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*By Emily Lyn at 1:06 pm, Mar 14, 2023*

# Phipps Plaza

A Restoration of Plaza Circle

By Environment Design Group



# Phipps Plaza | History

Tropical fauna in a rich colorful plant palette | circa1925



“Situated between the rapidly emerging Worth Avenue and the towns traditional Main Street, the enclave now known as Phipps Plaza - its inner ring was first called Circle Plaza - ‘hidden by a proloxy of tropical flowers’





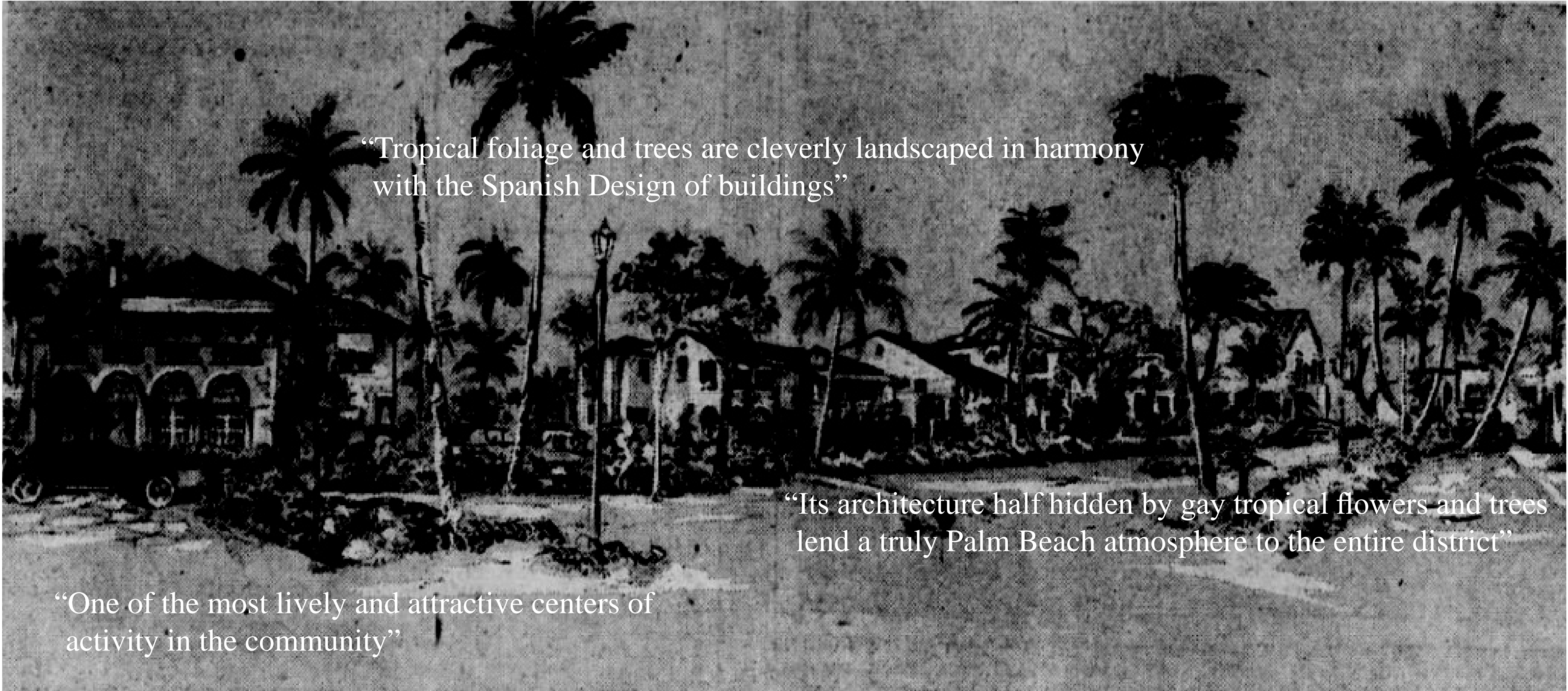
In 1925, according to Preservation Foundation of Palm Beach records, Wyeth designed an ensemble of buildings around a central park bordered by a drive termed Plaza Circle.

By the 1930s, the Palm Beach Company had erected 20 “Old World” Buildings, a composition that 50 years later would be designated as the town’s first historic district.



# Phipps Plaza | History | View of the Plaza from Southwest Corner

Newspaper Article December 10, 1929



“Tropical foliage and trees are cleverly landscaped in harmony with the Spanish Design of buildings”

“Its architecture half hidden by gay tropical flowers and trees lend a truly Palm Beach atmosphere to the entire district”

“One of the most lively and attractive centers of activity in the community”





## Scope of Work

- \* Addition of New Path & Entry Landings
- \*Landscape Improvements

## Phipps Plaza Palm Beach

F L O R I D A

### Presentation

Application #:

ZON-23-045

COA-23-018

Date of Presentation:

04.26.2023

### Sheet Index

Historical Site Images

Cover Sheet

Survey

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L1.2 - Existing Site Photos

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L3.0 - Construction Staging

L4.0 - Truck Logistics

L5.0 - Site Plan

L5.1 - Site Calculations

L6.0 - Landscape Plan

L6.1 - Rendered Landscape Plan

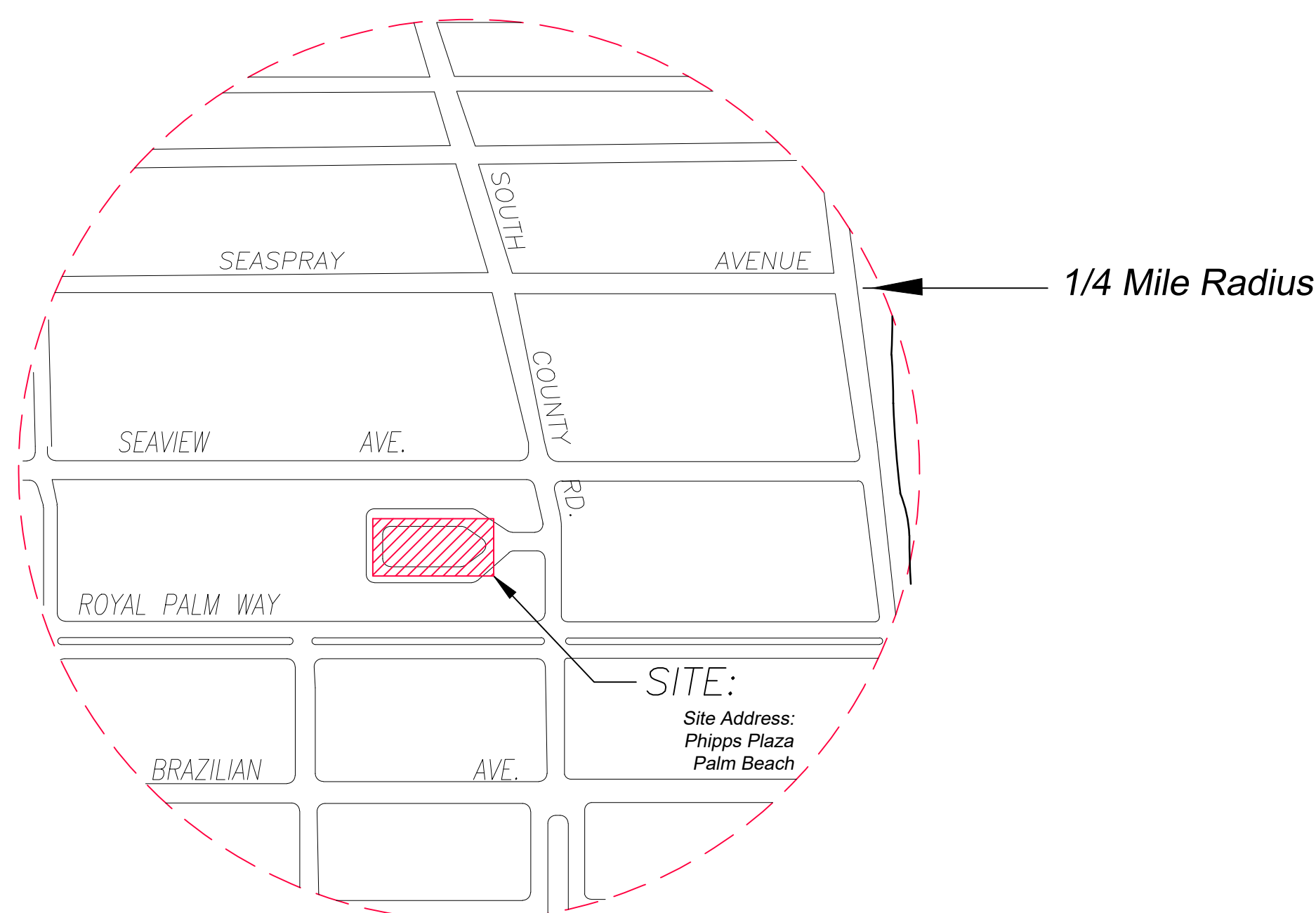
L6.2 - Plant Schedule

L6.3 - Plant Images

L6.4 - Plant Details

L7.0 - View to Front Entry

## Vicinity/Location Map



## Design Team/Consultants

Landscape Architects

ENVIRONMENT DESIGN GROUP

139 NORTH COUNTY ROAD SUITE 20B

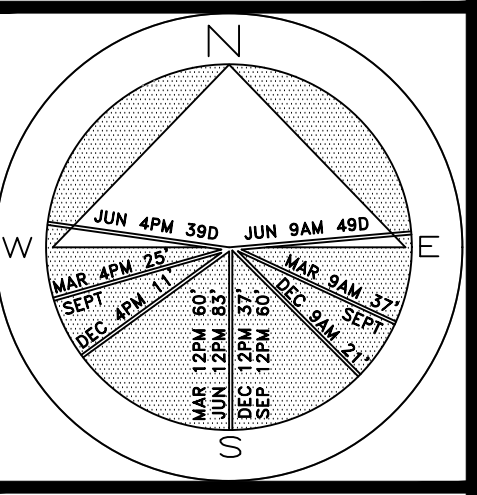
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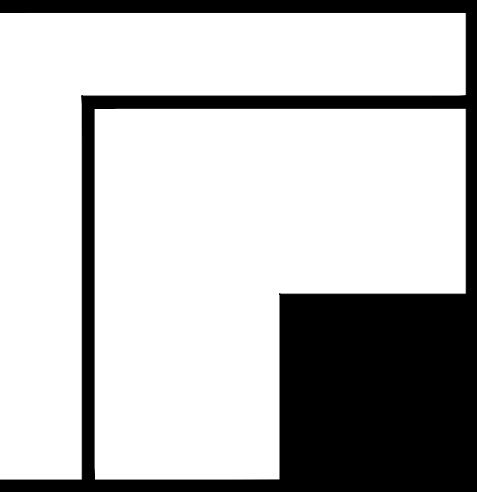


Phipps Plaza  
Palm Beach



JOB NUMBER: # 202087.00 LA  
DRAWN BY: Lauren Freeman  
DATE: 01.23.2023  
02.09.2023  
02.27.2023  
03.14.2023

SHEET L1



NOTE:  
NO TREES WILL BE  
REMOVED





Existing View to Entry



Existing View to Entry



Existing View to Entry



Existing West View



Existing West View



Existing West View

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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. P.L.A. #6666784

Dustin@environmentdesigngroup.com

Phipps Plaza  
Palm Beach

A  
D  
I  
R  
O  
L  
F

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DATE: 02.27.2023  
03.14.2023

SHEET 1.1

ZON-23-045  
COA-23-018  
Existing Site Photos





Existing View to Fountain



Existing North View



Existing View to West



Existing Northwest View



Existing View to South



Existing View to North

Phipps Plaza  
Palm Beach

A  
D  
I  
R  
O  
L  
F

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SHEET 1.2



PHIPPS PLAZA  
PALM BEACH



Existing View to East



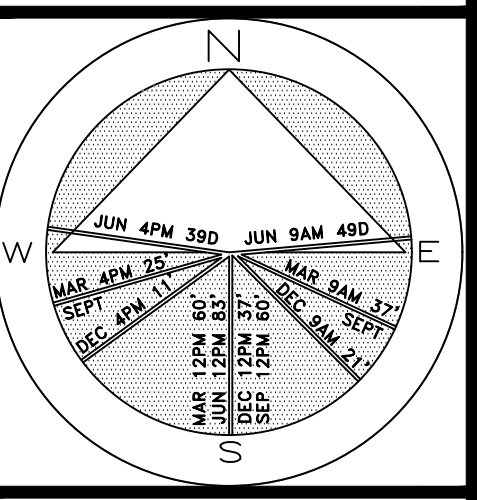
Existing View to Northeast

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SHEET L1.3

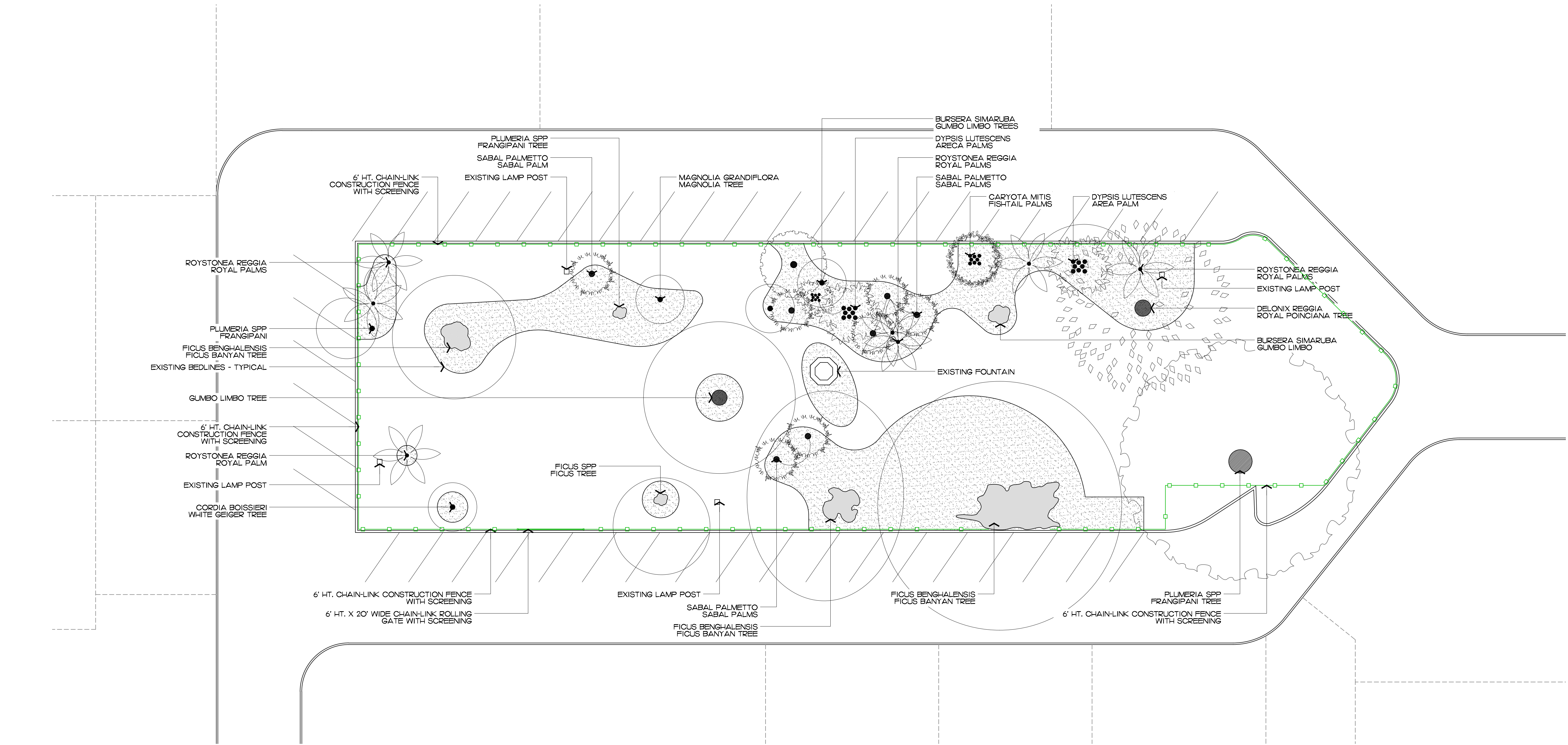


Phipps Plaza  
Palm Beach



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SHEET L2



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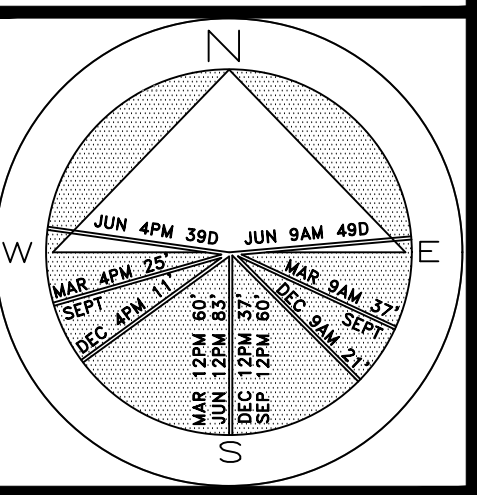
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ZON-23-045  
COA-23-018  
Construction Screening Plan

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



Phipps Plaza  
Palm Beach



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03.14.2023

SHEET L3

ZON-23-045  
COA-23-018

Construction Staging Plan

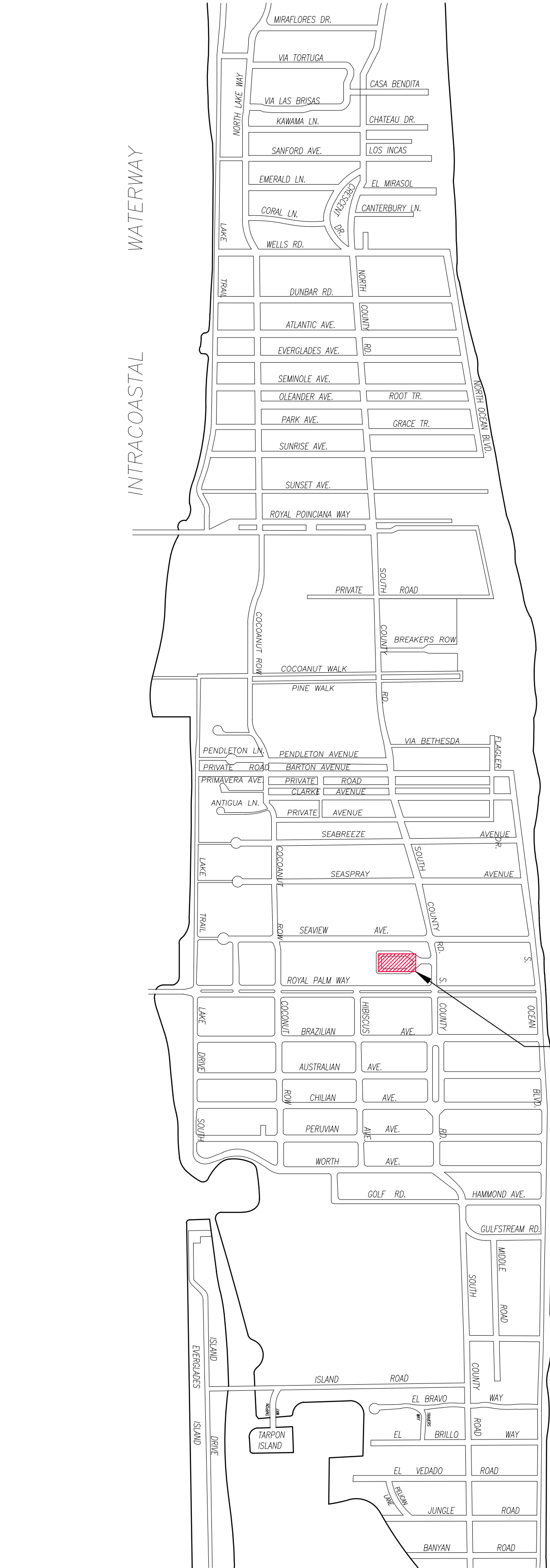
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SITE:  
Site Address:  
Phipps Plaza  
Palm Beach

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

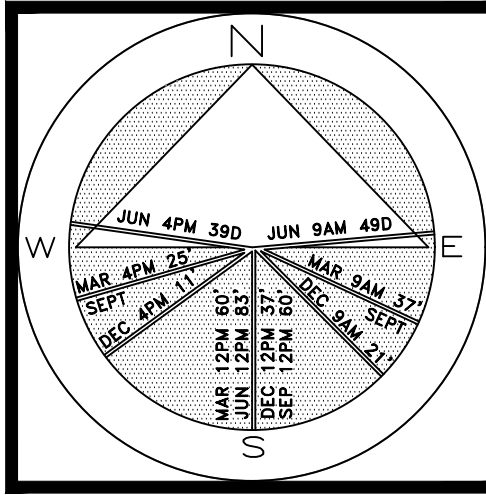
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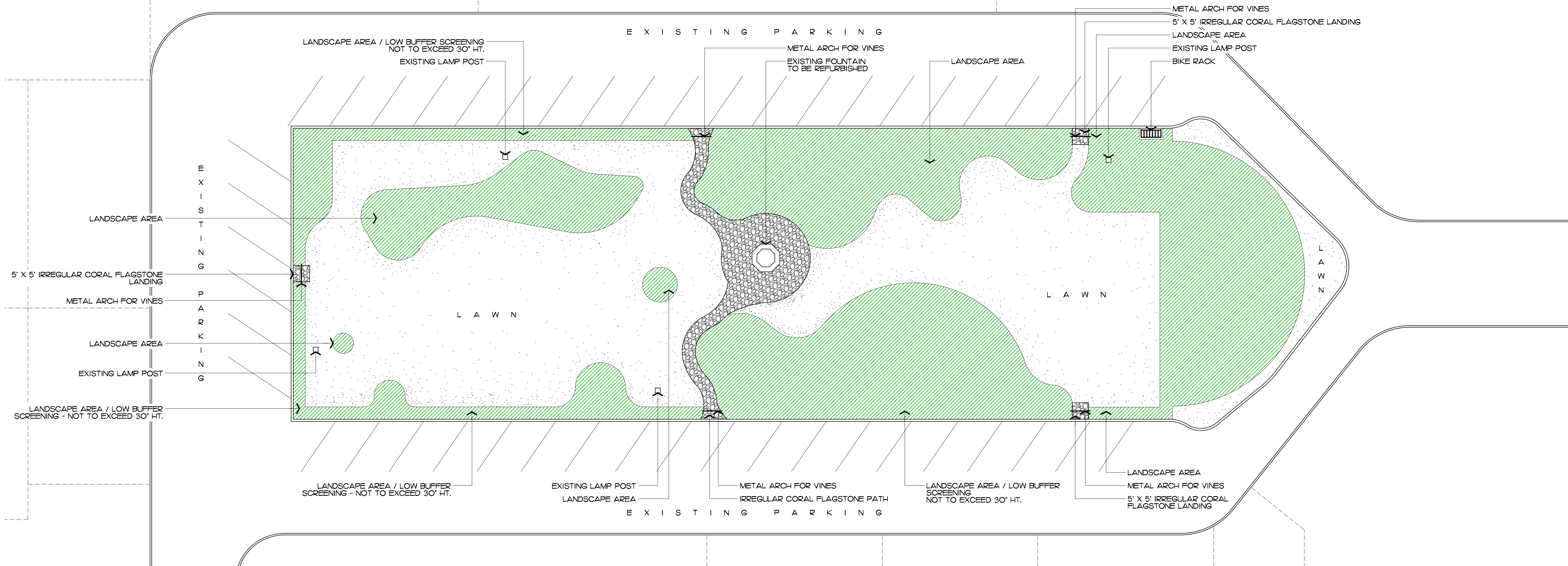
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ZON-23-045  
COA-23-018  
Truck Logistics Plan  
SCALE: NOT TO SCALE

SHEET L4





# Phipps Plaza Palm Beach



Irregular Coral Flagstone Path & Landings



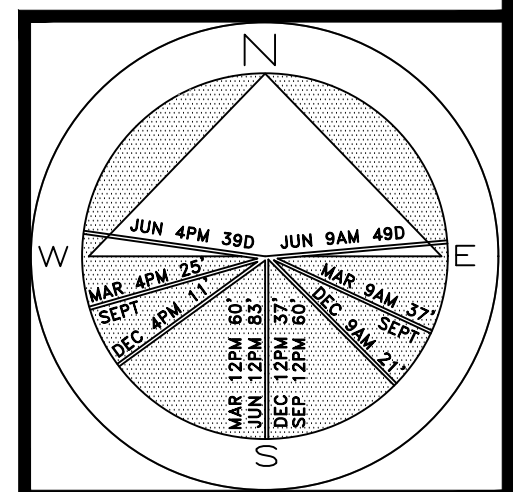
Metal Arch



Bike Rack

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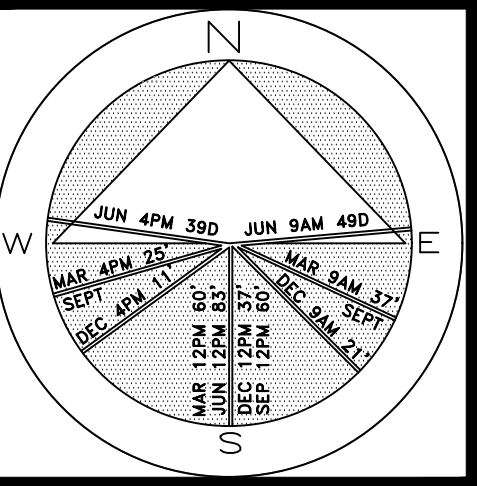
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**SHEET L5**

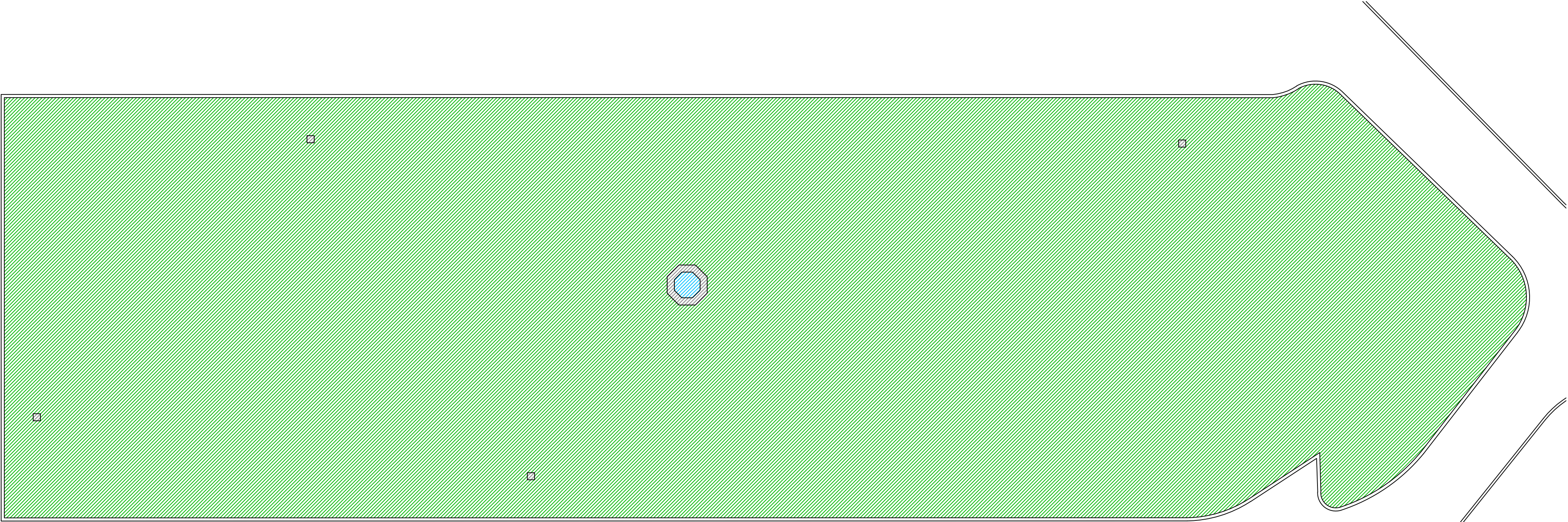
ZON-23-045  
COA-23-018  
*Site Plan*  
SCALE: 1/16"=1'-0"



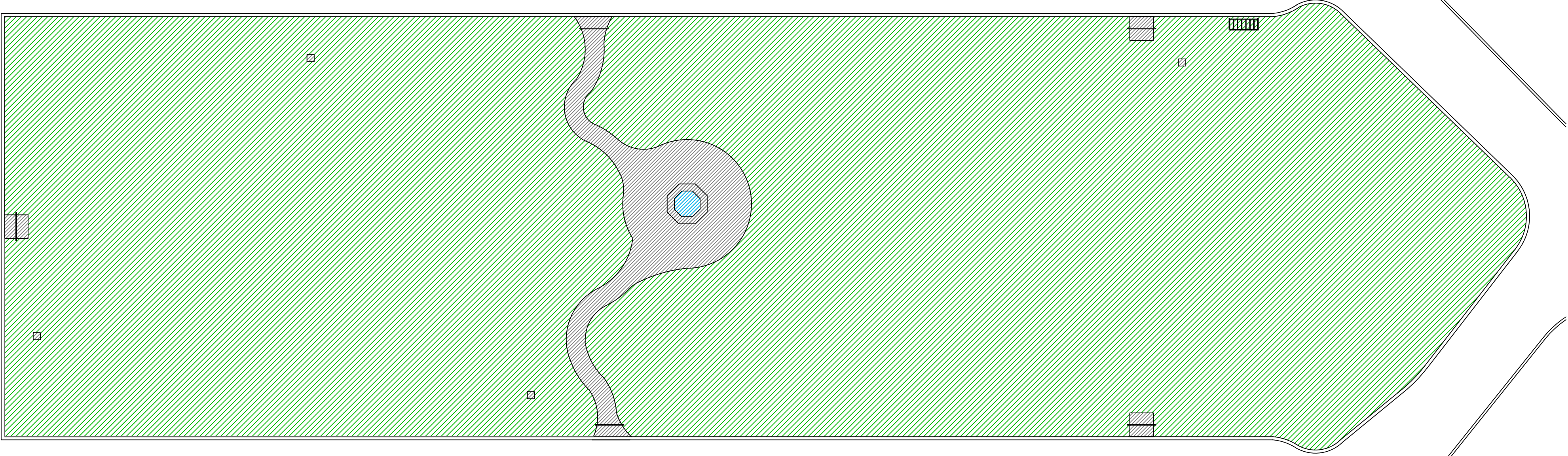
Phipps Plaza  
Palm Beach



JOB NUMBER: # 202087.00 LA  
DRAWN BY: Nick Pastor  
DATE: 02.09.2023  
02.27.2023  
03.14.2023



Existing Conditions - Site Calcs



Proposed Conditions - Site Calcs

Site Data

DESCRIPTION	EXISTING	PROPSOED
LOT ZONE	R-C MEDIUM DENSITY RESIDENTIAL	R-C MEDIUM DENSITY RESIDENTIAL
LOT AREA	26,958 S.F.	26,958 S.F.
OPEN / PERMEABLE SPACE	99.02% 26,695 S.F.	94.5% 24,745 S.F.

ZON-23-045  
COA-23-018  
Site Calculations

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

SHEET L5.1

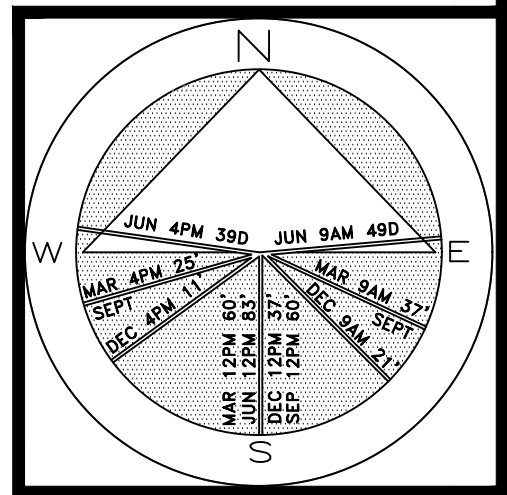
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Palm Beach



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DRAWN BY: Lauren Freeman  
DATE: 01.23.2023  
02.09.2023  
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03.14.2023

SHEET L6

ZON-23-045  
COA-23-018  
Landscape Plan

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

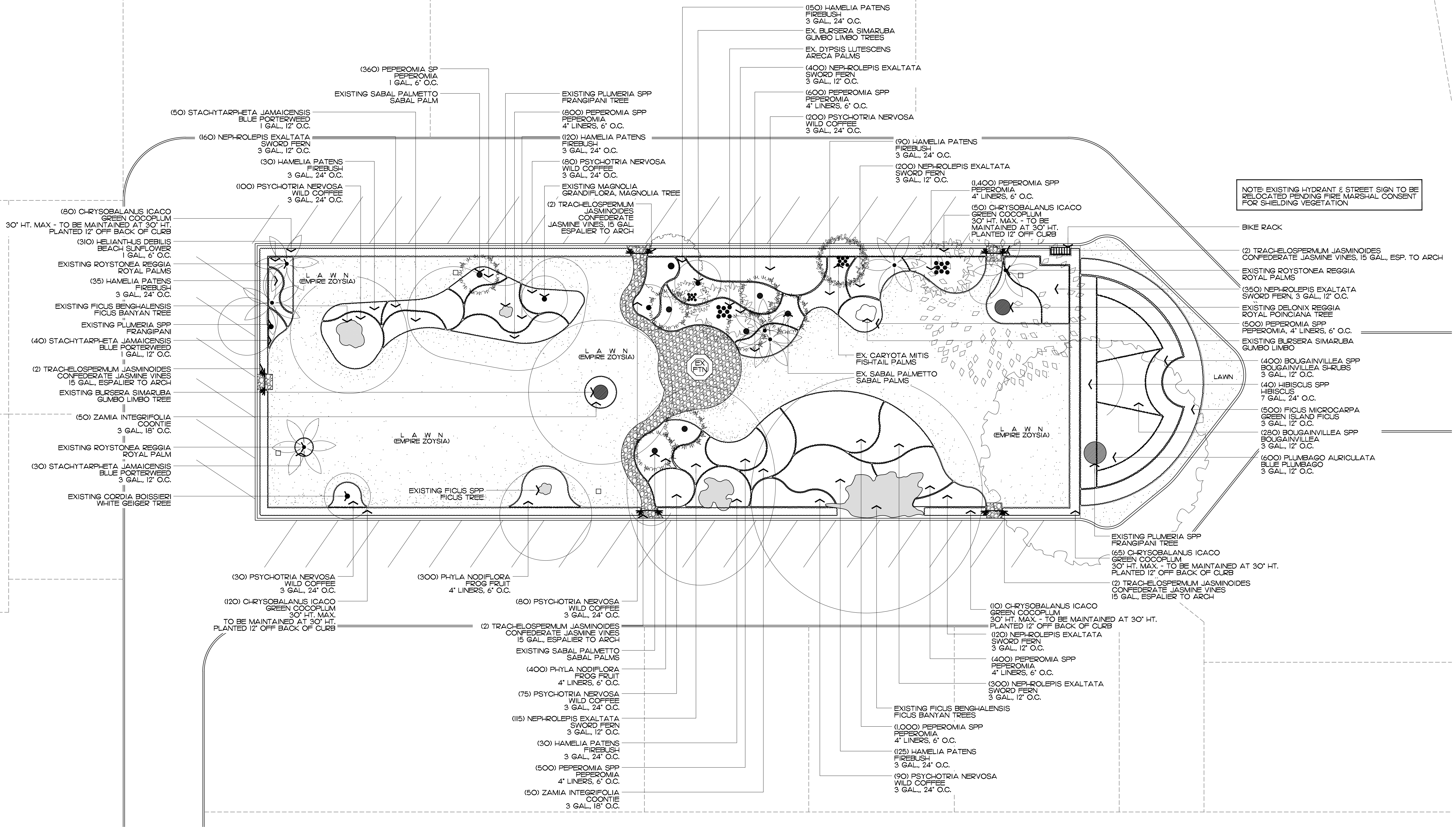
Metal Arch Elevation

SCALE: 1/2"=1'-0"

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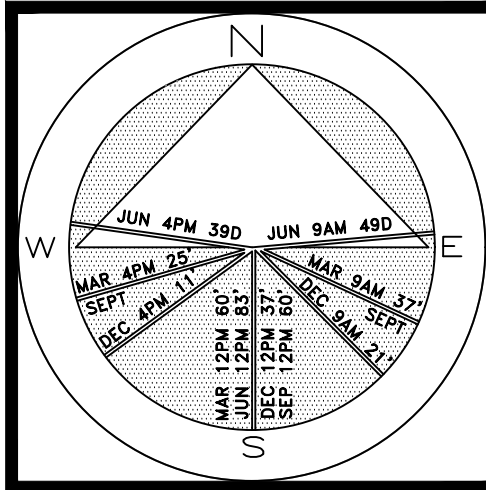
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SHEET L6.1

ZON-23-045  
COA-23-018

Rendered Landscape Plan

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

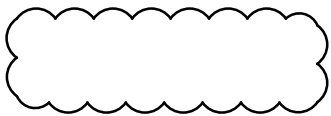
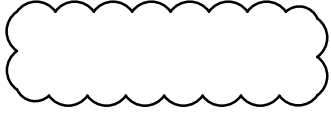




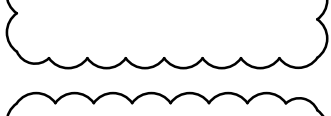

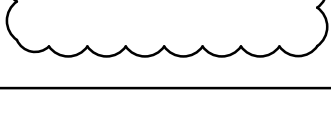
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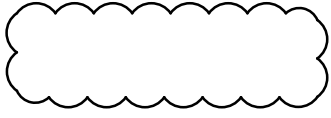
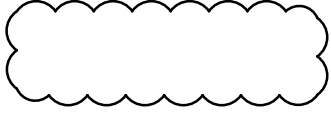


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# Shrubs

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	BOUGAINVILLEA SPP BOUGAINVILLEA	680	3 GAL., 12" O.C.	NO
	CHRYSOBALANUS ICACO GREEN COCOPLUM	325	30" HT. MAX	YES
	HAMELIA PATENS FIREBUSH	580	3 GAL., 24" O.C.	YES
	HIBISCUS SPP HIBISCUS	40	7 GAL., 24" O.C.	NO
	NEPHROLEPIS EXALTATA SWORD FERN	1,645	3 GAL., 12" O.C.	YES
	PLUMBAGO AURICULATA BLUE PLUMBAGO	600	3 GAL., 12" O.C.	NO
	PSYCHOTRIA NERVOSA WILD COFFEE	655	3 GAL., 24" OC	YES
	STACHYTARPHETA JAMAICENSIS BLUE PORTERWEED	120	1 GAL., 12" O.C.	YES
	ZAMIA INTEGRIFOLIA COONTIE	100	3 GAL., 18" O.C.	YES
		TOTAL NATIVE SPECIES	4,745 3,425 (72.2%)	

# Groundcovers

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	FICUS MICROCARPA GREEN ISLAND FICUS	500	3 GAL., 12" O.C.	NO
	HELIANTHUS DEBILIS BEACH SUNFLOWER	310	1 GAL., 6" O.C.	YES
	PEPEROMIA SPP PEPEROMIA	5,560	4" LINERS, 6" O.C.	YES
	PHYLANTHUS NODIFLORUS FROG FRUIT	700	4" LINERS, 6" O.C.	YES
	TRACHELOSPERMUM JASMINOIDES CONFEDERATE JASMINE VINES	10	15 GAL., ESP.	NO
		TOTAL NATIVE SPECIES	7,080 6,570 (92.8%)	

# Lawn & Mulch

AREA	PLANT NAME	QTY.	DESCRIPTION
LAWN	EMPIRE ZOYSIA LAWN	AS NEEDED	SOD PALLETS
MULCH	EUCALYPTUS MULCH	AS NEEDED	3" MIN. DEPTH

ENVIRONMENT  
DESIGN  
GROUP

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*Stachytarpheta jamaicensis*  
Blue Porterweed



*Chrysobalanus icaco*  
Cocoplum hedge



*Zamia integrifolia*  
Coontie



*Helianthus debilis*  
Dune Sunflower



*Hamelia patens*  
Fire bush



*Phyla nodiflora*  
Frog fruit



*Pepperomia*  
Baby Rubber Plant

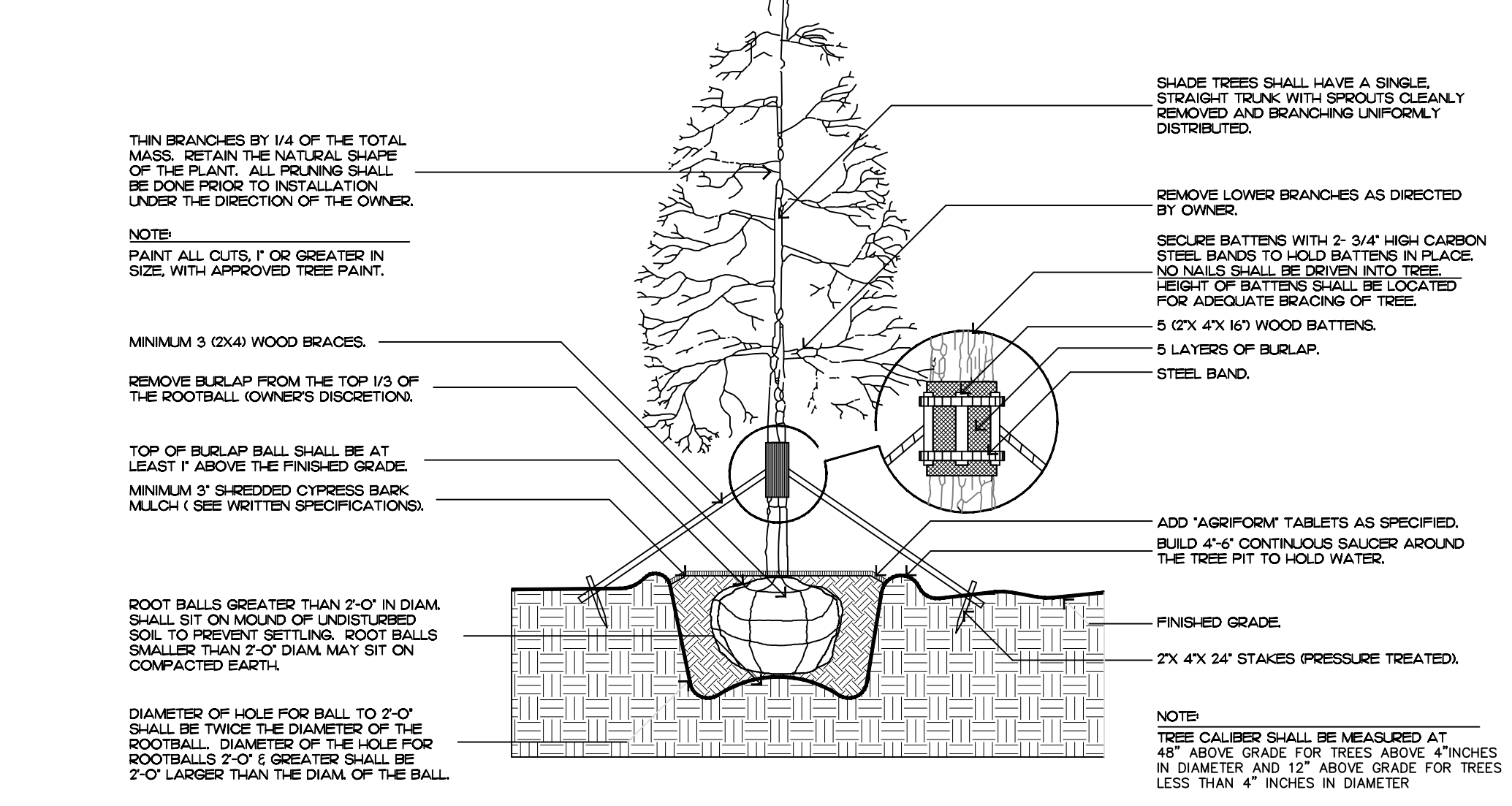


*Nephrolepis exaltata*  
Sword Fern

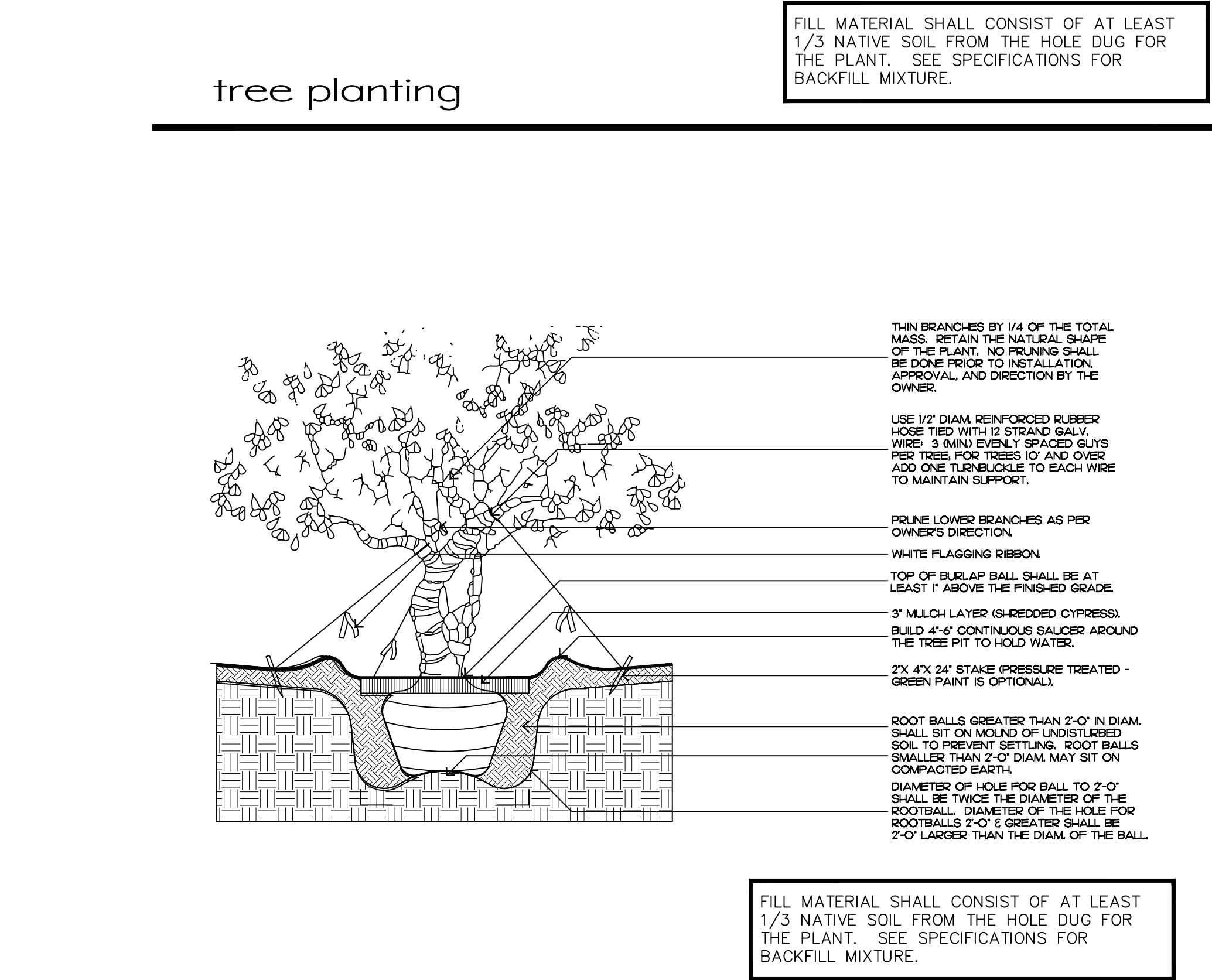


*Psychotria nervosa*  
Wild Coffee

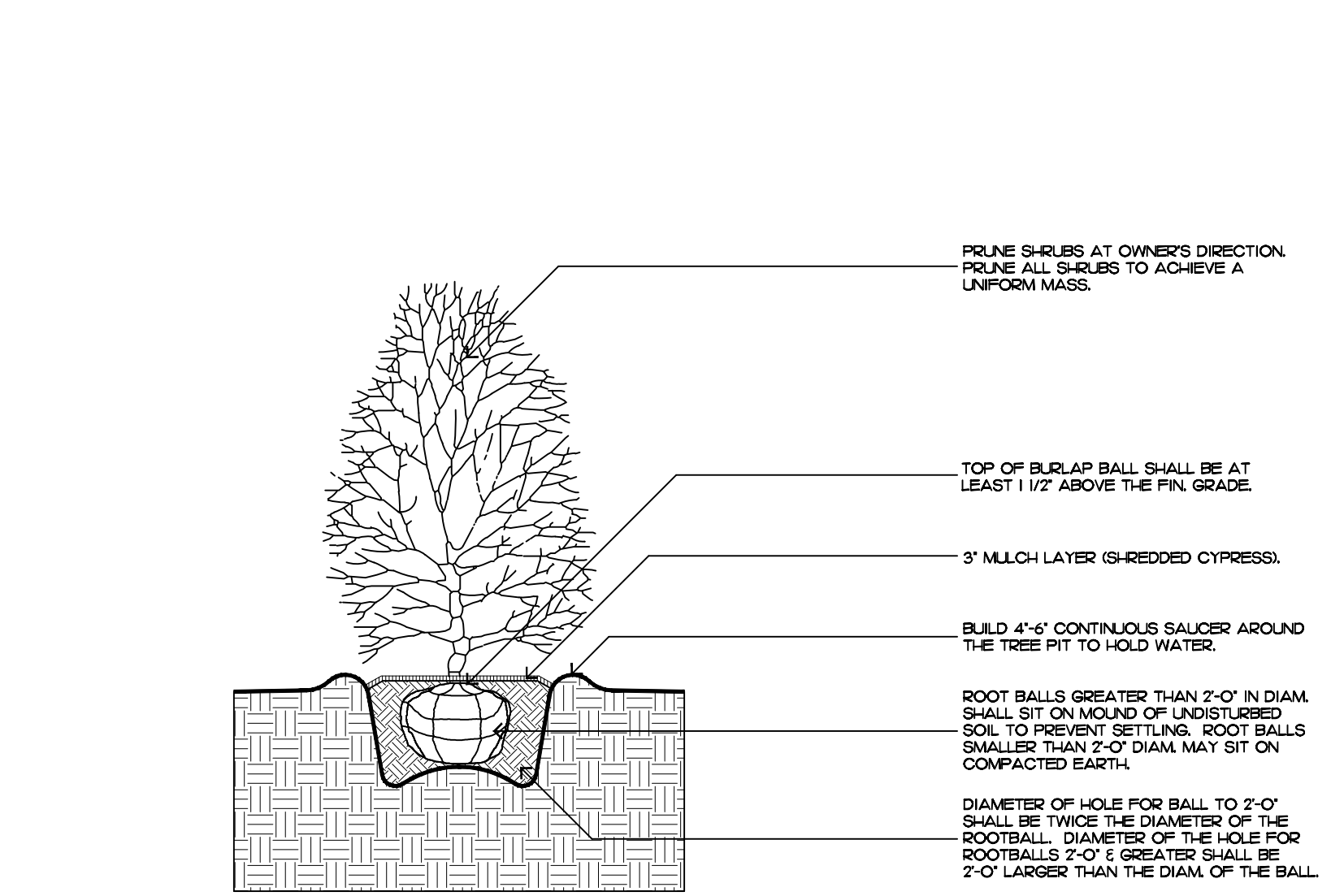




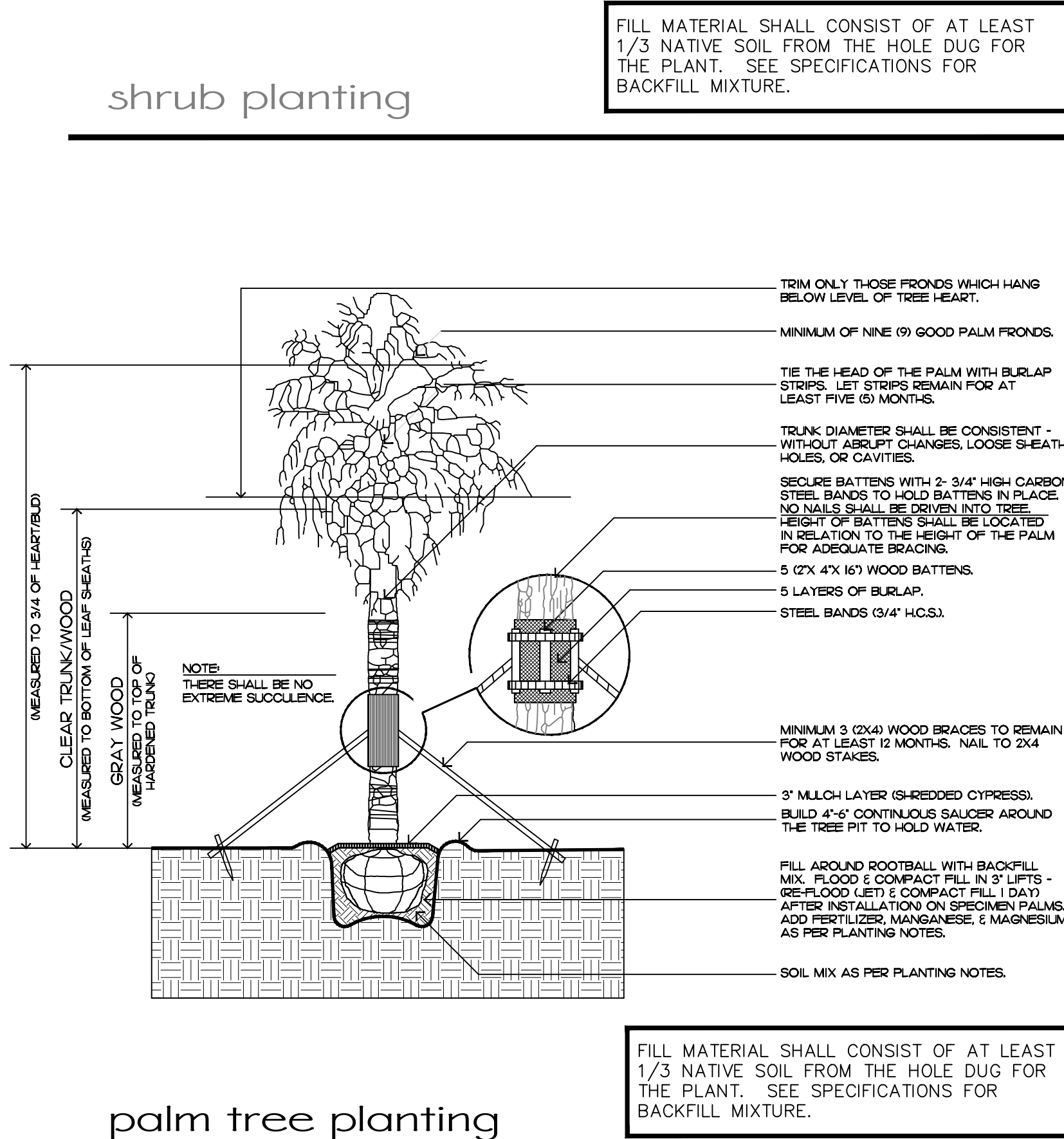
tree planting



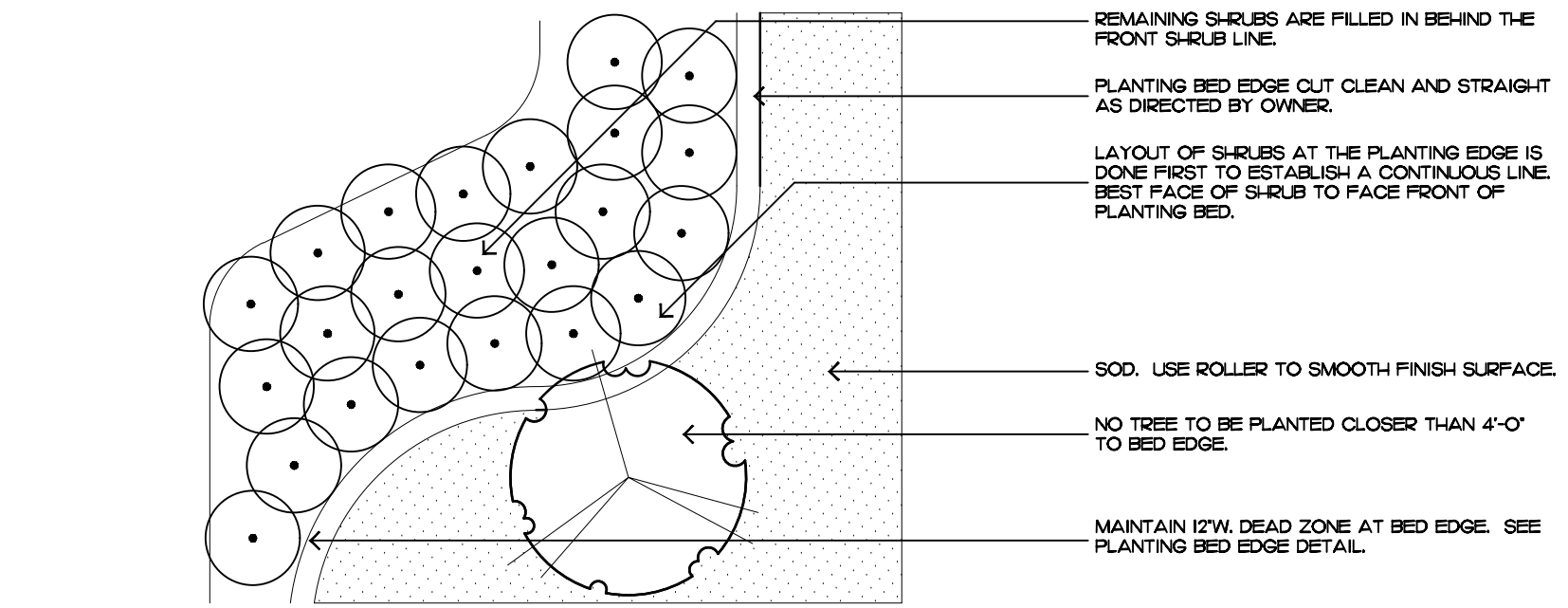
irregular and multi-stem tree



shrub planting



palm tree planting



shrub & ground cover layout

# Planting Notes

## COMMERCIAL FERTILIZER:

FERTILIZER SHALL BE COMPLETELY ORGANIC, IT SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE FLOWING. THIS FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED BAGS, EACH BEARING THE MANUFACTURER'S STATEMENT OF ANALYSIS, AND SHALL MEET THE FOLLOWING REQUIREMENTS:

- SIX PERCENT (6%) NITROGEN
- SIX PERCENT (6%) PHOSPHOROUS
- SIX PERCENT (6%) POTASSIUM

FERTILIZER SHALL BE APPLIED TO ALL SHRUBS (1/3 LB. PER 3 GAL. POT, 1/4 LB. PER 1 GAL. POT) AND GROUNDCOVER. THE SAME FERTILIZER MIXTURE SHALL BE USED ON SOD AT A RATE OF 15 LBS. PER 1000 SQUARE FEET. A FOURTEEN PERCENT (14%) NITROGEN, FOURTEEN PERCENT (14%) PHOSPHOROUS AND FOURTEEN PERCENT (14%) POTASSIUM IS REQUIRED ON ALL TREES AND SHRUBS OVER 5'-0" IN HEIGHT (1/2 LB. PER 5'-0" OF SPREAD). AGRIFORM TABLETS WITH TWENTY PERCENT (20%) NITROGEN, TEN PERCENT (10%) PHOSPHOROUS, FIVE PERCENT (5%) POTASSIUM IN 21 GRAM SIZES SHALL BE APPLIED ALONG WITH THE FERTILIZER PROCESS (1 WITH 1 GAL. PLANTS, 2 WITH 3 GAL. PLANTS AND 2 TABLETS PER 1" OF TREE TRUNK CALIPER). BACK FILL HALFWAY UP THE ROOT BALL. PLACE ABOUT ONE INCH (1") FROM ROOT TIPS. MAGNESIUM SULFATE SHALL BE APPLIED TO ALL PALMS AT INSTALLATION AT A RATE OF 1/2 LB. PER INCH OF TRUNK CALIPER. MANGANESE SHALL BE APPLIED AT THE SAME RATE.

## MULCH:

MULCH MATERIAL SHALL BE SHREDDED CYPRESS MULCH OR APPROVED EQUAL, MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT. MULCH SHALL BE APPLIED TO A MINIMUM 3" DEPTH IN PLANTING BEDS.

## SOD:

THE SOD SHALL BE FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASES OF ANY KIND, CLEAN, STRONGLY ROOTED, UNIFORMLY SIZED STRIPS, MACHINE STRIPPED NOT MORE THAN TWENTY-FOUR (24) HOURS PRIOR TO LAYING.

## SUBSTITUTIONS:

NO SUBSTITUTION OF PLANT MATERIAL TYPES OR SIZES WILL BE ALLOWED WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER. CONTAINER GROWN MATERIAL WILL NOT BE ACCEPTED AS SUBSTITUTE FOR B&B MATERIAL UNLESS PREVIOUSLY APPROVED. INTENDED SUBSTITUTIONS SHALL BE SPELLED OUT IN BID.

## MEASUREMENTS:

- SHADE TREES: HEIGHT SHALL BE MEASURED FROM GROUND TO THE AVERAGE BRANCH HEIGHT OF CANOPY. SPREAD SHALL BE MEASURED TO THE END OF THE BRANCHING EQUALLY AROUND THE CROWN FROM THE CENTER OF THE TRUNK. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH. SINGLE TRUNK TREES SHALL BE FREE OF "V" CROTCHES THAT COULD BE POINTS OF WEAK LIMB STRUCTURE OR DISEASE INFESTATION.
- SHRUBS: HEIGHT SHALL BE MEASURED FROM THE GROUND TO THE AVERAGE POINT WHERE MATURE PLANT GROWTH STOPS. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE SHRUB MASS. MEASUREMENT AREA NOT TO INCLUDE ANY TERMINAL GROWTH.
- PALMS: CLEAR TRUNK (C.T.) SHALL BE MEASURED FROM THE GROUND AT TIME OF INSTALLATION TO THE POINT WHERE THE MATURE AGED TRUNK JOINS THE IMMATURE OR GREEN PORTION OF THE TRUNK OR HEAD. OVERALL HEIGHT (O.A.) SHALL BE MEASURED FROM THE GROUND AT THE TIME OF INSTALLATION TO THE AVERAGE FROND HEIGHT. PALMS WITH MARRED OR BURNED TRUNKS WILL NOT BE ACCEPTED.

## PLANTING SOIL AND BACKFILL:

PLANTING SOIL FOR USE IN PREPARING BACKFILL FOR PLANT PITS SHALL BE A FERTILE, FRIABLE AND NATURAL TOPSOIL, WITHOUT MIXTURE OF SUBSOIL MATERIALS, AND SHALL BE FREE FROM HEAVY CLAY, STONES, LIMES, LUMPS, SHELLS, PLANTS, ROOTS OR OTHER FOREIGN MATERIALS, WEEDS, OR NOXIOUS GRASSES (SUCH AS BERBERIS OR KNOT GRASS). IT SHALL NOT CONTAIN TOXIC SUBSTANCES WHICH MAY BE HARMFUL TO THE PLANT GROWTH.

BACKFILL FOR SOD AREAS SHALL BE SUBJECT TO LESSER STANDARDS AT THE DISCRETION AND DECISION OF THE OWNER.

EXISTING TOPSOIL SHALL BE USED IN ALL PLANT MATERIAL PITS EXCEPT SABAL PALMS WHERE THE SOIL SHALL CONSIST OF CLEAN SAND.

PLANTING SOIL FOR USE IN BEDS FOR ANNUALS AND/OR PERENNIALS SHALL CONTAIN ONE-THIRD (1/3) POTTING SOIL OR A BLENDED TOPSOIL, TILL INTO TOP 10" - 12" OF SOIL WITH A TIME-RELEASE FERTILIZER.

## PLANT MATERIALS:

PALMS, TREES, SHRUBS, GROUNDCOVERS AND VINES

PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO 'STANDARDIZED PLANT NAMES', 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH 'GRADES AND STANDARDS FOR NURSERY PLANTS PARTS I & II', LATEST EDITION PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. UNLESS SPECIFIED OTHERWISE, ALL PLANTS SHALL BE FLORIDA GRADE NUMBER 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY. SPECIMEN KEANS AN EXCEPTIONALLY HEAVY, SYMMETRICAL, TIGHTLY KNIT PLANT, SO TRAINED OR FAVORED IN ITS DEVELOPMENT THAT FIRST APPEARANCE IS UNQUESTIONABLE AND OUTSTANDINGLY SUPERIOR IN FORM, NUMBER OF BRANCHES, COMPACTNESS AND SYMMETRY. ALL PLANTS SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND FREE OF DISEASE AND INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEM. TREES FOR PLANTING ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY AND FLORIDA NUMBER 1. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE OWNER.

## CONTAINER GROWN STOCK:

ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS OF GOOD QUALITY AND BE IN A HEALTHY GROWING CONDITION.

- AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER.

## WARRANTY:

WARRANTY PLANTS, SHRUBS AND GROUNDCOVERS FOR A PERIOD OF NINETY (90) DAYS; TREES & PALMS FOR ONE YEAR (1) AGAINST UNHEALTHY CONDITION, EXCEPT AS MAY RESULT FROM NEGLECT BY OWNER, DAMAGE BY OTHERS, AND UNUSUAL PHENOMENA BEYOND INSTALLER'S CONTROL. REPLANT AT TIME REQUESTED BY THE OWNER OR LANDSCAPE ARCHITECT.

## MAINTENANCE:

MAINTAIN LANDSCAPE WORK UNTIL THE LETTER OF SUBSTANTIAL COMPLETION BY THE GENERAL CONTRACTOR. INCLUDE WATERING, WEEDING, CULTIVATING, RESTORATION OF GRADE, MOWING AND TRIMMING GRASS, PRUNING TREES AND SHRUBS, PROTECTION FROM INSECTS AND DISEASES, FERTILIZATION AND SIMILAR OPERATIONS AS NEEDED TO ENSURE NORMAL GOOD HEALTH FOR LIVE PLANT MATERIAL.

ENVIRONMENT  
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Palm Beach

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2023

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2023

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ZON-23-045  
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Planting Details & Specifications

SHEET L6.4



PHIPPS PLAZA  
PALM BEACH



Existing



Proposed