



1834 16th Street  
Santa Monica, CA

# Modern Meadow Retreat

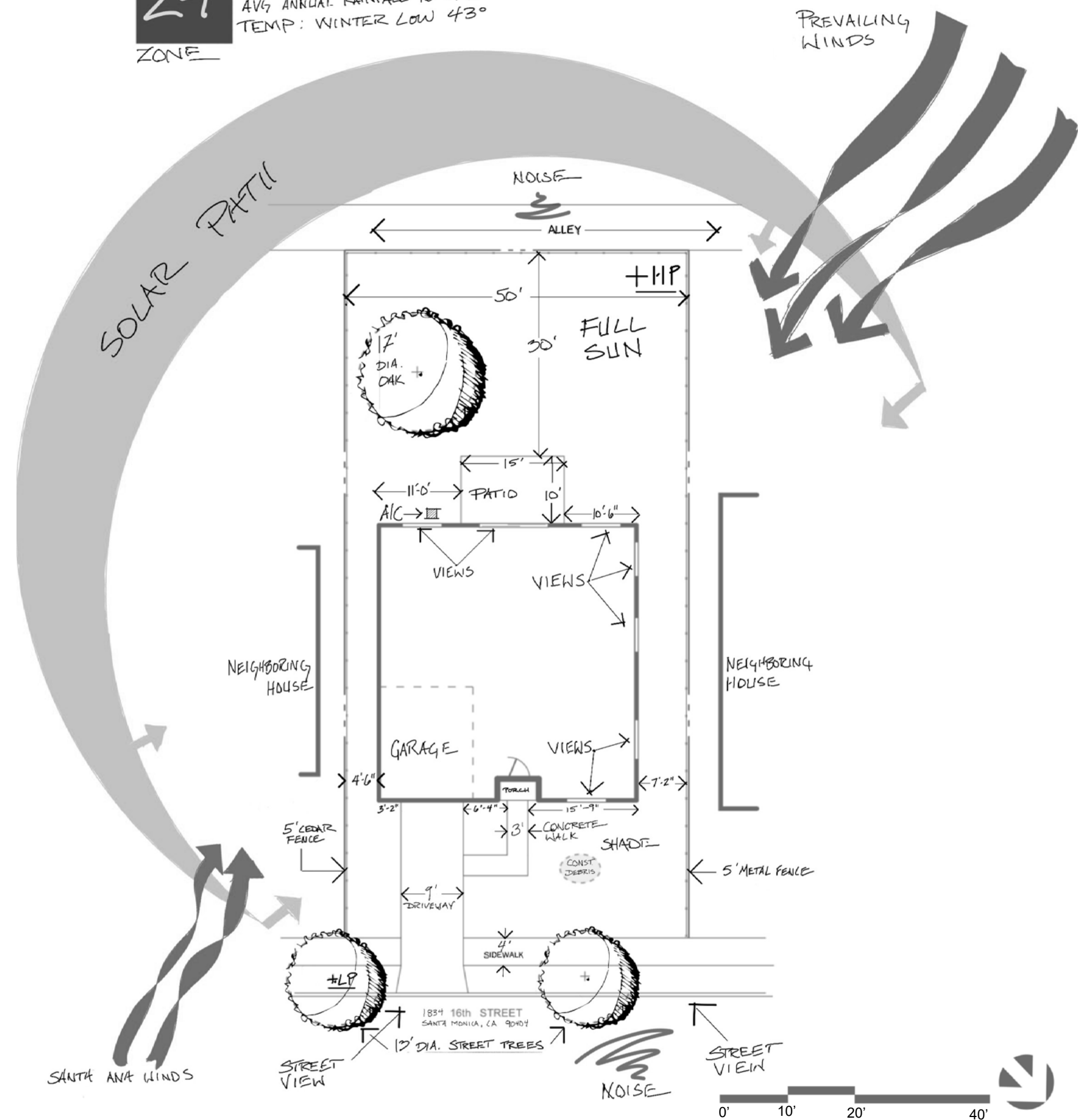
A contemporary garden-meadow landscape envisioned as a sanctuary for family well-being, exploration, and a deep connection to nature. Merging organic beauty with thoughtful structure, it fosters relaxation, curiosity, and self-care.



A stylized dry meadow by Adam Woodroof. Source: Thomas Rainer and Claudia West, *Planting in a Post-Wild World* (New York: Timber Press, 2015), 138-139.

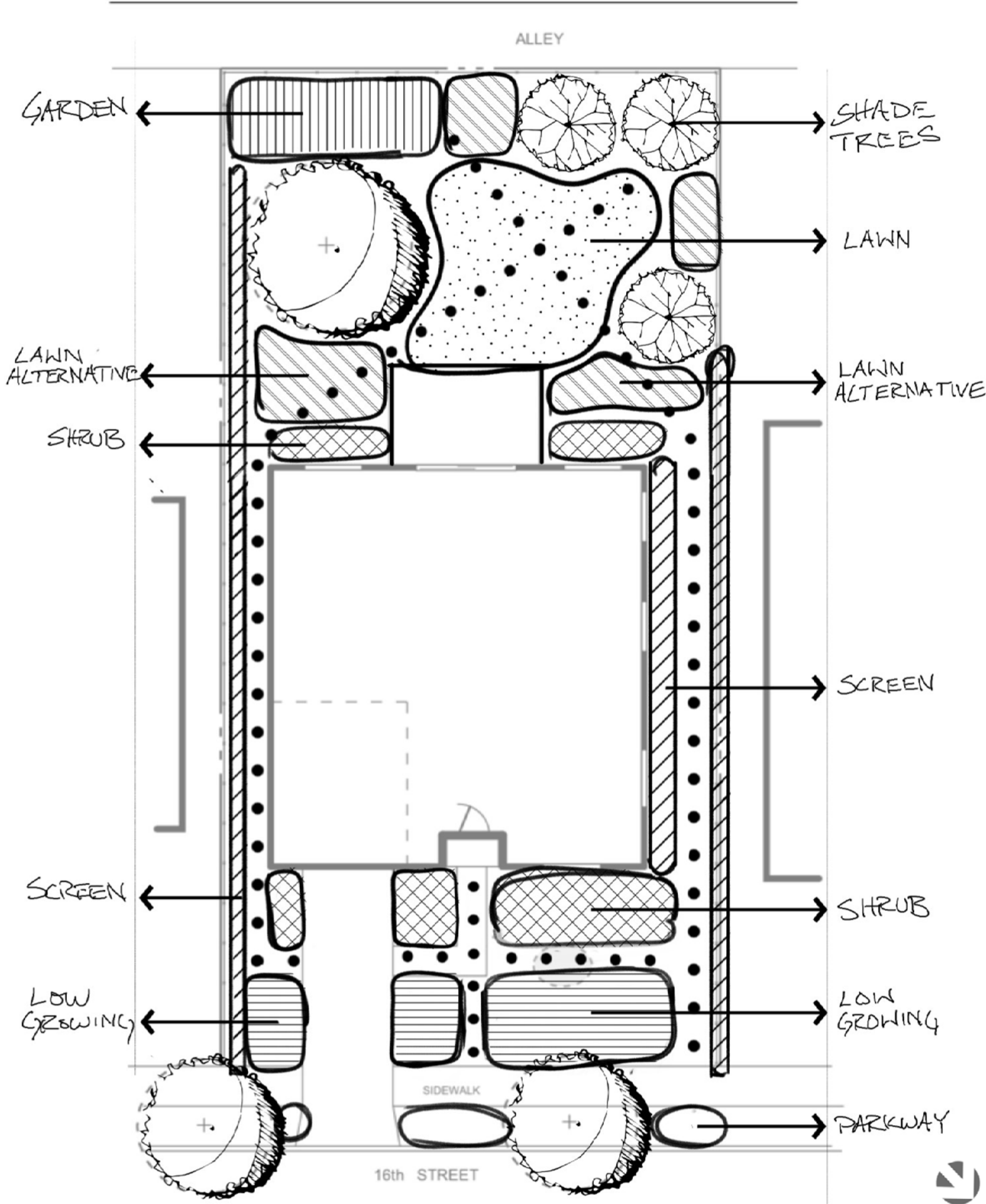
**24**  
ZONE

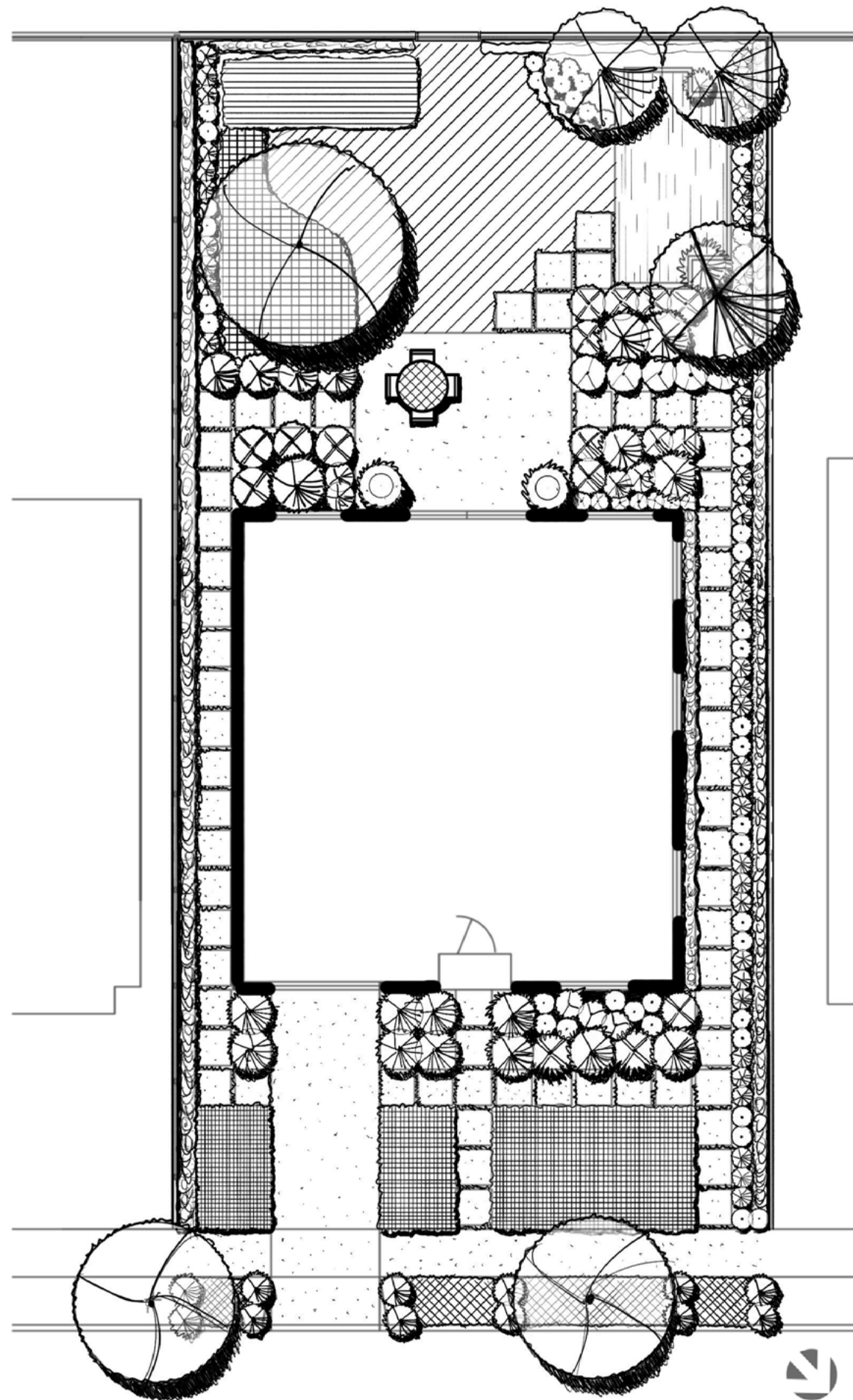
SUNSET WESTERN CLIMATE ZONE  
24 MONTH GROWING SEASON  
AVG ANNUAL RAINFALL 10-17 in.  
TEMP: WINTER LOW 43°



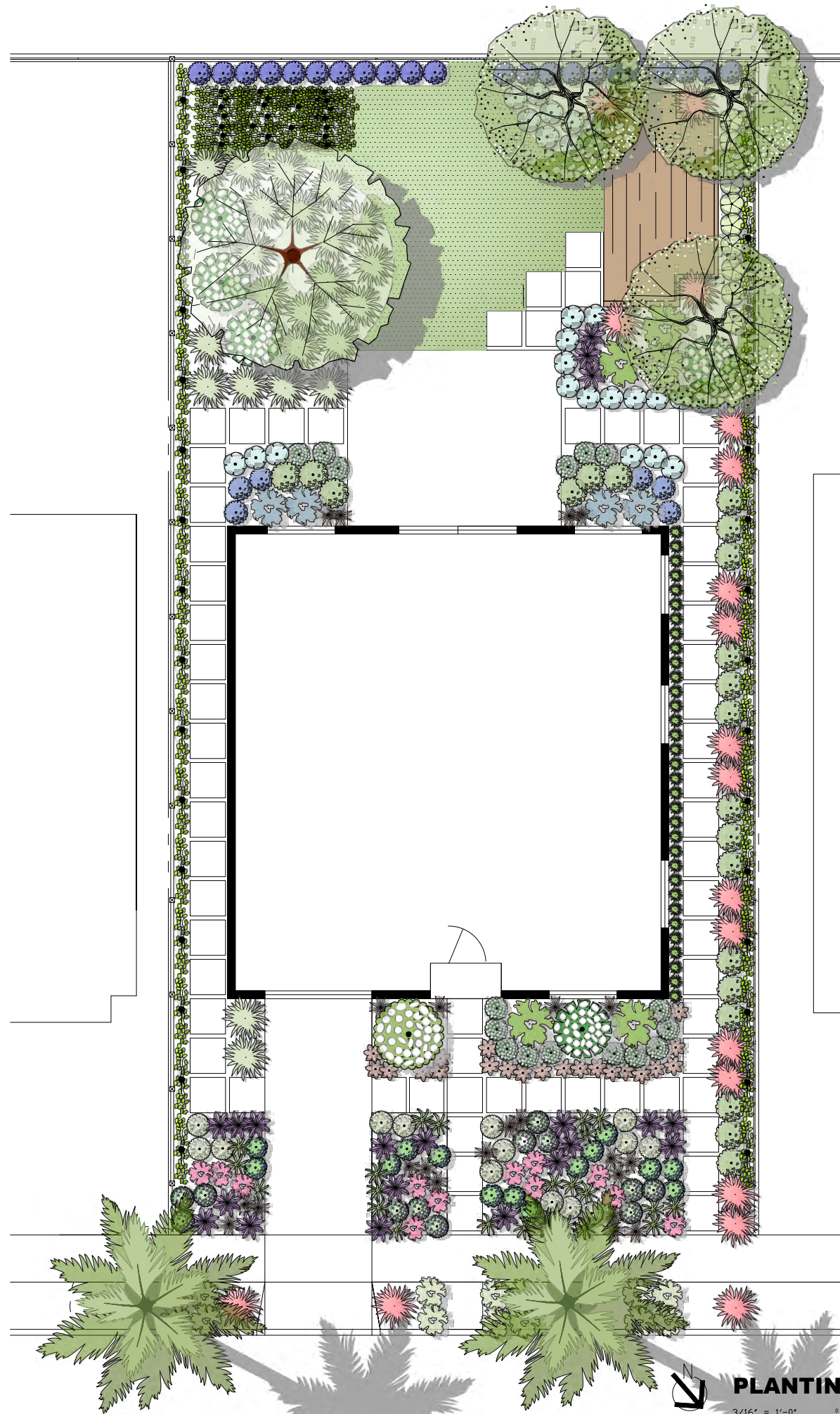
# Site Analysis

# Bubble Diagram






# Illustrative Plan



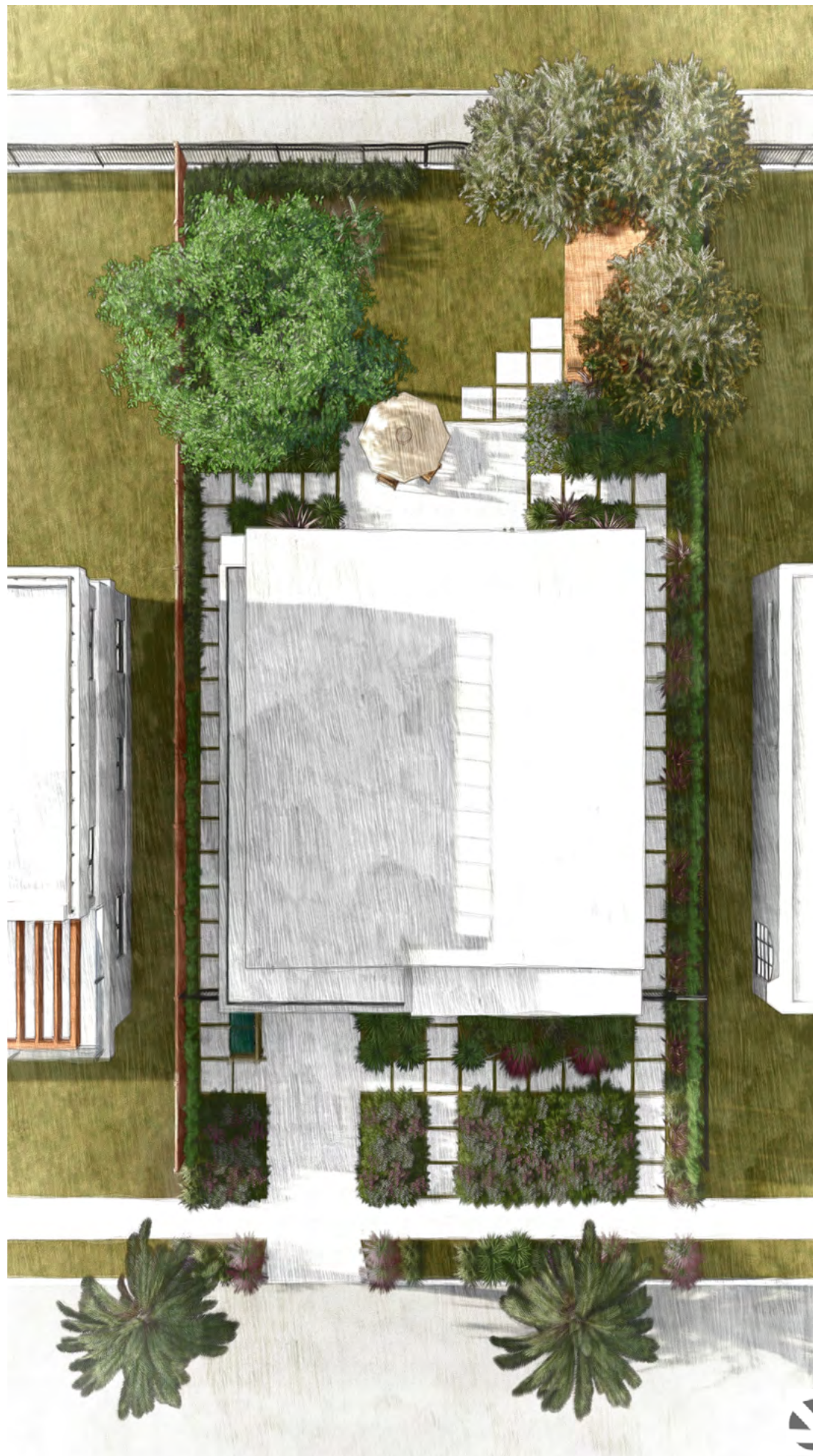
PLANT SCHEDULE

| SYMBOL  | CODE    | BOTANICAL / COMMON NAME                                      | CANOPY   | QTY | UNIT COST | TOTAL    | REMARKS        |
|---|---------|--|----------|-----|-----------|----------|----------------|
| <b>TREES</b>  |         |  |          |     |           |          |                |
|    | ARB MUL | Arbutus x Marina / Marina Strawberry Tree Multi-Trunk        | 15'      | 3   | \$75      | \$2,145  | Devil Mountain |
|    | PHO CAN | Phoenix canariensis / Canary Island Date Palm                | 20'      | 2   |           |          | EXISTING       |
|    | QUE AGR | Quercus agrifolia / Coast Live Oak                           | 20'      | 1   |           |          | EXISTING       |
|   |         | SUBTOTAL:  |          | 6   |           | \$2,145  |                |
| <b>SHRUBS</b>   |         |  |          |     |           |          |                |
|    | ACH MIL | Achillea millefolium / Common Yarrow                         | 24' o.c. | 26  | \$12      | \$312    | Devil Mountain |
|    | AGA PPN | Agapanthus africanus Peter Pan / Peter Pan African Lily      | 24' o.c. | 10  | \$10      | \$100    | Devil Mountain |
|    | ARC THH | Arctostaphylos x Howard McMini / Howard McMini Manzanita     | 72' o.c. | 1   | \$40      | \$40     | Theodore Payne |
|    | ART MON | Artemisia californica Montara / Montara California Sagebrush | 30' o.c. | 14  | \$12      | \$168    | Theodore Payne |
|    | ASC ERI | Asclepias eriocarpa / Indian Milkweed                        | 24' o.c. | 14  | \$17.99   | \$251.86 | Theodore Payne |
|    | HEU CYN | Heuchera x Canyon Duet / Canyon Duet Coral Bells             | 21' o.c. | 21  | \$12      | \$252    | Devil Mountain |
|   | IRI CA2 | Iris douglasiana PCH Canyon Snow / Canyon Snow Iris          | 24' o.c. | 16  | \$24      | \$384    | Devil Mountain |
|  | LAV ANG | Lavandula angustifolia / English Lavender                    | 24' o.c. | 6   | \$12      | \$72     | Devil Mountain |
|  | MON RUS | Monardella villosa Russian River / Russian River Coyote Mint | 24' o.c. | 14  | \$6       | \$84     | Theodore Payne |
|  | MYR CAL | Myrica californica / Pacific Wax Myrtle                      | 72' o.c. | 32  | \$36      | \$1,152  | Devil Mountain |
|  | PEN HET | Penstemon heterophyllus / Foothill Penstemon                 | 24' o.c. | 12  | \$14      | \$168    | Theodore Payne |
|  | SAL MEL | Salvia mellifera / Black Sage                                | 36' o.c. | 4   | \$16.99   | \$67.96  | Las Pilitas    |
|  | SAL NCR | Salvia rosmarinus Tuscan Blue / Tuscan Blue Rosemary         | 24' o.c. | 22  | \$15      | \$330    | Devil Mountain |
|  | SAL SPA | Salvia spathacea / Hummingbird Sage                          | 30' o.c. | 21  | \$50      | \$1,050  | Theodore Payne |
|  | VER LIL | Verbena ilicina De la Mina / De la Mina Lilac Verbena        | 24' o.c. | 12  | \$12      | \$144    | Theodore Payne |
|  | WES GRB | Westringia fruticosa Grey Box / Grey Box™ Coast Rosemary     | 30' o.c. | 21  | \$15      | \$315    | Devil Mountain |
|   |         | SUBTOTAL:  |          | 246 |           | \$4,891  |                |
| <b>GRASSES</b>  |         |  |          |     |           |          |                |
|  | ARI PUR | Aristida purpurea / Purple Threeawn                          | 24' o.c. | 23  | \$6       | \$138    | Theodore Payne |
|  | BOU CUR | Bouteloua curtipendula / Side Oats Grama                     | 24' o.c. | 22  | \$5       | \$110    | Theodore Payne |
|  | CAR DIV | Carex divisa / European Grey Sedge                           | 15' o.c. | 33  | \$7       | \$231    | Devil Mountain |
|  | MUH CAP | Muhlenbergia capillaris / Pink Muhly Grass                   | 48' o.c. | 19  | \$12      | \$228    | Devil Mountain |
|  | MUH RIG | Muhlenbergia rigens / Deer Grass                             | 48' o.c. | 23  | \$12      | \$276    | Theodore Payne |
|   |         | SUBTOTAL:  |          | 120 |           | \$983    |                |
| <b>UNDER OAKS</b>   |         |  |          |     |           |          |                |
|  | CAR CAL | Carpenteria californica / Bush Anemone                       | 60' o.c. | 5   | \$40      | \$200    | Theodore Payne |
|  | FRA NEI | Frangula californica Eve Case / Eve Case Coffeeberry         | 45' o.c. | 5   | \$14      | \$70     | Theodore Payne |
|   |         | SUBTOTAL:  |          | 10  |           | \$270    |                |
| <b>GROUND COVERS</b>  |         |  |          |     |           |          |                |
|  | CAR PRA | Carex proserpicilis / California Field Sedge                 | 10' o.c. | 552 | \$4       | \$2,208  | Devil Mountain |
|   |         | SUBTOTAL:  |          | 552 |           | \$2,208  |                |
|   |         | TOTAL COST:  |          |     |           | \$10,497 |                |

| REVISION | DATE | BY |
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# Model









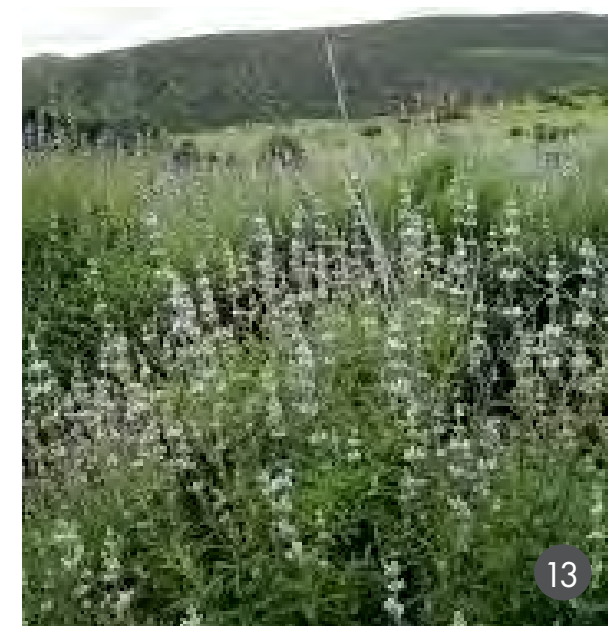
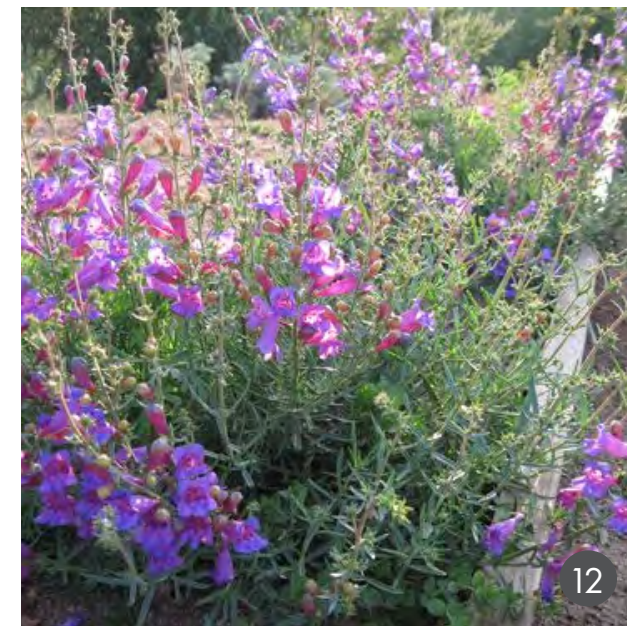
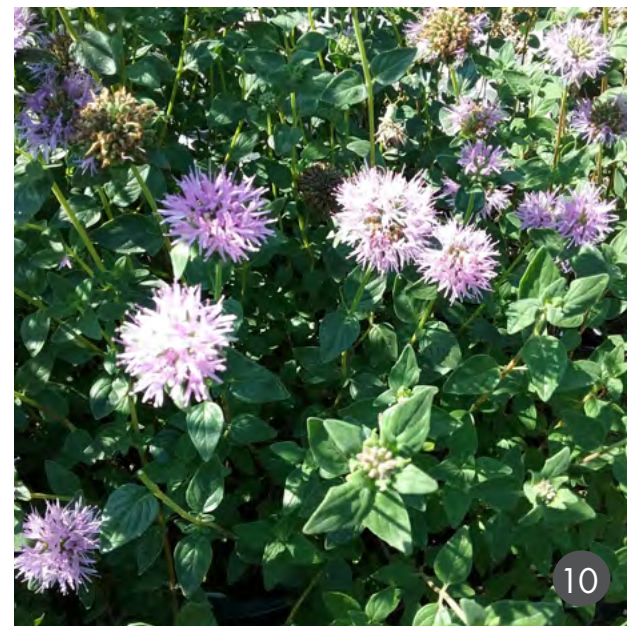
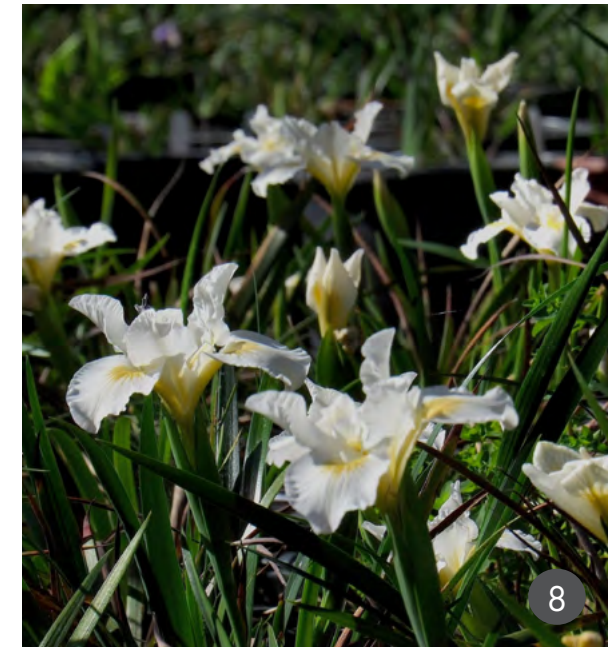
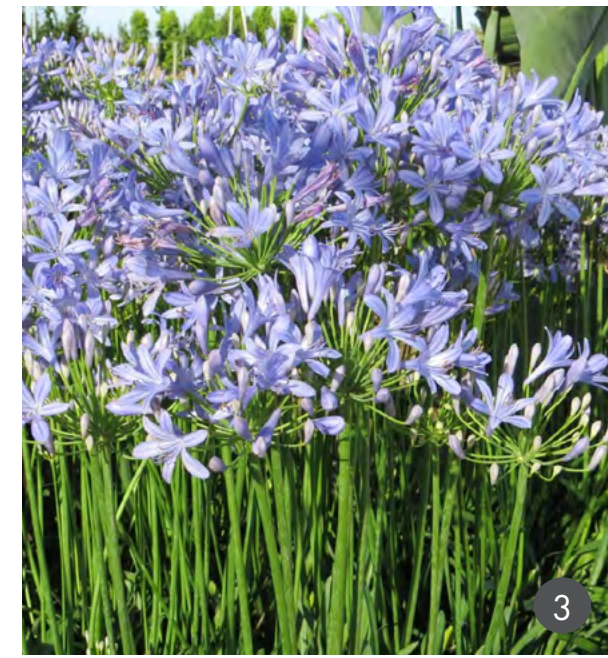




# PLANT PALETTE PAGE 1

1. *Arbutus* 'Marina'
2. *Achillea millefolium*
3. *Agapanthus africanus* 'Peter Pan'
4. *Arctostaphylos* 'Howard McMinn'
5. *Artemisia californica* 'Montara'
6. *Asclepias eriocarpa*
7. *Heuchera* 'Canyon Duet'

8. *Iris douglasiana* PCH 'Canyon Snow'
9. *Lavandula angustifolia*
10. *Monardella villosa* 'Russian River'
11. *Myrica californica*
12. *Penstemon heterophyllus*
13. *Salvia mellifera*



# PLANT PALETTE

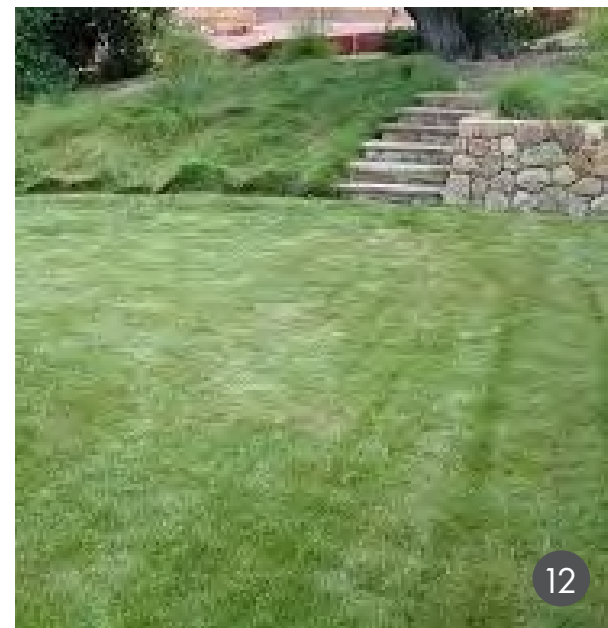
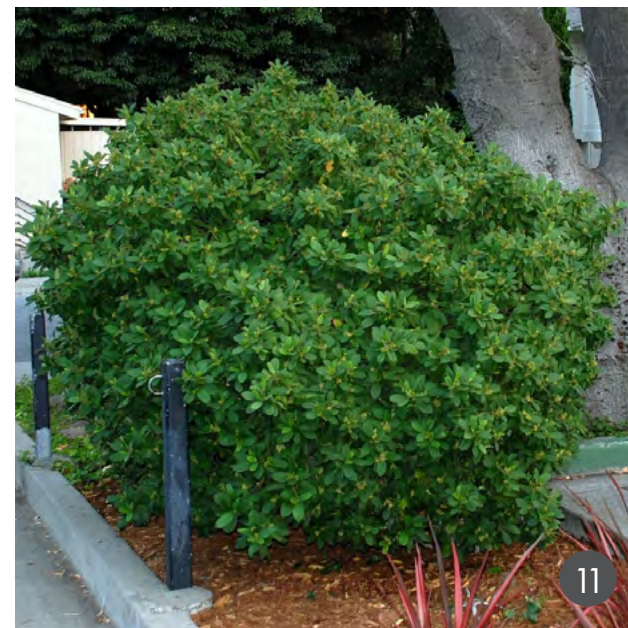
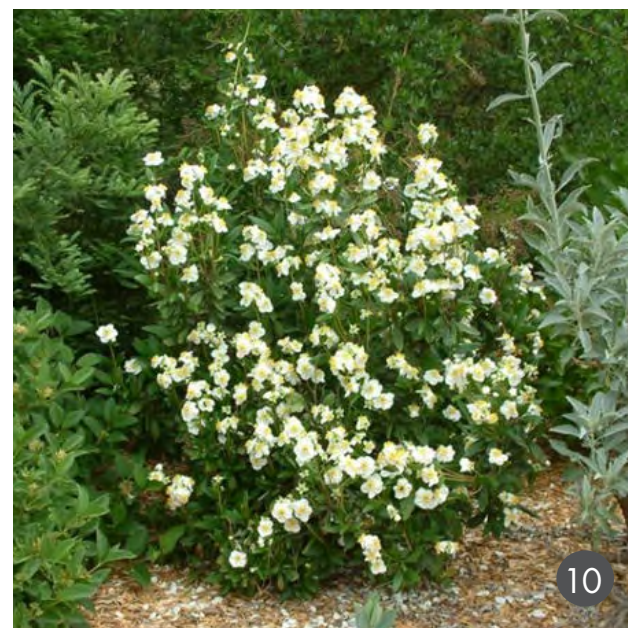
## PAGE 1

|  | Plant Name<br>Common Name   | Plant Family /<br>Origin       | Height<br>Spread     | WUCOLS<br>Plant<br>Factor | Summer<br>H2O<br>Reduction | Soil<br>Drainage                | Bloom Color /<br>Season                 | Attracts  | Maintenance   |
|--|---|--------------------------------|----------------------|---------------------------|----------------------------|---------------------------------|---|---|---|
| Trees, Shrubs, Perennials, Groundcover | 1 <i>Arbutus 'Marina'</i><br>Marina Strawberry Tree                       | Ericaceae<br>Mediterranean     | 25-40' H<br>20' W    | Low                       | Yes                        | Well drained                    | Pink<br>Year long                       | Bees, Butterflies, Birds                                | Once established, it tolerates significant summer water reduction and thrives with deep, infrequent watering.                       |
|  | 2 <i>Achillea millefolium</i><br>Common Yarrow                            | Asteraceae<br>California       | 1-3' H<br>1-2' W     | Low                       | Yes                        | Well drained                    | White<br>Spring, Summer                 | Bees, Butterflies, Beneficial<br>Insects                | Very drought-tolerant once established; thrives with reduced or no summer irrigation.   |
|  | 3 <i>Agapanthus africanus 'Peter Pan'</i><br>Dwarf Lily of the Nile       | Amaryllidaceae<br>South Africa | 12-18" H<br>12-24" W | Moderate                  | No                         | Well drained                    | Lavender blue<br>Summer                 | Bees, Butterflies,<br>Hummingbirds                      | Prefers regular watering during the growing season, though it can tolerate short dry spells once established.                       |
|  | 4 <i>Arctostaphylos 'Howard McMinn'</i><br>Howard McMinn Manzanita        | Ericaceae<br>California        | 5-7' H<br>8-10' W    | Very Low                  | Yes                        | Well drained                    | White, Pink<br>Winter, Spring           | Caterpillars, Butterflies, Birds                        | Do not irrigate once shrub is established. Tolerant of a variety of soil types. Takes shearing well and can be formed into a hedge. |
|  | 5 <i>Artemisia californica 'Montara'</i><br>Montara California Sagebrush  | Asteraceae<br>California       | 2-3' H<br>4-6' W     | Very Low                  | Yes                        | Well drained                    | Yellowish (Not Showy)<br>Spring, Summer | Butterflies, Pollinators,<br>Beneficial Insects         | Requires little to no irrigation during summer once established; overwatering can harm the plant.                                   |
|  | 6 <i>Asclepias eriocarpa</i><br>Woollypod Milkweed                        | Apocynaceae<br>California      | 2-4' H<br>2-3' W     | Very Low                  | Yes                        | Well Drained                    | White, Pale Pink<br>Spring, Summer      | Monarch Butterflies,<br>Pollinators, Beneficial Insects | Thrives with no summer water once established; goes dormant in late summer/early fall.  |
|  | 7 <i>Heuchera 'Canyon Duet'</i><br>Canyon Duet Coral Bells                | Saxifragaceae<br>California    | 6-12" H<br>12-18" W  | Low                       | Partially                  | Well Drained<br>Tolerates clay. | White, Pink<br>Spring, Summer           | Hummingbirds, Bee, Butterflies                          | Can tolerate moderate summer water reduction, but prefers occasional supplemental watering during hot months for best appearance.   |
|  | 8 <i>Iris douglasiana PCH 'Canyon Snow'</i><br>Canyon Snow Douglas Iris   | Iridaceae<br>California        | 12-18" H<br>18-24" W | Low                       | Yes                        | Well Drained                    | White<br>Spring                         | Bees, Butterflies,<br>Hummingbirds                      | Tolerates summer drought once established, though appreciates light summer irrigation if actively growing.                          |
|  | 9 <i>Lavandula angustifolia</i><br>English Lavender                       | Lamiaceae<br>Mediterranean     | 1.5-3' H<br>2-4' W   | Low                       | Yes                        | Well Drained                    | Lavender<br>Spring, Summer              | Bees, Butterflies,<br>Hummingbirds                      | Very drought-tolerant; thrives with minimal summer water once established.  |
|  | 10 <i>Monardella villosa 'Russian River'</i><br>Russian River Coyote Mint | Lamiaceae<br>California        | 1-2' H<br>2-3' W     | Very Low                  | Yes                        | Well Drained                    | Light Purple<br>Summer, Fall            | Bees, Butterflies,<br>Hummingbirds                      | Very drought-tolerant; thrives with little to no summer irrigation once established.  |
|  | 11 <i>Myrica californica</i><br>California Wax Myrtle                     | Myricaceae<br>Pacific Coast    | 8-15' H<br>6-12' W   | Low                       | Yes                        | Well drained to<br>moist soils  | Greenish Yellow<br>Winter, Spring       | Birds, Butterflies, Small<br>Mammals                    | Once established, it can tolerate summer dry periods. Can be pruned into a hedge.   |
|  | 12 <i>Penstemon heterophyllus</i><br>Foothill Penstemon                   | Plantaginaceae<br>California   | 1.5-3' H<br>2-3' W   | Very Low                  | Yes                        | Well drained                    | Violet, Lavender<br>Spring, Summer      | Bees, Butterflies,<br>Hummingbirds                      | Very drought-tolerant; requires little to no supplemental summer irrigation once established.                                       |
|  | 13 <i>Salvia mellifera</i><br>Black Sage                                  | Lamiaceae<br>California        | 3-5' H<br>4-6' W     | Very Low                  | Yes                        | Well drained                    | Pale purple<br>Spring, Summer           | Bees, Butterflies,<br>Hummingbirds                      | Very drought-tolerant; performs well with little to no summer irrigation once established.  |

# PLANT PALETTE PAGE 2

1. *Salvia rosmarinus* 'Tuscan Blue'
2. *Salvia spathacea*
3. *Verbena lilacina* 'De la Mina'
4. *Westringia fruticosa* 'Grey Box'
5. *Aristida purpurea*
6. *Bouteloua curtipendula*

7. *Carex divulsa*
8. *Muhlenbergia capillaris*
9. *Muhlenbergia rigens*
10. *Carpenteria californica*
11. *Frangula californica* 'Eve Case'
12. *Carex praeegracilis*



# PLANT PALETTE

## PAGE 2

|                                  | Plant Name<br>Common Name  | Plant Family /<br>Origin           | Height<br>Spread     | WUCOLS<br>Plant<br>Factor | Summer<br>H2O<br>Reduction | Soil<br>Drainage          | Bloom Color /<br>Season                | Attracts                                    | Maintenance   |
|----------------------------------|--|------------------------------------|----------------------|---------------------------|----------------------------|---------------------------|--|---|---|
| Shrubs, Perennials, Groundcovers | 1 <i>Salvia rosmarinus</i> 'Tuscan Blue'<br>Tuscan Blue Rosemary             | Lamiaceae<br>Mediterranean         | 4-6' H<br>4-5' W     | Low                       | Yes                        | Well drained              | Deep Blue<br>Spring, Summer            | Bees, butterflies                           | Very drought-tolerant; thrives with minimal summer irrigation once established.                                 |
|                                  | 2 <i>Salvia spathacea</i><br>Hummingbird Sage                                | Lamiaceae<br>California            | 1-3' H<br>4-6' W     | Low                       | Yes                        | Well drained              | Magenta<br>Winter, Spring              | Hummingbirds (highly), Bees,<br>Butterflies | Drought-tolerant; performs well with occasional deep summer watering in dry inland zones.                       |
|                                  | 3 <i>Verbena lilacina</i> 'De la Mina'<br>Cedros Island Verbena              | Verbenaceae<br>Baja California     | 1-2' H<br>2-3' W     | Low                       | Yes                        | Well drained              | Purple, Lavender<br>Year Round         | Bees, Butterflies                           | Low water use; blooms best with occasional summer irrigation but survives dry conditions.                       |
|                                  | 4 <i>Westringia fruticosa</i> 'Grey Box'<br>Grey Box Coast Rosemary          | Lamiaceae<br>Australia             | 2-3' H<br>2-3' W     | Low                       | Yes                        | Well drained              | Violet to White<br>Spring, Year Round  | Bees, Beneficial Insects                    | Tolerates dry coastal conditions; needs little to no summer irrigation once established.                        |
|                                  | 5 <i>Aristida purpurea</i><br>Purple Three-Awn                               | Poaceae<br>North America           | 1-2.5' H<br>1-2' W   | Very Low                  | Yes                        | Well drained              | Reddish Purple<br>Spring, Summer, Fall | Birds, Insects                              | Extremely drought-tolerant; requires no supplemental summer water after establishment.                          |
|                                  | 6 <i>Bouteloua curtipendula</i><br>Sideoats Grama                            | Poaceae<br>North America           | 1-2.5' H<br>1-2' W   | Low                       | Yes                        | Well Drained              | Purple Tinted<br>Summer                | Birds, Butterflies, Pollinators             | Adapted to dry conditions; needs only occasional deep watering in extended dry periods.                         |
|                                  | 7 <i>Carex divulsa</i><br>Berkeley Sedge                                     | Cyperaceae<br>Europe, North Africa | 1-2' H<br>1.5-2.5' W | Moderate                  | Partially                  | Adaptable                 | Inconspicuous<br>Spring                |   | Moderate water needs; tolerates dry spells but prefers occasional summer irrigation.                            |
|                                  | 8 <i>Muhlenbergia capillaris</i><br>Pink Muhly Grass                         | Poaceae<br>Southeastern U.S.       | 2-3' H<br>2-3' W     | Low                       | Yes                        | Well Drained<br>Adaptable | Pink<br>Summer, Fall                   | Birds, Insects                              | Low water needs; performs best with occasional deep watering during the summer.                                 |
|                                  | 9 <i>Muhlenbergia rigens</i><br>Deergrass                                    | Poaceae<br>California              | 3-4' H<br>4-5' W     | Low                       | Yes                        | Well Drained<br>Adaptable | Tan, Purple<br>Summer, Fall            | Birds, Butterflies, Insects                 | Drought-tolerant; thrives with little summer irrigation once established, though tolerates occasional watering. |
|                                  | 10 <i>Carpenteria californica</i><br>Bush Anemone                            | Hydrangeaceae<br>California        | 4-8' H<br>4-6' W     | Low                       | Yes                        | Well Drained              | White, Yellow<br>Spring, Summer        | Bees, Pollinators                           | Low water use; benefits from infrequent deep watering in summer, especially inland.                             |
|                                  | 11 <i>Frangula californica</i> 'Eve Case'<br>Eve Case California Coffeeberry | Rhamnaceae<br>California           | 4-6' H<br>4-6' W     | Low                       | Yes                        | Well Drained<br>Adaptable | Greenish Yellow<br>Spring              | Birds, Bees, Butterflies                    | Drought-tolerant; performs well with little to no summer irrigation once established.                           |
|                                  | 12 <i>Carex praegracilis</i><br>Clustered Field Sedge                        | Cyperaceae<br>Western U.S.         | 6-18" H<br>Spreads   | Moderate                  | Partially                  | Prefers Moist<br>Soil     | Inconspicuous<br>Spring                | Insects                                     | Moderate water needs; tolerates dry conditions but performs best with occasional summer irrigation.             |



1834 16th Street  
Santa Monica, CA