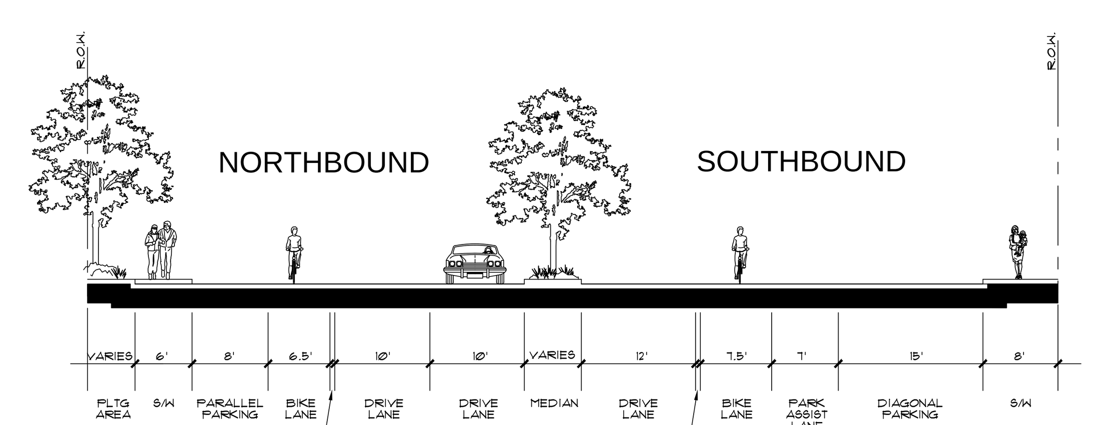
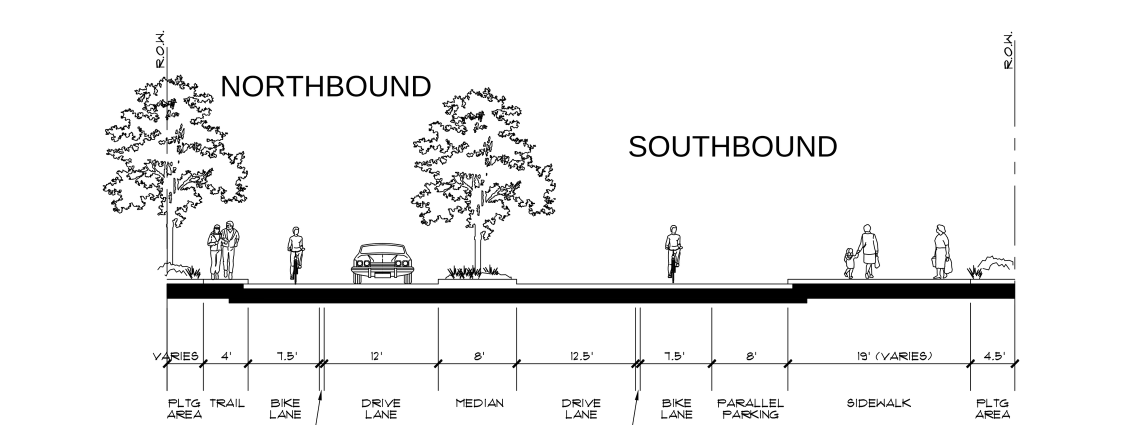


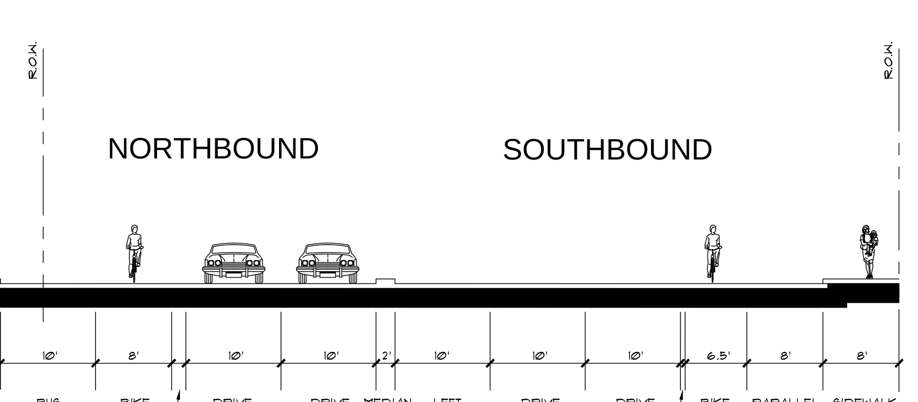
SECTION A

SCALE: 1/8"=1'-0"



SECTION B

SCALE: 1/8"=1'-0"



SECTION C

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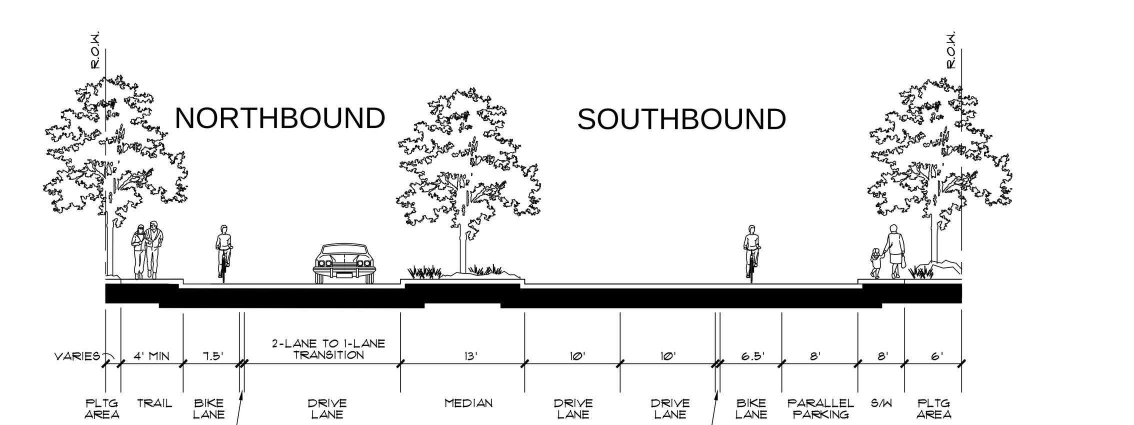
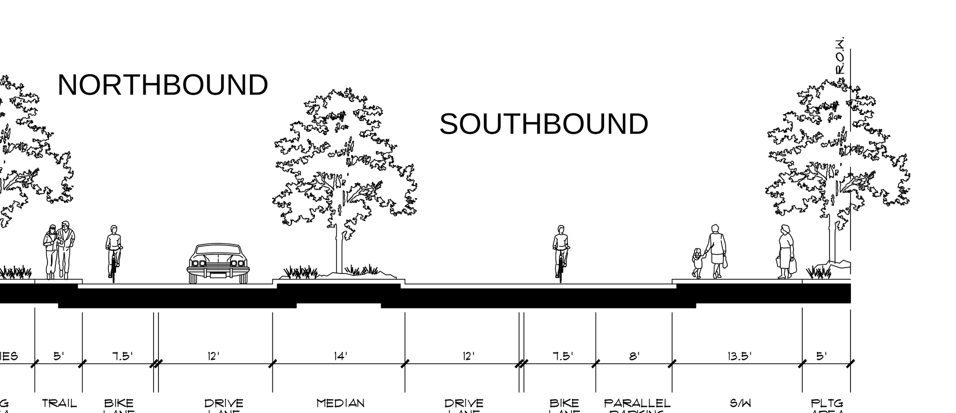


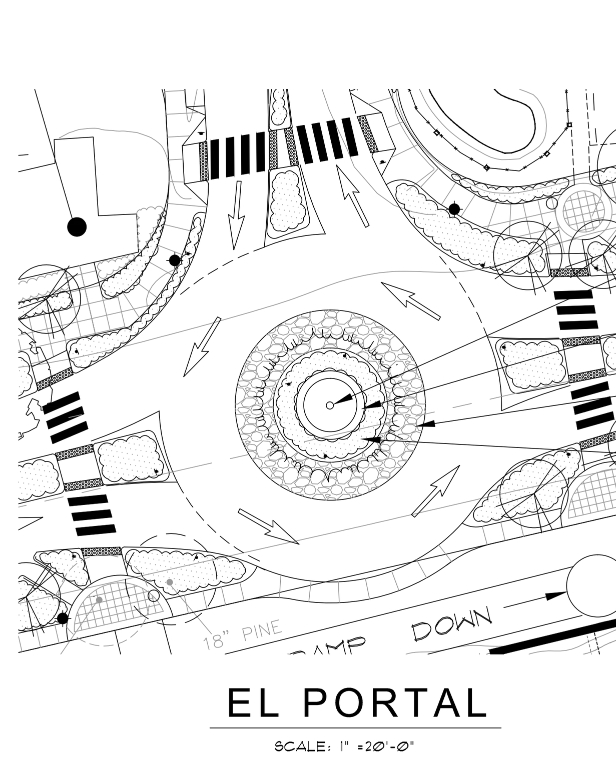
SECTION D

SCALE: 1/8"=1'-0"



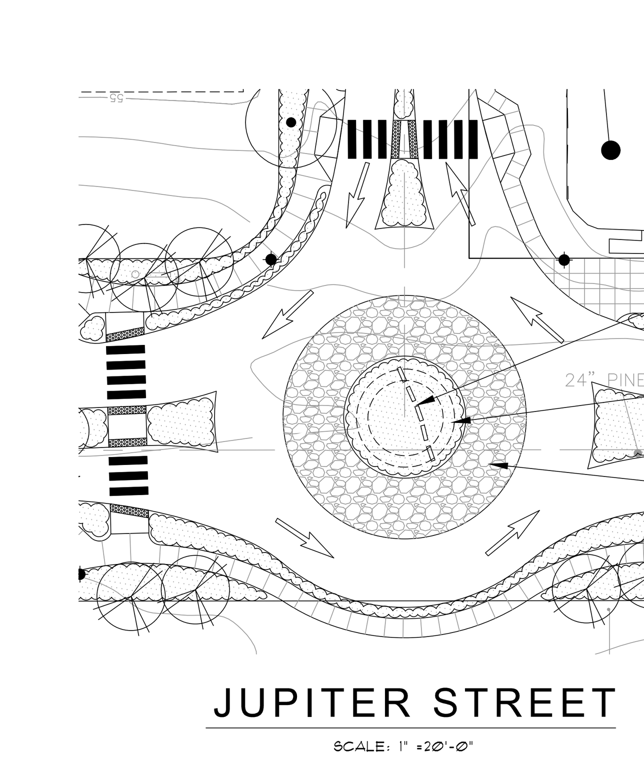
SECTION E

SCALE: 1/8"=1'-0"



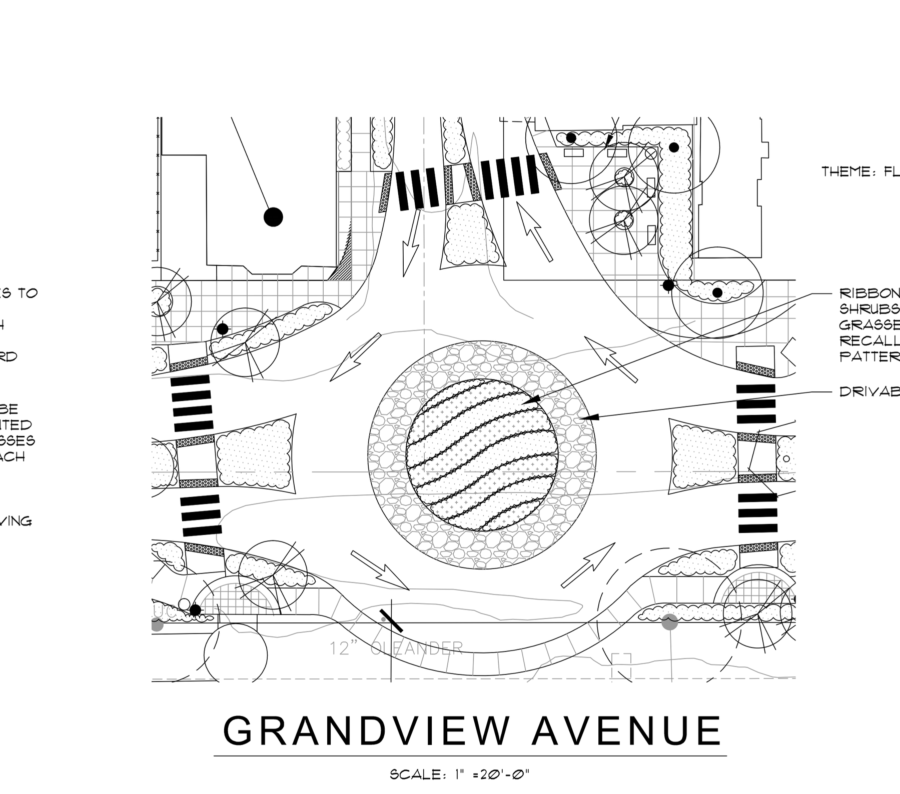
EL PORTAL

SCALE: 1" =20'-0"



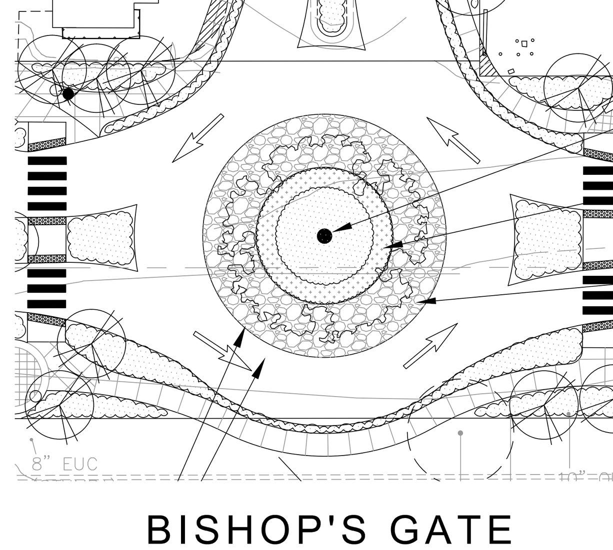
JUPITER STREET

SCALE: 1" =20'-0"



GRANDVIEW AVENUE

SCALE: 1" =20'-0"

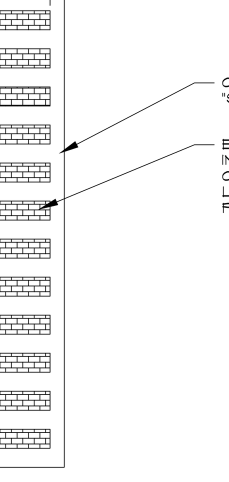


BISHOP'S GATE

SCALE: 1" =20'-0"

LA COSTA AVENUE

SCALE: 1" =20'-0"



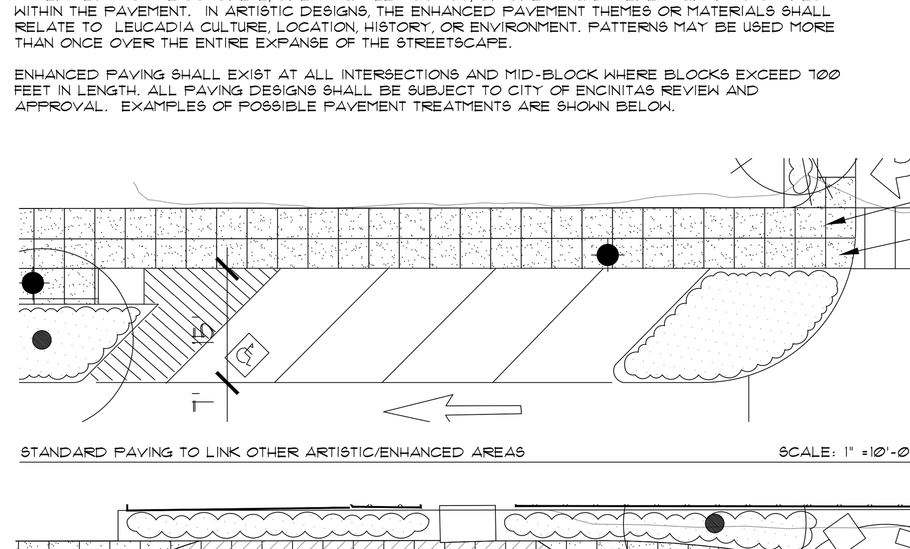
ENHANCED CROSSWALK

LOCATIONS INDICATED ON PLANS

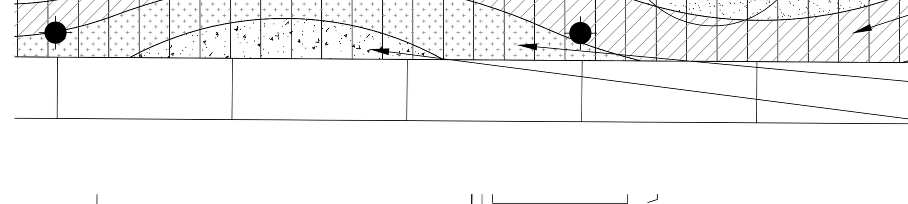
SIDEWALK PAVING

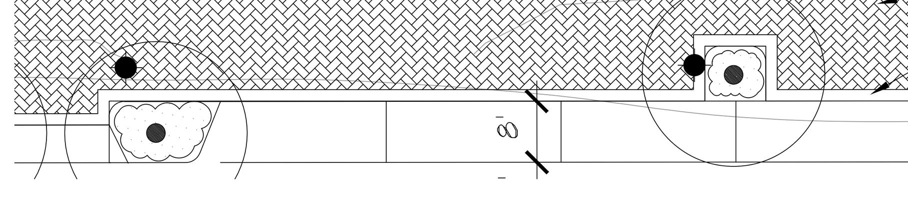
THE SIDEWALK PAVING CONCEPT INVOLVES CREATING AN ECLECTIC AND DYNAMIC PEDESTRIAN EXPERIENCE BY INCORPORATING A NUMBER OF DIFFERENT PAVING TREATMENTS AND FINISHES LINKED TOGETHER WITH A STANDARD PAVING LOOK AND FINISH. ENHANCED AREAS WOULD CONSIST OF SIMPLE MATERIAL CHANGES, OR COULD BE ARTISTIC IN NATURE. CERTAIN SECTIONS OF PAVEMENT COULD BECOME PUBLIC ART PROJECTS. EXAMPLES WOULD BE EMBEDDING GLASS OR OTHER UNIQUE MATERIALS INTO THE CONCRETE, CREATING TILE MOSAICS, OR CREATING DIFFERENT GRAPHIC SHAPES WITHIN THE PAVEMENT. IN ARTISTIC DESIGNS, THE ENHANCED PAVEMENT THEMES OR MATERIALS SHALL RELATE TO LEUCADIA CULTURE, LOCATION, HISTORY, OR ENVIRONMENT. PATTERNS MAY BE USED MORE THAN ONCE OVER THE ENTIRE EXPANSE OF THE STREETSCAPE.

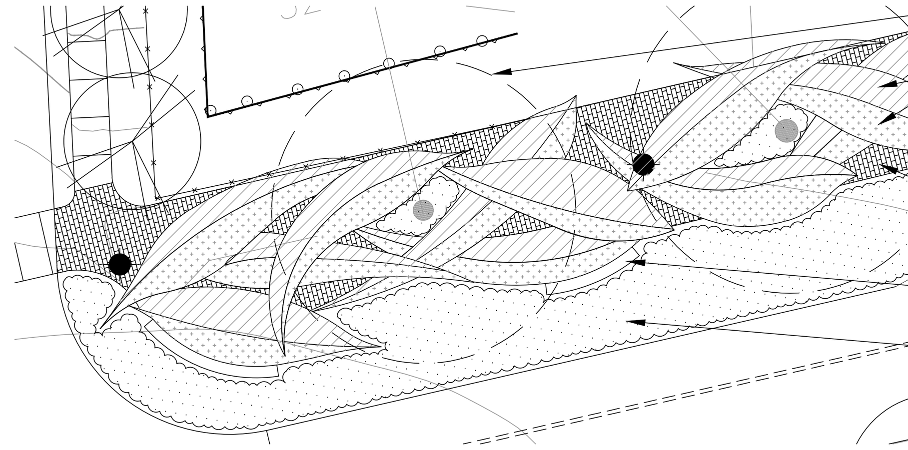
ENHANCED PAVING SHALL EXIST AT ALL INTERSECTIONS AND MID-BLOCK WHERE BLOCKS EXCEED 700 FEET IN LENGTH. ALL PAVING DESIGNS SHALL BE SUBJECT TO CITY OF ENCINITAS REVIEW AND APPROVAL. EXAMPLES OF POSSIBLE PAVEMENT TREATMENTS ARE SHOWN BELOW.



STANDARD PAVING TO LINK OTHER ARTISTIC/ENHANCED AREAS SCALE: 1" =10'-0"







SITE FURNISHINGS

STANDARD BENCH

BENCHES: STANDARD BENCH SHALL BE FORMS + SURFACES, 6' CAMBER BENCH WITH BACK, MID-BENCH ARM SUPPORTS, WOOD SLATS. SPECIALTY ARTISTIC BENCHES "ONE-OF-A-KIND" AT LOCATIONS TBD.

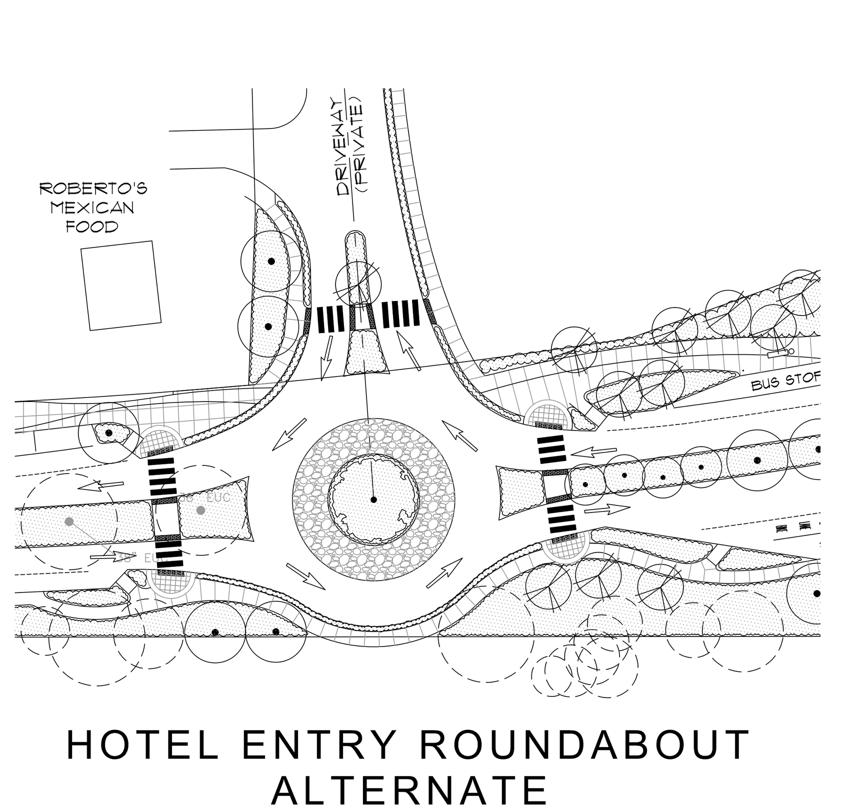
TRASH RECEPTACLE: FORMS + SURFACES, 45 GALLON DISPATCH LITTER AND RECYCLING RECEPTACLE, SLATE TEXTURE

VARIOUS ARTISTIC BICYCLE RACKS

TREE GRATE: IRONSMITH, VIA RIZO, PAINT TO MATCH LIGHT POLES

CUSTOM STEEL BUS SHELTER

PEDESTRIAN STREET LIGHTS: STRESSCRETE GROUP, KING LUMINAIRE, K118R WASHINGTON LED ON FLORENTINE STELLAR POLE, FEDERAL GREEN. WITH BANNER ARMS.



HOTEL ENTRY ROUNDABOUT ALTERNATE

SCALE: 1" = 30'-0"

PROPOSED PLANT PALETTE

BOTANICAL NAME	COMMON NAME	MATURE SIZE
TREES		
ARBUTUS 'MARINA'	ARBUTUS	20'-30'H X 15'-20'S
CERCIS OCCIDENTALIS	WESTERN REDBUD	15'-20'H X 15'-20'S
EUCALYPTUS TORQUATA	CORAL GUM	20'-35'H X 25'-30'S
LOPHOSTEMON CONFERTUS	BRISBANE BOX	35'-40'H X 25'-35'S
MELALEUCA QUINQUENERVIA	CAJEPUT TREE	25'-40'H X 15'-25'S
METROSIDEROS EXCELSUS	NEW ZEALAND CHRISTMAS TREE	15'-30'H X 15'-30'S
PINUS CANARIENSIS	CANARY ISLAND PINE	40'-60'H X 20'-25'S
PINUS TORREYANA	TORREY PINE	40'-70'H X25'-40'S
QUERCUS AGRIFOLIA	COAST LIVE OAK	30'-60'H X 40'-70'S
QUERCUS ILEX	HOLLY OAK	30'-60'H X 30'-60'S
SHRUBS		
CALLISTEMON 'LITTLE JOHN'	DWARF BOTTLEBRUSH	5'H X 5'S
CARISSA MACROCARPA CVRS	NATAL PLUM	2'-3'H X 3'-5'S
CISTUS SPP	ROCKROSE	3'-4'H X 5'-8'S
CEANOTHUS MARITIMUS	MARITIME CEANOTHUS	2'-3'H X 5'-6'S
DENDROMECON RIGIDA	BUSH POPPY	5'-10'H X 5--10'S
FREMONTODENDRON SPP.	FLANNEL BUSH	5'-8'H X 6'-12'S
LANTANA SPP	LANTANA	2'-3'H X 6'-8'S
LEPTOSPERMUM LAEVIGATUM	COMPACT AUSTRALIAN TEA TREE	4'-6'H X 4'-6'S
PHORMIUM TENAX	NEW ZEALAND FLAX	3'-4'H X 3'-4'S
PITTOSPORUM TOBIRA 'VAR'	VARIEGATED MOCK ORANGE	4'-6'H X 6'-8'S
RHAPHIOLEPIS INDICA CVRS	INDIAN HAWTHORN	3'-5'H X 3'-6'S
RIBES VIBURNIFOLIUM	CATALINA PERFUME	2'-3'H X5'-7'S
SALVIA GREGGII	AUTUMN SAGE	2'-4'H X 4'S
SALVIA LEUCANTHA	MEXICAN BUSH SAGE	3'-5'H X 3'-5'S
SANTOLINA CHAMAECYPARISSUS	LAVENDER COTTON	1'-2'H X 2-3'S
PERENNIALS		
ARCTOTIS HYBRID	AFRICAN DAISY	1'H X 3'-4'S
ACHILLEA SPP	YARROW	2'H X 2'-3'S
CAREX SPP	SEDGE	1'-3'H X '1-3
CONVOLVULUS CNEORUM	BUSH MORNING GLORY	2'-3'H X 3'-4'S
CONVOLVULUS MAURITANICUS	GROUND MORNING GLORY	1'-2'H X 2'-3'S
ERIGERON GLAUCUS	SEASIDE DAISY	1'H X 2'S
HESPERALOE PARVIFLORA	RED YUCCA	3'-4'H X 3'-4'S
KNIPHOFIA CVRS	RED-HOT POKER	2'H X 2'S
MUHLENBERGIA SPP	DEER GRASS	2'-4'H X 2'-4'S
SALVIA SPP	SAGE	1'-3'H X 1'-3'S
SUCCULENTS		
AEONIUM SPP	AEONIUM	2'-3'H X 1'-2'S
AGAVE SPP	AGAVE	2'-5' H X 2'-5'S
ALOE SPP	ALOE	2'-3'H X 2'-3'S
DROSANTHEMUM FLORIBUNDUM	ROSEA ICE PLANT	.5'H X 5'-6'S
ECHEVERIA SPP.	HEN AND CHICKS	1'H X 1'-3'S
GRAPTOPETALUM PARAGUAYENSE	GHOST PLANT	1'-2'H 2'-3'S
KALANCHOE SPP.	KALANCHOE	1'H X 1'S
LAMPRANTHUS SPECTABILIS	TRAILING ICE PLANT	1'H X 2'S
SENECIO MANDRALISCAE	BLUE CHALK STICKS	1'-2'H X 3'-4'S

ALTERNATIVE #4A

MWPA
MW PELTZ + ASSOCIATES
LANDSCAPE ARCHITECTURE
SOLANA BEACH, CALIFORNIA
858.481.0888 / RLA 2010

REGISTERED LANDSCAPE ARCHITECT MICHAEL W. PELTZ No. 2010 Exp. 8/31/09 STATE OF CALIFORNIA

NORTH COAST HIGHWAY 101 STREETSCAPE

ENCINITAS, CALIFORNIA

CITY OF ENCINITAS Incorporated 1986

DATE / SUBMITTAL:
2/21/08 COMMUNITY WORKSHOP #1
5/29/08 COMMUNITY WORKSHOP #2
11/13/08 COMMUNITY WORKSHOP #3
10/10/09 COMMUNITY WORKSHOP #4
05/28/13 CITY REVISIONS

PROJECT NUMBER: 2008.01
DRAWN BY:
CHECKED BY:
PLOT DATE:
SHEET TITLE:
ALTERNATIVE #4A

EXHIBIT:
A4A-4