# IRIS PARK

## SINGLE FAMILY DETACHED HOMES

MORENO VALLEY, CALIFORNIA

## PUD GUIDELINES

PASSCO

PACIFICA
Real Estate Investment

# 1.1 How to use this Document

This PUD guideline is for the design of homes within the **Iris Park** neighborhood.

The handbook includes both Standards and Guidelines. Standards are meant to provide information that is more definitive while Guidelines provide a vision for the project.

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# 1.2 Residential Design Standards

**TABLE 1**

| 30X75 LOT SETBACKS/MAX HEIGHT | | | | | |
|---|---|---|---|---|---|
| **FRONT** | | **ENTRY COURTYARD** | **SIDES** | **REAR** | **MAX HEIGHT** |
| TO FRONT OF GARAGE | TO HOUSE | BLDG TO BLDG | | | |
| 3’ | 24' | 6’-2” MIN | 3'-1” | 12'-14’ | 35’ |

This table is provided for quick reference for setback and height information required within the project. Planning officials at the City of can also be helpful regarding determining setback and height requirements for special conditions.

**TABLE 2**

| FLOOR PLAN/ELEVATION TO LOT RATIO | |
|---|---|
| 1-100 LOTS | 3 FLOOR PLANS WITH 4 ELEVATIONS EACH AND 4 COLOR SCHEMES PER ELEVATION |
| | |

This table shows the mix of plan types and elevations suggested within the project to ensure and appropriate amount of variety along the street. However, alternate means of achieving this end are encouraged.



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# 1.3 Residential Design Guidelines

**Varied Plot Plans**

Streets within the project should vary in their architectural character to create a sense of individual ownership and personality.

Make sure similar plans and elevations are plotted as far from one another as possible.

Homes with identical:

floor plan
elevation styles
color palette
orientation

should not be plotted within six (6) lots of one another on either side of the street. However, if one of those four (4) elements are changed, floor plans may be moved closer to one another as follows:

Different floor plans plotted next to one another shall provide different elevation styles with dissimilar color palettes

The same floor plan with different elevation styles, color palettes, and garage orientation can be plotted within two (2) lots of one another

The same floor plan with different elevation styles, color palettes, but the same garage orientation can be plotted within three (3) lots of one another

The same floor plan with different elevation styles, but similar color palettes, and the same garage orientation can be plot- ted within four (4) lots of one another

The same floor plan with the same elevation style, dissimilar color palettes, and different garage orientation can be plotted within five (5) lots of one another

**Elevations & Front Yards**

Minimum roof pitch 3:12

All windows and doors should be trimmed. Each elevation style should have a different trim design in keeping with the style of the home. This trim should be composed in accordance with the style.

Elevations should be painted in an architecturally authentic way based on the elevation style's historical precedents

Each elevation style should have a different roofing color.

Entry Courtyards should have a minimum width of 6'-2"

All elevations visible from streets or common open space should have the same level of detailing as is present on the front elevation.

Varied window grid patterns in each elevation style is recommended. The grid pattern should be historically accurate.

Front elevation siding/veneer, if different from that on the side elevations, should return a minimum of 3' down the side elevations.

Windows in garage doors should be optioned



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A walkway should join principle entry doors directly to the public sidewalk

Trash & recycling bins should be screened fully with walls or fencing in keeping with the architectural style of the home

Composition shingle roofing should be 40 year minimum

Minimum plate heights:

9' for first & second floor

Foundation walls should be painted to match siding where visible from streets or common open space

Condenser units should be placed in private side yards to screen them from view

**Massing**

Minimize building height when possible and appropriate to the style of the home.

Try to use side to side roofs and hip main spans whenever possible to minimize the impact of the roof on neighboring homes.

Use single story porches & verandas against two story masses to help break them down.

**Proportion**

Individual building elements and masses should be sized in proportion to one another.

Entry elements can be proportioned so as to make them the dominant feature of an elevation.

To reduce the proportional dominance of garage doors on any elevation style, they should be more detailed in design so as to become an important part of the elevation's style - rather than a large block of uninteresting color.

Proportion plays an important part in authentically interpreting historically accurate styles. Pay close attention to the images presented in the style palette section for clues relating to each style's treatment of various design elements.

**Scale**

Scale is important in that elements of a building's composition need to be in balance, as do buildings sited next to one another. That is to say, one element of a building shouldn't be so dominant so as to "out-weigh" other elements in a building's makeup. Likewise, a building on one site, should not dominate a building on an adjacent lot.



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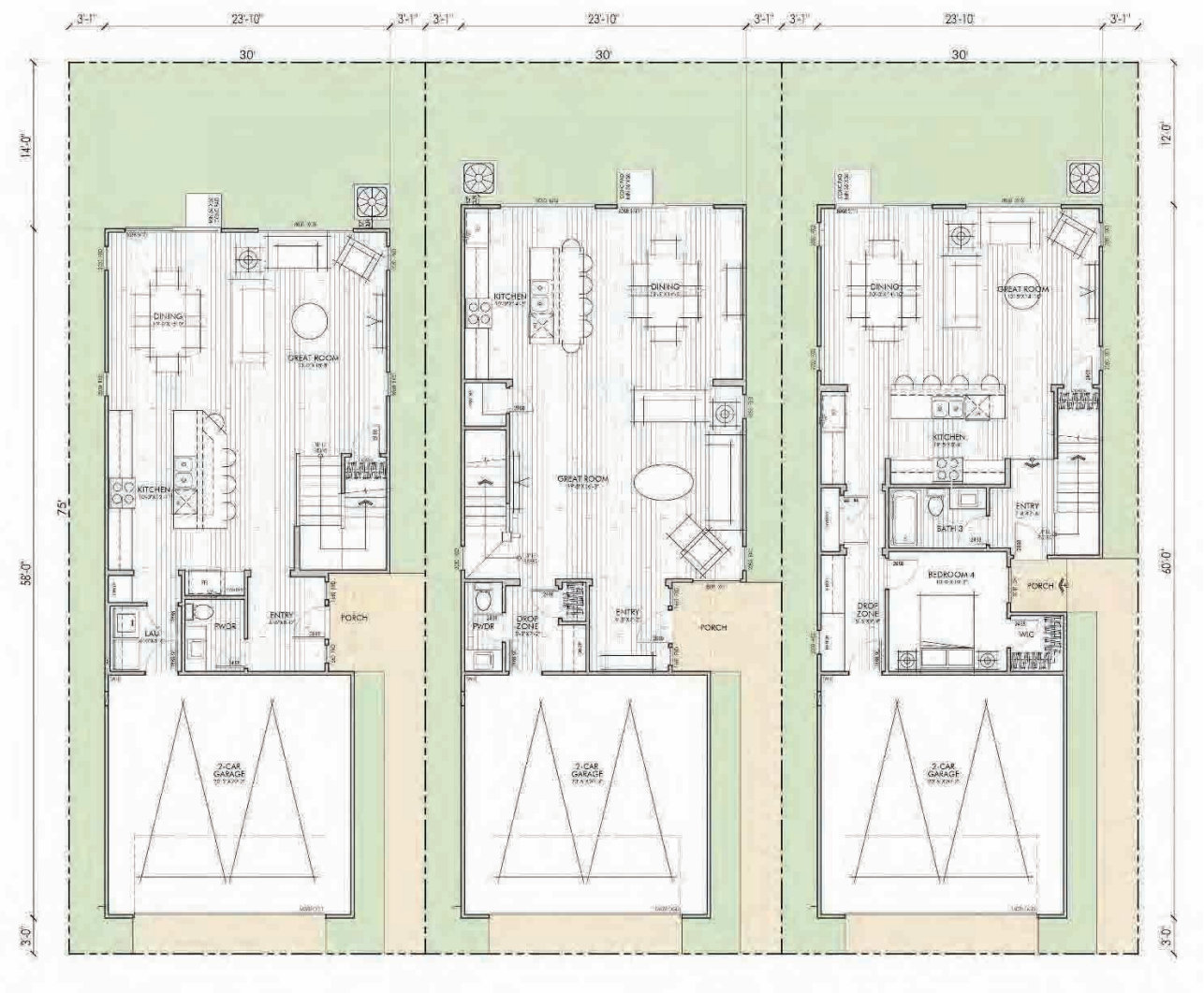
# 1.4 Typical Lot Module

This typical lot module demonstrates how the homes are meant to be plotted throughout the project. Note the typical setback dimensions.




30x75 Lots
Fig. 1



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# 1.5 Style Palettes

This section will focus on the architectural styles envisioned for the housing in Iris Park. Three architectural characters are proposed including Farmhouse, Spanish & French. The following images & text will give an outline of each styles roof & detail hallmarks for reference.



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Typical FRENCH Elevation

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# French

A French style house can be simple or more complex in form with steeper roof pitches and lower, “broken pitch” shed roofs covering porch elements to break down the scale of the structure. Gable, shed or hip dormers can be employed to give the home a more cottage feel. Also, bay and bow windows are hallmarks of the style. It is versatile as it works well with both single and two story masses.

**Roof**

Roofs usually have steeper pitches as gables, hips, or a combination of both. As mentioned, broken pitch sheds are common, as are dormers in various forms

**Materials**

Siding (sometimes combined with gable element being different than body)

- Stucco
- Lap siding
- Board & Batten
- Masonry elements including both brick and stone can be good choices to help breakdown the scale where needed. There is precedent for both wainscots and full height masonry

Roofing

- Concrete tile (slate or shake)
- Composition shingles (40 year – high profile)
- Small areas of metal may be acceptable

**Fenestrations**

Windows

- Windows should be vertical rectangles with a regular muntin pattern. 3050 SHs are a good choice and can be paired together to create more interesting glazing expressions to the street.

- Bay & bow window elements are also common as mentioned.

Doors

- Entry doors represent a great opportunity to create a sense of individuality. Doors can be of many different arrangements and may include glass in the upper panel with mulled sidelights.

- Garage doors should have a “carriage door” design with X bracing and arched top panels. Decorative hinge & handle hardware options are encouraged

**Porches & Balconies**

Columns

- Tapered classical round
- Square with smooth finished wood
- Masonry columns are common

Posts

- 6x8 with the 8” façade facing the street in single or multiple groupings
- Corbels with simple to complex designs



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- Simple collar banding and skirting can help finish the posts at the top and bottom

Railings

- Various wood railings from simple to complex, including plank picket designs
- Painted metal from simple to complex

Detailing

- Shutters can be in a variety of design patterns, but usually more informal
- Gables vents & windows
- Flower boxes
- Exposed rafter tails, sometimes with shaped ends

  Arched top or shed dormers
- Masonry sills & lintels at windows

Lighting

- Top to bottom tapered designs with grid patterns
- There is precedent for many different finishes

**Colors**

Body
- Light tones
- Middle tones
- Some precedent for dark tones

Trim
- Off whites
- Middle tones when paired with light tone bodies
- Dark tones when paired with middle tone bodies.

Accents
- Middle tones
- Dark tones
- Jewel tones

Windows
- Middle tones
- Dark tones

Roofs
- Middle tones
- Some precedent for dark tones

Doors
- Entry doors
  - Wood stain
  - Shutter color
- Garage doors
  - Trim color
  - Body color
  - Some precedent for shutter color

Masonry
- Brick Veneer: light and middle tones
- Stone Veneer: middle tones



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Typical FARMHOUSE Elevation

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# Farmhouse

Drawn from the simplified Victorian farmhouses of the 19th century which dotted the midwestern US, the modern reinterpretation of this style has been popular in all areas of the country for some time. With variants of all types, the farmhouse style of today tends to emulate more cottage expressions to the street.

## Roofs

Steep to low pitched gables. Dormers, especially shed, are acceptable, but not needed to create an authentic elevation. Broken pitches work well at porches to creagte a more subtle entry statement

## Materials

Siding

- Board & Batten
- Lap siding
- Shingle siding
- Masonry elements including brick and stone are rare within the building composition except at porch ground planes and fireplace/chimneys

Roofing

- Concrete tile (slate or shake)
- Composition shingles (40 year – high profile)
- Small areas of metal are popular

## Fenestrations

Windows

- Windows should be vertical rectangles and display more ordered muntin patterns. 3050 SHs are a good choice for most variants and can be paired together to create more interesting glazing expressions to the street. Shutters are rarely used, but can be used to broaden window statements.
-

Doors

- Entry doors tend to follow Victorian or Colonial precedents

- Garage doors should have a “carriage door” design with X bracing and arched top panels. Decorative hinge & handle hardware options are encouraged

## Porches & Balconies

Columns

- Simple posts with corbels
- Square with smooth finished wood

Posts

- 6x8 with the 8” façade facing the street in single of multiple groupings
- Corbels are common
- Simple collar banding and high skirting can help finish the posts at the top and bottom



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Railings

- Various wood railings from simple to complex, including turned pickets
- No railing is also appropriate to the style

**Detailing**

- Shutters, though rarely used, can be in a variety of design patterns, but usually more informal
- Gables vents & windows
- Flower boxes can be used as focal points
- Exposed rafter tails, sometimes with shaped ends

Lighting

- Simple boxy shapes with grids

- There is precedent for many different finishes

**Colors**

Body
- Light tones
- Light/Middle tones

Trim
- Off whites

Accents
- Grays
- Middle Jewel tones

Windows
- Off whites
- Black

Doors

- Entry doors
  - Wood stain
  - Shutter color
- Garage doors
  - Trim color
  - Body color
  - Some precedent for shutter color

Roofs
- Middle tones
- Dark tones

Masonry
- Light tones



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Typical SPANISH Elevation

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# Spanish

Spanish style homes draw from several variants, but commonly have low pitched roofs in either gable or hip forms that sit atop simple rectangular forms organized in L, T or cruciform plans. Massing tends to be blocky and somewhat horizontal extending the composition laterally. This style works very well with both single and two story homes.

**Roof**

Roofs are usually low in pitch as gables or hips with some precedent for dropped sheds, sometimes in sweeping arcs at one side of an entry gable form

**Materials**

Siding

Stucco
Masonry elements are sometimes added on individual massing blocks to break down the composition

Roofing

Concrete tile (barrel or villa)

**Fenestrations**

Windows

Windows should be vertical rectangles with varied muntin patterns in the upper sash. 3050 SHs are a good choice for most variants and can be paired together to create more interesting glazing expressions to the street

Doors

- Arched entry doors are preferred, but square top with a single slatted panel in the middle also work well. Optional decorative hinge hardware is encouraged

- Garage doors can be simple vertical slatted designs with clavos & hinges, but more conventional doors with styles & rails are also common. An elliptical arch soffit above and forward of the door can further animate the elevation

**Porches & Balconies**

Columns
- Square or rectangular stucco finished box framed columns
- Masonry
    - Brick or stone can add texture to a porch colonnade

Posts
- 6x8 with the 8” façade facing the street in single of multiple groupings: corbels are acceptable, large collar banding and skirting can help finish the posts at the top and bottom

Railings

- Simple wood railings with square or turned pickets
- Spaced solid plank rails
- Decorative iron



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**Detailing**

- Simple plank shutters
- Shaped, soffited eaves
- Wood rafter tails with shaped ends
- Various venting details based on terra cotta precedents in round, rectangular and triangular shapes
- Decorative iron pot racks
- Decorative tile insets and panels
- Battered finial towers
- Wood box out window seat elements
- “Stone” window trim surrounds

**Lighting**

- More elaborate vertical designs with dark metal and decorative glass

**Colors**

Body
- Off Whites
- Middle tones

Trim
- Middle tones
- Dark tones

Accents
- Middle tones
- Dark tones
- Jewel tones

Windows
- Middle tones
- Dark tones

Doors

- Entry doors
  - Wood stain
  - Shutter color
- Garage doors
  - Trim color
  - Body color
  - Some precedent for shutter color

Roofs
- Terra Cotta tones

Masonry
- Middle tones

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## PROPOSED TREE LIST

| | BOTANICAL NAME | COMMON NAME | SIZE | WUCOLS |
|---|---|---|---|---|
| STREET TREE | | | | |
| | CINNAMOMUM CAMPHORA | CAMPHOR TREE | 36" BOX | Moderate |
| IRIS AVENUE: | | | | |
| | CERCIS CANADENSIS 'FOREST PANSY' | FOREST PANSY REDBUD | 24" BOX | Moderate |
| | LAGERSTROEMIA X 'NATCHEZ' | CRAPE MYRTLE | 24" BOX | Moderate |
| | RHUS LANCEA | AFRICAN SUMAC | 36" BOX | Low |
| ENTRY DRIVE: | | | | |
| | CERCIS CANADENSIS 'FOREST PANSY' | FOREST PANSY REDBUD | 24" BOX | Moderate |
| | PHOENIX DACTYLIFERA 'MEDJOOL' | DATE PALM | 18' BTH | Low |
| PROJECT PERIMETER - SCREENING: | | | | |
| | PINUS ELDARICA | AFGHAN PINE | 36" BOX | Low |
| | PODOCARPUS GRACILIOR | FERN PINE - COLUMNS | 24" BOX | Moderate |
| | PRUNUS CAROLINIANA 'BRIGHT 'N TIGHT' | BRIGHT 'N TIGHT CAROLINA LAUREL | 24" BOX | Moderate |
| | TRISTANIA CONFERTA | BRISBANE BOX | 36" BOX | Moderate |
| SIDE STREET AND STREET TERMINUS: | | | | |
| | LAGERSTROEMIA X 'TUSCARORA' | CRAPE MYRTLE | 24" BOX | Moderate |
| | PINUS ELDARICA | AFGHAN PINE | 36" BOX | Low |
| | MAGNOLIA GRANDIFLORA ST. MARY' | SOUTHERN MAGNOLIA | 36" BOX | Moderate |
| FITNESS PARK: | | | | |
| | ARBUTUS X MARINA | HYBRID STRAWBERRY TREE | 36" BOX | Moderate |
| | OLEA EUROPAEA 'SWAN HILL' | SWAN HILL OLIVE | 48" BOX | Low |
| | ROBINIA PSEUDOACACIA 'PURPLE ROBE' | PURPLE ROBE LOCUST | 24" BOX | Low |
| | ULMUS PARVIFOLIA 'TRUE GREEN' | TRUE GREEN CHINESE ELM | 36" BOX | Low |
| COMMUNITY PARK: | | | | |
| | LAGERSTROEMIA X 'TUSCARORA' | CRAPE MYRTLE | 24" BOX | Moderate |
| | OLEA EUROPAEA 'SWAN HILL' | FRUITLESS OLIVE -MULTI-TRUNK | 48" BOX | Low |
| | PHOENIX DACTYLIFERA 'MEDJOOL' | DATE PALM | 18' BTH | Low |
| | PODOCARPUS ELONGATUS 'ICEE BLUE' | ICEE BLUE YELLOW-WOOD | 24" BOX | Moderate |
| | QUERCUS VIRGINIANA | SOUTHERN LIVE OAK | 36" BOX | Moderate |
| | ROBINIA PSEUDOACACIA 'PURPLE ROBE' | PURPLE ROBE LOCUST | 24" BOX | Low |

## PROPOSED SHRUB LIST

ALL PROPOSED SHRUBS WILL BE COMPLIANT WITH CAL GREEN REQUIREMENTS FOR WATER CONSERVING AND NON-INVASIVE AS DEFINED BY IPC.

| | BOTANICAL NAME | COMMON NAME | SIZE | WUCOLS |
|---|---|---|---|---|
| SHRUBS & GROUNDCOVER | | | | |
| | AGAVE ATTENUATA 'NOVA' | FOXTAIL AGAVE | 15 GAL | Very Low |
| | ARCTOSTAPHYLOW 'WOODS CARPET' | COMPACT MANZANITA | 1 GAL | Low |
| | BOUGAINVILLEA | BOUGAINVILLEA | 5 GAL | Low |
| | CALLISTEMON 'LITTLE JOHN' | DWARF WEEPING BOTTLE BRUSH | 5 GAL | Low |
| | CISTUS PSIPURIEUS | ORCHID ROCKROSE | 5 GAL | Low |
| | DIANELLA TASMANICA | GOLDEN FLAX LILY | 1 GAL | Moderate |
| | KNIPHOFIA UVARIA | RED HOT POKER | 5 GAL | Low |
| | LANTANA X 'NEW GOLD' | NEW GOLD LANTANA | 5 GAL | Low |
| | LEUCOPHYLLUM FRUTESCENS | TEXAS SAGE | 5 GAL | Low |
| | LIGUSTRUM LUCIDIUM | GLOSSY PRIVET | 5 GAL | Moderate |
| | MUHLENBERGIA RIGENS | DEER GRASS | 5 GAL | Moderate |
| | MYOPORUM PARVIFOLIUM | MYOPORUM | 1 GAL | Low |
| | NANDINA DOMESTICA 'COMPACTA' | DWARF HEAVENLY BAMBOO | 5 GAL | Moderate |
| | OLEA 'LITTLE OLLIE' | DWARF OLIVE | 5 GAL | Low |
| | PENNISETUM SETACEUM 'RUBRUM' | PURPLE FOUNTAIN GRASS | 5 GAL | Low |
| | RHAPHIOLEPIS INDICA | INDIA HAWTHORN | 5 GAL | Moderate |
| | ROSA CALIFORNICA | CALIFORNIA WILD ROSE | 1 GAL | Low |
| | SANTOLINA CHAMAECYPARISSUS | LAVENDER COTTON | 1 GAL | Low |
| | SALVIA LAVANDULIFOLIA | SPANISH SAGE | 1 GAL | Low |
| | SENECIO SERPENS | BLUE CHALKSTICKS | 1 GAL | Low |
| | STRELITZIA REGINAE | BIRDS OF PARADISE | 5 GAL | Moderate |
| SHRUBS in WATER QUALITY DETENTION BASIN | | | | |
| | CAREX PANSA | DUNE SEDGE | 1 gal. at 12" O.C. | Moderate |
| | CHONDROPETALUM TECTORUM | CAPE RUSH | 1 gal. at 16" O.C. | Moderate |
| | LOMANDRA 'PLATINUM BEAUTY' | PLATINUM BEAUTY RUSH | 1 gal. at 24" O.C. | Moderate |
| | MUHLENBERGIA RIGENS | DEER GRASS | 1 gal. at 24" O.C. | Moderate |
| PUBLIC RIGHT-OF-WAY CURB ADJACENT | | | | |
| | ALOE STRIATA | CORAL ALOE | 5 gal. at 24" O.C. | Low |
| | FESTUCA OVINA GLAUCA | BLUE FESCUE | 1 gal. at 12" O.C. | Moderate |
| | FESTUCA MAIREI | ATLAS FESTUCA | 1 gal. at 16" O.C. | Moderate |
| | LANTANA 'NEW GOLD' | NEW GOLD LANTANA | 1 gal. at 24" O.C. | Low |
| | RAPHIOLEPIS I. 'CLARA' | INDIAN HAWTHORN | 5 gal. at 24" O.C. | Moderate |
| SCREENING OF ABOVE-GROUND UTILITES | | | | |
| | LIGUSTRUM J. 'TEXANUM | WAX-LEAF PRIVET - COLUMN | 15 gal. at 36" O.C. | Moderate |
| | PRUNUS C. 'BRIGHT & TIGHT' | CAROLINA LAUREL CHERRY | 15 gal. at 36" O.C. | Moderate |
| TURF at COMMUNITY PARK | | | | |
| | HYBRID BURMUDA 'TIFGREEN' | TURF GRASS | SOD | Low |

## GENERAL PLANTING NOTES

1. ALL SHRUB AREAS SHALL RECEIVE A 3" MINIMUM LAYER OF BARK MULCH.
2. SCREENING NOTE: SCREENING SHALL BE PROVIDED FOR ALL UTILITIES, INCLUDING TRANSFORMERS AND TELEPHONE BOXES. NO UTILITIES SHALL CONFLICT WITH PLANTING.
3. IRRIGATION DESIGN SHALL COMPLY WITH AB1881 AND ESTIMATED ANNUAL WATER USE (EAWU) WILL NOT EXCEED MAXIMUM ANNUAL WATER USE (MAWA) CALCULATIONS.
4. LANDSCAPE WORK SHALL BE IN ACCORDANCE WITH CITY OF MORENO VALLEY DEVELOPMENT STANDARDS AND CODES FOR LANDSCAPE IMPROVEMENTS.
5. TREES WITHIN 6 FEET OF LANDSCAPE SHALL BE INSTALLED WITH APPROVED ROOT CONTROL BARRIER (16 FEET LENGTH MIN. EACH TREE)
6. PLANTER AREAS WILL BE ON A DRIP IRRIGATION. TREES WILL BE IRRIGATED BY A DEEP ROOT WATERING BUBBLER.
7. PROVIDE ROOT BARRIER ALONG IRIS AVENUE ADJACENT HARDSCAPES.

# IRIS PARK - MORENO VALLEY, CA

PACIFICA INVESTMENTS

AUGUST 21, 2020

# CONCEPTUAL LANDSCAPE PLAN - L.1

0 25 50 100

MJS LANDSCAPE ARCHITECTURE

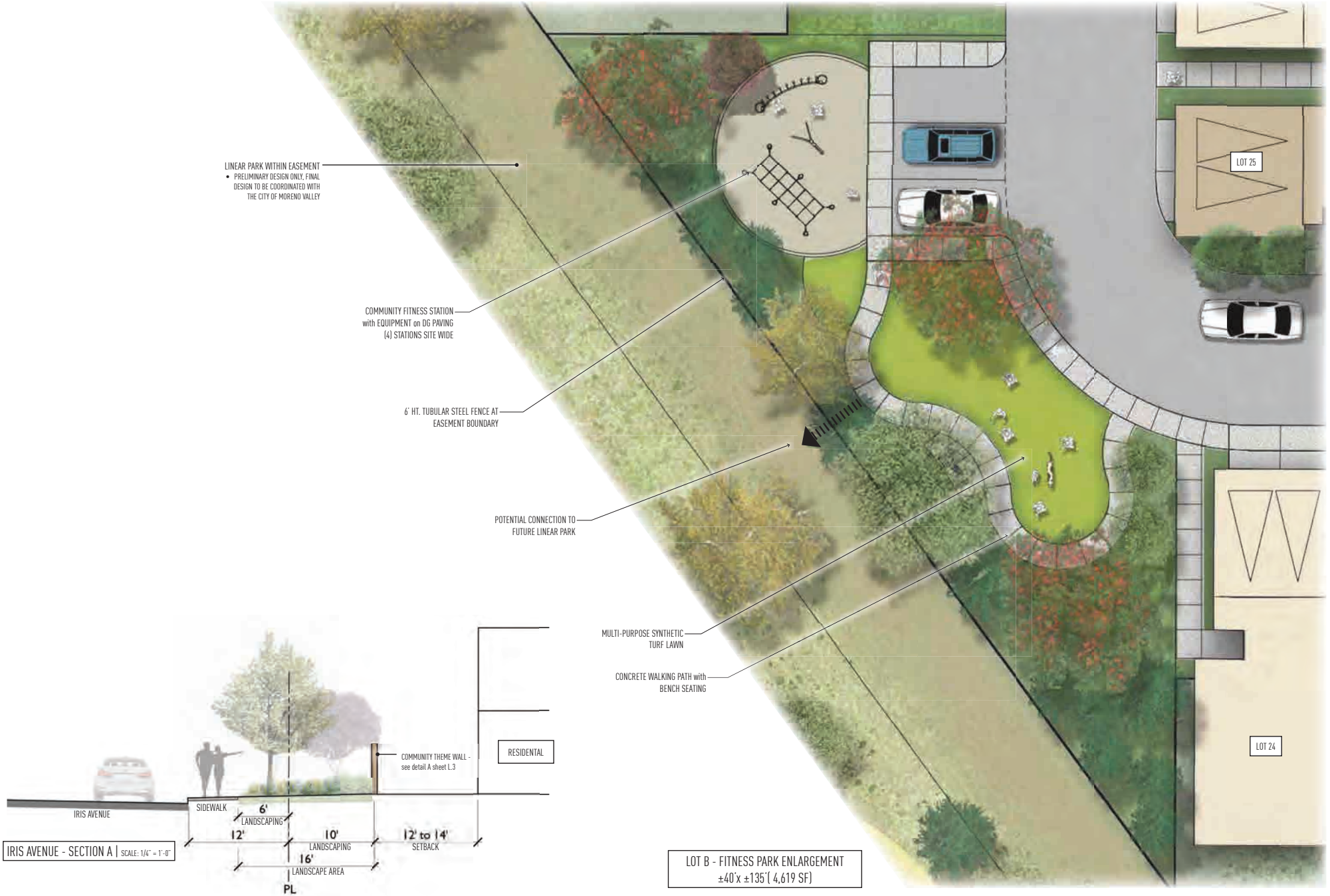

# IRIS PARK - MORENO VALLEY, CA

## PACIFICA INVESTMENTS

AUGUST 21, 2020

## COMMUNITY PARK ENLARGEMENT - L.2

MJS LANDSCAPE ARCHITECTURE




IRIS AVENUE - SECTION A | SCALE: 1/4" = 1'-0"

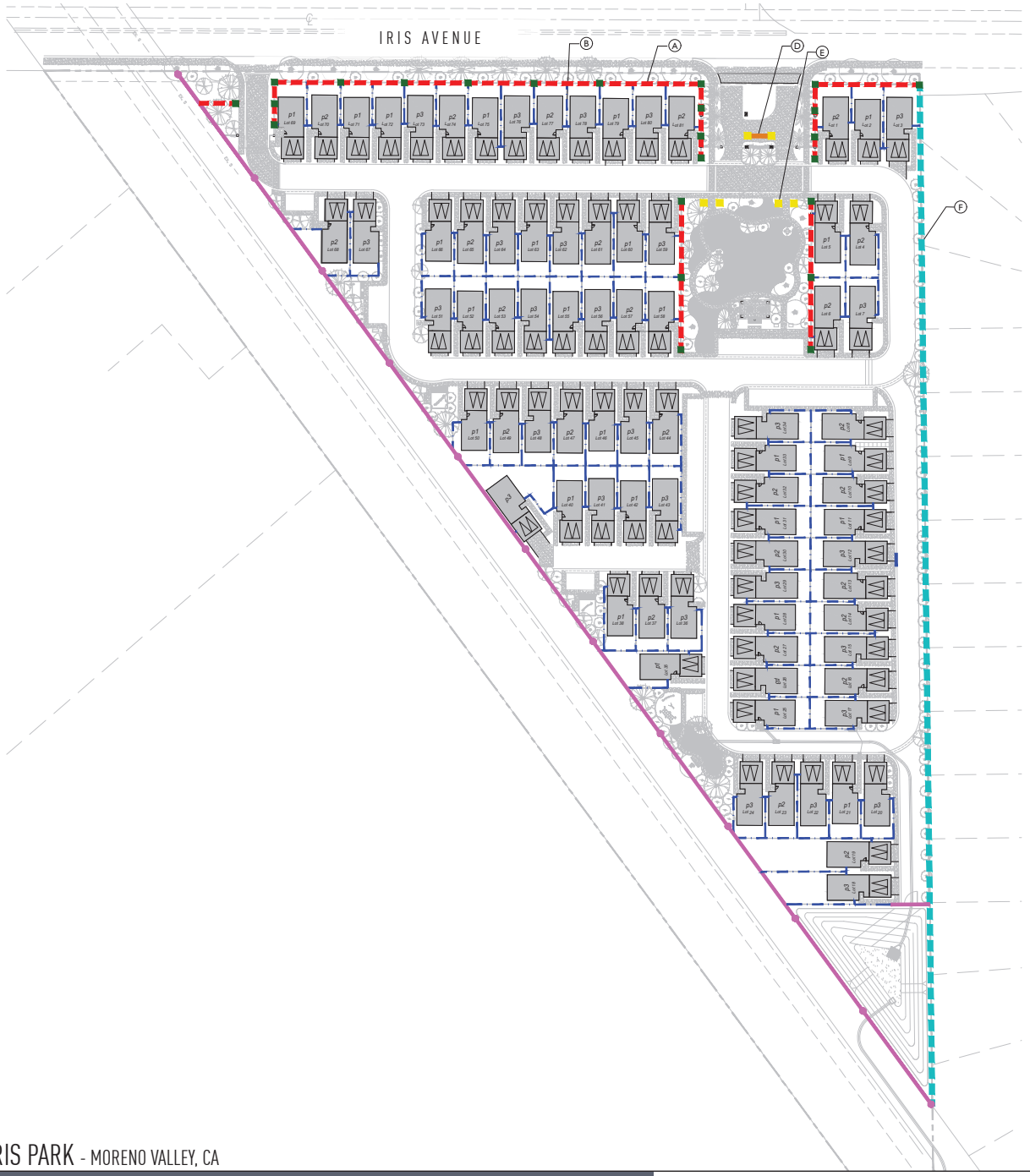
LOT B - FITNESS PARK ENLARGEMENT
±40'x ±135' ( 4,619 SF)

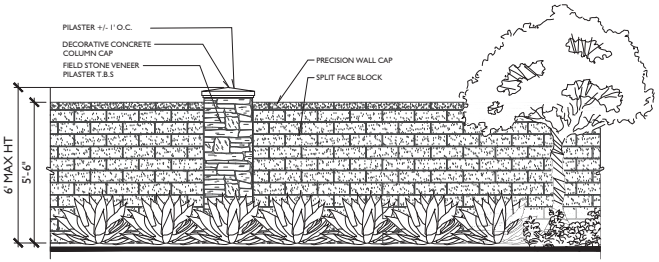
# IRIS PARK - MORENO VALLEY, CA

## FITNESS PARK ENLARGEMENT - L.3

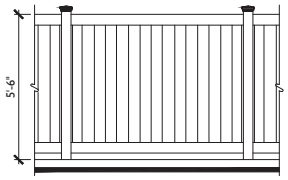
PACIFICA INVESTMENTS

AUGUST 21, 2020

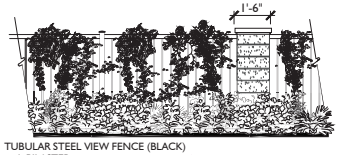


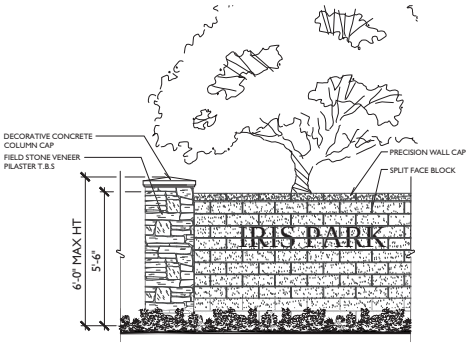

A COMMUNITY THEME WALL and PILASTER
5'-6" HIGH



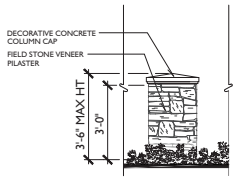

B HOMEOWNER VINYL PRIVACY FENCE (TAN COLOR)
5'-6" HIGH




TUBULAR STEEL VIEW FENCE (BLACK)
with PILASTER
C 6'-0" HIGH




D ENTRY MONUMENT WALL and PILASTER
5'-6" HIGH




E LOW PILASTER at COMMUNITY PARK
3'-6" HIGH

- PILASTER AS INDICATED ON PLAN

F EXISTING PERIMETER WALL TO REMAIN

# IRIS PARK - MORENO VALLEY, CA

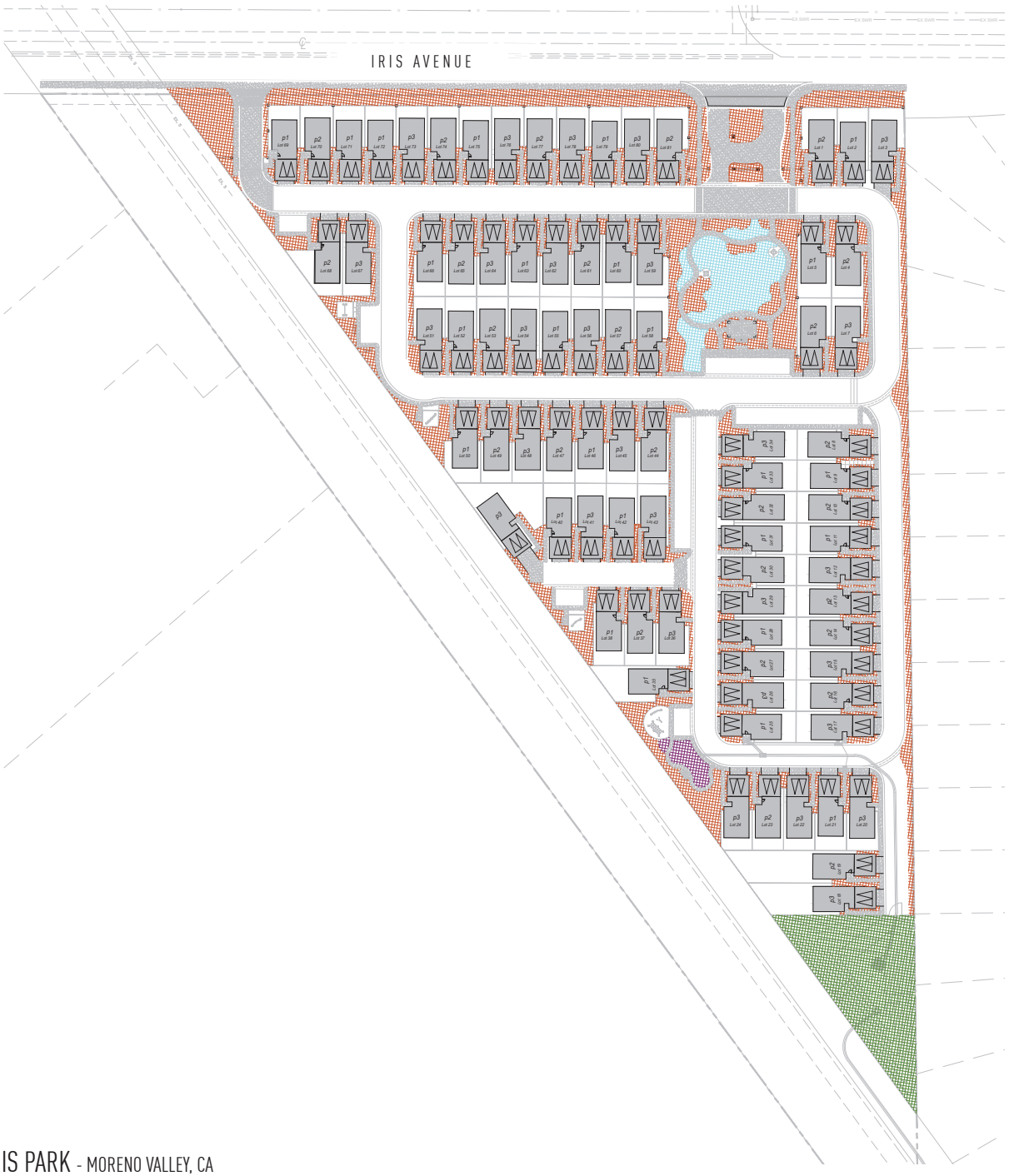
## WALL AND FENCE PLAN - L.4

PACIFICA INVESTMENTS

AUGUST 21, 2020

0 20 40 80

MJS LANDSCAPE ARCHITECTURE




## IRRIGATION HYDROZONES:

- HYDRO-ZONE 1 - Common Landscape Areas - Enhanced Plant Palette - Sub Surface Irrigation - 48,251 s.f.
- HYDRO-ZONE 2 - Water Quality Planting in Basin - Water Conserving Plant Palette - Overhead Spray - 12,932 s.f.
- HYDRO-ZONE 3 - Synthetic Turf - 1,021 s.f.
- SPECIAL LANDSCAPE AREA - Active Turf Area at Community Park- 6,463 s.f.

TOTAL LANDSCAPE AREA: 68,667 s.f.

## WATER CONSERVATION FEATURES

THE FOLLOWING MEASURES WILL BE INCORPORATED INTO THE PROJECT TO CONSERVE WATER:

1. Installation of automatic 'smart' irrigation controller with rain-sensor.
2. The use of low precipitation/low angle irrigation spray heads.
3. The use of low water consuming plants.
4. Soil amendment to achieve good soil moisture retention.
5. Mulching to reduce evapotranspiration from the root zone.
6. Installation of automatic irrigation system to provide deep-root watering to trees is required.

## WATER CONSERVATION STATEMENT

PURPOSE: To provide the maintenance staff a mechanical device to distribute water and ensure plant survival in the most efficient manner and within a time frame that least interferes with the activities of the community.

The Irrigation system for each hydrozone will be automatic and incorporate low volume drip emitters, bubblers and high efficiency low angle spray heads at turf only. Drip irrigation systems may be employed where considered to be effective and feasible. Irrigation valves shall be separated to allow for the systems operation in response to orientation and exposure.

Planting will be designed to enhance the visual character of the site and the architectural elements. Plants shall be grouped with similar water, climatic and soil requirements to conserve water and create a drought responsive landscape.

Each hydrozone consists of moderate to low water consuming plants. In areas of moderate water consuming plants they shall be properly amended to retain moisture for healthy growth and to conserve water.

Plant Material within each hydrozone shall be specified in consideration of north, south, east and west exposures.

Soil shall be prepared and emended to provide for maximum moisture retention and percolation. Planted beds shall be mulched to retain soil moisture and reduce evapotranspiration.

To avoid wasted water, the controls will be overseen by a flow monitor that will detect any broken sprinkler heads to stop that station's operation, advancing to the next workable station. In the event of pressure supply line breakage, it will completely stop the operation of the system. All material will be nonferrous, with the exception of the brass piping into and out of the backflow units. All work will be in the best acceptable manner in accordance with applicable codes and standards prevailing in the industry.

## WATER USE CLASSIFICATION of LANDSCAPE SPECIES (WUCOLS):

WUCOLS, Water Use Classification of Landscape Species, is a University of California Cooperative Extension Publication and is a guide to the water needs of landscape plants.

| CROP FACTOR | PERCENT OF ETo |
|---|---|
| H - HIGH | 70% - 90% |
| M - MEDIUM | 40% - 60% |
| L - LOW | 10% - 30% |
| VL - VERY LOW | < 10% |

## WATER EFFICIENT LANDSCAPE WORKSHEET

Reference Evapotranspiration (ETo) 56.40 ETAF for MAWA 0.55 (Residential)

| Hydrozone # /Planting Description[a] | Plant Factor (PF) | Irrigation Method[b] | Irrigation Efficiency (IE)[c] | ETAF (PF/IE) | Landscape Area (sq. ft.) | ETAF x Area | Estimated Total Water Use (ETWU)[d] |
|---|---|---|---|---|---|---|---|
| **Regular Landscape Areas** | | | | | | | |
| 1 Common Areas -Low | 0.30 | drip | 0.81 | 0.37 | 48,251 | 17,871 | 624,904 |
| 2 Water Quality Basin -Medium | 0.50 | spray | 0.75 | 0.67 | 12,932 | 8,621 | 301,471 |
| 3 Synthetic Turf | | | | - | 1,021 | - | - |
| | | | | Totals | 61,183 | 26,492 | 926,375 |
| **Special Landscape Areas** | | | | | | | |
| Active Turf Area | | | | 1.00 | 6,463 | 6,463 | 225,998 |
| | | | | | | | |
| | | | | | | | |
| | | | | Totals | 6,463 | 6,463 | 225,998 |
| | | | | | | ETWU Total | 1,152,373 |
| | | | | | Maximum Allowed Water Allowance (MAWA)[e] | | 1,402,694 |

[a] *Hydrozone #/Planting Description*
E.g.
1.) front lawn
2.) low water use plantings
3.) medium water use planting

[b] *Irrigation Method*
overhead spray
or drip

[c] *Irrigation Efficiency*
0.75 for spray head
0.81 for drip

[d] *ETWU (Annual Gallons Required)*
= ETo x 0.62 x ETAF x Area
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.

[e] *MAWA (Annual Gallons Allowed)* = (ETo) ( 0.62) [ (ETAF x LA) + ((1-ETAF) x SLA)]
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.
LA is the total landscape area in square feet, SLA is the total special landscape area in square feet,
and ETAF is .55 for residential areas and 0.45 for non-residential areas.

**ETAF Calculations**

Regular Landscape Areas

| | |
|---|---|
| Total ETAF x Area | 26,492 |
| Total Area | 61,183 |
| **Average ETAF** | 0.43 |

All Landscape Areas

| | |
|---|---|
| Total ETAF x Area | 32,955 |
| Total Area | 67,646 |
| **Sitewide ETAF** | 0.49 |

**Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.**

ETo data for city of Moreno Valley
from MWELO Appendix A 8/19/2020

# IRIS PARK - MORENO VALLEY, CA

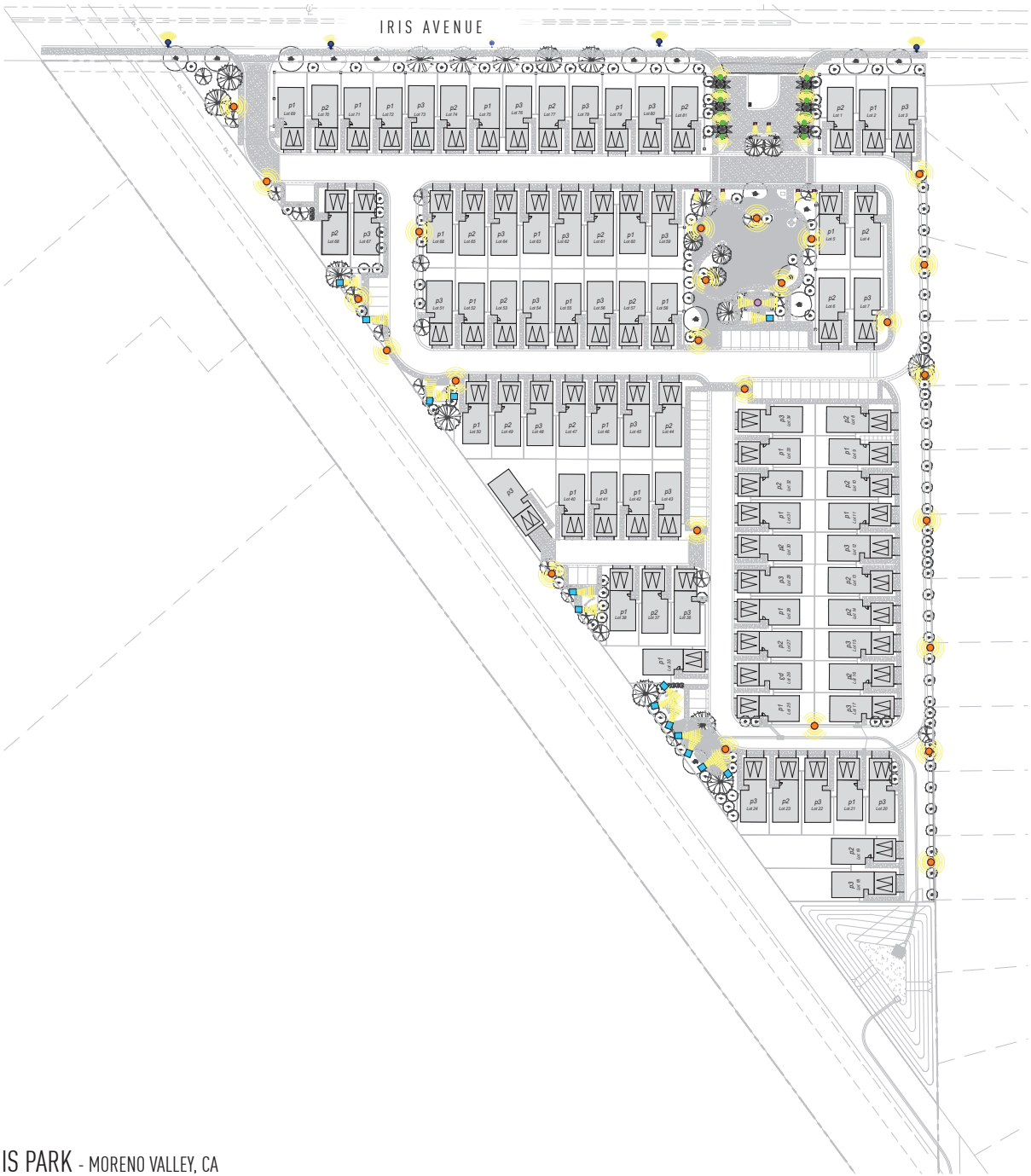
PACIFICA INVESTMENTS

AUGUST 21, 2020

# HYDROZONE PLAN and WATER-USE CALCULATIONS- L.5

0 20 40 80

MJS LANDSCAPE ARCHITECTURE




## EXTERIOR LIGHTING LEGEND

| SYMBOL | TYPE/TECHNIQUE: | LOCATION: |
|---|---|---|
| | BOLLARD | COMMON AREA WALKWAYS |
| | POLE LIGHT | PRIVATE STREETS |
| | DOWN LIGHT | MOUNTED ON OVERHEAD PAVILLION AT COMMUNITY PARK |
| | PALM TREE UPLIGHT | ENTRY DRIVE |
| | EXISTING LIGHT | IRIS AVENUE |
| | UPLIGHT | ENTRY DRIVE AND PARK ENTRY |

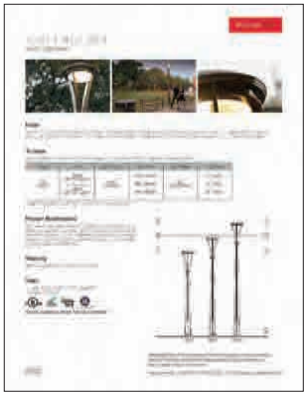
## LIGHTING CONCEPT:

THE OUTDOOR LIGHTING CONCEPT IS TO PROVIDE LEVELS OF LIGHTING SUFFICIENT TO MEET SAFETY AND ORIENTATION NEEDS.

WITHIN PUBLIC AREAS LIGHTING WILL BE WARM COLORED AND UNOBTRUSIVE. LIGHT SOURCES WILL BE LED 4000K - 6000K.

LIGHTING SOURCES FOR THE LANDSCAPE AND PAVED AREAS WILL BE CONCEALED AND THE LIGHTING INDIRECT NOT VISIBLE FROM A PUBLIC VIEWPOINT. LIGHT SOURCES SHOULD BE DIRECTED SO THAT IT DOES NOT FALL OUTSIDE THE AREA TO BE LIGHTED.

ALL EXTERIOR SURFACE AND ABOVE-GROUND MOUNTED FIXTURES WILL BE SYMPATHETIC AND COMPLIMENTARY TO THE ARCHITECTURAL THEME.



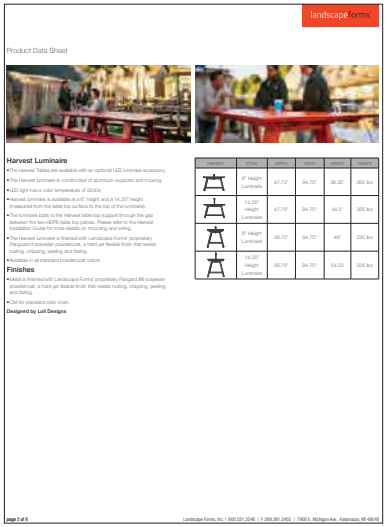

# IRIS PARK - MORENO VALLEY, CA

## PACIFICA INVESTMENTS

AUGUST 21, 2020

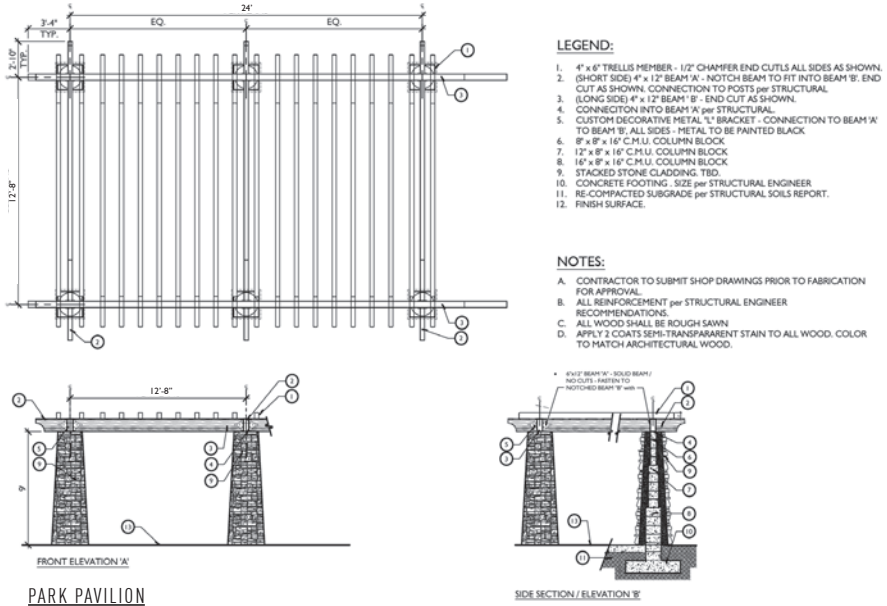
# LANDSCAPE LIGHTING PLAN- L.6

MJS LANDSCAPE ARCHITECTURE



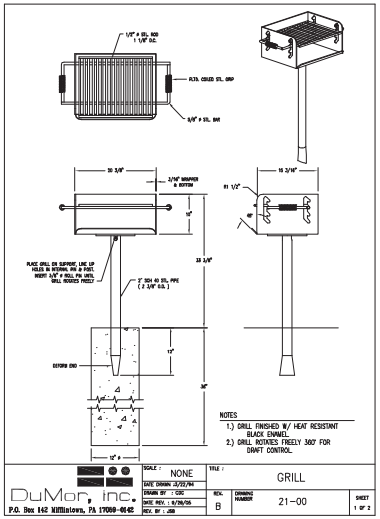

PICNIC TABLE ( TOTAL : 2 )


TRASH RECEPTACLE & BENCH ( TRASH RECEPTACLE TOTAL : 2 ) ( BENCH TOTAL : 2 )



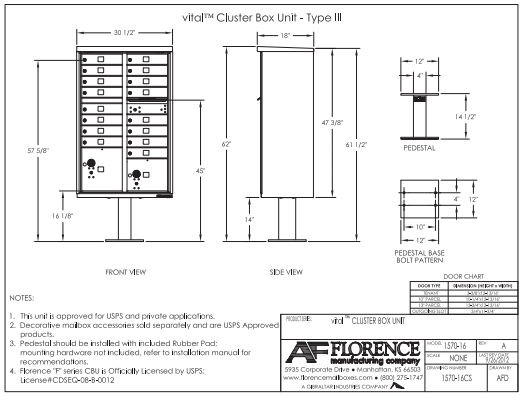

PARK PAVILION

PARK TABLES ( TOTAL : 2 )




PEDESTAL GRILL ( TOTAL : 2 )


BBQ ASH URN ( TOTAL : 1 )




MAILBOX KIOSK ( TOTAL : 6 )