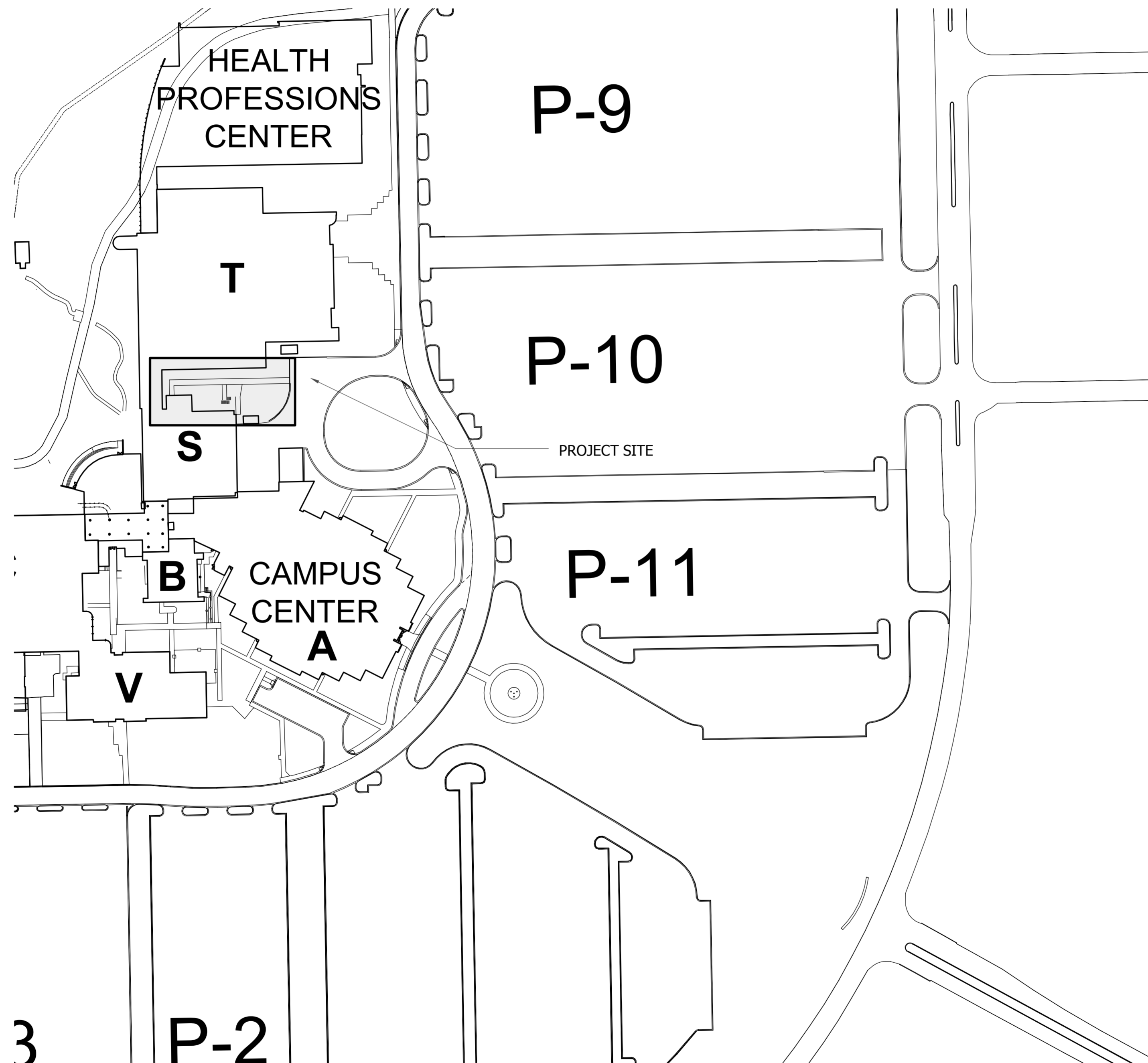
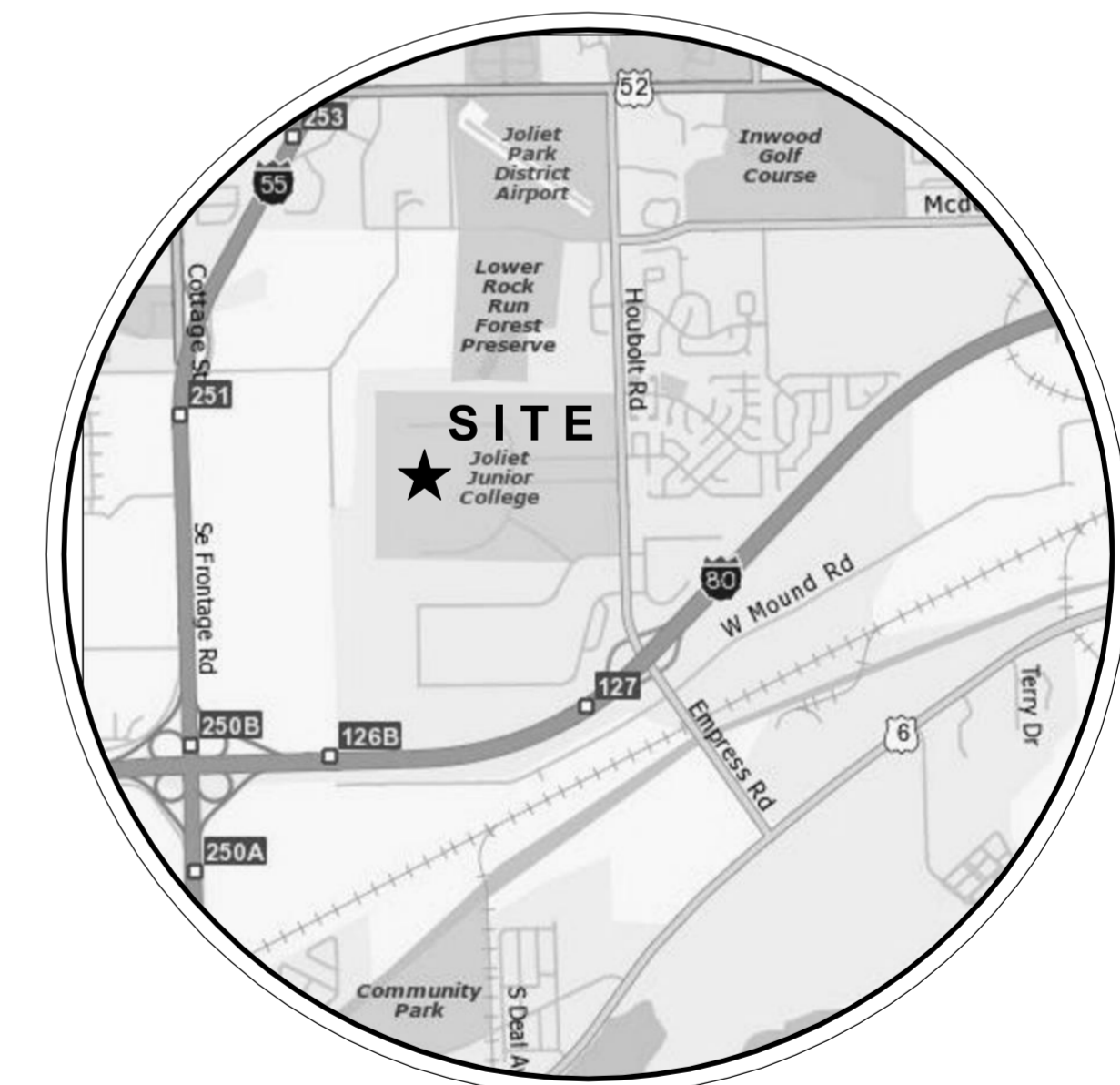


# Final Landscape Plans for **JOLIET JUNIOR COLLEGE** **Building S & T Area** City of Joliet, Will County, Illinois



INDEX OF LANDSCAPE SHEETS	
SHEET No.	DESCRIPTION
1.)	COVER SHEET
2.)	EXISTING CONDITIONS AND DEMOLITION PLAN
3.)	LANDSCAPE PLANTING PLAN
4.)	GENERAL SPECIFICATIONS AND DETAILS



**SITE LOCATION MAP**  
NOT TO SCALE

**JULIE 1-800-892-0123 TOLL FREE**

JOINT UTILITY LOCATING  
INFORMATION FOR EXCAVATORS

Call 48 hours before you dig

INCLUDE FOLLOWING INFORMATION

- |                                                                                               |                                                                                               |
|-----------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|
| • County, City<br>Section & 1/4 Section No.<br>OR                                             | • Can be reached<br>phone no.<br>• Best time to call                                          |
| • County, Township,<br>Section & 1/4 Section No.<br>• Callers name and firm<br>• Firm address | • Location of proposed<br>excavation<br>• Type and extent of work<br>• Starting time and date |

**REVISIONS**

No.	DATE	DESCRIPTION	BY	No.	DATE	DESCRIPTION	BY
1	9/3/2015	Final Edits per Review Meeting	RKS				
2	1/27/2016	Changes per Review Meeting	RKS				

**DOCUMENTATION:**

PROJECT No.: 20150791  
DATE: 7/30/2015  
FIELD BOOK:  
DRAWN BY: ECH  
CHECKED BY: RKS



**Ruettiger, Tonelli & Associates, Inc.**

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website: www.ruettigertonnelli.com

**PROJECT TITLE:**

**JJC BUILDING S and T  
LANDSCAPE PLAN**

**DRAWING TITLE:**

**COVER SHEET**

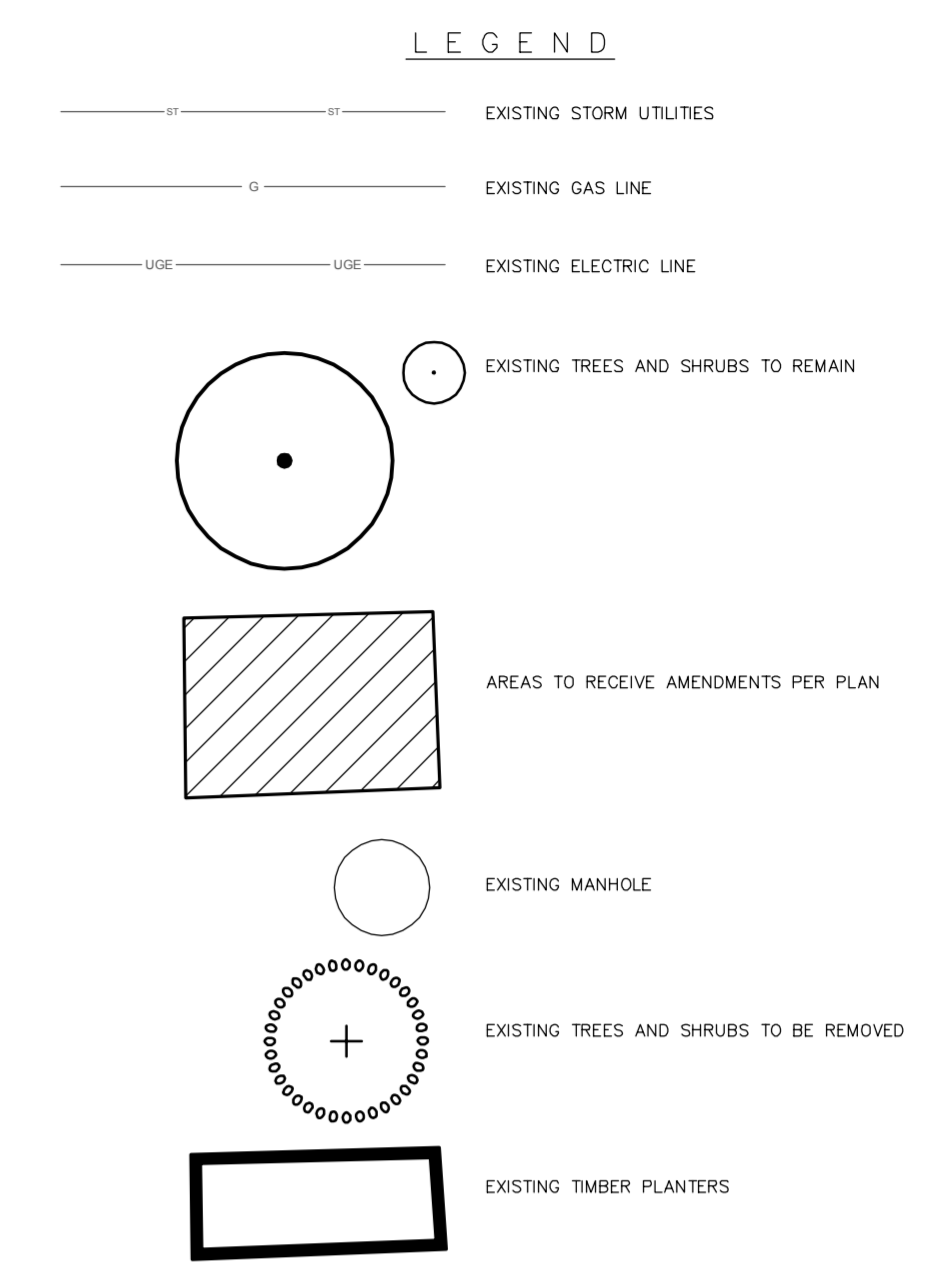
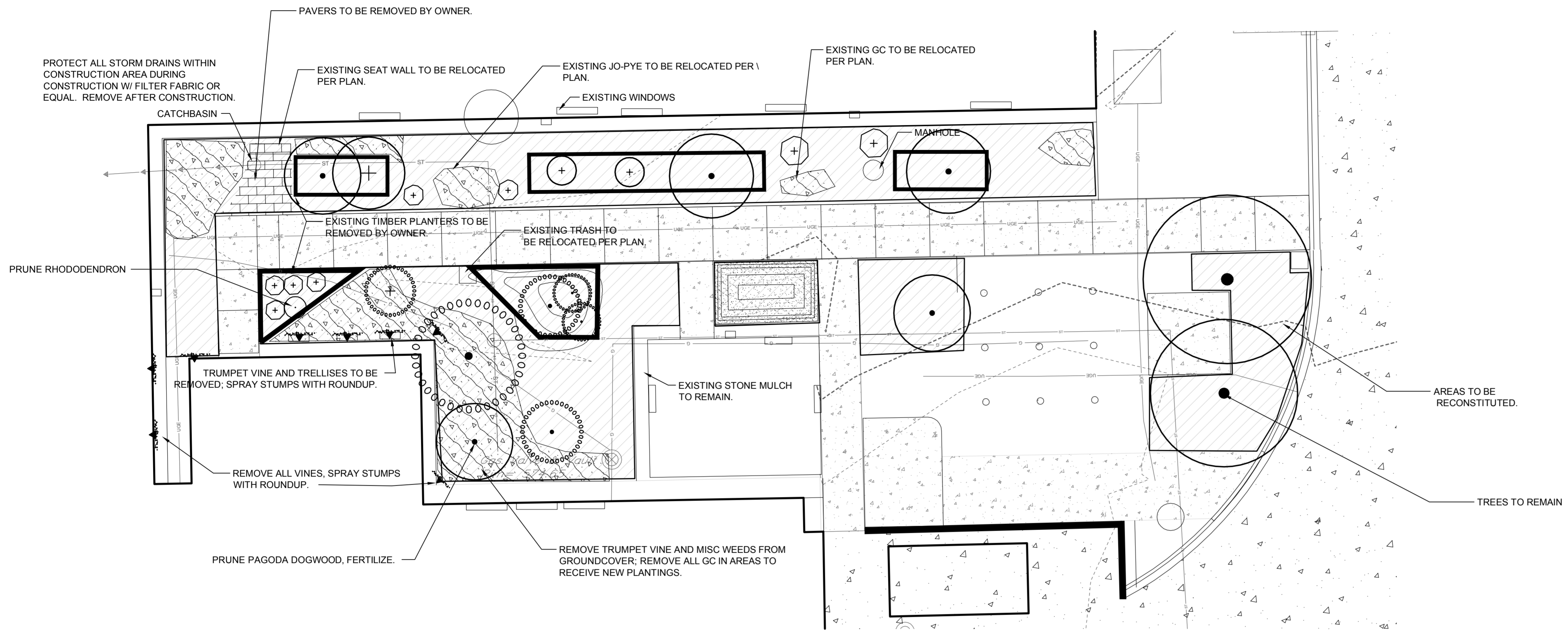
**DRAWING No.**

315-0791-L1

**SCALE:**

AS NOTED

LANDSCAPE DEPARTMENT  
SHEET 1 OF 4

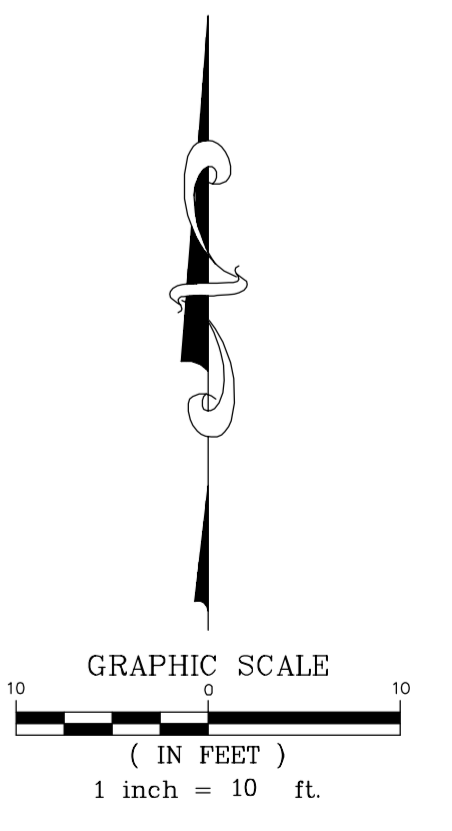


**DEMOLITION**

1. ALL TIMBER PLANTERS TO BE REMOVED BY OWNER.
2. ALL VEGETATION, EXCEPT AS NOTED, TO BE REMOVED.
3. REMOVE TREE STUMPS MINIMUM 6" BELOW GROUND IN AREAS TO RECEIVE NEW PLANTINGS.
4. CUT BACK SOIL FROM TREES TO BE REMOVED AND FROM REMOVED PLANTERS. FINE GRADE.
5. COORDINATE UTILITY LOCATES WITH COLLEGE. CHECK AND MARK UTILITY LOCATIONS BEFORE ANY SITE/DEMOLITION WORK IS TO BEGIN.
6. ALL EXISTING STONE MULCH AROUND BUILDING SHALL REMAIN.

**SITE PREPARATION**

1. REMOVE ALL DEBRIS OFF SITE OR AS DIRECTED BY OWNER.
2. AFTER REMOVAL OF VEGETATION AND FINE GRADING, RECONSTITUTE EXISTING SOIL BY ADDING 3" OF MUSHROOM COMPOST, STARTER FERTILIZER AND LIGHTLY DISK INTO EXISTING SOIL TO AREAS AS INDICATED.
3. ADD SOIL AROUND TREES TO REMAIN, AS NEEDED; BLEND WITH EXISTING SOIL TO FORM GENTLE SLOPES.



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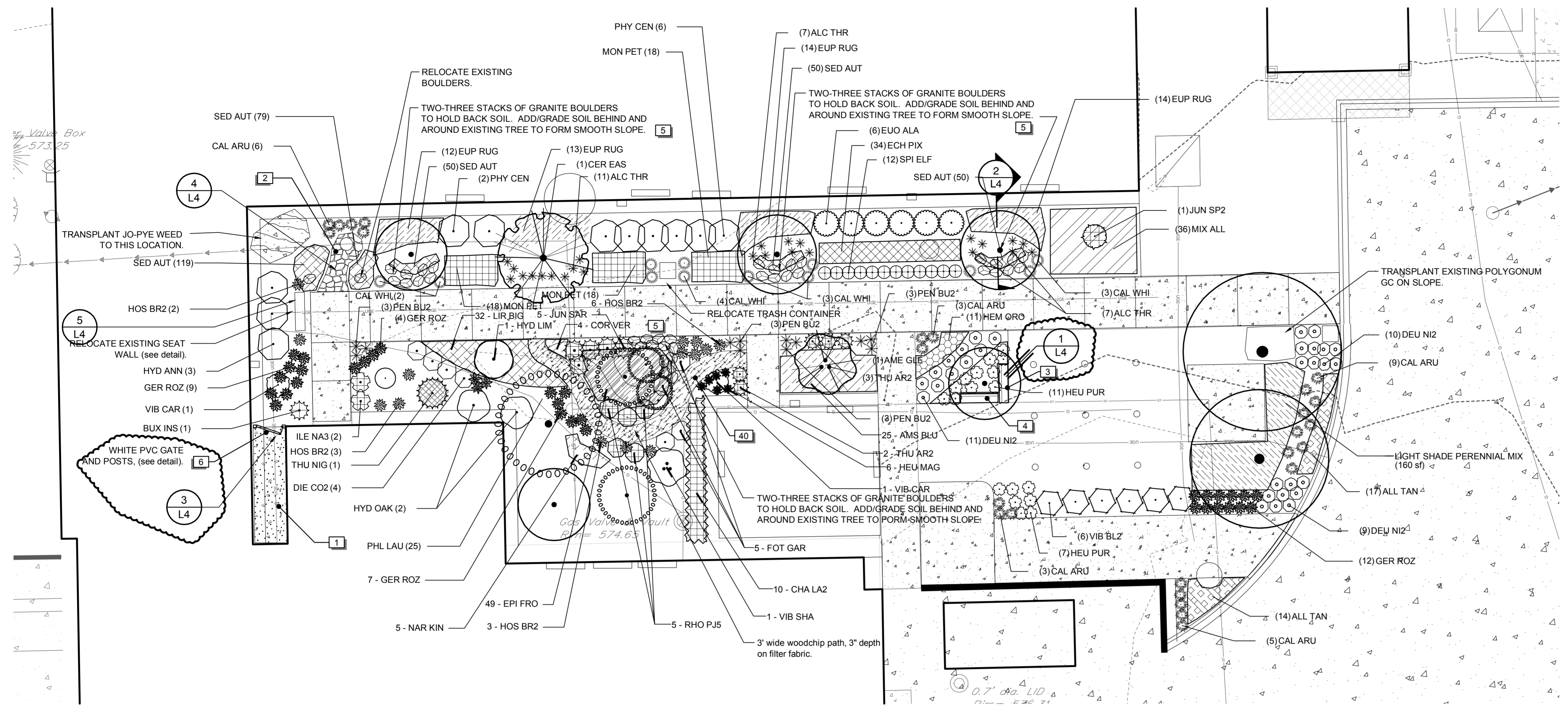
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PROJECT TITLE:  
**JJC BUILDING S and T  
 LANDSCAPE PLAN**

DRAWING TITLE:  
**DEMOLITION and SITE  
 PREPARATION PLAN**

DRAWING No.  
 315-0791-L1  
 SCALE:  
 AS NOTED  
 LANDSCAPE DEPARTMENT  
 SHEET 2 OF 4

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REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
1	River Rock Stone Mulch, 2" minimum dia., minimum 4" depth, placed on filter fabric. Stone to match existing on Campus.	93 sf
2	Decorative (Granite) Stone (1.5" - 3" dia mix) placed on sand bed and filter fabric.	32 sf
3	6' - Inground Mount Backless Bench (Wabash Valley, 260-352-2102), Brown, Traditional Cover, Model # DS306T.	1
4	4' - Inground Mount Backless Bench (Wabash Valley, 260-352-2102) Brown color, Traditional Cover, Model # DS301T.	1
5	30-40 Granite Boulders (approx. 8" x 16") placed in battered-back rows as needed; split up in four separate locations.	39
6	White Vinyl Gate (4' width) and Latch with 4"x4" Vinyl Posts	1
40	Woodchip Path, 3' width (min 3" woodchip placed on weedbarrier fabric).	125 sf

NOTES

- Layout planting area boundaries and shrub locations for review prior to planting.
- All planting beds to be mulched per details.

Alternate Bid Items. See Details and Bid Form.

PLANT SCHEDULE

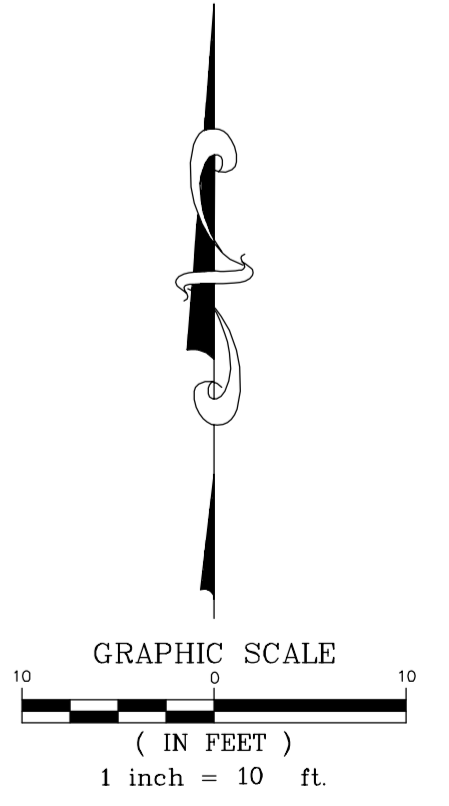
FLOWERING TREES	QTY	BOTANICAL NAME / COMMON NAME	SIZE
AME GLE	1	Amelanchier canadensis 'Glennform' TM / Rainbow Pillar Serviceberry Multi-Stem	6' Ht, BB
CER EAS	1	Cercis canadensis / Eastern Redbud Multi-trunk	6' Ht, BB
SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	SIZE
DEU NI2	30	Deutzia gracilis 'Nikko' / Slender Deutzia	3 gal
DIE CO2	4	Diervilla sessilifolia 'Cool Splash' / Cool Splash False Honeysuckle	3 gal
EJO ALA	6	Euonymus alatus 'Compactus' / Compact Burning Bush/Dwarf Burning Bush	3' Ht
FOT GAR	5	Fothergilla gardenii / Dwarf Fothergilla/Dwarf Bottle Brush	3 gal
HYD ANN	3	Hydrangea arborescens 'Annabelle' / Annabelle Smooth Hydrangea	3' Ht
HYD LIM	1	Hydrangea paniculata 'Limelight' TM / Limelight Hydrangea Tree Form	4' Ht BB
HYD OAK	2	Hydrangea quercifolia 'Snow Queen' / Snow Queen Oakleaf Hydrangea	4' Ht BB
PHY CEN	8	Physocarpus opulifolius 'Center Glow' / Center Glow Ninebark	3' Ht
RHO PJ5	5	Rhododendron x 'PJM' / PJM Rhododendron	2.5' Ht
SPI ELF	12	Spiraea japonica 'Golden Elf' / Golden Elf Spirea	3 gal
VIB CAR	2	Viburnum carlesii / Korean Spice Viburnum	3' Ht
VIB BL2	6	Viburnum dentatum 'Christos' TM / Blue Muffin Arrowwood	3' Ht
VIB SHA	1	Viburnum plicatum tomentosum 'Shasta' / Shasta Japanese Snowball	4' Ht BB
ANNUALS/PERENNIALS	QTY	BOTANICAL NAME / COMMON NAME	SIZE
ALC THR	25	Alchemilla mollis 'Thriller' / Lady's Mantle	1 gal
CAL WHI	12	Calamintha nepeta 'White Cloud' / Lesser Calamint	1 gal
GER ROZ	32	Geranium x 'Rozanne' TM / Hybrid Cranesbill	1 gal
HEU PUR	18	Heuchera micrantha 'Palace Purple' / Palace Purple Coral Bells	1 gal
HEU MAG	6	Heuchera villosa 'Magnum' / Magnum Coral Bells	1 gal
HOS BR2	14	Hosta sieboldiana 'Bressingham Blue' / Plantain Lily	1 gal
PHL LAU	3	Phlox paniculata 'Laura' / Garden Phlox	1 gal
EVERGREEN SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	SIZE
BUX INS	1	Buxus microphylla insularis 'Green Mountain' / Green Mountain Boxwood Upright form	24" sprd, BB
ILE NA3	2	Ilex glabra 'Nana' / Dwarf Inkberry	3 gal

PLANT SCHEDULE

JUN SAR	5	Juniperus chinensis sargentii / Sargent Juniper	3 gal-Evg	
JUN SP2	1	Juniperus chinensis 'Spartan' / Spartan Juniper	5' Ht-Evg	
THU AR2	5	Thuja occidentalis 'Danica' / Danica Globe Arborvitae	3 gal-Evg	
THU NIG	1	Thuja occidentalis 'Nigra' / Nigra Cedar	6' Ht-Evg, BB	
GRASSES	QTY	BOTANICAL NAME / COMMON NAME	SIZE	
CAL ARU	26	Calamagrostis arundinacea 'Karl Foerster' / Foerster's Feather Grass	3 gal	
PEN BU2	12	Pennisetum alopecuroides 'Little Bunny' / Little Bunny Fountain Grass	3 gal	
SHRUB AREAS	QTY	BOTANICAL NAME / COMMON NAME	SIZE	SPACING
CHA LA2	10	Chasmanthium latifolium / Northern Sea Oats	3 gal	30" o.c.
GROUND COVERS	QTY	BOTANICAL NAME / COMMON NAME	SIZE	SPACING
EPI FRO	49	Epimedium x perralchicum 'Frohneiten'	1 qrt	18" o.c.
GRNDCOVER/PERENNIALS	QTY	BOTANICAL NAME / COMMON NAME	SIZE	SPACING
ALL TAN	31	Allium tanguticum 'Summer Beauty' / Summer Beauty Globe Lily	1 gal	18" o.c.
AMS BLU	25	Amsonia tabernaemontana 'Blue Ice' / Blue Ice Star Flower	1 gal	24" o.c.
COR VER	4	Coreopsis verticillata 'Moonbeam' / Threadleaf Coreopsis	1 gal	18" o.c.
ECH PIX	34	Echinacea x 'Pixie Meadowbrite' / Pixie Meadowbrite Purple Coneflower	1 gal	18" o.c.
EUP RUG	53	Eupatorium rugosum 'Chocolate' / Chocolate Boneset	1 gal	24" o.c.
HEM ORO	11	Hemerocallis hybrid 'Stella de Oro' / Stella de Oro Daylily	1 gal	18" o.c.
LIR BIG	32	Liriope muscari 'Big Blue' / Big Blue Lilyturf	1 gal	18" o.c.
MIX ALL	36	Mix Spor-Allium / Prairie Dropseed-Summer Beauty Allium	1 gal	24" o.c.
		Sporobolus h. 'Tara' (70%), Allium t. 'Summer Beauty' (30%) planted in drifts		
MON PET	54	Monarda didyma 'Petite Delight' / Petite Delight Bee Balm	1 gal	18" o.c.
NAR KIN	5	Narcissus x 'King Alfred' / King Alfred Daffodil	bulbs	24" o.c.
SED AUT	348	Sedum acre 'Autumn Joy' / Goldmoss Stonecrop	3"pot	6" o.c.

LIGHT SHADE PERENNIAL MIX

	LIGHT SHADE PERENNIAL MIX	160 sf
	Aster divaricatus 'Wood's Blue' / Wood's Blue Aster	9 33% @ 30" oc
	Echinacea purpurea / Purple Coneflower	9 33% @ 30" oc
	Geranium sanguineum 'Album' / White Bloody Cranesbill	9 33% @ 30" oc



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 LANDSCAPE PLAN**

DRAWING TITLE:  
**LANDSCAPE PLAN**

DRAWING No.  
 315-0791-L1  
 SCALE:  
 AS NOTED  
 LANDSCAPE DEPARTMENT  
**SHEET 3 OF 4**

**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 NURSERYMEN, AND LOCAL LANDSCAPE ORDINANCES.
- CONTRACTOR SHALL PROVIDE UNIT PRICING FOR ALL MATERIALS UNLESS STATED OTHERWISE BY BID DOCUMENTS.

**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 RESEED 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 HAVE PLANT TAGS AT TIME OF INSTALLATION.
- 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. THE TOP 1/3 OF BURLAP SHALL BE PULLED BACK AT PLANTING TIME AND ALL TWIGS AROUND TREE TRUNKS SHALL BE CUT AND REMOVED.
- 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**

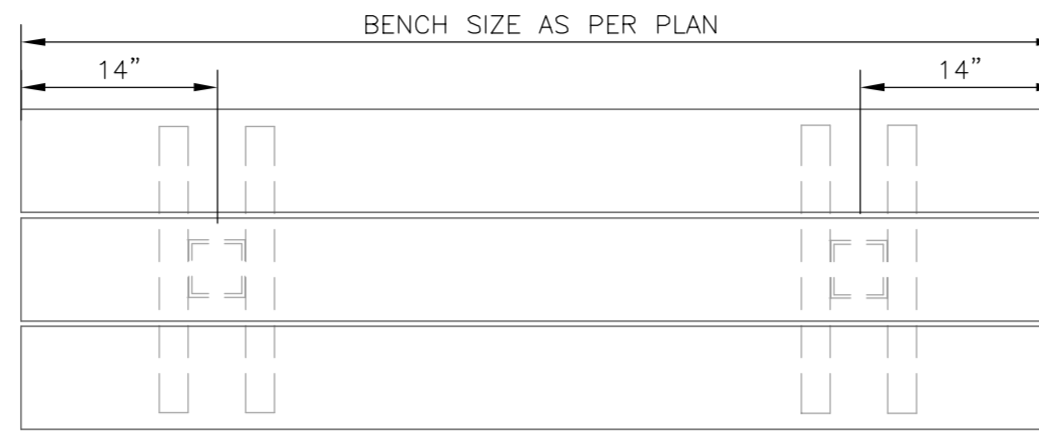
- DURING SITE PREPARATION AND PRIOR TO SEEDING, APPLY A GRANULAR, NON-BURNING FERTILIZER OF NOT LESS THAN 50% ORGANIC SLOW RELEASE PRODUCT AT A RATE OF 8 LBS. PER 1,000 SQUARE FEET.
- STARTER FERTILIZER SHALL HAVE AN APPROXIMATE ANALYSIS OF 6:24:24 OR SIMILAR APPROVED COMPOSITION.
- APPLY FERTILIZER 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**

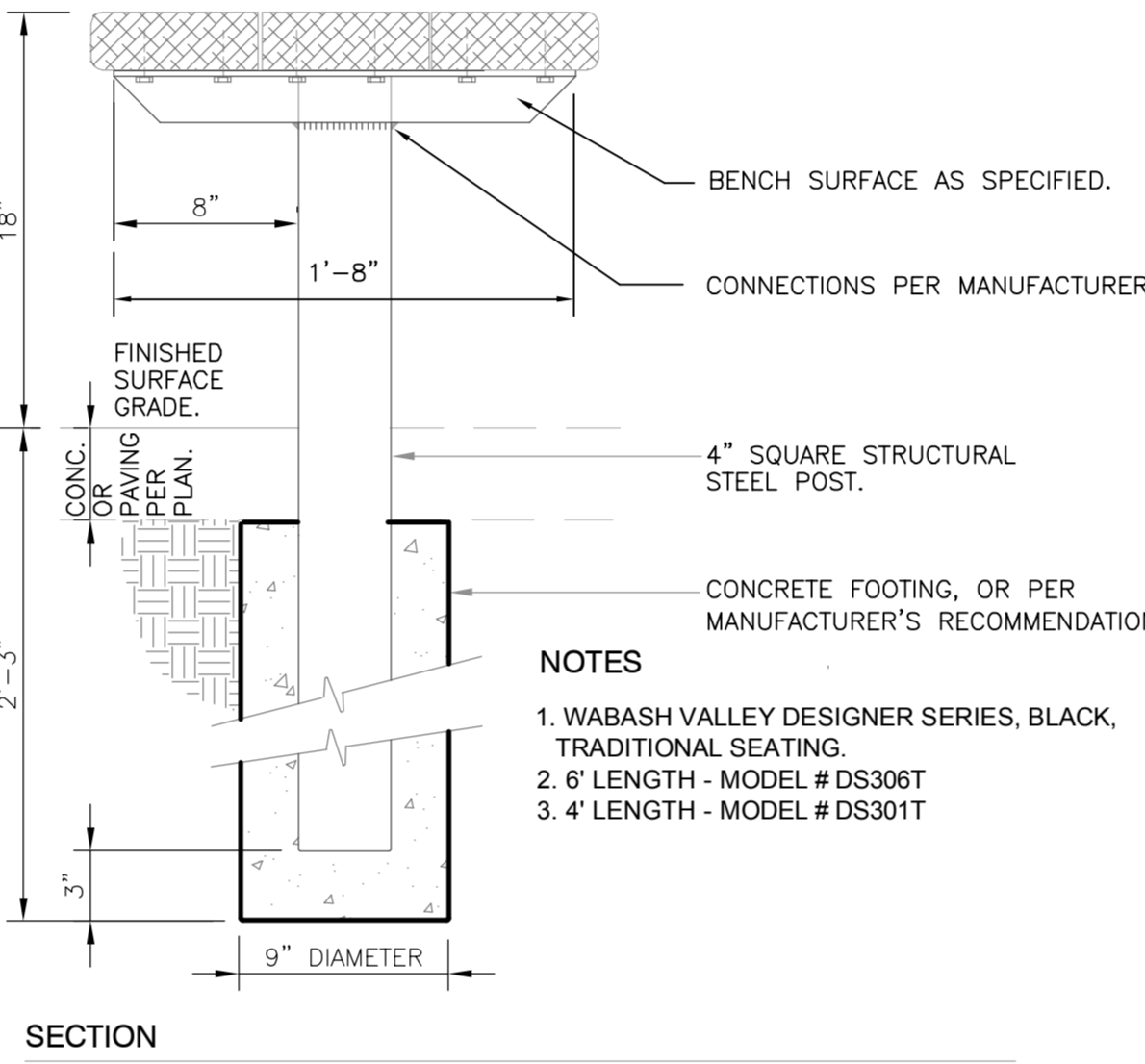
- GRASS SEED SHALL BE CLEAN, CERTIFIED SEED FREE OF NOXIOUS WEEDS AND MIXED TO THE APPROPRIATE PROPORTIONS BY WEIGHT ACCORDING TO PERCENT BY SPECIES INDICATED.
- SEED AND SOD CERTIFICATION TAGS SHALL BE PROVIDED TO THE OWNER FOR APPROVAL PRIOR TO INSTALLING. CONTRACTOR SHALL SUBMIT SOD GROWER'S CERTIFICATION OF GRASS SPECIES AND IDENTIFY LOCATION.
- TURF SEED MIX, UNLESS SPECIFIED OTHERWISE ON THE PLANS, SHALL CONSIST OF THE FOLLOWING SPECIES PROPORTIONED BY WEIGHT AS FOLLOWS: 40% KENTUCKY BLUEGRASS (MIN 3 VARIETIES), 25% CREEPING RED FESCUE (DAWSON), 15% TURF-TYPE PERENNIAL RYEGRASS, 20% HARD FESCUE (WARWICK).
- 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, OR MECHANICAL SLIT-SEEDER. 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 SEEDING 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 TURF GRASS 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.

**F. MAINTENANCE - WARRANTY**

- MAINTENANCE PERIOD BEGINS AFTER EACH AREA IS PLANTED AND CONTINUES UNTIL PLANTINGS ARE ACCEPTABLY HEALTHY AND WELL-ESTABLISHED, BUT NOT FOR LESS THAN THE TYPICAL MAINTENANCE PERIODS NOTED BELOW:
  - TREES/SHRUBS: MINIMUM 12 MONTHS
  - PERENNIALS/GROUNDCOVERS: MINIMUM 3 MONTHS
  - SEEDING AREAS: MINIMUM 3 MONTHS (BEGINNING AFTER FIRST MOWING-2.5" HEIGHT)
- MAINTENANCE SHALL INCLUDE PRUNING, CULTIVATING, WATERING, WEEDING, FERTILIZING, ADJUSTING, REPAIRING, AND SPRAYING TO KEEP PLANTS FREE OF INSECTS AND DISEASE AS REQUIRED TO ESTABLISH HEALTHY, VIABLE PLANTINGS. SEEDING AREAS SHALL BE WATERED AT A RATE MEETING A MINIMUM OF 1" PER WEEK DURING ESTABLISHMENT, AND THROUGHOUT THE MAINTENANCE PERIOD UNTIL FINAL ACCEPTANCE. WATERING OF TREES AND SHRUBS SHALL CONSIST OF A THOROUGH SOAKING EVERY 18 DAYS AT MINIMUM, BETWEEN APRIL 15 AND NOVEMBER 15, UNLESS CONDITIONS REQUIRE MORE OR LESS FREQUENT WATERING.
- PLANT MATERIAL SHALL BE WARRANTED AGAINST DEATH AND UNSATISFACTORY GROWTH FROM THE DATE OF SUBSTANTIAL COMPLETION AT 100% OF INSTALLED PRICE AS FOLLOWS:
  - TREES AND SHRUBS: 12 MONTHS
  - PERENNIALS/GROUNDCOVERS: 3 MONTHS
  - SEEDING AREAS: 3 MONTHS
- PLANT MATERIAL INSTALLED IN THE FALL (SEPTEMBER OR LATER) SHALL HAVE MAINTENANCE AND WARRANTY POSTPONED TO SPRING SEASON.
- LAWN/ SEEDING AREAS SHALL BE ACCEPTED PROVIDED AT THE END OF THE MAINTENANCE PERIOD A HEALTHY, UNIFORM, CLOSE STAND OF GRASS HAS BEEN ESTABLISHED, FREE OF WEEDS, DEBRIS, AND SURFACE IRREGULARITIES WITH COVERAGE EXCEEDING 90% OVER ANY 10 SQUARE FEET AREA AND BARE SPOTS NOT EXCEEDING 5" X 5". AREAS NOT MEETING THIS CRITERIA SHALL BE RE-SEED AT CONTRACTOR'S EXPENSE.
- ANY NECESSARY MEANS TO MEET THE ABOVE CRITERIA IS TO BE INCLUDED IN THE COST OF INSTALLATION. WATERING FOR SEASONAL PLANTING TIMES ARE INCIDENTAL TO THE CONTRACT.
- 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.



PLAN VIEW



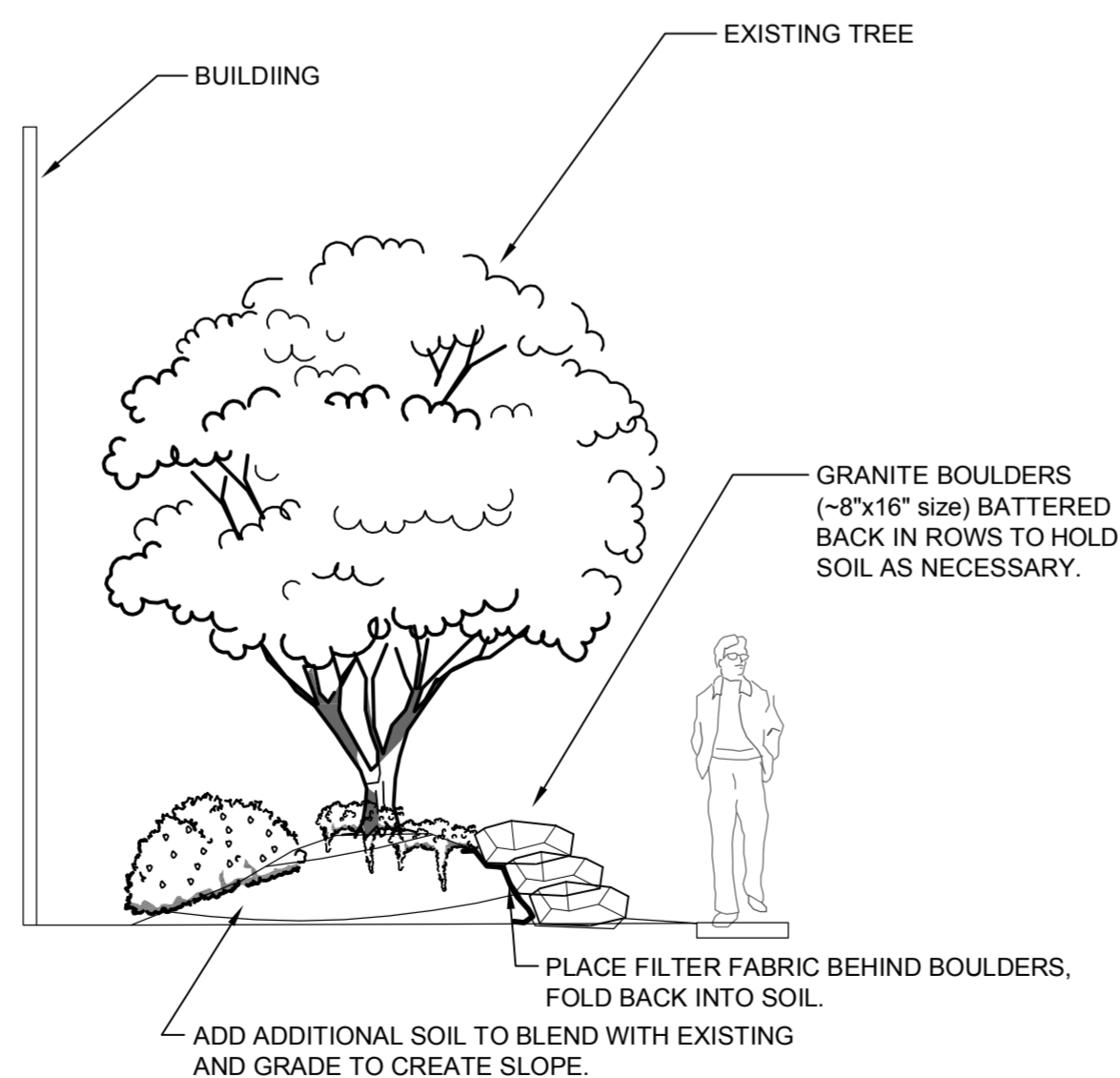
SECTION

- NOTES**
- WABASH VALLEY DESIGNER SERIES, BLACK, TRADITIONAL SEATING.
  - 6' LENGTH - MODEL # DS306T
  - 3.4' LENGTH - MODEL # DS301T

**1 WABASH VALLEY BACKLESS BENCH**

1 1/2" = 1'-0"

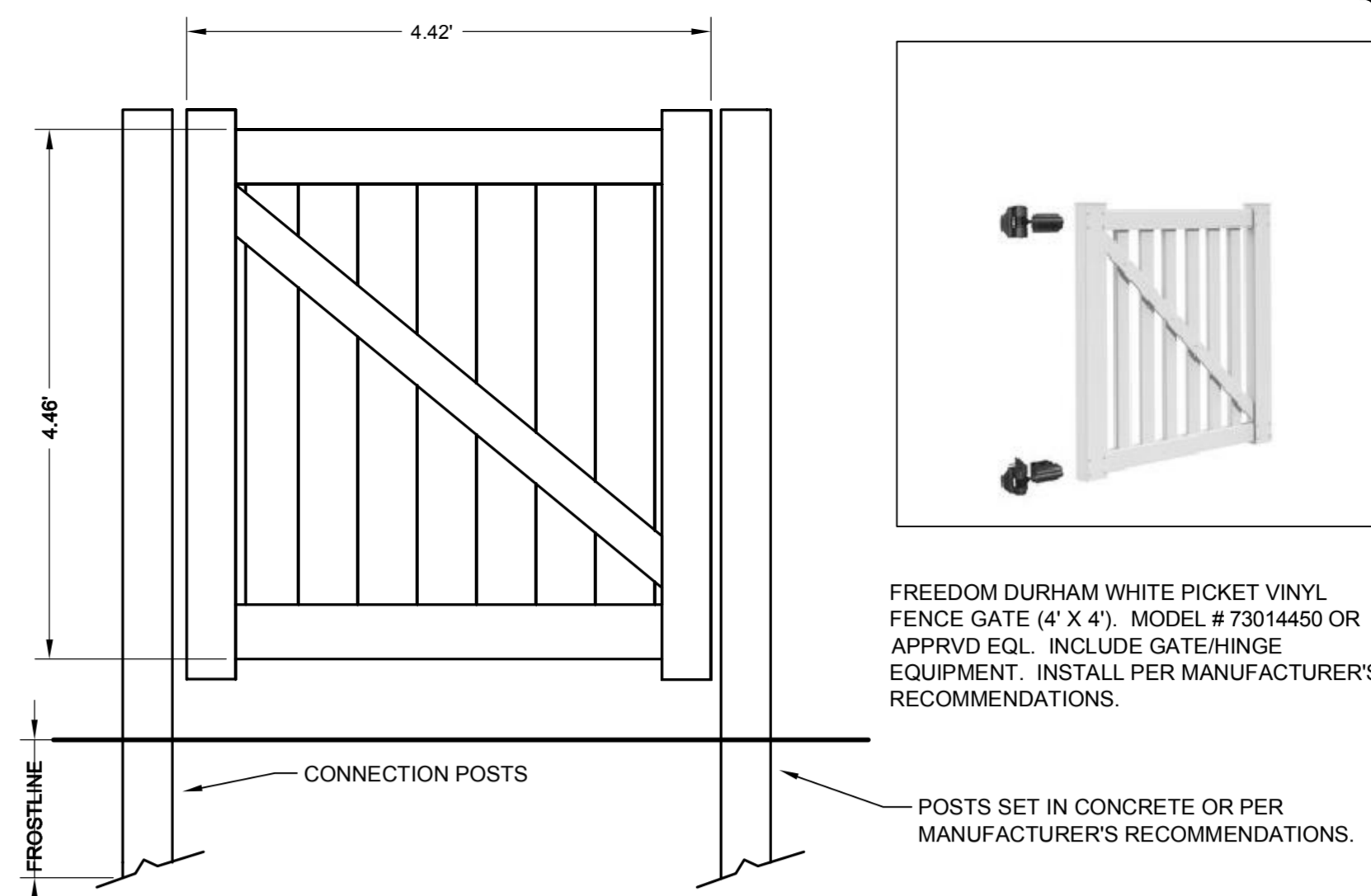
PR-PU-JJC-11



**2 BOULDER RETAINING WALL**

1/4" = 1'-0"

PR-PU-JJC-05

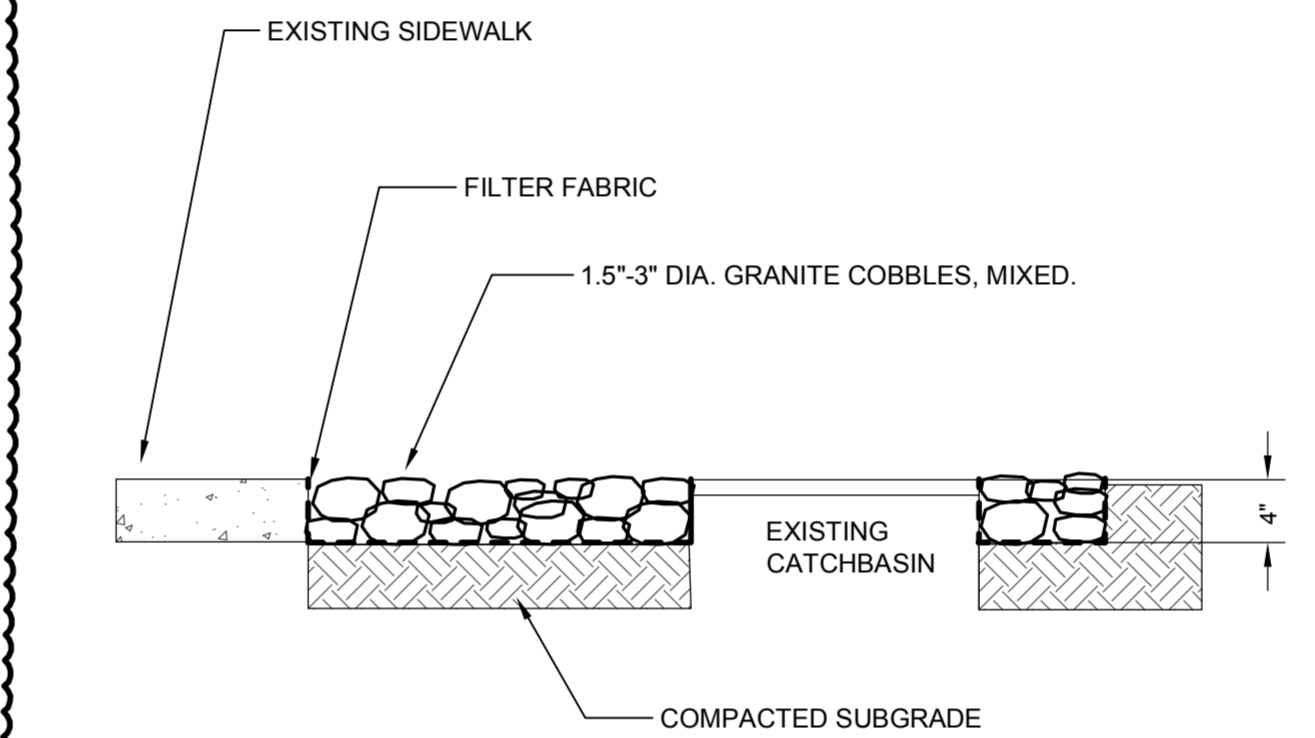


**3 VINYL SINGLE GATE**

3/4" = 1'-0"

FREEDOM DURHAM WHITE PICKET VINYL FENCE GATE (4' X 4'). MODEL # 73014450 OR APPROV EQL. INCLUDE GATE/HINGE EQUIPMENT. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

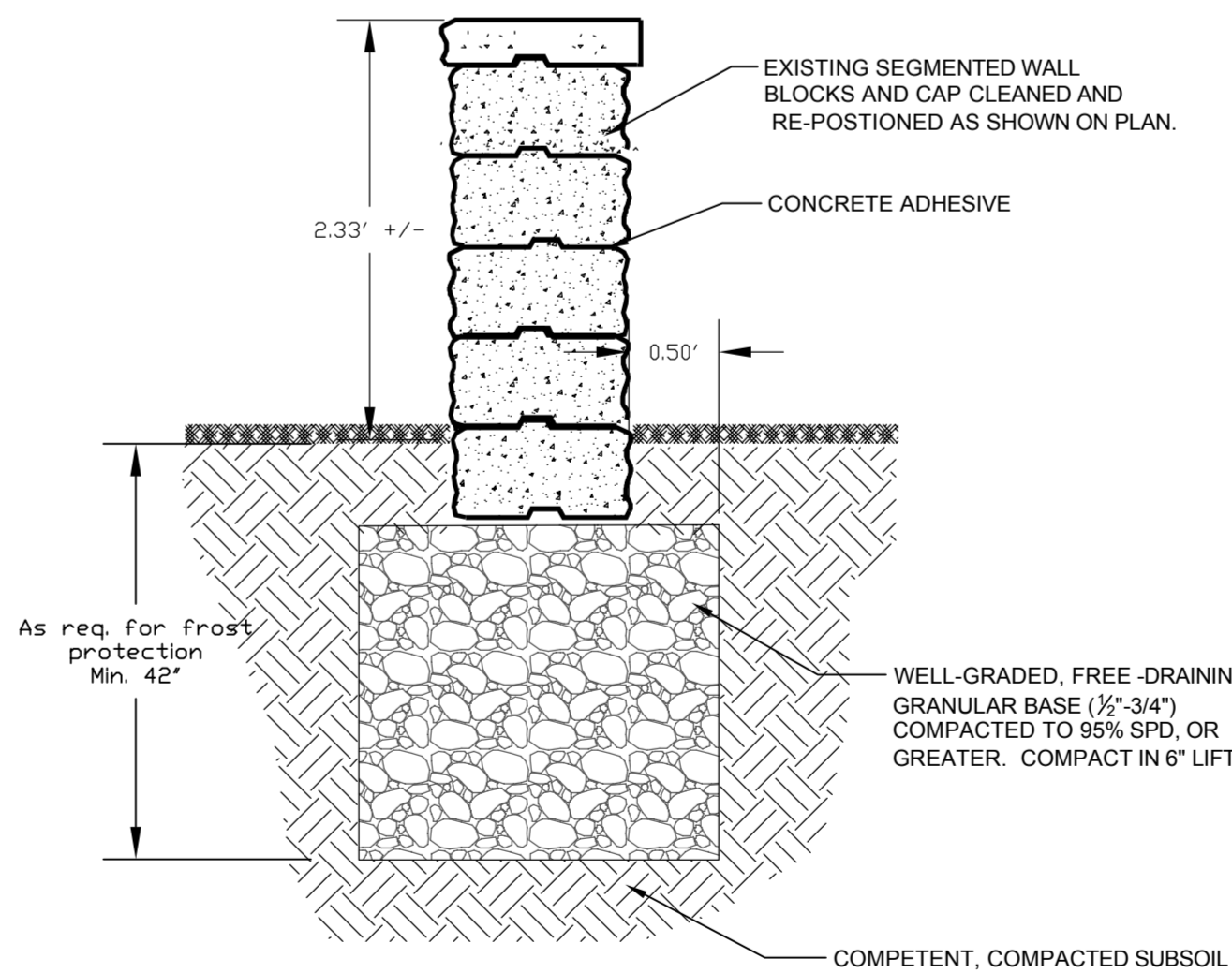
POSTS SET IN CONCRETE OR PER MANUFACTURER'S RECOMMENDATIONS.



**4 DECORATIVE ROCK DRAIN**

1" = 1'-0"

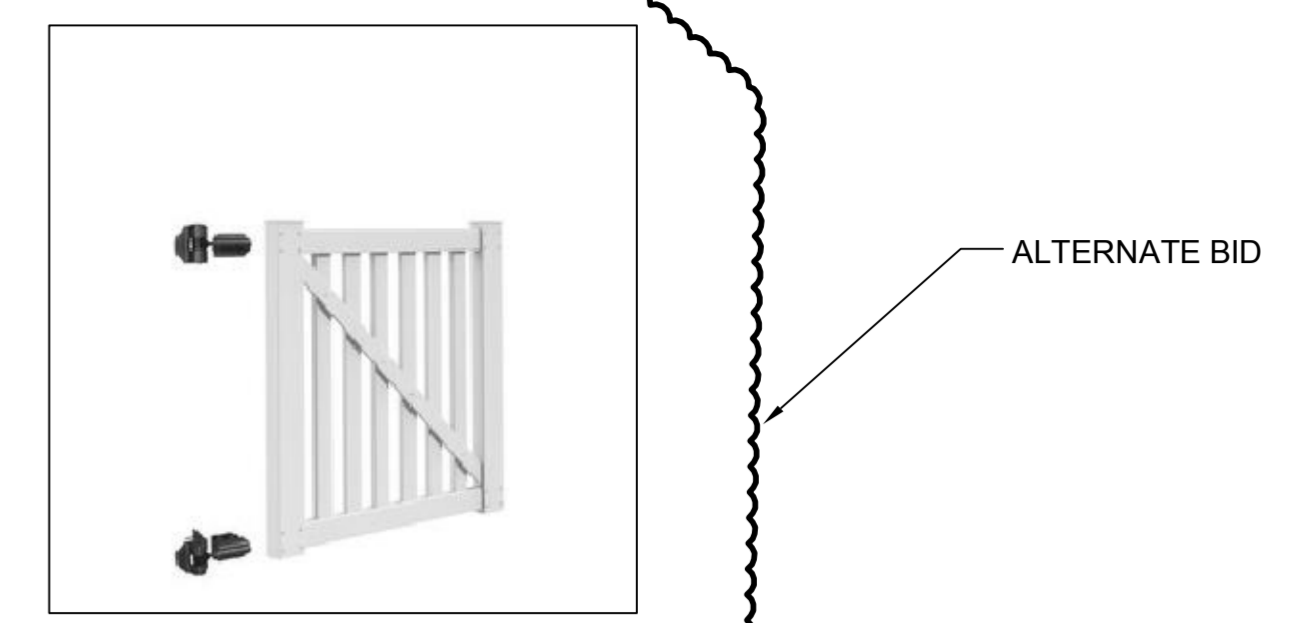
PR-PU-JJC-06



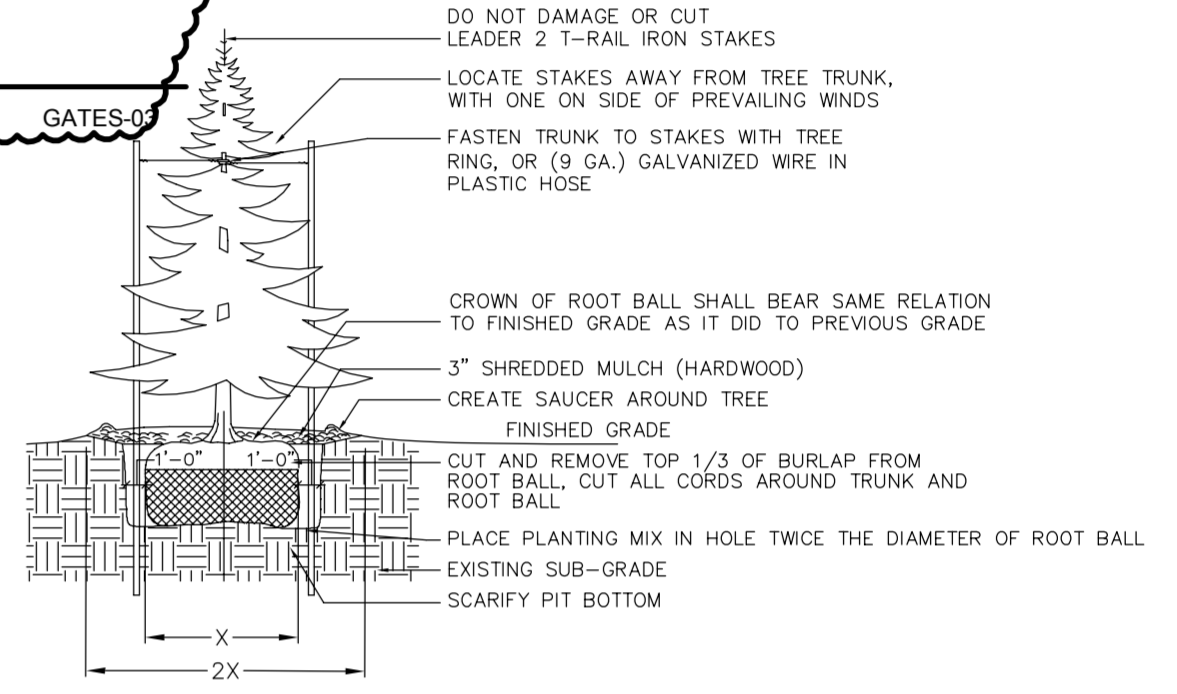
**5 SEGMENTAL BLOCK SEAT WALL**

1" = 1'-0"

WALL-FSW-SEG-02

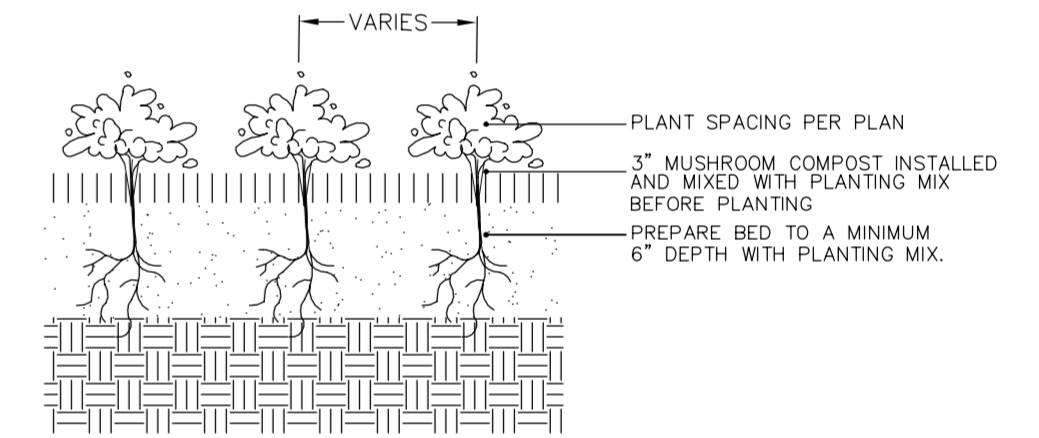


ALTERNATE BID



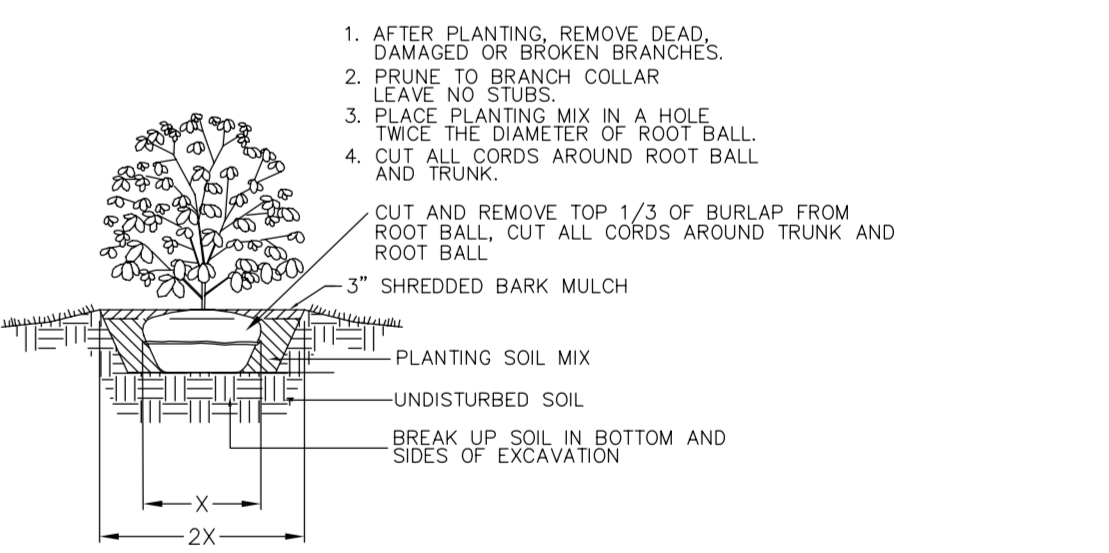
**9 CONIFEROUS TREE DETAIL**

SCALE: NOT TO SCALE



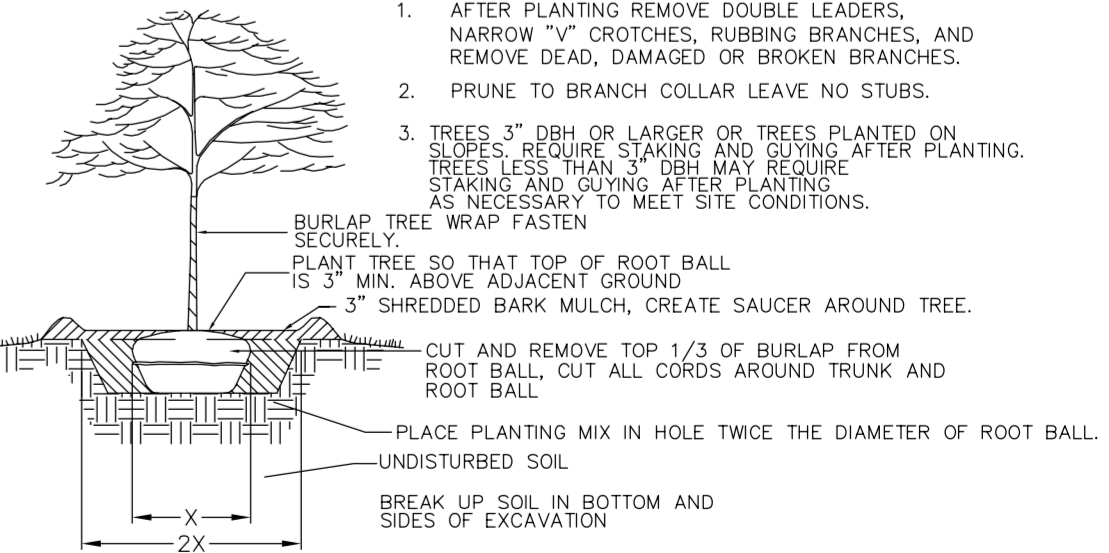
**8 ANNUAL, PERENNIAL & GROUND COVER DETAIL**

SCALE: NOT TO SCALE



**7 SHRUB PLANTING DETAIL**

SCALE: NOT TO SCALE

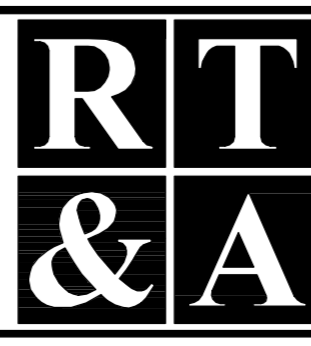


**6 TREE PLANTING DETAIL**

SCALE: NOT TO SCALE

REVISIONS			
No.	DATE	DESCRIPTION	BY
1	9/3/2015	Final Edits per Review Meeting	RKS
2	1/27/2016	Changes per Review Meeting	RKS

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PROJECT TITLE:  
**JJC BUILDING S and T LANDSCAPE PLAN**

DRAWING TITLE:  
**SPECIFICATONS-DETAILS**

DRAWING No.  
315-0791-L1  
SCALE:  
AS NOTED  
LANDSCAPE DEPARTMENT  
SHEET 4 OF 4

N:\7\20150791\15 Landscape Plan\Specs\Detail.dwg, Layout: 1/28/2016 10:34:48 AM, dlmwanson