

SECTION 8 DESIGN GUIDELINES

8.1 Introduction

Building upon Ontario founder George Chaffey, Jr.'s vision of a walkable, traditional residential community, the West Haven community design is rooted in the hospitable small town ethos of Ontario's early 1900s era past while also adapting to the recreational requirements of today's active Southern California family lifestyles. West Haven will be a place where children and their parents can walk along shady tree lined sidewalks to school or to the store, or explore the wide open spaces along paseos and neighborhood parks, and neighbors join together to celebrate the Fourth of July with bicycle parades and block parties. Pedestrian friendly streets feature attractive landscaping, architecture-forward and rear access site planning with streetscenes and parks activated by authentic architecture with ample front porches and patios.

To realize West Haven's vision as both a nurturing and welcoming place to live, the development team has produced the West Haven Design Guidelines. Design guidelines create an identity and cohesiveness for West Haven. They ensure a unifying theme for the entire Specific Plan area, while accommodating the individual neighborhood design considerations as required by each of the Project site's uses which include Residential, Neighborhood Center Commercial, Educational and Recreational activities.

This section provides a general yet flexible standard set of concepts, goals and criteria for planning, architectural and landscaping encouraged in the design of homes and facilities of West Haven. The appropriate selection of architectural styles, materials, landscaping and massing are important to creating a quality living environment.

8.1.1 Purpose

The purpose of the Design Guidelines is to provide advisory and supplemental guidance to implement the West Haven vision in order to direct its desired development outcome. This information is important to future project development because it describes the basic design and planning principles upon which more specific design standards are based. Observing these guidelines will help assure that the promise of the vision for West Haven will be fulfilled.

8.1.2 Intent

The overriding design intent is the creation of a warm and friendly community environment that encourages walking, socializing, an appreciation of both nature and local culture, and an economically vitalized destination. The overall character is intended to convey an environment that is cognizant of the historical significance of West Haven while also relating to adjacent districts and the broader City of Ontario. Therefore, the designers of West Haven are encouraged to be mindful of the area's natural and cultural histories, local climate, and terrain. Each aspect of every project is viewed as a significant element in reinforcing the West Haven community concepts, and its expression of quality is highly influential on the overall essence and integrity of the whole.

The goal of the design guidelines is to create a unique community within the New Model Colony, yet reminiscent of Ontario's heritage. The guidelines express "intent" rather than "absolutes," thereby allowing certain flexibility in fulfilling the intended design goals and objectives. The principal design criteria and architectural styles are not intended to be restrictive, but are meant to assist in the design, processing, and implementation of a high level of design direction and quality. The goal is to promote both visual compatibility and variety in a community setting achieved by utilizing a number of compatible styles, and allow for quality architectural innovation. Great neighborhoods result from the synthesis of innovative architecture and successful site and landscape design techniques.

Successful site design techniques will include: variable lot setbacks, pedestrian connections, shortened

SECTION 8 • DESIGN GUIDELINES

streets, curb separated sidewalks, street trees program, and a limited number of homes per neighborhood.

The graphic representations contained herein are for conceptual purposes only and are to be used as general visual aids in understanding the basic intent of the guidelines; they are not meant to depict any actual lot or building design.

These design guidelines, and the criteria they contain, will be implemented and enforced through the review of plans submitted by developers and official design review by the City of Ontario.

These guidelines are organized into the following sections:

- Residential Architectural Design
- Massing, Plotting and General Neighborhood Design Criteria
- Materials & Details
- Home Types
- Nonresidential Architectural Design
- Landscape Design
- Implementation

8.2 Residential Architectural Design

8.2.1 Introduction & Guiding Principles

Introduction

The residential architectural design intent for West Haven is to emphasize a diversity of styles, floor plans, garage placements, materials and colors. In keeping with the overall community theme, the homes will be of high quality and contribute positively to the character of both the West Haven community and the City of Ontario. Overall, the design concept is to blend the traditional architectural styles found in Ontario and Southern California with contemporary lifestyles, current building methods and emergent technologies. Additionally, these styles incorporate detailing appropriate to the setting.

Diversity is a fundamental guiding principle at West Haven. This ensures that neighborhoods are varied and that blanket uniformity is avoided.

Conceptual emphasis is on specific interpretation of styles within the constraints and consistency of site planning, landscape and architecture, as well as on specific use and selection of details that correlate well with the designed floor plan, emphasizing such architectural concepts as:

- “Architecture forward” to support a pedestrian friendly environment,
- Varied garage placement and orientation to add richness and variety to the neighborhood,
- Variety of compatible architectural styles as well as a mix of detached and attached housing types and sizes,
- Wrap around architectural detailing, where appropriate; buildings may be viewed from all public areas, both inside and outside each neighborhood, including common open space areas, sidewalks, alleys and streets,
- Varied roof heights and pitches to create a feeling of richness, and
- Color palettes shall be selected per styles, using consistent materials and colors as a “unifying theme” to connect the varying residential products and nearby commercial and educational buildings.

The following characteristics in concept designs shall be avoided:

- Inappropriate scale,
- Poor selection and execution of details,
- Plotting of the same design adjacent to one another,
- Extreme interpretations of the characteristics for each style, and
- Lack of window treatments, which result in flat, blank walls, specifically on side and rear elevations facing streets or other public spaces.

Guiding Principles

Guiding Principles of residential architectural design for West Haven:

Buildings should contribute to a qualitative nature of neighborhood.

- Appropriate scale and proportions should be used in massing and details.
- Transitional spaces between public and private spaces (courtyards, porches, low walls, etc.) should be implemented.
- Building setbacks at front and rear should be varied.
- Massing and articulation should be varied.
- Garage placement should vary from lot to lot.

Buildings should have an enduring quality.

- Design should draw inspiration from the rich and diverse Southern California architectural heritage.
- Native materials and colors should be used.
- Authentic details and ornamentation should be emphasized.

Buildings should be designed with architectural sensitivity to human scale.

- Doors, windows, indoor and outdoor spaces should be intimate and secure.
- Designs should not overpower the overall streetscape.

Buildings should be appropriate to the climate and context.

- Shading and shaded areas should be provided to protect from intense summer sun
- Protection from adverse weather should be considered using a variety of techniques in designs.
- Buildings should compliment and reflect the surrounding environment.
- Design should encourage outdoor interaction with the temperate Southern California climate.

Buildings should be designed of materials and techniques appropriate to achieving realistic hard cost objectives (see Simple Home Design section).

- Efficient structural systems should be considered.
- Consistent window and door sizes are encouraged.
- Use of standard modules and sizes is encouraged.

8.2.2 Residential Architectural Philosophy

Southern California has a rich legacy of early agriculturally based towns, such as Ontario, that have fostered a variety of traditional architectural styles. As these towns were being established, architectural styles were often imported from the Midwest and East Coast in the form of pattern books from which the builders chose the style and massing of their homes. Placed in the setting of “sunny” Southern California, the styles were then often modified to meet specific climatic influences of the region. Outdoor spaces became more prominent and useful year-round, colors were light earth tones and materials included a blend of plaster, stucco and siding.

Additionally, the Spanish history of Southern California also influenced the architecture of the region. Brought to the region by Spanish settlers and missionaries, these homes were well suited for the temperate climate of Southern California.

Therefore the theme of West Haven’s residential architecture is based on these architectural styles historically found in Ontario. West Haven’s homes shall age gracefully over time, contributing to the sustainability and vitality of the neighborhoods. All architectural styles have been chosen for their traditional forms and timeless character that reinforces the charming nature of the neighborhoods and historic Ontario.

All architectural styles outlined in these guidelines shall be interpreted with authenticity. Simple yet detailed forms are crucial to the success of the community. All architectural styles must be detailed with elements that represent the best interpretations.

Homes shall be designed with a few particular styles in mind prior to the beginning of the design process. A home designed to a particular set of compatible

styles is always stronger than a home that has a style applied after the floor plan has been designed.

Additionally, each home is expected to provide a “gift to the street” – a positive contribution to the public realm. Specific elements may include, but are not limited to, architecture forward, porches, recessed garages, covered terraces, enhanced elevations, and landscape. The resulting architectural expression should be sensible in its approach and unique in its outcome.

Builders are required to conform to the following variety of differing Floor Plans and Elevations:

Number of Dwelling Units	Number of Differing Floor Plans and Elevations
5-10	As required by Planning Commission
11-25	2
26-50	3
51-75	3
76-100	4
Over 100	4; +1 additional floor plan with 4 elevations for each additional 50 units exceeding 100

Residential Architectural Design Objectives:

- Emphasize styles of architecture that are compatible, yet vary enough to create interest and diversity.
- Focus on traditional, more timeless styles of architecture.
- Interpretations of styles that are authentic to the extent feasible.
- Create a dynamic streetscape through variation in floor plan and elevation plotting.
- Emphasize articulated building massing.
- Emphasize front elevations that relate strongly to the street and contribute to the livability of that realm.
- Design certain homes specifically for corner conditions.
- Utilize authentic materials and colors that reinforce the overall design theme.

8.2.3 West Haven Architectural Styles

The architectural character of West Haven’s neighborhoods shall consist of complementary traditional architectural styles. As an architectural pedigree, they reinforce West Haven’s connection to Ontario’s early beginnings, building upon a rich heritage of traditional neighborhood design. Additionally, the chosen styles complement one another through overall scale, massing, proportions, details, and the ability to establish a charming architectural backdrop that will age gracefully over time. The materials and colors of these home styles shall complement the overall landscape design of the neighborhoods. Each style shall be developed appropriate to the region, addressing the needs and lifestyles of the residents.

Acceptable residential architectural styles:

- American Colonial
- Italianate
- American Farmhouse
- Monterey
- Craftsman
- Plantation
- East Coast Traditional
- Spanish
- French Country
- West Coast Traditional

Note: Builders may submit home designs using alternative architectural styles to those listed above, provided they are appropriate to the region, environment and setting and subject to the Planning Department’s review and approval.

The styles selected for West Haven share similar design attributes. Specifically, these styles:

- Are compatible and complimentary, as well as support the community theme reflective of Ontario’s historic development pattern.
- Address the needs and lifestyles of Ontario’s residents, and are generally accepted by the market.
- Can be implemented using current building methodologies and techniques.
- Can be creatively and diversely interpreted in a number of ways.

- Have an historic and/or stylistic relevance to the region, and therefore are timeless in nature.
- Can be interpreted in contemporary and/or regional adaptations.

It should be noted that Architectural Styles illustrated on *Exhibits 8-1* through *8-10*, are representative of architectural styles envisioned for the West Haven Specific Plan. The intention is to incorporate many of these design features into the proposed West Haven community. However, it must be acknowledged that these styles may be subject to future refinements based upon buyer preference, detailed engineering, and other factors. Therefore, the photographs shown are not intended to be exact duplicates of the future product types for West Haven, but samples of quality design elements.

The following examples for each of the ten architectural styles proposed are strongly encouraged and appropriate for the various West Haven neighborhoods:

8.2.3.1 American Colonial

History and Character

This classical style descends from the first salt-box homes built in the New England colonies in the 17th century and later evolved into more neo-classical forms with America’s increasing prosperity. There are many smaller American Colonial and Neoclassical Revival Bungalow homes in Ontario, mostly in and around the Downtown area. *Exhibit 8-1, “American Colonial Architectural Style”* illustrates the following:

General Attributes

Massing:

- Simple plan form & massing
- Symmetrical front façade, often with small centered porch

Roofs:

- Gable roof at medium to moderately steep pitch
- Architectural quality asphalt shingles or concrete roof tile with shingle look

Windows and Doors:

- Vertical gridded windows at front elevations and in high visibility areas, single-light windows on sides and rear elevations



EXHIBIT 8-1: AMERICAN COLONIAL ARCHITECTURAL STYLE

SECTION 8 • DESIGN GUIDELINES

- Windows are symmetrically balanced, typically rectangular double- or single-hung windows with wood or vinyl frames
- Doors are simple and typically stained or painted

Details, Finishes & Colors:

- Simple porch columns and projecting pediment: either round or square Doric, Ionic, or Corinthian porch columns are required on 33% of homes in style per neighborhood
- Fine to light sand finish or light lace finish stucco, clapboard siding or blended clapboard siding and stucco in pastels to cool colors
- White trims/fascias, dentils or modillions and a wide frieze band with optional dentils or modillions
- Minimum 2x4 wood window and door trim
- Darker color shutters
- Garage door patterns complimentary to style
- Optional 2x6 wood window and door trim, stone and/or brick foundations and accents
- Simple colonnaded entry centered porch

8.2.3.2 American Farmhouse

History and Character

With roots traceable to both Midwestern and Colonial styles appearing in the mid-to-late-19th century during America's westward expansion, the American Farmhouse style represents a practical adaptation of balloon framing techniques of earlier rural American architectural types. New England variations tend toward more symmetrical elevations with dormers and two-story massing, whereas the more picturesque and decorated asymmetrical facades are typical of the Midwestern variety. This Victorian-era style is included as a tribute to West Haven's dairy past. *Exhibit 8-2, "American Farmhouse Architectural Style"* illustrates the following:

General Attributes

Massing:

- Simple plan form, asymmetrical massing

Roofs:

- Medium to moderately steep roof pitch, often with front to back main gable roof
- Shallow to modest overhangs with open eaves
- Architectural quality asphalt shingles or smooth flat concrete roof tiles



EXHIBIT 8-2: AMERICAN FARMHOUSE ARCHITECTURAL STYLE

Windows and Doors:

- Vertical gridded windows at front elevations and in high visibility public view areas
- Single-light windows on sides and rear elevations
- Minimum 2x4 white trimmed doors and windows (may be white vinyl or aluminum frame windows)
- Bay windows and single-hung windows with built up header trim at front

Details, Finishes & Colors:

- Light or medium sand finish stucco or blended siding and stucco
- White, light tinted or dark stucco wall colors: light earth tone bodies with contrasting cool or warm trims; white, light or dark complimentary color accent trims
- Porches with simple square wood columns and/or wood railings
- Stucco finish or horizontal siding wrapped chimney, garage door and shutter patterns complimentary to style
- Louvered attic vents
- Garage door patterns complimentary to style
- Optional roof ornamentation may include dormers, cupolas, weathervanes and dovescotes
- Optional wood pot shelves
- Optional tapered or shaped wood columns

8.2.3.3 Craftsman*History and Character*

Developed as a contradiction to the Victorian era that preceded it, the Craftsman style evolved from the Arts and Crafts movement that originated in England in the late 1800s. It was the first style that emphasized natural materials and functionality; the details were simple, contradicting the gingerbread visage of the Victorian home. The wood is stained, instead of painted, and the homes feature built-in cabinets, buffets and benches. The moldings and other trim

work are simple shapes, which can create complex designs.

There are several excellent examples of the Craftsman style in Ontario, along with an abundance of Craftsman Bungalows, which is the dominant home style in Ontario's historic neighborhoods. *Exhibit 8-3, "Craftsman Architectural Style, Porch Supports & Railings"* illustrates the following:

*General Attributes*Massing:

- Asymmetrical massing with horizontal proportions

Roofs:

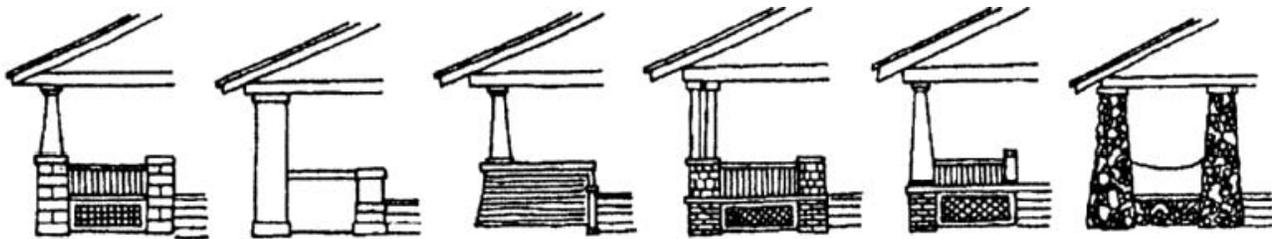
- Horizontal gable roofs (or variations of the gable roof, i.e., cross gable, etc.), with dormers
- Low to medium roof pitch with moderate to generous overhang and exposed rafter tails
- Architectural quality asphalt shingles or shingles texture flat concrete roof tiles

Windows and Doors:

- Windows are typically individual casement, vertically double or single-hung wood box with white vinyl frames
- Divided upper mullioned lights as grids at front elevation and in high visibility areas
- Doors are typically simple and can be stained. (Three-light colonial door beveled glass panels and sidelights with either stained or beveled glass to match front door are also used on larger homes.)

Details, Finishes & Colors:

- Large, either full or partial entry porches under roof supported by tapered square columns or by posts on piers
- Stone, brick, stucco or clapboard piers, columns and balustrades (often in combination)
- Blended wood clapboard siding (or shingles) and stucco of light to medium sand finish.
- Garage door patterns complimentary to style
- Decorative beams and knee braces



SOME TYPICAL PORCH SUPPORTS AND PORCH RAILINGS. LOW PIERS WITHOUT COLUMNS ABOVE ARE COMMON

EXHIBIT 8-3: CRAFTSMAN ARCHITECTURAL STYLE, PORCH SUPPORTS AND RAILINGS

- Shaped wood header trim at windows and doors
- Arts and Crafts style lighting fixtures
- Optional stone or brick foundations, bases and chimneys
- Large, simple exposed attic vents
- Exposed wood beams and posts on porch structure
- Stained glass windows as an accent to an interior or exterior feature
- Painted color schemes typically consist of three (3) to five (5) colors
- Base colors are typically dark earth tones, usually browns or greens
- Trim colors are typically in contrast to the base color; darker homes use lighter color earth tones such as beiges and tans, with lighter homes using darker trim colors
- Window frames and end rafters use a third accent color, closer in shade to the base color
- An alternative to the above color scheme would be mixing color palettes, for example, a maroon base, an olive green trim and a dark brown window frame
- Exposed roof and porch beams typically painted dark brown

8.2.3.4 East Coast Traditional

History and Character

One of the many Colonial Period Revival styles that became popular during the 1920s, the East Coast Traditional style took elements from America’s colonial past, including Cape Cod, Georgian, and Federal styles. The style is simple and symmetrical, yet has a variety of different roof forms. This style is also adapted as a variation of the Bungalow style. There



EXHIBIT 8-4: EAST COAST TRADITIONAL ARCHITECTURAL STYLE

are very few East Coast Traditional homes in Ontario, but there are many examples of the Colonial Revival Bungalow. *Exhibit 8-4, “East Coast Traditional Architectural Style,”* illustrates the following:

General Attributes

Massing:

- Symmetrical plan form massing with a vertical and a horizontal break

Roofs:

- Moderately pitched gabled or hipped roofs, often with a prominent central dormer
- Roof pitch over the porch breaking to a shallower pitch
- Roof overhangs vary per interpretation
- Boxed eaves with moulding
- Architectural quality asphalt shingles or smooth flat concrete roof tiles resembling slate and ranging in color from light brown to light gray
- Round attic vents
- Bungalow Variation: the Colonial Revival Bungalow has the elements of the East Coast Traditional style with one modification: Colonial Bungalows typically use a hipped gable roof, rather than just the straight gable or hipped roof

Windows and Doors:

- Typically individual single or double-hung wood frame or vinyl windows with 2x6 trim and shutters
- Vertical gridded windows at front elevations and in high visibility areas, single-pane windows at sides and rears
- Typically decorative solid and painted doors, often with glass sidelights

Details, Finishes & Colors:

- Entry colonnade porch that is either the entire or partial width of the house
- Blended wood clapboard (brick is also used, although not typical in Ontario) and stucco siding
- Cornice trim at gable ends
- Base color of the building is typically lighter shades of blues, yellows and greens (typical colors were blue gray and sea foam green), trim and accent colors are typically white
- Darker color shutters
- Garage door patterns complimentary to style
- Optional decorative accent windows
- Balconies, roofed with simple wood or metal railings



EXHIBIT 8-5: FRENCH COUNTRY ARCHITECTURAL STYLE

8.2.3.5 French Country

History and Character

One of the many period revival styles that began in the 1920s and became popular in the late 1920s to early 1930s, the French Eclectic style replicated the cottages that dotted the French countryside, and were popular in fairy tales. Noted for its substantial use of rusticated stone, this asymmetrical, informal style should not be confused with the more decorative “Beaux-Arts” style. There are many examples of French Eclectic country homes in Ontario, primarily in the Rosewood Court Historic District. *Exhibit 8-5, “French Country Architectural Style,”* illustrates the following;

General Attributes

Massing:

- Asymmetrical massing with vertical proportions and either small or no porches

Roofs:

- Steep pitched gable roof (or variations of the gable roof, i.e., cross gable, etc.) often with subtly flared curves at the eaves
- Concrete tile roof to mimic wood shake

Windows and Doors:

- Windows are typically individual casement, double or single-hung gridded windows of either wood or vinyl frames
- Stained glass windows may be used to accent an interior or exterior feature
- Doors are typically simple, often with stained wood finish, and can include stained or beveled glass panels

Details, Finishes & Colors:

- Stucco exterior walls combined with a variety of exterior surface materials, often with stone or brick
- Large, often central chimneys
- Homes typically painted in color schemes consisting of three (3) colors
- Base colors are typically light earth tones; trim colors are typically in contrast to the base color
- Window frames tend to be dark colors
- Round silo type towers required on 33% of homes in style per neighborhood
- Optional curved roof ridge to simulate thatched roof or wood shake roof with wavy pattern



EXHIBIT 8-6: ITALIANATE ARCHITECTURAL STYLE

8.2.3.6 Italianate

History and Character

Like many Victorian-era styles, Italianate emphasized vertical proportions and richly decorative detailing on residential structures in America from about 1870 up until the turn of the century. Italianate is characterized by a low pitched hip roof, wide overhangs, bracketed cornice, a variety of fenestration, molded window surrounds, and occasionally a cupola or balustrade balcony. Simple Italianate structures have a hip roof, bracketed eaves, and molded window surrounds; Italianate townhomes feature wide projecting cornices that conceal a flat or low pitched roof behind.

Some of Ontario's commercial buildings were originally designed with Italianate elements. While not typically built in Ontario, the Italianate style is easily compatible with Ontario's historic neighborhoods. *Exhibit 8-6, "Italianate Architectural Style"* illustrates the following:

General Attributes

Massing:

- Simple plan form symmetrical massing and façade with emphasis on rectangular vertical proportions (two to four stories)

- Either small or no porches

Roofs:

- Low-pitched or flat roof with wide overhanging eaves
- Alternatively architectural quality asphalt shingles or concrete roof tile with shingle look as well as terra cotta styles

Windows and Doors:

- Full or segmented arched windows and doors
- Windows are typically very tall and narrow, double or single-hung one-over-one windows with wood frames and hood moldings
- Doors are often double, and heavily molded stained wood

Details, Finishes & Colors:

- Light sand finish stucco massing, often with stone elements and either stone or cast concrete corner quoins
- Homes are typically painted a light, often earth-tone, color with a second trim color; sometimes a third color is used on the window frames
- Optional square cupola, side bay window, tower(s), or decorative paired brackets and cornices
- Optional arcade porch topped with balustraded balcony



EXHIBIT 8-7: MONTEREY ARCHITECTURAL STYLE

8.2.3.7 Monterey

History and Character

The Monterey style is a cross between the adobe architecture of the Mission period in California and the New England Colonial architecture prevalent in the mid 1800s. The homes are a basic colonial house, typical of New England, with a second floor porch added to it. The home then took the common features in adobe architecture, including stucco walls, and incorporated them into the design. The Monterey style is rare in Ontario, with only a handful of examples. *Exhibit 8-7, "Monterey Architectural Style,"* illustrates the following:

General Attributes

Massing:

- Simple, straightforward volumes sometimes with a gable wing facing the street and opposing cantilevered balcony from second story floor

Roofs:

- Low to moderately-pitched red "mission" tile gable roof with a low pitched shed roof break over the balcony
- Alternatively, flat concrete tile roof to mimic wood shake

- Tight rake and extended eaves with exposed rafter tails

Windows and Doors:

- Windows are typically individual single-hung with wood or vinyl frames with simplified white window trim
- Simplified colonial style window shutters and door trim
- Doors are typically simple, painted or stained wood finish
- Enhanced front door surrounds with pediment trim above

Details, Finishes & Colors:

- Wood or wrought iron balcony
- Round tile attic vents
- Ornate chimney top trim
- Vertical siding accents at gable ends
- Garage door patterns complimentary to style
- Plastered or stuccoed walls with sand to California Monterey stucco finish
- White painted brick
- Homes are typically painted either white or other light color with second trim color



EXHIBIT 8-8: PLANTATION ARCHITECTURAL STYLE

8.2.3.8 Plantation

History and Character

Similar to the traditional rural East Coast styles to the north, the Plantation style draws its inspiration from the sun-drenched American Southeastern landscape with its emphasis on outdoor living areas and verandas. Both the New Acadian Greek revival estates and the Spanish Colonial porous limestone coquina of St. Augustine indicate the 18th and 19th century historical roots of the Plantation style; however, whimsical Victorian decorative elements found throughout the Caribbean islands are often blended into this Creole hybrid style. While not typically built in Ontario, the Plantation style is easily compatible with Ontario's historic neighborhoods and is included, along with American Farmhouse, as a tribute to Ontario's rural past. *Exhibit 8-8, "Plantation Architectural Style,"* illustrates the following:

General Attributes

Massing:

- Simple plan form massing and simple roof design

Roofs:

- Gable or hipped roof, often hipped gable or "Dutch" broken-pitch hip, at medium to moderate-pitch with wide overhanging eaves and decorative vents
- Architectural quality asphalt shingles or smooth flat concrete roof tiles

Windows and Doors:

- Gridded vertical windows in high visibility public view areas, with minimum 2x4 trim and contrasting shutters, with single-light windows as accents and on side and rear elevations
- Typically decorative, solid and painted doors, with minimum 2x4 trim

Details, Finishes & Colors:

- Wood details may include "Plantation" shutters, balustrade basket patterns, and cornice trim at gable ends balcony and railing
- Garage door patterns complimentary to style
- Light or medium sand finish stucco or blended clapboard siding and stucco
- Colors range between naturals to pastels, plus one or two complimentary colors for siding and shutters; trim is typically white
- Optional full and two-story wood porches (with projecting pediment)

SECTION 8 • DESIGN GUIDELINES

- Optional side lights at front doors
- Optional whimsical Victorian porch brackets

8.2.3.9 Spanish

History and Character

The Spanish style was developed as a direct result of the California Mission style and is a loose adaptation of features found in detailing from various influences, yet unified by the order of arches, strong form and mass, plain wall surfaces, and tile roofs. Most formal designs were influenced more by Italian architecture, and most informal designs were influenced by Spanish and Portuguese architecture. The style's close relation to outdoors is expressed through use of terraces, arcade porches, courtyards, colonnades and patios. The most famous example of the style is the Adamson House in Malibu.

There are only two known examples of the style in Ontario. The first is on Princeton Street, within the College Park Historic District. The second is the Old Post Office, which was designed by Paul Williams. *Exhibit 8-9, "Spanish Architectural Style with Window, Chimney, and Vent Details,"* illustrates the following:

General Attributes

Massing:

- Asymmetrical massing

Roofs:

- Low- to moderately-pitched terra cotta or concrete barrel or "S" shape tile roofs with modest to generous overhang
- Simple tile rakes and occasional eaves

Windows and Doors:

- Deeply recessed openings at major openings, which are often arched, or with occasional raised or molded pediments
- Typically individual casement windows with wood or white vinyl frames

- Vertically hung 9 and 12 paned windows on front façade
- Either wood or black wrought iron are used for window grates and balconies, which may also feature awnings designed for sun control
- Typically carved wood front doors, or other ornate wood (or fiberglass) doors of painted or stained finish; French doors

Details, Finishes & Colors:

- Frequent use of pergolas, arched stucco column porches, and formal axial garden design
- Decorative metalwork on window grills, doors, balconies, and roof supports
- Garage door patterns complimentary to style
- Light sand finish or light lace finish stucco massing with simple vent holes in walls
- Stucco over foam window and door trim
- Typical wall material is smooth or lightly textured stucco ranging in color from off-white to beige with a second trim color; sometimes a third color is used on the window frames
- Dark brown trims; typical accent colors are blue, dark green, ochre or red

8.2.3.10 West Coast Traditional

History and Character

The West Coast Traditional style is the late 20th century refinement of the Minimal Traditional style, which was a transition between the revival styles of the 1920s and 30s and the post-war Tract homes. The Minimal Traditional style referenced traditional styles without actually achieving them, incorporating elements common to many styles, but belonging exclusively to none, including columns, gables, chimneys, and shutters. Houses of this style may be built of virtually any traditional material; brick and stucco are common. Roofs always lack the eaves or overhangs found on more assertive styles. Earliest existing examples in Ontario are one or 1-½ stories in height. *Exhibit 8-10, "West Coast Traditional Architectural Style,"* illustrates the following:

Spanish

Light sand finish stucco massing

Decorative ironwork



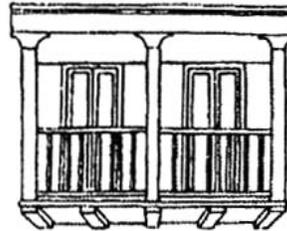
Garage pattern complimentary to style

Relation to outdoors through terraces and patios

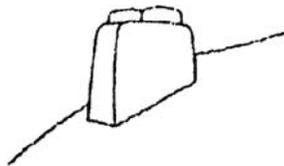
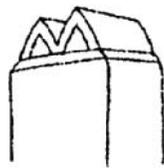
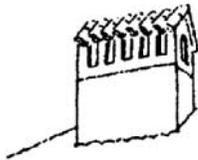
Low to medium pitch terracotta or concrete S-shape tile roofs



Deep recess at major openings



SPANISH WINDOW DETAILS



SPANISH CHIMNEY DETAILS



SPANISH VENT DETAILS

Exhibit 8-9
SPANISH ARCHITECTURAL STYLE WITH WINDOW, CHIMNEY AND VENT DETAILS



EXHIBIT 8-10: WEST COAST TRADITIONAL ARCHITECTURAL STYLE

General Attributes

Massing:

- Asymmetrical massing with single story wings and small front porch

Roofs:

- Gable roof with dormered windows, or occasionally saltbox roof forms
- Medium to moderately high roof pitch
- Flat concrete roof tile or shake appearance and moderate overhangs
- Front gable ends with cornice trim

Windows and Doors:

- Windows are typically vinyl or aluminum, double-hung with gridded panes in high visibility areas
- Round top accent or bay windows
- Doors are typically painted and may include glass panels

Details, Finishes & Colors:

- Garage door patterns complimentary to style
- Decorative details on windows, typically shutters
- Variety of exterior surface materials, often with siding or brick combined with stucco, changes occurring at inside corners

- Wrapped horizontal siding elements on sides and/or rear elevations
- Brick veneer chimney wrap
- Roof ornamentation may include cupolas, weather vanes or dovescotes
- Occasionally, wood window pot shelves, round or square Doric or Ionic columns with trim
- Light color or off-white body with a contrasting trim and often white, light or dark accent colors

8.3 Massing, Plotting & General Neighborhood Criteria

8.3.1 Introduction

The following sections describe plotting and massing, garage placement and building elevation techniques that will assist in designing a successful streetscene for either detached or attached multifamily residential products. Appropriate use of these methods shall ensure the achievement of the desired results.

This section of the guidelines is intended to provide suggestions for creating neighborhoods and streetscenes that have a variety of building forms that are more proportionate to a human scale and more welcoming to the pedestrian. An important goal of these guidelines is to compose a street scene possessing both functional and visual variety. The plotting

and massing, garage placement and building elevation criteria are intended to provide this desired variety as well as a sense of uniqueness for each home. Exterior massing of the home should reflect the general uses inside and be organized to create a positive street environment.

The required characteristics listed below describe the desired community setting and streetscene objectives for the neighborhoods of West Haven:

Objectives:

- Limit the numbers of homes per neighborhood.
- Integrate small open spaces into neighborhood entries.
- Provide linkages to the community paseo system.
- Shorten streets and provide curb-separated sidewalks.
- Vary lot sizes where appropriate.
- Minimize visual impact of garages.
- Give attention to composition of building mass.
- Provide innovative plans and avoid repetitious plans and footprints.
- Incorporate single-story elements in two-story buildings.
- Vary setbacks at porches, living and garage areas.
- Incorporate single story elements in two story buildings to minimize two-story dominance on streetscene, sidewalks and open spaces.
- Step back second stories and vary roof planes.
- Design with sensitivity to corner lot conditions, opening corner lots through selective plan form and single story elements.
- Use appropriate transition of scale.
- Use four-sided elevation design.

The Director of Planning may administratively approve modifications to the following standards up to 15% for innovative and quality designs that meet the intent of the provisions for this Specific Plan.

The following development standards shall apply in all residential categories in the West Haven Specific Plan area. Unless modified by the following develop-

ment standards, criteria contained in Sec. 9-1.1410 of the City of Ontario Development Code shall apply.

8.3.2 General Elements

The general elements of building massing & plotting include:

- Front Articulation
- Roof Form
- Garage Placement
- Balconies & Projections
- Rear Articulation
- Variable Setbacks & Lot Sizes
- Corner Lots & Critical Edge Conditions

8.3.2(a) Front Articulation and Scale

Intent:

The front elevation of the home is an important element in creating a quality community at West Haven. Special attention will be placed on these elevations and how they address the public realm. Emphasis on location and design of entries, living areas and garages will be to provide a special element or “gift” to the street. Placing an emphasis on variety of building massing creates a diverse streetscene. Please refer to *Exhibit 8-11, “Front Façade Massing.”*

Criteria:

- Building massing should be appropriate to architectural style.
- Building details such as doors and windows should be in proportion the overall building massing.
- All homes except American Colonial, Italianate and Plantation style homes should have at least three planes of variation in front elevation massing; American Colonial, Italianate and Plantation style homes should have at least two planes of variation in front elevation massing.
- Porches and loggias shall be 7’ minimum in depth and have an 8’ plate height.
- Massing elements should project enough to avoid elevations that appear to be “pasted on.”

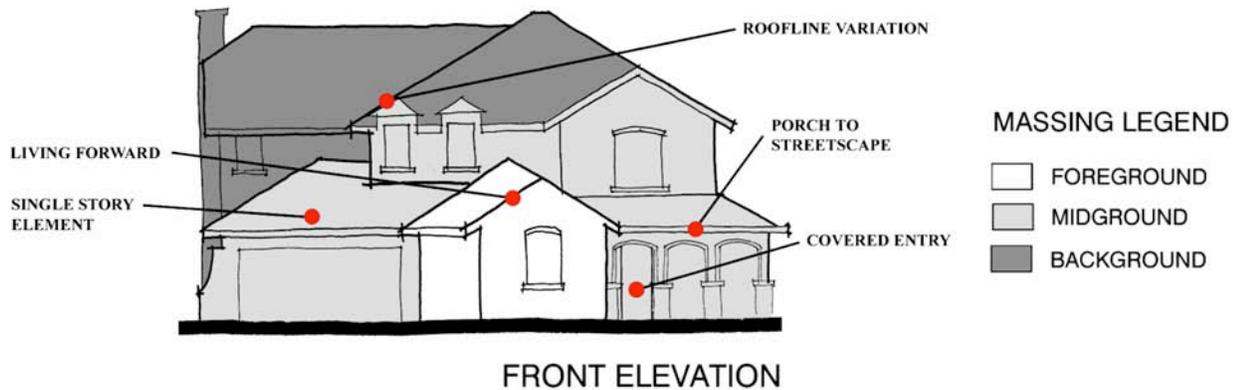


EXHIBIT 8-11: FRONT FAÇADE MASSING

- Building form is encouraged to reflect the interior uses of the home.
- When appropriate to style, “recessed” two-story elements are encouraged to create human scale buildings.
- Front elevations with a single-story element for two-story homes are encouraged.
- Front elevations are encouraged to emphasize the placement of living areas, porches, covered terraces, entries, and windows to address the neighborhood street and other areas exposed to public view.

8.3.2(b) Roof Form

Intent:

Roof form is an important design element as it relates to the character of the community, observed from both the external edges and inside the neighborhood.

Variety of roof form along streets creates a positive visual edge to these public ways. Appropriate massing of roof forms help to create human scale architecture to the street.

Criteria:

- Roof forms shall reinforce the architectural style of the home and shall be composed of a series of simple roof forms.
- Roofs shall vary in massing along the streetscene and open spaces.

- No more than three of the same main span roof configurations (front to back or side to side framing) shall be adjacent to one another for variation in massing along the streetscene.
- Flat roof elements are encouraged only if appropriate to style.
- Mainspan roof directional changes at narrower lots are encouraged.
- Articulate the rear elevation and roof plane to minimize the visual impact of repetitious flat planes, similar building silhouettes and similar ridge heights.
- Provide varied rear elevation roof forms when those forms are exposed to public view.
- Gable end wall planes shall be a minimum of 12’ wide for lot sizes 50’ and wider.

8.3.2(c) Garage Placement

Intent:

The location, configuration and orientation of the garage on its lot are important design elements, both for the composition of the dwelling and its contribution to the streetscape.

De-emphasizing the garage is an important community design element. The goal is to design homesites to pull living portions of the house toward the front of the lot to allow active, articulated architecture to address the streetscene.

Most plan variations should place entries, windows, front porches and living areas directly adjacent to the street. Placing living areas forward encourages “eyes on the street” for neighborhood safety and security while establishing neighborhood orientation to the pedestrian as opposed to the automobile.

To mitigate the negative impact of garages on the fronts of homes, each planning area is encouraged to incorporate a variety of the alternative garage placement configurations described below. (Where higher density neighborhoods are incapable of achieving these standards they shall incorporate those aspects that are practical and applicable.)

- Garage Forward
- Shallow Recessed Garage
- Mid-Recessed Garage
- Deep Recessed Garage
- Offset Garage
- Tandem Garage
- Swing-in Garage
- Rear-Loaded Garage
- Mansion Corner Lot Garages

Criteria:

- At least 75% of front accessed homes shall have “architecture forward” standards; no more than 25% of homes in any neighborhood area shall have street facing garages set back closer to the street than the living area (side loaded garages exempted from this ratio). To qualify as “architecture forward” the garage door plane must be set back from the forwardmost living area façade at least 5’.
- Garage door plane will vary at least 2’ from the adjacent living area façade.
- Minimum interior garage dimensions for two-car side-by-side configuration is 20’ x 20’ clear, one step may encroach, but water heaters may not encroach into this area.
- Garage door patterns are encouraged to vary among elevation types and to reinforce the architectural theme of the dwelling.

- A minimum 2’ offset is required where garages are adjacent on common property lines.
- 3-car side-by-side garage configurations are discouraged and are limited to a maximum of 25% of homes in any neighborhood; at least one garage door must be offset from the others 2’ minimum.
- Garage door recess is encouraged to be a minimum of 8” from parallel walls.
- In front loaded garage homes, minimum driveway length from garage door shall be 18’ from back of sidewalk.
- Deep recessed garages and patio covers shall maintain a 5’ rear yard setback.
- For garages on rear access lots, the minimum alley setback shall be 3’ with a 5’ average setback for second story elements over the garage.
- Alleys serving as access ways to residential parking facilities shall be designed in accordance with the following standards. At minimum, the alleys shall provide 30 feet of back up area as measured from the garage face.
- A minimum 24’ clearance is required at all times along the length of the alley; on both sides of the alley, between each garage (approximately every 30 feet), a landscaped planter shall be installed and shall project 3’ beyond the face of the garage toward the alley.

Examples of Garage Orientation Types

(Please refer to *Exhibit 8-12, “Garage Placement Alternatives”*):

Garage Forward

When garages are forward of the porch or front facing building elevation, a minimum driveway length of 20-feet shall be maintained from back of sidewalk (property line) to face of garage door. Garage forward configuration shall be limited to no more than 25% of the total number of units in a builder’s plan package.



EXHIBIT 8-12: GARAGE PLACEMENT ALTERNATIVES

Shallow Recessed Garage

Set the garage back a minimum of 2’ from the adjacent living space façade of the house (excluding porches). This setback strives to reduce the overall visual mass of the garage.

Mid-Recessed Garage

Set the garage back at the mid-point of the home to exposes more highly articulated, habitable architecture toward the street while the garage remains attached to the house is achievable in lower density neighborhoods.

Deep Recessed Garage with Porte-Cochere

Set the garage back to the rear of the lot. This setback achieves more usable living space toward the street and created additional usable side yard outdoor space.

Offset Garage

This garage layout breaks up the massing of the two-car garage by offsetting two one-car garages from each other.

Garage with Casita

This garage layout breaks up the massing of the two-car garage by offsetting two one-car garages from each other.

Tandem Garage

This garage layout de-emphasizes a third garage space by concealing it behind a standard two-car side-by-side garage condition, permitting the tandem space to option into living space while still only showing the original two car garage to the street. This garage configuration can be shallow, mid-recessed or deep recessed garage design, however it is typically either shallow or mid recessed into the lot so as to be incorporated into the architecture of the home.

Swing-in Garage

A single or two-car swing in garage may be used on a lot with a minimum width of 50' to break the continuous view of garage doors along a streetscene, allowing a more formal motorcourt entrance. Although not mandatory, a 60' wide lot provides for optimal configuration. Side entry garage conditions also allow a reduction in the required front setback as well as greater variation in the streetscene. The elevation facing the street shall have an architectural detail such as a window, reveal or pop-out.

A minimum 24' back up space is required; note that lots providing less than 24' feet of backup maneuvering room are subject to City approval of the alternative design standards.

Rear Accessed Garage

Garages may be concealed by detaching and locating them to the rear of the lot. Garage accessways may be relocated off neighborhood streets to promote a more traditional, pedestrian-friendly streetscene. Garages accessed from an alley create a more traditional streetscene, without garages visible at the front side of the home. Recess garage door a minimum of 8" on alley-loaded garages.

Mansion Corner Lot Garages

Having entry doors on the front elevation while the garage doors are located on a side elevation, mansion corner lot garages are plan forms that allow architectural enhancements to wrap around the home from front to side elevations. Corner lot garages may be addressed two ways; plans may be designed for corner orientation or interior lot plans may be adjusted to address corner conditions. The purpose of either solution should be to create substantial streetscene variation while the architecture wraps the exterior lot frontage. When a garage faces onto the street side, it shall be setback a minimum of 18 feet as measured from property line.

8.3.2(d) Balconies & Projections

Intent:

As part of the overall composition of a two-story dwelling, balconies or projections provide relief and interest at the second story. Additionally, these elements create ideal outdoor rooms.

Criteria:

- Balconies shall be roofed when they exceed 4' in depth.
- Balconies and projections shall proportionally complement and be integrated into the overall massing of the home.
- Balconies shall not be located at outside edges of homes where they can overlook private spaces of adjacent homes.
- Balcony railings are encouraged to be consistent with the architectural style.
- Architectural projections such as media niches and chimneys are encouraged to be a maximum of 3'.
- Covered balconies and living area cantilevers are encouraged to be appropriate to the architectural style.
- Opportunities for creating shaded areas and usable outdoor spaces are encouraged.
- Multiple balcony options should be considered based of effective solar orientation.
- Metal awnings are prohibited. Fabric awnings of solid accent colors are permitted in moderation.

8.3.2(e) Rear Articulation

Intent:

Particular attention will be placed on the design of those dwellings adjacent to or in close proximity of major community roadways, open spaces, or entry features. Whether viewed from distant or close range, massing requirements will be implemented to ensure positive community character in these locations. Generally, repetitious elements such as continuous gable ends and similar building silhouettes shall be avoided.

Criteria:

- Plans shall utilize projections and/or offsets that extend from the main wall plane.
- The stepping or use of projections on rear facades is encouraged to create the articulated massing important to the character of the community.
- Homes directly adjacent to arterial roadways, collector roads, entry drives, and open spaces are encouraged to be given particular attention in their rear articulation, contributing positively to these edges.
- Building forms that are assemblies of interlocking masses are encouraged.
- Architectural massing and articulation appropriate to style is encouraged.
- Vertical and horizontal plane breaks are encouraged.

8.3.2(f) Variable Setbacks & Lot Sizes

Intent:

The key to quality neighborhood design is the emphasis on the “living” areas of the home orienting toward the street. To encourage this, reduced setbacks are allowed for living areas as measured from the back of walk. Additionally, variable front and rear setbacks for both living and garages are encouraged (and mandated through entitlement) to create diversity in streetscenes. Finally, vary lot sizes to increase buyer selection and variety in house and house and lot size combinations, where appropriate.

Criteria:

- Setbacks shall be appropriate and proportionate to the housing type and lot size.
- Variable rear setbacks are encouraged to create variety for edge conditions such as homes backing to collector roads and back-to-back homes on alleys.
- Monotonous repetition resulting from strict compliance to the minimum garage setbacks should be avoided.

- Variations in lot widths may be matched to floor plans so long as the average lot size specified for the product type is maintained.
- The minimum lot width for a flag lot, cul-de-sac, or knuckle at front property line may be reduced five feet (5') from standards. Lots at the end of cul-de-sacs and knuckles may vary from the minimum depth requirement provided a lot provides an adequate area for development.

8.3.2(g) Corner Lots & Critical Neighborhood Edge Conditions

Intent:

Single-story elements at corner conditions should be considered in West Haven. Creating a “human scale” edge utilizing single-story elements and other architectural details provide optimal massing forms oriented to pedestrians. Porches that wrap around two sides of the house provide a transition from the public realm of the street to the private home.

The continuous overly “walled” appearance along neighborhood perimeter streets may be avoided through special treatments in selected locations. Please refer to *Exhibit 8-13, “Neighborhood Edge Treatments.”* Possible treatments may include incorporation of hedges and neighborhood street tree programs in a conventional format (Option 1), and side on courtyards with open cul-de-sacs and trail connections (Option 2), view fencing, etc. These treatments will be consistent with *Exhibit 8-31, “Community Walls & Fences - Locations”* and *8-32, “Community Walls & Fences - Details.”*

Criteria:

- Provide plans that when plotted on corner lots have the flexibility to reposition the entry and garage to the exterior side. At least one plan type should be designed for corner lot plotting in order to be flexible.
- Similar massing and detailing utilized on the front elevations shall be incorporated on the side elevations facing the street.
- Homes on corner lots are encouraged to be designed for two-sided corner exposure.

OPTION 1



OPTION 2



**EXHIBIT 8-13:
NEIGHBORHOOD EDGE TREATMENTS**

- Corner homes shall have single story elements at corner edges.

8.3.3 Fronting on Parks, Paseos & Parkways

Homes fronting onto parks and greenbelts activate the open spaces as well as add a sense of security.

Intent:

Neighborhood layouts shall provide connections into the community paseo system to encourage pedestrian flow through the project.

Please refer to *Exhibit 8-14, “Open Space Walkways.”*

Criteria:

- Encourage integrating small open spaces into neighborhood entries.
- Possible linkage treatments may include dedicated walkways (Option 1) or shared walkways with access to front doors (Option 2).

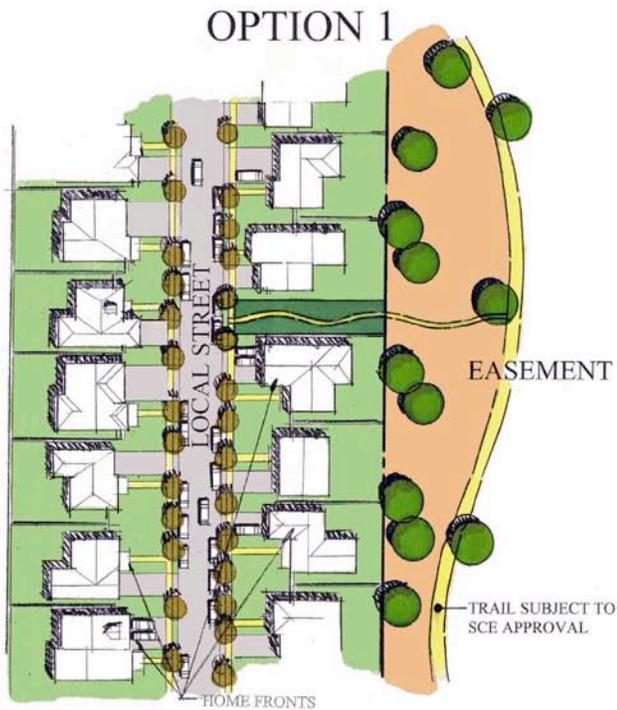
8.4 Residential Building Materials & Details

Strong architectural detailing is a key element to creating quality communities. During the design of West Haven, special attention has been given to the details of the homes. Appropriated focus should also be given to the design of the secondary elements of the architecture.

8.4.1 General Elements

The following elements are primary:

- Wall Finish
- Accent Materials
- Doors
- Windows
- Exterior Lighting
- Roofing Materials
- Eaves & Rakes



**EXHIBIT 8-14:
OPEN SPACE WALKWAYS**

- Color
- Other Elements

8.4.2 Wall Finishes

Allowed Finishes:

- Stucco
- Exposed masonry walls (brick, slump block, etc.)
- Stone, brick, adobe, brick veneers (accent materials)
- Fiber-cement plank siding
- Board and batten siding

Criteria:

- Footings shall be exposed no higher than 6” above finished grade
- The proposed stucco finishes must be approved by the Design Review Committee

8.4.3 Accent Materials

Intent:

Accent materials reinforce the architectural theme of the home and ensure diversity in character within the neighborhood.

Criteria:

- Accent materials shall be wrapped to coincide with an architectural element, and terminate at inside corners. Note: Accent materials may terminate at privacy wall conditions
- Natural stone, approved manufactured or cultured stone, painted or natural brick, precast concrete, ceramic tile, wrought iron, slump block, and horizontal or vertical wood siding (or approved manufactured siding, i.e. cementious board) are encouraged
- Accent materials complementing the overall color and style of the home are encouraged.
- Architectural trim applied to all elevations is encouraged to be consistent with front elevation and the architectural style.

8.4.4 Doors

Criteria:

- Front entry doors shall be wood, composite fiber-glass or MDF.
- Design of doors shall be consistent with the architectural style of the home.
- Doors shall be protected by deep recess or porch elements.
- Recessed doors are encouraged at two-story massing.
- Entry and garage doors expressing a level of detail appropriate to the style of the dwelling is encouraged.
- Maximum garage door height shall be 8'-0"
- Garage doors shall be recessed a minimum of 12"
- Garage door windows shall be consistent with the architectural style of the home.
- Setbacks in attached garages should be staggered in multi-family planning areas.
- Detailed garage door headers are encouraged.

8.4.5 Windows

Criteria:

- Proportions and alignment shall be appropriate to style.
- No highly reflective glazing shall be used.
- Windows shall be aluminum or wood
- Grates, shutters and tile surrounds are encouraged as style dictates
- Inset windows are encouraged to be a minimum of 18" in depth.
- Full window trim is encouraged on all elevations (front, side, rear).
- Shutters shall be sized to match window width and have appropriate hardware.

8.4.6 Exterior Lighting

Criteria:

- Lighting used on walls and walkways shall focus light down and provide appropriate downcasting hardware to minimize glare.
- Surface mounted lights shall not be permitted in garage door soffits. Lighting fixtures shall be appropriate to the selected style of the home.
- Ambient light shall be cast downward to reduce impact.
- Light design shall be included as part of the architecture review package.

8.4.7 Roofing Materials & Skylights

Criteria:

- Particular attention shall be given to avoid repetition in continuous gable-ends and similar ridge heights.
- Concrete clay flat or S-tiles shall be used depending upon home style.
- Skylights are not allowed on sloped roofs facing public streets. Skylights shall be designed as an integral part of the roof. The glazing shall be clear or solar bronze; white glazing is prohibited. The framing materials shall be colored to blend with the roof.
- Standing seam metal roofs painted in nonreflective neutral colors are allowed in appropriate architectural styles.
- All flashing, sheet metal, vent stacks and pipes shall be colored to match the adjacent building surface.

8.4.8 Eaves and Rakes

Criteria:

- Rafter tails, when exposed, shall be a minimum of 4", painted or stained.
- Attention related to the rake return detail is encouraged.
- Eaves are encouraged to be constructed of simple built-up stucco cornices (wrapped eaves).

SECTION 8 • DESIGN GUIDELINES

- Appropriate to the home's style, larger eave overhangs are encouraged to provide opportunities for shading.
- Proportions of eaves and rakes shall be appropriate to the home style.

8.4.9 Color

Intent:

Colors chosen for the homes of West Haven are important to establishing a community that blends continuously, yet leaves the impression that each home was designed on its own. Appropriate color selections will make each home unique but still look naturally and not out of place in the neighborhood.

Criteria:

- Color shall contribute to distinguishing the overall architectural character of the dwelling.
- Colors should reflect the natural hues found in Southern California while embracing the diversity and intensity of color found in this environment.
- Generally, the main body of the dwelling shall emphasize hues that are warm in character and saturated intensity.
- Hue variation in adjacent homes shall be provided to create diversity within the neighborhood.
- Soft earthen tones are encouraged at the stucco-finished portions of the dwelling.
- Diversity of color is encouraged.
- Saturated regional earth tone colors are encouraged.
- The exterior color character for the residences at West Haven shall draw from the site itself and the influences of Southern California.
- Roof tile colors are encouraged to be consistent with architectural styles.

8.4.10 Other Elements Criteria

Antennas and Dishes:

- Antennas are generally restricted to the attic or interior of the residences.

- Dishes should be screened from public or adjacent homeowner views.

Chimneys and Decorative Accents:

- Use of chimneys and chimney caps as an architectural accent is encouraged.
- Clay pipe wall vents, decorative wall tile, floor pavers (concrete, clay or stone), fountains, benches, and flower pots are all elements that can enhance the overall appearance.

Residential Identification:

- Each residential unit is required to have illuminated address numerals at the front door and the garage door if the garage faces an alley.
- Each single family home will be required to have its address numerals painted on the curb with white reflective paint on a black background. Each homeowner will be responsible for the maintenance of these numerals.

Mailboxes:

- The type of box shall be integrated into the architecture and approved by the U.S. Postmaster.

Mechanical Equipment:

- Rooftop mechanical equipment is strictly prohibited
- Air conditioning/heating equipment shall be screened from the street and neighboring views.
- Pool, spa, water softening equipment and electric self-timer boxes for sprinklers or exterior lighting shall be screened from the street and neighboring views. Sound attenuation is encouraged.
- Television satellite dishes shall be prohibited.

Meters:

- Both gas and electric meters, and cable panels shall be screened from public view to the extent possible.

Gutters and Downspouts:

- Exposed gutters shall match roof or wall color.
- Faux copper patina is acceptable.

Patios & Accessory Structures:

- Patio structures, trellises, pergolas, and other exterior structures shall be constructed of a complementary material and color, and integrated into the building form to add articulation to otherwise large unbroken wall masses. Today there are many new innovations that often make metal accessory structures acceptable.
- Any detached living structure, such as casitas, associated with the single-family lot shall be designed to match the style, massing and detail criteria of the primary building

Stairs and Steps:

- The design of exterior stairs providing access to second story living areas shall be incorporated into the theme of the home. Railings should be integral and should have detail.

Trash Containers:

- Space shall be provided in an adjacent side yard or interior portion of the garage to accommodate the size of at least three waste containers.

8.5 Simple Home Design

Introduction

As a guide to designers and home builders, the following section has been developed to aid in the implementation of the aforementioned design criteria. As stated, the primary goal of the community developer is to balance the desire to create quality neighborhoods and homes within the realities of construction methodologies and target costs. By emphasizing the simple massing and structural forms of the home, costs may be reallocated to more authentic detailing and finishes. These elements of simple home design are intended to be used as tools to achieve hard cost budgets.

Elements of Simple Home Design

- Create a simple series of small span boxes when designing the floor plan.
- Reduce the number of truss spans for a given project by utilizing the same truss span in a

number of locations throughout the project. This reduces the cost for the truss package on the project.

- Use ½ truss spans for the porches rather than using a new span and truss type.
- Use “shell construction” in one-story houses and eliminate three-point bearing trusses and interior bearing walls and trusses.
- Use girder trusses instead of interior bearing walls and footings.
- Eliminate “scissor” trusses and use flat ceilings instead. (Scissor profiles in short span trusses are economically inefficient.)
- Reduce window schedules to fewer sizes than usual. Utilize same window sizes in multiple locations. Traditional architectural vernaculars are best designed with a simple methodology in selecting window sizes and proportions.
- Keep windowsills a minimum of 18” from finish floor, eliminating the need for tempered glass.
- All ceiling heights should conform to Gypsum board Modules (8’-1”, 9’-1”, 10’-1”, 12’-1”).
- Show schedules for substitute beams at all locations so that paralam, Glulam, MicroLam, or dimensional lumber can be used.
- Design stair plans with straight legs, rather than curved forms.
- Develop a methodology utilizing a concise variety of modular pieces in kitchens, baths, and utility rooms with standardized cabinet modules.

8.6 Nonresidential Architectural Design Guidelines

8.6.1 Introduction

Situated at the intersection of Haven Avenue and Riverside Drive, West Haven’s primary entry point, the Neighborhood Center commercial land use area presents a unique opportunity to establish an appropriate and unifying theme to reinforce district identity. Likewise, the visibility and scale of the Elementary School located on Haven Avenue, south of Chino Avenue, will establish West Haven’s district identity

as well as dominate the district’s architectural hierarchy. Thoughtful planning and design coordination of these two important community components will assure the goal of high design quality for West Haven will be achieved.

Neighborhood Commercial center and Elementary School developments present certain architectural opportunities and limitations due to building massing, parking requirements, pedestrian and service access, lighting, etc., that require master planning prior to any land subdivision or development in order to ensure the integrated development of Planning Areas 2 and 7 within the West Haven community. Therefore, this section provides a standard set of concepts, goals and criteria for Nonresidential architectural design that builders will use to achieve the goal of quality design.

The objective is to create attractive Neighborhood Commercial center and Elementary School environments that are related in scale and aesthetic to the entire West Haven development.

Please refer to *Exhibit 8-15, “Neighborhood Commercial Center and Elementary School Concepts.”*

The following is a list of additional criteria, which apply to this land use area. It should be noted that site design and architectural standards not specified within this section shall be subject to the City’s Design Guidelines and Performance Standards (City of Ontario Development Code Article 16: Commercial and Professional Districts) and the Uniform Building Code. The West Haven Specific Plan takes precedence over regulations in the Development Code.

8.6.2 Siting and Orientation

Intent:

- Buildings shall be designed using simple local historic forms integrated with public spaces and landscape elements that reinforce their functions as a community gathering places and architectural focal points for the West Haven community.
- All design shall incorporate the combination of compatible architecture and landscape forms to

ensure that these developments achieve an image that is positively differentiated as distinctive, clearly understandable and unified.

- All designs shall appear as an integrated part of an overall design concept as well as including logical connections to adjacent uses.
- To unify the site, use common site design elements such as lighting and signage, enriched paving, and landscape treatments.
- Site design shall incorporate variations in elevations.
- Buildings shall be arranged, where possible, to create a variety of outdoor spaces (courts, eating areas, usable open space, etc.) large enough to be usable but not so large as to appear empty.
- Building units shall vary in orientation and be dispersed throughout the site to reduce the impact of development on neighboring residential areas.

8.6.3 Access and Parking Facilities

Criteria:

- On-site parking facilities should be shared to minimize curb cuts.
- Use enhanced paving to announce vehicular entries; their treatment and color should complement the building architecture and overall site design. Enhanced paving is to remain on private property.
- Vehicular and pedestrian circulation routes shall be well separated and defined by landscape and site design elements.
- Visitor parking shall be located in close proximity to main entrances. Employee parking and loading zones shall be located to the side or rear of the buildings and attractively screened from public streets with landscaping or other site design elements.
- Screen on-site parking facilities from the street and adjacent residential uses. A combination of extensive plantings and decorative boundary walls should block views from and buffer adjacent residential properties; shrubs, earth berming,

**NEIGHBORHOOD
CENTER
COMMERCIAL
CONCEPTS**



**ELEMENTARY
SCHOOL
CONCEPTS**

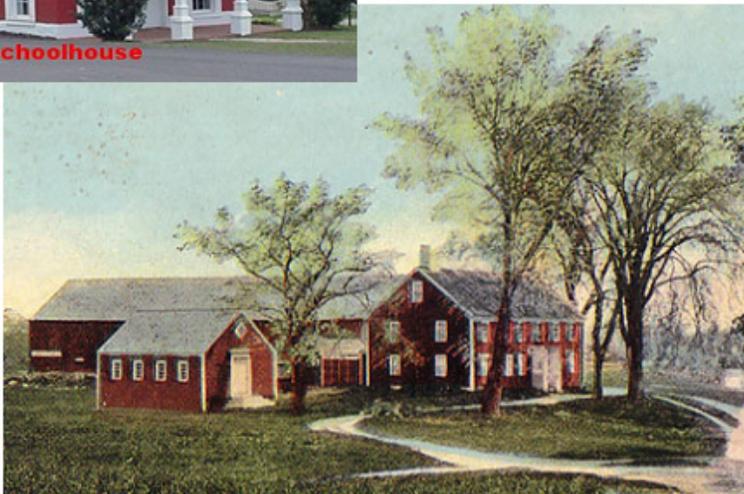


Exhibit 8-15
NEIGHBORHOOD COMMERCIAL CENTER AND ELEMENTARY SCHOOL CONCEPTS

and/or low, decorative screen walls are recommended to screen views of parking facilities from the street.

- Mitigate the expansiveness of surface parking lots; shade trees and other plants should be provided within parking areas to enhance their appearance, reduce heat build-up, and help regulate storm water runoff.
- Illuminate parking areas for added security; however, security lighting should be consistent with the design character of the site, and directed and shielded to avoid impacts and minimize glare on neighboring residential uses.

8.6.4 Service Facilities

Intent:

- Locate service, loading and storage facilities away from public streets and outdoor spaces. As far as is feasible, these facilities should be unobtrusive and not sited as an afterthought.
- Screen impacts and views of service, loading and storage facilities from streets, outdoor spaces, and adjacent residential uses; appropriate screening strategies include compatible architectural treatment or decorative walls with complementary landscape. As far as feasible, these facilities should also be attractively screened from direct views from parking areas. Similarly screen utility transformer boxes placed within yard areas adjacent to a street and/or the public right-of-way.
- Introduce refuse enclosures and equipment as an integral part of the site design, including provisions for easy access by service vehicles. These facilities should be located within a screened enclosure built of high quality materials that reflect the architectural style of the building. Enclosures shall be constructed to comply with all requirements as set forth by the City's Water Quality Division.

8.6.5 Form, Scale and Massing

Intent:

- Buildings shall be designed with well-articulated elevations and with openings and entries that are clearly defined.
- Scale (particularly for a supermarket if provided in the Neighborhood Commercial center) should be given careful consideration. Long, uninterrupted expanses of walls shall not be allowed.
- Employ simple, yet varied massing, with deep wall openings that create shadow lines and provide visual relief.
- Interconnection and lapping of building forms and heights, to break up long expanses of blank walls, help relieve monotony and are desirable.

Criteria:

- All building sides should be considered equally; the architectural concept must be consistent on all sides. Buildings may not have a special treatment only on the façade facing the street.
- Development of special design character at building entrances is required.
- Use fenestration, as well as changes in wall plane, material, texture, color, etc., to create shadow lines and articulate building walls.
- Extensive blank wall surfaces are not allowed, especially along sidewalks, outdoor spaces, and heavily trafficked areas.
- Used brick or used brick appearance is not acceptable. Exposed standard concrete block is not permitted as a finish material.
- Corrugated metal siding and metal panel wall systems are not acceptable.
- Exposed plywood sheathing is not acceptable.

8.6.6 Architectural Styles and Features

Intent:

- Promote architectural design that fits with and enhances its surroundings, emphasizing visually attractive buildings that bring interest to the street and add richness and variety to the community.

- Encourage compatibility between commercial, institutional and residential architecture within the Specific Plan area; the introduction of unifying elements such as common materials and colors should be considered.
- Building facades shall be based upon a pleasing set of proportions and a clear pattern of building openings.
- Fixtures and finishes should be selected for their contribution to the overall theme of the development.
- Require a high degree of street level transparency, especially along sidewalks, important outdoor spaces, and heavily trafficked areas.

Criteria:

- All buildings and structures shall comply with the applicable provisions of the City-wide Design Guidelines.
- American Farmhouse and Spanish architectural styles are designated styles for Planning Area 2 buildings, and American Farmhouse or Craftsman architectural styles are designated alternative thematic styles for Planning Area 7 buildings. (Refer to *Section 8.2.3, “West Haven Architectural Styles”* for American Farmhouse, Craftsman, and Spanish style descriptions.)
- Differentiate between the base, middle and top levels of a building; for instance, street oriented shops may feature 1) a bulkhead, 2) display windows, and 3) transom and detailed cornice.
- Use architectural details to enhance a building’s appearance; careful detailing is especially appropriate at the base of buildings, along cornices, eaves, parapets or ridgetops, and around entries and windows.
- Glass shall not be mirrored.
- Use of opaque and darkly tinted glass should be restricted.
- Pre-engineered metal buildings from any public view shall be prohibited.

8.6.7 Exterior Materials and Colors

Criteria:

- Materials are to be durable, relatively maintenance free, and sympathetic in scale and aesthetic to the overall Neighborhood Center commercial environment.
- Promote visual interest, using at least two different building materials; for instance, materials may be used to highlight a building entrance or distinguish the building base.
- Stucco textures are limited to machine spraying and light hand-trowel / float finishes.
- Finishes shall be non-reflective.
- Finishes should match or coordinate with stucco or masonry wall finishes. Textured surfaces applied to vertical walls should not be applied to exterior surfaces where roofing materials are normally applied.
- “Tacked-on” appearance of canopies or awnings and details that are not designed as an integral part of the building architecture is inappropriate and prohibited.

8.6.8 Roof Forms and Materials

Intent:

Express roofs in a visually interesting manner that complements the composition of the building and the surrounding area.

Criteria:

The following are appropriate to West Haven:

- Sculpted roof forms or a strong and attractively detailed cornice.
- Clay or concrete tile.
- Colored or prefinished standing seam metal roofs.
- Flat roof designs, when visible from adjacent properties, shall be crushed rock or mineral surfaced cap sheet resulting in a familiar uniform coverage treatment. Roof surfacing is to be an earthtone color.

SECTION 8 • DESIGN GUIDELINES

- Flat roofs shall make-up no more than 75% of total roof area for any single unit or building composite.
- Skylights shall be designed as an integral part of the roof. The glazing shall be clear or solar bronze; white glazing is prohibited. The framing materials shall be colored to blend with the roof.

Inappropriate / Prohibited:

- False facades and mansard roofs when unrelated to the style of the building.

8.6.9 Walls and Fences

Intent:

Decorative walls and/or walls screening yards, parking lot or enclosures are encouraged to provide security, privacy, and landscape definition, and they shall be designed to integrate with the architecture of the building, as well as the landscape design. This can be accomplished by gradually building up the massing of the walls as they attach to a building or creating openings for entry gates.

Criteria:

The following are appropriate to West Haven:

- Wall treatments will be consistent with *Exhibit 8-31, “Community Walls & Fences - Locations”* and *8-32, “Community Walls & Fences - Details.”*

Inappropriate / Prohibited:

- Wood, vinyl or other non-masonry fencing, framed (non-solid) stucco fencing, hollow non-grouted masonry less than four inches thick.

8.6.10 Accessory Structures and Services

Criteria:

The following are appropriate to West Haven:

- Any accessory building and/or enclosures, whether attached to the main building or not, shall be of similar design.
- Patio structures, trellises, pergolas, and other exterior structures shall be constructed of a compli-

mentary material and color, and integrated into the building form to add articulation to otherwise large unbroken wall masses.

Inappropriate / Prohibited:

- Metal or other prefabricated structures.

8.6.11 Street/Plaza Furniture & Bus Shelters

Street/plaza furniture and bus shelters within the West Haven Specific Plan shall be designed to coordinate in design, style and color with the principal architectural themes and/or architectural details of the primary structure and building in the development. Bus shelters shall be as approved by the City of Ontario and Omnitrans.

8.6.12 Signage and Outdoor Lighting

Intent:

- Orient signs away from neighboring residences.
- Establish a hierarchy of illumination levels based on design intent; for example, the illumination of entry monumentation is highly encouraged.
- Require signs that are in balance and scaled to the building, site and surrounding area; avoid repetitive signage and visual clutter on a building frontage.
- Design monument signs to complement the building architecture and the streetscape; colors and materials should be consistent with the structures on site and enhance landscape elements.
- Design tenant identification signs to fit comfortably with the storefront architecture; wall signs and pedestrian-oriented signage should not obscure architectural features and should be incorporated as an integral part of the building façade.
- Establish a coordinated sign program to accommodate multiple tenants; a commercial development’s signs, including tenant identification signs, should complement, but not necessarily replicate the style of one another.
- Offer a clear, simple message; the number of lettering styles should be limited, and the use of identifiable symbols and logos is encouraged.

- Encourage external sign illumination using unobtrusive, yet attractive fixtures; this often permits better integration of wall sign and façade, although fixtures should not obscure the graphic of the sign.
- Provide sufficient lighting to ensure the safety and well being of the community; in addition, outdoor lighting should visually enhance the project by highlighting and accentuating architectural or landscape features.

Criteria:

The following are appropriate to West Haven:

- Orient signs away from neighboring residences.
- Construct high quality signs with durable materials; individual channel letters are encouraged for wall signs.
- Require a comprehensive program for outdoor lighting associated with all new developments, including security lighting within parking areas; the Planning and Police Departments shall approve all proposed lighting programs.
- Utilize attractive light fixtures and standards that complement the site and building architecture; in general, lighting standards and fixtures should be consistent in style, color and materials, maintaining uniformity throughout the project.
- Locate and direct outdoor lighting (including security lighting) to avoid unwanted glare and minimize impacts on neighboring residential uses.
- Encourage subtle lighting that provides a soft wash of light over illuminated objects.
- Encourage low, shielded walkway lighting.
- Screen site lighting from direct view by adjacent residential neighborhoods.

Inappropriate / Prohibited:

- Intensely bright or “hot” lighting of architectural and landscape features is discouraged.
- High-mast type fixtures should be avoided.
- Internally illuminated cabinet signs, painted signs, as well as paper and cloth signs are not al-

lowed, although temporary signs (i.e., “grand opening” signs, etc.) are permitted subject to the restrictions of the City’s Sign Ordinance.

- Blinking and flashing signs are prohibited.
- The illumination of outdoor lighting shall not spill over and adversely affect adjacent properties.

8.6.13 Mechanical Equipment

Criteria:

The following are appropriate to West Haven:

- Parapets or other architectural elements that are fully integrated into the overall building design and massing are encouraged.
- All roof mounted mechanical equipment shall be screened from ground level view to a minimum sight distance of 1,320 feet and shall not be visible from public view. If the architectural parapets do not screen the roof mounted equipment additional screening shall be incorporated.
- No exposed electrical, mechanical or service equipment of any type shall be allowed.
- Downspouts or roof access ladders are not to be visible from any street.
- Use screening materials, which are similar or complementary to the external materials, used in the building architecture.

Inappropriate / Prohibited:

- The final surface of screening materials shall not include plywood and/or open trellis or precision block.

8.7 Landscape Architecture

8.7.1 Landscape Description

This Section is general in scope. More detailed landscape concepts will be illustrated in the Landscape Design Guidelines section of this document, **Section 8.8 “Landscape Design Guidelines.”**

Landscaping will be used to identify the hierarchy of the street system, distinguishing perimeter master planned roads and residential streets. Landscaping will be successfully implemented through the use of varying landscape materials, texture and color, to enhance the image of the West Haven Community.

Entry monument features at major intersections will provide the initial impression of the West Haven development, when approached via Haven Avenue and Riverside Drive. The project’s entry monumentation will be developed in a hierarchy format to include Major Community Entries, Secondary Community Entries, and Neighborhood Entries, which will identify each residential planning area.

8.7.2 Landscape General Development Standards

1. All detailed landscaping programs for Planning Areas and roadways will be prepared by a licensed Landscape Architect for review and approval by City of Ontario Public Facilities Development Department.
2. Project entry statements will be designed with landscaping and architectural treatments that project a high quality image for the entire development. Please refer to **Section 8.9 “Community Elements.”**
3. Walls and fences along a public street shall be properly screened with plantings consistent with the streetscene sections contained in **Section 8.8.2 “Community and Neighborhood Streetscenes.”**
4. West Haven Specific Plan shall comply with the infiltration program required by the City of Ontario Engineering Department.
5. Final Improvement Plans for all Landscape Maintenance District or Homeowner Association landscaped areas shall be submitted to the City of Ontario Public Facilities Development Department for approval. The improvement plans shall include, but not be limited to:
 - a. *Final Grading Plan* – prepared by a registered Civil Engineer. Approved grading plans are required by the Department of Public Facilities Development Department prior to the review of landscape construction documents.
 - b. *Site Construction Plans* – showing all hardscape, walls and fences. Approved grading plans are required by the Department of Public Facilities Development Department prior to the review of landscape construction documents.
 - c. *Site Irrigation Plans* – Approved grading plans are required by the Department of Public Facilities Development Department prior to the review of landscape construction documents.
 - d. *Site Planting Plans* – Approved grading plans are required by the Department of Public Facilities Development Department prior to the review of landscape construction documents.
 - e. *Site Details and Specifications* – Approved grading plans are required by the Department of Public Facilities Development Department prior to the review of landscape construction documents.
6. At the time of recordation of any final subdivision map, which may contain common greenbelts or open space areas, the subdivision shall have those common areas conveyed to a Homeowner’s Association or appropriate public maintenance agency (LMD) (either in fee title or as an easement).
7. See **Section 8.9.5 “Maintenance Responsibility”** for maintenance of all common and private landscaped areas.

8. All landscaping shall meet the City of Ontario Development Standards, Codes and Regulations, unless otherwise specified within the West Haven Specific Plan document.
9. All loading/service and/or parking areas shall be screened with appropriate landscaping as approved by the City of Ontario.
10. The applicant and/or Builder shall be responsible for the bonding of all landscape improvements to the satisfaction of the City of Ontario Planning and Public Facilities Development Departments.
11. The minimum sizes for trees, shrubs and groundcover shall meet City Code requirements.
12. All parking lot landscaping shall be consistent with the City of Ontario Development Code requirements, unless otherwise specified within the West Haven Specific Plan document.
13. All utilities shall be screened with appropriate green walls and/or shrubs at the discretion of the City of Ontario.
14. Graded/disturbed areas not to be developed within six months shall be temporarily planted and irrigated to provide dust and erosion control.
15. Builders of each property shall ensure that mature plantings will not interfere with utility lines and traffic lines of sight.
16. Street trees on interior streets shall be maintained by the HOA.
17. New Model Colony Streetscape Master Plan, and the New Model Colony General Plan Amendment dated January 7, 1998 shall be a part of these Landscape Design Guidelines.

8.8 Landscape Design Guidelines

8.8.1 Introduction

8.8.1(a) Landscape Concept

The West Haven community is a part of the overall New Model Colony Master Planned Community in the City of Ontario. The planning concepts for the West Haven Specific Plan are implemented in several ways; implementing the New Model Colony vision for perimeter streets, creating a walkable pedestrian friendly environment and creating community spaces that allow people to gather and circulate through the community on one of the near by pedestrian paseos. Implementing the features of the West Haven Landscape Plan is the primary means of translating landscape themes and ideas into the community. See *Exhibit 8-16, "Conceptual Landscape Plan"* for further details.

8.8.1(b) Pedestrian Environment

The West Haven Specific Plan creates pedestrian connections through paseos and safe, pleasant streetscapes. Residents of West Haven may walk from home to adjoining neighborhoods, to scattered community pocket parks, and to the Neighborhood Park, frequently without crossing a street. This paseo system enables those who do not drive to have access to homes of friends and those community facilities they use most. Benches located at key intersections and along paseos provide rest stops and places for neighbors to visit.

8.8.1(c) Recreation

A five (5) acre net Neighborhood Park will be built in Planning Area 8 and will include activities for children as well as adults. This park will be located adjacent to the SCE Easement and is surrounded by streets on two (2) sides and a pedestrian paseo on one (1) side.

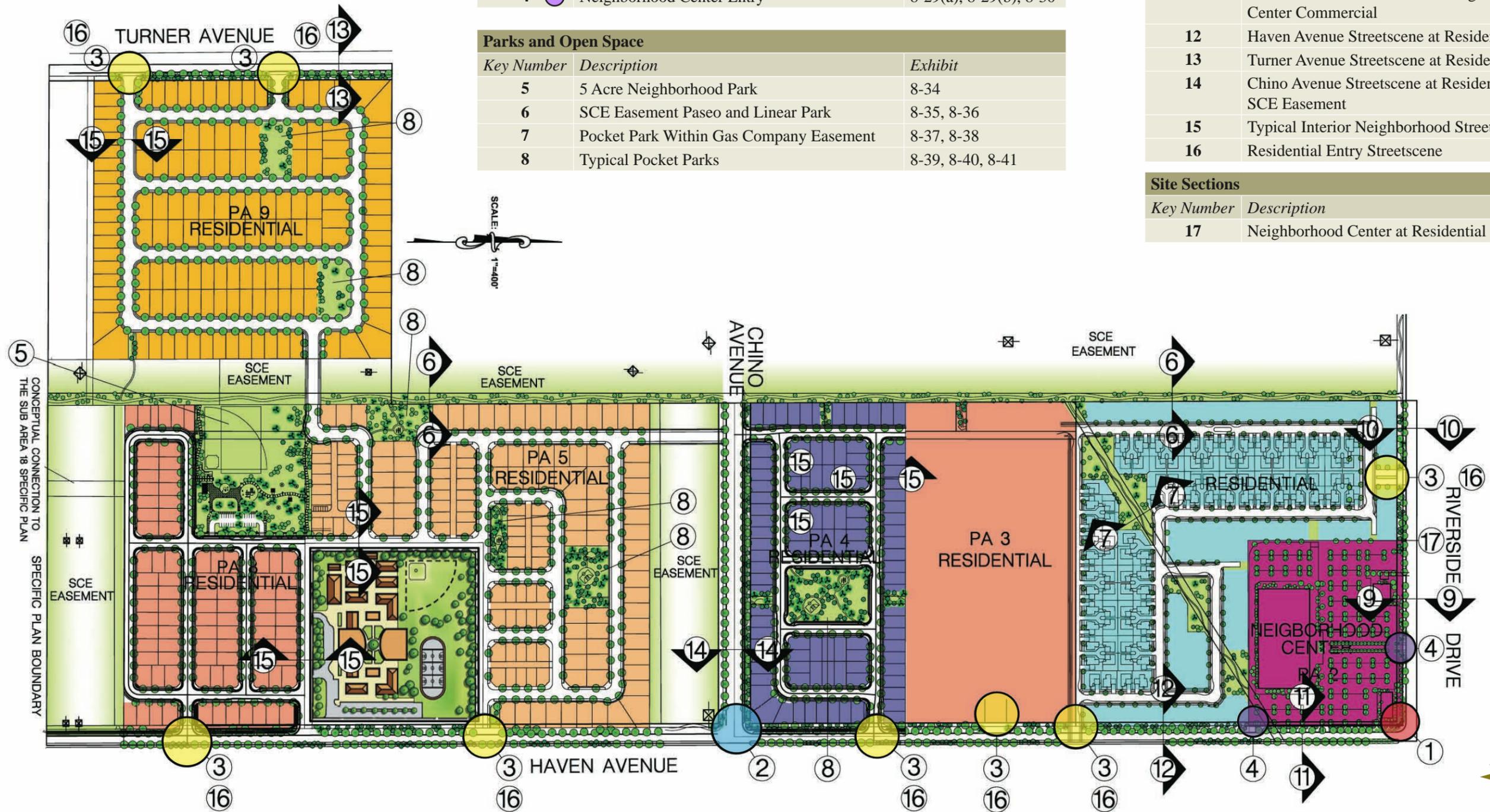
Pocket parks are programmed to include passive uses as well as child and adult active uses. Some pocket parks are planned within the neighborhood, while others are located in Planning Area 1 are within

Monument Features		
Key Number	Description	Exhibit
1	Major Community Monumentation	8-26
2	Typical Secondary Community Monumentation	8-27
3	Typical Neighborhood Residential Entry	8-28(a), 8-28(b)
4	Neighborhood Center Entry	8-29(a), 8-29(b), 8-30

Parks and Open Space		
Key Number	Description	Exhibit
5	5 Acre Neighborhood Park	8-34
6	SCE Easement Paseo and Linear Park	8-35, 8-36
7	Pocket Park Within Gas Company Easement	8-37, 8-38
8	Typical Pocket Parks	8-39, 8-40, 8-41

Streetscene Sections		
Key Number	Description	Exhibit
9	Riverside Drive Streetscene at Neighborhood Center Commercial	8-17
10	Riverside Drive Streetscene at Residential	8-18
11	Haven Avenue Streetscene at Neighborhood Center Commercial	8-19
12	Haven Avenue Streetscene at Residential	8-20
13	Turner Avenue Streetscene at Residential	8-21
14	Chino Avenue Streetscene at Residential and SCE Easement	8-22
15	Typical Interior Neighborhood Streetscene	8-23
16	Residential Entry Streetscene	8-24

Site Sections		
Key Number	Description	Exhibit
17	Neighborhood Center at Residential Edge	8-25



Not To Scale

Exhibit 8-16
CONCEPTUAL LANDSCAPE PLAN

or adjacent to the Gas Company easement. Please refer to *Section 8.9.3 “Community Connections and Recreation”* which further describes community connections and recreation. The pocket park requirement for West Haven is 2 acres/250 units, with a minimum size of 10,890 square feet (1/4 acre).

8.8.1(d) Design Elements

Landscape design elements, are included in both landscape and structural features and occur at both community and neighborhood levels. They serve to establish and reinforce the design theme for West Haven. These elements include community monuments at entry points, community walls and fences, creation of streetscenes through street design, median and neighborhood edge parkway landscapes and the relationship of the paseo and paseo system to recreational elements and homes. The community neighborhood park, pocket parks and paseos will be accessible to the public and will be maintained by a Homeowners Association, the SCE Easement paseo and linear park will also be accessible to the public and will be City (LMD) maintained. The Landscape Guidelines compliment the Architectural Guidelines, and together they define the ambiance of the West Haven Community.

8.8.2 Community and Neighborhood Streetscenes

The community streetscenes implement the planting and hardscape theme for each backbone street as described in the Ontario New Model Colony Streetscene Master Plan document, and as adopted by the City of Ontario.

The landscape treatment, referred to as Neighborhood Edges, for master planned roadways are designed to create an open, expansive feel with the use of generous streetscene panels on all backbone streets surrounding the West Haven Specific Plan.

The landscaped Neighborhood Edges vary in width from 30 feet to 45 feet, depending on the street, as described in the following streetscene sections.

8.8.2(a) Riverside Drive – Neighborhood Center Commercial Edge

Riverside Drive is adjacent to both Residential and Commercial (neighborhood center) land uses. The landscape development associated with the Commercial (neighborhood center) is illustrated in *Exhibit 8-17, “Riverside Drive Streetscene at Neighborhood Center Commercial,”* which is consistent with the New Model Colony Streetscape Master Plan, or as adopted by the City of Ontario. This streetscene consists of:

- 7’ wide curbside landscaping planted with shrubs and groundcover or turf, as adopted by the City of Ontario.
- 5’ wide sidewalk parallel with the street within the 12’ wide street parkway
- 23’ wide shrub zone between the sidewalk and the commercial development
- 35’ wide overall streetscene Neighborhood Edge
- Standard form street trees, 36” box minimum size, planted at 30’ on center spacing (formal spacing), centered in the 7’ wide curb side planting area. Select street trees from *Table 8-1 “Community Plant Matrix.”*
- Understory flowering trees 24” box minimum size, planted in the 23’ wide additional landscaped tree/shrub zone behind sidewalk or selected from the *Table 8-1 “Community Plant Matrix.”*
- A 3’ high parking headlight hedge row planted along the back edge of the neighborhood edge. Select from *Table 8-1 “Community Plant Matrix.”*
- Skinned hybrid Washingtonia robusta (Mexican fan palms) with lighting are located at the intersection of Riverside Drive and Haven Avenue and shall be spaced at 20’ on center.
- All shrubs and trees to be selected from *Table 8-1 “Community Plant Matrix”* or as adopted by the City of Ontario.
- City approved linear root barriers shall be installed per the streetscene section – Exhibit 8-26, “Riverside Drive Streetscene at Neighborhood Center Commercial”.

SECTION 8 • DESIGN GUIDELINES

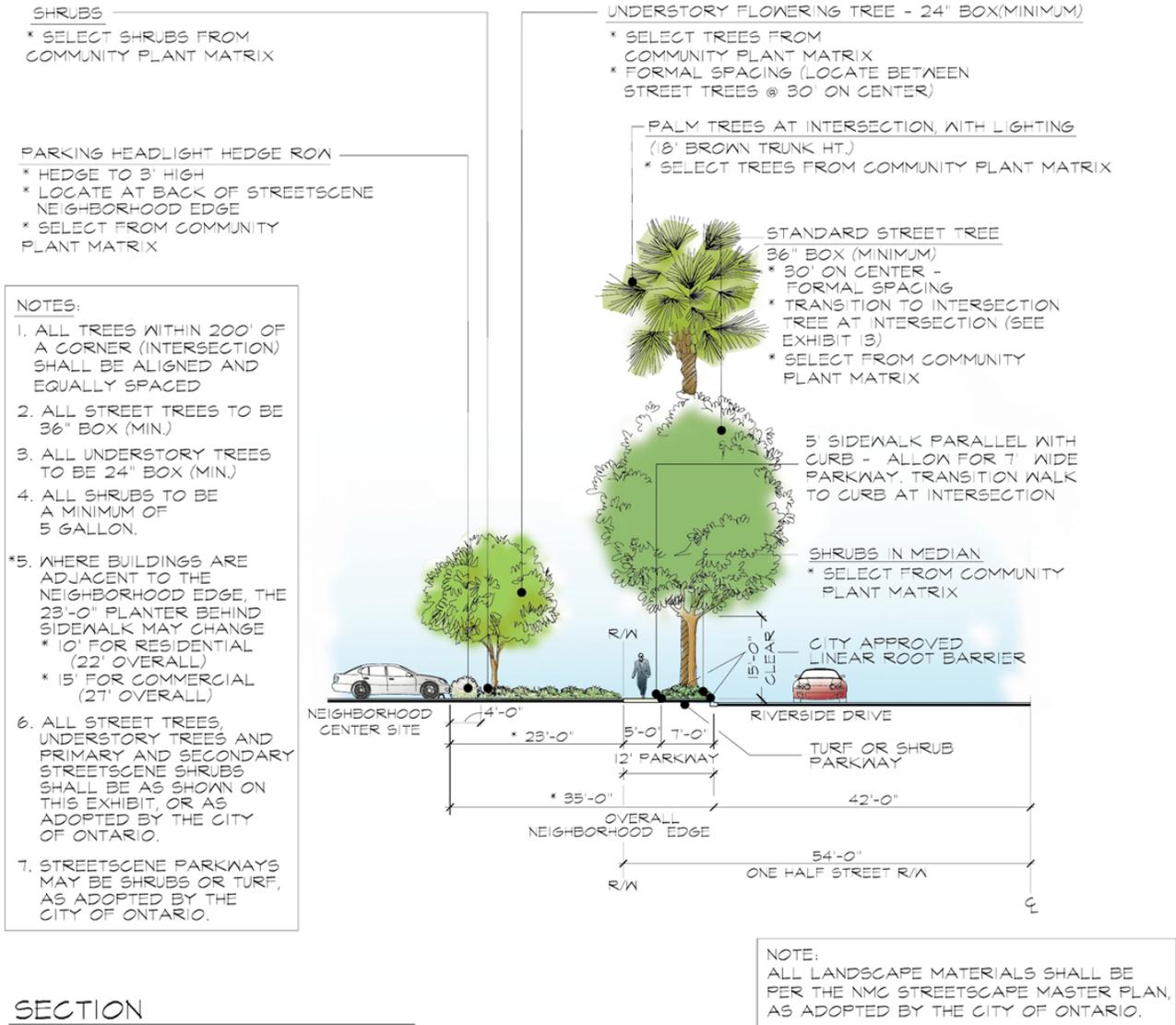


Exhibit 8-17
RIVERSIDE DRIVE STREETSCAPE AT NEIGHBORHOOD CENTER COMMERCIAL

TREES		Riverside Drive (Per NMC Streetscape Master Plan)	Haven Avenue (Per NMC Streetscape Master Plan)	Chino Avenue (Per NMC Streetscape Master Plan)	Turner Avenue	Specimen Tree at Monumentation Corners and Entries	Palm Accent at Community Intersections	Community Intersection Accent Trees	Vertical Evergreen Screen Trees	Neighborhood Entry Trees (At Neighborhood Entry Roads)	Park and Pocket Park Evergreen and Deciduous Grove Trees	Park Accent Trees	Neighborhood Street Trees	Southern California Edison Easement Trees	Neighborhood Commercial Parking Lot Trees	Neighborhood Commercial Entry Accent Tree
BOTANICAL NAME	COMMON NAME															
Arbutus Marina	NCN				●			●		●	●		●			
Arbutus Unedo	Strawberry Tree													●		
Bauhinia blakeana	Hong Kong Orchid Tree				●			●								
Brachychiton acerifolius	Flame Tree									●						
Brachychiton populneus	Bottle Tree				●				●		●					
Callistemon viminalis	Weeping Bottlebrush				●						●					
Cassia excelsa	Crown of Gold									●						
Cassia leptophylla	Gold Medallion Tree				●			●		●			●			
Chitalpa tashkentensis	Chitalpa Tree									●			●			
Cinnamomum camphora	Camphor Tree					●						●				●
Cupaniopsis anacardioides	Carrot Wood Tree												●		●	
Dodonaea viscosa	Hopseed Bush													●		
Elaeocarpus decipiens	Japenese Blueberry Tree									●			●			
Eriobotrya deflexa	Bronze Loquat													●		
Eucalyptus nicholii	Nichol's Willow Gum				●				●		●					
Eucalyptus sideroxylon 'Rusea'	Red Ironbark				●				●		●					
Ficus rubiginosa	Rusty Leaf Fig					●						●				
Fraxinus oxycarpa 'Raywood'	Raywood Ash												●			
Heteromeles arbutifolia	Toyon													●		
Koelreuteria bipinnata	Chinese Flame Tree										●		●			
Layerstroemia indica (hybrids)	Crape Myrtle				●					●			●			
Liriodendron tulipifera	Tulip Tree									●						

Table 8-1
COMMUNITY PLANT MATRIX

SECTION 8 • DESIGN GUIDELINES

BOTANICAL NAME	COMMON NAME	Riverside Drive (Per NMC Streetscape Master Plan)	Haven Avenue (Per NMC Streetscape Master Plan)	Chino Avenue (Per NMC Streetscape Master Plan)	Turner Avenue	Specimen Tree at Monumentation Corners and Entries	Palm Accent at Community Intersections	Community Intersection Accent Trees	Vertical Evergreen Screen Trees	Neighborhood Entry Trees (At Neighborhood Entry Roads)	Park and Pocket Park Evergreen and Deciduous Grove Trees	Park Accent Trees	Neighborhood Street Trees	Southern California Edison Easement Trees	Neighborhood Commercial Parking Lot Trees	Neighborhood Commercial Entry Accent Tree
Magnolia grandiflora (varieties)	Magnolia Tree									●						
Maytenus boaria	Mayten Tree				●						●					
Melaleuca linarifolia	Flaxleaf Paperbark								●		●					
Melaleuca nesophila	Pink Melaleuca													●		
Melaleuca quinquineria	Cajeput Tree										●					
Metrosideros excelsus	New Zealand Christmas Tree									●			●			
Nyssa sylvatica	Sour Gum												●			
Olea europaea (fruitless)	Fruitless Olive					●						●				●
Phoenix dactylifera	Date Palm														●	●
Pinus canariensis	Canary Island Pine								●		●					
Pinus eldarica	Afgan Pine								●		●					
Pittosporum rhombifolium	Queensland Pittosporum										●		●			
Pittosporum undulatum	Victorian Box										●		●			
Platanus acerifolia 'Bloodgood'	London Plane Tree									●	●					
Platanus racemosa	California Sycamore											●				
Podocarpus gracilior	Yew Pine										●		●			
Prunus caroliniana 'Compacta'	Carolina Laurel Cherry				●				●					●		
Pyrus calleryana 'Aristocrat'	Ornamental Pear										●		●			
Pyrus calleryana 'Chanticlear'	Chanticlear Pear				●						●		●			
Pyrus calleryana 'Redspire'	Redspire Pear				●						●		●			
Quercus agrifolia	Coast Live Oak					●						●				●
Quercus ilex	Holly Oak										●		●			

Table 8-1 (continued)
COMMUNITY PLANT MATRIX

BOTANICAL NAME	COMMON NAME	Riverside Drive (Per NMC Streetscape Master Plan)	Haven Avenue (Per NMC Streetscape Master Plan)	Chino Avenue (Per NMC Streetscape Master Plan)	Turner Avenue	Specimen Tree at Monumentation Corners and Entries	Palm Accent at Community Intersections	Community Intersection Accent Trees	Vertical Evergreen Screen Trees	Neighborhood Entry Trees (At Neighborhood Entry Roads)	Park and Pocket Park Evergreen and Deciduous Grove Trees	Park Accent Trees	Neighborhood Street Trees	Southern California Edison Easement Trees	Neighborhood Commercial Parking Lot Trees	Neighborhood Commercial Entry Accent Tree
Rhus lancea	African Sumac										●		●		●	
Sapium sebiferum	Japanese Pagoda Tree												●			
Schinus molle	California Pepper Tree					●										●
Tabebuia chrystricha	Golden Trumpet Tree							●		●						
Tipuana tipu	Tipu Tree										●					●
Tristania conferta	Brisbane Box				●				●		●					
Tristania laurina	Water Gum								●		●					
Ulmus parvifolia 'Drake'	Evergreen Drake Elm										●		●		●	

Table 8-1 (continued)
COMMUNITY PLANT MATRIX

SHRUBS		Riverside Drive Understory Shrubs (Per NMC Streetscape Master Plan)	Haven Avenue Understory Shrubs (Per NMC Streetscape Master Plan)	Chino Avenue Understory Shrubs (Per NMC Streetscape Master Plan)	Turner Avenue Understory Shrubs	Community Monumentation Shrubs	Neighborhood Entry Shrubs	Park and Pocket Park Shrubs	Neighborhood Shrubs (General Landscaping)	Southern California Edison Easement Shrubs	Neighborhood Commercial Site Shrubs	Neighborhood Commercial Entry Shrubs
BOTANICAL NAME	COMMON NAME											
Acacia redolens 'Desert Carpet'	Creeping Acacia									●		
Agapanthus spp.	Lily Of The Nile				●	●	●	●	●		●	●
Anigozanthos species	Kangaroo Paw				●	●	●	●	●		●	●
Arbutus unedo 'Compacta'	Strawberry Tree				●	●	●	●	●	●	●	●
Arctostaphylos 'Pacific Mist'	Pacific Mist Manzanita									●		
Arctostaphylos edmundsii	Little Sur Manzanita									●		
Artemisia 'Powis Castle'	Wormwood									●		
Artemisia arborescens	Sagebrush									●		
Asteriscus maritimus	Gold Chip									●		
Baccharis 'Centennial' and 'Starn'	Hybrid Coyote Bush							●		●		
Baccharis pilularis	Coyote Bush				●			●	●	●		
Bougainvillea	Bougainvillea				●	●	●	●	●		●	●
Buxus japonica 'green beauty'	Boxwood				●	●	●	●	●		●	●
Calliandra haematocephala	Pink Powder Puff				●	●	●	●	●		●	●
Callistemon citrinus 'little john'	Lemon Bottlebrush				●			●	●	●	●	
Camellia sasaqua	Sun Camellia				●		●		●			●
Carissa species	Natal Plum				●	●	●	●	●		●	●
Carpenteria californica	Bush Anemone									●		
Cassia sturtii	Senna									●		
Cercis occidentalis	Western Redbud									●		
Chamaerops humilis	Mediterranean Fan Palm				●	●	●	●	●			●
Chamaelucium uncinatum	Geraldton Wax Flower									●		

Table 8-1 (continued)
COMMUNITY PLANT MATRIX

BOTANICAL NAME	COMMON NAME	Riverside Drive Understory Shrubs (Per NMC Streetscape Master Plan)	Haven Avenue Understory Shrubs (Per NMC Streetscape Master Plan)	Chino Avenue Understory Shrubs (Per NMC Streetscape Master Plan)	Turner Avenue Understory Shrubs	Community Monumentation Shrubs	Neighborhood Entry Shrubs	Park and Pocket Park Shrubs	Neighborhood Shrubs (General Landscaping)	Southern California Edison Easement Shrubs	Neighborhood Commercial Site Shrubs	Neighborhood Commercial Entry Shrubs
Cistus 'Doris Hibberson'	Rockrose				●			●	●	●		
Cistus hybridus	White Rockrose				●			●	●	●		
Cistus purpureus	Orchid Rockrose				●			●	●	●		
Cistus salvifolius	Sagelead Rockrose				●			●	●	●		
Clivia miniata	Clivia lily				●				●			
Cotoneaster species	Cotoneaster				●			●	●	●		
Cuphea hyssopifolia	False Heather				●	●	●	●	●		●	●
Cupressus sempervirens	Italian Cypress				●				●			
Dietes bicolor	African Iris				●	●	●	●	●		●	●
Dietes vegeta	Fortnight Lily				●	●	●	●	●		●	●
Dodonaea viscosa	Hopseed Bush				●			●	●	●	●	
Echium fastuosum	Pride of Madeira									●		
Elaeagnus pungens	Silverberry									●		
Encelia californica	Coast Sunflower									●		
Euonymus japonica species	Evergreen Euonymus				●	●	●	●	●		●	●
Euryops pectinatus	Gray Leaved Euryops				●	●	●	●	●	●	●	●
Feijoa sellowiana	Pineapple Guava				●			●	●	●		
Festuca mairei	Atlas Fescue										●	
Fremontodendron 'California Glory'	Flannelbush									●		
Garrya elliptica	Coast Silktassel									●		
Gaura lindheimeri	Gaura									●		
Gazania rigens leucolaena	NCN									●		

Table 8-1 (continued)
COMMUNITY PLANT MATRIX

SECTION 8 • DESIGN GUIDELINES

BOTANICAL NAME	COMMON NAME	Riverside Drive Understory Shrubs (Per NMC Streetscape Master Plan)	Haven Avenue Understory Shrubs (Per NMC Streetscape Master Plan)	Chino Avenue Understory Shrubs (Per NMC Streetscape Master Plan)	Turner Avenue Understory Shrubs	Community Monumentation Shrubs	Neighborhood Entry Shrubs	Park and Pocket Park Shrubs	Neighborhood Shrubs (General Landscaping)	Southern California Edison Easement Shrubs	Neighborhood Commercial Site Shrubs	Neighborhood Commercial Entry Shrubs
Hakea sauveolens	Sweet Scented Hakea									●		
Helictotrichon sempervirens	Blue Oat Grass				●	●	●	●	●	●	●	●
Hemerocallis hybrids	Daylily				●	●	●	●	●		●	●
Hesperaloe parvifolia	Red Yucca									●		
Heteromeles arbutifolia	Toyon							●		●		
Hibiscus syriacus	Rose of Sharon									●		
Ilex species	Holly				●	●	●	●	●		●	●
Jasminum mesnyi	Promrose jasmine				●			●	●			
Jasminum officinale	Common White Jasmine				●			●	●			
Kniphofia uvaria	Red Hot Poker				●	●	●	●	●	●	●	●
Lantana montevidensis	Trailing Lantana				●	●	●	●	●		●	●
Lavandula species	Lavender				●	●	●	●	●		●	●
Lavatera bicolor	NCN									●		
Lavatera maritima	Tree Mallow									●		
Leonotis leonurus	Lion's Trail				●	●	●	●	●		●	●
Leptospermum scoparium	New Zealand Tea Tree				●	●	●	●	●		●	●
Ligustrum japonica 'Texanum'	Texas Privet				●	●	●	●	●		●	●
Limonium perezii	Sea Lavender				●	●	●	●	●		●	●
Liriope gigantea	Giant Lily Turf				●	●	●	●	●		●	●
Liriope muscari	Lily Turf				●	●	●	●	●		●	●
Lonicera japonica 'Halliana'	Hall's Japanese Honeysuckle				●			●	●			
Mimulus species	Monkey Flower										●	

Table 8-1 (continued)
COMMUNITY PLANT MATRIX

BOTANICAL NAME	COMMON NAME	Riverside Drive Understory Shrubs (Per NMC Streetscape Master Plan)	Haven Avenue Understory Shrubs (Per NMC Streetscape Master Plan)	Chino Avenue Understory Shrubs (Per NMC Streetscape Master Plan)	Turner Avenue Understory Shrubs	Community Monumentation Shrubs	Neighborhood Entry Shrubs	Park and Pocket Park Shrubs	Neighborhood Shrubs (General Landscaping)	Southern California Edison Easement Shrubs	Neighborhood Commercial Site Shrubs	Neighborhood Commercial Entry Shrubs
Muhlenbergia rigens	Deer Grass										●	
Murraya paniculata	Orange Jasmine				●	●	●	●	●		●	●
Myoporum 'Pacificum'	Myoporum				●	●	●	●	●		●	●
Myoporum parvifolium	NCN				●	●	●	●	●		●	●
Myrtus communis 'Compacta'	Dwarf Myrtle				●	●	●	●	●		●	●
Myrtus communis	Greek Myrtle				●	●	●	●	●		●	●
Nandina 'Gulf Stream'	Heavenly Bamboo				●	●	●	●	●		●	●
Nessella tenuissima	Mexican Feather Grass										●	
Opuntia ficus indica	Thornless Beavertail Cactus									●		
Penstemon azureus	Azare Penstemon									●		
Penstemon spectabilis	Showy Penstemon									●		
Perovskia artipicifolia	Russian Sage				●	●	●	●	●	●	●	●
Phlomis fruticosa	Jerusalem Sage				●	●	●	●	●		●	●
Phoenix roebelenii	Pigmeay Date Palm				●	●	●	●	●		●	●
Phormium tenax	New Zealand Flax				●	●	●	●	●		●	●
Photinia fraseri	NCN				●	●	●	●	●		●	●
Pittosporum tobira 'Turner Dwarf'	Tobria Turners Varigated				●	●	●	●	●		●	●
Plumbago auriculata	Cape Plumbago				●			●	●			
Podocarpus henkelii	Long Leaved Yellowwood				●		●		●		●	
Podocarpus macrophyllus	Yew Pine				●		●		●		●	
Podocarpus maki	Shrubby Yew Pine				●		●		●		●	
Prunus caroliniana 'Compacta'	Compact Carolina Cherry				●	●	●	●	●		●	●

Table 8-1 (continued)
COMMUNITY PLANT MATRIX

SECTION 8 • DESIGN GUIDELINES

BOTANICAL NAME	COMMON NAME	Riverside Drive Understory Shrubs (Per NMC Streetscape Master Plan)	Haven Avenue Understory Shrubs (Per NMC Streetscape Master Plan)	Chino Avenue Understory Shrubs (Per NMC Streetscape Master Plan)	Turner Avenue Understory Shrubs	Community Monumentation Shrubs	Neighborhood Entry Shrubs	Park and Pocket Park Shrubs	Neighborhood Shrubs (General Landscaping)	Southern California Edison Easement Shrubs	Neighborhood Commercial Site Shrubs	Neighborhood Commercial Entry Shrubs
Pyracantha species	Firethorn				●	●	●	●	●		●	●
Rhamnus californica	Coffeeberry									●		
Rhamnus crocea	Redberry									●		
Rhaphiolepis 'Majestic Beauty'	NCN				●	●	●	●	●		●	●
Rhaphiolepis species	India Hawthorn				●	●	●	●	●		●	●
Rhus integrifolia	Lemonade Berry									●		
Ribes species	Currant									●		
Romneya coulteri	Matilija Poppy									●		
Rosa 'Iceberg' and groundcover	Rose				●	●	●	●	●		●	●
Rosa banksiae	Lady Bank's Rose				●	●			●			●
Rosmarinus species	Rosemary				●	●	●	●	●	●	●	●
Salvia species	Sage				●			●	●	●		
Salvia leucantha	Mexican Bush Sage				●	●	●	●	●	●	●	●
Santolina chamaecyparissus	Lavender Cotton				●	●	●	●	●	●	●	●
Sarcococca ruscifolia	Sweet Box				●				●			
Sedum species	Stonecrop				●	●			●			●
Senecio mandraliscae	NCN				●	●	●		●		●	●
Sisyrinchium bellum	Blue Eye Grass									●		
Stachys byzantina	Lamb's Ear				●	●	●		●			●
Strelitzia nicolai	Giant Bird of Paradise				●	●	●	●	●		●	●
Strelitzia reginae	Bird of Paradise				●	●	●	●	●		●	●
Tecomaria capensis	Crape Honeysuckle				●			●	●			

Table 8-1 (continued)
COMMUNITY PLANT MATRIX

BOTANICAL NAME	COMMON NAME	Riverside Drive Understory Shrubs (Per NMC Streetscape Master Plan)	Haven Avenue Understory Shrubs (Per NMC Streetscape Master Plan)	Chino Avenue Understory Shrubs (Per NMC Streetscape Master Plan)	Turner Avenue Understory Shrubs	Community Monumentation Shrubs	Neighborhood Entry Shrubs	Park and Pocket Park Shrubs	Neighborhood Shrubs (General Landscaping)	Southern California Edison Easement Shrubs	Neighborhood Commercial Site Shrubs	Neighborhood Commercial Entry Shrubs
<i>Ternstroemia japonica</i>	NCN				●	●	●	●	●		●	●
<i>Teucrium chamaedrys</i> 'Prostratum'	Bush Germander									●		
<i>Tibouchina urvilleana</i>	Princess Flower				●				●			
<i>Trachelospermum jasminoides</i>	Star Jasmine				●	●	●	●	●		●	●
<i>Trichostema lanatum</i>	Woolly Blue Curls									●		
<i>Tulbaghia violacea</i>	Society Garlic				●	●	●	●	●		●	●
<i>Viburnum suspensum</i>	Sandankwa Viburnum				●				●		●	
<i>Viburnum tinus</i> 'Spring Bouquet'	Laurustinus				●	●	●	●	●		●	●
<i>Westringia fruticosa</i> 'Morning Light'	Westringia				●	●	●	●	●	●	●	●
<i>Xylosma congestum</i> 'Compacta'	Shiny Xylosma				●	●	●	●	●		●	●
VINES												
BOTANICAL NAME	COMMON NAME											
<i>Bougainvillea</i>	Bougainvillea				●	●	●	●	●		●	●
<i>Distictis buccinatoria</i>	Red Trumpet Vine				●	●	●	●	●		●	●
<i>Ficus pamilia</i>	Creeping Fig				●				●			
<i>Hardenbergia violacea</i> 'Happy Wanderer'	Lilac Vine				●	●	●	●	●		●	●
<i>Pandorea jasminoides</i>	Bower Vine				●	●	●	●	●		●	●
<i>Parthenocissus tricuspidata</i>	Boston Ivy				●	●	●	●	●		●	●
<i>Polygonum aubertii</i>	Silver Lace vine				●	●	●	●	●		●	●
<i>Wisteria sinensis</i>	Chinese Wisteria				●	●	●	●	●		●	●

TURF

100% Tall Fescue - Sod or Seed

Table 8-1 (continued)
COMMUNITY PLANT MATRIX

SECTION 8 • DESIGN GUIDELINES

- The walkway shall transition to curb at the intersection.
- Scored concrete at the intersection.
- Permanent automatic irrigation system, using recycled water.
- Streetscene Neighborhood Edge shall be planted by the Commercial Neighborhood Center Builder and to be maintained by the City of Ontario (LMD).
- When buildings are located adjacent to the Neighborhood Edge, the 23' wide additional landscaped tree/shrub zone may be reduced to 10 feet for residential and 15 feet for commercial, with a total neighborhood edge of 22 feet or 27 feet, respectively.
- Streetscene parkway may be either turf or shrubs, as adopted by the City of Ontario.

8.8.2(b) Riverside Drive – Residential Edge

The landscape development associated with the Riverside Drive Residential edge is illustrated in *Exhibit 8-18, “Riverside Drive Streetscene at Residential”* and is consistent with the New Model Colony Streetscape Master Plan, or as adopted by the City of Ontario. This streetscene consists of:

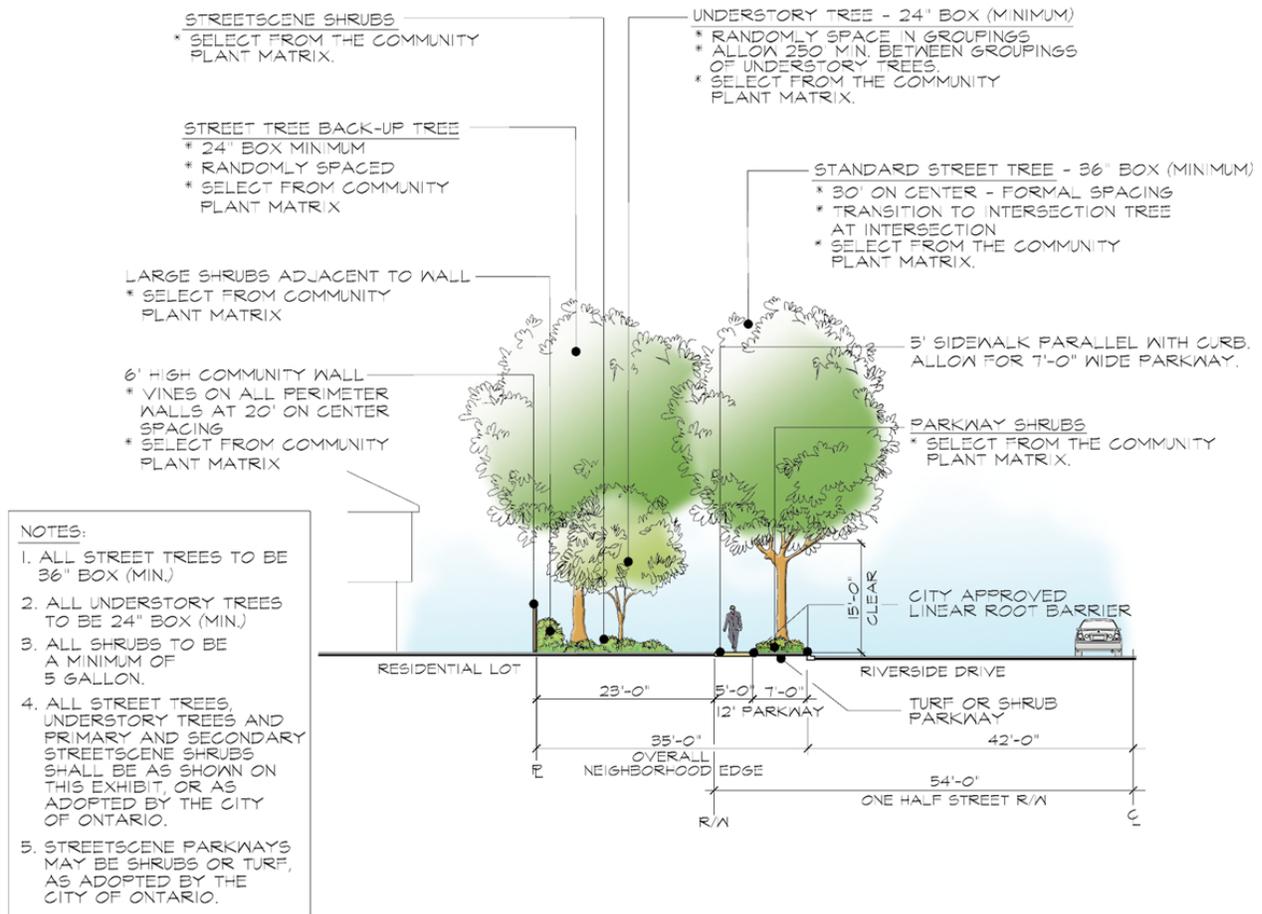
- 7' wide street parkway landscaping planted with shrubs and groundcovers or turf, as adopted by the City of Ontario.
- 5' wide sidewalk parallel with the street within the street parkway.
- 23' wide additional landscaped tree/shrub zone between the sidewalk and the property line wall.
- 35' wide overall streetscene Neighborhood Edge.
- Standard form street trees, 36" box minimum, centered in the 7' wide street parkway landscaping at 30' on center spacing. Select street trees from *Table 8-1 “Community Plant Matrix.”*
- Randomly spaced street tree back up tree, 24" box minimum, or as adopted by the City of Ontario.

- Randomly spaced understory trees, 24" box minimum, in groupings, with 250' minimum between groupings. Select street trees from *Table 8-1 “Community Plant Matrix.”*
- The primary and secondary understory shrubs consistent with the commercial section above, or as adopted by the City of Ontario.
- All shrubs and trees to be selected from *Table 8-1 “Community Plant Matrix”* or as adopted by the City of Ontario
- Community solid wall at back of the Neighborhood Edge, shall be located on the Residential side of the Property Line – Pilasters shall not be allowed to encroach onto City right-of-way along Neighborhood Edges.
- Permanent automatic irrigation using recycled water.
- Streetscene Neighborhood Edge to be planted by the builder and maintained by the City of Ontario (LMD).
- City approved linear root barriers shall be installed per the streetscene section – *Exhibit 8-18, “Riverside Drive Streetscene at Residential.”*

8.8.2(c) Haven Avenue – Neighborhood Center Commercial Edge

Haven Avenue streetscene within the West Haven Specific Plan is adjacent to both residential and Neighborhood Center Commercial land uses. The landscape development associated with the Neighborhood Center is illustrated in *Exhibit 8-19, “Haven Avenue Streetscene at Neighborhood Center Commercial”* and is consistent with the New Model Colony Streetscape Master Plan or as adopted by the City of Ontario. This streetscene consists of:

- Seven foot (7') wide curbside landscaping planted with shrubs and groundcover, or turf, as adopted by the City of Ontario.
- Thirteen foot (13') wide multi-use trail, parallel with the street, seven feet (7') from curb.
- 40' wide overall streetscene Neighborhood Edge.

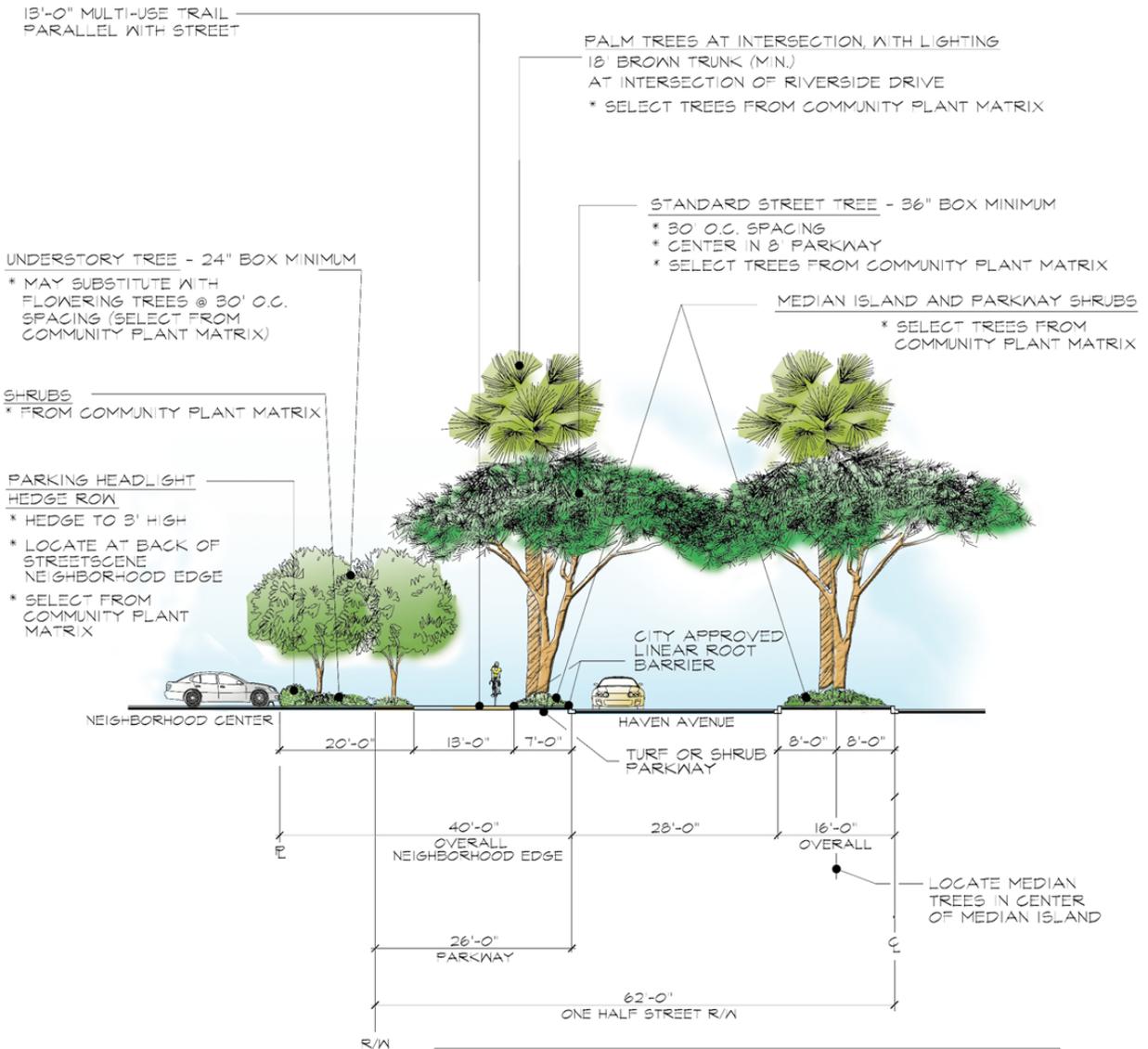


SECTION
SCALE: N.T.S.

NOTE:
ALL LANDSCAPE MATERIALS SHALL BE PER THE NMC STREETSCAPE MASTER PLAN, AS ADOPTED BY THE CITY OF ONTARIO.

Exhibit 8-18
RIVERSIDE DRIVE STREETSCENE AT RESIDENTIAL

SECTION 8 • DESIGN GUIDELINES



NOTE:
ALL LANDSCAPE MATERIALS SHALL BE PER THE NMC STREETSCAPE MASTER PLAN, AS ADOPTED BY THE CITY OF ONTARIO.

SECTION
SCALE: N.T.S.

- NOTES:**
1. ALL STREET TREES TO BE 36" BOX (MIN.)
 2. ALL UNDERSTORY TREES TO BE 24" BOX (MIN.)
 3. ALL SHRUBS TO BE A MINIMUM OF 5 GALLON.
 4. DELETE STREET TREES WHEN TOTAL PARKWAY WIDTH MEASURES LESS THAN 5' TO CURB.
 5. ALL STREET TREES, UNDERSTORY TREES AND PRIMARY AND SECONDARY STREETSCAPE SHRUBS SHALL BE AS SHOWN ON THIS EXHIBIT, OR AS ADOPTED BY THE CITY OF ONTARIO.
 6. STREETSCAPE PARKWAYS MAY BE SHRUBS OR TURF, AS ADOPTED BY THE CITY OF ONTARIO.
 7. ALL LANDSCAPE MATERIALS SHALL BE PER THE NMC STREETSCAPE MASTER PLAN.

Exhibit 8-19
HAVEN AVENUE STREETSCAPE AT NEIGHBORHOOD CENTER COMMERCIAL

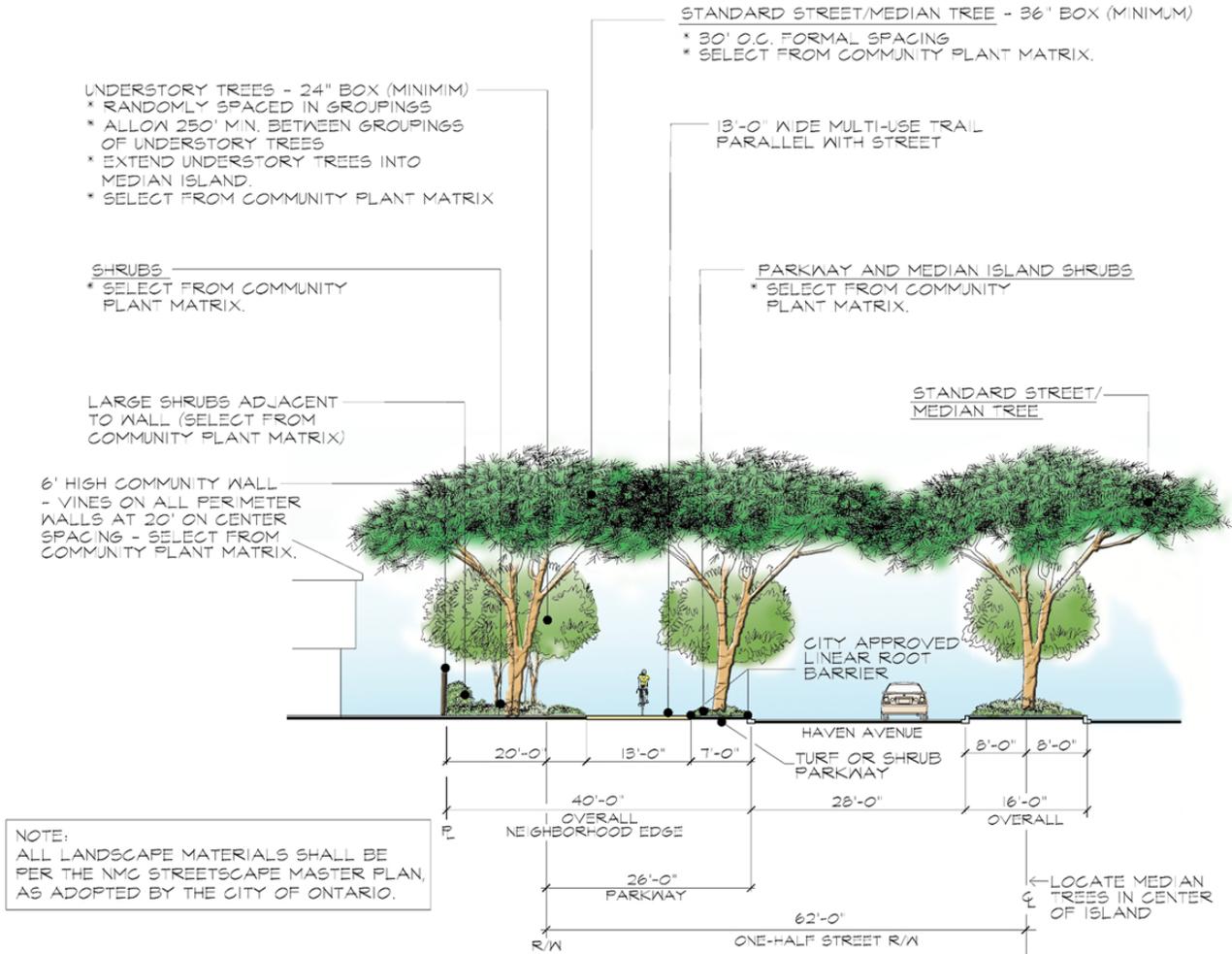
- Standard form street trees, 36” box minimum, planted at 30’ ± spacing. Select from **Table 8-1 “Community Plant Matrix.”**
- Understory trees, 24” box minimum or flowering trees planted in the shrub zone behind bike-way and sidewalk. Select trees from **Table 8-1, “Community Plant Matrix.”**
- A 3’ high parking headlight hedge row planted along the back edge of the Neighborhood Edge. Select from **Table 8-1 “Community Plant Matrix.”**
- Skinned hybrid *Washingtonia robusta* (Mexican fan palm) at intersection of Haven and Riverside, spaced at 20’ on center, and shall be lighted.
- All landscape materials shall be per NMC Streetscape Master Plan.
- All shrubs and trees to be selected from **Table 8-1, “Community Plant Matrix”** or as adopted by the City of Ontario.
- Bikeway and walkway to transition to the curb at the intersection.
- Scored concrete at the intersection.
- All trees within 200’ of the intersection shall be formally spaced.
- A 16’ wide median island planted with trees, shrubs and groundcover.
- Parkway tree patterns shall extend into the median island.
- Permanent automatic irrigation system using recycled water.
- Commercial Neighborhood Edge to be planted by the Neighborhood Center Commercial Owner and shall be maintained by the City of Ontario (LMD).
- City approved linear root barriers shall be installed per the streetscene section **Exhibit 8-19, “Haven Avenue Streetscene at Neighborhood Center Commercial.”**

8.8.2(d) Haven Avenue – Residential Edge

The landscape development for the residential edge on Haven Avenue is illustrated in **Exhibit 8-20, “Haven Avenue Streetscene at Residential”** and is consistent with the New Model Colony Streetscape Master Plan, or as adopted by the City of Ontario. This streetscene panel consists of:

- Seven foot (7’) wide curbside landscaping planted with shrubs and groundcovers, or turf, as adopted by the City of Ontario.
- Thirteen foot (13’) wide multi-use trail, parallel with the street, seven feet (7’) from curb.
- 40’ wide overall streetscene Neighborhood Edge.
- Standard form street trees, 36” box minimum, planted at 30’ on center spacing. Select from **Table 8-1 “Community Plant Matrix.”**
- Randomly spaced street tree back up tree, 24” box minimum. Select from **Table 8-1 “Community Plant Matrix.”**
- Randomly spaced understory trees, 24” box minimum in groupings, allow 250’ minimum between groupings. Select from **Table 8-1 “Community Plant Matrix.”**
- All shrubs and trees to be selected from **Table 8-1, “Community Plant Matrix”** or as adopted by the City of Ontario.
- Community solid wall at back of the Neighborhood Edge on the Residential property line (wall located out of neighborhood edge).
- Permanent automatic irrigation using recycled water.
- Streetscene Neighborhood Edge to be planted by the Builder and maintained by the City of Ontario (LMD).
- City approved linear root barriers shall be installed per the streetscene section – **Exhibit 8-20, “Haven Avenue Streetscene at Residential.”**

SECTION 8 • DESIGN GUIDELINES



NOTE: (SECTION E) AT SCHOOL DELETE LARGE SHRUBS AND COMMUNITY WALL. REPLACE WALL WITH 6" WIDE CONCRETE MAINTENANCE CURB AND REPLACE SHRUBS WITH TURF PER PLANNING DEPARTMENT REVIEW AND APPROVAL.

- NOTES:**
1. ALL STREET TREES TO BE 36" BOX (MIN.)
 2. ALL UNDERSTORY TREES TO BE 24" BOX (MIN.)
 3. ALL SHRUBS TO BE A MINIMUM OF 5 GALLON.
 4. DELETE STREET TREES WHEN TOTAL PARKWAY WIDTH MEASURES LESS THAN 5' TO CURB.
 5. ALL STREET TREES, UNDERSTORY TREES AND PRIMARY AND SECONDARY STREETSCENE SHRUBS SHALL BE AS SHOWN ON THIS EXHIBIT, OR AS ADOPTED BY THE CITY OF ONTARIO.
 6. STREETSCENE PARKWAYS MAY BE SHRUBS OR TURF, AS ADOPTED BY THE CITY OF ONTARIO.

SECTION
 SCALE: N.T.S.

Exhibit 8-20
HAVEN AVENUE STREETSCENE AT RESIDENTIAL

8.8.2(e) Turner Avenue – Residential Edge (East Side)

Turner Avenue landscape development along the residential edge is illustrated in *Exhibit 8-21 “Turner Avenue Streetscene at Residential (East Side),”* and is consistent with the New Model Colony Streetscene Master Plan, or as adopted by the City of Ontario. This streetscene consists of:

- 7’ wide curb side landscaping planted with shrubs, groundcover or turf, within the 12’ wide street parkway as adopted by the City of Ontario.
- 5’ sidewalk parallel with street, within the parkway.
- 18’ wide additional landscaped tree/shrub zone between sidewalk and the property line wall or residential front yard.
- 30’ wide overall streetscene Neighborhood Edge.
- Standard form street trees, 36” box minimum, centered in the 7’ wide curb side landscaping area at 30’ on center spacing.
- Vertical evergreen screen tree, 24” box minimum, randomly spaced behind sidewalk to screen and soften rear architectural elevations. Delete evergreen screen trees when front yards face the street.
- Randomly spaced understory trees, 24” box minimum, in groupings behind sidewalk, with 250’ minimum between groupings.
- All shrubs and trees to be selected from *Table 8-1, “Community Plant Matrix”* or as adopted by the City of Ontario.
- Community solid wall at back of the Neighborhood Edge, where rear yards face the street. Locate wall out of the Neighborhood Edge. Delete wall when front yards are facing the street.
- Permanent automatic irrigation using recycled water.
- Streetscene Neighborhood Edge to be planted by the Builder and maintained by the City of Ontario (LMD).

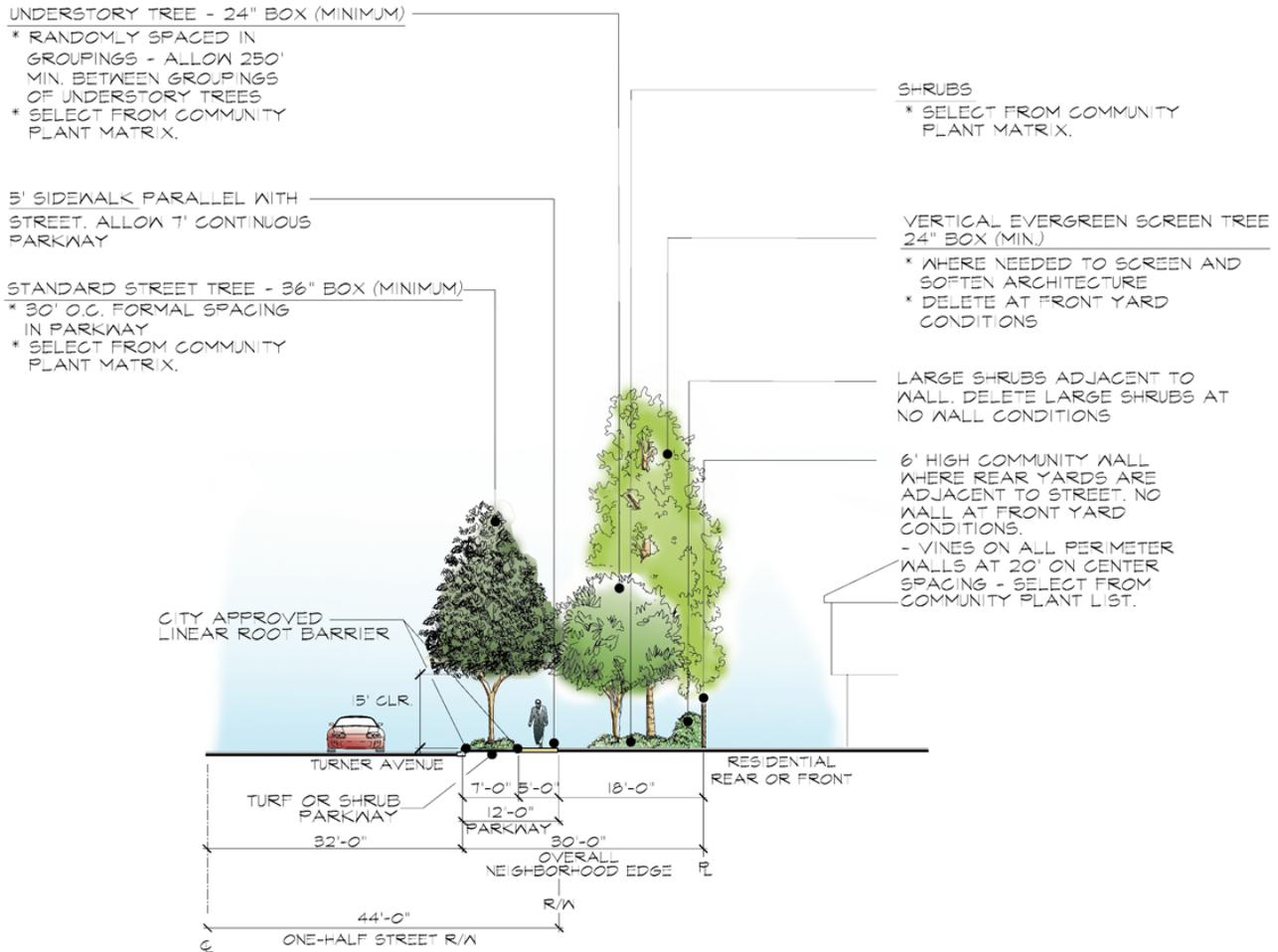
- City approved linear root barriers shall be installed per the streetscene section *Exhibit 8-21, “Turner Avenue Streetscene at Residential.”*

8.8.2(f) Chino Avenue – Residential Edge

Chino Avenue landscape development along the residential edge is illustrated in *Exhibit 8-22, “Chino Avenue Streetscene at Residential and SCE Easement”* and is consistent with the New Model Streetscene Master Plan, or as adopted by the City of Ontario. This streetscene consists of:

- 7’ wide curb side landscaping within the 12 foot parkway planted with shrubs, groundcovers or turf, as adopted by the City of Ontario.
- 5’ wide sidewalk parallel with the street.
- 18’ wide additional landscaped tree/shrub zone between the sidewalk and the property line wall.
- 30’ wide overall streetscene Neighborhood Edge.
- Standard form street tree centered in the 7’ wide parkway spaced at 30’ on center spacing.
- Street tree back up tree randomly spaced at 30’ minimum on center spacing.
- Randomly spaced understory trees planted in groupings with 250’ minimum between groupings.
- All shrubs and trees to be selected from *Table 8-1, “Community Plant Matrix”* or as adopted by the City of Ontario.
- Community solid wall at back of the Neighborhood Edge on the Residential Property Line. (Locate wall out of Neighborhood Edge, on the residential lot).
- Neighborhood Edge to be planted by the Builder and maintained by the City of Ontario (LMD).
- Permanent automatic irrigation, using recycled water.
- City approved linear root barrier shall be installed per the streetscene section – *Exhibit 8-22, “Chino Avenue Streetscene at Residential and SCE Easement.”*

SECTION 8 • DESIGN GUIDELINES

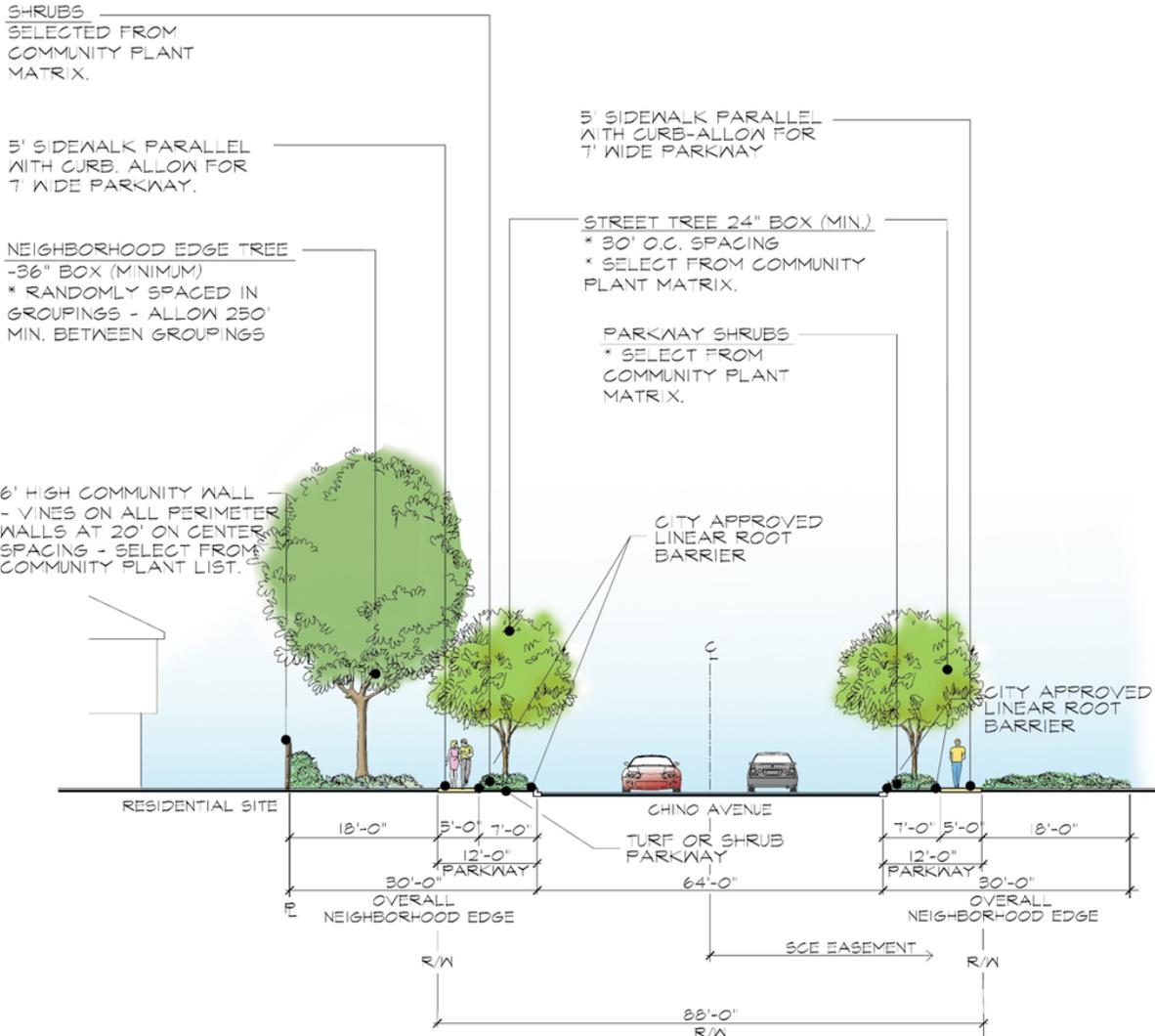


NOTE:
ALL LANDSCAPE MATERIALS SHALL BE PER THE NMC STREETSCAPE MASTER PLAN, AS ADOPTED BY THE CITY OF ONTARIO.

- NOTES:
1. ALL STREET TREES TO BE 36" BOX (MIN.)
 2. ALL UNDERSTORY TREES TO BE 24" BOX (MIN.)
 3. ALL VERTICAL EVERGREEN SCREEN TREES TO BE 15 GALLON (MIN.)
 4. ALL SHRUBS TO BE A MINIMUM OF 5 GALLON.
 5. ALL STREET TREES, UNDERSTORY TREES AND PRIMARY AND SECONDARY STREETSCENE SHRUBS SHALL BE AS SHOWN ON THIS EXHIBIT, OR AS ADOPTED BY THE CITY OF ONTARIO.
 6. STREETSCENE PARKWAYS MAY BE SHRUBS OR TURF, AS ADOPTED BY THE CITY OF ONTARIO.

SECTION
SCALE: N.T.S.

Exhibit 8-21 TURNER AVENUE STREETSCENE AT RESIDENTIAL (EAST SIDE)



NOTE:
ALL LANDSCAPE MATERIALS SHALL BE
PER THE NMC STREETSCAPE MASTER PLAN,
AS ADOPTED BY THE CITY OF ONTARIO.

SECTION
SCALE: N.T.S.

- NOTES:
1. ALL STREET TREES TO BE 36" BOX (MIN.)
 2. ALL UNDERSTORY TREES TO BE 24" BOX (MIN.)
 3. ALL SHRUBS TO BE A MINIMUM OF 5 GALLON.
 5. ALL STREET TREES, UNDERSTORY TREES AND PRIMARY AND SECONDARY STREETSCAPE SHRUBS SHALL BE AS SHOWN ON THIS EXHIBIT, OR AS ADOPTED BY THE CITY OF ONTARIO.
 6. STREETSCAPE PARKWAYS MAY BE SHRUBS OR TURF, AS ADOPTED BY THE CITY OF ONTARIO.

Exhibit 8-22
CHINO AVENUE STREETSCAPE AT RESIDENTIAL AND SCE EASEMENT

8.8.2(g) Chino Avenue – SCE Easement Edge

Chino Avenue along the SCE Easement edge is illustrated in *Exhibit 8-22, “Chino Avenue Streetscene at Residential and SCE Easement”* and consists of:

- 7’ wide curb side landscaping within the 12 foot parkway planted with shrubs, groundcovers, or turf as adopted by the City of Ontario.
- 5’ wide sidewalk parallel with street.
- 18’ wide shrub zone behind sidewalk.
- 30’ wide overall streetscene Neighborhood Edge.
- Standard form street tree, 36” box minimum centered in the 7’ wide parkway, spaced at 30’ on center spacing.
- All trees within the SCE Easement require Southern California Edison approval.
- All shrubs and trees shall match residential side of the street and shall be selected from *Table 8-1, “Community Plant Matrix”* or as adopted by the City of Ontario.
- The Neighborhood Edge is planted by the Builder and maintained by the City of Ontario (LMD).
- Permanent automatic irrigation, using recycled water.
- City approved linear root barrier shall be installed per the streetscene section – *Exhibit 8-22, “Chino Avenue Streetscene at Residential and SCE Easement.”*
- All SCE Easement area beyond the 30’ wide Neighborhood Edge is to be maintained by the Homeowners Association (HOA).

8.8.2(h) Interior Residential Streets

Neighborhood streetscenes are characterized as a traditional streetscene, with generous parkways, large enough to accommodate a variety of tree sizes, per *Exhibit 8-23, “Typical Interior Neighborhood Streetscene.”*

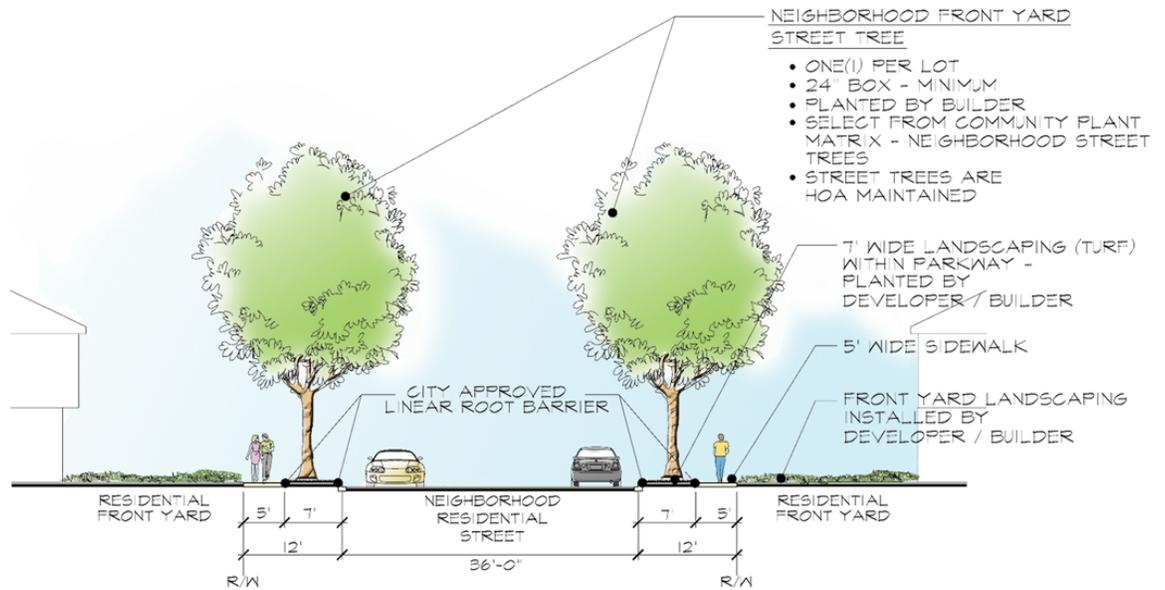
A distinct character for each neighborhood street will be created using different trees on each street. Neighborhood streetscenes consist of:

- 7’ wide curbside landscaping planted with turf within a 12 foot wide parkway.
- 5’ wide sidewalk.
- Where residential side yards are adjacent to a neighborhood street, an additional 5’ wide shrub zone is planned between the sidewalk and the side yard wall.
- Street trees 24” box minimum are planted by the Builder and maintained by Homeowners Association (HOA).
- Turf parkway and side yards additional landscape areas are planted by the Builder and Homeowner maintained.
- Resident’s may not remove street trees.
- Permanent automatic irrigation.
- City approved linear root barriers shall be installed per the streetscene section illustrated in *Exhibit 8-23, “Typical Interior Neighborhood Streetscene.”*
- Front yard landscaping installed by the Builder and Homeowner maintained.
- All shrubs and trees shall be selected from *Table 8-1, “Community Plant Matrix”* or as adopted by the City of Ontario.

8.8.2(i) Primary Residential Entry Street

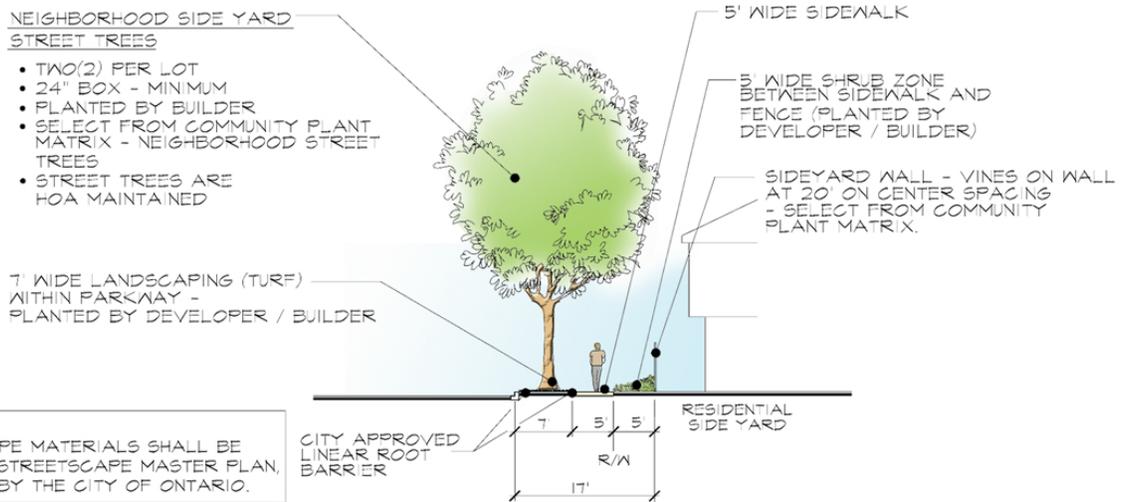
Residential entries occur when neighborhood street (refer to *Exhibit 8-24, “Residential Entry Streetscene”*) join to a master planned street, and is also described in *Section 8.9.1(c) “Typical Primary Neighborhood Entry.”* Neighborhood Entry streets consist of:

- 7’ wide parkway planted with turf – each side.
- 5’ wide sidewalk – each side.
- 12’ wide shrub zone between sidewalk and Residential property line wall.
- Neighborhood Entry Road Street tree – 36” box minimum selected from *Table 8-1, “Community Plant Matrix.”*
- Vertical screen trees (Back up trees to Entry Road Street tree) – 24” box minimum select from *Table 8-1, “Community Plant Matrix.”*



SECTION

TYPICAL NEIGHBORHOOD RESIDENTIAL STREETSCENE-FRONT YARD
SCALE: N.T.S.



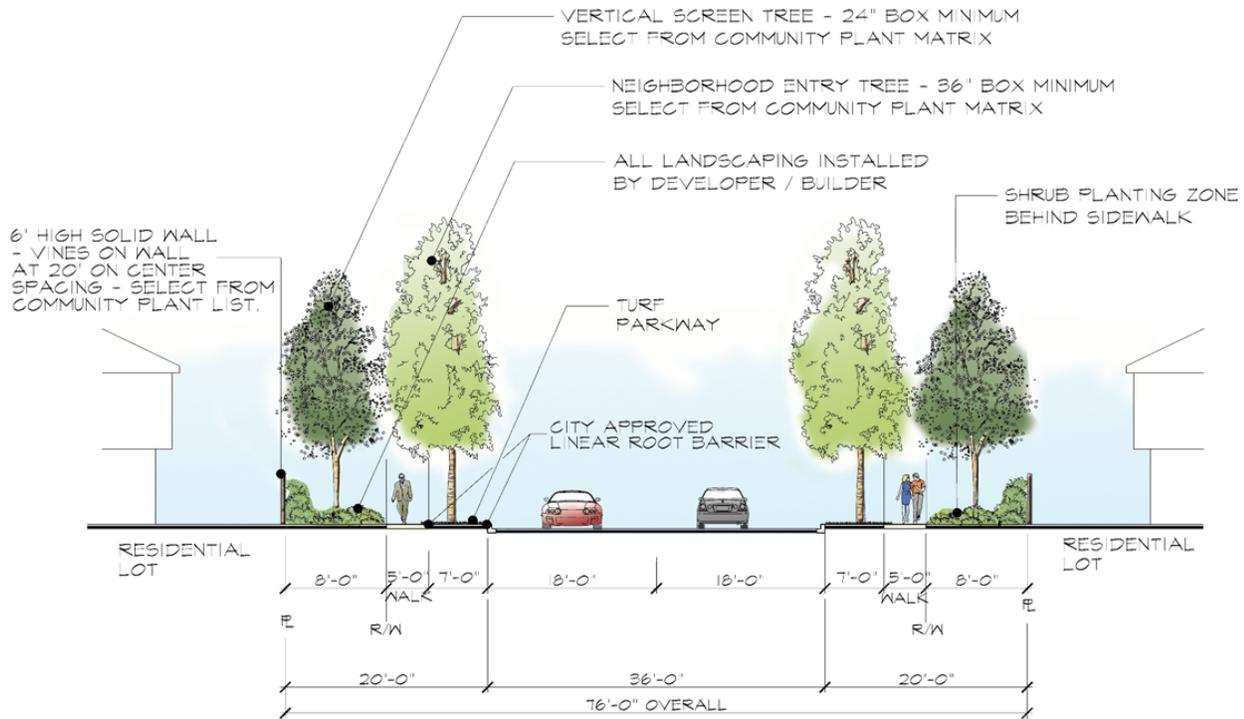
NOTE:
ALL LANDSCAPE MATERIALS SHALL BE PER THE NMC STREETSCAPE MASTER PLAN, AS ADOPTED BY THE CITY OF ONTARIO.

SECTION

TYPICAL NEIGHBORHOOD STREETSCENE-SIDE YARD
SCALE: N.T.S.

Exhibit 8-23
TYPICAL INTERIOR NEIGHBORHOOD STREETSCENE

SECTION 8 • DESIGN GUIDELINES



ELEVATION - ENTRY
 TYPICAL RESIDENTIAL STREET AT ENTRY
 SCALE: N.T.S.

NOTE:
 1. ALSO SEE EXHIBIT 8-28 (A)
 2. ALL LANDSCAPE MATERIALS SHALL BE PER THE NMC STREETSCAPE MASTER PLAN, AS ADOPTED BY THE CITY OF ONTARIO.

Exhibit 8-24 RESIDENTIAL ENTRY STREETSCENE

- Permanent automatic irrigation, using recycled water.
- Solid community wall at Homeowner property line locate wall on residential lot.
- Landscaping is planted by the Builder and maintained by the local Homeowners Association (HOA).
- All shrubs and trees shall be selected from *Table 8-1, “Community Plant Matrix”* or as adopted by the City of Ontario.

8.8.3 Community Edge Conditions and Boundaries

8.8.3(a) Neighborhood Center to Residential Edge

Neighborhood Center development adjacent to a Residential Edge consists of two (2) conditions, a residential yard or a neighborhood street adjacent to the commercial property. See *Exhibit 8-25, “Neighborhood Center at Residential Edge.”*

Where residential yards are adjacent to a commercial land use, the following applies:

- 6’ high community solid wall on property line.
- 8’ wide landscape buffer on commercial property (planted and maintained by Commercial Builder).
- Landscape buffer planted with trees, shrubs, groundcover and vines.
- Landscape buffer permanently irrigated and watered using recycled water.
- Vertical evergreen buffer trees, 24” minimum, planted at twenty-five (25’) on center spacing, centered in landscape buffer.
- Shrubs, groundcovers, vines and trees shall be selected from *Table 8-1, “Community Plant Matrix”* or as adopted by the City of Ontario.
- Landscape buffer planted and maintained by the Commercial Owner/Builder.

Where neighborhood streets are adjacent to a commercial land use, the following applies:

- 6’ foot high community solid wall on property line.
- 8’ foot wide landscape buffer on the commercial side and a 7 foot wide landscape buffer on the residential side of the property line, a fifteen foot (15’) total distance.
- Landscape buffers planted with trees, shrubs, groundcover and vines.
- Landscape buffers permanently irrigated and watered using recycled water.
- Vertical evergreen buffer trees, 24” minimum, planted at twenty-five (25’) on center spacing centered in each landscape buffer.
- Landscape buffer on residential side planted by residential builder and HOA maintained.
- Landscape buffer on commercial side planted and maintained by Commercial Builder.

8.9 Community Elements

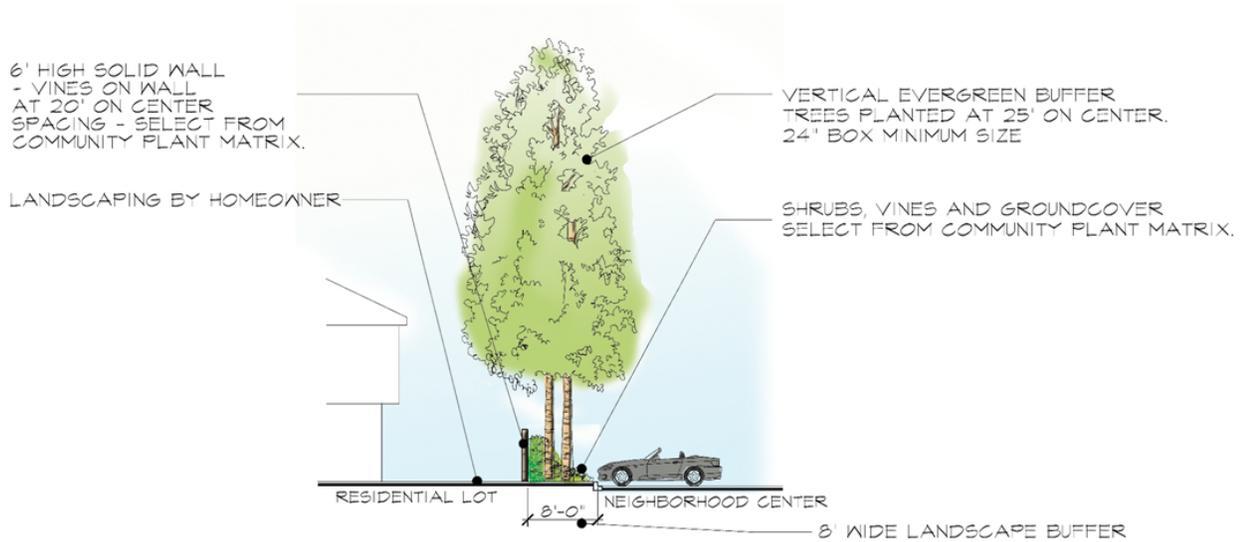
8.9.1 Community Entry Monumentation - Introduction

The Major Community Monumentation is established at the intersection of Haven Avenue and Riverside Drive. This entry provides a sense of arrival and establishes the unique identity of the West Haven Community. Monumentation materials, colors and theming are repeated at secondary, neighborhood and commercial entries, serving to reinforce the identity of West Haven as a distinct community within the overall New Model Colony Master Planned Community.

8.9.1(a) Major Community Monumentation at Haven Avenue and Riverside Drive (Neighborhood Center Commercial Corner)

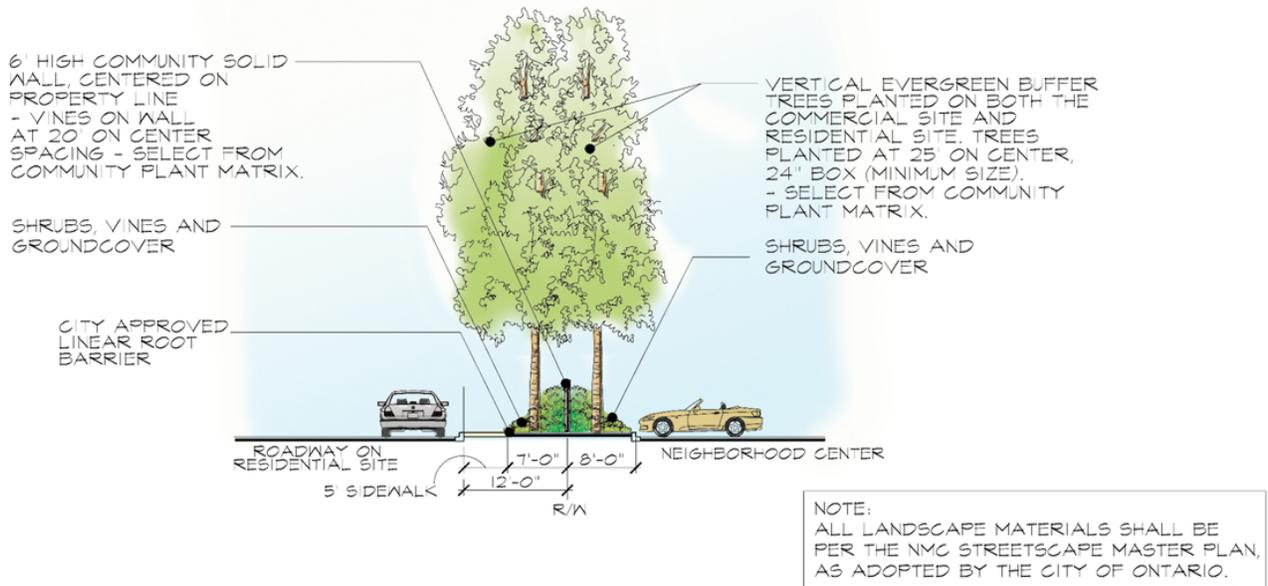
The Major Community Monumentation at the intersection of Haven Avenue and Riverside Drive incorporates enriched scored concrete paving at the corner, a low stone planter wall, with community graphics and benches, which frame a specimen tree. Thematic stone pilasters flank the intersection

SECTION 8 • DESIGN GUIDELINES



LANDSCAPE BUFFER-NEIGHBORHOOD CENTER/RESIDENTIAL REAR YARD EDGE

SCALE: N.T.S.



LANDSCAPE BUFFER-NEIGHBORHOOD CENTER/RESIDENTIAL ROADWAY EDGE

SCALE: N.T.S.

Exhibit 8-25 NEIGHBORHOOD CENTER AT RESIDENTIAL EDGE

and repeat the use of stone. The planter wall at this corner is four feet (4') high to allow visibility into the commercial center. (See *Exhibit 8-26, "Major Community Monumentation at Haven Avenue and Riverside Drive (Neighborhood Center Commercial Corner)."*)

Skinned hybrid Washingtonia Palms with lighting are used on both streets near the intersection to create a framework around the entry. This Major Community Monumentation features the following:

- A fifty-five (55') minimum corner cut – off (expanded landscape zone at corner) as measured from face of curb to the back of the neighborhood edge.
- Enriched scored concrete paving at corner.
- 4'-0" high stone monumentation wall with lighted graphics.
- Gateway stone pilasters flanking the intersection (one (1) on each street)
- Benches – One (1) on each street. (See Section 8.10.6 "Site Furniture").
- Trash receptacle. (See Section 8.10.6 "Site Furniture").
- Specimen tree with lighting – 60 inch box minimum.
- Skinned hybrid Washingtonia robusta (Mexican Fan Palm) with lighting, a minimum of 18' brown trunk (matched), planted at twenty feet (20') on center spacing, on both Riverside Drive and Haven Avenue near the intersection.
- Formally spaced street trees, 36" box minimum (beyond intersection) at 30' on center spacing. (See streetscene section).
- Formally spaced understory trees or flowering trees, 24" box minimum at 30' on center spacing, behind sidewalk. (See streetscene section).
- 3' high hedge row (head light wall) at back of streetscene Neighborhood Edge.
- Permanent automatic irrigation, using recycled water.
- City approved linear root barriers shall be installed per *Exhibit 8-26, "Major Community*

Monumentation at Haven Avenue and Riverside Drive (Neighborhood Center Commercial Corner)."

- The streetscene Neighborhood Edge adjacent to a commercial land use is installed by the Commercial Builder and maintained by the City of Ontario (LMD).
- Refer to *Table 8-1 "Community Plant Matrix"* for major community monumentation shrub and tree list.

8.9.1(b) Typical Secondary Community Monumentation

Secondary community monumentation occur at the intersection of Haven and Chino Avenues (both northwesterly and southwesterly corners). (See *Exhibit 8-27, "Typical Secondary Community Monumentation"*). The secondary community monumentation incorporates some of the major community design elements and features, including a specimen tree, three foot (3') high stone wall and stone pilasters. The secondary community monumentation features the following:

- Three foot (3') high stone monumentation wall with lighted graphics. – 28' minimum setback from intersection.
- Gateway stone pilasters (match major community monumentation).
- Accent scored concrete at intersection (match major community monumentation).
- Specimen trees with lighting at each corner – 48" box minimum.
- Permanent automatic irrigation using recycled water.
- The streetscene neighborhood edge and monumentation are installed by the Builder and are maintained by the City of Ontario (LMD).
- Refer to *Table 8-1, "Community Plant Matrix"* for secondary community monumentation shrub and tree list.

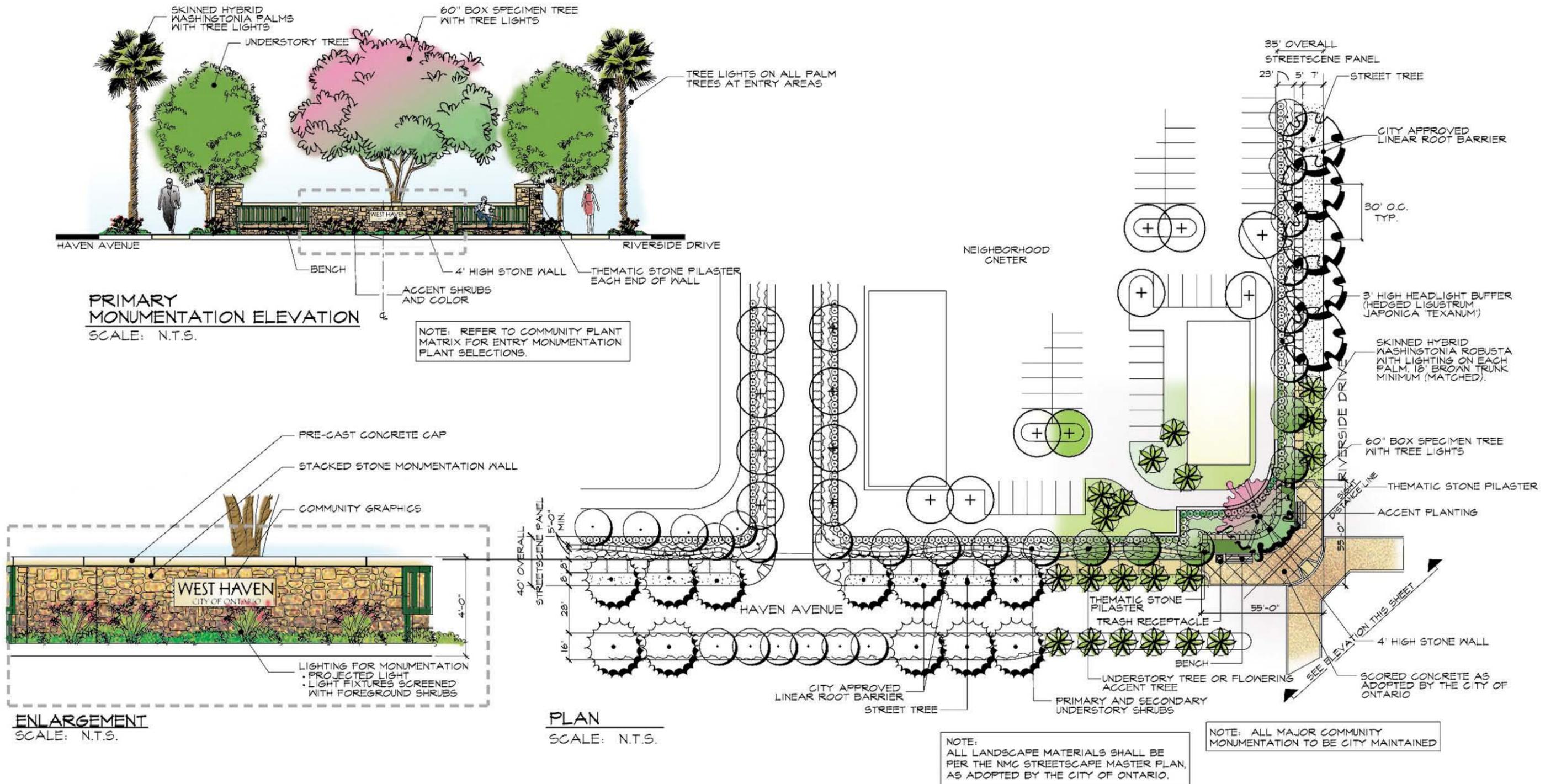


Exhibit 8-26
MAJOR COMMUNITY MONUMENTATION AT HAVEN AVENUE AND RIVERSIDE DRIVE (NEIGHBORHOOD CENTER COMMERCIAL CORNER)

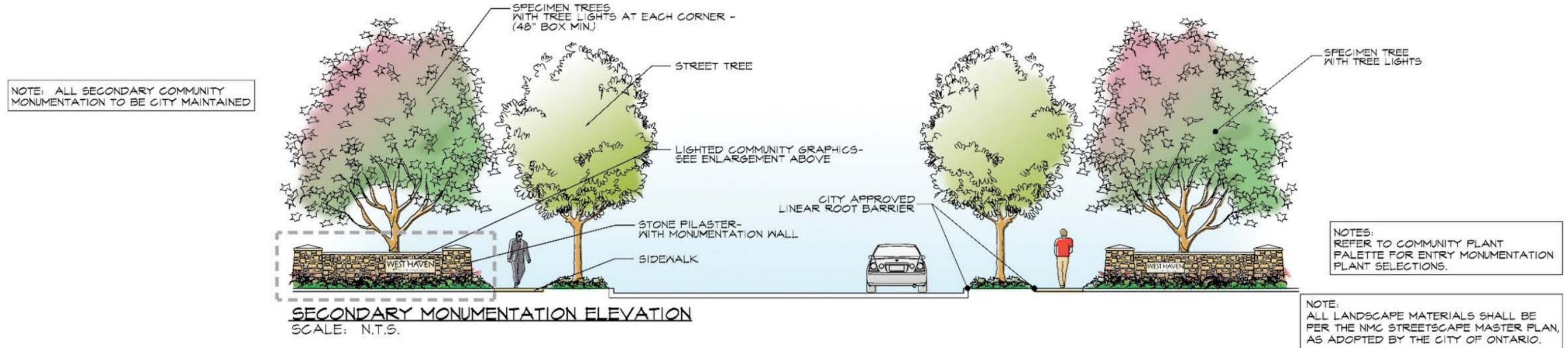
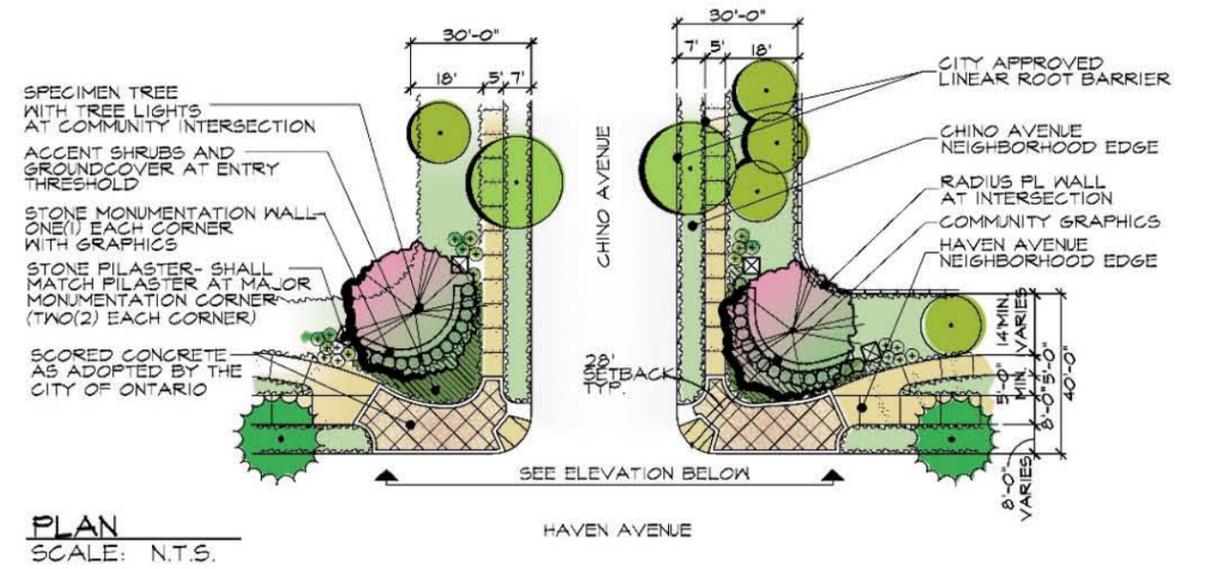
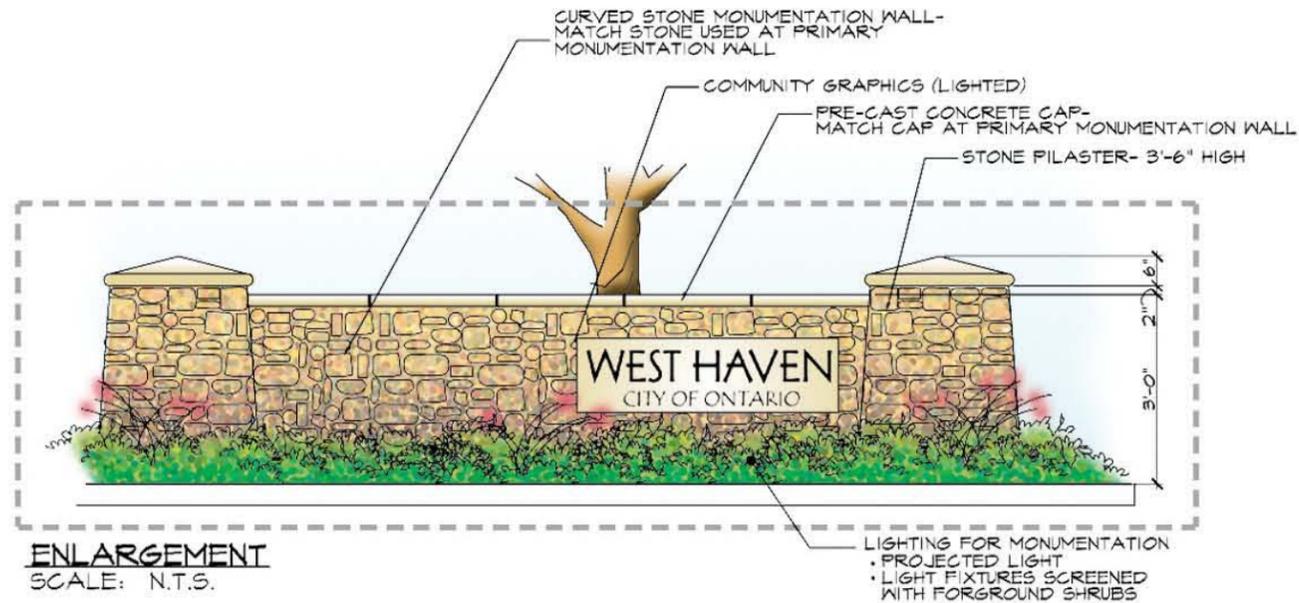


Exhibit 8-27
TYPICAL SECONDARY COMMUNITY MONUMENTATION

8.9.1(c) Typical Neighborhood Residential Entry

Neighborhood Entry Monuments are the final residential iteration of the community monument theme. (See *Exhibits 8-28(a), “Typical Neighborhood Residential Entry”* and *8-28(b), “Typical Neighborhood Residential Entry—Elevation”*). The Neighborhood Entry Monuments are similar in design to the larger community monuments, and are located at the entry to each neighborhood, where the neighborhood streets join to backbone streets. A shortened version of the community theme wall, stone pilasters on either side of the entry road and accent trees impart the sense that each neighborhood is connected to the larger community. The typical neighborhood entry monumentation features the following:

- Gateway stone pilasters each side of the entry road. (See *Exhibits 8-28(a), “Typical Neighborhood Residential Entry”* and *8-28(b), “Typical Neighborhood Residential Entry—Elevation”*).
- Upgrade full height slump block wall at lots directly adjacent to the neighborhood entry road
- Specimen tree with lighting at each corner – 48” box minimum.
- Special neighborhood entry road trees along both sides of the street, 36” box minimum.
- Permanent automatic irrigation using recycled water.
- The neighborhood entry panel is installed by the Builder and HOA maintained.
- Refer to *Table 8-1, “Community Plant Matrix”* for neighborhood monument shrub and tree list.

8.9.1(d) Neighborhood Center Entry Feature

Entries into the Neighborhood Center site are designed and built by the Commercial builder. All commercial entry monumentation and signage are to be placed outside the public right-of-way. All commercial entries shall conform to the City of Ontario standards for commercial/retail. (See *Exhibits 8-29(a), “Neighborhood Center Entry – Haven Avenue,” 8-29(b) “Neighborhood Center Entry –*

Riverside Drive,” and *8-30, “Neighborhood Center Entry—Elevation.”*)

The incorporation of community theming elements, such as the use of stone accents and stone pilasters on entry sign features is encouraged.

Neighborhood Center entries feature the following:

- Four foot (4’) high stone monumentation wall with lighted graphics (both sides of entry drive).
- Three foot (3’) high stone gateway pilasters.
- Pedestrian walkway connection from streetscene sidewalk.
- Specimen entry tree, lighted. (Both sides of entry drive) 48” box minimum.
- Skinned hybrid *Washingtonia filifera* Palm trees in groupings may replace the above entry tree. All Palm trees used at the entry area are to be lighted.
- Shrubs and trees selected from *Table 8-1, “Community Plant Matrix”* or as adopted by the City of Ontario.
- Three foot (3’) high hedge row at parking areas.

8.9.2 Walls and Fences - Introduction

Walls and fences that are used throughout West Haven Specific Plan provide streetscene theming and delineate property boundaries. (See *Exhibit 8-31, “Community Walls and Fences—Locations,” Exhibit 8-32, “Community Walls and Fences—Details”* and *Exhibit 8-33 Community Wall Plan.*)

8.9.2(a) Residential Fencing

General guidelines for use of residential walls and fences are provided below:

- 6’ high walls are used to provide privacy for all homes.
- Since West Haven is a flat site, there is not opportunity for the use of any view fencing.
- The block wall along all perimeter edges and between residential units shall be constructed of ‘Mission’ slump block (or other decorative block) with solid masonry cap. Wall grout

SECTION 8 • DESIGN GUIDELINES

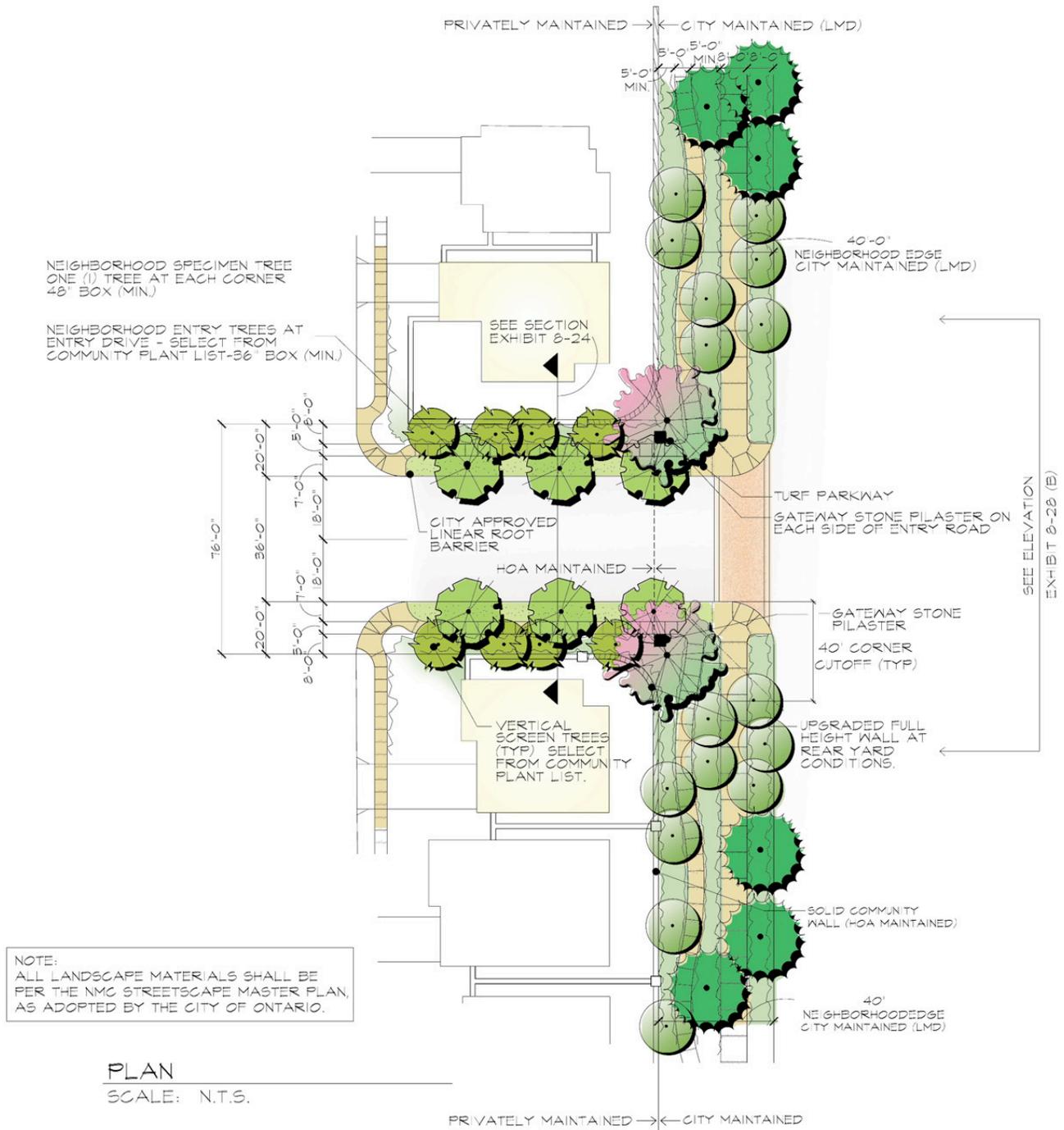
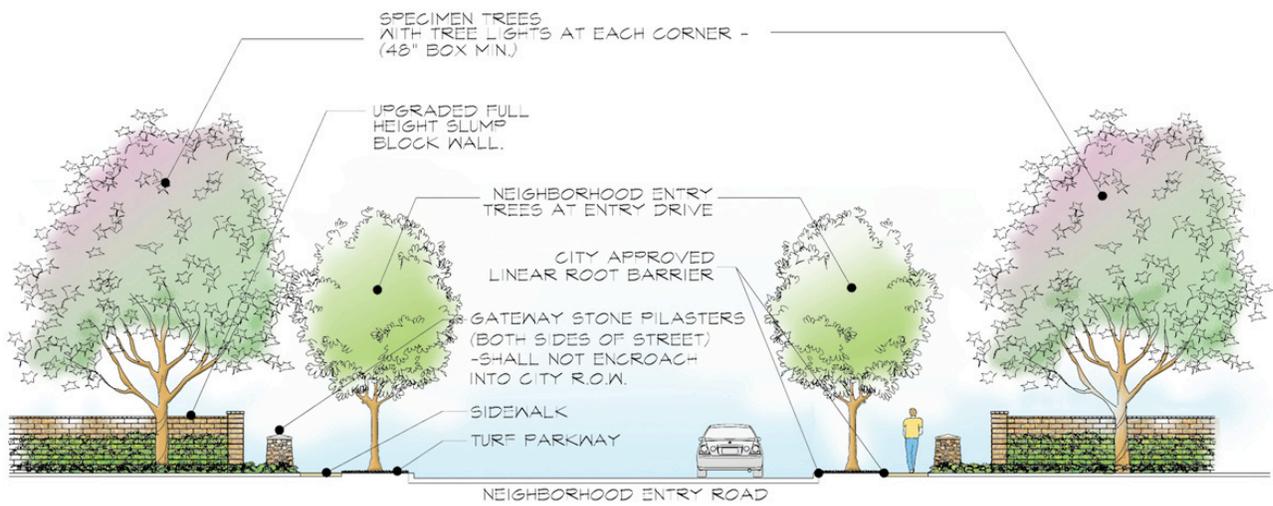


Exhibit 8-28(a)
TYPICAL NEIGHBORHOOD RESIDENTIAL ENTRY

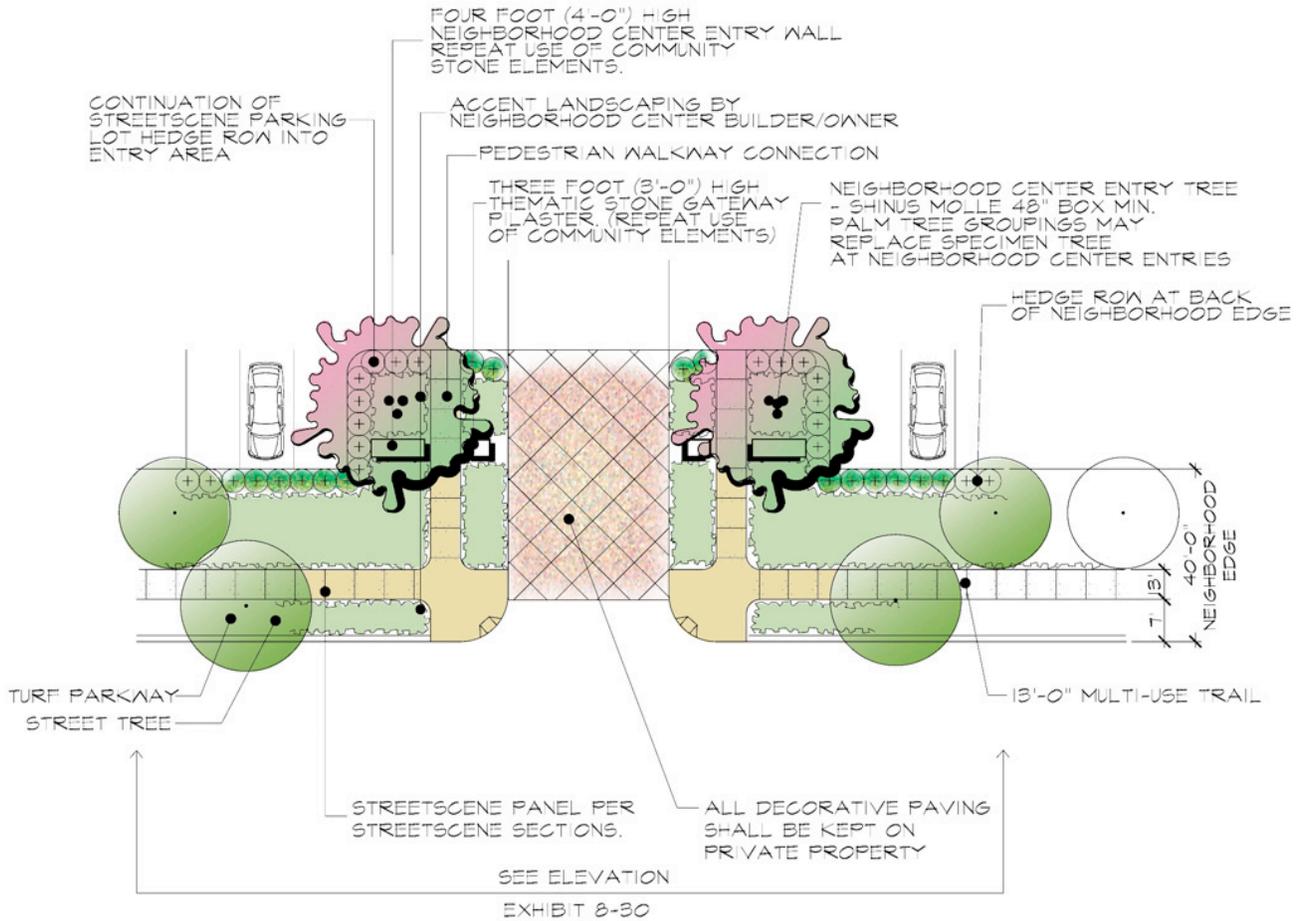


ELEVATION
SCALE: N.T.S.

NOTE:
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PER THE NYC STREETSCAPE MASTER PLAN,
AS ADOPTED BY THE CITY OF ONTARIO.

Exhibit 8-28(b)
TYPICAL NEIGHBORHOOD RESIDENTIAL ENTRY – ELEVATION

SECTION 8 • DESIGN GUIDELINES

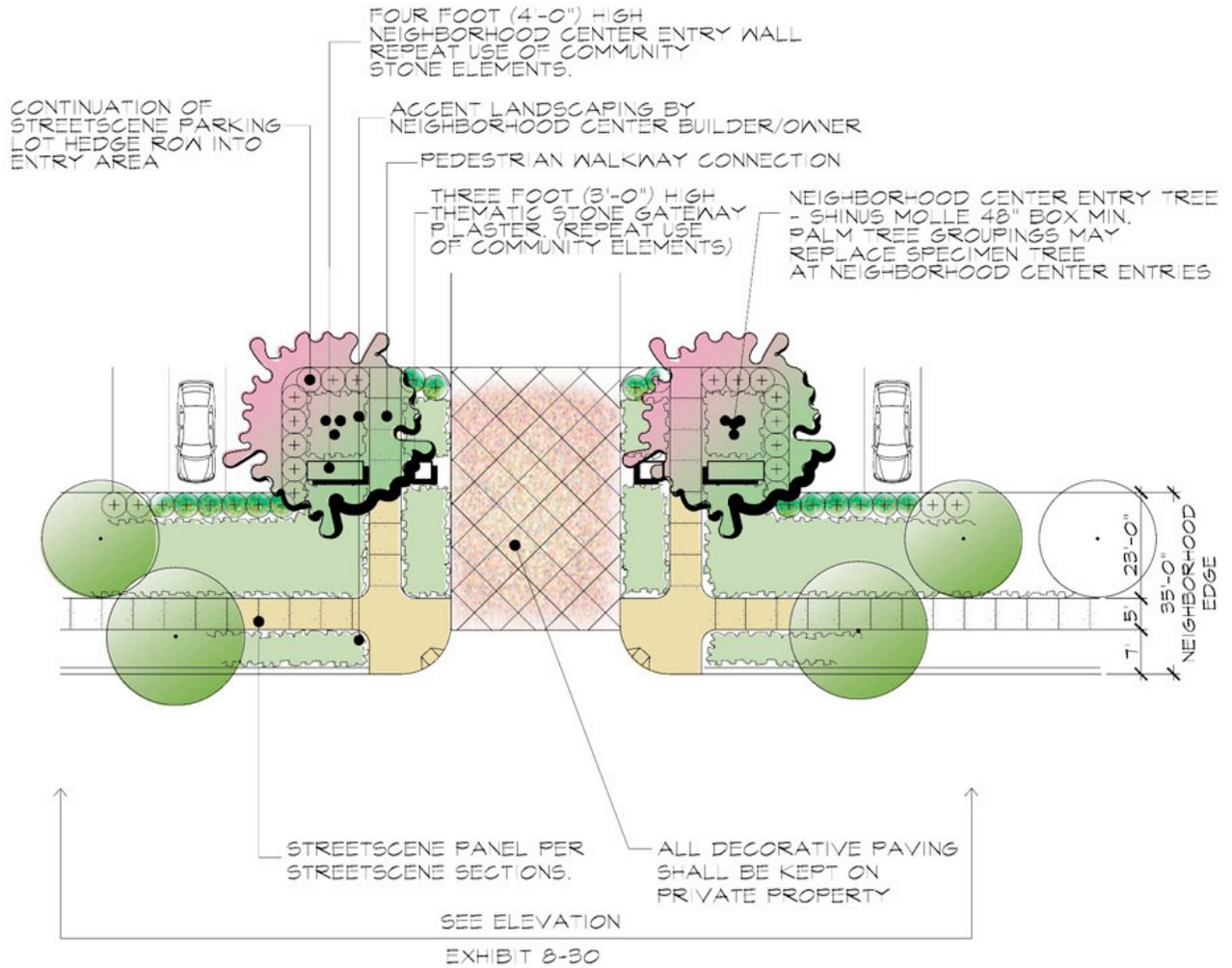


NOTE:
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NOTE:
THIS PLAN IS FOR REPRESENTATIONAL PURPOSES ONLY. FINAL SITE PLAN CONFIGURATION WILL CHANGE DURING THE FINAL SITE PLAN PREPARATION.

PLAN
SCALE: N.T.S.

Exhibit 8-29(a)
NEIGHBORHOOD CENTER ENTRY – HAVEN AVENUE



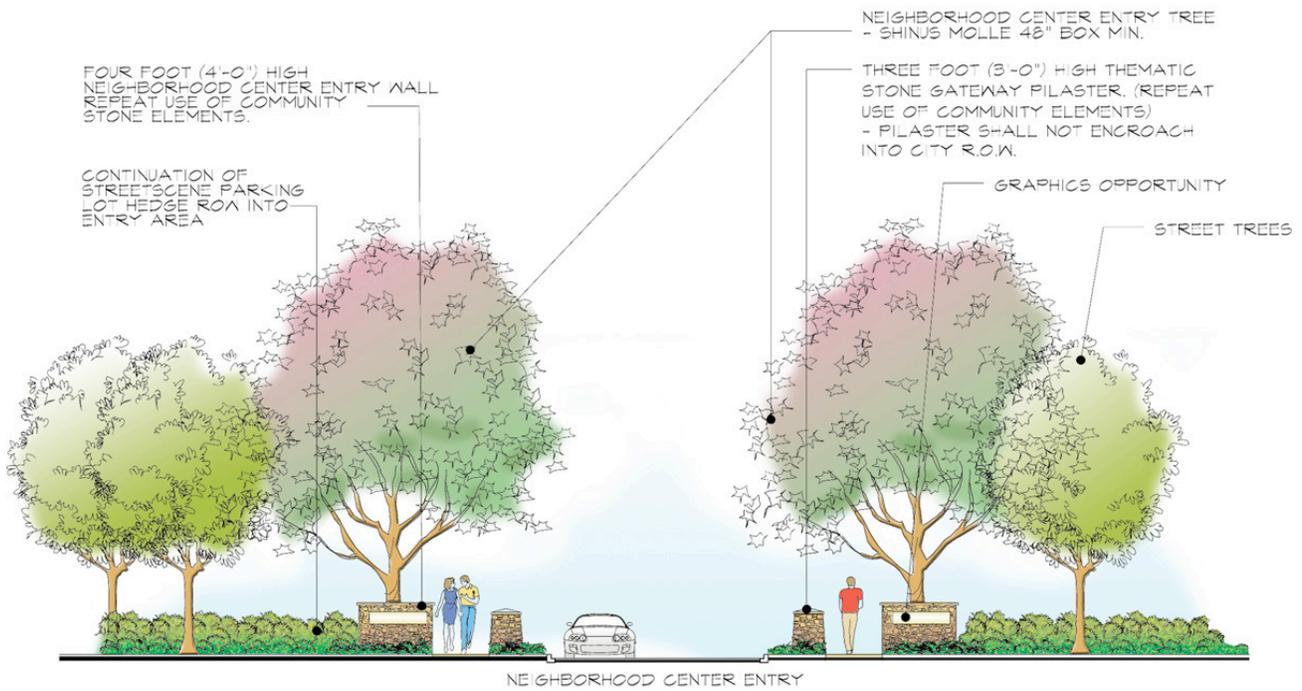
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PLAN
SCALE: N.T.S.

Exhibit 8-29(b)
NEIGHBORHOOD CENTER ENTRY – RIVERSIDE DRIVE

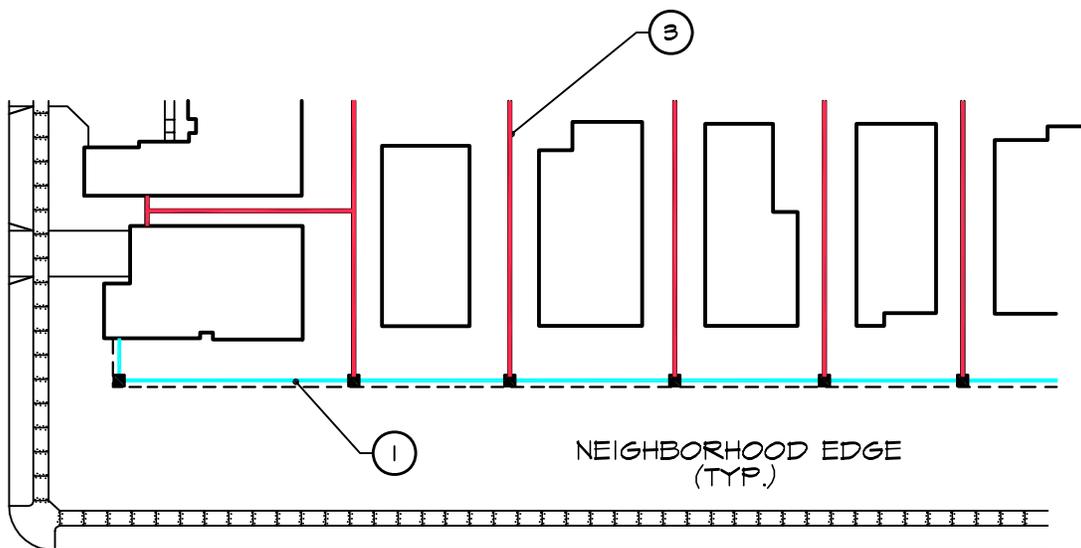
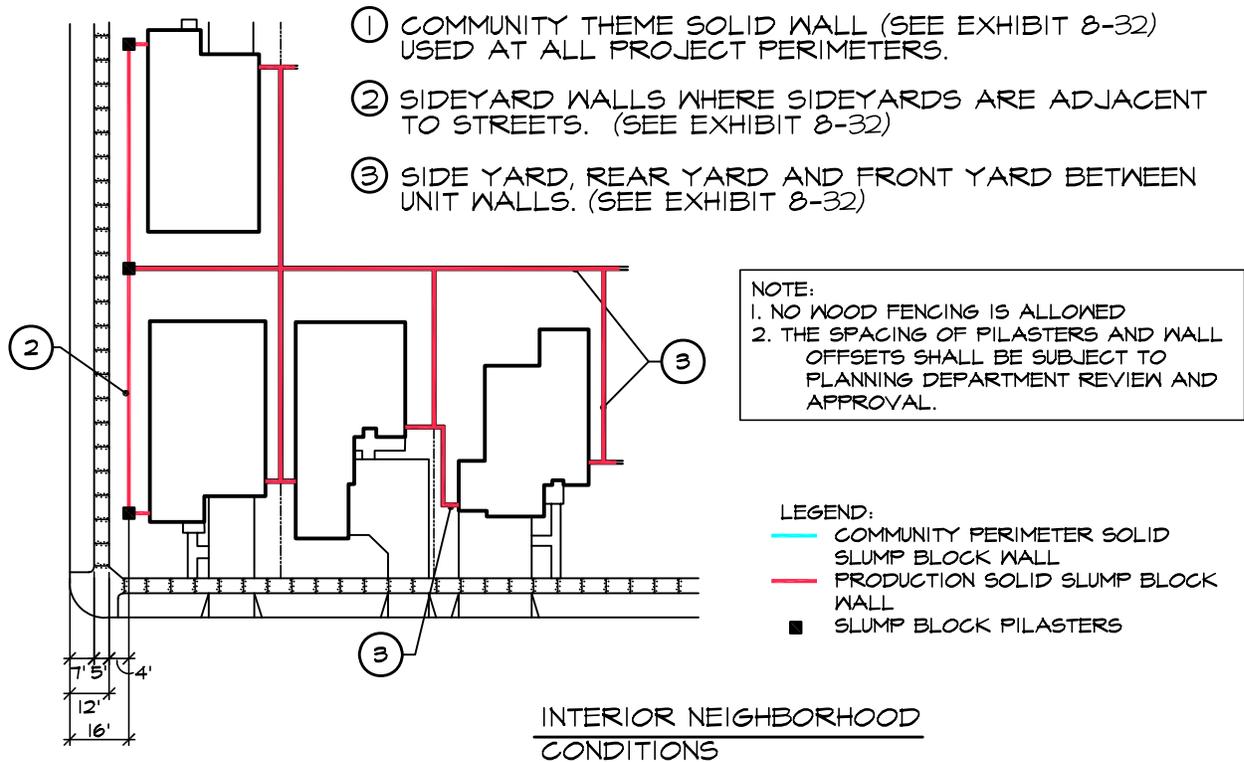
SECTION 8 • DESIGN GUIDELINES



ELEVATION
SCALE: N.T.S.

NOTE:
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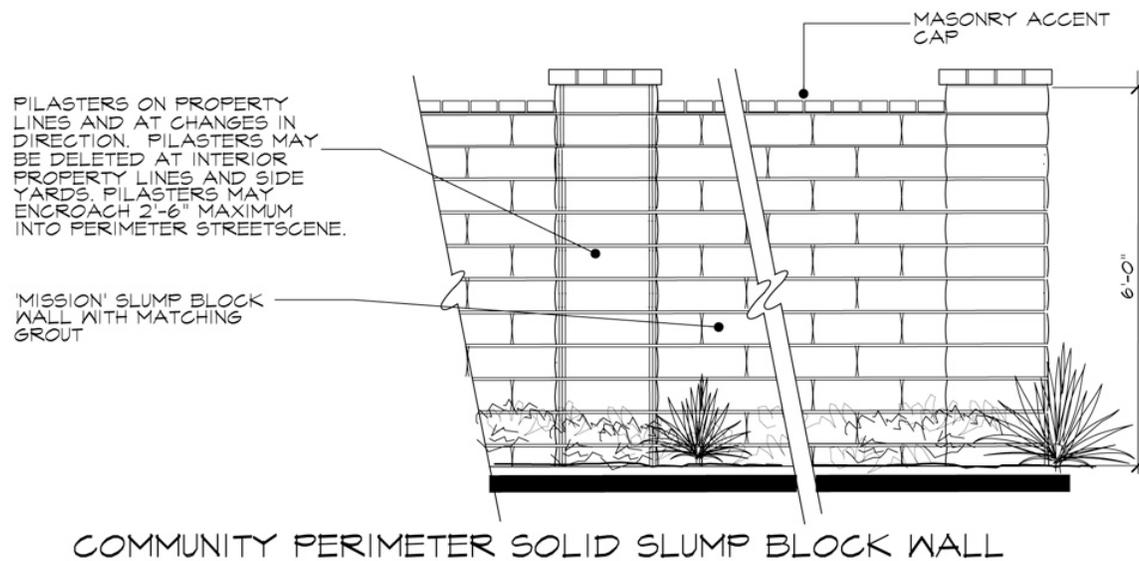
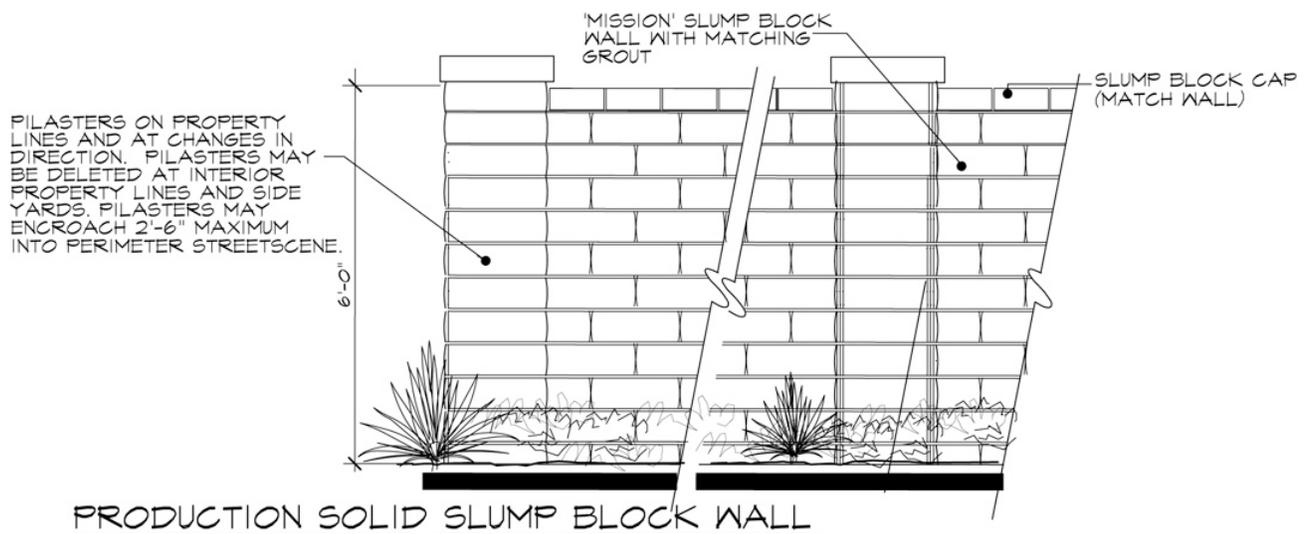
Exhibit 8-30
NEIGHBORHOOD CENTER ENTRY – ELEVATION



SCALE: N.T.S.

Exhibit 8-31
COMMUNITY WALLS AND FENCES – LOCATIONS

SECTION 8 • DESIGN GUIDELINES



NOTES:

1. ALL PERIMETER WALLS ALONG STREETSCENES SHALL BE LOCATED ON THE HOMEOWNER SIDE OF THE PROPERTY LINE
2. PILASTERS MAY ENCROACH A MAXIMUM OF 2'-6" INTO THE STREETSCENE NEIGHBORHOOD EDGE, AS APPROVED BY THE CITY
3. ALL PERIMETER WALLS ARE HOA MAINTAINED
4. ALL WALLS ON HOMEOWNER LOTS SHALL BE HOMEOWNER MAINTAINED
5. THE SPACING OF PILASTERS AND WALL OFFSETS SHALL BE SUBJECT TO PLANNING DEPARTMENT REVIEW AND APPROVAL

Exhibit 8-32 **COMMUNITY WALLS AND FENCES – DETAILS**

LEGEND
 — COMMUNITY PERIMETER
 SOLID SLUMP BLOCK WALL
 — PRODUCTION SOLID SLUMP
 BLOCK WALL

NOTE:
 THE SPACING OF PILASTERS AND
 WALL OFFSETS SHALL BE SUBJECT
 TO PLANNING DEPARTMENT AND
 APPROVAL

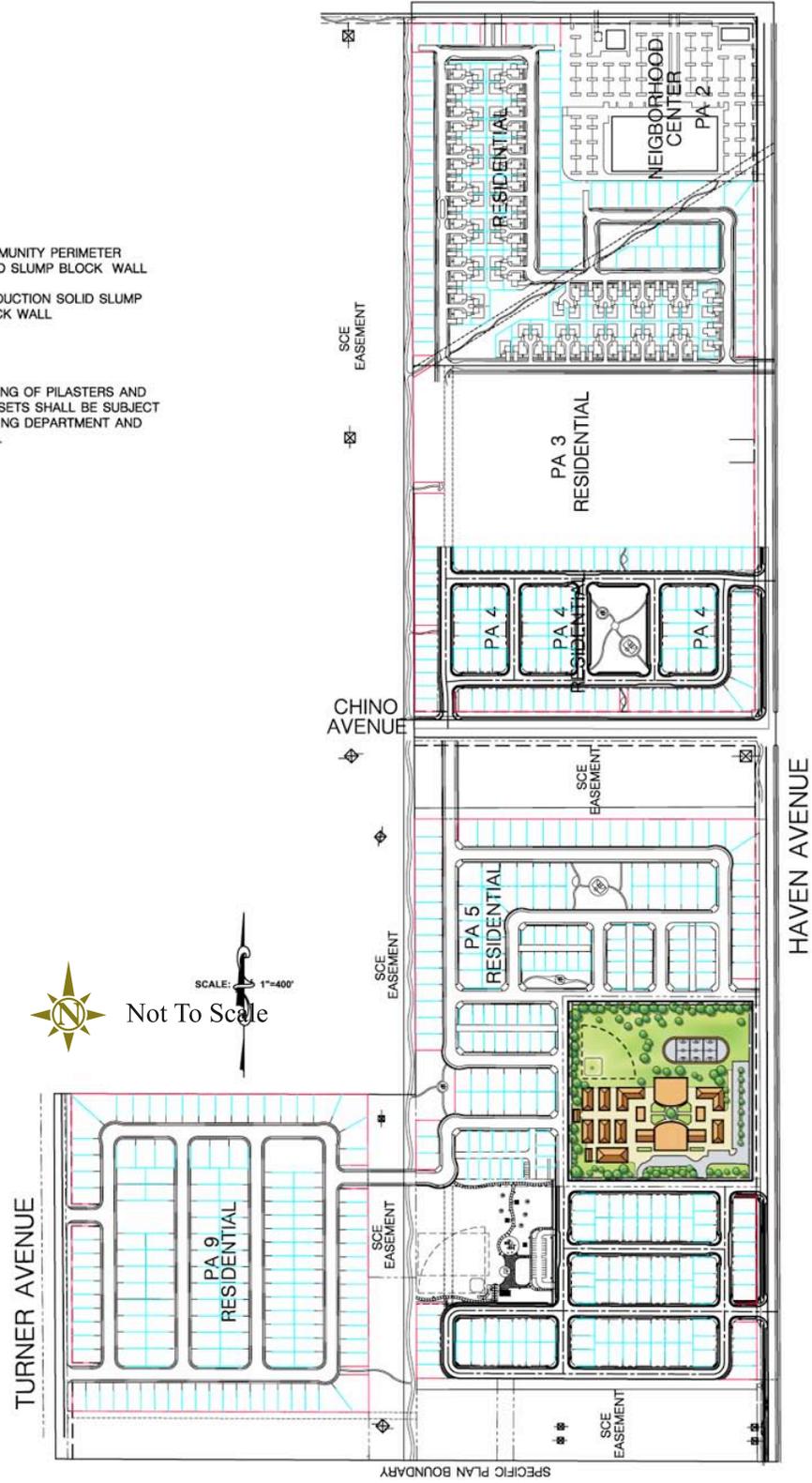


Exhibit 8-33
COMMUNITY WALL PLAN

shall match block color. (See *Exhibit 8-32, “Community Walls and Fences—Details”* and *Exhibit 8-33 “Community Wall Plan.”*)

- A 6’ high block wall or wrought iron fence shall be used at all residential side yards, rear yards and front yard between house fencing.
- Front yard fencing higher than thirty inches (30”) high shall not extend into the front yard beyond the front elevations of the house. No walls or fences may be erected within the street right-of-way.
- All walls and fencing shall conform to applicable State of California and City of Ontario pool codes, whichever is more stringent.

8.9.2(b) Neighborhood Center Fencing

General guidelines for walls and screening of service areas are provided below:

- Trash deposit areas shall be enclosed by a 6’ minimum height solid wall with service gate. All trash enclosures are to be located out of public view.
- Perimeter walls are allowed on the side and rear of the commercial site and shall match the community solid wall. The wall shall be constructed of ‘mission’ slump block with solid masonry cap.
- No walls are permitted beyond the front elevation of the commercial building.
- No wood fence, chain link fence, wire fences, plain concrete block walls or grapestake fence is allowed.

8.9.3 Community Connections And Recreation

Exhibit 8-16, “West Haven Conceptual Landscape Plan” illustrates the location of the 5-acre Neighborhood Park, pocket parks and paseos.

8.9.3(a) Five-Acre Neighborhood Park

Typically, 5 acre net Neighborhood Parks are located adjacent to elementary schools, however, many school districts today, for security purposes, do not favor this arrangement. Most School Districts prefer that the park not be located directly adjacent to the school, and if they are, typically there would be a fence or wall between the two. For these reasons, the Five-Acre Neighborhood Park is located across the street, but within close proximity to the school in Planning Area 8. The park and the elementary do not share play fields or other facilities. (See *Exhibit 8-34, “Five-Acre Neighborhood Park Concept Plan.”*)

The Neighborhood Park which shall be accessible to the public, is located with two (2) streets adjacent to the park and also located next to the SCE Easement paseo system and a pedestrian paseo within Planning Area 8 on the other two (2) sides. The park design shall include entry points from each street as well as from the Planning Area 8 paseo, the SCE Easement Linear Park. The neighborhood park shall include the following:

- 80% level (minimum).
- Sports field shall consist of hybrid Bermuda seed mixture.
- Irrigated with reclaimed water, per City Standard Specifications.
- Tot lot area shall be constructed using a majority of synthetic safety surface per ADA, with wood fiber used in some areas.
- Tot lot shall contain separate play areas for younger children (2 to 5 years old) and an area for older children (5 to 12 years old).
- All trees and shrubs to be selected from *Table 8-1 “Community Plant Matrix”* or as adopted by the City of Ontario.
- Large deciduous canopy trees to be used immediately adjacent (south and west sides) to benches, seating areas and play equipment areas to provide shade in the summer.

The park features shall include the following:

- Children’s Play Area (Tot Lot)
- Sports Field

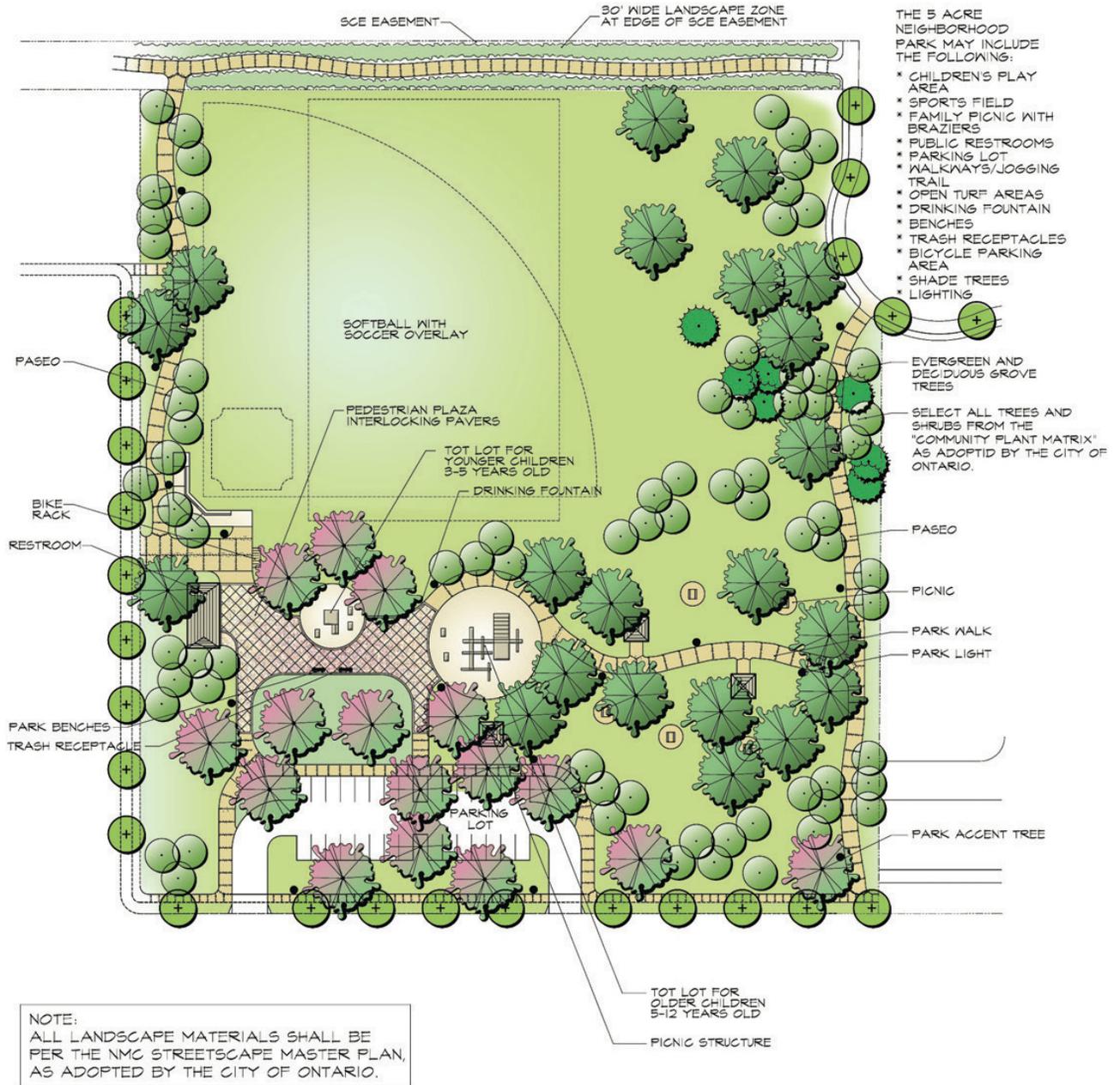


Exhibit 8-34
FIVE-ACRE NEIGHBORHOOD PARK CONCEPT PLAN

- Family Picnic with Braziers
- Drinking Fountain
- Public Restrooms
- Parking Lot
- Concrete Walkways/Jogging Trail
- Open Turf Areas
- Drinking Fountain
- Benches
- Trash Receptacles
- Bicycle Parking Area
- Shade (Picnic Shelter)
- Lighting
- The Neighborhood Park is installed by West Haven Builders and shall be HOA maintained.

8.9.3(b) Community Connections

One primary design element demonstrated in the West Haven Specific Plan is the principle that communities should support pedestrian movement. This goal is achieved in several ways. First, all streets include a sidewalk or paseo system that is separated from the street by a parkway. Second, greenbelts and pedestrian paseos meander through the Southern California Edison (SCE) easement and the gas company easement serve to connect neighborhoods to each other and to other community elements.

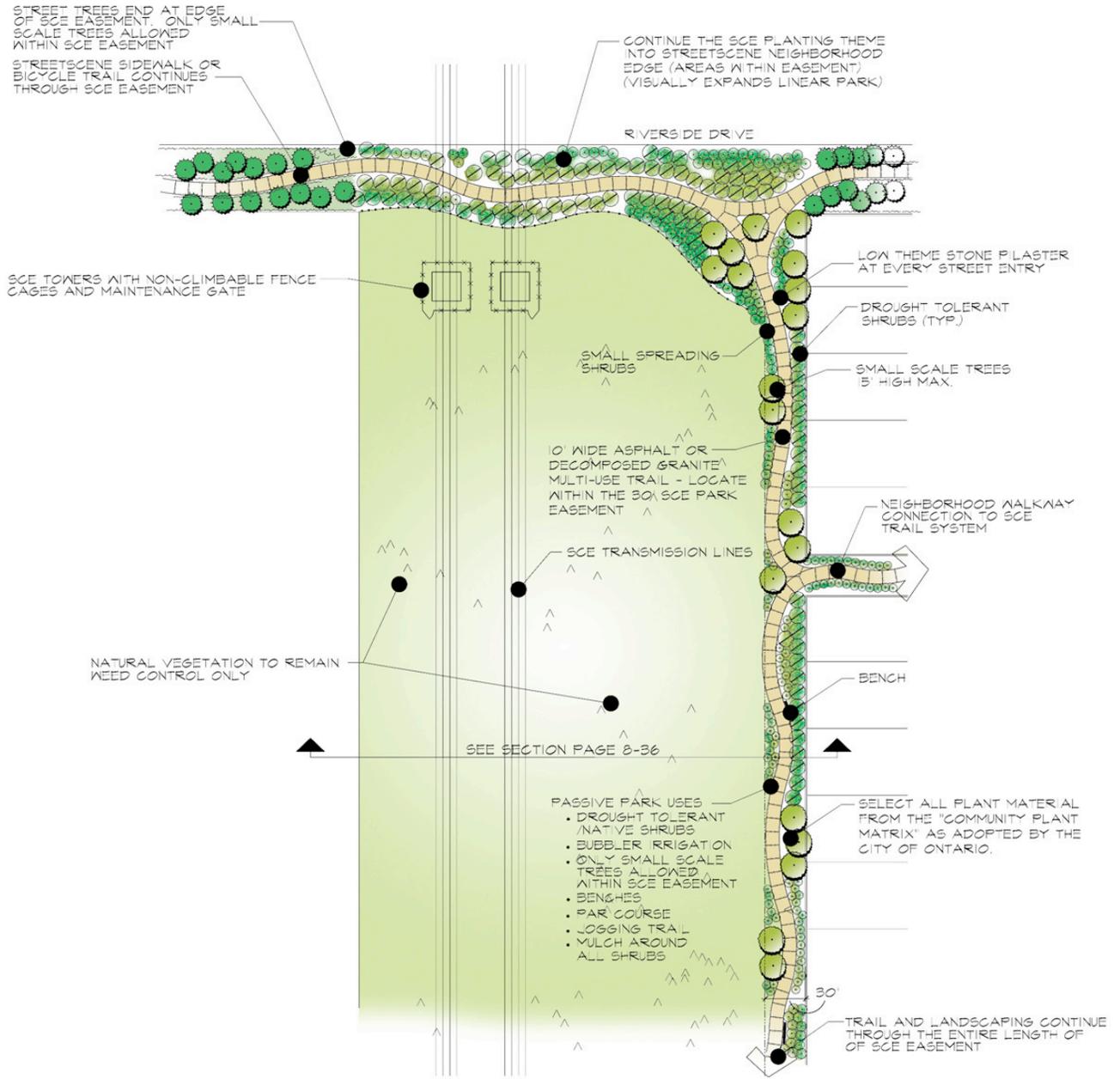
Sidewalks along the community's backbone streets are separated from vehicular travel by a landscaped parkway. The sidewalks along local neighborhood streets are 5' feet wide with a 7' foot wide curbside landscaping zone. These parkway widths have been planned to accommodate appropriate street tree planting with concern for or taking into account the health of trees or destruction of the sidewalk by tree roots. Linear tree root barriers shall be installed adjacent to the edge of sidewalks and curbs when a tree is planted closer than five feet (5') to a curb or sidewalk.

To further encourage walking in the community a series of greenbelt paseos are planned and continue throughout the community.

8.9.3(c) SCE Easement Paseo and Linear Parks

Paseos within the SCE easement shall be accessible to the public, and serve as the primary pedestrian circulation system throughout the West Haven community. The developer shall be responsible for the construction of paseo and linear park usage on their property for the area on which they have underlying ownership. Paseo connections to neighborhoods are planned to allow residents easy access to the paseo system. Additionally, park uses are planned within the easement to allow those utilizing the SCE paseo system opportunities to better utilize the space. Trees, with a maximum height of fifteen feet (15') are allowed within the SCE easement, as well as drought tolerant and native shrubs. The SCE Easement paseo and linear parks within the easement feature the following: (Refer to *Exhibit 8-35, "SCE Easement Paseo and Linear Park Plan View"* and *Exhibit 8-36, "SCE Easement Paseo and Linear Park Section."*)

- A total of a 30' wide paseo and linear park development zone within the SCE Easement.
- 10' wide meandering asphalt or decomposed granite paseo (meanders within the 30' wide development zone).
- Benches.
- Drought tolerant, native shrubs and trees to be selected from select from *Table 8-1, "Community Plant Matrix"* or as adopted by the City of Ontario.
- Bubbler irrigation. (No drip or spray irrigation allowed in the SCE Easement).
- Par stations along the paseo.
- Neighborhood connections to the SCE Easement paseo system.
- All remaining areas within the SCE Easement not within the 30' wide Park Development Zone shall receive 'weed control' as part of on-going Southern California Edison maintenance.
- All improvements within the SCE easement are to be implemented by the Builder and are City (LMD) maintained.
- Final Development Plans within the easement require Southern California Edison approval.

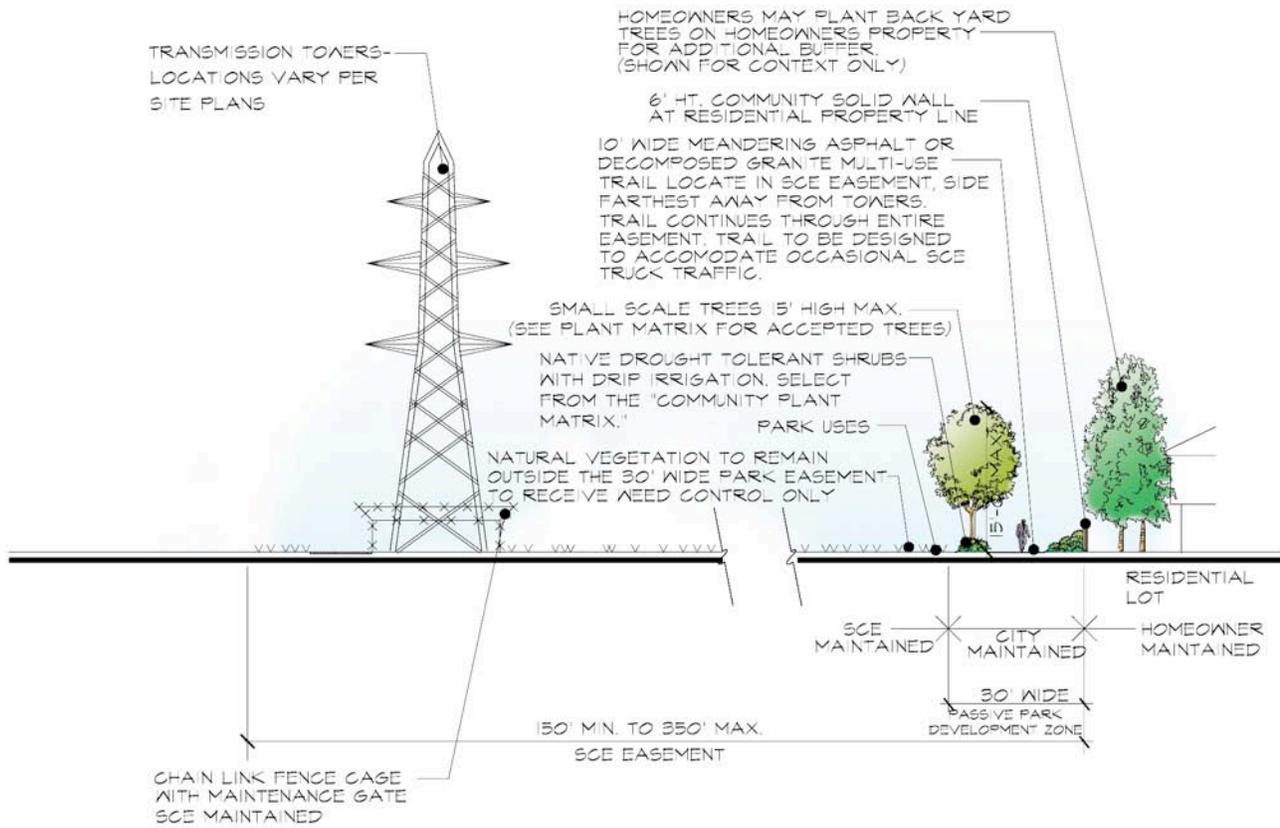


PLAN

NOTE:
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Exhibit 8-35
SCE EASEMENT PASEO AND LINEAR PARK PLAN VIEW

SECTION 8 • DESIGN GUIDELINES



SECTION

SCALE: N.T.S.

NOTE:
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Exhibit 8-36
SCE EASEMENT PASEO AND LINEAR PARK SECTION

- Trees, 15' feet in height (maximum) are allowed within the SCE Easement.
- Notes:
 - 1) No lighting is allowed within the SCE Easement.
 - 2) No irrigation controllers or main line allowed within the SCE Easement.
 - 3) Irrigation lateral lines and bubbler irrigation heads are the irrigation equipment allowed with the easement.
 - 4) No trees over fifteen feet (15') in height are allowed within the easement.

8.9.3(d) Gas Company Easement/Pocket Parks

A 30' wide existing gas company easement lies within Residential Planning Area 1. Pocket parks are a gas company approved use within their easement. Six foot (6') high community walls (except at wall returns) will be utilized at the edge of the easement at residential rear and side yards that are adjacent to the easement. Final lot plotting and wall locations will be further refined during the preparation of the Tentative Map. A ten foot (10') wide service road/pedestrian walkway meanders through the easement with pedestrian walkway connections at neighborhood streets. Pedestrian connections to the SCE easement trail, as well as a pedestrian walkway connection to adjacent neighborhood center will be accommodated. The pocket parks within and adjacent to the gas company easement shall be accessible to the public, and feature the following: (Refer to *Exhibit 8-37, "Typical Pocket Park within Gas Company Easement"* and *Exhibit 8-38, "Gas Easement/Pocket Park Edge"*).

- 30' wide easement.
- 10' wide asphalt meandering service road/pedestrian walkway and jogging trail. Walkway no closer than 10' to a residential rear or side yard wall.
- Passive park uses.
- Benches
- Turf open play areas.
- 6' high community wall at residential property lines.

- Shrub buffer along residential property lines.
- No deep rooted trees, select from *Table 8-1, "Community Plant Matrix"* or as adopted by the City of Ontario.
- Walkway connections to SCE easement trail system.
- Walkway connection to the neighborhood center planned for Planning Area 2.
- No tree (ultimate drip line) shall be any closer than 10' to the gas line.
- All improvements within the gas company easement shall be made by the Planning Area builder in which they fall, and shall be professionally maintained by the HOA.
- Final development plans within the gas company easement require gas company approval.
- Gas Company easement pocket parks shall count towards required pocket park acreage.

8.9.3(e) Pocket Parks

As indicated in the City of Ontario New Model Colony General Plan Amendment, the formula for determining acreage for Pocket Parks indicates for every 250 dwelling units, 2 acres of pocket parks are required. The size and location of the neighborhood pocket parks vary depending on the location and acreage required. As each residential neighborhood is designed, the final acreage, configuration and final locations of pocket parks will be determined. The pocket parks shall be accessible to the public, and shall be built by the West Haven Builders and shall be maintained by the HOA.

These pocket parks create open spaces where neighbors can visit near their homes. Depending on the intended use, the design of these parks will vary. Some may include tot lot and open play spaces for young children. Some may include facilities designed for more active adults, such as a multi-purpose sports park. Others may contain more passive spaces with gardens, seating areas, walkways and open turf areas. Generally, parks planned within a residential parcel should be designed to front on three (3) neighborhood streets. Three possible examples are illustrated in *Exhibit 8-39, "Typical Child Active Pocket Park,"*

SECTION 8 • DESIGN GUIDELINES

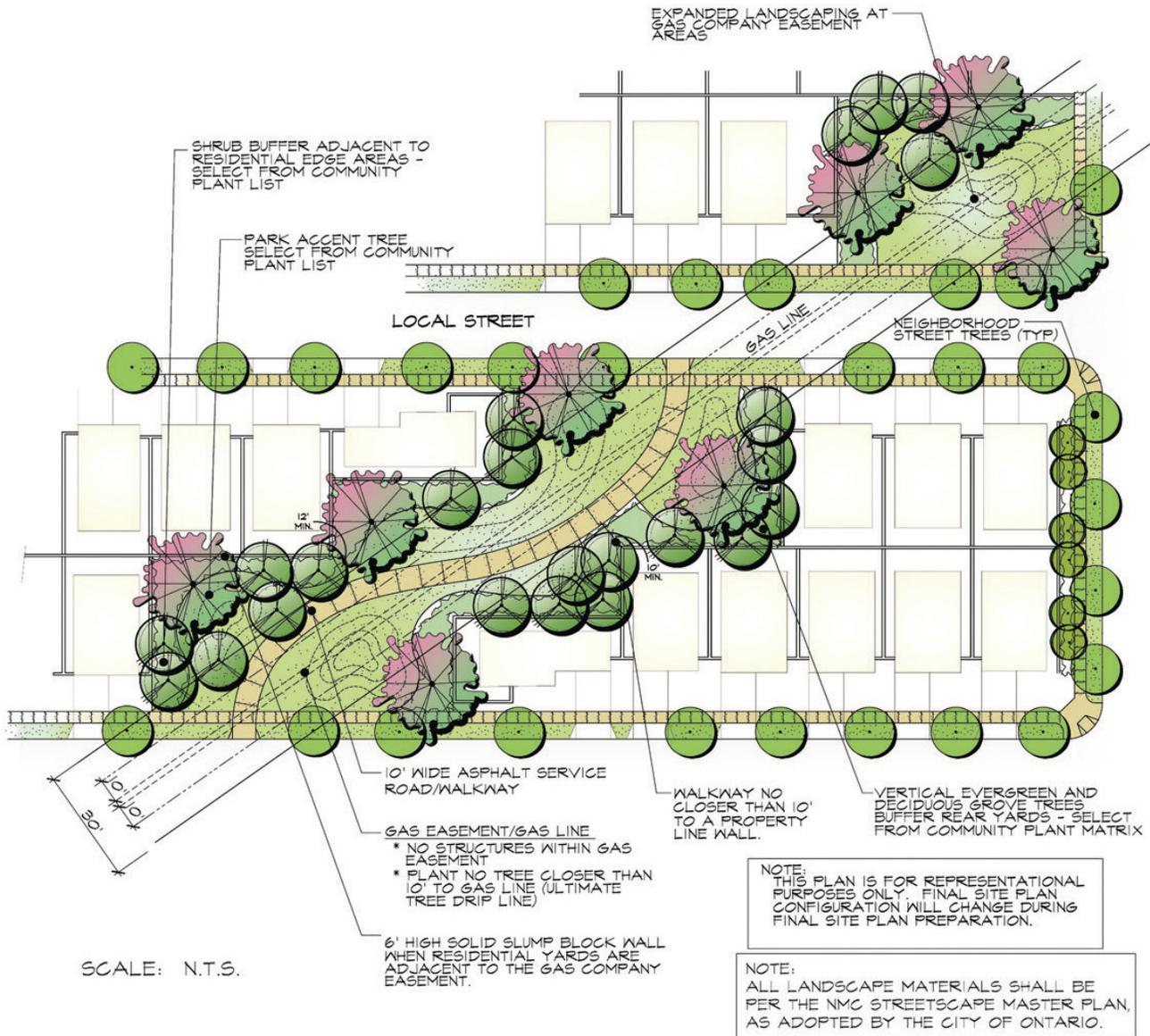
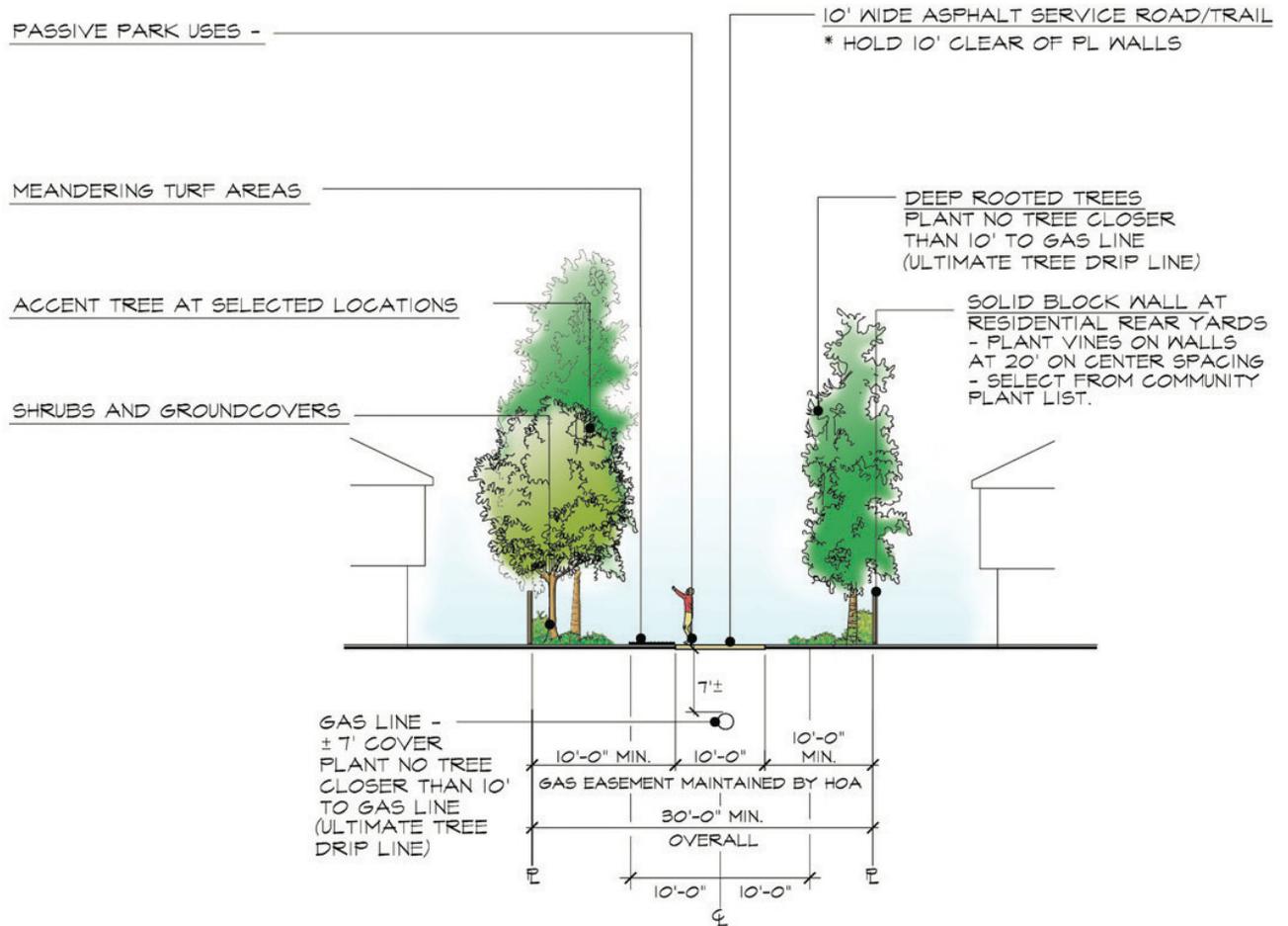


Exhibit 8-37
TYPICAL POCKET PARK WITHIN GAS COMPANY EASEMENT



SECTION
SCALE: N.T.S.

NOTE:
1. SELECT ALL PLANT MATERIAL FROM COMMUNITY PLANT MATRIX AS ADOPTED BY THE CITY OF ONTARIO.
2. ALL LANDSCAPE MATERIALS SHALL BE PER THE NMC STREETSCAPE MASTER PLAN, AS ADOPTED BY THE CITY OF ONTARIO.

Exhibit 8-38
GAS EASEMENT/POCKET PARK EDGE

SECTION 8 • DESIGN GUIDELINES

TYPICAL CHILD ACTIVE PARK MAY INCLUDE:

- TOT-LOT/PLAY AREA
- SAFETY FENCE
- SHADE TREES
- SEATING
- PARK ACCENT TREES
- FAMILY PICNIC AREA
- WALKWAY
- RESIDENTIAL TREE AND SHRUB BUFFER-12' WIDE(MIN)
- TRASH RECEPTACLES
- DRINKING FOUNTAIN
- LIGHTING
- THREE SIDES OF PARK TO HAVE STREET FRONTAGE(MIN)

NOTE:
ALL LANDSCAPE MATERIALS SHALL BE PER THE NMC STREETScape MASTER PLAN, AS ADOPTED BY THE CITY OF ONTARIO.

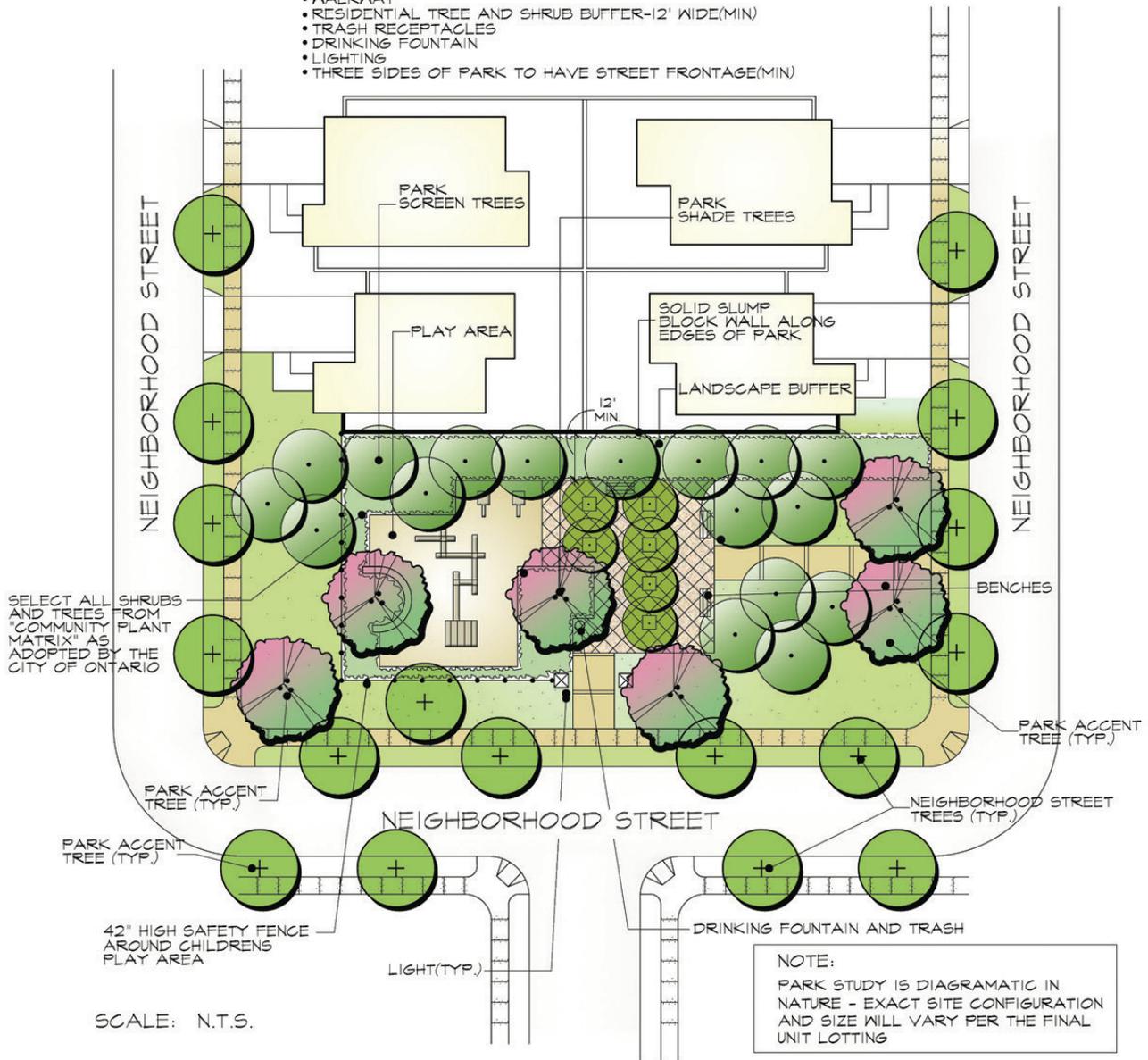


Exhibit 8-39
TYPICAL CHILD ACTIVE POCKET PARK

Exhibit 8-40, “Typical Passive Pocket Park” and **Exhibit 8-41, “Typical Adult Active Pocket Park.”** These are very general in nature and should not be interpreted as design plans.

Some pocket parks, at City discretion, may be located within the Gas Company easement within Planning Area 1. This park counts toward, and more than satisfies, the pocket park acreage required for that planning area. The total acreage for the Gas Company easement and all pocket park totals approximately 6.3 acres, which satisfies the 6.02 acre pocket park requirement, as calculated below. Also note the pocket park requirement in Planning Area 8 will be satisfied in Planning Area 4 due to the proximity of the Neighborhood Park adjacent to Planning Area 8.

What follows is the calculated pocket park acreage required for each Planning Area:

Planning Area 1:

173 Dwelling Units (173 / 250 du x 2.0 ac = 1.38 acres of pocket parks)

Planning Area 2:

Neighborhood Center Commercial (no park requirements)

Planning Area 3:

92 Dwelling Units (92 / 250 du x 2 ac = .74 acres of pocket parks)

Planning Area 4:

106 Dwelling Units (106 / 250 du x 2 ac = .85 acres of pocket parks)

Planning Area 5:

149 Dwelling Units (149 / 250 du x 2 ac = 1.19 acres of pocket parks)

Planning Area 6:

5 Acre Neighborhood Park

Planning Area 7:

10 Acre School Site (no park requirements).

Planning Area 8:

90 Dwelling Units (90 / 250 du x 2 ac = .72 acres of pocket parks)

Planning Area 9:

143 Dwelling Units (143 / 250 du x 2 ac = 1.14 acres of pocket parks)

Total acreage of Pocket Park Requirement:

6.02 Acres

The two pocket parks within Planning Area 9 shall be named “Arnaud Minnaberry Park” and “James D. Fahs, Jr. Park” as illustrated on **Exhibit 9-6, “Planning Area 9 – Conceptual Lotting.”**

8.9.4 Landscape Requirements

8.9.4(a) Residential

The Ontario New Model Colony Streetscape Master Plan indicates tree varieties, sizes and spacing for backbone streets. All plant material selected from the above Master Plan and as shown in this Specific Plan are subject to change, as adopted by the City of Ontario.

Each Planning Area residential lot shall receive a minimum of one (1), twenty-four inch (24”) box size street tree planted in the right-of-way, (centered in the parkway). Corner lots shall receive a minimum of two (2) twenty-four inch (24”) box Street trees also planted in the side yard right-of-way parkway. (See **Exhibit 8-42, “Typical Neighborhood Landscape Plan”**).

Note: Homeowners may not remove street trees.

One (1) species of tree shall be selected for each residential street to enforce the individual neighborhood streetscene identity. All neighborhood street trees shall be selected from **Table 8-1 “Community Plant Matrix.”**

8.9.4(b) Neighborhood Center

- All on-site trees shall be placed so as to integrate the Neighborhood Center site into the overall community setting. No on site trees shall be planted within the streetscene Neighborhood Edge.
- Groupings of Palm trees shall be integrated into the Neighborhood Center site. At a minimum,

SECTION 8 • DESIGN GUIDELINES

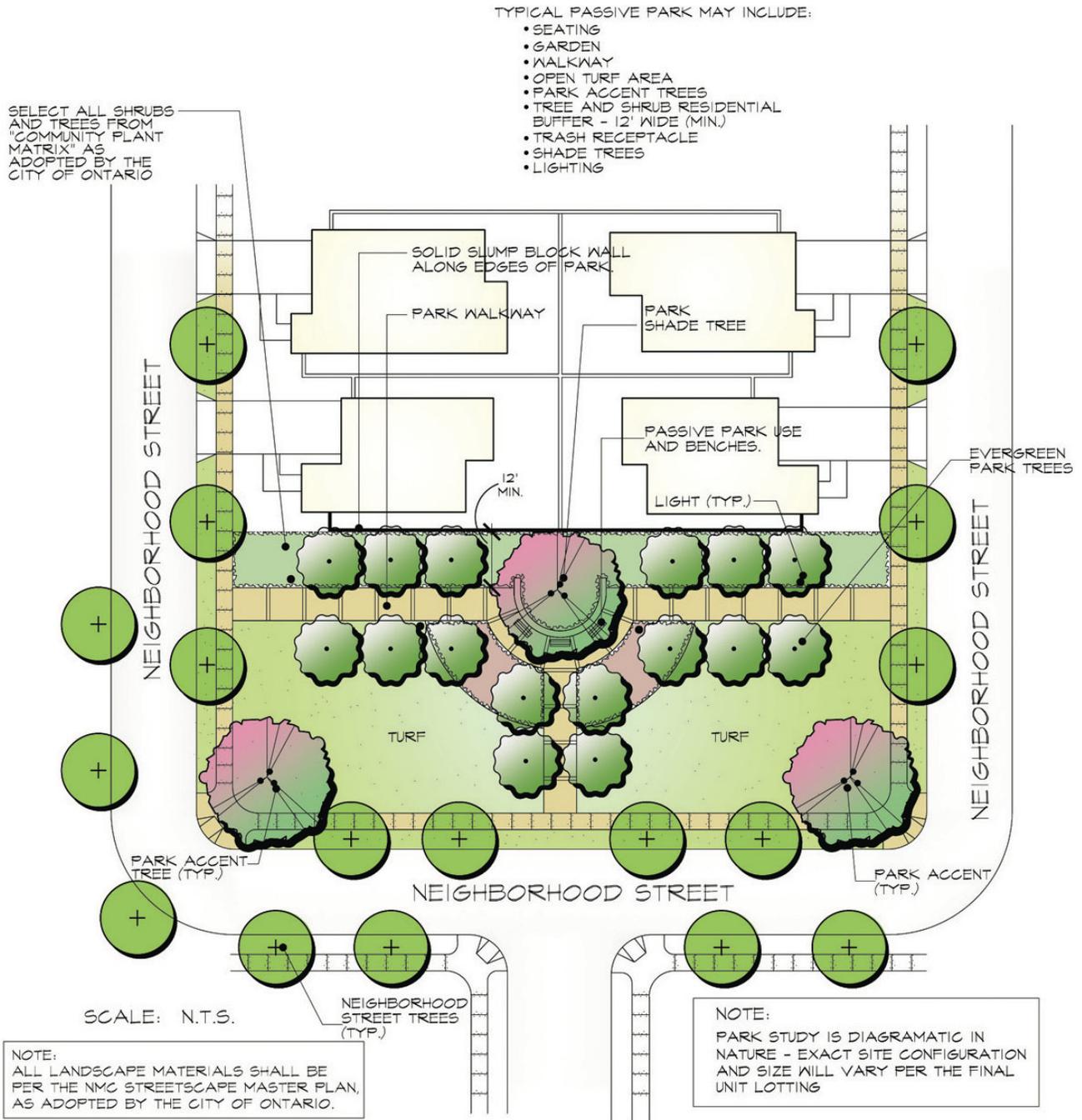


Exhibit 8-40
TYPICAL PASSIVE POCKET PARK

TYPICAL PASSIVE PARK MAY INCLUDE:

- SEATING
- GARDEN
- WALKWAY
- OPEN TURF AREA
- PARK ACCENT TREES
- TREE AND SHRUB RESIDENTIAL BUFFER-12' WIDE(MIN.)
- TRASH RECEPTACLE
- SHADE TREES
- DRINKING FOUNTAIN
- LIGHTING

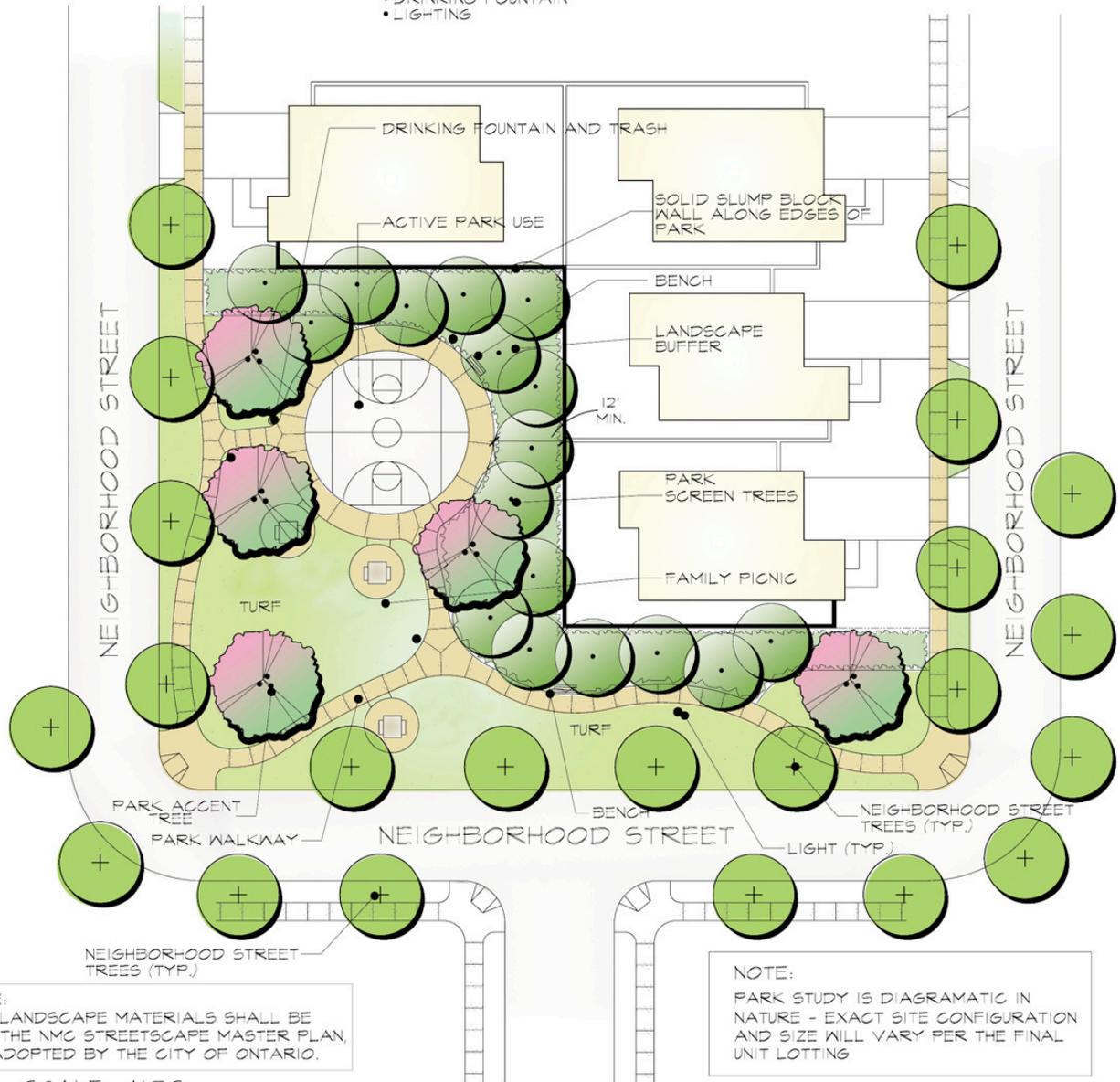
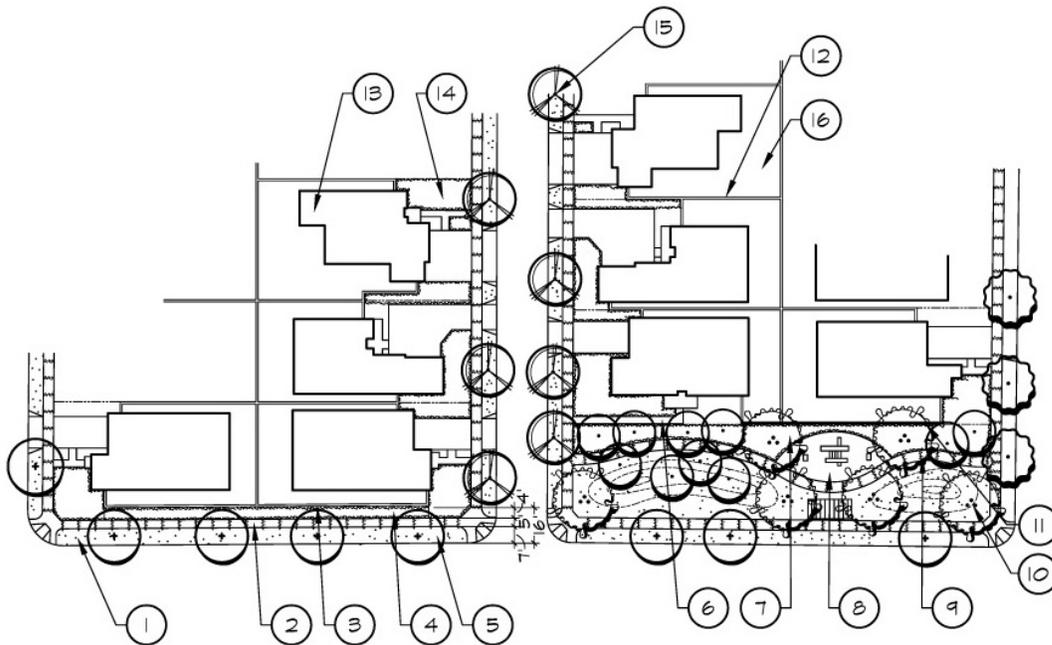


Exhibit 8-41
TYPICAL ADULT ACTIVE POCKET PARK

SECTION 8 • DESIGN GUIDELINES

- | | | |
|--|--|--|
| ① 7'-0" TURF PARKWAY | ⑦ SHRUB BUFFER AT RESIDENTIALEDGE | ⑬ TYPICAL HOUSE PLOTTING |
| ② 5'-0" SIDEWALK | ⑧ PASSIVE OR ACTIVE POCKET PARK | ⑭ FRONT YARD LANDSCAPING BY THE DEVELOPER |
| ③ 6'-0" HIGH WALL | ⑨ PARK WALK | ⑮ EACH NEIGHBORHOOD STREET PLANTED WITH A DIFFERENT SPECIES OF TREE. ENFORCE STREETSCENE IDENTITY. |
| ④ 4'-0" WIDE SIDEYARD SHRUB ZONE. | ⑩ PARK ACCENT TREE | ⑯ REAR YARD LANDSCAPING BY HOMEOWNER |
| ⑤ NEIGHBORHOOD STREET TREE - 24" BOX | ⑪ 6'-0" HIGH SOLID COMMUNITY WALL (WHEN SIDEYARD FACES PARK) | |
| ⑥ RESIDENTIAL FRONT YARD (MAY FACE PARK) | ⑫ 6'-0" HIGH REAR AND SIDE YARD PROPERTY LINE WALL | |



- STREET TREES
 - ONE (1) PER LOT OR 30' ON CENTER SPACING (FRONT YARD)
 - TWO (2) STREET TREES ON SIDEYARDS (MINIMUM)
 - STREET TREES SELECTED FROM THE COMMUNITY PLANT LIST
- ALL TREES AND SHRUBS TO BE SELECTED FROM THE COMMUNITY PLANT LIST
- ALL STREET TREES TO BE 24" BOX MINIMUM
- ALL STREET TREES TO BE HOA MAINTAINED

NOTE:
ALL LANDSCAPE MATERIALS SHALL BE PER THE NMC STREETSCAPE MASTER PLAN, AS ADOPTED BY THE CITY OF ONTARIO.

SCALE: N.T.S.

Exhibit 8-42
TYPICAL NEIGHBORHOOD LANDSCAPE PLAN

Palm tree groupings shall be located at corners of the parcel and at focal points within the site. Palm tree groupings may also be used at the entry areas.

- Refer to **Section 8.9.2(b), “Neighborhood Center Fencing”** for wall design criteria.
- All Neighborhood Center entry drives shall incorporate a pedestrian sidewalk. The use of community entry thematic elements such as specimen trees, Palm trees, stone walls and pilasters serve to tie the Neighborhood Center site into the over-all community.
- All areas not occupied by buildings or parking lot shall be landscaped using a combination of turf, shrubs and trees, in accordance with the City of Ontario Standards. All plant material to be selected from **Table 8-1, “Community Plant Matrix”** or as adopted by the City of Ontario.
- The driveway and the entry planters shall be installed and maintained by the parcel owner. The driveway paving, walk, entry monument wall, lighting equipment, and landscaping shall also be maintained by the parcel owner.
- Visual impact of parking areas shall be minimized by location and arrangement of parking spaces. The use of landscape screening plant materials and berms is encouraged.
- Parking requirements shall conform to regulations and ordinances of the City of Ontario.
- Truck and service vehicle parking must be provided in a designated area separate from the auto parking. It is to be located at the side or rear of the building and visually screened.
- All off-street parking spaces shall be a minimum of nine (9’) feet in width and nineteen feet (19’) in depth.
- Parking stalls with a side abutting a wall, shall be two (2’) feet wider than the standard required width.
- All parking areas and drives shall be separated from landscaped areas by concrete curbs, which serve as automobile wheel stops, unless 0” curb to comply with DMPs, NPDES, etc, in which case separate wheel stops will be provided.

- Parking area landscaping is required for the screening of large parking areas to limit their visual impact. Landscaped islands shall be provided at the ends of stall rows to break up parking areas. These islands shall be a minimum of five feet (5’) in width (excluding curbs) to allow for planting of trees, as well as fingers within the parking area.
- At a minimum one (1) fifteen (15) gallon tree shall be planted within the parking lot for every ten (10) parking stalls.

8.9.5 Maintenance Responsibility

Maintenance and installation responsibility is shared between the Homeowners, the Builder, Homeowner Association, the City of Ontario (LMD) and the Neighborhood Center Parcel Owner. (See **“Maintenance Responsibility Matrix”, Section 10, Table 10-2.**)

8.9.5(a) General Maintenance Procedures

In general the landscape maintenance shall be performed on a daily basis by a Licensed Landscape Contractor under contract with the Homeowner Association (HOA). All work shall be performed based on an annual maintenance calendar of monthly and weekly maintenance tasks.

Landscape maintenance shall include, but not be limited to the following:

- Irrigation System Maintenance
 - a. Water Management
 - b. Submittal of monthly water usage records
 - c. Repair irrigation systems on a daily basis
 - d. Monitor the irrigation for clogged heads or malfunctions.
- Annual horticultural soil test to confirm seasonal fertilizer recommendations.
- Work Near Utilities
 - a. Notify the appropriate utility company/ “Underground Service Alert” before performing maintenance work around utilities.
- Weeding/Mulching

- a. Weeding shall be performed on a weekly basis. Utilize mulch, proper watering and pre-emergents as necessary to control weeds.
- Mowing
 - a. All lawns shall be mowed weekly during the growing season and as needed throughout the non-growing season. Dispose of all clippings in a approved recycling site.
- Trimming Trees and Shrubs
 - a. Trim all trees annually to shape trees, and prevent heavy limbs from damage in the wind. Perform safety pruning of low hanging limbs immediately when noticed.
 - b. Street tree canopies shall be trimmed to 7'-0" clear.
 - c. All shrubs in public view areas shall be trimmed to grow no higher than 3'-0".
- Rodent/Insect Control
 - a. Treat the site and plant material for rodents and insects whenever noticed.
- Hardscape
 - a. Keep all walks clear of debris at all times.
- Trash Collection
 - a. Collect and remove trash from the site on an as needed basis.
- Drainage Facilities
 - a. Maintain all landscape drainage facilities on a on-going basis.
- Safety Procedures
 - a. Review all safety procedures with the maintenance staff on a weekly basis. Steps shall be taken at all times to protect the public from all equipment used on the site. Set up protected work areas as necessary when performing landscape maintenance.
- Monthly Maintenance Review
 - a. Perform a monthly maintenance review of all areas with the HOA, and generate a list of items to be completed during the next month.
- Grading and Drainage

The following grading and drainage guidelines shall apply to all Landscape areas, as approved by the City of Ontario.

- a. All Landscape areas shall have a positive surface flow from high points at 2% minimum.
- b. Maximum grade for turf – 5:1.

8.9.6 Landscape Lighting

All perimeter and neighborhood streets shall receive uniform lighting standards to insure project consistency. All street lights shall be per the City of Ontario Standards and Regulations, and shall be in conformance with Southern California Edison Company. All other site lighting shall be uniform and unobtrusive and shall comply with City and Police Department Standards. To also aid in project consistency, no neon or low-pressure sodium lighting will be permitted. All lighting shall comply to the following:

- The following areas are to be illuminated
 - a. Entry Monumentation
 - b. Streetscenes
 - c. Pocket Parks
 - d. Neighborhood Park
 - e. Paseos not within the SCE Easement
- Per Southern California Edison (SCE) restrictions, no lighting will be allowed within the SCE Easement.
- Outdoor lighting shall comply with any and all applicable requirements and policies of the City of Ontario. Energy conservation, safety, and security should be emphasized when designating any lighting system.
- All lighting plans shall be prepared by a State of California Licensed Electrical Engineer, or as approved by the City of Ontario.
- All outdoor lighting, including spotlights, floodlights, electrical reflectors and other means of illumination for signs, structures, landscaping, parking, loading, unloading, and similar areas

shall be focused, directed, and arranged to prevent glare and illumination on streets or adjoining property.

- All exterior lights should be shielded and focused to minimize spill light into adjacent properties.
- Light globes shall be of unbreakable plastic, recessed, or otherwise designed to reduce the problems associated with damage and replacement of fixtures. Fixtures shall be vandal resistant, yet should not look institutional. All light fixtures shall meet all City of Ontario Public Works requirements and standards for light fixtures used in public spaces.
- The following shall receive area lighting as follows:
 - a. *Community Monumentation Walls Graphics* – Lighted with flood lights (wash wall with light), illuminating graphics. Lights shall be screened with low shrubbery, as approved by the City of Ontario
 - b. *Palm Trees at Monumentation Corners* – Washingtonia Palms at entry monumentation areas shall be lighted using spot lights (two (2) per tree), attached to Palm trunk, three-quarter (3/4) up the trunk – as approved by the City of Ontario.
 - d. *Specimen Tree at Major, Secondary and Neighborhood Entries* – Lighted with tree up-lights (two (2) per tree). Lights shall be screened with low shrubbery – as approved by the City of Ontario.
 - e. *Neighborhood Park and Pocket Park Walkways* – Lighted by either a decorative pole light (15’ high maximum) or a decorative bollard type light fixture – as approved by the City of Ontario (also see **Section 8.10.6 “Site Furniture”**).
 - f. *Parking Lots* – lighted by a decorative pole light (25’ minimum height) – as approved by the City of Ontario (also see **Section 8.10.6 “Site Furniture”**).
 - g. *Street Lights* – Lighted using a Southern California Edison approved street light – as approved by the City of Ontario. (also see **Section 8.10.6 “Site Furniture”**).
 - h. *Alleys* – Exterior wall mounted lights with a photo cell – as approved by the City of Ontario.
- All exterior lighting design should develop a sense of hierarchy by varying fixtures and illumination levels. Proper lighting helps to define the organization of public spaces. Entry areas (both pedestrian and vehicular), public plazas, community facilities, and highly used recreation areas shall be creatively lit to develop a sense of place and arrival.
- All exterior lighting designs shall address the issue of security. Parking lots, alleys, pedestrian walkways, and building entrances shall be well lighted for security reasons.
- No freestanding residential lighting fixtures shall exceed fifteen feet (15’) in height; parking lot light standards shall not exceed twenty-five feet (25’). In no case shall overwash occur beyond the property lines.
- Service area lighting shall be contained within the service yard boundaries and enclosure walls. No light spillover should occur outside the service area. The light source is not to be visible from the street. The use of wall packs shall be avoided.
- All electrical meter pedestals and light switch/control equipment shall be located with minimum public visibility or shall be screened with appropriate plant materials.

8.10 Plant Material Guidelines

8.10.1 Introduction

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 West Haven. The plant material lists have been selected for their appropriateness to the project theme, climatic conditions, soil conditions and concern for maintenance. Wherever possible, overall plant material selection for given project areas, shall have compatible drought resistant characteristics. Irrigation programming can then be

designed to minimize water application for the entire landscape setting.

8.10.2 Planting Constraints

There are several planting and hardscape restrictions, constraints and considerations that occur with the West Haven Community as follows:

- No tree planted closer than 4' to a hardscape element – trees closer than 5' require a linear type root barrier adjacent to sidewalk and curb, as approved by the City of Ontario.
- Walkways within the greenbelt and SCE Easement are to be no closer than 10 feet (10') to a property line wall, to allow for adequate screening.
- Walkways within the Gas Company Easement are to be no closer than ten feet (10') to a property line wall to allow for adequate screening.
- Trees within the Gas Company Easement shall be deep rooted trees. The ultimate drip line of all trees shall be held 10' clear of the existing gas line.
- Trees within the Linear Park area in the SCE Easement shall be small drought tolerant trees, not higher than fifteen feet (15') high.

8.10.3 Planting Schedule

Installation of plant materials during the coldest winter months (December through February) and the hottest summer months (July through September) can be difficult. Container plant material not acclimated to the area can easily suffer from frost damage 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 is done during these difficult periods, plant establishment may be difficult, and may require a prolonged period of time.

8.10.4 Horticultural Soils Test Requirements

Soil characteristics within the West Haven project will vary due to the current dairy operations. The owners of parcels shall procure a horticultural soils report prior to landscaping to determine the proper soil preparation, planting amendments and maintenance required for all plant material. In addition to agricultural suitability, testing shall also be performed to establish the percolation rate of the soil to determine its suitability for retention and infiltration of storm water runoff from paved areas of the site. The horticultural soils testing shall be performed by a qualified soils testing laboratory and shall include soil fertility, agricultural suitability analysis and pre-planting and post-planting recommendations.

8.10.5 Irrigation

All irrigation systems installed in any commonly irrigated lots, and which are maintained by the Homeowner Association or a Landscape Maintenance District shall be designed to conform to the states Water Conservation Assembly Bill 325 and any City of Ontario Water Conservation Guidelines currently in effect. All irrigation systems shall be installed in conformance with all City of Ontario Standards.

All landscaped areas to include neighborhood parkways and residential front yards shall be watered with a permanent underground irrigation system, and shall be designed with head to head 100 percent double coverage. Landscape areas within the SCE Easement shall be watered using 'point irrigation' bubbler systems. Spray irrigation heads and drip irrigation shall not be used in the SCE Easement area. No irrigation controllers or irrigation main line are allowed within the SCE Easement.

All HOA or City LMD maintained areas shall be designed using treated recycled water.

Water saving irrigation equipment shall be used, including flow sensors, moisture sensors, and using CIMIS irrigation management system.

The following shall be incorporated into all irrigation designs and installations:

- Water Meter – per City of Ontario requirements.

- Electrical Meters – per City of Ontario requirements.
- Basket Strainer – for Reclaimed Irrigation Systems.
- Backflow Device – for Domestic Irrigation Systems.
- Irrigation Pumps – if required (no plastic).
- Remote Control Master Irrigation Valves
- Pressure Regulators – if required, based on pressure.
- Quick Coupler Valves – 100’ on center.
- Remote Irrigation Control Valves
- Flow Sensors
- Gate Valves
- Irrigation Controllers – shall be Central Control Irrigation System, per the City of Ontario.
- Communication Conduit/Cable – provide conduit and pull boxes and cable.
- Irrigation PVC Mainline – provide purple pipe reclaimed mainline for all reclaimed irrigation systems.
- Irrigation Lateral Lines – purple pipe.
- Irrigation Sleeves – provide irrigation wire and pipe sleeves under all streets and hardscape.
- Irrigation common and control wires per City of Ontario.
- Irrigation Turf Heads – provide 6” pop up heads for all turf areas.
- Shrub Heads – provide 12” pop up heads for all shrub areas.
- Pressure Compensating Screens – provide pressure compensating screens to adjust to all spray heads.

8.10.6 Site Furniture

Site furniture in addition to landscape materials, color, texture and theming create the overall identity of the West Haven specific Plan Area, making it different from other communities within the New Model Colony Master Planned Community.

Some examples of the West Haven site furniture imagery are as follows (*all the following are pending following final adoption by the City of Ontario*):

8.10.6(a) Overall Site Furniture at Community Level Imagery

(See *Exhibits 8-43(a)* through *(d)* “*Community Site Furniture Imagery.*”)

- Benches at the major community monumentation
- Trash receptacles
- Stone at monumentation walls with lighting
- Stone pilasters
- Street light
- Bus stop shelter
- Mail boxes

8.10.6(b) Overall Site Furniture at Parks and Paseo Areas Imagery

(See *Exhibits 8-44(a)* through *(f)* “*Park and Paseo Site Furniture Imagery.*”)

- Benches
- Trash receptacles
- Picnic tables
- Brazier
- Bike rack
- Drinking fountain
- Picnic shelter (Polygon shelter with slatted roof)
- Tot-lot
- Walkway and area lighting.

SECTION 8 • DESIGN GUIDELINES

TRASH RECEPTACLE AT MAJOR COMMUNITY MONUMENTATION AND AT BUS STOPS



- IRONSITES TRASH, ASH AND RECYCLING RECEPTACLES
COLOR: BLACK
(OR AS ADOPTED BY THE CITY OF ONTARIO)

VICTOR STANLEY, INC.
PO DRAWER 330
DUNKIRK, MD 20754
301-855-8300
800-368-2573
FAX: 410-257-7579

AVAILABLE THROUGH:
DAVE BANG ASSOCIATES
PO BOX 1088
TUSTIN, CA 92781
800-669-2585



BENCH AT MAJOR COMMUNITY MONUMENTATION AND AT BUS STOPS

- BENCH
MODEL 58-60 6' BENCH/ 58-80 8' BENCH
COLOR: BLACK
(OR AS ADOPTED BY THE CITY OF ONTARIO)

DUMOR, INC.
PO BOX 142
MIFFINTOWN, PA 17055
714-430-2106
FAX: 717-430-9839

AVAILABLE THROUGH:

WAKEFIELD CO.
ATTN: RYAN MIJA
949-552-1130
949-552-1626



- COLORED CONCRETE WITH BOMANITE FINISH
PATTERN: ASHLAR SLATE
COLOR: DESERT TAN
(OR AS ADOPTED BY THE CITY OF ONTARIO)

BOMANITE CORPORATION
PO BOX 599
MADERA, CA 93639-0599
559-673-2411
fax: 559-673-8246

AVAILABLE THROUGH:

SULLIVAN CONCRETE TEXTURES
1111 BAKER STREET
COSTA MESA, CA 92626

714-556-7633
714-755-5541

Exhibit 8-43(a) COMMUNITY SITE FURNITURE IMAGERY

BUS STOP SHELTER



- PER NMC STREETScape MASTER PLAN

STONE AT MONUMENTATION WALLS
AND PILASTERS

- COUNTRY LEDGESTONE
COLOR: SHALE LEDGESTONE (CSV-20044)
(OR AS ADOPTED BY THE CITY OF ONTARIO)

CULTURED STONE
OWENS CORNING
ONE OWENS CORNER PARKWAY
TOLEDO, OHIO 43659
(800) 255-1727

AVAILABLE THROUGH:

CULTURED STONE
27702 CROWN VALLEY PKWY #151 SUITE D-4
LADERA RANCH, CA 92694
(949) 347-6904



Exhibit 8-43(b)
COMMUNITY SITE FURNITURE IMAGERY

SECTION 8 • DESIGN GUIDELINES

STREET LIGHTING

THE SELECTED STREET LIGHT WILL BE THE SCE CARPINTERIA POLE AND TEAR DROP FIXTURE WITH 250 WATT OPTICS, AVAILABLE FROM:
SOUTH COAST LIGHTING
1391 CALLE AVENZADO
SAN CLEMENTE, CA 92673
PHONE: 949-276-8850
FAX; 949-276-8855



THE ALUMINUM CARPINTERIA POLE AND FIXTURE WILL BE PAINTED BLACK. THE ONLY EXCEPTION TO THE SELECTED FIXTURE WILL BE ON THE SOUTH SIDE OF RIVERSIDE DRIVE. COBRAHEAD FIXTURES WILL BE INSTALLED ON THE SOUTH SIDE TO MATCH THE EXISTING ONES ON THE NORTH



Exhibit 8-43(c) COMMUNITY SITE FURNITURE IMAGERY



- MAILBOX
COURTYARD POST
4XD1-8008-CY-SI-103-SI-025
COLOR: BLACK

CUSTOM HOME ACCESSORIES, INC.
11300 TRADE CENTER DRIVE, STE. A
RANCHO CORDOVA, CA 95742

800-265-0041
916-635-0228
CONTACT: STEVE WHISENHUNT

Exhibit 8-43(d)
COMMUNITY SITE FURNITURE IMAGERY

TRASH RECEPTACLE AT ALL PARKS AND IN PASEOS



- IRONSITES TRASH, ASH AND RECYCLING RECEPTACLES
COLOR: BLACK
(OR AS ADOPTED BY THE CITY OF ONTARIO)

VICTOR STANLEY, INC.
PO DRAWER 330
DUNKIRK, MD 20754
301-855-8300
800-368-2573
FAX: 410-257-7579

AVAILABLE THROUGH:

DAVE BANG ASSOCIATES
PO BOX 1088
TUSTIN, CA 92781
800-669-2585

Exhibit 8-44(a)
PARK AND PASEO SITE FURNITURE IMAGERY

**BIKE RACK- NEIGHBORHOOD
PARK AND POCKET PARKS**



- BIKE RACK
125-130 SERIES
COLOR: BLACK
(OR AS ADOPTED BY THE CITY OF ONTARIO)

AVAILABLE THROUGH:

DUMOR, INC.
PO BOX 142
MIFFINTOWN, PA 17055
717-430-2106
FAX: 717-430-9839

**DRINKING FOUNTAIN- NEIGHBORHOOD
PARK AND POCKET PARKS**



#3511 FR

#3511

- DRINKING FOUNTAIN
PEDESTAL FOUNTAIN #3511
COLOR: BLACK
(OR AS ADOPTED BY THE CITY OF ONTARIO)

AVAILABLE THROUGH:

HAWS CORPORATION
MANUFACTURES REPRESENTATIVE:
R.V. AND ASSOCIATES
JACKIE
707-745-3655
3200 BAYSHORE ROAD
BENICIA, CA 94510
FAX: 707-745-2059

PICNIC SHELTER



- SCOTTS DALE SERIES
16' X 16' MODEL
COLOR: BLACK POSTS WITH TERRA COTTA
STEEL ROOF
(OR AS ADOPTED BY THE CITY OF ONTARIO)

CLASSIC RECREATION SYSTEMS, INC.
(800) 697-2195

AVAILABLE THROUGH:

HANSON ASSOCIATES
18448 WARD ST.
FOUNTAIN VALLEY, CA 92708
(714) 593-1060

Exhibit 8-44(b)
PARK AND PASEO SITE FURNITURE IMAGERY

SECTION 8 • DESIGN GUIDELINES

PARK BENCH



- BENCH
MODEL C-10: CLASSIC SERIES
6-FOOT LENGTH
COLOR: BLACK
(OR AS ADOPTED BY THE CITY OF ONTARIO)

VICTOR STANLEY, INC.
P.O. DRAWER 330
DUNKIRK, MD 20754
301-855-8300
800-368-2573
FAX: 410-257-7579

AVAILABLE THROUGH:
DAVE BANG ASSOCIATES, INC.
PO BOX 1088
TUSTIN, CA 92781
(800) 669-2585

PARK BRAZIER



- PEDESTAL GRILL
MODEL 205-X
(OR AS ADOPTED BY THE CITY OF ONTARIO)

IRON MOUNTAIN FORGE
LITTLE TIKES COMMERCIAL PLAY SYSTEM INC.
P.O. BOX 89
ONE IRON MOUNTAIN DRIVE
FARMINGTON, MI 63640
573-756-4591
800-325-8828

AVAILABLE THROUGH:
PACIFIC DESIGN CONCEPTS
PO BOX 1909
HUNTINGTON BEACH, CA
(800) 367-7325

Exhibit 8-44(c) PARK AND PASEO SITE FURNITURE IMAGERY

SECTION 8 • DESIGN GUIDELINES



PICNIC TABLE

- PEDESTAL TABLE
MODEL 264-4XR
(OR AS ADOPTED BY THE CITY OF ONTARIO)

IRON MOUNTAIN FORGE
LITTLE TIKES COMMERCIAL PLAY SYSTEM INC.
P.O. BOX 897
ONE IRON MOUNTAIN DRIVE
FARMINGTON, MI 63640
573-756-4591
800-325-8828
FAX: 573-756-0319

AVAILABLE THROUGH:
PACIFIC DESIGN CONCEPTS
PO BOX 1909
HUNTINGTON BEACH, CA
(800) 367-7325



- PEDESTAL TABLE
MODEL 266-6XR
ADA ACCESSIBLE
(OR AS ADOPTED BY THE CITY OF ONTARIO)

IRON MOUNTAIN FORGE
LITTLE TIKES COMMERCIAL PLAY SYSTEM INC.
P.O. BOX 897
ONE IRON MOUNTAIN DRIVE
FARMINGTON, MI 63640
573-756-4591
800-325-8828
FAX: 573-756-0319

AVAILABLE THROUGH:

PACIFIC DESIGN CONCEPTS
PO BOX 1909
HUNTINGTON BEACH, CA
(800) 367-7325

PICNIC TABLE
ADA ACCESSIBLE

Exhibit 8-44(d)

PARK AND PASEO SITE FURNITURE IMAGERY

SECTION 8 • DESIGN GUIDELINES



PLAY STRUCTURE EXAMPLE
7-12 YEARS OLD

- ALL TOT-LOT EQUIPMENT PLAY WORLD, LANDSCAPE STRUCTURES OR AS APPROVED BY THE CITY OF ONTARIO PARKS AND MAINTENANCE DEPARTMENT.

PLAYWORLD SYSTEMS

1000 BUFFALO ROAD
LEWISBERG, PA 17837
(800) 233-8404

SOUTHERN CALIFORNIA REPRESENTATIVE

RECWEST OUTDOOR PRODUCTS, INC.
31320 VIA COLINAS, SUITE 108
WESTLAKE VILLAGE, CA 91362
(818) 735-3838

ROOFS- FOREST GREEN

UNDER STRUCTURE- SAND AND YELLOW
(OR AS ADOPTED BY THE CITY OF ONTARIO)

PLAY STRUCTURE
EXAMPLE
TODDLERS



Exhibit 8-44(e) PARK AND PASEO SITE FURNITURE IMAGERY

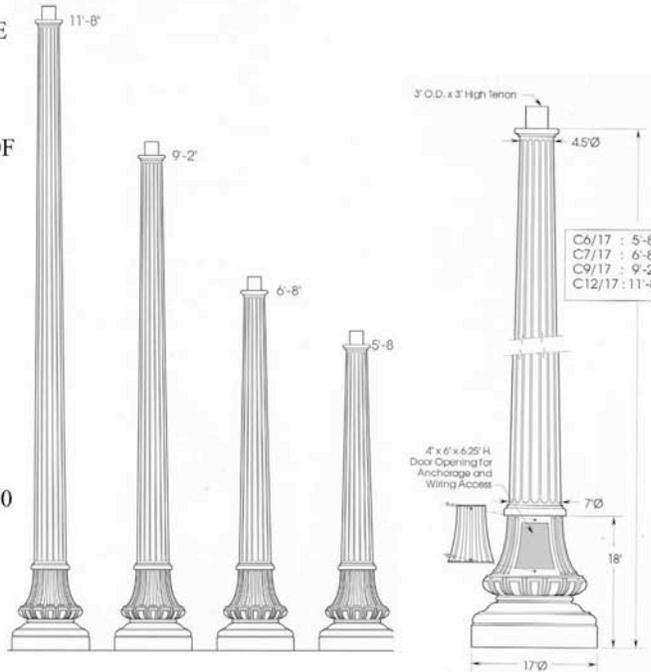
WALKWAY AND AREA LIGHTING IMAGERY

- CAST IRON POSTS - 17" DIA. BASE
CAPITOL SERIES
(CLAM-SHELL STYLE BASE)
COLOR: BLACK
(OR AS ADOPTED BY THE CITY OF ONTARIO)

ANTIQUÉ STREET LAMPS, INC.
PO BOX 150279
AUSTIN, TX, 78715-0279
512-295-3585
FAX: 512-295-3330

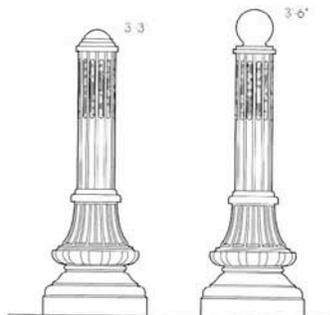
AVAILABLE THROUGH:

PACIFIC LIGHTING SALES, INC.
23666 BUTCHER DRIVE, SUITE 100
LAKE FOREST, CA 92630
949-597-1633
FAX: 949-597-1753



ALL LIGHTING MUST BE METAL HALIDE IN ORDER TO PROJECT TRUE COLORS AND PROVIDE CLEAR VISIBILITY

BOLLARD LIGHT IMAGERY



- BOLLARDS
WASHINGTON SERIES
(OR AS ADOPTED BY THE CITY OF ONTARIO)

ANTIQUÉ STREET LAMPS, INC.
PO BOX 150279
AUSTIN, TX, 78715-0279
512-295-3585
FAX: 512-295-3330

AVAILABLE THROUGH:

PACIFIC LIGHTING SALES, INC.
23666 BUTCHER DRIVE, SUITE 100
LAKE FOREST, CA 92630
949-597-1633
FAX: 949-597-1753

Exhibit 8-44(f)
PARK AND PASEO SITE FURNITURE IMAGERY