



7. Residential Design Guidelines





7.0 Residential Design Guidelines

7.1 INTRODUCTION

Subarea 29 is a new residential master-planned community located within the New Model Colony in Ontario, California. The historical character of this area is typically rural and agricultural in nature. However, being located in the path of the advancing railroad, the later automobile Route 66, and eventually Ontario International Airport, Ontario has also typically been associated with transit and forward-moving progress.

The proposed community design integrates the historic character of the past with a plan which provides a variety of housing choices that serve the needs and lifestyles of today.

Upon entering the community, residents and visitors arrive at a central community core consisting of a school and community park. Connections to both community and regional trails are accessed from this core area. With a focus on promoting a pedestrian friendly, healthy lifestyle this core area is within approximately ¼ mile walk from all neighborhoods in the community.

Community Overview

Community design elements include:

- ♦ A central village core consisting of a school, parks, and private recreation center;
- ♦ A wide variety of home sizes and plans to fulfill the needs of different life stages;
- ♦ Tree-lined neighborhood streets with curb separated sidewalks and generous plantings in parks and open spaces;
- ♦ Neighborhood parks and a private recreation center to support physical and social activities within the community;
- ♦ A network of sidewalks and trails that link all neighborhoods to schools, parks, open spaces, a regional trail system and nearby retail; and
- ♦ Nearby connections to local, regional and global transit.

The community character is inspired by:

- ♦ The charm and tradition of Ontario's historic downtown and the existing neighborhood's eclectic mix of architectural styles;
- ♦ The simple, yet stately landscape along Euclid Ave. and the region's agricultural heritage; and
- ♦ Environments that encourage wellness by providing opportunities for pedestrian and outdoor physical activity.

Community retail goods and services are conveniently located in a planning area at the Northwest corner of the Specific Plan at the intersection of Eucalyptus Ave. and Archibald Ave.

The Specific Plan community entries along Archibald Ave., Haven Ave., and Merrill Ave. will be identified with community character monuments and entry statements. Signage, lighting, and monuments within Park Place will reflect an identifiable community character.

Upon arrival at the primary Merrill Ave. entry, from Archibald Ave., residents and visitors are greeted by the central "village core;" a private community recreation center and two (2) neighborhood parks frame the lane loaded lot homes on the south side and an elementary school and lane loaded homes on the north side. These elements are all easily accessed from all neighborhoods by way of pedestrian, bicycle, and vehicular routes.

Farther into the community, Merrill Ave. crosses through a green space over the SCE Easement before connecting with Haven Ave. to the east. Circulation throughout the community is organized by a network of interior streets with curb separated sidewalks framed by street trees and varied architectural styles that reflect the chosen community character.

7.1.1 Guiding Principles

The following guiding principles have been created to help develop architecture that reflects quality in design, simplicity in form and plan and contributes charm and appeal to the neighborhoods of Subarea 29 as a whole.

- ♦ The home, not the garage, is the primary focus of the front elevation. A variety of garage placements emphasizes the pedestrian environment as opposed to the automobile;
- ♦ A variety of compatible architectural styles are provided to ensure a degree of individuality throughout neighborhoods;
- ♦ Appropriate massing and roof forms play a major role in defining architecture styles, roof framing related to each plan versus individual elevations;
- ♦ Architectural elements, details, and appropriate color palettes are used to reinforce individual architectural styles;
- ♦ Rear elevations visible to the public viewshed should provide articulated walls, windows, and varied roof profiles, all defining level of quality in detail and interest in neighborhood architecture; and
- ♦ Selected architectural styles are related to those historically represented in Ontario. These are: Craftsman, Cottage, American Colonial, Farmhouse, American Traditional, Spanish Colonial, and Andalusian.



7.2 ARCHITECTURAL STYLES

7.2.1 Introduction

The style information on the following pages provides the builder and design consultants with the tools to create functional and attractive architectural designs without using gimmicks or sacrificing the integrity of the style.

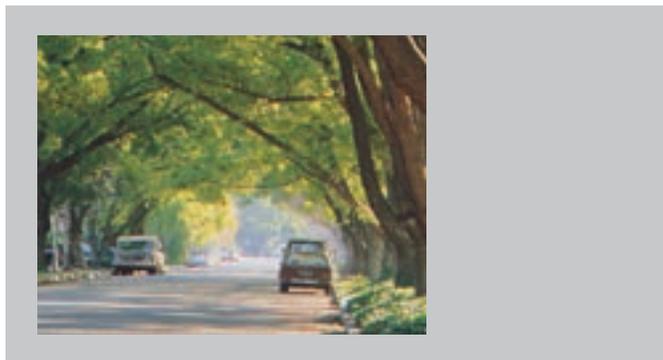
Authenticity

The design criteria in these guidelines is offered to encourage a high quality of architecture and reasonable level of authenticity of styles through the use of appropriate elements. Although detail elements may be used to further convey the character of a style, the overall massing and appropriate roof forms should be used to establish a recognizable style. Proper scale and proportion of architectural elements and appropriate choice of details are all factors in achieving authenticity.

7.2.2 Architectural Philosophy

Looking back to Ontario's older, established neighborhoods for inspiration, the design intent for Subarea 29 is to re-capture the charm and essence of these original home styles and express them in the simple, honest manner that they originated. These homes reflected function and tradition, simplicity in massing, plan and roof forms, and authentic, regional styles.

Homes will provide the kind of function, quality, value, and appeal that were built into those original homes. Neighborhood parks, sidewalks, parkways, and street trees will add to the traditional feeling in these neighborhoods, linking them with the overall community.



Design Character

The design character of the neighborhoods will be one of hometown appeal characterized by simple, yet charming homes, curb separated sidewalks, and parkways lined with street trees. Homes and street scenes will reflect an overall feeling of quality and tradition. The architectural palette of styles has a regional historic background and context in keeping with the character of Ontario.

7.2.3 Architectural Styles

Architectural Style/Plan Mix

An important goal in this community is to develop varied and interesting streetscenes. In order to achieve this, the following architectural style and plan requirements shall be met for all Lane Loaded and Conventional Small, Medium, and Large Lot residential development products:

In each neighborhood that consists of 0-80 homes, provide:

- A minimum of three (3) plans;
- A minimum of three (3) elevations per plan using a minimum of two (2) significantly different styles per plan; and
- A minimum of four (4) different color schemes per number of plans.

In each neighborhood that consists of 81-100 homes, provide:

- A minimum of four (4) plans;
- A minimum of three (3) elevations per plan using a minimum of three (3) significantly different styles per plan; and
- A minimum of four (4) different color schemes per number of plans.

Cluster Home Style/Plan Mix

The development of Cluster Homes generally results in the same 1 or 2 plans being repeated along the street front. To support varied neighborhood streetscenes, each Cluster Home residential product neighborhood shall provide:

- A minimum of three (3) significantly different styles per plan. Although the styles shall be significantly different, they shall be coordinated to provide a harmonious and cohesive neighborhood preferably from a family of related architectural styles; and
- A minimum of four (4) different color schemes per number of plans.

Number of plans and elevations shall not be regulated for interior units; the above standards shall apply to any unit plotted along (facing or siding on to) a street more than one (1) time.



Architectural Styles



Farmhouse



Cottage



American Traditional



American Colonial



Craftsman



Spanish Colonial



Andalusian

Specific Plan Style Selection

Builders will select from the following palette of architectural styles:

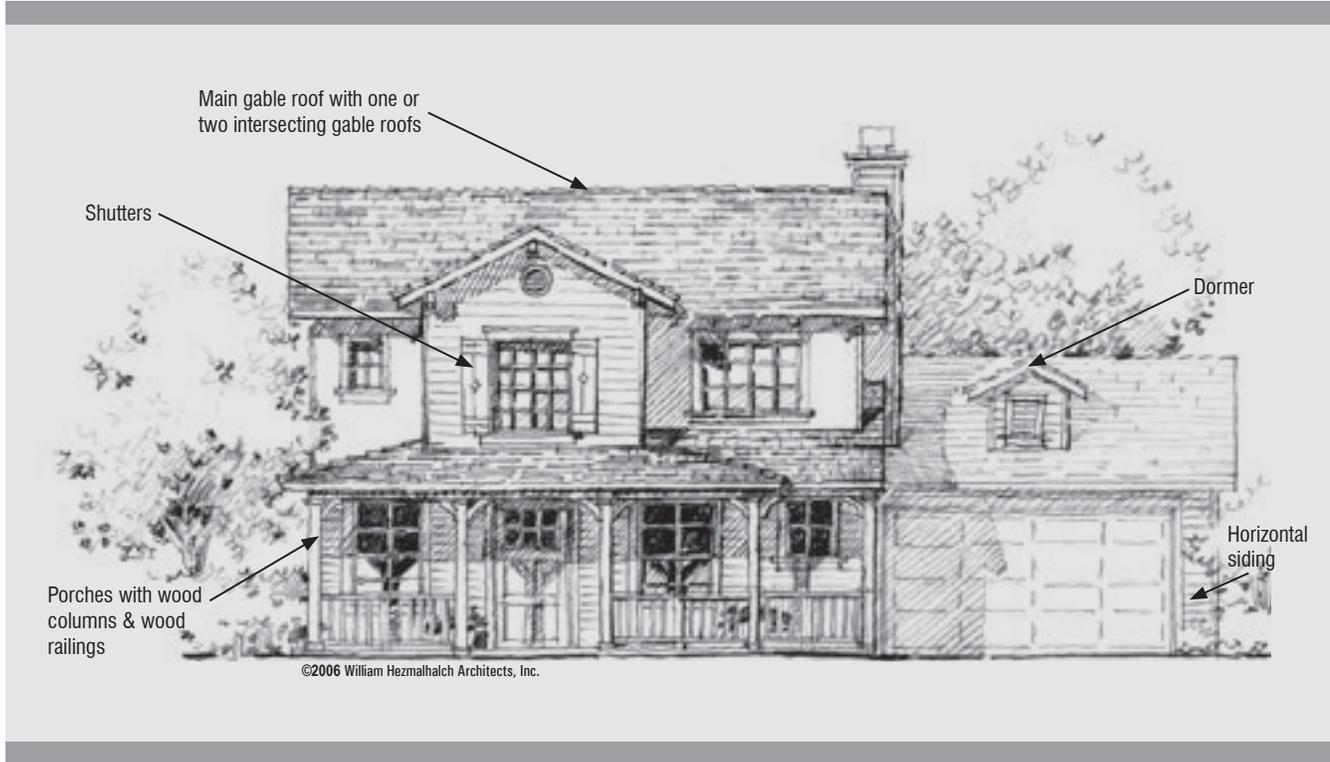
- ✦ Farmhouse;
- ✦ Cottage;
- ✦ American Colonial;
- ✦ American Traditional;
- ✦ Craftsman;
- ✦ Andalusian; and
- ✦ Spanish Colonial.

The “common features” for each architectural style are displayed on the following pages. These elements will assist in defining the character of each one.

As future phases of the Subarea 29 Specific Plan are developed, architectural styles may be added or deleted provided that they are compatible with the overall style palette and approved by the City of Ontario.



Farmhouse



The American Farmhouse represents a practical and picturesque country house. Its beginnings are traced to both Colonial styles from New England and later the Mid-West. As the American Frontier moved westward, the American Farmhouse style evolved according to availability of materials and technological advancements, such as balloon framing.

Predominant features of the style are large front and/or wrapping porches with a variety of wood columns and railings. Two story massing, dormers, and symmetrical elevations occur most often on the New England Farmhouse variations. The asymmetrical, casual cottage look, with a more decorated appearance, is typical of the Midwest American Farmhouse. Roof ornamentation is a characteristic detail consisting of cupolas, weather vanes, and dovecotes.



FULL TO PARTIAL WIDTH FRONT PORCH



MULTI-PANE BAY WINDOW
HORIZONTAL LAPPED SIDING



SIMPLE WOOD COLUMNS & WOOD RAILINGS

Farmhouse

Element	Common Features
<i>Form</i>	<ul style="list-style-type: none"> † Simple plan form massing and simple roof design
<i>Roof</i>	<ul style="list-style-type: none"> † 6:12 to 12:12 roof pitch, possibly lower pitch at main roof † Front to back main gable roof † 12" overhangs with open eaves † Concrete tiles with smooth flat or shingled appearance
<i>Walls</i>	<ul style="list-style-type: none"> † Horizontal siding may be combined with stucco † All material changes must occur at an inside corner or another logical location
<i>Windows</i>	<ul style="list-style-type: none"> † Vertical multi-paned windows or use of an accent window appropriate to style, such as: bay windows or single hung windows at front elevation † Multi-paned windows or inserts on side and rear elevations in high visibility public view areas † Vinyl wrapped windows
<i>Details</i>	<ul style="list-style-type: none"> † Porches with simple wood or shaped wood columns and wood railings † Minimum 2' x 4' window and door trim - wood on siding, foam on stucco † All surface mounted fixtures on front elevations must complement architectural style (i.e. use of some style appropriate details such as: wood pot shelves, louvered attic vents, cupolas or dormers). † Stucco or siding chimney wrap † Garage door patterns and colors to complement style
<i>Colors</i>	<ul style="list-style-type: none"> † Field: Whites or light tinted colors † Trim: Whites or light shades complementary to field color † Accents: Light or dark shades in contrast with field color

Note: Enhancements are required at corners and second-story elevations seen from public views.



Cottage



Cottage is a picturesque style derived from medieval Norman and Tudor domestic architecture. The resulting English and French inspired “cottage” became extremely popular nationwide after the adoption of stone and brick veneer techniques in the 1920s.

Although the cottage is looked upon as small and not costly, it was recognized as one of the most popular styles in suburban America. The design of the home was reflected in the rural setting that they evolved in. Established neighborhoods in Riverside, Orange, and Santa Ana contained many homes of charm and character that depicted the alluring, yet unpretentious lifestyle of the Cottage home.



VARYING ROOF SLOPES & FORMS



FEATURE WINDOWS & GABLE ACCENTS



STUCCO WITH STONE ACCENTS

Cottage

<i>Element</i>	<i>Common Features</i>
<i>Form</i>	<ul style="list-style-type: none"> † Rectangular plan form massing with some recessed second floor area
<i>Roof</i>	<ul style="list-style-type: none"> † Main roof hip or gable with intersecting gable roofs † Secondary roof with either a curved slope or steeper pitch than main roof † 6:12 to 12:12 roof pitch, possibly lower pitch at main roof † 0" to 12" overhangs - (limit tight overhangs to distinguishing character elements) † Architectural quality asphalt shingles or smooth flat concrete tiles
<i>Walls</i>	<ul style="list-style-type: none"> † Stucco, wood siding, or stone accents
<i>Windows</i>	<ul style="list-style-type: none"> † Vertical multi-paned windows at front elevation † Multi-paned windows or inserts on side and rear elevations in high visibility public view areas † Vinyl wrapped windows † Use of an accent window where appropriate to style, such as: curved or round top accent windows, bay windows or single hung windows at front
<i>Details</i>	<ul style="list-style-type: none"> † Entry accents with natural or manufactured stone † Shutters † Simple wood 2x window and door trim - wood on stone or siding, foam on stucco † All surface mounted fixtures on front elevations must complement architectural style. † Garage door patterns and colors to complement style
<i>Colors</i>	<ul style="list-style-type: none"> † Field: Whites or light tinted colors † Trim: Whites or light shades complementary to field color † Accents: Light or dark shades in contrast with field color

Note: Enhancements are required at corners and second-story elevations seen from public views.



American Traditional



The American Traditional style evolved in the early twentieth century being influenced by American Colonial styles as formal as Georgian Revival and those as simple and functional as Cape Cod, New England Colonial, and Farmhouse.

With respect to East Coast traditions and regional culture, the Colonial Revival vocabulary of white-painted columns, clapboards, and shuttered windows were combined with the less symmetrical, unpretentious massing, and functional forms of the Cape Cod and Farmhouse. Combined one and two-story massing with single story wings, gabled roofs with dormered windows, or occasional saltbox roof forms were favored solutions, later becoming classic variations of the traditional style. These inspirations yielded a truly American inspired architecture for a more relaxed, yet still dignified style that would become the new American dream.



CLOSED PEDIMENT AND SHUTTERED WINDOWS



BRICK SIDING AND VERTICAL MULTI-PANED WINDOWS



VENTED GABLE AND HORIZONTAL SIDING

American Traditional

<i>Element</i>	<i>Common Features</i>
<i>Form</i>	<ul style="list-style-type: none"> † Asymmetrical massing with a vertical and a horizontal break
<i>Roof</i>	<ul style="list-style-type: none"> † 5:12 to 12:12 roof pitch, possibly lower pitch at main roof † 16" to 24" overhangs † Concrete roof tile - flat or shake appearance † Front to back gable or hip roof with intersecting hip or gable roofs
<i>Walls</i>	<ul style="list-style-type: none"> † Horizontal siding - may be combined with stucco † All material changes must occur at an inside corner or another logical location
<i>Windows</i>	<ul style="list-style-type: none"> † Vertical multi-paned windows or use of an accent window where appropriate to architectural style, such as: round top accent or bay windows at front elevations † Multi-paned windows or inserts on side and rear elevations in high visibility public view areas † Vinyl wrapped windows
<i>Details</i>	<ul style="list-style-type: none"> † Simplified cornice trim at gable ends † 2x6 window and door trim - wood on siding, foam on stucco † All surface mounted fixtures on front elevations must complement architectural style (i.e. use some style appropriate details such as: header window wood accent trim, full porches or balconies, square columns with trim, window pot shelves, brick veneer chimney wrap) † Garage door patterns and colors to complement style
<i>Colors</i>	<ul style="list-style-type: none"> † Field: Whites, off-white, dark, or light colors † Trim: White or contrasting with field color † Accents: White, light, or dark colors in contrast or harmony with field color

Note: Enhancements are required at corners and second-story elevations seen from public views.



American Colonial



This classic American style descended directly from the first homes built in the New England colonies in the 17th century. Their beginnings were as small and unpretentious as the one story saltbox, favoring the cultures and traditions of the settlements.

As living functions became more defined and prosperity increased, so did the need for additional space. Second stories with overhangs, dormers, and gabled roof forms became favored solutions, later evolving into classic elements of this traditional American style. Wood shutters and an enhanced entry element and/or trim are the finishing details for an otherwise simple and functional form.



VERTICAL MULTI-PANED WINDOWS WITH SHUTTERS



ACCENT WINDOW AND ENHANCED MOLDING DETAILS



ARTICULATED PORTICO ENTRY

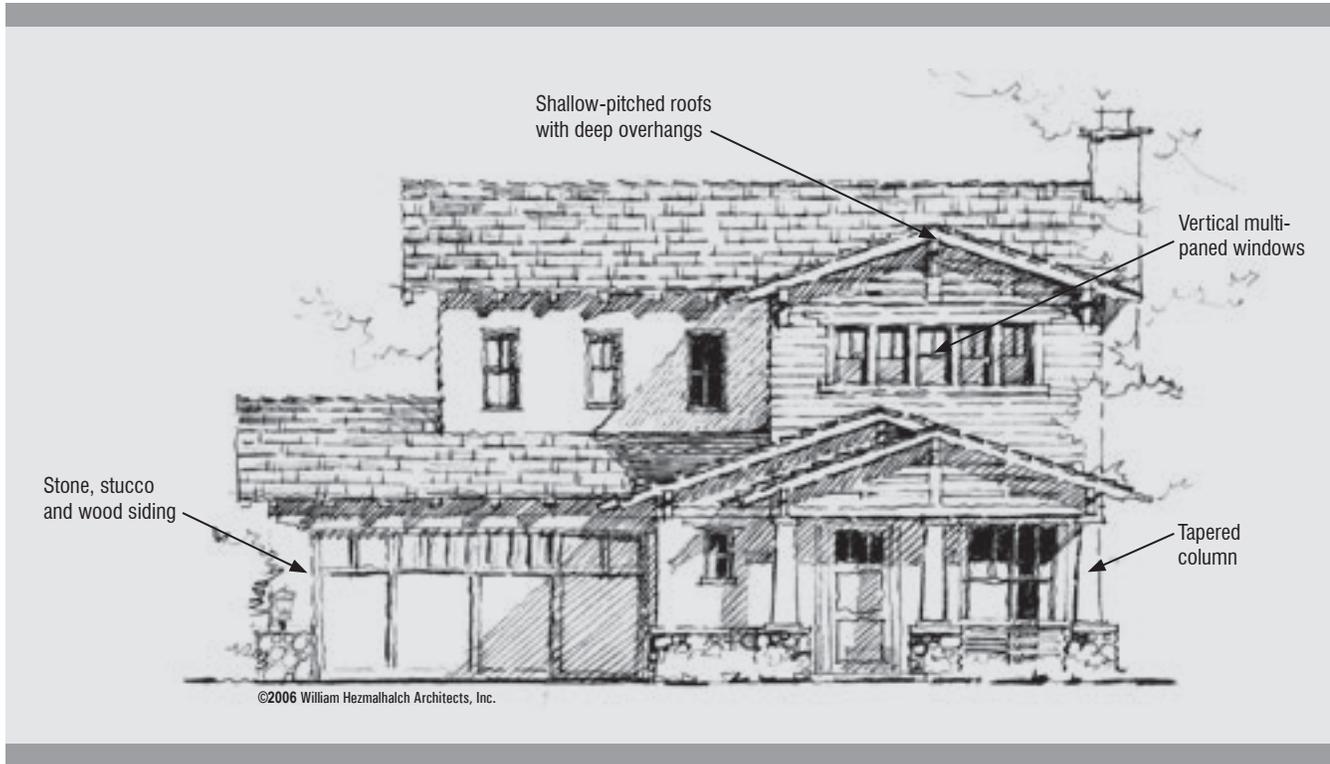
American Colonial

<i>Element</i>	<i>Common Features</i>
<i>Form</i>	<ul style="list-style-type: none"> † Simple plan form and massing; or shed or pitched roof dormers
<i>Roof</i>	<ul style="list-style-type: none"> † 5:12 to 12:12 roof pitch, possibly lower pitch at main roof † 12" to 18" overhang † Simple front to back gable roof † Architectural quality asphalt shingles or shingle texture flat concrete tiles
<i>Walls</i>	<ul style="list-style-type: none"> † Horizontal siding or brick may be combined with stucco. All material changes must occur at an inside corner or other logical location
<i>Windows</i>	<ul style="list-style-type: none"> † Vertical multi-paned windows or use of an accent window where appropriate to architectural style such as: bay windows, dormer window in roof at front elevations † Multi-paned windows or inserts on side and rear elevations in high visibility public view areas † Vinyl wrapped windows
<i>Details</i>	<ul style="list-style-type: none"> † Neoclassic columns or posts at entry † Simplified cornice trim at gable ends † 2 x 6 window and door trim - wood on siding, foam on stucco † Enhanced entry element such as portico or covered porch † All surface mounted fixtures on front elevations must complement architectural style (i.e. use of some style appropriate details such as: knee braces at dormer, wood porch columns and rails, shutters, enhanced window trims, and louvered attic vents) † Garage door patterns and colors to complement style
<i>Colors</i>	<ul style="list-style-type: none"> † Field: Pastels, whites, light earth tones, off-whites, or dark earth tones † Trim: Light or dark in contrast to field color † Accents: Whites, light tones, or medium to dark tones in contrast to field, grayed or dark greens, blues, reds, or black

Note: Enhancements are required at corners and second-story elevations seen from public views.



Craftsman



The Craftsman style was inspired by the English Arts and Crafts Movement of the late 19th century. Of the utmost importance was that all exterior and interior elements received both tasteful and “artful” attention. The movement influenced numerous California architects such as Green and Green, and Bernard Maybeck.

The resulting Craftsman style responded with extensive built-in elements and by treating details such as windows or ceilings as if they were furniture. The style was further characterized by the rustic texture of building materials, broad overhangs with exposed rafter tails at the eaves, and trellises over the porches. The overall affect was the creation of a natural, warm and livable home. In Southern California, the Craftsman style spun out of bungalows that were the production home of the time.



FRONT PORCH WITH BATTERED COLUMNS



GABLED ROOF WITH DEEP OVERHANG



VERTICAL MULTI-PANED WINDOWS

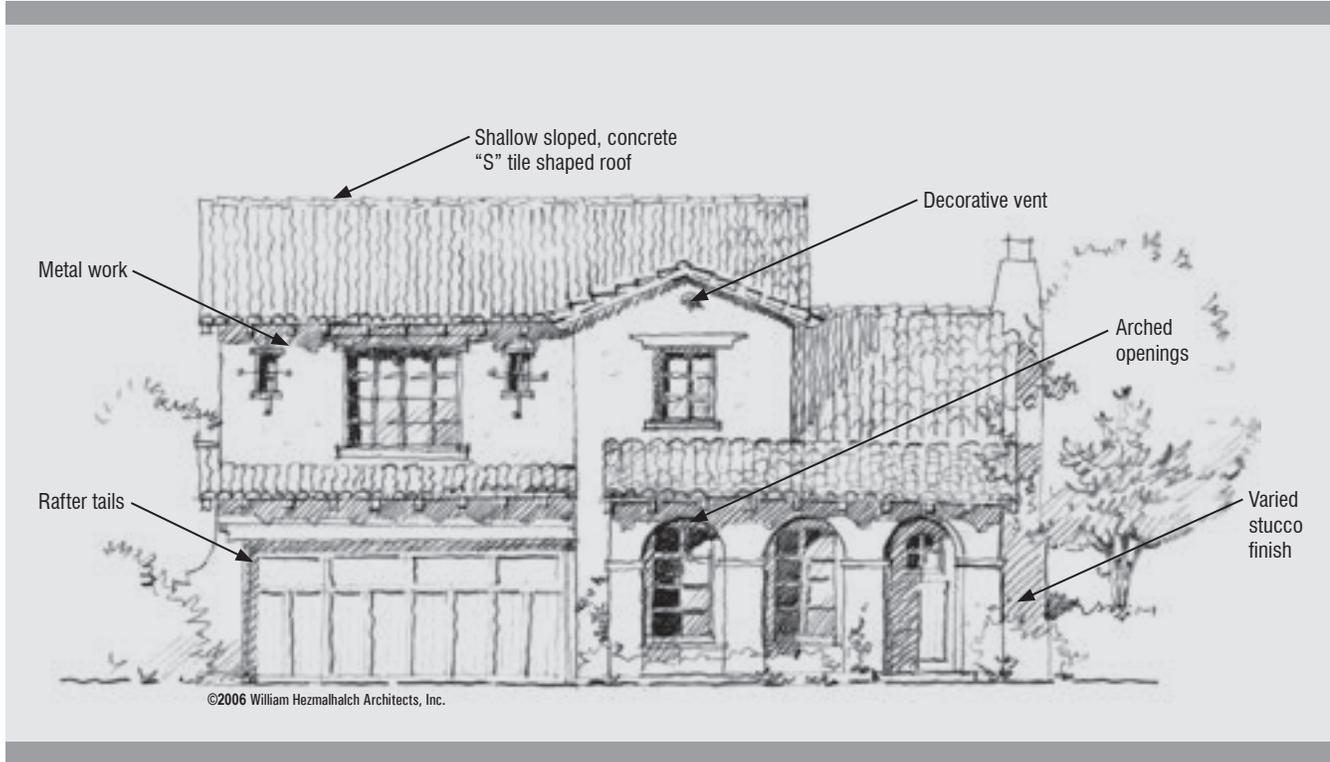
Craftsman

<i>Element</i>	<i>Common Features</i>
<i>Form</i>	<ul style="list-style-type: none"> † Simple 2 story boxed massing with vertical and horizontal breaks
<i>Roof</i>	<ul style="list-style-type: none"> † 4:12 to 5:12 roof pitch, possibly lower pitch at main roof † 16" to 24" overhangs † Flat concrete tile - shingle appearance † Basic gabled roof - side to side with cross gables
<i>Walls</i>	<ul style="list-style-type: none"> † Horizontal siding or stone base accents may be combined with stucco. All material changes must occur on inside corner or other logical location
<i>Windows</i>	<ul style="list-style-type: none"> † Vertical multi-paned windows or use of accent window where appropriate to architectural style such as: single hung windows at front elevation, feature ribbon windows (3 or more) at front elevation † Multi-paned windows or inserts on side and rear elevations in high visibility public view areas † Vinyl wrapped windows † Use windows individually or in groups
<i>Details</i>	<ul style="list-style-type: none"> † Entry or full porches with heavy square columns or posts on stone or brick piers † Shaped wood header trim at windows and doors - wood on siding, foam on stucco † Simple or triangulated knee brace † All surface mounted fixtures on front elevations must complement architectural style † Garage door patterns and colors to complement style
<i>Colors</i>	<ul style="list-style-type: none"> † Field: Light to dark earth tones † Trim: Light to dark earth tones in harmony or contrasting with field color † Accents: Light to dark earth tones in contrast with field color

Note: Enhancements are required at corners and second-story elevations seen from public views.



Spanish Colonial



Spanish Colonial, also known as Spanish Eclectic is an adaptation of Mission Revival enriched with additional Latin American details and elements. The style attained widespread popularity after its use in the Panama-California Exposition of 1915.

The simple courtyards of the Spanish Colonial heritage with hanging pots, a flowering garden, and sprawling shade trees are hardly surpassed as foreground design elements. Further architectural distinction was established through the use of tile roofs, stucco walls, heavily textured wooden doors and highlighted ornamental ironwork.

Key features of this style were adapted to the Southern California locale. The plans were informally organized around a courtyard with the front elevation very simply articulated and detailed. The charm of this style lies in the directness, adaptability, and contrast of materials and textures.



FEATURE WINDOW



TILE ROOF, GABLE VENT AND WROUGHT IRON ACCENTS



STUCCO WALLS WITH ARCHED OPENINGS

Spanish Colonial

Element	Common Features
<i>Form</i>	<ul style="list-style-type: none"> † 2 story massing with strong one-story element
<i>Roof</i>	<ul style="list-style-type: none"> † 4:12 to 5:12 roof pitch, possibly lower pitch at main roof † 12" to 18" overhang † Simple hip or gable roof with one intersecting gable roof † Barrel or 'S' shape concrete tiles
<i>Walls</i>	<ul style="list-style-type: none"> † Stucco
<i>Windows</i>	<ul style="list-style-type: none"> † Vertical multi-paned windows or use of an accent window where appropriate to architectural style such as: feature recessed arched window, accent beveled glass recessed window, single or grouped round top windows at front elevations † Multi-paned windows or inserts on side and rear elevations in high visibility public view areas † Vinyl wrapped windows † Simple 2x window and door trim - wood or stucco over foam
<i>Details</i>	<ul style="list-style-type: none"> † Stucco over foam window and door trim † Arched stucco column porches † All surface mounted fixtures on front elevations must complement architectural style (i.e. some style appropriate details such as: wrought iron balconies and accent details and shaped rafter tails at feature areas † Garage door patterns and colors to complement style
<i>Colors</i>	<ul style="list-style-type: none"> † Field: Whites or off-whites † Trim: Dark browns † Accents: Deep jewel tones of green, blue, red (on shutters, door, balcony trim)

Note: Enhancements are required at corners and second-story elevations seen from public views.



Andalusian



The Andalusian style is an adaptation of the farmhouses and cottages found in the rural areas throughout Andalusia, in the South of Spain. Enriched with details and elements derived from Moroccan, Moorish, and classical Roman architecture this style represents a simple, yet elegant blend of cultures.

The informality of rural life originally inspired a simple, rectangular form that evolved organically over time to meet the spatial needs of the owner. Subsequent massing was typically similar in form, but changed in dimension with new functions and arrangement of spaces. The resultant irregularity in massing and appearance adds to the charm and romance of this southern European style. Its informal rustic character is highlighted with sophisticated details, natural, indigenous materials, warm, sun-bleached colors, and rich textures.

Architectural distinction is established through the use of details such as softly sculpted or curved wall and chimney articulation, colorful mosaics and tile work, rustic stone accents, balconies, perforated wall patterns and vents, cantilevered windows, classical elements, arches, and/or wrought iron grillwork accents.



FEATURE WINDOWS AND SIMPLE MASSING



VERTICAL WINDOWS WITH WROUGHT IRON DETAIL



WELL ARTICULATED ENTRY

Andalusian

<i>Element</i>	<i>Common Features</i>
<i>Form</i>	+ 2 story massing with one story elements at courtyards and/or entries
<i>Roof</i>	+ 4:12 to 5:12 roof pitch, possibly lower pitch at main roof + 12" to 18" overhang + Simple hip or gable roof + Barrel or 'S' shape concrete or clay tiles
<i>Walls</i>	+ Stucco finish
<i>Windows</i>	+ Vertical multi-paned windows or use of an accent window where appropriate to architectural style such as: feature recessed arched window, accent beveled glass recessed window, single or grouped round top windows at front elevations + Multi-paned windows or inserts on side and rear elevations in high visibility public view areas + Vinyl wrapped windows + Simple 2x window and door trim - wood or stucco over foam
<i>Details</i>	+ Arcades supported by classic columns at courtyards, balconies, and porches + Enhanced articulation at entrances and feature windows + Classical and/or Moorish details + Wood or wrought iron railings at balconies or porches + Garage door patterns and colors to complement style
<i>Colors</i>	+ White or beige tones on field color + Dark brown or jewel toned trim

Note: Enhancements are required at corners and second-story elevations seen from public views.



7.3 MASSING

7.3.1 Introduction

Creating street scenes that function well and have visual interest is a primary community objective. The following basic elements and criteria are intended to develop variations in appearance and a sense of individuality for each home. Neighborhoods that have nearly identical homes and streets without variation in product placement and form will not be approved in design review. This section lists architectural massing and plotting techniques that will help to create a quality environment.

Objectives:

- ♦ Minimize visual impact of garages;
- ♦ Give attention to composition of building mass;
- ♦ Incorporate single-story elements in two-story buildings;
- ♦ Vary setbacks at porches, living and garage areas;
- ♦ Minimize two-story dominance on streetscene, sidewalks and open spaces;
- ♦ Design with sensitivity to corner lot conditions;
- ♦ Use appropriate transition of scale; and
- ♦ Use four-sided elevation design.

7.3.2 General Elements

The general elements of building massing include:

- ♦ Front articulation;
- ♦ Roof form;
- ♦ Garage placement;
- ♦ Balconies and projections;

- ♦ Rear articulation;
- ♦ Variable setbacks; and
- ♦ Corner lots/critical edge conditions.

Neighborhood Massing and Plotting Concepts

To provide more interesting neighborhood streetscenes, varied massing on all elevations is encouraged.

Where possible when plotting, refrain from strict compliance to minimum garage setbacks to avoid contributing to repetitious street scenes. Typically, plans are to be reversed and plotted so that garages and entries are adjacent to each other to create an undulating setback. Occasionally, this pattern should be broken to avoid monotony. Additionally, no more than two (2) of the same plan/elevations shall be plotted next to each other or directly across the street from one another.

Simple Home Design

In an attempt to design aesthetically pleasing architecture that is economically feasible and functions well the concept of “The Simple House” is to be implemented. This suggests that starting with simple structural forms and building masses and appropriate roof forms can lead to the development of an “authentic” style while maintaining acceptable building costs. In order to achieve this the following basic criteria have been established:

- ♦ Design “simple,” attractive homes using simple plan forms and style-appropriate massing and roof pitches;
- ♦ Use style-appropriate elements and details to enhance good architecture;
- ♦ Provide a variety of single-story heights and profiles while stepping back second story massing where appropriate;



SINGLE STORY ELEMENTS



- Acknowledge both street front facades on corner homes or buildings by ‘wrapping’ usable spaces, architectural elements & materials around to face the side street frontage;
- Give added attention to side and rear articulation on all building facades;
- Use covered and shaded spaces such as porches, landscaped courtyards or structural landscape elements to provide a sense of entry and respond to local climate conditions; and
- Respond to overall community character with appropriate choices of style, color and materials.

Refer to sections 7.2, 7.3, and 7.4 of this document for specific guidelines concerning styles, massing, elements and details of simple residential architectural design.

Single Story Elements

Single-story elements are encouraged on all homes to help establish neighborhood pedestrian scale and add variety to the street scene. A minimum of 33% of homes in each neighborhood shall have at least one (1) significant single-story element on an exposed front or side elevation.

Significant single-story elements include:

- ♦ Front or wraparound porch (minimum 7’ deep and 10’ wide);
- ♦ Roofed porte cochere;
- ♦ Single-story living space in conjunction with a second story recess of at least 5’; and
- ♦ Pop-out gable element - enclosed or open.

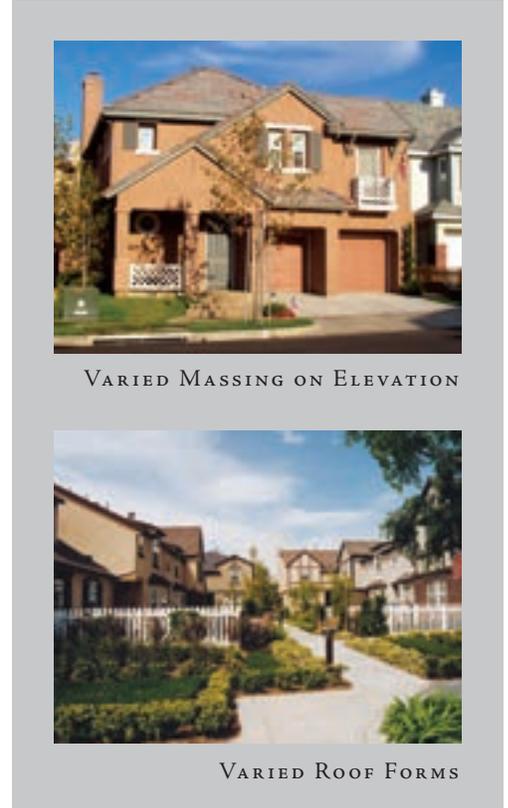
In neighborhoods with required lot sizes of less than 5,000 square feet, this requirement may be satisfied with the addition of a one-story porch or other elements listed above.

In neighborhoods with required lot sizes of 5,000 square feet or greater, this requirement shall be satisfied with an enclosed single-story living space in conjunction with a second story recess of at least five (5) feet.

Where forward garages are used, single story massing is encouraged.

7.3.3 Front Articulation

The appearance of the street scene and collection of homes within it is typically the first impression of any neighborhood. Most homes are seen primarily from the front and represent the transition from public to private space as well as the character of those who dwell within .



VARIED MASSING ON ELEVATION

VARIED ROOF FORMS

With this in mind it is important that the front of the home, and any sides exposed to the street receive thoughtful design and articulation to bring character and quality to the individual home and to the neighborhood as a whole. The following guidelines will help to achieve that level of articulation:

- Design neighborhood plan packages with forms and front elevations in mind to work together in controlling the impact of buildings on the street scene;
- Provide variety in form and massing to reflect interior uses and achieve attractive and interesting elevations;
- Design placement of windows to work with interior uses and provide “eyes on the street;”
- Consider the entry as a focal point when designing the front elevation; and
- Provide an appropriate level of detail and trim at entry, doors and windows to enhance good design.



7.3.4 Roof Forms

Rows of homes seen from a distance or along arterial roads are perceived by their contrast against the skyline or background. The dominant impact is the shape of the building and roof line. Articulate the building mass and roof lines to express a variety of conditions and minimize the visual impact of repetitious flat planes, similar building silhouettes and similar ridge heights. This can be achieved by designing a discernibly different roof for each home plan. Individual roof plans may be simple but between different plans should exhibit variety by using front to rear, side-to-side, gables, hipped roofs, and/or by the introduction of one-story elements.

7.3.5 Garage Placement & Treatment

Create attractive and comfortable street scenes and pedestrian spaces by de-emphasizing garages, implementing “architecture forward,” and encouraging “corner homesites.”

A. Street Facing Garages

The impact of repetitive, street-front garages can be reduced by using the following techniques:

- ✦ Vary garage placement mix within neighborhood plotting plan;
- ✦ Vary garage door appearance;
- ✦ Vary garage placement; and
- ✦ Provide optional treatments that occur forward of the garage to buffer the view impact of garages and garage doors.

Vary garage placement with-in neighborhood plotting plan

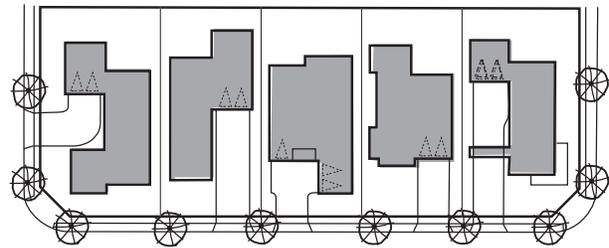
Vary placement whenever possible by alternating front setbacks. Alternate plans with different garage locations when plotting adjacent homes.

Vary garage door appearance

Vary garage door pattern, windows and/or color as appropriate to individual architectural styles. Where possible, use two (2) single doors instead of a large one. Additional treatments are encouraged to buffer direct view of the garage door.

Vary garage placement from plan to plan

The following are examples of garage placements in each Conventional Small, Medium, and Large Lot neighborhood (Cluster Home and Lane Loaded neighborhoods are exempt). The intent is to limit the impact of street facing garages and vary garage placement (i.e. forward, shallow, deep recessed) within each neighborhood.



SIDE-ON CORNER PLAN DEEP RECESSED FORWARD SIDE-ON SHALLOW RECESSED DEEP RECESSED CORNER PLAN

VARIED GARAGE PLACEMENT—STREET FACING



VARIED GARAGE DOOR APPEARANCE



1. Shallow-Recessed Garage

All front facing, shallow-recessed garages shall be located a minimum of five (5) feet behind the front elevation/living space and a minimum of twenty (20) feet from the property line. Homes with shallow recessed garages shall be limited to 25 percent of the total number of units in each builder’s plan package; 50 percent of units may be permitted with shallow-recessed garages if front porches are provided on those plans. Porches shall have a minimum depth between 5 to 7 feet (Subject to Planning Department review and approval).

2. Mid-Recessed Garage

Mid-recessed garages are located ten (10) feet or more behind the front elevation, living space, or front porch feature.

3. Deep-Recessed Garage

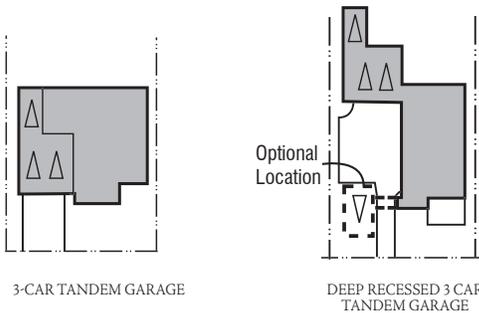
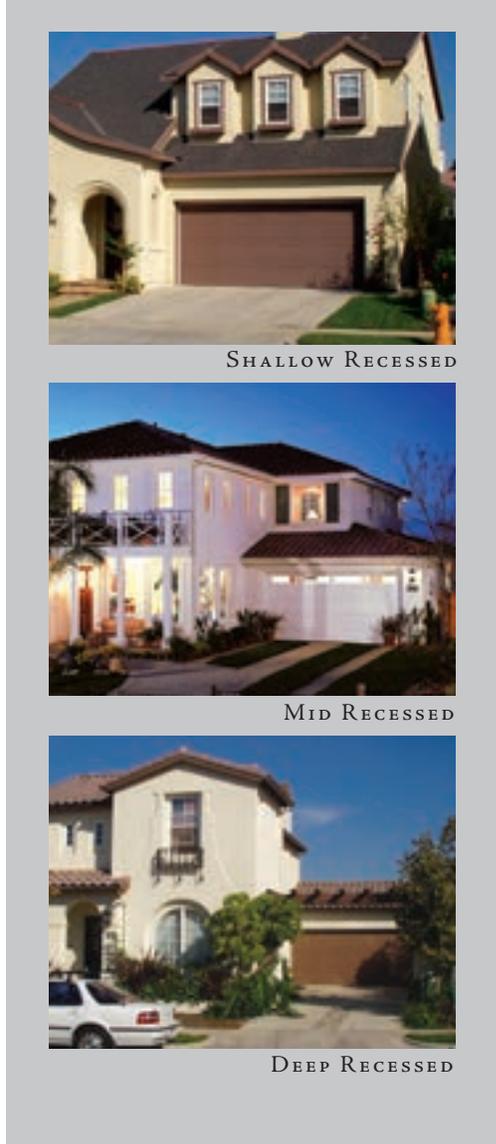
Deep-recessed garages are located twenty (20) feet or more behind the front elevation, living space, or front porch feature. These may be attached or detached.

4. Corner Lot with Side-street Entry Garage

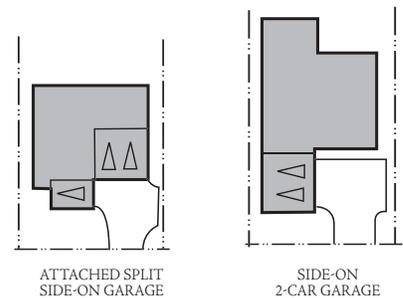
This garage placement allows the option of entering from the side street, thereby eliminating the garage and driveway from the front face of the house.

5. Garage Forward

This garage placement includes front-facing or swing-in access. It applies to any garage located forward of the home’s front facade. Extra attention and treatments should be applied when using this garage location.



VARIED TANDEM GARAGE EXAMPLES



VARIED SWING-IN GARAGE EXAMPLES



**SPLIT 3-CAR SWING-IN EXAMPLE
(55' WIDE MINIMUM)**



DETACHED, DEEP RECESSED EXAMPLES

FORWARD SIDE-ON GARAGE

Side-on garages greatly reduce the impact of garage door faces on the streetscape. The resultant street-facing garage wall shall be articulated with the same level of detail as the front facade of the home including windows, trim, etc.

- Side-on garages are prohibited on lots less than 55' wide; and
- All garage doors on side-on plans shall be recessed a minimum of twelve (12) inches behind the garage wall plane.

Forward-Front facing Garage

This garage placement is limited and must be used in combination with others to lessen the impact on the street scene. The minimum garage setbacks (as stated in Section 7.5, Home Types, of this document) shall be maintained.

- All garage doors located forward of the front living space shall be recessed a minimum of twelve (12) inches behind the garage wall plane.

Garage Treatments

Garage Placement

TANDEM GARAGE OR SPLIT GARAGES

When a three (3)-car garage is planned, the impact on the streetscape can be reduced by constructing the additional car bay in tandem behind the standard two (2)-car garage door. Designing split or separated garages is another option to reduce the impact of adjacent garage doors.

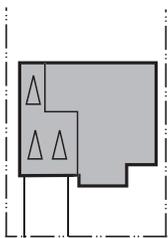
3-Car Front-Facing Garage Requirements

Three (3)-car garages with all doors facing front are limited to:

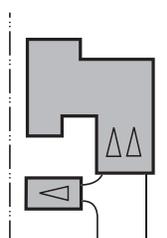
- One plan per neighborhood plan package ;
- Lots that are 55' wide or greater; and
- All other standard garage requirements of the Specific Plan

When a 3-car front-facing garage is used, in addition to standard garage requirements and a minimum seven (7) feet deep by ten (10) feet wide porch, it shall provide at least one (1) of the following additional front-facing plan requirements:

- Offset a single garage door at least two (2) feet from a double door; and



3-CAR TANDEM GARAGE



DETACHED SPLIT
SIDE-ON GARAGE

VARIED TANDEM GARAGE EXAMPLES



- Provide three (3) single garage doors each separated by at least one (1) foot. Three (3)-car garages may be located forward of the house or recessed. If they are located forward of the living space they are subject to all requirements of garage forward plans.
- Provide an 18- to 24-inch box-out or architectural projection forward of the garage to create a plane break.



Detached Garages

Detached garages may be deep-recessed or corner-facing with a side street entry. Detached garages are located toward the rear of the lot behind the primary structure. They are enhanced by applying the same details found on the home. When detached garages are front-facing, long driveways should be improved by adding texture, pattern or a 'ribbon' driveway.

Optional Garage Treatments

The following optional treatments are encouraged to reduce or buffer the direct view of garages and garage doors from the sidewalk or street.

Porte Cochere

A recessed garage plan with a porte cochere creates an additional, partially covered, parking space and serves an occasional outdoor private space while buffering the view of the garage.

Garage Door Screening Elements

The following screening elements may be utilized to reduce direct impact of the garage:

- An attached overhead trellis installed beneath garage roof fascia and/or above garage door header trim.
- Driveway may be spanned with a gated element or overhead trellis.



THREE CAR TANDEM GARAGES



OFFSET GARAGE DOORS



THREE SINGLE GARAGE DOORS



PORTE COCHERE EXAMPLE



B. Garage Placement and Treatments

Lane Facing / Motorcourt Garages

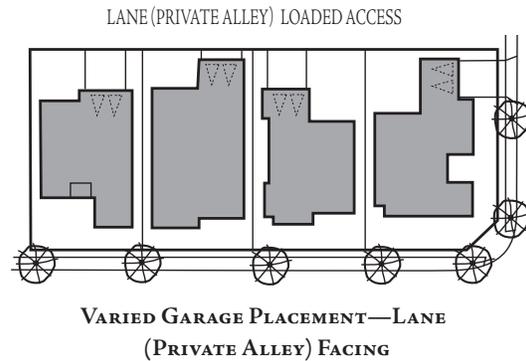
Although lanes and motorcourts are thought of as merely a transitional vehicular space, they also provide garage and sometimes direct residence access, trash collection and other daily utility uses. They may be experienced by homeowners as often as the front entries to these homes.

Therefore, when designing lanes and motorcourts, both functional and aesthetic issues are to be considered. It is the intent to provide a pleasant experience for daily users by incorporating both in the elements of lane design.

Lanes and motorcourts with home and garage elevations that have similar or identical facades, setbacks, roof lines, or color schemes are not permitted.

In order to avoid this, the following requirements must be met:

- ♦ Avoid a multi-storied, “canyon-like” effect within the lane by providing varied massing, vertical and horizontal offsets of primary architectural elements and roof lines. Where possible, vary ground floor building setbacks to provide undulation in the line of garage doors. All drive apron and building separation setback requirements shall still be maintained, (refer to Section 7.5, Home Types for specific setback requirements);
- ♦ Articulate lane-facing and motorcourt building elevations with style-appropriate window trim, elements and details;
- ♦ Vary garage door appearance by using door patterns, colors, and windows appropriate to individual architectural styles;
- ♦ Design and locate rear privacy walls and pedestrian-gate entries to provide ease of access to the rear yard, allow sufficient dimension for landscape requirements and screen trash can storage from lane and motorcourt view; and
- ♦ Provide landscape planters (as feasible) within lanes to soften the appearance of the building elevations.



7.3.6 Balconies and Projections

The inclusion of balconies and projections are encouraged for both aesthetic and practical purposes. They are useful in breaking up large wall planes, offsetting floors, providing shade, creating visual interest, and adding human scale to a building. Balconies also provide the practical advantage of extending living areas to the outdoors and providing elevated spaces and views.

- ♦ Balconies may be covered or open. They may be partially recessed into the mass of the building or serve as a projecting element; and
- ♦ Design balconies as integral elements of the building with details, eaves, supports, and railings to be consistent with the architectural style and other elements of the building’s design.

Other architectural projections may include elements such as cantilevered massing, secondary roof changes, niches in plan and bay windows.

7.3.7 Elevation Enhancements

The second story portion of elevations facing a public street should include a variety of window treatments, roof projections, etc. to provide an appearance similar in quality to front elevations. A variety of hipped and gabled roof forms should be used in each neighborhood. One-story elements also help to provide this variety.



COTTAGE



FARMHOUSE



7.3.8 Varied Massing

Provide varied massing and articulated elevations consistent with the selected style. Provide alternative garage locations, from shallow to deep, and alternate plan configurations within each neighborhood, for conventionally loaded product.

Floor Plan Form

Keep architectural styles in mind when designing the floor plan. For example, styles such as Cottage or Farmhouse that reflect asymmetrical massing and steeper roof pitches may be applied to a similar floor plan and elevation while both maintain an authentic appearance.

7.3.9 Corner Lots/Critical Edge Conditions

Neighborhood quality will be enhanced by adding a home plan designed specifically for the corner, or by enhancing an interior lot plan for use on the corner with additional architectural elements and/or details as found on the front elevation.

All corner homes (Conventional, Lane Loaded, and Cluster Home product) shall wrap materials (where applicable to the style/front elevation) and continue articulation around to the corner side facade. All material changes shall occur on an inside corner such as a porch, fireplace, niche or bay window, OR coincide with an architectural element that conceals the material change, OR terminate a logical stopping point such as a fence, column, or window.

Corner Plans

At least two (2) plans per Conventional and Lane Loaded residential product neighborhood should be designed for optional use on corner lots. Cluster Home product should be designed appropriately to address the front and corner side exposure.

- ♦ One (1) of these plans shall include a significant architectural element that encompasses an interior room or living space that wraps around or occupies the corner side yard.

A second plan (primarily for conventional product) should include an element that helps to articulate the side facade such as:

- ♦ A wraparound porch;
- ♦ pop-out side gable;
- ♦ significant wall plane offset;
- ♦ appropriately detailed second story pop-out.

These elements will also provide logical stopping points/less conspicuous inside corners for wrapping materials. Corner plans should also consider use of the following elements:

- ♦ A corner-related front entry door placement; and
- ♦ A garage placement that allows entry from the side street or lane.

Community Recreation and Common Facilities

Private, common recreation facilities may include a pool, spa, clubhouse, barbeque areas or other facilities as appropriate to the community. Common facilities act as key character elements. Therefore, the following should be considered when designing for such facilities.

- ♦ Clubhouse and other common buildings should exhibit a high level of quality and attention to detail on all sides of the building;
- ♦ All architectural and community elements, such as street furnishings, benches, and lighting standards should be consistent with the selected overall architectural character for the community; and
- ♦ Colors, massing, roof pitch, and materials of surrounding residential buildings should also be considered in conjunction with the design of the common facility.



WRAPPING MATERIALS



WRAPAROUND PORCH ON CORNER PLAN



7.4 MATERIALS AND DETAILS

7.4.1 Introduction

Although the character and style of homes should be established primarily through the use of massing, roof forms and key architectural elements, the addition of appropriate secondary character elements, detailing and accent materials provides an effective means of further reinforcing and enhancing character and style interpretations.

Key elements are those primary architectural features of the home that clearly discern one style from another. Secondary elements and details are identified as those that help to reinforce or enhance an already identifiable style. A list of appropriate elements, colors and materials for each individual style is found in the requirements matrices in the "Architectural Styles" section of this document.

The Key or Primary elements are:

- ✦ Doors and Entries;
- ✦ Windows;
- ✦ Rakes and Eaves;
- ✦ Exterior Lighting Fixtures;
- ✦ Roof Materials;
- ✦ Colors;
- ✦ Accent Materials; and
- ✦ Wall Finishes

7.4.2 Doors and Entries

Building entries represent an important point of interface between public and private spaces typically creating the initial impression for the user and a focal point for the viewer. Front doors and associated entry spaces should thereby be treated with a sense of importance and detailed so as to emphasize their location and purpose. In designing the door and entry space of homes the following guidelines shall be observed:

- ✦ Design of door and entry spaces shall be consistent with the architectural style of the home;
- ✦ Doors shall be protected by a deep recess, porch or other covered element;
- ✦ Door and entry spaces shall reflect a level of detail appropriate to their function and architectural style;
- ✦ Surface mounted lights shall not be permitted in garage door soffits; and
- ✦ Wall mounted lighting fixtures shall be selected according to the individual style of the home or building.



DOORS



WINDOWS



7.4.3 Windows

The following guidelines shall be observed for windows:

- † Proportions and alignment shall be appropriate to individual style;
- † No highly reflective glazing shall be used;
- † Windows may be vinyl-wrapped or wood;
- † Inset windows shall be a minimum of two (2) inches in depth;
- † Recessed windows are encouraged to be a minimum of six (6) inches in depth;
- † Window placement shall be designed to enhance privacy between neighbors;
- † Full window trim is encouraged on street facing elevations;
- † Shutters shall be sized to match window width and exhibit style-appropriate hardware; and
- † Style-appropriate grates, shutters and tile surrounds are encouraged.

7.4.4 Rakes and Eaves

As with other architectural elements, roof edge treatments vary with the character of each style. Rakes and eaves shall reflect that of each individual style and contribute to the overall look and feel of the community.

- † Elements and proportions of rakes and eaves shall be appropriate to the individual style;
- † Where appropriate to individual style, larger eave overhangs are encouraged to provide opportunities for shading and relief; and
- † Rafter tails, when exposed, shall be a minimum of four (4) inches and painted or stained.

7.4.5 Exterior Lighting and Fixtures

In the neighborhoods, streets and lanes of the Specific Plan emphasis shall be placed on lighting for safety, security and aesthetics. Street poles and wall fixtures shall be used to provide sufficient light for traversal and visibility, thereby providing the community with a comfortable level of safety and security at night. Every attempt should be made to reduce overflowing light on adjacent homes and to increase the amount of light in less visible areas.

Opportunities to use lighting for directional and aesthetic reasons should also be considered. Where fixtures are not an important focal point, conceal light sources and concentrate on achieving the maximum effects of good lighting design. Where fixtures are part of architectural detailing they should reflect the selected style.

- † Lighting used on walls and walkways shall focus light down and provide appropriate down-casting hardware to minimize glare; and
- † Ambient light shall be down-cast to reduce the impact on the neighborhood.



EXTERIOR TREATMENTS



7.4.6 Roof Materials

Roof materials, colors and treatments should correspond to the individual character or style of the home or building and be compatible with the overall look of the neighborhood. Style appropriate materials and colors are found in each appropriate matrix in the “Architectural Styles” section of this document.

- ♦ A variety of roof plans, forms and ridge heights shall be provided using hips, gables and intersecting elements to avoid a repetitious skyline;
- ♦ High quality composition, concrete or clay tiles may be used in conjunction with the style of home; and
- ♦ Skylights are prohibited on sloped roofs facing public streets.

7.4.7 Colors

A varied palette of regional and style-appropriate colors and materials have been selected for the homes in the Specific Plan. This inherently rich and diverse palette will provide the variety required for visual interest while providing a sense of unity within the neighborhoods. Style-appropriate color selections will enhance the architectural character and impart individuality to each home.

- ♦ Color shall contribute to distinguishing the overall architectural character of the dwelling. Refer to “Architectural Styles” matrices for individual color palettes;
- ♦ Hue variation in adjacent homes shall be provided to create diversity within the neighborhood;
- ♦ Diversity of color is encouraged; and
- ♦ Roof tile colors will be selected according to architectural styles.

To further this goal of diversity, the following criteria shall be met:

- ♦ Elevation/color scheme shall consider the composition of colors, appropriately combining colors for an aesthetic and varied streetscape. Consider field color, trim color, accent colors, and accent materials colors.
- ♦ Individual color schemes must be appropriate to the architectural styles with a harmonious selection of accent materials, roof profiles and colors;
- ♦ No adjacent or facing home shall have the same color scheme; and
- ♦ No more than two (2) of the same plan/elevation shall be plotted adjacent to one another.



ROOF MATERIALS



ACCENT MATERIALS



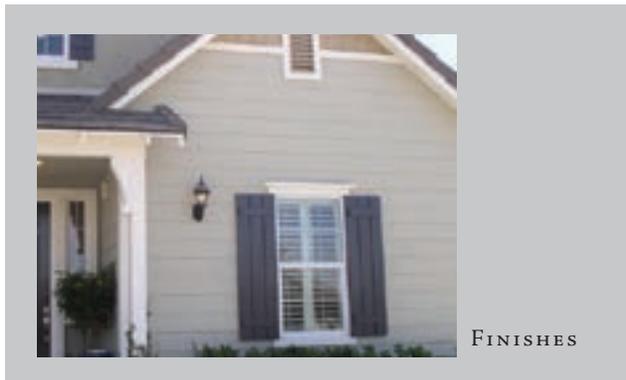
7.4.8 Accent Materials

Accent materials should be used to enhance and reinforce the architectural style and composition of individual homes and provide variety in the street scene. Selective use of appropriate materials, color and placement can provide maximum impact while imparting a sense of unique character to each home.

- ✦ Culmination of accent materials shall terminate at inside corners or coincide with an edge or architectural element to conceal changes in material. Where views are limited or edges concealed by an architectural element, accent materials may terminate at privacy wall conditions;
- ✦ Natural stone, approved manufactured or cultured stone, painted or natural brick, precast concrete, ceramic tile, slump block, and horizontal or vertical wood siding (or approved manufactured siding, i.e. cementitious board) are encouraged;
- ✦ Accent materials shall be selected to complement the overall color and style of the home or building; and
- ✦ Architectural trim applied to all elevations is encouraged to be consistent with front elevation and the architectural style.

7.4.9 Wall Finishes

Style-appropriate wall finishes should visually enhance individual homes. The use and placement of extreme contrasts in color and/or materials should be carefully considered in order to maintain a compatible overall look throughout the neighborhood. Footings shall be exposed no higher than 6" above finished grade.



Permitted Finishes:

- ✦ Stucco: light to medium sand finish ("Spanish Lace" finish is prohibited);
- ✦ Exposed masonry walls (brick, slump block, etc.);
- ✦ Stone, brick, adobe, brick veneers (accent materials);
- ✦ Horizontal plank siding; and
- ✦ Board and batten siding.

7.4.10 Trash Container Pads in Lanes

Builders are required to build one (1) 42-inch by 42-inch brick pane pad for each lot immediately adjacent to the lane for the purpose of temporarily placing trash containers for pick-up by the Sanitation Department on scheduled days. The design of the enclosures shall comply with NPDES requirements.

7.5 HOME TYPES

7.5.1 Introduction

A primary design objective for the Specific Plan is to provide a variety of home sizes and plans to suit the needs of different life stages and market segments.

The following section provides conceptual plotting examples for a variety of single-family detached homes, arrangements, and lot size ranges. The plotting concepts are provided only to illustrate a typical layout of each building type. These concepts are not intended to be mandated layouts.

7.5.2 Home Type Criteria

The following are design standards and minimum setbacks by typical residential product and building type.



Cluster Homes Residential Product: Motorcourt Cluster A (6- or 8-Plex)

(PA 13, 25, 26 & 27)*



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Not to Scale

CHARACTERISTICS

- ♦ Potential net density of 7.5 to 9 du/ac.
- ♦ Single-family detached dwellings clustered around motor court
- ♦ Automobile access via common motor court driveway
- ♦ Primary entries and walks face motor court or street
- ♦ Private side and rear yards
- ♦ Parking for residents provided in garages
- ♦ Guest parking provided on local streets, designated parking areas, or as approved by the City of Ontario
- ♦ Reciprocal use easements extend private space

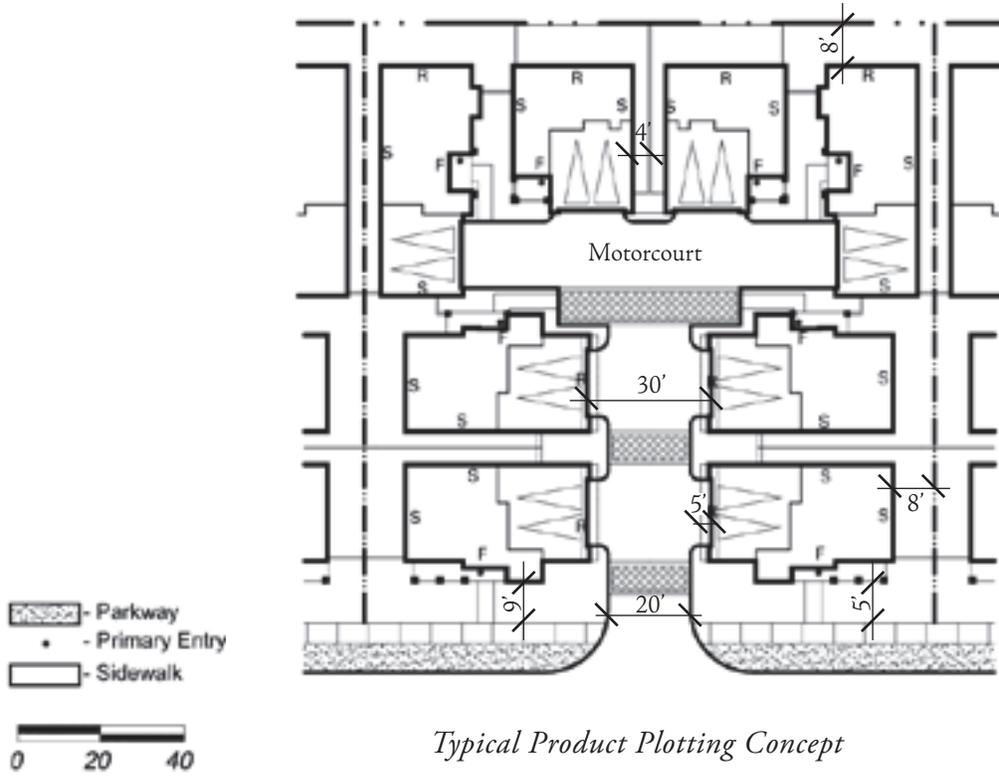
Notes:

1. Actual acreages, lot sizes, unit counts and densities may vary based on final plans.
 2. Refer to other areas of **Chapter 7 – Residential Design Guidelines**, for more specific criteria regarding building design, plotting, styles, materials, details and implementation.
 3. Refer to other areas of 7.6 Landscape Design, for specific criteria regarding all landscape design and implementation.
 4. Typical Product Plotting Concepts are provided for representative purposes only - not intended to be mandated layout.
- * Proposed representative product types in each planning area are subject to final development submittal and are subject to change.



Cluster Homes: Motorcourt Cluster A (6- or 8- Plex)

(PA 13, 25, 26 & 27)



Note: Private lanes shall be enhanced with a combination of pavers, colored concrete or similar decorative material, subject to the review and approval of the Planning Director.

Typical Product Plotting Concept

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Minimum Standards

Minimum Lot Size

Exclusive use area per home 2,100 s.f.

Building Separation

Front to side living space N/A
 Front entry to side living space 8' (4' + 4')
 Side to side living space 8' (4' + 4')

Side Setbacks - To Back of Sidewalk - Street Facing

Living space 9'
 Porch, balcony 5'
 Garden wall N/A

Side Setbacks - To Parcel Edge

Living space to property line 4'

Rear Setbacks - To Parcel Edge

Living space (2-story) 8'

Garage Setbacks

Garage face to garage face 30'
 Garage face to driveway (apron) 5'*
 Note: Lane width may be increased to 24' when the lane length exceeds 150'.

Maximum Encroachments into Building Setbacks

Fireplace, media niche (8' max length), 2'
 bay windows (cantilevered),
 potshelves, brackets, etc.
 Second floor cantilever over garage 2'

Private Open Space Per Unit

Minimum dimension 6'
 Total per unit 100 s.f.

Parking

Per City of Ontario Development Code

Building Height

Architectural projections may exceed the maximum building height of 35' by an additional 10'.

*Measurement is to be taken from the inside of the curb.



Cluster Homes Residential Product: Paseo Cluster Lots (PA 25 & 27)*



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Not to Scale

Characteristics

- ✦ Potential net density of 7.5 to 9 du/ac.
- ✦ Single-family dwellings with front orientation (primary entries and walks) along green court, paseo, or street
- ✦ Automobile access via lane
- ✦ Private side and rear yards/patios
- ✦ Parking for residents provided in garages
- ✦ Guest parking provided on local streets or in designated parking areas
- ✦ Reciprocal use easements may be used to increase private yards and meet building standards

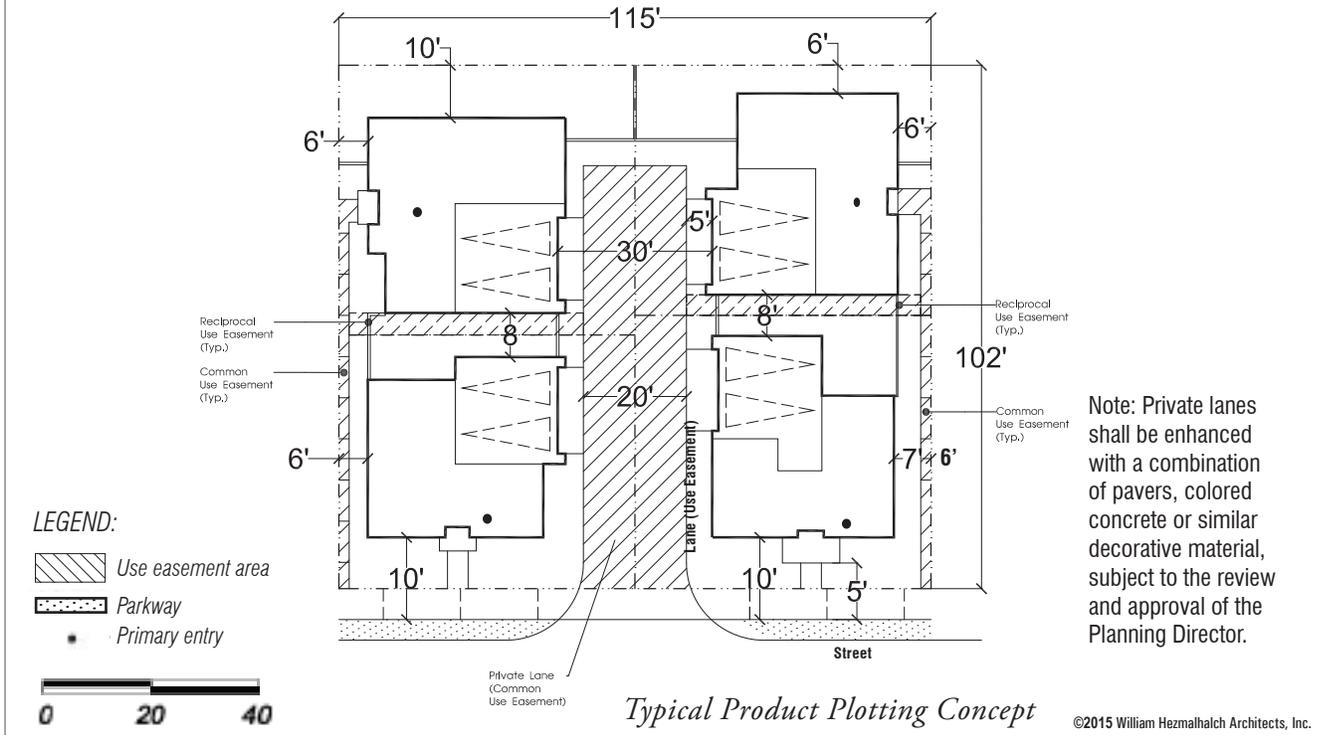
Notes:

1. Actual lot sizes and densities may vary based on final plan.
 2. Refer to other areas of Section 7 - Residential Design Guidelines for more specific criteria regarding building design, plotting, styles, materials, details, and implementation.
 3. Refer to Section 7.6 Landscape Design, for specific criteria regarding landscape design and implementation.
 4. Typical Product Plotting Concepts are provided for representative purposes only and are not intended to be mandated layouts.
- * Proposed representative product types in each planning area are subject to final development submittal and are subject to change.



Cluster Homes: Paseo Cluster Lots

(PA 25 & 27)



Minimum Standards

Minimum Lot Size

Exclusive use area per home 2,100 s.f.

Cluster Dimensions*

Lot width standard 115'
 Lot width on corner Lot 120'
 Lot depth on standard lot 102'
 Maximum building coverage 45%

*Minimum lot dimensions on curvilinear streets shall be measured at front and rear building setbacks.

Building Separation

Side to side living space 8' (4'+4')
 Paseo separation 12' (6'+6')

Front Setbacks - To Back of Sidewalk - Street Facing

Living space 10'
 Porch, balcony 10'
 Garage facing street --
 Garage facing lane 10'

Building Height

Architectural projections may exceed the maximum building height of 35 feet by an additional 10 feet.

Side Setbacks - To Back of Sidewalk - Street Facing

Living space 10'
 Porch, balcony 5'
 Corner facing garage 18'

Interior Setbacks to Property Line or Lane

Living space to PL (ground floor) 6'
 Living space to lane (ground floor) 5'
 Garage to PL or lane 5'

Encroachments into Setbacks

Fireplace, media niche (8' max length), bay windows, potshelves, brackets, roof overhangs etc. 2' max encroachment, 3' min. from PL

Second story living space over garage, offset or cantilever from face of garage (or as approved by the City of Ontario) 4' max encroachment, 3' min. from PL

Private Open Space Per Unit

Minimum dimension 10'
 Total per unit 100 s.f.

Parking

Per City of Ontario Development Code



*Cluster Homes Residential Product: Motorcourt Cluster B (PA 26 & 27)**



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Not to Scale

Characteristics

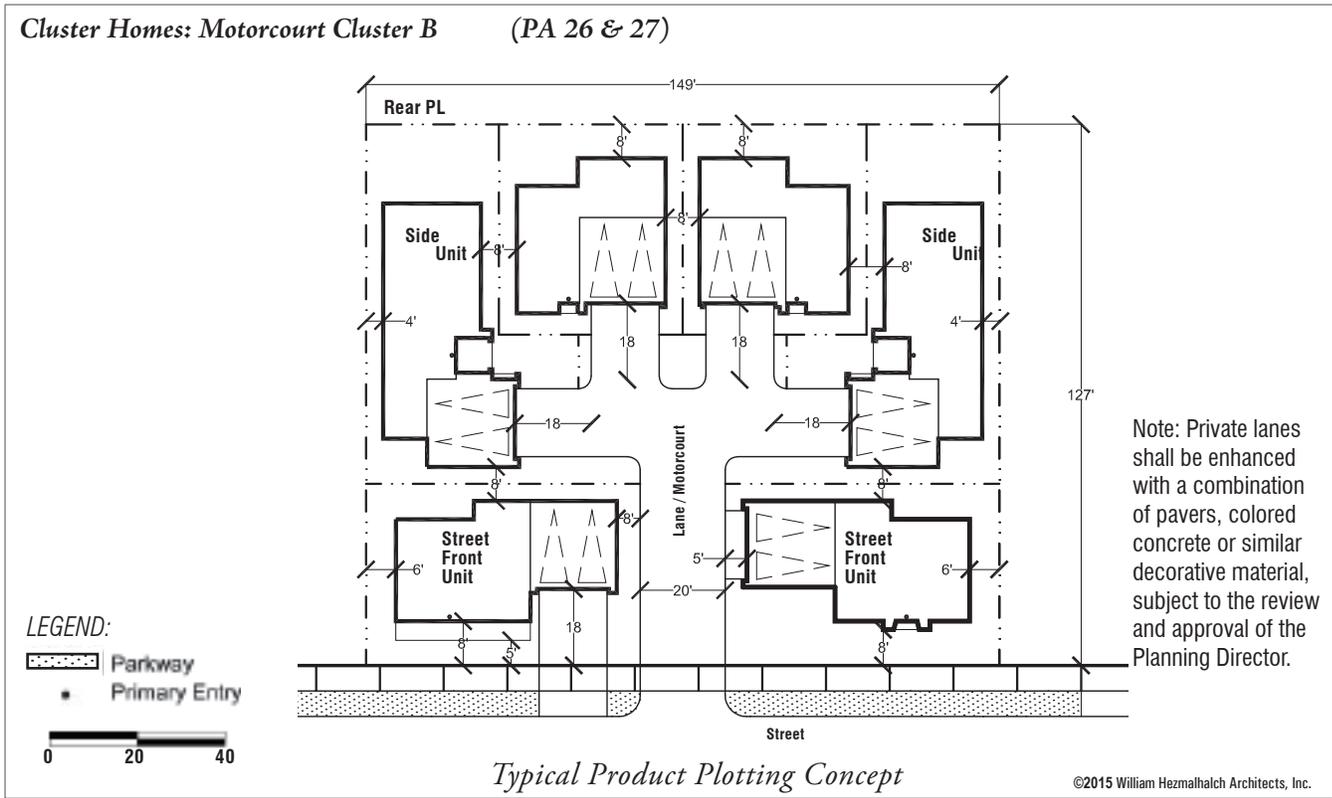
- ✦ Potential net density of 8.5 to 10 du/ac.
- ✦ Single-family dwellings with front orientation along paseos, motorcourt, or street
- ✦ Automobile access via lane or motorcourt
- ✦ Primary entries and walks face paseos or motorcourt
- ✦ Private yards/patios
- ✦ Parking for residents provided in garages
- ✦ Guest parking provided on local streets or in designated parking areas
- ✦ Reciprocal use easements may be used to increase private yards and meet building standards

Notes:

1. Actual lot sizes and densities may vary based on final plan.
 2. Refer to other areas of Section 7 - Residential Design Guidelines for more specific criteria regarding building design, plotting, styles, materials, details, and implementation.
 3. Refer to Section 7.6 Landscape Design, for specific criteria regarding landscape design and implementation.
 4. Typical Product Plotting Concepts are provided for representative purposes only and are not intended to be mandated layouts.
- * Proposed representative product types in each planning area are subject to final development submittal and are subject to change.



Cluster Homes: Motorcourt Cluster B (PA 26 & 27)



Typical Product Plotting Concept

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Minimum Standards

Minimum Lot Size

Exclusive use area per home 2,100 s.f.

Cluster Dimensions

Lot width on front 149'
 Lot width on corner 154'
 Lot depth on standard lot 127'
 Maximum building coverage 45%
 Minimum front lot width on cul-de-sac,
 standard knuckle or modified knuckle street 90'
 (partial motorcourt)

Building Separation

Side to side living space 8' (4' + 4')

Front Setbacks - To Back of Sidewalk - Street Facing

Living space 8'
 Porch, balcony 5'
 Garage facing street 18'
 Garage facing lane/motorcourt 10'

Building Height

Architectural projections may exceed the maximum building height of 35 feet by an additional 10 feet.

Side Setbacks - To Back of Sidewalk - Street Facing

Living space 8'
 Porch, balcony 5'
 Corner facing garage 18'

Interior Setbacks to Property Line, or Motorcourt

Living space to PL (street front units) 6'
 Living space to PL (side units) 4'
 Living space to rear PL 8'
 Living space to motorcourt (ground floor) 5'
 Garage to PL or lane 5'

Encroachments into Setbacks

Fireplace, media niche (8' max length), bay windows, potshelves, brackets, roof overhangs etc. 2' max encroachment, 3' min. from PL

Second story living space over garage, offset or cantilever from face of garage (or as approved by the City of Ontario) 4' max encroachment, 3' min. from PL

Private Open Space Per Unit

Minimum dimension 10'
 Total per unit 70 s.f.

Parking

Per City of Ontario Development Code



**Cluster Homes Residential Product:
Motorcourt Cluster C (5-Plex) (PA 13, 25, 26, & 27)***



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Not to Scale

CHARACTERISTICS

- ♦ Potential net density of 8 to 14 du/ac.
- ♦ Single-family detached dwellings clustered around motor court
- ♦ Automobile access via driveway or common motor court driveway
- ♦ Primary entries and walks face motor court or street
- ♦ Private side and rear yards
- ♦ Parking for residents provided in garages
- ♦ Guest parking provided on local streets, designated parking areas, or as approved by the City of Ontario
- ♦ Reciprocal use easement may be used to create private space between units

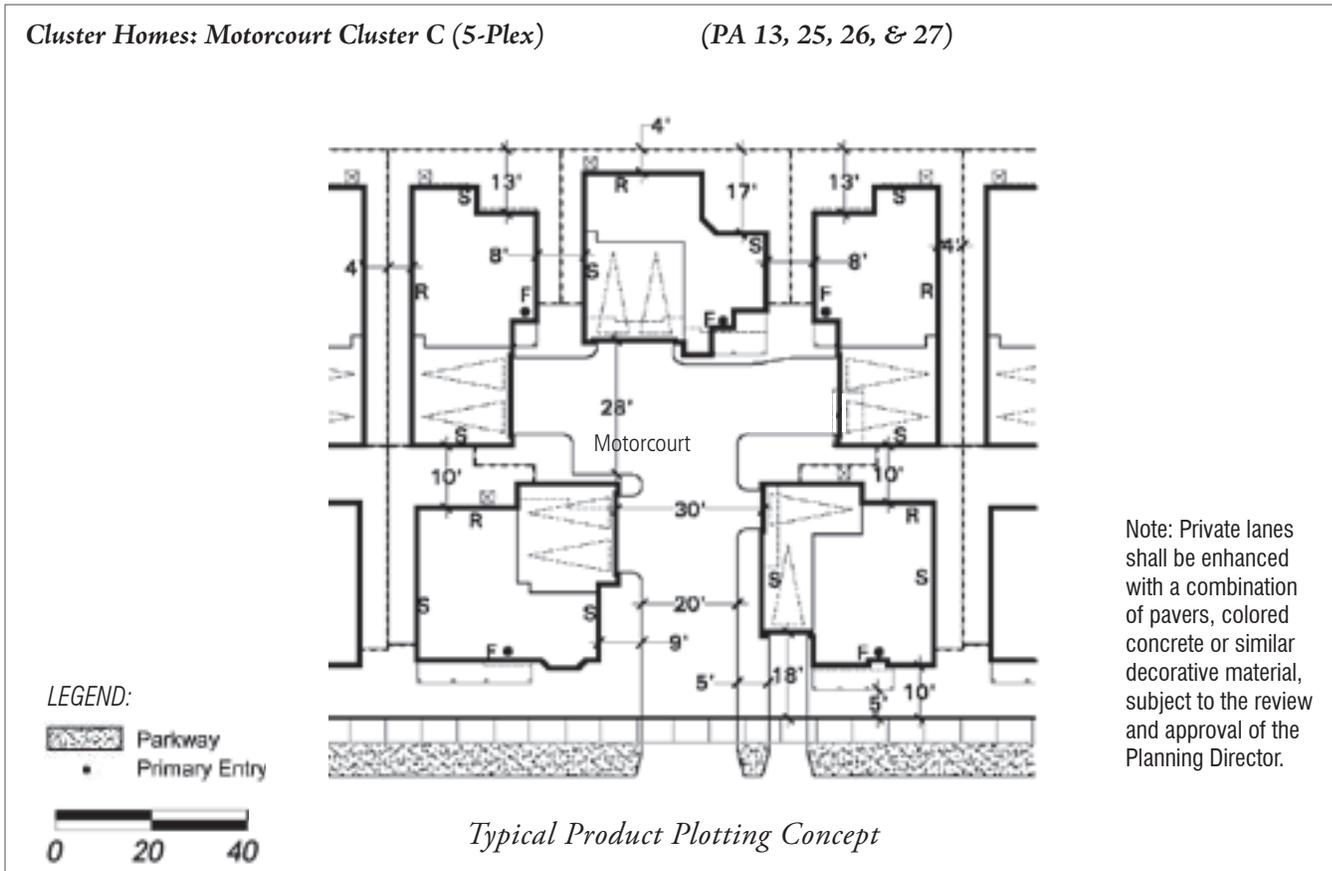
Notes:

1. Actual acreages, lot sizes, unit counts and densities may vary based on final plans.
 2. Refer to other areas of Section 7 – Residential Design Guidelines, for more specific criteria regarding building design, plotting, styles, materials, details and implementation.
 3. Refer to Section 7.6 Landscape Design, for specific criteria regarding landscape design and implementation.
 4. Typical Product Plotting Concepts are provided for representative purposes only - not intended to be mandated layout.
- * Proposed representative product types in each planning area are subject to final development submittal and are subject to change.



Cluster Homes: Motorcourt Cluster C (5-Plex)

(PA 13, 25, 26, & 27)



Note: Private lanes shall be enhanced with a combination of pavers, colored concrete or similar decorative material, subject to the review and approval of the Planning Director.

Minimum Standards

Minimum Lot Size

Exclusive use area per home 2,100 s.f.

Building Separation

Front to side living space N/A
 Front entry to side living space 8' (4' + 4')
 Side to side living space N/A

Side Setbacks - To Back of Sidewalk - Street Facing

Living space 10'
 Porch, balcony 5'
 Garden wall N/A

Side Setbacks - To Parcel Edge

Living space to property line 4'

Rear Setbacks - To Parcel Edge

Living space (2-story) 4'

Garage Setbacks

Garage face to garage face 30'
 Garage face to driveway (apron) 2'*
 Street facing garage 18'
 Note: Lane width may be increased to 24' when the lane length exceeds 150'.

Maximum Encroachments into Building Setbacks

Fireplace, media niche (8' max length), bay windows (cantilevered), potshelves, brackets, etc. 2' max encroachment, 3' min. from PL
 Second floor cantilever over garage 4' max encroachment, 3' min. from PL

Private Open Space Per Unit

Minimum dimension 10'
 Total per unit 100 s.f.

Parking

Per City of Ontario Development Code

Building Height

Architectural projections may exceed the maximum building height of 35' by an additional 10'.

*Measurement is to be taken from the inside of the curb.



Cluster Homes Residential Product: ***Green Court (PA 13, 25, 26 & 27)****



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Not to Scale

Characteristics

- ♦ Potential net density of 7 to 10 du/ac.
- ♦ Single-family detached dwellings surround green court or face street or paseo
- ♦ Automobile access via lanes
- ♦ Primary entries and walks face green court, street or paseo
- ♦ Private side yards/patios
- ♦ Reciprocal use easements extend private spaces on sides of buildings
- ♦ Parking for residents provided in garages
- ♦ Guest parking provided on local streets or in designated parking areas

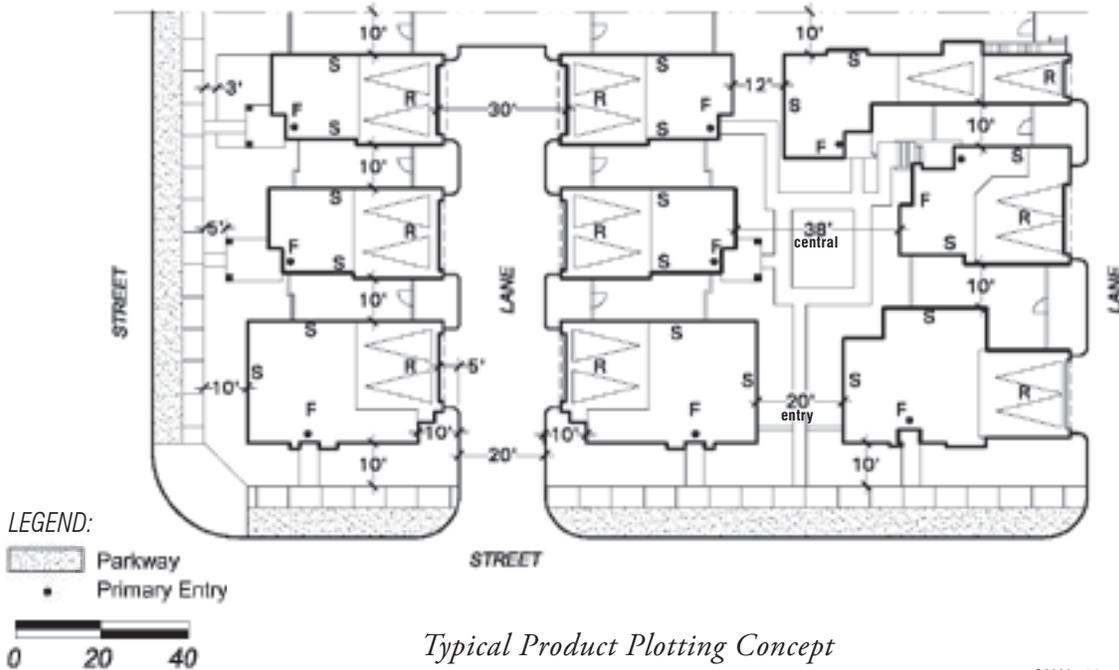
Notes:

1. Actual lot sizes and densities may vary based on final plan.
 2. Refer to other areas of Section 7 - Residential Design Guidelines for more specific criteria regarding building design, plotting, styles, materials, details, and implementation.
 3. Refer to Section 7.6 Landscape Design, for specific criteria regarding landscape design and implementation.
 4. Typical Product Plotting Concepts are provided for representative purposes only and are not intended to be mandated layouts.
- * Proposed representative product types in each planning area are subject to final development submittal and are subject to change.



Cluster Homes: Green Court

(PA 13, 25, 26 & 27)



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Minimum Standards

Minimum Lot Size

Exclusive use area per home 2,100 s.f.

Building Separation

Front to front living space - central 38'
 Front to front living space - entry 20'
 Front to side living space 12'
 Side to side living space 10'
 Garage face to garage face 30'
 Rear to rear living space 26'

Front/Side Setbacks - To Back of Sidewalk - Street Facing

Living space 10'
 Porch, balcony 5'
 Garden wall 3'

Side Setbacks - To parcel edge

Living space, porch, garden wall, balcony 10'

Building Height

Architectural projections may exceed the maximum building height of 35' feet by an additional 10 feet.

Rear Setbacks - Lane

Living space (ground and second floor) 10'
 Garage face to lane (drive apron) 3'-5'*
 Living space over garage - minimum offset or max. cantilever from face of garage 2'

Encroachments into Setbacks

Fireplace, media niche (8' max length), bay windows, potshelves, brackets, roof overhangs, etc. 2' max encroachment, 3' min. from PL
 Second floor cantilever over garage 4' max encroachment, 3' min. from PL

Private Open Space Per Unit

Minimum dimension 7'
 Total per unit 70 s.f.

Parking

Per City of Ontario Development Code

Maximum Building Coverage

60%

*Measurement is to be taken from the inside of the curb.



Conventional Small Lot Residential Product: *Cottage Homes (PA 1, 5, 12, 16, 17, 23 & 24)**

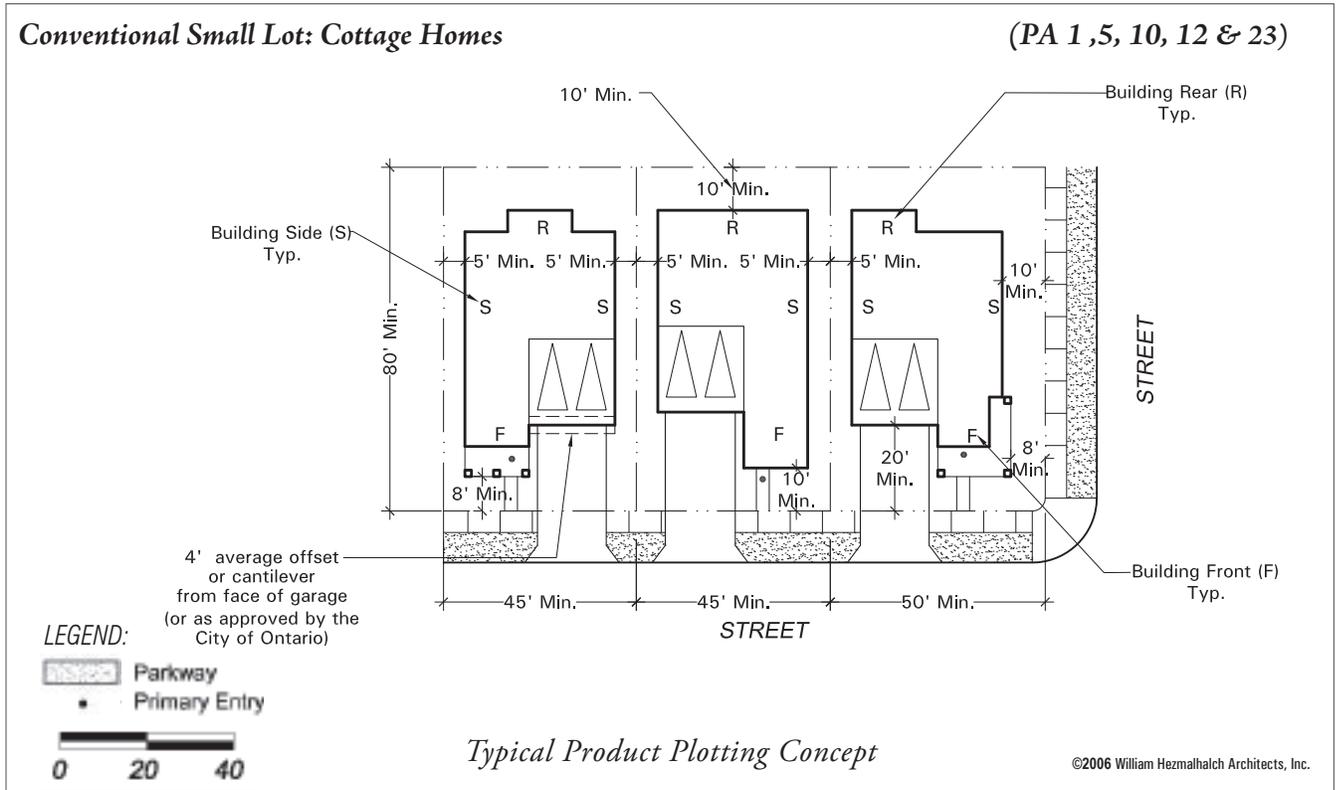


Characteristics

- ♦ Potential net density of 5 to 9 du/ac.
- ♦ Single-family dwellings with street front orientation
- ♦ Automobile access via street
- ♦ Primary entries and walks face street
- ♦ Private rear and side yards
- ♦ Parking for residents provided in garages
- ♦ Guest parking provided on local streets or in designated parking areas

Notes:

1. Actual lot sizes and densities may vary based on final plan.
 2. Refer to other areas of Section 7 - Residential Design Guidelines for more specific criteria regarding building design, plotting, styles, materials, details, and implementation.
 3. Refer to Section 7.6 Landscape Design, for specific criteria regarding landscape design and implementation.
 4. Typical Product Plotting Concepts are provided for representative purposes only and are not intended to be mandated layouts.
- * Proposed representative product types in each planning area are subject to final development submittal and are subject to change.



Minimum Standards

Lot Dimensions

Minimum lot size	3,600 sq. ft.
Lot width	45'
Lot width on corner	50'
Lot depth on standard lot	80'
Maximum building coverage	50%
Minimum front lot width on cul-de-sac, standard knuckle or modified knuckle street	35'

Minimum lot dimensions on curvilinear streets shall be measured at front and rear building setbacks.

Building Separation

Side to side living space	10' (5'+5')
---------------------------	-------------

Front Setbacks - To Back of Sidewalk - Street Facing

Living space	10'
Porch, balcony	8'
Garage	20'

Building Height

Architectural projections may exceed the maximum building height of 35 feet by an additional 10 feet.

Side Setbacks - To Back of Sidewalk - Street Facing

Living space	10'
Porch, balcony	8'
Side-on garage*	15'

Rear Setbacks to Property Line

Living space (ground floor)	10' minimum
Planning Area 10 - Living space (ground floor)	12' minimum

Encroachments into Setbacks

Fireplace, media niche (8' max length), bay windows, potshelves, brackets, roof overhangs etc.	2' max encroachment, 3' min. from PL
--	--

Second floor cantilever over garage (or as approved by the City of Ontario)	4' max encroachment, 3' min. from PL
--	--

Private Open Space Per Unit

Minimum dimension	7'
Total per unit	70 s.f.

Parking

Per City of Ontario
Development Code

*Side-on garages are prohibited on lots less than 60' wide.



Conventional Small Lot Residential Product:

Paired Homes (PA 5, 16, 17, 23 & 24)*



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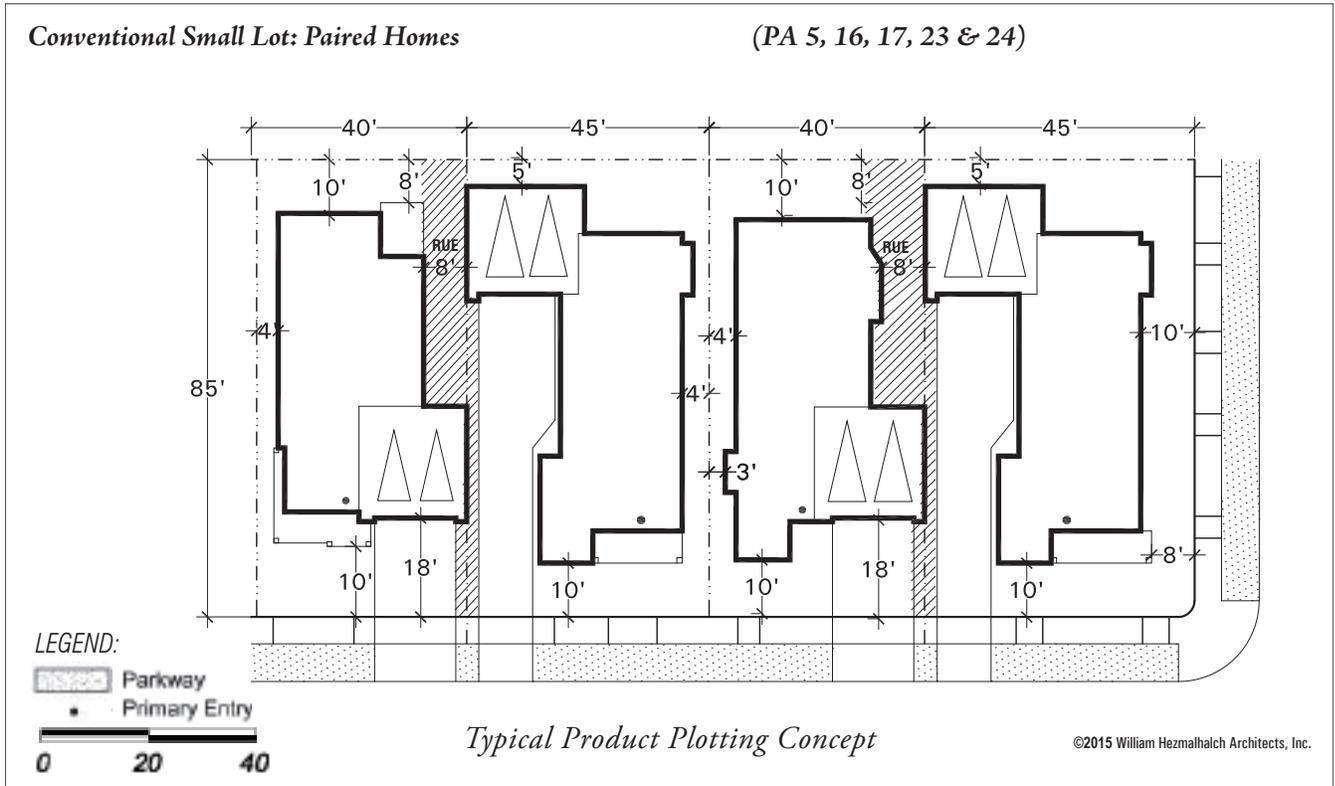
Not to Scale

Characteristics

- ♦ Potential net density of 5 to 7 du/ac.
- ♦ Single-family dwellings with street front orientation and reciprocal use easements
- ♦ Automobile access via street
- ♦ Primary entries and walks face street
- ♦ Private side and rear yards/patios
- ♦ Parking for residents provided in garages
- ♦ Guest parking provided on local streets or in designated parking areas

Notes:

1. Actual lot sizes and densities may vary based on final plan.
 2. Refer to other areas of Section 7 - Residential Design Guidelines for more specific criteria regarding building design, plotting, styles, materials, details, and implementation.
 3. Refer to Section 7.6 Landscape Design, for specific criteria regarding landscape design and implementation.
 4. Typical Product Plotting Concepts are provided for representative purposes only and are not intended to be mandated layouts.
- * Proposed representative product types in each planning area are subject to final development submittal and are subject to change.



Minimum Standards

Lot Dimensions

Minimum lot size	3,400 sq. ft.
Lot width on front	40'
Lot width on corner	45'
Lot depth on standard lot	85'
Lot depth on corner lot	85'
Maximum building coverage	45%
Minimum front lot width on cul-de-sac, standard knuckle or modified knuckle street	30'

Minimum lot dimensions on curvilinear streets shall be measured at front and rear building setbacks.

Building Separation

Side to side living space	8' (4'+4')
Reciprocal Use Easement (RUE) Side	8' (0'+8')
Building separation to interior (RUE) PL	0'

Front Setbacks - To Back of Sidewalk - Street Facing

Living space	10'
Porch, balcony	10'
Garage	18'
Side-on garage*	10'

Building Height

Architectural projections may exceed the maximum building height of 35 feet by an additional 10 feet.

Side Setbacks - To Back of Sidewalk - Street Facing

Living space	10'
Porch, balcony	8'
Side-on garage*	18'
Corner facing garage	18'

Rear Setbacks to Property Line

Living space (ground floor)	10'
Recessed garage	5'

Encroachments into Setbacks

Fireplace, media niche (8' max length), bay windows, potshelves, brackets, roof overhangs etc.	2' max encroachment, 3' min. from PL
--	--

Second floor cantilever over garage (or as approved by the City of Ontario)	4' max encroachment, 3' min. from PL
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Private Open Space Per Unit

Minimum dimension	7'
Total per unit	70 s.f.

Parking

Per City of Ontario
Development Code

*Side-on garages are prohibited on lots less than 60' wide



Conventional Small Lot Residential Product: *Park Homes (PA 16 & 17)**



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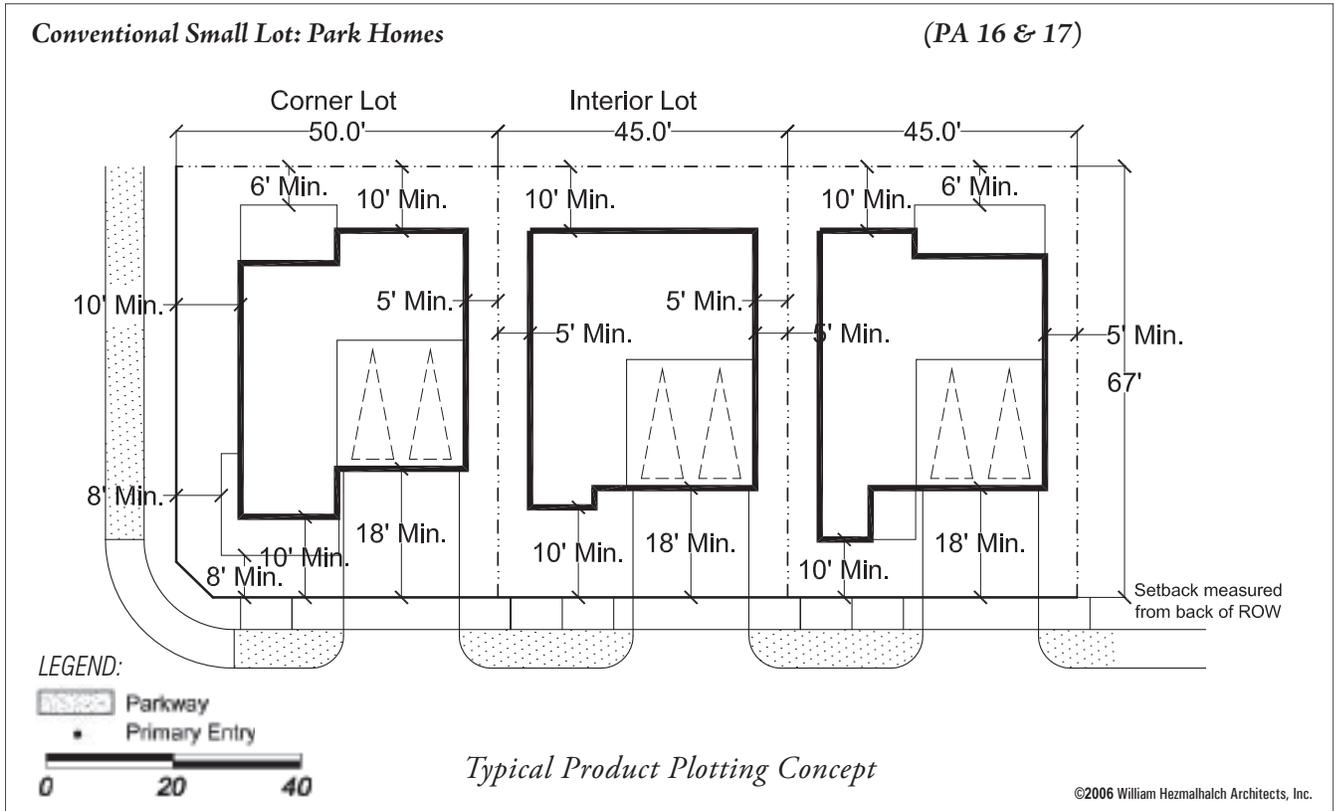
Not to Scale

Characteristics

- ✦ Potential net density of 7 to 9 du/ac.
- ✦ Single-family dwellings with street front orientation
- ✦ Automobile access via street
- ✦ Primary entries and walks face street
- ✦ Private rear yards/patios
- ✦ Parking for residents provided in garages
- ✦ Guest parking provided on local streets or in designated parking areas

Notes:

1. Actual lot sizes and densities may vary based on final plan.
 2. Refer to other areas of Section 7 - Residential Design Guidelines for more specific criteria regarding building design, plotting, styles, materials, details, and implementation.
 3. Refer to Section 7.6 Landscape Design, for specific criteria regarding landscape design and implementation.
 4. Typical Product Plotting Concepts are provided for representative purposes only and are not intended to be mandated layouts.
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Minimum Standards

Lot Dimensions

Minimum lot size	3,015 sq. ft.
Lot width on front	45'
Lot width on corner	50'
Lot depth on standard lot	67'
Maximum building coverage	45%
Minimum front lot width on cul-de-sac, standard knuckle or modified knuckle street	30'

Minimum lot dimensions on curvilinear streets shall be measured at front and rear building setbacks.

Building Separation

Side to side living space	10' (5'+5')
---------------------------	-------------

Front Setbacks - To Back of Sidewalk - Street Facing

Living space	10'
Porch, balcony	8'
Garage	18'
Side-on garage*	10'

Building Height

Architectural projections may exceed the maximum building height of 35 feet by an additional 10 feet.

Side Setbacks - To Back of Sidewalk - Street Facing

Living space	10'
Porch, balcony	10'
Side-on garage*	18'
Corner facing garage	18'

Rear Setbacks to Property Line

Living space (ground floor)	10'
Recessed garage	10'
Patio cover, balcony, outdoor room	6'

Encroachments into Setbacks

Fireplace, media niche (8' max length),
bay windows, potshelves, brackets,
roof overhangs etc. 2' max
encroachment,
3' min. from PL

Second floor cantilever over garage
(or as approved by the
City of Ontario) 4' max
encroachment,
3' min. from PL

Private Open Space Per Unit

Minimum dimension	7'
Total per unit	70 s.f.

Parking

Per City of Ontario
Development Code



Lane Loaded Residential Product:

*Lane Homes (PA 9, 10, 19 & 29)**



Characteristics

- ✦ Potential net density of 5 to 8 du/ac.
- ✦ Single-family dwellings with street front orientation
- ✦ Automobile access via lanes
- ✦ Primary entries and walks face street
- ✦ Private side yards
- ✦ Reciprocal use easements extend private yard space
- ✦ Parking for residents provided in garages
- ✦ Guest parking provided on local streets or in designated parking areas

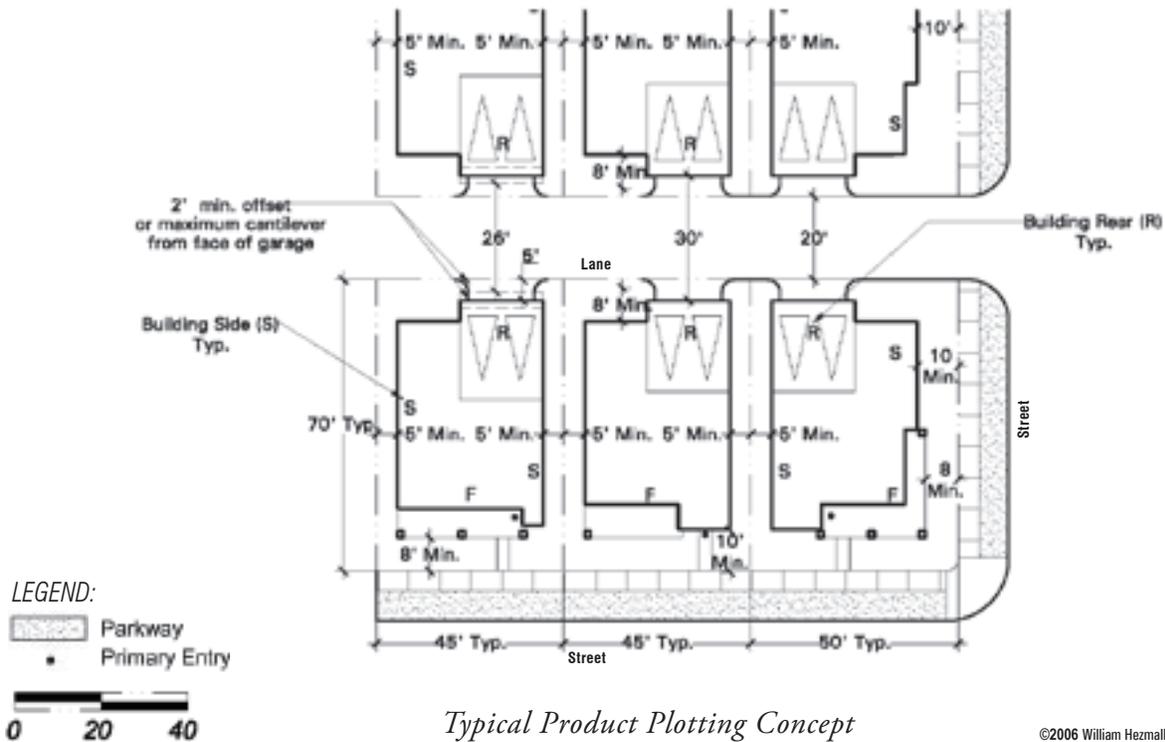
Notes:

1. Actual lot sizes and densities may vary based on final plan.
 2. Refer to other areas of Section 7 - Residential Design Guidelines, for more specific criteria regarding building design, plotting, styles, materials, details, and implementation.
 3. Refer to Section 7.6 Landscape Design, for specific criteria regarding landscape design and implementation.
 4. Typical Product Plotting Concepts are provided for representative purposes only and are not intended to be mandated layouts.
- * Proposed representative product types in each planning area are subject to final development submittal and are subject to change.



Lane Loaded: Lane Homes

(PA 9, 10, 19 & 29)



Minimum Standards

Lot Dimensions

Minimum lot size	3,150 sq. ft.
Lot width on front	45'
Lot width on corner	50'
Lot depth on standard lot	70'
Maximum building coverage	50%

Building Separation

Side to side living space	10' (5'+5')
Rear to rear living space	26'
Garage face to garage face	30'

Front Setbacks - to Back of Sidewalk

Living space	10'
Garden wall	3'
Porch, balcony	8'

Side Setbacks

Living space to property line or paseo easement 5'

Building Height

Architectural projections may exceed the maximum building height of 35 feet by an additional 10 feet.

Side Setbacks - at Corners - to Back of Sidewalk

Living space	10'
Porch or balcony	8'
Garden wall	3'

Rear Setbacks - to Lane

Living space (ground floor)	8'
Garage face (drive apron)	3'-5'*
Living space over garage - min. offset or max. cantilever from face of garage	2'

Encroachments into Setbacks

Fireplace, media niche (8' max length), bay windows, potshelves, brackets, roof overhangs etc. 2' max encroachment, 3' min. from PL

Second floor cantilever over garage (or as approved by the City of Ontario) 4' max encroachment, 3' min. from PL

Private Open Space Per Unit

Minimum dimension	7'
Total per unit	70 s.f.

Parking

Per City of Ontario Development Code

*Measurement is to be taken from the inside of the curb.



Conventional Medium Lot Residential Product: *Village Homes (PA 3, 4, 6, 8, 20, 21, 28, 29 & 31)**



Characteristics

- ✦ Potential net density of 4 to 6 du/ac.
- ✦ Single-family dwellings with street front orientation
- ✦ Automobile access via street
- ✦ Primary entries and walks face street
- ✦ Private rear and side yards
- ✦ Parking for residents provided in garages
- ✦ Guest parking provided on local streets or in designated parking areas

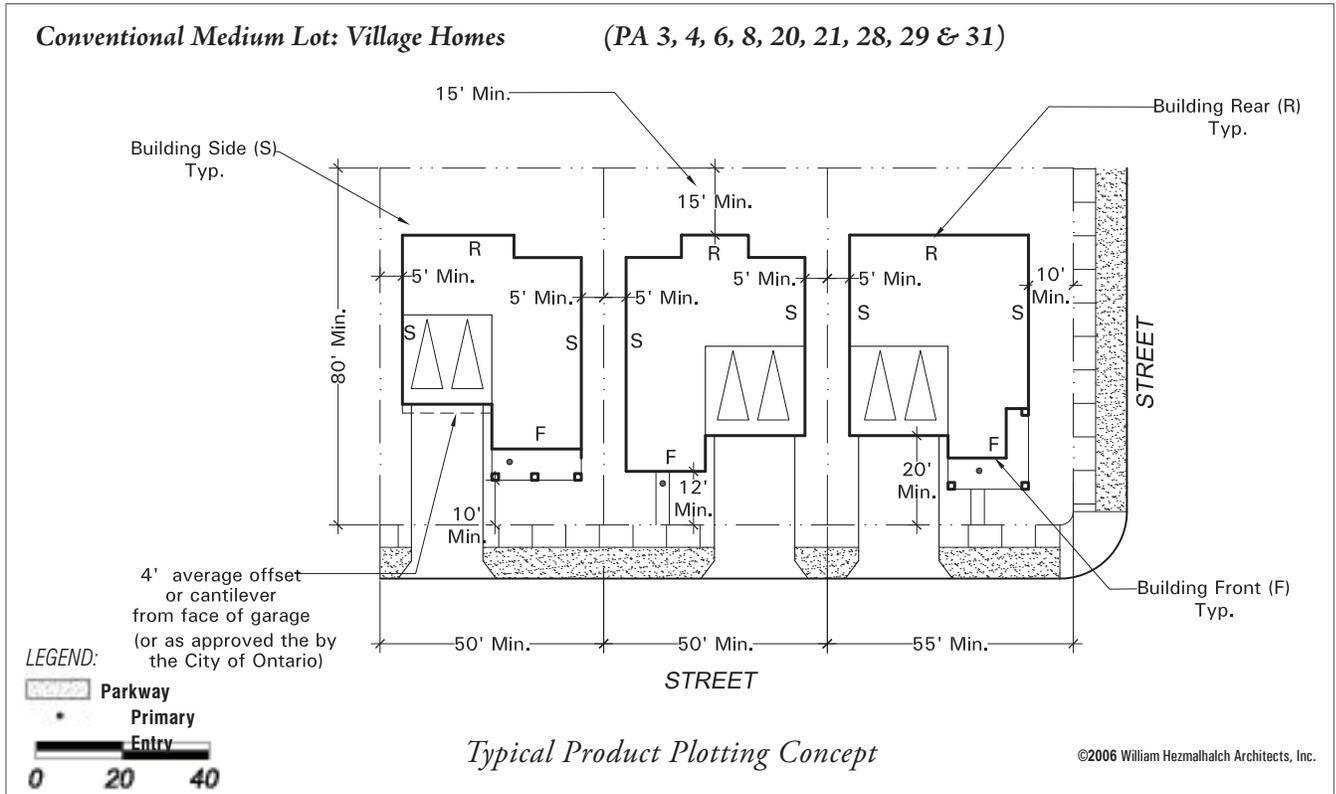
Notes:

1. Actual lot sizes and densities may vary based on final plan.
 2. Refer to other areas of Section 7 - Residential Design Guidelines for more specific criteria regarding building design, plotting, styles, materials, details, and implementation.
 3. Refer to Section 7.6 Landscape Design, for specific criteria regarding landscape design and implementation.
 4. Typical Product Plotting Concepts are provided for representative purposes only and are not intended to be mandated layouts.
- * Proposed representative product types in each planning area are subject to final development submittal and are subject to change.



Conventional Medium Lot: Village Homes

(PA 3, 4, 6, 8, 20, 21, 28, 29 & 31)



Minimum Standards

Lot Dimensions

Minimum lot size	4,000 sq. ft.
Lot width on front property line	50'*
Lot width on corner	55'
Lot depth on standard lot	80'
Maximum building coverage	50%
Minimum front lot width on cul-de-sac, standard knuckle or modified knuckle street	35'

Minimum lot dimensions on curvilinear streets shall be measured at front and rear building setbacks.

Building Separation

Side to side living space	10' (5'+5')
---------------------------	-------------

Front Setbacks - To Back of Sidewalk - Street Facing

Living space	12'
Porch, balcony	10'
Garage	20'
Side-on garage**	15'

Building Height

Architectural projections may exceed the maximum building height of 35 feet by an additional 10 feet.

Side Setbacks - To Back of Sidewalk - Street Facing

Living space	10'
Porch, balcony	10'
Side-on garage**	15'
Corner facing garage	20'

Rear Setbacks to Property Line

Living space (ground floor) minimum	15'
--	-----

Encroachments into Setbacks

Fireplace, media niche (8' max length), bay windows, potshelves, brackets, roof overhangs etc.	2' max encroachment, 3' min. from PL
--	--

Second floor cantilever over garage (or as approved by the City of Ontario)	4' max encroachment, 3' min. from PL
--	--

Private Open Space Per Unit

Minimum dimension	7'
Total per unit	70 s.f.

Parking

Per City of Ontario
Development Code

*Planning Area 3 may have a lot width of 45' for a variable lot program per minor SP Amendment August 2013.

**Side-on garages are prohibited on lots less than 60' wide.



Conventional Large Lot Residential Product:

Enclave Homes (PA 7, 22 & 30)*



Characteristics

- ♦ Potential net density of 3 to 6 du/ac.
- ♦ Single-family dwellings with street front orientation
- ♦ Automobile access via street
- ♦ Primary entries and walks face street
- ♦ Private rear and side yards/patios
- ♦ Parking for residents provided in garages
- ♦ Guest parking provided on local streets or in designated parking areas

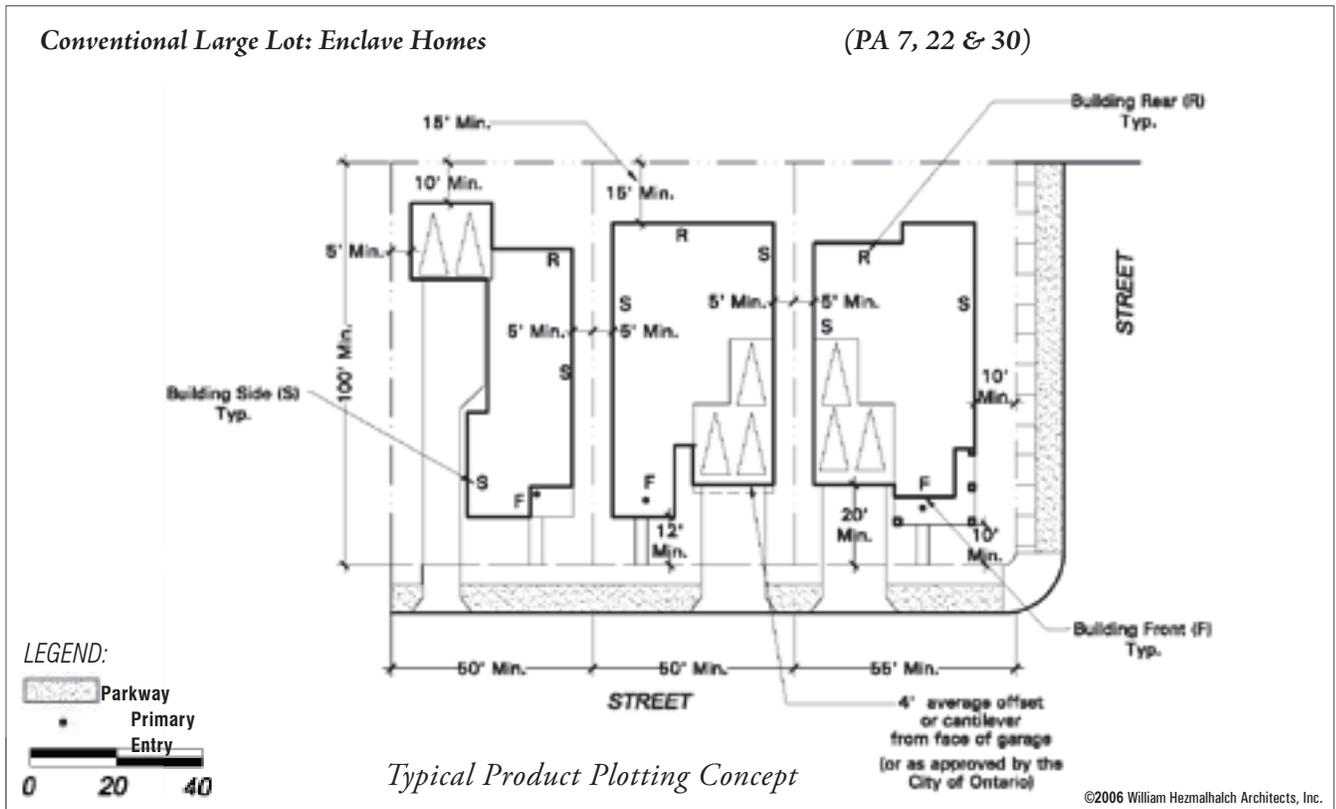
Notes:

1. Actual lot sizes and densities may vary based on final plan.
 2. Refer to other areas of Section 7 - Residential Design Guidelines for more specific criteria regarding building design, plotting, styles, materials, details, and implementation.
 3. Refer to Section 7.6 Landscape Design, for specific criteria regarding landscape design and implementation.
 4. Typical Product Plotting Concepts are provided for representative purposes only and are not intended to be mandated layouts.
- * Proposed representative product types in each planning area are subject to final development submittal and are subject to change.



Conventional Large Lot: Enclave Homes

(PA 7, 22 & 30)



Minimum Standards

Lot Dimensions

Minimum lot size	5,000 sq. ft.
Lot width on front	50'
Lot width on corner	55'
Lot depth on standard lot	100'
Maximum building coverage	45%
Minimum front lot width on cul-de-sac, standard knuckle or modified knuckle street	35'

Minimum lot dimensions on curvilinear streets shall be measured at front and rear building setbacks.

Building Separation

Side to side living space	10' (5'+5')
---------------------------	-------------

Front Setbacks - To Back of Sidewalk - Street Facing

Living space	12'
Porch, balcony	10'
Garage	20'
Side-on garage*	10'

Building Height

Architectural projections may exceed the maximum building height of 35 feet by an additional 10 feet.

Side Setbacks - To Back of Sidewalk - Street Facing

Living space	10'
Porch, balcony	10'
Side-on garage*	15'
Corner facing garage	20'

Rear Setbacks to Property Line

Living space (ground floor)	15' minimum
Recessed garage	10'

Encroachments into Setbacks

Fireplace, media niche (8' max length), bay windows, potshelves, brackets, roof overhangs etc.	2' max encroachment, 3' min. from PL
--	--------------------------------------

Second floor cantilever over garage (or as approved by the City of Ontario)	4' max encroachment, 3' min. from PL
---	--------------------------------------

Private Open Space Per Unit

Minimum dimension	7'
Total per unit	70 s.f.

Parking

Per City of Ontario Development Code

*Side-on garages are prohibited on lots less than 60' wide



7.6 LANDSCAPE

7.6.1 Introduction

Careful consideration has been given to the design of the community landscape architectural character for the Specific Plan. The following design guidelines are organized to help define the basic landscape design principles for the Specific Plan. Observing these guidelines will help to assure the “design vision” and integrity of this planned community.

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

7.6.2 Overall Streetscapes and Entries

PERIMETER STREETScape DESIGN

Streetscape design guidelines establish a hierarchy for the landscape development along the surrounding roadways, as well as establishing a framework for consistency of design. Three (3) major master planned arterial roadways surround the Specific Plan area: Archibald Ave. to the west, Eucalyptus Ave. to the north, and Haven Ave. to the east. Landscape easements associated with these roadways have been defined, as noted in The Ontario Plan (TOP) Policy Plan (General Plan).

Landscape development surrounding the Specific Plan area will help to set the character, while maintaining consistency with the City of Ontario’s pedestrian pathway system illustrated within the Mobility Element Exhibit M-3: Multipurpose Trails and Bikeway Corridor Plan of The Ontario Plan (TOP) Policy Plan (General Plan).

Archibald Ave.

Archibald Ave. streetscape (North of Merrill Ave.) shall include the following:

- ♦ A landscaped parkway 7-foot wide parkway on the west side and 10-foot wide parkway on the east side with a double row of street trees per the New Model Colony Streetscape Master Plan along both sides of the street;
- ♦ A split sidewalk (5-foot wide)/bikeway (8-foot wide) along the west side of the street. Multipurpose trail shall be separated from the concrete sidewalk and shall be constructed of stabilized decomposed granite;
- ♦ A landscaped median (26-foot wide) with a single row of street trees per the New Model Colony Streetscape Master Plan;
- ♦ A landscape easement of fifty (50) feet measured from face of curb to perimeter wall on both sides of the street;
- ♦ Background trees (minimum of 24-inch box) and shrub masses planted in series of layers (foreground, midground, background) to help define borders and plant grouping while combining interesting foliage textures and color; and

- ♦ Monumentation as shown in the *Conceptual Landscape Master Plan, Exhibit 20*.
- ♦ Refer to the *Streetscape/Paseo Sections, Exhibit 21 and Archibald Ave., Exhibit 22A* for illustration.

Archibald Ave. streetscape (South of Merrill Ave.) shall include the following:

- ♦ A landscaped parkway 7-foot wide parkway on the west side and 10-foot wide parkway on the east side with a double row of street trees per the New Model Colony Streetscape Master Plan along both sides of the street;
- ♦ A sidewalk (5-foot wide) along both sides of the street. Multipurpose trail shall be separated from the concrete sidewalk and shall be constructed of stabilized decomposed granite;
- ♦ A landscaped median (26-foot wide) with a single row of street trees per the New Model Colony Streetscape Master Plan;
- ♦ A landscape easement of 50-foot measured from face of curb to perimeter wall on both sides of the street;
- ♦ Background trees (minimum of 24-inch box) and shrub masses planted in series of layers (foreground, midground, background) to help define borders and plant groupings while combining interesting foliage textures and color; and
- ♦ Monumentation as shown in the *Conceptual Landscape Master Plan, Exhibit 20*.
- ♦ Refer to the *Streetscape/Paseo Sections, Exhibit 21 and Archibald Ave., Exhibit 22* for illustration.

Eucalyptus Ave.

Eucalyptus Ave. streetscape shall include the following:

- ♦ A landscaped parkway (7-foot wide min.) with a single row of street trees per the City of Ontario Street Tree Master Plan along both sides of the street;
- ♦ A lineal sidewalk (5-foot wide) on the south side of the street, with a (13-foot wide) sidewalk/bike path on the north side;
- ♦ A landscape easement of 35 feet measured from face of curb to perimeter wall on both sides of the street;
- ♦ Background trees (minimum of 24-inch box) and shrub masses planted in series of layers (foreground, midground, background) to help define borders and plant groupings while combining interesting foliage textures and color; and
- ♦ Monumentation as shown in the *Conceptual Landscape Master Plan, Exhibit 20*.
- ♦ Refer to the *Streetscape/Paseo Sections, Exhibit 21 and Eucalyptus Ave., Exhibit 25* for illustration.



LEGEND

	Primary Community Entry & Monument		Potential Location for Enhanced Pedestrian Crossings
	Secondary Community Entry & Monumentation		City Gateway Monument
	Neighborhood Entry & Monumentation (Locations Shown to be Finalized Based Off Final Lotting Studies)		Paseo Greenbelt
	SCE Cment		Recreation Center/Park Monumentation
			Retail Signage
			Pocket Park

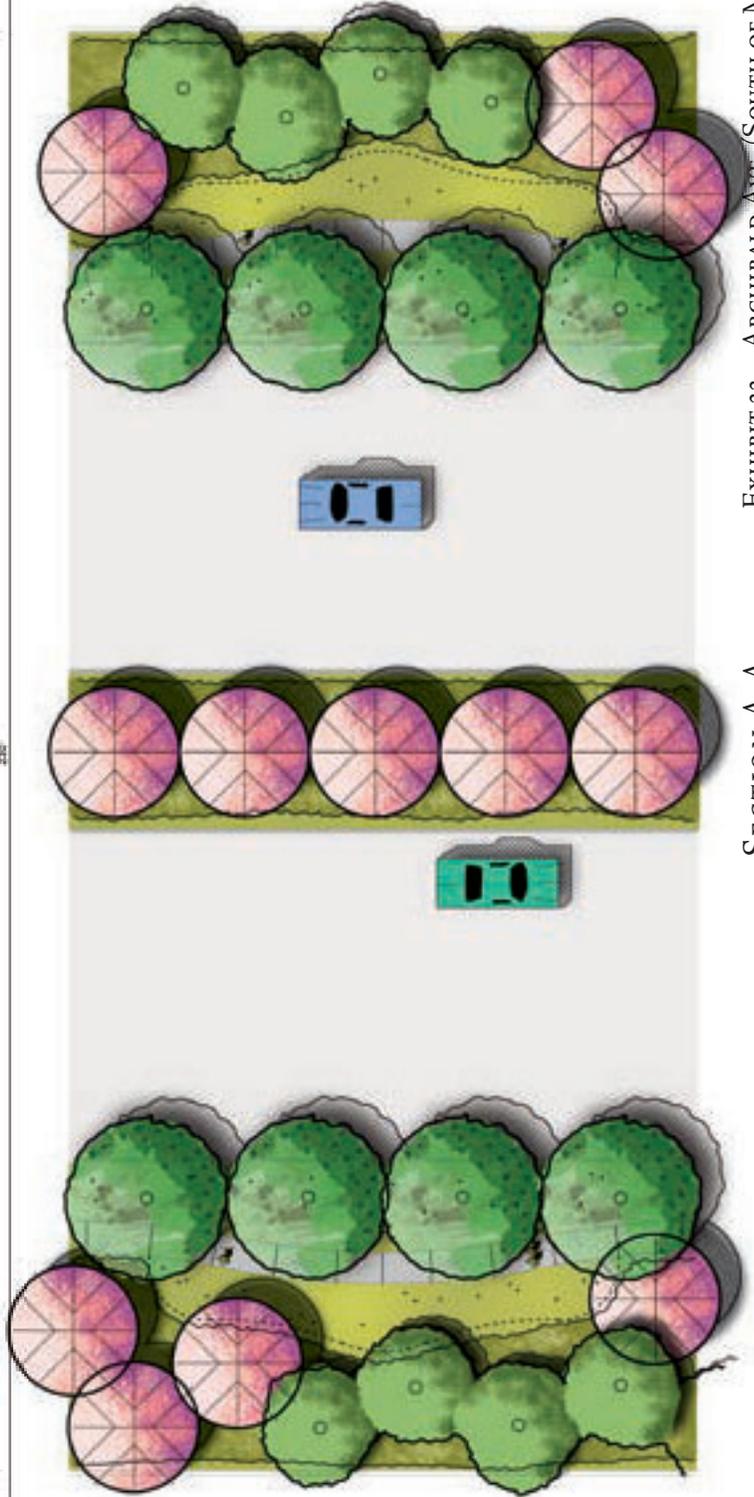
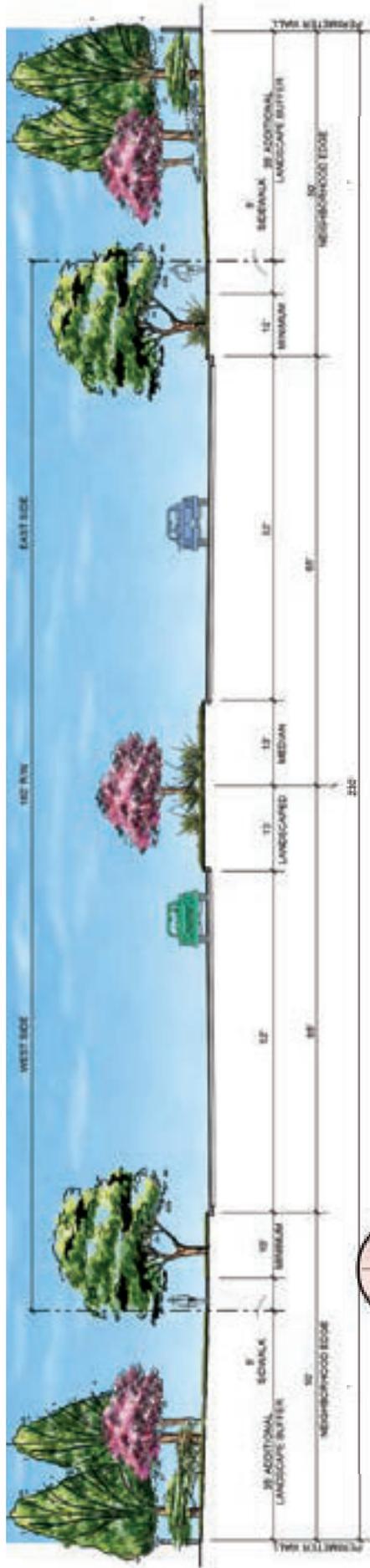
Note: Enhanced pedestrian crossings (pavers, stamped, scored, colored concrete/paving, and type of landscaping installed in and/or adjacent to pedestrian crossings) will be provided at various locations within the Specific Plan as approved by the City of Ontario.

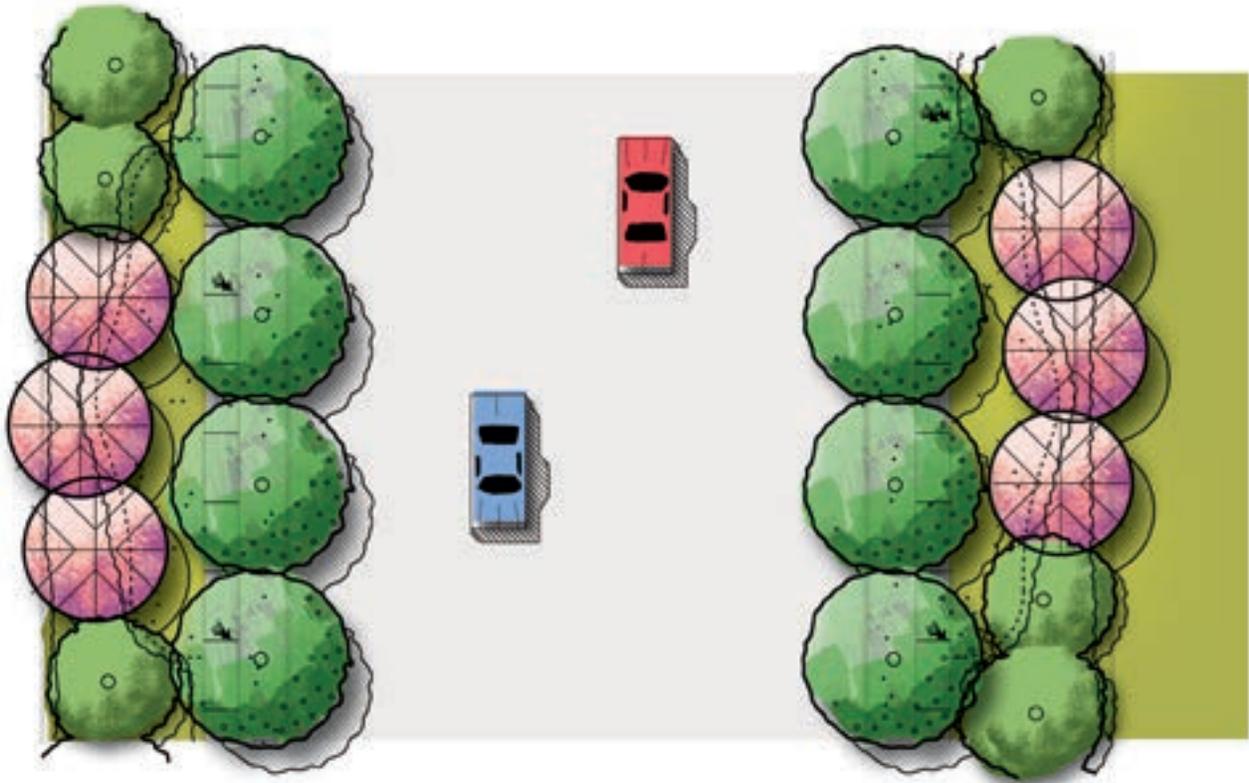
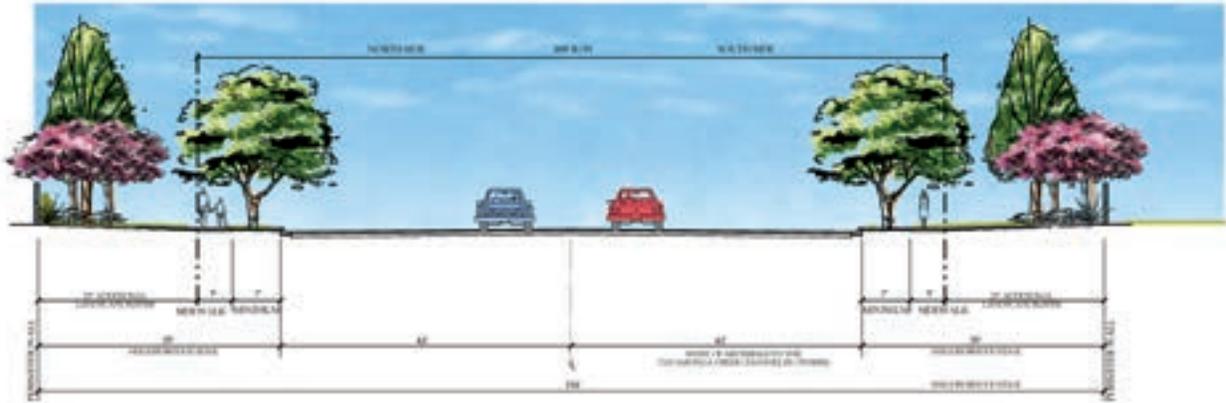


EXHIBIT 2I—STREETSCAPE/PASEO SECTIONS

Section Reference		Section Reference	
Section	Description	Exhibit	Description
A-A	Archibald Ave. (South of Merrill Ave.)	22	Primary Local Streets (60'R/W with 14' Total Landscape Buffer)
B-B	Archibald Ave. (North of Merrill Ave.)	22A	Primary Local Streets (60'R/W with 7' Total Landscape Buffer)
C-C	Merrill Ave. (From Archibald to Rec. Center & from SCE Easement to Haven Ave.)	23	Primary Local Streets (60'R/W)
D-D	Merrill Ave. (From Rec Center to SCE Easement)	23A	Lanes (Private Alleys)
E-E	Haven Ave.	24	Internal Paseo Easement
F-F	Eucalyptus Ave.	25	SCE Easement Paseo System
			County Line Channel Paseo System

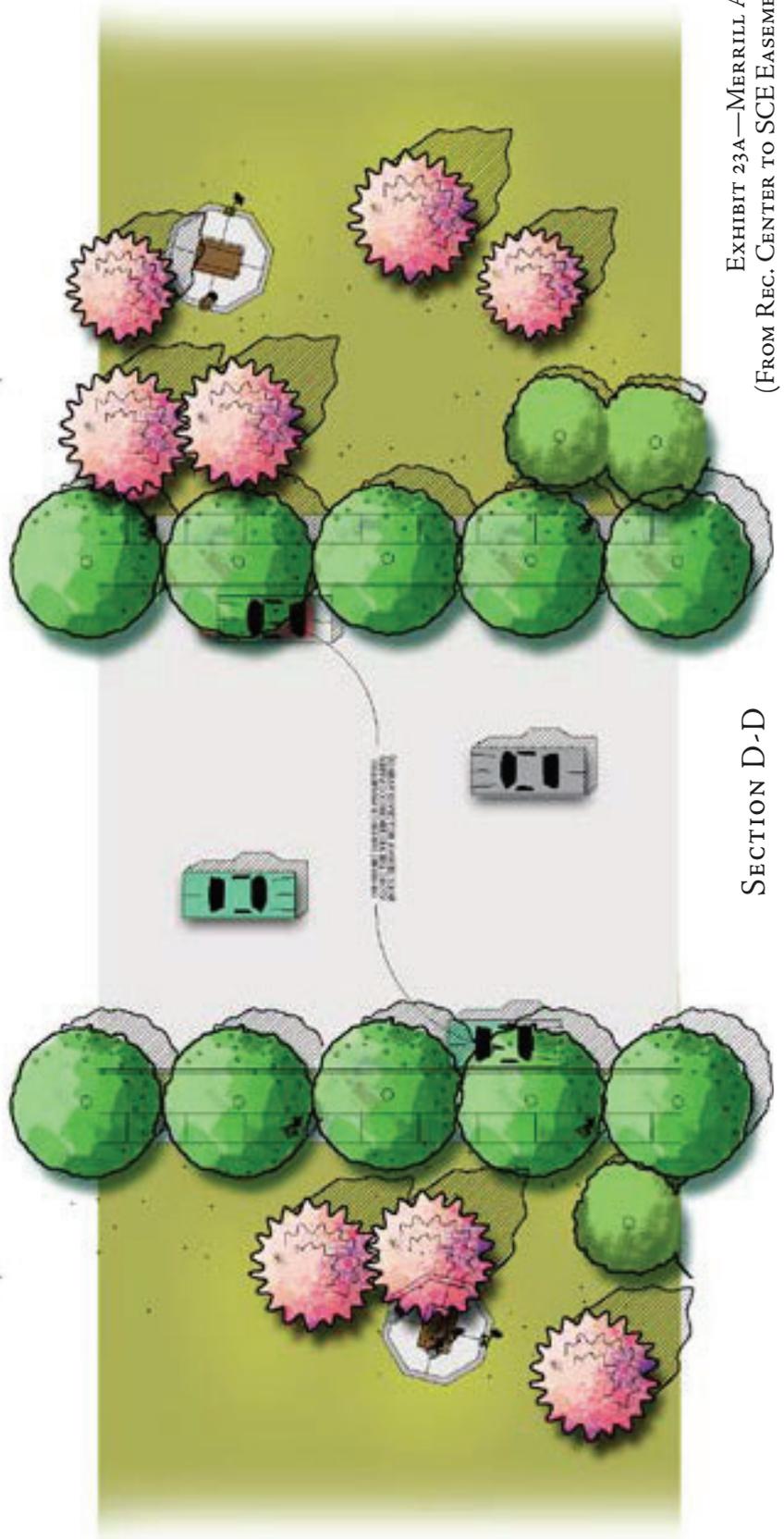
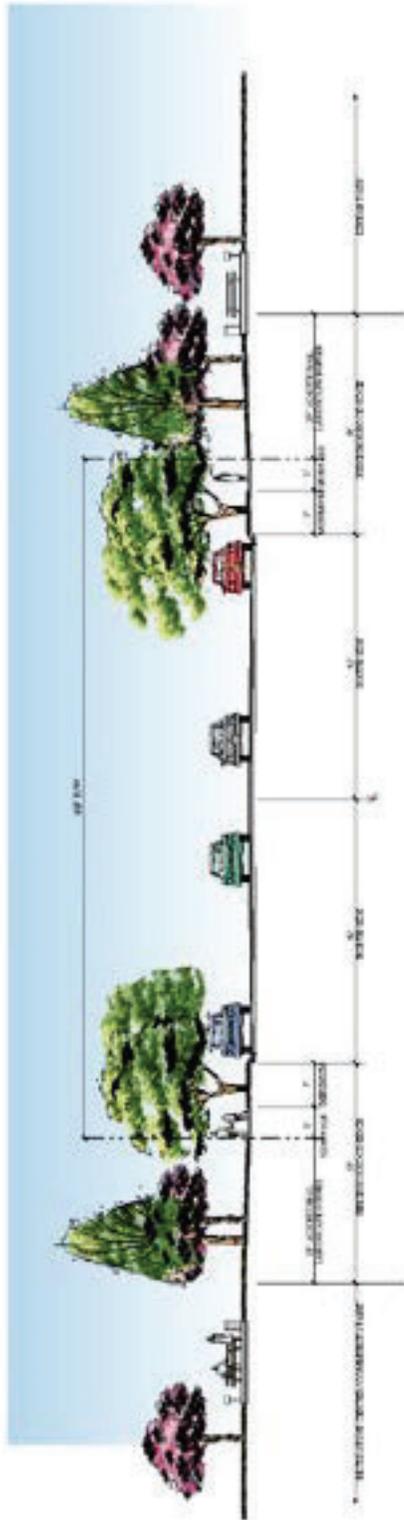






SECTION C-C

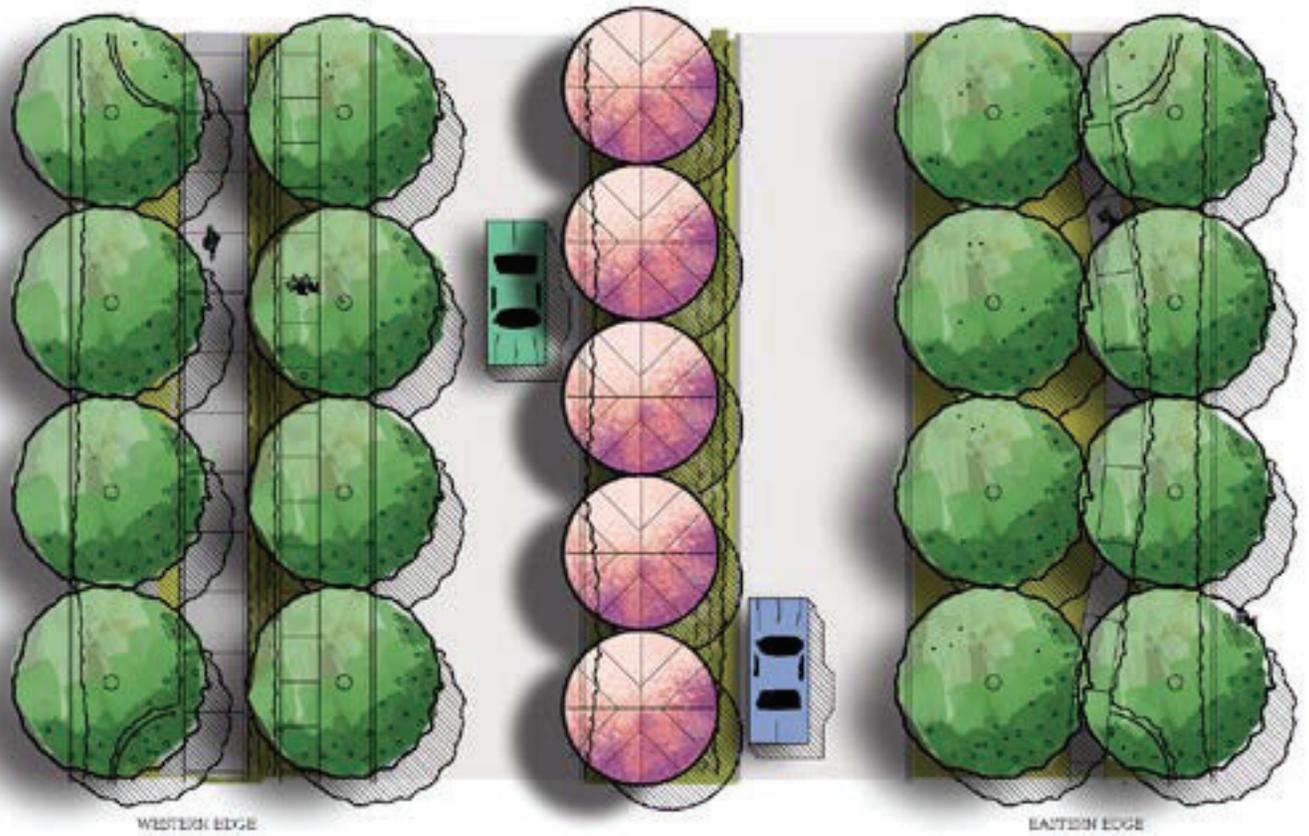
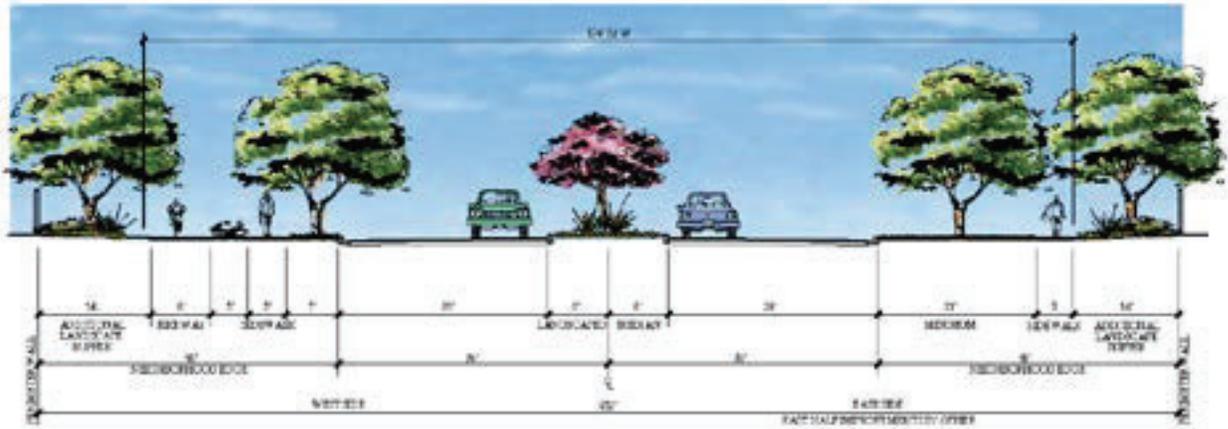
EXHIBIT 23—MERRILL AVE.
(FROM ARCHIBALD TO REC. CENTER &
FROM SCE EASEMENT TO HAVEN AVE.)



SECTION D-D

EXHIBIT 23A—MERRILL AVE.
(FROM REC. CENTER TO SCE EASEMENT)

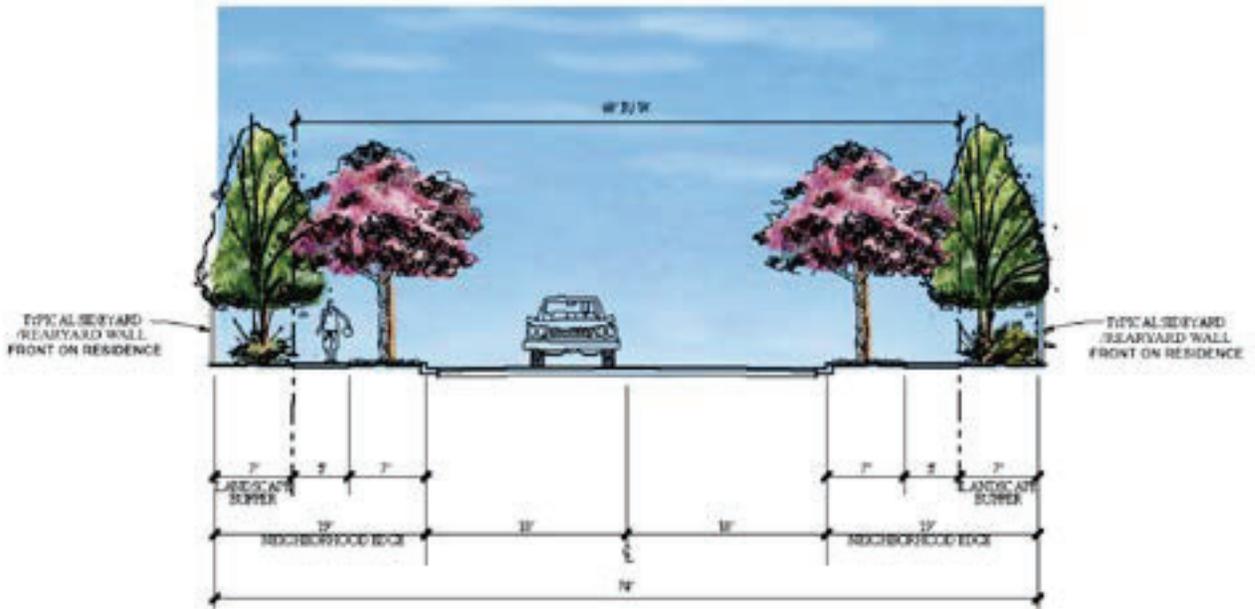




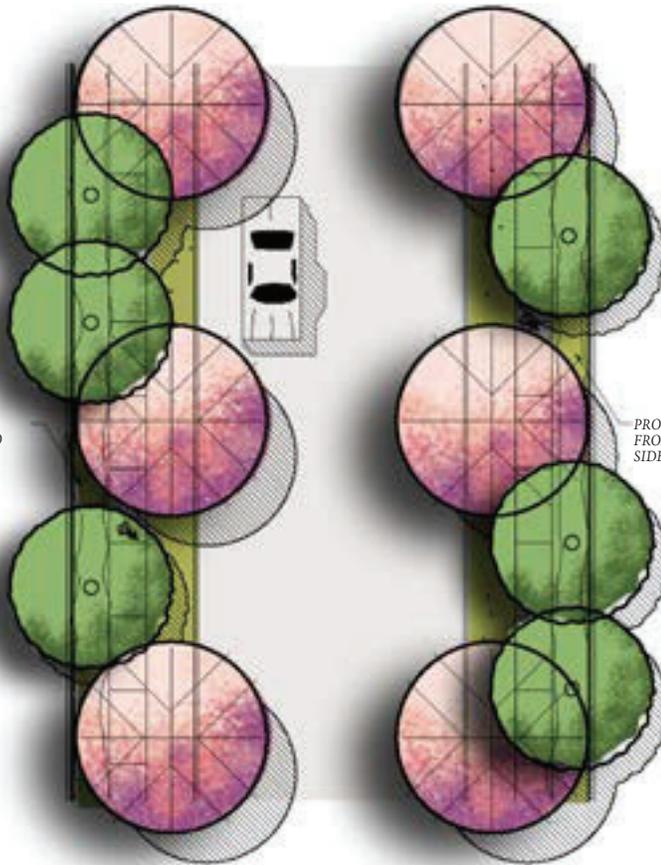
SECTION E-E



EXHIBIT 24—HAVEN AVE.



PROVIDE 7'-0" MIN. PLANTER AREA FROM SIDEYARD /REARYARD WALL TO SIDEWALK EDGE

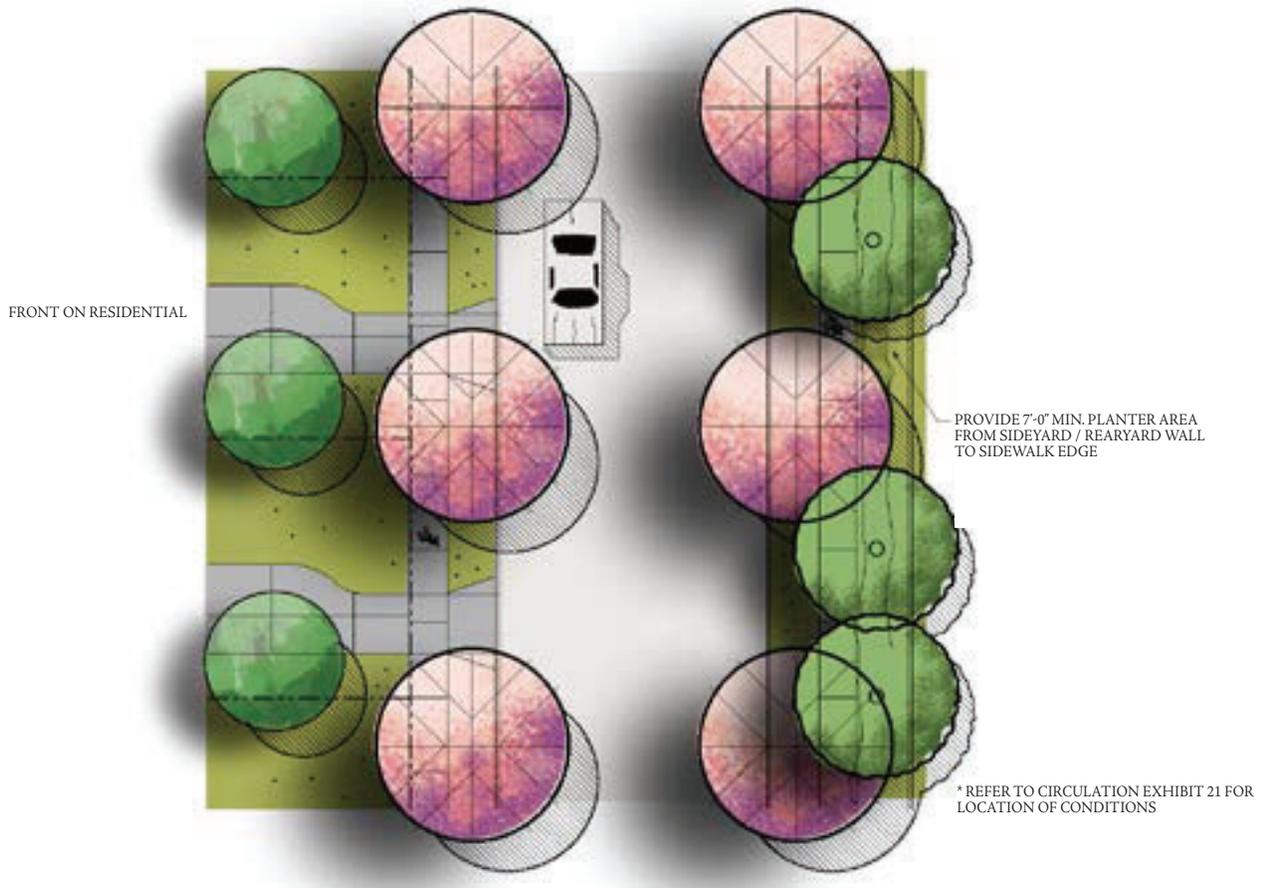
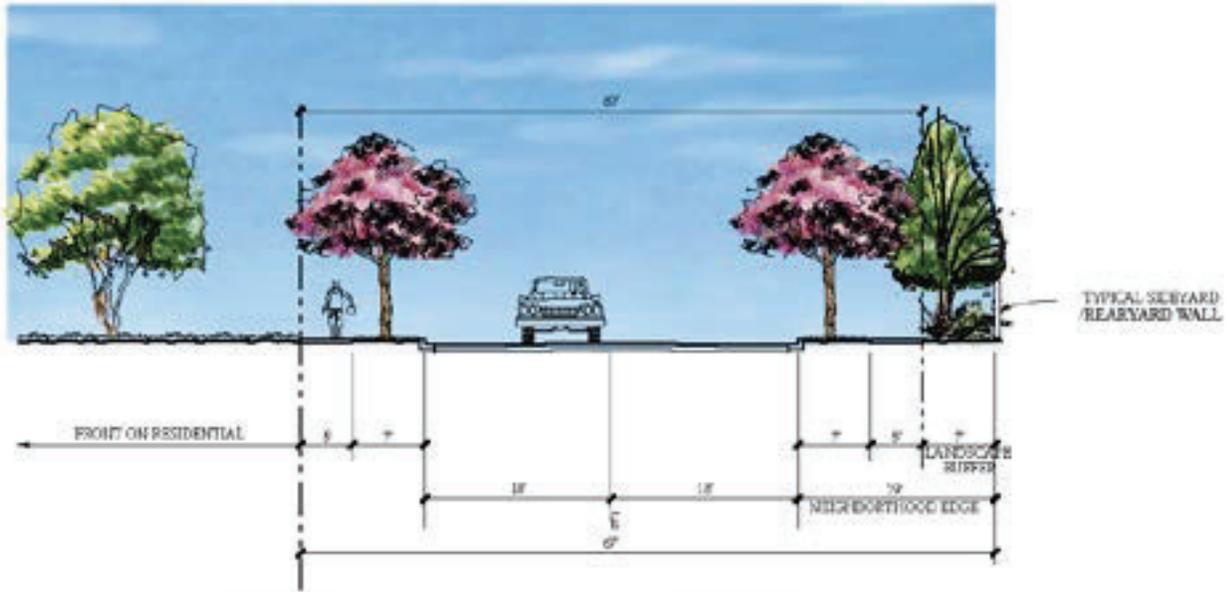


PROVIDE 7'-0" MIN. PLANTER AREA FROM SIDEYARD /REARYARD WALL TO SIDEWALK EDGE



SECTION G-G

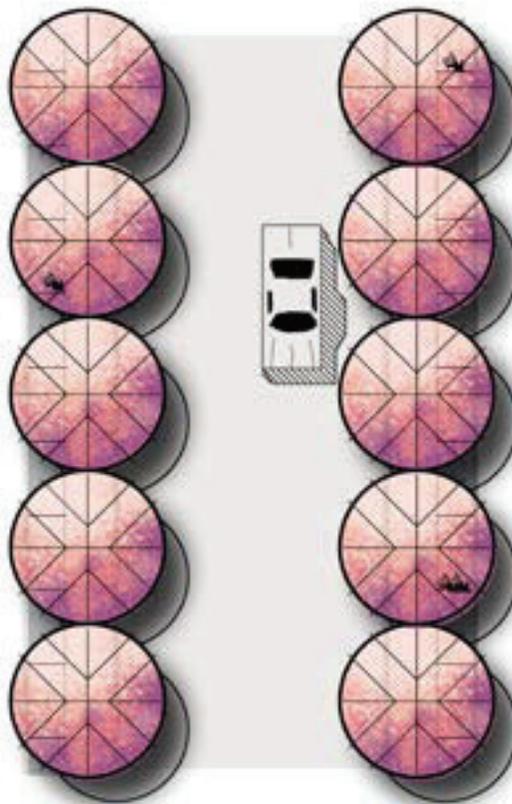
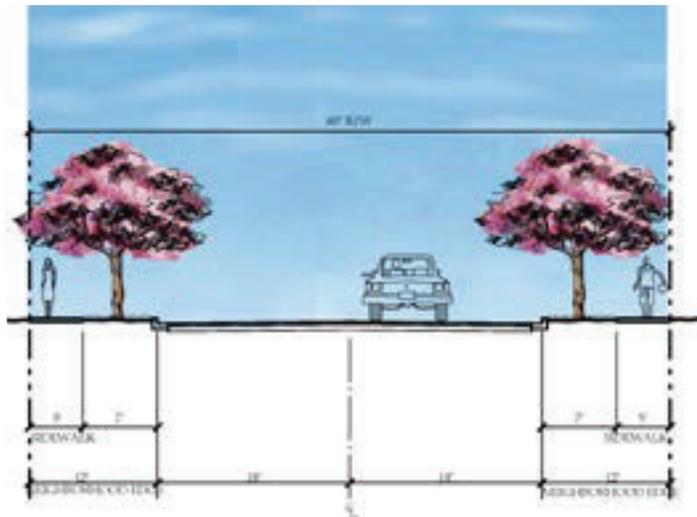
EXHIBIT 26—PRIMARY LOCAL STREET (60' R/W WITH 14' TOTAL LANDSCAPE BUFFER)



SECTION H-H

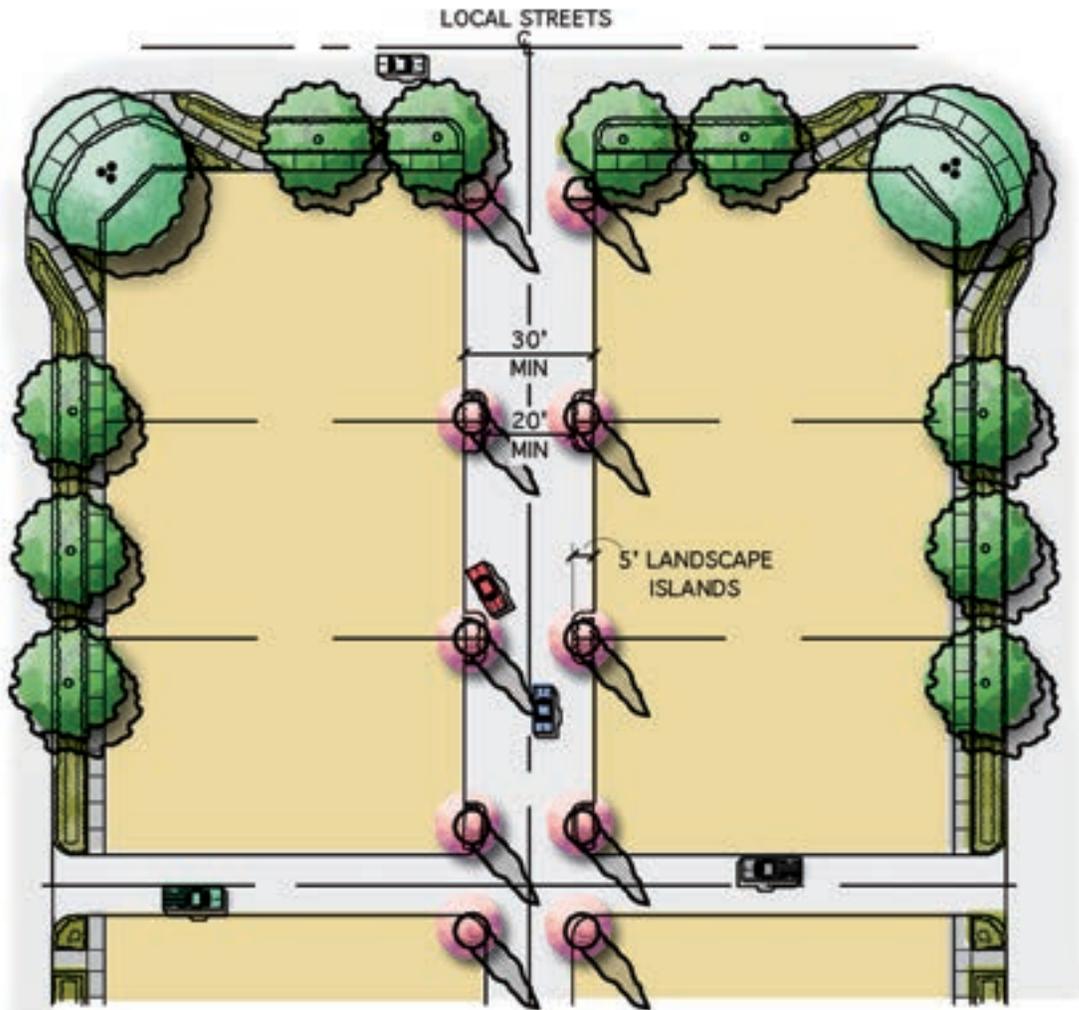
EXHIBIT 26A—LOCAL AND CUL-DE-SAC STREET
(60' R/W WITH 12' PARKWAY AND 7' LANDSCAPE BUFFER)

SPECIFIC PLAN — OCTOBER 2006
AMENDED APRIL 21, 2015



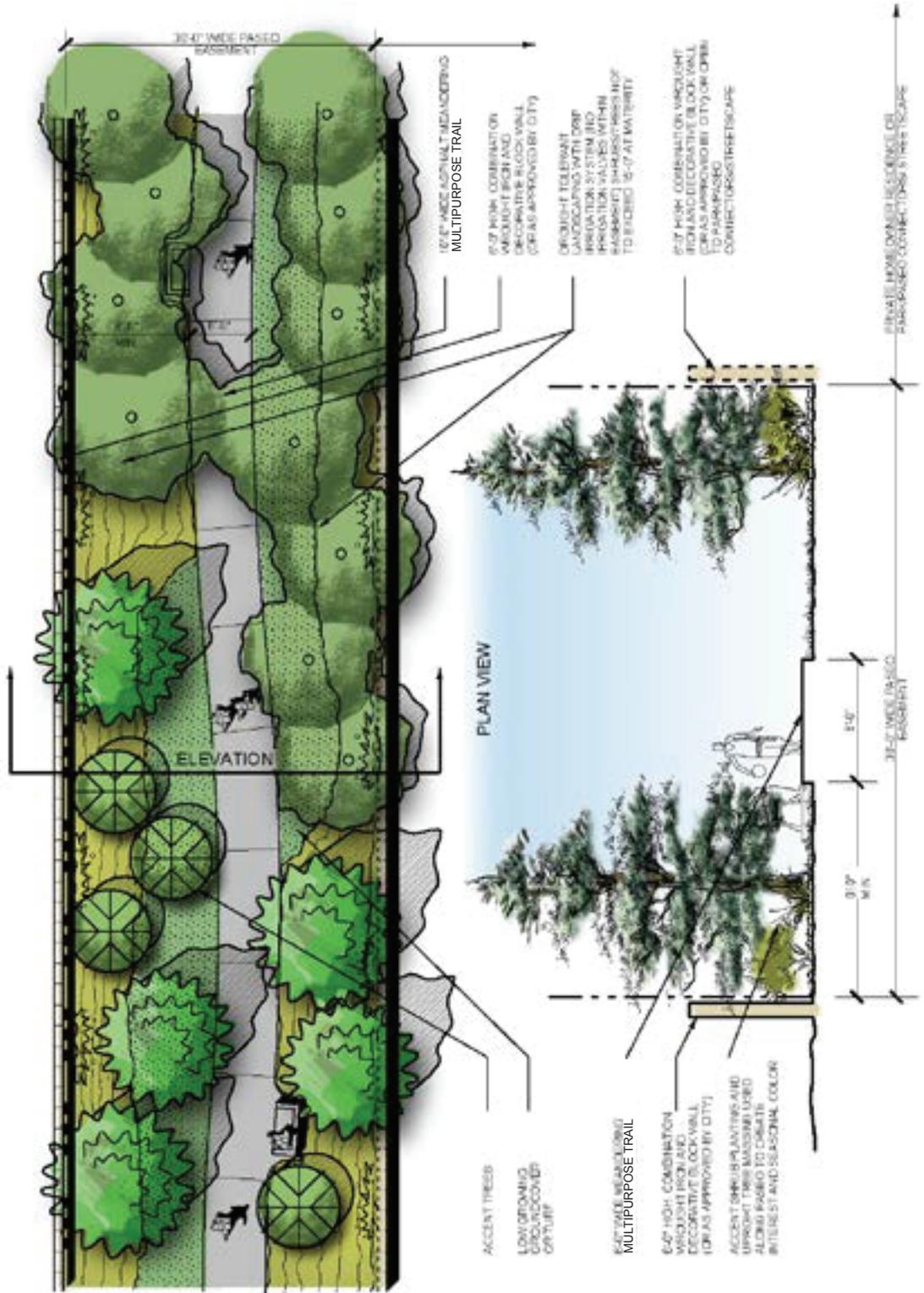
SECTION I-I

EXHIBIT 26B—PRIMARY LOCAL STREET (60' R/W)



SECTION J-J





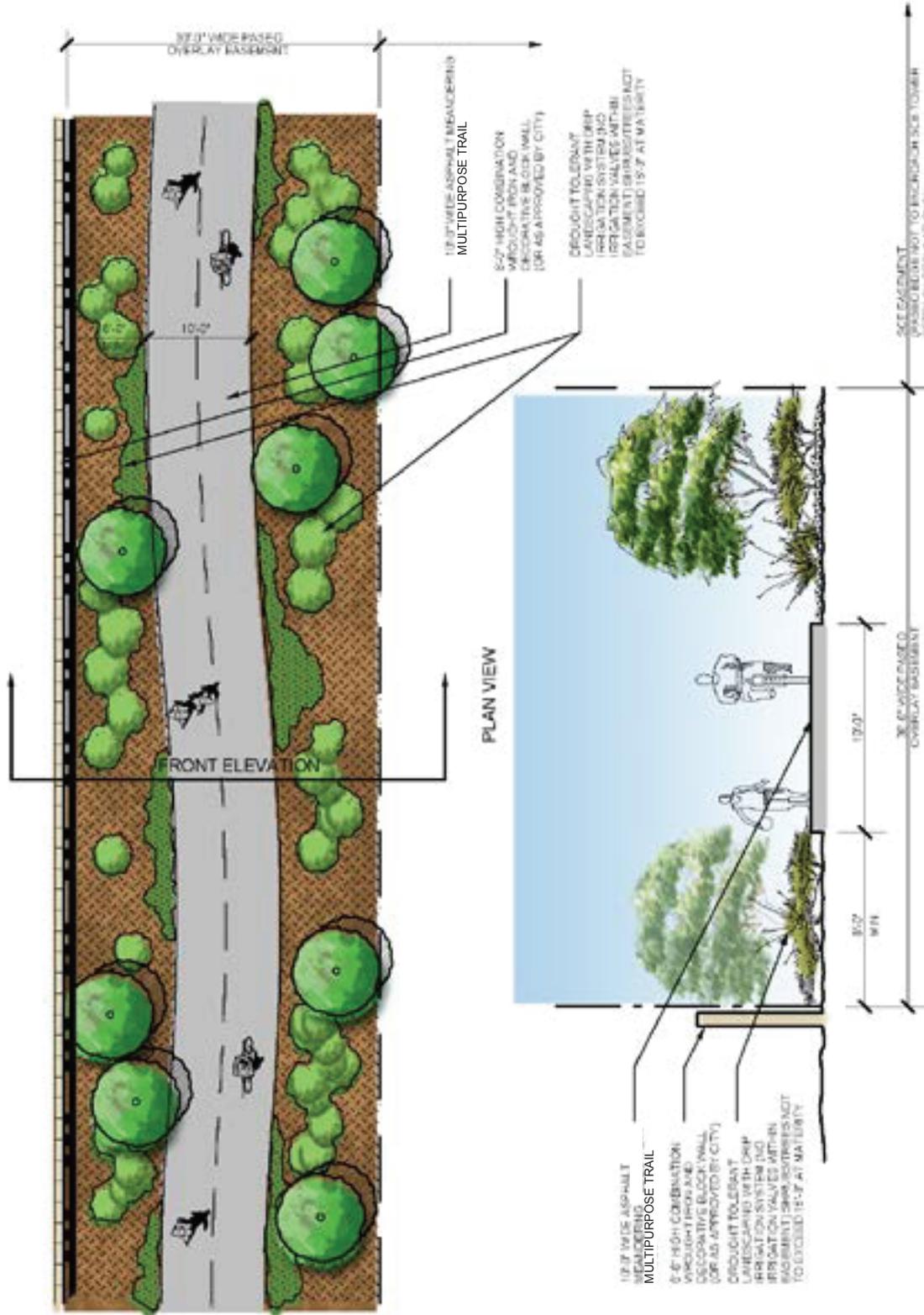


EXHIBIT 29—SCE EASEMENT PASEO SYSTEM

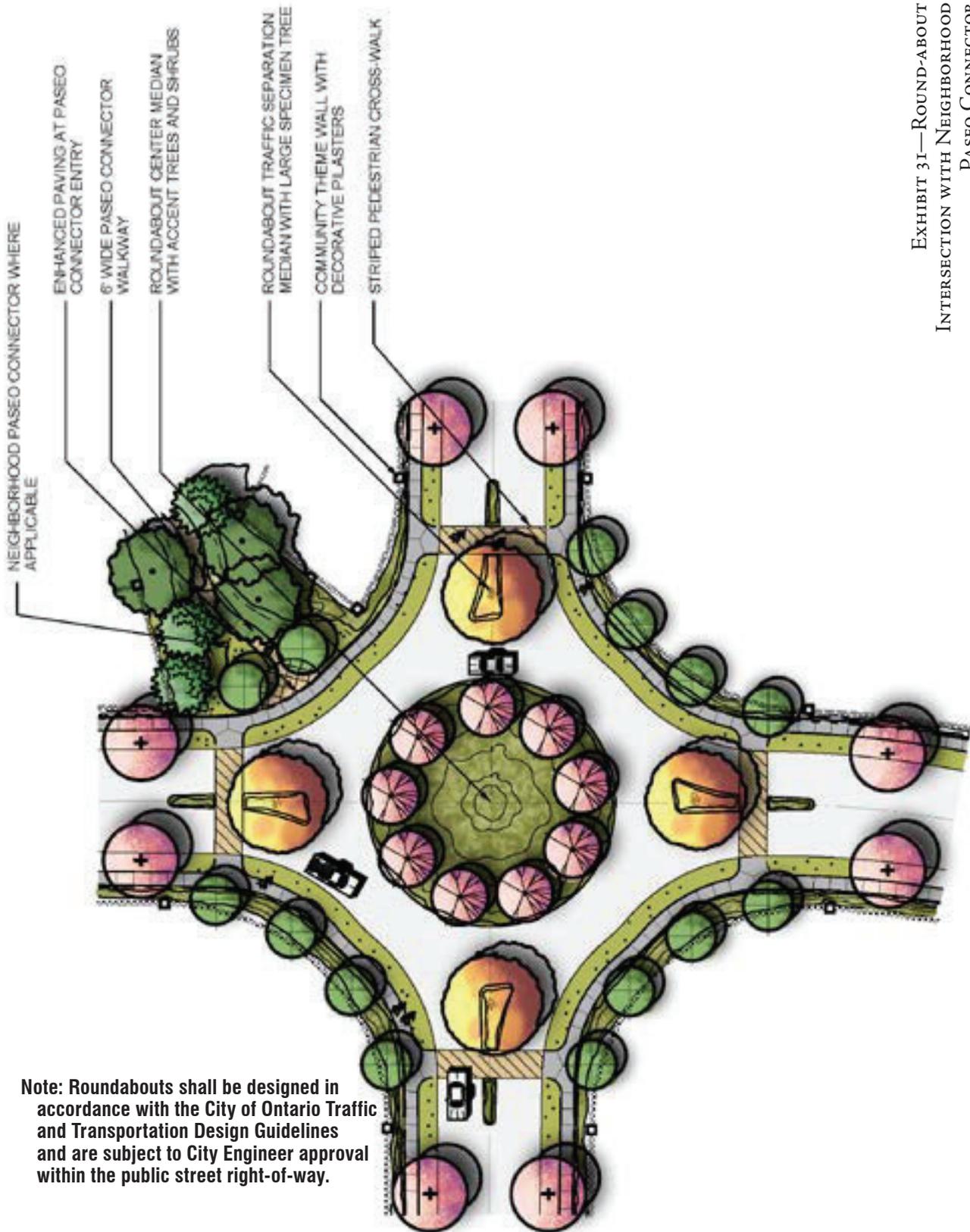


EXHIBIT 31—ROUND-ABOUT
INTERSECTION WITH NEIGHBORHOOD
PASEO CONNECTOR

Note: Roundabouts shall be designed in accordance with the City of Ontario Traffic and Transportation Design Guidelines and are subject to City Engineer approval within the public street right-of-way.



Haven Ave.

Haven Ave. streetscape shall include the following:

- ♦ A landscaped parkway (16-foot wide min.-west side, 21-foot wide min.-east side) with a double row of street trees per the City of Ontario Street Tree Master Plan along both sides of the street;
- ♦ A split sidewalk (5-foot wide)/bikeway (8-foot wide) on the west side of Haven Ave. and a lineal sidewalk (5-foot wide) on the east side of Haven Ave.;
- ♦ A landscape easement of forty (40) feet measured from face of curb to perimeter wall on both sides of the street;
- ♦ Background trees (minimum 24-inch box) and shrub masses planted in series of layers (foreground, midground, background) to help define borders and plant groupings while combining interesting foliage textures and color;
- ♦ Monumentation as shown in the *Conceptual Landscape Master Plan, Exhibit 20*; and
- ♦ Refer to the *Streetscape/Paseo Sections, Exhibit 21 and Haven Ave., Exhibit 24* for illustration.

7.6.3 Interior Streetscape Design

Streetscape design within the interior of the Specific Plan area shall be consistent in character with the perimeter streetscapes and should help to promote pedestrian circulation into the “Community Green Core.”

Where interior streetscapes interface with community parks and open space, special consideration should be taken to integrate pedestrian circulation into these areas via a streetside pedestrian paseo system that links city sidewalk to active walking trails and open space uses. Refer to the Interior Local Street Paseo Edge for illustration.

Where interior streetscapes include a turn-about median, special considerations should be taken to integrate pedestrian circulation through enhanced landscaping and traffic calming. Refer to *Exhibit 31, Round-about Intersection with Neighborhood Paseo Connector* for illustration.

Two major interior roadways bring residents into the “Community Green Core”, Merrill Ave., extending east/west, and Turner Ave. that enters off Eucalyptus Ave., extending north/south.

Merrill Ave.

Merrill Ave. streetscape shall include the following:

- ♦ A landscaped parkway (7-foot wide min.) with a single row of street trees per the City of Ontario Street Tree Master Plan along both sides of the street;
- ♦ A lineal sidewalk (5-foot wide) along both sides of the street;
- ♦ A landscape easement of 35 feet taken from face of curb to perimeter wall on both sides of the street;
- ♦ Background trees (minimum of 24-inch box) and shrub masses planted in series of layers (foreground, midground, background) to help define borders and plant groupings while combining interesting foliage textures and color;
- ♦ Monumentation as shown in the *Conceptual Landscape Master Plan, Exhibit 19*; and
- ♦ Refer to the *Streetscape/Paseo Sections, Exhibit 21 and Merrill Ave. (From Archibald to Rec. Center & From SCE Easement to Haven Ave.), Exhibit 23* for illustration.

Merrill Ave. (between Community Recreation Center and the SCE Easement) streetscape shall include the following:

- ♦ A landscaped parkway (7-foot wide min.) and an additional landscaped parkway projection (7-foot wide by approximately 25-foot long) to accommodate a single row of street trees per the City of Ontario Street Tree Master Plan along both sides of the street;
- ♦ A lineal sidewalk (5-foot wide) along both sides of the street that makes additional connections to park and paseo walkways;
- ♦ A landscape easement of thirty-five (35) feet measured from face of curb to perimeter wall on both sides of the street;
- ♦ Background landscaping that harmonizes with the landscape character set in the “Community Green Core”;
- ♦ Monumentation as shown in the *Conceptual Landscape Master Plan, Exhibit 20*; and
- ♦ Refer to the *Streetscape/Paseo Sections, Exhibit 21 and Merrill Ave., Exhibits 23 and 23A* for illustration.



7.6.4 Lanes

Lanes will occur in single-family detached lane-loaded planning areas 9, 16, 17, and 19. In these product areas, garage access will be provided along lanes. Lanes consist of a twenty (20) feet wide asphalt travel way with five (5) feet of landscaping provided in planter pockets on both sides of the lane. Refer to *Exhibit 32, Conceptual Lane (Private Alley) Section*, which illustrates the conceptual location of planter pockets in a lane condition. Where emergency access is required, residential lanes will have a twenty-four (24)-foot paved section with three (3) feet minimum landscaping on each side. Measurement will be taken from inside of curb.

A key design goal of these guidelines is to design lanes which are “scaled” to the driver and do not appear as “tunnels” of garages. Planter pockets may occur at common property lines and at corners of lanes, to include trees and shrubs, to break up the massing of buildings and create a more inviting street scene.

7.6.5 Entries and Monumentation

Monumentation occurs throughout the Specific Plan area and is designed to establish a hierarchy for entering each area of the community. Along the perimeter edges there are several entry points into 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. Three monument treatments are used to set this hierarchy: the Primary Community Entry and Monumentation, the Secondary Community Entry and Monumentation, and the Neighborhood Entry and Monumentation.

7.6.6 Primary and Secondary Community Entry, and Neighborhood Entry Monumentation

A. Community Entry and Monumentation

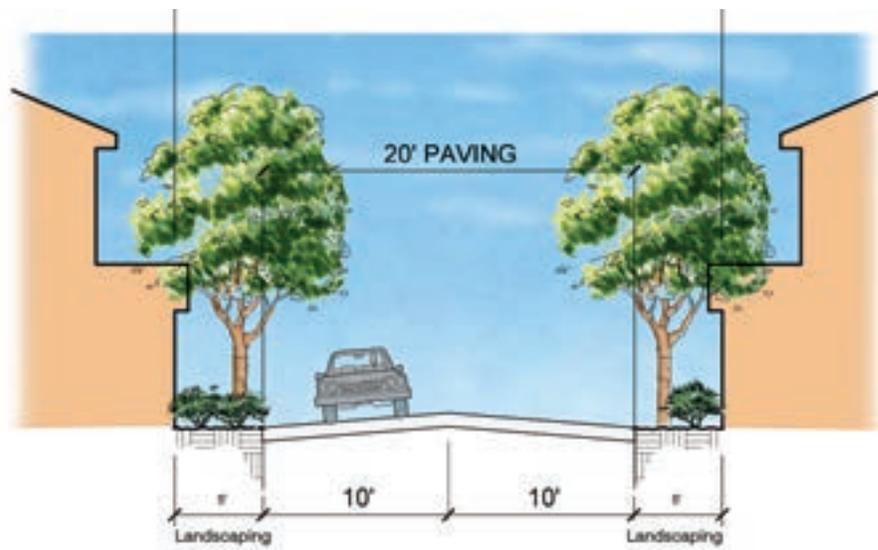
The Primary Community Entry and Monumentation shall include the following:

- ♦ Decorative, freestanding curved monument walls at each corner with anchoring large entry pilaster;
 - ♦ Identification field for potential sign lettering placement;
 - ♦ Decorative, architectural concrete caps, trim, and bases to help delineate each veneered material used;
 - ♦ Short curved wall in front of main freestanding wall to create layering effect of monumentation;
 - ♦ Use of veneer materials;
 - ♦ Use of large specimen trees (minimum of 48-inch box) to flank each side of entry drive at site entry;
 - ♦ Use of seasonal perennial shrubs to allow for flowering interest throughout the year;
- ♦ Enhanced pedestrian paving at street crossing and at monument location;
 - ♦ Accent trees (minimum of 48-inch box) and shrub masses planted in series of layers (foreground, midground, background) to help define borders and plant groupings while combining interesting foliage textures and color;
 - ♦ Accent lighting of landscape/monumentation; and
 - ♦ Refer to the *Conceptual Landscape Plan, Exhibit 20* and the *Primary Community Entry and Monument, Exhibit 33* for detailed conceptual illustration.

B. Secondary Community Entry and Monumentation

The Secondary Community Entry and Monumentation shall include the following:

- ♦ Decorative, freestanding curved walls at each corner with anchoring entry pilaster. The large entry plaster should embody the same character as that of the Primary Community Entry Monument;
- ♦ Identification field for potential sign lettering placement on enhanced perimeter corner cut wall;
- ♦ Decorative, architectural concrete caps, trim, and bases to help delineate each veneered material used;
- ♦ Enhancement of corner cut wall and use of accent pilasters to anchor each side;
- ♦ Use of veneer materials instead;
- ♦ Use of large specimen native trees (minimum 48-inch box) to flank each side of entry drive at site entry;
- ♦ Use of seasonal perennial shrubs to allow for flowering interest throughout the year;
- ♦ Enhanced pedestrian paving at street crossing and at monument location;
- ♦ Accent trees (minimum 48-inch box) and shrub masses planted in series of layers (foreground, midground, background) to help define borders and plant groupings while combining interesting foliage textures and color;
- ♦ Accent lighting of landscape/monumentation;
- ♦ All monumentation shall be designed in accordance with the City of Ontario Traffic and Transportation Design Guidelines and are subject to City Engineer approval within the public street right-of-way; and
- ♦ Refer to the *Conceptual Landscape Plan, Exhibit 20*, and the *Secondary Community Entry and Monument, Exhibit 34* for detailed conceptual illustration.



LANES (PRIVATE ALLEYS)

20' Paved Section / 30' Width, Garage to Garage
N.T.S.

Note: where emergency access lanes are to be used within the residential development, a 24-foot paved section with 3-foot minimum landscaped area will be utilized (30-feet total)

* Measurement taken from inside of curb

EXHIBIT 32—CONCEPTUAL LANE (PRIVATE ALLEY) SECTION



C. Neighborhood Entry and Monumentation

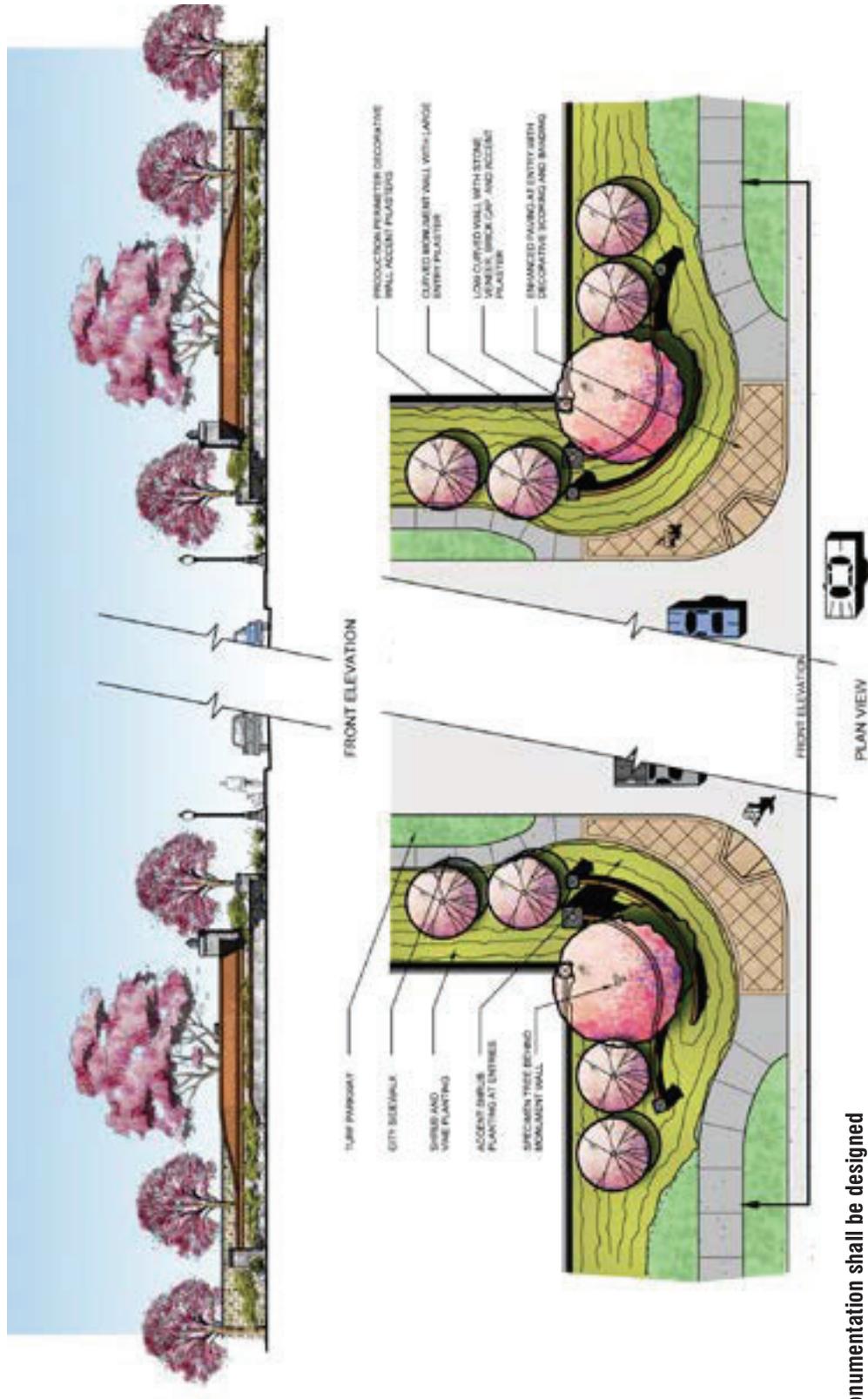
Neighborhood entries and monumentation should occur on interior corner entries within the Specific Plan area. These entries should be used to help continue the landscape character theme to the “core” of the community. Each neighborhood built within the project will have the opportunity to identify their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

THE NEIGHBORHOOD ENTRY AND MONUMENTATION SHALL INCLUDE THE FOLLOWING:

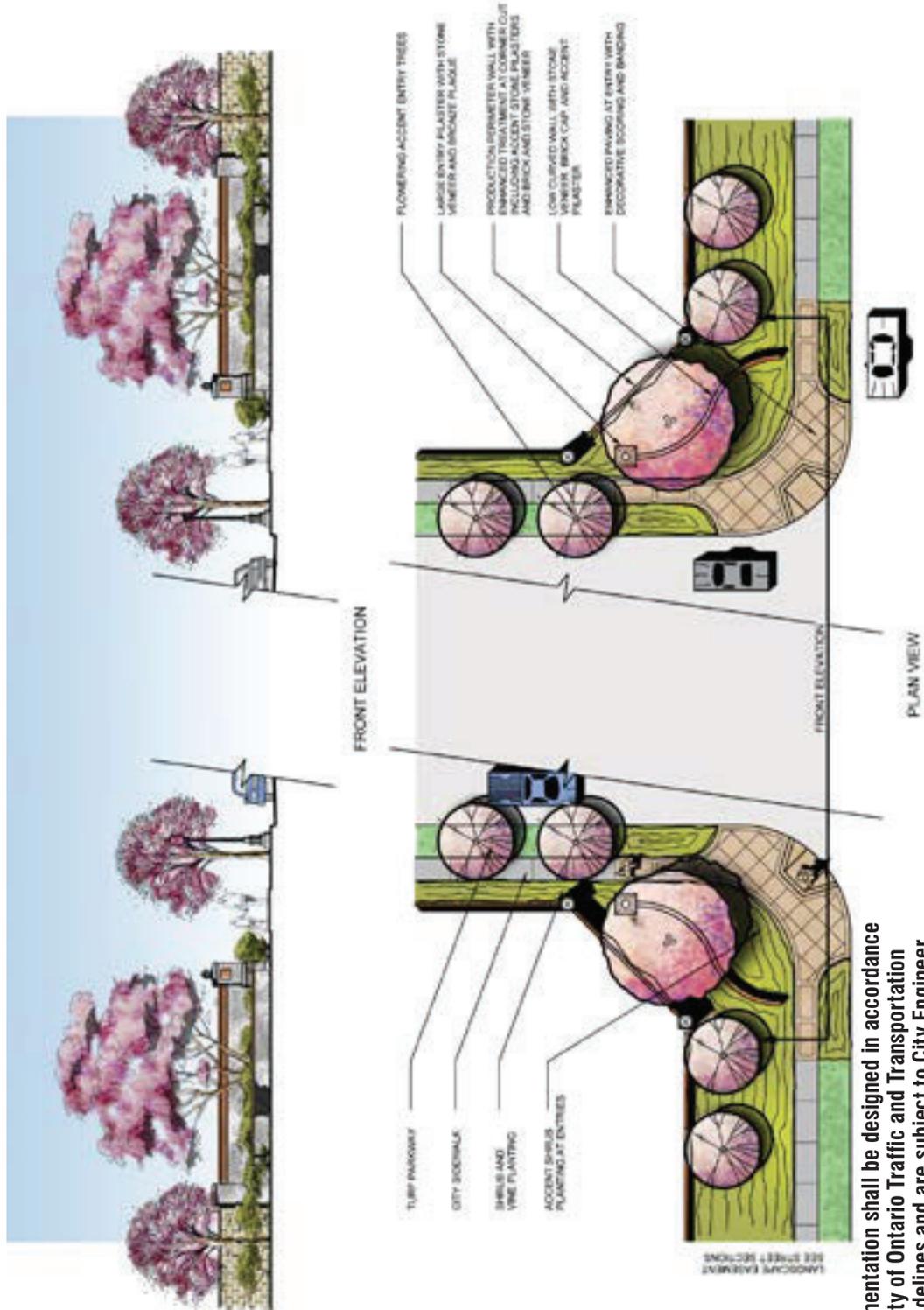
- ♦ Freestanding, large, decorative entry pilaster set within the landscaped parkway. This pilaster should embody the same character as that of the Primary Community Entry Monument but is slightly reduced in scale to create a pedestrian gateway” into each neighborhood;
 - ♦ Identification field for potential sign lettering placement on enhanced perimeter corner cut wall;
 - ♦ Architectural decorative concrete caps, trim, and bases to help delineate each veneered material used;
 - ♦ Enhancement of corner cut wall and use of accent pilasters to anchor each side;
 - ♦ Use of veneer materials;
 - ♦ Use of seasonal perennial shrubs to allow for flowering interest throughout the year;
 - ♦ Enhanced pedestrian paving at street crossing and at monument location;
- ♦ Accent trees (minimum 48-inch box) and shrub masses planted in series of layers (foreground, midground, background) to help define borders and plant groupings while combining interesting foliage textures and color;
 - ♦ Accent lighting of landscape/monumentation; and
 - ♦ Refer to the *Conceptual Landscape Master Plan, Exhibit 20*, and *Neighborhood Entry and Monument, Exhibit 35* for detailed conceptual illustrations.

City of Ontario “Gateway” Monument

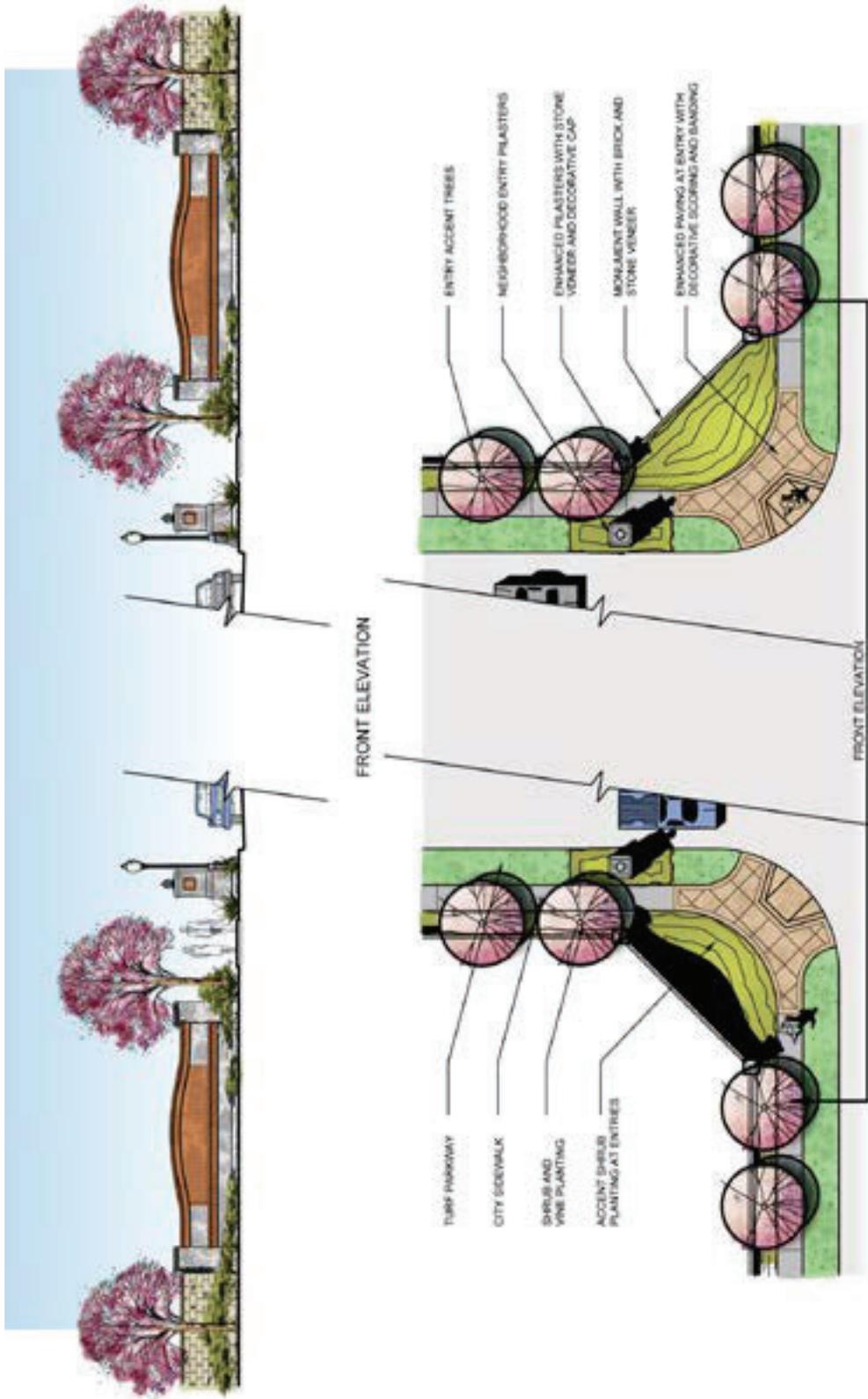
At the corner of Archibald Ave. and the southern corner of the Specific Plan planning area, a city “Gateway” monument will be located. Special consideration should be made to integrate the landscaping within the easement on Archibald Ave. into the monument. The City of Ontario is currently developing the “Gateway” monument program for the New Model Colony. Additional coordination with the City of Ontario will be needed prior to developing this area.



Note: Monumentation shall be designed in accordance with the City of Ontario Traffic and Transportation Design Guidelines and are subject to City Engineer approval within the public street right-of-way;



Note: Monumentation shall be designed in accordance with the City of Ontario Traffic and Transportation Design Guidelines and are subject to City Engineer approval within the public street right-of-way;



Note: Monumentation shall be designed in accordance with the City of Ontario Traffic and Transportation Design Guidelines and are subject to City Engineer approval within the public street right-of-way;



7.6.7 Neighborhood Parks and Open Space

The Specific Plan area will have a central “Community Green Core” that consists primarily of open space for recreation and passive use. Exterior walkways and paseos lead to this centralized area. Several opportunities exist for community interaction and recreation within these parklands. The “Community Green Core” is comprised of several facilities and amenities to meet the needs of the community.

The following areas make up the “Community Green Core:” the two (2) Park Place Neighborhood Parks, the Linear Park System, the Community Recreation Center, and the Paseo Trail System.

A. The Public Neighborhood Parks

Public Neighborhood Parks will be designed and constructed per City guidelines and approvals. The Neighborhood Parks consists of the following:

- ♦ Parking - Parking shall be adequate to accommodate daily use of the park, and should be screened from public view using a combination of berming and landscaping. In addition, the parking configuration should take into consideration possible shared use with the proposed neighboring elementary school to the North;
- ♦ On-street parallel parking is provided along the corridor from the Private Community Recreation Center to the SCE Easement, along Merrill Ave.;
- ♦ Children’s Tot Lot Play Area - A tot lot will be located within close proximity to the parking lot and private Park Place Community Recreation Center. Play structures and equipment should be staged to allow for separated use based on age. The tot lot should also follow ADA (Americans With Disabilities Act) guidelines and provide access based off of equipment selected. Seating areas shall be located near the tot lot to provide areas for parental supervision;
- ♦ Open Turf Area/Barbeque Picnic Facilities - The two (2) Park Place Neighborhood Parks should provide an open turf area and barbeque picnic facilities scattered throughout a looped concrete walkway system. Barbeque facilities (minimum of 50%) should be located adjacent to the walkway system for ADA accessibility; the remaining percentage set in open turf areas. Each barbeque picnic facility shall provide a picnic table, freestanding barbeque, hot coal container, and trash receptacle. These barbeque facilities can be placed on concrete or any other ADA acceptable surfacing. The design of the two (2) Park Place Neighborhood Parks open space should take into account pedestrian circulation and the linkage to the two adjacent roads as well as the surrounding community;
- ♦ Sports Fields for unorganized play - The open space turf area should be arranged to accommodate two baseball/softball fields and a soccer field overlay;
- ♦ Tennis Courts - An area for tennis courts should be implemented into the site with special consideration to solar orientation. The tennis court facility will be fenced with standard tennis court fencing and will allow public access. Hours of operation will be enforced in an effort to avoid evening disturbance to adjacent neighborhoods;
- ♦ Pedestrian Plaza - A centralized pedestrian plaza should be located near the children’s tot lot as a entry walkway system from the city sidewalk. This space should include bench seating and decorative pots, as well as shade for protection from the sun. Enhanced paving should be utilized within this area for decorative treatment, and should match the material used in the enhanced pedestrian crossings;
- ♦ Refer to the *Park Blow-ups, Exhibits 37-39*, for detailed conceptual illustrations;
- ♦ Landscaping - Landscaping within the park system shall harmonize with the surrounding streetscapes. 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 and around the tot lot for color and seasonal interest. All trees shall be a minimum of 24-inch box. Specimen trees surrounding play areas shall be a minimum of 36-inch box;
- ♦ Landform Berming - Landform berming should occur throughout the park system to provide interest and opportunities for screening;
- ♦ Paseo Walkway System - A paseo walkway system should be designed to provide connections to adjacent neighborhoods as well as linking the private Park Place Community Recreation Center and Park together; and
- ♦ Lighting - No sports lighting should be implemented in the park. However, safety lighting will be provided in the parks and paseos within the Subarea 29 Specific Plan. A photometric plan will be required to be submitted with the landscape plans for these areas.



7.6.8 The Park Place Private Recreation Center

The Private Recreation Center consists of the following:

- ♦ Private Parking - Parking shall be adequate to accommodate daily use of the Private Recreation Center, and should be screened from public view using a combination of berming and landscaping;
- ♦ Recreation Building - The Park Place Recreation Building should adhere to the architectural design guidelines and should be designed to accommodate the community needs;
- ♦ Private Pool and Spa Facility - The Park Place residents will have access to a pool sized adequately to accommodate competitive swimming as well as serve as a summer leisure recreational amenity for adults and children of the community;
- ♦ The pool decking area should be sized to allow for lounge chairs and tables. A spa area separate of the pool will also be located within the Park Place Community Pool and Spa Facility. A group barbeque facility and wood shade structure should be located within the pool deck area. The pool and spa facility should be fenced and gated for resident entry only. Hours of operation will be enforced in an effort to avoid evening disturbance to adjacent neighborhoods;
- ♦ Landform Berming - Landform berming should occur throughout the linear park system to provide interest and opportunities for screening; and
- ♦ Paseo Walkway System - A paseo walkway system should be designed to provide connections to adjacent neighborhoods as well as linking the Private Park Place Community Recreation Center and Park together with the linear park system.
- ♦ Tennis Courts will be available through the Private Recreation Center, and therefore will be private.

7.6.9 Paseo Trail System

Pedestrian circulation is highly encouraged within the Specific Plan Community. Landscape easements are provided along major roadways and are encouraged within the neighborhood communities.

- ♦ Paseo Trail System - A paseo walkway system should be designed to provide connections to adjacent neighborhoods as well as linking the Private Park Place Community Recreation Center and Park together with the linear park system;
- ♦ Landscaping - Landscaping along the paseo trail system shall harmonize with the surrounding streetscapes. All trees shall be a minimum of 24-inch box. Specimen trees shall be a minimum of 36-inch box;

- ♦ Meandering sidewalks are encouraged;
- ♦ Enhanced paving should be provided at paseo connections where pedestrian circulation crosses roadways;
- ♦ Paseos should provide strong connections to the “Community Village Core;”
- ♦ Utilization of SCE Easement Corridor for multipurpose trails should be provided. Refer to the detailed conceptual illustrations. Final approval of paseo configuration and design to by SCE. Refer to *Exhibit 29, SCE Easement Paseo System*; and
- ♦ Utilization of the County Line Channel Flood Control Easement. Refer to the detailed conceptual illustrations, *Exhibit 30, County Line Channel Paseo System*.
- ♦ Connection of neighborhood pocket parks to paseo trail system. Refer to the detailed conceptual illustrations. At strategic places within neighborhoods, pocket parks will be implemented to serve each neighborhood. These pocket parks are intended to provide minimal amenities, and should be linked throughout each neighborhood link via the paseo trail system. Pocket parks should be sized between 1/4–2 acre in size. The paseo pocket parks will contain the following amenities:
- ♦ Paseo walkway (meandering encouraged);
- ♦ Landscaping - Landscaping shall harmonize with the surrounding streetscapes; and
- ♦ Lighting - Pole mounted fixtures spaced at appropriate intervals for safety and security.

The Paseo Pocket Parks might contain the following additional amenities:

- ♦ Open turf area/barbeque picnic facilities;
- ♦ Basketball courts; and
- ♦ Tot lots

7.6.10 Community Walls and Fencing

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

All walls that adjoin community street scenes and are along the boundary edges of the paseo and to the opposite side of the corridor shall be deemed “community walls.” All wall and fencing designs and layout shall be approved by the City of Ontario prior to construction.

Refer to the *Conceptual Wall and Fence Plan, Exhibit 40*.

Brick walls or screening walls shall have climbing plants or anti-graffiti elements to prevent vandalism.

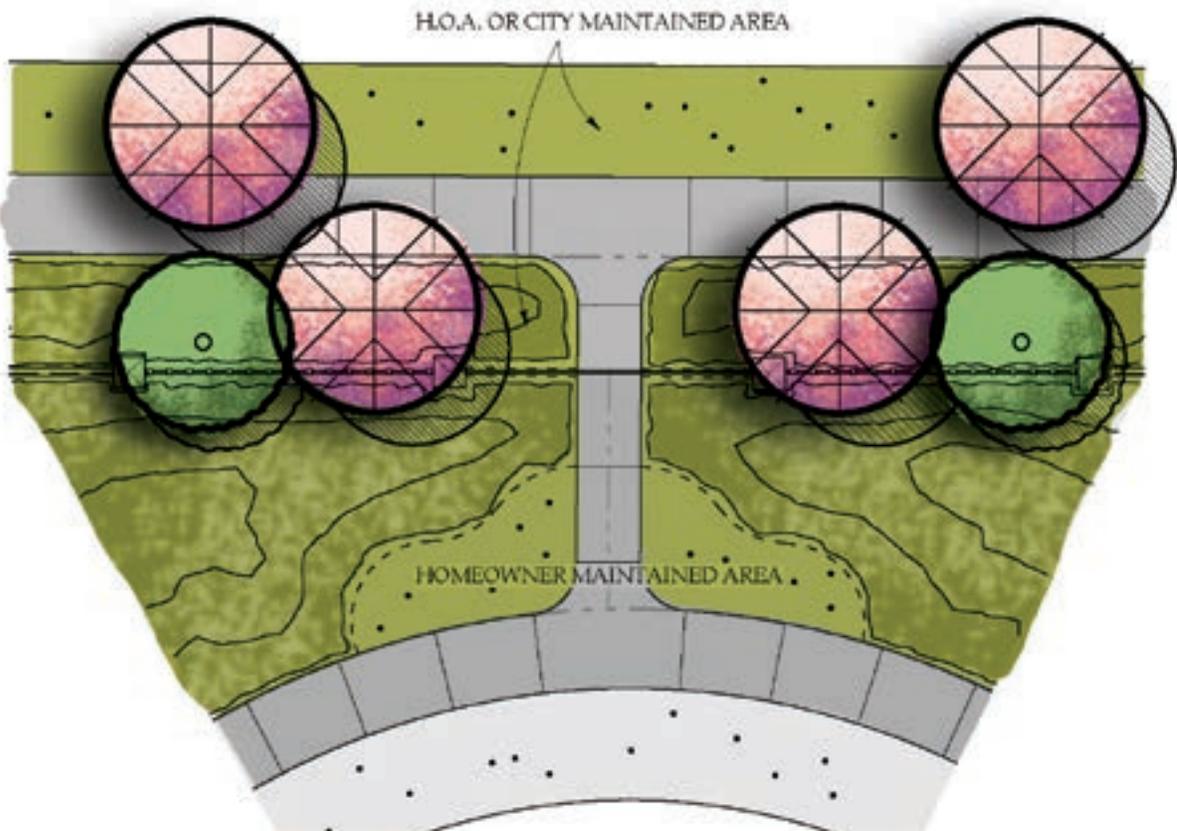
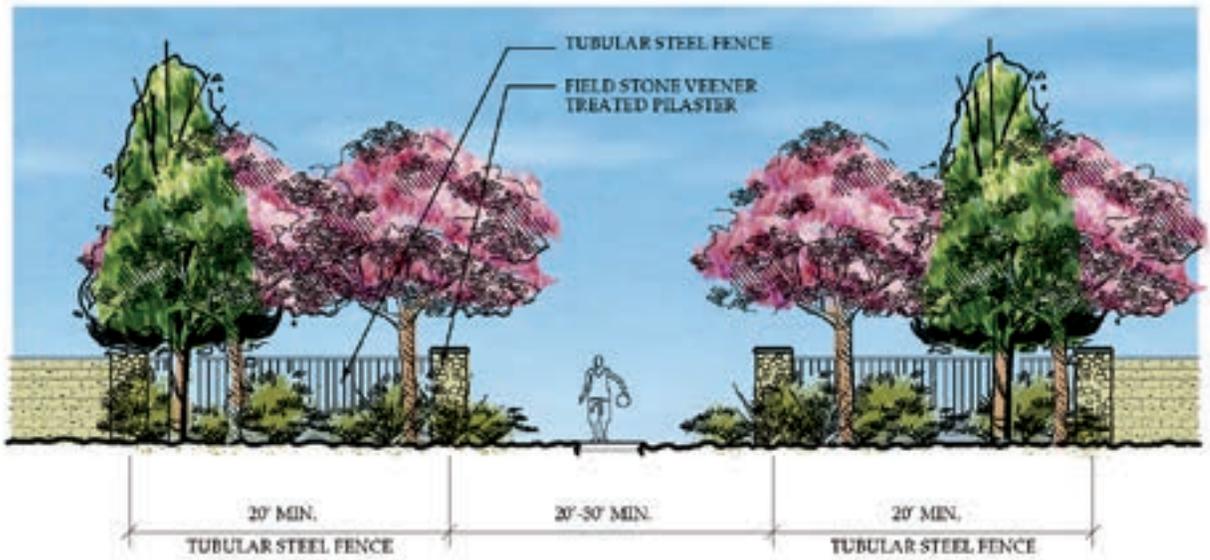
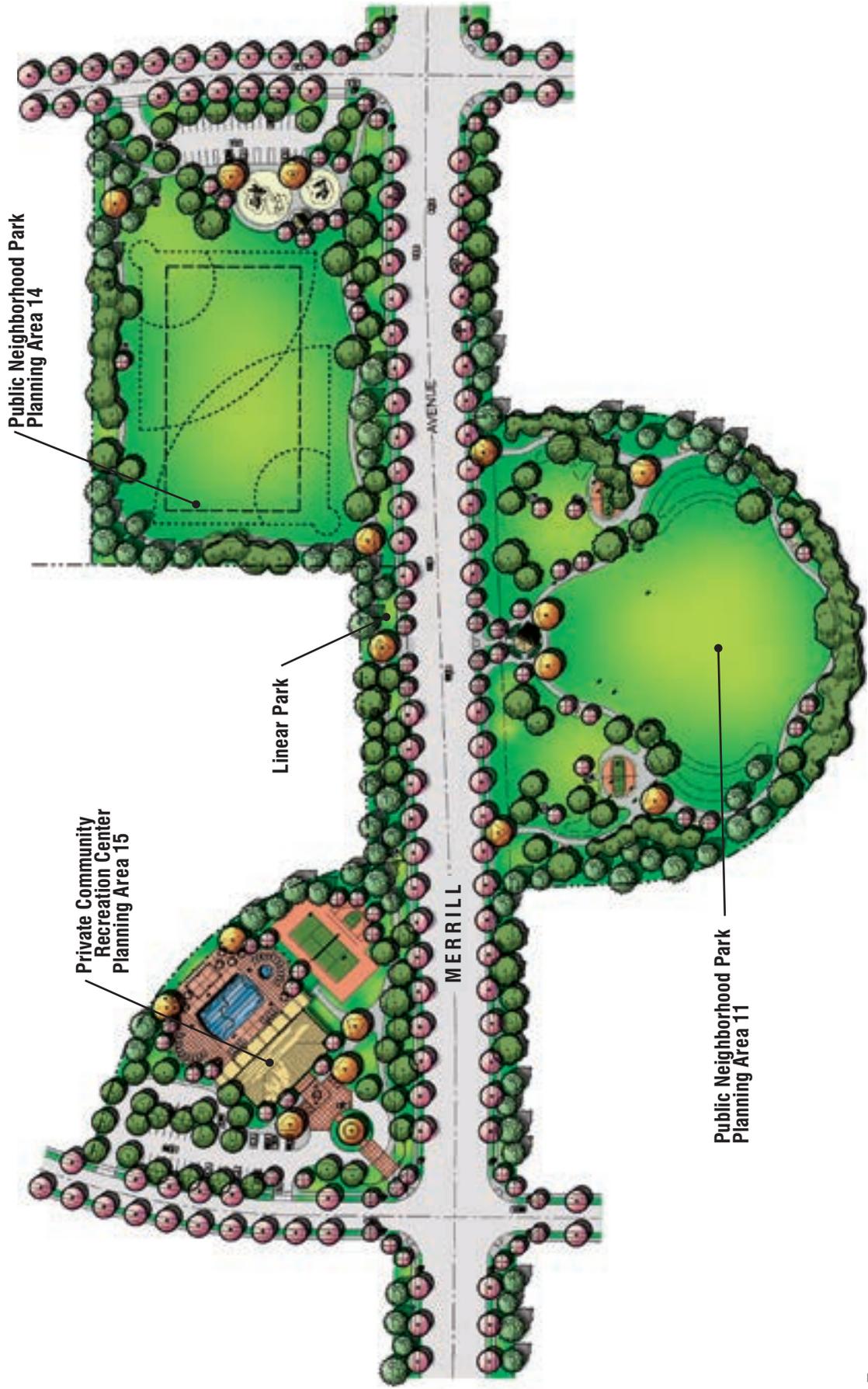
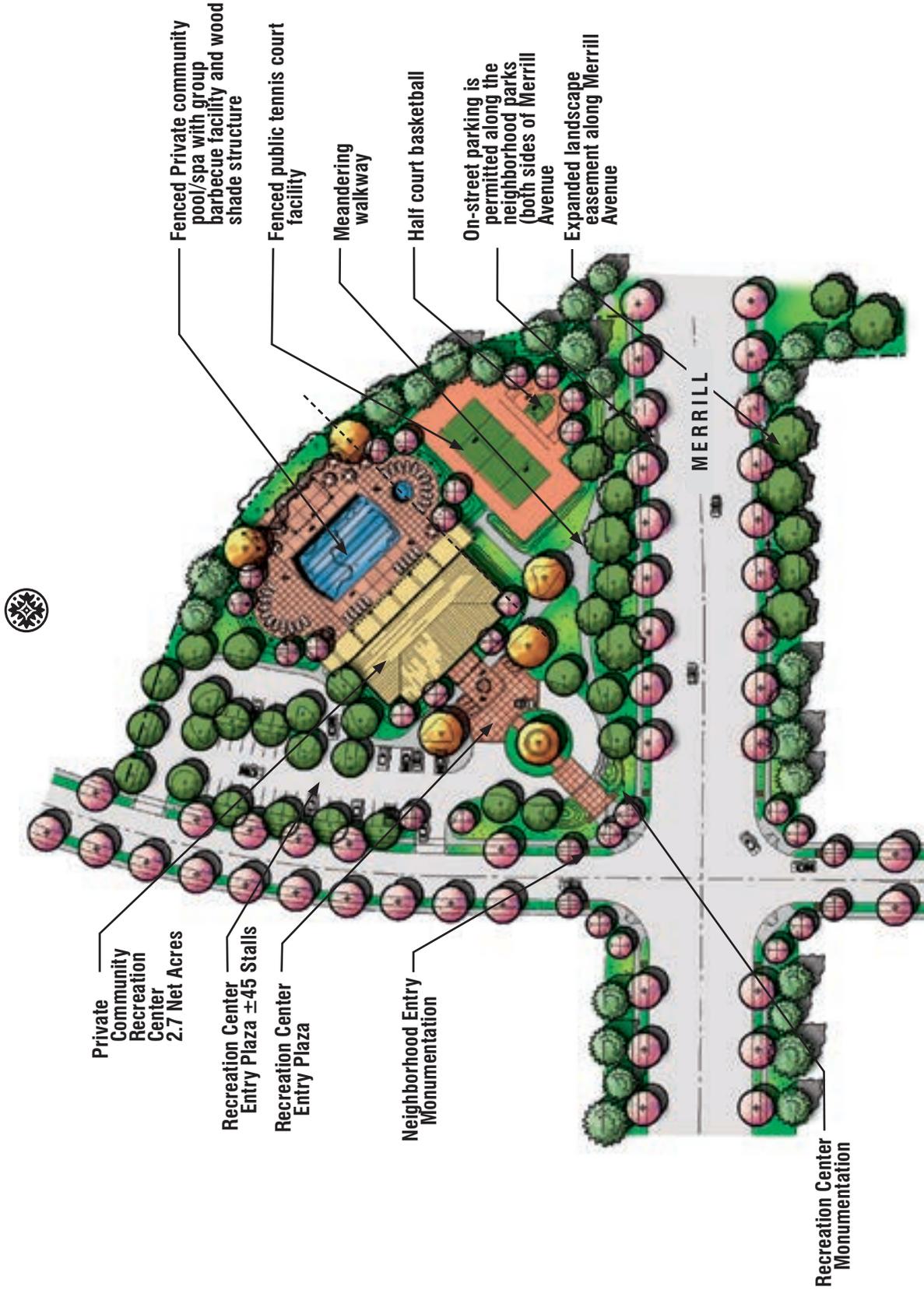


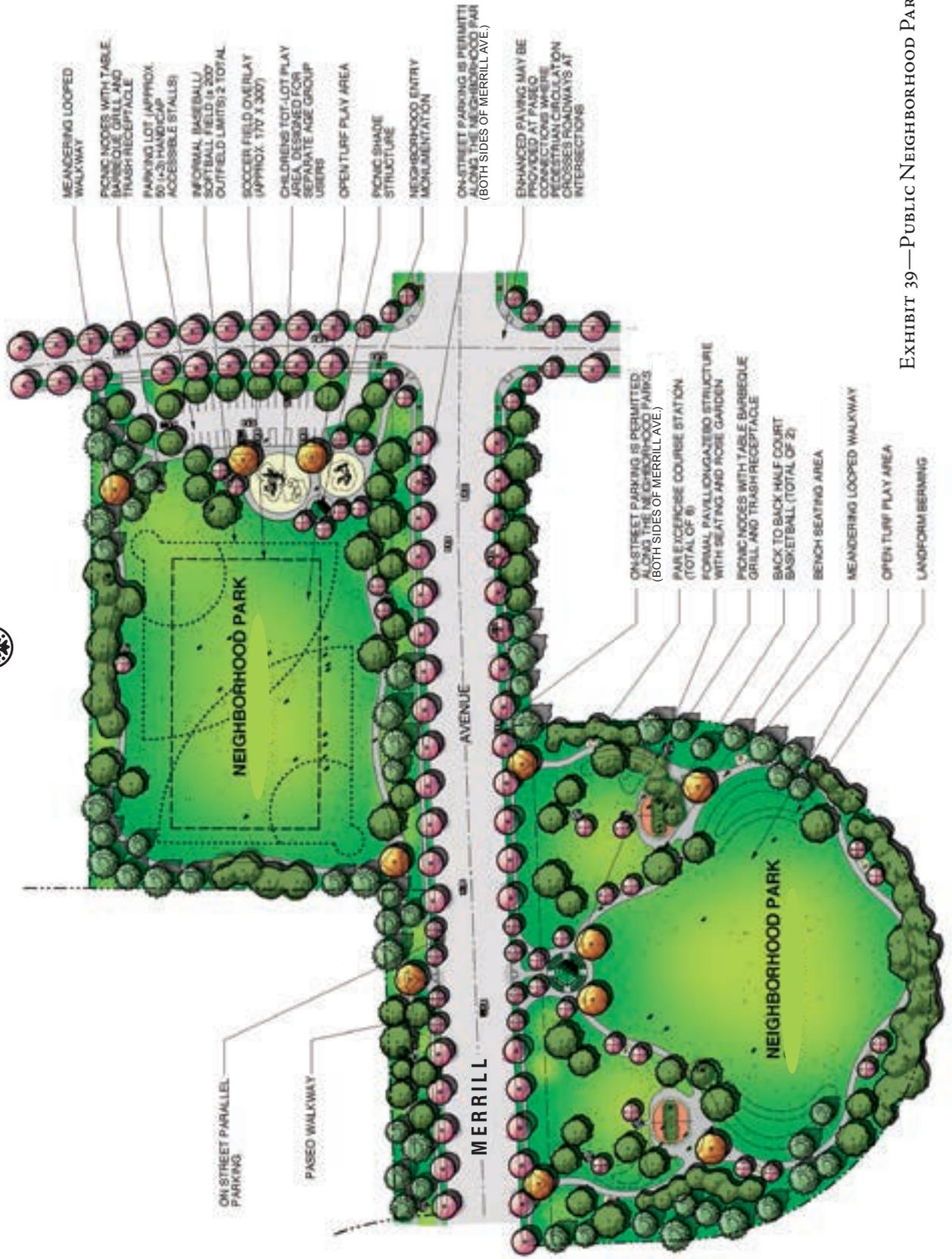
EXHIBIT 36—COMMUNITY PORTAL ENTRY





Note: Private Recreation Center for Park
Place residents use. Tennis Court
and Basketball area for public use.







Community Walls

Community walls shall be decorative in nature. Decorative accent pilasters spaced at equal intervals are highly encouraged.

Solid Walls and Fencing

Where privacy or protection of common area views dictates, walls shall be of decorative block. Reverse frontage walls and any wall return that is visible from the street shall be constructed of split-face block or precision block that is plastered or stuccoed, and of a color that blends with the Specific Plan color palette. Decorative caps and the use of pilasters to help enhance the perimeter appeal of the walls are encouraged. Walls visible from the community streets may not be made of exposed or painted precision block or slumped block. Variation shall be provided in the perimeter wall to include pilasters, material changes, and/or other decorative features which offers relief along the proposed perimeter walls or as approved by the City of Ontario Planning Department. All interior walls (both sides) shall be constructed of decorative block whether they are in public view or not. Colors shall be consistent with the colors specific for the overall design theme and shall be decoratively shaped. Combo walls shall be utilized where residential properties abut trails, paseos and/or parks or as approved by the City of Ontario. The overall height established by the City of Ontario for walls and fences shall not be exceeded; however, the height of the decorative block and/or wrought iron utilized to construct the combo walls may vary depending on the proposed location of the combo walls. Wood and vinyl fencing are prohibited within the Specific Plan. The final wall design and location shall be approved by the Planning Department during the tentative map or development review process. Refer to *Exhibit 40A, Wall and Fence Details*.

Tubular Steel Fencing

If applicable, tubular steel fences should be located in the rear yards of those properties abutting large slope areas. In addition, view fencing shall be used at the Private Recreation Center pool area, and any other open space areas where visibility is needed and physical access is controlled. Areas where tubular steel fencing occurs will be subject to review by the City of Ontario.

7.6.11 Outdoor Lighting

Lighting standards within the Specific Plan community 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.

Accent lighting of landscape and monumentation shall be incorporated into the following areas: Metal halide lighting to project true colors and clear visibility, and reflective street signs shall be used on all proposed streets. Lighting shall have anti-vandalism fixtures.

Each residential unit shall have illuminated addresses at the front door and the garage door, if the garage faces a lane.

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 uplighted with several fixtures into the canopy to avoid creating dark sides of the trees.

Recreation Center

Uplighting of specimen trees is very important and providing adequate lighting within the vehicular turn-around areas. Recreation center monumentation/kiosk should also be illuminated.

Community Park/Linear Park/Paseo Lighting

Lighting of the walkways, tot lot, and parking area within the Parks and Paseo Trail System should be considered for safety and security. Utilization of a traditional Globe/Acorn Post mounted light fixture should be considered for both the park open space areas as well as interior street lighting fixtures. Keeping with the character of traditional materials, this will help to create a better sense of scale to the pedestrian.

7.6.12 Mailboxes

The developers shall work with the United States Post Office to determine the best possible location for mailboxes within the residential subdivisions. The developer will determine the specifications for the mailbox units.

7.7 LANDSCAPE IMPLEMENTATION

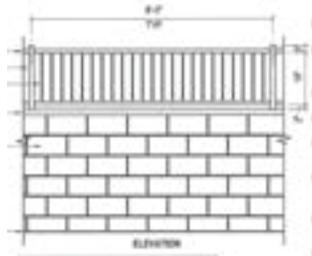
7.7.1 Improvement Responsibility Landscape Maintenance

Landscape Maintenance

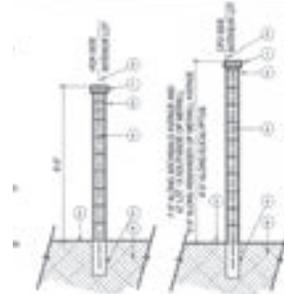
- ♦ All public landscapes, including slopes, street trees, lighting, and irrigation systems, shall be maintained by the City of Ontario Landscape Maintenance District;
- ♦ Front yard landscapes shall be installed by the developer and maintained by the homeowner in a healthy condition at all times; and



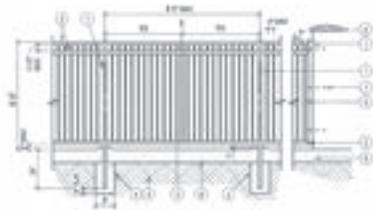
EXHIBIT 40—CONCEPTUAL WALL AND FENCE PLAN



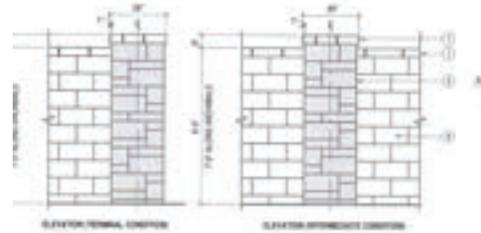
Combo Wall/Fence



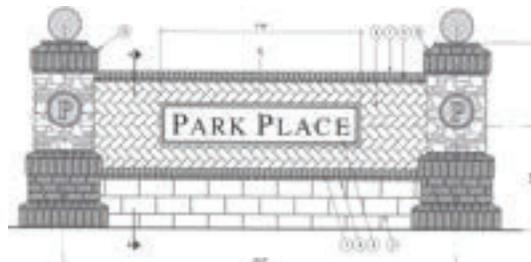
Perimeter Split Face Block Wall



Tubular Steel Fence



Pattern Pilaster



Neighborhood Monument

Note: Use of double sided material when visible from the street

EXHIBIT 40A—WALL AND FENCE DETAILS



- ♦ All manufactured and cut/fill slopes which exceed three (3) feet in height shall be planted with an effective mixture of groundcover, shrubs, and trees by the Developer. Such slopes shall also be irrigated as necessary to ensure germination and establishment in conformance with the fuel modification guidelines described later in this document.

Tree Size	Percentage on-site
15 Gallon	60%
24" Box	25%
36" Box	10%
48" Box	5%

7.7.2 Homebuilder Landscape Requirements

Public Landscapes (HOA and City maintained areas)

- ♦ Landscape plantings in public areas should reflect a commitment to both developing a “sense of place” and maintaining harmony with the New Model Colony;
- ♦ 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; and
- ♦ All pathway areas shall be designed to be barrier free and meet ADA guidelines.

The plant matrix at the end of this section offers a suggested plant palette for the Specific Plan; while it is by no means all-inclusive, plantings in public areas should draw primarily from this palette for visual community continuity.

Front Yard Landscapes

Plantings in front yards may vary substantially from the Specific Plan Plant Matrix, but should retain some of the character and style of the public plantings. No more than 50 percent 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. Each front yard shall be planted with one 24-gallon tree (minimum). Installation of landscaping within the front yards of single family detached housing products will be provided by the home builder. Front yard landscaping shall be installed prior to Certificate of Occupancy.

7.7.3 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.

7.7.4 Slope Landscaping - HOA

All manufactured and cut/fill slopes which exceed three (3) feet in height shall be planted with an effective mixture of groundcover, shrubs, and trees. These slopes shall be installed before the Certificates of Occupancy. Such slopes shall also be irrigated as necessary to ensure germination and establishment in conformance with the fuel modification guidelines.

7.7.5 Private Interior Slopes: Residential Interior

- ♦ Private 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 palette and are subject to the same fuel modification restrictions.
- ♦ All manufactured and cut/fill slopes which exceed three (3) feet in height shall be planted by the Developer 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 fuel modification guidelines described later in this document. All slopes shall be landscaped in accordance with the City of Ontario’s standards.

7.7.6 Streetscape Landscaping

STREETSCAPE DEVELOPMENT STANDARDS

- ♦ Turf grass shall not exceed 30 percent of streetscape planting and shall be located adjacent to the sidewalk or curb line;
- ♦ All new plantings within the planned community shall draw substantially from the Park Place Plant Matrix included in this document;
- ♦ All streetscape landscaping within the Specific Plan planned community will be implemented by the Developer in accordance with this Specific Plan;



- ♦ A balance of evergreen and deciduous trees shall be considered during the planning process for the selection of street trees and understory trees between them (if any). Street trees shall be sized per City of Ontario’s standards;
- ♦ 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 with the City of Ontario requirements;
- ♦ Self-attached vines are to be added against block walls;
- ♦ Along community walls, the use of 5-gallon plant material as hedgegrow is preferred; and
- ♦ Closely spaced plant materials (to horticultural practices) is expected on this project.

7.7.7 Irrigation Design

Irrigation for both public and private landscapes should be designed to be as water-efficient as possible. All irrigation systems shall have automatic controllers designed to properly water plant materials given the site’s soil conditions, and irrigation systems for all public landscapes shall have automatic rain shut-off devices. Low volume irrigation is encouraged. Spray systems shall have low-gallons-per-minute, matched-precipitation heads. All City maintained landscapes (LMD areas) are to be controlled with a central controlled system as approved by the City of Ontario,

Parks and Maintenance Department, and trees plantings are to consist of root barriers and a pop up stream bubbler system on a separate valve. Irrigation design shall meet the requirements of the Landscape Development Standards.

ADDRESSES

Each single family home will be required to have the address numbers painted on the curb with black numerals on a white reflective paint background. Each homeowner will be responsible for the maintenance of these numbers.

7.8 Design Guideline Implementation

7.8.1 Design Review Submittal Requirements

The respective developers. SL Ontario Development Corporation, Richland Communities, Inc, and Brookfield Homes shall review all plans prior to submittal to the City for Plan Check for their projects. This design review process will include these steps: Conceptual review, Refined review and Construction document review prior to plans being submitted for city processing. The Design Review process will ensure the vision of Subarea 29 will be implemented.

7.9 PLANT MATRIX

Per City of Ontario Street Tree Master Plan.

Vines

Botanical Name	Common Name	Eucalyptus Avenue	Merrill Avenue	Archibald Avenue	Turner Avenue	Haven Avenue	Primary Community Entries	Secondary Community Entries	Neighborhood Entries	Community Park Open Space	Linear Park	Community Recreation Center	Paseo Trail System	Commercial Area	Alleys
<i>Bigononia c. 'Tangerine Beauty'</i>	Cross Vine														
<i>Bougainvillea hybrids</i>	Bougainvillea											*			
<i>Clytostoma callistegioides</i>	Purple Trumpet Vine														
<i>Distictis buccinatoria</i>	Blood-red Trumpet Vine						*	*					*	*	*
<i>Jasminum polyanthum</i>	Pink Jasmine									*	*	*	*	*	*
<i>Macfadyena unguis-cati</i>	Cat's Claw Vine						*				*	*	*	*	*
<i>Parthenocissus tricuspidata</i>	Boston Ivy	*	*	*	*	*			*	*	*	*	*	*	*



Shrubs

Botanical Name	Common Name	Eucalyptus Avenue	Merrill Avenue	Archibald Avenue	Turner Avenue	Haven Avenue	Primary Community Entries	Secondary Community Entries	Neighborhood Entries	Community Park Open Space	Linear Park	Community Recreation Center	Paseo Trail System	Commercial Area	Alleys	SCE Corridor Easement	Belgrave Channel Paseo
<i>Agapanthus</i> species	Lily of the Nile																
<i>Angozanthos</i> species	Kangaroo Paw																
<i>Arbutus unedo</i> 'Compact'	Compact Strawberry Tree																
<i>Arctostaphylos</i> d. 'Howard McMinn'	McMinn Manzanita									*	*					*	*
<i>Asparagus densiflorus</i> 'Myers'	Myers Asparagus																
<i>Begonia cordifolia</i>	Begonia											*				*	*
<i>Buxus japonica</i>	Japanese Boxwood						*	*	*		*	*				*	*
<i>Calliandra haematocephala</i>	Pink Powder Puff							*			*	*			*		*
<i>Callistemon</i> 'Little John'	Dwarf Callistemon											*				*	*
<i>Camellia</i> species	Camellia						*	*	*		*	*				*	*
<i>Campanula poscharskyana</i>	Serbian Bellflower										*	*			*		*
<i>Carex tumicola</i>	Berkeley Sedge						*	*	*		*	*			*		*
<i>Cercis occidentalis</i>	Western Redbud						*	*	*		*	*			*		*
<i>Comes pulchella</i> 'Mission Bells'	Australian Fuchsia						*	*	*		*	*			*		*
<i>Cotoneaster lecteus</i>	Cotoneaster						*	*	*		*	*			*		*
<i>Deschampsia cespitosa</i>	Hair Grass		*	*	*	*	*	*	*		*	*			*		*
<i>Diets indioides</i>	Fortnight Lily	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
<i>Dodonaea microzyga</i>	Brilliant Hop-Bush										*	*			*		*
<i>Echium fastuosum</i>	Pride of Madiera	*									*	*			*		*
<i>Festuca meirei</i>	Atlas Fescue	*	*	*	*	*	*	*	*		*	*			*		*
<i>Geranium incanum</i>	Carpet Geranium										*	*			*		*
<i>Geranium</i> 'Johnson's Blue'	Johnson's Blue Geranium	*	*	*	*	*	*	*	*		*	*			*		*
<i>Grevillea lanigera</i>	Woolly Grevillea	*	*	*	*	*	*	*	*		*	*			*		*
<i>Grevillea</i> species	Grevillea	*	*	*	*	*	*	*	*		*	*			*		*
<i>Helictotrichon sempervirens</i>	Blue Oat Grass						*	*	*		*	*			*		*
<i>Hemerocallis</i> hybrids (evergreen)	Daylily - mixed colors	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
<i>Heuchera sanguinea</i>	Coral Bells						*	*	*		*	*			*		*
<i>Kniphofia uvaria</i>	Red Hot Poker			*	*	*	*	*	*		*	*			*		*
<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 pervilolium</i>	Trailing Myoporum										*	*			*		*
<i>Myrtus communis</i> 'Compact'	Dwarf Myrtle					*	*	*	*		*	*			*		*
<i>Nandina domestica</i>	Heavenly Bamboo		*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
<i>Nephrolepis cordifolia</i>	Southern Sword Fern						*	*	*		*	*			*		*
<i>Nessetia tenuissima</i>	Mexican Feather Grass						*	*	*		*	*			*		*
<i>Penstemon</i> species	Beard Tongue						*	*	*		*	*			*		*
<i>Phormium hybridis</i>	Hybrid New Zealand Flax	*	*	*	*	*	*	*	*		*	*			*		*
<i>Pitcairium</i> species	Pitcairium	*	*	*	*	*	*	*	*		*	*			*		*
<i>Rhapalepis indica</i> species	Indian Hawthorn	*	*	*	*	*	*	*	*		*	*			*		*
<i>Rosa</i> species (shrub and groundcover)	Rose	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
<i>Rosmarinus officinalis</i> and hybrids	Rosemary	*	*	*	*	*	*	*	*		*	*			*		*
<i>Salvia greggii</i> and cultivars	Autumn Sage					*	*	*	*		*	*			*		*
<i>Sedum</i> 'Autumn Joy'	Autumn Joy Stonecrop	*	*	*	*	*	*	*	*		*	*			*		*
<i>Teucrium x lucidrys</i>	Bush Germander		*	*	*	*	*	*	*		*	*			*		*
<i>Viburnum tinus</i> 'Spring Boquet'	Spring Boquet Laurustinus		*	*	*	*	*	*	*	*	*	*	*	*	*	*	*



Trees

Botanical Name	Common Name	Eucalyptus Avenue (Per NMC Streetscape Master Plan)	Merrill Avenue (Per NMC Streetscape Master Plan)	Archibald Avenue (Per NMC Streetscape Master Plan)	Tuner Avenue (Per NMC Streetscape Master Plan)	Haven Avenue (Per NMC Streetscape Master Plan)	Primary Community Entries	Secondary Community Entries	Neighborhood Entries	Community Park Open Space	Linear Park	Community Recreation Center	Paseo Trail System	Commercial Area	Alleys	SCE Corridor Easement	Belgrave Channel Paseo
<i>Arbutus unedo</i>	Strawberry Tree																
<i>Brachychiton populneus</i>	Bottle Tree									*	*	*					
<i>Cedrus deodara</i>	Deodar Cedar									*							
<i>Chionanthus retusus</i>	Chinese Fringe Tree									*	*	*					
<i>Cupressus sempervirens</i>	Italian Cypress											*					
<i>Dodonaea viscosa</i>	Hopseed Bush											*			*	*	*
<i>Eriobotrya deflexa</i>	Bronze Loquat											*			*	*	*
<i>Juniperus chinensis 'Torulosa'</i>	Hollywood Juniper											*	*		*	*	*
<i>Lagerstroemia indica hybrids</i>	Crape Myrtle									*	*	*	*		*	*	*
<i>Magnolia grandiflora 'St. Mary'</i>	NCN										*	*	*		*	*	*
<i>Magnolia soulangeana</i>	Saucer Magnolia									*	*	*	*		*	*	*
<i>Melaleuca linariifolia</i>	Fableaf Paperbark									*	*	*	*	*	*	*	*
<i>Melaleuca mesophila</i>	Pink Melaleuca									*	*	*	*	*	*	*	*
<i>Melaleuca quinquenervia</i>	Cajuput Tree									*	*	*	*	*	*	*	*
<i>Pinus canariensis</i>	Canary Island Pine									*	*	*	*	*	*	*	*
<i>Platanus acerifolia</i>	London Plane Tree									*	*	*	*	*	*	*	*
<i>Platanus racemosa</i>	Western Sycamore									*	*	*	*	*	*	*	*
<i>Podocarpus gracilior</i>	Yew Pine									*	*	*	*	*	*	*	*
<i>Populus nigra 'Italica'</i>	Lombardy Poplar									*	*	*	*	*	*	*	*
<i>Pyrus calleryana 'Aristocrat'</i>	Ornamental Pear						*	*	*	*	*	*	*	*	*	*	*
<i>Quercus agrifolia</i>	Coast Live Oak						*	*	*	*	*	*	*	*	*	*	*
<i>Quercus ilex</i>	Holly Oak						*	*	*	*	*	*	*	*	*	*	*
<i>Rhus lancea</i>	African Sumac						*	*	*	*	*	*	*	*	*	*	*
<i>Schinus molle</i>	California Pepper						*	*	*	*	*	*	*	*	*	*	*
<i>Tristania laurina</i>	Water Gum												*	*	*	*	*