



Soren deNiord Design Studio
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LANDSCAPE DRAWING LIST:

PER CITY REVIEW COMMENTS
MARCH 7, 2018

L1.0 MATERIALS PLAN

L1.1 MATERIALS PLAN 4TH FLOOR ROOF LAYOUT

L2.0 LAYOUT PLAN

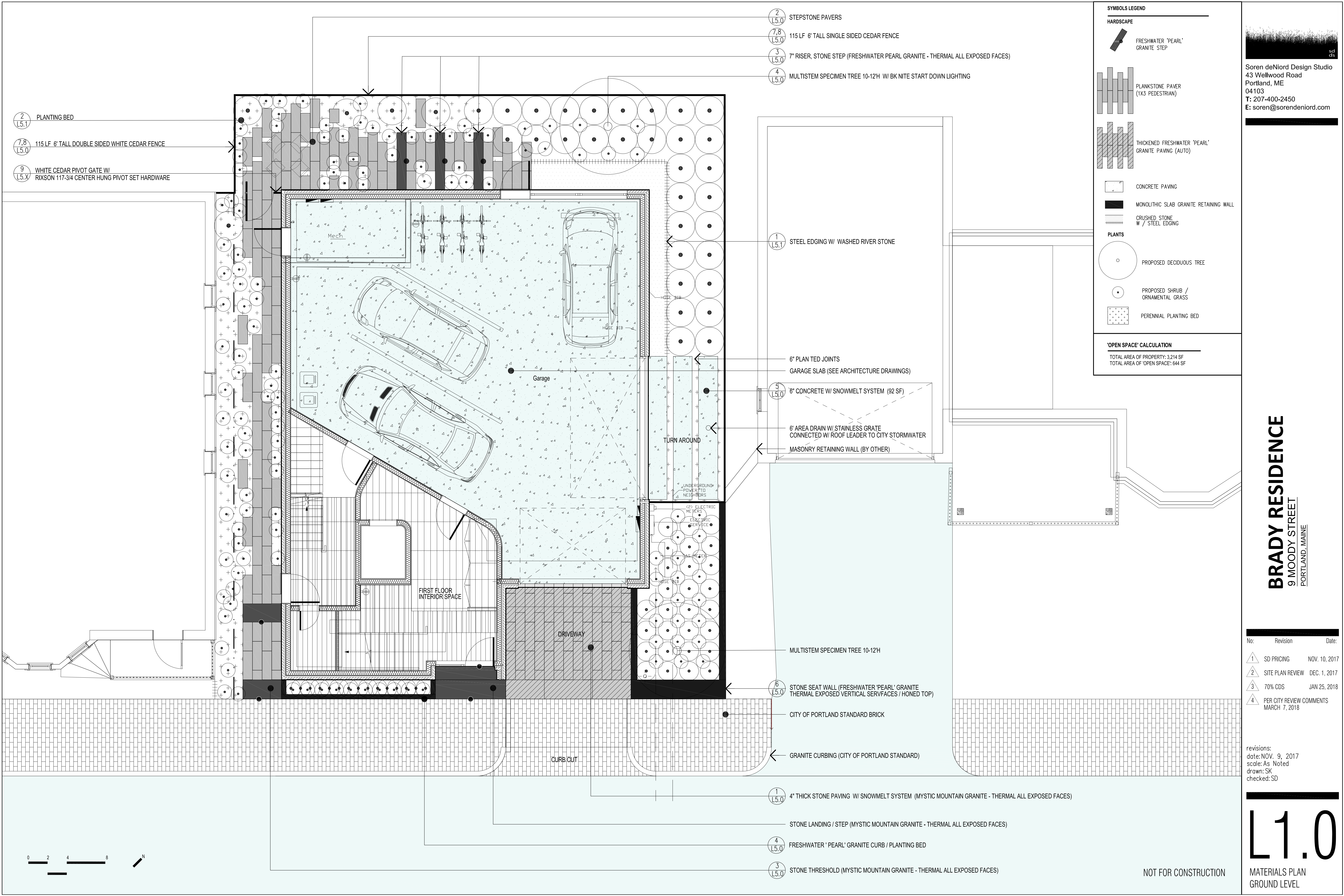
L3.0 GRADING PLAN

L4.0 PLANTING / LIGHTING PLAN

L5.0 HARDSCAPE DETAILS

L5.1 PLANTING DETAILS

BRADY RESIDENCE
9 MOODY STREET
PORTLAND, MAINE



- 2 (L5.1) PLANTING BED
- 7.8 (L5.0) 115 LF 6' TALL DOUBLE SIDED WHITE CEDAR FENCE
- 9 (L5.1) WHITE CEDAR PIVOT GATE W/ RIXSON 117-3/4 CENTER HUNG PIVOT SET HARDWARE

- 2 (L5.0) STEPSTONE PAVERS
- 7.8 (L5.0) 115 LF 6' TALL SINGLE SIDED CEDAR FENCE
- 3 (L5.0) 7" RISER, STONE STEP (FRESHWATER PEARL GRANITE - THERMAL ALL EXPOSED FACES)
- 4 (L5.0) MULTISTEM SPECIMEN TREE 10-12H W/ BK NITE START DOWN LIGHTING

- 1 (L5.1) STEEL EDGING W/ WASHED RIVER STONE

- 6" PLAN TED JOINTS
- GARAGE SLAB (SEE ARCHITECTURE DRAWINGS)

- 5 (L5.0) 8" CONCRETE W/ SNOWMELT SYSTEM (92 SF)

- 6" AREA DRAIN W/ STAINLESS GRATE CONNECTED W/ ROOF LEADER TO CITY STORMWATER
- MASONRY RETAINING WALL (BY OTHER)

- MULTISTEM SPECIMEN TREE 10-12H

- 6 (L5.0) STONE SEAT WALL (FRESHWATER 'PEARL' GRANITE THERMAL EXPOSED VERTICAL SERVFACES / HONED TOP)

- CITY OF PORTLAND STANDARD BRICK

- GRANITE CURBING (CITY OF PORTLAND STANDARD)

- 1 (L5.0) 4" THICK STONE PAVING W/ SNOWMELT SYSTEM (MYSTIC MOUNTAIN GRANITE - THERMAL ALL EXPOSED FACES)

- STONE LANDING / STEP (MYSTIC MOUNTAIN GRANITE - THERMAL ALL EXPOSED FACES)

- 4 (L5.0) FRESHWATER 'PEARL' GRANITE CURB / PLANTING BED

- 3 (L5.0) STONE THRESHOLD (MYSTIC MOUNTAIN GRANITE - THERMAL ALL EXPOSED FACES)

SYMBOLS LEGEND

HARDSCAPE

- FRESHWATER 'PEARL' GRANITE STEP
- PLANKSTONE PAVER (1X3 PEDESTRIAN)
- THICKENED FRESHWATER 'PEARL' GRANITE PAVING (AUTO)
- CONCRETE PAVING
- MONOLITHIC SLAB GRANITE RETAINING WALL
- CRUSHED STONE W/ STEEL EDGING

PLANTS

- PROPOSED DECIDUOUS TREE
- PROPOSED SHRUB / ORNAMENTAL GRASS
- PERENNIAL PLANTING BED

'OPEN SPACE' CALCULATION

TOTAL AREA OF PROPERTY: 3,214 SF
 TOTAL AREA OF 'OPEN SPACE': 644 SF

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2	SITE PLAN REVIEW	DEC. 1, 2017
3	70% CDS	JAN 25, 2018
4	PER CITY REVIEW COMMENTS	MARCH 7, 2018

revisions:
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 scale: As Noted
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L1.0
 MATERIALS PLAN
 GROUND LEVEL

NOT FOR CONSTRUCTION



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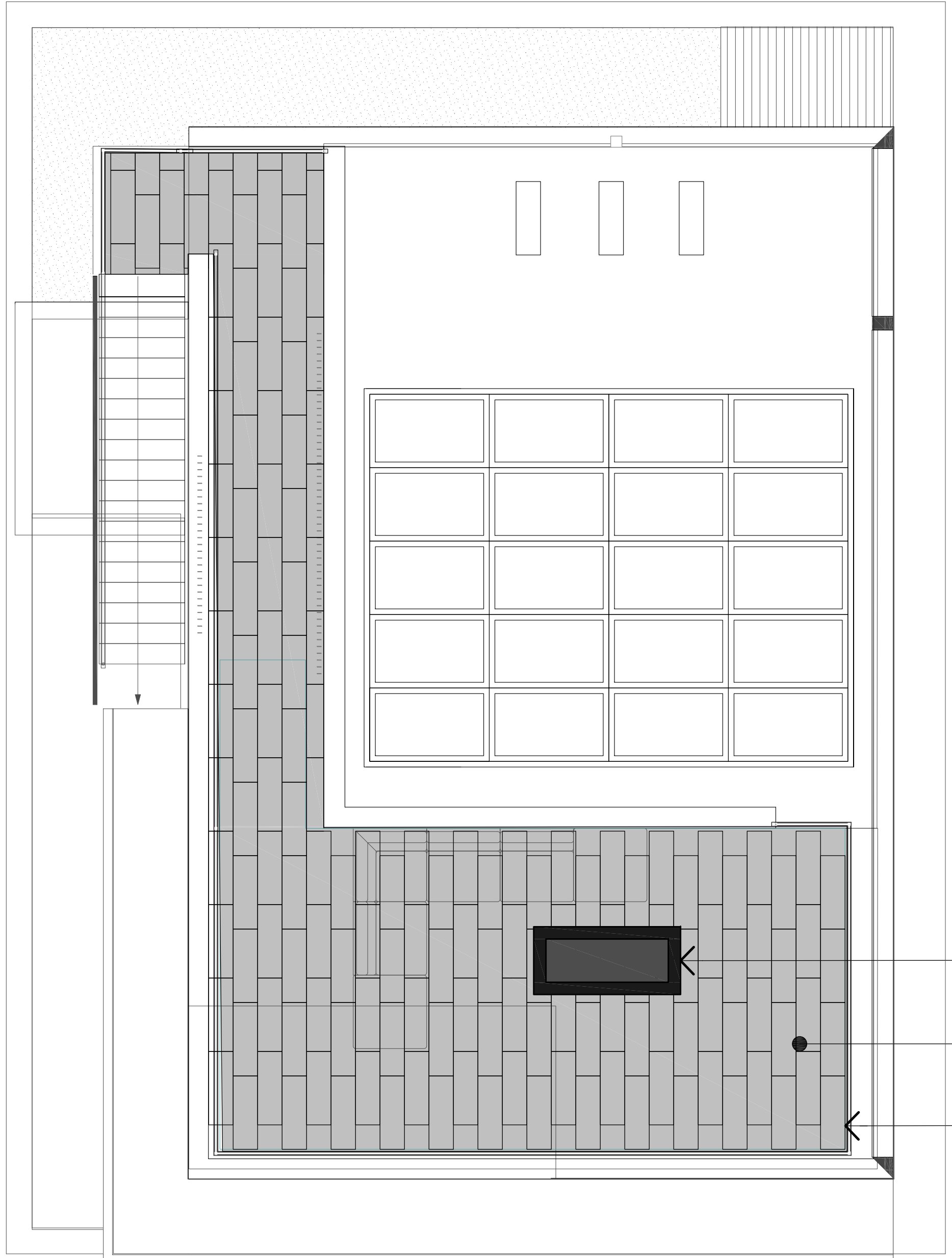
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- ← PALOFORM 'ROBATA' CONCRETE GAS FIRE PIT
ELECTRONIC AND MATCH-LIT IGNITION NATURAL GAS: 69,000 BTU/H | 25 KW. PROPANE 60,000 BTU/H | 25 KW
(EXACT LOCATION TBD BY DESIGN TEAM ON SITE)
- ← 480 SF STEPSTONE ROOF PAVERS ON PEDESTAL SYSTEM
(SEE ARCHITECT'S DRAWINGS FOR ROOF PAVING DETAILS AND LAYOUT)
- ← GUARDRAIL (SEE ARCHITECTURAL DRAWINGS)



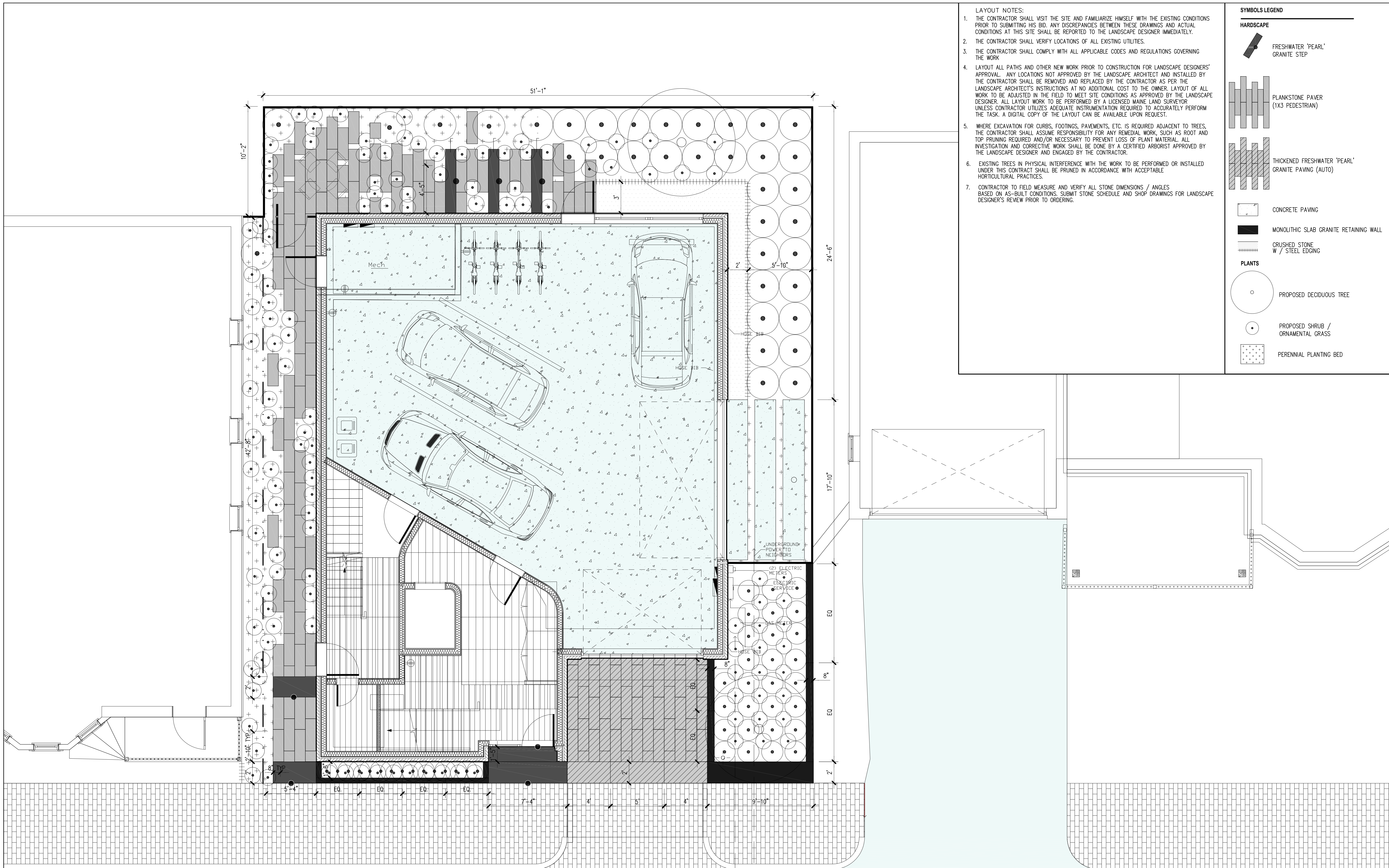
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L1.1
 MATERIALS PLAN
 4TH FLOOR ROOF DECK

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LAYOUT NOTES:

1. THE CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE HIMSELF WITH THE EXISTING CONDITIONS PRIOR TO SUBMITTING HIS BID. ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND ACTUAL CONDITIONS AT THIS SITE SHALL BE REPORTED TO THE LANDSCAPE DESIGNER IMMEDIATELY.
2. THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL EXISTING UTILITIES.
3. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK.
4. LAYOUT ALL PATHS AND OTHER NEW WORK PRIOR TO CONSTRUCTION FOR LANDSCAPE DESIGNERS' APPROVAL. ANY LOCATIONS NOT APPROVED BY THE LANDSCAPE ARCHITECT AND INSTALLED BY THE CONTRACTOR SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR AS PER THE LANDSCAPE ARCHITECT'S INSTRUCTIONS AT NO ADDITIONAL COST TO THE OWNER. LAYOUT OF ALL WORK TO BE ADJUSTED IN THE FIELD TO MEET SITE CONDITIONS AS APPROVED BY THE LANDSCAPE DESIGNER. ALL LAYOUT WORK TO BE PERFORMED BY A LICENSED MAINE LAND SURVEYOR UNLESS CONTRACTOR UTILIZES ADEQUATE INSTRUMENTATION REQUIRED TO ACCURATELY PERFORM THE TASK. A DIGITAL COPY OF THE LAYOUT CAN BE AVAILABLE UPON REQUEST.
5. WHERE EXCAVATION FOR CURBS, FOOTINGS, PAVEMENTS, ETC. IS REQUIRED ADJACENT TO TREES, THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY REMEDIAL WORK, SUCH AS ROOT AND TOP PRUNING REQUIRED AND/OR NECESSARY TO PREVENT LOSS OF PLANT MATERIAL. ALL INVESTIGATION AND CORRECTIVE WORK SHALL BE DONE BY A CERTIFIED ARBORIST APPROVED BY THE LANDSCAPE DESIGNER AND ENGAGED BY THE CONTRACTOR.
6. EXISTING TREES IN PHYSICAL INTERFERENCE WITH THE WORK TO BE PERFORMED OR INSTALLED UNDER THIS CONTRACT SHALL BE PRUNED IN ACCORDANCE WITH ACCEPTABLE HORTICULTURAL PRACTICES.
7. CONTRACTOR TO FIELD MEASURE AND VERIFY ALL STONE DIMENSIONS / ANGLES BASED ON AS-BUILT CONDITIONS. SUBMIT STONE SCHEDULE AND SHOP DRAWINGS FOR LANDSCAPE DESIGNER'S REVIEW PRIOR TO ORDERING.

SYMBOLS LEGEND

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L2.0

LAYOUT PLAN
 GROUND LEVEL



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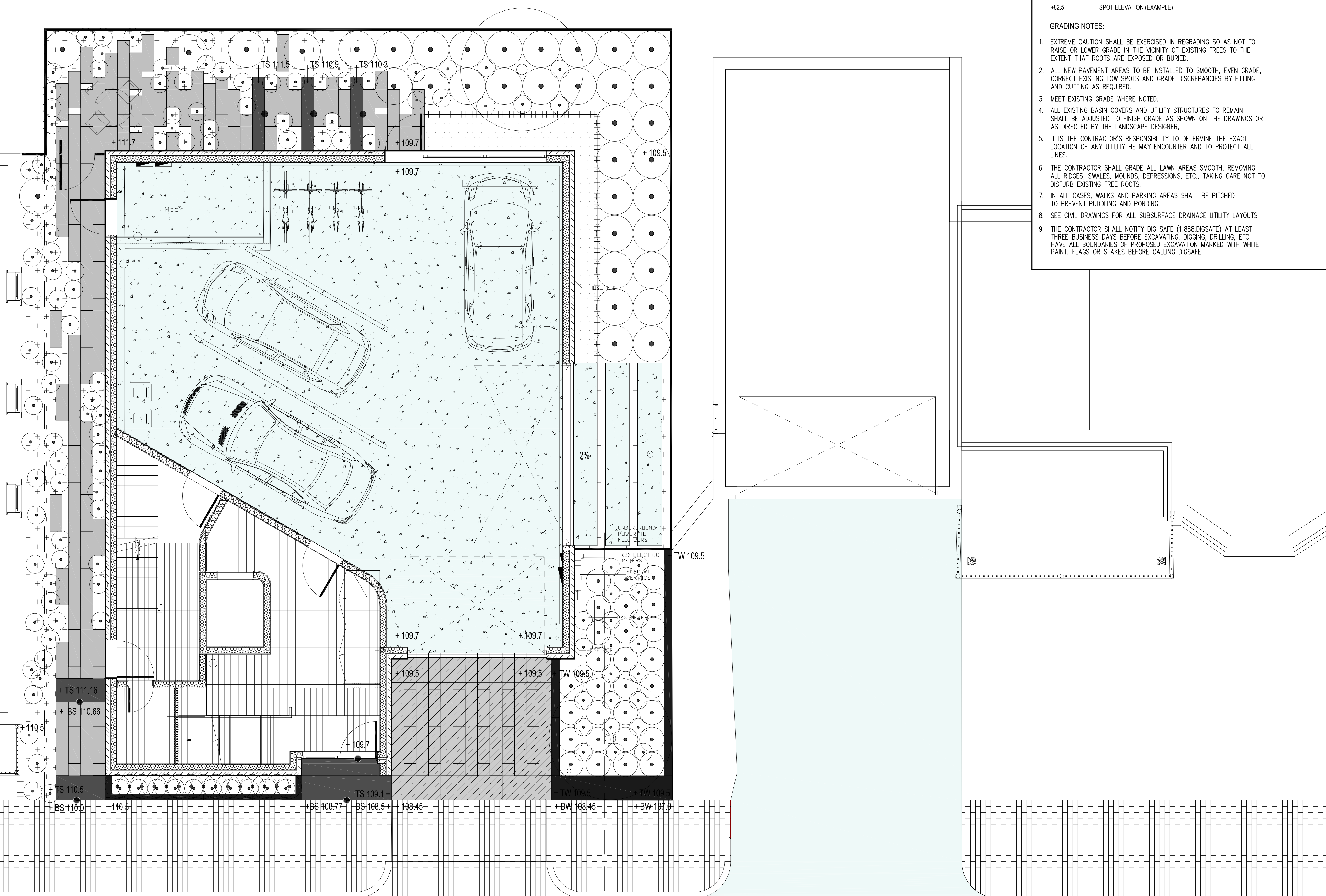
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LEGEND

- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- PROPOSED CONTOUR
- +TW TOP OF WALL
- +BW BOTTOM OF WALL
- +82.5 SPOT ELEVATION (EXAMPLE)

GRADING NOTES:

1. EXTREME CAUTION SHALL BE EXERCISED IN REGRADING SO AS NOT TO RAISE OR LOWER GRADE IN THE VICINITY OF EXISTING TREES TO THE EXTENT THAT ROOTS ARE EXPOSED OR BURIED.
2. ALL NEW PAVEMENT AREAS TO BE INSTALLED TO SMOOTH, EVEN GRADE, CORRECT EXISTING LOW SPOTS AND GRADE DISCREPANCIES BY FILLING AND CUTTING AS REQUIRED.
3. MEET EXISTING GRADE WHERE NOTED.
4. ALL EXISTING BASIN COVERS AND UTILITY STRUCTURES TO REMAIN SHALL BE ADJUSTED TO FINISH GRADE AS SHOWN ON THE DRAWINGS OR AS DIRECTED BY THE LANDSCAPE DESIGNER.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION OF ANY UTILITY HE MAY ENCOUNTER AND TO PROTECT ALL LINES.
6. THE CONTRACTOR SHALL GRADE ALL LAWN AREAS SMOOTH, REMOVING ALL RIDGES, SWALES, MOUNDS, DEPRESSIONS, ETC., TAKING CARE NOT TO DISTURB EXISTING TREE ROOTS.
7. IN ALL CASES, WALKS AND PARKING AREAS SHALL BE PITCHED TO PREVENT PUDDLING AND PONDING.
8. SEE CIVIL DRAWINGS FOR ALL SUBSURFACE DRAINAGE UTILITY LAYOUTS.
9. THE CONTRACTOR SHALL NOTIFY DIG SAFE (1.888.DIGSAFE) AT LEAST THREE BUSINESS DAYS BEFORE EXCAVATING, DIGGING, DRILLING, ETC. HAVE ALL BOUNDARIES OF PROPOSED EXCAVATION MARKED WITH WHITE PAINT, FLAGS OR STAKES BEFORE CALLING DIGSAFE.



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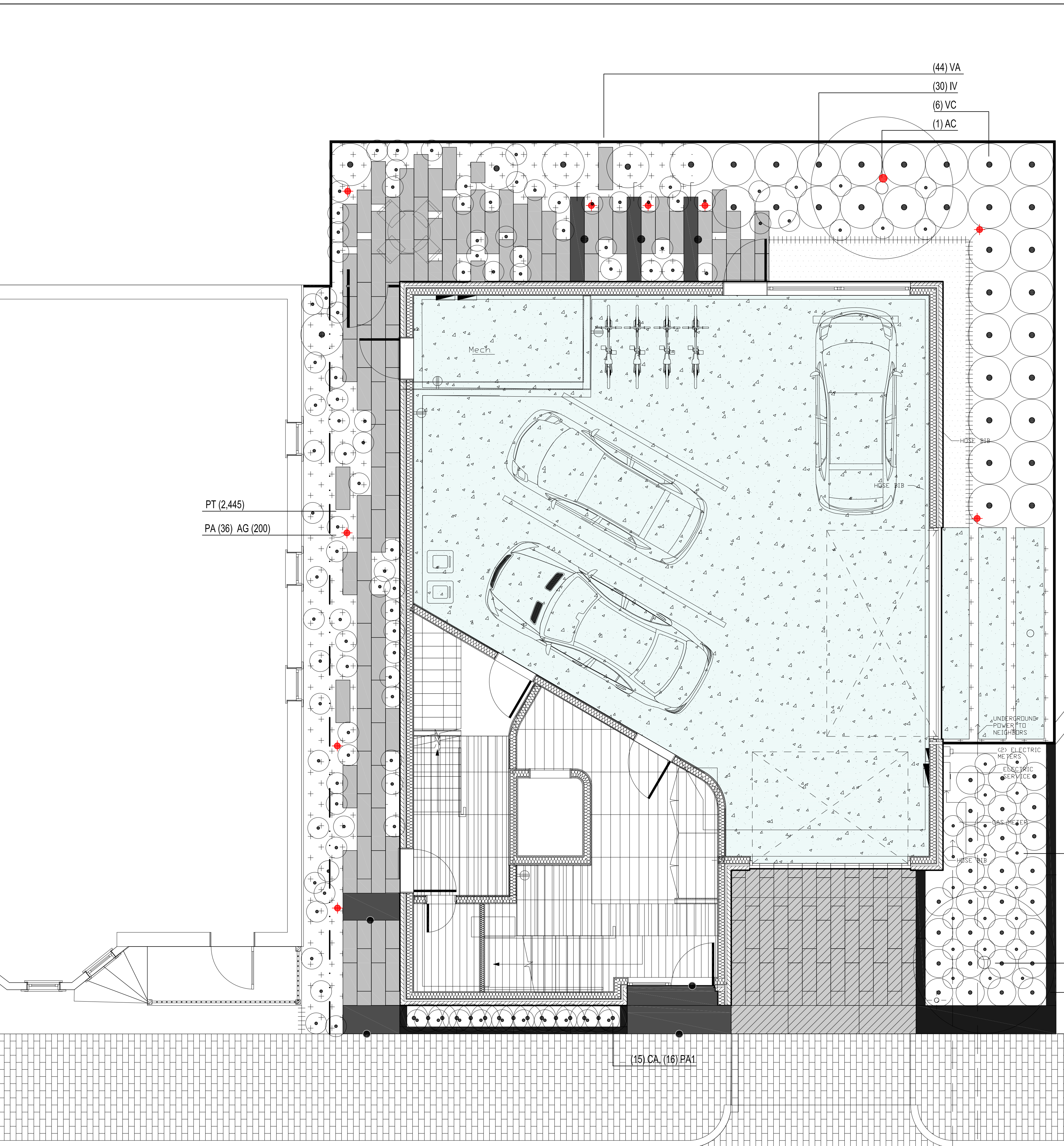
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L3.0

GADING PLAN

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- LIGHT FIXTURE LEGEND**
- ◆ 8-PATH LIGHT (BK LIGHT-STICK)
 - 1-DOWN LIGHT (BK NITE STAR)

PLANT SCHEDULE

ID	BOTANICAL NAME	COMMON NAME	QTY	SIZE
TREES / PERENNIALS / GRASSES / GROUND COVER / BULBS				
AC	AMELANCHIER CANADENSIS	SERVICEBERRY	2	10'
PA	POLYSTICHUM ACROSTICHOIDES	X-MAS FERN	45	1 GAL.
PA1	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	40	1 GAL.
VA	VACCINIUM ANGUSTIFOLIUM	LOWBUSH BLUEBERRY	18	2 GAL.
VC	VACCINIUM CORYMBOSUM	HIGHBUSH BLUEBERRY	6	5 GAL.
MS	MISCANTHUS SINENSIS	MAIDEN MIST	28	2 GAL.
PT	PACHYSANDRA TERMINALIS	SPURGE	2,445	PLUG
CA	CALAMAGROSTIS ACUTIFLORA	KARL FOERSTER	15	1 GAL.
IV	ILEX VERTICILATA	WINTERBERRY (FEMALE)	30	5 GAL.
IS	IRIS SIBERICA	SIBERIAN IRIS	30	1 GAL.
AG	ALIUUM SP.	GLOBEMASTER	100	BULB
TSP	TULIPA SPECIES	TULIP	200	BULB

- PLANTING NOTES**
- THE CONTRACTOR SHALL PREPARE PLANTING ZONES TO THE GRADES AND DEPTHS AS INDICATED ON THE DRAWING.
 - IF THE CONTRACTOR DETERMINES THE SUB-GRADE SOIL CONDITIONS ARE DELETERIOUS TO PLANT GROWTH OR WILL INHIBIT DRAINAGE, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY AND PRIOR TO INSTALLATION OF PLANT MATERIAL.
 - TOPSOIL SHALL BE FREE FROM SUBSOIL, STONES LARGER THAN 1", OR ANY UNDESIRABLE MATERIAL; CONTAIN 5% ORGANIC MATTER AND HAVE A pH SUITABLE TO THE LOCAL GROWING CONDITIONS.
 - ALL PLANTS TO BE SELECTED AND SEALED IN THE FIELD BY THE LANDSCAPE DESIGNER, OR SELECTED BY THE LANDSCAPE CONTRACTOR, AND APPROVED BY LANDSCAPE DESIGNER.
 - THE PLANT LIST IS PROVIDED AS A CONVENIENCE TO THE CONTRACTOR. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLANT COUNT SHOWN IN THE SCHEDULE AND THE DRAWING, THE DRAWING SHALL TAKE PRECEDENCE.
 - ALL TRANSPLANTED SHRUBS SHALL BE 'HEELED IN' OR HEAVILY MULCHED IN A SHADED AREA AND WATERED AS NECESSARY UNTIL THEY CAN BE PLANTED.
 - FINAL LOCATION OF ALL PLANTS TO BE DETERMINED IN THE FIELD BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF PLANT MATERIAL.
 - PLANTS SHALL BEAR SAME RELATIONSHIP TO FINISHED GRADE AS THE BORE TO EXISTING GRADE IN THE NURSERY.
 - CUT AND REMOVE BURLAP FROM TOP 1/3 OF BALL. CUT AND REMOVE AT LEAST 1/3-1/2 OF WIRE BASKET. NYLON ROPE AND / OR NYLON BALLING MATERIAL IS NOT ACCEPTABLE.
 - LOCATE GUY WIRES AROUND MAIN TRUNK OF TREE.
 - PLANT PERENNIALS AND GROUNDCOVER IN 6" DEEP TOPSOIL BED CONSISTING OF 2/3 TOPSOIL AND 1/3 HUMUS.
 - TOPSOIL AND SEED ALL AREAS DISTURBED AS A RESULT OF ANY AND ALL DISTURBANCES, CONSTRUCTION, OR STORAGE OF EQUIPMENT WHETHER SUCH AREAS ARE SHOWN ON THE PLANS OR NOT. (SEE GRADING PLAN L3.0)
 - ALL PLANTS AND ENTIRE SHRUB BEDS TO RECEIVE 6" OF CASSELLA'S ORGANICS OR EQUAL (40% COMPOST / 60% LOAM) AND A 3" LAYER OF DOUBLE SHREDDED HARDWOODBARK MULCH.
 - UPON COMPLETION OF THE ONE (1) YEAR PLANT GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING OR REMOVING ALL STAKES. THIS SHALL BE DONE IN CONSULTATION WITH THE LANDSCAPE ARCHITECT.
 - ALL TREE PLANTING AND REMOVAL TO COMPLY WITH LOCAL AND STATE TREE ORDINANCES.

- SYMBOLS LEGEND**
- HARDSCAPE**
- FRESHWATER 'PEARL' GRANITE STEP
 - PLANKSTONE PAVER (1X3 PEDESTRIAN)
 - THICKENED FRESHWATER 'PEARL' GRANITE PAVING (AUTO)
 - CONCRETE PAVING
 - MONOLITHIC SLAB GRANITE RETAINING WALL
 - CRUSHED STONE W / STEEL EDGING
- PLANTS**
- PROPOSED DECIDUOUS TREE
 - PROPOSED SHRUB / ORNAMENTAL GRASS
 - PERENNIAL PLANTING BED

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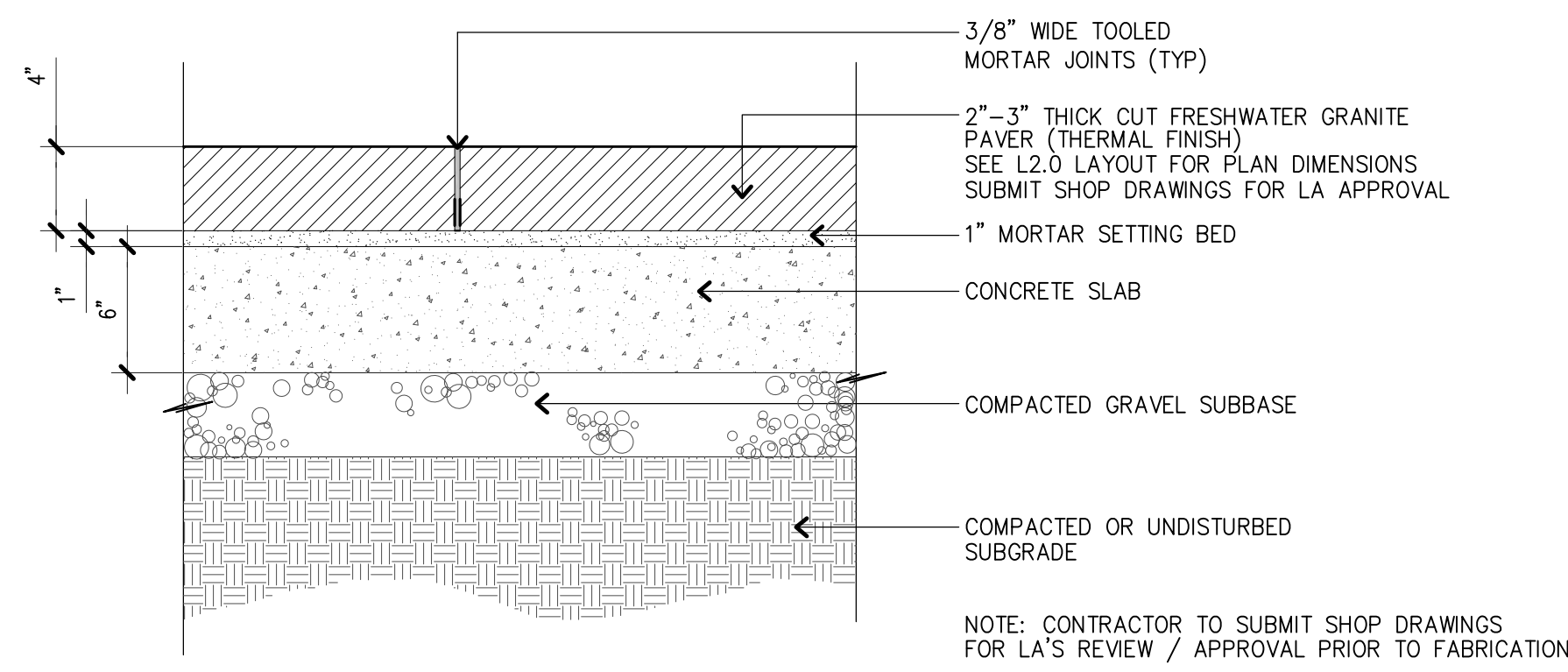
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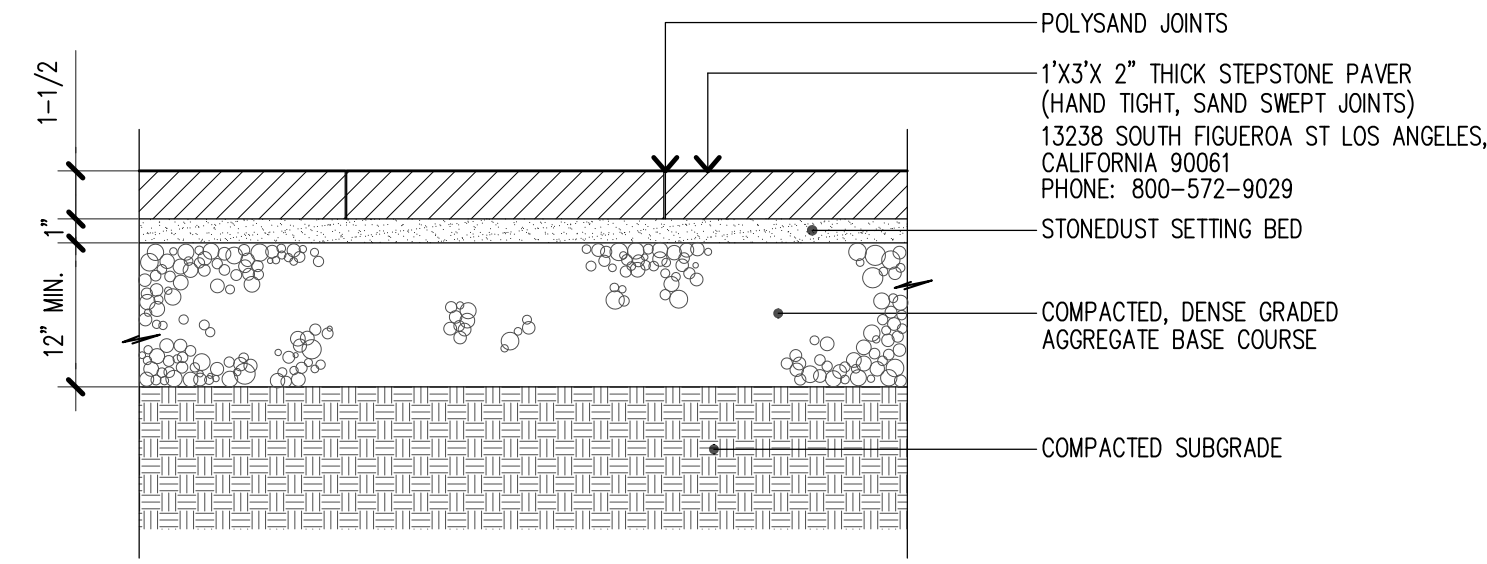


NOT FOR CONSTRUCTION

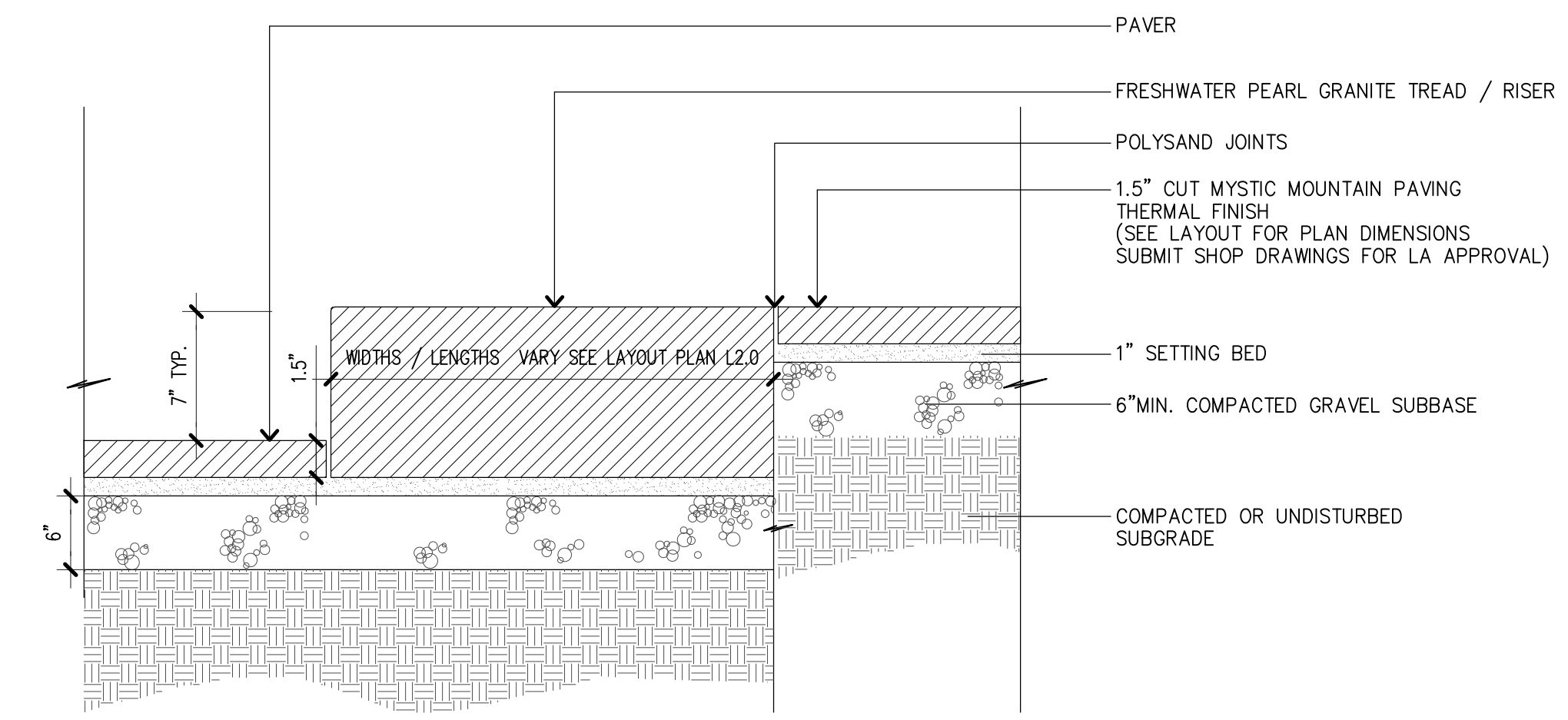
L4.0
 PLANTING / LIGHTING PLAN



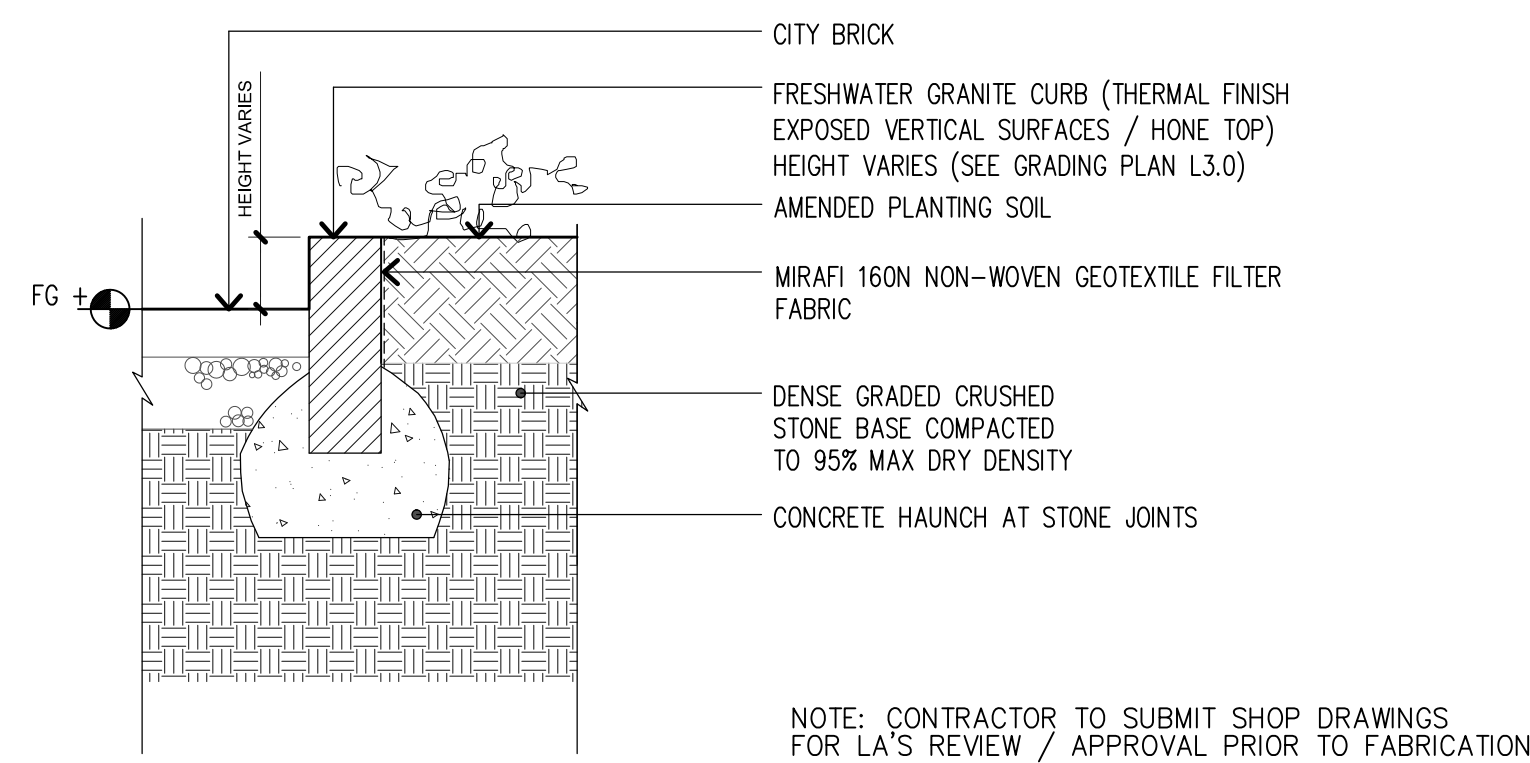
1 DRIVEWAY GRANITE PAVING ON CONCRETE SLAB (AUTO)
SCALE: 1 1/2" = 1'-0"



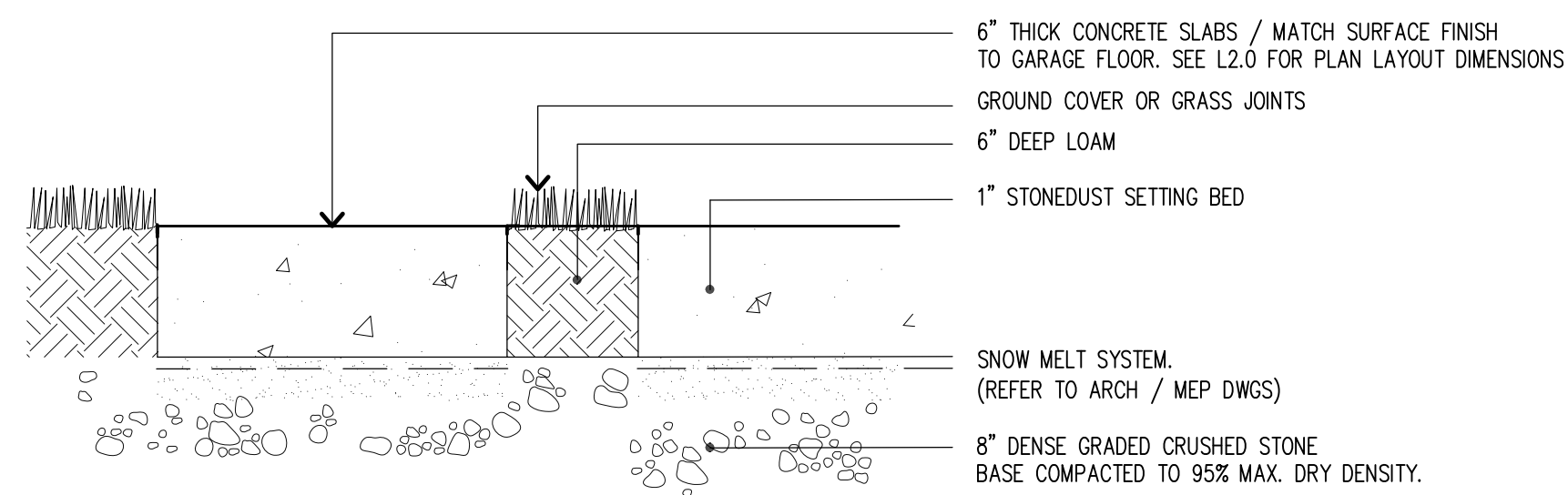
2 DRYLAID 'STEPSTONE PAVING'
SCALE: 1 1/2" = 1'-0"



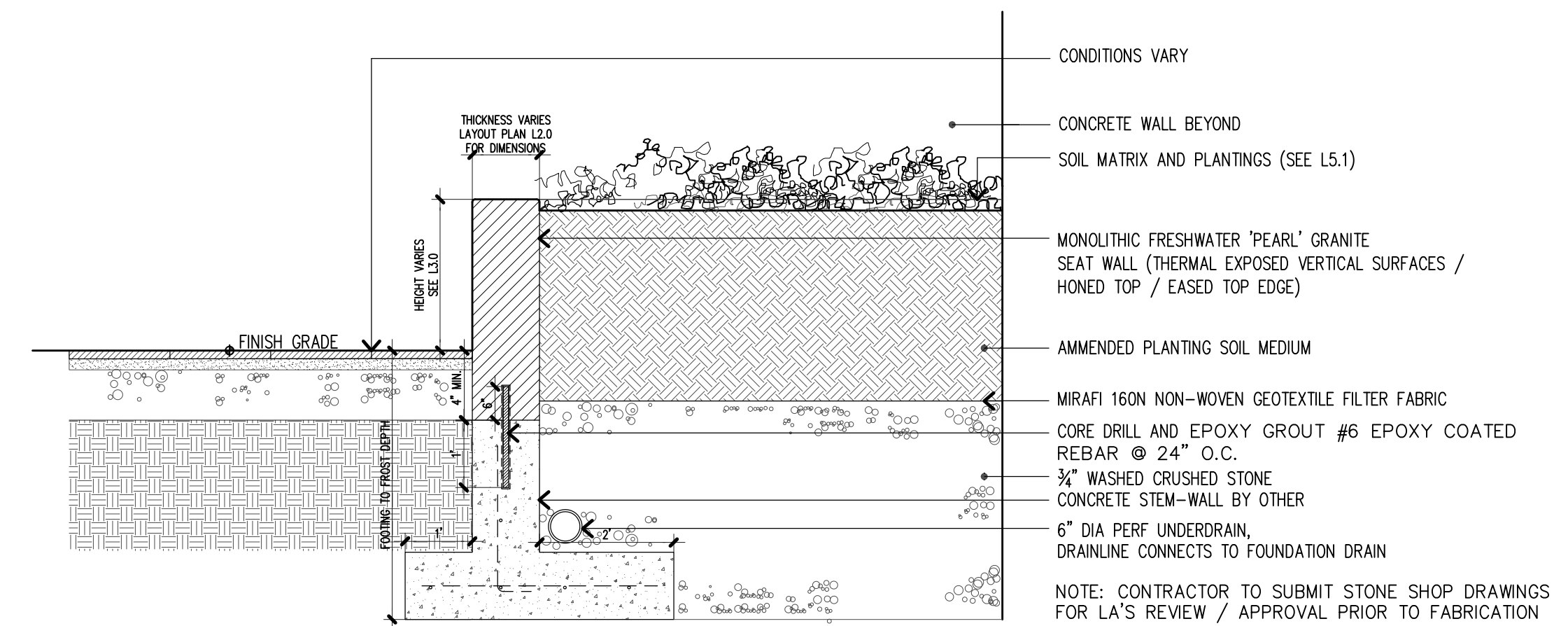
3 GRANITE STEP AND PAVING
SCALE: 1 1/2" = 1'-0"



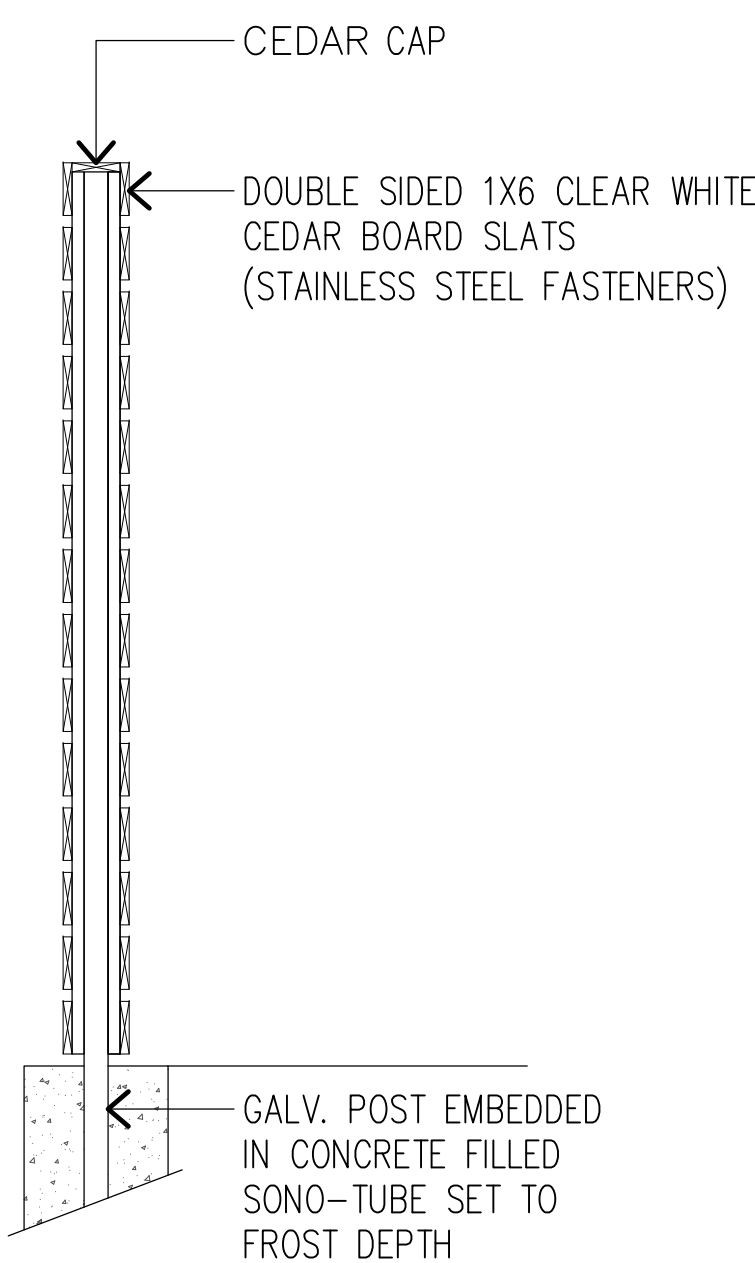
4 FRESHWATER GRANITE CURB
SCALE: 3/4" = 1'-0"



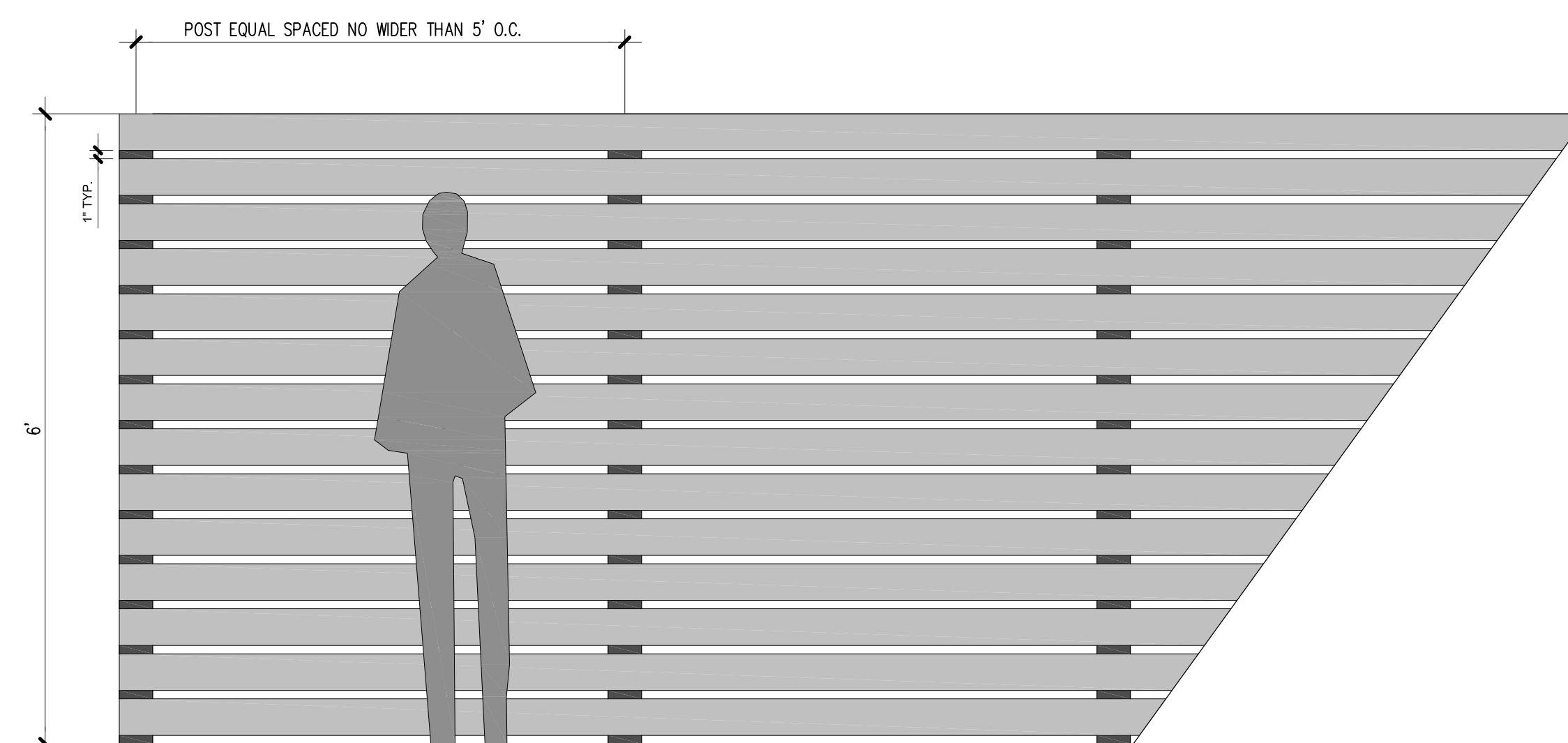
5 CONCRETE PAVING WITH SNOW MELT AND PLANTED JOINTS
SCALE: 1 1/2" = 1'-0"



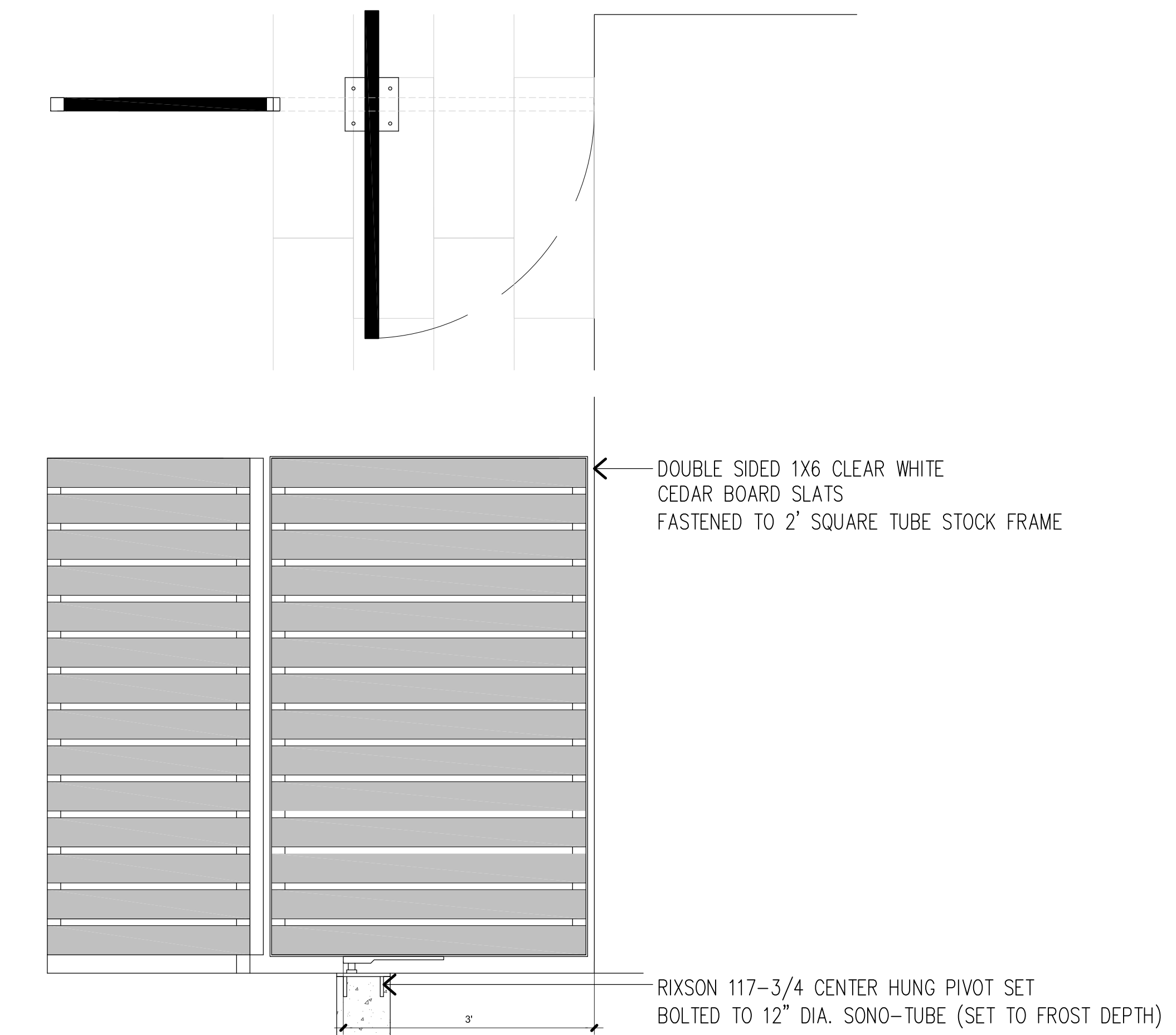
6 MONOLITHIC GRANITE RETAINING WALL
SCALE: 1/2" = 1'-0"



7 DOUBLE SIDED CEDAR FENCE SECTION
SCALE: 3/4" = 1'-0"



8 CEDAR FENCE ELEVATION
SCALE: NOT TO SCALE



9 CEDAR PIVOT GATE ELEVATION / PLAN
SCALE: NOT TO SCALE

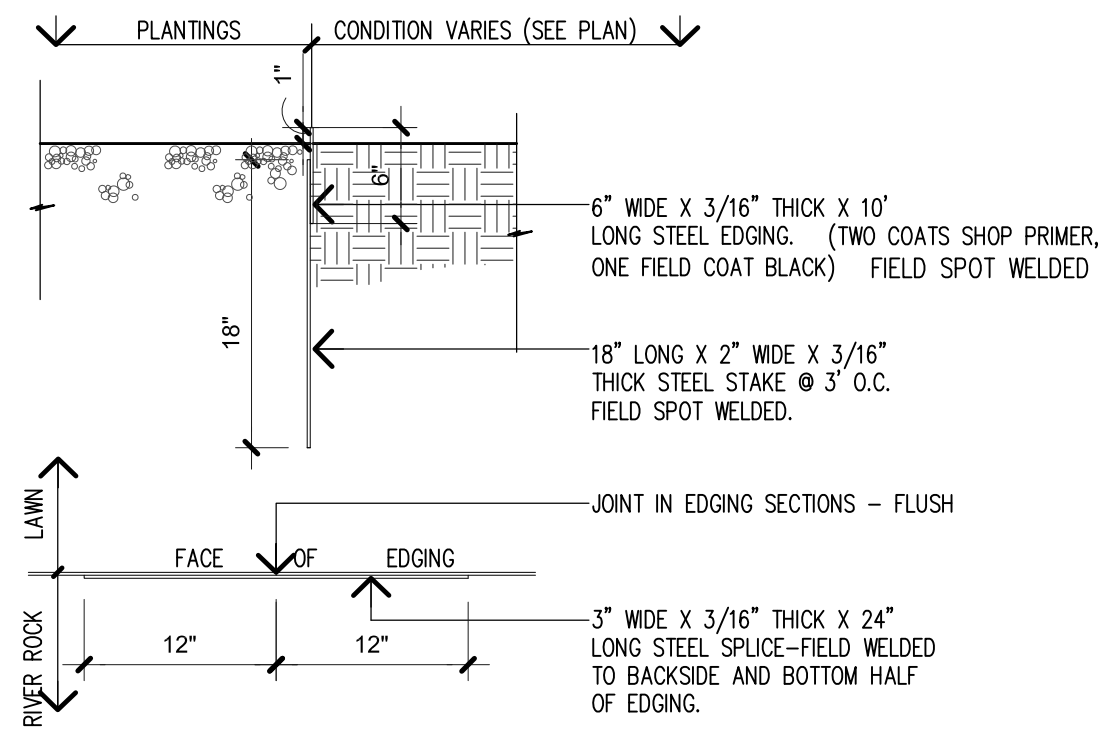
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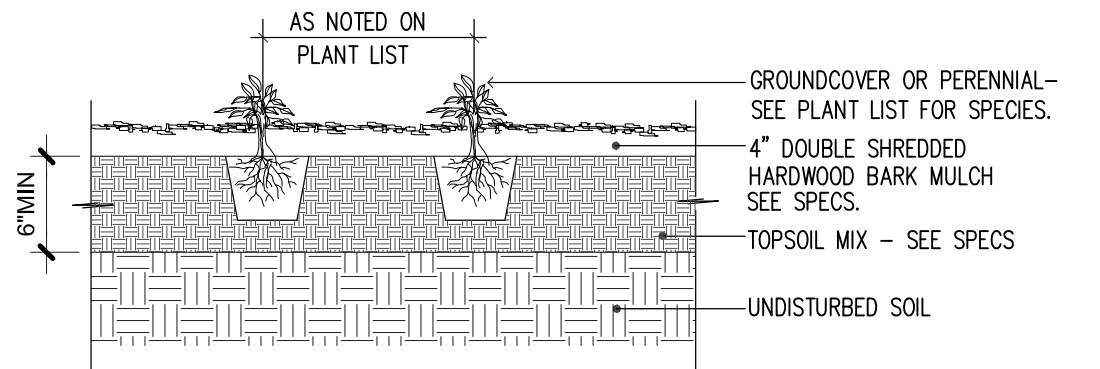
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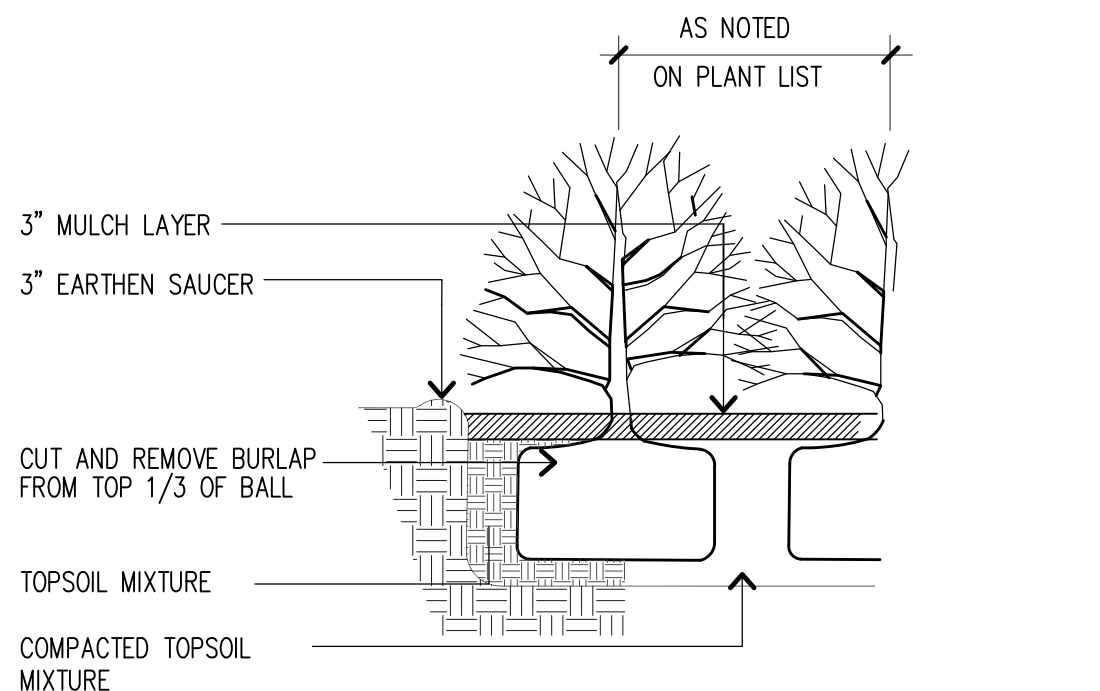
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LANDSCAPE HARDSCAPE
DETAILS



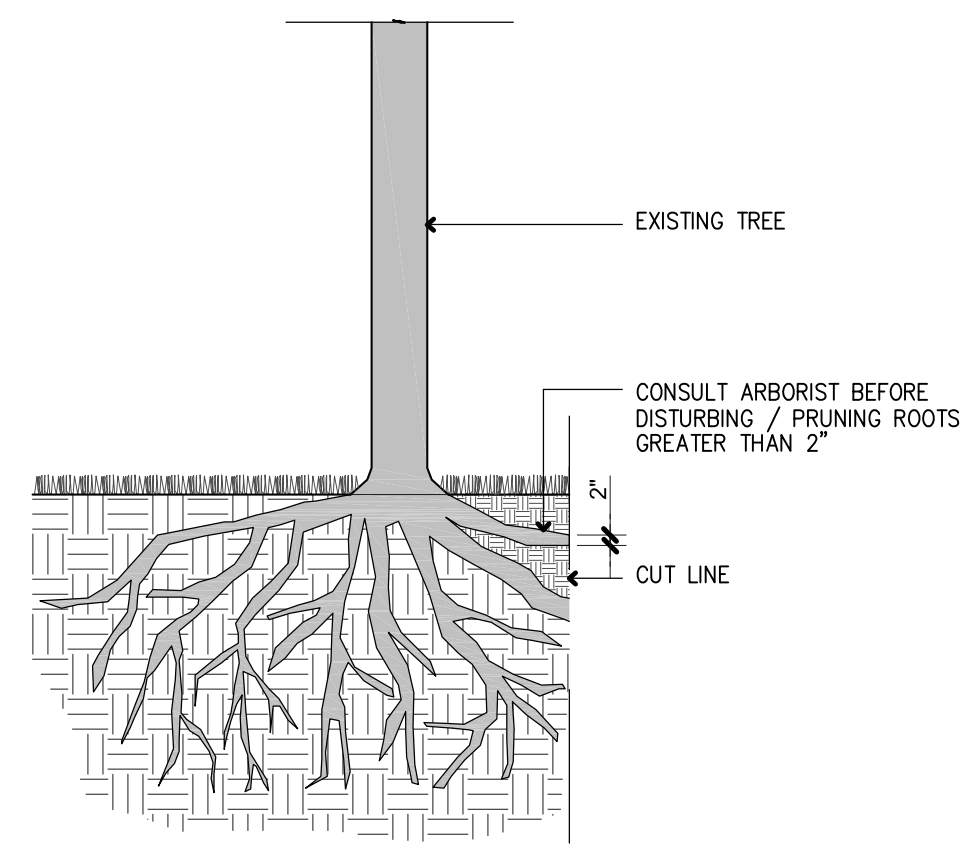
1 STEEL EDGING
SCALE: 1" = 1'-0"



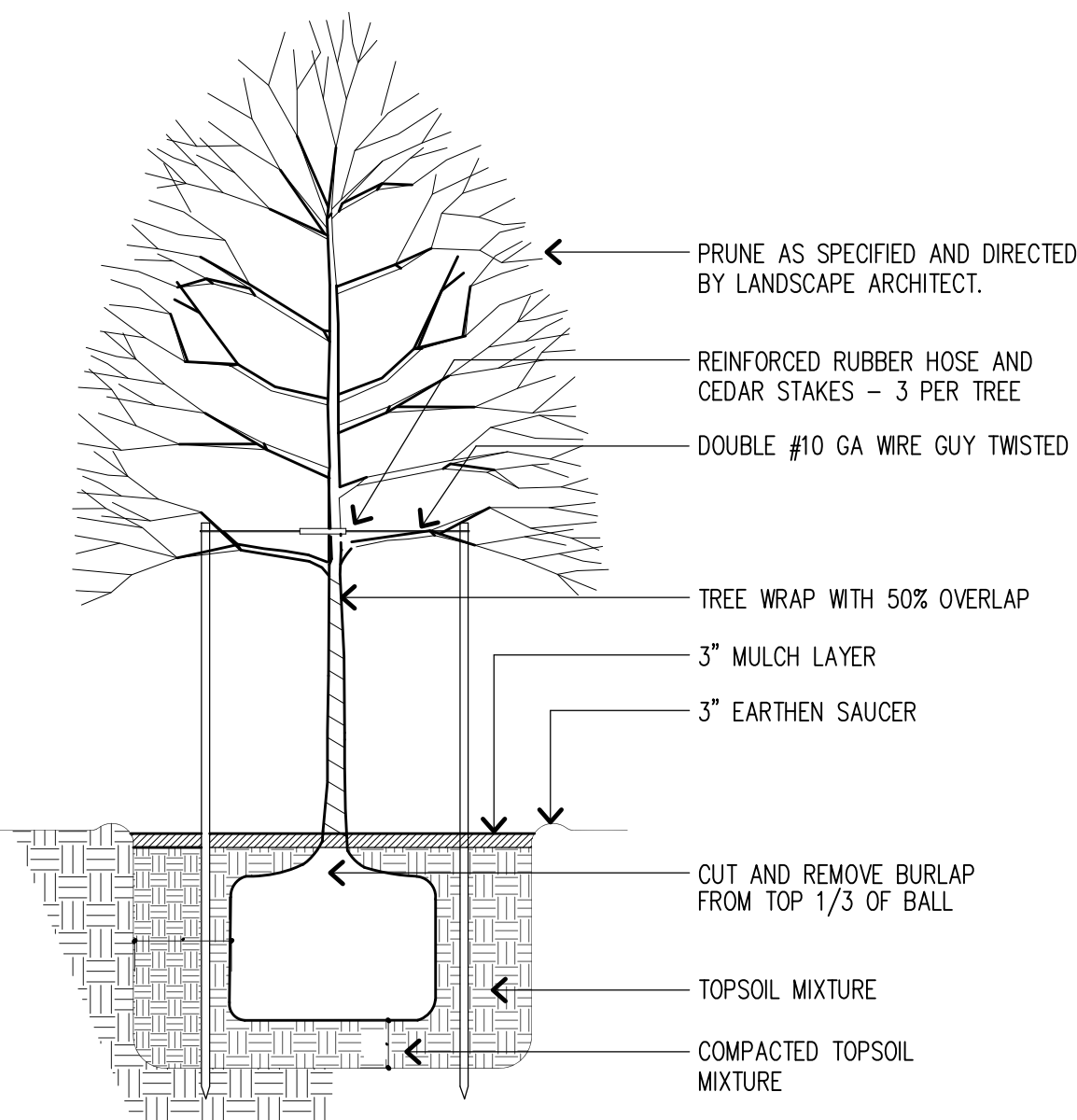
2 GROUND COVER PLANTING
SCALE: 1" = 1'-0"



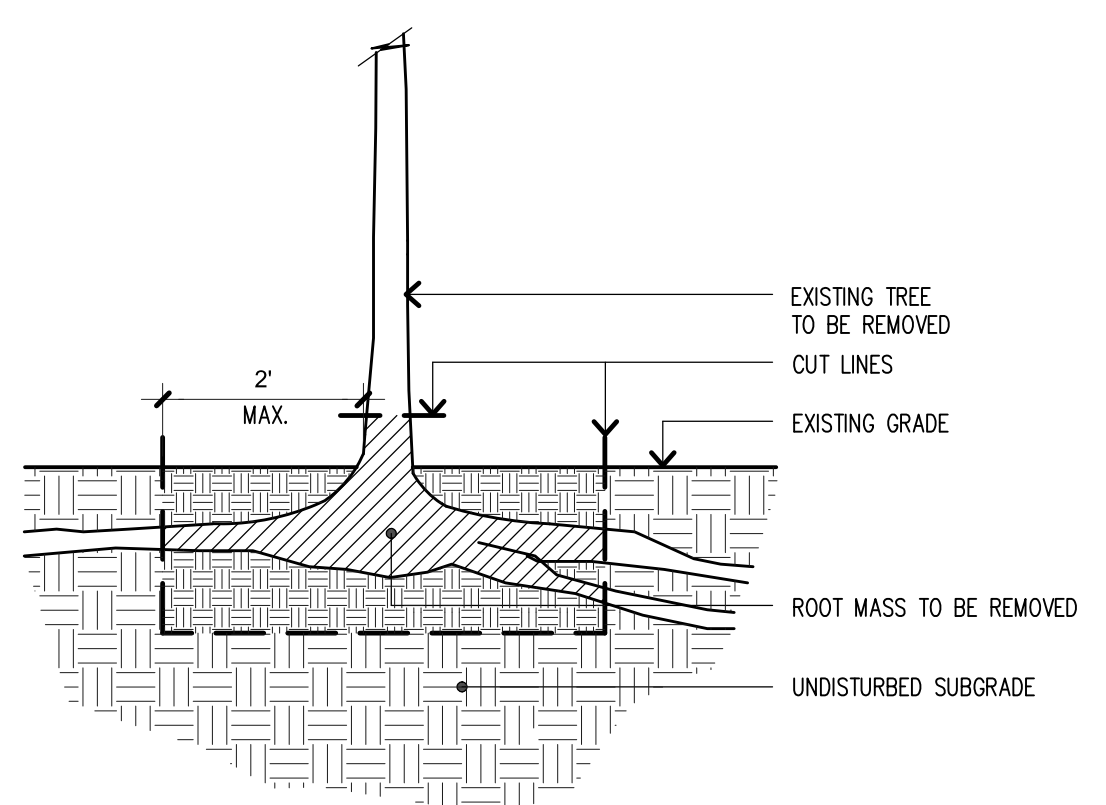
3 SHRUB PLANTING
SCALE: 1" = 1'-0"



5 ROOT PRUNING
SCALE: 1" = 1'-0"



4 TREE PLANTING
SCALE: 3/4" = 1'-0"



6 TREE REMOVAL
SCALE: 1/2" = 1'-0"

NOTES: INSPECT ROOT ZONE FOR PRESENCE OF TREE ROOTS PRIOR TO CUTTING. PERFORM ALL CUTS BY HAND. LIMIT DEPTH AND BREADTH OF CUTTING TO MAJOR TREE ROOT MASS ONLY. AVOID DAMAGE TO ANY OAK TREE ROOTS.

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