

Section 7 Design Guidelines

7.1 Introduction

Great parks define great cities. Golden Gate Park in San Francisco, Central Park in New York, Millennium Park in Chicago and Balboa Park in San Diego all provide a nucleus of gathering and activity. Great parks provide the heart for many great communities across the nation and around the world. The open space and recreational opportunities provide far reaching benefits and provide the identity for many great neighborhoods. The Grand Park Specific Plan in the City of Ontario provides such a nucleus for the community. It will also be the focal point and identifying feature of the Grand Park community.

The Grand Park Specific Plan Design Guidelines will guide the physical character of all future residential development and all community and neighborhood features, including the overall landscape treatment within the project. The proposed community character will establish a unified aesthetic treatment responding to the community's main feature, the City of Ontario Great Park.

7.2 General Design Guidelines for Architectural Character

7.2.1 Sustainability

“Green” or sustainable planning concepts, building design, and landscape treatments are encouraged within the project. The Community Plan for the Grand Park Specific Plan promotes pedestrian connectivity among residential planning areas, schools, and the City of Ontario Great Park. The design of residential areas incorporates tree lined parkways providing shade for pedestrians and parked cars. Safe and efficient pedestrian connectivity is provided throughout the project.

The Grand Park architectural guidelines allow for a variety of styles that respond to local climate conditions. All new construction shall utilize design features, fixtures, appliances, and heating and cooling controls to conserve energy and water. The landscape concept for Grand Park incorporates a plant palette and a planting and irrigation system designed to conserve water. Park and recreation areas shall include shaded areas, bicycle racks, and other amenity features to encourage pedestrian and other non-vehicular activities. The sustainable goals for the Grand Park Specific Plan include:

1. Encourage walking and other non-vehicular modes of travel.
2. Provide pedestrian connectivity throughout the project.
3. Provide shaded outdoor areas.
4. Encourage the use of architectural elements designed to reduce interior heat gain.
5. Encourage the use of recycled, recyclable, and environmentally friendly building materials.
6. Require the use of low energy glass, low water plumbing features, and energy efficient appliances.
7. Encourage the use of drought tolerant landscaping and water efficient irrigation methods.

Neighborhood site planning, architecture and building design, and landscape treatment and maintenance within the project should consider these sustainable goals and further the implementation of sustainable design within Grand Park.

7.2.2 Architectural Character

Architectural design should provide for high quality neighborhoods.

- Residential project design should consider the total context of the site with the incorporation of appropriate scale and proportions of building massing and details.

- The use of transitional spaces between common areas and private areas such as entry courtyards, private patios, low walls, and porches is encouraged.
- The variation of front, side, and rear building elevations should be implemented to create visual variety.
- The variation of garage placement in single family neighborhoods is encouraged to provide a more diverse street scene.
- Neighborhoods of attached should emphasize design residential solutions that reduce or eliminate individual garages and driveways accessing neighborhood streets.
- Residential structures should be varied in massing and articulation to provide visual interest.

Neighborhood character should be sustained over time.

- Architectural design themes should reflect historic and emerging Southern California styles.
- The use of natural indigenous building materials and colors is encouraged.
- Structures should incorporate genuine architectural details and decorative features.
- Architectural design should relate to human scale.
- The location of doors and windows should consider indoor/outdoor relationships to create intimate and secure spaces.
- Architectural designs should create a cohesive community without dominating the overall street scene.

Building design should be sensitive to climatic conditions and context.

- Building elevations should consider sun orientation by including shaded and sheltered areas.
- Residential structures should be compatible with, and responsive to, the environmental setting.

- Building designs should incorporate spaces that encourage outdoor use to take advantage of temperate climatic conditions.

Architectural design should incorporate materials and techniques that are cost effective.

- The use of building materials should reflect the implementation of efficient construction methods.
- Building elevations should include compatible window and door sizes that create a consistent design theme.
- Construction techniques should incorporate the use of standard components and dimensions.

Diversity in design is a fundamental guiding principle for Grand Park. To ensure that neighborhoods are varied and that blanket uniformity is avoided the following criteria should be applied to all residential development projects within Grand Park.

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

- Detached single-family homes configured in a cluster or courtyard program are required to select elevation styles from within the same design influence to ensure compatibility between closely plotted residential homes.

7.3 Architectural Context

The historic model colony of Ontario has a rich agricultural legacy of farming including citrus orchards, grape vineyards, and alfalfa fields. Ontario is typical of Southern California farming communities, consisting of a variety of historical architectural styles. Architectural styles inherent in the early development of the southwestern United States and traditional east coast architectural styles were incorporated into the farm houses and early rural neighborhoods. Regional styles evolved from these historic vernaculars. Architectural styles, elements, and massing were reinvented utilizing available indigenous building materials. Plan designs and elements, such as window sizes and proportions, were modified to address local climatic conditions which were warmer and drier. Southern California was also influenced by Spanish architectural styles brought to the region by Spanish settlers and missionaries. These homes were well suited for the temperate climate of Southern California.

The rapid urbanization of coastal areas in Southern California has resulted in another emerging architectural influence often described as transitional styles. These styles may involve interpretation of historical architectural styles as well as modern architectural movements occurring within the last century. A variety of materials were dominant throughout these styles, such as plaster, stucco and siding with brick, stone or other masonry accent materials. The sunny Southern California climate allowed year round use of outdoor spaces and inspired covered porches and balconies.

The community vision for Grand Park is based upon the architectural influences found in Ontario and throughout Southern California. The architectural styles have been selected in order to be reflective of older neighborhoods of historic Ontario as well as to accommodate innovative transitional architectural influences. Each architectural influence outlined in these guidelines should be detailed with elements that represent the character of that particular style.

Together, the styles should be designed to create a neighborhood character that will be sustainable over time.

Each home should contribute to the architectural character of the neighborhood. Design elements such as porches, recessed windows, architectural details and accents, alternate garage configurations and orientations, covered balconies, and articulated elevations are encouraged to enhance individual homes and to promote the overall neighborhood character.

Design Objectives

- Interpret architectural styles that are authentic and reflect the historical character of the region.
- Emphasize styles of architecture that are compatible, yet vary enough to create interest and diversity.
- Create visually interesting neighborhood streets by varying elevation and floor plan plotting.
- Utilize authentic materials and colors that reinforce the overall design theme.
- Emphasize front elevations that relate strongly to the street and contribute to the livability of that realm.
- Provide alternative garage configurations.

The Grand Park Design Guidelines are to be used as a tool to ensure the character and design quality anticipated for the community. The guidelines express objectives and approaches rather than formulas and standards, allowing certain architectural creativity and flexibility. The images and sketches illustrated in the guidelines are intended to be conceptual and are to be used as general visual aids in understanding the basic architectural design intent of Grand Park. They are not meant to depict specific floor plans or architectural elevations.

Architectural Influences

The architectural character within each neighborhood shall consist of complementary traditional architectural styles accented or

complemented by transitional styles. The materials and colors of these home styles shall complement the overall neighborhood design. Architectural influences appropriate within Grand Park include the following:

- Traditional Influences – including architectural styles such as Colonial, Victorian, American Traditional, and Farmhouse.
- Spanish Influences – including architectural styles such as Spanish Colonial, Spanish Revival, Mission, Monterey, and Santa Barbara styles.
- Southwestern Influences – including architectural styles such as Ranch, Craftsman, Bungalow, Territorial and Adobe styles.
- Transitional Influences – including modern interpretations of the architectural styles outlined above and contemporary styles based on climatic or other contextual influences.

Additional styles proposed by the homebuilder must be submitted to and approved by the City of Ontario. Builders may submit home designs using alternative architectural styles that meet the design objectives of the described herein, provided they are appropriate to the region and compatible with the character established for Grand Park.

The architectural influences and selected styles share similar design attributes and have been selected in response to the following considerations:

- They are representative of existing architecture within the City of Ontario and surrounding areas.
- They are compatible and complementary.
- They can be interpreted in a variety of ways.
- They are generally accepted by the market.
- They can be constructed using current building materials and methods.

7.3.1 Traditional Influences

Architectural styles such as Colonial, Victorian, American Traditional, and Farmhouse

The Traditional influences on architectural style are based on classical design principles established the American Colonial period and interpreted or blended with various regional styles as development moved westward. Massing is horizontal in appearance with vertical proportioned windows and door surrounds. Front porches are common. The houses are composed of simple forms with centered entry elements over the front door.

Massing is simple and often symmetrical. Two story rectangular masses are typical with added one story elements such as porches and garages forming more complex building configurations. Both symmetrical and asymmetrical composition of doors and windows are used to create balanced building elevations.

General materials include horizontal siding or stucco with shingle, brick or stone veneer accents. Simple classical details include columns and door surrounds.

Roof forms include steep to medium roof pitch on main building with shallow roof pitch used over the porch. Roof materials are historically shake or shingle with more modern interpretations utilizing flat concrete roof tiles. Roof dormers are often used to reinforce symmetrical elevations. Victorian styles often include a turret element with a steep roof.

Typical design detail elements vary from simple to ornate and include shutters accented with color, front porches with wood columns, and railings and bay windows. Colonial, Victorian and American Traditional styles often include cupolas, weather vanes and other decorative roof ornamentations, while Farmhouse styles are generally less ornate, reflecting a more functional approach to architectural decoration.

Colonial style architecture reflects the historical homes originating along the Eastern coastal regions. Homes are characterized by simple building forms and gable roof design with symmetrical window arrangements and classical or simple architectural details. Window shutters, round or square columns, and brick and/or decorative wood accents are examples of Colonial details.

Victorian style architecture is derived from the ornate homes based on early English “picturesque” influences. Victorian homes are characterized by steep roofs (7:12 and greater pitch), decorative wood trim windows, ornate shingle and siding details, and “gingerbread” accents. Hip roof forms and turrets are common roof elements with decorative fascias and bargeboards.

American Traditional style is characterized by symmetrical building forms and simple rectangular massing. This style evolved across the Midwest and Southwestern United States responding to local construction methods and available materials. Roof forms are predominantly gables with dormer accents. Roof pitches are medium to steep (5:12 minimum). Classical porch columns and enriched wood detailing reinforce the symmetry of the building.

Farmhouse style homes evolved from the Traditional style to create a more rural interpretation of this popular suburban vernacular. The farmhouse style utilizes simple window trim accents, and a combination of masonry and horizontal siding, and medium to steep gable roofs, and an occasional gambrel form. Similar to the bungalow and Ranch styles, Farmhouse architecture uses color to accentuate wood details.

Examples of Traditional Influence architectural styles are illustrated in *Exhibit 7-1, “Traditional Influences.”*

7.3.2 Spanish Influences

Architectural Styles Such As Spanish Colonial, Spanish Revival, Mission, Monterey, and Santa Barbara Styles

Spanish influenced homes are based on early California buildings constructed around the Catholic Missions and are often adapted and blended with traditional building forms and materials from the Eastern United States. Spanish styles reflect strong form and mass, plain wall surfaces, and are characterized by tile roofs. The Spanish Colonial style is often characterized by a semi-formal plan arrangement such as a courtyard design. The Monterey often includes balcony colonnades as a primary design element.

Building massing is generally simple massing. Roof forms are varied and include gable and hip designs.

Overall building forms are simple, straightforward rectangular or “L” shaped. Building materials are predominately stucco finished walls with wood or stucco columns. The Monterey style typically has wood siding on the second level. Thick walls with deep recessed openings and round arched opening are common. Mission style buildings often use masonry materials on entire secondary building forms. Window proportions are predominately vertical, especially on upper levels.

Roof materials and forms include low-pitched roofs with various overhang dimensions. The roof designs generally have tight rake ends and/or extended eaves with exposed rafter tails. Roofs have a low sloped pitch. Spanish homes historically had clay tile roofs with the exception of Monterey styles, which often had shake roofs. Modern interpretations utilize concrete ‘S’ tile or flat concrete tile roof materials.

Design details and features are characterized by ornate wrought iron accents such as balcony railings, window grills and architectural accents. Balcony railing materials include wood pickets as well as wrought iron. Decorative stucco chimneys and decorative columns and trim are characteristic

of the Spanish influenced styles. Wood shutter accents are characteristic of the Spanish Colonial and Monterey styles.

Mission style is indigenous to early Southern California influences from the Catholic Church. This simple architectural style inspired homes in the late 1800’s and has been blended with Spanish Revival and Spanish Colonial influences. Mission style is characterized by one and two story courtyard buildings with low pitched tile roofs (3 to 4:12 pitch) with extended overhangs and occasional parapet forms.

Spanish Colonial style is a historic style utilizing strong and simple massing and form and plain wall surfaces without heavy ornamentation. Curved profile tile roofs on gently sloping planes (4:12 and less pitch) and gable forms characterize this style along with arched or recessed window forms with simple wrought iron accents.

Spanish Revival style is an early 20th century adaptation of Spanish Colonial architecture utilizing both hip and gable roof forms and curved profile roof tiles. Clean lines and simple massing without stone accent elements differentiate this style from the similar Mission and Spanish Colonial architecture.

Monterey style is a regional derivative of Spanish and Eastern Colonial architecture. Monterey style is typically characterized by two story structures of simple massing with extended front balconies, often cantilevered. Gable or hip roof forms with exposed rafters, wood posts, and shutters reinforce the Monterey style.

Santa Barbara style is another California regional style with Spanish influences. Similar to Spanish Colonial architecture, the Santa Barbara style utilizes recessed windows and low pitched roofs (3 to 4:12 pitch) with extended overhangs to address the temperate climatic conditions. Large arched feature windows and stucco columns along with color accented trim are elements of this style.

Examples of Spanish Influence architectural styles are illustrated in *Exhibit 7-2, “Spanish Influences.”*

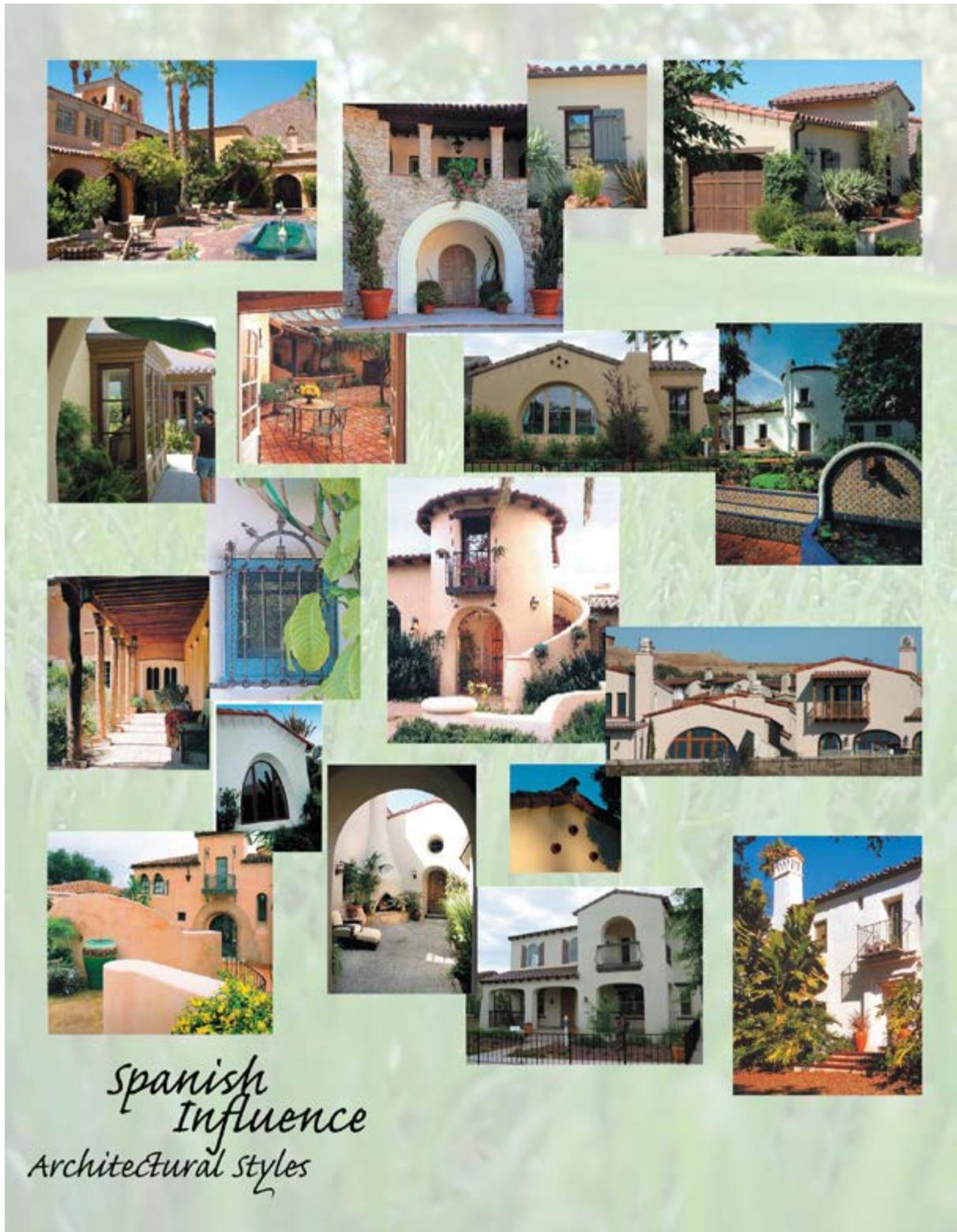


Exhibit 7-2
SPANISH INFLUENCES

7.3.3 Southwestern Influences

Architectural Styles Such As Ranch, Craftsman, Bungalow, Territorial and Adobe Styles

Varied architectural styles based on Southwestern influences have evolved from the American Arts and Crafts movement as well as from Native American and other indigenous vernaculars. These moderately detailed buildings are characterized by the use of handcrafted architectural elements and details. The Ranch style is reminiscent of the early ranches and farms of Southern California.

Building massing is simple, dominated by horizontal massing and rectilinear forms. The styles, while varied, are all generally characterized by horizontal proportions often with asymmetrical massing at the second level. Historically, several southwestern architectural styles originated as one-story structures but have been adapted and reinterpreted to two story structures, especially in southern California.

Deep, broad porch elements were developed to respond to warm climate conditions and inspired expressive structural elements such as rafters, posts, and columns. A mixture of materials such as stucco, board and batten, and horizontal siding, stone, brick and shingle accents are commonly used. The use of wood, stone or brick at porch columns is typical. Asymmetrical doors and windows with simple wood trim surrounds are characteristic of styles within the Southwestern architectural influence.

Roof forms of Ranch, Craftsman and Bungalow styles are predominantly low to medium pitched gable designs with occasional hipped or shed roof accents. Shallow-pitched roofs with deep overhangs and roof dormers reinforce the overall character of these styles. Territorial and Adobe styles are characterized by flat roofs and parapet designs. Roof materials range from flat concrete tile to architectural grade asphalt shingle.

Design and detail elements include large gables, windows with accent mullions, triangular knee braces at porch supports, accent roofs and heavy columns or posts, window shutters, decorative gable vent details and outdoor trellis features.

Ranch style is reminiscent of early country homes in Southern California. Covered porches and terraces utilize simplified architectural details from colonial and Monterey styles. Horizontal massing and rectilinear forms with wood window surrounds, heavy wood columns, and simple shutters characterize the Ranch style.

Craftsman style homes evolved from the late 19th Century Arts and Crafts movement. Broad open porches covered with low sloping roofs with deep overhangs supported by tapered wood and masonry columns, decorative window patterns and trim, wooden braces, and horizontal proportions reinforce the Craftsman style. Low to medium pitched roofs (5:12 or less pitch) are common.

The Bungalow style is a California vernacular of the Western stick style, and is considered an adaptation of the Craftsman style. The Bungalow style is predominately one story in character with two story elements constructed with medium to steep roof features (5:12 or greater pitch) utilizing shed or gable dormer elements. The use of window boxes, trellised structures, varied roof planes, and decorative rafters reinforce this style.

Territorial style is a true western architectural derivative characterized by the use of flat roof and parapets combining Greek Revival and Spanish influences. Characterized by simple rectangular forms and minimal detailing, this style utilizes stucco finish (originally adobe) with wood trim and accents and Classical proportions.

Adobe style, often referred to as Santa Fe style due to its popularity in that region, is a western vernacular of the territorial revival period. Building forms are rectilinear, often creating “L” shaped buildings.

This style uses a combination of flat, shed, and gable roof forms. Parapet roofs are rounded and softened and simple scuppers, vigas, and window headers are elements of this style.

Examples of Southwestern Influence architectural styles are illustrated in *Exhibit 7-3, "Southwestern Influences."*

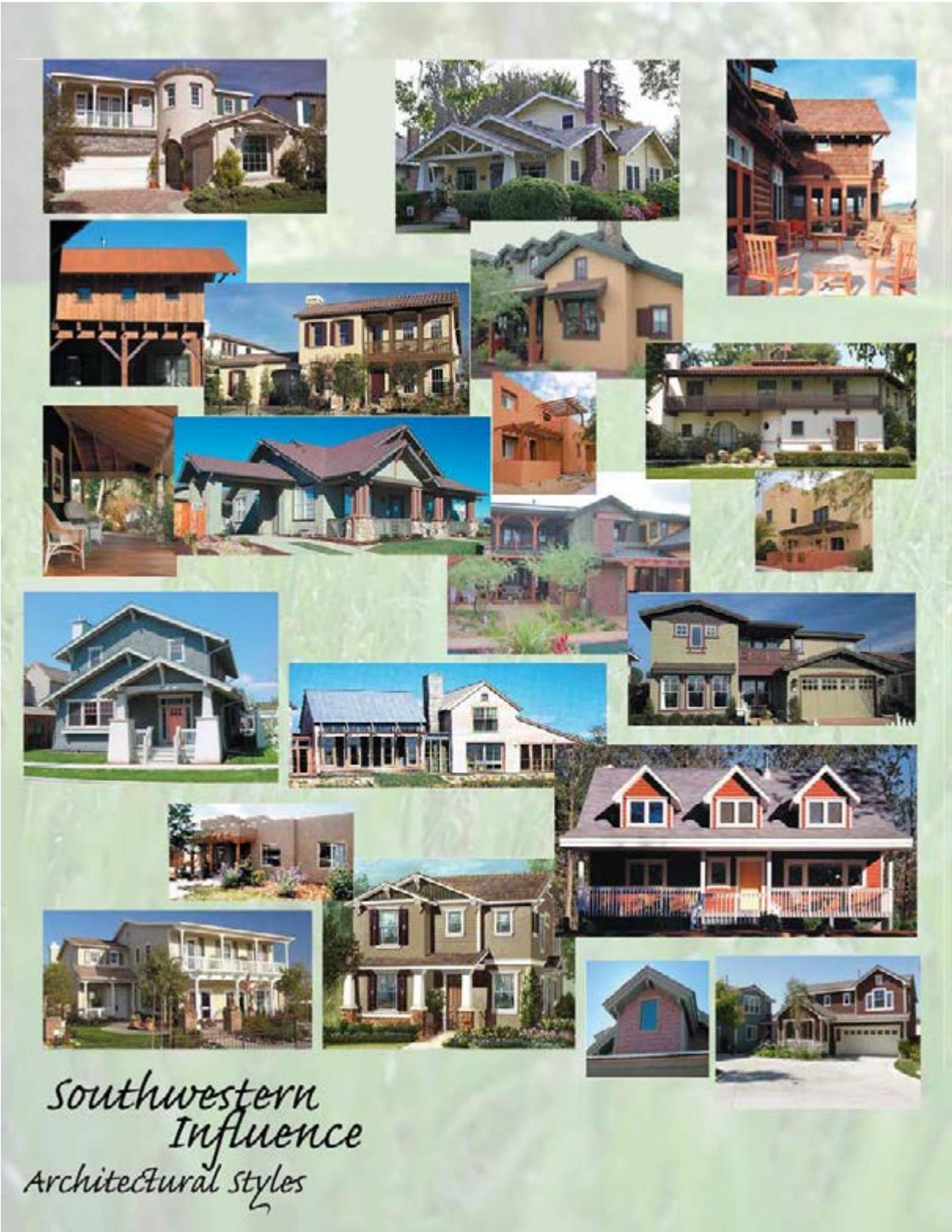


Exhibit 7-3
SOUTHWESTERN INFLUENCES

7.3.4 Transitional Influences

Modern Interpretations of the Architectural Styles Outlined Above and Contemporary Styles Based On Climatic or Other Contextual Influences

Twentieth Century construction technology created an evolution of “new” architectural styles. Many of these styles were reinterpretations of classical styles (such as Neo-classical) while others were modernizations of international styles that infiltrated urban cities. Contemporary landmark buildings inspired further interpretations and designs based on international movements stressing the functionality of the building. Appropriate architectural interpretations within the Transitional influences should be compatible with other selected architectural styles within Grand Park.

Building massing within the transitional design influence is defined by its simplicity and follows the rule “that form follows function.” Both rectilinear and curved building forms provide the aesthetic balance to this emphasis on function. Ornamentation is minimized, and building character is established by the architectural mass and use of materials. Window patterns are geometrically composed and stress the horizontal proportions. Balconies are either inset into the building mass or cantilevered as focal design elements.

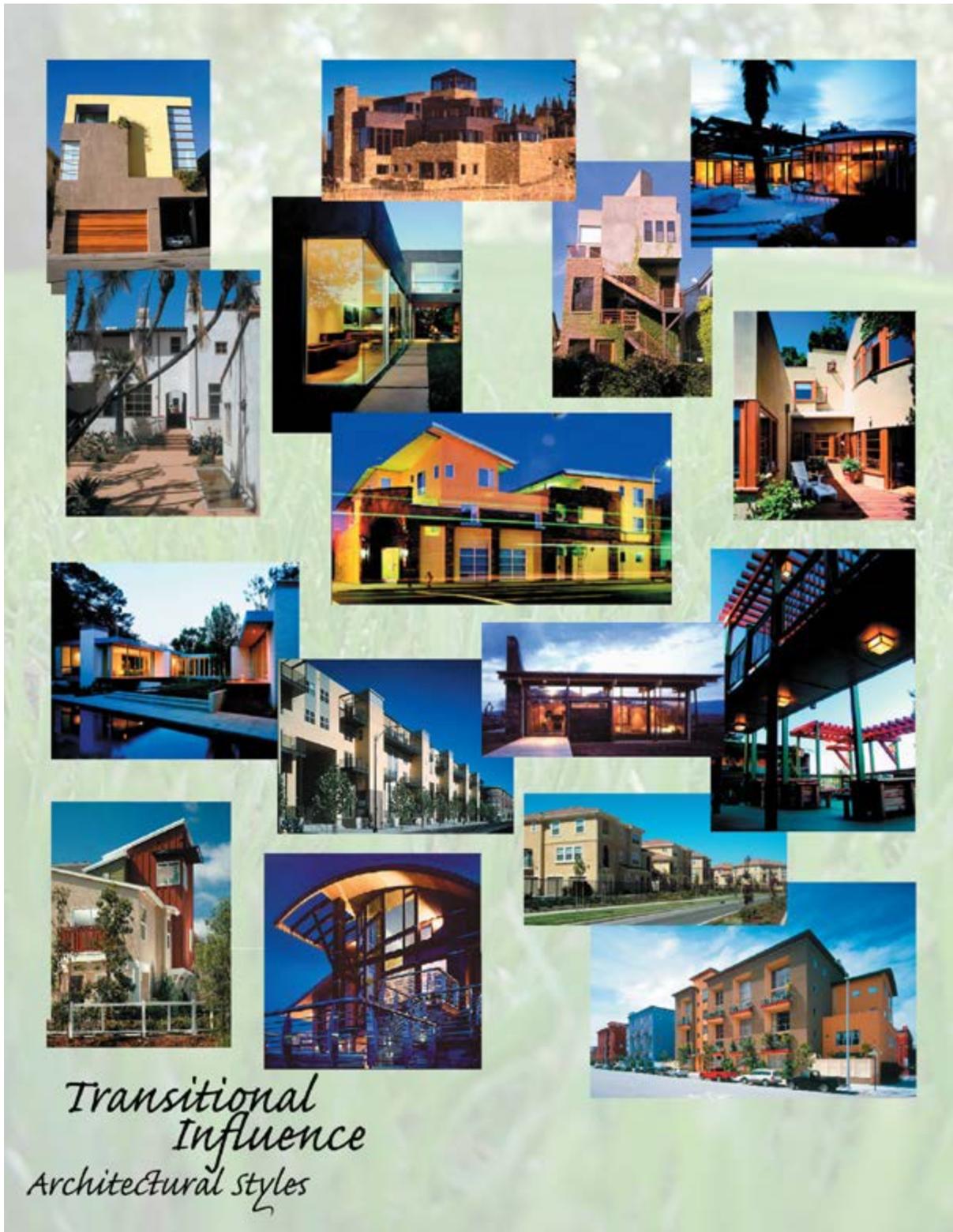
Building materials include stucco, wood siding (horizontal or vertical), metal, brick, and stone veneers. The application of the building materials are intended to relate to the overall building composition and design. The use of materials often imitates structural elements or forms and reduces the overall massing of the building.

A variety of roof forms and materials are characteristic within transitional styles. Appropriate forms in a residential context include traditional hip and gable designs but also include curved roofs, flat roofs with parapet walls, and half gable roofs. Roof materials may include concrete tile, standing seam metal, architectural grade asphalt shingles, or a combination of roof materials.

Typical design elements generally reflect the simplicity of the building, incorporating material or color changes to provide accents and interest. Enlarged overhangs and sunshades, deep window recesses, mitered corner windows, open metal railing, and simple or commercial grade accent features such as light fixtures and vine trellises are characteristic of transitional architectural styles.

The transitional influence includes many contemporary and urban interpretations of the other historical and period architectural styles selected for Grand Park. It also anticipates modern building forms that provide a reasonable scale to buildings that exceed the residential scale of the historically based styles and is suitable for larger buildings generally anticipated for single family attached and multi-family structures.

Examples of Transitional Influence architectural styles are illustrated in *Exhibit 7-4, “Transitional Influences.”*



*Transitional
Influence
Architectural styles*

Exhibit 7-4
TRANSITIONAL INFLUENCES

7.4 Massing Principles

This section provides suggestions for creating neighborhoods and street scenes that have a variety of building forms proportionate to a human-scale and inviting to the pedestrian.

General Elements:

The general elements of building massing include:

- Front Articulation.
- Side Articulation
- Rear Articulation.
- Roof Form.
- Balconies and Projections.
- Building Composition.

Objectives:

- Incorporate single-story elements in both detached and attached buildings.
- Establish a residential scale through architectural design and detailing that reinforces the architectural style.
- Provide second and third story setbacks as an alternative solution to the lack of appropriate architectural/building composition, detailing, visual interest and/or residential proportion/scale.
- Avoid flat two and three story walls that do not reinforce the architectural style or add to the overall building composition.
- Minimize two and three-story dominance of the street scene and on sidewalks, open spaces and lanes (alleys).
- Minimize visual impact of garages.

7.4.1 Front Articulation

The front elevation of the building is an important element in creating a quality community at Grand Park. Close attention will be placed on all front elevations and how they address the streetscene. Emphasis of the location of entries, living areas, and garages will provide a special street appeal.

Emphasis on a variety of building massing will create a diverse street scene.

Guidelines:

- Building massing should reflect the architectural style.
- Massing elements should avoid elevations that appear to be “tacked on.”
- Building details such as doors and windows should be in proportion to the overall massing.
- Building forms are encouraged to reflect the interior uses of the home.
- Front elevations for two-story buildings should incorporate a single-story element.
- Front elevations for three story buildings should incorporate one or two-story elements
- All detached homes should have at least two plane variations (excluding the garage) in front elevation massing.
- Flat two and three story walls at the minimum front setback line shall be purposeful in reinforcing the architectural style. Examples include, but are not limited to, towers, turrets and focal points.
- Blank or unarticulated (uninterrupted) two and three story walls are prohibited.
- Corner homes/buildings should provide massing and details that reflect the visual prominence of this location at a pedestrian scale.

7.4.2 Side Articulation

Four sided architecture is required throughout Grand Park, however, it is recognized that some buildings sited in close proximity along a street establish a side to side orientation where the interior side elevations are less visible from the street. This section shall address this portion of buildings within the context of a specific neighborhood. It is not applicable to side elevations where a front entry door is located (often referred to as a side entry), which should be designed in accordance with the criteria for front articulation.

Guidelines:

- Architectural massing and articulation should be consistent with the style of the home/building.
- Vertical and horizontal plane breaks are encouraged.
- Building details should be proportional to the overall massing.
- Blank or unarticulated (uninterrupted) two and three story walls are discouraged in areas visible from the street and/or common areas. Large blank two story walls should be limited to the inactive side of the building in zero lot line (or similar) conditions.
- Blank or unarticulated (uninterrupted) three story walls are prohibited.
- Buildings and homes directly adjacent to arterial roadways, collector roads, entry drives, common areas, and open spaces shall be given particular attention to their exposed side elevation.

7.4.3 Rear Articulation

The rear elevation of buildings at medium and higher densities is an increasingly important design consideration, especially with motorcourt and greencourt home types since the rear elevation is as visually prominent as the front elevation. All building elevations shall address the visual interest and human scale appropriate to the pedestrian activity within the neighborhood.

Special attention shall be given to the design of those dwellings adjacent to, or in close proximity of, arterial roadways, primary local streets, interior local streets, parks, common areas, open spaces, lanes (alleys), or entry features. Whether viewed from distant or close range, massing requirements will be implemented to ensure positive community character in these conditions. Generally, repetitious elements such as similar building profiles and continuous gable ends are to be avoided.

Guidelines:

- Architectural massing and articulation should be consistent with the style of the home.

- Plans shall incorporate projections and/or offsets that extend from the main wall lane.
- Vertical and horizontal plane breaks are encouraged.
- Buildings and homes directly adjacent to arterial roadways, collector roads, entry drives, common areas, lanes (alleys) and open spaces should be given particular attention in their rear articulation.
- Building details should be proportional to the overall massing.
- Blank or unarticulated (uninterrupted) two and three story walls are discouraged in areas visible from the street and/or common areas.
- Blank or unarticulated (uninterrupted) three story walls are prohibited.

7.4.4 Roof Forms

Roof form is another important design element as it relates to the massing and the overall character of the community, observed from both the external edges and inside the neighborhood. A variety of roof forms along streets create a positive visual edge. Appropriate massing of roof forms helps to create human scale architecture to the street.

Guidelines:

- Roof forms/pitch should reinforce the architectural style of the homes.
- Roofs shall be composed of simple roof forms.
- Primary roof forms should be gable or hip designs or should be characteristic of the represented architectural style.
- Roofs shall vary in massing along street scene and open spaces.
- Changes in the primary roof (ridge) orientation are encouraged.
- Flat roof elements should be incorporated only if appropriate to the architectural style.

7.4.5 Balconies and Projections

As part of the overall design of a two or three-story building, balconies and projections provide massing relief and interest at the second story. Balcony projections shall be consistent with the architectural character of the home. Additionally, these elements help to create ideal outdoor spaces.

Guidelines:

- Balcony design should reinforce the architectural style of the building.
- In multiple unit buildings, balcony composition should create visual interest and organization of forms.
- Balconies should be designed to screen stored items.

7.4.6 Building Composition

The building composition is a result of the compounded architectural design components such as the overall building form and fenestration. Architectural design components such as the articulation of each elevation, the roof design, design of exterior features including balconies, window seats, dormers and architectural projections as well as the arrangement of windows and doors contribute to an attractive and well composed building. The building composition should enhance and reinforce the architectural character of the building.

Exhibit 7-5, “Building Composition,” illustrates several examples of buildings that demonstrate attractive design and appropriate building composition.

Guidelines:

- The composition of architectural design components should be consistent with the style of the building or home.
- Window and other exterior opening should be stacked or otherwise arranged in an attractive manner that reinforces the architectural character of the building.

- Focal windows should be articulated as important design features.
- Stacking of arched window forms should be discouraged.
- Visual interest should be established by a variety of design techniques including building offsets, fenestration articulation, architectural projections and/or architectural details.
- Entries should be articulated as an important architectural feature.



Architectural massing, design and detailing should reinforce the architectural style.



Vertical and horizontal plane breaks are encouraged.



Entries should be articulated as an important architectural feature.



Windows should be arranged in an attractive manner that reinforces the architectural character.



A variety of design techniques including offsets, fenestration, articulation, architectural projections and/or details can be used to create attractive buildings.



Building Composition



Exhibit 7-5
BUILDING COMPOSITION

7.5 Garage Placement

The configuration, location, and orientation of the garage are integral design elements, both for the composition of individual homes and buildings and its contribution to the streetscene. De-emphasizing the garage is important in order to maintain the overall community design. Emphasizing the living areas of the home as they address the street will achieve this goal. Single-family homes that utilize a variety of garage placements and configurations help to minimize the visual impact of garages facing neighborhood streets and individual driveway interruptions along these streets. Alternative garage configurations including deep recessed garages, mid-recessed garages, side-on garages, split garages, and tandem garages oriented along neighborhood streets, as illustrated in *Exhibit 7-6, "Garage Placement,"* reinforce the pedestrian character. Alley loaded homes, courtyard homes and cluster homes are effective home types and are encouraged.

Guidelines:

- Alley loaded, courtyard, and cluster homes which eliminate or minimize garages facing neighborhood streets are encouraged.
- Acceptable garage configurations along neighborhood streets include deep recessed garages, shallow recessed garages, side-on garages, shallow garages, and split garages.
- Shallow recessed two car garages shall have a minimum setback of 5 feet measured back from the front building plane (not porch or patio).
- Garage door patterns should vary among elevation types and reinforce the architectural theme of the home.
- Standard street facing 3-car garage configurations are not allowed.

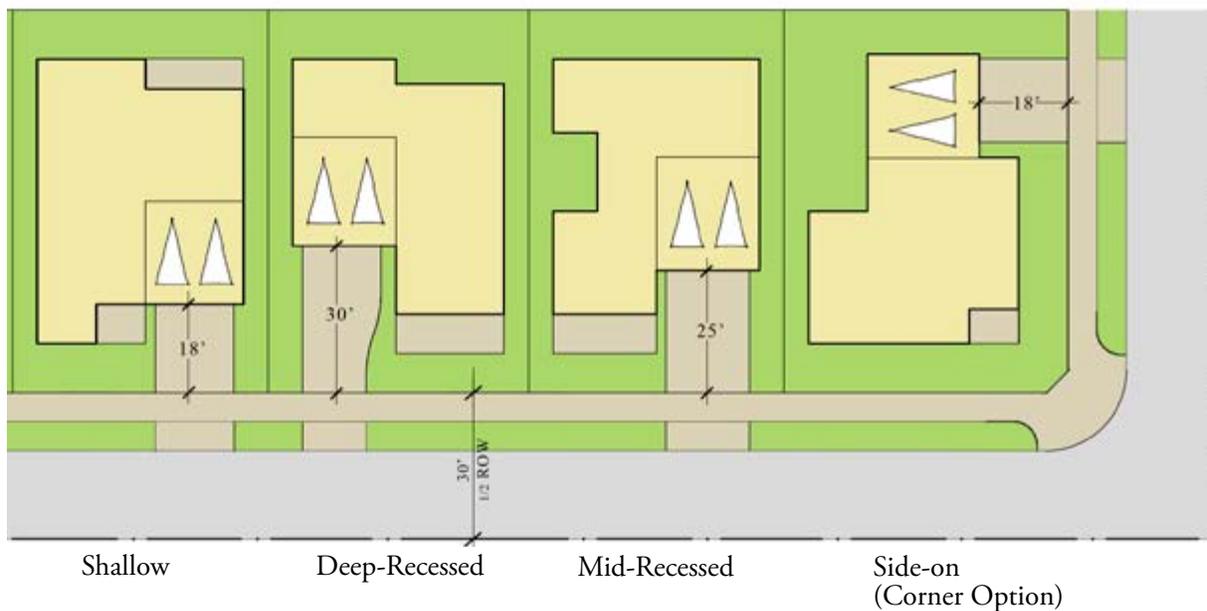


Exhibit 7-6
GARAGE PLACEMENT

7.6 Materials and Details

Architectural materials and detailing are fundamental elements to creating quality communities. Appropriate focus should be given to the architectural details, the design of the details, and architectural elements of the building.

General Elements

The general elements comprising the materials and details of a building are:

- Wall Materials/Finishes
- Accent Materials
- Doors and Windows
- Roofing Materials and Slope
- Fascias, Eaves and Rakes
- Exterior Colors

7.6.1 Wall Materials/Finishes

Approved Materials:

- Board and batten siding
- Cement plank siding
- Stucco
- Exposed masonry walls (no unfinished precision block; decorative block only: brick, slump block, etc.)
- Stone, brick, brick veneers (accent materials)

Approved Finishes:

- Stucco finishes appropriate to the architectural style of the building.
- Smooth or sand finishes are encouraged. Heavy or Spanish Lace stucco finishes are prohibited.

Guidelines:

- Building materials should reflect the architectural style of the building.
- Siding materials should be wrapped beyond front elevations and should terminate at an inside corner. Alternate termination locations may be approved by the Planning Department.

- Masonry elements and accents should reflect building forms and not appear as an applied veneer.
- Footings shall be exposed no higher than six inches (6") above finished grade, unless architecturally treated or as approved by the Planning and Building Departments.

7.6.2 Accent Materials

Accent materials promote individuality in each home and ensure diverse character within the neighborhood. Accents can be used to reinforce the architectural theme of the building.

Guidelines:

- Accent materials should complement the overall color and style of the building.
- Accent materials shall terminate at inside corners and be wrapped to coincide with an architectural element.
- Accent materials may terminate at location of the lateral fence or at logical end as approved by the Planning Department.
- Architectural trim shall be applied to all elevations and shall be consistent with front elevation of the building.

7.6.3 Doors and Windows

The design and detail of the doors and windows on a home reinforce the architectural style and are key elements in the composition of the exterior elevation of the building.

Guidelines:

- Door designs shall be consistent with the architectural style of the building.
- Doors should be protected by porch elements or recessed entries.
- Garage and entry door design shall be appropriate to the style of the building.
- Maximum garage door height shall be eight feet (8').

- Alignment and proportions of windows shall be appropriate to the architectural style of the building.
- All windows (including garage door windows) are to be consistent with the architectural style of the building.
- Divided light windows are encouraged in keeping with the architectural style.
- Highly reflective glazing is not permitted.
- Window details such as shutters, trim surrounds, window boxes and window recesses are encouraged in keeping with the architectural style.

7.6.4 Roofing Materials and Slope

Roofing materials as well as roof forms, pitch and design details are integral elements that reinforce the intended architectural style of the building. Proposed roofs should reflect the architectural style of the building. Roof slopes should be reflective of the character of the building and accent roof elements should reflect the appropriate architectural style.

Attention should be given to address the context of the roof of each home relative to the adjacent building along the street.

Approved Roofing Materials (Subject to compatibility with the intended architectural style):

- Concrete tile (flat or curved profile)
- Clay tile
- Slate
- High profile composition shingle (3-Dimensional)
- Standing Seam Metal

Prohibited Roof Materials:

- Wood Shake
- Wood Shingle
- Low Profile Asphalt Composition
- Corrugated Metal

Guidelines:

- Roof materials and roof pitches need to be selected to reinforce the architectural style.
- Standing seam metal roofs painted in non-reflective neutral colors are allowed in appropriate architectural styles.
- Avoid repetition in continuous gable-ends and similar ridge heights.
- Skylights are discouraged on the sloped roofs of the front elevations of the building.

7.6.5 Eaves, Fascias, and Rakes

Guidelines:

- Eave, fascia, and rake proportions are to be appropriate to the architectural style.
- Larger eave overhangs provide opportunities for shading and should be used in appropriate architectural styles.
- Exposed rafter tails shall be a minimum of four inches (4") in thickness.
- Wood fascias and rafters shall be painted or stained to reinforce the style of the building.
- Attention shall be given to rake return details.

7.6.6 Exterior Colors

Building colors are important to establishing a blended community at Grand Park, yet they should give the impression that each home was designed on its own. Appropriate color selections make each building unique, but still look natural and in place in the neighborhood context.

Guidelines:

- Diversity of color is encouraged.
- Color shall contribute to distinguishing the overall architectural style of the building.
- Colors should reflect the natural hues found in Southern California.
- Color and hue variation in adjacent homes shall be provided to create neighborhood diversity.

- A minimum of four different color schemes shall be provided for each architectural style.

7.7 Additional Design Elements

Design elements that are utilitarian in nature should be designed as integral features that support the intended architectural style.

Guidelines:

- Gutters and downspouts should be designed to minimize their visibility from streets and common areas.
- Exposed gutters and downspouts shall match roof or wall color.
- Faux copper patina is acceptable.
- Rooftop mechanical equipment is prohibited.
- Air conditioning/heating equipment shall be screened from the street and neighboring views and shall be ground mounted.
- Pool, spa, and water softening equipment shall be screened from neighboring views.
- Meters shall be screened from public view to the extent possible.
- Back flow preventers shall be adequately screened from public view.
- Decorative paving shall be provided at appropriate locations subject to approval of the Planning Director. Decorative paving is not permitted within public rights of ways. Appropriate locations include, but are not limited to, pedestrian crossing locations and areas of high expected pedestrian travel, entry locations to common walkways, access to parks and common open space, neighborhood entry walkways, and in areas distinguishing common parking and driving areas or common and private walkways.

7.8 Community Structures

Community structures should be designed to reinforce the architectural style of the surrounding neighborhood and the overall Grand Park Community.

Guidelines:

- Detached structures, such as restroom buildings, club houses, pool cabanas, and gate houses associated with individual neighborhoods shall be designed to match the style, detail, roof material/pitch, and massing criteria of the primary buildings within the neighborhood.
- Detached garages, storage buildings and utility buildings should incorporate design features, materials, and colors compatible with the primary buildings within the neighborhood.
- The development of a community recreation facility whether public or private shall be subject to the Development Plan Review process as established in Article 8 of the City's Development Code.

7.9 Home Types

A variety of housing types, utilizing an architectural program composed of detached and attached housing, are offered at Grand Park. This diversity ensures a range of choices and a mix of homes within the community. Residences ranging from attached condominiums, row townhomes, and motorcourt townhome/condominiums to alley loaded, cluster and courtyard single-family homes, shall be articulated in appropriate architectural styles. Providing a variety of housing programs allows homeowners the opportunity to move-up within the community as their lifestyles and needs change over time.

The following pages provide graphic and written information that describes the general appearance of each anticipated home type. Future homebuilders within Grand Park should use these descriptive pages as a guide when designing the home type designated for the appropriate Planning Area.

SFD CONVENTIONAL 50' X 75' LOTS



RANCH



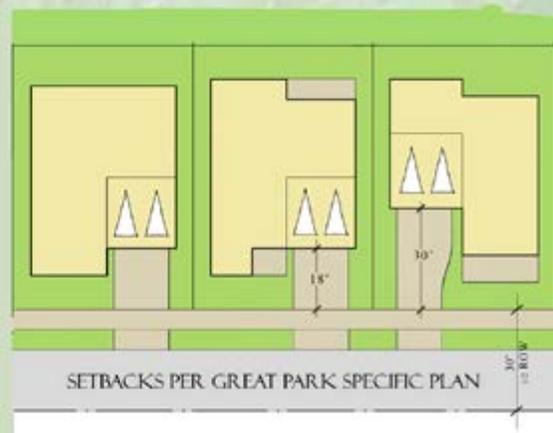
TRADITIONAL



CRAFTSMAN



** Building footprints are conceptual.
Actual floor plans may differ.*



SFD COTTAGE HOMES



SPANISH

ITALIANATE

TRADITIONAL



** Building footprints are conceptual.
Actual floor plans may differ.*

SFD MEWS HOMES



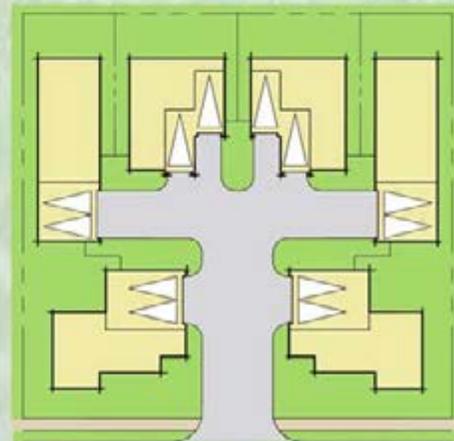
** Building footprints are conceptual. Actual floor plans may differ.*

** Private lanes shall be enhanced with a combination of pavers, colored concrete or similar decorative material subject to review and approval by the Planning Director. Builders are encouraged to enhance driveways using decorative materials or scored natural concrete.*

SFD CLUSTER HOMES



MONTEREY RANCH TRADITIONAL TUSCAN



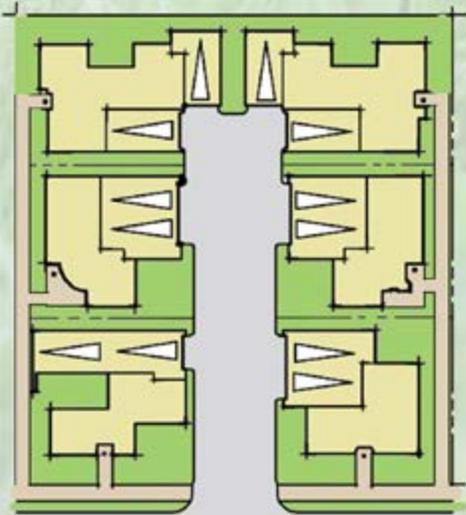
SETBACKS PER GREAT PARK SPECIFIC PLAN

** Building footprints are conceptual. Actual floor plans may differ.
* Private lanes shall be enhanced with a combination of pavers, colored concrete or similar decorative material subject to review and approval by the Planning Director. Builders are encouraged to enhance driveways using decorative materials or scored natural concrete.*

SFD GREENCOURT HOMES



COURTYARD VIEW OF SPANISH STYLE



SETBACKS PER GREAT PARK SPECIFIC PLAN

** Building footprints are conceptual. Actual floor plans may differ.
* Private lanes shall be enhanced with a combination of pavers, colored concrete or similar decorative material subject to review and approval by the Planning Director. Builders are encouraged to enhance driveways using decorative materials or scored natural concrete.*

SFA TRI PLEX
TOWNHOMES/
CONDOMINIUMS

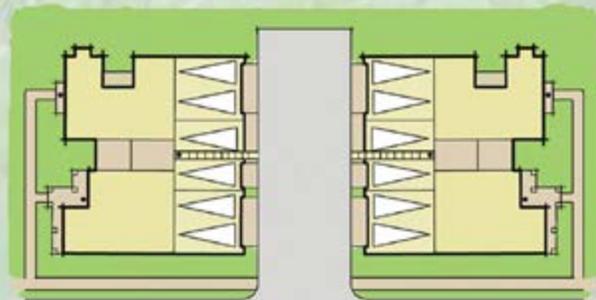


TRADITIONAL

CRAFTSMAN

TUSCAN

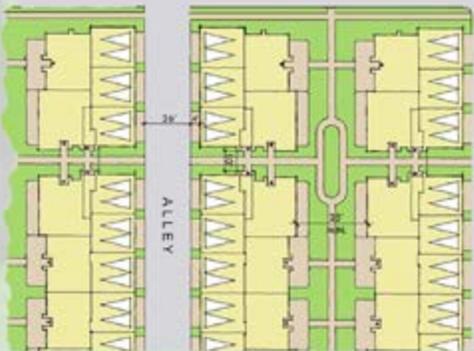
MONTEREY



SETBACKS PER GREAT PARK SPECIFIC PLAN

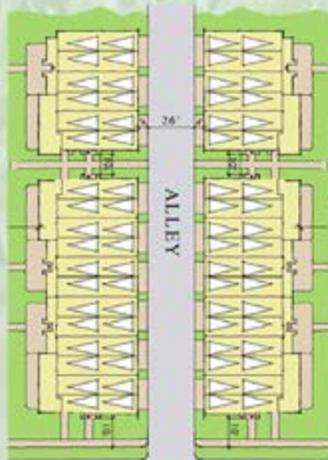
** Building footprints are conceptual.
Actual floor plans may differ.*

SFA ROWHOMES / CONDOMINIUMS



TUSCAN

MONTEREY



STREET

SETBACKS PER GREAT PARK SPECIFIC PLAN

** Building footprints are conceptual.
Actual floor plans may differ.*

SFA GREENCOURT TOWNHOMES

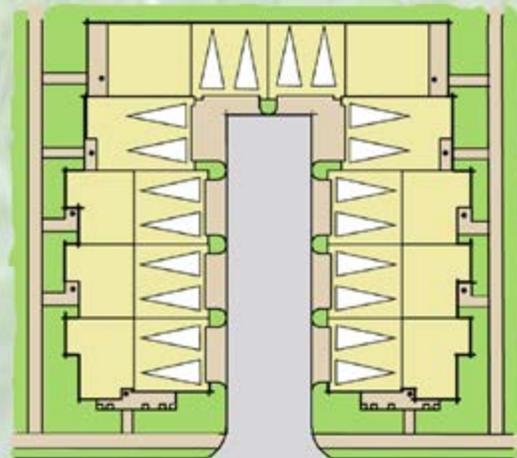


SPANISH

CALIFORNIA RANCH



** Building footprints are conceptual.
Actual floor plans may differ.*



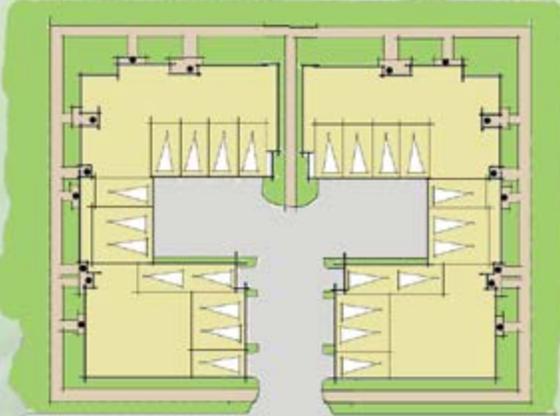
SETBACKS PER GREAT PARK SPECIFIC PLAN

SEA MOTORCOURT CONDOMINIUMS/ TOWNHOMES



FARMHOUSE

TRADITIONAL



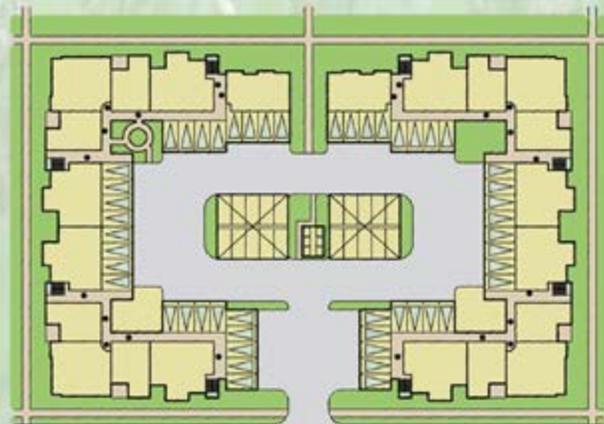
SETBACKS PER GREAT PARK SPECIFIC PLAN

** Building footprints are conceptual.
Actual floor plans may differ.*

SEA STACKED FLATS CONDOMINIUMS



SOUTHWESTERN / SPANISH



** Building footprints are conceptual.
Actual floor plans may differ.*

7.10 Design Guidelines for Landscape Architectural Character

Careful attention has been given to the community landscape architectural style for the Grand Park Specific Plan. The following design guidelines are organized to define the basic landscape design principles for Grand Park. Observing these guidelines will help to implement the “design vision” and assure the design integrity of Grand Park.

All landscape plans, streetscape plans, and graphic designs with regard to community identity, neighborhood identity, or entry monumentation shall conform to the guidelines as set forth herein, and shall be subject to review and approval by the City of Ontario.

Landscaping utilized for Archibald, Edison, Haven, and Eucalyptus Avenues shall be designed in accordance with the City of Ontario’s New Model Colony Streetscape Master Plan and Landscape Development Standards.

7.11 Perimeter Streetscape Design

Streetscape design guidelines establish a hierarchy for the landscape development along the surrounding roadways, as well as establish a framework for consistency of design. Four major arterial roadways surround the project site as follows:

- Archibald Avenue to the West
- Edison Avenue to the North
- Haven Avenue to the East
- Eucalyptus Avenue to the South

Landscaped “neighborhood edges” associated with these roadways have been defined as noted in the New Model Colony Streetscape Master Plan. Landscape development surrounding this community will help to set the character, while maintaining consistency with the City of Ontario’s pedestrian pathway system as illustrated in the “*Trails and Open Space System*” section of the

New Model Colony Streetscape Master Plan. Streetscape sections described below are located on *Exhibit 7-7, “Street Sections Legend.”*

7.11.1 Archibald Avenue (North of Park Street)

The Archibald Avenue streetscape north of Park Street shall include the following:

- A landscaped parkway 10’ wide minimum on the east side and 8’ wide minimum on the west side with a row of street trees per the New Model Colony Streetscape Master Plan along both sides of the street.
- A 5’ wide pedestrian sidewalk set behind the landscaped parkway.
- An 8’ wide separated bike path from the sidewalk along the west side of the street.
- A 26’ landscaped median planted per the New Model Colony Streetscape Master Plan.
- A landscaped easement/neighborhood edge of 50’ between the curb face and the perimeter wall.
- A maximum of 50% warm season turf in landscape areas, irrigated by spray and no less than 8’ wide.
- Low water groundcovers used in traditional turf areas including parkways.
- Non-living ornamental features such as; boulders, gravel, dry streambeds, etc. may comprise up to 5% of the landscape and shall be a pervious material.
- Background trees and shrub masses planted per the New Model Colony Streetscape Master Plan. Minimum shrub planter depth of 10’.
- Monumentation as shown in the Conceptual Landscape Master Plan, *Exhibit 7-8, “Conceptual Landscape Plan.”*

The streetscape plan for Archibald Avenue north of Park Street is illustrated in *Exhibit 7-9, “Archibald Avenue (North of Park Street) Section/Plan.”*

SECTION REFERENCE

SECTION	DESCRIPTION
A-A	ARCHIBALD AVE. NORTH OF PARK STREET
B-B	ARCHIBALD AVE. BETWEEN MERRILL AVE. AND PARK STREET
C-C	HAVEN AVE. NORTH OF PARK STREET
D-D	HAVEN AVE. BETWEEN MERRILL AVE. AND PARK STREET
E-E	EDISON AVE
F-F	EUCALYPTUS AVE
G-G	PARK STREET
H-H	TURNER AVE
I-I	"A" STREET
J-J	"B" STREET
K-K	INTERIOR STREETS & CUL-DE-SACS
L-L	ALLEYS

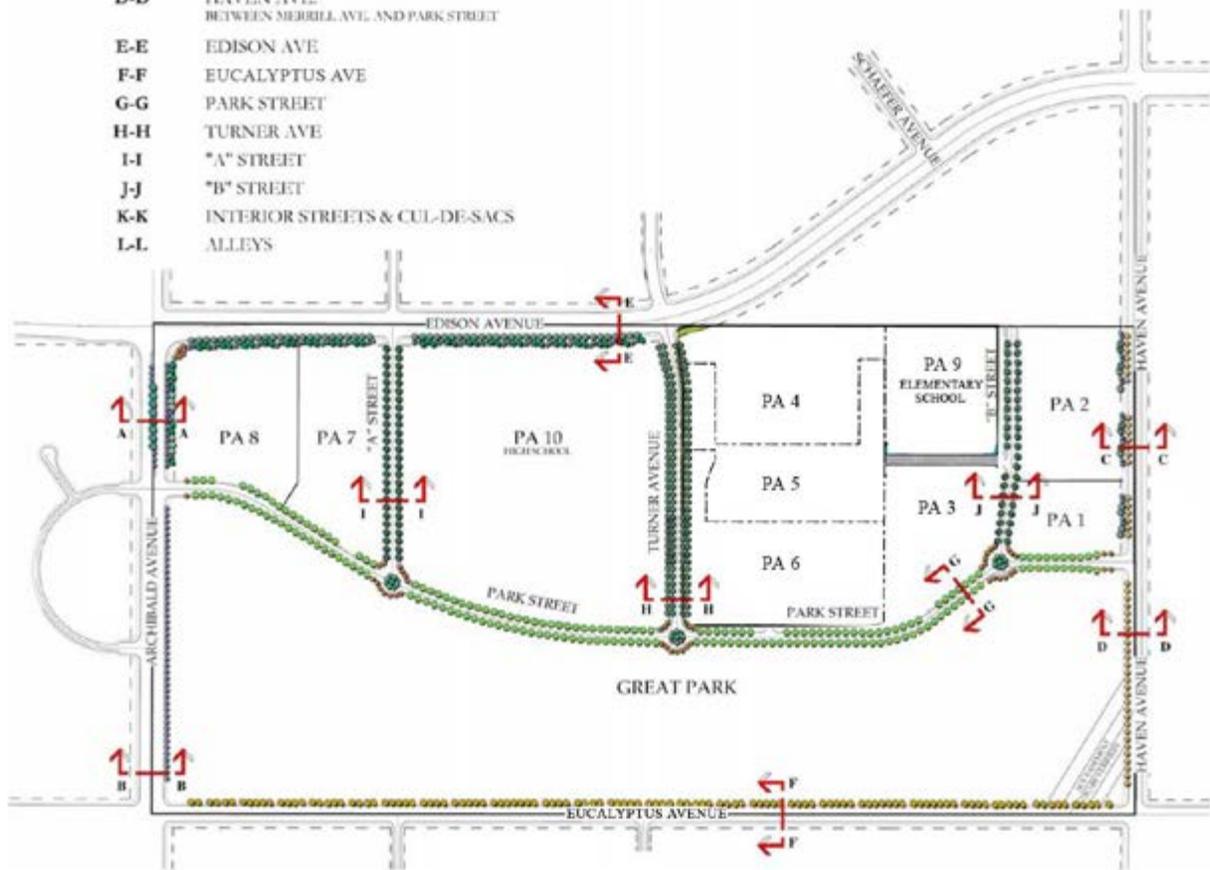


Exhibit 7-7
STREET SECTIONS LEGEND

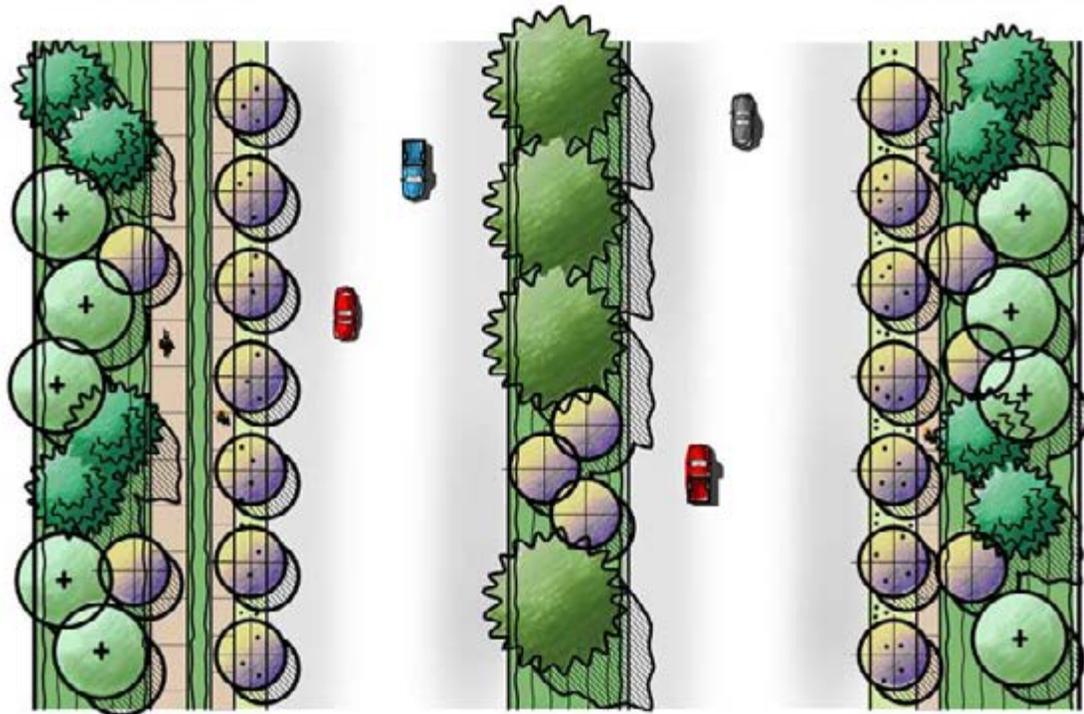
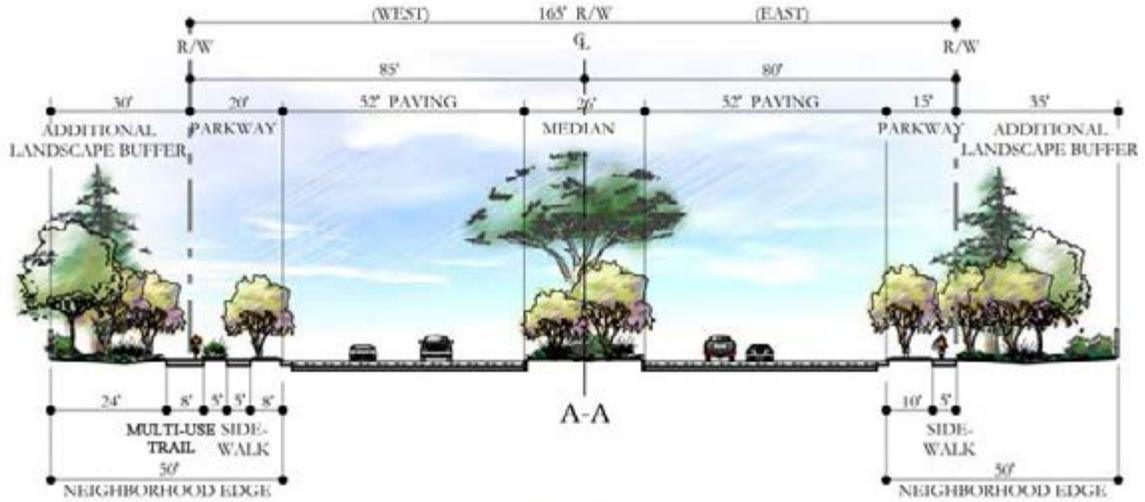
LEGEND

SYMBOL	DESCRIPTION
	PRIMARY ENTRY MONUMENT
	SECONDARY ENTRY MONUMENT
	NEIGHBORHOOD ENTRY MONUMENT
	ENHANCED LANDSCAPED CORNER
	ROUND-ABOUT PER CITY OF ONTARIO STANDARDS



Exhibit 7-8
CONCEPTUAL LANDSCAPE PLAN

Grand Park Specific Plan



ARCHIBALD AVENUE

North of Park Street
 Divided Arterial with Bikeway
 (6 Lanes) 130' curb to curb / 165' R/W
 (On-Street Parking is Prohibited)

NOTE: A 10-foot landscape buffer is required between the sidewalk and any perimeter wall for any private rear yard residential/school site condition.

Exhibit 7-9

ARCHIBALD AVENUE (NORTH OF PARK STREET) SECTION/PLAN
 Grand Park Specific Plan

7.11.2 Archibald Avenue (South of Park Street)

The Archibald Avenue streetscape south of Park Street, with the adjacent Grand Park located to the east shall include the following:

- A Landscaped parkway 10' wide minimum on the east side and 8' wide minimum on the west side with a row of street trees per the New Model Colony Streetscape Master Plan along both sides of the street.
- A 5' wide pedestrian sidewalk set behind landscaped parkway.
- An 8' wide separated bike path from the sidewalk along the west side of the street.
- A 26' landscaped median planted per the New Model Colony Streetscape Master Plan.
- A landscape easement/neighborhood edge of 50' between the curb face and the perimeter wall on the west side.
- A maximum of 50% warm season turf in landscape areas, irrigated by spray and no less than 8' wide.
- Low water groundcovers used in traditional turf areas including parkways.
- Non-living ornamental features such as; boulders, gravel, dry streambeds, etc. may comprise up to 5% of the landscape and shall be a pervious material.
- Background trees and shrub masses planted per the New Model Colony Streetscape Master Plan. Minimum shrub planter depth of 10'.
- Monumentation as shown in the Conceptual Landscape Master Plan, *Exhibit 7-8, "Conceptual Landscape Plan."*

The streetscape plan for Archibald Avenue south of Park Street is illustrated in *Exhibit 7-10, "Archibald Avenue (South of Park Street) Section/Plan."*

7.11.3 Haven Avenue (North of Park Street)

The Haven Avenue streetscape north of Park Street shall include the following:

- A Landscaped parkway 8' wide with a single row of street trees per the New Model Colony Streetscape Master Plan.
- A 5' wide pedestrian sidewalk set behind landscaped parkway.
- An 8' wide separated bike path from the sidewalk along the west side of the street.
- A landscape easement/neighborhood edge of 50' between the curb face and the perimeter wall on the west side.
- A maximum of 50% warm season turf in landscape areas, irrigated by spray and no less than 8' wide.
- Low water groundcovers used in traditional turf areas including parkways.
- Non-living ornamental features such as; boulders, gravel, dry streambeds, etc. may comprise up to 5% of the landscape and shall be a pervious material.
- Background trees and shrub masses planted per the New Model Colony Streetscape Master Plan. Minimum shrub planter depth of 10'.
- Monumentation as shown in the Conceptual Landscape Master Plan, *Exhibit 7-8, "Conceptual Landscape Plan."*

The streetscape for Haven Avenue north of Park Street is illustrated in *Exhibit 7-11, "Haven Avenue (North of Park Street) Section/Plan."*

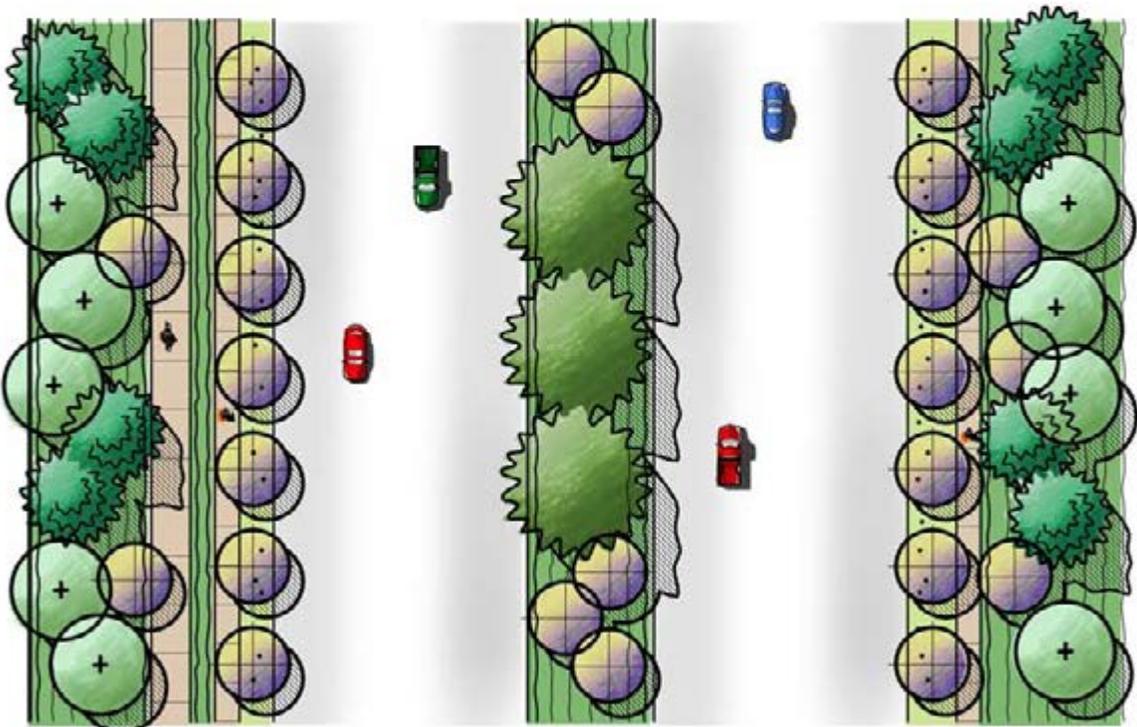
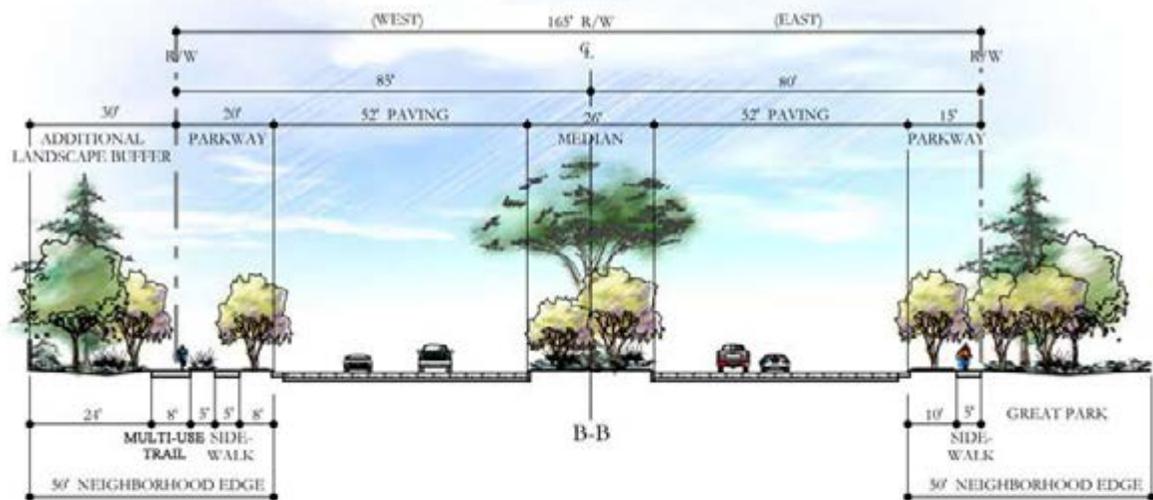
7.11.4 Haven Avenue (South of Park Street)

The Haven Avenue streetscape south of Park Street with the adjacent Grand Park located to the west, shall include the following:

- A Landscaped parkway 8' wide with a single row of street trees per the New Model Colony Streetscape Master Plan along both sides of the street.
- A 5' wide pedestrian sidewalk set behind landscaped parkway.
- An 8' wide separated bike path from the sidewalk along the west side of the street.

- A landscape easement/neighborhood edge of 50' between the curb face and the perimeter wall on the west side.
- A maximum of 50% warm season turf in landscape areas, irrigated by spray and no less than 8' wide.
- Low water groundcovers used in traditional turf areas including parkways.
- Non-living ornamental features such as; boulders, gravel, dry streambeds, etc. may comprise up to 5% of the landscape and shall be a pervious material.
- Background trees and shrub masses planted per the New Model Colony Streetscape Master Plan. Minimum shrub planter depth of 10'.
- Monumentation as shown in the Conceptual Landscape Master Plan, *Exhibit 7-8, "Conceptual Landscape Plan."*

The streetscape plan for Haven Avenue south of Park Street is illustrated in *Exhibit 7-12, "Haven Avenue (South of Park Street) Section/Plan."*

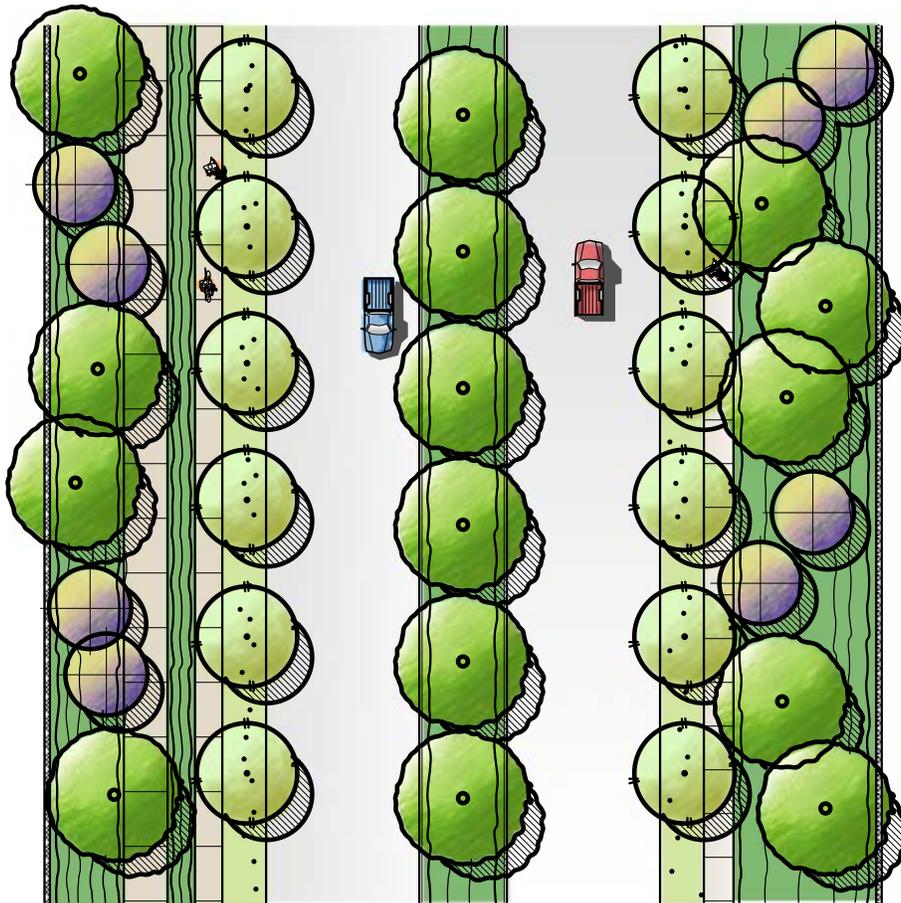
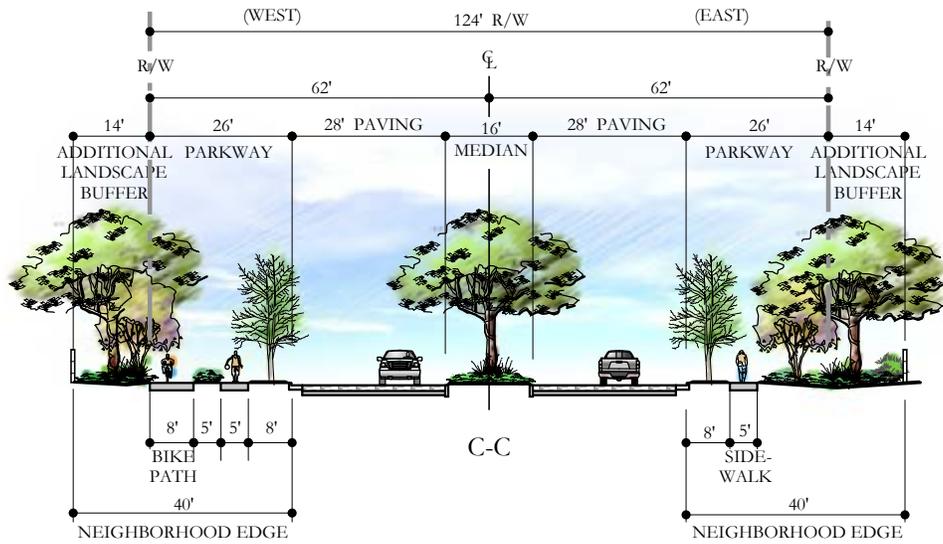


ARCHIBALD AVENUE

Between Eucalyptus Avenue and Park Street
 Divided Arterial with Bikeway
 (8 Lanes) 130' curb to curb / 165' R/W
 (On-Street Parking is Prohibited)

NOTE: A 10-foot landscape buffer is required between the sidewalk and any perimeter wall for any private rear yard residential/school site condition.

Exhibit 7-10
 ARCHIBALD AVENUE (SOUTH OF PARK STREET) SECTION/PLAN
 Grand Park Specific Plan



HAVEN AVENUE

North of Park Street
 Divided Arterial
 72' curb to curb / 124' R/W
 (On-street parking is prohibited)

NOTE: A 10-foot landscape buffer is required between the sidewalk and any perimeter wall for any private rear yard residential/school site condition.

Exhibit 7-11

HAVEN AVENUE (NORTH OF PARK STREET) SECTION/PLAN

Grand Park Specific Plan

7.11.5 Edison Avenue

The Edison Avenue streetscape shall include the following:

- A landscaped parkway 10' wide with street trees per the New Model Colony Streetscape Master Plan along both sides of the street.
- A 5' wide pedestrian sidewalk set behind landscaped parkway.
- An 8' wide separated bike path from the sidewalk along the west side of the street.
- A 26' landscaped median planted per the New Model Colony Streetscape Master Plan.
- A landscape easement/neighborhood edge of 50' between the curb face and the perimeter wall on the west side.
- A maximum of 50% warm season turf in landscape areas, irrigated by spray and no less than 8' wide.
- Low water groundcovers used in traditional turf areas including parkways.
- Non-living ornamental features such as; boulders, gravel, dry streambeds, etc. may comprise up to 5% of the landscape and shall be a pervious material.
- Background trees and shrub masses planted per the New Model Colony Streetscape Master Plan. Minimum shrub planter depth of 10'.
- Monumentation as shown in the Conceptual Landscape Master Plan, *Exhibit 7-8, "Conceptual Landscape Plan."*

The streetscape plan for Edison Avenue is illustrated in *Exhibit 7-13, "Edison Avenue Section/Plan."*

7.11.6 Eucalyptus Avenue

The Eucalyptus Avenue streetscape shall include the following:

- An 8' wide landscaped parkway with a row of street trees per the New Model Colony Streetscape Master Plan along both sides of the street.

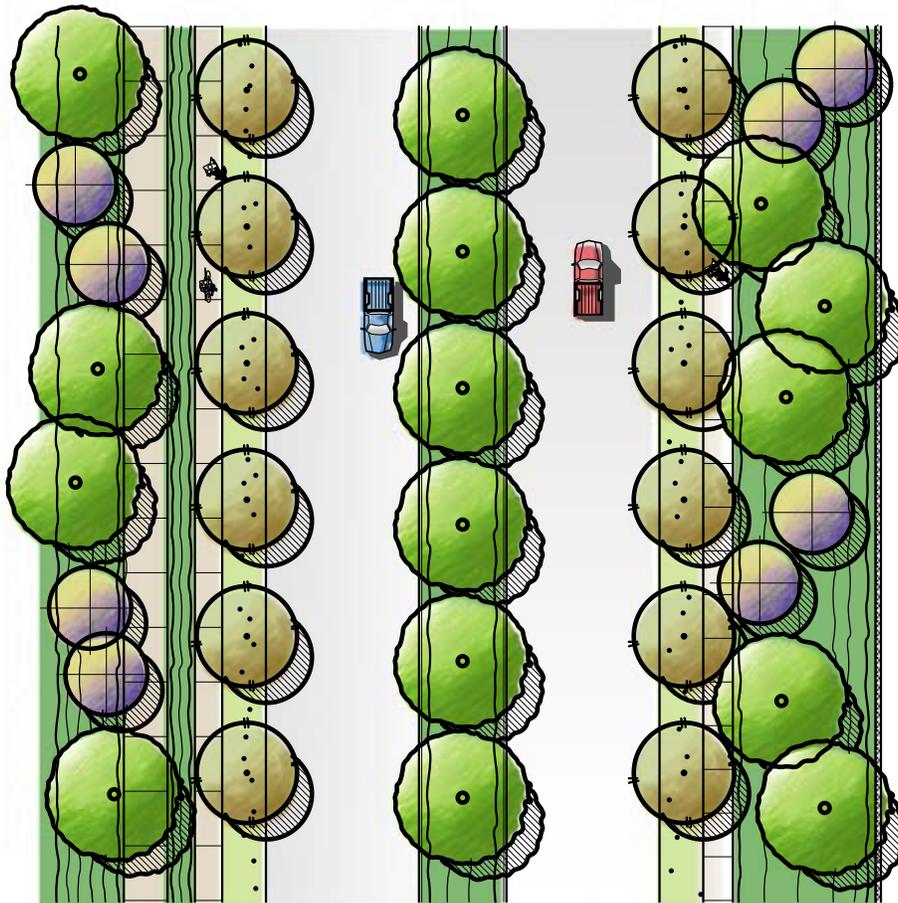
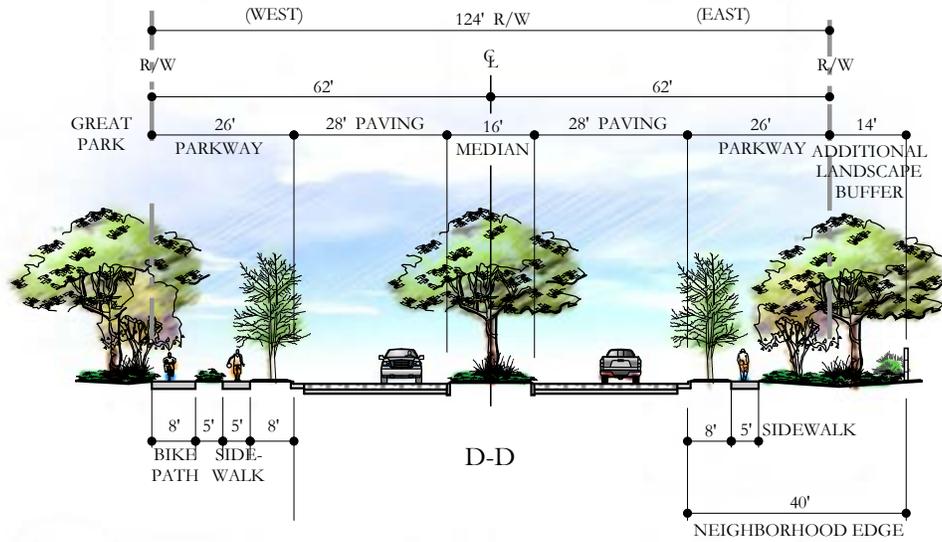
- A 5' wide pedestrian sidewalk on the south side set behind landscaped parkway.
- A 13" wide shared sidewalk/bikeway along the north side of the street.
- A landscape easement/neighborhood edge of 35' between the curb face and the perimeter wall on the south side of the street.
- A maximum of 50% warm season turf in landscape areas, irrigated by spray and no less than 8' wide.
- Low water groundcovers used in traditional turf areas including parkways.
- Non-living ornamental features such as; boulders, gravel, dry streambeds, etc. may comprise up to 5% of the landscape and shall be a pervious material.
- Background trees and shrub masses planted per the New Model Colony Masterplan. Minimum shrub planter depth of 10'.
- Monumentation as shown in the Conceptual Landscape Master Plan, *Exhibit 7-8, "Conceptual Landscape Plan."*

The streetscape plan for Eucalyptus Avenue is illustrated in *Exhibit 7-14, "Eucalyptus Avenue Section/Plan."*

7.12 Interior Streetscape Design

Streetscape design within the interior of the Grand Park community shall be consistent in character with the perimeter streetscapes and should help to promote pedestrian circulation throughout the community and to the City of Ontario Grand Park recreational area located south of the community.

Where interior streetscapes interface with neighborhood or mini parks and open space, special consideration should be taken to integrate pedestrian circulation into these areas via a street side pedestrian paseo system that links the public sidewalk to active walking trails and open space areas. This is especially important within the multi-family residential planning areas.



HAVEN AVENUE

Between Eucalyptus Avenue and Park Street

Divided Arterial

72' curb to curb / 124' R/W

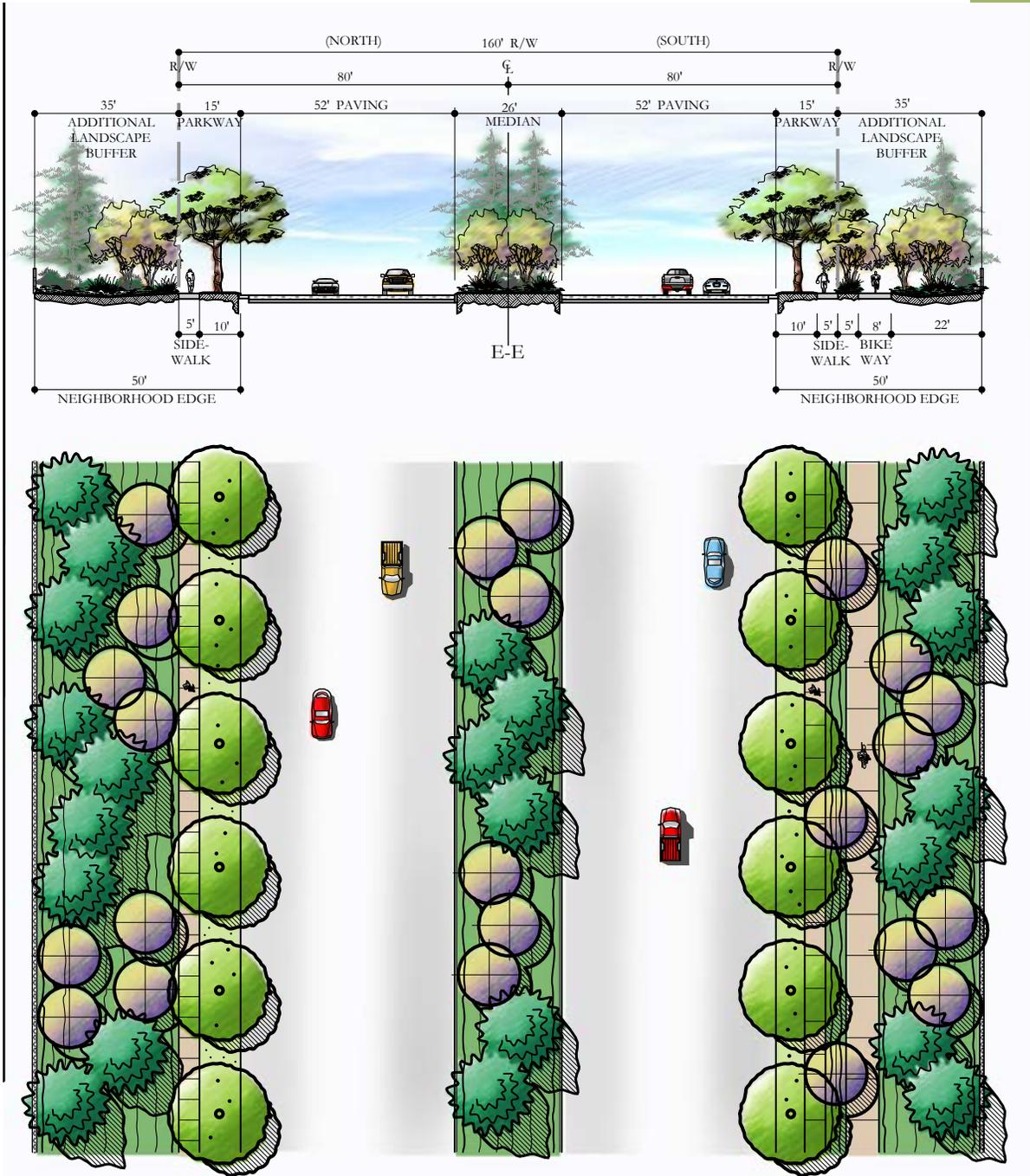
(On-street parking is prohibited)

NOTE: A 10-foot landscape buffer is required between the sidewalk and any perimeter wall for any private rear yard residential/school site condition.

Exhibit 7-12

HAVEN AVENUE (SOUTH OF PARK STREET) SECTION/PLAN

Grand Park Specific Plan



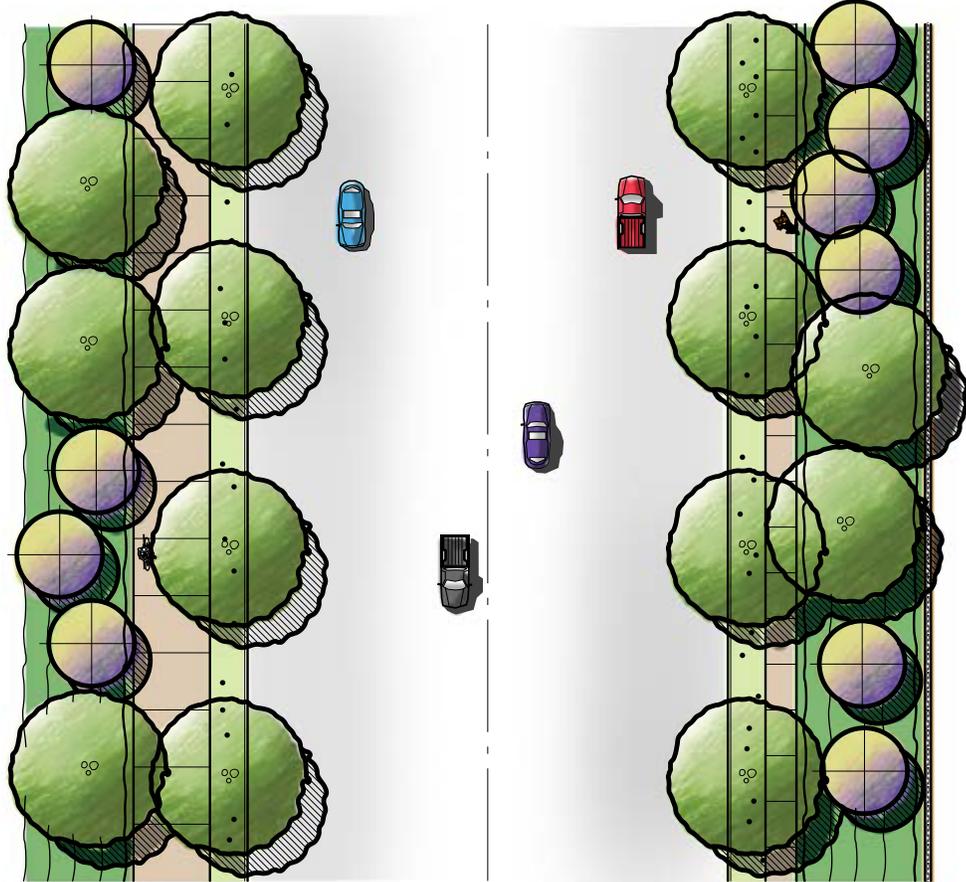
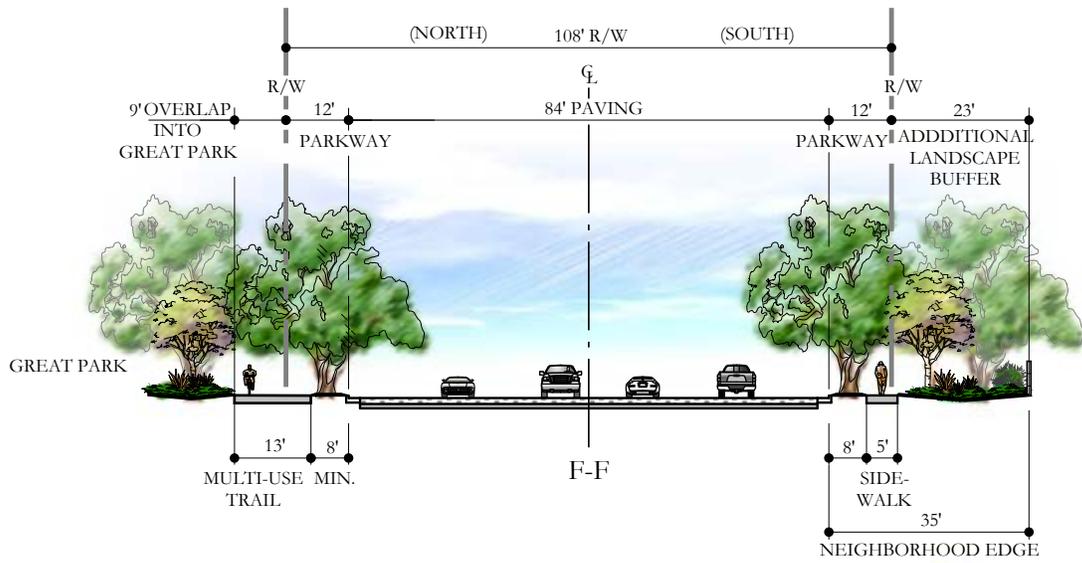
EDISON AVENUE

Divided Arterial
 (8 Lanes) 130' curb to curb / 160' R/W
 (On-street parking is prohibited)

NOTE: A 10-foot landscape buffer is required between the sidewalk and any perimeter wall for any private rear yard residential/school site condition.

Exhibit 7-13
 EDISON AVENUE SECTION/PLAN

Grand Park Specific Plan



EUCALYPTUS AVENUE

Arterial

84' curb to curb / 108' R/W

(On-street parking is prohibited)

NOTES: Sidewalk and bike path configuration is subject to City approval

A 10-foot landscape buffer is required between the sidewalk and any perimeter wall for any private rear yard residential/school site condition.

Exhibit 7-14

EUCALYPTUS AVENUE SECTION/PLAN

Grand Park Specific Plan

7.12.1 Park Street

The Park Street streetscape shall include the following:

- An 8' wide landscaped parkway with a row of street trees per the New Model Colony Streetscape Master Plan along both sides of the street.
- A 5' wide pedestrian sidewalk on the south side set behind landscaped parkway.
- Park entries and specific features along southern right-of-way Park Street per the City of Ontario requirements for the Grand Park.
- A maximum of 50% warm season turf in landscape areas, irrigated by spray and no less than 8' wide.
- Low water groundcovers used in traditional turf areas including parkways.
- Non-living ornamental features such as; boulders, gravel, dry streambeds, etc. may comprise up to 5% of the landscape and shall be a pervious material.
- Background trees and shrub masses planted in series of foreground, mid-ground, background layers to help define borders and plant groupings while combining interesting foliage textures and color.
- Monumentation as shown in the Conceptual Landscape Master Plan, *Exhibit 7-8, "Conceptual Landscape Plan."*

The streetscape plan for Park Street is illustrated in *Exhibit 7-15, "Park Street Section/Plan"*

7.12.2 Turner Avenue

The Turner Avenue streetscape shall include the following:

- An 8' wide landscaped parkway with a double row of street trees in the parkway and behind the sidewalk along both sides of the street per the New Model Colony Streetscape Master Plan.
- A 5' wide pedestrian sidewalk set behind landscaped parkway.

- A maximum of 50% warm season turf in landscape areas, irrigated by spray and no less than 8' wide.
- Low water groundcovers used in traditional turf areas including parkways.
- Non-living ornamental features such as; boulders, gravel, dry streambeds, etc. may comprise up to 5% of the landscape and shall be a pervious material.
- Background trees and shrub masses planted in series of foreground, mid-ground, background layers to help define borders and plant groupings while combining interesting foliage textures and color.
- Monumentation as shown in the Conceptual Landscape Master Plan, *Exhibit 7-8, "Conceptual Landscape Plan."*

The Turner Avenue streetscape is illustrated in *Exhibit 7-16, "Turner Avenue Section/Plan."*

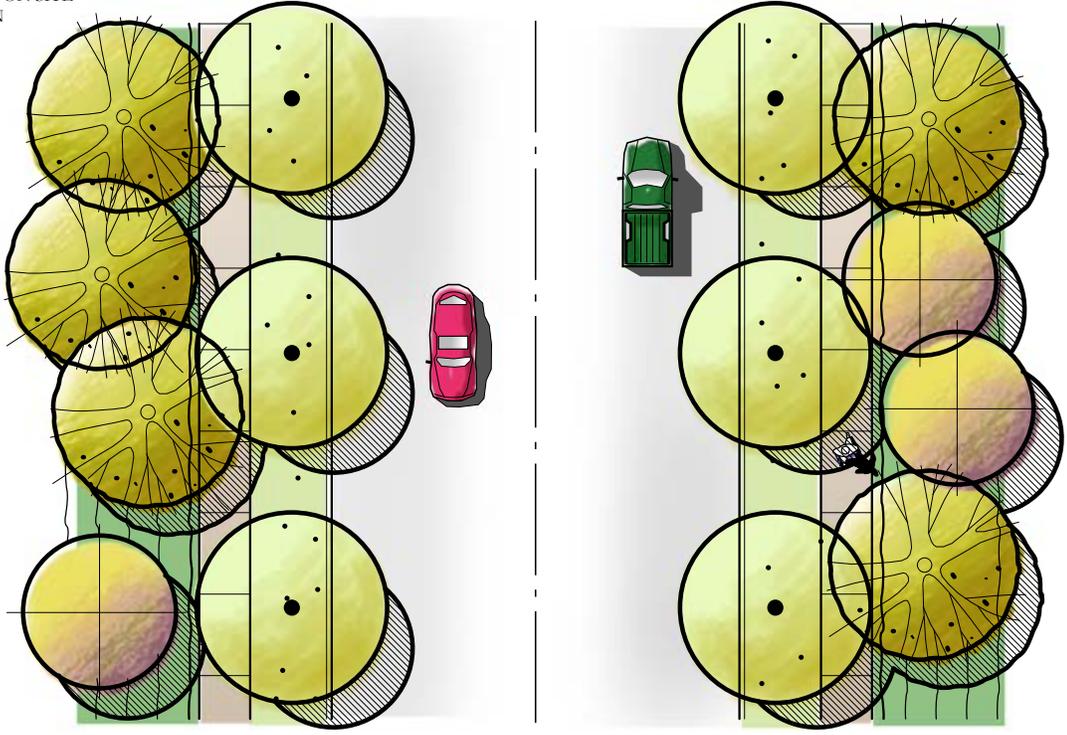
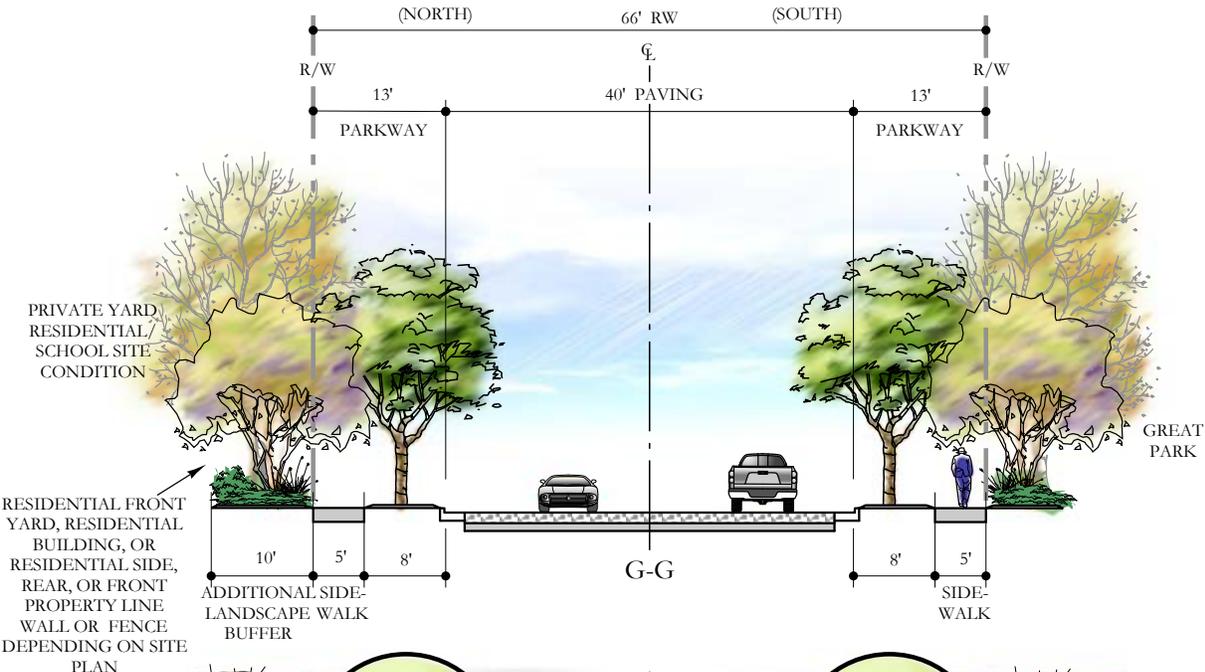
7.12.3 "A" Street

The "A" Street streetscape shall include the following:

- An 8' wide landscaped parkway with a row of street trees along both sides of the street selected from Table 7-1 "Plant Matrix-Trees"
- A 5' wide pedestrian sidewalk set behind landscaped parkway.
- A maximum of 50% warm season turf in landscape areas, irrigated by spray and no less than 8' wide.
- Low water groundcovers used in traditional turf areas including parkways.
- Non-living ornamental features such as; boulders, gravel, dry streambeds, etc. may comprise up to 5% of the landscape and shall be a pervious material.
- Background trees and shrub masses planted in series of foreground, mid-ground, background layers to help define borders and plant groupings while combining interesting foliage textures and color.

- Provide flowering accent trees and large specimen trees within roundabout planter at south terminus of street.
- Monumentation as shown in the Conceptual Landscape Master Plan, Exhibit 7-8, “Conceptual Landscape Plan.”

The streetscape plan for “A” Street is illustrated in *Exhibit 7-17, “A’ Street Section/Plan.”*



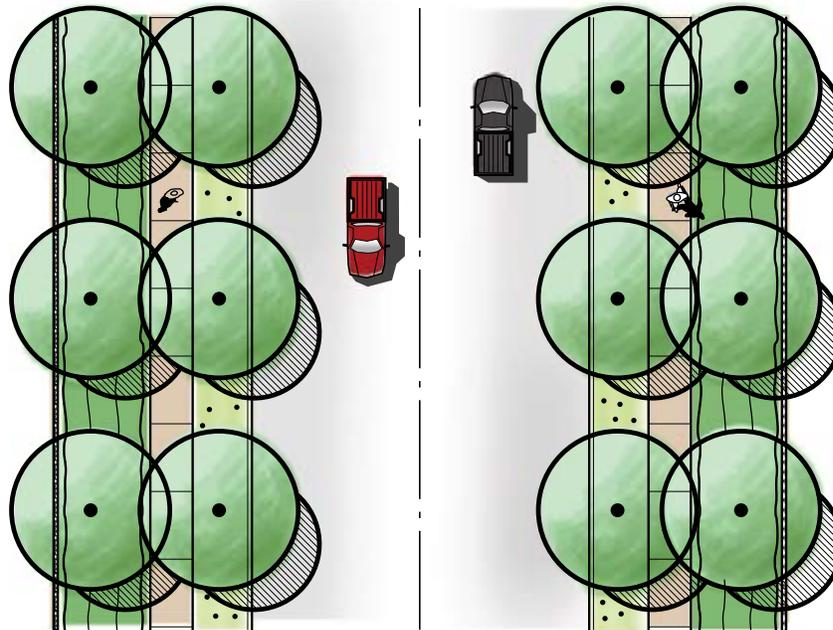
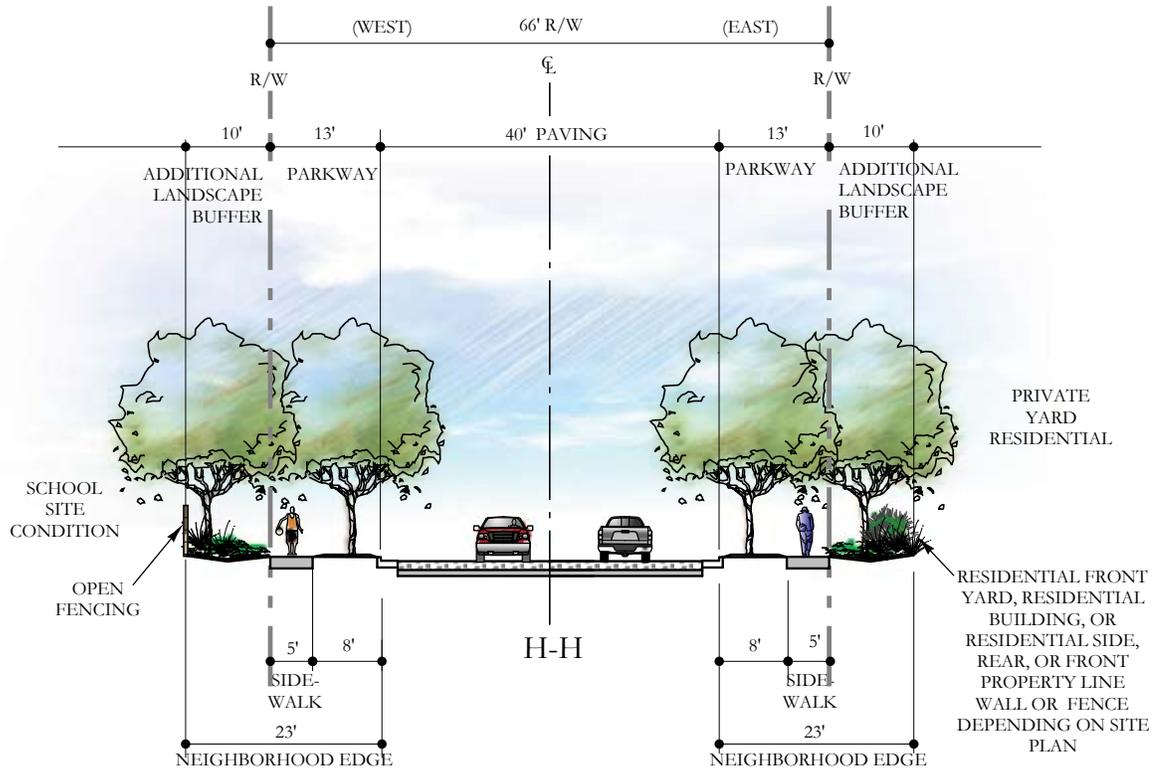
PARK STREET

Primary Local Street
 40' curb to curb / 66' R/W
 (On-street parking is permitted)

NOTES: A 10-foot landscape buffer is required between the sidewalk and any perimeter wall for any private rear yard residential/school site condition. Additional right-of-way and pavement widths may be required at signalized intersections to accommodate additional lanes.

Exhibit 7-15
PARK STREET SECTION/PLAN

Grand Park Specific Plan



TURNER AVENUE

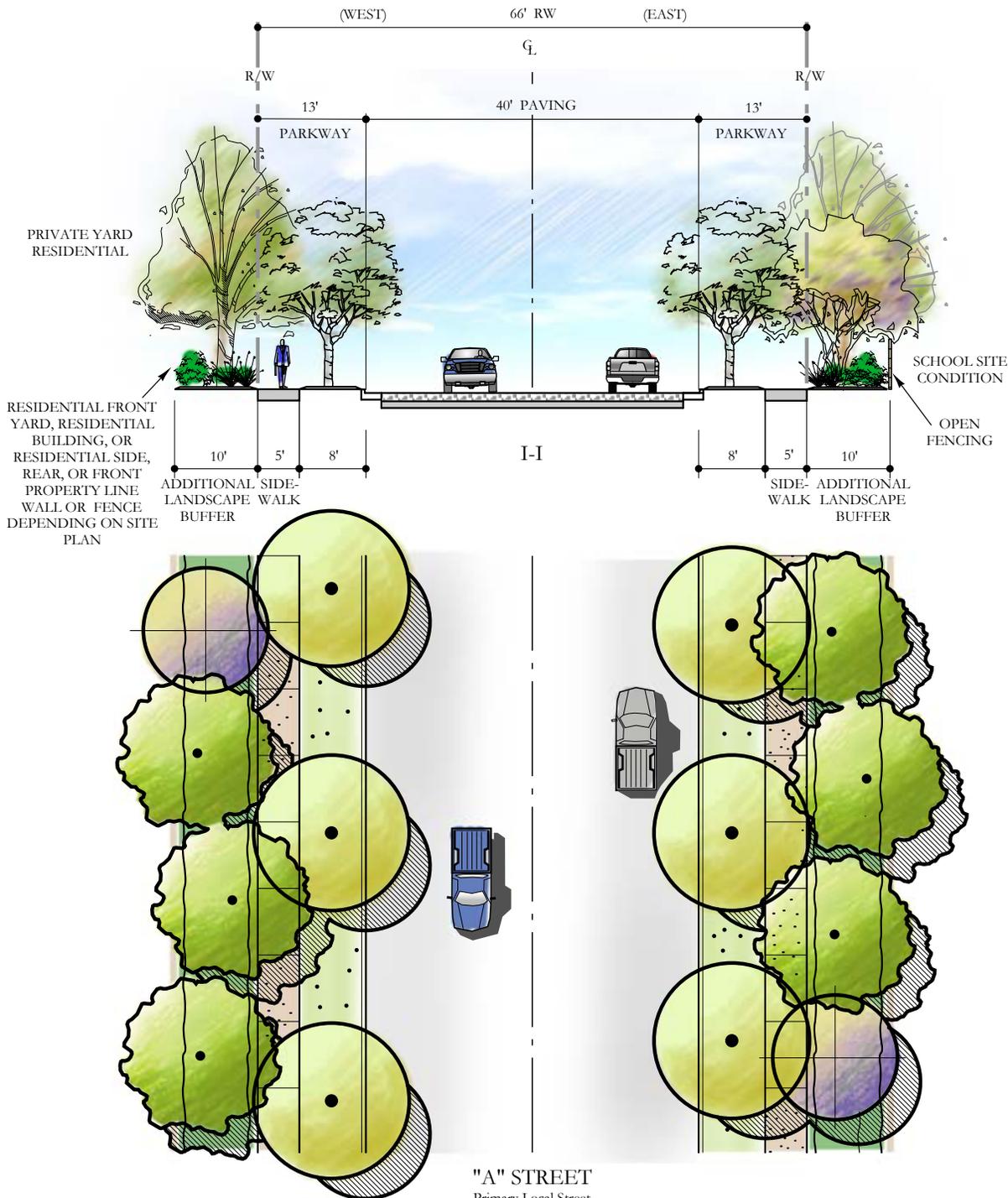
Primary Local Street
 40' curb to curb / 66' R/W
 (On-street parking is prohibited)

NOTES: A 10-foot landscape buffer is required between the sidewalk and any perimeter wall/fence for any private rear yard residential/school site condition. Additional right-of-way and pavement widths may be required at signalized intersections to accommodate additional lanes.

Exhibit 7-16

TURNER AVENUE SECTION/PLAN

Grand Park Specific Plan



NOTES: A 10-foot landscape buffer is required between the sidewalk and any perimeter wall/fence for any private rear yard residential/school site condition. Additional right-of-way and pavement widths may be required at signalized intersections to accommodate additional lanes.

Exhibit 7-17
"A" STREET SECTION/PLAN

7.12.4 “B” Street

The “B” Street streetscape shall include the following:

- An 8’ wide landscaped parkway with a row of street trees along both sides of the street selected from the Specific Plan Planting Palette.
- A 5’ wide pedestrian sidewalk set behind landscaped parkway.
- A maximum of 50% warm season turf in landscape areas, irrigated by spray and no less than 8’ wide.
- Low water groundcovers used in traditional turf areas including parkways.
- Non-living ornamental features such as; boulders, gravel, dry streambeds, etc. may comprise up to 5% of the landscape and shall be a pervious material.
- Background trees and shrub masses planted in series of foreground, mid-ground, background layers to help define borders and plant groupings while combining interesting foliage textures and color.
- Provide flowering accent trees and large specimen trees within roundabout planter at south terminus of street.
- Monumentation as shown in the Conceptual Landscape Master Plan, *Exhibit 7-8, “Conceptual Landscape Plan.”*

The streetscape plan for “B” Street is illustrated in *Exhibit 7-18, “B’ Street Section/Plan.”*

7.12.5 Interior Streets/Cul-de-sac

Local Streets/Cul-de-sac streetscapes shall include the following:

- A 7’ wide landscaped parkway with a row of street trees along both sides of the street selected from Table 7-1, “Plant Matrix-Trees”
- A 5’ wide pedestrian sidewalk set behind landscaped parkway.

- A maximum of 50% warm season turf in landscape areas, irrigated by spray and no less than 8’ wide.
- Low water groundcovers used in traditional turf areas including parkways.
- Non-living ornamental features such as; boulders, gravel, dry streambeds, etc. may comprise up to 5% of the landscape and shall be a pervious material.
- Background trees and shrub masses planted in series of foreground, mid-ground, background layers to help define borders and plant groupings while combining interesting foliage textures and color.
- Monumentation as shown in the Conceptual Landscape Master Plan, *Exhibit 7-8, “Conceptual Landscape Plan.”*

The streetscape plan for interior streets and cul de sac streets is illustrated in *Exhibit 7-19, “Local Streets Section/Plan.”*

7.12.6 Lanes (Alleys)

Lane (Alley) streetscapes shall include the following:

- A 5’ wide landscaped easement with upright tree with minimum canopy selected from the Table 7-1, “Plant Matrix-Trees”
- Shrub mass planting and vines to help buffer private yard wall and garages.
- A maximum of 50% warm season turf in landscape areas, irrigated by spray and no less than 8’ wide.
- Low water groundcovers used in traditional turf areas including parkways.
- Non-living ornamental features such as; boulders, gravel, dry streambeds, etc. may comprise up to 5% of the landscape and shall be a pervious material.
- Monumentation as shown in the Conceptual Landscape Master Plan, *Exhibit 7-8, “Conceptual Landscape Plan.”*

The streetscape plan for alleys is illustrated in *Exhibit 7-20, “Alleys.”*

7.13 Entries and Monumentation

Monumentation occurs throughout the Grand Park community and is designed to establish a basic hierarchy for entering each Planning Area of the community. At key entries a landscape and monumentation program will be utilized to help identify the community as well as convey a “welcoming” feeling for both vehicular and pedestrian traffic. These monuments and “gateways” are to be designed with durable, lasting materials approved by the City of Ontario. The “gateways” leading into the community of Grand Park will be elegant in appearance, classic in form, evoking the sense of arrival.

Fashioned after the “turn-of-the-century Victorian Estate style”, large brick piers stand like soldiers, to each side of the main vehicular drives that enter into the community. Three basic monument treatments are used to set the hierarchy of entries and monumentation: the Primary Community Entry and Monumentation, the Secondary Community Entry and Monumentation, and the Neighborhood Entry and Monumentatio

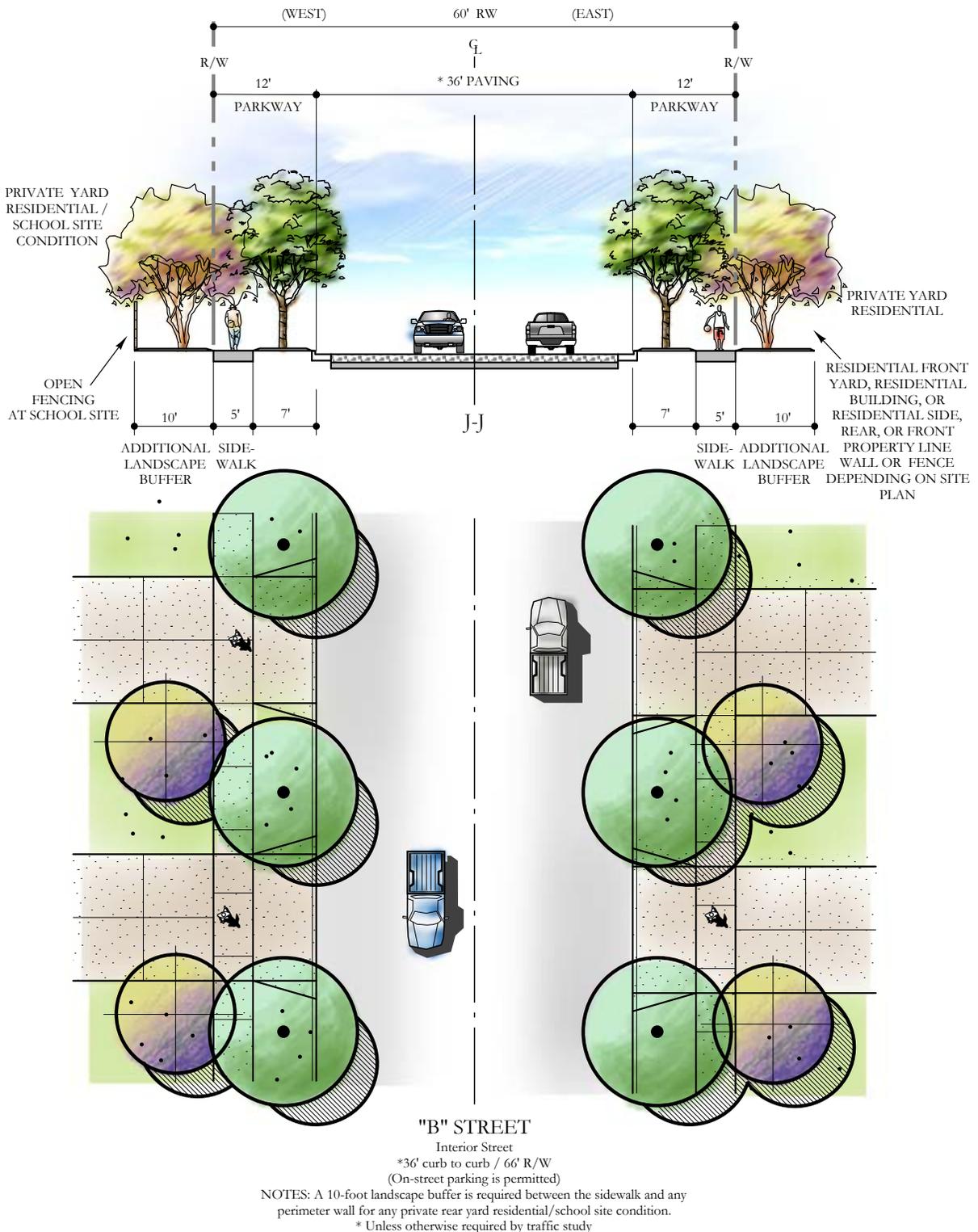
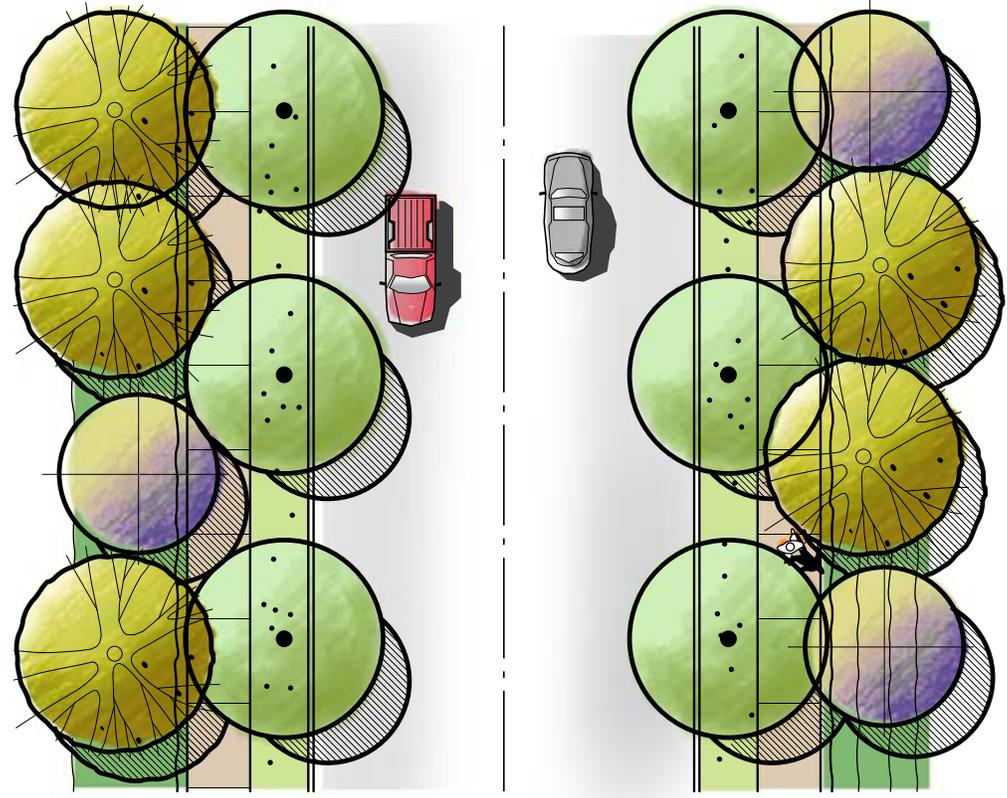
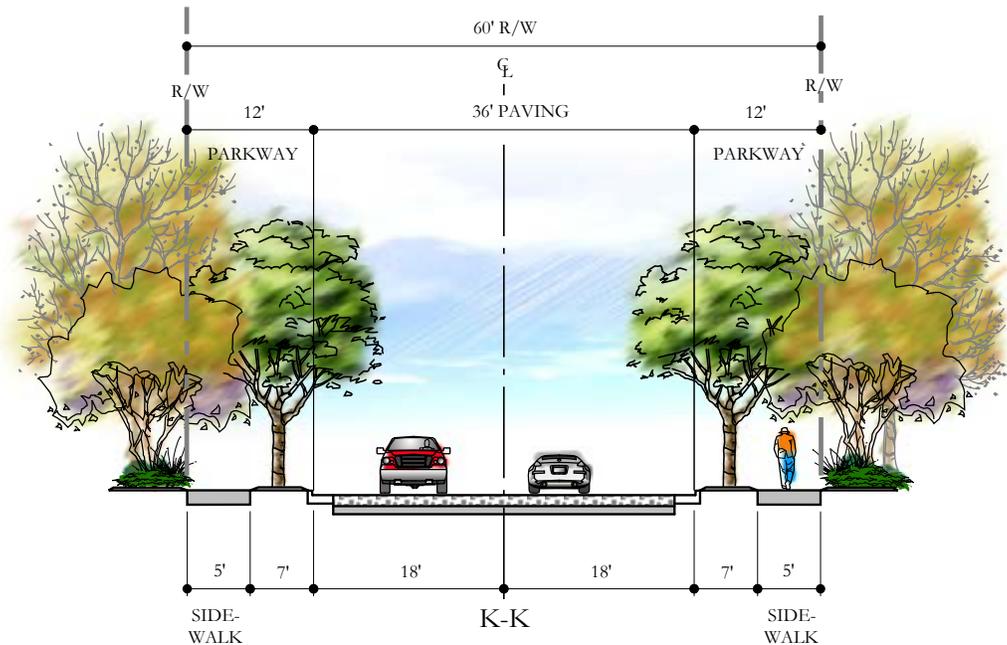
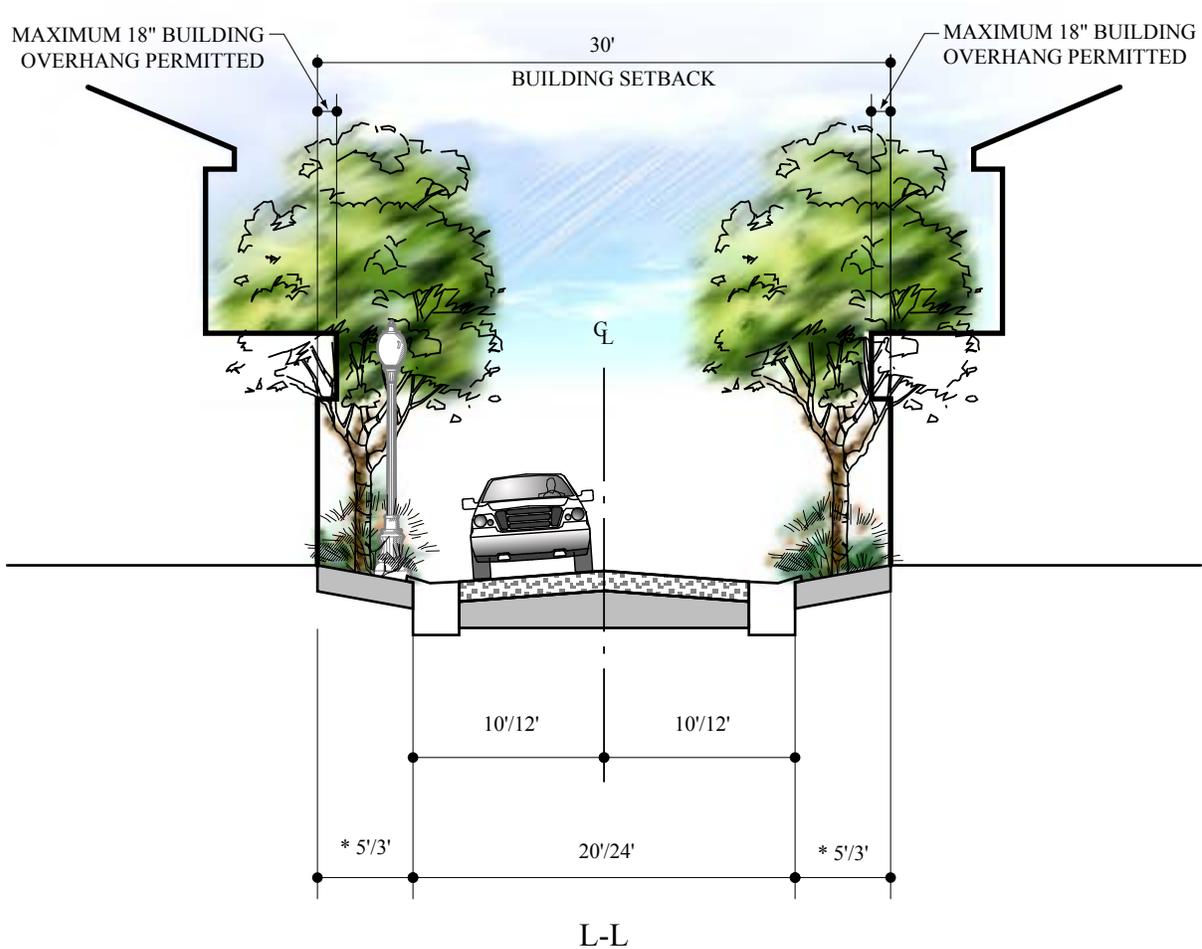


Exhibit 7-18
"B" STREET SECTION/PLAN
 Grand Park Specific Plan



LOCAL STREETS & CUL-DE-SAC STREETS
 36' curb to curb / 60' R/W
 (On-street parking is permitted)

Exhibit 7-19
 INTERIOR STREETS SECTION/PLAN



PRIVATE LANES (ALLEYS)

20' curb to curb / 30' building setback
(On-Street parking is prohibited)

NOTES: 24' paved surface with 3' landscaping and a 30' building setback shall be required in emergency access conditions.
In certain conditions a "Public Utility Easement" (PUE) will be established across those alleys where public water and sewer facilities have been accepted.

*Measurement taken 6" from back of curb



Example of entry monument signage and lettering (above,) and stone veneer pilaster with rick rim and decorative finial. (right)



7.13.1 Primary Community Entry and Monumentation

The Primary Community Entry and Monumentation shall include the following:

- 10' high stone veneered entry pilaster with decorative finial cap and brick trim at each corner adjacent to the walkway leading into the community.
- Project identification signage with “negative cutout” on fabricated steel panel.
- Low, 24” high split-face block garden wall with brick cap (24” high and approx. 20’ long), allowing for slightly raised planter bed behind it.
- 3’-6” high stone veneered pilaster with decorative finial cap and brick trim.
- Split face perimeter block wall.
- Use of manufactured stone veneer materials with stacked ledger and fieldstone combo.
- Use of large multi or single trunk specimen trees to anchor each entry with background landscaping.
- Seasonal perennial flowering to allow for seasonal flowering interest throughout the year.
- Accent trees and shrub masses planted in series of foreground, mid-ground, and background layers to help define borders and plant groupings while combining interesting foliage textures and color.
- Accent lighting of landscape/monumentation.



Examples of bronze project plaque.

- Plants at monument signs shall be a hierarchy of ornamental shrubs or perennials.
- Placement of the monumentation shall be in accordance with the Traffic Division's line-of-sight requirements and outside of the public right-of-way.

The Primary Community Entry and Monumentation are illustrated in *Exhibit 7-8, "Conceptual Landscape Plan"* and *Exhibit 7-21, "Primary Community Entry and Monumentation."*

7.13.2 Secondary Community Entry and Monumentation

The Secondary Community Entry and Monumentation shall include the following:

- 5' high stoned veneered pilaster with decorative finial cap and brick trim.
- Project identification plaque on fabricated steel panel.
- Low, 24" high split-face block garden wall with brick cap, tying into perimeter decorative pilaster and wall.
- Accent stone veneered pilaster with brick cap.
- Split face perimeter block wall.
- Split face block monument wall with brick cap.
- Use of manufactured stone veneer materials with stacked ledger and fieldstone combo.
- Use of large multi or single trunk specimen trees to anchor each entry with background landscaping.
- Seasonal perennial flowering to allow for seasonal flowering interest throughout the year.
- Accent trees and shrub masses planted in series of foreground, mid-ground, and background layers to help define borders and plant groupings while combining interesting foliage textures and color.
- Accent lighting of landscape/monumentation.
- Plants at monument signs shall be a hierarchy of ornamental shrubs or perennials.

- Placement of the monumentation shall be in the accordance with the Traffic Division's line-of-sight requirements and outside of the public right-of-way.

The Secondary Community Entry and Monumentation is illustrated in *Exhibit 7-8, "Conceptual Landscape Plan"* and *Exhibit 7-22, "Secondary Community Entry and Monumentation."*

7.13.3 Neighborhood Entry and Monumentation

Neighborhood entries and monumentation should occur on interior corner entries within the Grand Park. These entries should be used to help continue the landscape character theme to the "core" of the community. Each neighborhood built within the project will have the opportunity to identify their individual project character while providing the basic design features of the other monuments.

Neighborhood Entry and Monumentation shall include the following:

- 3'-6' tall decorative pilaster with stone veneer and brick cap. This pilaster should embody the same character as that of the Secondary Community Entry Monument portal, but is reduced in scale to create a "pedestrian gateway" into each neighborhood. It is set within the landscape buffer. Project identification plaque on fabricated steel panel or icon can be located on this pilaster.
- Identification field for potential sign lettering placement on enhanced perimeter corner cut wall.
- Accent stone veneered pilaster with brick cap.
- Split face perimeter block wall.
- Split face block monument wall with brick cap.
- Use of manufactured stone veneer materials with stacked ledger and fieldstone combo.
- Seasonal perennial flowering to allow for seasonal flowering interest throughout the year.

- Accent trees and shrub masses planted in series of foreground, mid-ground, and background layers to help define borders and plant groupings while combining interesting foliage textures and color.
- Accent lighting of landscape/monumentation.
- Plants at monument signs shall be a hierarchy of ornamental shrubs or perennials.
- Placement of the monumentation shall be in the accordance with the Traffic Division's line-of-sight requirements and outside of the public right-of-way.

The concept for neighborhood entries and monumentation is illustrated in *Exhibit 7-23, "Neighborhood Entry and Monumentation."*

Overall entry monument elevations for primary, secondary, and neighborhood entries are illustrated in *Exhibit 7-24, "Overall Entry Elevations."*

PRIMARY ENTRY MONUMENT

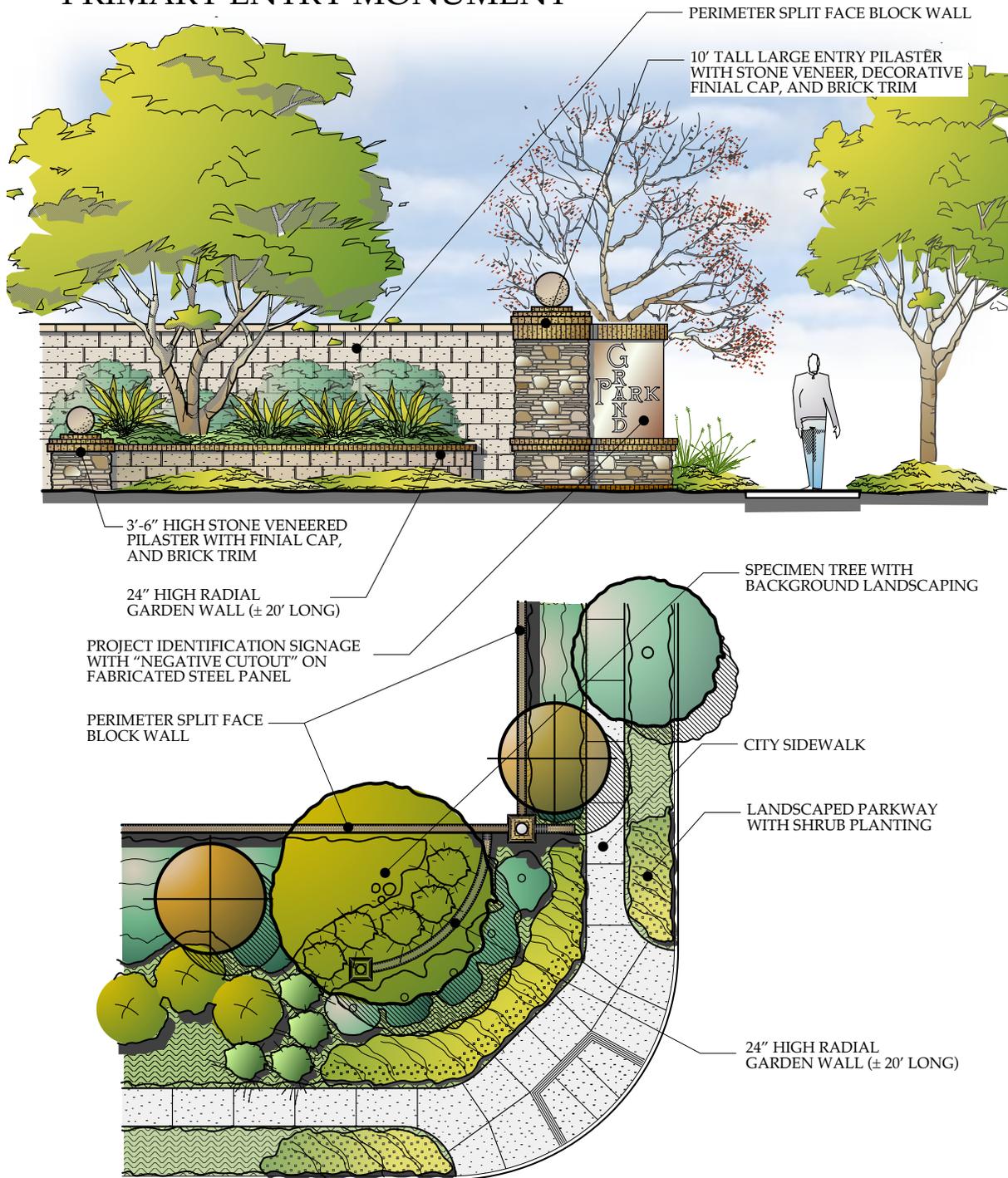


Exhibit 7-21

PRIMARY COMMUNITY ENTRY AND MONUMENTATION

Grand Park Specific Plan

SECONDARY ENTRY MONUMENT

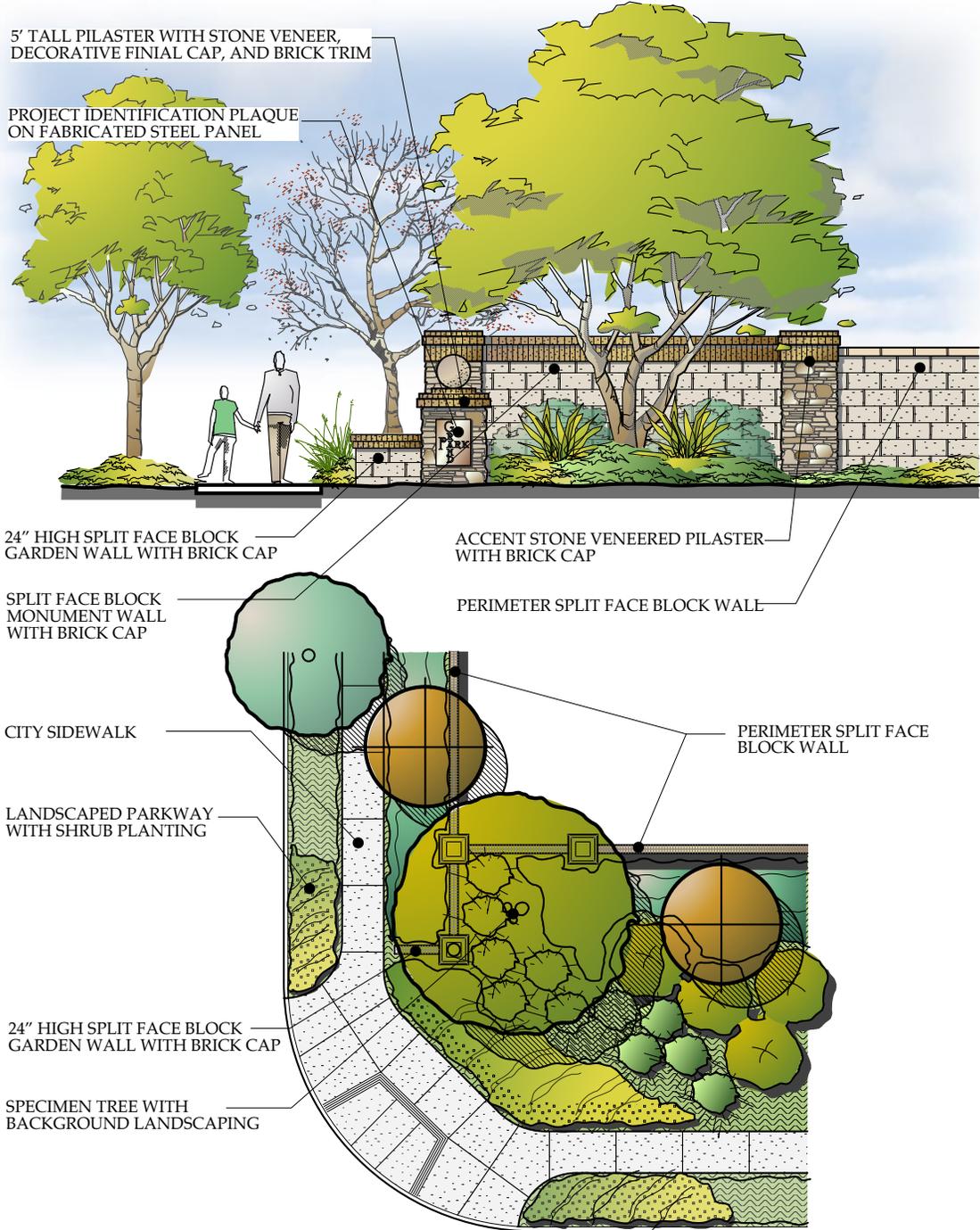


Exhibit 7-22
SECONDARY COMMUNITY ENTRY AND MONUMENTATION
Grand Park Specific Plan

NEIGHBORHOOD ENTRY MONUMENT

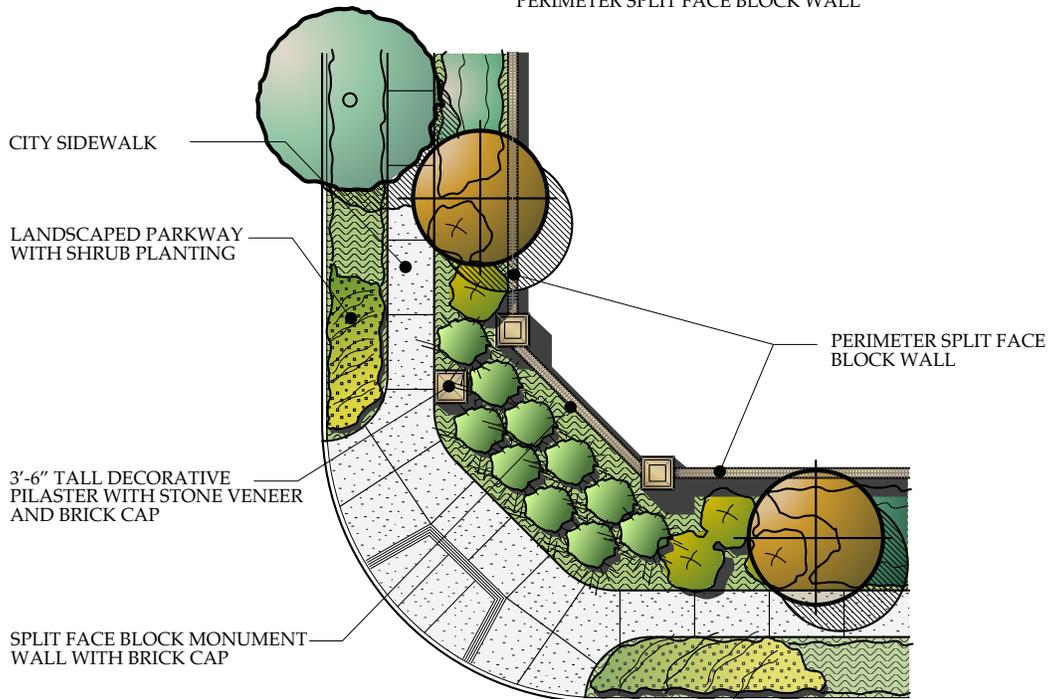
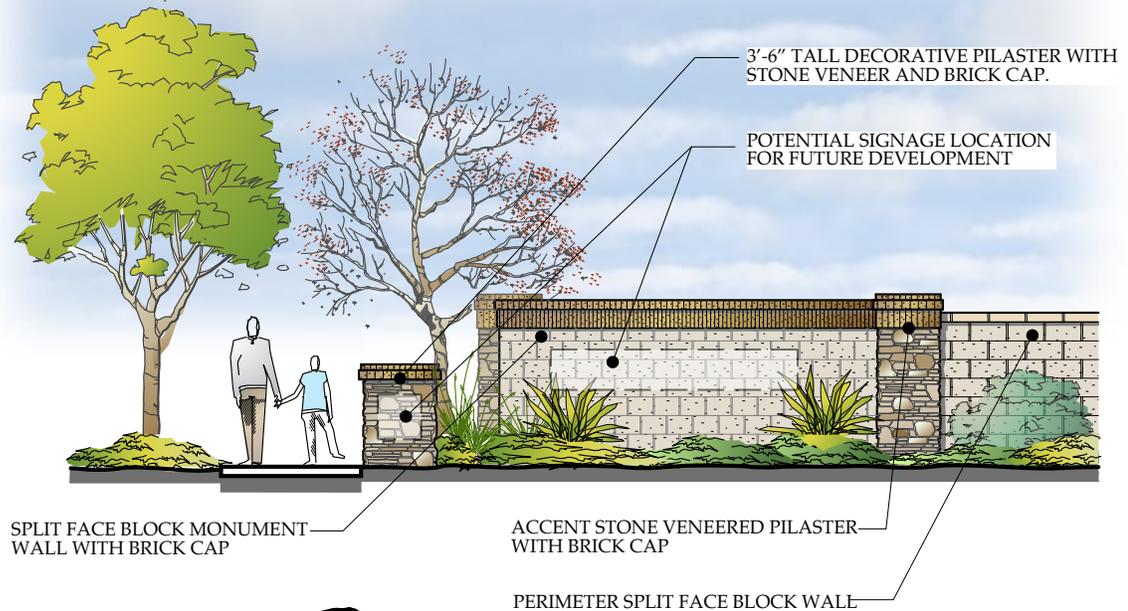


Exhibit 7-23

NEIGHBORHOOD ENTRY AND MONUMENTATION

Grand Park Specific Plan

OVERALL ENTRY ELEVATIONS

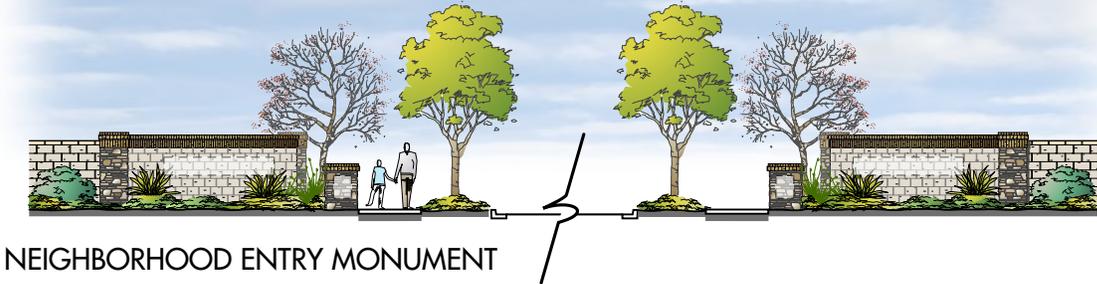
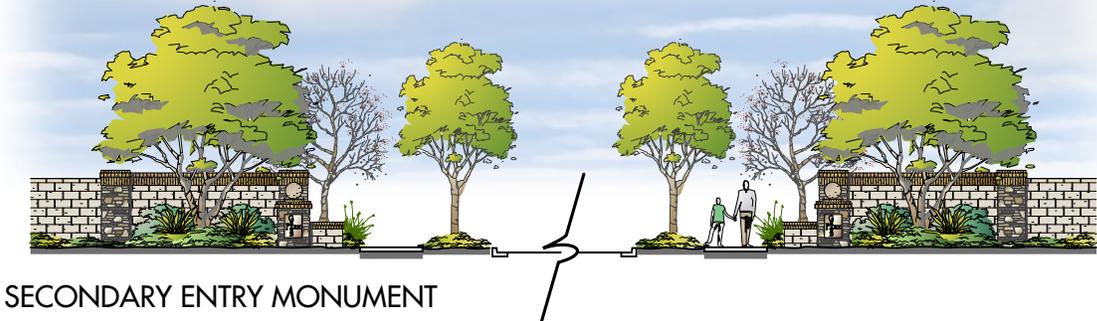
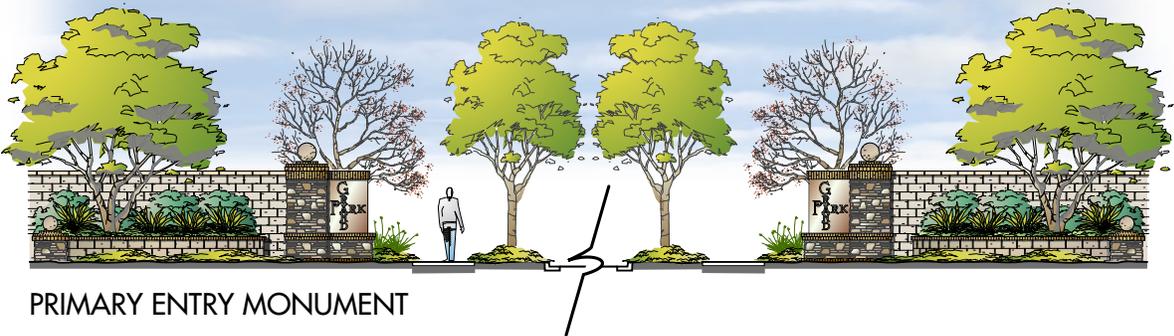


Exhibit 7-24
OVERALL ENTRY ELEVATIONS

7.14 Parks, Paseos, and Private Recreation Areas

Grand Park may contain pocket parks, paseos, and recreation areas for the community's residents within individual planning areas. Open space areas will provide opportunities for community interaction and recreation while promoting neighborhood and community identity. These areas should be aligned together and linked to the Great Park through a network of landscaped pedestrian paseos.

7.14.1 Children's Play Areas / Pocket Parks / Paseos

Pedestrian circulation is highly encouraged within Grand Park. Landscape easements are provided along major roadways and are encouraged within the neighborhood communities. Grand Park may have a network of paseos leading to several neighborhood pocket parks, the High School, Elementary School and the Grand Park to the south of the project.

- Paseo walkways should be designed to provide connections to adjacent neighborhoods as well as link parks and schools to dedicated neighborhood edge treatments and enhanced landscaped areas.
 - Seating areas are encouraged.
 - Enhanced paving at paseo connections where pedestrian circulation crosses roadways in appropriate locations and as approved by City of Ontario Planning, Public Works, and Engineering Departments are encouraged. Enhanced paving is not permitted within public rights of ways.
 - Paseos should provide strong connections to the Great Park, the schools and the neighborhood edges.
 - Lighting and trash receptacles to be provided at seating areas.
 - Bike racks provided at transit stops and other locations serving as a point of departure to and from the path.
- The pocket parks are intended to provide minimal amenities, and should be designed with strong neighborhood "eyes-on" approach. Pocket parks should range between 1/4 – 2 acres in size. The Pocket parks may contain the following amenities:
 - ADA accessible paseo walkways.
 - Landscaping to harmonize with the surrounding streetscapes utilizing trees, shrubs, and groundcovers identified in the plant matrix. Large specimen trees should be used within the open turf areas to help provide shade and screening of unwanted views. Accent trees should also be used at pedestrian entries.
 - Warm season turf is recommended for recreational use projects including park, sports fields and open spaces where turf provides a playing surface.
 - Pole mounted light fixtures with cut-off shields where appropriate, should be utilized and spaced at adequate intervals for safety and security.
 - Open turf play areas.
 - Children's tot lot play areas to include play structures and equipment staged to allow for separated use based on age of users. The tot lot play areas should also follow ADA guidelines and provide access and proper fall zone spacing based off of equipment selected. ADA accessibility to equipment shall be provided on compliant surfacing material. Seating areas shall be located near the tot lot play areas to provide areas for parental supervision. Tot lot play areas should be set back from the roadway and located away from busy streets.
 - Low scale lighting shall be provided within the pocket parks.
 - Provide lockable bike parking within the pocket parks.
- Paseo pocket parks may contain one or more of the following amenities:

- A minimum of 50% of the barbecue and picnic facilities provided should be located adjacent to the walkway system for ADA accessibility with the remaining percentage set in open turf areas. Each barbecue picnic facility shall provide a picnic table, freestanding barbecue, and trash receptacle. These barbecue facilities can be placed on concrete or any other ADA acceptable surfacing.
- Warm season turf is recommended for recreational use projects including park, sports fields and open spaces where turf provides a playing surface.
- Basketball, volleyball, or tennis courts
- Tot lot play areas
- Rose gardens
- Water features
- Band stands or small amphitheaters
- Covered picnic structures and gazebos
- Seat walls and benches
- Exercise par course
- Community garden and kiosk
- Interpretive or educational signage

The concept for paseos within Grand Park is illustrated in *Exhibit 7-25, “Street Side Paseo/Community Portal Entry”* and *Exhibit 7-26, “Internal Paseo Concept.”*

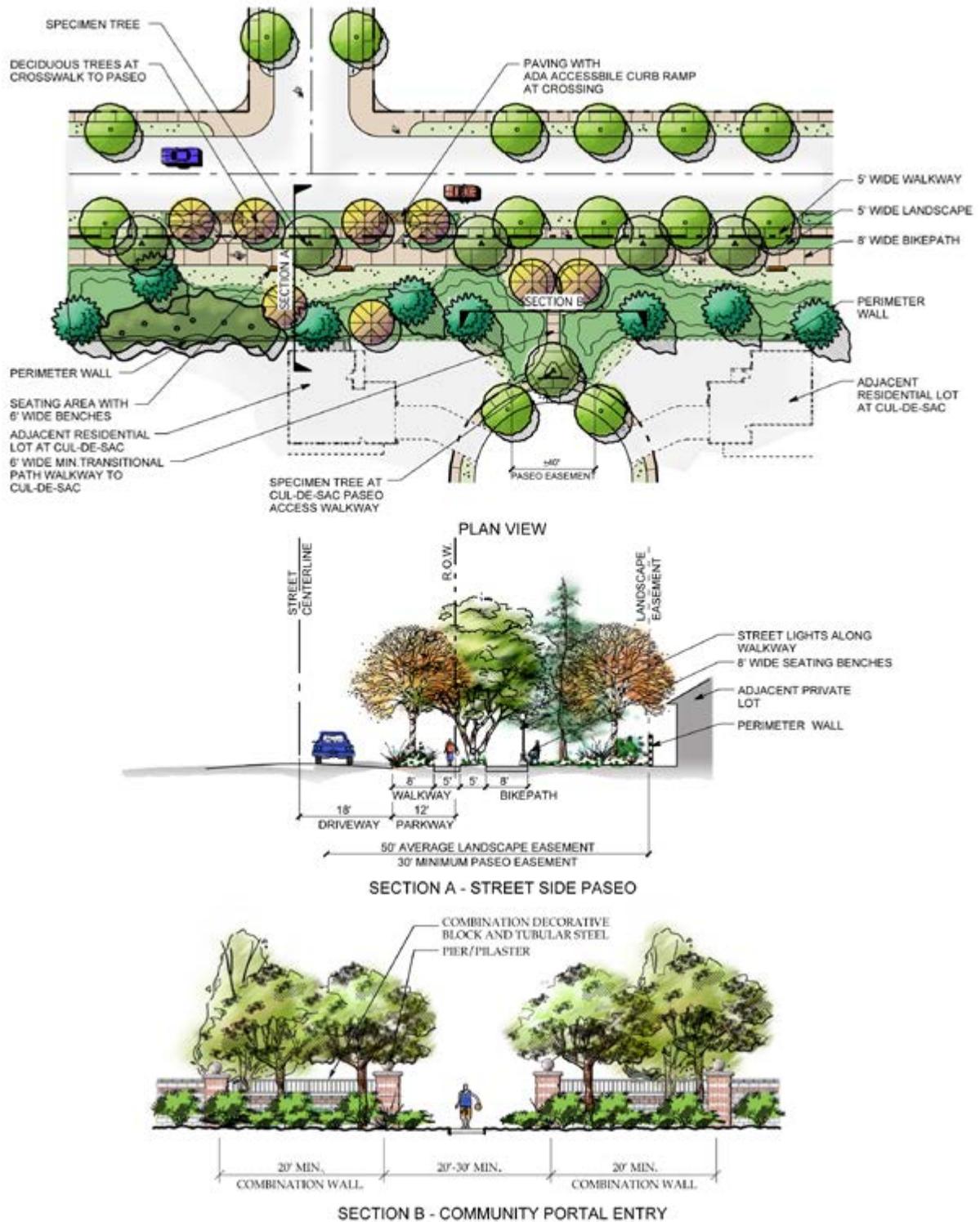


Exhibit 7-25

STREET SIDE PASEO / COMMUNITY PORTAL ENTRY

Grand Park Specific Plan

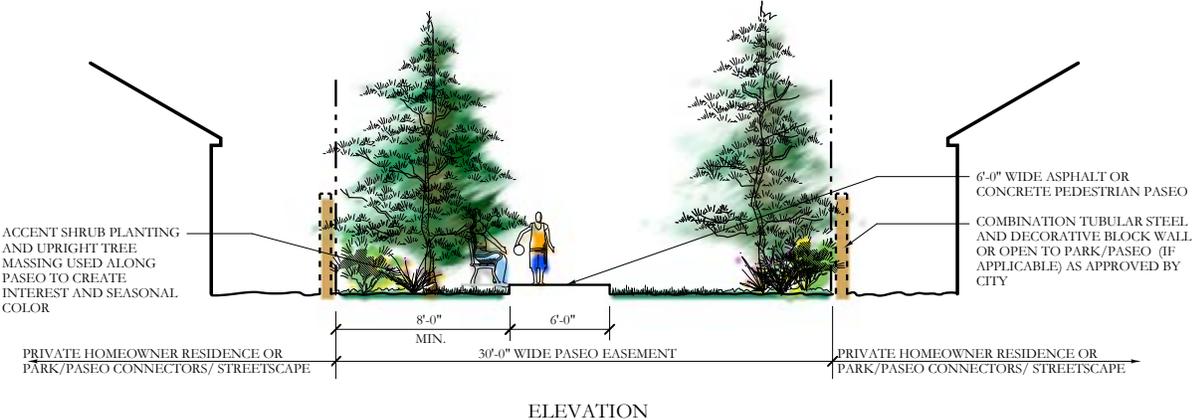
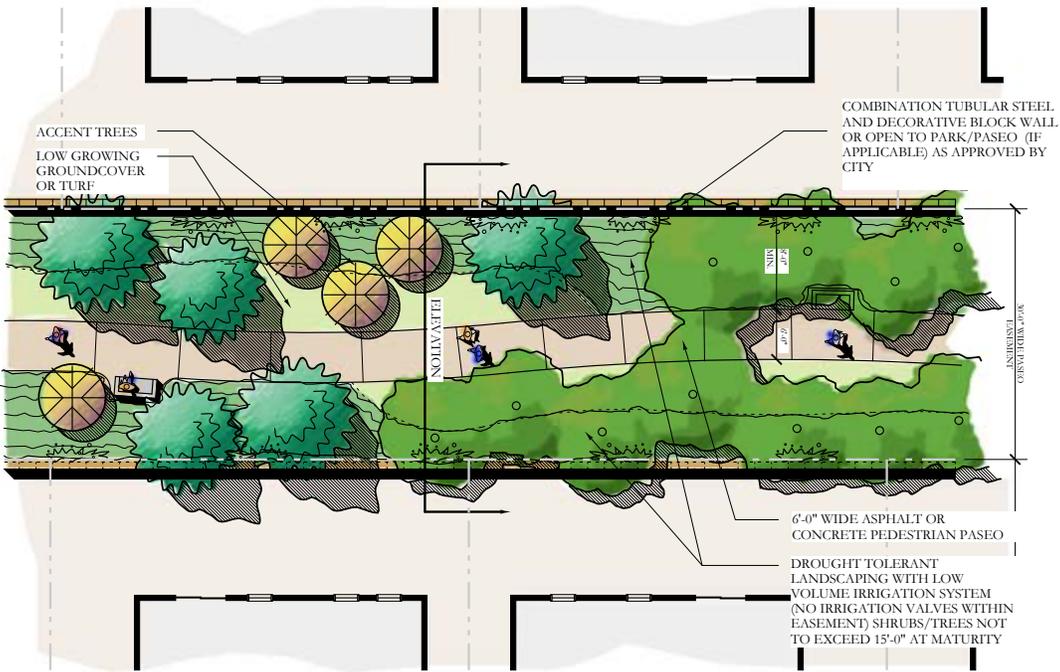


Exhibit 7-26
INTERNAL PASEO CONCEPT

7.15 Community Walls and Fencing

Walls are a major component in achieving an overall community theme within Grand Park. A strong cohesive appearance is achieved through the use of “community walls” and general overall wall guidelines.

All walls that adjoin community street scenes including major streetscapes identified under Perimeter/Interior Streetscapes shall be deemed “community walls.” All wall and fencing designs and layout shall be approved by the City of Ontario prior to construction.

7.15.1 Community Walls

Community walls shall be built with attractive and durable materials. They shall be decorative in nature and colored, split-face block walls. Decorative accent pilasters shall be stone veneered along project perimeter. Community wall treatment is illustrated in *Exhibit 7-27, “Wall and Fence Details.”*

7.15.2 Solid Walls and Fencing

Reverse frontage walls and any wall return that is visible from public view shall be constructed of decorative split-face or slump block, plastered, or stuccoed and should complement color schemes utilized by builders in Grand Park. Decorative caps and the use of pilasters to help enhance the perimeter appeal of the walls are encouraged. Variation shall be provided in the perimeter wall to include pilasters, material changes, and/or other decorative features, which offer relief along the proposed perimeter walls or as approved by the City of Ontario. Walls hidden from public view shall either be of slump or precision block that is veneered, burnished using color other than common gray. Wall color shall complement the color of the exterior wall, which is in public view. Fences shall be constructed of ornamental steel or iron, wood or PVC materials. Other materials may be approved by the City of Ontario. Neighborhood block walls at side yard returns and property lines shall be 6' in height.

7.15.3 Open Fencing

If applicable, open fences should be located in the rear yards of those properties abutting large slope areas where the adjacent property is a minimum of 15' above/below the house pad or where higher density communities are served via a “gated entry.” These fences allow openness but not physical access; they shall be 5'-6" high and made of tubular steel and/or Lexan glass panel construction. Areas where open fencing occurs will be subject to review by the City of Ontario.

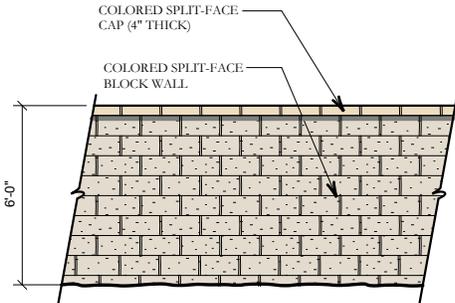
7.15.4 Combo Walls

Combo walls (2' wrought iron over 4' decorative split-face block wall) shall be utilized adjacent to parks, paseo, SCE easements, trails, park edge conditions and/or adjacent to channels. Location of combo walls to be reviewed on a case by case basis.

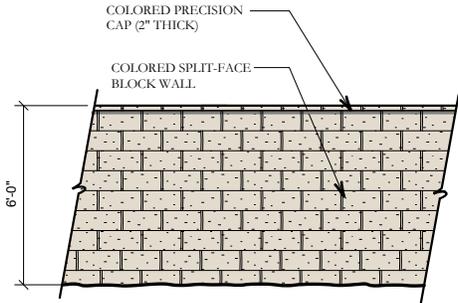
7.16 Outdoor Lighting

Lighting standards within Grand Park shall be consistent in style, color, and materials in order to maintain uniformity throughout. Lighting should be subtle, providing a soft wash of light over illuminated objects such as monumentation. Hierarchy shall be established by using a variety of lighting fixtures and illumination levels based off of lighting design intent. Lighting styles shall tie into architectural styles and provide sufficient illumination for the safety and well being of the community.

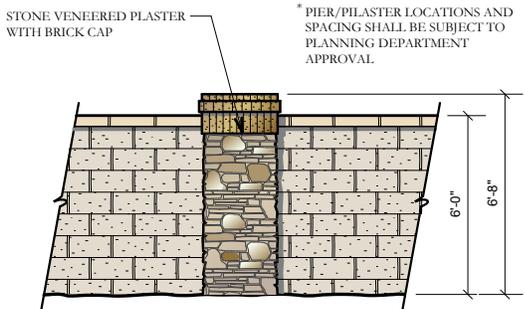
Preservation of “Night-Sky” should be considered in lighting design layout and fixture selection. Use of “cut-off” or louvered lamps to preserve ambiance of “Night-Sky” is highly encouraged. Fixture locations should be designed so that light source is not visible by pedestrian or vehicular traffic. Frosted, louvered, or prismatic lens should be considered where decorative lighting fixtures are visible and part of the aesthetic lighting program. Accent lighting of landscape and monumentation shall be incorporated.



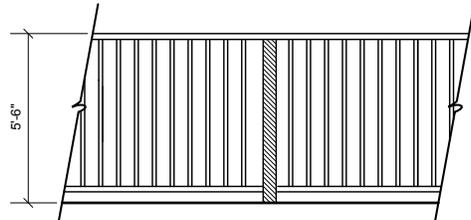
A **COMMUNITY THEME WALL**
 COMMUNITY THEME COLORED SPLIT-FACE BLOCK WALL ALONG PROJECT PERIMETER



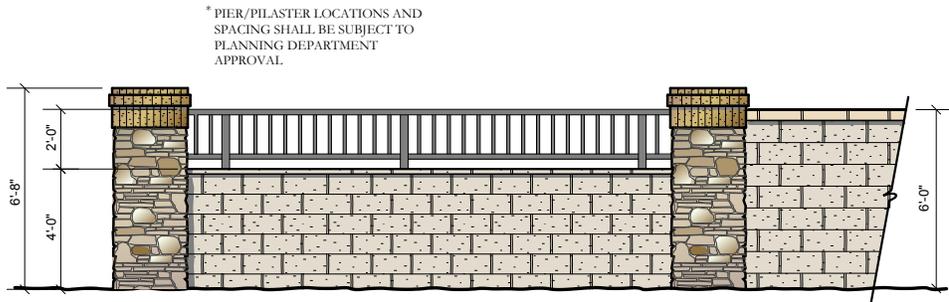
C **NEIGHBORHOOD BLOCK WALL**
 NEIGHBORHOOD BLOCK WALL IS TYPICALLY USED WHERE PRIVACY IS DESIRED AT SIDE YARD RETURNS AND PROPERTY LINE LOCATIONS. OVERALL WALL HEIGHT SHALL BE 6'-0" FEET.



B **COMMUNITY THEME WALL AND PILASTER**
 COMMUNITY THEME WALL WITH STONE VENEERED PILASTER ALONG PROJECT PERIMETER



D **TUBULAR STEEL VIEW FENCING**
 OPEN TUBULAR STEEL FENCING IS TYPICALLY UTILIZED ON MULTI-FAMILY/HIGH DENSITY PROJECTS AROUND THE PERIMETER AND IN REAR YARDS WHERE VIEW PRESERVATION IS DESIRABLE.



E **COMBINATION SPLIT-FACE BLOCK AND TUBULAR STEEL**
 COMBINATION 4' HIGH SPLIT FACE BLOCK AND 2' HIGH TUBULAR STEEL WALL ARE TYPICALLY USED AT PASEO OR PARK EDGE CONDITIONS.

7.16.1 Entry Monuments

Avoid intensely bright or “hot” lighting of monuments; rather, each should be lit to provide a soft wash of light across the monument signage. Specimen trees should be up-lighted with several fixtures into the canopy to avoid creating dark sides of the trees.

7.17 Landscape Standards

7.17.1 Public Landscapes

Landscape plantings in public areas should reflect a commitment to both developing a “sense of place” and maintaining harmony with the New Model Colony. All City maintained landscapes shall conform to the City of Ontario’s Landscape Development Standards and New Model Colony Landscape Guidelines Standards in the New Model Colony Streetscape Master Plan.

- A landscape architect licensed in California shall be retained to prepare planting and irrigation plans for all public areas. Arrangement of plants should incorporate the concepts of mass planting; plants should be placed to allow them to grow to their natural sizes and forms, and sheared hedges should be kept to a minimum.
- Where appropriate, bioswales should be utilized to minimize direct drainage runoff from open space landscaped areas and filter out pollutants prior to discharging into storm drain inlets. The plant matrix included as part of the Design Guidelines offers a suggested plant palette for Grand Park. While the plant matrix should not be considered as an all inclusive listing of permitted plant materials, plantings in public areas should draw primarily from this palette for visual community continuity.
- Landscape areas shall be designed with proper plant materials and irrigation to be successful in both saturated soils and dry conditions of storm water infiltration areas.

- Plant selection and irrigation design shall be appropriate with Ontario’s regional climate (Zone 18) classified as Mediterranean.
- Undeveloped areas within the project site shall be seeded with wild flower or ornamental grass mix and automatically irrigated to prevent soil erosion from rain and strong winds.

7.17.2 Front Yard Landscapes

Plantings in front yards may vary substantially from the plant matrix, but should retain some of the character and style of the public plantings. No more than 50% of the total square footage of any front yard shall be lawn; the balance shall be composed of shrubs and groundcovers, with an emphasis on drought tolerant plant species. In an effort to further reduce the use landscape irrigation, “California Friendly” concepts are encouraged to be incorporated and designed into Developer installed front yard landscapes. Landscapes shall be designed to use water efficiently without waste to the lowest practical amount and comply with the City of Ontario or State’s current Model Water Efficient Landscape Ordinance, AB1881.

Residential front yard landscaping should contribute to creating inviting and interesting streetscapes that frame residential architecture and promote a relationship of the residence to the street. To this end the maximum ratio of hardscape to plant materials used in residential front yards should vary in keeping with the particular residential product type and architecture being developed with the goal of maximizing the use of plant materials to the extent possible. The maximum amount of hardscape to be utilized in residential front yard landscaping shall be determined at the time of Development Plan Review of each residential project.

7.17.3 Soil Testing

Soil samples shall be taken from several locations after the completion of rough grading operations, and a reputable soil-testing laboratory shall perform an agronomic soils test. The test shall assess soil fertility needs for water-wise California native

and Mediterranean plant types. No planting shall take place until the soil has been properly prepared based on the recommendations of the soils testing laboratory.

7.17.4 Slope Landscaping

All manufactured and cut/fill slopes which exceed 3' in height shall be planted with an effective mixture of groundcover, shrubs, and trees. Such slopes shall also be irrigated as necessary to ensure germination and establishment in conformance with City of Ontario's Landscape Development Standards. Slopes shall be irrigated separately from flat areas on dedicated valves. 2:1 Slopes shall be covered with erosion control blankets and 3:1 slopes shall be covered with jute mesh per manufacturer's specifications. Slopes shall be planted with trees, shrubs, and groundcover to cover 100% of the slope at maturity to help prevent slope erosion.

7.17.4.1 Residential Interior Slopes

- Interior slopes may be more ornamental in character than exterior slopes. They may have a somewhat broader range of plant materials than exterior slopes, but should still be chosen primarily from the plant matrix.
- All manufactured and cut/fill slopes which exceed 3' in height shall be planted with an effective mixture of groundcover, shrubs, and trees. Such slopes shall also be irrigated as necessary to ensure germination and establishment in conformance with the erosion control requirements established per the
- Landscape Development Standards as described within Section 6, "Development Regulations" of the Specific Plan.

7.17.5 Streetscape Landscaping

- All city maintained landscapes shall conform to the City of Ontario's Landscape Requirements and New Model Colony Landscape Guidelines in the New Model Colony Streetscape Master Plan.

- Warm season turf grass shall not exceed 50% of streetscape planting and shall be located adjacent to the sidewalk or curb line. Low groundcovers may be used in traditional turf areas like parkways.
- All new plantings within the Grand Park shall draw substantially from the plant matrix included in these Design Guidelines,
- All streetscape landscaping within the Grand Park will be implemented by the Developer in accordance with this Specific Plan.
- The Developer shall install all primary and secondary improvements concurrently with the construction of the roadway on which they front. Neighborhood intersections shall be constructed as each neighborhood street is built.
- The Developer shall provide site inspection of all construction and installation of entries and intersections in accordance the City of Ontario requirements.
- Parkway and right-of-ways shall be landscaped with living plant material less than 18" high, automatically irrigated and contain street trees per the Master Street Tree Plan spaced 25'-35' apart and coordinated with utility setbacks.
- Landscaping and irrigation should comply with the City of Ontario's Landscape Development Standards and the New Model Colony Streetscape Master Plan.

7.17.6 Irrigation Design

Irrigation for both public and private landscapes should be designed to be as water-efficient as possible. All projects shall comply with AB 1881, the State Model Water Efficient Landscape Ordinance water budget, with MAWA, Maximum Applied Water Allowance and EAWU, Estimated Applied Water Use calculation shown on landscape construction documents. All Water budget calculations MAWA and EAWU per the State Water Efficient Landscape Ordinance must be shown on construction documents and water use schedule shall not exceed water budget EAWU.

All planting areas shall be irrigated with an automatic irrigation system to properly water plant materials given the site's soil conditions. Irrigation systems shall be designed and zoned for exposure, topography, and varying water requirements (hydro-zones) of plant material to be as efficient as possible. Turf shall be on a separate valve from shrub areas. Landscape areas in the shade (north or east sides of buildings) shall be controlled separately from areas in the sun (south or west). Irrigation systems for all public landscapes shall have automatic rain shut-off devices. Parks, parkways, HOA landscape areas, and other common areas shall be irrigated with recycled water. Above grade Backflow Preventers shall be located in planting areas, protected with locking enclosures, and screened with plant material. Drip irrigation is encouraged. Spray systems shall have low volume (gpm) matched-precipitation heads. All CFD areas are to be controlled with central control irrigation systems and all trees are to be irrigated utilizing a flush grade bubbler system on a separate valve. All CFD areas shall be designed to city standard specifications. All irrigation products specified shall achieve an irrigation operational distribution uniformity of 70% or greater in all turf areas and 80% in other landscape areas. Turf areas shall be irrigated with equipment that has a precipitation rate of one inch or less per hour as specified by the manufacturer. Stream rotator heads or low volume spray heads are acceptable for turf areas. Use of standard spray heads shall be avoided. Non-turf shrub areas shall be irrigated with low volume micro spray or point application devices, where manufacturer's specification indicates output measured and expressed in gallons per hour.

Landscape areas shall be designed to provide opportunities for storm water infiltration and retention so that all irrigation and normal rainfall shall remain within property lines and not drain onto non-permeable surfaces to recharge groundwater and improve water quality. Storm water collection shall direct water into depressed landscape areas such as: vegetated swales, detention basins, infiltration areas, French drains or manufactured drywells or storage chambers to aid infiltration on each site.

Water features and decorative fountains shall use recycled water in commercial and industrial projects, potable water shall be used in residential projects.

Botanical Name	Common Name	Archibald Avenue (Per NMC Streetscape Master Plan)	Haven Avenue (Per NMC Streetscape Master Plan)	Edison Avenue (Per NMC Streetscape Master Plan)	Eucalyptus Avenue (Per NMC Streetscape Master Plan)	Park Street	Turner Avenue	Street "A" & "B"	Primary Community Entries	Secondary Community Entries	Neighborhood Entries	Pavement/Children's Play Areas/Mini Parks	Alleys	Round-abouts
TRFFS														
<i>Arbutus unedo</i>	Strawberry Tree													
<i>Arbutus 'Marina'</i>	Marina Strawberry Tree													
<i>Brachychiton populneus</i>	Bottle Tree													
<i>Callistemon viminalis</i>	Weeping Bottlebrush													
<i>Cedrus deodara</i>	Deodar Cedar													
<i>Cinnamomum camphora</i>	Camphor Tree		•	•		X			•	•				•
<i>Dodonaea viscosa</i>	Hopseed Bush													•
<i>Eriobotrya deflexa</i>	Bronze Loquat													•
<i>Fraxinus o. 'Raywood'</i>	Raywood Ash	•												
<i>Ginkgo biloba</i>	Maidenhair Tree		•											
<i>Heteromeles arbutifolia</i>	Toyon				•									
<i>Jacaranda mimosifolia</i>	Jacaranda		•											
<i>Koelreuteria paniculata</i>	Goldenrain Tree													
<i>Lagerstroemia l. 'Muskogee'</i>	Crape Myrtle	•												
<i>Lagerstroemia l. 'Natchez'</i>	White Crape Myrtle		•	•		X								
<i>Magnolia grandiflora 'St. Mary'</i>	NCN													
<i>Magnolia soulangeana</i>	Saucer Magnolia								•	•	•	•		
<i>Melaleuca linariifolia</i>	Faxleaf Paperbark						•							
<i>Melaleuca quinquinervia</i>	Cajeput Tree											•		
<i>Pinus eldarica</i>	Afghan Pine	•	•											
<i>Pinus pinea</i>	Italian Stone Pine	•												
<i>Pistacia chinensis</i>	Chinese Pistache													
<i>Platanus acerifolia</i>	London Plane Tree					•								
<i>Platanus racemosa</i>	Western Sycamore													
<i>Podocarpus gracilior</i>	Yew Pine						•					•		
<i>Quercus agrifolia</i>	Coast Live Oak				•									•
<i>Quercus ilex</i>	Holly Oak													
<i>Tipuana tipu</i>	Tipu Tree	•												

Street Trees selection per City of Ontario New Model Colony Streetscape Master Plan
 Final Approval through City of Ontario.
 x - For use within circular planter at round-about

Table 7-1
 PLANT MATRIX – TREES

Botanical Name	Common Name	Archibald Avenue (Per NMC Streetscape Master Plan)	Haven Avenue (Per NMC Streetscape Master Plan)	Edison Avenue (Per NMC Streetscape Master Plan)	Eucalypts Avenue (Per NMC Streetscape Master Plan)	Park Street	Turner Avenue	Street 'A' & 'B'	Primary Community Entries	Secondary Community Entries	Neighborhood Entries	Pavcos/Children's Play Areas/Mini Parks	Allies	Roundabouts
SHRUBS														
<i>Achillea millefolium</i>	Common Yarrow													
<i>Agapanthus africanus</i>	Lily of the Nile			*									*	
<i>Anigozanthos</i> species	Kangaroo Paw													
<i>Arbutus unedo</i> 'Compacta'	Compact Strawberry Tree													
<i>Bergenia cordifolia</i>	Bergenia													
<i>Buxus japonica</i>	Japanese Boxwood								*	*	*	*		
<i>Callistemon</i> 'Little John'	Dwarf Callistemon													
<i>Camellia</i> species	Camellia											*	*	
<i>Carex pansa</i>	California Meadow Sedge	X	X	X	X									
<i>Cercis occidentalis</i>	Western Redbud													
<i>Cistus purpureus</i>	Common Rockrose													
<i>Cistus salvifolius</i>	White Rockrose													
<i>Cotoneaster lacteus</i>	Cotoneaster		*											
<i>Deschampsia cespitosa</i>	Hair Grass						*							
<i>Dietes iridioides</i>	Fortnight Lily											*		
<i>Dodonaea viscosa</i>	Hopseed-Bush													
<i>Epilobium canum</i>	California Fuchsia													
<i>Festuca mairei</i>	Atlas Fescue													
<i>Grevillea lanigera</i>	Woolly Grevillea													
<i>Grevillea</i> species	Grevillea						*							
<i>Helictotrichon sempervirens</i>	Blue Oat Grass													
<i>Hemerocallis</i> hybrids (ever green)	Daylily	*												
<i>Heuchera sanguinea</i>	Coral Bells													
<i>Juniperus</i> species	Juniper							*						
<i>Kniphofia uvaria</i>	Red Hot Poker													
<i>Lantana</i> 'Spreading Sunset'	Spreading Sunset Lantana		*											
<i>Lavatera maritima</i>	Tree Mallow													
<i>Leptospermum scoparium</i>	New Zealand Tea Tree							*						
<i>Ligustrum japonicum</i> 'Texanum'	Japanese Privet													
<i>Mahonia aquifolium</i>	Oregon Grape												*	
<i>Muhlenbergia rigens</i>	Deer Grass													
<i>Myoporum parvifolium</i>	Trailing Myoporum													
<i>Myrtus communis</i> 'Compacta'	Dwarf Myrtle													
<i>Nandina domestica</i>	Heavenly Bamboo												*	
<i>Nandina domestica</i> 'Harbour Dwarf'	Harbor Dwarf Nandina												*	*

Table 7-2
PLANT MATRIX – SHRUBS

Botanical Name	Common Name	Archibald Avenue (Per NMC Streetscape Master Plan)	Haven Avenue (Per NMC Streetscape Master Plan)	Edison Avenue (Per NMC Streetscape Master Plan)	Eucalyptus Avenue (Per NMC Streetscape Master Plan)	Park Street	Turner Avenue	Street "A" & "B"	Primary Community Entries	Secondary Community Entries	Neighborhood Entries	Paseos/Children's Play Areas/Mini Parks	Allies	Roundabouts
SHRUBS														
Penstemon species	Beard Tongue													
Photinia x fraseri	Photinia	•												
Plumbago auriculata	Cape Plumbago													
Prunus c. 'Bright 'n Tight'	Carolina Laurel Cherry													
Rosa 'Iceberg'	Iceberg Rose	•												
Rosa 'Pink Iceberg'	Pink Iceberg Rose		•											
Rosmarinus officinalis and hybrids	Rosemary													
Salvia mellifera	Black Sage													
Trachelospermum jasminoides	Star Jasmine				•									
Teucrium fruticans	Bush Germander													
Xylosma congestum	Shiny Leaf Xylosma						•							
VINES														
Bigonia c. 'Tangerine Beauty'	Cross Vine													
Bougainvillea hybrids	Bougainvillea													
Clytostoma callestegioides	Purple Trumpet Vine								•	•	•			
Distictis buccinaton	Blood-red Trumpet Vine													
Jasminum polyanthum	Pink Jasmine											•		
Macfadyena unguis-cati	Cat's Claw Vine													
Parthenocissus tricuspidata	Boston Ivy											•		

Shrub selection for City of Ontario maintained landscapes per New Model Colony Streetscape Master Plan
 Final Approval through City of Ontario.
 X - For use within planter/parkway grass-lined bioswales
 Care shall be taken when utilizing shrubs that are particularly attractive to bees (such as Rosemary, etc.)

Table 7-2 (Continued)
 PLANT MATRIX – SHRUBS

