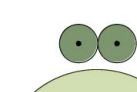



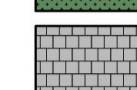
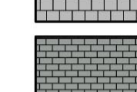


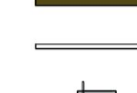
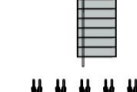
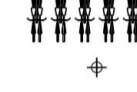


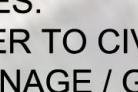


SYMBOLS LEGEND

-  Proposed Shrub (Detail 2, L3.0)
-  Proposed Street Tree (Detail 3, L3.0)
-  Native Seed Mix
-  Perennial Plantings (Detail 1, L3.0)
-  Unit Paving (A. Geneste Chamberlin Stone or approved equivalent. see civil dwg.)
-  Unit Paving (B. Pinehill Brick or approved equivalent. see civil dwg.)
-  3/8" Crushed Stone Surface
-  Bench (Detail 2, L3.0)
-  Brick 'End Course' flush to grade
-  Precast Steps
-  Bicycle Parking (Detail Forthcoming)
-  Bollard Light (BEGA 8500LED)
-  Pole Light (BEGA 8977LED)
-  36" Tall, 6" Diameter Galvanized Steel Bollard (Capped)

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 MIXTURE.

Munjoy Heights

Walnut Street
Portland Maine

100% PLANNING BOARD SUBMITTAL
 NOT FOR CONSTRUCTION

Revision	Date:
1	Comment Response 13/12/06
2	Comment Response 14/01/08

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 MIXTURE. PROPOSED MUNJOY HEIGHTS PLANTINGS ADJACENT TO THE VOA PROPRTY TO BE REVIEWED / APPROVED BY PORTLAND PLANNING STAFF PRIOR TO IMPLEMENTATION

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 (WITH BICYCLE RAMP) TO JACK PATH

OVERFLOW PARKING

BICYCLE PARKING

PLANTED SLOPE

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

(3) OVERFLOW PARKING
 MEZZANINE LANDING W/ BENCH
 STAIRS

PROPOSED MUNJOY HEIGHTS PLANTINGS ADJACENT TO THE WATERHOUSE PROPERTY TO BE REVIEWED / APPROVED BY PORTLAND PLANNING STAFF PRIOR TO IMPLEMENTATION

SITE WALL

ENTRANCE FROM EAST COVE STREET PORTLAND TRAIL 'NODE'

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

VEGETATION TO REMAIN

STORMWATER GARDENS (PERENNIALS)

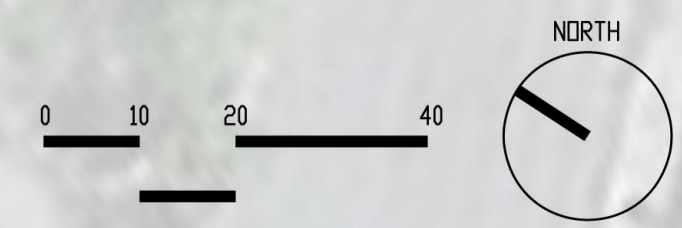
LONDON PLANETREE ALLE

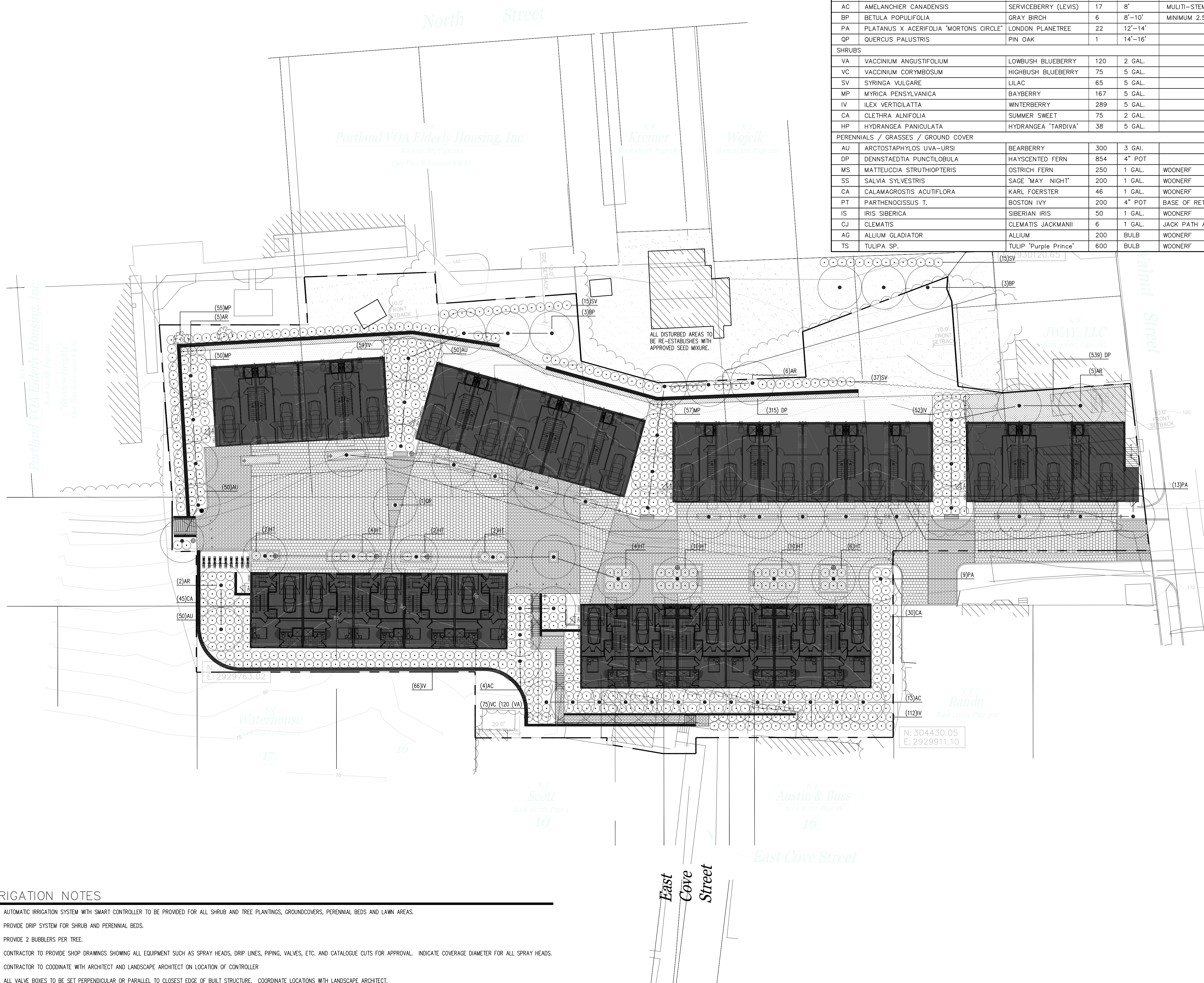
PORTLAND TRAILS 'NODE'

CURB CUT WITH CONTINUOUS SIDEWALK PER CITY OF PORTLAND STANDARDS (REFER TO CIVIL DRAWINGS)

SERVICEBERRY ROW W / SHRUB LAYER UNDERSTORY

PROPOSED MUNJOY HEIGHTS PLANTINGS ADJACENT TO THE AUSTIN & BUSS PROPERTY TO BE REVIEWED / APPROVED BY PORTLAND PLANNING STAFF PRIOR TO IMPLEMENTATION





PROPOSED PLANT LIST					
ID	BOTANICAL NAME	COMMON NAME	QTY	SIZE	NOTES
DECIDUOUS TREES					
AC	ACER RUBRUM	RED MAPLE	21	8'-10'	MINIMUM 2.5" CAL.
AC	AMELANCHIER CANADENSIS	SERVICEBERRY (LEVIS)	17	8"	MULTI-STEM
BP	BETULA POPULIFOLIA	GRAY BIRCH	6	8'-10'	MINIMUM 2.5" CAL.
PA	PLATANUS X ACERIFOLIA 'MORTONS CIRCLE'	LONDON PLANETREE	22	12'-14'	
QP	QUERCUS PALUSTRIS	PIN OAK	1	14'-16'	
SHRUBS					
VA	VACCINIUM ANGUSTIFOLIUM	LOWBUSH BLUEBERRY	120	2 GAL.	
VC	VACCINIUM CORYMBOSUM	HIGHBUSH BLUEBERRY	75	5 GAL.	
SV	SYRINGA VULGARE	LILAC	65	5 GAL.	
MP	MYRICA PENNSYLVANICA	BAYBERRY	167	5 GAL.	
IV	ILEX VERTICILLATA	WINTERBERRY	289	5 GAL.	
CA	CLETHRA ALNIFOLIA	SUMMER SWEET	75	2 GAL.	
HP	HYDRANGEA PANICULATA	HYDRANGEA 'TARDIVA'	38	5 GAL.	
PERENNIALS / GRASSES / GROUND COVER					
AU	ARCTOSTAPHYLOS UVA-URSI	BEARBERRY	300	3 GAL.	
DP	DENNSTAEDIA PUNCTILOBULA	HAYSCENTED FERN	854	4" POT	
MS	MATTEUCCIA STRUTHIOPTERIS	OSTRICH FERN	250	1 GAL.	WOONERF
SS	SALVIA SYLVESTRIS	SAGE 'MAY NIGHT'	200	1 GAL.	WOONERF
CA	CALAMAGROSTIS ACUTIFLORA	KARL FOERSTER	46	1 GAL.	WOONERF
PT	PARTHENOISSUS T.	BOSTON IVY	200	4" POT	BASE OF RETAINING WALL
IS	IRIS SIBERICA	SIBERIAN IRIS	50	1 GAL.	WOONERF
CJ	CLEMATIS	CLEMATIS JACKMANII	6	1 GAL.	JACK PATH ARBOR
AG	ALLIUM GLADIATOR	ALLIUM	200	BULB	WOONERF
TS	TULIPA SP.	TULIP 'Purple Prince'	600	BULB	WOONERF

SYMBOLS LEGEND

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- Bollard Light (BEGA 8500LED)
- Pole Light (BEGA 8977LED)
- 36" Tall, 6" Diameter Galvanized Steel Bollard (Capped)

- ### 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.
 - If plant species are not available in the specified quantities. Check with the Landscape Architect for alternate varieties.

- ### IRRIGATION NOTES
- AUTOMATIC IRRIGATION SYSTEM WITH SMART CONTROLLER TO BE PROVIDED FOR ALL SHRUB AND TREE PLANTINGS, GROUNDCOVERS, PERENNIAL BEDS AND LAWN AREAS.
 - PROVIDE DRIP SYSTEM FOR SHRUB AND PERENNIAL BEDS.
 - PROVIDE 2 BUBBLERS PER TREE.
 - CONTRACTOR TO PROVIDE SHOP DRAWINGS SHOWING ALL EQUIPMENT SUCH AS SPRAY HEADS, DRIP LINES, PIPING, VALVES, ETC. AND CATALOGUE CUTS FOR APPROVAL. INDICATE COVERAGE DIAMETER FOR ALL SPRAY HEADS.
 - CONTRACTOR TO COORDINATE WITH ARCHITECT AND LANDSCAPE ARCHITECT ON LOCATION OF CONTROLLER
 - ALL VALVE BOXES TO BE SET PERPENDICULAR OR PARALLEL TO CLOSEST EDGE OF BUILT STRUCTURE. COORDINATE LOCATIONS WITH LANDSCAPE ARCHITECT.

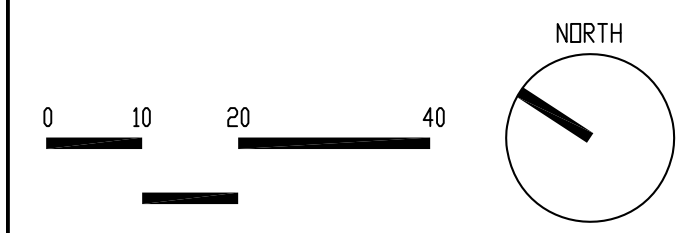
SOREN DENIORD DESIGN STUDIO
 43 Wellwood Road
 Portland, ME
 04103
 T: 207-409-2450
 E: soren@sorendenjord.com

Munjoy Heights
 Walnut Street
 Portland Maine

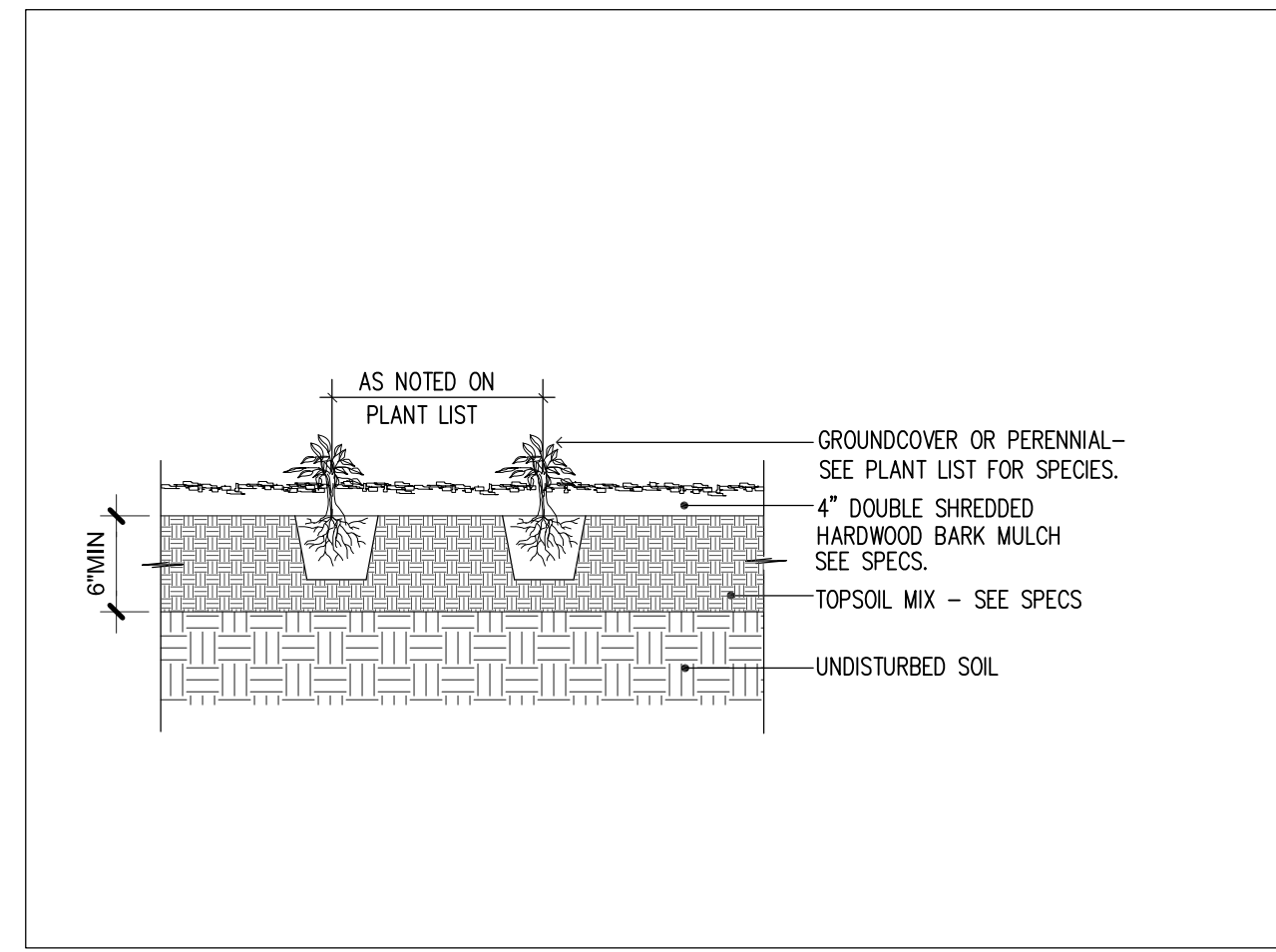
100% PLANNING BOARD SUBMITTAL NOT FOR CONSTRUCTION

Revision	Date:
1	Comment Response 13/12/06
2	Comment Response 14/01/02
3	Comment Response 14/02/08

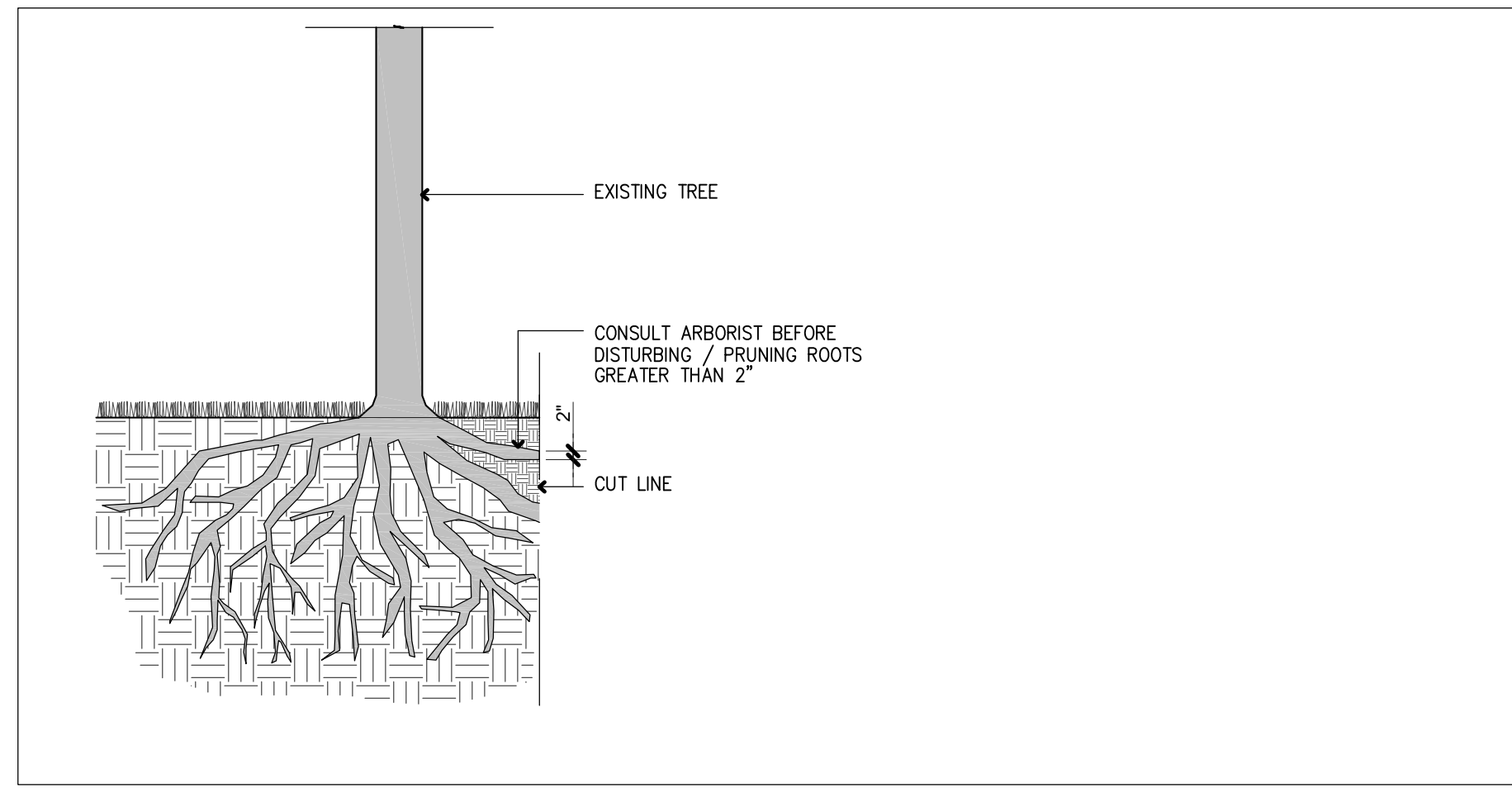
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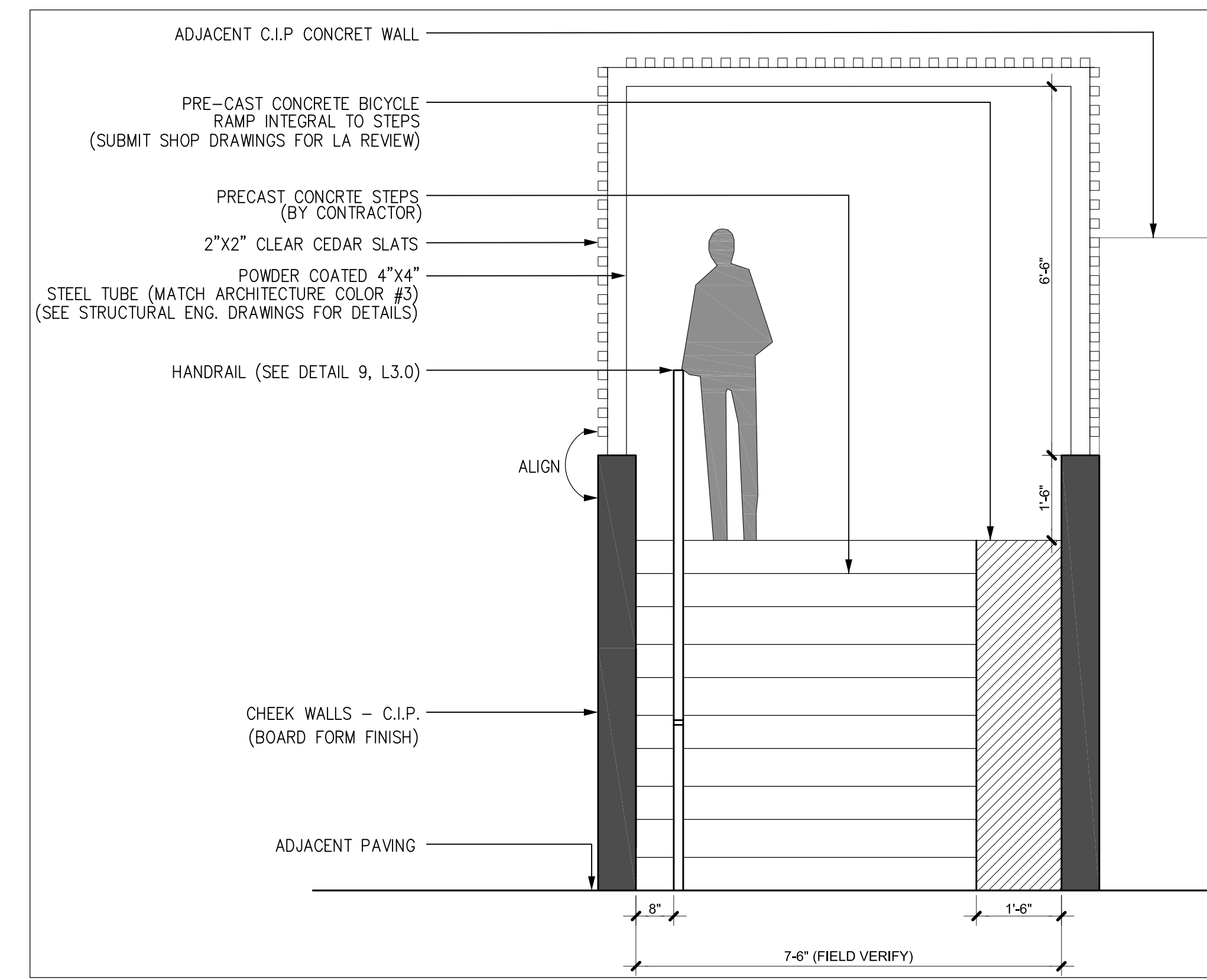
L2.0
 PLANTING PLAN



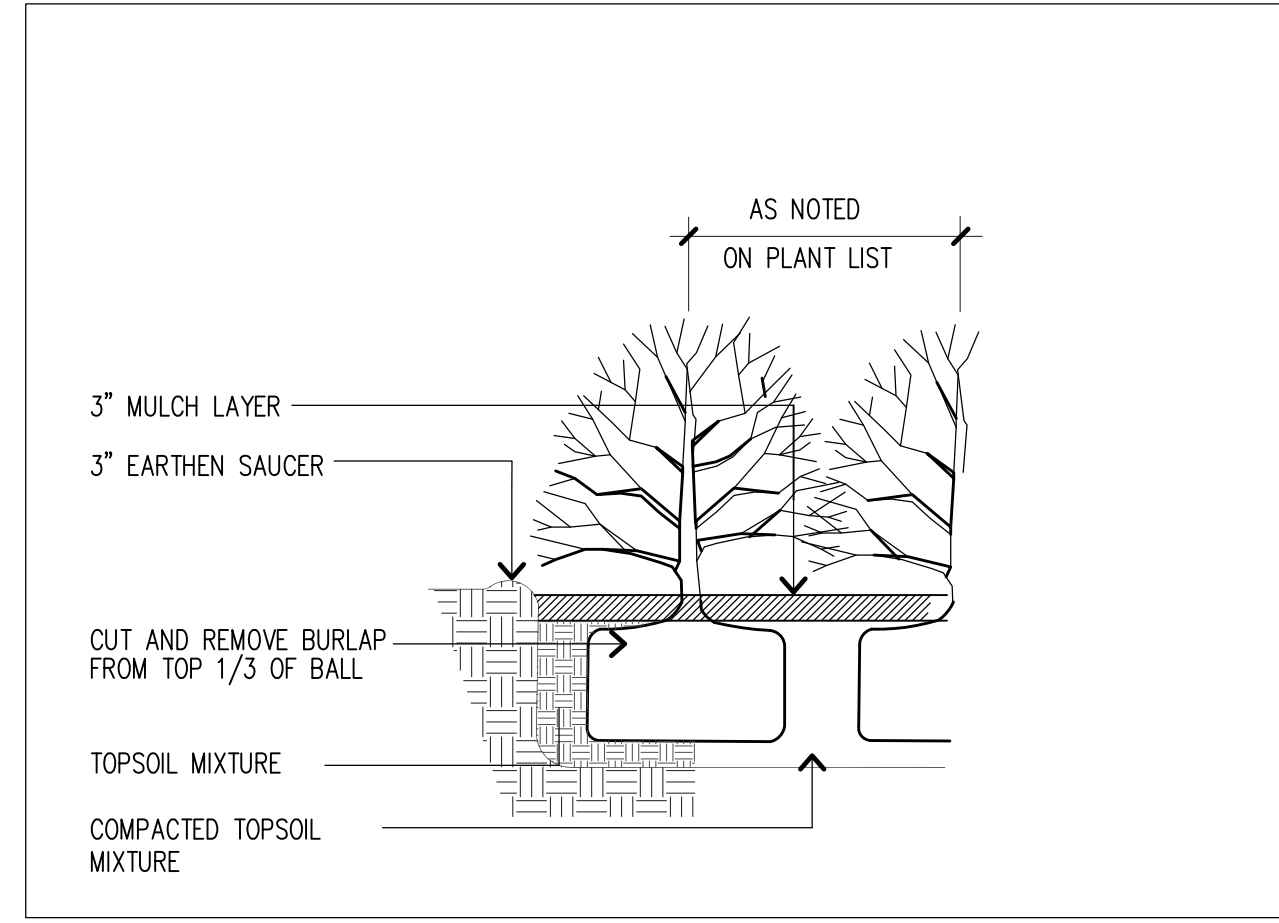
1 GROUND COVER PLANTING
 L3.0 SCALE: 1" = 1'-0"



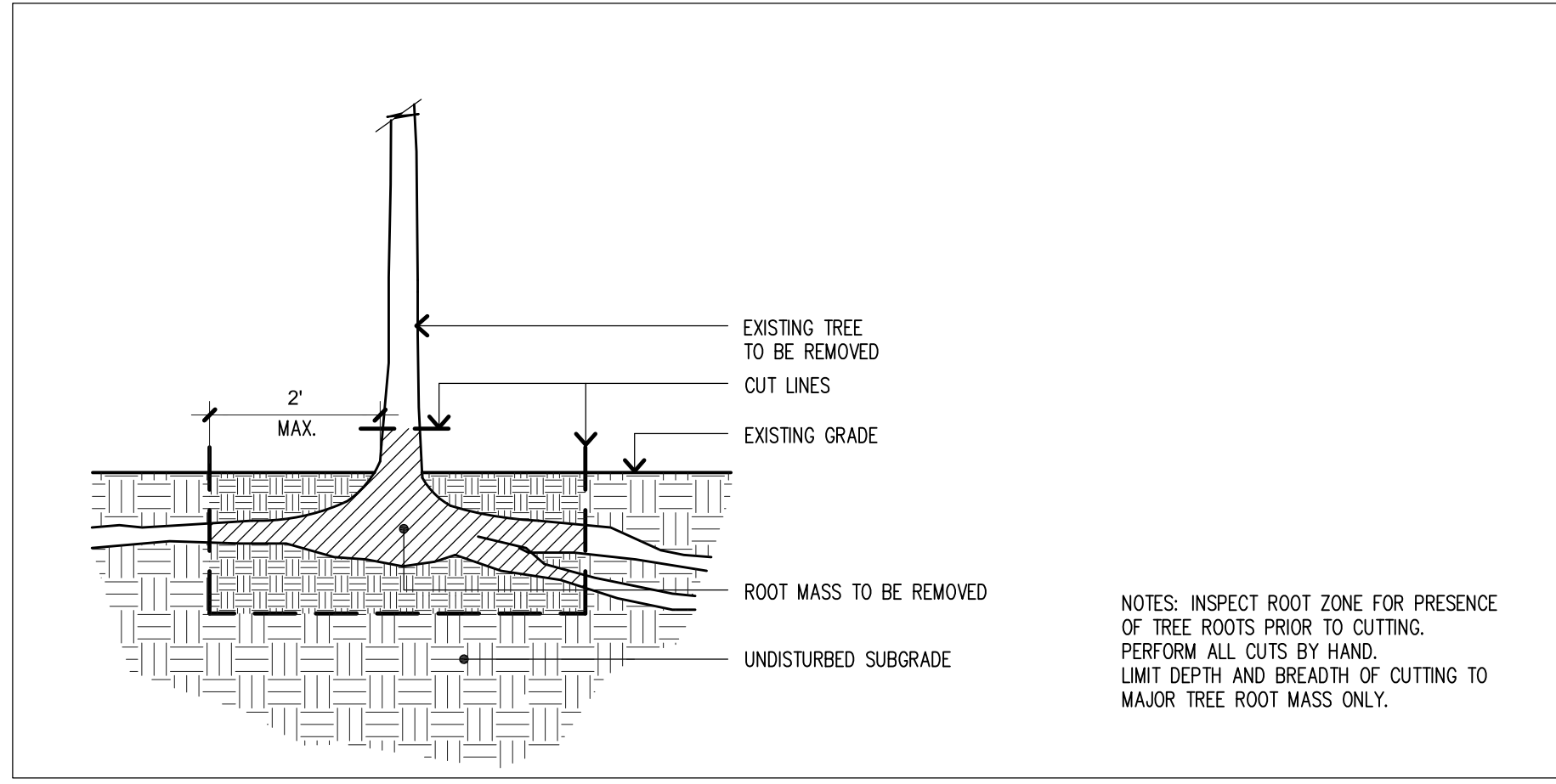
4 ROOT PRUNING
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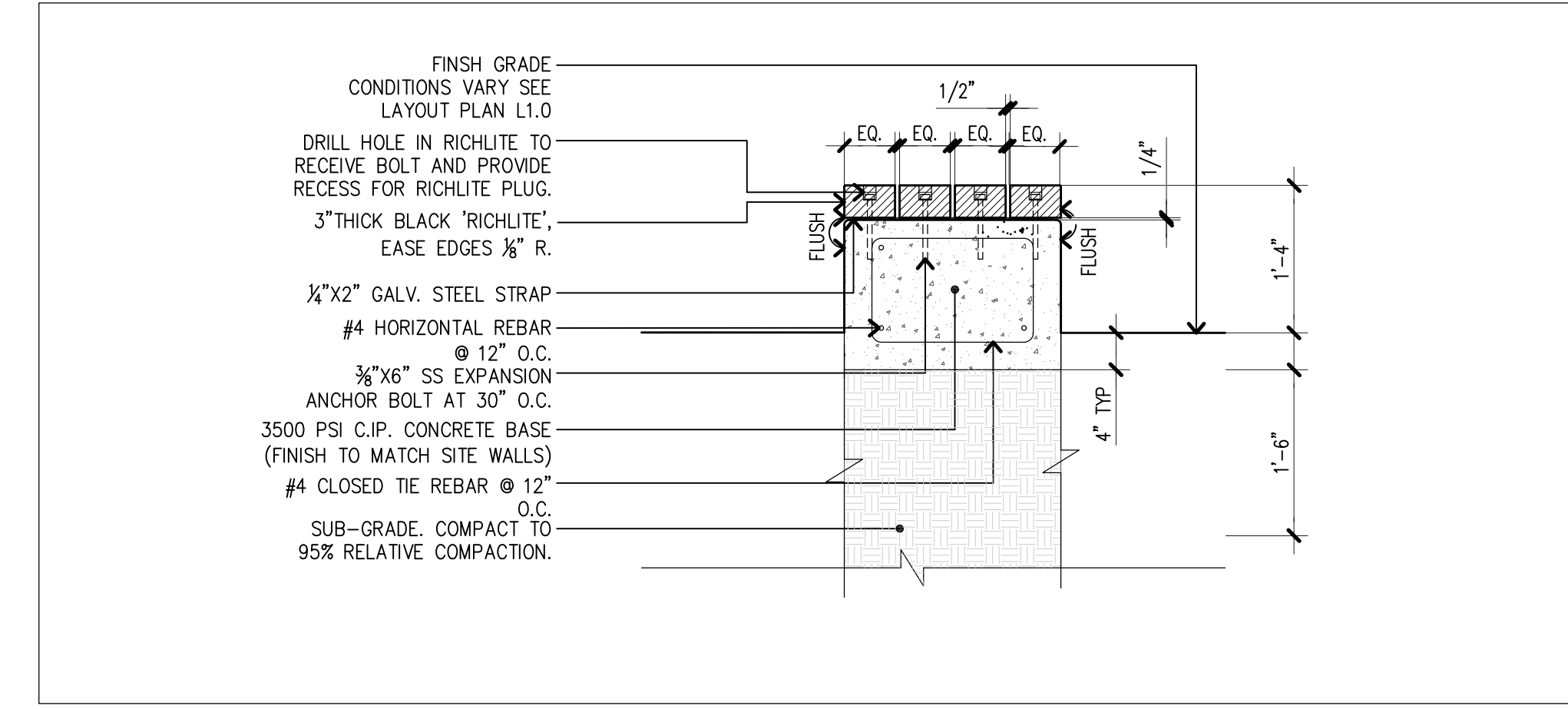
7 EXPANSION JOINT
 L3.0 SCALE: 1/2" = 1'-0"



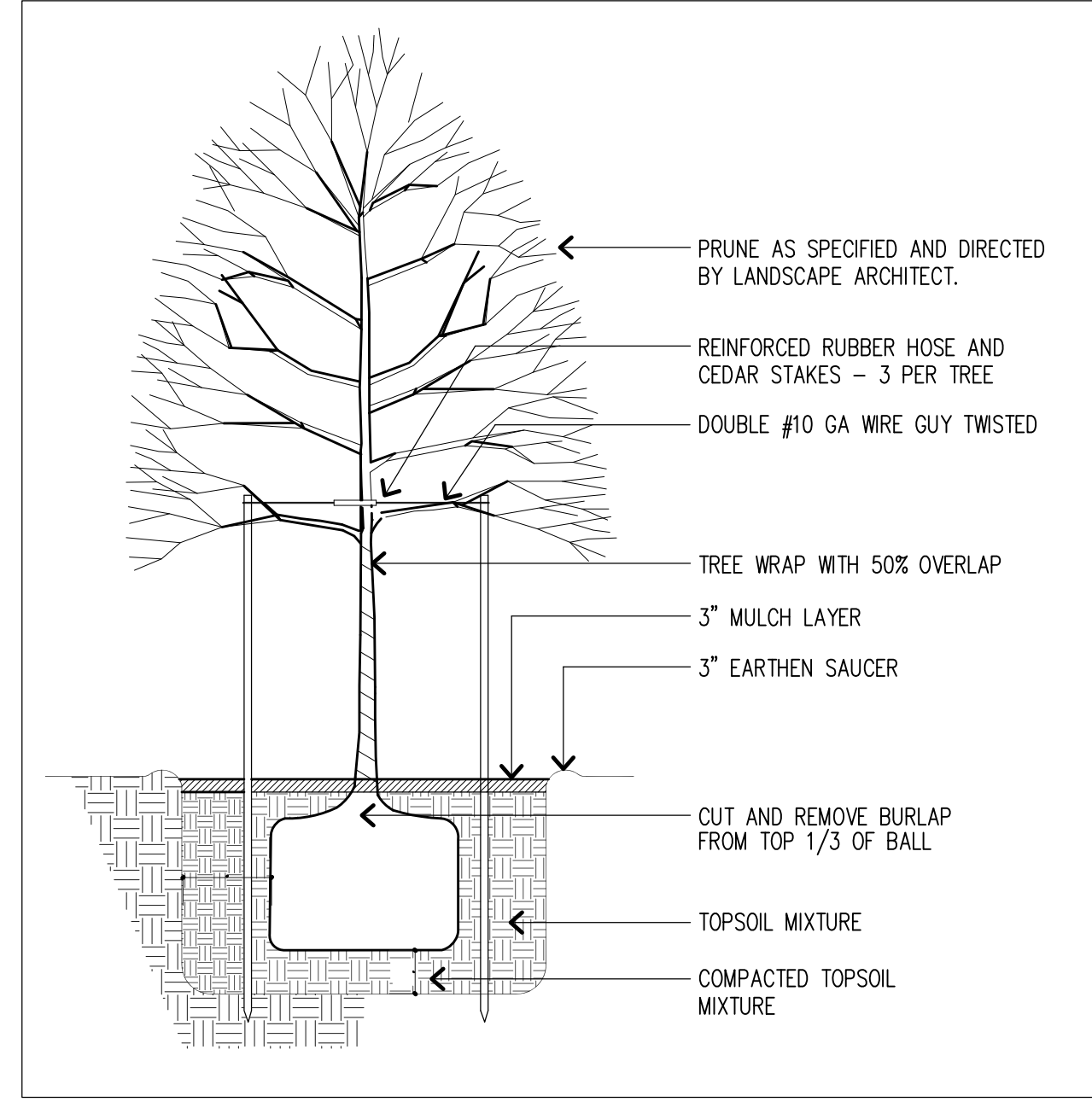
2 SHRUB PLANTING
 L3.0 SCALE: 1" = 1'-0"



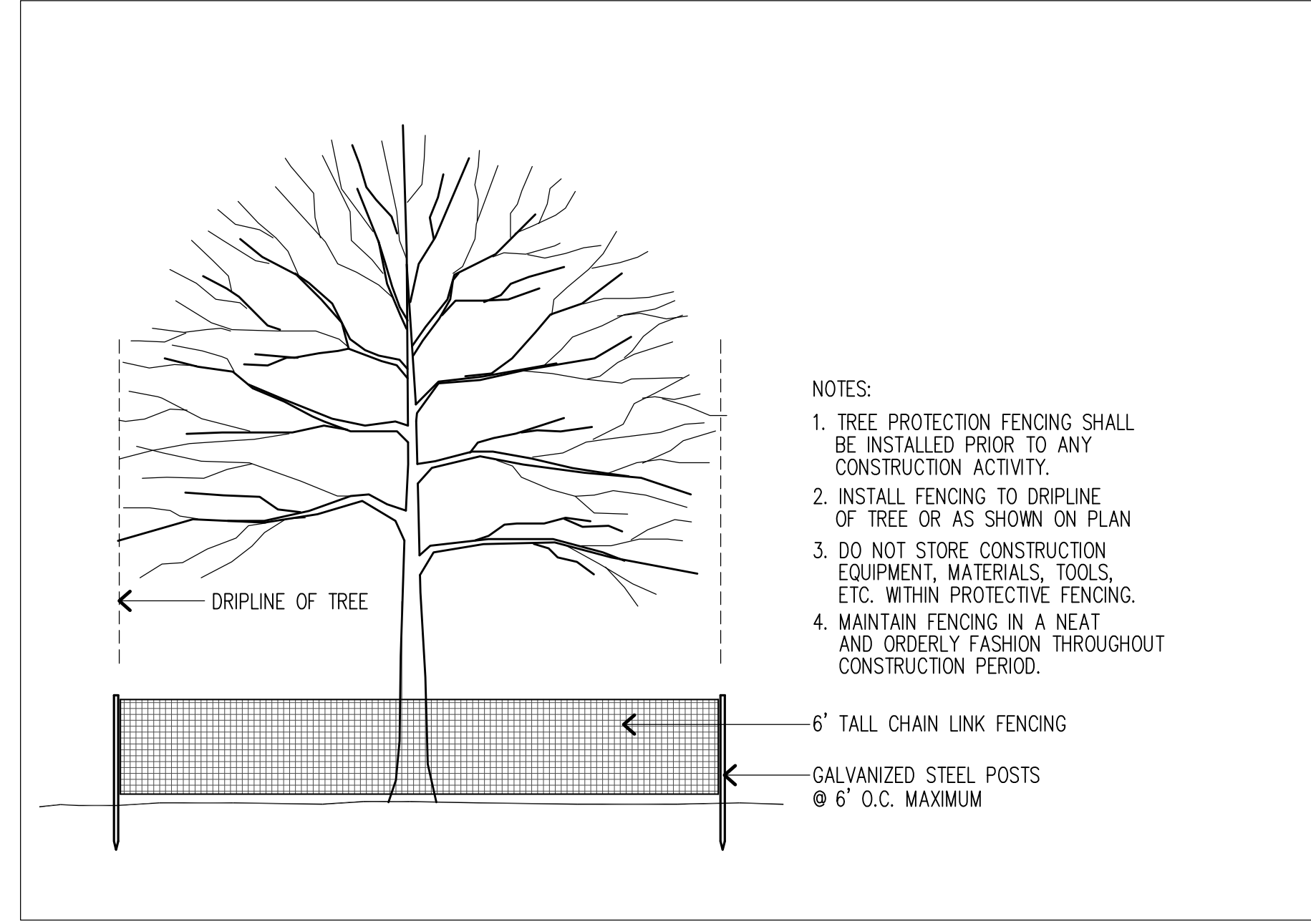
5 TREE REMOVAL (AT PROPERTY LINE)
 L3.0 SCALE: 1/2" = 1'-0"



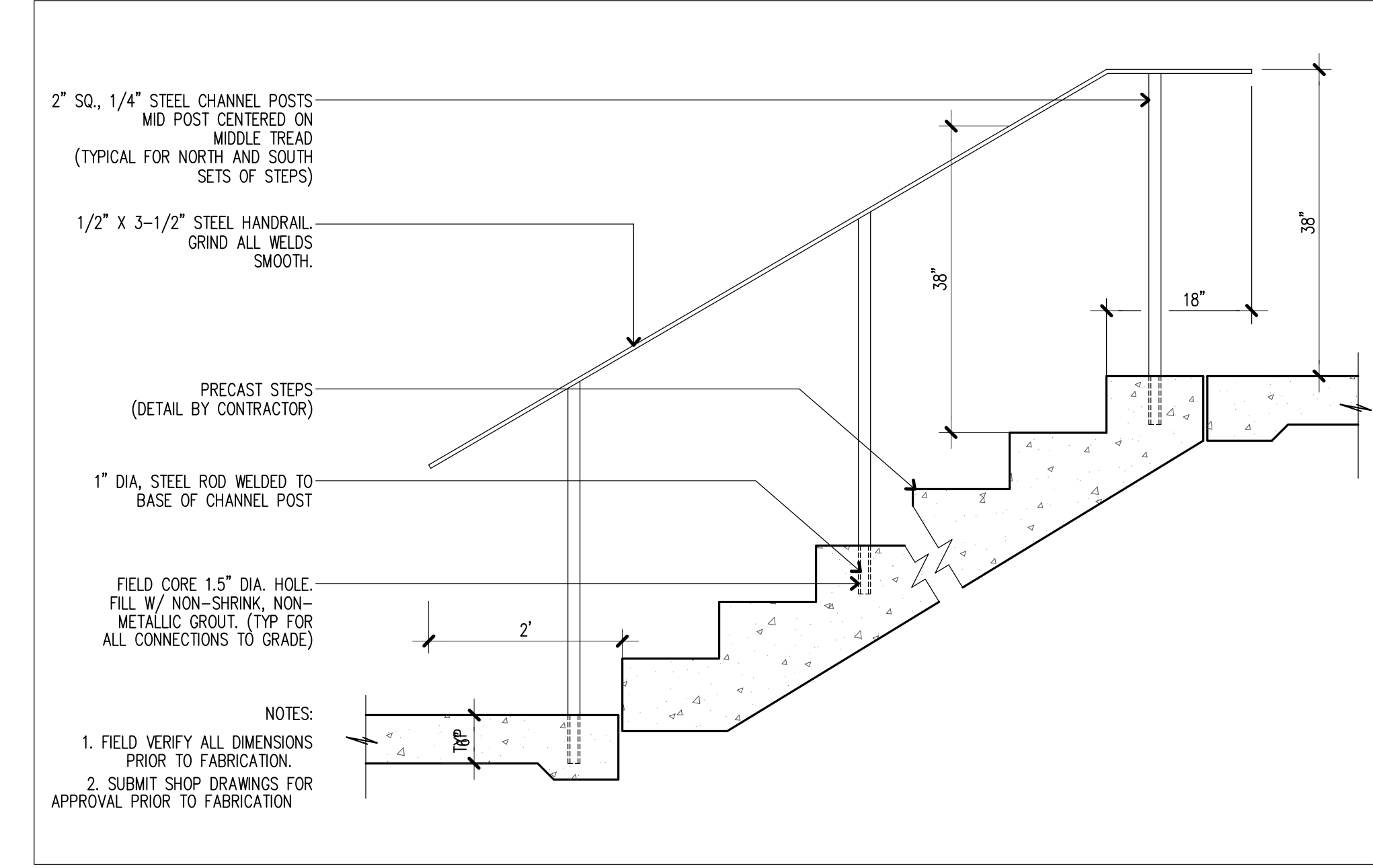
8 EXPANSION JOINT
 L3.0 SCALE: NOT TO SCALE



3 TREE PLANTING
 L3.0 SCALE: 3/4" = 1'-0"



6 TREE PROTECTION
 L3.0 SCALE: NOT TO SCALE



9 EXPANSION JOINT
 L3.0 SCALE: 3/4" = 1'-0"

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Revision	Date:
1	Comment Response 14/02/08

revisions:
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L3.0