



VIEW FROM BACK COVE

VIEW FROM I-295





EXISTING VIEW FROM WASHINGTON LOOKING UP EAST COVE



VIEW FROM WASHINGTON LOOKING UP EAST COVE



EXISTING VIEW LOOKING NORTHWEST FROM SHERIDAN

VIEW LOOKING NORTHWEST FROM SHERIDAN STREET



VIEW FROM UPHILL PROPERTY WITH SCREENING





VIEW OF WOONERF LOOKING NORTHWEST

ELEVATION FROM WOONERF LOOKING NORTH



ELEVATION FROM WOONERF LOOKING SOUTH



SYMBOLS LEGEND

- Proposed Shrub
- Proposed Street Tree
- Native Seed Mix
- Perennial Plantings
- Unit Paving (A)
- Unit Paving (B)
- Bench
- Steps
- Bicycle Parking
- Bollard Light (BEGA 8500LED)
- Pole Light (BEGA 8977LED)
- Stainless Steel Bollard

PRECEDENT IMAGES



WOONERF / COMPLETE STREET



GARDEN BENCH



NATIVE PLANTS



STORMWATER GARDEN

Munjoy Heights
 Walnut Street
 Portland Maine

75% PLANNING BOARD
 SUBMITTAL
 NOT FOR CONSTRUCTION

Revision	Date:
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▲	

revisions:
 date: November 15, 2013
 scale: As Noted
 drawn: SD
 checked: SD

L1.0

LANDSCAPE PLAN



PRIVACY SCREEN
 PLANTING UP HILL SLOPE TYP.

ALL DISTURBED AREAS TO
 BE RE-ESTABLISHES WITH
 APPROVED SEED MIXURE.

PILE AND LAG WALL W/
 4' TALL BLACK CHAINLINK FENCE
 (CONTINUOUS AT TOP EDGE)

NATIVE FERNS
 AT BASE OF WALL
 W / BOSTON IVY PLANTED
 3' O.C. (CONTINUOUS)

CRUSHED STONE

PORTLAND TRAILS
 SIGNAGE 'NODE'

STAIR CONNECTION
 TO JACK PATH

(2) GUEST PARKING
 BICYCLE PARKING

PLANTED SLOPE

GRAVITY BLOCK WALL
 W / IVY PLANTED AT
 BASE 3' O.C. (CONTINUOUS)

(3) GUEST PARKING
 MEZZANINE LANDING W/ BENCH
 STAIRS
 SITE WALL (4'-10' TALL)
 RAMP FROM EAST COVE STREET
 PORTLAND TRAIL 'NODE'

PROPOSED LAND TO BE
 CONVEYED UBUTTERS (SEE C-10)

VEGETATION
 TO REMAIN

STORMWATER GARDENS
 (PERENNIALS)
 LONDON PLANETREE ALLE
 PORTLAND TRAILS 'NODE'
 CURB CUT PER
 CITY OF PORTLAND
 STANDARDS

SERVICEBERRY ROW
 W / SHRUB LAYER
 UNDERSTORY

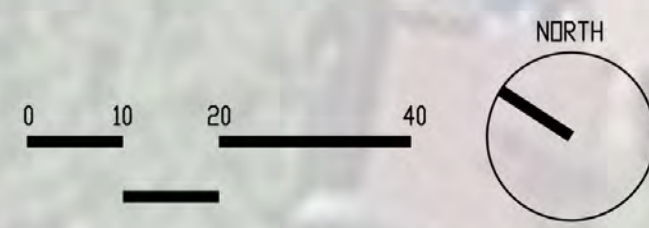
NOTES:
 REFER TO CIVIL DRAWINGS FOR:
 SITE DRAINAGE / GRADING / SNOW
 REMOVAL / FIRE TURNING RADIUS

REFER TO ARCHITECTS DRAWINGS
 FOR: BUILDING LAYOUT DIMENSIONS
 AND MATERIALS

REFER TO SUMMIT GEOTECHNICAL
 ENGINEERS FOR: SITE WALL
 INFORMATION

ALL PLANTING AREAS TO USE
 TEMPRARY IRRIGATION UNTIL
 PLANTS ARE ESTABLISHED (1 YEAR).

ALL DISTURBED AREAS TO BE
 RE-ESTABLISHED WITH APPROVED
 SEED MIXURE.



PROPOSED PLANT LIST

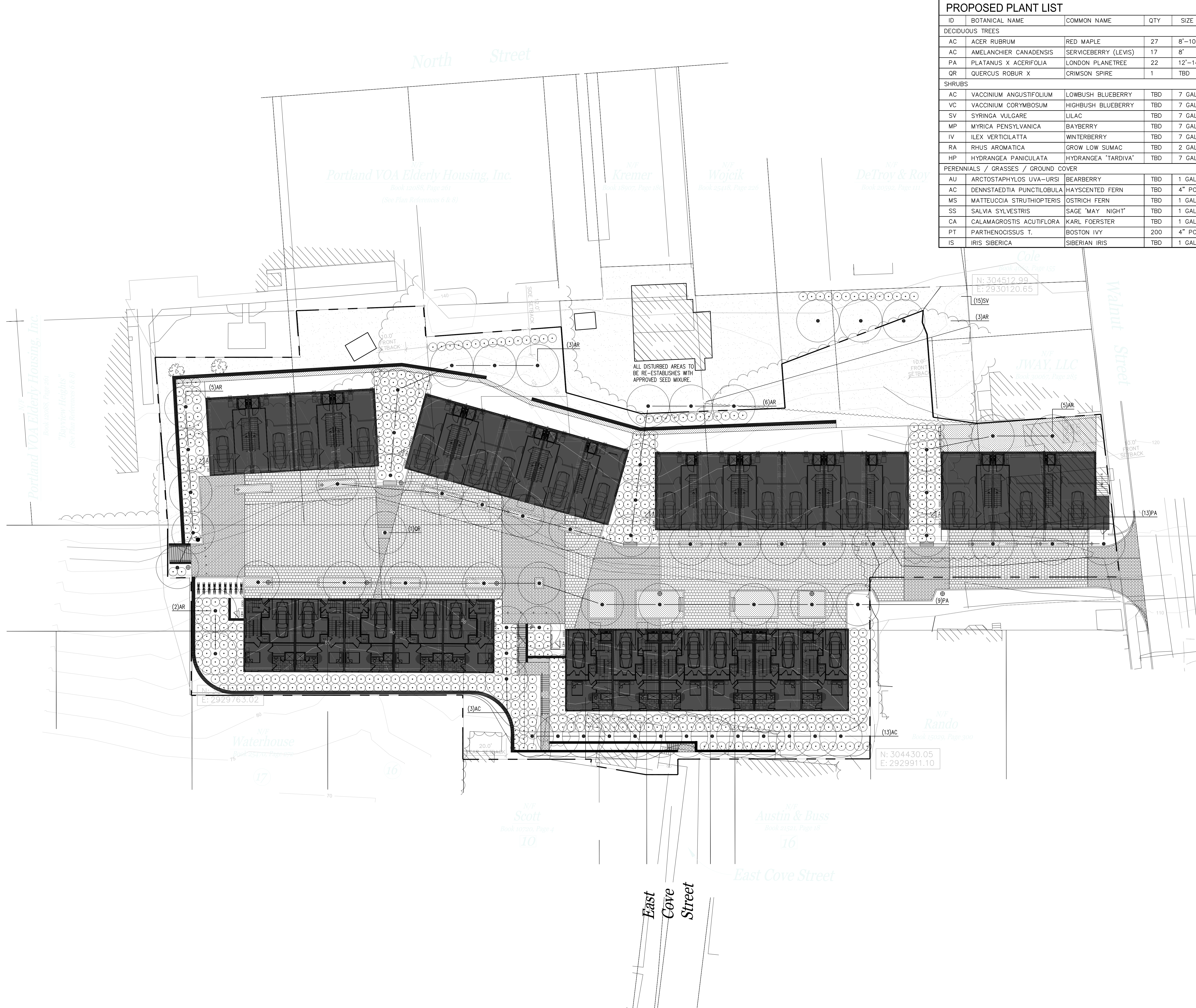
ID	BOTANICAL NAME	COMMON NAME	QTY	SIZE
DECIDUOUS TREES				
AC	ACER RUBRUM	RED MAPLE	27	8"-10'
AC	AMELANCHIER CANADENSIS	SERVICEBERRY (LEVIS)	17	8'
PA	PLATANUS X ACERIFOLIA	LONDON PLANETREE	22	12"-14'
QR	QUERCUS ROBUR X	CRIMSON SPIRE	1	TBD
SHRUBS				
AC	VACCINIUM ANGUSTIFOLIUM	LOWBUSH BLUEBERRY	TBD	7 GAL.
VC	VACCINIUM CORYMBOSUM	HIGHBUSH BLUEBERRY	TBD	7 GAL.
SV	SYRINGA VULGARE	LILAC	TBD	7 GAL.
MP	MYRICA PENNSYLVANICA	BAYBERRY	TBD	7 GAL.
IV	ILEX VERTICILLATA	WINTERBERRY	TBD	7 GAL.
RA	RHUS AROMATICA	GROW LOW SUMAC	TBD	2 GAL.
HP	HYDRANGEA PANICULATA	HYDRANGEA 'TARDIVA'	TBD	7 GAL.
PERENNIALS / GRASSES / GROUND COVER				
AU	ARCTOSTAPHYLOS UVA-URSI	BEARBERRY	TBD	1 GAL.
AC	DENNSTAEDTIA PUNCTILOBULA	HAYSCENTED FERN	TBD	4" POT
MS	MATTEUCCIA STRUTHIOPTERIS	OSTRICH FERN	TBD	1 GAL.
SS	SALVIA SYLVESTRIS	SAGE 'MAY NIGHT'	TBD	1 GAL.
CA	CALAMAGROSTIS ACUTIFLORA	KARL FOERSTER	TBD	1 GAL.
PT	PARTHENOCISSUS T.	BOSTON IVY	200	4" POT
IS	IRIS SIBERICA	SIBERIAN IRIS	TBD	1 GAL.

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PLANTING NOTES

- All plant selection and installation will be in compliance with the City of Portland Technical Manual (Section 4).
- No planting will be installed until all grading and construction has been completed in immediate area.
- Contractor to verify all utilities on property and to protect all utilities during excavation for plants.
- If there is a discrepancy between the number of plants shown on the plan and the number of plants shown in plant list, the number of plants shown on plan will take precedence.
- All container material to be grown in container a minimum of 6 months.
- All material shall comply with the latest edition of the American Standard for Nursery Stock, American Association of Nurseryman.
- Contractor shall repair all damage to property from planting operations at no cost to the owner.
- Contractor shall guarantee new plant material through one calendar year from time of provisional acceptance.
- The Landscape Architect will tag all plants at the nursery and inspect them after delivery to the site. All plant materials shall be inspected by the Landscape Architect on site prior to installation.
- All proposed plants shall be located carefully as shown on the plans and the placements shall be approved by Landscape Architect before the plants are installed.
- All disturbed areas not to be paved or planted shall be loamed and seeded as shown. The seed mix specifications are as follows: LESCO Fine Fescue Links Blend of 35% hard fescue, 35% creeping red fescue, 20% chewings fescue and 10% sheep fescue. Add 5% Little Bluestem and 5% Northeast Wildflower seed mixture by weight to the Links Blend.
- Staking and guying shall be determined by the Landscape Architect on a tree by tree basis. For pricing purposes, provide a per tree unit cost for staking and guying. If staking and guying is required, remove tree wrap, stakes, and guy wires at end of first growing season.
- For tree planting in lawn areas, any disturbed lawn shall be loamed and seeded as necessary.
- Landscape Architect to flag trees to be protected on site.



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 PLANTING PLAN

