



PROPOSED TREE LIST				
STREET TREE	BOTANICAL NAME	COMMON NAME	SIZE	WJCOLS
IRIS AVENUE	CINNAMOMUM CAMPHORA	CAMPHOR TREE	36" BOX	Moderate
ENTRY DRIVE	CERCIS CANADENSIS FOREST PANSY	FOREST PANSY REDBUDD	24" BOX	Moderate
	LAGERSTROEMIA X NAYCZEZ	CRAPE MYRTLE	24" BOX	Moderate
	RHUS LANCEA	AFRICAN SUMAC	36" BOX	Low
	CERCIS CANADENSIS FOREST PANSY	FOREST PANSY REDBUDD	24" BOX	Moderate
	PHOENIX DACTYLIFERA YESODOU	DATE PALM	18 BTH	Low
PROJECT PERIMETER - SCREENING				
	PINUS ELDBARICA	AFGHAN PINE	36" BOX	Low
	PODOCARPUS GRACILIOR	FERN PINE - COLLUPIN	24" BOX	Moderate
	FRAXILIS CAROLINIANA	BRIGHT N TIGHT CAROLINA LAUREL	24" BOX	Moderate
	BRIGHT N TIGHT	BRIGHT N TIGHT	24" BOX	Moderate
	TRISTANIA CONFERTA	BRISBANE BOX	36" BOX	Moderate
SIDE STREET AND STREET TERMINUS				
	LAGERSTROEMIA X TUSCARORA	CRAPE MYRTLE	24" BOX	Moderate
	PINUS ELDBARICA	AFGHAN PINE	36" BOX	Low
	MAGNOLIA GRANDIFLORA ST. MARY	SOUTHERN MAGNOLIA	36" BOX	Moderate
FITNESS PARK				
	ABUTILUS X NINAUA	HYBRID STRAUBERRY TREE	36" BOX	Moderate
	OLEA EUROPAEA SWAN HILL	SWAN HILL OLIVE	48" BOX	Low
	ROBINIA PSEUDOCACACIA	PURPLE ROBE LOCUST	24" BOX	Low
	PURPLE ROBE	PURPLE ROBE	24" BOX	Low
	LAURUS PARVIFLORA 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 YESODOU	DATE PALM	18 BTH	Low
	PODOCARPUS ELONGATUS ICEE BLUE	ICEE BLUE YELLOW-WOOD	24" BOX	Moderate
	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	36" BOX	Low
	ROBINIA PSEUDOCACACIA	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 IFC.				
SHRUBS & GROUNDCOVER	BOTANICAL NAME	COMMON NAME	SIZE	WJCOLS
	AGAVE ATTENUATA NOVA	FOXTAIL AGAVE	15 GAL	Vary Low
	ARCOSTAPHYLOS WOODS CAREPET	COMPACT MANZANITA	1 GAL	Low
	BOLDIARIA	BOLDIARIA	1 GAL	Low
	CALLISTEMON LITTLE JOHN	DWARF WEEPING BOTTLE BRUSH	5 GAL	Low
	CISTUS PURPUREUS	ORCHID ROCKROSE	5 GAL	Low
	DIANELLA TASPANICA	GOLDEN FLAX LILY	1 GAL	Moderate
	ENIPHORIA DIVARICA	RED HOT FOXER	5 GAL	Low
	LANTANA X NEW GOLD	NEW GOLD LANTANA	5 GAL	Low
	LEUCOPHYLLUM FRUTESCENS	TEXAS SAGE	5 GAL	Low
	LIGUSTRUM LUCIDUM	GLOSSY PRIVET	5 GAL	Moderate
	MIMALENERGIA REGINA	DEER GRASS	5 GAL	Moderate
	MYOPORUM PARVIFOLIUM	MYOPORUM	1 GAL	Low
	NANDINA DOMESTICA COMPACTA	DWARF HEAVENLY BAMBOO	5 GAL	Moderate
	OLEA LITTLE OLIVE	DWARF OLIVE	5 GAL	Low
	PERNETTYUM SETACEUM RUBRIFL	PURPLE FOUNTAIN GRASS	5 GAL	Low
	RHAPHIDOPUS INDICA	INDIA HAWTHORN	5 GAL	Moderate
	ROSA CALIFORNICA	CALIFORNIA WILD ROSE	1 GAL	Low
	SANTOLINA CHAMAECRASSUS	LAVENDER COTTON	1 GAL	Low
	SALVIA LAVANDULIFOLIA	SPANISH SAGE	1 GAL	Low
	SENECIO SERPENS	BLUE CHALKSTICKS	1 GAL	Low
	STRUTZIA REGINA	BIRDS OF PARADISE	5 GAL	Moderate
SHRUBS IN WATER QUALITY DETENTION BASIN				
	CAREX PANSA	DUNE SEDGE	1 gal. at 12" O.C.	Moderate
	CHORODREPETALUM TECTORIUM	CAPE RUSH	1 gal. at 18" O.C.	Moderate
	LOPHANDRA PLATINUM BEAUTY	PLATINUM BEAUTY RUSH	1 gal. at 24" O.C.	Moderate
	PHILETIFLORA REGINA	PHILETIFLORA REGINA	1 gal. at 24" O.C.	Moderate
PUBLIC RIGHT-OF-WAY CURBS ADJACENT				
	ALOPE STRIATA	CORAL ALOE	5 gal. at 24" O.C.	Low
	FESTUCA OVINA GLAUCA	BLUE FESCUE	1 gal. at 12" O.C.	Moderate
	FESTUCA HAMBS	ATLAS FESCUE	1 gal. at 18" O.C.	Moderate
	LANTANA NEW GOLD	NEW GOLD LANTANA	1 gal. at 24" O.C.	Low
	RAPHIDOPUS CLARA	INDIAN HAWTHORN	5 gal. at 24" O.C.	Moderate
SCREENING OF ABOVE-GROUND UTILITIES				
	LIGUSTRUM TEXANUM	WAX-LEAF PRIVET - COLLUPIN	15 gal. at 36" O.C.	Moderate
	FRAXILIS C. BRIGHT & TIGHT	CAROLINA LAUREL - CHERRY	15 gal. at 36" O.C.	Moderate
TURF AT COMMUNITY PARK				
	HYBRID BIRFLUDA TF GREEN	TURF GRASS	SCD	Low

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



LINEAR PARK WITHIN EASEMENT
 • PRELIMINARY DESIGN ONLY, FINAL DESIGN TO BE COORDINATED WITH THE CITY OF MORENO VALLEY

COMMUNITY FITNESS STATION
 with EQUIPMENT on DG PAVING
 (4) STATIONS SITE WIDE

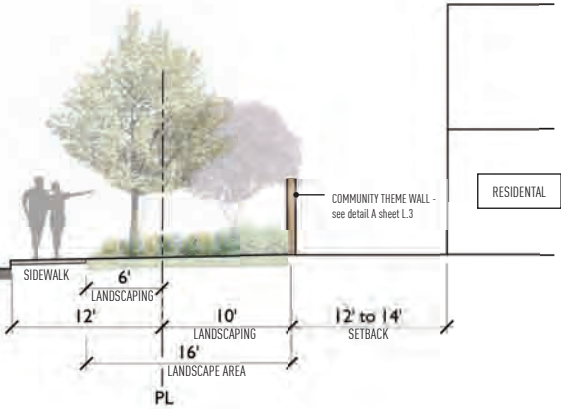
6' HT. TUBULAR STEEL FENCE AT EASEMENT BOUNDARY

POTENTIAL CONNECTION TO FUTURE LINEAR PARK

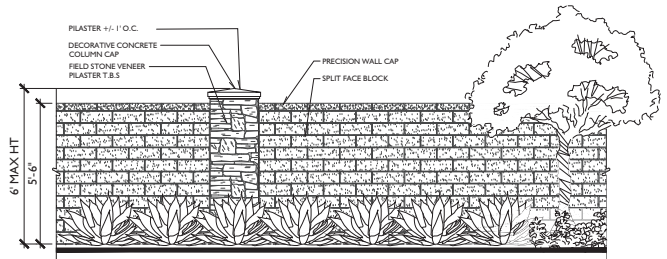
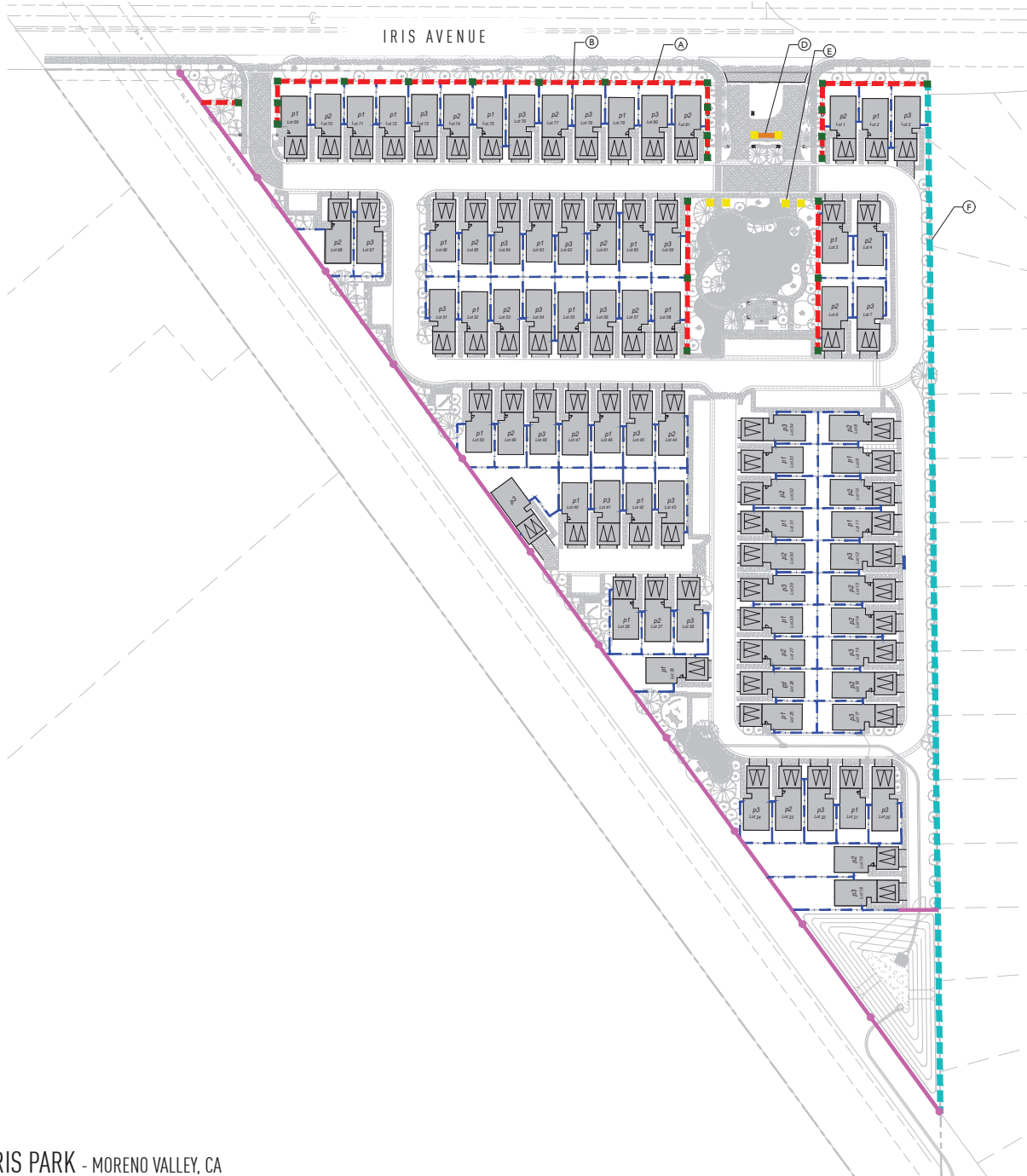
MULTI-PURPOSE SYNTHETIC TURF LAWN

CONCRETE WALKING PATH with BENCH SEATING

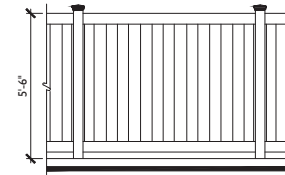
IRIS AVENUE - SECTION A | SCALE: 1/4" = 1'-0"



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



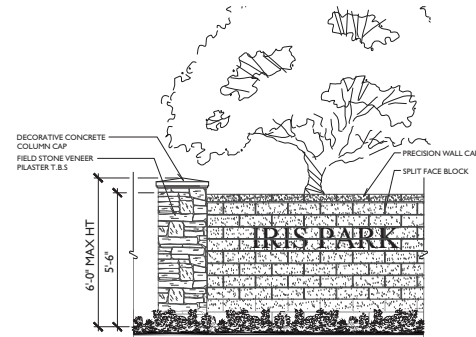
(A) COMMUNITY THEME WALL and PILASTER
3'-6" HIGH



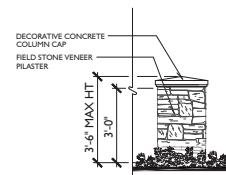
(B) HOMEOWNER VINYL PRIVACY FENCE (TAN COLOR)
3'-6" HIGH



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



(D) ENTRY MONUMENT WALL and PILASTER
3'-6" HIGH



(E) LOW PILASTER at COMMUNITY PARK
3'-6" HIGH - PILASTER AS INDICATED ON PLAN

(F) EXISTING PERIMETER WALL TO REMAIN



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 if 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 amended 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 leakage, it will completely stop the operation of the system. All material will be non-flammable, 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	Plant Factor (PF)	Irrigation Method*	Irrigation Efficiency (IE)†	ETAF (PF/IE) (ETAF)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)‡
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	225,996
Totals					6,463	6,463	225,996
ETWU Total						1,152,373	
Maximum Allowed Water Allowance (MAWA)						1,402,694	

*Hydrozone #/Planting Description
E.g.
1) Root liner
2) low water use plantings
3) medium water use planting

†Irrigation Method
overhead spray
or drip

‡Irrigation Efficiency
0.75 for overhead
0.81 for drip

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

¶MAWA (Annual Gallons Allowed) = (ETo) (0.62) (ETAF x LA) + ((1-ETAF) x SLA)‡
where 0.62 is a conversion factor that converts 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 nonresidential areas.

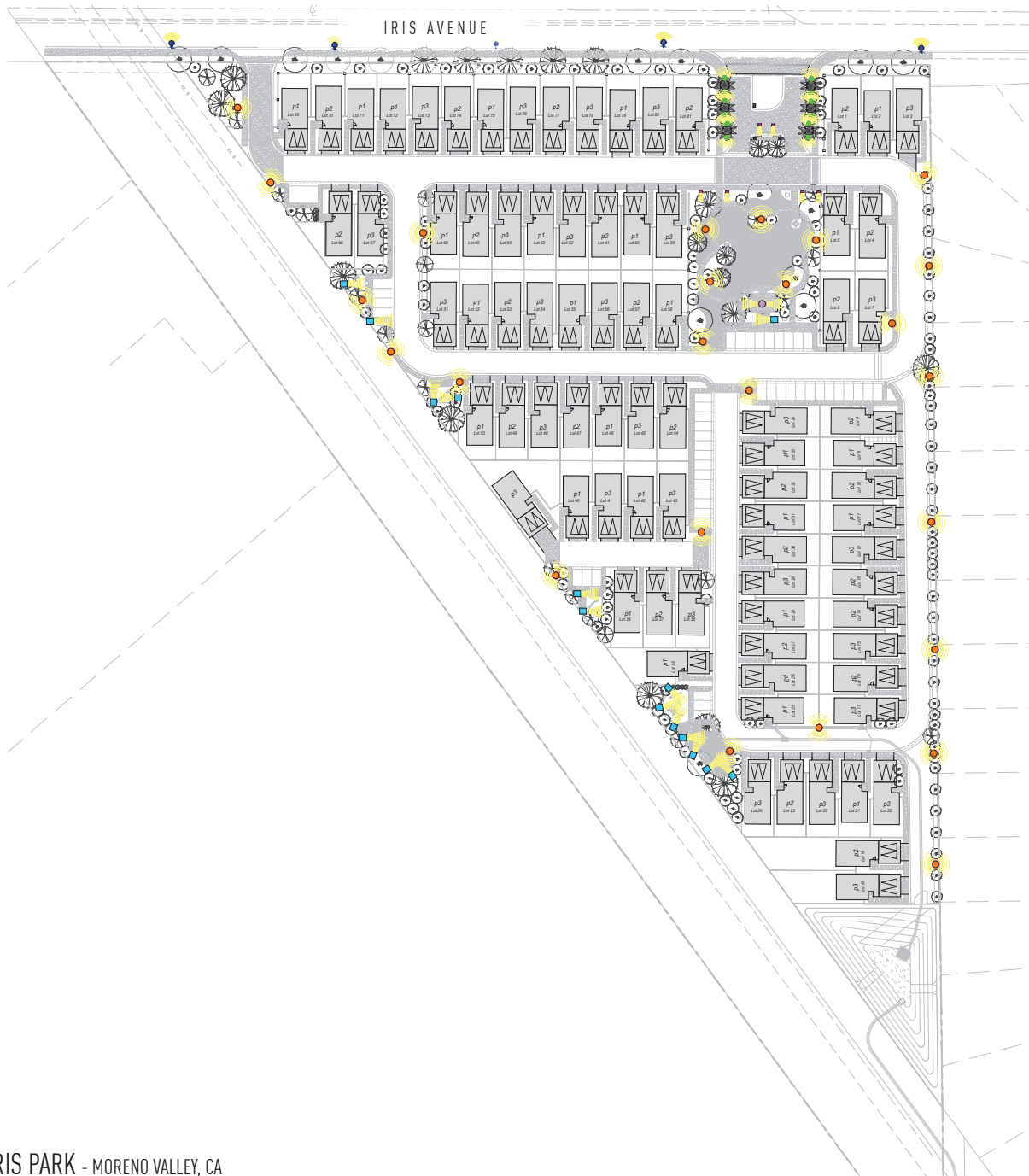
ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	36,492
Total Area	61,183
Average ETAF	0.63

All Landscape Areas	
Total ETAF x Area	31,955
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 MWEL Appendix A 8/19/2020



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:

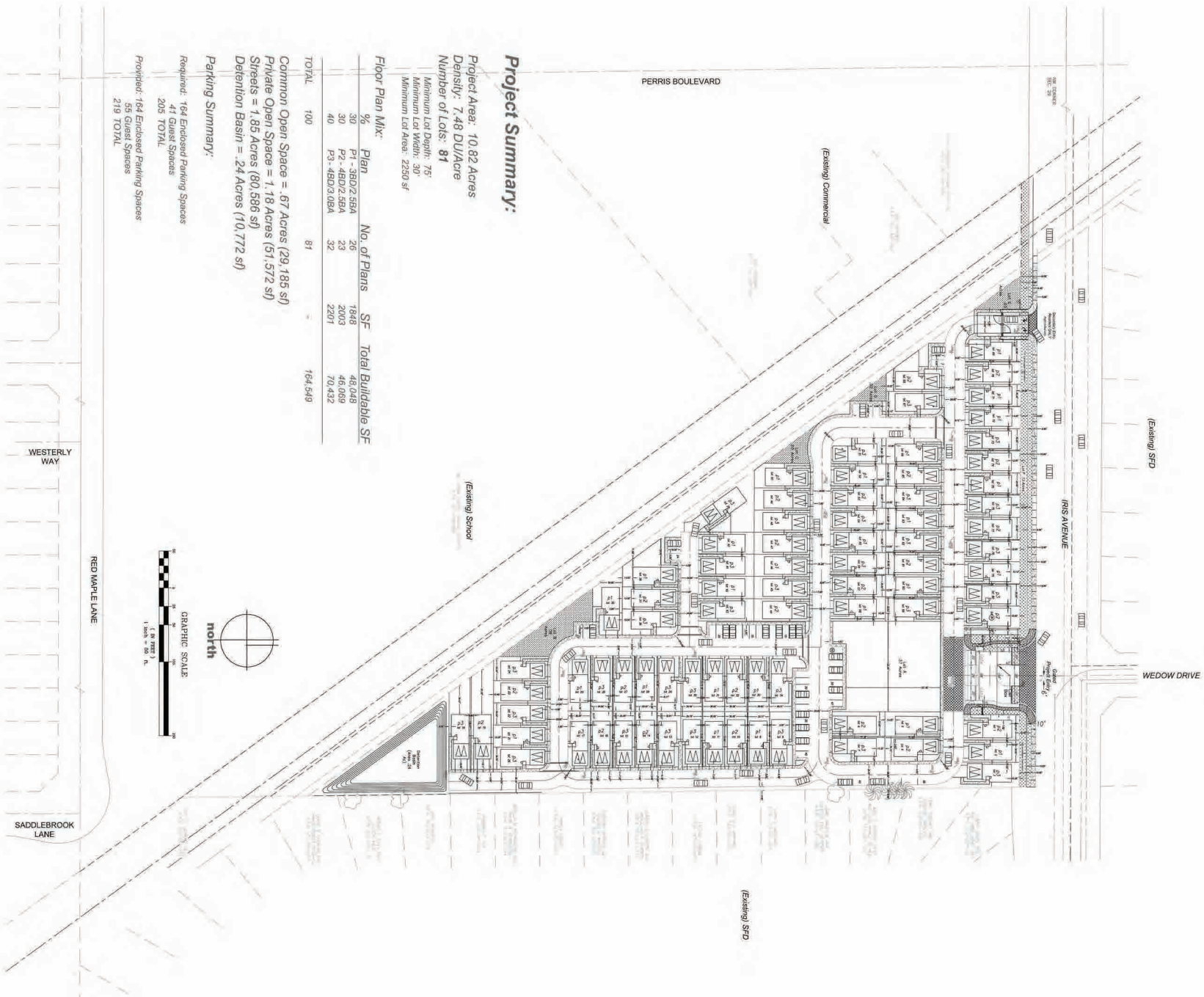
THE OUTDOOR LIGHTING CONCEPT IS TO PROVIDE LEVELS OF LIGHTING SUFFICIENT TO MEET SAFETY AND ORIENTATION NEEDS.

WITHIN PUBLIC AREAS LIGHTING WILL BE WARM COLORED AND UNOBTRUSIVE. LIGHT SOURCES WILL BE LED 4000K - 4800K.

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 SYMPHATIC AND COMPLEMENTARY TO THE ARCHITECTURAL THEME.





Project Summary:

Project Area: 10.82 Acres
 Density: 7.48 DU/Acre
 Number of Lots: 81
 Minimum Lot Depth: 75'
 Minimum Lot Width: 30'
 Minimum Lot Area: 2250 sf

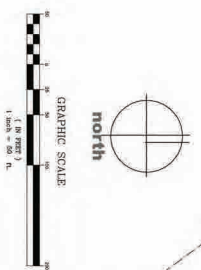
Floor Plan Mix:

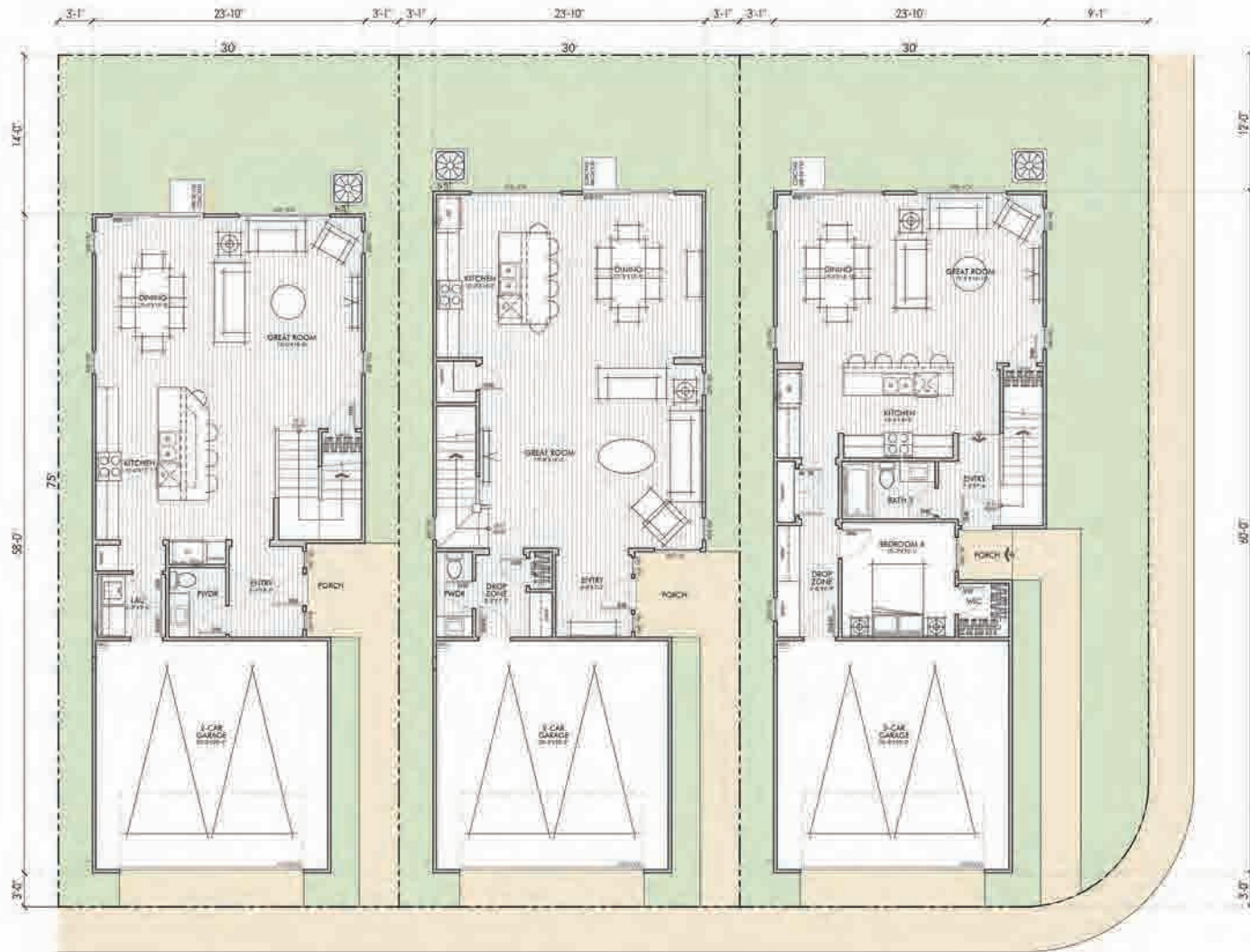
%	Plan	No. of Plans	SF	Total Buildable SF
30	P1 - 3BD/2.5BA	26	1988	46,048
30	P2 - 4BD/2.5BA	23	2003	46,069
40	P3 - 4BD/3.0BA	32	2201	70,432
TOTAL		81		164,549

Common Open Space = .67 Acres (29,185 sf)
 Private Open Space = 1.18 Acres (51,572 sf)
 Streets = 1.85 Acres (80,586 sf)
 Detention Basin = .24 Acres (10,772 sf)

Parking Summary:

Required: 164 Enclosed Parking Spaces
 41 Guest Spaces
 205 TOTAL
 Provided: 164 Enclosed Parking Spaces
 55 Guest Spaces
 219 TOTAL





PLAN 1

1,848 SQFT
 3 BEDROOM
 2.5 BATH
 2 CAR GARAGE

PLAN 2

2,003 SQFT
 4 BEDROOM
 2.5 BATH
 2 CAR GARAGE

**PLAN 3
 CORNER LOT**

2,201 SQFT
 4 BEDROOM + TEEN ROOM/OPT. BED 5
 3 BATH
 2 CAR GARAGE

TYPICAL LOT MODULE

SCALE: 1/8"=1'-0"

IRIS PARK

DESIGN DEVELOPMENT FLOOR PLAN

APRIL 16, 2020





PLAN 1B
(FARMHOUSE)

PLAN 2A
(SPANISH)

PLAN 3C
(FRENCH)

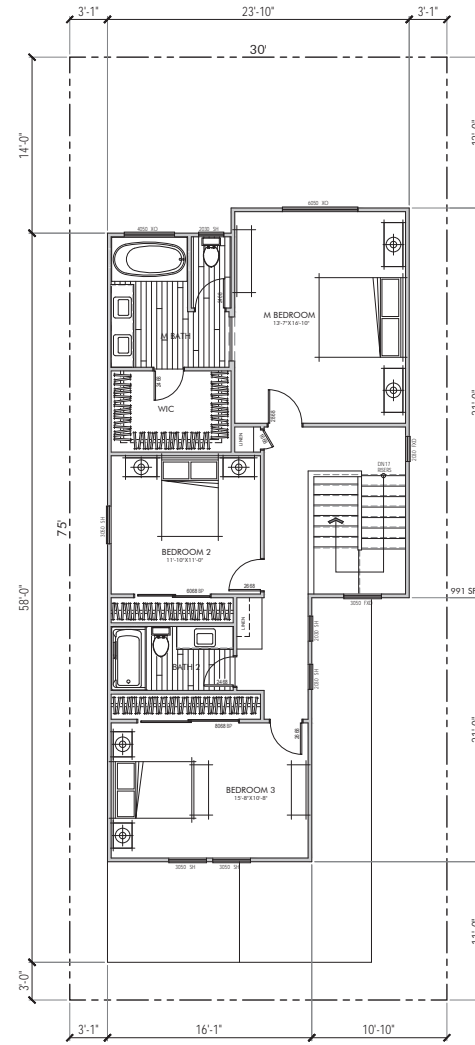
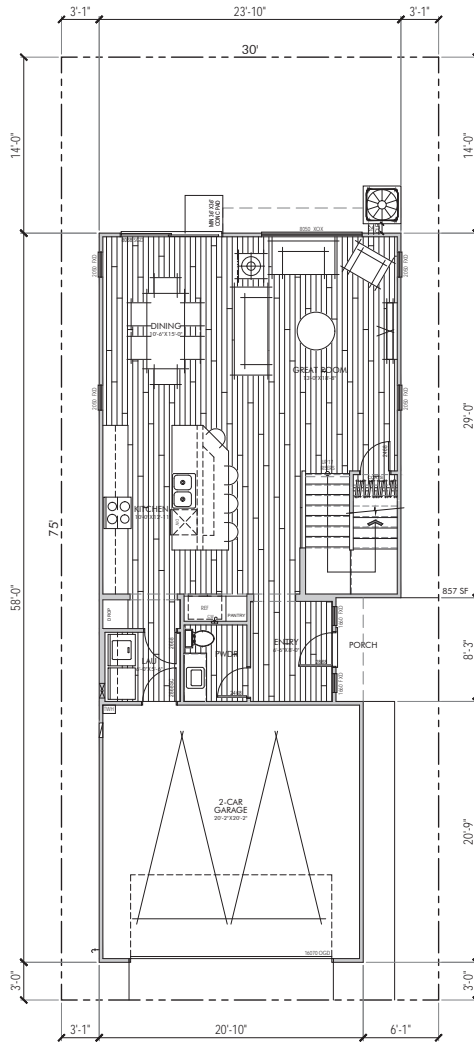
STREET SCENE

SCALE: 1/8"=1'-0"

IRIS PARK

DESIGN DEVELOPMENT FLOOR PLAN

APRIL 16, 2020



1,848 SQFT
 3 BEDROOM
 2.5 BATH
 2 CAR GARAGE

FIRST AND SECOND LEVEL

PLAN 1

SCALE: 1/4"=1'-0"

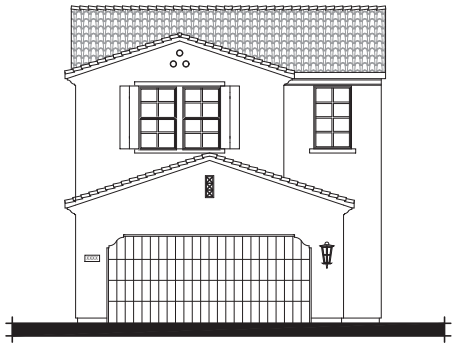
IRIS PARK

DESIGN DEVELOPMENT FLOOR PLAN

April 17, 2020



A04



1A - FRONT (SPANISH)



1B - FRONT (FARMHOUSE)



1C - FRONT (FRENCH)

PLAN 1

SCALE: 1/4"=1'-0"

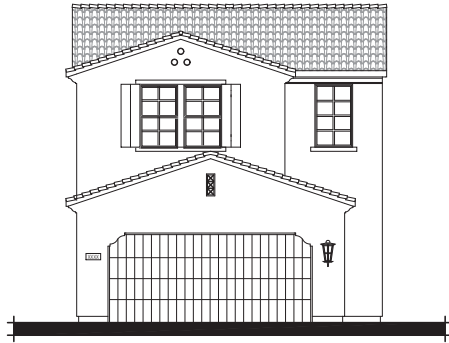
IRIS PARK

April 17, 2020

DESIGN DEVELOPMENT ELEVATIONS



A05



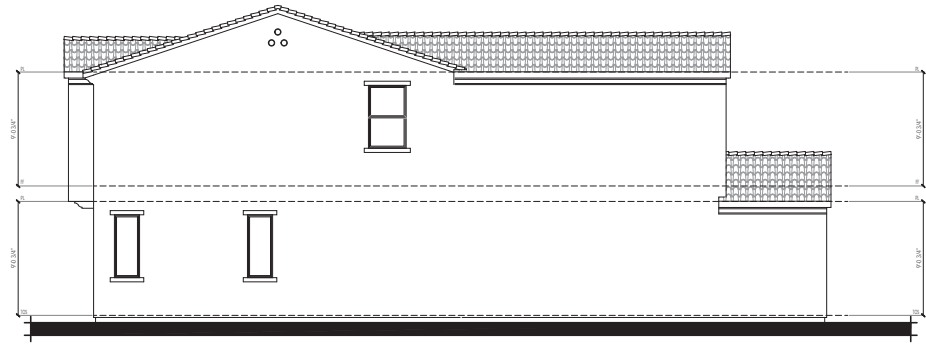
1A - FRONT (SPANISH)



1A - RIGHT (SPANISH)



1A - REAR (SPANISH)



1A - LEFT (SPANISH)

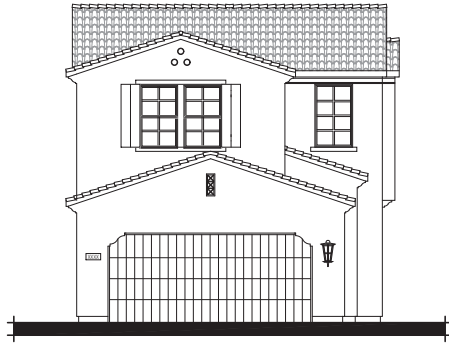
PLAN 1
SCALE: 1/4"=1'-0"

IRIS PARK

DESIGN DEVELOPMENT ELEVATIONS

April 17, 2020





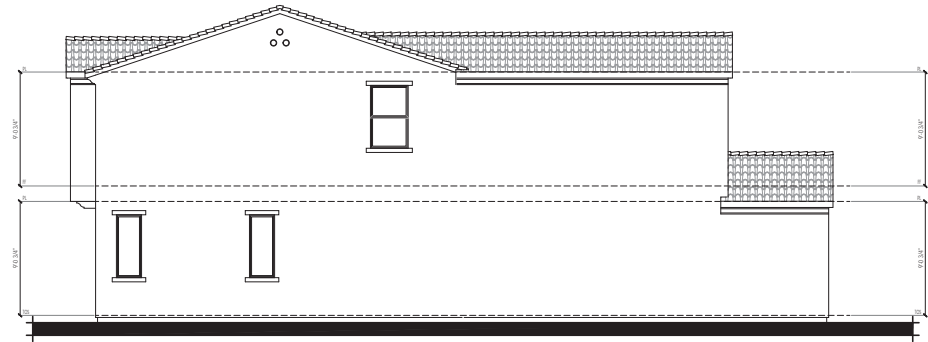
1A - FRONT (SPANISH)



1A - RIGHT ENHANCED (SPANISH)
AT END CONDITIONS ONLY



1A - REAR (SPANISH)



1A - LEFT (SPANISH)

PLAN 1
SCALE: 1/4"=1'-0"

IRIS PARK

DESIGN DEVELOPMENT ELEVATIONS

April 17, 2020



A07



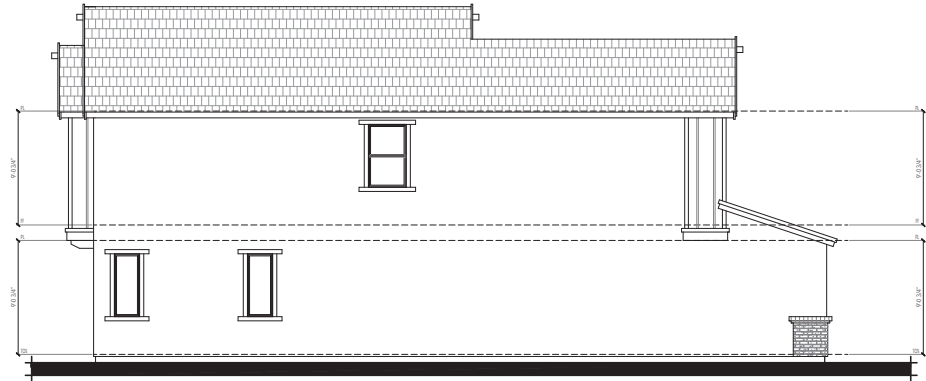
1B - FRONT (FARMHOUSE)



1B - RIGHT (FARMHOUSE)



1B - REAR (FARMHOUSE)



1B - LEFT (FARMHOUSE)

PLAN 1

SCALE: 1/4"=1'-0"

IRIS PARK

April 17, 2020

DESIGN DEVELOPMENT ELEVATIONS



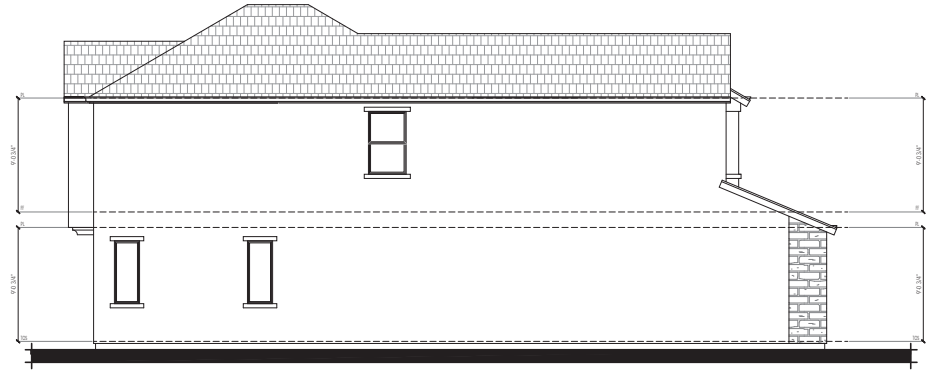
1C - FRONT (FRENCH)



1C - RIGHT (FRENCH)



1C - REAR (FRENCH)



1C - LEFT (FRENCH)

PLAN 1

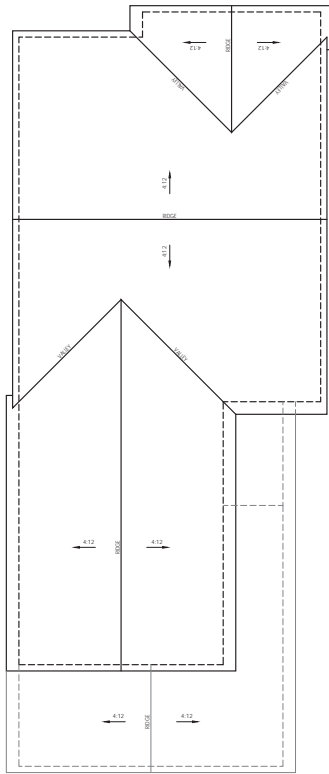
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IRIS PARK

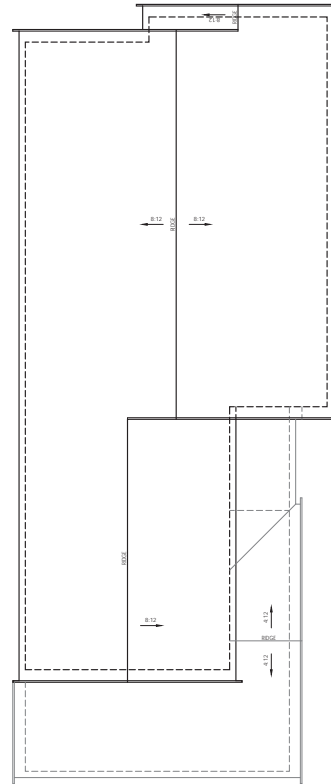
DESIGN DEVELOPMENT ELEVATIONS

April 17, 2020

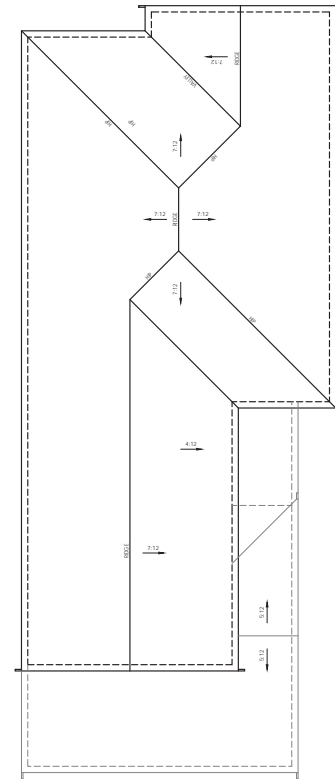




1A - SPANISH



1B - FARMHOUSE



1C - FRENCH

PLAN 1

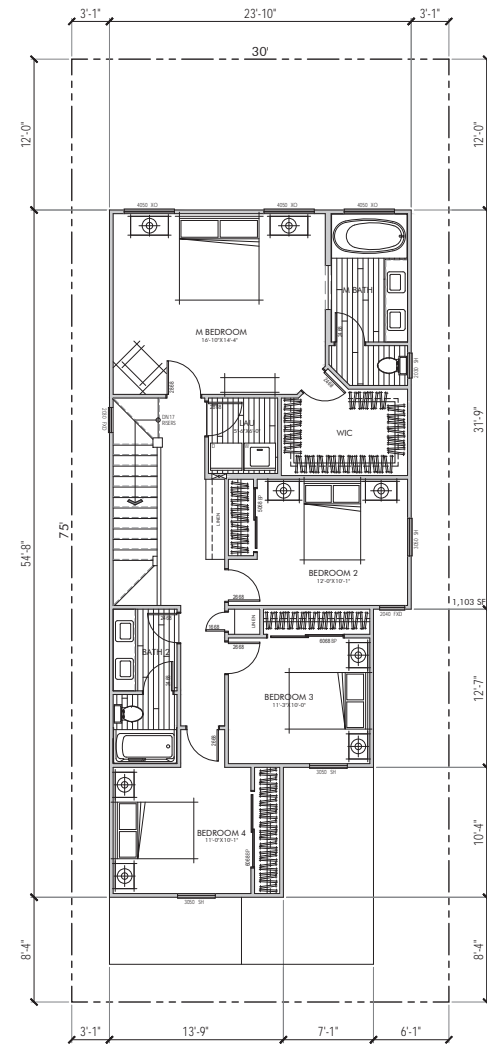
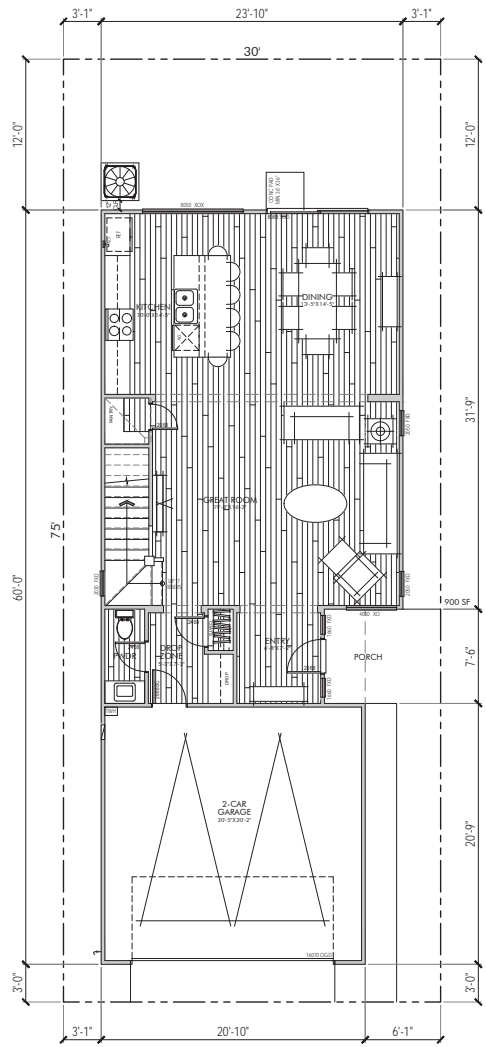
SCALE: 1/4" = 1'-0"

IRIS PARK

DESIGN DEVELOPMENT ROOF PLAN

April 17, 2020





2,003 SQFT
 4 BEDROOM
 2.5 BATH
 2 CAR GARAGE

FIRST AND SECOND LEVEL

PLAN 2

SCALE: 1/4" = 1'-0"

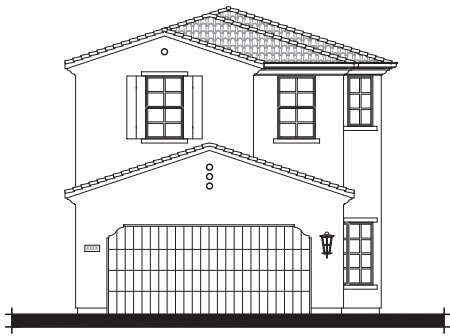
IRIS PARK

DESIGN DEVELOPMENT FLOOR PLAN

APRIL 16, 2020



MORENO VALLEY, CA
 17848 SKY PARK CIRCLE, SUITE D
 IRVINE, CA 92614
 714.330.6026



2A - FRONT (SPANISH)



2B - FRONT (FARMHOUSE)



2C - FRONT (FRENCH)

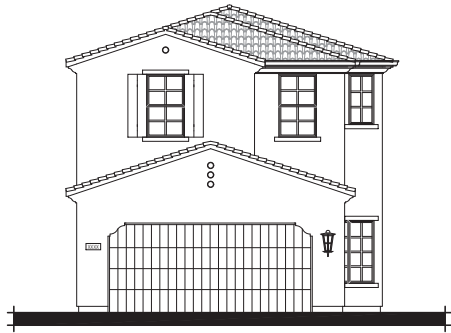
PLAN 2

SCALE: 1/4" = 1'-0"

IRIS PARK

APRIL 16, 2020

DESIGN DEVELOPMENT ELEVATIONS



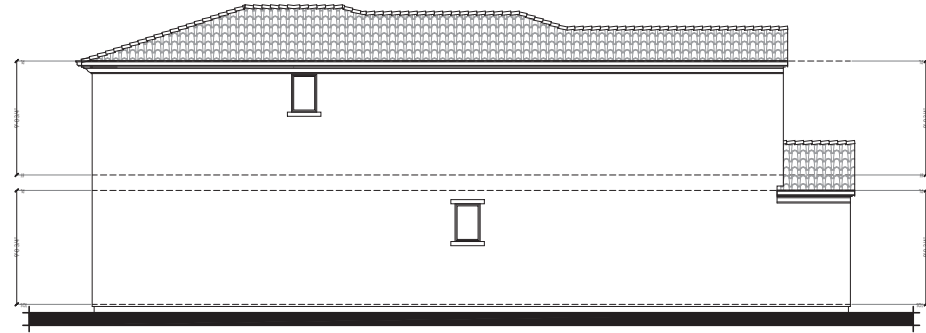
2A - FRONT (SPANISH)



2A - RIGHT (SPANISH)



2A - REAR (SPANISH)



2A - LEFT (SPANISH)

PLAN 2

SCALE: 1/4"=1'-0"

IRIS PARK

DESIGN DEVELOPMENT ELEVATIONS

APRIL 16, 2020



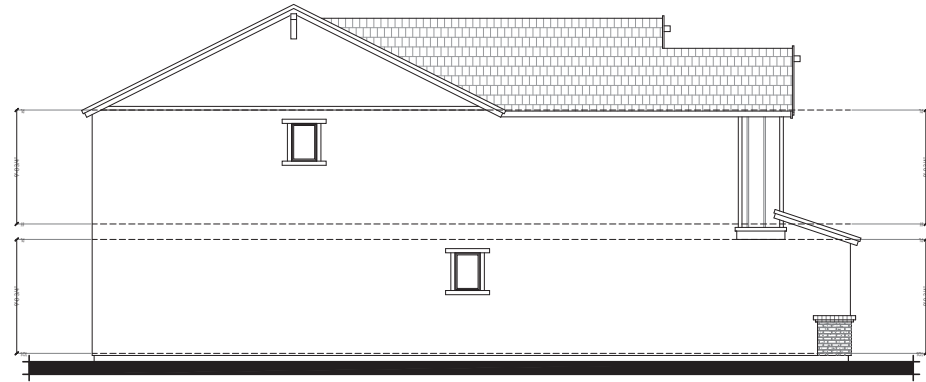
2B - FRONT (FARMHOUSE)



2B - RIGHT (FARMHOUSE)



2B - REAR (FARMHOUSE)



2B - LEFT (FARMHOUSE)

PLAN 2

SCALE: 1/4"=1'-0"

IRIS PARK

APRIL 16, 2020

DESIGN DEVELOPMENT ELEVATIONS



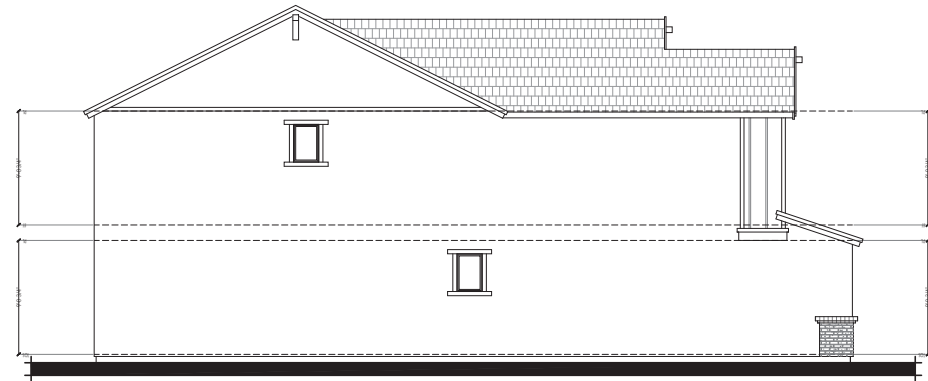
2B - FRONT (FARMHOUSE)



2B - RIGHT ENHANCED (FARMHOUSE)
AT END CONDITIONS ONLY



2B - REAR (FARMHOUSE)



2B - LEFT (FARMHOUSE)

PLAN 2

SCALE: 1/4"=1'-0"

IRIS PARK

APRIL 16, 2020

DESIGN DEVELOPMENT ELEVATIONS



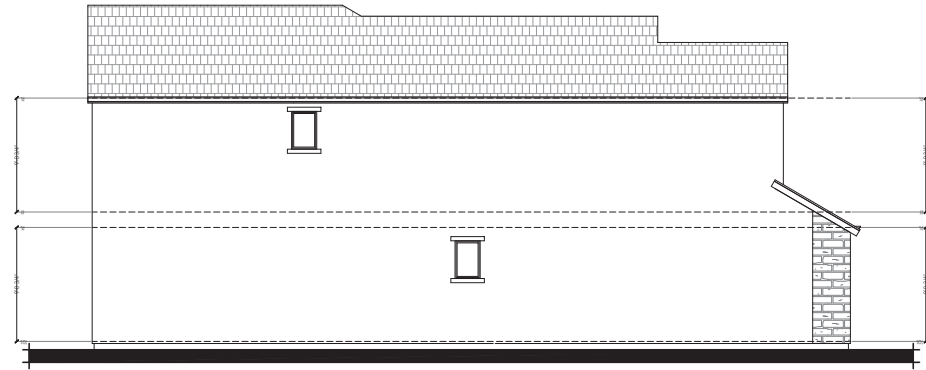
2C - FRONT (FRENCH)



2C - RIGHT (FRENCH)



2C - REAR (FRENCH)



2C - LEFT (FRENCH)

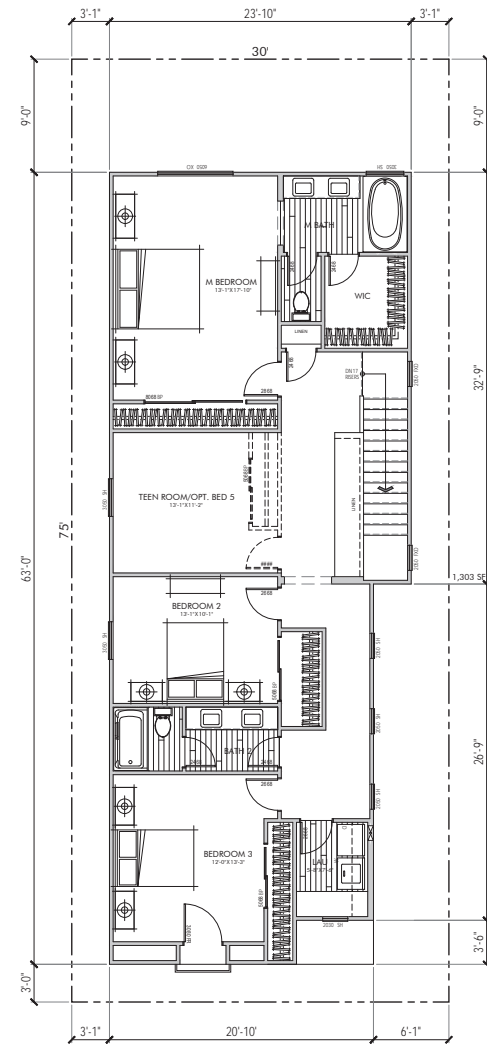
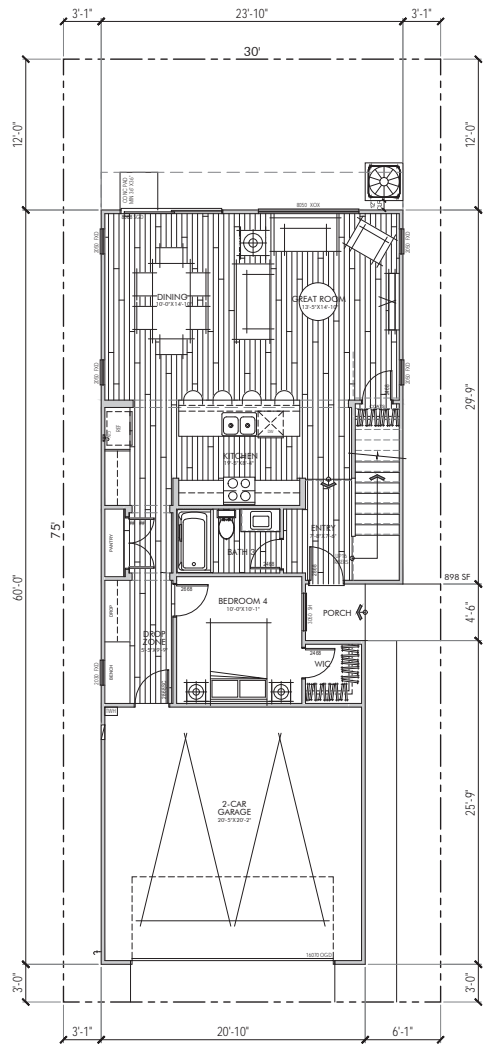
PLAN 2

SCALE: 1/4"=1'-0"

IRIS PARK

APRIL 16, 2020

DESIGN DEVELOPMENT ELEVATIONS



2,201 SQFT
 4 BEDROOM + TEEN ROOM/OPT. BED 5
 3 BATH
 2 CAR GARAGE

FIRST AND SECOND LEVEL

PLAN 3

SCALE: 1/4"=1'-0"

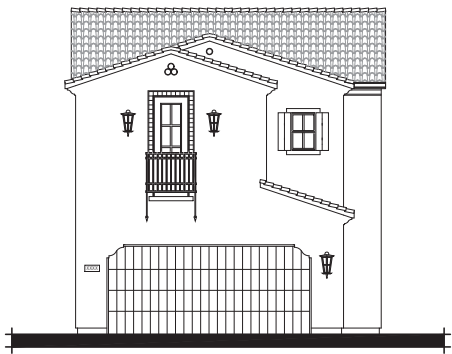
IRIS PARK

DESIGN DEVELOPMENT FLOOR PLAN

APRIL 16, 2020



MORENO VALLEY, CA
 17848 SKY PARK CIRCLE, SUITE D
 IRVINE, CA 92614
 714.330.6026



3A - FRONT (SPANISH)



3B - FRONT (FARMHOUSE)



3C - FRONT (FRENCH)

PLAN 3

SCALE: 1/4"=1'-0"

IRIS PARK

DESIGN DEVELOPMENT ELEVATIONS

APRIL 16, 2020





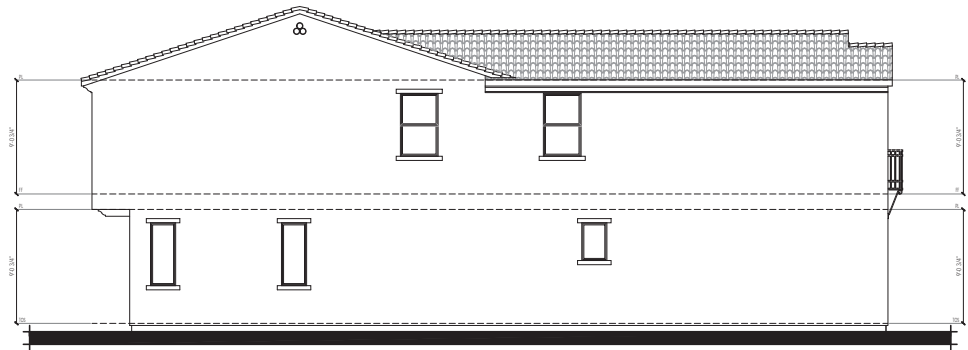
3A - FRONT (SPANISH)



3A - RIGHT (SPANISH)



3A - REAR (SPANISH)



3A - LEFT (SPANISH)

PLAN 3

SCALE: 1/4"=1'-0"

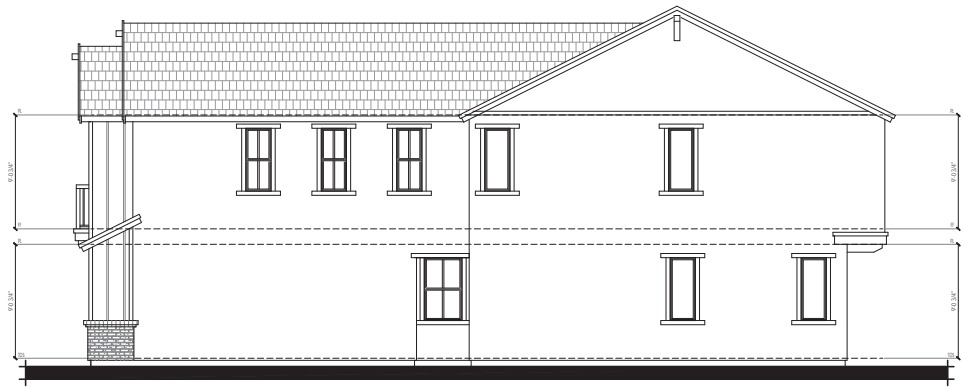
IRIS PARK

DESIGN DEVELOPMENT ELEVATIONS

APRIL 16, 2020



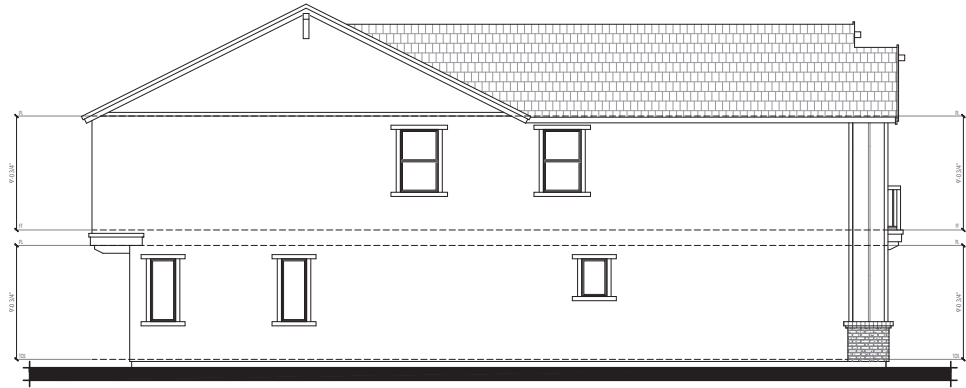
3B - FRONT (FARMHOUSE)



3B - RIGHT (FARMHOUSE)



3B - REAR (FARMHOUSE)



3B - LEFT (FARMHOUSE)

PLAN 3

SCALE: 1/4"=1'-0"

IRIS PARK

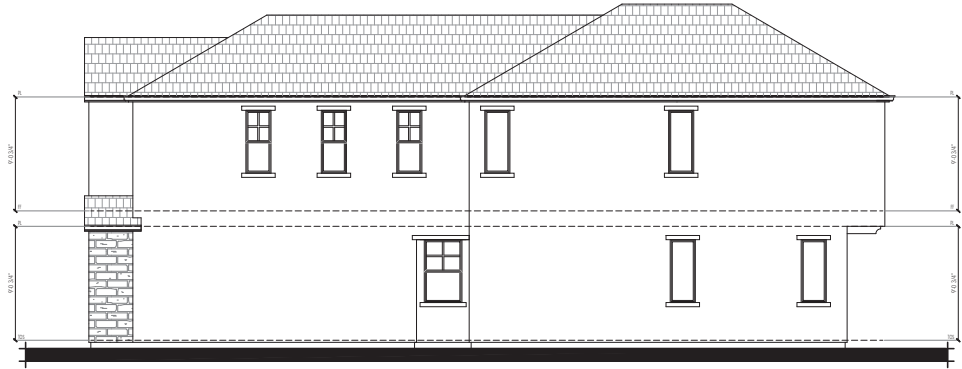
DESIGN DEVELOPMENT ELEVATIONS

APRIL 16, 2020





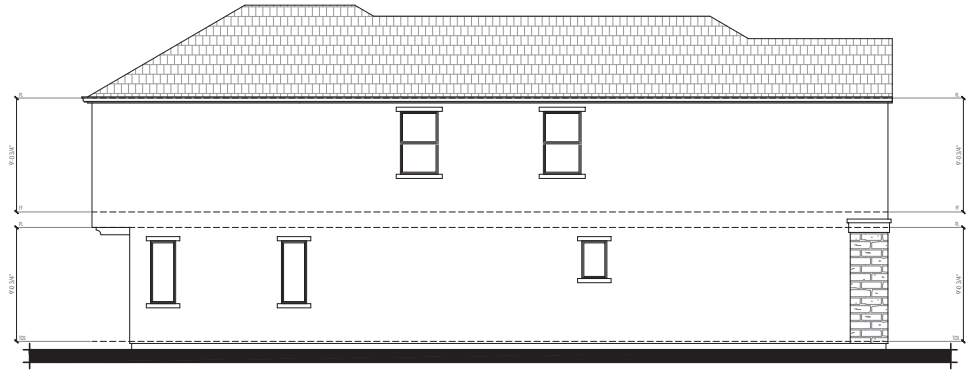
3C - FRONT (FRENCH)



3C - RIGHT (FRENCH)



3C - REAR (FRENCH)



3C - LEFT (FRENCH)

PLAN 3

SCALE: 1/4"=1'-0"

IRIS PARK

DESIGN DEVELOPMENT ELEVATIONS

APRIL 16, 2020





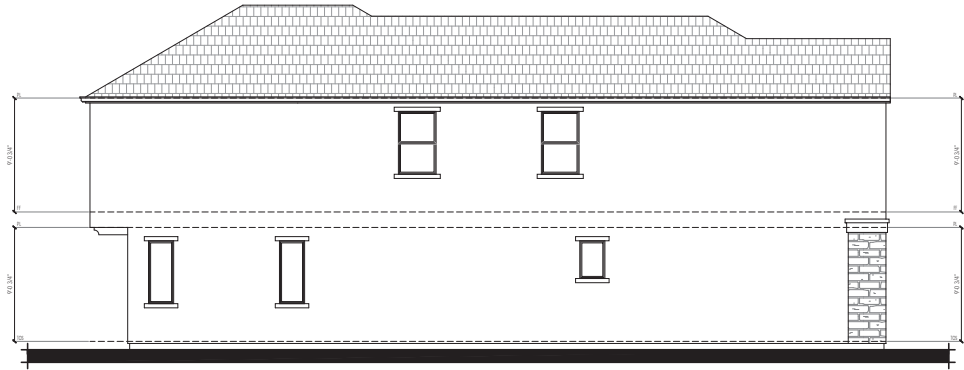
3C - FRONT (FRENCH)



3C - RIGHT ENHANCED (FRENCH)
AT END CONDITIONS ONLY



3C - REAR (FRENCH)



3C - LEFT (FRENCH)

PLAN 3

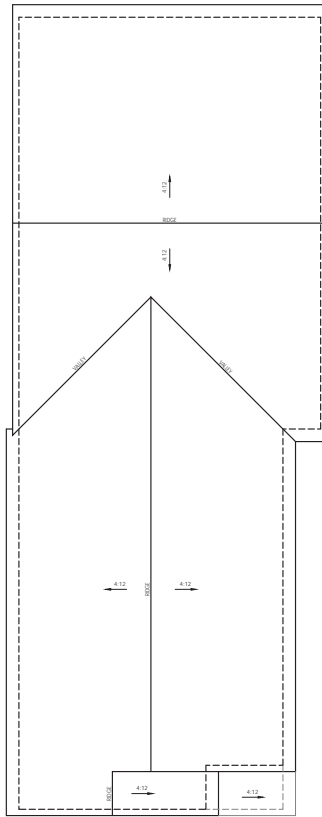
SCALE: 1/4"=1'-0"

IRIS PARK

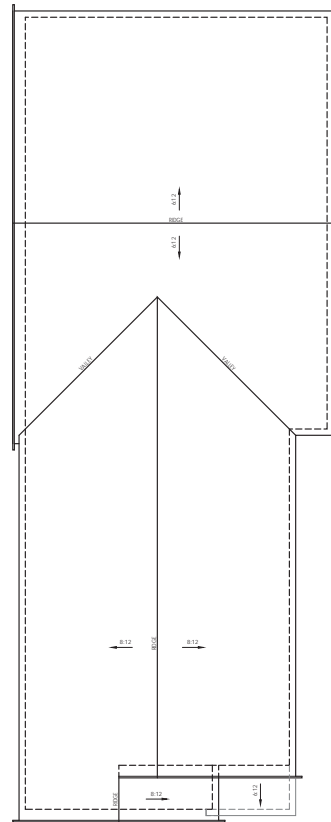
DESIGN DEVELOPMENT ELEVATIONS

APRIL 16, 2020

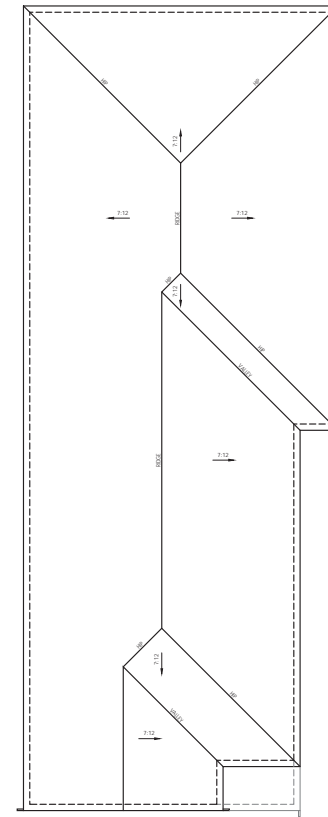




3A - SPANISH



3B - FARMHOUSE



3C - FRENCH

PLAN 3

SCALE: 1/4"=1'-0"

IRIS PARK

DESIGN DEVELOPMENT ROOF PLAN

APRIL 16, 2020

