

## V. LANDSCAPE CONCEPT

The landscape design for the Crossroads Business Park area can be broken into two distinct portions. First, there are the streetscape designs along the public rights-of-way, and secondly, the interior (on-site) design. The objective of the landscape design along the public streets is to aesthetically unify the project area, but at the same time create a hierarchy of plant materials to differentiate the major exterior from the local interior street's character. The on-site portion of the landscape design utilizes materials suitable for the individual parcel scale, providing color and individuality of the tenant areas. A plant palette has been included as Figure 35 which lists plant materials which have generally proven to be acceptable for the local climate and soils. The conceptual landscape plans for the subject property listed for the individual streetscapes emphasize the use of drought tolerant plant species which are best suited for the hot, dry climate of Ontario. The City of Ontario may preclude the use of some materials in favor of others not on the plant palette.

The major landscape elements identified in this plan include streetscapes, entrance identity statements, and buffering of the Day Creek Channel right-of-way (Figure 19).

## A. CONCEPTUAL STREETScape PLANS

The conceptual streetscape plans (Figures 20 through 27) as proposed for specific plan area streets, give visual identity to the Crossroads Business Park Specific Plan area, yet remain sensitive to the plant palette previously established and approved in conjunction with the Rancon Centre Ontario Specific Plan area adjacent and to the south of the project site, and the City of Rancho Cucamonga plant palette for Fourth Street.

This proposed treatment affords an ability to maintain consistency where landscape design responsibilities are split by single streets bordering two separate projects. A case in point is the proposed treatment of primary and secondary entrance identity statements along Ontario Mills Parkway and their consistency with the Rancon Centre entrance statements to the south (see Figure 28 and 29).

Additionally, as shown in Figure 32 (Streetscape Grading Contours), linear berms are proposed throughout the project within established landscape easements adjacent to parking, to further enhance the character of the landscaping by creating topographic variety and visual interest on the site. Finally, shrubs and groundcover treatments will further articulate the ground plane.

The project sponsor shall be required to install the following streetscape treatments upon the development of the individual parcels. The street trees as listed below may be substituted with varieties acceptable to and approved by the Public Facilities Department Coordinator.

### **Fourth Street**

This 120 foot right-of-way arterial is adjacent to the City of Rancho Cucamonga to the north of the project area. The street trees for this arterial will complement the master street tree plan for the City of Rancho Cucamonga. The plan consists of *Liriodendron Tulipifera*, planted 40 feet on-center in a formal row within the street's 12 foot wide utility easement area. This tree will be complemented with *Quercus Virginiana* "Heritage Tree" planted 40 feet on-center in a formal row within the streets landscape easement and groupings of the evergreen *Pinus canariensis*, "Canary Island Pine," which will be situated 200 feet on-center within the remaining setback area to parking or the building. (See Figures 20 & 21).

### **Etiwanda Avenue**

This major collector has a current right-of-way of 80 feet, with an ultimate right-of-way projected at 100 feet. The additional 20 feet is proposed to be gained from the eastern side of the street, from the Edison right-of-way. No established street tree plan exists for this corridor, although the County of San Bernardino has suggested a continuation of the street tree plan as adopted by the City of Rancho Cucamonga. The street tree selection for Etiwanda Avenue will also be

a formal planting of *Liriodendron Tulipifera* planted 40 feet on-center. This row will be planted within the 18 foot right-of-way which exists between the face of the curb and the edge of the property line. Again, *Quercus Virginiana* “Heritage Tree” will be planted 40 feet on-center and groupings of the evergreen *Pinus canariensis*, “Canary Island Pine” planted 200 feet on-center will be situated within the remaining on-site setback area between the parking or building. If a predominance of commercial uses are proposed along Etiwanda Avenue, a five (5) foot concrete sidewalk shall be installed adjacent to the street curb as part of the site developments along Etiwanda Avenue (see Figures 22 & 23).

### **Ontario Mills Parkway**

This major collector street has a right-of-way of 88 feet. At the western portion of the Crossroads Business Park Specific Plan, the Rancon Centre Ontario is located immediately south of Ontario Mills Parkway; at the eastern portion of the specific plan, Ontario Mills Parkway bisects the specific plan. The street tree selection for this collector shall complement that of the Rancon Centre. A row of *Liriodendron Tulipifera* spaced 40 feet on-center will be planted within the 12 foot right-of-way from curb face to the property line. Within the setback area between the property line and the parking or building, a second row of *Quercus Virginia* will be planted 40 feet on-center with triangularly spaced groupings of *Eucalyptus Sideroxylon* “Rosea” planted 240 feet on-center from the first row (see Figures 24 & 25).

### **Local Industrial Streets**

The remaining streets, which comprise the interior streets, all have 66 foot rights-of-way. The front setback will be landscaped with the *Cinnamomum camphora*, “Camphor Tree,” spaced 25 feet on-center in a formal row. This evergreen tree is of medium height, and will act as a visual transition from the context of the exterior to the interior streets (see Figures 26 & 27).

### **Channel Buffering**

The Day Creek Channel rights-of-way, and the Concrete Pipe Company property at the southwest corner of the subject site will be buffered by the use of *Nerium oleander*, such as “Casablanca” white and/or “Rosy Red” deep pink-red spaced six (6) feet on-center. Within the Channel buffer area, random groupings of “London Plane Tree” shall be planted for variation of hedge height. All buffer areas shall be ten (10) foot minimum widths.

### **Entrance Identity and Focal Statements**

The major landscape elements will be located as depicted on Figure 19. The design of the entrance identity statements is depicted on Figures 28 and 29. The focal groupings located at the major exterior corners of the project area shall consist of a grouping of “statement” trees such as *Phoenix Dactylifera* Palms combined with *Lagerstroemia Indica* to give aesthetic impact to these significant areas (see Figure 30). Final design and materials for these focal statements shall be reviewed and approved by the Public Facilities Department Coordinator.

Pursuant to the project phasing, the focal corner statement will be installed at the realignment intersection (See Figure 19)

## **B. ON-SITE LANDSCAPING**

Landscape criteria have also been established for on-site areas. All project landscaping shall be reviewed and approved by the Public Facilities Department Coordinator as part of the site plan approval process as discussed previously.

As a logical separation, and for the purposes of this plan, onsite landscaped areas shall include all areas not within a dedicated right-of-way or within the limits of any conceptual streetscape area. The landscape for these areas will provide a mixture of trees, shrubs, vines, groundcover, and turf as appropriate. The landscaped areas will be bordered by a 6" concrete mowstrip. (Figure 313, On-Site Landscaping Design Criteria). The recommended plant palette as provided offers a variety of plant material sufficient to attain the required results.

Since the water requirements of plant materials may vary extensively, attention shall be given to selecting plants with similar water requirements in particular planting areas. Also, moisture sensors shall be required of all irrigation systems for the regulation of water on an "as needed" basis.







Minimum sizes for trees shall be 15 gallons. Twenty five percent (25%) of all trees shall be of 24" box size. The minimum size for shrub plant material shall be 5 gallons. Smaller container-size plant material must be approved by the City of Ontario's Public Facilities Department Coordinator.

The quantity and actual placement of trees, shrubs, groundcover, and turf shall be adequate to screen and soften buildings and their associated loading and parking areas from adjacent public streets, and to visually enhance articulated building elements such as entries. Landscaping shall be designed with consideration given to parcel size and the intended building use.

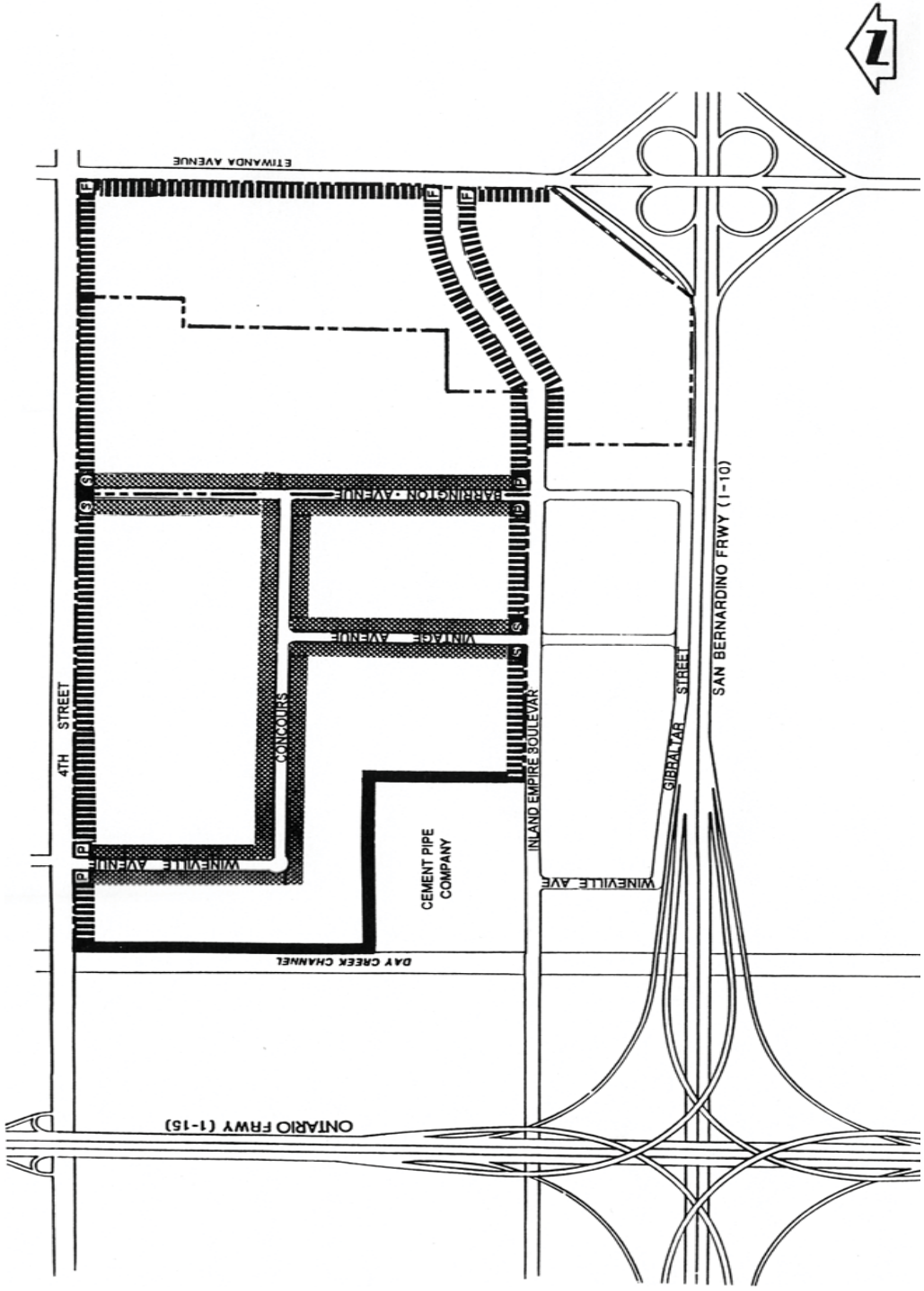
# MAJOR LANDSCAPE ELEMENTS

FIGURE 19

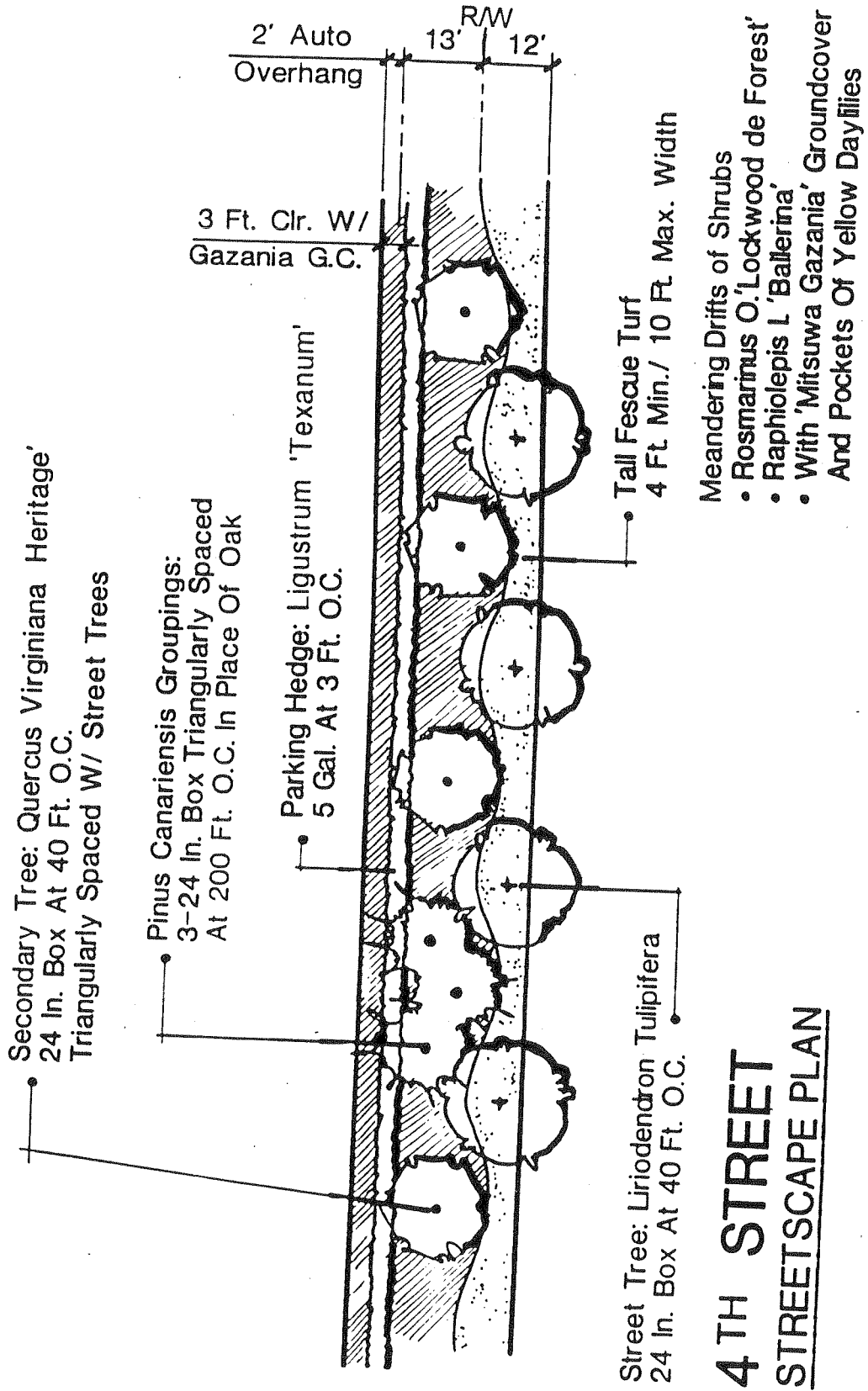
## LEGEND

-  CANOPY TREES (DOUBLE ROW TRIANGULAR SPACING)
-  ON-SITE BUFFERING
-  PRIMARY ENTRANCE STATEMENT
-  SECONDARY ENTRANCE STATEMENT
-  FOCAL CORNER STATEMENT
-  MEDIUM CANOPY TREES

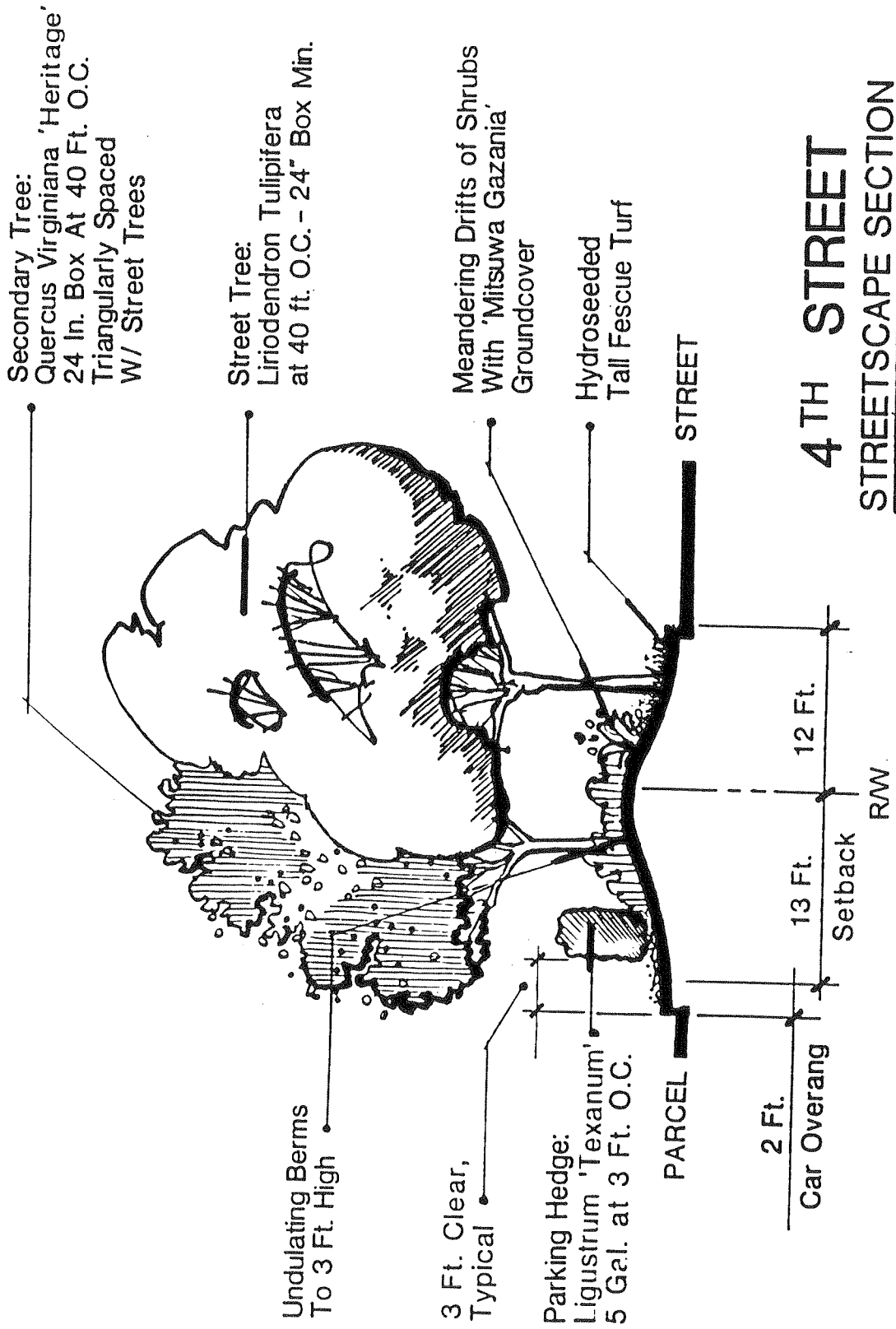
NOTE: + FOCAL CORNER TO BE MOVED OR ADDITIONAL COMPLEMENTARY CORNER TREATMENT TO BE INSTALLED AT NEW ALIGNMENT (SEE TEXT) AS PER FIGURE 31

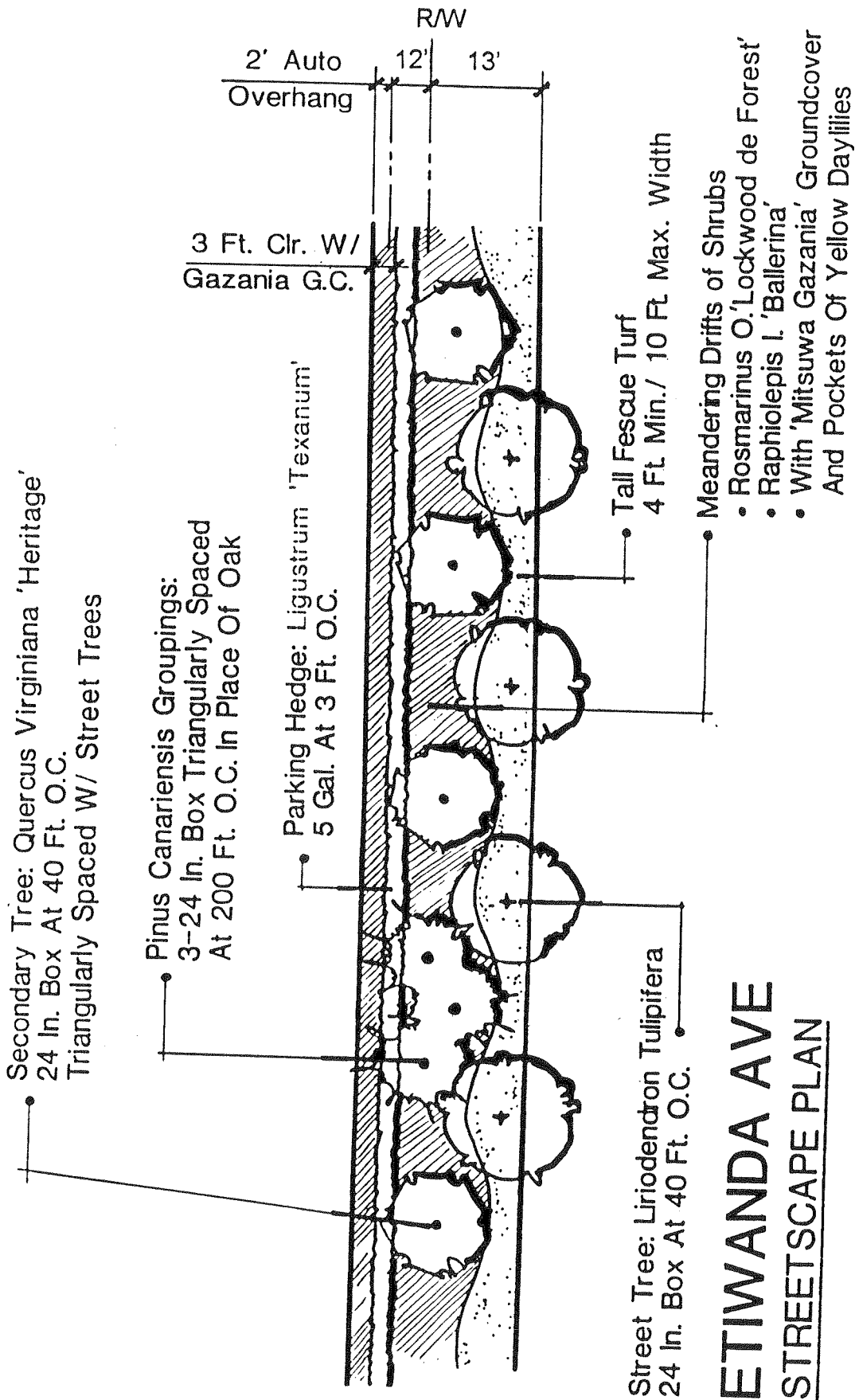


# CROSSROADS BUSINESS PARK SPECIFIC PLAN



**4TH STREET  
STREETSCAPE PLAN**

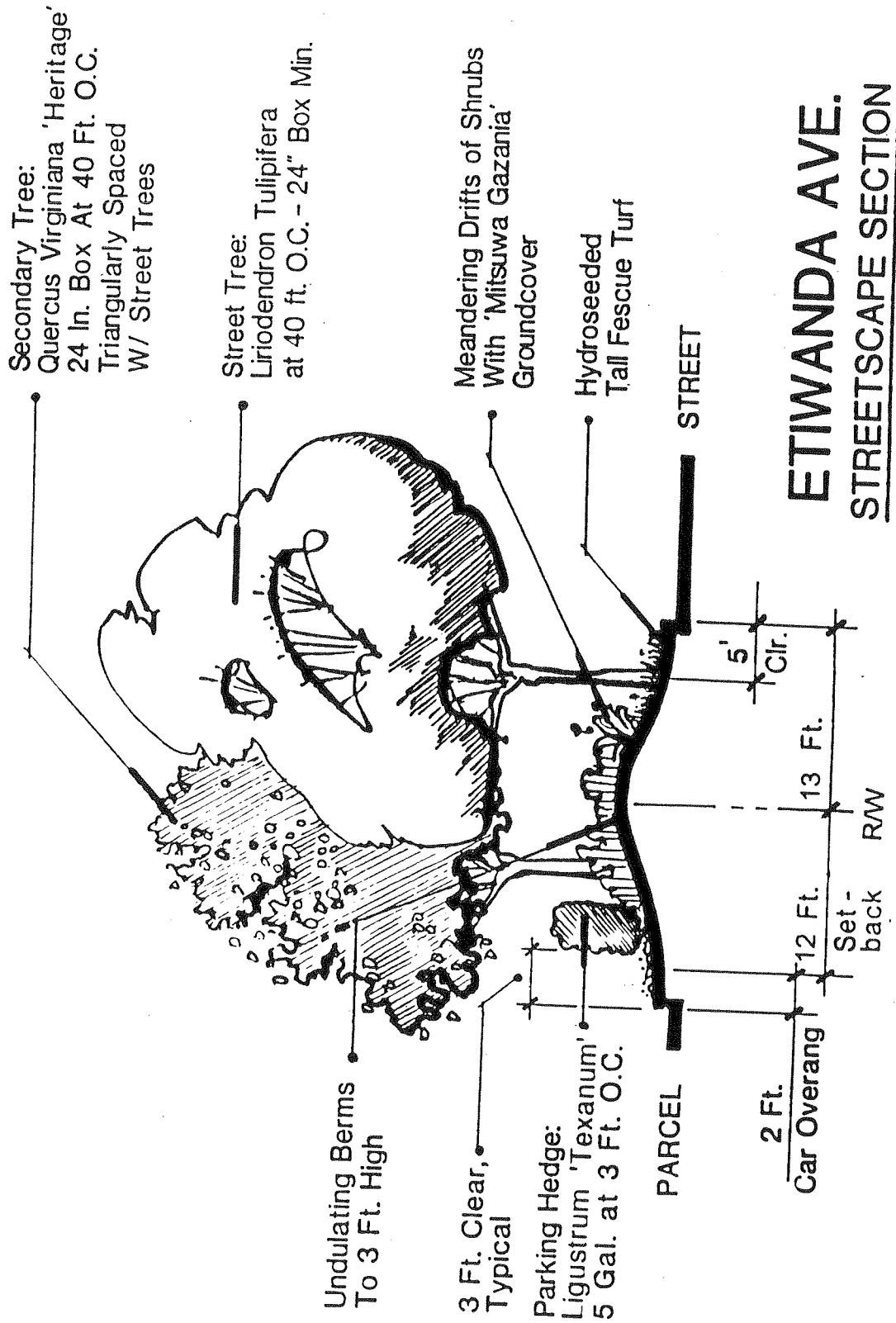


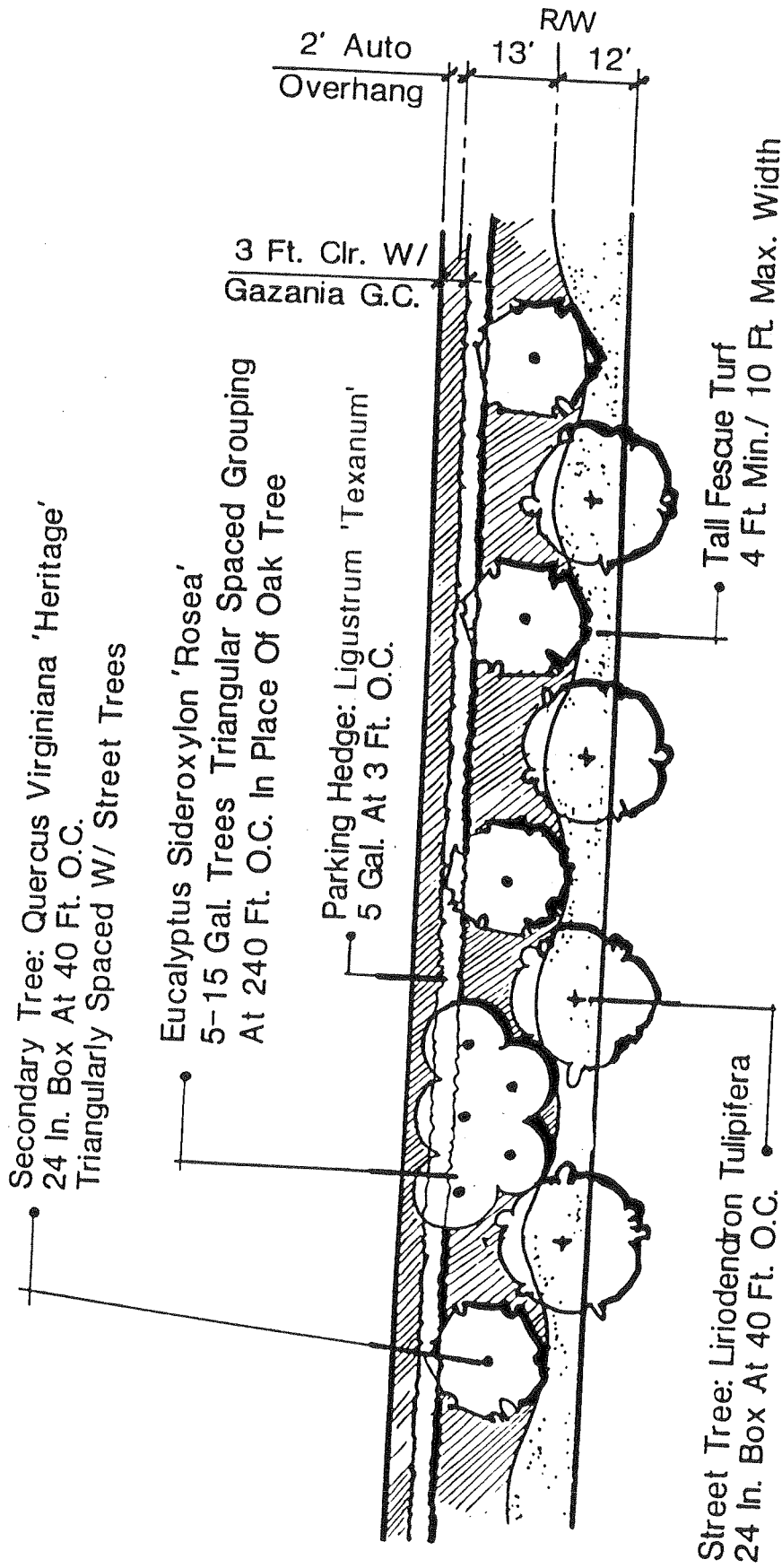


**ETIWANDA AVE  
STREETSCAPE PLAN**

**FIGURE  
22**



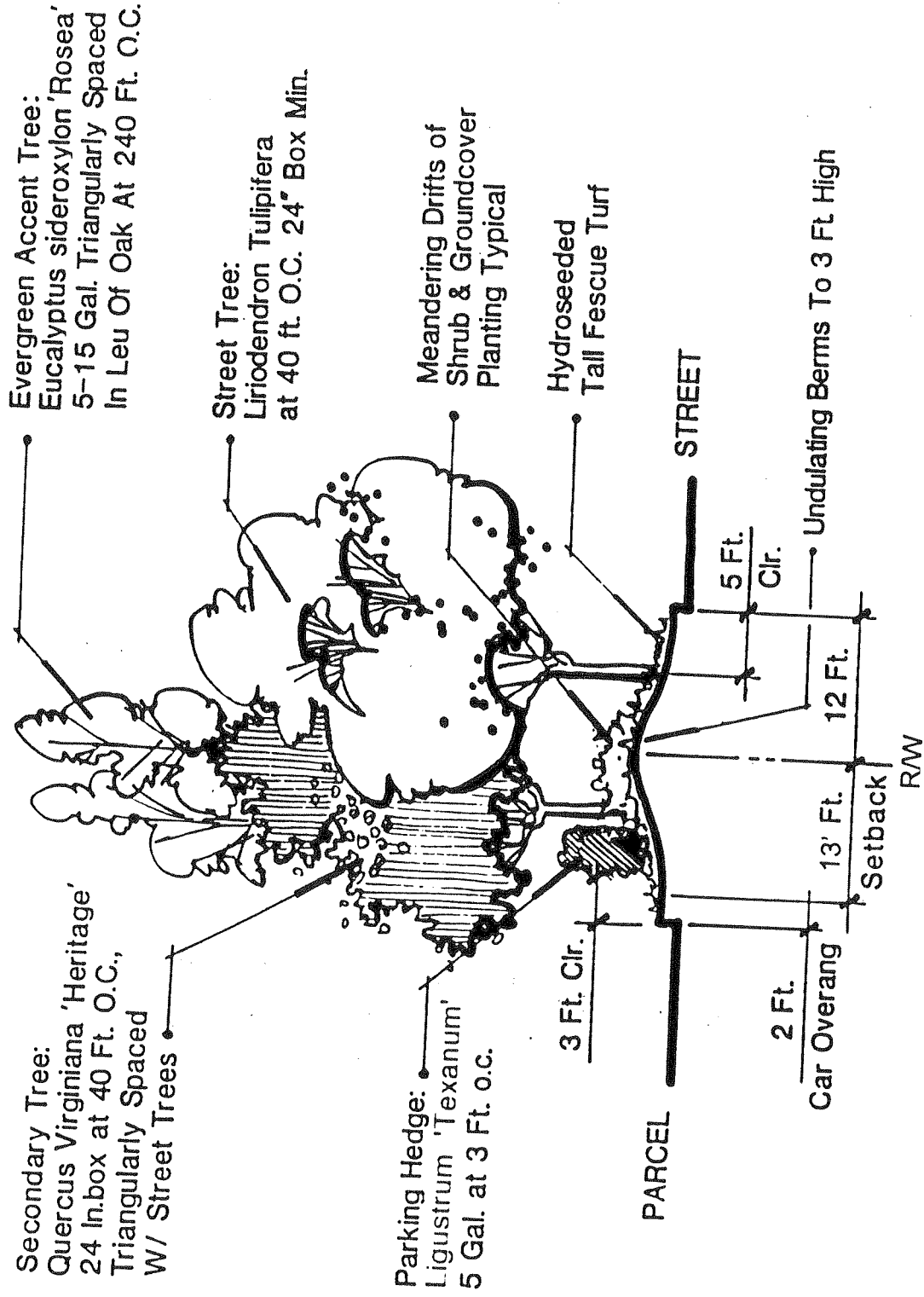




**ONTARIO MILLS PARKWAY  
STREETSCAPE PLAN**

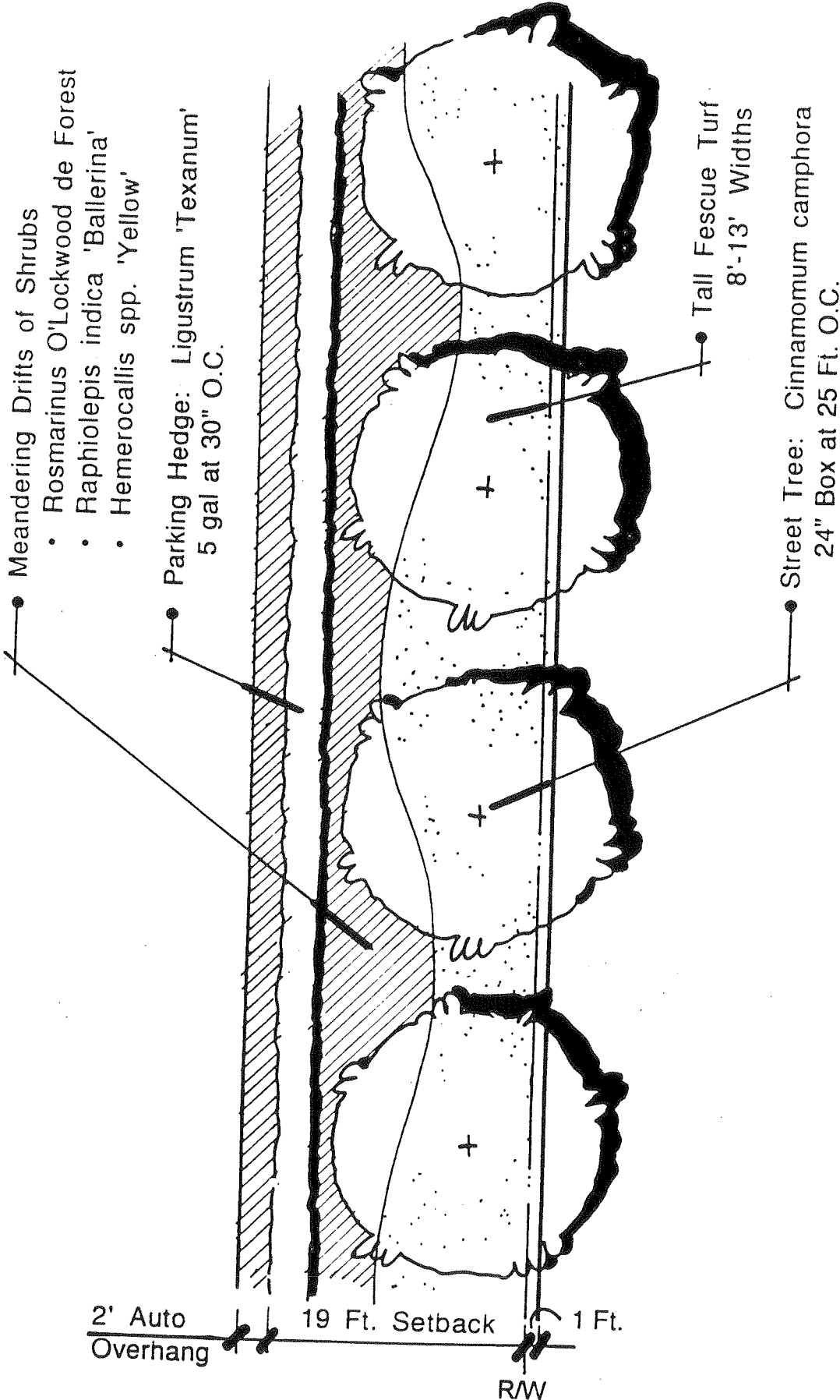
- Meandering Drifts of Shrubs
- *Rosmarinus O.* 'Lockwood de Forest'
  - *Raphiolepis L.* 'Ballerina'
  - With 'Mitsuwa Gazania' Groundcover:  
And Pockets Of Yellow Daylilies

**FIGURE  
24**

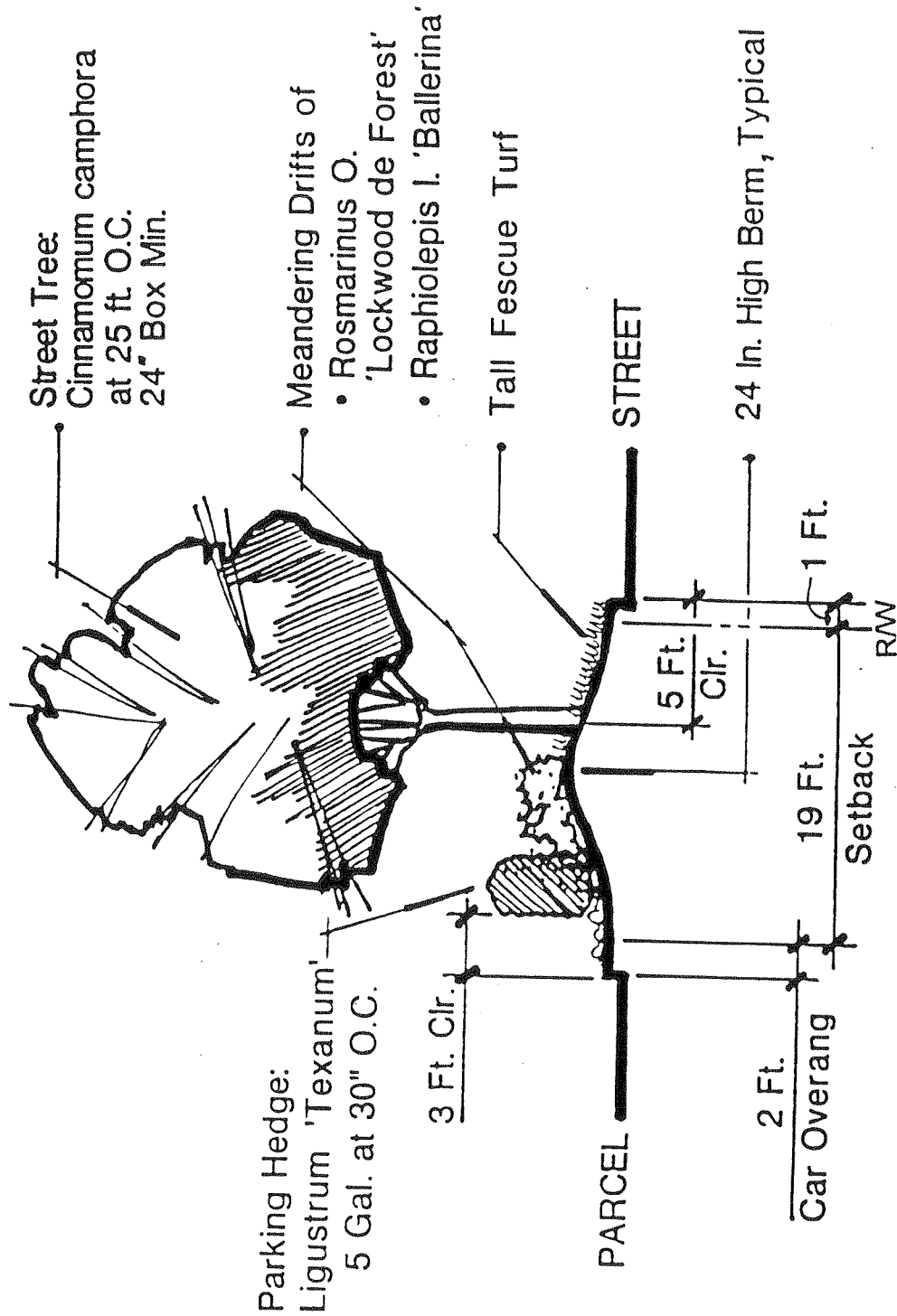


**ONTARIO MILLS PARKWAY**  
**STREETSCAPE SECTION**

FIGURE  
26



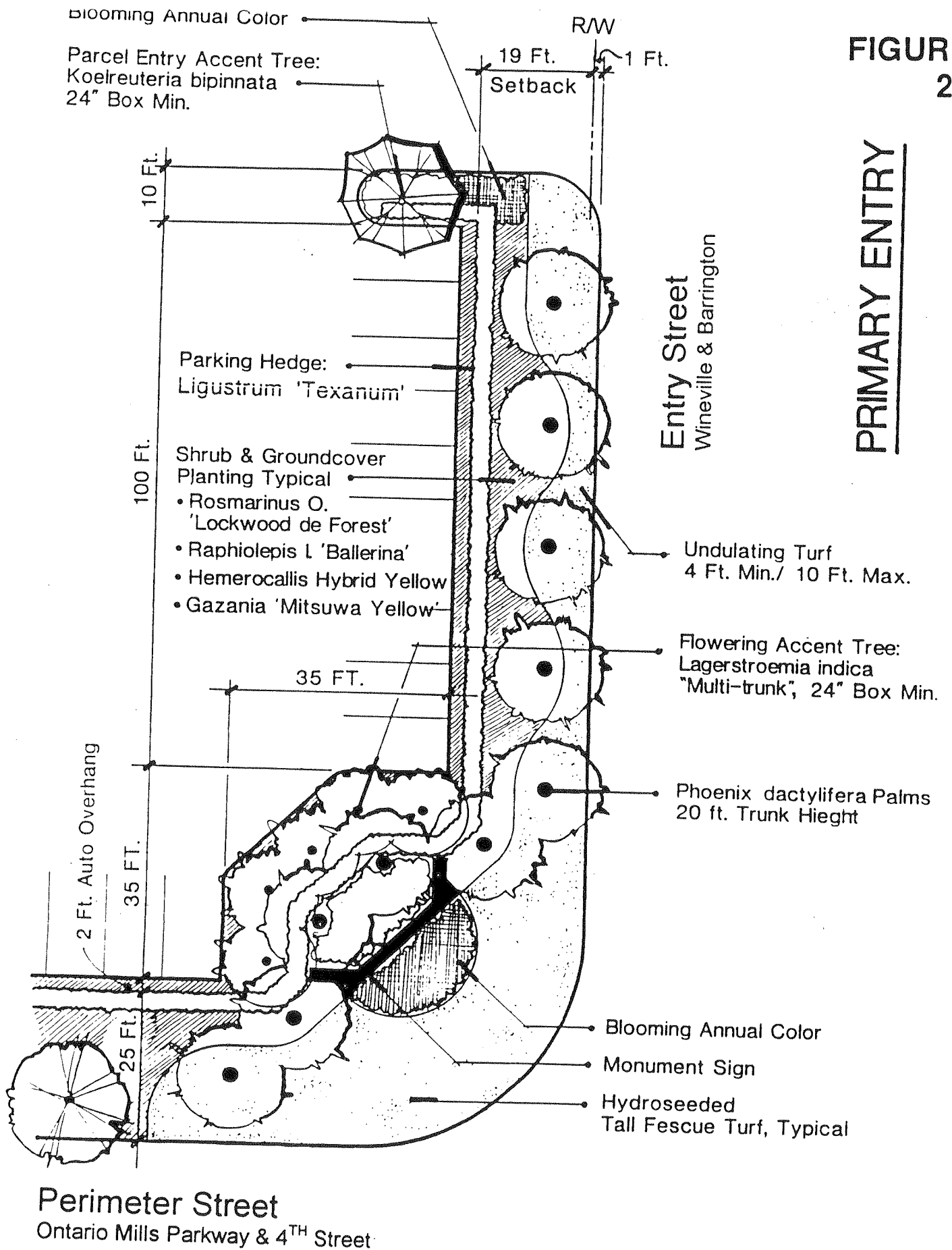
**INTERIOR STREETS**  
**STREETSCAPE PLAN**  
WINEVILLE AVE., VINTAGE AVE.,  
BARRINGTON AVE., CONCOURS ST.

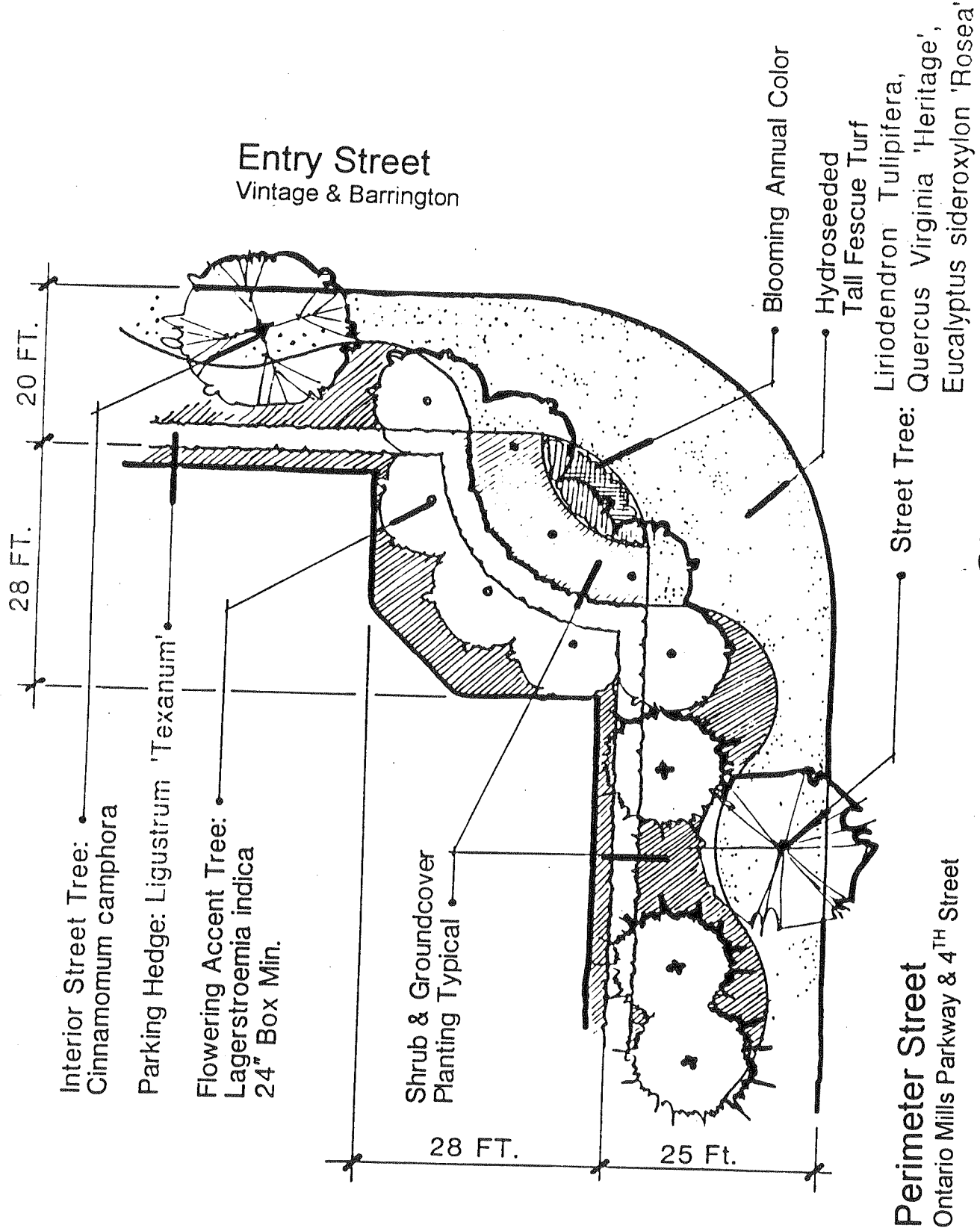


**INTERIOR STREETS  
STREETSCAPE SECTION**

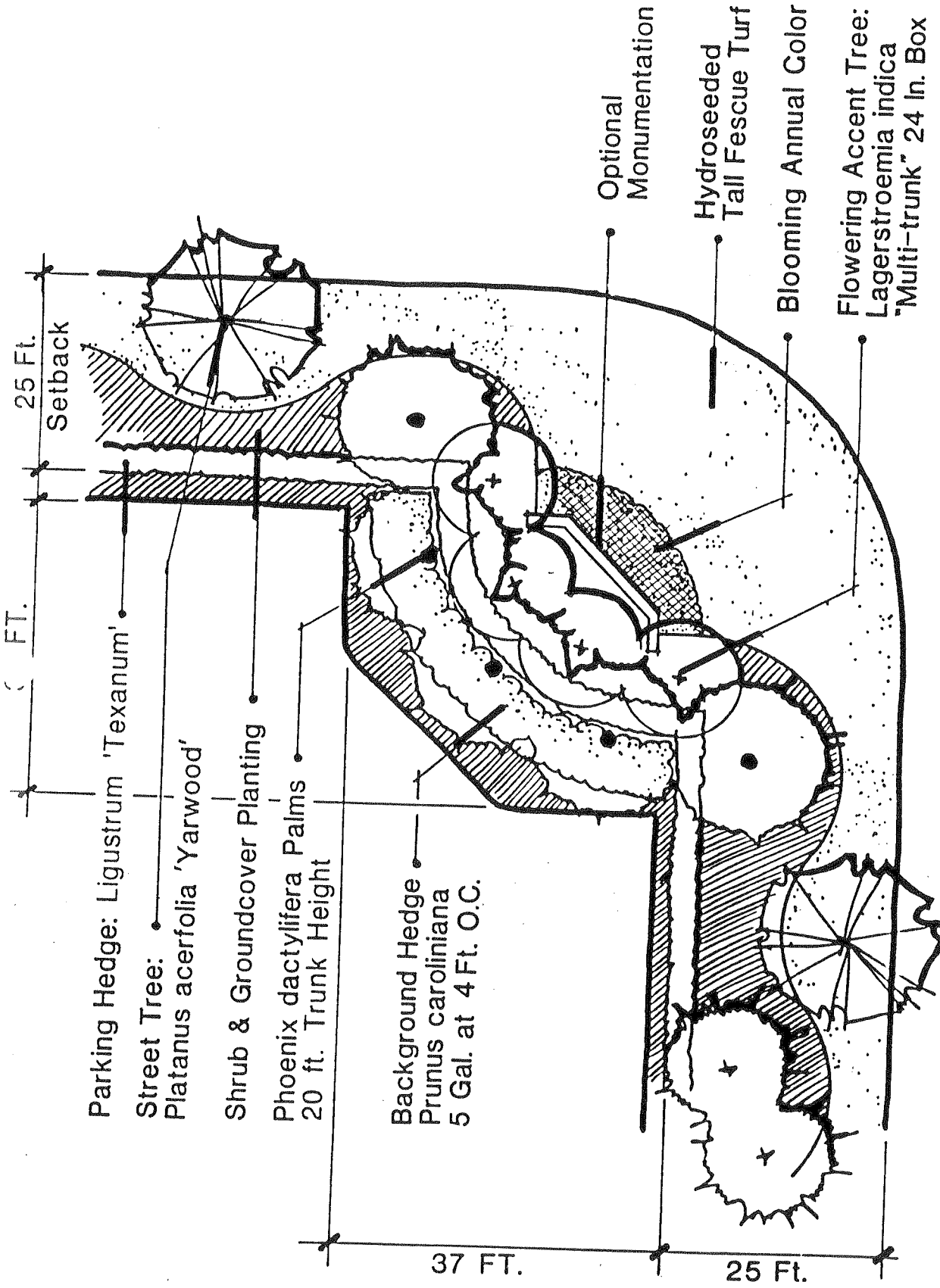
WINEVILLE AVE., VINTAGE AVE.,  
BARRINGTON AVE., CONCOURS ST.

**PRIMARY ENTRY**





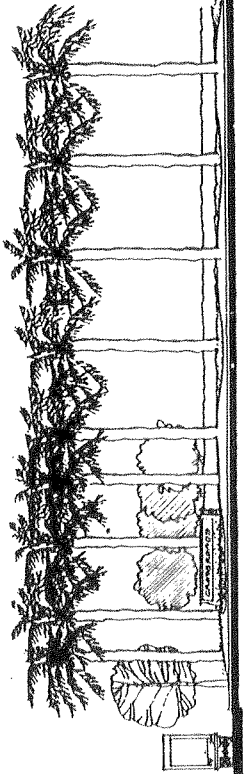
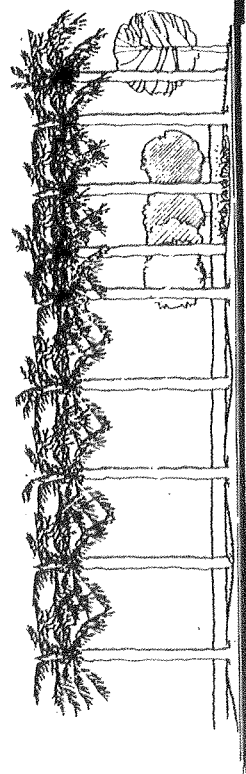
**SECONDARY ENTRY**



ONTARIO MILLS PKWY. & ETIWANDA AVE.  
4<sup>TH</sup> ST. & ETIWANDA AVE.

**FOCAL CORNER**





FOCAL ENTRY STATEMENT ELEVATION



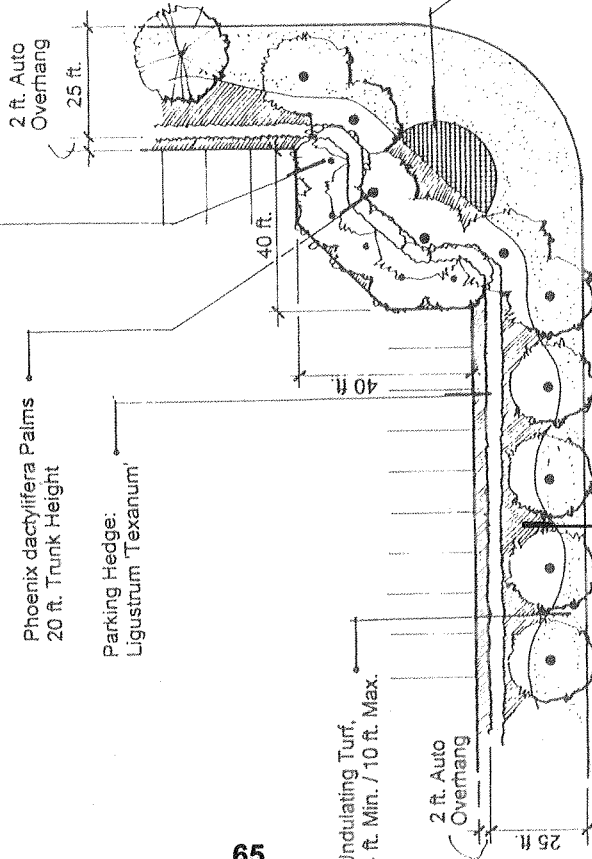
REALIGNMENT OF  
ONTARIO MILLS PARKWAY

Flowering Accent Tree:  
*Lagerstroemia indica*,  
Multi-trunk, 24" Box Min.

Phoenix *dactylifera* Palms  
20 ft. Trunk Height

Parking Hedge:  
*Ligustrum 'Texanum'*

Undulating Turf,  
4 ft. Min. / 10 ft. Max.



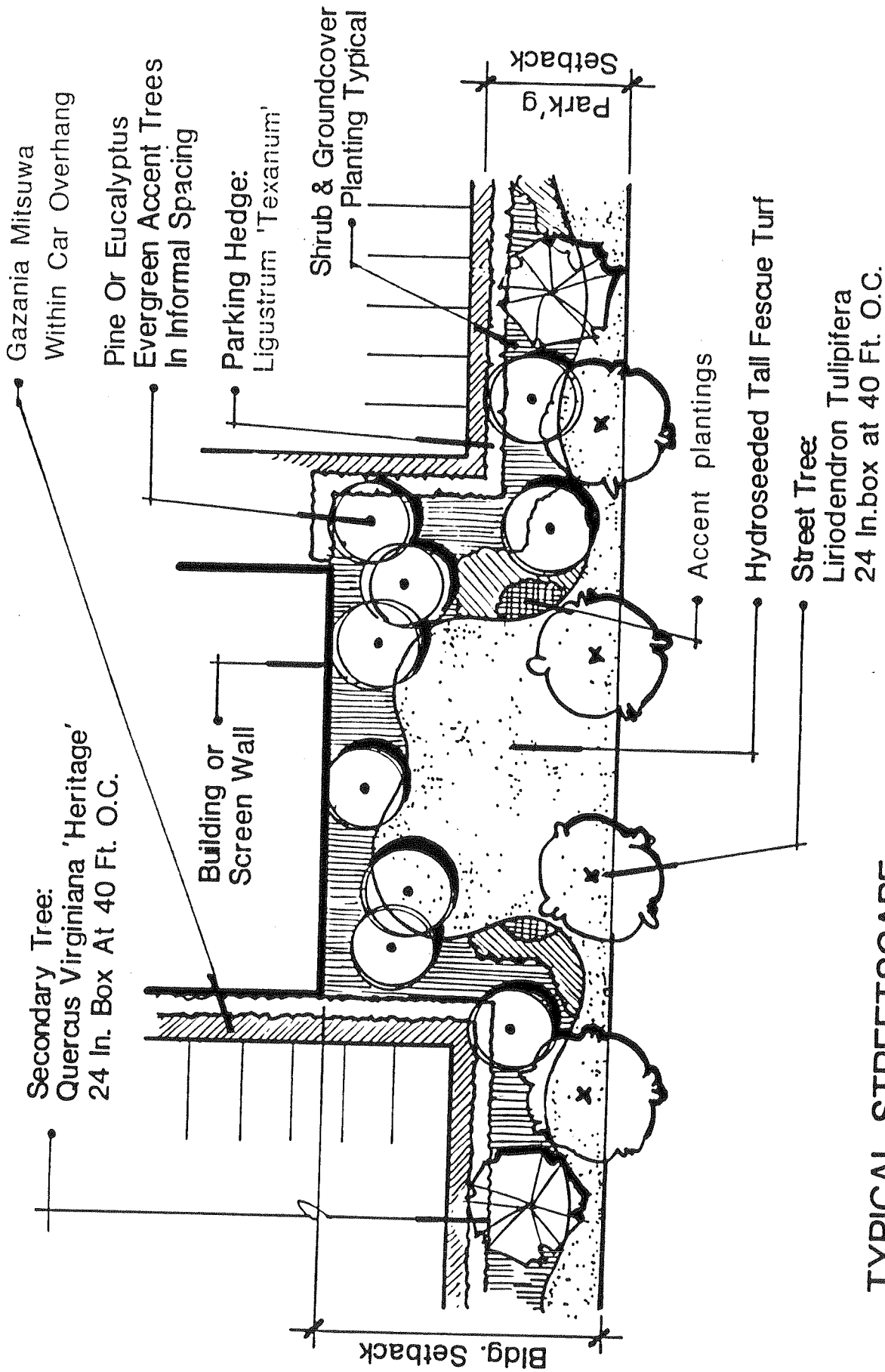
Shrub & Groundcover Planting, typ.:  
• *Rosmarinus* off. 'Lockwood de Forest'  
• *Raphiolepis indica* 'Ballerina'  
• *Hemerocallis* hyb. 'Yellow'  
• *Gazania* 'Mitsuwa Yellow'

ETIWANDA

Shrub & Groundcover Planting, typ.:  
• *Rosmarinus* off. 'Lockwood de Forest'  
• *Raphiolepis indica* 'Ballerina'  
• *Hemerocallis* hyb. 'Yellow'  
• *Gazania* 'Mitsuwa Yellow'

REALIGNMENT FOCAL  
ENTRY STATEMENT

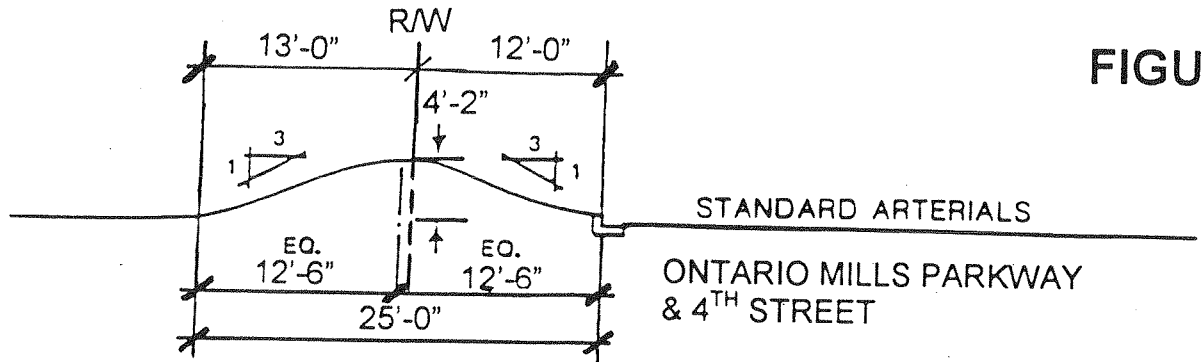
FIGURE 31



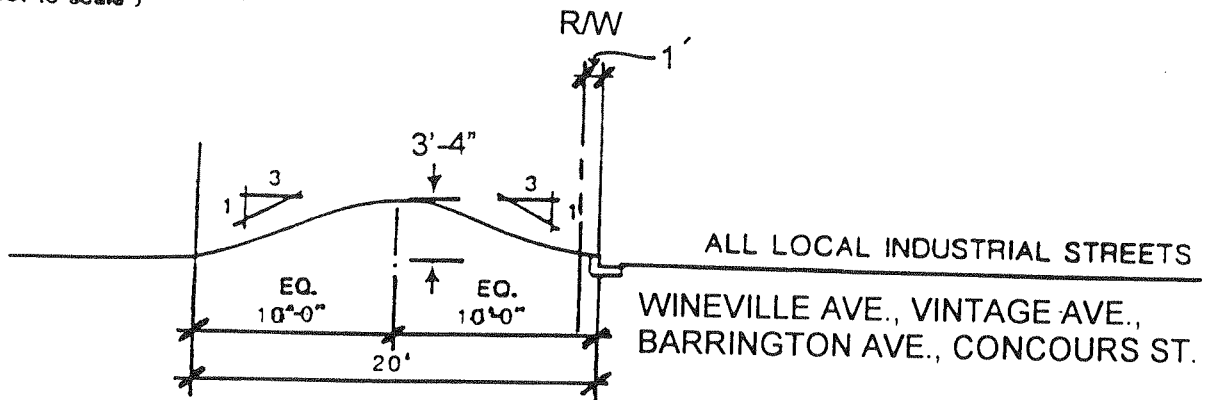
**TYPICAL STREETSCAPE  
AT BLDG. SETBACK**

# STREETSCAPE GRADING

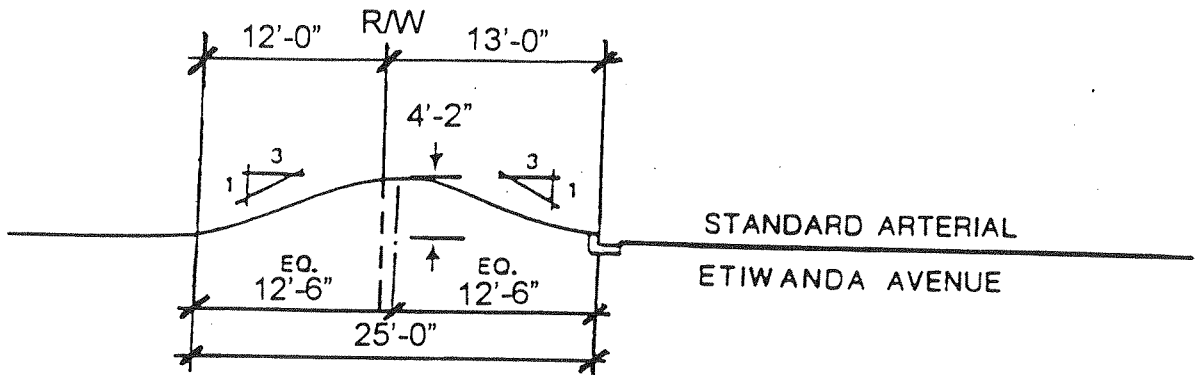
FIGURE  
33



13' LANDSCAPE EASEMENT  
( Not to scale )



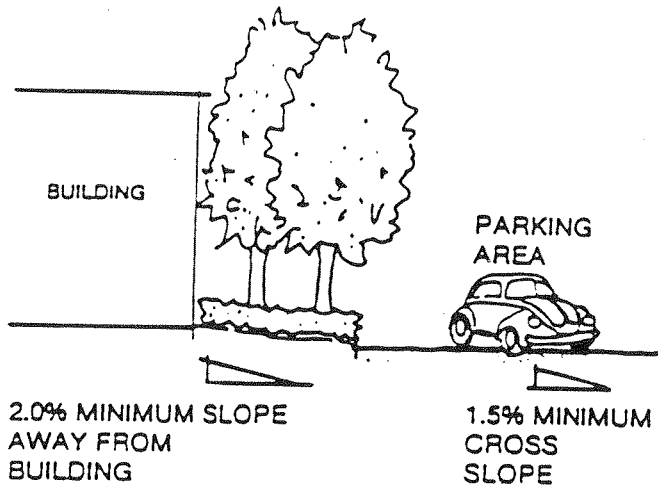
20' WITHIN PARKING SETBACK  
( Not to scale )



12' LANDSCAPE EASEMENT  
( Not to scale )

# ON-SITE LANDSCAPE DESIGN CRITERIA

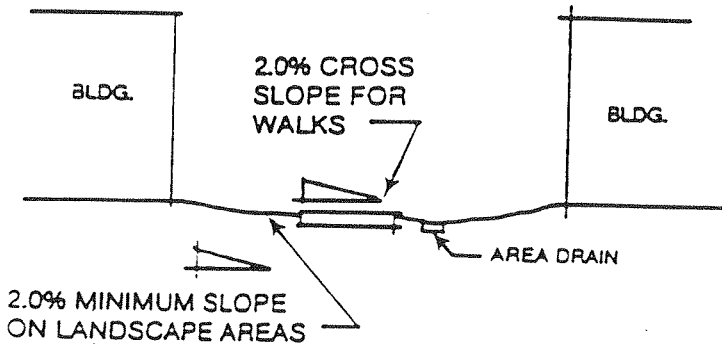
FIGURE 34



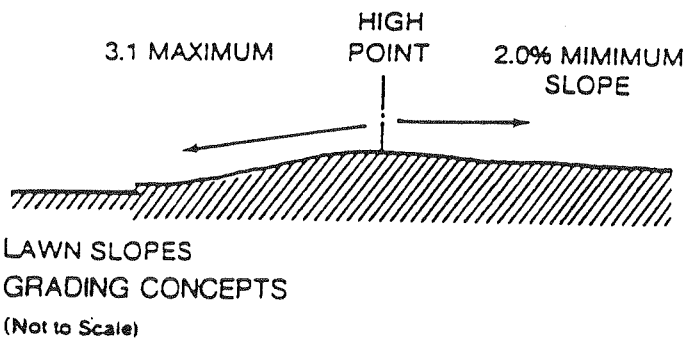
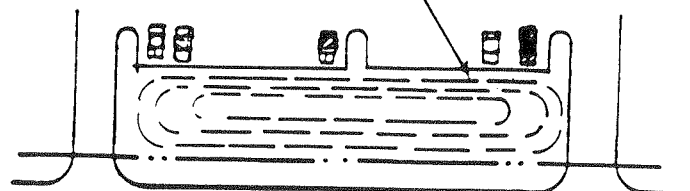
SMOOTH TRANSITIONS WITH SOFT, NATURAL FORMS ARE RECOMMENDED FOR BERMS



BERMS ARE NOT TO BE ABRUPT or "LUMPY"



IN AREAS OF LIMITED HORIZONTAL RUN, A CONTINUOUS BERM IS RECOMMENDED



BERMING CONCEPT (Not to Scale)

# LANDSCAPE DESIGN CONCEPT (FOR GENERAL USE)

FIGURE  
35



## DESIGN CONCEPT

THE OVERALL INTENTION IS THE CREATION OF A SIMPLE, STRONG LANDSCAPE SETTING, IN SCALE WITH LARGE BUILDINGS, WIDE STREETS, and LARGE PARKING AREAS OF AN INDUSTRIAL/BUSINESS CENTER. THIS RESULT CAN BE ACHIEVED THROUGH THE USE OF A LIMITED PALETTE, WITH SKILLFULLY ARRANGED MASSING OF SIMILAR PLANT MATERIALS, ESPECIALLY ALONG STREET FRONTAGES and AT VEHICULAR ENTRIES. LARGE SWEEPS OF SINGLE SPECIES ARE RECOMMENDED. MORE DETAIL, ACCENT TREES and SHRUBS ARE RECOMMENDED FOR COURTYARDS, GARDENS and FORMAL ENTRIES.

# RECOMMENDED PLANT PALETTE LANDSCAPE DEVELOPMENT PLANS

FIGURE  
36

- A..... Medium to Large Trees
- B..... Small Trees
- C..... Specimen/Accent Trees
- D..... Columnar Trees
- E..... Conifers
- F..... Buffer Plants • Trees
- G..... Buffer Plants • Shrubs
- H..... Shrubs
- I..... Vines
- J..... Groundcover Accents
- K..... Groundcovers

A. MEDIUM to LARGE TREES

PLANT NAME	EVERGREEN	DECIDUOUS	HEIGHT	SOUTHWEST EXPOSURE	DROUGHT TOLERANT	GROWTH RATE	SEASONAL COLOR	COMMENTS
BRACHYCHITON POPULNEUS Bottle Tree	•		40'	•	•	M		Wind tolerant
CHORISIA SPECIOSA 'Majestic Beauty' Floss-Silk Tree		•	50'	•		M	Fall Pink	
EUCALYPTUS CAMADULENSIS Red Gum	•		100'	•	•	F		Some litter
EUCALYPTUS CLADOCALYX Sugar Gum	•		85'	•	•	F		Some litter
EUCALYPTUS LEUCOXYLON White Ironbark	•		50'	•		F		Wind tolerant Some litter
EUCALYPTUS MACULATA Spotted Gum	•		80'			F		Some litter
EUCALYPTUS MICROTHECA Flodded Box	•		35'	•		F		Wind tolerant Some litter
EUCALYPTUS SIDEROXYLON 'Rosea' Red Ironbark	•		50'			M	Fall to Spring Pink	Some litter
EUCALYPTUS VIMINALIS Manna Gum	•		100'			F		Some litter
GINKGO BILOBA 'Autumn Gold' - Male Only Maidenhair Tree		•	50'	•	M	F	Fall Gold	
GINKGO BILOBA 'Saratoga' - Male Only Maidenhair Tree		•	50'	•	M	S	Fall Pink	
GLEDITSIA TRIACANTHOS Honey Locust	•		50'	•	L	F		Wind tolerant Surface roots. Some litter
GREVILLEA ROBUSTA Silk Oak	•		50'	•		F		
LIQUIDAMBAR FORMOSANA Chinese Sweet Gum		•	50'		L	M	Spring & Fall Red	Surface roots
LIQUIDAMBAR STYRACIFLUA American Sweet Gum		•	60'			M	Fall Red	Surface roots
LIQUIDAMBAR STYRACIFLUA 'Burgundy' Burgundy Sweet Gum		•	60'		L	M	Fall Winter Purple	Surface roots
LIRIODENDRON TULIPIFERA Tulip Tree		•	50'		L	F	Fall Yellow	Surface roots
MAYTENUS BOARIA Mayten Tree	•		40'		M	M		
MELALEUCA LINARIFOLIA Flaxleaf Paperbark	•		35'	•	•	F		
MELALEUCA STYPHELOIDES	•		40'	•	•	F		
PISTACIA CHINENSIS Chinese Pistache		•	60'	•	M	M	Fall Crimson	Some litter
PLATANUS ACERIFOLIA London Plane Tree		•	80'		L	F		
PLATANUS RACEMOSA California Sycamore		•	80'	•	M	F		Wind tolerant Some litter
POPULUS FREMONTII - Male Only Western Cottonwood		•	50'	•	M	F		
SCHINUS MOLLE California Pepper	•		35'		•	F		Surface roots
TRISTANIA CONFERTA Brisbane Box	•		50'	•	•	F	Summer White	Some litter
ULMUS PARVIFOLIA - Dwarf or Bree Chinese Elm		•	50'		M	F		
ZELKOVA SERRATA Japanese Zelkova		•	60'	•	L	F	Fall Yellow	

## B. SMALL TREES

PLANT NAME	EVERGREEN	DECIDUOUS	HEIGHT	SOUTHWEST EXPOSURE	DROUGHT TOLERANT	GROWTH RATE	SEASONAL COLOR	COMMENTS
ACACIA BAILEYANA Bailey Acacia	•		25'	•	•	F	Spring Yellow	Wind tolerant Surface roots
ACACIA BAILEYANA 'Purpurea' Purple-leaf Acacia	•		25'	•	•	F	Spring Yellow	Wind tolerant Surface roots
ACACIA MELANOXYLON Black Acacia	•		40'	•	•	F	Spring Yellow	Wind smog tolerant Surface roots
ALBIZIA JULIBRISSIN 'Rosea' Silk Tree	•		40'	•	•	F	Summer Pink	
CERATONIA SILIQUA Carob	•		35'	•	•	M		Surface roots
GEIJERA PARVIFLORA Australian Willow	•		25'	•	M	F		
JACARANDA MIMOSIFOLIA Jacaranda	•		30'	•	L	M	Spring, Summer Lavender-blue	
KOELREUTERIA PANICULATA Golden Rain Tree	•		25'	•	•	M	Summer, Fall Yellow	Wind, smog tolerant
LIQUIDAMBAR ORIENTALIS Oriental Sweet Gum	•		25'		M	M	Fall Red	
RHUS LANCEA African Sumac	•		25'	•	•	M		

## C. SPECIMEN/ACCENT TREES

BRACHYCHITON ACERIFOLIUS Flame Tree	•		50'	•	M	S	Summer Red	
CHORISIA SPECIOSA 'Majestic Beauty' Floss-Silk Tree	•		50'	•		M	Fall Pink	
CINNAMOMUM CAMPHORA Camphor Tree	•		40'			S	Spring Flowers	Surface roots
FAGUS SYLVATICA 'Atropunicea' Purple Beech	•		60'	•	No	M		
LAGERSTROEMIA INDICA Crape Myrtle	•		20'	•	•	S	Spring, Summer White, Pink	
MAGNOLIA GRANDIFLORA 'Samuel Sommer' Samuel Sommer Magnolia	•		50'	•		M	Summer, Fall White	Surface roots Some trees
MELIA AZEDARACH 'Umbraculifera' Texas Umbrella Tree	•		30'	•		M		
PRUNUS CERASIFERA 'Atropurpurea' Purple-leaf Plum	•		30'	•	No	M	Spring White	

## D. COLUMNAR TREES

LIQUIDAMBAR STYRACIFLUA 'Festival' Sweetgum	•		50'	•	L	M	Fall Orange	Surface roots
POPULUS NIGRA 'Italica' Lombardy Poplar	•		60'		L	F		



## E. CONIFERS

PLANT NAME	EVERGREEN	DECIDUOUS	HEIGHT	SOUTHWEST EXPOSURE	DROUGHT TOLERANT	GROWTH RATE	SEASONAL COLOR	COMMENTS
PINUS CANARIENSIS Canary Island Pine	•		70'	•	M	F		Wind tolerant
PINUS COULTERI Coulter Pine	•		50'	•	•	M		Wind tolerant
PINUS HALEPENSIS Aleppo Pine	•		40'	•	•	F		Wind tolerant
PINUS PINEA Italian Stone Pine	•		50'	•	•	M		Wind tolerant

## F. BUFFER PLANTS • TREES

CERATONIA SILIQUA Carob	•		25'	•	•	M		
EUCALYPTUS SIDEROXYLON 'Rosea' Red Ironbark	•		10'	•		M	Fall to Spring Pink	Some inner
PINUS HALEPENSIS Aleppo Pine	•		40'	•	•	F		Wind tolerant
PINUS PINEA Italian Stone Pine	•		50'	•	•	M		Wind tolerant
TRISTANIA CONFERTA Brisbane Box	•		50'	•	•	F	Summer White	Some inner

## G. BUFFER PLANTS • SHRUBS

ACACIA MELANOXYLON Black Acacia	•		40'	•	•	F	Spring Yellow	Wind, smog tolerant Surface roots
DODONAEA VISCOSA 'Purpurea' Hopseed Tree	•		15'	•	•	F		Wind smog tolerant
FEIJOA SELLOWIANA Pineapple Guava	•		12'	•	•	M		
LEPTOSPERMUM LAEVIGATUM Australian Tea Tree	•		15'	•	•	F	Spring White	Wind tolerant
LIGUSTRUM JAPONICUM 'Texanum' Japanese Privet	•		9'	•	No	M	Spring, Summer White	
LIGUSTRUM OVAFOLIUM California	•		15'	•	No	F	Spring, Summer White	
MELALEUCA NESOPHILA Pink Melaleuca	•		20'	•	•	F	Summer Pink-Purple	Wind tolerant
MYRTUS COMMUNIS True Myrtle	•		15'	•	•	S	Summer White	
NERIUM OLEANDER Oleander	•		12'	•	•	F	Spring Fall White, Pink	Wind smog tolerant
OSMANTHUS ILICIFOLIUS Holly-Leaf Osmanthus	•		8'		L	M	Fall White	
VIBURNUM JAPONICUM Japanese Viburnum	•		15'		L	M	Spring White	

# H. SHRUBS

PLANT NAME	EVERGREEN	DECIDUOUS	HEIGHT	SOUTHWEST EXPOSURE	DROUGHT TOLERANT	GROWTH RATE	SEASONAL COLOR	COMMENTS
ABELIA GRANDIFLORA Glossy Abelia	•		8'	•	L	F	Summer Pink	Good hedge
ARBUTUS UNEDO 'Compacta' Compact Strawberry Tree	•		5'	•	M	M	Fall, Winter Pink	
CALLISTEMON CITRINUS Lemon Bottlebrush	•		15'	•	M	F	Spring to Winter Red	Wind, smog tolerant Good hedge
CARISSA GRANDIFLORA Natal Plum	•		7'	•	M	F	Spring to Winter Red	Wind, smog tolerant Good hedge
CEANOTHUS 'Julia Phelps' Julia Phelps Ceanothus	•		5'	•	•	F	Spring Blue	Wild tolerant
CEANOTHUS RIGIDUS 'Snowball' Snowball Ceanothus	•		6'	•	•	F	Spring White	Wind tolerant
CISTUS LADANIFER Spotted Rock Rose	•		6'	•	•	F	Spring, Summer White	Wind tolerant
CISTUS PURPUREUS Orchid-Spot Rock Rose	•		4'	•	•	F	Spring, Summer Orchard	Wind tolerant
COTINUS COGGYGRIA 'Purpureus' Purple Smoke Tree	•		20'	•	•	M	Fall Yellow-Orange	Good hedge Not too much H <sub>2</sub> O
DODONAEA VISCOSA 'Purpurea' Purple Hop Bush	•		15'	•	•	F		Wind, smog tolerant Good hedge
ERYTHRINA BIDWILLII Bidwill's Coral Tree	•		15'	•	L	F		Wind tolerant
FEJOWA SELLOWIANA Pineapple Guava	•		12'	•	•	M	Spring, Pink	
FREMONTODENDRON CALIFORNICUM Flannel Bush	•		15'	•	•	F	Spring Yellow	Not too much H <sub>2</sub> O
GARRYA ELLIPTICA Coast Silkassel	•		10'	•	M	M	Spring to Winter Red	Needs both Male and Female
HETEROMELES ARBUTIFOLIA California Holly	•		20'	•	•	M	Summer - Winter Cream and Red	Smog tolerant
LEPTOSPERMUM LAEVIGATUM Australian Tea Tree	•		15'	•	•	F	Spring White	Wind tolerant Good hedge
LAGUSTRUM JAPONICUM 'Texanum' Japanese Privet	•		8'	•	No	M	Spring, Summer White	Good hedge
LAGUSTRUM OVAFOLIUM California Privet	•		15'	•	No	F	Spring, Summer White	Good hedge
MELALEUCA NESOPHILA Pink Melaleuca	•		20'	•	•	F	Summer Pink, Purple	Wind tolerant Good hedge
MYRSINE AFRICANA African Boxwood	•		8'	•	•	M		Smog tolerant
MYRTUS COMMUNIS True Myrtle	•		6'	•	•	S	Summer White	Good hedge
NERIUM OLEANDER Oleander	•		12'	•	•	F	Spring to Fall White, Pink	Wind, smog tolerant Good hedge
OSMANTHUS ILICIFOLIUS Holly-Leaf Osmanthus	•		8'	•	•	S	Fall White	Good hedge
PITTOSPORUM TOBIRA Mock Orange	•		15'	•	M	M	Spring White	
PITTOSPORUM TOBIRA 'Wheeler' Mock Orange	•		2'	•	M	M	Spring White	

Continued

## H. SHRUBS (cont.)

PLANT NAME	EVERGREEN	DECIDUOUS	HEIGHT	SOUTHWEST EXPOSURE	DROUGHT TOLERANT	GROWTH RATE	SEASONAL COLOR	COMMENTS
PLUMBAGO AURICULATA Blue Cape Plumbago	●	●	6'	●	●	M	Spring to winter Blue	
RAPHIOLEPIS INDICA India Hawthorn	●	●	5'	●	M	S	Fall to Spring Pink	Smog tolerant
RHUS OVATA Sugar Bush	●	●	6'	●	M	M	Spring Pink	
TEUCRIUM FRUTICANS Bush Germander	●	●	6'	●	●	M	Summer Blue	Not too much H <sub>2</sub> O
VIBURNUM JAPONICUM Japanese Viburnum	●	●	15'	●	L	M	Spring White	Needs some shade
XYLOSMA CONGESTUM Shiny Xylosma	●	●	9'	●	M	F		
JUNIPERUS CHINENSIS 'Pfitzerana' Pfitzer Juniper	●	●	15'	●	●	M		

## I. VINES

AKEBIA QUINATA Fiveleaf Akebia	●	●	●	No	F		Spring Purple	Shade tolerant Needs support
CLEMATIS ARMANDII Evergreen Clematis	●	●	●	No	F		Spring White	Shade tolerant Needs support
CLYTOSTOMA CALLISTEGIODES Violet Trumpet Vine	●	●	●	No	F		Spring to Fall Violet	Shade tolerant Needs support
FICUS PUMILA Creeping Fig	●	●	●	M	F			Shade tolerant
MINUM GRANDIFLORUM Spanish Jasmine	●	●	●	L	F		Summer White	Shade tolerant Needs support
PASSIFLORA ALATOCAERULEA Passion Vine	●	●	●	No	F		Summer White	
PASSIFLORA JAMESONII Red Passion Flower	●	●	●	No	F		Summer Coral	
ROSA BANKSIAE 'Lutea' Lady Bank's Rose	●	●	●	M	M		Spring, Summer Yellow	Needs support
SOLANUM JASMINOIDES Potato Vine	●	●	●	No	F		Spring to Winter White	Shade tolerant Needs support
WISTERIA FLORIBUNDA Japanese Wistaria	●	●	●	No	F		Spring Purple	Shade tolerant Needs support
WISTERIA SINENSIS Chinese Wistaria	●	●	●	No	F		Spring Purple	Shade tolerant Needs support

## J. GROUND COVER ACCENTS

AGAPANTHUS AFRICANUS Lily-of-the-Nile	●	●	18"	●	●	F	Summer Blue	Shade tolerant
ARTEMISIA SCHMIDTIANA 'Silver Mound' Angel's Hair	●	●	12"	●	●	M		
HEMEROCALLIS Day Lily	●	●	6"	●	No	M	Summer, Fall Yellow, Orange	Needs shade
TRIOPE MUSCARI Jily Turf	●	●	6"	●	No	M	Summer Lavender	
MOORAEA IRIDIOIDES African Iris	●	●	●	●	●	M	Spring to Fall White	

## K. GROUNDCOVERS

PLANT NAME	EVERGREEN	DECIDUOUS	HEIGHT	SOUTHWEST EXPOSURE	DROUGHT TOLERANT	GROWTH RATE	SEASONAL COLOR	COMMENTS
ACACIA REDOLENS Acacia	●		3'	●	●	F	Spring Yellow	Wind, smog tolerant
ARCTOTHECA CALENDULA Cape Weed	●		10'	●	●	F	Spring to Winter Yellow	
ARMERIA MARITIMA Sea Pink	●		6'	●	●	M	Spring Pink	
BACCHARIS PILULARIS 'Twin Peaks' Coyote Brush	●		12'	●	●	M		Wind, smog tolerant
CEANOTHUS GRISEUS HORIZONTALIS 'Santa Ana'	●		2'	●	●	F	Spring Blue	Wind tolerant
COTONEASTER DAMMERI 'Lowfast' Bearberry Cotoneaster	●		6'	●	●	F	Spring White	
GAZANIA RIGENS LEUCOLAENA Gazania	●		10'	●	M	F	Spring to Winter Yellow to Red	
HYPERICUM CALYGINUM St. Johnswort	●		1'	●	M	M	Spring Yellow	
JUNIPERUS CHINENSIS 'Procumbens Nana' Japanese Garden Juniper	●		1'	●	●	M		
JUNIPERUS HORIZONTALIS 'Blue Rug' Blue Rug Juniper	●		4'	●	●	M		
JUNIPERUS SABINA 'Buffalo' Sabina Juniper	●		12'			M		
LANTANA MONTEVIDENSIS Lantana	●		2'	●	M	F	Spring to Winter Lilac	Smog tolerant
LONICERA JAPONICA 'Halliana' Japanese Honeysuckle	●		18'	●	M	F	Spring, Summer White to Yellow	
MYOPORUM PARVIFOLIUM Myoporum	●		3'	●	M	F	Summer White	
O'CONNOR'S LEGUME	●		6'	●	M	F		Wind, smog tolerant
ROSEMARINUS OFFICINALIS Rosemary	●		4'	●	●	F	Winter, Spring Orchid	
THYMUS HERBA-BARONA Caraway-Scented Thyme	●		6'	●	M	F	Summer, Fall Rose-Pink	
BERMUDA Santa Ana Tiffgreen								Warm season
TALL FESCUE Rebel, Hounddog, Olympic								Cool season
ACHILLEA MILLEFOLIUM Yarrow								
ALYSSUM sp	●		6'	M	M		Spring	

## VI. ARCHITECTURAL DESIGN CONCEPTS

### A. ARCHITECTURAL GUIDELINES

*Objective:*

Recognizing that the Crossroads Business Park Specific Plan area is a light industrial park, these architectural guidelines strive to unify the project with contemporary design goals in a campus like setting. As light industrial structures are necessarily large with somewhat unbroken planes, these design guidelines encourage each building to utilize architectural details such as trellis areas, theme walls, surface plane variations or similar detail to avoid nondescript, imposing structures.

*Guidelines:*

1. All design shall appear as an integrated part of the overall site design concept.
2. No "Period Buildings" shall be permitted. Contemporary building forms and materials will be encouraged.
3. Pre-engineered metal buildings will not be permitted.
4. Metal clad buildings will be permitted only if designed by an architect and only if specifically approved in writing by the City Planner.
5. The use of reflective glass shall be subject to approval by the City Planning Department.
6. Design considerations should be given to:
  - a. views and vistas
  - b. orientation toward major streets and freeways
  - c. solar orientation
  - d. vehicular and pedestrian circulation
  - e. the facility's functional organization
  - f. energy conservation through facility design

Consideration should be given to the incorporation of design features such as:

- a. trellised areas
- b. architectural detailing in visitor parking areas and pedestrian entrances
- c. decorative pedestrian plazas and walkways
- d. accent landscaping
- e. architecturally enhanced building forms
- f. freestanding art form
- g. light and shadow patterns
- h. color or material accents
- i. punched openings to create light and shadow
- j. entrance plazas
- k. detail should occur at the building frontages or entrances; less detail is needed at landscaped areas