

MASTER PLANTING SCHEDULE										
TAG	GENUS	SPECIES	VARIETY	COMMON NAME	GROWING MEDIA DEPTH	QUANTITY	SIZE	AREA	SPACING	NOTES
LEVEL 1 PERENNIAL BEDS - EVENING OF ALL SPECIES AND										
	SESLARIA	AUTUMNALIS		AUTUMN MOOR GRASS						
	CALAMAGROSTIS	ACUTIFLORA		KARL FOERSTER						
	PENNISETUM	ALOPECUROIDES		FOUNTAIN GRASS						
	IMPERATA	CYLIBERICA		JAPANESE BLOODGRASS						
	MISCANTHUS	SINENSIS		LITTLE ZEBRA						
	FESTUCA	SUBULATA		NODDING FESCUE						
	PANICUM	VRGATUM		SWITCH GRASS						
	SOLIDAGO	SPECIOSA		SHOWY GOLDENROD						
	LIATRIS	PYCNOSTACHYA		MEADOW BLAZING STAR	6"		QUART		18" O.C.	EVEN MIX OF SPECIES AT PERENNIAL BEDS. UNO FINAL LAYOUT TO BE APPROVED BY LANDSCAPE ARCHITECT.
	SYMPHYOTRICHUM	LAEVE		SMOOTH BLUE ASTER						
	IMPATIENS	PALLIDA		YELLOW JEWELWEED						
	AGASTACHE	FOENICULUM		ANISE HYSSOP						
	PENSTEMON	DIGITALIS		FOXGLOVE BEARDTONGUE						
	LOBELIA	SIPHILITICA		GREAT BLUE LOBELIA						
	COREOPSIS	LANCEOLATA		SAND COREOPSIS						
	PACHYSANDBA	TERMINALIS		JAPANESE PACHYSANDBA						
	LEUCANTHEMUM	SUPERBUM		SHASTA DASY						
	ECHINAZA	PURPUREA		PURPLE CONEFLOWER						
	RUDOLPHIA	HIRTIA		BLACK-EYED SUSAN						
	FORSYTHIA	INTERMEDIA		FORSYTHIA HEDGE	24"		4" - 5" HEIGHT			
	CORNUS	SERICEA		DOGWOOD SHRUB	24"		4" - 5" HEIGHT			
	ANNUALS - TBD			ANNUALS	6"					
LEVEL 1 NEW STREETSCAPE TREES										
TR - 1	CERCIDIPHYLLUM	JAPONICUM		KATSURA	33"-36"	10	4" CALIPER			NON-NATIVE; DECIDUOUS, SHADE
TR - 2	GINKGO	BILBOBA		GINKGO	33"-36"	4	4" CALIPER			NON-NATIVE; DECIDUOUS, SHADE
TR - 3	GIMNOCLADUS	DICUCUS		KENTUCKY COFFEETREE	33"-36"	2	4" CALIPER			NATIVE; DECIDUOUS, SHADE
TR - 4	CORNUS	FLORIDA		FLOWERING DOGWOOD	33"-36"	16	10" - 12" HEIGHT MULTISTEM CLUMP			NATIVE; DECIDUOUS, ORNAMENTAL
TR - 5	GLENDISIA	TRICANTHOS		THORNLESS HONEY LOCUST	33"-36"	7	4" CALIPER			NATIVE; DECIDUOUS, SHADE
TR - 6	AMELANCHIER	LAEVIS		ALLEGHENY SERVICEBERRY	33"-36"	5	10" - 12" HEIGHT MULTISTEM CLUMP			NATIVE; DECIDUOUS, ORNAMENTAL
TR - 7	BETULA	POPULIFOLIA		WHITE SPICE BIRCH	33"-36"	6	4" CALIPER			NATIVE; DECIDUOUS, SHADE
TR - 8	PRUNUS	SERRULATA		JAPANESE FLOWERING CHERRY	33"-36"	1	10" - 12" HEIGHT MULTISTEM CLUMP			NON-NATIVE; DECIDUOUS, ORNAMENTAL
TR - 11	QUERCUS	ALBA		WHITE OAK	33"-36"	4	4" CALIPER			NATIVE; DECIDUOUS, SHADE
TR - 9A	CELTIS			HACKBERRY	33"-36"	1	REFER TO L-110	NORTHEAST		EXISTING TREE. REFER TO SHEET L-100 & L-110
TR - 9B	CELTIS			HACKBERRY	33"-36"	1	REFER TO L-110	NORTHEAST		EXISTING TREE. REFER TO SHEET L-100 & L-110
TR - 9C	CELTIS			HACKBERRY	33"-36"	1	REFER TO L-110	NORTHEAST		EXISTING TREE. REFER TO SHEET L-100 & L-110
TR - 10	GINKGO	BILBOBA		GINKGO	33"-36"	1	REFER TO L-110	NORTHEAST		EXISTING TREE. NON-NATIVE; DECIDUOUS, SHADE. REFER TO SHEET L-100 & L-110
TREES AND SHRUBS FOR CONTAINERS (LEVEL 4)										
	TAXACEAE	TAXUS MEDIA		SPREADING YEW	8"-12"		QUART	3 PER CONTAINER	12" O.C.	EVERGREEN; FOLIAGE YEAR-ROUND
	BETULA	POPULIFOLIA		WHITE SPICE BIRCH	REFER TO PLANTER DETAILS		8" BB	1 PER CONTAINER	CENTERED	NATIVE; DECIDUOUS
SHADE SEDUM MIX (LEVEL 2, LEVEL 4, ROOF) - USE SHADE TOLERANT MIX AT NORTH FACING LOCATIONS										
	AUGJA	REPTANS		CHOCOLATE CHIP	4" MIN		PLUGS; 26 CELLS FLAT		8"-10" O.C.	DROUGHT TOLERANT; MAT FORMING
	SEDUM	DASYPHYLLUM		BLUE RIDGE	4" MIN		PLUGS; 16 CELLS FLAT		8"-10" O.C.	TOLERATES SOME SHADE & MOISTURE
	SEDUM	PPULIFOLIUM		STONE CROP	4" MIN		PLUGS; 16 CELLS FLAT		8"-10" O.C.	SHADE TOLERANT; CLUMPING HABIT
	SEDUM	PULCHELLUM		PINK BERNIAL	4" MIN		PLUGS; 16 CELLS FLAT		8"-10" O.C.	NATIVE; LIKES SOME SHADE & MOISTURE
	SEDUM	TERNATIUM		LARINEM PARK	4" MIN		PLUGS; 16 CELLS FLAT		8"-10" O.C.	NATIVE; DROUGHT TOLERANT; MAT FORMING

GENERAL PLANTING SPECIFICATIONS

1. FIELD VERIFICATION
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.

2. PROTECTION OF EXISTING SITE AND EXISTING SITE FEATURES
The contractor shall provide all his/her own expense, protection against trespassing and damage to seeded areas, and other construction areas until the preliminary acceptance. They shall provide barricades, temporary fencing, signs and written warning or posting 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. It shall be the contractor's responsibility to locate and protect all existing above and below ground utilities. The contractor shall be responsible for the protection of trees, trunks and roots of existing trees, shrubs, lawns, paved areas and other existing landscape areas that are to remain. Existing trees, which may be subject to construction damage, shall be boxed, fenced or otherwise protected before any work is started. Boxing or other protection will be removed at the end of construction. Do not locate heavy equipment or stockpiles within the 60'-line of existing plants or on lawns. Any damage to utilities, structures, plantings, or lawn which results from the contractor's expense in a reasonable short period of time, with as little inconvenience to the owner as possible.

3. PLANTING TECHNIQUES
All planting techniques and methods shall be consistent with the latest edition of "Horticulture Standards of Nurserymen, Inc.", and as detailed on these pages. All deciduous plant material shall have dead branches and broken branches properly removed. Pruning shall complement plants natural form. Absolutely no tip pruning is allowed. Any plant that is tip pruned is subject to rejection by the Landscape Architect. Evergreen shrubs shall be pruned of dead and broken branches and as directed by the Landscape Architect. All pruning work shall be done with hand pruners only. All plants shall be spaced to allow for maturation at a 5-year growth rate.

4. INSPECTION OF PLANT MATERIAL
All plant material shall be subject to inspection and approval. The Landscape Architect reserves the right to reject any plants which fail to meet this inspection. All rejected material shall be removed from the site by the contractor. Height and/or width of other plants as specified are measured by the bulk of the main stem of the plant not by the top of the branches. All plant material shall be grown and supplied within a 50 mile radius of the project.

5. PLANT SUBSTITUTION
Substitution from the specified list shall 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 sizes of substitute material. Only those substitutions of at least equivalent size and having essential characteristics similar to the originally material will be approved. Acceptance or rejection of substitute plant materials will be issued in writing by the Landscape Architect.

6. PLANTING SOIL MIX, TREES, SHRUBS, PERENNIALS, ORNAMENTAL GRASSES AND GROUNDCOVERS
Provide at least 6" of soil, aerated (loosened) and/or broken up at all landscaped locations.
Backfill planting beds with a soil mix as noted on the drawings and details depending on location and plantings.
A. Street Tree Planting Backfill planting beds with a soil mix consisting of pulverized topsoil, aged pine bark fines, Canadian sphagnum peat moss, compost, and sand.
B. All parkway trees within continuous planters are to receive amended bark mulch.
C. All parkway trees within grassed areas are to receive bare soil.
D. Rooftop Sedum, Ornamental Grass and Lawn Backfill areas with 6" depth of MW 2246 Intensive Roof Media.
E. Planters Backfill areas with PMS Planter Mix.
F. All planting soil specialty mixes available from Midwest - Trading (630) 365-1900 www.midwest-trading.com

7. MULCH
All trees, shrubs, perennials and groundcovers shall be mulched with pine bark fine mulch 3" - 4" deep and 2" clear "breathing room" around each plant to avoid rot at stems.

8. PRE-EMERGENT HERBICIDE
All planting beds to be covered with bark mulch shall be treated with a pre-emergent herbicide prior to mulch installation. Planting beds shall be weed free prior to herbicide application.

9. PLUG PLANTING
Environmental requirements: Installation shall be performed between April 10 and October 1
Plugs shall have a minimum size of 2" inch diameter and 3" inch depth.
Plugs shall be thoroughly rooted through the container.
No species shall be substituted without approval of the Landscape Architect.
Plugs shall be inoculated with VAM (Vesicular Arbuscular Mycorrhizae) endomycorrhizal fungi as provided by the plug supplying nursery or approved source where available.
A. Verify that site is within 1" inch of specified grade.
B. Verify that site is clear and free of debris.
C. Do not apply any fertilizer other than planting soil mix.
D. Use a hand trowel or other appropriate tool to excavate planting holes on 6"-10" centers in a random triangulated staggered pattern. Care to be taken during planting to avoid damage to the filter / drainage / protection mat / membrane substrate.
E. Evenly distribute sedum mixes throughout planting beds. Place plugs in 1/4 inch drifts of 3/4 of any one species with the edges blended into adjacent species to avoid formal appearance.
F. Plant plugs level with existing soil grade. Be certain that soil placed around the plugs and tamped into place. Do not fill around plugs with mulch.
G. Thoroughly soak plugged area with water until the soil is moist to a depth of 4 inches.

10. WATERING
A. Planting & Lawn areas shall be watered to insure proper establishment. Once plants are established, watering may be decreased but the plants and lawn must never be allowed to dry out completely. Required watering should be continued for approximately four (4) weeks or until plants have become sufficiently established to warrant watering on an "as needed" basis.
B. Subsequent waterings shall be the responsibility of the owner. Watering and rainfall shall supply a minimum of 1" of water per week.

11. ESTABLISHMENT
Plants are being established in a variety of conditions. It shall be the contractor's responsibility to determine and implement whatever procedures he/she deems necessary to establish the plants as part of his/her work. Planted areas will be accepted when areas are in healthy condition and at least 90 days have elapsed since the completion of work. The contractor shall submit with his/her bid a description of the methods and procedures he/she intends to use.

12. PRELIMINARY ACCEPTANCE
All plant material (including annual color), shall be guaranteed for one year after the end of the 90 day maintenance period. Maintenance shall include, but not limited to, pruning plant material, pulling all soil of wind-blown weeds deemed detrimental to plantings, watering plant material and perennial flower maintenance.

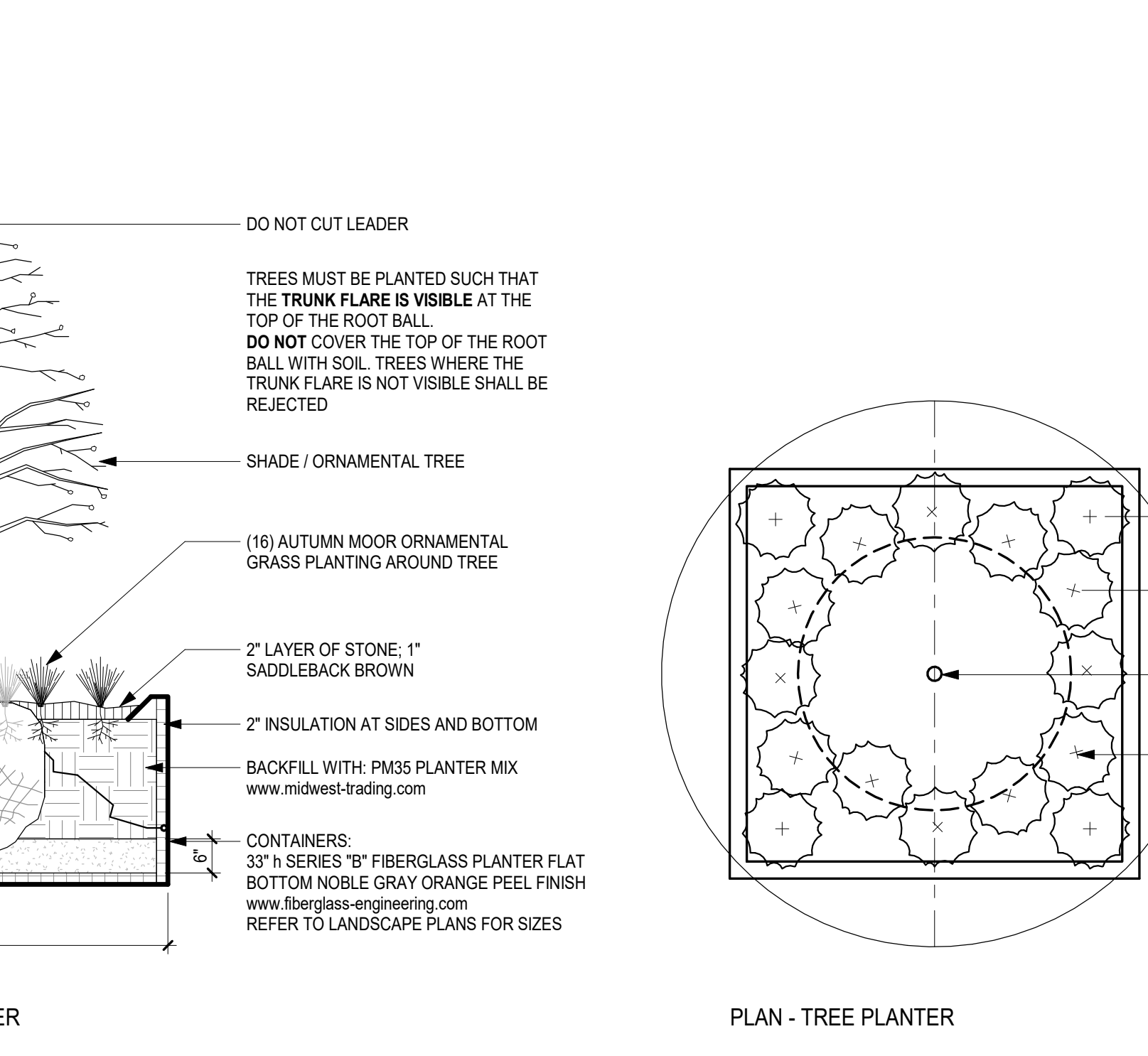
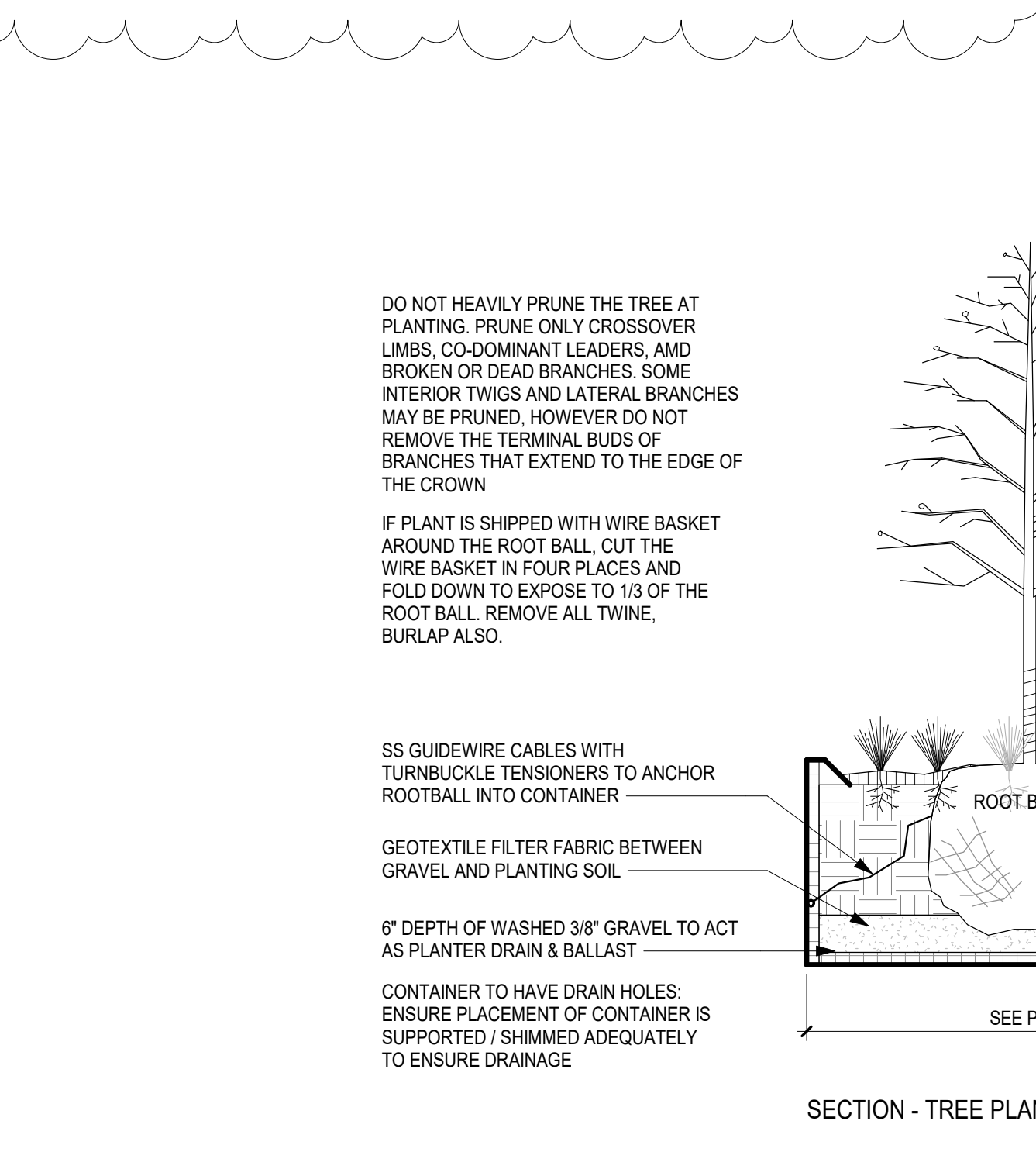
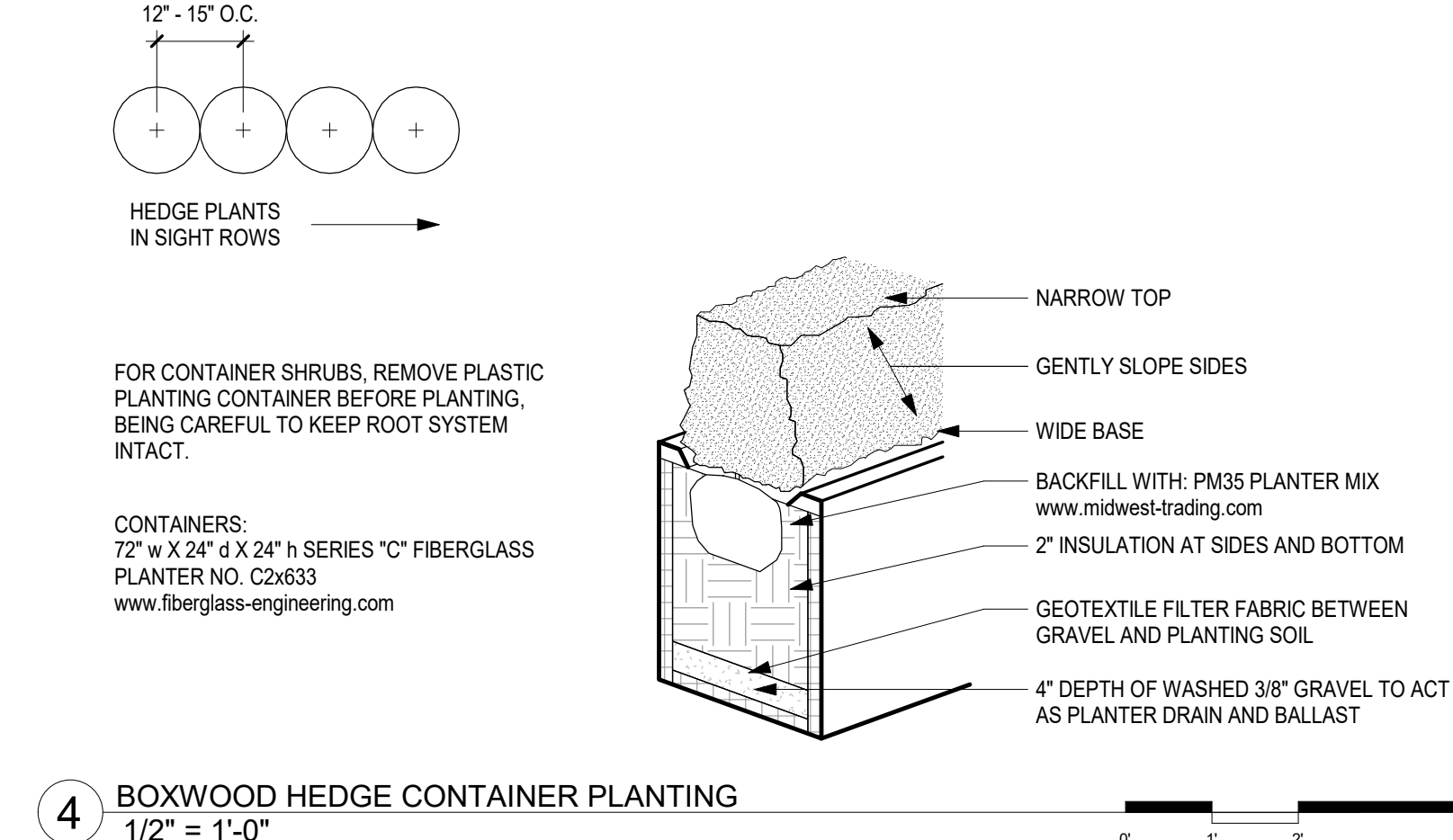
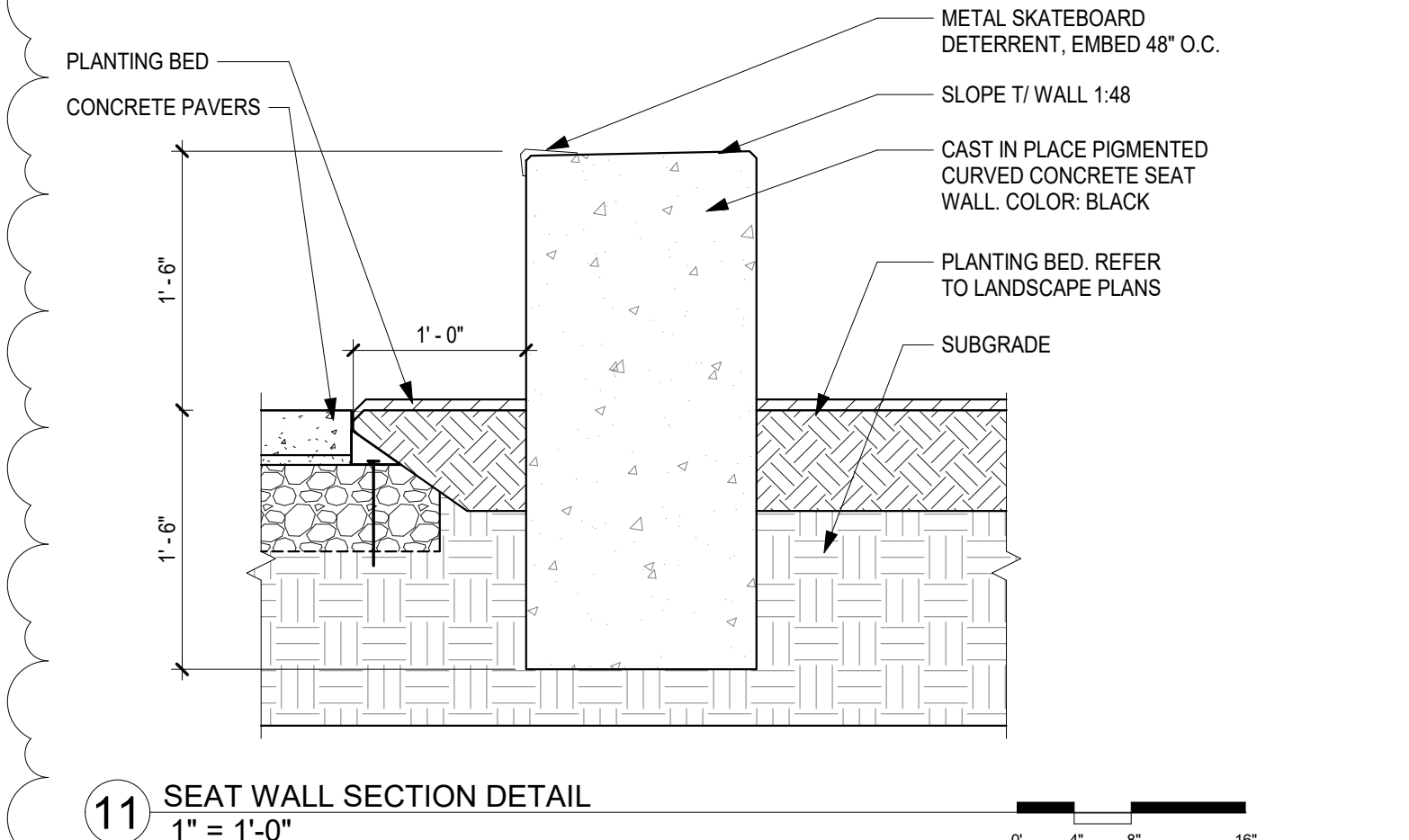
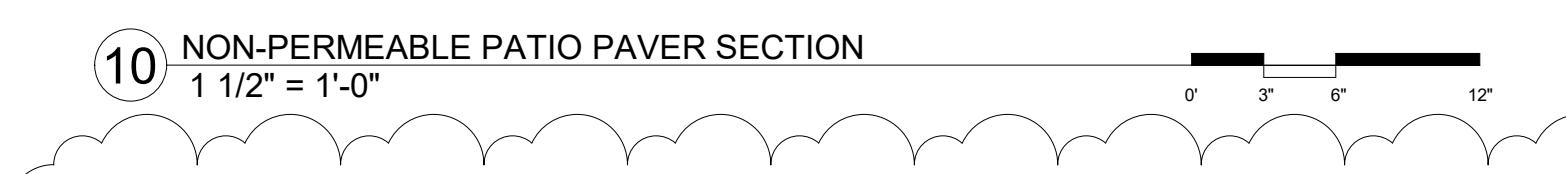
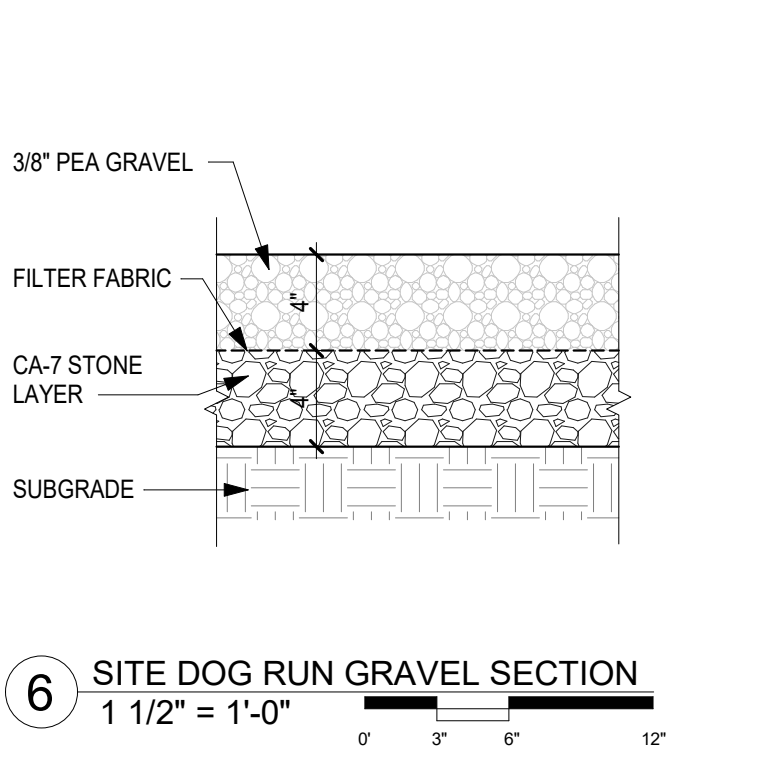
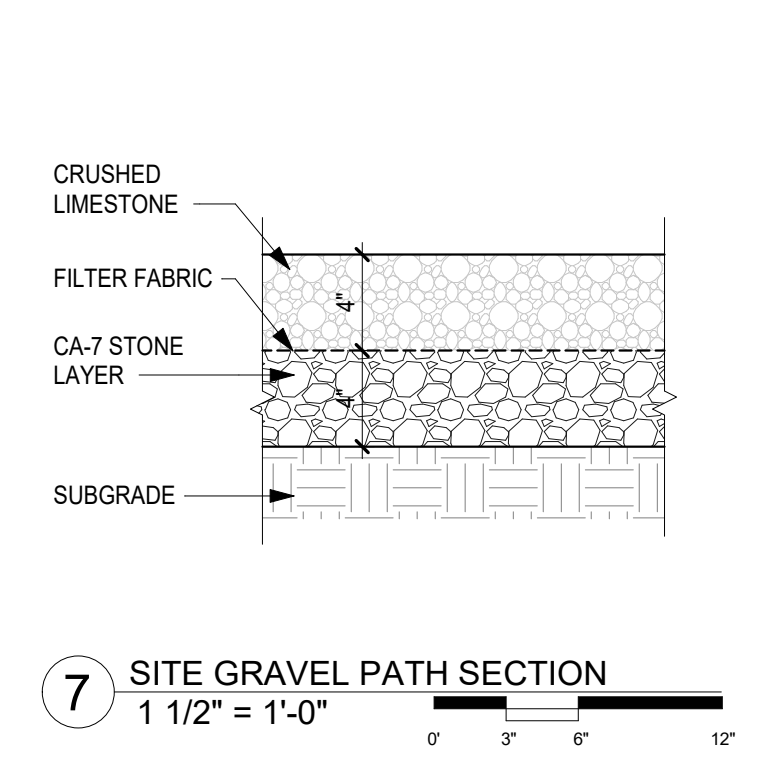
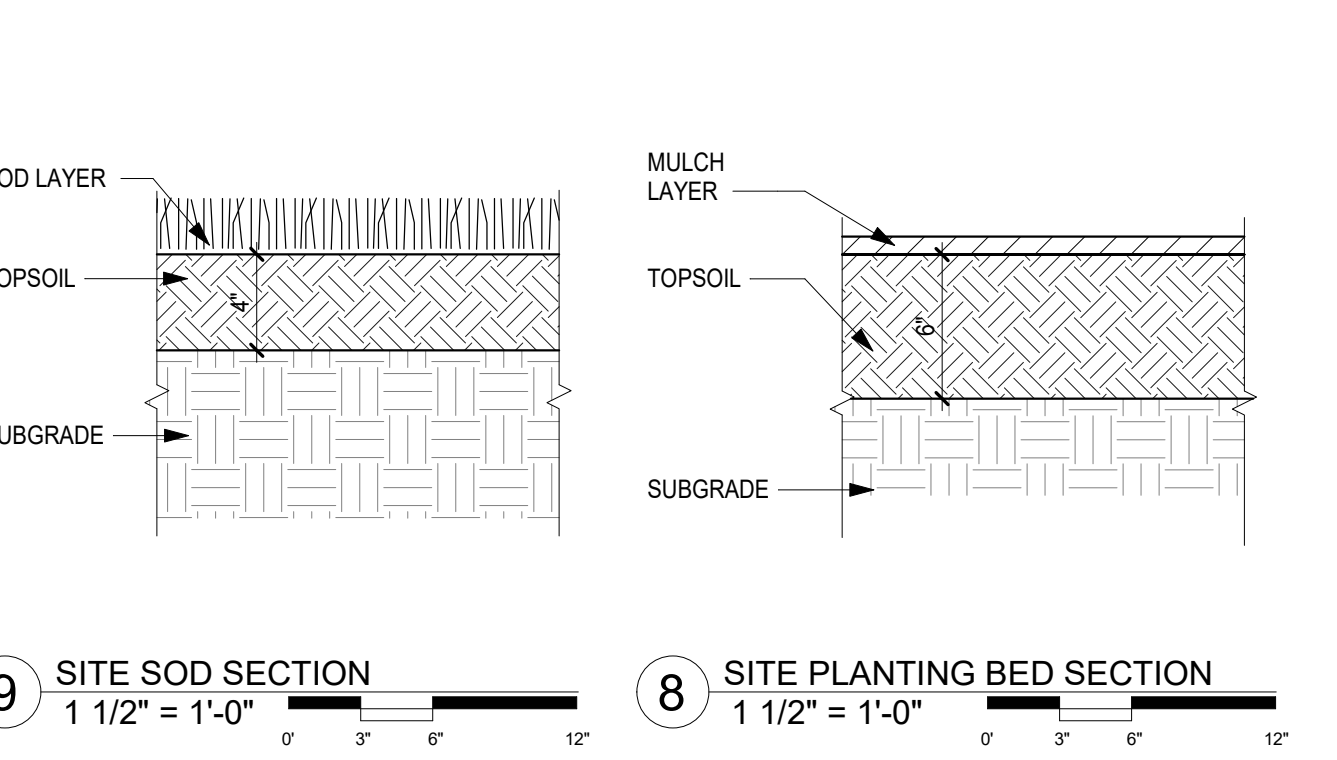
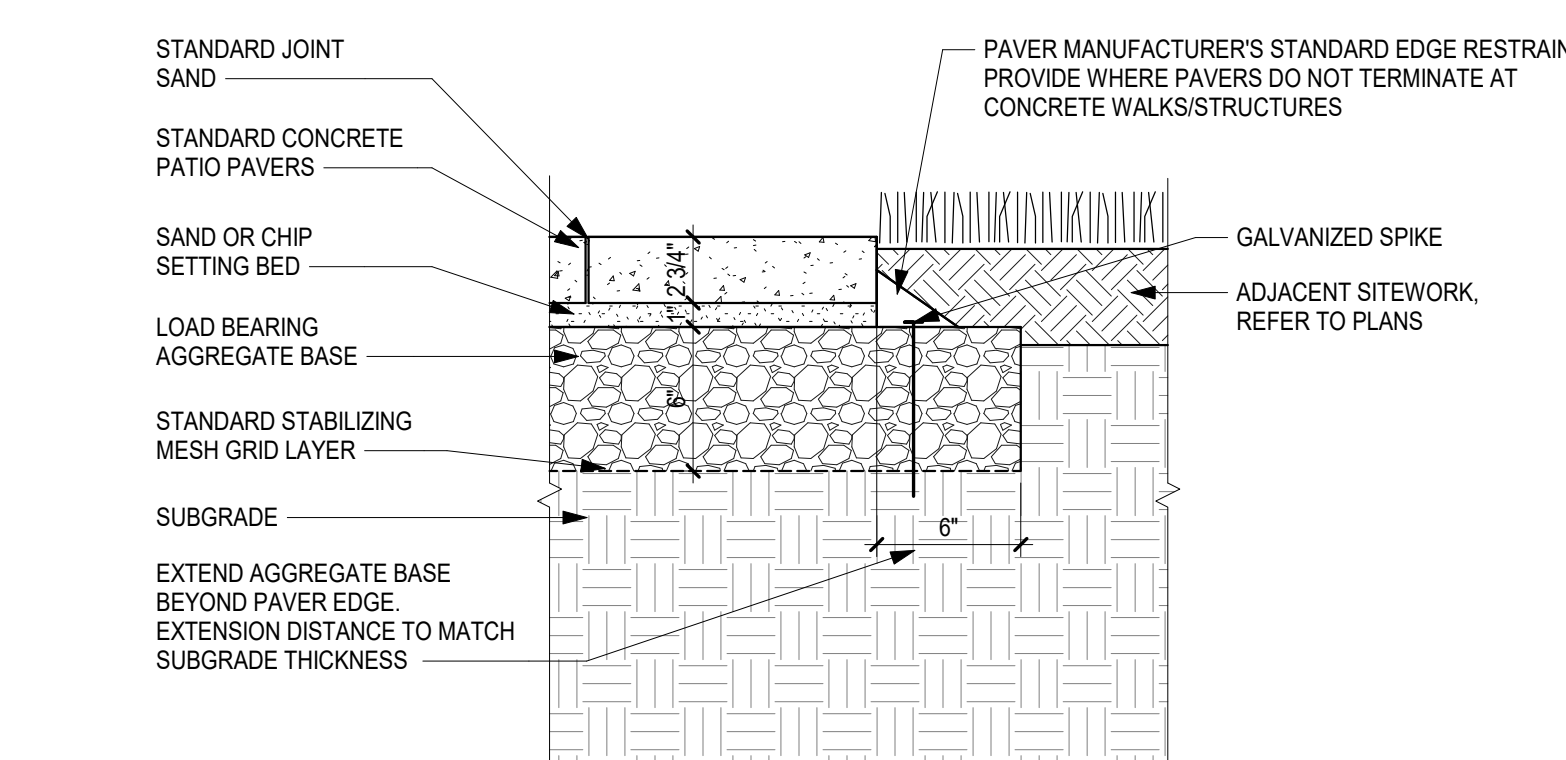
13. FINAL ACCEPTANCE
All plant material (including annual color), shall be guaranteed for one year after the end of the 90 day maintenance period. The end of the maintenance period is marked by the final acceptance of the contractor's work by the owner or owner's representative. Plugs shall exhibit vigorous growth and be thoroughly rooted by the end of first growing season. A minimum of 95% of plugs shall be alive and growing at the end of the first growing season.

14. PARKWAY TREE REPLACEMENT
All required (including within 200' right-of-way) to be replaced, if needed, for a minimum of five (5) years by the original applicant and any subsequent owners.

15. SITE CLEANUP
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.

16. PARKWAY TREES TOPSOIL
All parkway trees shall be planted in minimum 2'-6" deep topsoil or as listed in schedule, whichever is greater. All construction spoil such as debris, garbage, barricades, limestone, black top, and all other non-soil items must be removed from each planter prior to soil installation.

Planting will be completed by: JUNE 15, 2023



SIGNATURE BLOCK
OWNER
LANDSCAPE ARCHITECT
J. Hoanik

CITY STAMP

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ILLINOIS
THOMAS A. ROSZAK
REGISTERED ARCHITECT
8001 019175
EXPIRATION DATE:
NOVEMBER 30, 2024

I CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY COMPLY WITH THE VILLAGE OF ARLINGTON HEIGHTS BUILDING CODE.

No.	Date	Description
11	10/20/2023	VILLAGE COMMENTS
5	9/26/2023	ASK-001
4	9/15/2023	80% CD'S
2	7/25/2023	80% CD'S
1	6/30/2023	50% CD'S

ARLINGTON HEIGHTS PHASE I

2355 S. Arlington Heights Rd.,
Arlington Heights, IL 60005

OWNER
Bradford Allen
300 S. Wacker Dr., 35th Floor
Chicago, IL 60608
Tel: 312-684-5700

DESIGNER
Mocerj + Roszak
145 S. Wells St. Suite 700
Chicago, IL 60606
Tel: 312-423-7989

ARCHITECT
Thomas Roszak Architecture, LLC
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Chicago, IL 60606
Tel: 312-423-7989

CONSTRUCTION MANAGER
SteelGrass, LLC
145 S. Wells St. Suite 700
Chicago, IL 60606
Tel: 312-423-7989

DEVELOPMENT CONSULTANT
TR Management + Consulting
145 S. Wells St. Suite 700
Chicago, IL 60606
Tel: 312-423-7989

LANDSCAPE ARCHITECT
Thomas Roszak Architecture, LLC
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Chicago, IL 60606
Tel: 312-423-7989

CIVIL ENGINEER
V2 Companies
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Mundelein, IL 60017
Tel: 630-774-8200

STRUCTURAL ENGINEER
Thornton Tomasetti
230 N. Wabash Avenue, Suite 1500
Chicago, IL 60601
Tel: 312-268-2000

MEP DESIGN CONSULTANT
Cosentini Associates
1 S. Wabash Drive, Suite 3700
Chicago, IL 60606
Tel: 312-261-1601

MECHANICAL ENGINEER
GEI
8815 N. Bryn Mear Avenue, Suite 406
Chicago, IL 60611
Tel: 312-868-0584

GENERAL CONTRACTOR
Clark Construction Group
216 S. Jefferson Street, Suite 502
Chicago, IL 60608
Tel: 312-474-5500

MECHANICAL DESIGN/BUILD CONTRACTOR

PLUMBING DESIGN/BUILD CONTRACTOR

ELECTRICAL DESIGN/BUILD CONTRACTOR

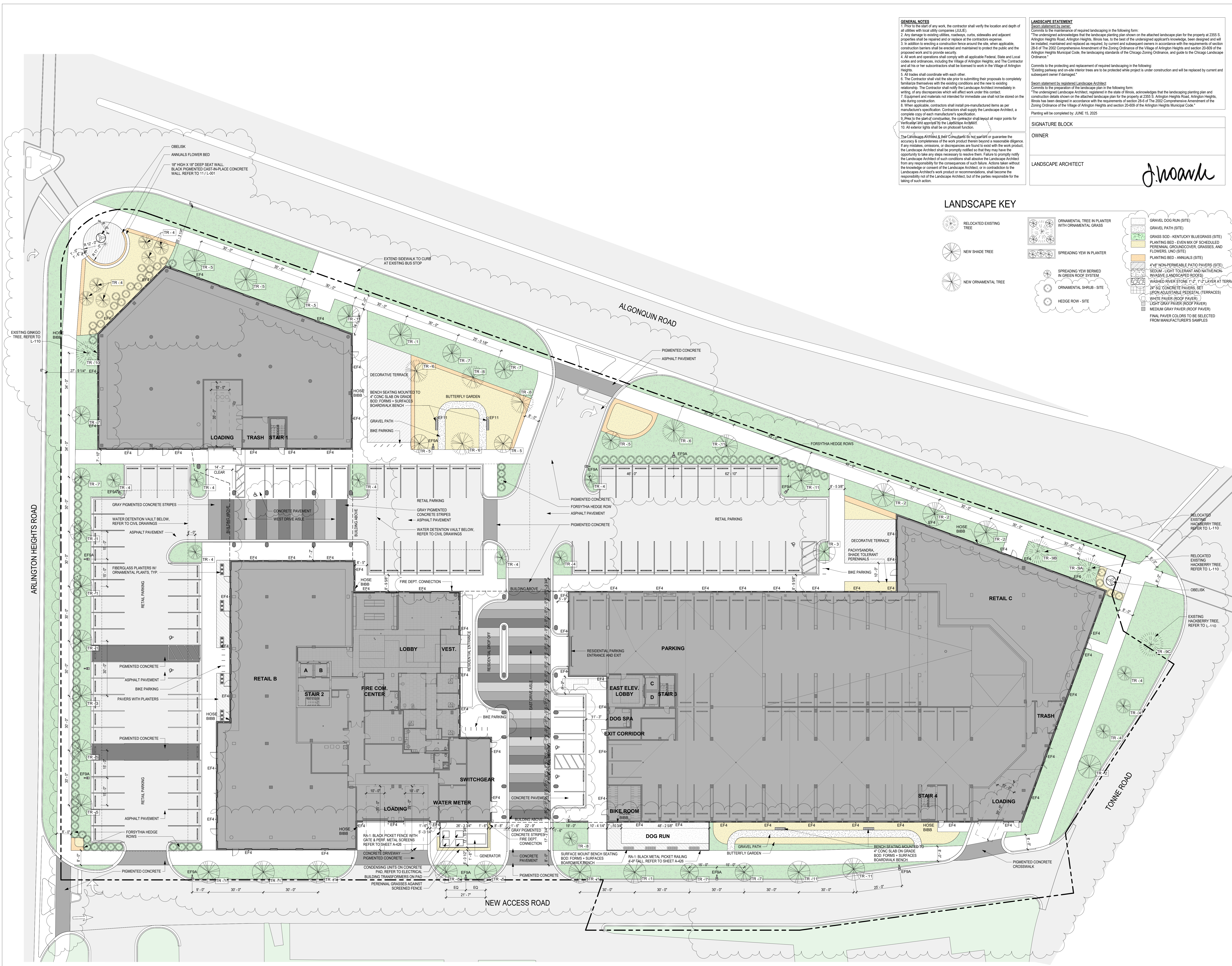
FIRE PROTECTION DESIGN/BUILD CONTRACTOR

SHEET TITLE
LANDSCAPING GENERAL NOTES AND DETAILS

SCALE
As Indicated

DATE
10/16/2023

SHEET NUMBER
L-001



GENERAL NOTES

- Prior to the start of any work, the contractor shall verify the location and depth of all utilities with local utility companies (LUC).
- Any damage to existing utilities, roadways, curbs, sidewalks and adjacent properties shall be repaired and/or replaced at the contractor's expense.
- In addition to erecting a construction fence around the site, when applicable, construction barriers shall be erected and maintained to protect the public and the proposed work and to provide security.
- All work and operations shall comply with all applicable Federal, State and Local codes and ordinances, including the Village of Arlington Heights, and the Contractor and all his or her subcontractors shall be licensed to work in the Village of Arlington Heights.
- All trades shall coordinate with each other.
- The Contractor shall visit the site prior to submitting their proposals to completely familiarize themselves with the existing conditions and the new to existing relationship. The Contractor shall notify the Landscape Architect immediately in writing of any discrepancies which will affect work under this contract.
- Equipment and materials not intended for immediate use shall not be stored on the site during construction.
- When applicable, contractors shall install pre-manufactured items as per manufacturer's specification. Contractors shall supply the Landscape Architect a complete copy of each manufacturer's specification.
- Prior to the start of construction, the contractor shall layout all major points for "verticality" and approved by the Landscape Architect.
- All exterior lights shall be on photocell function.

The Landscape Architect & their Consultants do not warrant or guarantee the accuracy & completeness of the work product herein beyond a reasonable diligence. If any mistakes, omissions, or discrepancies are found to exist with the work product, the Landscape Architect shall be promptly notified so that they may have the opportunity to take any steps necessary to resolve them. Failure to promptly notify the Landscape Architect of such conditions shall absolve the Landscape Architect from any responsibility for the consequences of such failure. Actions taken without the knowledge or consent of the Landscape Architect, or in contradiction to the Landscape Architect's work product or recommendations, shall become the responsibility not of the Landscape Architect, but of the parties responsible for the taking of such action.

LANDSCAPE STATEMENT
(Signed statement by owner)

Committed to the maintenance of required landscaping in the following form:
The undersigned acknowledges that the landscape plan shown on the attached landscape plan for the property at 2355 S. Arlington Heights Road, Arlington Heights, Illinois, has, to the best of the undersigned applicant's knowledge, been designed and will be installed, maintained and replaced as required, by current and subsequent owners in accordance with the requirements of section 28-6 of The 2002 Comprehensive Ordinance of the Village of Arlington Heights and section 28-609 of the Arlington Heights Municipal Code, the landscaping standards of the Chicago Zoning Ordinance, and guide to the Chicago Landscape Ordinance.

Committed to the protecting and replacement of required landscaping in the following:
"Existing parking and on-site interior trees are to be protected while project is under construction and will be replaced by current and subsequent owner if damaged."

(Signed statement by registered Landscape Architect)
Committed to the preparation of the landscape plan in the following form:
The undersigned Landscape Architect, registered in the state of Illinois, acknowledges that the landscaping planting plan and construction details shown on the attached landscape plan for the property at 2355 S. Arlington Heights Road, Arlington Heights, Illinois has been designed in accordance with the requirements of section 28-6 of The 2002 Comprehensive Ordinance of the Village of Arlington Heights and section 28-609 of the Arlington Heights Municipal Code, the landscaping standards of the Chicago Zoning Ordinance, and guide to the Chicago Landscape Ordinance.
Planting will be completed by: JUNE 15, 2025

SIGNATURE BLOCK

OWNER

LANDSCAPE ARCHITECT *J. Roszak*

LANDSCAPE KEY

- RELOCATED EXISTING TREE
- NEW SHADE TREE
- NEW ORNAMENTAL TREE
- ORNAMENTAL TREE IN PLANTER WITH ORNAMENTAL GRASS
- SPREADING YEW IN PLANTER
- SPREADING YEW BERMED IN GREEN ROOF SYSTEM
- ORNAMENTAL SHRUB - SITE
- HEDGE ROW - SITE
- GRAVEL DOG RUN (SITE)
- GRAVEL PATH (SITE)
- GRASS SOO - KENTUCKY BLUEGRASS (SITE)
- PLANTING BED - EVEN MIX OF SCHEDULED PERENNIAL, CROCKOVER, GRASSES, AND FLOWERS, UNO (SITE)
- PLANTING BED - ANNUALS (SITE)
- 4"X6" NON-PERMEABLE PATIO PAVERS (SITE)
- SEMI-LIGHT TOLERANT AND MATING NON-INVASIVE (LANDSCAPED ROOFS)
- WASHED RIVER STONE - 1" - 2" LAYER AT TERRACES
- 2"X6" CONCRETE PAVERS SET UPON ADJUSTABLE PEDESTAL (TERRACES)
- WHITE PAVER (ROOF PAVER)
- LIGHT GRAY PAVER (ROOF PAVER)
- MEDIUM GRAY PAVER (ROOF PAVER)
- FINAL PAVER COLORS TO BE SELECTED FROM MANUFACTURER'S SAMPLES

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ILLINOIS REGISTERED ARCHITECT 8001 019175
EXPIRATION DATE: NOVEMBER 30, 2024

10/16/2023 95% CD's
11/10/2023 VILLAGE COMMENTS
4/18/2023 80% CD's
2/7/25/2023 80% CD's
1/6/30/2023 50% CD's

ARLINGTON HEIGHTS PHASE I

2355 S. Arlington Heights Rd., Arlington Heights, IL 60005

OWNER: Bradford Allen
300 S. Wacker Dr., 35th Floor
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Tel: 312-984-5700

REGISTERED ARCHITECT: Mocer + Roszak
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Tel: 312-423-7989

ARCHITECT: Thomas Roszak Architecture, LLC
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Tel: 312-423-7989

REGISTERED CONSULTANT: RT Management + Consulting
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LANDSCAPE ARCHITECT: Thomas Roszak Architecture, LLC
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Tel: 312-868-0564

MEPP DESIGN CONSULTANT: Cosentini Associates
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Tel: 312-253-1601

MECHANICAL ENGINEER: GEI
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Chicago, IL 60631
Tel: 312-868-0564

GENERAL CONTRACTOR: Clark Construction Group
216 S. Jefferson Street, Suite 502
Chicago, IL 60608
Tel: 312-474-5500

MECHANICAL DESIGN/BUILD CONTRACTOR

PLUMBING DESIGN/BUILD CONTRACTOR

ELECTRICAL DESIGN/BUILD CONTRACTOR

FIRE PROTECTION DESIGN/BUILD CONTRACTOR

SHEET TITLE: LEVEL 1 STREETSCAPE PLAN

SCALE: As Indicated

DATE: 10/16/2023

SHEET NUMBER: L-100

1 LANDSCAPE PLAN - LEVEL 1
1/16" = 1'-0"