PLANNED UNIT DEVELOPMENT GUIDELINES

ARCHITECTURE + LANDSCAPE

Screencheck #1
April 2023

Prepared for:
City of Moreno Valley

Prepared by:
T&B Planning, Inc.

HERITAGE PARK

MORENO VALLEY, CALIFORNIA

HERITAGE PARK DESIGN GUIDELINES

City of Moreno Valley

Screencheck #1

April 2023

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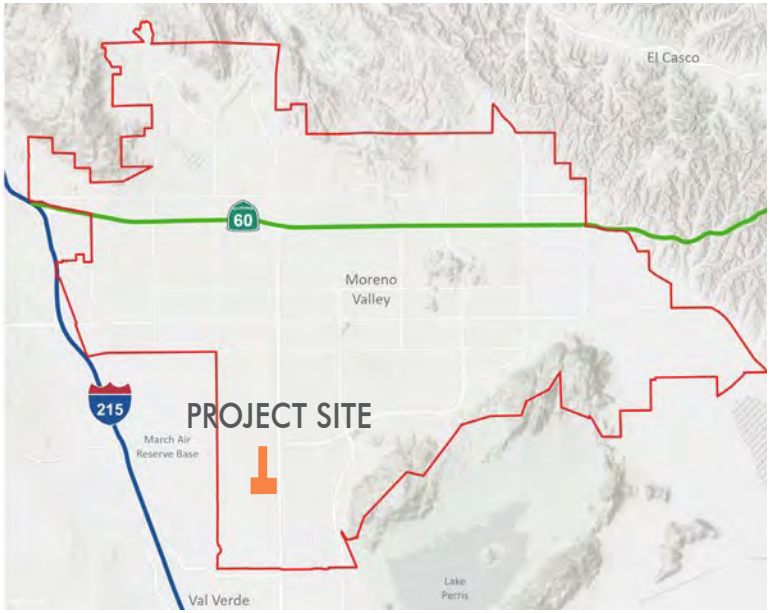
1.0 INTRODUCTION

1.1 PURPOSE AND INTENT

The Heritage Park Planned Unit Development Guidelines establish the Heritage Park community's development standards and design guidelines. These guidelines ensure that the site's future architecture and design will meet high-quality standards, be reflective of and compatible with the surrounding area, and be sensitive to the needs of the project. As shown in Exhibit 1-1, Location Map, Heritage Park is located in the southern portion of Moreno Valley, California. It is bordered by Iris Avenue to the north, a mix of existing residential homes and vacant land to the south and east, and Indian Street and vacant land to the west.



Legend

Moreno Valley City Limits

Heritage Park

N.T.S.

Exhibit 1-1, Location Map

1.2 PROJECT OVERVIEW

Heritage Park transforms the vacant parcels into two neighborhoods totaling 165 detached, single-family homes. The design creates neighborhoods with comfortable human scale, visually charming architecture, and nurturing landscapes within well-proportioned spaces.

The 18.09-acre Heritage Park provides two distinct neighborhoods, each with its own housing product type. Exhibit 1-2, Neighborhood Map, shows the location of each neighborhood within the development.

Neighborhood 1 (Tentative Tract Map 38458) contains the following proposed land uses:

- 78 detached single-family homes in six pack clusters on a 9.42-acre site.
- 0.39-acre tot lot and dog park.
- A retention basin.

Neighborhood 2 (Tentative Tract Map 38702) contains the following proposed land uses:

- 131 detached single-family motor-court homes on a 13.7-acre site.
- 0.48-acre park and open space.
- A retention basin.

Key design focus of Heritage Park include:

Walkability A livable and desirable community is fostered by well-designed neighborhoods with pedestrian-friendly streetscapes and distinct high-quality homes with varying architectural styles.

Connectivity Rainbow Ridge Elementary School and March Middle School, located north of Iris Avenue, are easily accessible via internal sidewalks.

Amenity Parks with amenities serve as the focal points and gathering places for residents, linked together by internal sidewalks.

Diversity A distinct range of housing products is designed to cater to different buyer preferences and respond to current market conditions.

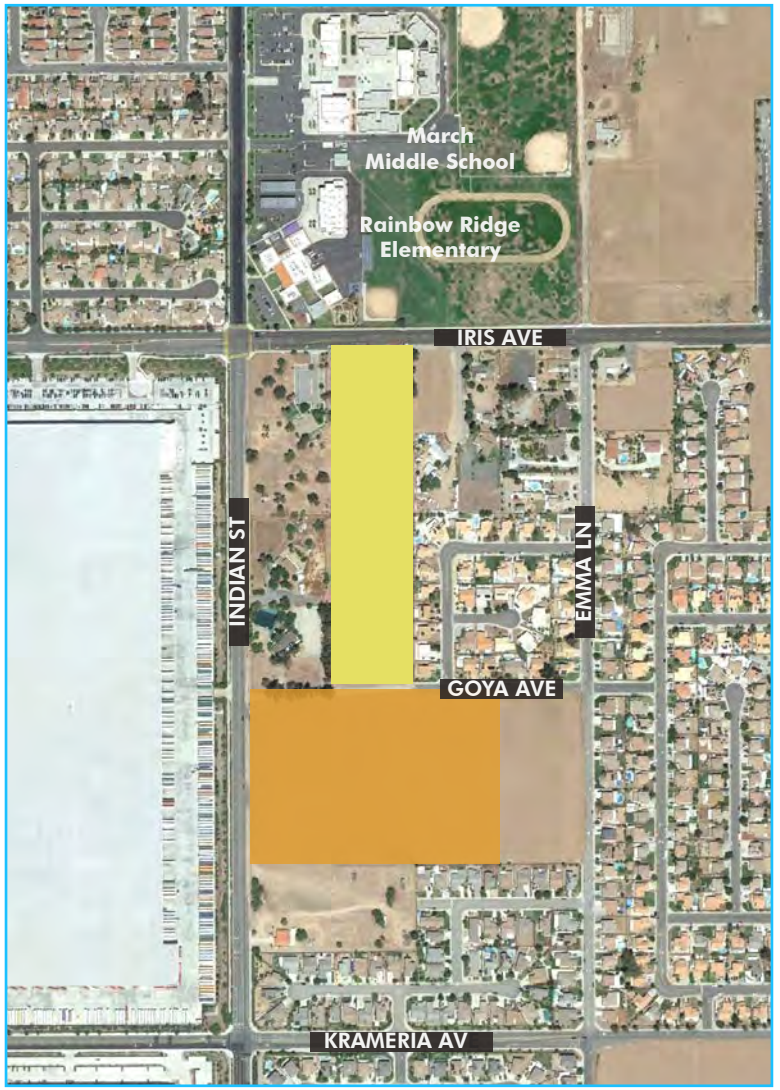


Exhibit 1-2, Neighborhood Map

N.T.S.

2.0 SITE PLANNING

2.1 SITE PLAN

Heritage Park demonstrates pedestrian-oriented development by interconnecting the two neighborhoods with 6.5-foot-wide sidewalks along the internal roads which encourages physical activity by providing safe and convenient pedestrian access to strategically placing the parks within walking distance of homes. Exhibit 2.1, Site Plan, illustrates the relationship between the homes and the recreational spaces that promote healthy lifestyles and a sense of community. Additionally, these parks and sidewalks provide spaces for residents to gather and socialize, further contributing to the welcoming and inclusive environment that Heritage Park aims to create. Ultimately, this design encourages residents to explore their surroundings and engage with their neighbors, strengthening the sense of community within the area.

2.2 SITE DESIGN GUIDELINES

Exhibit 2-1 presents the preliminary site plan for Heritage Park, which connects the community to its surroundings, prioritizes walkability, provides adequate access and circulation, and offers outdoor activity areas. This site plan serves as a conceptual design for the anticipated site development, with the final site design subject to additional review. Through this thoughtful site planning, Heritage Park creates a community that integrates with its surroundings while prioritizing livability and the pedestrian experience.

2.2.1 STREETSCAPE DIVERSITY

Achieving visual diversity and interest in the streetscape requires careful consideration and balance in planning floor plans, elevation styles, and color/material schemes. To this end, specific criteria have been established for the plotting of homes, as outlined below:

1. Each builder development area consists of a minimum of three floor plans.
2. Each builder development area consists of a minimum of four elevations.
3. No more than two buildings in a row may feature the same elevation style.
4. Adjacent or facing buildings may feature the same floor plan and have different elevation styles.

Adhering to these design criteria, creates a varied and interesting streetscape within Heritage Park that allows for the individuality and diversity of its residents while maintaining a cohesive overall aesthetic.

2.2.2 ENTRYWAY

1. Landscaping, public space, and/or "gateway" features should be used to define the entryways into the Heritage Park.
2. Entryway features shall reflect the overall architectural identity.

2.2.3 CIRCULATION AND ACCESS

1. Site circulation must allow for and facilitate emergency access to the site and all buildings.
2. Safe and comfortable pedestrian environments shall be created.
3. Encouraging the use of multiple modes of transportation among residents is an essential aspect of a well-connected community. In Heritage Park, pedestrian connectivity between residential neighborhoods and community amenities, such as schools and parks, is prioritized through the design of sidewalks.

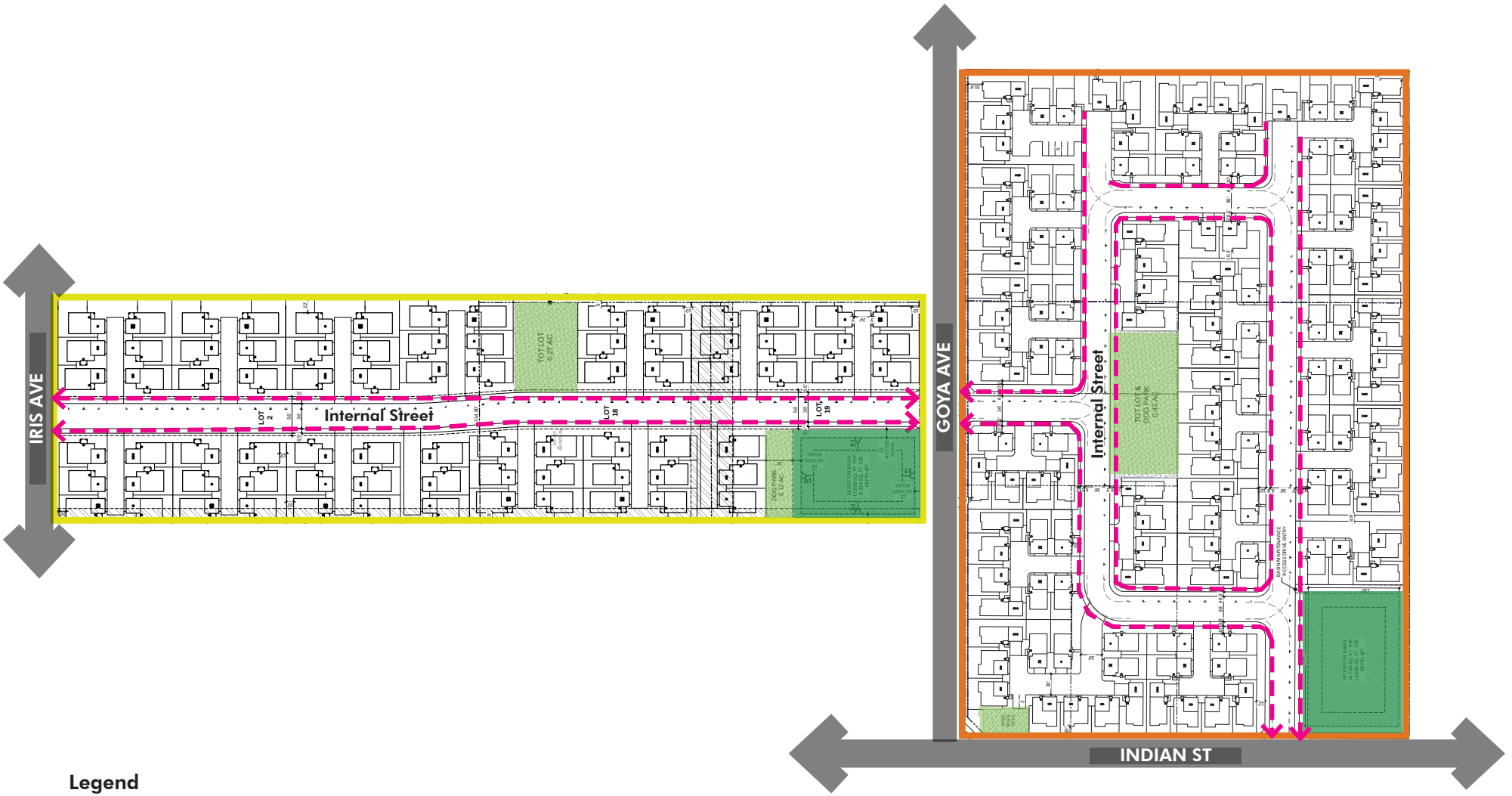
2.3 DEVELOPMENT CRITERIA

Heritage Park contains two options for home ownership: 6-pack single-family detached homes within Neighborhood 1 (TTM 38458) and single-family detached motor court homes within Neighborhood 2 (TTM 38702). The following pages provide the lot criteria, setback requirements, and other relevant development standards for each of the residential product types. These requirements ensure that each property adheres to the high-quality standards set forth by the development guidelines contained in this document and contribute to the community's cohesive and visually appealing streetscape. Additionally, prototypical plotting diagrams are provided to illustrate the relationship between the buildings, property lines, and the street and/or open space. It is important to note that these diagrams depict a typical plotting concept for a particular product type and are not intended to represent all possible plotting plans for the product offerings.

Example of Varied Elevations to Create an Interesting Streetscene

Example of Landscaped Entryway

Example of Neighborhood Sidewalk



Legend

- Neighborhood 1 (TTM 38458)
- Neighborhood 2 (TTM 38702)
- Park & Open Space
- Retention Basin

Notes: The graphic is for illustrative purpose only; final design may vary.

N.T.S.

Exhibit 2-1, Site Plan

NEIGHBORHOOD 1 (TTM 38458) - 6-PACK SINGLE-FAMILY DETACHED CLUSTER

DEVELOPMENT STANDARDS

Homes in Neighborhood 1 will include single-family detached homes oriented on a short stub street arranged in 6-pack clusters. Some homes located adjacent to the streets will have front doors facing these streets to create a more inviting street scene.

LOT CRITERIA	
Total Gross Acres	9.42 ac
Density	8.3 du/ac
Number of Homes	78 du
Number of Plans	4
Number of Elevations	4

MINI. FRONT SETBACKS[1]	
Entry from Exterior Property Line	5′
Living Space from Exterior Property Line	10′
Living Space from Interior Property Line	5′
Living Space from Edge of Drive Aisle	3′

MINI. SIDE SETBACKS[1]	
Living Space from Internal Street /Back of Sidewalk	10′
Living Space from Exterior Property Line	10′
Living Space from Interior Property Line	5′
Living Space from Edge of Drive Aisle	3′

MINI. REAR SETBACKS[1]	
Living Space from Exterior Property Line	10′
Living Space from Interior Property Line	5′

BLDG. TO BLDG. DISTANCE	
Garage to Garage	30′
Side to Side	10′

BUILDING HEIGHTS[2]	
Maximum Building Height	2-story or 35′

PARKING[3]	
Parking Spaces per Unit	2 garage spaces

Notes:

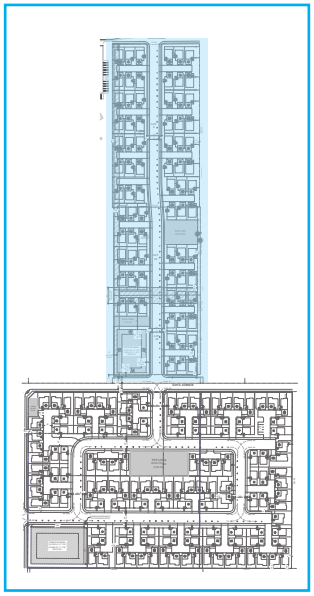
1 *Eaves, cornices, awnings, bay windows, and other similar architectural features may encroach up to 3′ into the required setbacks, provided that such a feature shall be at least 3′ from any property line.*

2 *"Building height" means the vertical distance from the grade to the highest point of the coping of a flat roof or the deck line of a mansard roof, or the highest point of the highest gable of a pitch or hip roof, but exclusive of vents, air conditioners, chimneys or other such incidental appurtenances.*

3 *Guest parking is provided on the internal streets and designated areas.*

NEIGHBORHOOD 1 (TTM 38458) - 6-PACK SINGLE-FAMILY DETACHED CLUSTER

TYPICAL PLOTTING DIAGRAM



Key Map

Notes: Typical product examples are provided for reference purposes only; actual building layouts and footprints may vary.

Exhibit 2-2, 6-Pack Single-Family Detached Cluster Typical Plotting Diagram

NEIGHBORHOOD 2 (TTM 38702) - SINGLE-FAMILY DETACHED MOTORCOURT

DEVELOPMENT STANDARDS

Homes in Neighborhood 2 will include single-family detached homes clustered around a motor court. The product typically includes four to eight units. Primary entries and walks face either the motor court or the internal street.

LOT CRITERIA	
Total Gross Acres	8.91 ac
Density	10.2 du/ac
Number of Homes	87 du
Number of Plans	3
Number of Elevations	4

MINI. FRONT SETBACKS[1]	
Living Space from Exterior Property Line	10′
Living Space from Interior Property Line	5′
Living Space from Edge of Drive Aisle	2.5′

MINI. SIDE SETBACKS[1]	
Living Space from Exterior Property Line [4]	10′
Living Space from Interior Property Line	5′
Living Space from Edge of Drive Aisle	3′

MINI. REAR SETBACKS[1]	
Living Space from Interior Property Line	5′
Living Space from Exterior Property Line	10′

BLDG. TO BLDG. DISTANCE	
Garage to Garage	30′
Side to Side	10′

BUILDING HEIGHTS[2]	
Maximum Building Height	2-story or 35′

PARKING[3]	
Parking Spaces per Unit	2 garage spaces

Notes:

1 Eaves, cornices, awnings, bay windows, and other similar architectural features may encroach up to 3′ into the required setbacks, provided that such a feature shall be at least 3′ from any property line.

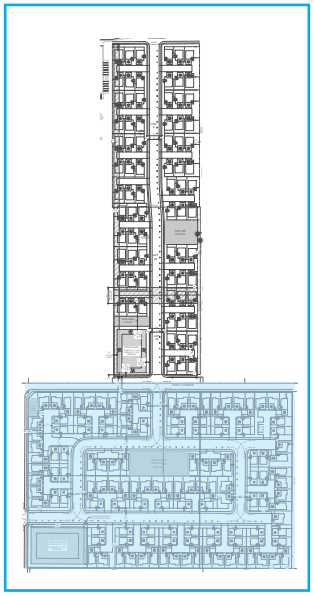
2 "Building height" means the vertical distance from the grade to the highest point of the coping of a flat roof or the deck line of a mansard roof, or the highest point of the highest gable of a pitch or hip roof, but exclusive of vents, air conditioners, chimneys or other such incidental appurtenances.

3 Guest parking is provided on the internal streets and designated areas.

4 Floor Plan 3 has a minimum of 5′ side setback from the exterior property line.

NEIGHBORHOOD 2 (TTM 38702) - SINGLE-FAMILY DETACHED MOTORCOURT

TYPICAL PLOTTING DIAGRAM



Key Map

Notes: Typical product examples are provided for reference purposes only; actual building layouts and footprints may vary.

Exhibit 2-3, Single-Family Detached Motorcourt Typical Plotting Diagram

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3.0 ARCHITECTURE

3.1 ARCHITECTURAL DESIGN PRINCIPLES

The Heritage Park architectural guidelines serve as a framework for achieving high-quality design within the community, expressing the desired character of future development and addressing the various architectural design aspects. In designing homes within Heritage Park, compatibility with the overall community's character is emphasized through the selection of the various architectural styles within the community. Careful attention is paid to floor plans, roof forms, building materials, and colors to ensure the highest quality neighborhood appeal and a positive contribution to the overall character of the surrounding community.

To establish a unified visual theme within Heritage Park, the architectural guidelines provide clear direction and design criteria while providing for innovative design and changes in residential architecture. The included sketches and graphic representations are intended for conceptual purposes only, serving as general visual aids in understanding the Design Guidelines' primary intent and potential implementation. By adhering to these guidelines, Heritage Park can maintain a cohesive and high-quality aesthetic that enhances the overall character of the community.

3.2 ARCHITECTURAL STYLES

Considering the existing character and building development history of Moreno Valley, has resulted in the architectural themes selected for Heritage Park. While these styles draw from historical references, it is essential to note that other themes may also be considered during the architectural review process. By remaining open to alternative architectural styles and designs, Heritage Park can continue to evolve and adapt to its community's changing needs and preferences while maintaining a cohesive and visually appealing environment.

The architectural styles for Heritage Park include:

- Ranch
- Spanish
- Prairie
- Craftsman

The distinguishing characteristics of each architectural style envisioned for Heritage Park are described below.

RANCH - DESIGN ELEMENTS

The Ranch style is a distinctly American architectural style that originated from large ranches in the late 19th century and evolved to suit the contemporary family lifestyle. The popularity of the Ranch style surged in the United States after World War II.

Characterized by a primary gable roof and a single-story design, the typical Ranch home is known for its long and close-to-the-ground profile, featuring minimal exterior decoration. However, contemporary Ranch style homes may incorporate two-story designs and details borrowed from Mediterranean or Colonial styles, adding unique accents and enhancing the overall aesthetic appeal.

Identifying Characteristics

- Informal, asymmetrical building form
- Low plate lines and low-pitched roof forms
- Siding and/or stone accents

Massing

- Predominant rectangular building form

Roofs

- Predominant gable and shed roofs
- 3:12 to 5:12 typical roof pitch
- 12″ to 16″ eave; 8″ rake
- Flat concrete tiles; flat rustic shingle tiles

Exterior Walls

- Stucco
- Limited use of siding on front elevation encouraged

Windows

- Square or rectangular window shapes
- 1″ minimum window recess

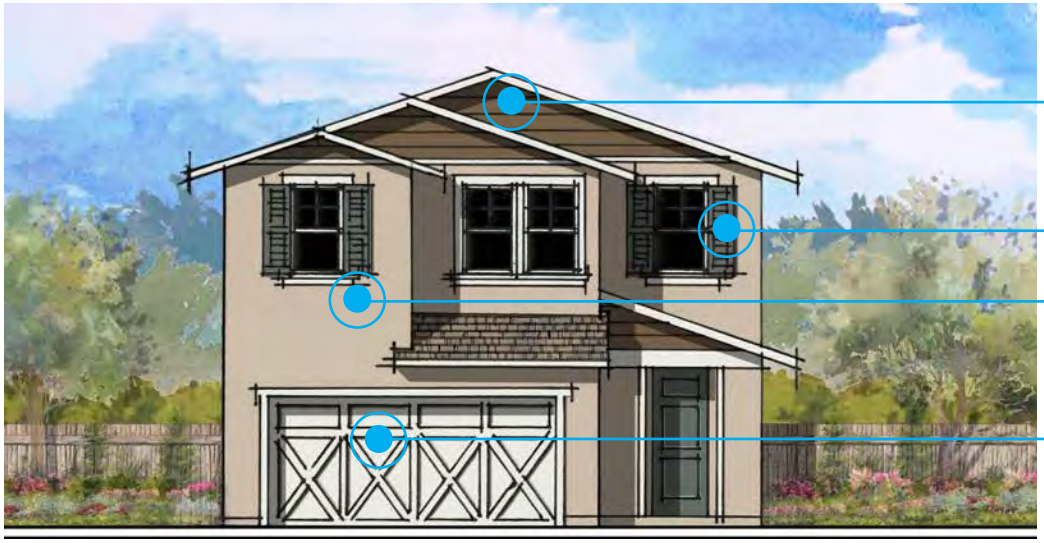
Details

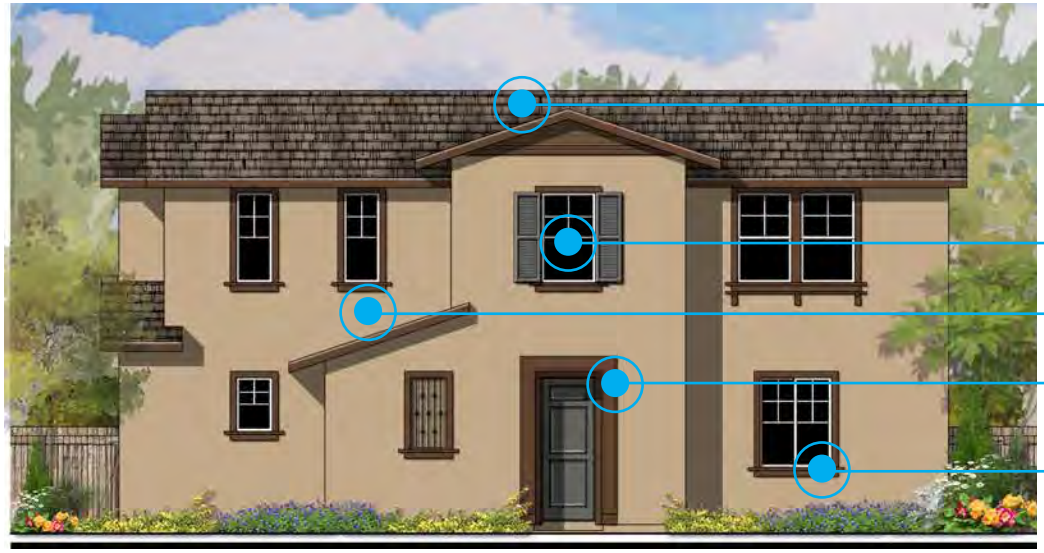
- Window headers and sills
- Exposed truss tails or fascia boards

Colors

- Primary - Soft to light earthy colors as pale beiges, light khaki and green
- Fascia and trims - Contrasting colors in darker brown, green and weathered gray tones
- Accent - Contrasting colors in light or dark tones
- Roof - Grays and browns

RANCH - ELEVATION ILLUSTRATION





SPANISH - DESIGN ELEMENTS

The Spanish Colonial style was popular during the 1920s and early 1930s. This style evolved in California and the southwest as an adaptation of Mission Revival infused with additional elements and details from Latin America. It is common in California, Arizona, Texas and Florida.

Notably, the Spanish Colonial style was adapted to suit the California lifestyle, featuring key aspects such as open courtyards, red tile roofs, and stucco exteriors. This unique blend of influences and adaptations has contributed to the enduring popularity and appeal of the Spanish Colonial style in various regions across the United States.

Identifying Characteristics

- Red "S" tile roofs
- Arch element, recessed entry, or feature window on the front elevation
- Decorative metal railing, gable roof end details

Massing

- Asymmetrical, one and two-story simple building masses

Roofs

- Gable or hip roofs; shed roof over porch
- Typical 4:12 to 5:12 roof pitch
- 0" to 12" overhang with tight rakes on gable roof ends
- Shallow sloped, concrete "S" tiles in variegated colors (predominantly red)

Exterior Walls

- Stucco

Windows and Entries

- Rectangular or square window shapes
- 1" minimum window recess
- Simple window trim; entry stucco or precast surround
- Recessed entry or feature window on front elevation

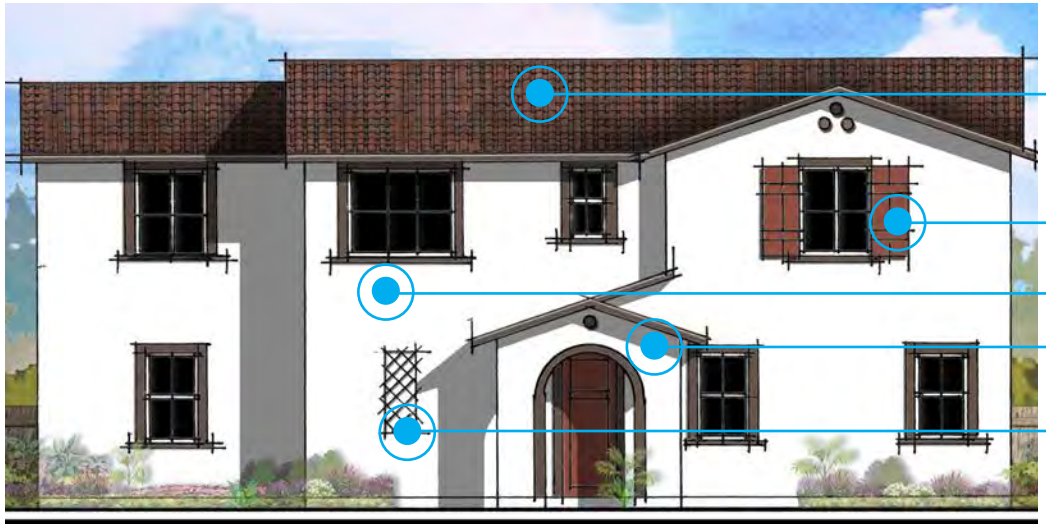
Details

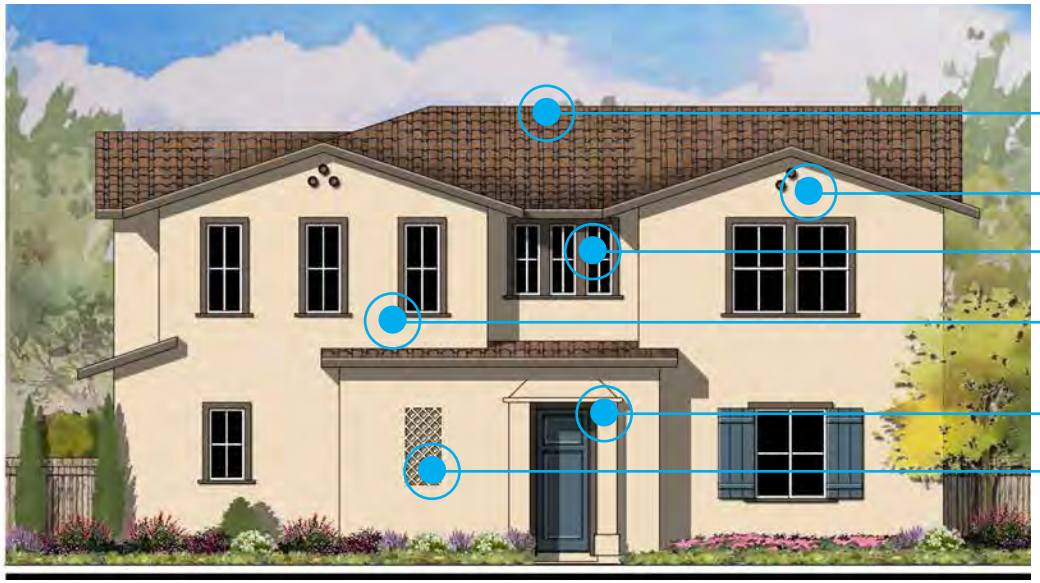
- Ground-level arch elements on front elevation
- Stucco eave and trim details
- Exposed truss tails with simple decorative cut
- Gable roof end vents with concrete pipe details or recessed faux vents
- Decorative metal railings or grilles

Colors

- Primary - White tones, pale to mid tones of mild yellows and light tans
- Fascia and trims - Dark brown earth and wood tones
- Accent - Rich tones of blues, reds and washed greens
- Roof - Darker browns and reds

SPANISH - ELEVATION ILLUSTRATION





PRAIRIE - DESIGN ELEMENTS

The Prairie style, developed by Frank Lloyd Wright, gained significant popularity during the early 1900s. Wright's philosophy emphasized that a building should fulfill its primary function while reflecting character, life, spirit, and beauty. These principles became increasingly influential as the Prairie style spread throughout the country.

One of the key characteristics of Prairie design is its emphasis on horizontal massing, which complements the surrounding landscape and creates a sense of unity between the building and its environment. Clean lines are also a hallmark of the Prairie style, focusing on simplicity and functionality. These elements, combined with Wright's vision for harmonious and organic architecture, have contributed to the lasting influence and appeal of the Prairie style.

Identifying Characteristics

- Horizontal massing and clean lines
- Low-pitched hip roofs
- Details emphasizing horizontal lines

Massing

- Strong horizontal building form
- One and two-story massing

Roofs

- Low-pitched hip roofs or flat horizontal roofs
- Typical 3:12 to 4:12 roof pitch
- 12″ to 24″ overhangs
- Flat concrete tiles

Exterior Walls

- Stucco

Windows

- Square or rectangular window shapes
- Horizontal window grouping
- 1″ minimum window recess
- Trim used to unify window bands

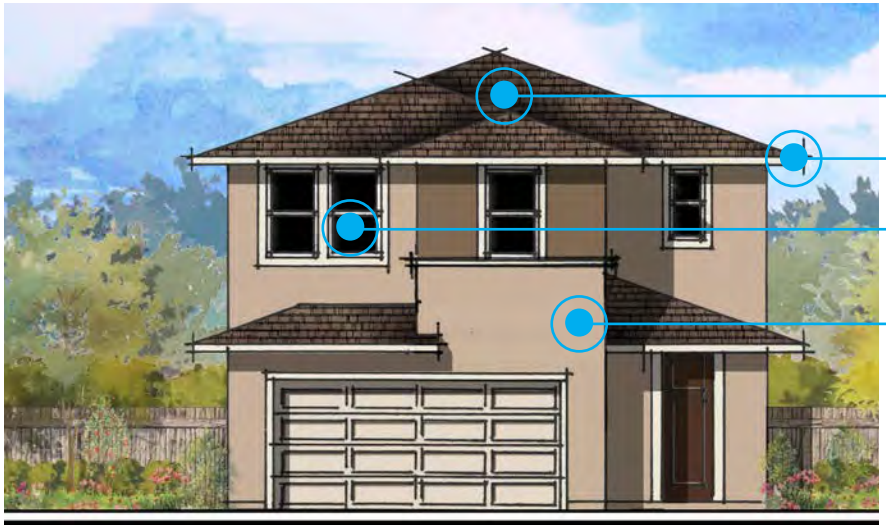
Details

- Stucco square porch columns
- Contrasting wall materials or trims emphasizing horizontally

Colors

- Primary - Neutral earthy tones and lighter and whiter tones
- Fascia and trims - Muted earthy colors such as browns, grays, greens and wheat tones with pops of rusts, reds and oranges
- Accent - Deep red, green and medium dark wood tones; blues used on occasion
- Roof - Dark in value of brown and gray tones

PRAIRIE - ELEVATION ILLUSTRATION

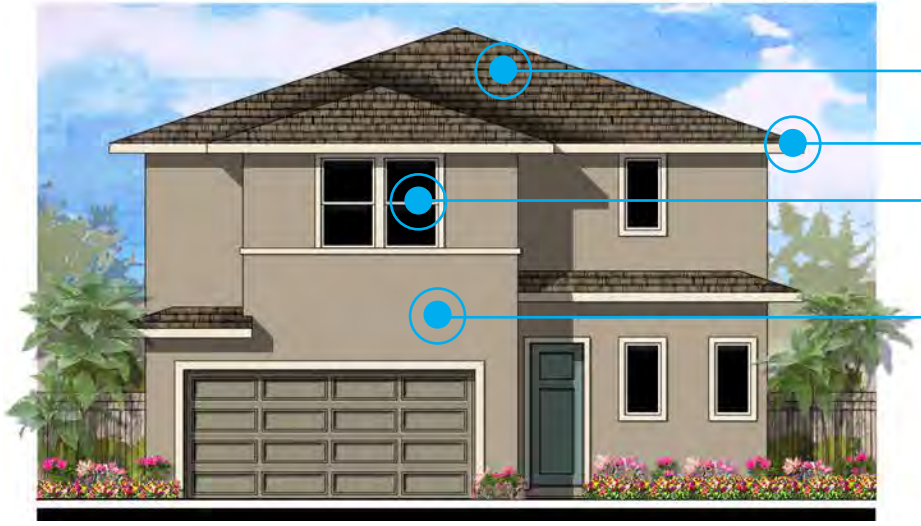


Low-pitched hip roof; Dark brown

Overhang without brackets

Grouped windows; Trimmed

Stucco; Neutral earthy tone color



Low-pitched hip roof; Dark brown

Overhang without brackets

Grouped windows; Trimmed

Stucco; Neutral earthy tone color

CRAFTSMAN - DESIGN ELEMENTS

Influenced by the English Arts and Crafts movement of the late 19th century and originating in California, the Craftsman style emerged as a distinctly American architectural style. Building on the principles of Bungalow architecture, the Craftsman style sought to eliminate excessive ornamentation and instead create beauty through the simplified lines and masses of the building itself.

During the 1920s and 1930s, the Craftsman style rapidly spread throughout the country, becoming known for its emphasis on handcrafted quality and creating natural, warm, and livable homes. This unique style often incorporates elements such as exposed rafters, handcrafted stonework, and natural materials, reflecting a commitment to craftsmanship and a desire for a closer connection to the natural world.

Identifying Characteristics

- Low-pitched gable roofs, occasionally hipped
- Wide projecting eaves with exposed rafter tails, and decorative beams or braces added under the gables
- Columns or column bases frequently continue to ground level

Massing

- Simple boxed massing with vertical and horizontal breaks

Roofs

- Basic side-to-side gable with cross gables
- Typical 3:12 to 4:12 roof pitch
- 18" to 30" overhang
- Flat concrete shingle

Exterior Walls

- Stucco

Windows

- Vertical multi-paned windows at front elevations
- Windows trim surrounds with headers and sills
- Built-up header trims at front windows

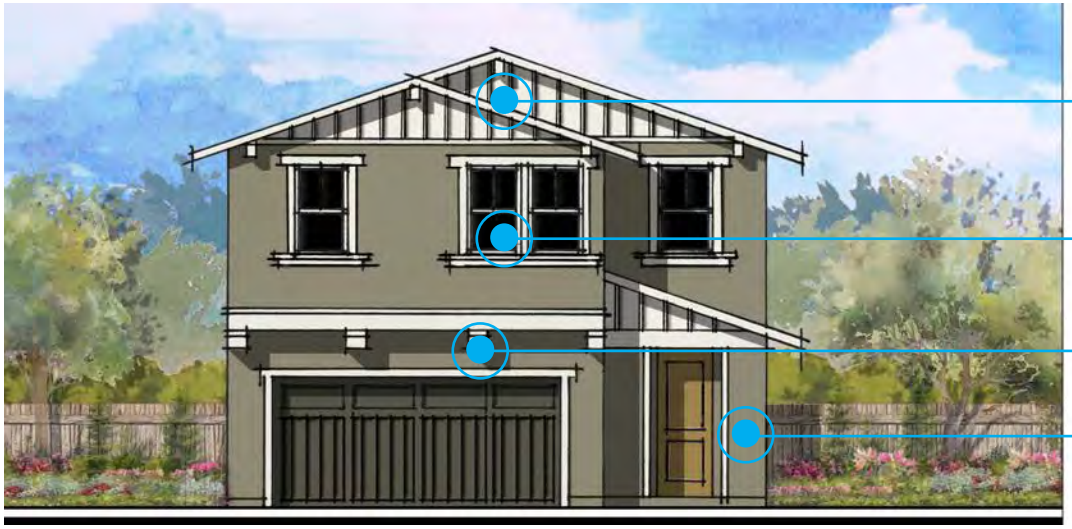
Details

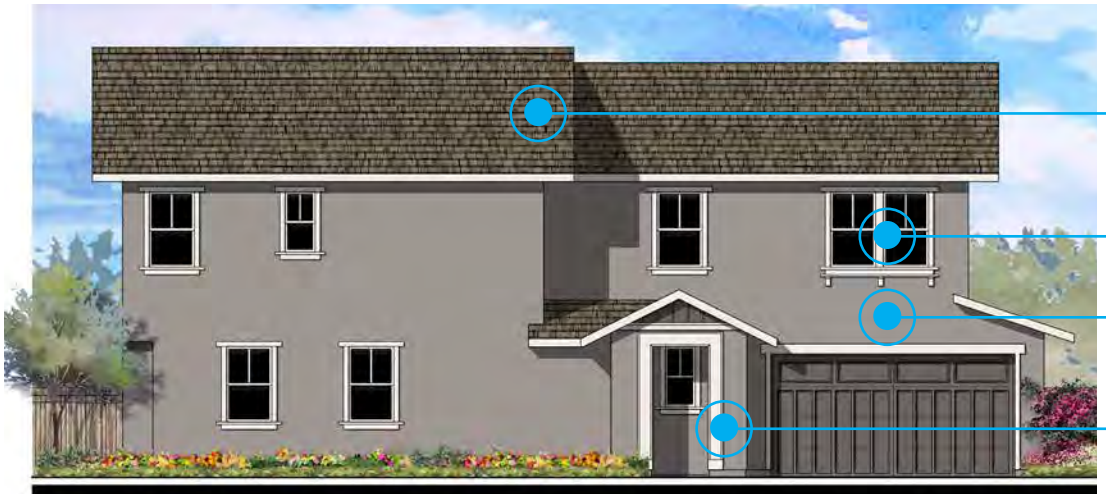
- Decorative use of cross beams, braces, and rafter tails
- Porches often feature tapered columns and pilasters
- Brick or stone veneer elements visually anchor the building mass to the ground plane

Colors

- Primary - Light earth tone
- Accent - Playful or dark accent color

CRAFTSMAN - ELEVATION ILLUSTRATION





3.3 GENERAL ARCHITECTURE DESIGN GUIDELINES

The following are essential architectural design elements to be considered within Heritage Park. These guidelines aim to achieve a diverse yet unified standard of neighborhood design that reflects the surrounding area's ambiance while providing design flexibility.

3.3.1 ARCHITECTURE FORWARD DESIGN

1. Buildings fronting the internal street should be designed so that active and articulated architecture will visually dominate the street and allow for direct views of the street and outdoor living space to enhance the sense of security. This can be achieved by orienting rooms, doors, and windows toward streets and public areas or having residences "open up" to the street through frontage elements such as front stoops, porches, and courtyards.
2. Garages are encouraged to be set behind the front face of the building or be oriented to alleys or motorcourt drives to minimize the visual dominance of garages along the street, where it is feasible.

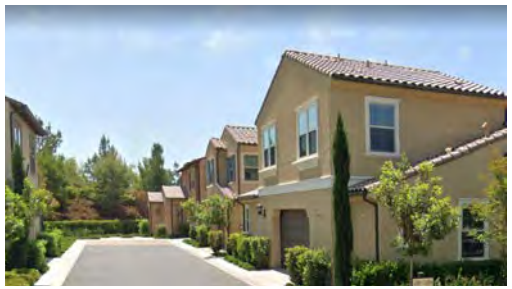
3.3.2 BUILDING ORIENTATION

1. In general, buildings should be located and oriented to define internal streets and primary open space areas as appropriate to the product type.
2. Careful consideration should be given to building orientation and building placement to protect privacy, views, and the neighborhood's visual quality and maximize the buildings' solar access where feasible and reasonable.
3. Entries or porches should be the strongest element on the front building facade.
4. Side entries are allowed to provide design flexibility and vary the curb appeal.

3.3.3 BUILDING FORM, MASSING AND ARTICULATION

1. Building massing along the street is encouraged to be varied to create a quality streetscene.
2. Plane offsets and varied roof forms are encouraged.
3. Provide visual harmony by applying a common family of details based on the architectural style for each neighborhood.
4. To create an engaging and visually appealing community streetscape, consider incorporating appropriate architectural treatments on buildings that are visible from the streets and parks. These treatments could include roof overhangs and projections, among others, and should be used to enhance the elevations of buildings and create a dynamic and aesthetic edge in public areas.

Example of Buildings fronting the Street



Example of Garage Oriented to Motorcourt Drive

Example of Recessed Entry

3.3.4 COLORS AND MATERIALS

1. Building materials and colors should be appropriate to the overall neighborhood design theme and relate to the selected architectural style.
2. Where color or material changes occur on the building, such changes should only occur at inside corners or wrapped to termination points of at least 24 inches that provide a finished appearance from the street.
3. Columns and posts should be enveloped by the color and materials, which should come to an end at the point where the material changes.
4. Apply colors and materials to enhance changes in wall plane, reinforce articulation of elevations, and enhance special features such as entries, single-story elements, etc.
5. Select high-quality, low-maintenance, and durable materials to minimize the need for a replacement that would contribute to landfill waste.
6. Appropriate building materials include, but are not limited to:
    - Stucco
    - Simulated wood siding
    - Natural or manufactured stone veneer
    - Natural or manufactured brick veneer
    - Metal
    - Vinyl Windows

3.3.5 ROOFS

1. Select roof forms, pitches and materials that are consistent with the architectural style of the building. Consider roof forms in relation to the building mass to improve massing relief along public streets and on other publicly visible elevations.
2. Varied roof forms, offsets and materials consistent with the architectural style of the building are encouraged to create variation in the streetscene.
3. Keep roof forms simple and efficient based on the architectural style and plan shape. Avoid overly complicated roof design that detracts from the characteristics of the architectural style.
4. Consider the visual impact of the placement of photovoltaic panels and/or tiles, as well as any solar water heating panels, while designing roof plans. Minimize or group rooftop equipment to leave adequate, continuous space for rooftop photovoltaic systems where feasible.

Example of Enhanced Rear Window Treatments

Example of Accent Color and Stucco Wall

Example of Rafter Tail

Example of Varied Roof Forms

3.3.6 GARAGES AND PARKING AREAS

1. Garages facing the internal street may incorporate treatments such as trellises, windows or other enhancement features appropriate to the architectural style to visually soften and minimize the appearance of the garages within the overall façade composition.
2. Garage doors are encouraged to have a minimum recess of 6" behind the garage wall planes.
3. For residential products without the ability to store trash and recyclable material bins in a side yard or rear yard, adequate space shall be provided in the garage interior to accommodate a minimum of two collection bins.
4. Provide landscape planting areas adjacent to buildings along the court drives to soften the building's appearance. Guest parking spaces may be located in designated spaces between the buildings, off the motor court or along the internal street.

Example of Garage Treatments

3.3.7 WINDOWS

1. Coordinate each elevation's window shape, size, and location to provide a logical, proportional, and attractive composition consistent with the architectural style.
2. Arrange and determine the dimensions of windows in accordance with the conditions of the site, taking into account privacy concerns to the extent possible.
3. Feature windows are encouraged to incorporate enhancements such as recess into the wall plane, enhanced sills with corresponding roof elements, shutters, projecting overhead trellis elements, or decorative grilles if appropriate to the architectural style. All other windows on the front elevation feature trim surrounds, headers and/or sills, or other enhancements consistent with the architectural style of the building.
4. When used, the shape and size of shutters should be proportionate to the window opening and appear as functioning elements.

Example of Window Treatment

3.3.8 GUTTERS AND DOWNSPOUTS

1. Where it is feasible, thoughtful consideration should be given as to the location of the overall guttering system during the architectural design process so that the result is a cohesive building façade in which all elements, including gutters and downspouts, work together to create a pleasing building façade.
2. Whenever possible, downspouts should be located in the least conspicuous location, such as side and rear facades of the building.
3. Exposed gutters and downspouts may be painted to complement or match the colors of the surfaces to which they are attached.

Example of Painted Downspouts Located at the Side of the Building

3.3.9 EXTERIOR LIGHTING

1. Exterior lighting angle and intensity should be planned for night-time mobility and safety.
2. Exterior lighting is encouraged to be shielded to minimize glare and light spill.
3. Light fixtures shall be designed to be consistent with the architectural style of the building.

3.3.10 SOLAR PANELS

1. On sloped roofs, install solar panels at locations that optimize functionality. The panels' size, shape, and placement must be carefully considered as part of the overall building design composition.
2. Solar panels should be mounted as close to the roof plane as practical.
3. Solar panel layout should complement the geometry and proportions of the roof.
4. Group solar panels together, so they are less visually distracting. Avoid single-panel arrays.
5. Use panels with non-reflective coatings to minimize glare. Exposed frames and components should have a non-reflective surface.

3.3.11 SUSTAINABILITY FEATURES

All new development in Heritage Park must comply with California's Building Energy Efficiency Standards and CALGreen Building Standards (California Code of Regulations Title 24, Parts 6 and 11) as applicable, to promote environmental sustainability, reduce energy costs, and enhance the quality of life. The CALGreen Code outlines mandatory and optional measures for site design, energy and water efficiency, material conservation, and environmental quality. Title 24 sets out requirements for energy, water efficiency, and air quality, but developers/builders have the flexibility to choose which measures to implement, either through the prescriptive or performance methods, provided that they meet the specified threshold. Key sustainable building features include:

1. Passive Solar Design: Properly designed window location, glazing type and shading, thermal mass location and type to optimize energy efficiency.
2. Optimized Building Energy Performance Features: Thermal envelope, low U-value windows, high Solar Reflectance Index (SRI) roofs, efficient heating, cooling, and lighting devices and systems.
3. Renewable Energy Sources: Photovoltaics and solar water heating systems.
4. Water-efficient Fixtures and Appliances.
5. Electric Vehicle Charging: An electric vehicle charging station in the garage of each home.
6. Sustainable Materials: Recycled, rapidly renewable, regionally or locally manufactured materials.
7. Construction Waste Management.

Effective in 2023

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4.0 LANDSCAPE

4.1 COMMUNITY LANDSCAPE PLAN

The landscape concept components create a sense of community identity that links the residential neighborhoods with the recreational components of Heritage Park. The community's thematic identity is reinforced by the landscape design of streetscapes, parks, walls, and fences. Furthermore, the recommended plant palette, community elements, and hardscape materials work in concert to reinforce and emphasize the community landscape theme at major community focal points and gathering places, such as the parks.

Exhibit 4.1, Conceptual Landscape Plan, illustrates the landscape concept components of Heritage Park. It identifies the recreational and open space areas and the streetscape landscaping that creates a pleasant environment for residents and visitors.

General landscape design guidelines are provided below.

1. The conceptual landscape and planting design shall comply with the City of Moreno Valley's Landscape and Irrigation Standards Section 9.17.030 of the Municipal Code.
2. The landscaping should primarily feature water-efficient, drought-tolerant, and/or indigenous plant materials and incorporate water-conserving equipment such as bubblers, drip systems, low-volume sprays, and/or smart irrigation controls, wherever suitable.
3. The landscape areas shall be designed to promote water retention and allow runoff from impervious surfaces into permeable areas.

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