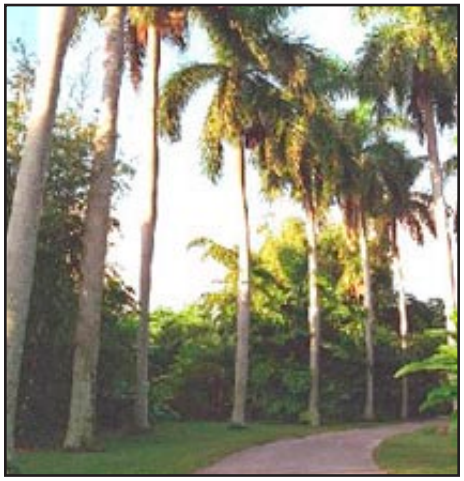


LANDSCAPE PLAN AND GUIDELINES

LANDSCAPE ILLUSTRATIVE MASTER PLAN

- CIRCULATOR/LOOP ROADS
- HORIZONTAL ENTRY ROADS
- PARKING LOT 'ORCHARDS'
- PROCESSIONAL ENTRIES
- POPLAR WINDBREAK
- STREET TREES (ROSE AVENUE)
- ECO PLANTING AREA
- PASEO DE LAS PALMAS
- PALM COURTS/LRC ENTRIES
- PATHWAY DEFINING
- ACCENT
- ACCENT
- ACCENT (AMPHITHEATER)
- ARTS CENTER GROVE

OVERVIEW OF LANDSCAPE MASTER PLAN

ANALYSIS

Oxnard College is situated in the historic Oxnard Plain of Southern California. An area originally populated by the Ventureño Chumash, the Oxnard Plain lies in the Santa Clara River watershed. The Plain is composed of continental and marine deposits as well as clay with lenses of sand.

Known for its immense agricultural capacity, parts of the Oxnard Plain are now extensively urbanized. Oxnard College occupies land in a transitional zone between housing developments and agriculture. The soils on the college campus are generally composed of sandy loam or loamy sand, although there are some pockets of clay loam.

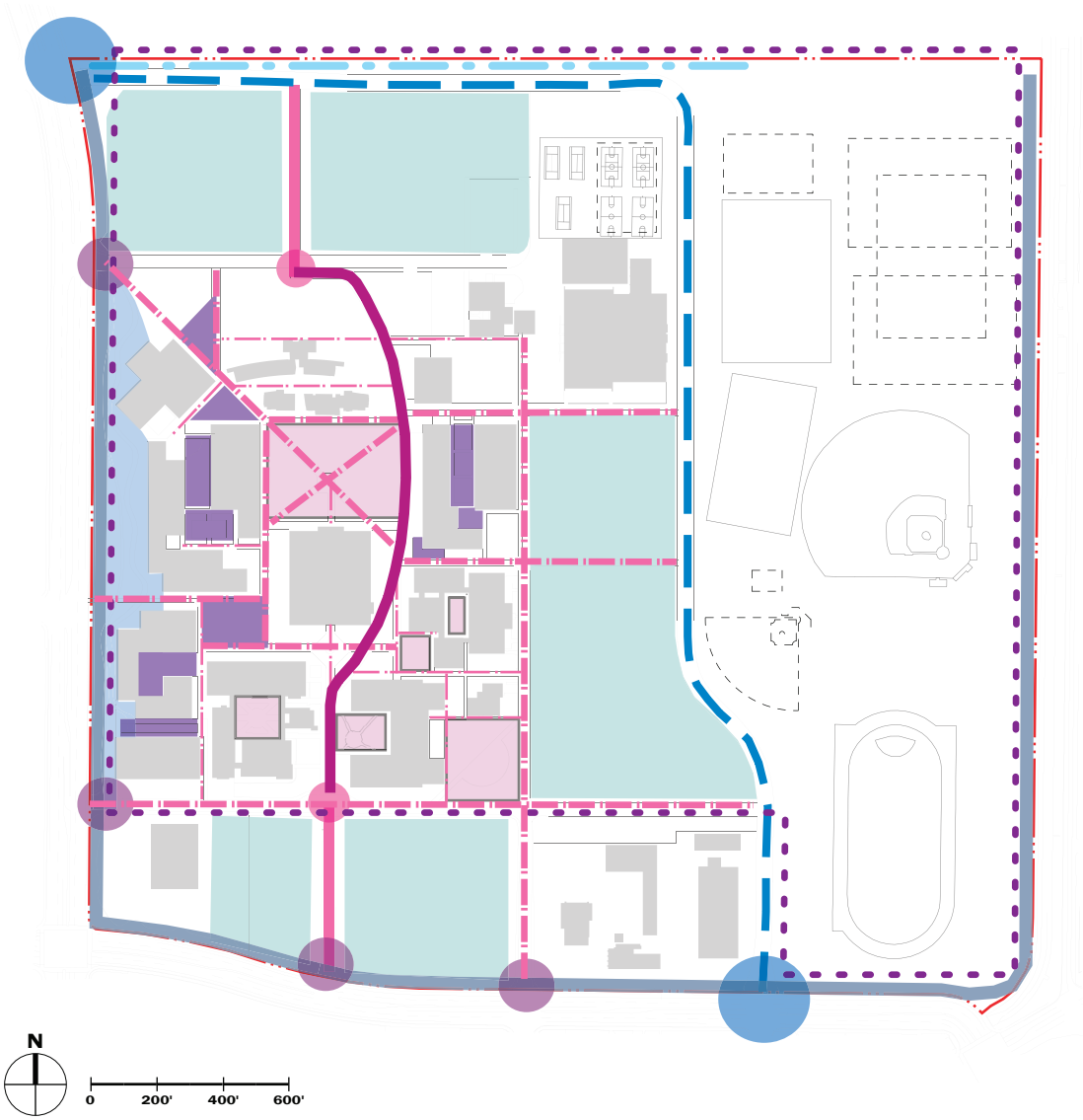
INTENT

The landscape master plan strives to reference both the agricultural history (structure, form) of the Oxnard Plain and its indigenous vegetation. Sustainability, the act of harvesting or using a resource so that the resource is not depleted or permanently damaged, has strongly guided the landscape master plan process. The resulting design concept attempts to mitigate the effects of development on Oxnard College and the surrounding area, while increasing overall aesthetics and spatial definition within the campus.

Water is treated as a precious resource that should be preserved using drought-tolerant plant material and an updated irrigation system with central controls. Storm water is treated as an asset that should not only be kept on site, but filtered or used in a responsible and imaginative fashion. Methods such as a dry creek bed, planted drainage swales, and rain gardens have been identified to achieve superior storm water management, increase biodiversity and wildlife habitat, and decrease irrigation needs.

The proposed plant materials to be used at Oxnard College have been carefully chosen to respond to the soils and climate at Oxnard College as well as to achieve a much enhanced overall campus appearance and reduced maintenance. The landscape master plan was designed to produce a simply structured beautiful core campus allowing for easy circulation and interaction and a variety of sheltered spaces for different types of activities. A strong campus identity is achieved through elements such as a main central walkway flanked with palms, a campus buffer that delineates edges, and attractive vehicular and pedestrian entrances.

MAJOR LANDSCAPE SYSTEMS



Simple plantings provide geometric elegance in addition to easy maintenance.

MAJOR LANDSCAPE SYSTEMS

The landscape master plan is composed of four different systems:
1. the ground-plane system, which incorporates both the circulation and quad systems
2. the quad system, which includes both existing and proposed quads and courtyards
3. the circulation system, which comprises paths and walkways
4. the community interface system, which deals with the campus edges

The main quad becomes a focal point of circulation and student activity.

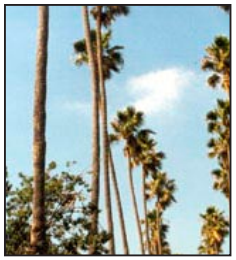
The **ground-plane system** consists of mixed grasses and grass-like plants placed alongside paths and buildings throughout campus. The core campus has been divided into 'fields' that will each be planted with different groups of species. Referencing the agricultural heritage of geometric patterns on the Oxnard Plain, this system also helps identify different academic complexes on campus.

The **quads and courtyards** are characterized by themes relating to their respective complexes. The main quad shall be designed as a large, formal green with intersecting paths. It is activated by the four buildings fronting it and by students who will utilize the paths and lawn panels.

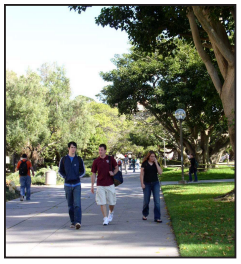
A proposed plan for the main campus quad.

The major component of the **circulation system** is the Paseo de Las Palmas, a curving walkway that connects the North and South sides of campus and terminates in a palm bosque at each end. This component is both a visual and functional element, allowing easy access through the campus and identifying the college to adjacent neighborhoods. The palm bosques or 'courts', mark the two main pedestrian entrances. Other paths connect the campus to the parking lots, playing fields, buildings and quads, and a proposed pedestrian drop-off/entrance on Rose Avenue.

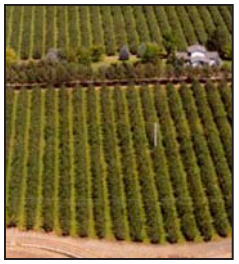
The **community interface system** serves to identify the campus to students, visitors, and adjacent neighborhoods through such landscape elements as the campus entries and the campus buffer. It also provides landscaping to define vehicular circulation corridors, to soften parking areas highly visible to the public; and to create public amenities such as the eco-zone and par course. Parking lots shall be designed to achieve sustainable storm water management, fifty percent shade, and an overall "orchard" aesthetic, recalling the citrus history of the area.



The main circulation component of the campus becomes an identifying visual element due to tree height and regularity.



Appealing and safe pedestrian pathways are integral to the success of a campus circulation system.



Inspiration is drawn from the agricultural nature of the Oxnard Plain.

FIELD SYSTEM CONCEPT

FIELD SYSTEM CONCEPT

The campus has been divided into a number of different sections or 'fields'. The purpose of these sections/fields is to provide an organization of vegetation at the ground-plane level that is low-maintenance and gives a structured aesthetic to the campus. Some 'fields' may occur more than once, as in agriculture there may be two strawberry fields separated by a lettuce field.

Each section will have two grass-like species mixed together to form a 'di-culture'. These di-cultures shall be used along pathways, against buildings, and in any residual areas. Accent plantings in courtyards or near entries may utilize other species as defined in the Landscape Guidelines section of this chapter starting on page 14 below.

1

Carex pansa / Pansa Sedge
Muelenbergia rigens / Deer Grass

2

Carex elata 'Aurea' / Bowles golden Sedge
Juncus effuses 'Spiralis' / Soft Rush

3

Carex buchannii / Leatherleaf Sedge
Sisyrinchium bellum / Blue-eyed Grass

4

Carex senta / Rough Sedge
Juncus phaeocephalus / Brown Rush

5

Carex elata / Golden Sedge
Festuca cinerea / Blue Fescue

6 Eco-zone: please refer to the community interface description, pages 12 & 13 for additional information.

7 Parking lots: please refer to the Landscape Guidelines section below for acceptable species and approaches.

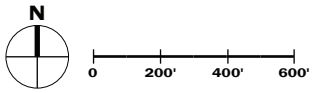
8

Lawn

CONCEPTS FOR COURTYARDS AND QUADS

EXISTING COURTYARDS AND MAJOR OPEN SPACES
(SEE OPPOSING PAGE FOR NUMBERED DESCRIPTIONS)

PROPOSED COURTYARDS AND MAJOR OPEN SPACES
(SEE OPPOSING PAGE FOR NUMBERED DESCRIPTIONS)



1

ARTS CENTER COMPLEX

Design Concept: Art on Display

- Composed of three areas: fore-court, main courtyard, and work space
- The fore-court shall be a sculpture garden, designed to display student work, and containing seating
- The main courtyard shall contain a formal lawn with one or two large specimen shade trees
- The work space shall be designed to enhance and accommodate outdoor work of student projects

2

MAIN CAMPUS QUAD

Design Concept: Campus Formal

- The sections created by two intersecting paths shall contain formal lawns with one or two large specimen shade trees each (3 sections) and the section fronting the LRC will contain a palm bosque
- All edges of the quad, apart from the palm bosque, are lined with pathway trees

3

STUDENT SERVICES CENTER

Design Concept: Groupings

- Composed of two areas: main courtyard (east) and outdoor seating/dining area (southwest)
- The main courtyard shall consist of two formal lawn areas, each with a large specimen shade tree, divided by a hardscape area to allow passage between the buildings
- The seating/dining area shall be a hardscape design with planter pots

4

ACTIVITY QUAD

Design Concept: Free Play

- A formal lawn edged with trees spaced to define the area and allow easy entry and exit from all points

HEALTH SCIENCES CENTER

Design Concept: Observation

- Composed of three areas: fore-court, main courtyard, and nature area
- The fore-court shall be composed of hardscape between an allee of trees
- The main courtyard shall contain a formal lawn with one or two large specimen shade trees
- The nature area, which is one terminus of the dry creek drainage system, shall be composed of species that are native to southern California wetlands, marsh, and/or vernal pools, chosen for biodiversity and to attract insects and wildlife for student observation

5

AMPHITHEATER QUAD

Design Concept: Performance

- A naturalistic outdoor amphitheater shall be located in this green, accompanied by lawn and large specimen shade trees

6

EXISTING COURTYARDS

Design Concept: Exploration

- Different types of courtyard areas are proposed for the renovation of the existing courtyard spaces
- Designs should explore the subject matter of the adjacent buildings and include areas for study, conversation, and/or meetings

Existing courtyards shall be designed and built as part of the master phasing plan. When possible, renovation of existing courtyards should accompany renovation of the buildings surrounding or adjacent to them in order to achieve a more harmonious appearance.

7

6
10

LANDSCAPE FOR PEDESTRIAN PATHWAYS

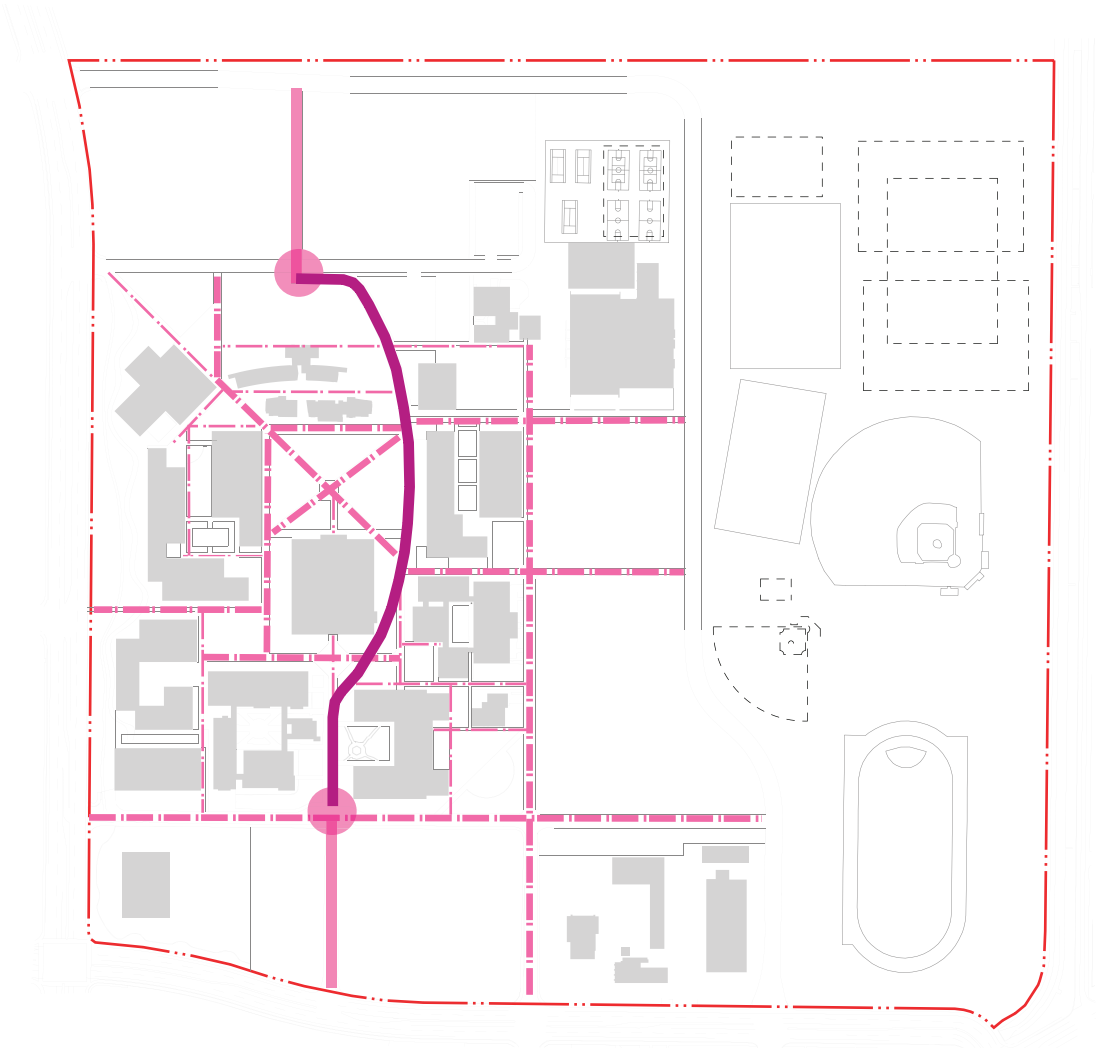
1 MAJOR PEDESTRIAN PATHS

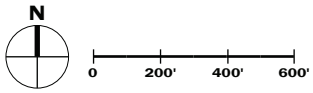
2 MINOR PEDESTRIAN PATHS

3 PASEO DE LAS PALMAS

4 PROCESSIONAL ENTRY

5 PALM BOSQUE





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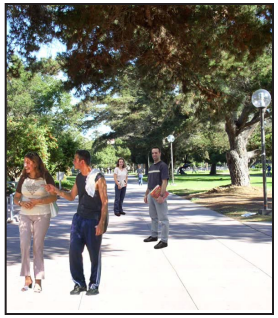


PRINCIPLE PEDESTRIAN PATHWAYS

Design Concept: Circulation

- These paths are the major pedestrian thoroughfares of the campus
- Between 15 and 25 feet wide, paved concrete
- Defined by allees of spatial defining trees planted 20 feet on-center

2

MINOR PEDESTRIAN PATHWAYS

Design Concept: Building Arrival

- Branch from major paths to allow access to quads and buildings
- Defined by perimeter ground plane plantings and/or trees
- 6 - 12 feet wide, paved concrete

3

PASEO DE LAS PALMAS

Design Concept: Pedestrian Paseo and Identification

- A large sweeping arc pathway lined with palm trees spaced at 20 feet-on-center that connects pedestrians with the north and south areas of campus
- Paving 25 feet wide shall reflect the role of the walkway and portray simplicity and elegance
- Tall palms identify the campus from adjacent public areas and thoroughfares

4

CAMPUS PROCESSIONAL ENTRY

Design Concept: Approach to Campus Core

- Connectors from and through the North and South parking lots to the campus core
- 20-foot wide sidewalk lined with trees provides a ‘processional’ from the parking lot to the entrance of campus

5

PALM BOSQUE

Design Concept: Campus Pedestrian Entrance

- A formal bosque of palms at both the North and South entrances to campus
- Hardscape potentially including tree grates to create a formal entrance plaza

COMMUNITY INTERFACE/EDGES

1 PRIMARY CAMPUS ENTRIES

SECONDARY CAMPUS ENTRIES

CAMPUS LOOP ROAD

2 CAMPUS LANDSCAPE BUFFER

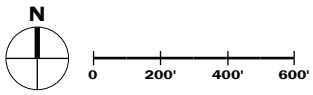
3 PAR COURSE

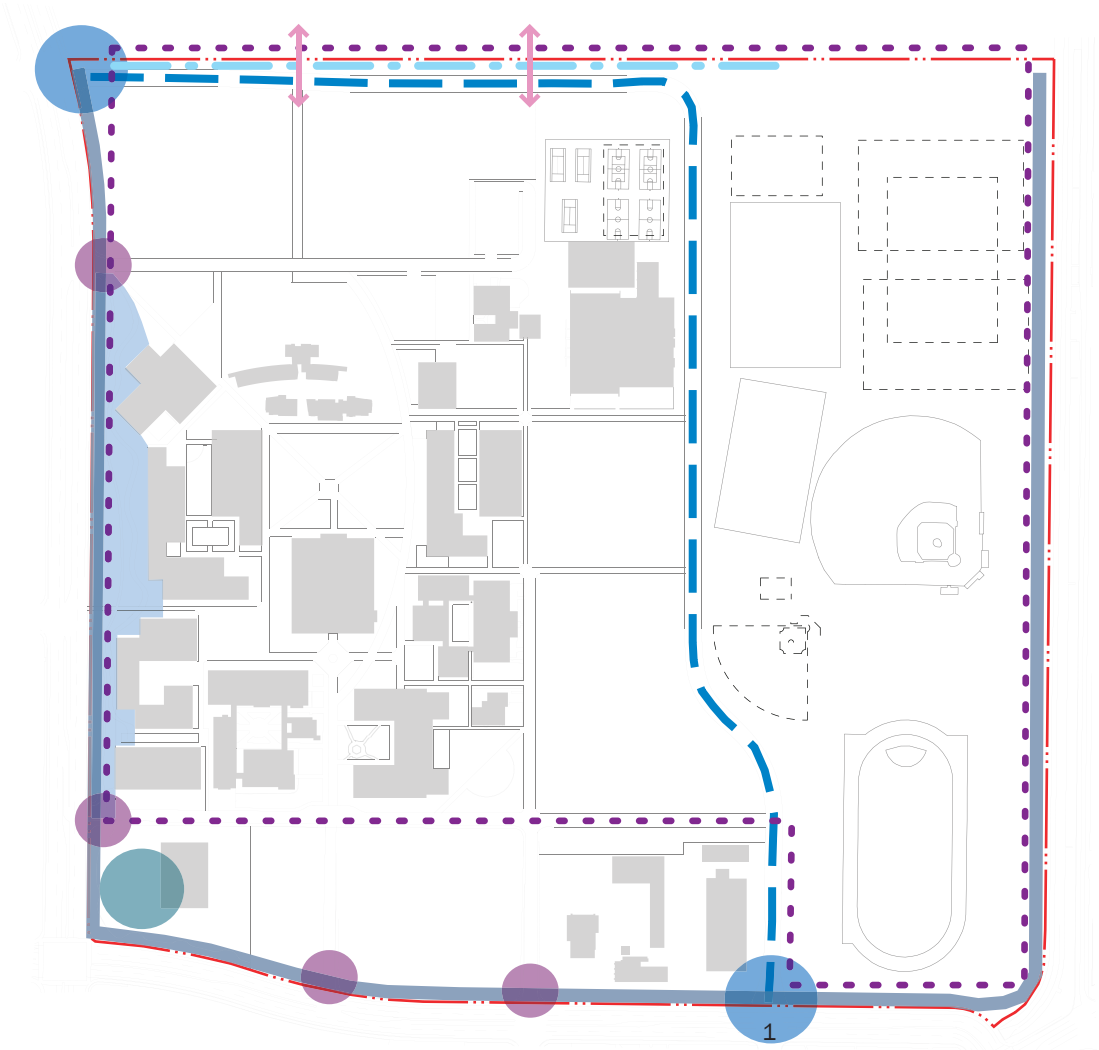
HISTORIC EUCALYPTUS WIND ROW

4 ECO-ZONE

POTENTIAL CONTROLLED ACCESS GATES TO COLLEGE PARK

5 DETENTION BASIN





1

PRIMARY ENTRY LOCATIONS

- Accent planting and signage at road entrance, pullouts with planted median, landmark Canary Island Date Palms accent trees and enhanced paving occur ten feet from initial entry
- Palm-lined road to pedestrian entrance (intersection with par course for South, entry walkway for North)

2

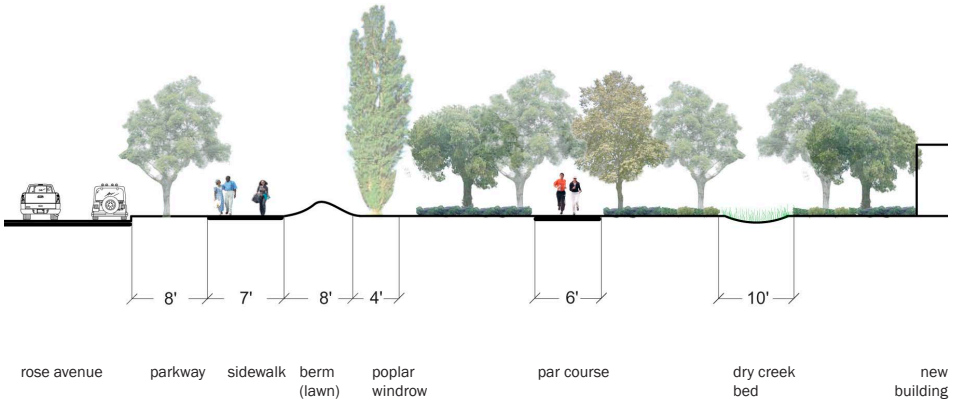
CAMPUS BUFFER

- A windrow of poplars that surrounds the campus to protect vegetation from high winds and add structural character to Oxnard College
- References the agricultural heritage of the Oxnard Plain

ROSE AVENUE CORRIDOR

- Includes enhanced sidewalk, berm along edge of campus, eco-zone, par-course, and detention basin
- Provides important campus edge, sustainable drainage, and recreation

section looking north from bard road



3

ECO-ZONE/DRY CREEK SWALE SYSTEMS

- A dry creek bed that handles excess run-off from the North parking lot and the core campus is planted with native riparian vegetation
- The par course that runs adjacent to the creek

4

PAR COURSE

- A running path with exercise stations spaced asymmetrically along its length as it encircles the entire campus

5

DETENTION BASIN

- Located at the corner of Rose Avenue and Bard Road
- Planted with native riparian vegetation to filter sediment and cleanse water
- Designed to be utilized by science students
- Surrounded by wooden fence with easy access

LANDSCAPE GUIDELINES

INTENT

Landscape shall preserve and promote the aesthetic character and value of the Oxnard College Campus in the following ways:

- Landscape shall define, unify and enhance the public space.
- Landscape shall contribute to the sustainability of the built environment at Oxnard College.
- Landscape shall reduce storm water runoff and create a basis for rainwater harvesting.
- Landscape shall embellish and enhance buildings, circulation spaces and quadrangles.
- Landscape shall screen and/or buffer views of parking, loading and service yards.

GENERAL LANDSCAPE REQUIREMENTS FOR ALL AREAS:

This section will describe the minimum landscape requirements that shall be met in the design of all improvements on the campus. The landscape guidelines and standards described below apply to all major campus planting zones and treatment areas.

GENERAL STANDARDS

For landscape areas within the campus, the following shall apply:

- All areas not devoted to paving or building shall be landscaped and permanently maintained.
- To complement building elevations, a landscape area shall be provided adjacent to facades and side elevations. Planting area dimensions shall be consistent with plant material requirements and the purpose of the planting, such as aesthetics, screening, environmental mitigations, air quality, wind, etc.

ALL CAMPUS ROADWAYS:

On-site ciculation road and drive lane tree species, spacing, and planting instructions:

The principal plantings on all thoroughfares are tree rows that define the formal character and location of publicly oriented drives.

All streetscapes shall be planted with 24-inch box sized trees. Consistency in tree species and spacing shall be used to establish a strong thoroughfare identity.

VEHICULAR ENTRY AND LOOP CIRCULATION ROAD:

These shall be characterized by a strong uniformity in their tree planting schemes. Trees shall be single species, planted in rows at 30 feet on center.

LOCATION:

Planted at the edge of the curb

TREES:

Cinnamomum camphora / Camphor Tree

Magnolia “Majestic Beauty” / Magnolia

Platanus acerifolia / Plane Tree

Prunus cerasifera / Purple Leaf Plum

Quercus agrifolia / Coast Live Oak

Umbellaria californica / California Bay Tree

PLANTERS:

Lower story groundcover or shrubs within planters defining the campus roadways shall be planted in massed groupings and shall include the following plants.

Festuca ovina glauca / Blue Fescue

Helictotrichon sempervirens / Blue Oat Grass

Hemerocallis hybrids / Daylilly

Pennisetum setaceum / Fountain Grass

ENTRY AND LOOP CIRCULATION ROAD TREES:

Cinnamomum camphora / Camphor Tree

Prunus cerasifera / Purple Plum Leaf

Quercus agrifolia / Coast Live Oak

Magnolia “majestic beauty” / Magnolia

Umbellaria californica / California Bay Tree

Platanus acerifolia / Plane Tree

ENTRY AND LOOP CIRCULATION ROAD PLANTERS:

Mahonia repens / Prostrate Oregon Grape

Helictotrichon sempervirens / Blue Oat Grass

Myoporum pacificum / Prostrate Myoporum

Festuca ovina glauca / Blue Fescue

Hemerocallis hybrids / Daylilly

Pennisetum setaceum / Fountain Grass

SERVICE AREA SCREENING:

Dense hedges used in lieu of solid screen walls may consist of the following plants closely spaced and sheared into a uniform hedgerow.

Escallonia fradesii / Escallonia

Photinia fraseri / Photinia

Pittosporum undulatum / Victorian Box

Prunus caroliniana / Carolina cherry

Escallonia fradesii / Escallonia

Photinia fraseri / Photinia

Pittosporum undulatum / Victorian Box

Prunus caroliniana / Carolina cherry

PERIMETER PLANTINGS:

The perimeter of the Campus as it interfaces with Rose Avenue, Pleasant Valley Road, Bard Road and Olds Road.

NORTHERN BOUNDARY:

(Interface with College Park)

The existing Eucalyptus hedgerow shall remain intact as a reminder of Oxnard's agricultural heritage. The row of trees shall be pruned only as necessary to maintain long-term health and to mitigate public health and safety in the fall-zone of the trees

Eucalyptus

PLEASANT VALLEY ROAD, BARD ROAD, OLDS ROAD:

A perimeter buffer of Populus Candicans/ Balm of Gilead Trees shall be planted and spaced approximately 15 feet on center. The configuration is intended to serve as a visible landmark to the surrounding community and as a strong definition of the campus edge.

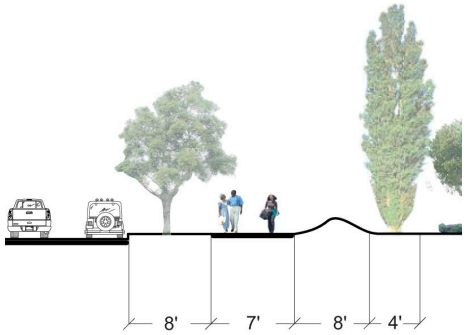
Populus candicans / Balm of Gilead

ROSE AVENUE:

In order to achieve a strong campus edge, the following shall occur:

As the long term vision, there will be an improved sidewalk along Rose Avenue, creating a pleasant and convenient path adjacent to Oxnard College. This sidewalk shall be 7 feet wide with an 8 foot parkway. A landscaped berm, 8 feet wide and 2-3 feet high, shall occur at the edge of the sidewalk. The row of populus will be planted 2 feet in from the top of the berm.

The extra space for the sidewalk and parkway shall come Oxnard College land along Rose Avenue.



Rose Avenue Looking North

PARKING LOTS:

Landscaping shall consist trees that shall be provided at a spacing of 30 feet and planted in straight rows centered on bio-drainage swales within the parking lots. Trees shall be uniform in species and size within each lot.

PARKING LOT TREES:

(parking lot edges and swales)

Alnus rhombifolia / White Alder

Platanus racemosa / California Sycamore

Quercus agrifolia / Coast Live Oak

Quercus suber / Cork Oak

Tipuana tipu / Tipu Tree

ACCENT TREES:

(parking lot walkways and edges)

Cercis occidentalis / Western Redbud

Pyrus c. “Aristocrat” / Aristocrat Pear

Pyrus kawakami / Evergreen Pear

Syagrus romanzoffianum / Queen Palm

PARKING LOT TREES:

Alnus rhombifolia / White Adler

Platanus racemosa / California Sycamore

Quercus agrifolia / Coast Live Oak

Tipuana tipu / Tipu Treef

Quercus suber / Cork Oak

PARKING LOT ACCENT TREES:

Cercis occidentalis / Western Redbud

Pyrus c. “Artistocrat” / Aristocrat Pear

Pyrus kawakami / Evergreen Pear

Syagrus romanzoffianum / Queen Palm

PARKING LOT SWALES:

Unmowed grassy plants shall be the only shrub/ground cover plantings within the parking lot swales. These grasses shall be resistant to drought conditions but be capable of temporary inundation from storm events or over-watering.

Distichlis spicata / Saltgrass

Festuca cinerea ' Elijah blue' / Blue Fescue

Muhlenbergia rigens / Deer Grass

Distichlis spicata / Saltgrass

Festuca cinerea / 'Elijah blue' / Blue Fescue

Muhlenbergia rigens / Deer Grass

ECO-ZONE:

This area shall be riparian native species adjacent to/in a seasonally dry creek bed (sometimes overflow drainage swale). The species are meant to replicate or closely resemble plantings found at the edge of seasonal flow drainages on the Oxnard Plain.

Carex barberae / Santa Barbara Sedge

Carex praegraclis / Clustered Field Sedge

Carex senta / Rough Sedge

Juncus patens / Soft Rush

Juncus textilis / Basket Rush

Mimulus aurantiacus / Monkey Flower

Muhlenbergia rigens / Deer Grass

Salix laevigata / Red Willow

Sisyrinchium bellum / Blue Eyed Grass

Location:

at west campus edge between main campus and Rose Avenue.

Carex barberae / Santa Barbara Sedge

Carex praegraclis / Clustered Field Sedge

Carex senta / Rough Sedge

Juncus patens / Soft Rush

Juncus textilis / Basket Rush

Mimulus aurantiacus / Monkey Flower

Muhlenbergia rigens / Deer Grass

Salix laevigata / Red Willow

Sisyrinchium bellum / Blue Eyed Grass

GROUND-PLANE PLANTINGS:

The main ground level planting theme shall be unmowed grasses and grass-like plants. These shall occur along paths, next to buildings, and in residual areas of the core campus, quads, and courtyards. The campus is divided into sections that reference the historical grid pattern of Oxnard's agricultural community. Each section shall have a 'di-culture' of two of the following species.

Please refer to the 'ground-plane system' page for exact locations and combinations.

Carex buchananii / Leatherleaf Sedge

Carex elata/ Golden Sedge

Carex elata 'Aurea' / Bowles Golden Sedge

Carex pansa/ Pansa Sedge

Carex senta/ Rough Sedge

Festuca cinerea ' Elijah blue' / Blue Fescue

Juncus effuses 'Spiralis' / Soft Rush

Juncus phaeocephalus/ Brown Rush

Muhlenbergia rigens / Deer Grass

Sisyrinchium bellum / Blue Eyed Grass

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Carex elata / Golden Sedge

Juncus effuses 'Spiralis' / Soft Rush

Carex elata 'Aurea' / Bowles Golden Sedge

Juncus phaecephalus / Brown Rush

Carex pansa / Pansa Sedge

Muhlenbergia rigens / Deer Grass

Carex Senta / Rough Sedge

Sisyrinchium bellum / Blue Eyed Grass

COURTYARDS / QUADS / GREENS:

The lawn areas shall be planted simply with turf grass and tree plantings. Plantings shall be vertical trees that define the space but allow maximum usage for both active and passive recreational activities.

These spatial defining trees will be located chiefly at the perimeter to allow visibility into the green from the adjacent paths and buildings.

Accent trees may also be used in larger areas.

Smaller courtyards and greens may be completely open (hardscape/softscape combinations) or shall have accent trees which display seasonal changes or unusual habit.

SPATIAL DEFINING TREES:

Alnus Rhombifolia / White Alder

Hymenosporem flavum / Sweetshade Tree

Platanus acerifolia / London Plane Tree

Syagrus romanzoffianum / Queen Palm

ACCENT TREES:

Arbutus menziesii / Pacific Madrone

Cercis occidentalis / Western Redbud

Cupressus macrocarpa / Monterey Cypress

Erythrina caffra / Coral Tree

Jacaranda mimosifolia / Jacaranda Tree

Prunus cerasifera / Purple Plum

Pyrus c. “Aristocrat” / Aristocrat Pear

Tipuana tipu / Tipu Tree

QUAD / GREEN SPATIAL DEFINING TREES:

Alnus Rhombifolia / White Alder

Hymenosporem flavum / Sweetshade Tree

Platanus acerfolia / London Plane Tree

Syragus romanzoffianum / Queen Palm

QUAD / GREEN ACCENT TREES:

Arbutus menziesli / Pacific Madrone

Jacaranda mimosifolia / Jacaranda Tree

Prunus cerasifera / Purple Plum

Cupressus macrocarpa / Monterey Cypress

Pyrus c. “Aristocrat” / Aristocrat Pear

Erythrina caffra / Coral Tree

Tipuana tipu / Tipu Tree

CAMPUS PATHS AND WALKWAYS:

PASEO DE LAS PALMAS (Main Walkway)

The central campus walkway shall have the character of a grand paseo that carries students and visitors from the north to south with connections at principal buildings and parking lots.

The Facilities Master Plan 2004 recommends that the paving along for the Paseo shall be of interlocking concrete pavers with a sub base of crushed rock or a stamped concrete treatment that sufficiently reflects the dual coloration compatible with the building color palette described in the Architectural Guidelines section, Chapter 4..

Paseo trees shall form a strong vertical allee', with at least 12 feet of clean trunk, planted four feet from each edge of the walkway with a horizontal spacing of twenty feet on center.

Acceptable species are:

Washingtonia robusta / Mexican Fan Palm

Syagrus romanzoffianum / Queen Palm

Washingtonia robusta / Mexican Fan Palm

Syagrus romanzoffianum / Queen Palm

MAJOR AND MINOR PATHS

All walkways shall be of poured concrete, natural (gray) color with a medium broom finish or rotary machine finish. Accents consisting of treated concrete or bands of pavers may occur at significant junctures, at building entrances, or at regular intervals along more important paths.

Paths shall be flanked with evenly spaced trees adjacent to each edge of the walkway unless covered with an architectural arcade.

Acceptable species are:

Platanus acerifolia / London Plane Tree

Hymenosporem flavum / Sweetshade Tree

Syagrus romanzoffianum / Queen Palm

Alnus Rhombifolia / White Alder

Alnus Rhombifolia / White Adler

Hymenosporem flavum / Sweetshade Tree

Platanus acerfolia / London Plane Tree

Syagrus romanzoffianum / Queen Palm

ACCENT PLANTINGS / BUILDING ENTRIES

Mixtures of low and high shrubs shall occur as accent plantings, in fore-courts, at entries to buildings, or in hardscape courtyard plantings. They may not be mixed with, nor take the place of, ground-plane plantings. The following species are acceptable:

MEDIUM AND TALL SHRUBS

These shall reach 3 to 10 feet in height at maturity and shall not be frequently sheared or pruned. The shrubs shall display flower and/or foliage color, and be resistant to prolonged periods of drought. Acceptable species are:

Arctostaphylos varieties / Manzanita

Arbutus unedo / Strawberry Tree

Ceanothus concha / Calif. Mountain Lilac

Ceanothus “Ray Hartman” / Mountain Lilac

Ceanothus impressus / Santa Barbara Ceanothus

Heteromeles arbutifolia / Toyon

Fremontodendron ‘Calif. Glory’ / Flannel Bush

Prunus ilicifolia ‘Lyonii’ Catalina Cherry

Pittosporum t. “Variegata” / Variegated Tobira

Salvia leucanthus / Mexican Blue Salvia

Salvia “Celestial Blue” / Hybrid Salvia

Salvia apiana / White Sage

Xylosma congestum / Shiny Xylosma

ACCENT PLANTING / ENTRIES MEDIUM AND TALL SHRUBS:

Arctostaphylos varieties / Manzanita

Heteromeles arbutifolia / Toyon

Arbutus unedo / Strawberry Tree

Fremontodendron ‘California Glory’ / Flannel Bush

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Salvia leucanthus / Mexican Blue Salvia

Xylosma congestum / Shiny Xylosma

ACCENT PLANTING / BUILDINGS ENTRIES LOW SHRUBS AND GROUNDCOVERS

These shall reach no more than 3 feet in height at maturity, without requiring frequent shearing and pruning. The shrubs shall display flower and/or foliage color, and be resistant to prolonged periods of drought.

Acceptable species are:

Arctostaphylos uva-ursi / Carpet Manzanita

Ceanothus G. horizontalis / Carmel Creeper

Ceanothus 'Yankee Point' / Prostrate Ceanothus

Cotoneaster "Lowfast" / Cotoneaster

Erigeron karvinskianus / Santa Barbara Daisy

Helictotichon sempervirens/ Blue Oat Grass

Mimulus 'Paynes Yellow' / Monkeyflower

Miscanthus strictus/ Porcupine Grass

Pennisetum setaceum / Red Fountain Grass

Pittosporum t."Wheelers" / Prostrate Tobira

Ribes viburnifolium / Catalina Current

Santolina varieties / Santolina

Westringia fruticosa / Westringia

ACCENT PLANTING / BUILDING ENTRIES LOW SHRUBS AND GROUNDCOVERS:

Ceanothus horizontalis / Carmel Creeper

Helictotichon sempervirens / Blue Oat Grass

Pittosporum t. "Wheelers" / Prostrate Tobira

Ceanothus 'Yankee Point' / Prostrate Ceanothus

Mimulus 'Paynes Yellow' / Monkeyflower

Ribes viburnifolium / Catalina Current

Cotoneaster "Lowfast" / Cotoneaster

Miscanthus strictus / Porcupine Grass

Santolina varieties /

Arcostaphylos uva-ursi / Carpet Manzanita

Erigeron karvinskianus /

Pennisetum setaceum /

Westringia futicosa /

VINES ON WALLS:

Vines shall be used to deter potential building defacement and soften certain facades. These walls shall be planted with self-adhering vines no less than 10 feet on center.

Acceptable species are:

Ficus repens “Minima” / Creeping Fig

Lonicera involucrata / N.C.N.

Lonicera subspicata / Santa Barbara Honeysuckle

Parthenocissus tricuspidata / Boston Ivy

Ficus repens “ Minima” / Creeping Fig

Lonicera involucrata / N.C.N.

Lonicera subspicata / Santa Barbara Honeysuckle

Parthenocissus tricuspidata / Boston Ivy

PLANTINGS IN RAIN GARDENS AND SWALES:

Reeds, sedges and bog plants shall perform bio-filtration and water treatment within grassy drainage swales leading to detention areas. Rain gardens that filter and absorb run-off from buildings may include, in addition to the following, annuals and perennials that add color and interest.

Carex buchananii / Leather Leaf Sedge

Carex elata ‘Aurea’ / Bowles Golden Sedge

Cyperus alternifolius / Dwarf Papyrus

Equisetum hyemale / Horsetail

Juncus effuses ‘Spiralis’ / Soft Rush

Juncus paten ‘Elk Blue’ / Blue Rush

Cyperus alternifolius / Dwarf Papyrus

Equisetum hyemale / Horsetail

Carex Buchananii / Leather Leaf Sedge

Juncus effuses ‘Spiralis’ / Soft Rush

Carex elata ‘Aurea’ / Bowles Golden Sedge

Juncus paten ‘Elk Blue’ / Blue Rush

DETENTION BASIN:

Species shall be native to local riparian areas and able to withstand seasonal flooding. The design of the basin should accomodate scientific experiments and therefore utilize species that attract insects/wildlife. In addition, the expertise of the Biology Department shall be consulted when planning the basin plantings.

Acceptable species are:

Carex praegraclis / Clustered Field Sedge

Elymus condensatus 'Canyon Prince' /

Giant Wild Rye

Juncus textilis / Basket Rush

Juncus xiphiodes / Irish Leafed Rush

Mimulus cardinalis / Scarlet Monkey Flower

Muhlenbergia regens / Deer Grass

Platanus racemosa / California Sycamore

Salix laevigata / Red Willow

Salix lasiolepis / Arroyo Willow

Carex praegraclis / Clustered Field Sedge

Muhlenbergia rigens / Deer Grass

Elymus condensatus 'Canyon Prince' / Giant Wild Rye

Platanus racemosa / California Sycamore

Juncus textilis / Basket Rush

Salix laevigata / Red Willow

Juncus xiphiodes / Irish Leaved Rush

Salix lasiolepis / Arroyo Willow

Mimulus cardinalis / Scarlet Monkey Flower

Sisyrinchium bellum / Blue Eyed Grass

SITE FURNITURE

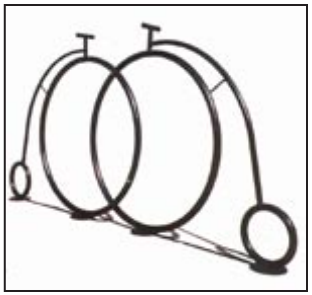
Outdoor furniture can add functionality and coherence to a project. The site furniture chosen for Oxnard College, including pieces for the outdoor café, should be consistent with the general look of the modern campus and utilize elegant, natural materials, with little or no paint.

Although the campus may not be 'upgraded' at one time, it is important that a product line/manufacturer be chosen before any improvements are made. This will ensure quality and consistency, and, eventually, a unified look for Oxnard College.

In keeping with the overall guidelines for Oxnard College, considerations for the manufacturer and product line chosen should include material quality, durability, ease of maintenance, and amount of recyclable content (manufacturers who are members of the U.S. Green Building Council or who have environmental products should be given first priority). The furniture must also be able to withstand salt corrosion and other site-specific concerns.

To achieve grace and consistency over the years, the product line chosen should include benches, waste containers, recycling receptacles, tree grates, bollards, water fountains (standing and accessible), and bicycle racks. If it is not possible to find an acceptable product line, using similar items from the same manufacturer may occur. Certain items that the manufacturer may not carry, such as bicycle racks or tree grates, may be obtained elsewhere, although the design should be in keeping with the furniture chosen.

Manufacturers such as Forms + Surfaces, Urban Accessories, Dumor, and BRP Enterprises meet the intent and standard of the guidelines provided.

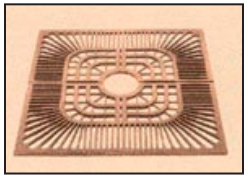


Playful bike rack (brp enterprises)

Bollard bike rack (brp enterprises)

Colorful dining seating (forms + surfaces)

Metal dining seating (smith & hawken)



Tree grate 1 (urban accessories)

Tree grate 2 (urban accessories)

SITE FURNITURE

TRASH/RECYCLING RECEPTACLES

Receptacle (forms + surfaces)

Receptacle (forms + surfaces)

Receptacle (forms + surfaces)

BENCHES

Bench (forms + surfaces)

Bench (forms + surfaces)

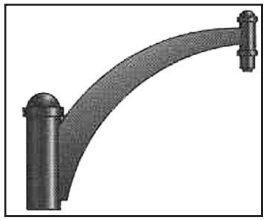
Bench (forms + surfaces)

Bench (dumor)

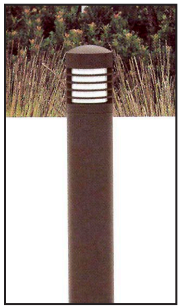
LIGHTING

Campus lighting (antique st. lamps)

Bollard lighting (bega)



Campus lighting (antique st. lamps)



Bollard lighting (bega)

Campus lighting (antique st. lamps)

IRRIGATION STANDARDS

A centralized computer system designed to maximize water conservation with a minimum of on-site labor hours expended to achieve efficiency and sustainability of all landscape areas shall be implemented.

- The system shall be based on evapotranspiration readings from a dedicated weather station located on campus. The control system will then relay ET information to other field controllers so that runoff is minimized and water applied is based solely on actual plant needs.
- Central command will pinpoint problem areas through a daily report generated on flow and pressure information transmitted from field controllers. This feature locates exactly where leaking piping, lost irrigation heads and other day-to-day problems in the system occur.
- Each irrigation controller's program may viewed and adjusted from the central command computer although each can still be operated in the field. Communication with individual controllers may be RAM digital, radio and or direct cable.
- The central computer should be located in the Operations Department Office and should be accessible only to a limited number of authorized persons so as to maintain system stability and efficiency.

SOIL PREPARATION AND MULCHING STANDARDS:

Soil on the Campus is for the most part slightly alkaline, sandy loam and loamy clay, and has some corrosive characteristics that, along with a strong on-shore wind, create limitations on some plant types that are sensitive to salty conditions or alkalinity.

Preparation and re-vegetation of existing planted areas or areas that will receive new planting and irrigation as campus building projects occur shall follow these guidelines:

Soil preparation materials shall:

- Increase the rate and depth of water penetration
- Aerate the soil
- Reduce evaporation
- Deepen the plant root system
- Make natural food elements (NPK) more available to the plants and free trace elements of available minerals.
- Incorporate organic materials consisting of higher plant form life, composted beyond the fibrous state to humus. Actual rate of application to be determined through soil tests in the normal plant rooting zones.
- Contain humic acids and beneficial soil bacteria strains, but shall not contain poultry, animal, or human sewage sludge.
- A soil penetrant shall also be incorporated into the soil such as Mycorrhizal Inoculum or equal.

DROUGHT TOLERANT PLANT MATERIALS:

Shall be defined as plants listed as Moderate, Low, and Very Low in the WUCOLS PROJECT listing of Water Use Classification of Landscape Species as published by the University of California Cooperative Extension.

University of California Publications can be obtained from:

ANR Publications
University of California
6701 San Pablo Avenue
Oakland, CA 94608-1239
Telephone: 415-642-2431

Photos courtesy of USDA NRCS