MASON COURT APARTMENTS - LANDSCAPING

GENERAL SITE NOTES

PARKING LOTS, DRIVEWAYS, SIDEWALKS, STORM SEMERS AND APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPPLICABLE PROVISIONS OF "STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION," STATE OF ILLINOIS, AND CITY REQUIREMENTS.

2. THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES ARE NOT SHOWN, AND MUST BE FIELD LOCATED BEFORE PROCEEDING WITH ANY CONSTRUCTION. IF ANY EXISTING UTILITIES INTERFERE WITH THE PROPOSED CONSTRUCTION. THEY MUST BE RELOCATED OR ADJUSTED TO CONFORM TO THE NEW GRADES AND CONSTRUCTION. CONTACT SILFOR FIELD LOCATION OF ALL UTILITIES BEFORE BEGINNING CONSTRUCTION.

3. THE CONTRACTOR SHALL VISIT THE SITE AND MAKE HIMSELF COMPLETELY FAMILIAR WITH ALL EXISTING CONDITIONS AND ALL ASPECTS OF THIS PROJECT, AND SHALL INCLUDE ALL COSTS ASSOCIATED WITH ANY CHANGES TO EXIST. CONDITIONS IN HIS BID.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF RELOCATING, ADJUSTING, OR RECONSTRUCTING EXISTING UTILITIES REQUIRED BY THE SITE IMPROVEMENTS.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING ACTUAL GRADES, DIMENSIONS, AND AREAS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL INCLUDE IN HIS PRICE ALL REMOVAL AND DISPOSAL OF MATERIALS AS REQUIRED TO CONSTRUCT THE PROPOSED IMPROVEMENTS.

6. THE CONTRACTOR SHALL AT ALL TIMES PROVIDE SAFE, HANDICAPPED ACCESSIBLE ACCESS FOR THE PUBLIC, RESIDENTS, VISITORS, AND EMPLOYEES, PER ADA REQUIREMENTS. COORDINATE WORK AND CONSTRUCTION SEQUENCING AS NECESSARY TO COMPLY WITH BUILDING EGRESS CODE REQUIREMENTS.

7. THE CONTRACTOR SHALL COORDINATE THE CONSTRUCTION PHASING SEQUENCE AND PHASE LIMITS FOR EACH SITE WITH THE RESPECTIVE BUILDING MANAGERS. IT IS ANTICIPATED EACH SITE WILL REQUIRE AT LEAST 3 PHASES.

9. SIDEWALK WHEELCHAIR RAMPS SHALL HAVE A MAXIMUM SLOPE OF I"/FT.

II. PROVIDE DETECTABLE WARNING IN ACCORDANCE WITH A.D.A. & IDOT REQUIREMENTS AT ALL RAMPS AND ALL WALKS FLUSH WITH ADJACENT PAVEMENT AT LOCATIONS REQUIRED BY ADA.

12. ALL IMPROVEMENTS ON PUBLIC PROPERTY SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITY CODES AND REQUIREMENTS.

13. MAXIMUM SLOPE ON WALKS AND PAVED SURFACES IS 5.0 %. MINIMUM SLOPE ON WALKS AND PAVED SURFACES IS I.O %. MAXIMUM SLOPE ON PAVED SURFACE AT HANDICAP PARKING IS 2.0 % AND MAXIMUM CROSS

SLOPE ON SIDEWALKS IS 2.0 %. 14. WORK IN CITY RIGHT-OF WAYS (IF ANY):

IO. SEE SPECIFICATIONS FOR SIDEWALK FINISH.

PUBLIC WORKS, AND OBTAIN APPROVAL PRIOR TO THE START OF ANY CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAYS, AND SHALL BE RESPONSIBLE FOR PROVIDING TRAFFIC CONTROL MEASURES PER CITY STANDARDS. AND COMPLIANCE WITH ALL CITY REQ'MTS. THE CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES AT THE PERIMETER OF THE PROJECT PRIOR TO THE START OF EARTHWORK OPERATIONS, AND SHALL AT ALL TIMES PROTECT CITY SEWERS AND ROADWAYS FROM SILT AND DEBRIS.

THE CONTRACTOR SHALL NOTIFY THE CITY OF SYCAMORE DEPARTMENT OF

15. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY PERMIT(S) REQUIRED BY THE CITY OF HAMMOND, AND ANY ASSOCIATED FEES, BONDS, PROOF OF INSURANCE, ETC.

16. WORK IN STATE RIGHT-OF WAYS: THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE REQUIRED IDOT PERMIT BOND AND ANY ASSOCIATED FEES OR OTHER REQUIREMENTS. NO CONSTRUCTION ACTIVITY SHALL OCCUR WITH THE STATE ROW.
UNTIL THE REQUISITE IDOT PERMITS ARE GRANTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TRAFFIC CONTROL MEASURES PER IDOT STANDARDS AND FULL COMPLIANCE WITH ALL IDOT REQ'MTS.

18. SAW CUT AND REMOVE WALKS, CURBS AND GUTTERS, AND PAVEMENT DAMAGED DURING CONSTRUCTION. REPLACE WITH NEW LIKE KIND IN ACCORDANCE WITH GOVERNING AUTHORITY CODES AND REQUIREMENTS.

19. NOT USED

20. NOT USED.

21. TOPSOIL SHALL HAVE A MINIMUM THICKNESS OF 4 INCHES AND BE PLACED ON ALL DISTURBED AREAS.

22. ALL TOPSOIL AREAS SHALL BE SODDED.

LANDSCAPE GENERAL NOTES

- I. LANDSCAPE CONTRACTOR SHALL VISIT SITE, INSPECT EXISTING CONDITIONS AND REVIEW PROPOSED PLANTING AND RELATED WORK. IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, PLAN SHALL GOVERN QUANTITIES.
- 2. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ON-SITE UTILITIES PRIOR TO BEGINNING CONSTRUCTION ON HIS PHASE OF WORK. ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL COORDINATE ALL RELATED ACTIVITIES WITH OTHER TRADES ON THE JOB AND SHALL REPORT ANY UNACCEPTABLE JOB CONDITIONS PRIOR TO COMMENCING WORK.
- 3. ALL SHRUB BEDS AND TREES SHALL BE MULCHED WITH A 3" CONTINUOUS LAYER OF SHREDDED BARK. ALL DECIDUOUS TREES SHALL BE MULCHED WITH A 3' DIAMETER CIRCLE OF MULCH. ALL EVERGREEN TREES SHALL BE MULCHED TO THE DRIP LINE.
- 4. PLASTIC LANDSCAPE EDGING SHALL BE "SUPER-EDG" PLASTIC EDGING BY OLY-OLA SALES, INC., VILLA PARK, IL. PROVIDE PROPER JOINTS AND 90 DEGREE FITTINGS AT CORNERS AS NEEDED. INSTALL ON TURF SIDES OF
- 5. ALL PLANTING BEDS SHALL RECEIVE 12" MINIMUM DEPTH OF TOPSOIL.
- 6. TOPSOIL AND SOD ALL DISTURBED AREAS IN PUBLIC R.O.W.S 7. PROVIDE MIN. 6" TOPSOIL AT ALL AREAS TO BE SODDED.
- 8. SEE CIVIL PLANS FOR EROSION CONTROL AND COORDINATE WITH WORK SHOWN THERE.

ACCEPTANCE AND GUARANTEES

PLANTS UPON INSTALLATION OF PLANTS PER DRAWING AND ACCEPTANCE BY ARCHITECT AND OWNER, THE OWNER SHALL ASSUME ALL MAINTENANCE RESPONSIBILITIES, INCLUDING WATERING, CULTIVATING, WEEDING, MULCHING, AND SPRAYING AS NECESSARY TO KEEP THE PLANTS IN HEALTHY, VIGOROUS CONDITION FOR A PERIOD OF ONE YEAR FOLLOWING ACCEPTANCE. THE CONTRACTOR SHALL REPLACE, WITHOUT COST TO OWNER, ANY DEAD OR UNACCEPTABLE PLANTS (AS DETERMINED BY THE ARCHITECT) DURING AND AT THE END OF THE GUARANTEE PERIOD. COST FOR ADDITIONAL REPLACEMENTS SHALL BE THE RESPONSIBILITY OF THE OWNER.

FOLLOWING THE ACCEPTANCE OF THE GRADING AND SODDING BY ARCHITECT AND OWNER, THE CONTRACTOR SHALL ASSUME MAINTENANCE RESPONSIBILITY FOR A MINIMUM OF 60 DAYS OR UNTIL SECOND CUTTING, WHICHEVER IS LONGER. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, REPLACEMENT OF WASHOUTS AND OTHER OPERATIONS NECESSARY TO KEEP SOD IN A THRIVING CONDITION. UPON FINAL ACCEPTANCE BY ARCHITECT AND OWNER, THE OWNER SHALL ASSUME ALL MAINTENANCE RESPONSIBILITIES.

FOLLOWING THE ACCEPTANCE OF THE GRADING AND SEEDING BY ARCHITECT, THE CONTRACTOR SHALL ASSUME MAINTENANCE RESPONSIBILITY FOR A MINIMUM OF 60 DAYS OR UNTIL SEEDED AREA IS WELL ESTABLISED, WHICHEVER IS LONGER. MAINTENANCE SHALL INCLUDE WATERING RE-SEEDING AND OTHER OPERATIONS NECESSARY TO KEEP SEEDED IN A THRIVING CONDITION. UPON FINAL ACCEPTANCE BY ARCHITECT AND OWNER, THE OWNER SHALL ASSUME ALL MAINTENANCE RESPONSIBILITIES.

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GO.O COVER SHEET & GENERAL NOTES/DETAILS

LANDSCAPE PLAN

BUILDING CODES:

REQUIREMENTS BASED ON THE FOLLOWING:

2015 INTERNATIONAL BUILDING CODE W/ LOCAL AMENDMENTS NFPA 70 - 2015 NATIONAL ELECTRIC CODE W/ LOCAL AMENDMENTS 2014 PART 890 ILLINOIS PLUMBING CODE W/ LOCAL AMENDMENTS 2015 INTERNATIONAL MECHANICAL CODE W/ LOCAL AMENDMENTS 2015 INTERNATIONAL PROPERTY MAINTANENCE CODE W/ LOCAL AMENDMENTS 2015 INTERNATIONAL FIRE CODE W/ AMENDMENTS 2018 INTERNATIONAL ENERGY CONSERVATION CODE

2015 NFPA 101 LIFE SAFETY CODE W/ AMENDMENTS ILLINOIS ACCESSIBILITY CODE 2018

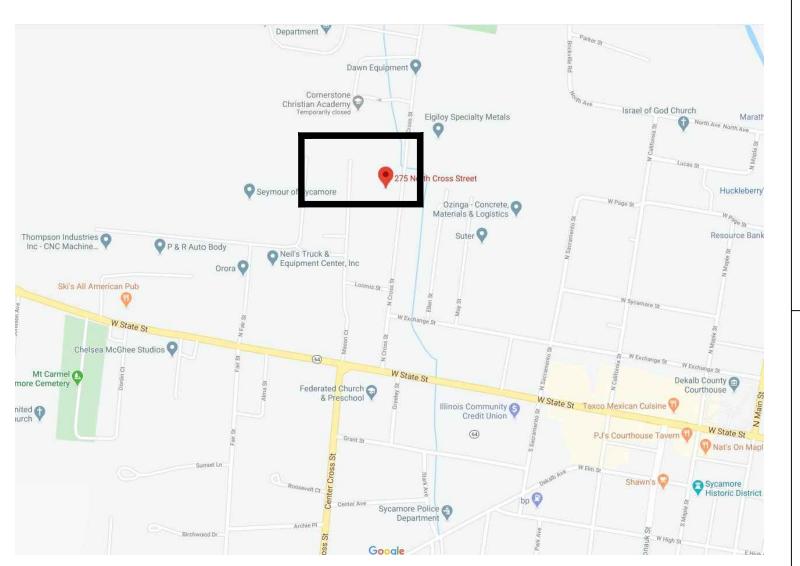
2010 ADA STANDARDS FOR ACCESSIBLE DESIGN

STATEMENT OF COMPLIANCE

I have prepared, or caused to be prepared under my direct supervision, the attached plans and specifications and state that, to the best of my knowledge and belief and to the extent of my contractual obligation, they are in compliance with the Environmental Barriers Act (410 ILCS 25 and the Illinois Accessibility Code, (71 III. Adm. Code 400.)

> Architect/Engineer ILLINOIS REGISTRATION NO .: OOI-015480 Exp. Date: 11/30/22

PROFESSIONAL DESIGN FIRM NO.: 184.003452



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Sheet No:

EARTH ROUGH WOOD GRAVEL OR SAND FILL FINISH MOOD CONCRETE PLYWOOD GRAPHIC SYMBOLS LIGHT WEIGHT CONCRETE BRICK MASONRY DETAIL OR SECTION ACOUSTICAL TILE REINFORCING BARS (END) INTERIOR ELEVATION LAMINATED BEAM (IOI) ---- REINFORCING BARS (SIDE) ---- VAPOR BARRIER DOOR SYMBOL ---(NI) CONCRETE BLOCK WALL TYPE SYMBOL CUT STONE LOOSE OR BATT INSULATION | ELEVATION SYMBOL

PLASTER OR DRYWALL

J] I STRUCTURAL STEEL

[0]

 \Diamond

WINDOW SYMBOL

MATERIAL INDICATIONS

STUD WALL OR PARTITION

STEEL OR IRON

275 N. CROSS STREET, SYCAMORE, IL 60178

TYSON AND BILLY ARCHITECTS, P.C.

RONALD G. BILLY, JR., LEED AP

310 N. 6TH STREET

4000 MORSAY DRIVE

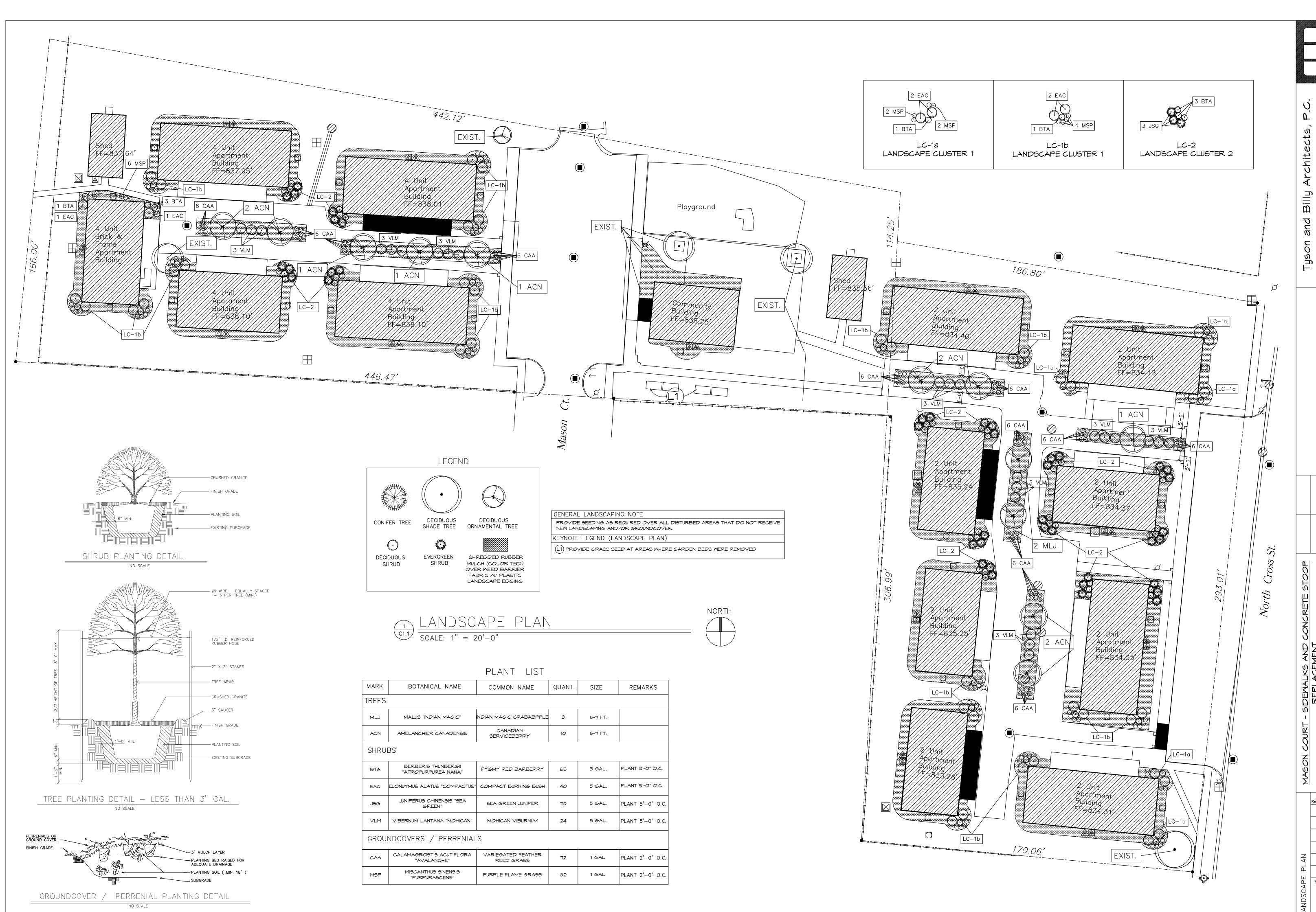
ROCKFORD, IL 61107

DEKALB, IL 60115

LANDLORD

ARCHITECT

HOUSING AUTHORITY OF THE COUNTY OF DEKALB



Sheet No: