

## 03 LANDSCAPE

A. VISION / NARRATIVE

B. LANDSCAPE PLANS

C. MATERIAL BOARD

D. PLANTING LIST / IRRIGATION NOTES



## VISION

The landscape design throughout the 190 West Cliff Drive project echoes Santa Cruz's unique confluence of coastal and mountain landscapes, reinforcing the project's unique setting. Coastal Monterey Bay's regional character has inspired the paving, planting, seating, lighting, and vertical treatments. These site influences, along with the project's three core goals of housing, community support, and environmental responsibility, form the foundation for the landscape architectural design.

## GROUND LEVEL

**Central Coastal Paseo** The pivotal gathering area of the project is the Central Coastal Paseo, which is a flexible space that is expansive enough to host events such as public movie nights, cook outs, artist fairs, small maker markets, and pop up events while simultaneously being programmed with smaller, interstitial gathering spaces featuring outdoor tables, chairs, and benches. The Paseo includes a flexible indoor/outdoor space known as the Market Hall which incorporates outdoor seating for dining on a raised deck facing West Cliff Drive. Outdoor dining and seating options range from lounge chairs and bar seating to long shared tables and bistro tables.

Design details echo the coastal setting. The ground level's paving, boardwalk, and planting areas have sculpted edges that evoke the natural edges of neighboring West Cliff. Paving includes textured, colored concrete that resembles sand with decorative sea-themed imprints that are sand blasted or metal inlays. The drive entry features decorative permeable pavers the color and texture of wet sand. The meandering boardwalk, a reference to the nearby Santa Cruz Beach Boardwalk, is composed of a variety of patterns and scales that define circulation and accent outdoor seating spaces. The covered Paseo is inspired by local sea caves - vines, ferns, and other plants grow on the walls and water trickles down a stone façade water feature to resemble seeps along the faces of the coastal bluff. Driftwood benches in the Paseo evoke driftwood found on nearby beaches and provide informal perches for sitting and play. A whale head sculpture emerging from a raised planter is a reference to local marine life and encourages family play.

Reclaimed wood benches and lounge seating will be placed throughout the project, inviting visitors to sit down and enjoy the views to West Cliff Drive, the bike trail, and the dramatic Monterey Bay. These additions both welcome the neighboring community and soften the project's edge conditions. Festoon lighting, hanging lanterns, and other site lighting accent the passageways and create an exciting space for evening dining, gathering, shopping, and events. Bike parking is abundant and located throughout, particularly at site entries, providing ample secure spaces for residents and visitors.

**Townhomes** Townhomes along Bay Street reflect the existing townhomes across the street, reinforcing the sense of a neighborhood. Each unit has a private patio space with raised steel planters. A boardwalk path connecting the townhomes is raised on pier foundations to reduce impact to the root structures of important existing trees.

## 03 LANDSCAPE

**Existing Tree Preservation** The project preserves existing heritage trees along Bay Street, #3 *Cedrus deodara* (deodar cedar) and #4 and 5 *Sequoia sempervirens* (coast redwoods), and along West Cliff Drive, #36 *Phoenix canariensis* (Canary Island date palm). The heritage tree #1 *Washingtonia robusta* (Mexican fan palm) will be relocated to the Central Coastal Paseo. The project adds 2 new *Chamaerops humilis* (European Fan Palm), 3 new *Cordyline australis* (Cabbage tree), and 14 new *Washingtonia filifera* (California fan palms) to the Paseo and 9 new *Lophostemon confertus* (Brisbane box) and 6 new *Koelreuteria paniculata* (goldenrain trees) along West Cliff Drive and Bay Street.

**Water Conservation** Proposed plants throughout the project are coastal native and regionally-adapted, with a focus on minimizing water use. Key plants include *Deschampsia cespitosa* (tufted hairgrass), *Carex remota* (European meadow sedge), *Polystichum munitum* (Western Sword Fern), *Origanum 'Santa Cruz'* (ornamental oregano), *Limonium perezii* (statice), *Aloe arborescens* (torch aloe), *Beschorneria yuccoides* (amole), and *Acer japonicum* (Japanese maple), refer to planting list. The proposed water feature uses recirculating water and the irrigation system is low-flow and water conserving. The entire landscape on all levels is consistent with the City of Santa Cruz's Water Efficient Landscape Ordinance.

**Neighbor Screening** The existing fence along the west and north will remain inside the property line, thus allowing the neighboring mobile homes to use a portion of the project's property. On the 190 West Cliff Drive side of the existing fence, tall shrubs and vines such as *Podocarpus gracilior* (fern pine), *Grewia occidentalis* (lavender starflower), and *Bougainvillea* (bougainvillea) will provide additional screening.

**West Cliff Drive Frontage** Within the project frontage, the design realigns West Cliff Drive to improve circulation and sightlines. This realigned segment includes new road striping, green bike lanes at intersections, undergrounding of power lines, sidewalk widening in front of the Dream Inn, and a new decorative pedestrian and cyclist crosswalk with warning lights between the Central Coastal Paseo and the Dream Inn. Together, these improvements should dramatically improve the safety and efficiency of this sometimes congested intersection.

## LEVEL 2

**Courtyards** The two residential courtyards on Level 2 echo the landform of the Santa Cruz Mountains with bermed planting beds, meandering pathways, and small- to medium-canopy trees. Festoon lighting above the courtyards light up the space for evening events; courtyard edges have railings and hanging planters with spiller plants to add greenery to building façades. Each resident has their own gated private space with ample room for a table and chairs. A warm, neutral color roof paving tile keeps the surface cool and promotes proper drainage. Shared spaces in the courtyards feature tables and chairs with views of the Santa Cruz Mountains, barbecues, small raised planters for herb gardens, wooden benches alongside the planters, and generous-sized boardwalks.

**Common Deck** The deck space on Level 2 overlooks the Central Coastal Paseo below and is designed to resemble the nearby cliff edges. Shared spaces on the deck include an outdoor yoga space, a wooden arbor with climbing vines and hanging nest seating that resembles a bird's nest along the cliff edge, small raised planters for herb gardens, larger planting areas that include edible plants for use by both residents and Market Hall dining, and a generous-sized boardwalk. Deck edges have railings and hanging planters with spiller plants to add greenery to building façades. Each resident has their own gated private space with ample room for a table and chairs.

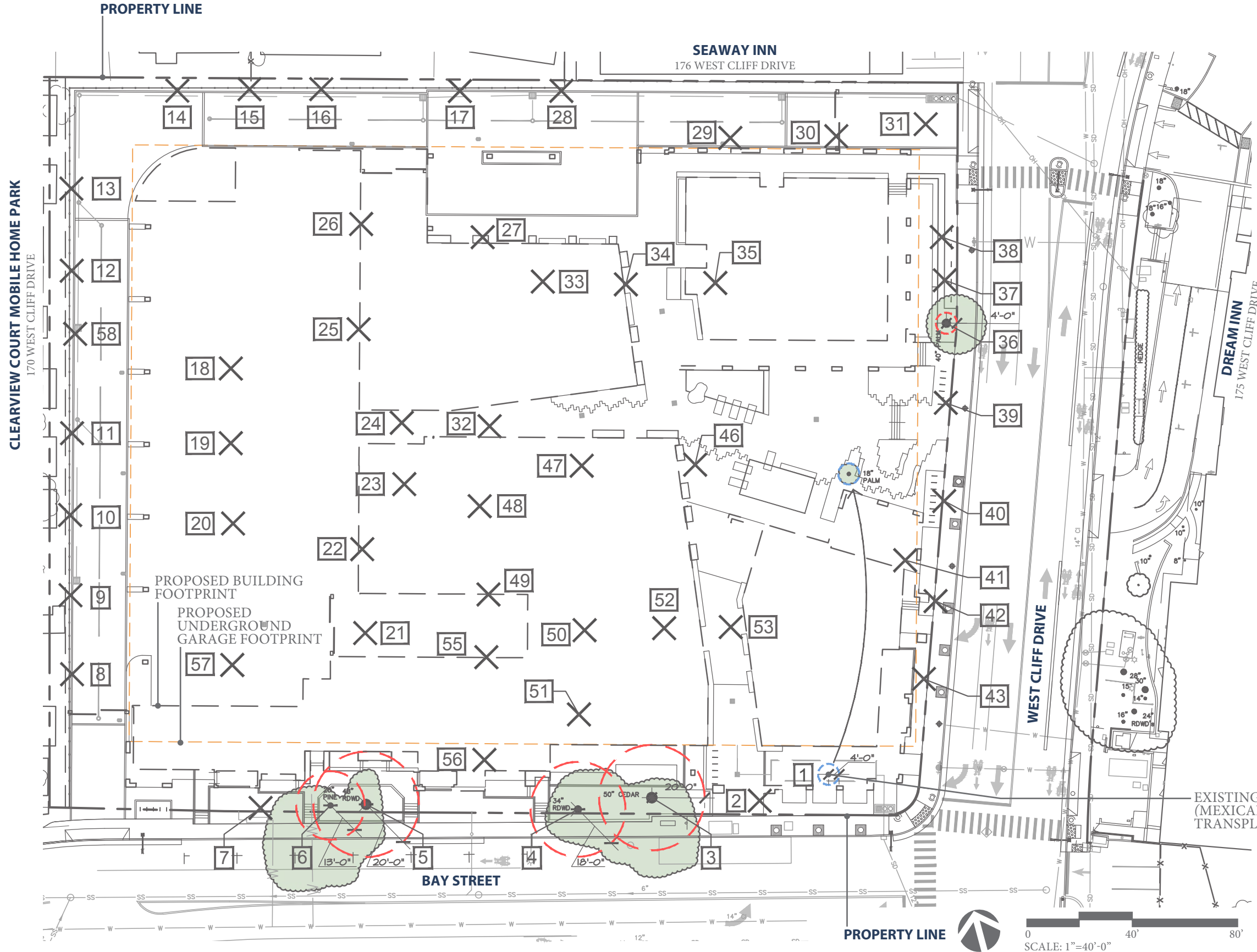
## LEVEL 3 - Residential Amenity Pool Deck

The pool deck serving the residents is located on the northeastern corner of the site to take advantage of views towards the Santa Cruz Municipal Wharf, Santa Cruz Beach Boardwalk, and nearby beaches. The deck includes a pool, lounge chairs, fire feature, ping pong tables, cabañas, a television with lounge seating, large communal tables, and a cantilevered bar overlooking the Monterey Bay. A warm, neutral color roof paving tile allows for proper drainage. Raised planters with small- to medium-canopy trees and hanging planters along the deck edge with spiller plants add greenery to the space.

## UPPER LEVEL - Outdoor Spaces

The architectural design provides many residences on the upper levels with a balcony or small roof deck. These spaces will give residents a private outdoor green space, many with views of the Bay and Santa Cruz Mountains. Lower level units generally have smaller balconies that include small raised planters for herb gardens. Most top level units and townhouses have larger balconies that include small planting areas for edible gardens. Top level units without a large balcony will have access to private roof decks. Each unit will have a private staircase to access their roof deck. Roof decks may include a wooden arbor with climbing vines and will have lounge seating and raised planters for herb gardens and edible plants. All upper level outdoor spaces may include a warm, neutral color roof paving tile or a wooden boardwalk.

B. Tree Protection & Removal Plan Scale: 1" = 40'-0"



- LEGEND**
- PROPOSED BUILDING FOOTPRINT
  - - - PROPOSED UNDERGROUND GARAGE FOOTPRINT
  - XX" TREE EXISTING TREE
  - APPROXIMATE EXISTING TREE CANOPY
  - # TREE NUMBER, REFER TO ARBORIST REPORT BY MICHAEL L. BENCH DATED MAY 8, 2018
  - (5) HERITAGE TREE - CRITICAL ROOT ZONE
  - (1) EXISTING TREE TO BE TRANSPLANTED ON SITE - ROOT BALL SIZE
  - X (49) EXISTING TREE TO BE REMOVED

**NOTE**  
 REFER TO ARBORIST REPORT BY MICHAEL L. BENCH DATED MAY 8, 2018 FOR TREE REMOVAL AND PROTECTION NOTES.

**EXISTING TREES TO REMAIN SUMMARY**

TOTAL NUMBER OF EXISTING TREES TO BE PROTECTED IN PLACE OR TRANSPLANTED ON SITE: 6

#	TREE NAME	TRUNK DBH (INCHES)	HERITAGE TREE	NOTES
1	WASHINGTONIA ROBUSTA (MEXICAN FAN PALM)	15.4	YES	TO BE TRANSPLANTED
3	CEDRUS DEODARA (DEODAR CEDAR)	51.4	YES	
4	SEQUOIA SEMPERVIRENS (COAST REDWOOD)	36.3	YES	
5	SEQUOIA SEMPERVIRENS	50.3	YES	
6	PINUS CANARIENSIS (CANARY ISLAND PINE)	29.4	YES	
36	PHOENIX CANARIENSIS (CANARY ISLAND DATE PALM)	31.0	YES	

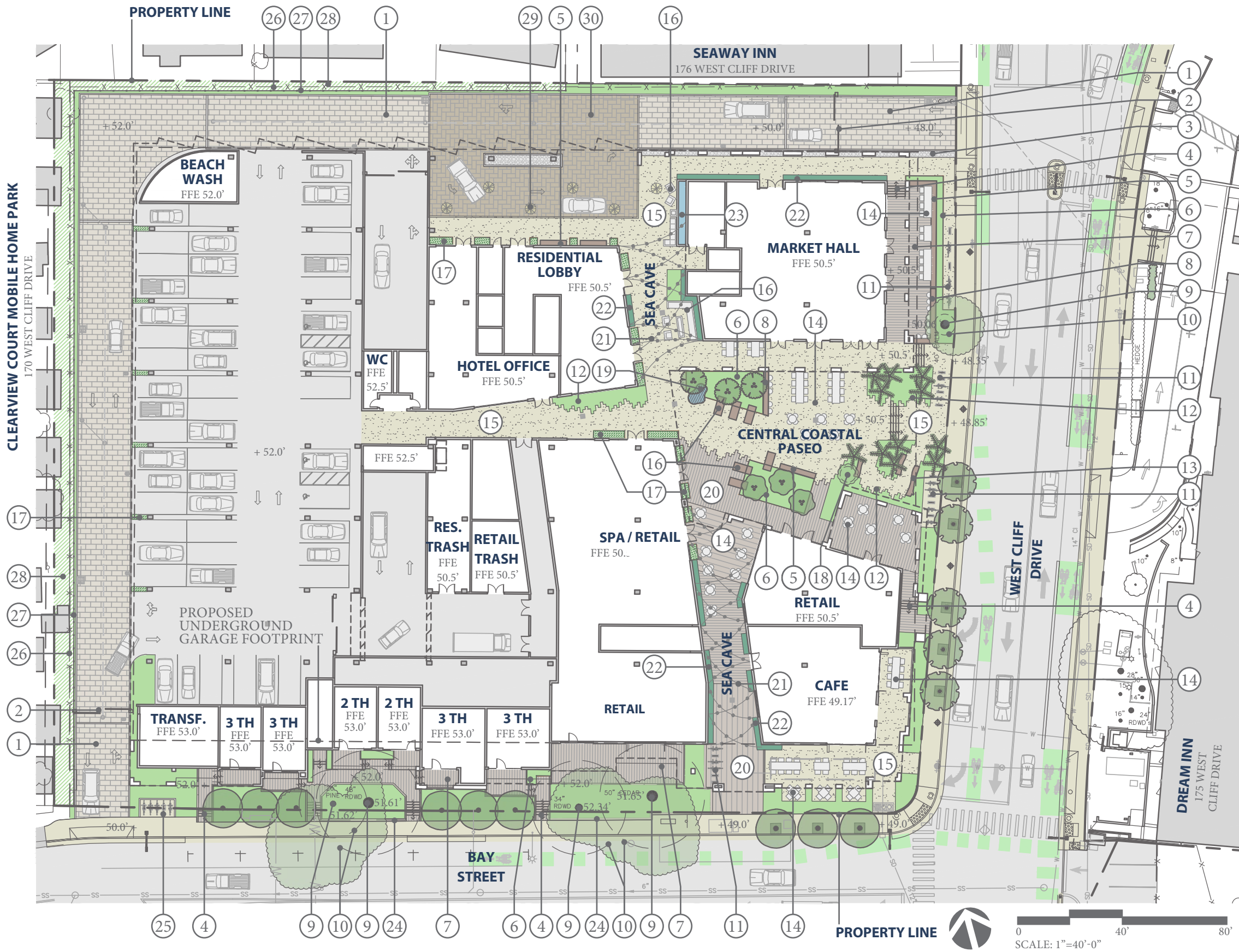
**EXISTING TREES TO BE REMOVED SUMMARY**

TOTAL NUMBER OF EXISTING TREES TO BE REMOVED: 49

#	TREE NAME	TRUNK DBH (INCHES)	HERITAGE TREE	#	TREE NAME	TRUNK DBH (INCHES)	HERITAGE TREE
2	GEIJERA PARVIFOLIA (AUSTRALIAN WILLOW)	8.9	NO	31	PLATANUS ACERIFOLIA 'YARWOOD'	13.3	NO
7	PINUS CANARIENSIS	44.6	YES	32	SEQUOIA SEMPERVIRENS	34.4 / 24.5 / 23.6	YES
8	PLATANUS ACERIFOLIA 'YARWOOD' (YARWOOD SYCAMORE)	15.5	YES	33	GEIJERA PARVIFOLIA	9.9	NO
9	PLATANUS ACERIFOLIA 'YARWOOD'	16.8	YES	34	GEIJERA PARVIFOLIA	15.1	YES
10	PLATANUS ACERIFOLIA 'YARWOOD'	14.5	YES	35	GEIJERA PARVIFOLIA	10.7	NO
11	GEIJERA PARVIFOLIA	17.2 (BF)	YES	37	PLATANUS ACERIFOLIA 'YARWOOD'	6.6	NO
12	GEIJERA PARVIFOLIA	12.4 (BF)	NO	38	PLATANUS ACERIFOLIA 'YARWOOD'	10.6	NO
13	PLATANUS ACERIFOLIA 'YARWOOD'	13.4	NO	39	GEIJERA PARVIFOLIA	14.6	YES
14	PRUNUS CERASIFERA 'PISSARDI' (PISSARDI PLUM)	13.2 (BF)	NO	40	GEIJERA PARVIFOLIA	9.6	NO
15	PRUNUS CERASIFERA 'PISSARDI'	12.0 (BF)	NO	41	PLATANUS ACERIFOLIA 'YARWOOD'	10.9	NO
16	PRUNUS CERASIFERA 'PISSARDI'	10.8 (BF)	NO	42	GEIJERA PARVIFOLIA	9.9	NO
17	PRUNUS CERASIFERA 'PISSARDI'	11.0 (F)	NO	43	GEIJERA PARVIFOLIA	9.4	NO
18	PLATANUS ACERIFOLIA 'YARWOOD'	13.8	NO	46	PLATANUS ACERIFOLIA 'YARWOOD'	14.8	YES
19	PLATANUS ACERIFOLIA 'YARWOOD'	13.7	NO	47	PLATANUS ACERIFOLIA 'YARWOOD'	11.6	NO
20	PLATANUS ACERIFOLIA 'YARWOOD'	13.6	NO	48	CERCIS CANADENSIS	6.8	NO
21	PLATANUS ACERIFOLIA 'YARWOOD'	8.7	NO	49	CERCIS CANADENSIS	7.0	NO
22	PLATANUS ACERIFOLIA 'YARWOOD'	11.9	NO	50	PLATANUS ACERIFOLIA 'YARWOOD'	7.7	NO
23	PLATANUS ACERIFOLIA 'YARWOOD'	10.6	NO	51	SEQUOIA SEMPERVIRENS	48.7	YES
24	PLATANUS ACERIFOLIA 'YARWOOD'	12.1	NO	52	PLATANUS ACERIFOLIA 'YARWOOD'	7.2	NO
25	PLATANUS ACERIFOLIA 'YARWOOD'	12.8	NO	53	PLATANUS ACERIFOLIA 'YARWOOD'	10.1	NO
26	PLATANUS ACERIFOLIA 'YARWOOD'	14.3	YES	55	CERCIS CANADENSIS	4.8	NO
27	CERCIS CANADENSIS (CANADIAN REDBUD)	8.7	NO	56	PLATANUS ACERIFOLIA 'YARWOOD'	4.8	NO
28	PRUNUS CERASIFERA 'PISSARDI'	8.3	NO	57	CERCIS CANADENSIS	6.1	NO
29	GEIJERA PARVIFOLIA	9.9	NO	58	ARAUCARIA HETEROPHYLLA (NORFOLK ISLAND PINE)	6.6	NO
30	GEIJERA PARVIFOLIA	8.0	NO				

NOTE: TREES 44, 45, AND 54 HAVE BEEN PREVIOUSLY REMOVED

B. Landscape Plan - Level 1 Improvements Scale: 1" = 40'-0"



- LEGEND**
- ① PERMEABLE PAVING DRIVEWAY, COLOR AND TEXTURE TO RESEMBLE WET SAND, REFER TO CIVIL SECTION
  - ② AFTER - HOURS SECURITY ENCLOSURE/GATES
  - ③ COBBLE OR SEA GLASS MULCH BAND
  - ④ STAIRS WITH HANDRAILS
  - ⑤ WOOD BENCH
  - ⑥ RAISED CORTEN STEEL PLANTER
  - ⑦ WOOD DECK WITH PIER FOUNDATIONS
  - ⑧ CANTILEVERED WOOD BAR WITH STOOLS
  - ⑨ EXISTING TREE, PROTECT IN PLACE
  - ⑩ EXISTING TREE CRITICAL ROOT ZONE, REFER TO ARBORIST REPORT BY MICHAEL L. BENCH DATED MAY 8, 2018
  - ⑪ BIKE PARKING (50 TOTAL SPACES)
  - ⑫ SCULPTED EDGE PLANTING AREA
  - ⑬ DRIFTWOOD BENCHES
  - ⑭ OUTDOOR DINING AREA
  - ⑮ CONCRETE PAVING TO RESEMBLE SAND WITH SEA-THEMED IMPRINTS
  - ⑯ LOUNGE SEATING
  - ⑰ RAISED PLANTER WITH CLIMBING VINES
  - ⑱ EXISTING WASHINGTONIA ROBUSTA (MEXICAN FAN PALM) TO BE RELOCATED
  - ⑲ SCULPTURE
  - ⑳ BOARDWALK WITH IRREGULAR ANGLES, SIZES, AND WOOD TYPES
  - ㉑ FESTOON LIGHTING
  - ㉒ LIVING WALL
  - ㉓ WATER WALL
  - ㉔ RETAINING WALL, SKATEBOARD PROOF
  - ㉕ JUMP BIKE STATION, 5-BIKE MODULE WITH 120V ELECTRICAL SERVICE
  - ㉖ EXISTING WOOD FENCE TO BE REMOVED
  - ㉗ SOUND WALL WITH SCREEN PLANTING
  - ㉘ MOBILE HOMES WILL CONTINUE TO BE ABLE TO USE A PORTION OF THE PROJECT'S PROPERTY (SOUND WALL HAS SHIFTED 18" INTO PROPERTY FROM EXISTING WOOD FENCE LOCATION)
  - ㉙ HANGING LANTERNS FROM BUILDING OVERHANG
  - ㉚ DECORATIVE PERMEABLE PAVING, REFER TO CIVIL SECTION

B. Landscape Plan - Streetscape Improvements Scale: 1" = 40'-0"



- LEGEND**
- ① CROSSWALK WITH RECTANGULAR RAPID FLASHING BEACONS, REFER TO CIVIL SECTION AND TRAFFIC IMPACT ANALYSIS, DATED 11/06/2017
  - ② WEST CLIFF DRIVE ROAD REALIGNMENT AND BIKE LANE IMPROVEMENT, REFER TO CIVIL SECTION
  - ③ NEW STREET TREES WITH 48"x48" METAL TREE GRATES, REFER TO PLANTING LIST
  - ④ (4) NEW LED DECORATIVE STREET LIGHTS PER CITY STANDARD, DETAIL 17 OF 20
  - ⑤ WEST CLIFF DRIVE AND BAY STREET INTERSECTION, REFER TO CIVIL SECTION FOR INTERSECTION DESIGN OPTIONS
  - ⑥ NEW STREET TREES, LOCATION DEPENDS ON INTERSECTION DESIGN SELECTED, REFER TO CIVIL SECTION
  - ⑦ EXISTING BUS STOP BENCH AND SIGN TO REMAIN
  - ⑧ RETAINING WALL, SKATEBOARD PROOF
  - ⑨ EXISTING STREET LIGHT TO REMAIN
  - ⑩ NEW STREET TREES WITHIN PLANTING AREA, REFER TO PLANTING LIST
  - ⑪ NEW LED ELECTROLIER STREET LIGHT PER CITY STANDARD, DETAIL 16 OF 20
  - ⑫ SIDEWALK WIDENING FOR PEDESTRIAN RESERVOIR AREA AT CROSSWALK
  - ⑬ REPLACE EXISTING STAIRS AND HANDRAILS
  - ⑭ NEW HEDGE OR SCREENING PANELS TO SCREEN THE DREAM INN PORTE COCHERE AREA
  - ⑮ APPROXIMATE LOCATION OF EXISTING HEDGE

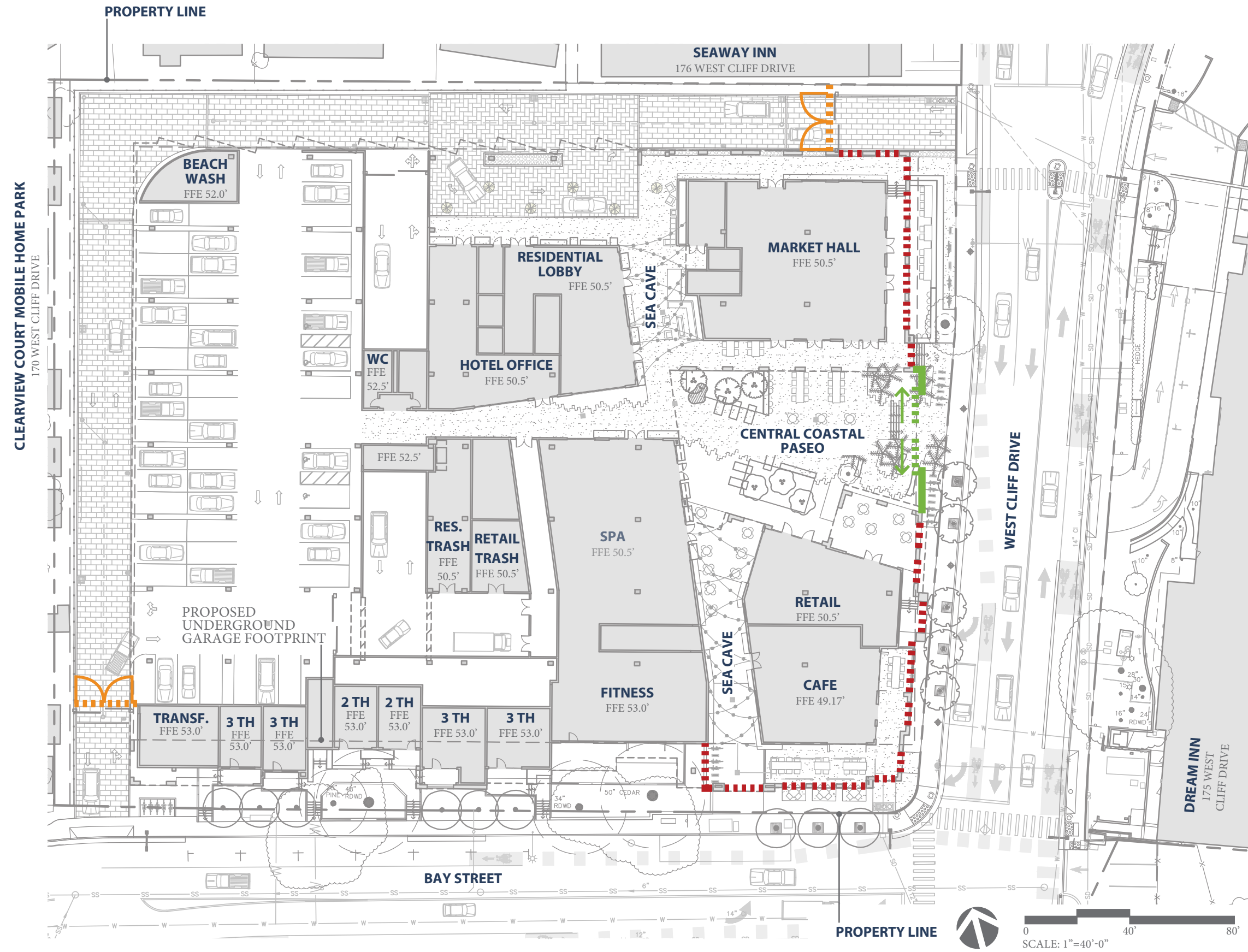
B. Proposed Tree and Planting Plan Scale: 1" = 40'-0"







- LEGEND**
- PROPOSED BUILDING FOOTPRINT
  - - - PROPOSED UNDERGROUND GARAGE FOOTPRINT
  - PLANTING AREA (6,670 SF)
  - ▨ RAISED PLANTERS WITH CLIMBING VINES (310 SF)
  - ▬ LIVING WALL (2,760 SF)
  - XX" TREE
  - APPROXIMATE EXISTING TREE CANOPY
  - (3) *CHAMAEROPS HUMILIS* (EUROPEAN FAN PALM) - 24" BOX, MULTI-TRUNK
  - (3) *CORDYLINE AUSTRALIS* (CABBAGE TREE) - 24" BOX, MULTI-TRUNK
  - (5) *KOELREUTERIA PANICULATA* (GOLDENRAIN TREE) - 36" BOX
  - (9) *LOPHOSTEMON CONFERTUS* (BRISBANE BOX) - 36" BOX
  - ✱ (11) *WASHINGTONIA FILIFERA* (CALIFORNIA FAN PALM) - 24" BOX

TOTAL IRRIGATION AREA ON LEVEL 1: 9,740 SF  
 TOTAL NUMBER OF PROPOSED TREES : 31

**NOTE**  
 LANDSCAPE PLANTING PLAN WILL COMPLY WITH THE COASTAL ZONE HERITAGE TREE REMOVAL MITIGATION REQUIREMENTS. ALL REMOVED HERITAGE TREES WILL BE REPLACED ON SITE AT A 2:1 RATIO WITH 24"-BOX TREES, OR BY 3:1 RATIO WITH 15-GALLON TREES, OR BY A FEE PAID FOR OFF-SITE MITIGATION, OR A COMBINATION OF THESE OPTIONS.



- LEGEND**
-  PLAZA ARTISTIC METAL SCREEN
  -  PLAZA ARTISTIC METAL SLIDING GATE
  -  RETAIL ARCADE ROLL-UP SECURITY DOOR
  -  DRIVEWAY UTILITARIAN METAL SWINGING GATES

**NARRATIVE**

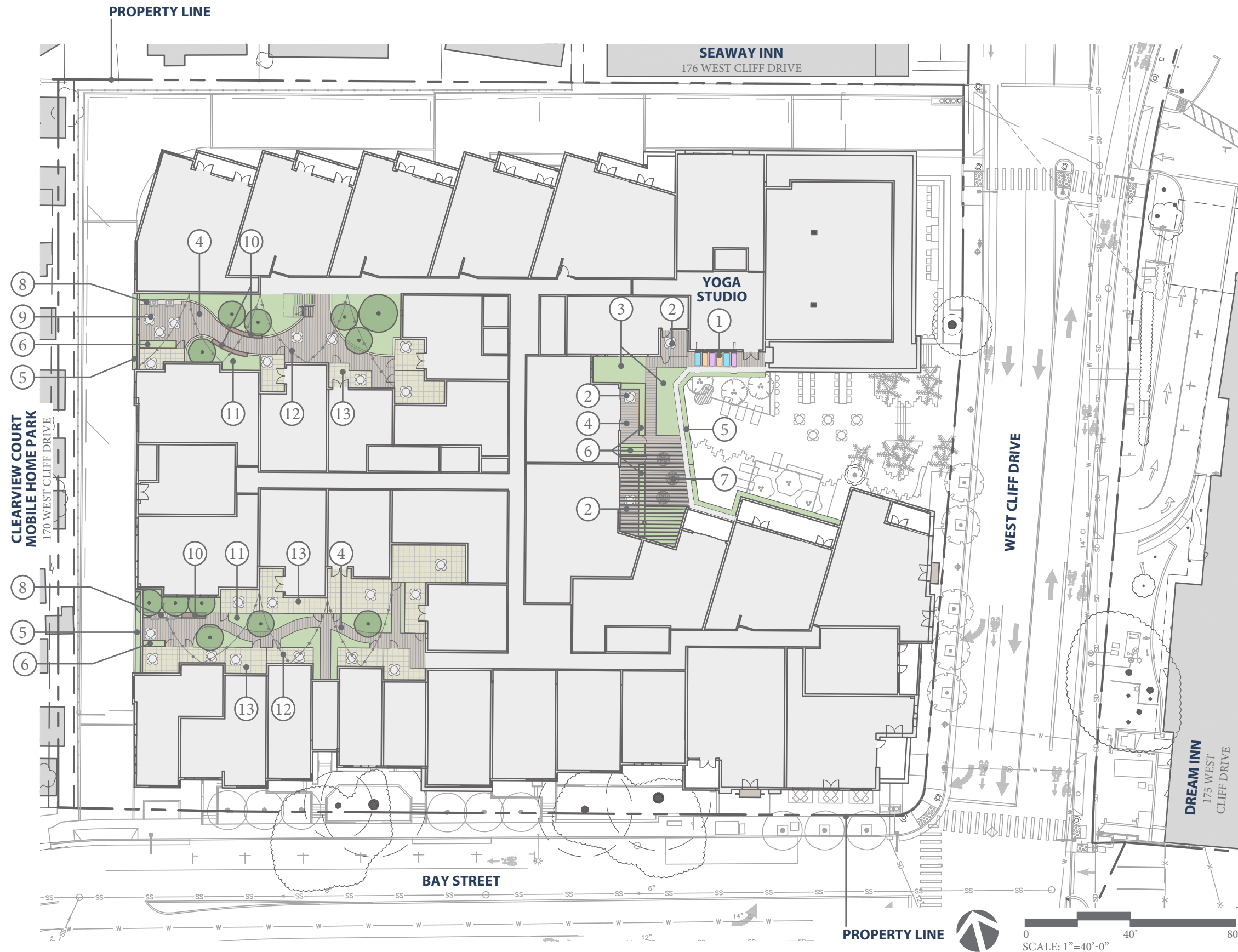
THE ENTRANCE INTO CENTRAL COASTAL PASEO FROM WEST CLIFF DRIVE WILL HAVE TWO ARTISTIC METAL SCREENS WITHIN THE PLANTING AREAS. BETWEEN THE SCREENS ARE TWO SLIDING GATES THAT WILL MOVE BEHIND THE SCREENS, OPENING THE ENTRANCE TO THE PLAZA DURING BUSINESS HOURS.

THE RETAIL ARCADES ALONG WEST CLIFF DRIVE AND BAY STREET WILL HAVE METAL ROLL-UP SECURITY DOORS THAT CLOSE AFTER HOURS.

THE DRIVEWAY ENTRANCES AT WEST CLIFF DRIVE AND BAY STREET WILL HAVE SIMPLE, UTILITARIAN, DOUBLE LEAF METAL SWINGING GATES.



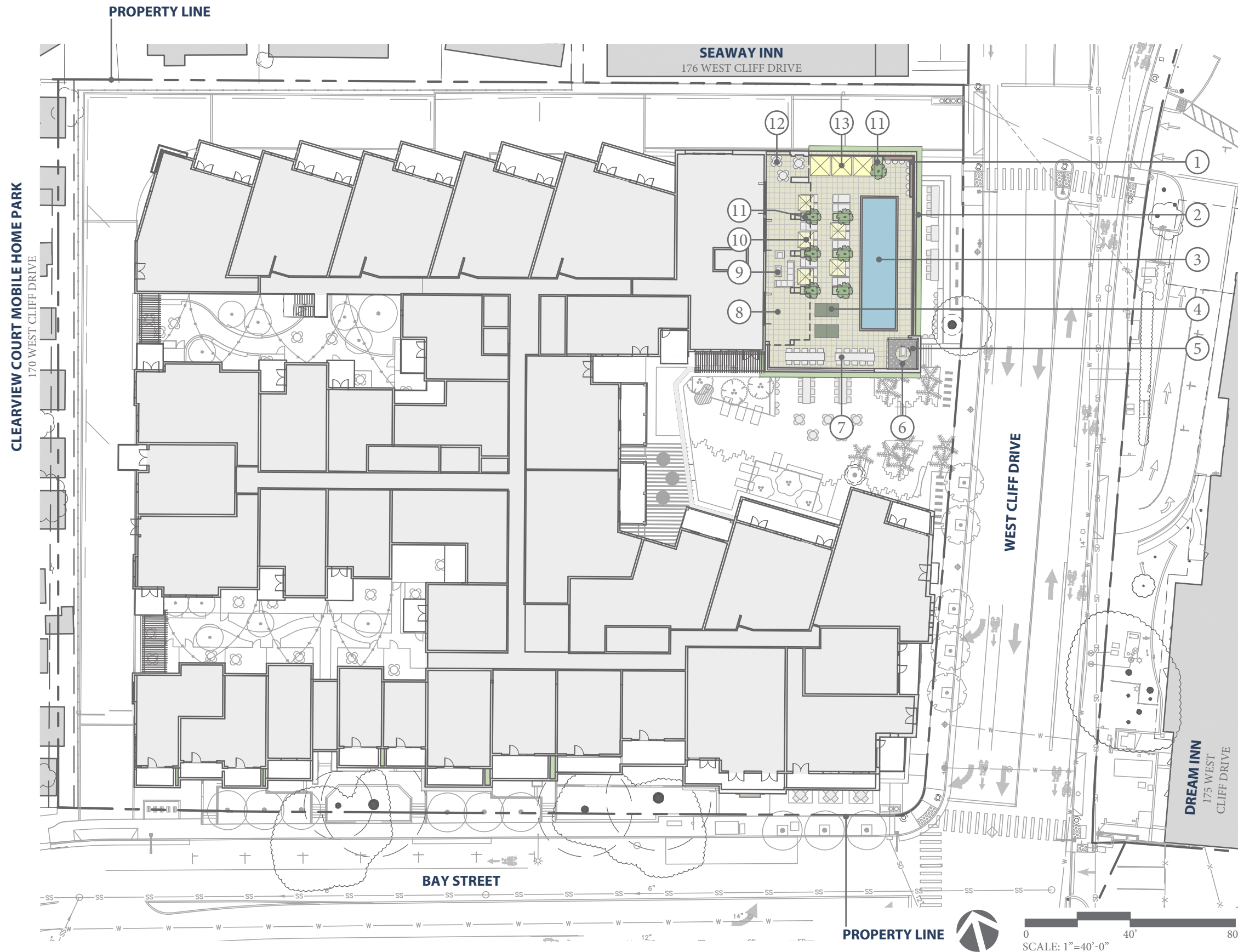
B. Landscape Plan - Level 2 Scale: 1" = 40'-0"



### LEGEND

- ① SPACE FOR OUTDOOR YOGA IN FRONT OF LARGE ROLL-UP DOOR
- ② PRIVATE GATED SPACE FOR INDIVIDUAL RESIDENCE
- ③ EDIBLE PLANTING FOR RESIDENCES AND MARKET HALL DINING, REFER TO PLANT LIST
- ④ BOARDWALK PAVING
- ⑤ HANGING PLANTER ALONG EDGE WITH SPILLER PLANTS GROWING DOWN BUILDING FAÇADE, REFER TO PLANT LIST
- ⑥ RAISED CORTEN STEEL PLANTERS WITH HERB PLANTS FOR RESIDENCES, REFER TO PLANT LIST
- ⑦ WOOD ARBOR WITH CLIMBING VINES AND HANGING NEST SEATS
- ⑧ RAISED BAR WITH TWO BARBEQUES
- ⑨ OUTDOOR TABLES AND CHAIRS IN COMMON SPACE
- ⑩ WOOD BENCH
- ⑪ RAISED AND BERMED PLANTING WITH SMALL TREES, REFER TO PLANT LIST
- ⑫ FESTOON LIGHTING
- ⑬ PRIVATE GATED SPACES FOR INDIVIDUAL RESIDENCE WITH ROOF TILE PAVING IN WARM NEUTRAL COLOR

B. Landscape Plan - Level 3 Scale: 1" = 40'-0"



**LEGEND**

- ① CANTILEVERED WOOD BAR WITH STOOLS
- ② HANGING PLANTER ALONG EDGE WITH SPILLER PLANTS GROWING DOWN BUILDING FAÇADE, REFER TO PLANT LIST
- ③ OUTDOOR SWIMMING POOL
- ④ OUTDOOR GAMES - (2) PING PONG TABLES
- ⑤ FIRE FEATURE WITH LOUNGE SEATING
- ⑥ LATTICE TOWER FEATURE, REFER TO ARCHITECTURE SECTION
- ⑦ LARGE SHARED TABLES AND CHAIRS
- ⑧ ROOF TILE PAVING IN WARM, NEUTRAL COLOR
- ⑨ OUTDOOR TELEVISION WITH LOUNGE SEATING
- ⑩ POOL LOUNGE CHAIRS WITH UMBRELLAS
- ⑪ RAISED CORTEN STEEL PLANTERS WITH SMALL CANOPY TREES, REFER TO PLANT LIST
- ⑫ OUTDOOR TABLES AND CHAIRS
- ⑬ CABAÑAS WITH SHADE STRUCTURE

CLEARVIEW COURT MOBILE HOME PARK  
170 WEST CLIFF DRIVE

PROPERTY LINE

SEAWAY INN  
176 WEST CLIFF DRIVE

WEST CLIFF DRIVE

DREAM INN  
175 WEST CLIFF DRIVE

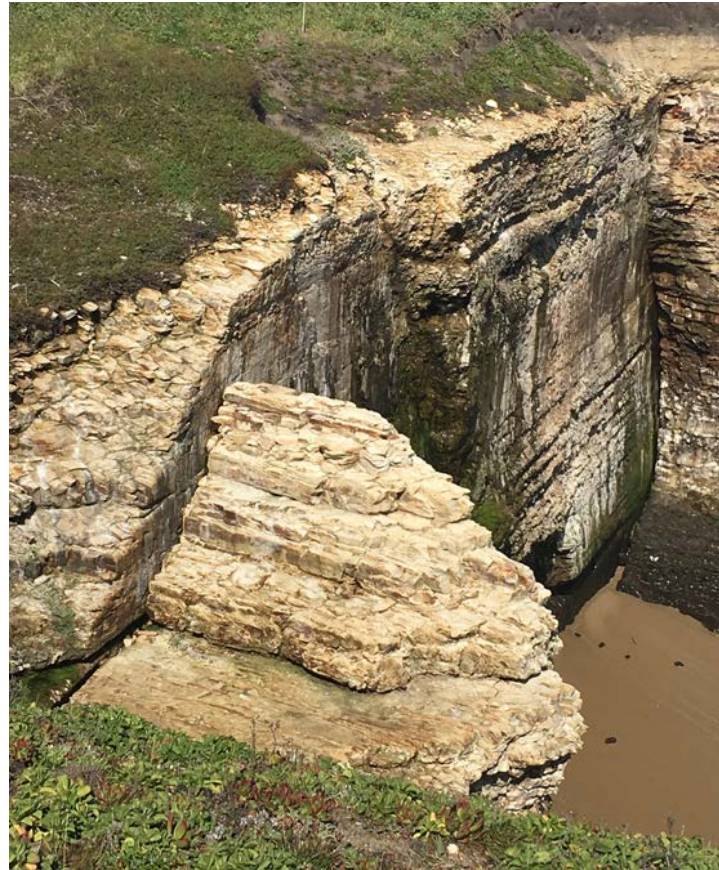
BAY STREET

PROPERTY LINE

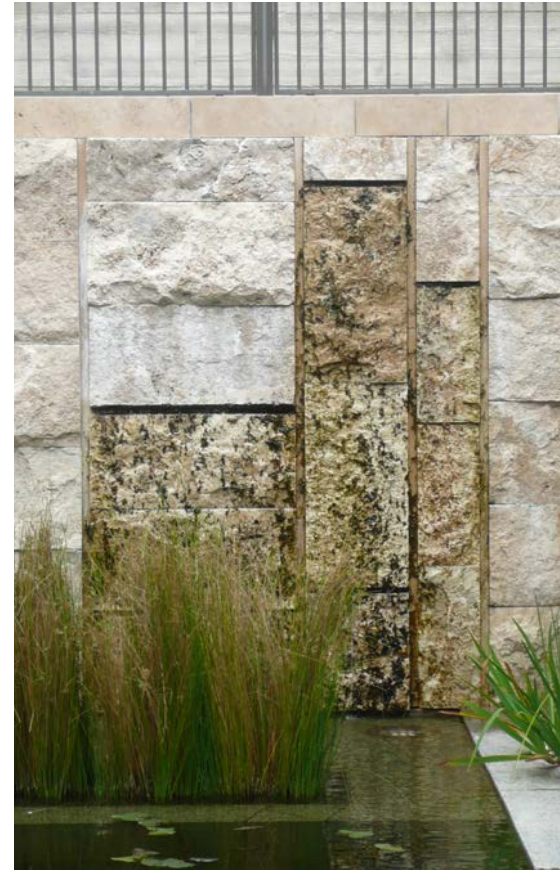


0 40' 80'  
SCALE: 1"=40'-0"

C. Material Board - Ground Level



NATURAL EDGE - Wilder Ranch State Park, Santa Cruz (photo by JLJA)



STONE WATER WALL (photo by JLJA)



DRIFTWOOD BENCHES - CSUMB Academic II Courtyard, Seaside, by JLJA (photo by David Wakely)



SEA INSPIRED MATERIALS - SALT FINISH CONCRETE AND ROUNDED PEBBLES (photo by JLJA)



COASTAL PLANTING (photo by Saxon Holt)



SEA-THEMED IMPRINTS - East Cliff Drive, Santa Cruz, by JLJA (photo by JLJA)



WEST CLIFF BEACH SAND PATTERN (photo by JLJA)



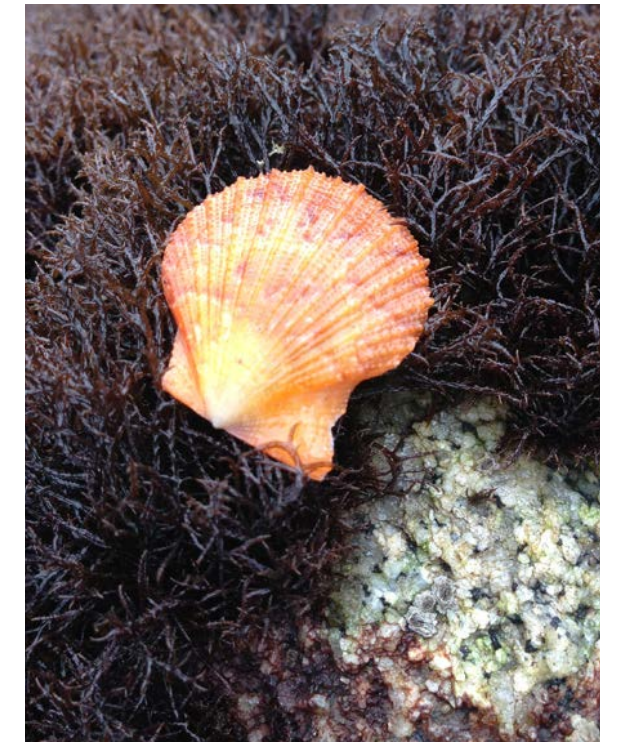
CONCRETE PAVING TO RESEMBLE SAND - West Cliff Bicycle Path, Santa Cruz (photo by JLJA)



NATIVE MATERIALS (photo by JLJA)



SEA CAVE LIVING WALL - Florafelt Pro System, Landscape design by Green17 (florafelt.com)



LIVING COASTAL EDGE - Pacific Grove (photo by JLJA)



VERTICAL BICYCLE RACKS - Sub Rosa, Oakland (photo by JLJA)



OUTDOOR DINING - Kelly's French Bakery, Santa Cruz (photo by JLJA)



OUTDOOR DINING AND EVENTS - Abbott Square, Santa Cruz (photo by JLJA)



DECORATIVE CROSSWALK - Ennis-Flint (ennisflintamericas.com)



TOWN HOME PRIVATE DECKS AND RAISED PLANTERS - Pacific Pointe Apartments, San Francisco, by David Baker Architects and Interstice Architects (dbarchitect.com)



WOOD DECK WITH TABLES AND CHAIRS - GO OutdoorTable, Chipman Stools, from Landscape Forms (landscapeforms.com)



WHALES "SPYHOPPING" IN MONTEREY BAY - INSPIRATION FOR SCULPTURE (photo by Paul Schraub)



WOOD BAR WITH STOOLS - Third Street Plaza, Morgan Hill, by JLJA (photo by Holly Lepere)



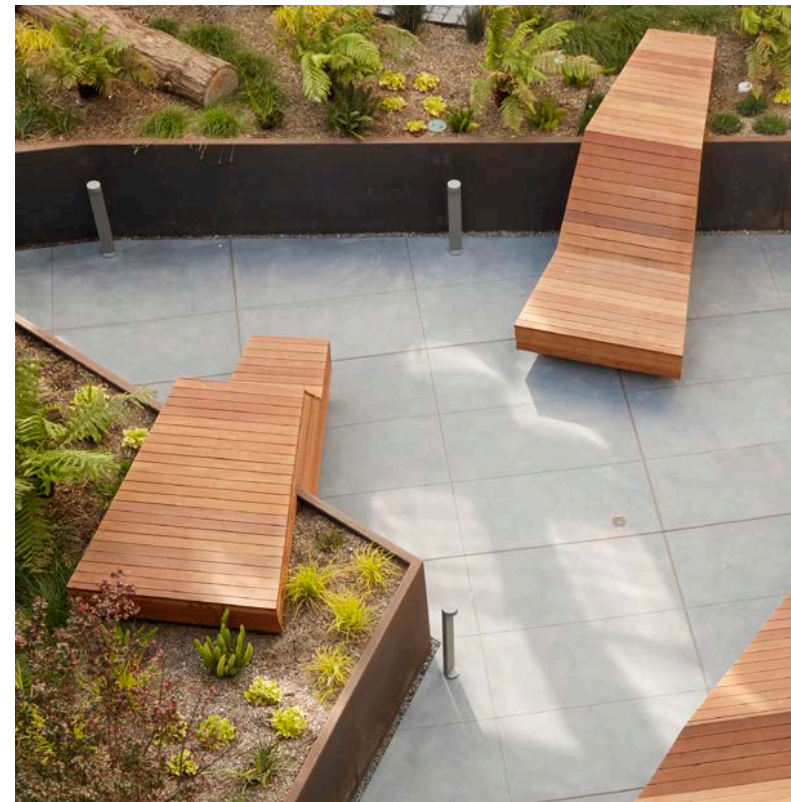
RAISED CORTEN STEEL PLANTER (photo by JLJA)



FESTOON LIGHTING - Nickelodeon Theatre, Santa Cruz (photo by JLJA)



HANGING LANTERNS - Plantronics, Santa Cruz, by JLJA (photo by JLJA)



WOOD LOUNGE SEATS - Pacific Pointe Apartments, San Francisco. David Baker Architects and Interaction Architects (dbarchitect.com)



SALVAGED WOOD BENCHES (photo by JLJA)

PLAZA ARTISTIC METAL SCREEN  
PLAZA ARTISTIC METAL SLIDING GATE



PLAZA ARTISTIC METAL SCREEN AND SLIDING GATES - artistic metal design inspired by Santa Cruz (image by JLJA)



PLAZA METAL SLIDING GATE (to have artistic metal design - see image to above) - Mulholland Security Gates - Aluminum Gates (gateslosangeles.com)

RETAIL ARCADE ROLL UP SECURITY DOOR



RETAIL ARCADE ROLL-UP SECURITY DOOR - Cookson Roll Up Security Gates (cooksondoor.com)

DRIVEWAY UTILITARIAN METAL SWINGING GATES



DRIVEWAY UTILITARIAN METAL SWINGING GATES - Mulholland Security Gates - Aluminum Gates (gateslosangeles.com)



HANGING NEST SEATS - Hanging Egg Chair, Sika Design (sika-design.com)



BOARDWALK PAVING WITH BERMED PLANTING AND LOUNGE SEATING - Scotts Valley Library Courtyard, Scotts Valley, by JLJA (photo by JLJA)



RAISED BAR WITH BARBEQUES - Private residence, Palo Alto, by JLJA (photo by Bernardo Grijalva)



OUTDOOR POOL DECK WITH LOUNGE SEATING AND PLANTING - Private residence, Pebble Beach, by JLJA (photo by David Livingston)



OUTDOOR GAMES - Ping Pong Table, by POPP (popp.world)



FIRE FEATURE - Private residence, Carmel Valley, by JLJA (photo by JLJA)



RAISED HERB PLANTERS - Aptos Blue Apartments, by JLJA (photo by JLJA)

D. Planting List & Irrigation Notes

adapted and non-invasive species. Planting containers to be 1-gallon size or larger. Irrigation system shall be in compliance with the City of Santa Cruz code and shall be water conserving drip, low flow, matched precipitation rate micro-spray, spray, or bubbler and served by an automatic controller with flow-control and moisture sensing capabilities. Plant species may include:

**GROUND LEVEL**

**Central Coastal Paseo**

- *Chamaerops humilis* (European fan palm)
- *Cordyline australis* (cabbage tree)
- *Washingtonia filifera* (California fan palm)
- *Deschampsia cespitosa* (tufted hairgrass)
- *Grevillea lanigera* 'Coastal Gem' (coastal gem grevillea)
- *Helianthemum nummularium* 'Wisley Primrose' (Wisley primrose sunrose)
- *Muhlenbergia dubia* (pine muhly)

**Sea Cave**

- *Astelia chathamica* (silver leaf)
- *Carex remota* (European meadow sedge)
- *Clivia miniata* 'Shademaster Yellow' (yellow clivia)
- *Polystichum munitum* (western sword fern)

**West Cliff Drive Frontage**

- *Koelreuteria paniculata* (goldenrain tree)
- *Aloe arborescens* (torch aloe)
- *Limonium perezii* (statice)
- *Senecio mandraliscae* (blue chalk sticks)

**Bay Street Frontage**

- *Beschorneria yuccoides* (amole)
- *Lophostemon confertus* (Brisbane box)
- *Westringia fruticosa* 'Mundi' (coastal rosemary)
- *Grevillea juniperina* 'Molonglo' (juniper-leaf grevillea)
- *Rosmarinus* 'Benenden Blue' (benenden blue rosemary)

**Screen Plants**

- *Bougainvillea* (bougainvillea)- apricot and purple colors
- *Distictis buccinatoria* (red trumpet vine)
- *Grewia occidentalis* (lavender starflower) - espalier
- *Lonicera hildebrandiana* (giant Burmese honeysuckle)
- *Podocarpus gracilior* (fern pine)
- *Tecomaria capensis* (orange Cape honeysuckle)

**LEVEL 2 & 3**

**Small Trees and Shrubs**

- *Citrus spp.* (lemon)
- *Feijoa sellowiana* (pineapple guava)
- *Lavendula spp.* (lavender)
- *Salvia spp.* (sage)
- *Thymus spp.* (thyme)

**Spillers**

- *Correa pulchella* (Australian fuchsia)
- *Juniperus conferta* 'Blue Pacific' (blue Pacific juniper)
- *Origanum* 'Kent Beauty' or 'Santa Cruz' (ornamental oregano)
- *Pelargonium tomentosum* (scented geranium)
- *Sedum morganianum* 'Burro's Tail' (donkey tail)
- *Senecio rowleyanus* (string of pearls)



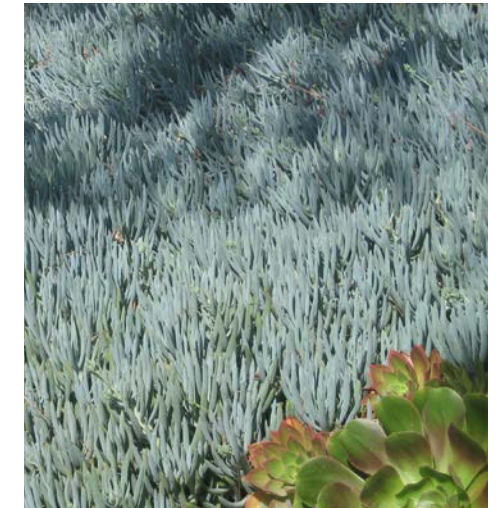
*Grevillea lanigera* 'Coastal Gem' (coastal gem grevillea) (photo by JLJA)



*Carex* spp. (carex) and *Polystichum munitum* (western sword fern) (photo by JLJA)



*Limonium perezii* (statice) (photo by JLJA)



*Senecio mandraliscae* (blue chalk sticks) (photo by JLJA)



*Lophostemon confertus* (Brisbane box) (photo by JLJA)



*Bougainvillea* (bougainvillea) (photo by JLJA)



*Grewia occidentalis* (lavender starflower) (photo by JLJA)



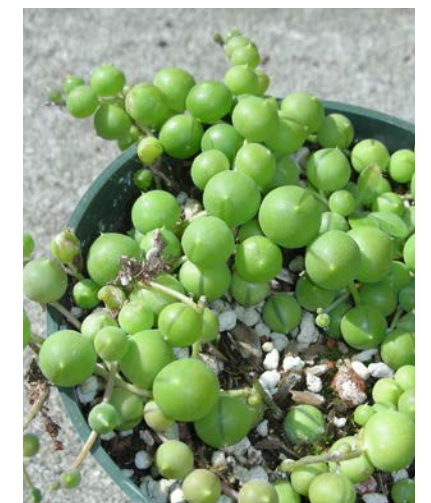
*Podocarpus gracilior* (fern pine) (photo by JLJA)



*Feijoa sellowiana* (pineapple guava) (photo by JLJA)



*Origanum* 'Kent Beauty' (ornamental oregano) (photo by JLJA)



*Senecio rowleyanus* (string of pearls) (photo by JLJA)