

LANDSCAPE SPECIFICATIONS

A. General

- Contractor shall verify locations of all underground utilities prior to digging and verify site conditions and information on drawings. Promptly report any concealed conditions, 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.
- Contractor shall be responsible for daily cleanup of all trash and debris from his work.
- Contractor shall secure and pay for permits, fees and inspections necessary for the proper execution of the work. Contractor shall comply with applicable local codes and landscape design standards in the performance of the work.
- Landscape Contractor shall submit certificates of insurance for workman's compensation and general liability.
- Minor adjustments to plant locations may be necessary due to field conditions, final grading, and utility locations. The contractor shall notify the Owner if major adjustments are required.
- No substitutions in type or size will be accepted without written approval from Owner's Representative. Plants not conforming to plant list shall not be accepted without written approval and may be replaced at the Contractor's expense.
- All landscape work shall be in accordance to standards established for landscape construction and planting in the Illinois Standardized Landscape Specifications (ASLA), American Association of Nurseryman, and local landscape ordinances.

B. Site Preparation

- Fine grade landscape areas to smooth, free draining, even surface, free of large stones, debris, and depressions.
- Site for seeding to have a minimum of 6" of topsoil applied before seeding.
- Areas of weed growth shall be herbicided and removed or tilled, raked and removed prior to seeding.
- No seeding shall start until final grades have been approved by the Owner. Seeding done without grade approval may result in areas being reseeded at contractor's expense.
- Planting areas created within existing parking lots shall be excavated a minimum of 3 feet below pavement surface. Excavated material shall be removed and not mixed with planting mix. Provide underdrainage as necessary or as shown on plans and details.

C. Plantings and Topsoil

- Planting mix for trees and shrubs shall consist of 60% acceptable, organic topsoil and 40% mushroom compost, or other medium approved by Owner.
- All Plants shall be nursery grown with shapes and dimensions in accordance with American Standards for Nursery Stock.
- All plants shall be typical of their species or variety and shall have a normal habit of growth. They shall be sound, healthy and vigorous, well branched and densely foliated when in leaf, shall be free of disease and insect pests, eggs or larvae, and shall have healthy, well-developed root systems.
- Balled and burlapped plants shall be dug with firm natural balls of earth, of diameter and depth to include most of the fibrous roots. Container grown stock shall have been grown in a container long enough for the root system to have developed sufficiently to hold its soil together firm and whole. No plants shall be loose in the container.
- Root balls of all plants shall be adequately protected at all times from sun and drying winds or frost. Plants with broken root balls or excessive damage to the crown shall be replaced prior to planting.
- Shrub, perennial and ground cover masses shall be placed in planting beds prepared to include 10-10-10 fertilizer to planting soil at the rate of 1/2 pound per cubic yard of planting soil. A pre-emergence herbicide shall be applied to the planting bed in accordance with the manufacturer's instructions. Planting beds shall be mulched with ground hardwood mulch, minimum 3" thick.
- Shrub beds and trees shall be mulched with hardwood mulch as noted.
- Do not locate plants within 10 feet of fire hydrants, transformers, or other above ground utilities unless noted otherwise on the drawings.
- All bed lines and tree saucers shall require a hand-spaded edge between lawn and mulched areas unless noted otherwise.
- No bare root plant material allowed, unless approved in writing from the Owner.

D. Fertilizer and Amendments

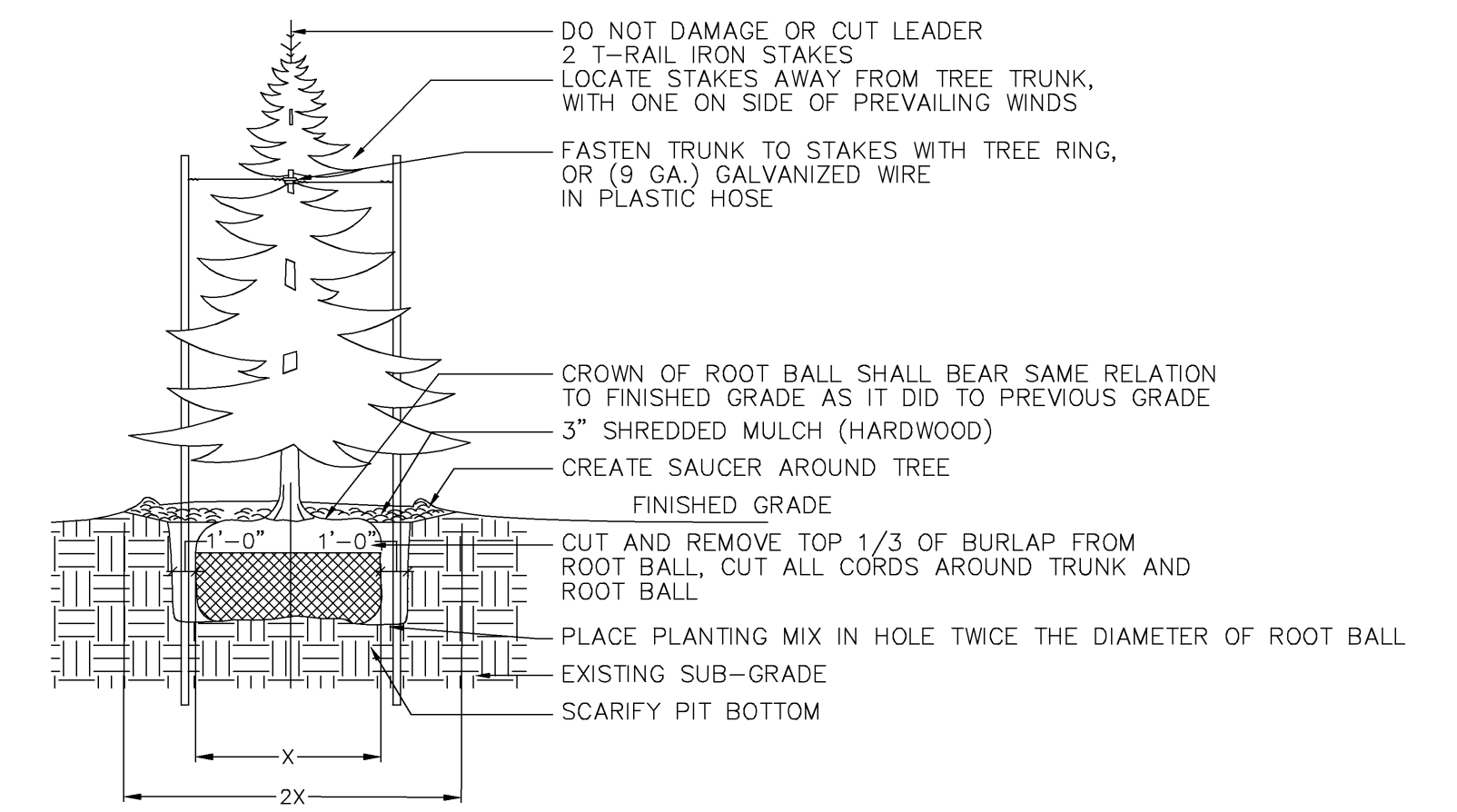
- During site preparation and prior to seeding, apply a granular, non-burning fertilizer of not less than 50% organic slow release product at a rate of 1.5 lbs. per 1,000 square feet.
- Starter fertilizer shall have an approximate analysis of 6:24:24 or similar approved composition.
- Apply fertilizer by mechanical means thoroughly and evenly distributed with soil by disking, to a depth of 3".
- Contractor shall apply a pre-emergent herbicide to all planting beds before application of mulch.

E. Turf

- Grass seed shall be clean, certified seed free of noxious weeds and mixed to the appropriate proportions by weight.
- Seed and Sod certification tags shall be provided to the Owner for approval prior to installing.
- Seed mix shall be by proportioned by weight according to percent by species as indicated on plans.
- Seed shall be applied at a rate of 5 lbs. per 1,000 square feet, unless noted otherwise.
- Apply seed with a rotary or drop-type distributor. Install seed evenly by sowing equal quantities in two directions at right angles to each other.
- After seeding, rake soil surface lightly to incorporate seed into surface. roll with light lawn roller.
- Within 24 hours seeded areas shall be mulched with pelletized straw mulch (100 lbs/1,000 sf.), mulch blankets, or hydro mulch at the rate of 1,500 lbs/acre. If straw mulch is used, it shall be spread uniformly at 2.5 tons per acre, and crimped into soil. On slopes of 5:1 or steeper, landscape mulch blankets shall be used.
- Native seed, if specified, shall be installed with a cover crop per seed vendor recommendations.
- Native seed areas shall not require fertilizer.
- Sod shall be a certified turfgrass containing a minimum of three varieties of bluegrass, unless noted differently on the plans and cut at a uniform thickness of 3/4". Install sod within 48 hours of cutting from nursery. Sod shall be mineral base only. Sod shall be rolled and staked on slopes.
- Contractor shall submit sod grower's certification of grass species and identify location.

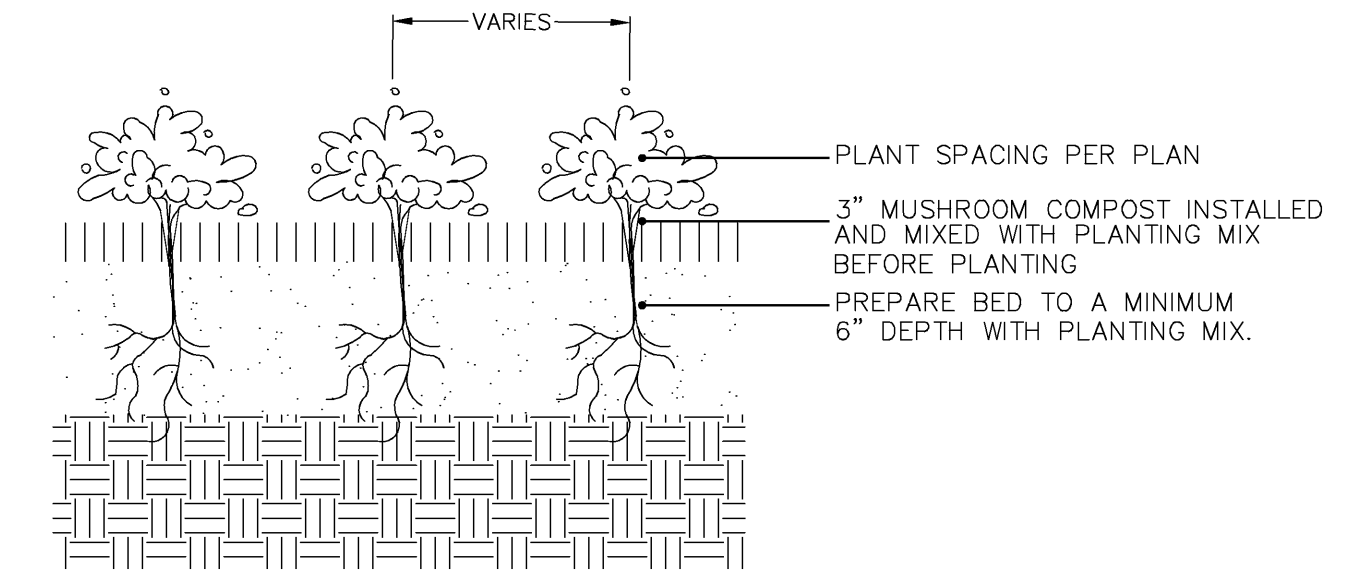
F. Maintenance - Warranty

- Contractor shall warranty planted material (trees, shrubs) for one full year from date of final acceptance at 100% of the installed price.
- Lawn areas, perennials, and groundcovers shall be unconditionally warranted for a period of 90 days from date of final acceptance. Plant material installed in the fall (September or later) shall have warranty postponed to spring season.
- Landscape areas shall be watered a minimum of twice a week during establishment period and weeded as necessary to maintain a neat appearance.
- Bare areas more than one square foot, singularly or in aggregate, per any 50 square feet shall be replaced.
- Any plant material found to be defective shall be removed and replaced within 30 days of notification or in growth season determined to be best for plant.
- Re-set settled plants to proper grade and position, tighten and repair guy wires and stakes, restore planting saucers and remove dead material as necessary.
- Lawn establishment period will be in effect once the lawn has been mowed three times.



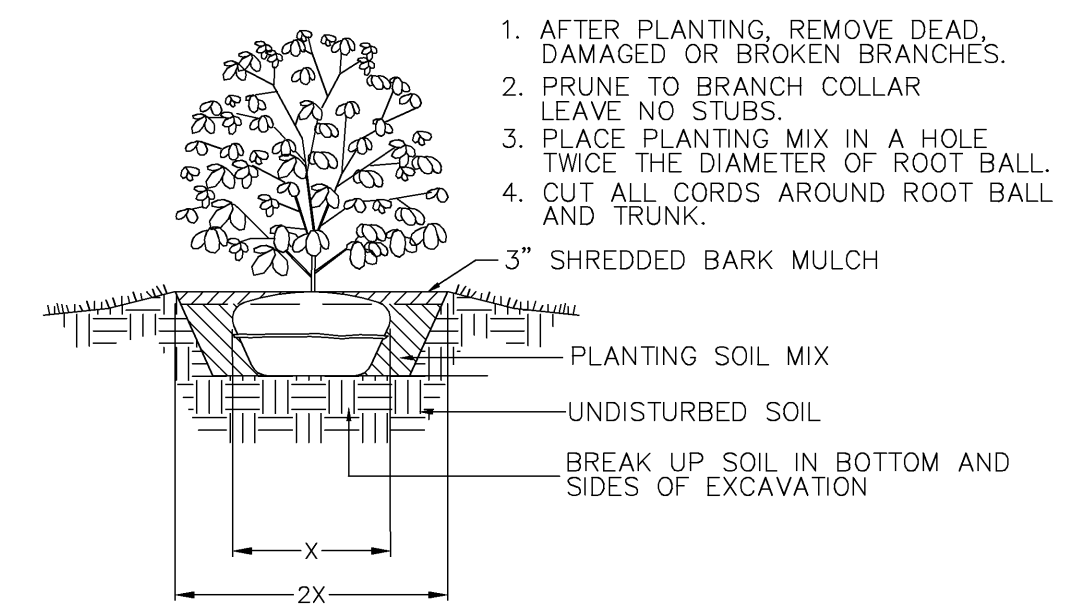
1 CONIFEROUS TREE DETAIL

SCALE: NOT TO SCALE



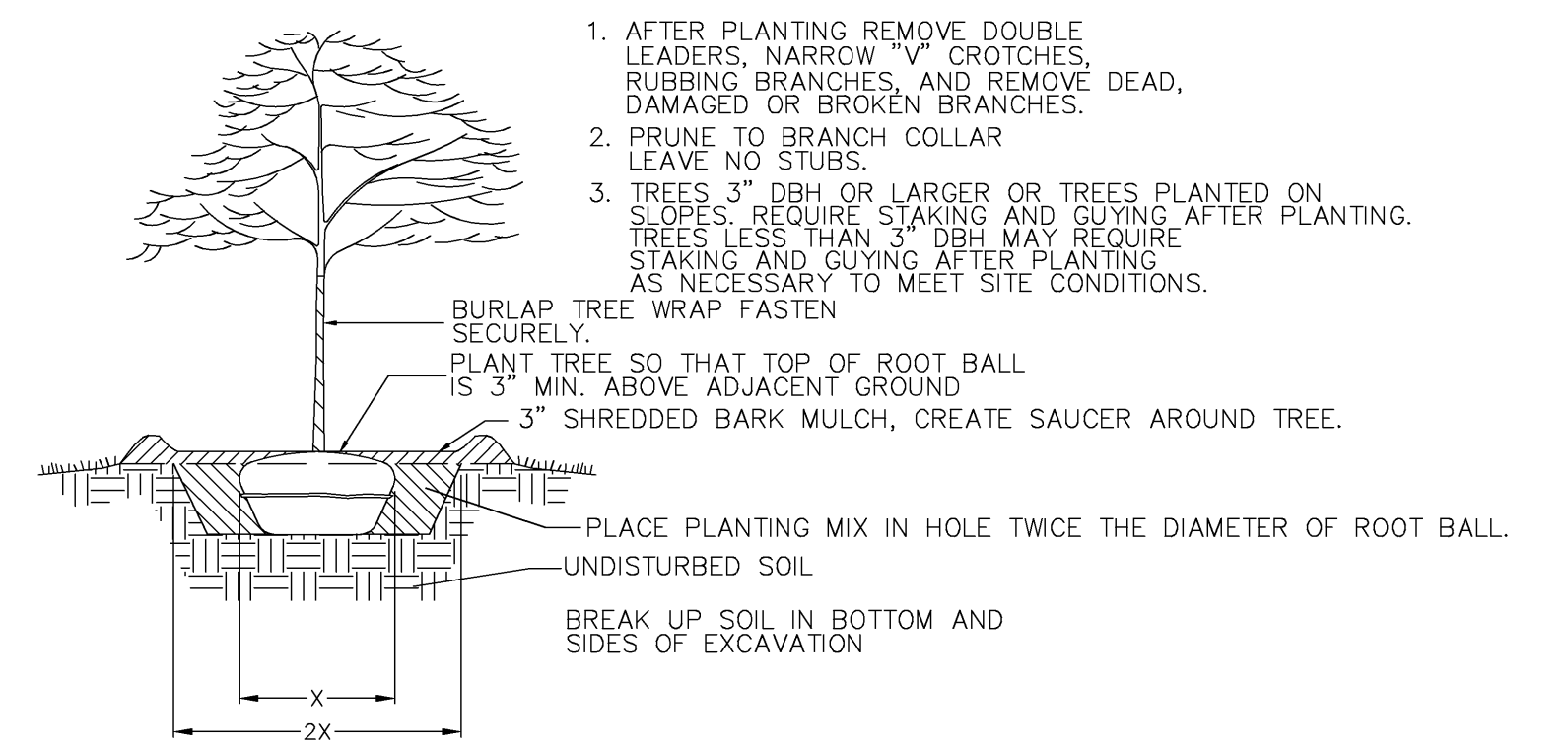
2 ANNUAL, PERENNIAL & GROUND COVER DETAIL

SCALE: NOT TO SCALE



3 SHRUB PLANTING DETAIL

SCALE: NOT TO SCALE



4 TREE PLANTING DETAIL

SCALE: NOT TO SCALE

REVISIONS							
No.	DATE	DESCRIPTION	BY	No.	DATE	DESCRIPTION	BY

DOCUMENTATION:
PROJECT No.: 20110707
DATE: 7-21-2011
FIELD BOOK: .
DRAWN BY: ech
CHECKED BY: RKS



Ruettiger, Tonelli & Associates, Inc.
Surveyors • Engineers • Planners • Landscape Architects • G.I.S. Consultants
2174 ONEIDA STREET - JOLIET, ILLINOIS 60435
PH. (815) 744-6600 FAX (815) 744-0101
website: www.ruettigertonnelli.com

PROJECT TITLE:
**JOLIET JUNIOR COLLEGE
EXTERIOR STAIRWELL
REPLACEMENT**

DRAWING TITLE:
**GENERAL SPECIFICATIONS AND
PLANTING DETAILS**

DRAWING No.
311-0707-FLS
SCALE:
AS NOTED
LANDSCAPE DEPARTMENT
SHEET 2 OF 2