

**Dana Point Harbor Revitalization**  
**West Cove Marina**  
 Dana Point, California

Bellwether Financial Group  
 Landscape Concept Plan  
 December 20, 2020  
 Luxe Jardin, Inc. Landscape Architect  
 949.697-0777

**Landscape Concept**

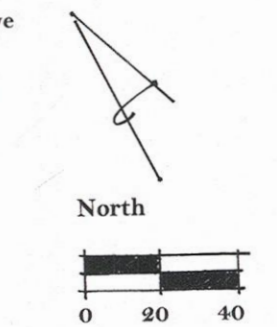
The overall site plan strategy for the improvements is to create more useable landscape area near the docks and introduce large open lawn areas for flexible uses. The lawn is bordered by a continuous seat wall along the Promenade.

Landscaping to be consistent with Chapter 8 of the LUP, all landscaping improvements will be non-invasive drought tolerant landscaping to reduce overall water use.

- Planting Legend**
- Existing Landscape: Eucalyptus Species
  - Existing Landscape: Melaleuca Species
  - Existing Landscape: Ficus Species
  - Existing Landscape: Pinus Species
  - Existing Landscape: Shrubs
  - Existing Landscape: Turf
- Proposed Landscape: Trees**  
 (Proposed install sizes to be 15-Gallon minimum)  
 New Trees will create a native indigenous character that relates well to the existing trees of the Harbor:
- Quercus agrifolia-Coast Live Oak
  - Quercus dumosa-Scrub Oak
  - Quercus engelmannii-Engelmann Oak
  - Quercus ilex-Holley Oak
  - Platanus racemosa-Western Sycamore
  - Arbutus menziesii-Madrone
  - Manzanita species
  - Melaleuca neophila-Pink Melaleuca
  - Lyonothamnus floribundus spp. Asplendifolius-Santa Cruz Ironwood
  - Aesculus californica-California Buckeye
  - Sambucus species
  - Laurus nobilis-Sweet Bay


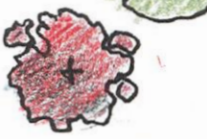
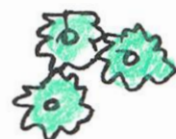


- Pinus coulteri-Coulter Pine
- Pinus contorta-Shore Pine
- Rhus lancea-African Sumac
- Pinus Torreyana-Torrey Pine
- Chilopsis linearis-Desert Willow
- Rhus integrifolia-Lemonade Berry
- Heteromeles arbutifolia-Tayon
- Trachycarpus fortunei-Windmill Palm
- Chamaecyparis humilis-Mediterranean Fan Palm
- Phoenix dactylifera-Date Palm
- Brahea edulis-Guadalupe Palm
- Washingtonia filifera-California Fan Palm

- Proposed Landscape: Shrubs, Grasses and Groundcover**  
 (Proposed install sizes to be 1 or 5 gallon depending upon species)
- Palettes from the California Native Plant Society List. The design intent is to create a diverse Coastal landscape unique to Dana Point Harbor. New turf is added adjacent to the Promenade. Conceptual representational selections include:
- Ceanothus Species
  - Dudleya pulverulenta-Chalk Dudley
  - Eriogonum arborescens-Santa Cruz Island Buckwheat
  - Prunus ilicifolia ssp. Lyoni-Catalina Cherry
  - Trichostema lanatum-Woolly Blue Curly
  - Lupinus albus-Silver Lupine
  - Baccharis pulularis-Coyote Bush
  - Dudleya edulis-Fingertips
  - Salvia clevelandii-Cleveland Sage
  - Arctostaphylos pumila-Dune Manzanita
  - Muhlenbergia rigens-Deergrass
  - Elymus condensatus-Giant Wild Rye
  - Juncus patens-Common Rush
  - Lobelia cardinalis-Cardinal Flower
- New Turf





**Planting Legend**

-  Eucalyptus Species
-  Erythrina caffra-Coast Coral Tree
-  Washingtonia robusta
-  Shrubs
-  Turf

**Proposed Landscape: Shrubs, Grasses and Groundcover**  
 (Proposed install sizes to be 1 or 5 gallon depending upon species)

- Palettes from the California Native Plant Society List. The design intent is to create a diverse Coastal landscape unique to Dana Point Harbor. New turf is added in the Circular Terrace. Conceptual representational selections include:
- Ceanothus Species
  - Dudleya pulverulenta-Chalk Dudley
  - Eriogonum arborescens-Santa Cruz Island Buckwheat
  - Prunus ilicifolia ssp. Lyonii-Catalina Cherry
  - Trichostema lanatum-Woolly Blue Curls
  - Lupinus albifrons-Silver Lupine
  - Baccharis pulularis-Coyote Bush
  - Dudleya edulis-Fingertips
  - Salvia clevelandii-Cleveland Sage
  - Arctostaphylos pumila-Dune Manzanita
  - Muhlenbergia rigens-Deergrass
  - Elymus condensatus-Giant Wild Rye
  - Juncus patens-Common Rush
  - Lobelia cardinalis-Cardinal Flower

 New Turf

**Dana Point Harbor Revitalization  
 Guest Dock  
 Boater Service Building  
 Dana Point, California**

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**Landscape Concept**

The overall site plan strategy for the improvements is to create a new circular lawn area that would provide an open passive seating/gathering area for the Guest Boat area. This lawn area would be accessible to the parking and Promenade.

Landscaping to be consistent with Chapter 8 of the LUP, all landscaping improvements will be non-invasive drought tolerant landscaping to reduce overall water use.