



1. SEPULVEDA BLVD.



2. HALBRENT AVE.

GENERAL DESIGN NOTE:

1. FINAL LANDSCAPE PLANS SHALL ACCURATELY SHOW PLACEMENT OF TREES, SHRUBS, AND GROUNDCOVERS.
2. LANDSCAPE ARCHITECT SHALL BE AWARE OF UTILITY, SEWER, STORM DRAIN EASEMENT AND PLACE PLANTING LOCATIONS ACCORDINGLY TO MEET CITY OF VAN NUYS REQUIREMENTS.
3. ALL REQUIRED LANDSCAPE AREAS (INCLUDING PUBLIC RIGHT-OF-WAY) SHALL BE MAINTAINED BY OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED PER CITY OF VAN NUYS REQUIREMENTS.
4. ALL IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY, INCLUDING STREET TREES, SHALL BE INSTALLED PER THE PUBLIC IMPROVEMENT PLANS.

IRRIGATION DESIGN NOTE:

THE IRRIGATION SYSTEM WILL BE A FULLY AUTOMATIC UNDERGROUND SYSTEM. BACKFLOW PREVENTION DEVICES WILL BE INSTALLED TO MEET APPLICABLE CODES. THE IRRIGATION SYSTEM WILL BE DESIGNED AND CONSTRUCTED TO BE AS EFFICIENT IN TERMS OF WATER USAGE AS POSSIBLE. WATER CONSERVATION PRODUCTS (HIGH EFFICIENCY / LOW PRECIPITATION) AND AN EVAPOTRANSPIRATION (ET) WEATHER BASED CONTROL SYSTEM WILL BE INCORPORATED INTO THE SYSTEM DESIGN.

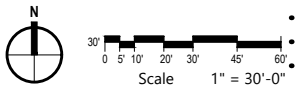
PLANTING DESIGN NOTE:

THE SELECTION OF PLANT MATERIAL IS BASED ON CULTURAL, AESTHETIC, AND MAINTENANCE CONSIDERATIONS. ALL PLANTING AREAS SHALL BE PREPARED WITH APPROPRIATE SOIL AMENDMENTS, FERTILIZERS, AND APPROPRIATE SUPPLEMENTS BASED UPON A SOILS REPORT FROM AN AGRICULTURAL SUITABILITY SOIL SAMPLE TAKEN FROM THE SITE. GROUND COVERS OR BARK MULCH SHALL FILL IN BETWEEN THE SHRUBS TO SHIELD THE SOIL FROM THE SUN, EVAPOTRANSPIRATION AND RUN-OFF. ALL THE FLOWER AND SHRUB BEDS SHALL BE MULCHED TO A 3" DEPTH TO HELP CONSERVE WATER, LOWER THE SOIL TEMPERATURE AND REDUCE WEED GROWTH. THE SHRUBS SHALL BE ALLOWED TO GROW IN THEIR NATURAL FORMS. ALL LANDSCAPE IMPROVEMENTS SHALL FOLLOW THE CITY OF VAN NUYS GUIDELINES.



BELLAGIO CAR WASH - LANDSCAPE UPGRADES
VAN NUYS, CA





EXISTING CONDITIONS



L01

Scale 0" = 00'
Job No. 2024-0918
Date 2024-09-13



SHRUB LEGEND					
SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	QTY	O.C. SPACING	REMARKS
	AGAVE AMERICANA <i>CENTURY PLANT</i>	15 GAL.	6	PER PLAN	WUCOLS: VL
	CHONDROPETALUM TECTORUM <i>CAPE RUSH</i>	5 GAL.	58	36" O.C.	WUCOLS: L
	DYMONDIA MARGARETAE <i>SILVER CARPET</i>	FLATS	35	6" O.C.	WUCOLS: L TRIANGULATED
	LOMANDRA SPECIES <i>MAT RUSH</i>	1 GAL.	122	24" O.C.	WUCOLS: L TRIANGULATED



AGAVE AMERICANA
CENTURY PLANT



CHONDROPETALUM TECTORUM
CAPE RUSH



DYMONDIA MARGARETAE
SILVER CARPET

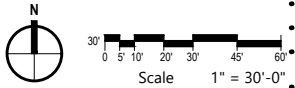


LOMANDRA SPECIES
MAT RUSH



BELLAGIO CAR WASH - LANDSCAPE UPGRADES
VAN NUYS, CA

LANDSCAPE CONCEPT PLAN



L02

Scale 0" = 00'
Job No. 2024-0918
Date 2024-10-09

PROPOSED SCREEN MESH
APPLIED TO EXISTING GATE
ENCLOSURE



GATE ELEVATION
SCALE: N.T.S.

ARTIFICIAL PLANT MATERIAL
ATTACHED TO EXISTING WOOD
PANEL AND WALL



ENHANCED CMU WALL ELEVATION
SCALE: N.T.S.



BELLAGIO CAR WASH - LANDSCAPE UPGRADES
VAN NUYS, CA

WALL ELEVATION



L03

Scale 0" = 00'
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