



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
Presentation Submittal
Date of Presentation: November 22, 2024

Sheet Index

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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

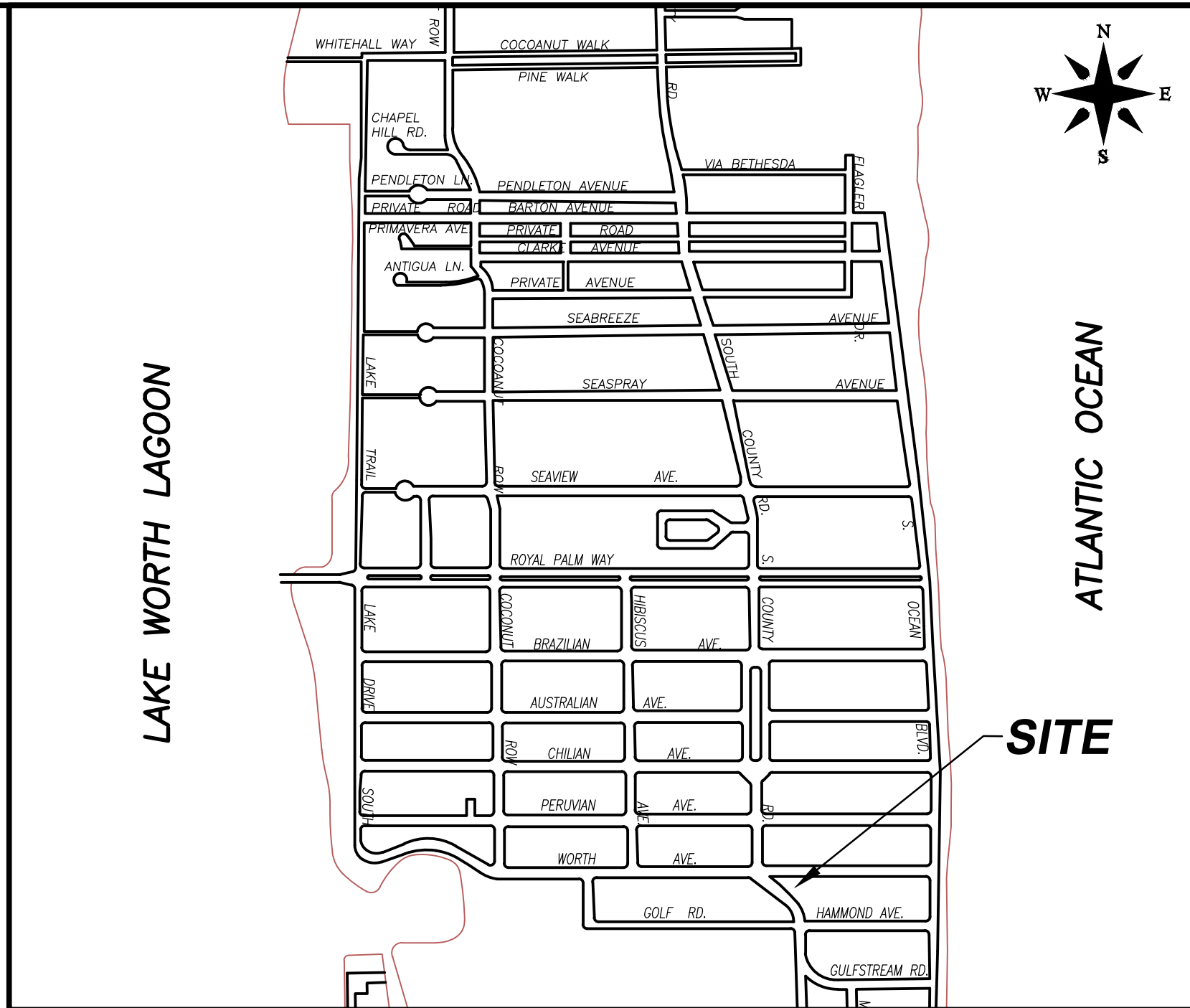
TOPOGRAPHY FOR:
WILSON 150 WORTH LLC

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

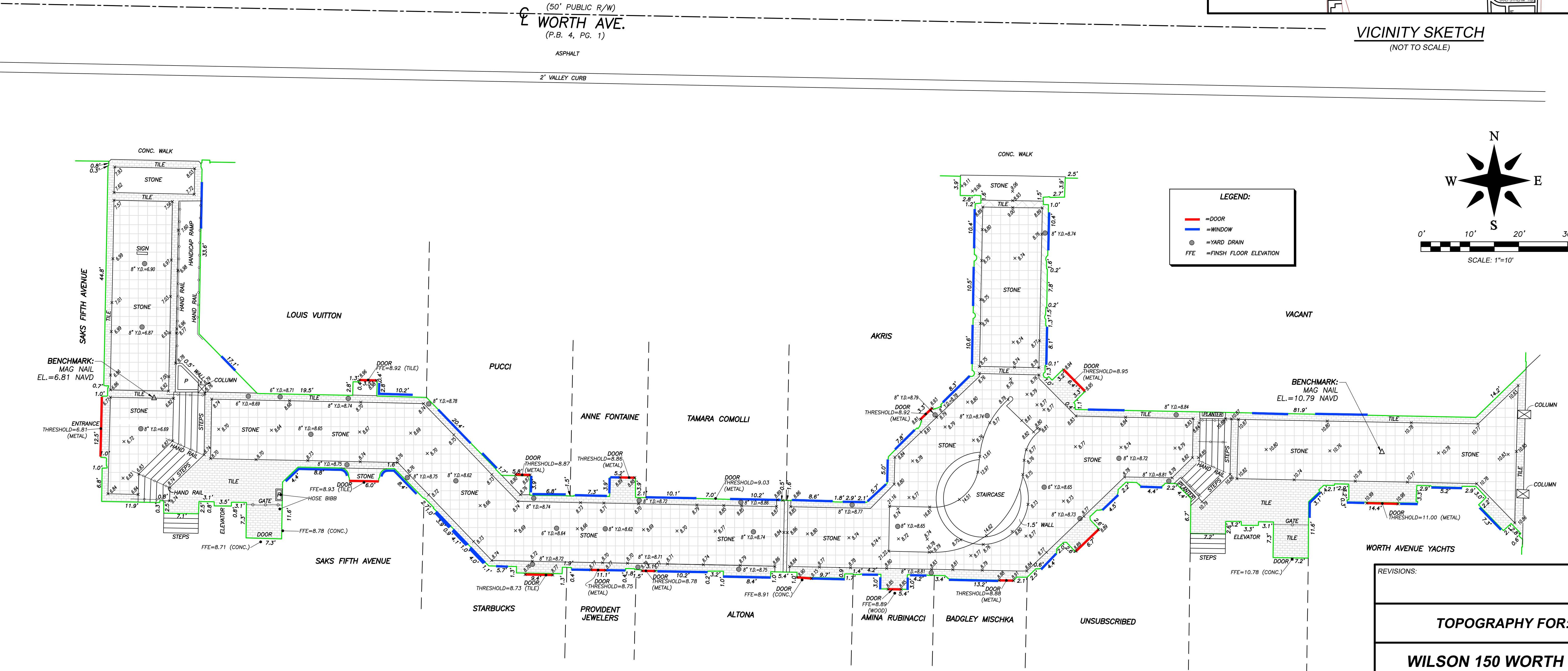
PROPERTY ADDRESS: 150 Worth Ave Palm Beach, FL 33480

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.



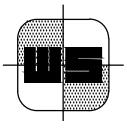
VICINITY SKETCH
(NOT TO SCALE)



REVISIONS:

TOPOGRAPHY FOR:

WILSON 150 WORTH LLC



WALLACE SURVEYING
CORP. LICENSED BUSINESS #4999

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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Landscape Architecture
Land Planning
Landscape Management

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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

SHEET L1.0

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ARC-24-0096
Existing Site Photos



View to Central Courtyard Staircase



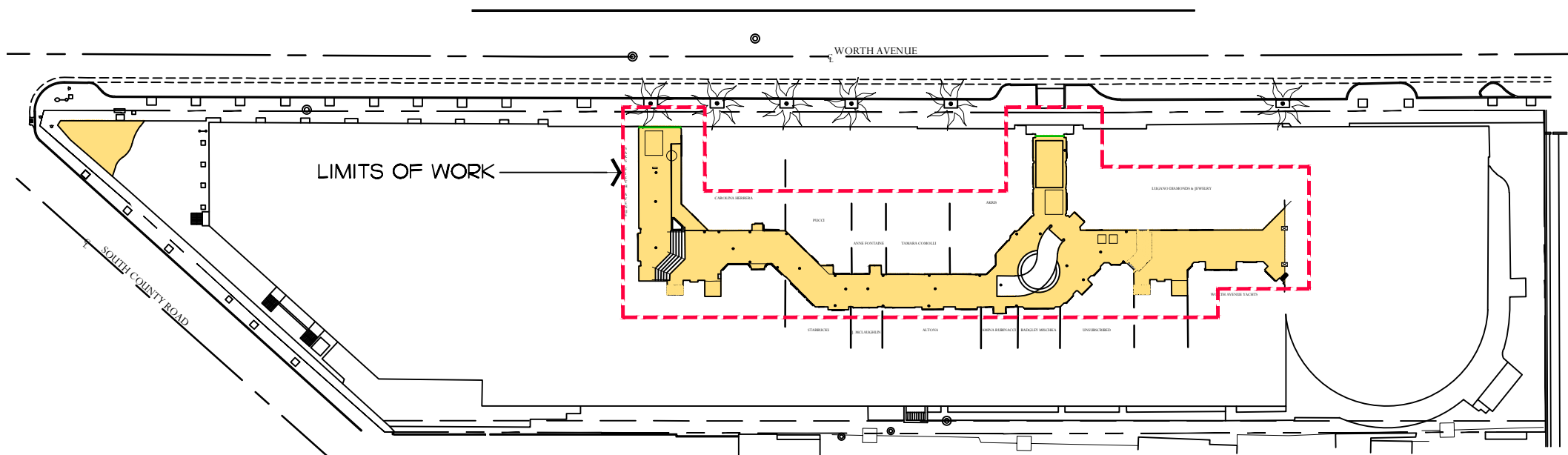
View to Banquette



View to East Stairs



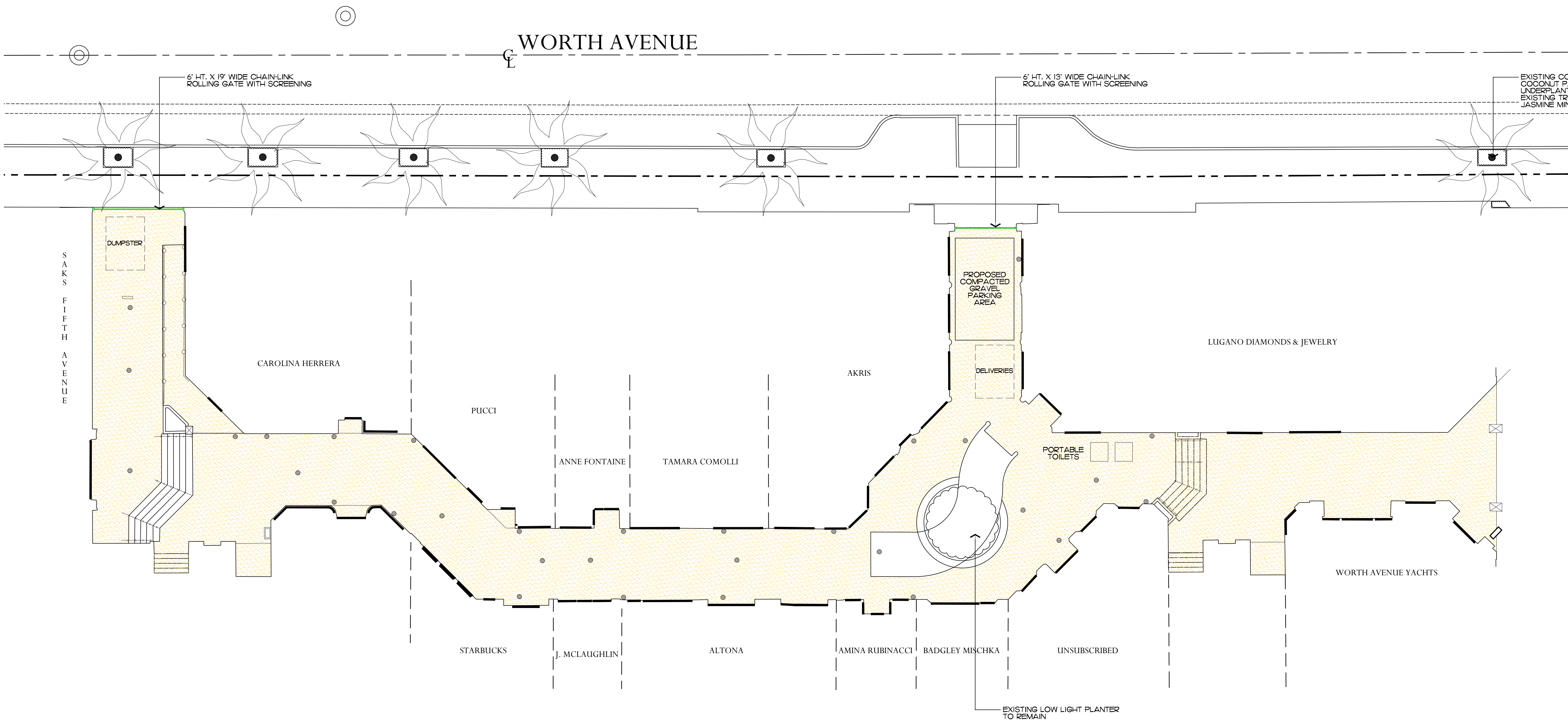
View to Central Courtyard Staircase from Sidewalk



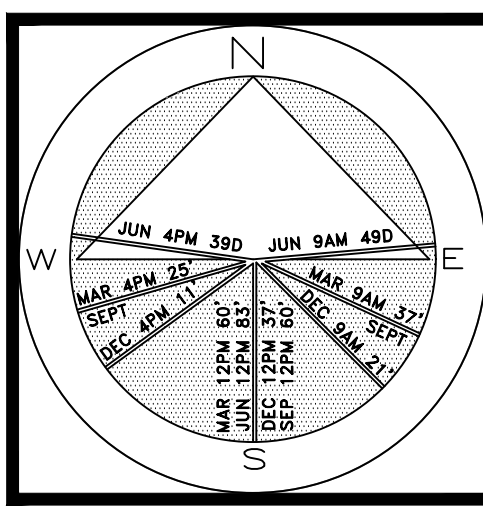
Site Map

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

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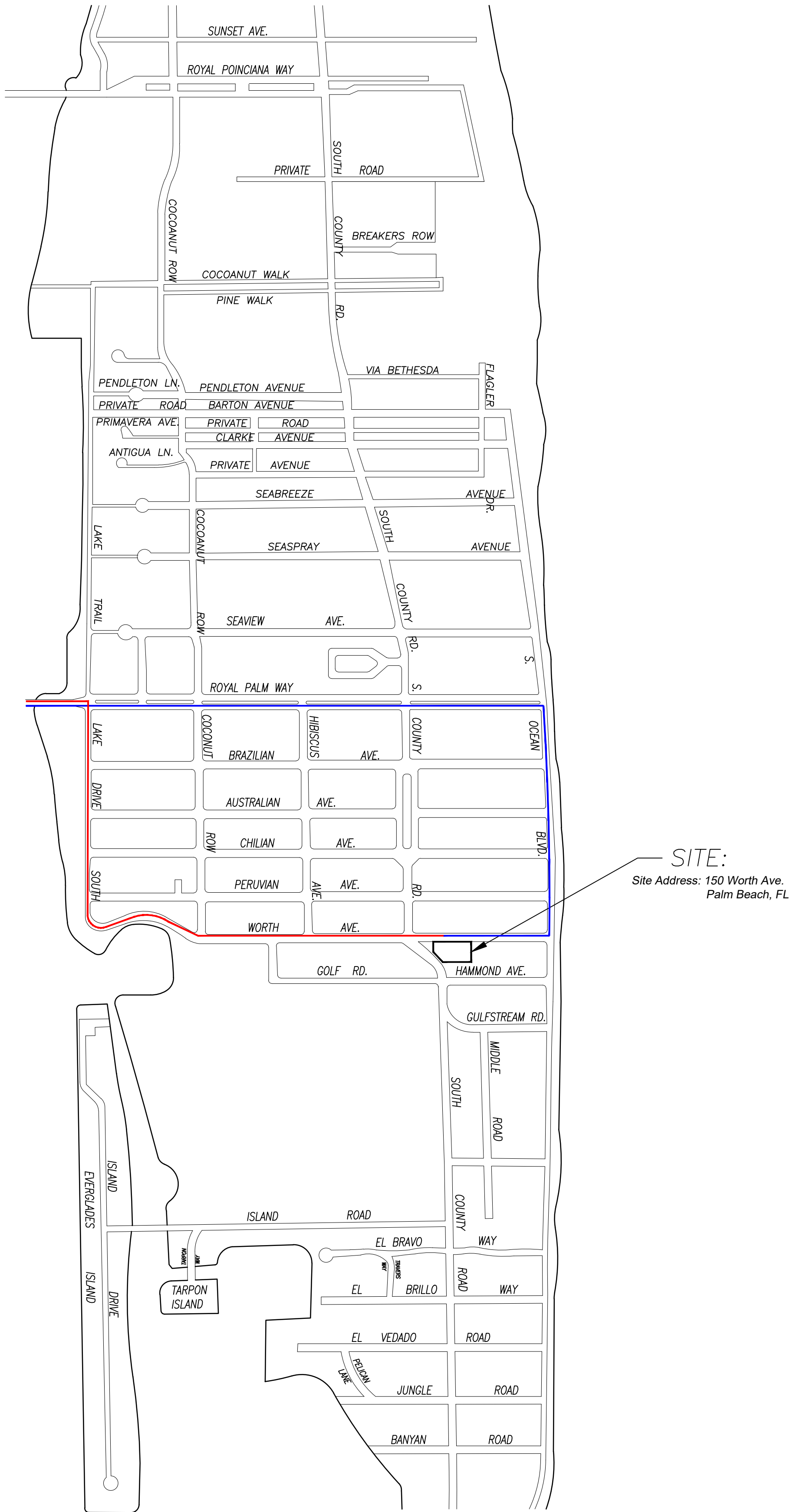
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ARC-24-0096
Construction Screening & Staging Plan
SCALE IN FEET: 3/32"=1'-0"

SHEET L2.0



1 PROPOSED TRUCK INGRESS / EGRESS ROUTES MAP

SCHEDULE:

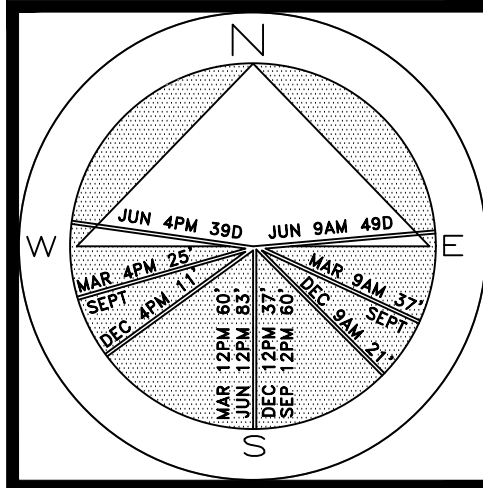
MONTH 1: DEMOLITION AND CLEANUP
(3 - 5 DAYS)

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

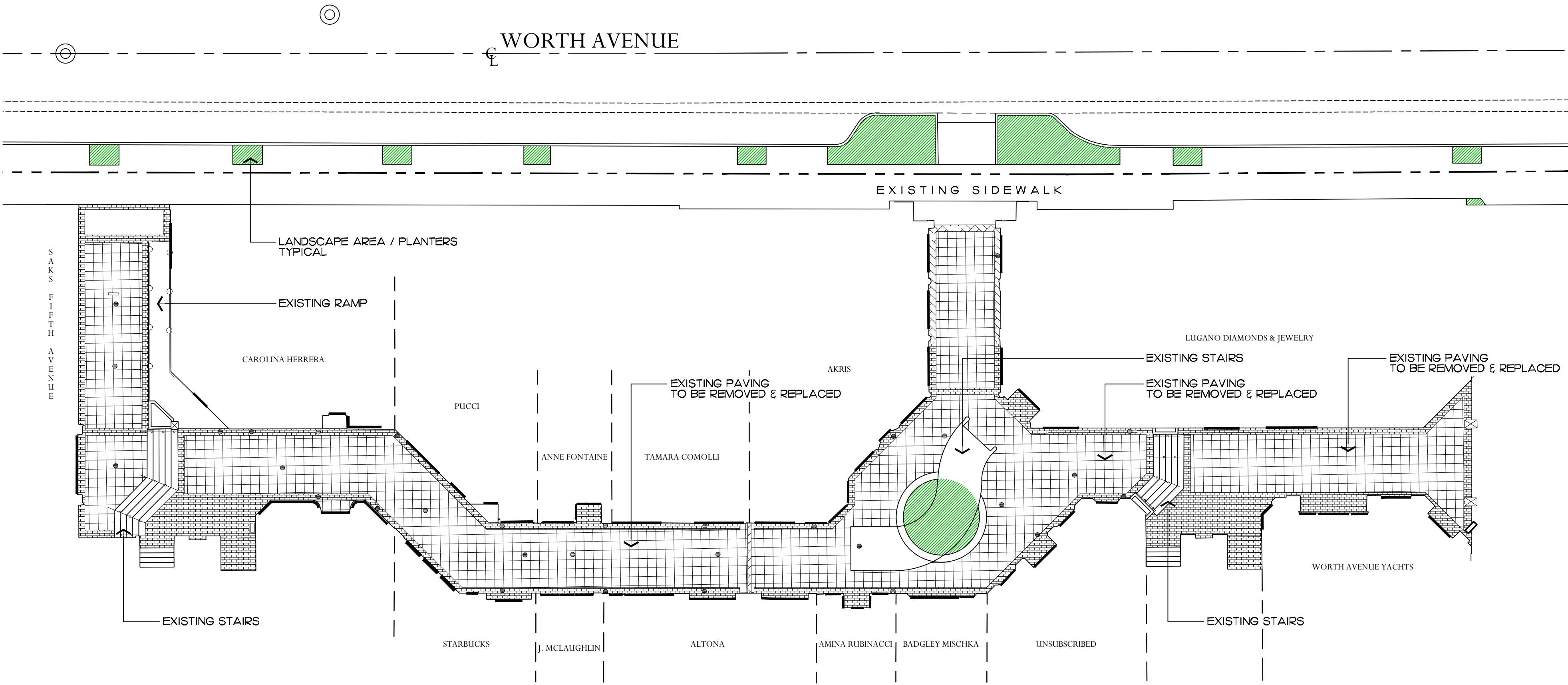
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Palm Beach
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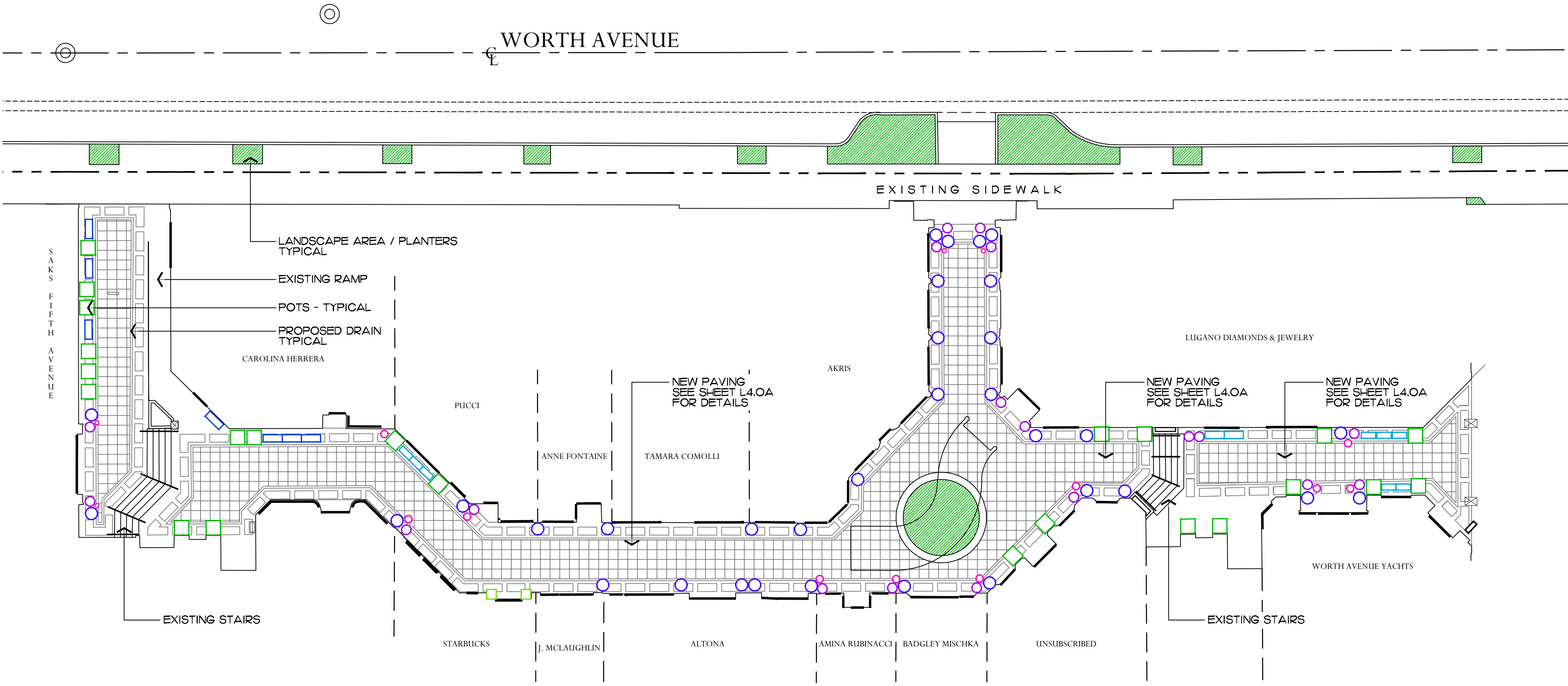
JOB NUMBER: # 23146.00 LA
DRAWN BY: Lauren Freeman

DATE: 09.05.2024
09.23.2024
10.07.2024
10.28.2024

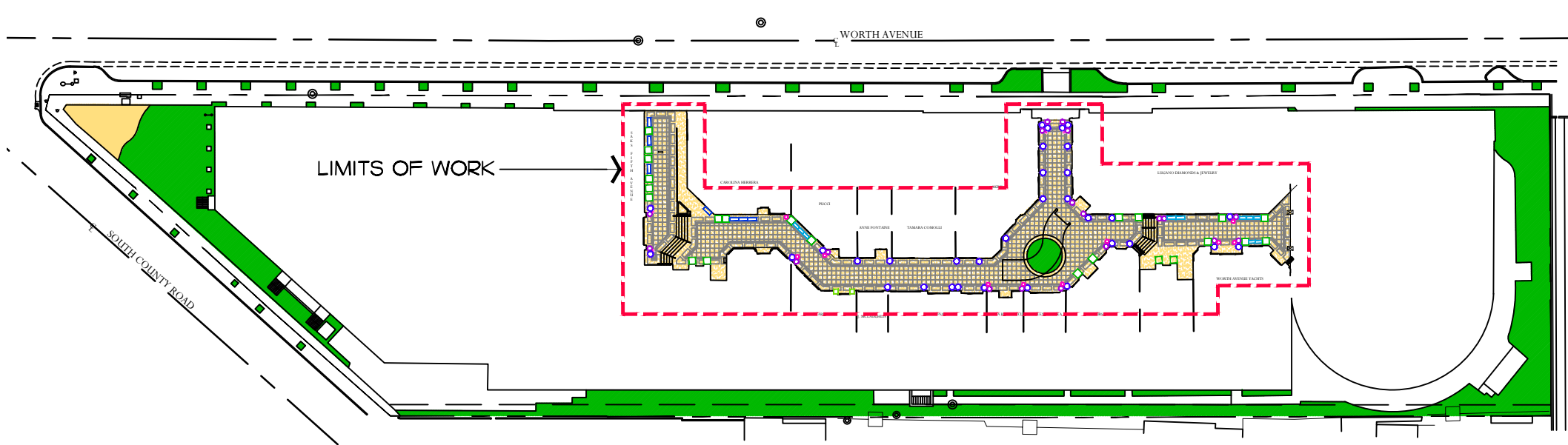
SHEET L3.0



Existing Site Plan



Proposed Site Plan



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.

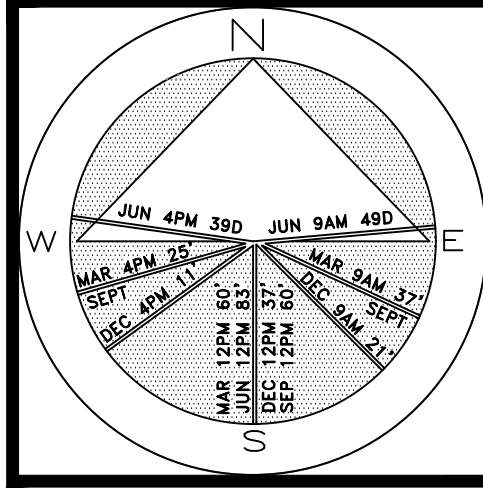
ENVIRONMENT
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GROUP

139 North County Road 570-B Palm Beach, FL 33480
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Landscape Architecture
Land Planning
Landscape Management

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The Esplanade
150 Worth Avenue
Palm Beach



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SHEET L4.0

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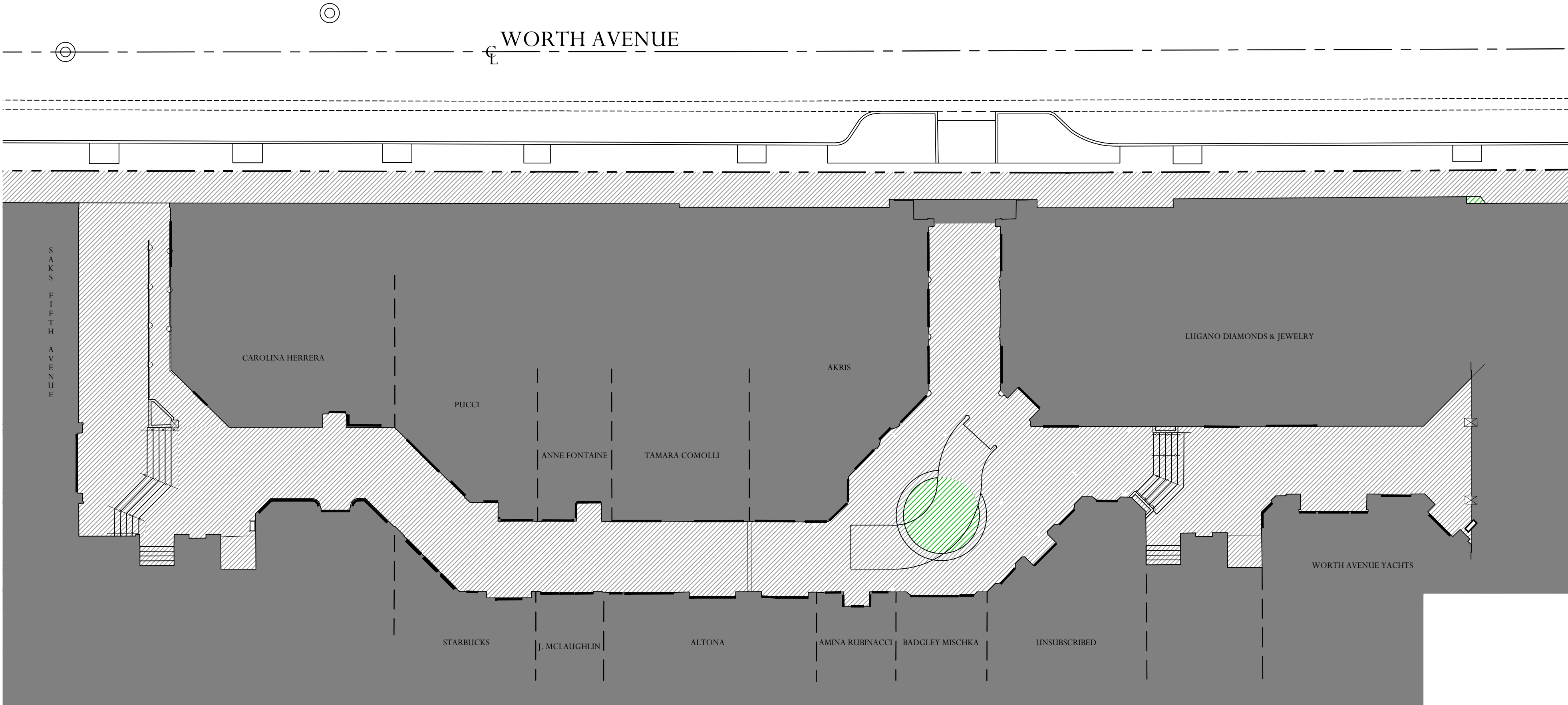
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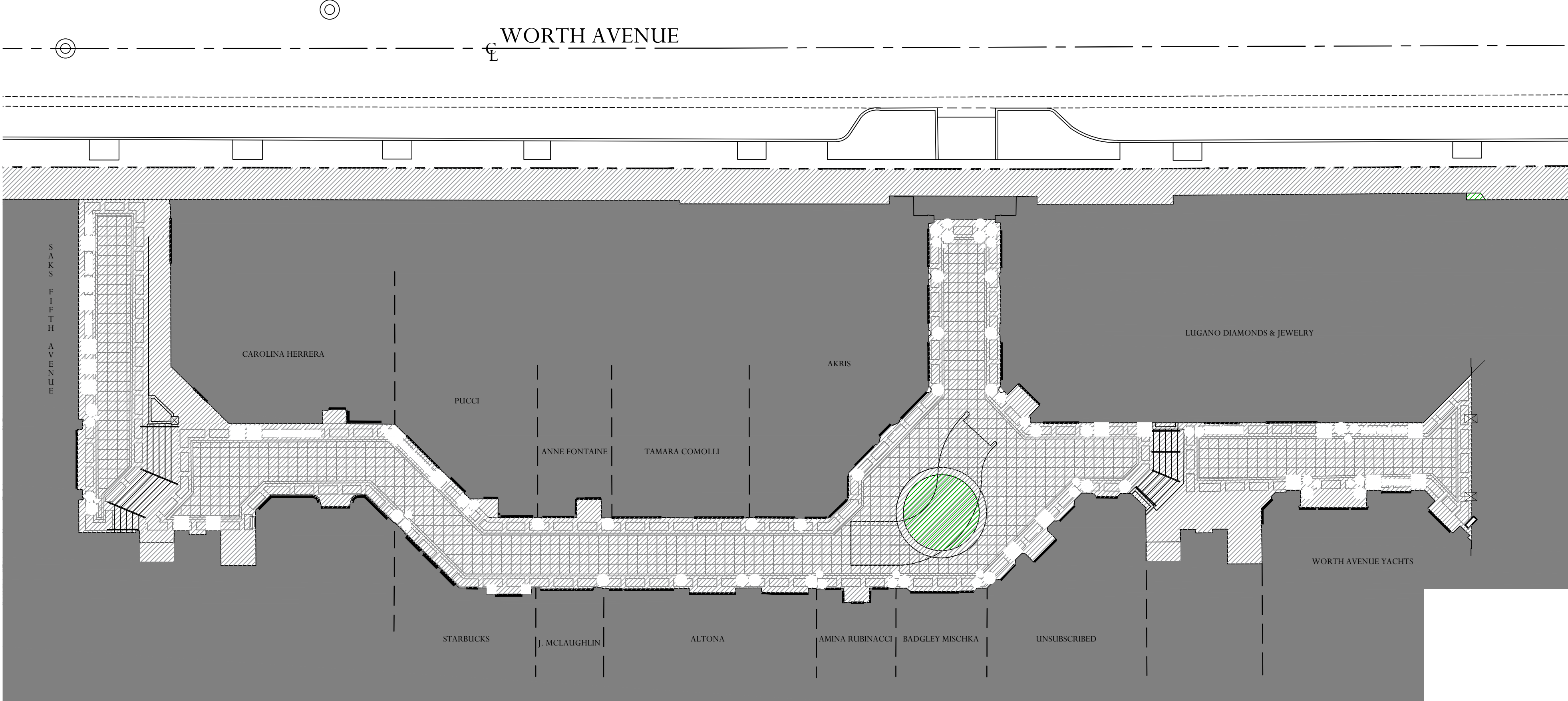
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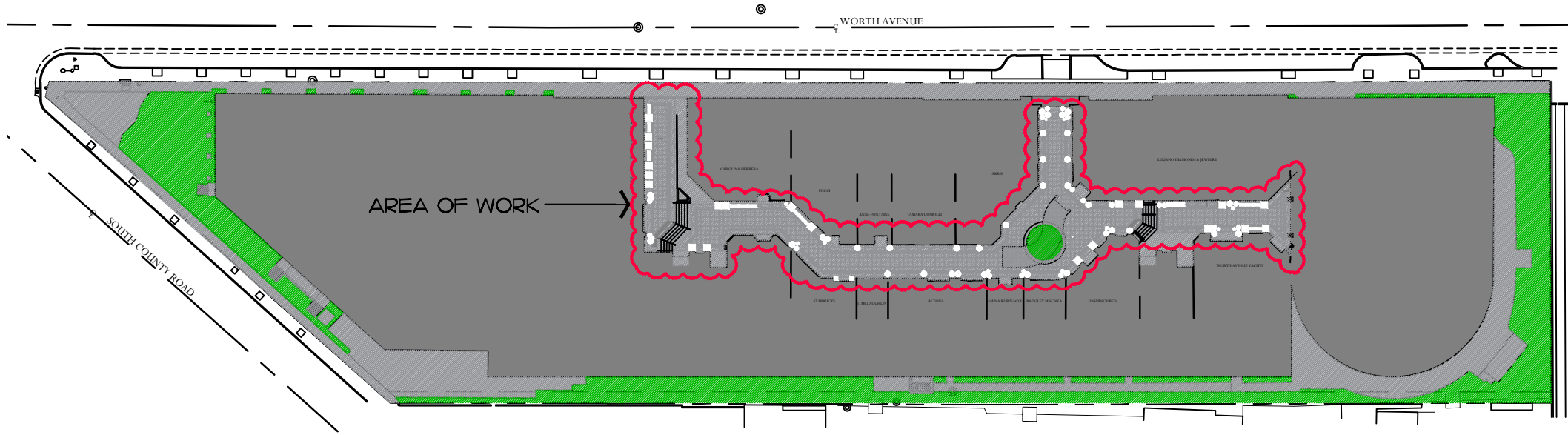
ARC-24-0096
Existing vs. Proposed Site Plan
SCALE IN FEET: 1/16"=1'-0"



Existing Site Plan



Proposed Site Plan



Site Map

Legend

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

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:
-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.

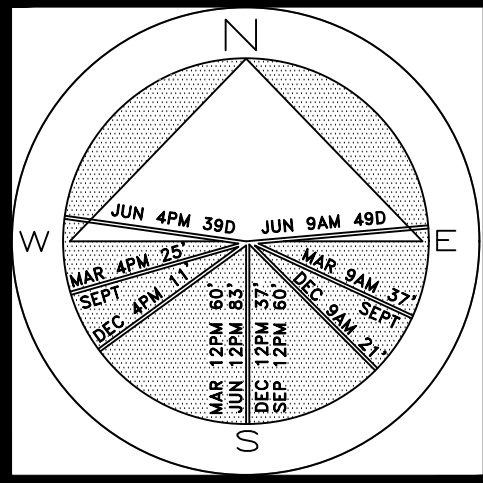
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SHEET L4.1

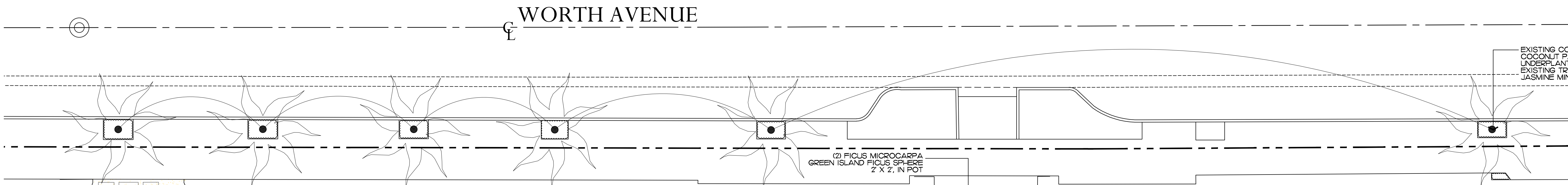
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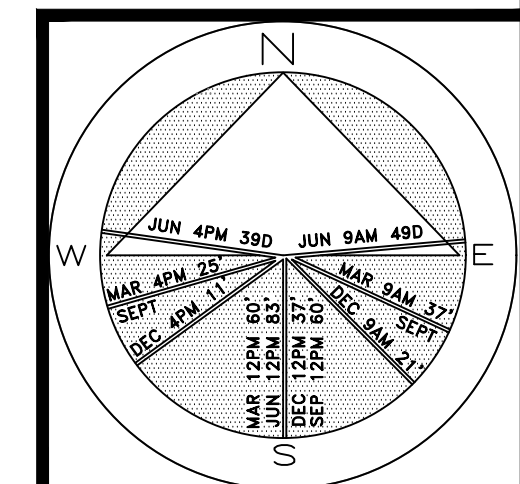


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Landscapes Management

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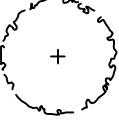
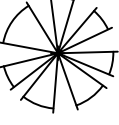


SHEET L5.0

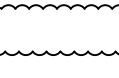
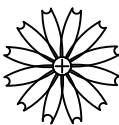
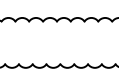
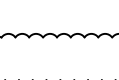
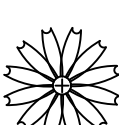
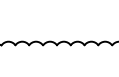
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ARC-24-0096
Landscape Plan
SCALE IN FEET: 3/32"=1'-0"

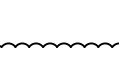
Palms

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

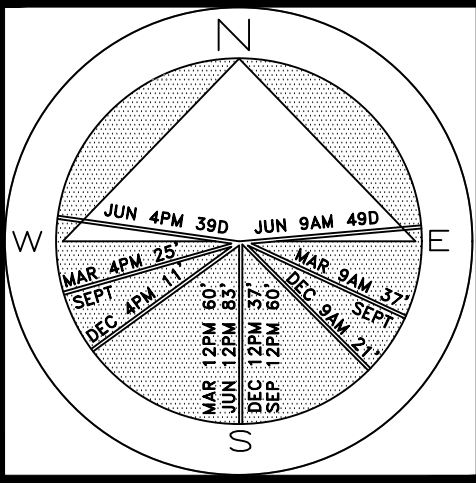
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The Esplanade
150 Worth Avenue
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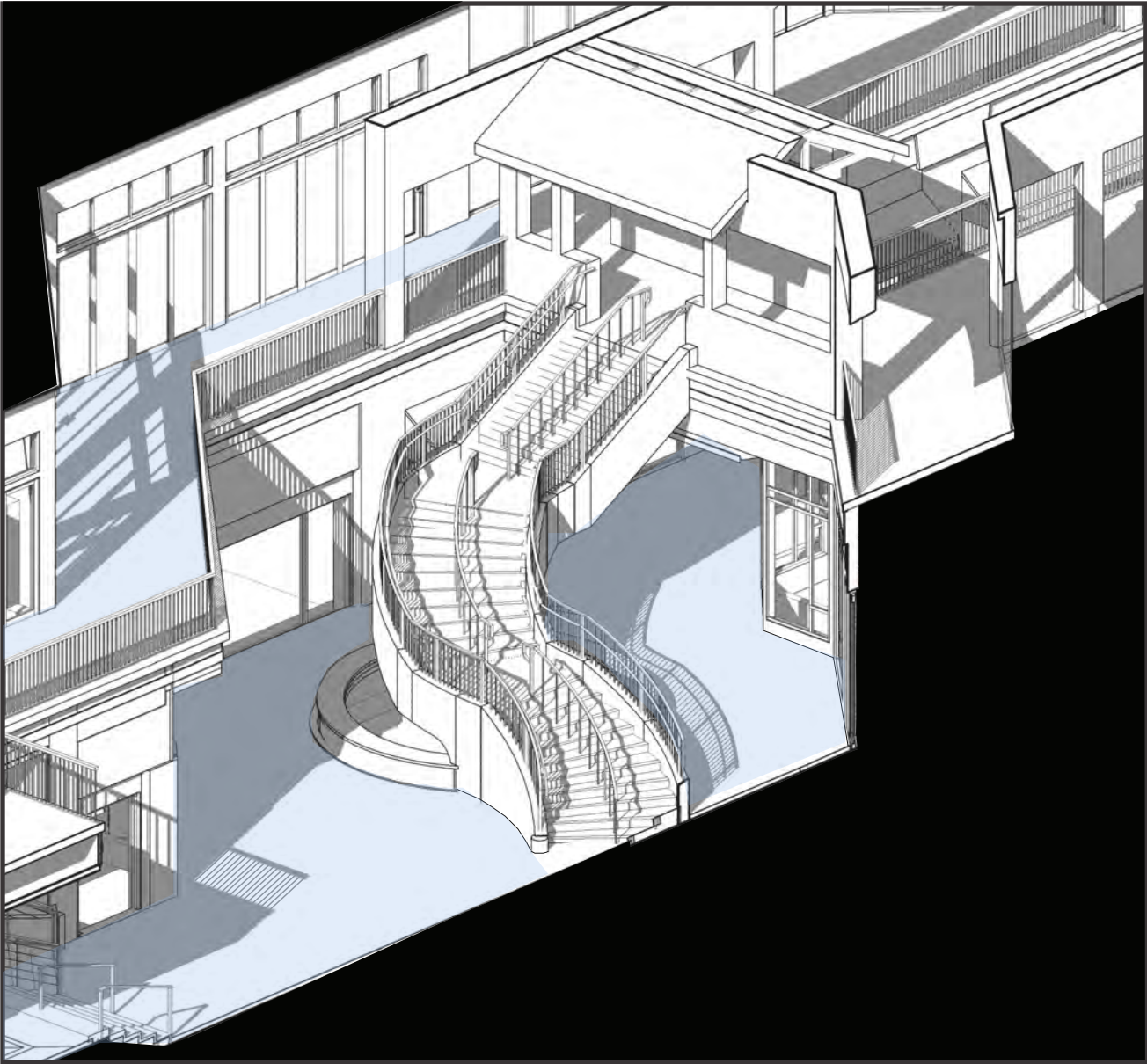
ARC-24-0096
Landscape Schedule

The background of the image is a photograph of a light-colored stone clock tower with two visible clock faces. The tower is partially obscured by palm trees on the left and right sides. The sky is a pale, hazy blue. The text is centered over the image.

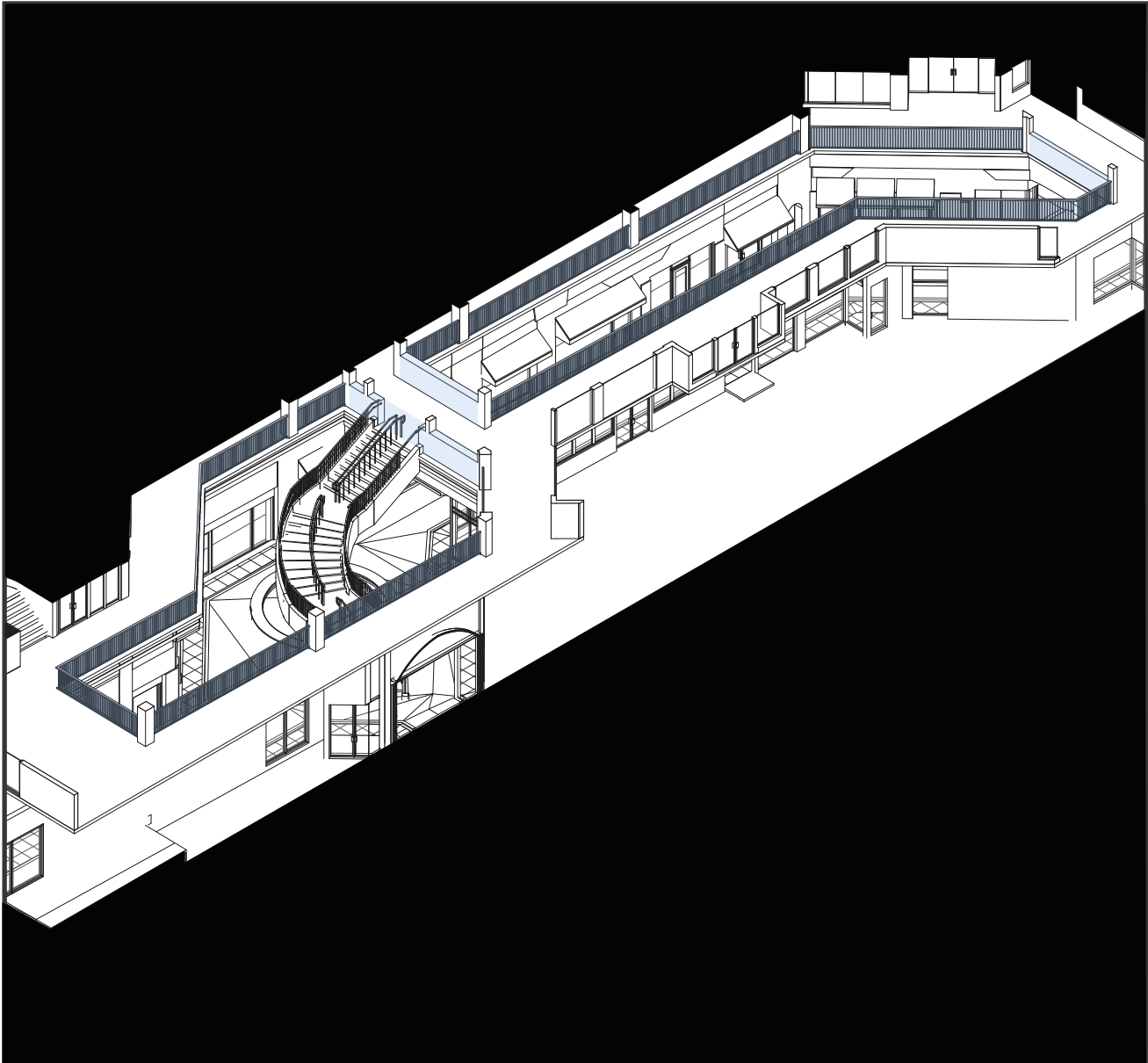
ESPLANADE

NOVEMBER 22, 2024

SCOPE

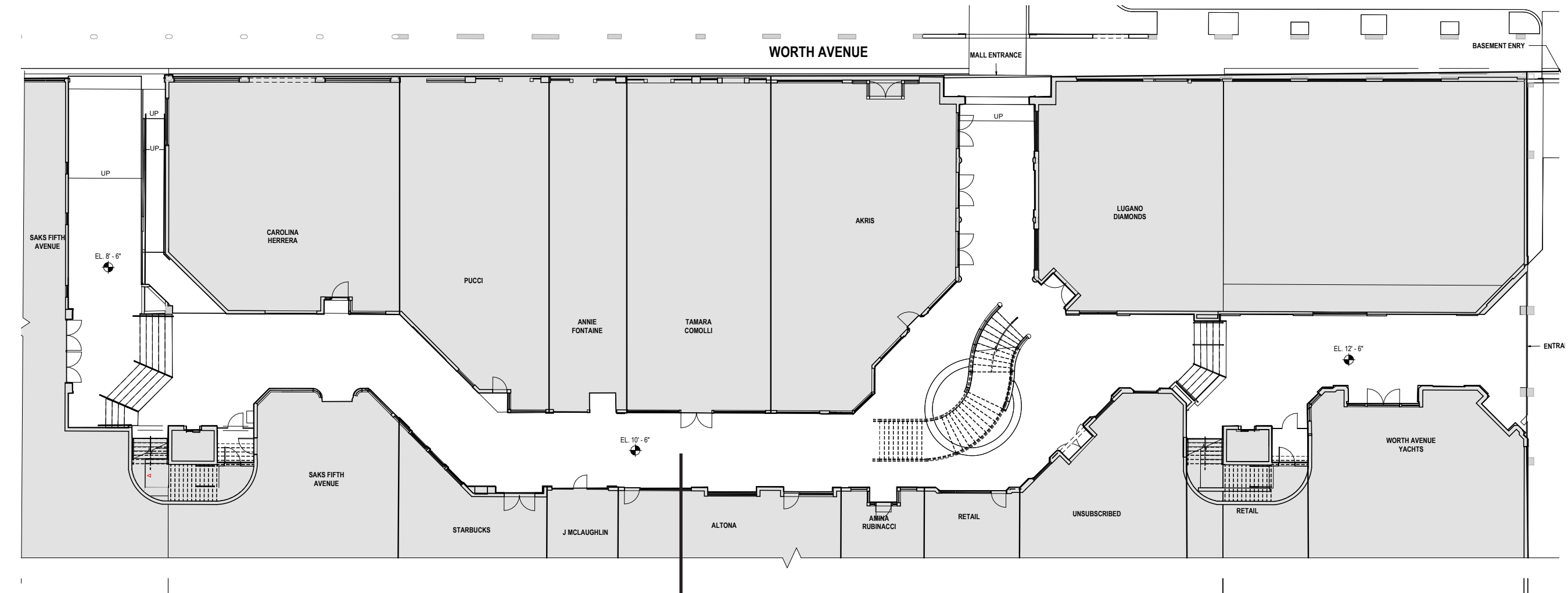


PAVERS AND DRAINS : LEVEL 01 (PHASE 1) & LEVEL 02 (PHASE 2)



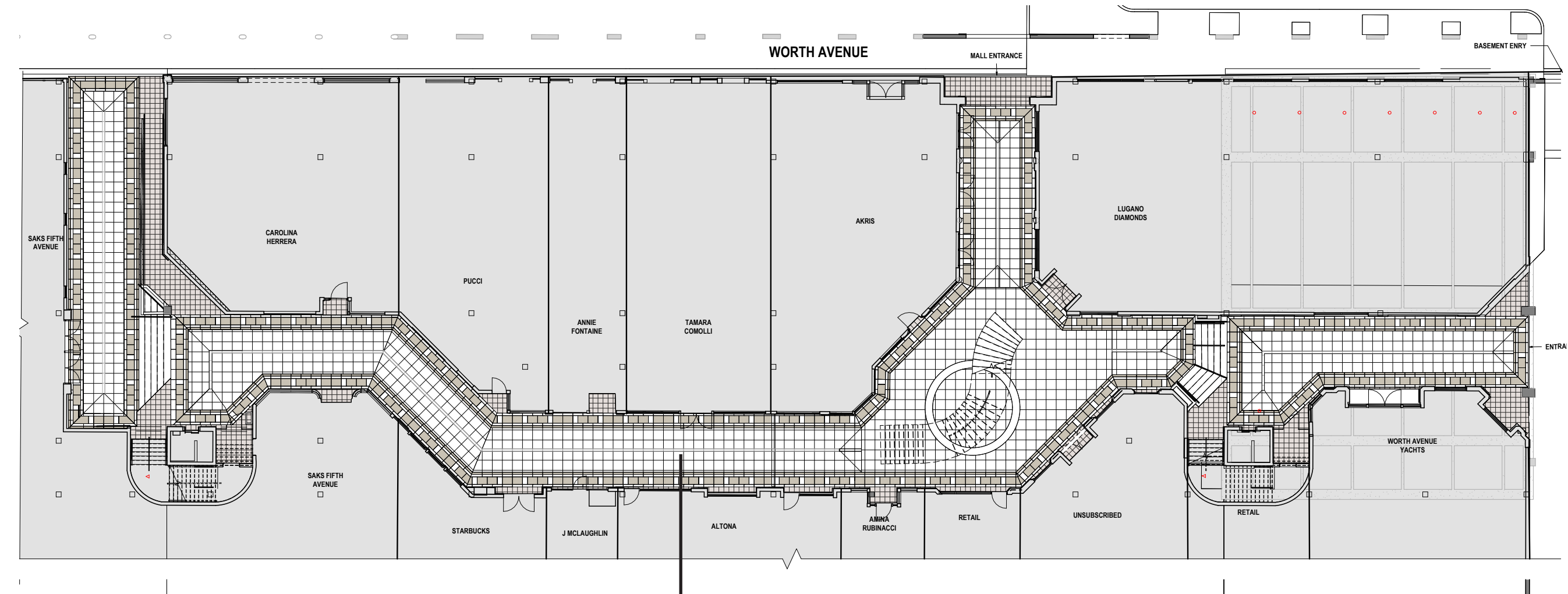
RAILINGS AT LEVEL 02 (PHASE 2)

PLAN | EXISTING CONDITIONS



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

PROPOSED PLAN AT LEVEL 01

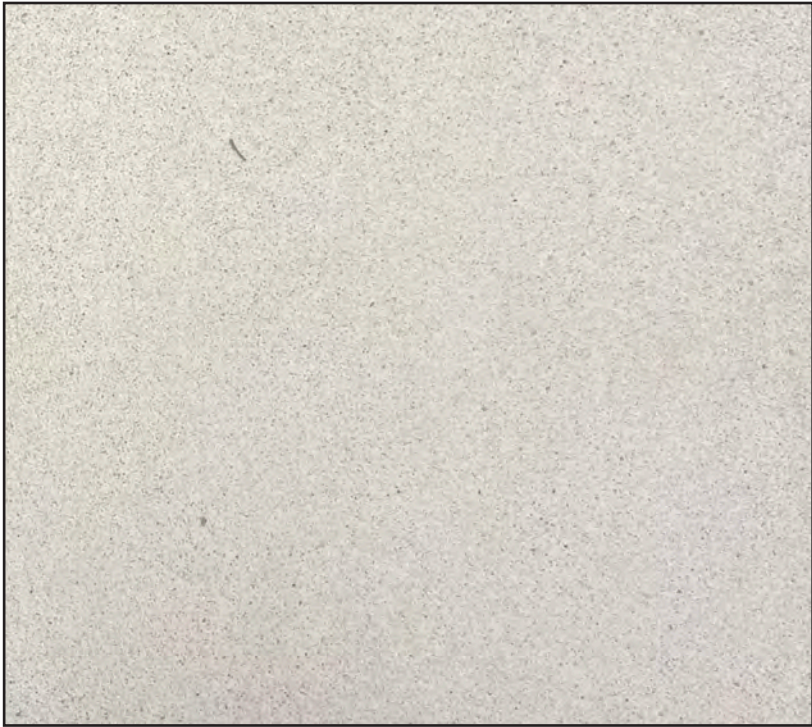


Existing waterproofing has deteriorated, old pavers are worn and tired. Existing pavers to be replaced with new stone, and drains to be updated.

STONE FINISHES



**LIMESTONE:
AGRADE BURN**

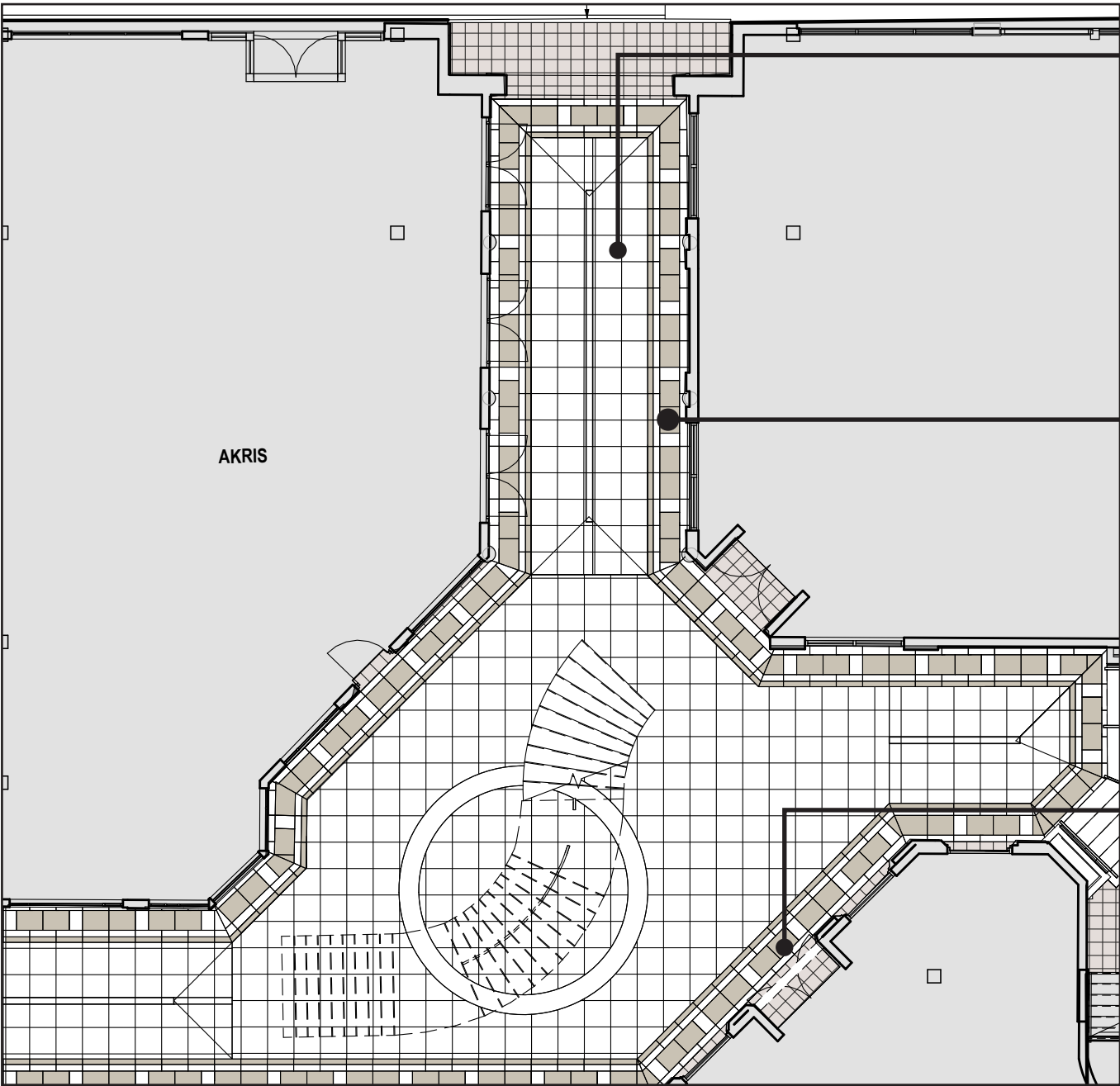


**CAST STONE:
HONED AND FILLED**



**TRAVERTINE: IVORY CREME
HONED AND FILLED**

PAVER ORGANIZATION | MATERIALITY



LIMESTONE: AGRANDE BURN

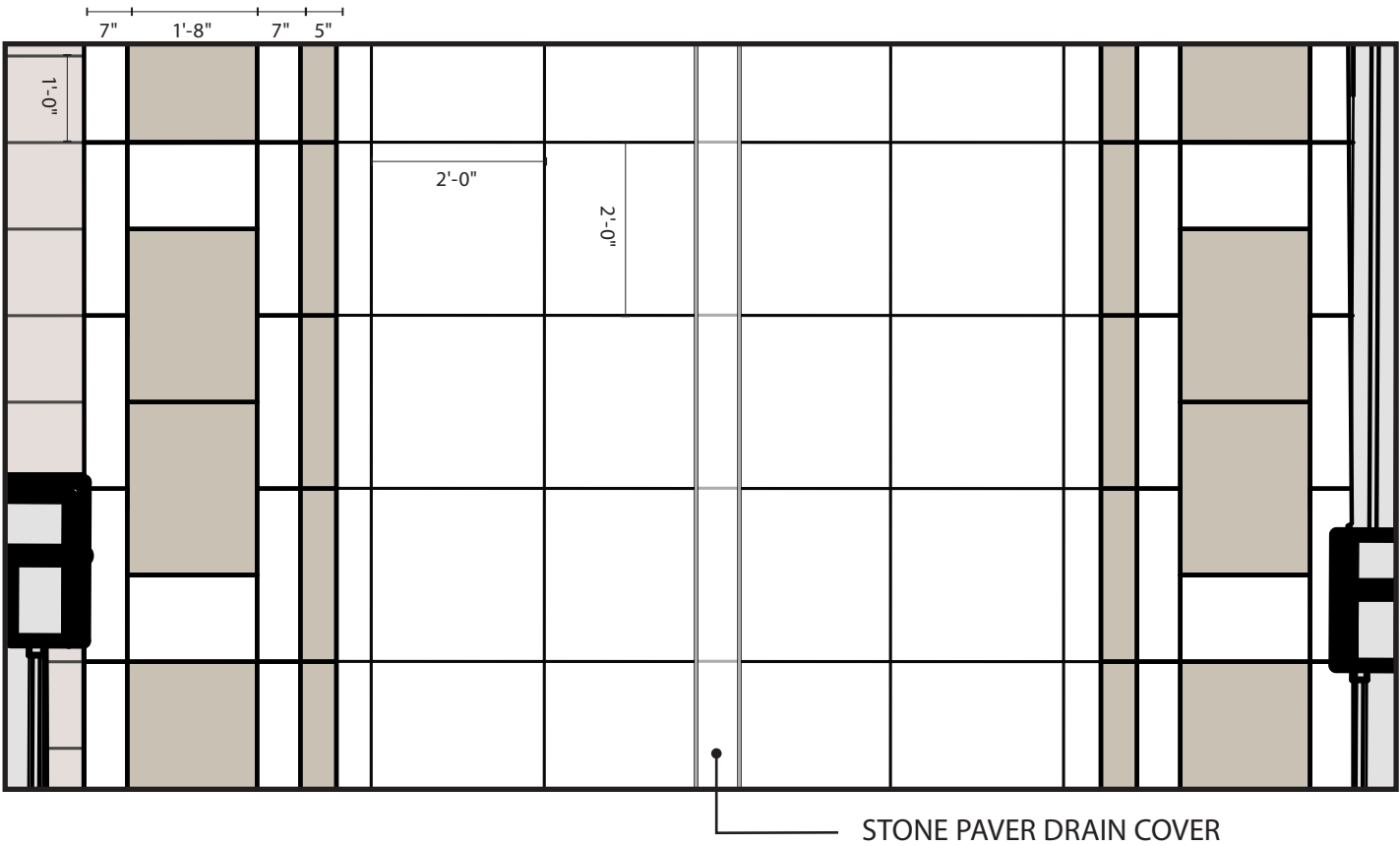


TRAVERTINE: IVORY CREME



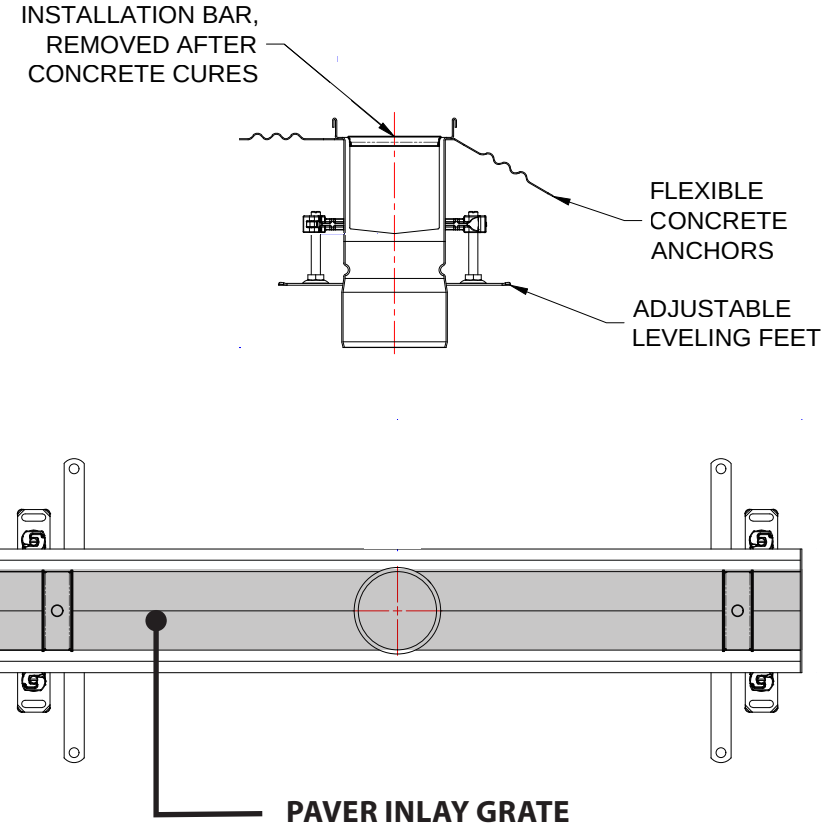
CAST STONE

PAVER ORGANIZATION



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



PAVER AND LANDSCAPE UPGRADES



EXISTING CONDITION

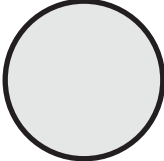


PROPOSED

STOREFRONT FINISHES



NOTE : STOREFRONT VARIES BY TENANT

- UPDATED RAILING
- UPDATED PAINT AND FINISHES
- NEW LIGHTING FIXTURES
- UPDATED VEGETATION
- NEW PLANTERS



HERITAGE LUX | PRELIMINARY SIGNAGE CONCEPTS

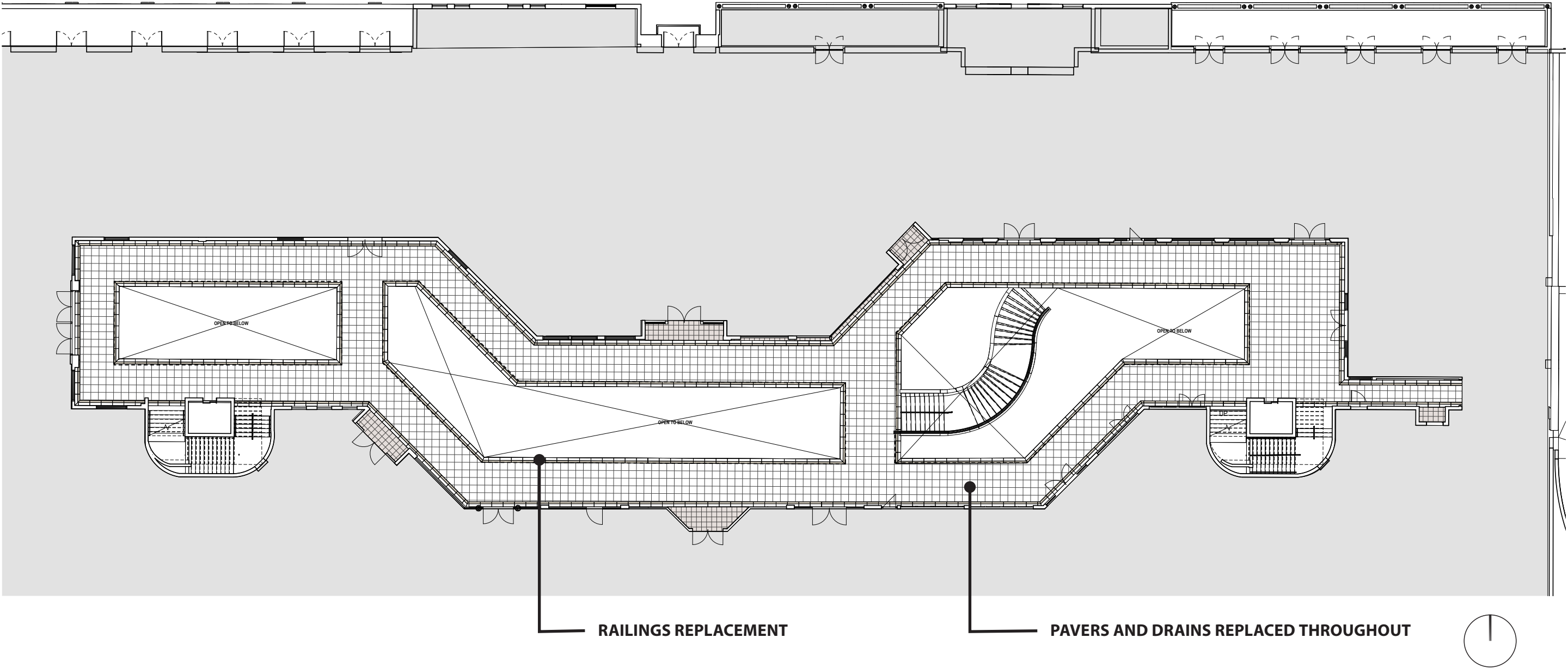
IDENTITY

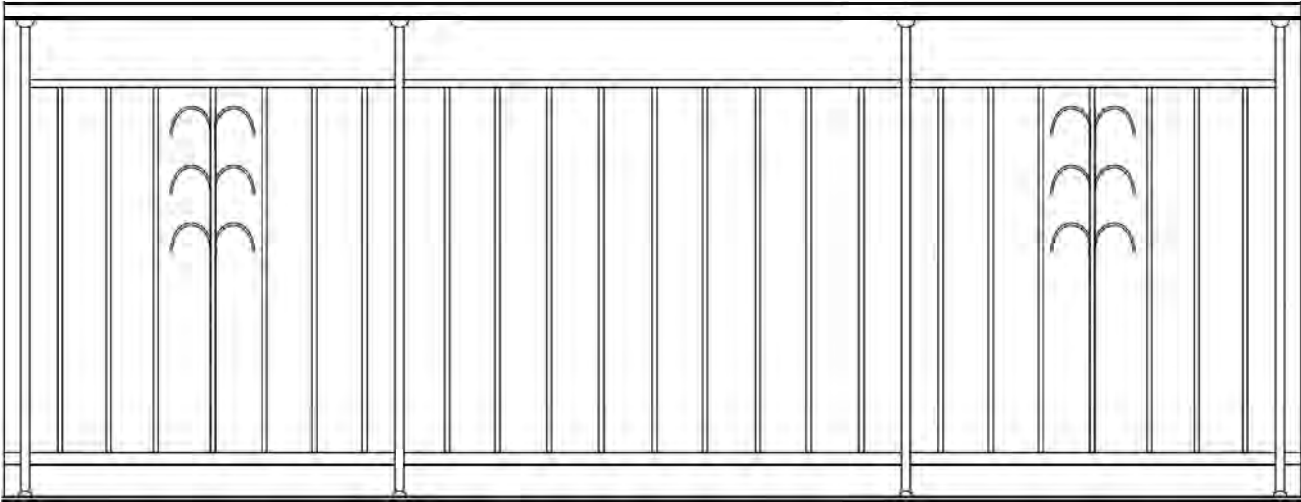


WAYFINDING



LEVEL 02 - PAVER AND RAILING REPLACEMENT - PROPOSED CONSTRUCTION OFF-SEASON 2026





PROPOSED RAILING DESIGN



PROPOSED SECOND LEVEL

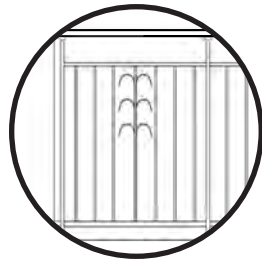


EXISTING

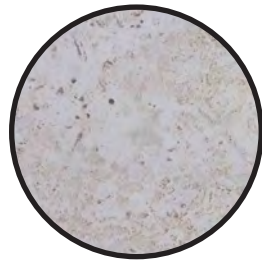


PROPOSED - NEW RAILINGS & LANDSCAPE

PROPOSED SECOND LEVEL - PAVER ORGANIZATION



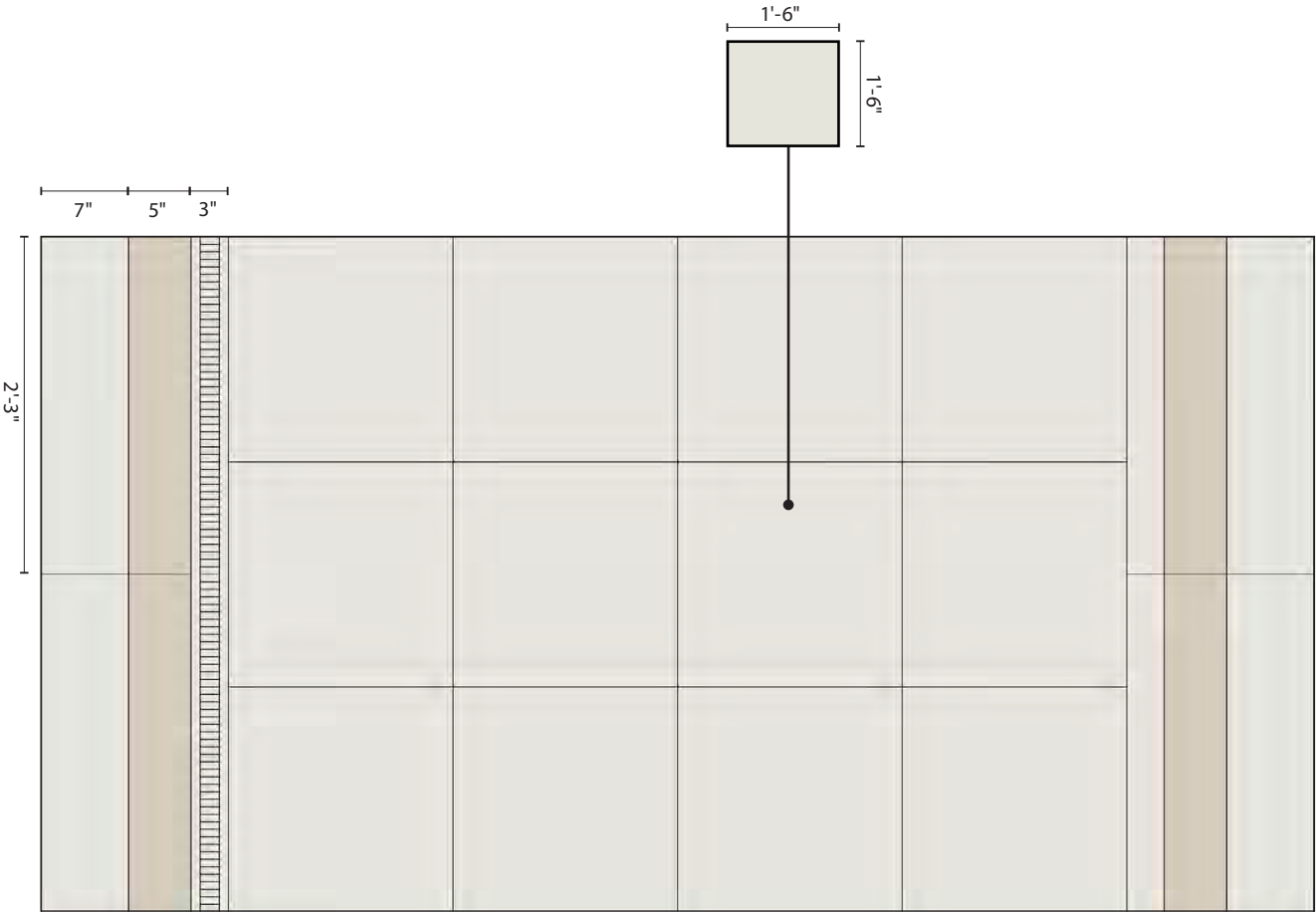
NEW RAILING



FACADE STONE TO MATCH GROUND



PAINT COLOR UPDATED



THANK YOU

