



**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: 09.27.2023

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- L7.0 Hardscape Images

Design Team/Consultants

Landscape Architects

ENVIRONMENT DESIGN GROUP  
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PALM BEACH, FL 33480  
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WWW.ENVIRONMENTDESIGNGROUP.COM

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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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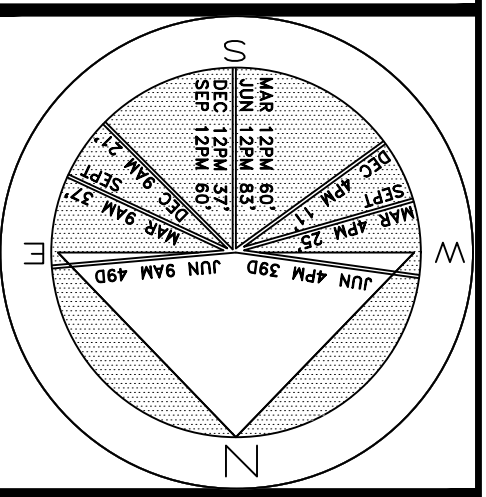
2023

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





SHEET L2.0

400 sf.

EA IN SQ.FT.

SCALE IN FEET 0' 20' 40' 60'

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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

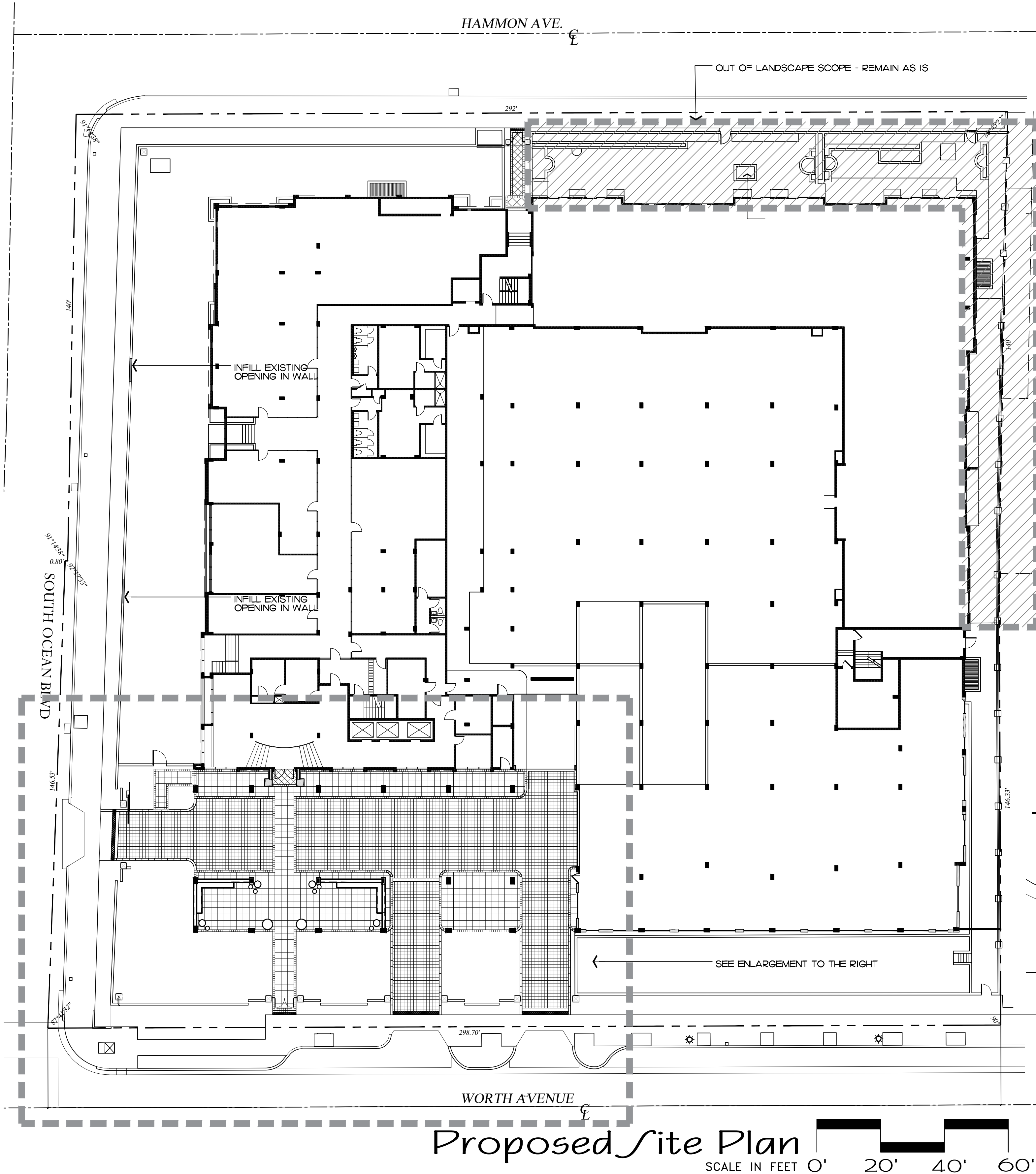
Winthrop House  
100 Worth Ave  
Town of Palm Beach

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

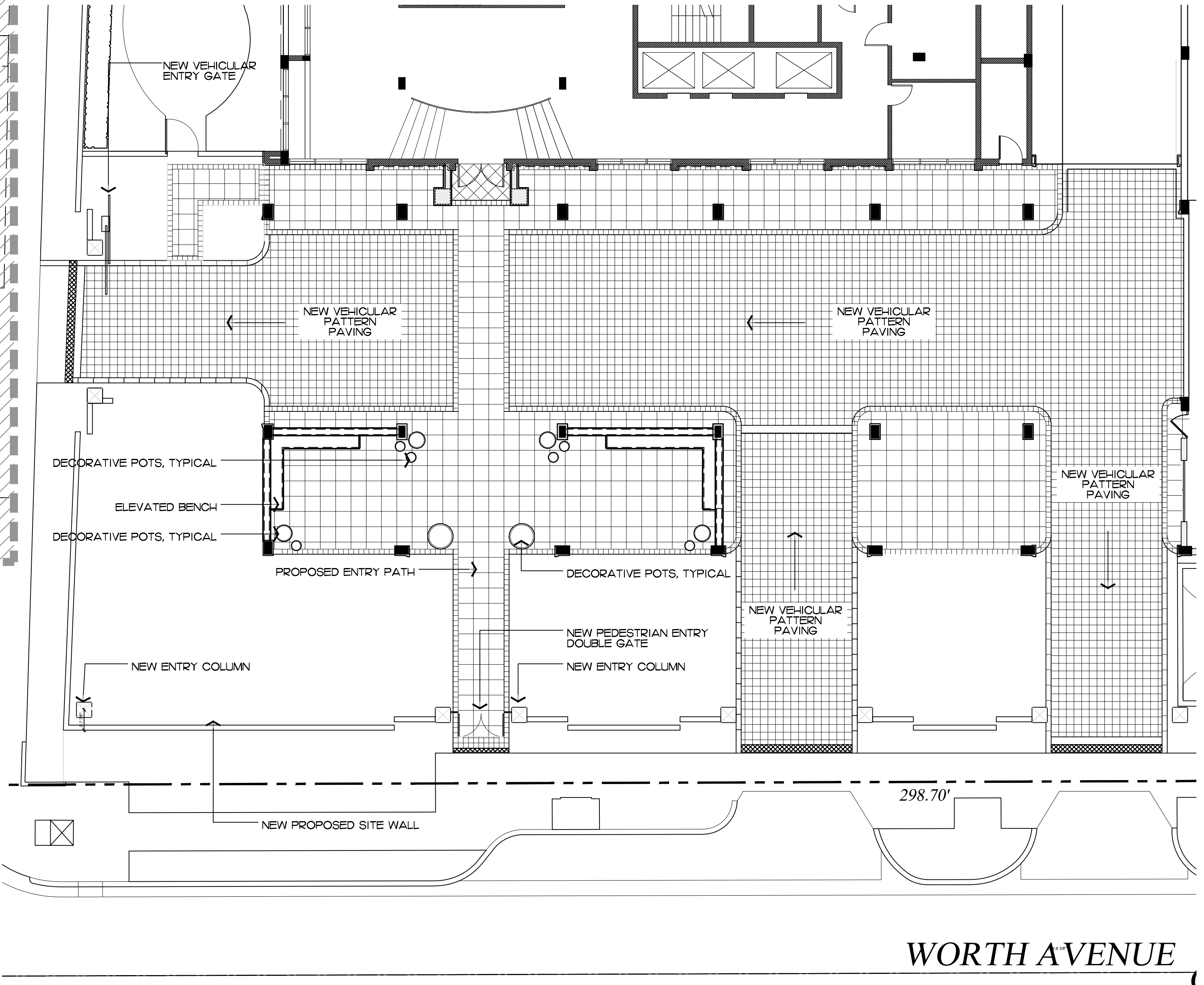
SHEET L3.1



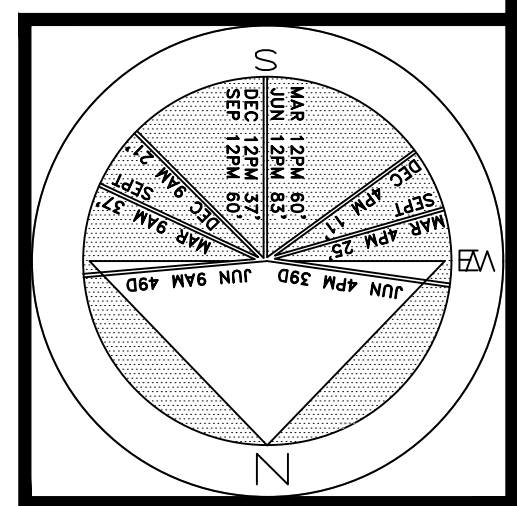


Lot Coverage Data

| 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  
08.17.2023  
09.05.2023

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

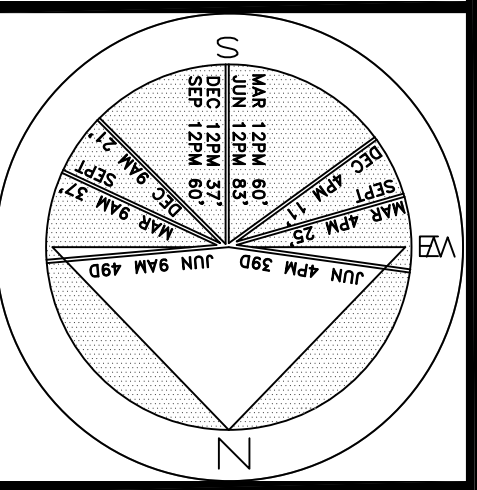
SHEET L4.0



Winthrop House

100 Worth Ave

Palm Beach



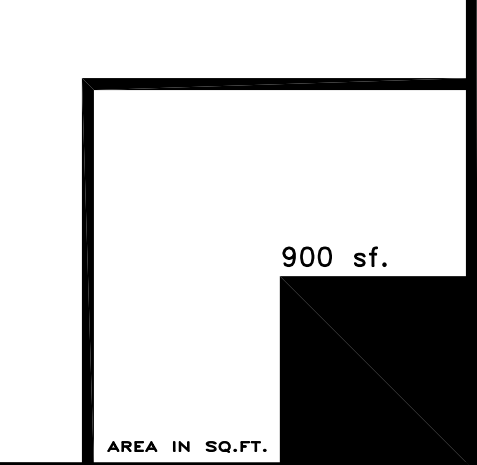
JOB NUMBER: # 23052.00 LA

DRAWN BY: Erika Gottsegen  
Adam Mills

DATE: 04.13.2023  
05.01.2023  
05.15.2023  
08.03.2023

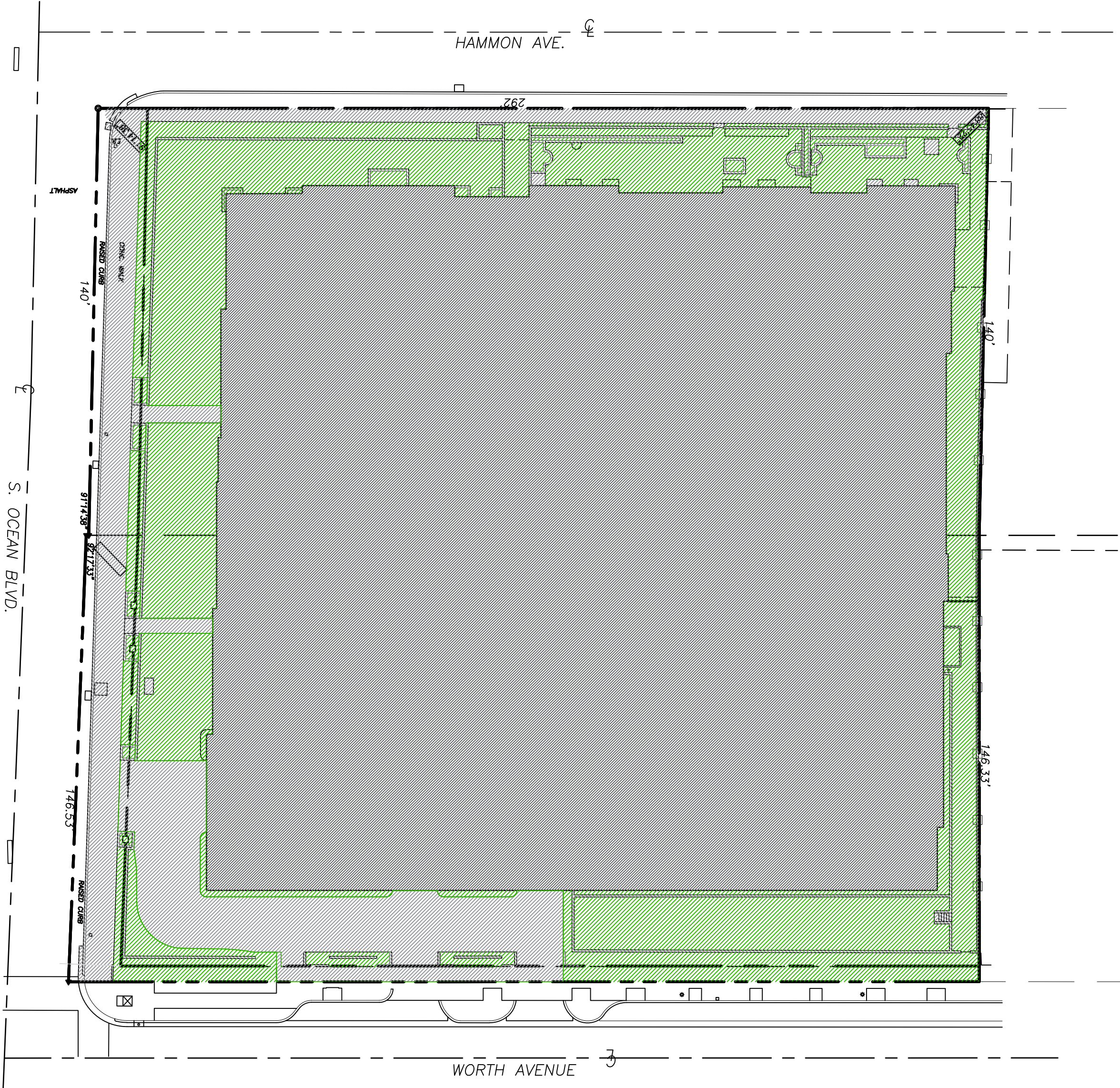
SHEET

L4.1

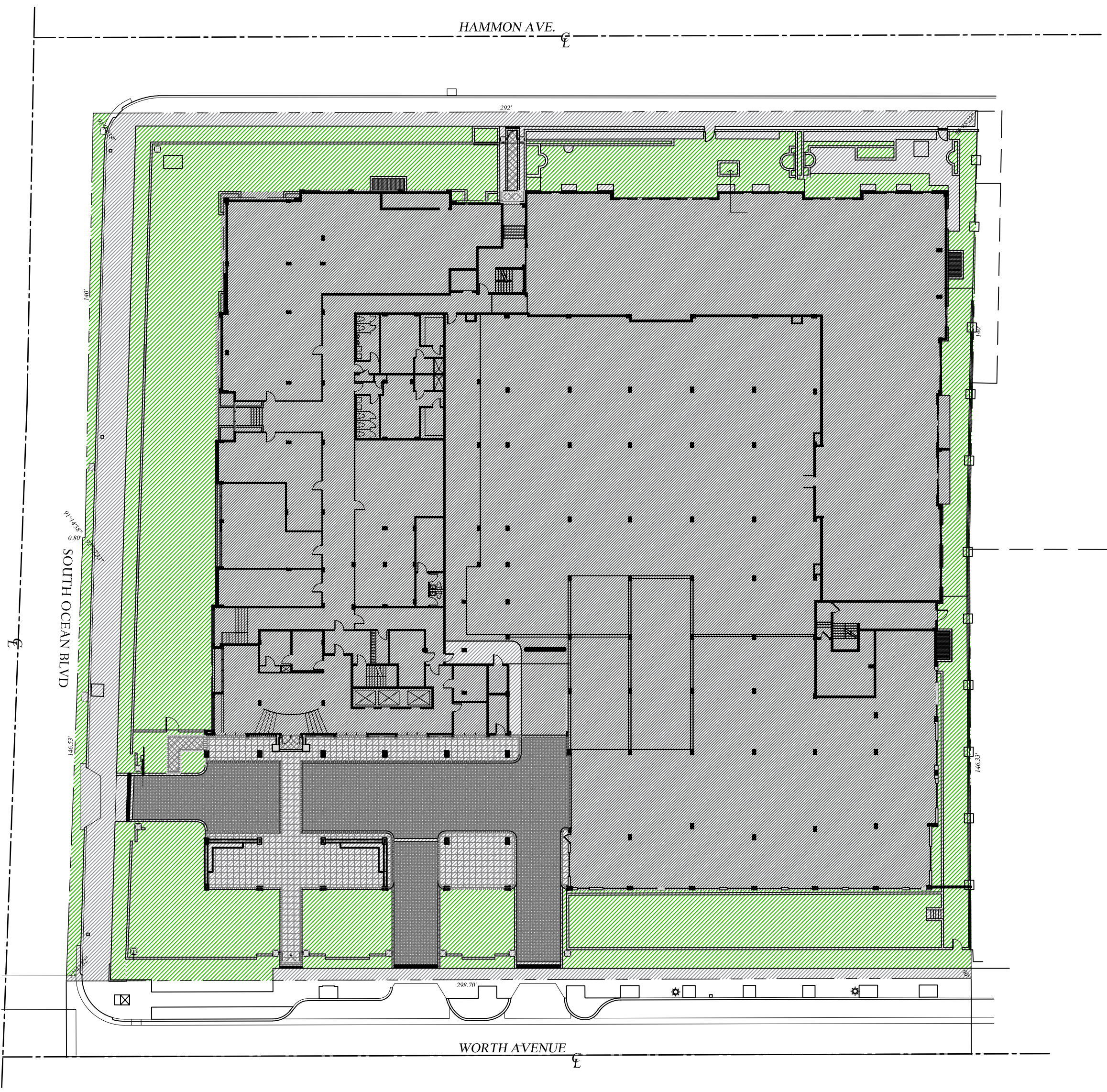


Legend

- 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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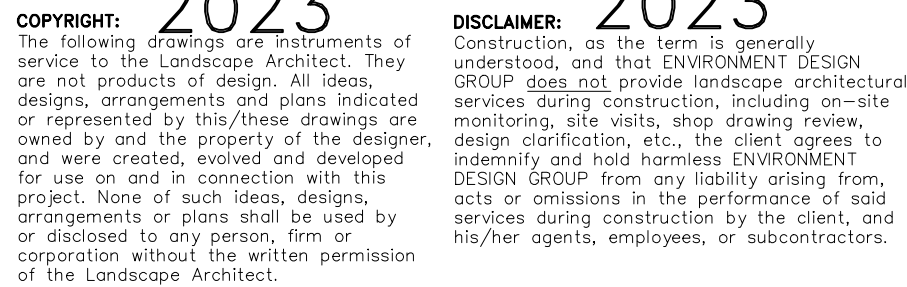
Open Space Diagrams

SCALE IN FEET 0' 30' 60' 90'



SHEET L5.0

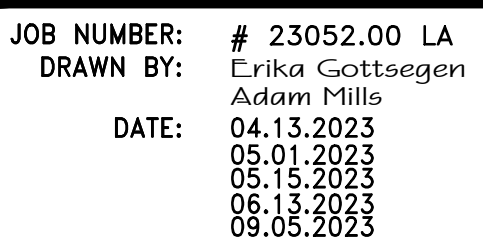
AREA IN SQ.FT.



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

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





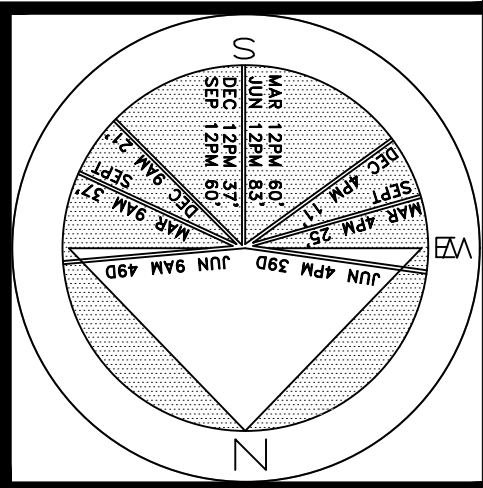
AREA IN SQ.FT.

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

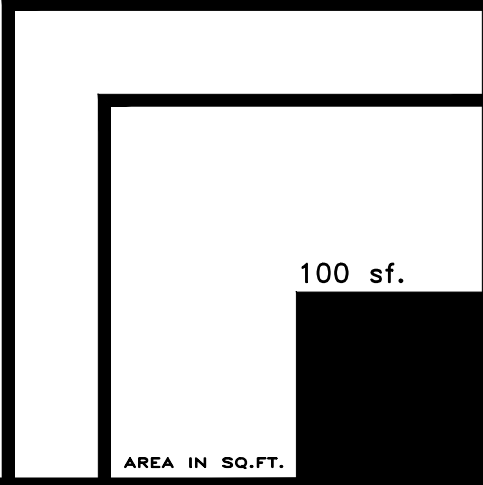


Winthrop House  
100 Worth Ave  
Palm Beach  
FL 33480



JOB NUMBER: # 23052.00 LA  
DRAWN BY: Erika Gottsegen  
DATE: 05.01.2023  
05.15.2023  
08.17.2023  
09.04.2023  
09.20.2023  
10.09.2023

SHEET L5.2



ZON# 23-061  
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Rendered Landscape Plan

SCALE IN FEET 0' 20' 40' 60'

100 sf.

AREA IN SQ. FT.

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# Trees

| SYMBOL                  | COMMON NAME                                                               | QTY              | NATIVE | DESCRIPTION                |
|-------------------------|---------------------------------------------------------------------------|------------------|--------|----------------------------|
|                         | COCCOLOBA DIVERSIFOLIA<br>PIEDMONT PLUM<br>12' - 14' OA FLORIDA FANCY     | 5                | YES    | 12' - 14' OA FLORIDA FANCY |
|                         | CALOPHYLLUM BRASILIENSE<br>BEAUTYLEAF TREE<br>12' - 14' OA, FLORIDA FANCY | 6                | NO     | 12' - 14' OA FLORIDA FANCY |
|                         | COCCOLOBA UVIFERA DIVERSIFOLIA<br>SEAPLUM                                 | 7                | YES    | 10'-12' OA FLORIDA FANCY   |
|                         | COCOS NUCIFERA<br>COCONUT PALM                                            | 10               | NO     | 12'-14' OA FLORIDA FANCY   |
|                         | CONOCARPUS ERECTUS VAR. SERICEUS<br>SILVER BUTTONWOOD TREE SINGLE TRUNK   | 3                | YES    | 10'-12' OA, FLORIDA FANCY  |
| TOTAL<br>NATIVE SPECIES |                                                                           | 31<br>15 (48.4%) |        |                            |

# Shrubs & Vines

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

# Groundcovers

| SYMBOL                  | COMMON NAME                                                                | QTY                                      | NATIVE | DESCRIPTION    |
|-------------------------|----------------------------------------------------------------------------|------------------------------------------|--------|----------------|
|                         | APTENIA CORDIFOLIA 'VARIEGATA'<br>VARIGATED BABY SUN ROSE<br>1 GAL, 12" OC | 670 / 670 SF                             | NO     | 1 GAL, 12" O.C |
|                         | CONOCARPUS ERECTUS VAR. SERICEUS<br>SILVER BUTTONWOOD                      | 420 / 945 SF                             | YES    | 3 GAL, 18" O.C |
| TOTAL<br>NATIVE SPECIES |                                                                            | 1,020 / 1,545 SF<br>420 / 945 SF (61.2%) |        |                |

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DRAWN BY: Erika Gottsegen  
Adam Mills  
DATE: 04.13.2023  
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08.03.2023  
09.05.2023

SHEET L5.3

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

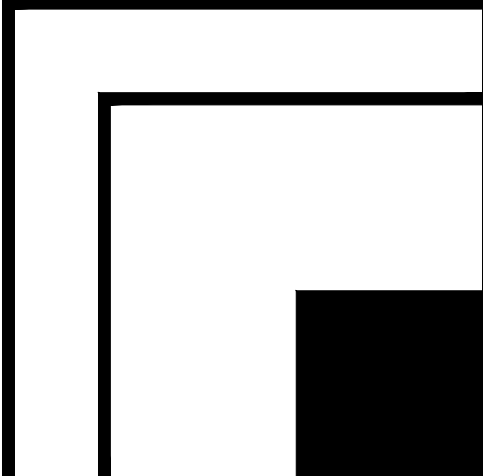


Winthrop House  
100 Worth Ave  
Palm Beach

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

SHEET L5.4



SILVER BUTTONWOOD TREE



GREEN COCOPLUM HORIZONTAL



BABY SUN ROSE



BABY SUN ROSE



GARCINIA TREE



SILVER SAW PALMETTO



PIDGEON PLUM TREE



CREME DE MENTHE PITTOSPORUM



SEA PLUM TREE



SPHERE GREEN ISLAND FICUS



SILVER BUTTONWOOD



PODOCARPUS (TOP)  
GREEN ISLAND FICUS (BOTTOM)



SEA PLUM



CALOPHYLLUM

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

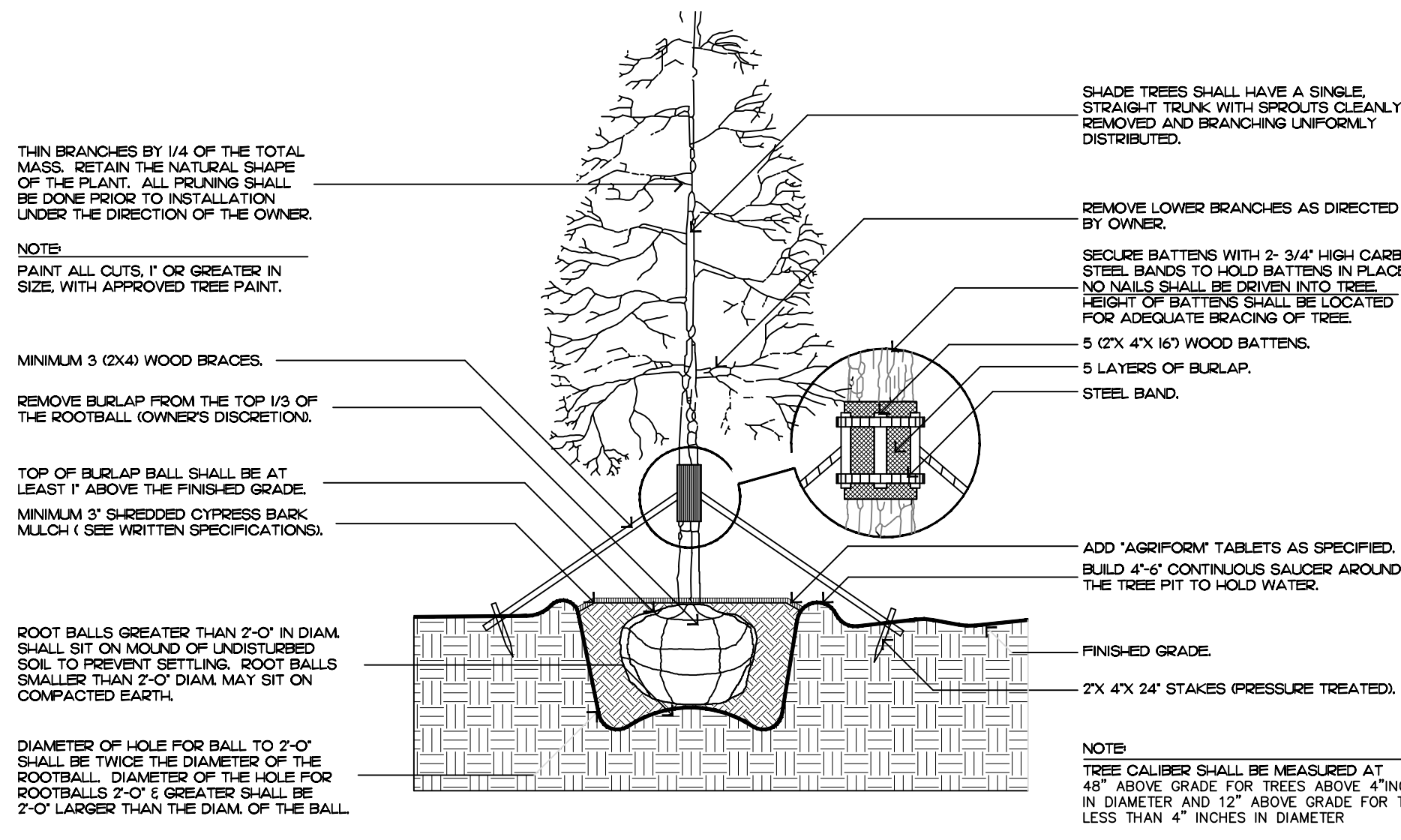
Plant Image Sheet

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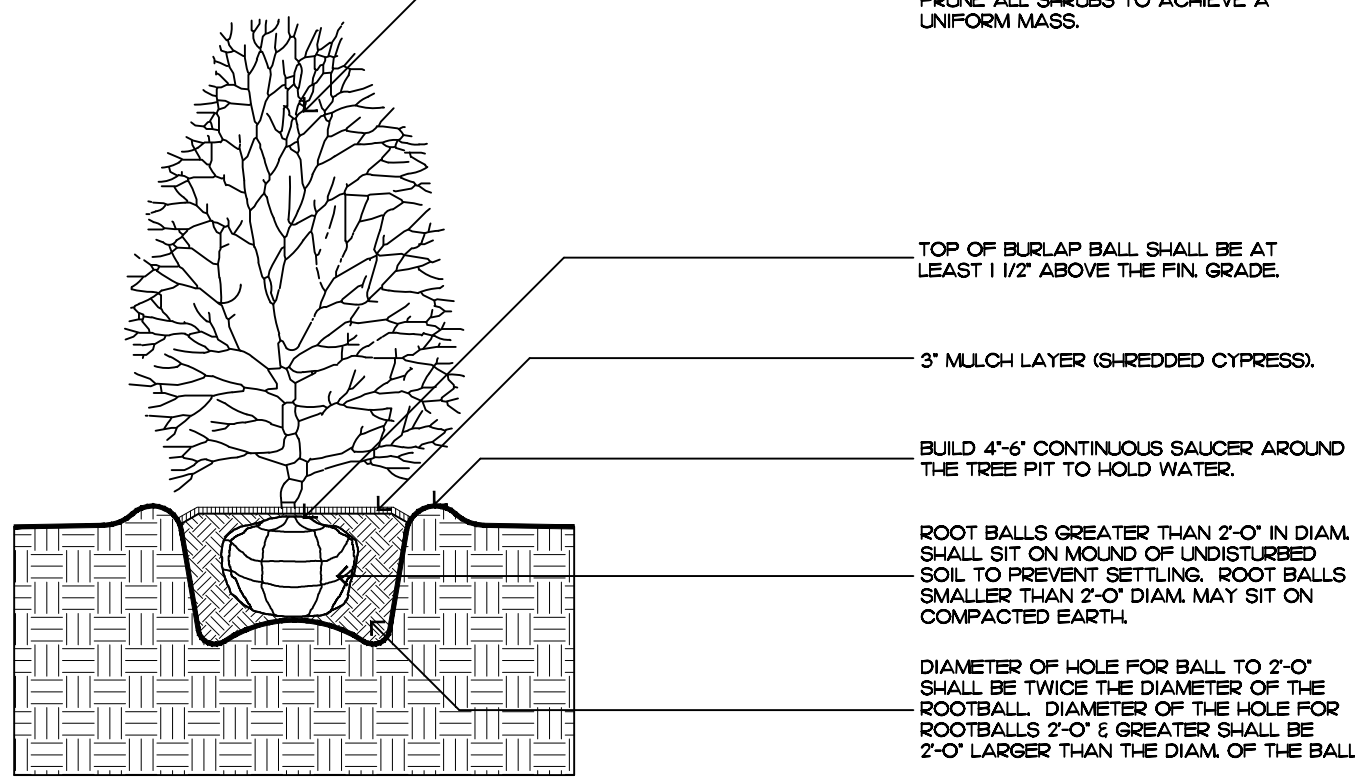
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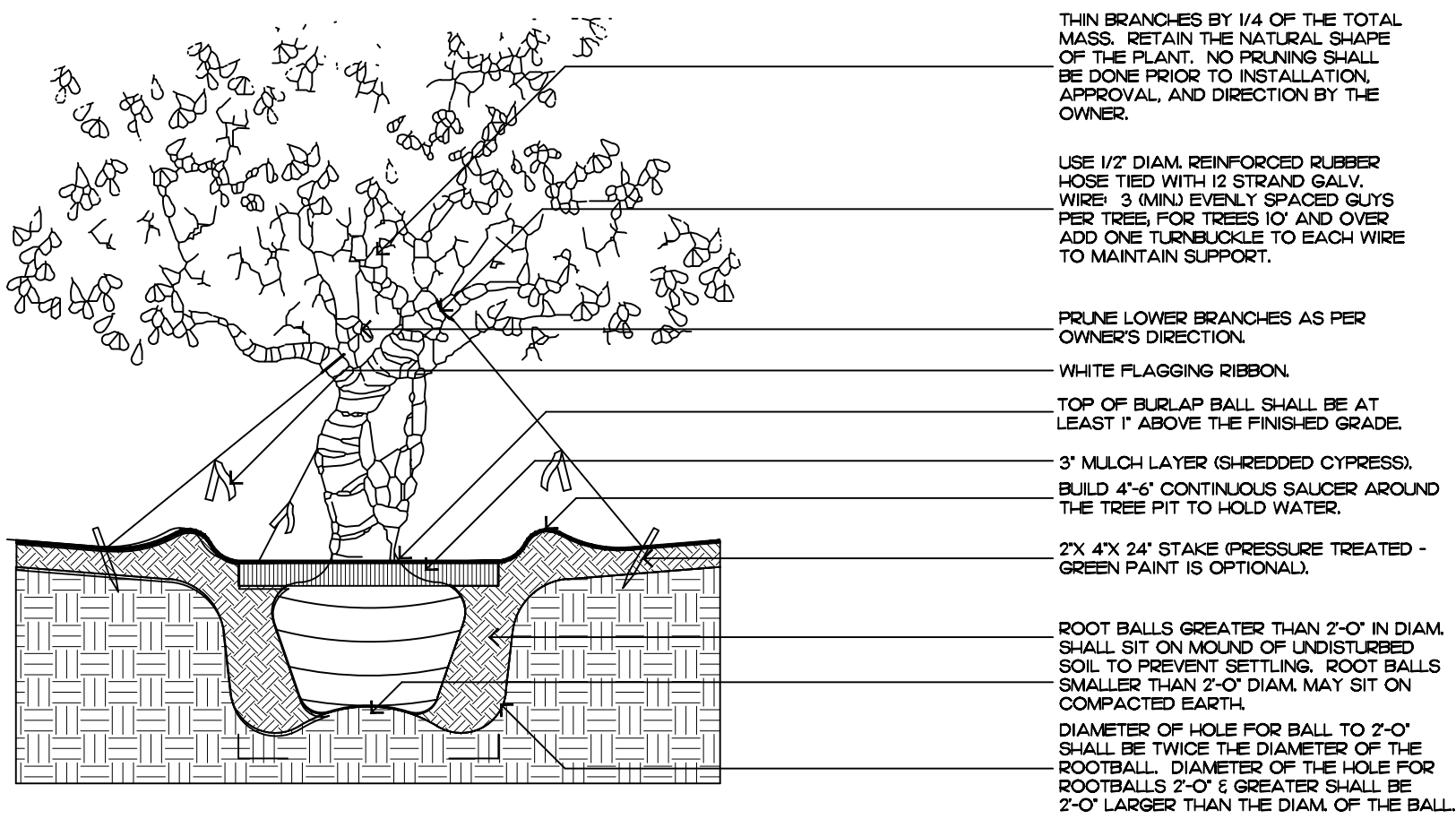
FILL MATERIAL SHALL CONSIST OF AT LEAST 1/3 NATIVE SOIL FROM THE HOLE DUG FOR THE PLANT. SEE SPECIFICATIONS FOR BACKFILL MIXTURE.

tree planting



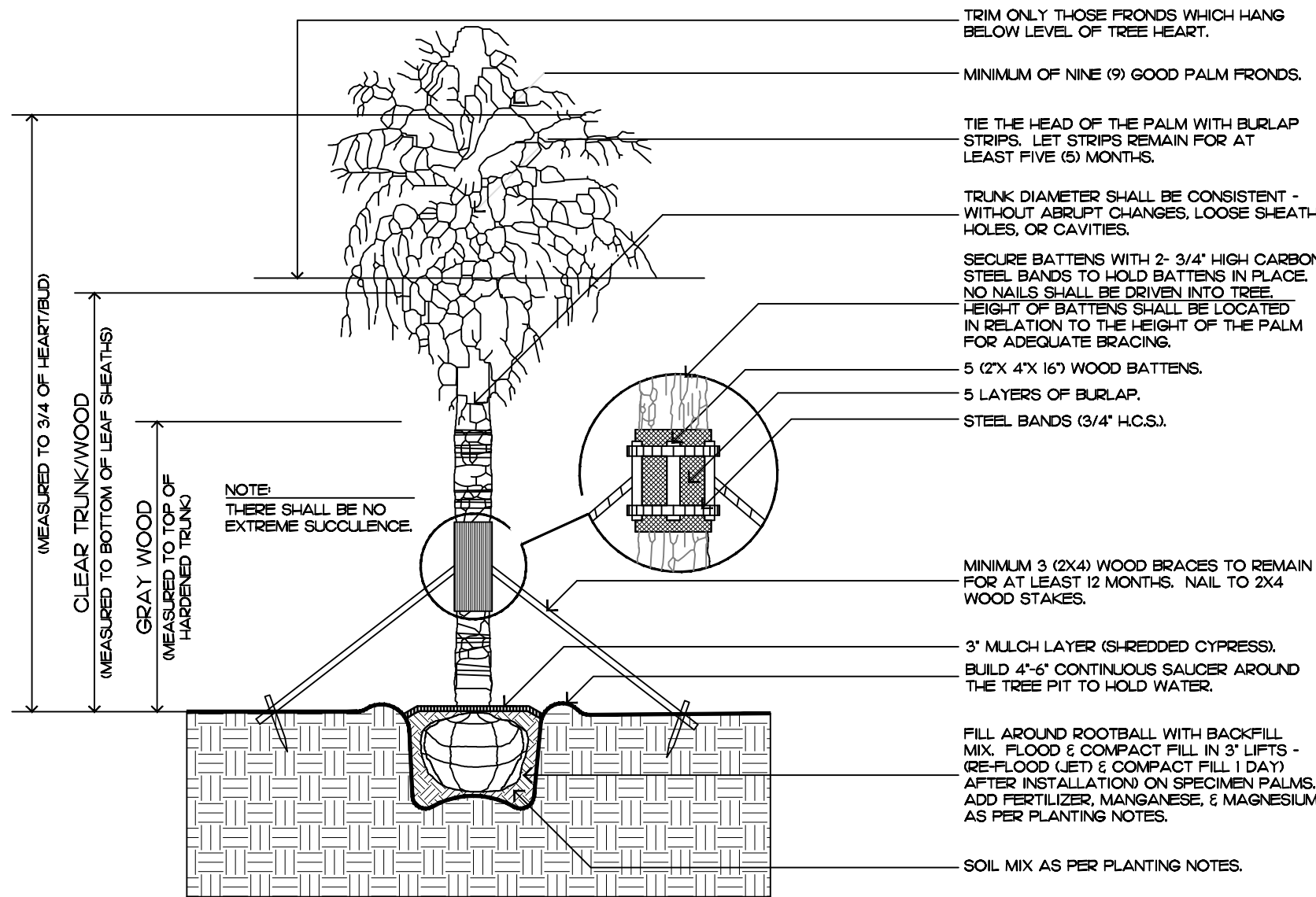
FILL MATERIAL SHALL CONSIST OF AT LEAST 1/3 NATIVE SOIL FROM THE HOLE DUG FOR THE PLANT. SEE SPECIFICATIONS FOR BACKFILL MIXTURE.

shrub planting



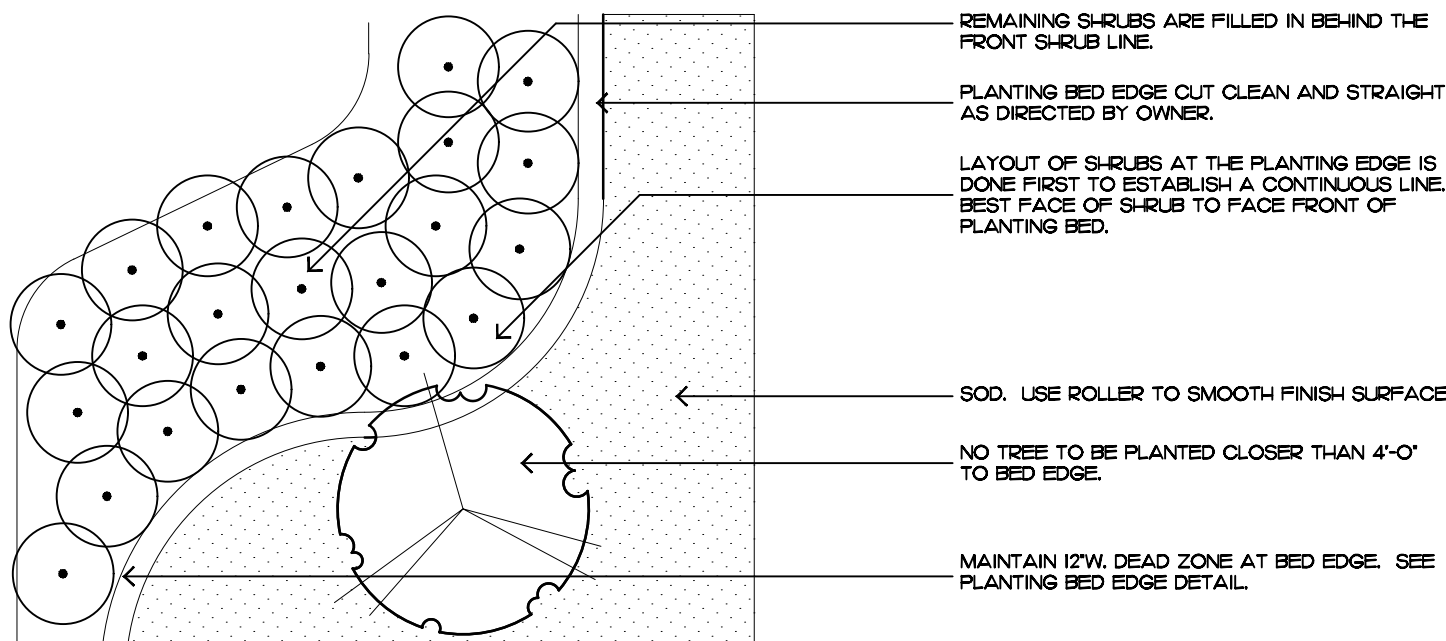
FILL MATERIAL SHALL CONSIST OF AT LEAST 1/3 NATIVE SOIL FROM THE HOLE DUG FOR THE PLANT. SEE SPECIFICATIONS FOR BACKFILL MIXTURE.

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.

1. 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

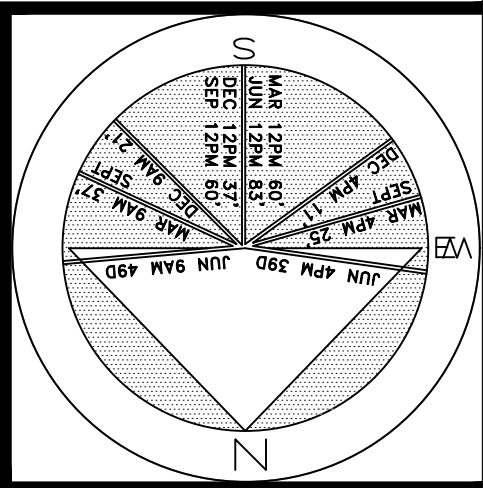
Winthrop House  
100 Worth Ave  
Palm Beach

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SHEET L5.5

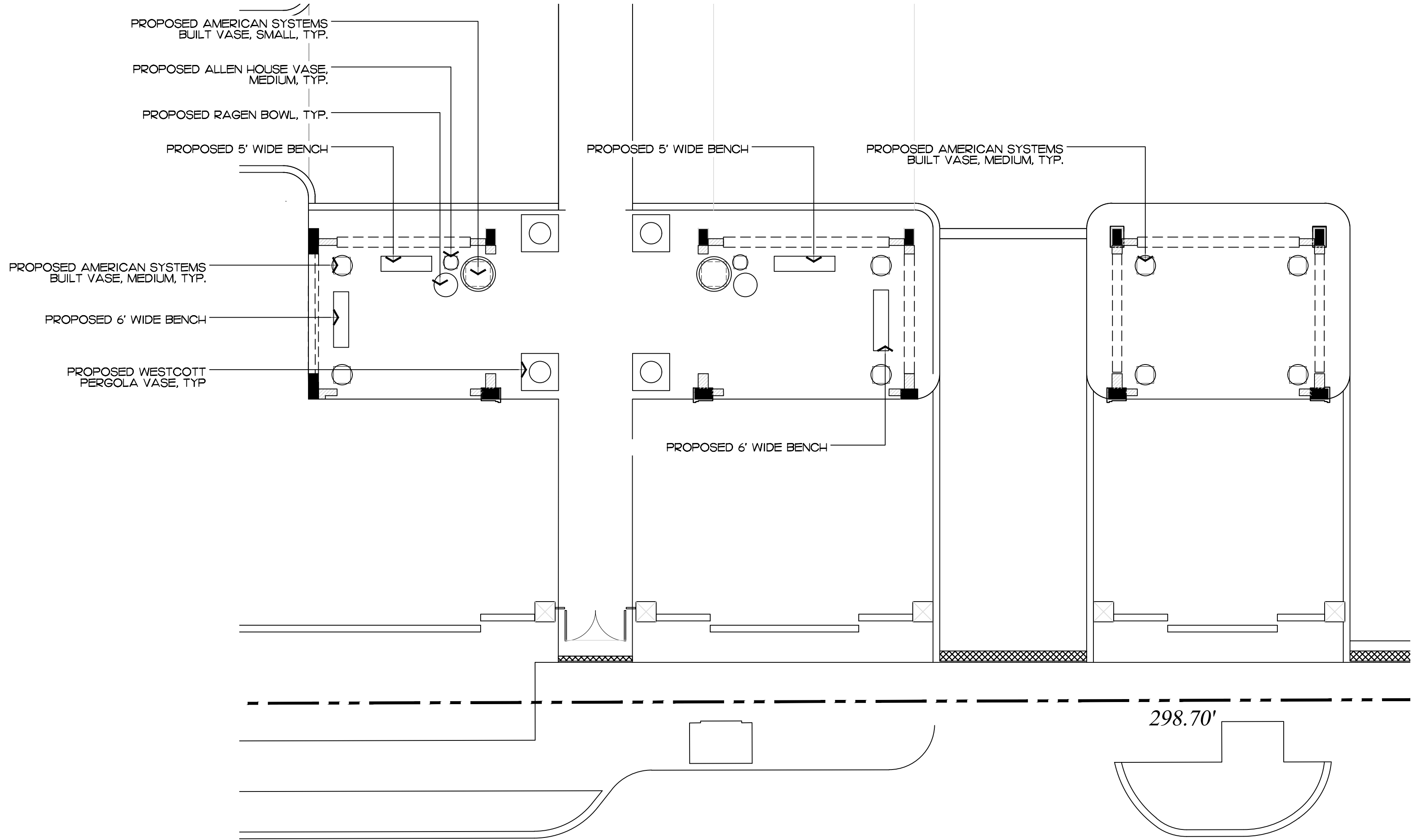
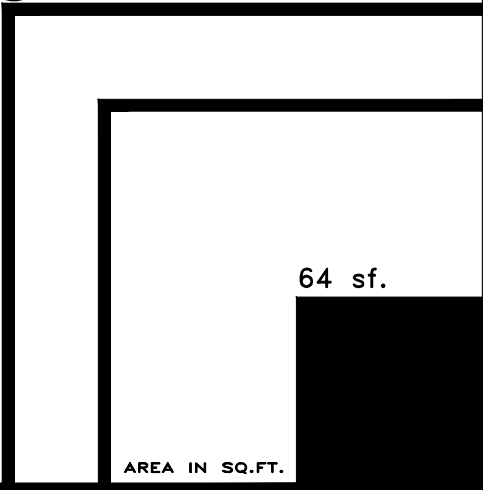


Winthrop House  
100 Worth Ave  
Palm Beach



JOB NUMBER: # 23052.00 LA  
DRAWN BY: Erika Gottsegen  
/Nick Pastor  
DATE: 10.04.2023  
10.08.2023

SHEET L5.6



ALLEN HOUSE VASE  
NICOLS BROS STONEWORKS



AMERICAN SYSTEMS BUILT VASE  
NICOLS BROS STONEWORKS



RAGEN BOWL  
NICOLS BROS STONEWORKS



WESTCOTT PERGOLA VASE  
NICOLS BROS STONEWORKS



FICUS MICROCARPA  
GREEN ISLAND FICUS  
TOPIARY - SPHERE



APENIA CORDIFOLIA 'VARIEGATA'  
BABY SUN ROSE



CORAL STONE BENCH

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SUNSHINE STATE ONE CALL  
OF FLORIDA, INC.

ZON# 23-061  
ARCOM# A-23-074  
Pedestrian Entry Design

SCALE IN FEET 1/8" = 1'





North Elevation

Winthrop House  
100 Worth Ave  
Palm Beach

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JOB NUMBER: # 23052.00 LA  
DRAWN BY: Erika Gottsegen  
DATE: 05.15.2023  
08.17.2023  
09.05.2023

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

Rendered Landscape Elevations



SHEET L6.0





East Elevation

Winthrop House  
100 Worth Ave  
Palm Beach

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L  
F

JOB NUMBER: # 23052.00 LA  
DRAWN BY: Erika Gottsegen  
DATE: 05.15.2023  
09.05.2023

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OF FLORIDA, INC.

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

Rendered Landscape Elevations



SHEET L6.1





South Elevation

Winthrop House  
100 Worth Ave  
Palm Beach

JOB NUMBER: # 23052.00 LA  
DRAWN BY: Erika Gottsegen  
DATE: 05.15.2023  
06.22.2023  
09.05.2023

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ZON# 23-061  
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Rendered Landscape Elevations



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