

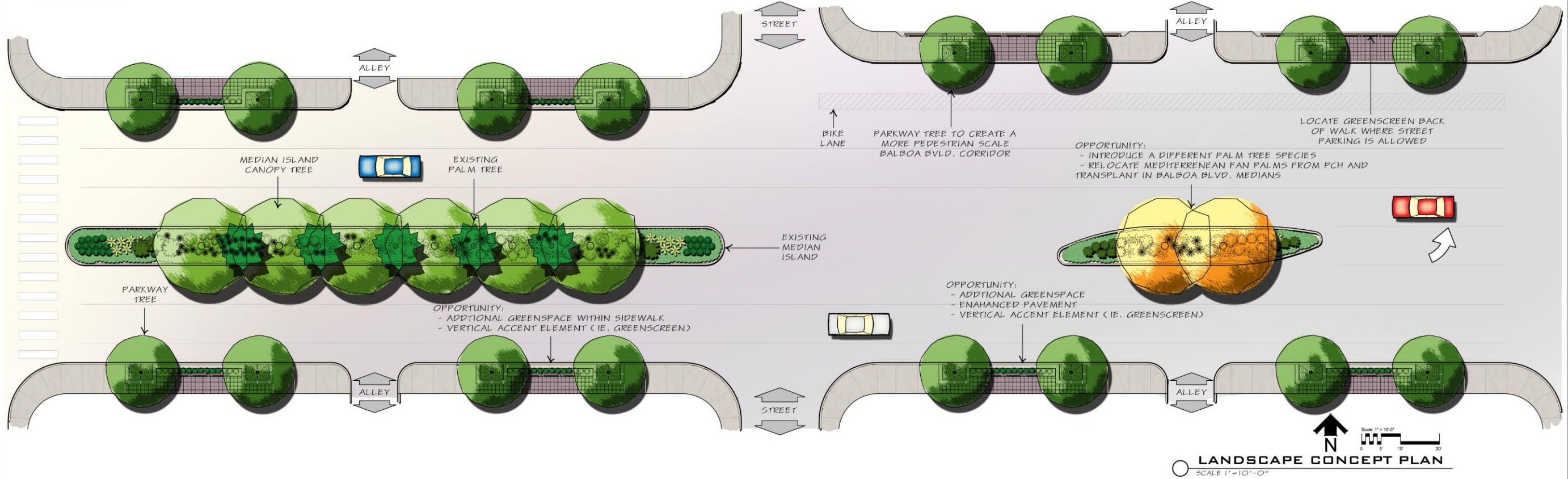
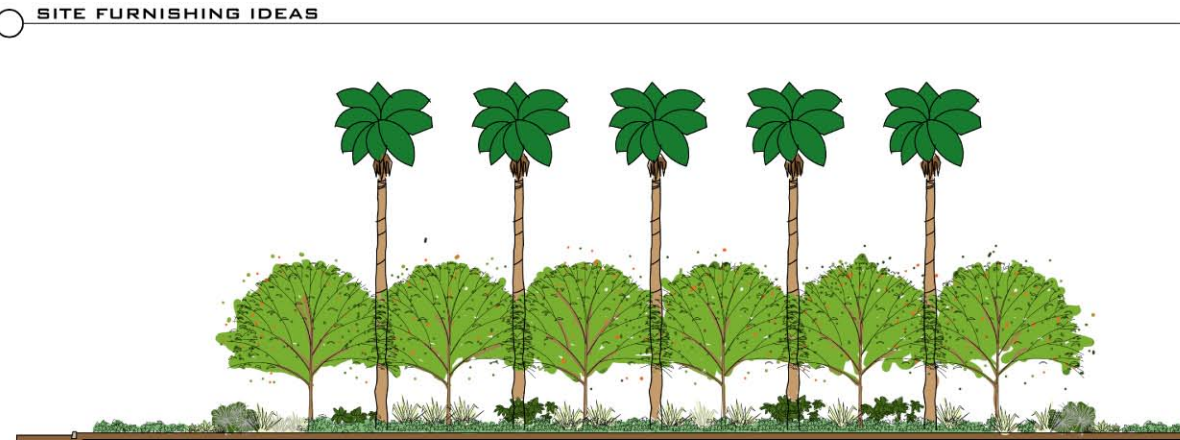
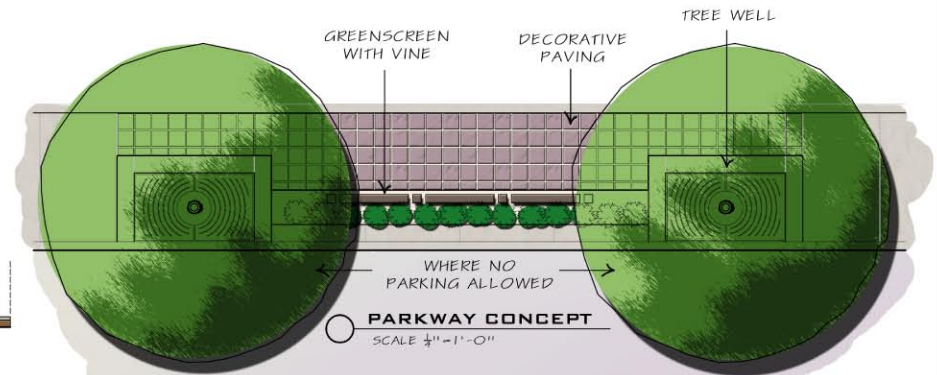
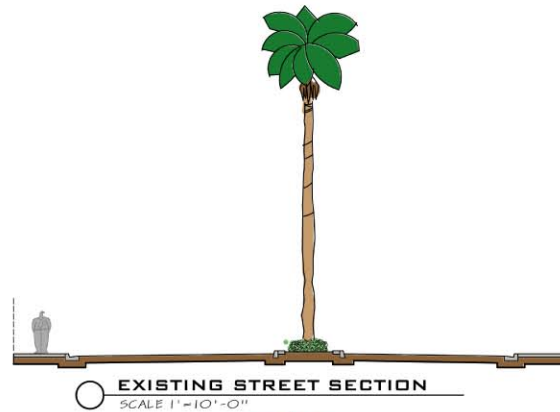


DECORATIVE SCREEN AND BARRIERS

DECORATIVE TREE GRATE

PERVIOUS PAVEMENT

BENCHES



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

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

BEFORE



AFTER



BALBOA BOULEVARD

WEST NEWPORT LANDSCAPE CITIZEN ADVISORY PANEL

CITY OF NEWPORT BEACH

PHOTO SIMULATION

DVD David Volz Design
Landscape Architects and Park Planners

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



ALSTROEMERIA SPP.
PERUVIAN LILY



CORDYLINA 'FESTIVAL GRASS'
FESTIVAL CORDYLINA

GROUND COVER



HEMEROCALLIS SPP.
DAY LILY



LIRIOPE MUSCARI 'SILVERY SUNPROOF'
VARIEGATED LILY TURF

VINES



PARTHENOSISSUS 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








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



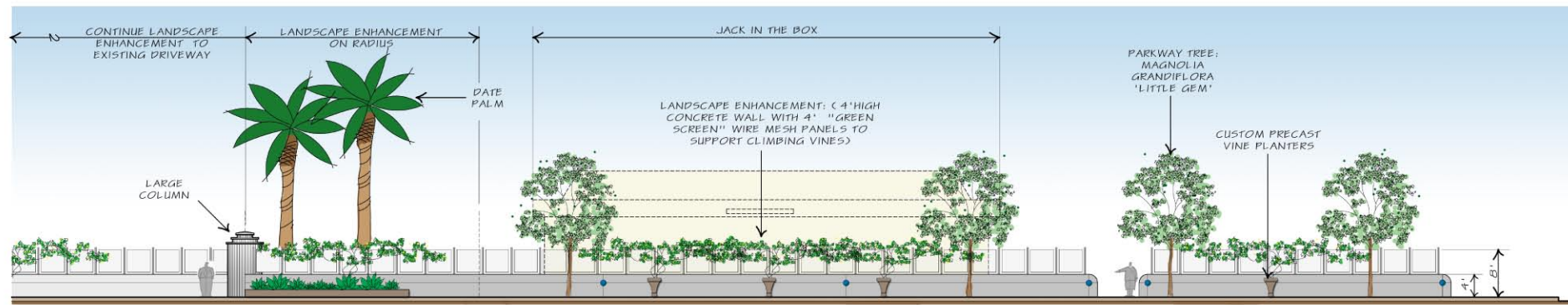


INTERSECTION AT WEST COAST HIGHWAY & BALBOA BLVD. - PLAN VIEW

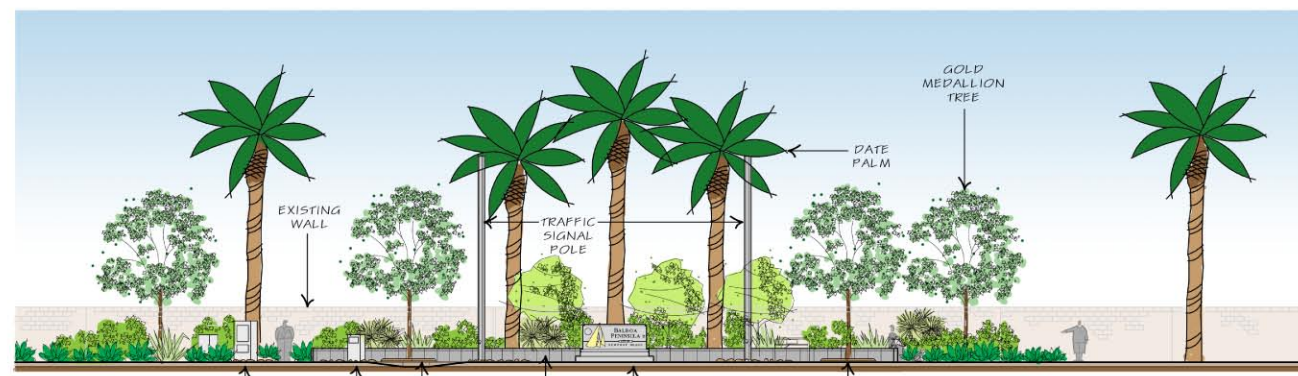
BALBOA BOULEVARD
 WEST NEWPORT LANDSCAPE CITIZEN ADVISORY PANEL
 CITY OF NEWPORT BEACH

CONCEPT STUDY





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



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