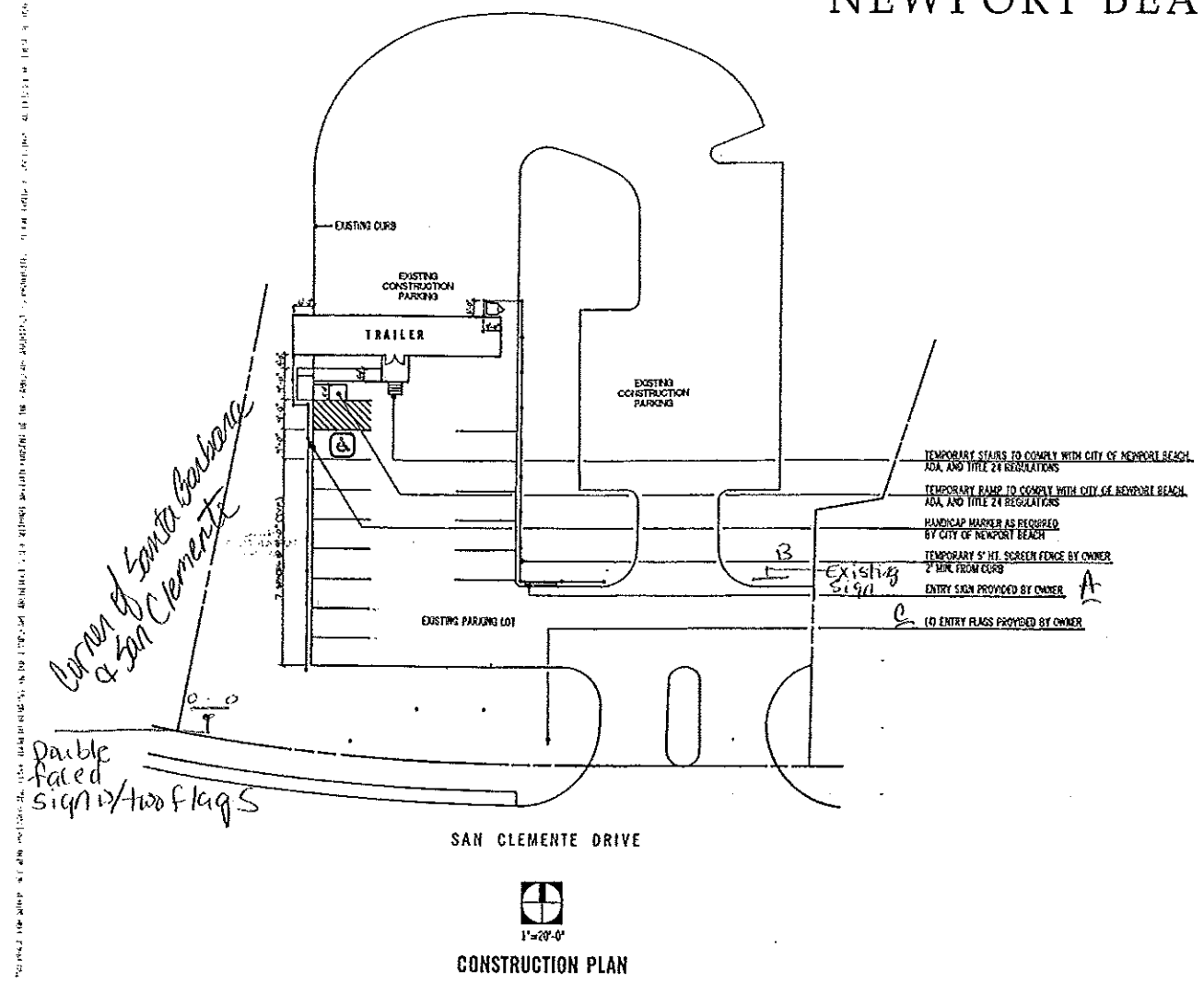


# THE COLONY

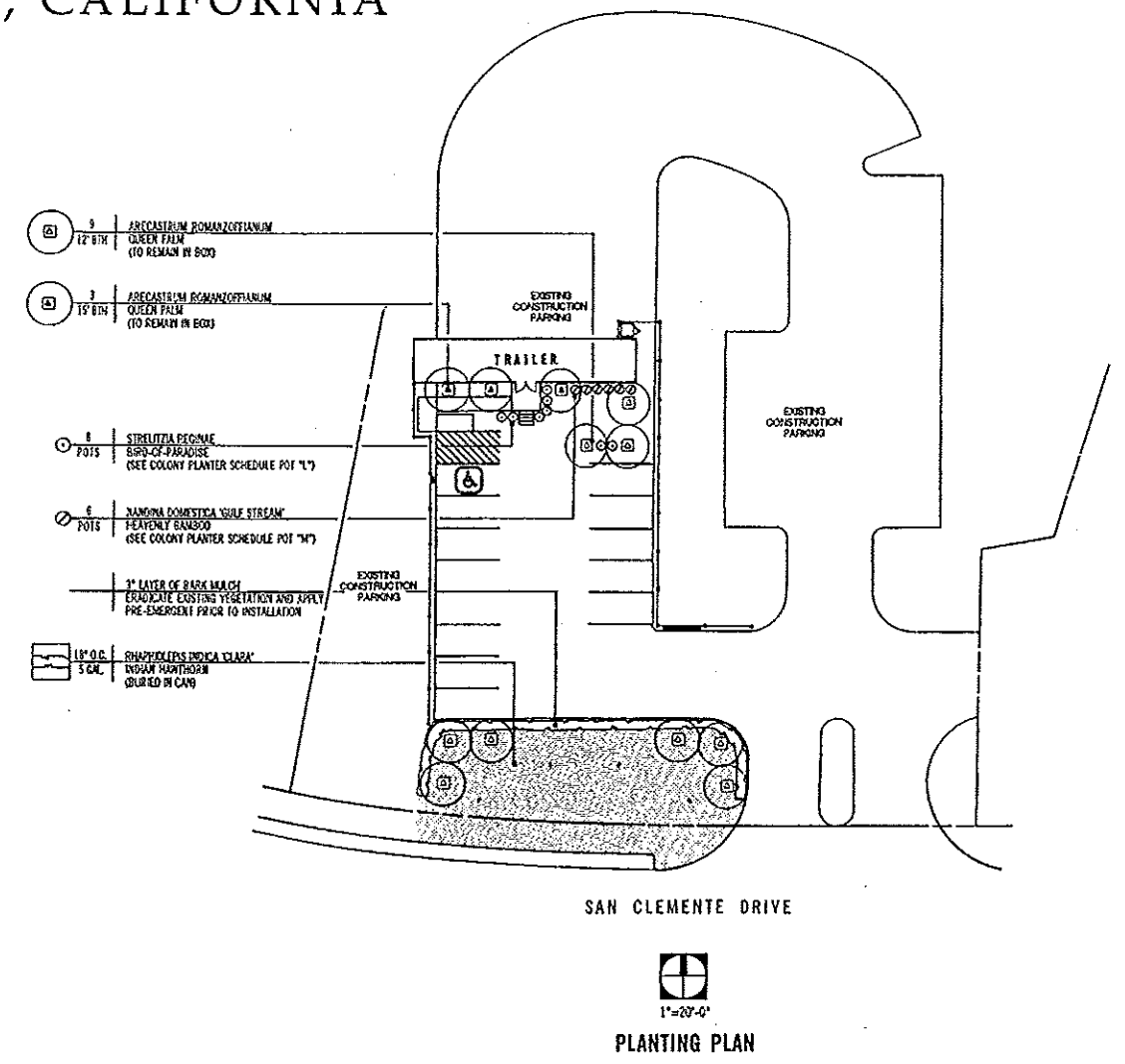
## TEMPORARY LEASING TRAILER SITE

### NEWPORT BEACH, CALIFORNIA

THE COLONY APARTMENTS, 550 NEWPORT CENTER DRIVE, NEWPORT BEACH, CALIFORNIA 92660. TEL: (714) 862-6273. FAX: (714) 862-6274.



1"=20'-0"  
CONSTRUCTION PLAN

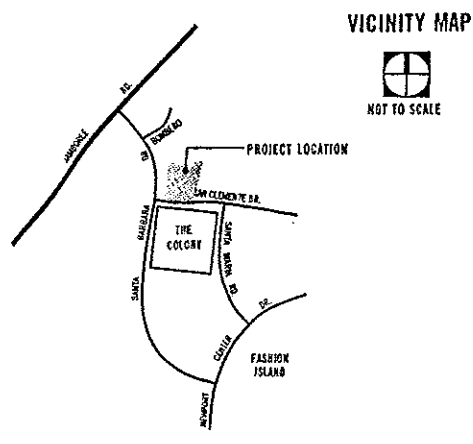


1"=20'-0"  
PLANTING PLAN

#### GENERAL NOTES

- THE FOLLOWING GENERAL NOTES ARE PROVIDED BY THE LANDSCAPE ARCHITECT TO GIVE DIRECTIONS TO THE CONTRACTOR. THE CLIENT ENGINEER'S SIGNATURE ON THESE PLANS DOES NOT CONSTITUTE APPROVAL OF ANY OF THESE NOTES AND THE CLIENT WILL NOT BE RESPONSIBLE FOR THEIR ENFORCEMENT.
- CONTRACTOR SHALL VERIFY WITH OWNER'S REPRESENTATIVE THAT PLANS ARE CURRENT AND APPROVED.
  - WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF NEWPORT BEACH.
  - THESE PLANS ARE BASED ON TRAILER MANUFACTURER'S PLANS.
  - THE CONTRACTOR SHALL OBTAIN ALL NECESSARY AND/OR REQUIRED PERMITS AND PAY ALL RELATED FEES AND/OR TAXES REQUIRED TO INSTALL THE WORK ON THESE PLANS.
  - THE CONTRACTOR SHALL BE APPROPRIATELY LICENSED AS REQUIRED BY THE STATE IN WHICH THE WORK TAKES PLACE.
  - ALL PLANT MATERIAL WILL BE HAND WATERED BY THE CONTRACTOR.
  - THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING THE WORK AND SHALL BE RESPONSIBLE FOR COORDINATING WITH THE OWNER, LANDSCAPE ARCHITECT, GOVERNING AGENCIES AND OTHER TRADES.
  - ALL PLANT MATERIAL WILL BE PURCHASED BY THE OWNER FOR THE COLONY APARTMENTS PLANS AND IS AVAILABLE FROM B.L. COUNTRILL, INC. (714) 646-7191. ALL PLANT MATERIAL WILL BE RELOCATED TO BUILDING TWO OF THE COLONY APARTMENTS DEVELOPMENT PER THE COLONY PLANS AS REQUIRED.
  - CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY OF ANY ERRORS, OMISSIONS OR DISCREPANCIES IN EXISTING CONDITIONS OR WITHIN THE PLANS PRIOR TO BEGINNING THE WORK.
  - DETERMINATION OF "EQUAL" SUBSTITUTIONS SHALL BE MADE ONLY BY THE LANDSCAPE ARCHITECT.
  - LANDSCAPE ARCHITECT SHALL BE NOTIFIED NO LESS THAN 48 HOURS IN ADVANCE OF ANY SITE OBSERVATIONS OR MEETINGS.
  - SITE OBSERVATIONS AND MEETINGS MAY INCLUDE:
    - PRE-CONSTRUCTION
    - LANDSCAPE CONSTRUCTION/DELIVERY OF TRAILER
    - SPOTTING OF SPECIMEN PLANTS
    - PLANTING
    - PRE-MAINTENANCE
    - POST-MAINTENANCE (F.N.M.)
- NOTE: "LANDSCAPE" SHALL REFER TO ALL IMPROVEMENTS WITHIN THIS SET OF DOCUMENTS THAT HAVE BEEN DESIGNED BY THIS OFFICE.

- SITE OBSERVATIONS BY THE LANDSCAPE ARCHITECT DURING ANY PHASE OF THIS PROJECT DOES NOT RELIEVE THE CONTRACTOR OF HIS PRIMARY RESPONSIBILITY TO PERFORM ALL WORK IN ACCORDANCE WITH THE PLANS, SPECIFICATIONS AND GOVERNING CODES.
  - CONTRACTOR SHALL BE RECHARGED FOR LANDSCAPE ARCHITECT'S TIME WHEN OBSERVATIONS ARE CALLED FOR AND IT IS FOUND THAT THE WORK IS NOT SIGNIFICANTLY READY UPON OBSERVATION OR THE APPOINTMENT IS NOT KEPT. THIS WILL BE CHARGED ON AN HOURLY BASIS, PLUS TRANSPORTATION, FOOD AND LODGING COSTS, IF ANY, AT THE THEN EXISTING HOURLY RATE FOR THE PERSONNEL PROVIDING THE OBSERVATIONS.
  - THIS FIRM DOES NOT PRACTICE OR CONSULT IN THE FIELD OF SAFETY ENGINEERING. THIS FIRM DOES NOT DIRECT THE CONTRACTOR'S OPERATIONS, AND IS NOT RESPONSIBLE FOR THE SAFETY OF PERSONNEL OTHER THAN OUR OWN ON THE SITE. THE SAFETY OF OTHERS IS THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHOULD NOTIFY THE OWNER IF HE CONSIDERS ANY OF THE RECOMMENDED ACTIONS PRESENTED HEREIN TO BE UNSAFE.
- REFERENCE DOCUMENTS:  
UNLESS OTHERWISE NOTED OR SPECIFIED, THE WORK SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING REFERENCE DOCUMENTS WHICH ARE ON FILE IN THE OFFICE OF THE CITY CLERK OR OFFICE OF THE STATE ARCHITECT:
- "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION", 1991 EDITION (DOCUMENT NO. 703756)
  - "AMERICANS WITH DISABILITIES ACT"
  - TITLE 24 HANDICAPPED CODE
- GENERAL: BEFORE EXCAVATION, VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES.  
DIALER (UNDERGROUND SERVICE ALERT) 1 (800) 422-4133  
OIL: LOCATE ELECTRICAL, WATER, SEWER, GAS / OIL, & COMMUNICATION / CABLE LINES  
CONTACT 48 HOURS PRIOR TO EXCAVATION



VICINITY MAP  
NOT TO SCALE

**OWNER:**  
IRVINE APARTMENT COMMUNITIES  
550 NEWPORT CENTER DRIVE, SUITE 300  
NEWPORT BEACH, CA 92660  
(714) 783-5555  
CONTACT: RICK LAMPRECHT

**APPLICANT:**  
JUPITER WESTERN NATIONAL, L.L.C.  
8 EXECUTIVE CIRCLE  
IRVINE, CA 92614  
(714) 862-6273  
CONTACT: GARY PUGH

**LEGAL DESCRIPTION:**  
PARCEL 1 OF THE CITY OF NEWPORT BEACH LOT LINE ADJUSTMENT NO. E.L.A. 95-3, RECORDED ON OCTOBER 31, 1995 AS INSTRUMENT NO. 19950483321, FILED IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF ORANGE, STATE OF CALIFORNIA.



**THE COLONY**  
TEMPORARY LEASING TRAILER SITE  
NEWPORT BEACH, CALIFORNIA

IRVINE APARTMENT COMMUNITIES  
550 NEWPORT CENTER DRIVE, SUITE 300 NEWPORT BEACH CALIFORNIA  
TELEPHONE: (714) 720-5500

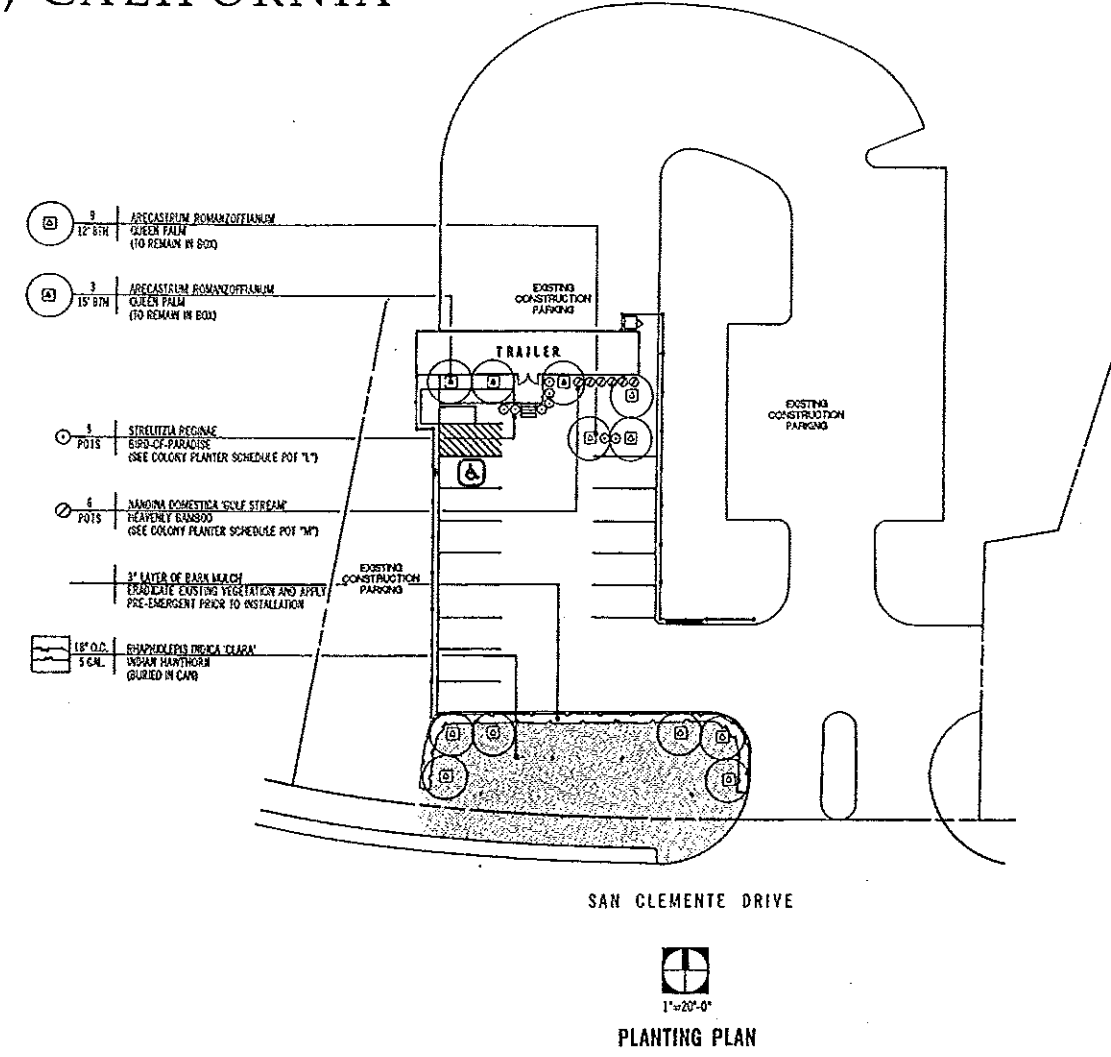
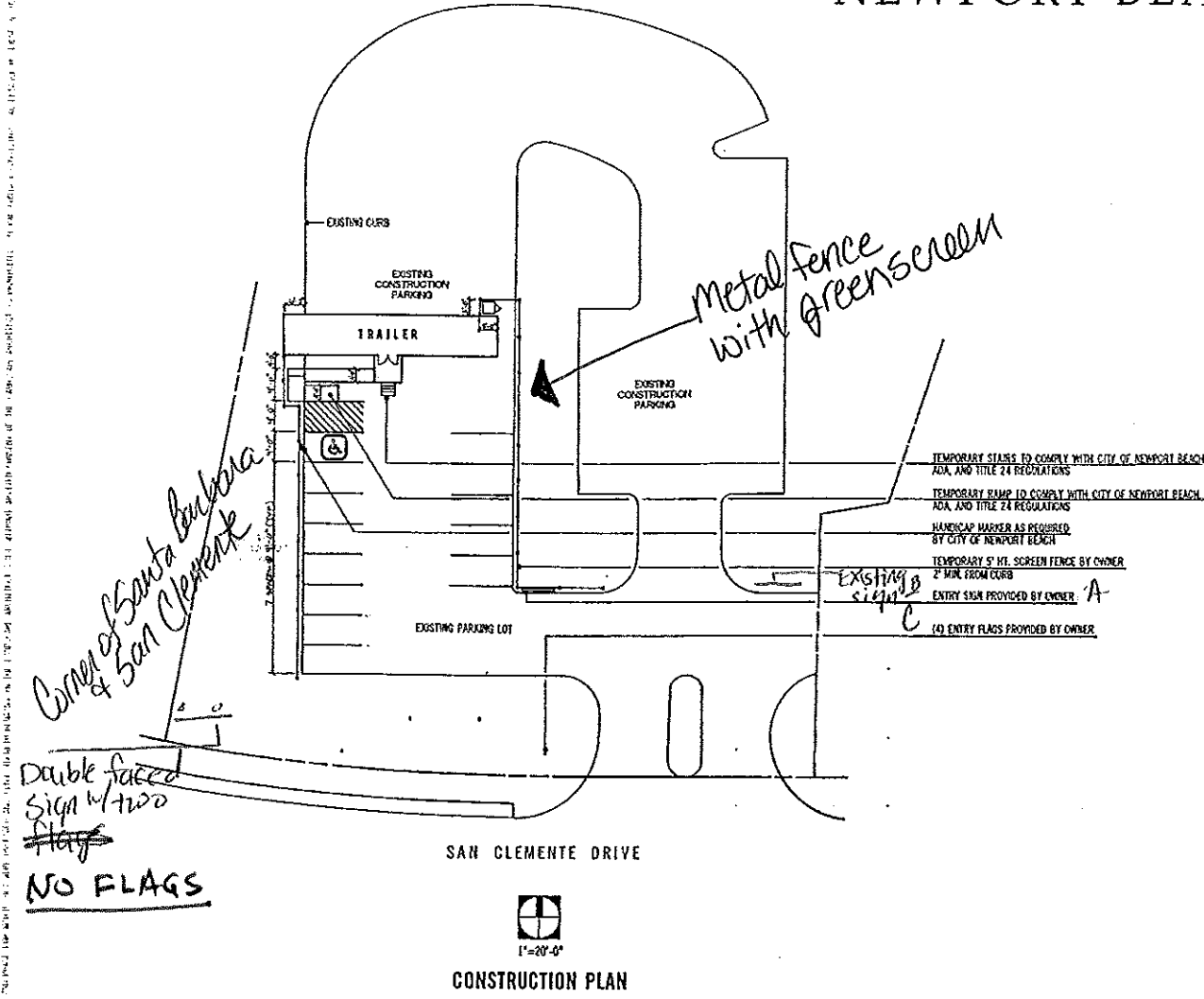
LANDSCAPE CONSTRUCTION AND PLANTING PLANS

PLAN DATE	14 MAY 97
REVISIONS	CITY SUBMITTAL
PROJECT	37.003
SCALE	1/2"=1'-0"
DESIGN	BA
DRAWN	21
SHEET	L-1

# THE COLONY

## TEMPORARY LEASING TRAILER SITE NEWPORT BEACH, CALIFORNIA

THE PLANNED IMPROVEMENTS AND MATERIALS SHOWN HEREON ARE THE PROPERTY OF BURTON ASSOCIATES, INC. AND SHALL BE KEPT IN THE OFFICE OF BURTON ASSOCIATES, INC. AT ALL TIMES. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BURTON ASSOCIATES, INC.



### GENERAL NOTES

THE FOLLOWING GENERAL NOTES ARE PROVIDED BY THE LANDSCAPE ARCHITECT TO GIVE DIRECTIONS TO THE CONTRACTOR. THE CITY ENGINEER'S SIGNATURE ON THESE PLANS DOES NOT CONSTITUTE APPROVAL OF ANY OF THESE NOTES AND THE CITY WILL NOT BE RESPONSIBLE FOR THEIR ENFORCEMENT.

- CONTRACTOR SHALL VERIFY WITH OWNER'S REPRESENTATIVE THAT PLANS ARE CURRENT AND APPROVED.
  - WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF NEWPORT BEACH.
  - THESE PLANS ARE BASED ON TRAILER MANUFACTURER'S PLANS.
  - THE CONTRACTOR SHALL OBTAIN ALL NECESSARY AND/OR REQUIRED PERMITS AND PAY ALL RELATED FEES AND/OR TAXES REQUIRED TO INSTALL THE WORK ON THESE PLANS.
  - THE CONTRACTOR SHALL BE APPROPRIATELY LICENSED AS REQUIRED BY THE STATE IN WHICH THE WORK TAKES PLACE.
  - ALL PLANT MATERIAL WILL BE HAND WATERED BY THE CONTRACTOR.
  - THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING THE WORK AND SHALL BE RESPONSIBLE FOR COORDINATING WITH THE OWNER, LANDSCAPE ARCHITECT, GOVERNING AGENCIES AND OTHER TRADERS.
  - ALL PLANT MATERIAL WILL BE PURCHASED BY THE OWNER FOR THE COLONY APARTMENTS PLANS AND IS AVAILABLE FROM D.L. CUNNINGHAM, INC. (714) 440-7151. ALL PLANT MATERIAL WILL BE DELIVERED TO BUILDING TWO OF THE COLONY APARTMENTS DEVELOPMENT PER THE COLONY PLANS AS REQUIRED.
  - CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY OF ANY ERRORS, OMISSIONS OR DISCREPANCIES IN EXISTING CONDITIONS OR WITHIN THE PLANS PRIOR TO BEGINNING THE WORK.
  - DETERMINATION OF "EQUAL" SUBSTITUTIONS SHALL BE MADE ONLY BY THE LANDSCAPE ARCHITECT.
  - LANDSCAPE ARCHITECT SHALL BE NOTIFIED NO LESS THAN 48 HOURS IN ADVANCE OF ANY SITE OBSERVATIONS OR MEETINGS.
  - SITE OBSERVATIONS AND MEETINGS MAY INCLUDE:
    - PRE-CONSTRUCTION
    - LANDSCAPE CONSTRUCTION/DELIVERY OF TRAILER
    - SPOTTING OF SPECIMEN PLANTS
    - PLANTING
    - PRE-MAINTENANCE
    - POST-MAINTENANCE (O.N.M.)
- NOTE: "LANDSCAPE" SHALL REFER TO ALL IMPROVEMENTS WITHIN THIS SET OF DOCUMENTS THAT HAVE BEEN DESIGNED BY THIS OFFICE.

- SITE OBSERVATIONS BY THE LANDSCAPE ARCHITECT DURING ANY PHASE OF THIS PROJECT DOES NOT BELIEVE THE CONTRACTOR OF HIS PRIMARY RESPONSIBILITY TO PERFORM ALL WORK IN ACCORDANCE WITH THE PLANS, SPECIFICATIONS AND GOVERNING CODES.
- CONTRACTOR SHALL BE CHARGED FOR LANDSCAPE ARCHITECT'S TIME WHEN OBSERVATIONS ARE CALLED FOR AND IT IS FOUND THAT THE WORK IS NOT SIGNIFICANTLY READY UPON OBSERVATION OR THE APPOINTMENT IS NOT KEPT. TIME WILL BE CHARGED ON AN HOURLY BASIS, PLUS TRANSPORTATION, FOOD AND LODGING COSTS, IF ANY, AT THE THEN EXISTING HOURLY RATE FOR THE PERSONNEL PROVIDING THE OBSERVATIONS.
- THIS FIRM DOES NOT PRACTICE OR CONSULT IN THE FIELD OF SAFETY ENGINEERING. THIS FIRM DOES NOT DIRECT THE CONTRACTOR'S OPERATIONS, AND IS NOT RESPONSIBLE FOR THE SAFETY OF PERSONNEL OTHER THAN OUR OWN ON THE SITE. THE SAFETY OF OTHERS IS THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHOULD NOTIFY THE OWNER IF HE CONSIDERS ANY OF THE RECOMMENDED ACTIONS PRESENTED HEREIN TO BE UNSAFE.

### REFERENCE DOCUMENTS:

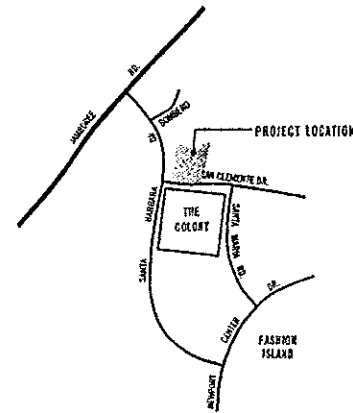
UNLESS OTHERWISE NOTED OR SPECIFIED, THE WORK SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING REFERENCE DOCUMENTS WHICH ARE ON FILE IN THE OFFICE OF THE CITY CLERK OR OFFICE OF THE STATE ARCHITECT:

- "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION", 1991 EDITION (DOCUMENT NO. 769794)
- "AMERICANS WITH DISABILITIES ACT"
- TITLE 24 HANDICAPPED CODE

**CAUTION:** BEFORE EXCAVATION, VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES.

(8) ALERT (PRE-EXCAVATION SERVICE ALERT) (811) 472-4133  
(W)ILL LOCATE ELECTRICAL, WATER, SEWER, GAS / OIL, & COMMUNICATION / CABLE LINES  
CONTACT 48 HOURS PRIOR TO EXCAVATION

### VICINITY MAP



**OWNER:**  
IRVINE APARTMENT COMMUNITIES  
550 NEWPORT CENTER DRIVE, SUITE 100  
NEWPORT BEACH, CA 92650  
(714) 862-5565  
CONTACT: RICK LAMPRECHT

**APPLICANT:**  
JUPITER WESTERN NATIONAL, L.L.C.  
8 EXECUTIVE CIRCLE  
IRVINE, CA 92614  
(714) 862-6273  
CONTACT: GARY PUGH

**LEGAL DESCRIPTION:**  
PARCEL 1 OF THE CITY OF NEWPORT BEACH LOT LINE ADJUSTMENT NO. L.L.A. 55-3, RECORDED ON OCTOBER 31, 1995 AS INSTRUMENT NO. 19950483321, FILED IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF ORANGE, STATE OF CALIFORNIA.



PLAN DATE	14 MAY 97
REVISIONS	CITY SUBMITTAL
PROJECT	97-002
SCALE	AS SHOWN
DESIGN	JA
DRAWN	JA
SHEET	L-1