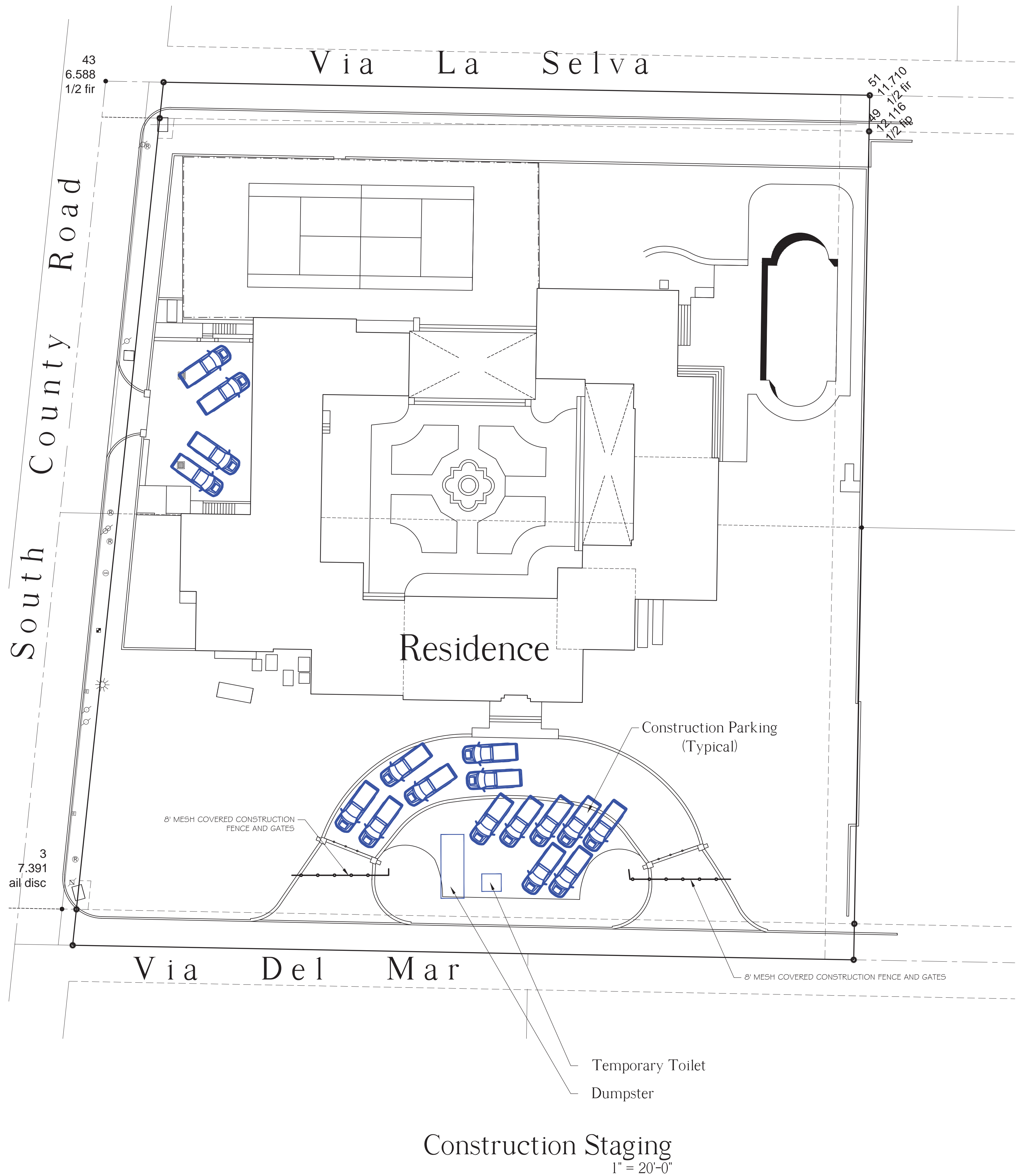
DATE:
04/10/2024 First Submittal
05/07/2024 Final Submittal

SCALE

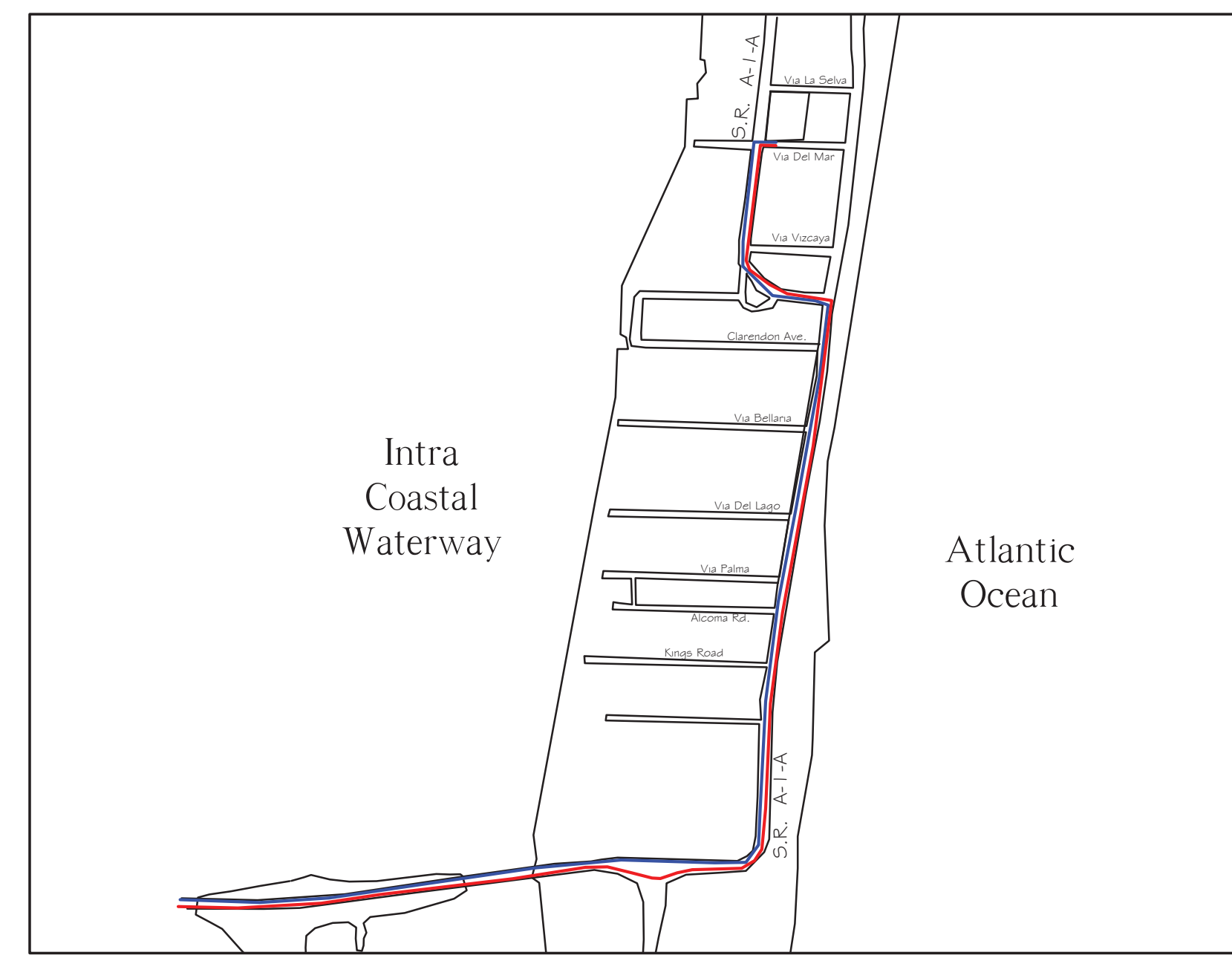
SHEET
Construction Screening
Photographs

CS1.2





Construction Staging
1" = 20'-0"



- Proposed Truck Ingress
- Proposed Truck Egress

Truck Logistics
N.T.S.

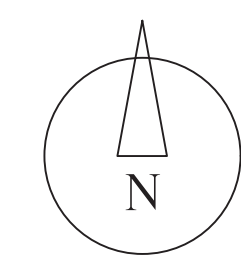


FINAL SUBMITTAL

195 Via Del Mar

COA-24-0002 / ZON-24-0009

Palm Beach, Florida



VERTESCH LANDSCAPE ARCHITECTURE
 6430 Robinson Street, Jupiter, FL 33458
 Telephone: 561-316-6232 Email: hello@VerteschLA.com
 FL LIC#: LA6666691 NY LIC: 002927

DATE:
 04/10/2024 First Submittal
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SCALE

SHEET

Truck Logistics /
Construction Staging

CS1.3