

SEAL



EXPIRES 08/2019

PROJECT TEAM

PROJECT NAME

HOTEL CONVERSION

860 W. Irving Park Rd.
 Itasca, Illinois

DRAWING ISSUED

NO.	TITLE	DATE
1.	Issued for Village Review	07/25/19

SET TYPE

PRELIMINARY
 LANDSCAPE PLANS

PROJECT NUMBER

1907016

DATE

07-18-2019

DRAWN BY: APPROVED BY:

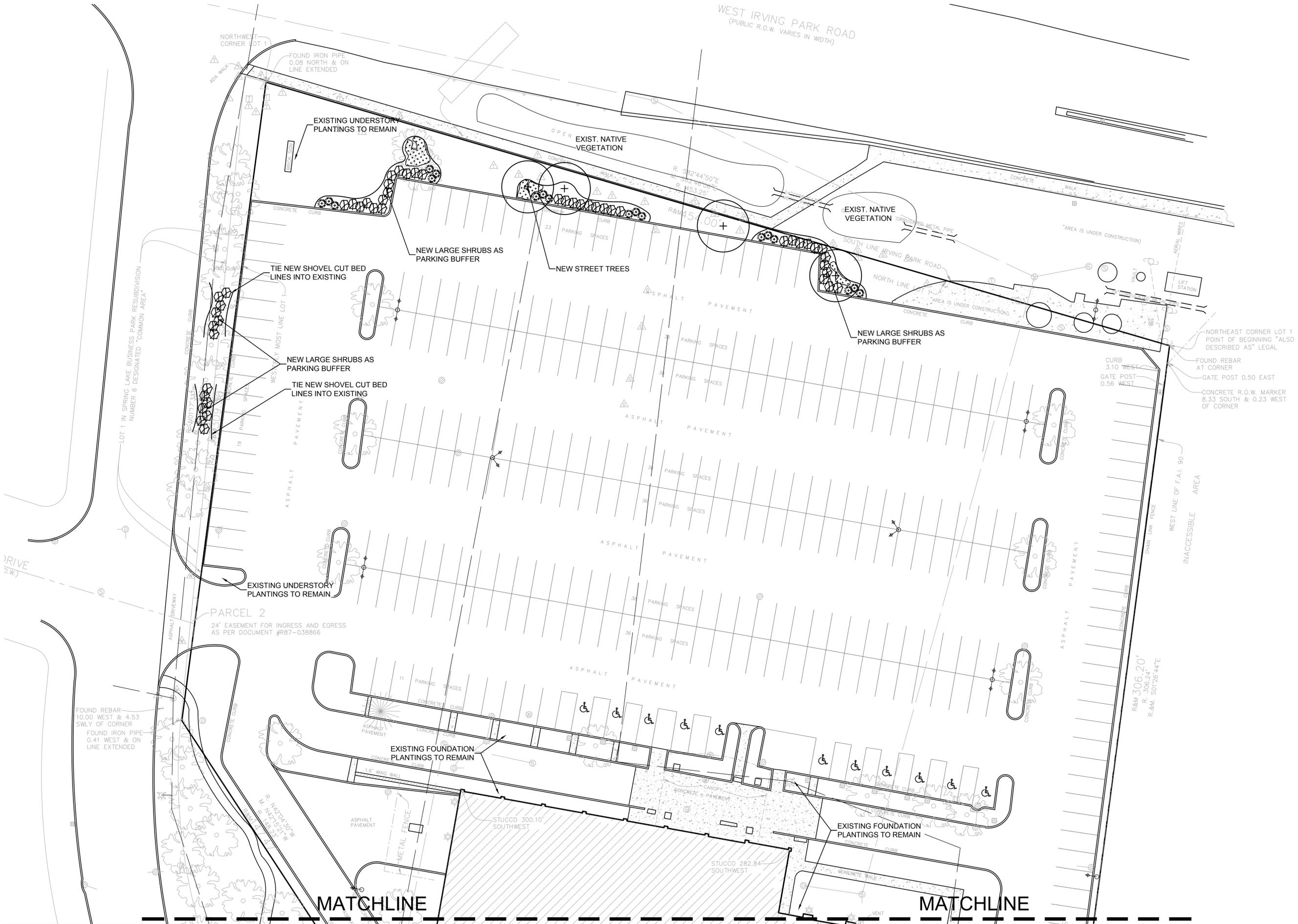
LCG LCG

SHEET TITLE

LANDSCAPE PLAN
 NORTH

SHEET NUMBER

L2.1





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SHEET TITLE
LANDSCAPE PLAN
SOUTH

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LANDSCAPE NOTES

- CONTRACTOR SHALL OBTAIN ALL NECESSARY LOCAL PERMITS AND PERMISSIONS TO INSTALL THE PROPOSED IMPROVEMENTS
- ALL LANDSCAPE MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE VILLAGE OF ITASCA LANDSCAPING CODES AND ZONING ORDINANCES.
- PRIOR TO COMMENCING ANY WORK, CONTRACTOR SHALL HAVE J.U.L.I.E (811) LOCATE AND MARK ALL UNDERGROUND UTILITY FACILITIES AND LINES.
- TREES SELECTED FOR PARKWAY PLANTING SHALL BE HEALTHY, FREE OF INSECTS AND DISEASES, BARK BRUISES, AND SCAPES ON THE TRUNK OF LIMBS BEFORE AND AFTER PLANTING. SELECTED TREES SHALL HAVE A STRAIGHT TRUNK WITH LIMBS NOT LOWER THAN SIX FEET (6') ABOVE THE GROUND.
- ALL PLANT MATERIALS (EXCEPT FOR GROUND COVER, ANNUALS, AND PERENNIALS) SHALL BE BALLED AND BURLAPPED STOCK AND MEET CURRENT STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S STANDARD FOR NURSERY STOCK (ANSI 260.1-1986) OR EQUAL. PLANT MATERIALS MUST BE SUPPLIED WITHIN A 150 MILE RADIUS OF PROJECT SITE. CONTRACTOR MAY SUBSTITUTE CONTAINER STOCK FOR SHRUBS IF SIZES ARE EQUAL TO SPECIFIED B&B STOCK, WITH THE APPROVAL OF THE LANDSCAPE ARCHITECT.
- IF SPECIFIED PLANTS ARE NOT AVAILABLE AT THE TIME OF ORDERING, PLANTS WITH SIMILAR WHOLESALE VALUE AND LANDSCAPE CHARACTERISTICS MAY BE SUBSTITUTED UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT AND VILLAGE STAFF.
- SOIL IN GROUND COVER BEDS SHALL BE AMENDED USING 2 INCHES OF MUSHROOM COMPOST INCORPORATED INTO THE TOP 4 INCHES OF SOIL.
- DISTURBED AREAS TO RECEIVE SOD SHALL BE TILLED TO 6" DEPTH AND FINE GRADED TO PROVIDE SMOOTH BASE SURFACE. IF EXISTING SOIL IS A MAJORITY OF CLAY OR UNSUITABLE, 2" OF FINE GRADED TOPSOIL SHALL BE ADDED PRIOR TO TILLING. EXISTING SOD AREAS SHALL HAVE TURF REMOVED WITH AUTOMATED SODCUTTER OR HAND SPACE TO REMOVE ALL BLADES AND ROOTS. 1" OF FINE GRADED TOPSOIL SHALL BE TILLED AND GRADED.
- TREE AND SHRUB BACKFILL MIXTURE SHALL BE 2 PARTS EXIST. NATIVE TOPSOIL AND 1 PART SPHAGNUM PEAT MOSS W/ DECOMPOSED MANURE.
- ALL SHRUB BEDS AND INDIVIDUAL TREE PLANTINGS, UNLESS OTHERWISE NOTED, SHALL RECEIVE A 4 INCH LAYER OF SHREDDED HARDWOOD MULCH. ALL GROUND COVER, ANNUAL AND PERENNIAL BEDS SHALL RECEIVE A 2 INCH LAYER OF THE SAME MULCH MATERIAL. COSTS FOR MULCH SHALL BE CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF PLANTINGS.
- NURSERY TAGS (SPECIES, SIZE) FOR ALL SHADE TREES SHALL REMAIN ATTACHED TO TREES UNTIL FINAL APPROVAL FROM VILLAGE.
- THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER A BONDED WRITTEN ONE-YEAR WARRANTY AGREEMENT (BEGINNING ON THE OWNER'S POSSESSION DATE). THIS AGREEMENT SHALL COVER MAINTENANCE, REPAIR, AND REPLACEMENT OF ALL DEAD OR DAMAGED LANDSCAPING TO PRESERVE THE SAME QUANTITY AND QUALITY AS INITIALLY APPROVED.
- CONTRACTOR SHALL PROVIDE AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM FOR COMPLETE EFFECTIVE COVERAGE OF ALL LAWN AREAS AND SHRUB BEDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL AND APPLY FOR ALL NECESSARY PERMITS PRIOR TO COMMENCING WORK. IRRIGATION PLANS SHALL INCLUDE HUNTER PRO-C CONTROLLER W/WIRELESS SOLAR SYNC STATION AND HUNTER SPRAYHEADS AND NOZZLES. IRRIGATION WORK SHALL BE WARRANTY ALL LABOR AND MATERIALS FOR 1 FULL YEAR AFTER INSTALLATION AND TESTING.
- SODDED LAWN AREAS SHALL BE BID WITH A BID ALTERNATE FOR HYDROSEEDDED LAWN. PRIOR TO SEEDING, 2" OF FINE TOPSOIL SHALL BE TILLED INTO EXIST SOIL MIXTURE. A MIX CONSISTING OF ROUGHLY 30% BLUEGRASS / 30% FINE FESCUES / 40% RYE GRASSES AND TACKIFIER SHALL BE APPLIED AT MANUFACTURERS SPECIFIED RATES FOR NEW LAWNS BETWEEN 5 AND 10 LBS PER 1,000 SF.
- DETENTION / BIOWSWALE SEED MIX AND LOW RAIRE SEED MIX - PRIOR TO SEEDING, 2" OF FINE TOPSOIL SHALL BE TILLED INTO EXIST SOIL MIXTURE. SEEDMIX SHALL BE BROADCAST OR HYDROWSEDED AT A RATE OF 1/2 LBS PER 1000 S.F. . COVER AND EMBED SEED WITH 1/4 " - 1/2" RAKED TOPSOIL AND ADD 1" .SEED FREE, STRAW MULCH OR EROSION CONTROL BLANKET.
- TREES AND SHRUBS SHALL NOT BE LOCATED CLOSER THAN TEN (10) FEET TO FIRE HYDRANTS, TRANSFORMERS OR OTHER ABOVE GROUND UTILITIES. ANY DISCREPANCY ON THE PLAN RELATED TO THESE PROXIMATE UTILITIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR RESOLUTION.
- PLANTING BEDS BETWEEN BUILDING AND PERIMETER SIDEWALK SHALL HAVE 3/4" TO 1-3/4" DECORATIVE RIVER ROCK - BLUE / GREY MIX - INSTALLED AT A DEPTH OF 2" IN LIEU OF MULCH.

LANDSCAPE ARCHITECT'S STATEMENT

AS PART OF IMPROVEMENTS TO THE SITE, THE LANDSCAPE ARCHITECT WILL FOLLOW THE CODES AND ORDINANCES OF THE VILLAGE OF ITASCA INCLUDING:

- NO SIGHT OBSCURING PLANT MATERIAL EXCEEDING THREE (3) FEET IN HEIGHT, AT MATURITY ABOVE STREET GRADE, IS LOCATED WITHIN A TRIANGULAR AREA MEASURED TWENTY-FIVE (25) FEET FROM THE INTERSECTIONS OF ANY TWO (2) STREET RIGHT-OF-WAY LINES IN COMPLIANCE WITH SECTION 4.06.8 OF THE VILLAGE ZONING ORDINANCE; AND ANY EXISTING TREES LOCATED WITHIN THE TWENTY-FIVE (25) FOOT TRIANGULAR AREA OF ANY SUCH INTERSECTIONS ARE BE MAINTAINED TO ALLOW EIGHT (8) FEET OF VISION CLEARANCE BELOW THE LOWEST HANGING BRANCHES IN AREAS FACILITATING VEHICULAR TRAFFIC.
- THE PLANT MATERIALS, INCLUDING DECIDUOUS AND EVERGREEN TREES, WILL NOT CAUSE A HAZARD BY OVERHANGING WALKS, PEDESTRIAN PATHS, OR SEATING AREAS OR OVERHANG ANY STREETS OR VEHICULAR TRAFFIC AREAS BY LESS THAN 15 FEET.
- THE PLANT MATERIALS ON THE SITE APPEAR TO BE HARDY AND TO HAVE VIGOROUS ROOT SYSTEMS, AND APPEAR TO BE FREE FROM DEFECTS, DISEASES AND INFECTIONS.



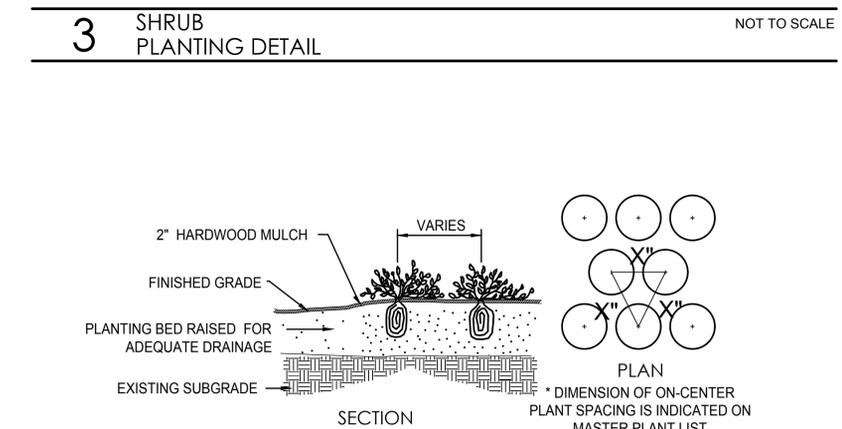
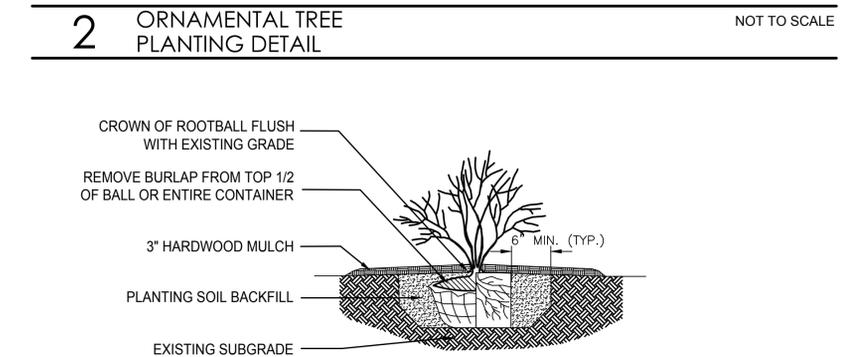
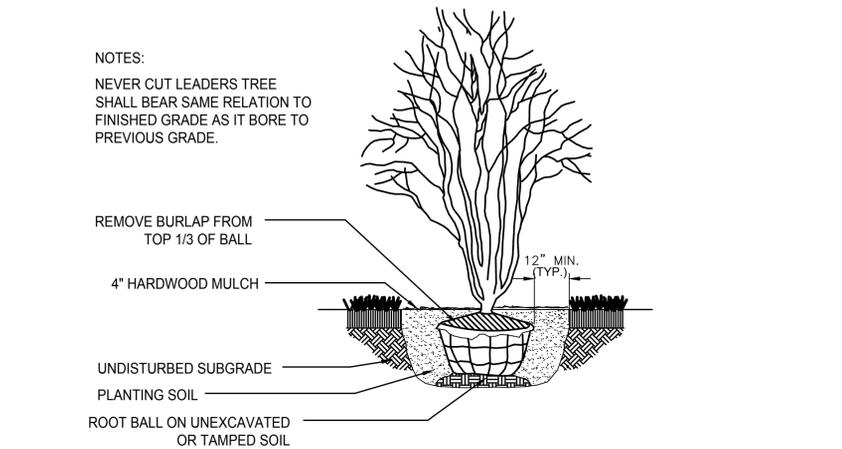
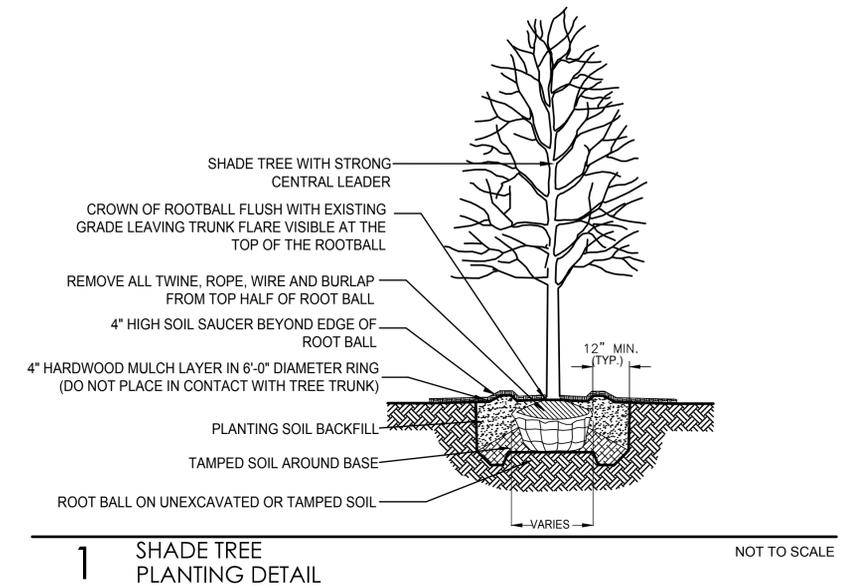
LARRY C. GLASSCOCK JR., RLA
LG WORKSHOP, LLC

PRELIMINARY PLANT LIST

SYM	SIZE	QTY	BOTANICAL NAME	COMMON NAME	COMMENT
DECIDUOUS SHADE TREES					
AMM	3.0" CAL.		ACER MIYABEI 'MORTON'	MIYABE MAPLE	B&B
GDE	3.0" CAL.		GYMNOCLADUS DIOIC. 'ESPRESSO'	ESPRESSO KENTUCKY COFFEETREE	B&B
ULH	3.0" CAL.		ULMUS 'REGAL'	REGAL ELM	B&B
DECIDUOUS SHRUBS					
AAB	24" HT.		ARONIA ARBUT. 'BRILLIANTISSIMA'	BRILLIANT RED CHOKEBERRY	B&B
CSI	24" HT.		CORNUS SERICEA 'ISANTI'	ISANTI DOGWOOD	B&B
FOS	24" HT.		FORSYTHIA X INTERMED. 'SUNRISE'	SUNRISE FORSYTHIA	B&B
POB	24" HT.		PYHSOCARPUS OPUL. 'DIABOLO'	DIABOLO NINEBARK	B&B
VTC	24" HT.		VIBURNUM TRILOBUM 'ALFREDO'	ALFREDO AMER. CRANBERRY BUSH	B&B
EVERGREEN SHRUBS					
JCK	18" W.		JUNIP. CHIN. 'KALLAY'S COMPACTA'	KALLAY COMPACT JUNIPER	B&B
TMT	18" W.		TAXUS X MEDIA 'TAUNTON'	TAUNTON YEW	B&B
TME	18" W.		TAXUS X MEDIA 'EVERLOW'	EVERLOW DENSE YEW	B&B
GROUND COVER / PERENNIALS					
ACH	1 QT.		ACHILLEA MILLE. 'PAPRIKA'	PAPRIKA YARROW	18" O.C.
ALS	1 QT.		ALLUM TANGUT. 'SUMMER BEAUTY'	SUMMER BEAUTY WILD ONION	18" O.C.
GEM	4" POT		GERANIUM SANGUINEUM 'MAX FREI'	MAX FREI BLOODY CRANESBILL	18" O.C.
HEM	4" POT		HEMEROCALLIS 'STELLA DE ORO'	STELLA DE ORO DAYLILY	15" O.C.
LAV	1 QT.		LAVENDULA 'MUNSTEAD STRAIN'	MUNSTEAD ENGLISH LAVENDAR	24" O.C.
SOD	SQ. YD.		SODDED LAWN		

LANDSCAPE LEGEND

- EXISTING TREE
- PROPOSED SHADE TREE
- PROPOSED LARGE SHRUB
- PROPOSED MEDIUM SHRUB
- PROPOSED EVERGREEN SHRUB
- PROPOSED PERENNIAL PLANTING



4 PERENNIAL / ANNUAL PLANTING DETAIL NOT TO SCALE



PROJECT TEAM

1 SHADE TREE PLANTING DETAIL NOT TO SCALE

2 ORNAMENTAL TREE PLANTING DETAIL NOT TO SCALE

3 SHRUB PLANTING DETAIL NOT TO SCALE

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