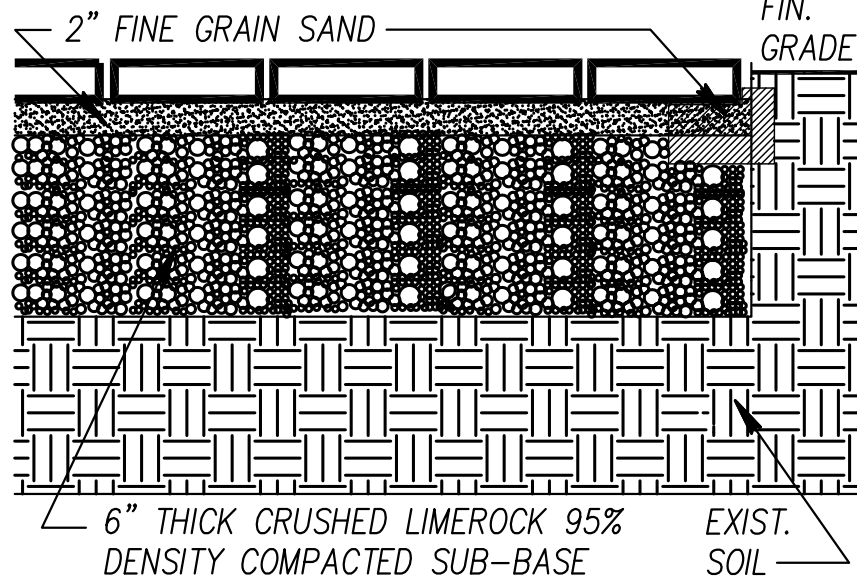




ALUMINUM SCREEN FENCE

SCALE: NTS.

PAVERS (BY OTHERS) FOR REAR PATIO, DRIVEWAY AND PARKING AREA (CONTRACTOR TO PROVIDE SPECS AND DETAILS). DESIGN, FINISHES AND TYPE OF PAVERS, SHALL BE SELECTED BY OWNER.



PAVER DETAIL

SCALE: NTS.

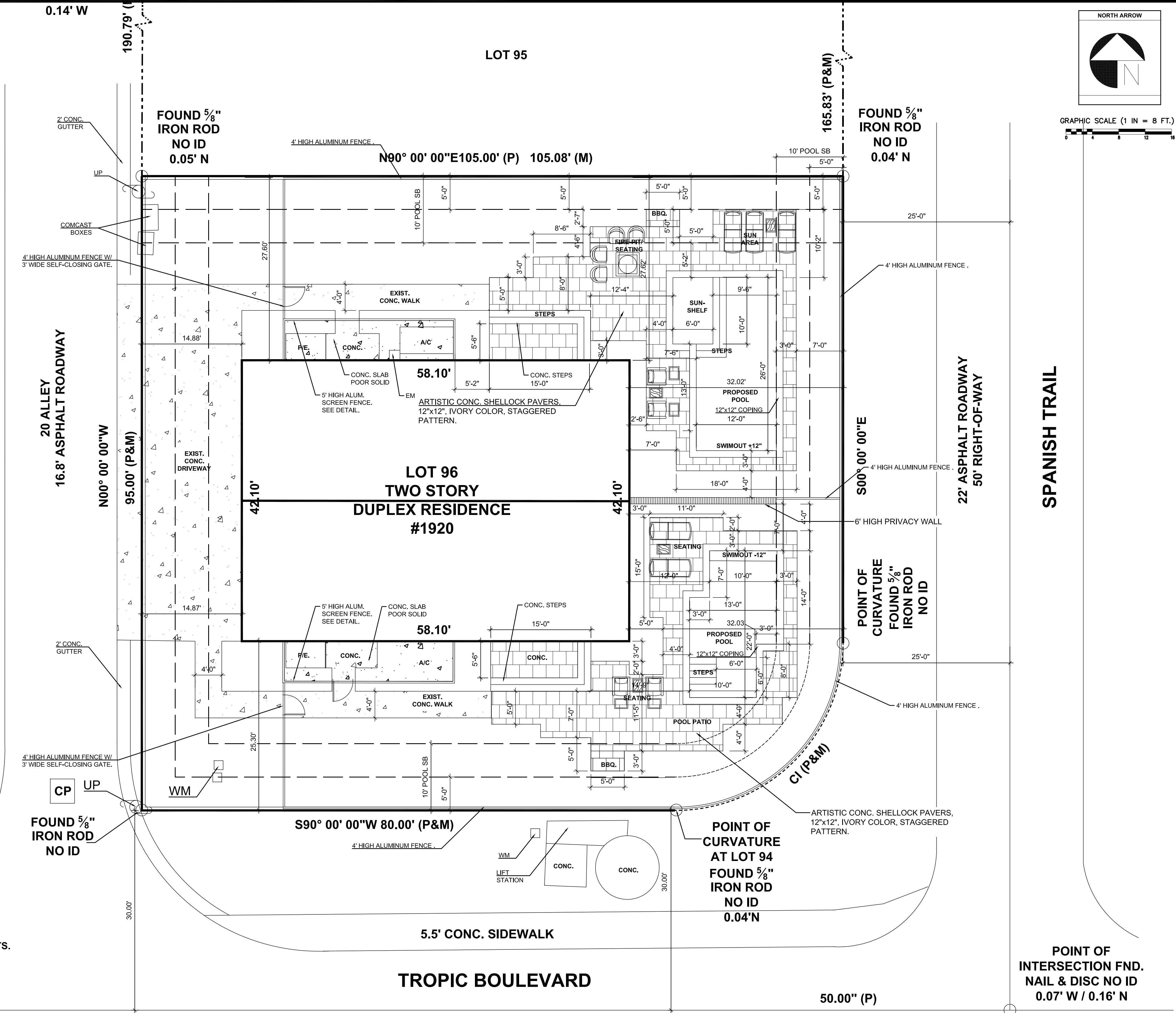
LOT COVERAGE

1920 SPANISH TRAIL, DELRAY BEACH, FL
TWO STORY RESIDENCE

TOTAL LOT AREA	9870 AC. (100%)
BUILDING LOT COVERAGE	2446 SF (24.78%)
POOL AND PATIO AREA	2156 SF
PAVING AND DRIVEWAY AREA	1140 SF
TOTAL IMPERVIOUS AREA	5742 SF (58.18%)
TOTAL OPEN/PERVIOUS AREA PROVIDED	4128 SF (41.82%)

GENERAL NOTES

- CONSTRUCTION SHALL FOLLOW "FLORIDA RESIDENTIAL BUILDING CODE-2023 8TH EDITION." AS ADOPTED BY THE COUNTY AND DELRAY BEACH AS APPLICABLE AND ALL APPLICABLE AMENDMENTS.
- BUILDER SHALL COORDINATE ALL THE WORK OF ALL THE TRADES.
- BUILDER SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE PRIOR TO STARTING ANY WORK AND NOTIFY ARCHITECT IN WRITING IMMEDIATELY OF ANY DISCREPANCY.
- DO NOT SCALE DRAWINGS.
- SUBMIT MINIMUM THREE (3) COPIES OF SHOP DRAWINGS AS REQUIRED BELOW. THESE PLANS, AS DRAWN AND NOTED, COMPLY WITH THE BUILDING ENVELOPE CODE, CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE GOVERNING CODE, IN ITS ENTIRETY, AND BUILD IN ACCORDANCE WITH ALL PROVISIONS OF THIS CODE WHICH MAY NOT BE SPECIFICALLY ADDRESSED ON THE PLANS AND NOTES.
- THE BUILDER RESERVES THE RIGHT TO SUBSTITUTE ITEMS WHICH THEY BELIEVE TO BE EQUAL OR BETTER THAN ITEMS SPECIFIED ON THESE DRAWINGS WITHOUT ANY PRIOR NOTICE. ITEMS WHICH, WHEN SUBSTITUTED, REQUIRE APPROVAL OF THE BUILDING OFFICIAL, WILL BE SUBMITTED TO THE BUILDING OFFICIAL.
- SEE POOL ENGINEERING DRAWINGS FOR FINAL LAYOUT AND CONSTRUCTION DETAILS/ SPECIFICATIONS FOR POOL CONSTRUCTION.
- POOL CONTRACTOR IS RESPONSIBLE FOR POOL PERMITTING PRIOR TO CONSTRUCTION.
- CIVIL ENGINEER TO PROVIDE PAVING AND DRAINAGE PLANS AND CALCULATIONS.
- ALL EXISTING TREES PALMS TO REMAIN MUST BE PROTECTED BY APPROVED TREE BARRIER. TREES/ PALM TO BE RELOCATED MUST BE ROOT PRUNED AND RELOCATED PRIOR TO CONSTRUCTION.



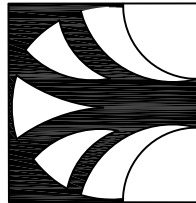
SITE LAYOUT PLAN

SCALE: 1/8" = 1'-0"

DUPLEX RESIDENCE
1920 SPANISH TRAIL, DELRAY BEACH, FL.

SITE LAYOUT PLAN

MAJESTIC VIEWS
Landscape Architects, Inc.
Landscape Architecture - Construction Management
471 Cypress Drive South, Boynton Beach, FL 33436
Phone (561) 752-9835, (561) 312-1402



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REV. NO.	DATE
REV. #1.	04.16.25

JOB NO:
DRAWN BY: LIV
DATE: 07.15.24
SCALE: 1/8" = 1'-0"

SHEET NO.

SL-1

PLANT LIST
SINGLE FAMILY CITY OF DELRAY BEACH, FL

KEY	QUANT.	PLANT NAME	REMARKS
TREES / PALMS	EXISTING		
1	Quercus virginiana/ Live oak, existing	40'OA, 12'DBH, trim, shape and fertilize, (
1	Persea americana/Avocado, existing	20-25'OA, 12'DBH, trim, shape and fertiliz	
1	Mangifera indica/ Mango, existing	20-25'OA, 12'DBH, trim, shape and fertiliz	
1	Sabal Palmetto/Cabbage palm, existing	20'OA, 14'CT, trim Oak around sabal (natl	
3	Velichia Merrill/Adonidia, existing	16-20'OA, 4-5'DBH, SGL clean and fertiliz	
2	Thrinax morrisii/Key palm, relocate	5'CT, 5'DBH, SGL, clean and fertilize (natl	

TREES / PALMS PROPOSED		
*IEP	4 Ilex east palatka /East palatka holly	12'OA, 6'CT, 3"CAL, full (native)
FP2	4 Wodyetia bifurcata/Forxtail palm	16'OA, 10'CT, DBL, full (drought)
AD2	3 Veitchia merillii/Adonidia palm	12'OA, DBL, match, full, (very drought)
AD1	4 Veitchia merillii/Adonidia palm	12'OA, SGL, match, full, (very drought)

ACCENTS			
BOT	2	Bougainvillea purple trellis	7'OA, match, full (very drought)
AGV	8	Agave variegatum/Variegated agave	7GAL, 24"OA, match, full (very drought)
CRO	10	Codiaeum stoplight/Croton stoplight yellow	3GAL, 30"OA, full (very drought)
ARS	28	Alocasea regal shield/Regal alocasea	3GAL, 16"OA, full (drought)

SHRUBS & GROUNDCOVERS		
PO4	58 Podocarpus Maki/Maki Yew	3-7GAL, 3'OA, 2'OC, full (very drought)
*CL4	139 Clusea Rosea/Small leaf clusea	3-7 GAL, 30' OA, 24-30' OC, full (native)
*CAR	107 Carissa emerald Blanket/Dwarf Carissa	3 GAL, 12' OA, 20' OC, full (native)
PP	40 Podocarpus Pringles Dwarf Podocarpus	3 GAL, 16' OA, 24' OC, full (drought)
LIR	163 Liriope texas blue/Blue lilyturf	1 GAL, 8' OA, 12' OC, full (drought)

SOD as required St Augustine Floratan
Deco Rock by owner as required 1-2" deep
Mulch black color as required 2-3" deep

NOTE
Native, very drought and drought tolerant plants indicated per Xeriscape Plant Guide II

LANDSCAPE REQUIREMENTS
DUPEX CITY OF DELRAY BEACH, FL

A.	TOTAL LOT AREA	9870 SF (100%)
B.	IMPERVIOUS AREA (BLDG, PAVING, DRIVE, ETC)	5742 SF (58.18%)
C.	TOTAL PERVIOUS AREA PROVIDED (A-B)	4128 SF (33%)
D.	MAX. AREA COVERED W/ SOD REQUIRED (Cx.80)	3302 SF (80%)
E.	AREA OF SHRUBS AND GROUND COVER PROVIDED	1732 SF (52%)
F.	NATIVE VEGETATION REQUIRED (Dx.25)	826 SF
G.	NATIVE VEGETATION PROVIDED	984 SF
H.	TOTAL TREES EXISTING ON SITE	5 TREES
I.	TOTAL TREES REQUIRED (A / 2500-H)	5 TREES
J.	TOTAL TREES PROVIDED	13 TREES
K.	TOTAL NATIVE TREES REQUIRED (H+1 x .50)	3 TREES
L.	TOTAL NATIVE TREES PROVIDED	5 TREES

TOTAL CANOPY TREES	7 TREES
TOTAL PALMS	3:1 6 TREES

GENERAL PLANTING NOTES

- All planting notes to be Florida #1 grade or better as stated in "grades and standards for nursery plants" part I and part II (2007), State of Florida, Department of Agriculture, Tallahassee.
- All prohibited plant species shall be eradicated from the site.
- All plant material to be handled and planted in accordance with standard nursery practices.
- All plant material to be guaranteed for a period of ninety (90) days from date of installation.
- All planting beds to receive three (3) inches of maleluca, recycled bark or other mulch, type "B", or better, (no cypress mulch)
- All planting areas must be irrigated to provide (100% coverage & 50% overlap) by an automatic irrigation w/water sensor system installed by certified irrigation contractor.
- Sod and irrigation will be provided within all the unpaved areas including the R.O.W.
- All mechanical equipment must be screened on three sides w/a hedge, solid fence or wall to a height minimum 6" above the item.
- All underground utilities should be located 48 hours prior to commencement of landscape construction. The Landscape and/or Irrigation contractor is responsible to call toll free 1.800.432.4770 SUNSHINE STATE ONE CALL OF FLORIDA, INC.
- The general contractor is responsible for rough grade within two-three (2-3) inches of final grade.
- In case of discrepancies, the landscape plan takes precedence over the plant list.
- All existing trees to remain will be trimmed, pruned and protected with an appropriate construction barrier.
- A minimum distance of 15 ft, separates all trees from pole lights and overhead utility lines.
- Within all site triangles there shall be unobstructed visibility within 2.5' and 6' above pavement level.
- Any trees and shrubs within water, sewer or drainage easements shall conform to City of Delray Beach Standard LD 1.1 & LD 1.2.
- No plantings shall be planted over exfiltration trenches.
- There are no existing trees on site, thus a Disposition Plan is not required/ provided.

FOUND 5/8"
IRON ROD
NO ID
0.14' W

190.79' (P&M)

20 ALLEY
16.8' ASPHALT ROADWAY

N00° 00' 00"W
95.00' (P&M)

1-EXIST. KEY PALM,
RELOCATE

2' CONC.
GUTTER

COMCAST
BOXES

4' HIGH ALUMINUM FENCE W/
3' WIDE SELF-CLOSING GATE.

2' CONC.
GUTTER

6-CL4
7-CRO

1-EXIST. KEY PALM,
RELOCATE

CP

UP

1-EXIST. YUCCA ALOIFOLIA,
14'OA, MULTI, RELOCATE

30.00'

LOT 95

ARTISTIC CONC. SHELLOCK PAVERS,
12"x12", IVORY COLOR, STAGGERED PATTERN.

1-AD2, 10-12'OA

18-CAR

1-AGV

N90° 00' 00"E105.00' (P) 105.08' (M)

3-CRO

1-AGV

6-ARS

1-AD1, 10-12'OA

9-CAR

1-EXIST SABAL PALM, 14'OA

1-EXIST LIVE OAK, 40'OA

25'-0"

4' HIGH ALUMINUM FENCE .

3-AGV

2-FP2, 6'WD, 14'OA

25-CL4

65-LIR

1-EXIST AVOCADO, 18'OA

TRIM, SHAPE & FERTILIZE

6-CRO

6' HIGH PRIVACY WALL

4-ARS

2-FP2, 6'WD, 14'OA

2-AGV

1-EXIST ADONIDIA, 20'OA

25'-0"

4' HIGH ALUMINUM FENCE .

70-LIR

60-CL4

1-EXIST ADONIDIA, 20'OA

1-EXIST STRANGLER FIG, 30'OA

5-ARS

ARTISTIC CONC. SHELLOCK PAVERS,
12"x12", IVORY COLOR, STAGGERED
PATTERN.

1-EXIST MANGO, 18'OA,
TRIM, SHAPE & FERTILIZE.

EXIST. SCHEFFLERA AND
WILD COFFEE SCREEN PLANTINGS,
TO REMAIN. CLEAN AND TRIM.

TROPIC BOULEVARD

22' ASPHALT ROADWAY
60' RIGHT-OF-WAY

5.5' CONC. SIDEWALK

S90° 00' 00"W 80.00' (P&M)

2-IEP, 12'OA

4' HIGH ALUMINUM FENCE.

30-CAR

2-AGV

CONC.

CONC.

LIFT STATION

2-AD2, 12'OA

6-CRO

5-ARS

ARTISTIC CONC. SHELLOCK PAVERS,
12"x12", IVORY COLOR, STAGGERED
PATTERN.

1-EXIST MANGO, 18'OA,
TRIM, SHAPE & FERTILIZE.

EXIST. SCHEFFLERA AND
WILD COFFEE SCREEN PLANTINGS,
TO REMAIN. CLEAN AND TRIM.

50.00" (P)

POINT OF
INTERSECTION FND.
NAIL & DISC NO ID
0.07' W / 0.16' N

ILLEGIBLE
ON LINE

165.93' (P&M)

10' POOL SB

5'-0"

PEBBLE
ROCK

SUN
AREA

PEBBLE
ROCK

PEBBLE
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GRAPHIC SCALE (1 IN = 8 FT.)

SPANISH TRAIL

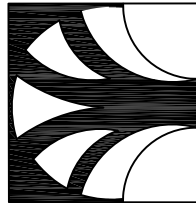
22' ASPHALT ROADWAY
50' RIGHT-OF-WAY

SITE LANDSCAPE PLAN

DUPEX RESIDENCE
1920 SPANISH TRAIL, DELRAY BEACH, FL.

SITE LANDSCAPE PLAN

MAJESTIC VIEWS
Landscape Architects, Inc.
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REV. NO.	DATE
REV. #1.	04.16.25

JOB NO:	
DRAWN BY: LIV	
DATE: 07.15.24	
SCALE: 1/8"=1'-0"	

SHEET NO.
LP-1

TREE SURVEY DATA SHEET

Item#	Species Common Name	Species Scientific Name	Qty	Height	Spread	DBH	Condition	Notes	Disposition	Replacement/ Credit
#1	Live oak	Quercus virginiana	2	40'oa	25'	12"	75%	Trim, shape, fertilize, provide constr. barrier	remain	1-tree 12dbh, credit
#2	Cabbage palm	Sabal palmetto	1	20'oa	6'	15"	65%	Selectively trim Oak around sabal palm.	remain	1-palm credit
#3	Adonidia palm	Veitchia merrillii, sgl.	1	16'oa	6'	6"	70%	In way of new construction	remove	1-palm replace
#4	Foxtail palm	Wodyetia bifurcata	1	16'oa	6'	6"	65%	In way of new construction	remove	1-palm replace
#5	Cabbage palm	Sabal palmetto	1	8'oa	6'	15"	65%	In way of new construction	remove	1-palm replace
#6	Royal poinciana	Delonix regia	1	40'oa	24'	12"	70%	In way of new construction	remove	1-tree 12"dbh, replace
#7	Avocado Tree	Persea americana	1	25'oa	15'	12"	70%	Trim, shape, fertilize, provide constr. barrier	remain	1-tree 12"dbh, credit
#8	Royal poinciana	Delonix regia	1	25'oa	5'	8"	20%	In way of new construction, damaged	remove	1-tree, 8"dbh, replace
#9	Key thatch palm	Thrinax morrissii	2	4-5'ct	5'	5-7"	80%	Clean, fertilize, root prune to relocate.	relocate	2-palm credit
#10	Cattleya guava	Psidium cattleianum	1	12-14'oa	8'	5"	70%	In way of new construction, invasive.	remove	n/a, invasive
#11	Foxtail palm, dbl.	Wodyetia bifurcata	1	20'oa	14'	2x10"	70%	In way of new construction	remove	1-palm replace
#12	Adonidia palm	Veitchia merrillii, sgl.	1	16'oa	10'	5"	65%	Clean, fertilize, root barrier protection.	remain	1-palm credit
#13	Adonidia palm	Veitchia merrillii, sgl.	1	20'oa	10'	5"	70%	Clean, fertilize, root barrier protection.	remain	1-palm credit
#14	Mango tree	Mangifera indica	1	24'oa	14'	8"	70%	Trim, shape, fertilize, provide constr. barrier	remain	1-tree credit
#15	Adonidia palm	Veitchia merrillii, sgl.	1	14'oa	10'	6"	70%	In way of new construction	remove	1-palm replace
#16	Adonidia palm	Veitchia merrillii, sgl.	1	14'oa	10'	5"	75%	Clean, fertilize, root barrier protection.	remain	1-palm credit
#17	Strangler fig	Ficus aureus	1	35'oa	40'	60"	50%	In ROW recommend removal due to FPL trim	recommend	n/a, ROW
#18	Yucca aloifolia	Yucca multi	1	14'oa	16'	multi	75%	In ROW clean, fertilize, root barrier protection.	remain	n/a, ROW
Total Credit 3-trees and 6-palms/ Total Replacement 2-trees and 5-palms = Credit 1 tree and 1 palm										

EXISTING TREE LEGEND

- # 12

EXISTING SPECIMEN TREES TO REMAIN/PRESERVED
- # 6

EXISTING TREES TO BE RELOCATED/APPAISED
- # 8

EXISTING TREES TO BE REMOVED/APPAISED

All existing trees to be appraised by liscensed arborist per ANSI standards.

All existing trees/ palms to remain or relocate must be protected by approved tree barrier. See tree barrier detail.

All trees/ palms to remain or relocated must be trimmed by liscensed arborist per ANSI standards.

All trees/ palms to remain or relocate must be fertilized w/ an all purpose time release fertilizer.

