



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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- L2.0 - Construction Screening & Staging Plan
- L3.0 - Truck Logistics Plan
- 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

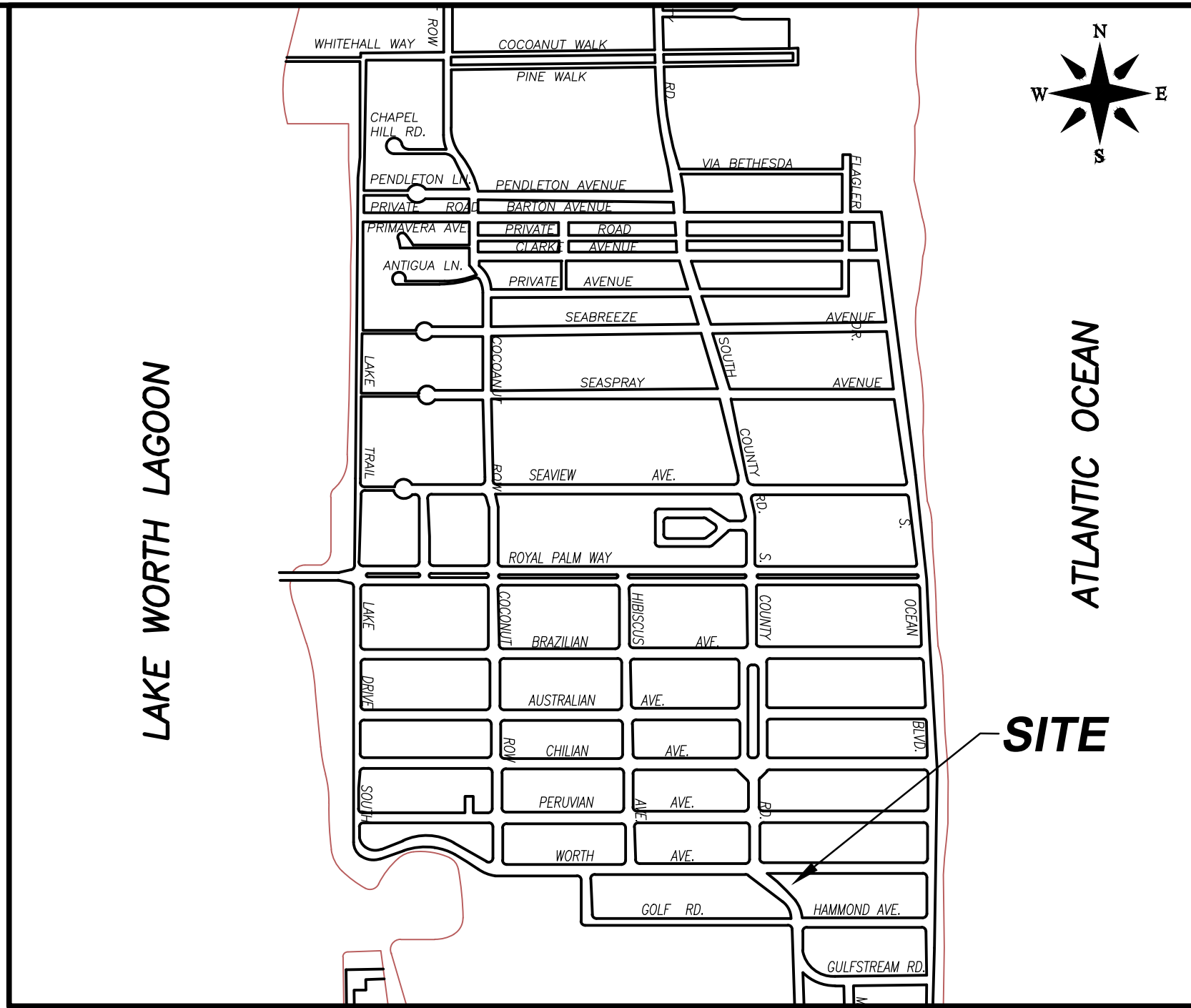
TOPOGRAPHY FOR:
WILSON 150 WORTH LLC

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

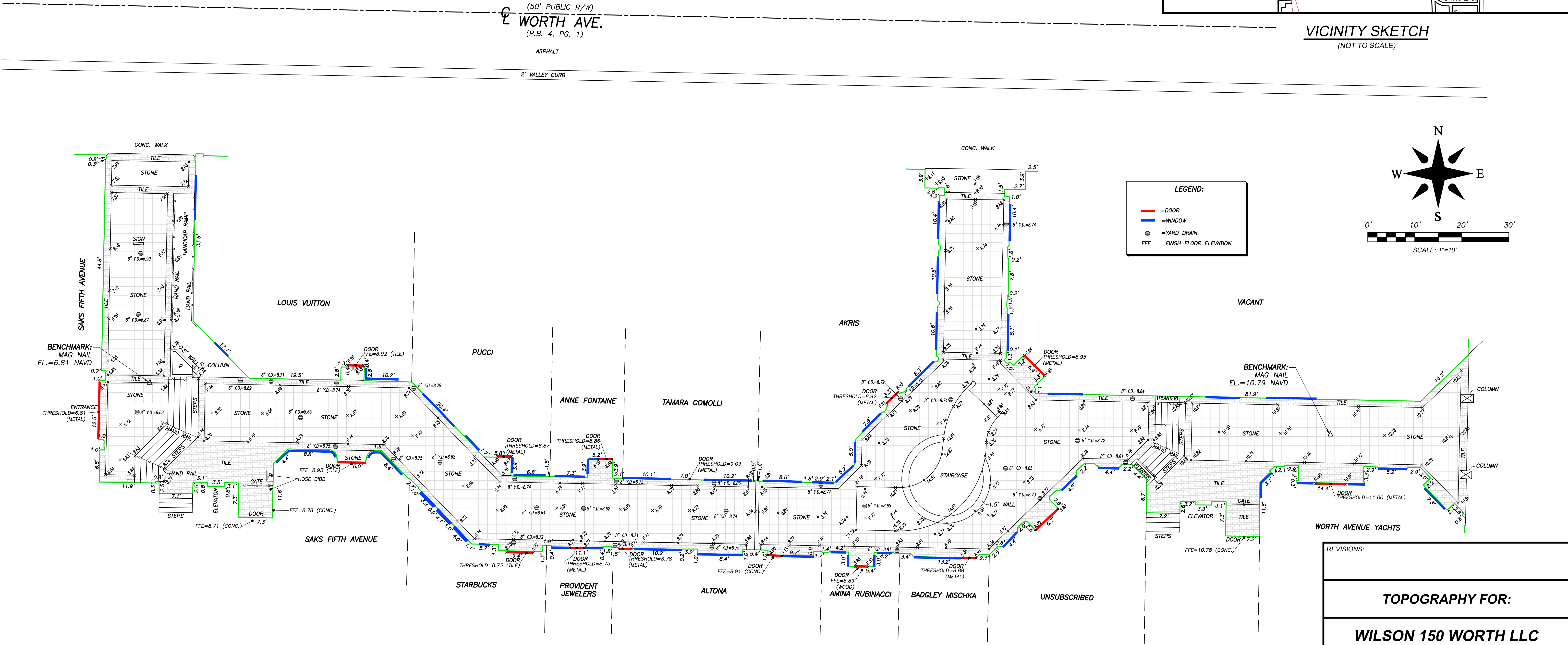
PROPERTY ADDRESS: 150 Worth Ave Palm Beach, FL 33480

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 472.027, 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 cannot 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, plat, or map is for informational purposes only and is not valid.



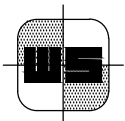
VICINITY SKETCH
(NOT TO SCALE)



REVISIONS:

TOPOGRAPHY FOR:

WILSON 150 WORTH LLC



WALLACE SURVEYING

CORP. LICENSED BUSINESS #4499

5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551

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'K'D.: 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

ENVIRONMENT
DESIGN
GROUP

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Phone: 561.832.4600 Mobile: 561.313.4424

Landscape Architecture
Land Planning
Landscape Management

Dustin M. Mizell, M.L.A., R.L.A. #6666784
Dustin@environmentdesigngroup.com

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



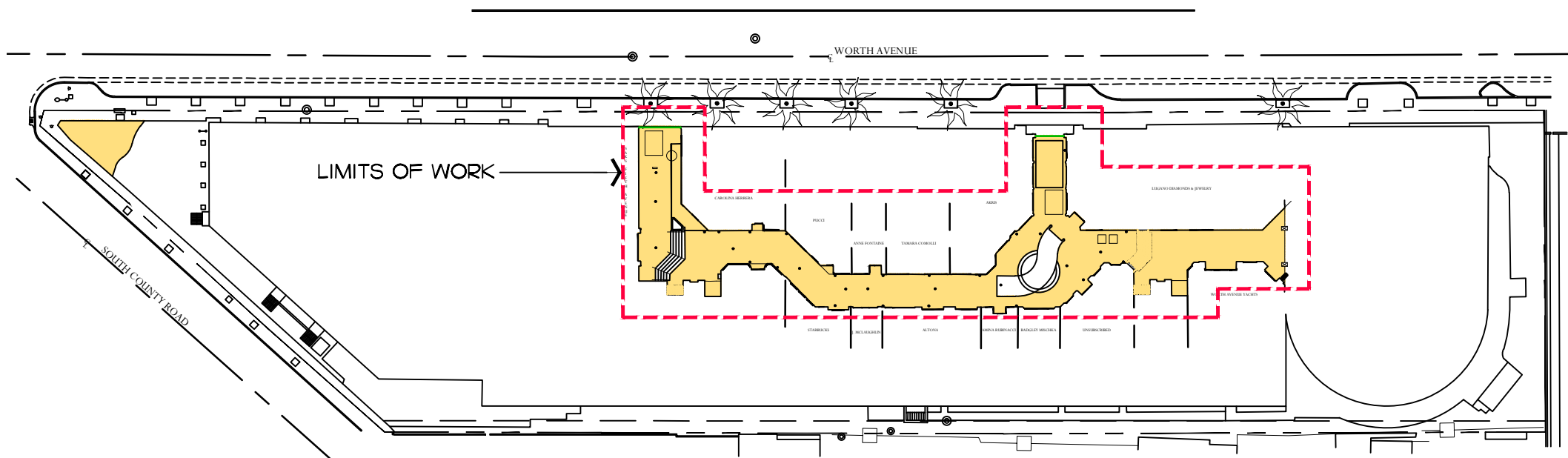
View to Banquette



View to East Stairs



View to Central Courtyard Staircase from Sidewalk



Site Map

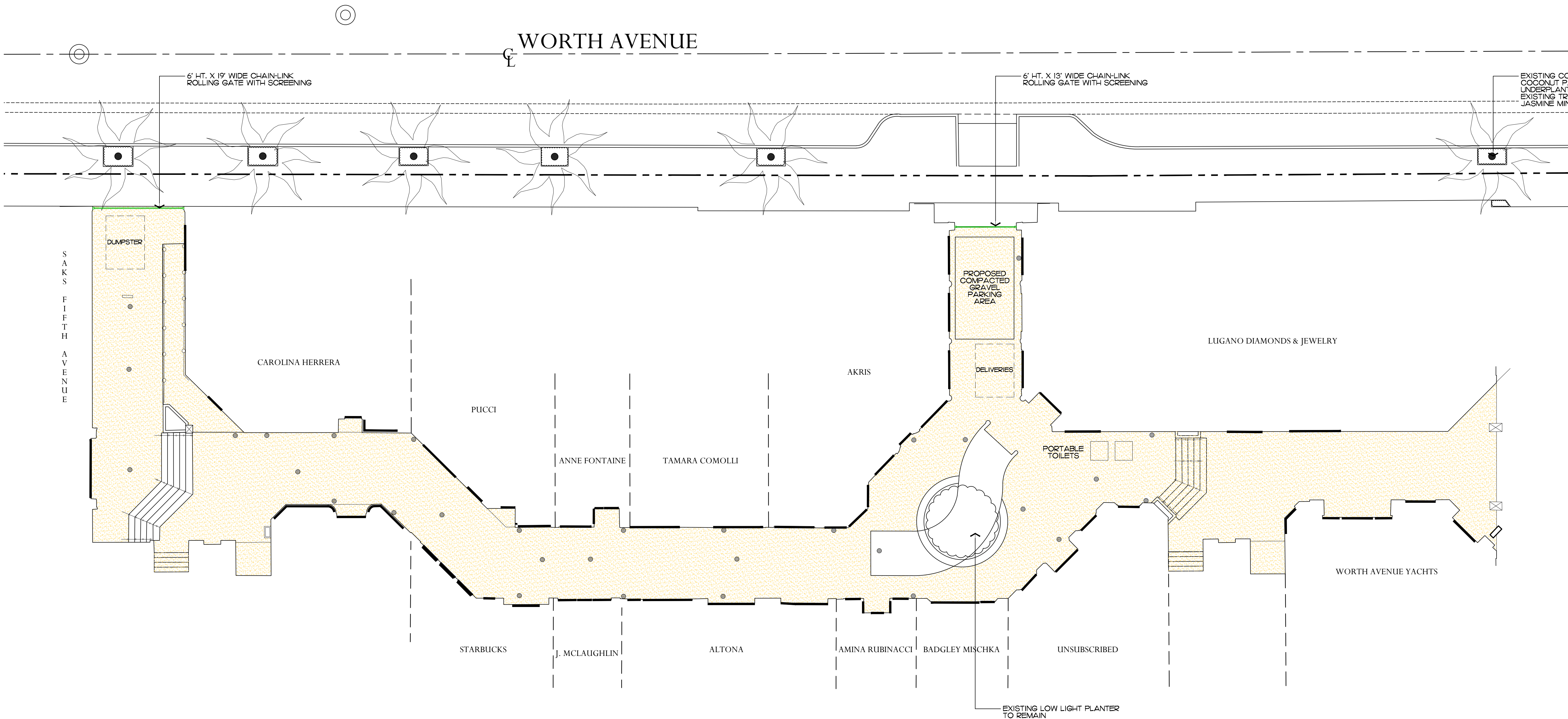
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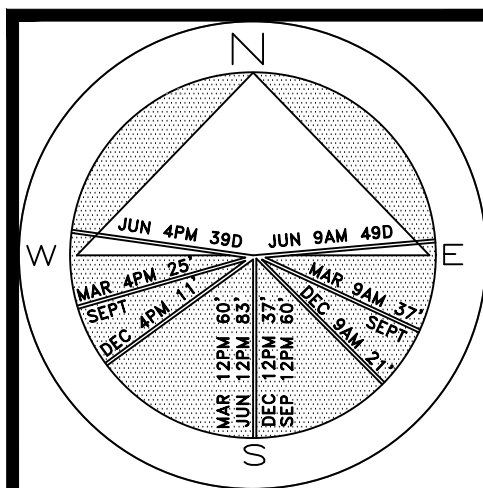
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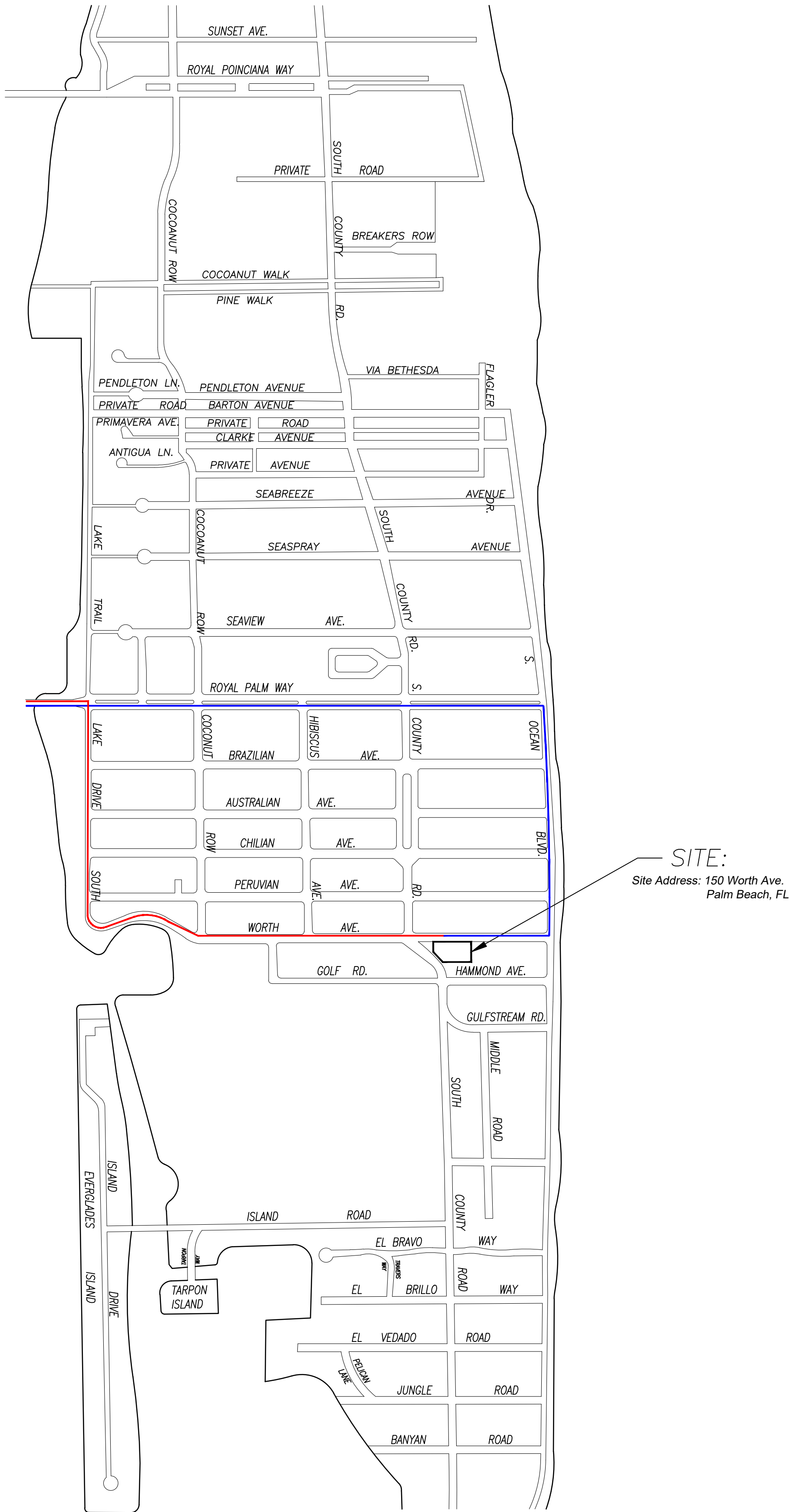
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ARC-24-0096
Construction Screening & Staging Plan
SCALE IN FEET: 3/32"=1'-0"

SHEET L2.0



1 PROPOSED TRUCK INGRESS / EGRESS ROUTES MAP

SCHEDULE:

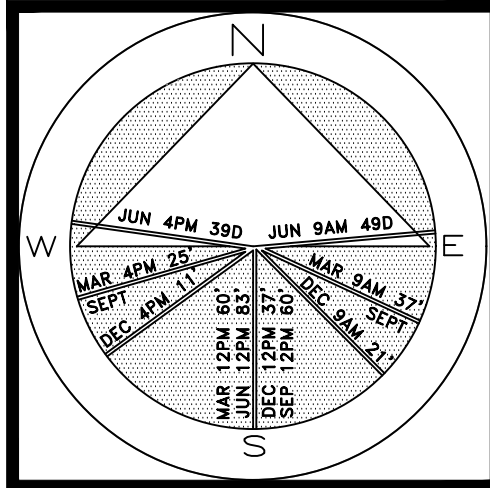
MONTH 1: DEMOLITION AND CLEANUP
(3 - 5 DAYS)

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.

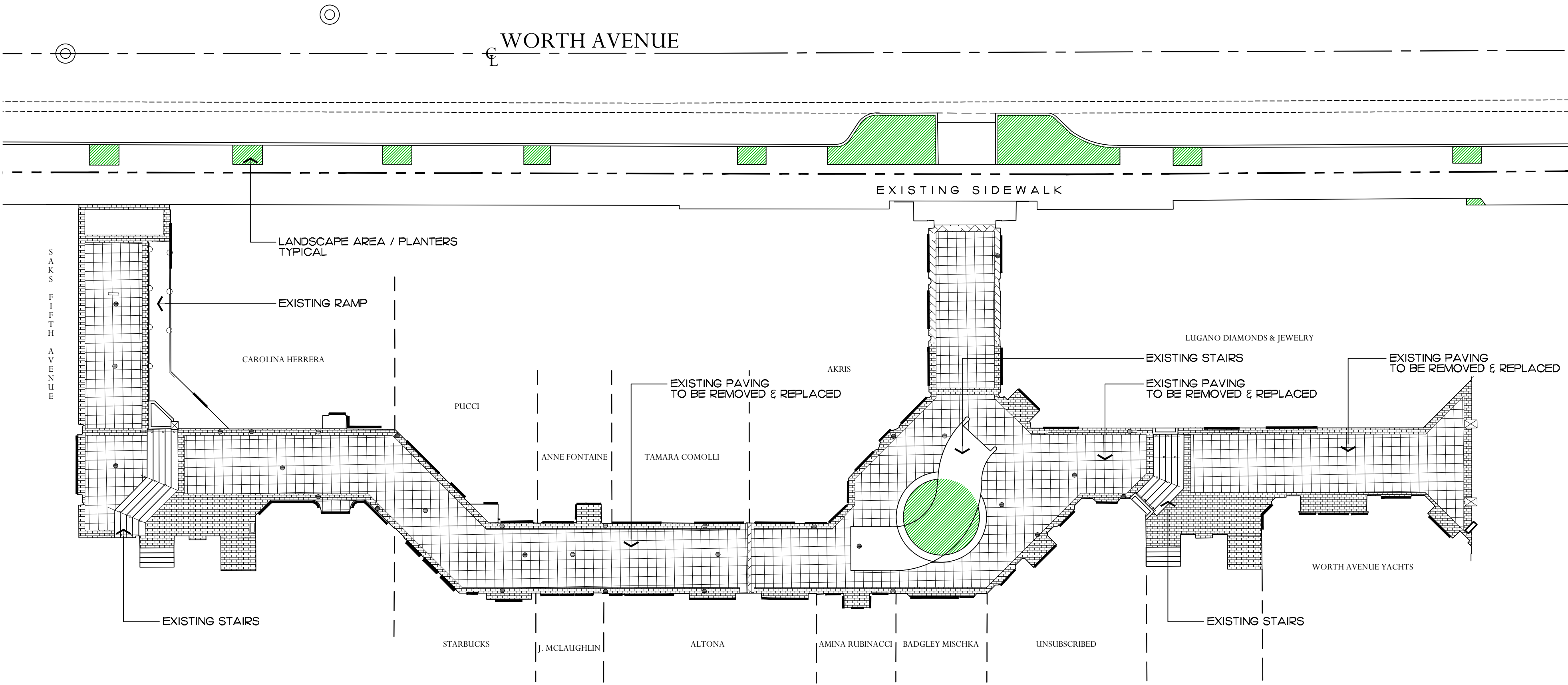
PROPOSED INGRESS TRUCK ROUTE
PROPOSED EGRESS TRUCK ROUTE

The Esplanade
150 Worth Avenue
Palm Beach
L O R I D A

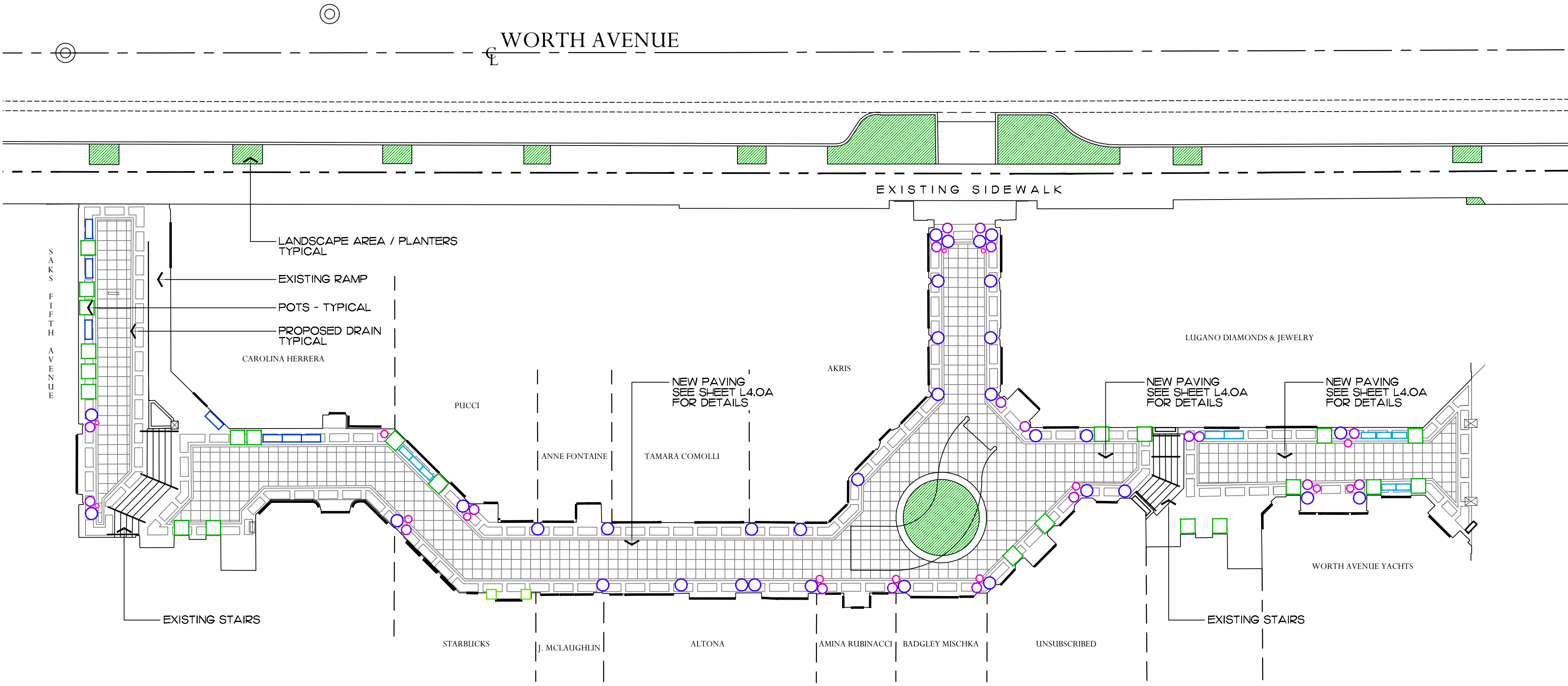


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DATE: 09.05.2024
09.23.2024
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SHEET L3.0



Existing Site Plan



Proposed Site Plan

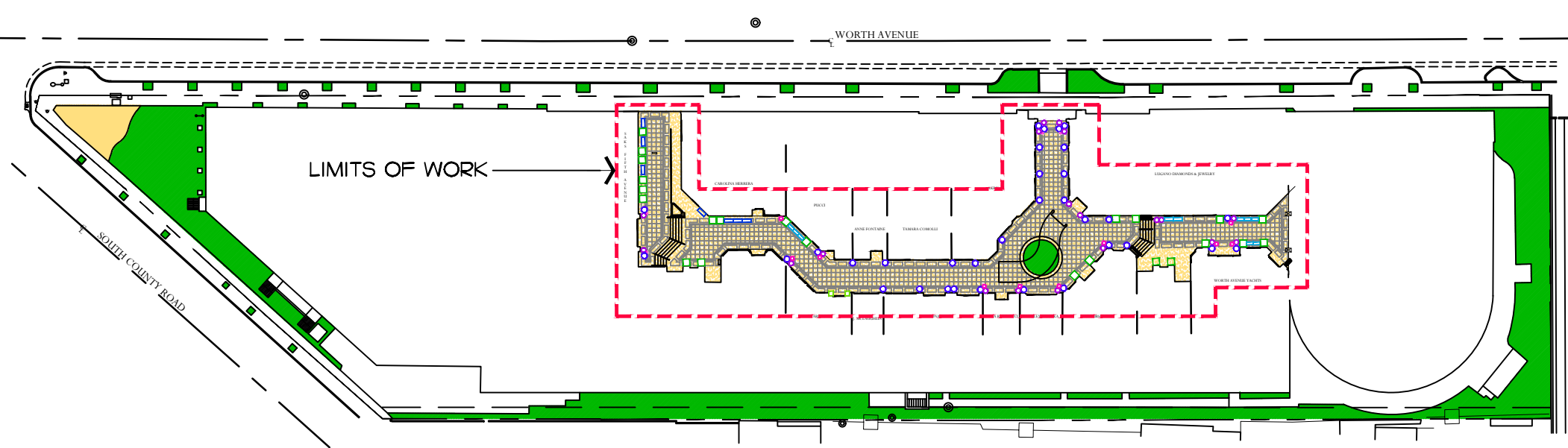
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Site Map

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.

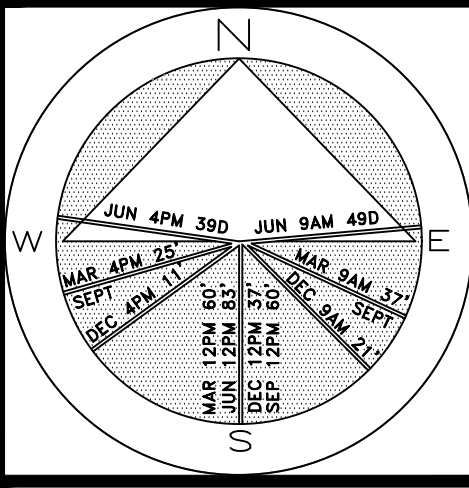
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The Esplanade
150 Worth Avenue
Palm Beach



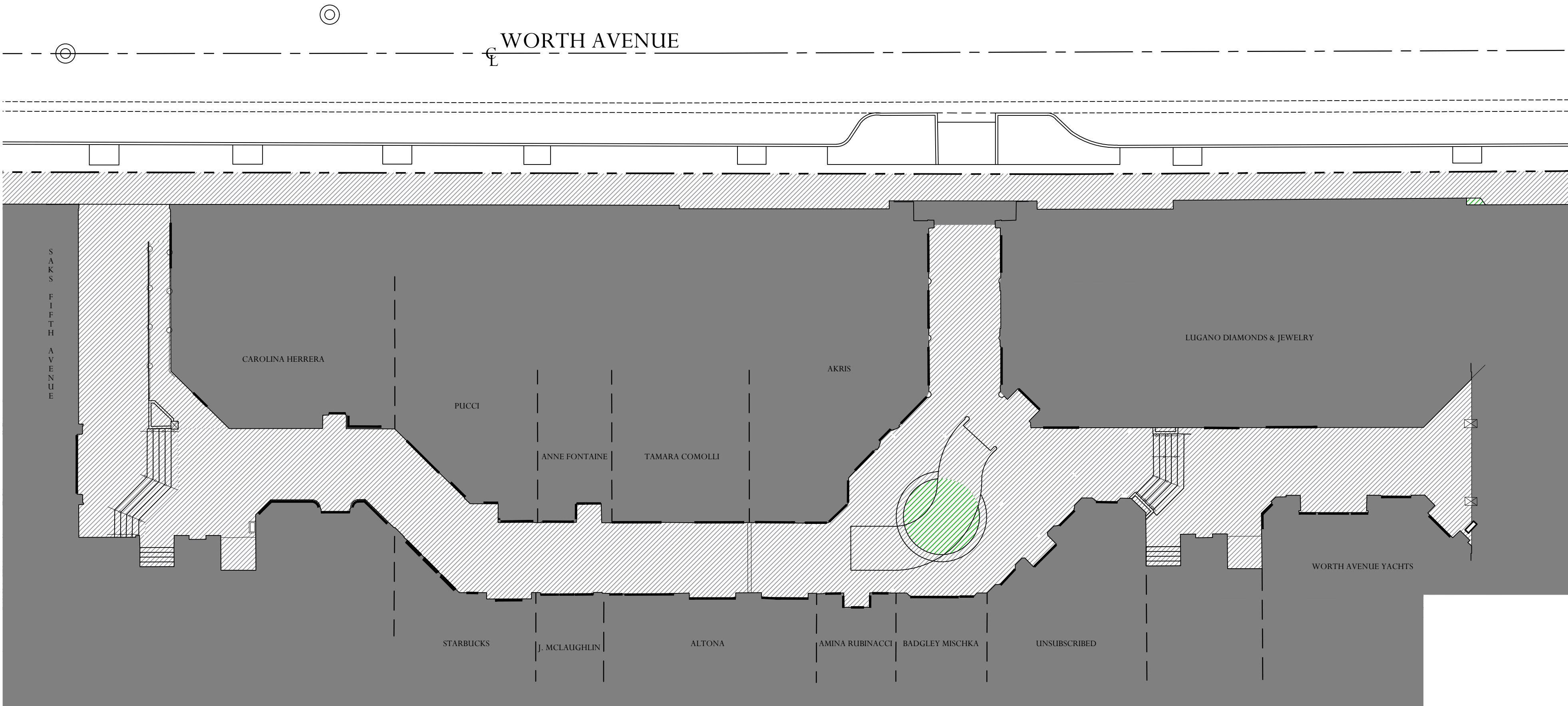
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12.04.2024

SHEET L4.0

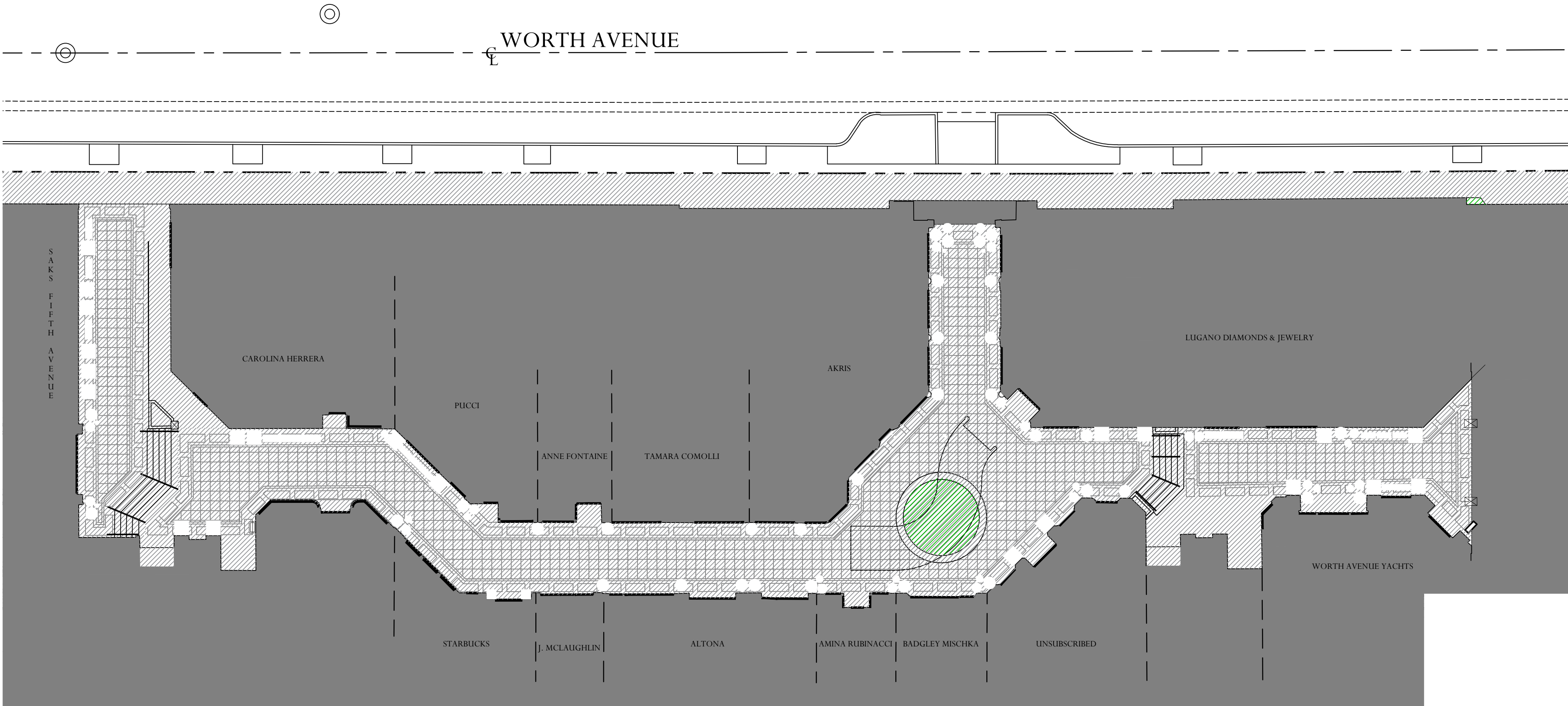
ARC-24-0096

Existing vs. Proposed Site Plan

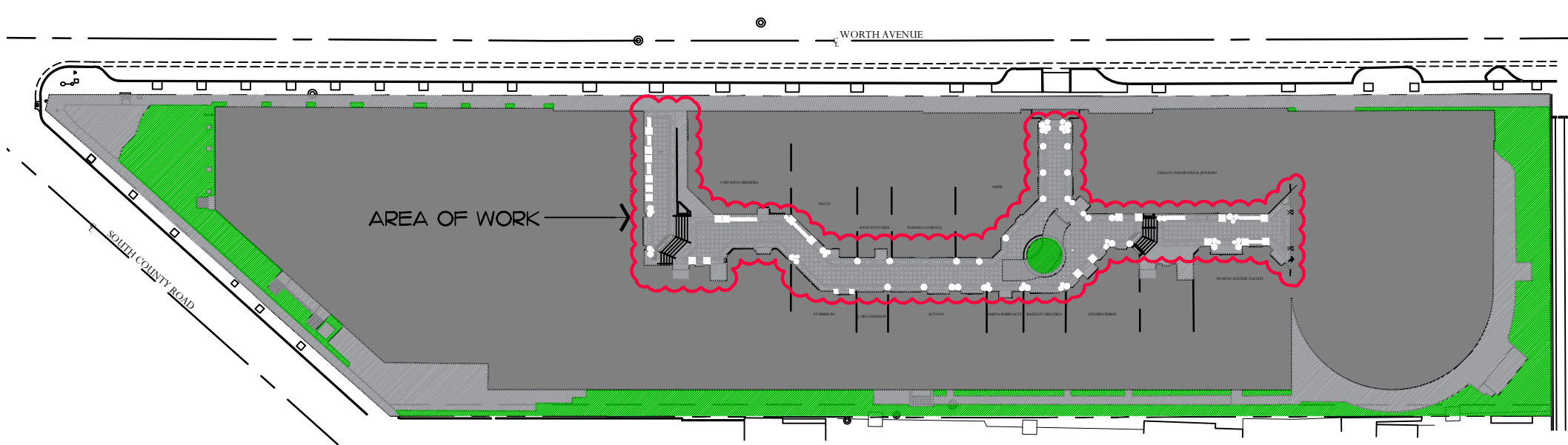
SCALE IN FEET: 1/16"=1'-0"



Existing Site Plan



Proposed Site Plan



Site Map

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

- 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.

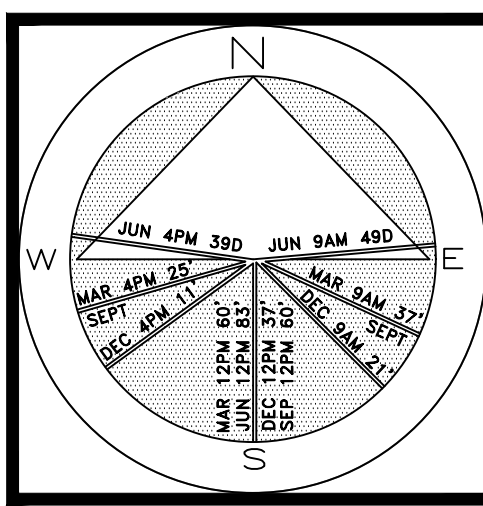
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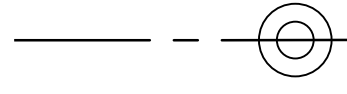
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Site Calculation/Open Space Graphics

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

SHEET L4.1

ARC-24-0096



A circular diagram with four quadrants labeled N (North), S (South), E (East), and W (West). The months are arranged in a clockwise cycle starting from the top (North). The months are grouped into four sets of three, each associated with a specific date and time: JUN 4PM 39D (North), JUN 9AM 49D (East), MAR 3AM 37D (South), and MAR 12PM 63D (West). The months are arranged in a clockwise cycle starting from the top (North).

Month	Time	Days
JUN	4PM	39D
JUN	9AM	49D
MAR	3AM	37D
MAR	12PM	63D

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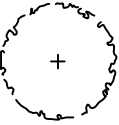
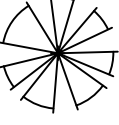
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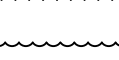
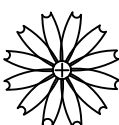
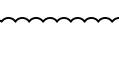
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ARC-24-0096
Landscape Plan
SCALE IN FEET: 3/32"=1'-0"

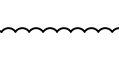
Palms

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
	ASPENIUM 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)

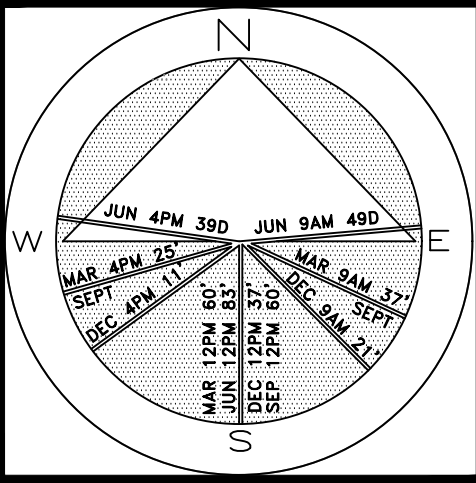
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ARC-24-0096
Landscape Schedule

The background of the slide features a low-angle photograph of a light-colored stone church tower on the right side, which includes a clock face. Two palm trees are visible: one on the left side of the frame and another in the lower right foreground. The sky is a pale, hazy blue with soft, wispy clouds.

ESPLANADE

150 WORTH AVE

JANUARY 02, 2025

ARCOM REVIEW

Design Scope | For January 2025 ARCOM Review



Design Scope | For January 2025 ARCOM Review

Agenda of design elements for ARCOM review:

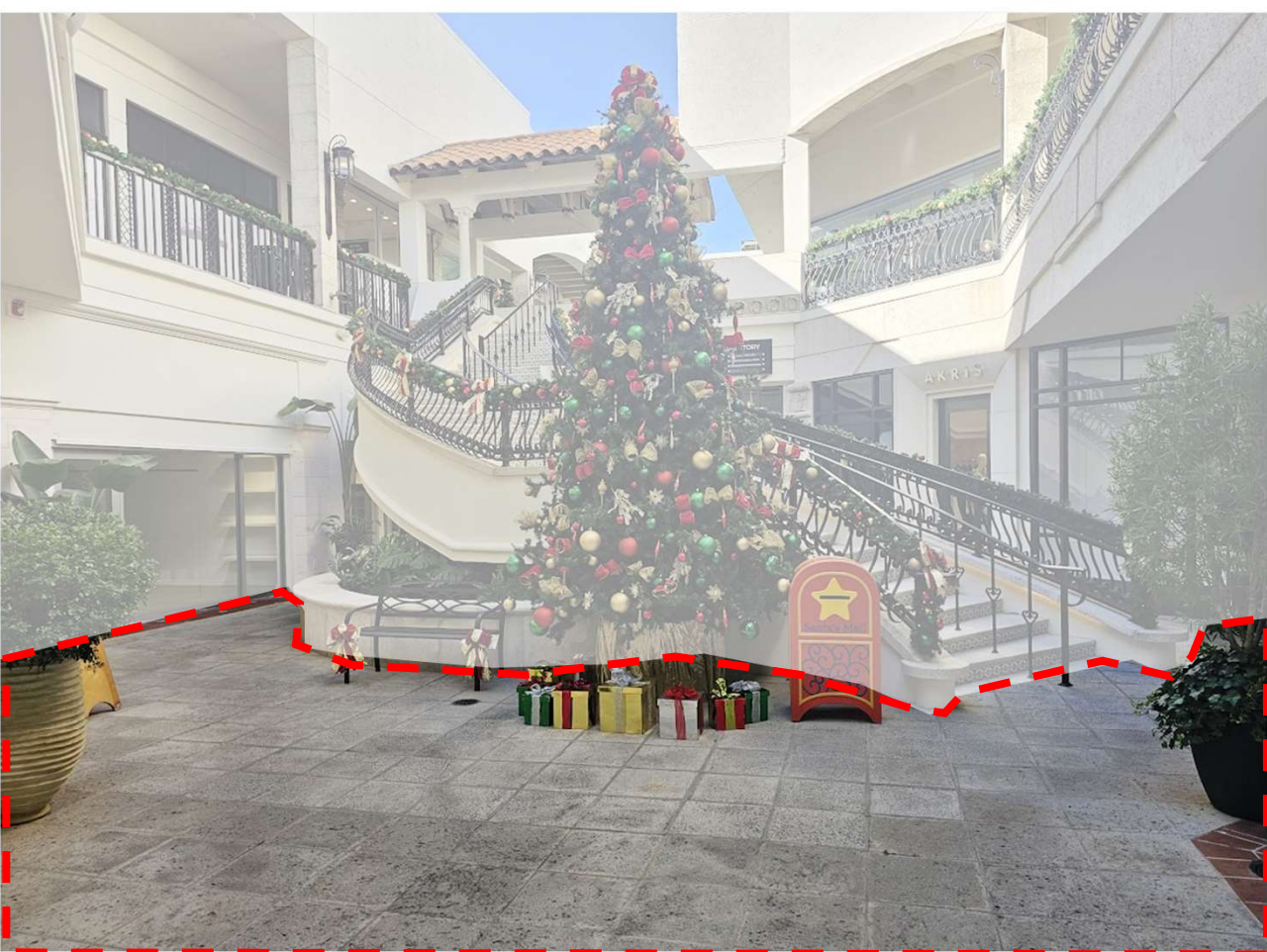
Decorative Risers + Decorative Drains + Paving Patterns + Paving Materials



Replacing pavers on steps with new hand-painted decorative tile at risers. Existing railings to remain until future phase of project.



Replacing existing pavers with new pavers as part of waterproofing project, replacement of new drains while keeping existing drainage pipes.



Replacing existing pavers with new pavers as part of waterproofing project. Existing central staircase to remain.

Original | Design & Heritage



Original | Design & Heritage



Worth Avenue Facade



Coral Stone Pilasters



Hand-painted Tiles



Wrought-iron Railings



Accent Tiles



Decorative Stair Riser Tiles

1. Decorative Tile | Existing



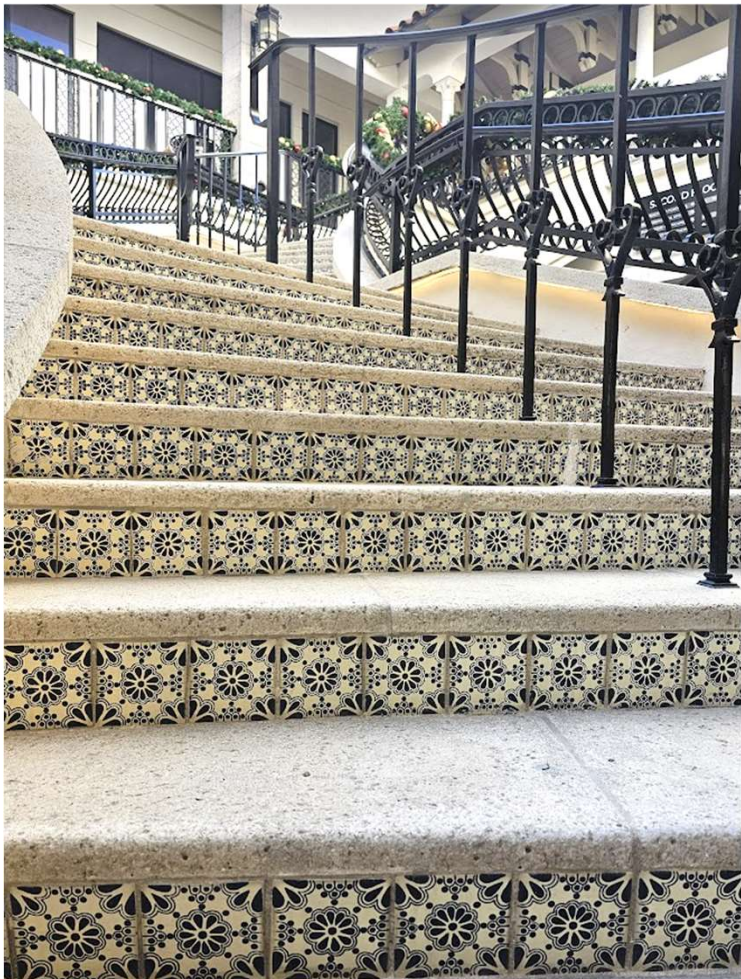
Tile at Multi-Level Steps in Central Path
Likely Original

*To be removed and replaced with new pavers in
2025 Construction Season*



Tile at Original Egress Stairs
Likely Original

*Existing to remain or consider removal during
2026 Construction Season*



Tile at Central Grand Stair
New – Appears to Mimic Original

1. Decorative Tile | Proposed

- 1. Custom hand-painted Mizner tiles sized to fit within final step risers
- 2. Referencing original tile motif with central fleurette and corner detailing
- 3. Esplanade color palette matching
- 4. Riser Patterning Options:
 - a. Same tile throughout
 - b. Alternating per riser
 - c. Alternating per tread and riser



A	A	A	A
A	A	A	A
A	A	A	A



A	A	A	A
B	B	B	B
C	C	C	C



A	B	C	D
D	C	A	B
B	A	D	C



Decorative Drain Covers

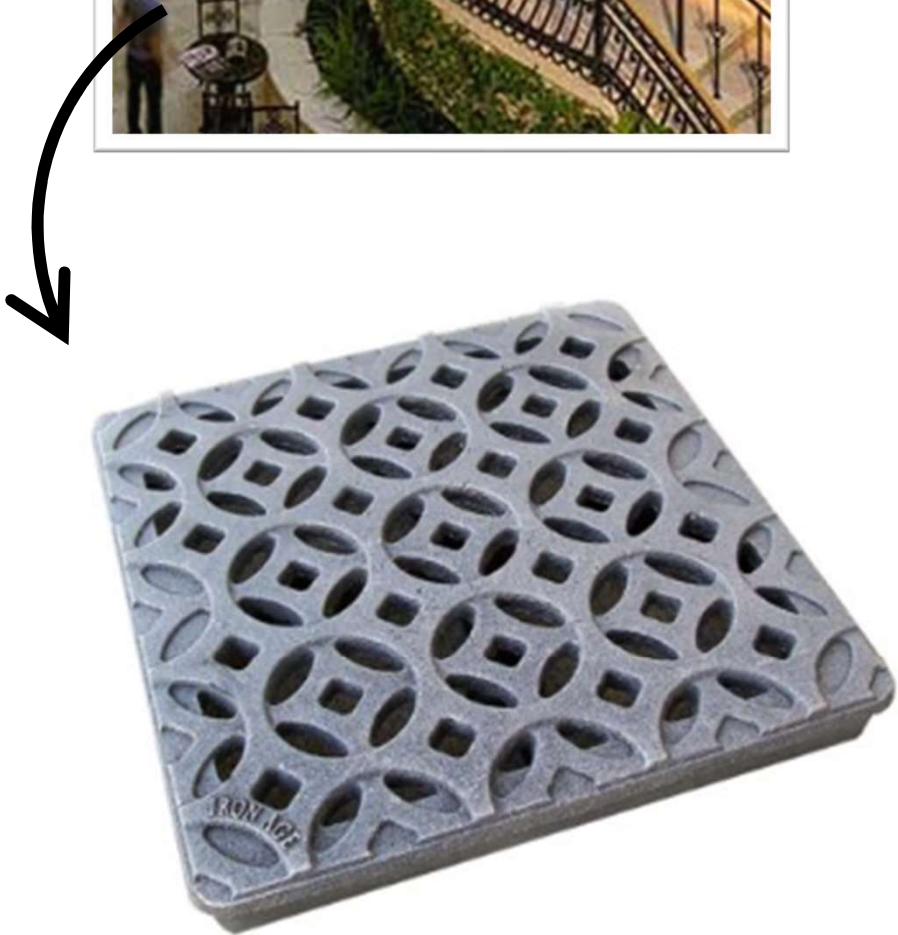
2. Decorative Area Drain | Proposed Pattern Options

All drains would be constructed of dark oil-rubbed bronze, options below to be reviewed for pattern only

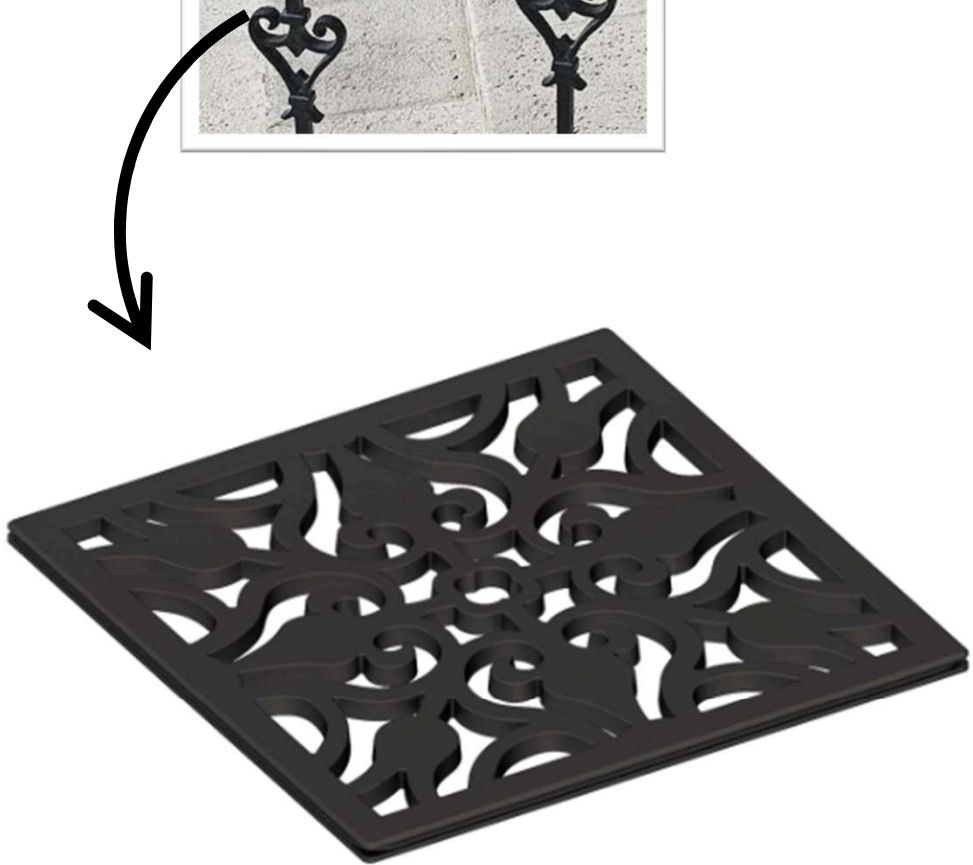
Botanical



Geometric



Ornamental

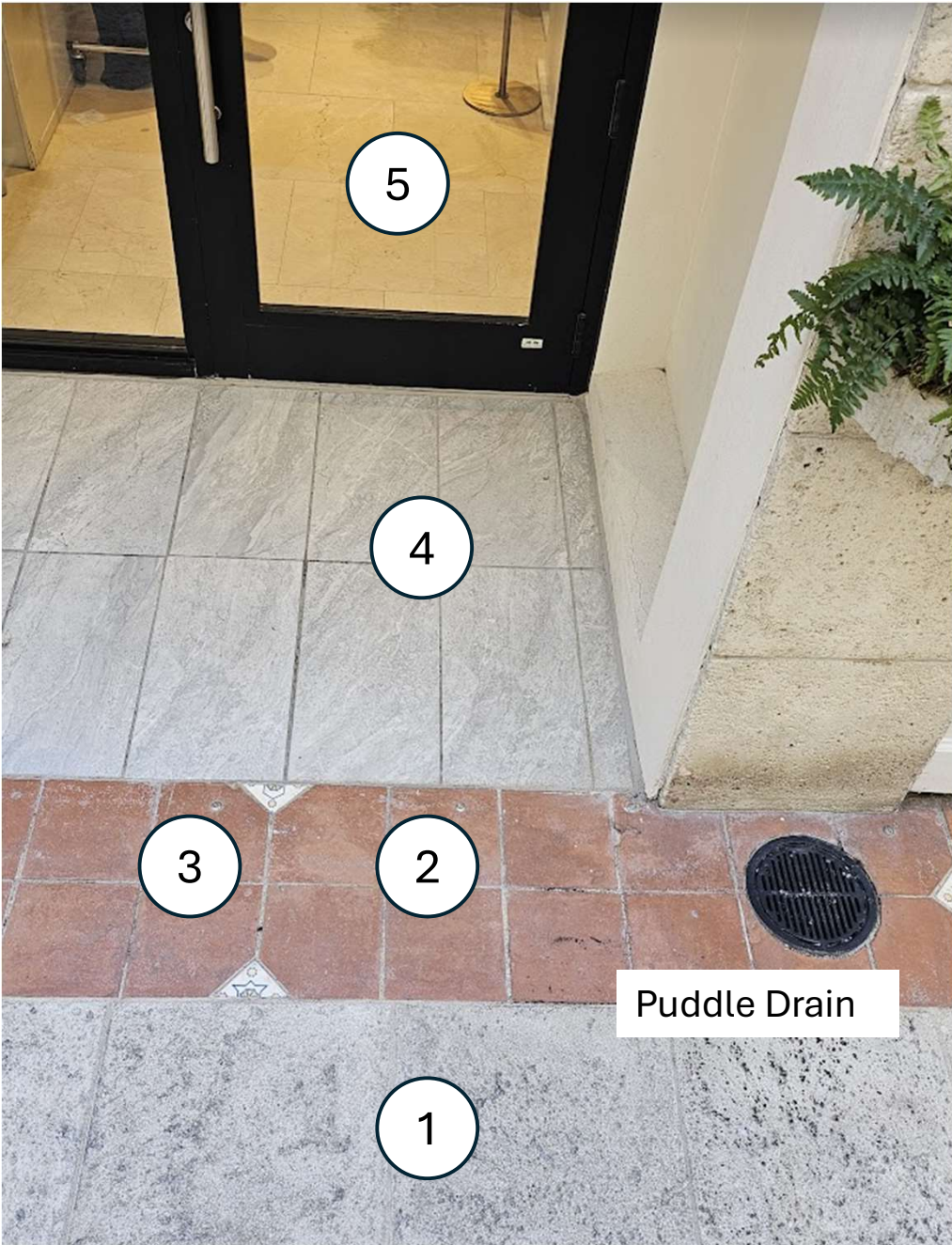




Paver Materials

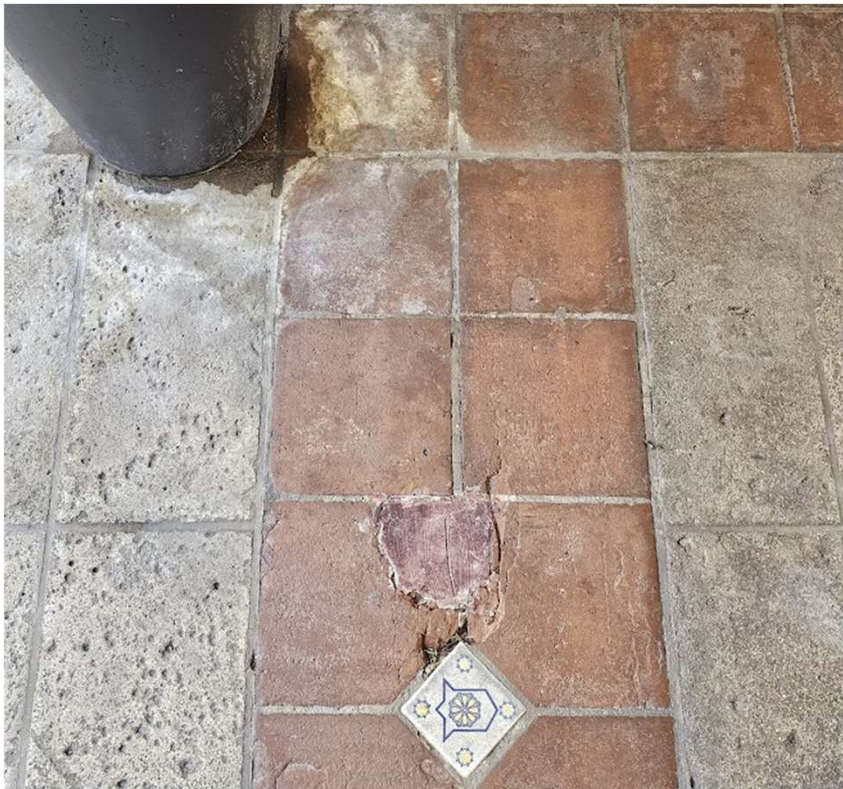
Paving Materials | Existing

- 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 Paving

Terracotta (Accent) and Cast Stone (Field)



NOV ‘24 ARCOM

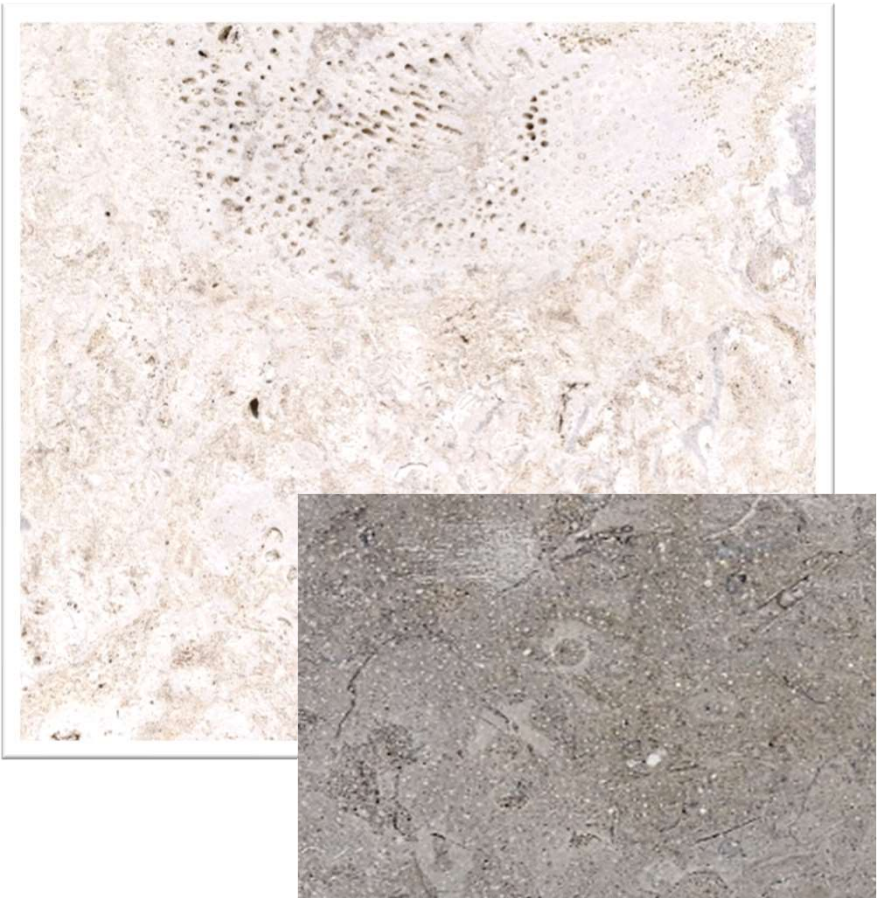
Limestone (Field) and Travertine (Accent)



Per feedback on November 22, 2024, this option lacked contrast desired by town council. Travertine material was not preferred.

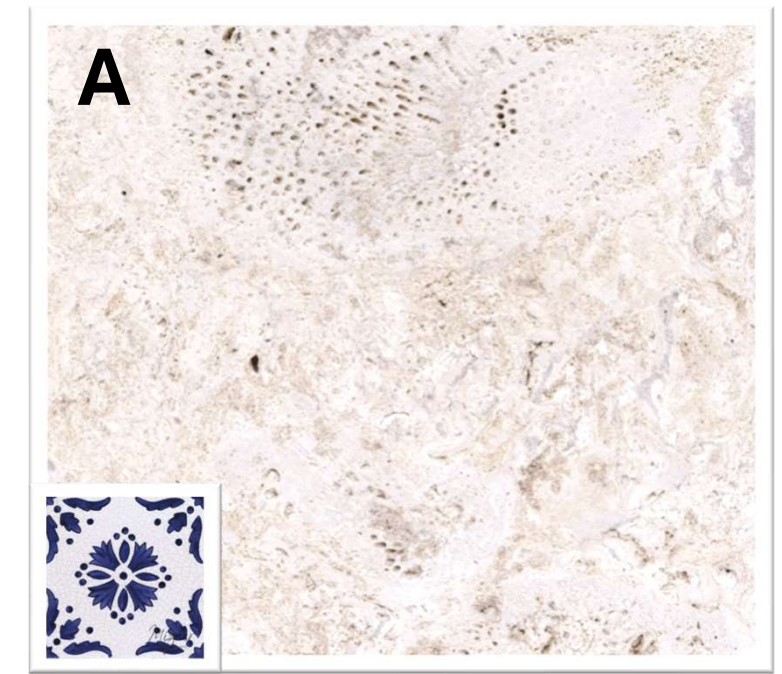
DEC ‘24 ARCOM

Option A: Palladium Coral Stone (Field)
Palladium Limestone (Accent)



Per feedback December 20, 2024, the accent was too desaturated. Classic Coral Stone was preferred amongst the presented samples for the field tile.

Paving Materials | Proposed Options

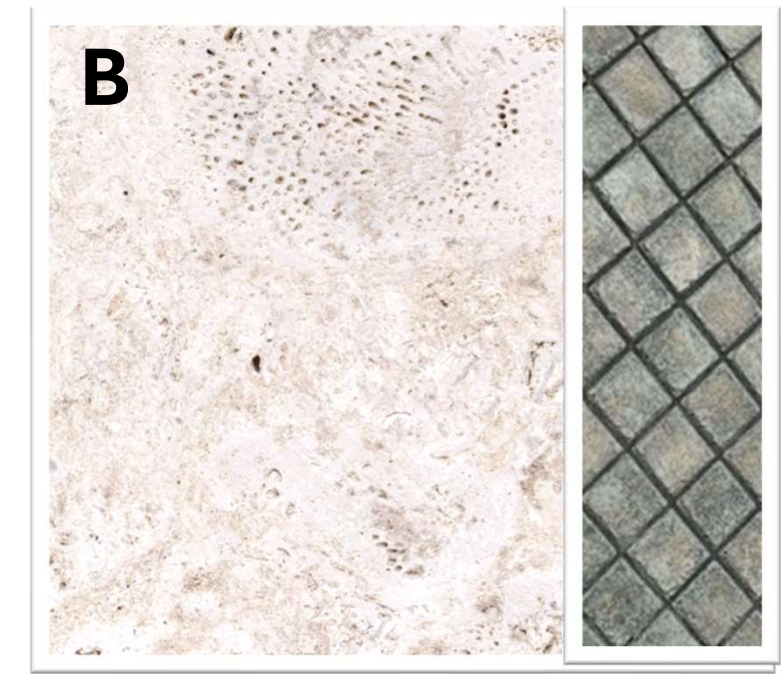


Accent Tile

Hand-painted
decorative tile

Field Tile

Classic
Coral Stone

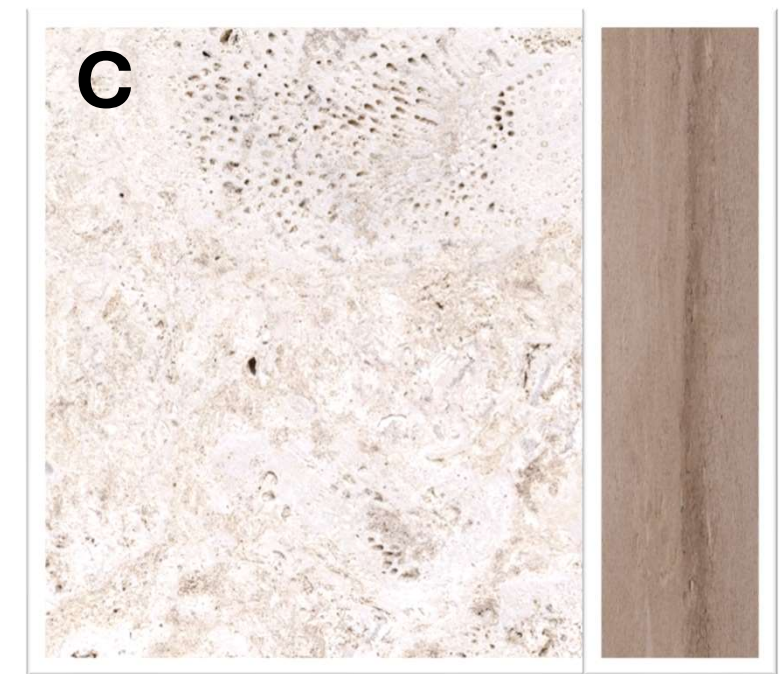


Accent Tile

Matching
Existing Façades

Field Tile

Classic
Coral Stone



Accent Tile

Beaunotte
Limestone

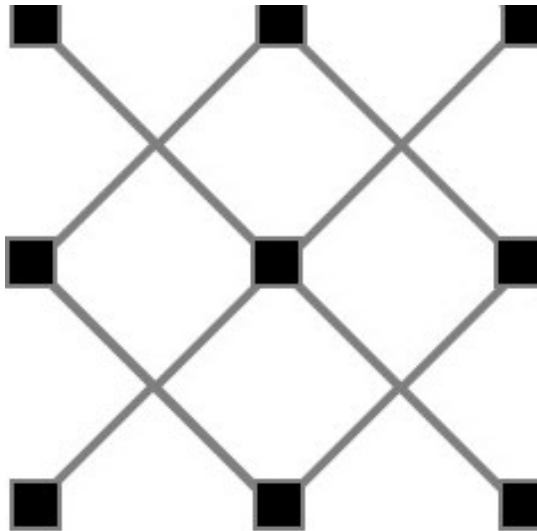
Field Tile

Classic
Coral Stone

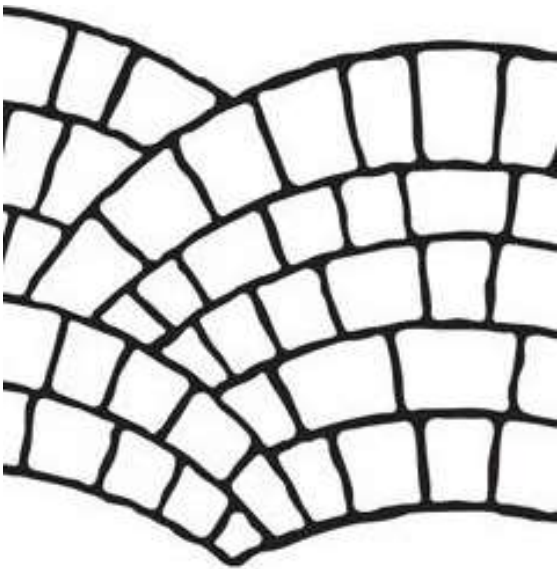


Paver Patterns

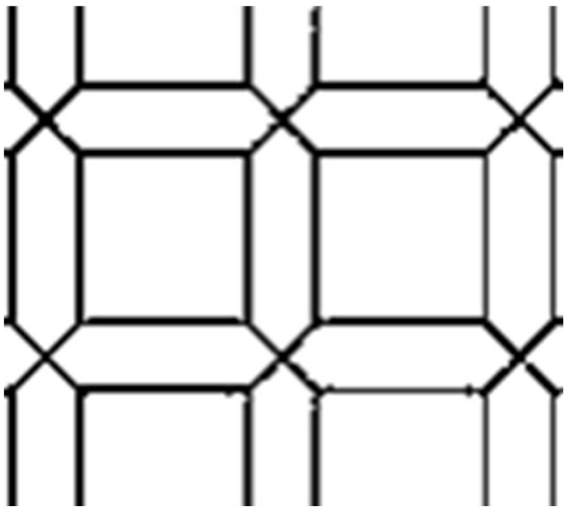
Paving Patterns | Precedents



Versailles Diamond Pattern
Referencing Via Parigi, Palm Beach

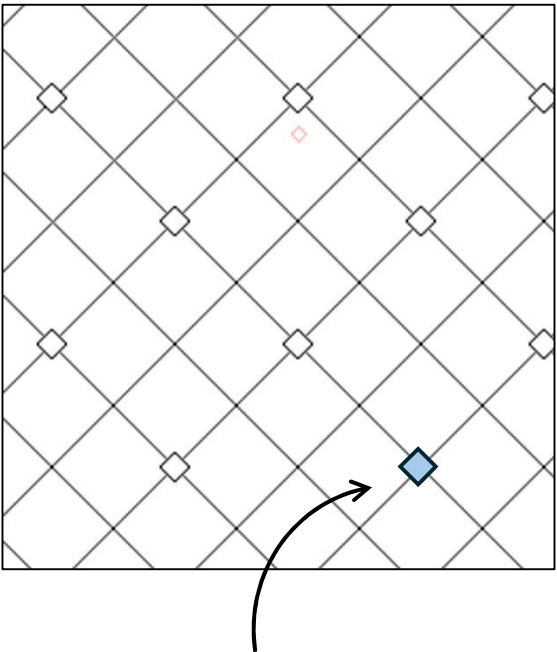
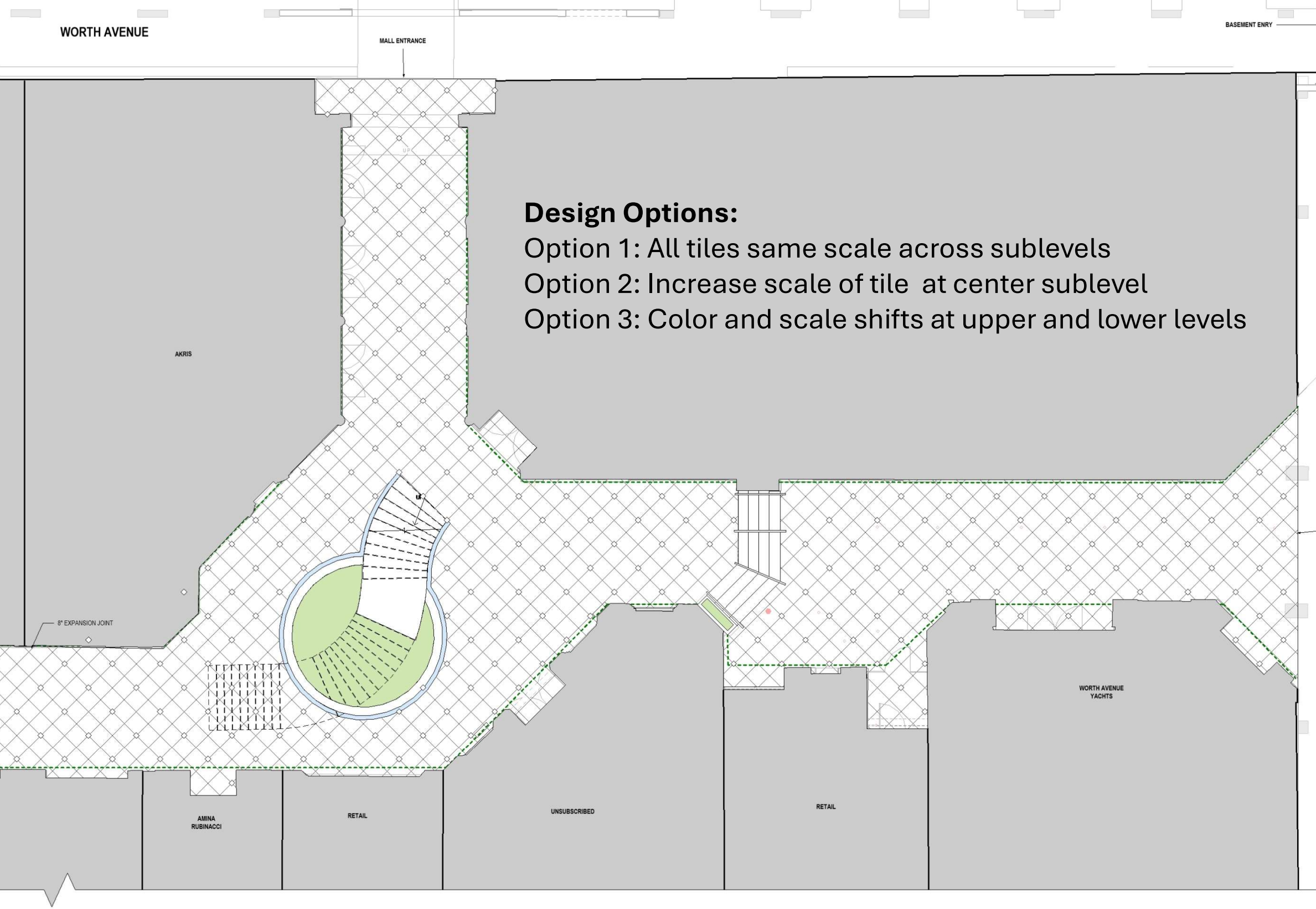


Calçada Portuguesa
Referencing Bice Restaurant, Palm Beach

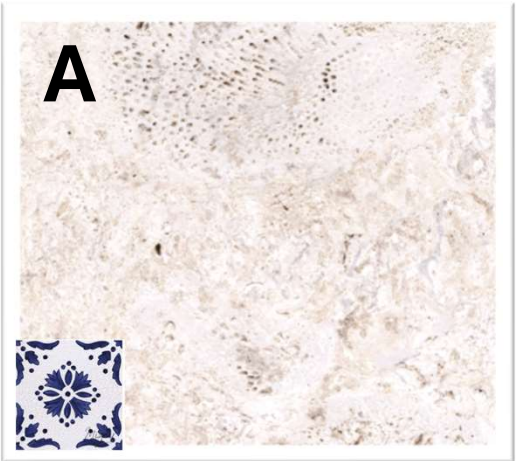


Dijon Set of San Filippo Tile Pattern
Referencing Via Mizner, Palm Beach

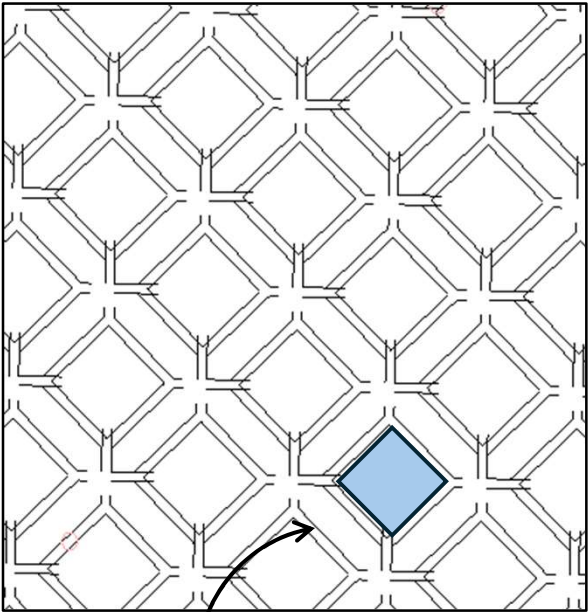
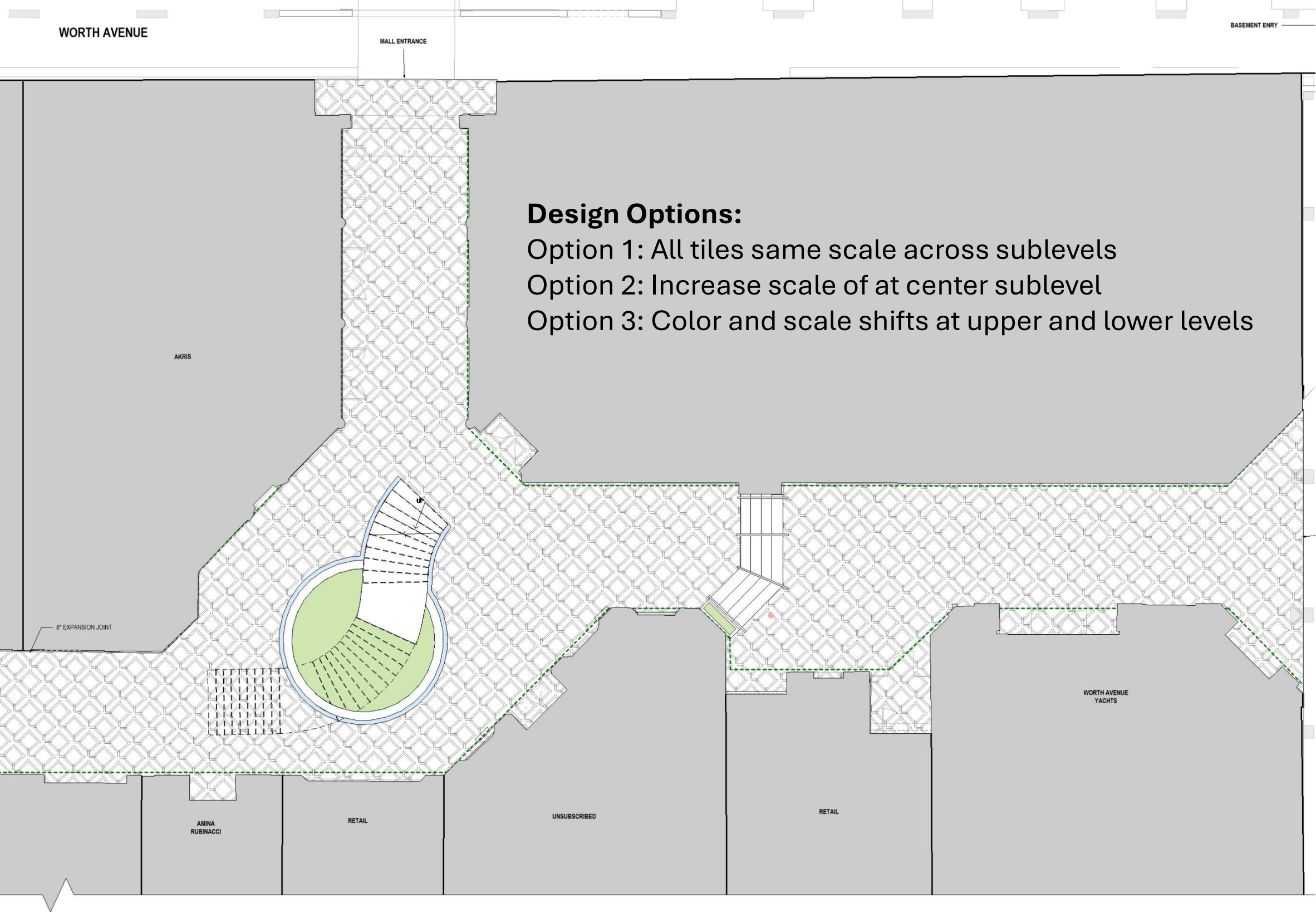
Paving Patterns | Diamond Versailles Pattern



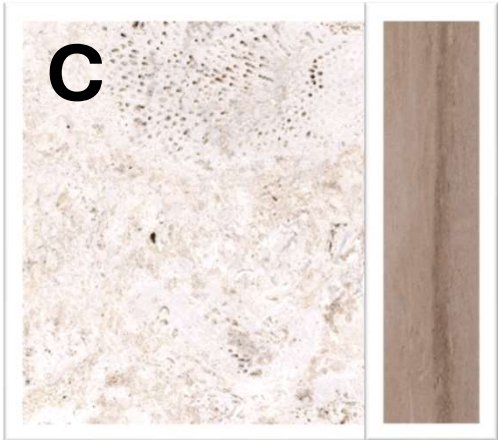
Where required, square area drain fits replaces an accent tile, thereby embedding the solution into the pattern.



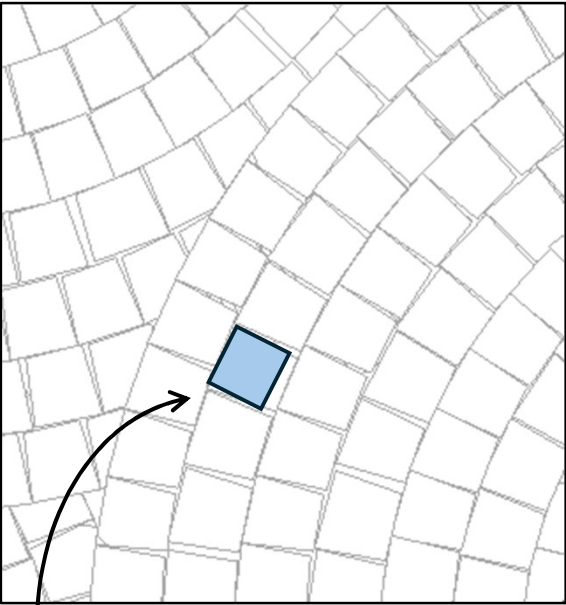
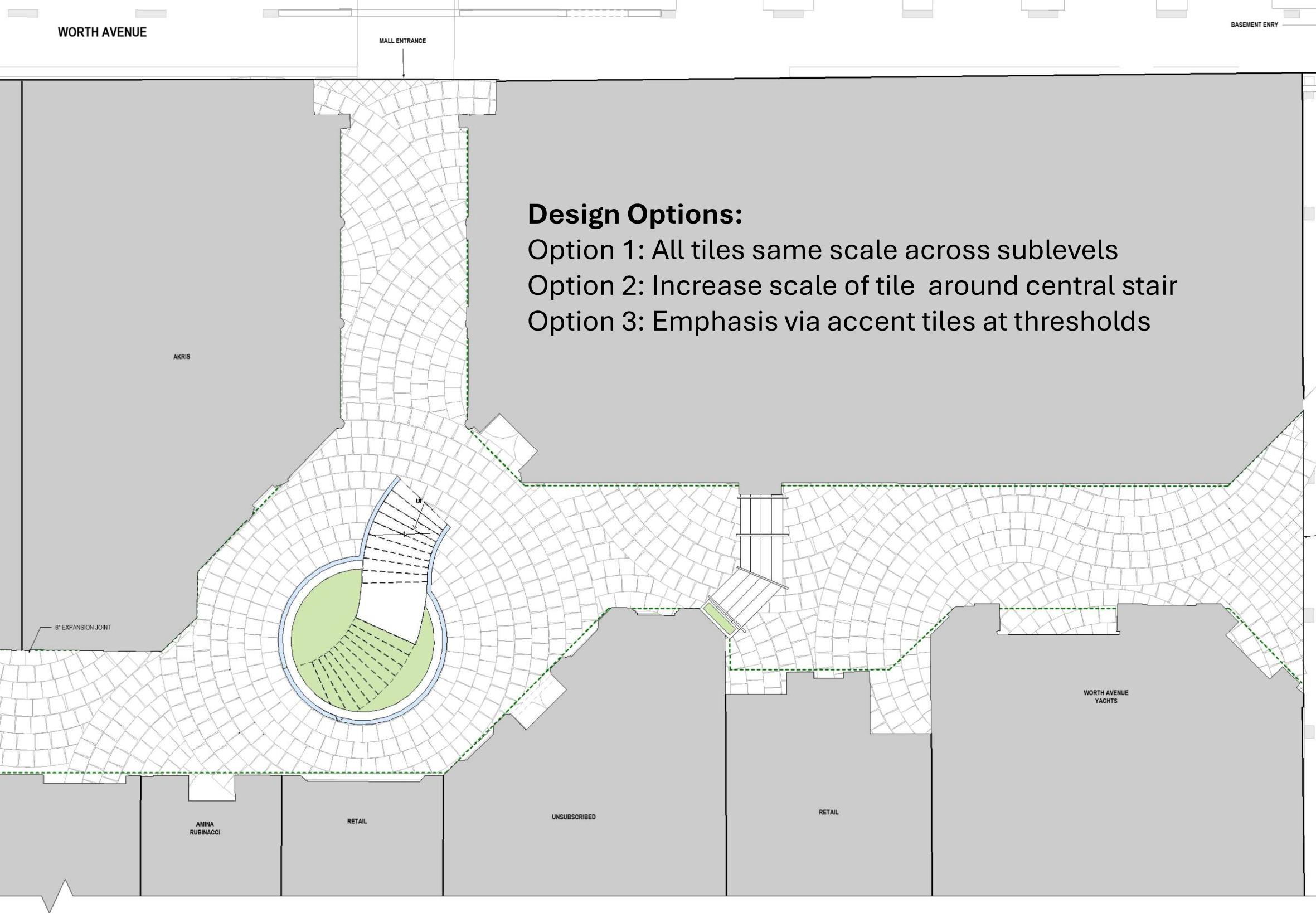
Paving Patterns | Diamond Dijon Pattern



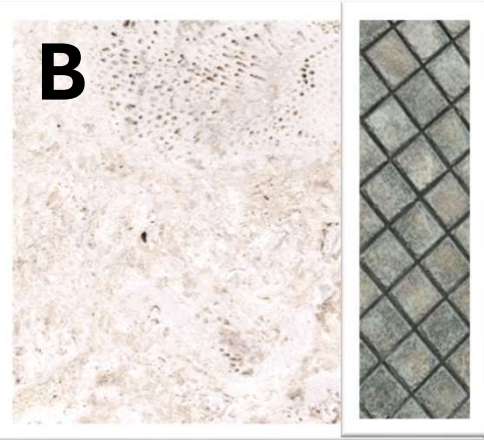
Where required, square area drain fits replaces a field tile, thereby embedding the solution into the pattern.



Paving Patterns | Circular



Where required, square area drain fits replaces a field tile, thereby embedding the solution into the pattern.



The background of the slide features a low-angle shot of a light-colored stone church tower on the right side, which includes a clock face. Two palm trees are visible: one on the left side and another in the lower right foreground. The sky is a pale, hazy blue with soft, wispy clouds.

THANK YOU

150 WORTH AVE

JANUARY 02, 2025

ARCOM REVIEW