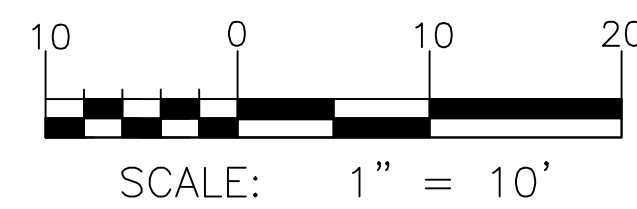


GENERAL NOTES:

1. CONTRACTOR TO MAINTAIN A ONE YEAR WARRANTY ON ALL PLANTINGS FOLLOWING INSTALLATION.
2. ALL PROPOSED GREEN SPACES AND ASSOCIATED PLANT SPECIES ARE TO COMPLY WITH THE CITY OF PORTLAND TECHNICAL STANDARDS. ANY SUBSTITUTIONS SHALL BE REVIEWED FOR APPROVAL BY THE CITY ARBORIST.
3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. CONTRACTOR TO VERIFY ALL UTILITIES ON PROPERTY AND TO PROTECT ALL UTILITIES DURING EXCAVATION FOR PLANTS.
5. ALL CONTAINER MATERIAL TO BE GROWN IN CONTAINER MINIMUM OF 6 MONTHS.
6. ALL MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERYMAN.
7. CONTRACTOR SHALL REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.
8. THE PROPERTY OWNER IS RESPONSIBLE FOR THE CONTINUED CARE AND MAINTENANCE OF THE LANDSCAPED AREA. NEW PLANTINGS THAT SHOW SIGNS OF CONSTRUCTION DAMAGE WITHIN A ONE YEAR PERIOD FOLLOWING CONSTRUCTION SHALL BE REJECTED AND REPLACED PRIOR TO ANY DEFECT GUARANTEE AT NO COST TO THE OWNER.
9. THE ENGINEER MAY TAG ALL PLANTS AT THE NURSERY AND INSPECT THEM AFTER DELIVERY TO THE SITE; ALL PLANT MATERIALS SHALL BE INSPECTED BY THE ENGINEER ON SITE PRIOR TO INSTALLATION.
10. SEE PERMANENT SEEDING TABLE ON SHEET C-45 FOR LOAM AND SEED AREAS.

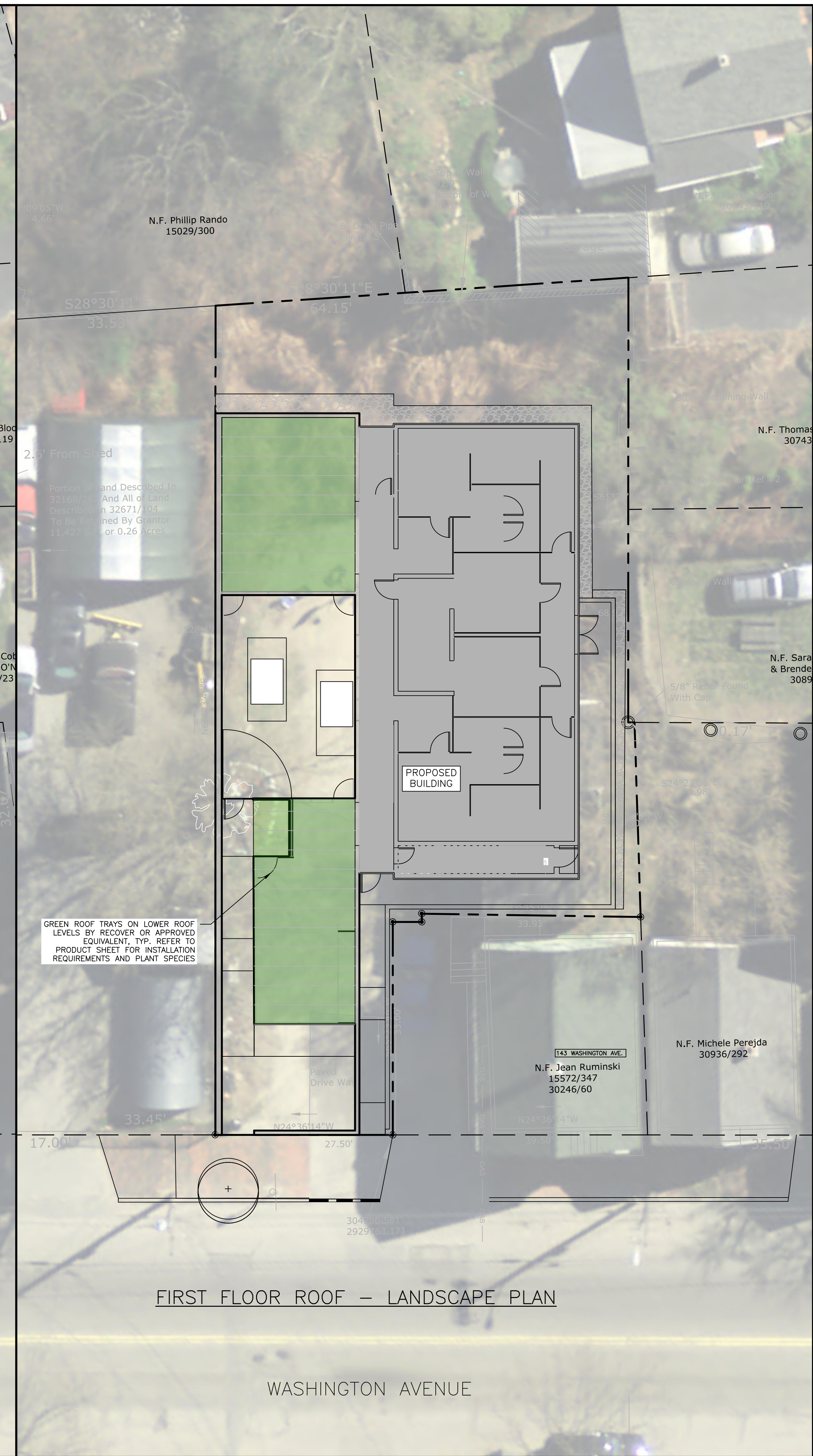
PLANT SCHEDULE				
ID	BOTANICAL NAME	COMMON NAME	QTY	SIZE
TREES				
AP	ACER PALMATUM 'RUSLYN IN THE PINK'	RUSLYN IN THE PINK JAPANESE MAPLE	2	5 GAL.
MS	MAGNOLIA STELLATA 'LYLE'S LEGACY'	STAR MAGNOLIA	1	5 GAL.
PA	PRUNUS 'ACCOLADE'	CHERRY TREE		
SHRUBS				
HA	HYDRANGEA ARBORESCENS 'ANNABELLE'	ANNABELLE HYDRANGEA	2	3 GAL.
PERENNIALS				
RH	RUDBECKIA HIRTA	BLACK EYED SUSAN	4	1 GAL.
SS	SALVIA NEMOROSA 'MAY NIGHT'	SAGE MAY NIGHT	4	1 GAL.
PD	PHLOX DIVARICATA 'BLUE MOON'	CREeping PHLOX	6	1 GAL.
CB	CALAMAGROSTIS BRACHYTRICHA	KOREAN FEATHER REED GRASS	4	1 GAL.

PERMIT LEVEL
NOT ISSUED FOR
CONSTRUCTION



GROUND LEVEL – LANDSCAPE PLAN

WASHINGTON AVENUE



FIRST FLOOR ROOF – LANDSCAPE PLAN

WASHINGTON AVENUE

ISSUED FOR	BY
LEVEL II SITE PLAN	WHS
	10/23/18

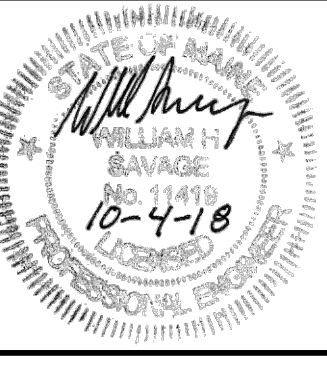
DRAWING NAME: **LANDSCAPE PLAN**
PROJECT NAME: **WASHINGTON BATHS**
CLIENT: **AKASHA 155 LLC**
158 BANKFOOT ST. PORTLAND, MAINE 04102
PO BOX 11546, PORTLAND, ME 04104

A C O R N
ENGINEERING, INC.

WE ASSUME NO LIABILITY FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY ARISING FROM ANY DESIGN OR CONSTRUCTION OF ANY PROJECT UNDERTAKEN BY OUR FIRM OR ANY OF OUR EMPLOYEES OR AGENTS. OUR LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY OUR FIRM.

158 BANKFOOT ST. PORTLAND, MAINE 04102
(207) 775-2655

FILE:	1108_CIVIL
JN:	1108
SCALE:	1"=10'
DESIGNED BY:	SJL
DRAWN BY:	SJL
CHECKED BY:	WHS



DRAWING NO.
L-1