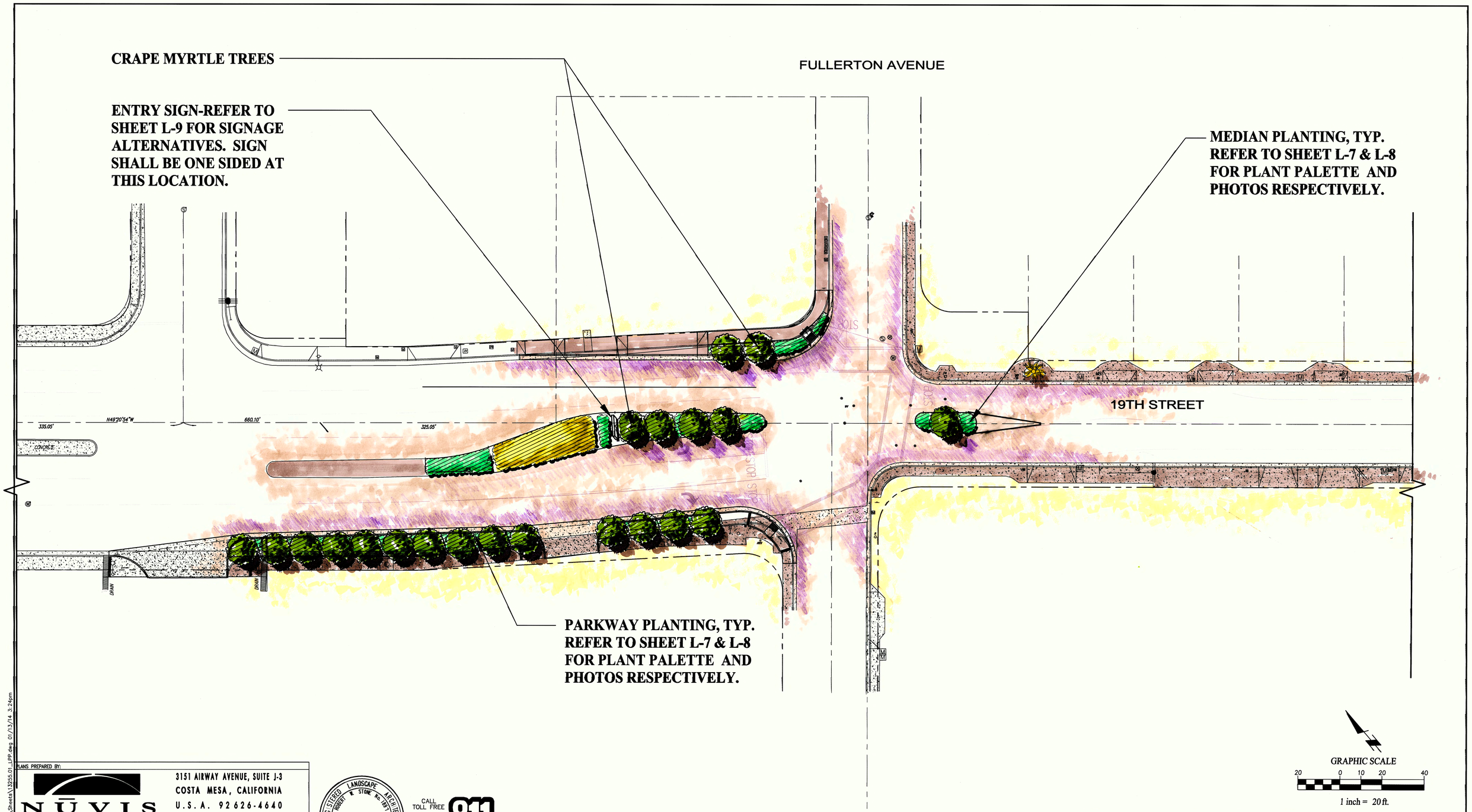


PLANS PREPARED BY:

NŪVIS
LANDSCAPE ARCHITECTURE AND PLANNING

3151 AIRWAY AVENUE, SUITE J-3
COSTA MESA, CALIFORNIA
U.S.A. 92626-4640
FX: 714.754.7346
PH: 714.754.7311

ROBERT W. STONE 1891 09/30/2015
LANDSCAPE ARCHITECT LICENSE NO. EXP. DATE

REGISTERED LANDSCAPE ARCHITECT ROBERT W. STONE NO. 1891 STATE OF CALIFORNIA
Signature
9/30/2015 Expiration Date
1/14/2014 Date

CALL TOLL FREE 811
Know what's below. Call two working before you dig.
Underground Service Alert

NOTES:
1. REFER TO SHEET L-7 & L-8 FOR PLANT PALETTE AND PHOTOS RESPECTIVELY.
2. REFER TO SHEET L-9 FOR SIGNAGE ALTERNATIVES.

30% SUBMITTAL

REVISIONS

NO.	DATE	DESCRIPTION	APP.

CONTRACTOR LIC #

DATE OF CONSTRUCTION
BEG. END

DATE ACCEPTED BY CITY COUNCIL

REFERENCES
SEE INDIVIDUAL SHEETS

DESIGNED BY: T. MUNOZ	DATE 11-25-2013	CHECKED BY:	DATE
DRAWN BY: C. CARTER	1-09-2014	APPROVED BY:	
RECOMMENDED BY:		REC. BY:	
APPROVED BY:			

FARIBA FAZELI, ACTING CITY MANAGER

RE-SEAL

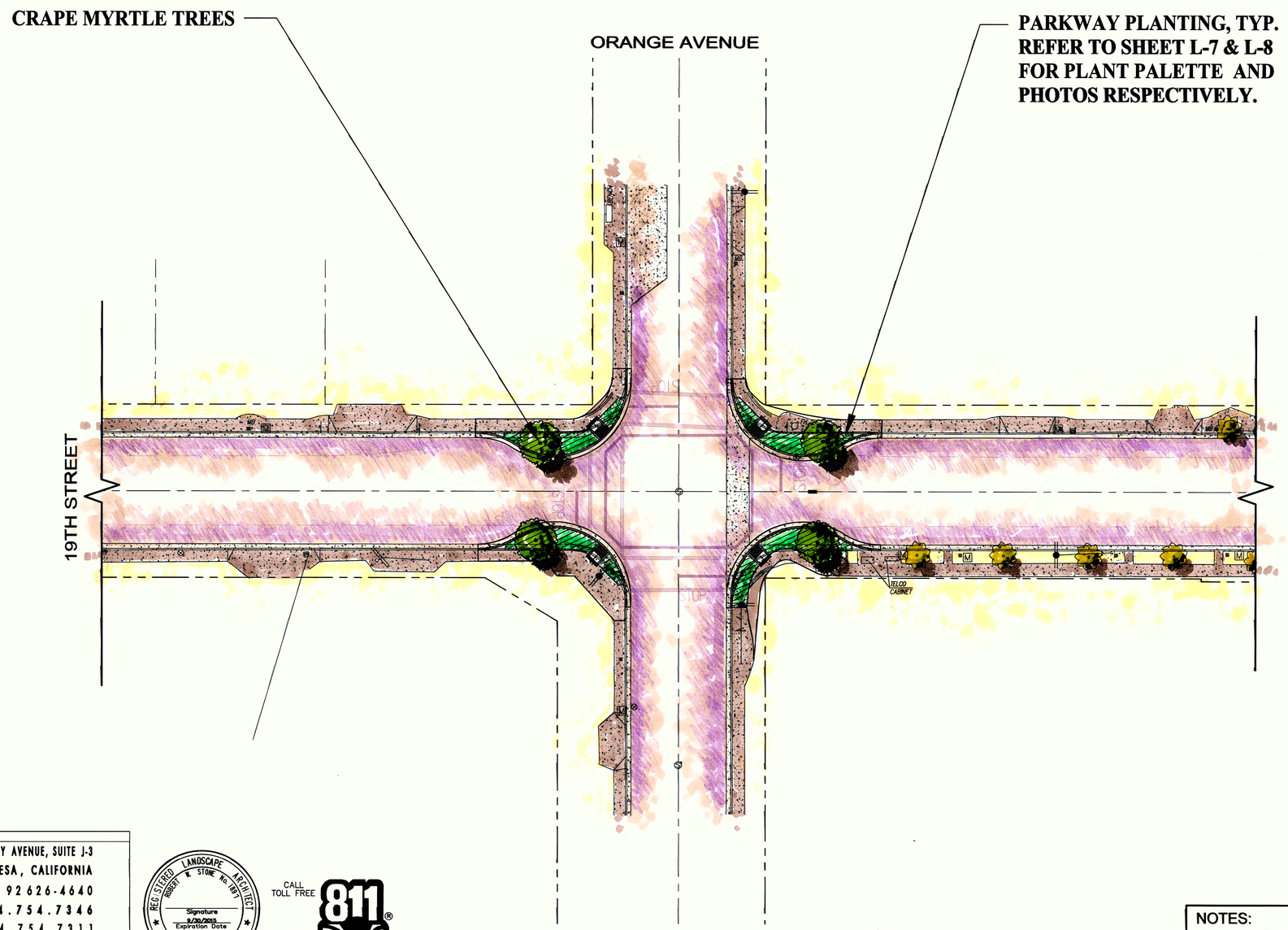
19TH STREET CONCEPTUAL LANDSCAPE PLAN

CITY OF COSTA MESA

L—1 OF 9

PLAN NUMBER

\DWG\13255.01 Costa Mesa East 19th Street\NUVIS\CD's\Sheets\13255.01_LPP.dwg 01/13/14 3:24pm



GRAPHIC SCALE

20 0 10 20 40

1 inch = 20 ft.

NOTES:

1. REFER TO SHEET L-7 & L-8 FOR PLANT PALETTE AND PHOTOS RESPECTIVELY.
2. REFER TO SHEET L-9 FOR SIGNAGE ALTERNATIVES.

30% SUBMITTAL

PLANS PREPARED BY:

NŪVIS
LANDSCAPE ARCHITECTURE AND PLANNING

3151 AIRWAY AVENUE, SUITE J-3
COSTA MESA, CALIFORNIA
U.S.A. 92626-4640
FX: 714.754.7346
PH: 714.754.7311

ROBERT W. STONE 1891 09/30/2015
LANDSCAPE ARCHITECT LICENSE NO. EXP. DATE

REGISTERED LANDSCAPE ARCHITECT ROBERT W. STONE No. 1891 STATE OF CALIFORNIA
Signature
9/30/2013
Expiration Date
1/14/2014
Date

CALL TOLL FREE 811®
Know what's below. Call two working before you dig.
Underground Service Alert

REVISIONS			
NO.	DATE	DESCRIPTION	APP.

CONTRACTOR LIC #

DATE OF CONSTRUCTION
BEG. END

DATE ACCEPTED BY CITY COUNCIL

REFERENCES
SEE INDIVIDUAL SHEETS

DESIGNED BY: T. MUNOZ	DATE 11-25-2013	CHECKED BY:	DATE
DRAWN BY: C. CARTER	1-09-2014	APPROVED BY:	
RECOMMENDED BY:		REC. BY:	
APPROVED BY:			

FARIBA FAZELI, ACTING CITY MANAGER

P.E. SEAL

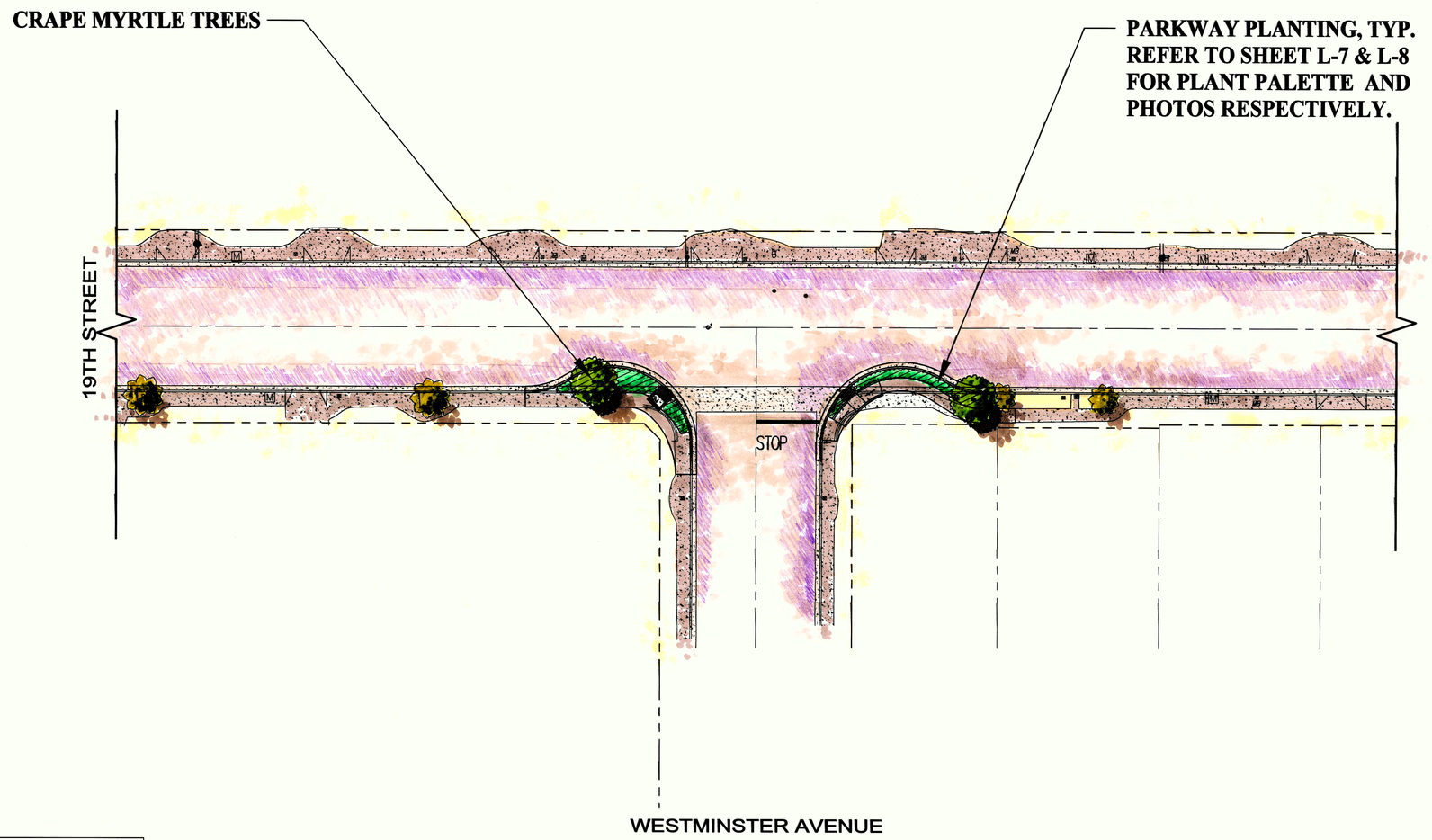
19TH STREET CONCEPTUAL LANDSCAPE PLAN

CITY OF COSTA MESA

L-2 OF 9

PLAN NUMBER

Z:\DWG\3255.01 Costa Mesa East 19th Street\NUVIS\CD's\Sheets\3255.01_LPP.dwg 01/13/14 3:27pm



GRAPHIC SCALE

20 0 10 20 40

1 inch = 20 ft.

NOTES:

1. REFER TO SHEET L-7 & L-8 FOR PLANT PALETTE AND PHOTOS RESPECTIVELY.
2. REFER TO SHEET L-9 FOR SIGNAGE ALTERNATIVES.

30% SUBMITTAL

PLANS PREPARED BY:

NŪVIS
LANDSCAPE ARCHITECTURE AND PLANNING

3151 AIRWAY AVENUE, SUITE J-3
COSTA MESA, CALIFORNIA
U.S.A. 92626-4640
FX: 714.754.7346
PH: 714.754.7311

ROBERT W. STONE 1891 09/30/2015
LANDSCAPE ARCHITECT LICENSE NO. EXP. DATE

REG. STERED LANDSCAPE ARCHITECT ROBERT W. STONE No. 1891 STATE OF CALIFORNIA
Signature
9/30/2015
Expiration Date
1/14/2014
Date

CALL TOLL FREE 811®
Know what's below. Call two working before you dig.
Underground Service Alert

REVISIONS

NO.	DATE	DESCRIPTION	APP.

CONTRACTOR LIC #

DATE OF CONSTRUCTION
BEG. END

DATE ACCEPTED BY CITY COUNCIL

REFERENCES
SEE INDIVIDUAL SHEETS

DESIGNED BY: T. MUNOZ	DATE 11-25-2013	CHECKED BY:	DATE
DRAWN BY: C. CARTER	1-09-2014	APPROVED BY:	
RECOMMENDED BY:		REC. BY:	
APPROVED BY:			
FARIBA FAZELI, ACTING CITY MANAGER			

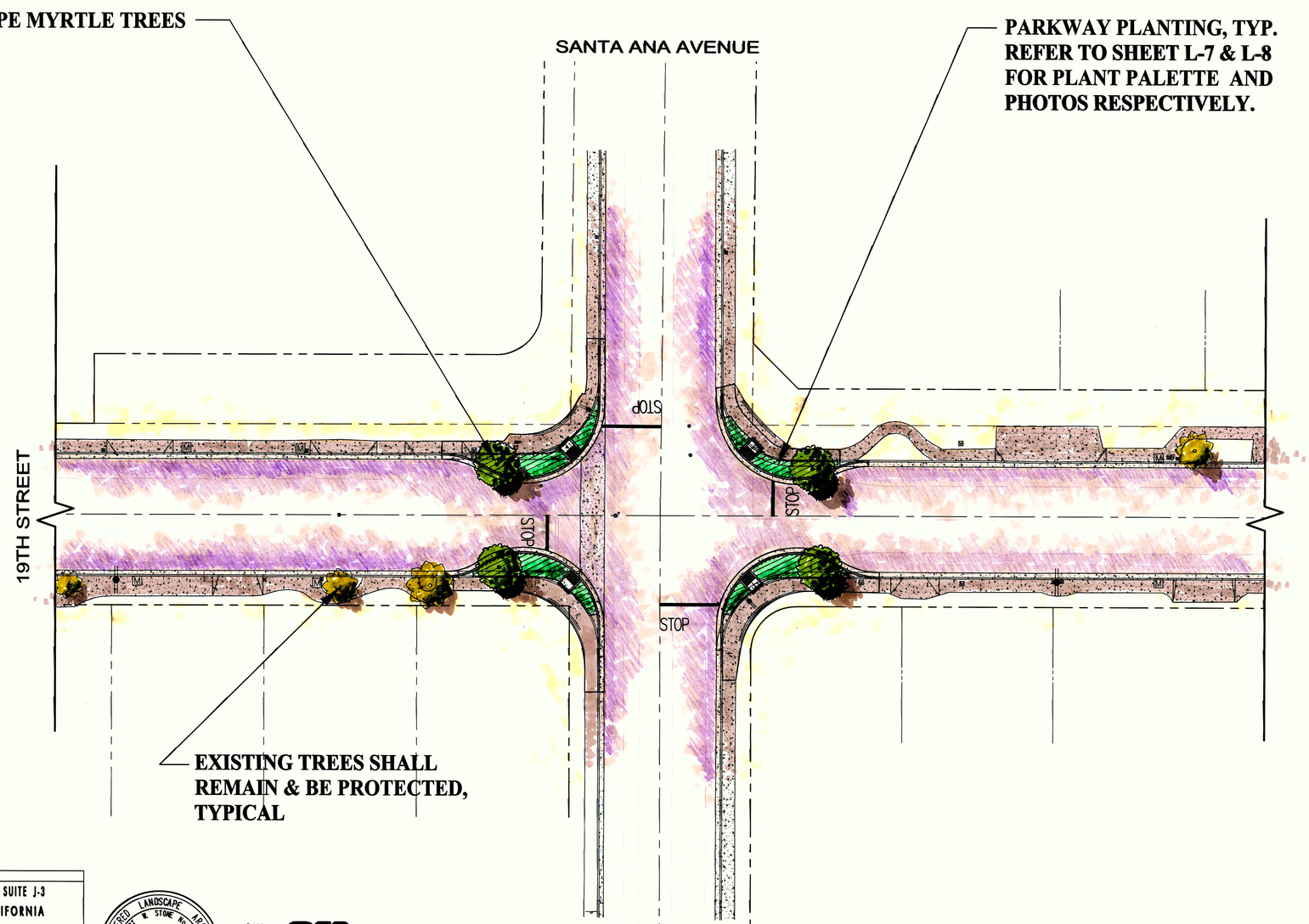
19TH STREET CONCEPTUAL LANDSCAPE PLAN

CITY OF COSTA MESA

L—3 OF 9

PLAN NUMBER

J:\DWG\13255.01 Costa Mesa East 19th Street\NUVIS\CD's\Sheets\13255.01_LPP (Edited Version).dwg 01/09/14 4:27pm



GRAPHIC SCALE

20 0 10 20 40

1 inch = 20 ft.

NOTES:

1. REFER TO SHEET L-7 & L-8 FOR PLANT PALETTE AND PHOTOS RESPECTIVELY.
2. REFER TO SHEET L-9 FOR SIGNAGE ALTERNATIVES.

30% SUBMITTAL

PLANS PREPARED BY:

NŪVIS
LANDSCAPE ARCHITECTURE AND PLANNING
3151 AIRWAY AVENUE, SUITE J-3
COSTA MESA, CALIFORNIA
U.S.A. 92626-4640
FX: 714.754.7346
PH: 714.754.7311

ROBERT W. STONE 1891 09/30/2015
LANDSCAPE ARCHITECT LICENSE NO. EXP. DATE

REG. STATE LANDSCAPE ARCHITECT ROBERT W. STONE No. 1891 Signature 9/30/2015 Expiration Date 1/14/2014 Date STATE OF CALIFORNIA

CALL TOLL FREE 811®
Know what's below. Call two working before you dig.
Underground Service Alert

REVISIONS

NO.	DATE	DESCRIPTION	APP.

CONTRACTOR LIC #

DATE OF CONSTRUCTION
BEG. END

DATE ACCEPTED BY CITY COUNCIL

REFERENCES
SEE INDIVIDUAL SHEETS

DESIGNED BY: T. MUNOZ	DATE 11-25-2013	CHECKED BY:	DATE
DRAWN BY: C. CARTER	1-09-2014	APPROVED BY:	
RECOMMENDED BY:		REC. BY:	
APPROVED BY:			
FARIBA FAZELI, ACTING CITY MANAGER			

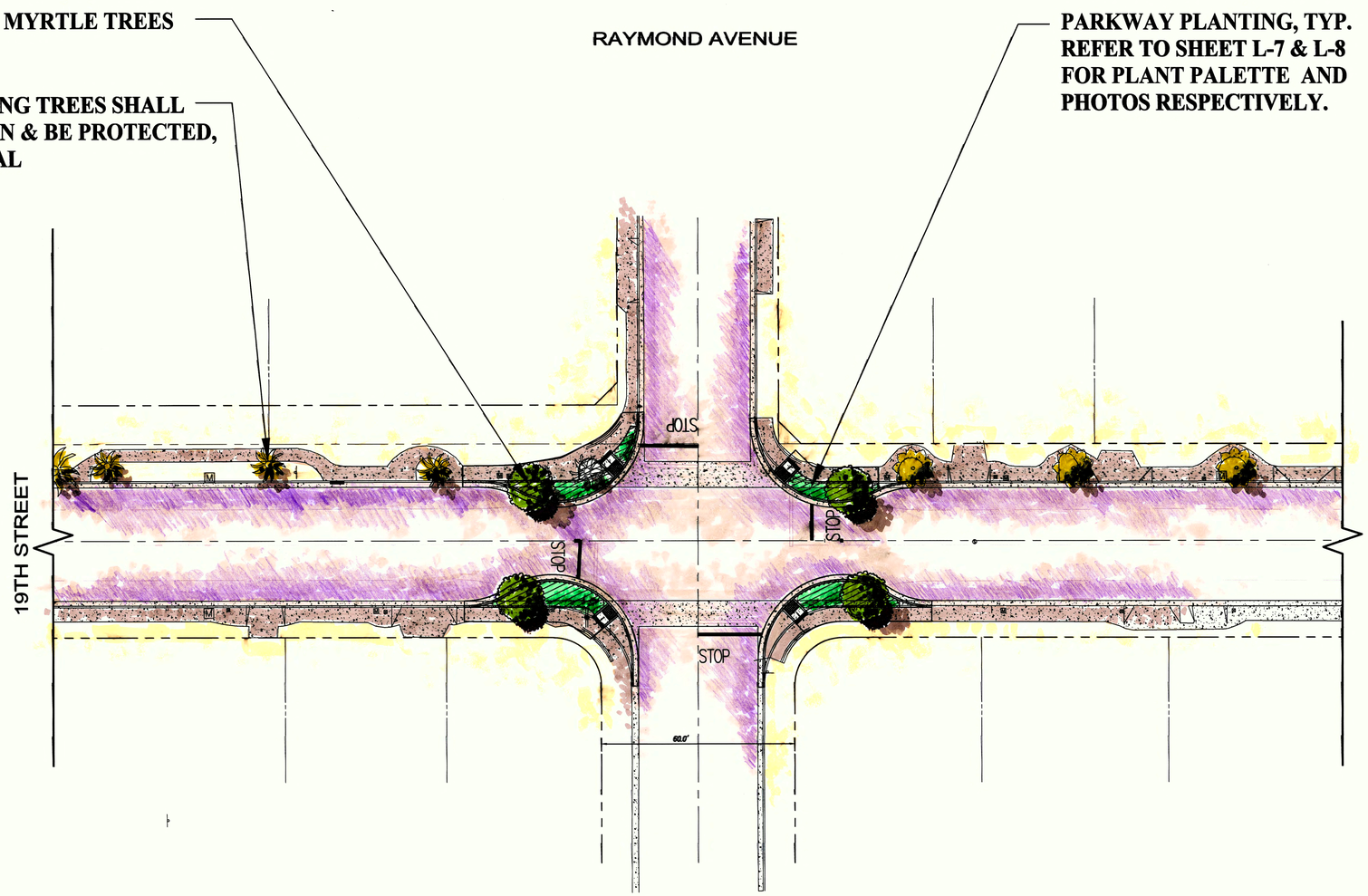
19TH STREET CONCEPTUAL LANDSCAPE PLAN

CITY OF COSTA MESA

L-4 OF 9

PLAN NUMBER

J:\DWG\13255.01 Costa Mesa East 19th Street\NUVIS\CD's\Sheets\13255.01_LPP (Edited Version).dwg 01/09/14 4:28pm



GRAPHIC SCALE

20 0 10 20 40

1 inch = 20 ft.

NOTES:

1. REFER TO SHEET L-7 & L-8 FOR PLANT PALETTE AND PHOTOS RESPECTIVELY.
2. REFER TO SHEET L-9 FOR SIGNAGE ALTERNATIVES.

30% SUBMITTAL

PLANS PREPARED BY:

NŪVIS
LANDSCAPE ARCHITECTURE AND PLANNING

3151 AIRWAY AVENUE, SUITE J-3
COSTA MESA, CALIFORNIA
U.S.A. 92626-4640
FX: 714.754.7346
PH: 714.754.7311

ROBERT W. STONE 1891 09/30/2015
LANDSCAPE ARCHITECT LICENSE NO. EXP. DATE

REGISTERED LANDSCAPE ARCHITECT ROBERT W. STONE No. 1891 STATE OF CALIFORNIA
Signature
9/30/2015 Expiration Date
1/9/2014 Date

CALL TOLL FREE 811®
Know what's below. Call two working before you dig.
Underground Service Alert

REVISIONS

NO.	DATE	DESCRIPTION	APP.

CONTRACTOR LIC #

DATE OF CONSTRUCTION
BEG. END
DATE ACCEPTED BY CITY COUNCIL

REFERENCES
SEE INDIVIDUAL SHEETS

DESIGNED BY: T. MUNOZ	DATE 11-25-2013	CHECKED BY:	DATE
DRAWN BY: C. CARTER	1-09-2014	APPROVED BY:	
RECOMMENDED BY:		REC. BY:	
APPROVED BY:			

FARIBA FAZELI, ACTING CITY MANAGER

RE SEAL

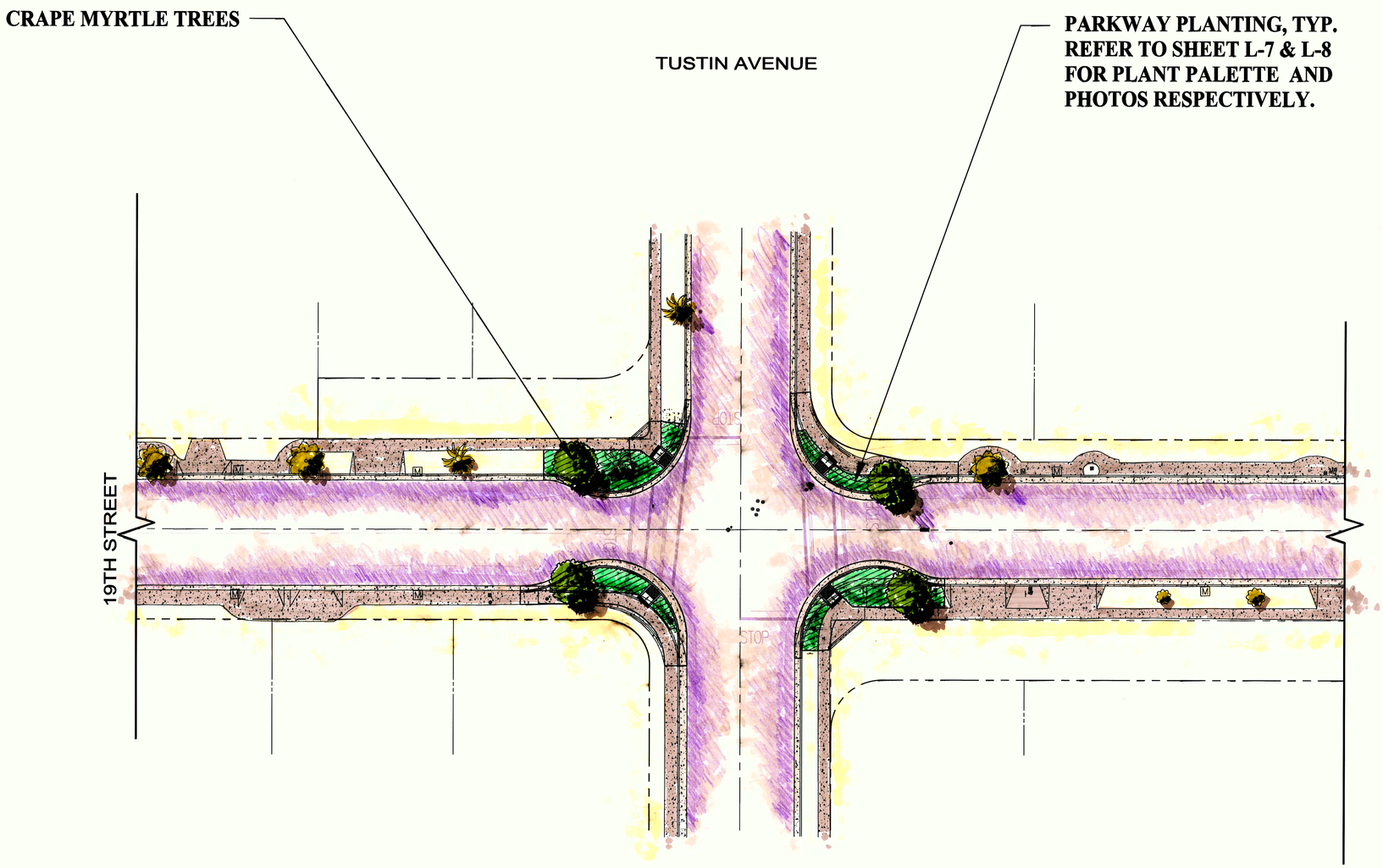
19TH STREET CONCEPTUAL LANDSCAPE PLAN

CITY OF COSTA MESA

L-5 OF 9

PLAN NUMBER

DWG\13255.01 Costa Mesa East 19th Street\NUVIS\20's\Sheets\13255.01_LPP (Edited Version).dwg 01/09/14 4:29pm



GRAPHIC SCALE

20 0 10 20 40

1 inch = 20 ft.

NOTES:

1. REFER TO SHEET L-7 & L-8 FOR PLANT PALETTE AND PHOTOS RESPECTIVELY.
2. REFER TO SHEET L-9 FOR SIGNAGE ALTERNATIVES.

30% SUBMITTAL

PLANS PREPARED BY:

NŪVIS
LANDSCAPE ARCHITECTURE
AND PLANNING

3151 AIRWAY AVENUE, SUITE J-3
COSTA MESA, CALIFORNIA
U.S.A. 92626-4640
FX: 714.754.7346
PH: 714.754.7311

ROBERT W. STONE 1891 09/30/2015
LANDSCAPE ARCHITECT LICENSE NO. EXP. DATE

REGISTERED LANDSCAPE ARCHITECT ROBERT W. STONE No. 1891 STATE OF CALIFORNIA
Signature
9/30/2015
Expiration Date
1/14/2014
Date

CALL TOLL FREE 811
Know what's below. Call two working before you dig.
Underground Service Alert

REVISIONS

NO.	DATE	DESCRIPTION	APP.

CONTRACTOR LIC #

DATE OF CONSTRUCTION

BEG. END

DATE ACCEPTED BY CITY COUNCIL

REFERENCES

SEE INDIVIDUAL SHEETS

DESIGNED BY: T. MUNOZ	DATE 11-25-2013	CHECKED BY:	DATE
DRAWN BY: C. CARTER	1-09-2014	APPROVED BY:	
RECOMMENDED BY:		REC. BY:	
APPROVED BY:			
FARIBA FAZELI, ACTING CITY MANAGER			

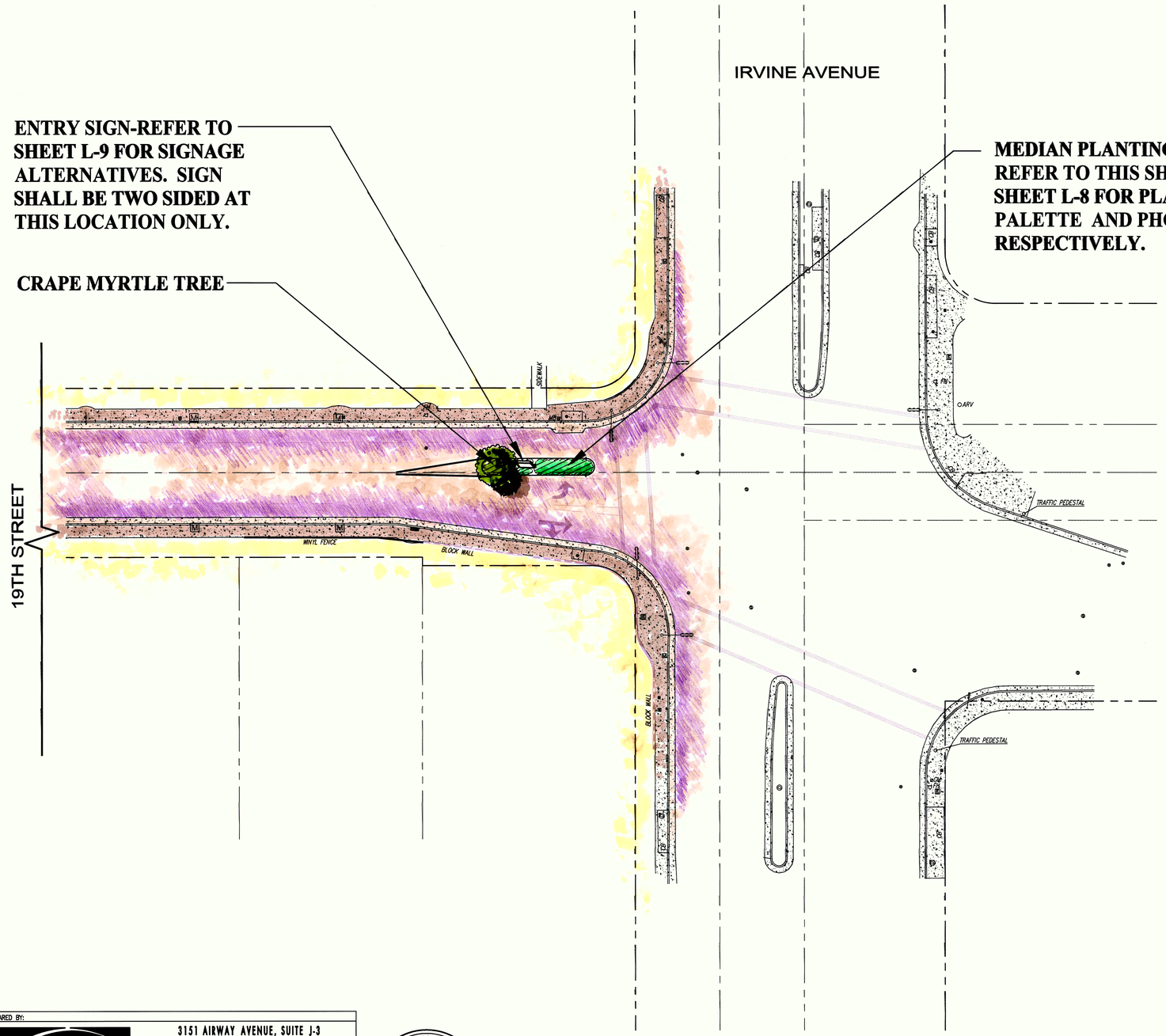
19TH STREET CONCEPTUAL LANDSCAPE PLAN

CITY OF COSTA MESA

L-6 OF 9

PLAN NUMBER

J:\DWG\13255.01 Costa Mesa East 19th Street\NUVIS\CD's\Sheets\13255.01_LPP.dwg 01/13/14 4:23pm



PLANT PALETTE

	BOTANICAL NAME	COMMON NAME
TREES		
	LAGERSTROEMIA INDICA 'NATCHEZ'	NATCHEZ CRAPE MYRTLE
SHRUBS		
	CALLISTEMON CITRINUS 'LITTLE JOHN'	DWARF BOTTLEBRUSH
	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER
	ANIGOZANTHOS 'BUSH RANGER'	BUSH RANGER KANGAROO PAW
	ARISTADA PURPUREA	PURPLE THEE-AWN
	PHORMIUM 'BRONZE BABY''	NEW ZEALAND FLAX
	PHORMIUM 'PINK FLAMINGO'	NEW ZEALAND FLAX
	PHORMIUM 'DUET'	NEW ZEALAND FLAX
	SEDUM NUSSBAUMERIANUM	COPPERTONE STONECROP
	SENECIO SERPENS	BLUE CHALKSTICKS

GRAPHIC SCALE
20 0 10 20 40
1 inch = 20 ft.

NOTES:
1. REFER TO THIS SHEET FOR PLANT PALETTE AND SHEET L-8 FOR PLANT PHOTOS.
2. REFER TO SHEET L-9 FOR SIGNAGE ALTERNATIVES.

30% SUBMITTAL

PLANS PREPARED BY:
NŪVIS
LANDSCAPE ARCHITECTURE AND PLANNING
3151 AIRWAY AVENUE, SUITE J-3
COSTA MESA, CALIFORNIA
U.S.A. 92626-4640
FX: 714.754.7346
PH: 714.754.7311
ROBERT W. STONE 1891 09/30/2015
LANDSCAPE ARCHITECT LICENSE NO. EXP. DATE

REGISTERED LANDSCAPE ARCHITECT ROBERT W. STONE No. 1891 STATE OF CALIFORNIA
Signature
9/20/2013
Expiration Date
1/14/2014
Date

CALL TOLL FREE 811
Know what's below. Call two working before you dig.
Underground Service Alert

REVISIONS

NO.	DATE	DESCRIPTION	APP.

CONTRACTOR LIC #

DATE OF CONSTRUCTION
BEG. END

DATE ACCEPTED BY CITY COUNCIL

REFERENCES
SEE INDIVIDUAL SHEETS

DESIGNED BY: T. MUNOZ	DATE 11-25-2013	CHECKED BY:	DATE
DRAWN BY: C. CARTER	1-09-2014	APPROVED BY:	
RECOMMENDED BY:		REC. BY:	
APPROVED BY:			
FARIBA FAZELI, ACTING CITY MANAGER			

R.E. SEAL

19TH STREET CONCEPTUAL LANDSCAPE PLAN

CITY OF COSTA MESA

L-7 OF 9
PLAN NUMBER

D:\DWG\13255.01 Costa Mesa East 19th Street\NUVIS\CD's\Sheets\13255.01_LPP (Edited Version).dwg 01/09/14 4:34pm

LAGERSTROEMIA INDICA 'NATCHEZ', NATCHEZ CRAPE MYRTLE

ANIGOZANTHOS 'BUSH RANGER', BUSH RANGER KANGAROO PAW

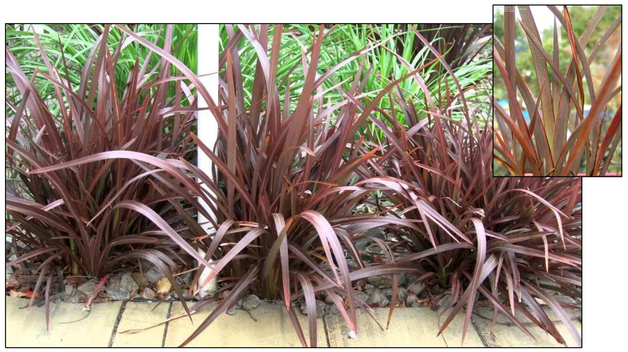
CALLISTEMON CITRINUS 'LITTLE JOHN', DWARF BOTTLEBRUSH

ARISTADA PURPUREA, PURPLE THEE-AWN

SEDUM NUSSBAUMERIANUM, COPPERTONE STONECROP

SENECIO SERPENS, BLUE CHALKSTICKS

JUNIPERUS HORIZONTALIS 'BLUE CHIP', BLUE CHIP JUNIPER



PHORMIUM 'BRONZE BABY'' NEW ZEALAND FLAX

PHORMIUM 'PINK FLAMINGO' NEW ZEALAND FLAX

PHORMIUM 'DUET' NEW ZEALAND FLAX

PLANS PREPARED BY:

NŪVIS
LANDSCAPE ARCHITECTURE AND PLANNING

3151 AIRWAY AVENUE, SUITE J-3
COSTA MESA, CALIFORNIA
U.S.A. 92626-4640
FX: 714.754.7346
PH: 714.754.7311

ROBERT W. STONE 1891 09/30/2015
LANDSCAPE ARCHITECT LICENSE NO. EXP. DATE

REGISTERED LANDSCAPE ARCHITECT
ROBERT W. STONE No. 1891
Signature
9/30/2015
Expiration Date
1/14/2014
Date
STATE OF CALIFORNIA

CALL TOLL FREE 811
Know what's below. Call two working before you dig.
Underground Service Alert

NOTES:
1. REFER TO SHEET L-7 FOR PLANT PALETTE AND THIS SHEET FOR PLANT PHOTOS.
2. REFER TO SHEET L-9 FOR SIGNAGE ALTERNATIVES.

30% SUBMITTAL

REVISIONS

NO.	DATE	DESCRIPTION	APP.

CONTRACTOR LIC #

DATE OF CONSTRUCTION
BEG. END

DATE ACCEPTED BY CITY COUNCIL

REFERENCES
SEE INDIVIDUAL SHEETS

DESIGNED BY: T. MUNOZ	DATE 11-25-2013	CHECKED BY:	DATE
DRAWN BY: C. CARTER	1-09-2014	APPROVED BY:	
RECOMMENDED BY:		REC. BY:	
APPROVED BY:			
FARIBA FAZELI, ACTING CITY MANAGER			

P.E. SEAL

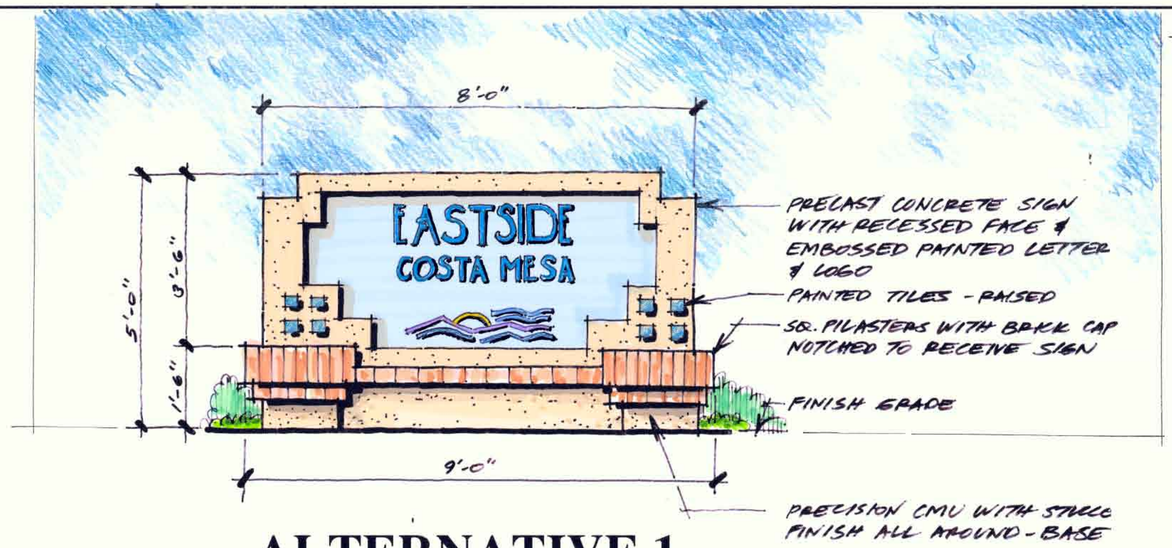
19TH STREET CONCEPTUAL LANDSCAPE PLAN

CITY OF COSTA MESA

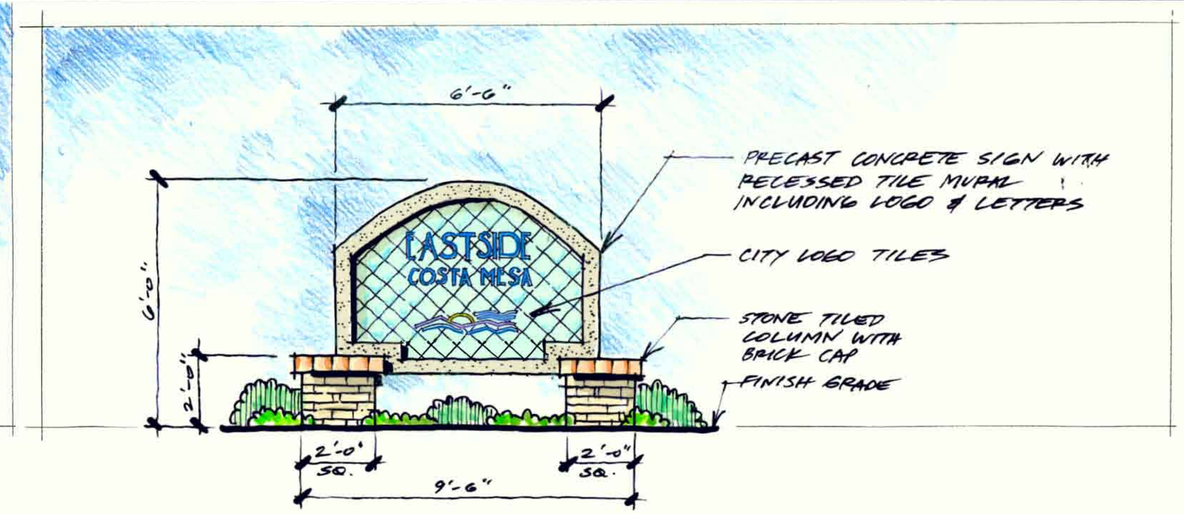
L-8 OF 9

PLAN NUMBER

Z:\DWG\13255.01 Costa Mesa East 19th Street\NUVIS\CD's\Sheets\13255.01_LPP.dwg 01/15/14 9:07am



ALTERNATIVE 1



ALTERNATIVE 2

ALTERNATIVE 3

PLANS PREPARED BY:

NŪVIS
LANDSCAPE ARCHITECTURE AND PLANNING

3151 AIRWAY AVENUE, SUITE J-3
COSTA MESA, CALIFORNIA
U.S.A. 92626-4640
FX: 714.754.7346
PH: 714.754.7311

ROBERT W. STONE 1891 09/30/2015
LANDSCAPE ARCHITECT LICENSE NO. EXP. DATE

REGISTERED LANDSCAPE ARCHITECT ROBERT W. STONE No. 1891 STATE OF CALIFORNIA
Signature
9/30/2015
Expiration Date
11/25/2013
Date

CALL TOLL FREE 811
Know what's below. Call two working before you dig.
Underground Service Alert

NOTES:
1. REFER TO SHEET L-7 & L-8 FOR PLANT PALETTE AND PHOTOS RESPECTIVELY.
2. REFER TO THIS SHEET FOR SIGNAGE ALTERNATIVES.

30% SUBMITTAL

REVISIONS			
NO.	DATE	DESCRIPTION	APP.

CONTRACTOR LIC #

DATE OF CONSTRUCTION
BEG. END
DATE ACCEPTED BY CITY COUNCIL

REFERENCES
SEE INDIVIDUAL SHEETS

DESIGNED BY: T. MUNOZ	DATE 11-25-2013	CHECKED BY:	DATE
DRAWN BY: C. CARTER	11-25-2013	APPROVED BY:	
RECOMMENDED BY:		REC. BY:	
APPROVED BY:			
FARIBA FAZELI, ACTING CITY MANAGER			

P.E. SEAL

19TH STREET CONCEPTUAL LANDSCAPE PLAN

CITY OF COSTA MESA

L-9 OF 9

PLAN NUMBER

Z:\DWG\13255.01 Costa Mesa East 19th Street\NUVIS\CD's\Sheets\13255.01_LPP.dwg 11/25/13 2:41pm