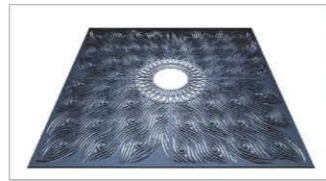




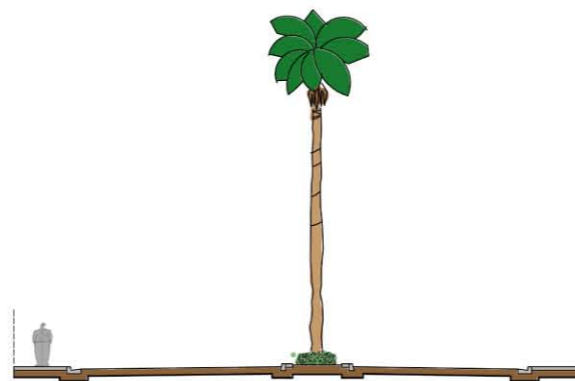
DECORATIVE SCREEN AND BARRIERS



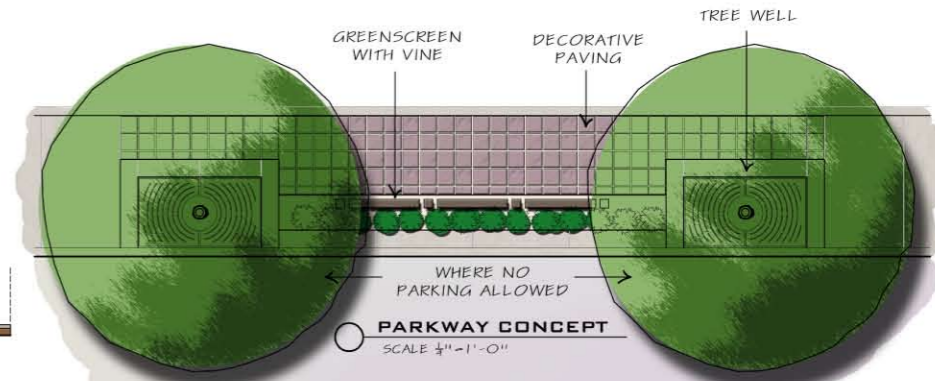
DECORATIVE TREE GRATE



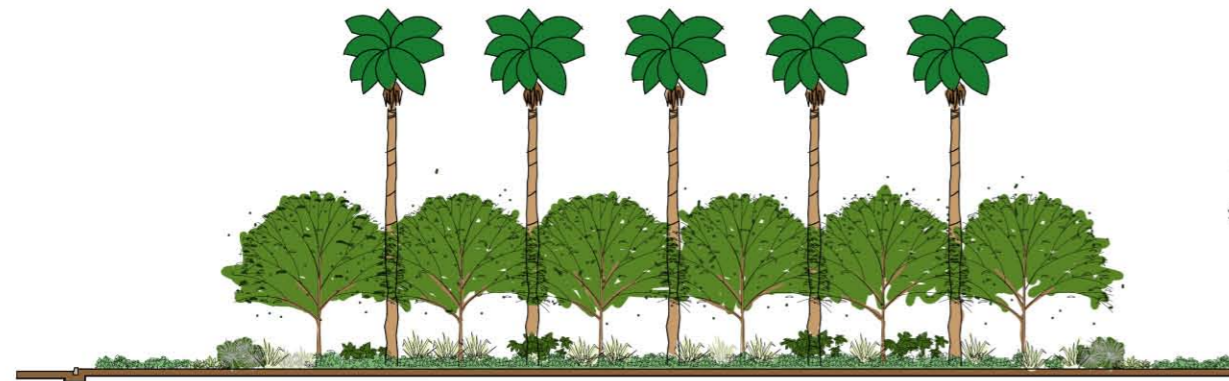
PERVIOUS PAVEMENT



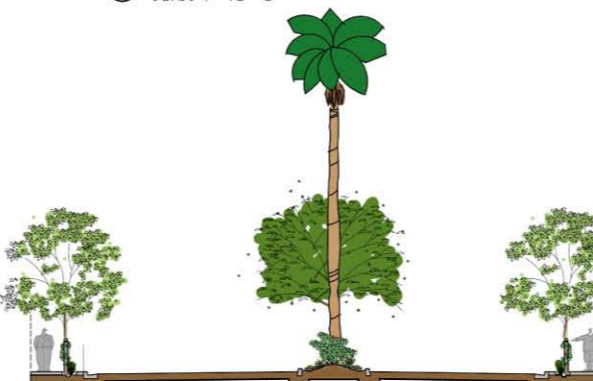
EXISTING STREET SECTION  
SCALE 1"=10'-0"



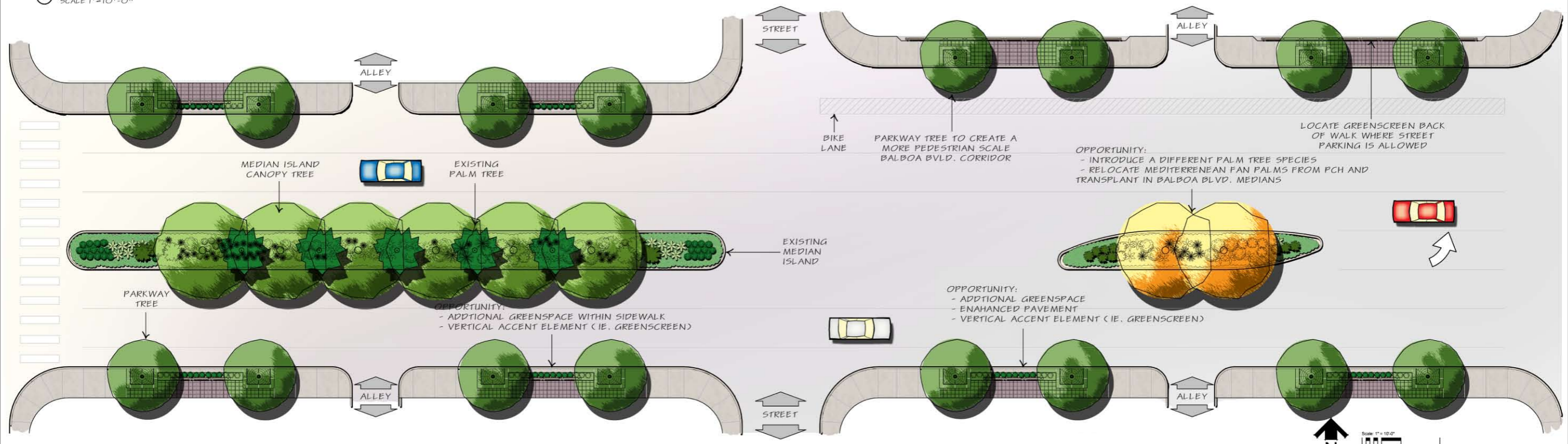
PARKWAY CONCEPT  
SCALE 1/4"=1'-0"



ELEVATION  
SCALE 1"=10'-0"



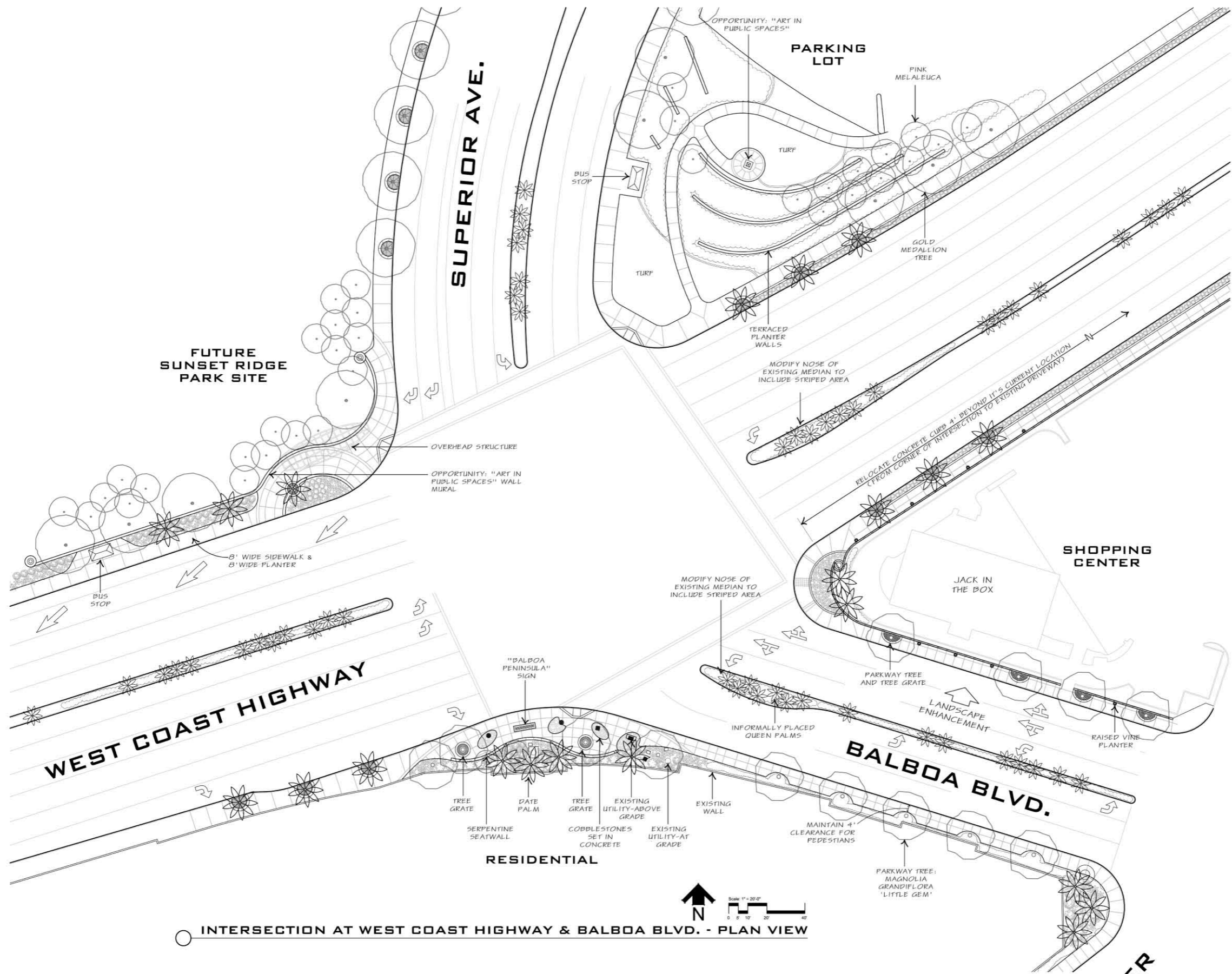
PROPOSED STREET SECTION  
SCALE 1"=10'-0"



LANDSCAPE CONCEPT PLAN  
SCALE 1"=10'-0"

**BALBOA BOULEVARD**  
WEST NEWPORT LANDSCAPE CITIZEN ADVISORY PANEL  
CITY OF NEWPORT BEACH

**CONCEPT STUDY** **DVD** David Volk Design  
Landscape Architects and Park Planners

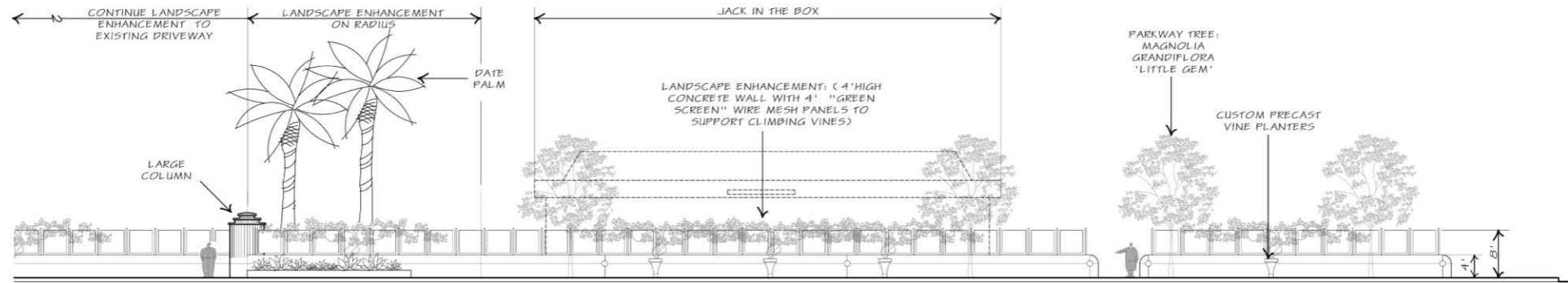


○ INTERSECTION AT WEST COAST HIGHWAY & BALBOA BLVD. - PLAN VIEW

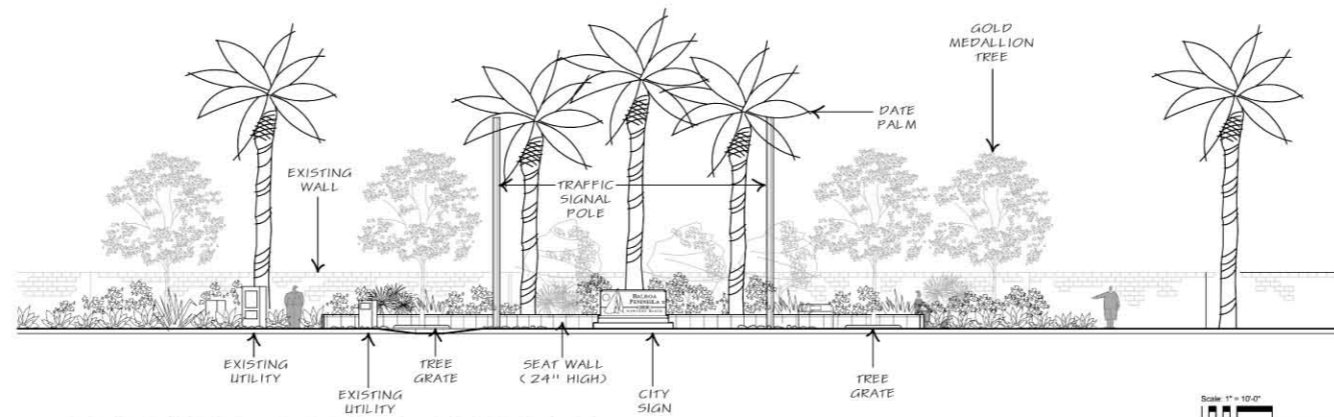
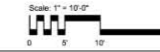
**BALBOA BOULEVARD**  
 WEST NEWPORT LANDSCAPE CITIZEN ADVISORY PANEL  
 CITY OF NEWPORT BEACH

**CONCEPT STUDY**

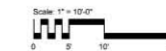




○ **SOUTHEAST CORNER - ELEVATION**  
 INTERSECTION AT WEST COAST HIGHWAY & BALBOA BLVD



○ **SOUTHWEST CORNER - ELEVATION**  
 INTERSECTION AT WEST COAST HIGHWAY & BALBOA BLVD





Balboa Boulevard - West Coast Highway to 34th Street



Balboa Boulevard - 34th Street to 21st Street

Mix Master - Future Landscape Improvements  
 The future landscape improvements within the Mix Master area shall include the removal of turf, with the additional plantings of trees, shrubs and ground covers to enhance the visual interest. The actual plant types, locations and numbers shall be reviewed for pedestrian and vehicular circulation safety.



MEDIANS AND PARKWAYS LANDSCAPED AREAS

- EXISTING MEDIANS AND PARKWAYS
- NEW MEDIANS AND PARKWAY LANDSCAPE OPPORTUNITIES (LOCATIONS AND NUMBERS OF NEW MEDIANS IS CONCEPTUAL ONLY. THE ACTUAL LOCATIONS AND NUMBERS SHALL BE DETERMINED AFTER FURTHER TRAFFIC REVIEW AND STUDIES).
- EXISTING TREES

PROPOSED TREES AND PALMS



**BALBOA BOULEVARD**  
 WEST NEWPORT LANDSCAPE CITIZEN ADVISORY PANEL  
 CITY OF NEWPORT BEACH

**TREE PLAN**



MEDIAN TREES + PALM



*SPATHODEA CAMPANULATA*  
AFRICAN TULIP TREE



*CASSIA LEPTOPHYLLA*  
GOLD MEDALLION TREE



*WASHINGTONIA FILIFERA*  
CALIFORNIA FAN PALM



PARKWAY TREE



*MAGNOLIA GRANDIFLORA 'LITTLE GEM'*  
LITTLE GEM MAGNOLIA



SHRUBS



*ALPINIA ZERUMBET 'VARIEGATA'*  
VARIEGATED SHELL GINGER



*LOROPETALUM CHINENSE 'MONRAZ'*  
RAZZLEBERRY FRINGE FLOWER



*MELIANTHUS MAJOR*  
HONEY BUSH



*PITTOSPORUM TOBIRA 'TURNER'S DWARF'*  
TURNER'S VARIEGATED MOCK ORANGE

ACCENTS



*ALSTROEMIA SPP.*  
PERUVIAN LILY



*CORDYLINAE 'FESTIVAL GRASS'*  
FESTIVAL CORDYLINAE

GROUND COVER

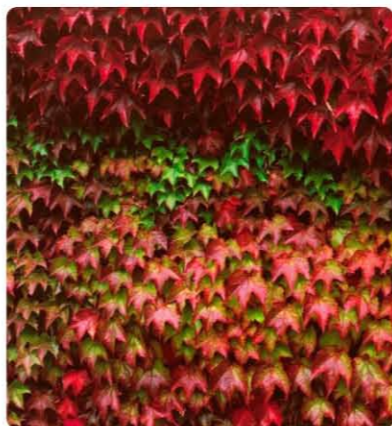


*HEMEROCALIS SPP.*  
DAY LILY



*LIRIOPE MUSCARI 'SILVERY SUNPROOF'*  
VARIEGATED LILY TURF

VINES



*PARTHENOCISSUS TRICUSPIDATA*  
BOSTON IVY



*SOLANDRA MAXIMA*  
CUP OF GOLD VINE



*THUNBERGIA ALATA*  
BLACK-EYED SUSAN VINE



*FURCRAEA FOETIDA 'MEDIOPICTA'*  
VARIEGATED BRAZILIAN ALOE

BALBOA BOULEVARD

WEST NEWPORT LANDSCAPE CITIZEN ADVISORY PANEL

CITY OF NEWPORT BEACH

PLANT PALETTE

