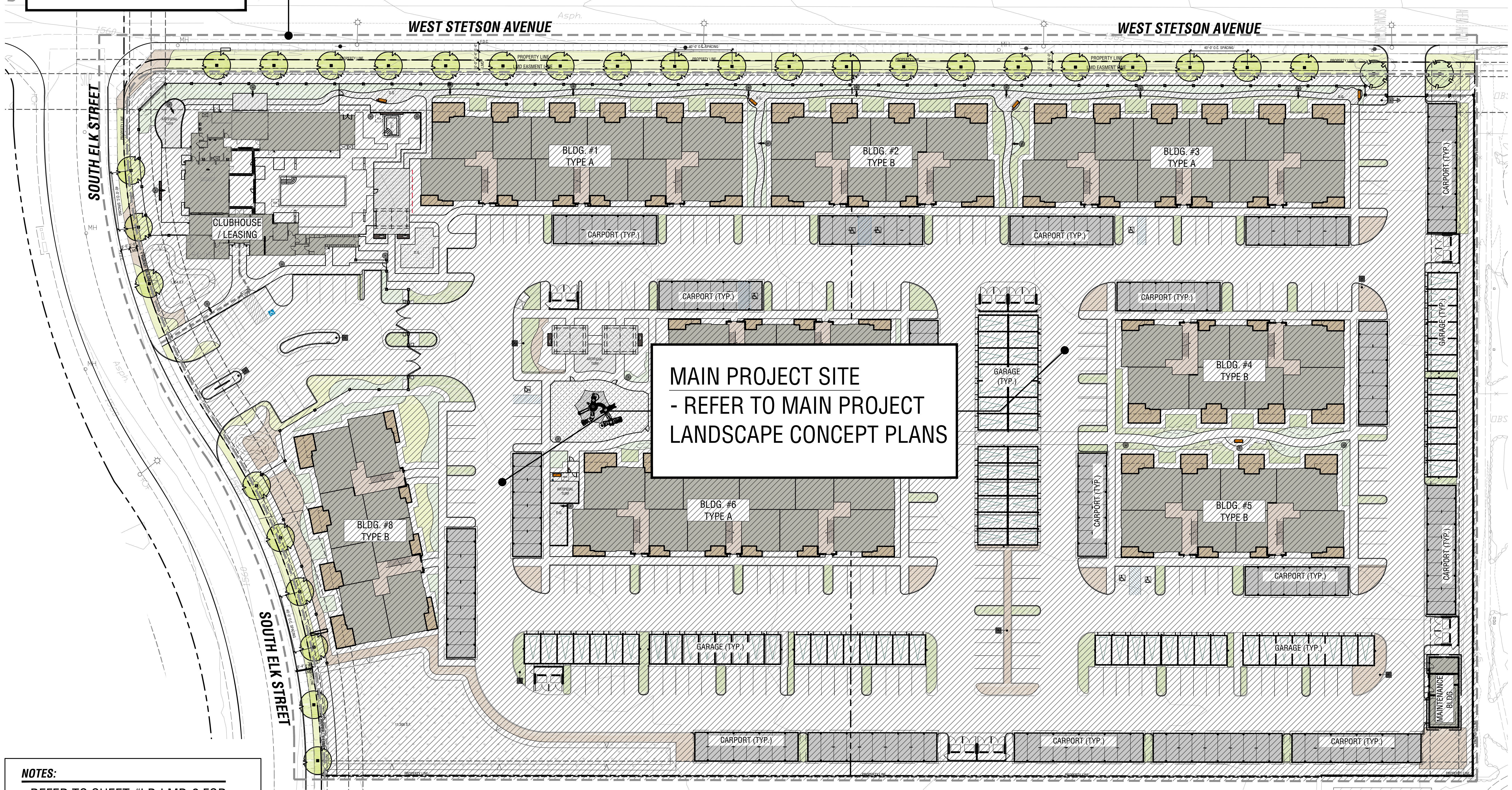


LMD EASEMENT AREA - REFER TO LMD
LANDSCAPE PACKAGE SHEET LP-LMD-2



NOTES:

REFER TO SHEET #LP-LMD-2 FOR
PLANTING SCHEDULE LEGEND
AND PLANTING NOTES



MISSION LANDSCAPE ARCHITECTURE

Date: Job No.: 22-0998
2023.03.08 AGENCY SUBMITTAL
2023.08.03 AGENCY SUBMITTAL (A-2)
2024.07.01 AGENCY SUBMITTAL (A-3)



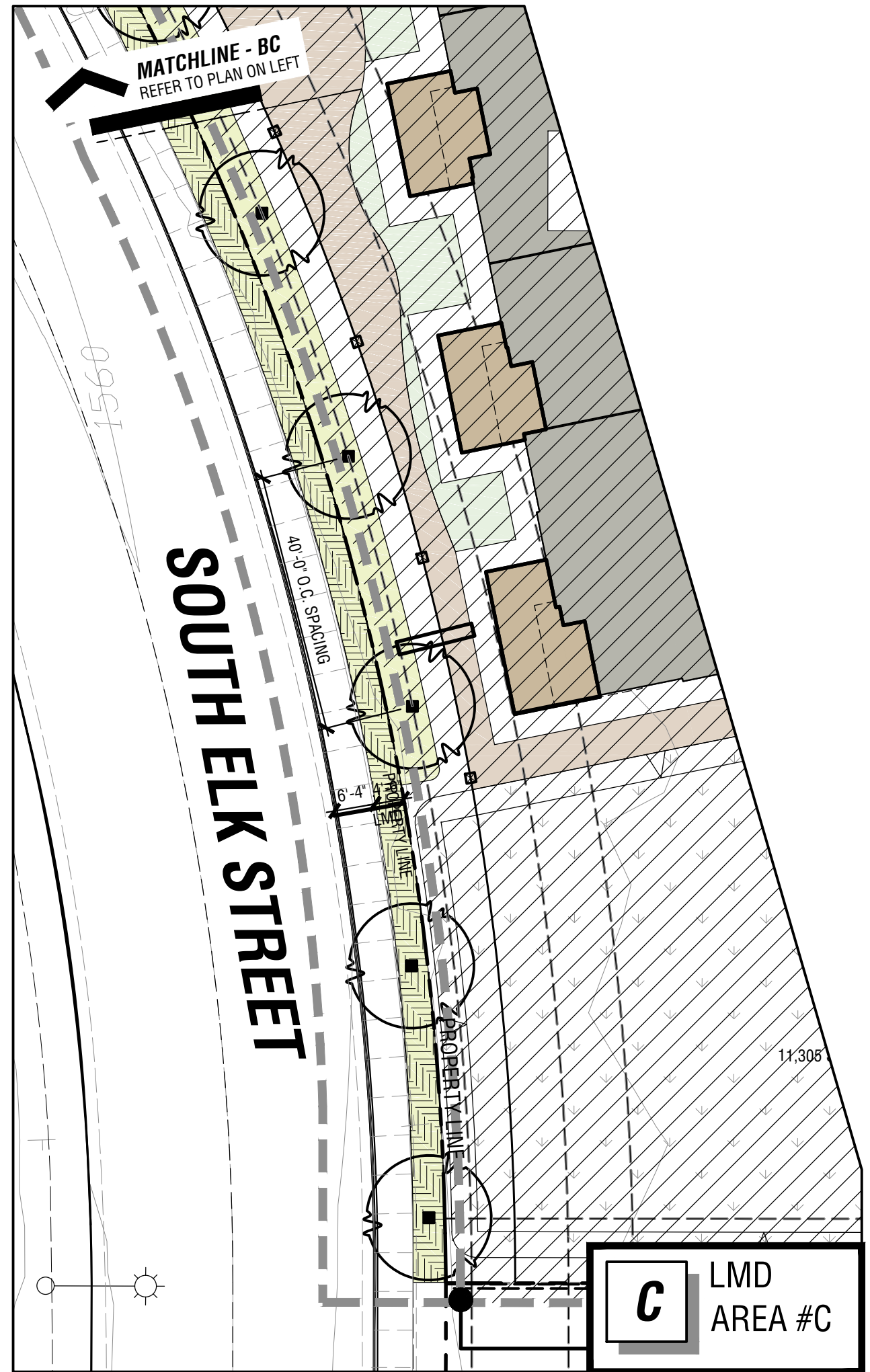
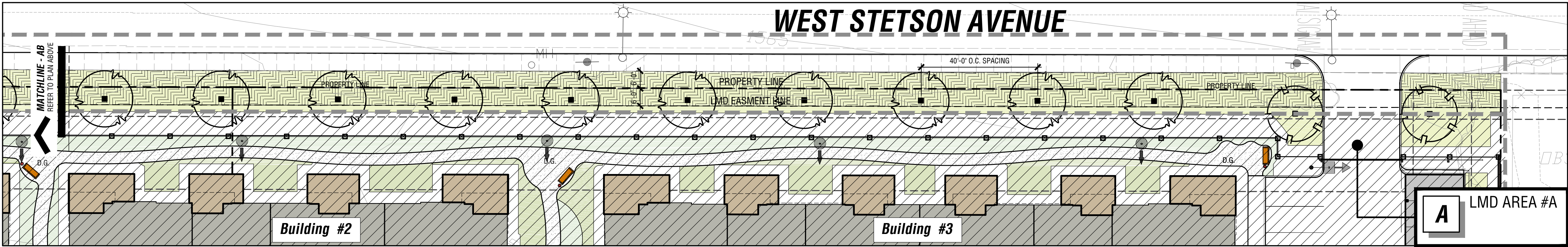
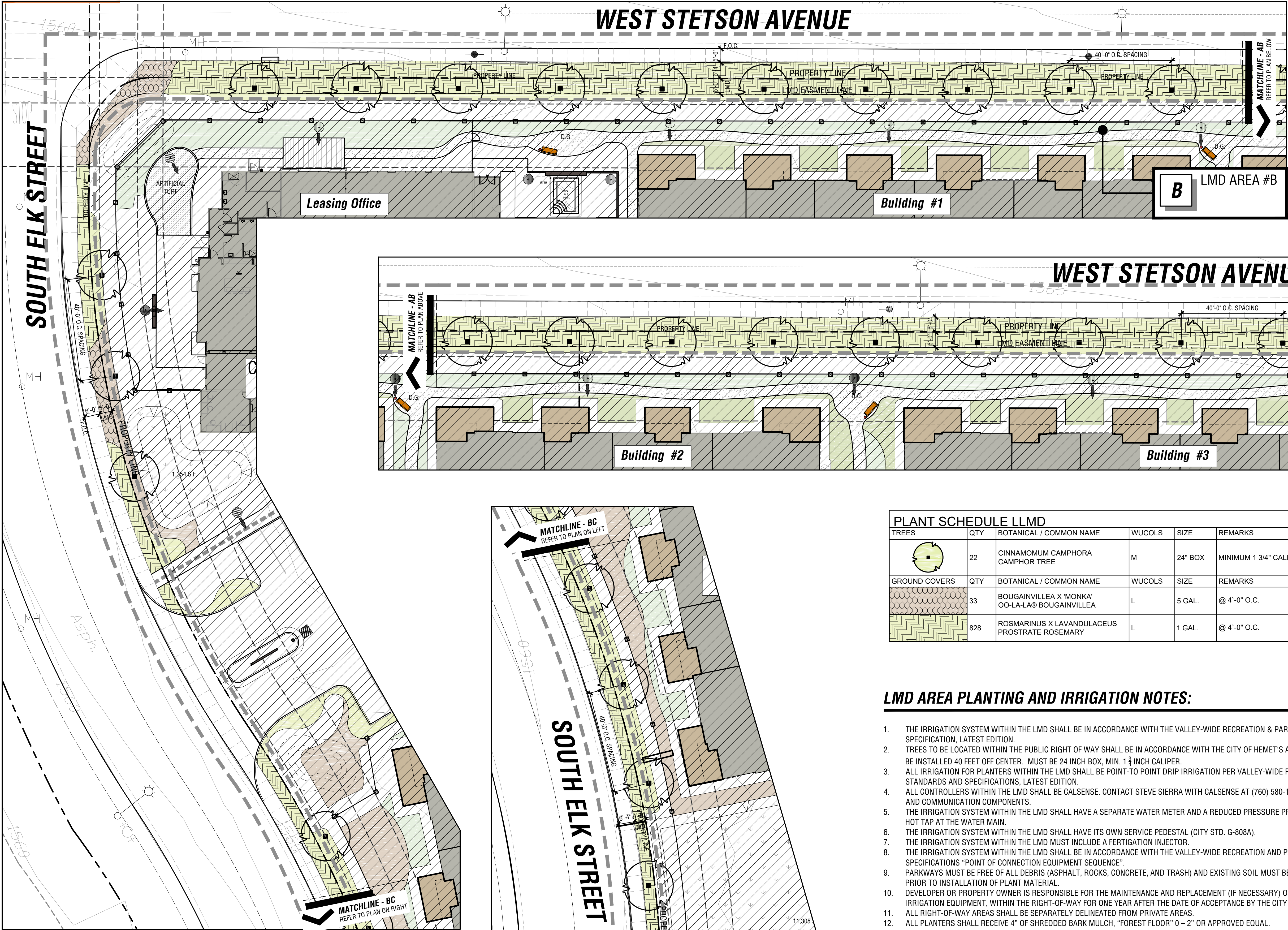
LANDSCAPE PLANTING CONCEPT - LMD AREA

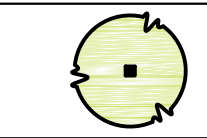
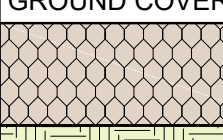
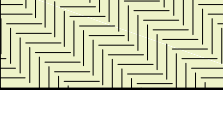
ASTER APARTMENTS - PHASE 1

SOUTH ELK ST. & WEST STETSON AVE. HEMET, CALIFORNIA, 92543



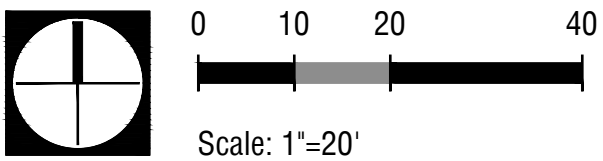
LP-LMD-1



PLANT SCHEDULE LLMD						
TREES	QTY	BOTANICAL / COMMON NAME	WUCOLS	SIZE	REMARKS	MATURE SIZE
	22	CINNAMOMUM CAMPHORA CAMPHOR TREE	M	24" BOX	MINIMUM 1 3/4" CALIPER	40' ~ 65' HT / 40' ~ 65' SP
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	WUCOLS	SIZE	REMARKS	MATURE SIZE
	33	BOUGAINVILLEA X 'MONKA' OOLLA-LA® BOUGAINVILLEA	L	5 GAL.	@ 4'-0" O.C.	2' ~ 3' HT / 4' ~ 6' SP
	828	ROSMARINUS X LAVANDULACEUS PROSTRATE ROSEMARY	L	1 GAL.	@ 4'-0" O.C.	2' ~ 3' HT / 4' ~ 6' SP

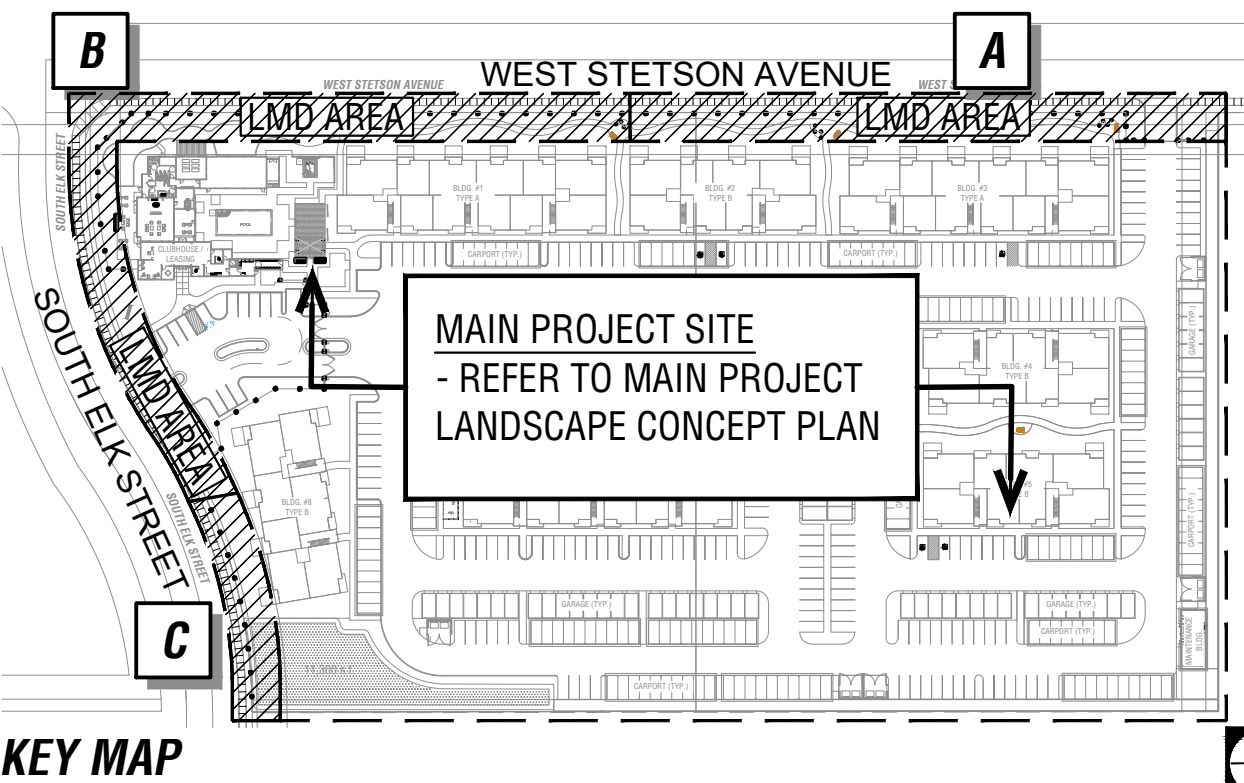
LMD AREA PLANTING AND IRRIGATION NOTES:

- THE IRRIGATION SYSTEM WITHIN THE LMD SHALL BE IN ACCORDANCE WITH THE VALLEY-WIDE RECREATION & PARK DISTRICT STANDARDS AND SPECIFICATION, LATEST EDITION.
- TREES TO BE LOCATED WITHIN THE PUBLIC RIGHT OF WAY SHALL BE IN ACCORDANCE WITH THE CITY OF HEMET'S APPROVED TREES LIST. TREES SHALL BE INSTALLED 40 FEET OFF CENTER. MUST BE 24 INCH BOX, MIN. 1 3/4 INCH CALIPER.
- ALL IRRIGATION FOR PLANTERS WITHIN THE LMD SHALL BE POINT-TO POINT DRIP IRRIGATION PER VALLEY-WIDE RECREATION & PARK DISTRICT STANDARDS AND SPECIFICATIONS, LATEST EDITION.
- ALL CONTROLLERS WITHIN THE LMD SHALL BE CALSENSE. CONTACT STEVE SIERRA WITH CALSENSE AT (760) 580-1827 FOR SPECIFIC REQUIREMENTS AND COMMUNICATION COMPONENTS.
- THE IRRIGATION SYSTEM WITHIN THE LMD SHALL HAVE A SEPARATE WATER METER AND A REDUCED PRESSURE PRINCIPLE ASSEMBLY, ON A SEPARATE HOT TAP AT THE WATER MAIN.
- THE IRRIGATION SYSTEM WITHIN THE LMD SHALL HAVE ITS OWN SERVICE PEDESTAL (CITY STD. G-808A).
- THE IRRIGATION SYSTEM WITHIN THE LMD MUST INCLUDE A FERTIGATION INJECTOR.
- THE IRRIGATION SYSTEM WITHIN THE LMD SHALL BE IN ACCORDANCE WITH THE VALLEY-WIDE RECREATION AND PARK DISTRICT STANDARD AND SPECIFICATIONS "POINT OF CONNECTION EQUIPMENT SEQUENCE".
- PARKWAYS MUST BE FREE OF ALL DEBRIS (ASPHALT, ROCKS, CONCRETE, AND TRASH) AND EXISTING SOIL MUST BE ROTOTILLED TO A DEPTH OF 4" - 6" PRIOR TO INSTALLATION OF PLANT MATERIAL.
- DEVELOPER OR PROPERTY OWNER IS RESPONSIBLE FOR THE MAINTENANCE AND REPLACEMENT (IF NECESSARY) OF TREES, LANDSCAPING AND IRRIGATION EQUIPMENT, WITHIN THE RIGHT-OF-WAY FOR ONE YEAR AFTER THE DATE OF ACCEPTANCE BY THE CITY COUNCIL.
- ALL RIGHT-OF-WAY AREAS SHALL BE SEPARATELY DELINEATED FROM PRIVATE AREAS.
- ALL PLANTERS SHALL RECEIVE 4" OF SHREDDED BARK MULCH, "FOREST FLOOR" 0 - 2" OR APPROVED EQUAL.
- LMD PLANS MUST LIST SEPARATE SQUARE FOOTAGE FOR IRRIGATED LANDSCAPE AND HARDSCAPE WITHIN THE RIGHT-OF-WAY.
- ADDITIONALLY AUTOMATIC IRRIGATION SYSTEM WITH SERVICE FOR POWER AND WATER FROM METERS SEPARATE FROM THE SITE WILL BE REQUIRED AS DIRECTED BY CITY PUBLIC WORKS. THE APPLICANT MAY BE REQUIRED TO JOIN/FORM A LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT (LLMD) FOR OPERATION AND MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY FRONTING THE SITE. FORMATION/ANNEXATION FEES ARE APPLICABLE. CONFIRM WITH CITY ENGINEER.



TOTAL LMD LANDSCAPE / IRRIGATION AREA : +/- 12,670 SQ. FT.

TOTAL LMD HARDSCAPE AREA :
(SIDEWALK +/- 8,170 SQ. FT.) + (DRIVEWAY +/- 822 SQ. FT.) =
+/- 8,992 SQ. FT.



EXISTING CONDITIONS



NORTHEAST CORNER VIEW



NORTH VIEW



NORTHWEST CORNER VIEW

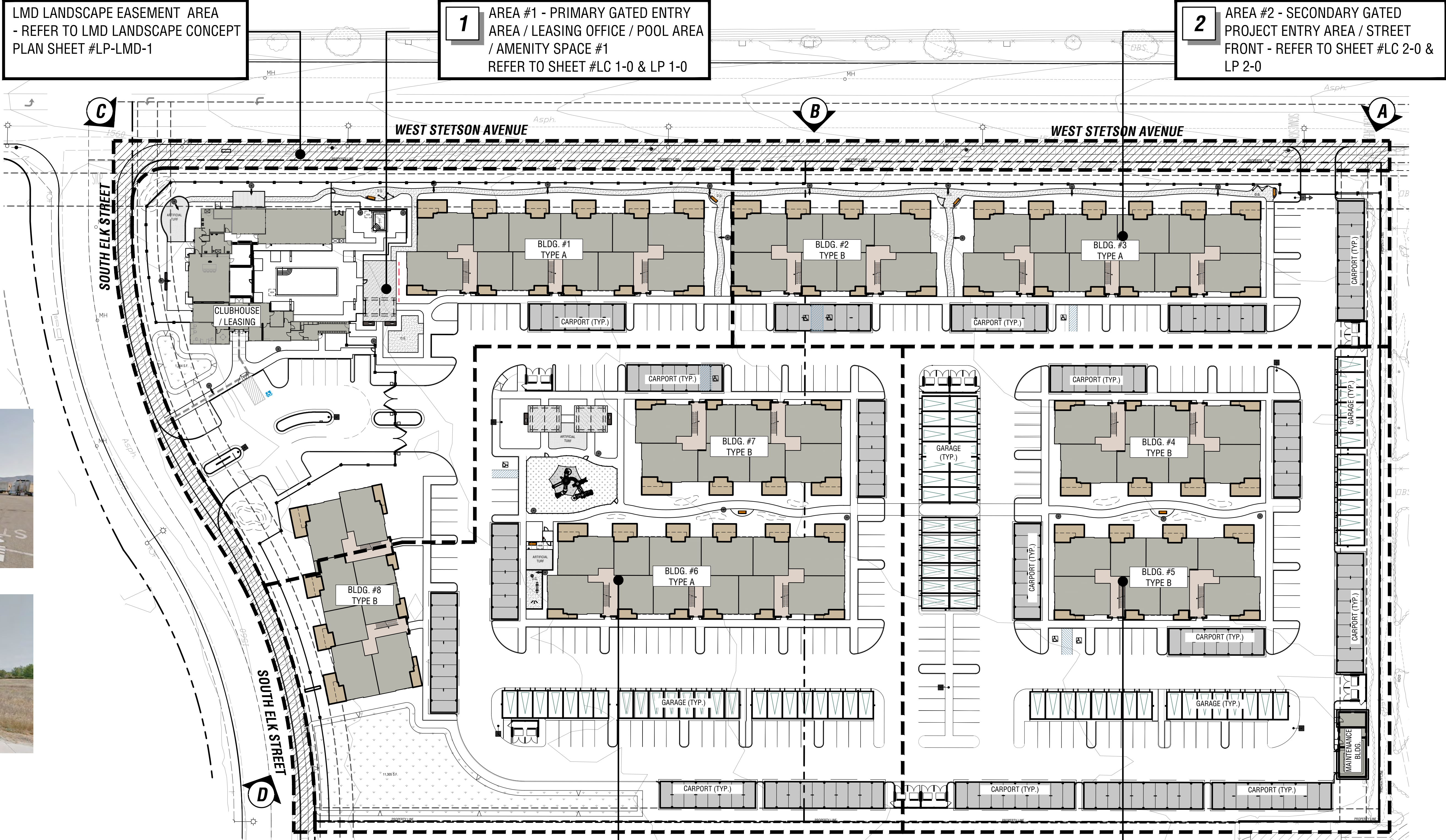


SOUTHWEST CORNER VIEW

LMD LANDSCAPE EASEMENT AREA
- REFER TO LMD LANDSCAPE CONCEPT
PLAN SHEET #LP-LMD-1

1 AREA #1 - PRIMARY GATED ENTRY
AREA / LEASING OFFICE / POOL AREA
/ AMENITY SPACE #1
REFER TO SHEET #LC 1-0 & LP 1-0

2 AREA #2 - SECONDARY GATED
PROJECT ENTRY AREA / STREET
FRONT - REFER TO SHEET #LC 2-0 &
LP 2-0



4 AREA #4 - APARTMENT LIVING
CORRIDORS AND PARKING LOTS /
AMENITY SPACE #2 / BIO-RETENTION
AREA - REFER TO SHEET #LC 4-0 & LP 4-0

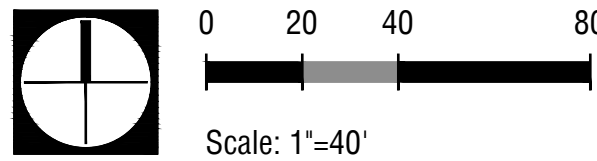
3 AREA #3 - APARTMENTS LIVING
CORRIDORS AND PARKING LOTS
REFER TO SHEET #LC 3-0 & LP 3-0



AERIAL VIEW - FACING NORTH

NOTES:

REFER TO SHEET #LP 0-1 FOR
LANDSCAPE WATER USE
STANDARDS NOTES



MISSION LANDSCAPE ARCHITECTURE

Date: Job No.: 22-0998
2023.03.08 AGENCY SUBMITTAL
2023.08.03 AGENCY SUBMITTAL (A-2)
2024.07.01 AGENCY SUBMITTAL (A-3)



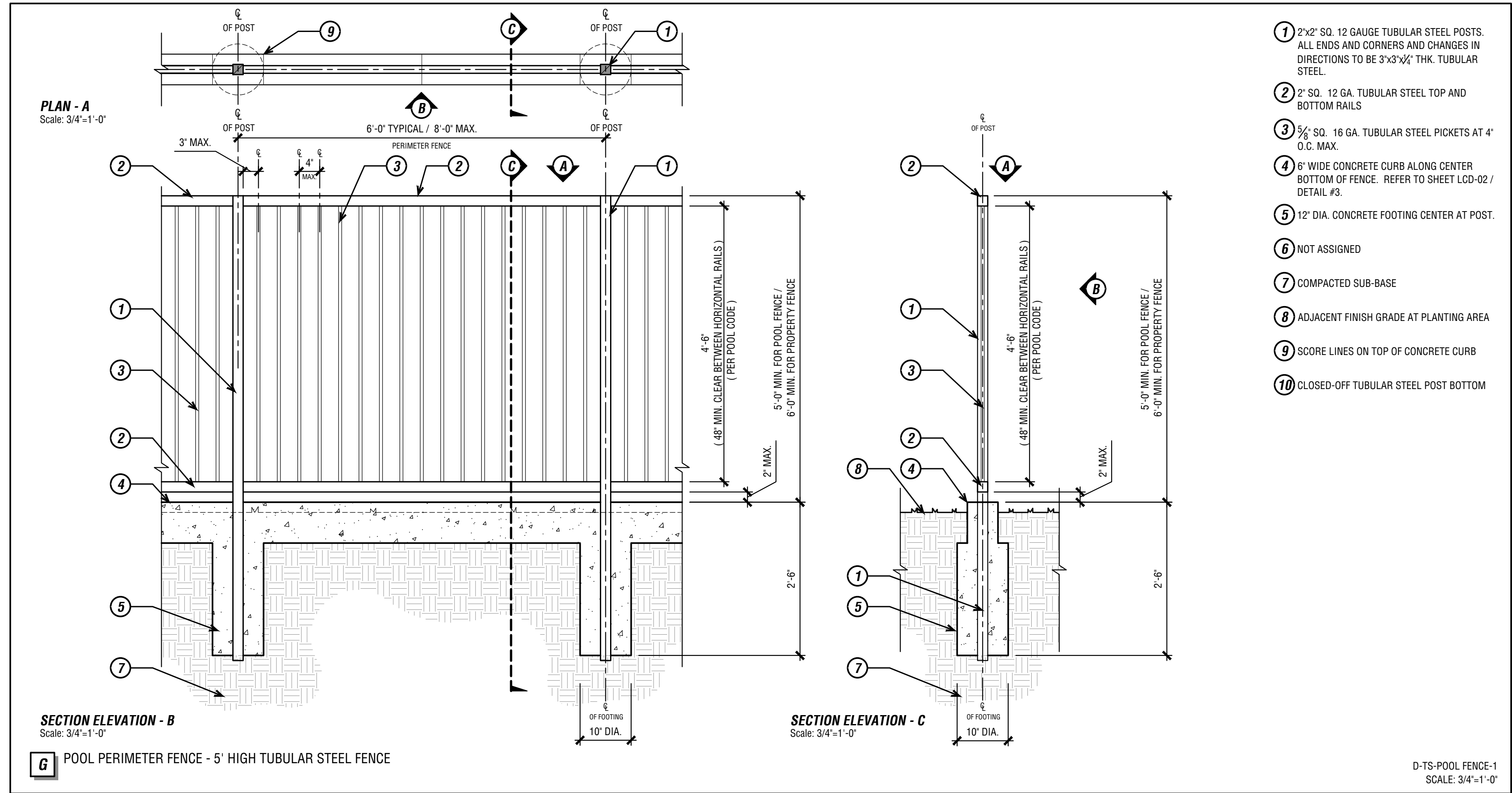
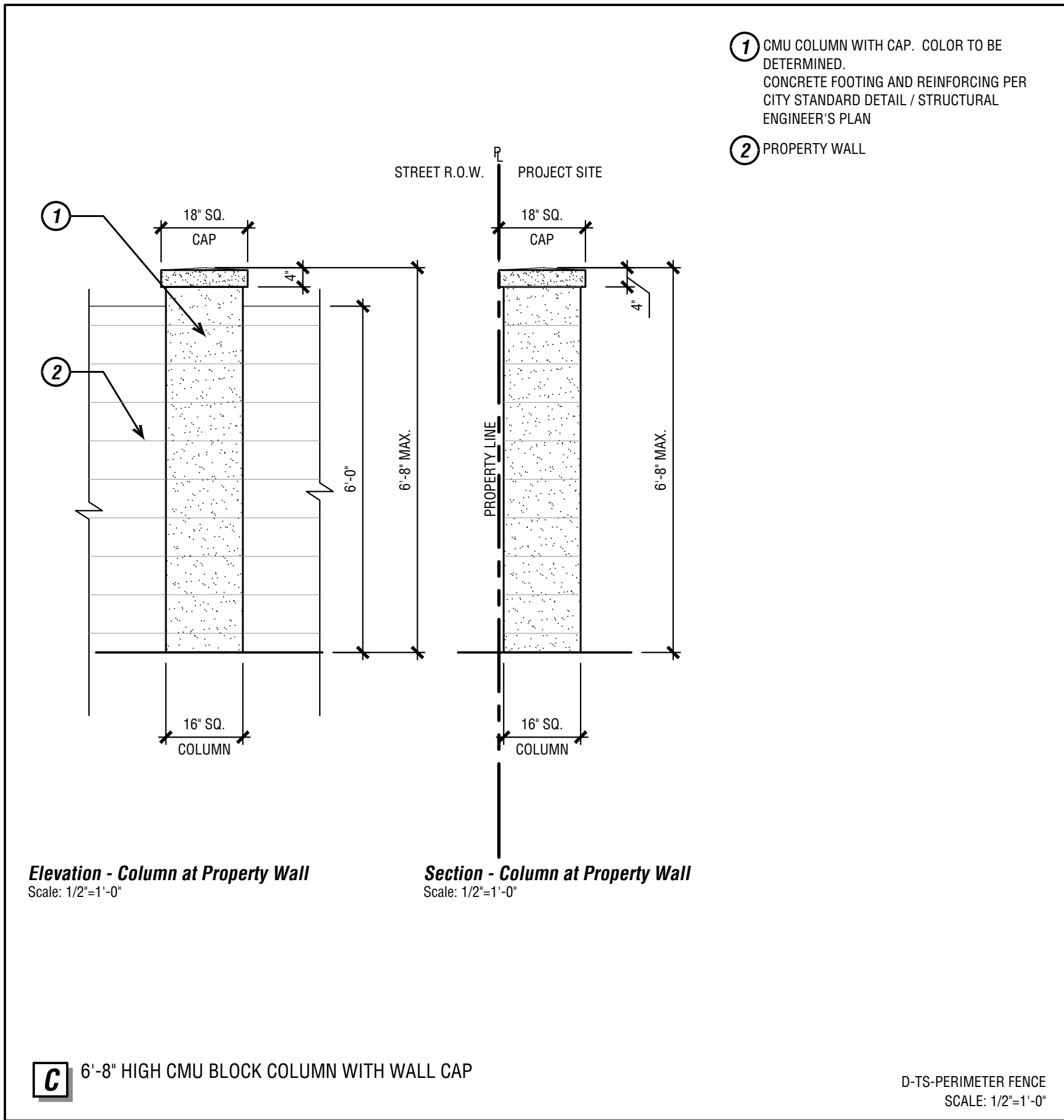
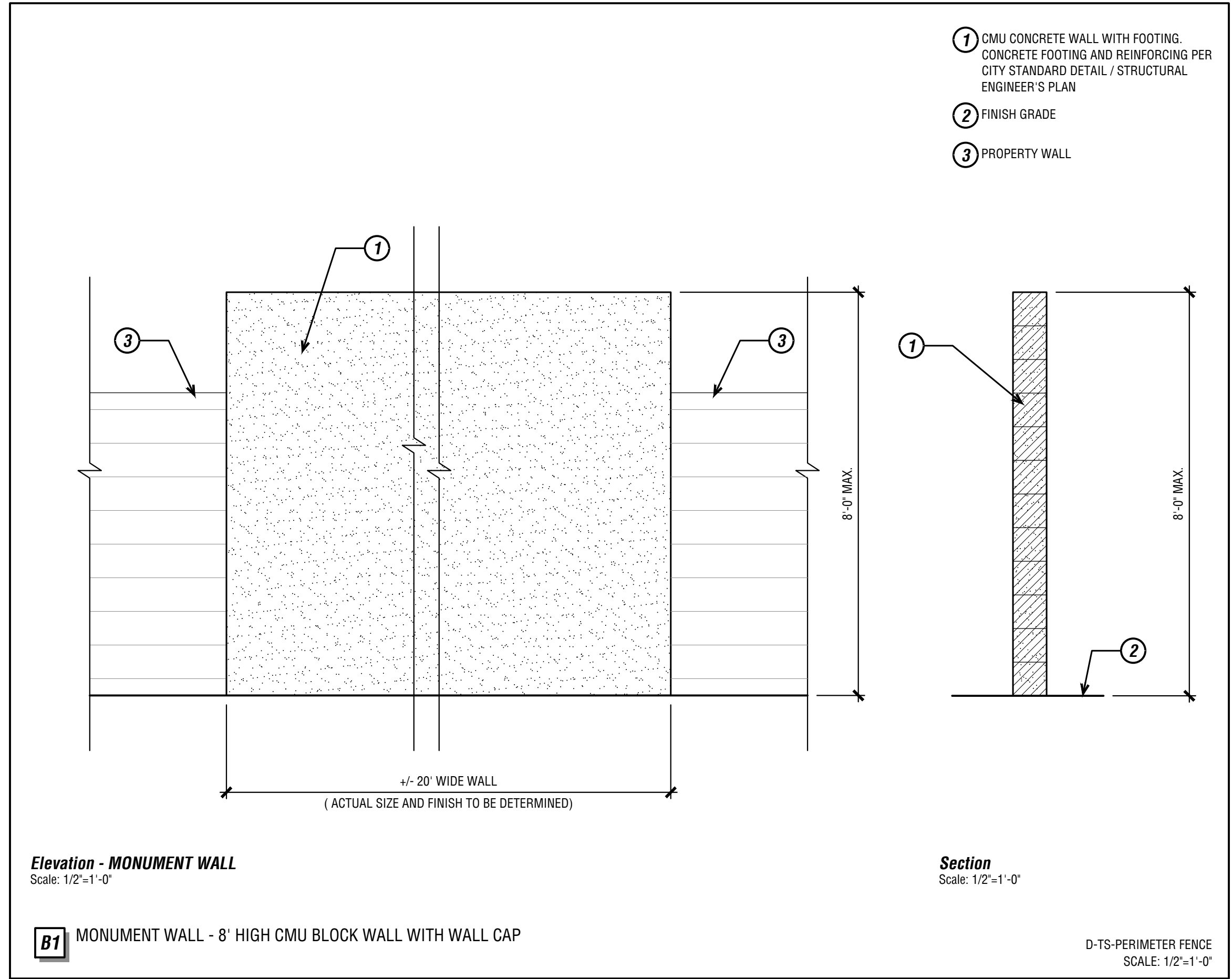
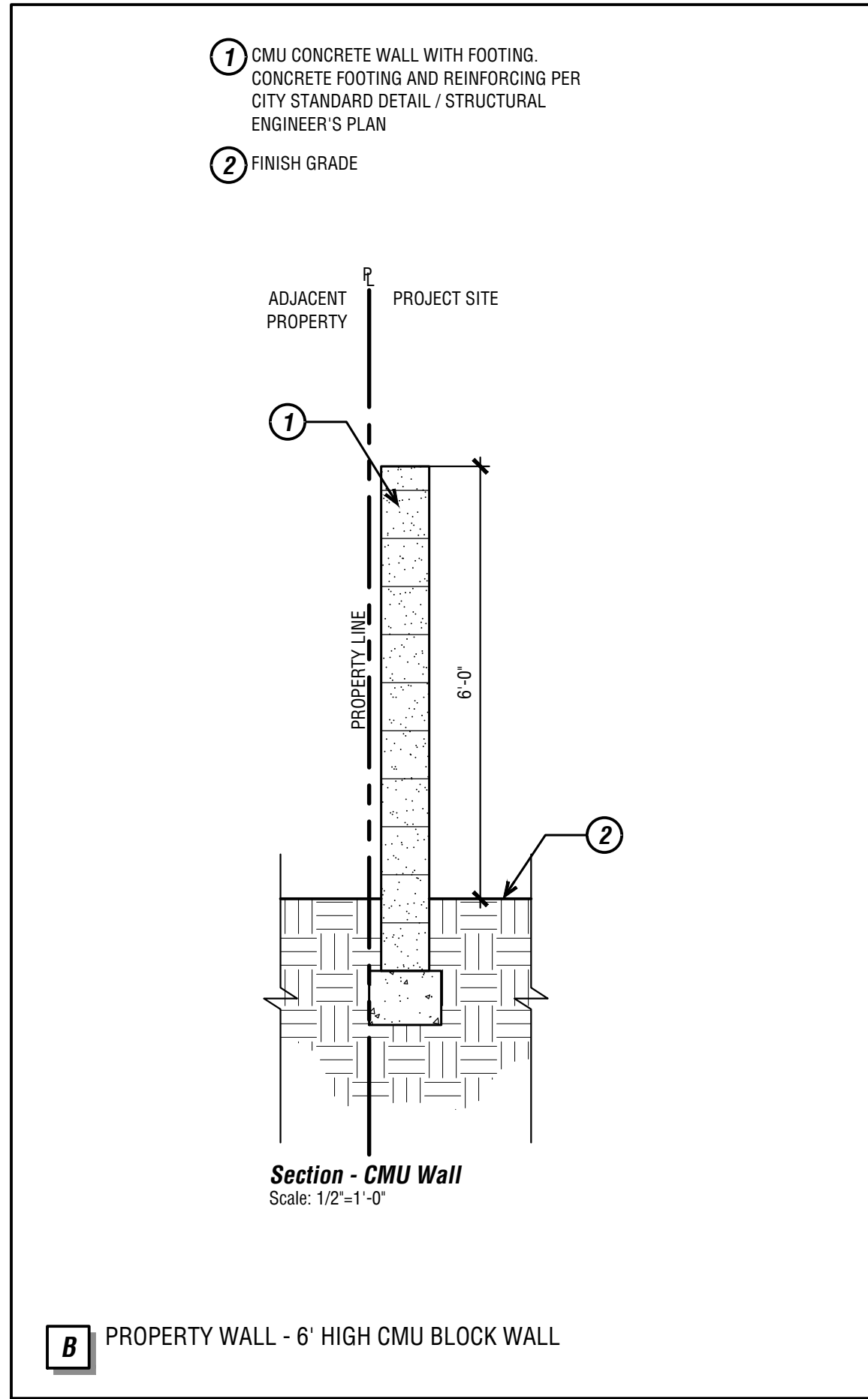
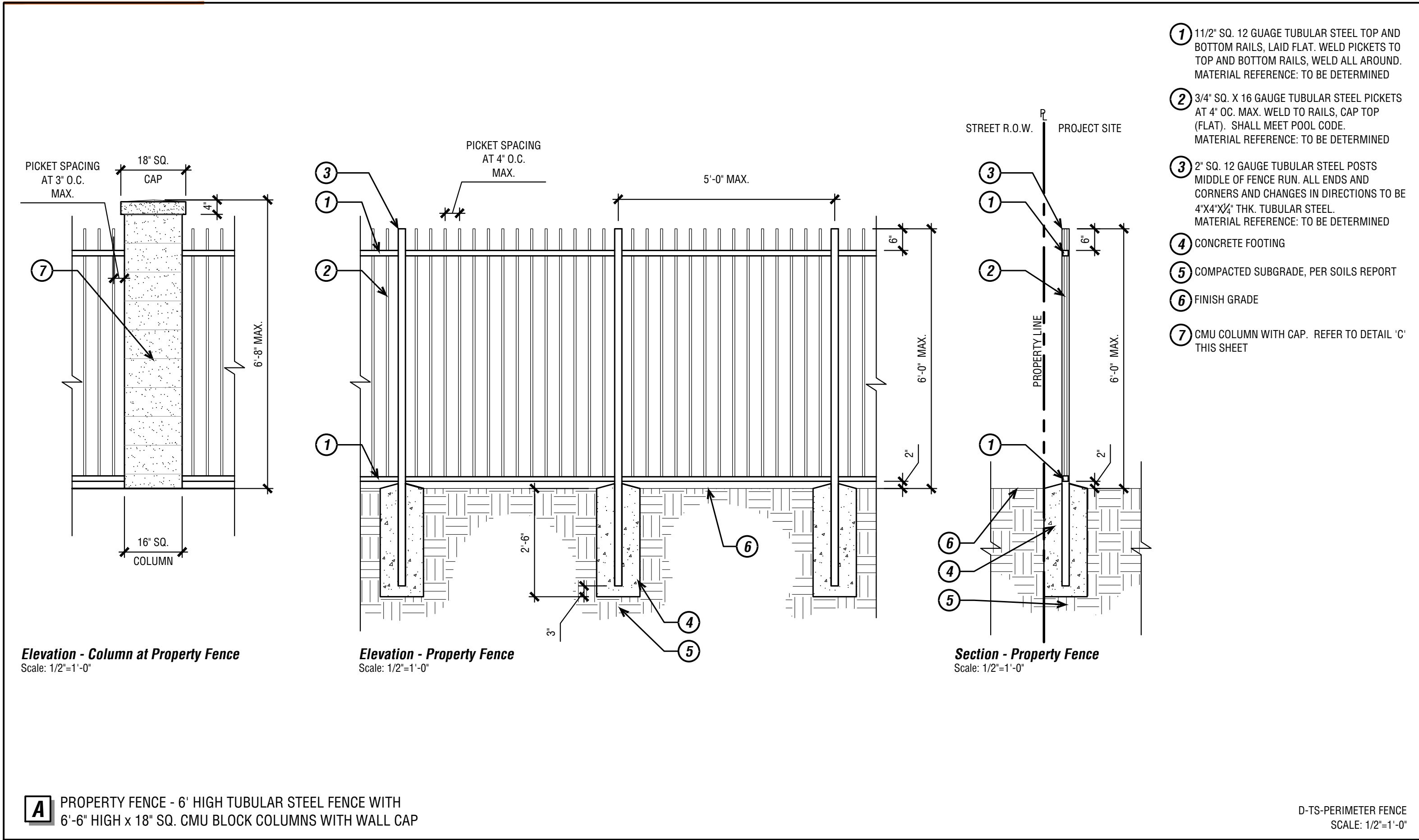
LANDSCAPE ORIENTATION PLAN

ASTER APARTMENTS - PHASE 1

SOUTH ELK ST. & WEST STETSON AVE. HEMET, CALIFORNIA, 92543







NOTES:

- 1) ALL CMU WALL AND COLUMN COLOR TO BE DETERMINED.
- 2) ALL TUBULAR STEEL FENCE SHALL BE PAINTED: SW7048 URBAN BRONZE

SW 7048

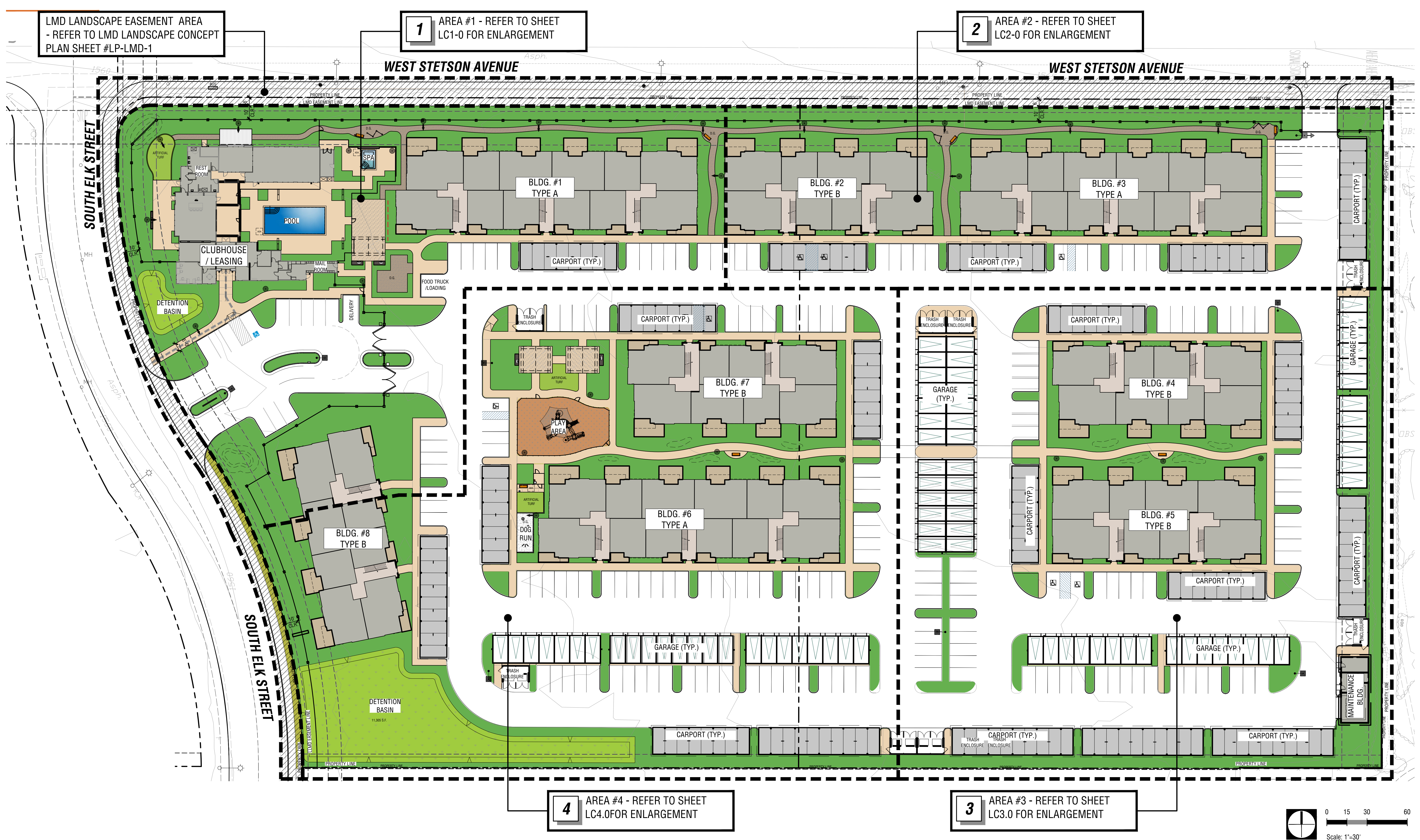
Urbane Bronze

SW7048-URBAN-BRONZE

LMD LANDSCAPE EASEMENT AREA
- REFER TO LMD LANDSCAPE CONCEPT
PLAN SHEET #LP-LMD-1

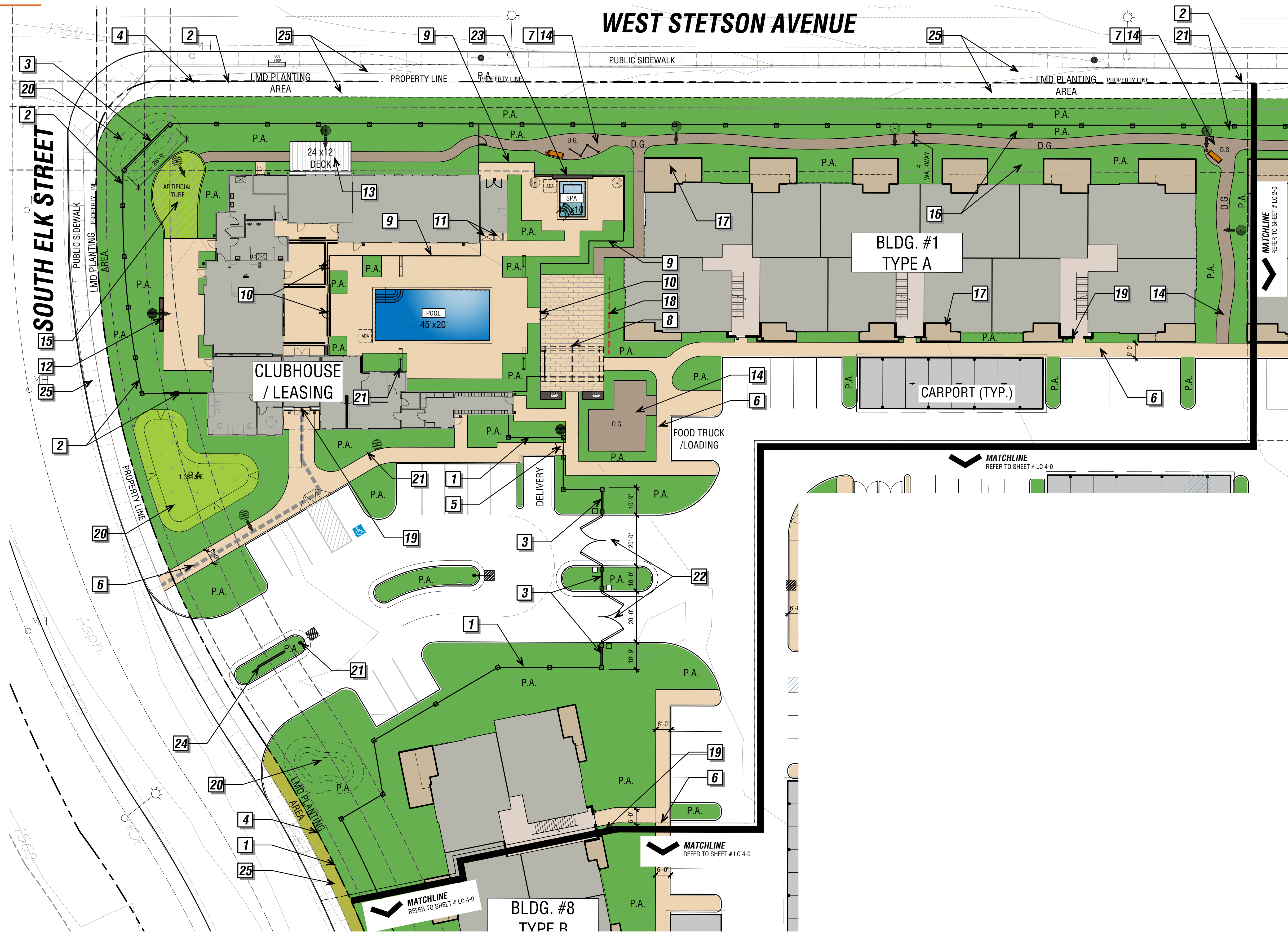
1 AREA #1 - REFER TO SHEET
LC1-0 FOR ENLARGEMENT

2 AREA #2 - REFER TO SHEET
LC2-0 FOR ENLARGEMENT



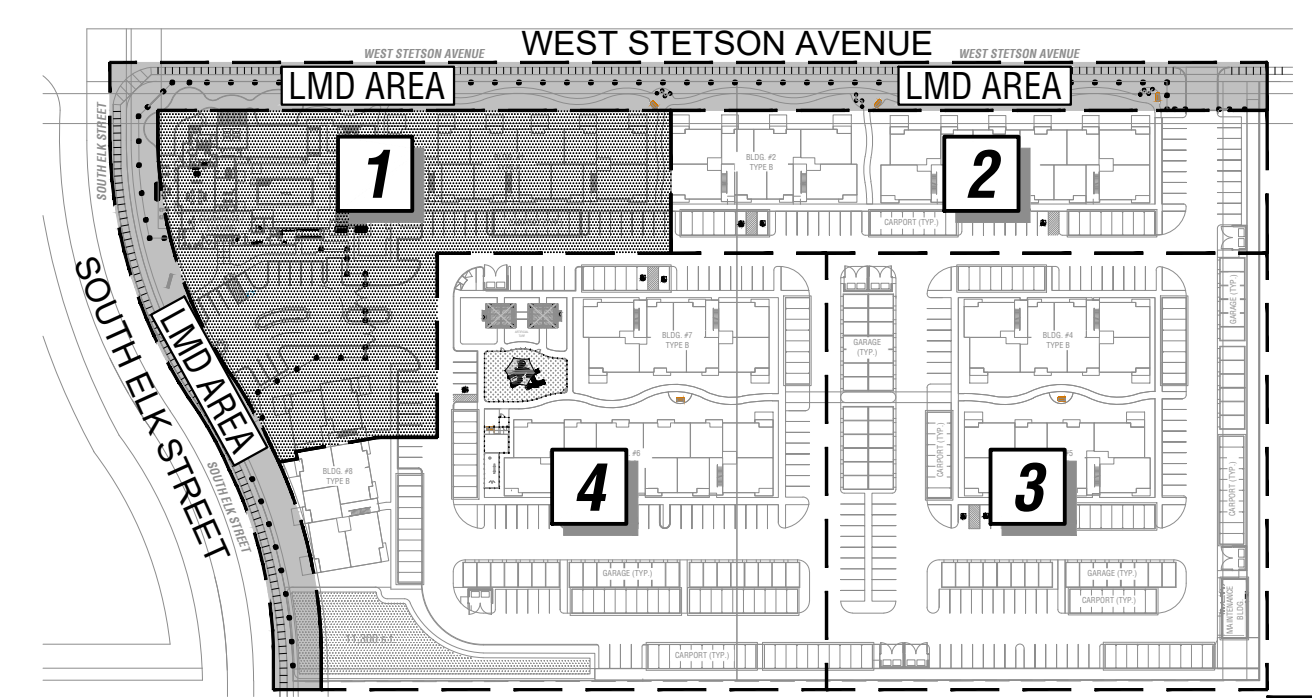
4 AREA #4 - REFER TO SHEET
LC4.0 FOR ENLARGEMENT

3 AREA #3 - REFER TO SHEET
LC3.0 FOR ENLARGEMENT

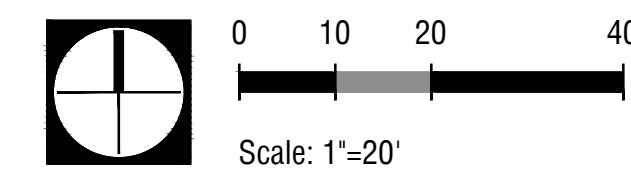


REFERENCE LEGEND

TAG:	EXISTING ITEM:
1	PROPERTY FENCE - 6' HIGH ORNAMENTAL STEEL FENCE WITH 6'-8" HIGH CMU COLUMNS REFER TO DETAIL A / SHEET WL1-1
2	PROPERTY WALL - 6' HIGH CMU BLOCK WALL REFER TO DETAIL B / SHEET WL1-1
3	MONUMENT WALL - 8' HIGH CMU BLOCK WALL WITH WALL CAP REFER TO DETAIL B1 / SHEET WL1-1
4	6'-8" HIGH CMU BLOCK COLUMN WITH WALL CAP REFER TO DETAIL C / SHEET WL1-1
5	PEDESTRIAN GATED ENTRY / EXIT - 6' HIGH ORNAMENTAL STEEL GATE - KEY-IN / FREE OUT GATE WITH CALL BOX AND KNOX BOX PER LOCAL FIRE CODE
6	PEDESTRIAN CONCRETE WALKWAY
7	PEDESTRIAN PASSIVE WALKWAY WITH SEAT NODES, DOGGY BAGS AND TRASH RECEPTACLE, AND OUTDOOR WORKOUT STATION
8	OUTDOOR DINING AREA WITH BBQ COUNTERS AND OVERHEAD SHADE TRELLIS
9	ENCLOSED 5' HIGH TUBULAR STEEL FENCE AT POOL/SPA. REFER TO DETAIL G / SHEET WL1-1
10	5' HIGH TUBULAR STEEL POOL GATE - KEY-IN / FREE OUT GATE WITH PANIC BAR AND KNOX BOX PER LOCAL FIRE CODE
11	OUTDOOR SHOWER
12	OUTDOOR GATHERING AREA WITH FEATURE WALL/FIRE PIT
13	OUTDOOR YOGA DECK
14	DECOMPOSED GRANITE PAVING AREA (D.G.)
15	ARTIFICIAL TURF AREA
16	PLANTING AREA (P.A.)
17	OUTDOOR APARTMENT PATIO
18	6' HIGH ART / SCREEN PANEL
19	PEDESTRIAN BUILDING ENTRY / EXIT
20	LANDSCAPE BERM
21	AREA LIGHT POLE - PER LIGHTING PLAN - REFER TO LIGHTING CONSULTANT'S PLAN
22	PROJECT VEHICULAR ENTRY DRIVEWAY WITH GATED ENTRY / EXIT - 6' HIGH ORNAMENTAL STEEL VEHICULAR DOUBLE SWING GATES WITH KNOX AUTO KEY-SWITCH PER LOCAL FIRE CODE
23	6' HIGH CMU WALL AT SPA
24	PROJECT SIGNAGE
25	LMD LANDSCAPE AREA - REFER TO LMD LANDSCAPE PLAN - SHEET # LP-LMD-1



N.T.S.



MISSION LANDSCAPE ARCHITECTURE

Date: Job No.: 22-0998
2023.03.08 AGENCY SUBMITTAL
2023.08.03 AGENCY SUBMITTAL (A-2)
2024.07.01 AGENCY SUBMITTAL (A-3)



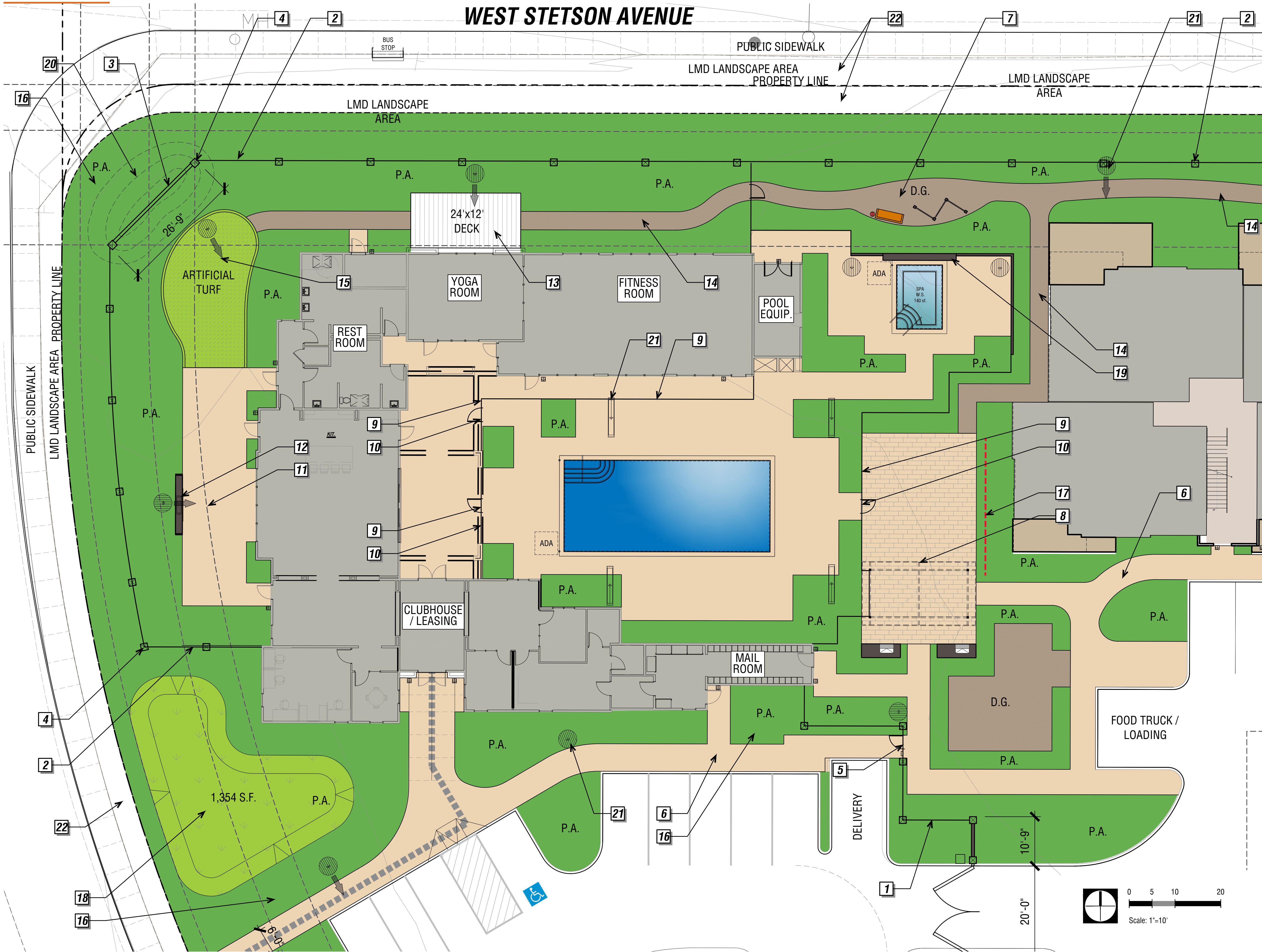
LANDSCAPE CONCEPT - AREA 1

ASTER APARTMENTS - PHASE 1

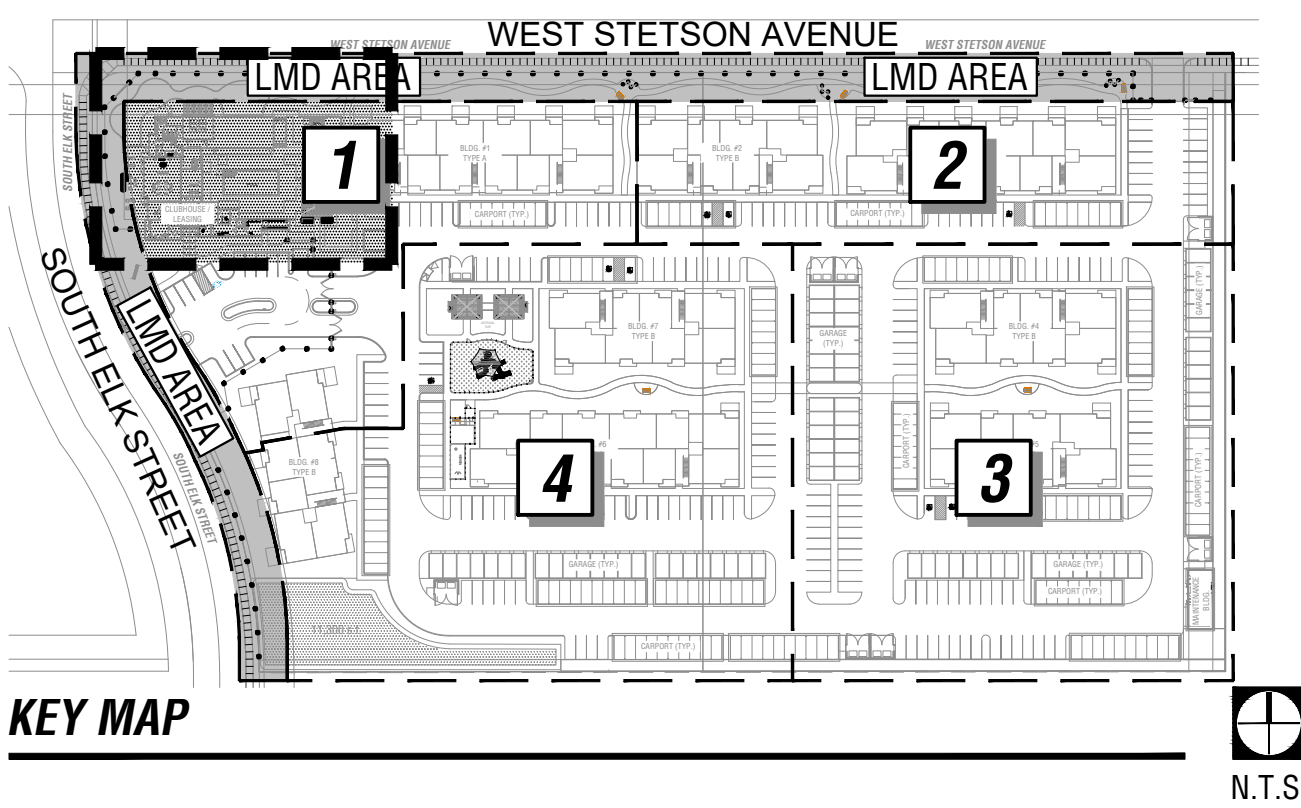
SOUTH ELK ST. & WEST STETSON AVE. HEMET, CALIFORNIA, 92543

HIGH POINT
COMMUNITIES

LC 1-0

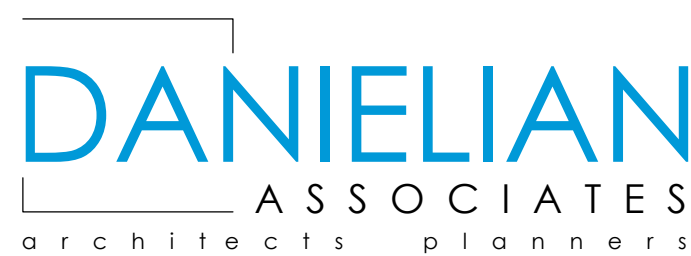


REFERENCE LEGEND	
TAG:	EXISTING ITEM:
1	PROPERTY FENCE - 6' HIGH ORNAMENTAL STEEL FENCE WITH 6'-8" HIGH CMU COLUMNS REFER TO DETAIL A / SHEET WL1-1
2	PROPERTY WALL - 6' HIGH CMU BLOCK WALL REFER TO DETAIL B / SHEET WL1-1
3	MONUMENT WALL - 8' HIGH CMU BLOCK WALL WITH WALL CAP REFER TO DETAIL B1 / SHEET WL1-1
4	6'-8" HIGH CMU BLOCK COLUMN WITH WALL CAP REFER TO DETAIL C / SHEET WL1-1
5	PEDESTRIAN GATED ENTRY / EXIT - 6' HIGH ORNAMENTAL STEEL GATE - KEY-IN / FREE OUT GATE WITH CALL BOX AND KNOX BOX PER LOCAL FIRE CODE
6	PEDESTRIAN CONCRETE WALKWAY
7	PEDESTRIAN PASSIVE WALKWAY WITH SEAT NODES, DOGGY BAGS AND TRASH RECEPTACLE, AND OUTDOOR WORKOUT STATION
8	OUTDOOR DINING AREA WITH BBQ COUNTERS AND OVERHEAD SHADE TRELLIS
9	ENCLOSED 5' HIGH TUBULAR STEEL FENCE AT POOL/SPA. REFER TO DETAIL G / SHEET WL1-1
10	5' HIGH TUBULAR STEEL POOL GATE - KEY-IN / FREE OUT GATE WITH PANIC BAR AND KNOX BOX PER LOCAL FIRE CODE
11	OUTDOOR GATHERING AREA
12	FEATURE WALL/FIRE PIT
13	OUTDOOR YOGA DECK
14	DECOMPOSED GRANITE PAVING AREA
15	ARTIFICIAL TURF AREA
16	PLANTING AREA (P.A.)
17	6' HIGH SCREEN ART PANELS
18	DETENTION BASIN AREA
19	6' HIGH SPA BACKDROP / CMU WALL
20	LANDSCAPE BERM
21	AREA LIGHT POLE - PER LIGHTING PLAN - REFER TO LIGHTING CONSULTANT'S PLAN
22	LMD LANDSCAPE AREA - REFER TO LMD LANDSCAPE PLAN - SHEET # LP-LMD-1



MISSION LANDSCAPE ARCHITECTURE

Date: Job No.: 22-0998
2023.03.08 AGENCY SUBMITTAL
2023.08.03 AGENCY SUBMITTAL (A-2)
2024.07.01 AGENCY SUBMITTAL (A-3)



LANDSCAPE CONCEPT - POOL AREA ENLARGEMENT

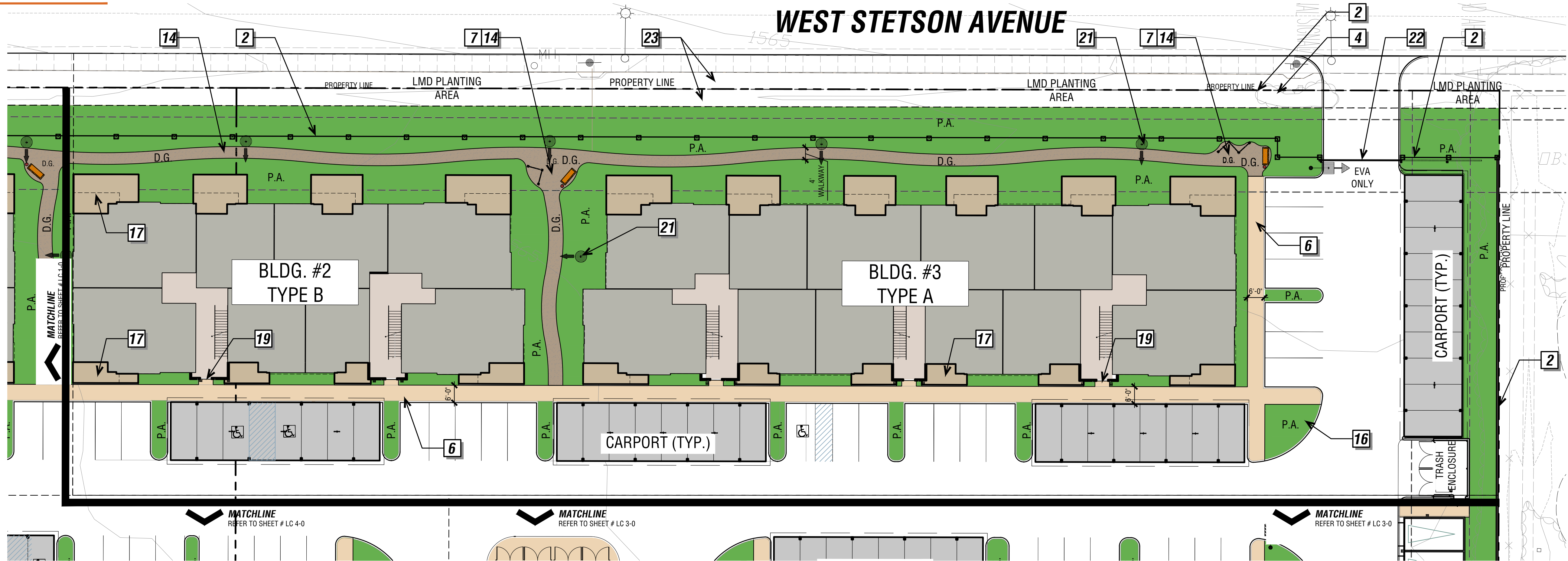
ASTER APARTMENTS - PHASE 1

SOUTH ELK ST. & WEST STETSON AVE. HEMET, CALIFORNIA, 92543

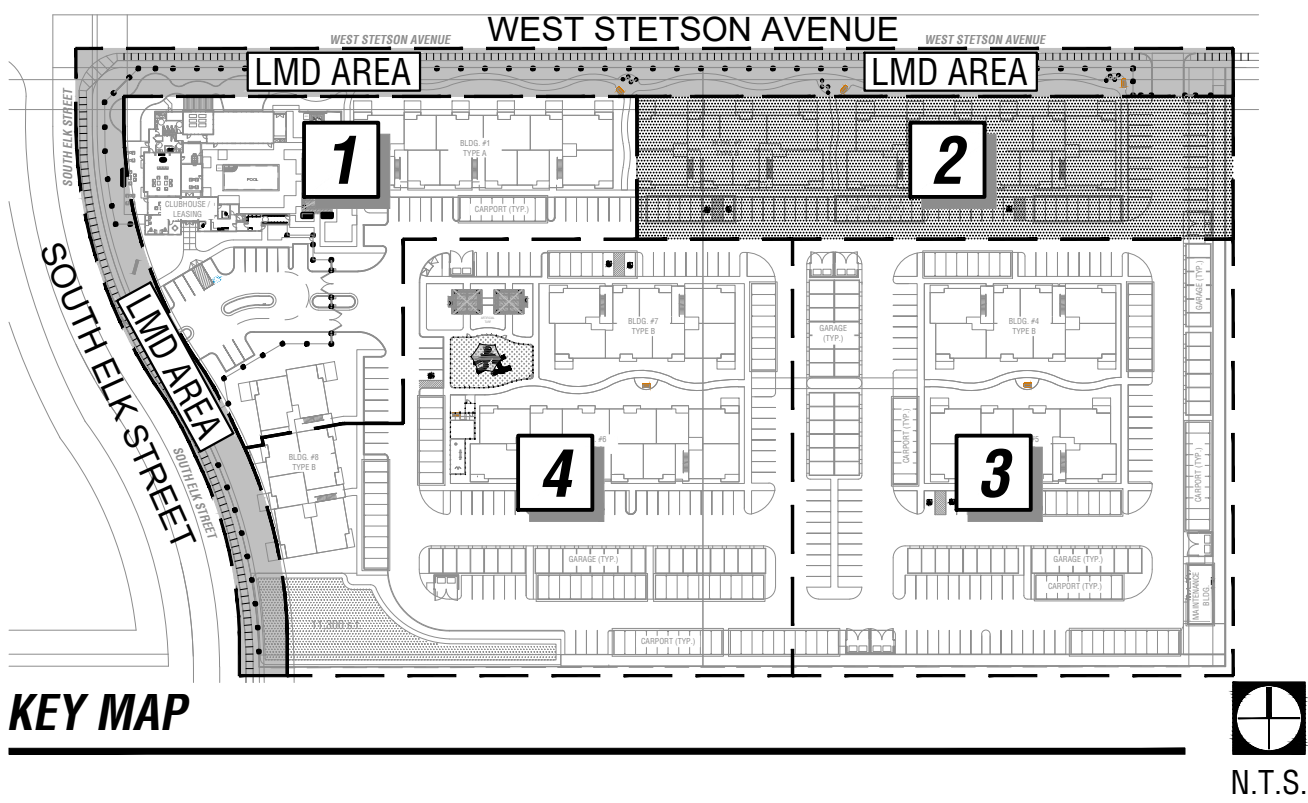


LC 1-1

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REFERENCE LEGEND	
TAG:	EXISTING ITEM:
1	NOT ASSIGNED
2	PROPERTY WALL - 6' HIGH CMU BLOCK WALL REFER TO DETAIL B / SHEET WL1-1
3	NOT ASSIGNED
4	6'-8" HIGH CMU BLOCK COLUMN WITH WALL CAP REFER TO DETAIL C / SHEET WL1-1
5	NOT ASSIGNED
6	PEDESTRIAN CONCRETE WALKWAY
7	PEDESTRIAN PASSIVE WALKWAY WITH SEAT NODES
8	NOT ASSIGNED
9	NOT ASSIGNED
10	NOT ASSIGNED
11	NOT ASSIGNED
12	NOT ASSIGNED
13	NOT ASSIGNED
14	DECOMPOSED GRANITE PAVING AREA (D.G.)
15	NOT ASSIGNED
16	PLANTING AREA (P.A.)
17	OUTDOOR APARTMENT PATIO
18	NOT ASSIGNED
19	PEDESTRIAN BUILDING ENTRY / EXIT
20	LANDSCAPE BERM
21	AREA LIGHT POLE - PER LIGHTING PLAN - REFER TO LIGHTING CONSULTANT'S PLAN
22	VEHICULAR GATES - 6' HIGH ORNAMENTAL STEEL SLIDING GATE FOR EMERGENCY VEHICLE ACCESS ONLY - WITH KNOX BOX INSTALLED PER LOCAL FIRE CODE
23	LMD LANDSCAPE AREA - REFER TO LMD LANDSCAPE PLAN - SHEET # LP-LMD-1



MISSION LANDSCAPE ARCHITECTURE

Date:	Job No.: 22-0998
2023.03.08	AGENCY SUBMITTAL
2023.08.03	AGENCY SUBMITTAL (A-2)
2024.07.01	AGENCY SUBMITTAL (A-3)



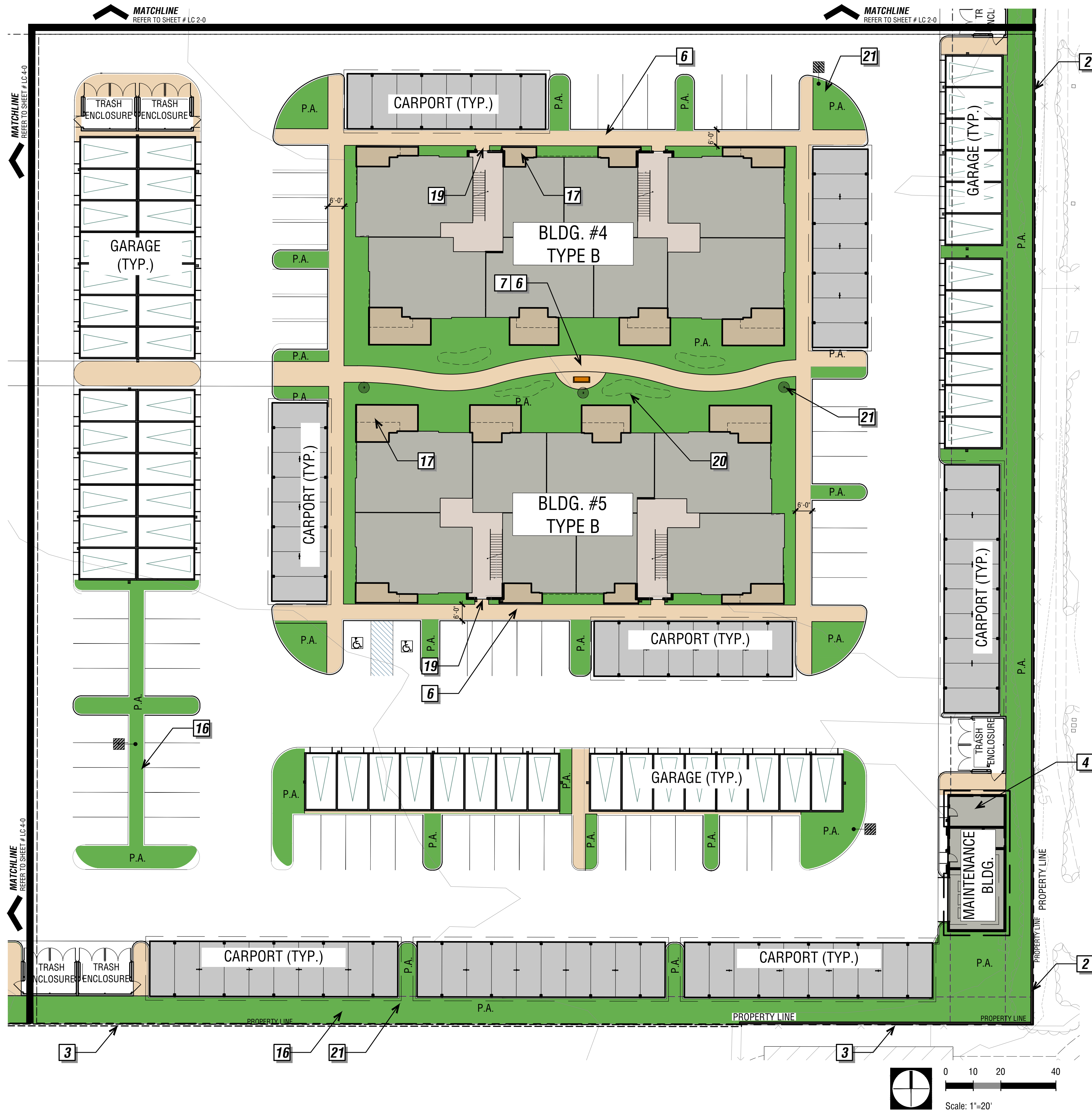
LANDSCAPE CONCEPT - AREA 2

ASTER APARTMENTS - PHASE 1

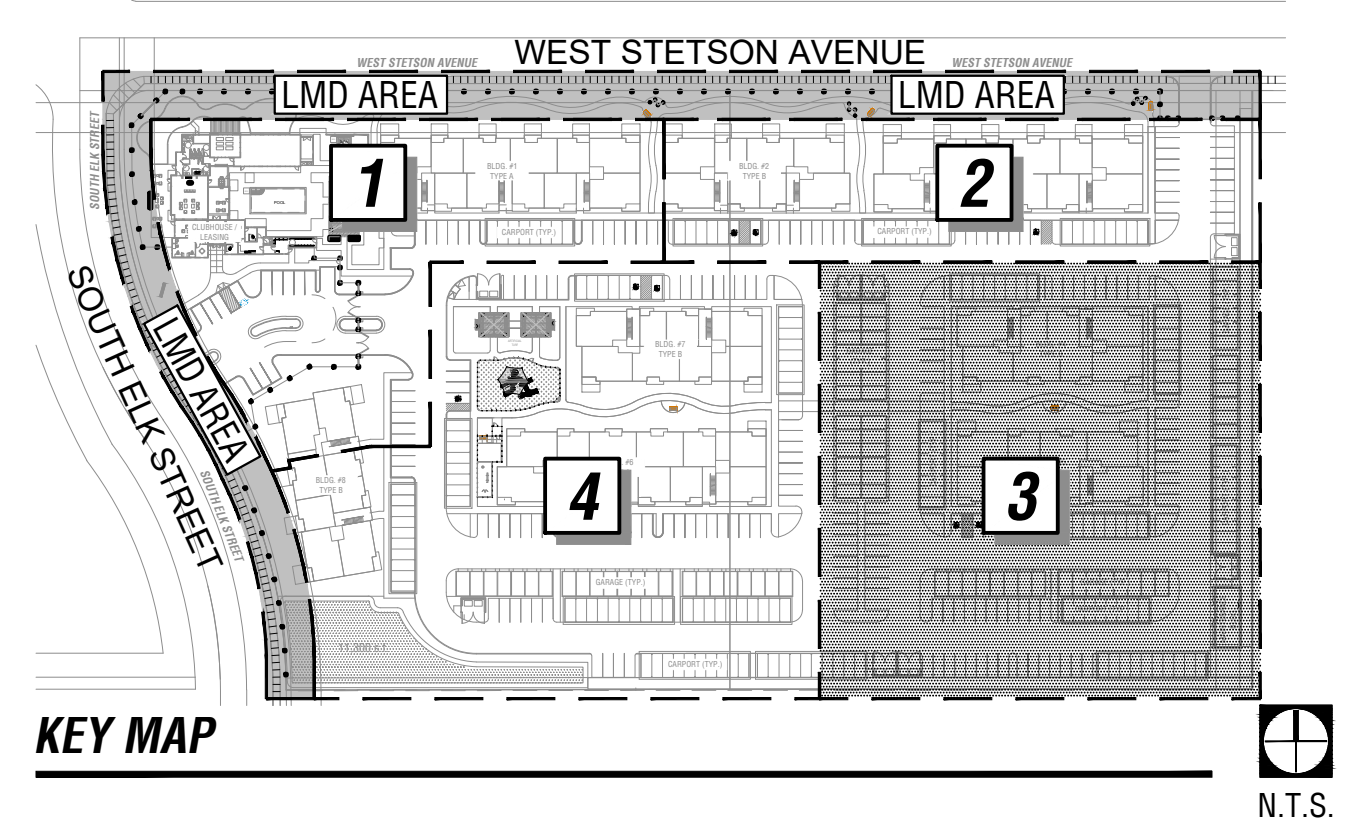
SOUTH ELK ST. & WEST STETSON AVE. HEMET, CALIFORNIA, 92543



LC 2-0

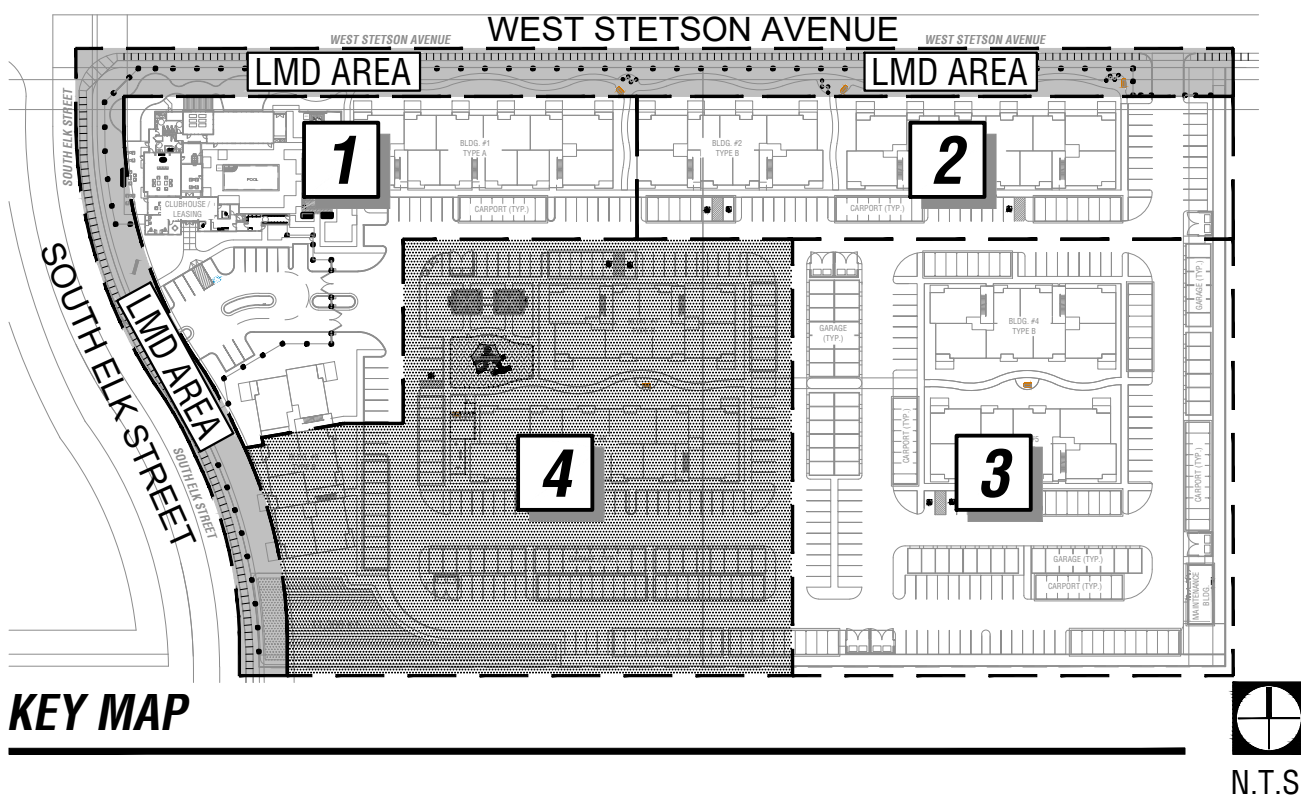


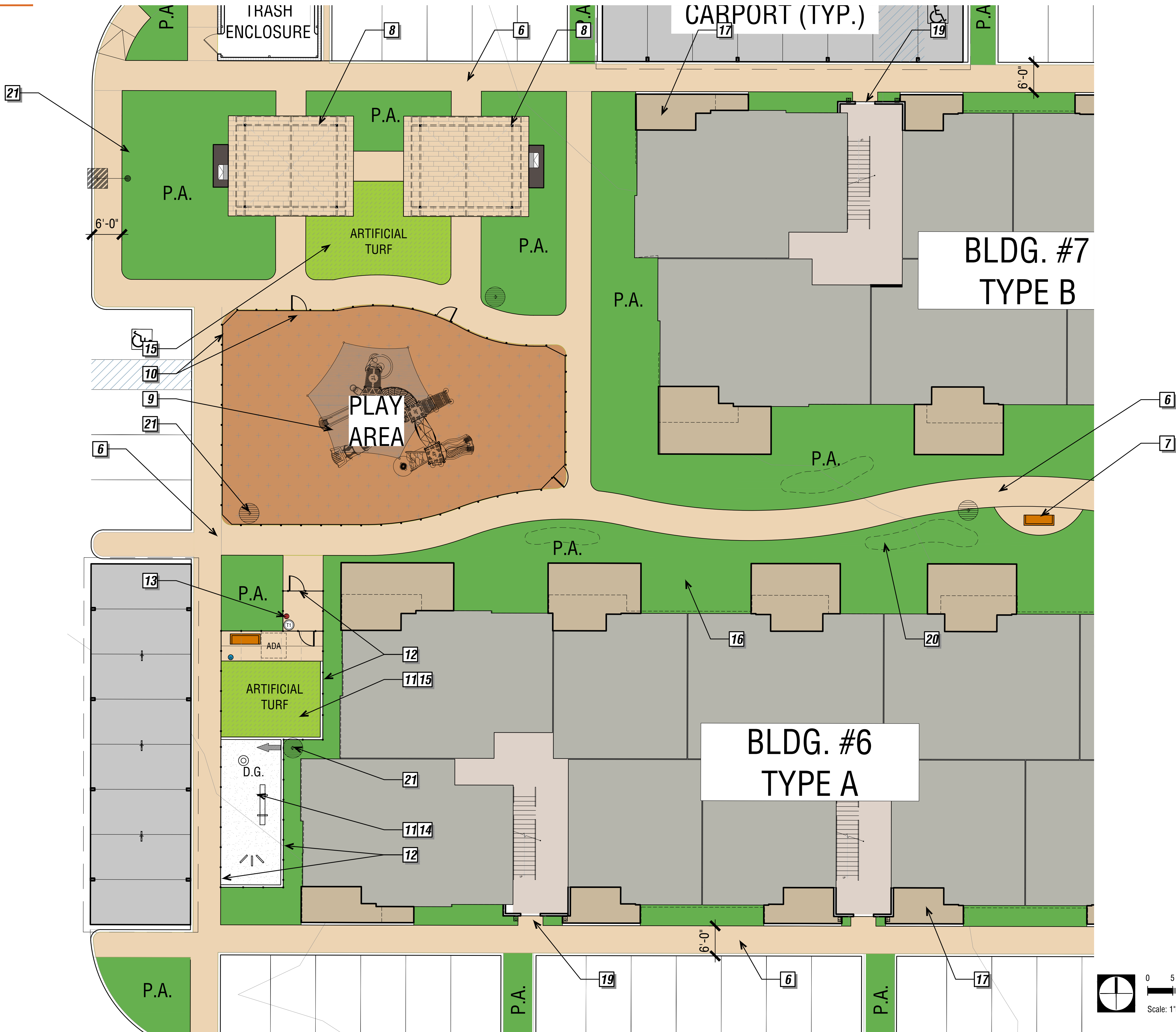
REFERENCE LEGEND	
TAG:	EXISTING ITEM:
1	NOT ASSIGNED
2	PROPERTY WALL - 6' HIGH CMU BLOCK WALL REFER TO DETAIL B / SHEET WL1-1
3	EXISTING ADJACENT PROPERTY WALL - 6' HIGH CMU BLOCK
4	DOG WASH STATION - PER ARCHITECT REFER TO ARCHITECTURAL PLAN
5	NOT ASSIGNED
6	PEDESTRIAN CONCRETE WALKWAY
7	PEDESTRIAN PASSIVE WALKWAY WITH SEAT NODES
8	NOT ASSIGNED
9	NOT ASSIGNED
10	NOT ASSIGNED
11	NOT ASSIGNED
12	NOT ASSIGNED
13	NOT ASSIGNED
14	NOT ASSIGNED
15	NOT ASSIGNED
16	PLANTING AREA (P.A.)
17	OUTDOOR APARTMENT PATIO
18	NOT ASSIGNED
19	PEDESTRIAN BUILDING ENTRY / EXIT
20	LANDSCAPE BERM
21	AREA LIGHT POLE - PER LIGHTING PLAN - REFER TO LIGHTING CONSULTANT'S PLAN



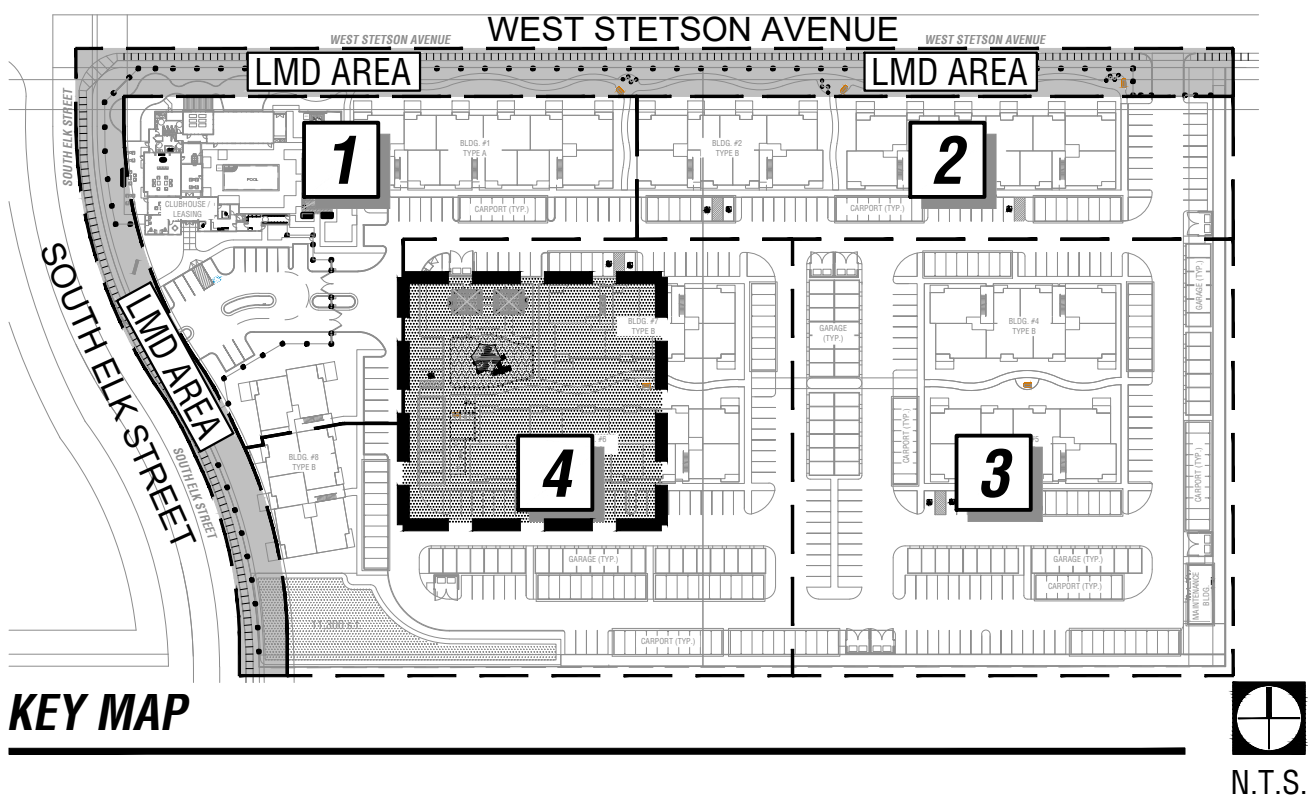


REFERENCE LEGEND	
TAG:	EXISTING ITEM:
1	PROPERTY FENCE - 6' HIGH ORNAMENTAL STEEL FENCE
2	EXISTING ADJACENT PROPERTY WALL - 6' HIGH CMU BLOCK REFER TO DETAIL B / SHEET WL1-1
3	NOT ASSIGNED
4	6'-8" HIGH CMU BLOCK COLUMN WITH WALL CAP REFER TO DETAIL C / SHEET WL1-1
5	NOT ASSIGNED
6	PEDESTRIAN CONCRETE WALKWAY
7	PEDESTRIAN PASSIVE WALKWAY WITH SEAT NODES
8	OUTDOOR DINING AREA WITH BBQ COUNTERS AND OVERHEAD SHADE TRELLIS
9	NOT ASSIGNED
10	PLAY AREA WITH PLAY EQUIPMENTS & RESILIENT SURFACE - ENCLOSED WITH 42" HIGH TUBULAR STEEL FENCE & GATES
11	DOG RUN AREA WITH PLAY EQUIPMENTS - ENCLOSED WITH 42" HIGH TUBULAR STEEL FENCE & GATES WITH VESTIBULE
12	NOT ASSIGNED
13	NOT ASSIGNED
14	DECOMPOSED GRANITE PAVING AREA (D.G.)
15	ARTIFICIAL TURF AREA
16	PLANTING AREA (P.A.)
17	OUTDOOR APARTMENT PATIO
18	DETENTION BASIN AREA / BIO SWALE
19	PEDESTRIAN BUILDING ENTRY / EXIT
20	LANDSCAPE BERM
21	AREA LIGHT POLE - PER LIGHTING PLAN - REFER TO LIGHTING CONSULTANT'S PLAN
22	LMD LANDSCAPE AREA - REFER TO LMD LANDSCAPE PLAN - SHEET # LP-LMD-1





REFERENCE LEGEND	
TAG:	EXISTING ITEM:
1	NOT ASSIGNED
2	EXISTING ADJACENT PROPERTY WALL - 6" HIGH CMU BLOCK
3	NOT ASSIGNED
4	NOT ASSIGNED
5	NOT ASSIGNED
6	PEDESTRIAN CONCRETE WALKWAY
7	PEDESTRIAN PASSIVE WALKWAY WITH SEAT NODES
8	OUTDOOR DINING AREA WITH BBQ COUNTERS AND OVERHEAD SHADE TRELLIS
9	PLAY AREA WITH PLAY EQUIPMENTS & RESILIENT SURFACE
10	42" HIGH TUBULAR STEEL FENCE & GATES AT PLAY AREA
11	DOG RUN AREA WITH PLAY EQUIPMENTS
12	42" HIGH TUBULAR STEEL FENCE & GATES WITH VESTIBULE AT DOG RUN AREA
13	DOGGY BAGS AND TRASH RECEPTACLE
14	DECOMPOSED GRANITE PAVING AREA (D.G.)
15	ARTIFICIAL TURF AREA
16	PLANTING AREA (P.A.)
17	OUTDOOR APARTMENT PATIO
18	NOT ASSIGNED
19	PEDESTRIAN BUILDING ENTRY / EXIT
20	LANDSCAPE BERM
21	AREA LIGHT POLE - PER LIGHTING PLAN - REFER TO LIGHTING CONSULTANT'S PLAN



MISSION LANDSCAPE ARCHITECTURE

Date:	Job No.: 22-0998
2023.03.08	AGENCY SUBMITTAL
2023.08.03	AGENCY SUBMITTAL (A-2)
2024.07.01	AGENCY SUBMITTAL (A-3)



LANDSCAPE CONCEPT - AMENITY AREA ENLARGEMENT

ASTER APARTMENTS - PHASE 1
SOUTH ELK ST. & WEST STETSON AVE. HEMET, CALIFORNIA, 92543





PLAY AREA / TOT LOT EQUIPMENT



DOG RUN AREA / DOG TOYS



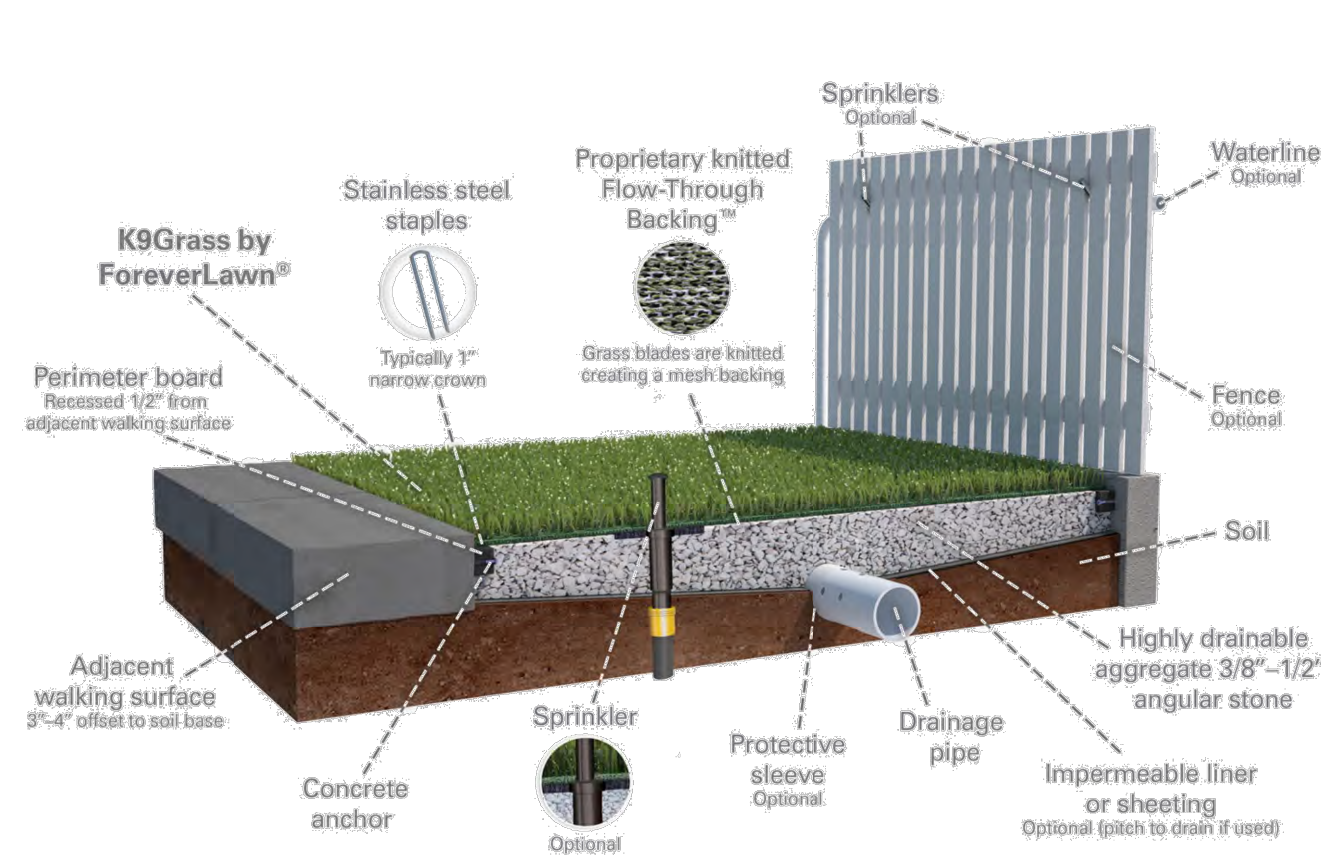
IRON SECURITY GATE



OUTDOOR WORKOUT STATION



BENCH WITH BACK AND ARMS



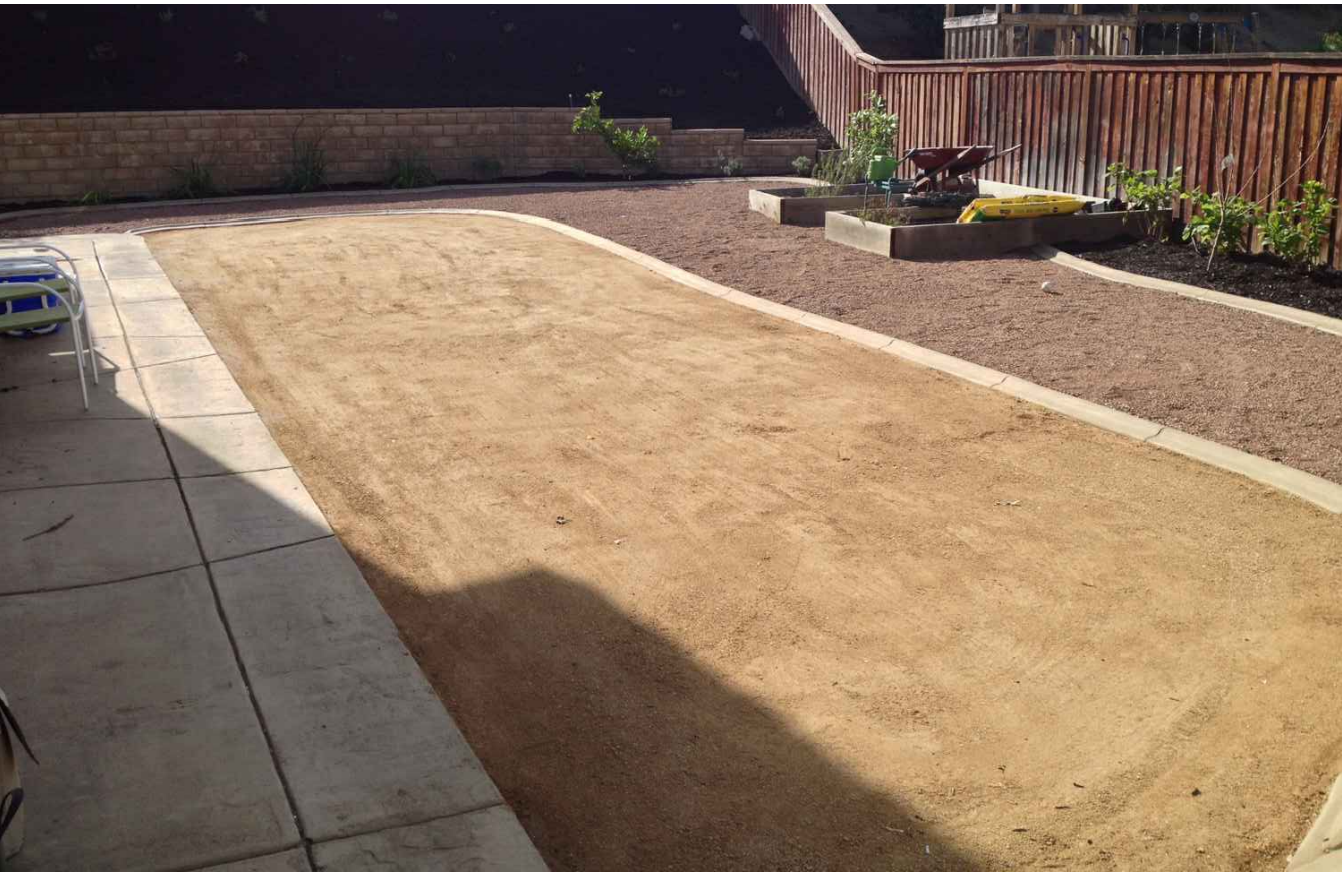
DOG RUN AREA / PET TURF



COMMUNITY BBQ GRILL



PET WASTE STATION



DECOMPOSED GRANITE



FEATURE WALL WITH FIRE PIT



DOG RUN AREA / DOG TOYS



ARTIFICIAL TURF MULTI USE



TUBULLAR STEEL PROPERTY FENCE



MISSION LANDSCAPE ARCHITECTURE

Date:	Job No.: 22-0998
2023.03.08	AGENCY SUBMITTAL
2023.08.03	AGENCY SUBMITTAL (A-2)
2024.07.01	AGENCY SUBMITTAL (A-3)



LANDSCAPE CONCEPT IMAGERY

ASTER APARTMENTS - PHASE 1

SOUTH ELK ST. & WEST STETSON AVE. HEMET, CALIFORNIA, 92543



LCI1-0

LMD EASEMENT AREA - REFER TO LMD
LANDSCAPE PACKAGE SHEET LP-LMD-1

1 AREA #1 - REFER TO SHEET
#LP1-0 FOR ENLARGEMENT

2 AREA #2 - REFER TO SHEET
#LP2-0 FOR ENLARGEMENT



PARKING LOT TREE CALCULATIONS:

PARKING LOT TREES REQUIRED: 38 TREES
(1 TREE PER 5 PARKING STALLS)
* 190 TOTAL OPEN STALLS / 5 = 38 TREES

PARKING LOT TREES PROVIDED : 87 TREES

NOTES:

REFER TO SHEET #LPN 1-0 FOR
PLANTING SCHEDULE LEGEND
AND PLANTING NOTES



Date: Job No.: 22-0998
2023.03.08 AGENCY SUBMITTAL
2023.08.03 AGENCY SUBMITTAL (A-2)
2024-06-18 PROGRESS PRINT FOR
LIGHTING COORDINATION ONLY

DANIELIAN
ASSOCIATES
architects planners

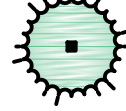
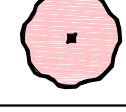
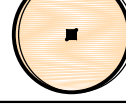
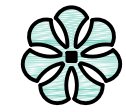
LANDSCAPE CONCEPT - OVERALL TREE PLAN

ASTER APARTMENTS - PHASE 1

SOUTH ELK ST. & WEST STETSON AVE. HEMET, CALIFORNIA, 92543

HIGH POINT E
COMMUNITIES

LP 0-1

PLANT SCHEDULE											
TREES	QTY	LLMD	LP01	LP02	LP03	LP04	BOTANICAL / COMMON NAME	WUCOLS	SIZE	REMARKS	MATURE SIZE
	13				8	5	CALLISTEMON VIMINALIS WEEPING BOTTLEBRUSH	L	36" BOX		15' ~ 20' HT / 8' ~ 15' SP
	26	22	1			3	CINNAMOMUM CAMPHORA CAMPHOR TREE	M	24" BOX	MINIMUM 1 3/4" CALIPER	40' ~ 65' HT / 40' ~ 65' SP
	35			1	15	19	GEIJERA PARVIFLORA AUSTRALIAN WILLOW	M	24" BOX	MINIMUM 1 3/4" CALIPER	25' ~ 35' HT / 15' ~ 20' SP
	58		10	12	19	17	LAGERSTROEMIA INDICA CRAPE MYRTLE	M	24" BOX		15' ~ 20' HT / 15' ~ 20' SP
	8		5			3	MAGNOLIA GRANDIFLORA SOUTHERN MAGNOLIA	M	36" BOX		25' ~ 35' HT / 15' ~ 25' SP
	26		5	12		9	PINUS ELDARICA AFGHAN PINE	L	24" BOX		30' ~ 60' HT / 15' ~ 25' SP
	18				12	6	PISTACIA CHINENSIS CHINESE PISTACHE	L	24" BOX		25' ~ 35' HT / 25' ~ 35' SP
	23		6	3	9	5	RHAPHIOLEPIS X 'MONTIC' MAJESTIC BEAUTY® INDIAN HAWTHORN	L	24" BOX		15' ~ 25' HT / 8' ~ 10' SP
	17		12		1	4	SCHINUS MOLLE CALIFORNIA PEPPER	VL	36" BOX		20' ~ 30' HT / 20' ~ 30' SP
PALMS	QTY	LLMD	LP01	LP02	LP03	LP04	BOTANICAL / COMMON NAME	WUCOLS	SIZE	REMARKS	MATURE SIZE
	4		4				CHAMAEROPS HUMILIS MEDITERRANEAN FAN PALM	L	5'-12" BTH		20' ~ 25' HT / 15' ~ 20' SP
	18		18				PHOENIX DACTYLIFERA 'MEDJOOL' MEDJOOL DATE PALM	L	16' BTH	SPECIMEN TREE	20' ~ 30' HT / 20' ~ 30' SP
	31		26			5	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	L	5-12" BTH		40' ~ 60' HT / 10' ~ 15' SP

GENERAL PLANTING AND IRRIGATION NOTES:

- CONTRACTOR SHALL PROVIDE PHOTOS OF EACH VARIETY OF PLANT MATERIAL, FOR REVIEW AND APPROVAL BY OWNER AND LANDSCAPE ARCHITECT. PHOTOS SHALL SHOW THE REPRESENTATIVE SIZE, QUALITY, AND CHARACTER OF EACH VARIETY.
- THE QUANTITIES SHOWN IN THE PLANTING LEGEND ARE FOR CONVENIENCE ONLY. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE AND INSTALL QUANTITIES OF PLANT MATERIAL AS DRAWN OR CALLED OUT ON THE PLAN. THE CONTRACTOR SHALL INSTALL A 3" DEEP LAYER OF PLANTER MULCH IN ALL SHRUB AND GROUNDCOVER AREAS.
- SUBMIT SAMPLE AND TECHNICAL INFORMATION TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL.
- NEW WATER EFFICIENT LANDSCAPE IRRIGATION SYSTEM ON AUTOMATED TIMERS AND SENSORS SHALL BE USED AND ABIDE BY ALL APPLICABLE CITY OF HEMET WATER USE PROHIBITIONS.
- CONTRACTOR SHALL NOTIFY THE OWNER OF ANY CONCERNS ABOUT THE EXISTING IRRIGATION SYSTEM AND RECOMMENDATIONS FOR REQUIRED IMPROVEMENTS.

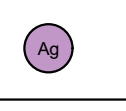
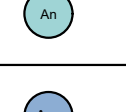
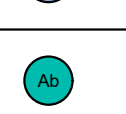
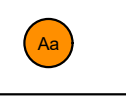
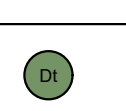
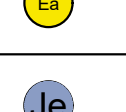
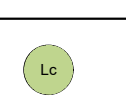
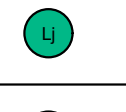
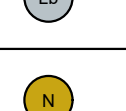
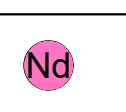
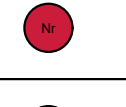
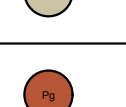
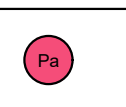
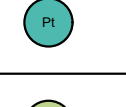
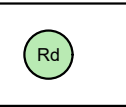
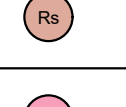
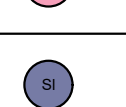
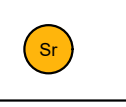
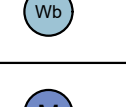
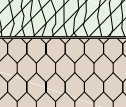
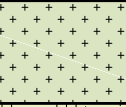
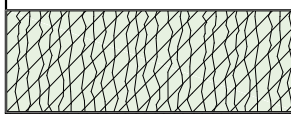
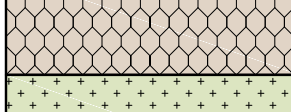
LANDSCAPE WATER USE STANDARDS NOTES: ARTICLE XLVIII

- (A)PLANT TYPES SHALL BE SELECTED AND GROUPED TOGETHER IN REGARDS TO THEIR WATER, SOIL, SUN, AND SHADE REQUIREMENT PURSUANT TO THE GUIDELINES. TREES FOR SHADE SHALL BE PROVIDED FOR RESIDENTIAL, COMMERCIAL, AND INDUSTRIAL BUILDINGS, PARKING LOTS AND OPEN SPACE AREAS. THESE TREES CAN BE DECIDUOUS OR EVERGREEN AND ARE TO BE INCORPORATED TO PROVIDE NATURAL COOLING OPPORTUNITIES FOR THE PURPOSE OF ENERGY AND WATER CONSERVATION.
- (B)FOR NEW LANDSCAPE OR LANDSCAPE REHABILITATION PROJECTS SUBJECT TO SECTION 90-1702 OF THIS ARTICLE, THE ESTIMATED APPLIED WATER USE ALLOWED FOR THE LANDSCAPED AREA MAY NOT EXCEED THE MAWA CALCULATED USING AN ET ADJUSTMENT FACTOR OF 0.7, EXCEPT FOR THE PORTION OF THE MAWA APPLICABLE TO ANY SPECIAL LANDSCAPED AREAS WITHIN THE LANDSCAPE PROJECT, WHICH MAY BE CALCULATED USING AN ETAF OF 1.0. WHERE THE DESIGN OF THE LANDSCAPED AREA CAN BE OTHERWISE SHOWN TO BE EQUIVALENTLY WATER EFFICIENT, THE APPLICANT MAY SUBMIT ALTERNATIVE OR ABBREVIATED INFORMATION SUPPORTING THE DEMONSTRATION THAT THE ANNUAL EAWU IS LESS THAN THE MAWA, AT THE DISCRETION OF AND REVIEW AND APPROVAL OF THE CITY.
- (C)IRRIGATION OF ALL LANDSCAPED AREAS, INCLUDING EXISTING LANDSCAPED AREAS, MUST BE CONDUCTED IN A MANNER CONFORMING TO THE RULES AND REQUIREMENTS REGARDING WATER WASTE IN ARTICLE III, DIVISION 3 OF THE CITY OF HEMET MUNICIPAL CODE.
- (D)NOTHING IN THIS ARTICLE IMPACTS THE OBLIGATION OF APPLICANTS OR OWNERS OF EXISTING LANDSCAPES FROM HAVING TO COMPLY WITH RULES AND REQUIREMENTS FOR WATER CONSERVATION AND WATER WASTE AS MAY BE IN PLACE AND IMPLEMENTED BY A LOCAL WATER PURVEYOR.
- (E)WATER SYSTEMS FOR COMMON OPEN SPACE AREAS SHALL BE CAPABLE OF UTILIZING NON-POTABLE WATER, IF APPROVED FACILITIES ARE MADE AVAILABLE BY THE WATER PURVEYOR. PROVISIONS FOR THE CONVERSION TO A NON-POTABLE WATER SYSTEM SHALL BE PROVIDED WITHIN THE LANDSCAPE DOCUMENTATION PACKAGE. WATER SYSTEMS DESIGNED TO UTILIZE NON-POTABLE WATER SHALL BE DESIGNED TO MEET ALL APPLICABLE STANDARDS OF THE CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD.

PARKING LOT TREE CALCULATIONS:

PARKING LOT TREES REQUIRED: 38 TREES
(1 TREE PER 5 PARKING STALLS)
* 190 TOTAL OPEN STALLS / 5 = 38 TREES

PARKING LOT TREES PROVIDED : 87 TREES

PLANT SCHEDULE											
SHRUBS	QTY	LLMD	LP01	LP02	LP03	LP04	BOTANICAL / COMMON NAME	WUCOLS	SIZE	REMARKS	MATURE SIZE
	59		59				AGAPANTHUS AFRICANUS AFRICAN LILY	L	1 GAL.	@ 3'-0" O.C.	2' ~ 3' HT / 2' ~ 3' SP
	46		23	7	4	12	AGAVE AMERICANA GIANT BLUE AGAVE	L	15 GAL.	PER PLAN	3' ~ 8' HT / 6' ~ 12' SP
	80		35	14	7	24	AGAVE AMERICANA 'MEDIO-PICTA ALBA' WHITE STRIPED CENTURY PLANT	L	15 GAL.	PER PLAN	3' ~ 4' HT / 4' ~ 6' SP
	38		38				AGAVE X 'BLUE GLOW' BLUE GLOW AGAVE	L	5 GAL.	@ 4'-0" O.C.	1' ~ 2' HT / 2' ~ 3' SP
	12		12				ALOE X 'ANDORA' SAFARI ORANGE ALOE	L	5 GAL.	@ 4'-0" O.C.	2' ~ 3' HT / 3' ~ 4' SP
	69		12	14	14	29	CALLISTEMON VIMINALIS 'CV01' SLIM™ WEeping BOTTLEBRUSH	L	15 GAL.	@ 4'-0" O.C.	8' ~ 12' HT / 4' ~ 6' SP
	167		26	24	11	106	CALLISTEMON VIMINALIS 'LJ1' TM BETTER JOHN BOTTLEBRUSH	L	5 GAL.	@ 3'-0" O.C.	2' ~ 3' HT / 3' ~ 4' SP
	73		73				DIANELLA TASMANICA FLAX LILY	M	5 GAL.	@ 4'-0" O.C.	2' ~ 3' HT / 2' ~ 3' SP
	293		209	30	24	30	DIETES IRIDIOIDES 'DAVID'S DWARF' DAVID'S DWARF FORTNIGHT LILY	L	1 GAL.	@ 2'-0" O.C.	1' ~ 2' HT / 1' ~ 2' SP
	18		18				EUONYMUS JAPONICUS 'AUREO-MARGINATUS' GOLDEN EUONYMUS	L	5 GAL.	@ 4'-0" O.C.	3' ~ 4' HT / 3' ~ 4' SP
	208		42			166	JUNCUS PATENS 'ELK BLUE' SPREADING RUSH	L	1 GAL.	PER PLAN	1' ~ 2' HT / 3' ~ 5' SP
	62		26	36			LIGUSTRUM JAPONICUM JAPANESE PRIVET COLUMN FORM	L	15GAL. STAKED	@ 4'-0" O.C. COLUMNAR	12' ~ 20' HT / 4' ~ 6' SP
	263		27	15	82	139	LIGUSTRUM JAPONICUM JAPANESE PRIVET	L	5 GAL.	@ 4'-0" O.C.	6' ~ 8' HT / 4' ~ 6' SP
	299		172	17	7	103	LOMANDRA LONGIFOLIA 'BREEZE' BREEZE™ MAT RUSH	L	1 GAL.	@ 4'-0" O.C.	2' ~ 3' HT / 3' ~ 4' SP
	139		65	74			NANDINA DOMESTICA 'GULF STREAM' TM GULF STREAM HEAVENLY BAMBOO	L	5 GAL.	@ 3'-0" O.C.	4' ~ 5' HT / 2' ~ 3' SP
	149		25	12	74	38	NERIUM OLEANDER 'DWARF PINK ICE' DWARF PINK ICE OLEANDER	L	5 GAL.	@ 4'-0" O.C.	4' ~ 5' HT / 4' ~ 5' SP
	71		48	11		12	NERIUM OLEANDER 'RED' RED OLEANDER	L	5 GAL.	@ 5'-0" O.C.	6' ~ 8' HT / 6' ~ 12' SP
	33		33				NERIUM OLEANDER 'WHITE' WHITE OLEANDER	L	5 GAL.	@ 5'-0" O.C.	10' ~ 15' HT / 10' ~ 15' SP
	10		10				PHORMIUM TENAX 'GUARDSMAN' NEW ZEALAND FLAX	L	15 GAL.	PER PLAN	6' ~ 8' HT / 6' ~ 8' SP
	44		29			15	PHORMIUM X 'AMAZING RED' AMAZING RED NEW ZEALAND FLAX	M	5 GAL.	@ 4'-0" O.C.	1' ~ 2' HT / 3' ~ 4' SP
	43		7		17	19	PITTOSPORUM TENUIFOLIUM 'SILVER SHEEN' SILVER SHEEN TAWHIWIHI	M	15 GAL.	@ 4'-0" O.C.	12' ~ 15' HT / 8' ~ 10' SP
	10		10				PODOCARPUS ELONGATUS 'MONMAL' ICEE BLUE® YELLOW WOOD	M	15 GAL.	@ 4'-0" O.C.	8' ~ 10' HT / 4' ~ 6' SP
	189		41	11	77	60	PODOCARPUS GRACILIOR FERN PINE	M	15 GAL. STAKED	@ 5'-0" O.C.	15' ~ 20' HT / 6' ~ 8' SP
	215		81	89		45	RHAPHIOLEPIS INDICA 'DANCER' DANCER INDIAN HAWTHORN	M	5 GAL.	@ 3'-0" O.C.	3' ~ 5' HT / 3' ~ 5' SP
	82		30		52		RHAPHIOLEPIS INDICA 'SPRINGTIME' SPRINGTIME INDIAN HAWTHORN	L	5 GAL.	@ 4'-0" O.C.	3' ~ 5' HT / 3' ~ 5' SP
	61		61				ROSA X 'NOA168098F' FLOWER CARPET® PINK SUPREME GROUNDCOVER ROSE	M	3 GAL.	@ 4'-0" O.C.	1' ~ 2' HT / 3' ~ 4' SP
	155		41	62	24	28	SALVIA LEUCANTHA 'MIDNIGHT' MIDNIGHT MEXICAN BUSH SAGE	L	5 GAL.	@ 3'-6" O.C.	3' ~ 4' HT / 4' ~ 6' SP
	49		39			10	STRELITZIA REGINAE BIRD OF PARADISE	M	5 GAL.	@ 4'-0" O.C.	4' ~ 6' HT / 4' ~ 6' SP
	257		44	29	75	109	WESTRINGIA FRUTICOSA 'WES03' TM BLUE GEM COAST ROSEMARY	L	5 GAL.	@ 4'-0" O.C.	4' ~ 6' HT / 4' ~ 6' SP
	73		43			30	X MANGAVE X 'LAVENDER LADY' LAVENDER LADY MANGAVE	L	5 GAL.	@ 4'-0" O.C.	1' ~ 2' HT / 2' ~ 3' SP
GROUND COVERS	QTY	LLMD	LP01	LP02	LP03	LP04	BOTANICAL / COMMON NAME	WUCOLS	SIZE	REMARKS	MATURE SIZE
	836		434	166	82	154	AJUGA REPTANS CARPET BUGLE	M	4" POTS	@ 3'-6" O.C.	1' ~ 2' HT / 3' ~ 4' SP
	589	33	84	17	225	230	BOUGAINVILLEA X 'MONKA' OO-LA-LA® BOUGAINVILLEA	L	5 GAL.	@ 4'-0" O.C.	2' ~ 3' HT / 4' ~ 6' SP
	993		163	201	280	349	LANTANA X 'NEW GOLD' NEW GOLD LANTANA	L	1 GAL.	@ 4'-0" O.C.	1' ~ 1.5' HT / 1' ~ 2' SP
	1,135	828	193	46		68	ROSMARINUS X LAVANDULACEUS PROSTRATE ROSEMARY	L	1 GAL.	@ 4'-0" O.C.	2' ~ 3' HT / 4' ~ 6' SP



MISSION LANDSCAPE ARCHITECTURE

Date:	Job No.: 22-0998
2023.03.08	AGENCY SUBMITTAL
2023.08.03	AGENCY SUBMITTAL (A-2)
2024.07.01	AGENCY SUBMITTAL (A-3)



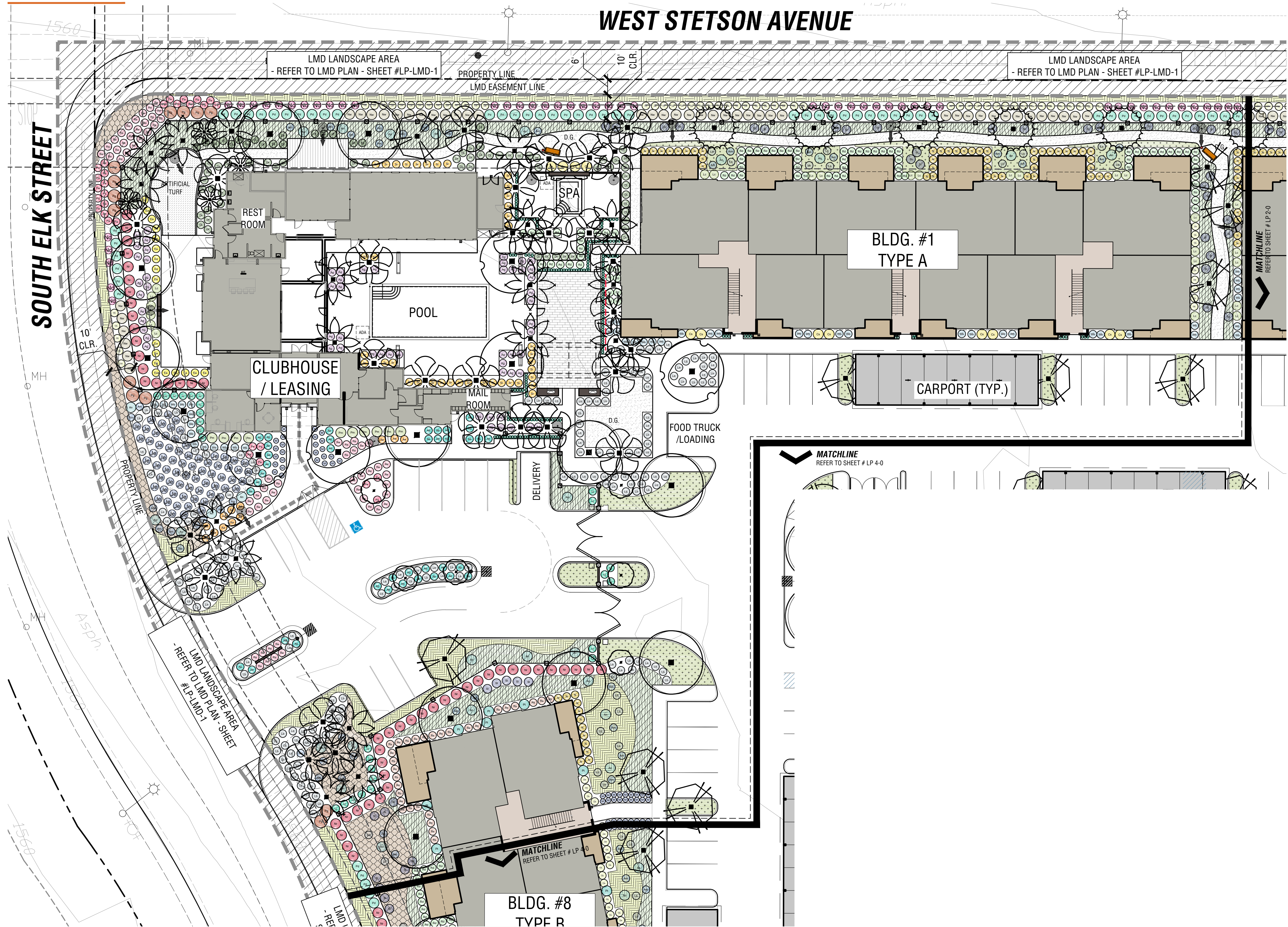
LANDSCAPE MASTER LEGEND AND NOTES

ASTER APARTMENTS - PHASE 1

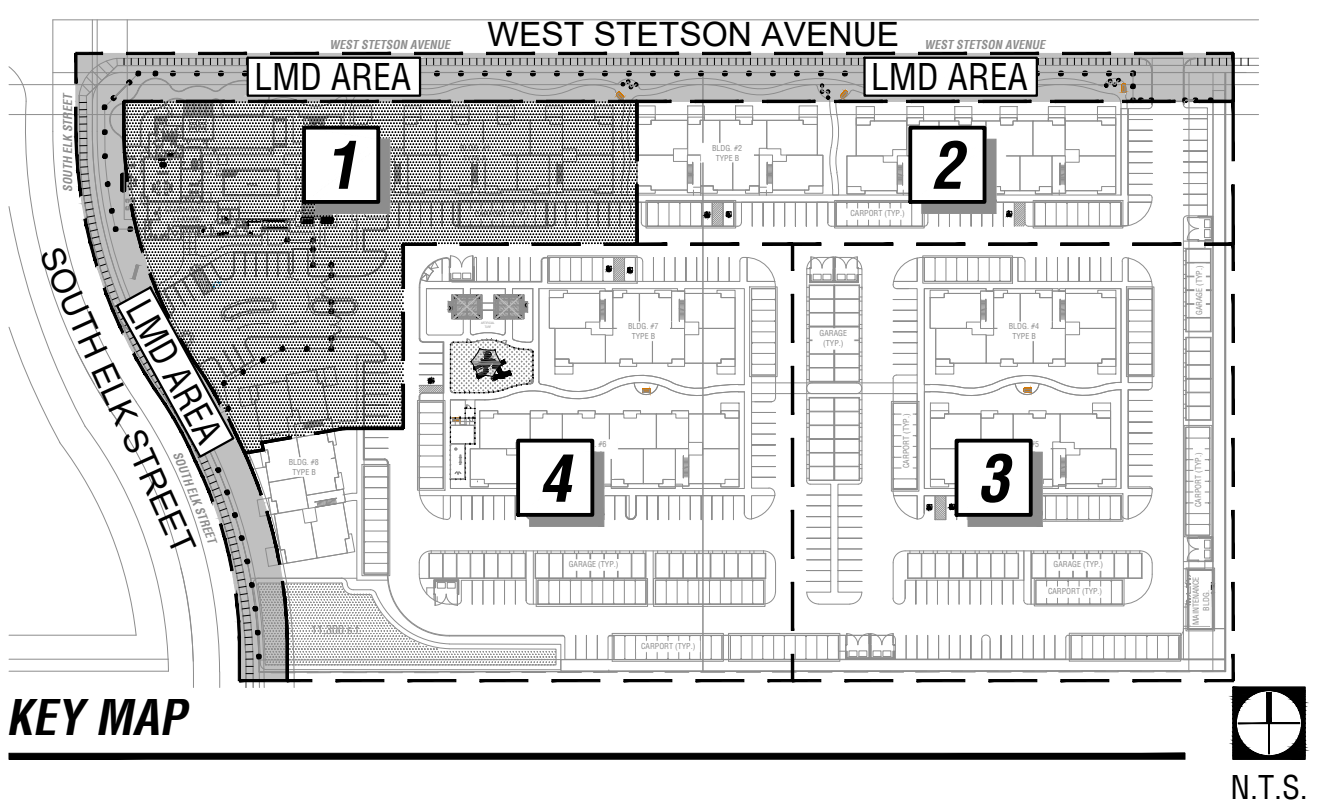
SOUTH ELK ST. & WEST STETSON AVE. HEMET, CALIFORNIA, 92543

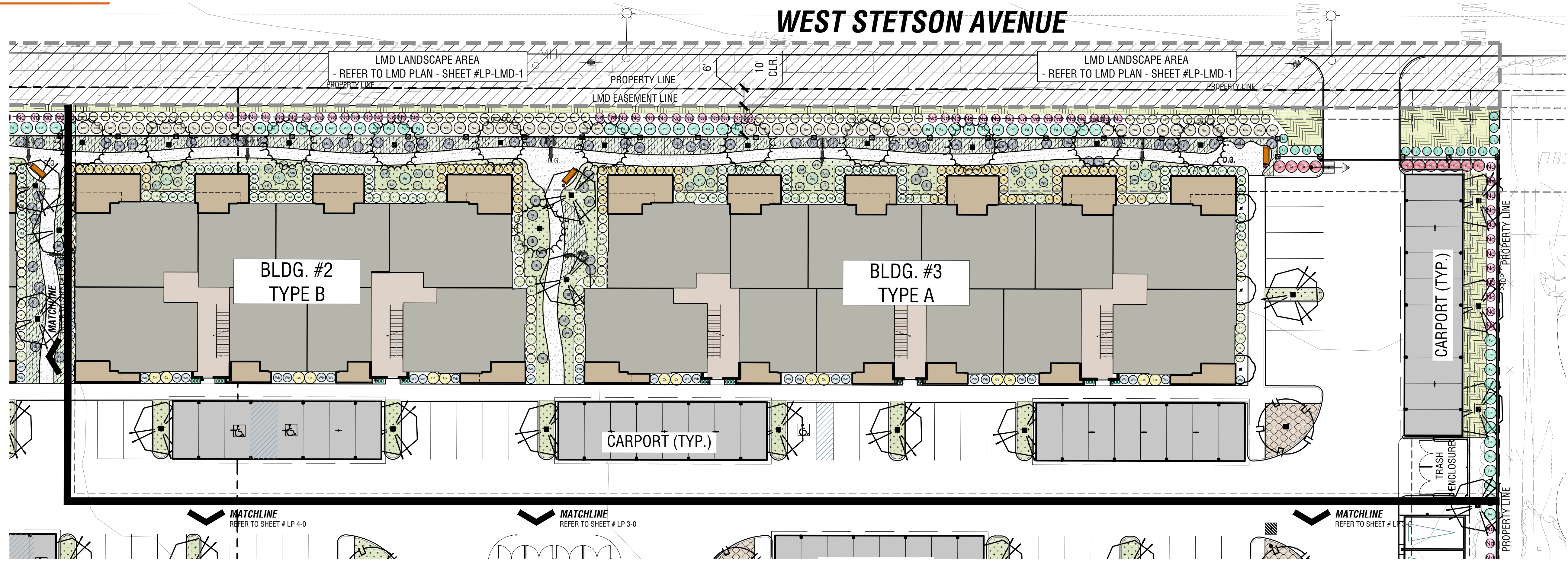
HIGH POINTE
COMMUNITIES

LPN 1-0

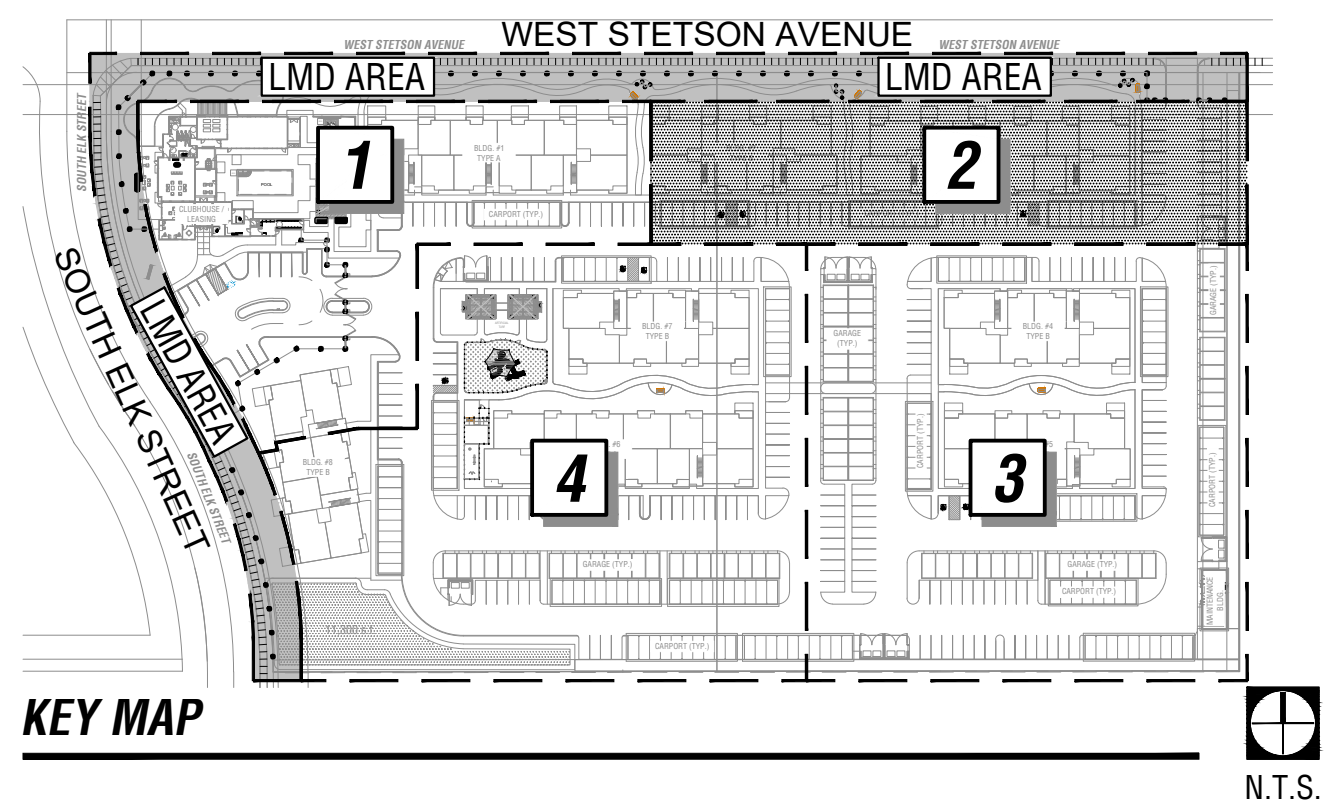
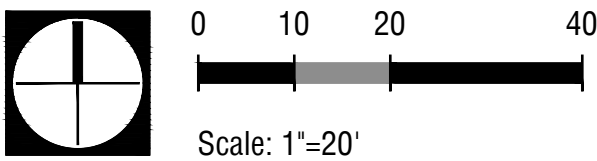


NOTES:
REFER TO SHEET #LPN 1-0 FOR
PLANTING SCHEDULE LEGEND
AND PLANTING NOTES





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REFER TO SHEET #LPN 1-0 FOR
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MISSION LANDSCAPE ARCHITECTURE

Date:	Job No.: 22-0998
2023.03.08	AGENCY SUBMITTAL
2023.08.03	AGENCY SUBMITTAL (A-2)
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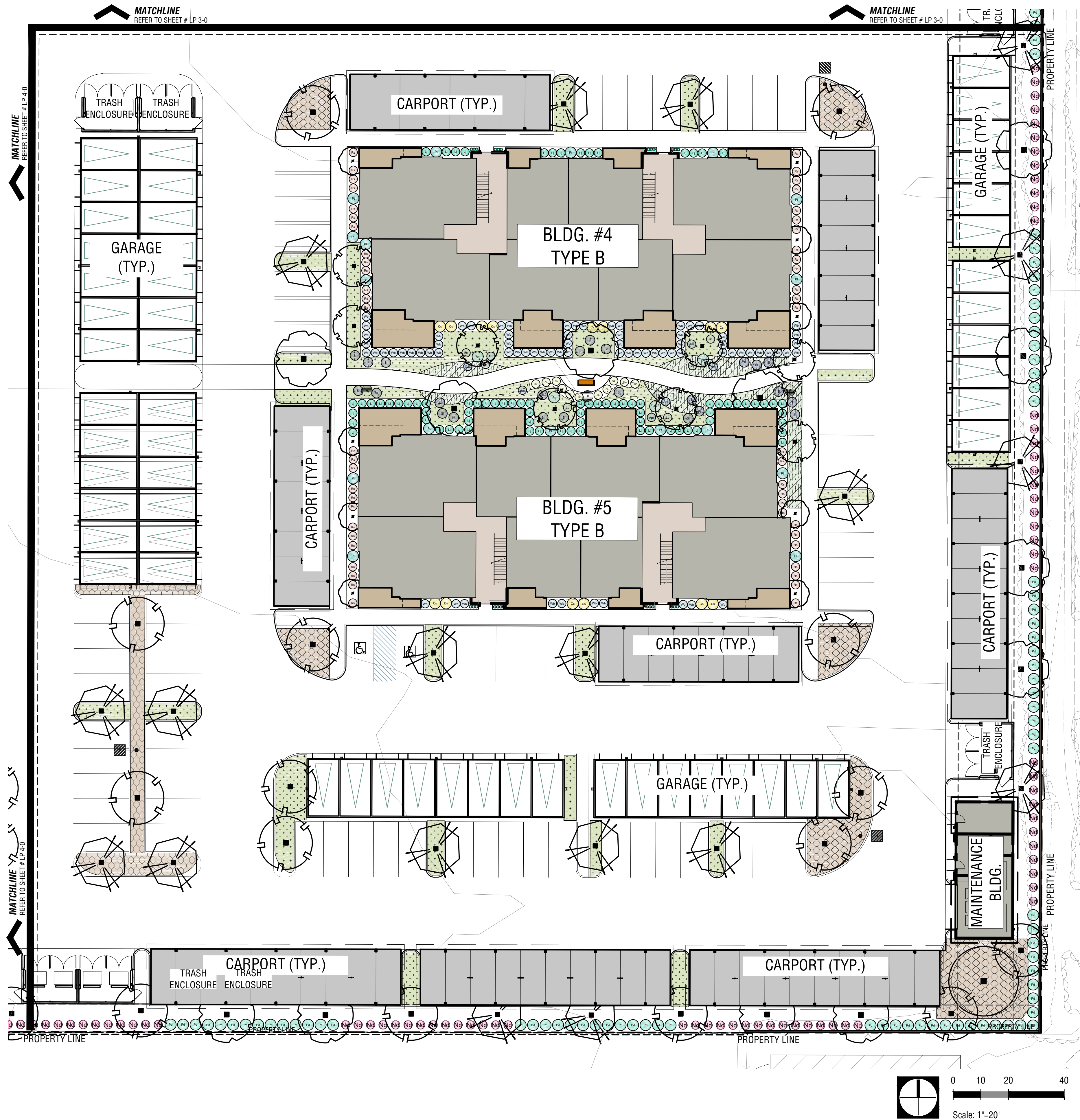
LANDSCAPE PLANTING CONCEPT - AREA 2

ASTER APARTMENTS - PHASE 1

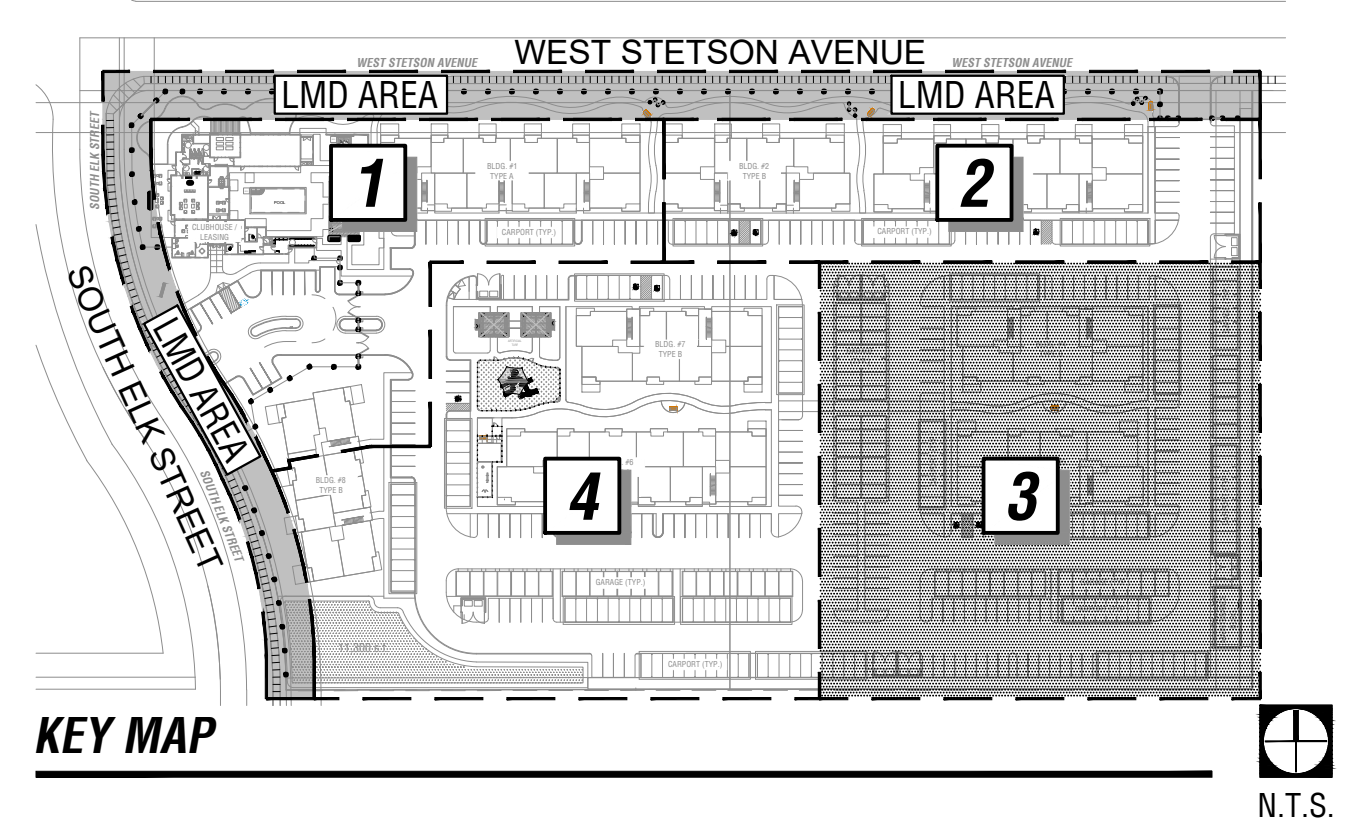
SOUTH ELK ST. & WEST STETSON AVE. HEMET, CALIFORNIA, 92543



LP 2-0



NOTES:
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 PLANTING SCHEDULE LEGEND
 AND PLANTING NOTES



DD TRUCK
LOADING

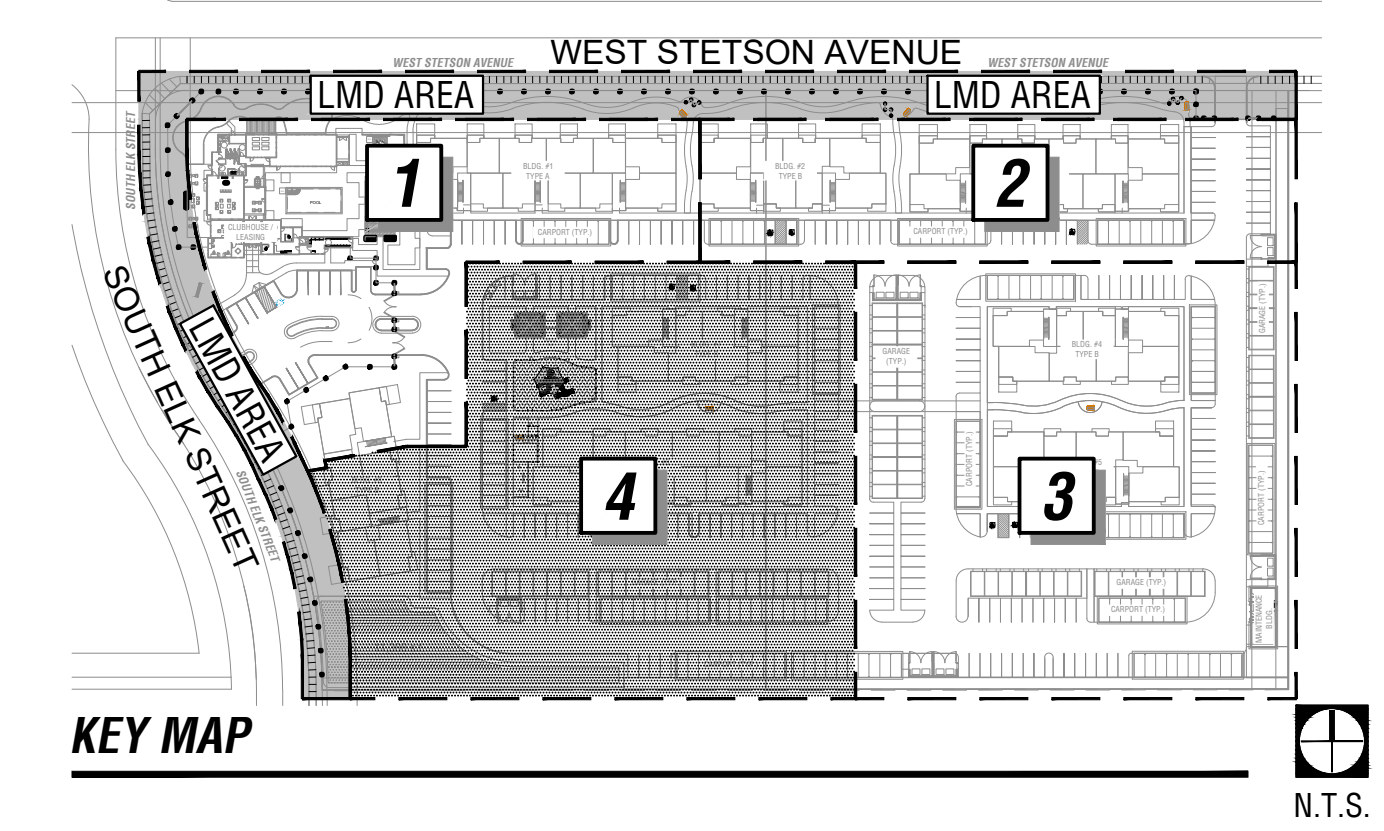
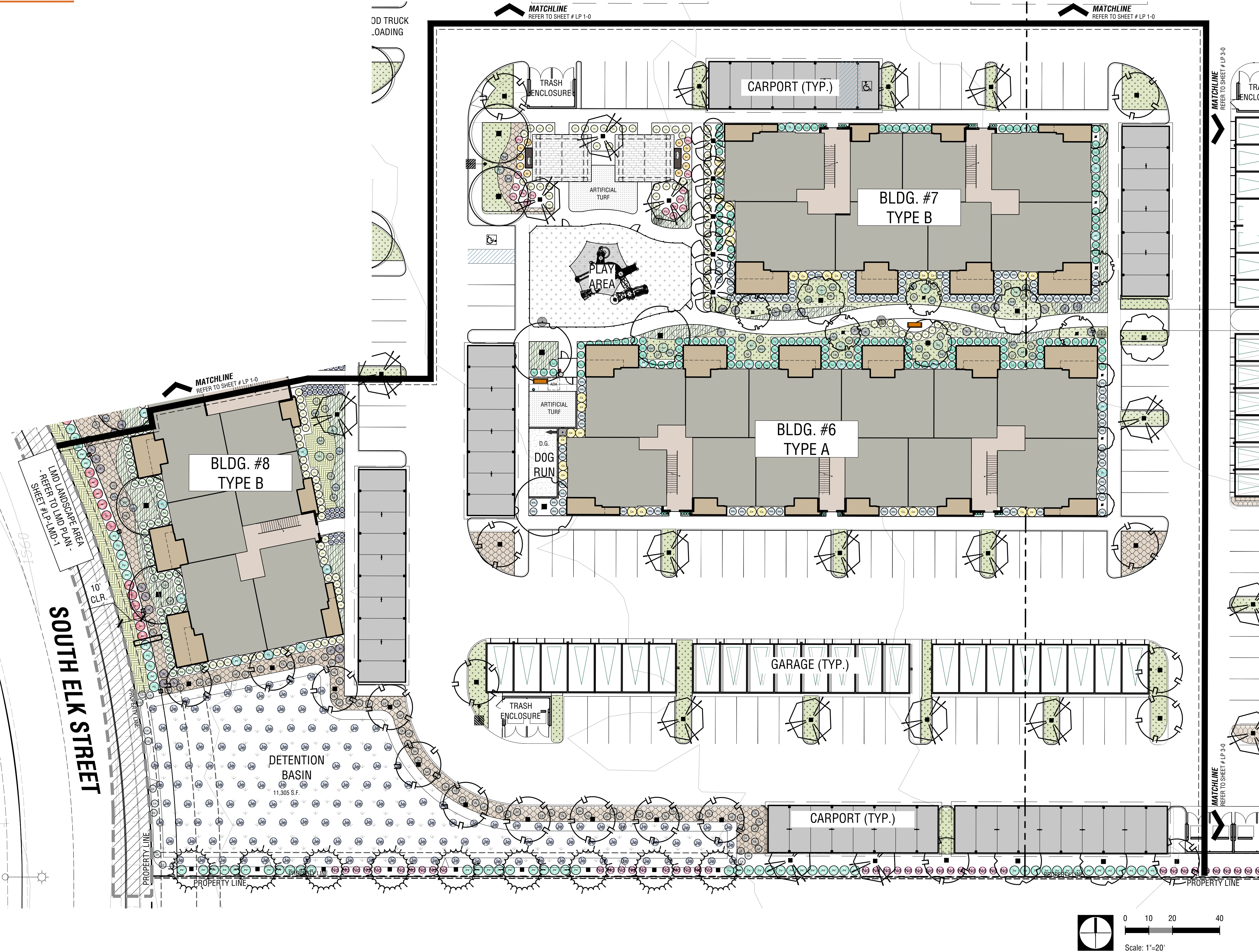
MATCHLINE
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MATCHLINE
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MATCHLINE
REFER TO SHEET # LP 3-0

MATCHLINE
REFER TO SHEET # LP 3-0

NOTES:
REFER TO SHEET #LPN 1-0 FOR
PLANTING SCHEDULE LEGEND
AND PLANTING NOTES



TREES



CALLISTEMON VIMINALIS
WEEPING BOTTLEBRUSH



GEIJERA PARVIFLORA
AUSTRALIAN WILLOW



CINNAMOMUM CAMPHORA
CAMPHOR TREE



LAGERSTROEMIA INDICA
CRAPE MYRTLE



MAGNOLIA GRANDIFLORA
SOUTHERN MAGNOLIA



PINUS ELДАРICA
AFGHAN PINE

TREES



PISTACIA CHINENSIS
CHINESE PISTACHE



RHAPHIOLEPIS 'MONTIC'
MAJESTIC BEAUTY INDIAN HAWTHORNE



SCHINUS MOLLE
CALIFORNIA PEPPER



CHAMAEROPS HUMILIS
MEDITERRANEAN FAN PALM



WASHINGTONIA ROBUSTA
MEXICAN FAN PALM



PHOENIX DACTYLIFERA 'MEDJOOL'
MEDJOOL DATE PALM

SHRUBS



AGAPANTHUS AFRICANUS
AFRICAN LILY



AGAVE AMERICANA
GIANT BLUE AGAVE



AGAVE AMERICANA 'MEDIO-PICTA ALBA'
WHITE STRIPED CENTURY PLANT



ALOE 'ANDORA'
SAFARI ORANGE ALOE



AGAVE 'BLUE GLOW'
BLUE GLOW AGAVE

SHRUBS



CALLISTEMON VIMINALIS 'CV01'
SLIM WEEPING BOTTLEBRUSH



CALLISTEMON VIMINALIS 'LJ1'™
BETTER JOHN BOTTLEBRUSH



DIANELLA TASMANICA
FLAX LILY



DIETS IRIODIES 'DAVID'S DWARF'
DAVID'S DWARF FORTNIGHT LILY



EUONYMUS JAPONICA 'AUREO-MARGINATUS'
GOLDEN EUONYMUS



MISSION LANDSCAPE ARCHITECTURE

Date:	Job No.: 22-0998
2023.03.08	AGENCY SUBMITTAL
2023.08.03	AGENCY SUBMITTAL (A-2)
2024.07.01	AGENCY SUBMITTAL (A-3)



LANDSCAPE PLANTING IMAGERY

Aster Apartments - Phase 1

SOUTH ELK ST. & WEST STETSON AVE. HEMET, CALIFORNIA 92542



LPI 1-0

SHRUBS



JUNCUS PATENS 'ELK BLUE'
SPREADING RUSH



LIGUSTRUM JAPONICUM
JAPANESE PRIVET COLUMN FORM



LIGUSTRUM JAPONICUM
JAPANESE PRIVET



NANDINA DOMESTICA 'GULF STREAM' TM
GULF STREAM HEAVENLY BAMBOO



NERIUM OLEANDER 'RED'
RED OLEANDER

SHRUBS



NERIUM OLEANDER 'WHITE'
WHITE OLEANDER



PHORMIUM TENAX 'GUARDSMAN'
NEW ZEALAND FLAX



PHORMIUM TENAX 'AMAZING RED'
AMAZING RED NEW ZEALAND FLAX



PITTOSPORUM TENUIFOLIUM 'SILVER SHEEN'
SILVER SHEEN TAWHIWHI

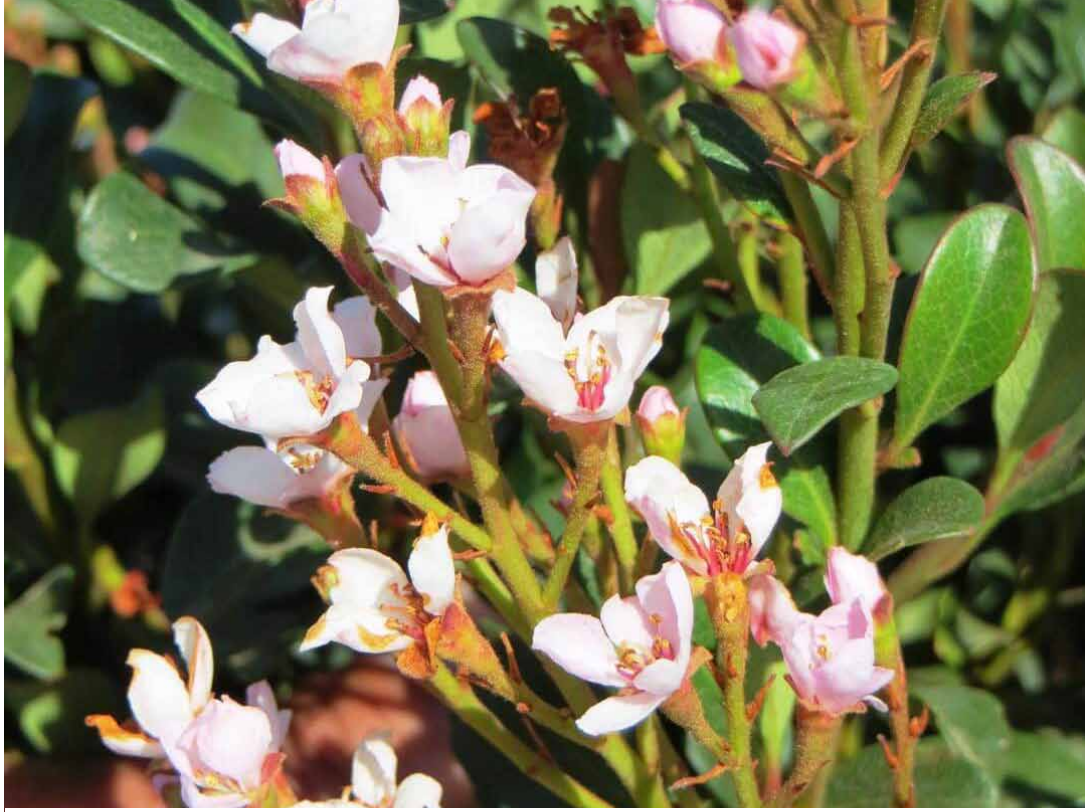


PODOCCARPUS ELONGATUS 'MONMAL'
ICEE BLUE YELLOW WOOD

SHRUBS



PODOCCARPUS GRACILIOR
FERN PINE



RHAPHIOLEPIS INDICA 'DANCER'
DANCER INDIAN HAWTHORN



RHAPHIOLEPIS INDICA 'SPINGTIME'
SPRINGTIME INDIAN HAWTHORN



WESTRINGIA FRUTICOSA 'WESO3' TM
BLUE GEM COAST ROSEMARY



STRELITZIA REGINAE
BIRD OF PARADISE

SHRUBS



SALVIA LEUCANTHA 'MIDNIGHT'
MIDNIGHT MEXICAN BUSH SAGE



X MANGAVE 'LAVENDER LADY'
LAVENDER LADY MANGAVE



LANDSCAPE PLANTING IMAGERY

Aster Apartments - Phase 1

SOUTH ELK ST. & WEST STETSON AVE. HEMET, CALIFORNIA 92542

GROUNDCOVER



AJUGA REPTANWS
CARPET BUGLE



COUGANVILLEA X 'MONKA'
OO-LA-LA BOUGAINVILLEA



LOMANDRA LONGIFOLIA 'BREEZE'
BREEZE MAT RUSH



ROSEMARINUS X LAVANDULACEUS
PROSTRATE ROSEMARY



LANTANA 'NEW GOLD'
NEW GOLD LANTANA

GROUNDCOVER



ROSA X'NOA168098F'
FLOWER CARPET PINK SUPREME GROUNDCOVER ROSE



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