

RECEIVED

By elyn at 3:57 pm, May 01, 2023

Winthrop House

100 Worth Avenue Palm Beach, Florida
Proposed Exterior Renovations



Drawing List

CS-1	COVER SHEET
L-1	LOCATION PLANS
EC-1	EXISTING CONDITIONS
EC-2	EXISTING CONDITIONS
SP-1	OVERALL SITE - PROPOSED PLAN
SP-2	OVERALL SITE - DEMOLITION PLAN
SP-3	STREETSCAPE ELEVATIONS
SP-4	EXISTING SITE PLAN
SP-5	PARKING PLAN
A-1.1	PROPOSED PLAN - N.E. SITE
A-1.2	PROPOSED PLAN - N.W. SITE
A-1.3	PROPOSED PLAN - S. SITE
A-2.1	SECOND FLOOR PLAN
A-3.1	THIRD & FOURTH FLOOR PLAN
A-4.1	FIFTH THRU EIGHTH FLOOR PLAN
A-5.1	PROPOSED NORTH ELEVATION
A-5.2	PROPOSED ELEVATION DETAILS
A-6.1	PROPOSED EAST ELEVATION
A-7.1	PROPOSED SOUTH ELEVATION
A-8.1	PROPOSED WEST ELEVATION
A-9.1	PORTE COCHERE - FLOOR PLAN
A-10.0	PORTE COCHERE EXISTING CONDITIONS
A-10.1	PROPOSED PORTE COCHERE
A-10.2	PROPOSED PORTE COCHERE
A-10.3	PROPOSED PORTE COCHERE

Winthrop House
100 Worth Avenue
Palm Beach, Florida 33480

Project Team

CLIENT:	WINTHROP HOUSE 100 WORTH AVENUE PALM BEACH, FLORIDA 33480
ARCHITECT:	DAVID MILLER AND ASSOCIATES P.A. 319 CLEMATIS STREET SUITE 802 WEST PALM BEACH, FL 33401
LANDSCAPE ARCHITECT:	ENVIRONMENTAL DESIGN GROUP 139 NORTH COUNTY ROAD, SUITE 20-B PALM BEACH, FL 33480
ATTORNEY:	MAURA A. ZISKA, ESQ. 222 LAKEVIEW AVENUE SUITE 1500 WEST PALM BEACH, FL 33401

SCOPE OF WORK:

The Winthrop House Condominium will undergo a full exterior renovation. The required renovations include full removal of the brick veneer facade, wall and waterproofing repairs under the brick, concrete repairs, stucco repairs, balcony guardrail replacement, porte cochere slab removal and waterproofing replacement, and structural repairs to the existing roof cornice.

The proposed building improvements include new stucco and paint finishes, new decorative balcony guardrails, new decorative roof cornice, new decorative treatments at the porte cochere, and new metal grilles at the garage openings. Proposed site improvements will include new landscape, infill site walls, decorative piers at entries, new pedestrian gates along both Hammon Avenue and Worth Avenue, a new vehicular "exit only" gate along South Ocean Boulevard, and associated improvements.

Second Submittal - 5.01.23

Hearing Dates:

Arcom - 6.28.23

Town Council - 7.12.23

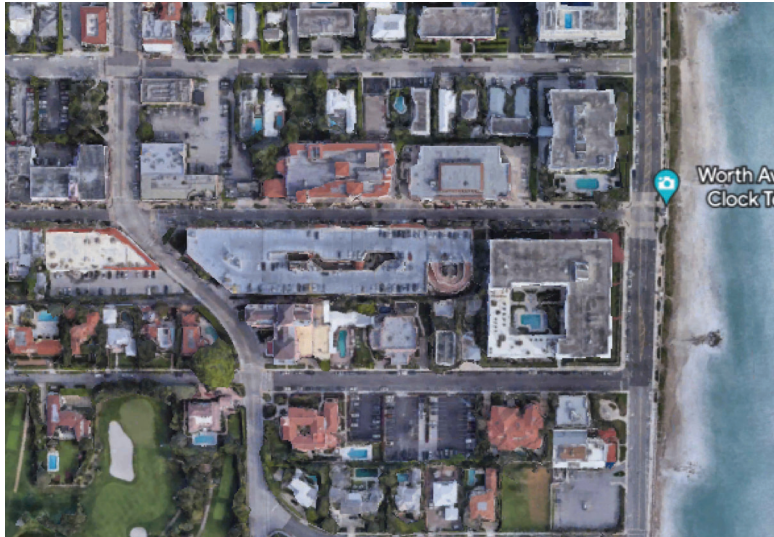
David Miller and Associates, P.A.
319 Clematis Street Suite 802
West Palm Beach, Florida 33401
(561) 833-0164 (561) 833-0165 fax
dma@davidmillerarchitect.com

SECOND SUBMITTAL
WINTHROP HOUSE
PROPOSED EXTERIOR RENOVATIONS
ARC-23-074
ZON-23-061

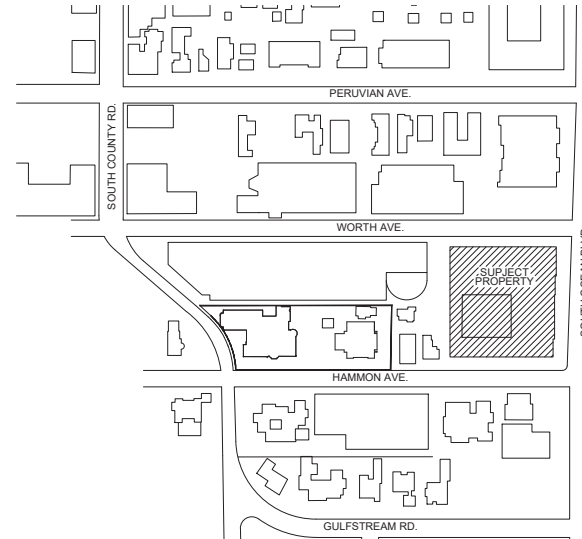
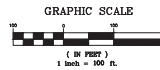
CS-1
5.01.23

Winthrop House

100 Worth Avenue Palm Beach, Florida
Proposed Exterior Renovations



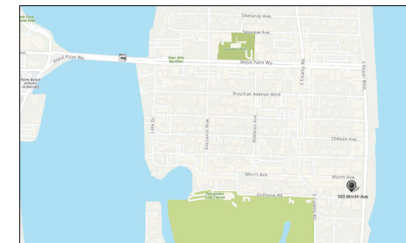
VICINITY LOCATION PLAN
APPROX. SCALE: 1"=100'



LOCATION PLAN
APPROX. SCALE: 1"=100'



Location Plans



VICINITY LOCATION MAP
N.T.S.



Winthrop House
100 Worth Avenue
Palm Beach, Florida 33480

David Miller and Associates, P.A.
319 Clematis Street Suite 802
West Palm Beach, Florida 33401
(561) 833-0164 (561) 833-0165 fax
dma@davidmillerarchitect.com

SECOND SUBMITTAL
WINTHROP HOUSE
PROPOSED EXTERIOR RENOVATIONS
ARC-23-074
ZON-23-061

L-1
5.01.23

Winthrop House

100 Worth Avenue Palm Beach, Florida
Proposed Exterior Renovations



Winthrop House
100 Worth Avenue
Palm Beach, Florida 33480

Existing Conditions

David Miller and Associates, P.A.
319 Clematis Street Suite 802
West Palm Beach, Florida 33401
(561) 833-0164 (561) 833-0165 fax
dma@davidmillerarchitect.com

SECOND SUBMITTAL
WINTHROP HOUSE
PROPOSED EXTERIOR RENOVATIONS
ARC-23-074
ZON-23-061

EC-1
5.01.23

Winthrop House

100 Worth Avenue Palm Beach, Florida
Proposed Exterior Renovations



Winthrop House
100 Worth Avenue
Palm Beach, Florida 33480

Existing Conditions

David Miller and Associates, P.A.
319 Clematis Street Suite 802
West Palm Beach, Florida 33401
(561) 833-0164 (561) 833-0165 fax
dma@davidmillerarchitect.com

SECOND SUBMITTAL
WINTHROP HOUSE
PROPOSED EXTERIOR RENOVATIONS
ARC-23-074
ZON-23-061

EC-2
5.01.23

HAMMON AVENUE



Zoning Legend

* Indicate each yard area with cardinal direction (N,S,E,W)

** Provide Native plant species calculation per category as required by Ord. 24-2021 on separate table

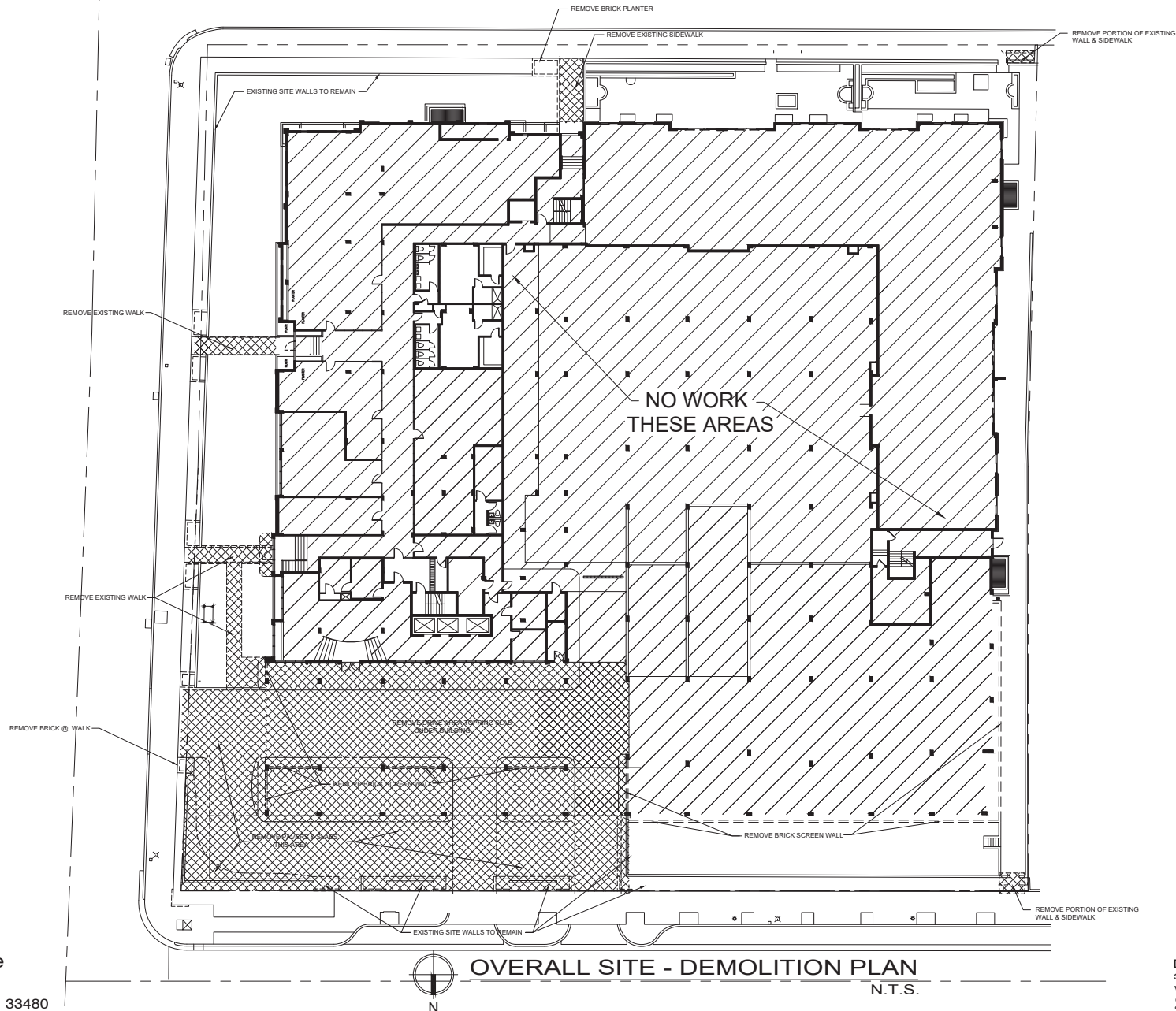
if value is not changing, enter N/C

SP-1
5.01.23

David Miller and Associates, P.A.
319 Clematis Street Suite 802
West Palm Beach, Florida 33401
(561) 833-0164 (561) 833-0165 fax
dma@davidmillerarchitect.com

Winthrop House

100 Worth Avenue Palm Beach, Florida
Proposed Exterior Renovations



Winthrop House
100 Worth Avenue
Palm Beach, Florida 33480

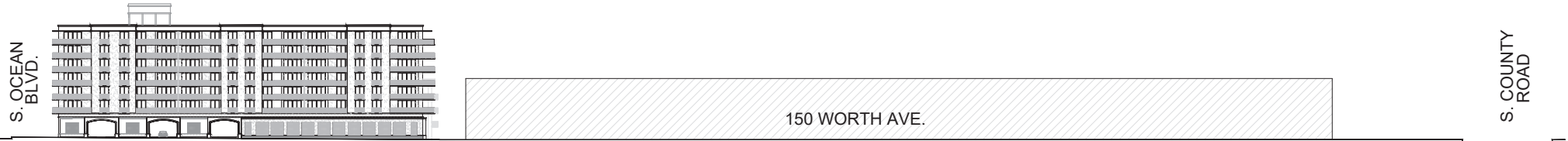
SECOND SUBMITTAL
WINTHROP HOUSE
PROPOSED EXTERIOR RENOVATIONS
ARC-23-074
ZON-23-061

SP-2
5.01.23

David Miller and Associates, P.A.
319 Clematis Street Suite 802
West Palm Beach, Florida 33401
(561) 833-0164 (561) 833-0165 fax
dma@davidmillerarchitect.com

Winthrop House

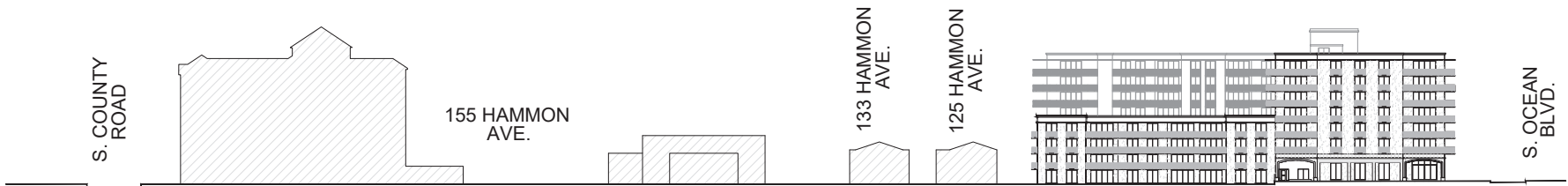
100 Worth Avenue Palm Beach, Florida
Proposed Exterior Renovations



STREETSCAPE VIEW FROM WORTH AVENUE



STREETSCAPE VIEW FROM SOUTH OCEAN BLVD.



STREETSCAPE VIEW FROM HAMMON AVE.

SECOND SUBMITTAL
WINTHROP HOUSE
PROPOSED EXTERIOR RENOVATIONS
ARC-23-074
ZON-23-061

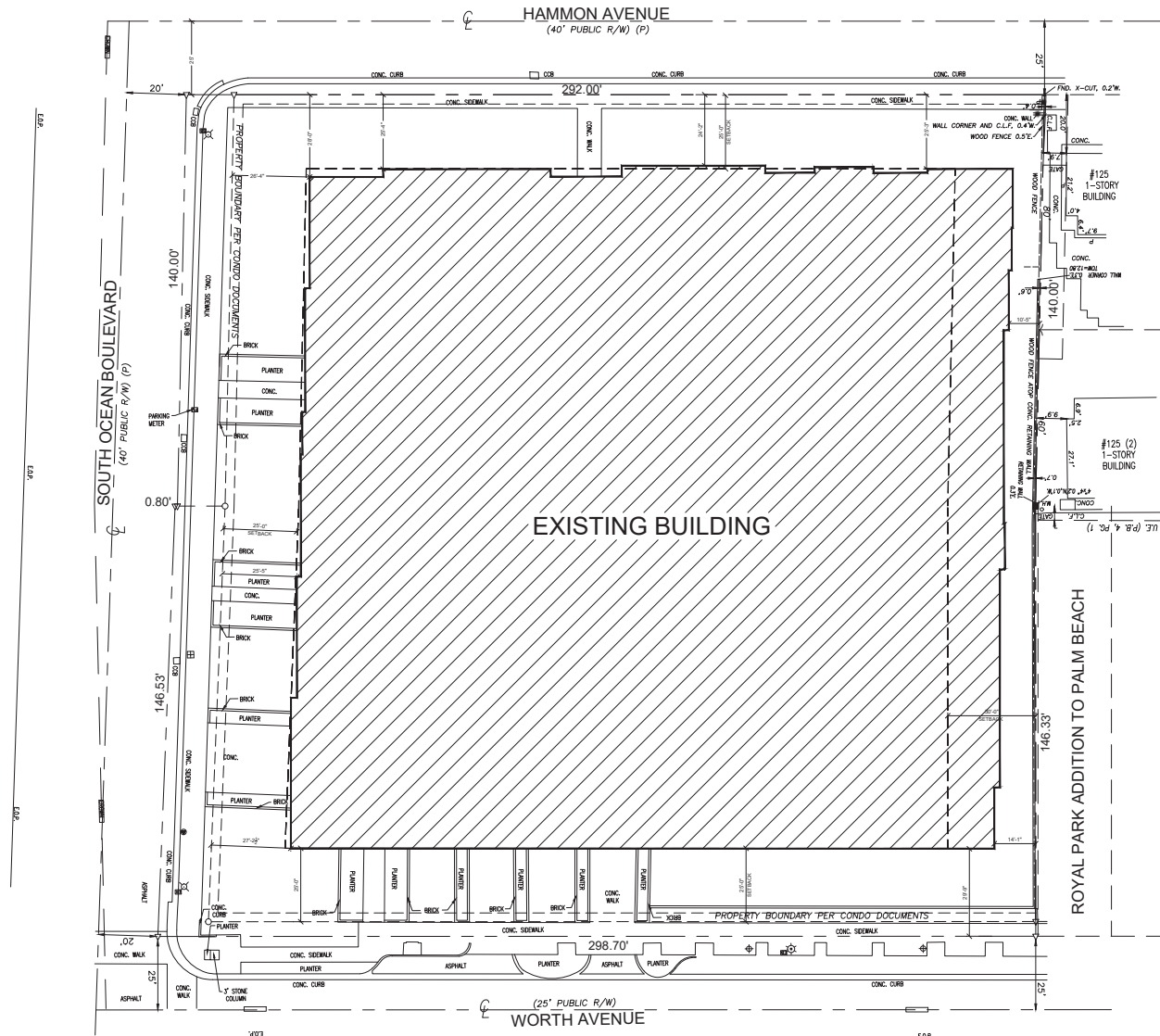
SP-3
5.01.23

Winthrop House
100 Worth Avenue
Palm Beach, Florida 33480

David Miller and Associates, P.A.
319 Clematis Street Suite 802
West Palm Beach, Florida 33401
(561) 833-0164 (561) 833-0165 fax
dma@davidmillerarchitect.com

Winthrop House

100 Worth Avenue Palm Beach, Florida
Proposed Exterior Renovations



EXISTING SITE PLAN
N.T.S.

Winthrop House
100 Worth Avenue
Palm Beach, Florida 33480

SECOND SUBMITTAL
WINTHROP HOUSE
PROPOSED EXTERIOR RENOVATIONS
ARC-23-074
ZON-23-061

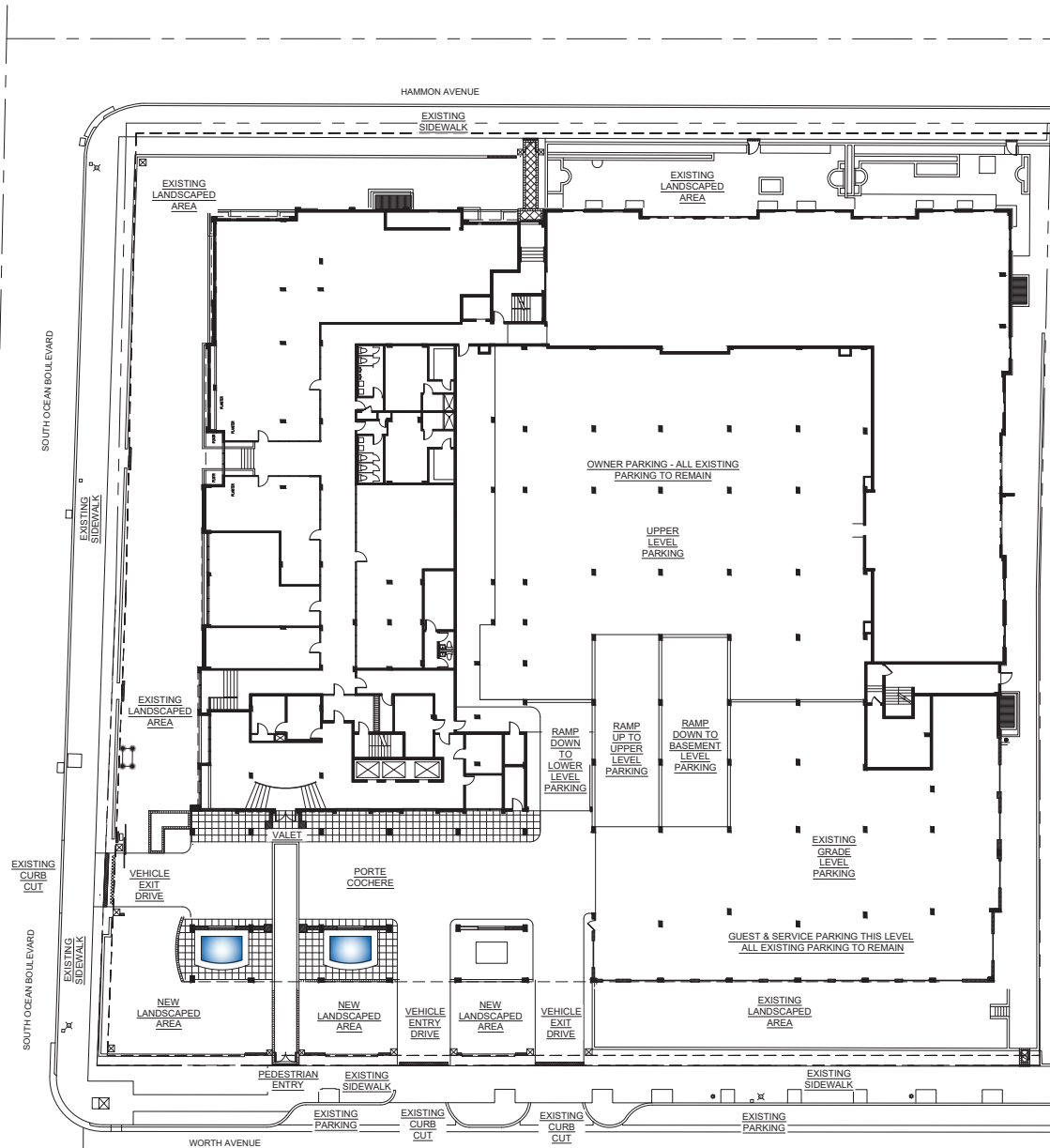
SP-4
5.01.23

David Miller and Associates, P.A.
319 Clematis Street Suite 802
West Palm Beach, Florida 33401
(561) 833-0164 (561) 833-0165 fax
dma@davidmillerarchitect.com

Winthrop House

100 Worth Avenue Palm Beach, Florida

Proposed Exterior Renovations



Zoning Legend				
1	Property Address:	130 North Avenue		
2	Zoning District:	R-2(2) (Heavy Family Residential)		
3	Structure Type:	Condominium		
4		Revised/Minimum	Existing	Proposed
5	Net Site (s.f.)	40,800 SF min	34,180 s.f.	N/C
6	Lot Depth	230'	252.0'	N/C
7	Lot Width	150'	285.33'	N/C
8	Lot Coverage (Sq Ft and %)	40%	155,195 s.f. 495.49%	N/C
9	Enclosed Space (Sq Ft)			N/A
10	Enclosed Space (Sq Ft)			N/A
11	Cubic Content Ratio (CCR) (ft ³ /ft ²)			N/A
12	Front Yard Setback (ft.)	20'	28.3', 25.4', 25.0'	N/C
13	* Side Yard Setback (2nd Story) (ft.)	N/A	N/A	N/A
14	* Side Yard Setback (1st Story) (ft.)	N/A	N/A	N/A
15	* Rear Yard Setback (ft.)	30'	13.3'	N/C
16	Angle of Vision (Deg.)			N/A
17	Building Height (ft.)			N/C
18	Overall Building Height (ft.)			N/C
19	Crown of Roof (ft.)			N/A
20	Min. Amount of 1st Addition Site (ft.)			N/A
21	Finished Floor Elev. (FFE) (ft.)			N/C
22	Zero Datum: For point of view (ft.)			N/C
23	FEMA Flood Zone Designation			N/C
24	Base Flood Elevation (BFE) (ft.)			N/C
25	Landscaped Open Space (LOS) (Sq Ft and %)	35%	18,187 s.f. 21.6%	20,234 s.f. 21.6%
26	Poolmaster LOS (Sq Ft and %)			
27	Front Yard LOS (Sq Ft and %)			
28	* * * * *			

* * * * *
 ** * * * *
 *** * * * *

PARKING TABULATION

REQUIRED PARKING
 MULTIFAMILY @ 2 per 121 UNITS 242 SPACES
 PLUS 1 SPACE per 5 UNITS 49 SPACES
 TOTAL REQUIRED 291 SPACES

PARKING PROVIDED
 BASEMENT LEVEL 144 SPACES
 LOWER LEVEL 44 SPACES
 GRADE LEVEL 26 SPACES
 UPPER LEVEL 32 SPACES
 TOTAL 246 SPACES

PARKING DEFICIENCY 45 SPACES

NOTE:

ALL PARKING IS EXISTING AND IS TO REMAIN.
 ALL PARKING IS CONTAINED WITHIN THE EXISTING STRUCTURE.
 ALL EXISTING VEHICULAR AND PEDESTRIAN ACCESS AND EGRESS LOCATIONS ARE EXISTING AND ARE TO REMAIN.
 ALL VEHICULAR MANEUVERING PATTERNS ARE EXISTING AND ARE TO REMAIN.
 THE ABOVE CALCULATIONS ARE BASED UPON TOWN CODES AND EXISTING CONDITIONS.

SECOND SUBMITTAL
 WINTHROP HOUSE
 PROPOSED EXTERIOR RENOVATIONS
 ARC-23-074
 ZON-23-061

SP-5
 5.01.23

Winthrop House
 100 Worth Avenue
 Palm Beach, Florida 33480



PARKING PLAN
 N.T.S.

David Miller and Associates, P.A.
 319 Clematis Street Suite 802
 West Palm Beach, Florida 33401
 (561) 833-0164 (561) 833-0165 fax
 dma@davidmillerarchitect.com

100 Worth Avenue Palm Beach, Florida
Proposed Exterior Renovations



A-1.1
5.01.23

Winthrop House
100 Worth Avenue
Palm Beach, Florida 33480



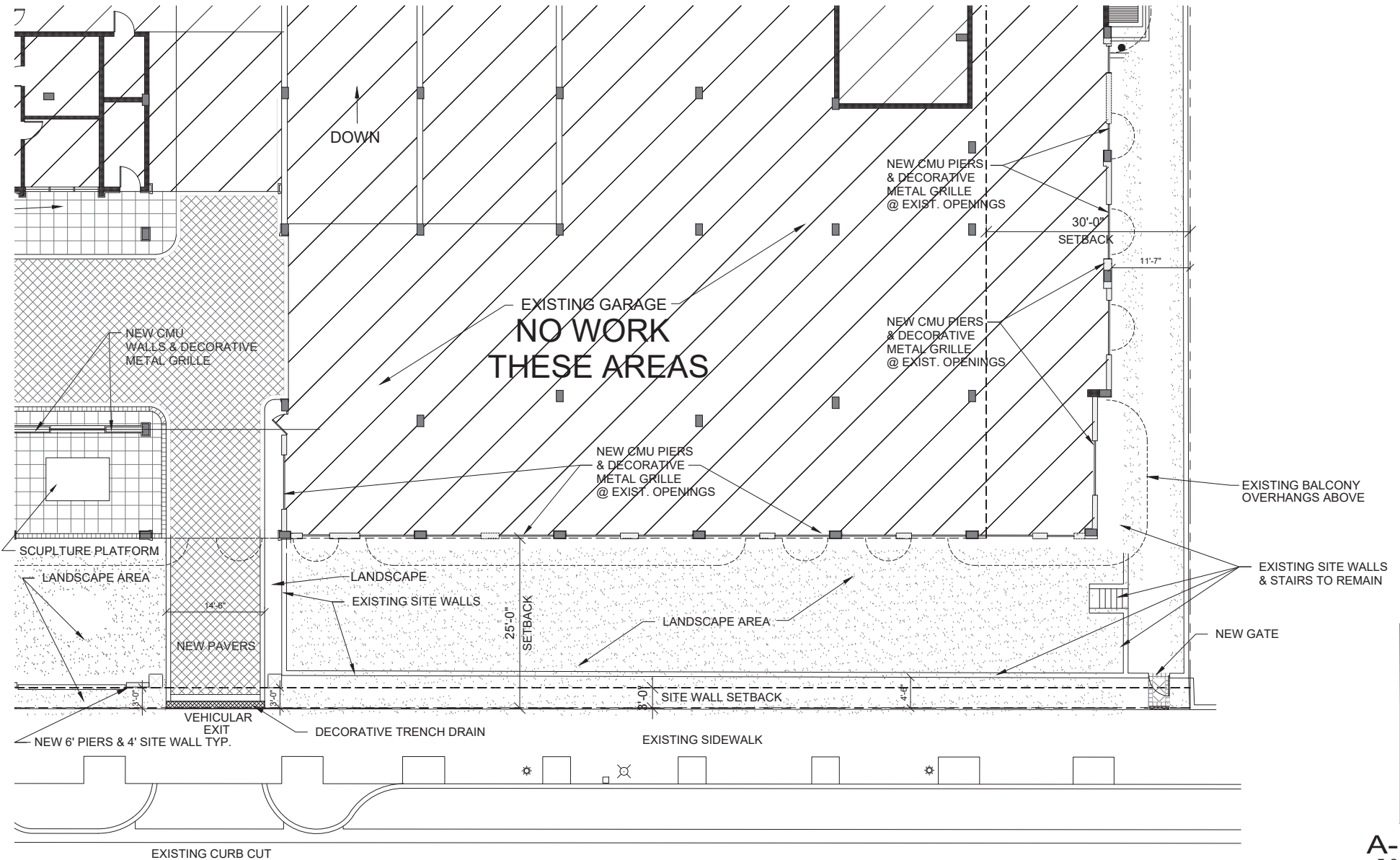
PROPOSED PLAN - N.E. SITE

SCALE: 3/16" = 1'-0"

David Miller and Associates, P.A.
319 Clematis Street Suite 802
West Palm Beach, Florida 33401
(561) 833-0164 (561) 833-0165 fax
dma@davidmillerarchitect.com

Winthrop House

100 Worth Avenue Palm Beach, Florida
Proposed Exterior Renovations



SECOND SUBMITTAL
WINTHROP HOUSE
PROPOSED EXTERIOR RENOVATIONS
ARC-23-074
ZON-23-061

A-1.2
5.01.23

Winthrop House
100 Worth Avenue
Palm Beach, Florida 33480



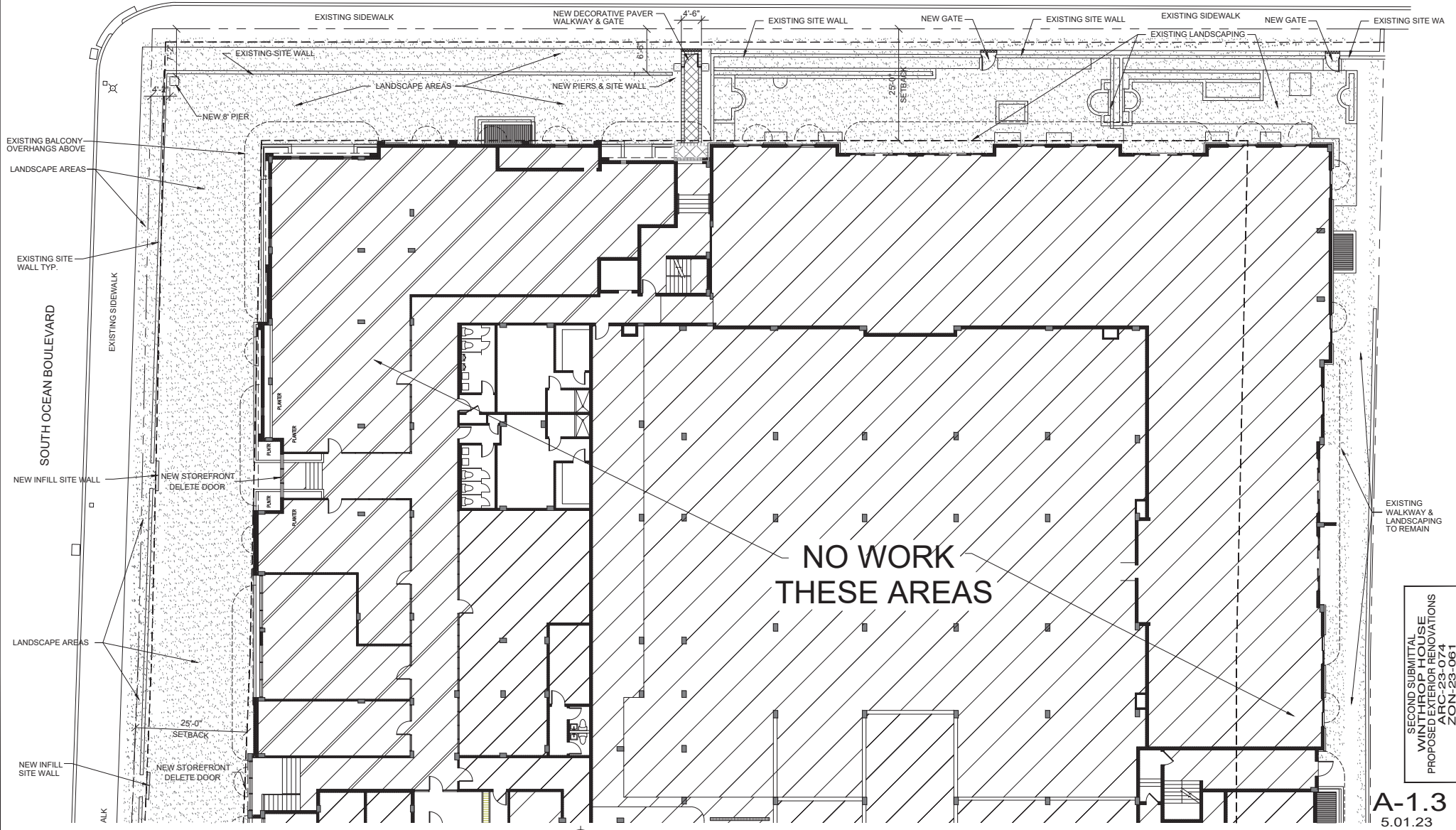
PROPOSED PLAN - N.W. SITE
SCALE: 3/16" = 1'-0"

David Miller and Associates, P.A.
319 Clematis Street Suite 802
West Palm Beach, Florida 33401
(561) 833-0164 (561) 833-0165 fax
dma@davidmillerarchitect.com

Winthrop House

100 Worth Avenue Palm Beach, Florida
Proposed Exterior Renovations

HAMMON AVENUE



Winthrop House
100 Worth Avenue
Palm Beach, Florida 33480



PROPOSED PLAN - S. SITE
SCALE: 1/8" = 1'-0"

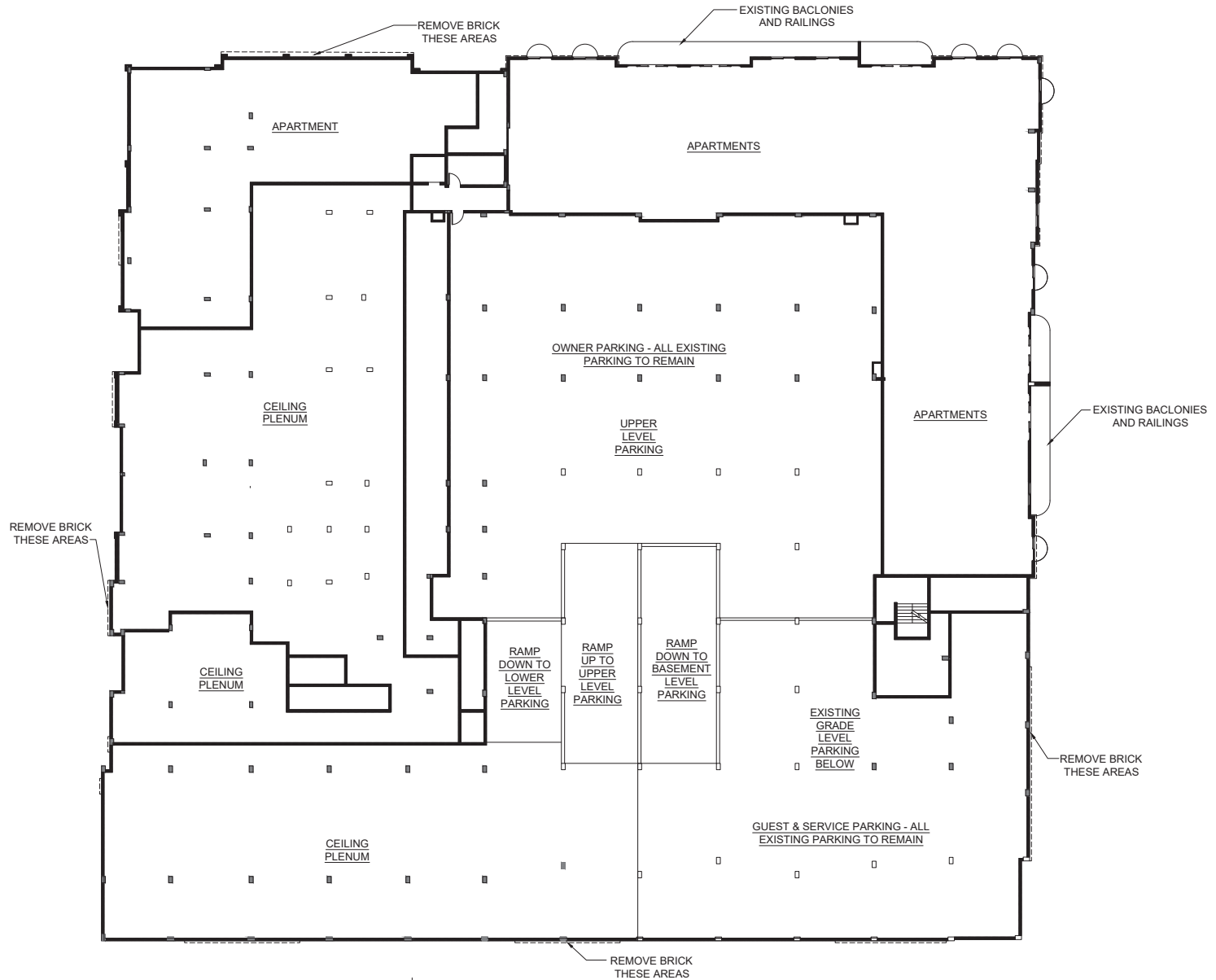
David Miller and Associates, P.A.
319 Clematis Street Suite 802
West Palm Beach, Florida 33401
(561) 833-0164 (561) 833-0165 fax
dma@davidmillerarchitect.com
AA 26000963

SECOND SUBMITTAL
WINTHROP HOUSE
PROPOSED EXTERIOR RENOVATIONS
ARC-23-074
ZON-23-061

A-1.3
5.01.23

Winthrop House

100 Worth Avenue Palm Beach, Florida
Proposed Exterior Renovations



FLOOR PLAN @ 2nd LEVEL

SCALE: 3/32" = 1'-0"

Winthrop House
100 Worth Avenue
Palm Beach, Florida 33480

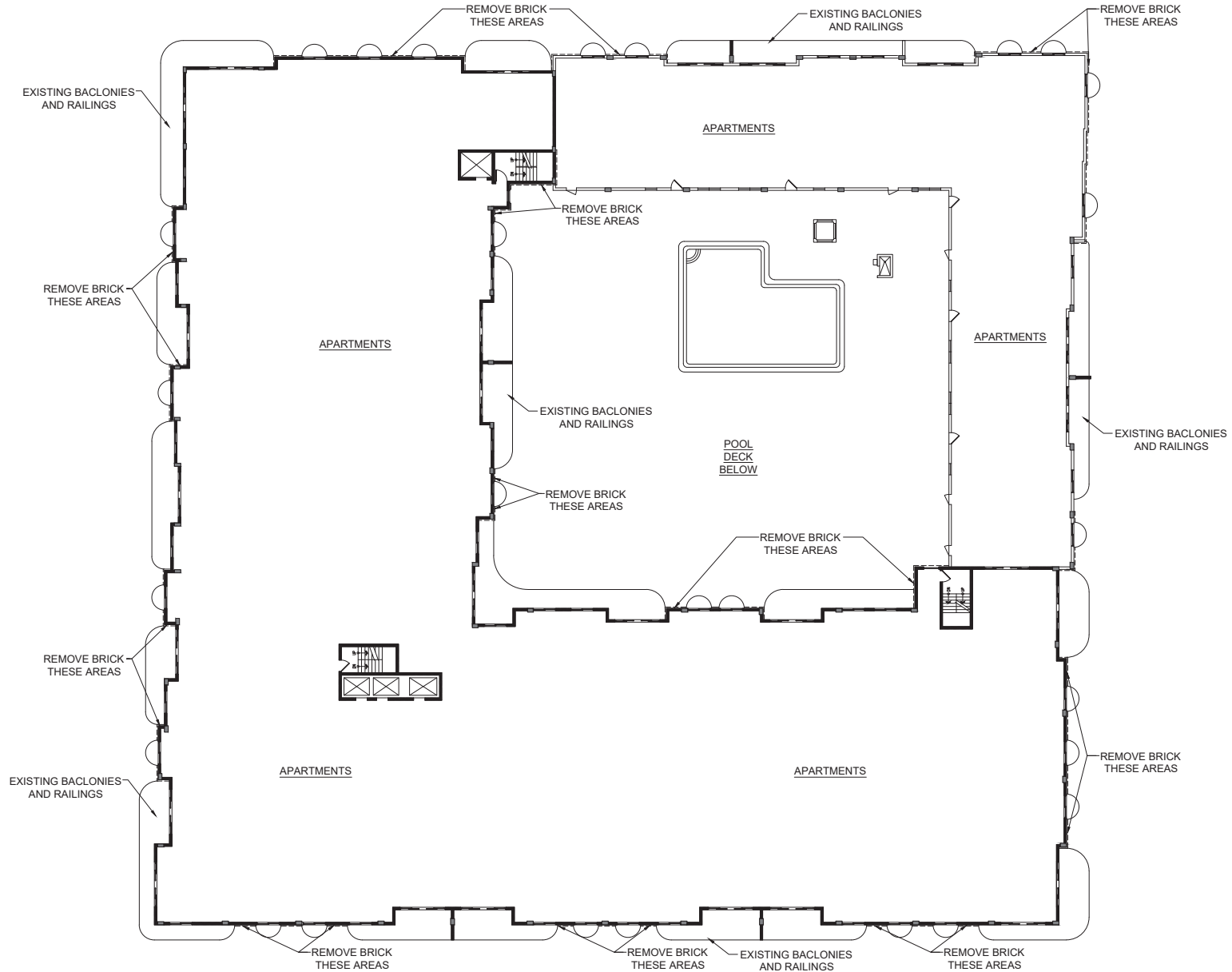
David Miller and Associates, P.A.
319 Clematis Street Suite 802
West Palm Beach, Florida 33401
(561) 833-0164 (561) 833-0165 fax
dma@davidmillerarchitect.com

SECOND SUBMITTAL
WINTHROP HOUSE
PROPOSED EXTERIOR RENOVATIONS
ARC-23-074
ZON-23-061

A-2.1
5.01.23

Winthrop House

100 Worth Avenue Palm Beach, Florida
Proposed Exterior Renovations



Winthrop House
100 Worth Avenue
Palm Beach, Florida 33480



FLOOR PLAN @ 3rd & 4th LEVELS
SCALE: 3/32" = 1'-0"

David Miller and Associates, P.A.
319 Clematis Street Suite 802
West Palm Beach, Florida 33401
(561) 833-0164 (561) 833-0165 fax
dma@davidmillerarchitect.com

SECOND SUBMITTAL
WINTHROP HOUSE
PROPOSED EXTERIOR RENOVATIONS
ARC-23-074
ZON-23-061

A-3.1
5.01.23

[illegible]

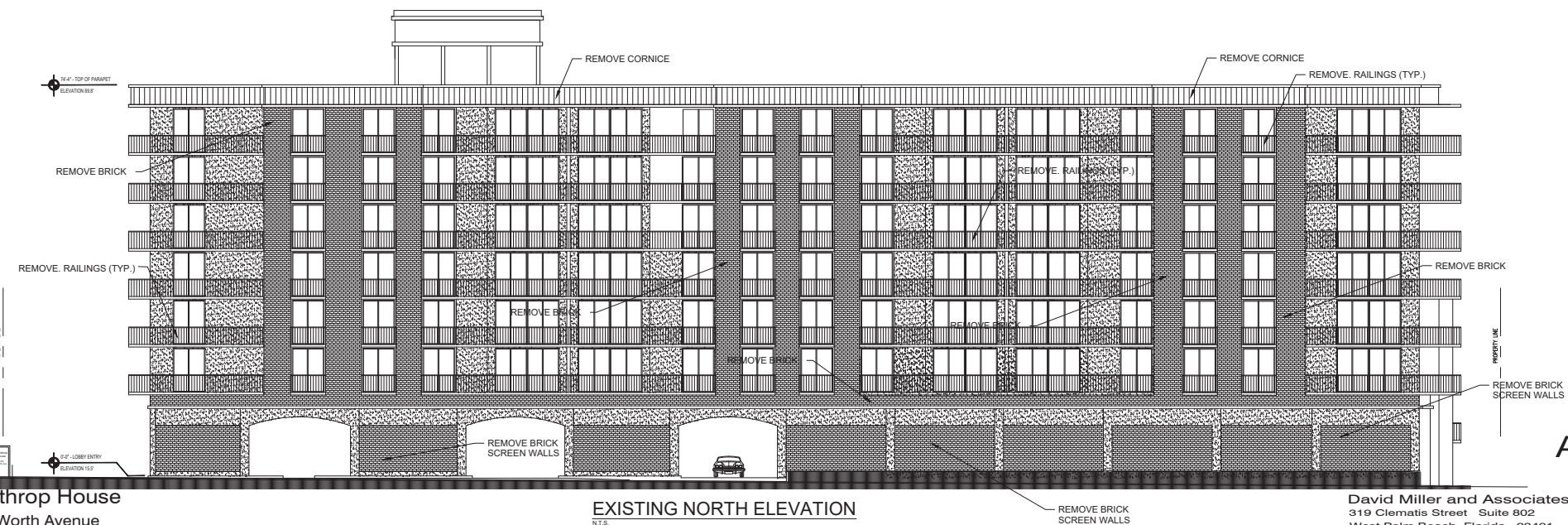
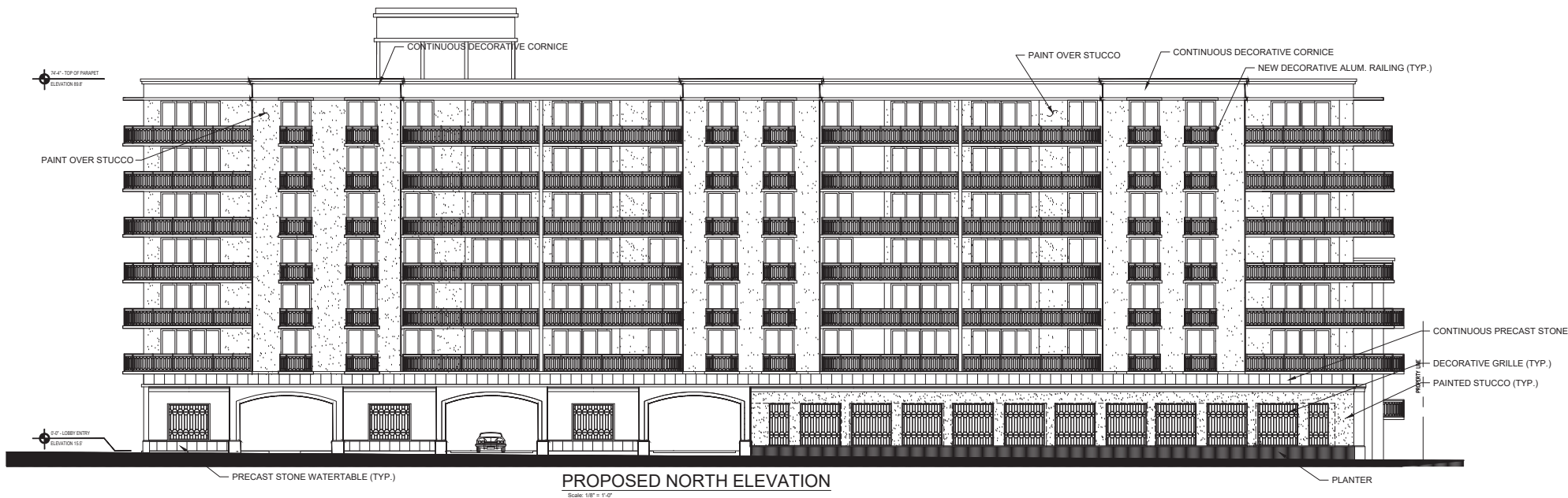
SCALE: 3/32" = 1'-0"

David Miller and Associates, P.A.
319 Clematis Street Suite 802
West Palm Beach, Florida 33401
(561) 833-0164 (561) 833-0165 fax
dma@davidmillerarchitect.com

A-4.1
5.01.23

SECOND SUBMITTAL
WINTHROP HOUSE
PROPOSED EXTERIOR RENOVATIONS
ARC-23-074
ZON-23-061

100 Worth Avenue Palm Beach, Florida
Proposed Exterior Renovations



Winthrop House
100 Worth Avenue
Palm Beach, Florida 33480

SECOND SUBMITTAL
WINTHROP HOUSE
PROPOSED EXTERIOR RENOVATIONS
ARC-23-074
ZON-23-061

A-5.1
5.01.23

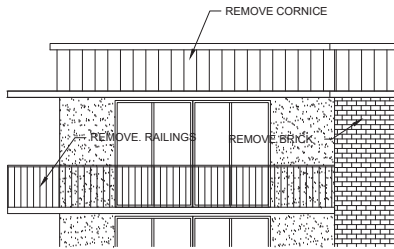
David Miller and Associates, P.A.
319 Clematis Street Suite 802
West Palm Beach, Florida 33401
(561) 833-0164 (561) 833-0165 fax
dma@davidmillerarchitect.com

Winthrop House

100 Worth Avenue Palm Beach, Florida

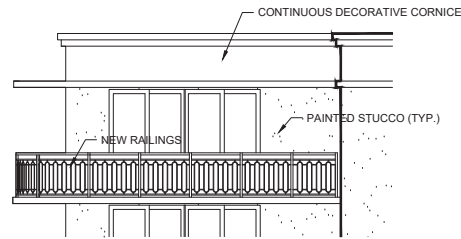
Proposed Exterior Renovations

EXISTING

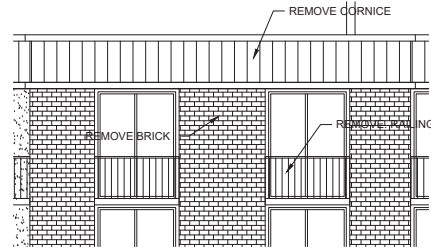


BALCONY & CORNICE @ NE CORNER

PROPOSED

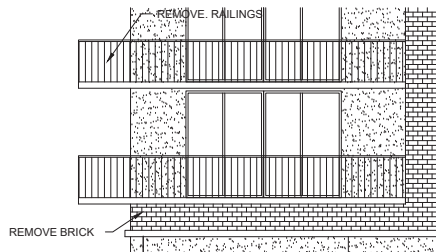
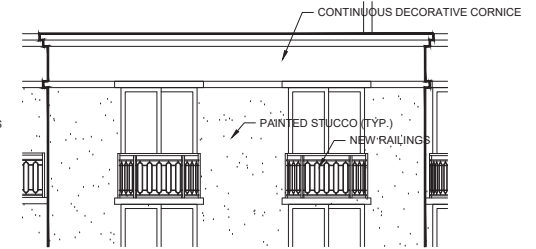


EXISTING

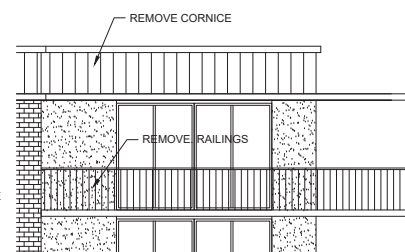
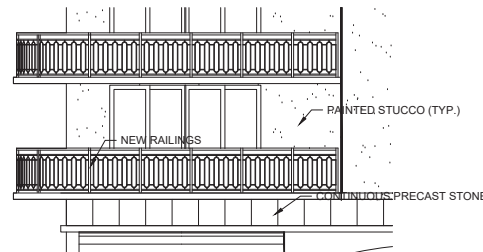


BALCONY & CORNICE @ 1/2 ROUND BALCONIES

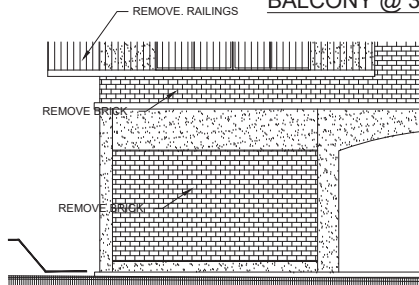
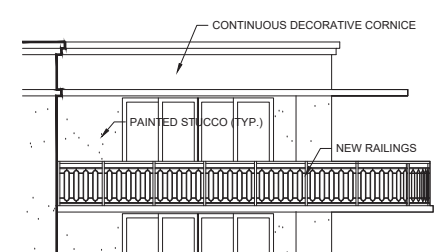
PROPOSED



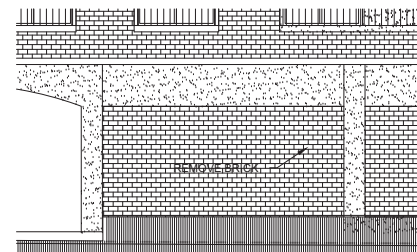
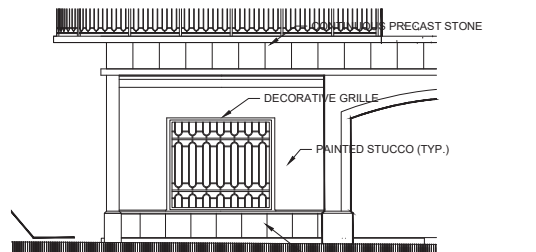
BALCONY @ 3RD LEVEL - NE CORNER



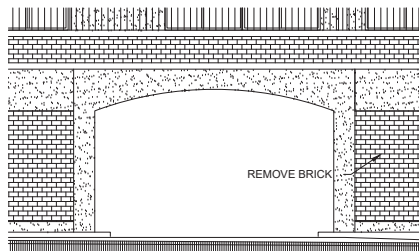
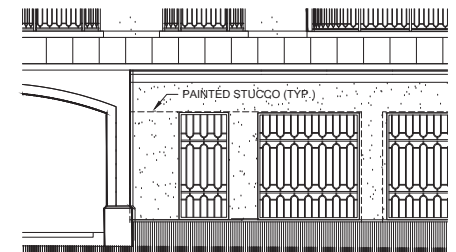
BALCONY & CORNICE @ NW CORNER



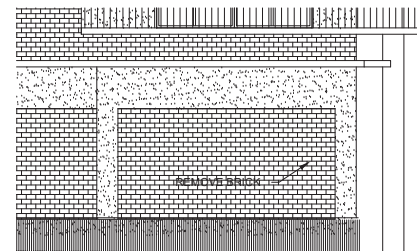
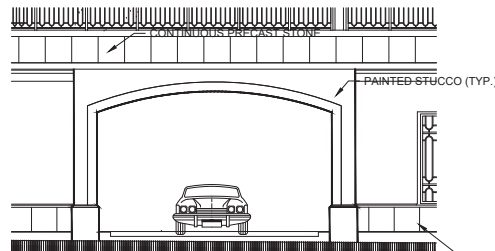
INFILL OPENING @ GRADE - NE CORNER



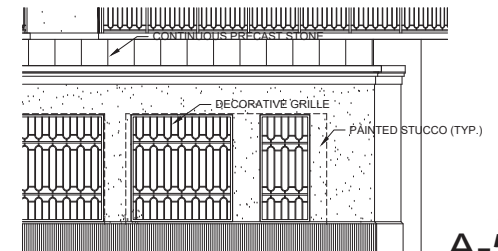
INFILL OPENING @ GRADE - GARAGE



VEHICULAR EXIT & ENTRY @ GRADE



INFILL OPENING @ GRADE - GARAGE NW CORNER



Winthrop House
100 Worth Avenue
Palm Beach, Florida 33480

PROPOSED ELEVATION DETAILS

SCALE: 1/4" = 1'-0"

David Miller and Associates, P.A.
319 Clematis Street Suite 802
West Palm Beach, Florida 33401
(561) 833-0164 (561) 833-0165 fax
dma@davidmillerarchitect.com

SECOND SUBMITTAL
WINTHROP HOUSE
PROPOSED EXTERIOR RENOVATIONS
ARC-23-074
ZON-23-061

A-5.2
5.01.23

Winthrop House

100 Worth Avenue Palm Beach, Florida
Proposed Exterior Renovations



Winthrop House
100 Worth Avenue
Palm Beach, Florida 33480

SECOND SUBMITTAL
WINTHROP HOUSE
PROPOSED EXTERIOR RENOVATIONS
ARC-23-074
ZON-23-061

A-6.1
5.01.23

David Miller and Associates, P.A.
319 Clematis Street Suite 802
West Palm Beach, Florida 33401
(561) 833-0164 (561) 833-0165 fax
dma@davidmillerarchitect.com

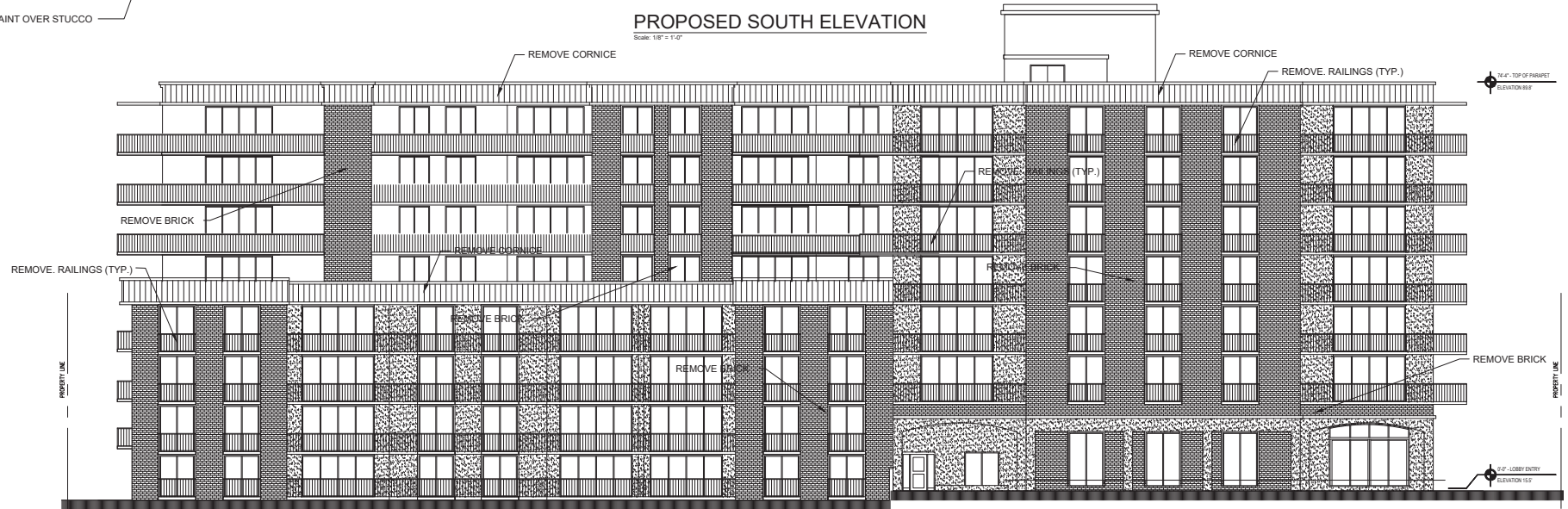
Winthrop House

100 Worth Avenue Palm Beach, Florida
Proposed Exterior Renovations



PROPOSED SOUTH ELEVATION

Scale: 1/8" = 1'-0"



EXISTING SOUTH ELEVATION

N.T.S.

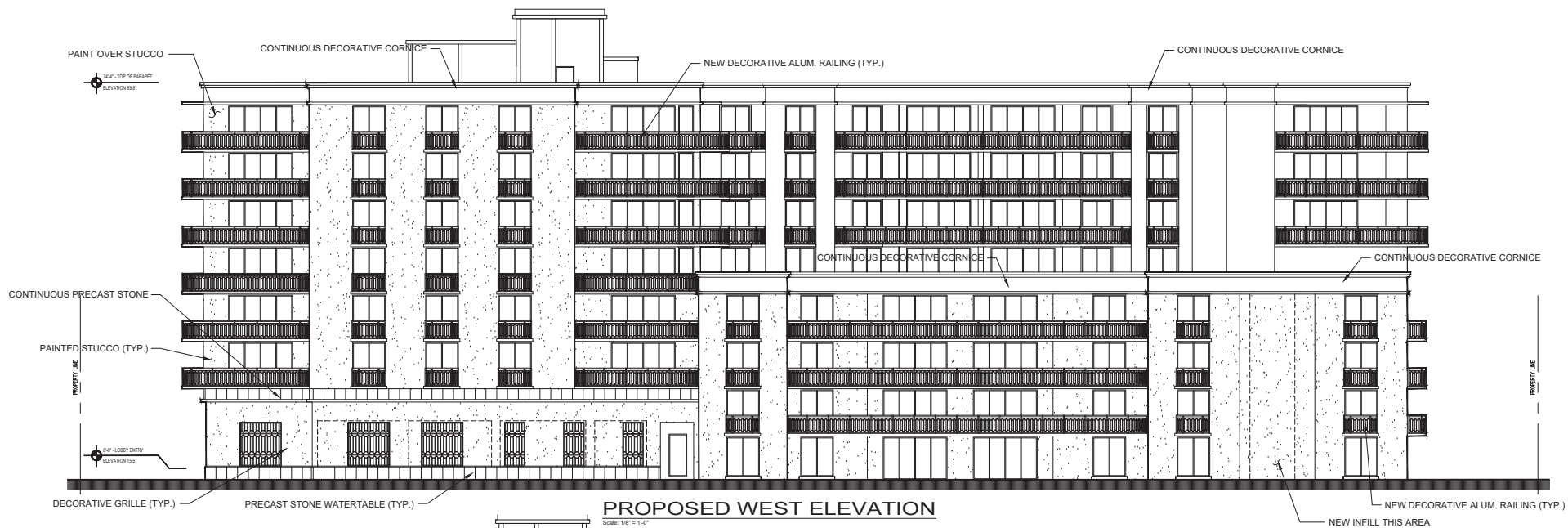
Winthrop House
100 Worth Avenue
Palm Beach, Florida 33480

David Miller and Associates, P.A.
319 Clematis Street Suite 802
West Palm Beach, Florida 33401
(561) 833-0164 (561) 833-0165 fax
dma@davidmillerarchitect.com

SECOND SUBMITTAL
WINTHROP HOUSE
PROPOSED EXTERIOR RENOVATIONS
ARC-23-074
ZON-23-061

A-7.1
5.01.23

Proposed Exterior Renovations



Winthrop House
100 Worth Avenue
Palm Beach, Florida 33480

EXISTING WEST ELEVATION

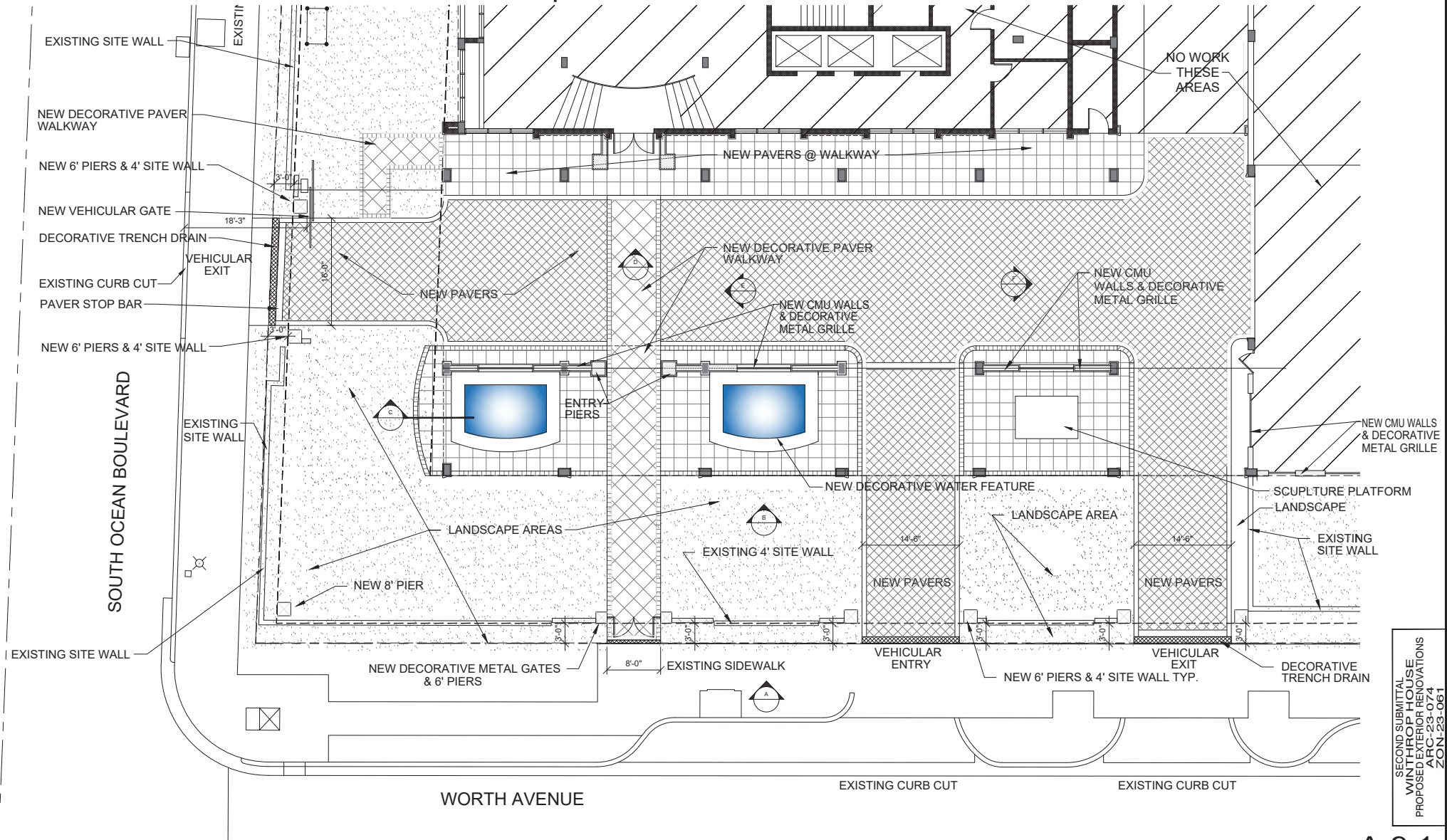
David Miller and Associates, P.A.
319 Clematis Street Suite 802
West Palm Beach, Florida 33401
(561) 833-0164 (561) 833-0165 fax
dma@davidmillerarchitect.com

A-8.1
5.01.23

SECOND SUBMITTAL
WINTHROP HOUSE
PROPOSED EXTERIOR RENOVATIONS
ARC-23-074
ZON-23-061

Winthrop House

100 Worth Avenue Palm Beach, Florida
Proposed Exterior Renovations



SECOND SUBMITTAL
WINTHROP HOUSE
PROPOSED EXTERIOR RENOVATIONS
ARC-23-074
ZON-23-061

A-9.1
5.01.23

Winthrop House
100 Worth Avenue
Palm Beach, Florida 33480



PORTE COCHERE FLOOR PLAN

SCALE: 3/16" = 1'-0"

David Miller and Associates, P.A.
319 Clematis Street Suite 802
West Palm Beach, Florida 33401
(561) 833-0164 (561) 833-0165 fax
dma@davidmillerarchitect.com

Winthrop House

100 Worth Avenue Palm Beach, Florida
Proposed Exterior Renovations



Winthrop House
100 Worth Avenue
Palm Beach, Florida 33480

Existing Conditions

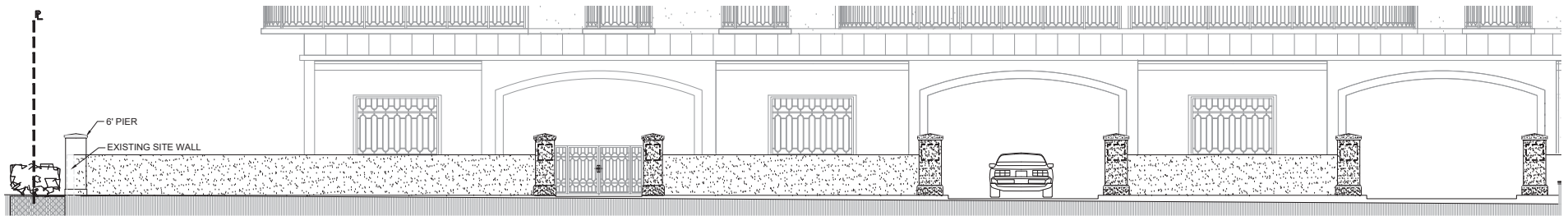
David Miller and Associates, P.A.
319 Clematis Street Suite 802
West Palm Beach, Florida 33401
(561) 833-0164 (561) 833-0165 fax
dma@davidmillerarchitect.com

SECOND SUBMITTAL
WINTHROP HOUSE
PROPOSED EXTERIOR RENOVATIONS
ARC-23-074
ZON-23-061

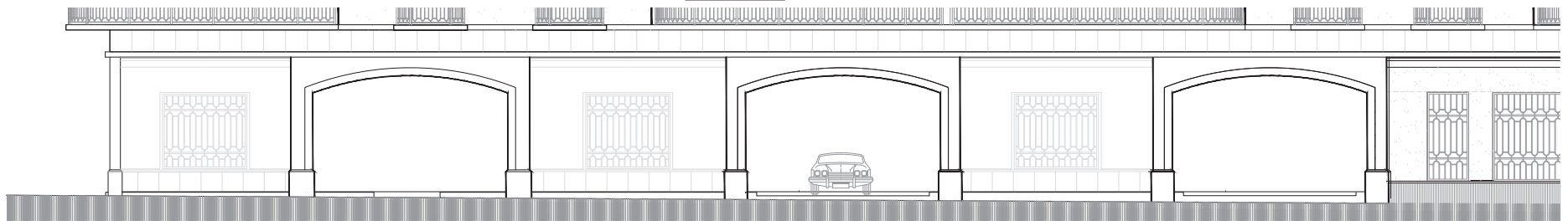
A-10.0
5.01.23

Winthrop House

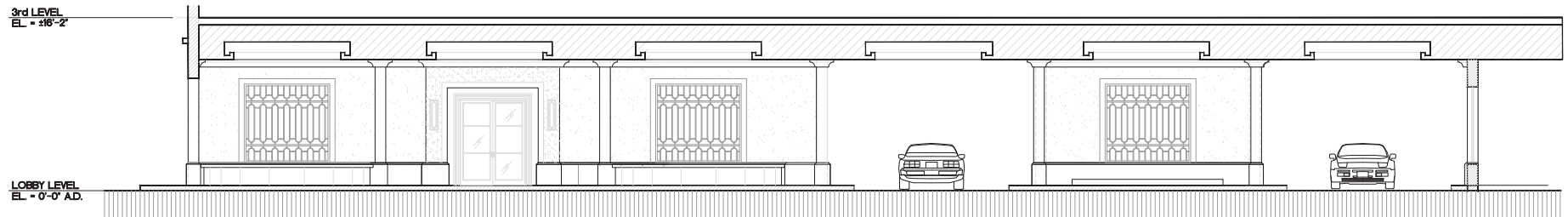
100 Worth Avenue Palm Beach, Florida
Proposed Exterior Renovations



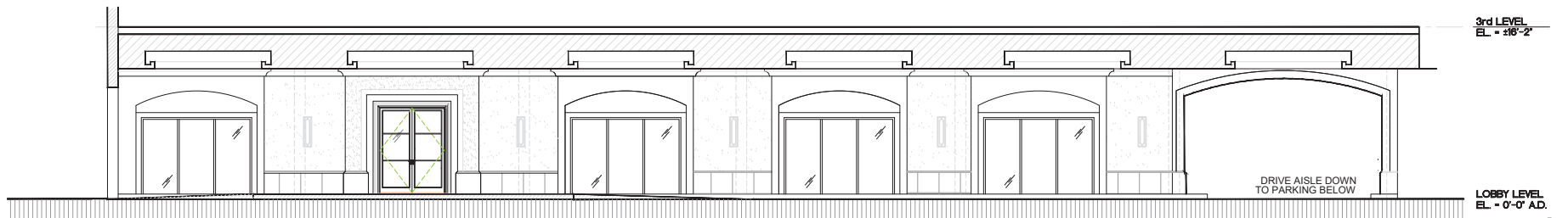
SECTION - A



SECTION - B



SECTION - C



SECTION - D

SECOND SUBMITTAL
WINTHROP HOUSE
PROPOSED EXTERIOR RENOVATIONS
ARC-23-074
ZON-23-061

A-10.1
5.01.23

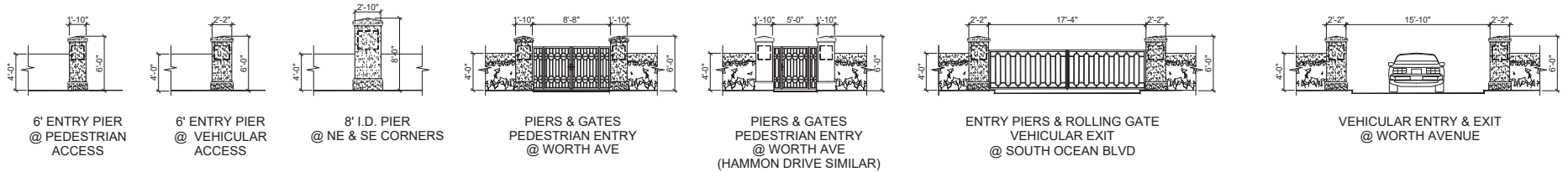
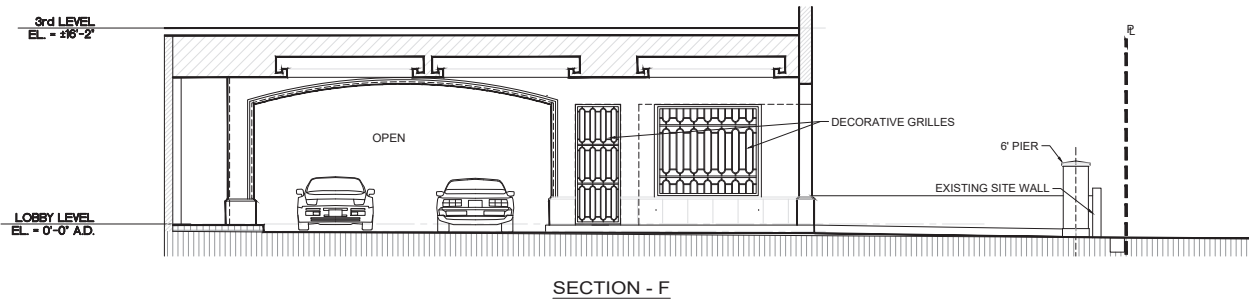
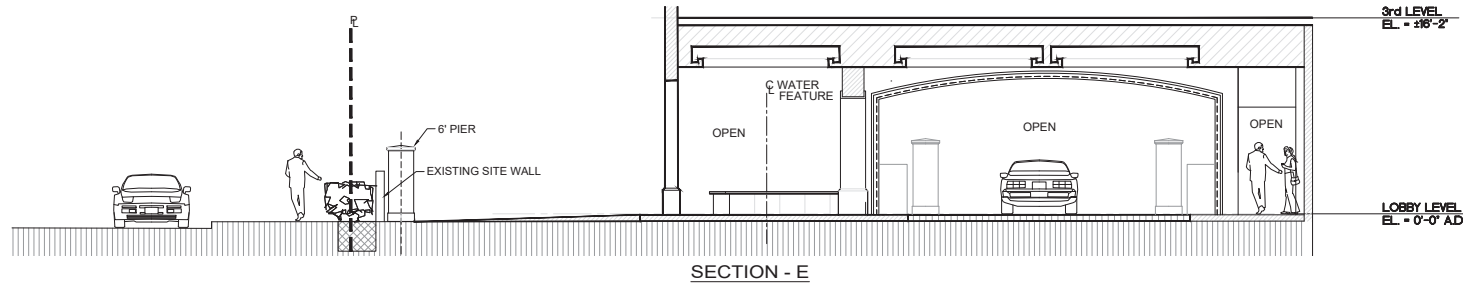
Winthrop House
100 Worth Avenue
Palm Beach, Florida 33480

Proposed Porte Cochere

David Miller and Associates, P.A.
319 Clematis Street Suite 802
West Palm Beach, Florida 33401
(561) 833-0164 (561) 833-0165 fax
dma@davidmillerarchitect.com

Winthrop House

100 Worth Avenue Palm Beach, Florida
Proposed Exterior Renovations



SITE DETAILS

SECOND SUBMITTAL
WINTHROP HOUSE
PROPOSED EXTERIOR RENOVATIONS
ARC-23-074
ZON-23-061

A-10.2
5.01.23

Winthrop House
100 Worth Avenue
Palm Beach, Florida 33480

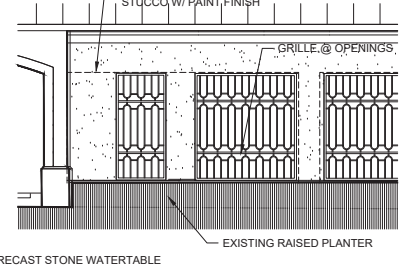
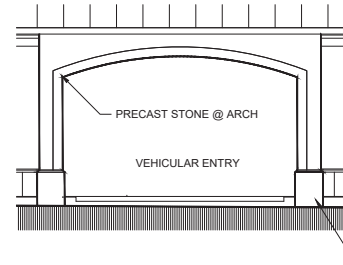
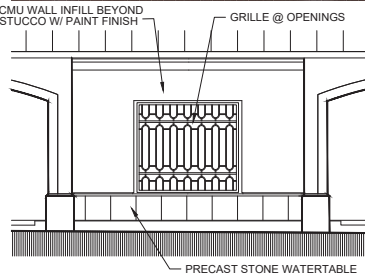
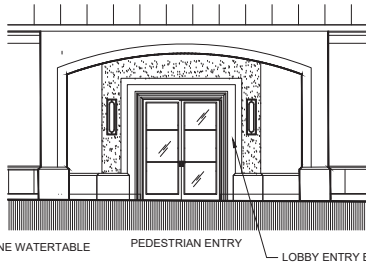
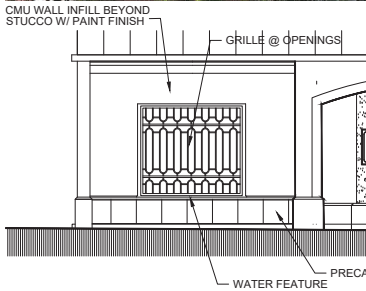
Proposed Porte Cochere

David Miller and Associates, P.A.
319 Clematis Street Suite 802
West Palm Beach, Florida 33401
(561) 833-0164 (561) 833-0165 fax
dma@davidmillerarchitect.com

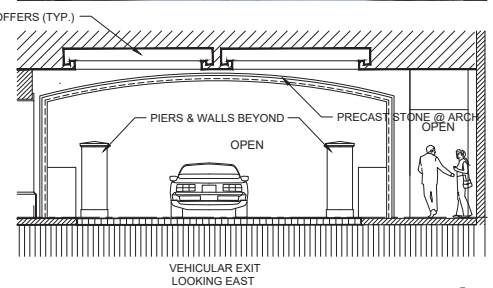
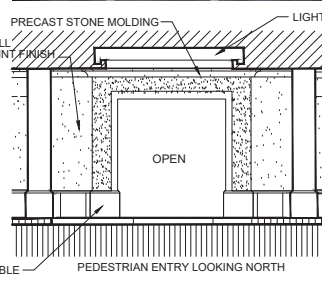
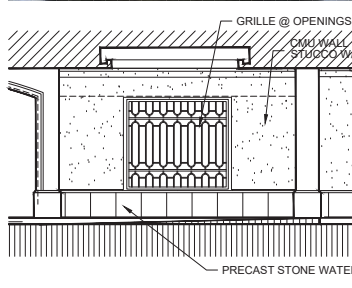
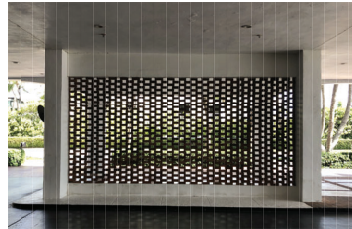
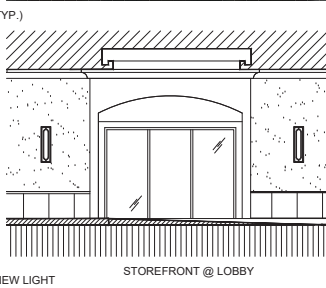
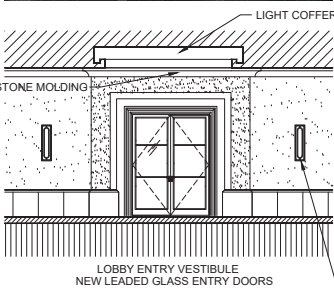
Winthrop House

100 Worth Avenue Palm Beach, Florida

Proposed Exterior Renovations



EXISTING & PROPOSED PORTE COCHERE VIEWS FROM EXTERIOR LOOKING SOUTH
SCALE: 1" = 1'-0"



EXISTING & PROPOSED PORTE COCHERE VIEWS FROM INTERIOR
SCALE: 1" = 1'-0"

Proposed Porte Cochere Details

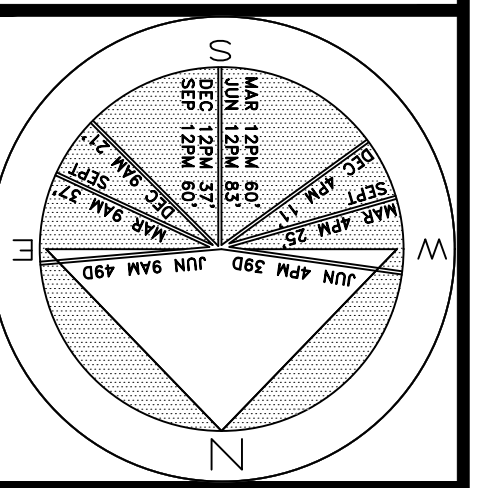
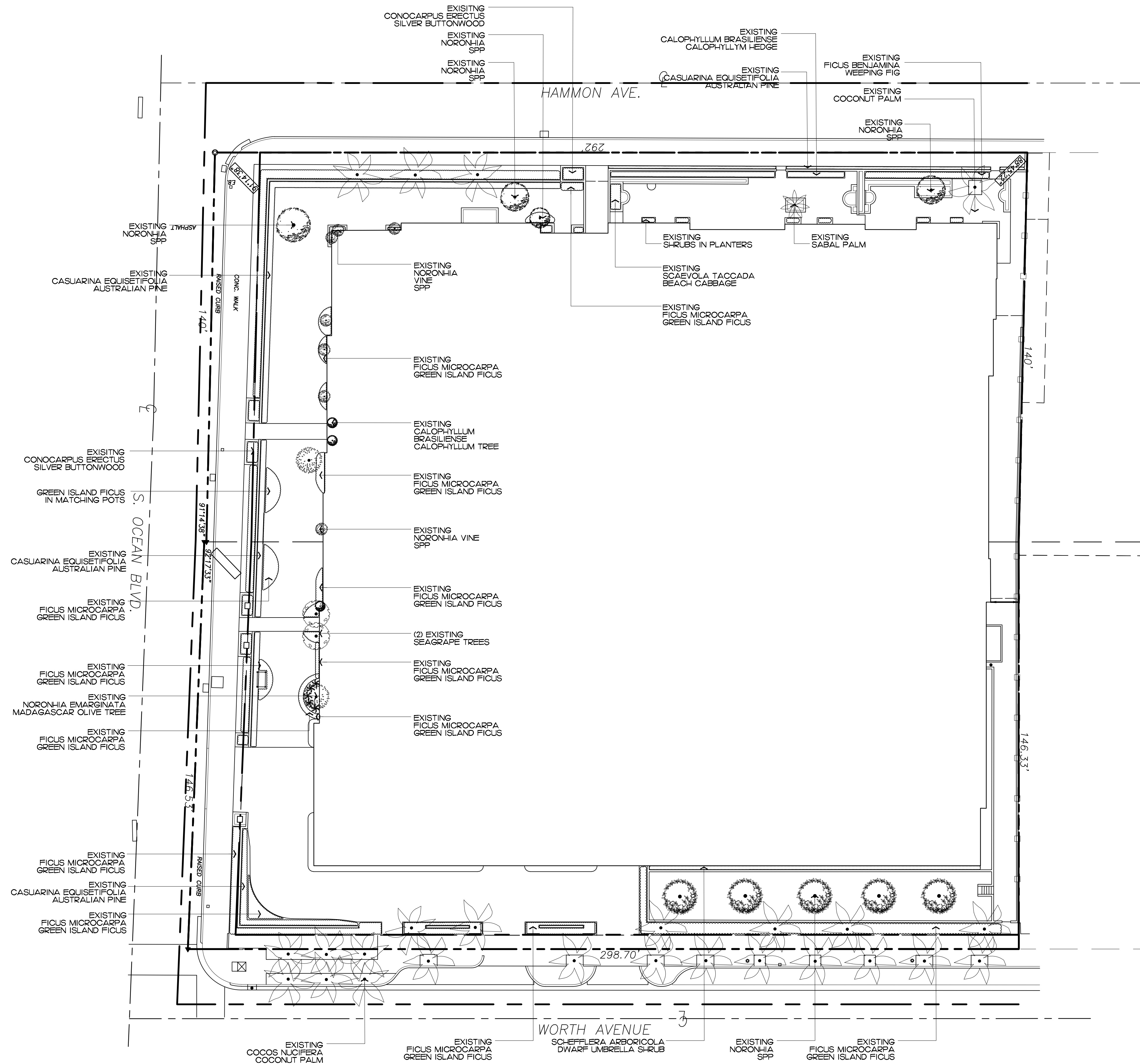
Winthrop House
100 Worth Avenue
Palm Beach, Florida 33480

David Miller and Associates, P.A.
319 Clematis Street Suite 802
West Palm Beach, Florida 33401
(561) 833-0164 (561) 833-0165 fax
dma@davidmillerarchitect.com

A-10.3
5.01.23

SECOND SUBMITTAL
WINTHROP HOUSE
PROPOSED EXTERIOR RENOVATIONS
ARC-23-074
ZON-23-061

Winthrop House
100 Worth Ave
Palm Beach



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

SHEET L2.0

2023
The following drawings are instruments of service to the Landscape Architect. They are the property of the Landscape Architect, and all drawings, designs, and plans indicated herein are the exclusive property of the Landscape Architect. All rights are reserved and owned by and the property of the designer, and are not to be reproduced, copied, or used on and in connection with the project. None of such ideas, designs, concepts, or plans shall be used, copied, or disclosed to any person, firm or corporation without the written permission of the Landscape Architect.

2023
DISCLAIMER: Construction, as the term is generally understood, and that ENVIRONMENT DESIGN GROUP does not provide landscape architectural services during construction, including on-site design services. In the event of a design service clarification, etc., the client agrees to use the services of a landscape architectural firm or a landscape architect. ENVIRONMENT DESIGN GROUP is not responsible for any claims or omissions in the performance of said services during construction by the client, and his/her agents, employees, or subcontractors.

48 HOURS BEFORE DIGGING
CALL TOLL FREE
1-800-432-4770
SUNSHINE STATE ONE CALL
OF FLORIDA, INC.

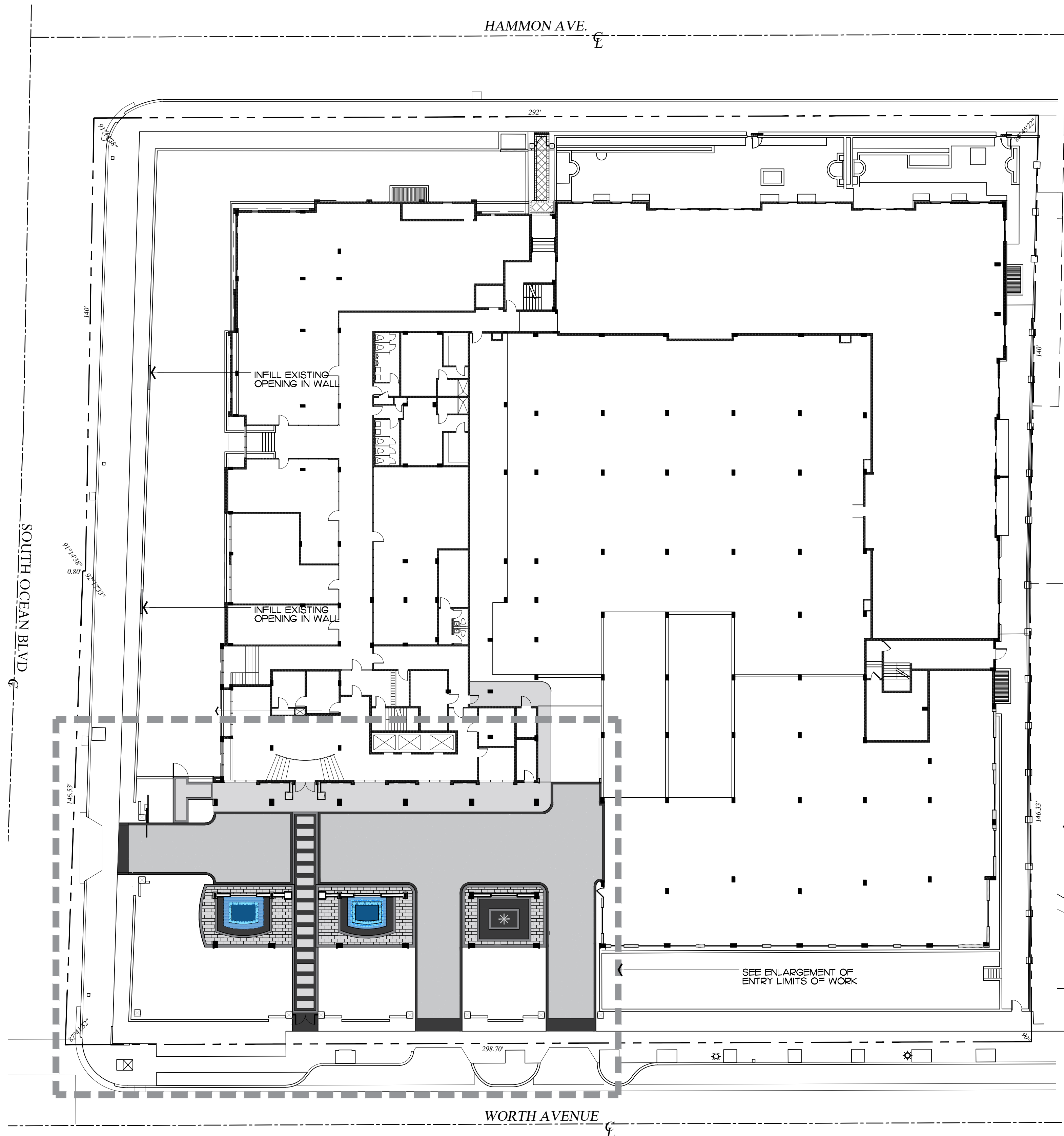
Existing Vegetation Inventory

400 sf.

AREA IN SQ.FT.

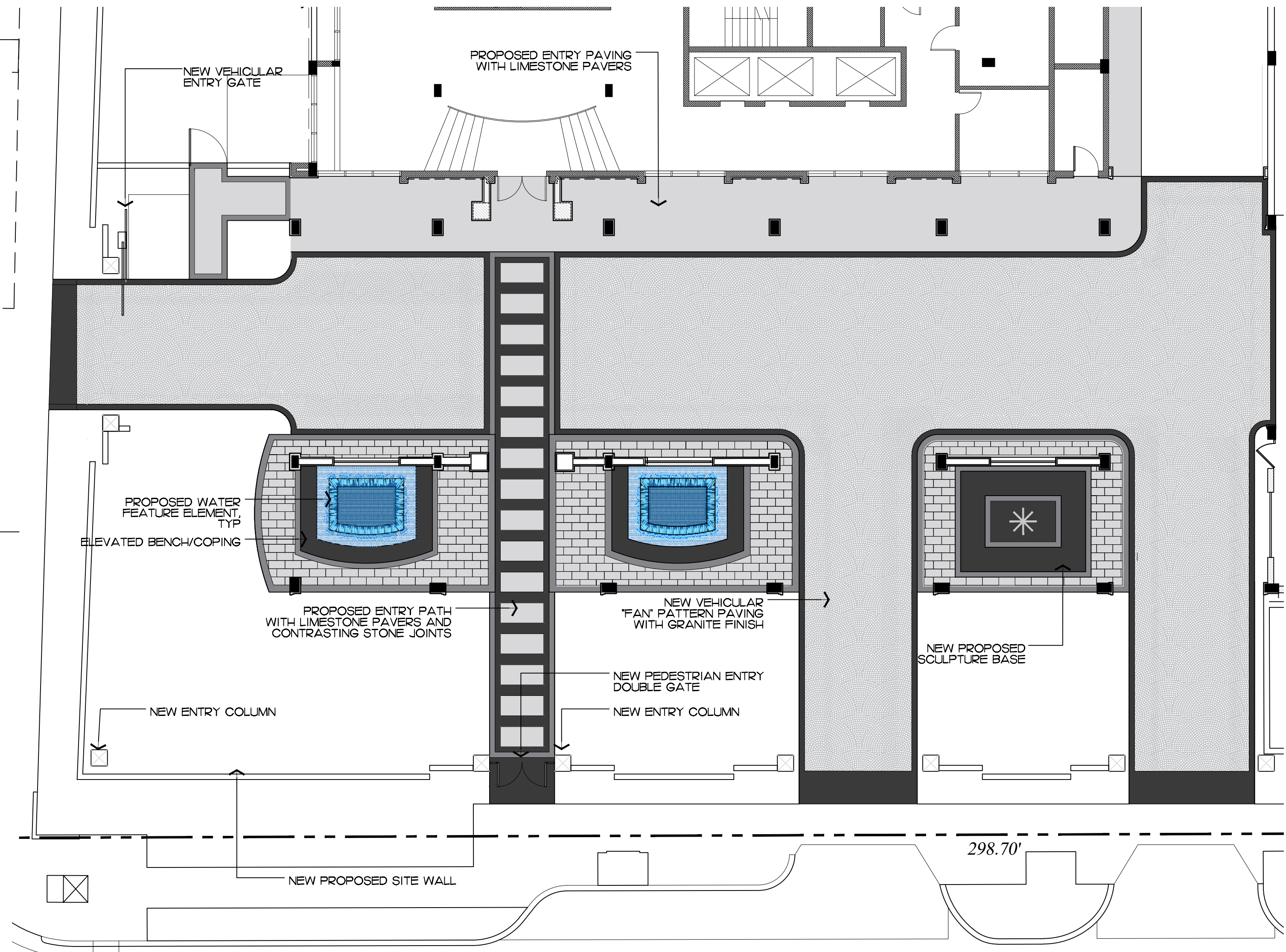
Lot Coverage Data

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.



Proposed Site Plan

SCALE IN FEET 0' 20' 40' 60'



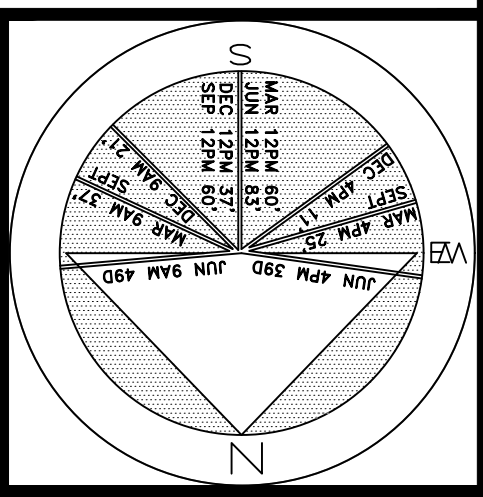
WORTH AVENUE

Entry Enlargement

SCALE IN FEET 0' 10' 20' 30'



"Fan" Pattern Paving



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

SHEET L7.0

2023
COPYRIGHT: The following drawings are instruments of service to the Landscape Architect. They are not products of design. All ideas, designs, arrangements and plans indicated or represented by this/these drawings are owned by and the property of the designer, and were created, evolved and developed for use on and in connection with this project. None of such ideas, designs, arrangements or plans shall be used by or disclosed to any person, firm or corporation without the written permission of the Landscape Architect.

2023
DISCLAIMER: Construction, as the term is generally understood, and that ENVIRONMENT DESIGN GROUP does not provide landscape architectural services during construction, including on-site monitoring, site visits, shop drawing review, design clarification, etc., the client agrees to indemnify and hold harmless ENVIRONMENT DESIGN GROUP from any liability arising from, acts or omissions in the performance of said services during construction by the client, and his/her agents, employees, or subcontractors.

48 HOURS BEFORE DIGGING
CALL TOLL FREE
1-800-432-4770
SUNSHINE STATE ONE CALL
OF FLORIDA, INC.

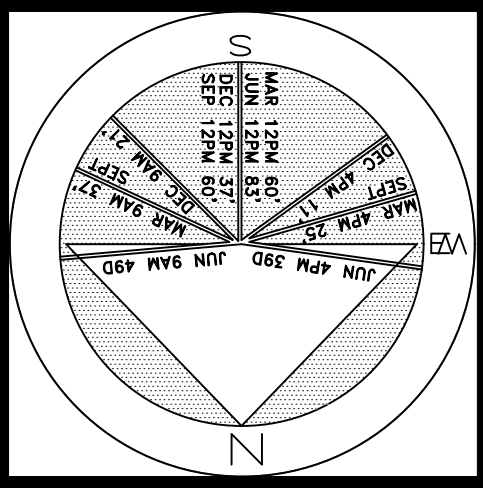
ZON# 23-061
ARCOM# A-23-074

Proposed Site Enhancements

Winthrop House

100 Worth Ave

Palm Beach



JOB NUMBER:

23052.00 LA

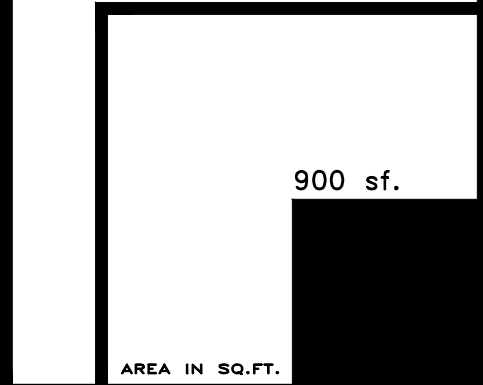
DRAWN BY:

Erika Gottsegen
Adam Mills

DATE:

04.13.2023
05.01.2023

SHEET L7.1



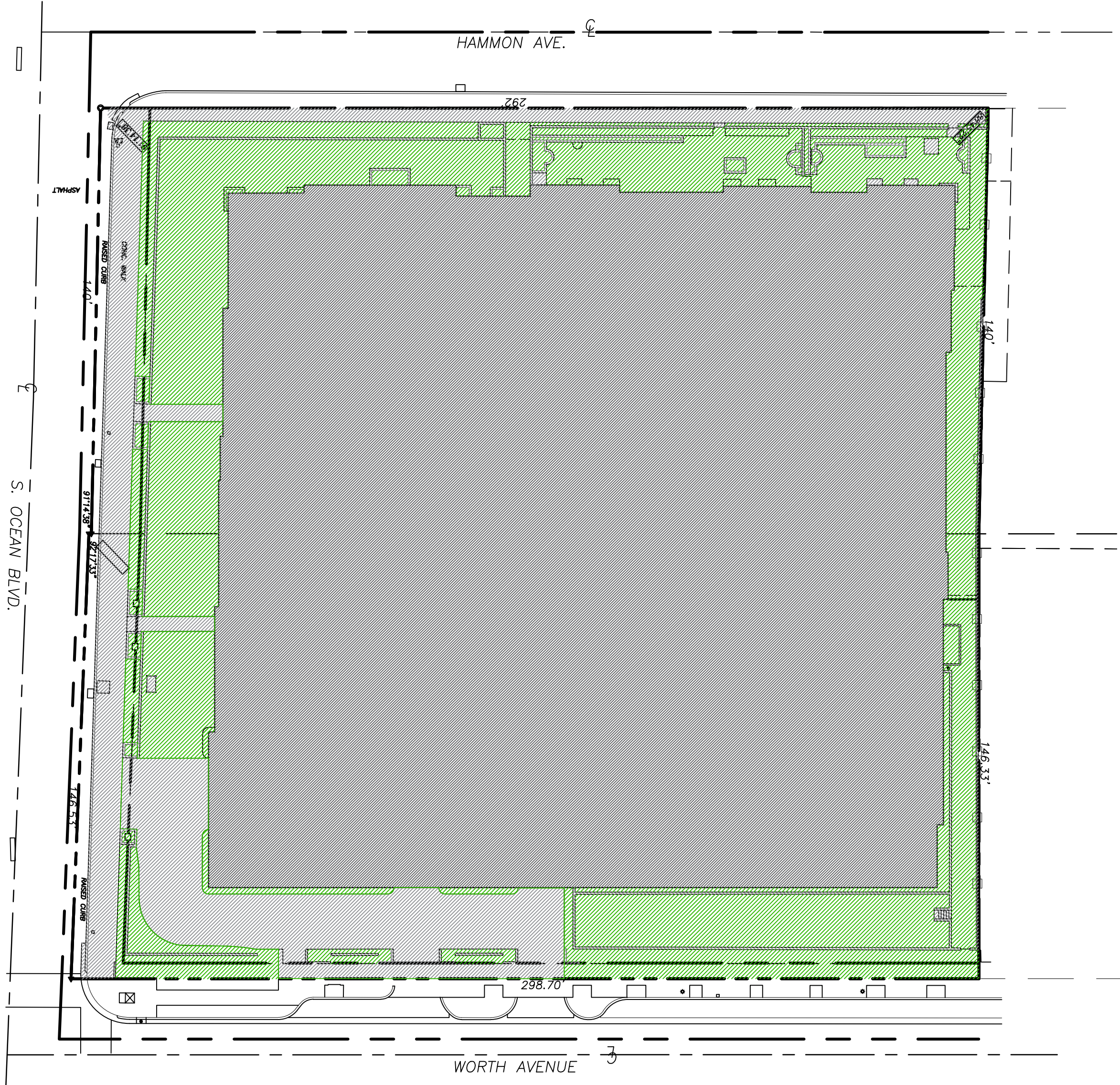
Legend

- IMPERVIOUS AREA (HOUSE/STRUCTURE)

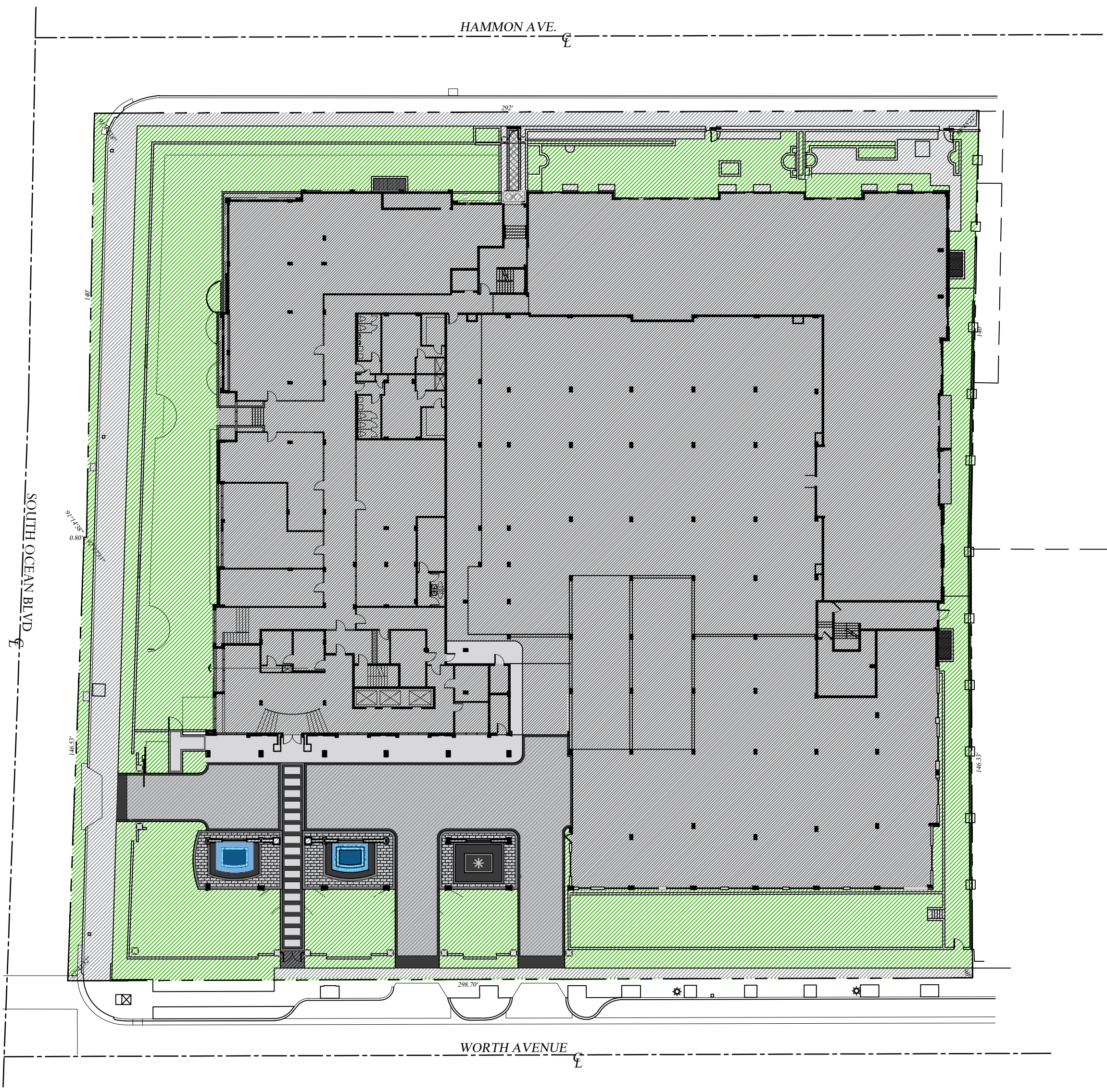
IMPERVIOUS AREA (HARDSCAPE)

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.	24.1%	20,359 S.F.	26.5%	22,384 S.F.

2022

COPYRIGHT:
The following drawings are instruments of service to the Landscape Architect. They are not products of design. All ideas, designs, arrangements and plans indicated or represented by this/these drawings are owned by and the property of the designer, and were created, evolved and developed for use on and in connection with this project. None of such ideas, designs, arrangements or plans shall be used by or disclosed to any person, firm or corporation without the written permission of the Landscape Architect.

2022

DISCLAIMER:
Construction, as the term is generally understood, and that ENVIRONMENT DESIGN GROUP does not provide landscape architectural services during construction, including on-site monitoring, site visits, shop drawing review, design clarification, etc., the client agrees to indemnify and hold harmless ENVIRONMENT DESIGN GROUP from any liability arising from, acts or omissions in the performance of said services during construction by the client, and his/her agents, employees, or subcontractors.

48 HOURS BEFORE DIGGING

CALL TOLL FREE

1-800-432-4770

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

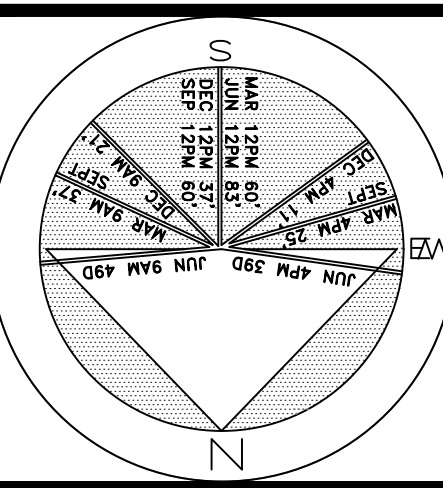
ZON# 23-061

ARCOM# A-23-074

Open Space Diagrams

SCALE IN FEET 0' 30' 60' 90'

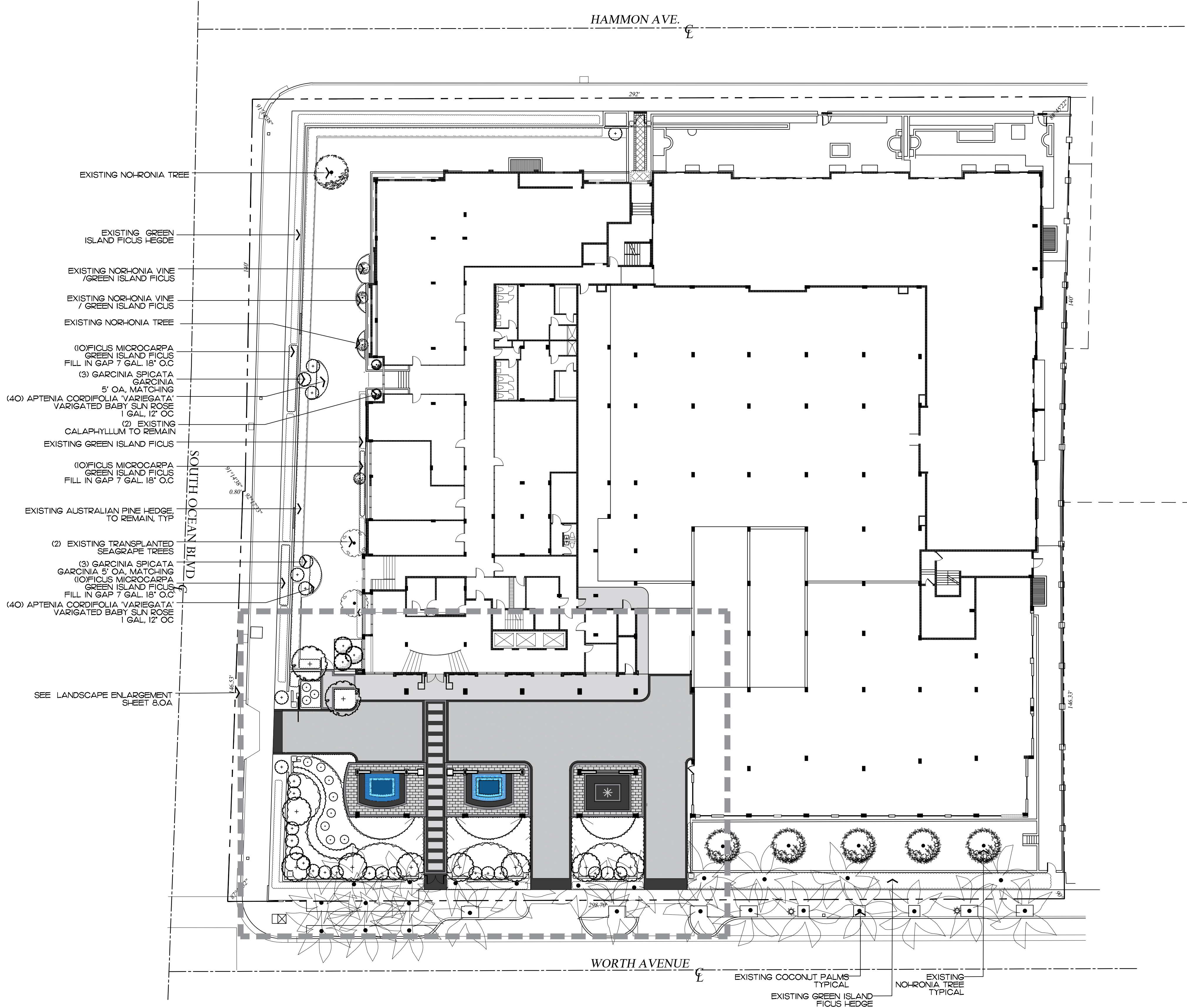
Winthrop House
100 Worth Ave
Palm Beach



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

SHEET L8.0

400 sq. ft.
AREA IN SQ. FT.



2023
COPYRIGHT:
The following drawings are instruments of service to the Landscape Architect. They are not products of design. All ideas, designs, arrangements and plans indicated or represented by this/these drawings are owned by and the property of the designer, and were created, evolved and developed for use on and in connection with this project. None of such ideas, designs, arrangements or plans shall be used by or disclosed to any person, firm or corporation without the written permission of the Landscape Architect.

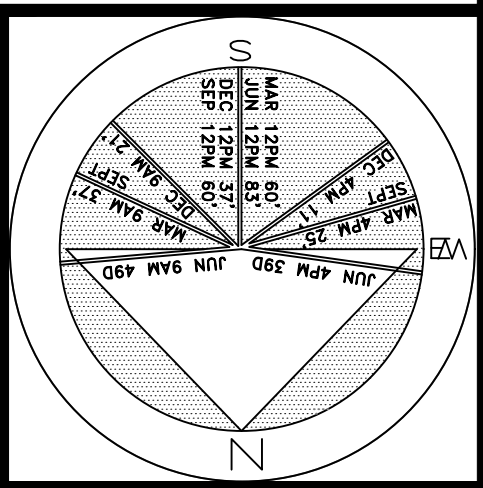
2023
DISCLAIMER:
Construction, as the term is generally understood, and that ENVIRONMENT DESIGN GROUP does not provide landscape architectural services during construction, including on-site monitoring, site visits, shop drawing review, design clarification, etc., the client agrees to indemnify and hold harmless ENVIRONMENT DESIGN GROUP from any liability arising from, acts or omissions in the performance of said services during construction by the client, and his/her agents, employees, or subcontractors.

48 HOURS BEFORE DIGGING
CALL TOLL FREE
1-800-432-4770
SUNSHINE STATE ONE CALL
OF FLORIDA, INC.

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

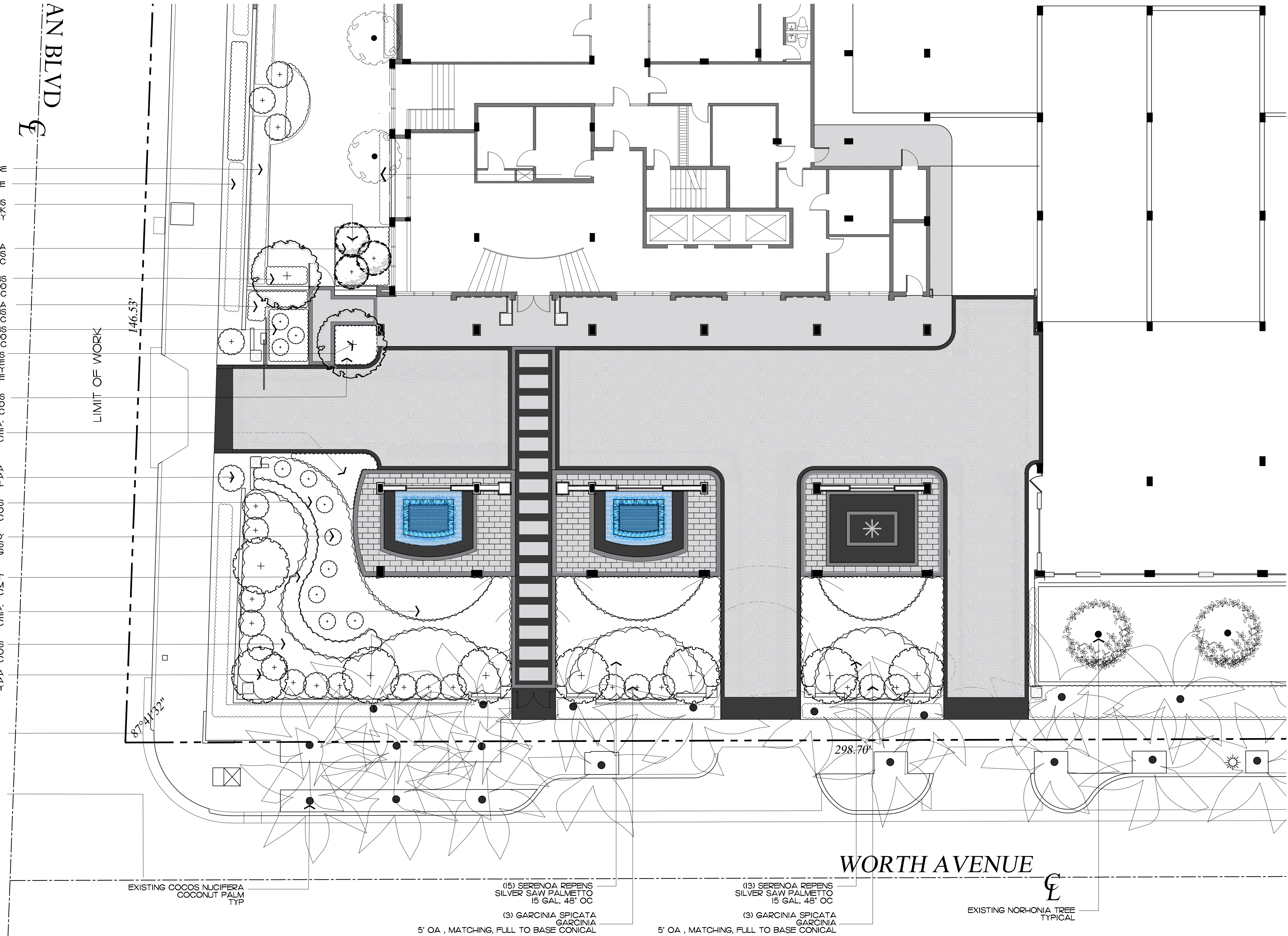
SCALE IN FEET 0' 20' 40' 60'

Winthrop House
100 Worth Ave
Palm Beach



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

SHEET L8.0



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

SCALE IN FEET 0' 10' 20' 30'

2023
COPYRIGHT: The following drawings are instruments of service to the Landscape Architect. They are not products of design. All ideas, designs, arrangements and plans indicated or represented by this/these drawings are owned by and the property of the designer, and were created, evolved and developed for use on and in connection with this project. None of such ideas, designs, arrangements or plans shall be used by or disclosed to any person, firm or corporation without the written permission of the Landscape Architect.

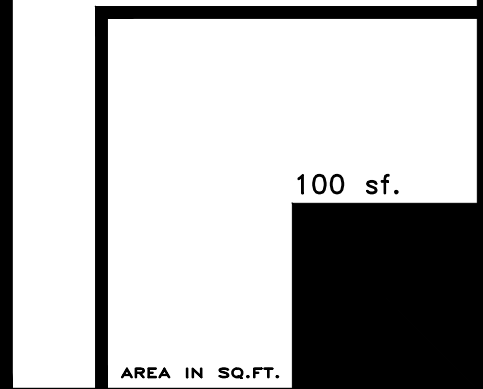
2023
DISCLAIMER: The following drawings are instruments of service to the Landscape Architect. They are not products of design. All ideas, designs, arrangements and plans indicated or represented by this/these drawings are owned by and the property of the designer, and were created, evolved and developed for use on and in connection with this project. None of such ideas, designs, arrangements or plans shall be used by or disclosed to any person, firm or corporation without the written permission of the Landscape Architect.

48 HOURS BEFORE DIGGING
CALL TOLL FREE
1-800-432-4770
SUNSHINE STATE ONE CALL
OF FLORIDA, INC.

Winthrop House
100 Worth Ave
Palm Beach

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

SHEET L8.1



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

Rendered Landscape Plan Enlargement



2023
COPYRIGHT: The following drawings are instruments of service to the Landscape Architect. They are not products of design. All ideas, designs, arrangements and plans indicated or represented by this/these drawings are owned by and the property of the designer, and were created, evolved and developed for use on and in connection with this project. None of such ideas, designs, arrangements or plans shall be used by or disclosed to any person, firm or corporation without the written permission of the Landscape Architect.

2023
DISCLAIMER: Construction, as the term is generally understood, and that ENVIRONMENT DESIGN GROUP does not provide landscape architectural services during construction, including on-site monitoring, site visits, shop drawing review, design clarification, etc., the client agrees to indemnify and hold harmless ENVIRONMENT DESIGN GROUP from any liability arising from, acts or omissions in the performance of said services during construction by the client, and his/her agents, employees, or subcontractors.

48 HOURS BEFORE DIGGING
CALL TOLL FREE
1-800-432-4770
SUNSHINE STATE ONE CALL
OF FLORIDA, INC.

Trees

SYMBOL	COMMON NAME	QTY	NATIVE	DESCRIPTION
	COCOLOBABA UVIFERA DIVERSIFOLIA SEAPLUM	7	YES	10'-12' OA FLORIDA FANCY
	CONOCARPUS ERECTUS GREEN BUTTONWOOD TREE	2	YES	12'-14' OA, FLORIDA FANCY CLIPPED TO CONTAIN AT SIZE
	CONOCARPUS ERECTUS VAR. SERICEUS SILVER BUTTONWOOD TREE SINGLE TRUNK	3	YES	10'-12' OA, FLORIDA FANCY
	GARCINIA SPICATA GARCINIA	26	NO	5' OA, MATCHING, FULL TO BASE CONICAL
TOTAL NATIVE SPECIES		38 12 (31.6%)		

Shrubs & Vines

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

Groundcovers

SYMBOL	COMMON NAME	QTY	NATIVE	DESCRIPTION
	APTENIA CORDIFOLIA 'VARIEGATA' VARIGATED BABY SUN ROSE 1 GAL, 12" OC	525	NO	1 GAL, 12" OC
	CONOCARPUS ERECTUS VAR. SERICEUS SILVER BUTTONWOOD	420	YES	3 GAL, 18" O.C
TOTAL NATIVE SPECIES		945 420 (44.4%)		

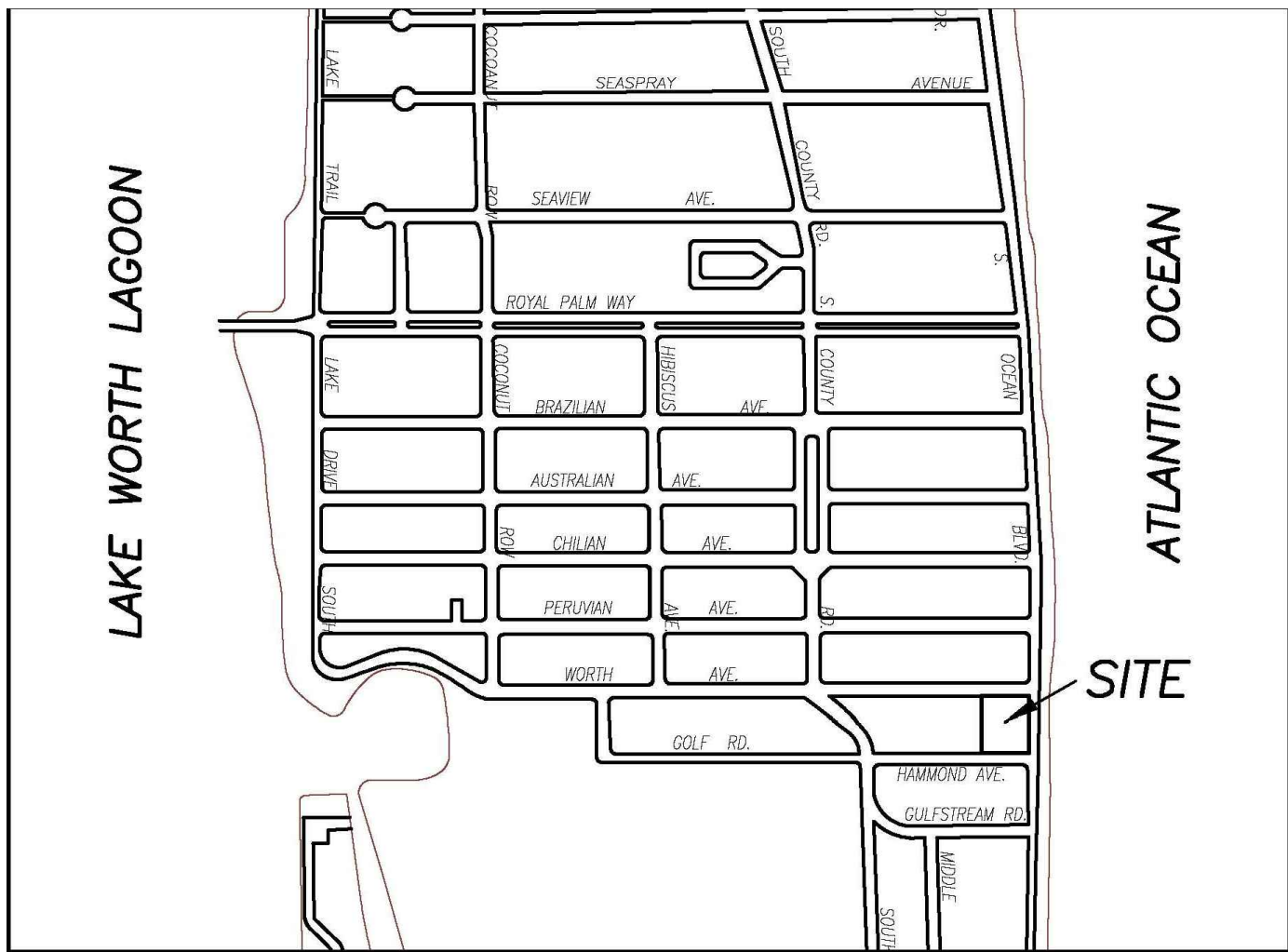
JOB NUMBER: # 23052.00 LA
DRAWN BY: Erika Gottsegen
DATE: 04.13.2023
05.01.2023

SHEET L8.2

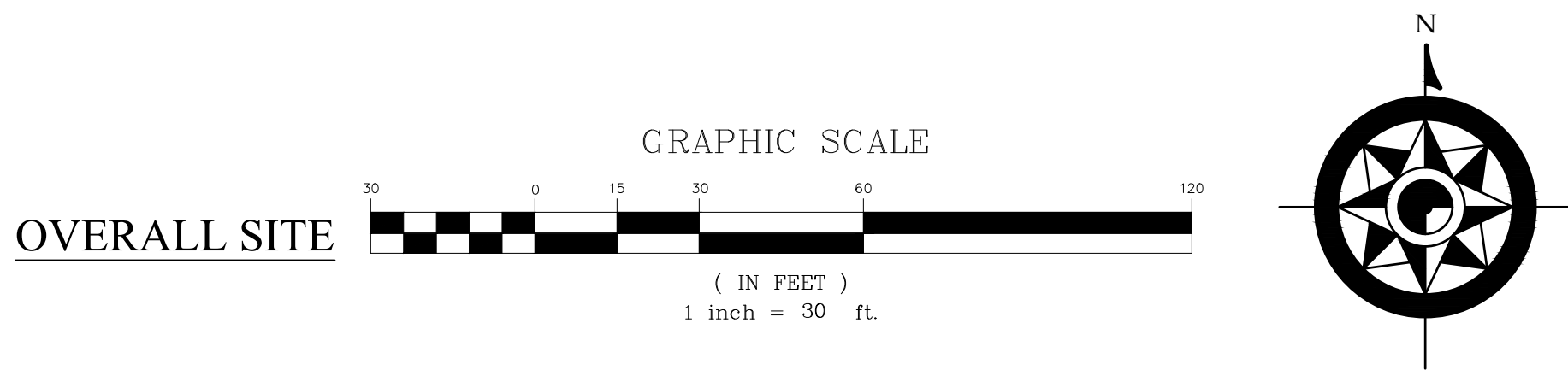
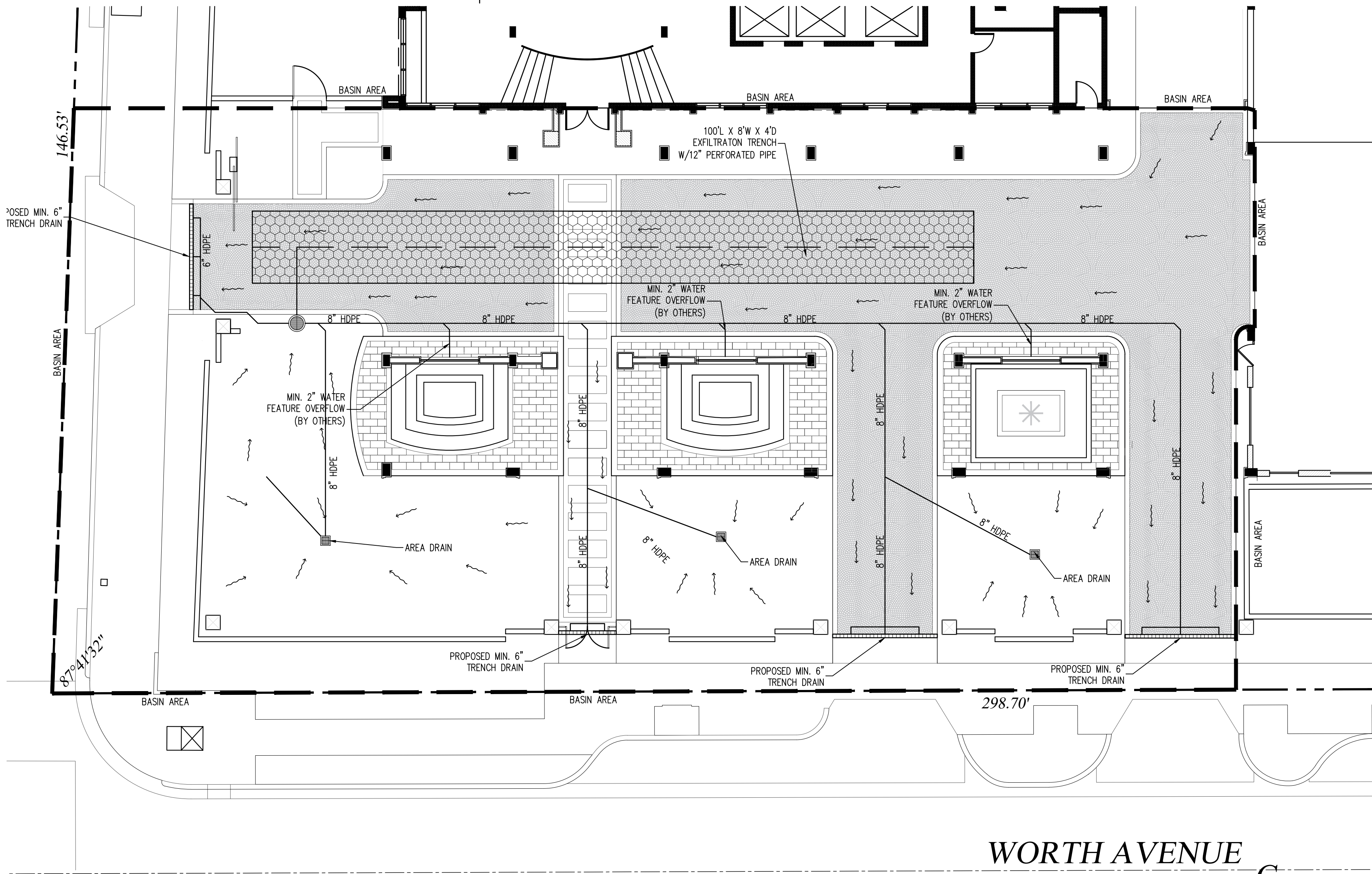
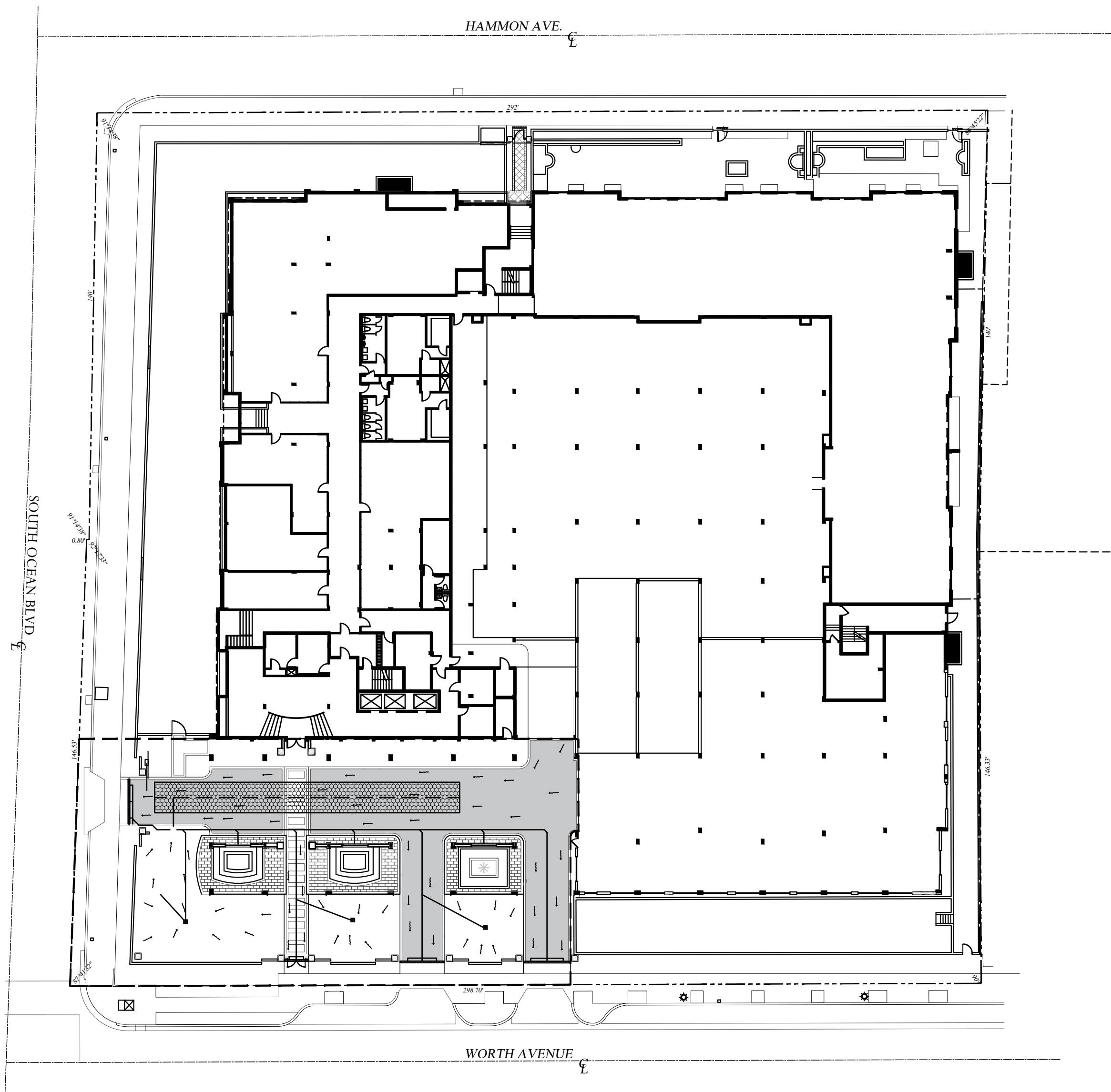
ZON# 23-061
ARCOM# A-23-074
Plant Schedule

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

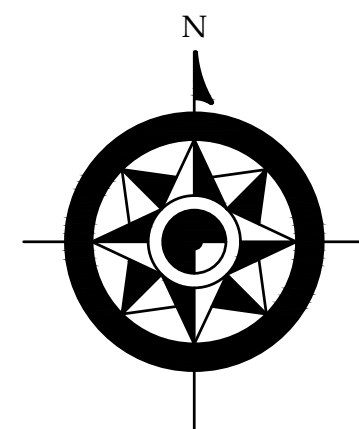
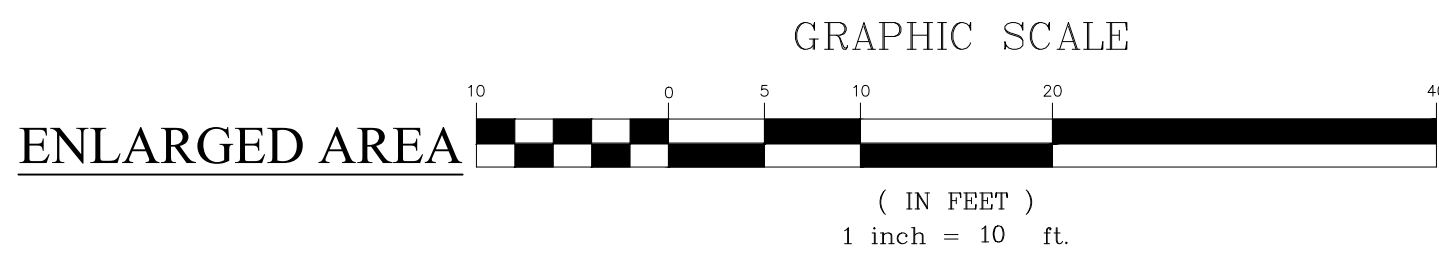
- NOTES:
- ALL NEW DRAINAGE TO BE INSTALLED PER PLANS AND EXACT ELEVATIONS WILL BE FIELD DETERMINED PER FIELD CONDITIONS.
 - ALL TRENCH DRAINS AT BOTTOM OF STEP LOCATIONS TO BE FLUSH AGAINST BACK OF STEP.
 - EXFILTRATION TRENCHES TO BE UPDATED ONCE PERCOLATION TEST IS PERFORMED AND SIZED ACCORDINGLY.
 - FURTHER COORDINATION WITH DOWNSPOUTS WILL BE ADDED AND TIED INTO THE PROPOSED DRAINAGE SYSTEM.



CEC
CIVIL ENGINEERING CONSULTING, INC.
CERTIFICATE OF AUTHORIZATION #33369
8195 WHITE ROCK CIRCLE
BOYNTON BEACH, FL 33436
Phone: 561-847-0398
www.cec-fl.com
andre@cec-fl.com



- LEGEND
- EXISTING ELEVATION PER WALLACE SURVEYING (NAVD)
 - FLOW DIRECTION
 - EXFILTRATION TRENCH
 - AREA DRAIN W/STORM PIPING
 - 24" NYLOPLAST DRAIN BASIN WITH BAFFLE
 - PROPOSED FINISH GRADES



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

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY ANDRE M. WEBSTER, P.E. ON THE DATE AND/OR TIME STAMP SHOWN USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

No:	Revisions:	Date:

DRAINAGE PLAN FOR:
WINTHROP HOUSE
100 WORTH AVE.
PALM BEACH, FL

Project #:	23-066
Issue Date:	05/15/23
Drawn By:	AMW
Chkd By:	AMW
Scale:	As Shown

ANDRE M. WEBSTER, P.E.
Florida License No. 87358
SHEET TITLE

DRAINAGE &
GRADING PLAN

SHEET NUMBER:

C1

