MATERIAL LEGEND

A - ASPHALT SHINGLES

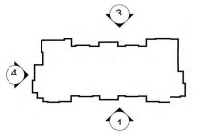
FC - FIBER CEMENT LAP SIDING - ARCTIC WHITE

FP1 - FIBER CEMENT PANEL - BATTENS 16" O.C. - PEARL GREY
FP2 - FIBER CEMENT PANEL - ARCTIC WHITE
FP3 - FIBER CEMENT PANEL - BATTENS 16" O.C. - ARCTIC WHITE

FS - FIBER CEMENT SHAKE PANEL



2 A501 20 UNIT REAR ELEVATION
1/8" = 1'-0"





2 A501 20 UNIT LEFT ELEVATION
1/8" = 1'-0"



2 A500 20 UNIT RIGHT ELEVATION
1/8" = 1'-0"



1 A500 20 UNT FRONT ELEVATION
1/8" = 1'-0"

Seasons at Water's Edge
Multi-Family Development
Crystal Lake Illinois

Architecture

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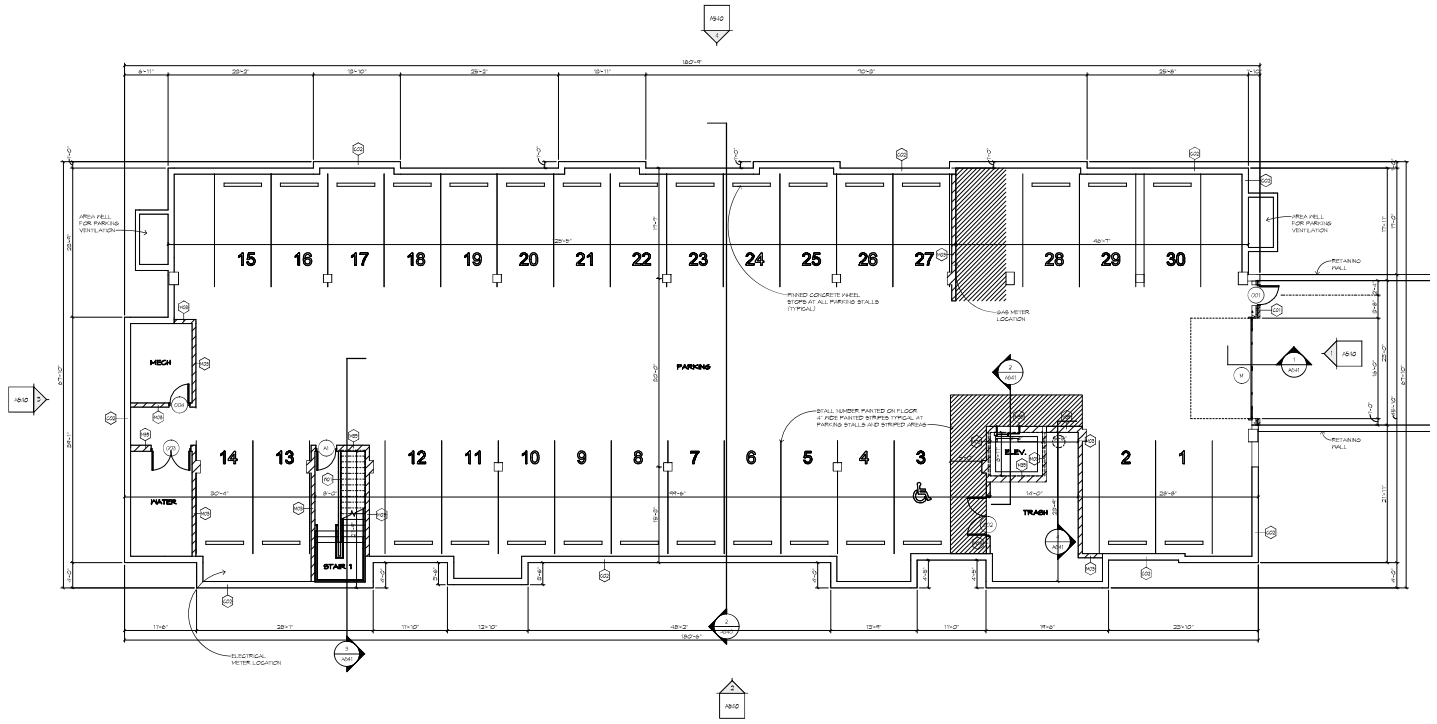
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DATE

PROJECT

SHEET NO. A500

1/8" EXTERIOR ELEVATIONS



PARKING PLAN GENERAL NOTES

DIMENSIONS AT EXTERIOR WALLS ARE TO FACE OF BRICK OR CONCRETE FOUNDATION

UPPER FLOOR EXTERIOR DIMENSIONS ARE TO THE FACE OF MASONRY BELOW. ALIGN FRAMING WITH FRAMING BELOW.

ALL OTHER DIMENSIONS ARE TO FACE OF STUD

VERIFY ALL ROUGH AND MASONRY OPENINGS (M.O.) WITH APPROVED SHOP DRAWINGS

FEC FIRE EXTINGUISHER WITH RECESSED CABINET PER SECTION 10522

FE FIRE EXTINGUISHER WITH SURFACE MOUNTED BRACKET PER SECTION 10522

PROVIDE # OF FIRE EXTINGUISHERS THIS FLOOR

INDICATES 1 HOUR WALL

INDICATES 2 HOUR WALL

6'-6" * DIMENSIONS SHOWN AS ROUGH OPENINGS FOR SPECIFIC PRODUCTS BASED ON CURRENT INFORMATION AVAILABLE AT TIME OF DRAWING PREPARATION. CONTRACTOR TO VERIFY AS APPROPRIATE

6'-6" ** PLUS OR MINUS - FOR REFERENCE ONLY.

1/4" UNIT PLANS SHEET A240 - A249

WALL TYPES SHEET A7.510

DOOR SCHEDULE SHEET A7.140

WINDOW SCHEDULE SHEET A9.412

ROOM FINISH SCHEDULE SEE EP10

FIRE RATED WALL CONSTRUCTION MUST RUN CONTINUOUS BEHIND TUBS, SHOWERS, ETC.

VERIFY WALL CONSTRUCTION WITH WALL TYPES

Seasons at Water's Edge

30 Unit Apartment

Crystal Lake Illinois

Architecture

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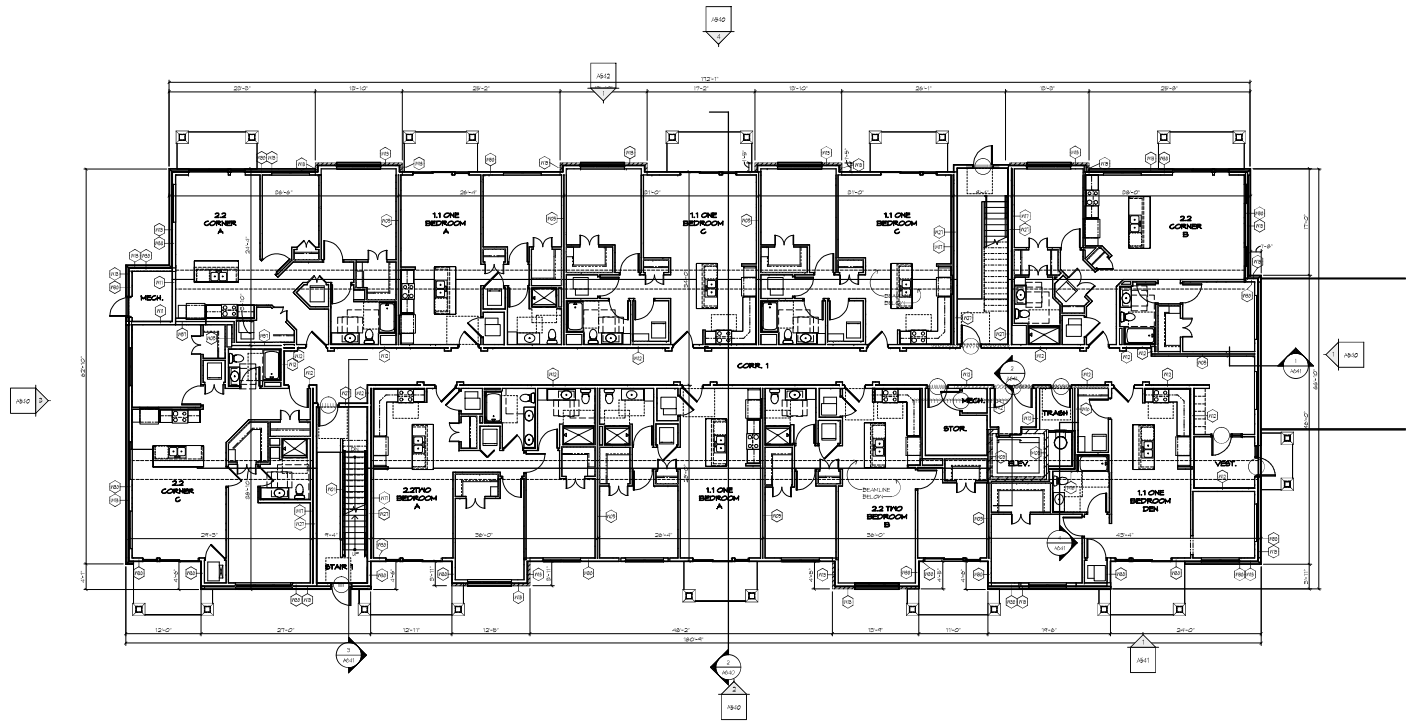
PROJECT
211901

SHEET NO.

1/8" PARKING PLAN A240

30 UNIT

SHEET PLOTTED ON:
11" x 17" Paper (Landscape)
By: ANDY
R:\Revit Files\211901 Crystal Lake\Working_Files\211901_Base.rvt



FLOOR PLAN GENERAL NOTES

DIMENSIONS AT EXTERIOR WALLS ARE TO FACE OF BRICK OR SHEATHING. ALIGN WITH FOUNDATION WALL BELOW.

UPPER FLOOR EXTERIOR DIMENSIONS ARE TO THE FACE OF MASONRY BELOW. ALIGN FRAMING WITH FRAMING BELOW.

ALL OTHER DIMENSIONS ARE TO FACE OF STUD.

VERIFY ALL ROUGH AND MASONRY OPENINGS (M.O.) WITH APPROVED SHOP DRAWINGS.

FEC FIRE EXTINGUISHER WITH RECESSED CABINET PER SECTION 10522

PROVIDE # OF FIRE EXTINGUISHERS THIS FLOOR

1'-0" INDICATES VINYL PLANK FLOORING INSTALLATION DIRECTION

INDICATES 1 HOUR WALL

INDICATES 2 HOUR WALL

0'-0" * DIMENSIONS SHOWN AS ROUGH OPENINGS FOR SPECIFIC PRODUCTS BASED ON CURRENT INFORMATION AVAILABLE AT TIME OF DRAWING PREPARATION. CONTRACTOR TO VERIFY AS APPROPRIATE.

0'-0" ** PLUS OR MINUS - FOR REFERENCE ONLY

UNIT PLANS	SHEET A240 - A249
WALL TYPES	SHEET A1340
DOOR SCHEDULE	SHEET A1140
WINDOW SCHEDULE	SHEET A842
ROOM FINISH SCHEDULE	SEE SPEC

FIRE RATED WALL CONSTRUCTION MUST RUN CONTINUOUS BEHIND TUBS, SHOWERS, ETC.

VERIFY WALL CONSTRUCTION WITH WALL TYPES

A, B TYPICAL DEMISING WALL SEE SHEET A1340
SEE A INSTALL EXTRA LAYER OF DRYWALL PER WALL TYPE
B CONTRACTOR OPTION INSTALL OPPOSITE SIDE AS NEEDED

FLOORING TRANSITION LOCATIONS
LOCATE CENTER OF DOOR TYPICAL

CARPET
LVP = LUXURY VINYL PLANK
SC = SEALED CONCRETE @ LOWER LEVEL HVAC ONLY
SV = SHEET VINYL @ UPPER LEVEL HVAC ONLY

Seasons at Water's Edge
30 Unit Apartment
Crystal Lake Illinois

Architecture

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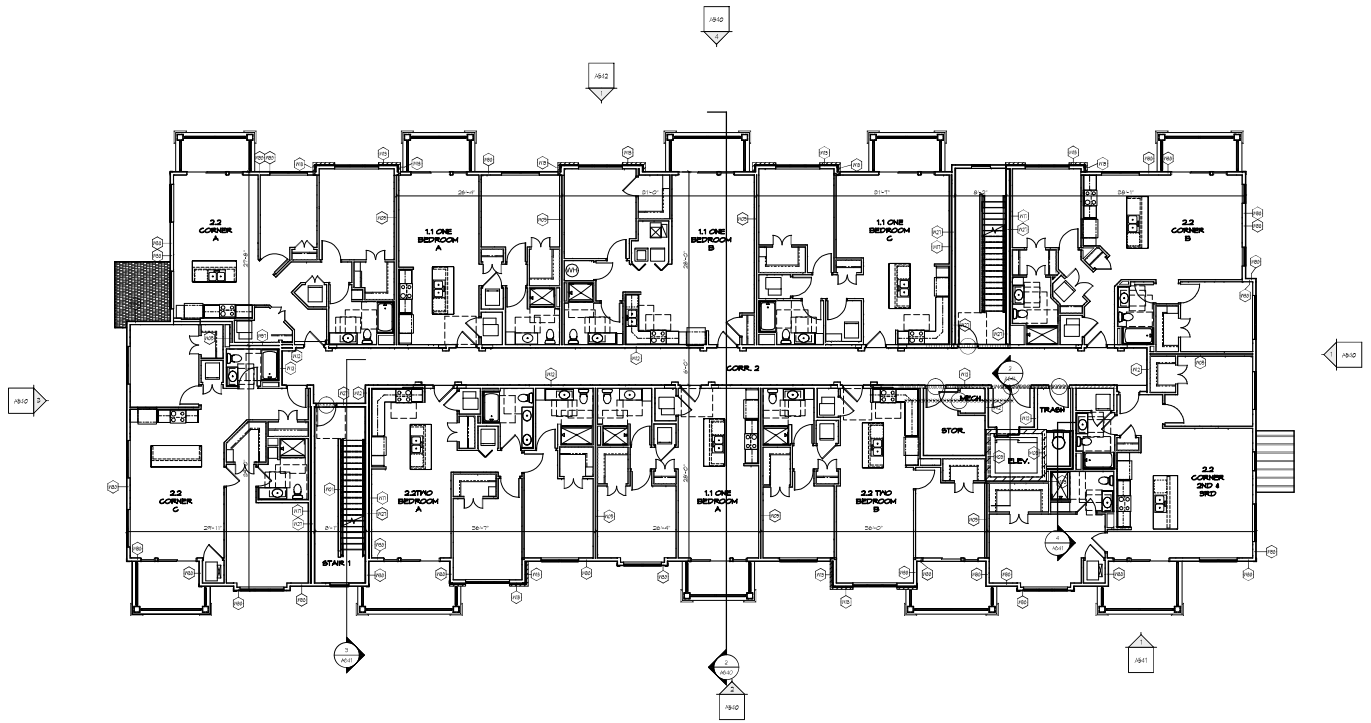
DATE
23 DEC 2021

PROJECT
211901

SHEET NO.
A241
INDEPENDENT

1/8" FIRST FLOOR PLAN

SHEET PLOTTED ON:
ELEVATION:
ELEVATION:
Autodesk Docs://Seasons at Water's Edge/Seasons at Water's Edge_Architecture_Revit_central_file.rvt



FLOOR PLAN GENERAL NOTES

DIMENSIONS AT EXTERIOR WALLS ARE TO FACE OF BRICK OR SHEATHING - ALIGN WITH FOUNDATION WALL BELOW.

UPPER FLOOR EXTERIOR DIMENSIONS ARE TO THE FACE OF MASONRY BELOW - ALIGN FRAMING WITH FRAMING BELOW.

ALL OTHER DIMENSIONS ARE TO FACE OF STUD.

VERIFY ALL ROUGH AND MASONRY OPENINGS (M.O.) WITH APPROVED SHOP DRAWINGS.

FEC - FIRE EXTINGUISHER WITH RECESSED CABINET PER SECTION 10522.

PROVIDE # OF FIRE EXTINGUISHERS THIS FLOOR.

LVP — INDICATES VINYL PLANK FLOORING INSTALLATION DIRECTION

INDICATES 1 HOUR WALL

INDICATES 2 HOUR WALL

3'-0" * — DIMENSIONS SHOWN AS ROUGH OPENINGS FOR SPECIFIC PRODUCTS BASED ON CURRENT INFORMATION AVAILABLE AT TIME OF DRAWING PREPARATION. CONTRACTOR TO VERIFY AS APPROPRIATE.

3'-0" ** — PLUS OR MINUS - FOR REFERENCE ONLY

1A1 UNIT PLANS — SHEET A240 - A245

WALL TYPES — SHEET A1240

DOOR SCHEDULE — SHEET A1140

WINDOW SCHEDULE — SHEET A840

FLOOR FINISH SCHEDULE — SEE SPEC

FIRE RATED WALL CONSTRUCTION MUST RUN CONTINUOUS BEHIND TUBS, SHOWERS, ETC.

VERIFY WALL CONSTRUCTION WITH WALL TYPES.

A / B — TYPICAL DEMISING WALL SEE SHEET A1240 SIDE A INSTALL EXTRA LAYER OF DRYWALL PER WALL TYPE CONTRACTOR OPTION INSTALL OPPOSITE SIDE AS NEEDED

FLOORING TRANSITION - LOCATE @ LOCATE CENTER OF DOOR TYPICAL

CARPET
LVP = LUXURY VINYL PLANK
SC = SEALED CONCRETE @ LOWER LEVEL HVAC ONLY
SV = SHEET VINYL @ UPPER LEVEL HVAC ONLY

Seasons at Water's Edge
30 Unit Apartment
Crystal Lake Illinois

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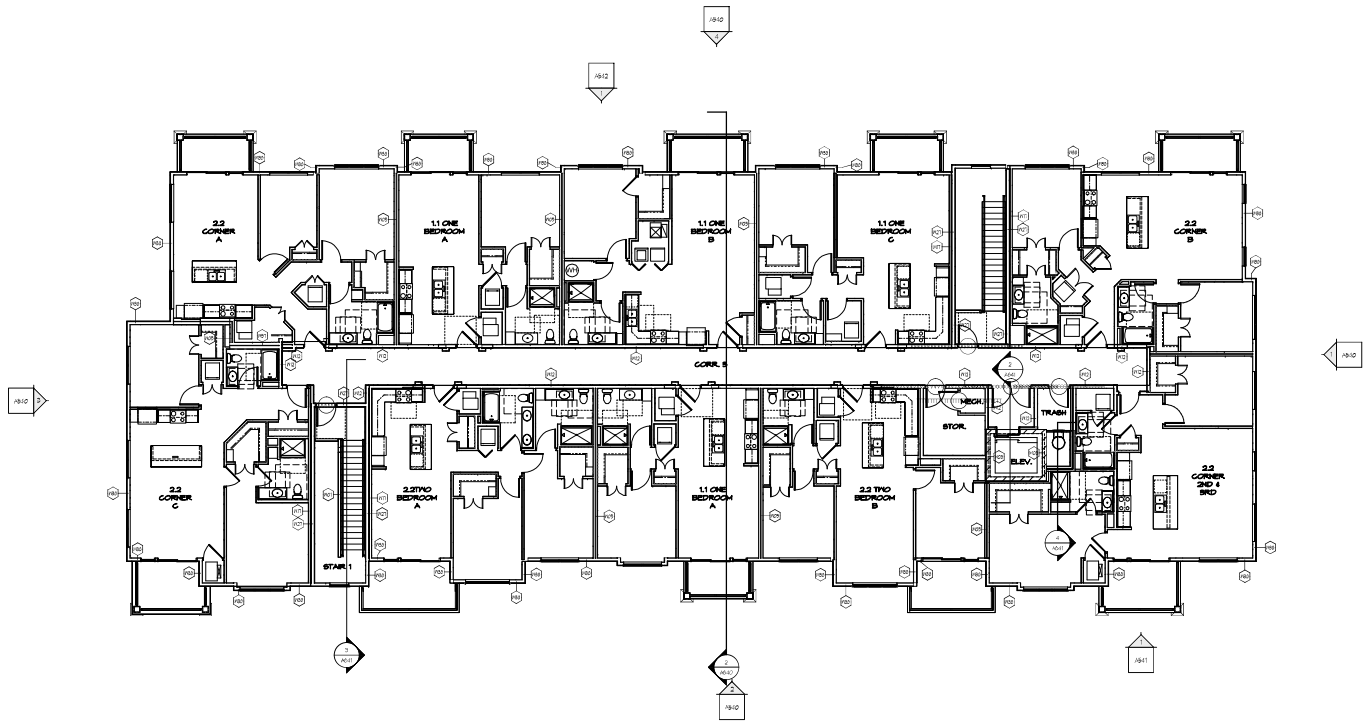
DATE
23 DEC 2021

PROJECT
211901

SHEET NO.
A242
INDEPENDENT

1/8" SECOND FLOOR PLAN

SHEET PLOTTED ON:
FILE NAME:
PLOTTED BY:



FLOOR PLAN GENERAL NOTES

DIMENSIONS AT EXTERIOR WALLS ARE TO FACE OF BRICK OR SHEATHING - ALIGN WITH FOUNDATION WALL BELOW.

UPPER FLOOR EXTERIOR DIMENSIONS ARE TO THE FACE OF MASONRY BELOW - ALIGN FRAMING WITH FRAMING BELOW.

ALL OTHER DIMENSIONS ARE TO FACE OF STUD.

VERIFY ALL ROUGH AND MASONRY OPENINGS (M.O.) WITH APPROVED SHOP DRAWINGS.

FEC - FIRE EXTINGUISHER WITH RECESSED CABINET PER SECTION 10522.

PROVIDE # OF FIRE EXTINGUISHERS THIS FLOOR.

LVP — INDICATES VINYL PLANK FLOORING INSTALLATION DIRECTION

INDICATES 1 HOUR WALL

INDICATES 2 HOUR WALL

3'-0" * — DIMENSIONS SHOWN AS ROUGH OPENINGS FOR SPECIFIC PRODUCTS BASED ON CURRENT INFORMATION AVAILABLE AT TIME OF DRAWING PREPARATION. CONTRACTOR TO VERIFY AS APPROPRIATE.

3'-0" ** — PLUS OR MINUS - FOR REFERENCE ONLY

TAY UNIT PLANS	SHEET A840 - A845
WALL TYPES	SHEET A1340
DOOR SCHEDULE	SHEET A1140
WINDOW SCHEDULE	SHEET A842
FLOOR FINISH SCHEDULE	SEE SPEC

FIRE RATED WALL CONSTRUCTION MUST RUN CONTINUOUS BEHIND TUBS, SHOWERS, ETC.

VERIFY WALL CONSTRUCTION WITH WALL TYPES.

A / B — TYPICAL DEMISING WALL SEE SHEET A1340 SIDE A INSTALL EXTRA LAYER OF DRYWALL PER WALL TYPE CONTRACTOR OPTION INSTALL OPPOSITE SIDE AS NEEDED

FLOORING TRANSITION LOCATION LOCATE CENTER OF DOOR TYPICAL

CARPET
LVP = LUXURY VINYL PLANK
SC = SEALED CONCRETE @ LOWER LEVEL HVAC ONLY
SV = SHEET VINYL @ UPPER LEVEL HVAC ONLY

Seasons at Water's Edge
30 Unit Apartment
Crystal Lake Illinois

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DATE
23 DEC 2021

PROJECT
211901

SHEET NO.
A243
INDEPENDENT

1/8" THIRD FLOOR PLAN

SHEET PLOTTED ON:
FILE NAME:
PLOTTED BY:

EXTERIOR ELEVATION GENERAL NOTES

1. PROVIDE CONCRETE SPLASH BLOCKS AT ALL DOWNSPOUTS WHICH SPILL ONTO GRADE OR ROOFS.
2. ALL CONDUIT, METERS, VENTS, ETC. TO BE PAINTED TO MATCH ADJACENT SURFACE.
3. GUTTERS AND DOWNSPOUTS ARE PREFINISHED ALUMINUM.
4. SEE SHEET A542 FOR WINDOW AND STOREFRONT SCHEDULES.

EXTERIOR ELEVATION KEY NOTES:

COLOR LEGEND
ALL FIBER CEMENT TRIM TO BE ARCTIC WHITE UNLESS NOTED OTHERWISE
FIBER CEMENT COLUMN TRIM AND PANEL TO BE ARCTIC WHITE

MR	STANDING SEAM GALVALUME METAL ROOF - GITYSCAPE
A	THREE DIMENSIONAL ASPHALT SHINGLES - WEATHERED WOOD
B	BRICK - GLACIER GREY
F1	FIBER CEMENT SIDING WITH 6" - PEARL GREY
F2	FIBER CEMENT SIDING BOARD AND BATTEN - NIGHT GREY
F3	FIBER CEMENT SIDING WITH 6" LAP - STAINED WOOD LOOK
FP	FIBER CEMENT PANEL - ARCTIC WHITE

Seasons at Waters Edge
30 Unit Apartment
Crystal Lake Illinois



North
4 / A540



West
3 / A540



South
2 / A540



East
1 / A540

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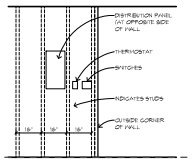
REVISIONS
NO. DATE DESCRIPTION

SCHEMATIC DESIGN NOT FOR CONSTRUCTION

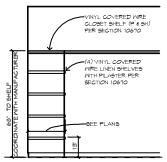
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23 DEC 2021
PROJECT
211501
SHEET NO.

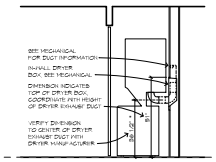
1/8" EXTERIOR ELEVATIONS A540
INDEPENDENT



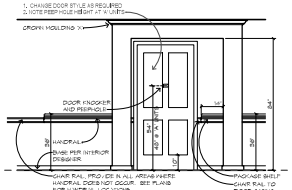
WALL ELEVATION
2 / A350
SWITCHES & THERMOSTAT LOCATIONS



CLOSET SHELVING
3 / A350
AT UNITS



LAUNDRY
1 / A350
STACKED WASHER / DRYER AT UNITS



UNIT ENTRY
4 / A350
TYPICAL ALL INDEPENDENT AND ASSISTED LIVING UNIT ENTRIES

room finish schedule...independent living units

floor
ceramic tile — kitchen, bath, laundry closet adjacent bath
untreated (sealed) — hvac closet at concrete
sheet vinyl — laundry closet adjacent, hvac closet at insulating underlayment
carpet — at other areas

base
vinyl — hvac closet
painted wood type a — at other areas

walls
painted drywall — at walls

wood trim
painted door casing type f — at doors

ceiling
painted drywall — at areas

INDEPENDENT LIVING UNIT INTERIOR ELEVATION GENERAL NOTES:

1. FIELD VERIFY ALL TOPS, MIRRORS AND CABINETRY DIMENSIONS.
2. FRAMED MIRROR SIZE SHOWN DOES NOT INCLUDE FRAME.
3. COUNTERTOP AND UPPER CABINET HEIGHTS AS SHOWN IN INTERIOR ELEVATIONS ARE BASED ON FINISHED FLOOR. INSTALL CASEWORK WITH BLOCKING PER SPEC SECTION 12356 TO MAINTAIN INDICATED HEIGHTS IN AREAS WITH CERAMIC TILE, WOOD OR SIMILAR FLOORING.
4. CONTINUE FLOOR MATERIALS INTO ALL APPLIANCE SPACES.
5. PROVIDE FINISHED END PANELS AT ALL EXPOSED CABINET ENDS INCLUDING NEXT TO APPLIANCES.
6. PROVIDE SILICONE SEALANT AT FULL PERIMETER OF TOILET, SHOWER/TUB AT FLOOR ONLY - TYPICAL.
7. PROVIDE CAULK BETWEEN SPLASHES AND WALLS.
8. PROVIDE BASE SHOE AT ALL BASE (MATCH COLOR) AND CABINETRY (BY CABINET MANUFACTURER) WITH VINYL, WOOD OR CERAMIC FLOORING.
9. ALL COUNTERTOPS, SPLASHES AND CABINETS TO BE SCRIBED TO FLOOR, CEILING AND WALL.
10. PROVIDE BASE BEHIND REFRIGERATOR AND RANGE.
11. SEE SHEET A1000 FOR TRIM PROFILES.
12. RETURN VALANCES AND CROWN MOULDING TO WALL (TYPICAL OF ALL)
13. EMERGENCY CALL PULL CORDS TO BE TRIMMED SO BOTTOM OF CORD IS 4" ABOVE THE FLOOR.
14. ALL DISTRIBUTION PANELS TO BE POWDER PAINTED PER GR#12.

I.L. AND A.L. UNIT PLANS GENERAL NOTES

1. DIMENSIONS AT EXTERIOR WALLS ARE TO FACE OF BRICK OR SHEATHING. ALIGN WITH FOUNDATION WALL BELOW. CHANGE TO FACE OF BLOCK FOR PLAIN BLOCK BUILDING
2. UNIT DEMISING WALL DIMENSIONS ARE TO CENTER OF WALL.
3. ALL OTHER DIMENSIONS ARE TO FACE OF STUD.
4. VERIFY ALL ROUGH AND MASONRY OPENINGS W.I.O.) WITH APPROVED SHOP DRAWINGS.
5. FIELD VERIFY ALL TOPS, MIRRORS AND CABINETRY DIMENSIONS.
6. COORDINATE STUD LOCATION WITH ELECTRICAL AND MECHANICAL CONTRACTORS TO ALLOW FOR WASHING MACHINE OUTLET BOXES, BATH EXHAUST, DRYER VENTS, ELECTRICAL PANELS, RECESSED MEDICINE CABINETS, ETC.
7. AT CONCEALED SPACES THE FIRE RATED WALL, CEILING AND FLOOR ASSEMBLY IS TO BE CONTIGUOUS THROUGHOUT CONCEALED SPACE. SEE DETAIL -/----
8. THE FIRE RATED FLOOR, CEILING AND WALL ASSEMBLIES ARE TO BE CONTINUOUS ABOVE DROPPED CEILINGS AND SOFFITS.
9. THE UNDERLAYMENT AND SOUND MAT OF THE FIRE RATED FLOOR ASSEMBLY IS TO BE INSTALLED PRIOR TO THE TUB/SHOWER UNIT BEING INSTALLED.
10. FIRE RATED WALL CONSTRUCTION MUST RUN CONTINUOUS BEHIND TUBS, SHOWERS, ETC. REFER TO DETAIL -/----
11. PROVIDE SILICONE SEALANT AT FULL PERIMETER OF TOILET, SHOWER/TUB AT FLOOR ONLY - TYPICAL.
12. PROVIDE CAULK BETWEEN SPLASHES AND WALLS.
13. PROVIDE BASE SHOE AT ALL BASE (MATCH COLOR) AND CABINETRY (BY CABINET MANUFACTURER) WITH VINYL, WOOD OR CERAMIC FLOORING.
14. VERIFY WALL CONSTRUCTION WITH WALL TYPE
15. ALL DISTRIBUTION PANELS TO BE POWDER PAINTED PER GR#12.
16. SOFFITS THAT ARE NOT SHOWN TO ALIGN WITH ENDS OF WALLS TO BE ONLY AS WIDE AS REQUIRED TO CONCEAL DUCT.

DIMENSIONS SHOWN AS ROUGH OPENINGS FOR SPECIFIC PRODUCTS BASED ON SPECIFICATION INFORMATION AVAILABLE AT TIME OF DRAWING PREPARATION. CONTRACTOR TO VERIFY AS APPROPRIATE.

PLUS OR MINUS - FOR REFERENCE ONLY.

WALL TYPES — SHEET A7000
DOOR SCHEDULE — SHEET A7100 (I.L.) AND A7102 (A.L.)
WINDOW SCHEDULE — SHEET X
ROOM FINISH SCHEDULE — SHEET X

INDICATES DROPPED CEILING/SOFFIT TO X'-X"

DOORS - UNITS:

SWING DOOR - ENTRY: 3'-0" x 6'-8" x 1-3/4" THREE PANEL YANKLOW 20 MINUTE DOOR (BOTTOM RAIL 10" HIGH) IN FIRE-RATED HOOD FRAME (FIRE-RATED HOOD FRAME PER SECTION 08100)

SWING DOOR - TYPICAL: 3'-0" x 6'-8" x 1-3/8" THREE PANEL YANKLOW HOLLOW CORE PREHUNG DOOR IN WOOD FRAME

POCKET DOOR: 3'-0" x 6'-8" x 1-3/8" THREE PANEL YANKLOW HOLLOW CORE IN POCKET DOOR FRAME

BI-FOLD DOOR: WIDTH AS SHOWN x 6'-8" x 1-3/8" THREE PANEL YANKLOW HOLLOW CORE IN DRYWALL OPENING

PATIO/BALCONY AND FRENCH DOOR: WIDTH AS SHOWN x 6'-8" x 1-3/4" FULL LITE PREHUNG WITH INTEGRAL BLADED IN METAL CLAD WOOD FRAME

IL UNIT PLANS

NOTE STALL SIDES ARE NOT CONSTRUCTION LOAD BEARING

REVISIONS

INDICATES HANGER AND DRAPERY ROD. DRAPERY IS ALWAYS TO BE INSTALLED ON THE LEFT WHEN FACING THE CLOSET, COORDINATE WITH PLUMBING

TRANSFER GRILLE 6" BELOW CEILING ON GREAT ROOM SIDE, 2" ABOVE FLOOR ON BEDROOM SIDE (SEE MECHANICAL) FILM SLIDE WITH 5/8" FIRE RATED DRYWALL AT METAL STUDS

PROVIDE EXTENSION ON PANTRY AND UPPER CABINET TO CLOSE OFF SIDE AND TOP. VERIFY DEPTH WITH REFRIGERATOR DOOR SWING CLEARANCE

TYPICAL ALL WALLS WITHIN UNIT

TYPICAL ALL DEMISING WALLS

TYPICAL ALL CONCEALED SPACES

TYPICAL ALL UNIT CORRIDOR WALLS

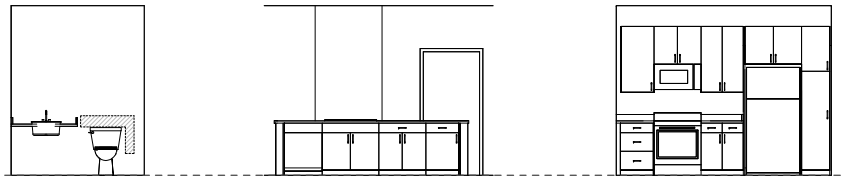
SCHEMATIC DESIGN NOT FOR CONSTRUCTION

DATE
23 DEC 21
PROJECT
211901
SHEET NO.

1/4" FIRST FLOOR PLAN A350
INDEPENDENT

Seasons at Water's Edge
Townhomes
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Illinois

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INDEPENDENT LIVING UNIT INTERIOR ELEVATION GENERAL NOTES:

1. FIELD VERIFY ALL TOPS, MIRRORS AND CABINETRY DIMENSIONS.
2. FRAMED MIRROR SIZE SHOWN DOES NOT INCLUDE FRAME.
3. COUNTERTOP AND UPPER CABINET HEIGHTS AS SHOWN IN INTERIOR ELEVATIONS ARE BASED ON FINISHED FLOOR. INSTALL CASEWORK WITH BLOCKING PER SPEC SECTION 12350 TO MAINTAIN INDICATED HEIGHTS IN AREAS WITH CERAMIC TILE, WOOD OR SIMILAR FLOORING.
4. CONTINUE FLOOR MATERIALS INTO ALL APPLIANCE SPACES.
5. PROVIDE FINISHED END PANELS AT ALL EXPOSED CABINET ENDS INCLUDING NEXT TO APPLIANCES.
6. PROVIDE SILICONE SEALANT AT FULL PERIMETER OF TOILET, SHOWER/TUB AT FLOOR ONLY - TYPICAL.
7. PROVIDE WALL MOUNTED SPRAY HOSE (SHOWN LIKE ——).
8. PROVIDE BASE SHOE AT ALL BASE (MATCH COLOR) AND CABINETRY (BY CABINET MANUFACTURER) WITH VINYL, WOOD OR CERAMIC FLOORING.
9. ALL CONNECTIONS, SPLICES AND CABINETS TO BE SCREWED TO FLOOR, CEILING AND WALL. NAILS ARE NOT TO BE USED TO SECURE CABINETS.
10. PROVIDE BASE BEHIND REFRIGERATOR AND RANGE.
11. SEE SHEET A7.600 FOR TRIM PROFILES.
12. RETURN VALANCES AND CROWN MOULDING TO WALL (TYPICAL OF ALL).
13. EMERGENCY CALL PULL CORDS TO BE TRIMMED SO BOTTOM OF CORD IS 4" ABOVE THE FLOOR.
14. ALL DISTRIBUTION PANELS TO BE POWDER PAINTED PER 09912.

I.L. AND A.L. UNIT PLANS GENERAL NOTES

1. DIMENSIONS AT EXTERIOR WALLS ARE TO FACE OF BRICK OR SHEATHING. ALIGN WITH FOUNDATION WALL BELOW. (DIMENSIONS TO FACE OF EXTERIOR FINISH / BLOCK BELOW)
2. UNIT DEMISING WALL DIMENSIONS ARE TO CENTER OF WALL.
3. ALL OTHER DIMENSIONS ARE TO FACE OF STUD
4. VERIFY ALL ROUGH AND MASONRY OPENINGS (M.O.) WITH APPROVED SHOP DRAWINGS.
5. FIELD VERIFY ALL TOPS, MIRRORS AND CABINETRY DIMENSIONS
6. COORDINATE STUD LOCATION WITH ELECTRICAL AND MECHANICAL CONTRACTORS TO ALLOW FOR WASHING MACHINE OUTLET BOXES, BATH EXHAUST, DRYER VENTS, ELECTRICAL PANELS, RECESSED MEDICINE CABINETS, ETC.
7. AT ALL CONCEALED SPACES THAT ARE RATED WALL, CEILING, ALL DOOR OPENINGS, PENETRATIONS, OR OTHER OPENINGS SHALL BE PROTECTED TO MAINTAIN THE CONCEALED SPACE. SEE DETAIL -/----
8. THE FIRE RATED FLOOR/CEILING AND WALL ASSEMBLIES ARE TO BE CONTINUOUS ABOVE DROPPED CEILINGS AND SOFFITS.
9. AT LOCATIONS WITH FIRE/SMOKE RATED DOOR OR FIRE AND SMOKE DAMPERS, A 5/8 TYPE 'X' GYPSUM BOARD SHALL BE INSTALLED PRIOR TO THE TUB/SHOWER UNIT BEING DELIVERED AND INSTALLED.
10. FIRE RATED WALL CONSTRUCTION MUST RUN CONTINUOUS BEHIND TUBS, SHOWERS, ETC. REFER TO DETAIL -/----
11. PROVIDE SILICONE SEALANT AT FULL PERIMETER OF TOILET, SHOWER/TUB AT FLOOR ONLY - TYPICAL.
12. PROVIDE CAULK BETWEEN SPLASHES AND WALLS.
13. PROVIDE BASE SHOE AT ALL BASE (MATCH COLOR) AND CABINETRY (BY CABINET MANUFACTURER) WITH VINYL, WOOD OR CERAMIC FLOORING.
14. VERIFY WALL CONSTRUCTION WITH WALL TYPES.
15. ALL DISTRIBUTION PANELS TO BE POWDER PAINTED PER 09912.
16. SOFFITS THAT ARE NOT SHOWN TO ALIGN WITH ENDS OF WALLS TO BE ONLY AS WIDE AS REQUIRED TO CONCEAL DUCT.

6'-0" * DIMENSIONS SHOWN AS ROUGH OPENINGS FOR SPECIFIED PRODUCTS BASED ON CURRENT INFORMATION AVAILABLE AT TIME OF DRAWING PREPARATION. CONTRACTOR TO VERIFY AS APPROPRIATE.

6'-6" ** PLUS OR MINUS - FOR REFERENCE ONLY.

WALL TYPES — SHEET A7.300
DOOR SCHEDULE — SHEET A7.100 (I.L.) AND A7.102 (A.L.)
WINDOW SCHEDULE — SHEET X
ROOM FINISH SCHEDULE — SHEET X

SOFFIT BELOW — INDICATES DROPPED SOFFIT. SOFFIT TO VARY BETWEEN 8'-0" AND 8'-6" AFF (SEE DOOR SCHEDULE FOR EXACT HEIGHT)

DOORS - NOTE: SEE DOOR SCHEDULE - REVISE DOOR STYLES AS REQUIRED, DELETE UNUSED DOOR SCHEDULES COMPLETE.

SWING DOOR - ENTRY: 3'-0" X 6'-8" X 1 3/4" THREE PANEL, VINYL/LOW 20 MIL/FIE DOOR (BOTTOM RAIL 10" HIGH) IN FIRE-RATED HOOD FRAME (FIRE-RATED HOOD FRAME PER SECTION 08602)

SWING DOOR - TYPICAL: 3'-0" / 2'-6" X 6'-8" X 1 3/8" THREE PANEL, VINYL/LOW HOLLOW CORE PRIMING DOOR IN HOOD FRAME

POCKET DOOR: 3'-0" X 6'-8" X 1 3/8" THREE PANEL, VINYL/LOW HOLLOW CORE IN POCKET DOOR FRAME

SLIDE BY AND BI-FOLD DOOR: WIDTH AS SHOWN X 6'-8" X 1 3/8" THREE PANEL, VINYL/LOW HOLLOW CORE IN DRYWALL OPENING

PATIO/BALCONY DOOR/FRENCH DOOR: WIDTH AS SHOWN X 6'-8" X 1 3/4" FULL LITE PREHUNG (WITH INTEGRAL BLINDS) IN METAL CLAD WOOD FRAME

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DATE
23 DEC 21
PROJECT
211901
SHEET NO.
A351
INDEPENDENT

1/4" SECOND FLOOR PLAN

INDEPENDENT LIVING UNIT INTERIOR ELEVATION GENERAL NOTES:

1. FIELD VERIFY ALL TOPS, MIRRORS AND CABINETRY DIMENSIONS.
2. FRAMED MIRROR SIZE SHOWN DOES NOT INCLUDE FRAME.
3. COUNTERTOP AND UPPER CABINET HEIGHTS AS SHOWN IN INTERIOR ELEVATIONS ARE BASED ON FINISHED FLOOR. INSTALL CABINETRY WITH BLOCKING PER SPEC SECTION 12356 TO MAINTAIN INDICATED HEIGHTS IF ABOVE WITH CERAMIC TILE, WOOD OR SIMILAR FLOORING.
4. CONTINUE FLOOR MATERIALS INTO ALL APPLIANCE SPACES.
5. PROVIDE FINISHED END PANELS AT ALL EXPOSED CABINET ENDS INCLUDING NEXT TO APPLIANCES.
6. PROVIDE SILICONE SEALANT AT FULL PERIMETER OF TOILET, SHOWER/TUB AT FLOOR ONLY - TYPICAL.
7. PROVIDE CAULK BETWEEN SPLASHES AND WALLS.
8. PROVIDE BASE SHOE AT ALL BASE (MATCH COLOR) AND CABINETRY (BY CABINET MANUFACTURER) WITH VINYL, WOOD OR CERAMIC FLOORING.
9. ALL COUNTERTOPS, SPLASHES AND CABINETS TO BE SCRIBED TO FLOOR, CEILING AND WALL.
10. PROVIDE BASE BEHIND REFRIGERATOR AND RANGE.
11. SEE SHEET A7400 FOR TRIM PROFILES.
12. RETURN VALANCES AND CROWN MOULDING TO WALL (TYPICAL OF ALL).
13. EMERGENCY CALL PULL CORDS TO BE TRIMMED SO BOTTOM OF CORD IS 4" ABOVE THE FLOOR.
14. ALL DISTRIBUTION PANELS TO BE POWDER PAINTED PER DM12.

I.L. AND A.L. UNIT PLANS GENERAL NOTES

1. DIMENSIONS AT EXTERIOR WALLS ARE TO FACE OF BRICK OR SHEATHING. ALIGN WITH FOUNDATION WALL BELOW. CHANGE TO FACE OF STUD AT PLAN / BLDG ELEVATION CHANGE
2. UNIT DEMISING WALL DIMENSIONS ARE TO CENTER OF WALL.
3. ALL OTHER DIMENSIONS ARE TO FACE OF STUD.
4. VERIFY ALL ROUGH AND MASONRY OPENINGS (M.O.) WITH APPROVED SHOP DRAWINGS.
5. FIELD VERIFY ALL TOPS, MIRRORS AND CABINETRY DIMENSIONS.
6. COORDINATE STUD LOCATION WITH ELECTRICAL AND MECHANICAL CONTRACTORS TO ALIGN FOR FISHING MACHINE OUTLET BOXES, BATH EXHAUST, DRYER VENTS, ELECTRICAL PANELS, RECESSED MEDICINE CABINETS, ETC.
7. AT ALL CONCEALED SPACES THE FIRE RATED WALL, CEILING, FLOOR AND ROOF ASSEMBLY IS TO BE CONTINUOUS THROUGHOUT THE CONCEALED SPACE. SEE DETAIL ~/~~
8. THE FIRE RATED FLOOR/CEILING AND WALL ASSEMBLIES ARE TO BE CONTINUOUS ABOVE DROPPED CEILINGS AND SOFFITS.
9. THE UNDERLAYMENT AND SOUND MAT OF THE FIRE RATED FLOOR ASSEMBLY IS TO BE INSTALLED PRIOR TO THE TUB SHOWER UNIT ENCLOSURE BEING INSTALLED.
10. FIRE RATED WALL CONSTRUCTION MUST RUN CONTINUOUS BEHIND TUBS, SHOWERS, ETC. REFER TO DETAIL ~/~~
11. PROVIDE SILICONE SEALANT AT FULL PERIMETER OF TOILET, SHOWER/TUB AT FLOOR ONLY - TYPICAL.
12. PROVIDE CAULK BETWEEN SPLASHES AND WALLS.
13. PROVIDE BASE SHOE AT ALL BASE (MATCH COLOR) AND CABINETRY (BY CABINET MANUFACTURER) WITH VINYL, WOOD OR CERAMIC FLOORING.
14. VERIFY WALL CONSTRUCTION WITH WALL TYPE.
15. ALL DISTRIBUTION PANELS TO BE POWDER PAINTED PER DM12.
16. SOFFITS THAT ARE NOT SHOWN TO ALIGN WITH ENDS OF WALLS TO BE ONLY AS WIDE AS REQUIRED TO CONCEAL DUCT.

8'-0" * DIMENSIONS SHOWN AS ROUGH OPENINGS FOR SPECIFIC PRODUCTS BASED ON CURRENT INFORMATION AVAILABLE AT TIME OF DRAWING PREPARATION. CONTRACTOR TO VERIFY AS APPROPRIATE.

8'-16" ** PLUS OR MINUS - FOR REFERENCE ONLY.

WALL TYPES — SHEET A7200
DOOR SCHEDULE — SHEET A7100 (I.L.) AND A7102 (A.L.)
WINDOW SCHEDULE — SHEET X
ROOM FINISH SCHEDULE — SHEET X

SOFFIT/DROPPED CEILING — INDICATES DROPPED CEILING SOFFIT TO X'-XX"

DOORS - NOTE: SO DO NOTE ONLY THE DOOR STYLES AS REQUIRED, DELETE WHEN DOOR SCHEDULES COMPLETE.

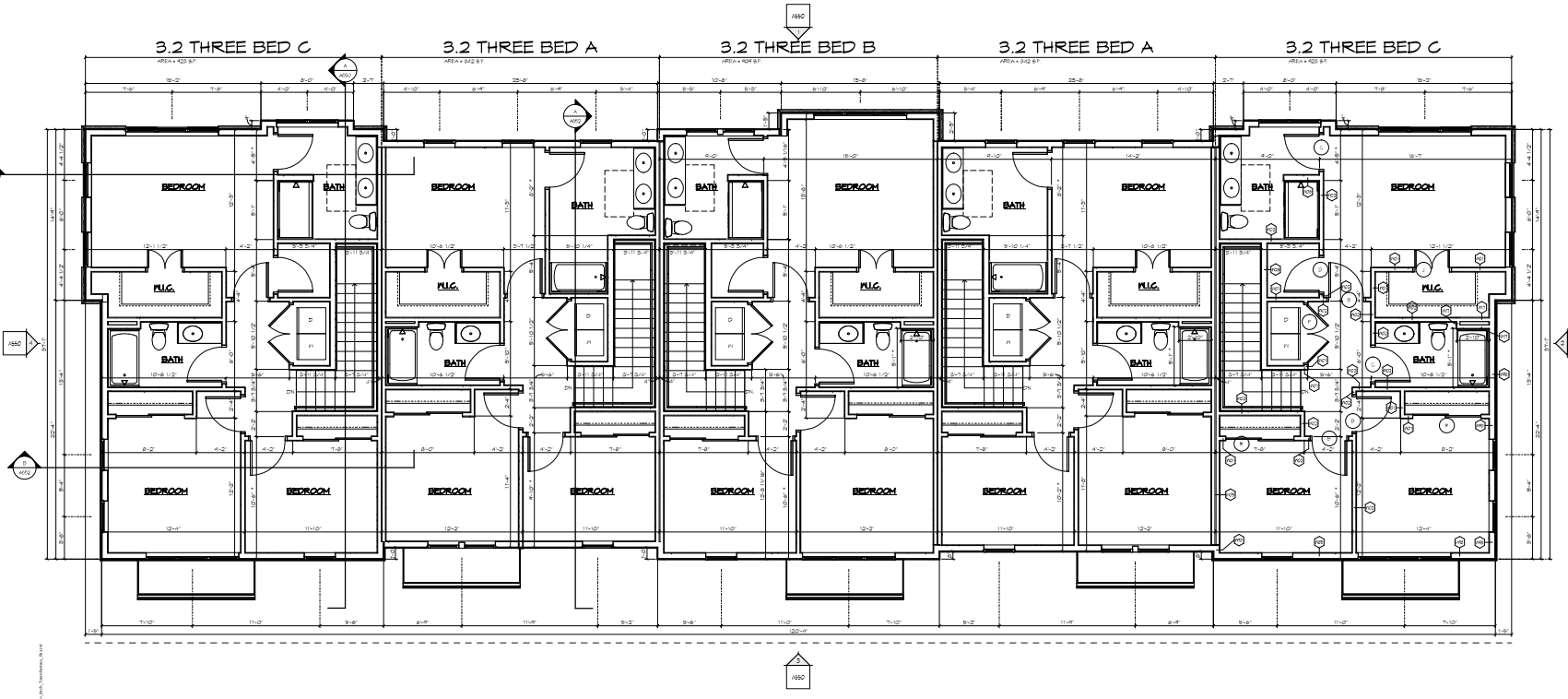
SWING DOOR - ENTRY:	3'-0" x 8'-0" x 1-3/4" THREE PANEL, 9'HILOFT 22 WHITE DOOR (BOTTOM RAIL 10" HIGH) IN FIRE-RATED WOOD FRAME (FIRE-RATED WOOD FRAME PER SECTION 08100)
SWING DOOR - TYPICAL:	3'-0" X 8'-0" X 1-3/8" THREE PANEL 9'HILOFT HOLLOW CORE PRESWING DOOR IN WOOD FRAME
POCKET DOOR:	3'-0" X 8'-0" X 1-3/8" THREE PANEL 9'HILOFT HOLLOW CORE IN POCKET DOOR FRAME
SLIDE BY AND BI-FOLD DOOR:	WIDTH AS SHOWN X 8'-0" X 1-3/8" TYPE E PANEL 9'HILOFT HOLLOW CORE IN DRYWALL OPENING
PATIO/BALCONY AND FRENCH DOOR:	WIDTH AS SHOWN X 6'-8" X 1-3/4" FULL LITE PRESWING WITH INTERNAL BLINDS IN SPECIFIED GLAZING/FRAME STYLE

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PROJECT
211901
SHEET NO.
A352
INDEPENDENT

1/4" THIRD FLOOR PLAN

MATERIAL LEGEND

A - THREE DIMENSIONAL ASPHALT SHINGLES
MS - NATURAL THIN VENEER STONE
B - BRICK
F1 - FIBER CEMENT SIDING WITH 6" EXPOSURE - COBBLESTONE
FW - FIBER CEMENT SIDING - STAINED WOOD LOOK
FP1 - FIBER CEMENT PANEL - NIGHT GREY
FP2 - VERTICAL FIBER CEMENT PANEL BATTENS AT 16" O.C. -COBBLESTONE



RIGHT ELEVATION
4 A550 1/8" = 1'-0"



BACK ELEVATION
3 A550 1/8" = 1'-0"



LEFT ELEVATION
2 A550 1/8" = 1'-0"



FRONT ELEVATION
1 A550 1/8" = 1'-0"

1/8" EXTERIOR ELEVATIONS - TOWNHOMES UNIT

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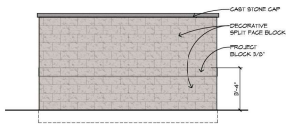
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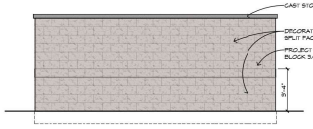
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F1 - AGED PEWTER

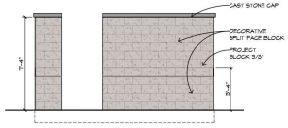
FP1 - COBBLESTONE BOARD AND BATTEN



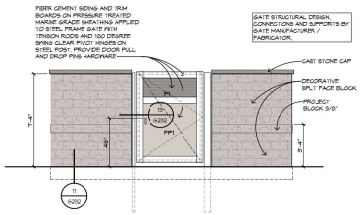
TRASH ENCLOSURE SIDE ELEVATION
9 / 6232



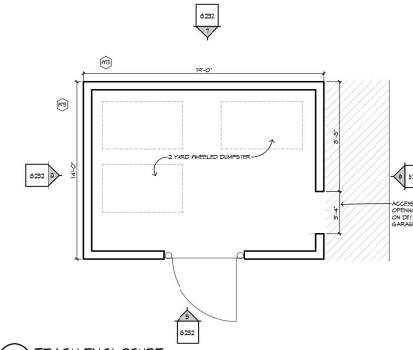
TRASH ENCLOSURE REAR E.EVATION
7 / 6232



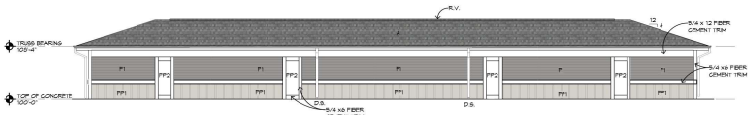
TRASH ENCLOSURE SIDE ELEVATION
8 / 6232



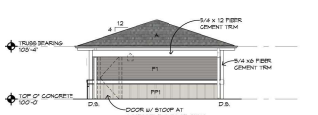
TRASH ENCLOSURE FRONT ELEVATION
5 / 6232



1 TRASH ENCLOSURE
6232



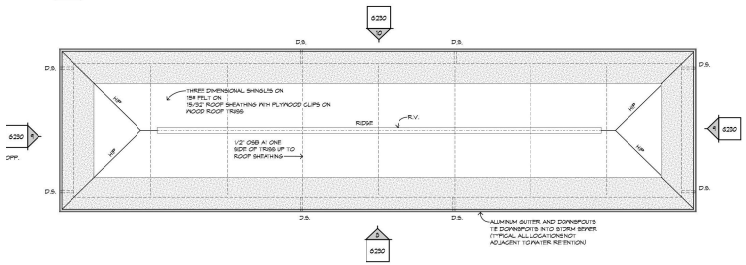
8 CAR GARAGE REAR E.EVATION
10 / 6230 TYPICAL



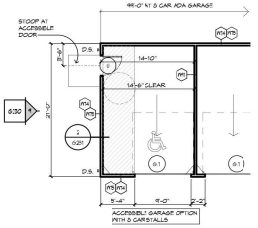
8 CAR GARAGE SIDE ELEVATION
9 / 6230 TYPICAL



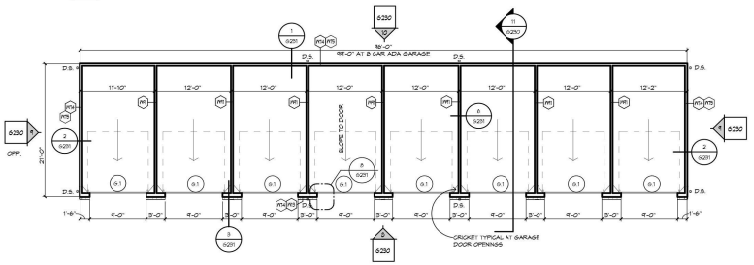
8 CAR GARAGE FRONT ELEVATION
5 / 6230 TYPICAL



7 / 6230 TYPICAL
8 CAR GARAGE ROOF PLAN



6 / 6230 ACCESSIBLE
8 CAR GARAGE PARTIAL FLOOR PLAN



5 / 6230 TYPICAL
8 CAR SARAGE FLOOR PLAN

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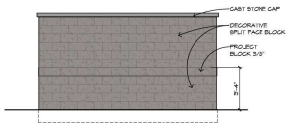
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SHEET NO.
SITE DETAILS G230
TYPICAL

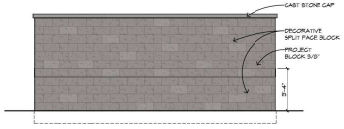
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F1 - NIGHT GREY

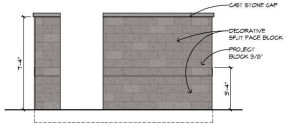
FP1 - PEARL GREY BOARD AND BATTEN



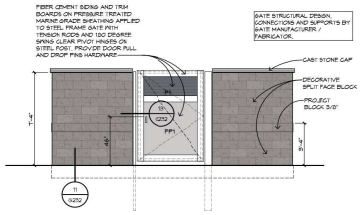
3 / 6232 TRASH ENCLOSURE SIDE ELEVATION



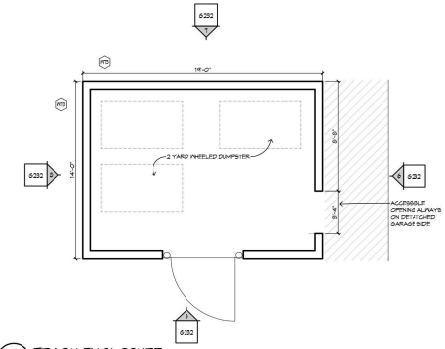
1 / 6232 TRASH ENCLOSURE REAR ELEVATION



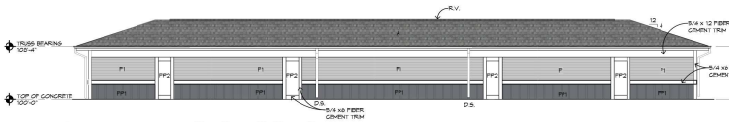
3 / 6232 TRASH ENCLOSURE SIDE ELEVATION



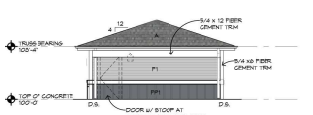
3 / 6232 TRASH ENCLOSURE FRONT ELEVATION



4 / 6232 TRASH ENCLOSURE



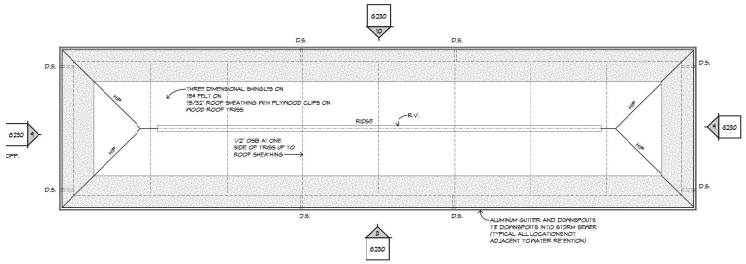
10 / 6230 TYPICAL 8 CAR GARAGE REAR E..EVATION



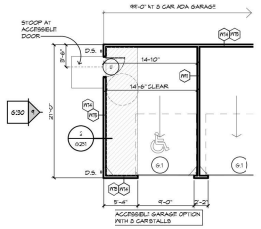
6 / 6230 TYPICAL 8 CAR GARAGE SIDE ELEVATION



9 / 6230 TYPICAL 8 CAR GARAGE FRONT ELEVATION

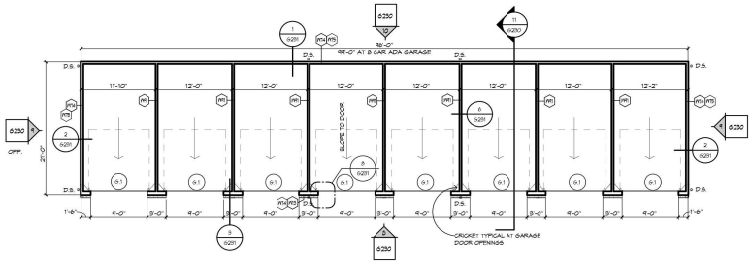


7 / 6230 TYPICAL 8 CAR GARAGE ROOF PLAN



8 / 6230 AGGREGATE 8 CAR GARAGE PARTIAL FLOOR PLAN

AGGREGATE GARAGE OPTION WITH 3 CARSTALLS



5 / 6230 TYPICAL 8 CAR SARAGE FLOOR PLAN

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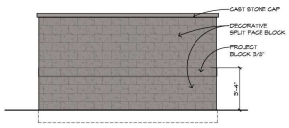
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DATE 30 OCT 2020
PROJECT 941
SHEET NO.

SITE DETAILS G230 TYPICAL

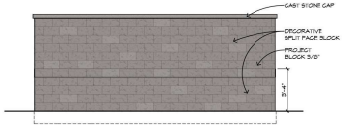
SPLIT FACE BLOCK - COLOR: ECHELON - 4303

F1 - NIGHT GREY

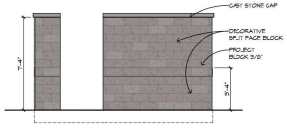
FP1 - PEARL GREY BOARD AND BATTEN



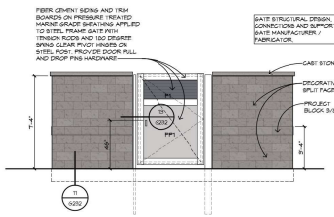
TRASH ENCLOSURE SIDE ELEVATION



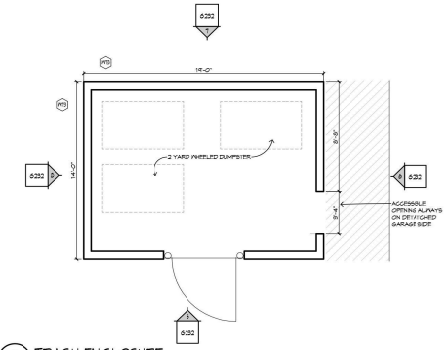
TRASH ENCLOSURE REAR ELEVATION



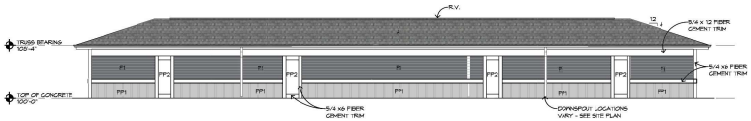
TRASH ENCLOSURE SIDE ELEVATION



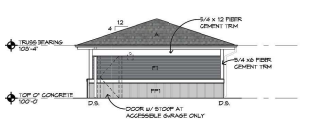
TRASH ENCLOSURE FRONT ELEVATION



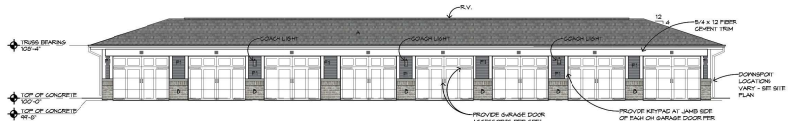
TRASH ENCLOSURE



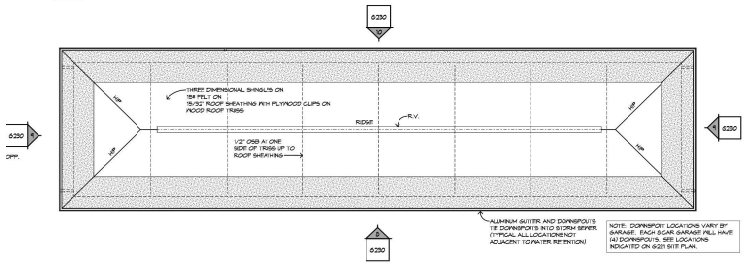
8 CAR GARAGE REAR E.EVATION



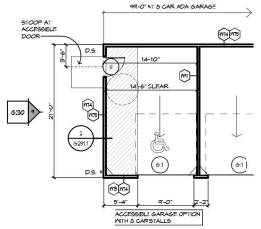
8 CAR GARAGE SIDE ELEVATION



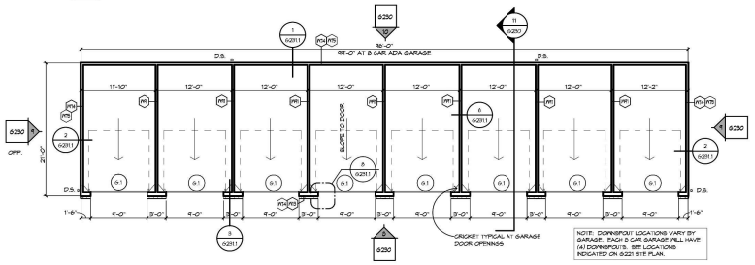
8 CAR GARAGE FRONT ELEVATION



8 CAR GARAGE ROOF PLAN



8 CAR GARAGE PARTIAL FLOOR PLAN



8 CAR SARAGE FLOOR PLAN

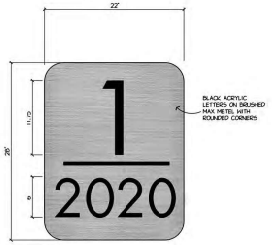
Seasons at Water's Edge
Multi-Family Development
Crystal Lake Illinois

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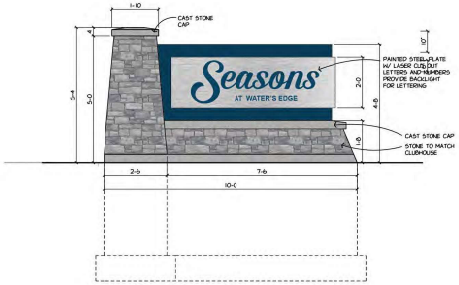
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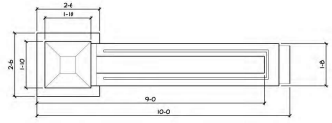
SITE DETAILS G230
TYPICAL



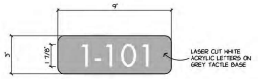
BUILDING ID/ADDRESS SIGNAGE
ELEVATION — 1 1/2" = 1'-0" — (D) G232



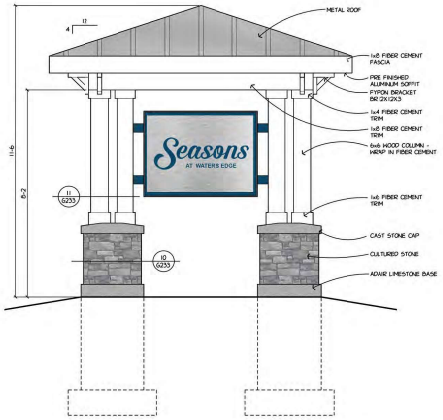
MONUMENT SIGN
ELEVATION — 1/2" = 1'-0" — (D) G232



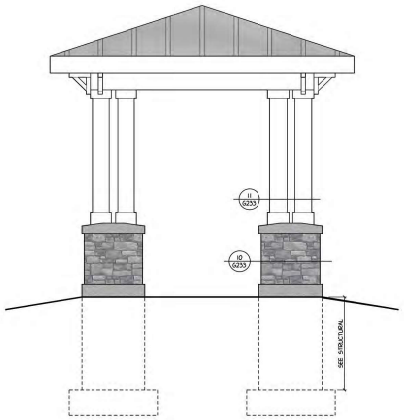
MONUMENT SIGN
PLAN — 1/2" = 1'-0" — (C) G232



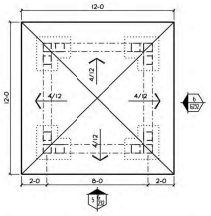
DOOR ID SIGNAGE
ELEVATION — 3" = 1'-0" — (B) G232



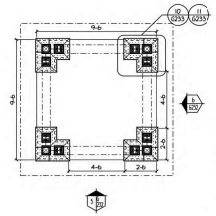
GUARD HOUSE
ELEVATION — 1/2" = 1'-0" — (6) G232



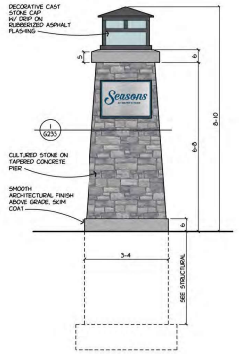
GUARD HOUSE
ELEVATION — 1/2" = 1'-0" — (5) G232



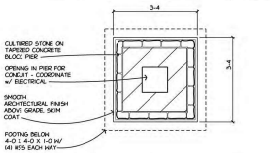
GUARD HOUSE
ROOF PLAN — 1/4" = 1'-0" — (4) G232



GUARD HOUSE
PLAN — 1/4" = 1'-0" — (3) G232



ENTRY COLUMN
ELEVATION — 1/2" = 1'-0" — (2) G232



ENTRY COLUMN
PLAN — 1/2" = 1'-0" — (1) G232

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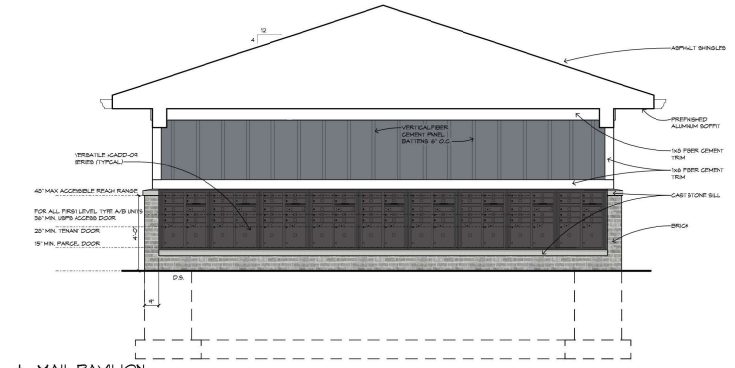
REVISIONS

CONCEPTUAL PACKAGE NOT FOR CONSTRUCTION

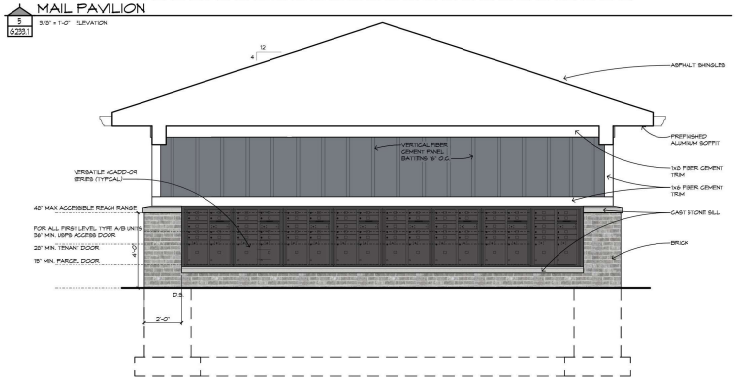
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PLOT DRAWING - 11 X 17 - VARIES (SCALE) 11 X 17 = SAME SIZE 22 X 34 = HALF SIZE
PLOTTED ON: 4/21/2020 - 9:28:31 AM BY: PETER.JAMES
FILE NAME & LOCATION: G:\Projects\2019\19-029\Drawings\19-029 Sheets.dwg

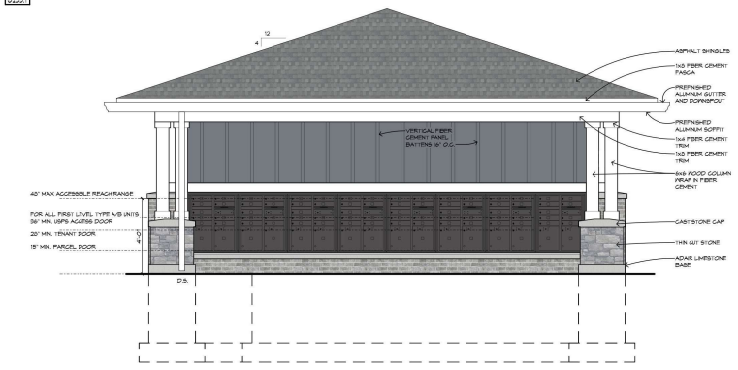
SITE DETAILS G232
TYPICAL



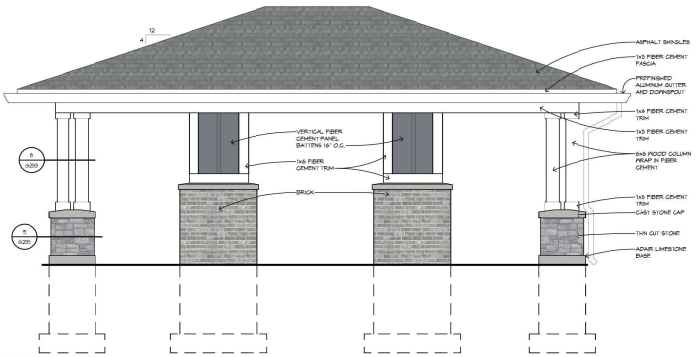
5 G233.1 MAIL PAVILION
3/8" = 1'-0" ELEVATION



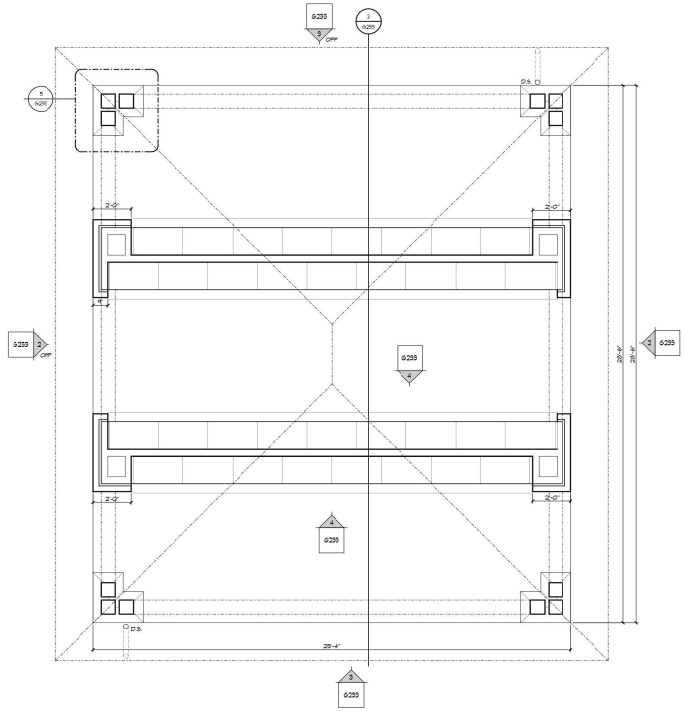
4 G233.1 MAIL PAVILION
3/8" = 1'-0" ELEVATION



3 G233.1 MAIL PAVILION
3/8" = 1'-0" ELEVATION



2 G233.1 MAIL PAVILION
ELEVATION



MAIL PAVILION
3/8" = 1'-0" FLOOR PLAN

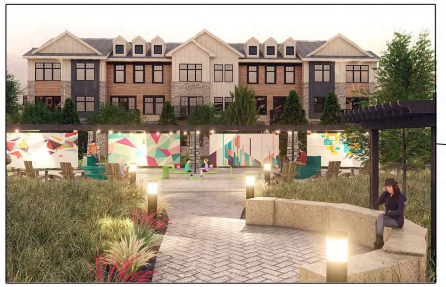
Seasons at Water's Edge
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Illinois

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SITE DETAILS G233
Designer











ARTIFICIAL TURF

PRAIRIE SEED MIX

BRICK PAVERS

16 DECEMBER 2021

SCALE: 1"=20'

MIXED USE DEVELOPMENT AT WATER'S EDGE

Crystal Lake, Illinois

ag Architecture



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Seasons

Architecture
A Sense of Community



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- Monument and directional signage to utilize materials similar to what is shown in the renderings (ex. stone structures, back lit signage and metal accents)
- Street lighting to be consistent on all public roads
- Building signage shall be complementary to the development signage

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CONCEPTUAL DEVELOPMENT - ENTRY INTO NEW DEVELOPMENT

Architecture



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CONCEPTUAL DEVELOPMENT

Architecture



- Building exteriors should be complementary to the Three Oaks Recreations Center and Seasons Multifamily Development
- Exterior materials should Mimic natural materials including stone, brick, wood like materials, and incorporate varying roof lines
- Active gathering spaces to be incorporated throughout the retail develpment



- Lighted bollards shall be utilized along the main retail entrance
-Accent building lights should be complementary to the building exteriors

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CONCEPTUAL DEVELOPMENT

Architecture



- Outdoor spaces should incorporate string lights, pavers, landscaping planters, decorative trash cans and elevated furnishings.



-Stone/brick must make up 70% of the exterior building material. Stone materials must be complementary to the cinder limestone stone or glacier gray brick of the residential area.
-Wood tone material must make up 20% of the exterior building material.
-Window glazing must make up 10% of the exterior building material.
-Window and storefront window trim must be a dark color in the commercial area.
-Roofing materials should be an architectural shingle or other quality material to complement the facades, if a flat roof is not utilized.



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CONCEPTUAL DEVELOPMENT

Architecture



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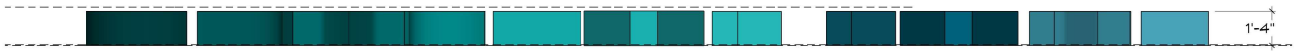
Architecture
A Sense of Community



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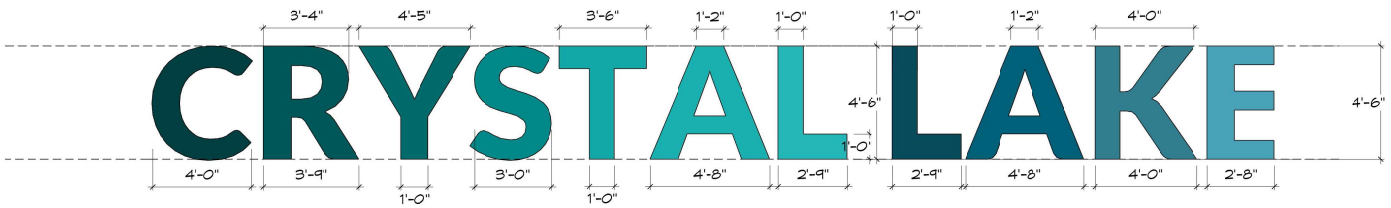
Seasons

Architecture
A Sense of Community



MONUMENT LETTERS PLAN

1/2" = 1'



MONUMENT LETTERS ELEVATION

1/2" = 1'

Seasons at Water's Edge

Multi-Family Development

Crystal Lake

Illinois

Architecture

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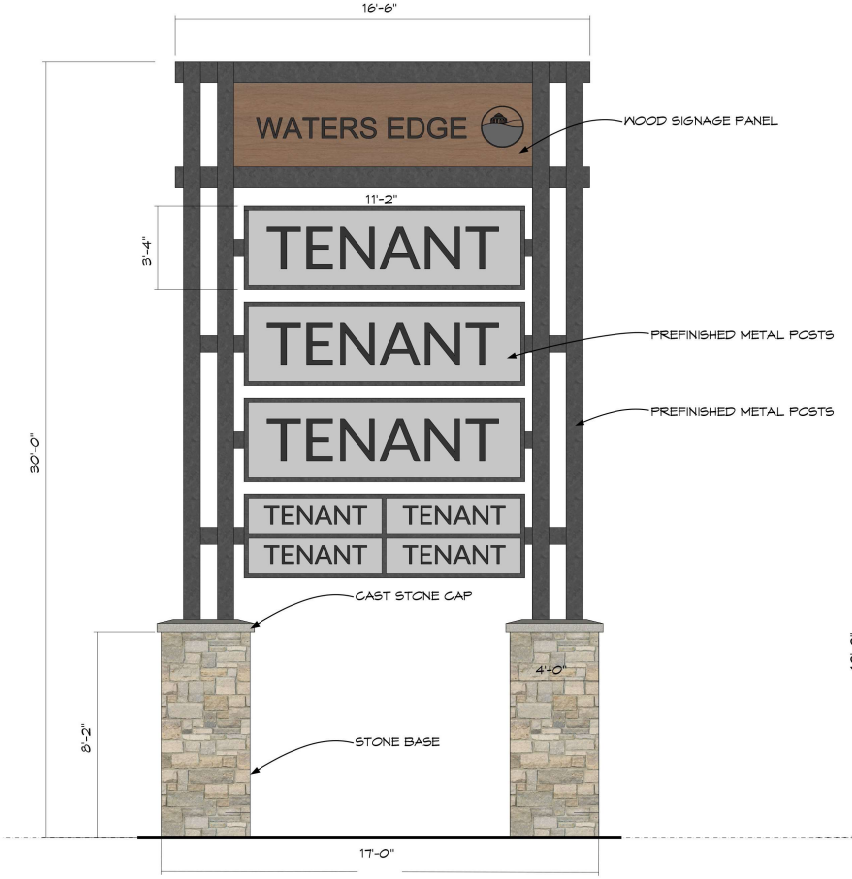
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DATE
23 DEC 2021

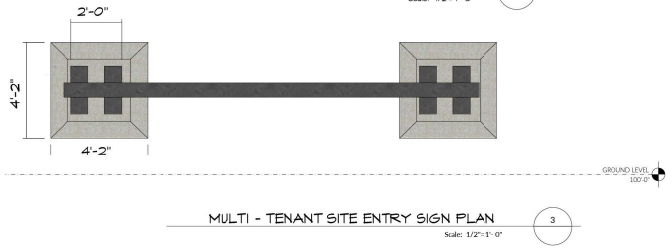
PROJECT
211901

SHEET NO.



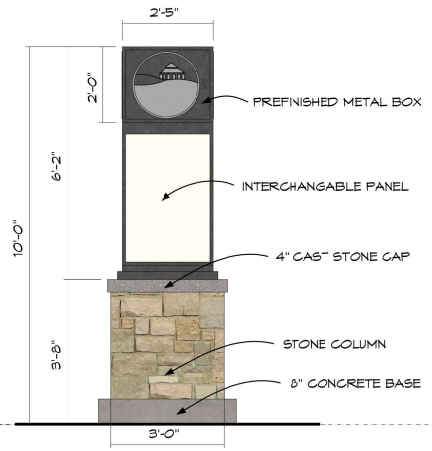
MULTI-TENTANT SITE ENTRY SIGN 4

Scale: 1/2"= 1'- 0"



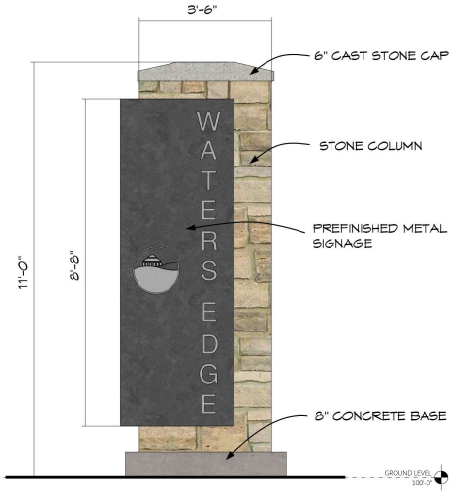
MULTI - TENANT SITE ENTRY SIGN PLAN 3

Scale: 1/2"=1'- 0"



WAYFINDING SIGN 2

Scale: 1"= 1'- 0"



MONUMENT SIGN 1

Scale: 1"= 1'- 0"

Seasons at Water's Edge

Multi-Family Development

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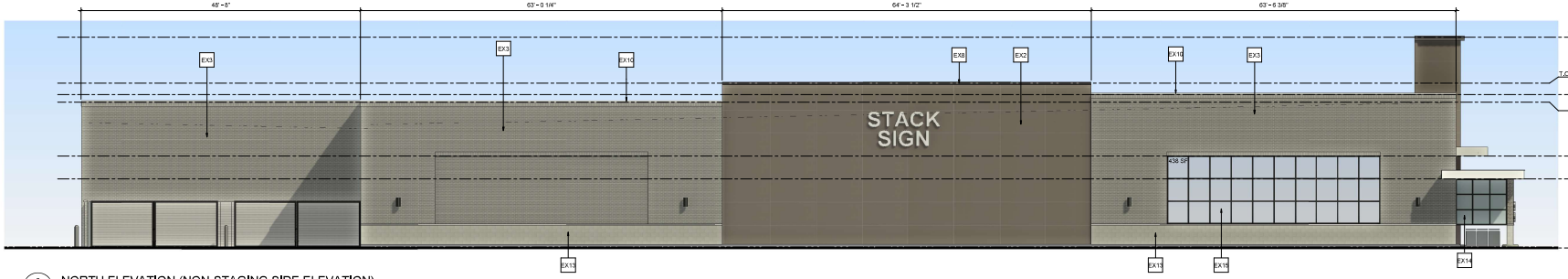
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23 DEC 2021

PROJECT
211901

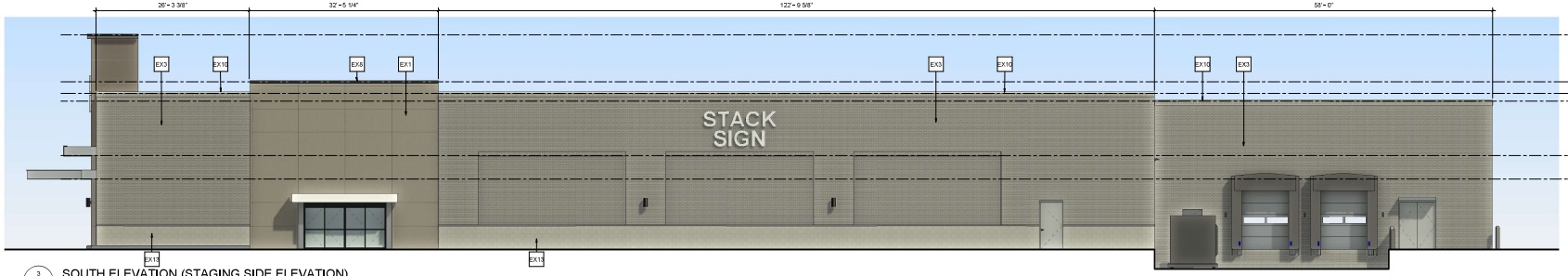
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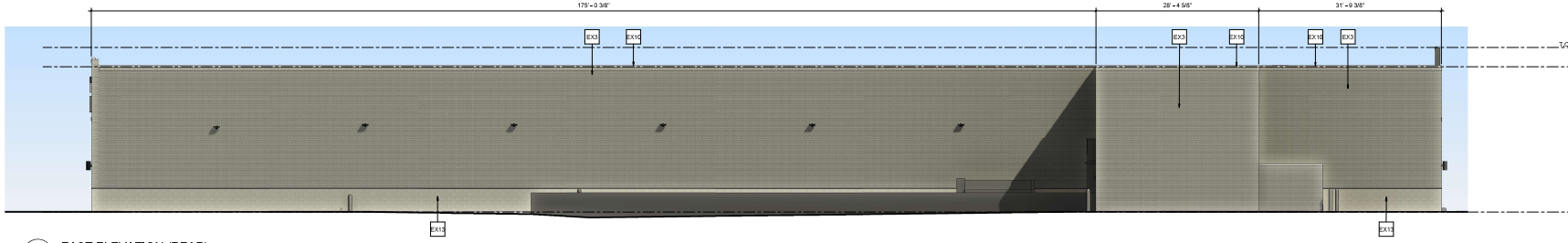
1 002 WEST ELEVATION (FRONT ENTRY)
1/8" = 1'-0"



2 002 NORTH ELEVATION (NON-STAGING SIDE ELEVATION)
1/8" = 1'-0"



3 002 SOUTH ELEVATION (STAGING SIDE ELEVATION)
1/8" = 1'-0"



4 002 EAST ELEVATION (REAR)
1/8" = 1'-0"

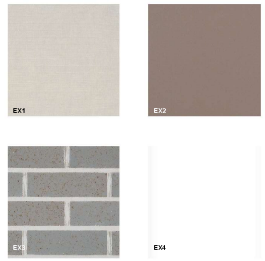
FACADE CALCULATION

	CALCULATION	WEST (SF)	EAST (SF)	NORTH (SF)	SOUTH (SF)
TOTAL AREA OF FACADE	-	6,981	5,986	6,215	6,367
AREA OF BRICK (REQUIRED)	70% OF FACADE	4,886	4,190	4,350	4,457
AREA OF BRICK (PROPOSED)	-	3,668 53%	5,986 100%	4,372 70%	5,186 81%
AREA OF FACADE BELOW 12'-0" AFF		2,820	2,820	2,868	2,833
AREA OF GLAZING (REQUIRED)	10% OF AREA BELOW 12'	282	282	286	283
AREA OF GLAZING (PROPOSED)	-	842	0	436	0

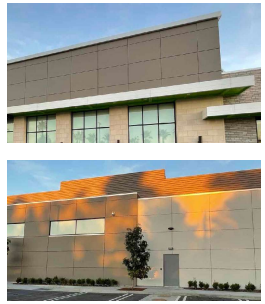
* AREAS OF THE FACADE WITH STORAGE ON THE INTERIOR ARE NOT COUNTED TOWARDS THE GLAZING REQUIRMENT.

TAG	PRODUCT	MANUFACTURER
EX1	PHENOLIC PANEL - CONCEALED FASTENER	STONEWOOD ARCHITECTURAL PANELS
EX2	PHENOLIC PANEL - CONCEALED FASTENER	STONEWOOD ARCHITECTURAL PANELS
EX3	FACE BRICK - TITANIUM VELOUR	BELDEN
EX4	CANTILEVER CANOPY	MAPES ARCHITECTURAL CANOPIES
EX5	CANTILEVER CANOPY	MAPES ARCHITECTURAL CANOPIES
EX7	ALUMINUM STOREFRONT	KAWNEER
EX8	PARAPET COPING	FIRESTONE
EX9	BURNISHED CMU	OLDCASTLE
EX10	STONE COPING	TBD
EX12	CANOPY TINS	MAPES ARCHITECTURAL CANOPIES
EX13	STONE VENEER	ECHELON - CORDOVA STONE
EX14	GLAZING (CLEAR)	TBD
EX15	GLAZING (SPANDREL)	TBD

EXTERIOR MATERIALS



MATERIAL REFERENCE IMAGES



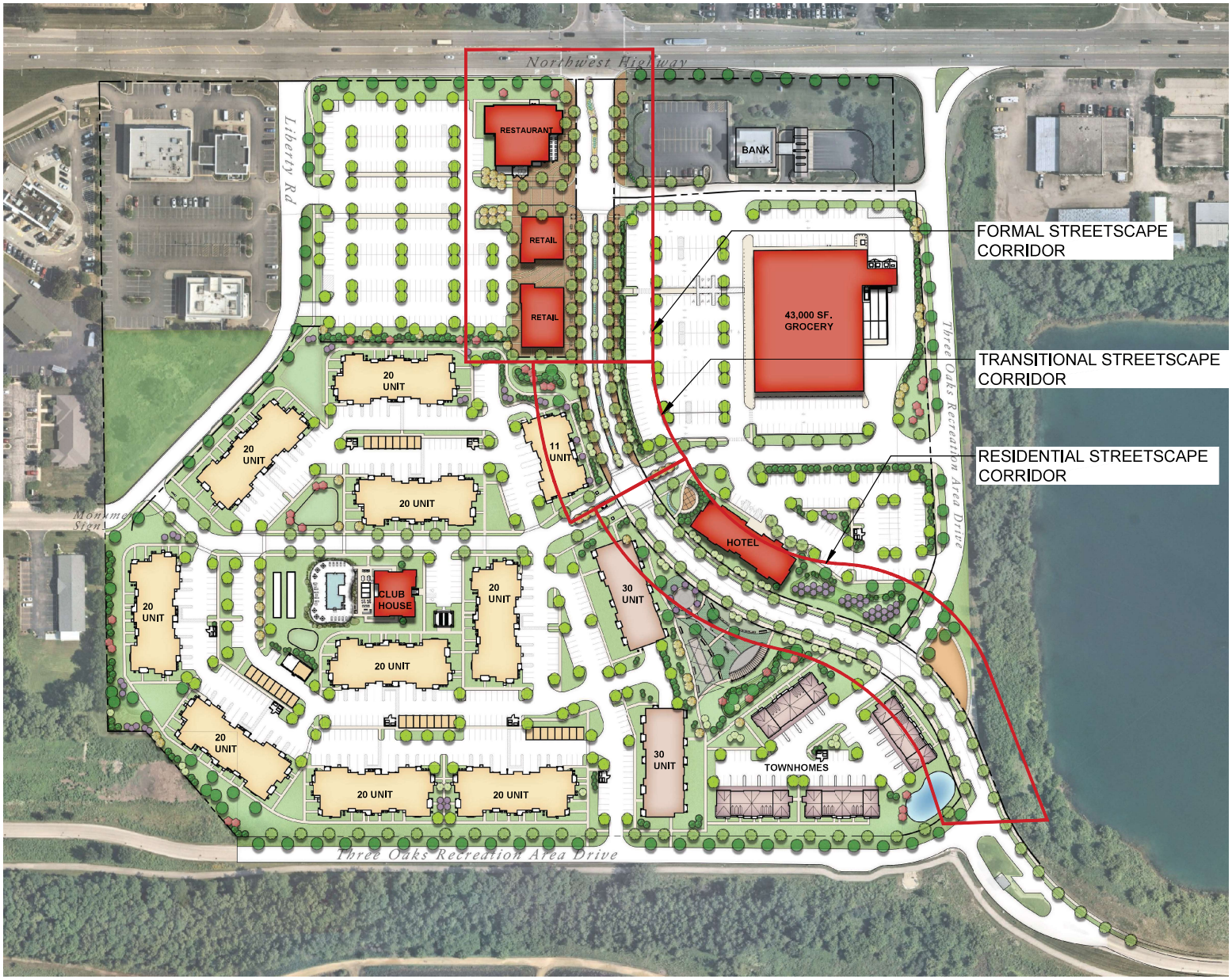
HAMILTON PARTNERS
NORR

IL-Crystal Lake- Three Oaks Center-Shell

5609 Northwest HWY, CRYSTAL LAKE, IL 60014

EXTERIOR ELEVATIONS

03.28.2022
002



WATER'S EDGE BOULEVARD STREETSCAPE

Crystal Lake, IL

March 21, 2022

0 40 80 160 240

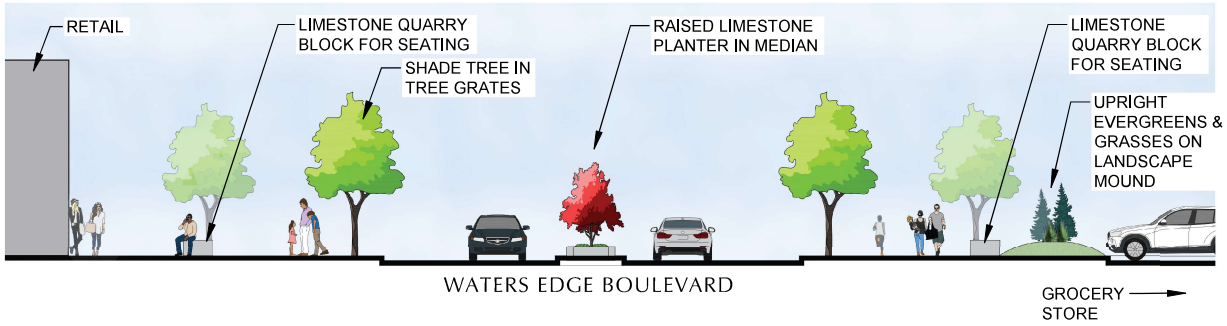
SCALE: 1"=80'

NORTH

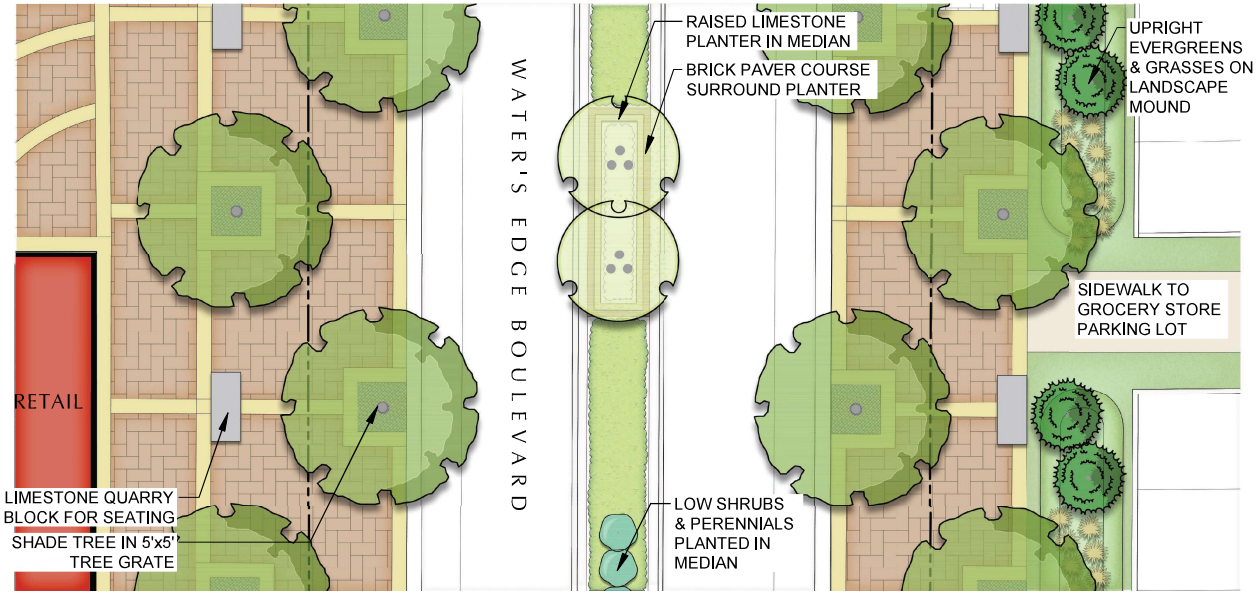
teska



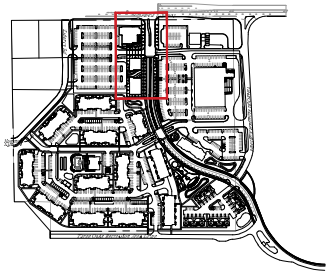
PLAN ENLARGEMENT



SECTION A-A' (VIEW NORTH TOWARDS NORTHWEST HIGHWAY) NTS



SECTION AREA ENLARGEMENT NTS



KEY MAP NTS

WATER'S EDGE BOULEVARD STREETSCAPE

FORMAL STREETSCAPE CORRIDOR

Crystal Lake, IL

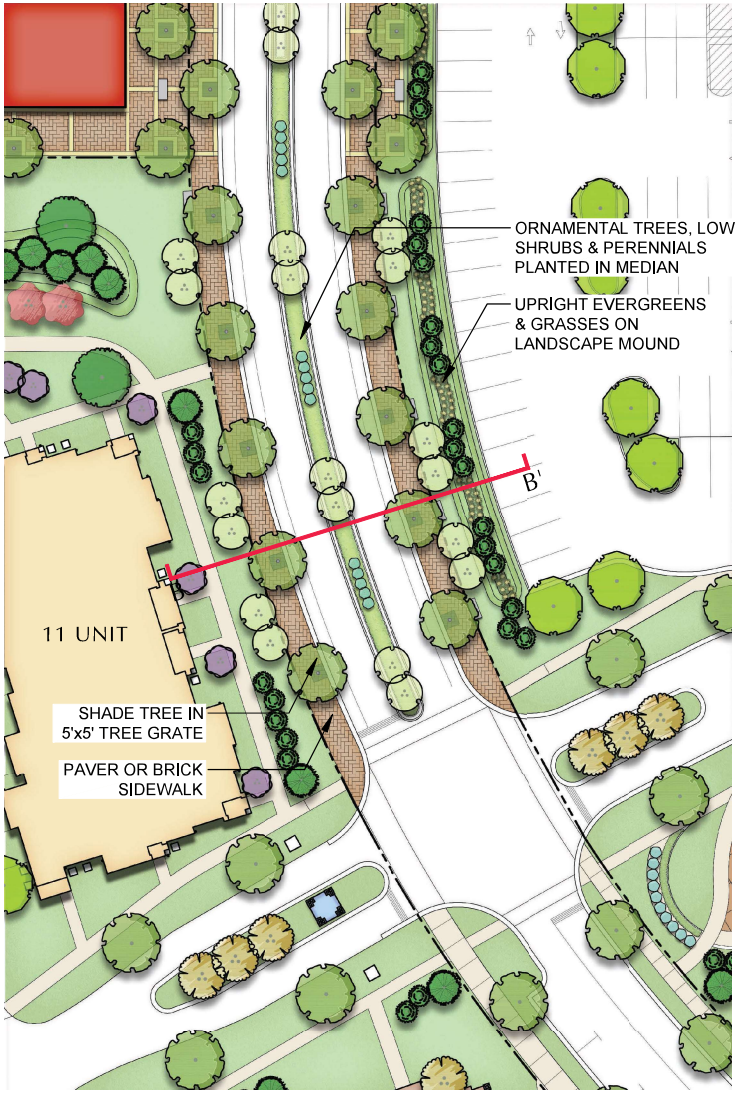
March 21, 2022

0 10 20 40 80

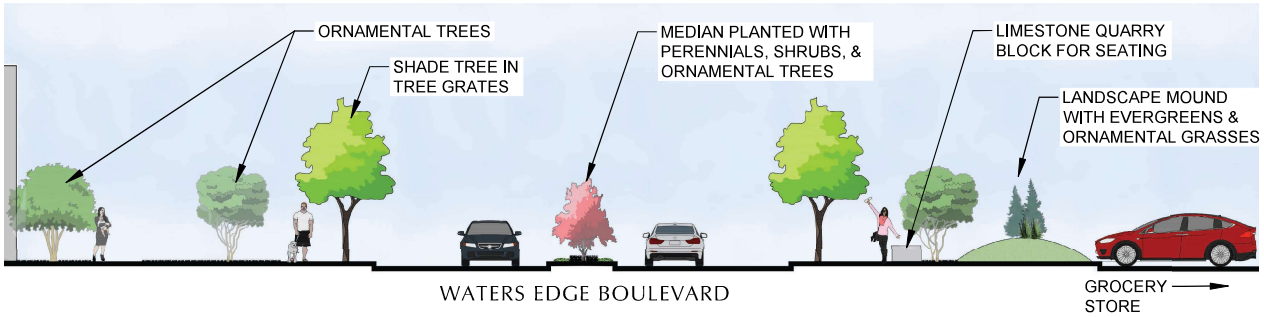
SCALE: 1"=20'

NORTH

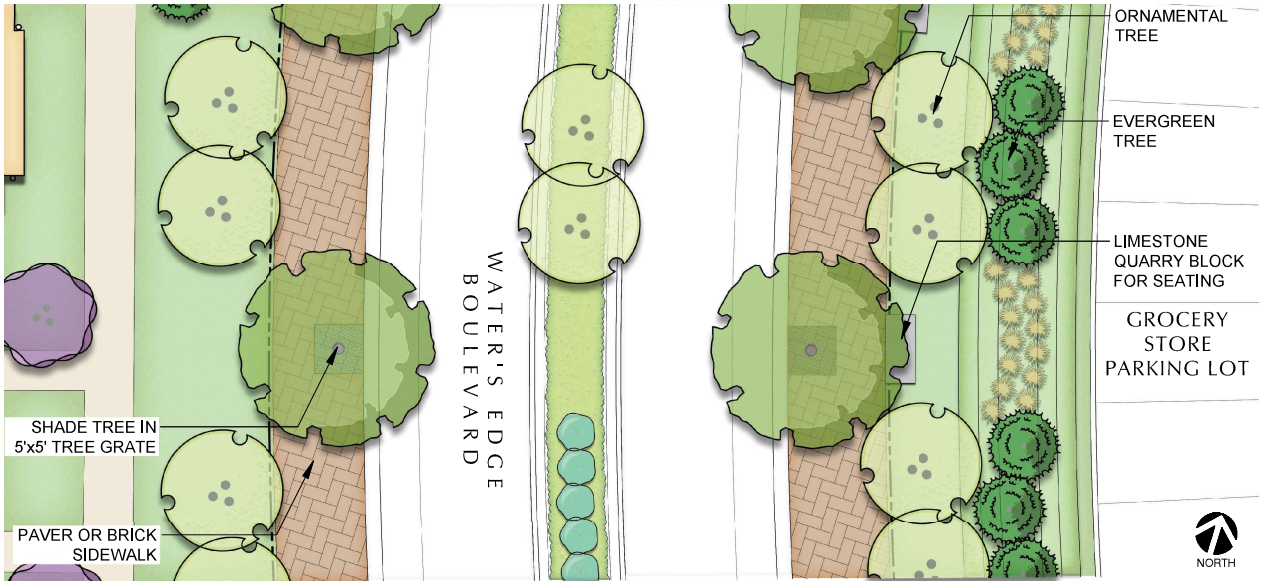
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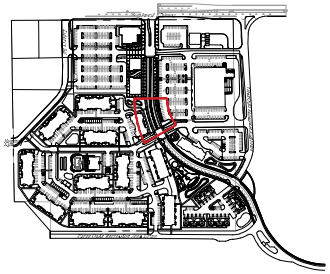
PLAN ENLARGEMENT



SECTION B-B' (VIEW NORTH TOWARDS NORTHWEST HIGHWAY) NTS



SECTION AREA ENLARGEMENT NTS



KEY MAP NTS

WATER'S EDGE BOULEVARD STREETSCAPE

TRANSITIONAL STREETSCAPE CORRIDOR

Crystal Lake, IL

March 21, 2022

0 10 20 40 80

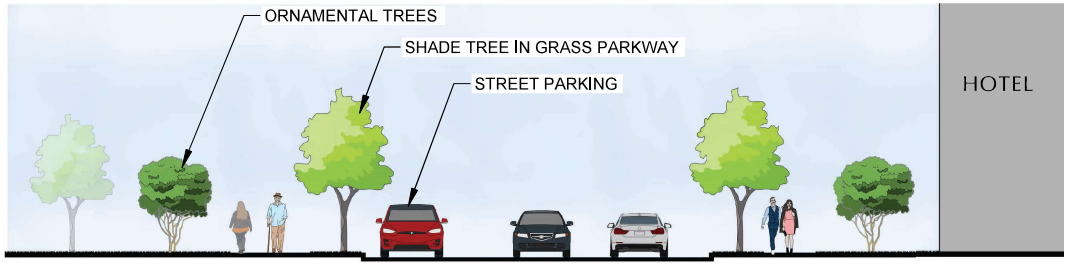
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NORTH

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PLAN ENLARGEMENT

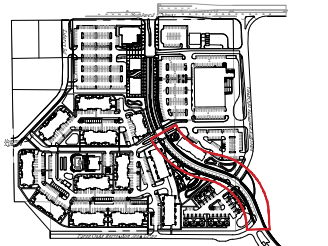


WATERS EDGE BOULEVARD

SECTION C-C' (VIEW NORTH TOWARDS NORTHWEST HIGHWAY) NTS



SECTION AREA ENLARGEMENT NTS



KEY MAP NTS

WATER'S EDGE BOULEVARD STREETSCAPE

RESIDENTIAL STREETSCAPE CORRIDOR

Crystal Lake, IL

March 21, 2022

0 10 20 40 80

SCALE: 1"=20'

NORTH

teska

PRELIMINARY LANDSCAPE PLAN
for

MIXED USE DEVELOPMENT AT THREE OAKS

CITY OF CRYSTAL LAKE, ILLINOIS

Village of Crystal Lake Required Landscaping

SIGHT TRIANGLE REQUIREMENT

No planting shall be placed within the clear sight triangle in such a manner as to materially impede vision (Section 4-100-D-1-d). All planting must be minimum 25' from an intersection (Section 4-400-E-3-d).

TREE PRESERVATION REQUIREMENT

A tree removal permit shall be required in connection with the building permit, approved only after review and approval of tree preservation plan (Section 4-300-C).

Replacement ratios: Minimum size of tree that warrants replacement for Groups A & B must have a DBH of 2" or greater, and 6" or greater for Groups C & D. [Species Group: Percentage of DBH to replace]. A:50, B:30, C:10, D:5. No replacement required for dead or dying trees. Tree banking may be used if insufficient space is available for replacements.

MINIMUM PLANT SIZES AT INSTALLATION (Section 4-400-E-1-a)

Deciduous canopy or shade trees: 2.5" caliper

Ornamental trees: 2.5" or 8'

Evergreen trees: 6'

Deciduous shrubs: 3' height for large, 18" spread for small

Evergreen shrubs: 5' height for large, 2' height for small

MISCELLANEOUS PLACEMENT STANDARDS (Section 4-400-E)

Fire hydrants: minimum 8' radius with no plantings over 12" tall

Parkway trees: minimum 25' from light poles, 8' from drives, 5' from manholes and b-boxes and 15' from stop signs. If less than 8' exists between curb and sidewalk, parkway trees shall not be permitted. Parkway plantings shall be planted within 35' and 50' on center, placed alternately along a street rather than opposite one another.

Nothing except ground cover shall be planted or installed within any underground or overhead utility, drainage, or gas easement without the consent of easement owner, as applicable.

PARKING LOT LANDSCAPING (Section 4-400-F-1)

INTERIOR: One 8'x19' landscape island, containing 1 canopy or ornamental tree and 5 shrubs to each 10 parking spaces and at the end of every parking row, OR

A 5' wide center island, containing one tree and 10 shrubs for each 40 lf and islands with one canopy or ornamental tree and 5 shrubs at the ends of each parking row, OR

parallel parking spaces require an 8'x8' island containing 1 canopy or ornamental tree and 5 shrubs every 4 spaces and at the ends of every parking row.

PERIMETER: When abutting ROW, continuous visual screen is required, 15' wide planted in undulating beds with 1 tree and 10 shrubs of various heights and averaging 3', along every 40 lf.

When not abutting ROW, Visual screen shall be 8' wide and undulating with 1 tree and 5 shrubs of various heights along every 40 lf.

Parking lots adjacent to residentially zoned properties shall provide a 6' solid screen either through berm, fence, or evergreen plantings.

FOUNDATION LANDSCAPING (Section 4-400-F-4)

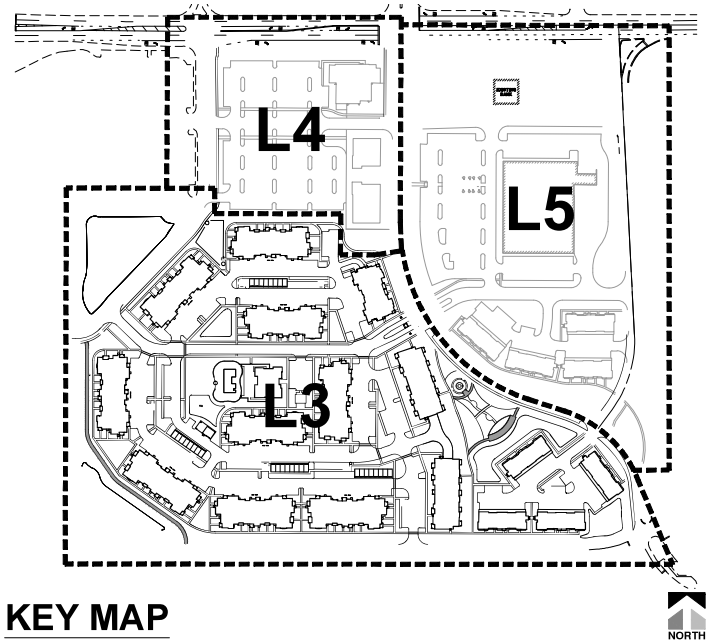
A 5' wide landscape area around all building perimeters is required.

GENERAL BUFFERING REQUIREMENTS (Section 4-400-F-5)

Subject property is multifamily, adjacent to retail to the north and east, multifamily to the west, and manufacturing to the south. Per Table 4-400F(1), no buffer is required.

SIGN LANDSCAPE (Section 4-400-F-6)

All permanent freestanding signs shall have landscaping planted around the base of the sign at 1 sf of landscape area per 1 sf of sign area, and shall be a mix of plants with 50% being trees and/or shrubs.



KEY MAP

Landscape Notes:

1. Seed/ Sod limit line is approximate. Seed/ Sod to limits of grading and disturbance. Contractor responsible for restoration of any unauthorized disruption outside of designated construction area.
2. Contractor responsible for erosion control in all seeded/ sodded areas.
3. Tree mulch rings in turf areas are 5' diameter. Contractor shall provide a mulch ring around all existing trees within the limits of work. Remove all existing grass from area to be mulched and provide a typical spade cut edge. Landscape Fabric shall not be installed under mulch.
4. Bedlines are to be spade cut to a minimum depth of 3". Curved bedlines are to be smooth and not segmented.
5. All planting, beds shall receive top dressing of mulch. Landscape fabric shall not be installed under mulch.
6. Do not locate plants within 10' of utility structures or within 5' horizontally of underground utility lines unless otherwise shown on plans. Consult with Landscape Architect if these conditions exist.
7. For Lump Sum Contracts, plants and other materials are quantified and summarized for the convenience of the Owner and jurisdictional agencies only. Confirm and install sufficient quantities to complete the work as drawn and specified. No additional payments will be made for materials required to complete the work as drawn and specified.
8. For Unit Price Contracts, payments will be made based on actual quantities installed as measured in place by the Owner's Representative.
9. It is the responsibility of the contractor to locate and provide plant material as specified on this plan. The contractor may submit a request to provide substitutions for the specified plant material under the following conditions:
   a. Any substitutions proposed shall be submitted to the project owner's representative within two weeks of the award of contract. Substitutions must meet equivalent design and functional goals of the original materials as determined by the owner's representative. Any changes must have the approval of the owner's representative.
   b. The request will be accompanied by at least three notices from plant material suppliers that the plant material specified is not available and will not be available prior to construction.
10. Verify site conditions and information on drawings. Promptly report any concealed conditions, mistakes, discrepancies or deviations from the information shown in the Contract Documents. The Owner is not responsible for unauthorized changes or extra work required to correct unreported discrepancies. Commencement of work shall constitute acceptance of conditions and responsibility for corrections
11. A minimum of two working days before performing any digging, call underground service alert for information on the location of natural gas lines, electric cables, telephone cables, etc. The contractor shall be responsible for location and protection of all utilities, and repair of any damage resulting from his work at no additional cost to the owner.
12. Contractor shall promptly repair all damages to existing site at no cost to owner.
13. Refer to landscape specifications for additional conditions, standards, and notes.

CONCEPT PLANT SCHEDULE

	SHADE TREE	404
	EVERGREEN TREE	43
	MEDIUM ORNAMENTAL TREE	92
	SMALL ORNAMENTAL TREE	76
	3' DECIDUOUS SHRUB	819
	4' DECIDUOUS SHRUB	712
	6' DECIDUOUS SHRUB	116
	8' DECIDUOUS SHRUB	29
	4' EVERGREEN SHRUB	1,026
	5' EVERGREEN SHRUB	22
	SCREENING EVERGREEN	70
	ORNAMENTAL GRASS	276
	SMALL ORNAMENTAL GRASS	3,021
	LOW PARKING LOT INTERIOR SHRUB	844
	PERENNIALS	6,274 sf
	WILDFLOWER SEED MIX	5,110 sf
	NATIVE STORMWATER SEED MIX	49,285 sf

ILLINOIS LANDSCAPE ARCHITECT
JENNIFER HENDRICKS
157-001253
STATE OF ILLINOIS
SEAL
Date: 12/17/21
Jennifer Hendricks, ASLA, PLA
Illinois Registered Landscape Architect # 157-001253

JULIE
ILLINOIS
ONE-CALL SYSTEM
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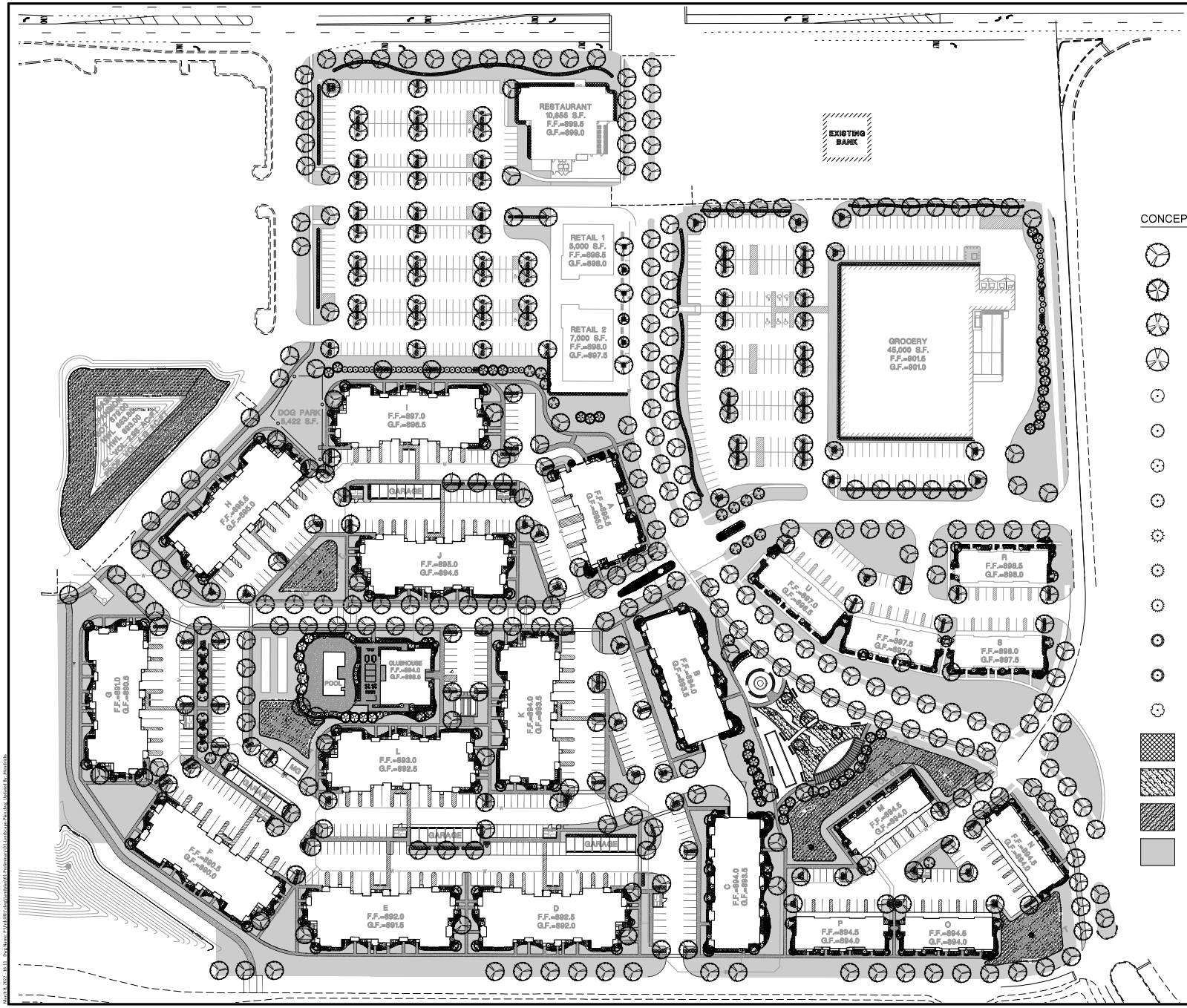
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REVISIONS
DATE

MIXED USE DEVELOPMENT AT THREE OAKS
CRYSTAL LAKE, ILLINOIS
LANDSCAPE COVER SHEET

PROJ. MGR.: JSP
PROJ. ENGR.:
DRAWN BY: JSH
DATE: 12-17-2021
SCALE: AS SHOWN

SHEET
L1 OF L7
FRD.CLIL01

Plotted: 12/17/2021 By: Tony Nunez P:\Active Projects\Crystal Lake\Three Oaks\Preliminary\Landscape Plan\Key Updated By: Tnunez



CONCEPT PLANT SCHEDULE

	SHADE TREE	347
	EVERGREEN TREE	46
	MEDIUM ORNAMENTAL TREE	98
	SMALL ORNAMENTAL TREE	61
	3' DECIDUOUS SHRUB	673
	4' DECIDUOUS SHRUB	599
	6' DECIDUOUS SHRUB	114
	8' DECIDUOUS SHRUB	29
	4' EVERGREEN SHRUB	901
	5' EVERGREEN SHRUB	22
	SCREENING EVERGREEN	70
	ORNAMENTAL GRASS	284
	SMALL ORNAMENTAL GRASS	2,815
	LOW PARKING LOT INTERIOR SHRUB	849
	PERENNIALS	6,119 sf
	WILDFLOWER SEED MIX	5,110 sf
	NATIVE STORMWATER SEED MIX	56,329 sf
	TURF	

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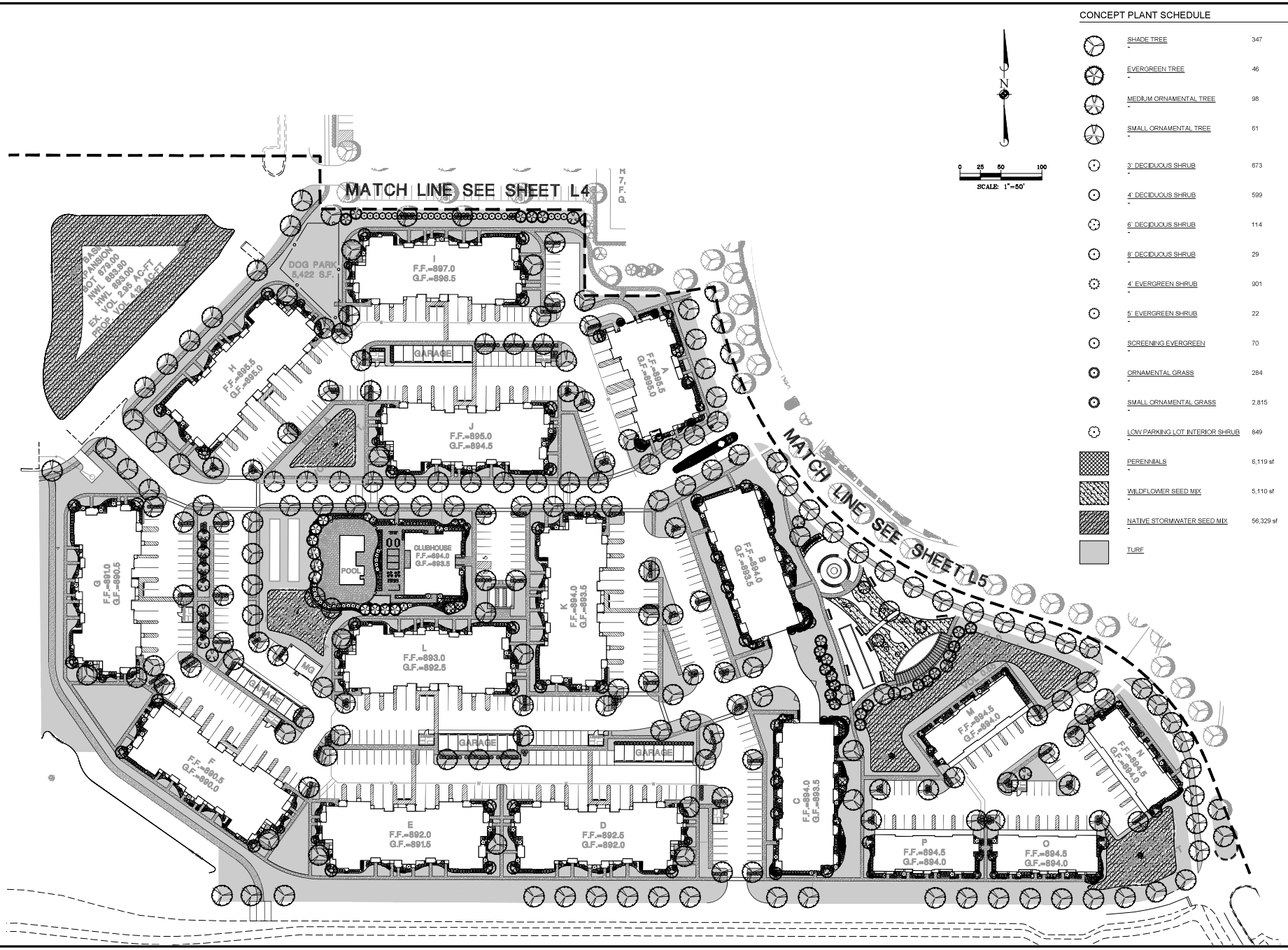
DRAWN BY | REVISIONS | DATE

MIXED USE DEVELOPMENT AT THREE OAKS
CRYSTAL LAKE, ILLINOIS
OVERALL LANDSCAPE PLAN

PROJ. MGR.: JSP
PROJ. ENGR.:
DRAWN BY: JSH
DATE: 12-17-2021
SCALE: AS SHOWN

SHEET
L2 OF L7
FRD.CLIL01

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CONCEPT PLANT SCHEDULE

SHADE TREE	-	347
EVERGREEN TREE	-	46
MEDIUM ORNAMENTAL TREE	-	98
SMALL ORNAMENTAL TREE	-	61
3' DECIDUOUS SHRUB	-	673
4' DECIDUOUS SHRUB	-	599
6' DECIDUOUS SHRUB	-	114
8' DECIDUOUS SHRUB	-	29
4' EVERGREEN SHRUB	-	901
5' EVERGREEN SHRUB	-	22
SCREENING EVERGREEN	-	70
ORNAMENTAL GRASS	-	284
SMALL ORNAMENTAL GRASS	-	2,815
LOW PARKING LOT INTERIOR SHRUB	-	849
PERENNIALS	-	6,119 sf
WILDFLOWER SEED MIX	-	5,110 sf
NATIVE STORMWATER SEED MIX	-	56,329 sf
TURF		

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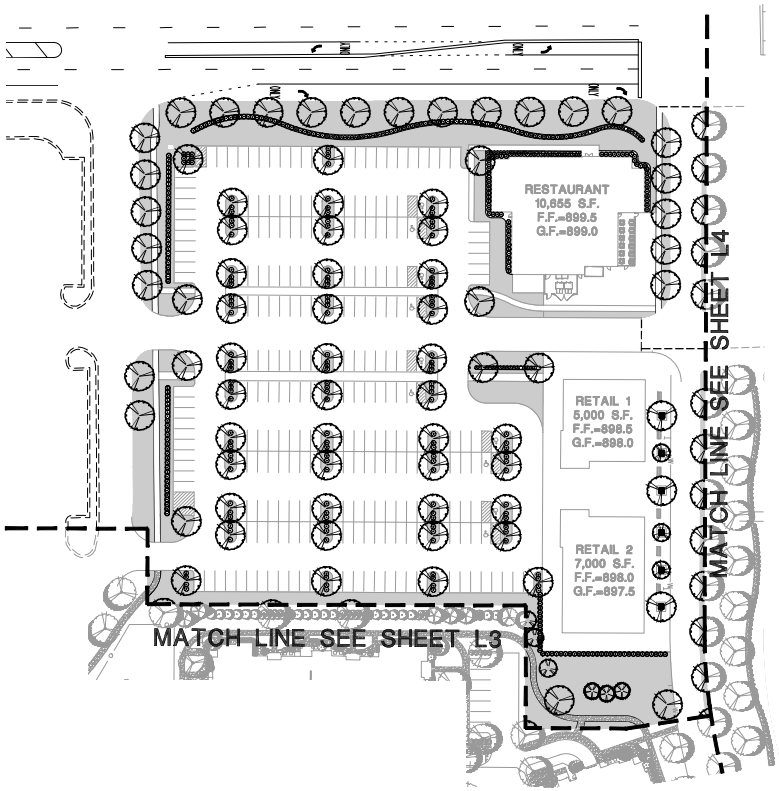
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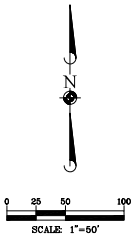
MIXED USE DEVELOPMENT AT THREE OAKS
CRYSTAL LAKE, ILLINOIS
LANDSCAPE PLAN SOUTHWEST

PROJ. MGR.: JSP
PROJ. ENGR.:
DRAWN BY: JSH
DATE: 12-17-2021
SCALE: AS SHOWN

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CONCEPT PLANT SCHEDULE

	SHADE TREE	347
	EVERGREEN TREE	46
	MEDIUM ORNAMENTAL TREE	98
	SMALL ORNAMENTAL TREE	61
	3` DECIDUOUS SHRUB	673
	4` DECIDUOUS SHRUB	599
	6` DECIDUOUS SHRUB	114
	8` DECIDUOUS SHRUB	29
	4` EVERGREEN SHRUB	901
	5` EVERGREEN SHRUB	22
	SCREENING EVERGREEN	70
	ORNAMENTAL GRASS	284
	SMALL ORNAMENTAL GRASS	2,815
	LOW PARKING LOT INTERIOR SHRUB	849
	PERENNIALS	6,119 sf
	WILDFLOWER SEED MIX	5,110 sf
	NATIVE STORMWATER SEED MIX	56,329 sf
	TURF	

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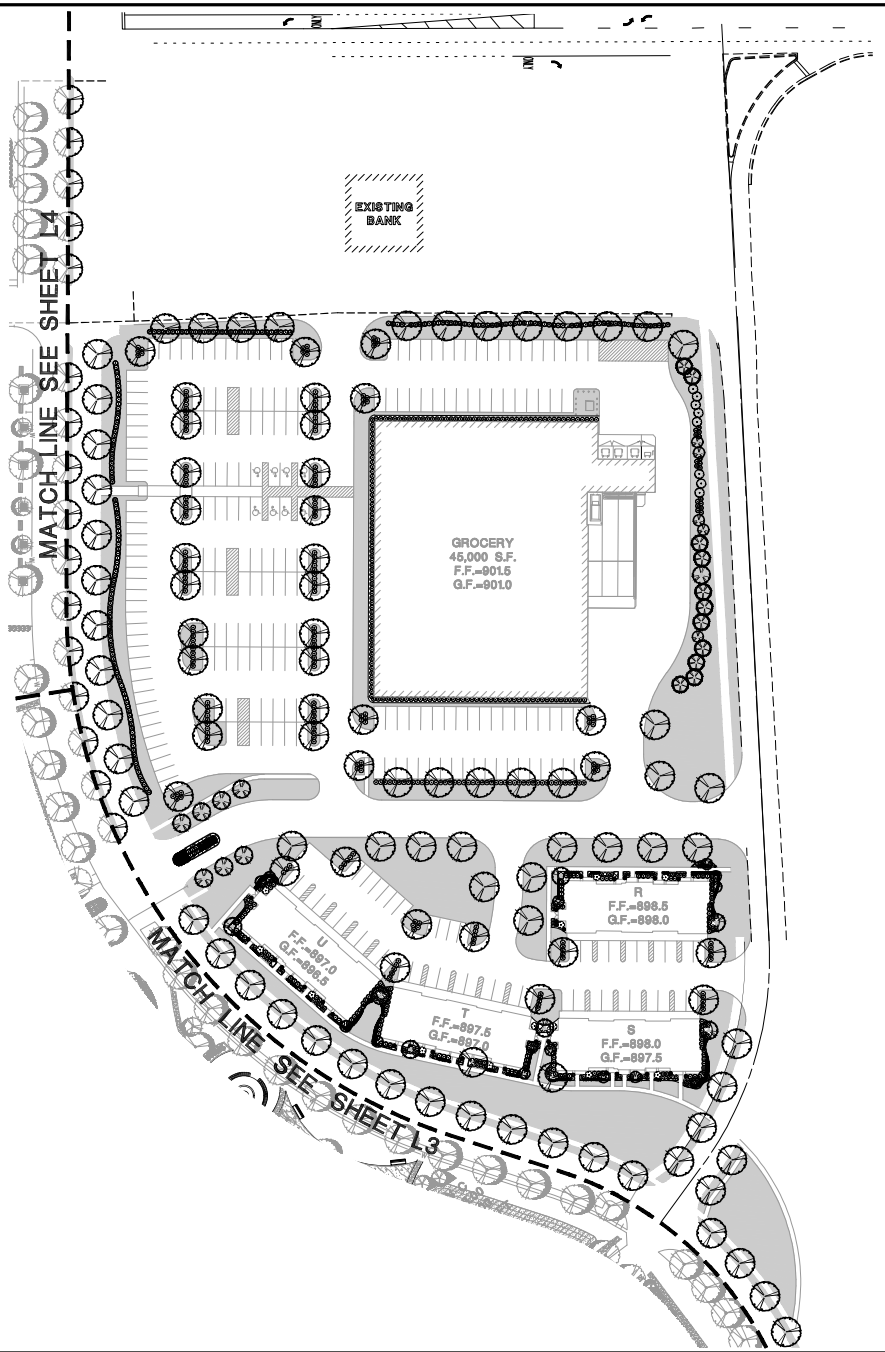
MIXED USE DEVELOPMENT AT THREE OAKS
CRYSTAL LAKE, ILLINOIS
LANDSCAPE PLAN NORTH

PROJ. MGR.: JSP
PROJ. ENGR.:
DRAWN BY: JSH
DATE: 12-17-2021
SCALE: AS SHOWN

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Mon 8/9/21 - 10:51 - Tony Nunez - P:\Civil\2021\projects\210xxx\prelim\Landscape\Plan Sets Updated By Planners





CONCEPT PLANT SCHEDULE

	SHADE TREE	347
	EVERGREEN TREE	46
	MEDIUM ORNAMENTAL TREE	98
	SMALL ORNAMENTAL TREE	61
	3' DECIDUOUS SHRUB	673
	4' DECIDUOUS SHRUB	599
	6' DECIDUOUS SHRUB	114
	8' DECIDUOUS SHRUB	29
	4' EVERGREEN SHRUB	901
	5' EVERGREEN SHRUB	22
	SCREENING EVERGREEN	70
	ORNAMENTAL GRASS	284
	SMALL ORNAMENTAL GRASS	2,815
	LOW PARKING LOT INTERIOR SHRUB	849
	PERENNIALS	6,119 sf
	WILDFLOWER SEED MIX	5,110 sf
	NATIVE STORMWATER SEED MIX	56,329 sf
	TURF	

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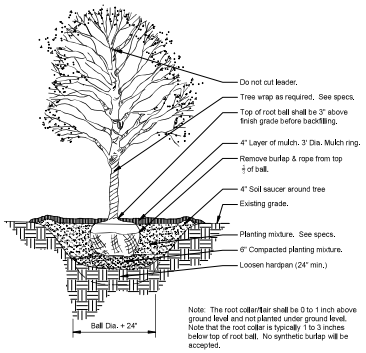
MIXED USE DEVELOPMENT AT THREE OAKS
CRYSTAL LAKE, ILLINOIS
LANDSCAPE PLAN EAST

PROJ. MGR.: JSP
PROJ. #/DOC.:
DRAWN BY: JSH
DATE: 12-17-2021
SCALE: AS SHOWN

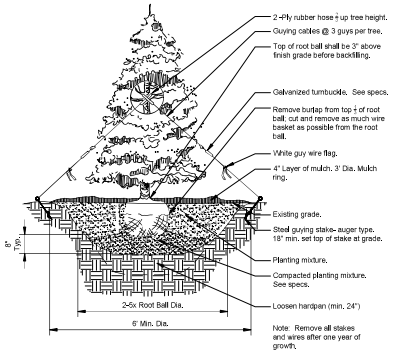
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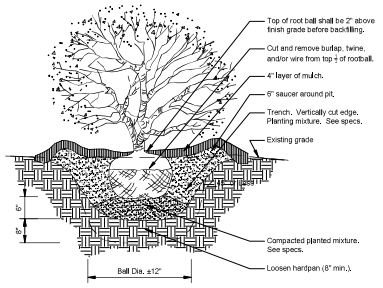
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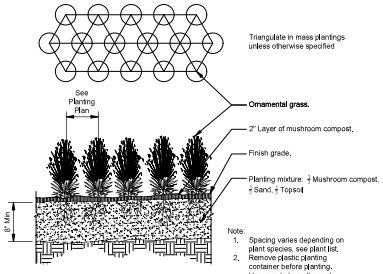
1 DECIDUOUS TREE PLANTING
1/4" = 1'-0" 32 9343,33-20



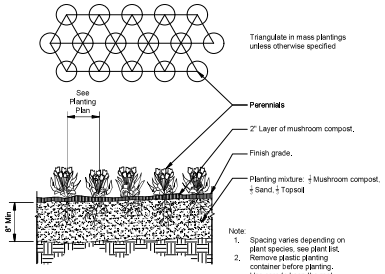
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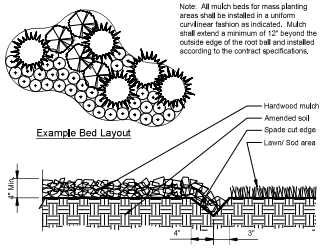
3 SHRUB PLANTING DETAIL
3/4" = 1'-0" 32 9333,16-05



4 ORNAMENTAL GRASS PLANTING
1" = 1'-0" 32 9313-01



5 PERENNIAL / ANNUAL PLANTING
1" = 1'-0" 32 9313-02



6 CONTINUOUS MULCH EDGING
1" = 1'-0" 32 9113,26-01

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MIXED USE DEVELOPMENT AT THREE OAKS
CRYSTAL LAKE, ILLINOIS
LANDSCAPE DETAIL

PROJ. MGR.: JSP
PROJ. ASSOC.:
DRAWN BY: JSH
DATE: 12-17-2021
SCALE: AS SHOWN

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GENERAL PLANTING SPECIFICATIONS:

PART 1 - GENERAL

1-01 DESCRIPTION:

A. Provide trees, shrubs, perennials and groundcovers as shown and specified. This work includes:
   1. Spreading of topsoil or soil preparation
   2. Trees, shrubs, perennials and groundcovers
   3. Planting mixes
   4. Mulch and planting accessories
   5. Fertilizer and herbicide
   6. Maintenance
   7. Warranty of plant material

B. The Contractor shall verify all existing conditions and dimensions in the field prior to bidding and report any discrepancies to the Owner or his/her representative.

1-02 QUALITY ASSURANCE:

A. Comply with site work requirements

B. Plant names indicated must comply with 'Standardized Plant Names' as adopted by the latest edition of the American Joint Committee of Horticultural Nomenclature. Names of varieties which are not listed should conform with those generally accepted by the nursery trade. Stock should be legibly tagged.

C. All plant materials shall conform to the 'American Standards for Nursery Stock' (ASNS), latest edition, published by the American Association of Nurserymen, Washington, D.C.

D. All plant material shall be grown and supplied within a 50 mile radius of the project for a minimum of two full growing seasons.

E. Adhere to sizing requirements as listed in the plant list and/or bid form for the project. A plant shall be measured in its natural standing position.

F. Stock that is furnished shall be at least the minimum size shown. With permission of the landscape architect, substitution from the specified plant list will be accepted only when satisfactory evidence in writing is submitted to the landscape architect, showing that the plant specified is not available. Requests for approval of substitute plant material shall include common and botanical names and size of substitute material. Only those substitutions of at least equivalent size and character to that of the specified material will be approved. Stock which is larger than that which is specified is acceptable with permission of the landscape architect, providing there is no additional cost and that the larger plant material will not be cut down in order to conform to the size indicated.

G. All shrubs shall be dense in form. Shrub liners do not meet these specifications. Shrubs specified by height shall have a spread that is equal to the height measurement. Shrubs which are specified by spread shall exhibit the natural growth habit of the plant by having a greater spread than height.

H. All plant materials are subject to inspection and approval. The landscape architect and Owner reserve the right to select and tag all plant material at the nursery prior to planting. The landscape architect and Owner reserve the right to inspect plant material for size and condition of root systems, the presence of insects and diseases, injuries and latent defects (due to Contractor negligence or otherwise), and to reject unacceptable plant material at any time during progress of the project.

I. Container grown deciduous and/or evergreen shrubs will be acceptable in lieu of balled and burlapped shrubs subject to specified limitations for container grown stock. Size of container grown material must conform to size/height requirements of plant list.

1-03 DELIVERY, STORAGE & HANDLING:

A. Fertilizer shall be delivered in original, unopened and undamaged packaging. Containers shall display weight, analysis and manufacturer's name. Store fertilizer in a manner that will prevent wetting and deterioration.

B. Take all precautions customary concerning proper trade practice in preparing plants for transport. Plants shall be dug, packed and transported with care to ensure protection against injury. Inspection certificates required by law shall accompany each shipment invoice or order to stock and on arrival, the certificate shall be filed with the landscape architect . All plants must be protected from drying out. If plant material cannot be planted immediately upon delivery, said material should be properly protected in a manner that is acceptable to the landscape architect . Heeled-in plants must be watered daily. No plant shall be bound with rope or wire in a manner that could strip bark or break or shear branches.

C. Plant material transported on open vehicles should be covered with a protective covering to prevent wind burn.

D. Dry, loose topsoil shall be provided for planting bed mixes. Muddy or frozen topsoil is unacceptable as working with medium in this condition will destroy its structure, making root development more difficult.

1-04 PROJECT CONDITIONS:

A. Notify landscape architect at least seven (7) working days prior to installation of plant material.

B. It shall be the Contractor's responsibility to locate and protect all existing above and below ground utilities. Utilities can be located and marked (in Illinois) by calling J.U.L.I.E. at (800)892-0123.

C. The Contractor shall provide, at his/her own expense, protection against trespassing and damage to seeded areas, planted areas, and other construction areas until the preliminary acceptance. The Contractor shall provide barricades, temporary fencing, signs, and written warning or policing as may be required to protect such areas, The Contractor shall not be responsible for any damage caused by the Owner after such warning has been issued.

D. The Contractor shall be responsible for the protection of crowns, trunks and roots of existing trees, plus shrubs, lawns, paved areas and other landscaped areas that are to remain intact. Existing trees, which may be subject to construction damage, shall be boxed, fenced or otherwise protected before any work is started. The Owner desires to preserve those trees within and adjacent to the limits of construction except those specifically indicated to be removed on the Drawings. The contractor shall erect protective tree fencing and tree armor at locations indicated on the drawings and around all trees on site which are to be preserved. Protective fencing shall be erected between the limits of construction and any tree preservation areas shown on the Drawings.

E. A complete list of plants including a schedule of sizes, quantities and other requirements is shown on the Drawings and on the bid form. In the event that quantity discrepancies or material omissions occur in the plant materials list, the planting plans shall govern.

1-05 PRELIMINARY ACCEPTANCE:

A. All plantings shall be maintained by the Contractor for a period of 90 days after preliminary acceptance by the Owner or his/her representative. Maintenance shall include, but is not limited to: mowing and edging turf, pulling weeds, watering turf and plant material and annual flower maintenance.

1-06 WARRANTY:

A. All plant material (excluding annual color), shall be warranteed for one (1) year after the end of the 90 day maintenance period. The end of the maintenance period is marked by the final acceptance of the Contractor's work by the Owner or his/her representative. Plant materials will be warranteed against defects including death and unsatisfactory growth, except for defects resulting from abuse or damage by others, or unusual phenomena or incidents which are beyond the control of the Contractor. The warranty covers a maximum of one replacement per item.

PART 2 - PRODUCTS

2-01 PLANT MATERIALS:

A. Plants: Provide typical of their species or variety, with normal, densely developed branches and vigorous, fibrous root systems. Only sound, healthy, vigorous plants which are free from sunscald injuries, disfiguring knots, frost cracks, abrasions of the bark, plant diseases, insect eggs, borers, and all forms of infestation shall be provided. All plants shall have a fully developed form without voids and open patches.
   1. Balled and burlapped plants shall have a firm natural ball of earth of sufficient diameter and depth to encompass a root system necessary for a full recovery of the plant. Root ball sizes shall comply with the latest edition of the 'American Standards for Nursery Stock' (ASNS). Root balls that are cracked or mushroomed are unacceptable.
   2. Container grown stock should be grown for an amount of time that is of sufficient length for the root system to have developed enough to hold its soil together, firm and whole. Plants will not be loose in their containers, nor shall they be pot-bound and all container grown stock will comply with the sizes stated on the plant list.
   3. No evidence of wounds or pruning cuts shall be allowed unless approved by the Landscape Architect.
   4. Evergreen trees shall be branched to the ground. The height of evergreen trees are determined by measuring from the ground to the first lateral branch closest to the top. Height and/or width of other trees are measured by the mass of the plant not the very tip of the branches.
   5. Shrubs and small plants shall meet the requirements for spread and/or height indicated in the plant list. The height measurement shall be taken from ground level to the average height of the top of the plant, not the longest branch. Single stem or thin plants will not be accepted. Side branches shall be flushed with growth and have good form to the ground. Plants shall be in a moist, vigorous condition, free from dead wood, bruises or other root or branch injuries.

2-02 ACCESSORIES:

A. Topsoil:
   1. Topsoil shall be fertile, natural topsoil of a loamy character, without admixture of subsoil material. Topsoil shall be reasonably free from clay, lumps, coarse sand, stones, plants, roots, sticks and other foreign materials with a pH between 6.5 to 7.0.

B. Topsoil for seed areas shall be a minimum of 6".

C. Soil amendments shall be as follows:
   1. For trees and shrubs the plant pit will be backfilled with pulverized black dirt,
   2. For perennials and ornamental grasses the soil mixture will be as follows: CM-93 General Purpose Peat Based Mix as supplied by Midwest Trading. Top beds with 8" of CM-93 and till into existing beds to a depth of 8". Soil mixtures are available from Midwest Trading. Midwest Trading, St. Charles, IL 60174 (630) 365-1990

D. Fertilizer:
   1. For trees and shrubs use: 14-4-6 briquettes 17 g or equivalent available from Arthur Clesen, Inc. Follow manufacturer's recommendation for application. Arthur Clesen, Inc. 543 Diens Drive, Wheeling, IL 60090 (847)537-2177
   2. For turf areas use 6-24-16 Clesen Fairway with micronutrients with minor elements 3.0 % S, .02% B, .05% Cu, 1.0% Fe, .0006% Mo, .10% Mn available from Arthur Clesen or approved equal.

E. Herbicide:
   1. Round-Up or approved equal

F. Mulch:
   1. Bark mulch shall be finely shredded hardwood bark which has been screened and is free of any green foliage, twigs, rocks, sawdust, wood shavings, growth or germination inhibiting ingredients, or other foreign materials. Bark mulch is available from Midwest Trading.
   2. Mushroom compost as available from Midwest Trading.

G. Water:
   1. Water service will be available on the site, with the cost of water being paid by the Owner. Transporting of the water from the source to the work areas shall be the responsibility of the Landscape Contractor. All necessary hose, piping, tank truck, etc. shall be supplied by the Landscape Contractor.

H. Guying:
   1. Stakes: 5/8" x 40" steel eye anchor with 4" helix
   2. Cable:
      a. Trees under 5": flexible 1/8" galvanized aircraft cable, 7x7 strand or approved equal
      b. Trees 5" and over: flexible 3/16" galvanized aircraft cable, 7x7 strand or approved equal.
   3. Turnbuckles: 5/16", eye and eye, with 4" takeup.
   4. Hose: new two-ply reinforced rubber hose, minimum 1/2" I.D.

I. Tree wrap: Burlap tree wrap 4" wide.

J. Twine: Soft nursery jute.

PART 3 - INSTALLATION OF PLANT MATERIAL

3-01 FIELD VERIFICATION:

A. Examine proposed planting areas and conditions of installation. Do not start planting work until unsatisfactory conditions are corrected.

3-02 PREPARATION:

A. All planting techniques and methods shall be consistent with the latest edition of 'Horticulture Standards of Nurserymen, Inc.' and as detailed on these Drawings.

B. Planting shall be performed by experienced workmen familiar with planting procedures under the supervision of a qualified supervisor.

C. All underground utilities must be located and marked clearly.

D. Apply Round-Up or approved equivalent to kill any existing vegetation in all areas to be planted. Confirm length of waiting period between chemical application and plant installation with manufacturer. Do not begin planting operations until prescribed post-application waiting period has elapsed. Take extreme care to avoid chemical drift to adjoining properties of landscape plantings.

E. Prior to all planting, rototill all areas to be landscaped to prepare for plant installation to a minimum depth of 12". Eliminate uneven areas and low spots. Maintain lines, levels, profiles and contour. Changes in grade are to be gradual. Blend slopes into level areas. Remove all debris, weeds and undesirable plants and their roots from areas to be planted. Remove all concrete slag larger than 2" in diameter.

F. Topsoil shall be spread over the site at a minimum depth of 6". Those areas which are indicated as prairie or natural areas on the Drawings shall have a minimum topsoil depth of 18".

G. It shall be the responsibility of the landscape contractor to prepare all seeded areas by disking and raking prior to planting seed. Soil shall be loosened and scarified to a minimum depth of 6". Fine grading of all seeded areas is required. Maximum size of stone or topsoil lump is 1".

H. Locate all plant material as indicated or as approved in the field by the Landscape Architect. If obstructions are encountered which are not shown on the drawings, then do not proceed with planting operations until alternate plant locations have been selected.

I. Planting holes shall be constructed as shown on the planting details. Holes shall be hand dug or machine dug. Great care will be taken to not excavate the hole deeper than the root ball and the diameter shall be a minimum of two times the root ball width. Remove any materials encountered in excavation that may be injurious to plant growth, including stones larger than 2" in diameter or other debris. Soil to be used as backfill should be pulverized.

J. Provide pre-mixed planting mixture for use around root systems and root balls of the plants. The mixtures are outlined in section B of part 2-02.

K. Prior to planting, provide additional topsoil to all planting beds to bring the finish grade of the bed to 2" above lawn grade and to finish grade of adjacent hard surface grades.

L. Add 2" thickness of mushroom compost to all annual, perennial and groundcover beds. Finish grade bed and install plants.

3-03 PLANTING PROCEDURES:

A. Set plant material in the planting hole to proper grade and alignment. Set plants upright and plumb. Set plant material 2" above the adjacent finish grade. Remove burlap from top 1/3 of root ball. Remove treated burlap (green). Cut and remove or cut and fold down upper half of wire basket, dependent upon tree size. Backfill hole by firmly tamping soil to avoid any air pockets or voids.

B. Set balled and burlapped plants in the planting hole and compact 6" of soil around the base of the ball. Backfill remaining space with planting mixture. Water plants immediately after planting to eliminate all voids and thoroughly soak the plant root ball.

C. Space groundcover plants according to dimensions given on the plans. Adjust spacing as necessary to evenly fill planting bed with indicated number of plants. Plant to within 18" of the trunks of trees and shrubs or at the edge of the plant ball, whichever is closest. Plant to within 12" of edge of bed.

D. Mulching:
   1. Install 4" depth of mulch around all tree and shrub beds as indicated on drawings or planting details. Mulch shrub planting areas as continuous beds. Do not place mulch directly against tree trunk; form mulch to create an inverted cone around trunk.
   2. Mulch perennial, groundcover and annual planting beds with 2" mushroom compost. Water mulched areas thoroughly after placing mulch.

E. Tree wrapping is not required, unless the Contractor feels it is necessary due to characteristics of a particular species or past experience with the species. The landscape architect will be notified as to which trees are to be wrapped and shall inspect the trunk(s) before wrapping. Tree wrap will not be used to cover damage or defects. When wrapping is done, trunks will be wrapped spirally with approved tree wrapping tape that is not less than 4" wide, and securely tied with suitable cord at the top, bottom and 2" intervals along the trunk. Wrap from ground to the height of the first branch.

F. Staking and guying of trees is optional. If the Contractor chooses to stake all or part of the trees, he/she shall use the method specified in the planting details. One (1) stake is to be used on trees of 1" caliper and under, or 4' height and under, Two (2) stakes are to be used on trees of 1" to 2 3/4" caliper, Guy trees of 3" caliper or larger at three (3) per tree. The root ball will not be pierced with a stake. Stakes are to be driven at least eighteen (18) inches into subsoil below the planting hole. Stakes and wire attachments shall be removed after three months for spring planted material and by the following May for fall planted stock by the Contractor. Staking and guying should be done immediately after lawn seeding or sodding operations.

G. Seeding of specified lawn areas on plans will be treated as follows:
   1. Topsoil shall be spread over all areas to be seeded to a minimum depth of 6" when compacted (to be performed by others).
   2. Seed mixture and application rate - use Premium seed mix as supplied by Arthur Clesen, Inc. Apply at a rate of 5 lbs./1000 s.f.
   3. Apply fertilizers and conditioners at the rate specified per soil test findings. In lieu of soil test results, apply two (2) tons of ground agricultural limestone and 1000 lbs. 10-10-10 or equivalent analysis fertilizer per acre. At least 40% of the fertilizer nitrogen shall be of an organic origin.
   4. Soil preparation areas where vehicular traffic has compacted the soil shall be loosened/scarified to a minimum depth of 6" before fertilizing and seeding. Fine grading of all seeded areas is required. Maximum size of stone or topsoil lump is 1".
   5. Watering seeded areas shall be done to ensure proper germination. Once seeds have germinated, watering may be decreased but the seedlings must never be allowed to dry out completely. Frequent watering should be continued approximately four (4) weeks after germination or until grass has become sufficiently established to warrant watering on an 'as needed' basis.
   6. Turf is being established on a variety of slope conditions. It shall be the Contractor's responsibility to determine and implement whatever procedures he/she deems necessary to establish the turf as part of his/her work. Seeded areas will be accepted when all areas show a uniform stand of the specified grass in healthy condition and at least 90 days have elapsed since the completion of this work. The Contractor shall submit with his/her bid a description of the methods and procedures he/she intends to use.

H. Erosion Control Blanket
   1. Erosion Control Blanket shall be installed per manufacturer's recommendation in all areas shown on the plan.
   2. Install S-75 Erosion Control Blanket as manufactured by North American Green or approved equal.
   3. Blanket should be premarked with staple pattern.
   4. Staples should be 8" wire staples, applied at two (2) per square yard minimum.
   5. Suitable erosion control practices shall be maintained by the CONTRACTOR in accordance with Illinois Urban Manual and all applicable Soil Erosion and Sedimentation Control ordinances and the PLANS.

I. Sodding of specified lawn areas on plans will be completed as follows:
   1. Rake soil surface to receive sod to completely remove any soil crust no more than one day prior to laying sod.
   2. Moisten prepared surface immediately prior to laying sod. Water thoroughly and allow surface moisture to dry before planting lawns. Do not create a muddy soil condition.
   3. Sod shall be laid within 24 hours from the time of stripping. Do not plant dormant sod or if the ground is frozen.
   4. Lay sod to form a solid mass with tightly fitted joints. Butt ends and sides of sod strips; do not overlap. Stagger strips to offset joints in adjacent courses. Work from boards to avoid damage to subgrade or sod. Work sifted soil into minor cracks between pieces of sod; remove excess to avoid smothering of adjacent sod.
   5. Place top elevation of sod 1/2 inch below adjoining edging or paving.
   6. Water sod thoroughly with a fine spray immediately after planting.
   7. After sod and soil have dried, roll seeded areas to ensure a good bond between the sod and soil, and to remove minor depressions and irregularities.
   8. Sodded slopes 3:1 or greater shall be staked to prevent erosion and washout.
   9. Warranty sodding for a period of one (1) year from the end of the 90 day maintenance period. If sod fails or lacks vigor and full growth as determined by the Landscape Architect, the Contractor will repeat site preparation operations and re-sod affected areas at the Contractor's expense.
   10. Note: Sod shall be a premium Kentucky Bluegrass blend, and is required in all areas indicated on the plans as well as areas which have been affected by construction. Sod can be placed as long as water is available and the ground surface can be properly prepared. Sod shall not be laid on frozen or snow-covered ground. Sod shall be strongly rooted, not less than two (2) years old and free of weeds and undesirable native grasses. Sod should be machine cut to pad thickness of 3/4" (plus or minus 1/4"), excluding top growth and thatch. Provide only sod capable of vigorous growth and development when planted (viable, not dormant). Provide sod of uniform pad sizes with maximum 5% deviation in either length or width. Broken pads or pads with uneven ends will not be acceptable. Sod pads incapable of supporting their own weight when suspended vertically with a firm grasp on the upper 10% of pad will not be accepted.

J. Timing of plant material and seeding operations:
   1. Seeding of specified areas shall occur when the soil temperature is above 55° F. No seed shall be sown during periods of high winds, or when the ground is not in proper condition for seeding (see section 3-02 (G)). Seeding operations for the specified mixes shall occur in the spring time frame of April 15 through June 30 and in the summer time frame of August 15 through December 1. The mixes containing bluegrass and fescue seed must have six weeks to harden off for winter survival.
   2. Sod shall be installed when the ground is not frozen or snow covered and temperatures are less than 80° F. It shall not be placed during a period of extended drought.
   3. Herbaceous ornamental plants shall be planted between May 1 and June 15 or between August 15 and December 1.
   4. Spring planting of woody ornamental plants shall be performed from the time the soil can be easily worked until June 1, except that evergreen planting shall end on May 15. Oak, hawthorn and red maple species will only be planted during this spring planting period. Fall planting will begin August 15 and will continue until the ground cannot be worked satisfactorily, except that evergreen planting shall be performed between August 15 and December 1.

3-04 MAINTENANCE:

A. All plantings shall be maintained by the Contractor for a period of 90 days after preliminary acceptance by the Owner or his/her representative. Maintenance shall include but is not limited to: mowing and edging turf, pulling weeds, watering turf areas and plant material plus annual flower maintenance. The Contractor will reset settled plants to proper grade and position. Dead material will be removed. Stakes and guy wires will be tightened and repaired as required.

3-04 ACCEPTANCE:

A. All plant material (excluding annual color), shall be warranteed for one (1) year after the end of the 90 day maintenance period. The end of the maintenance period is marked by the final acceptance of the Contractor's work by the Owner or his/her representative.

3-06 SITE CLEAN-UP:

A. The Contractor shall protect the property of the Owner and the work of other contractors. The Contractor shall also be directly responsible for all damage caused by the activities and for the daily removal of all trash and debris from his/her work area to the satisfaction of the landscape architect.

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DRAWN BY | REVISIONS | DATE

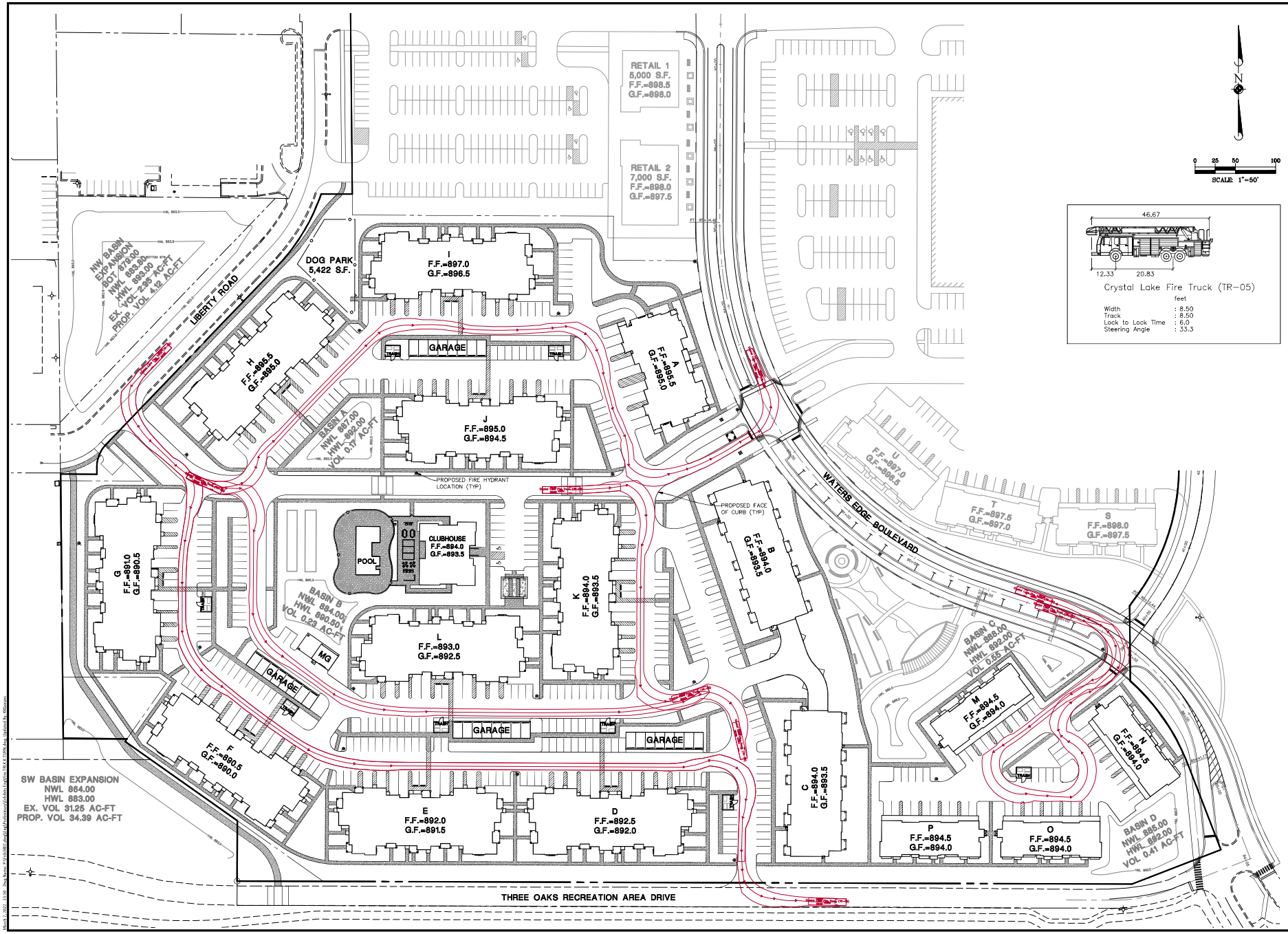
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MIXED USE DEVELOPMENT AT THREE OAKS
CRYSTAL LAKE, ILLINOIS
LANDSCAPE SPECIFICATIONS

PROJ. MGR.: JSP
PROJ. ASSOC.:
DRAWN BY: JSH
DATE: 12-17-2021
SCALE: AS SHOWN

SHEET
L7 OF L7
FRD.CLIL01

Plotted: 9/7/2021 - 10:51 by Nicole Wakefield\\cwfiles01\Documents\Landscape\Studies Updated By Peterlicks



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MULTIFAMILY DEVELOPMENT AT WATERS EDGE

CITY OF CRYSTAL LAKE, ILLINOIS

FIRE TRUCK TURNING EXHIBIT

PROJ. MGR.: CJP
PROJ. ENGR.: KRK
DRAWN BY: AM
DATE: 03-07-22
SCALE: 1"=50'

SHEET 1 OF 1

FRDCLIL01