

MORENO VALLEY, CALIFORNIA

# MORENO VALLEY APARTMENTS

## LANDSCAPE ARCHITECTURAL DESIGN

**LandStudio**360  
LandscapeArchitecture

**CLIENT** M.V. Bella Vista, LP  
1925 Century Park East, Suite 500  
Los Angeles, CA 90067

### ENTITLEMENT PACKAGE

7TH SUBMITTAL PACKAGE | 2016-11-21

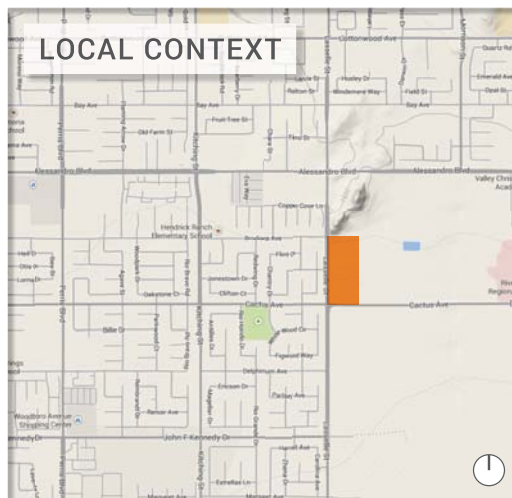
#### SHEET INDEX

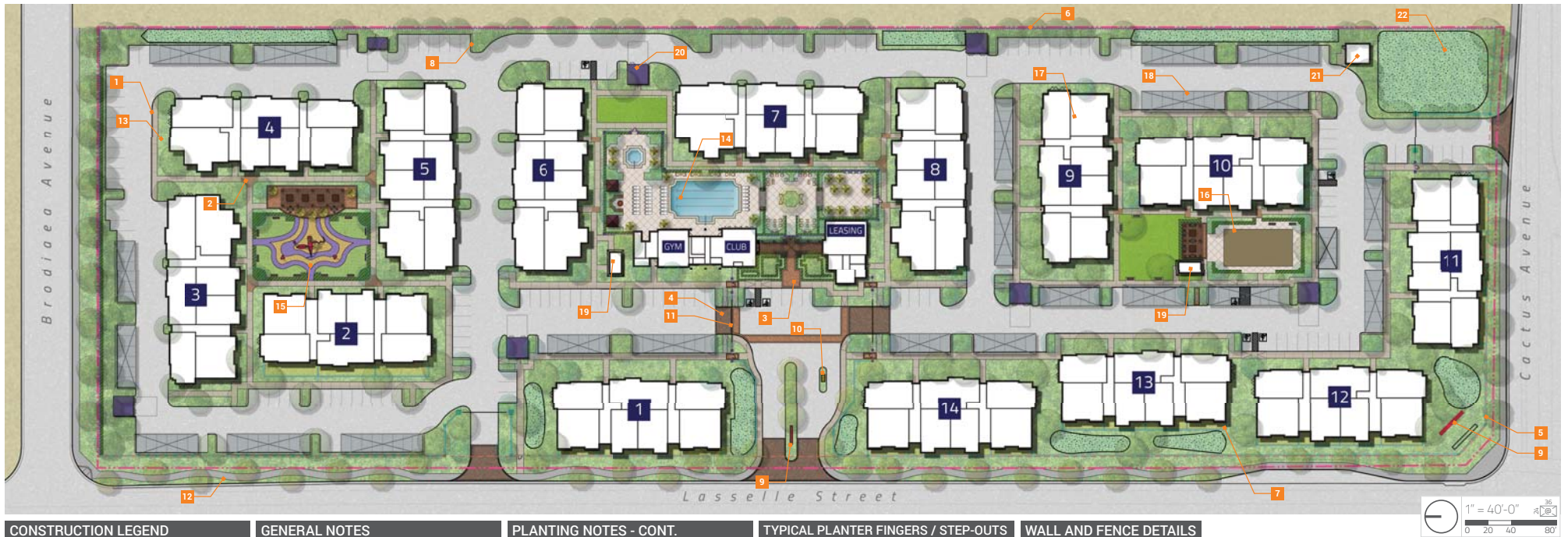
- LANDSCAPE CONCEPT PLAN **L1**
- PLANTING PLAN **L2**
- POOL AREA ENLARGEMENT **L3**
- COURTYARD ENLARGEMENTS **L4**

#### REGIONAL CONTEXT



#### LOCAL CONTEXT





## CONSTRUCTION LEGEND

- 1 Concrete paving and ramps
- 2 Enhanced concrete paving at walk intersections
- 3 Accent paving such as interlocking concrete paver field and banding
- 4 Accent vehicular paving at main entry and main vehicular gates
- 5 CMU block walls and pilasters along west and south property lines
- 6 Tubular steel fence along north and east property lines
- 7 Private walled yards to improve desirability of perimeter wall adjacent units
- 8 18" step-off paving at parking stalls adjacent planters (typical)
- 9 Monument sign at entry and corner
- 10 Call box
- 11 Vehicular entry gate
- 12 Sidewalk within public right-of-way
- 13 Landscape planting areas - refer to sheet L2
- 14 Pool area - refer to sheet L3
- 15 North courtyard - refer to sheet L4
- 16 South courtyard - refer to sheet L4
- 17 Building per architect
- 18 Carport per architect
- 19 Mail Kiosk per architect
- 20 Trash enclosure per architect
- 21 Maintenance building per architect
- 22 Bio-retention basins per engineer. Plants around perimeter shall screen basins as necessary per sheet L2. Plants within basins shall be capable of tolerating both wet and dry periods. Independent irrigation valve shall provide supplemental water as required and shall be turned off when the basins are actively infiltrating storm water.

## GENERAL NOTES

01. The images, illustrations, drawings, and statements ("information") contained herein are conceptual only and are based upon a preliminary review of entitlement requirements; thus are subject to change during the design review process. The information is provided merely to assist in exploring how the site might be eventually developed. Consequently, there is no guarantee that the improvements depicted will be built, or if built, will be of the same type, material, size, density, appearance, or use as presented.
02. All landscape improvements shall follow the City of Moreno Valley's design guidelines.

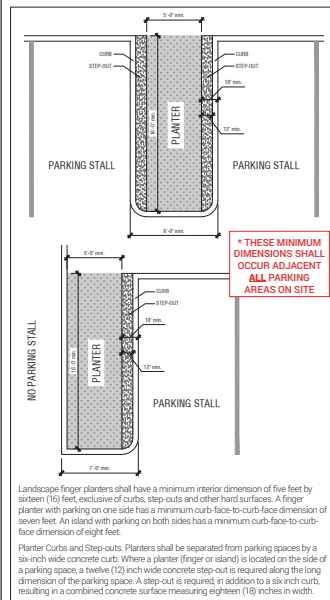
## PLANTING NOTES

01. The selection of plant material is based on cultural, aesthetic, water efficiency, and maintenance considerations.
02. All planting areas shall be prepared with appropriate soil amendments, fertilizers, and appropriate supplements based upon a soils report from a sample taken from the site.
03. Groundcovers or bark mulch shall fill in between the shrubs to shield the soil from the sun, evapotranspiration and run-off. All shrub beds shall be mulched to a 3" depth to help conserve water, lower the soil temperature and reduce weed growth.
04. The shrubs shall be allowed to grow to their natural forms. All landscape improvements shall follow the City of Moreno Valley's guidelines.
05. Final landscape plans shall accurately show placement of trees, shrubs, and groundcovers.
06. All required landscape planting areas shall be maintained by owner per the City of Moreno Valley's requirements.
07. All landscape and irrigation improvements shall follow the City of Moreno Valley's guidelines and water efficiency ordinance AB 1881.
08. Landscape architect shall be aware of all project utilities and easements and place plantings accordingly.
09. Root barriers shall be installed around any tree within 10 feet of any structure or paving.
10. All plant material shall be 24 inches clear of all structures.
11. All trees shall be 5 feet clear of buildings, 3 feet clear of paving, and 10 feet clear of drive entries.
12. All plants used shall be selected according to the County of Riverside landscape guidelines or Sunset zone 18.

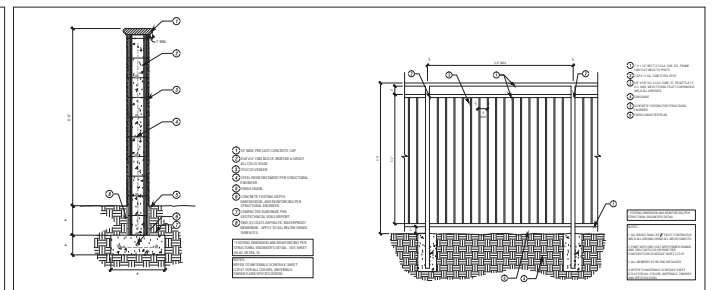
## PLANTING NOTES - CONT.

13. Shrubs shall be planted at a rate of one (1) per every 15 sqft. of planter minimum and shall cover 80% of planter within 24 months.
14. Groundcovers shall be planted at a spacing of 12 inches on center minimum and shall cover 80% of planter within 12 months.
15. An automatic irrigation system shall be installed to provide coverage for all planting areas shown on the plan. Low volume equipment shall provide sufficient water for plant growth with a minimum water loss due to water run-off. Irrigation systems shall use high quality, automatic control valves, controllers, and other necessary irrigation equipment. All components shall be of non-corrosive material. All drip systems shall be adequately filtered and regulated per the manufacturer's recommended design parameters.
16. Project entry drives shall incorporate enhanced landscaping (size and variety of vegetation) as well as enhanced pavement.
17. Parking areas shall be screened from streets through a combination of mounded landscaping, low profile walls, and/or grading separations.
18. Any damage to existing landscape areas maintained by the City due to project construction shall be repaired/replaced by the developer at no cost to the City.
19. The ongoing maintenance of any landscaping required to be installed behind the curb on Cactus Avenue, Lasselle Street, and/or Brodiaea Avenue shall be the responsibility of the property owner.
20. Transformer cabinets, gas meters, backflow preventers, and any other utilities requiring screening per the City of Moreno Valley shall be screened by landscaping that will provide complete screening upon maturity.
21. Any damage to existing landscape areas maintained by the City of Moreno Valley due to project construction shall be repaired/replaced by the Developer, or Developer's successors in interest, at no cost to the City.
22. The ongoing maintenance of any landscaping required to be installed behind the curb on Lasselle St., Cactus Ave., and Brodiaea Ave. shall be the responsibility of the property owner.

## TYPICAL PLANTER FINGERS / STEP-OUTS



## WALL AND FENCE DETAILS



## LANDSCAPE AREA

TOTAL SITE AREA	LANDSCAPE AREA	PERCENT LANDSCAPE	REQUIRED	NET DIFFERENCE	PERCENT TURF	REQUIRED
469,595 SF	205,196 SF	43.7%	35%	+8.7%	2.6%	<10.0%

"Landscape Area" has been calculated as all areas within the site except for footprints of buildings and permanent structures (such as trash enclosures) and vehicular-use areas including drive-aisles and parking stalls.



### PLANTING LEGEND

Pedestrian sight distance - limited use landscape area (yellow)\*

Street sight distance - limited use landscape area (orange)\*

\*Street sight distance triangles shall be measured 5' from the curb face and follow the City of Moreno Valley's standard drawing MVS-164 for clear sight distance. Pedestrian sight distance triangles shall be measured 5 feet from the back of the crosswalk and provide 100 feet of clear sight distance to the pedestrian walkway. No trees shall obstruct either of these zones.

SYMBOL	PLANT NAME	SIZE	MATURE HxS	WATER USE	REMARKS
TREES					
	PLATANUS X ACERIFOLIA LONDON PLANE TREE	24" BOX	40'-80" H x 30'-40" S	MEDIUM	STANDARD FORM (STREET TREE - LASSELLE)
	RHUS LANCEA AFRICAN SUMAC	24" BOX	20'-30" H x 20'-35" S	LOW	STANDARD FORM (STREET TREE - CACTUS)
	CINNAMOMUM CAMPHORA CAMPHOR TREE	36" BOX	40'-60" H x 40'-60" S	MEDIUM	STANDARD FORM
	QUERCUS AGRIFOLIA COAST LIVE OAK	36" BOX	20'-70" H x 20'-80" S	LOW	MULTI FORM
	MAGNOLIA GRANDIFLORA SOUTHERN MAGNOLIA	36" BOX	40'-80" H x 30'-60" S	MEDIUM	STANDARD FORM
	PISTACHIA CHINENSIS CHINESE PISTACHE	24" BOX	30'-60" H x 30'-50" S	MEDIUM	STANDARD FORM
	ROBINIA PSEUDOACACIA LOCUST	24" BOX	40'-75" H x 30'-60" S	LOW	STANDARD FORM
	CERCIDIUM FLORIDUM 'DESERT MUSEUM' PALO VERDE	24" BOX	20'-25" H x 20'-25" S	LOW	MULTI FORM
	PINUS ELARICA AFGHAN PINE	24" BOX	30'-80" H x 15'-25" S	LOW	STANDARD FORM
	BRACHYCHITON POPULNEUS BOTTLE TREE	24" BOX	20'-30" H x 25'-35" S	LOW	STANDARD FORM
	X CHITALPA TASHKENTENSIS CHITALPA	36" BOX	20'-30" H x 20'-30" S	LOW	STANDARD FORM
	PROSOPIS GLANDULOSA 'MAVERICK' HONEY MESQUITE	36" BOX	20'-30" H x 20'-30" S	LOW	STANDARD FORM
	LAGERSTROEMIA INDICA CRAPE MYRTLE	24" BOX	20'-25" H x 20'-25" S	MEDIUM	MULTI FORM
	OLEA EUROPAEA OLIVE	24" BOX	25'-30" H x 25'-30" S	LOW	MULTI FORM
	ARBUTUS UNEDO STRAWBERRY TREE	24" BOX	8'-35" H x 8'-35" S	LOW	STANDARD FORM
	CUPRESSUS SEMPERVIRENS ITALIAN CYPRESS	24" BOX	50'-60" H x 5'-10" S	LOW	STANDARD FORM

SYMBOL	PLANT NAME	SIZE	MATURE HxS	WATER USE	REMARKS
SHRUBS AND GROUNDCOVERS					
	AGAVE SPP. AGAVE	15 GAL.	2'-6" H x 3'-10" S	LOW	
	ALOE SPP. ALOE	5 GAL.	1'-3" H x 1'-3" S	LOW	
	BOUGAINVILLEA SPP. BOUGAINVILLEA	5 GAL.	10'-15" H x 10'-15" S	LOW	GROUND COVER OR CLIMBING VINE
	CISTUS SPP. ROCKROSE	5 GAL.	3'-5" H x 3'-5" S	LOW	
	CITRUS SPP. CITRUS	15 GAL.	10'-25" H x 10'-25" S	MEDIUM	
	DODONEA VISCOSA HOP BUSH	15 GAL.	10'-15" H x 10'-12" S	MEDIUM	SCREENING HEDGE
	ECHEVERIA SPP. ECHEVERIA	1 GAL.	<1" H x <1" S	LOW	
	JUNIPERUS SPP. JUNIPER	15 GAL.	4'-30" H x 4'-30" S	LOW	
	LAVANDULA SPP. LAVENDER	5 GAL.	3'-4" H x 4'-6" S	LOW	
	LIGUSTRUM JAPONICUM PRIVET	15 GAL.	8'-10" H x 8'-10" S	MEDIUM	SCREENING HEDGE
	LONICERA JAPONICA 'HALLIANA' HALL'S HONEYSUCKLE	5 GAL.	2'-5" H x 5'-10" S	LOW	GROUND COVER
	MYRTUS COMMUNIS MYRTLE	5 GAL.	5'-6" H x 4'-5" S	MEDIUM	LOW HEDGE
	NERIUM OLEANDER OLEANDER	15 GAL.	3'-20" H x 4'-12" S	LOW	LARGE SCREEN
	PHORMIUM SPP. NEW ZEALAND FLAX	5 GAL.	4'-5" H x 3'-4" S	MEDIUM	
	PRUNUS ILICIFOLIA HOLLY-LEAF CHERRY	15 GAL.	10'-25" H x 10'-25" S	VERY LOW	LARGE SCREEN
	RHAPHIOLEPIS SPP. INDIAN HAWTHORNE	5 GAL.	4'-5" H x 5'-6" S	MEDIUM	

SYMBOL	PLANT NAME	SIZE	MATURE HxS	WATER USE	REMARKS
SHRUBS AND GROUNDCOVERS (CONT.)					
	ROSA SPP. ROSE	5 GAL.	2'-6" H x 2'-6" S	MEDIUM	
	SALVIA SPP. SAGE	5 GAL.	3'-5" H x 3'-5" S	LOW	
	SEDUM SPP. STONECROP	1 GAL.	<1" H x 1'-2" S	LOW	
	SENECIO MANDRALISCAE CHALK STICKS	1 GAL.	1'-2" H x 1'-2" S	MEDIUM	
	WESTRINGIA FRUTICOSA COAST ROSEMARY	5 GAL.	3'-6" H x 5'-10" S	LOW	
	XYLOSMA CONGESTUM SHINY XYLOSMA	15 GAL.	8'-10" H x 8'-12" S	MEDIUM	SCREENING HEDGE
TURF					
	TURFGRASS	SOD		HIGH	

### WATER BUDGET

MAXIMUM ALLOWED (MAWA) 3,432,787 gal./yr.	ESTIMATED USE (ETWU) 2,931,215 gal./yr.	AMOUNT UNDER MAWA 501,572 gal./yr.
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LA = 137,125 SQFT.  
SLA = 4,797 SQFT. (TURF)  
MONTHLY AVG. ET<sub>0</sub> = 56.83

HA 1 (HIGH) = 2,025 SQFT. (POOLS)  
HA 2 (MED) = 67,550 SQFT.  
HA 3 (LOW) = 67,550 SQFT.

## CABANA ELEVATION



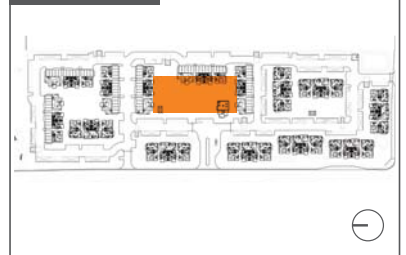
Tropitone "Basta Sole" Aluminum Cabana, 10' Square w/ Fabric Curtains & Vent. Model # NS010A238V



## LEGEND

- 1 Concrete paving and ramps
- 2 Enhanced concrete paving at walk intersections
- 3 Accent paving such as interlocking concrete paver field and banding
- 4 Concrete pool deck and plaza surface
- 5 60' x 30' lap pool
- 6 15' x 15' spa
- 7 Firepit with built-in banquette seating
- 8 Cabana (2)
- 9 Non-climbable pool fence
- 10 Pool entry gate
- 11 Eyebrow trellis
- 12 Chaise lounge
- 13 Casual seating clusters with chairs, sofas, coffee tables, and side tables
- 14 Dining furniture
- 15 Barbecue center with three (3) grills
- 16 Parterre garden highlighting forecourt of guest parking
- 17 Trellis element connecting club house and leasing buildings and elevated trellis structure in the center as a focal element
- 18 Clubhouse/Gym - per architect
- 19 Leasing center - per architect
- 20 Building - per architect
- 21 Mail kiosk - per architect
- 22 Turf lawn for passive recreational use

## KEYMAP

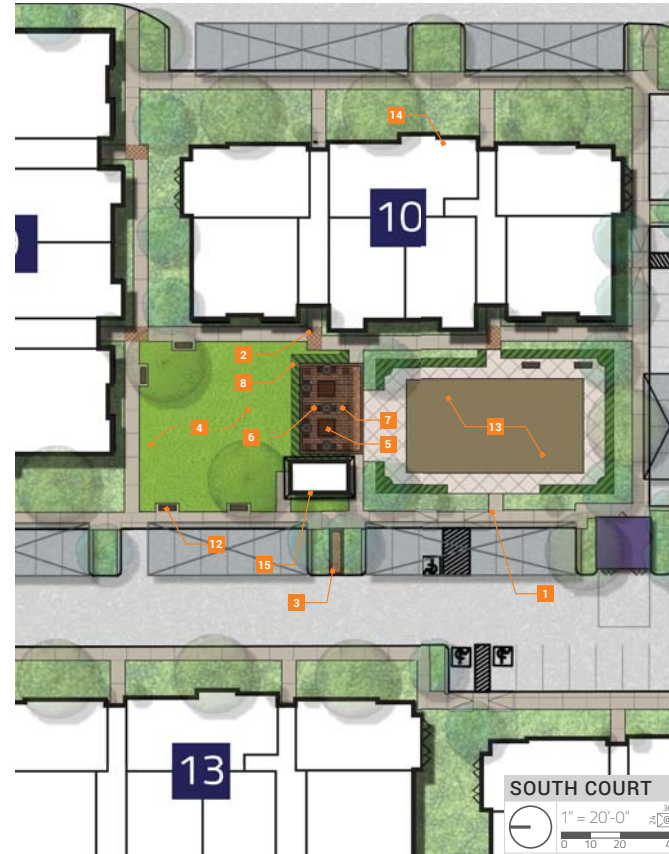
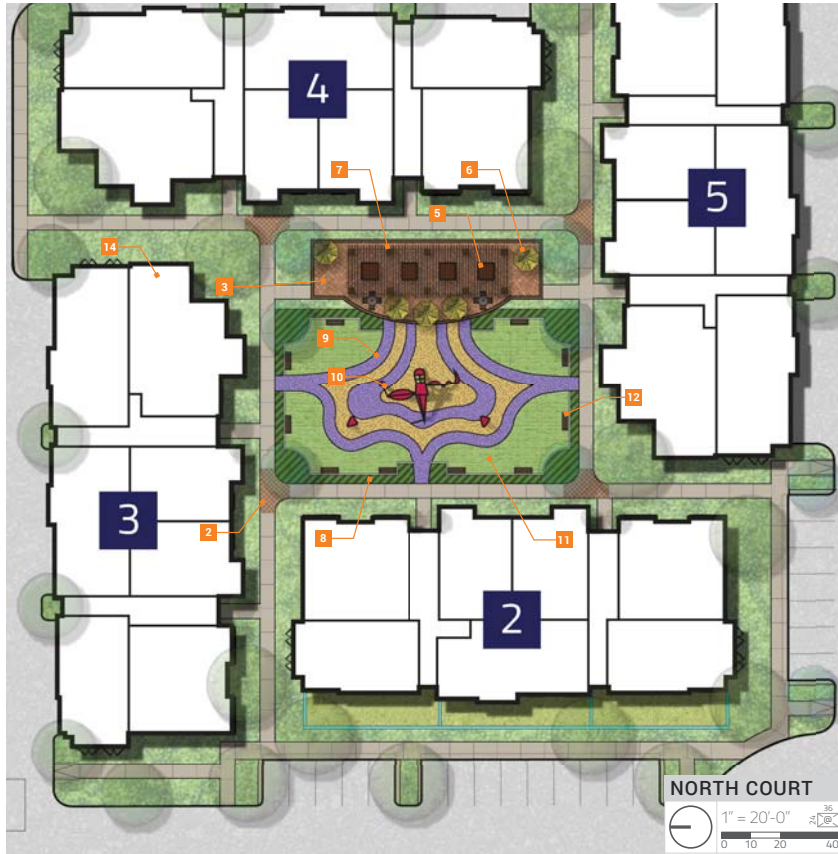


## POOL AREA ENLARGEMENT

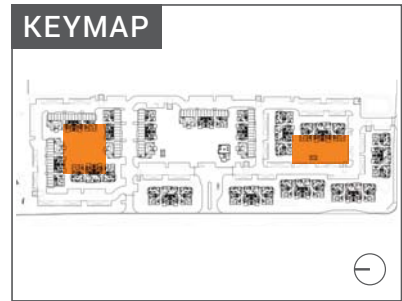
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L3  
2016-11-21



LEGEND	
1	Concrete paving and ramps
2	Enhanced concrete paving at walk intersections
3	Accent paving such as interlocking concrete paver field and banding
4	Turf lawn for passive recreational use
5	Barbecue area
6	Dining furniture
7	Trellis shade structure
8	Screening hedge
9	Resilient play surface
10	Playground equipment (Kompan or similar)
11	Artificial turf around play area
12	Bench
13	Potential location for future sports court
14	Building - per architect
15	Mail kiosk - per architect



## COURTYARD ENLARGEMENTS

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