

# 15<sup>th</sup> Street/Balboa Boulevard

Revitalization Project

NEWPORT BEACH, CALIFORNIA

July 15, 2015

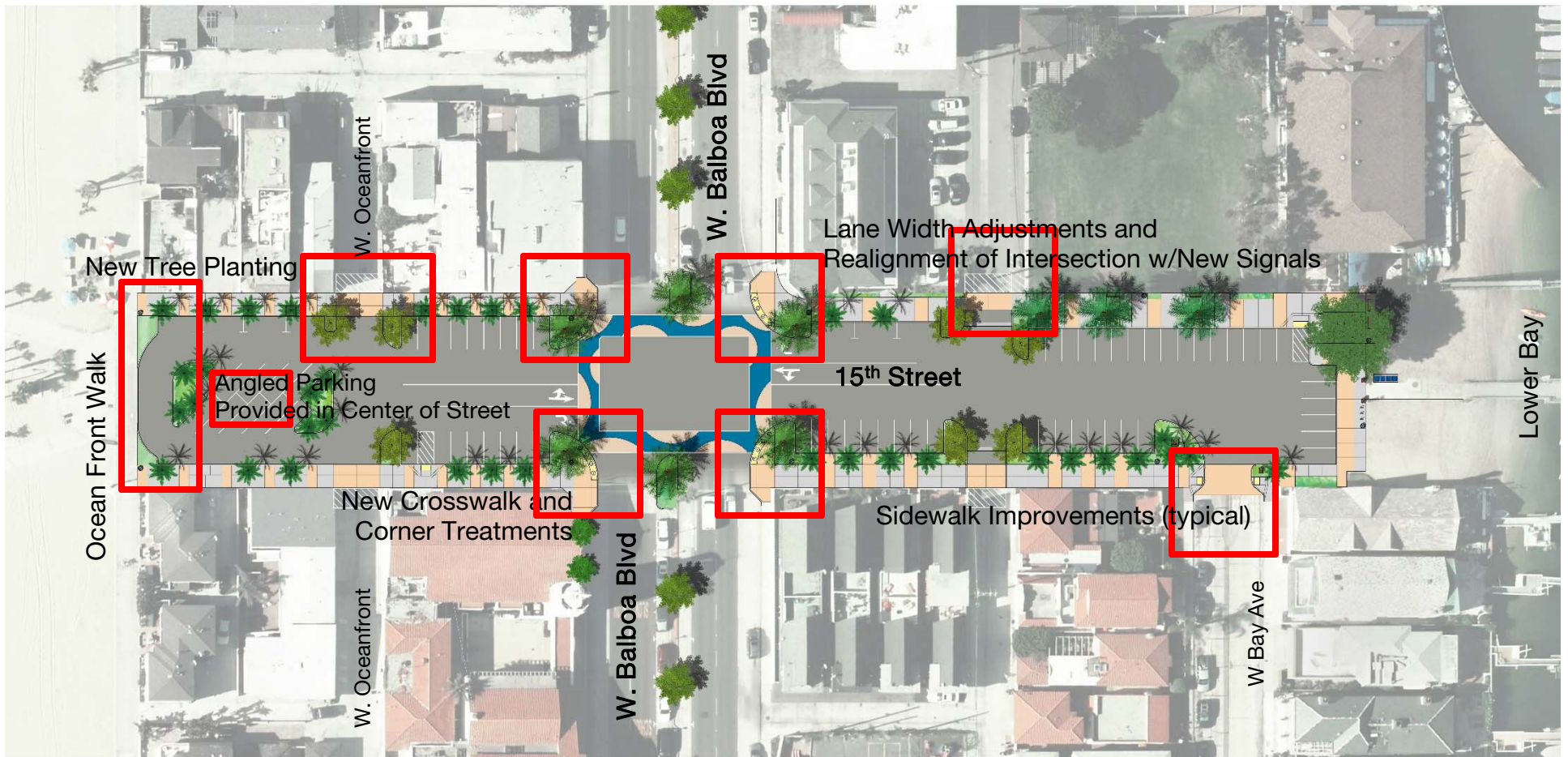


## Project Goals

- Replace Aging Infrastructure (Pavement, Traffic Signal, & ADA)
- Increase Parking if possible
- Improve Circulation and Pedestrian/Vehicle Safety
- Improve Aesthetics and Visual Environment
- Compliment the new Marina Park facility



# 15<sup>th</sup> Street Concept Plan



70 Existing Parking Spaces

04 Additional

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74 Total Parking Spaces

# Ocean Side of 15<sup>th</sup> Street

W. Oceanfront

W. Balboa Blvd

Phoenix Dactylifera at Intersections

Trash Bin

Queen Palms

Parallel Parking

90° Parking

Canopy Trees

Queen Palms

15<sup>th</sup> Street

45° Parking

90° Parking

Trash Bin

Driveway

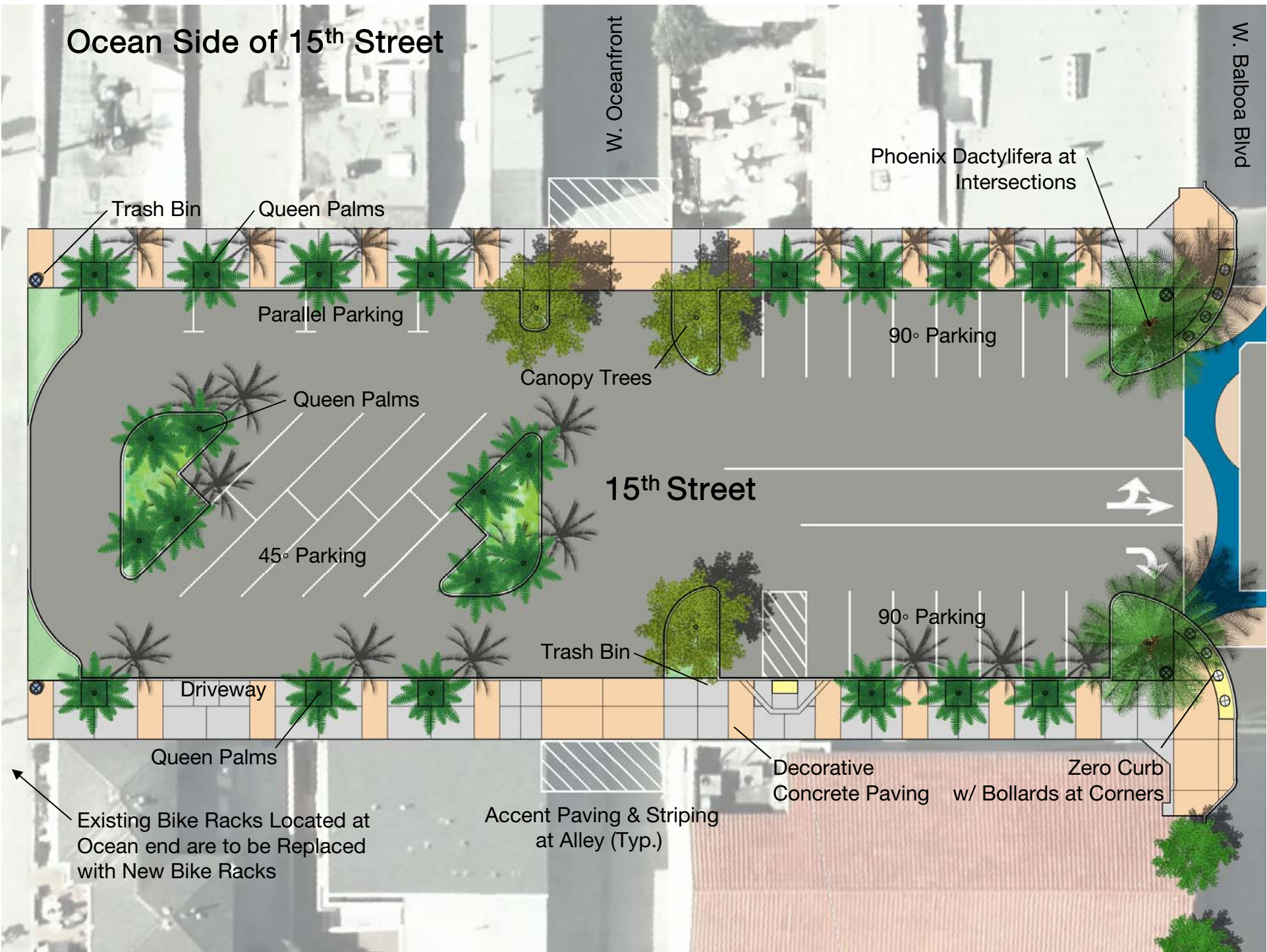
Queen Palms

Decorative Concrete Paving w/ Bollards at Corners

Zero Curb

Existing Bike Racks Located at Ocean end are to be Replaced with New Bike Racks

Accent Paving & Striping at Alley (Typ.)



# Lower Bay Side of 15<sup>th</sup> Street

Phoenix Dactylifera at Intersections

Trash Bin

Queen Palms

New Traffic Signals  
Zero Curb w/ Bollards Define Intersection  
Accent Paving Treatments at Crosswalk

Parallel Parking

Canopy Trees

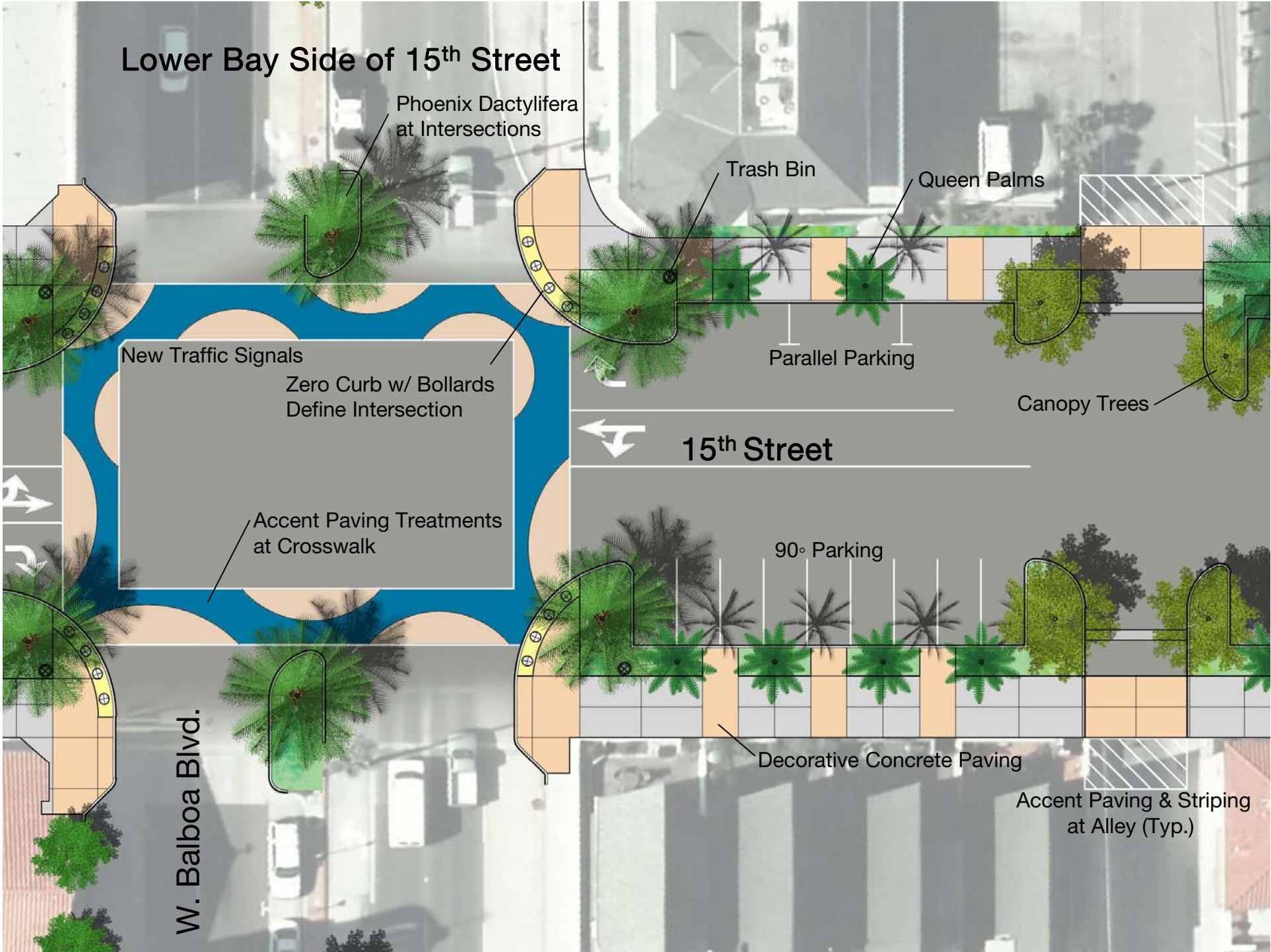
15<sup>th</sup> Street

90° Parking

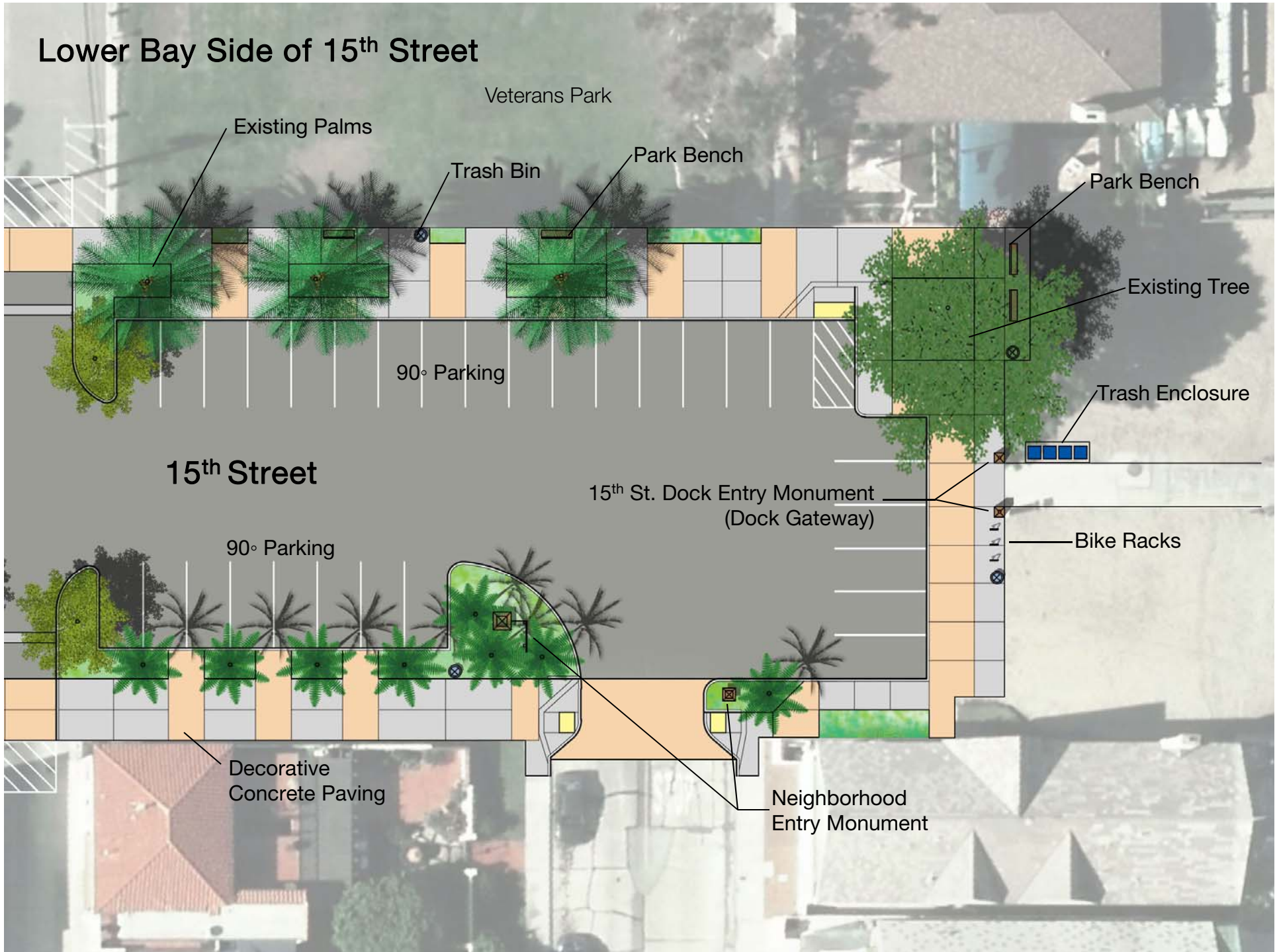
W. Balboa Blvd.

Decorative Concrete Paving

Accent Paving & Striping at Alley (Typ.)



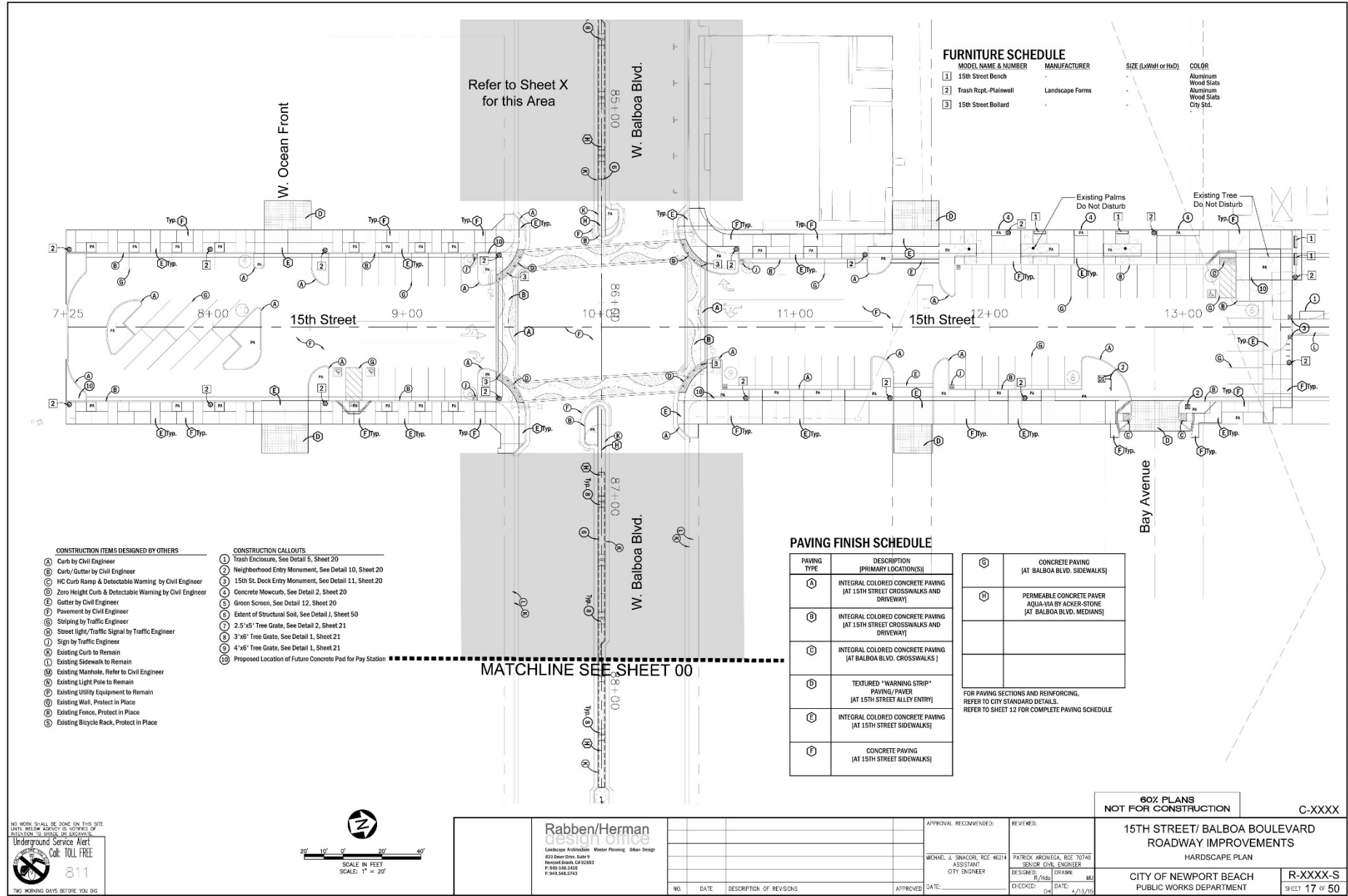
# Lower Bay Side of 15<sup>th</sup> Street





Aerial view looking west on 15<sup>th</sup> Street

Note:  
Shrubs not shown  
in these simulations



**FURNITURE SCHEDULE**

MODEL NAME & NUMBER	MANUFACTURER	SIZE (LxWxH or HxD)	COLOR
1 15th Street Bench	Landscap Forms		Aluminum Wood Slats
2 Trash Recept.-Plainwall	Landscap Forms		Aluminum Wood Slats
3 15th Street Bollard			City Std.

Refer to Sheet X  
for this Area

W. Ocean Front

W. Balboa Blvd.

15th Street

15th Street

Bay Avenue

W. Balboa Blvd.

MATCHLINE SEE SHEET 00

**CONSTRUCTION ITEMS DESIGNED BY OTHERS**

- A Curb by Civil Engineer
- B Curb/Gutter by Civil Engineer
- C HC Curb Ramp & Detectable Warning by Civil Engineer
- D Zero Height Curb & Detectable Warning by Civil Engineer
- E Gutter by Civil Engineer
- F Pavement by Civil Engineer
- G Striping by Traffic Engineer
- H Street Light/Traffic Signal by Traffic Engineer
- I Sign by Traffic Engineer
- J Existing Curb to Remain
- K Existing Sidewalk to Remain
- L Existing Manhole, Refer to Civil Engineer
- M Existing Light Pole to Remain
- N Existing Utility Equipment to Remain
- O Existing Wall, Protect in Place
- P Existing Fence, Protect in Place
- Q Existing Bicycle Rack, Protect in Place

**CONSTRUCTION CALLOUTS**

- 1 Trash Enclosure, See Detail 5, Sheet 20
- 2 Neighborhood Entry Monument, See Detail 10, Sheet 20
- 3 15th St. Dock Entry Monument, See Detail 11, Sheet 20
- 4 Concrete Mowcurb, See Detail 2, Sheet 20
- 5 Green Screen, See Detail 12, Sheet 20
- 6 Extent of Structural Soil, See Detail J, Sheet 50
- 7 2.5'-6" Tree Grate, See Detail 2, Sheet 21
- 8 4'-6" Tree Grate, See Detail 1, Sheet 21
- 9 4'-6" Tree Grate, See Detail 1, Sheet 21
- 10 Proposed Location of Future Concrete Pad for Pay Station

**PAVING FINISH SCHEDULE**

PAVING TYPE	DESCRIPTION (PRIMARY LOCATION(S))
A	INTEGRAL COLORED CONCRETE PAVING (AT 15TH STREET CROSSWALKS AND DRIVEWAY)
B	INTEGRAL COLORED CONCRETE PAVING (AT 15TH STREET CROSSWALKS AND DRIVEWAY)
C	INTEGRAL COLORED CONCRETE PAVING (AT BALBOA BLVD. CROSSWALKS)
D	"TEXTURED "WARNING STRIP" PAVING/PAVER (AT 15TH STREET ALLEY ENTRY)
E	INTEGRAL COLORED CONCRETE PAVING (AT 15TH STREET SIDEWALKS)
F	CONCRETE PAVING (AT 15TH STREET SIDEWALKS)

G	CONCRETE PAVING (AT BALBOA BLVD. SIDEWALKS)
H	PERMEABLE CONCRETE PAVER AQUA-VIA BY ACKER-STONE (AT BALBOA BLVD. MEDIANS)

FOR PAVING SECTIONS AND REINFORCING, REFER TO CITY STANDARD DETAILS. REFER TO SHEET 12 FOR COMPLETE PAVING SCHEDULE

80% PLANS NOT FOR CONSTRUCTION

C-XXXX

15TH STREET/ BALBOA BOULEVARD ROADWAY IMPROVEMENTS  
HARDSCAPE PLAN

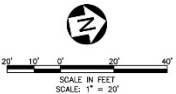
CITY OF NEWPORT BEACH  
PUBLIC WORKS DEPARTMENT

R-XXXX-S  
SHEET 17 OF 50

NO WORK SHALL BE DONE ON THIS SITE UNTIL THE CITY AGENCY IS ADVISED BY TELEPHONE OR SIGNAGE OF A REDUCED UNDERGROUND SERVICE ALERT

**Underground Service Alert**  
Call: TOLL FREE 811

TWO WORKING DAYS BEFORE YOU DIG



**Rabben/Herman design office**  
Landscape Architecture Water Planning Urban Design  
6333 River Drive, Suite 9  
Newport Beach, CA 92652  
P: 949.542.2500  
F: 949.542.5743

NO.	DATE	DESCRIPTION OF REVISIONS	APPROVED	DATE

APPROVAL RECOMMENDED:	PREPARED:
MICHAEL J. SINACOR, REG. 46214 ASSISTANT CITY ENGINEER	PATRICK ARONTEA, REG. 70740 SENIOR CIVIL ENGINEER
DESIGNED: P/rls	DRAWN: MU
CHECKED: ch	DATE: 4/13/15

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# Site Elements and Materials

## Soft Scape

Canopy Tree



*Arbutus unedo* 'Marina'  
Strawberry Tree

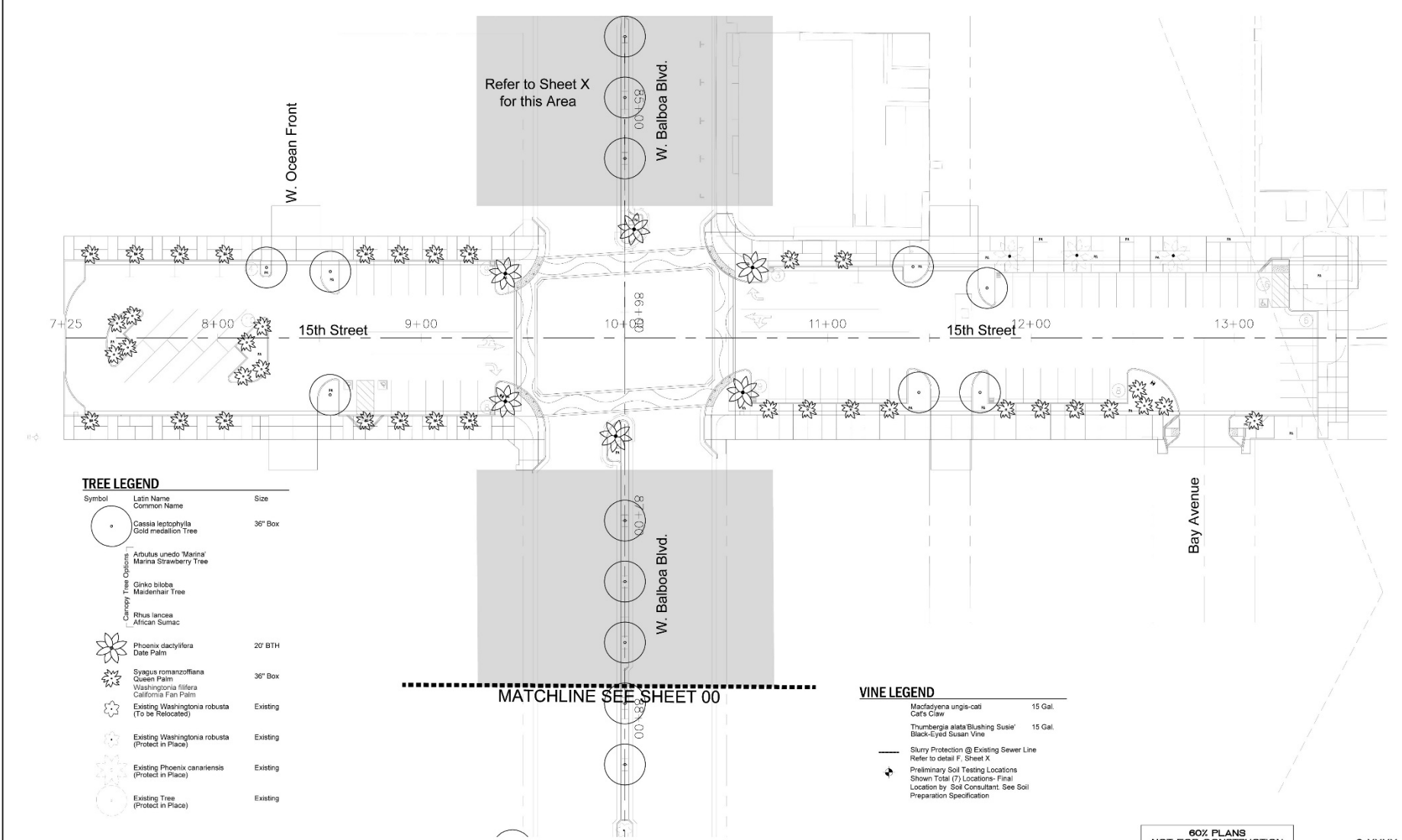
Palm Trees



*Syagus romanzoffiana*  
Queen Palm



*Phoenix dactylifera*  
Date Palm



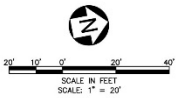
**TREE LEGEND**

Symbol	Latin Name Common Name	Size
	Cassia leptophylla Gold medalion Tree	36" Box
Canopy Tree Options		
	Arbutus unedo 'Marina' Marina Strawberry Tree	
	Ginkgo biloba Maidenhair Tree	
	Rhus lancea African Sumac	
	Phoenix dactylifera Date Palm	20' BTH
	Syagrus romanzoffiana Queen Palm	36" Box
	Washingtonia filifera California Fan Palm	
	Existing Washingtonia robusta (To be Relocated)	Existing
	Existing Washingtonia robusta (Protect in Place)	Existing
	Existing Phoenix canariensis (Protect in Place)	Existing
	Existing Tree (Protect in Place)	Existing

**VINE LEGEND**

	Macfadaya unguis-cati Cat's Claw	15 Gal.
	Thumbergia alata 'Blushing Susie' Black-Eyed Susan Vine	15 Gal.
	Slurry Protection @ Existing Sewer Line Refer to detail F, Sheet X.	
	Preliminary Soil Testing Locations Shown Total (7) Locations- Final Location by Soil Consultant. See Soil Preparation Specification	

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Call: TOLL FREE  
811  
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**Rabben/Herman design office**  
Landscape Architecture Master Planning Urban Design  
833 Shore Drive, Suite 9  
Newport Beach, CA 92662  
P: 949.548.2500  
F: 949.548.5743

NO.	DATE	DESCRIPTION OF REVISIONS	APPROVED

APPROVAL RECOMMENDED:	REVIEWED:
MICHAEL J. SINACOR, REG. 46214 ASSISTANT CITY ENGINEER	PATRICK ARQUINGA, REG. 70740 SENIOR CIVIL ENGINEER
DESIGNED: P/lls	DRAWN: MU
CHECKED: ch	DATE: 4/13/15

**80% PLANS  
NOT FOR CONSTRUCTION**

**15TH STREET/ BALBOA BOULEVARD  
ROADWAY IMPROVEMENTS**

TREE PLANTING PLAN

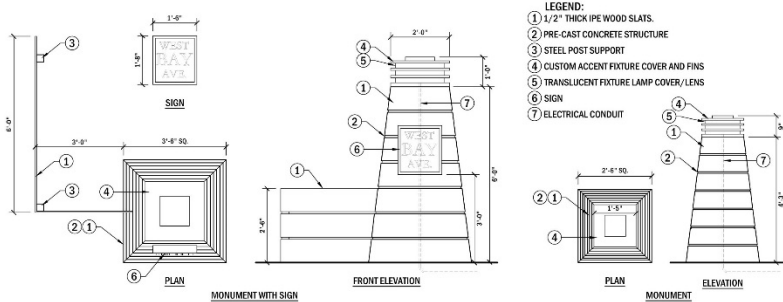
CITY OF NEWPORT BEACH  
PUBLIC WORKS DEPARTMENT

R-XXXX-S  
SHEET 39 OF 50

# Site Elements and Materials

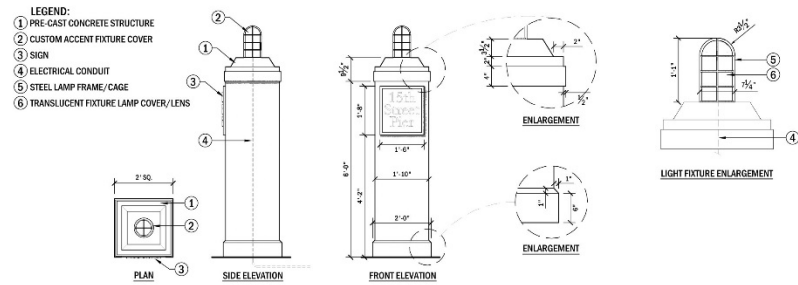
Bollard Options





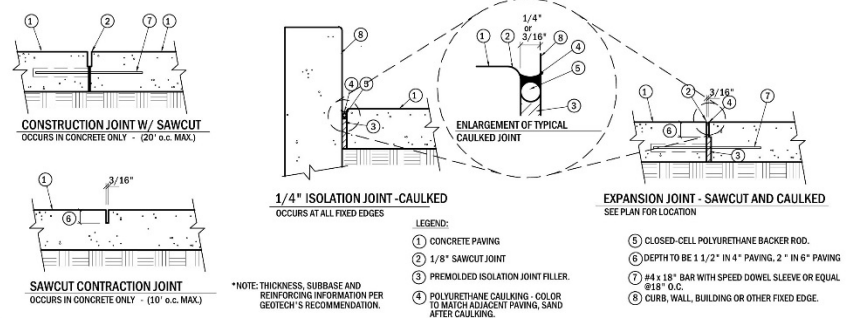
**10 NEIGHBORHOOD ENTRY MONUMENT**

3/4" = 1'-0" DTC



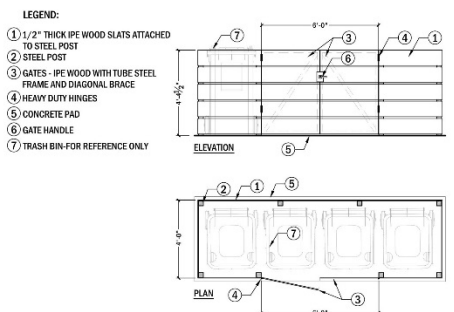
**11 15th STREET DOCK ENTRY MONUMENT**

3/4" = 1'-0" DTC



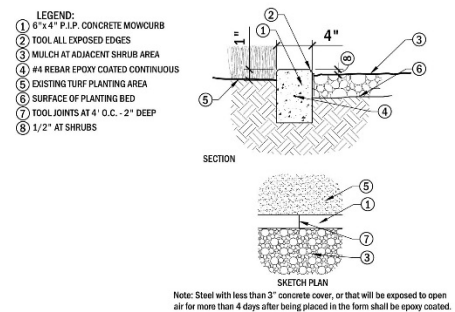
**4 PAVING JOINTS**

NOT TO SCALE DTSC-JOINT



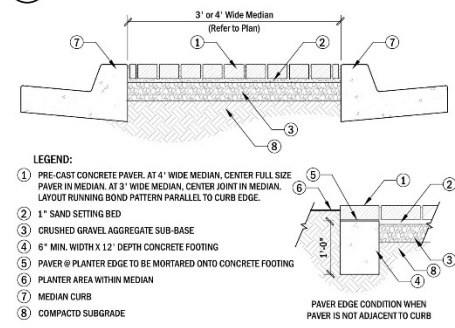
**5 TRASH ENCLOSURE**

1/2" = 1'-0" DTC



**2 CONCRETE MOWCURB**

NOT TO SCALE DTC-EDGE/CONC



**3 PAVER DETAIL**

SCALE: 1" = 1'-0" DTC

IN PROGRESS

**12 GREEN SCREEN SECTIONS**

SCALE: 1" = 1'-0" DTC

ALL WORK SHALL BE DONE ON THIS SITE UNTIL THE LOCAL AGENCY IS ADVISED OF COMPLETION OF THE WORK OR SIGNATURE OF THE AGENCY.

**Underground Service Alert**  
 Call: TOLL FREE 811

TWO WORKING DAYS BEFORE YOU DIG

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 Landscape Architecture Master Planning Urban Design  
 833 Ocean Drive, Suite 9  
 Newport Beach, CA 92660  
 P: 949.548.2500 F: 949.548.5743

NO.	DATE	DESCRIPTION OF REVISIONS	APPROVED	DATE

80% PLANS NOT FOR CONSTRUCTION

**15TH STREET/ BALBOA BOULEVARD ROADWAY IMPROVEMENTS**  
 CONSTRUCTION DETAILS

CITY OF NEWPORT BEACH PUBLIC WORKS DEPARTMENT

SCALE: 1" = 1'-0" DTC  
 C-XXXX-S  
 SHEET 20 OF 50

APPROVAL RECOMMENDED: MICHAEL J. SINACOR, RCE 46214 ASSISTANT CITY ENGINEER  
 DATE: 4/13/15

DESIGNED: P. Hilde DRAWN: MU  
 CHECKED: Dhd DATE: 4/13/15

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# W. Balboa Blvd./Marina Park Area



## Project Goals

- Enhance visual quality of W. Balboa Blvd (as part of peninsula wide program). Use Marina Park as a catalyst for wider improvements.
- Improve pedestrian safety
- No loss in number of parking spaces

## Project Limits



Accent paving treatment at crosswalk

Trees and shrubs in sidewalk cut-out

Low wall with vine or green screen

Trees and shrubs in sidewalk cut-out

Low wall with vine or green screen

New planter with palms and shrubs

Existing planter

New Pavers in Median

Expanded planter island

Existing planter island

New trees in median

Expand median to add shrub planter area on north side of existing median

Existing sewer line

Existing planter island

● Existing Light Post (to be relocated)

● Existing Palm Tree (to be relocated)

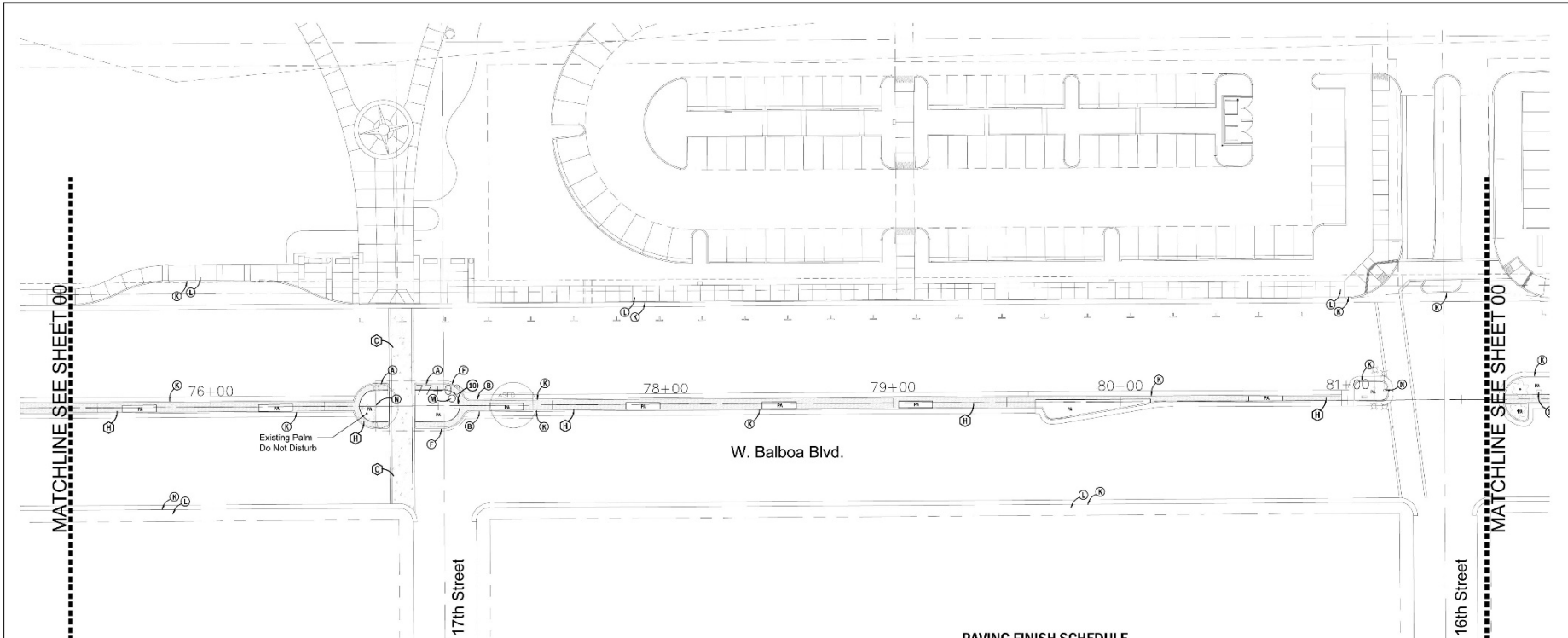
21st Street

20th Street

19th Street

18th Street

W. Balboa Blvd.



- CONSTRUCTION ITEMS DESIGNED BY OTHERS**
- (A) Curb by Civil Engineer
  - (B) Curb/Gutter by Civil Engineer
  - (C) HC Curb Ramp & Detectable Warning by Civil Engineer
  - (D) Zero Height Curb & Detectable Warning by Civil Engineer
  - (E) Gutter by Civil Engineer
  - (F) Pavement by Civil Engineer
  - (G) Striping by Traffic Engineer
  - (H) Street Light/Traffic Signal by Traffic Engineer
  - (I) Signs by Traffic Engineer
  - (K) Existing Curb to Remain
  - (L) Existing Sidewalk to Remain
  - (M) Existing Manhole, Refer to Civil Engineer
  - (N) Existing Light Pole to Remain
  - (O) Existing Utility Equipment to Remain
  - (P) Existing Wall, Protect in Place
  - (Q) Existing Fence, Protect in Place
  - (S) Existing Bicycle Rack, Protect in Place

- CONSTRUCTION CALLOUTS**
- (1) Trash Enclosure, See Detail 5, Sheet 20
  - (2) Neighborhood Entry Monument, See Detail 10, Sheet 20
  - (3) 15th St. Dock Entry Monument, See Detail 11, Sheet 20
  - (4) Concrete Mowcurb, See Detail 2, Sheet 20
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  - (6) Extent of Structural Soil, See Detail J, Sheet 50
  - (7) 2.5'x5' Tree Grate, See Detail 2, Sheet 21
  - (8) 3'x5' Tree Grate, See Detail 1, Sheet 21
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  - (10) Proposed Location of Future Concrete Pad for Pay Station

**PAVING FINISH SCHEDULE**

PAVING TYPE	DESCRIPTION [PRIMARY LOCATION(S)]
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(D)	TEXTURED "WARNING STRIP" PAVING/PAVER [AT 15TH STREET ALLEY ENTRY]
(E)	INTEGRAL COLORED CONCRETE PAVING [AT 15TH STREET SIDEWALKS]
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(G)	CONCRETE PAVING [AT BALBOA BLVD. SIDEWALKS]
(H)	PERMEABLE CONCRETE PAVER AQUA-VA BY ACKER-STONE [AT BALBOA BLVD. MEDIANS]

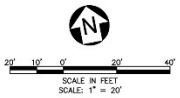
FOR PAVING SECTIONS AND REINFORCING, REFER TO CITY STANDARD DETAILS. REFER TO SHEET 12 FOR COMPLETE PAVING SCHEDULE

NO WORK SHALL BE DONE ON THIS SITE UNTIL THE CITY AGENCY IS NOTIFIED OF EXISTING OR PROPOSED UTILITIES. Call TOLL FREE 800-368-5811

Underground Service Alert

8'1"

TWO WORKING DAYS BEFORE YOU DIG



**Rabben/Herman**  
design office  
Landscape Architecture Water Planning Urban Design  
6123 Green Drive, Suite 8  
Newport Beach, CA 92652  
P: 949.343.2400  
F: 949.343.3743

NO.	DATE	DESCRIPTION OF REVISIONS	APPROVED	DATE

APPROVAL RECOMMENDED: MICHAEL J. SIMACORL, RCE 46214 ASSISTANT CITY ENGINEER

REVIEWED: PATRICK ARCHONDA, RCE 70749 SENIOR CIVIL ENGINEER

DESIGNED: P/ldd DRAWN: MS

CHECKED: ch DATE: 4/13/15

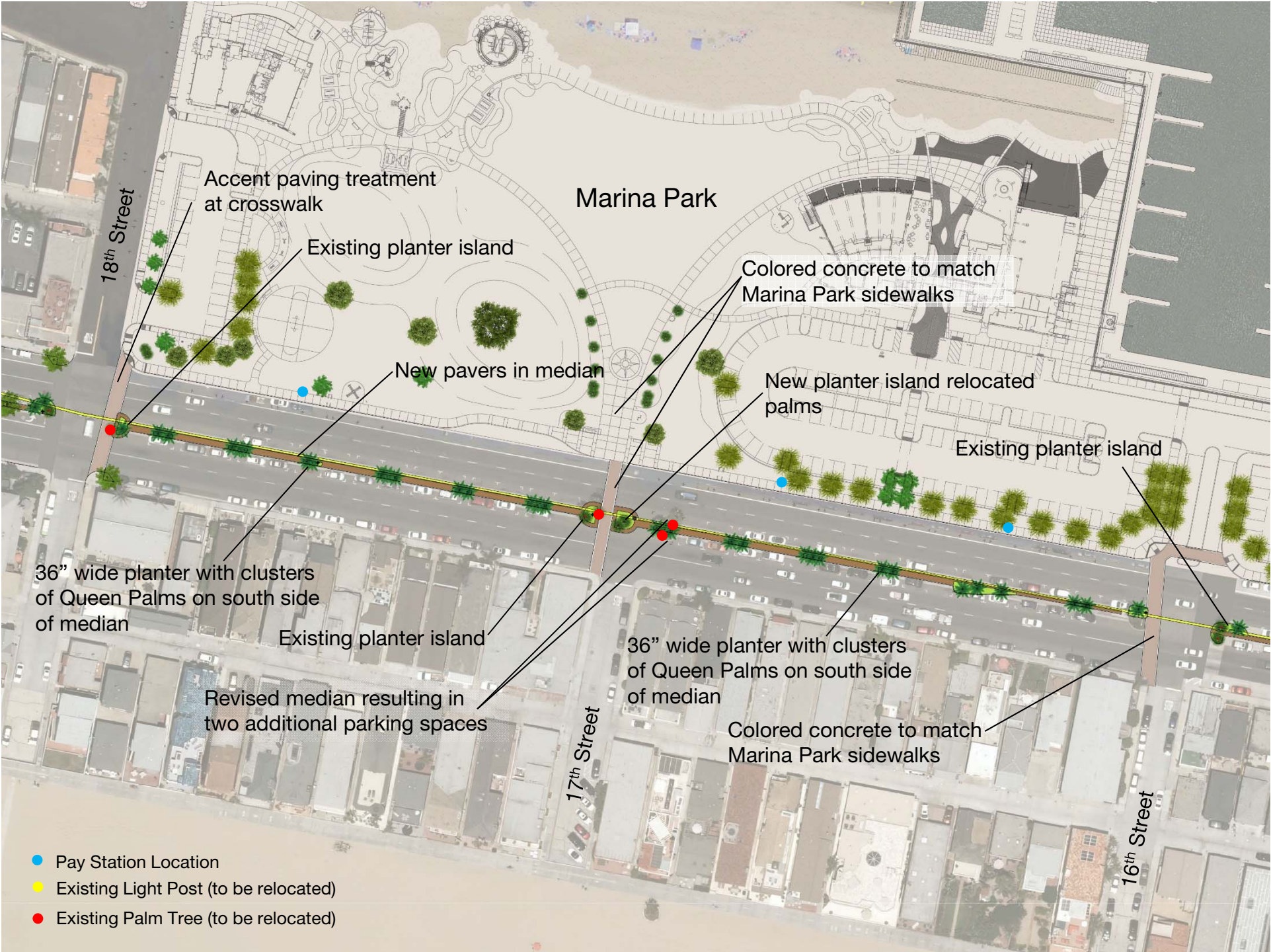
60% PLANS  
NOT FOR CONSTRUCTION

C-XXXX

15TH STREET/ BALBOA BOULEVARD  
ROADWAY IMPROVEMENTS  
HARDSCAPE PLAN

CITY OF NEWPORT BEACH  
PUBLIC WORKS DEPARTMENT

R-XXXX-S  
SHEET 15 OF 50



# Marina Park

18th Street

17th Street

16th Street

Accent paving treatment at crosswalk

Existing planter island

New pavers in median

Colored concrete to match Marina Park sidewalks

New planter island relocated palms

Existing planter island

36" wide planter with clusters of Queen Palms on south side of median

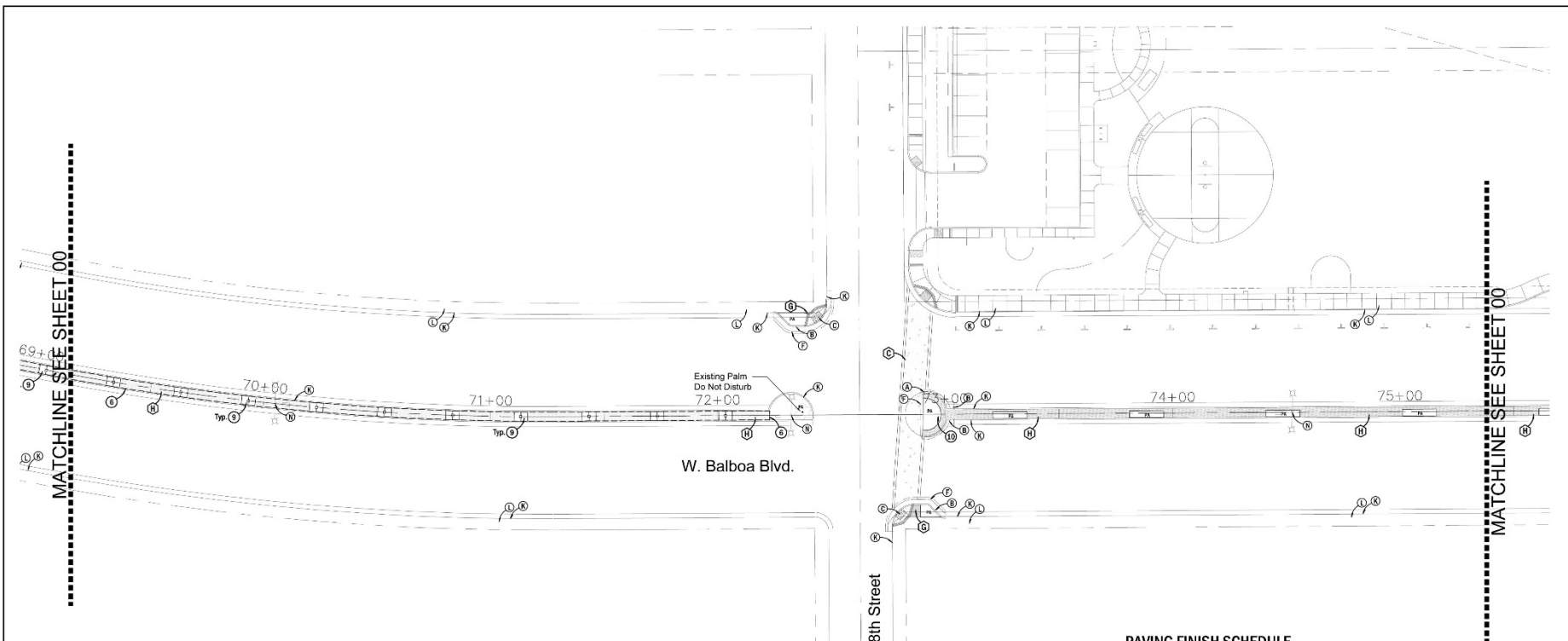
Existing planter island

Revised median resulting in two additional parking spaces

36" wide planter with clusters of Queen Palms on south side of median

Colored concrete to match Marina Park sidewalks

- Pay Station Location
- Existing Light Post (to be relocated)
- Existing Palm Tree (to be relocated)



W. Balboa Blvd.

18th Street

- CONSTRUCTION ITEMS DESIGNED BY OTHERS**
- (A) Curb by Civil Engineer
  - (B) Curb/Gutter by Civil Engineer
  - (C) HC Curb Ramp & Detectable Warning by Civil Engineer
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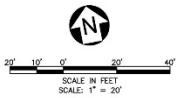
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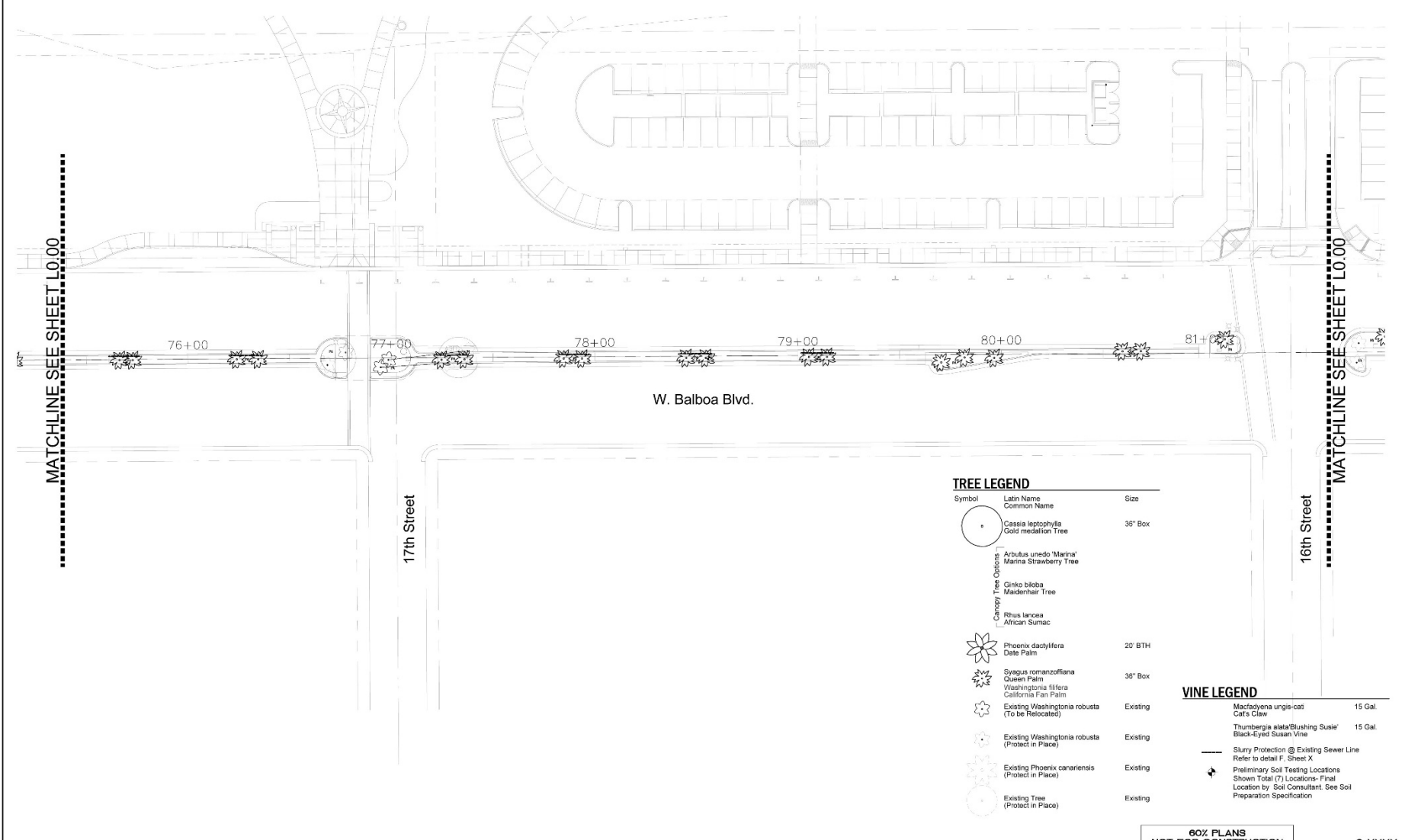


**Rabben/Herman design office**  
 Landscape Architecture Water Planning Urban Design  
 4325 Brentwood Circle  
 Newport Beach, CA 92660  
 P: 949.243.2400  
 F: 949.243.2743

NO.	DATE	DESCRIPTION OF REVISIONS	APPROVED

APPROVAL/RECOMMENDED: MICHAEL J. SIMAGORA, P.E. 46214 ASSISTANT CITY ENGINEER  
 REVIEWED: PATRICK ARCHONDA, P.E. 70749 SENIOR CIVIL ENGINEER  
 DESIGNED BY: P/ldc DRAWN BY: MJS  
 CHECKED BY: CH DATE: 4/13/15

60% PLANS NOT FOR CONSTRUCTION C-XXXX  
**15TH STREET/ BALBOA BOULEVARD ROADWAY IMPROVEMENTS**  
 HARDSCAPE PLAN  
 CITY OF NEWPORT BEACH PUBLIC WORKS DEPARTMENT  
 R-XXXX-S SHEET 14 of 50



MATCHLINE SEE SHEET L0.00

MATCHLINE SEE SHEET L0.00

W. Balboa Blvd.

17th Street

16th Street

76+00

77+00

78+00

79+00

80+00

81+00

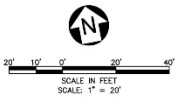
**TREE LEGEND**

Symbol	Latin Name Common Name	Size
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	<i>Arbutus unedo</i> 'Marina' Marina Strawberry Tree	
	<i>Ginkgo biloba</i> Maidenhair Tree	
	<i>Rhus lancea</i> African Sumac	
	<i>Phoenix dactylifera</i> Date Palm	20' BTH
	<i>Syagus romanzoffiana</i> Queen Palm	36" Box
	<i>Washingtonia filifera</i> California Fan Palm	
	Existing <i>Washingtonia robusta</i> (To be Relocated)	Existing
	Existing <i>Washingtonia robusta</i> (Protect in Place)	Existing
	Existing <i>Phoenix canariensis</i> (Protect in Place)	Existing
	Existing Tree (Protect in Place)	Existing

**VINE LEGEND**

	<i>Macfadayena unguis-cati</i> Cat's Claw	15 Gal
	<i>Thumbergia alata</i> 'Blushing Susie' Black-Eyed Susan Vine	15 Gal
	Slurry Protection @ Existing Sewer Line Refer to detail F, Sheet X	
	Preliminary Soil Testing Locations Shown Total (7) Locations- Final Location by Soil Consultant. See Soil Preparation Specification	

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Call: TOLL FREE 811  
TWO WORKING DAYS BEFORE YOU DIG



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F: 949.542.5743

NO.	DATE	DESCRIPTION OF REVISIONS	APPROVED	DATE

APPROVAL RECOMMENDED:	REVISED:
MICHAEL J. SINGAROLF, RES 46214 ASSISTANT CITY ENGINEER	PATRICK ARCINIEGA, RES 70740 SENIOR CIVIL ENGINEER
DESIGNED: P/ldo	DRAWN: MU
CHECKED: dtd	DATE: 4/13/15

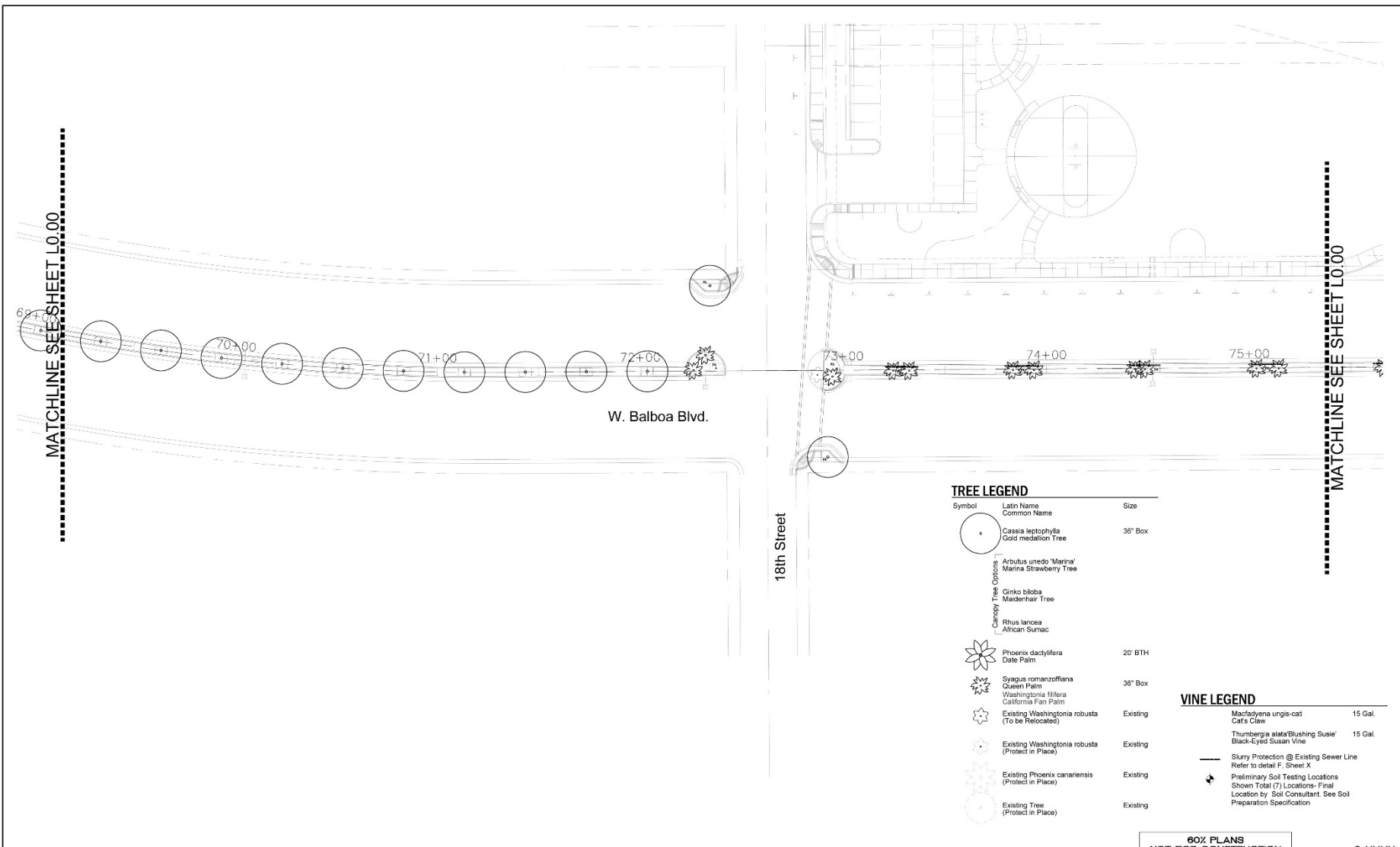
80% PLANS  
NOT FOR CONSTRUCTION

C-XXXX

15TH STREET/ BALBOA BOULEVARD  
ROADWAY IMPROVEMENTS  
TREE PLANTING PLAN

CITY OF NEWPORT BEACH  
PUBLIC WORKS DEPARTMENT

R-XXXX-S  
SHEET 37 OF 50



MATCHLINE SEE SHEET L0.00

MATCHLINE SEE SHEET L0.00

W. Balboa Blvd.

18th Street

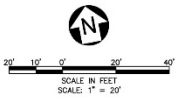
**TREE LEGEND**

Symbol	Latin Name Common Name	Size
	<i>Cassia leptophylla</i> Gold medalion Tree	38" Box
	<i>Arbutus unedo</i> 'Marina' Marina Strawberry Tree	
	<i>Ginkgo biloba</i> Maidenhair Tree	
	<i>Rhus lancea</i> African Sumac	
	<i>Phoenix dactylifera</i> Date Palm	20' BTH
	<i>Syagus romanzoffiana</i> Queen Palm	38" Box
	<i>Washingtonia filifera</i> California Fan Palm	
	Existing <i>Washingtonia robusta</i> (To be Relocated)	Existing
	Existing <i>Washingtonia robusta</i> (Protect in Place)	Existing
	Existing <i>Phoenix canariensis</i> (Protect in Place)	Existing
	Existing Tree (Protect in Place)	Existing

**VINE LEGEND**

	<i>Macfadynena unguis-cat</i> Cat's Claw	15 Gal
	<i>Thumbergia alata</i> 'Blushing Susie' Black-Eyed Susan Vine	15 Gal
	Slurry Protection @ Existing Sewer Line Refer to detail F, Sheet X	
	Preliminary Soil Testing Locations Shown Total (7) Locations- Final Location by Soil Consultant- See Soil Preparation Specification	

NO WORK SHALL BE DONE ON THIS SITE UNTIL AN AGENCY IS ADVISED OF PROVISION TO BE MADE OR REVISIONS.  
Underground Service Alert  
Call TOLL FREE  
811  
TWO WORKING DAYS BEFORE YOU DIG



**Rabben/Herman**  
design office  
Landscape Architecture Master Planning Urban Design  
833 South Olive Suite 9  
Newport Beach, CA 92662  
P: 949.548.2500  
F: 949.548.5743

NO.	DATE	DESCRIPTION OF REVISIONS	APPROVED

APPROVAL RECOMMENDED: MICHAEL J. SIMACOR, REG. 46214 ASSISTANT CITY ENGINEER	DATE: _____	REVIEWED: PATRICK ARCINIEGA, REG. 70740 SENIOR CIVIL ENGINEER DESIGNED: P/ldo DRAWN: MU CHECKED: dtd DATE: 4/13/15
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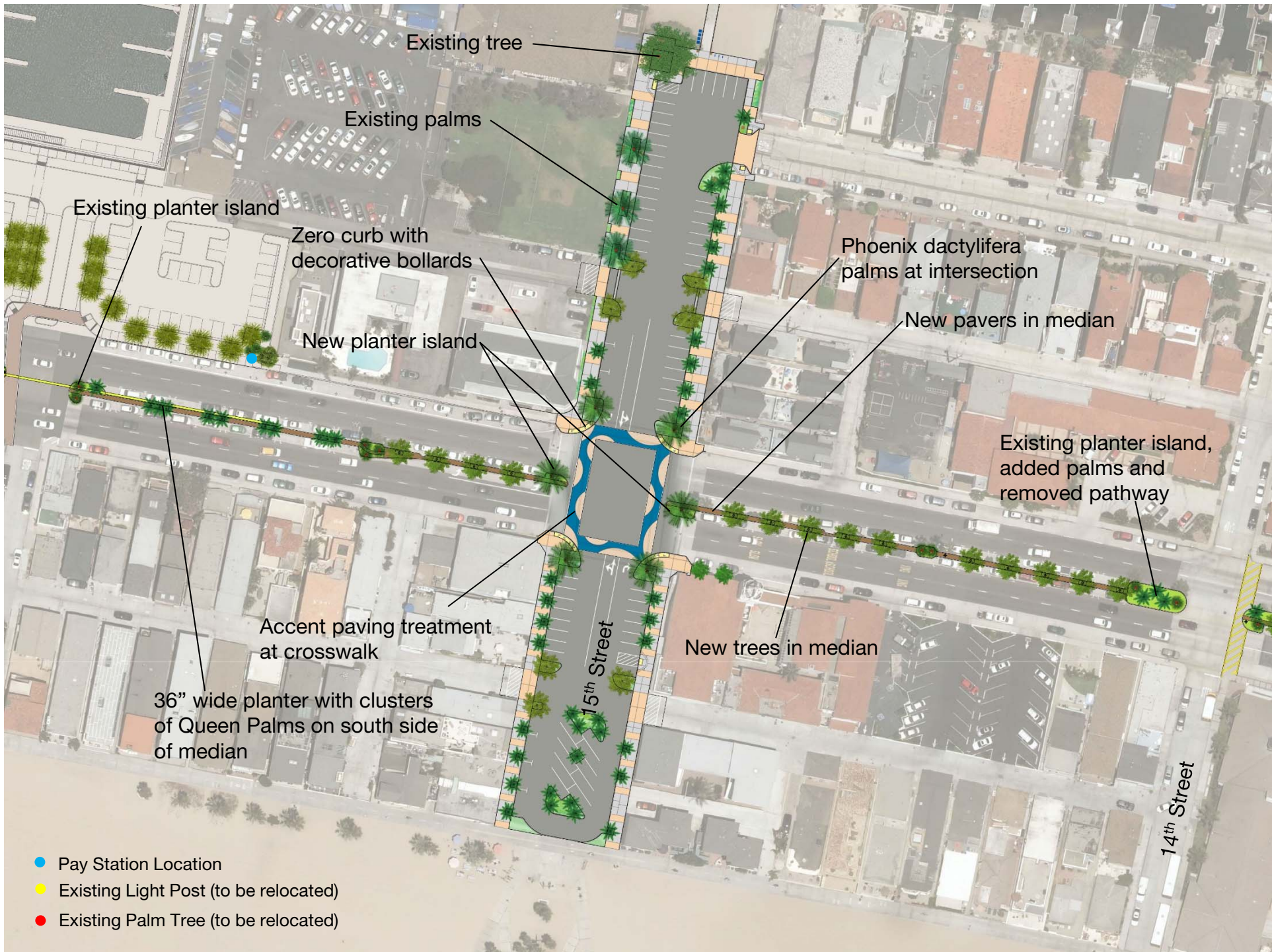
**80% PLANS**  
**NOT FOR CONSTRUCTION**

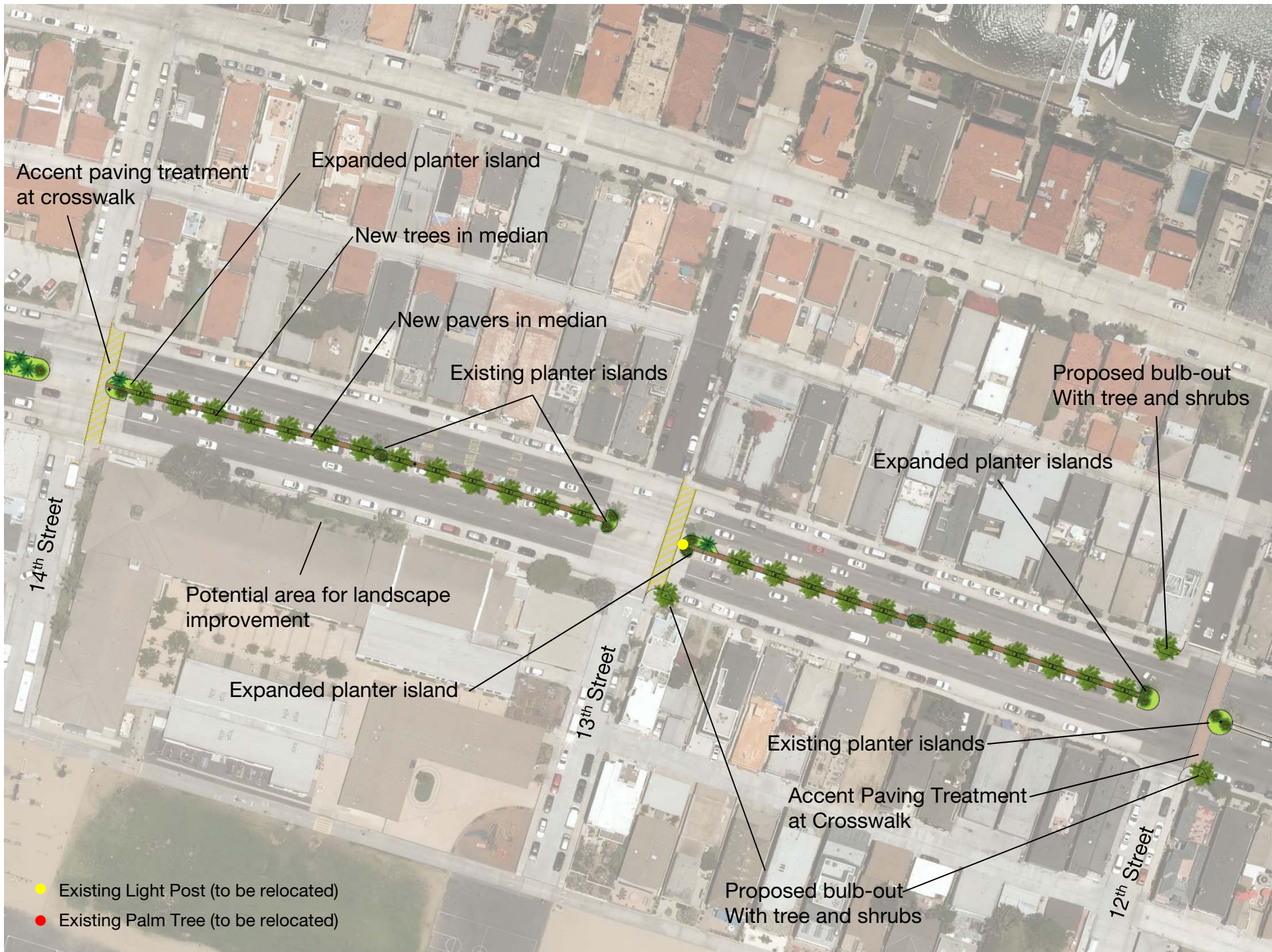
C-XXXX

**15TH STREET/ BALBOA BOULEVARD  
ROADWAY IMPROVEMENTS**  
TREE PLANTING PLAN

**CITY OF NEWPORT BEACH**  
PUBLIC WORKS DEPARTMENT

**R-XXXX-S**  
SHEET 36 OF 50





Accent paving treatment at crosswalk

Expanded planter island

New trees in median

New pavers in median

Existing planter islands

Proposed bulb-out With tree and shrubs

Expanded planter islands

Potential area for landscape improvement

Expanded planter island

Existing planter islands

Accent Paving Treatment at Crosswalk

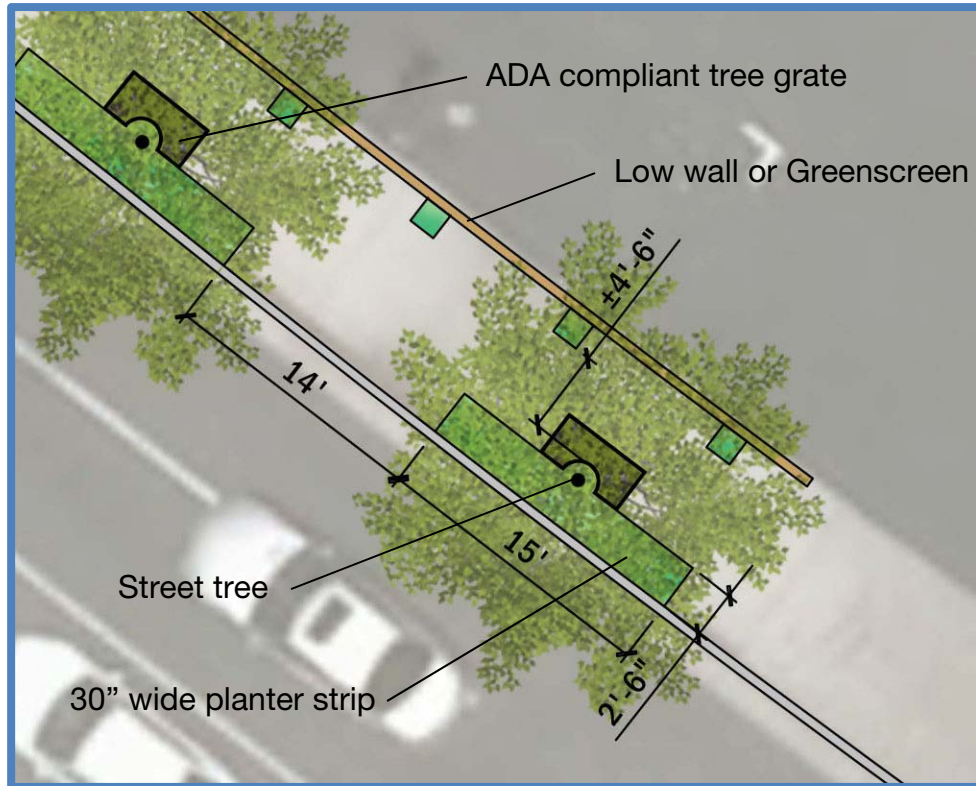
Proposed bulb-out With tree and shrubs

14th Street

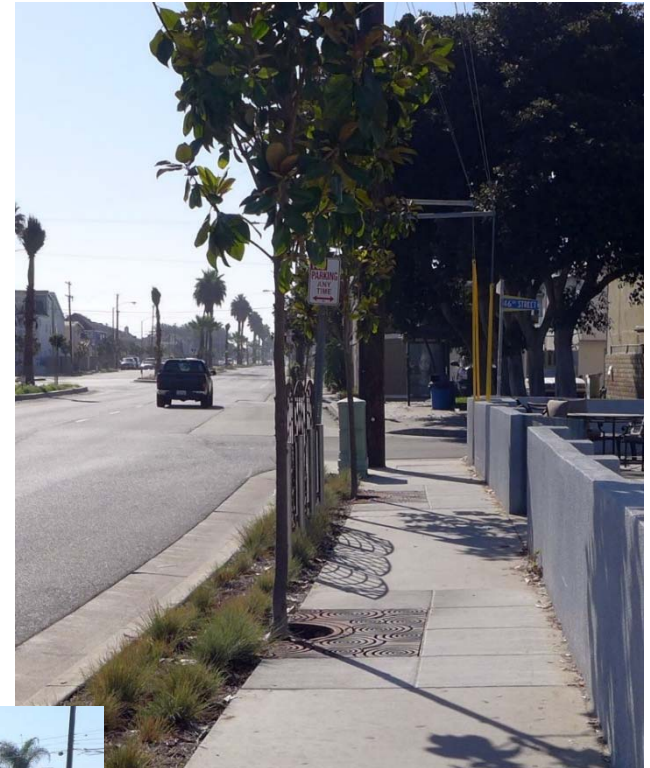
13th Street

12th Street

- Existing Light Post (to be relocated)
- Existing Palm Tree (to be relocated)



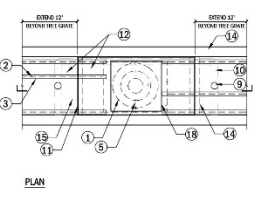
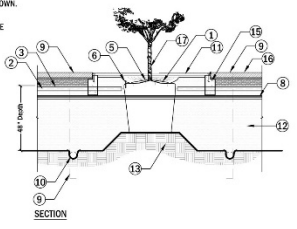
Proposed sidewalk cut-outs for trees and shrubs



Existing examples along W. Balboa Blvd

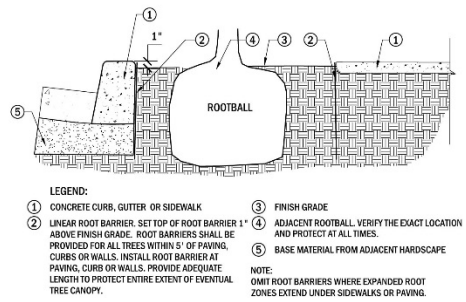


- LEGEND:**
- 1 DRIFLINE EMITTER TUBING LOCATED ON TOP OF TREE ROOTBALL
  - 2 DRIFLINE EMITTER TUBING INSTALLED WITHIN DRAIN LINE PIPING - PROVIDE END CAP FITTING AND TEE FITTING CONNECTION
  - 3 PERFORATED DRAIN LINE PIPING - 4 INCH DIAMETER - ALIGN TUBES STARTING AT 4-INCHES WITHIN TREE GRATE FRAME AND EXTEND TO LIMIT OF COVERAGE AS SHOWN. INSTALL PIPE SO THAT PERFORATION ARE AT THE TOP AND BOTTOM OF PIPE.
  - 4 DRIFLINE ADAPTER FITTING - INSTALL AT FINISH GRADE WITH LINE-SIZE SCHEDULE 40 PVC ELL FITTING FOR CONNECTION TO LATERAL LINE PIPING
  - 5 METAL HOLD DOWN STAKE - PROVIDE TWELVE (12) QUANTITY PER TREE
  - 6 LATERAL LINE PIPING CONNECTION TO DRIFLINE ADAPTER FITTING WITH SCHEDULE 40 PVC FITTINGS AS REQUIRED
  - 7 STREET TREE SYSTEM LATERAL LINE PIPING
  - 8 PRESSURE MAIN LINE AND CONTROL WIRES
  - 9 VERTICAL PERFORATED DRAIN PIPE - REFER TO DETAIL C, SHEET X
  - 10 HORIZONTAL PERFORATED PIPE DRAIN PIPE - REFER TO DETAIL C, SHEET X
  - 11 TREE GRATE AND MOUNTING FRAME
  - 12 STRUCTURAL SOIL
  - 13 COMPACTED SUBGRADE
  - 14 MEDIAN CURB
  - 15 TREE GRATE/PAVER FOOTING
  - 16 PAVERS
  - 17 TREE/ROOTBALL



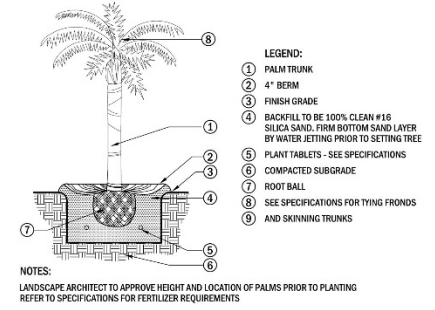
**J MEDIAN TREE PLANTING & IRRIGATION**

1/2" = 1'-0"  
DTC



- LEGEND:**
- 1 CONCRETE CURB, GUTTER OR SIDEWALK
  - 2 LINEAR ROOT BARRIER. SET TOP OF ROOT BARRIER 1" ABOVE FINISH GRADE. ROOT BARRIERS SHALL BE PROVIDED FOR ALL TREES WITHIN 5' OF PAVING, CURBS OR WALLS. INSTALL ROOT BARRIER AT PAVING, CURB OR WALLS. PROVIDE ADEQUATE LENGTH TO PROTECT ENTIRE EXTENT OF EVENTUAL TREE CANOPY.
  - 3 FINISH GRADE
  - 4 ADJACENT ROOTBALL. VERIFY THE EXACT LOCATION AND PROTECT AT ALL TIMES.
  - 5 BASE MATERIAL FROM ADJACENT HARDSCAPE
- NOTE:**  
OMIT ROOT BARRIERS WHERE EXPANDED ROOT ZONES EXTEND UNDER SIDEWALKS OR PAVING.

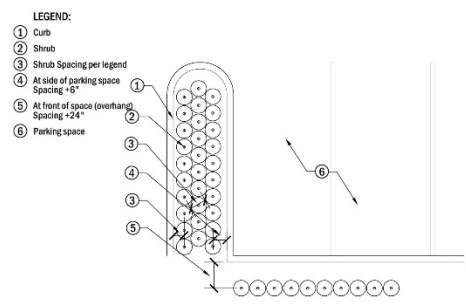
**D LINEAR ROOT BARRIER** NOT TO SCALE  
DTSP-013



- LEGEND:**
- 1 PALM TRUNK
  - 2 4" BERM
  - 3 FINISH GRADE
  - 4 BACKFILL TO BE 100% CLEAN #16 SILICA SAND. FIRM BOTTOM SAND LAYER BY WATER LETTING PRIOR TO SETTING TREE
  - 5 PLANT TABLETS - SEE SPECIFICATIONS
  - 6 COMPACTED SUBGRADE
  - 7 ROOT BALL
  - 8 SEE SPECIFICATIONS FOR TYING FRONDS AND SKIVING TRUNKS

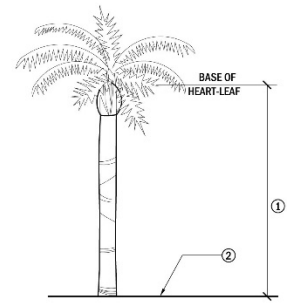
**NOTES:**  
LANDSCAPE ARCHITECT TO APPROVE HEIGHT AND LOCATION OF PALMS PRIOR TO PLANTING REFER TO SPECIFICATIONS FOR FERTILIZER REQUIREMENTS

**A PALM PLANTING** NOT TO SCALE  
DTSP-004



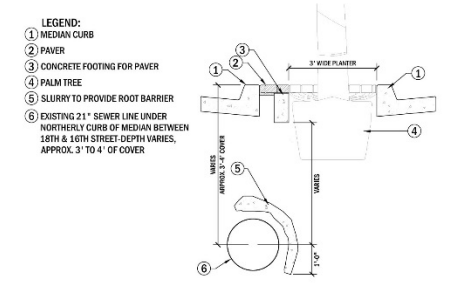
- LEGEND:**
- 1 Curb
  - 2 Shrub
  - 3 Shrub Spacing per legend
  - 4 At side of parking space Spacing "6"
  - 5 At front of space (overhang) Spacing "24"
  - 6 Parking space

**E PLANTING ADJACENT TO PARKING** NOT TO SCALE  
DTP-OVERHANG PLANTING



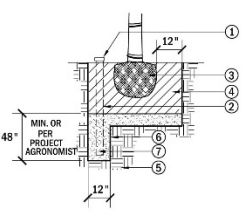
- LEGEND:**
- 1 TRUNK HEIGHT CONSISTS OF MEASURED HEIGHT OF BROWN TRUNK IN FEET
  - 2 FINISH GRADE IN FIELD GROWN CONDITION
- NOTE:**  
TRUNK HEIGHT FOR PALM GRADING SPONSORED BY THE AMERICAN SOCIETY OF NURSERYMEN, INC. AND APPROVED BY THE AMERICAN NATIONAL STANDARDS INSTITUTE, INC.

**B PALM TREE HEIGHT** NOT TO SCALE  
DTSP-007



- LEGEND:**
- 1 MEDIAN CURB
  - 2 PAVER
  - 3 CONCRETE FOOTING FOR PAVER
  - 4 PALM TREE
  - 5 SLURRY TO PROVIDE ROOT BARRIER
  - 6 EXISTING 21" SEWER LINE UNDER NORTHERLY CURB OF MEDIAN BETWEEN 18TH & 16TH STREET-DEPTH VARIES, APPROX. 3' TO 4' OF COVER

**F SLURRY BARRIER @ MEDIAN** 3/4" = 1'-0"  
DTC



- LEGEND:**
- 1 4" LOOSE FIT SCHEDULE E 40 CAP. PRIME AND PAINT FLAT BLACK.
  - 2 4" DIA. PERFORATED PIPE WITH DRAIN SOCK.
  - 3 TREE ROOT BALL.
  - 4 TREE PLANTING PIT.
  - 5 UNDISTURBED SOIL CONDITION.
  - 6 AUGERED DRAINAGE CHIMNEY LOCATED AT LOW POINT
  - 7 12" DIA. X 4' DEEP SUMP MIN. FILLED WITH CLEAN #16 SILICA SAND.
- NOTE:**  
TO BE USED FOR BOTH CANOPY AND PALM TREES, SEE SPECIFICATIONS.

**C SUMP** NOT TO SCALE  
DTSP-008  
C-XXXX

ALL WORK SHALL BE DONE ON THIS DATE UNLESS ANOTHER DATE IS SPECIFIED BY THE CONTRACTOR TO THE CITY ENGINEER.  
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TWO WORKING DAYS BEFORE YOU DIG

**Rabben/Herman design office**  
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APPROVAL RECOMMENDED:	REVIEWED:
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DESIGNED: P/lls	DRAWN: MU
CHECKED: Dch	DATE: 4/13/15

15TH STREET/ BALBOA BOULEVARD ROADWAY IMPROVEMENTS	
PLANTING DETAILS	
CITY OF NEWPORT BEACH PUBLIC WORKS DEPARTMENT	R-XXXX-S SHEET 50 OF 50

NO.	DATE	DESCRIPTION OF REVISIONS	APPROVED	DATE

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# Project Schedule

- Design – Fall 2015
- Council Award – Late 2015
- Construction – Early 2016

## Current Estimate of Probable Construction Cost (7/2015)

15<sup>th</sup> Street & W. Balboa Blvd. Includes soft cost and hard cost including street improvements, new signalization at 15<sup>th</sup> Street, new sidewalks along 15<sup>th</sup> Street, landscape/irrigation and all incidental construction - \$4,000,000



Landscape Architecture Master Planning Urban Design