



Scope of Work

- * Removal of existing interior ground floor pavers due to waterproofing repair & maintenance work
- * New paver layout & material selection for interior ground floor pavers
- *Replace existing railings on ground and second floor
- *Addition of pots & landscape

The Esplanade
150 Worth Avenue
Palm Beach

F L O R I D A

Application #: ARC-24-0096
Deferred Submittal
Date of Presentation: December 20, 2024

Sheet Index

- Cover Sheet
- Survey
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- L1.1 - Existing Site Photos
- L2.0 - Construction Screening & Staging Plan
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- L4.0 - Existing vs. Proposed Site Plan
- L4.1 - Site Calculations
- L5.0 - Landscape Plan
- L5.1 - Landscape Schedule
- Civil Plans

Design Team/Consultants

Landscape Architects
ENVIRONMENT DESIGN GROUP
139 NORTH COUNTY ROAD SUITE 20B
PALM BEACH, FL 33480
561.832.4600
WWW.ENVIRONMENTDESIGNGROUP.COM

Surveyor
WALLACE SURVEYING CORP
5553 VILLAGE BOULEVARD
WEST PALM BEACH, FL 33407
561.640.4551

Civil Engineer
GENSLER & ASSOCIATES
545 NW 26TH STREET - SUITE 250
MIAMI, FL 33131
305.350.7070

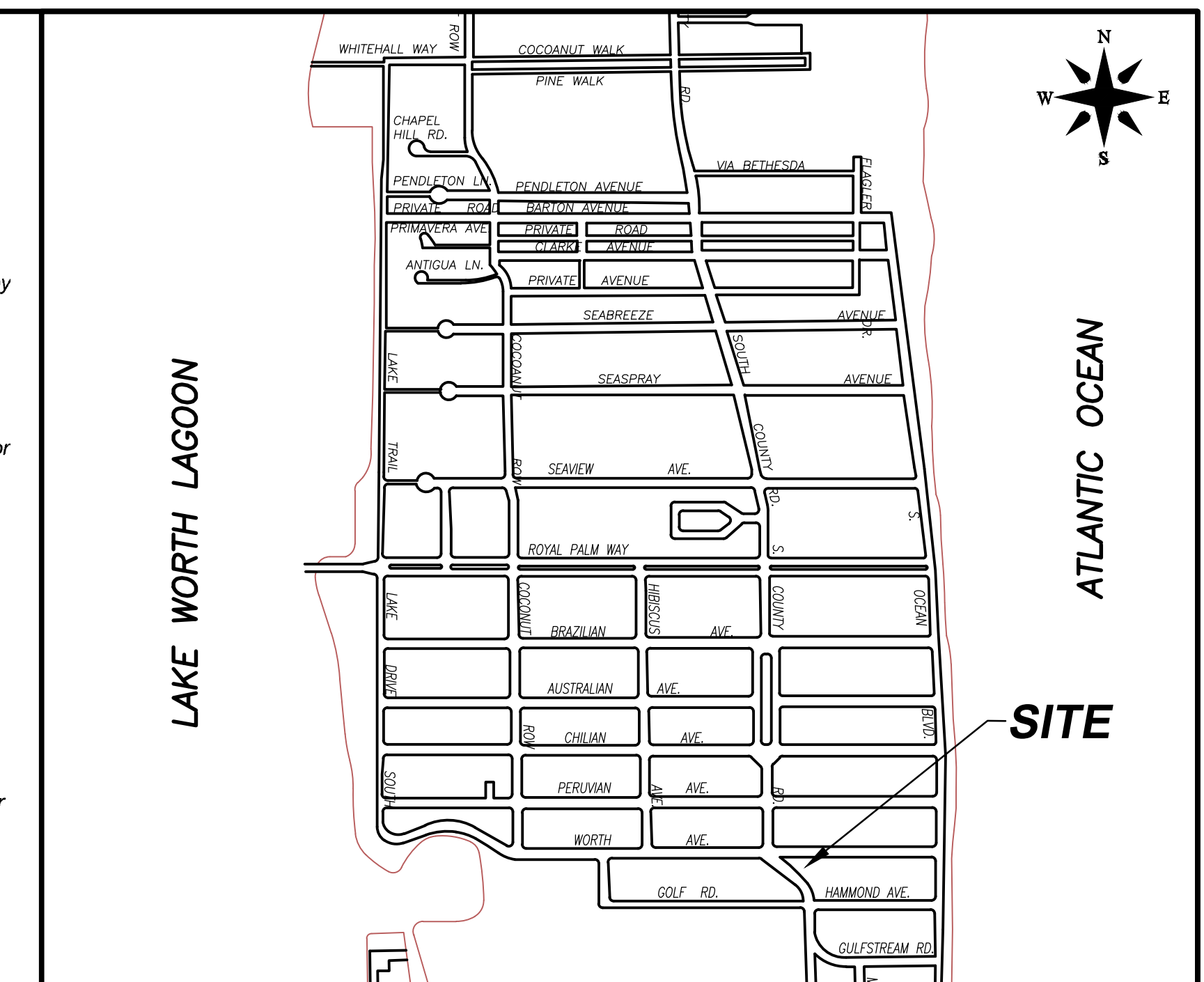
WILSON 150 WORTH LLC

This topography is made specifically and only for the following party for the purpose of design on the following property.

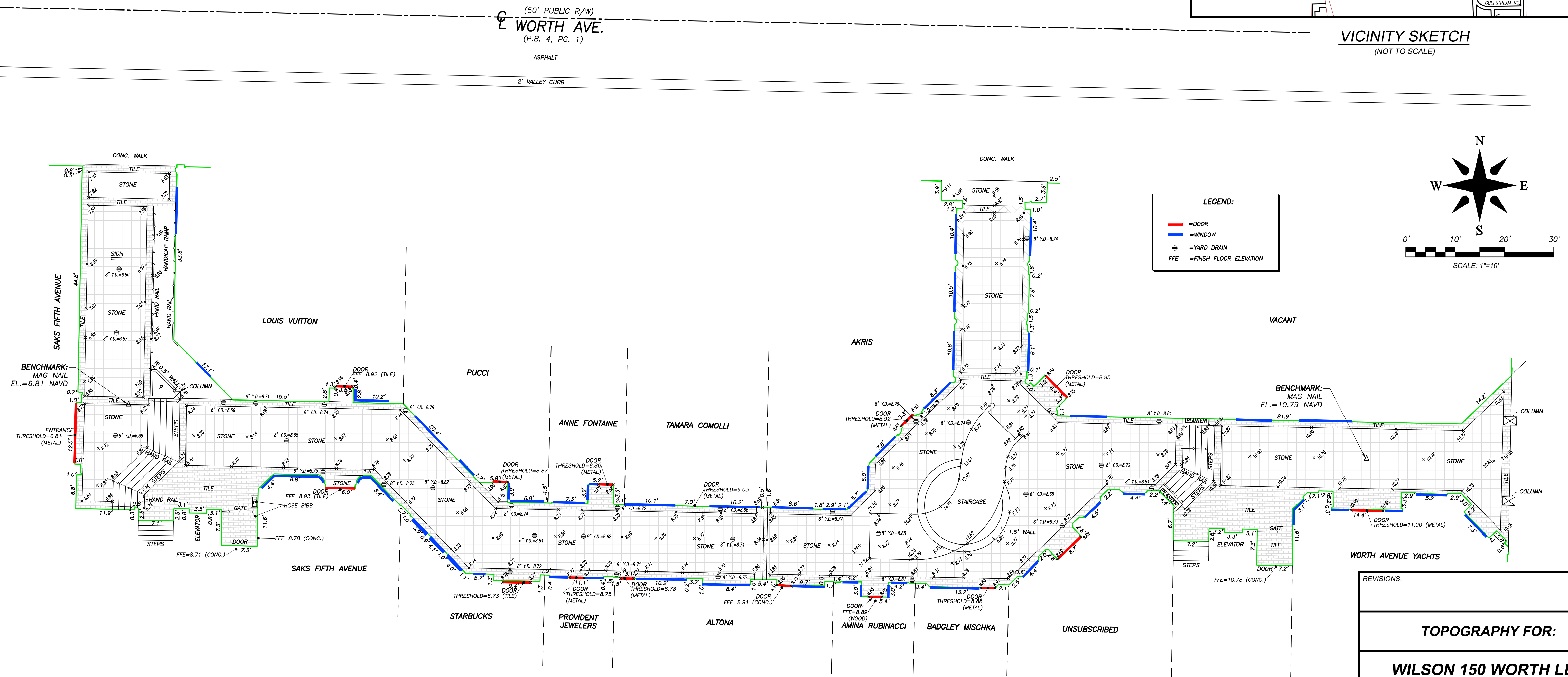
PROPERTY ADDRESS: 150 Worth Ave Palm Beach, FL 33480


NOTES:

1. Elevations shown hereon, if any, are in feet and decimal parts thereof and are based on NAVD-88. The expected accuracy of the elevations shown hereon is 0.03' for the hard surface elevations (shown thus x 0.00) and 0.1' (shown thus x 0.0) for the soft surface elevations. Elevations shown hereon are U.S. survey feet unless otherwise noted.
2. This is not a boundary survey.
3. There was no attempt to locate any subsurface foundations or improvements.
4. This sketch of topographic and specific purpose (tree) survey was prepared in accordance with the Standards of Practice for surveying established by the Board of Professional Surveyors and Mappers in Chapter 5J-17, Florida Administrative codes, pursuant to Section 47.027, Florida Statutes.
5. The purpose of this survey is to provide topographic, as-built data within the limits specified by the client for the design and construction of mall area pedestrian walks.
6. Certain features are represented by the symbols reflected in this map. The legend of features may have been enlarged for clarity and may not represent the actual shape or size of the feature. The symbols have been plotted at the approximate center of the feature based upon the field location.
7. Subsurface features are not shown hereon. This site could have underground installations that are not shown hereon. Before design, construction or excavation contact 811 and/or the appropriate utility companies for field verification of utilities.
8. The dimensions shown hereon are based upon U.S. survey feet and fractional parts thereof, with the exception of pipe sizes, which are shown in inches.
9. Building dimensions are shown at ground level. Dimensions are shown rounded to the nearest one-tenth (0.1') of a foot.
10. The surveyor did not inspect this property for environmental hazards.
11. The information depicted on this sketch of survey represents the results of a field survey on the date indicated on the border of the drawing and can only be considered valid for this date and indicates the general conditions existing at the time of the field survey.
12. This sketch of survey should not be relied upon by persons or entities other than those persons or entities certified to hereon. Additions or deletions to this survey and/or reports by people or persons other than the signing parties are prohibited without prior written consent of the signing party or parties.
13. The information contained in this document was prepared by Wallace Surveying Corporation (WSC). WSC has taken precautions to ensure the accuracy of this document and the data reflected herein. WSC cannot guarantee that alterations and/or modifications will not be made to the data contained in this document by others after it leaves our possession. This document must be compared to the original hard copy (which bears the raised surveyor's certification seal) to ensure the accuracy of the information contained hereon and to further ensure that alterations and/or modifications have not been made. WSC makes no warranties, expressed or implied, concerning the accuracy of the information contained in this or any document transmitted or reviewed by computer or other electronic means. Contact WSC for verification of accuracy.
14. Unless presented in digital form with electronic seal and electronic signature this sketch must bear the signature and the original raised seal of a Florida licensed surveyor or mapper this drawing, sketch, plot, or map is for informational purposes only and is not valid.



VICINITY SKETCH
(NOT TO SCALE)



REVISIONS:			
<h1 style="margin: 0;">TOPOGRAPHY FOR:</h1>			
<h2 style="margin: 0;">WILSON 150 WORTH LLC</h2>			
<div style="display: flex; justify-content: space-around; align-items: center;">  <div style="text-align: center;"> <h3 style="margin: 0;">WALLACE SURVEYING</h3> <p style="margin: 0; font-size: 0.8em;">CORP. LICENSED BUSINESS # A669 5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551</p> </div> </div>			
FIELD:	J.D.	JOB No.: 23-1132.1	F.B. BFB4 PG. 68
OFFICE:	S.W.	DATE: 05/03/23	DWG. No.: 23-1132-2
C'KD.:	J.P.	REF.: 23-1132 REV-1.DWG	SHEET: 1 OF 1



Street View to 150 Worth Avenue



South View to Ramp



East View to Saks Fifth Avenue



View to Elevator



North View to Ramp & Stairs



View to East Courtyard



View to East Courtyard



Planter Under Central Staircase

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Land Planning
Landscape Management

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The Esplanade
150 Worth Avenue
Palm Beach

F L O R I D A

JOB NUMBER: # 23146.00 LA
DRAWN BY: Lauren Freeman
DATE: 09.05.2024
09.23.2024
10.07.2024
10.28.2024
12.04.2024

SHEET L1.0

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ARC-24-0096
Existing Site Photos



View to Central Courtyard Staircase



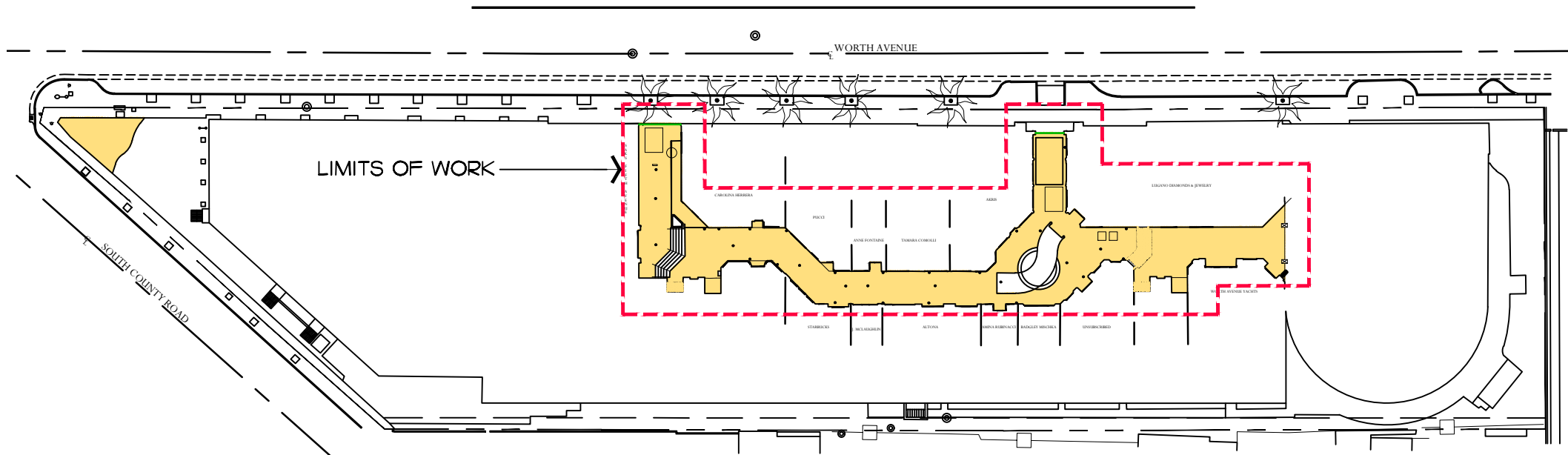
View to Banquette



View to East Stairs



View to Central Courtyard Staircase from Sidewalk



Site Map

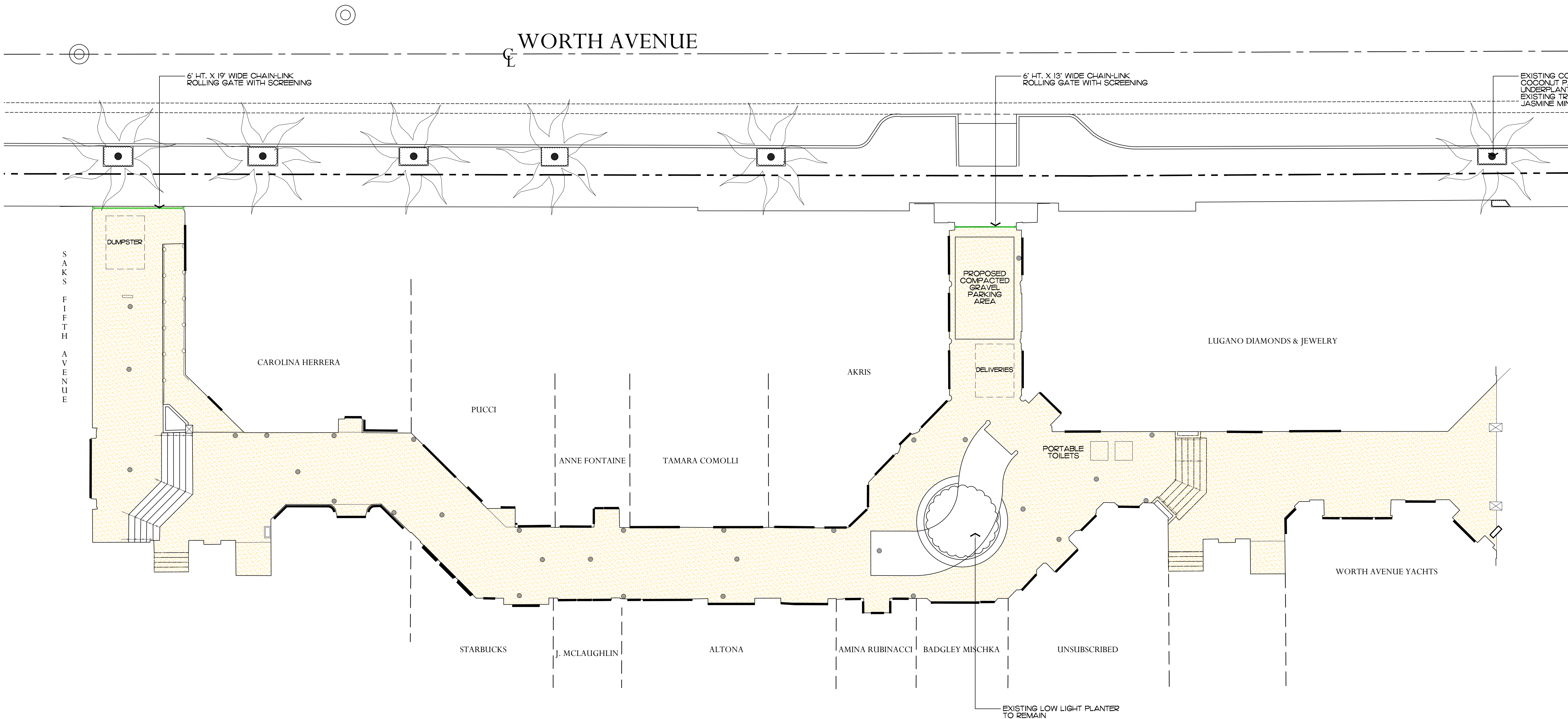
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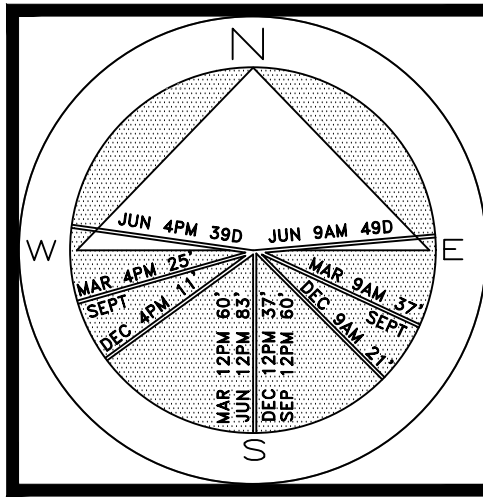
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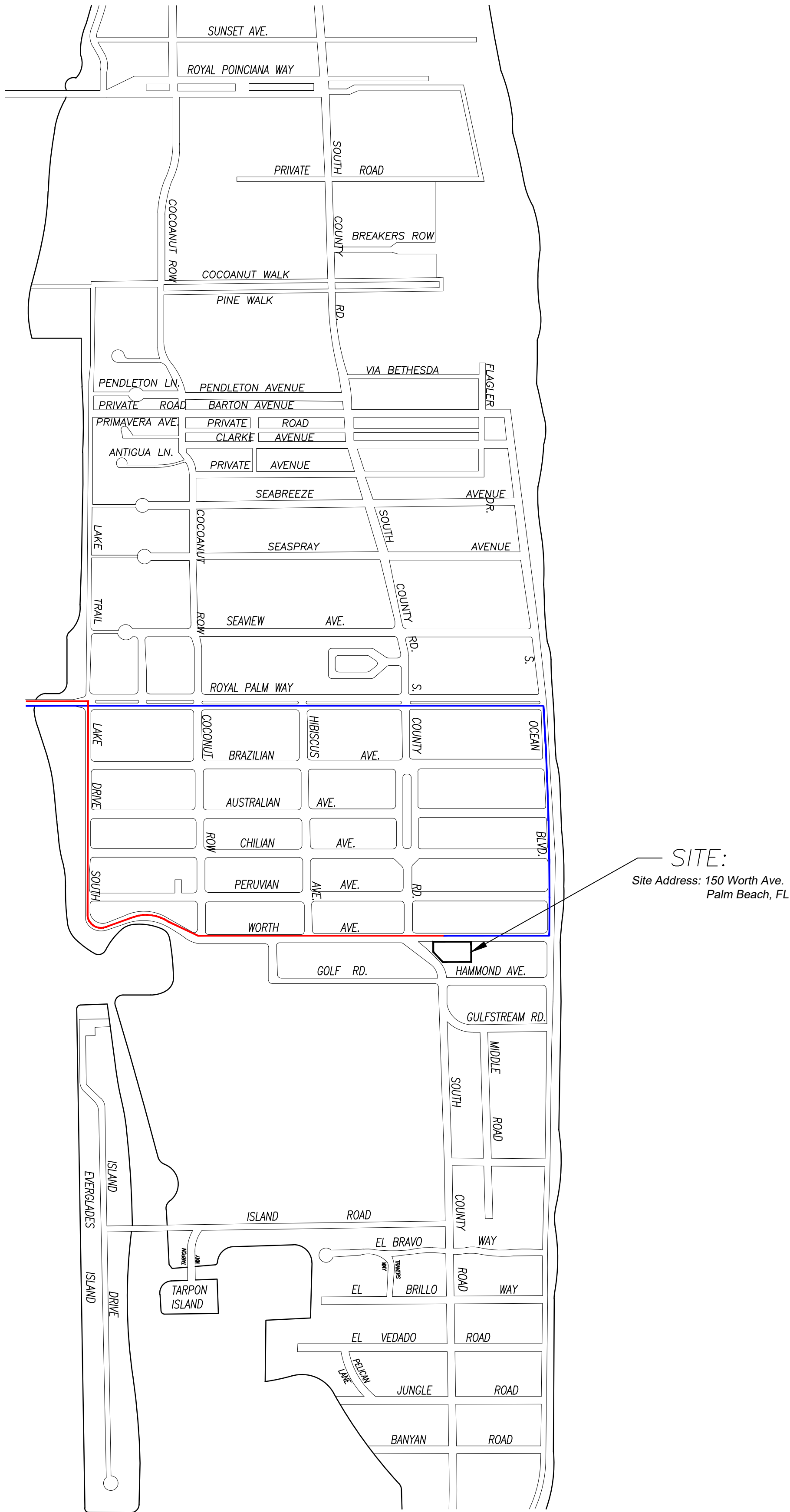
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ARC-24-0096
Construction Screening & Staging Plan
SCALE IN FEET: 3/32"=1'-0"

SHEET L2.0



1 PROPOSED TRUCK INGRESS / EGRESS ROUTES MAP

SCHEDULE:

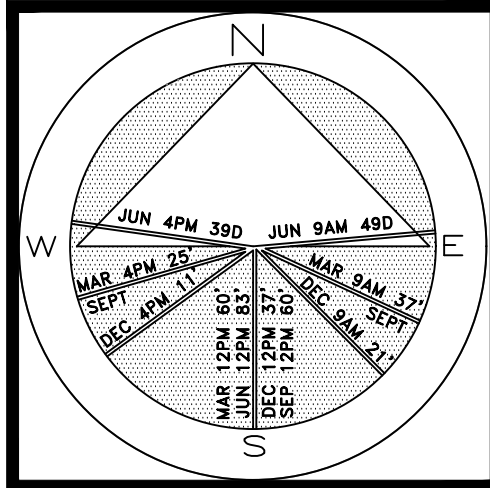
MONTH 1: DEMOLITION AND CLEANUP
(3 - 5 DAYS)

LARGEST TRUCK ->
10-15 DUMP TRUCKS FOR DEBRIS REMOVAL
TRAILER FOR EXCAVATOR / DEMOLITION
LANDSCAPE TRUCKS ->
SOD
IRRIGATION

NOTE: SEE SEPARATE "CONSTRUCTION STAGING PLAN" SHEET FOR INFORMATION ON LOCATIONS FOR PARKING, MATERIAL STORAGE, DELIVERIES, DUMPSTER, PORTABLE TOILETS, TIRE CLEANING AREA, SILT FENCE, ETC.

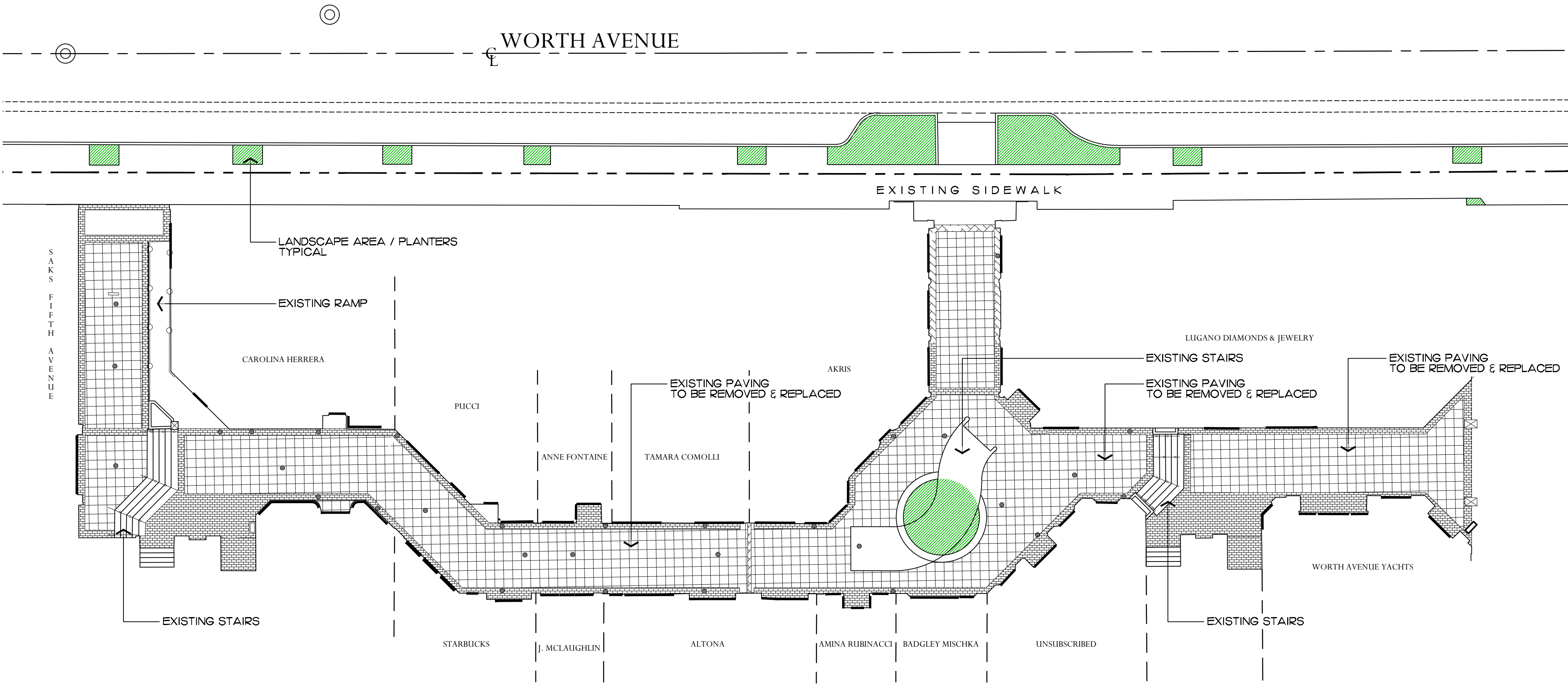
- PROPOSED INGRESS TRUCK ROUTE
- PROPOSED EGRESS TRUCK ROUTE

The Esplanade
150 Worth Avenue
Palm Beach
LOVELL

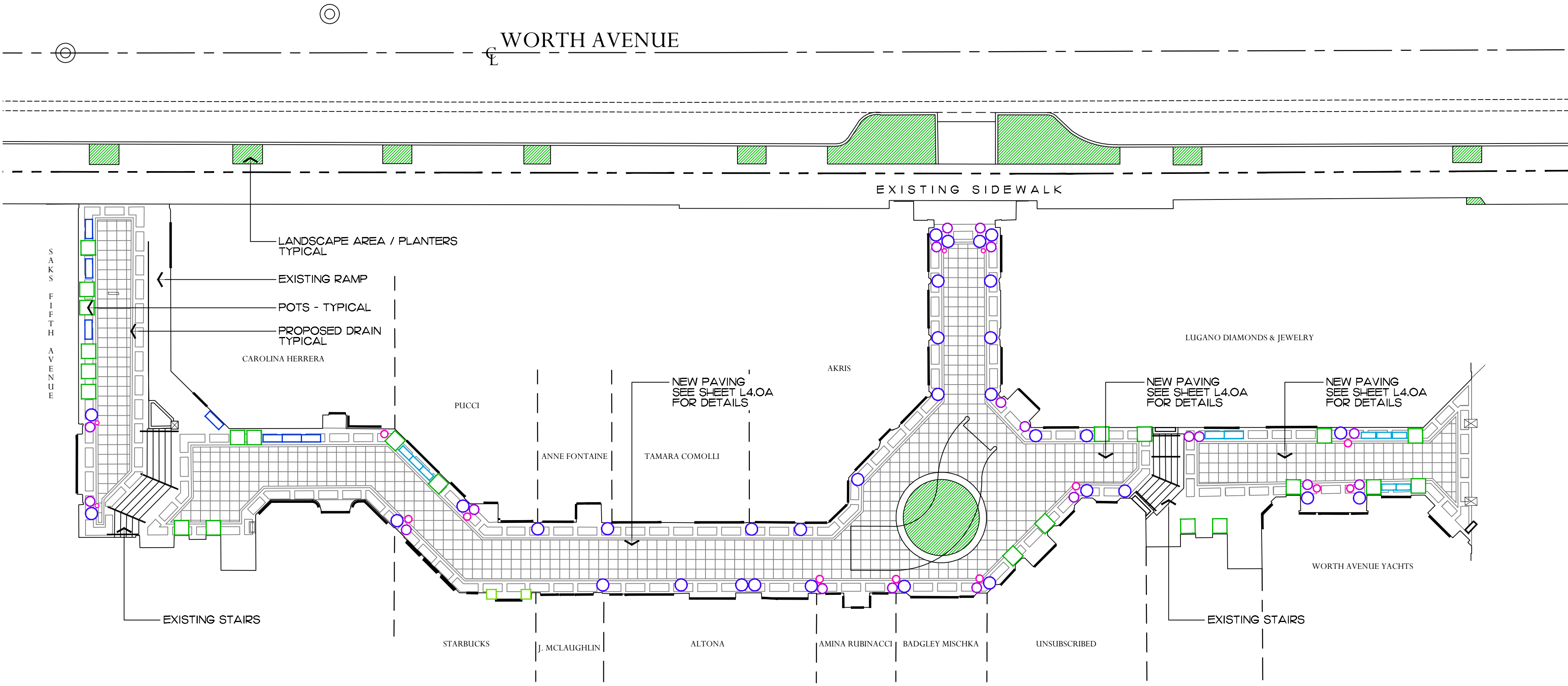


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DATE: 09.05.2024
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SHEET L3.0



Existing Site Plan



Proposed Site Plan

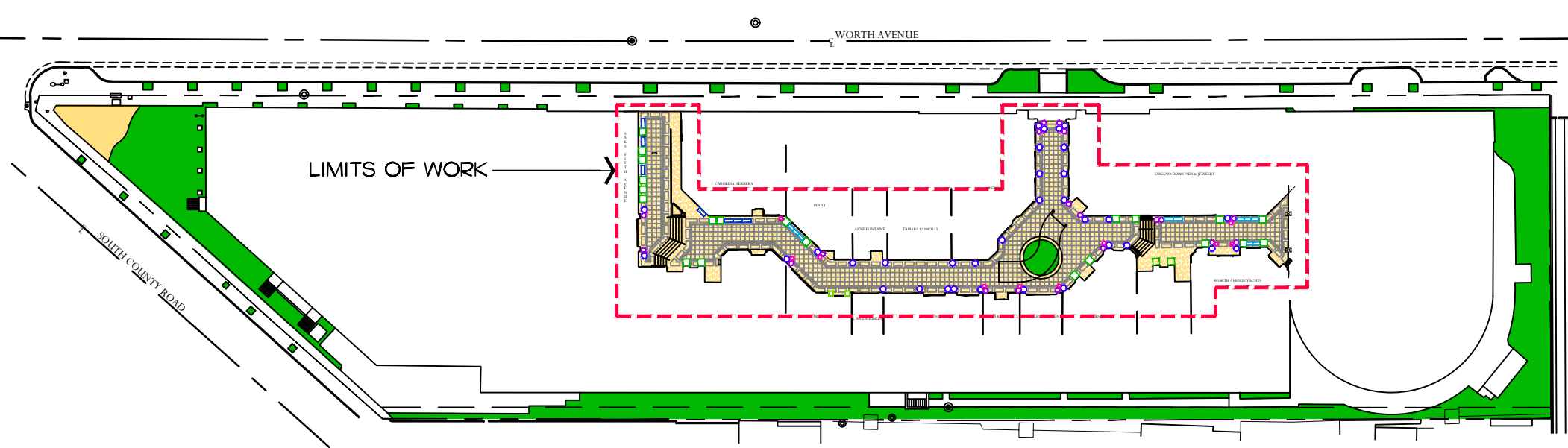
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Site Map

SCALE IN FEET: 1/64"=1'-0"

Existing Site Data

DESCRIPTION	REQUIRED	EXISTING
LOT ZONE		C-WA - COMMERCIAL WORTH AVENUE
LOT AREA	4,000 S.F. MINIMUM	87,023.64 S.F.
OPEN / PERMEABLE SPACE	MINIMUM 25% 21,755.91 S.F.	10.3% 9,009 S.F.

NOTE:
-ALL PROPOSED PAVING TO BE IN KEEPING WITH WORTH AVENUE GUIDELINES.

Proposed Site Data

DESCRIPTION	REQUIRED	PROPOSED
LOT ZONE		C-WA - COMMERCIAL WORTH AVENUE
LOT AREA	4,000 S.F. MINIMUM	87,023.64 S.F.
OPEN / PERMEABLE SPACE	MINIMUM 25% 21,755.91 S.F.	10.3% 9,009 S.F.

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GROUP**

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The Esplanade
150 Worth Avenue
Palm Beach

JOB NUMBER: # 23146.00 LA

DRAWN BY: Lauren Freeman

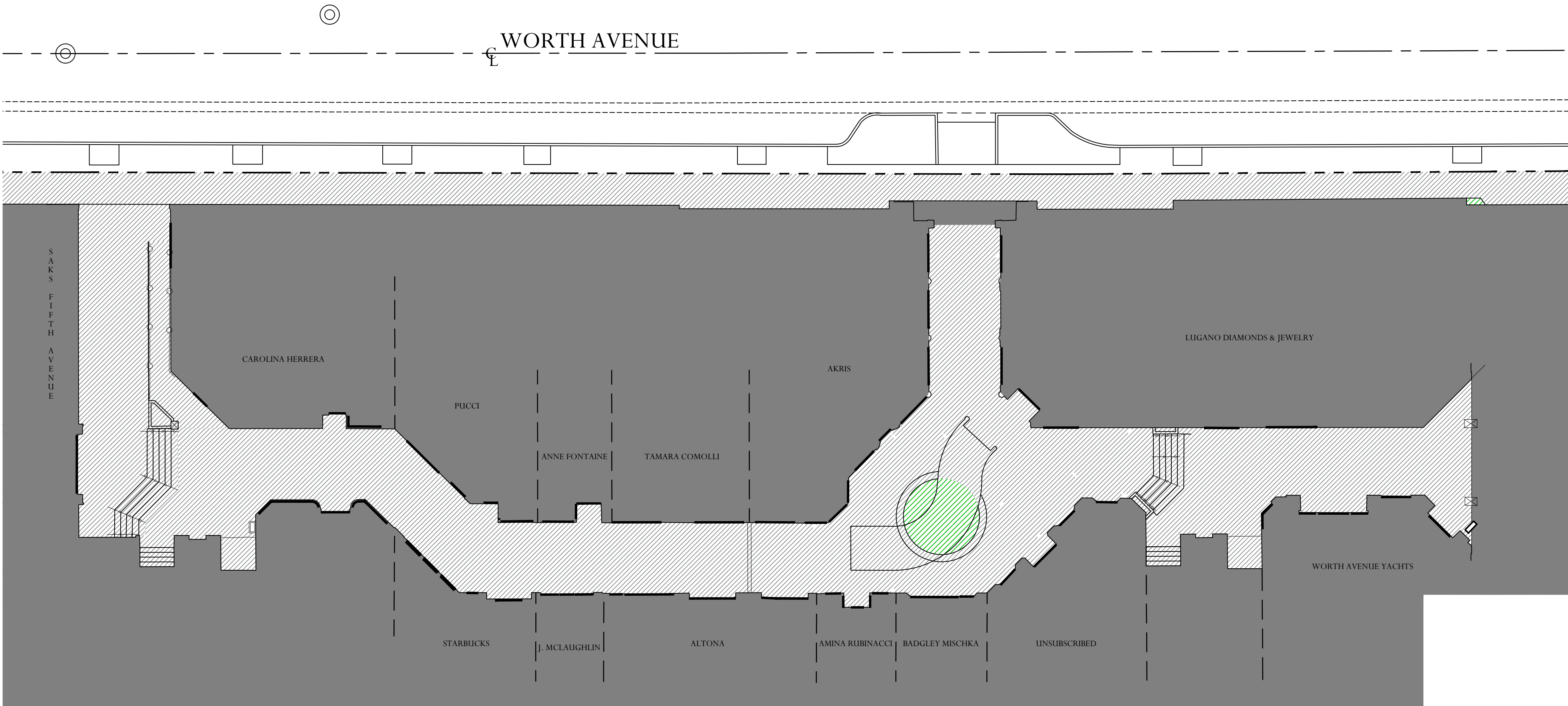
DATE: 09.05.2024
09.23.2024
10.07.2024
10.28.2024
12.04.2024

ARC-24-0096

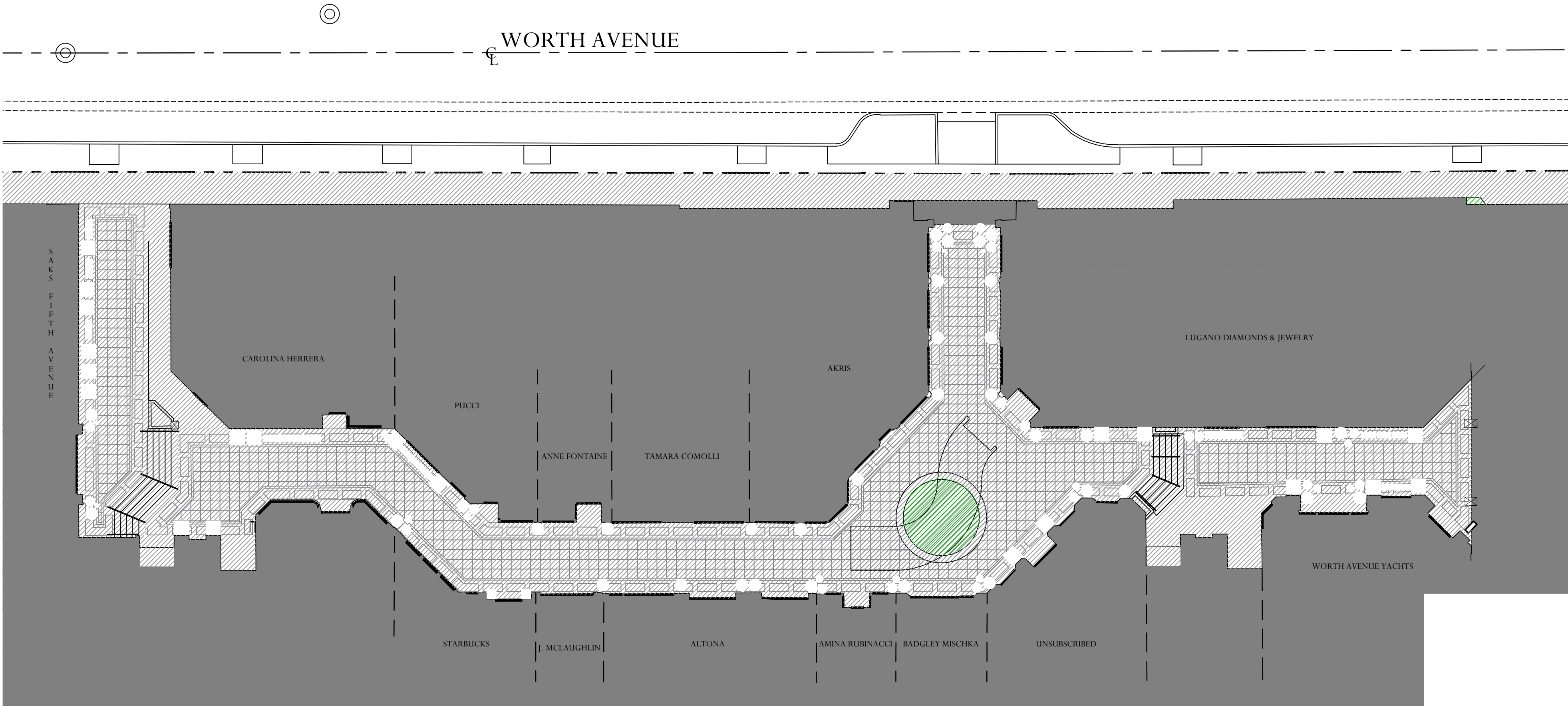
Existing vs. Proposed Site Plan

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

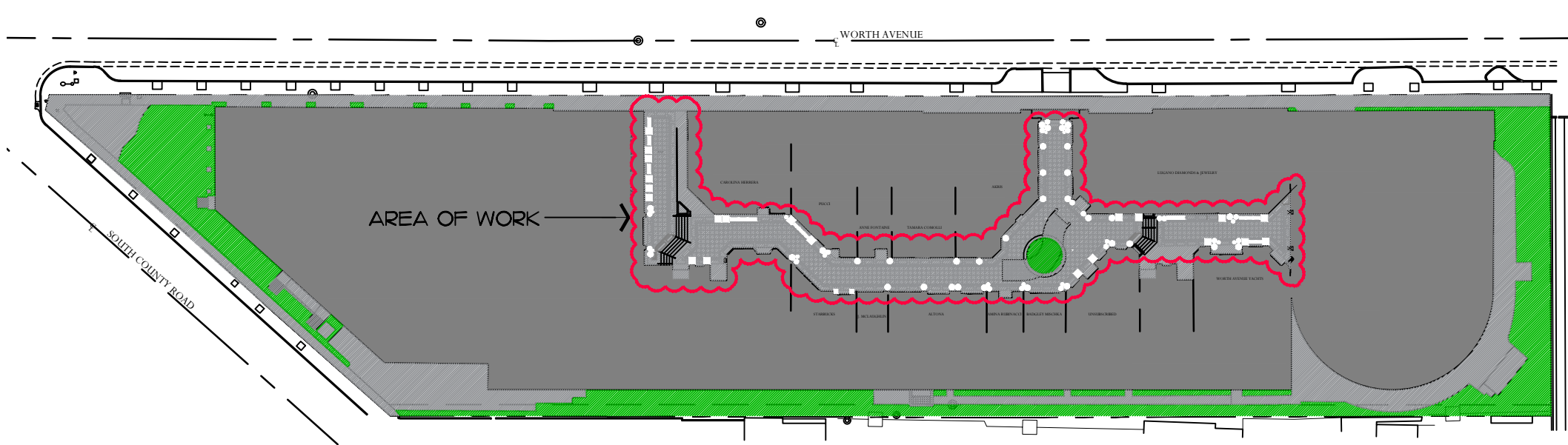
SHEET L4.0



Existing Site Plan



Proposed Site Plan



Site Map

Legend

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

Existing Site Data

DESCRIPTION	REQUIRED	EXISTING
LOT ZONE		C-WA - COMMERCIAL WORTH AVENUE
LOT AREA	4,000 S.F. MINIMUM	87,023.64 S.F.
OPEN / PERMEABLE SPACE	MINIMUM 25% 21,755.91 S.F.	10.3% 9,009 S.F.

NOTE:
-NO CHANGE TO SITE DATA

Proposed Site Data

DESCRIPTION	REQUIRED	PROPOSED
LOT ZONE		C-WA - COMMERCIAL WORTH AVENUE
LOT AREA	4,000 S.F. MINIMUM	87,023.64 S.F.
OPEN / PERMEABLE SPACE	MINIMUM 25% 21,755.91 S.F.	10.3% 9,009 S.F.

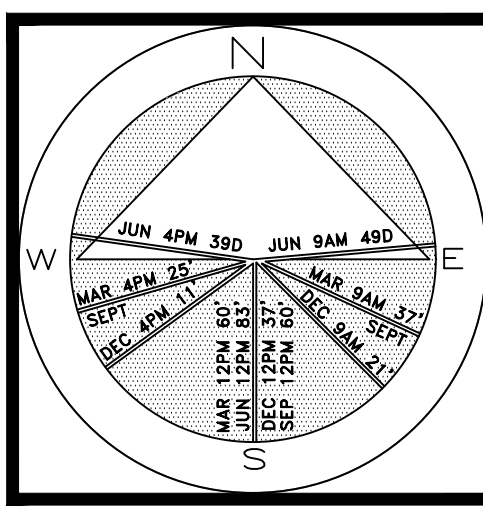
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The Esplanade
150 Worth Avenue
Palm Beach



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DRAWN BY: Lauren Freeman
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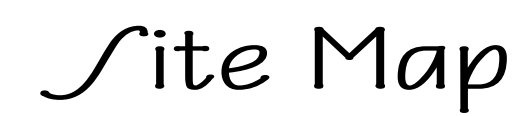
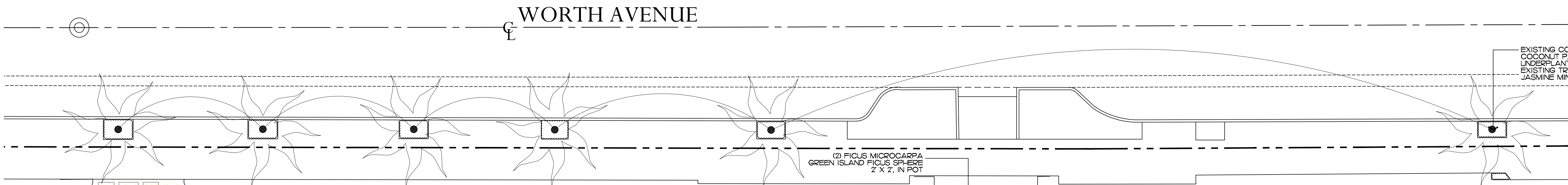
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Site Calculation/Open Space Graphics

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

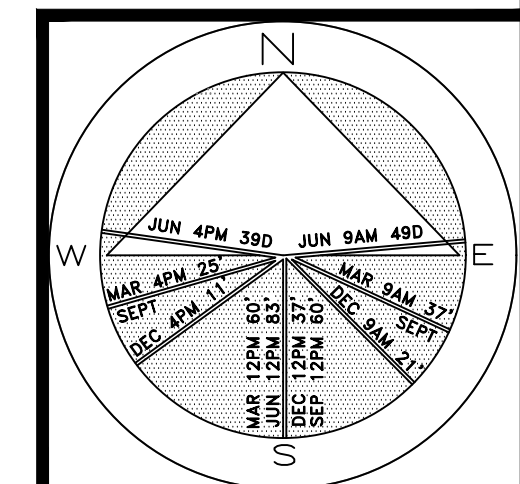
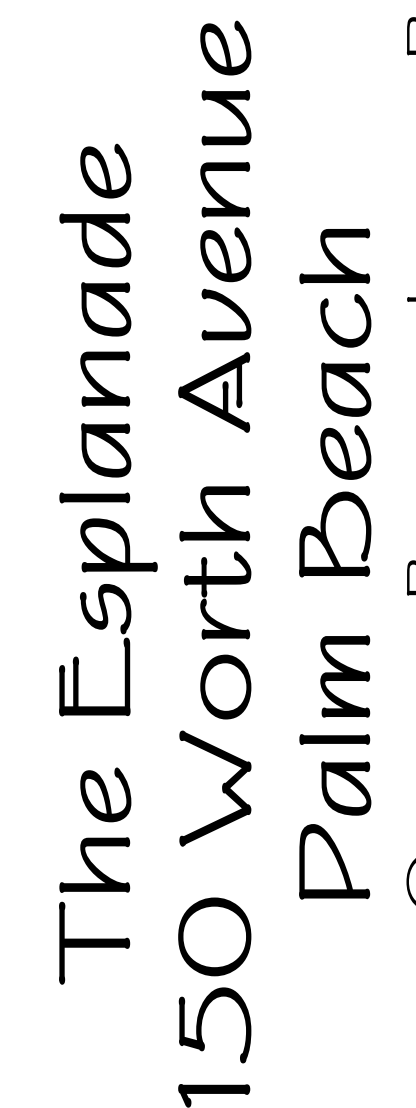


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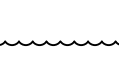
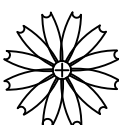
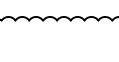




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ARC-24-0096
Landscape Plan
SCALE IN FEET: 3/32"=1'-0"



Palms

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION
	CHAMAEDOREA ERUMPENS BAMBOO PALM	4	15 GAL., IN POTS
	LICUALA GRANDIS LICUALA PALM	6	15 GAL., IN POTS

Shrubs & Vines

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	ALOCASIA ODORATA 'CALIFORNIA' DWARF ELEPHANT EAR	10	7 GAL., IN POTS	NO
	ASPIDISTRA ELATIOR CAST IRON PLANT	10	7 GAL., IN POTS	NO
	ASPLENIUM NIDUS BIRDS NEST FERN	7	7 GAL., IN POTS	NO
	BEGONIA ODORATA 'ALBA' WHITE ANGEL WING BEGONIA	7	3 GAL., IN POTS	NO
	FICUS MICROCARPA GREEN ISLAND FICUS SPHERES	6	2'X2' - 3'X3' SPHERES	NO
	NEPHROLEPIS EXALTATA SWORD FERN	29	7 GAL., IN POTS	YES
	TABERNAEMONTANA DIVARICATA PINWHEEL JASMINE	40	7 GAL., IN POTS	NO
	ZAMIA INTEGRIFOLIA COONTIE	15	7 GAL., IN POTS	YES
TOTAL: NATIVE SPECIES:		124 44 (35.5%)		

Groundcover

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	FICUS MICROCARPA GREEN ISLAND FICUS	20	3 GAL, IN POTS	NO
	PHYLLA NODIFLORA FROG FRUIT	240	7 GAL., IN POTS	YES
TOTAL: NATIVE SPECIES:		260 240 (92.3%)		

Landscape Legend

PROPERTY ADDRESS:	150 WORTH AVENUE	
LOT AREA (SQ FT)	87,023.64 S.F.	
	REQUIRED	PROPOSED
LANDSCAPE OPEN SPACE (LOS) (SQ FT AND %)	(25%) 21,755.91 S.F.	(10.3%) 9,009 S.F.
NATIVE SHRUBS & VINES %	30% (NUMBER OF SHRUBS & VINES)	35.5% (44 SHRUBS)
NATIVE GROUNDCOVER %	30% (SF OF GROUNDCOVER)	92.3% (60 SF)

ENVIRONMENTAL
DESIGN
GROUP

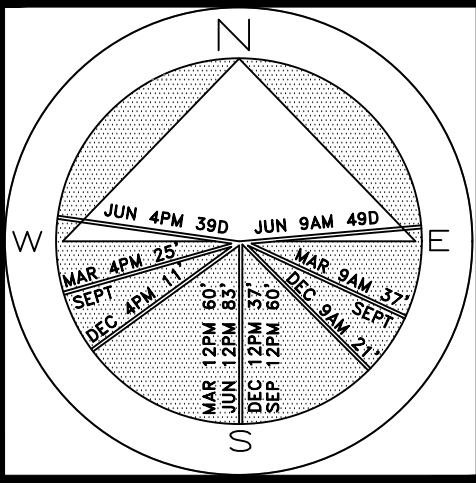
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ARC-24-0096
Landscape Schedule

The background of the image features a low-angle shot of a light-colored stone clock tower with two visible clock faces. To the left of the tower, there are two palm trees against a bright, slightly cloudy sky. The overall tone is warm and tropical.

ESPLANADE

DECEMBER 4, 2024

EXISTING PAVING FINISHES

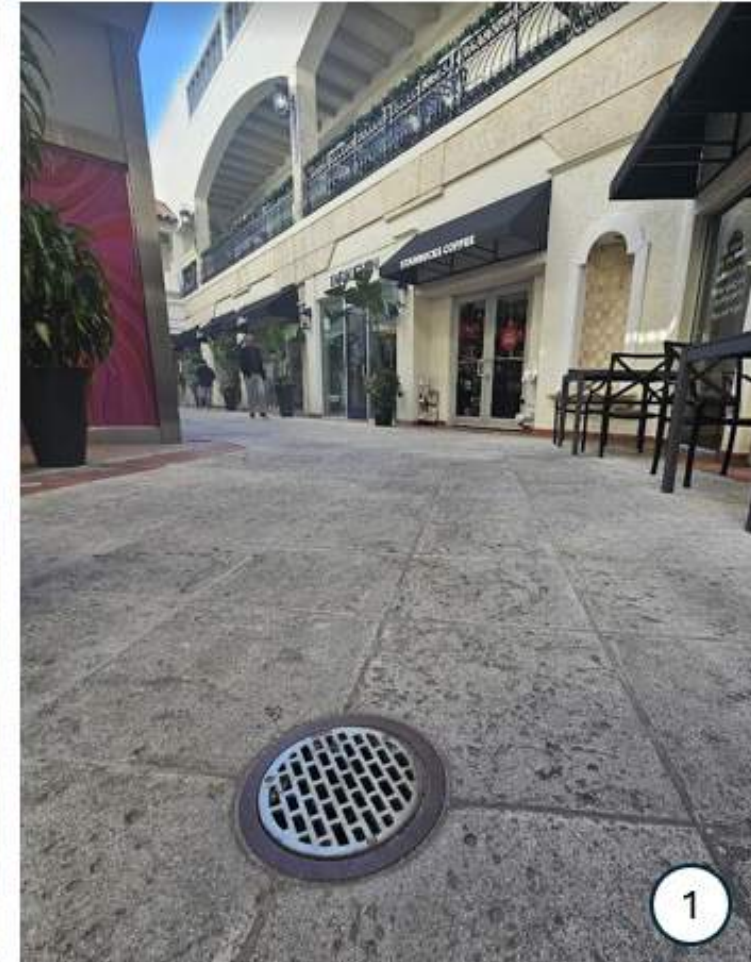
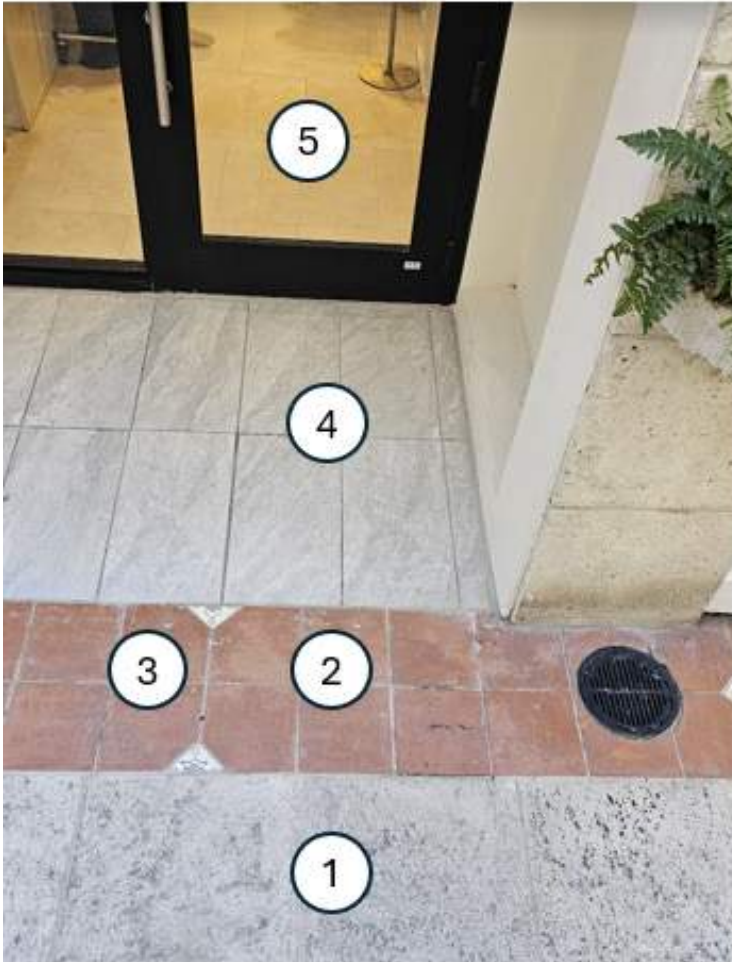
Type 1. Existing Cast Stone

Type 2. Existing Terra Cotta

Type 3. Existing Decorative Tile

Type 4. Stoop Beyond Tenant Lease Line

Type 5. Tenant Interior Floor Finishes



EXISTING DECORATIVE TILE



Tile at Multi-Level Steps in Central Path
Likely Original



Tile at Original Egress Stairs
Likely Original



Tile at Central Grand Stair
New – Appears to Mimic Original

EXISTING RAILINGS



Type 1. Key Motif Verticals



Type 2. Diamond Grid Infill



Type 3. Sectional Scrollwork



Type 4. Solid Railing

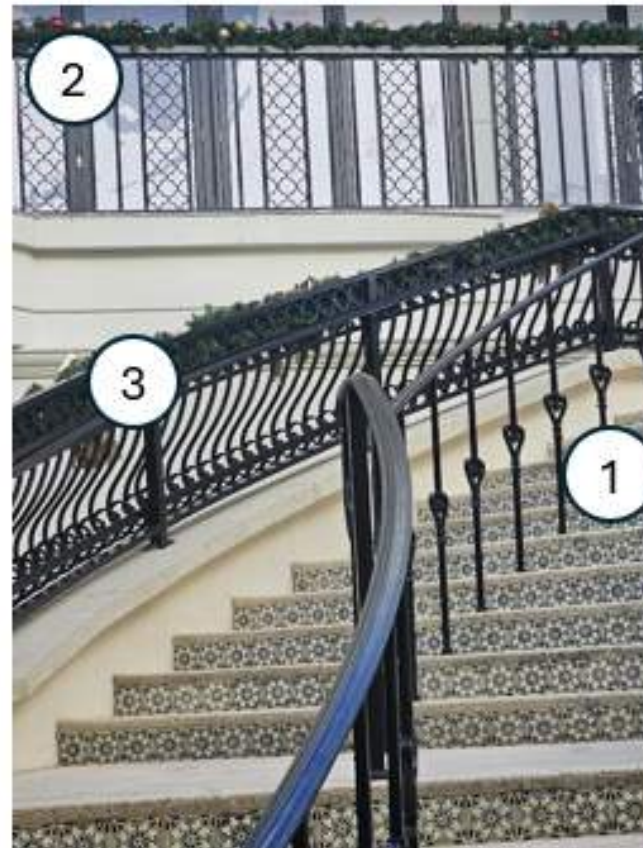
EXISTING RAILING CONDITIONS

Type 1. Key Motif Verticals

Type 2. Diamond Grid Infill

Type 3. Sectional Scrollwork

Type 4. Solid Railing

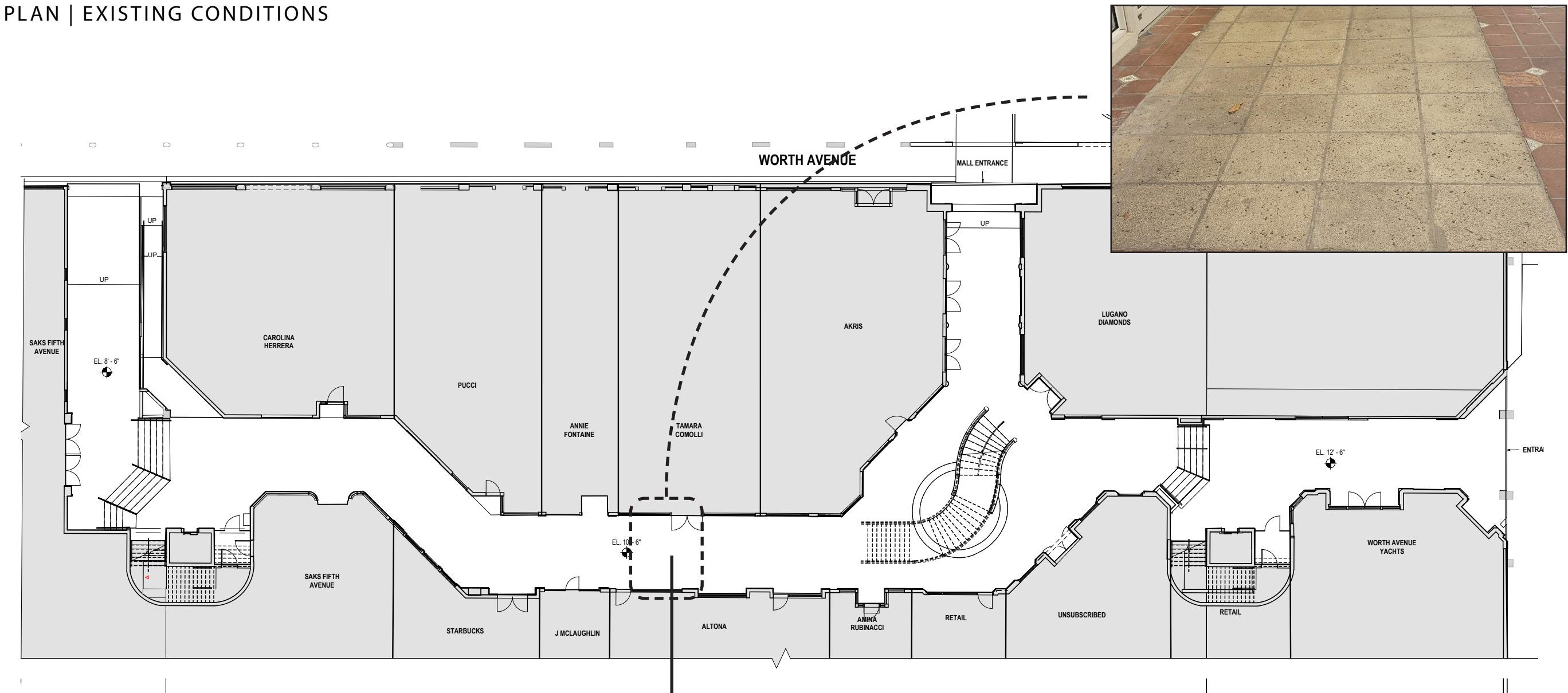


◀ Upper Steps
near Saks

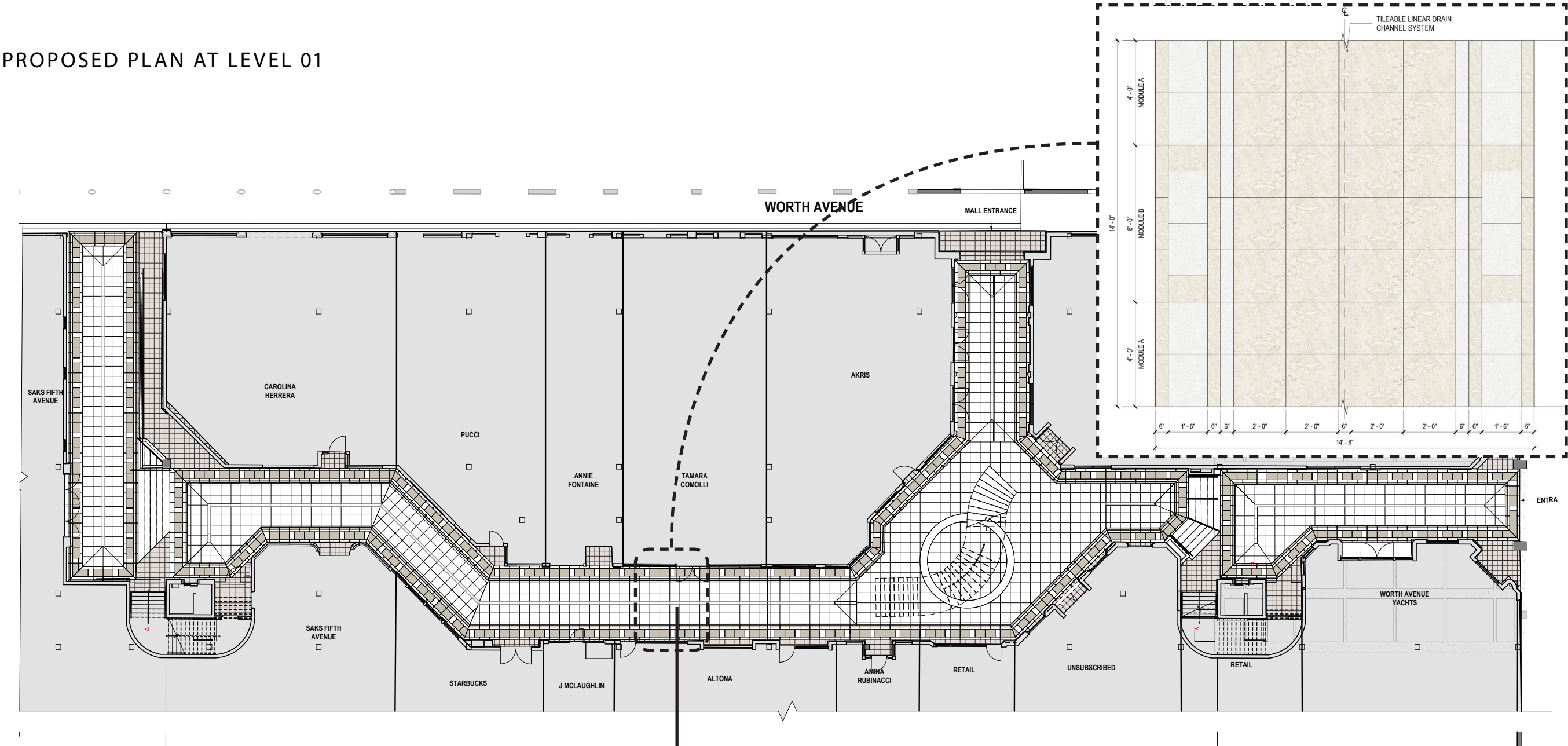


◀ Lower Steps
near Saks

PLAN | EXISTING CONDITIONS



PROPOSED PLAN AT LEVEL 01



Existing waterproofing has deteriorated, old pavers are worn and tired. Existing pavers to be replaced with new stone, and drains to be updated.

PAVING MATERIAL OPTIONS - TO BE FINALIZED WITH CLIENT PRIOR TO UPCOMING DECEMBER ARCOM MEETING

A: Raw Coral/ Brown



Accent Tile
Palladium
Coral Stone

Field Tile
Dominican
Coral Stone

B: Honed Coral / White



Accent Tile
Crema Saida

Field Tile
Unfilled and Honed
Coral Stone

C: Raw Coral / Brown



Accent Tile
Palladium
Coral Stone

Field Tile
Dominican
Coral Stone

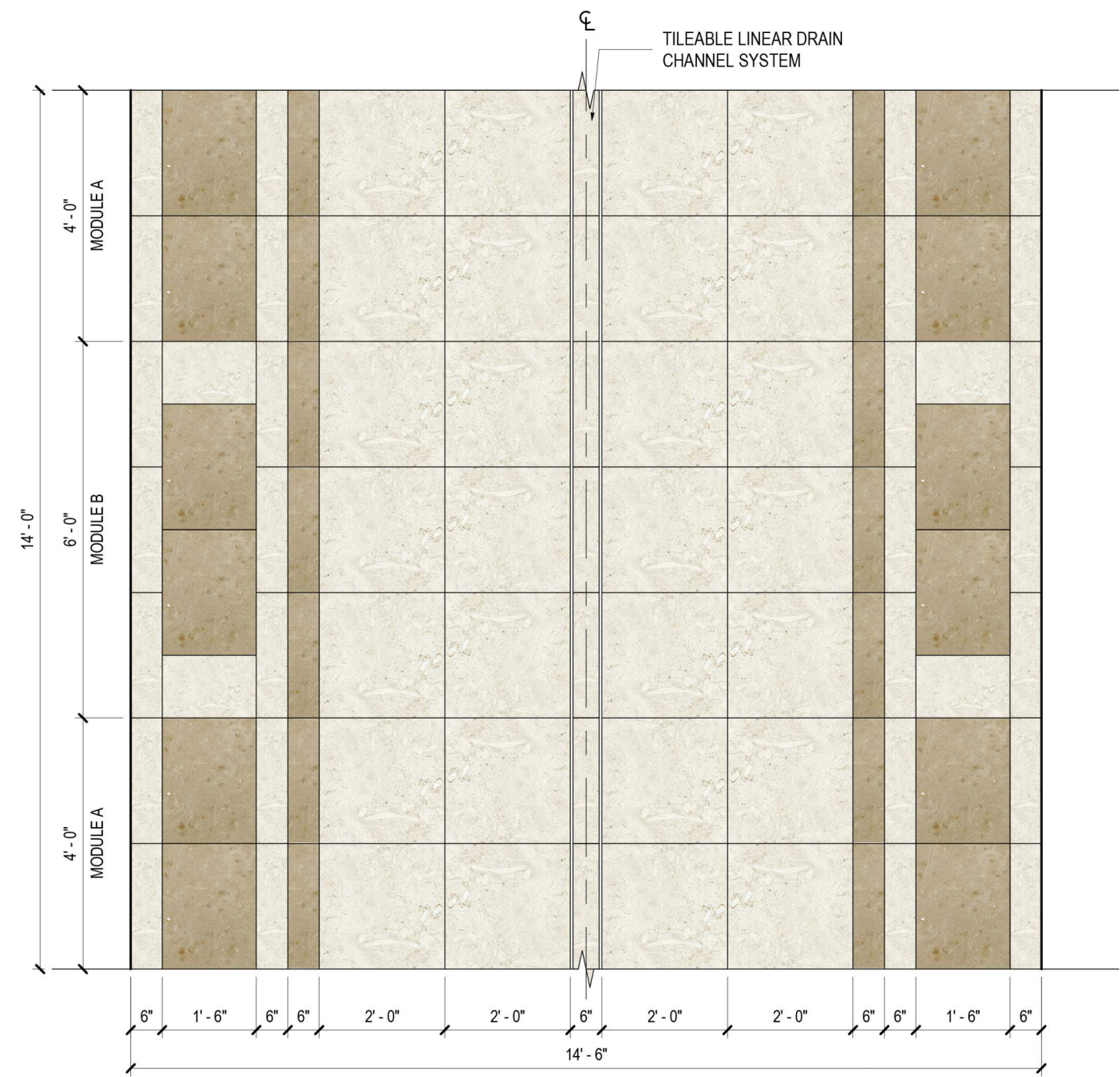
D: Grey Field / Brown



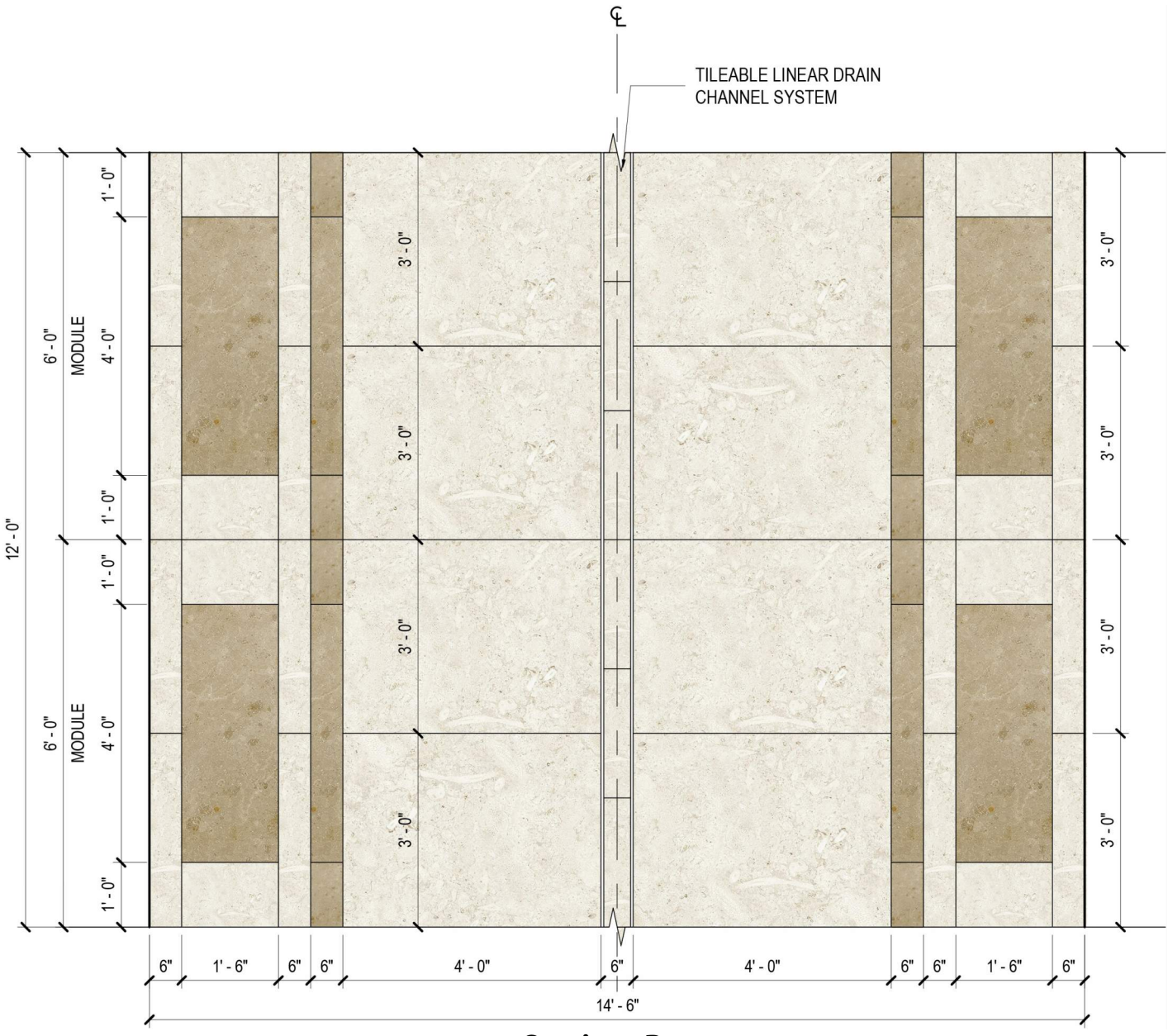
Accent Tile
Palladium
Coral Stone

Field Tile
Castile Grey
Limestone

PAVING PATTERN OPTIONS



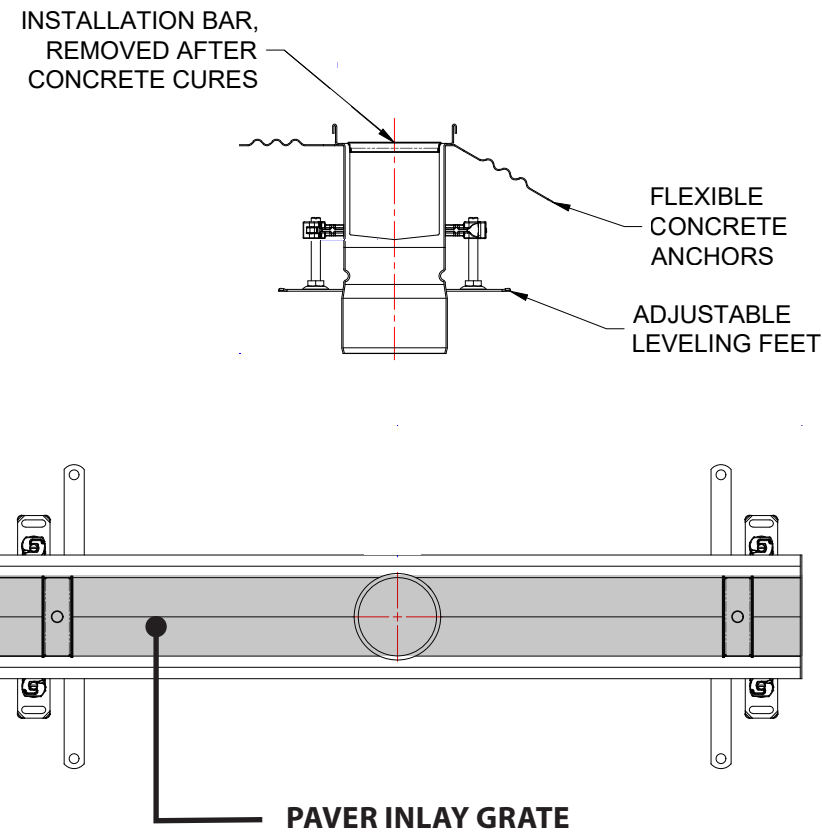
Option A



Option B

LINEAR DRAIN TYPOLOGY

*DRAIN COVER TYPE TO BE DETERMINED PER FINAL
WATER FLOW CALCULATION IN COORDINATION
WITH PLUMBING ENGINEER AND DRAIN
MANUFACTURER*



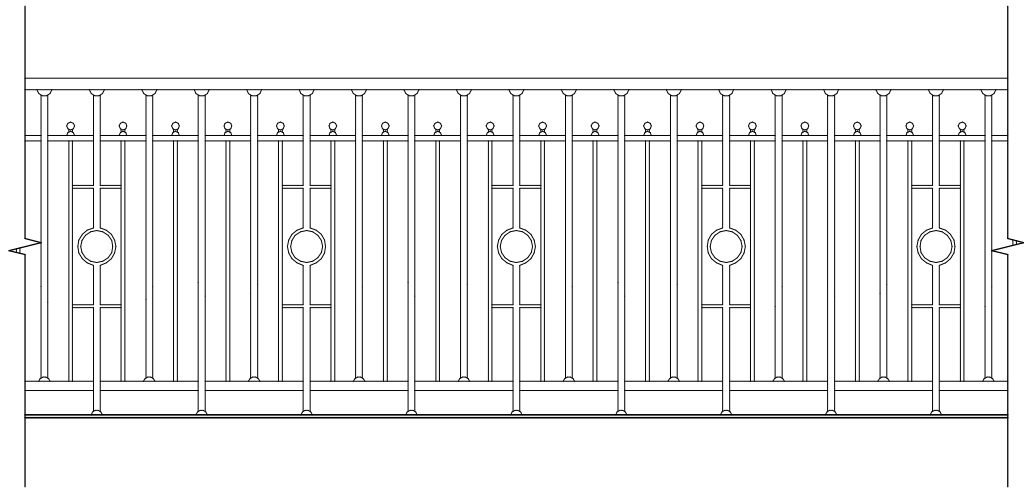
SOLID STONE DRAIN COVER



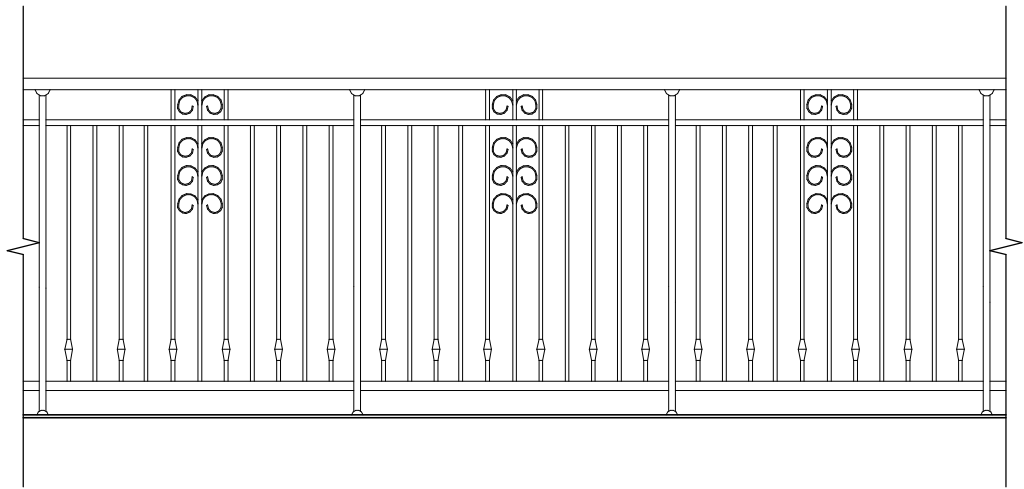
SLOTTED STONE DRAIN COVER



INTERIOR STOREFRONT **RAILING OPTIONS** | HERITAGE LUXE



OPTION 1

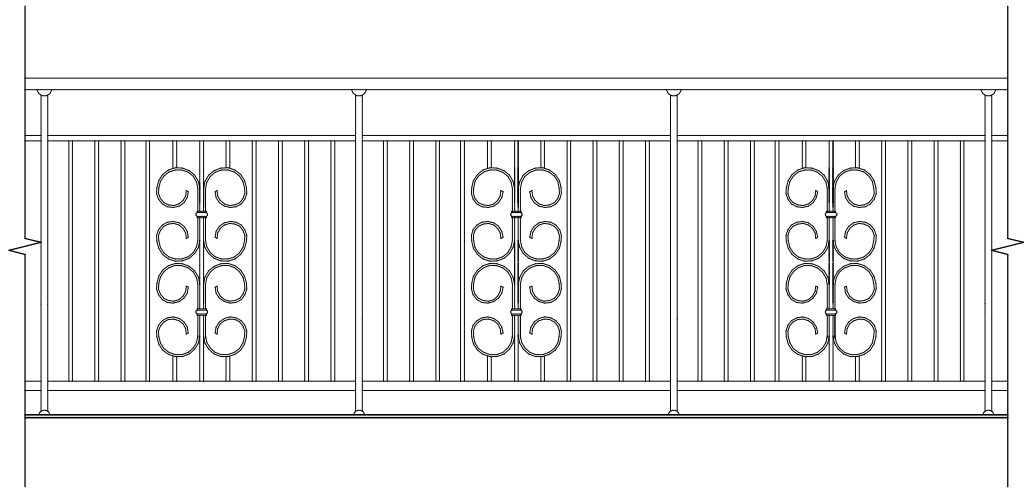


OPTION 2

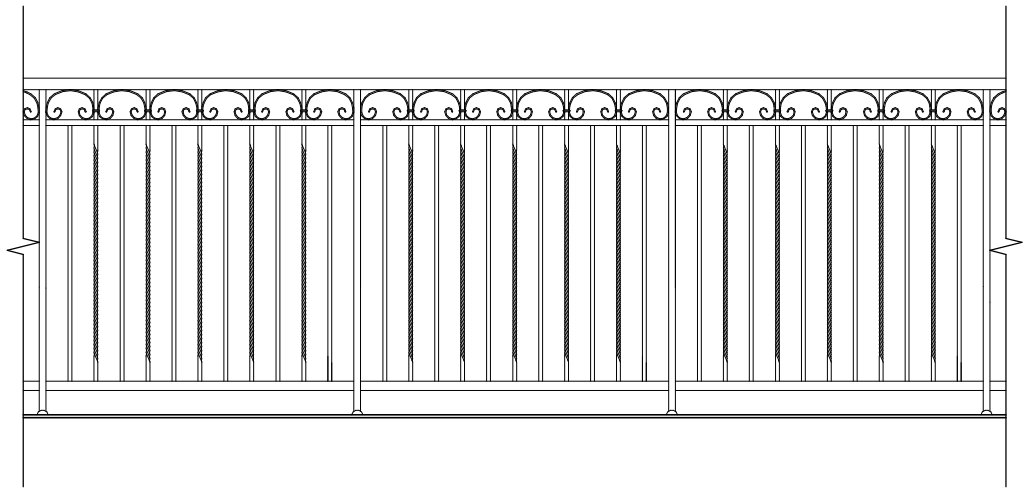
REFERENCE:



THE BREAKERS



OPTION 3



OPTION 4

REFERENCE:



WORTH AVE

THANK YOU

