

**RECEIVED**  
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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/ Submittal  
Date of Presentation: 06.28.2023

Sheet Index

- Cover Sheet
- Survey
- L1.0 - Existing Conditions Site Photos
- L2.0 Vegetation Inventory
- L3.0 - Existing Landscape Buffer Images
- L4.0 - Site Plan
- L4.1 - Site Calculation
- L5.0 - Landscape Plan
- L5.1 - Landscape Plan Enlargement
- L5.2 - Rendered Landscape Plan
- L5.3 - Plant Schedule
- L5.4 Plant Image Sheet
- L5.5 - Planting Details & Specifications
- L6.0 - Rendered Landscape Elevations
- L6.1 - Rendered Landscape Elevations
- L7.0 Hardscape Images

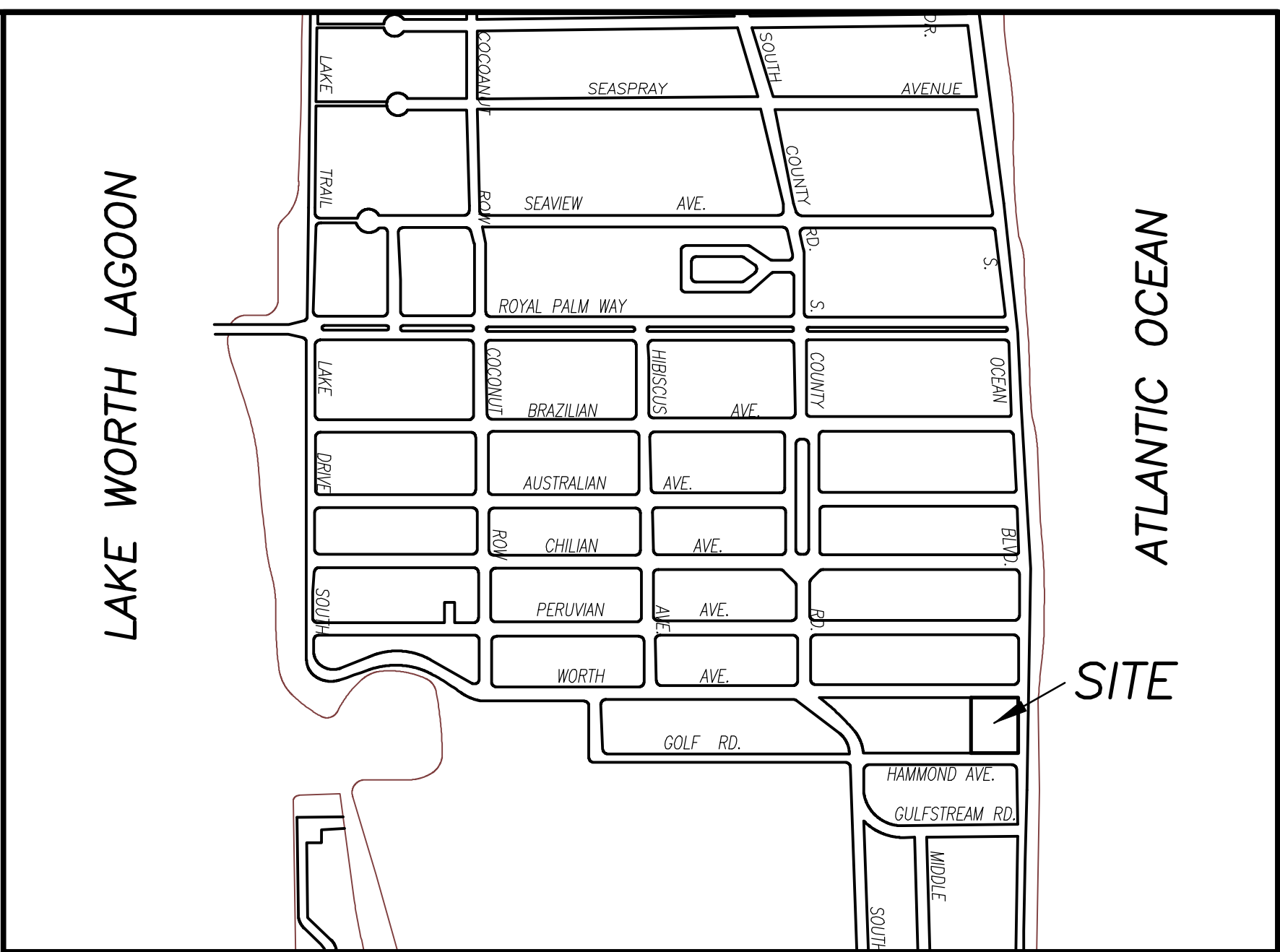
Design Team/Consultants


Landscape Architects  
ENVIRONMENT DESIGN GROUP  
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<b>REVIEWS</b>			
03/01/23 SURVEY AND TIE-IN UPDATE B.M./M.B. 15-1490.12 PB345/33			
<h1 style="margin: 0;">BOUNDARY SURVEY FOR:</h1>			
<h1 style="margin: 0;">WINTHROP HOUSE CONDO ASSOCIATION</h1>			
<div style="display: flex; justify-content: space-around; align-items: center;">  <div style="text-align: center;"> <div style="font-size: 2em; font-weight: bold; margin-bottom: 5px;">WALLACE</div> <div style="font-size: 1.2em; font-weight: bold; margin-bottom: 5px;">SURVEYING</div> <div style="font-size: 0.8em; margin: 0;">CORP. LICENSED BUSINESS # 42669</div> <div style="font-size: 0.8em; margin: 0;">5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 • (561) 640-4261</div> </div> </div>			
FIELD	B.M.	JOB NO. 15-1490.11	F.B. P.B.292 PG. 13
OFFICE	G.S.	DATE: 1/3/20	DWG. NO. 15-1490-3
CHECK	C.W.	REF: 15-1490-3.DWG	SHEET 1 OF 1





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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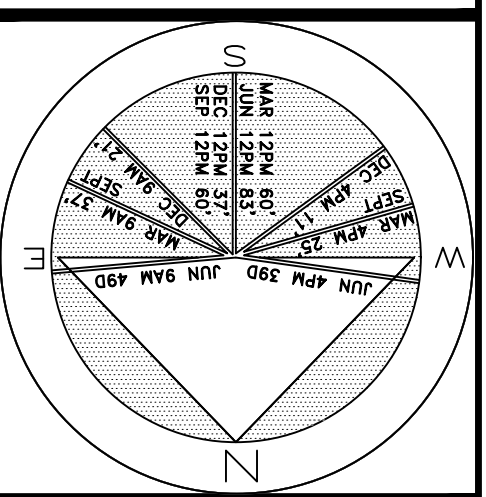
2023

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SUNSHINE STATE ONE CALL  
OF FLORIDA, INC.

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





SHEET L2.0

00 sf.

SCALE IN FEET 0' 20' 40' 60'

## Existing Vegetation Inventory

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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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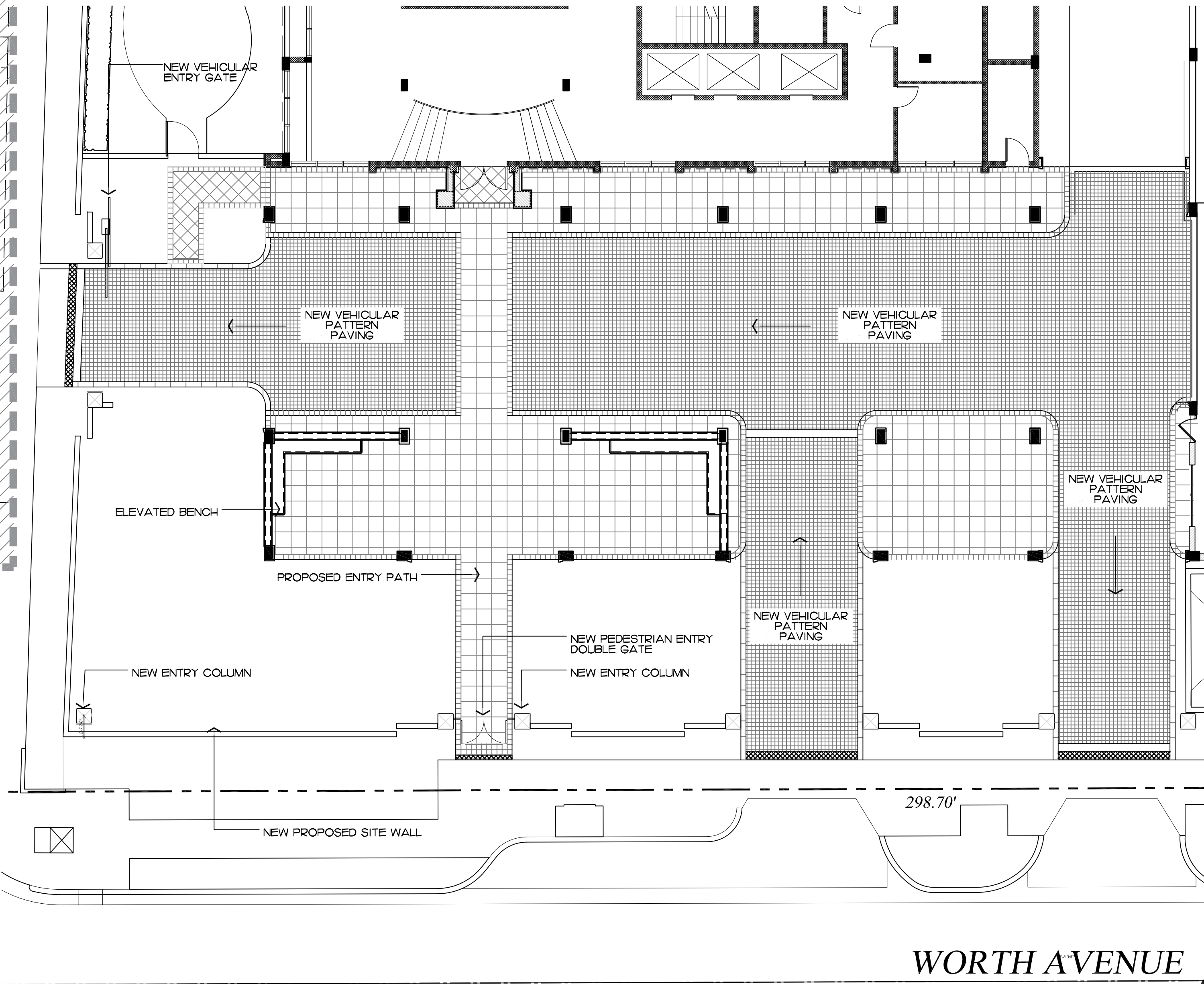
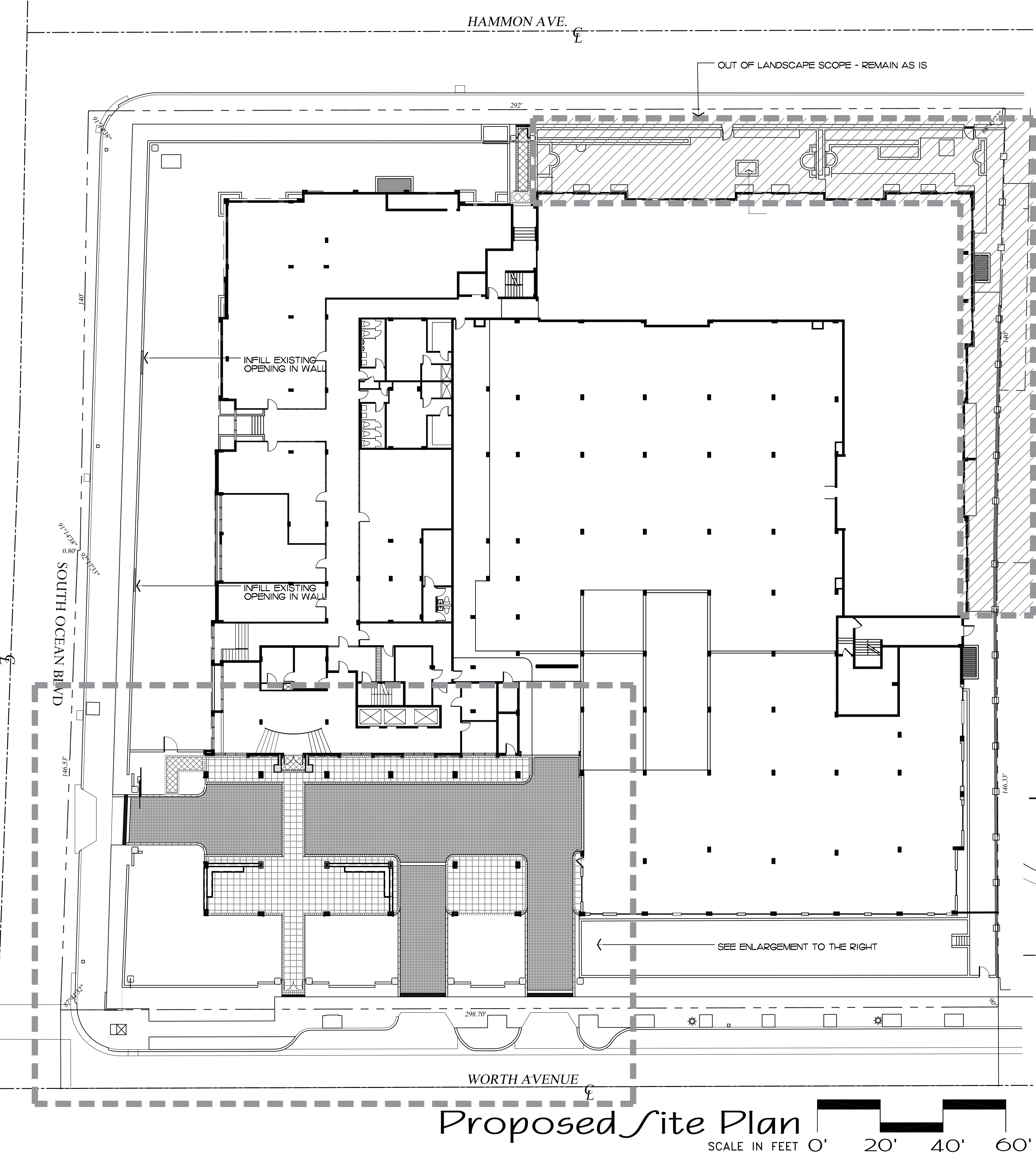
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ZON# 23-061  
ARCOM# A-23-074  
Existing Landscape Buffer Images

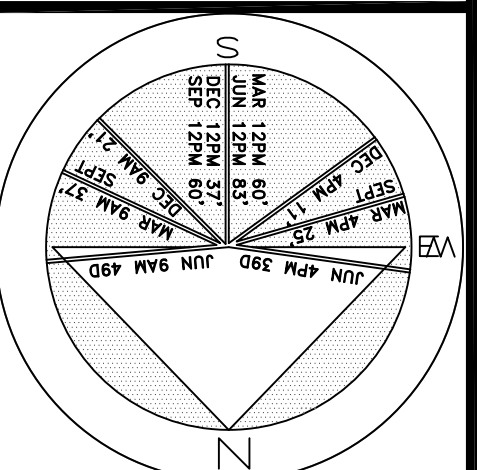


Lot Coverage Data

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.	26.62% 22,407



Winthrop House  
100 Worth Ave  
Palm Beach



JOB NUMBER: # 23052.00 LA  
DRAWN BY: Erika Gottsegen  
DATE: 04.13.2023  
05.01.2023  
05.15.2023  
06.22.2023  
08.03.2023

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

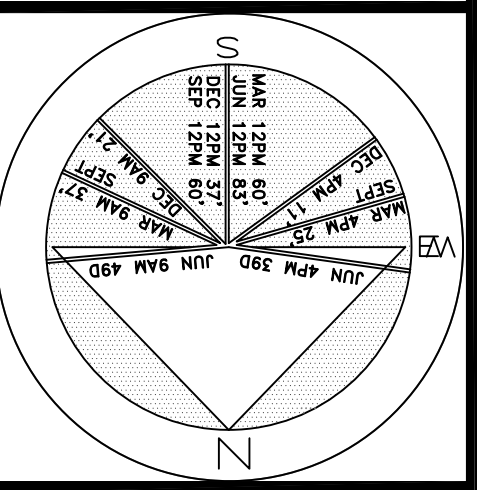
SHEET L4.0



Winthrop House

100 Worth Ave

Palm Beach

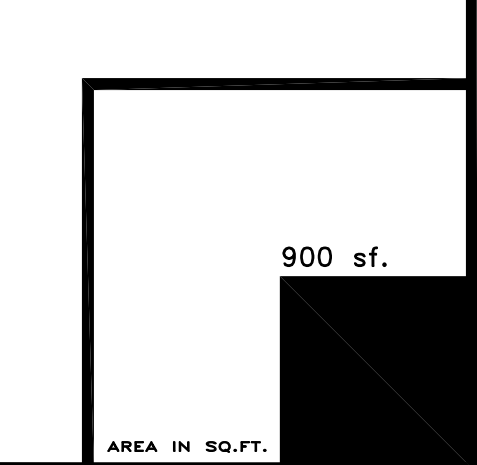


JOB NUMBER: # 23052.00 LA

DRAWN BY: Erika Gottsegen  
Adam Mills

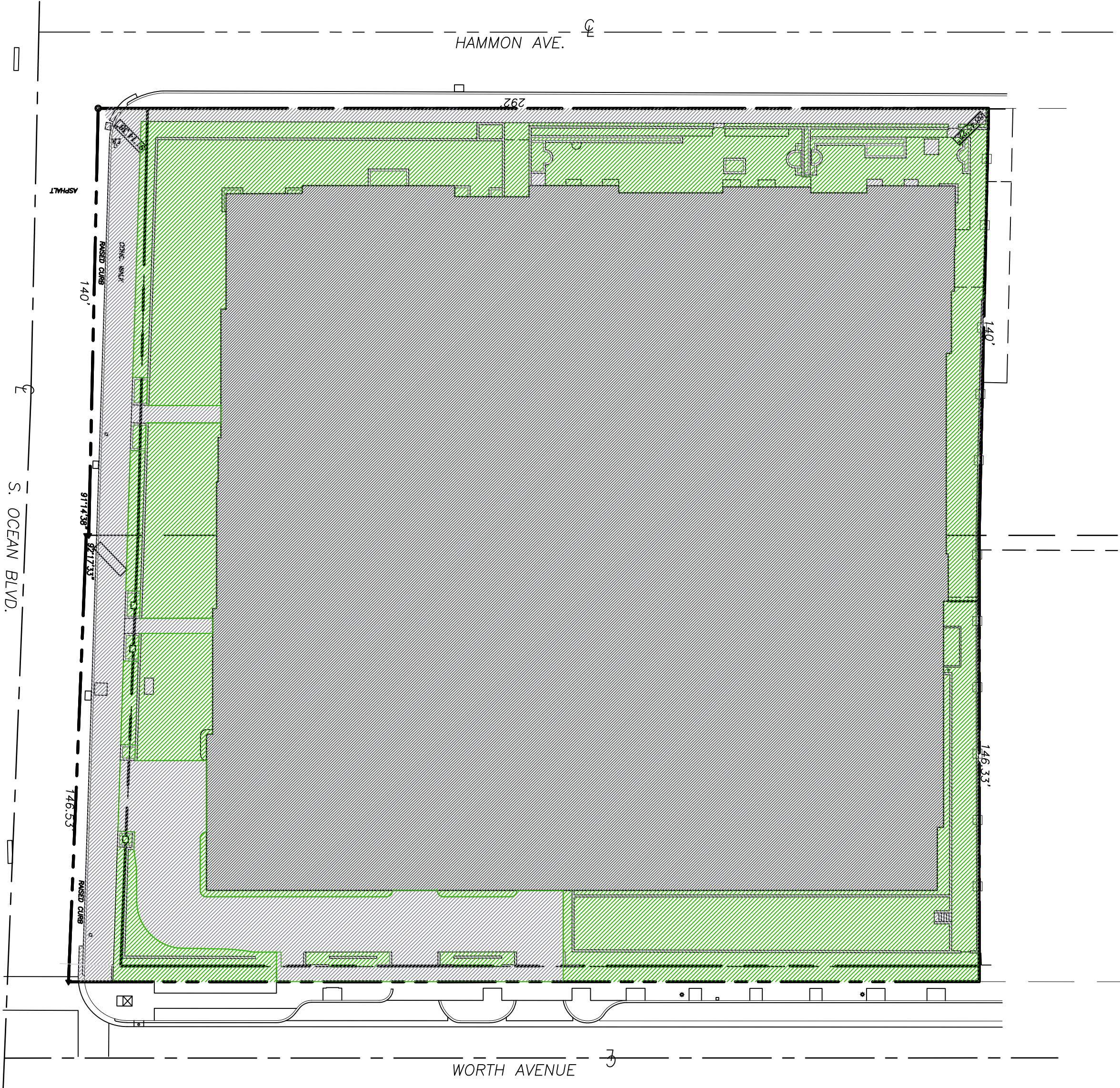
DATE: 04.13.2023  
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08.03.2023

SHEET L4.1

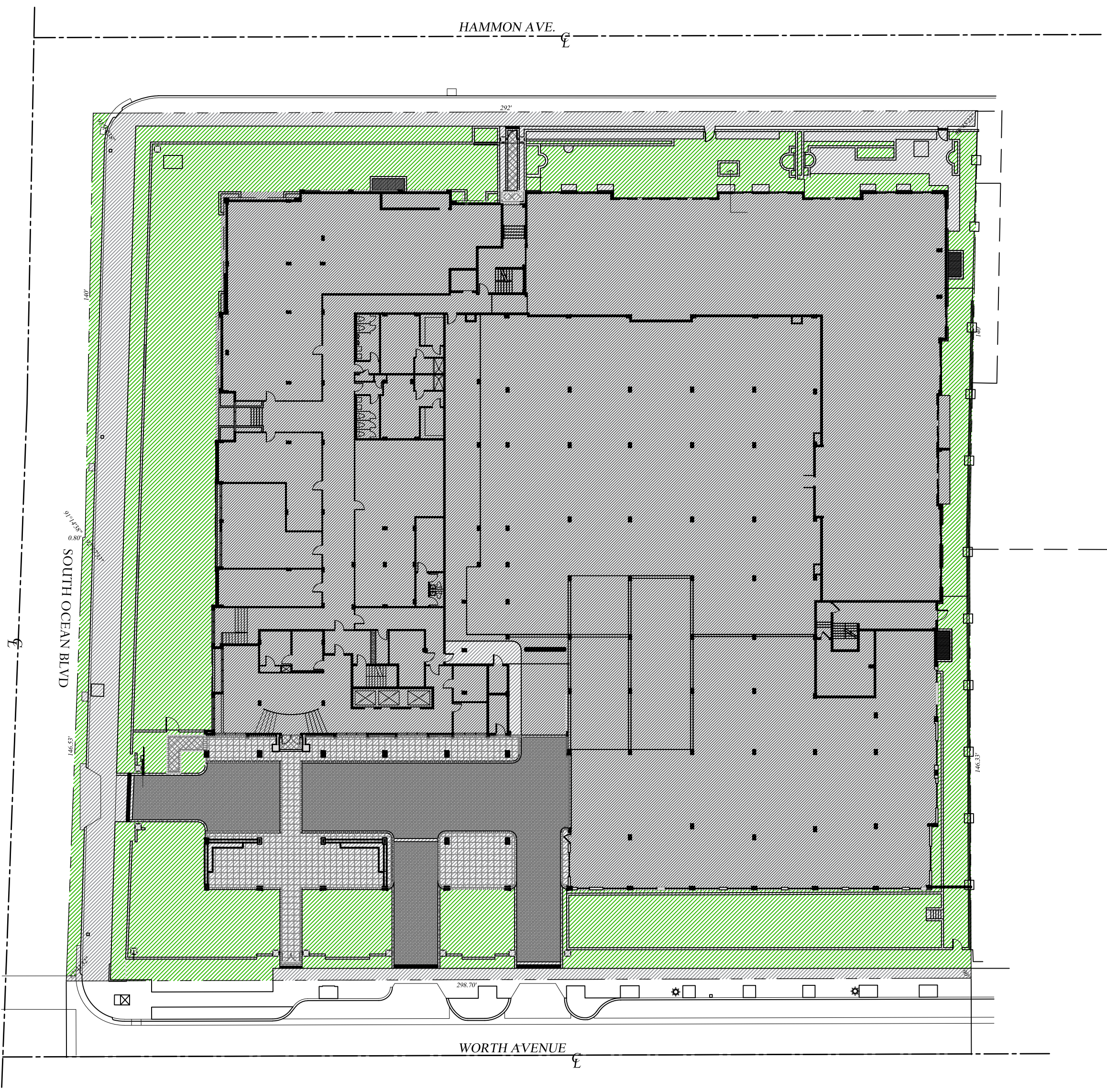


Legend

- 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.	26.62%	22,407

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ZON# 23-061

ARCOM# A-23-074

Open Space Diagrams

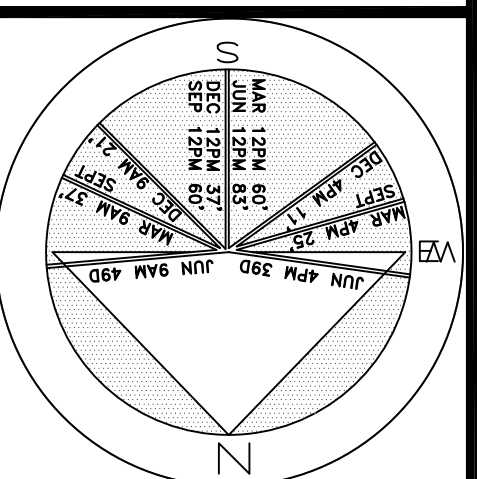
SCALE IN FEET 0' 30' 60' 90'

900 sf.

AREA IN SQ.FT.



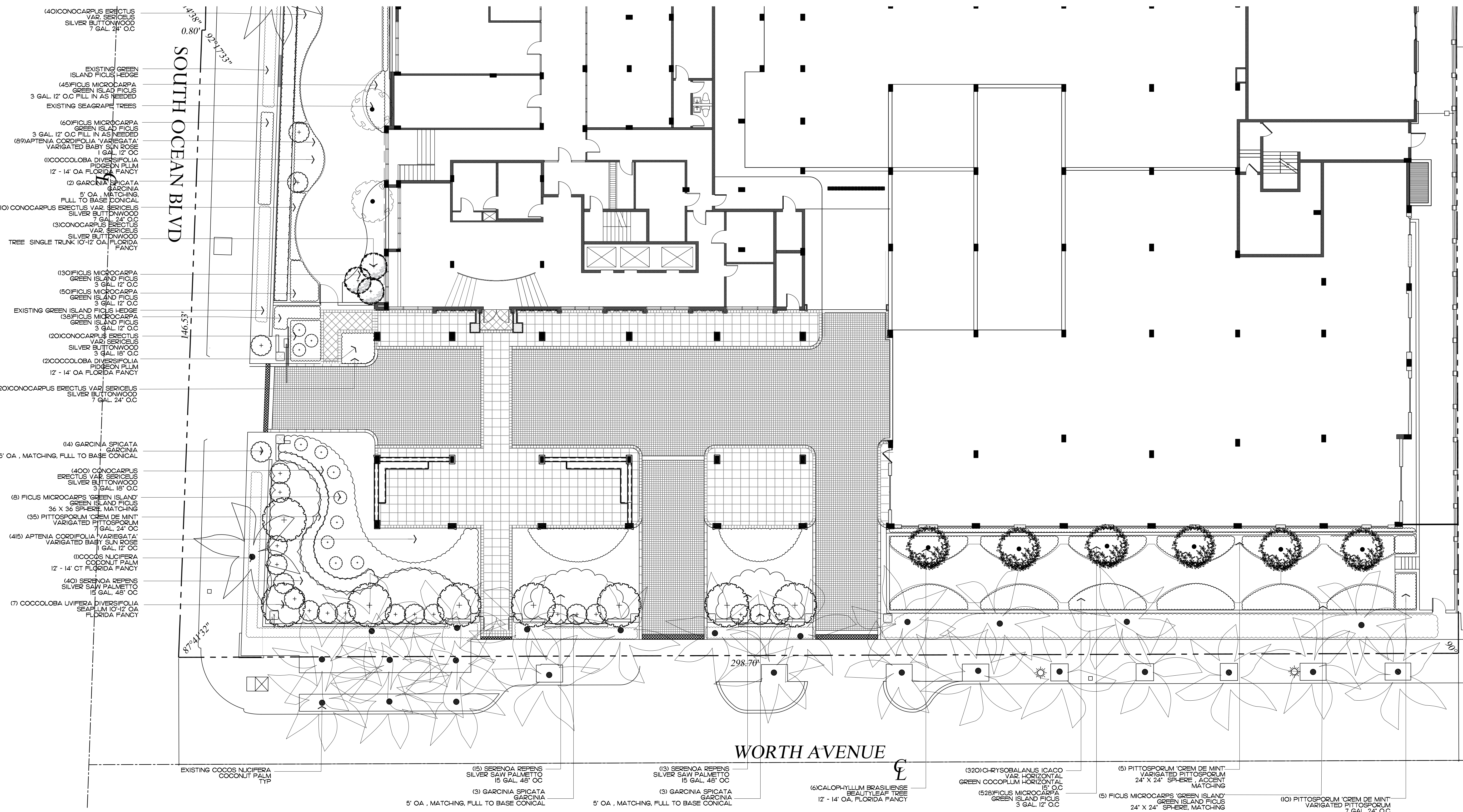
Winthrop House  
100 Worth Ave  
Palm Beach



JOB NUMBER: # 23052.00 LA  
DRAWN BY: Erika Gottsegen  
Adam Mills  
DATE: 04.13.2023  
05.01.2023  
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06.22.2023  
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SHEET L5.0

400 sf.  
AREA IN SQ. FT.



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

SCALE IN FEET 3/32" = 1'



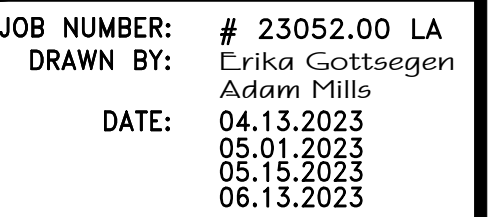












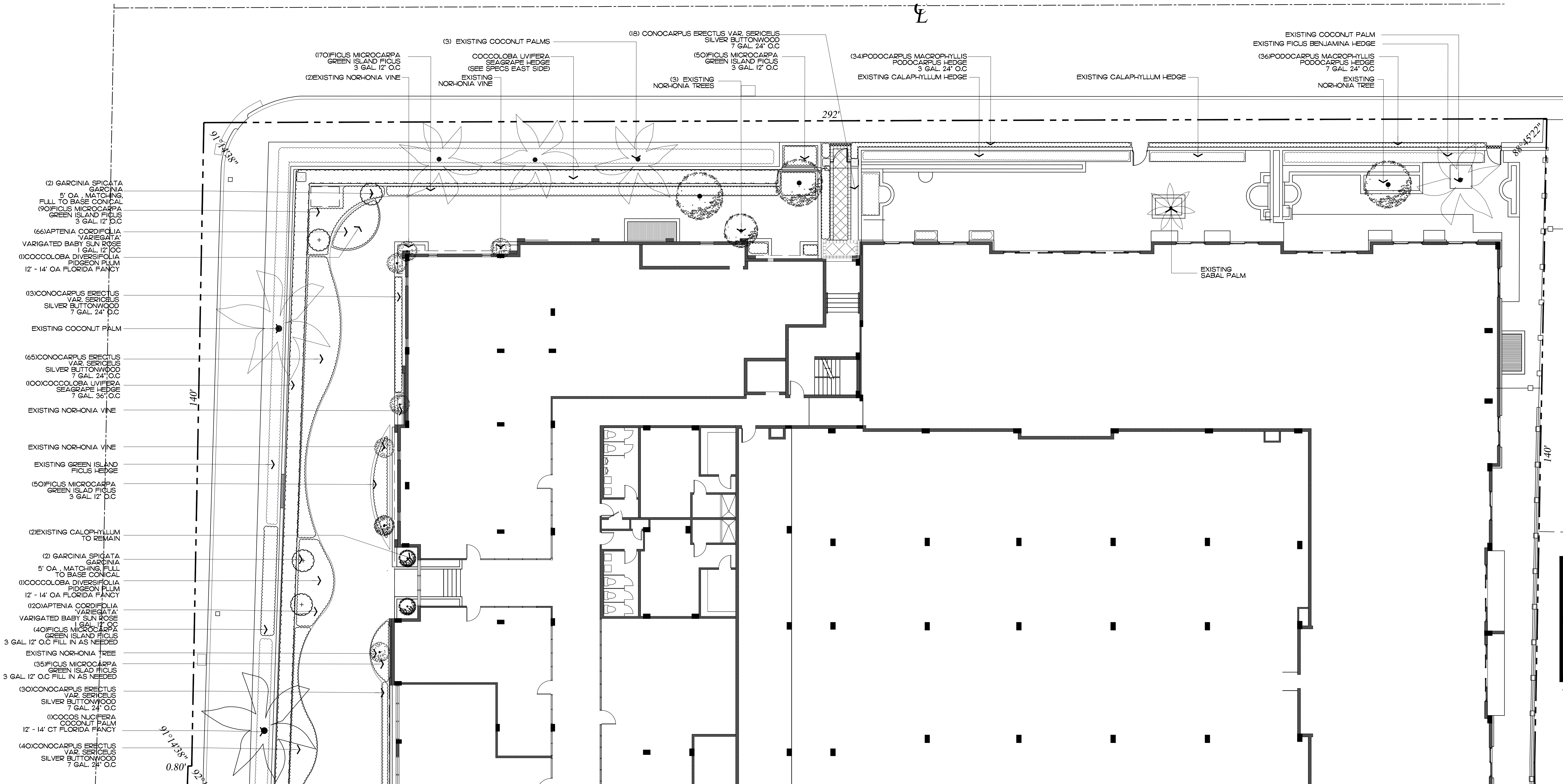
EA IN SQ.FT.

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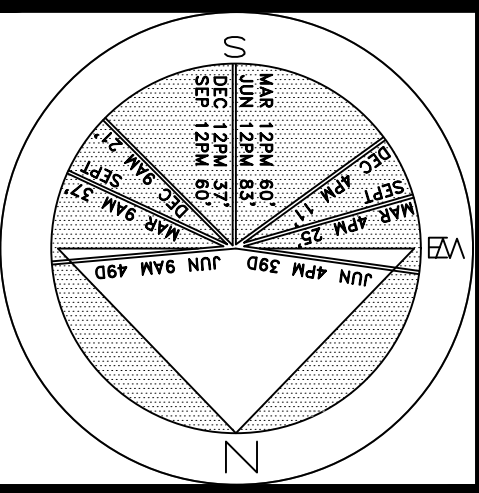
SCALE IN FEET  $3/32'' = 1'$







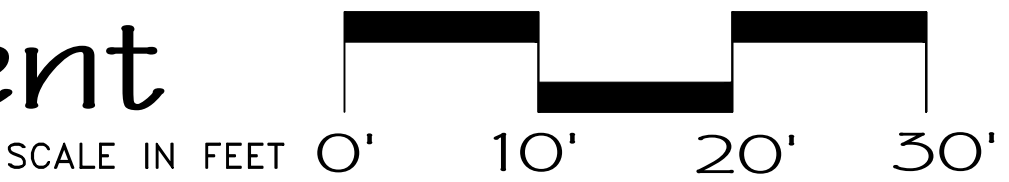
Winthrop House  
100 Worth Ave  
Palm Beach



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



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Rendered Landscape Plan Enlargement



SHEET L5.2a

# Overall Rendered Landscape Plan

SCALE IN FEET: 1/16"=1'-0"

Architectural site plan of a property bounded by Hammon Ave, Worth Avenue, and South Ocean Blvd. The plan shows a large central building with a courtyard, a parking area with two pools, and landscaped areas with palm trees. Dimensions are provided for various sections of the property.

Key features and dimensions include:

- Hammon Ave:** 292' wide.
- Worth Avenue:** 146.33' wide.
- South Ocean Blvd:** 135.97' wide.
- Property Dimensions:**
  - Top-left corner: 91'14.38"
  - Top-right corner: 157.22'
  - Bottom-left corner: 222.04'
  - Left side (along South Ocean Blvd): 91'14.38", 91'14.38", 0.80', 91'14.38"
  - Right side (along Worth Avenue): 146.33'
- Landscaping:** Numerous palm trees and green spaces are shown, particularly along the left and bottom boundaries.
- Building:** A large, irregularly shaped building with multiple rooms and a central courtyard.
- Parking Area:** Located at the bottom, featuring two swimming pools and a central paved area.






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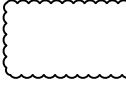
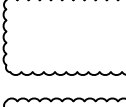
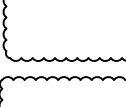
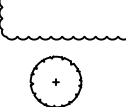


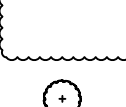
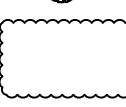


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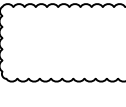
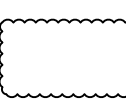
# Trees

SYMBOL	COMMON NAME	QTY	NATIVE	DESCRIPTION
	COCCOLOBA DIVERSIFOLIA RIDGEON PLUM 12' - 14' OA, FLORIDA FANCY	5	YES	12' - 14' OA, FLORIDA FANCY
	CALOPHYLLUM BRASILIENSE BEAUTYLEAF TREE 12' - 14' OA, FLORIDA FANCY	6	NO	12' - 14' OA, FLORIDA FANCY
	COCCOLOBA UVIFERA DIVERSIFOLIA SEAFLUM	7	YES	10'-12' OA, FLORIDA FANCY
	COCOS NUCIFERA COCONUT PALM	2	NO	12'-14' OA, FLORIDA FANCY
	CONOCARPUS ERECTUS VAR. SERICEUS SILVER BUTTONWOOD TREE SINGLE TRUNK	3	YES	10'-12' OA, FLORIDA FANCY
TOTAL NATIVE SPECIES		23 15 (65.2%)		

# Shrubs & Vines

SYMBOL	COMMON NAME	QTY	NATIVE	DESCRIPTION
	CHRYSOBALANUS ICACO HORIZONTAL GREEN TIP COCPULUM HORIZONTAL	320	YES	3 GAL. 15" O.C.
	COCCOLOBA UVIFERA SEGRAPE HEDGE	100	YES	7 GAL. 36" O.C.
	CONOCARPUS ERECTUS VAR. SERICEUS SILVER BUTTONWOOD	202	YES	7 GAL. 24" O.C.
	FICUS MICROCARPA GREEN ISLAND FICUS	1,424	NO	3 GAL. 12" O.C.
	FICUS MICROCARPS 'GREEN ISLAND' GREEN ISLAND FICUS	5 8	NO NO	24 X 24 SPHERE, MATCHING 36 X 36 SPHERE, MATCHING
	GARCINIA SPICATA GARCINIA	28	NO	5' OA, MATCHING, FULL TO BASE CONICAL
	SERENOA REPENS SILVER SAW PALMETTO	68	YES	15 GAL. 48" OC
	PITTOSPORUM 'CREM DE MINT' VARIGATED PITTOSPORUM	35	NO	7 GAL. 24" OC
	PITTOSPORUM 'CREM DE MINT' VARIGATED PITTOSPORUM	5	NO	24 X 24 SPHERE, MATCHING
	PODOCARPUS MACROPHYLLIS PODOCARPUS HEDGE	70	NO	7 GAL. 24" O.C.
TOTAL NATIVE SPECIES		2,265 690 (30.5%)		

# Groundcovers

SYMBOL	COMMON NAME	QTY	NATIVE	DESCRIPTION
	APTENIA CORDIFOLIA 'VARIEGATA' VARIGATED BABY SUN ROSE 1 GAL. 12" OC	670 / 670 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		1,020 / 1,545 SF 420 / 945 SF (61.2%)		

JOB NUMBER: # 23052.00 LA  
DRAWN BY: Erika Gottsegen  
Adam Mills  
DATE: 04.13.2023  
05.01.2023  
05.15.2023  
06.22.2023  
08.03.2023

SHEET L5.3

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





SILVER BUTTONWOOD TREE



GREEN COCOPLUM HORIZONTAL



SILVER SAW PALMETTO



SEA PLUM TREE



PODOCARPUS (TOP)  
GREEN ISLAND FICUS (BOTTOM)



BABY SUN ROSE



BABY SUN ROSE



GARCINIA TREE



PIDGEON PLUM TREE



SPHERE GREEN ISLAND FICUS



SEA PLUM



CREME DE MENTHE PITTOSPORUM

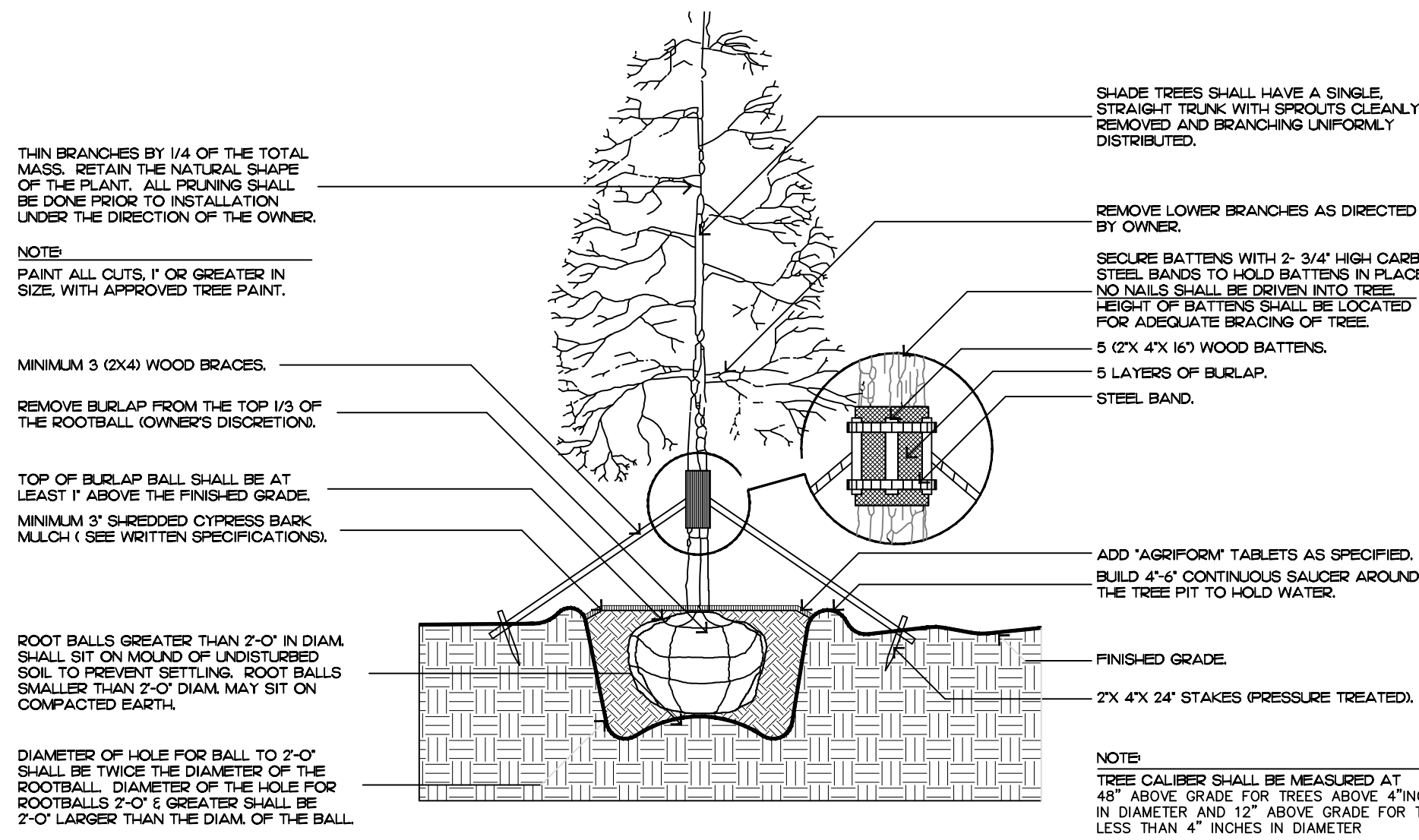


SILVER BUTTONWOOD



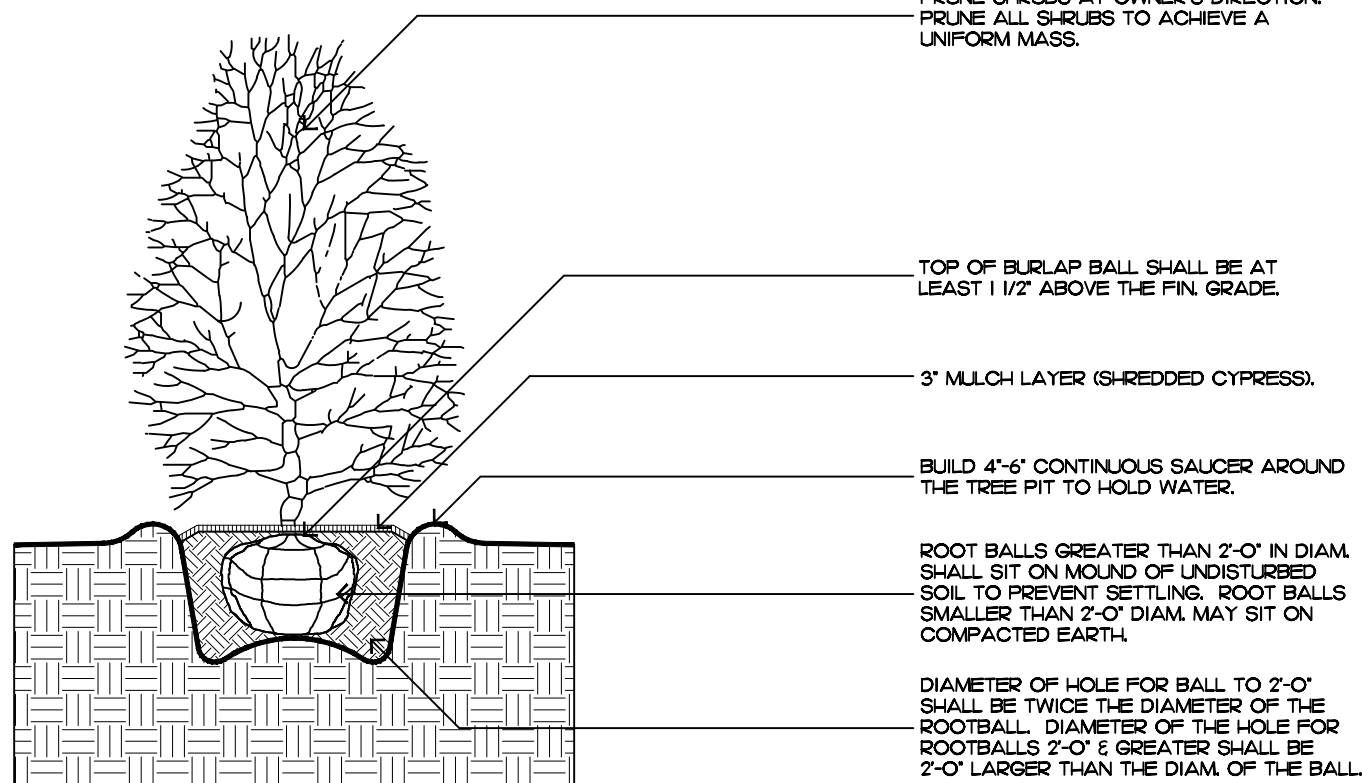
CALOPHYLLUM





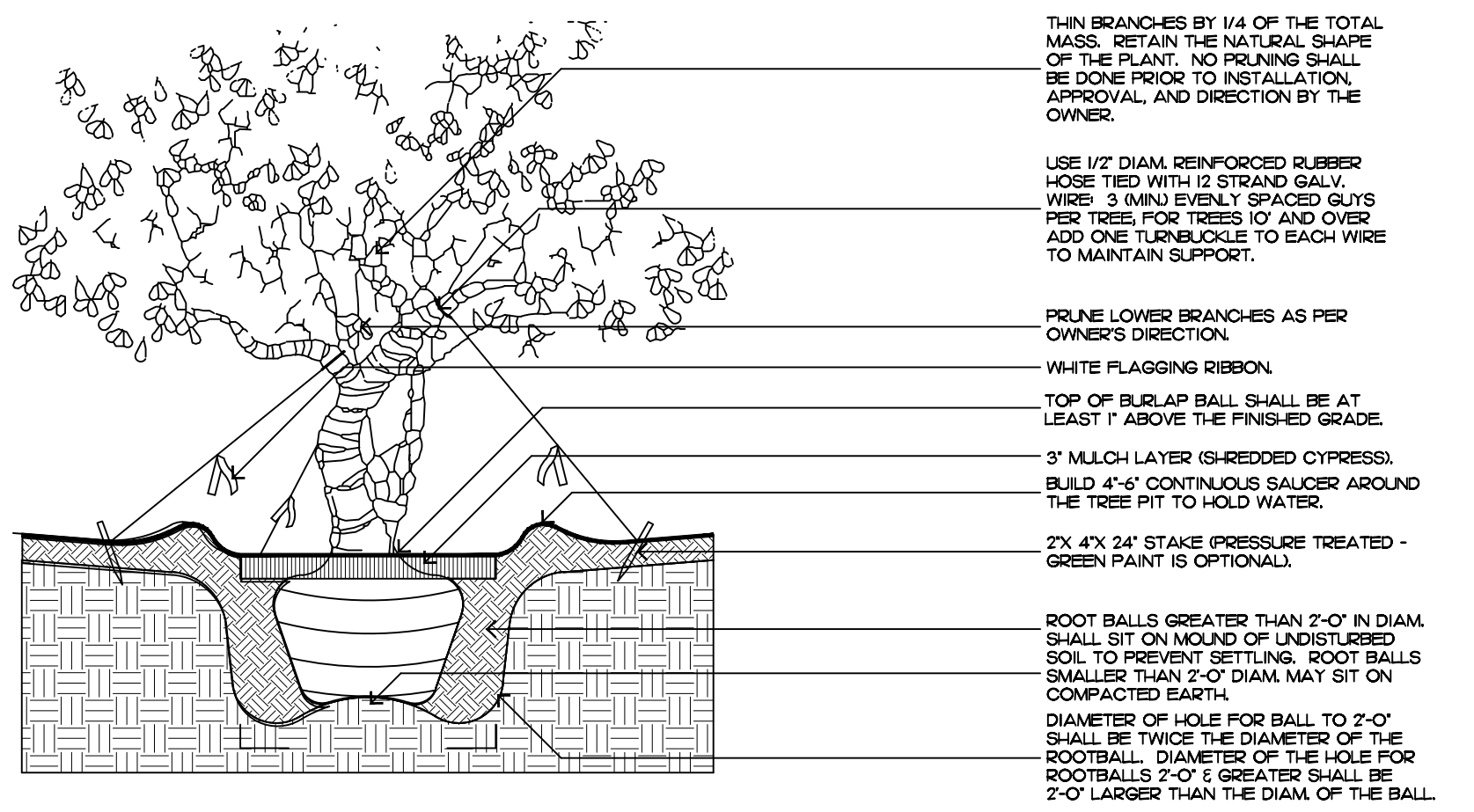
FILL MATERIAL SHALL CONSIST OF AT LEAST 1/3 NATIVE SOIL FROM THE HOLE DUG FOR THE PLANT. SEE SPECIFICATIONS FOR BACKFILL MIXTURE.

tree planting



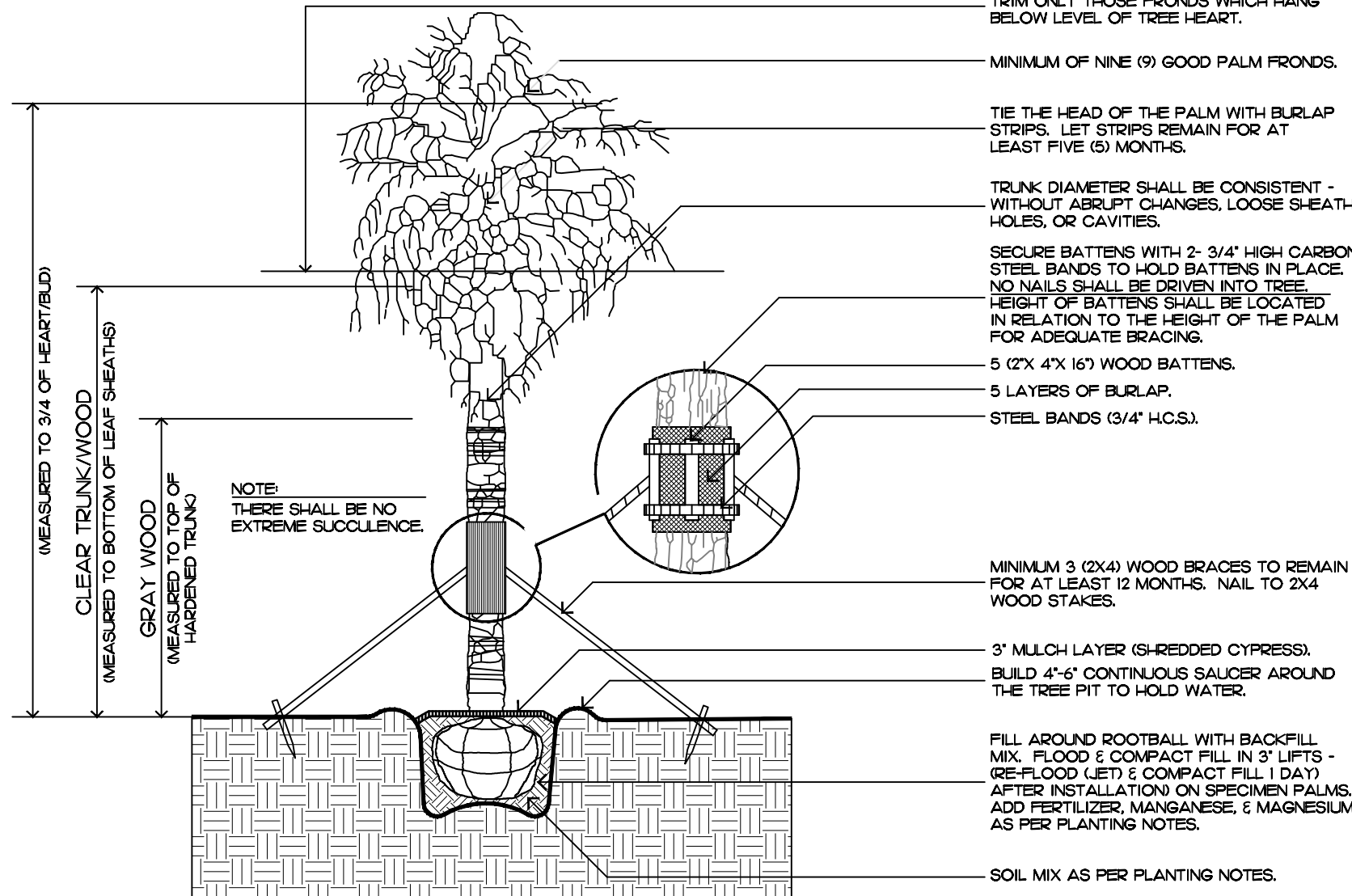
FILL MATERIAL SHALL CONSIST OF AT LEAST 1/3 NATIVE SOIL FROM THE HOLE DUG FOR THE PLANT. SEE SPECIFICATIONS FOR BACKFILL MIXTURE.

shrub planting



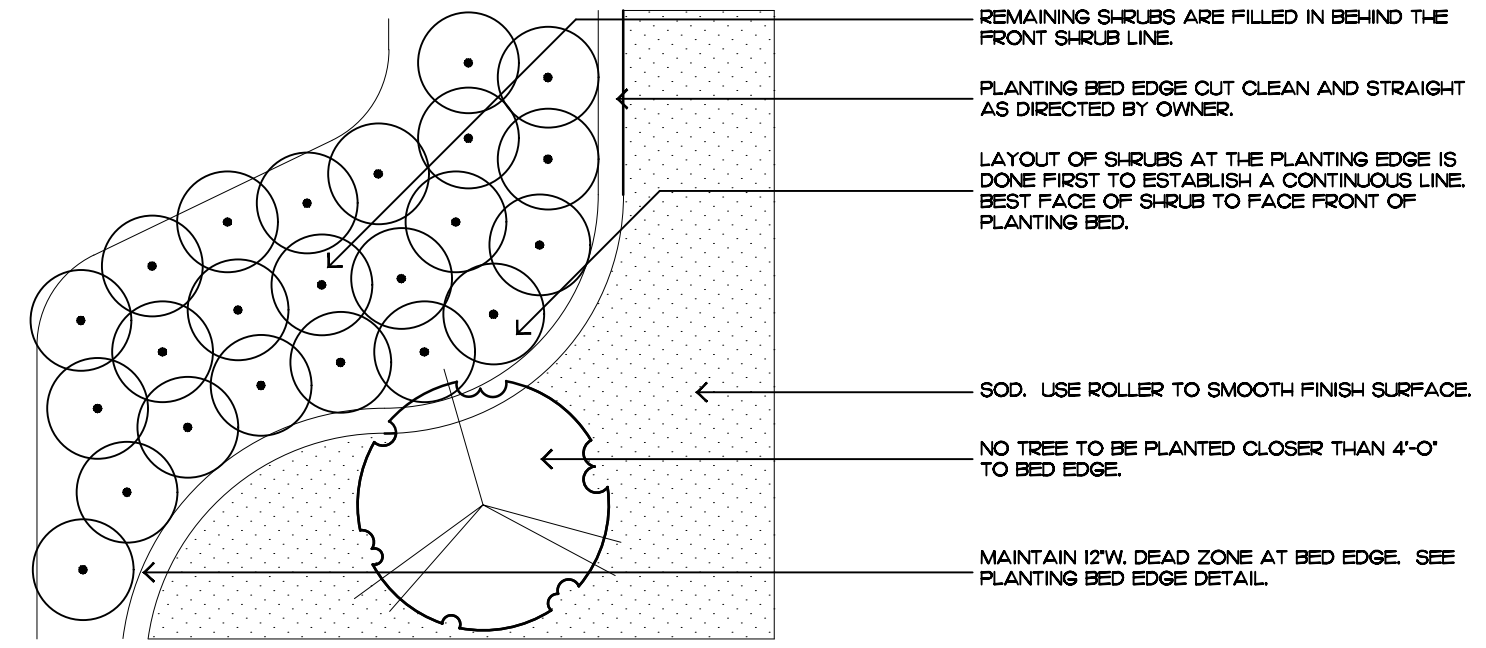
FILL MATERIAL SHALL CONSIST OF AT LEAST 1/3 NATIVE SOIL FROM THE HOLE DUG FOR THE PLANT. SEE SPECIFICATIONS FOR BACKFILL MIXTURE.

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 & 11, 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

Winthrop House  
100 Worth Ave  
Palm Beach

A  
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R  
O  
L  
F





Winthrop House  
100 Worth Ave  
Palm Beach

North Elevation

JOB NUMBER: # 23052.00 LA  
DRAWN BY: Erika Gottsegen  
DATE: 05.15.2023  
06.23.2023

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OF FLORIDA, INC.

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

Rendered Landscape Elevations

SCALE IN FEET

0' 10' 20' 30'

SHEET L6.0





Winthrop House  
100 Worth Ave  
Palm Beach

A  
D  
I  
R  
O  
L  
F

East Elevation

JOB NUMBER: # 23052.00 LA  
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DATE: 05.15.2023  
06.23.2023

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OF FLORIDA, INC.

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

Rendered Landscape Elevations

SCALE IN FEET

0'10'20'30'





Winthrop House  
100 Worth Ave  
Palm Beach

F L O R I D A

South Elevation

JOB NUMBER: # 23052.00 LA  
DRAWN BY: Erika Gottsegen  
DATE: 05.15.2023  
06.23.2023

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

Rendered Landscape Elevations

SCALE IN FEET 0' 10' 20' 30'

SHEET L6.2





Fan Pattern Granite Pavers



Porcelain Pavers Grey



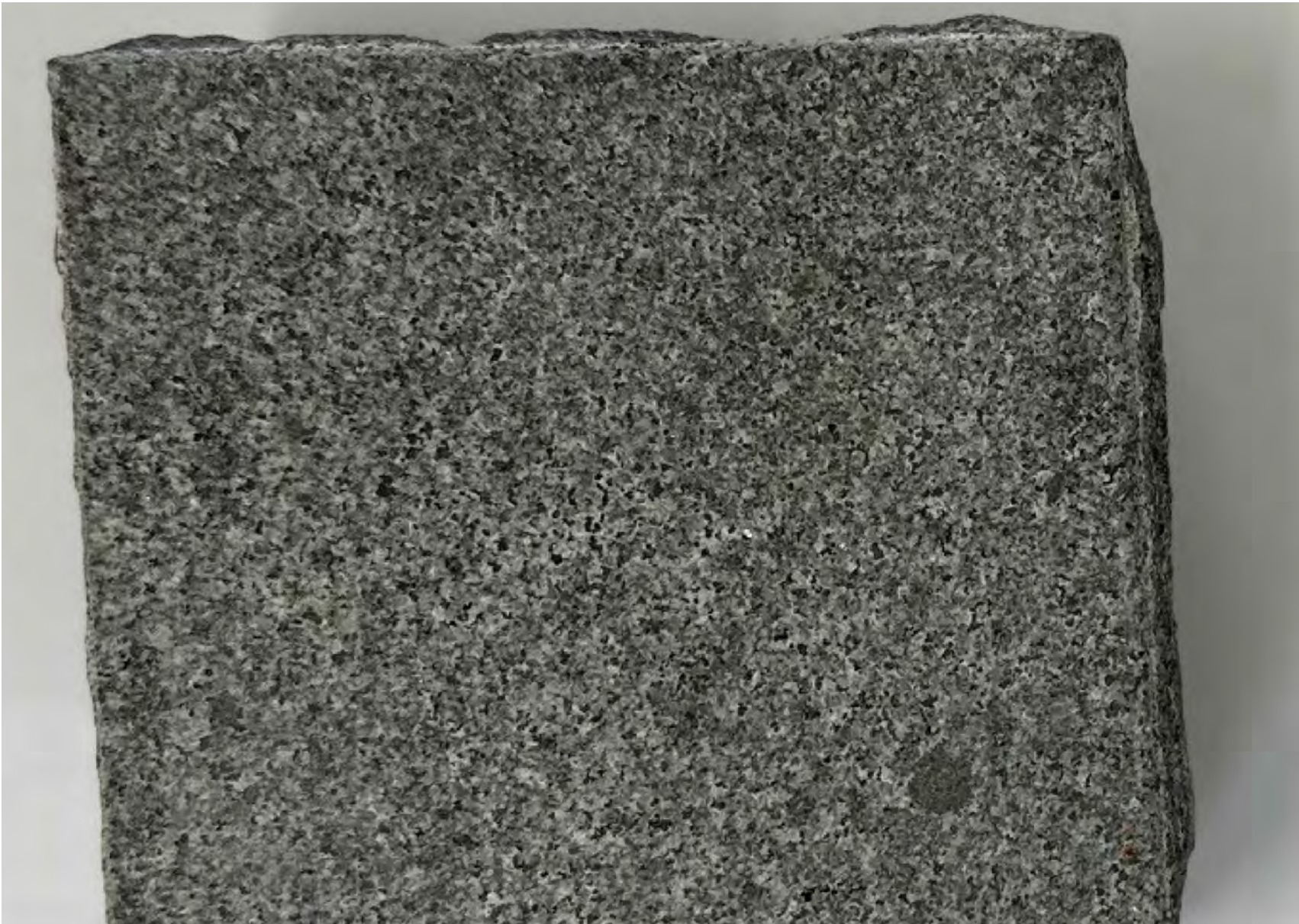
Granite Paver for Fan Pattern



Cast Stone Pavers for Stop Bars



Slot Drain Grate



Darker Granite for Border and Curbing

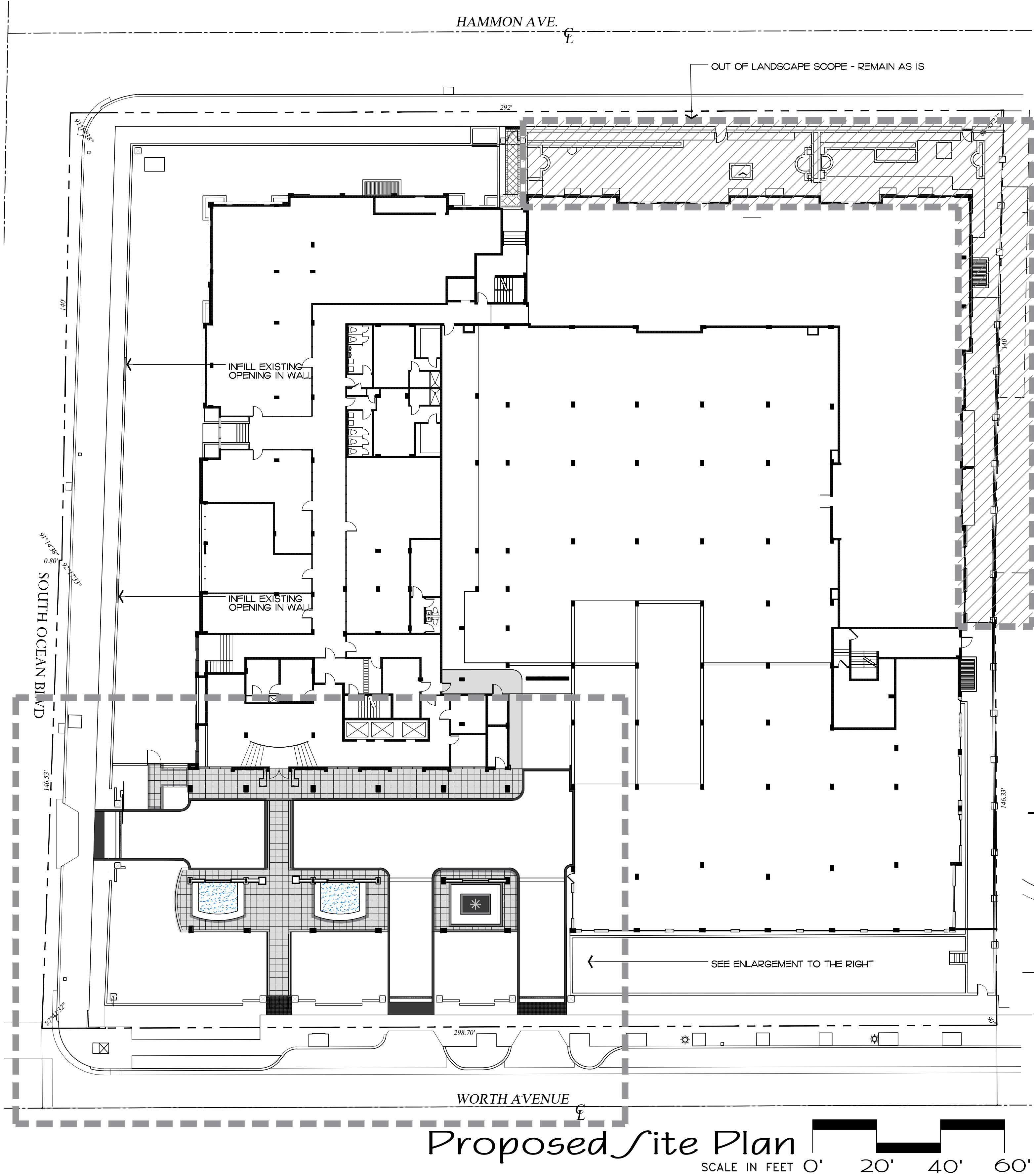
Winthrop House  
100 Worth Ave  
Palm Beach

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JOB NUMBER: # 23052.00 LA  
DRAWN BY: Erika Gottsegen  
DATE: 05.15.2023  
06.23.2023

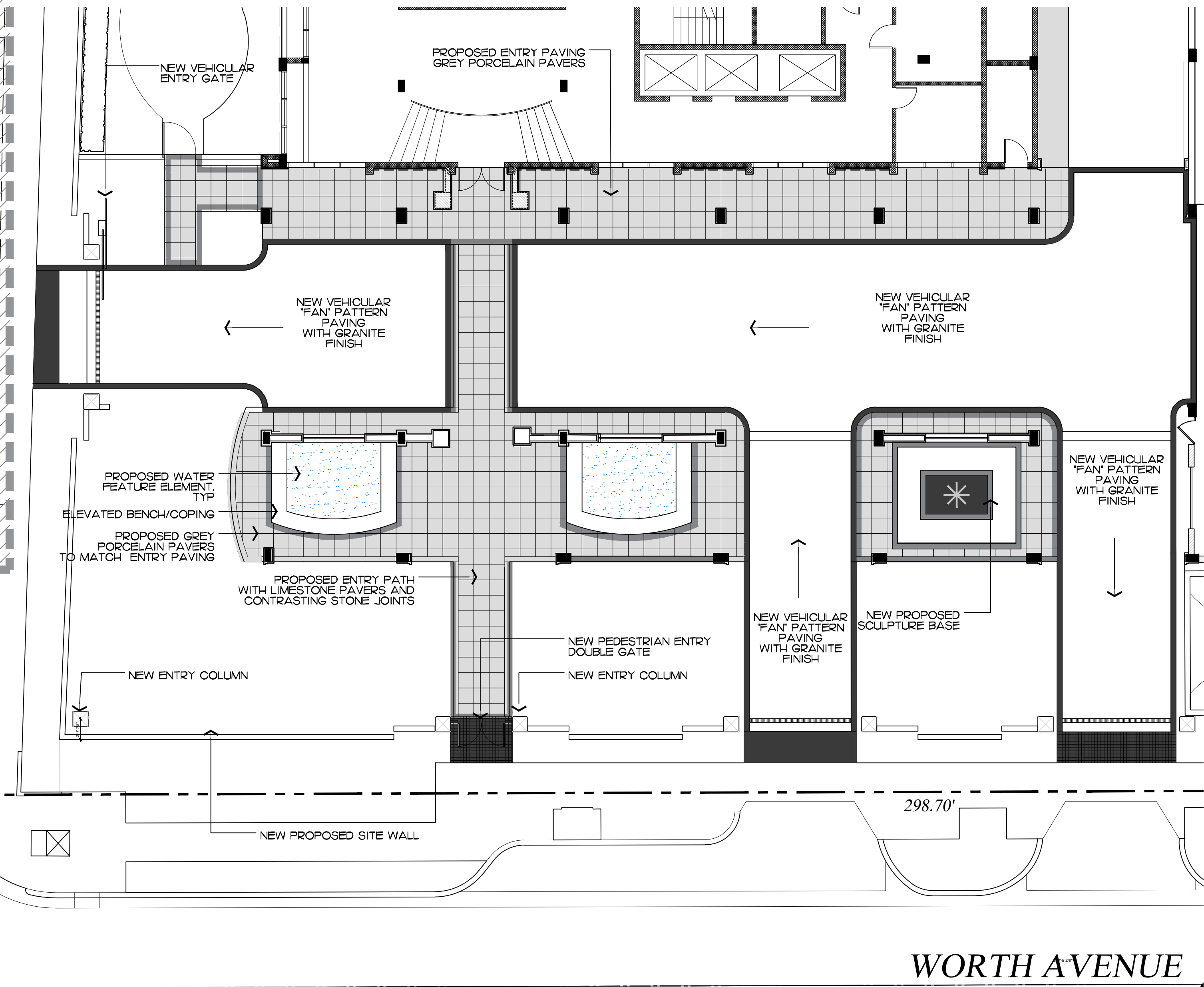
SHEET L7.0



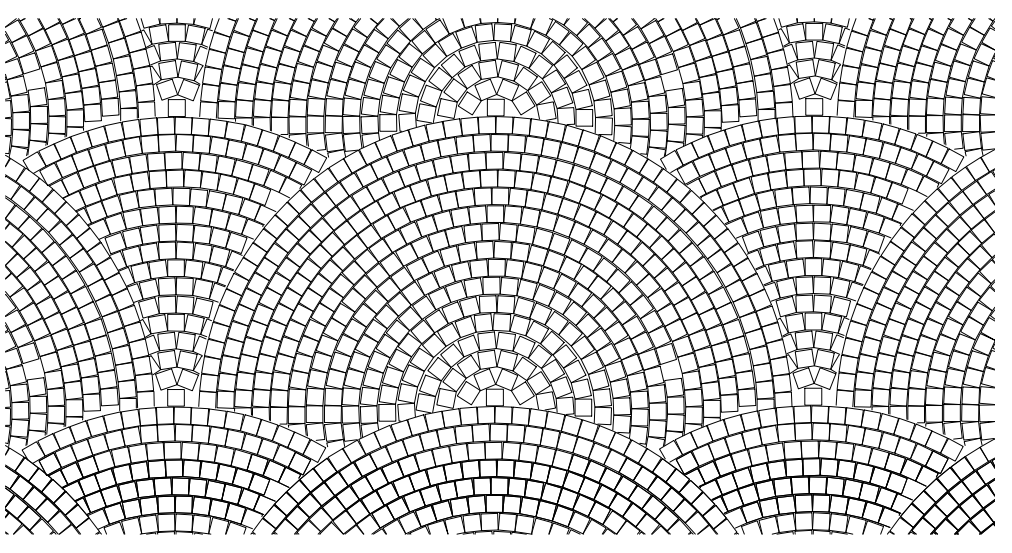


Lot Coverage Data

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.



Entry Enlargement  
SCALE IN FEET 0' 10' 20' 30'



Fan paving pattern  
In driving direction

PREVIOUSLY PROPOSED

Proposed Site Enhancements

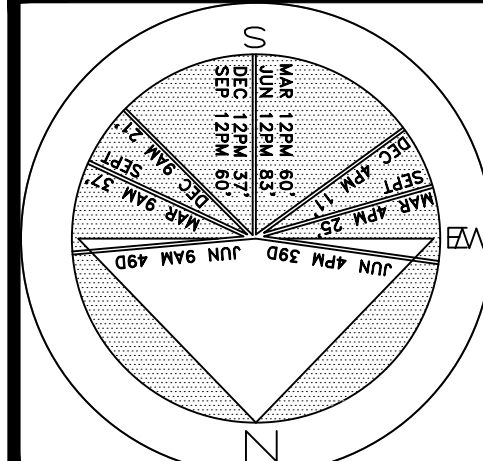
ENVIRONMENT  
DESIGN  
GROUP

139 North County Road SE20-B Palm Beach, FL 33480  
Phone 561.832.4600 Mobile 561.313.4424

Landscape Architecture  
Land Planning  
Landscape Management

Dustin W. Mizell, M.L.A. RLA #6666784  
dustin@environmentdesigngroup.com

Winthrop House  
100 Worth Ave  
Palm Beach



JOB NUMBER: # 23052.00 LA  
DRAWN BY: Erika Gottsegen  
DATE: 04.13.2023  
05.01.2023  
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2023

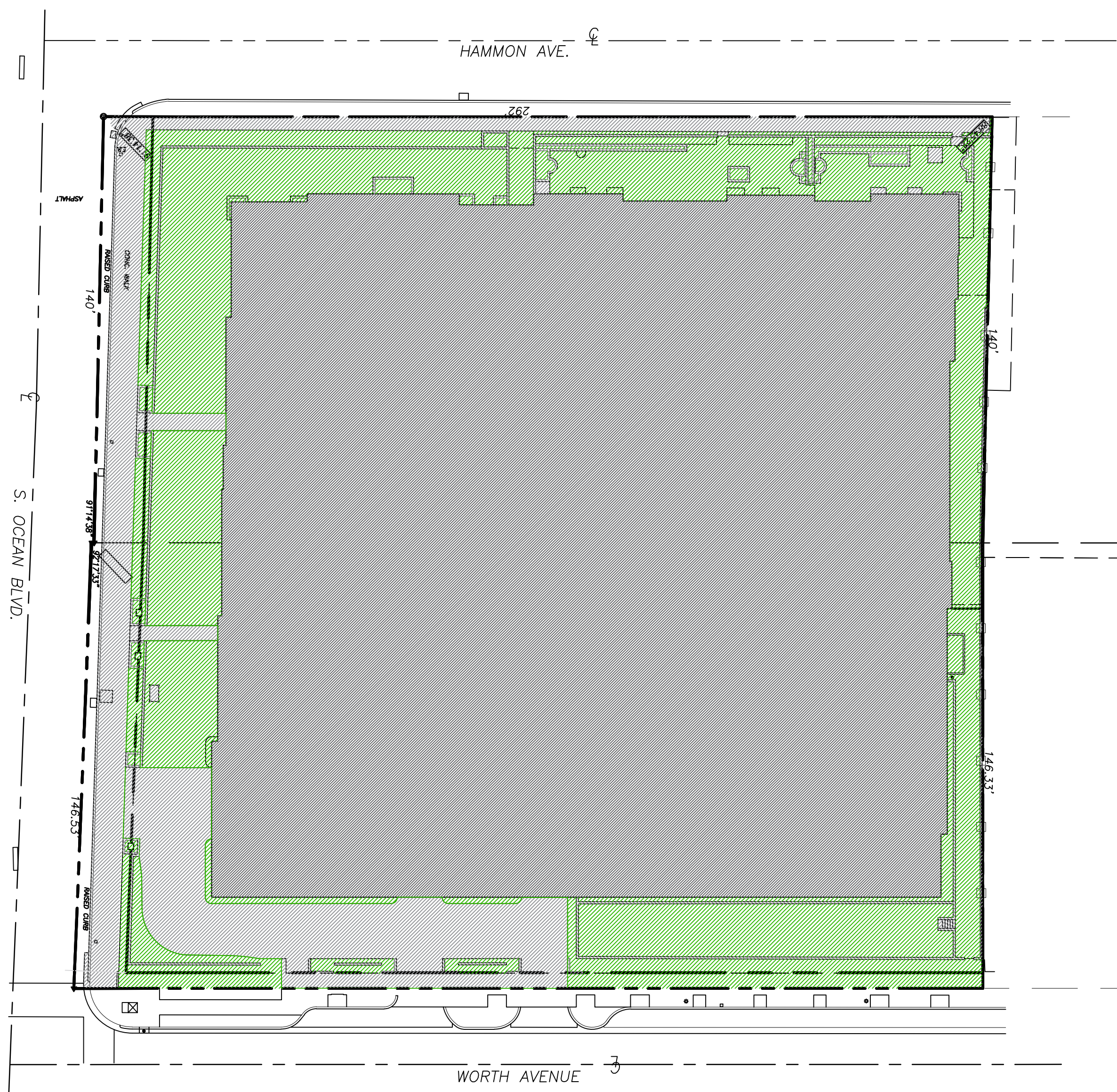
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## Legend

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



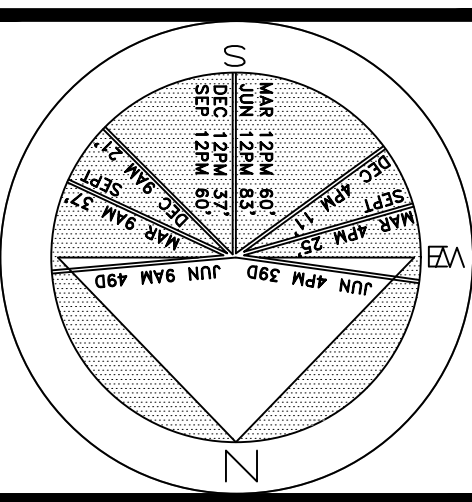
Existing Open Space Graphic



Proposed Open Space Diagram

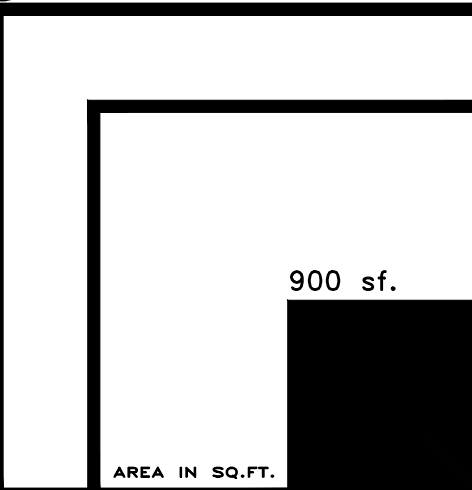
### Lot Coverage Data

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



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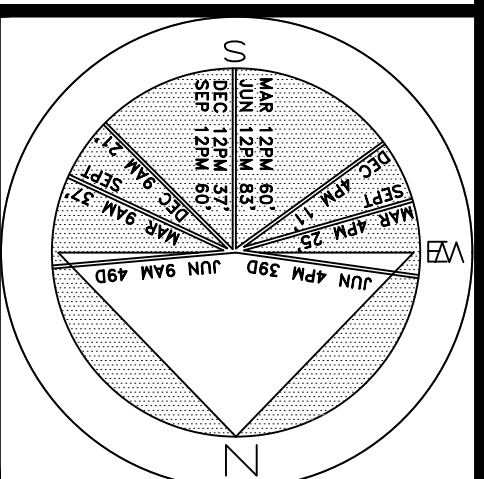
ZON# 23-061  
ARCOM# A-23-074  
Open Space Diagrams

SCALE IN FEET 0' 30' 60' 90'

AREA IN SQ.FT.



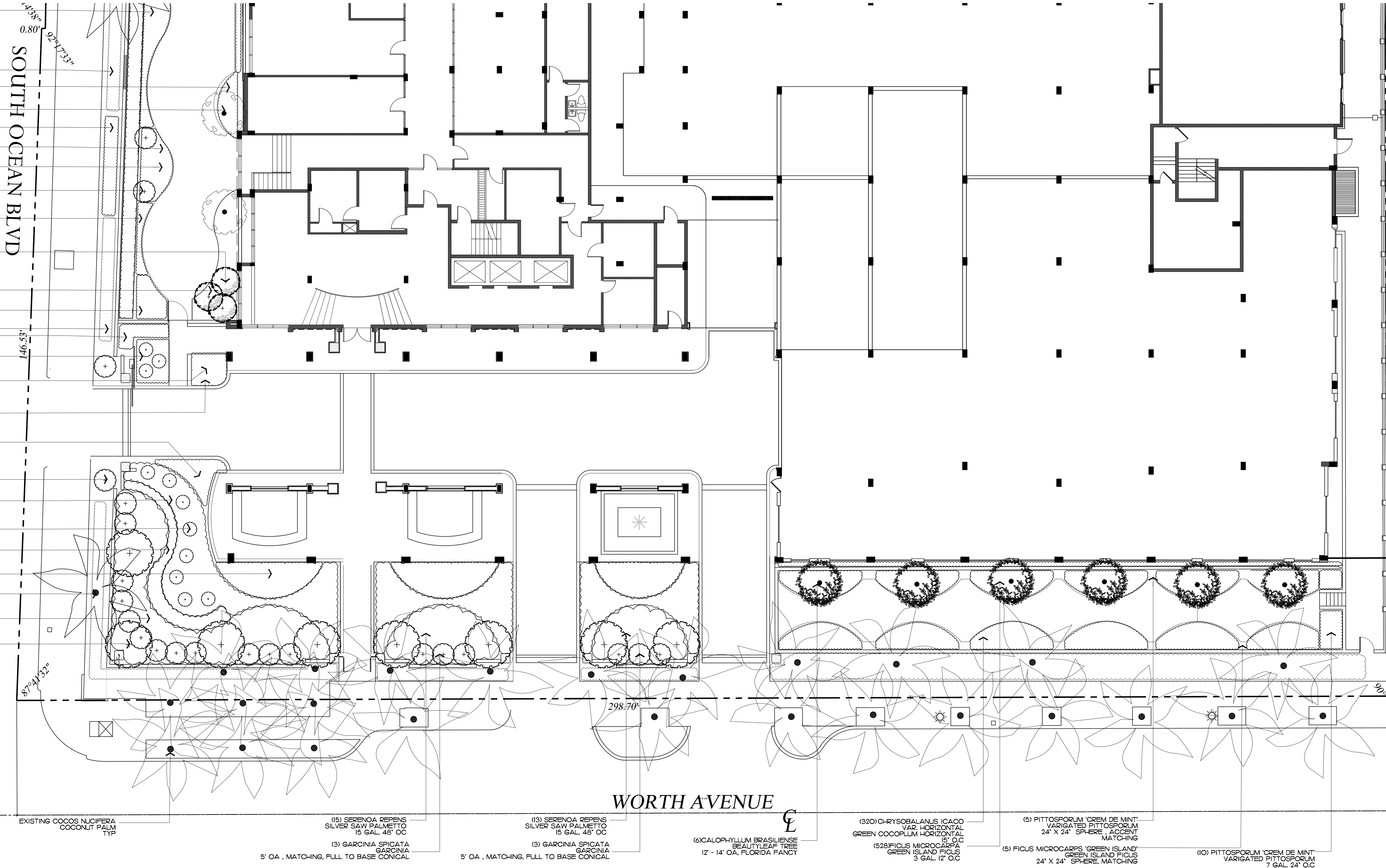
Winthrop House  
100 Worth Ave  
Palm Beach



JOB NUMBER: # 23052.00 LA  
DRAWN BY: Erika Gottsegen  
Adam Mills  
DATE: 04.13.2023  
05.01.2023  
05.15.2023  
06.22.2023

SHEET L5.0

400 sf.  
AREA IN SQ. FT.



SOUTH OCEAN BLVD

WORTH AVENUE

- (40) CONOCARPUS ERECTUS  
VAR. SERICEUS  
SILVER BUTTWOOD  
7 GAL. 24" O.C.
- EXISTING GREEN  
ISLAND FICUS HEDGE
- (45) FICUS MICROCARPA  
GREEN ISLAND FICUS  
3 GAL. 12" O.C. FILL IN AS NEEDED  
EXISTING SEAGRAPE TREES
- (60) FICUS MICROCARPA  
GREEN ISLAND FICUS  
3 GAL. 12" O.C. FILL IN AS NEEDED
- 59) APTENIA CORDIFOLIA 'VAREGATA'  
VARIGATED BABY SUN ROSE  
1 GAL. 12" O.C.
- (10) COCCOLOBA DIVERSIFOLIA  
PIGEON PLUM  
12" - 14" O.A. FLORIDA FANCY
- (2) GARCINIA SPICATA  
GARCINIA  
5' O.A. MATCHING,  
FULL TO BASE CONICAL
- (3) CONOCARPUS ERECTUS VAR. SERICEUS  
SILVER BUTTWOOD  
7 GAL. 24" O.C.
- (3) CONOCARPUS ERECTUS  
VAR. SERICEUS  
SILVER BUTTWOOD  
7 GAL. 24" O.C.
- 11) SINGLE TRUNK 10-12" O.A. FLORIDA  
FANCY
- (130) FICUS MICROCARPA  
GREEN ISLAND FICUS  
3 GAL. 12" O.C.
- (50) FICUS MICROCARPA  
GREEN ISLAND FICUS  
3 GAL. 12" O.C.
- EXISTING GREEN ISLAND FICUS HEDGE
- (38) FICUS MICROCARPA  
GREEN ISLAND FICUS  
3 GAL. 12" O.C.
- (20) CONOCARPUS ERECTUS  
VAR. SERICEUS  
SILVER BUTTWOOD  
3 GAL. 18" O.C.
- (2) COCCOLOBA DIVERSIFOLIA  
PIGEON PLUM  
12" - 14" O.A. FLORIDA FANCY
- CONOCARPUS ERECTUS VAR. SERICEUS  
SILVER BUTTWOOD  
7 GAL. 24" O.C.
- 5) APTENIA CORDIFOLIA 'VAREGATA'  
VARIGATED BABY SUN ROSE  
1 GAL. 12" O.C.
- (14) GARCINIA SPICATA  
GARCINIA  
5' O.A. MATCHING, FULL TO BASE CONICAL
- (400) CONOCARPUS  
ERECTUS VAR. SERICEUS  
SILVER BUTTWOOD  
3 GAL. 18" O.C.
- 1) FICUS MICROCARPA 'GREEN ISLAND'  
GREEN ISLAND FICUS  
36 X 36 SPHERE, MATCHING
- (35) PITTOSPORUM 'CREM DE MINT'  
VARIGATED PITTOSPORUM  
7 GAL. 24" O.C.
- 2) APTENIA CORDIFOLIA 'VAREGATA'  
VARIGATED BABY SUN ROSE  
1 GAL. 12" O.C.
- (10) COCCOLOBA DIVERSIFOLIA  
PIGEON PLUM  
12" - 14" O.A. FLORIDA FANCY
- (40) SERENOA REPENS  
SILVER SAW PALMETTO  
15 GAL. 48" O.C.
- 1) COCCOLOBA DIVERSIFOLIA  
PIGEON PLUM  
12" - 14" O.A. FLORIDA FANCY
- EXISTING COCCOLOBA DIVERSIFOLIA  
PIGEON PLUM
- (15) SERENOA REPENS  
SILVER SAW PALMETTO  
15 GAL. 48" O.C.
- (3) GARCINIA SPICATA  
GARCINIA  
5' O.A. MATCHING, FULL TO BASE CONICAL
- (13) SERENOA REPENS  
SILVER SAW PALMETTO  
15 GAL. 48" O.C.
- (3) GARCINIA SPICATA  
GARCINIA  
5' O.A. MATCHING, FULL TO BASE CONICAL
- (6) CALOPHYLLUM BRASILIENSE  
BEAUTYLEAF TREE  
12" - 14" O.A. FLORIDA FANCY
- (320) CHRYSOBALANUS ICAGO  
VAR. HORIZONTAL  
GREEN COCCOLOBA  
15" O.C.
- (528) FICUS MICROCARPA  
GREEN ISLAND FICUS  
3 GAL. 12" O.C.
- (5) PITTOSPORUM 'CREM DE MINT'  
VARIGATED PITTOSPORUM  
24" X 24" SPHERE, ACCENT  
MATCHING
- (5) FICUS MICROCARPA 'GREEN ISLAND'  
GREEN ISLAND FICUS  
24" X 24" SPHERE, MATCHING
- (10) PITTOSPORUM 'CREM DE MINT'  
VARIGATED PITTOSPORUM  
7 GAL. 24" O.C.

2023  
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ZON# 23-061  
ARCOM# A-23-074  
Landscape Plan

SCALE IN FEET 3/32" = 1'



# Trees

SYMBOL	COMMON NAME	QTY	NATIVE	DESCRIPTION
	COCOLOBA DIVERSIFOLIA PIEGEON PLUM 12" - 14" OA FLORIDA FANCY	5	YES	12" - 14" OA FLORIDA FANCY
	CALOPHYLLUM BRASILIENSE BEAUTYLEAF TREE 12" - 14" OA FLORIDA FANCY	6	NO	12" - 14" OA FLORIDA FANCY
	COCOLOBA UVIFERA DIVERSIFOLIA SEAPLUM	7	YES	10"-12" OA FLORIDA FANCY
	COCOS NUCIFERA COCONUT PALM	2	NO	12"-14" OA FLORIDA FANCY
	CONOCARPUS ERECTUS VAR. SERICEUS SILVER BUTTOWOOD TREE SINGLE TRUNK	3	YES	10"-12" OA FLORIDA FANCY
TOTAL NATIVE SPECIES		23 15 (65.2%)		

# Shrubs & Vines

SYMBOL	COMMON NAME	QTY	NATIVE	DESCRIPTION
	CHRYSOBALANUS ICACO HORIZONTAL GREEN TIP COCPLLUM HORIZONTAL	320	YES	3 GAL. 15" O.C
	COCOLOBA UVIFERA SEGRAPE HEDGE	100	YES	7 GAL. 36" O.C
	CONOCARPUS ERECTUS VAR. SERICEUS SILVER BUTTOWOOD	202	YES	7 GAL. 24" O.C
	FICUS MICROCARPA GREEN ISLAND FICUS	1,424	NO	3 GAL. 12" O.C
	FICUS MICROCARPS 'GREEN ISLAND' GREEN ISLAND FICUS	5 8	NO NO	24 X 24 SPHERE, MATCHING 36 X 36 SPHERE, MATCHING
	GARGONIA SPICATA GARGONIA	28	NO	5' OA., MATCHING, FULL TO BASE CONICAL
	SERENOA REPENS SILVER SAW PALMETTO	68	YES	15 GAL., 48" OC
	PITTOSPORUM 'CREM DE MINT' VARIGATED PITTOSPORUM	35	NO	7 GAL., 24" OC
	PITTOSPORUM 'CREM DE MINT' VARIGATED PITTOSPORUM	5	NO	24 X 24 SPHERE, MATCHING
	PODOCARPUS MACROPHYLLIS PODOCARPUS HEDGE	70	NO	7 GAL. 24" O.C
TOTAL NATIVE SPECIES		2,265 690 (30.5%)		

# Groundcovers

SYMBOL	COMMON NAME	QTY	NATIVE	DESCRIPTION
	APTENIA CORDIFOLIA 'VARIEGATA' VARIGATED BABY SUN ROSE 1 GAL. 12" OC	600 / 600 SF	NO	1 GAL. 12" OC
	CONOCARPUS ERECTUS VAR. SERICEUS SILVER BUTTOWOOD	420 / 945 SF	YES	3 GAL. 18" OC
TOTAL NATIVE SPECIES		1,020 / 1,545 SF 420 / 945 SF (61.2%)		

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