

TRACT 38237

SINGLE FAMILY DETACHED HOMES
MORENO VALLEY, CALIFORNIA
PLANNED UNIT DEVELOPMENT



PLAN 1.1775 | B - TRADITIONAL

PLAN 2.2059 | A - SPANISH

PLAN 3.2384 | C - CRAFTSMAN

3,600 Bella Sera

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1.1 Introduction

PROJECT LOCATION

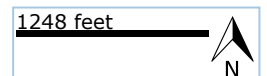
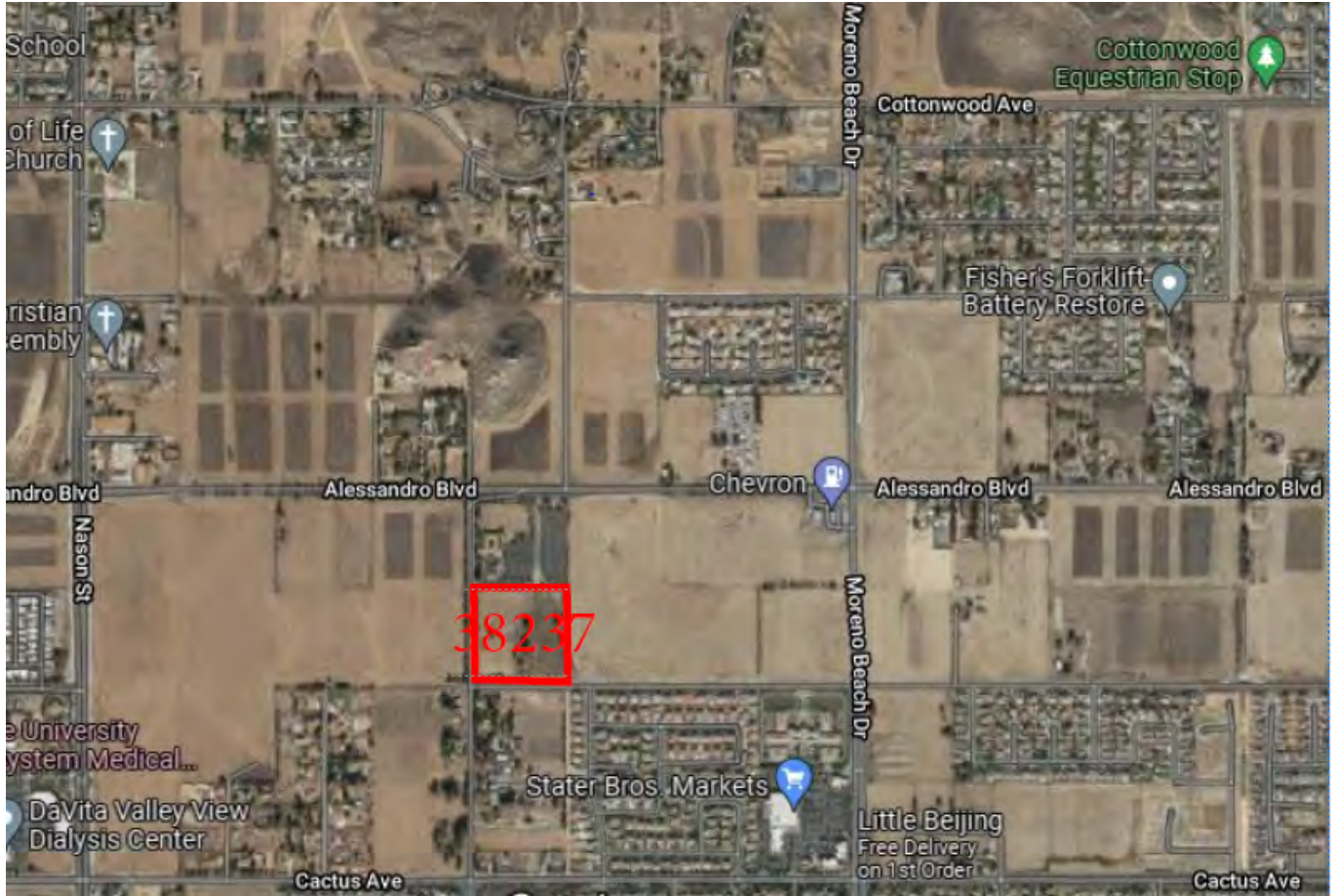
Tract 38237 is located on approximately 8.8 acres in the City of Moreno Valley, Riverside County, California. Specifically, located south of Alessandro Blvd east of Oliver Street.

The location of Tract 38237 is depicted on Figure 1-1, *Vicinity Map*

This Planned Unit Development guideline is for the design of homes within Tract 38237 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.

Vicinity Map



1.2 Residential Design Standards

3,600 Square Foot Lots - Tract 38237	
Requirement	
1. Maximum Density (DU's per net acre)	11.08
2. Minimum Lot Size (sq. ft net area)	3,470
3. Minimum Lot Width, in feet	40'
4. Minimum Lot Depth, in feet	90'
5. Minimum Front Yard Setback	
1st Floor	18'
2nd Floor	16'
Front Facing Garages	18'
Buildings other than Front Facing Garages	16'
6. Minimum Side Yard Setback, in feet	
Interior Side Yard	4'
Street Side Yard	6'
7. Minimum Rear Yard Setback, in Feet	10'
8. Maximum Lot Coverage	50%
9. Maximum building and structure height, in feet	30-35'
10. Minimum dwelling size (sq. ft.)	1000 sq ft
11. Minimum distance between buildings, in feet (including main DUs and accessory structures)	9'
12. Floor area ratio	
one story home	0.5
multiple story home	0.75

Homeowners Association (HOA)

A Homeowners Association (HOA) will be formed to own and maintain the private facilities throughout the community. The HOA will be responsible for the maintenance of the following common areas, open space landscape areas, perimeter landscape not included in the City's LMD District. The HOA will be solely responsible for the maintenance of the Water Quality Basins. The HOA will also be responsible for the ownership and maintenance of the private interior streets.

Private Streets

Tract 38237 is proposed as a non-gated private community. All interior streets will be private streets owned and maintained by the Homeowners Association. The perimeter streets, Oliver Street and Brodiaea Avenue will remain public streets owned by the City of Moreno Valley.

Entry Monument, Perimeter Landscaping, Walls/Fences

Entry monument signs representing the marketing name Bella Sera will be located on the perimeter wall to advertise the community. Final locations will be determined during the design phase. Perimeter landscape will be designed in accordance with the requirements provided by The Planning department during the design phase. The Perimeter landscaping will be maintained by the HOA.

Please refer to Exhibit L-6, Conceptual Fence and Wall Plan for block wall and vinyl fencing details and locations.

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.

Similar plans and elevations will be plotted as far from one another as possible.

Homes with identical:

- Floor plan
- Elevation Style
- Color Palette
- Orientation

Shall not be plotted within four (4) 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 plotted 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 four (4) lots of one another.

Elevation and Front Yards

All windows and doors shall 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

All elevations visible from streets or common open space shall 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 on the side elevations.

Windows in garage doors should be optional.

A walkway shall join principle entry doors directly to the public sidewalk.

Trash and recycling bins shall 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:

8' for first

9' for second floors

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

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

Massing

Minimum 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 against two story masses to help break them down.

Proportion

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

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

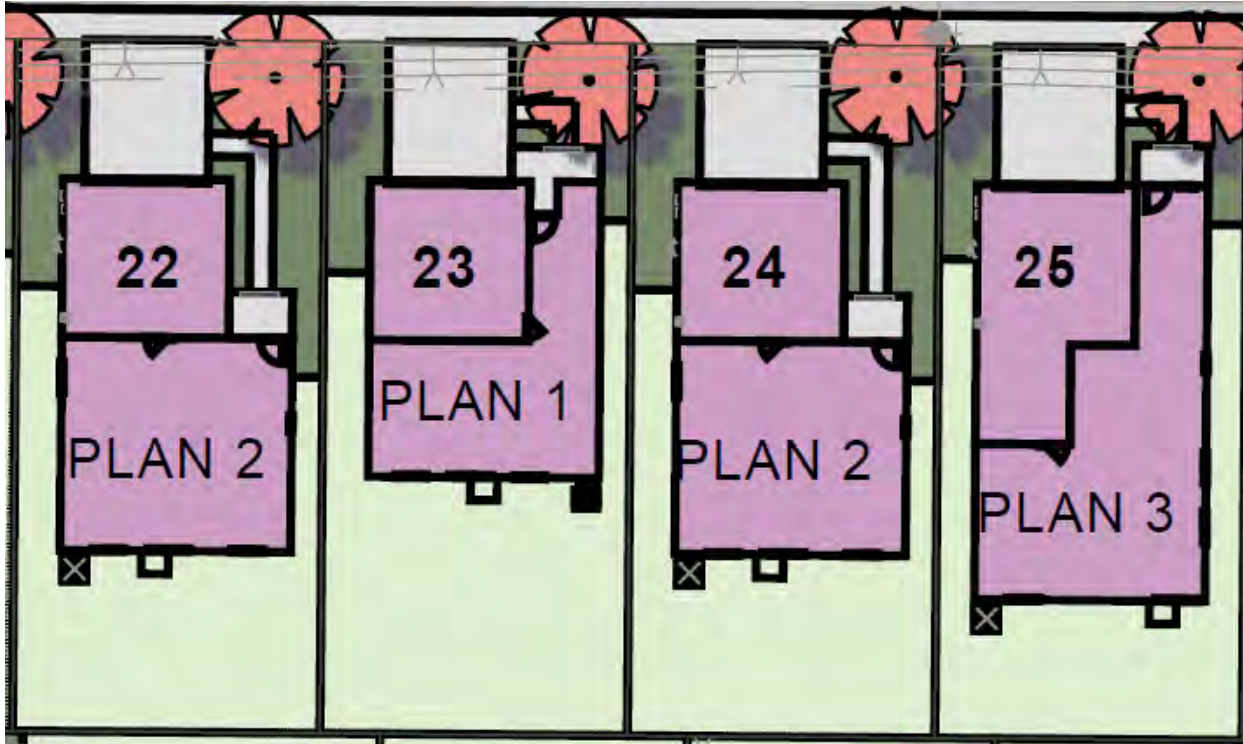
To reduce the proportional dominance of garage doors on any elevation style, they should be more detailed in design so as to become an important part of the elevations style for a more appealing appearance.

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 should not be so dominant as to outweigh other elements in a building's makeup. Likewise, a building on one site, should not dominate a building on an adjacent lot.

1.4 Typical Lot Module

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



3,600 - 40' x 90'

1.5 Architectural Style Palettes

This section will focus on the architectural styles envisioned for the housing in Tract 38237.

The 3,600 square foot lots offer three architectural characters including Craftsman, Spanish and Traditional.

The following images and text provide an outline of each styles roof and details for reference.



STYLE DESCRIPTION

Influenced by the earlier Mission aesthetic, the Craftsman style emphasizes natural materials and attention to detail. Shallow roof pitches vary from 3:12 to 4:12 with deep overhangs. Porches supported by square or tapered columns of either stucco or wood with stone veneer bases. Additional elements include stucco walls, gable end treatments of board and battens with wood brackets, and paired windows.

KEY ELEMENTS

- A** Concrete flat tile roof.
- B** Stone veneer accents.
- C** Board and batten gable end detailing.
- D** Deep overhangs at eaves.
- E** Square or tapered columns.

CRAFTSMAN STYLE

Craftsman

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

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

ELEMENT	MENU OF COMMON FEATURES
Form	<ul style="list-style-type: none"> • Simple 2-story boxed massing with vertical and horizontal breaks
Roof	<ul style="list-style-type: none"> • 4:12 to 6:12 roof pitch • 16” to 24” overhangs • Concrete tile (slate or shake) • Basic gabled roof - side to side with cross gables
Walls	<ul style="list-style-type: none"> • Stucco with horizontal siding accents. • Board and Batten accents also permitted. • Stone base accents on walls and/or porch.
Windows	<ul style="list-style-type: none"> • Vertical window with window grids at front elevation • Windows with grids on side and rear elevations in high visibility public view areas • Use windows individually or in groups
Details	<ul style="list-style-type: none"> • Porches with heavy square columns or posts on stone or brick piers • Surface mounted fixtures on front elevations must complement architectural style • Garage and front door patterns to complement style • Stone and brick base accents • Open eave overhangs with shaped roof rafter tails • Wood trim at doors and windows • Triangulated knee braces
Colors	<p>Field: Light to dark earth tones Trim: Light to dark earth tones in harmony or contrasting with field Accents: Light to dark earth tones in contrast with field</p>

Where “wood” is referred to, it can also be interpreted as simulated wood. In addition, some styles can be appropriately expressed without the wood elements, in which case stucco-wrapped, high-density foam trim (with style-appropriate stucco finish) is acceptable. Similarly, pre-cast elements can be satisfied by high-density foam or other similar materials in a style-appropriate finish



STYLE DESCRIPTION

Inspired by the architecture of Spain and the Spanish missions, the Spanish style consists of simple one to two story massing with mostly gable end roofs of concrete "S" tile. Shallow roof pitches vary from 3:12 to 5:12 with minimal overhangs. Exterior walls consist of light-colored smooth stucco with sand finish. Other elements include recessed windows, gable end tile detailing and plank shutters.

KEY ELEMENTS

- A Concrete "S" tile roof
- B Stucco finish with light colors.
- C Clay or ceramic tile gable end detail.
- D Round arches at entrances and/or porches
- E Plank Shutters

SPANISH STYLE

Spanish

The Spanish style attained wide-spread popularity after the Panama-California exposition of 1915-1916 in San Diego. The Spanish style's most notable characteristics include the use of "S" or barrel tile roofs, stucco walls, feature entry doors and porticos, highlighted ornamental iron work and carefully proportioned windows appropriate to its wall mass.

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

ELEMENT	MENU OF COMMON FEATURES
Form	<ul style="list-style-type: none"> • 2 story asymmetrical massing with strong one story element
Roof	<ul style="list-style-type: none"> • 4:12 to 6:12 roof pitch • 12" to 16" overhang • Simple hip or gable roof with one intersecting gable roof • Barrel or 'S' shape concrete tiles
Walls	<ul style="list-style-type: none"> • Stucco
Windows	<ul style="list-style-type: none"> • Vertical window at front elevation with window grids • Windows with window grids on side and rear elevations in high visibility public view areas • Feature recessed arched window • Single or grouped round top windows
Details	<ul style="list-style-type: none"> • Stucco over foam window and door trim • Feature arched window or door • Surface mounted fixtures on front elevations must complement architectural style • Shaped rafter tails • Garage and front door patterns to complement style • Decorative iron details and railings • Simple Plank shutters • Gable vent tubes
Colors	<p>Field: Whites, beige, or warm tints Trim: Dark shades to contrast field color Accents: Deep tones of green, blue, red (on shutters, door, balcony trim)</p>

Where "wood" is referred to, it can also be interpreted as simulated wood. In addition, some styles can be appropriately expressed without the wood elements, in which case stucco-wrapped, high-density foam trim (with style-appropriate stucco finish) is acceptable. Similarly, pre-cast elements can be satisfied by high-density foam or other similar materials in a style-appropriate finish



STYLE DESCRIPTION

Derived from the Bungalow and Ranch styles, the Traditional style consists of one to two story volumes with gable and hip roofs. Exterior walls comprised of stucco and horizontal siding. The roof pitches vary between 4:12 to 6:12 with average overhangs, and concrete flat tile. Other exterior elements include; porches with square columns or posts, board and batten shutters and pot shelves.

KEY ELEMENTS

- A** Concrete flat tile.
- B** Square columns with stucco over, or wood posts.
- C** Stucco walls with horizontal siding accents.
- D** Board and batten shutters

TRADITIONAL STYLE

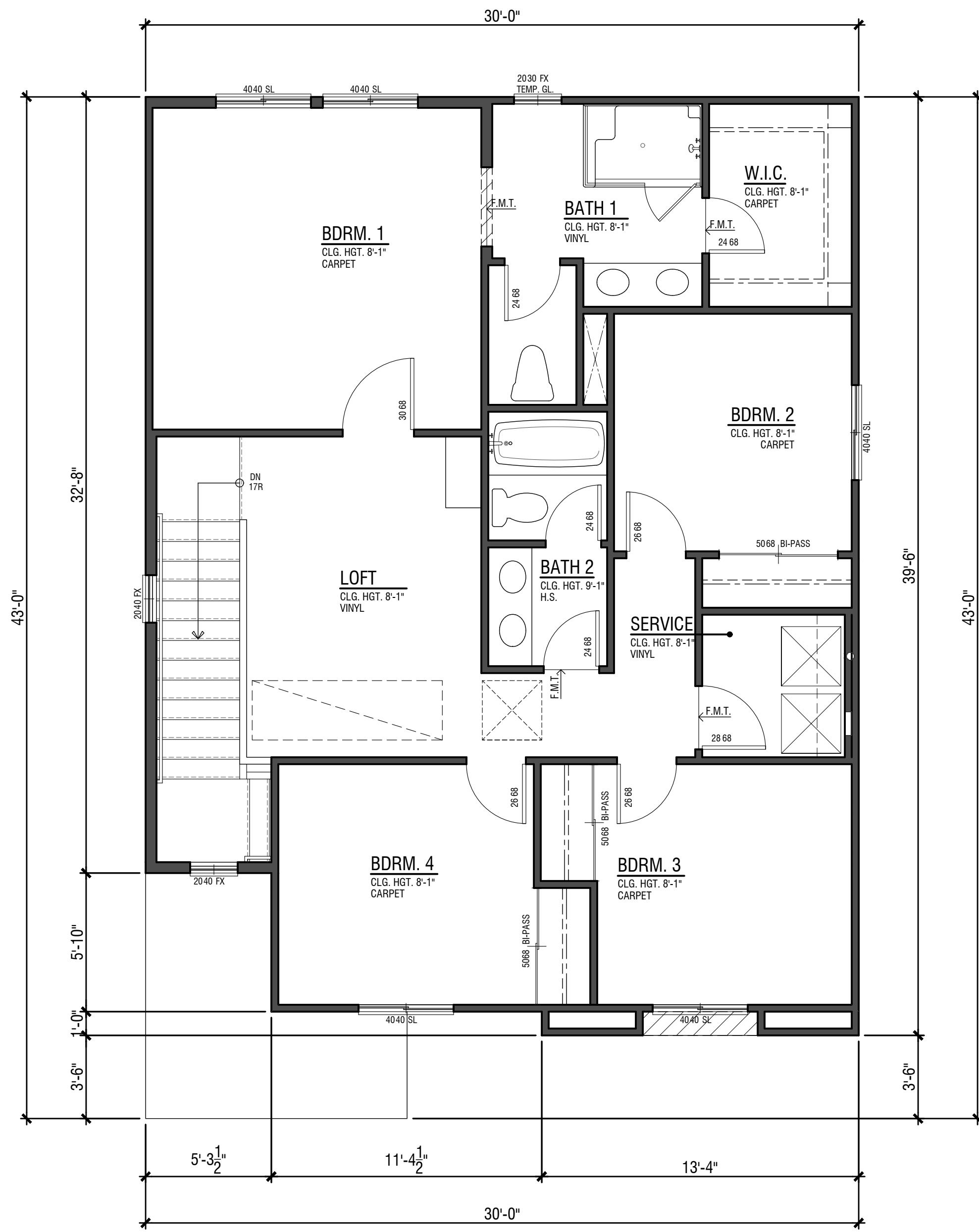
Traditional

The American Traditional style as manifested in Southern California was often realized as an East Coast derived expression with Cape Cod influences, and displayed the aspects of practicality and functional elegance. This expression evolved from early Colonial beginnings and truly began to proliferate as an American building style from the 1850s to the early 20th century. In Southern California, the style was employed from the foothill neighborhoods of Pasadena to Los Angeles communities such as Westwood and was occasionally used in combination with the Monterey and Ranch styles to create homes which opened to the exterior gracefully yet retained a sense of formality and reserve.

Features of this style include simple gable roof forms, louvered shutters, and articulated entry surrounds. Dormers and second-floor wood decks are also occasionally used.

ELEMENT	MENU OF COMMON FEATURES
Form	<ul style="list-style-type: none"> Asymmetrical massing with a vertical and a horizontal break
Roof	<ul style="list-style-type: none"> 4:12 to 12:12 roof pitch 16" to 24" overhangs Concrete tile (slate or shake) Front to back gable or hip roof with intersecting hip or gable roofs
Walls	<ul style="list-style-type: none"> Stucco Wood siding, brick, or board and batten accents
Windows	<ul style="list-style-type: none"> Vertical window at front elevation with window grids Windows with window grids on side and rear elevations in high visibility public view areas Round top accent or bay window
Details	<ul style="list-style-type: none"> Simplified cornice trim at gable ends Header window wood accent trim 2x6 window and door trim - wood on siding, foam on stucco Surface mounted fixtures on front elevations must complement architectural style Porches and/or balconies Garage and front door patterns to complement style Square wood columns with trim Brick veneer on base
Colors	<p>Field: Whites, off-white, dark or light colors Trim: White or contrasting with field color Accents: White, light or dark colors in contrast or harmony with field color</p>

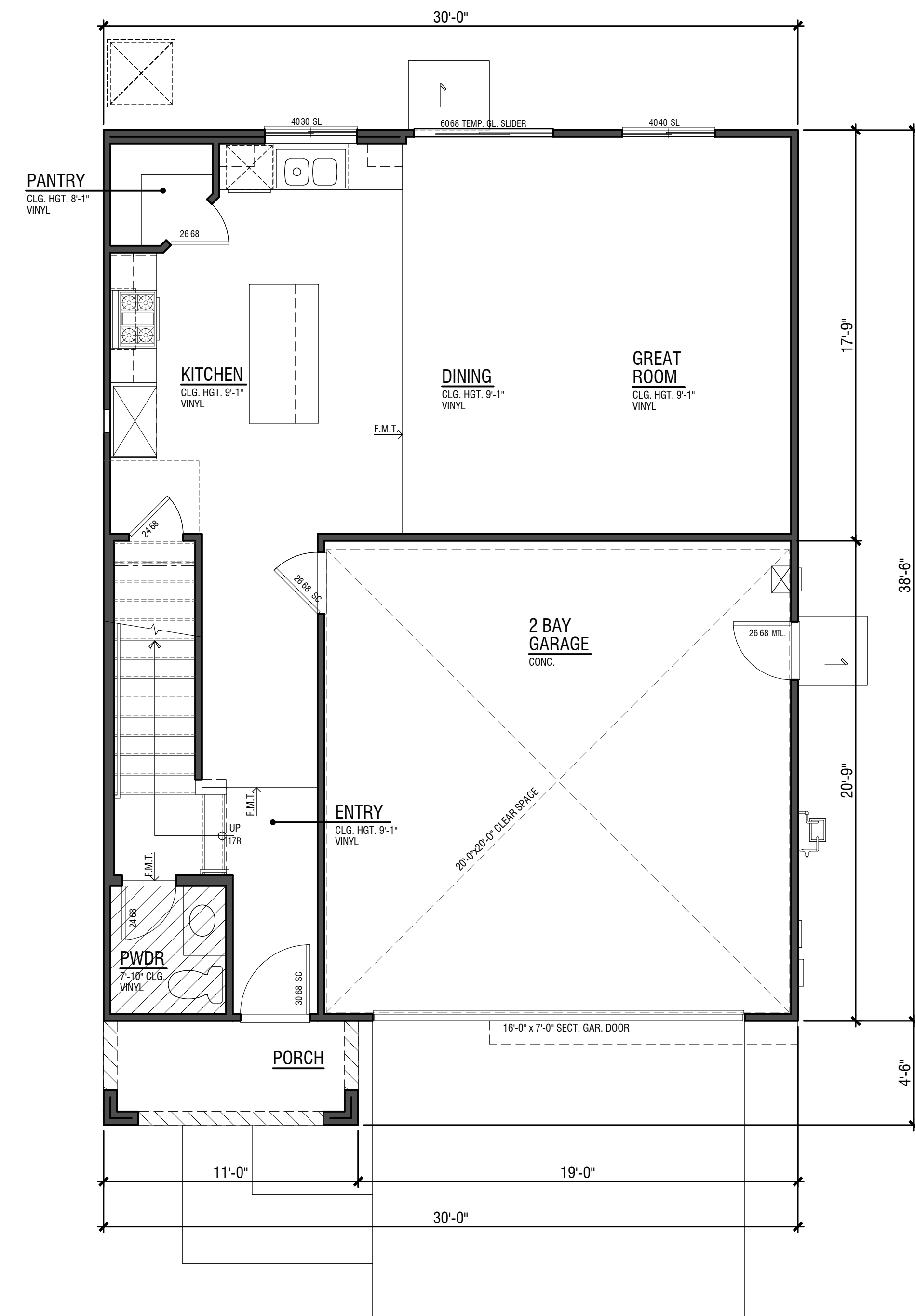
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Upper Floor - 1062 SF

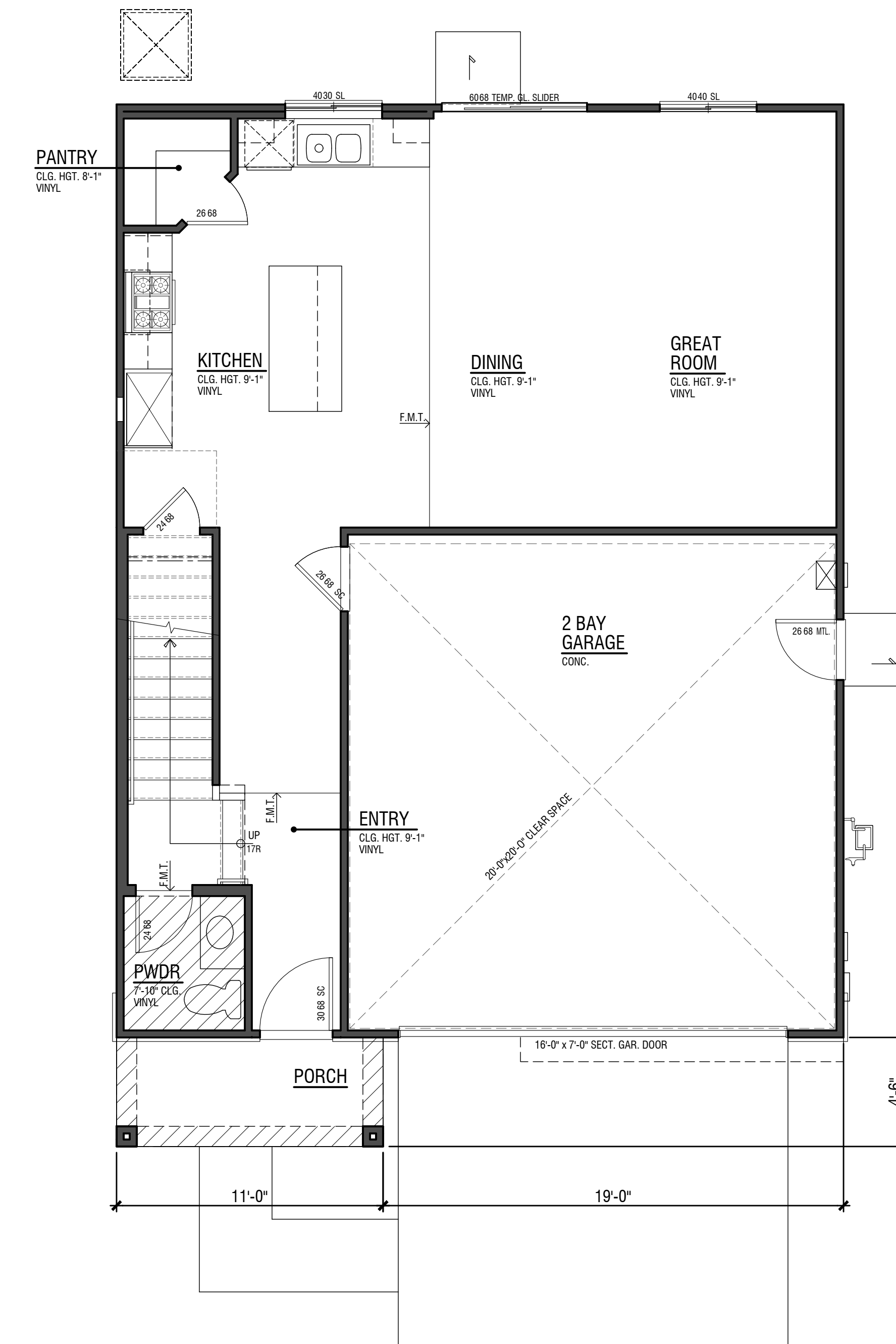
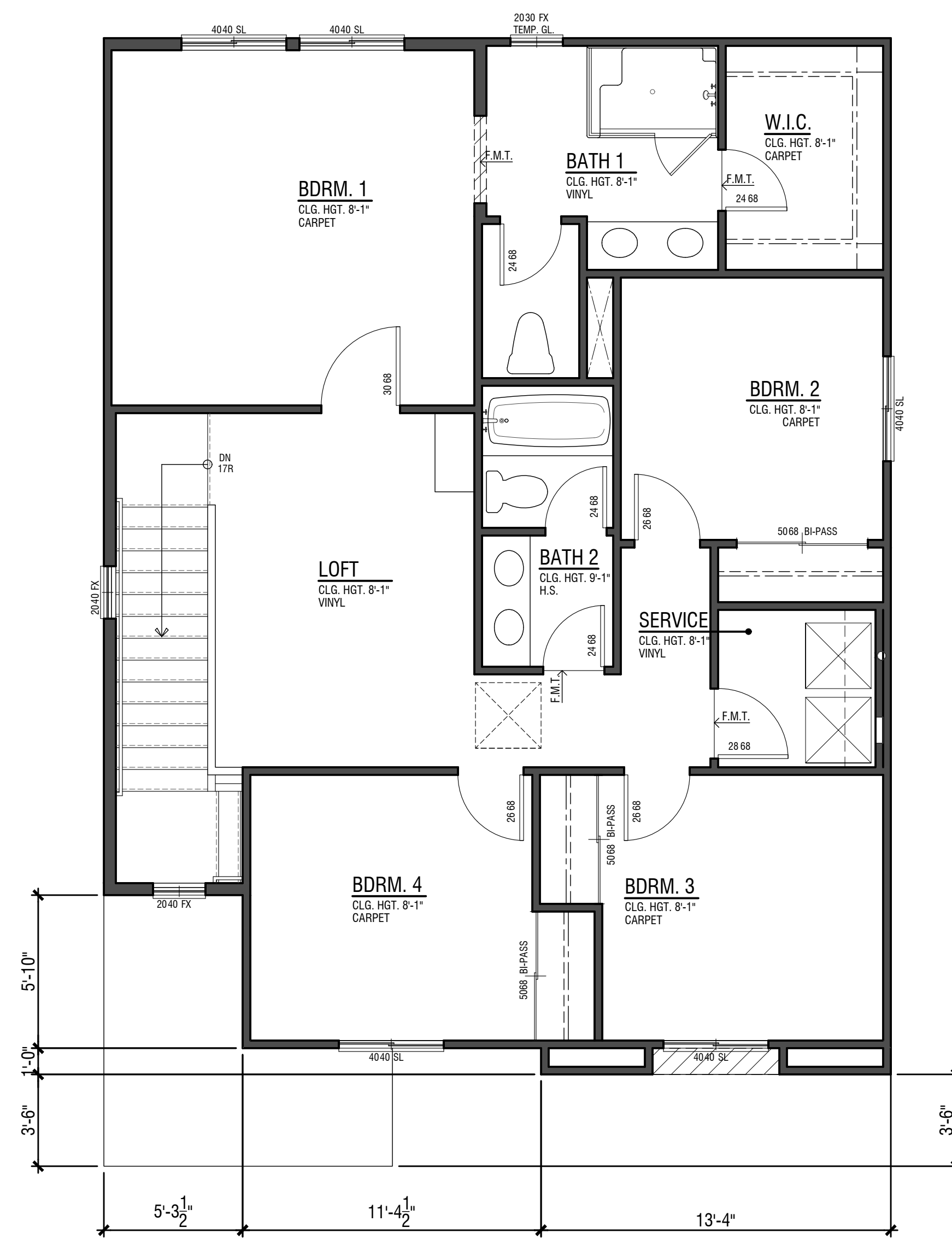
PLAN 1.1775

1,775 SF
 4 Bdrm | 2.5 Bath | Loft
 2 Bay Garage
 8' | 8' Plates



Lower Floor - 713 SF

1A | SPANISH



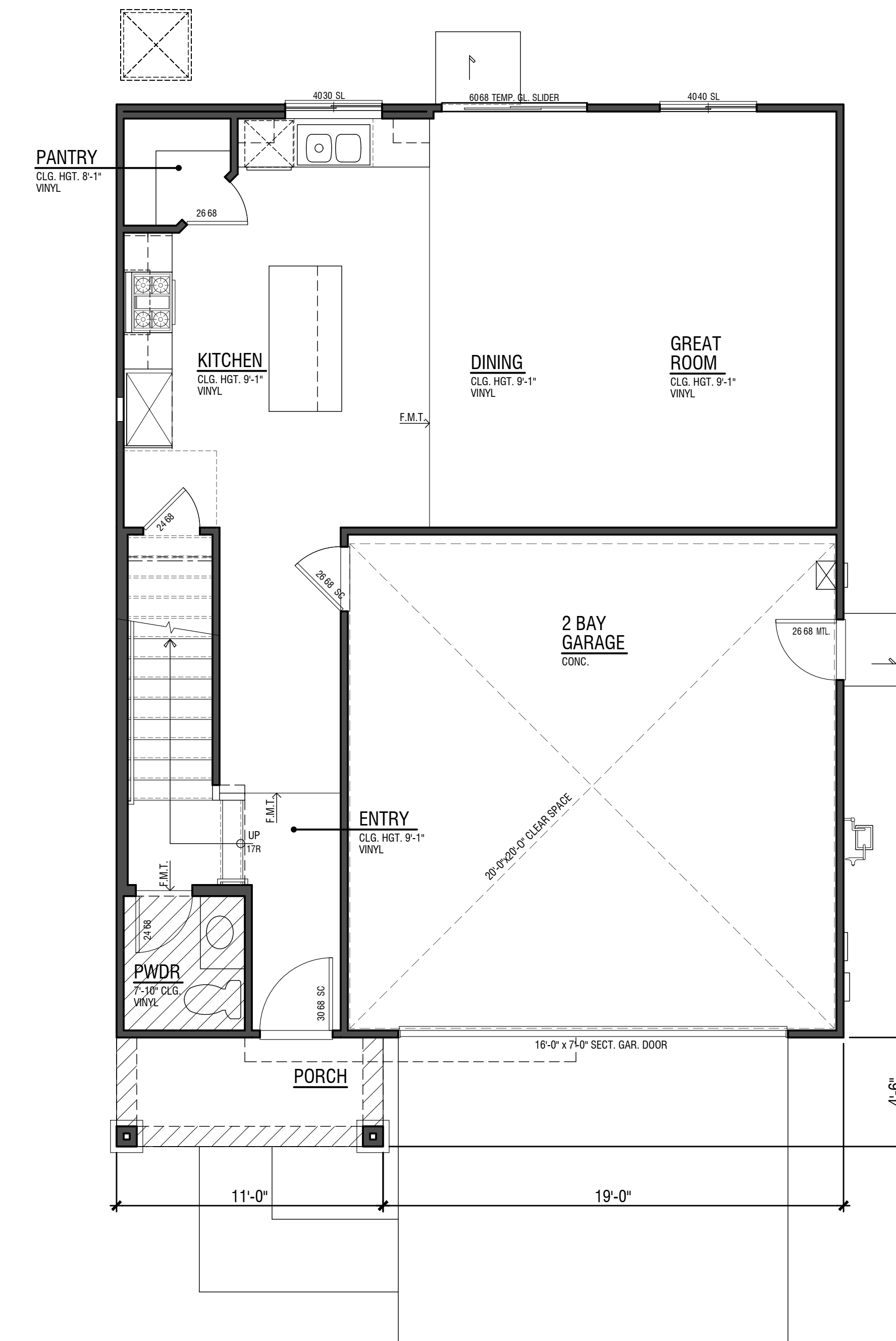
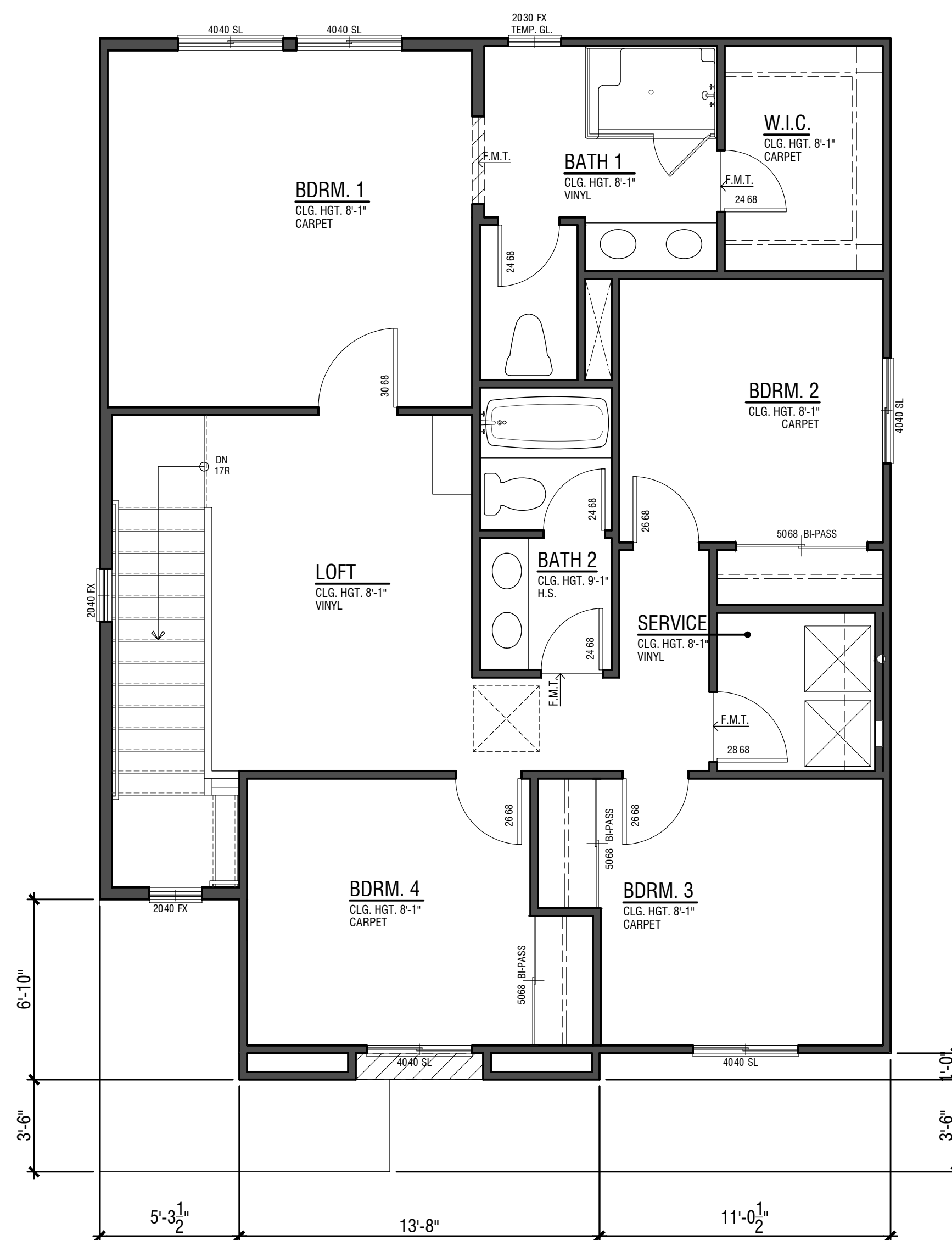
PLAN 1.1775

1,775 SF
 4 Bdrm | 2.5 Bath | Loft
 2 Bay Garage
 8' | 8' Plates

1B | TRADITIONAL

BELLA SERA

MORENO VALLEY, CA



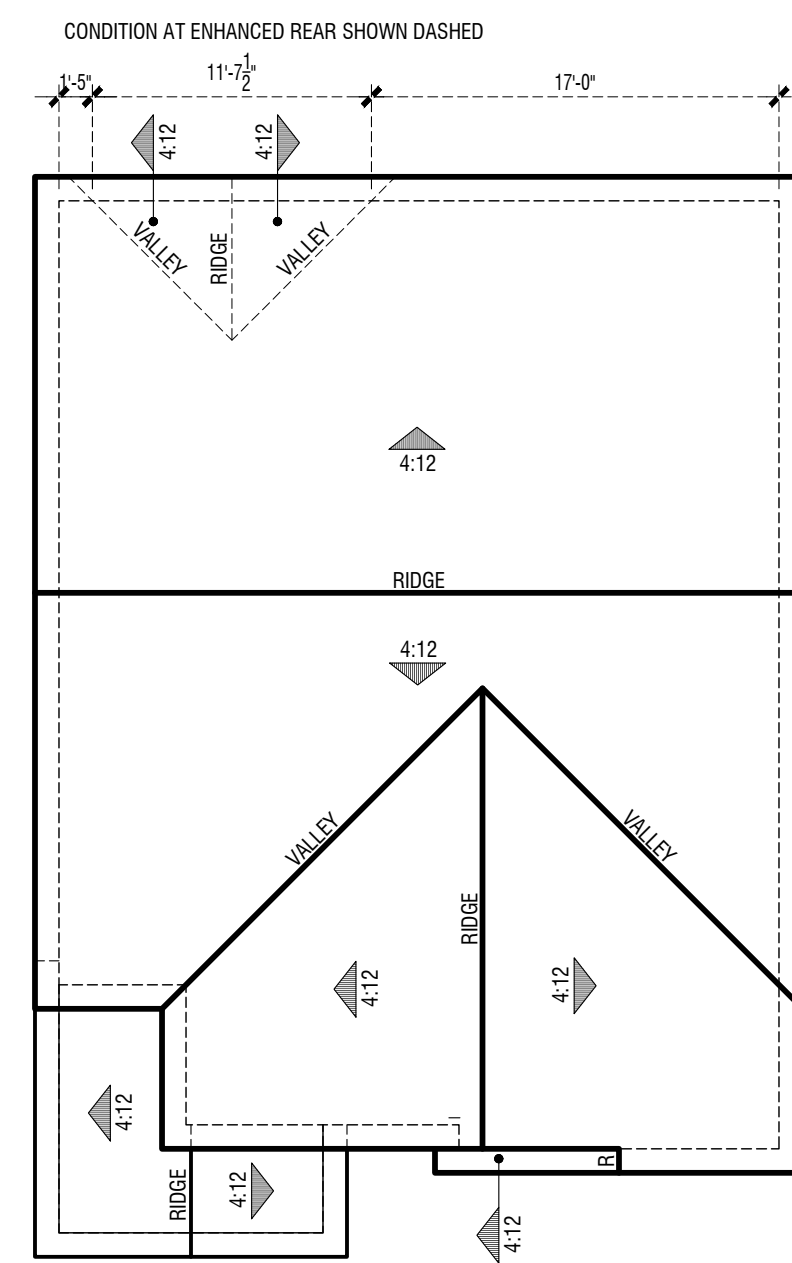
PLAN 1.1775

1,775 SF
 4 Bdrm | 2.5 Bath | Loft
 2 Bay Garage
 8' | 8' Plates

1C | CRAFTSMAN

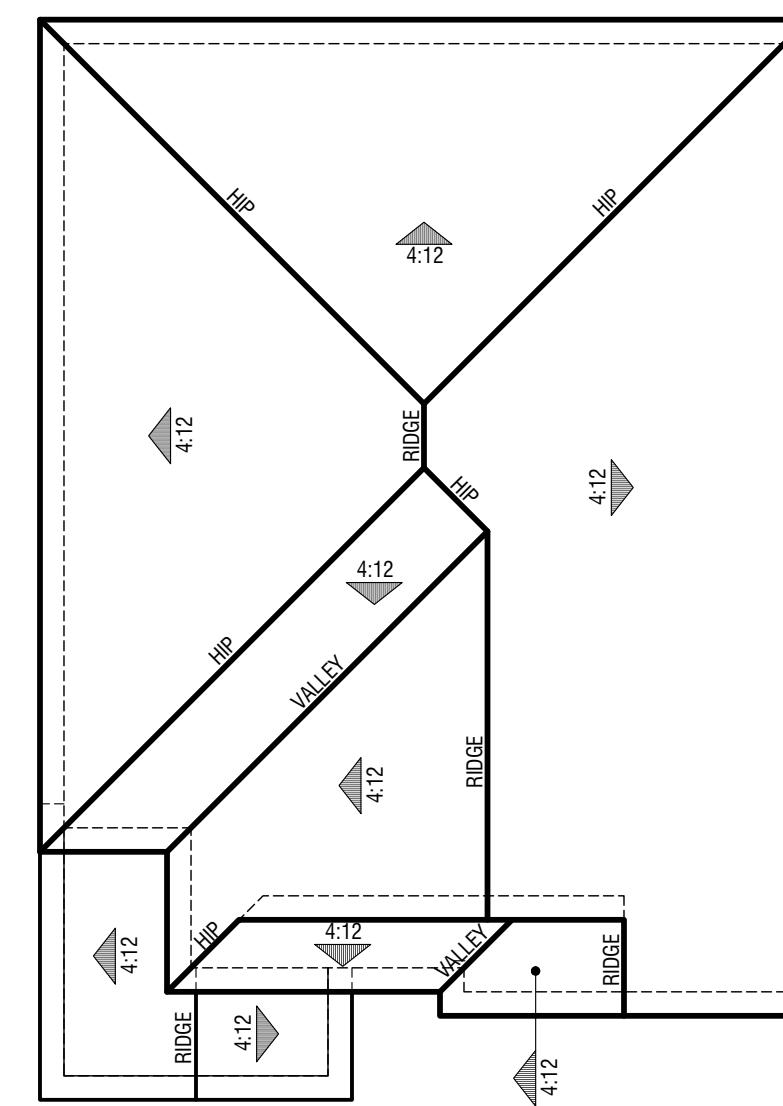
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MORENO VALLEY, CA



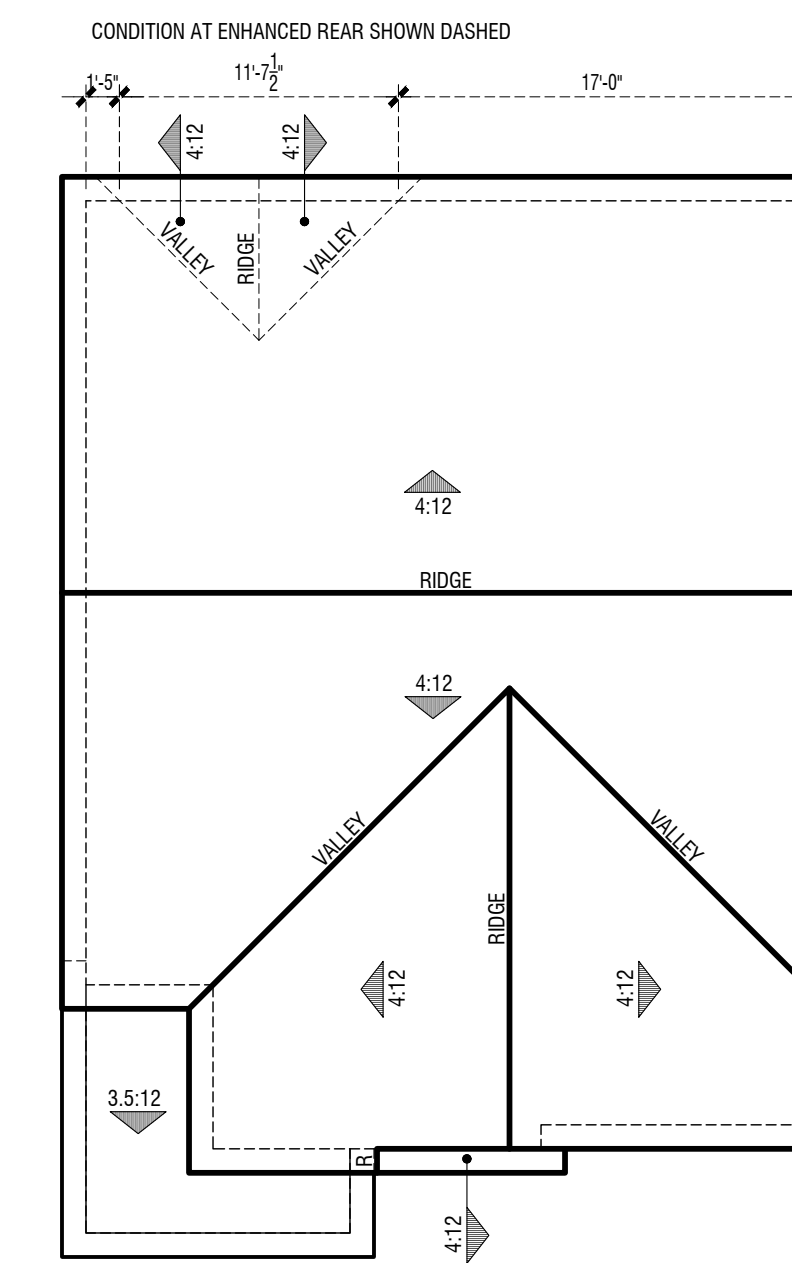
1A | SPANISH

Eave 12" / Rake 12"
Concrete Low "S" Tile



1B | TRADITIONAL

Eave 12" / Rake 12"
Concrete Flat Tile



1C | CRAFTSMAN

Eave 12" / Rake 12"
Concrete Flat Tile

PLAN 1.1775

Roof Plans

BELLA SERA

MORENO VALLEY, CA



1A | SPANISH



1C | CRAFTSMAN



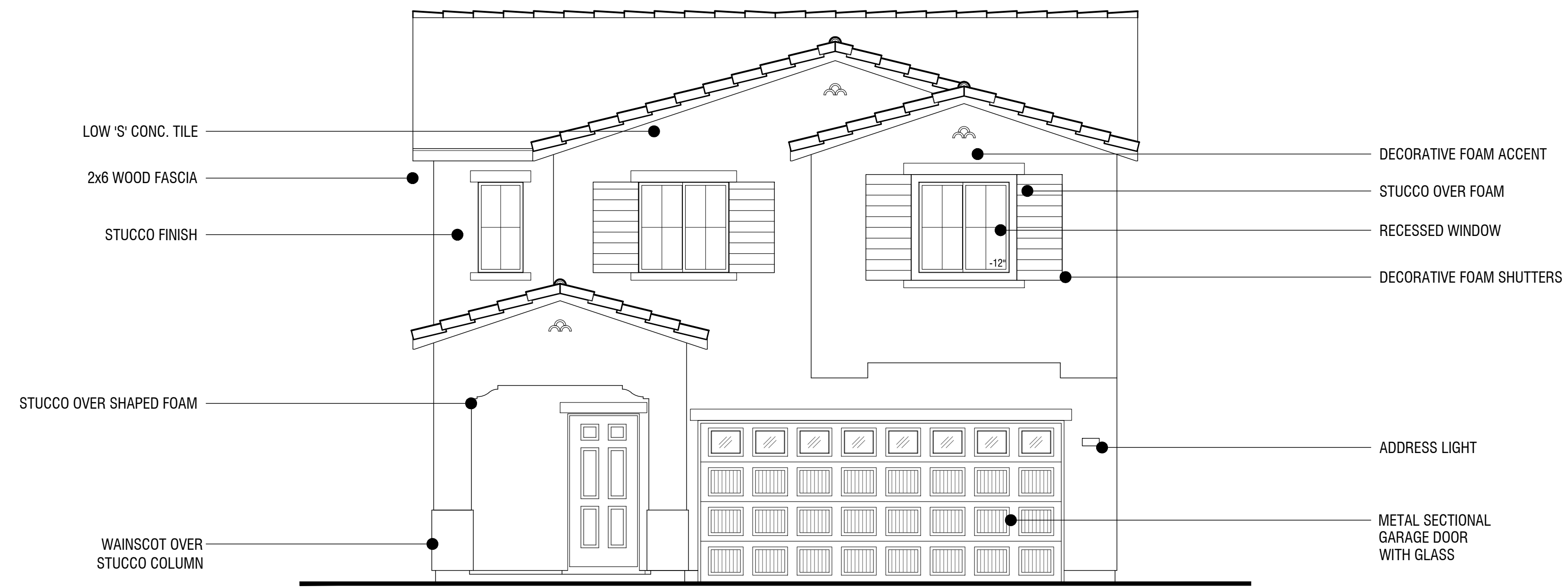
1B | TRADITIONAL

PLAN 1.1775

Front Elevations

BELLA SERA

MORENO VALLEY, CA



1A | SPANISH



1C | CRAFTSMAN



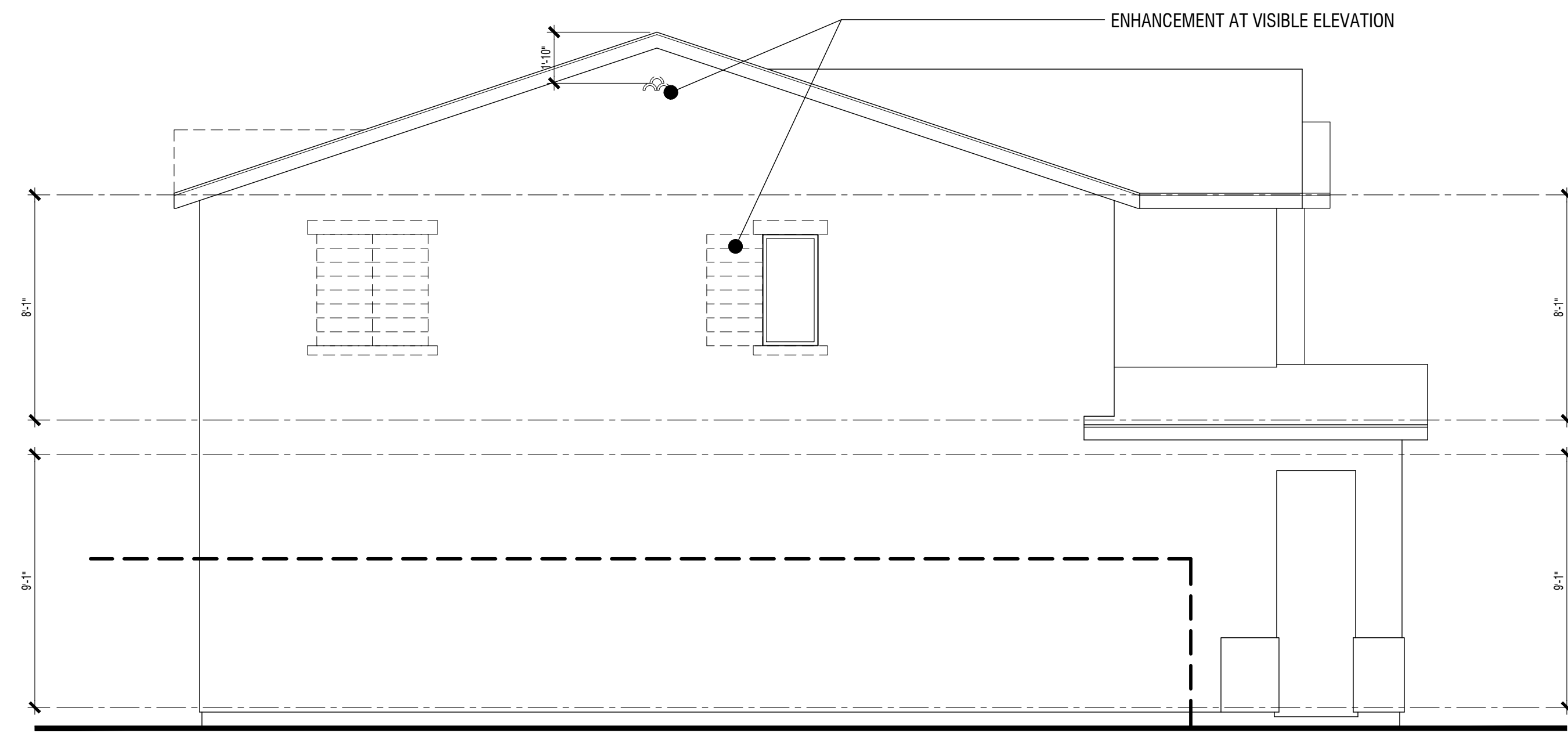
1B | TRADITIONAL

PLAN 1.1775

Front Elevations

BELLA SERA

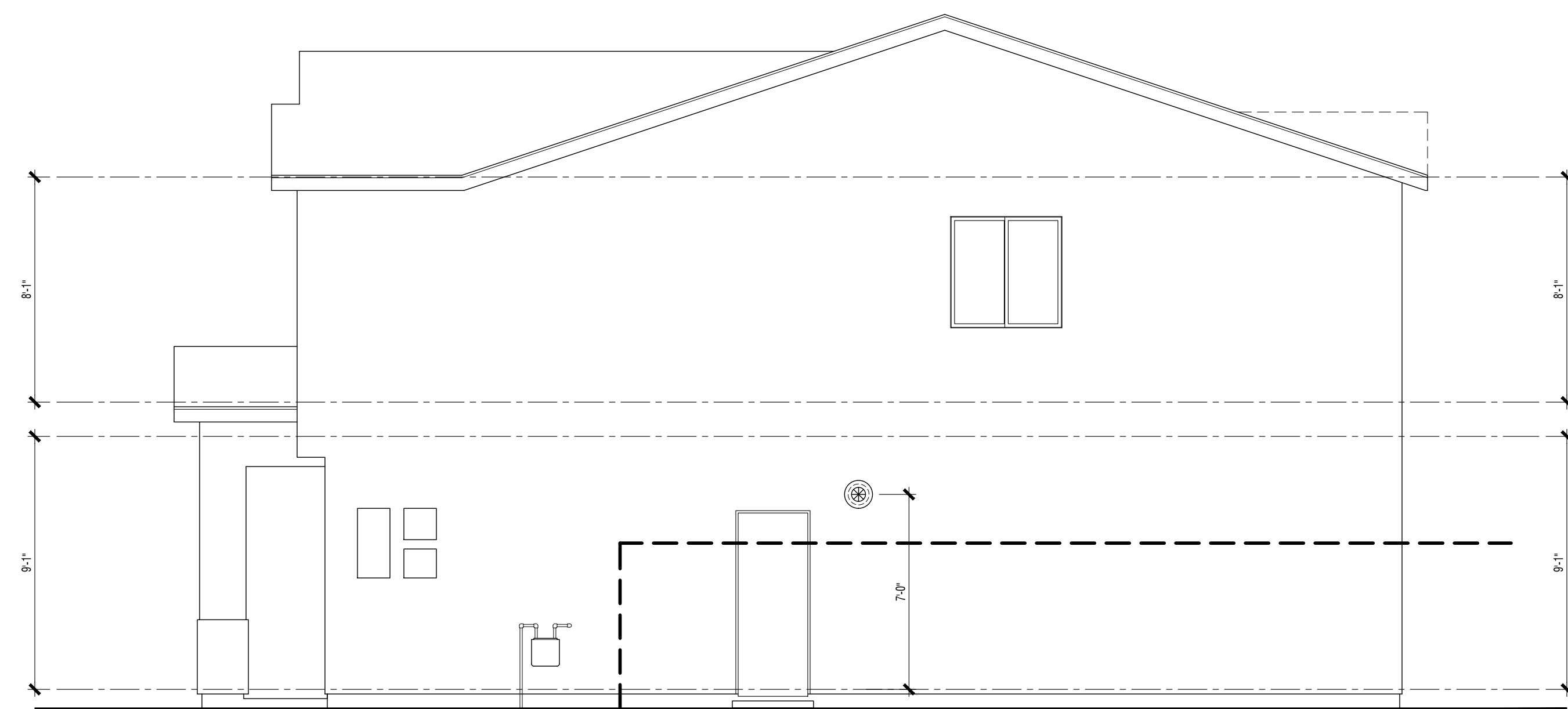
MORENO VALLEY, CA



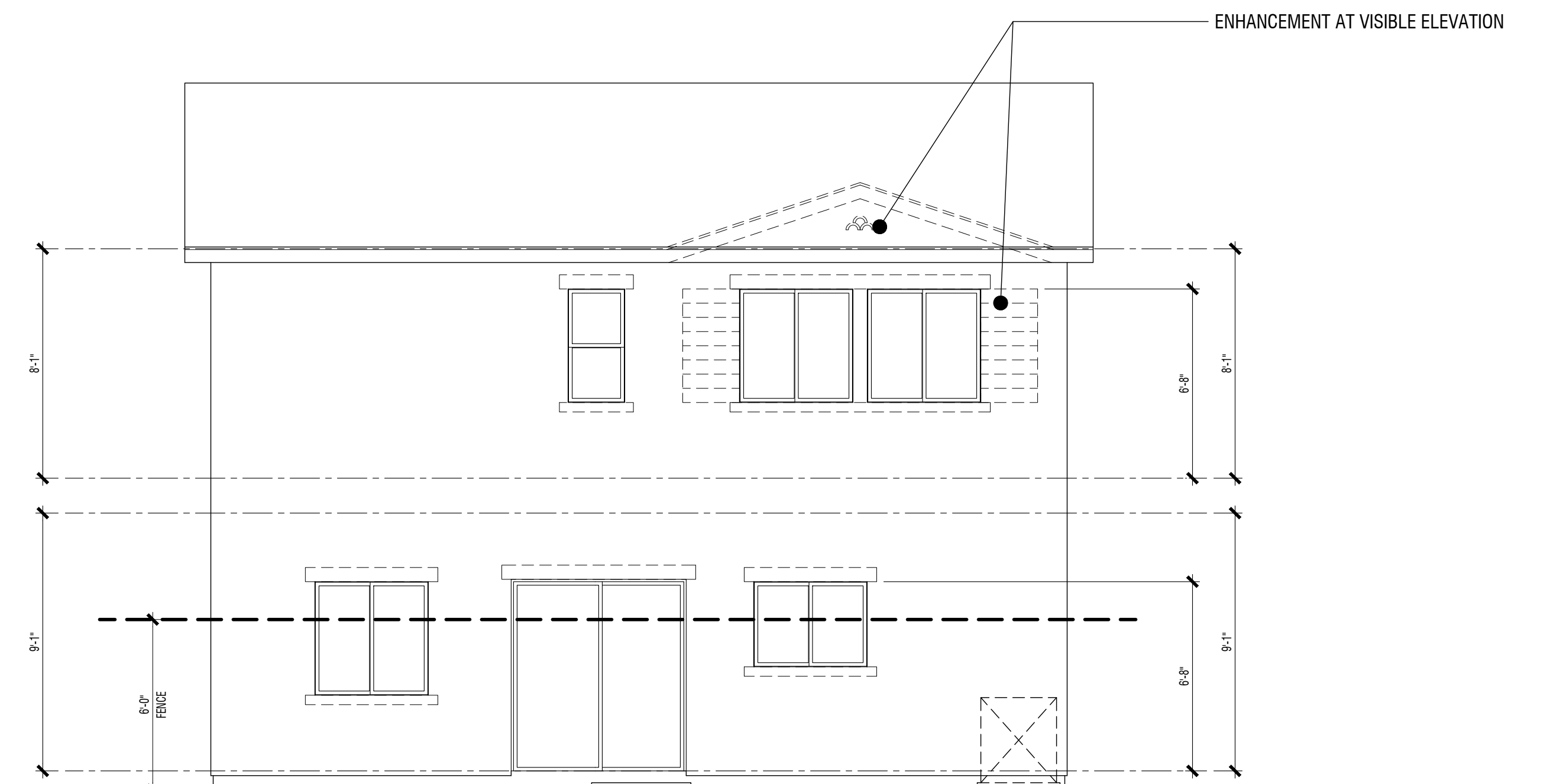
Left



Front



Right



Rear

PLAN 1.1775 | A - SPANISH

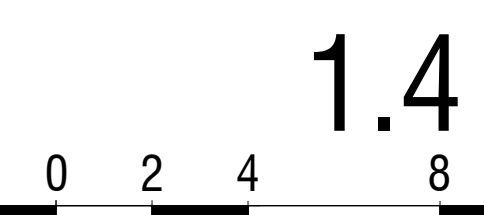
Building Elevations

BELLA SERA

MORENO VALLEY, CA



HORTEN E

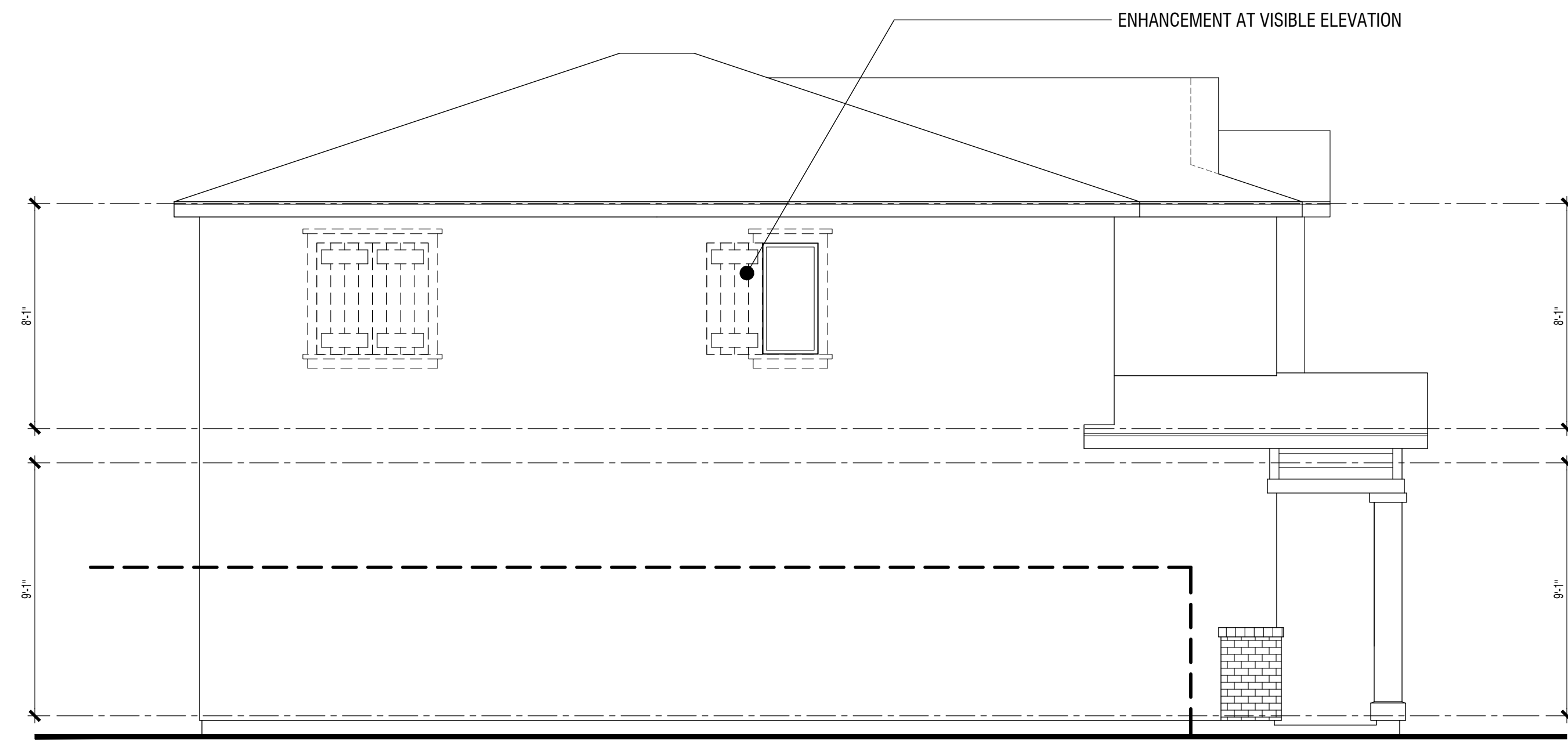


1.4

PUD DESIGN RE-SUBMITTAL

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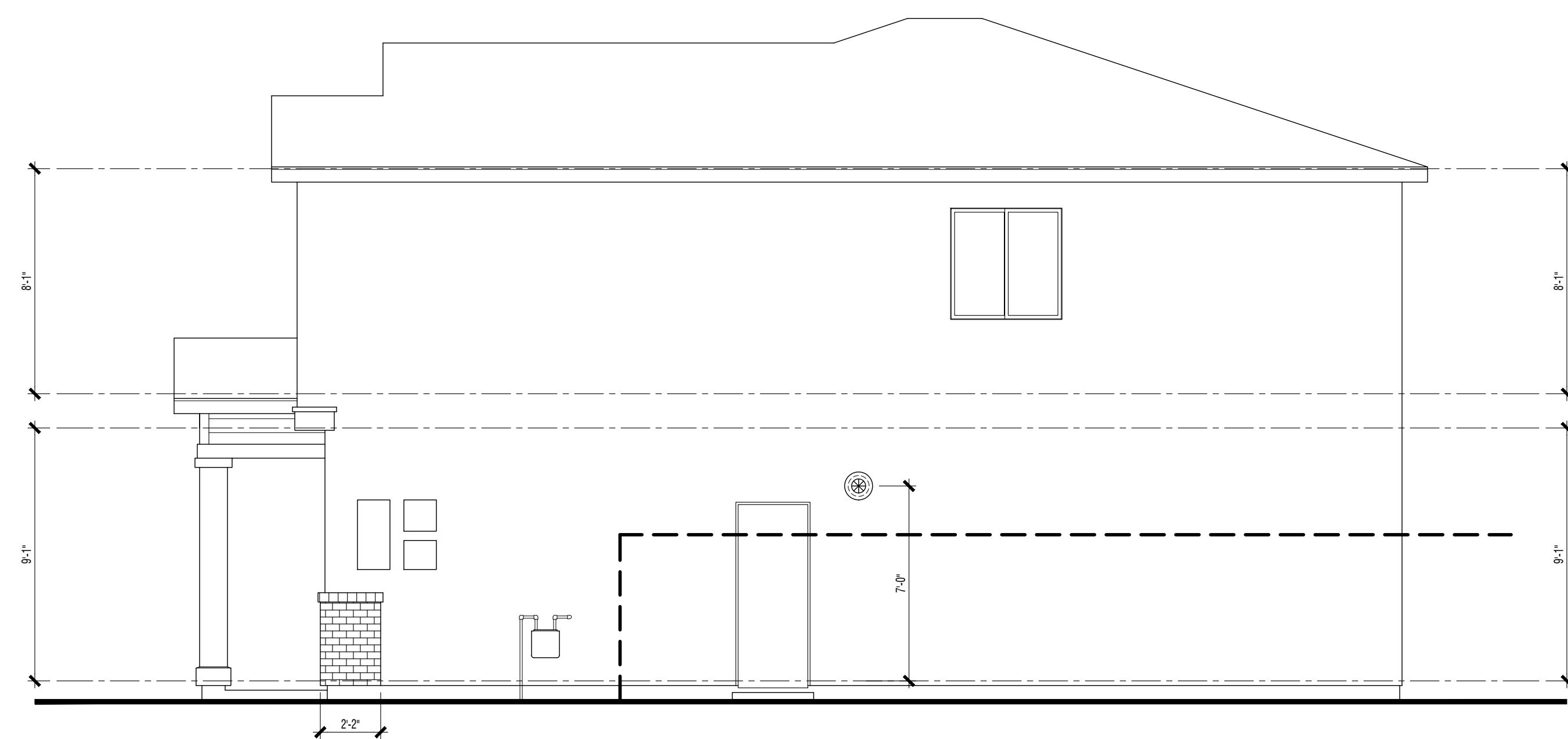




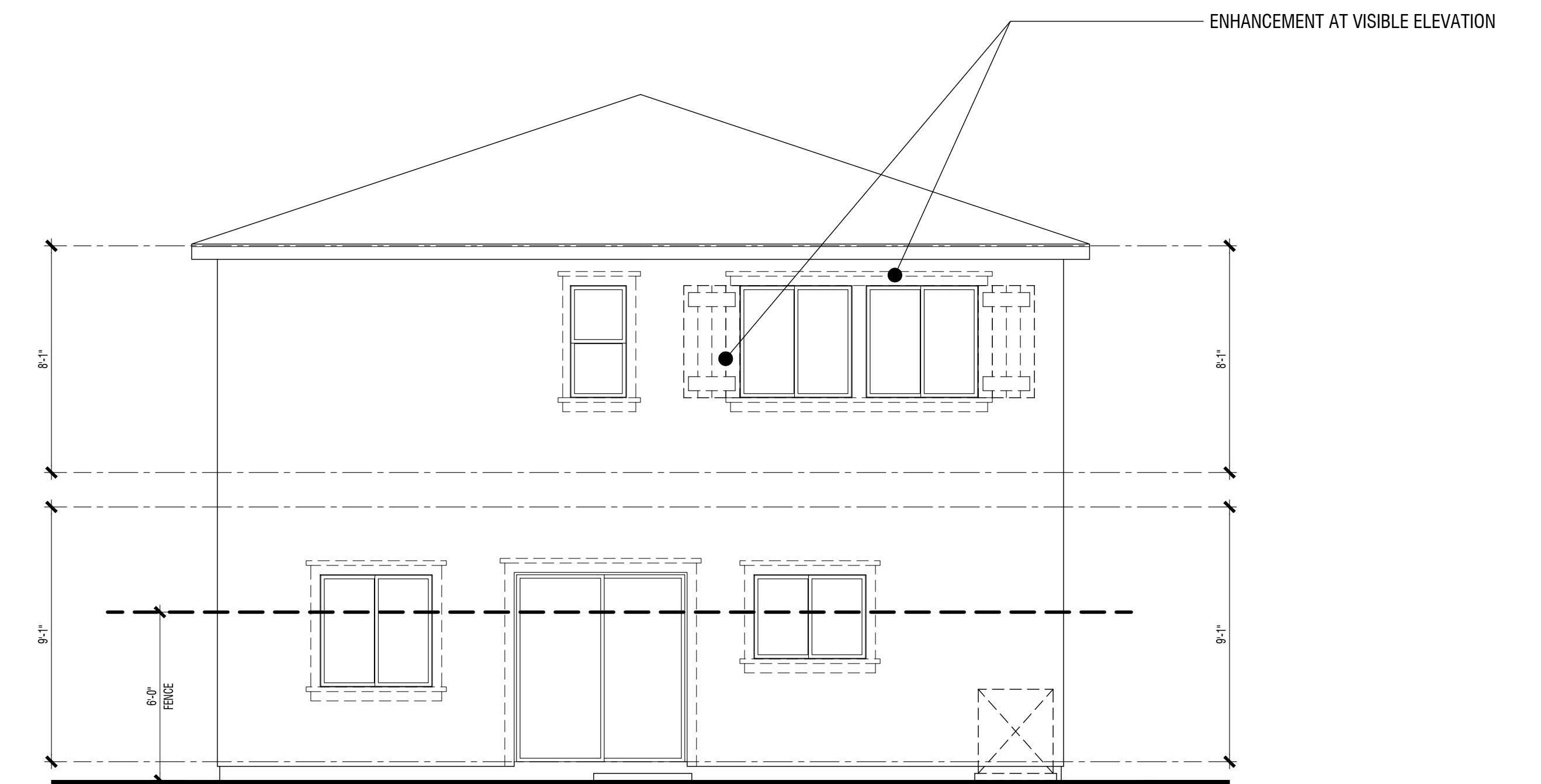
Left



Front



Right



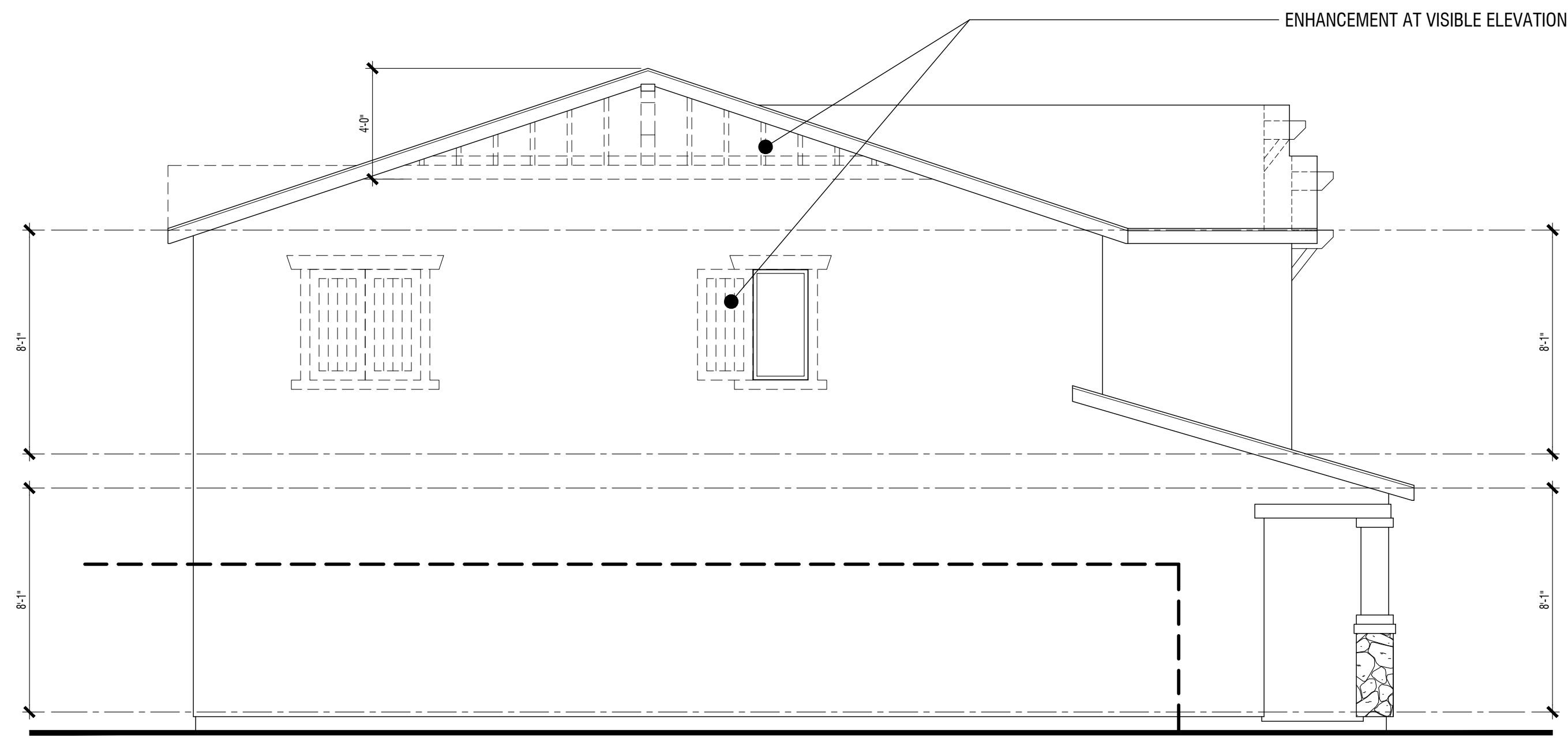
Rear

PLAN 1.1775 | B - TRADITIONAL

Building Elevations

BELLA SERA

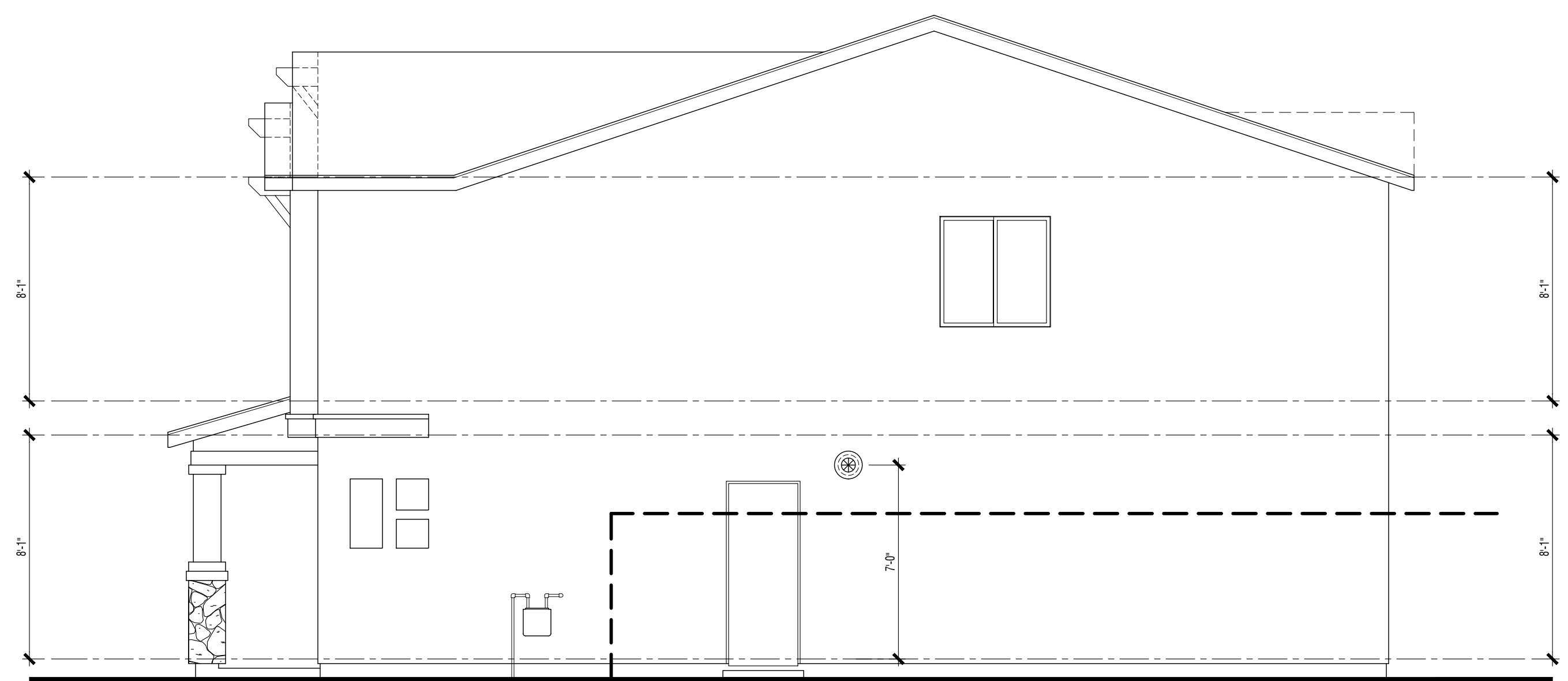
MORENO VALLEY, CA



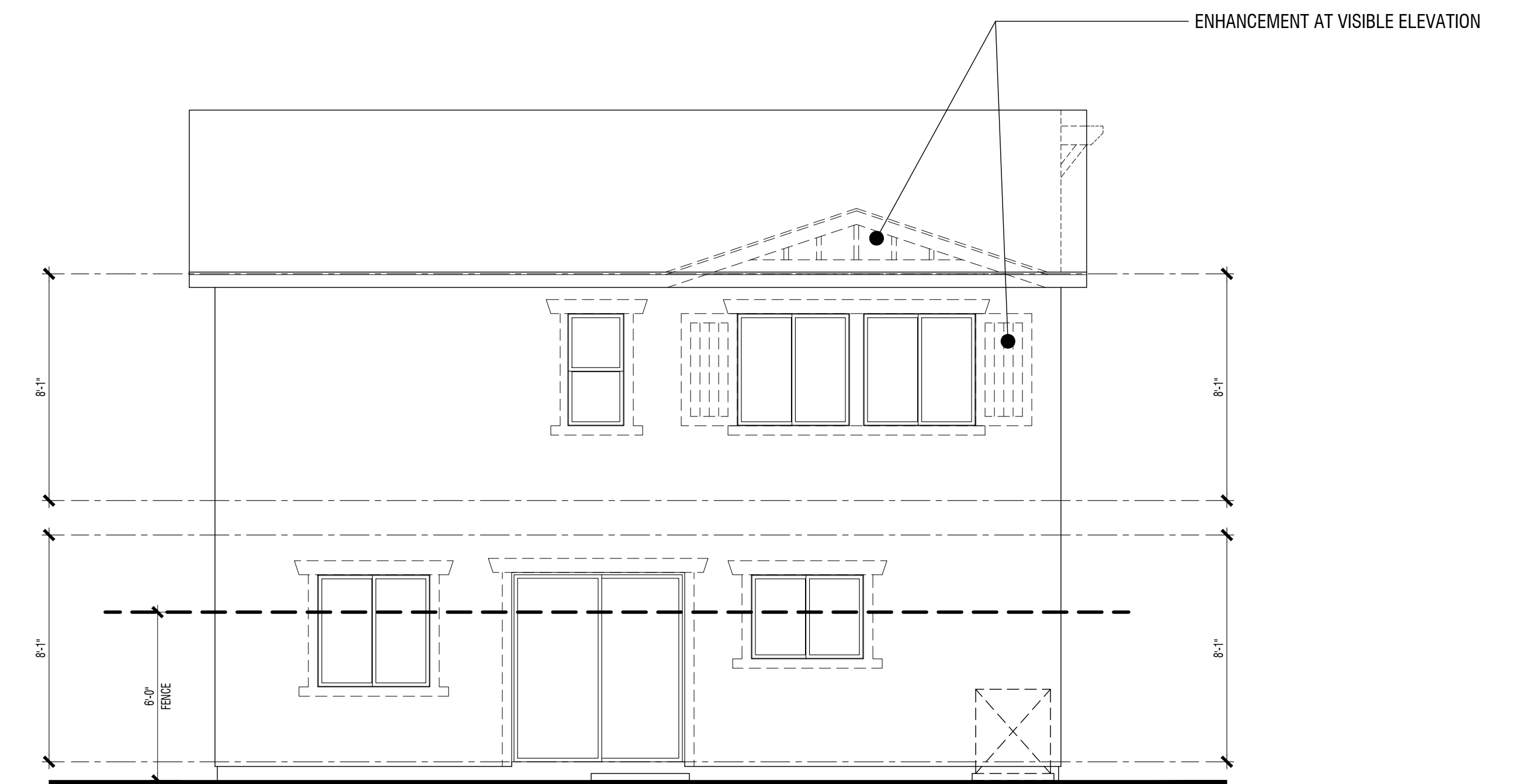
Left



Front



Right



Rear

PLAN 1.1775 | C - CRAFTSMAN

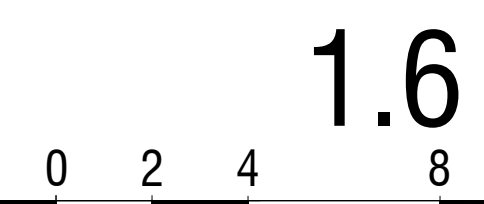
Building Elevations

BELLA SERA

MORENO VALLEY, CA



HORTEN E

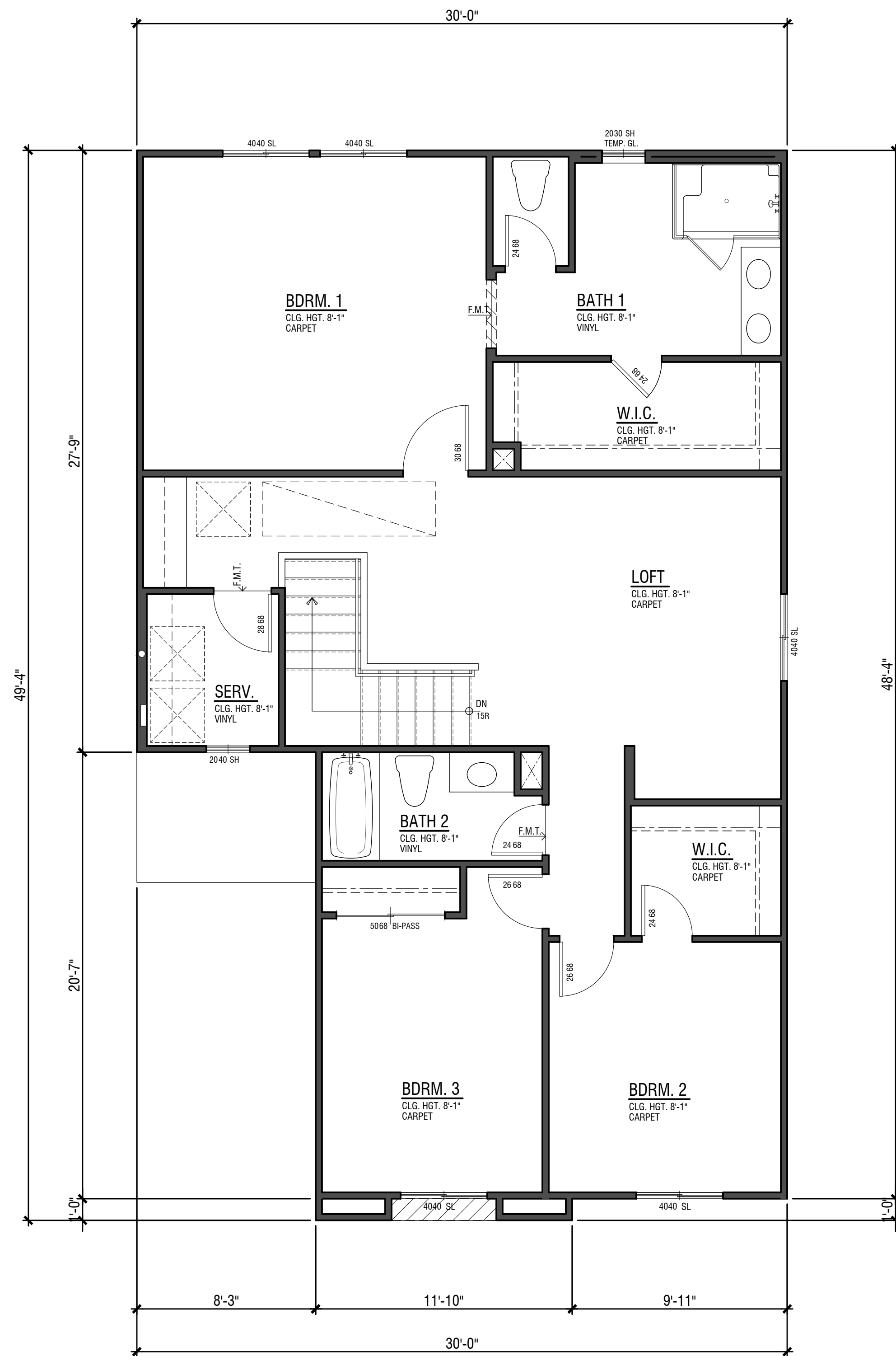


PUD DESIGN RE-SUBMITTAL

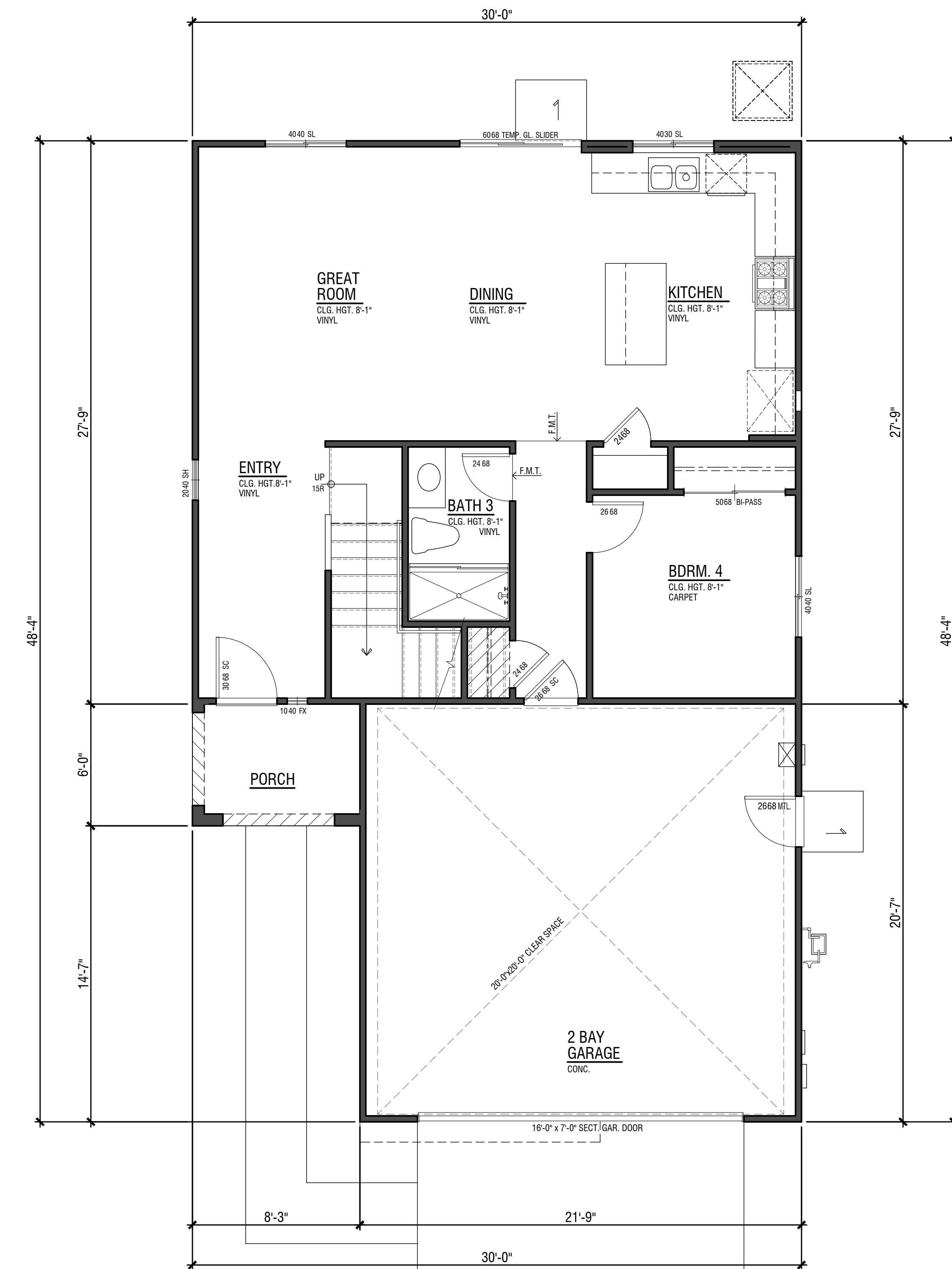
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ORANGE COUNTY . LOS ANGELES . BAY AREA



Upper Floor - 1,226 SF

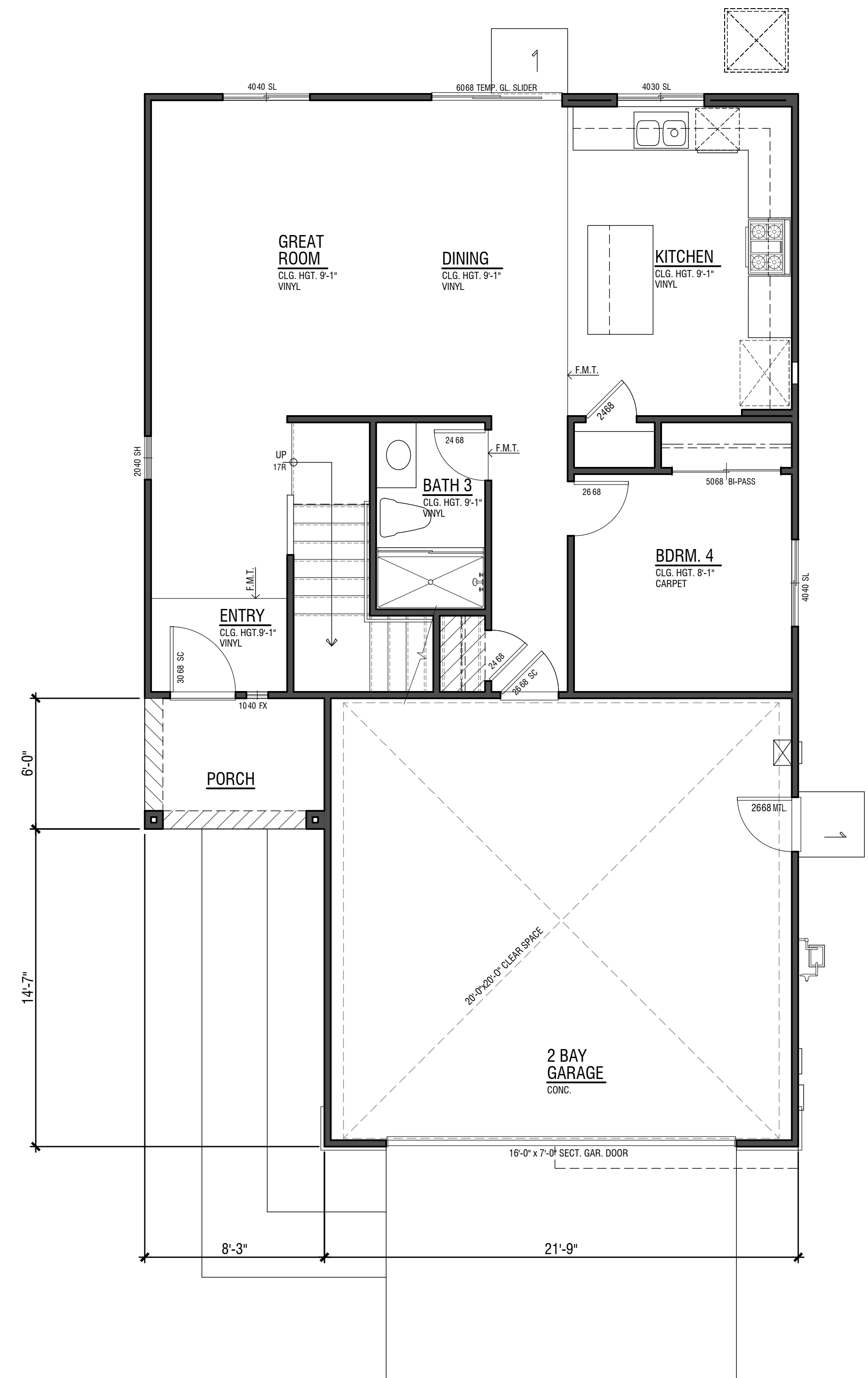
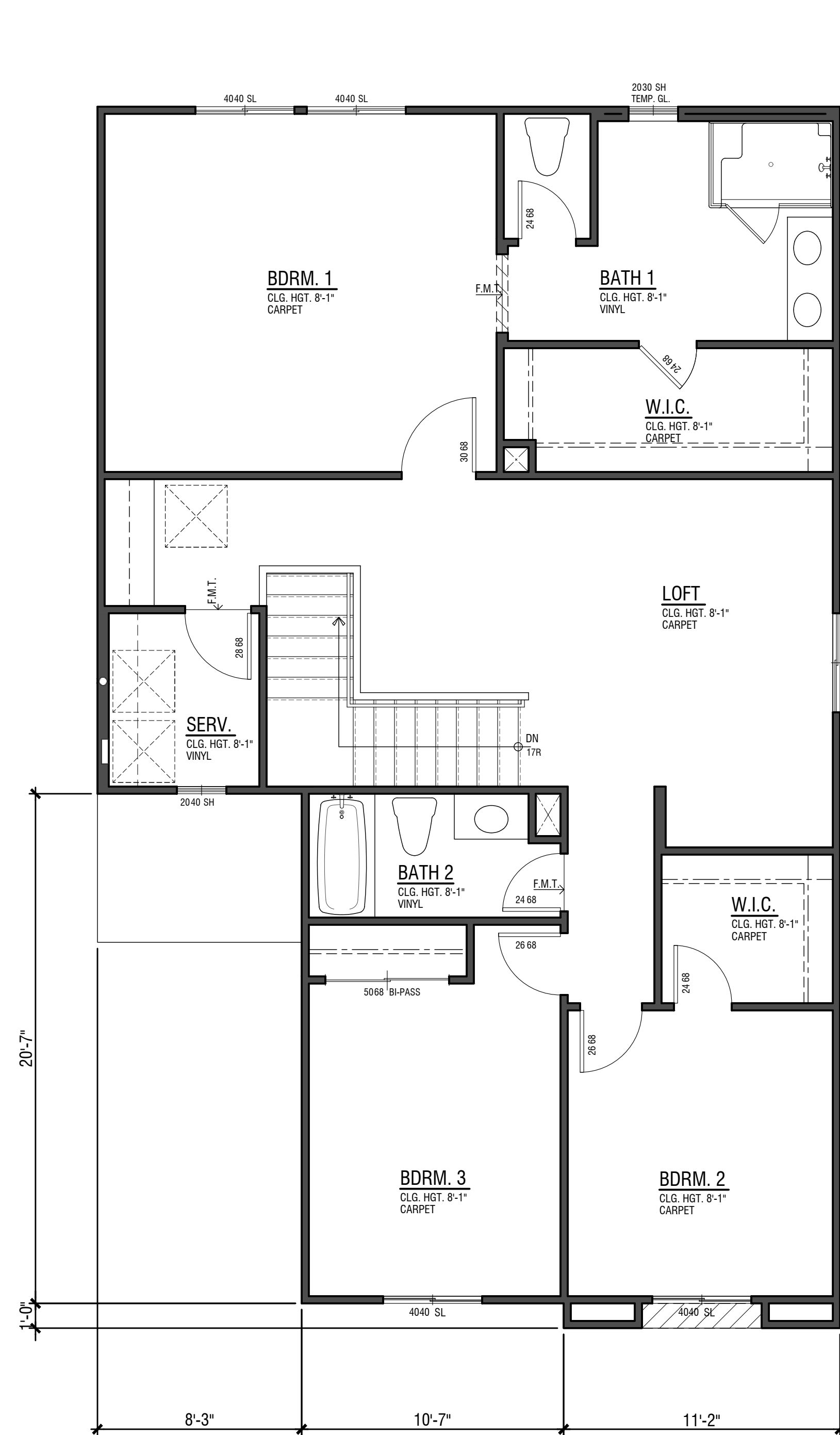


Lower Floor - 833 SF

PLAN 2.2059

2,059 SF
 4 Bdrm | 3 Bath | Loft
 2 Bay Garage
 8' | 8' Plates

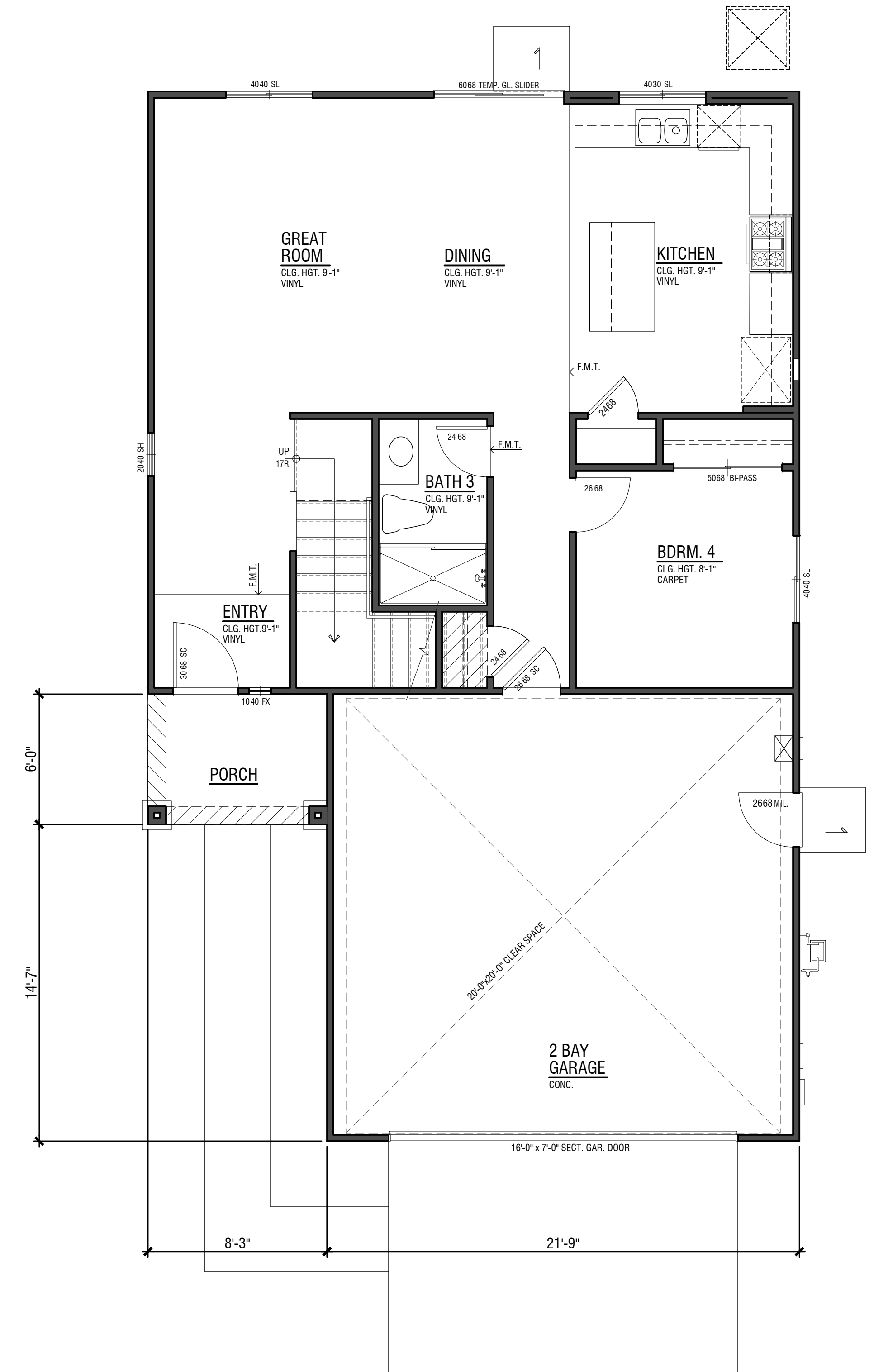
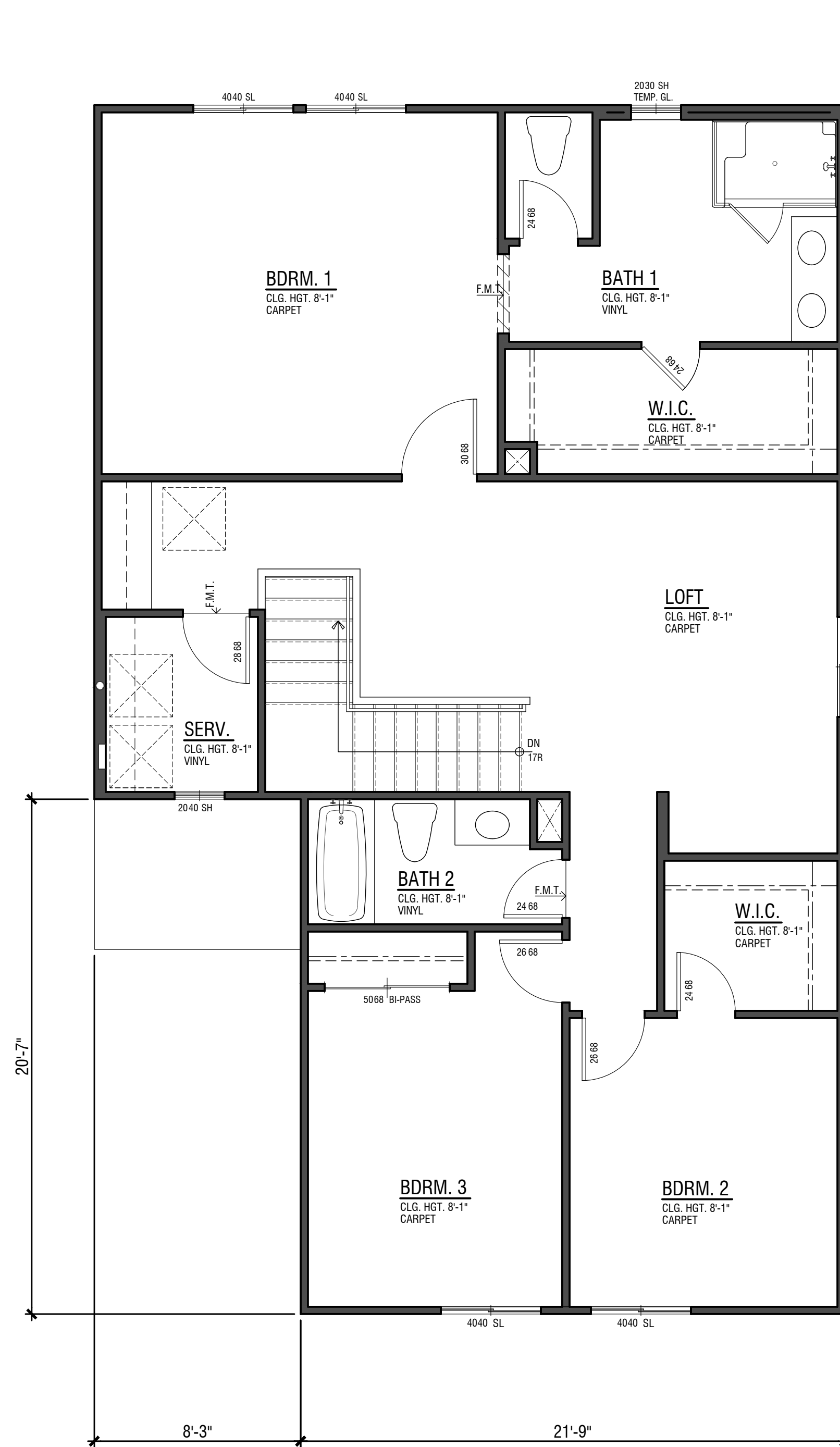
2A | SPANISH



PLAN 2.2059

2,059 SF
 4 Bdrm | 3 Bath | Loft
 2 Bay Garage
 8' | 8' Plates

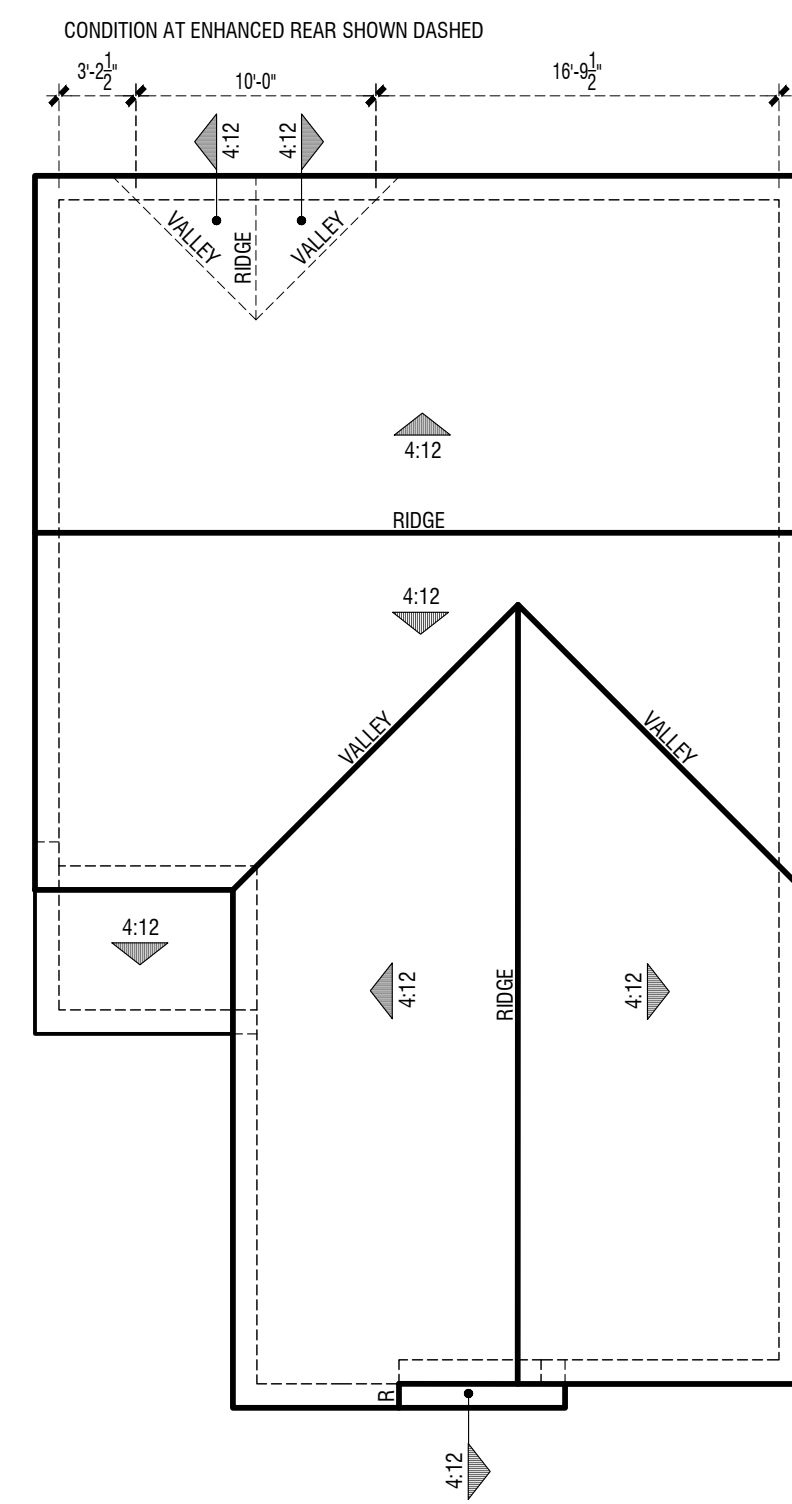
2B | TRADITIONAL



PLAN 2.2059

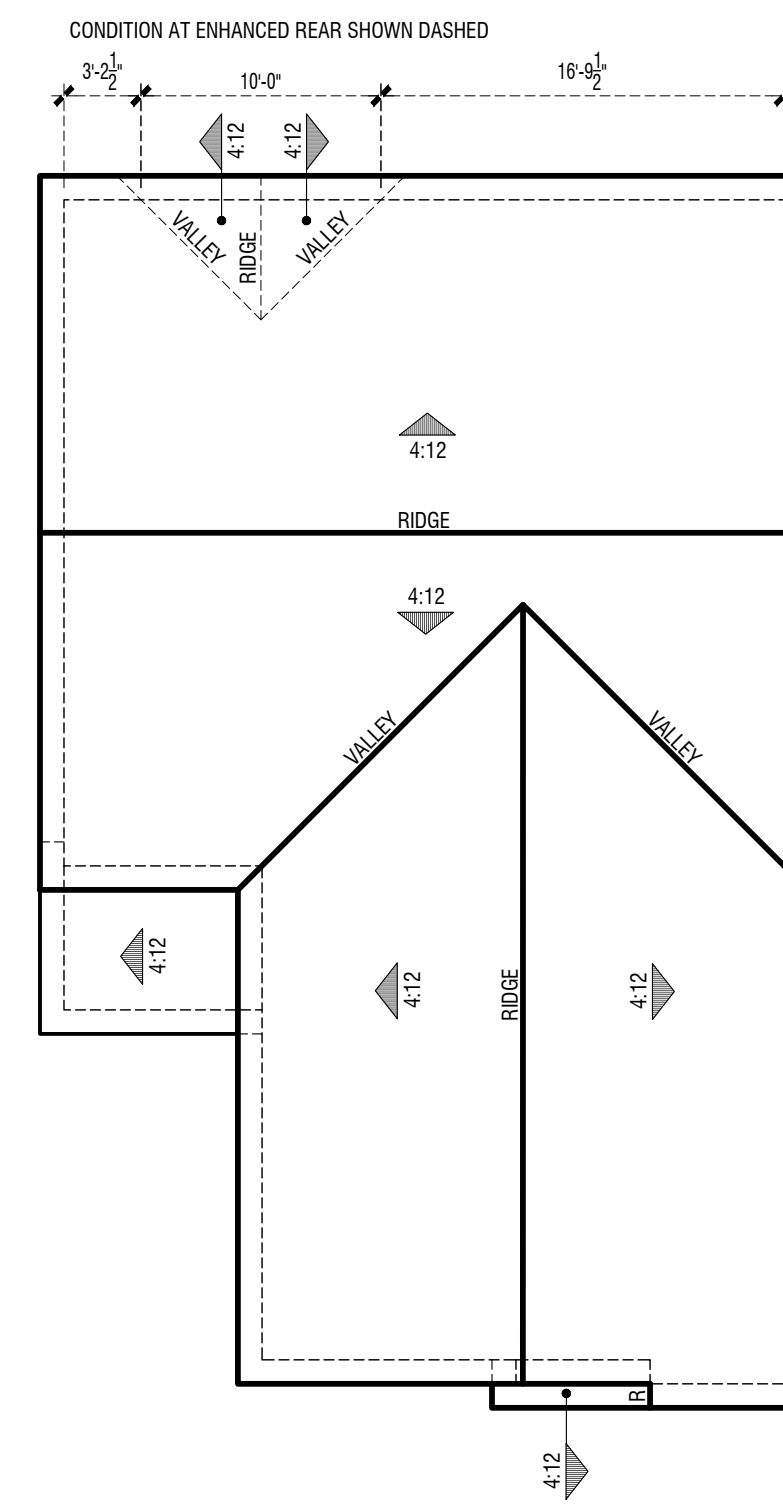
2,059 SF
 4 Bdrm | 3 Bath | Loft
 2 Bay Garage
 8' | 8' Plates

2C | CRAFTSMAN



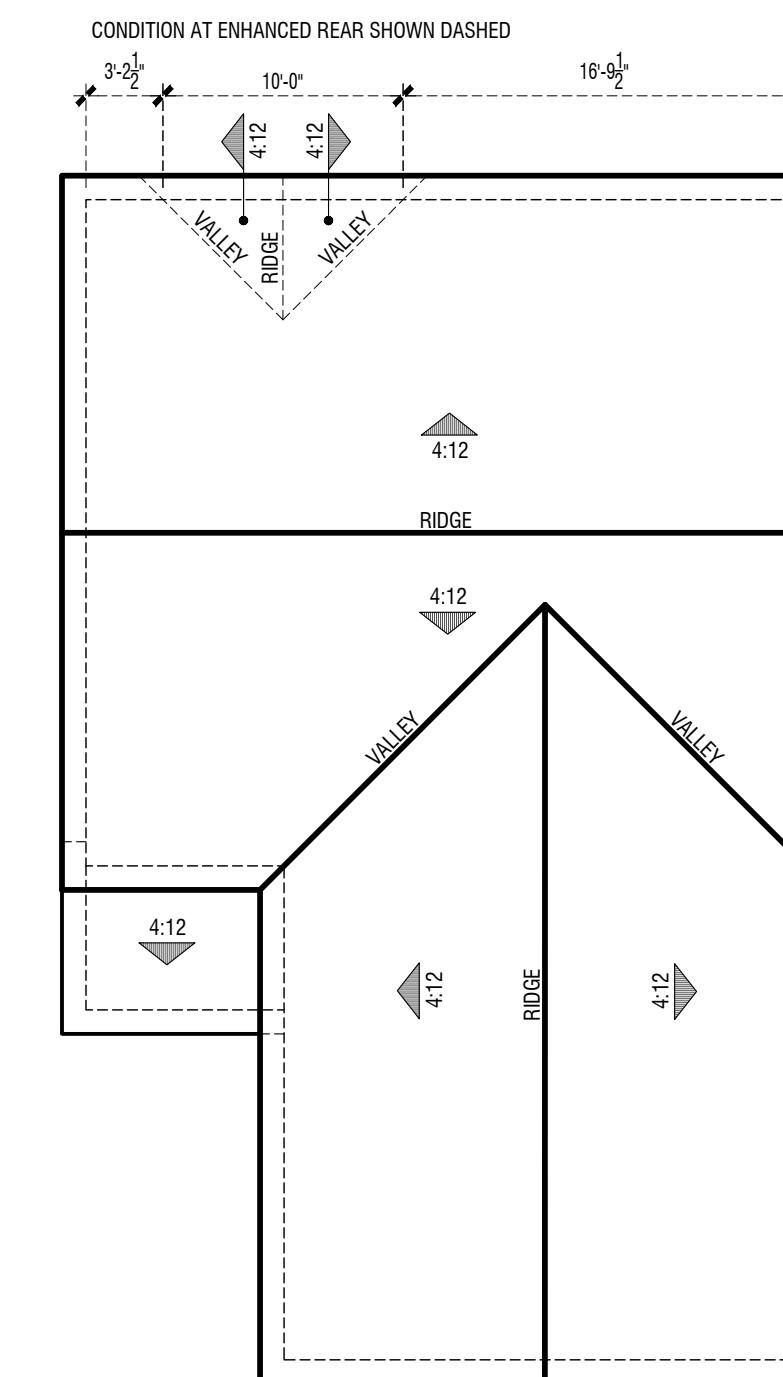
2A | SPANISH

Eave 12" / Rake 12"
Concrete Low "S" Tile



2B | TRADITIONAL

Eave 12" / Rake 12"
Concrete Flat Tile



2C | CRAFTSMAN

Eave 12" / Rake 12"
Concrete Flat Tile

PLAN 2.2059

Roof Plans

BELLA SERA

MORENO VALLEY, CA



2A | SPANISH



2C | CRAFTSMAN



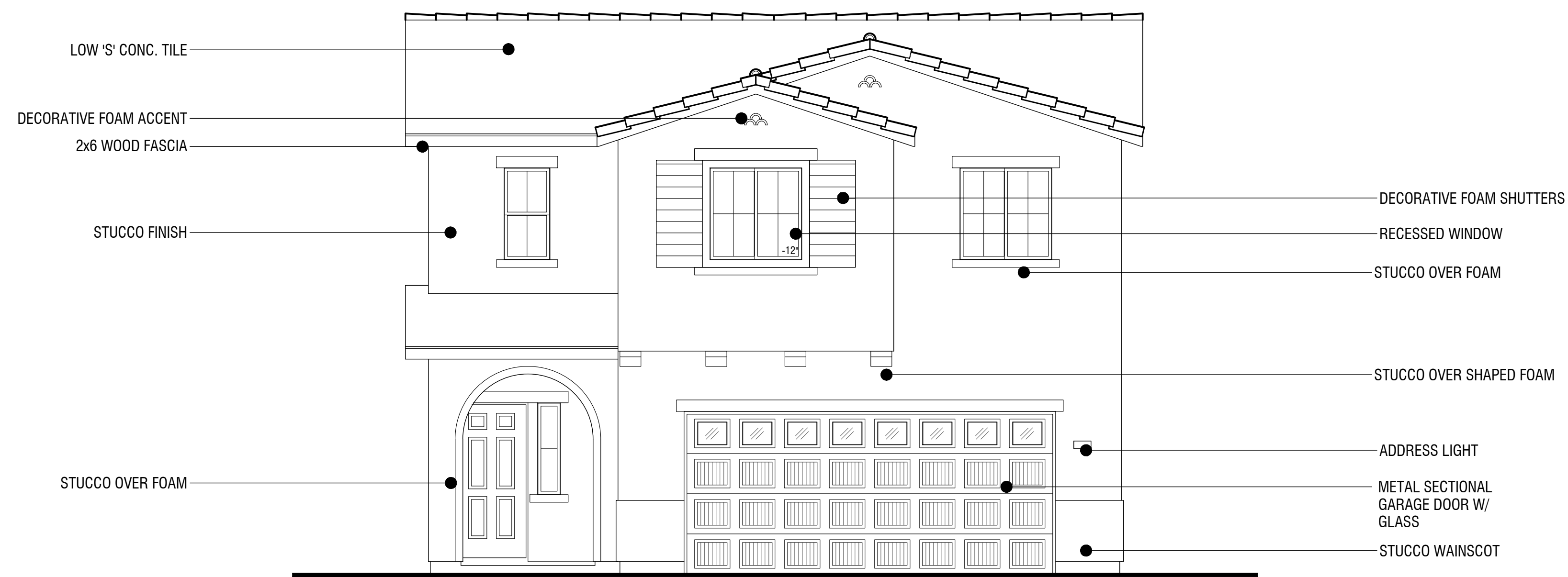
2B | TRADITIONAL

PLAN 2.2059

Front Elevations

BELLA SERA

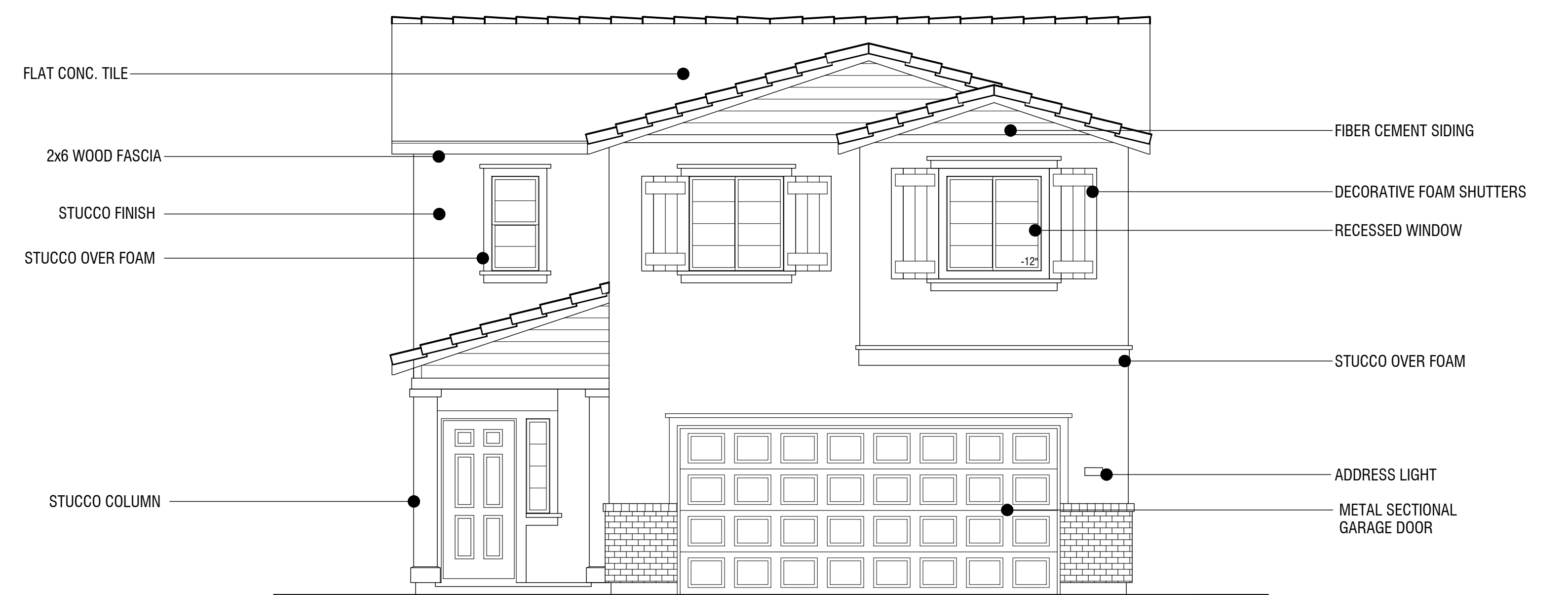
MORENO VALLEY, CA



2A | SPANISH



2C | CRAFTSMAN



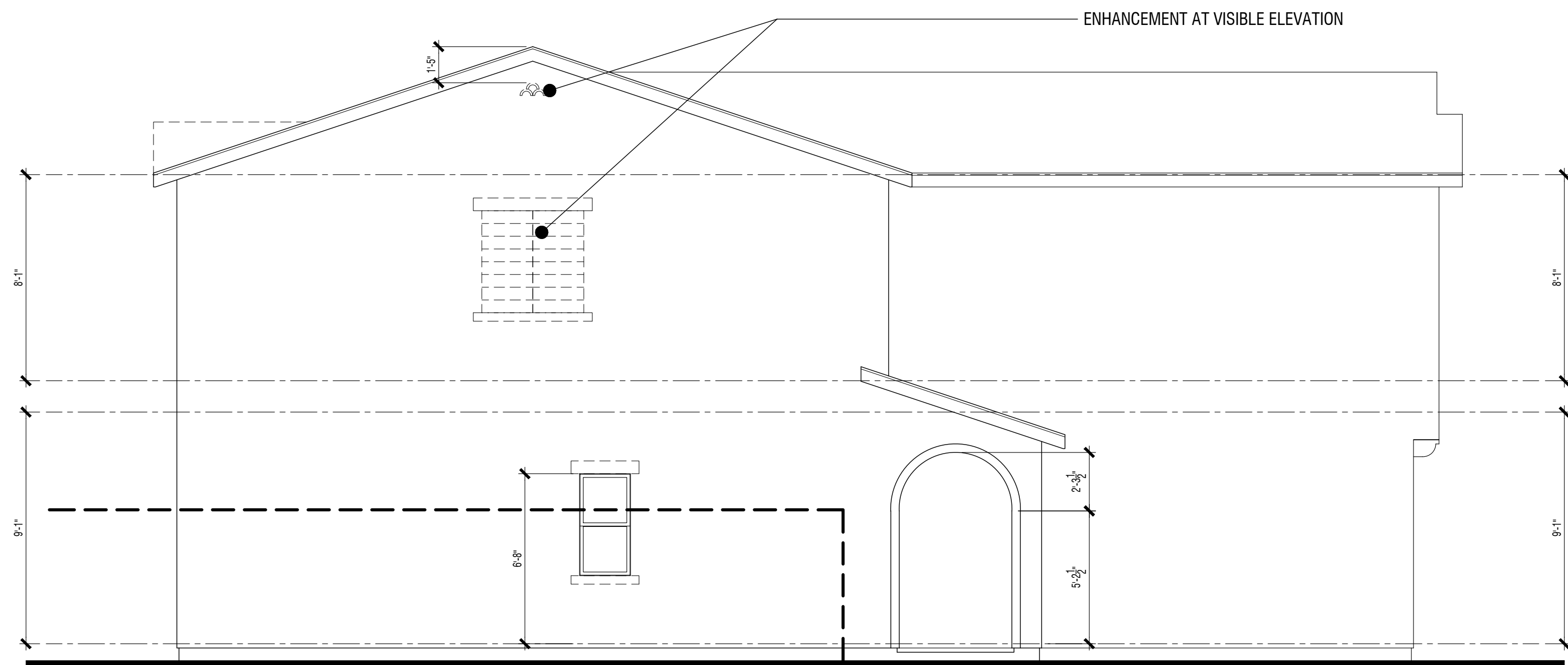
2B | TRADITIONAL

PLAN 2.2059

Front Elevations

BELLA SERA

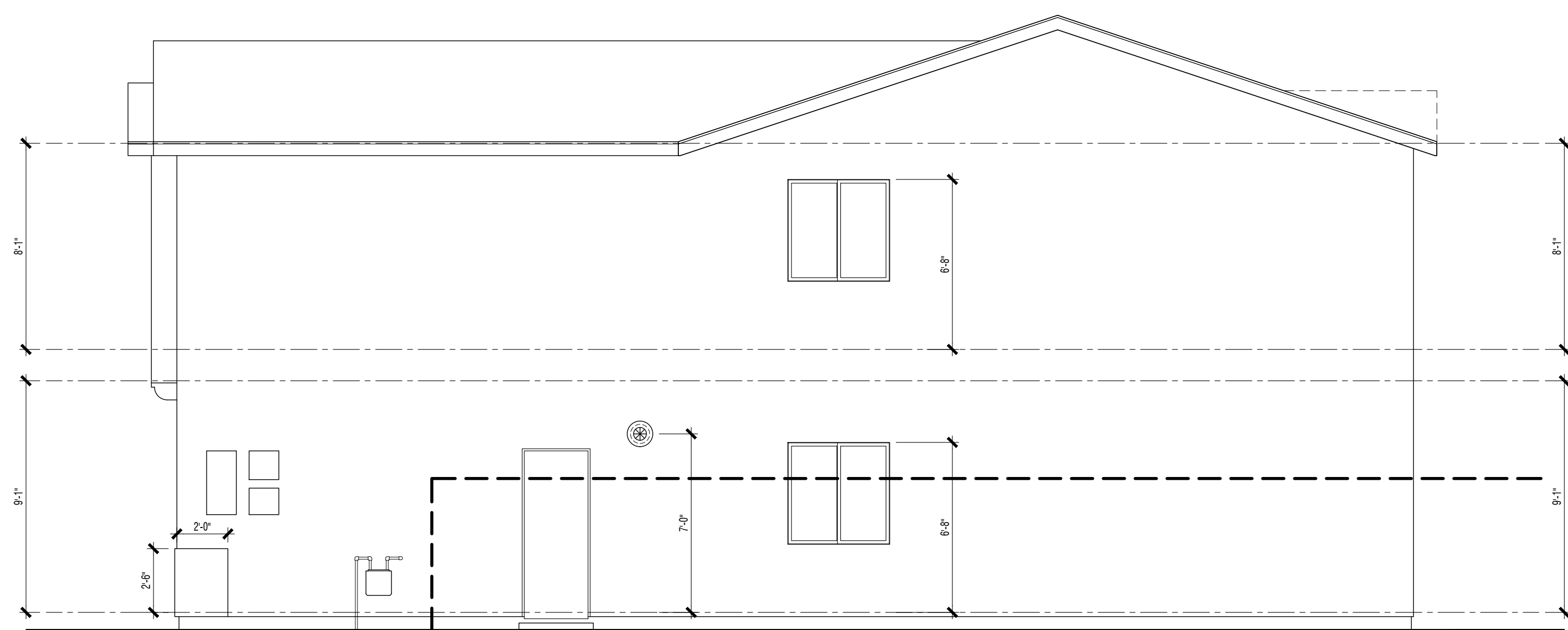
MORENO VALLEY, CA



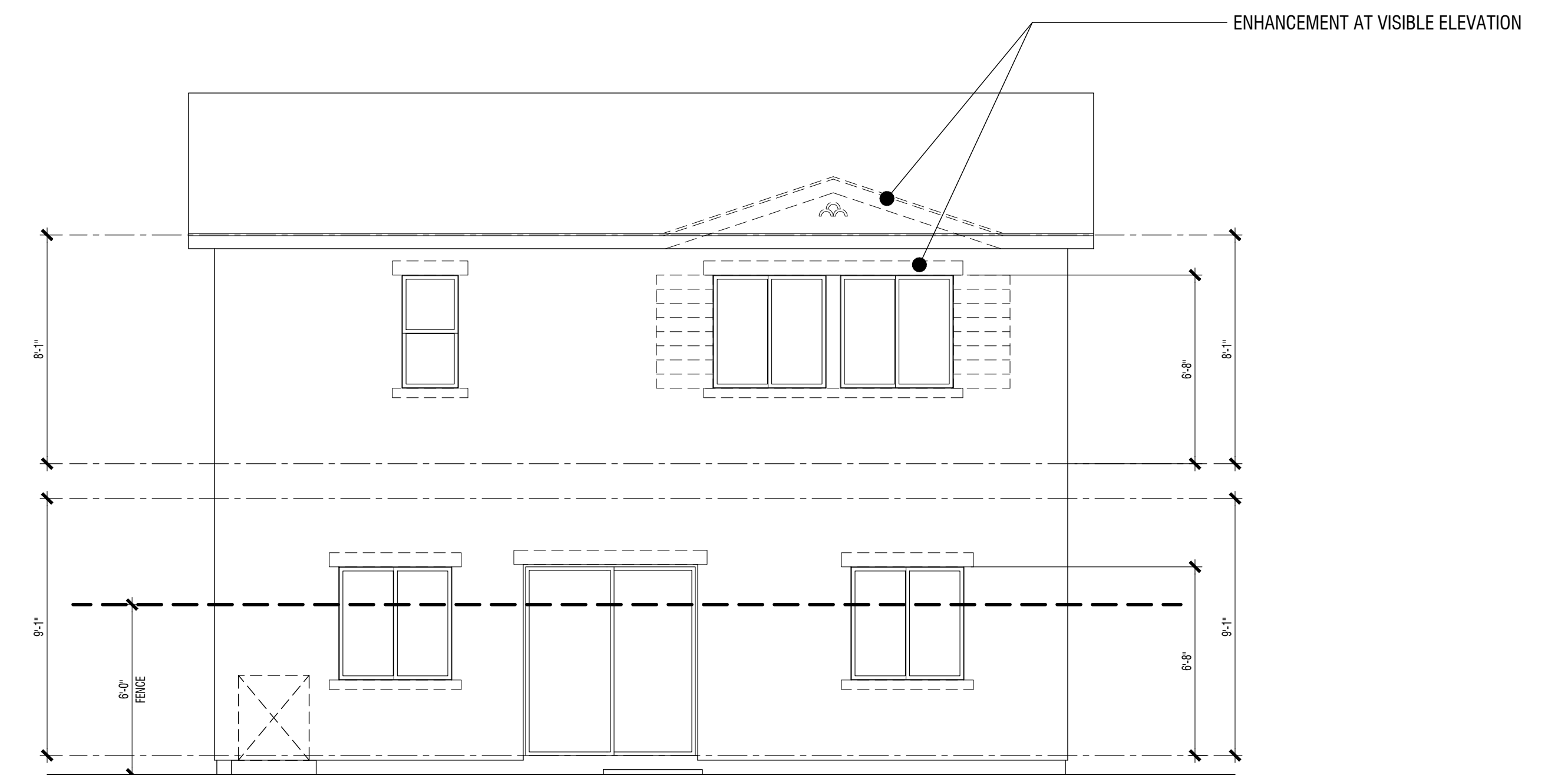
Left



Front



Right



Rear

PLAN 2.2059 | A - SPANISH

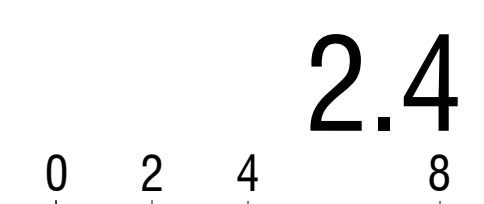
Building Elevations

BELLA SERA

MORENO VALLEY, CA



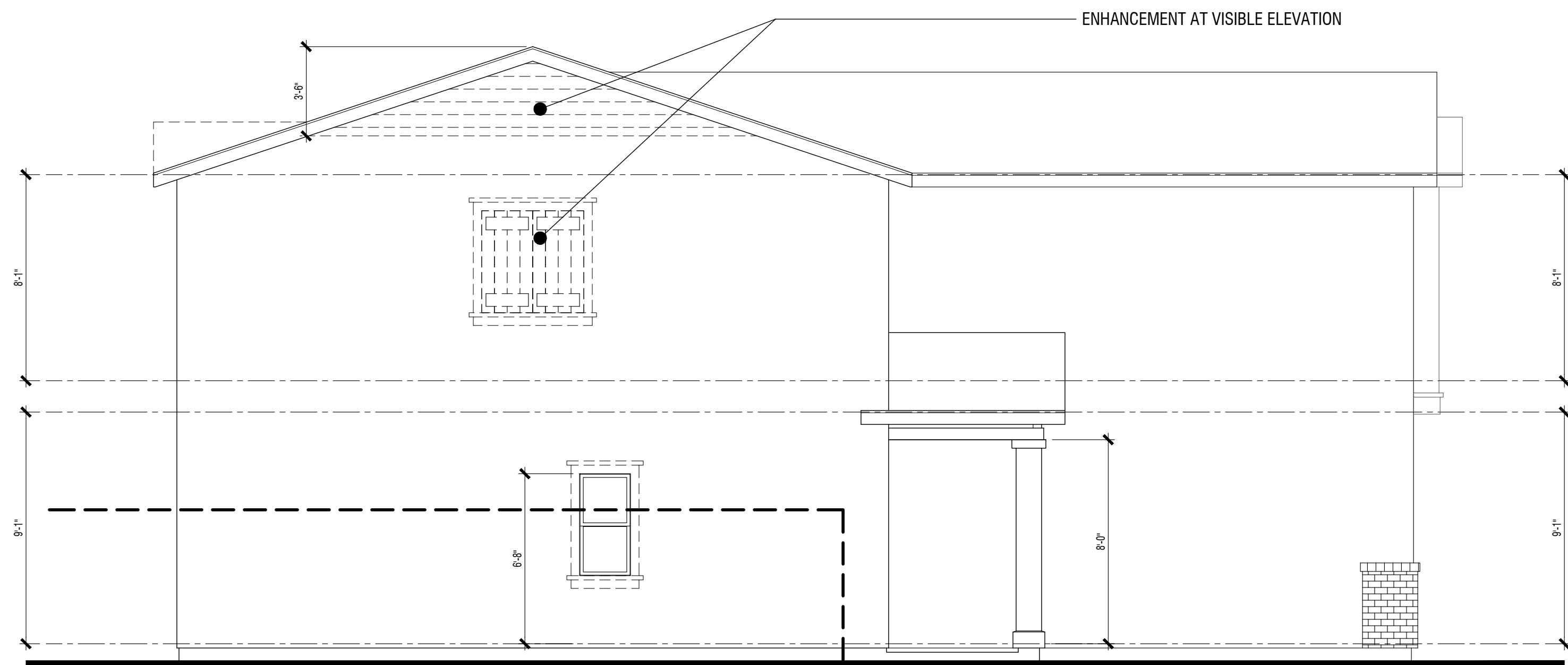
HORTEN E



PUD DESIGN RE-SUBMITTAL

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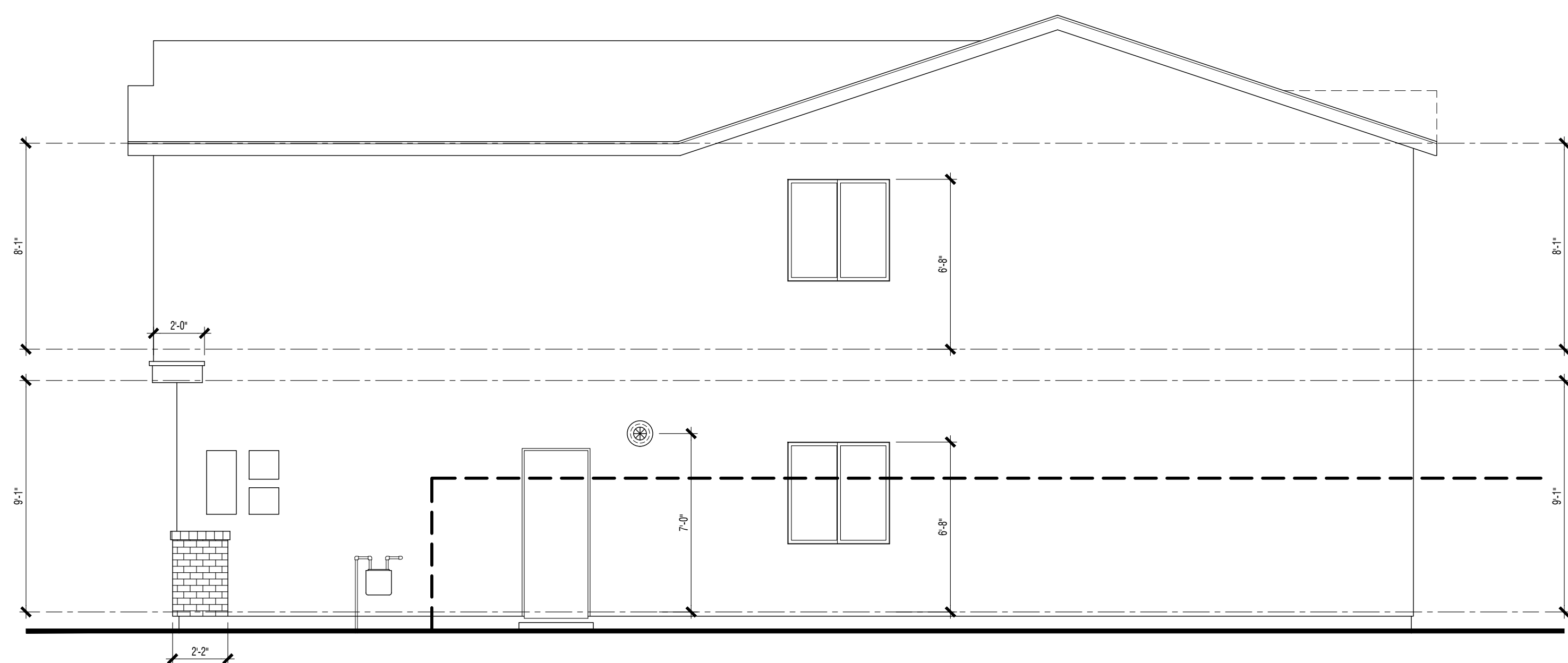




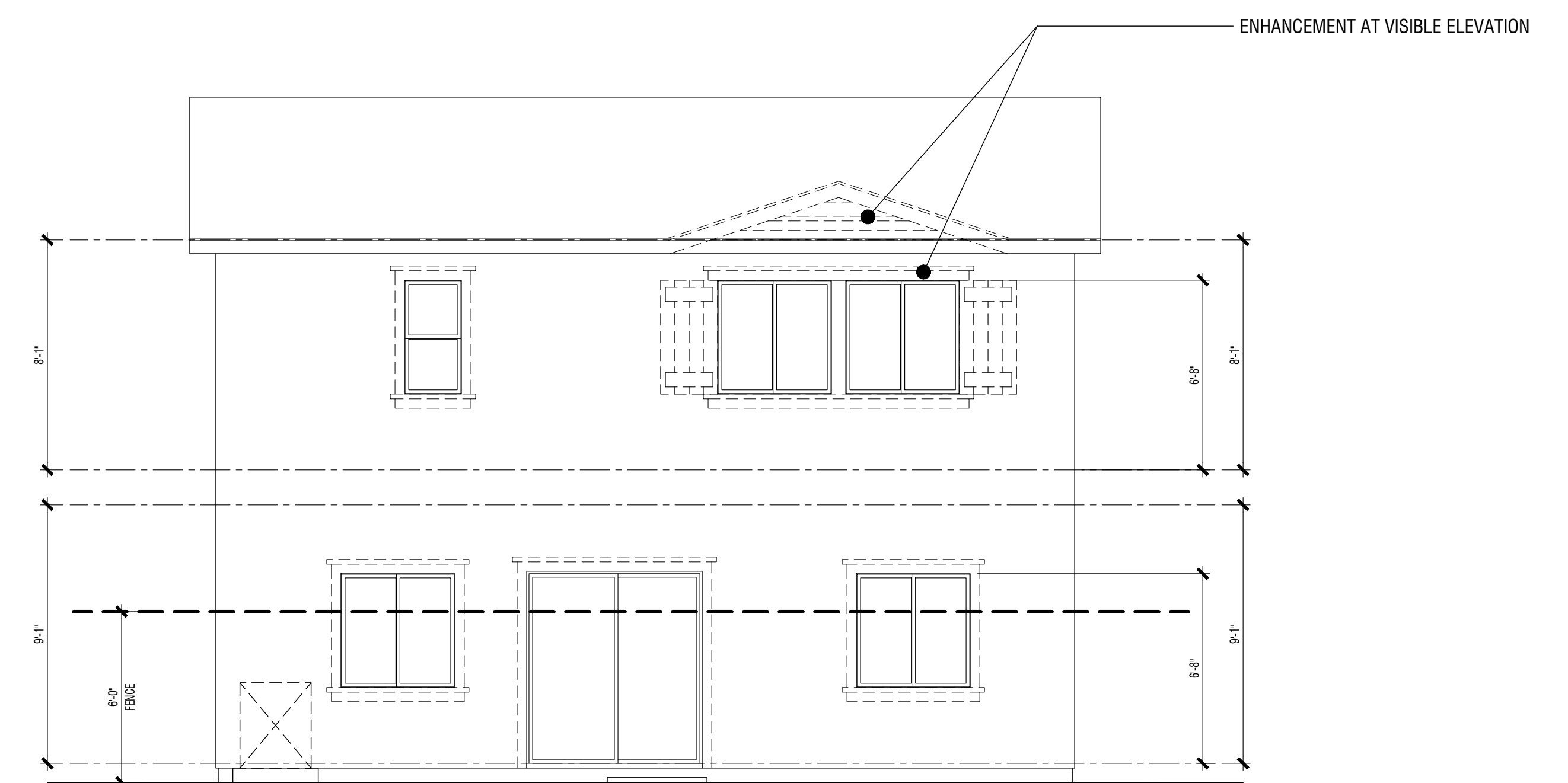
Left



Front



Right



Rear

PLAN 2.2059 | B - TRADITIONAL

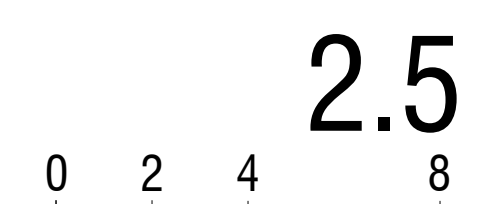
Building Elevations

BELLA SERA

MORENO VALLEY, CA



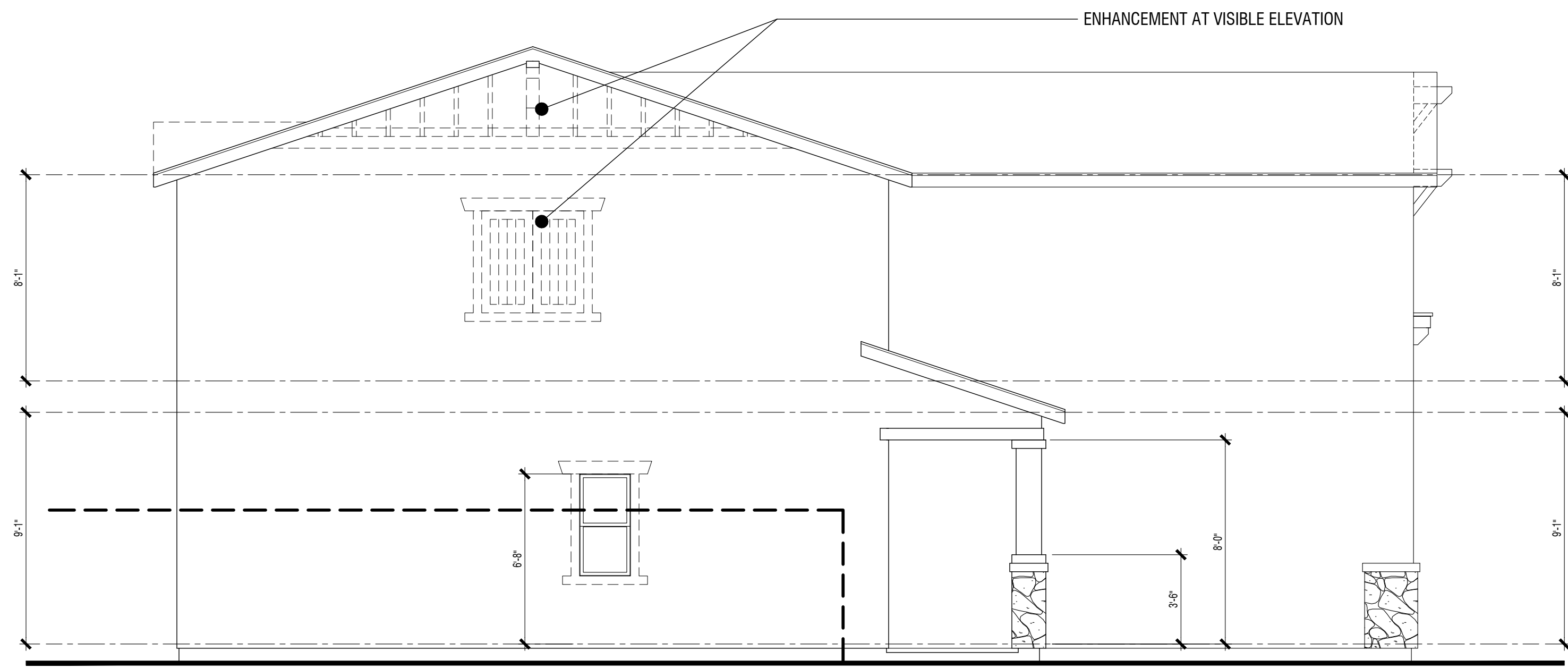
HORTEN E



PUD DESIGN RE-SUBMITTAL

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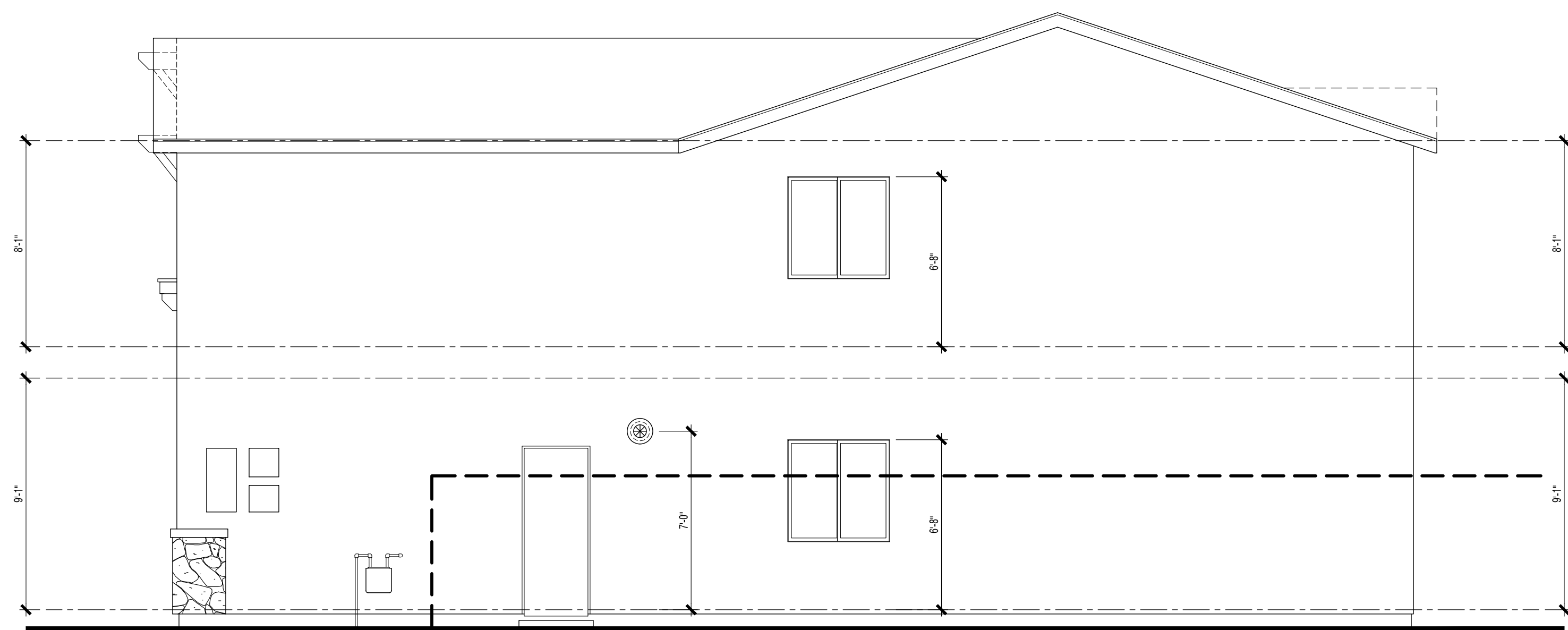




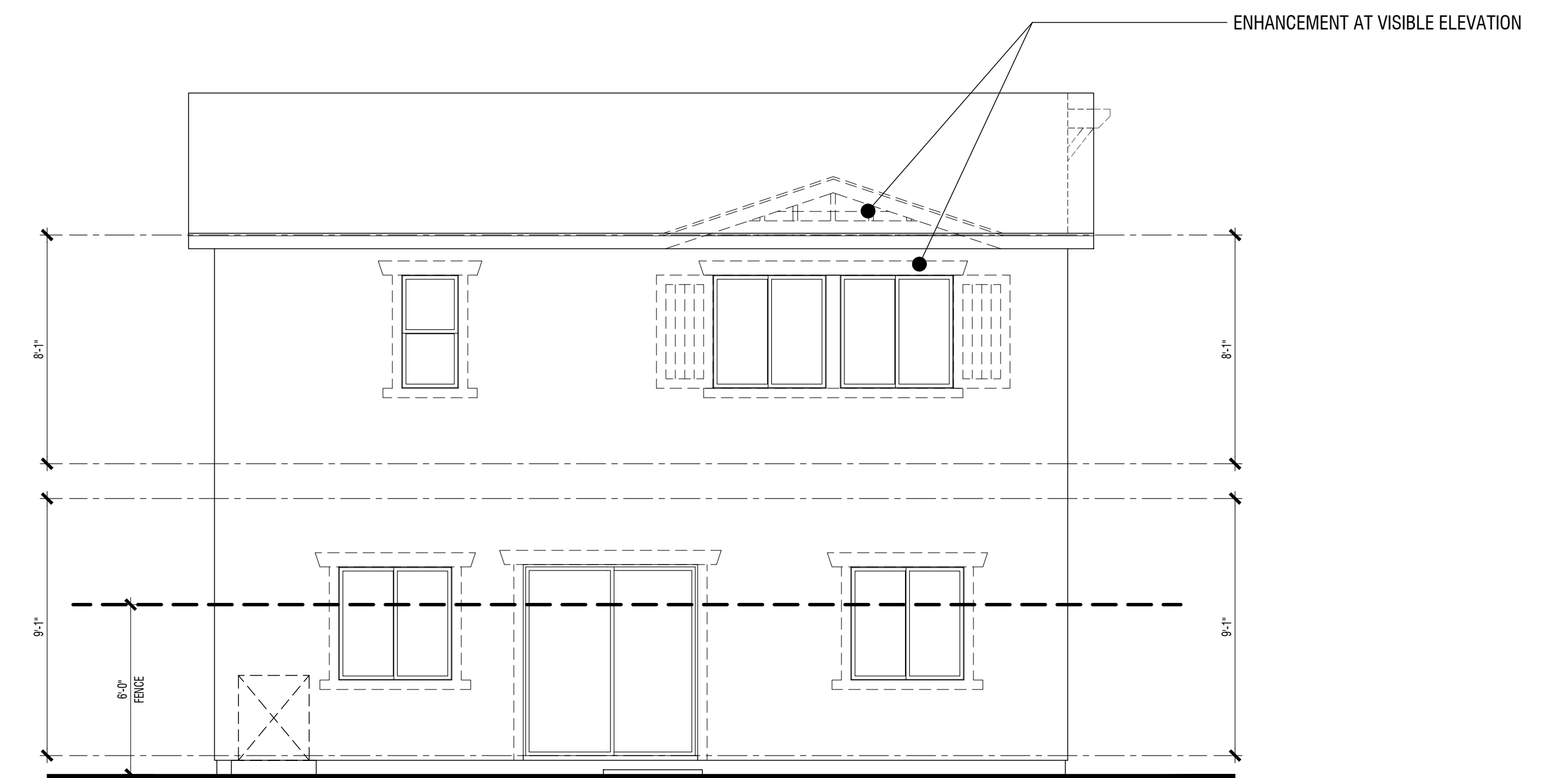
Left



Front



Right



Rear

PLAN 2.2059 | C - CRAFTSMAN

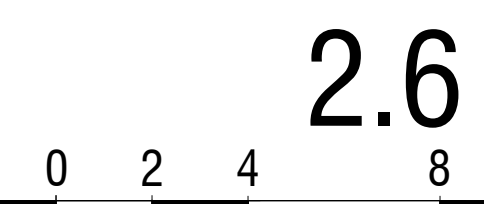
Building Elevations

BELLA SERA

MORENO VALLEY, CA



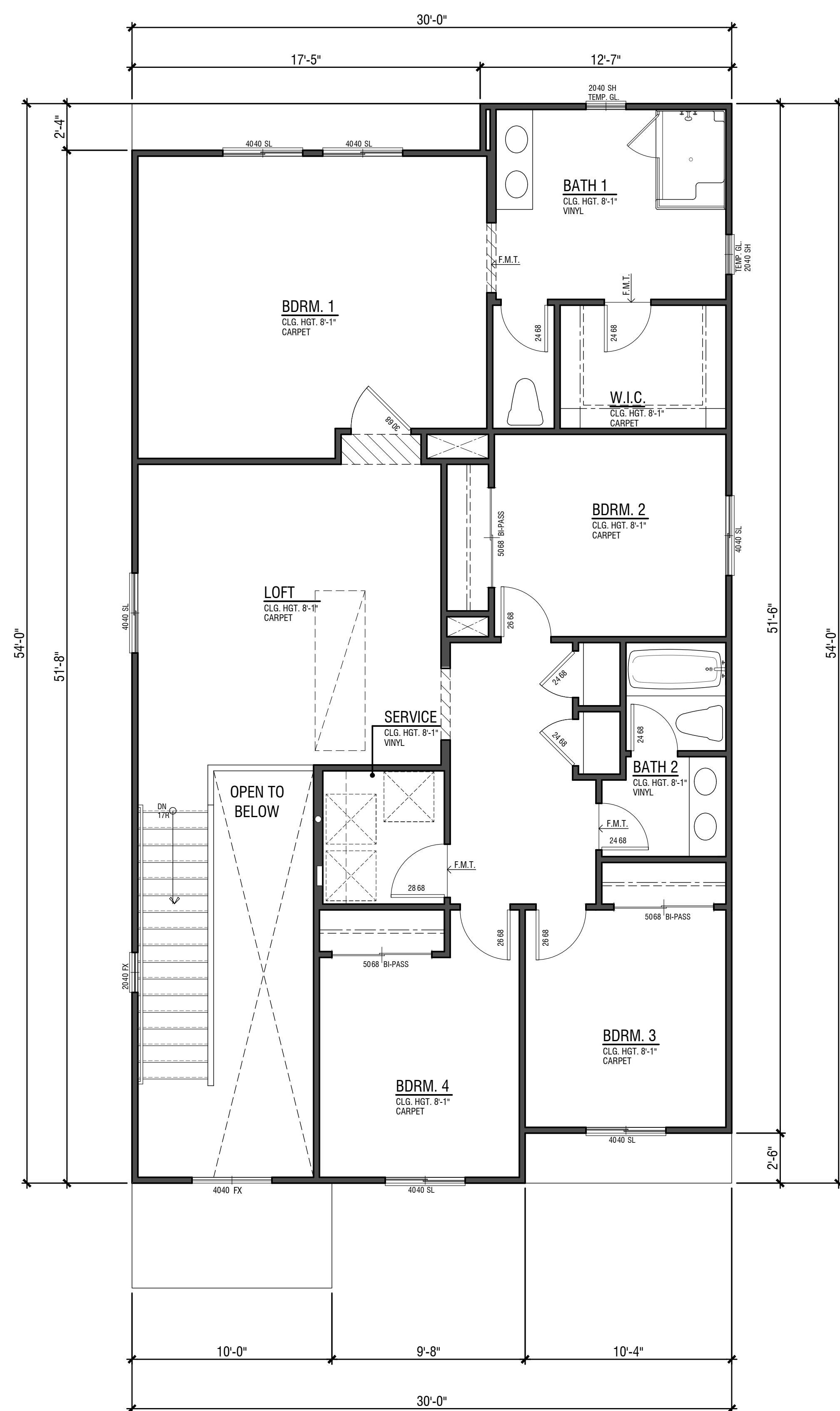
HORTEN E



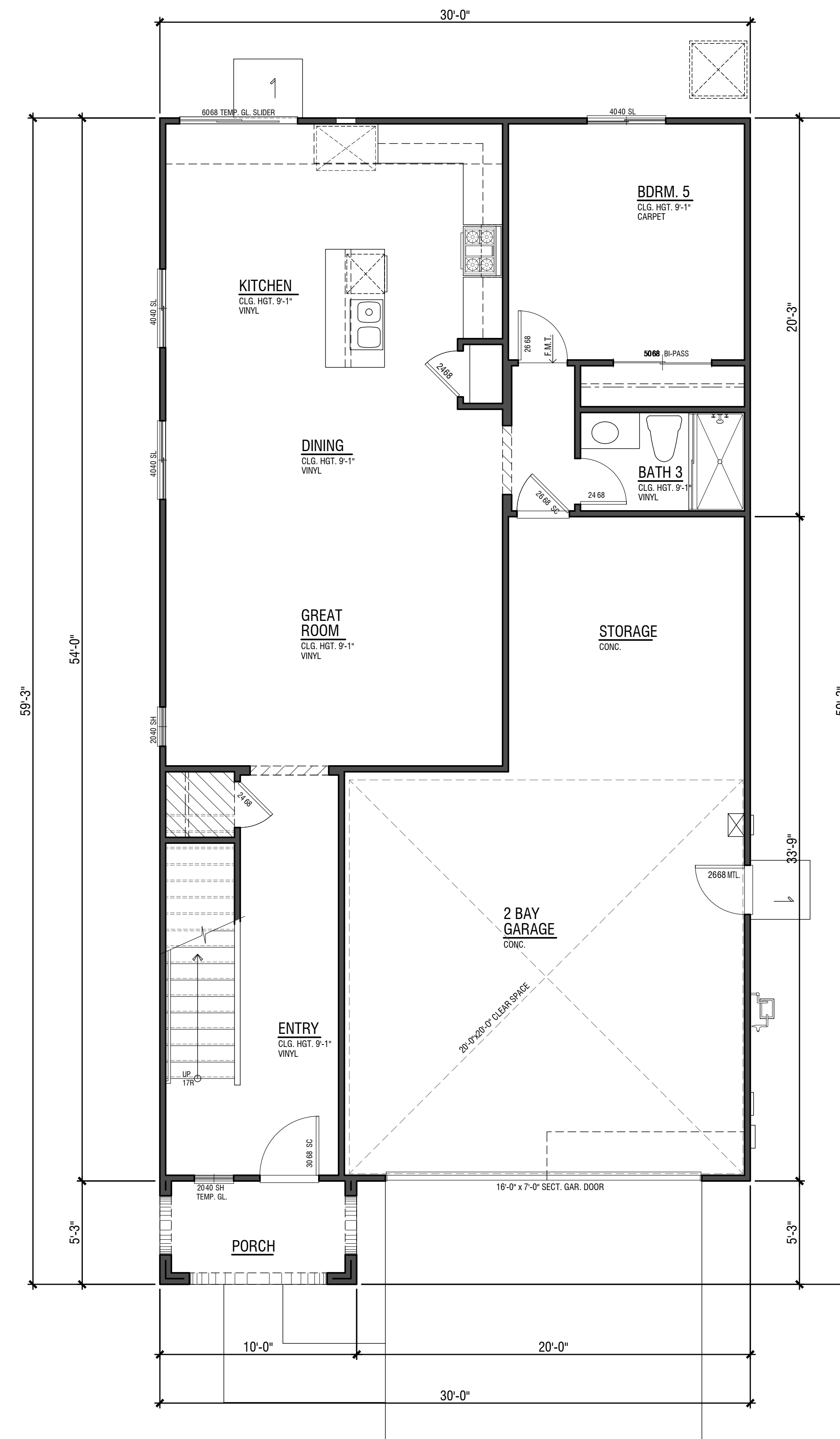
PUD DESIGN RE-SUBMITTAL

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Upper Floor - 1,373 SF



Lower Floor - 1,011 SF

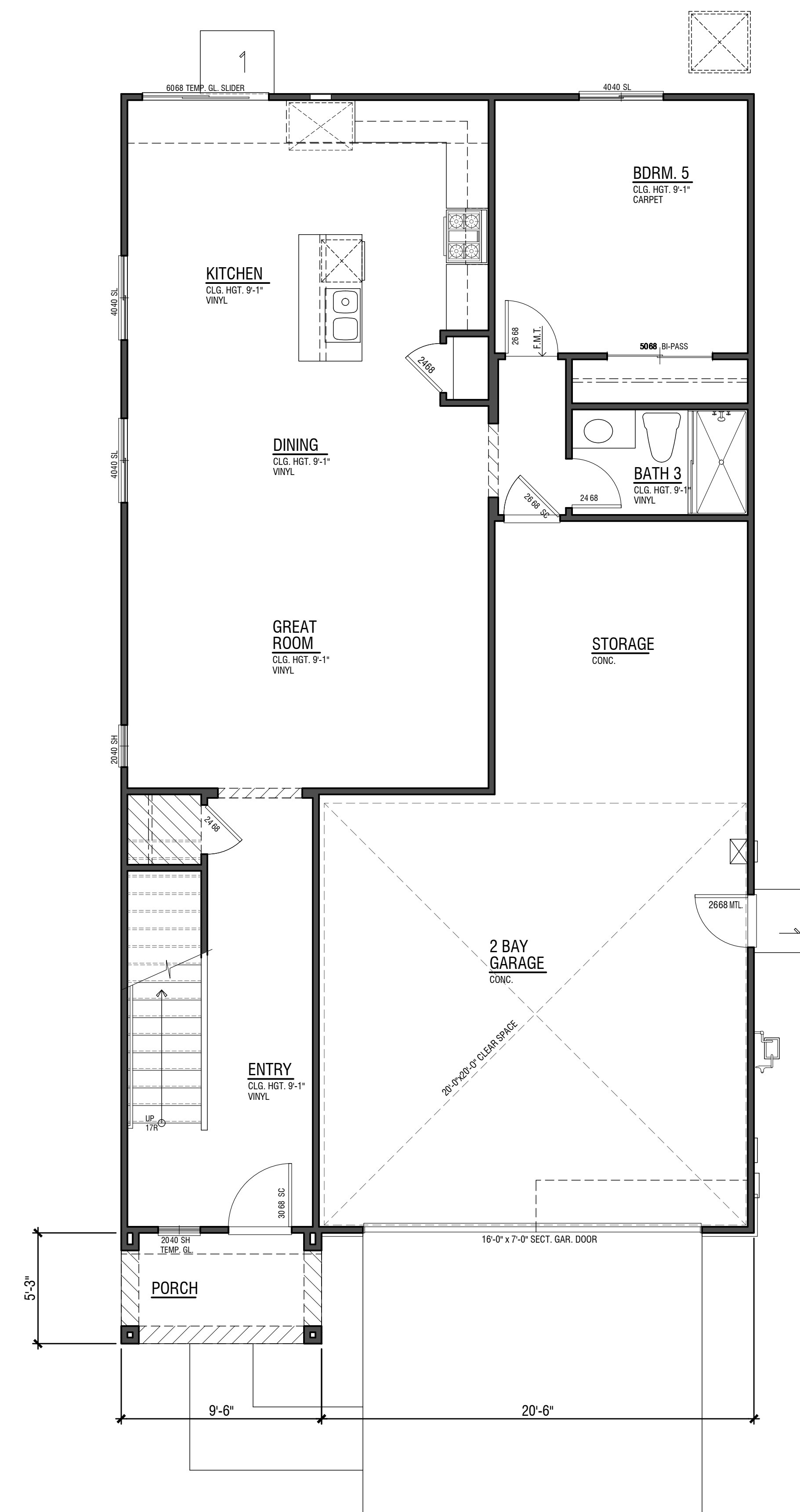
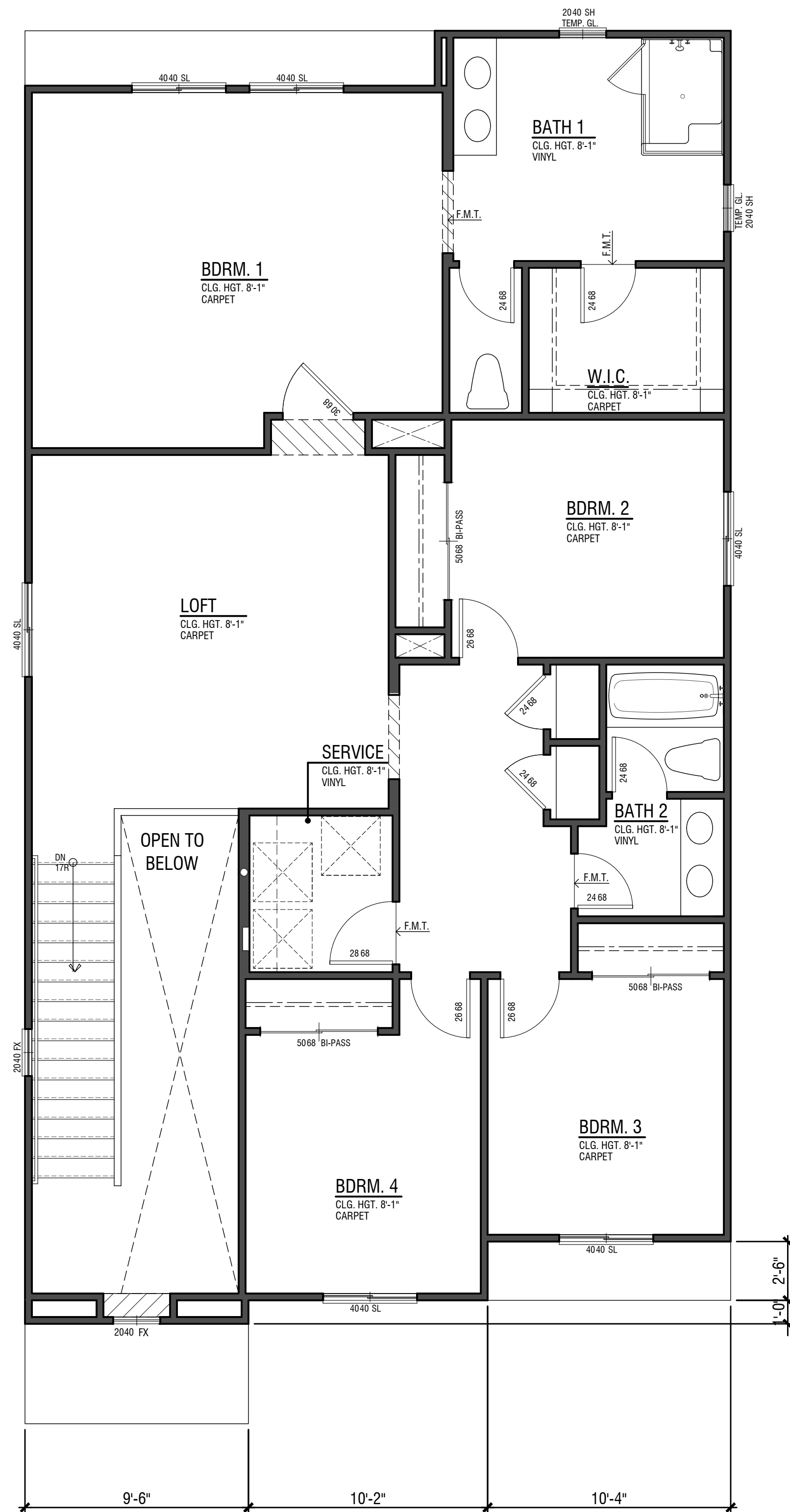
PLAN 3.2384

2,384 SF
 5 Bdrm | 3 Bath | Loft
 2 Bay Garage | Storage
 8' | 8' Plates

3A | SPANISH

BELLA SERA

MORENO VALLEY, CA



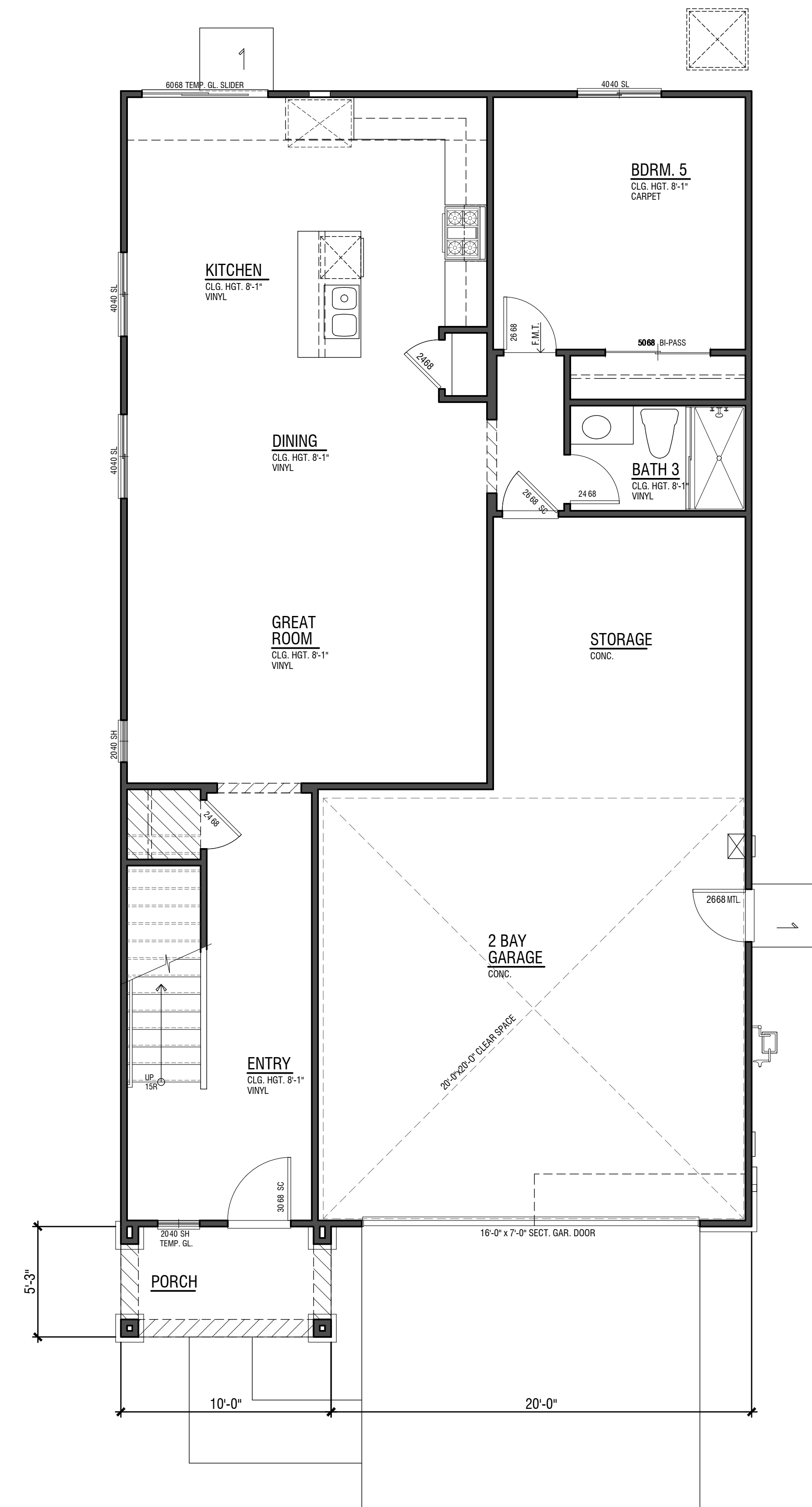
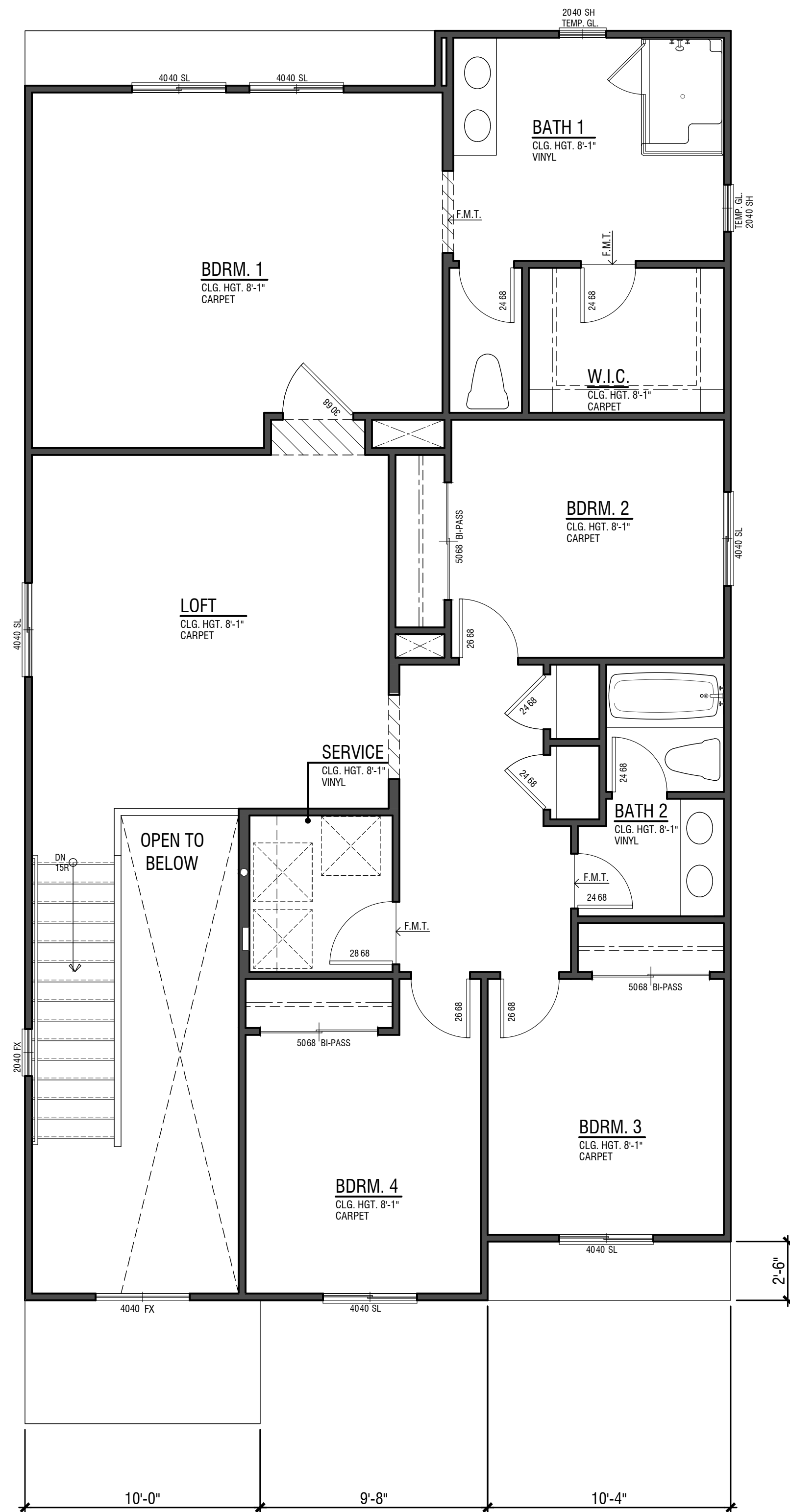
PLAN 3.2384

2,384 SF
 5 Bdrm | 3 Bath | Loft
 2 Bay Garage | Storage
 8' | 8' Plates

3B | TRADITIONAL

BELLA SERA

MORENO VALLEY, CA



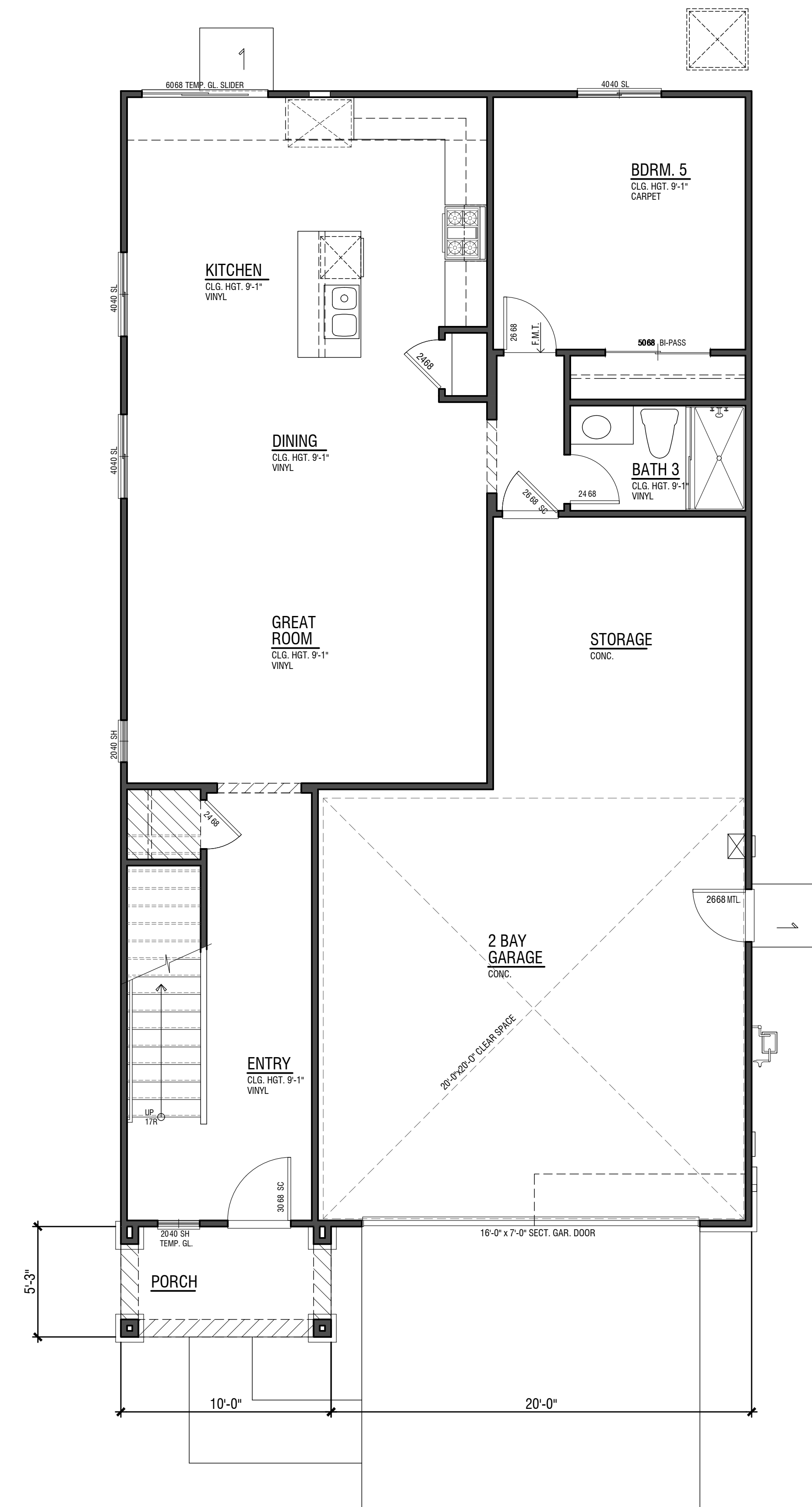
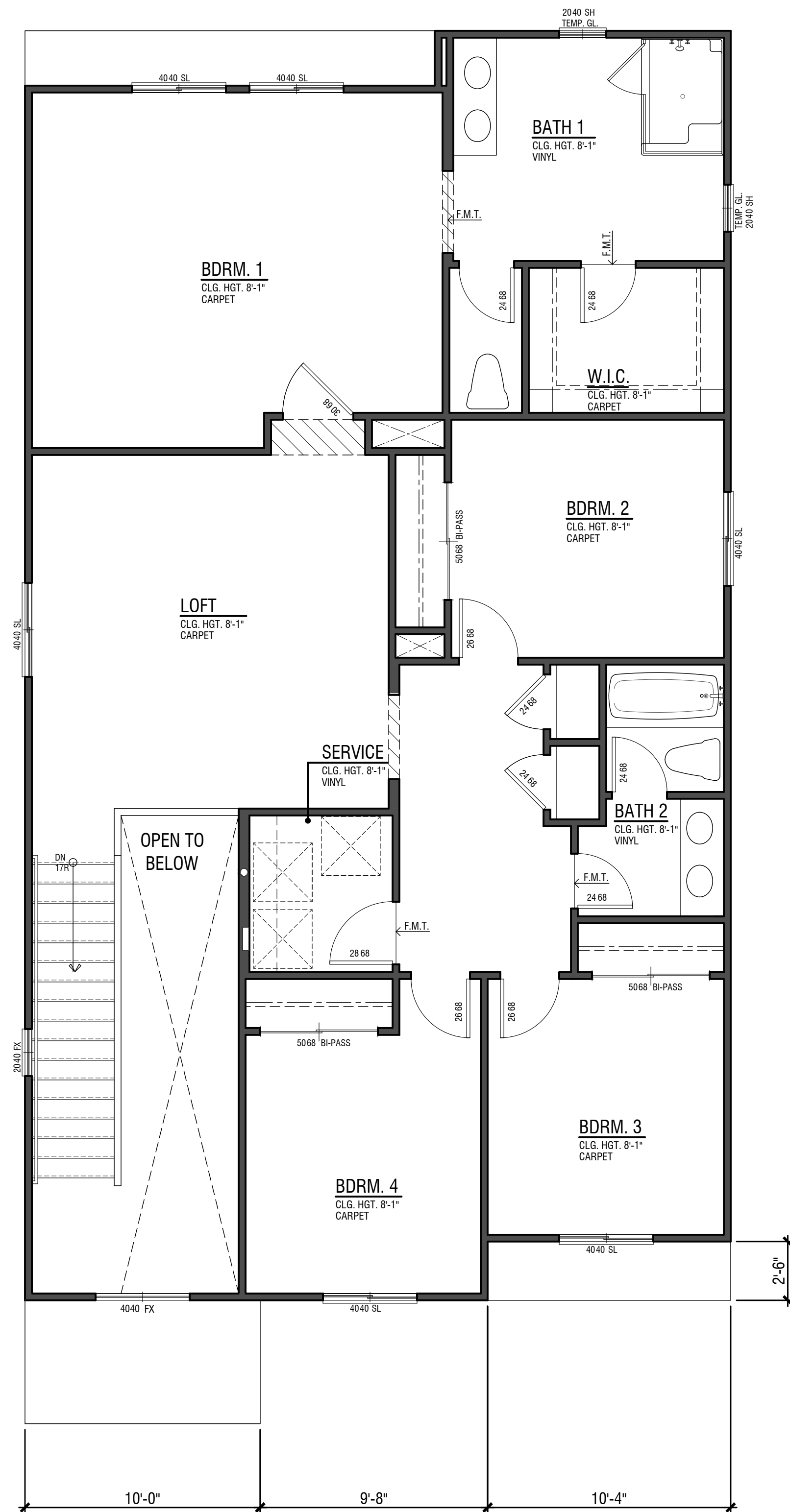
PLAN 3.2384

2,384 SF
 5 Bdrm | 3 Bath | Loft
 2 Bay Garage | Storage
 8' | 8' Plates

3C | CRAFTSMAN

BELLA SERA

MORENO VALLEY, CA



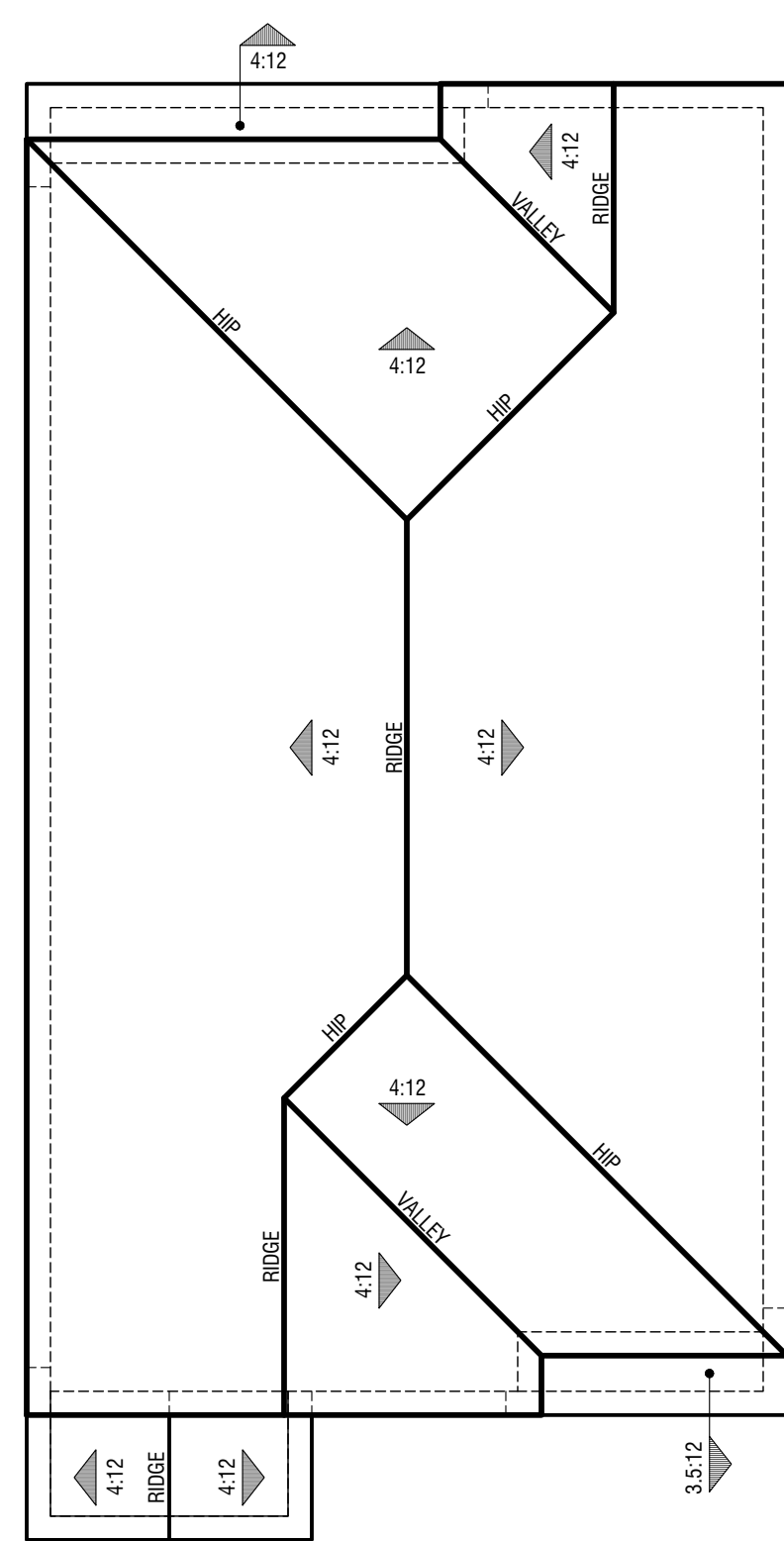
PLAN 3.2384

2,384 SF
 5 Bdrm | 3 Bath | Loft
 2 Bay Garage | Storage
 8' | 8' Plates

3C | CRAFTSMAN

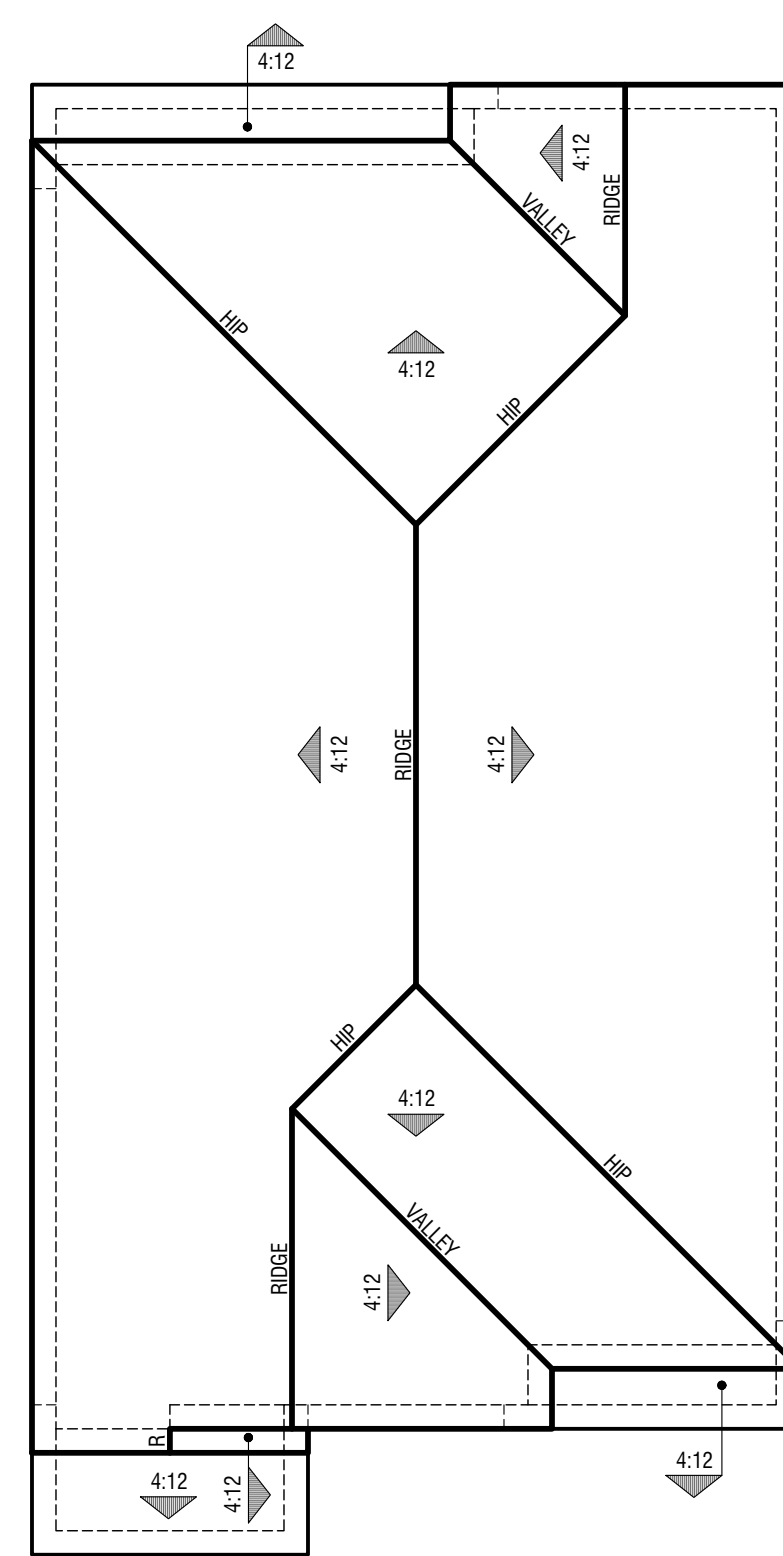
BELLA SERA

MORENO VALLEY, CA



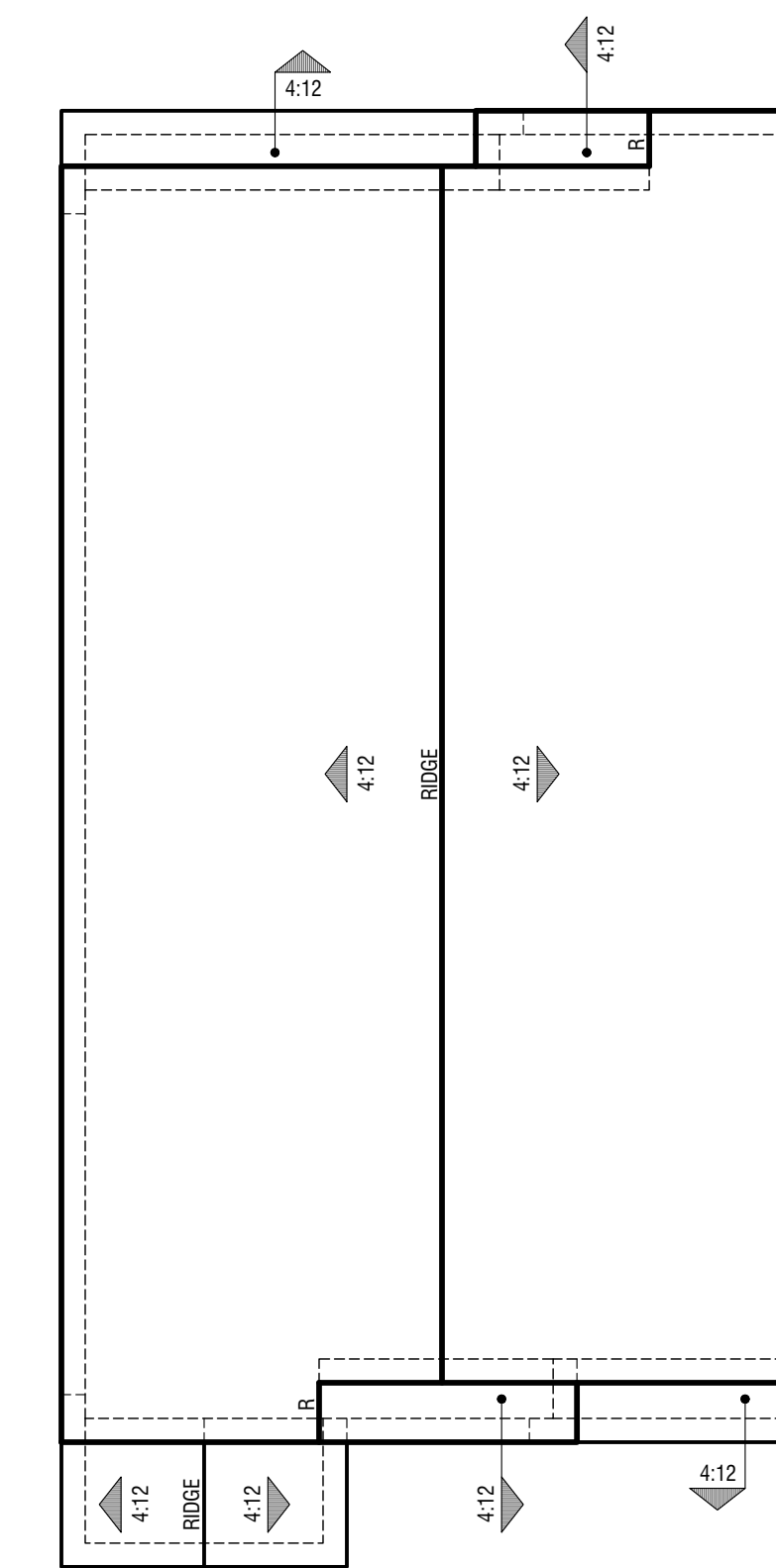
3A | SPANISH

Eave 12" / Rake 12"
Concrete Low "S" Tile



3B | TRADITIONAL

Eave 12" / Rake 12"
Concrete Flat Tile



3C | CRAFTSMAN

Eave 12" / Rake 12"
Concrete Flat Tile

PLAN 3.2384

Roof Plans

BELLA SERA

MORENO VALLEY, CA



3A | SPANISH



3C | CRAFTSMAN



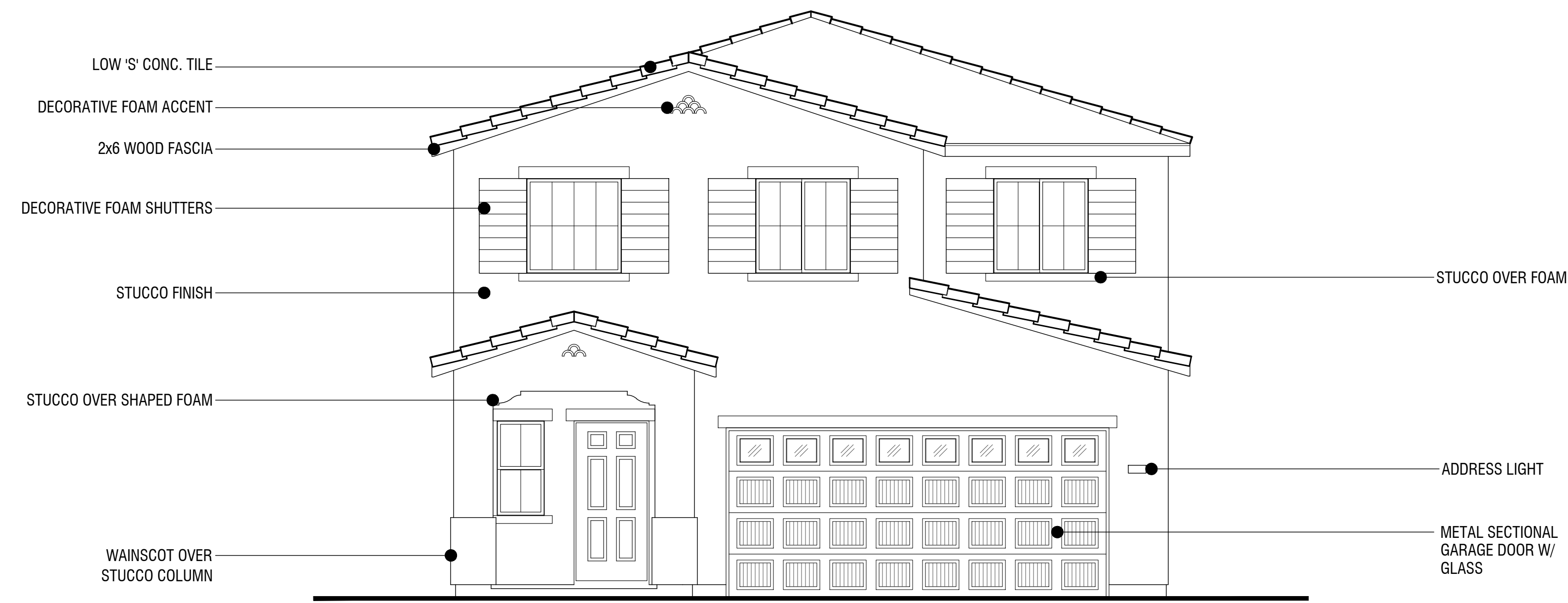
3B | TRADITIONAL

PLAN 3.2384

Front Elevations

BELLA SERA

MORENO VALLEY, CA



3A | SPANISH



3C | CRAFTSMAN



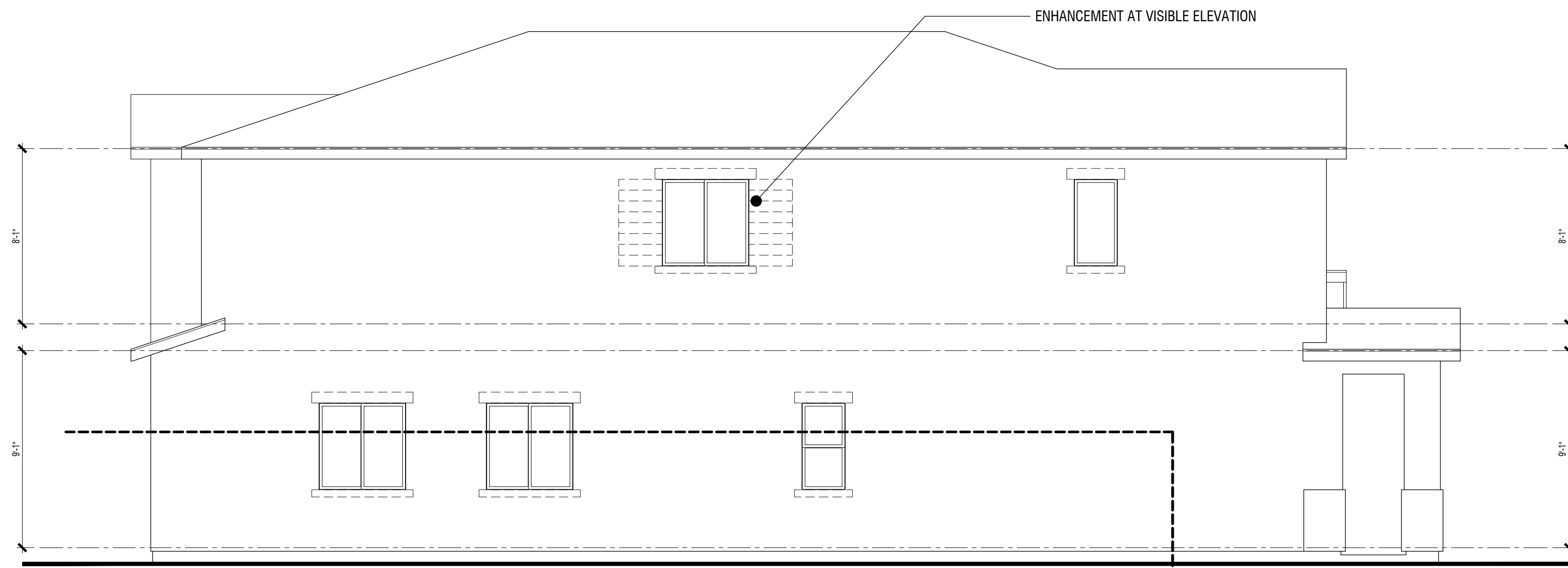
3B | TRADITIONAL

PLAN 3.2384

Front Elevations

BELLA SERA

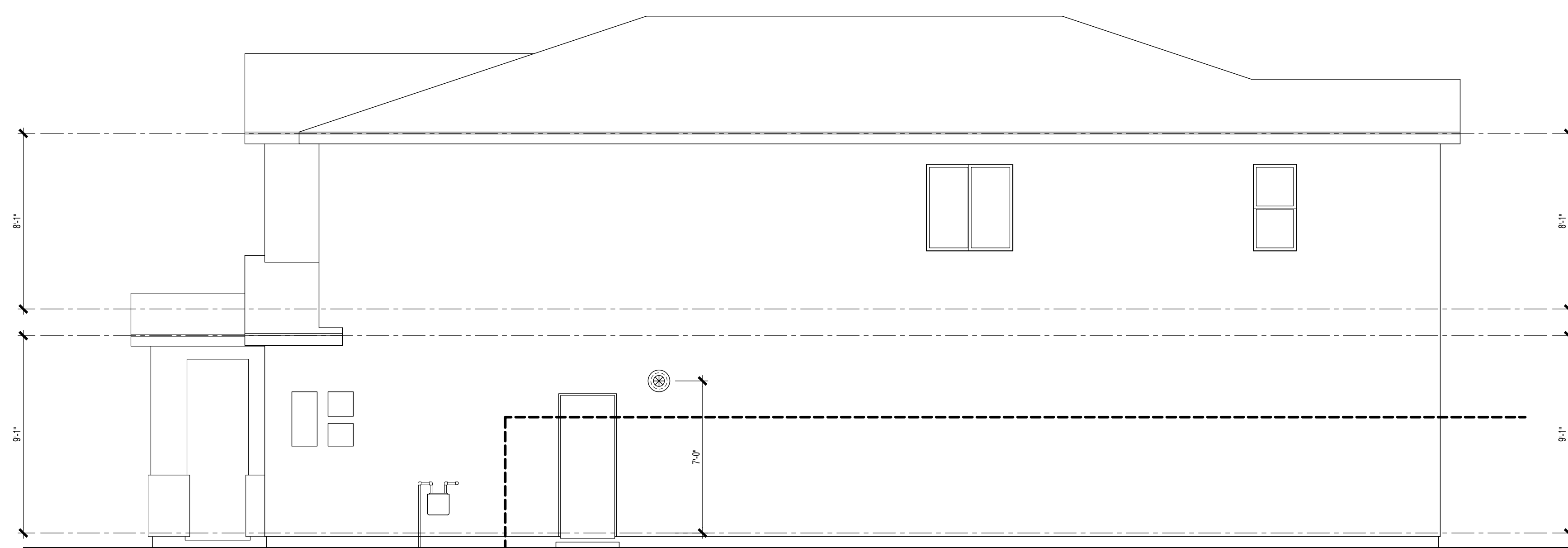
MORENO VALLEY, CA



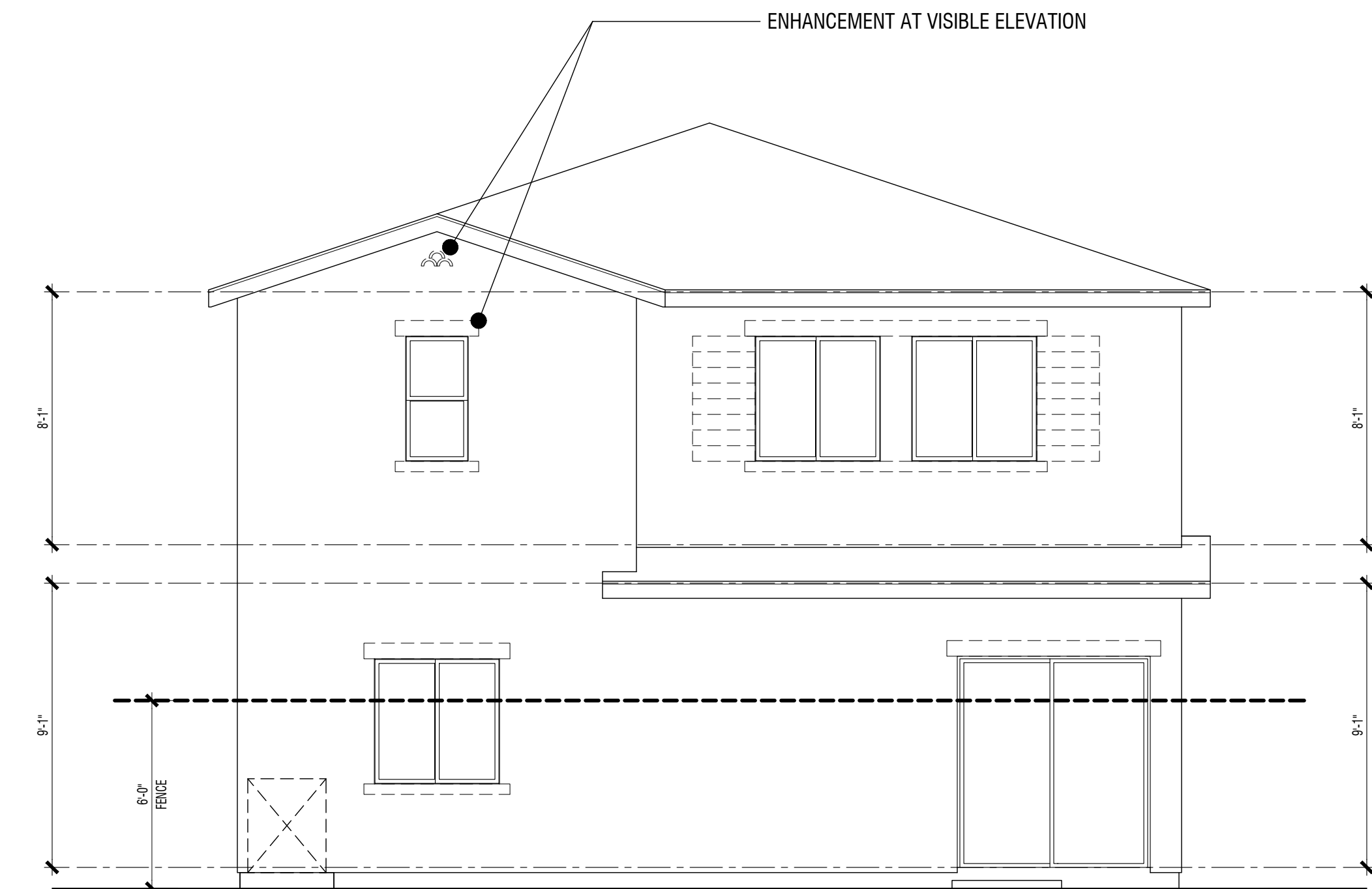
Left



Front



Right



Rear

PLAN 3.2384 | A - SPANISH

Building Elevations

BELLA SERA

MORENO VALLEY, CA



HORTEN E

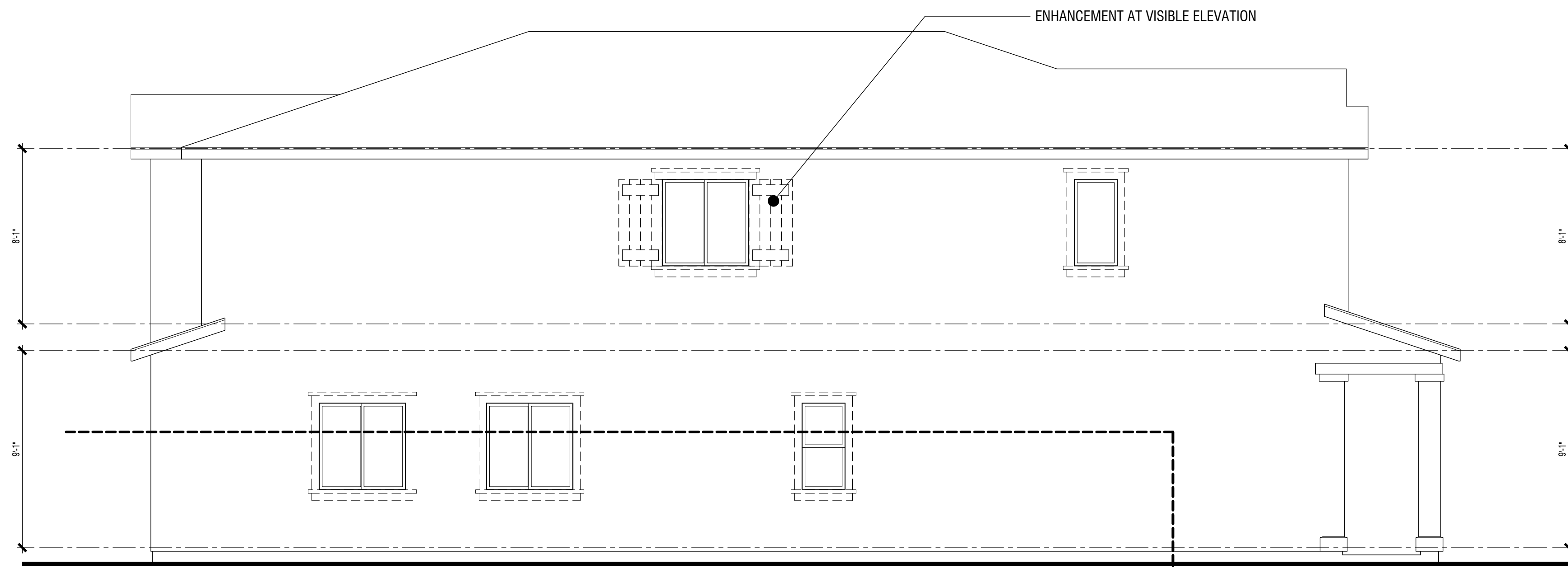


3.4

PUD DESIGN RE-SUBMITTAL

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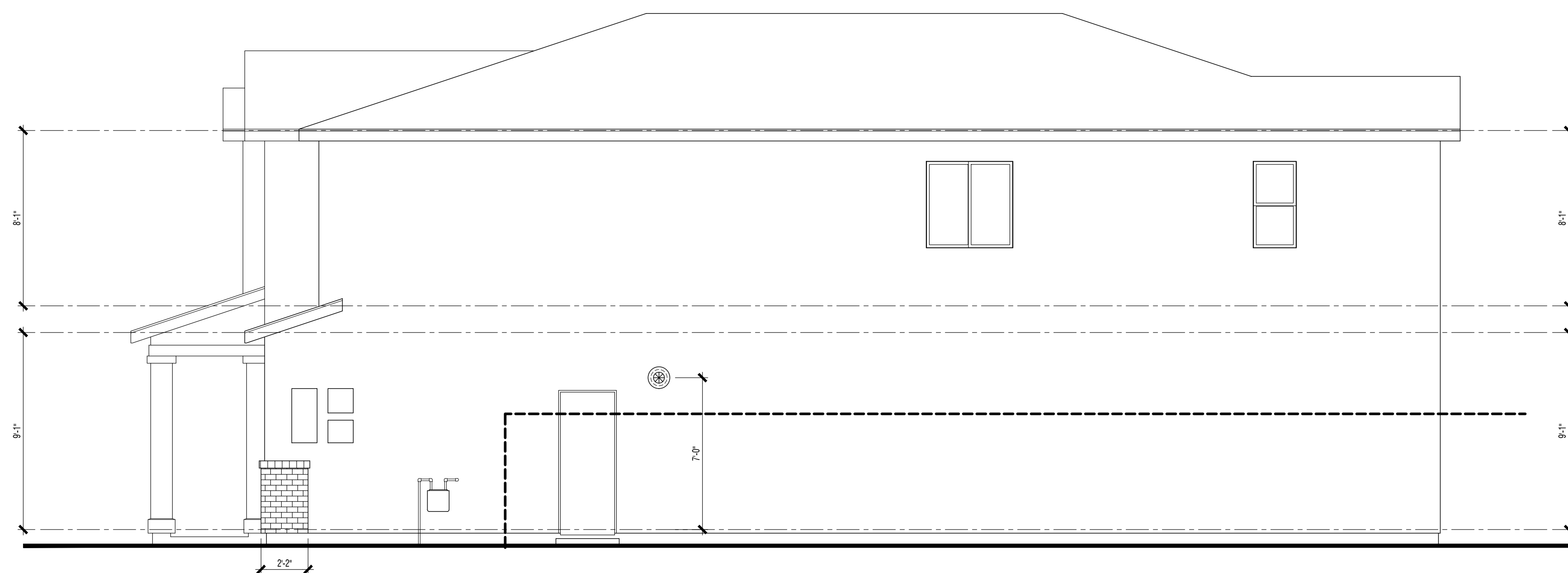




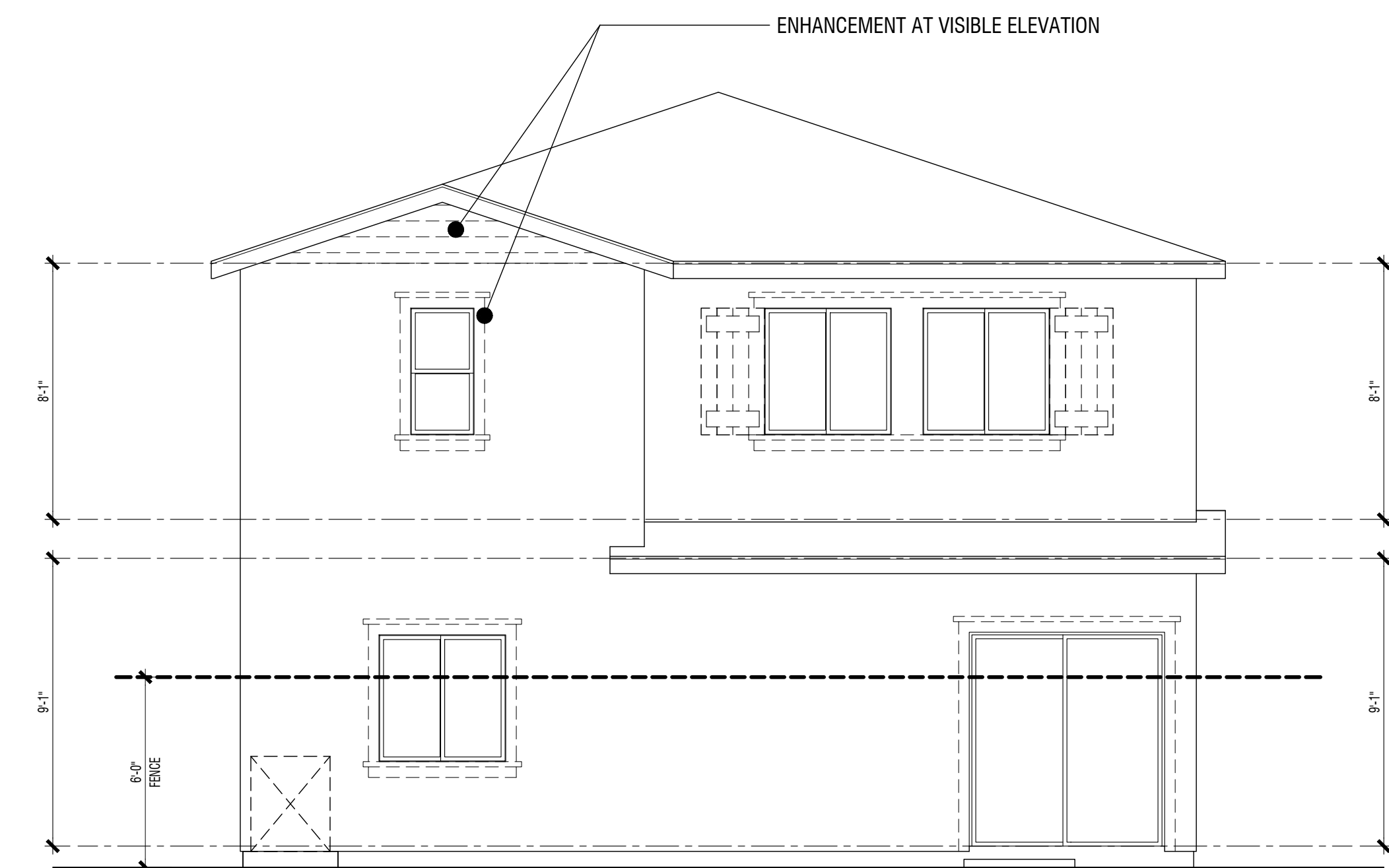
Left



Front



Right



Rear

PLAN 3.2384 | B - TRADITIONAL

Building Elevations

BELLA SERA

MORENO VALLEY, CA



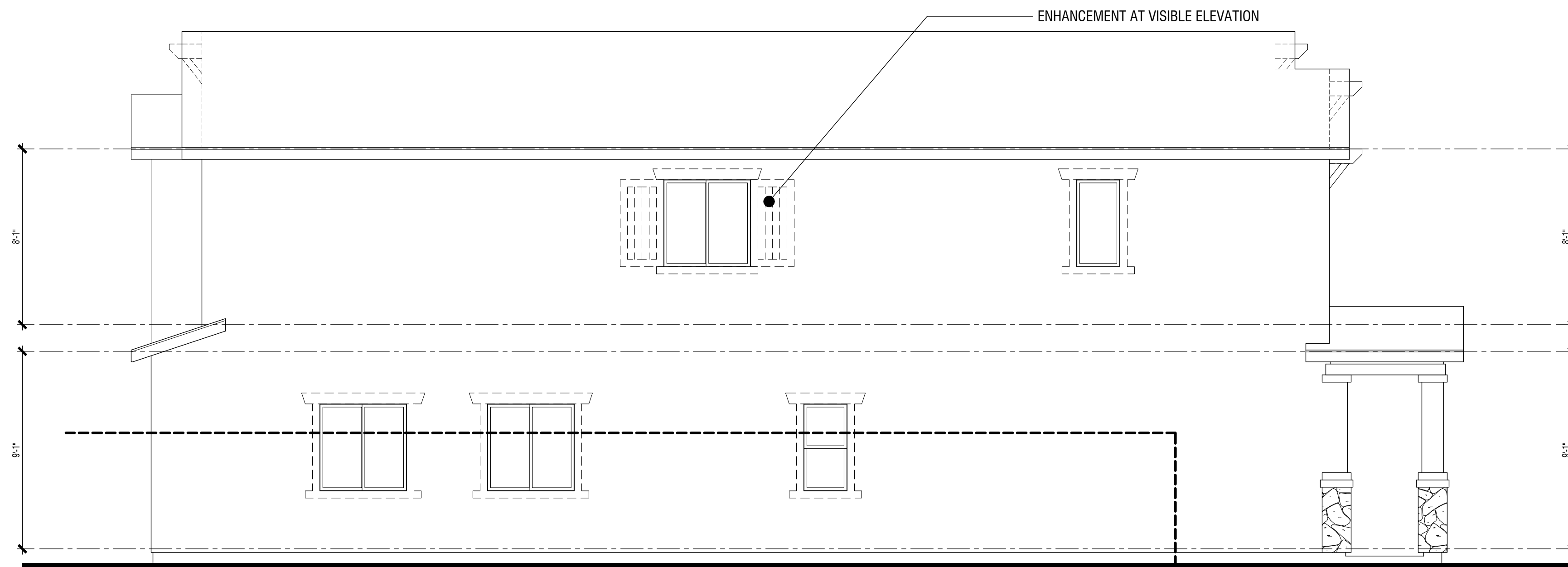
HORTEN E



PUD DESIGN RE-SUBMITTAL

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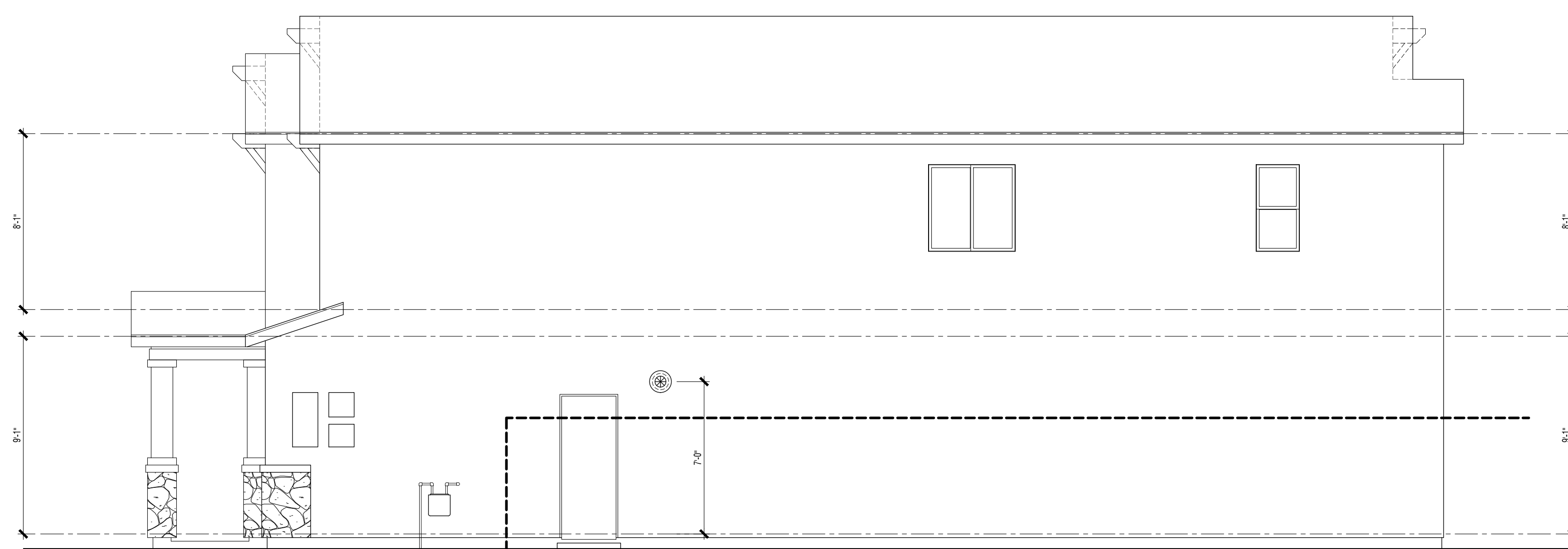




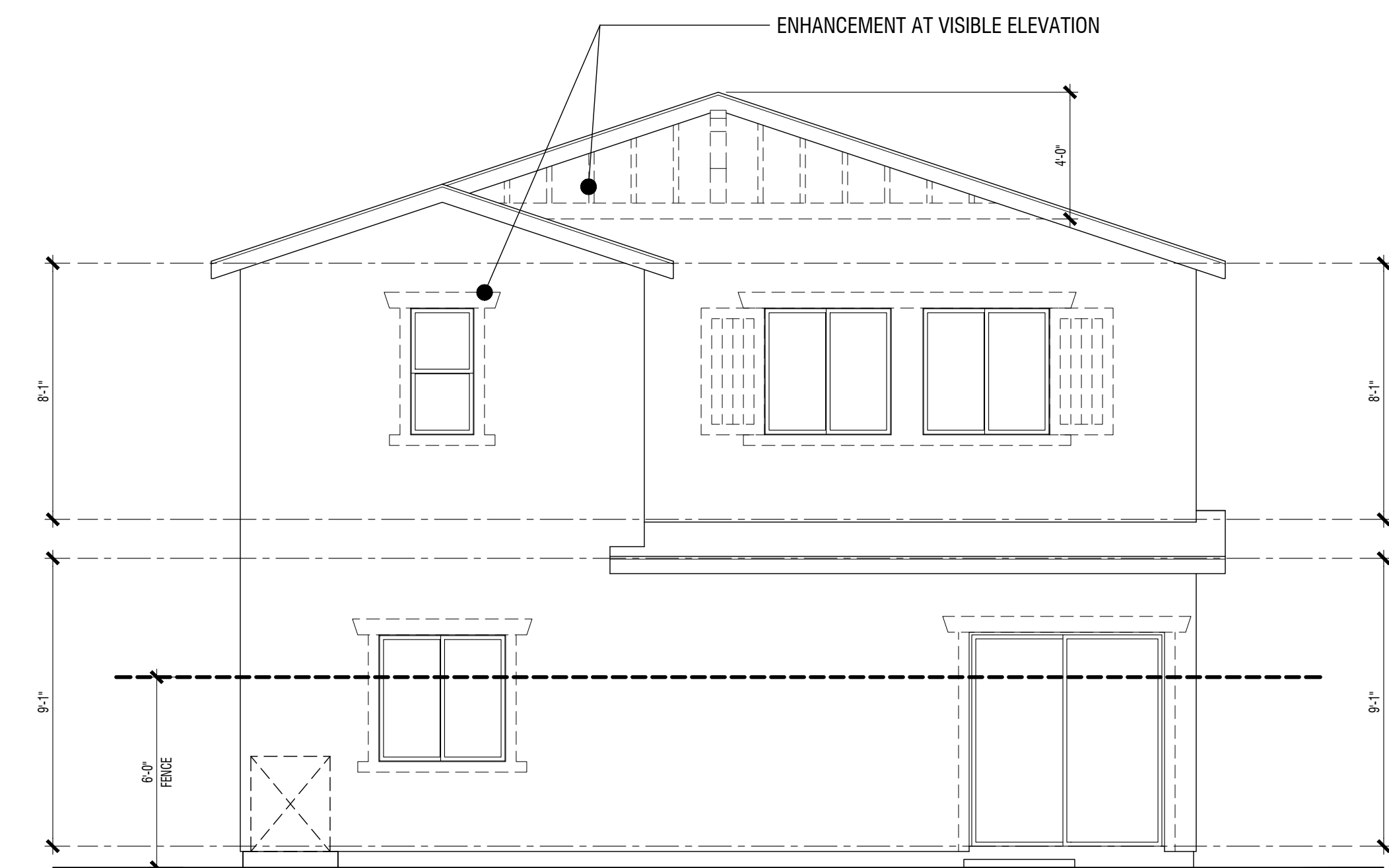
Left



Front



Right



Rear

PLAN 3.2384 | C - CRAFTSMAN

Building Elevations

BELLA SERA

MORENO VALLEY, CA



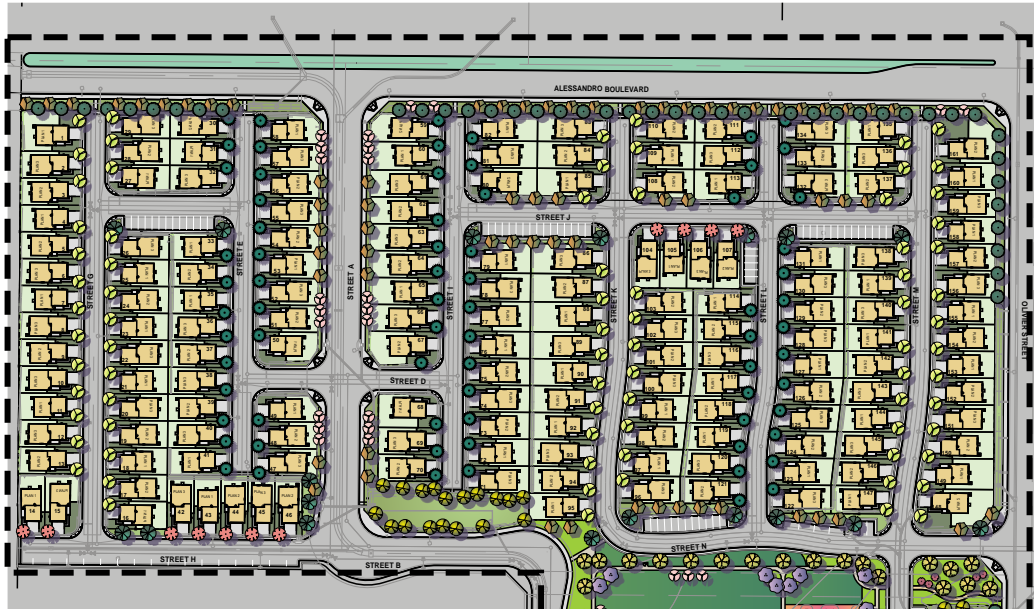
HORTEN E

3.6
0 2 4 8

PUD DESIGN RE-SUBMITTAL

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NOTE: LANDSCAPING SHALL MEET CODE REQUIREMENTS INCLUDING STREET TREES AND DISTANCES.

SHRUB PALETTE

SCIENTIFIC NAME	COMMON NAME
-AGAVE SP.	-AGAVE
-ALOE SP.	-ALOE
-CALLISTEMON 'LIL JOHN'	-DWARF BOTTLE BRUSH
-DIETES BICOLOR	-FORTNIGHT LILY
-HESPERALOE PARVIFLORA	-RED YUCCA
-LEUCOPHYLLUM SP.	-TEXAS RANGER
-MUHLENBERGIA C. 'LENCA'	-PINK MUHLY
-ROSMARINUS SP.	-ROSEMARY
-SALVIA SP.	-SAGE
-WESTRINGIA F. 'BLUE GEM'	-COAST ROSEMARY

GROUNDCOVER PALETTE

SCIENTIFIC NAME	COMMON NAME
-BACCHARIS P. 'PIGEON POINT'	-DWARF COYOTE BRUSH
-BOUTELOUA 'BLONDE AMBITION'	-BLUE GRAMA GRASS
-CAREX DIVULSA	-BERKELEY SEDGE
-DIANELLA 'LITTLE REV'	-LITTLE REV FLAX LILY
-JUNCUS PATENS	-CALIFORNIA GRAY RUSH
-JUNIPERUS H. 'BLUE CHIP'	-BLUE CHIP JUNIPER
-MYOPORUM P. 'PINK'	-PINK MYOPORUM

PARKS & COMMUNITY DEVELOPMENT MAINTAINED PARK AND TRAIL

PRIVATE FRONT AND SIDE YARD LANDSCAPE

PRIVATE SLOPES

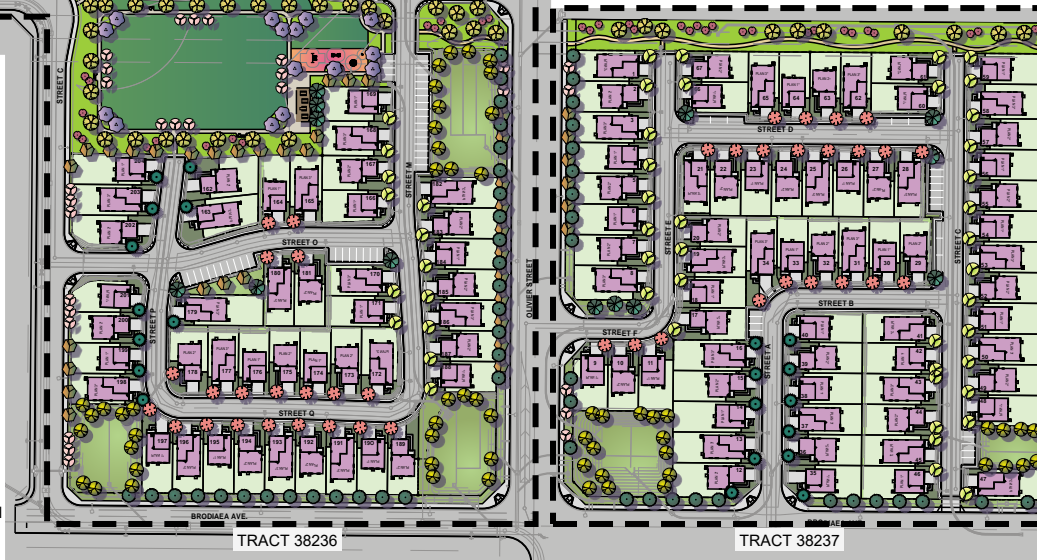
HOA MAINTAINED LANDSCAPE STREETScape, OPEN SPACE LOTS & BASIN

LMD MAINTAINED MEDIAN

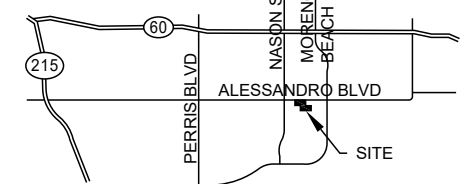
BASIN NOTE: FUNCTION-HOA LANDSCAPE-CITY

SHEET INDEX	
SHEET #	SHEET TITLE
L-1	OVERALL CONCEPTUAL LANDSCAPE PLAN
L-2	CONCEPTUAL LANDSCAPE PLAN ENLARGEMENT
L-3	CONCEPTUAL LANDSCAPE PLAN ENLARGEMENT
L-4	COMMUNITY PARK ENLARGEMENT
L-5	SITE FURNISHINGS
L-6	CONCEPTUAL WALL & FENCE PLAN

PLANT SCHEDULE			
TREES	BOTANICAL / COMMON NAME	SIZE	WUCOLS
	CERCIS OCCIDENTALIS WESTERN REDBUD MULTI-TRUNK	15 GAL	L
	JACARANDA MIMOSIFOLIA JACARANDA MULTI-TRUNK	36"BOX	M
	KOELREUTERIA PANICULATA GOLDEN RAIN TREE	24"BOX	L
	LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ' NATCHEZ CRAPE MYRTLE - STANDARD	24"BOX	M
	LAGERSTROEMIA INDICA X FAURIEI 'TUSCARORA' TUSCARORA CRAPE MYRTLE - STANDARD	24"BOX	M
	MAGNOLIA GRANDIFLORA 'D.D. BLANCHARD' D.D. BLANCHARD SOUTHERN MAGNOLIA	24"BOX	M
	PLATANUS RACEMOSA CALIFORNIA SYCAMORE - STANDARD	15 GAL	M
	PLATANUS X ACERIFOLIA 'BLOODGOOD' BLOODGOOD LONDON PLANE TREE - STANDARD	36"BOX	M
	PODOCARPUS GRACILIOR FERN PINE	24"BOX	M
	QUERCUS ILEX HOLLY OAK	24"BOX	L
	RHUS LANCEA AFRICAN SUMAC	24"BOX	L



VICINITY MAP



TRACT 38236 WHITNEY / VALLEY & TRACT 38237 DISCOVERY




310 NORTH JOY STREET | CORONA, CA 92879
T: 951.737.1124 | F: 951.737.6551

**OVERALL CONCEPTUAL LANDSCAPE PLAN
PREPARED FOR DR HORTON**



REFER TO OVERALL CONCEPTUAL LANDSCAPE PLAN FOR TREE, SHRUB AND GROUNDCOVER LEGEND

-  PARKS & COMMUNITY DEVELOPMENT MAINTAINED PARK AND TRAIL
-  PRIVATE FRONT AND SIDE YARD LANDSCAPE
-  PRIVATE SLOPES
-  HOA MAINTAINED LANDSCAPE STREETScape, OPEN SPACE LOTS & BASIN
-  LMD MAINTAINED MEDIAN

BASIN NOTE:
FUNCTION-HOA
LANDSCAPE-CITY

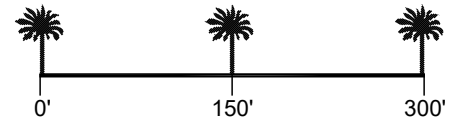
TRACT 38236 WHITNEY / VALLEY & TRACT 38237 DISCOVERY

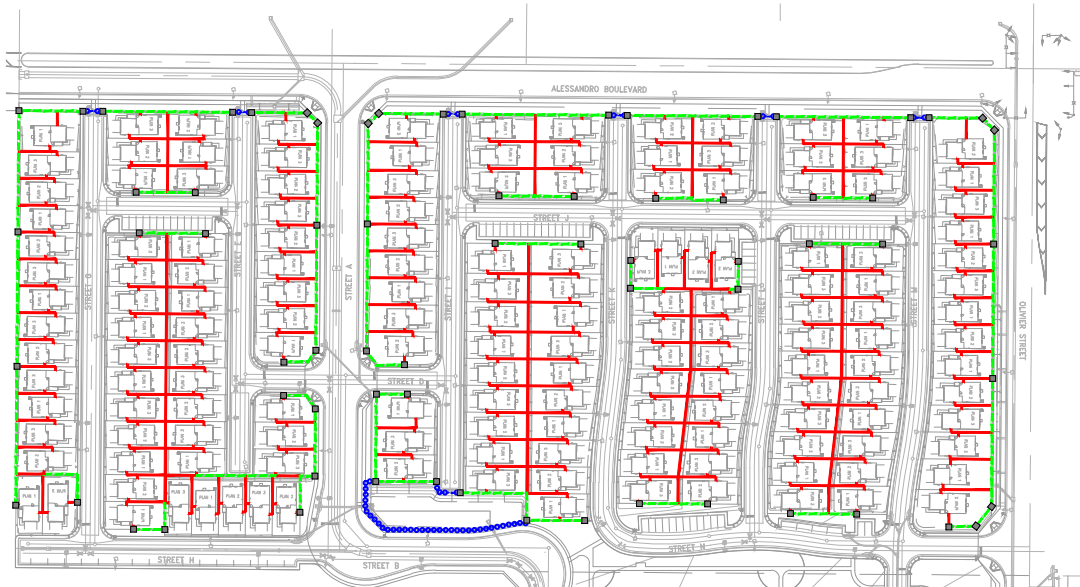
CONCEPTUAL LANDSCAPE PLAN ENLARGEMENT PREPARED FOR DR HORTON



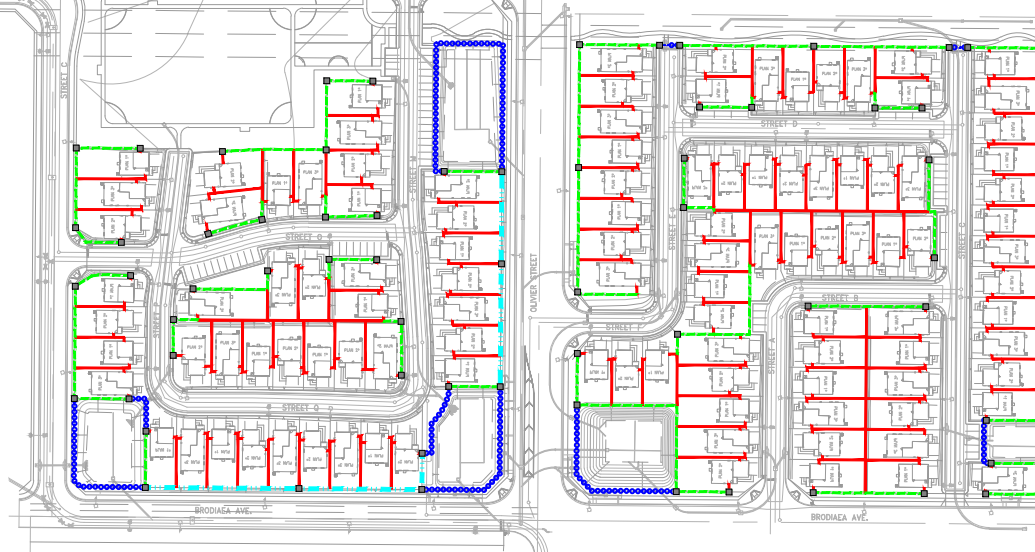
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L-3





- 6'-0" HIGH SPLIT FACE BLOCK WALL W/ CAP
- SPLIT FACE BLOCK WALL ON RETAINING
- 6'-0" TUBULAR STEEL FENCE
- 6'-0" HIGH VINYL FENCE
- 6'-6" HIGH SPLIT FACE PILASTER WITH PRECAST CAP



SPLIT FACE BLOCK WALL WITH CAP AND SPLIT FACE PILASTER WITH PRECAST CAP TO MATCH EXISTING ADJACENT COMMUNITY WALL



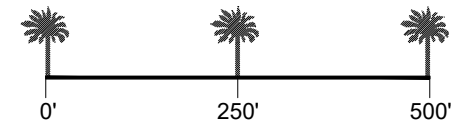
VINYL FENCE AND VINYL GATE



TUBULAR STEEL FENCE

TRACT 38236 WHITNEY / VALLEY & TRACT 38237 DISCOVERY

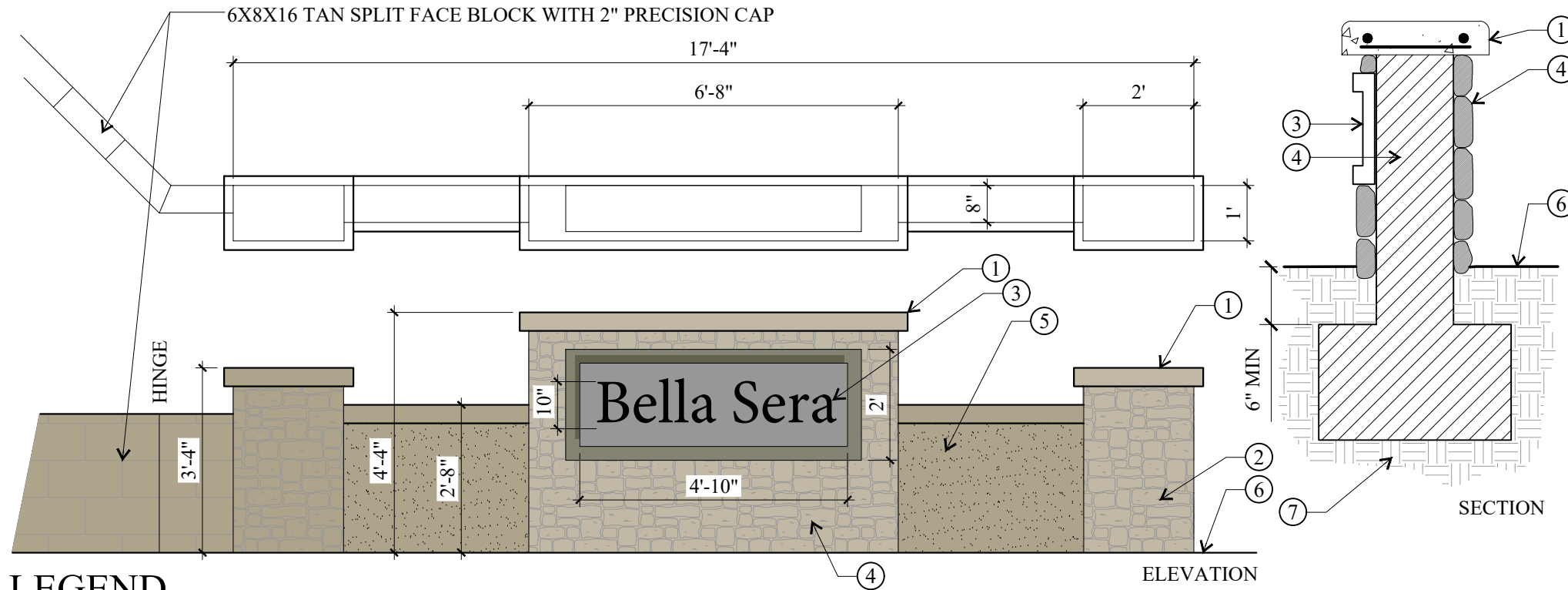
L-6



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CONCEPTUAL WALL & FENCE PLAN
PREPARED FOR DR HORTON

LOT 1



LEGEND

- | | |
|--|---|
| ① POURED IN PLACE CONCRETE CAP (SEE NOTES FOR INTEGRAL COLOR). | ④ 12X BLOCK WALL WITH STONE VENEER AND P.I.P. CAP. VENEER - CORONADO BROOKSIDE OLD WORLD LEDGE. |
| ② 12X24 PILASTER WITH STONE VENEER. VENEER PER WALL MATRIX ON CONSTRUCTION PLAN. | ⑤ 8X8X16 BLOCK WALL WITH 1" THICK STUCCO FINISH AND P.I.P. CONCRETE CAP. STUCCO TO BE 1" THICK AND END 1" ABOVE FINISH GRADE. PAINT EXPOSED CMU TO MATCH. STUCCO TO BE OMEGA 1/2 A 72 SAND FINISH |
| ③ PRE-CAST CONCRETE SIGN WITH A 3" WIDE RAISED BORDER. SIGN FIELD TO BE RECESSED 1" WITH 1/2" RECESSED LETTERING. SIGN FIELD COLOR TO MATCH STUCCO COLOR. BORDER AND LETTERING COLOR TO MATCH WALL AND PILASTER CAP COLOR. | ⑥ FINISH GRADE |
| | ⑦ COMPACTED SUBGRADE PER SOILS REPORT |

NOTES:

- A. ALL WALL AND PILASTER CAPS TO HAVE 1-1/2" CANTILEVER (ALL SIDES)
- B. INTEGRAL COLOR FOR WALL AND PILASTER CAPS TO BE "PADRE BROWN" FROM DAVIS COLORS (# 61078)
- C. DETAIL FOR DESIGN INTENT ONLY, FOOTING AND REINFORCEMENT PER STRUCTURAL ENGINEER.

3/8"=1'-0"

Entry Sign Detail