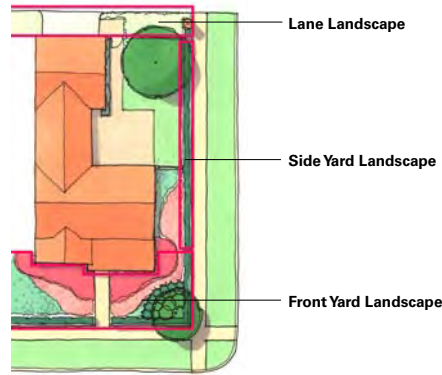
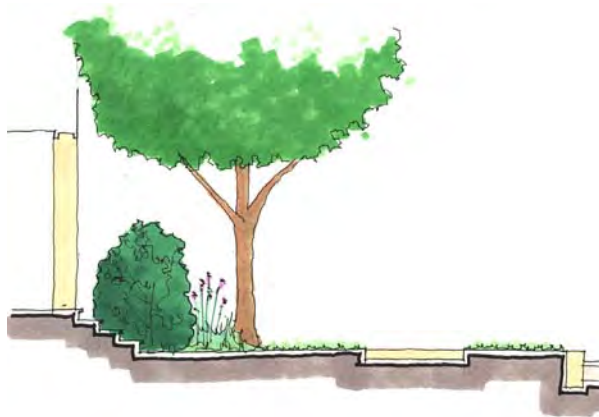




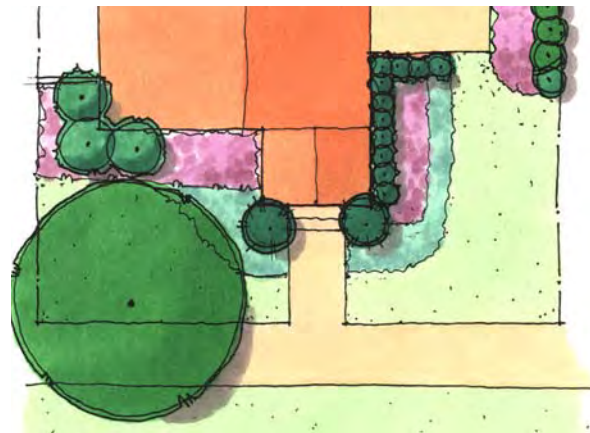
Examples of native plants



Priority planting areas



Illustrative section through front yard



Illustrative landscape

## Introduction

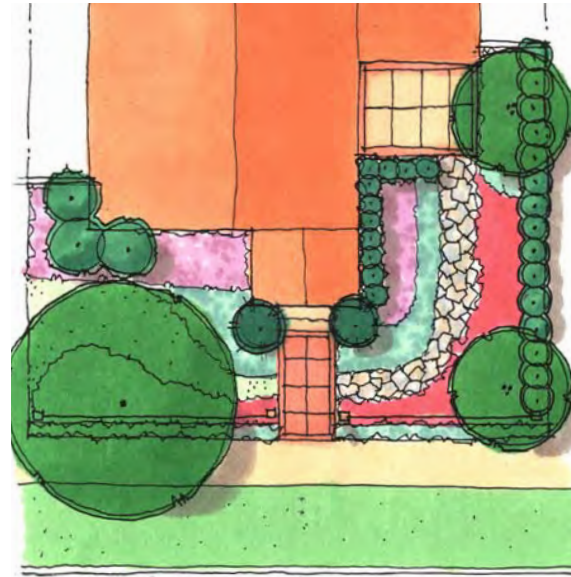
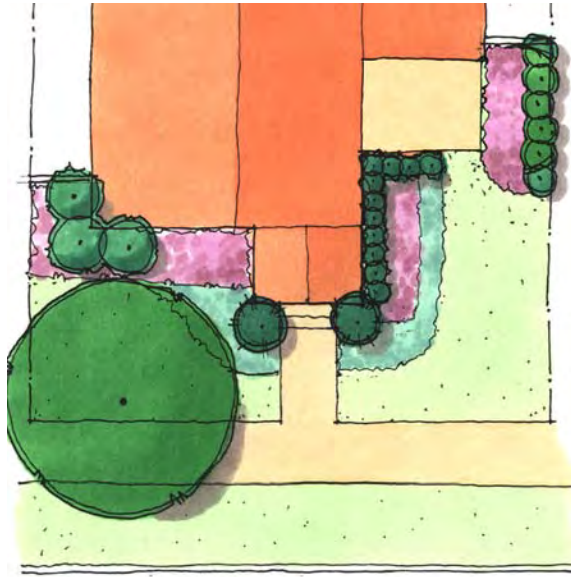
THE LANDSCAPE PATTERNS SECTION illustrates key elements and design strategies for private lots in three distinct landscape themes that are prevalent in the region. Mediterranean landscapes reflect the coastal influence of the region's exotic and arid landscape. Cottage landscapes provide a diverse mixture of flower plantings for color and texture. The Arts & Crafts landscape represents a more formal image of the classic border garden. Regardless of landscape style, limited water availability drove a focus on using native plant materials of the region that require little or no irrigation.

Attractive landscapes in nearby communities contain a range of plant and hardscape materials. Hedges, fences, and walls often mark the front yard perimeter to create and beautify public street edges. Behind this edge is typically a mix of perennials, succulents, and native shrubs and ornamental trees. At East Garrison, the front yard landscapes will reflect this tradition.

This section begins with a description of front yard landscaping followed by the treatment of public street edges on private lots within a typical East Garrison block. Each landscape theme is then described in detail with standard planting requirements. Permitted upgrades are also included. Landscape principles for specific conditions, Courtyard Apartments and Garrison Apartment Homes, and Lanes, are also illustrated. The section ends with upgrade guidelines for landscape elements, including front yard fences and walls, rear yard fences and screens, private gardens, and palettes for irrigated and non-irrigated plant material.

The landscape patterns presented apply to front and side yards only, as indicated in the drawing (above left). Back yards, typically, are sold as dirt. Homeowners will be required to use the East Garrison Plant Palette when landscaping their back yards.

# Landscape Patterns for Individual Lots



**Standard Landscape Requirements** (Qualities are listed on pages D4, D5, and D6)

- Concrete walks and patios
- Shade tree or ornamental tree
- Ornamental shrubs, groundcovers, and perennials
- Lawn
- Bark

**Permitted Landscape Upgrades**

- Brick or stone entry walk
- Stone walkway or stepping stones to side garden
- Decorative brick edge and exposed aggregate concrete patio
- Standard garden planting plus extended garden area
- Property line articulation with walls, fences, or hedges
- Stepping stones

**Note:** Refer to individual landscape style pages for specific planting requirements.

## Front Yard Landscapes

Each home in East Garrison will be required to meet a minimum standard for planting in the front yard, and, where applicable, for the side yard for corner lots thus extending the front yard landscape around the house.

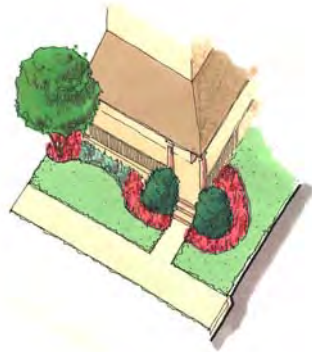
The standard landscape plan for the front yard includes a tree (shade or ornamental), ornamental shrubs, groundcovers, and perennials. As mentioned earlier, there are three landscape types - Mediterranean, Cottage, and Arts & Crafts. Individual requirements for each garden are illustrated on the following pages. Each garden has a basic planting scheme with simple concrete walks bordered by lawn areas along the public sidewalks.

Permitted upgrades are intended to provide enhanced property line articulation to better define private landscapes from the public sidewalks as well as to expand the gardens with more plantings, thereby reducing the lawn areas. An expanded palette of materials is included, such as brick and stone pavers, wood fences, and walls. Ongoing enforcement of landscape requirements, after homeowners have taken over, will be the responsibility of the Community Services District (CSD) and/or the Homeowners Association (per the East Garrison Specific Plan, Section 5).



*Typical mailbox, may be paired for a single family or ganged for townhouses*

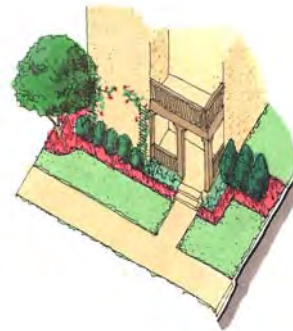
# Front Yard Landscapes



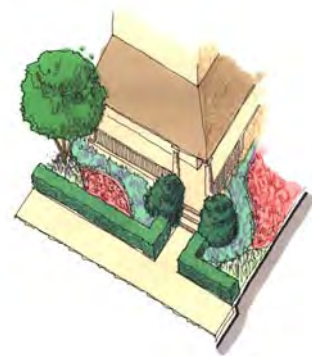
*Standard Arts & Crafts landscape*



*Standard Cottage landscape*



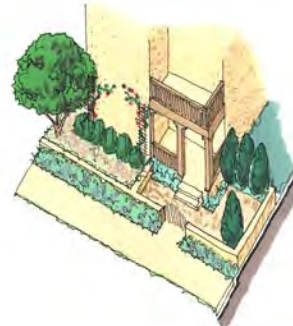
*Standard Mediterranean landscape*



*Permitted upgraded Arts & Crafts landscape*



*Permitted upgraded Cottage landscape*



*Permitted upgraded Mediterranean landscape*

## Landscape Styles

Three landscape styles have been developed for East Garrison in a standard version and with permitted upgrades. These landscape styles generally reflect the rich landscape traditions of the region.

### The Mediterranean Landscape

The Mediterranean landscape will reflect the coastal climate with a mix of arid and exotic plantings in a courtyard setting. Vertical plantings, such as flowering trees, are typically set in the ground plane plantings of groundcovers, perennials, and succulents. These compositions can be symmetrical or informal in design emphasizing the entry to the house. Walls and gates can define a private entry courtyard which is a hallmark of this garden type. Courtyards open to the sky are typical in the private areas and are used as outdoor rooms and an extension of the house. This style of garden is recommended for Mediterranean Revival homes.

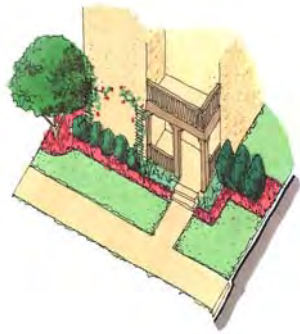
### The Cottage Landscape

The Cottage landscape is the most prevalent in the region. Permitted upgrades, such as picket fences, arbors, and trellises can define entries and front yards. Plantings are primarily perennials with a scattering of ornamental shrubs and small flowering trees as accents. These landscapes are characterized by a mix of colors, layered with a variety of texture. This landscape style is most appropriate for the Picturesque Camp houses as well as selected Garrison Craftsman homes.

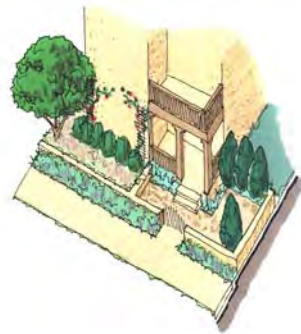
### The Arts & Crafts Landscape

Another regional landscape type, the Arts & Crafts style is more formal and organized. As is typical of English border gardens, hedges formally define the edges of the garden and the more natural landscape patterns beyond the hedges. Ornamental shrubs and small trees are used as accents; plant palettes include groundcovers and perennials. Arts & Crafts gardens are best-suited for Garrison Revival and Garrison Craftsman houses.

# Front Yard Landscape Styles



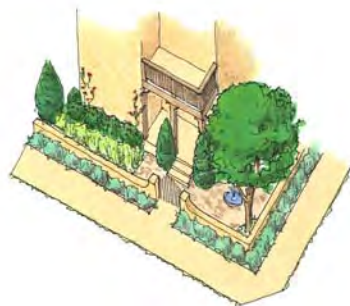
*Standard Mediterranean landscape plan*



*Permitted upgraded landscape with wall*



*Permitted upgraded landscape with courtyard*



*Permitted upgraded landscape at corner lot*



## Mediterranean Landscapes

Mediterranean landscapes are typical of the area and best represent the variety of the coastal landscape palette. These gardens usually have distinct courtyard garden entries. Courtyards open to the sky are typical in the private areas and are used as outdoor rooms and an extension of the house. Plant materials are wide-ranging, from succulents for texture to exotics for color, form, and accent. These gardens generally soften the architecture of the house with the use of flowering vines and textured plantings. The style can be formal or informal. Garden furnishings and materials are usually soft and more natural in character with plenty of color and texture.

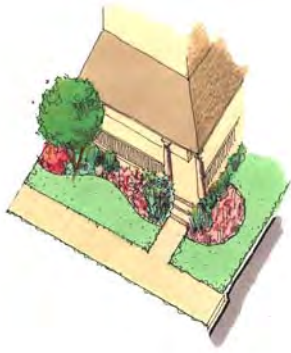
### Standard Landscape Requirements

- One shade tree or one ornamental tree per front and side street yards.
- Ornamental shrubs shall be provided for 35% of the area.
- Groundcovers shall be planted for a maximum of 20% of the area.
- A mixed palette of succulents and perennials shall be provided for 15% of the area.
- The balance of the front yard can be lawn from the planting beds to the edge of the public walkway. Per Monterey County regulations, 20% of the planted area, not to exceed 1,500 square feet per lot, is permitted to be irrigated.
- Front yard zones and side yard zones, where applicable, shall be irrigated.

### Permitted Upgraded Landscape Options

- Property line articulation – Fences, walls, or hedges to define public edges and private gardens.
- An 18-inch planting strip may be provided between the sidewalk and wall, fences, or hedges. This area should be planted with groundcovers and perennials.
- Ornamental shrubs may be provided for 40% of the area.
- Groundcovers may be provided for a maximum of 30% of the area.
- The balance of the area may be a mixed palette of succulents and perennials.
- If courtyard entry paving is desired, maximum paved area shall be 25%; screen walls and gates are encouraged, maximum height shall be 48 inches.

# Landscape Patterns – Mediterranean Landscapes



Standard Cottage landscape plan



Permitted upgraded landscape with fence



Permitted upgraded landscape with fence and arbor



Permitted upgraded landscape at corner lot



## Cottage Landscapes

Cottage gardens are the most prevalent landscape style found in the region. Sometimes defined as country gardens, these landscapes are the most diverse in style and planting palette. By definition, they are the essence of informality, ease, and individual expression.

Permitted upgrades include picket fences, arbors, and trellises and are informal in layout and plan. Plantings include a host of perennials and flowering shrubs.

These gardens are all about color and form. Just as the plantings are diverse, garden furnishings and materials can offer a wide variety from antique to country chic.

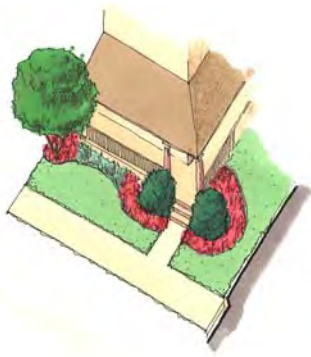
### Standard Landscape Requirements

- One shade tree or one ornamental tree per front and side street yards.
- Ornamental shrubs shall be provided for 25% of the area.
- Groundcovers shall be provided for a maximum of 20% of the area.
- A mixed palette of succulents and perennials shall be provided for 15% of the area.
- The balance of the front yard can be lawn from the planting beds to the edge of the public walkway. Per Monterey County regulations, 20% of the planted area, not to exceed 1,500 square feet per lot, is permitted to be irrigated.
- Front yard zones and side yard zones, where applicable, shall be irrigated.

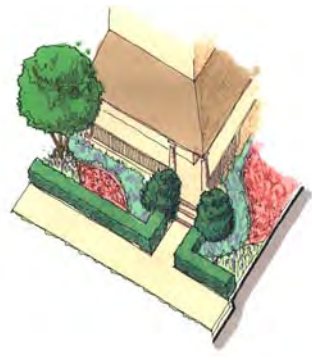
### Permitted Upgraded Landscape Options

- Property Line Articulation – Fences, walls, or hedges to define public edges and private gardens.
- An 18-inch planting strip may be provided between the sidewalk and wall, fences, or hedges. This area should be planted with groundcovers and perennials.
- Ornamental shrubs may be provided for 25% of the area.
- Groundcovers may be provided for a maximum of 25% of the area.
- The balance of the area may be a mixed palette of succulents and perennials.
- Arbors, trellises, and entry gates are encouraged for homes with cottage landscapes.

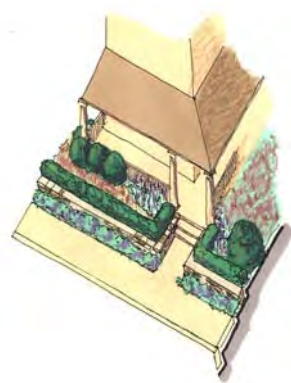
# Landscape Patterns – Cottage Landscapes



*Standard Arts & Crafts landscape plan*



*Permitted upgraded landscape with hedge*



*Permitted upgraded landscape with hedge and wall*



*Permitted upgraded landscape at corner lot*



## Arts & Crafts Landscapes

Arts & Crafts gardens are historically more architectural in character and considered somewhat of a work of art that celebrates nature. These gardens have formal touches and are highly organized, but are tempered with a soft, natural landscape palette for variety and year-round beauty. Graceful and characterized by a careful and gradual transition from house to garden, often gardens of this type are created to be garden rooms defined by walls, trellis screens, hedges, or an allée of trees.

The formality of these gardens is usually greatest near the house, graduating to a more informal type of garden further out. Architectural elements are common, especially the use of pergolas or other features to extend the house into the garden. Rich paving materials, planters, planted courtyards, or formal lawns bordered by more informal plantings are common. In these gardens, a mix of ornamental plantings are balanced by a respect for native landscape materials.

### Standard Landscape Requirements

- One shade tree or one ornamental tree per front and side street yards.
- Ornamental shrubs shall be provided for 25% of the area.
- Groundcovers shall be provided for a maximum of 25% of the area.
- A mixed palette of succulents and perennials shall be provided for 15% of the area.

- The balance of the front yard can be lawn from the planting beds to the edge of the public walkway. Per Monterey County regulations, 20% of the planted area, not to exceed 1,500 square feet per lot, is permitted to be irrigated.
- Front yard zones and side yard zones, where applicable, shall be irrigated.

### Permitted Upgraded Landscape Options

- Property Line Articulation – Walls or hedges to define public edges and private gardens.
- An 18-inch planting strip may be provided between the sidewalk and wall, fences, or hedges. This area should be planted with groundcovers and perennials.
- Hedge rows are permitted for this garden type along the property line or above the wall; plantings shall have a maximum hedge height of 42 inches.
- Ornamental shrubs to frame entryways and accent corners, not including the hedge row, shall be provided for a maximum of 25% of the area.
- Groundcovers shall be provided for a maximum of 25% of the area.
- The balance of the area shall be a mixed palette of succulents and perennials.

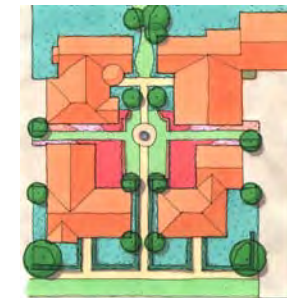
# Landscape Patterns – Arts & Crafts Landscapes



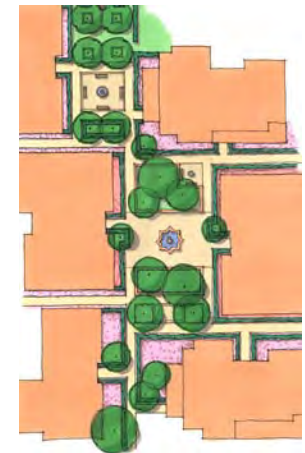
## Courtyard Lots & Apartment Homes

The apartments of East Garrison will be styled in the image of California courtyard housing. The idea of a group of similar buildings centered on a common court or gathering space provides a unique social experience within the context of the broader community.

The interior courtyards will be areas where private entries, porches, patios, and balconies will have plantings to define semi-public and private spaces. These areas are best defined as gardens and will be a mixture of paved courtyards with landscaping. Garden elements such as fountains and planters are a permitted upgrade.



*Illustrative shared zones in courtyard lots*



*Illustrative shared zones in court apartment lots*

# Landscape Patterns – Shared Courtyard Elements

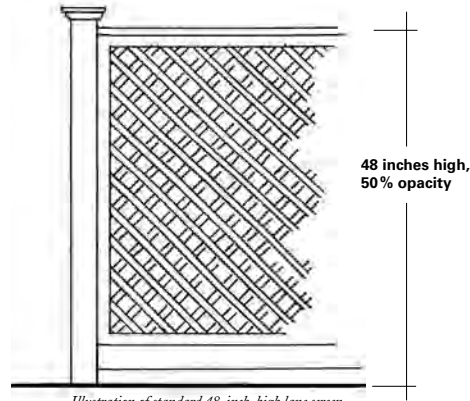
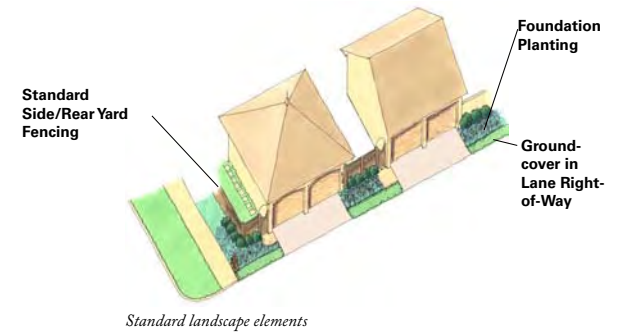


Illustration of standard 48-inch-high lane screen fence

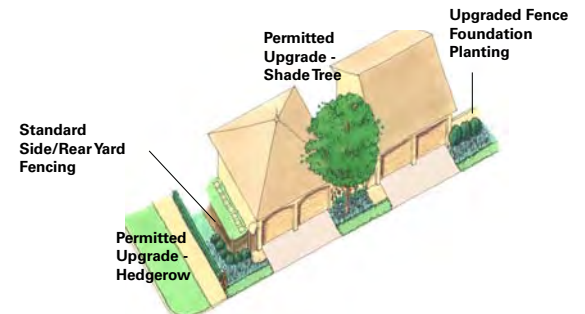
## Lane Elements

Lanes will define the rear property lines of each lot. The Rear Yard Setback Zone shall be landscaped with a palette of plantings to enhance the appearance of lanes. A 48-inch-high screen fence along the lane is required. This fence must have a minimum of 50% opacity. Drought-tolerant groundcovers, shrubs, and perenni-

als are required at the base of the fence. Trees are a permitted upgrade. To maintain the required 20-foot clear zone for emergency vehicles, the landscaping shall provide a 36-inch strip of low-spreading grasses or groundcovers such as Thyme or the Silvery or Greek varieties of Yarrow on each side of the lane.



Standard landscape elements



Permitted upgrade landscape elements

# Landscape Patterns – Lane Elements





*Picket detail*



*Stucco wall with gate*



*Picket fence with stone accent*



*Stucco wall with fence*



*Illustrative stucco wall elevation*



*Illustrative stone wall elevation*



*Illustrative picket fence elevation*

## Permitted Upgrades – Front Yard Fences & Walls

Front yard fences and walls are a permitted builder upgrade at East Garrison. When used, walls, fences, and hedges up to a maximum of 36 inches high will define the transition from the street to the yard. Fences and walls should be

consistent with the architectural style of the house. Materials shall be selected from the permitted materials list in the Architectural Patterns section of this Pattern Book.



*Stone wall*

# Permitted Upgrades – Front Yard Fences & Walls



*Solid rear yard fence*



*Rustic stucco screen fence*



*Rear yard screen fence*



*Typical rear yard fence*

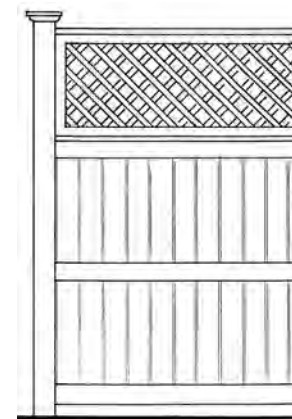


*Rear yard entry off of alley*

## Rear/Side Yard Fences & Screens

Rear/side yard fences and screens are required for privacy at East Garrison. Materials shall be selected from the permitted materials list in the Architectural Patterns section of this Pattern Book. Walls and fences shall be four to six feet

in height. The appearance can be softened with vines and plantings. The top two feet of fences are required to have 50% opacity. Gates are permitted. Arbors are a permitted upgrade.

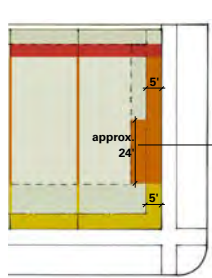


**24 inches high,  
50% opacity**

**48 inches high,  
solid**

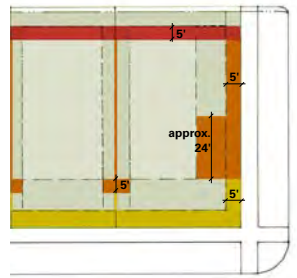
*Illustration of standard 72-inch-high rear/side yard fence (not permitted in lanes)*

# Rear/Side Yard Fences & Screens



Townhouse Lots

The rear/side yard fence on a corner lot must return to the back of the main body of the house, typical for all lot types.



Grove and Garden Lots

Key: Permitted Fence Locations

- Lane Fence Zone
- Rear/Side Yard Fence Zone
- Rear/Side Yard Fence Line
- Front Yard Fence Line
- Front Yard Fence Zone

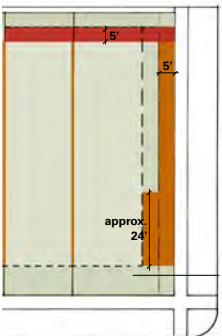


## Permitted Fence Locations

There are three different fence types in East Garrison: front yard, rear/side yard, and lane. Each plays an important role in the character of the streets and lanes, making fence locations critical.

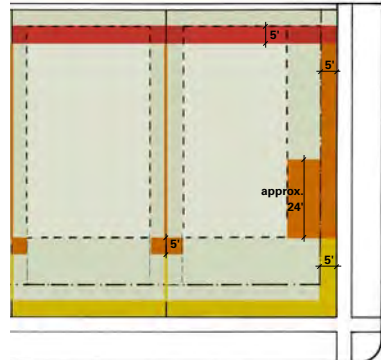
The lot types in this plan have a set of zones and lines that describe where each fence type may be located. The zones have been made large enough to accommodate any landscaping or grading that

may be necessary and to ensure flexibility in the location of returns. In the case of rear/side yard fences at side streets, the zone has been increased in depth to allow the fence to return to the back of the main body of the house, wherever it may be sited.

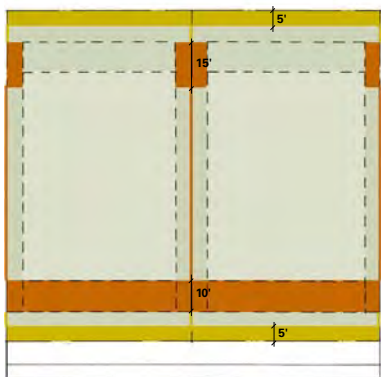


Live/Work Townhouse Lots

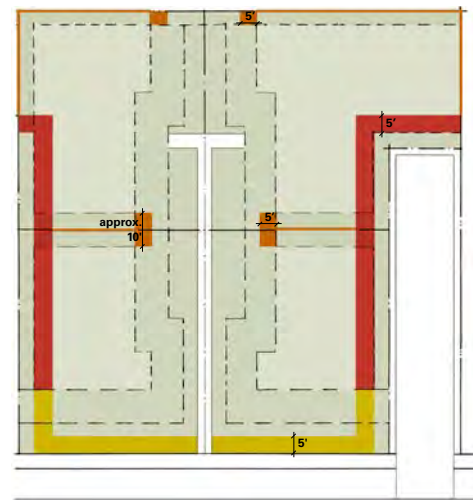
Front yard fences not permitted



Bungalow and Village Lots

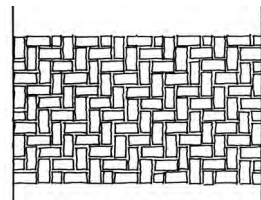


Bluff Lots



Courtyard Lots

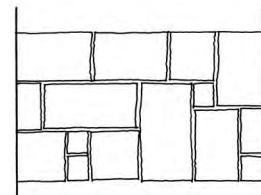
# Permitted Fence Locations



*Typical brick paving pattern*



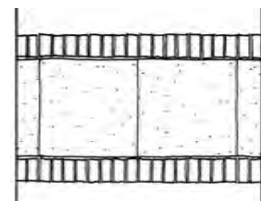
*Typical brick paving pattern*



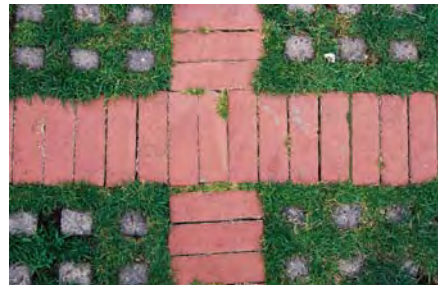
*Gravel*



*Stone paving*



*Exposed aggregate concrete paving*



*Porous concrete pavers with brick*

## Permitted Upgrades - Paving Surfaces

Concrete is the standard material for surface paving. Ornamental paving is a permitted upgrade. Entry landscapes may be enhanced by the use of materials including aggregate concrete, brick, or

stone. Homeowners can express their individual preferences in the private, interior gardens. Porous materials are recommended to enhance drainage.

# Permitted Upgrades – Paving Surfaces

# Plants Appropriate for A Non-Irrigated Native Landscape

## Trees

- Aesculus californica* California Buckeye
- Quercus agrifolia* Coastal Live Oak
- Umbellularia californica* California Bay Laurel

## Grasses

- Carex tumulicola* Foothill Sedge
- Festuca rubra* cv. 'Molate Blue'
- Leymus condensatus* cv. 'Canyon Prince'
- Leymus condensatus* cv. 'El Capitan'
- Sidalcea malvaeflora* Checkerbloom
- Nassella pulchra* Purple Needlegrass



## Shrubs, Vines, and Herbaceous

- Berberis aquifolium repens* Creeping Barberry
- Ceanothus cuneatus rigidus* Monterey Ceanothus
- Ceanothus cuneatus rigidus* 'Snowball'
- Ceanothus incanus* Coast Whitethorn
- Fremontodendron* cv. 'California Glory'
- Garrya elliptica* Coast Silk Tassel
- Heteromeles arbutifolia* Toyon
- Mimulus aurantiacus* cv. 'Jelly Bean Yellow'
- Prunus ilicifolia* Holly-Leaved Cherry
- Ribes malvaecum* Chaparral Currant
- Ribes speciosum* Fuchsia Flowered Gooseberry
- Rhamnus californica* Coffeeberry
- Salvia clevelandii* x *leucophylla* 'Poza Blue' Sage
- Salvia clevelandii* x *leucophylla* 'Allen Chickering'
- Salvia clevelandii* x *leucophylla* 'Whirly Blue'

## Groundcover

- Arctostaphylos edmundsii* 'Carmel Sur' Carmel Sur Manzanita
- Arctostaphylos pumila* Sandmat Manzanita
- Ceanothus gloriosus* 'Anchor Bay'
- Ceanothus gloriosus exaltatus* 'Emily Brown'
- Ceanothus griseus horizontalis* Carmel Creeper
- Ceanothus griseus horizontalis Variegated* Variegated Carmel Creeper
- Rhamnus californica* cv. 'Eve Case' Coffee Berry
- Salvia mellifera* 'terra seca' Creeping Black Sage
- Satureja douglasii* Yerba Buena

## Annual Wildflowers

- Eschscholzia californica* California Poppy
- Lupinus nanus* Sky Lupine
- Laylia platyglossa* Tidy Tips
- Nemophila menziesii* Baby Blue-Eyes
- Collinsia heterophylla* Chinese Houses



# Landscape Palette – Non-Irrigated

## Plants Appropriate for An Irrigated Landscape



### Trees

<i>Acer macrophyllum</i>	Big-Leaf Maple
<i>Acer negundo californicum</i>	California Box Elder
<i>Arbutus unedo</i>	Strawberry Tree
<i>Juglans californica hindsii</i>	California Walnut
<i>Myrica californica</i>	Pacific Wax Myrtle
<i>Quercus agrifolia</i>	Coastal Live Oak

### Groundcover

<i>Erigeron glaucus cv.</i>	Sea Breeze
<i>Ceanothus griseus horizontalis</i>	'Carmel Creeper'
<i>Erigeron glaucus cv.</i>	'Wayne Roderick'
<i>Stachys bullata</i>	Wood Mint
<i>Zauschneria californica cv.</i>	'Everetts Choice'

### Shrubs, Vines, and Herbaceous

<i>Arctostaphylos x</i>	'Sunset'
<i>Artemisia californica cv.</i>	'Montara'
<i>Carpenteria californica</i>	Tree Anemone
<i>Ceanothus</i>	'Joyce Coulter'
<i>Ceanothus</i>	'Julia Phelps'
<i>Ceanothus</i>	'Frosty Blue'
<i>Ceanothus</i>	'Ray Hartman'
<i>Ceanothus griseus</i>	'Kurt Zadnick'
<i>Ceanothus griseus</i>	'Louis Edmonds'
<i>Ceanothus thyrsiflorus</i>	'El Dorado'
<i>Ceanothus thyrsiflorus</i>	'Snow Flurry'
<i>Garrya elliptica cv.</i>	'James Roof'
<i>Rhamnus californica cv.</i>	'Eve Case' Coffee Berry
<i>Rhamnus californica cv.</i>	'Mound San Bruno'
<i>Rhus ovata</i>	Sugar Bush
<i>Ribes malvaceum cv.</i>	'Dancing Tassels'
<i>Ribes malvaceum cv.</i>	'Rana White'
<i>Ribes sanguineum glutinosum cv.</i>	'Claremont'
<i>Ribes speciosum</i>	Fuchsia Flowered Gooseberry
<i>Salvia mellifera prostrata</i>	'Terra Seca'
<i>Vaccinium ovatum</i>	Evergreen Huckleberry

### Succulents

<i>Arctostaphylos x</i>	'Emerald Carpet'
<i>Arctostaphylos edmundsii cv.</i>	'Carmel Sur'
<i>Dudleya caespitosa</i>	Sea Lettuce
<i>Dudleya cymosa</i>	Spreading Dudleya
<i>Dudleya farinosa</i>	Bluff Lettuce
<i>Dudleya hassei</i>	Hass's Live-Forever
<i>Dudleya lanceolata</i>	Lance Leaved Live-Forever
<i>Sedum obtusatum</i>	Sierra Stonecrop
<i>Sedum spatulifolium</i>	Stonecrop

### Perennials

<i>Heuchera x*</i>	'Chiqui'
<i>Heuchera x*</i>	'Canyon Pink'
<i>Heuchera x*</i>	'Wendy'
<i>Iris douglasiana</i>	Douglas Iris
<i>Mimulus aurantiacus cv.</i>	'Jelly Bean White'
<i>Mimulus aurantiacus cv.</i>	'Jelly Bean Yellow'
<i>Mimulus hybrids</i>	Persoff Hybrids
<i>Penstemon heterophyllus x</i>	'Margarita BOP'
<i>Romneya coulterii*</i>	Matilija Poppy



\*Note: Plants listed as moderate or high water users by the California State Water Resources Department and therefore must be limited (in any combination) to 5% of the total planted area.

# Landscape Palette – Irrigated