

PARK SORRENTO CALABASAS

LANDSCAPE CONCEPT

THE PARK APARTMENTS

APN: 2068-003-034

PARK SORRENTO
CALABASAS, CA 91302

CRUZAN
9171 WILSHIRE BLVD
BEVERLY HILL, CA 90210

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**ARCHITECTURAL
REVIEW PANEL**

2019-029.00

02.16.2023

REVISION

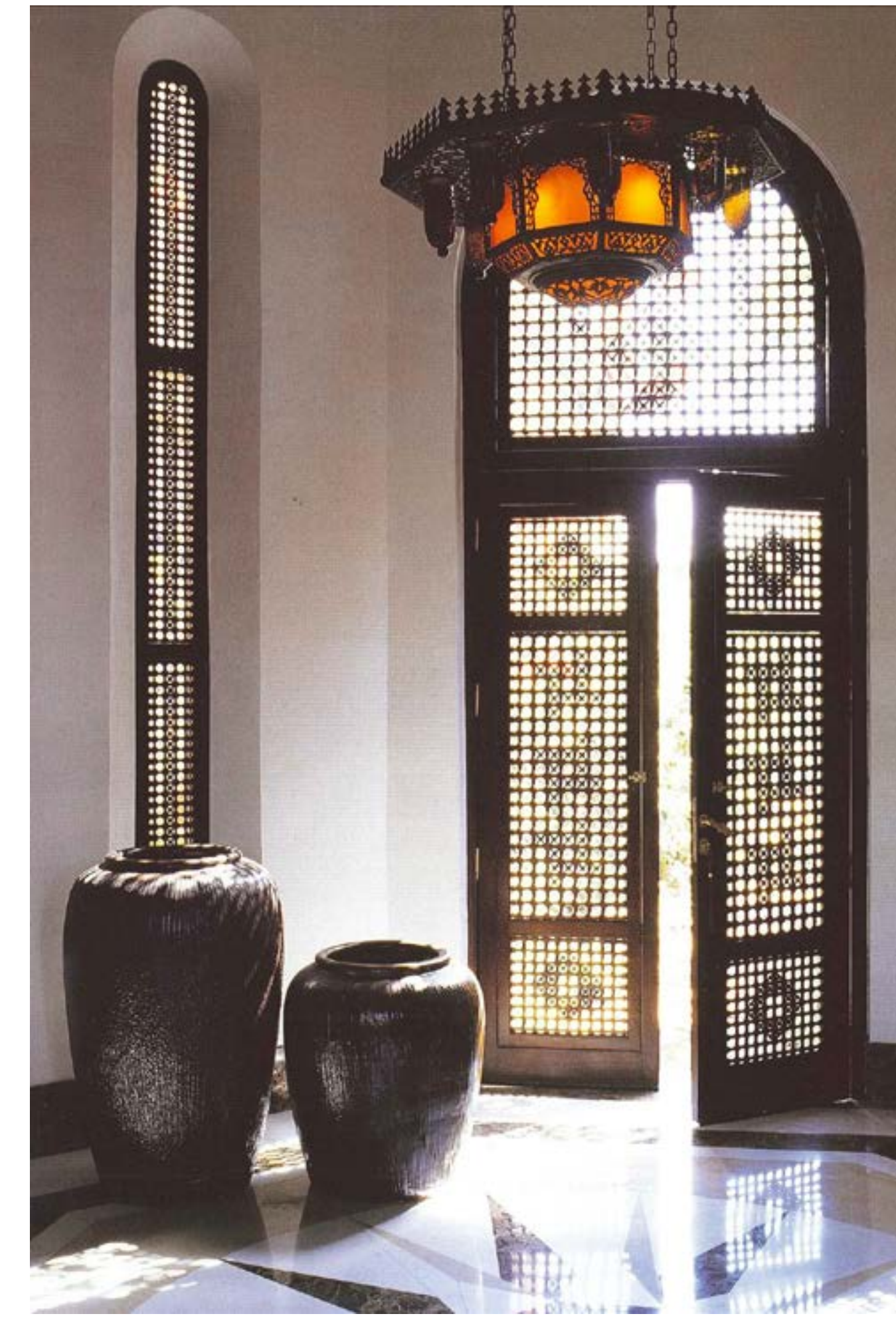
COVER SHEET

SHEET TITLE

L000

LANDSCAPE SHEET INDEX

- L000 COVER SHEET
- L010 INSPIRATION
- L100 1ST & 2ND FLOOR LANDSCAPE CONCEPT
- L150 5TH FLOOR LANDSCAPE CONCEPT
- L200 MATERIALS
- L310 1ST FLOOR PLANTING PLAN
- L320 2ND FLOOR PLANTING PLAN
- L350 5TH FLOOR PLANTING PLAN
- L360 PLANT PALETTE
- L400 IRRIGATION PLAN



DECORATIVE SCREENS

PERGOLA AT DECK

VIEW THROUGH COURTYARD
TO HILL BEYOND

TERRACED PLANTERS
AT STEPS

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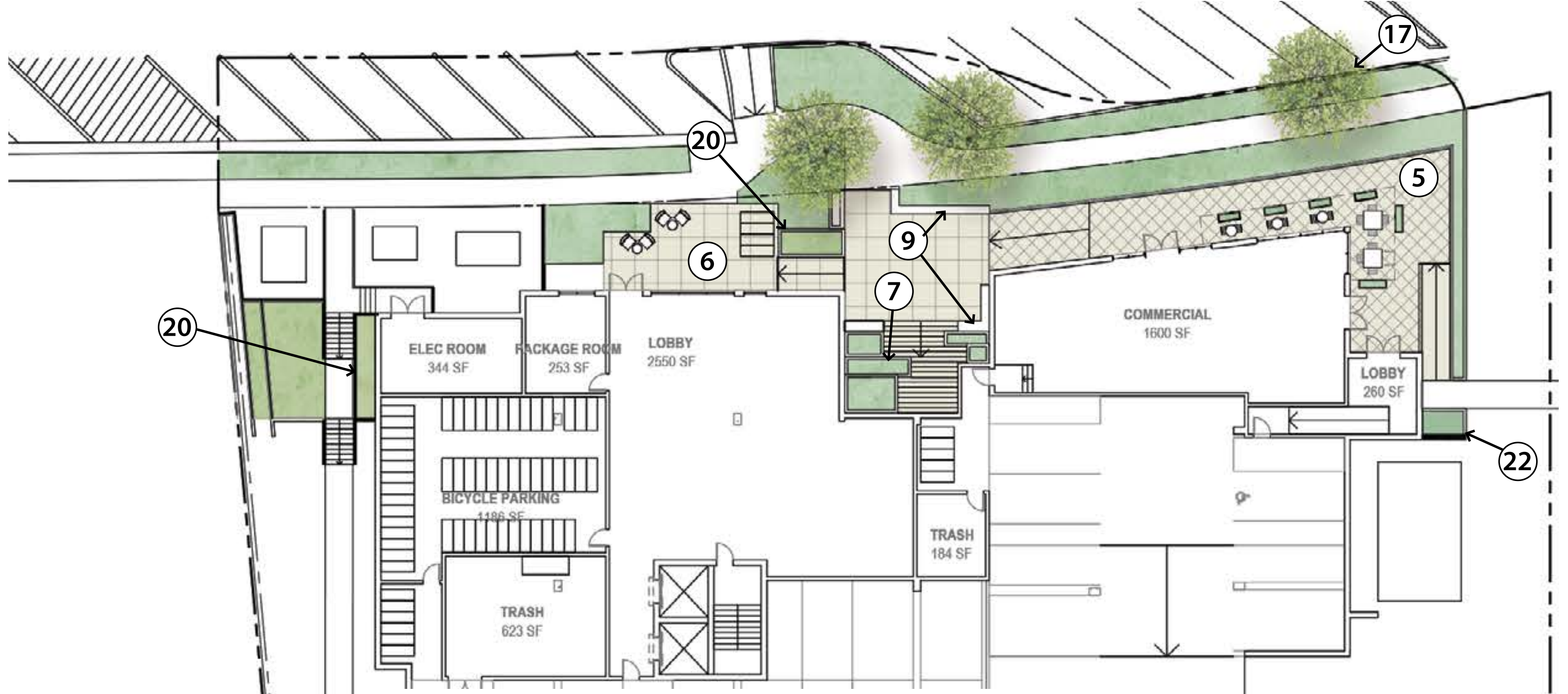
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SHEET TITLE:
INSPIRATION






SHEET NUMBER:
L010



KEYNOTE LEGEND

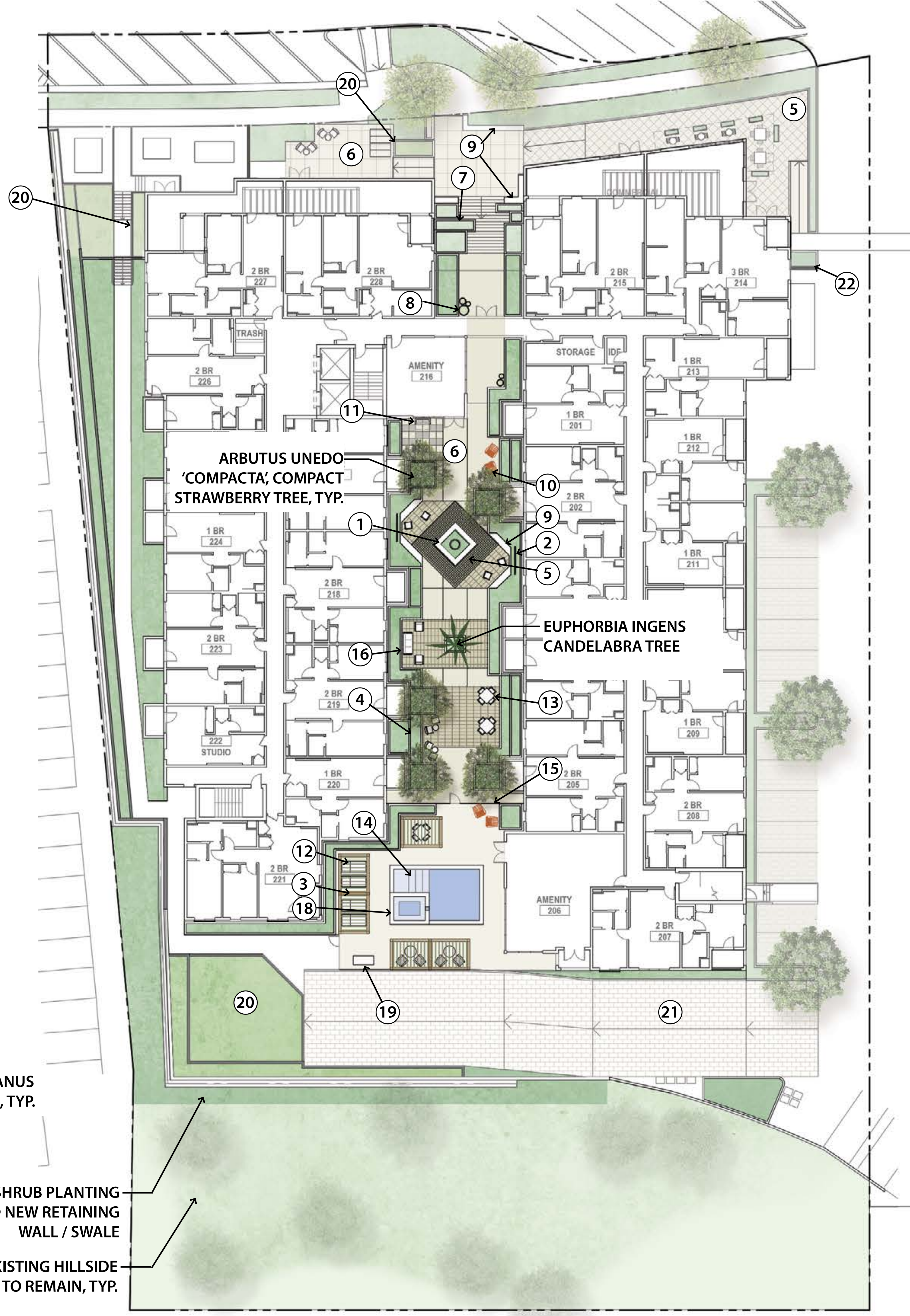
- 1 FOCAL TIERED SEAT WALL PLANTER
- 2 DECORATIVE SCREENS TO ECHO BLDG.
- 3 CABANAS AT POOL
- 4 RAISED CONCRETE PLANTERS
- 5 DECORATIVE PAVERS
- 6 INTEGRAL COLOR CONCRETE PAVING
- 7 TERRACED PLANTERS AT STEPS
- 8 POTS
- 9 BUILT-IN CONCRETE BENCHES
- 10 ADIRONDACK CHAIRS
- 11 EXERCISE EQUIPMENT AND RUBBER MAT SURFACE OUTSIDE GYM
- 12 LOUNGE SEATING AT CABANAS
- 13 MOVEABLE TABLES
- 14 SIT / STEPS AT POOL
- 15 POOL FENCE
- 16 OUTDOOR LIVING ROOM SET
- 17 STREET TREES TO REMAIN
- 18 HOT TUB / SPA
- 19 POOLSIDE BAR / STORAGE
- 20 LID PLANTERS PER CIVIL
- 21 PERMEABLE PAVING
- 22 8' H TERRA COTTA COLOR PERFORATED METAL SCREEN WITH VINE PLANTING SCREEN AT LOADING DOCK

TREE LEGEND

-  EXISTING ULMUS PARVIFOLIA
CHINESE ELM STREET TREES
PROTECT IN PLACE
-  PLATANUS MEXICANA
MEXICAN SYCAMORE
50' H x 30' W
-  EUPHORBIA INGENS
CANDELABRA TREE
19-26' H
-  ARBUTUS UNEDO 'COMPACTA'
COMPACT STRAWBERRY TREE
6-8' H X 5-6' W
-  EXISTING HILLSIDE TREES
TO REMAIN PROTECT IN PLACE

SEE SHEETS L310 / L320 FOR FULL PLANTING PLAN

Level 1

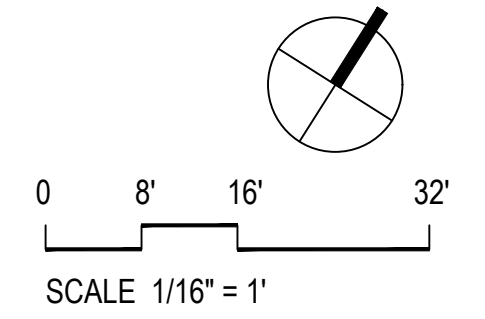


Level 2

NEW PLATANUS MEXICANA, TYP.

NEW NATIVE SHRUB PLANTING FIRST 5' BEYOND NEW RETAINING WALL / SWALE

EXISTING HILLSIDE PLANTING TO REMAIN, TYP.



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1ST & 2ND FLOOR LANDSCAPE CONCEPT

L100



PLANTED FOCAL FOUNTAIN
Callout 1 2nd Floor



INTEGRAL COLOR CONCRETE PLANTER WALLS
1st and 2nd Floor Raised Planters



WOOD COLOR CABANAS / PERGOLA SHADE
Callout 3 2nd Floor / 2 5th Floor



POOL and SPA



DECORATIVE SCREEN (TO MATCH BLDG.)
Callout 2 2nd Floor



PEDESTAL PAVING
Callout 3 5th Floor



HIGH TABLE
Callout 11 2nd Floor



ADIRONDACK CHAIRS
Callout 10 2nd Floor



BBQ / OUTDOOR KITCHEN
Callout 1A / 1B 5th Floor



DECORATIVE POTS
Callout 8 2nd Floor



PATTERNED PORCELAIN TILE PAVING AT 'FOUNTAIN'
Callout 5 2nd Floor



LOUNGE CHAIRS
Callout 12 2nd Floor



OUTDOOR LIVING ROOM
Callout 21 2nd Floor
Callout 9 5th Floor



POOL BAR / STORAGE
Callout 19 2nd Floor



EXERCISE EQUIPMENT AND RUBBER MAT SURFACE
Callout 20 2nd Floor



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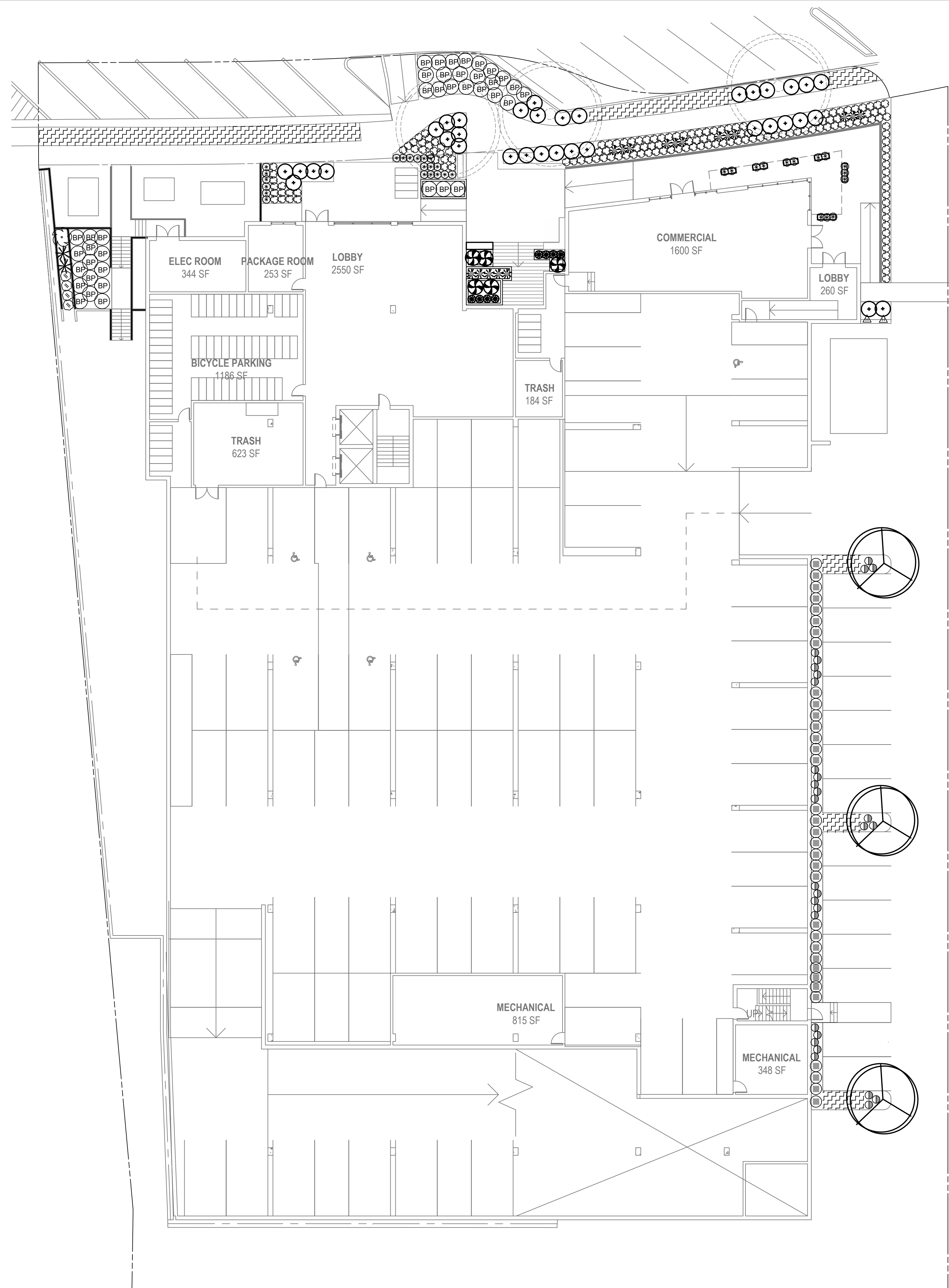
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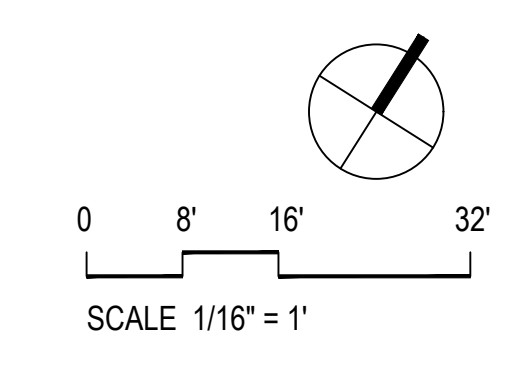
MATERIALS

L200



FIRST FLOOR PLANT LEGEND							
TREES							
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY*	MATURE SIZE	WATER USE	NOTES
	PLATANUS MEXICANA	MEXICAN SYCAMORE	24" BOX	3	50' H X 30' W	MOD	
	ULMUS PARVIFLORA EXISTING	CHINESE ELM TREE		3		MOD	PROTECT IN PLACE
OTHER PLANTS							
	ACACIA 'COUSIN ITT'	COUSIN ITT ACACIA	5G	5	2-3' H X 4-6' W	MOD	
	BACCHARIS PILULARIS 'PIGEON POINT'	PROSTRATE COYOTE BRUSH	1G	29	1-2' H X SPREAD	LOW	
	BESCHORNERIA YUCCAOIDES 'FLAMINGO GLOW'	VARIEGATED AMOLE	5G	2	4-6' H X W	LOW	
	CARISSA MACROCARPA 'BOXWOOD BEAUTY'	THORNLESS CARISSA	5G	146	2' H X W	LOW	
	CASURINA GLAUCA 'COUSIN IT'	PROSTRATE SWAMP OAK	5G	1	1'< H X 6-8' W	LOW	
	CORDYLINE DESIGN-A-LINE BURGUNDY	BURGUNDY CORDYLINE	5G	8	2-3' H X W	MOD	
	HARDENBERGIA VIOLACEA 'HAPPY WANDERER'	HAPPY WANDERER VINE LILAC	5G	2	TWINGING 12-26'	LOW	
	MYOPORUM PARVIFOLIUM 'PINK'	PINK AUSTRALIAN RACER	216	1 GAL	< 1' X SPREAD	LOW	24" OC TRIANGULAR SPACING
	RHAMPHILEPIS UMBELLATA 'MINOR'	DWARF YEDDO HAWTHORNE	5G	4	4-6' H X 2-3' W	LOW	
	ROSMARINUS 'BLUE SPIRES'	BLUE SPIRES ROSEMARY	5G	34	4-5' H X 2-3' W	LOW	
	SANTOLINA NEAPOLITANA 'LEMON QUEEN'	NAPLES LAVENDER COTTON	5G	29	1-2' H X 2-3' W	LOW	
	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	1G	35	2' H X 5' W	MOD	PLANTED AS GROUNDCOVER
	WESTRINGIA 'LOW HORIZON'	LOW HORIZON COAST ROSEMARY	5G	34	1' X 3-5' W	LOW	
	YUCCA FILAMENTOSA 'COLOR GUARD'	COLOR GUARD ADAM'S NEEDLE	5G	17	3-4' H X W	MOD	
*QUANTITIES LISTED FOR CONVENIENCE ONLY; CONTRACTOR TO VERIFY							

Level 1



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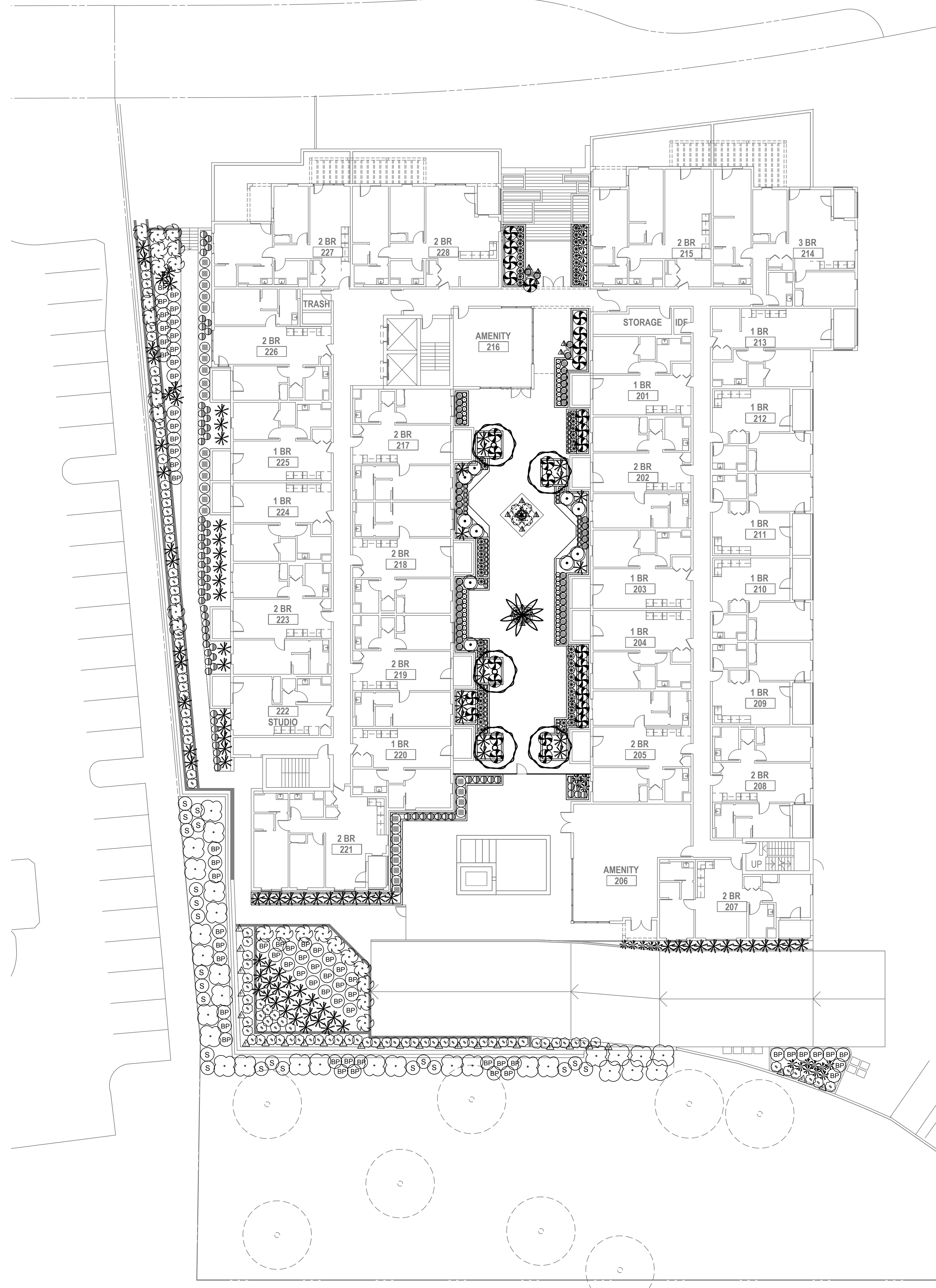
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SHEET TITLE:
**1ST FLOOR
PLANTING PLAN**

SHEET NUMBER:
L310

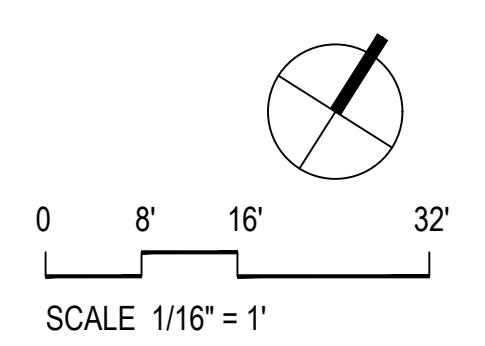


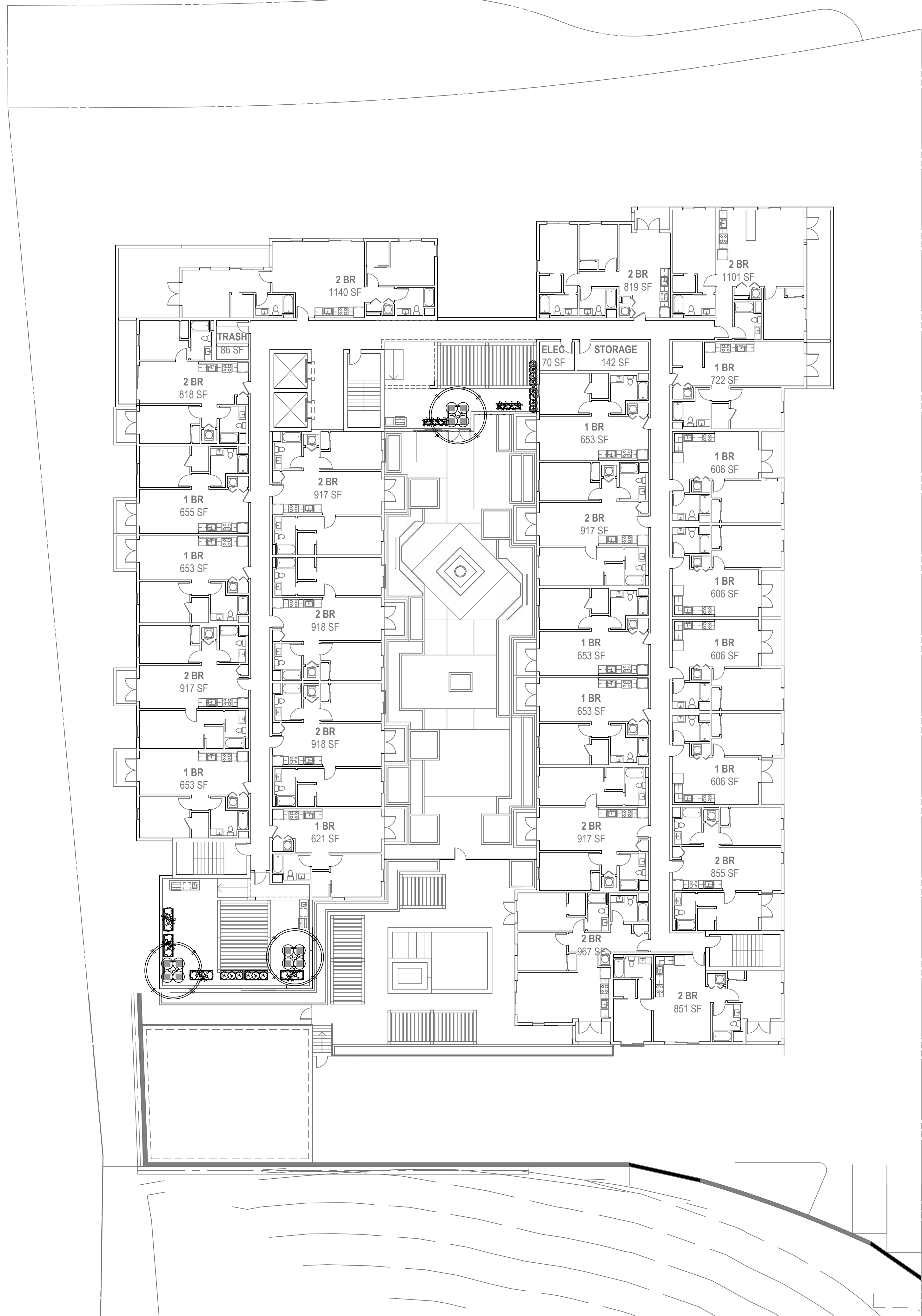
SECOND FLOOR PLANT LEGEND

TREES							
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY*	MATURE SIZE	WATER USE	NOTES
	ARBUS UNEDO 'COMPACTA'	DWARF STRAWBERRY TREE	24" BOX	5	6-8' H X 5-6' W	LOW	
	EUPHORBIA INGENS	CANDELABRA TREE	24" BOX	1	20' H X 20' W	LOW	
OTHER PLANTS							
	ACACIA 'COUSIN ITT'	COUSIN ITT ACACIA	5G	30	2-3' H X 4-6' W	MOD	
	ALOE PLICATILIS	FAN ALOE	10G	1	3-6' H X W	LOW	
	BACCHARIS PILULARIS 'PIGEON POINT'	PROSTRATE COYOTE BRUSH	1G	66	1-2' H X SPREAD	LOW	
	BESCHORNERIA YUCCAOIDES 'FLAMINGO GLOW'	VARIEGATED AMOLE	5G	99	4-6' H X W	LOW	
	CALATHEA BURLEMARXII 'BURLE MARX'	BURLE MARX CALATHEA	1G	44	18" H X W	MOD	
	CASURINA GLAUCA 'COUSIN IT'	PROSTRATE SWAMP OAK	5G	23	1'-6" H X 6-8' W	LOW	
	CEANOTHUS 'YANKEE POINT'	YANKEE POINT CALIFORNIA LILAC	5G	29	2-3' H X 8-10' W	LOW	
	COPROSMA KIRKII 'VARIEGATA'	VARIEGATED MIRROR PLANT	5G	10	1-2' X 4-6' W	MOD	
	CORDYLINA DESIGN-A-LINE BURGUNDY	BURGUNDY CORDYLINA	5G	62	2-3' H X W	MOD	
	DIANELLA REVOLUTA 'BABY BLISS'	BABY BLISS FLAX LILY	1G	55	1-2' H X W	LOW	
	EUPHORBIA RIGIDA	GOPHER PLANT	5G	4	1-2' H X 2-3' W	MOD	
	FICUS PUMILA	CREEPING FIG	5G	27	25-30' H	MOD	
	RHAPHIOLEPIS UMBELLATA 'MINOR'	DWARF YEDDO HAWTHORNE	81	96	4-6' H X 2-3' W	LOW	
	SANSEVIERIA TRIFASCIATA 'MOONSHINE'	SILVER SNAKEPLANT	5G	48	1-2' H X 1' W	LOW	
	SANTOLINA NEOPOLITANA 'LEMON QUEEN'	NAPLES LAVENDER COTTON	5G	76	1-2' H X 2-3' W	LOW	
	SALVIA SONOMENSIS	SONOMA SAGE	1G	22	1' H X SPREAD	LOW	
	SEDUM MORGANUM	DONKEY'S TAIL	1G	4	TRAILING TO 2'	LOW	
	SENECIO RADICANS	FISH HOOKS SENECIO	1G	12	TRAILING TO 1'	LOW	
	WESTRINGIA 'LOW HORIZON'	LOW HORIZON COAST ROSEMARY	5G	28	1' X 3-5' W	LOW	
	YUCCA FILAMENTOSA 'COLOR GUARD'	COLOR GUARD ADAM'S NEEDLE	5G	25	3-4' H X W	LOW	

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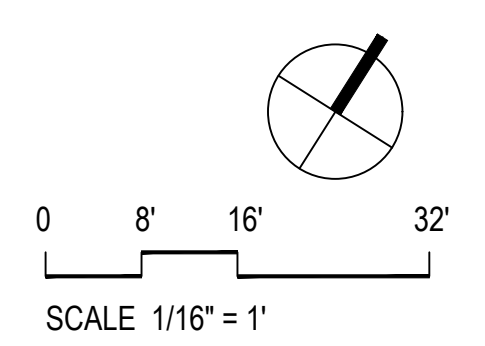
Level 2





FIFTH FLOOR PLANT LEGEND							
TREES							
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY*	MATURE SIZE	WATER USE	NOTES
	PALO VERDE 'DESERT MUSEUM'	DESERT MUSEUM PALO VERDE	24" BOX	3	50' H X 30' W	LOW	/8
OTHER PLANTS							
	CARISSA MACROCARPA 'BOXWOOD BEAUTY'	THORNLESS CARISSA	5G	8	2' H X W	LOW	
	PEDILANTHUS MACROCARPUS	SLIPPER PLANT	5G	16	3-5' H X W	LOW	
	ROSMARINUS 'BLUE SPIRES'	BLUE SPIRES ROSEMARY	5G	14	4-5' H X 2-3' W	LOW	
	WESTRINGIA 'LOW HORIZON'	LOW HORIZON COAST ROSEMARY	5G	12	1' X 3-5' W	LOW	
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Level 5



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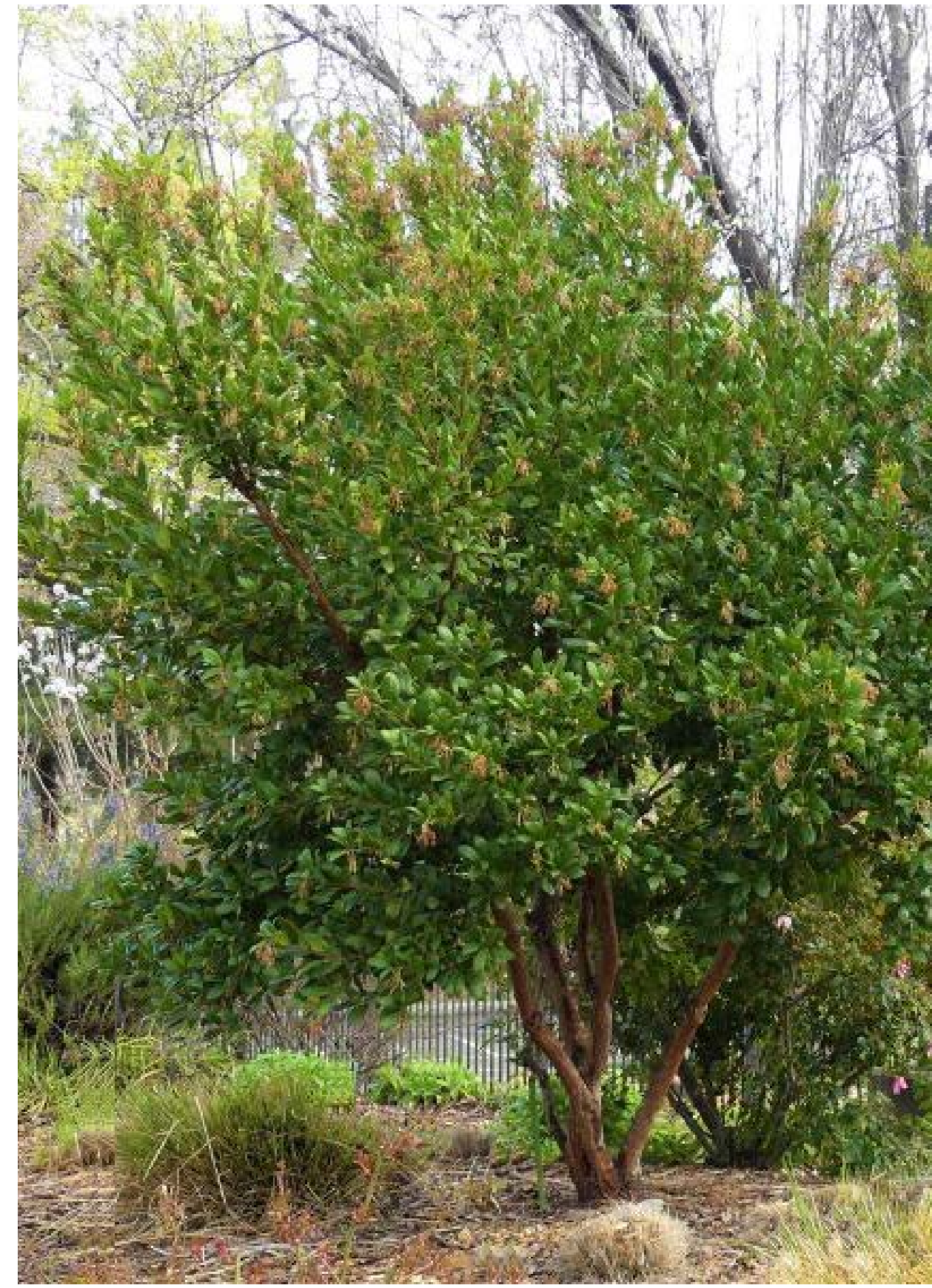
5TH FLOOR PLANTING PLAN

L350

TREES



PALO VERDE 'DESERT MUSEUM'
DESERT MUSEUM PALO VERDE



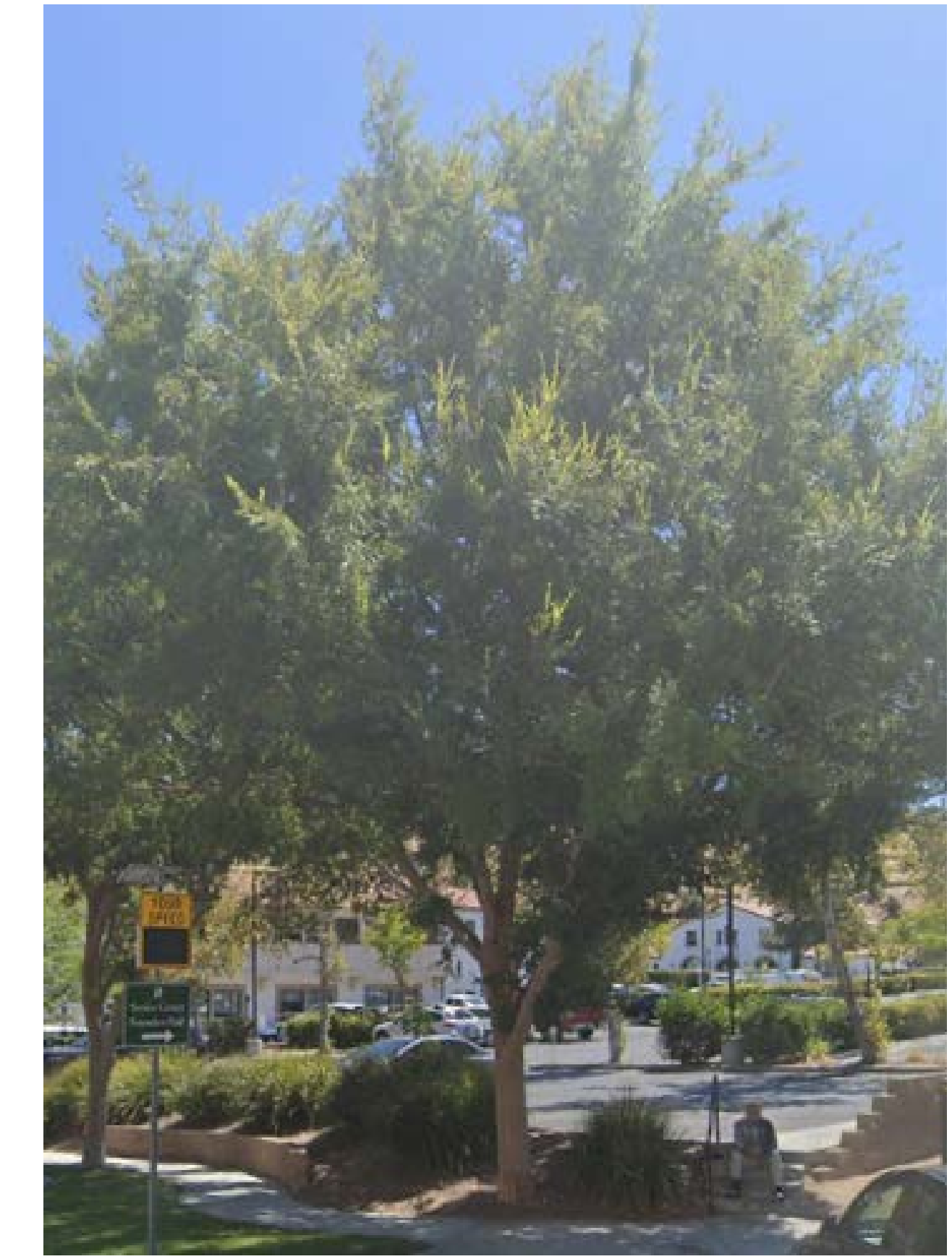
ARBUTUS UNEDO 'COMPACTA'
COMPACT STRAWBERRY TREE



EUPHORBIA INGENS
CANDELABRA TREE



PLATANUS MEXICANA
MEXICAN SYCAMORE



ULMUS PARVIFOLIA
CHINESE ELM TREE (EXISTING)

SHRUBS & GROUND COVER



ACACIA 'COUSIN ITT'
COUSIN ITT ACACIA



SANSEVIERIA TRIFASCIATA 'MOONSHINE'
SILVER SNAKEPLANT



ROSMARINUS OFFICINALIS 'BLUE SPIRES'
BLUE SPIRES ROSEMARY



ALOE PLICATILIS
FAN ALOE



SANTOLINA NEOPOLITANA
NEOPOLITAN LAVENDER COTTON



YUCCA FILOMENTOSA 'COLOR GUARD'



WESTRINGIA FRUTICOSA LOW HORIZON
LOW HORIZON COAST ROSEMARY



BESCHORNERIA YUCCAOIDES 'FLAMING GLOW'
VARIEGATED AMOLE



CARISSA MACROCARPA 'BOXWOOD BEAUTY'
BOXWOOD BEAUTY CARISSA

SCREENING SHRUBS AND VINES



RHAPHIOLEPIS UMBELLETA MINOR
DWARF YEDDO HAWTHORN



CASUARINA GLAUCA 'COUSIN ITT'



FICUS PUMILA
CREEPING FIG



HARDENBERGIA VIOLACEA 'HAPPY WANDERER'
PURPLE LILAC VINE

NATIVE SHRUB PLANTING AT HILLSIDE



CEANOTHUS GRISEUS HORIZONTALIS 'YANKEE POINT'
YANKEE POINT CEANOTHUS



SALVIA SONOMENSIS
CREEPING SAGE



BACCHARIS PILULARIS 'PIGEON POINT'
PROSTRATE COYOTE BRUSH

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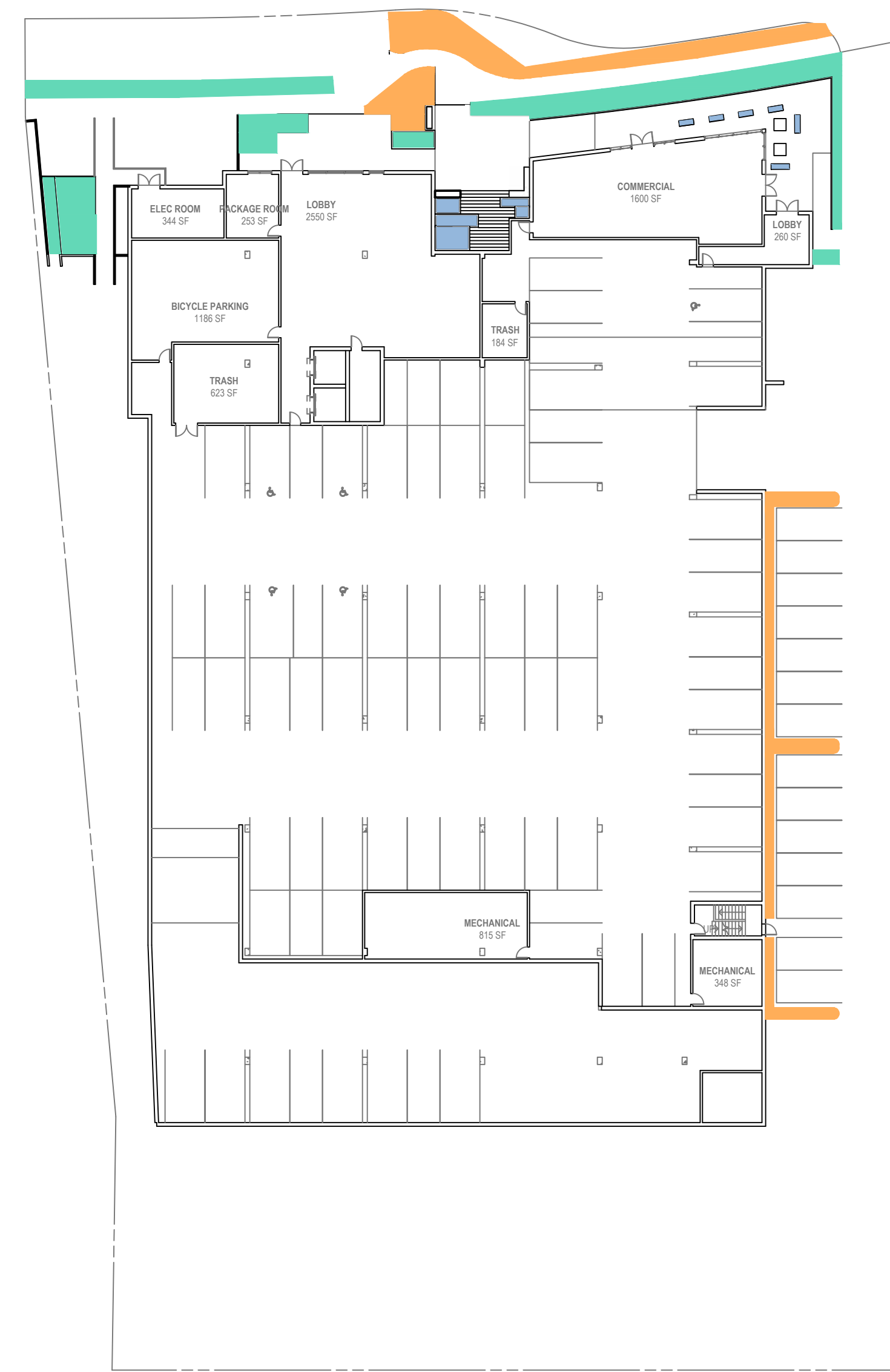
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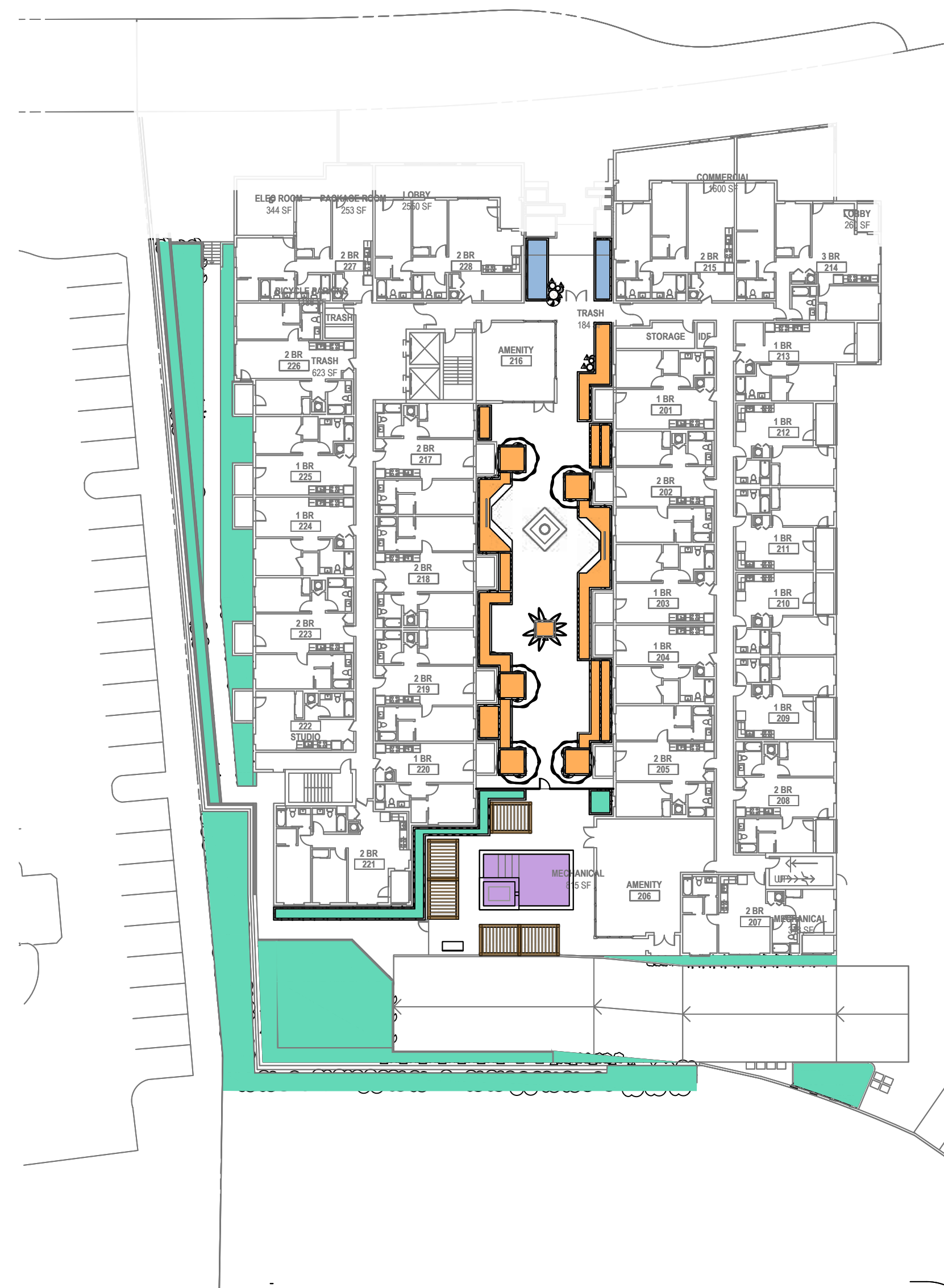
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PLANT PALETTE
L360

IRRIGATION HYDROZONES



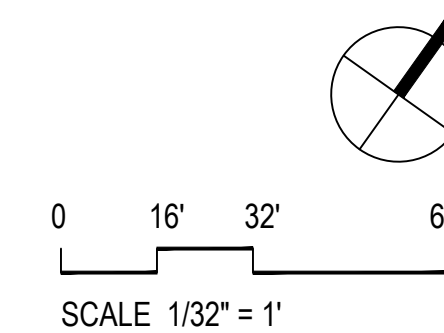
1ST FLOOR



2ND FLOOR



5TH FLOOR



HYDROZONE SF TOTALS					
FLOOR	A-LOW	B- MIX LOW / MODERATE	C-MODERATE	S-SLA	TOTAL
1ST FLOOR	1697	1455	150	0	3302
2ND FLOOR	5910	1183	166	375	7634
5TH FLOOR	201	0	0	0	201
TOTAL	7808	2638	316	375	11137

TOTAL IRRIGATED LANDSCAPE AREA 11,137 SF

MAXIMUM APPLIED WATER ALLOWANCE (MAWA) ANNUAL											
*50.1 IS THE EVAPOTRANSPIRATION RATE FOR CALABASAS / LOS ANGELES SOURCE: MWEL0 (SEE PARAGRAPH FOR EXPLANATION)											
		ET ₀	ET ₀ X .62	LA	ETAF	ETAF X LA	SLA	(1-ETAF)SLA	MAWA (GAL/YR)		
		50.1	31.1	11,137	0.55	6,125	325	146.25	194,808		
TOTAL ESTIMATED TOTAL WATER USE (ETWU)											
HYDROZONE	IRRIGATION TYPE	(ET ₀)	(ET ₀)(.62)	PF (PLANT FACTOR)	IE (IRRIGATION EFFICIENCY)	ETAF=(PF/IE)	HA (LANDSCAPE AREA SF)	ETAF*HA	SLA	[(ETAF*HA) + SLA]	ETWU (GAL/YR)
A-LOW WATER USE	DRIP AND BUBBLER	50.1	31.1	0.2	.81	.25	7,808	1,928	0	1,928	59,884
B- MIXED LOW / MODERATE WATER USE	DRIP AND BUBBLER	50.1	31.1	0.3	.81	.37	2,638	977	0	977	30,349
C- MODERATE WATER USE	DRIP	50.1	31.1	0.5	.81	.62	316	195	0	195	6,059
S-SPECIAL LANDSCAPE AREA	NA	50.1	31.1	1.0	.81	1.23	375	325	2088	2,413	74,953
							11,137	3,425			96,292
							(A)	(B)			
SITEWIDE ETAF										ETWU TOTAL	96,292
						TOTAL ETAF X AREA	B	3425		MAWA	194,808
						TOTAL AREA	A	11137			
							SITEWIDE ETAF	0.31			

IRRIGATION LEGEND

- LOW WATER USE (TREES, SHRUBS, GROUNDCOVER) - 8049 SF
- MIXED LOW/MODERATE WATER USE (TREES, SHRUBS, GROUNDCOVER) - 2788 SF
- MODERATE WATER USE PLANTS (TREES, SHRUBS, VINES, GROUNDCOVERS) - 316 SF
- SPECIAL LANDSCAPE AREA (COURTYARD POOL AND SPA) - 375 SF

WATER BUDGET CALCULATION
 MAXIMUM APPLIED WATER ALLOWANCE (MAWA)
 MAWA = (ET₀) (0.62) ((ETAF X LA) + (1-ETAF X SLA))
 = SEE TABLE

WHERE:
 ET₀ = REVERENCE EVAPOTRANSPIRATION FOR CALABASAS IS 51.1
 0.62 = CONVERSION FACTOR (ACRE INCHES TO GALLONS PER SQUARE FOOT)
 LA = LANDSCAPED AREA IN SQUARE FEET (SEE TABLE)
 SLA = SPECIAL LANDSCAPED AREA = 0
 ETAF = .55 FOR RESIDENTIAL AREAS

ESTIMATED TOTAL WATER USE (ETWU)
 ETWU = (ET₀) (0.62) (ETAF) (LA) = SEE TABLE

WHERE:
 ET₀ = REVERENCE EVAPOTRANSPIRATION FOR CALABASAS IS 50.1
 0.62 = CONVERSION FACTOR (ACRE INCHES TO GALLONS PER SQUARE FOOT)
 PF = PLANT FACTOR, FROM WUCOLS. (SEE TABLE)
 LA = AREA (SQ FT) (SEE TABLE)
 IE = IRRIGATION EFFICIENCY (SEE TABLE)
 SLA = SPECIAL LANDSCAPE AREA (SEE TABLE)

IRRIGATION PLAN

1. IRRIGATION TO BE DRIP OR ROOT BUBBLERS TO MAXIMIZE EFFICIENCY.
2. SYSTEM TO HAVE A DEDICATED LANDSCAPE WATER METER, WEATHER BASED CONTROLLER AND RAIN SHUT-OFF.
3. PLANTS ARE GROUPED BY HYDROZONE WITH SIMILAR WATER NEEDS, EXPOSURE AND REQUIREMENTS.
4. IRRIGATION SYSTEM TO BE INSPECTED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.
5. A LAMINATED CONTROLLER MAP TO BE TURNED OVER TO OWNER FOR FUTURE MAINTENANCE AND SEASONAL ADJUSTMENTS.
6. POOL AND SPA TO HAVE RECIRCULATING WATER.
7. CONTRACTOR TO PROVIDE 1 YEAR WARRANTY FOR ENTIRE IRRIGATION SYSTEM.