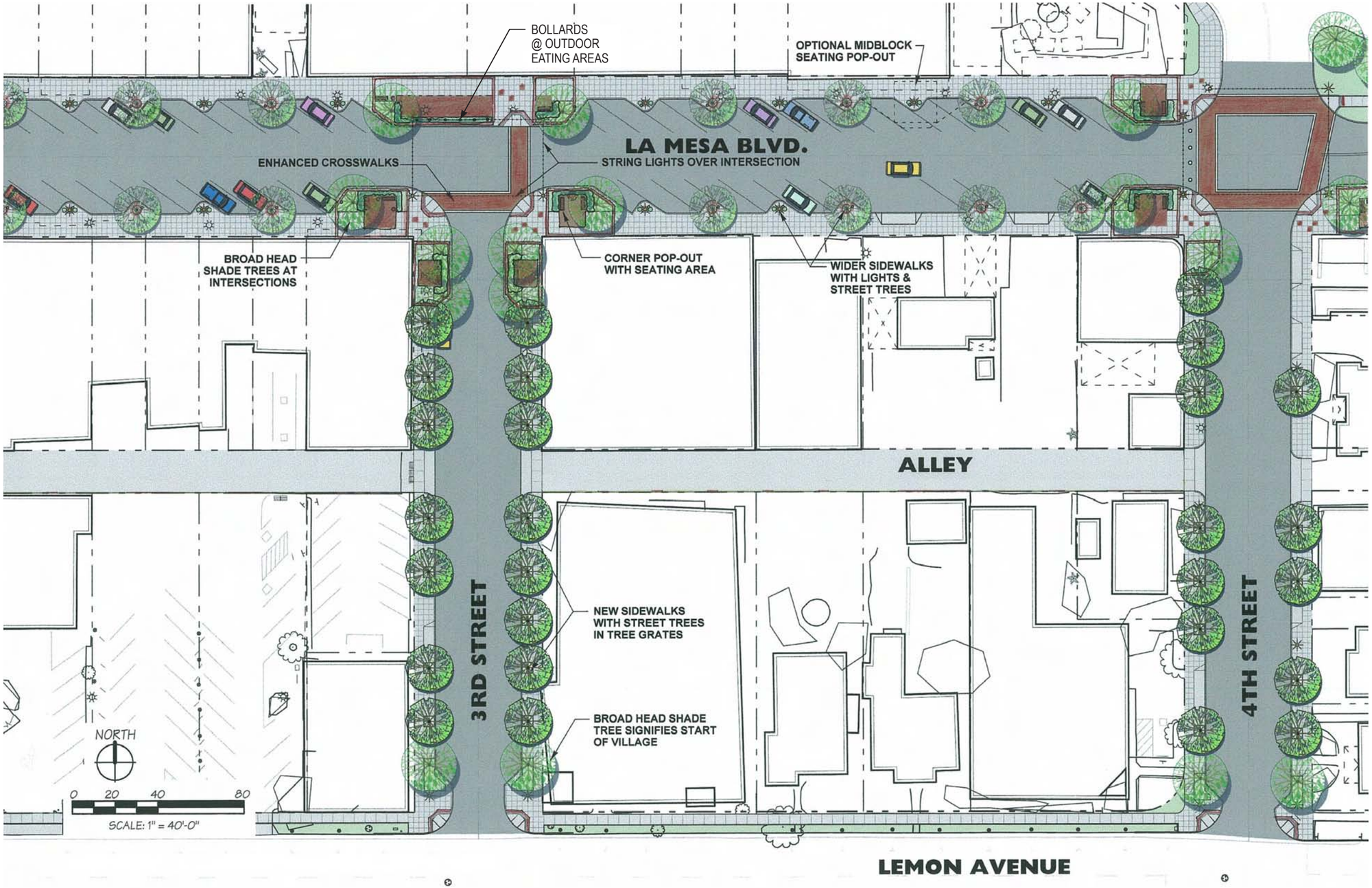
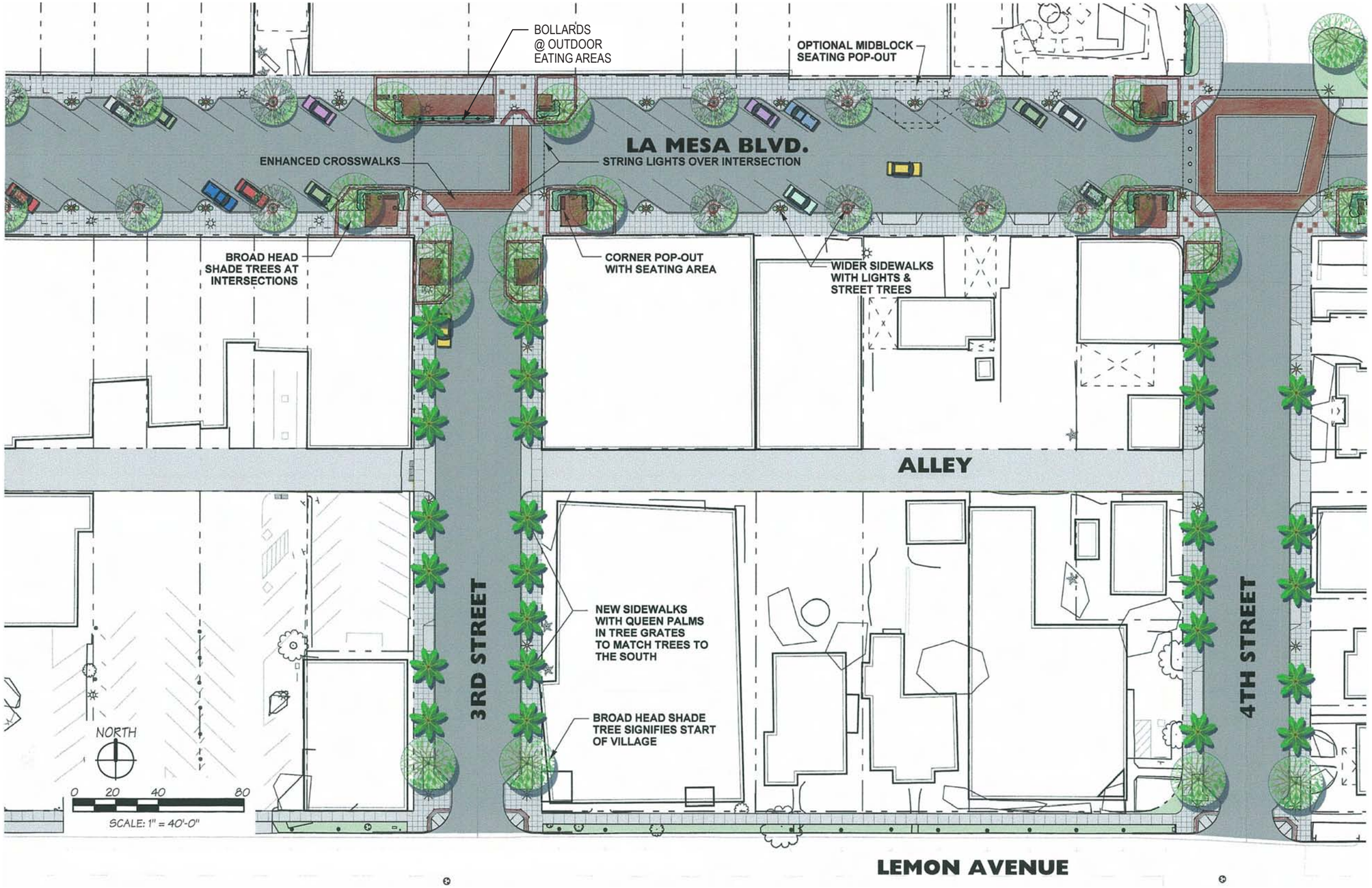


CITY OF LA MESA

LA MESA DOWNTOWN STREETSCAPE MASTER PLAN

VIEW 5 - 3RD STREET AND 4TH STREET

Exhibit 19

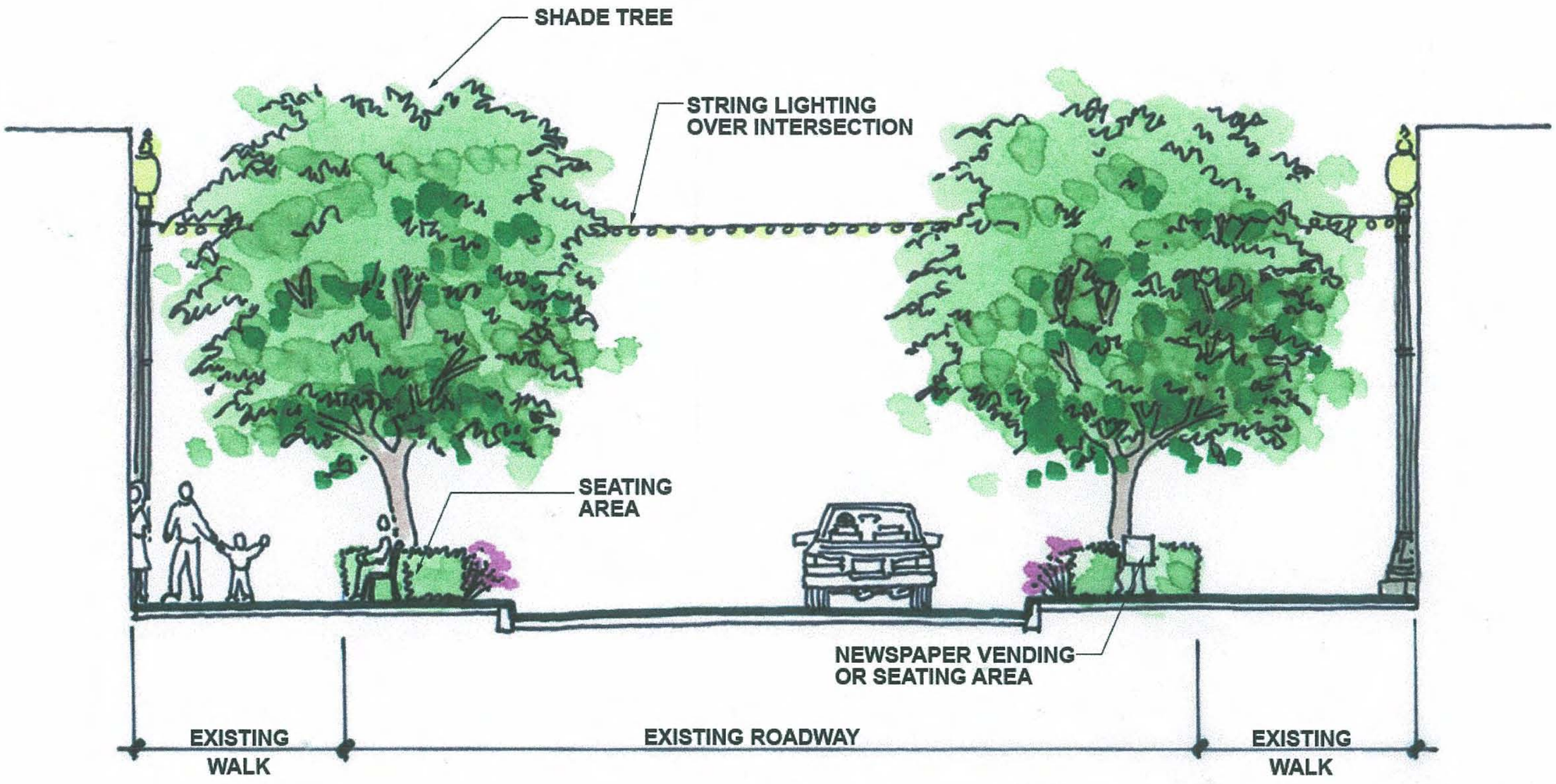


CITY OF LA MESA

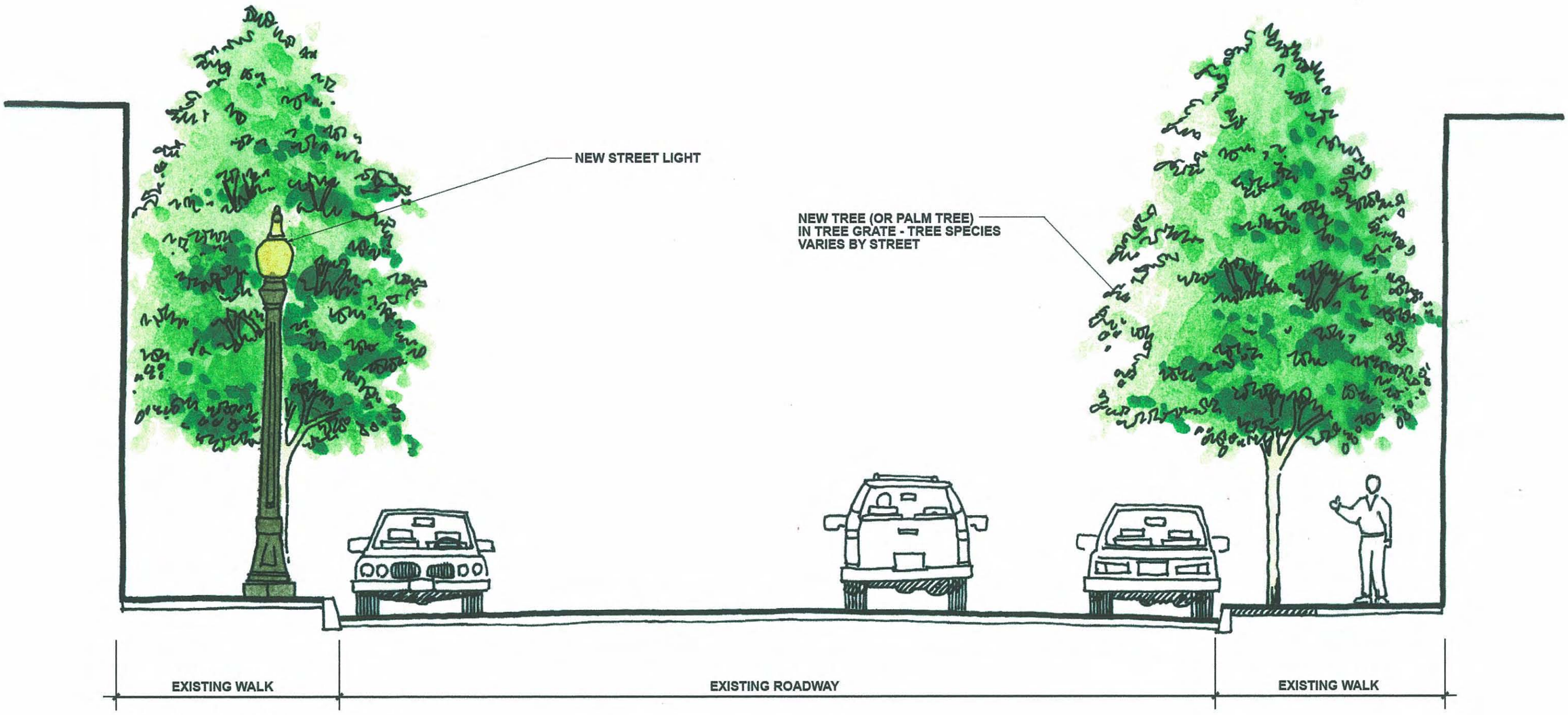
LA MESA DOWNTOWN STREETSCAPE MASTER PLAN

VIEW 5 - 3RD STREET AND 4TH STREET - ALTERNATE A

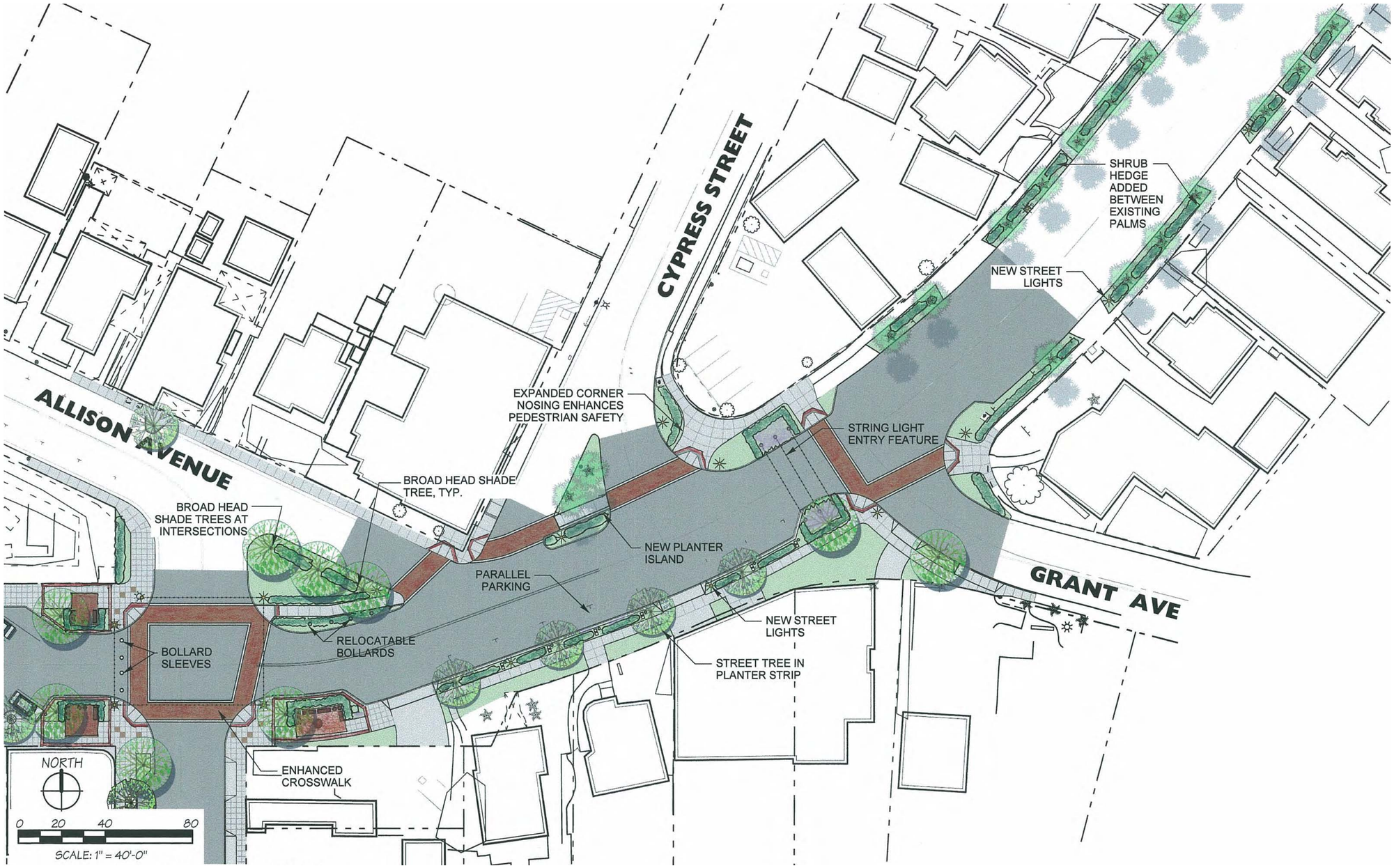
Exhibit 20


SHADE TREE
STRING LIGHTING
OVER INTERSECTION
SEATING
AREA
NEWSPAPER VENDING
OR SEATING AREA
EXISTING
WALK
EXISTING ROADWAY
EXISTING
WALK

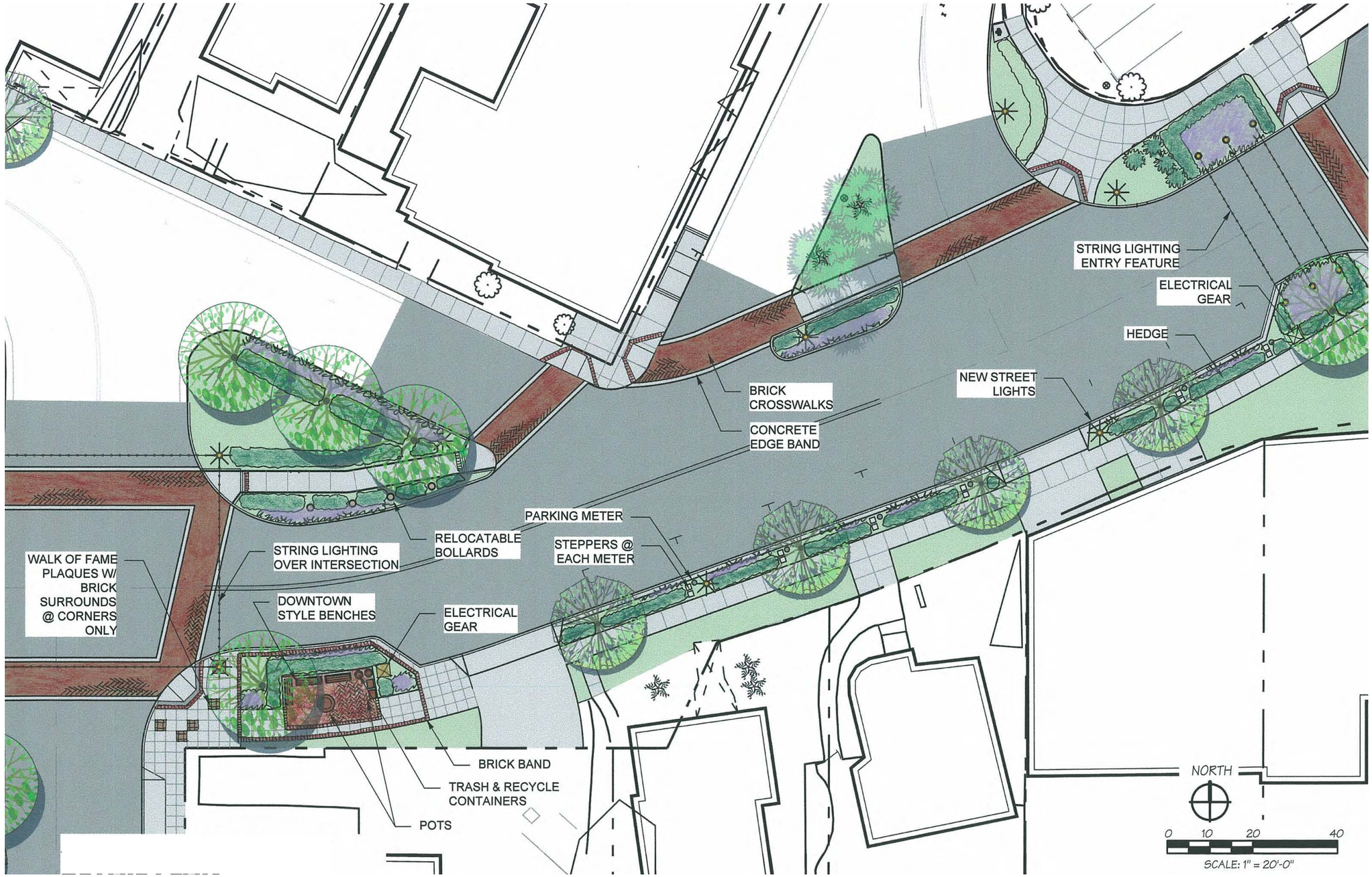
View North


NEW STREET LIGHT
NEW TREE (OR PALM TREE)
IN TREE GRATE - TREE SPECIES
VARIES BY STREET
EXISTING WALK
EXISTING ROADWAY
EXISTING WALK

View North


CYPRESS STREET
ALLISON AVENUE
GRANT AVE
SHRUB HEDGE ADDED BETWEEN EXISTING PALMS
NEW STREET LIGHTS
EXPANDED CORNER NOSING ENHANCES PEDESTRIAN SAFETY
STRING LIGHT ENTRY FEATURE
BROAD HEAD SHADE TREE, TYP.
BROAD HEAD SHADE TREES AT INTERSECTIONS
NEW PLANTER ISLAND
PARALLEL PARKING
RELOCATABLE BOLLARDS
BOLLARD SLEEVES
NEW STREET LIGHTS
STREET TREE IN PLANTER STRIP
ENHANCED CROSSWALK
NORTH
0 20 40 80
SCALE: 1" = 40'-0"

ENHANCED CROSSWALK
UNIVERSITY AVE
NEW HEDGE & FLOWER PLANTINGS
EXISTING STREE TREES
LA MESA BLVD.
CROWDER LANE
NEW STREET LIGHTS
NORTH
0 20 40 80
SCALE: 1" = 40'-0"



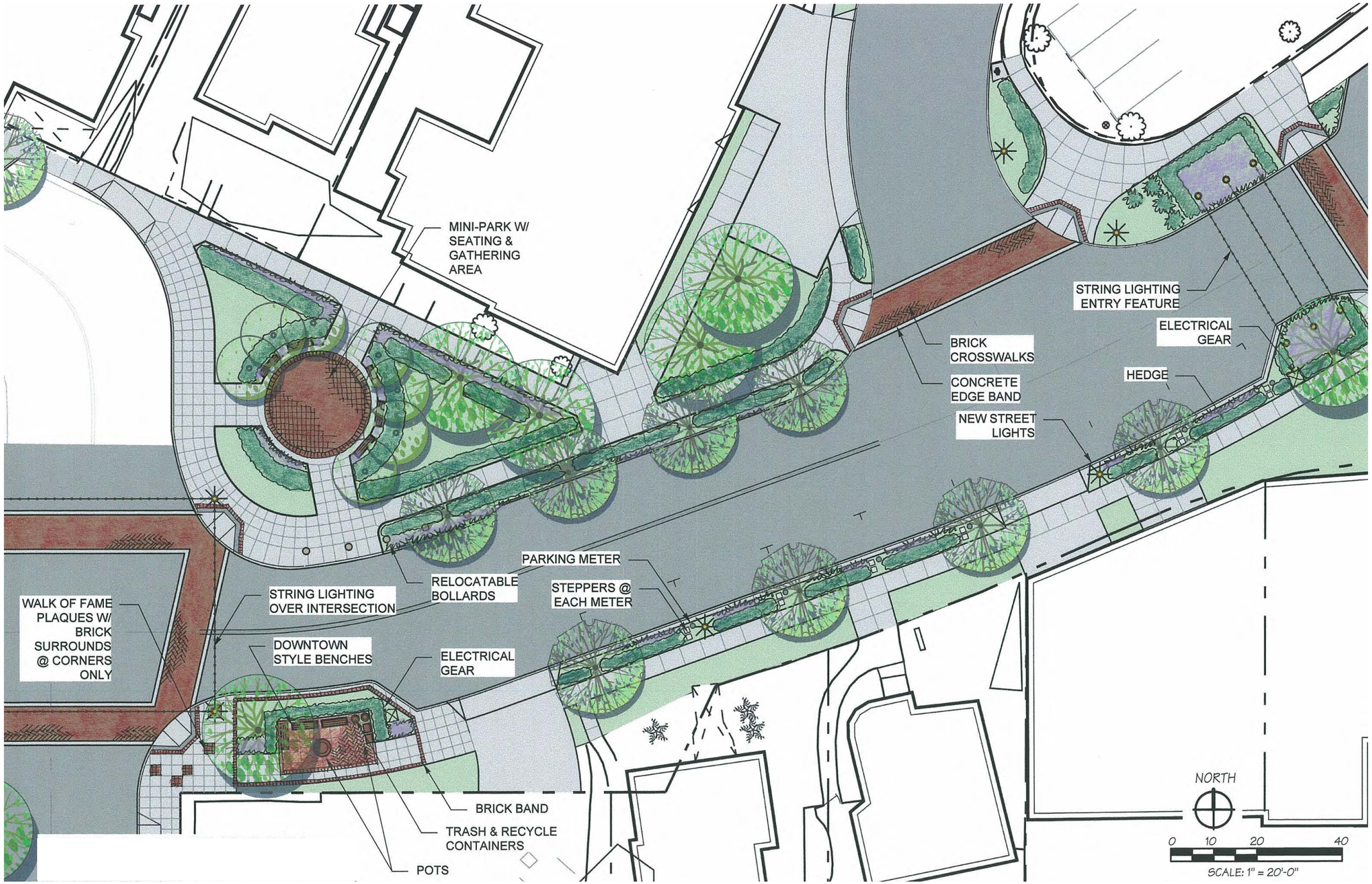
CITY OF LA MESA
JEWEL of the HILLS
RBF CONSULTING
DPA

CITY OF LA MESA

LA MESA DOWNTOWN STREETSCAPE MASTER PLAN

AREA 6 - EAST ENTRY DETAIL PLAN

Exhibit 25



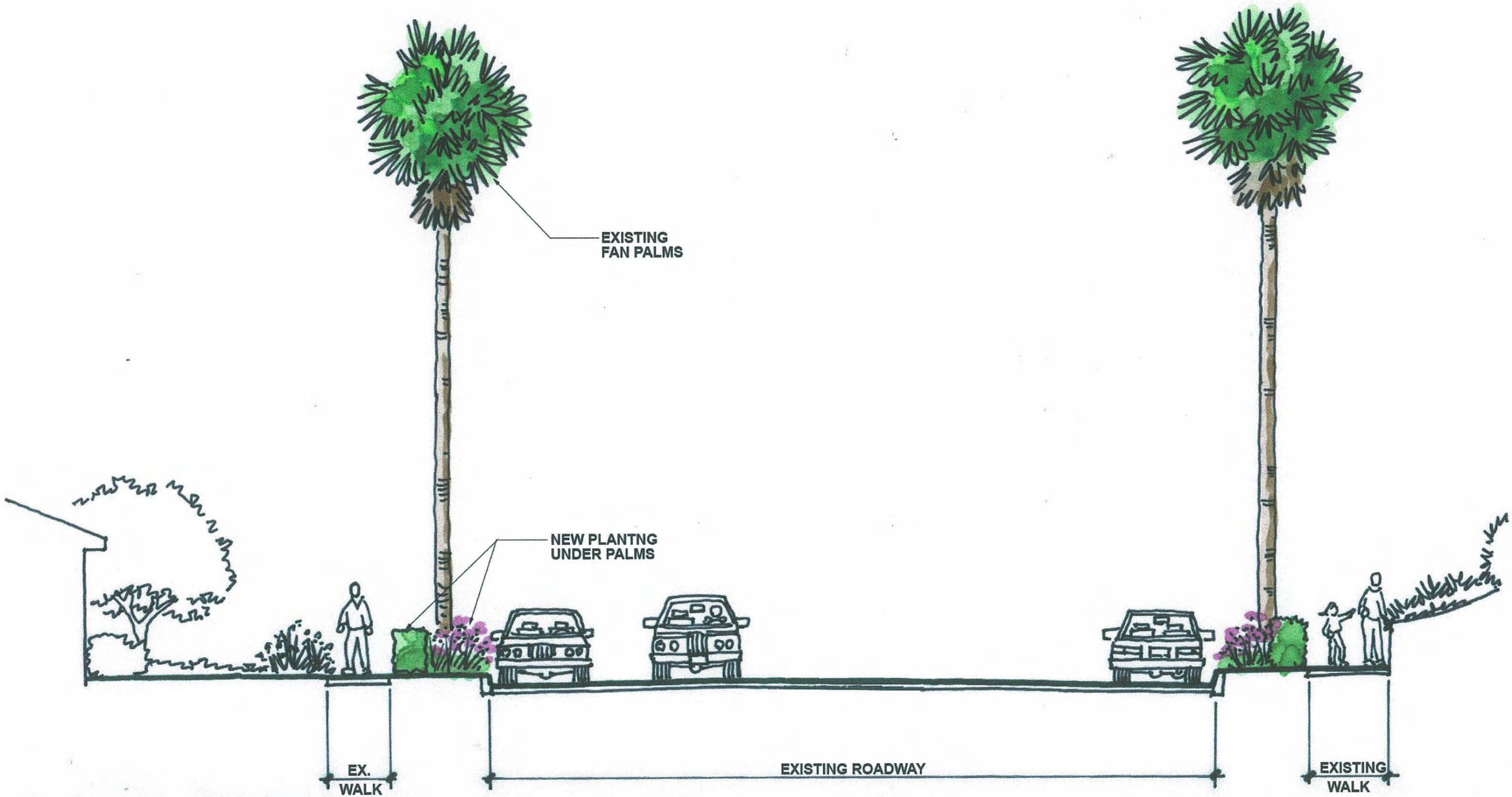
CITY OF LA MESA
JEWEL of the HILLS
RBF CONSULTING
DPA

CITY OF LA MESA

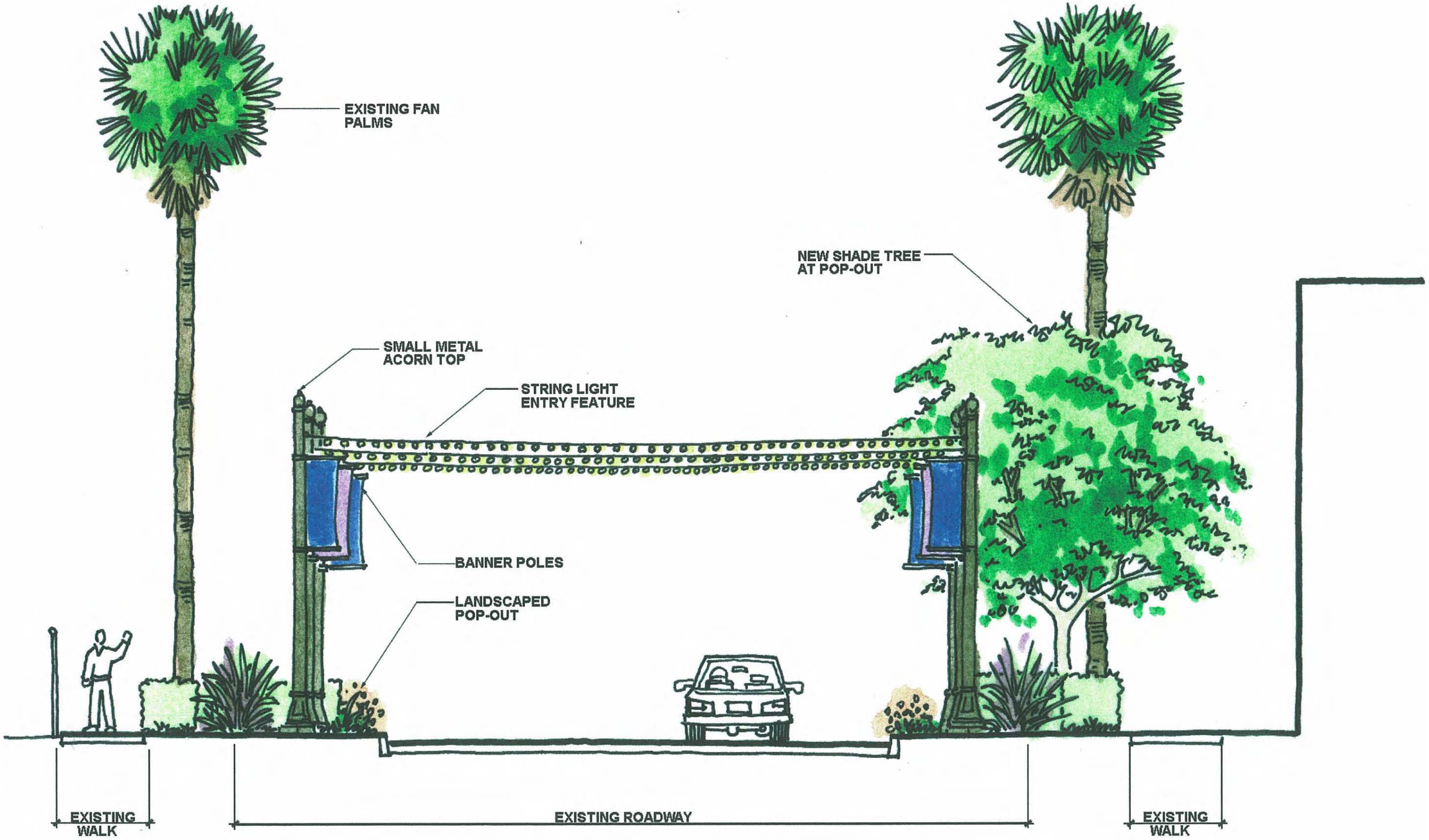
LA MESA DOWNTOWN STREETSCAPE MASTER PLAN

AREA 6 - EAST ENTRY ALTERNATE DETAIL PLAN

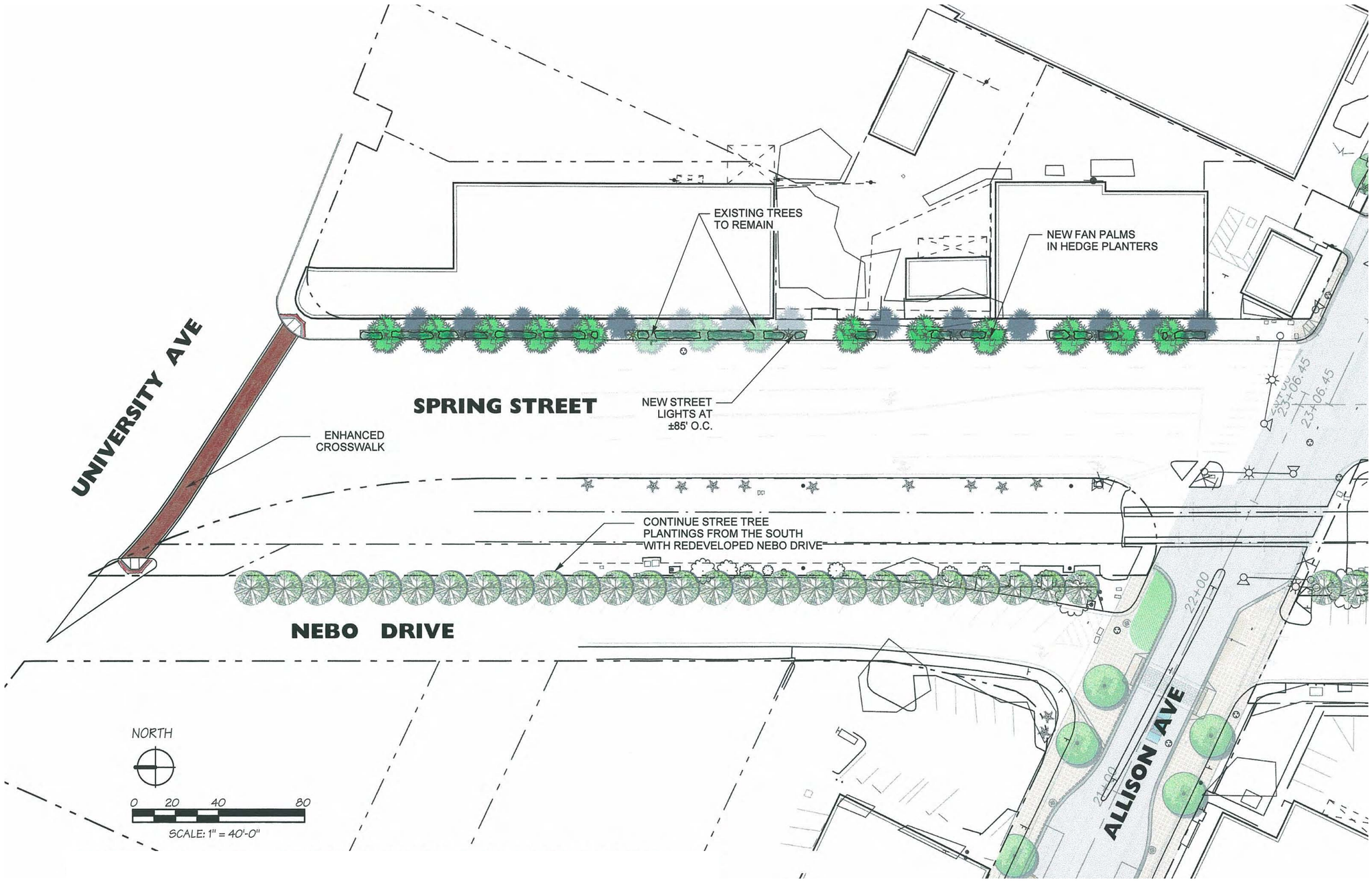
Exhibit 26


EXISTING
FAN PALMS
NEW PLANTNG
UNDER PALMS
EX.
WALK
EXISTING ROADWAY
EXISTING
WALK

VIEW NORTH


EXISTING FAN PALMS
NEW SHADE TREE AT POP-OUT
SMALL METAL ACORN TOP
STRING LIGHT ENTRY FEATURE
BANNER POLES
LANDSCAPED POP-OUT
EXISTING WALK
EXISTING ROADWAY
EXISTING WALK

View North

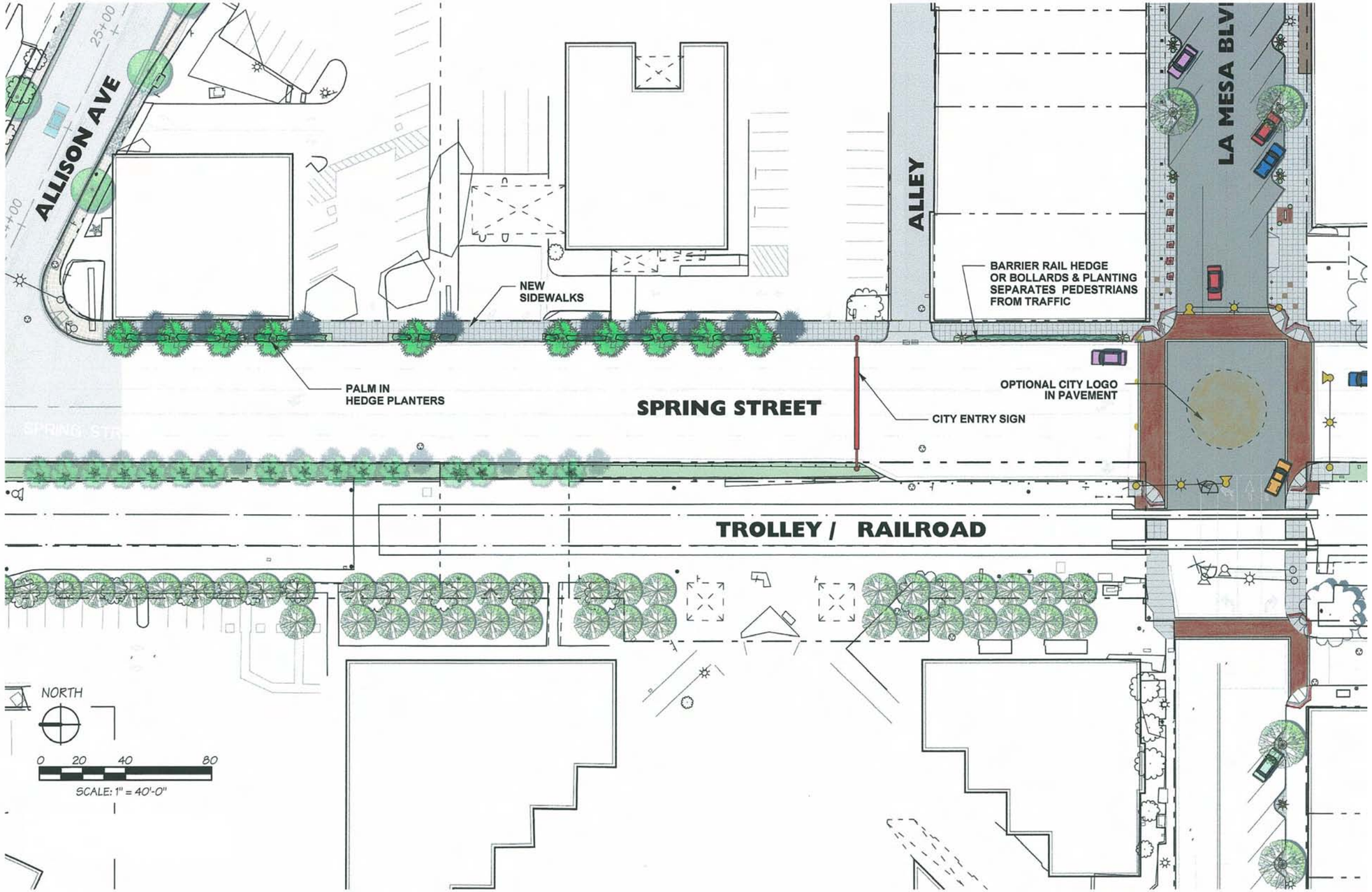


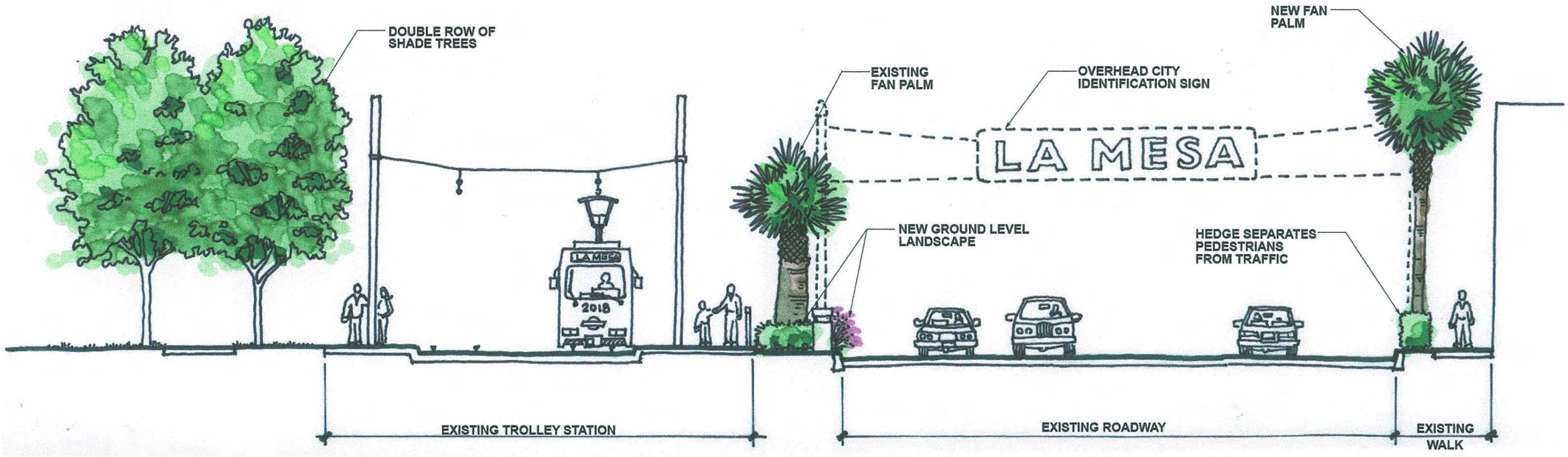
CITY OF LA MESA

LA MESA DOWNTOWN STREETSCAPE MASTER PLAN

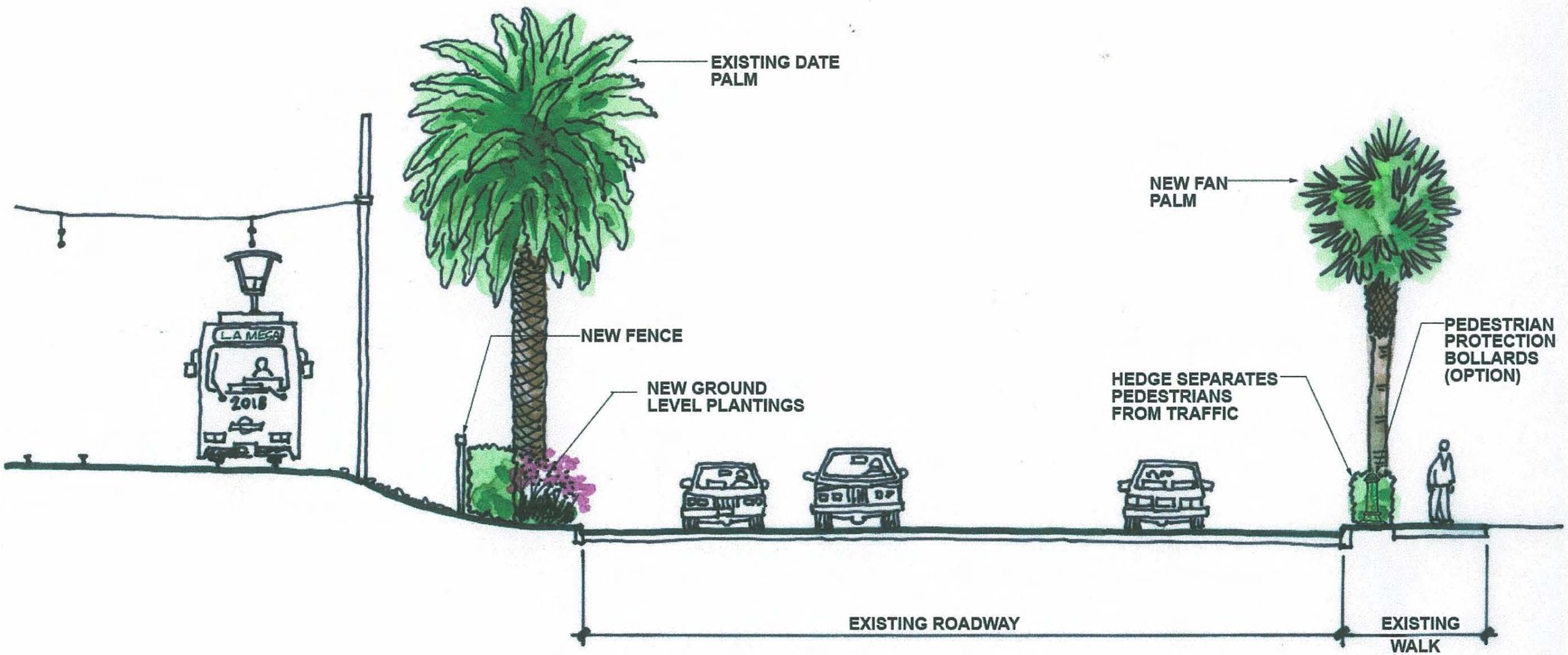
AREA 7 NORTH - SPRING STREET TO UNIVERSITY AVENUE

Exhibit 29

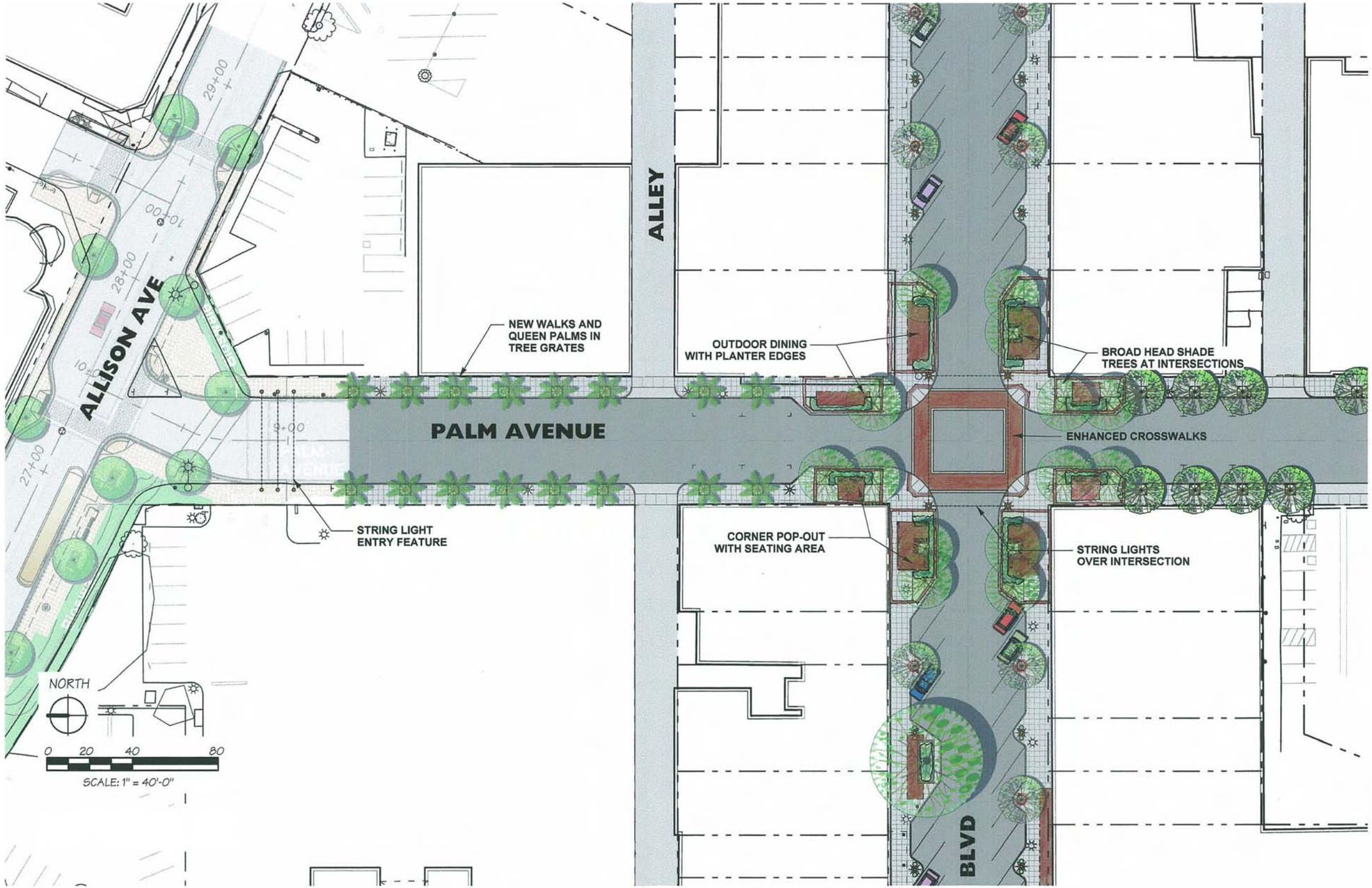

ALLISON AVE
25+00
ALLEY
LA MESA BLVD
NEW SIDEWALKS
BARRIER RAIL HEDGE OR BOLLARDS & PLANTING SEPARATES PEDESTRIANS FROM TRAFFIC
PALM IN HEDGE PLANTERS
SPRING STREET
CITY ENTRY SIGN
OPTIONAL CITY LOGO IN PAVEMENT
TROLLEY / RAILROAD
NORTH
0 20 40 80
SCALE: 1" = 40'-0"

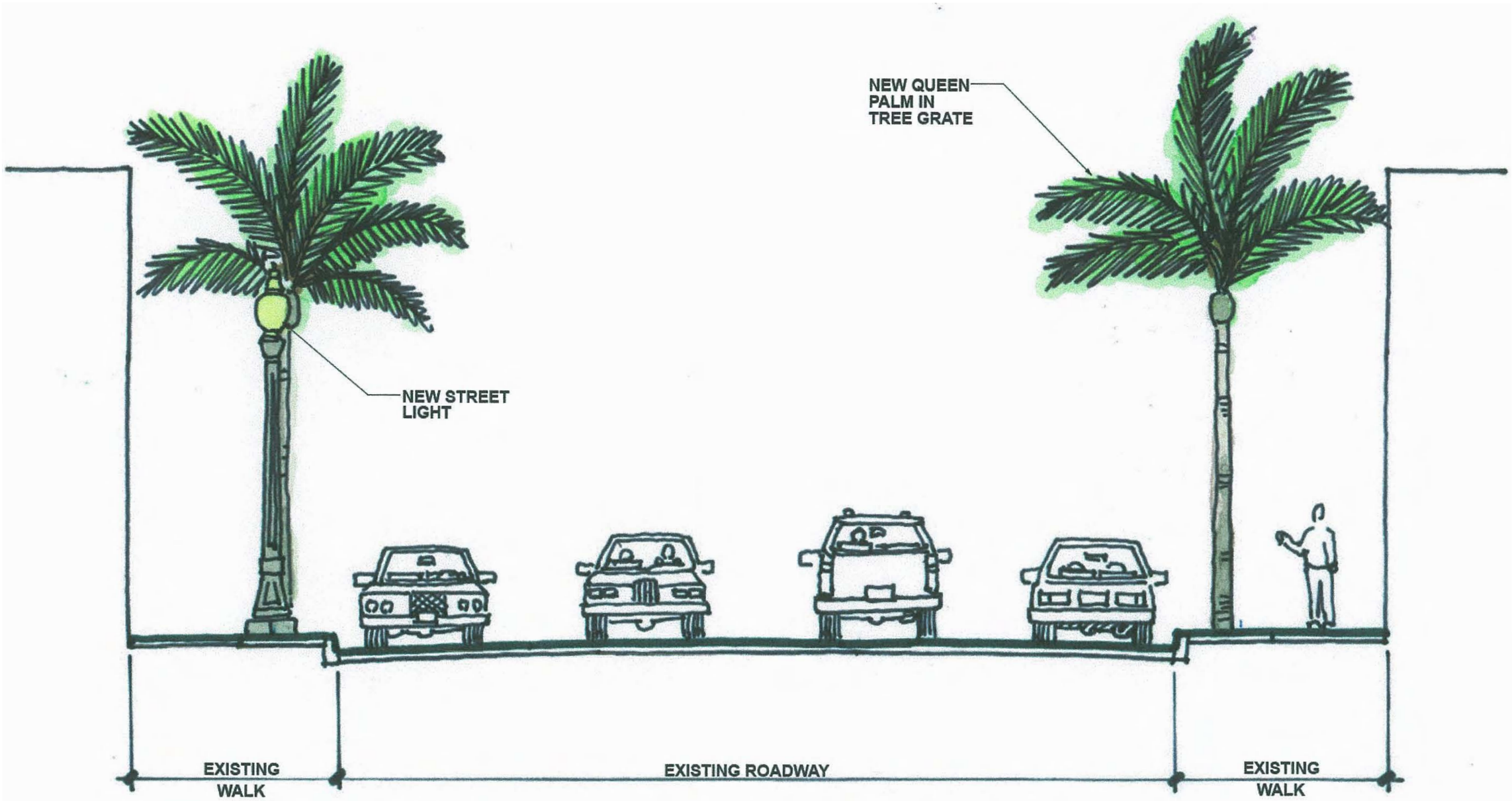

DOUBLE ROW OF SHADE TREES
EXISTING FAN PALM
OVERHEAD CITY IDENTIFICATION SIGN
NEW FAN PALM
LA MESA
NEW GROUND LEVEL LANDSCAPE
HEDGE SEPARATES PEDESTRIANS FROM TRAFFIC
EXISTING TROLLEY STATION
EXISTING ROADWAY
EXISTING WALK

View North

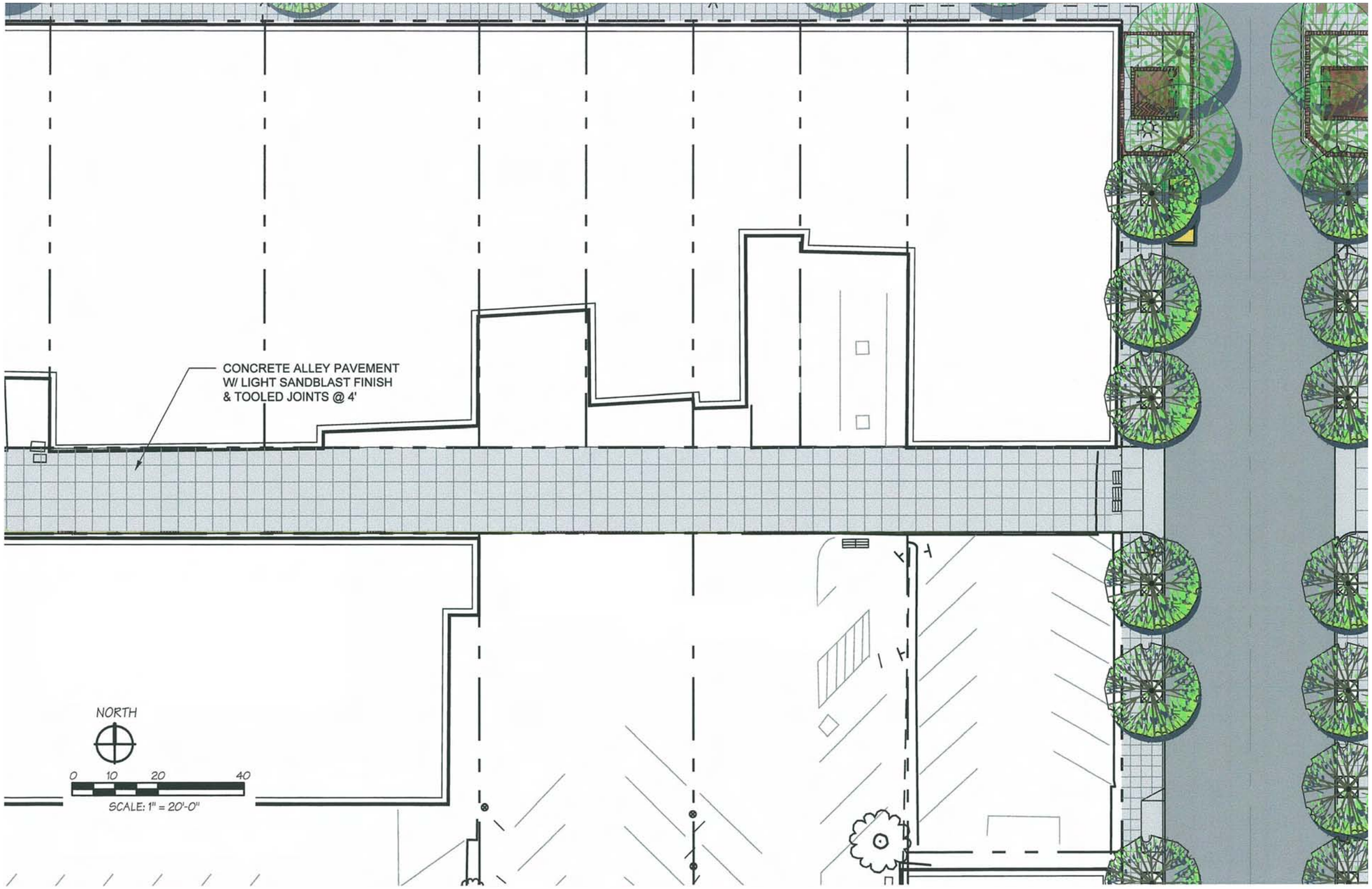

EXISTING DATE PALM
NEW FAN PALM
NEW FENCE
NEW GROUND LEVEL PLANTINGS
PEDESTRIAN PROTECTION BOLLARDS (OPTION)
HEDGE SEPARATES PEDESTRIANS FROM TRAFFIC
LA MESA
2018
EXISTING ROADWAY
EXISTING WALK

View North


ALLISON AVE
ALLEY
PALM AVENUE
BLVD
NEW WALKS AND QUEEN PALMS IN TREE GRATES
OUTDOOR DINING WITH PLANTER EDGES
BROAD HEAD SHADE TREES AT INTERSECTIONS
ENHANCED CROSSWALKS
STRING LIGHT ENTRY FEATURE
CORNER POP-OUT WITH SEATING AREA
STRING LIGHTS OVER INTERSECTION
NORTH
0 20 40 80
SCALE: 1" = 40'-0"


NEW QUEEN PALM IN TREE GRATE
NEW STREET LIGHT
EXISTING WALK
EXISTING ROADWAY
EXISTING WALK

View North

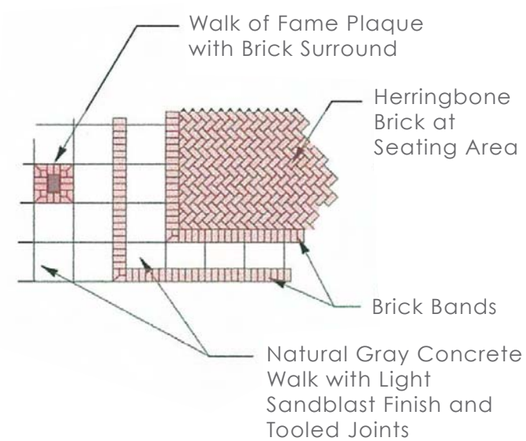


CITY OF LA MESA

LA MESA DOWNTOWN STREETSCAPE MASTER PLAN

ALLEY DETAIL PLAN

Exhibit 35



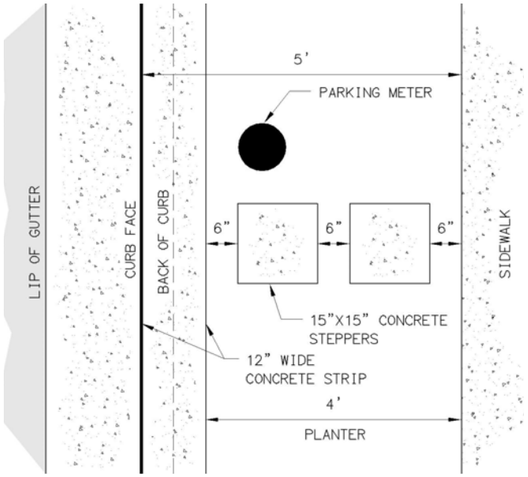
Brick Crosswalks with
Concrete Band Edge

Bollard

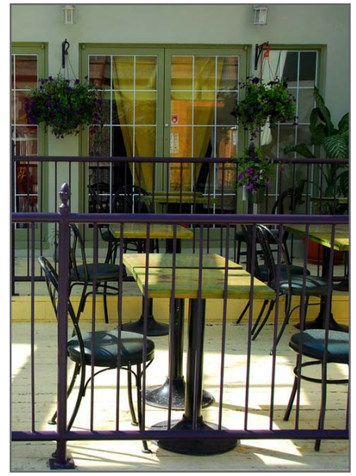
Sidewalk Pattern

Precast Concrete Light Pole
with Acorn Style Light

Trash and Recycle Containers



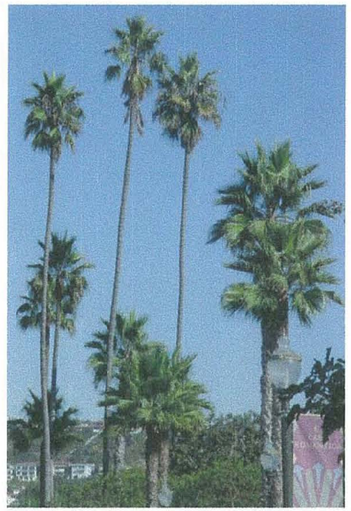
Tree Grate



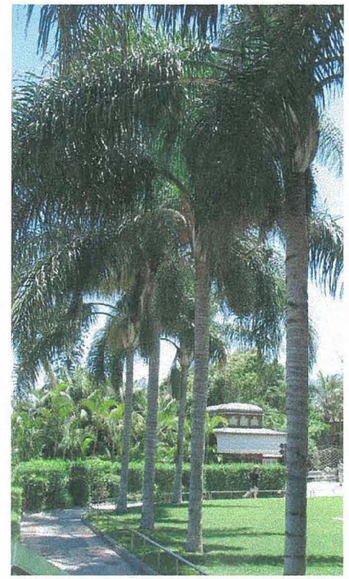
Fence

Bench

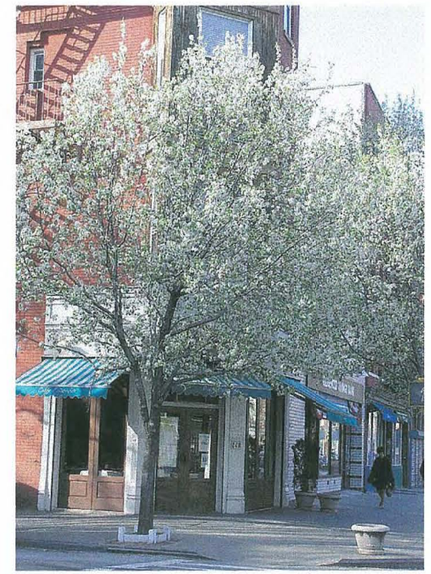
Banner Hangers



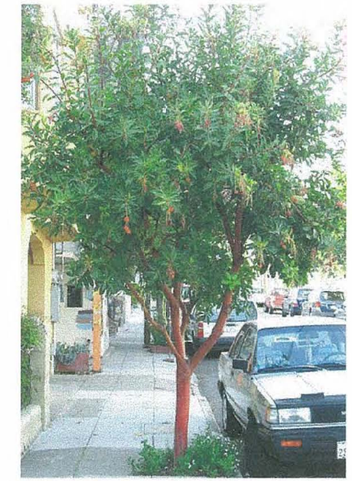
WASHINGTONIA ROBUSTA - MEXICAN FAN PALM
LA MESA BLVD STREET TREE &
SPRING STREET ALTERNTIVE



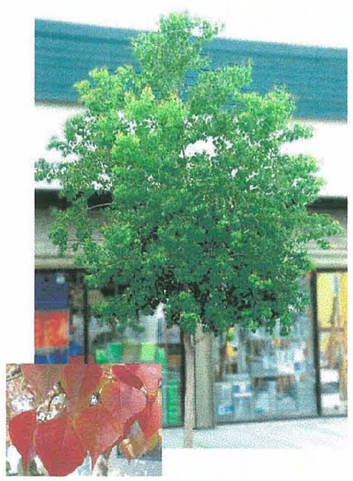
SYAGRUS ROMANIZOFFIANUM - QUEEN PALM
SPRING STREET & SIDE STREET -
STREET TREE ALTERNATIVE



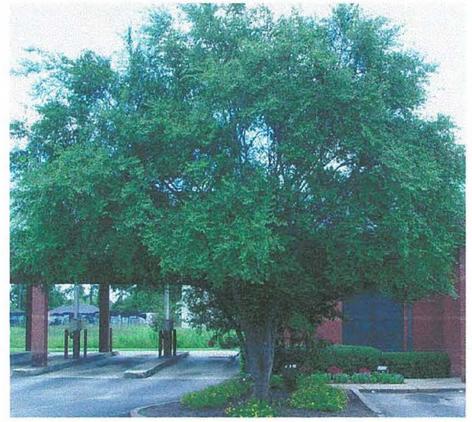
PYRUS CALLERYANA - FLOWERING PEAR
SIDE STREET - STREET TREE ALTERNATIVE



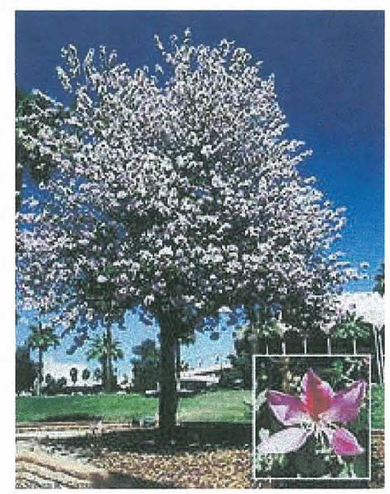
ARBUTUS UNEDO 'MARINA' - STRAWBERRY TREE
SIDE STREET - STREET TREE ALTERNATIVE



SAPIUM SEBIFERUM - CHINESE TALLOW TREE
LA MESA BLVD. STREET TREE



ULMUS PARVIFOLIA - CHINESE EVERGREEN ELM
STREET TREE AT ALL STREET INTERSECTIONS



BAUHINIA VARIEGATA - ORCHID TREE
SIDE STREET - STREET TREE ALTERNATIVE

GINKO BILOBA - MAIDENHAIR TREE
SIDE STREET - STREET TREE ALTERNATIVE

LA MESA DOWNTOWN STYLE STREET TREE PALETTE

Exhibit 37