Section 7 • Design Guidelines

7.1 Introduction

The Armstrong Ranch Specific Plan Design Guidelines will guide the physical character of all future residential development and all community and neighborhood features, including the overall landscape treatment within the project. The purpose of these Design Guidelines is to ensure a continuity of design to such that the community is unified by a consistent and long-lasting identity. The goal is to create a high standard of architectural and landscaping quality but to do so with a generalized approach so that designer creativity is not limited, product diversity is encouraged, and evolving consumer preferences can be met. It is further intended that all aspects of the community be designed with consideration to energy and water conservation.

7.2 General Design Guidelines for Architectural Character

7.2.1 Sustainability Goals

Integrating sustainable practices into design is a crucial element that determines the lasting effect a project will have on its surroundings. Sustainable practices can lead to significant positive long term success of a development. The benefits of a sustainable development are numerous and can include improved air quality, reduced dependence on oil and other non-renewable resources, increased energy efficiency, and lower infrastructure costs. The following are the sustainable goals of the Armstrong Ranch Specific Plan:

- Encourage walking and other non-vehicular circulation.
- Provide pedestrian connectivity through the Specific Plan area.
- Provide shaded outdoor area and walkways.
- Encourage building and roof designs to utilize solar energy.
- Incorporate architectural design elements to reduce interior heat gain.
- Incorporate recycled, recyclable, and environmentally friendly building materials and building techniques in building design.
- Provide landscaping that is drought tolerant.
- Minimize the use of turf in recreational spaces.

The site development plan, architecture and building design, and landscape treatment within Armstrong Ranch will adhere to these goals.

7.2.2 Sustainable Development Guidelines

Armstrong Ranch is designed as a residential neighborhood located in close proximity to surrounding compatible land uses. Recreational spaces and corridors provide pedestrian access to adjacent schools, parks and regionally planned trail ways to help reduce the need for vehicle trips generated from the development.

All residential structures should be designed according to the following sustainable development guidelines:

- Building design and roof orientation should provide for passive and active solar opportunities whenever feasible.
- Safe and efficient paths of travel should be provided for residents throughout the neighborhood.
- Front entries should be covered or shaded from the sun as feasible.
- Evergreen shade trees should be planted in parks in areas where pedestrian activity is anticipated.
- Bike racks should be provided in convenient locations at all parks.

Additional site planning opportunities which may increase the sustainability of the Armstrong Ranch Specific Plan area are encouraged.

7.2.3 Green Building Guidelines

Green building design incorporates all elements of design, construction, and ongoing operation and maintenance of a development. In the long term, green building can lower the overall life cycle costs and minimize the use of energy, water, and other natural resources by the development.

All buildings constructed within the Armstrong Ranch Specific Plan area shall adhere to the following green building design guidelines:

- Building plan submittals shall include a construction waste management plan outlining on-site measures for minimizing and recycling construction waste.
- Buildings shall make use of hipped roof forms to improve solar access.
- The use of exterior building materials that do not require painting or coating is encouraged. A minimum of 10% of the building exterior (excluding roof material) shall be materials that do not require painting or coating.
- Visible roof materials shall have a 30 year minimum life expectancy.
- Buildings shall utilize proper insulation in walls and ceilings as well as a radiant barrier at the roof.
- Windows shall be placed so that they provide maximum internal illumination during the day to building users.
- Appropriate materials shall be used in the construction of doors, walls, and windows whenever feasible to improve thermal efficiency.

- Buildings will incorporate sustainable design strategies to minimize energy consumption by heating, HVAC, and ventilation systems.
- The use of interior low energy lighting fixtures and bulbs throughout the building is required whenever feasible.
- Low energy (low nitrous oxide) or tank-less water heaters shall be used where feasible.
- Exterior electrical outlets on the front and rear of all buildings to allow for electric landscape maintenance equipment should be provided.
- Trash bins for recycle materials shall be provided.

7.2.4 Architectural Character

Architectural design should provide for high quality neighborhoods.

- Residential project design should consider the total context of the site with the incorporation of appropriate scale and proportions of building massing and details.
- The use of transitional spaces between common areas and private areas such as entry courtyards, private patios, low walls, and porches is encouraged.
- The variation of front, side, and rear building elevations should be implemented to create visual variety.
- The variation of garage placement is encouraged to provide a more diverse street scene.
- Residential structures should be varied in massing and articulation to provide visual interest.

Neighborhood character should be sustained over time.

- Architectural design styles should reflect the rich historic Southern California styles.
- Structures should incorporate genuine architectural details and decorative features.
- Architectural design should relate to human scale.
- The location of doors and windows should consider indoor/outdoor relationships to create intimate and secure spaces.
- Building design should be sensitive to climatic conditions and context.
- Residential structures should be compatible with, and responsive to, the environmental setting.
- Building designs should incorporate spaces that encourage outdoor use to take advantage of temperate climatic conditions.

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

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

Diversity in design is the fundamental guiding principle for Armstrong Ranch architectural design guidelines. To ensure that neighborhoods are varied and that uniformity is avoided, the following criteria should be applied to all residential development projects within Armstrong Ranch.

Number of Dwelling Units	Floor Plans	Elevation Styles	Color Schemes
Under 75	3	3	3
76-100	3	4	3
101-150	4	5	3
151-200	5	6	3
Over 200	4; +1 Additional floor plan with 4 elevations for each additional 50 units exceeding 100		

7.3 Architectural Context

The historic model colony of Ontario is a typical example of the development pattern that characterized early farming communities and consists of a variety of historical architectural styles. Architectural styles inherent in the early development of the southwestern United States and traditional east coast architectural styles were incorporated into the farm houses and early rural neighborhoods. Regional styles evolved from these historic vernaculars. Architectural styles, elements, and massing were reinvented utilizing available indigenous building materials. Plan designs and elements, such as window sizes and proportions, were modified to address local climatic conditions which were warmer and drier.

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

The community vision for Armstrong Ranch is based upon the architectural influences found in Ontario and throughout Southern California. The architectural styles have been selected in order to be reflective of older neighborhoods of historic Ontario as well as to accommodate innovative Modern architectural influences. Each architectural influence outlined in these guidelines should be detailed with elements that represent the character of that particular style. Together, the styles should be designed to create a neighborhood character that will be sustainable over time.

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

Design Objectives

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

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

Architectural Influences

The architectural character within each neighborhood shall consist of complementary traditional architectural styles accented or complemented by Modern styles. The materials and colors of these home styles shall complement the overall neighborhood design. Architectural influences appropriate within Armstrong Ranch include the following:

- Spanish Influences – including architectural styles such as: Spanish Colonial, Monterey, and Santa Barbara styles.
- American Informal Influences – including architectural styles such as: Farmhouse, California Ranch, and Craftsman styles.
- American Formal Influences – including architectural styles such as: Eastern Colonial, Prairie, and California Traditional styles.
- Modern Influences – including styles that ‘modernize all the above styles such as: modern Spanish, modern Farmhouse, and modern Colonial styles.

Additional styles proposed by the developer are encouraged but must be submitted to and approved by the City of Ontario. Developers may submit home designs using alternative architectural styles that meet the design objectives described herein, provided they are appropriate to the region and compatible with the character established for Armstrong Ranch.

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

- They are representative of existing architecture within the City of Ontario and surrounding areas.
- They are compatible and complementary.

- They can be interpreted in a variety of ways.
- They are currently accepted by the market.
- They can be constructed using current building materials and methods.

7.3.1 Spanish Influences

Spanish Colonial, Monterey, Santa Barbara, and Spanish styles

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

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

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

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

Design details and features are characterized by ornate wrought iron accents such as balcony railings, window grills and architectural accents. Balcony railing materials include wood pickets as well as wrought iron. Decorative stucco chimneys and decorative columns and trim are characteristic of the Spanish influenced styles. Wood shutter accents are characteristic of the Spanish Colonial and Monterey styles.

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

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

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

Examples of Spanish Influence architectural styles are illustrated on page 7-7.

SPANISH INFLUENCE

MONTEREY STYLE

- Rectangular building forms
- Simple gable roof forms
- Flat or mission concrete tiled roofs
- Exposed rafter tails
- Rectangular window forms with wood trim
- Covered balcony with wood railing
- Masonry or stucco material on first floor or alternative material on upper floor

MONTEREY ARCHITECTURAL ELEMENTS

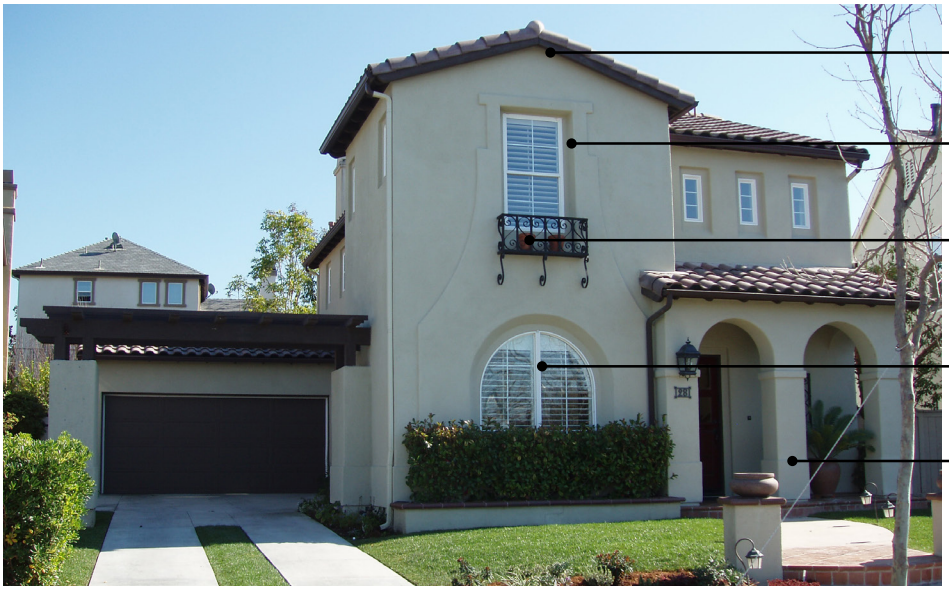
Extended balcony with heavy wood columns and corbel details; decorative window shutters and Mission profile roofs with extended overhangs.

EXAMPLE OF PERIOD MONTEREY STYLE HOUSE

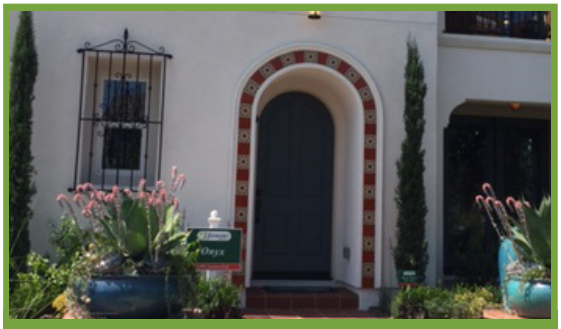
SPANISH INFLUENCE

SANTA BARBARA STYLE

- Regional expression of early California period
- Use of heavy building materials/forms
- Simple stucco walls with recessed openings
- Focal arch opening
- Accent details such as decorative tiles
- Roof characterized by exposed rafter tails gable rake details
- Simple window frames and accent shutters
- Terracotta and decorative iron accent/details



SANTA BARBARA ARCHITECTURAL ELEMENTS



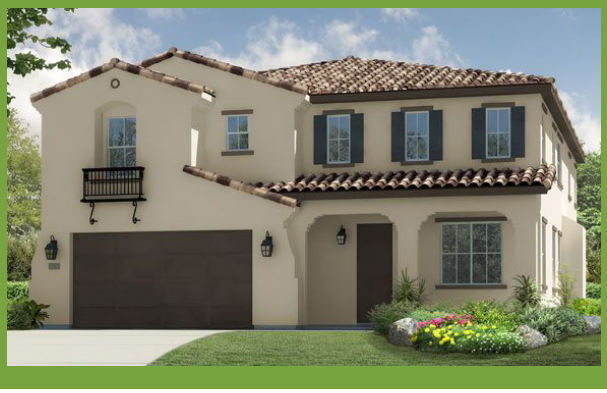
Arched openings at focal windows and entries with built-up trim and use of decorative tile or masonry accents.

EXAMPLE OF SANTA BARBARA VERNACULAR AR STYLE HOUSE

SPANISH INFLUENCE

SPANISH COLONIAL STYLE

- Simple massing/assembled forms
- Stucco walls with simple detailing
- Low pitched simple roof planes with extended overhangs
- Arched openings
- Accent window shutters
- Wood or stucco window trim
- Decorative gable roof accents
- Concrete mission tile roofs



SPANISH COLONIAL ARCHITECTURAL ELEMENTS

Formal arranged details such as classic arc forms. Balance of simple forms and elegant iron ornamentation. Low pitched roofs with wood rafters and fascias.

EXAMPLE OF HISTORIC SPANISH COLONIAL STYLE HOUSE

7.3.2 American Informal Influences

Architectural Styles Such As Ranch, Craftsman, and Farmhouse Styles

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

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

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

Roof forms of Ranch, and Craftsman styles are predominantly low to medium pitched gable designs with occasional hipped or shed roof accents. Shallow-pitched roofs with deep overhangs and roof dormers reinforce the overall character of these styles.

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

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

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

Farmhouse style homes evolved from the American Formal style to create a more rural interpretation of this popular suburban vernacular. The farmhouse style utilizes simple window trim accents, and a combination of masonry and horizontal siding, and medium to steep gable roofs (6:12), and an occasional gambrel form. Similar to the bungalow and Ranch styles, Farmhouse architecture uses color to accentuate wood details.

Farmhouse styles are generally less ornate, reflecting a more functional approach to architectural decoration. The farmhouse style utilizes simple window trim accents, and a combination of masonry and horizontal siding, and medium to steep gable roofs, and an occasional gambrel form. Farmhouse architecture uses color to accentuate wood details.

Examples of American Informal Influence architectural styles are illustrated on page 7-12 to 7-14.

AMERICAN INFORMAL INFLUENCE

CALIFORNIA RANCH STYLE

- Simple horizontal roof lines
- Medium pitched gable roof forms
- Shallower roof pitch on porches
- Stucco and board and batten siding materials
- Decorative window shutters
- Wood window trim
- Accent window mullions
- Architectural shingle roofs

CALIFORNIA RANCH ARCHITECTURAL ELEMENTS

Use of materials reinforce horizontal building forms with masonry wainscot or siding and flat title or shingle roofs.

EXAMPLE OF CALIFORNIA RANCH VERNACULAR STYLE HOUSE

AMERICAN INFORMAL INFLUENCE

FARM HOUSE STYLE

- Regional expression of the classic turn-of-the-20th-century rural homestead
- Simple building forms
- Asymmetrical minimal details
- Horizontal wood siding
- Accent shutters
- Front porch
- Simple square posts and diagonal braces

FARM HOUSE ARCHITECTURAL ELEMENTS

Shallow pitched shed roofed porches accent roofed house form. Wood window trim, railing and posts with simple details.

EXAMPLE OF HISTORIC FARMHOUSE STYLE HOUSE

AMERICAN INFORMAL INFLUENCE

CRAFTMAN STYLE

- Simple building forms
- Low pitched gable roof forms
- Stucco and horizontal siding materials
- Brick and shingle accents
- Asymmetrical window compositions
- Divided light windows
- Covered porches with wood and brick columns
- Architectural shingle roofs

CRAFTMAN ARCHITECTURAL ELEMENTS

Gable end roofs with extended rake end. Large proportioned columns with heavy base and tapered column form.

EXAMPLE OF HISTORIC CRAFTSMAN STYLE HOUSE

7.3.3 American Formal Influences

Architectural styles such as Colonial Revival, California Traditional, and Western Prairie

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

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

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

Roof forms include steep to medium roof pitch on main building with shallow roof pitch used over the porch. Roof materials are historically shake or shingle with more modern interpretations utilizing flat concrete roof tiles and architectural grade asphalt shingles. Roof dormers are often used to reinforce the intended style should be functional and not “faux” elements. Design elements such as dormers may be used to create symmetrical elevation designs.

Typical design detail elements vary from simple to ornate and include shutters accented with color, front porches with wood columns, and railings and bay windows. Colonial Revival and California Traditional styles often include cupolas, weather vanes and other decorative roof ornamentations.

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

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

Examples of American Formal Influence architectural styles are illustrated on page 7-16 to 7-18.

AMERICAN FORMAL INFLUENCE

EASTERN COLONIAL STYLE

- Horizontal massing is reinforced by use of siding material
- Balanced symmetry created by simple building/roof forms
- Simple gable roof forms
- Medium roof pitch with shingle or flat concrete roof tiles
- Details include dormers, window Shutters, and window boxes/sills, and divided light windows

EASTERN COLONIAL ARCHITECTURAL ELEMENTS

Decorative millwork on built-up eaves and windows pediments. Regular spaced windows with vertical proportions often accented with wooden shutters.

EXAMPLE OF PERIOD EASTERN COLONIAL STYLE HOUSE

AMERICAN FORMAL INFLUENCE

CALIFORNIA TRADITIONAL STYLE

- Simple gable roof pitches with heavy shake/shingle material
- Shutters on most front facing windows
- Contrasting wood siding colors with stone or brick used as foundation accent
- Stacked window arrangements

CALIFORNIA TRADITIONAL ARCHITECTURAL ELEMENTS

Moderate to steep roof pitch with classical proportioned windows and trim details. Masonry used to reinforce building forms and massing.

EXAMPLE OF CALIFORNIA TRADITIONAL VERNACULAR STYLE HOUSE

AMERICAN FORMAL INFLUENCE

WESTERN PRAIRIE STYLE

- Balanced elevations, using masonry as an accent material on lower portion of house
- Heavy stained wood accents
- Extended roof overhangs with support braces
- Hip roof forms with flat tiles or shingle materials

WESTERN PRAIRIE ARCHITECTURAL ELEMENTS

Horizontal massing reinforced by low pitched hip roof, wainscot banding and window pattern.

EXAMPLE OF PERIOD WESTERN PRAIRIE STYLE HOUSE

7.3.4 Modern Influences

Sometimes called contemporary or transitional, modern styles are usually expressed by streamlining details, simplifying forms, using bold color palettes and mixing materials, albeit common to the style, but in a different manner.

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

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

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

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

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

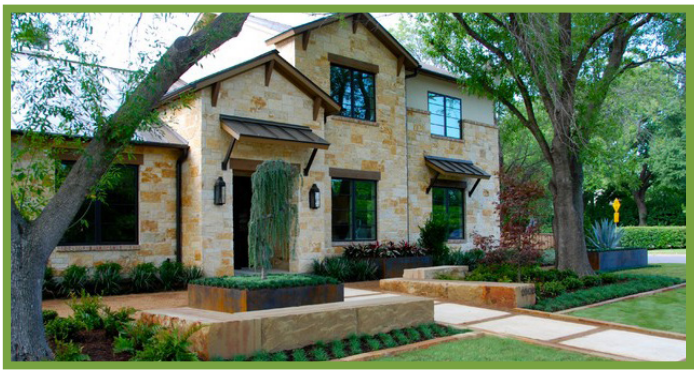
The Modern influence includes many contemporary and urban interpretations of the other historical and period architectural styles selected for Armstrong Ranch. It also anticipates modern building forms that provide a reasonable scale to buildings that exceed the residential scale of the historically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

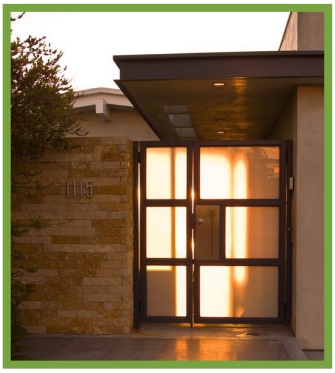
MODERN INFLUENCE

MODERN ELEMENTS

- Simple facades with bold in materials
- Varied roof forms/pitches combined to reinforce style
- Bold colors and accent materials used to create and accentuate building forms
- Simple windows clustered or arranged in formal compositions
- Shed and hip roofs used to optimize solar

MODERN ARCHITECTURAL ELEMENTS





All styles found within this document can be implemented as a Modern version, by applying an additional set of these guidelines. Examples of Modern Influence architectural styles are illustrated on pages 7-20 and 7-21.

7.4 Massing Principles

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

General Elements:

The general elements of building massing include:
- Front Articulation.
- Side Articulation.
- Rear Articulation.
- Roof Form.
- Balconies and Projections.
- Building Composition.

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

7.4.1 Front Articulation

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

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

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

7.4.2 Side Articulation

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

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

7.4.3 Rear Articulation

All building elevations shall address the visual interest and human scale appropriate to the pedestrian activity within the neighborhood.

Special attention shall be given to the design of those dwellings adjacent to, or in close proximity of, arterial roadways, primary local streets, interior neighborhood streets, parks, common areas, open spaces, or entry features. Whether viewed from distant or close range, massing requirements will

be implemented to ensure positive community character in these conditions. Generally, repetitious elements such as similar building profiles and continuous gable ends are to be avoided.

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

7.4.4 Roof Forms

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

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

7.4.5 Balconies and Projections

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

Guidelines:
- Balcony design should reinforce the architectural style of the building.
- In multiple unit buildings, balcony composition should create visual interest and organization of forms.
-

7.4.6 Building Composition

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

Guidelines:

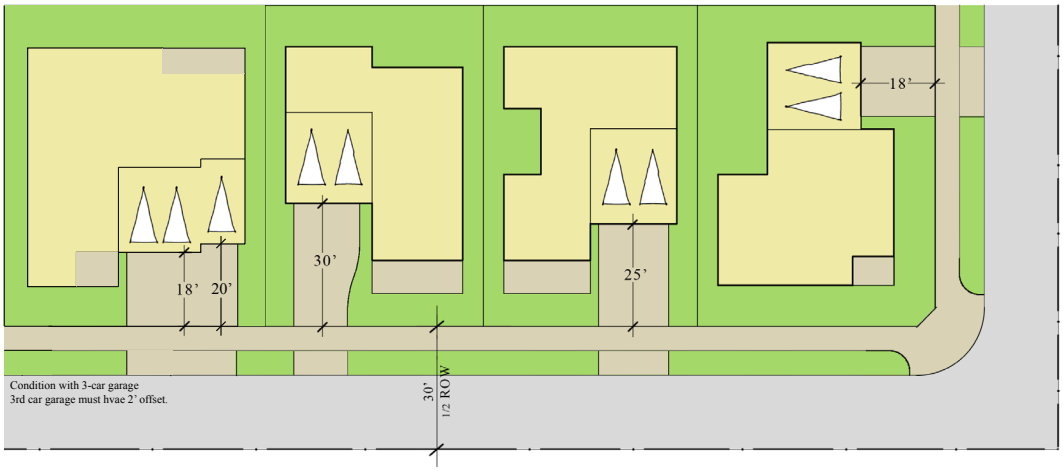
- The composition of architectural design components should be consistent with the style of the building or home.
- Window and other exterior opening should be stacked or otherwise arranged in an attractive manner that reinforces the architectural character of the building.
- Focal windows should be articulated as important design features.
- Stacking of arched window forms should be discouraged.
- Visual interest should be established by a variety of design techniques including building offsets, fenestration articulation, architectural projections and/or architectural details.
- Entries should be articulated as an important architectural feature.

7.5 Garage Placement

The configuration, location, and orientation of the garage are integral design elements, both for the composition of individual homes and buildings and its contribution to the street-scene. De-emphasizing the garage is important in order to maintain the overall community design. Emphasizing the living areas of the home as they address the street will achieve this goal. Single-family homes that utilize a variety of garage placements and configurations help to minimize the visual impact of garages facing neighborhood streets and individual driveway interruptions along these streets. Alternative garage configurations including deep recessed garages, mid-recessed garages, side-on garages, split garages, and tandem garages oriented along neighborhood streets, as illustrated on the following page, reinforce the pedestrian character. Three car garages with front oriented garage doors facing the street are allowed on 25% of lots with 65’ frontage width or greater.

Guidelines:

- Acceptable garage configurations along neighborhood streets include deep recessed garages, shallow recessed, mid-recessed garages, side-on garages, shallow garages, and split garages.
- Shallow recessed two car garages shall have a minimum setback of 5 feet measured back from the front building plane (not porch or patio).
- Garage door patterns should vary among elevation types and reinforce the architectural theme of the home.



Shallow | Deep-Recessed | Mid-Recessed | Side-on (Corner Option)

- Three car garages with front oriented garage doors facing the street are allowed on 25% of lots with 65' frontage width or greater. Since garages on alleys and short private drives do not adversely effect the public street scenes, there is no restriction on 3-car garage percentages.

7.6 Materials and Details

Architectural materials and detailing are fundamental elements to creating quality communities. Appropriate focus should be given to the architectural details, the design of the details, and architectural elements of the building. The materials found within the Design Guidelines section of the Armstrong Specific Plan are intended to outline the array of options available to the developer, as opposed to a list of all materials that are required.

General Elements

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

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

7.6.1 Wall Materials/Finishes

Approved Materials:
- Board and batten siding
- Shingles
- Horizontal siding (Such as Hardy Board)
- Stucco
- Exposed masonry walls (no unfinished precision block; decorative block only: brick, slump block, etc.)
- Stone, brick, brick veneers (accent materials)

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

Guidelines:
- Building materials should reflect the architectural style of the building.
- Siding materials should be wrapped beyond front elevations and should terminate at an inside corner or at the side yard return wall/fence. Alternate termination locations may be approved by the Planning Department.
- Masonry elements and accents should reflect building forms and not appear as an applied veneer.
- Footings shall be exposed no higher than six inches (6”) above finished grade, unless architecturally treated or as approved by the Planning and Building Departments.

7.6.2 Accent Materials

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

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

7.6.3 Doors and Windows

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

Guidelines:
- Door designs shall be consistent with the architectural style of the building.
- Doors should be protected by porch elements or recessed entries.
- Garage and entry door design shall be appropriate to the style of the building.
- Maximum garage door height shall be eight feet (8').
- Alignment and proportions of windows shall be appropriate to the architectural style of the building.
- All windows (including garage door windows) are to be consistent with the architectural style of the building.
- Divided light windows are encouraged in keeping with the architectural style.
- Highly reflective glazing is not permitted.
- Window details such as shutters, trim surrounds, window boxes and window recesses are encouraged in keeping with the architectural style.

7.6.4 Roofing Materials and Slope

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

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

Approved Optional Roofing Materials (Subject to compatibility with the intended architectural style):
- Concrete tile (flat or curved profile)
- Clay tile
- Standing Seam Metal
- Slate
- High Profile Composition Shingle

Prohibited Roof Materials:
- Wood Shake
- Wood Shingle

- Low Profile Asphalt Composition
- Corrugated Metal

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

7.6.5 Eaves, Fascias, and Rakes

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

7.6.6 Exterior Colors

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

Guidelines:
- Diversity of color is encouraged.
- Color shall contribute to distinguishing the overall architectural style of the building.
- Colors should reflect the natural hues found in Southern California.
- Color and hue variation in adjacent homes shall be provided to create neighborhood diversity.
- A minimum of two different color schemes shall be provided for each architectural style.
- Refer to Table 7-3 for additional guidelines for exterior color and exterior elevation requirements.

7.7 Additional Design Elements

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

Guidelines:

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

7.8 Community Structures

Any community structures such as gazebos, shade structures, etc. should be designed to reinforce the architectural style of the surrounding neighborhood and the overall Armstrong Ranch Community.

Guidelines:

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

7.9 Home Types

A variety of housing types, utilizing an architectural program composed of detached housing, are offered at Armstrong Ranch. This diversity ensures a range of choices and a mix of homes within the community. Residences shall be articulated in appropriate architectural styles. Providing a variety of housing programs allows homeowners the opportunity to move-up within the community as their lifestyles and needs change over time.

7.10 Design Guidelines for Landscape Architectural Character

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

All landscape plans, streetscape plans, and graphic designs with regard to community identity, neighborhood identity, or entry monumentation shall conform to the guidelines as set forth herein, and shall be subject to review and approval by the City of Ontario. Additionally, all landscape plans shall comply with City Standard Drawings and Traffic and Transportation Guidelines for monument placement. Any proposed entry gates shall be reviewed by the Traffic and Transportation Division, and permitted only if approved.

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

7.11 Perimeter Streetscape Design

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

- Vineyard Avenue to the West
- E. Riverside Drive to the North
- Chino Avenue to the South

Landscaped "neighborhood edges" associated with these roadways have been defined as noted in The Ontario Ranch Streetscape Master Plan. Landscape development surrounding this community will help to set the character, while maintaining consistency with the City of Ontario's pedestrian pathway system as illustrated in the "Trails and Open Space System" section of The Ontario Ranch Streetscape Master Plan. Streetscape sections described below are located on **Exhibit 7-1, "Street Sections Legend."**

7.11.1 Vineyard Avenue

The Vineyard Avenue streetscape shall include the following:

- A landscaped parkway 15' wide minimum on the east side, with a row of street trees per The

Ontario Ranch Streetscape Master Plan along the street.
- A 5' wide pedestrian sidewalk set behind the landscaped parkway.
- An 8' wide separated multipurpose path from the sidewalk along the west side of the street.
- A 28' landscaped median planted per The Ontario Ranch Streetscape Master Plan.
- A landscaped easement/neighborhood edge of 25' between the R/W and the perimeter wall.
- Limit use of turf in parkways, no turf in areas 10' or less except where pedestrian access from parked cars is expected. Use low water use ground covers in parkways that will not be used by pedestrians and in smaller parkways such as between driveways. Drip line irrigation shall be used in areas 10' wide or less.
- Low water ground-covers shall be used in traditional turf areas including parkways, except where pedestrian access from parked cars is expected, low water turf may be used.
- Background trees and shrub masses planted per The Ontario Ranch Streetscape Master Plan. Minimum shrub planter depth of 10'.
- Monumentation as shown in the Conceptual Landscape Master Plan, **Exhibit 7-2, "Conceptual Landscape Plan."**

The streetscape plan for Vineyard Avenue is illustrated in **Exhibit 7-3, "Vineyard Avenue Section/ Plan."**

7.11.2 E. Riverside Drive

The E. Riverside Drive streetscape shall include the following:
- A Landscaped parkway 7' wide with a single row of street trees per The Ontario Ranch Streetscape Master Plan.
- A 5' wide pedestrian sidewalk set behind landscaped parkway.
- An 8' wide Class II bike path separated from the sidewalk along the south side of the street.
- A landscape easement/neighborhood edge of 23' between the R/W and the perimeter wall on the south side.
- Limit use of turf in parkways, no turf in areas 10' or less except where pedestrian access from parked cars is expected. Use low water use ground covers in parkways that will not be used by pedestrians and in smaller parkways such as between driveways. Drip line irrigation shall be used in areas 10' wide or less.
- Low water ground-covers shall be used in traditional turf areas including parkways, except where pedestrian access from parked cars is expected, low water turf may be used.
- Background trees and shrub masses planted per The Ontario Ranch Streetscape Master Plan. Minimum shrub planter depth of 10'.
- Monumentation as shown in the Conceptual Landscape Master Plan, **Exhibit 7-8, "Conceptual Landscape Plan."**

The streetscape for E. Riverside Drive is illustrated in **Exhibit 7-4, "E. Riverside Drive Section/**

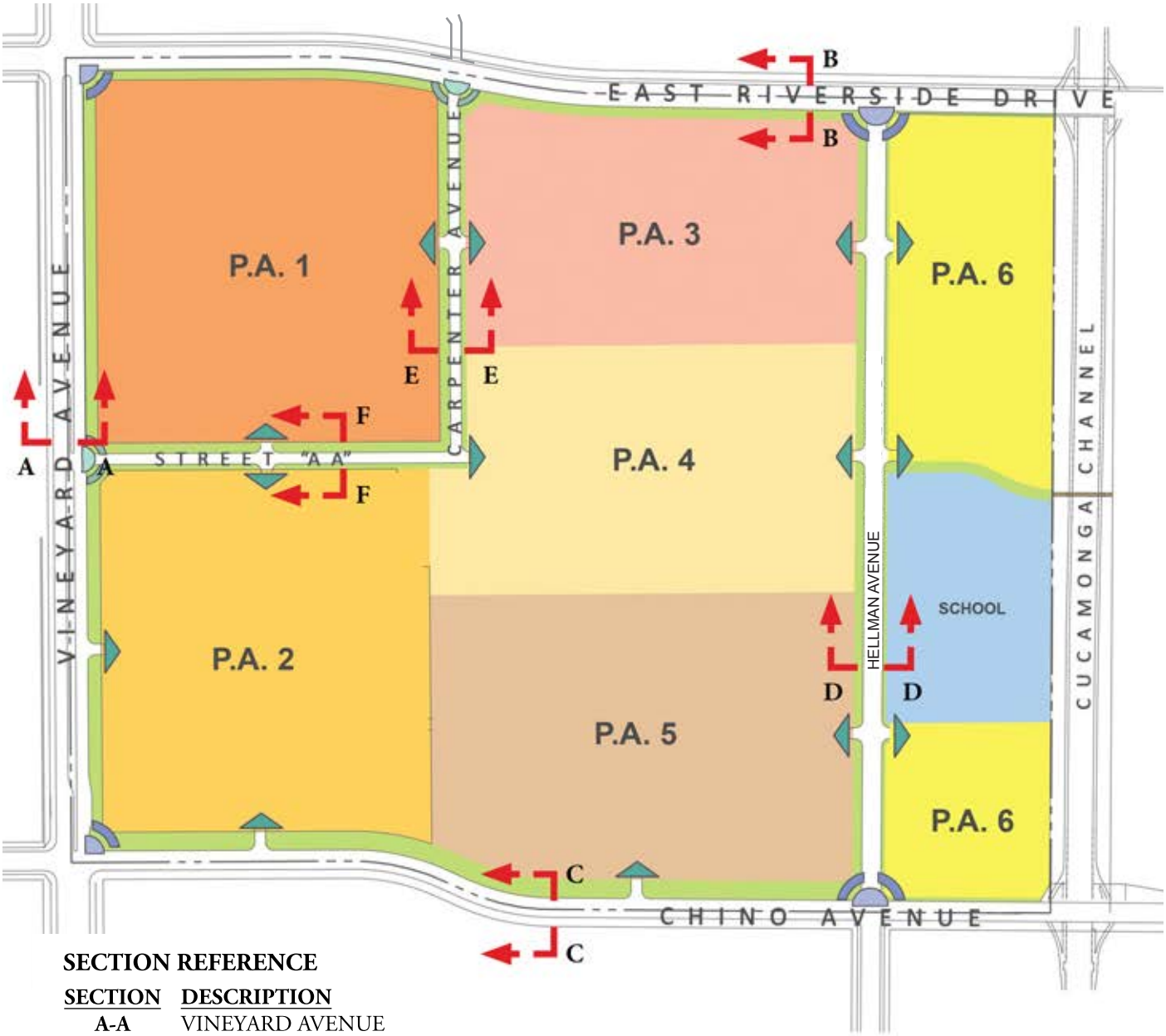
Plan."

7.11.3 Chino Avenue

The Chino Avenue streetscape with the adjacent Armstrong Ranch located to the north, shall include the following:

- A Landscaped parkway 7' wide with a single row of street trees per The Ontario Ranch Streetscape Master Plan along the street.
- A 5' wide pedestrian sidewalk set behind landscaped parkway.
- An 8' wide separated path from the sidewalk, known as the Charlotte Armstrong Path, along the north side of the street.
- A landscape easement/neighborhood edge of 39' between the R/W and the perimeter wall on the north side.
- Limit use of turf in parkways, no turf in areas 10' or less except where pedestrian access from parked cars is expected. Use low water use ground covers in parkways that will not be used by pedestrians and in smaller parkways such as between driveways. Drip line irrigation shall be used in areas 10' wide or less.
- Low water ground-covers shall be used in traditional turf areas including parkways, except where pedestrian access from parked cars is expected, low water turf may be used.
- Background trees and shrub masses planted per The Ontario Ranch Streetscape Master Plan. Minimum shrub planter depth of 10'.
- Monumentation as shown in the Conceptual Landscape Master Plan, **Exhibit 7-2, "Conceptual Landscape Plan."**

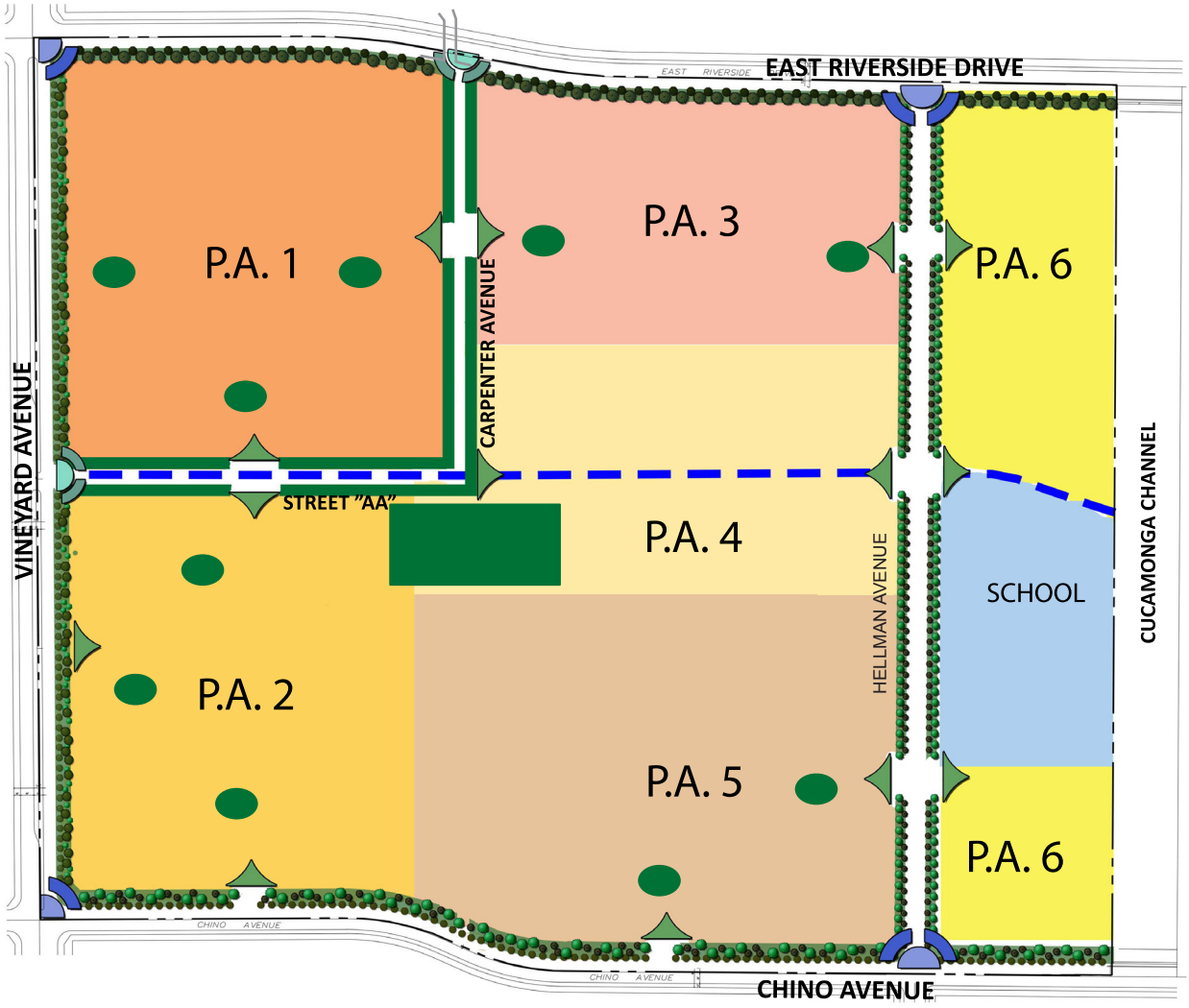
The streetscape plan for Haven Avenue south of Park Street is illustrated in ***Exhibit 7-5, "Chino Avenue Section/Plan."***



SECTION REFERENCE

SECTION	DESCRIPTION
A-A	VINEYARD AVENUE
B-B	E. RIVERSIDE DRIVE
C-C	CHINO AVENUE
D-D	HELLMAN AVE.
E-E	CARPENTER AVENUE
F-F	"AA" STREET

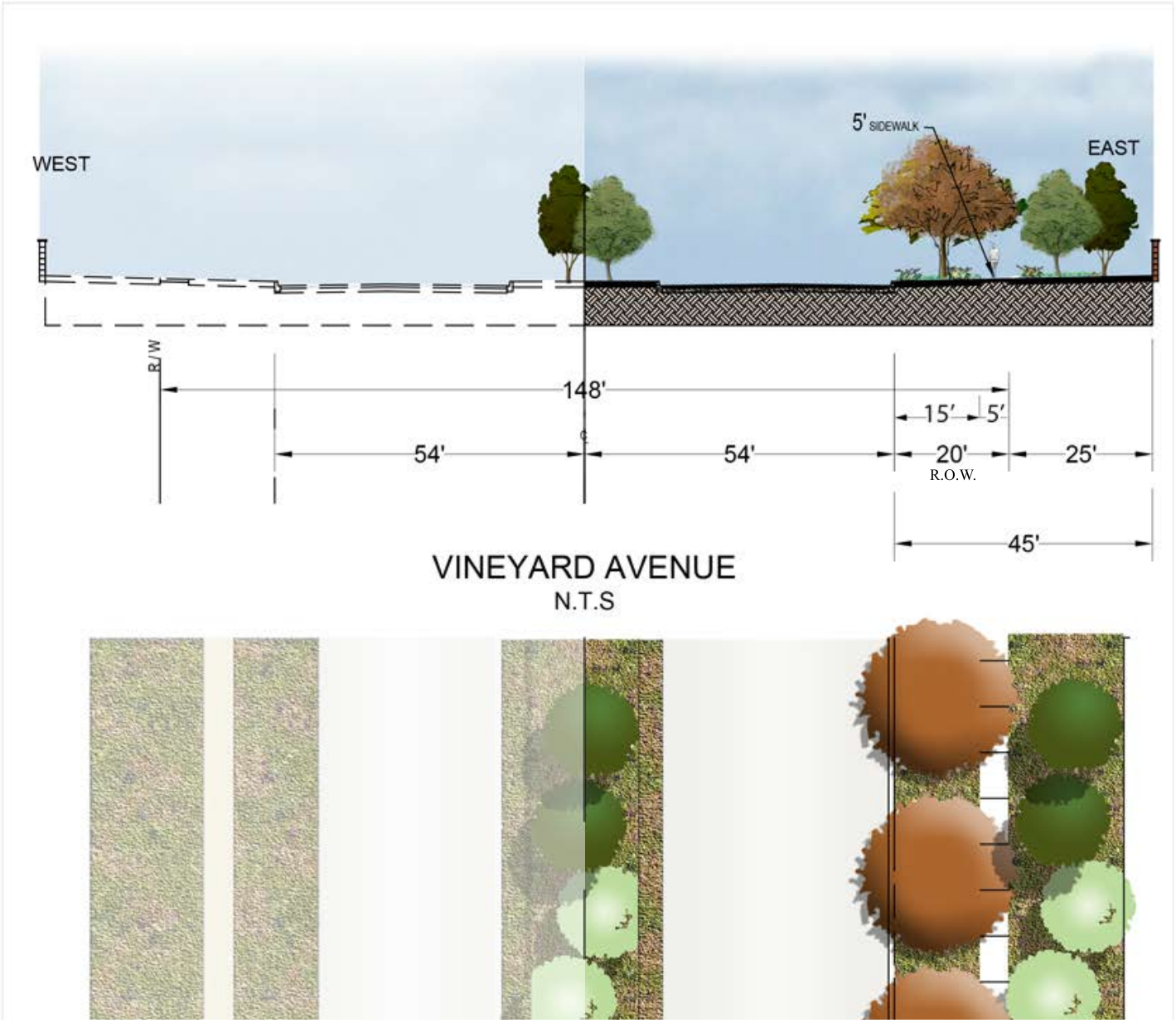
EXHIBIT 7-1: Street Sections Legend



LEGEND

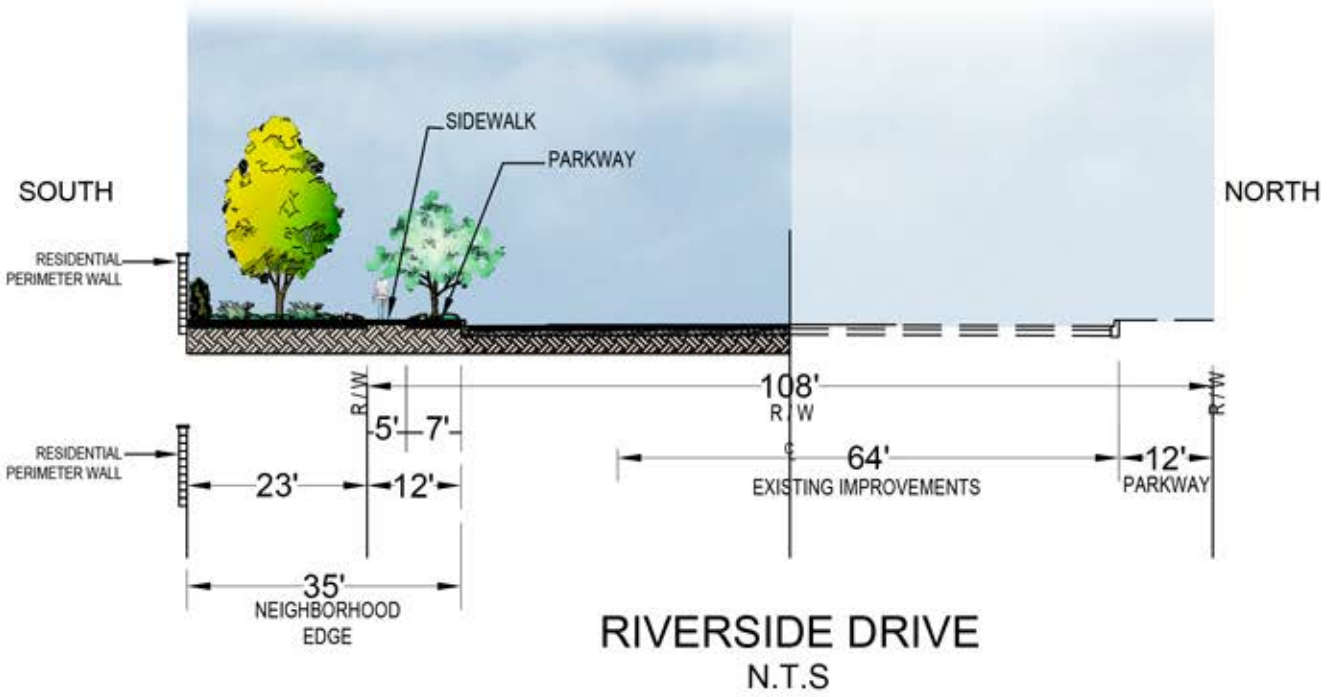
- PRIMARY ENTRY MONUMENT
- SECONDARY ENTRY MONUMENT
- NEIGHBORHOOD ENTRY MONUMENT
- ARMSTRONG PARK
- LANDSCAPE AREA
- NEIGHBORHOOD EDGE
- POCKET PARKS (LOCATIONS SHOWN ARE CONCEPTUAL)
- CHARLOTTE ARMSTRONG TRAIL

EXHIBIT 7-2: Conceptual Landscape Plan



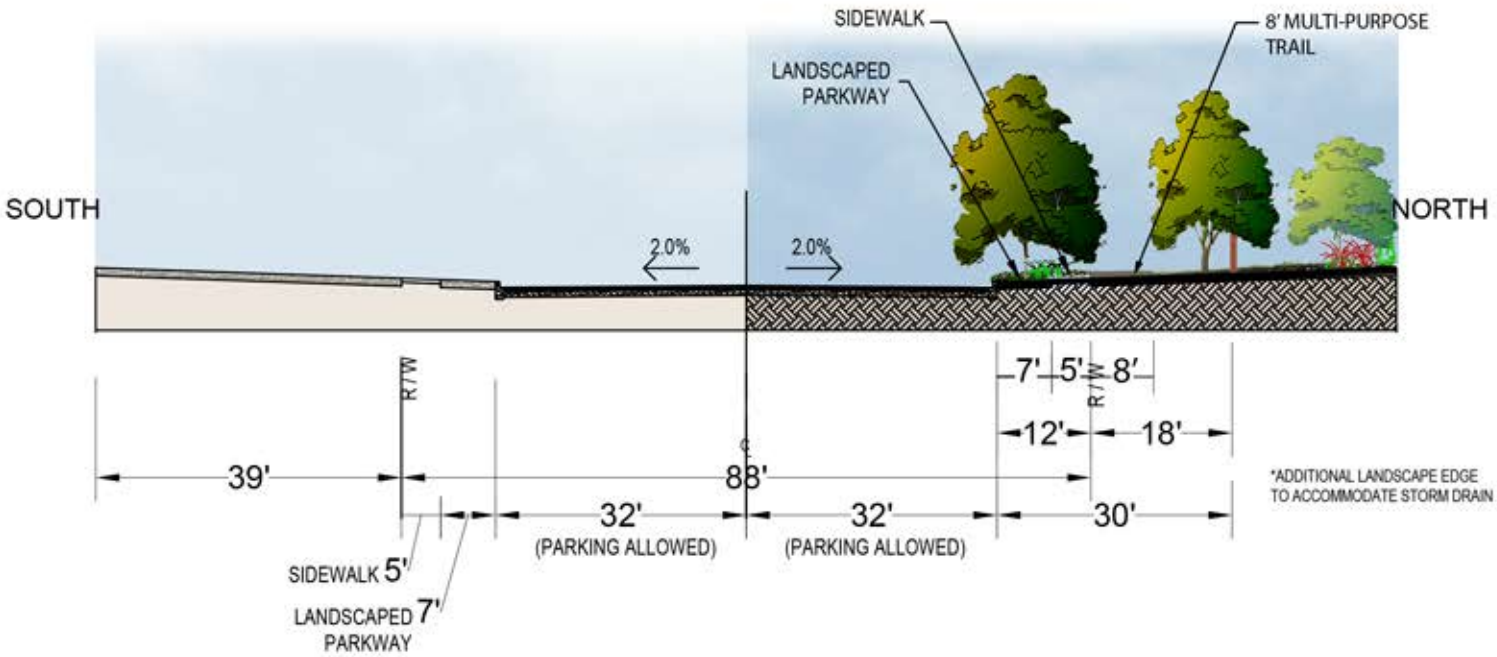
BOTANICAL NAME/COMMON NAME	SIZE (Height x Spread)	SPACING	SYMBOL
Platanus acerifolia 'Bloodgood'/London Plane Tree	40' x 30'	at 30' o.c.	
Chitalpa tashkentensis 'Morning Cloud'/Chitalpa	25' x 25'	at 25' o.c.	
Quercus suber/Cork Tree	60' x 30'	at 30' o.c.	

EXHIBIT 7-3: VINEYARD AVENUE SECTION/PLAN

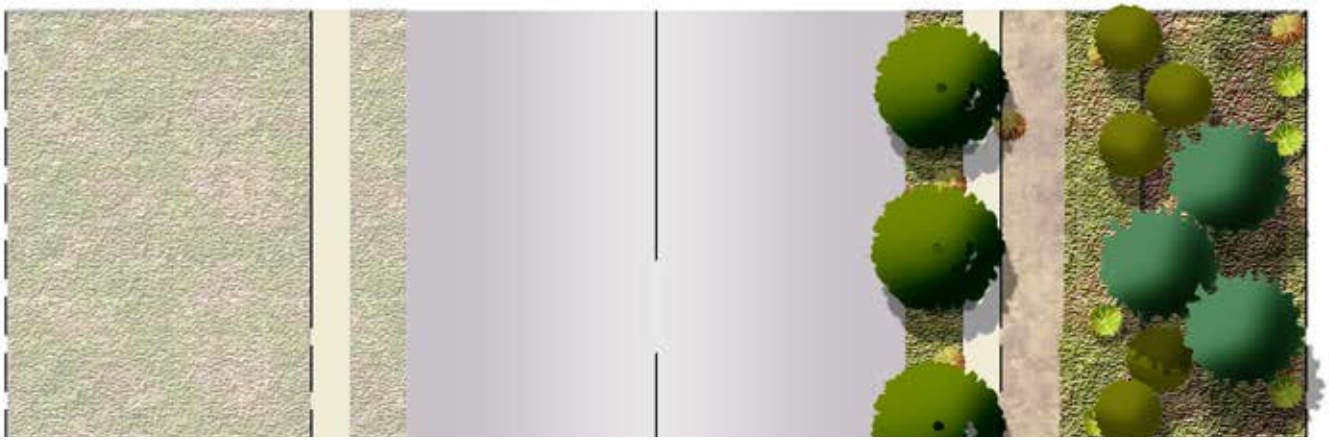


BOTANICAL NAME/COMMON NAME	SIZE (Height x Spread)	SPACING	SYMBOL
Lagerstroemia indica 'Natchez'/White Crape Myrtle	20' x 12'	at 20' o.c.	
Platanus acerifolia 'Bloodgood'/London Plane Tree	40' x 30'	at 30' o.c.	

EXHIBIT 7-4: E RIVERSIDE DRIVE SECTION/PLAN



CHINO AVENUE
N.T.S



BOTANICAL NAME/COMMON NAME	SIZE (Height x Spread)	SPACING	SYMBOL
Chitalpa tashkentensis 'Morning Cloud'/Chitalpa	25' x 25'	at 25' o.c.	
Magnolia grandiflora 'Majestic Beauty'/Southern Magnolia	60' x 30'	at 30' o.c.	

EXHIBIT 7-5: CHINO AVENUE SECTION/PLAN

7.12 Interior Streetscape Design

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

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

7.12.1 Hellman Avenue

The Hellman Avenue streetscape shall include the following:

- An 7' wide landscaped parkway with a row of street trees per The Ontario Ranch Streetscape Master Plan along both sides of the street.
- A 5' wide pedestrian sidewalk on the south side set behind landscaped parkway.
- A landscaped easement/neighborhood edge of 18' between the R/W and the perimeter wall.
- Drip line irrigation shall be used in areas 10' wide or less and low volume rotary spray in larger areas where CFD maintained. Drip line recommended in all other locations.
- Limit use of turf in parkways, no turf in areas 10' or less except where pedestrian access from parked cars is expected. Use low water use ground covers in parkways that will not be used by pedestrians and in smaller parkways such as between driveways.
- Background trees and shrub masses planted in series of foreground, mid-ground, background layers to help define borders and plant groupings while combining interesting foliage textures and color.
- Monumentation as shown in the Conceptual Landscape Master Plan, **Exhibit 7-2, "Conceptual Landscape Plan."**

The streetscape plan for Hellman Avenue is illustrated in **Exhibit 7-6, "Hellman Avenue Section/ Plan."**

7.12.2 Carpenter Avenue

The Carpenter Avenue streetscape shall include the following:

- An 8' wide landscaped parkway with a double row of street trees in the parkway and behind the sidewalk along both sides of the street per The Ontario Ranch Streetscape Master Plan.
- A 5' wide pedestrian sidewalk set behind landscaped parkway.
- A landscaped easement/neighborhood edge of 7' between the R/W and the perimeter wall.

- A maximum of 50% warm season turf in landscape areas, irrigated by low volume rotary spray in areas no less than 8' wide or drip line irrigation may be used in all locations.
- Limit use of turf in parkways, no turf in areas 10' or less except where pedestrian access from parked cars is expected. Use low water use ground covers in parkways that will not be used by pedestrians and in smaller parkways such as between driveways. Drip line irrigation shall be used in areas 10' wide or less.
- Background trees and shrub masses planted in series of foreground, mid-ground, background layers to help define borders and plant groupings while combining interesting foliage textures and color.
- Monumentation as shown in the Conceptual Landscape Master Plan, **Exhibit 7-2, "Conceptual Landscape Plan."**

The Carpenter Avenue streetscape is illustrated in **Exhibit 7-7, "Street 'AA' and Carpenter Avenue Section/Plan."**

7.12.3 "AA" Street

The "AA" Street streetscape shall include the following:

- An 8' wide landscaped parkway with a row of street trees along both sides of the street selected from Table 7-1 "Plant Matrix-Trees"
- A 5' wide pedestrian sidewalk set behind landscaped parkway.
- A landscaped easement/neighborhood edge of 7' between the R/W and the perimeter wall.
- A maximum of 50% warm season turf in landscape areas, irrigated by low volume rotary spray in areas no less than 8' wide or drip line irrigation may be used in all locations.
- Limit use of turf in parkways, no turf in areas 10' or less except where pedestrian access from parked cars is expected. Use low water use ground covers in parkways that will not be used by pedestrians and in smaller parkways such as between driveways. Drip line irrigation shall be used in areas 10' wide or less.
- Background trees and shrub masses planted in series of foreground, mid-ground, background layers to help define borders and plant groupings while combining interesting foliage textures and color.
- Provide flowering accent trees and large specimen trees within roundabout planter at south terminus of street.
- Monumentation as shown in the Conceptual Landscape Master Plan, **Exhibit 7-2, "Conceptual Landscape Plan."**

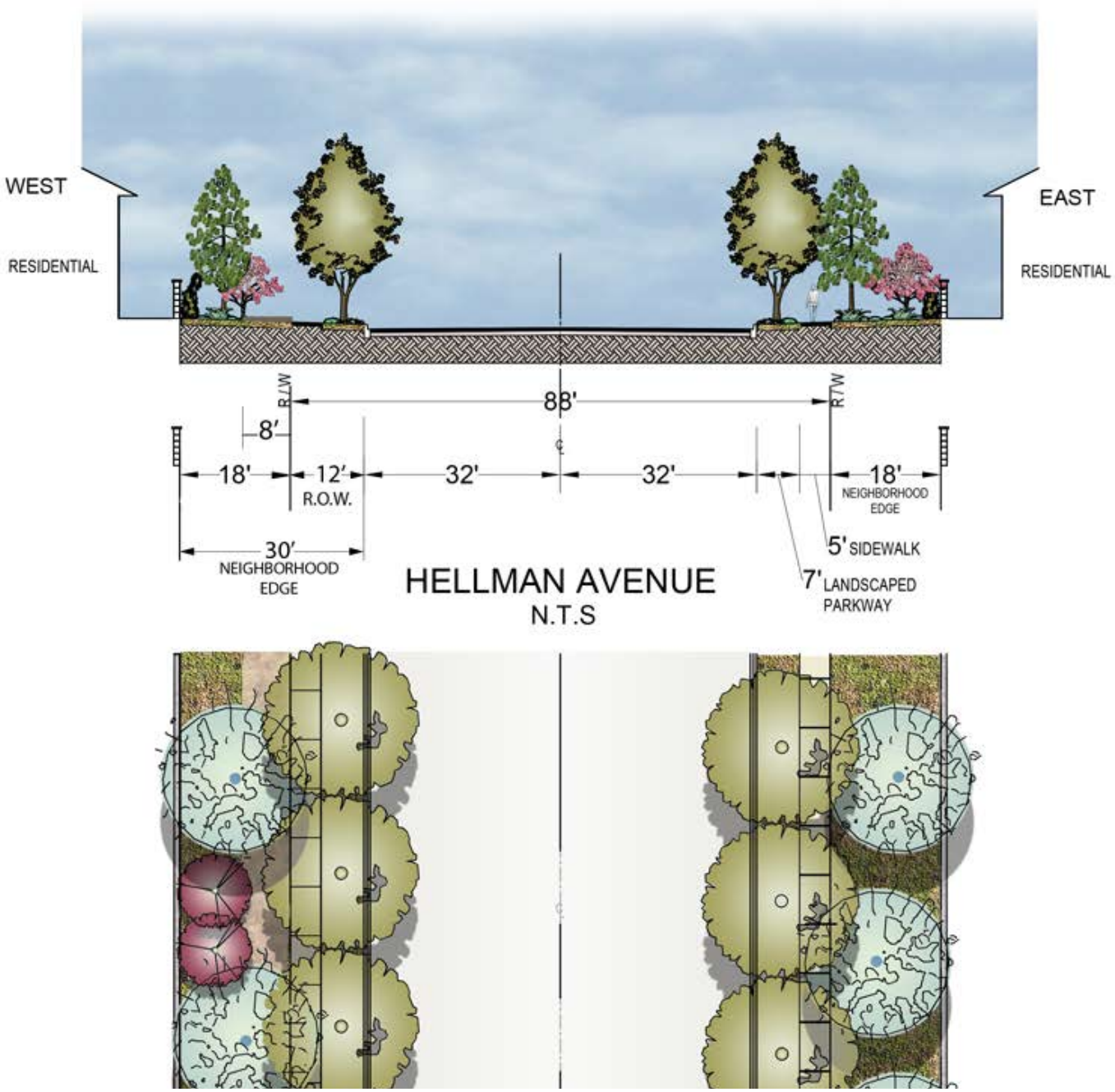
The streetscape plan for "AA" Street is illustrated in E**xhibit 7-7, "Street 'AA' and Carpenter Avenue Section/Plan."**

7.12.4 Neighborhood Streets

Neighborhood Streets streetscapes shall include the following:

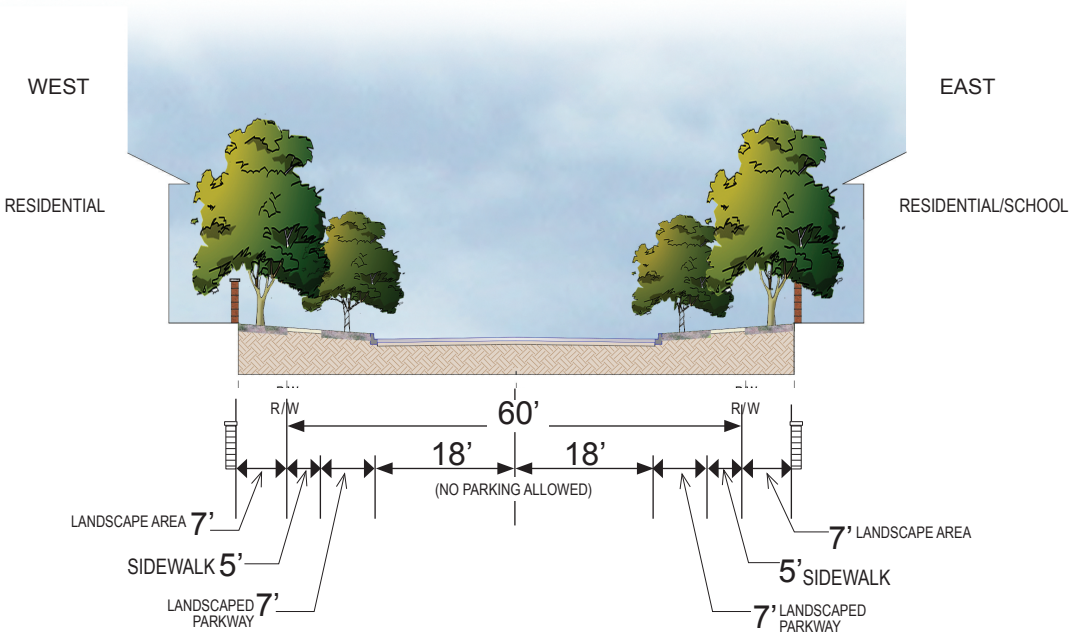
- A 7’ wide landscaped parkway with a row of street trees along both sides of the street selected from Table 7-1, “Plant Matrix-Trees”
- A 5’ wide pedestrian sidewalk set behind landscaped parkway.
- A maximum of 50% warm season turf in landscape areas, irrigated by low volume rotary spray in areas no less than 8’ wide or drip line irrigation may be used in all locations.
- Limit use of turf in parkways, no turf in areas 10’ or less except where pedestrian access from parked cars is expected. Use low water use ground covers in parkways that will not be used by pedestrians and in smaller parkways such as between driveways. Drip line irrigation shall be used in areas 10’ wide or less.
- Background trees and shrub masses planted in series of foreground, mid-ground, background layers to help define borders and plant groupings while combining interesting foliage textures and color.
- Monumentation as shown in the Conceptual Landscape Master Plan, **Exhibit 7-2, “Conceptual Landscape Plan.”**

The streetscape plan for neighborhood streets is illustrated in **Exhibit 7-8, “Neighborhood Streets Section/Plan.”**



BOTANICAL NAME/COMMON NAME	SIZE (Height x Spread)	SPACING	SYMBOL
Liriodendron tulipifera/Tulip Tree	60' x 30'	at 25' o.c.	
Pinus eldarica/Afghan Pine	40' x 30'	at 30' o.c.	
Cercis occidentalis/Western Redbud	15' x 20'	at 18' o.c.	

EXHIBIT 7-6: HELLMAN AVENUE SECTION/PLAN



CARPENTER AVENUE AND "AA" STREET
N.T.S.

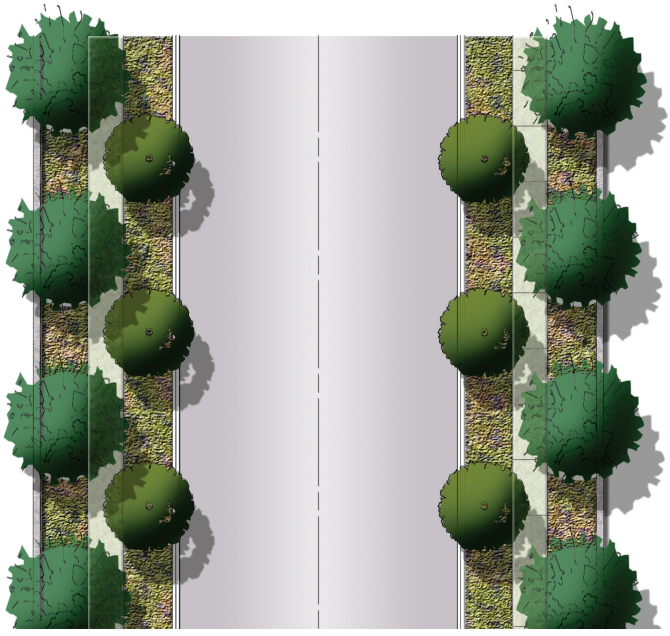
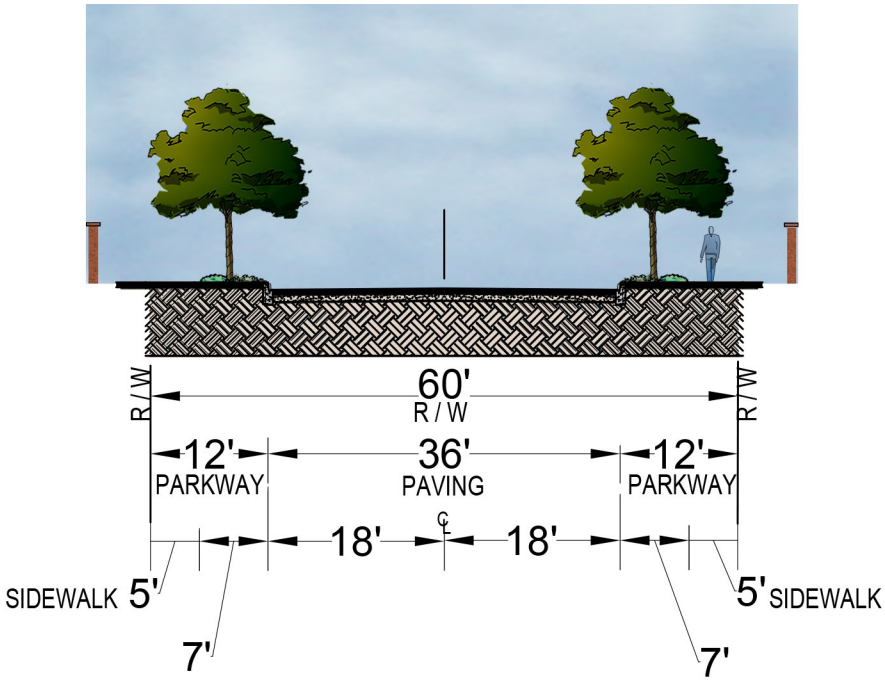


EXHIBIT 7-7: STREET "AA" AND CARPENTER AVENUE SECTION/PLAN



LOCAL STREETS AND CUL-DE-SAC STREETS

N.T.S

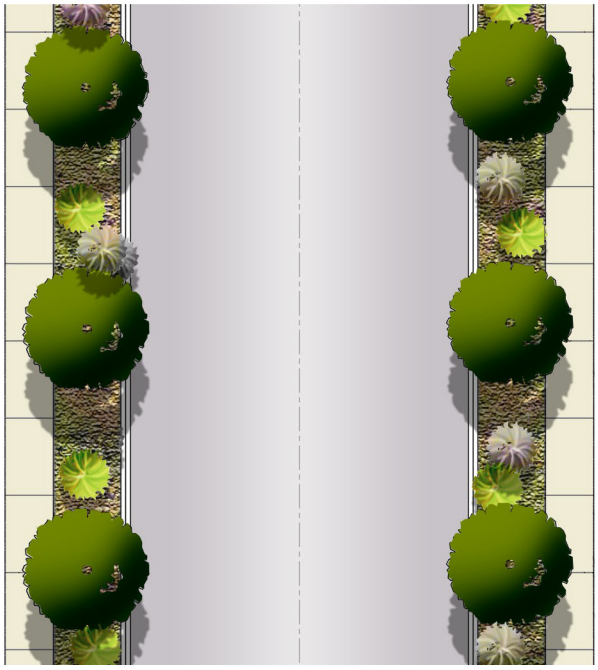


EXHIBIT 7-8: NEIGHBORHOOD STREETS SECTION/PLAN

7.13 Entries and Monumentation

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

Two basic monument treatments are used to set the hierarchy of entries and monumentation: the Primary Community Entry and Monumentation, and the Second Community Entry and Monumentation.

7.13.1 Primary Community Entry and Monumentation

The Primary Community Entry and Monumentation shall include the following:

- 9' high colored block entry pilaster with decorative cap and a pre-cast concrete base to be located at the right side corner to provide an asymmetrical character.
- Project identification signage with "negative cutout" for signage/logo on fabricated raised, black matte panel.
- Freestanding 24" high colored block garden wall with precast concrete cap (approx. 20' long) anchored on each end by 2'-6" high pilasters with decorative precast concrete cap.
- Matching perimeter colored block wall with matching pilasters.
- Use of large multi or single trunk specimen trees to anchor each entry with background landscaping.
- Roses and seasonal perennial flowers to allow for seasonal flowering interest throughout the year.
- Accent trees and shrub masses planted in series of foreground, mid-ground, and background layers to help define borders and plant groupings while combining interesting foliage textures and color.
- Accent lighting of landscape/monumentation.
- Placement of the monumentation shall be in accordance with the Traffic Division's line-of-sight requirements and outside of the public right-of-way.
- Entry monuments shall be designed in accordance with City of Ontario Traffic and Transportation Guidelines for monument placement.

The Primary Community Entry and Monumentation are illustrated in **Exhibit 7-2, "Conceptual Landscape Plan"** and **Exhibit 7-9, "Primary Entry Monumentation."**

Conceptual Elevation facing West from Hellman Avenue

EXHIBIT 7-9: Primary Entry Monumentation

7.13.2 Secondary Community Entry and Monumentation

The Secondary Community Entry and Monumentation shall include the following:

- Project identification plaque with "negative cutout" for signage/logo on fabricated raised, black matte panel.
- Freestanding 24" high colored block garden wall with precast concrete cap (approx. 20' long) anchored on each end by 2'-6" high pilasters with decorative precast concrete cap.
- Matching perimeter colored block wall with matching pilasters.
- Use of large multi or single trunk specimen trees to anchor each entry with background landscaping.
- Roses and seasonal perennial flowers to allow for seasonal flowering interest throughout the year.
- Accent trees and shrub masses planted in series of foreground, mid-ground, and background layers to help define borders and plant groupings while combining interesting foliage textures and color.
- Accent lighting of landscape/monumentation.
- Placement of the monumentation shall be in accordance with the Traffic Division's line-of-sight requirements and outside of the public right-of-way.
- Entry monuments shall be designed in accordance with City of Ontario Traffic and Transportation Guidelines for monument placement.

The Secondary Community Entry and Monumentation is illustrated in **Exhibit 7-2, "Conceptual Landscape Plan"** and **Exhibit 7-10, "Secondary Entry Monumentation."**

Overall entry monument elevations for primary, secondary, and neighborhood entries are illustrated in **Exhibit 7-11, "Overall Entry Elevations."**

Conceptual Elevation facing East from Vineyard Avenue

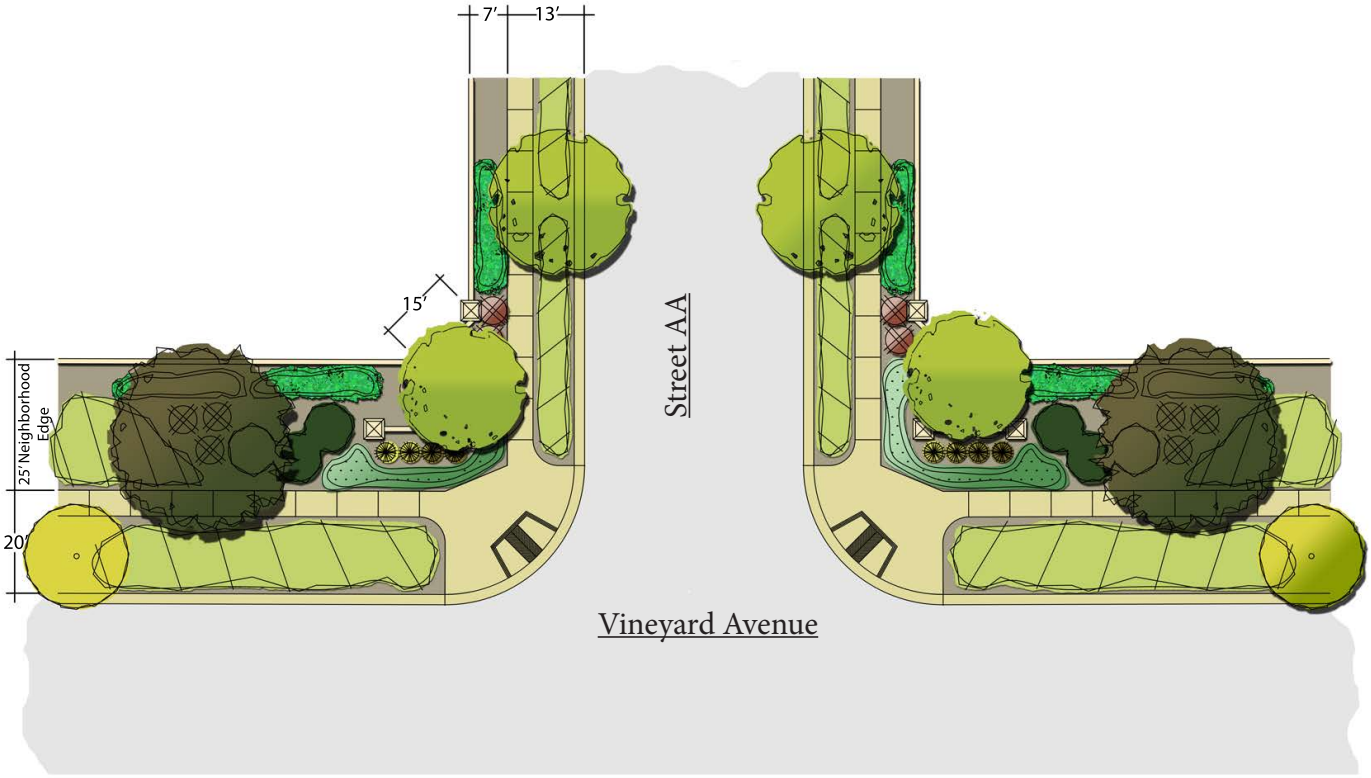
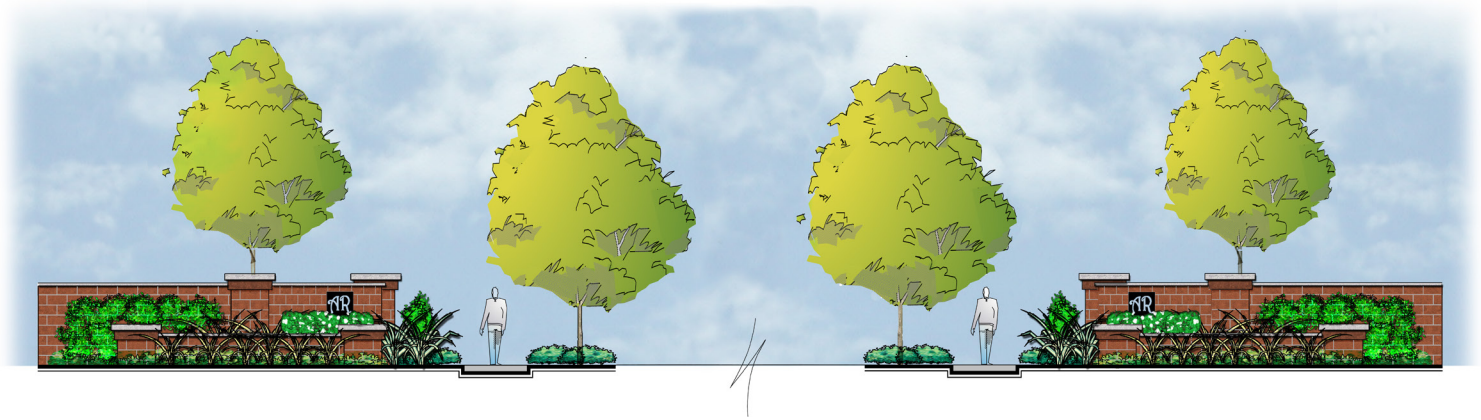


EXHIBIT 7-10: Secondary Entry Monumentation

PRIMARY ENTRY MONUMENT



SECONDARY ENTRY MONUMENT

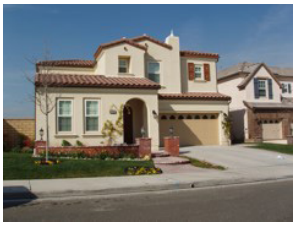
EXHIBIT 7-11: Overall Entry Elevations

7.14 Parks, Paseos, and Private Recreation Areas

The Land Use Plan for Armstrong Ranch includes an overall open space concept including a variety of parks, trails, paseos and private open space areas. The primary open space elements are a centrally located two acre park called Armstrong Park. This park will provide the central gathering space for future residents. Armstrong Park is accessible from adjacent neighborhood streets/sidewalks and is also connected to the proposed Charlotte Armstrong Trail, a themed trail that bisects the Land Use Plan extending from Vineyard Avenue adjacent to proposed Street AA on the west, past Armstrong Park and with open space areas (pocket parks), eventually connecting to the future elementary school site and pedestrian bridge across the existing Cucamonga Channel to connect to the Countryside Specific Plan area and to the existing trail that runs along the east side of the Channel. Open space areas will provide opportunities for community interaction and recreation while promoting neighborhood and community identity. These areas should be aligned together and linked to the Great Park through a network of landscaped streetscape and pedestrian paseos.

7.14.1 Armstrong Park

Armstrong Ranch contains a variety of interconnecting open space elements to encourage interaction and recreational opportunities for future residents. Armstrong Park is sited within the central core of Armstrong Ranch and is a key focal point to the Community. The park is approximately 2 acres





in size and has access points from all planning areas to become the nucleus of the Ranch. The park will contain historic markers, to reinforce the overall design theme as well as rose gardens and thematic landscape planting. Armstrong Park will include active and passive recreational elements. These elements may include themed shade structures, rose gardens and other themed planting areas including tree groves and "idea" gardens. Other elements may include children's play areas/tot lots, shaded seating, picnic areas, walkways, fountains, sculptures, informal turf play area, sports courts and other active recreational areas. Armstrong Ranch is illustrated in **Exhibit 7-12, "Armstrong Ranch."**

7.14.2 Charlotte Armstrong Trail

The Charlotte Armstrong Trail is an 8 foot wide multi-use trail that runs east and west from Vineyard Avenue to the future pedestrian bridge that crosses the existing Cucamonga Channel providing the primary walkway experience within the community while connecting each individual planning areas and neighborhoods. The trail is proposed along the north side of proposed Street AA from Vineyard Avenue and meanders through smaller pocket parks within Planning Area 4 and along a neighborhood street to Hellman and beyond to the proposed school to the pedestrian bridge connection. The trail may have elements such as rose gardens, interpretive markers, thematic fencing, and accent planting to reinforce the overall community theme. Charlotte Armstrong Trail is illustrated in **Exhibit 7-13, "Charlotte Armstrong Trail."**

7.14.3 Paseo Greenbelts

Pedestrian circulation is highly encouraged within Armstrong Ranch. Landscape easements are provided along major roadways and are encouraged within the neighborhood communities. Armstrong Ranch may have a network of paseos leading to several neighborhood pocket parks.

- Paseo walkways should be designed to provide connections to adjacent neighborhoods as well as link parks to dedicated neighborhood edge treatments and enhanced landscaped areas.
- Seating areas are encouraged.
- Enhanced paving at paseo connections where pedestrian circulation crosses roadways in appropriate locations and as approved by City of Ontario Planning, Public Works, and Engineering Departments are encouraged. Enhanced paving is not permitted within public rights of ways.
- Paseos should provide strong connections to the Great Park, the schools and the neighborhood edges.
- Lighting and trash receptacles to be provided at seating areas.
- Bike racks provided at transit stops and other locations serving as a point of departure to and from the path.
- The pocket parks are intended to provide minor amenities, and should be designed with strong neighborhood "eyes-on" approach. Pocket parks should range between 1/4 – 2 acres in size.

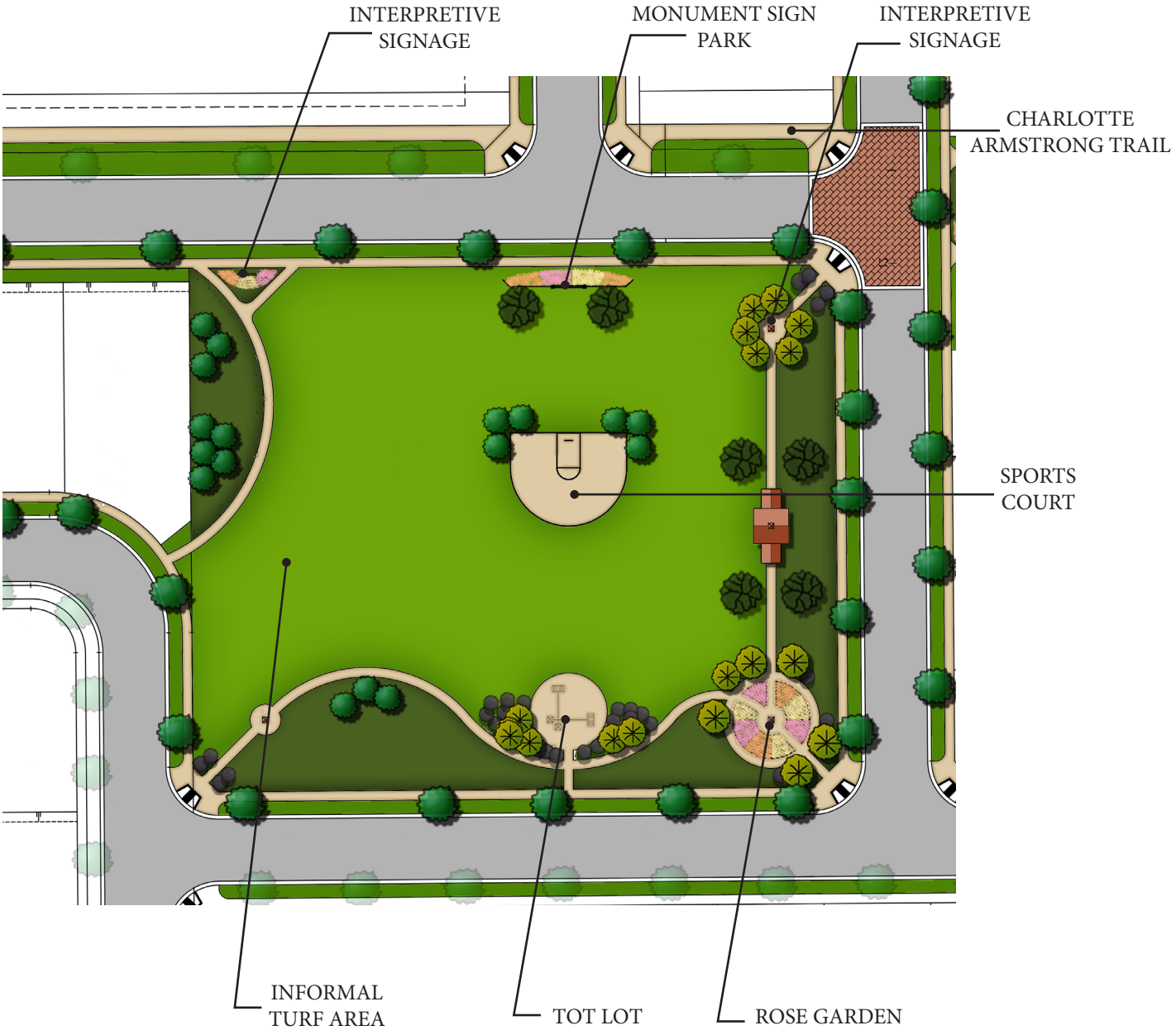


EXHIBIT 7-12: Armstrong Park

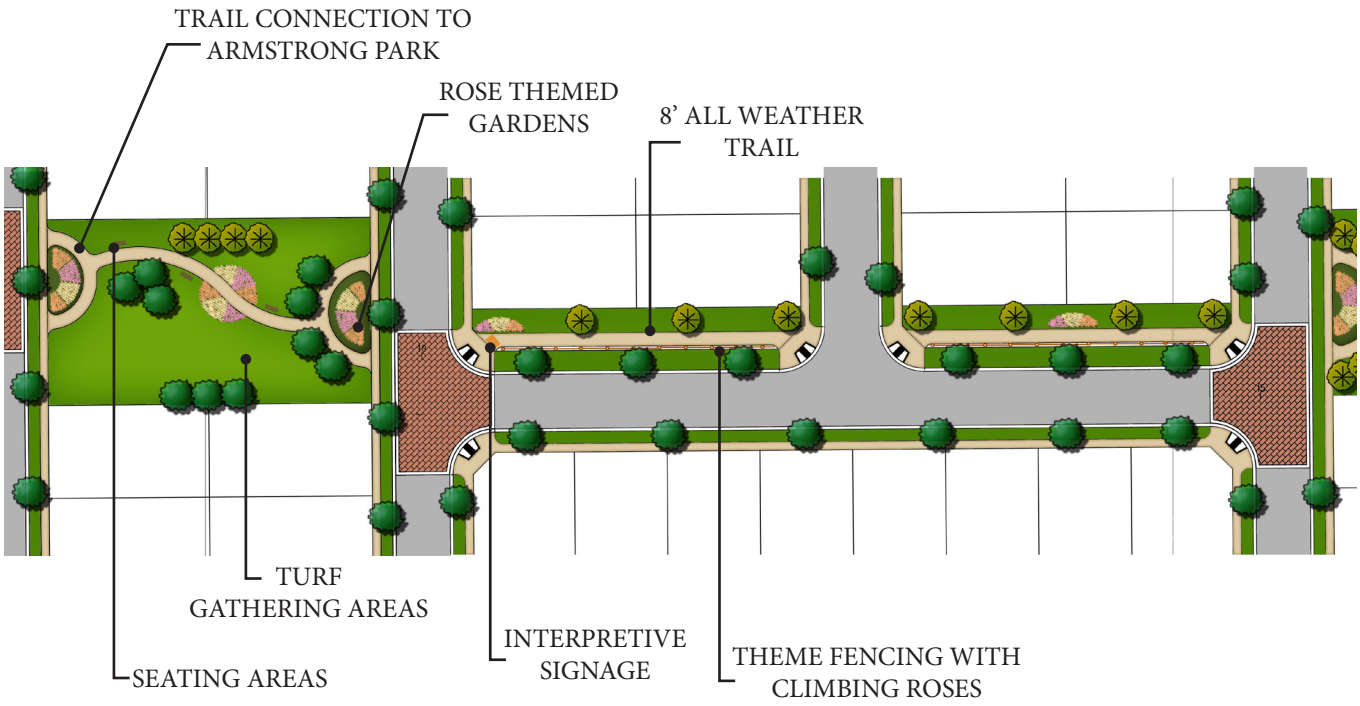


EXHIBIT 7-13: Charlotte Armstrong Trail

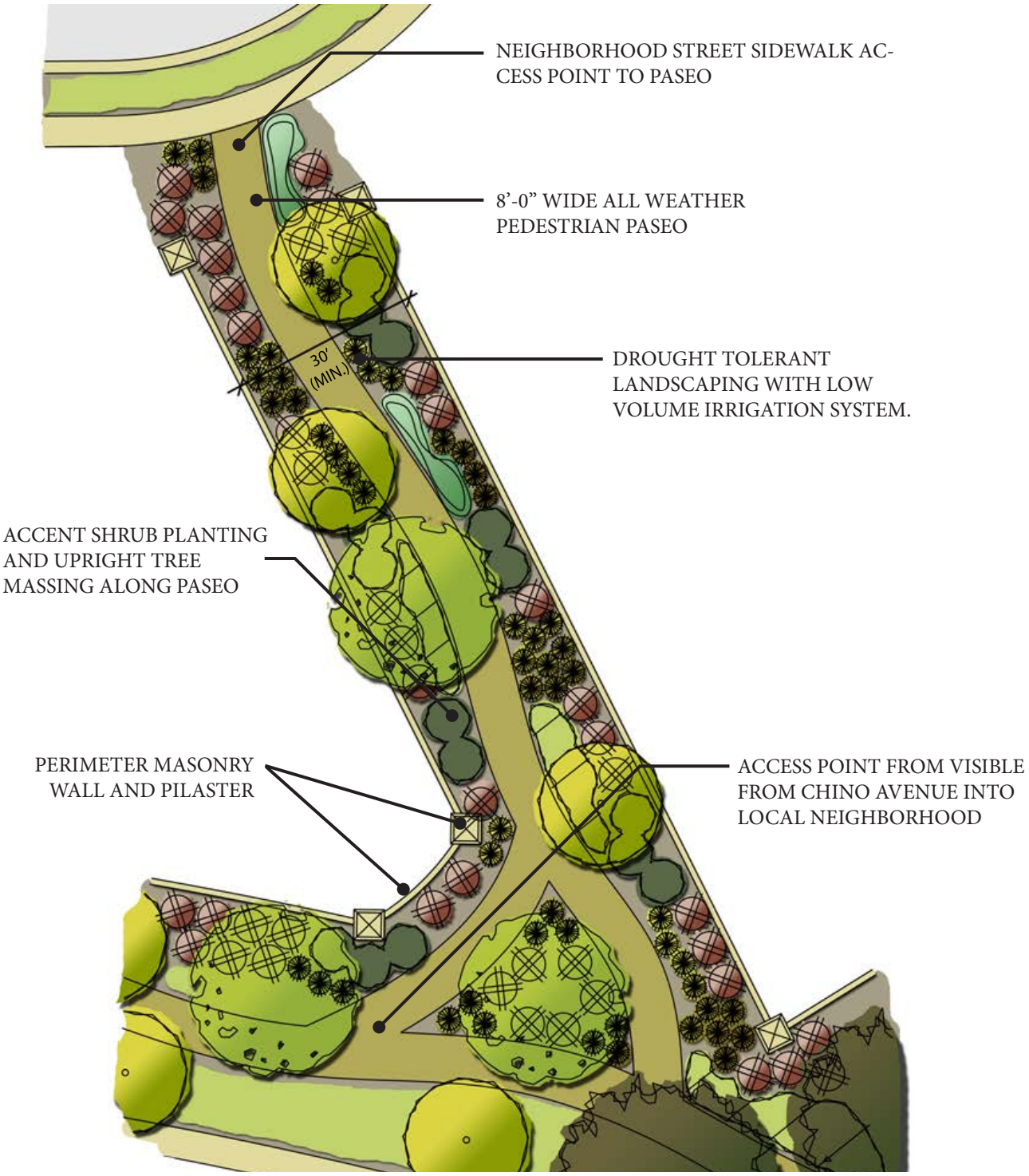


EXHIBIT 7-14: Paseo Greenbelt Concept

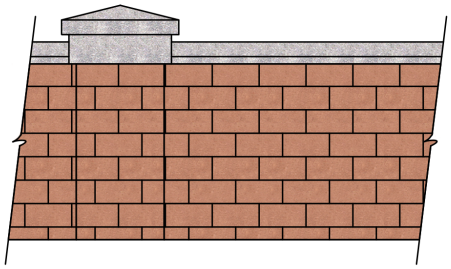
The Pocket parks may contain the following amenities:

- ADA accessible paseo walkways.
- Landscaping to harmonize with the surrounding streetscapes utilizing trees, shrubs, and groundcovers identified in the plant matrix. Large specimen trees should be used within the open turf areas to help provide shade and screening of unwanted views. Accent trees should also be used at pedestrian entries.
- Warm season turf is recommended for recreational use projects including park, sports fields and open spaces where turf provides a playing surface.
- Pole mounted light fixtures with cut-off shields where appropriate, should be utilized and spaced at adequate intervals for safety and security.
- Open turf play areas.
- Children's tot lot play areas to include play structures and equipment staged to allow for separated use based on age of users. The tot lot play areas should also follow ADA guidelines and provide access and proper fall zone spacing based off of equipment selected. ADA accessibility to equipment shall be provided on compliant surfacing material. Seating areas shall be located near the tot lot play areas to provide areas for parental supervision. Tot lot play areas should be set back from the roadway and located away from busy streets.
- Low scale lighting shall be provided within the pocket parks.
- Provide lockable bike parking within the pocket parks.

7.14.4 Neighborhood Pocket Parks

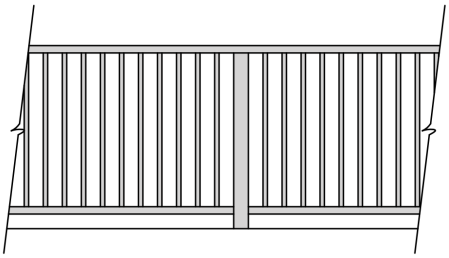
Paseo pocket parks may contain one or more of the following amenities:

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



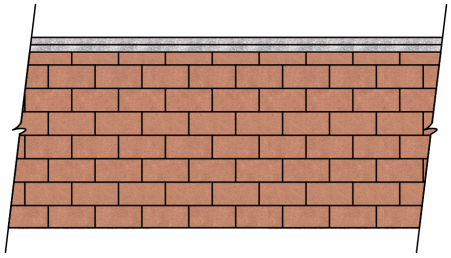
COMMUNITY THEME WALL AND PILASTER

Community theme wall with colored block pilaster along project perimeter.



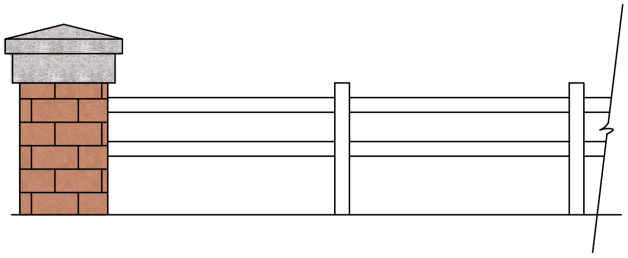
TUBULAR STEEL VIEW FENCE

Open tubular steel fencing is typically utilized in rear yards where view preservation is desirable.



COMMUNITY THEME WALL

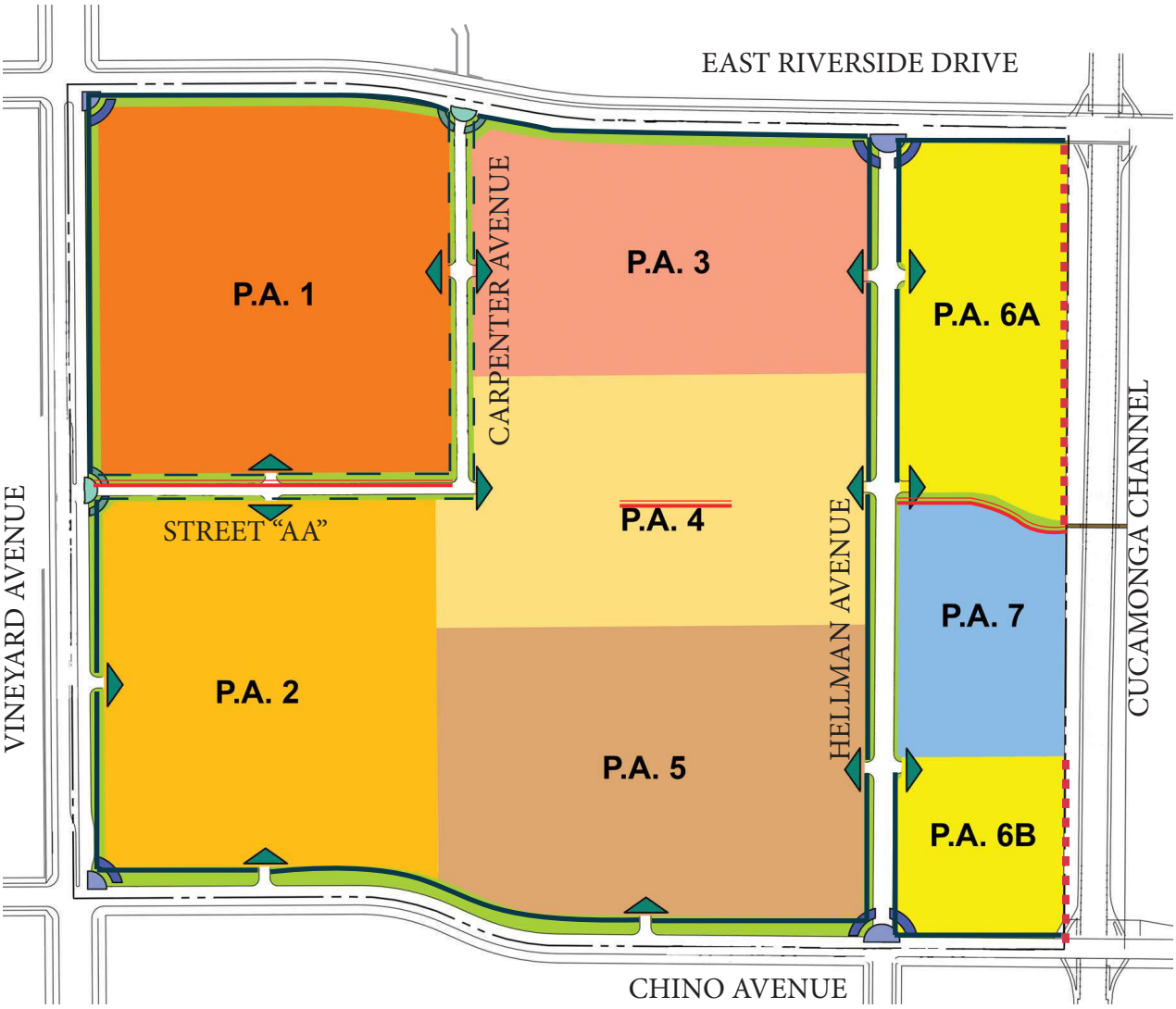
Community theme colored split-face block wall along project border.



COMMUNITY ACCENT FENCE

Low decorative fence with colored block pilaster along project perimeter.

EXHIBIT 7-15: Wall and Fence Elevation Details



LEGEND

COMMUNITY THEME WALL AND PILASTER

COMMUNITY THEME WALL. SEE NOTE 1

COMMUNITY ACCENT FENCE. SEE NOTE 2

TUBULAR STEEL VIEW FENCE

NOTE 1: ALSO AT CORNER LOTS BETWEEN SIDE YARD AND LETTERED (OPEN SPACE) LOT

NOTE 2: ALSO WITHIN PARK AREAS IF FENCE IS PROPOSED

EXHIBIT 7-16: Wall and Fence Plan Details

The concept for paseos within Armstrong Ranch is illustrated in **Exhibit 7-14, "Paseo Greenbelt Concepts."**

7.15 Community Walls and Fencing

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

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

7.15.1 Community Walls

Community walls shall be built with attractive and durable materials. They shall be decorative in nature and colored, finished precision block walls with natural precast concrete caps (All community wall materials and colors are subjet to planning approval). Decorative accent pilasters shall be incorporated along the Specific Plan perimeter boundary and at all neighborhood and paseo portal entries along project perimeter community wall treatment is illustrated in **Exhibit 7-15, "Wall and Fence Elevation Details,"** as well as **Exhibit 7-16, "Wall and Fence Plan Detail."**

7.15.2 Solid Walls and Fencing

Reverse frontage walls and any wall return that is visible from public view shall be constructed of decorative finished precision block, plastered, or stuccoed and should complement color schemes utilized by developers in Armstrong Ranch. Decorative caps and the use of pilasters to help enhance the perimeter appeal of the walls are encouraged. Walls hidden from public view shall either be of slump or precision block that is veneered, burnished using color other than common gray. Wall color shall complement the color of the exterior wall, which is in public view. Fences shall be constructed of ornamental steel or iron, wood-like appearance or PVC materials. Other materials may be approved by the City of Ontario. Neighborhood block walls at side yard returns and property lines shall be 6' in height.

7.15.3 Open Fencing

If applicable, open fences should be located in the rear yards of those properties abutting large slope areas where the adjacent property is a minimum of 5' above/below the house pad or where higher density communities are served via a "gated entry." These fences allow openness but not physical

access; they shall be 5'-6" high and made of tubular steel and/or Lexan glass panel construction. Areas where open fencing occurs will be subject to review by the City of Ontario.

7.15.4 Combo Walls

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

7.16 Outdoor Lighting

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

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

7.16.1 Entry Monuments

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

7.17 Landscape Standards

Landscape plantings in public areas should reflect a commitment to both developing a "sense of place" and maintaining harmony with the Ontario Ranch. All City maintained landscapes shall conform to the City of Ontario's Landscape Development Guidelines and The Ontario Ranch Streetscape Master Plan.

- A landscape architect licensed in California shall be retained to prepare planting and irrigation plans for all public areas. Arrangement of plants should incorporate the concepts of mass

planting; plants should be placed to allow them to grow to their natural sizes and forms, and sheared hedges should be kept to a minimum.

- Trees improve environmental quality and increase the economic, physical and social health of communities. A variety of evergreen and deciduous trees is important to create a well balanced and healthy urban forest. Larger trees shall be used where adequate space exists for the greatest benefits. Strategically locate trees to shade buildings and cool paving, sidewalks and parking areas in summer and to provide a wind block and sunlight in winter.
- Plant selection and irrigation design shall be appropriate with Ontario's regional climate (Zone 18) classified as Mediterranean.
- The plant matrix included as part of the Design Guidelines offers a suggested plant palette for Armstrong Ranch. While the plant matrix should not be considered as an all-inclusive listing of permitted plant materials, plantings in public areas should draw primarily from this palette for visual community continuity.
- Plant selection shall include durable, disease-resistant, non-invasive plants appropriate for the site. Irrigation shall conform to hydrozones and be efficient with run times based on the weather using smart controllers and sensors for weather or soil moisture.
- Where appropriate, bio-swales should be utilized to minimize direct drainage runoff from open space landscaped areas and filter out pollutants prior to discharging into storm drain inlets.

7.17.1 Front Yard Landscapes

Plantings in front yards may vary substantially from the plant matrix, but should retain some of the character and style of the public plantings. No more than 25% of the total square footage of any front yard shall be lawn; the balance shall be composed of shrubs and ground-covers, with an emphasis on drought tolerant plant species. In an effort to further reduce the use of landscape irrigation, "California Friendly" concepts are encouraged to be incorporated and designed into the Developer installed front yard landscapes. Landscapes shall be designed to use water efficiently without waste to the lowest practical amount and comply with the City of Ontario's Landscape Development Standards.

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

7.17.2 Soil Testing

Soil samples shall be taken from several locations after the completion of rough grading operations, and a reputable soil-testing laboratory shall perform an agronomic soils test. The test shall assess soil fertility needs for water-wise California native and Mediterranean plant types. No planting shall take place until the soil has been properly prepared based on the recommendations of the soils testing laboratory.

7.17.3 Slope Landscaping

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

7.17.3.1 Residential Interior Slopes

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

7.17.4 Streetscape Landscaping

- All city maintained landscapes shall conform to the City of Ontario's Landscape Guidelines and The Ontario Ranch Streetscape Master Plan.
- Low groundcovers may be used in traditional turf areas like parkways.
- All new plantings within the Armstrong Ranch shall draw substantially from the plant matrix included in these Design Guidelines,
- All streetscape landscaping within the Armstrong Ranch will be implemented by the Developer in accordance with this Specific Plan.

- The Developer shall install all primary and secondary improvements concurrently with the construction of the roadway on which they front. Neighborhood intersections shall be constructed as each neighborhood street is built.
- The Developer shall provide site inspection of all construction and installation of entries and intersections in accordance the City of Ontario requirements.
- Parkways and right-of-ways shall be landscaped with living plant material less than 18" high, automatically irrigated and contain street trees per the Master Street Tree Plan spaced 25'-35' apart and coordinated with utility setbacks.
- Landscaping and irrigation should comply with the City of Ontario's Landscape Development Standards and The Ontario Ranch Streetscape Master Plan.

7.17.5 Irrigation Design

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

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

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

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

BOTANICAL NAME	COMMON NAME	VINEYARD AVENUE (PER TOP STREETSCAPE MASTER PLAN)	EAST RIVERSIDE DRIVE (PER TOP STREETSCAPE MASTER PLAN)	CHINO AVENUE (PER TOP STREETSCAPE MASTER PLAN)	HELLMAN AVENUE (PER TOP STREETSCAPE MASTER PLAN)	CARPENTER AVENUE	STREET "AA"	NEIGHBORHOOD STREETS	PRIMARY COMMUNITY ENTRIES	SECONDARY COMMUNITY ENTRIES	NEIGHBORHOOD ENTRIES	PASEO TRAIL SYSTEM	NEIGHBORHOOD PARKS
TREES													
Cercis occidentalis	Western Redbud				•		•	•	•	•	•		•
Chitalpa tashkentensis 'Pink Dawn'	Pink Dawn Chitalpa	•		•							•	•	
Heteromeles arbutifolia	Toyon			•		•	•	•	•	•		•	•
Lagerstroemia indica 'Natchez'	White Crape Myrtle	•	•					•	•		•		
Liriodendron tulipifera	Tulip Tree				•	•	•						
Magnolia g. 'Majestic Beauty'	Southern Magnolia			•				•	•	•		•	•
Pinus eldarica	Afghan Pine				•					•			•
Pinus pinea	Italian Stone Pine								•	•		•	
Platanus acerifolia 'Bloodgood'	London Plane Tree	•	•						•	•		•	
Quercus agrifolia	Coast Live Oak												•
Quercus suber	Cork Tree	•				•	•					•	•
Schinus molle	California Pepper Tree					•	•	•	•	•		•	
SHRUBS													
Anigozanthus flavidus	Kangaroo Paw					•	•		•	•		•	
Arbutus unedo 'Compacta'	Strawberry Tree	•										•	
Baccharis 'Centennial'	Coyote Bush			•				•				•	
Buxus japonica	Japanese Boxwood			•		•	•		•	•			
Callistemon c. 'Little John'	Bottlebrush					•	•		•	•	•		
Cistus purpureus	Common Rockrose		•	•								•	•
Cistus species	Rockrose		•	•									
Cotoneaster lacteus	Cotoneaster		•					•					
Grevillea species	Grevillea			•	•								
Hemerocallis hybrids (evergreen)	Daylily - mixed colors	•		•		•	•		•	•			
Heteromeles arbutifolia	Toyon					•	•		•	•	•		
Ilex aquifolium	English Holly		•					•				•	•
Mahonia aquifolium	Oregon Grape		•										
Mahonia aquifolium 'Compacta'	Compact Oregon Grape		•									•	
Mahonia repens	Creeping Oregon Grape		•										•
Myrtus communis 'Compacta'	Dwarf Myrtle		•										
Nandina domestica	Heavenly Bamboo										•	•	•
Pittosporum tobira 'Variegata	Variegated Tobira			•				•				•	•
Rhus integrifolia	Lemonade Berry											•	
Rosa 'Alba Meidiland'	White Meidiland Rose		•						•				

TABLE 7-1: Plant Matrix

BOTANICAL NAME	COMMON NAME	VINEYARD AVENUE (PER TOP STREETSCAPE MASTER PLAN)	EAST RIVERSIDE DRIVE (PER TOP STREETSCAPE MASTER PLAN)	CHINO AVENUE (PER TOP STREETSCAPE MASTER PLAN)	HELLMAN AVENUE (PER TOP STREETSCAPE MASTER PLAN)	CARPENTER AVENUE	STREET "AA"	NEIGHBORHOOD STREETS	PRIMARY COMMUNITY ENTRIES	SECONDARY COMMUNITY ENTRIES	NEIGHBORHOOD ENTRIES	PASEO TRAIL SYSTEM	NEIGHBORHOOD PARKS
SHRUBS (Cont'd)													
Rosa floribunda 'Iceberg'	Iceberg Rose	•							•			•	
Rosmarinus officinalis and hybrids	Rosemary		•	•						•		•	•
Strelitzia reginae	Bird of Paradise								•	•	•		•
Viburnum tinus 'Spring Bouquet'	Spring Boquet Laurustinus			•		•	•	•					
GROUNDCOVERS													
Baccharis pilularis 'Twin Peaks'	Dwarf Coyote Brush												
Cistus sp.	Rock Rose												
Pelargonium peltatum	Ivy Geranium		•	•		•	•						
Pennisetum sp.	Fountain Grass								•	•	•		
Rosa 'Flower Carpet'	Flower Carpet Rose								•				
Rosmarinus o. 'Prostatus'	Prostrate Rosemary			•								•	
Trachelospermum jasminoides	Star Jasmine					•	•		•	•	•	•	•
VINES/ESPALIER													
Campsis radicans	Common Trumpet Creeper										•	•	
Distictus buccinatoria	Red Trumpet Vine											•	•
Hardenbergia violacea	Lilac Vine												
Lonicera sp.	Honeysuckle								•	•	•	•	•
Parthenocissus tricuspidata	Boston Ivy		•	•		•	•						
Rosa varieties	Climbing Rose					•	•						
Trachelospermum jasminoides	Star Jasmine								•	•	•	•	•

*NOTE: Recycled water shall be used for HOA maintained landscape that is not single family owned property.

TABLE 7-2: Plant Matrix (Continued)

This Page Intentionally Left Blank