

Preliminary Landscape Development Plans

THE BELVEDERE

NAPERVILLE, ILLINOIS

OWNER : **BRIDGE CAPITAL PARTNERS**
PO Box 336
Bob Air Center # 351
Greenbrae, CA 94904

ARCHITECT : **TORCH ARCHITECTURE**
27 W. Jefferson - Suite 200
Naperville, Illinois 60540
Project Manager: Rob Costello, Principal

ENGINEER : **CEMCON, Ltd.**
2280 White Oak Circle
Aurora, IL 60502
(630) 862.2100 voice
Project Manager : Kim Morgart, P.E.

LANDSCAPE ARCHITECT : **Signature Design Group, Inc.**
132 N. Washington Street
Naperville, Illinois 60540
(630) 305.3980 voice
Project Manager: Greg G. Sagen, RLA



LOCATION MAP

INDEX OF DRAWINGS

- L.100 Overall Landscape Plan
- L.101 Landscape Plan - South
- L.102 Landscape Plan - North
- L.103 Clubhouse / Pool Area Enlargement
- L.104 Typical Building Planting Plan
- L.105 Turf Establishment Exhibit
- L.106 Plant Material Legend, Detail & Notes

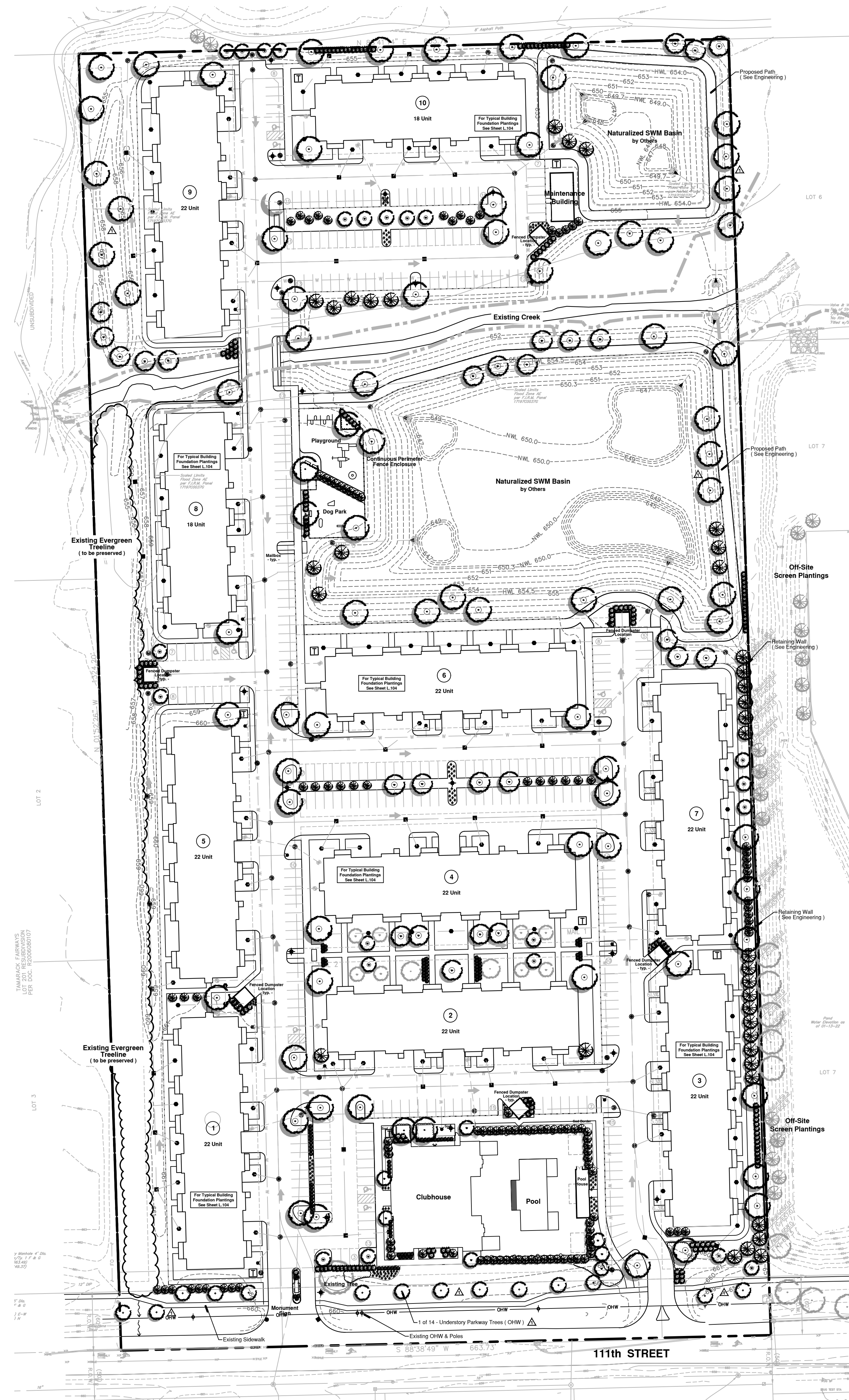
TS.100 Existing Tree Survey

Plant Material Legend :

-  - Shade Tree, 2 1/2" - 3"
-  - River Birch, 8' - 10' m/s
-  - Ornamental Tree, 6'
-  - Evergreen Tree 6'
-  - Columnar Evergreen Tree, 6'
-  - Deciduous Shrub Bed, 36"
-  - Evergreen Shrub Bed, 18"
-  - Ornamental Grass Bed, 1gal.
-  - Proposed Transformers (12)

Notes :

- See Sheet L.104 for Typical Building Planting Plan
- See Sheet L.105 for Turf Establishment Plan
- See Sheet L.106 for Plant Material Legend



Land Planning
Landscape Architecture
Environmental Site Design

132 N. WASHINGTON ST. - NAPERVILLE, IL 60540 - 630.305.3880 Fax 630.305.3894

project:

The Belvedere

111th Street
Naperville, Illinois

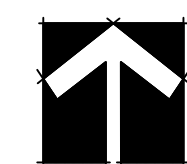
sheet description:


Overall Preliminary Landscape Plan

owner:

Bridge Capital Partners
PO Box 336
Bob Air Center #351
Greenbrae, CA 94904



north:  scale: _____

revisions:  5.11.2022 Per City Review Comments dated 4.26.2022

original issue date: **22 March 2022**

drawn by: _____

checked by: _____

project no.: **22007**

sheet no.:

L.100

project:

The Belvedere

111th Street
Naperville, Illinois

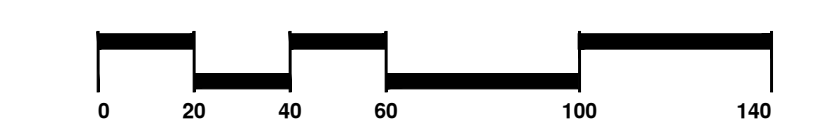
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Preliminary Landscape Plan

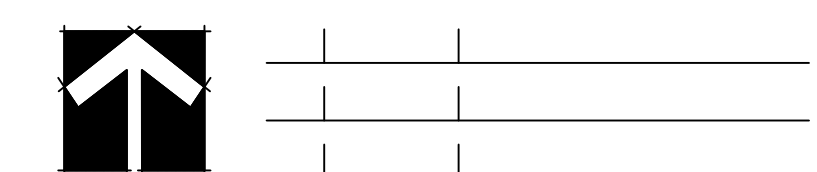
South Half

owner:

Bridge Capital Partners
PO Box 336
Bob Air Center #351
Greenbrae, CA 94904



north: scale: 1" = 40' 0"



revisions: 5.11.2022 Per City Review Comments dated 4.26.2022

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drawn by:

checked by:

project no.: **22007**

sheet no.:

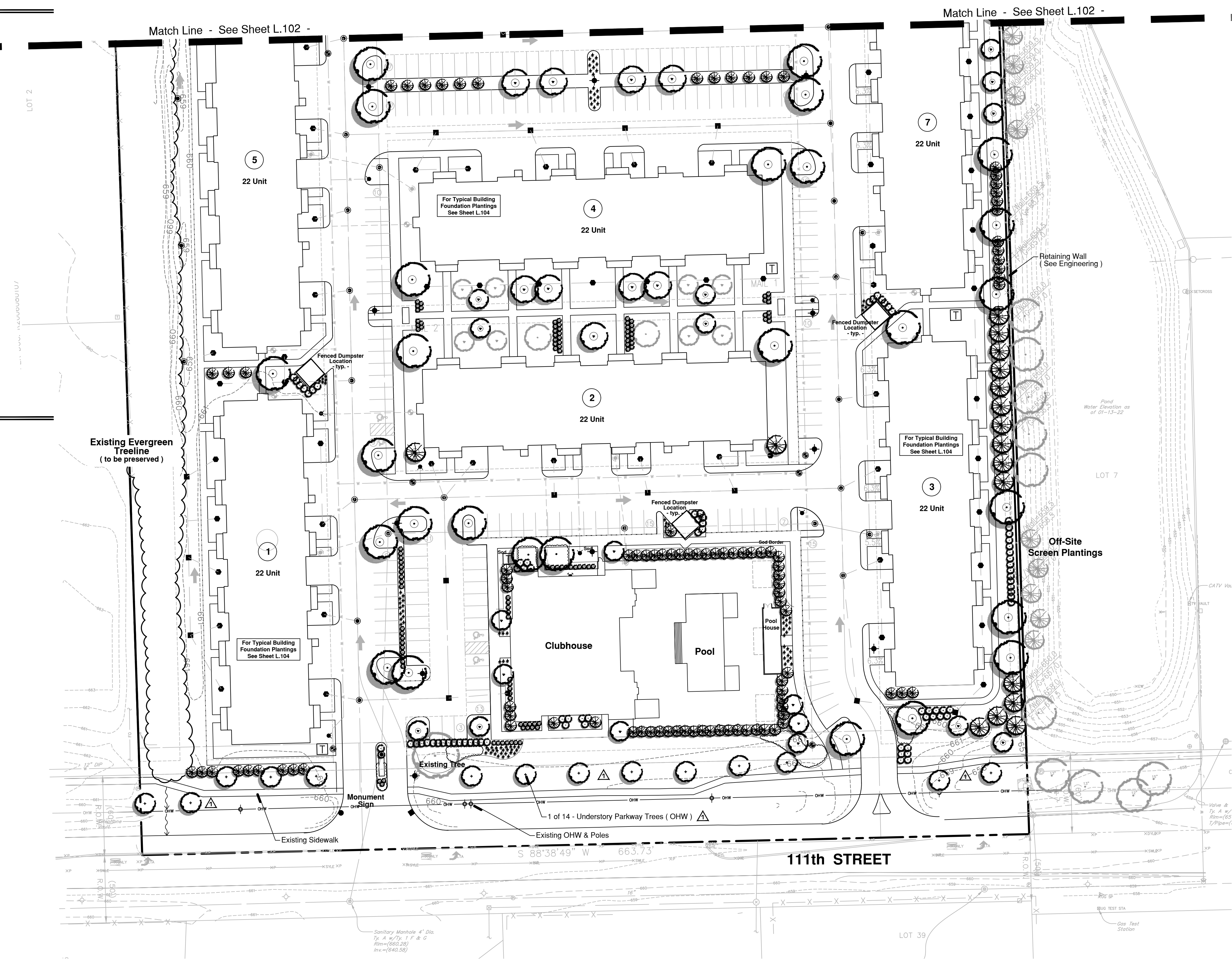
L.101

Plant Material Legend :

-
-
-
-
-
-
-
-
-

Notes :

- See Sheet L.104 for Typical Building Planting Plan
- See Sheet L.105 for Turf Establishment Plan
- See Sheet L.106 for Plant Material Legend



project:

The Belvedere

111th Street
Naperville, Illinois

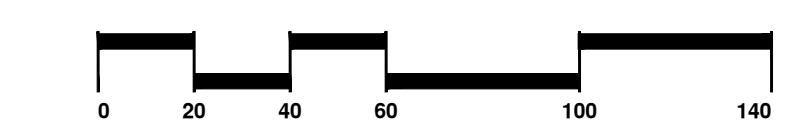
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Preliminary Landscape Plan

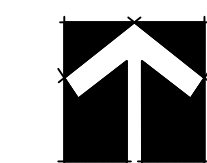
North Half

owner:

Bridge Capital Partners
PO Box 336
Bob Air Center #351
Greenbrae, CA 94904



north: scale: 1" = 40' 0"



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5.11.2022	Per City Review Comments dated 4.26.2022
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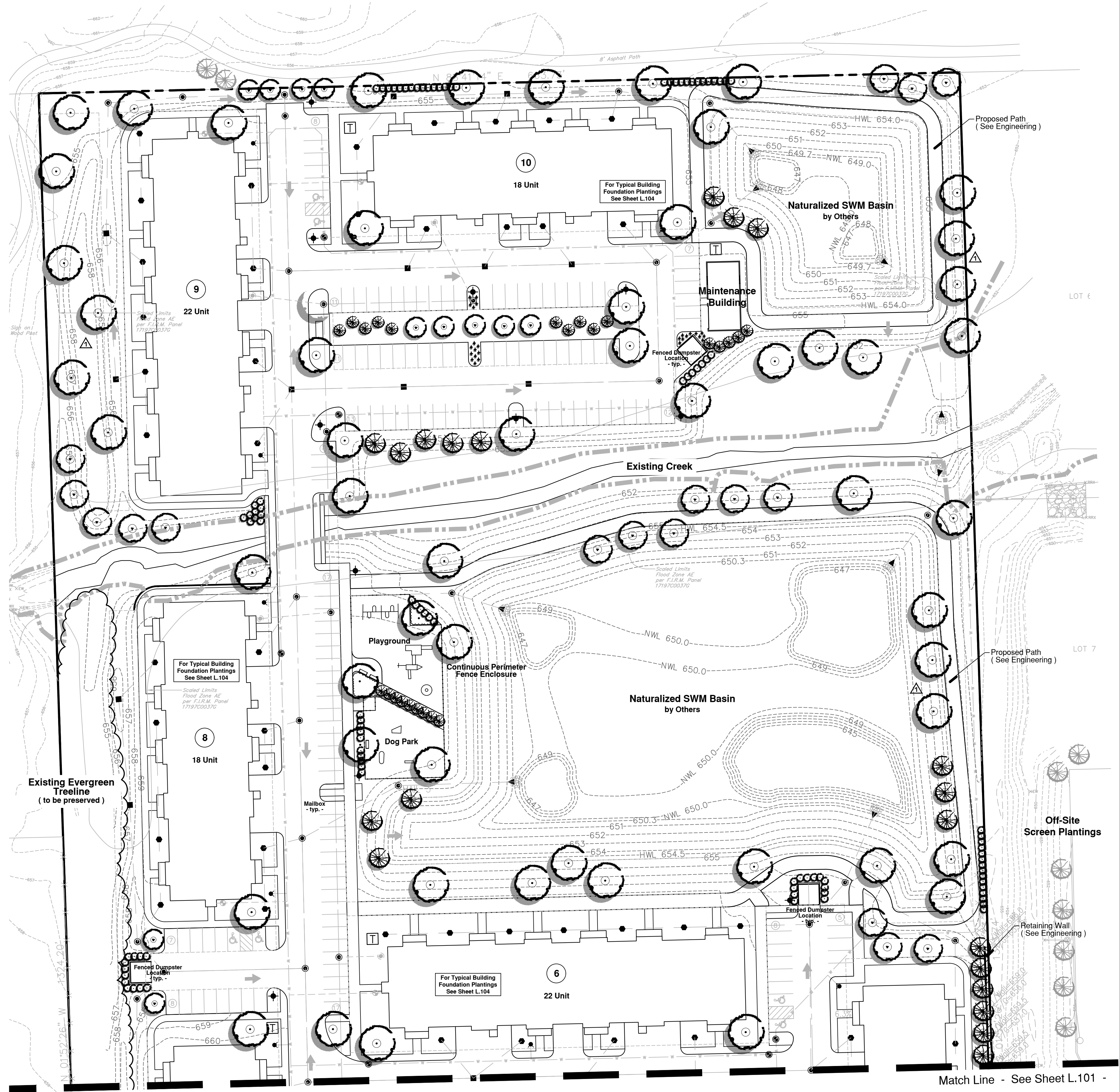
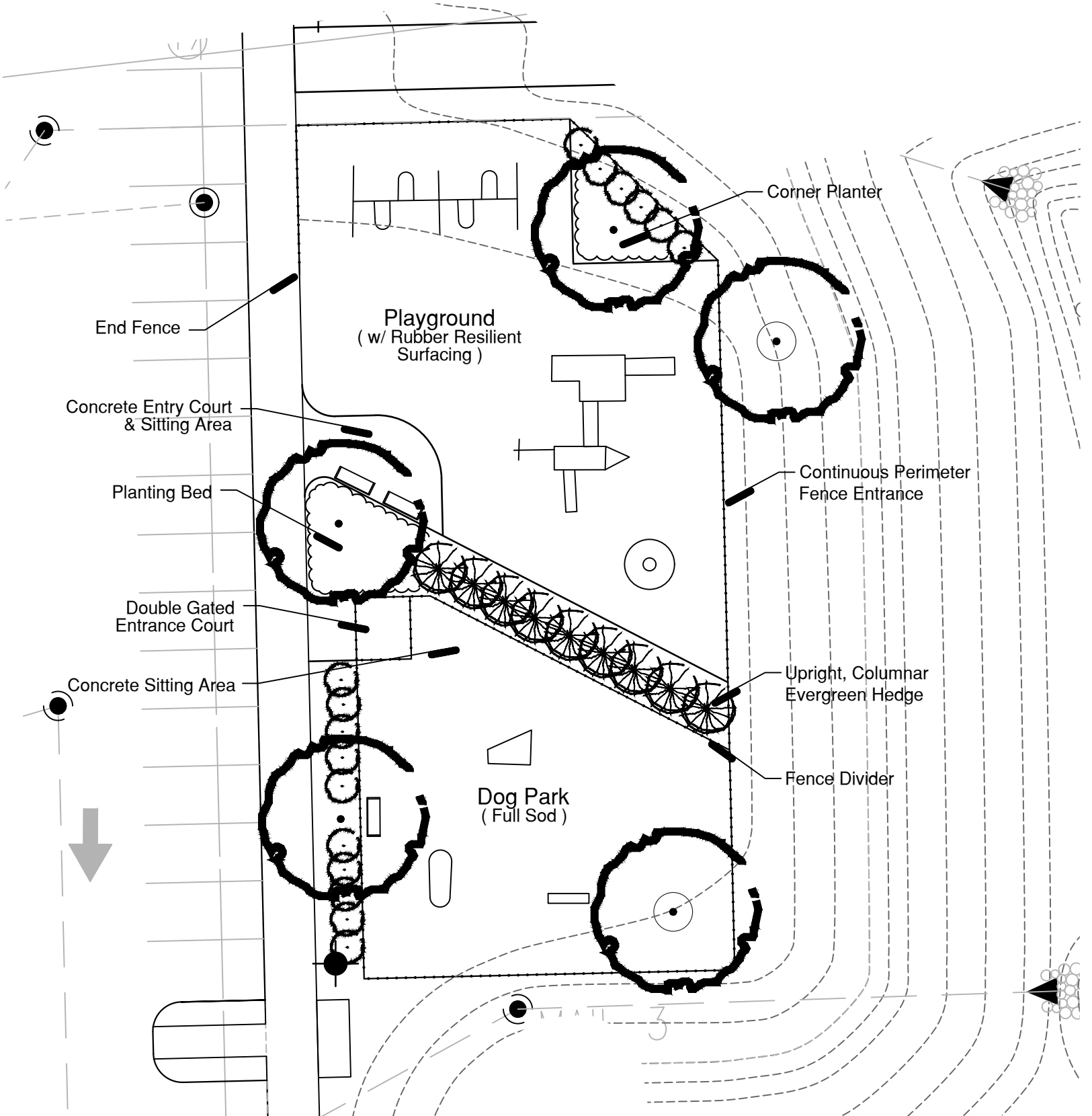
L.102

Plant Material Legend :

- Shade Tree, 2 1/2" - 3"
- River Birch, 8' - 10' m/s
- Ornamental Tree, 6'
- Evergreen Tree 6'
- Columnar Evergreen Tree, 6'
- Deciduous Shrub Bed, 36"
- Evergreen Shrub Bed, 18"
- Ornamental Grass Bed, 1gal.

Notes :

- See Sheet L.104 for Typical Building Planting Plan
- See Sheet L.105 for Turf Establishment Plan
- See Sheet L.106 for Plant Material Legend



Match Line - See Sheet L.101 -

project:

The Belvedere

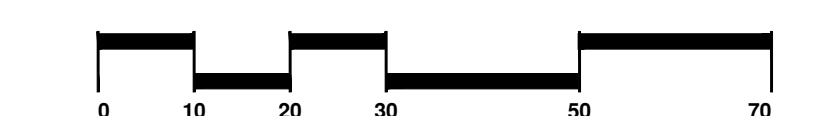
111th Street
Naperville, Illinois

sheet description:

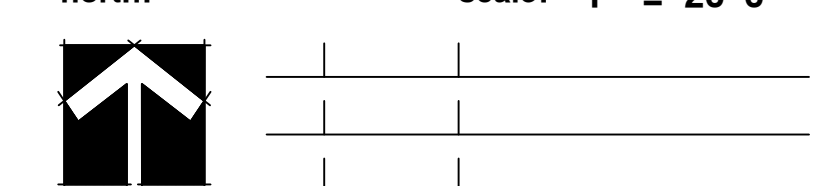
Clubhouse / Pool Enlargement

owner:

Bridge Capital Partners
PO Box 336
Bob Air Center #351
Greenbrae, CA 94904



north: scale: 1" = 20' 0"



revisions:

5.11.2022	Per City Review Comments dated 4.26.2022
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original issue date: **22 March 2022**

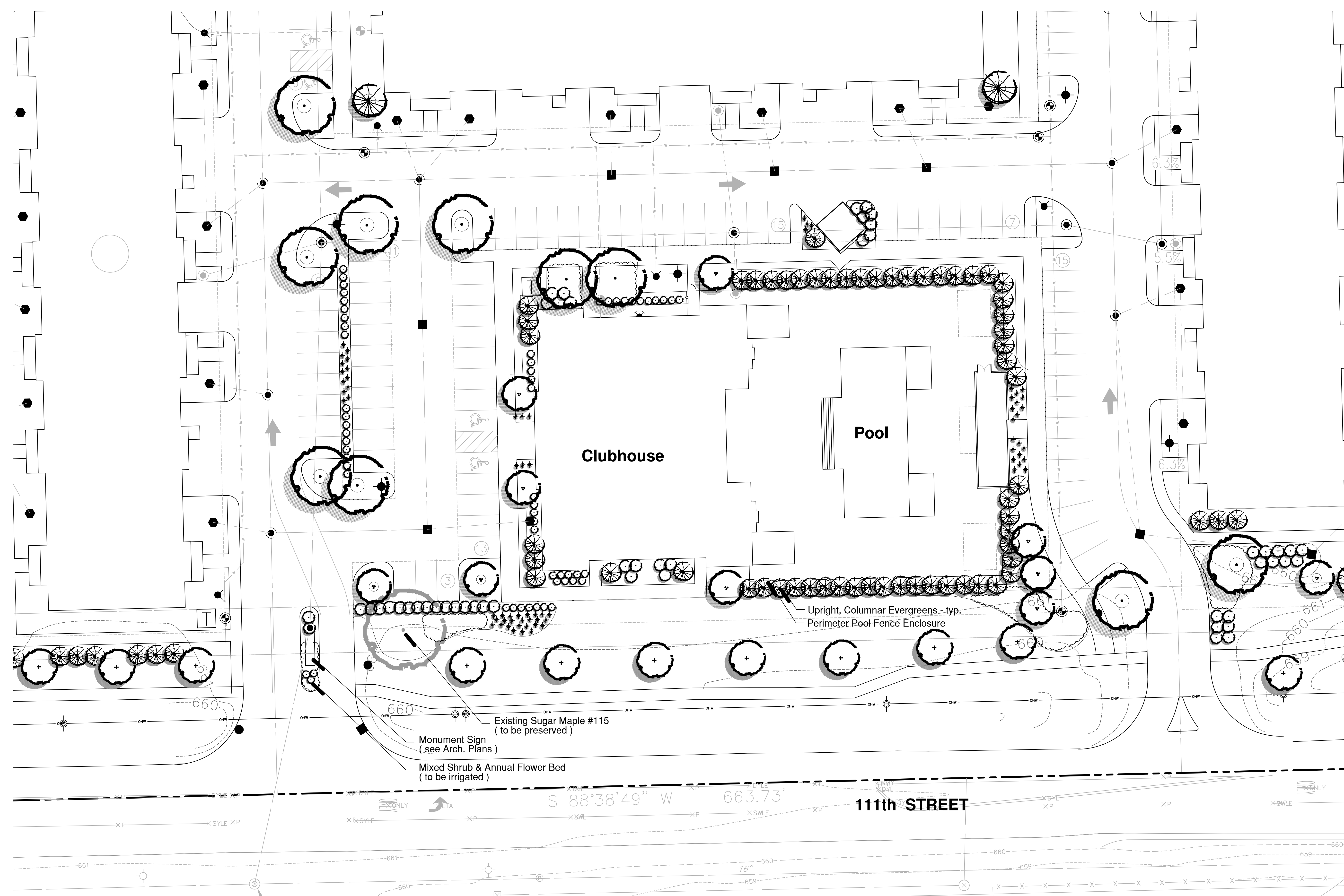
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checked by:

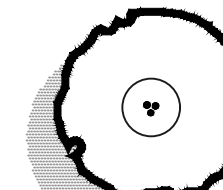
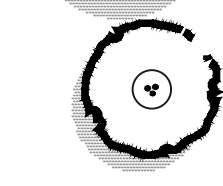
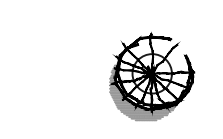

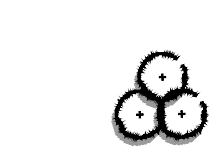
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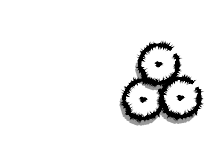
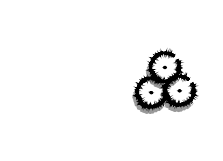
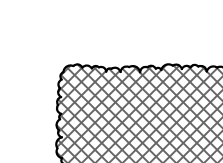
L.103



PLANT MATERIAL LEGEND : (Sheet L.104 Only)

-  **Large Ornamental Trees, 8' - 10' m/s**
100% River Birch, 8' - 10' m/s
-  **Ornamental Trees, 6' - 8' m/s or 2.5" cal.**
20% Prairie Fire Crab, 8' or 2.5"
20% Red Jewel Crab, 8' or 2.5"
* 20% Apple Serviceberry, 7"
20% Ann Magnolia, 5'
* 10% Common Witchhazel, 6'
10% Ivory Silk Tree Lilac, 6'
-  **Upright Evergreen, 4' - 6' tall**
40% Mission Arborvitae, 6'
40% Spartan Upright Juniper, 5'
* 20% Green Giant Arborvitae, 4'
-  **Evergreen Shrubs, 24" wide**
* 25% Dense Yew, 24"
* 25% Green Velvet Boxwood, 18"
50% Kallay Compact Juniper, 18"
-  **Deciduous Shrubs, 24" - 36" tall**
* 35% Redtwig Dogwood, 36" (large)
* 25% Mohican Viburnums, 36" (large)
20% Limelight Hydrangea, 30" (large)
20% Miss Kim Lilac, 36" (large)

* 50% Annabella Hydrangea, 24" (med.)
* 20% Black Chokeberry, 24" (med.)
20% Knockout Shrub Rose, 18" (med.)
10% Snowmound Spirea, 24" (med.)

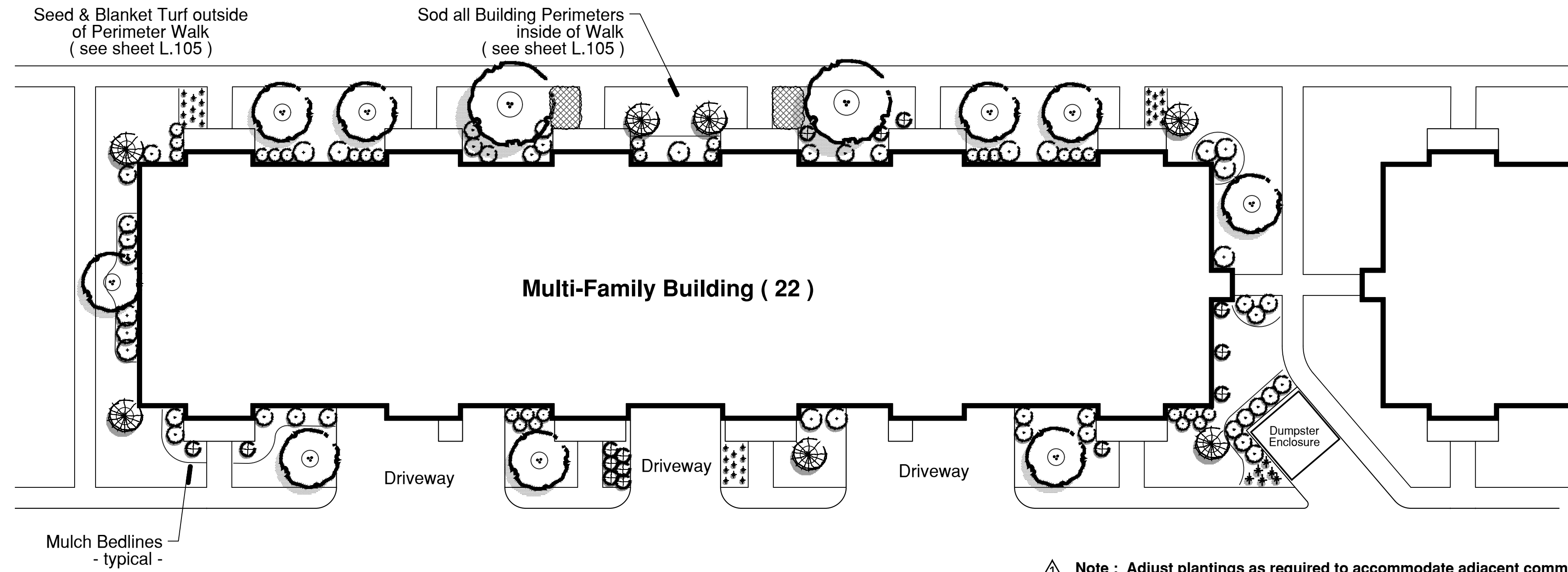
* 20% G.M. Alpine Currant, 18" (small)
20% Goldmound Spirea, 18" (small)
* 20% Brox Forsythia, 18" (small)
20% Potentilla - Yellow, 18" (small)
20% Little Princess Spirea, 18" (small)
-  **Perennial, 1 gal.**
20% Blue Wonder Catmint
20% Happy Return Daylily
20% Autumn Joy Sedum
20% Summer Beauty Allium
* 20% Hosta Gold Standard or Royal Standard
-  **Ornamental Grass A, 1 gal.**
* 50% K.F. Feather Reed Grass
50% Shenandoah Red Switch Grass
-  **Ornamental Grass B, 1 gal.**
40% Dwarf Prairie Dropseed (Tara)
40% Autumn Moor Grass
* 20% Northern Sea Oats

* **Shade Tolerance :** Shade tolerant plants are noted with an asterick *

- Adjacent Parking Lot and Common Area Landscaping are not shown on this exhibit for clarity.
- Shade tolerant plants are noted in the Plant Legend and should be used on all north facing Building Elevations.

CONSTRUCTION NOTES :

- Sod all turf areas as noted with an approved blend of improved Kentucky Bluegrass Sod with a mineral soil back.
- Fine grading shall provide slopes which are smooth and continuous. Positive drainage shall be provided in all areas.
- Prior to turf installation all areas shall be fertilized with a 12-12-12 granular fertilizer at a rate of 400 lbs. per Acre.
- Prepare perennial, ornamental grass, groundcover and annual flower beds with 1 CY. mushroom compost per 100 SF. rottolited to an 8" depth.
- Mulch all trees, shrub, perennial & orn grass beds with a minimum of three inches shredded hardwood bark mulch.
- Mulch all groundcover and annual beds with minimum of one inch pinebark fines.
- All bed lines and tree saucers require a 4" deep spaded edge between lawn and mulch areas.
- All evergreen (conifers) trees and shrubs must be grown in a natural shape - and not sheared.
- Plant material sizing, branching and ball sizes shall conform to the " American Standards for Nursery Stock " (latest edition) by the American Association of Nurseryman, Inc.
- Plant material shall be nursery grown and be either balled and burlapped or container grown. Sizes and spreads on plant list represent minimum requirements.
- Quantity lists are supplied as a convenience. Contractor shall verify all quantities, and in case of a discrepancy, the plan shall prevail.
- The Landscape Contractor shall adjust plant locations in field to maintain appropriate spacing from fire hydrants, light poles, all utility structures, driveways and sidewalks. Approval of the Landscape Architect is required when field adjustments to be implemented do not conform to the intent of the plans.
- Contractor shall report any discrepancies in the field to the Landscape Architect and/or Owner.
- The Landscape Contractor shall verify locations of all underground utilities prior to digging, is required to Contact J.U.L.I.E. (1.800.892.0123), and any other public or private agency necessary for utility location 48 hours prior to construction.
- Where underground utilities exist, all field adjustments must be approved by the landscape architect.
- The Landscape Contractor shall water plant material, seed and sod areas until the plants have become adequately established and until final acceptance by the owner. Owner to provide all supplemental watering and proper care and maintenance of all plant materials, seed and sod areas after acceptance of Landscape Contractors work.
- No plants are to be changed or substituted without the approval of the Landscape Architect and the City of Naperville.
- Landscape Contractor shall warrantee all material and labor for a period of one year from the date of final acceptance and shall repair any defects and replace all dead plant material as required during the warranty period.



Land Planning
Landscape Architecture
Environmental Site Design

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project:

The Belvedere

111th Street
Naperville, Illinois

sheet description:


Typical Building Landscape Plan

owner:

Bridge Capital Partners
PO Box 336
Bob Air Center #351
Greenbrae, CA 94904



north: scale: 1" = 20' 0"

revisions:  5.11.2022 Per City Review Comments dated 4.26.2022

original issue date: **22 March 2022**

drawn by: _____
checked by: _____
project no.: **22007**
sheet no.: _____

project:

The Belvedere

111th Street
Naperville, Illinois

sheet description:

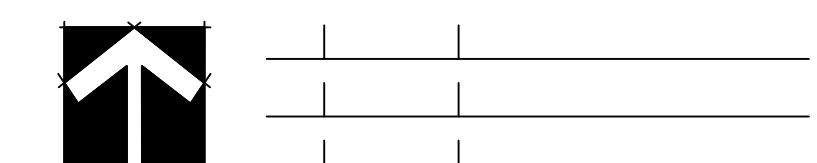
Turf & Irrigation Exhibit

owner:

Bridge Capital Partners
PO Box 336
Bob Air Center #351
Greenbrae, CA 94904



north: scale: 1" = 70' 0"



revisions: 5.11.2022 Per City Review Comments dated 4.26.2022

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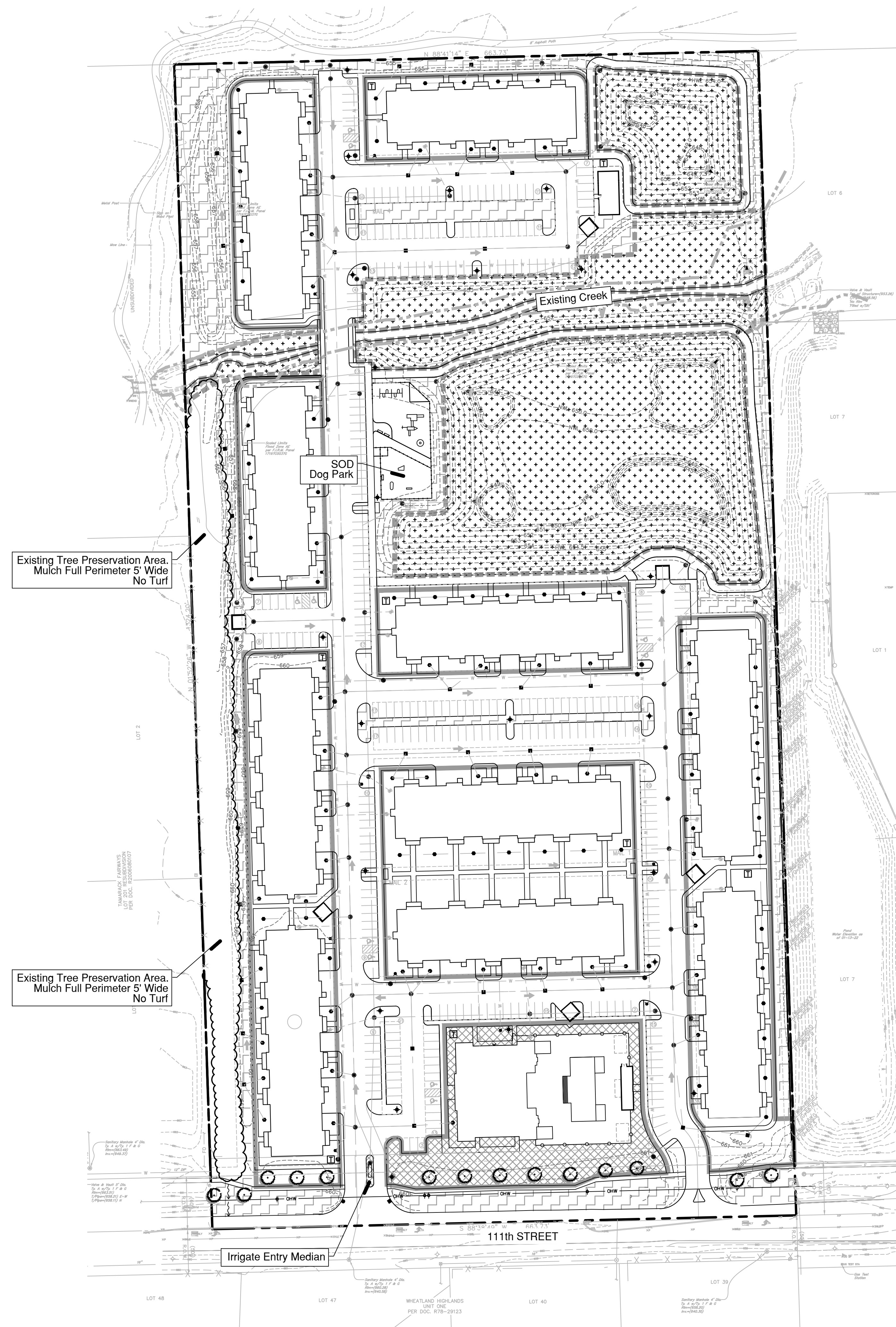
drawn by:

checked by:

project no.: **22007**

sheet no.:

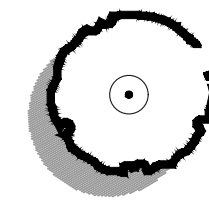
L.105



Turf Legend :

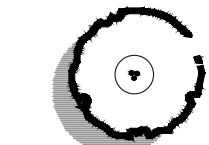
- SOD SY
- Irrigation 2,200 SY
- Seed Mix A & Blanket SY
- Native Seeding - By Others SY

Preliminary Plant Material Legend : (Sheet L.101 - L.103)



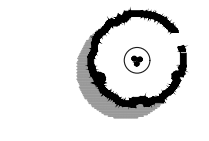
Shade Trees, 2.5" - 3" Caliper

- | | |
|---------------------------|------------------------------|
| Autum Blaze Maple | Swamp White Oak |
| State Street Maple | Chicagoland Hackberry |
| Shawnee Brave Baldcypress | Kentucky Coffeetree |
| Redmond Linden | Exclamation London Planetree |
| Columnar English Oak | Bur Oak |
| Skyline Locust | Triumph Elm |



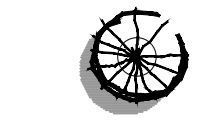
Large Ornamental Trees, 8' - 10' m/s

- River Birch



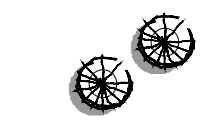
Ornamental Trees, 6' - 8' m/s

- | | |
|--------------------|-----------------------|
| Blackhaw Viburnum | Prairie Fire Crab |
| Apple Serviceberry | Ivory Silk Tree Lilac |
| Redbud | Sargent Crab |
| Common Witchhazel | Beverly Crab |



Evergreen Trees, 6' - 8' tall

- | | |
|--------------------|------------|
| Norway Spruce | White Pine |
| Black Hills Spruce | White Fir |



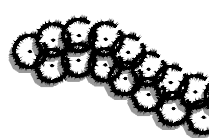
Upright, Columnar Evergreen, 5' - 6' tall

- | | |
|--------------------------|------------------------|
| Emerald Green Arborvitae | Wintergreen Arborvitae |
| Mission Arborvitae | Green Giant Arborvitae |
| Spartan Juniper | Skyrocket Juniper |



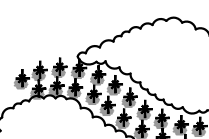
Evergreen Shrubs, 18" - 24" wide

- | | |
|------------------------|-----------------------|
| Hughes Juniper | Green Sargent Juniper |
| Kallay Compact Juniper | Dense Yew |
| Slomound Mugo Pine | |



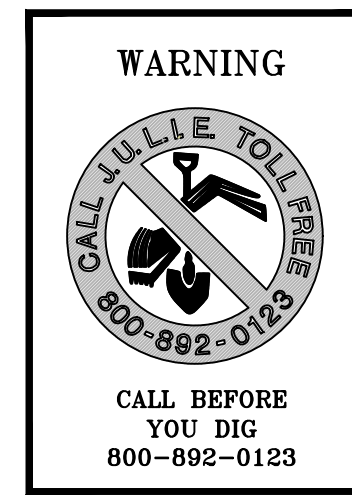
Deciduous Shrubs, 18" - 48" tall

- | | |
|------------------------|-----------------|
| Yellow Potentilla | Grolo Sumac |
| Black Chokeberry | Miss Kim Lilac |
| Dogwoods Var. | Viburnums Var. |
| Panicle Hydrangea Var. | Shrub Rose Var. |
| Texas Scarlet Quince | Spirea Var. |
| Annabelle Hydrangea | |



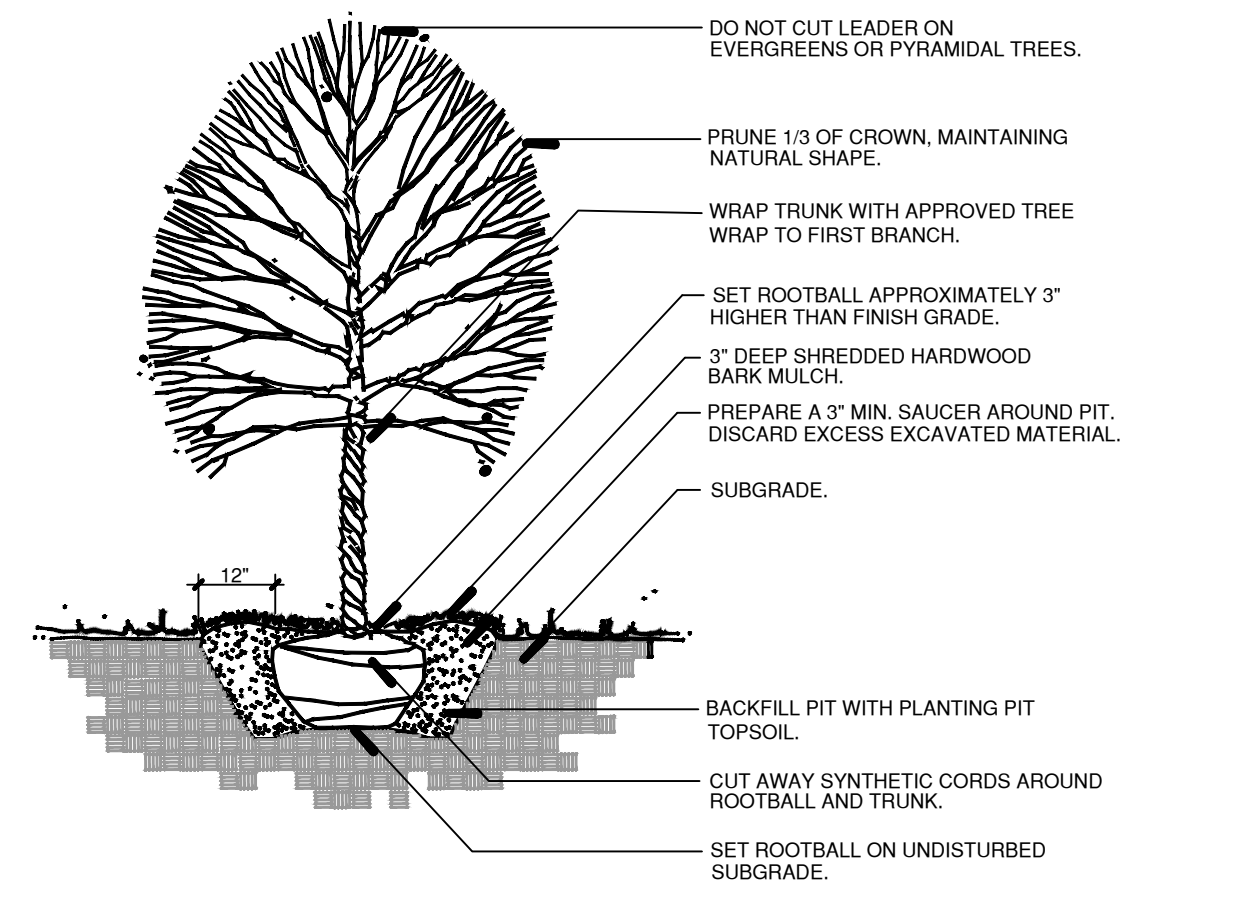
Perennials, Ornamental Grasses & Groundcovers, 1gal.

- | | |
|--------------------|---------------------|
| Feather Reed Grass | Daylily sp. |
| Prairie Dropseed | Blue Wonder Catmint |
| Switchgrass | Black Eye Susan |
| Lillyturf | Russian Sage |
| Aut. Moor Grass | Allium sp. |
| Sedum sp. | Amsonia sp. |

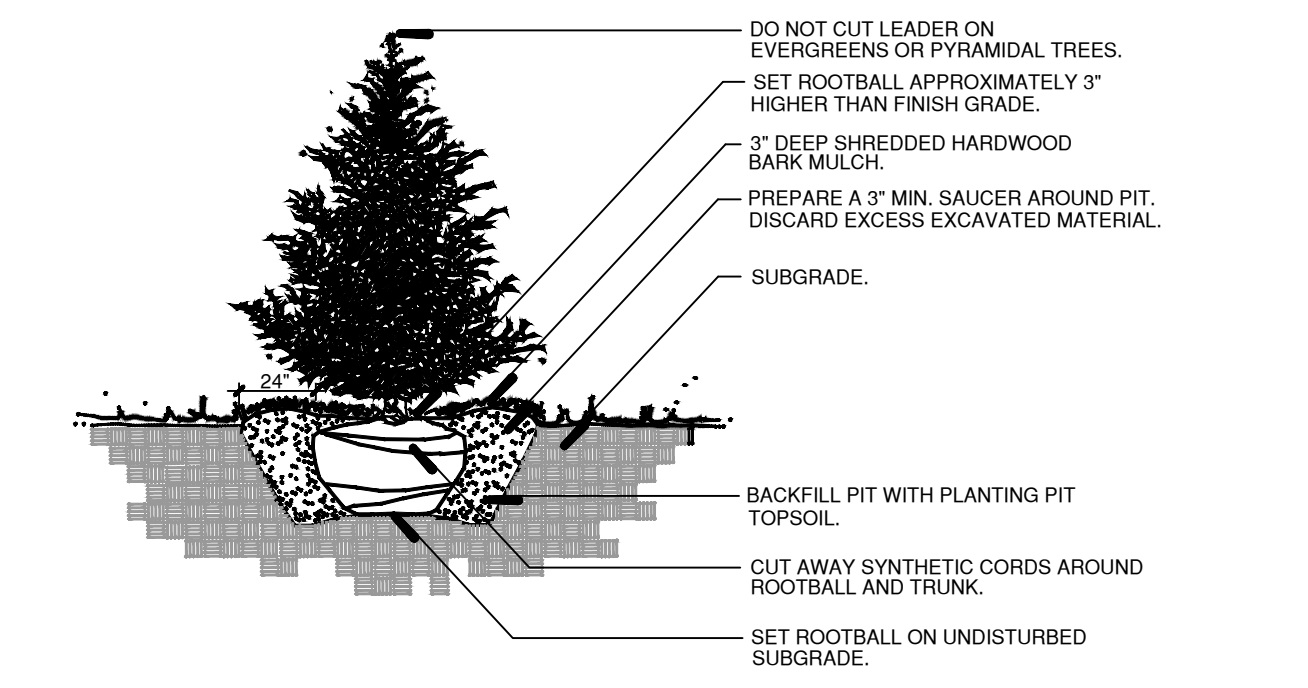


CONSTRUCTION NOTES :

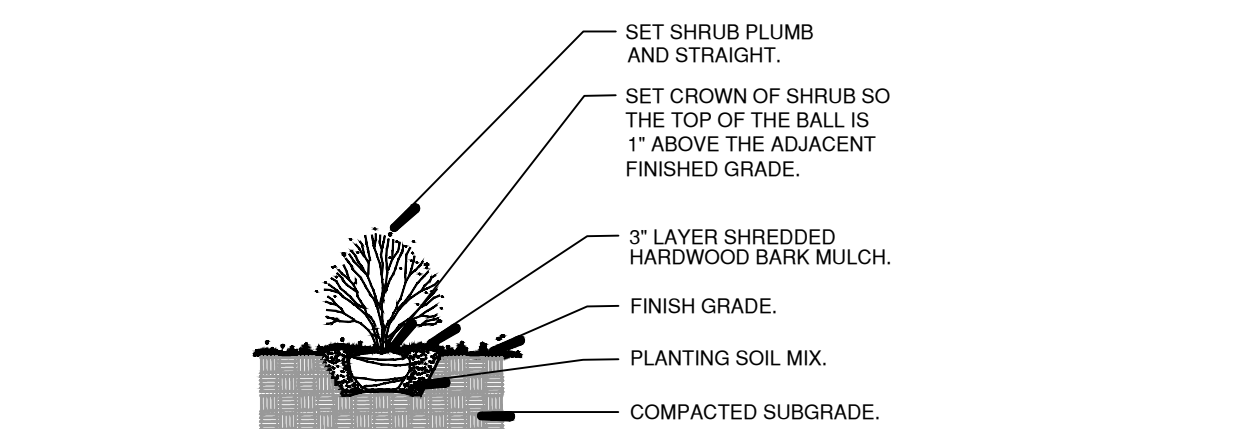
- Sod all turf areas as noted with an approved blend of improved Kentucky Bluegrass Sod with a mineral soil back.
- Drill seed all remaining turf areas as noted and cover with an S-75 Straw Erosion Control Blanket and staple in place.
- Fine grading shall provide slopes which are smooth and continuous. Positive drainage shall be provided in all areas.
- Prior to turf installation all areas shall be fertilized with a 12-12-12 granular fertilizer at a rate of 400 lbs. per Acre.
- Prepare perennial, ornamental grass, groundcover and annual flower beds with 1 CY. mushroom compost per 100 SF. rototilled to an 8" depth.
- Mulch all trees, shrub, perennial & orn'l grass beds with a minimum of three inches shredded hardwood bark mulch.
- Mulch all groundcover and annual beds with minimum of one inch pinebark fines.
- All bed lines and tree saucers require a 4" deep spaded edge between lawn and mulch areas.
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- Landscape Contractor shall warrantee all material and labor for a period of one year from the date of final acceptance and shall repair any defects and replace all dead plant material as required during the warranty period.
- All fire hydrants shall have a minimum of 4 feet of clearance.
- Trees must be at least 10' away from storm structures and 5' away from storm sewers.
- Trees must be at least 10' away from water and sanitary structures and 5' away from water mains and sanitary sewers.
- No trees, shrubs or obstacles within 10' of the front, or within 5' of the sides / rear, of the transformer, or within 5' of underground cables.



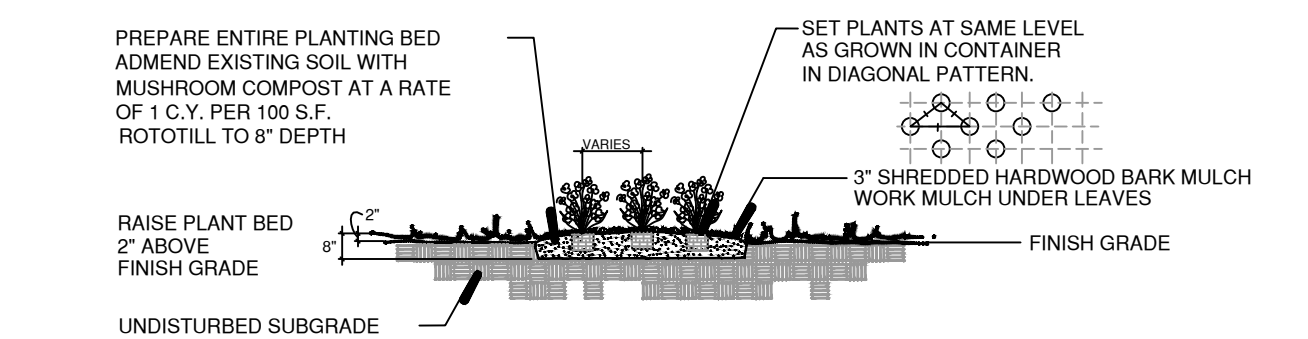
A Typical Tree Planting Detail NTS



B Typical Evergreen Planting Detail NTS



C Typical Shrub Planting Detail NTS



D Typical Perennial Planting Detail NTS



Land Planning
Landscape Architecture
Environmental Site Design

132 N. WASHINGTON ST. - NAPERVILLE, IL 60540 - 630.305.3880 Fax 630.305.3894

project:

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111th Street
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sheet description:

Plant Legend, Notes & Planting Details

owner:

Bridge Capital Partners
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Greenbrae, CA 94904



north: scale:

revisions: 5.11.2022 Per City Review Comments dated 4.26.2022

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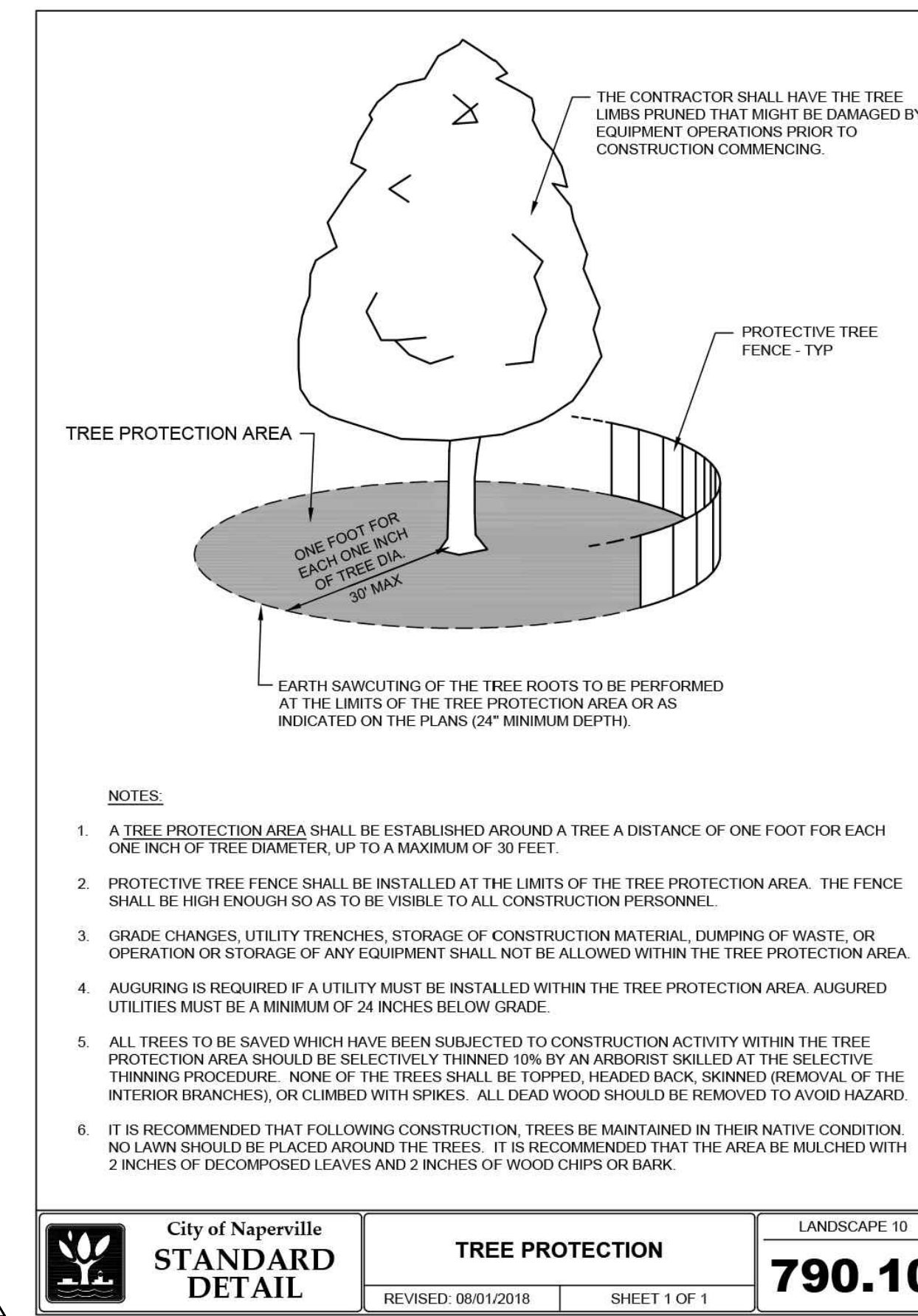
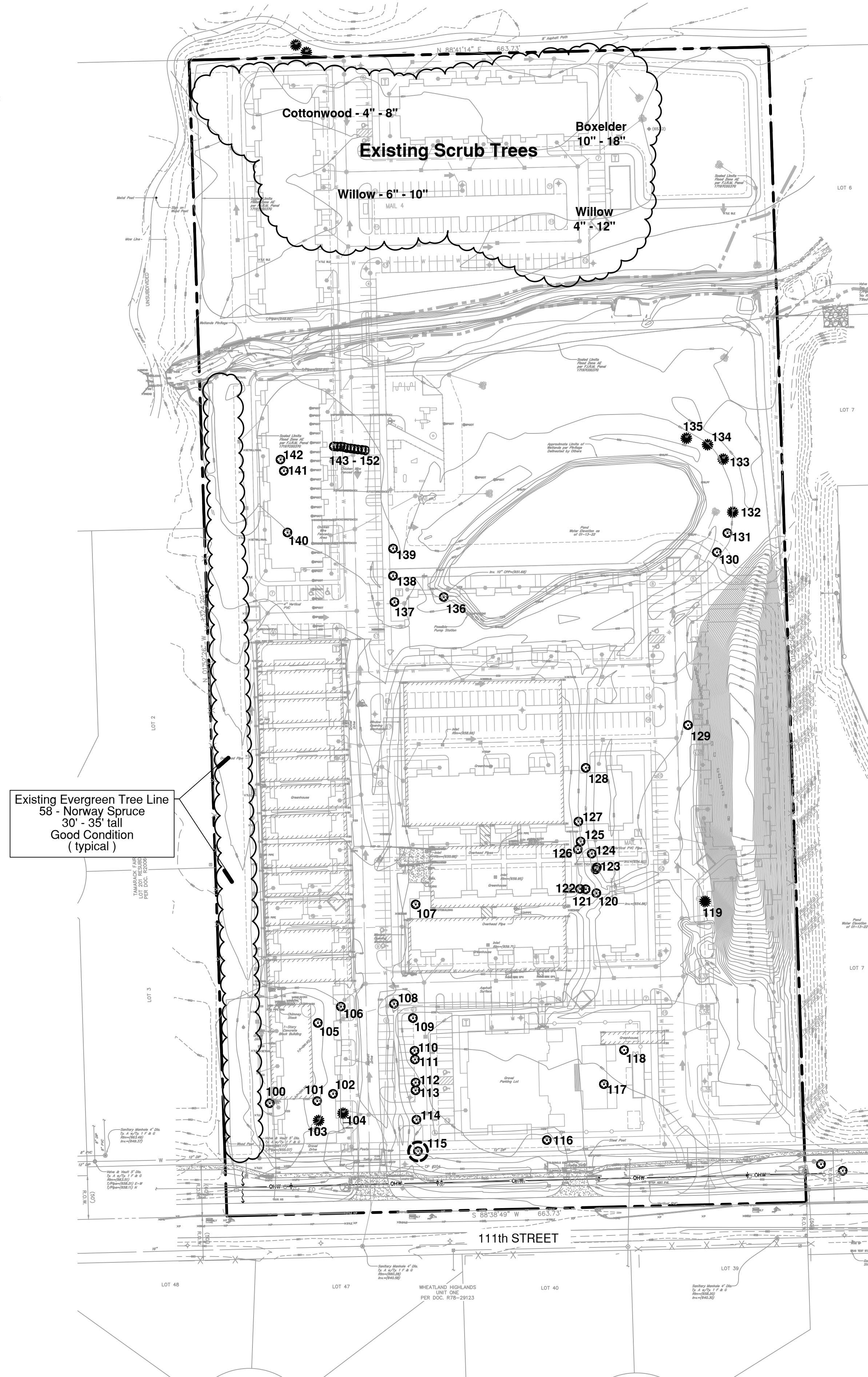
checked by:

project no.: 22007

sheet no.:

Tree Inventory Data :

Key #	Common Name	Botanical Name	DBH	Condition	Remarks	S/R
100	Thuja occidentalis	Mission Arborvitae	20"	Good		R
101	Thuja occidentalis	Mission Arborvitae	20"	Good		R
102	Malus sp.	Crabapple	6"	Good		R
103	Picea abies	Norway Spruce	35"	Good		R
104	Picea abies	Norway Spruce	20"	Poor	Topped	R
105	Syringa reticulata	Jap Tree Lilac	5"	Good		R
106	Betula nigra	River Birch	20"	Good		R
107	Tilia cordata	Red Maple	7"	Good		R
108	Betula nigra	Red Maple	30"	Good		R
109	Acer rubrum	Sugar Maple	6"	Poor		R
110	Acer rubrum	Red Maple	6"	Fair		R
111	Acer saccharum	Sugar Maple	12"	Poor		R
112	Acer rubrum	Red Maple	7"	Good		R
113	Acer saccharum	Sugar Maple	12"	Poor		R
114	Acer saccharum	Sugar Maple	15"	Good		R
115	Acer saccharum	Sugar Maple	13"	Excellent	SAVE	R
116	Malus sp.	Crabapple	6"	Poor		R
117	Gymnocladus dioicus	Kentucky Coffeetree	15"	Excellent		R
118	Tilia cordata	Littleleaf Linden	7"	Good		R
119	Picea pungens	Colorado Spruce	15"	Good		R
120	Morus sp.	Mulberry	20"	Fair		R
121	Morus sp.	Mulberry	20"	Fair		R
122	Morus sp.	Mulberry	20"	Fair		R
123	Acer saccharinum	Silver Maple	6"	Fair		R
124	Celtis occidentalis	Hackberry	6"	Fair		R
125	Morus sp.	Mulberry	15"	Fair		R
126	Morus sp.	Mulberry	15"	Fair		R
127	Acer saccharum	Silver Maple	6"	Poor		R
128	Pyrus calleryana	Callery Pear	8"	Fair		R
129	Ulmus pumila	Siberian Elm	12"	Good		R
130	Gleditsia triacanthus	Honeylocust	7"	Fair		R
131	Gleditsia triacanthus	Honeylocust	10"	Fair		R
132	Pinus strobus	White Pine	20"	Good		R
133	Pinus nigra	Austrian Pine	20"	Poor		R
134	Pinus nigra	Austrian Pine	20"	Fair		R
135	Pinus nigra	Austrian Pine	20"	Fair		R
136	Salix sp.	Willow	9"	Poor		R
137	Ulmus pumila	Siberian Elm	8"	Good		R
138	Ulmus pumila	Siberian Elm	8"	Good		R
139	Ulmus pumila	Siberian Elm	8"	Good		R
140	Populus deltoides	Cottonwood	8"	Fair		R
141	Populus deltoides	Cottonwood	8"	Fair		R
142	Populus deltoides	Cottonwood	10"	Fair		R
143	Salix sp.	Willow	10"-12"	Poor		R
144	Salix sp.	Willow	10"-12"	Poor		R
145	Salix sp.	Willow	10"-12"	Poor		R
146	Salix sp.	Willow	10"-12"	Poor		R
147	Salix sp.	Willow	10"-12"	Poor		R
148	Salix sp.	Willow	10"-12"	Poor		R
149	Salix sp.	Willow	10"-12"	Poor		R
150	Salix sp.	Willow	10"-12"	Poor		R
151	Salix sp.	Willow	10"-12"	Poor		R
152	Salix sp.	Willow	10"-12"	Poor		R



Condition Rating Key :

Rating	Description	General Criteria
5	Excellent	The tree is typical of the species, has less than 10% deadwood in the crown that is attributable to normal causes, has no other observed problems, and requires no remedial action
4	Good	The tree is typical of the species and / or has less than 20% deadwood in the crown, only 1 or 2 minor problems that are easily corrected with normal care.
3	Fair	The tree is typical of the species and / or has less than 40% deadwood in the crown, only 1 or 2 minor problems that are not imminently lethal to the tree and no significant decay or structural problems, but the tree must have remedial care above normal care in order to minimize the impact of future stress and to ensure continued health.
2	Poor	The tree is not typical of the species and / or has over 50% deadwood in the crown, major decay or structural problems, is hazardous or is severely involved with insects, disease, or other problems that even if aggressively corrected would not result in the long term survival of the tree.
1	Dead	Less than 10% of the tree shows signs of life

Existing Tree Survey Date :

Existing tree inventory and rating completed by Signature Design Group on March 14, 2022. Location and Tree Sizing Survey prepared by CEMCON, Ltd.

project:

The Belvedere

111th Street
Naperville, Illinois

sheet description:

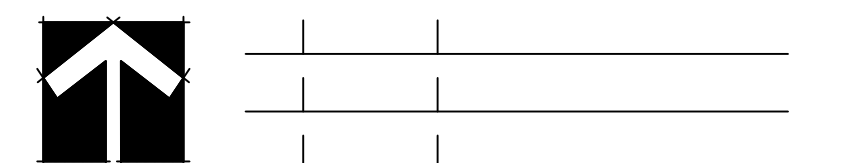
Existing Tree Survey

owner:

Bridge Capital Partners
PO Box 336
Bob Air Center #351
Greenbrae, CA 94904



north: scale: 1" = 80' 0"



revisions: 5.11.2022 Per City Review Comments dated 4.26.2022

original issue date: 22 March 2022

drawn by:
checked by:
project no.: 22007
sheet no.:

TS.100