

Use of varied roof forms and offsets in plan is highly encouraged over singular, monolithic roofs.

All roof equipment shall be enclosed behind the parapet, in a penthouse, or otherwise screened as to not be visible from a public street of right-of-way.

Buildings with facades parallel to the street with covered pedestrian arcades are highly encouraged. Long unarticulated facades and should be avoided.

Shade and Shadow

Roof mounted equipment shall be screened from view from other elevations in the project.

Materials

Use of attractive, durable, high quality, weather resistant materials should be required for all visible and weather exposed surfaces on the building exterior.

The use of integrally colored inorganic materials, such as brick, concrete, stone, copper, core ten steel and anodized aluminum are encouraged. Wood should be used for accent only.

The use of bright vibrant colors and primary colors are acceptable for signage but otherwise should be limited to accents graciously employed.

Ancillary Facilities

All parking required for employees, clients, customers, or any others related to an enterprise shall be provided on-site, unless otherwise provided by a reciprocal parking arrangement.

Loading docks, staging areas and transformers shall be screened from public streets and public view, and located toward the rear yard side of buildings.

Trash enclosures, rubbish bins, transformers, processing equipment and any other unsightly apparatus shall be situated away from the street and located toward rear yard areas, and should be architecturally screened.

5. LANDSCAPE GUIDELINES

a. Maintenance

Maintenance is to be of high quality in accordance with established horticultural practices. Such maintenance shall include watering, fertilization, mowing, edging, pruning, trimming, herbicide programming, pesticide programming, clean-up and other ongoing seasonal programmed maintenance functions. Replacement of dead or diseased plant materials originally approved shall be accomplished during the next appropriate planting period. Automatic irrigation systems shall

be routinely inspected, repaired and maintained in an operating condition at all times. All exterior portions of each parcel including walks, parking areas and service areas shall be kept routinely free of litter and debris.

b. Irrigation

All areas required to be landscaped shall be watered with an automatic underground or at grade irrigation system, except for natural open space areas.

A low precipitation system shall be designed to provide deep watering along streetscape areas where groundcover, shrubs and trees are planned. Where turf is used, a dual irrigation system shall be used so that trees and shrubs are deep watered separately from turf areas. All irrigation systems shall be controlled by an automatic irrigation controller.

Detailed landscape and irrigation plans must be submitted to the proper reviewing agencies.

All irrigation heads adjacent to walks, drives, and curbs (or car overhangs) shall be of the pop-up type.

Irrigation backflow prevention devices and controllers shall be located and/or screened with appropriate plant material to minimize visibility.

c. Horticultural Soils Test Requirements

Soil characteristics within the Gateway Center project may vary. The developers of parcels which shall require landscaping shall procure a horticultural soils report in order to determine proper planting and maintenance requirements for proposed plant materials.

This soils test shall be performed by a qualified agricultural laboratory and shall include a soil fertility and agricultural suitability analysis with pre-plant and post-planting recommendations. A copy of the soil report and recommended soil improvement techniques shall be submitted with a detailed landscape plan during the time which detailed landscape plans are submitted.

d. Planting Time

Because of the climatic extremes of this area of Riverside County, the installation of landscaping during the coldest winter months (December through March) or the hottest summer months (July through September) can be difficult on certain plant materials. Container plant materials not acclimated to the area can easily suffer from cold temperatures or sun/heat exposure resulting in partial or entire foliage loss even though such materials are perfectly suited to the temperature ranges once established. If planting must be done during these difficult periods, plant establishment may require a prolonged period of time. The contract with the landscape construction company shall specify that if abnormally high die-off rates occur, vegetation would be replaced in a timely manner throughout the acclimation period.

e. Suggested Plant Palette

It is the intent of these guidelines to provide flexibility and diversity in plant material selection, while maintaining a limited palette in order to give greater unity and thematic identity to the community. The plant material lists have been selected for their appropriateness to the project theme, climatic conditions, soil conditions and desires for maintenance.

A limited selection of plant materials shall allow simple compositions complimentary to adjacent common landscape areas while reinforcing the individual architectural and site setting.

Overall plant material selection for given project areas, wherever possible, shall use drought tolerant varieties. Irrigation programming can then be designed to minimize water application for each landscaped area.

All areas required to be landscaped shall be planted with turf, groundcover, shrub or tree materials selected from the Plant Use Matrix (Tables 4 through 7).

All trees shall be a minimum 15 gallon size, except for eucalyptus species.

Where feasible, landscape design shall reinforce or be compatible with existing or adjacent common area landscaping.

PLANT USE MATRIX

<i>Common Name</i>	<i>Scientific Name</i>	Streetscape 1 Collector Roads	Streetscape 2 Gateway Center Loop	Local Road (Residential)	Church & School	Project Entries	Special Intersections	Neighborhood Entry	Transition to Natural Open Space	Native
Evergreen Trees										
Camphor tree	<i>Cinnammomum Camphora</i>	●	●	●	●					
Orange, lemon, lime	<i>Citrus</i>	●	●		●		●	●		
Arizona ash	<i>Fraxinus velutina</i>	●		●	●					
Australian willow	<i>Geijera parviflora</i>						●	●		
Date palm	<i>Phoenix dactylifera</i>					●				
Victorian box	<i>Pittosporum undulatum</i>	●	●				●			
Coast live oak	<i>Quercus agrifolia</i>	●			●				●	●
Holly oak	<i>Quercus ilex</i>	●							●	
Brazilian pepper	<i>Schinus terebinthifolius</i>	●			●		●		●	
Mexican fan palm	<i>Washington robusta</i>		●				●	●		
Deciduous Trees										
Trident maple	<i>Acer buergeranum</i>						●	●		
Italian alder	<i>Alnus cordata</i>				●		●	●		
Madrone	<i>Arbutus menziesii</i>									●
Western redbud	<i>Cercis occidentalis</i>						●	●	●	●
NCN	<i>Chitalpa taskensis</i>				●			●		
Maidenhair tree	<i>Ginko biloba</i>			●	●					
Honey locust	<i>Gleditsia triacanthos</i>				●		●	●		
Jacaranda	<i>Jacaranda mimosifolia</i>	●	●	●	●		●	●	●	
Chinese flame tree	<i>Koelreuteria bipinata</i>			●	●					
Crape myrtle	<i>Lagerstroemia indica</i>						●	●	●	
American sweet gum	<i>Liquidambar styraciflua</i>		●		●					
Chinese pistache	<i>Pistacia chinensis</i>	●	●		●		●	●		
London plane tree	<i>Platanus acerifolia</i>	●	●	●					●	
California sycamore	<i>Platanus racemosa</i>	●	●	●					●	●
Pomegranate	<i>Punica granatum</i>	●			●					
Weeping willow	<i>Salix babylonica</i>				●					
Mexican elderberry	<i>Sambucus mexicana</i>						●		●	●
Tipu tree	<i>Tipuana tipu</i>	●	●	●	●		●	●		
Sawleaf zelkova	<i>Zelkova serrata</i>	●	●	●	●		●	●	●	

LBE-02/PUMATRIX1.GEM

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TABLE 4

PLANT USE MATRIX

<i>Common Name</i>	<i>Scientific Name</i>	Hedge/Shrub	Ground Cover	Vine	Drought Tolerant	Fire Retardant	Natural Open Space	Native
Shrubs, Groundcovers & Vines								
Glossy abelia	<i>Abelia "Edward Goucher"</i>	●						
Acacia	<i>Acacia species</i>		●					
Yarrow	<i>Achillea species</i>		●					
Lily-of-the-Nile	<i>Agapanthus orientalis</i>				●			
Aptenia	<i>Aptenia cordifolia</i>		●					
Strawberry tree	<i>Arbutus unedo "compacta"</i>	●			●	●		
Manzanita	<i>Arctostaphylos species "cultivars"</i>	●	●		●	●	●	●
Coyote brush	<i>Baccharis pilularis "cultivars"</i>		●				●	●
Japanese boxwood	<i>Buxus japonica</i>	●						
Mexican bird of paradise	<i>Caesalpinia gilliesii</i>				●			
Bottlebrush	<i>Callistemon citrinus</i>	●			●			
Summer Holly	<i>Camarostaphylis diversifolia</i>	●			●		●	●
Natal Plum	<i>Carissa grandiflora</i>	●						
Feathery cassia	<i>Cassia artemisioides</i>	●			●			
California lilac	<i>Ceanothus species "cultivars"</i>	●	●		●	●		
Rock rose	<i>Cistus species</i>	●	●		●			
Violet trumpet vine	<i>Clytostoma callistegioides</i>			●				
Comprosa	<i>Coprosma species</i>		●		●	●	●	
Cotoneaster	<i>Cotoneaster species</i>	●	●		●		●	
Arizona cypress	<i>Cupressus glabra</i>	●			●		●	●
Rosea ice plant	<i>Drosanthemum floribundum</i>		●			●		
Silverberry	<i>Elaeagnus pungens</i>	●			●		●	
NCN	<i>Encelia farinosa</i>						●	●
Euonymus	<i>Euonymus japonica</i>	●						

LBE-02/PUMATRIX2.GEM



TABLE 5

PLANT USE MATRIX

Common Name	Scientific Name	Hedge/Shrub	Ground Cover	Vine	Drought Tolerant	Fire Retardant	Natural Open Space	Native
Shrubs, Groundcovers & Vines								
Creeping fig	<i>Ficus pumila</i>			●				
Gazania	<i>Gazania species</i>		●			●		
Carolina jasmine	<i>Gelsemium sempervirens</i>			●	●			
Grevillea	<i>Greveillea noellii</i>						●	
English ivy	<i>Hedera helix</i>		●	●				
Daylily	<i>Hemerocallis hybrid</i>		●					
Toyon	<i>Heteromeles arbutifolia</i>	●			●		●	●
Coral bells	<i>Heuchera sanguinea "maxima"</i>		●					●
Holly	<i>Ilex species</i>	●						
Jasmine	<i>Jaminum species</i>		●	●		●		
Ice plant	<i>Lampranthus species</i>		●		●	●		
Sweet bay	<i>Lauris nobilis</i>	●						●
Lavendar	<i>Lavandula species</i>		●		●			
Australian tea tree	<i>Leptospermum species</i>	●			●			●
Privet	<i>Ligustrum species</i>	●						
Honeysuckle	<i>Lonicera japonica</i>		●					
Cat's claw	<i>Macfadyena uguis-cati</i>			●				
Oregon grape	<i>Mahonia species</i>	●	●		●		●	●
Myoporum	<i>Myoporum pacifica</i>		●		●	●		
Myrtle	<i>Myrtus communis</i>	●						
Heavenly bamboo	<i>Nandina species</i>	●			●			
Boston ivy	<i>Parthenocissus tricuspidata</i>			●				
Geranium	<i>Pelargonium species</i>		●					
Photinia	<i>Photinia fraseri</i>	●			●			

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TABLE 6

PLANT USE MATRIX

<i>Common Name</i>	<i>Scientific Name</i>	Hedge/Shrub	Ground Cover	Vine	Drought Tolerant	Fire Retardant	Natural Open Space	Native
Shrubs, Groundcovers & Vines								
Mock orange	<i>Pittosporum species</i>	●			●	●	●	
Yew pine	<i>Podocarpus macrophyllus</i>	●						
Carolina laurel cherry	<i>Prunus caroliniana</i>	●			●	●	●	●
Hollyleaf cherry	<i>Prunus ilicifolia</i>	●			●	●	●	●
Coffeeberry	<i>Rhamnus californica "cultivars"</i>				●	●	●	●
Sugarbush	<i>Rhus ovata</i>	●			●		●	●
Evergreen currant	<i>Ribes viburnifolium</i>		●					●
Catalina cherry	<i>Prunus lyonii</i>	●			●	●	●	●
India hawthorn	<i>Raphiolepis species "cultivars"</i>	●						
Creeping black sage	<i>Salvia melifepa "terra selica"</i>		●				●	●
Lavendar cotton	<i>Santolina species</i>		●			●		
Star jasmine	<i>Trachelospermum jasminoides</i>		●	●				
Turfgrass	<i>Turfgrass species</i>		●					
Verbena	<i>Verbena peruviana</i>		●		●	●		
Laurustinus	<i>Viburnum tinus</i>	●						
Dwarf periwinkle	<i>Vinca minor</i>		●			●		
Chinese wisteria	<i>Wisteria chinensis</i>			●				
Shiny xylosma	<i>Xylosma congestum</i>	●			●			
Our Lord's candle	<i>Yucca whipplei</i>				●		●	●

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