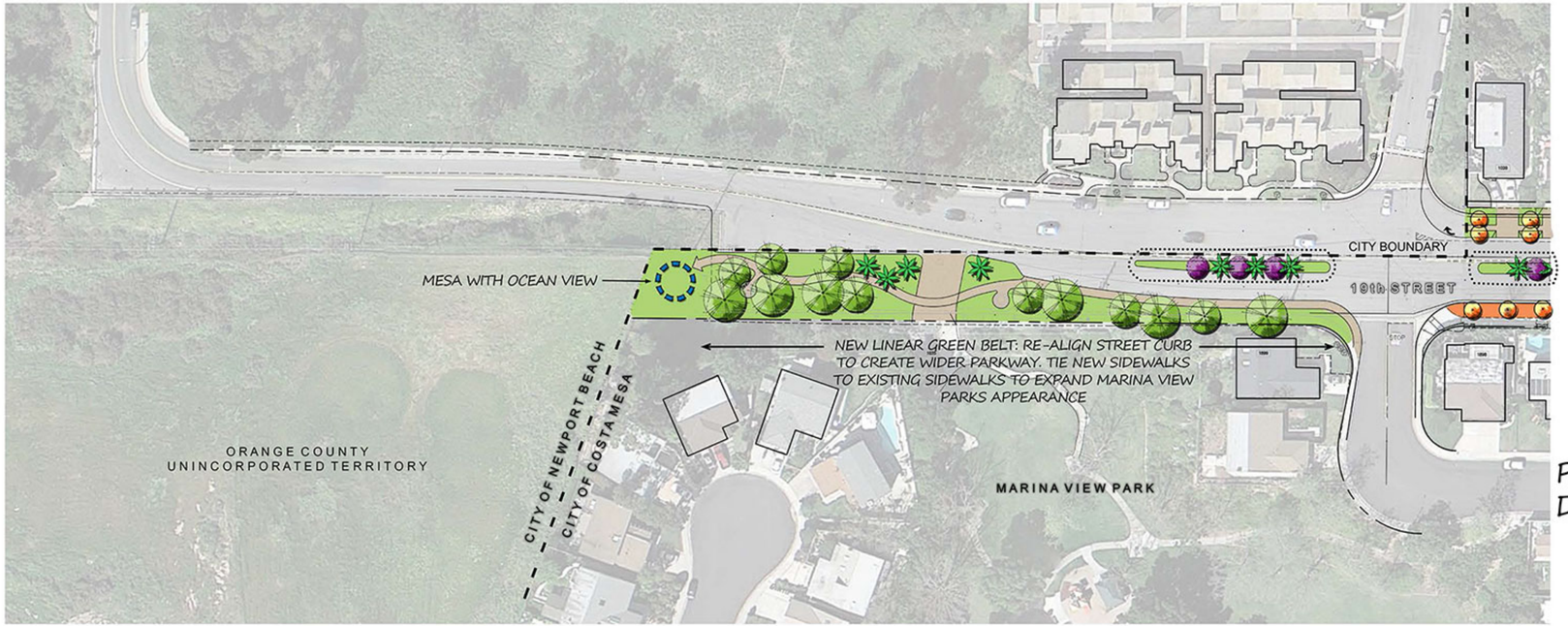
19TH STREET

LEGEND

SYMBOL	DESCRIPTION
	NEW MEDIAN LANDSCAPE WITH CURB MODIFICATIONS
	PROTECT EXISTING LANDSCAPE (NOTE: SUPPLEMENT WITH NEW PLANTING IF DETERMINED NECESSARY)
	NEW CURB / MEDIAN ISLAND



SUPPLEMENT PARKWAY WITH NEW PLANTINGS

N

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CITY OF COSTA MESA

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MARCH 18, 2013

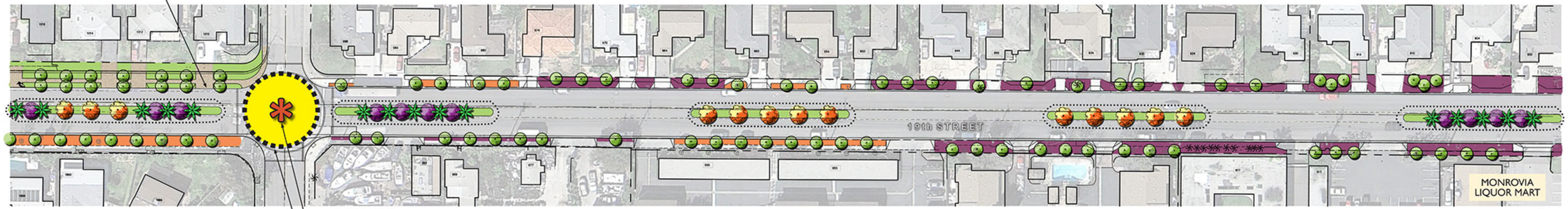
19TH STREET

CONSTRUCT NEW CURB WITH NEW SIDEWALK, PARKWAY LANDSCAPE, AND EXTEND DRIVEWAYS

NEW MEDIAN LANDSCAPE PERSPECTIVE N.T.S.

CONSTRUCT NEW SIDEWALK WITH LINEAR PLANTERS LOCATED BETWEEN SIDEWALK AND CURB

WHITTIER AVE

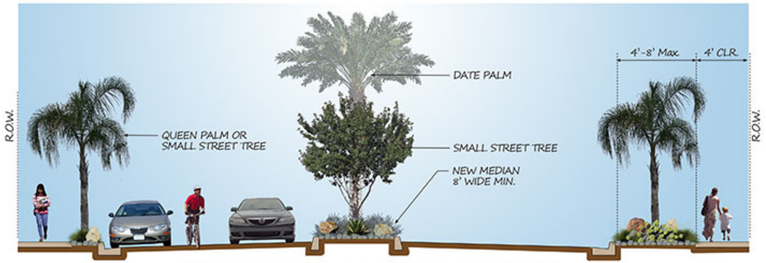


19th ST. WEST IDENTITY MARKER

ROUND-ABOUT FEATURE

SUPPLEMENT PARKWAY WITH NEW PLANTINGS

CONSTRUCT NEW SIDEWALK WITH LINEAR PLANTERS LOCATED BETWEEN SIDEWALK AND CURB



PREFERRED R.O.W. FOR PARKWAY LANDSCAPE 1/4" = 1'-0"

N

LEGEND

SYMBOL	DESCRIPTION
	NEW MEDIAN LANDSCAPE WITH CURB MODIFICATIONS
	NEW PARKWAY LANDSCAPE
	PROTECT EXISTING LANDSCAPE (NOTE: SUPPLEMENT WITH NEW PLANTING IF DETERMINED NECESSARY)
	NEW CURB / MEDIAN ISLAND

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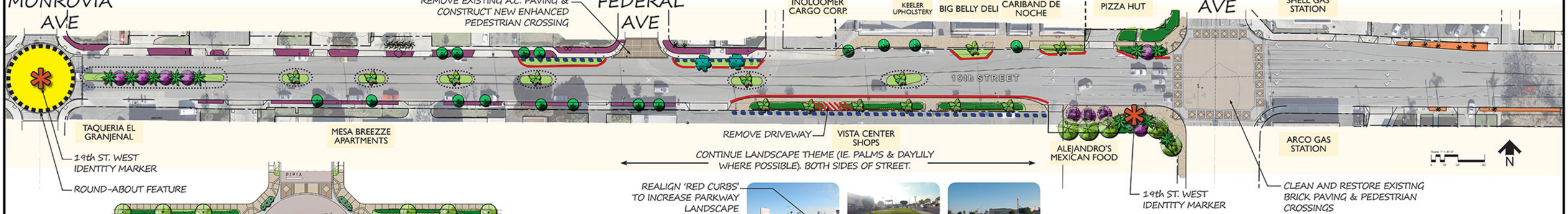
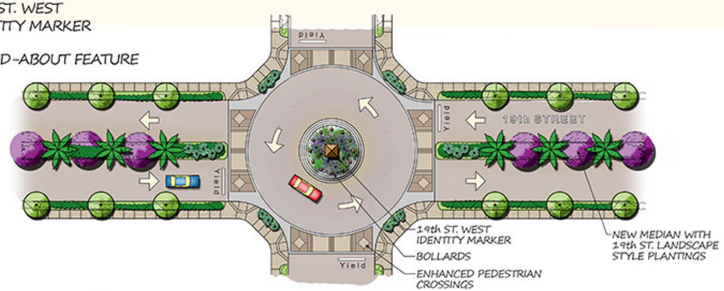
19TH STREET





TYPICAL ROUND-ABOUT CONCEPT

1" = 20'-0"

NEW ROUND-ABOUT LANDSCAPE PERSPECTIVE

N.T.S.

LEGEND

SYMBOL	DESCRIPTION
	NEW MEDIAN LANDSCAPE WITH CURB MODIFICATIONS
	NEW PARKWAY LANDSCAPE
	PROTECT EXISTING LANDSCAPE (NOTE: SUPPLEMENT WITH NEW PLANTING IF DETERMINED NECESSARY)
	EXISTING 'RED-CURB' TO BE RELOCATED TO CREATE ADDITIONAL PARKWAY LANDSCAPE
	POSSIBLE LOCATION FOR DECORATIVE VERTICAL ELEMENT
	NEW CURB / MEDIAN ISLAND

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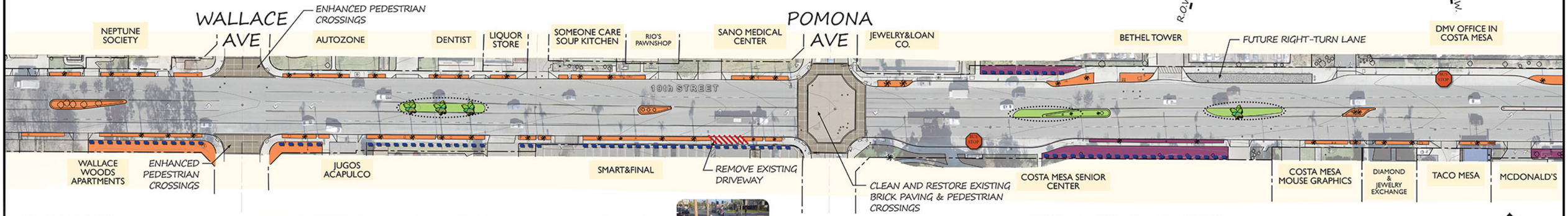
19TH STREET

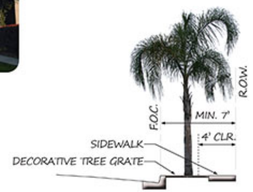


DECORATIVE VERTICAL ELEMENT WITHIN PARKWAY

1/4" = 1'-0"

LEGEND

SYMBOL	DESCRIPTION
	NEW MEDIAN LANDSCAPE WITH CURB MODIFICATIONS
	NEW PARKWAY LANDSCAPE
	PROTECT EXISTING LANDSCAPE (NOTE: SUPPLEMENT WITH NEW PLANTING IF DETERMINED NECESSARY)
	EXISTING 'RED-CURB' TO BE RELOCATED TO CREATE ADDITIONAL PARKWAY LANDSCAPE
	POSSIBLE LOCATION FOR DECORATIVE VERTICAL ELEMENT
	NEW CURB / MEDIAN ISLAND



MINIMUM R.O.W. FOR TREE GRATE AND SIDEWALK

1/4" = 1'-0"

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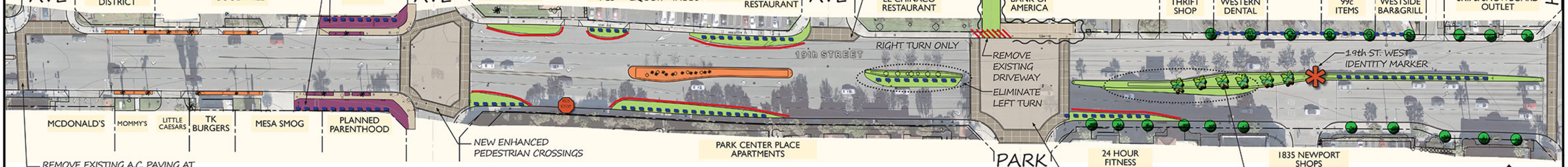
19TH STREET

RESTORE EXISTING BRICK PAVING

START THE 'WEST SIDE' THEME AT THIS MEDIAN



OPPORTUNITY TO ENHANCE R.O.W. HARDSCAPE & SOFTSCAPE

ENHANCED PEDESTRIAN CROSSING

RE-DESIGN EXISTING ALLEY & STREET FRONTAGE TO CREATE AN ATTRACTIVE PUBLIC OPEN SPACE

REMOVE EXISTING A.C. PAVING AT CROSSWALKS & CONSTRUCT NEW ENHANCED PEDESTRIAN CROSSINGS

NEW ENHANCED PEDESTRIAN CROSSINGS

CLEAN AND RESTORE EXISTING BRICK PAVING & PEDESTRIAN CROSSINGS

REMOVE EXISTING TREES & SHRUBS, RE-LANDSCAPE WITH NEW PLANTINGS TO REINFORCE 19th STREET LANDSCAPE STYLE

R.O.W.

UTILIZE R.O.W. TO ENHANCE LANDSCAPE THEME

R.O.W.

REFACE EXISTING STUCCO WALL TO IMPROVE APPEARANCE

R.O.W.

ESTABLISH PAVING CONTINUITY

LEGEND

SYMBOL	DESCRIPTION
	NEW MEDIAN LANDSCAPE WITH CURB MODIFICATIONS
	NEW PARKWAY LANDSCAPE
	PROTECT EXISTING LANDSCAPE (NOTE: SUPPLEMENT WITH NEW PLANTING IF DETERMINED NECESSARY)
	EXISTING 'RED-CURB' TO BE RELOCATED TO CREATE ADDITIONAL PARKWAY LANDSCAPE
	POSSIBLE LOCATION FOR DECORATIVE VERTICAL ELEMENT
	NEW CURB / MEDIAN ISLAND

POSSIBLE 19TH STREET IDENTITY MARKER

1/2" = 1'-0"

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19TH STREET

WIDEN NOSE OF MEDIAN TO INCREASE LANDSCAPE AREA

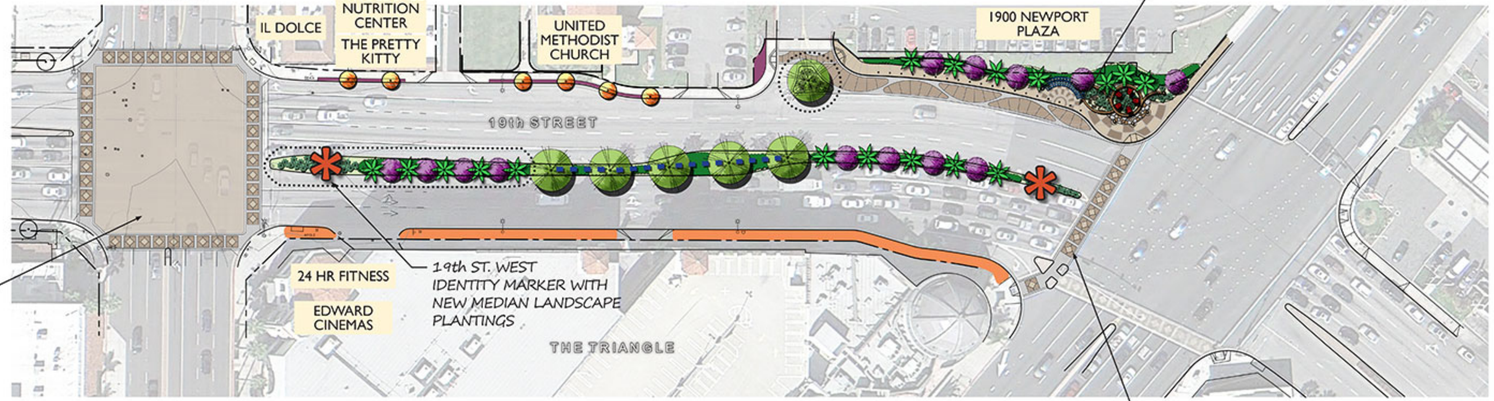
UPGRADE PARKWAY WITH NEW LINEAR LANDSCAPE PLANTERS

CONSTRUCT RAISED MEDIAN FOR NEW LANDSCAPE

ADD NEW LINEAR LANDSCAPE PLANTERS

19TH STREET WEST "GATEWAY FEATURE" AT NEWPORT BLVD
INCLUDES LOW MEANDERING "SPANISH STYLE" GARDEN WALLS AND PLANTERS, ENHANCED PAVING, UPGRADED STREET FURNISHINGS SUCH AS BENCHES, LITTER RECEPTACLES AND BOLLARDS. OPPORTUNITY TO INCORPORATE PUBLIC ART OR 19th STREET "WEST" IDENTITY MARKER.

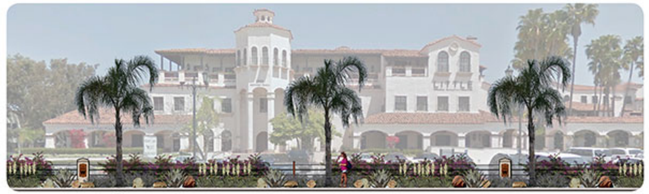
CLEAN AND RESTORE EXISTING BRICK PAVING & PEDESTRIAN CROSSINGS



LEGEND

SYMBOL	DESCRIPTION
	NEW PARKWAY LANDSCAPE
	PROTECT EXISTING LANDSCAPE (NOTE: SUPPLEMENT WITH NEW PLANTING IF DETERMINED NECESSARY)
	POSSIBLE LOCATION FOR DECORATIVE VERTICAL ELEMENT
	NEW CURB / MEDIAN ISLAND

SOUTHERN PARKWAY BETWEEN HARBOR BLVD AND NEWPORT BLVD – NO PROPOSED IMPROVEMENTS



NEW GATEWAY FEATURE

N.T.S.

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