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By yfigueroa at 1:47 pm, May 16, 2023

Scope of Work

- Proposed Hardscape Material Vehicular and Pedestrian Entry
- * Proposed new Site wall and Columns Main Entry Side Only
- *Proposed new landscape Material
- *New Site Data

Winthrop House
100 Worth Ave
Palm Beach

F L O R I D A

Application #: ARC-23-.74
/ ZON# 23-061
Presentation/submital
Date of Presentation: 06.28.2023

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- L7.0 Hardscape Images

Design Team/Consultants

Landscape Architects
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Civil Engineer
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CIVIL ENGINEERING CONSULTING, INC.
8195 WHITE ROCK CIRCLE
BOYNTON BEACH, FL 33436
PHONE: 561-847-0398



Existing view form Worth Ave



Existing Nort-East Corner



Existing Side Entry / Exit



Existing Nort-East Corner



Existing Pedestrian Entry



Existing Pedestrian Entry

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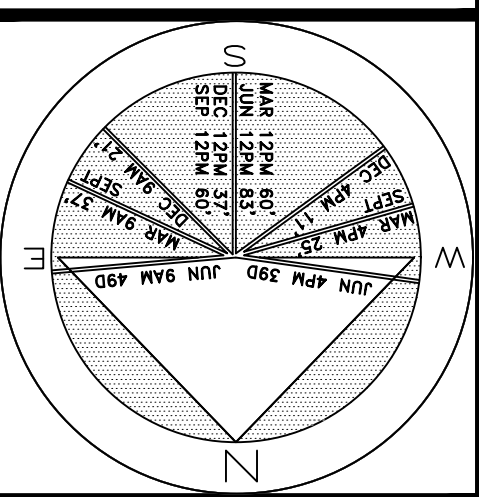
2023

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OF FLORIDA, INC.

ZON# 23-061
ARCOM# A-23-074
Existing Site Photos

Winthrop House
100 Worth Ave
Palm Beach

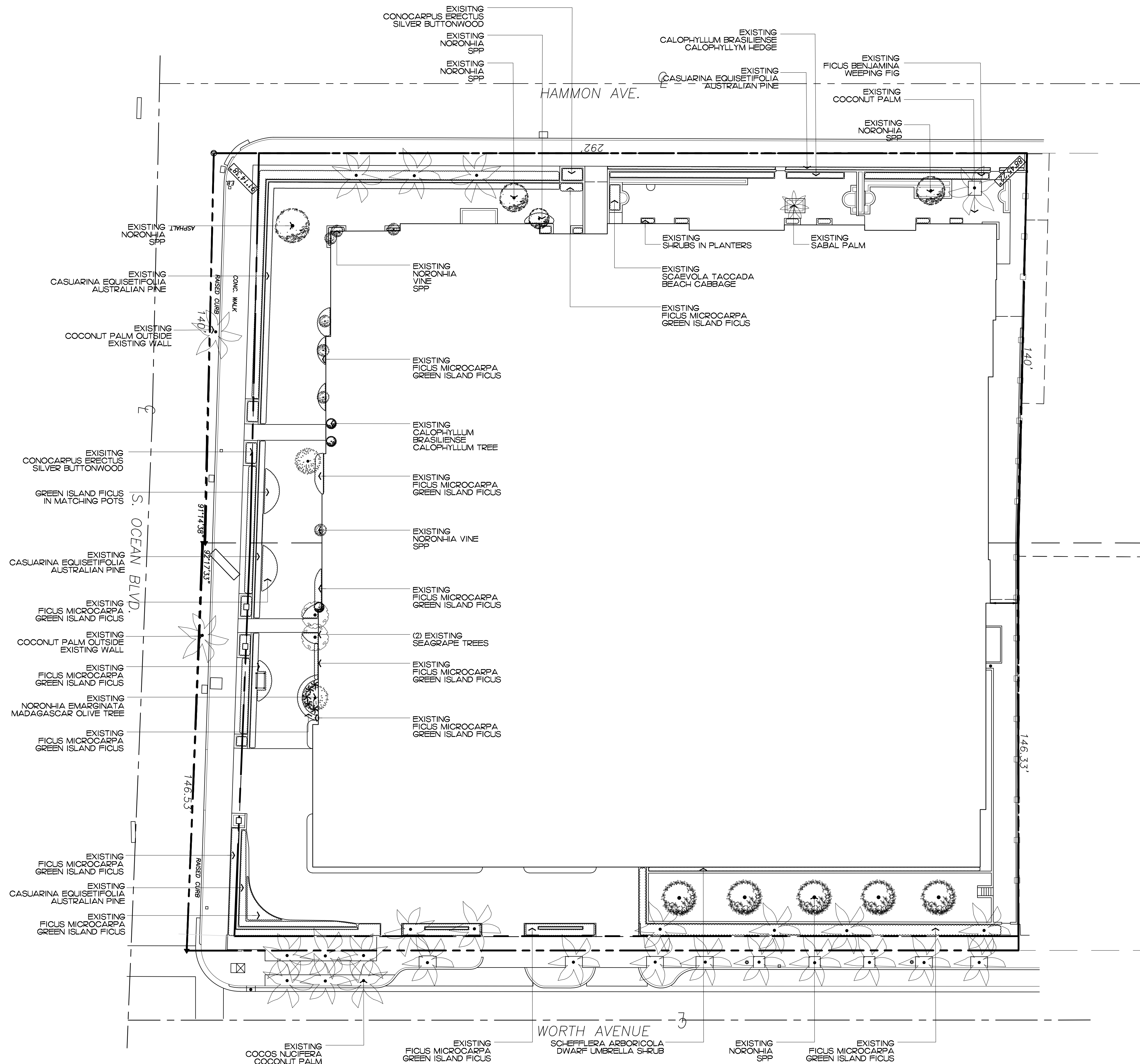


JOB NUMBER: # 23052.00 LA
DRAWN BY: Erika Gottsegen
DATE: 04.03.2023
05.01.2023
08.15.2023

SHEET L2.0

400 sf.

AREA IN SQ. FT.



2023
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ZON# 23-061
ARCOM# A-23-074
Existing Vegetation Inventory
SCALE IN FEET 0' 20' 40' 60'



Existing North Buffer



Existing North Buffer



Existing North Buffer



Existing South Buffer



Existing South Buffer



Existing South Buffer



Existing East Buffer



Existing East Buffer



Existing East Buffer



Existing West Buffer



Existing West Buffer



Existing West Buffer

Winthrop House
100 Worth Ave
Town of Palm Beach

A
D
I
R
O
L
F

JOB NUMBER: # 23052.00 LA
DRAWN BY: Allison Padilla
DATE: 05.15.2023

SHEET L3.1

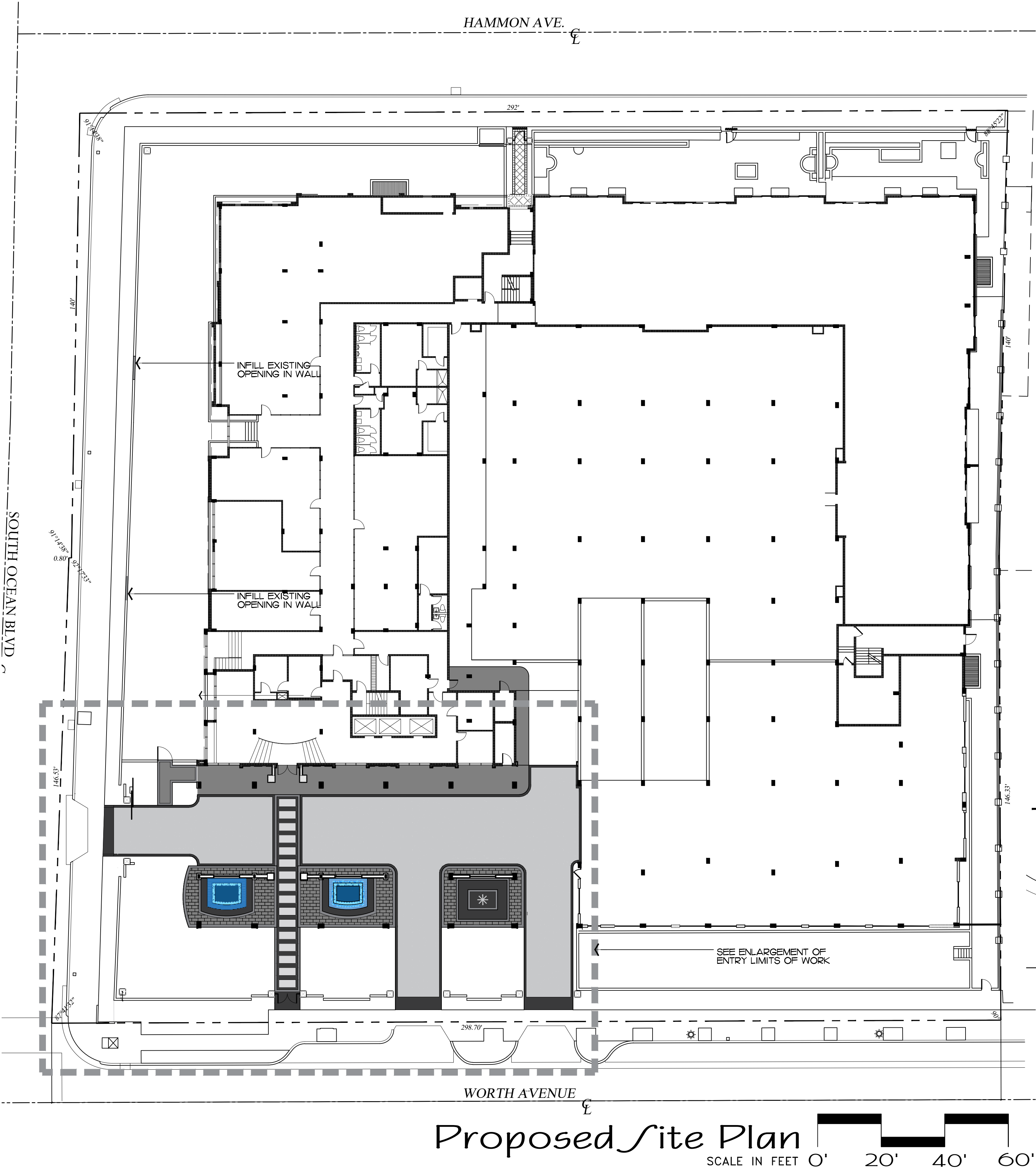
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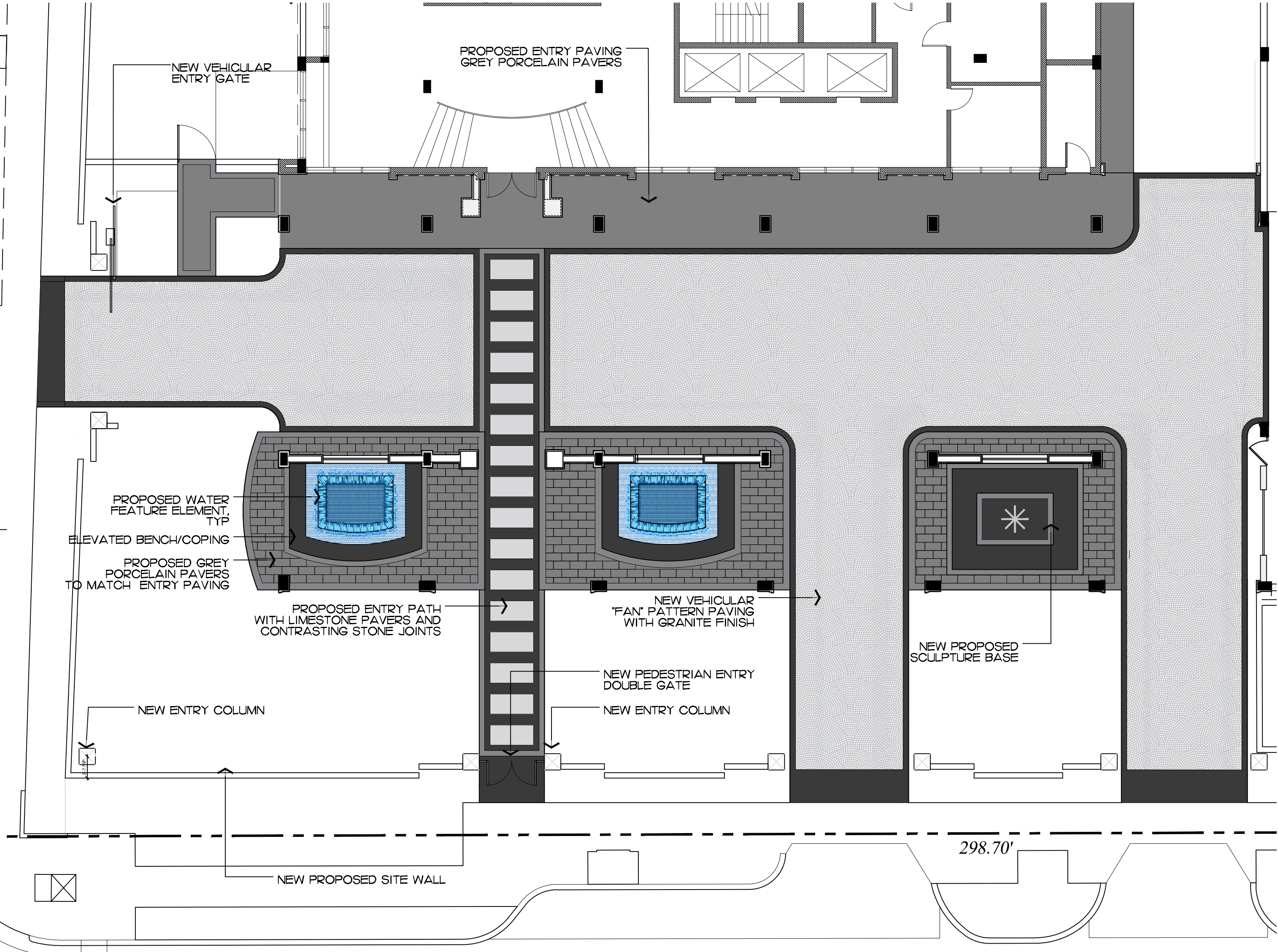
ZON# 23-061
ARCOM# A-23-074

Existing Landscape Buffer Images



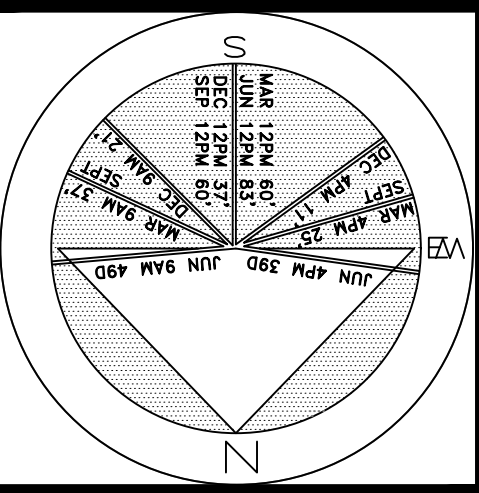
Lot Coverage Data

DESCRIPTION	REQUIRED		EXISTING		PROPOSED	
LOT ZONE			R-D(2) - HEAVY DENSITY RESIDENTIAL			
LOT AREA	10,000 S.F. MINIMUM		84,159 S.F.			
OPEN / PERMEABLE SPACE	MINIMUM 35%	29,455 S.F.	24.19%	20,359 S.F.	26.59%	22,384 S.F.



"Fan" Pattern Paving

Winthrop House
100 Worth Ave
Palm Beach



JOB NUMBER: # 23052.00 LA
DRAWN BY: Erika Gottsegen
Adam Mills
DATE: 04.13.2023
05.01.2023
05.15.2023

SHEET L4.0

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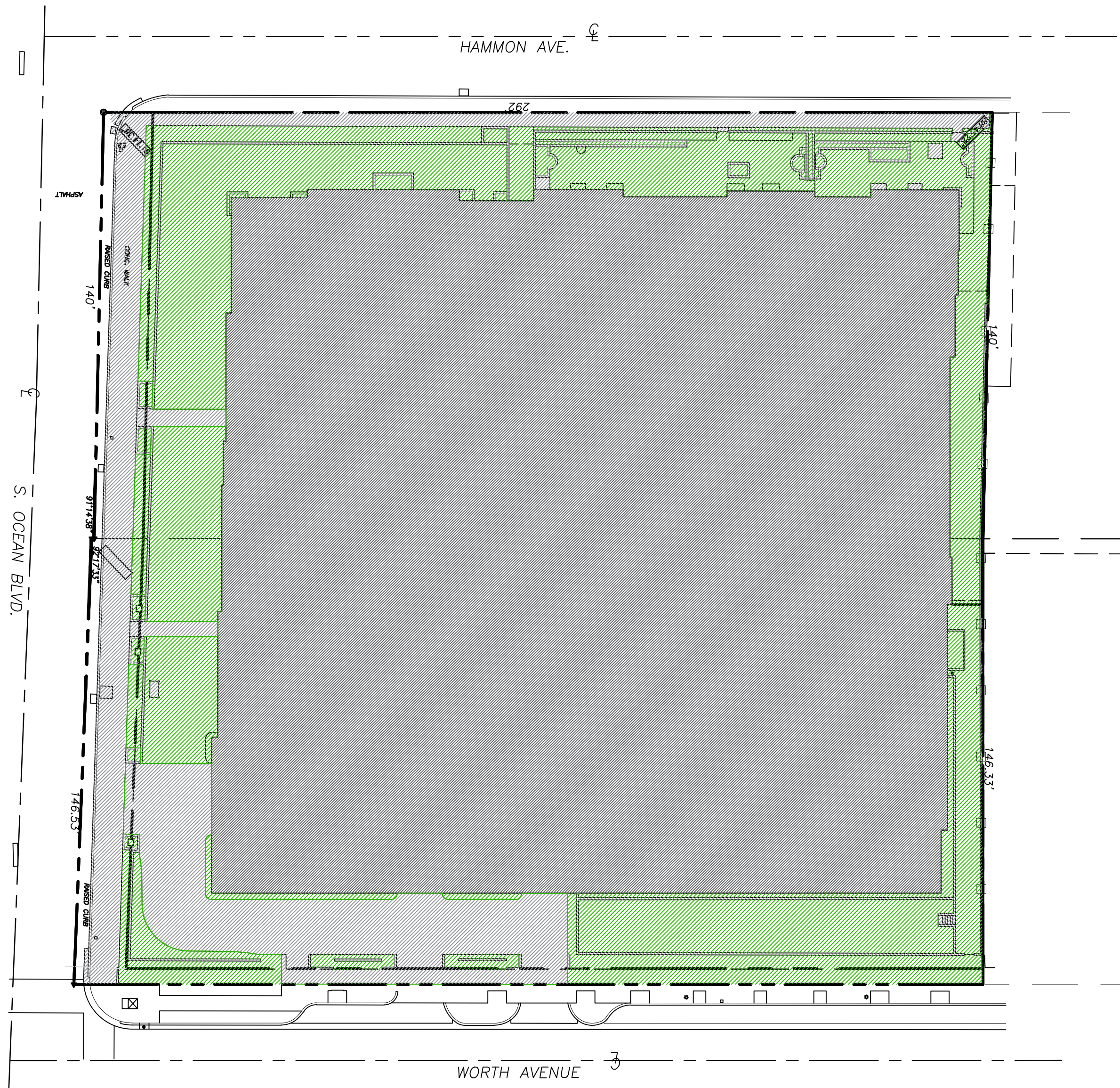
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ZON# 23-061
ARCOM# A-23-074
Proposed Site Enhancements

Legend

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



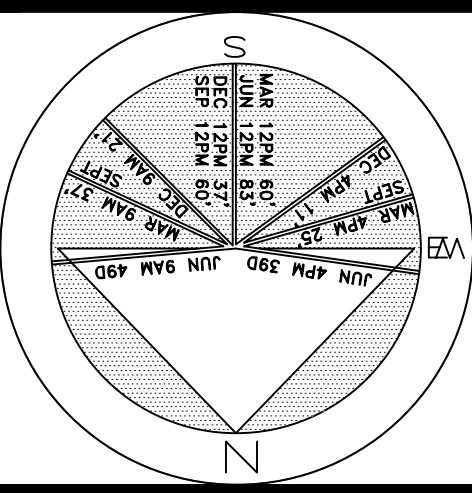
Existing Open Space Graphic



Proposed Open Space Diagram

Lot Coverage Data

DESCRIPTION	REQUIRED	EXISTING	PROPOSED
LOT ZONE		R-D(2) - HEAVY DENSITY RESIDENTIAL	
LOT AREA	10,000 S.F. MINIMUM	84,159 S.F.	
OPEN / PERMEABLE SPACE	MINIMUM 35% 29,455 S.F.	24.19% 20,359 S.F.	26.59% 22,384 S.F.



JOB NUMBER: # 23052.00 LA
DRAWN BY: Erika Gottsegen
Adam Mills
DATE: 04.13.2023
05.01.2023
05.15.2023

SHEET L4.1

2022
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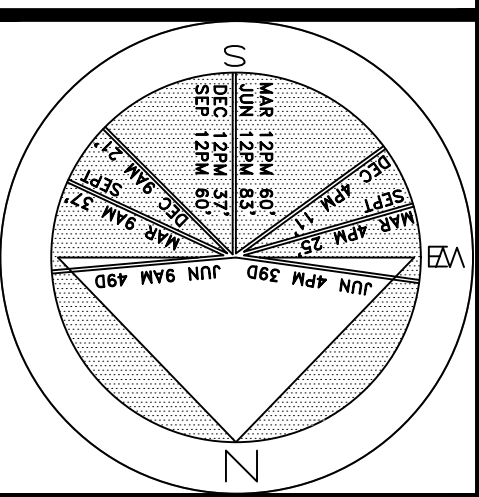
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ZON# 23-061
ARCOM# A-23-074
Open Space Diagrams
SCALE IN FEET 0' 30' 60' 90'

900 sf.
AREA IN SQ.FT.

Winthrop House
100 Worth Ave
Palm Beach

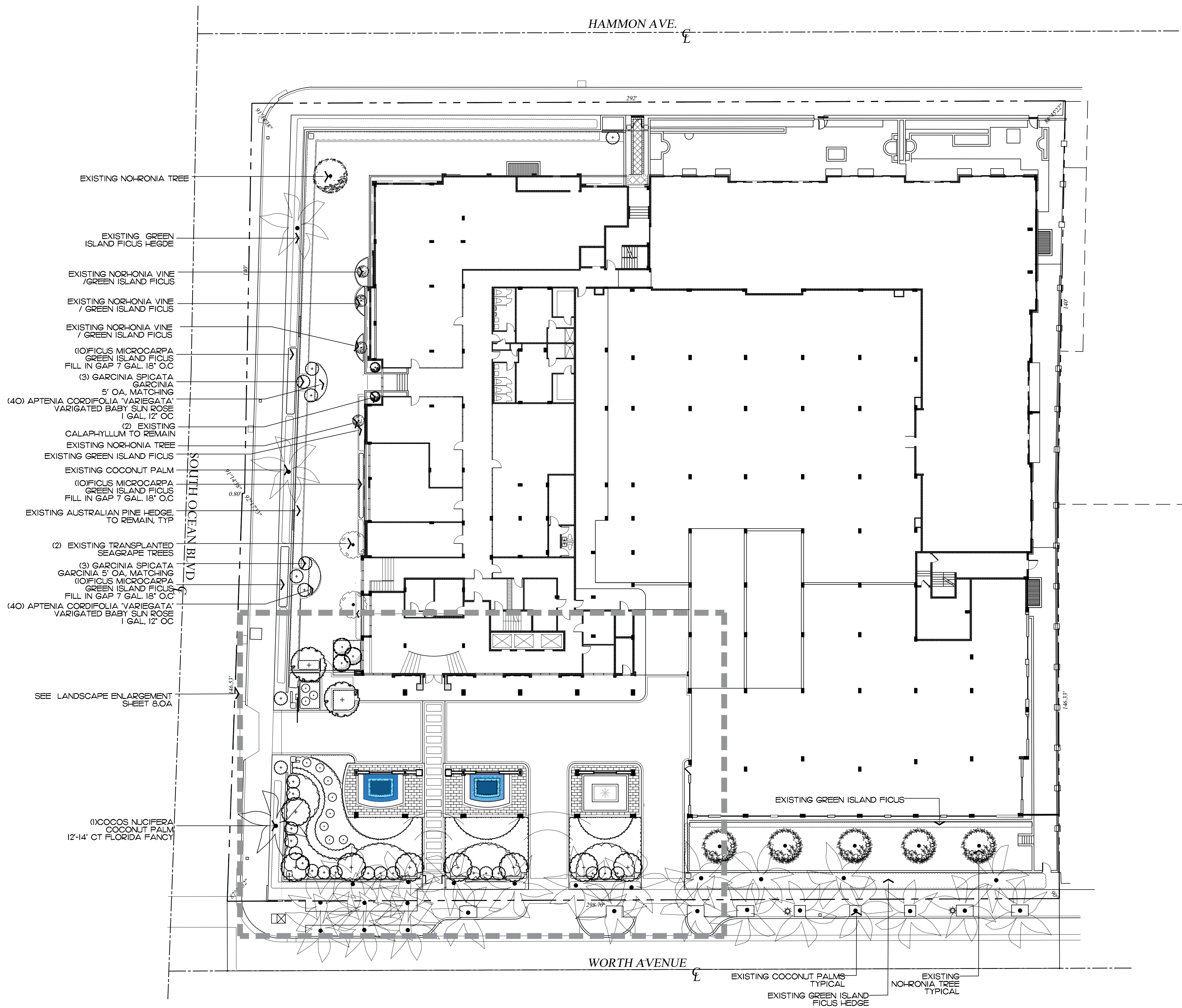


JOB NUMBER: # 23052.00 LA
DRAWN BY: Erika Gottsegen
Adam Mills
DATE: 04.13.2023
05.01.2023
05.15.2023

SHEET L5.0

400 sf.

AREA IN SQ. FT.



- EXISTING NOLRONIA TREE
- EXISTING GREEN ISLAND FICUS HEDGE
- EXISTING NOR-HONIA VINE / GREEN ISLAND FICUS
- EXISTING NOR-HONIA VINE / GREEN ISLAND FICUS
- EXISTING NOR-HONIA VINE / GREEN ISLAND FICUS
- (10) FICUS MICROCARPA GREEN ISLAND FICUS FILL IN GAP 7 GAL. 18" O.C.
- (3) GARCINIA SPICATA GARCINIA 5' O.A. MATCHING
- (40) APTENIA CORDIFOLIA 'VARIEGATA' VARIGATED BABY SUN ROSE 1 GAL. 12" O.C.
- (2) EXISTING CALAPHYLLUM TO REMAIN
- EXISTING NOR-HONIA TREE
- EXISTING GREEN ISLAND FICUS
- EXISTING COCONUT PALM
- (10) FICUS MICROCARPA GREEN ISLAND FICUS FILL IN GAP 7 GAL. 18" O.C.
- EXISTING AUSTRALIAN PINE HEDGE TO REMAIN, TYP
- (2) EXISTING TRANSPLANTED SEAGRAPE TREES
- (3) GARCINIA SPICATA GARCINIA 5' O.A. MATCHING
- (10) FICUS MICROCARPA GREEN ISLAND FICUS FILL IN GAP 7 GAL. 18" O.C.
- (40) APTENIA CORDIFOLIA 'VARIEGATA' VARIGATED BABY SUN ROSE 1 GAL. 12" O.C.
- SEE LANDSCAPE ENLARGEMENT SHEET 8.0A
- (1) COCOS NUCIFERA COCONUT PALM 12'-14' CT FLORIDA FANCY

- EXISTING COCONUT PALMS TYPICAL
- EXISTING GREEN ISLAND FICUS HEDGE
- EXISTING NOR-HONIA TREE TYPICAL

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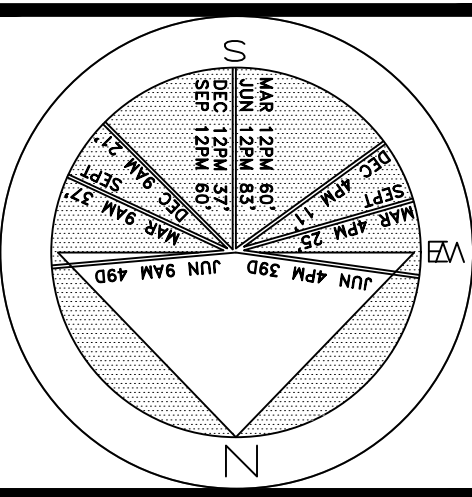
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ZON# 23-061
ARCOM# A-23-074
Landscape Plan

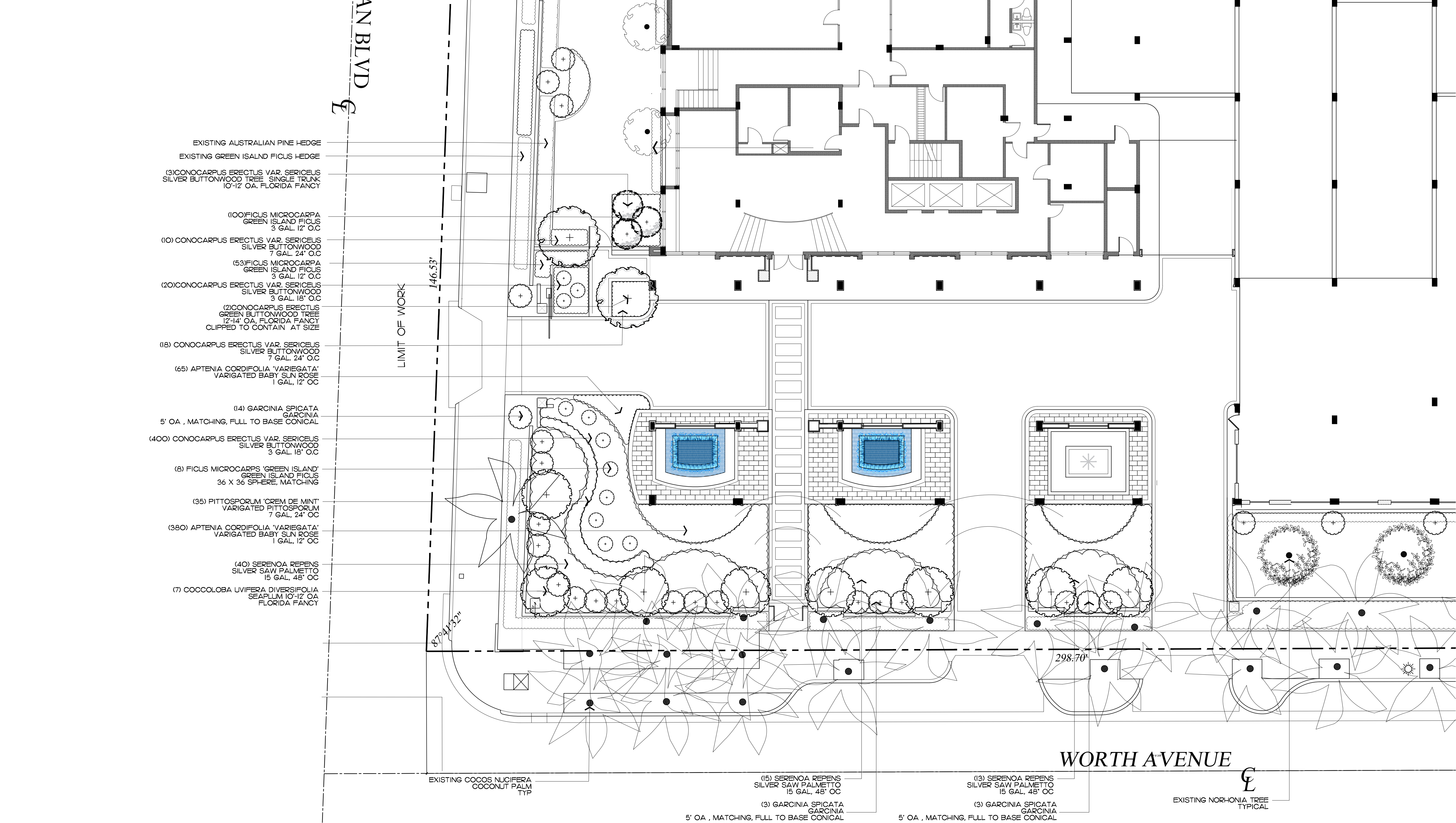
SCALE IN FEET 0' 20' 40' 60'

Winthrop House
100 Worth Ave
Palm Beach



JOB NUMBER: # 23052.00 LA
DRAWN BY: Erika Gottsegen
Adam Mills
DATE: 04.13.2023
05.01.2023
05.15.2023

SHEET L5.1



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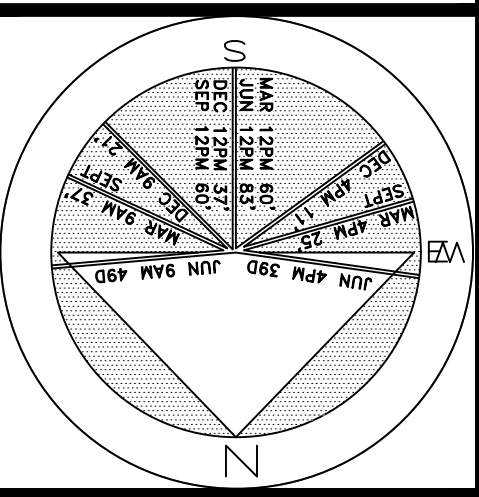
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ZON# 23-061
ARCOM# A-23-074
Landscape Enlargement

SCALE IN FEET 0' 10' 20' 30'



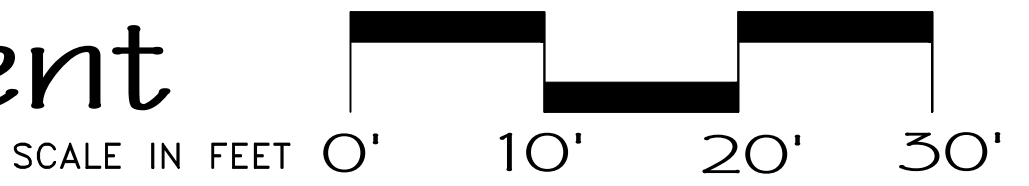
Winthrop House
100 Worth Ave
Palm Beach



JOB NUMBER: # 23052.00 LA
DRAWN BY: Erika Gottsegen
DATE: 05.01.2023
05.15.2023

SHEET L5.2

ZON# 23-061
ARCOM# A-23-074



Rendered Landscape Plan Enlargement

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Trees

SYMBOL	COMMON NAME	QTY	NATIVE	DESCRIPTION
	COCCOLOBA UVIFERA DIVERSIFOLIA SEAPLUM	7	YES	10'-12' OA FLORIDA FANCY
	COCOS NUCIFERA COCONUT PALM	1	NO	12'-14' OA FLORIDA FANCY
	CONOCARPUS ERECTUS GREEN BUTTONWOOD TREE	2	YES	12'-14' OA, FLORIDA FANCY CLIPPED TO CONTAIN AT SIZE
	CONOCARPUS ERECTUS VAR. SERICEUS SILVER BUTTONWOOD TREE SINGLE TRUNK	3	YES	10'-12' OA, FLORIDA FANCY
	GARCINIA SPICATA GARCINIA	26	NO	5' OA, MATCHING, FULL TO BASE CONICAL
TOTAL NATIVE SPECIES		39 12 (30.7%)		

Shrubs & Vines

SYMBOL	COMMON NAME	QTY	NATIVE	DESCRIPTION
	CONOCARPUS ERECTUS VAR. SERICEUS SILVER BUTTONWOOD	28	YES	7 GAL, 24" O.C
	FICUS MICROCARPA GREEN ISLAND FICUS	153 26	NO NO	3 GAL, 12" O.C 7 GAL, 18" O.C
	FICUS MICROCARPS 'GREEN ISLAND' GREEN ISLAND FICUS	8	NO	36 X 36 SPHERE, MATCHING
	SERENOA REPENS SILVER SAW PALMETTO	68	YES	15 GAL, 48" OC
	PITTOSPORUM 'CREM DE MINT' VARIGATED PITTOSPORUM	35	NO	7 GAL, 24" OC
TOTAL NATIVE SPECIES		318 96 (30.2%)		

Groundcovers

SYMBOL	COMMON NAME	QTY	NATIVE	DESCRIPTION
	APTENIA CORDIFOLIA 'VARIEGATA' VARIGATED BABY SUN ROSE 1 GAL, 12" OC	525 / 525 SF	NO	1 GAL, 12" O.C
	CONOCARPUS ERECTUS VAR. SERICEUS SILVER BUTTONWOOD	420 / 945 SF	YES	3 GAL, 18" O.C
TOTAL NATIVE SPECIES		945 / 1,470 SF 420 / 945 SF (64.3%)		

JOB NUMBER: # 23052.00 LA
DRAWN BY: Erika Gottsegen
Adam Mills
DATE: 04.13.2023
05.01.2023
05.15.2023

SHEET L5.3

ZON# 23-061
ARCOM# A-23-074
Plant Schedule



SILVER BUTTONWOOD TREE



GREEN ISLAND FICUS



SILVER SAW PALMETTO



SEA PLUM TREE



BABY SUN ROSE



BABY SUN ROSE



GREEN BUTTONWOOD TREE



SPHERE GREEN ISLAND FICUS



GARCINIA TREE



CREME DE MENTHE PITTOSPORUM



SILVER BUTTONWOOD

Winthrop House
100 Worth Ave
Palm Beach

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JOB NUMBER: # 23052.00 LA
DRAWN BY: Erika Gottsegen
DATE: 05.15.2023

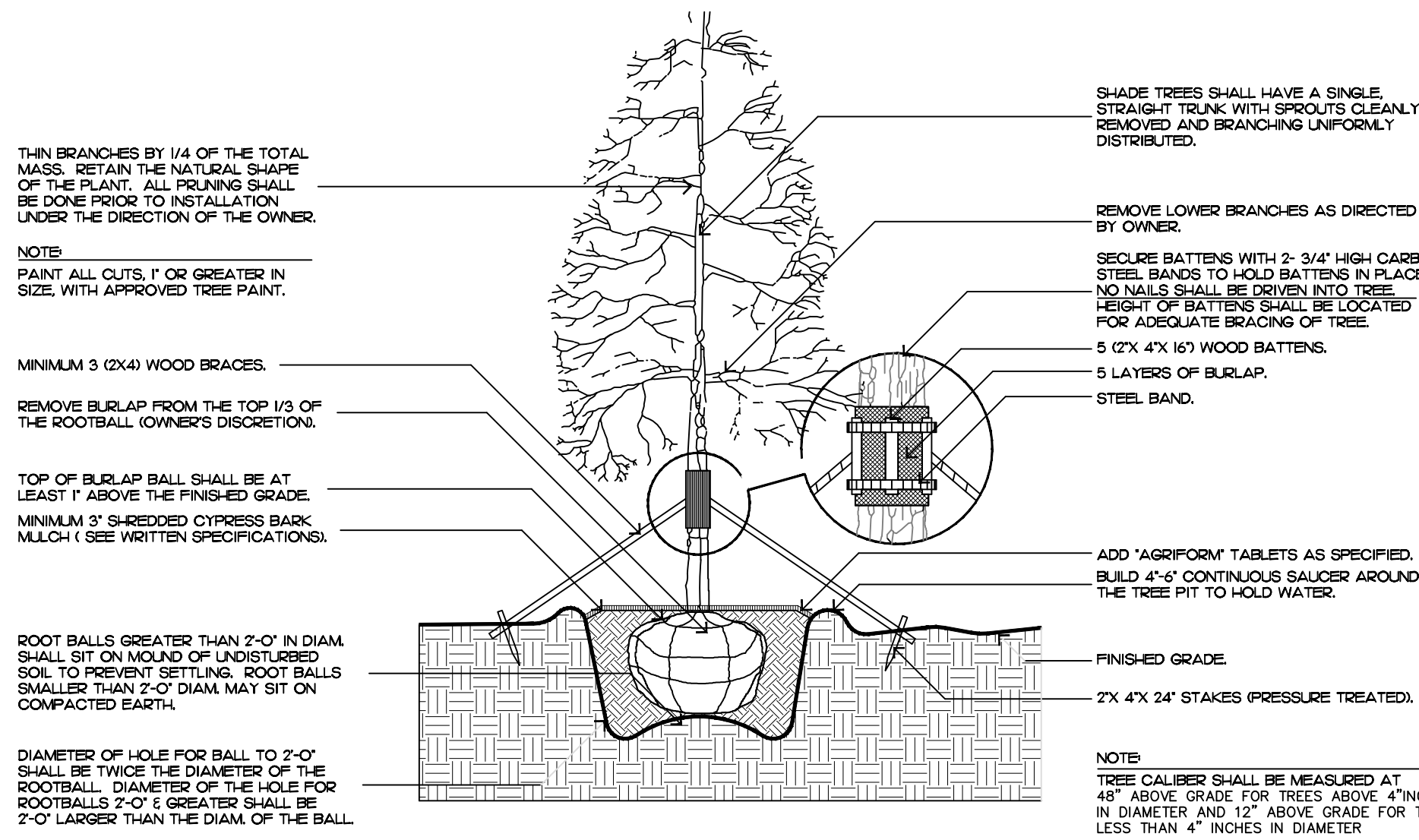
SHEET L5.4

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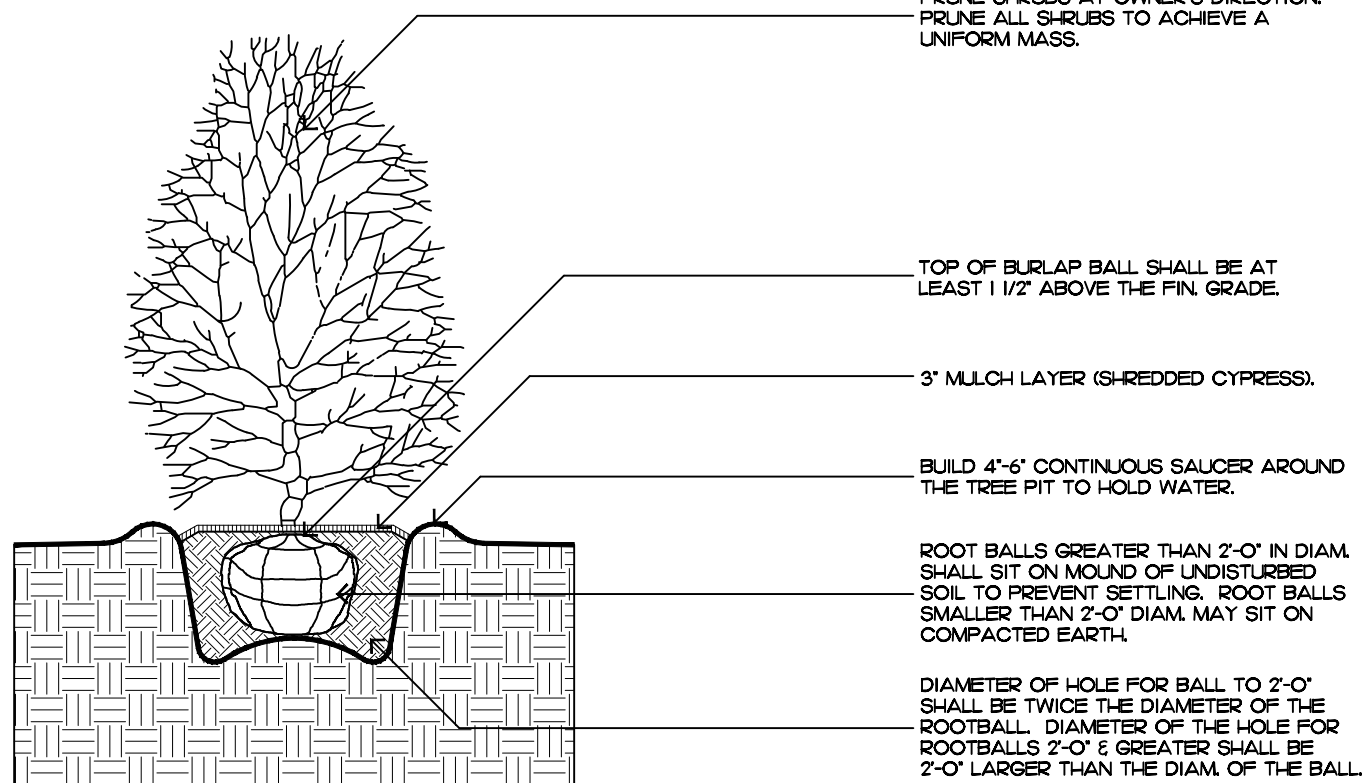
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ZON# 23-061
ARCOM# A-23-074
Plant Image Sheet



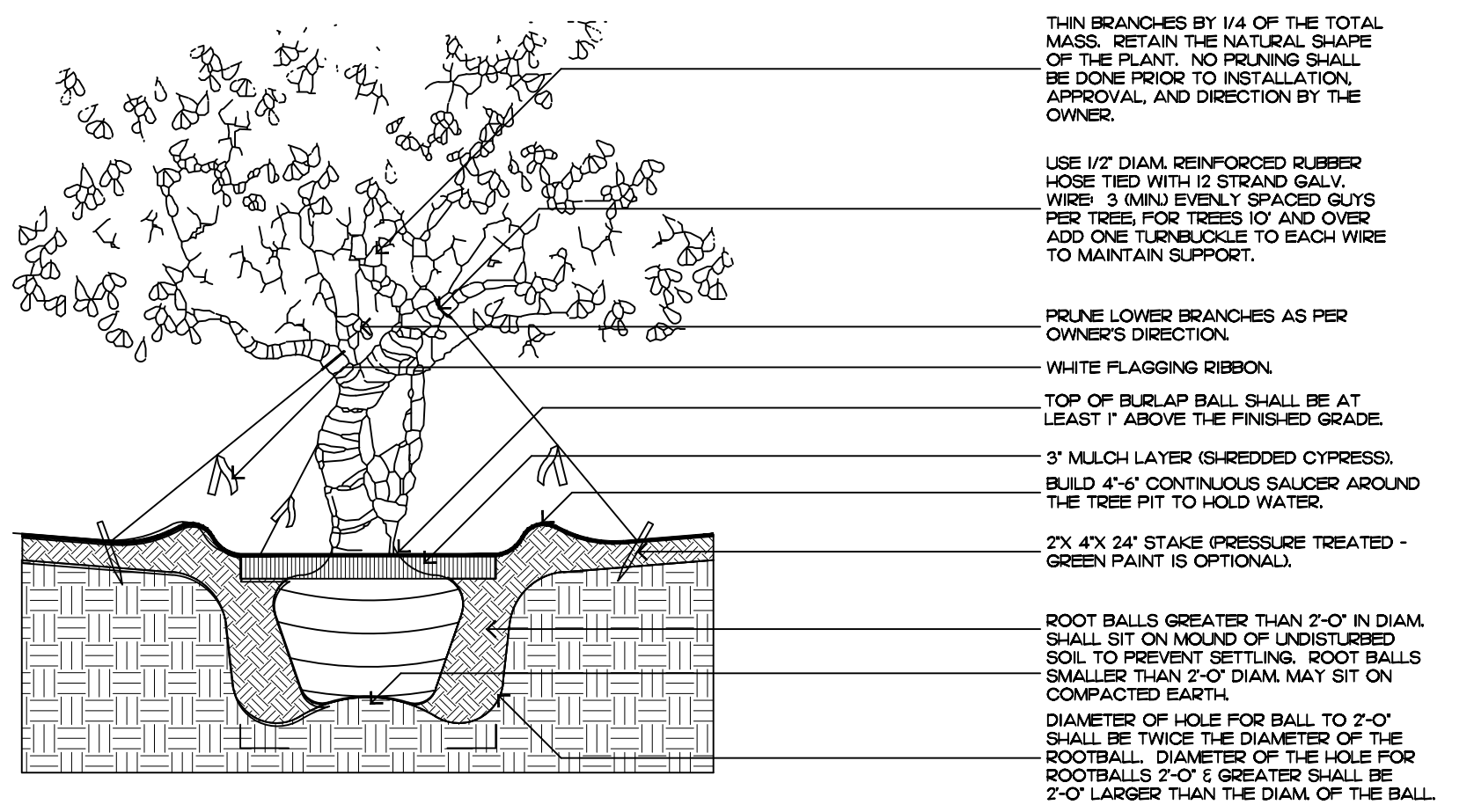
FILL MATERIAL SHALL CONSIST OF AT LEAST 1/3 NATIVE SOIL FROM THE HOLE DUG FOR THE PLANT. SEE SPECIFICATIONS FOR BACKFILL MIXTURE.

tree planting



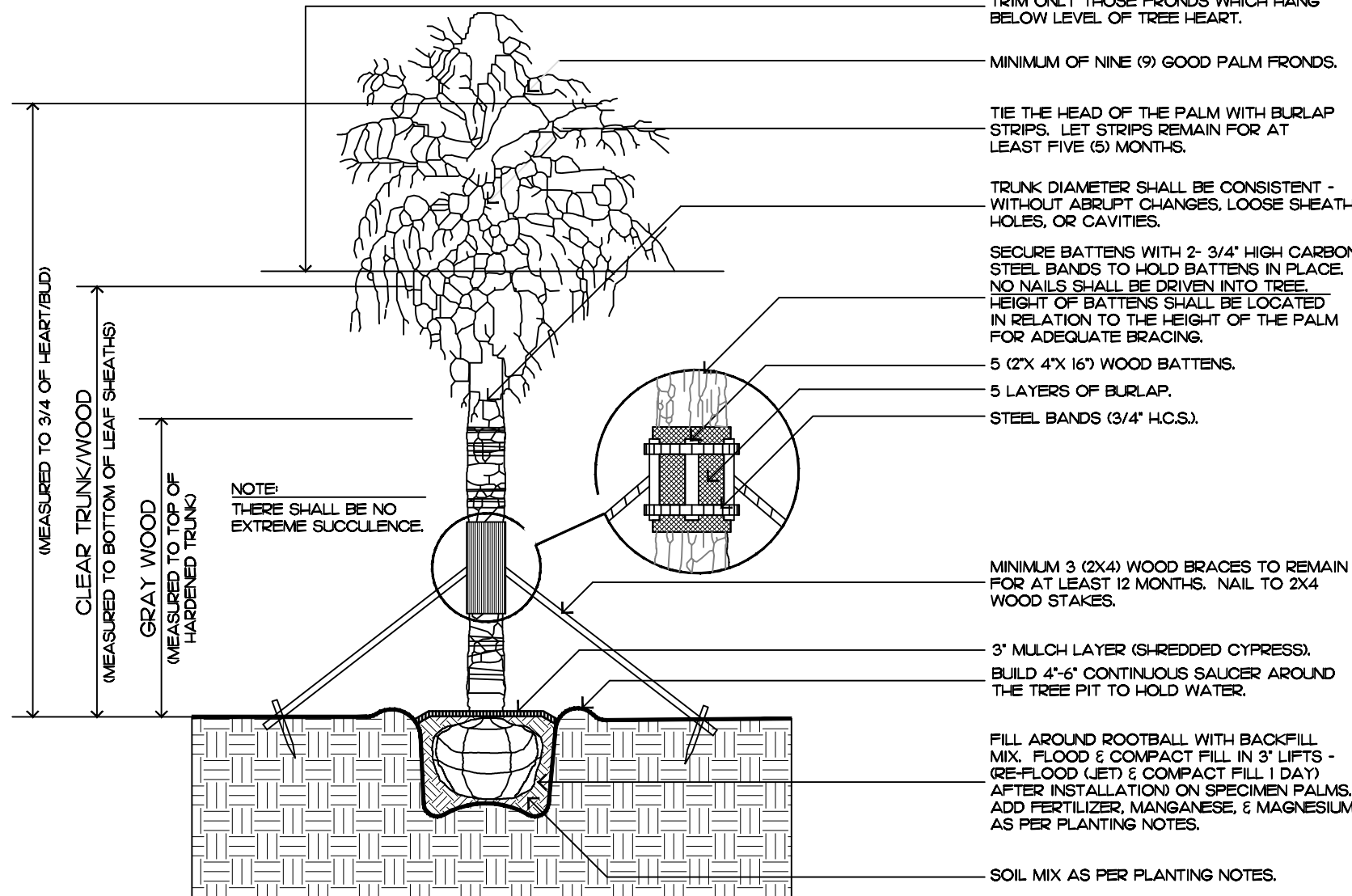
FILL MATERIAL SHALL CONSIST OF AT LEAST 1/3 NATIVE SOIL FROM THE HOLE DUG FOR THE PLANT. SEE SPECIFICATIONS FOR BACKFILL MIXTURE.

shrub planting



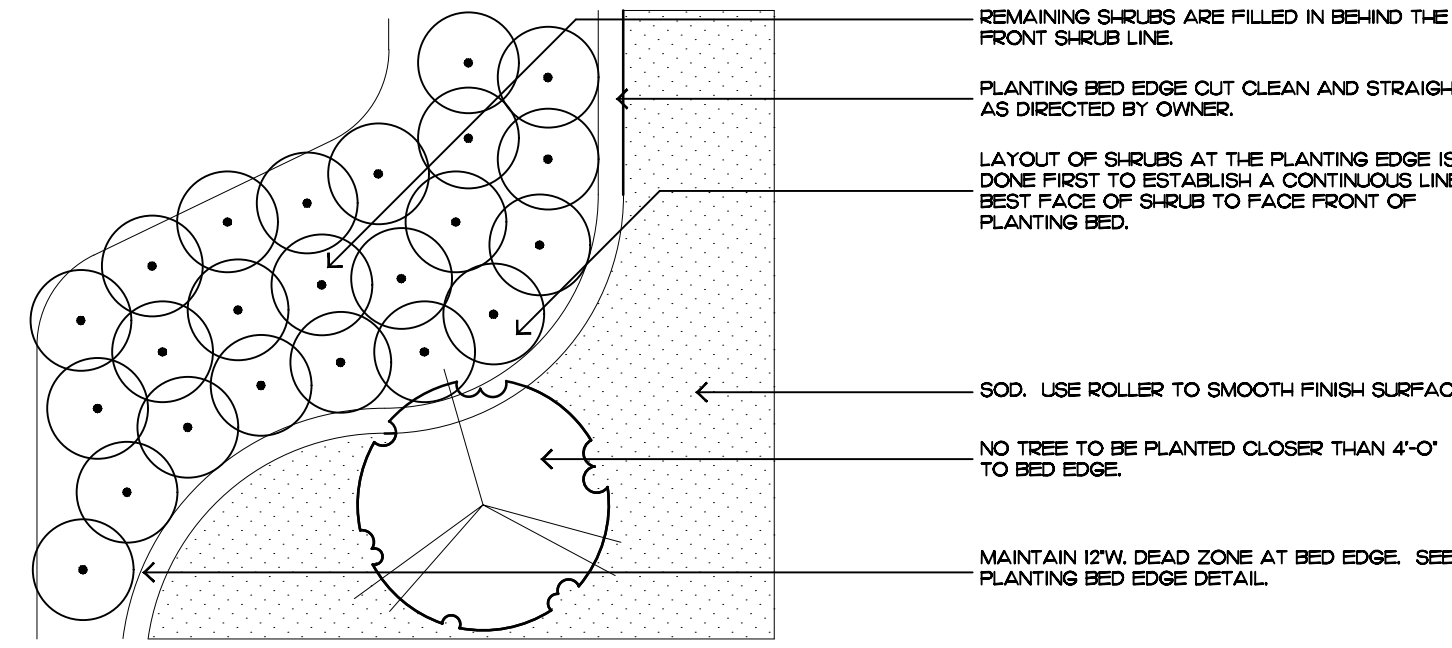
FILL MATERIAL SHALL CONSIST OF AT LEAST 1/3 NATIVE SOIL FROM THE HOLE DUG FOR THE PLANT. SEE SPECIFICATIONS FOR BACKFILL MIXTURE.

irregular and multi-stem tree



FILL MATERIAL SHALL CONSIST OF AT LEAST 1/3 NATIVE SOIL FROM THE HOLE DUG FOR THE PLANT. SEE SPECIFICATIONS FOR BACKFILL MIXTURE.

palm tree planting



shrub & ground cover layout

COMMERCIAL FERTILIZER:

FERTILIZER SHALL BE COMPLETELY ORGANIC, IT SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE FLOWING. THIS FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED BAGS, EACH BEARING THE MANUFACTURER'S STATEMENT OF ANALYSIS, AND SHALL MEET THE FOLLOWING REQUIREMENTS:

SIX PERCENT (6%) NITROGEN
SIX PERCENT (6%) PHOSPHOROUS
SIX PERCENT (6%) POTASSIUM

FERTILIZER SHALL BE APPLIED TO ALL SHRUBS (1/3 LB. PER 3 GAL. POT, 1/4 LB. PER 1 GAL. POT) AND GROUNDCOVER. THE SAME FERTILIZER MIXTURE SHALL BE USED ON SOD AT A RATE OF 15 LBS. PER 1000 SQUARE FEET. A FOURTEEN PERCENT (14%) NITROGEN, FOURTEEN PERCENT (14%) PHOSPHOROUS AND FOURTEEN PERCENT (14%) POTASSIUM IS REQUIRED ON ALL TREES AND SHRUBS OVER 6'-0" IN HEIGHT (1/2 LB. PER 5'-0" OF SPREAD). AGRIFORM TABLETS WITH TWENTY PERCENT (20%) NITROGEN, TEN PERCENT (10%) PHOSPHOROUS, FIVE PERCENT (5%) POTASSIUM IN 21 GRAM SIZES SHALL BE APPLIED ALONG WITH THE FERTILIZER PROCESS (1 WITH 1 GAL. PLANTS, 2 WITH 3 GAL. PLANTS AND 2 TABLETS PER 1" OF TREE TRUNK CALIPER). BACK FILL HALF WAY UP THE ROOT BALL. PLACE ABOUT ONE INCH (1") FROM ROOT TIPS. MAGNESIUM SULFATE SHALL BE APPLIED TO ALL PALMS AT INSTALLATION AT A RATE OF 1/2 LB. PER INCH OF TRUNK CALIPER. MANGANESE SHALL BE APPLIED AT THE SAME RATE.

MULCH:

MULCH MATERIAL SHALL BE SHREDDED CYPRESS MULCH OR APPROVED EQUAL, MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT. MULCH SHALL BE APPLIED TO A MINIMUM 3" DEPTH IN PLANTING BEDS.

SOD:

THE SOD SHALL BE FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASES OF ANY KIND. CLEAN, STRONGLY ROOTED, UNIFORMLY SIZED STRIPS, MACHINE STRIPPED NOT MORE THAN TWENTY-FOUR (24) HOURS PRIOR TO LAYING.

SUBSTITUTIONS:

NO SUBSTITUTION OF PLANT MATERIAL TYPES OR SIZES WILL BE ALLOWED WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER. CONTAINER GROWN MATERIAL WILL NOT BE ACCEPTED AS SUBSTITUTE FOR BED MATERIAL UNLESS PREVIOUSLY APPROVED. INTENDED SUBSTITUTIONS SHALL BE SPELLED OUT IN BID.

MEASUREMENTS:

- SHADE TREES: HEIGHT SHALL BE MEASURED FROM GROUND TO THE AVERAGE BRANCH HEIGHT OF CANOPY. SPREAD SHALL BE MEASURED TO THE END OF THE BRANCHING EQUALLY AROUND THE CROWN FROM THE CENTER OF THE TRUNK. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH. SINGLE TRUNK TREES SHALL BE FREE OF "V" CROTCHES THAT COULD BE POINTS OF WEAK LIMB STRUCTURE OR DISEASE INFESTATION.
- SHRUBS: HEIGHT SHALL BE MEASURED FROM THE GROUND TO THE AVERAGE POINT WHERE MATURE PLANT GROWTH STOPS. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE SHRUB MASS. MEASUREMENT AREA NOT TO INCLUDE ANY TERMINAL GROWTH.
- PALMS: CLEAR TRUNK (C.T.) - SHALL BE MEASURED FROM THE GROUND AT TIME OF INSTALLATION TO THE POINT WHERE THE MATURE AGED TRUNK JOINS THE IMMATURE OR GREEN PORTION OF THE TRUNK OR HEAD.
- OVERALL HEIGHT (O.A.) - SHALL BE MEASURED FROM THE GROUND AT THE TIME OF INSTALLATION TO THE AVERAGE FROND HEIGHT.
- PALMS WITH MARKED OR BURNED TRUNKS WILL NOT BE ACCEPTED.

PLANTING SOIL AND BACKFILL:

PLANTING SOIL FOR USE IN PREPARING BACKFILL FOR PLANT PITS SHALL BE A FERTILE, FRIABLE AND NATURAL TOPSOIL, WITHOUT MIXTURE OF SUBSOIL MATERIALS, AND SHALL BE FREE FROM HEAVY CLAY, STONES, LIME, LUMPS, SHELLS, PLANTS, ROOTS OR OTHER FOREIGN MATERIALS, WEEDS, OR NOXIOUS GRASSES (SUCH AS BERMUDA OR NUT GRASS). IT SHALL NOT CONTAIN TOXIC SUBSTANCES WHICH MAY BE HARMFUL TO THE PLANT GROWTH.

BACKFILL FOR SOD AREAS SHALL BE SUBJECT TO LESSER STANDARDS AT THE DISCRETION AND DECISION OF THE OWNER.

EXISTING TOPSOIL SHALL BE USED IN ALL PLANT MATERIAL PITS EXCEPT SABAL PALMS WHERE THE SOIL SHALL CONSIST OF CLEAN SAND.

PLANTING SOIL FOR USE IN BEDS FOR ANNUALS AND/OR PERENNIALS SHALL CONTAIN ONE-THIRD (1/3) POTTING SOIL OR A BLENDED TOPSOIL, TILL INTO TOP 10" - 12" OF SOIL WITH A TIME-RELEASE FERTILIZER.

PLANT MATERIALS:

PALMS, TREES, SHRUBS, GROUNDCOVERS AND VINES

PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO "STANDARDIZED PLANT NAMES", 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH "GRADES AND STANDARDS FOR NURSERY PLANTS PARTS 1 & 2", LATEST EDITION PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. UNLESS SPECIFIED OTHERWISE, ALL PLANTS SHALL BE FLORIDA GRADE NUMBER 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY. SPECIMEN MEANS AN EXCEPTIONALLY HEAVY, SYMMETRICAL TIGHTLY KNIT PLANT, SO TRAINED OR FAVORED IN ITS DEVELOPMENT THAT FIRST APPEARANCE IS UNQUESTIONABLE AND OUTSTANDINGLY SUPERIOR IN FORM, NUMBER OF BRANCHES, COMPACTNESS AND SYMMETRY. ALL PLANTS SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND FREE OF DISEASE AND INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY AND FLORIDA NUMBER 1. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE OWNER.

CONTAINER GROWN STOCK:

- ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS OF GOOD QUALITY AND BE IN A HEALTHY GROWING CONDITION.
- AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER.

WARRANTY:

WARRANTY PLANTS, SHRUBS AND GROUNDCOVERS FOR A PERIOD OF NINETY (90) DAYS. TREES & PALMS FOR ONE YEAR (1) AGAINST UNHEALTHY CONDITION EXCEPT AS MAY RESULT FROM NEGLECT BY OWNER, DAMAGE BY OTHERS, AND UNUSUAL PHENOMENA BEYOND INSTALLER'S CONTROL. REPLACE AT TIME REQUESTED BY THE OWNER OR LANDSCAPE ARCHITECT.

MAINTENANCE:

MAINTAIN LANDSCAPE WORK UNTIL THE LETTER OF SUBSTANTIAL COMPLETION BY THE GENERAL CONTRACTOR. INCLUDE WATERING, WEEDING, CULTIVATING, RESTORATION OF GRADE, MOWING AND TRIMMING GRASS, PRUNING TREES AND SHRUBS, PROTECTION FROM INSECTS AND DISEASES, FERTILIZATION AND SIMILAR OPERATIONS AS NEEDED TO ENSURE NORMAL GOOD HEALTH FOR LIVE PLANT MATERIAL.

ZON# 23-061
ARCOM# A-23-074

Planting Details & Specifications

ENVIRONMENT DESIGN GROUP
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Land Planning
Landscape Management
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Dustin@environmentdesigngroup.com

Winthrop House
100 Worth Ave
Palm Beach

JOB NUMBER: # 23052.00 LA
DRAWN BY: Erika Gottsegen
Adam Mills
DATE: 04.13.2023
05.01.2023
05.15.2023

SHEET L5.5

2023
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2023
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1-800-432-4770
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OF FLORIDA, INC.



North Elevation

JOB NUMBER: # 23052.00 LA
DRAWN BY: Erika Gottseger
DATE: 05.15.2023

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Rendered Landscape Elevations



SHEET L6.0



East Elevation

JOB NUMBER: # 23052.00 LA
DRAWN BY: Erika Gottseger
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Rendered Landscape Elevations

A scale bar with four segments labeled 0', 10', 20', and 30'. Below the bar is the text "SCALE IN FEET".

SHEET L6.1

A
D
I
R
O
L
F



Fan Pattern Granite Pavers



Porcelain Pavers Grey



Raised Curbing



Cast Stone Pavers



Slot Drain Grate



Granite Paver