

2. Architectural Qualities and Concepts

The architectural character of the Eastvale Specific Plan will not focus on any particular architectural theme or style. Rather than restricting architectural style, these guidelines will define some key design features which will help establish community character within the Eastvale Specific Plan. These guidelines provide a conceptual reference for architectural continuity and visual coherence. As such, this section should not be interpreted to require a stringent adherence to any particular style of architecture.

The following architectural design guidelines provide direction for the exterior architecture of future residential and nonresidential structures in the Eastvale Specific Plan. The following guidelines describe four characteristics of structural architecture, as well as recommendations for signing, lighting and equipment screening. These guidelines are not intended to be all-inclusive and variations from specified elements or materials are permitted. Listed features and elements are considered appropriate or acceptable but not necessarily required.

a. Sensitivity

The architectural styles and treatments selected for projects within the Eastvale Specific Plan should exhibit the following characteristics of sensitivity:

- Create a complementary relationship with adjacent projects
- Create architectural continuity for projects within the specific plan
- Authentically replicate selected styles
- Project structural integrity
- Develop a compatible relationship between projects/buildings and open space or recreation areas
- Present an appropriate orientation toward adjacent land uses
- Produce an aesthetically pleasant profile for the specific plan

b. Effect

The architectural styles and treatments selected for projects within the Eastvale Specific Plan should create the following effects:

- Establish and enhance overall character
- Emphasize proper land use relationships
- Avoid visual repetition
- Create a desirable visual environment
- Provide authentic rendition of selected styles
- Create vitality through interaction of styles
- Maintain continuity through the use of similar architectural elements

c. Features

The architectural styles and treatments selected for projects within the Eastvale Specific Plan should incorporate some of the following features:

- Articulated facades
- Varied color palettes with coordinated components
- Low plate lines
- Hip roofs

- Large overhangs
- Changing roof plans
- Horizontal elements
- Recessed entries
- Side-lit doors
- Shutters
- Awnings
- Columns
- Balconies
- Bay/oriel windows
- Paned doors

d. Materials

- Stucco or plaster
- Wood and dimensioned timber
- Board on board
- Stone or rock
- Brick
- Wood shingles
- Composition shingles
- Roof tile
- Metal-seamed roof panels
- Fascia
- Metal or wood window dividers
- Metal or wood railings
- Clear/beveled/etched/frosted/tinted or reflective glass
- Glass block
- Precast concrete
- Sandblasted concrete
- Split-faced block

e. Signs

1. The design of identification, for sale, lease or rent and directional signs including the location, materials, colors, copy and the method of signing, size, and construction shall be approved by the County in accordance with the existing Land Use Ordinance (Article XIX, Ordinance No. 348), except as noted herein.
2. Identification signs are restricted to advertising only the person or company located on the lot. Moving or flashing signs are prohibited. Internally lit signs are preferred.
3. Ground signs shall not be located closer than five feet to any property line.
4. Monument signs shall not exceed a height of 10 feet measured vertically from the base at ground level to the apex of the sign.
5. The area of each directional sign may not exceed four square feet. Maximum height shall be four feet. The sign shall be used for directional purposes only.
6. Signs should be used for the purpose of identification and direction. The design of permitted signs should be architecturally integrated with the building design.

f. Lighting

1. The design of light fixtures and their structural support shall be architecturally compatible with the surrounding buildings.
2. All parking lot and driveway lighting should provide uniform illumination. Accent illumination is recommended at key points such as entrances, exits, loading zones, and drives.
3. Lighting should be shielded and situated so as to not cause glare or excessive light spillage on neighboring sites.

g. Equipment Screening (Commercial and Attached Residential Uses)

1. All roof and ground-mounted equipment shall be screened from public view on all sides.
2. All screening shall be architecturally integrated with the building design and a roof parapet wall shall be used to screen roof-mounted equipment.

3. Landscape Components

The landscape design guidelines detailed in this section establish a reference for the planting of public rights-of-way and common areas. The guidelines include a plant palette and illustrative plans which reflect the quality and image of the Eastvale Specific Plan. The guidelines recognize and encourage the use of landscaping in complementing and enhancing the project architecture and site design. The conceptual Landscape Plan is presented above in Exhibit III-11.

a. Design Concept

The landscape design concept is proposed to create a community theme that reinforces several functional goals such as traffic, circulation and land use definition through the incorporation of historical themes and local character. The proposed plantings are decorative while fulfilling specific functional roles in defining the community's image. Plant materials suggested in the following lists have been selected for their suitability to the area (i.e., they will tolerate a wide temperature range, have low water consumption requirements, and withstand local wind conditions and smog) and additionally, have an inherent shape that does not require ongoing intensive pruning or training. Other plant materials may be selected through administrative revisions as described in Section III.D, Plan Administration.

The landscape design established within this development is based upon the idea of simplicity. The diversity in the selection of plant material is great enough to provide variation and protection from landscape failure caused by disease within a monoculture, yet simple enough to create a design statement which is easy and cost-effective to maintain on a long-term basis.

b. Streetscapes

It is the intent of these landscape design guidelines to establish a recognizable identity for the Eastvale Specific Plan. The primary landscape element of the specific plan will be the streetscape treatments on the major project streets. Several streetscapes have been developed for the Eastvale Specific Plan. Each streetscape incorporates its own suggested