

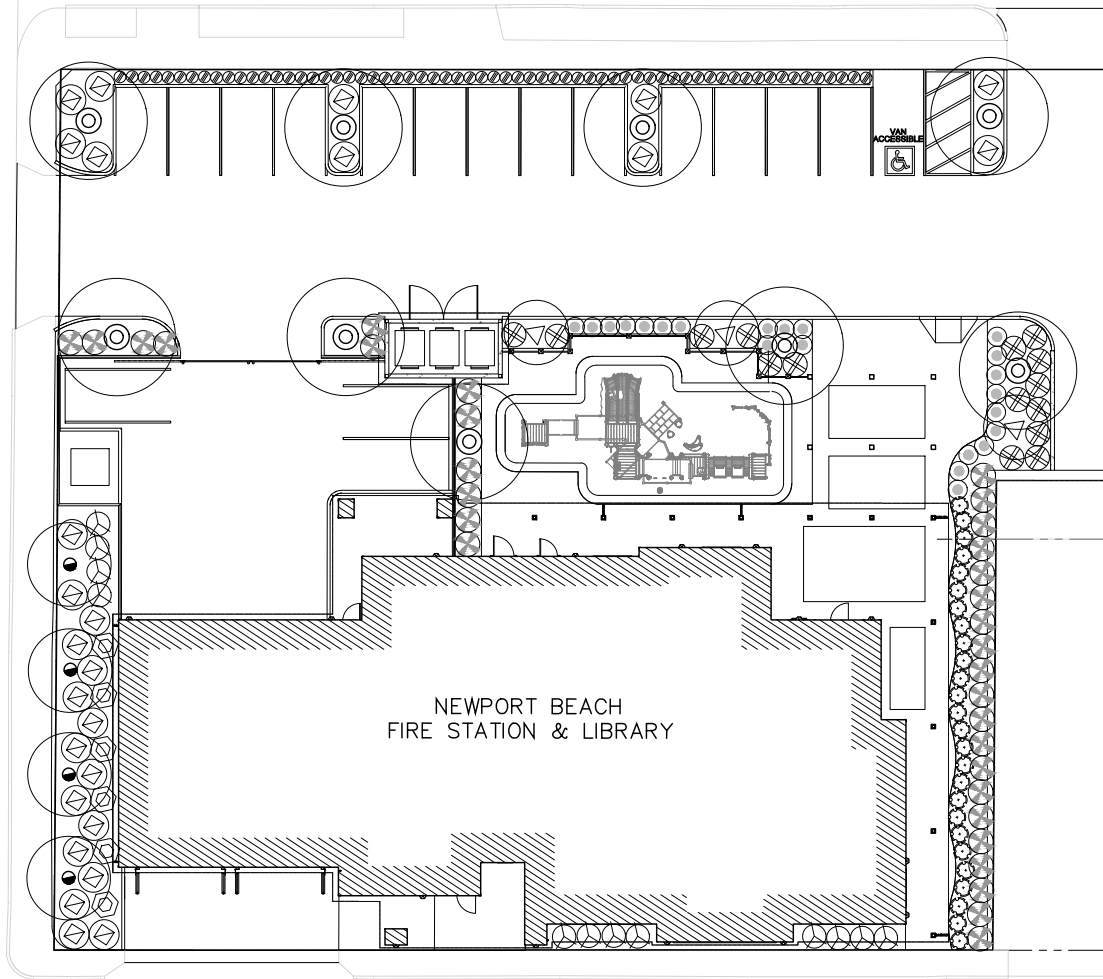
Attachment No. PC 4

Originally Approved CDP Landscape Plan

INTENTIONALLY BLANK PAGE

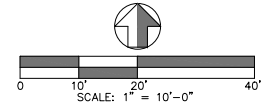
ISLAND AVENUE

EAST BAY AVENUE



EAST BALBOA BOULEVARD

SEE SHEET L2.1 FOR
PLANT MATERIAL SYMBOLS



LANDSCAPE IMPROVEMENTS GENERAL NOTES

1. THE CONTRACTOR SHALL VERIFY WITH THE ENGINEER THAT PLANS ARE CURRENT AND APPROVED.
2. LANDSCAPE IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE LANDSCAPE PLANS, SPECIFICATIONS AND REQUIREMENTS OF THE CITY OF NEWPORT BEACH LANDSCAPE DESIGN STANDARDS.
3. THE CONTRACTOR SHALL COMPLY WITH THE ENGINEERING SOILS REPORT RECOMMENDATIONS AS RELATE TO HIS WORK.
4. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY AND/OR REQUIRED PERMITS AND PAY ALL RELATED FEES AND/OR TAX REQUIRED TO INSTALL THE WORK ON THESE PLANS.
5. THE CONTRACTOR SHALL BE APPROPRIATELY LICENSED AS REQUIRED BY THE STATE OF CALIFORNIA.
6. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY ERRORS, OMISSIONS OR DISCREPANCIES IN EXISTING CONDITIONS OR WITH THE PLANS PRIOR TO BEGINNING THE WORK.
7. DETERMINATION OF "EQUAL" SUBSTITUTIONS SHALL BE MADE ONLY BY THE ENGINEER.
8. THE LANDSCAPE ARCHITECT OF RECORD, AND THE ENGINEER SHALL BE NOTIFIED NO LESS THAN 48 HOURS IN ADVANCE OF THE START OF CONSTRUCTION, ANY SITE OBSERVATION, OR MEETINGS. SITE OBSERVATIONS SHALL INCLUDE, BUT NOT BE LIMITED TO:
 - A. PRE-CONSTRUCTION MEETING
 - B. LANDSCAPE GRADING AND SOIL AMENDING.
 - C. LANDSCAPE CONSTRUCTION.
 - D. SPOTTING OF SPECIMEN PLANTS.
 - E. IRRIGATION PRESSURE AND COVERAGE TEST.
 - F. PLANTING AND/OR HYDROSEEDING.
 - G. PRE-MAINTENANCE.
 - H. POST MAINTENANCE (FINAL).NOTE: "LANDSCAPE" SHALL REFER TO ALL IMPROVEMENTS WITHIN THIS SET OF DOCUMENTS THAT HAVE BEEN DESIGNED BY PARTERRE.
9. SITE OBSERVATIONS BY THE ENGINEER DURING ANY PHASE OF THIS PROJECT DO NOT RELIEVE THE CONTRACTOR OF HIS PRIMARY RESPONSIBILITY TO PERFORM ALL WORK IN ACCORDANCE WITH THE PLANS, SPECIFICATIONS AND GOVERNING CODES.
10. THE CONTRACTOR SHALL REPLACE ALL TREES, SHRUBS AND GROUND COVERS NOTED TO REMAIN IN PLACE DAMAGED BY PLANTING OR OTHER CONSTRUCTION OPERATIONS. THE GENERAL CONTRACTOR SHALL ALSO REPAIR OR REPLACE EXISTING IRRIGATION SYSTEMS DAMAGED BY CONSTRUCTION OPERATIONS.
11. THE CONTRACTOR SHALL PROVIDE PLANTING ESTABLISHMENT AND FULL MAINTENANCE OF ALL LANDSCAPE AREAS FOR A PERIOD OF 90 DAYS AFTER INITIAL WRITTEN CITY APPROVAL. CONTRACTOR SHALL GUARANTEE TREES AND IRRIGATION EQUIPMENT FOR A PERIOD OF ONE FULL YEAR AFTER WRITTEN ACCEPTANCE OF INSTALLATION. SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
12. CONTRACTOR SHALL SUBMIT AN AGRICULTURAL SUITABILITY AND FERTILITY ANALYSIS OF TWO (2) SAMPLE LOCATIONS TO BE DETERMINED BY THE ENGINEER AFTER DEMOLITION AND PRIOR TO PLANTING WORK. PLANTING REQUIREMENTS AND SOIL AMENDMENT SPECIFICATIONS ARE BASED ON A PRELIMINARY ANALYSIS OF ON-SITE SOILS.
13. THE LANDSCAPE CONTRACTOR SHALL PROVIDE A LETTER OF CERTIFICATION FOR WORK COMPLETED RELATED TO THE LANDSCAPE CONTRACT DOCUMENTS. THE LETTER SHALL SPECIFICALLY STATE THAT PLANTS WERE INSTALLED AS SPECIFIED AND THAT THE IRRIGATION SYSTEM WAS INSTALLED AS DESIGNED. THE LETTER SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT OF RECORD PRIOR TO THE COMPLETION OF THE 60 DAY MAINTENANCE PERIOD.
14. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR SUBMITTING AN IRRIGATION AUDIT REPORT. THE AUDIT REPORT SHALL BE PREPARED BY A CERTIFIED LANDSCAPE IRRIGATION AUDITOR APPROVED BY THE OWNER'S REPRESENTATIVE. AUDIT MEMORANDUM AND SERVICES WILL INCLUDE ON SITE REVIEW WITH THE OWNER'S REPRESENTATIVE OF THE IRRIGATION SYSTEM, SYSTEM TUNE-UP, SYSTEM TEST WITH DISTRIBUTION UNIFORMITY, YEARLY IRRIGATION SCHEDULE, AND ASSOCIATED DATA PER IRRIGATION AUDIT INDUSTRY STANDARDS. THE REPORT SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING THE MAINTENANCE PERIOD. COST FOR IRRIGATION AUDIT REPORT AND SERVICES SHALL BE PROVIDED BY THE CONTRACTOR.

coar
DESIGN GROUP

1100 GARDEN DRIVE, SUITE 100
NEWPORT BEACH, CA 92661
PHONE: (949) 295-3713

PARTERRE

SITE PLANNING
URBAN DESIGN
LANDSCAPE ARCHITECTURE
1221 HYDES AVENUE
SAN DIEGO, CALIFORNIA 92103
PHONE: (619) 295-3713

PROJECT:

CITY OF NEWPORT BEACH

NEWPORT BEACH FIRE

STATION & LIBRARY

110 E BALBOA BLVD
NEWPORT BEACH, CA 92661



DESCRIPTION:

50% DESIGN
DEVELOPMENT

DATE:

8/12/24

NOT FOR
CONSTRUCTION

PROJECT NUMBER:

202401












SHEET TITLE:

PLANTING PLAN
AND NOTES

SHEET NUMBER:

L2.0

PLANT MATERIAL LEGEND – TREE / SHRUBS

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	MINIMUM CALIPER	DETAIL	WUCOL CLASS ZONE 3	QUANTITY
TREES								
	LYONOTHAMNUS FLORIBUNDUS	CATALINA IRONWOOD	24" BOX	9'-10' HT. / 3'-4' SP. STANDARD	1.25"	A	LOW	
	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	24" BOX	10'-12' HT. / 3'-4' SP. STANDARD	1.25"	A	MODERATE	
SHRUBS								
	ALOE DAWAI	ORANGE FLAME ALOE	5 GAL.	SUCCULENT LEAVES, GREEN COLOR		B	LOW	
	CAREX DIVULSA	BERKLEY SEDGE	5 GAL.	FULL, BUSHY, GOOD GREEN COLOR		B	LOW	
	CARPENDERIA CALIFORNICA "ELIZABETH"	BUSH ANEMONE	5 GAL.	FULL, BUSHY, GOOD GREEN COLOR		B	LOW	
	LEYMUS CONDENSATUS "CANYON PRINCE" "CANYON PRINCE"	CANYON PRINCE WILD RYE	5 GAL.	FULL, BUSHY, GOOD GREEN COLOR		B	LOW	
	LOMANDRA "PLATINUM BEAUTY"	VARIEGATED DWARF MATT RUSH	5 GAL.	FULL, BUSHY, GOOD GREEN COLOR		B	LOW	
	RHUS INTEGRIFOLIA	LEMONADE BERRY	15 GAL.	FULL, BUSHY, GOOD GREEN COLOR		B	LOW	
	SALVIA CLEVELANDII "ALPINE"	ALPINE CLEVELAND SAGE	5 GAL.	FULL, BUSHY, GOOD GREEN COLOR		B	LOW	
	WESTRINGIA FRUTICOSA "MORNING LIGHT"	MORNING LIGHT COAST ROSEMARY	5 GAL.	FULL, BUSHY, GOOD GREEN COLOR		B	LOW	
	WESTRINGIA FRUTICOSA "MUNDI"	LOW COAST ROSEMARY	5 GAL.	FULL, BUSHY, GOOD GREEN COLOR		B	LOW	

coar

DESIGN GROUP

1000 MARINE DRIVE SUITE 100

SAN DIEGO, CA 92101

PH: 619.594.7777

PARTERRE

SITE PLANNING

URBAN DESIGN

LANDSCAPE ARCHITECTURE

1221 MYLES AVENUE

SAN DIEGO, CALIFORNIA 92103

PHONE: 619.295-3713

PROJECT:

CITY OF NEWPORT BEACH

NEWPORT BEACH FIRE STATION & LIBRARY

110 E BALBOA BLVD
NEWPORT BEACH, CA 92661



DESCRIPTION:

DATE:

50% DESIGN DEVELOPMENT

8/12/24

NOT FOR CONSTRUCTION

PROJECT NUMBER:
202401

SHEET TITLE:
PLANTING LEGEND AND NOTES

SHEET NUMBER:

L2.1