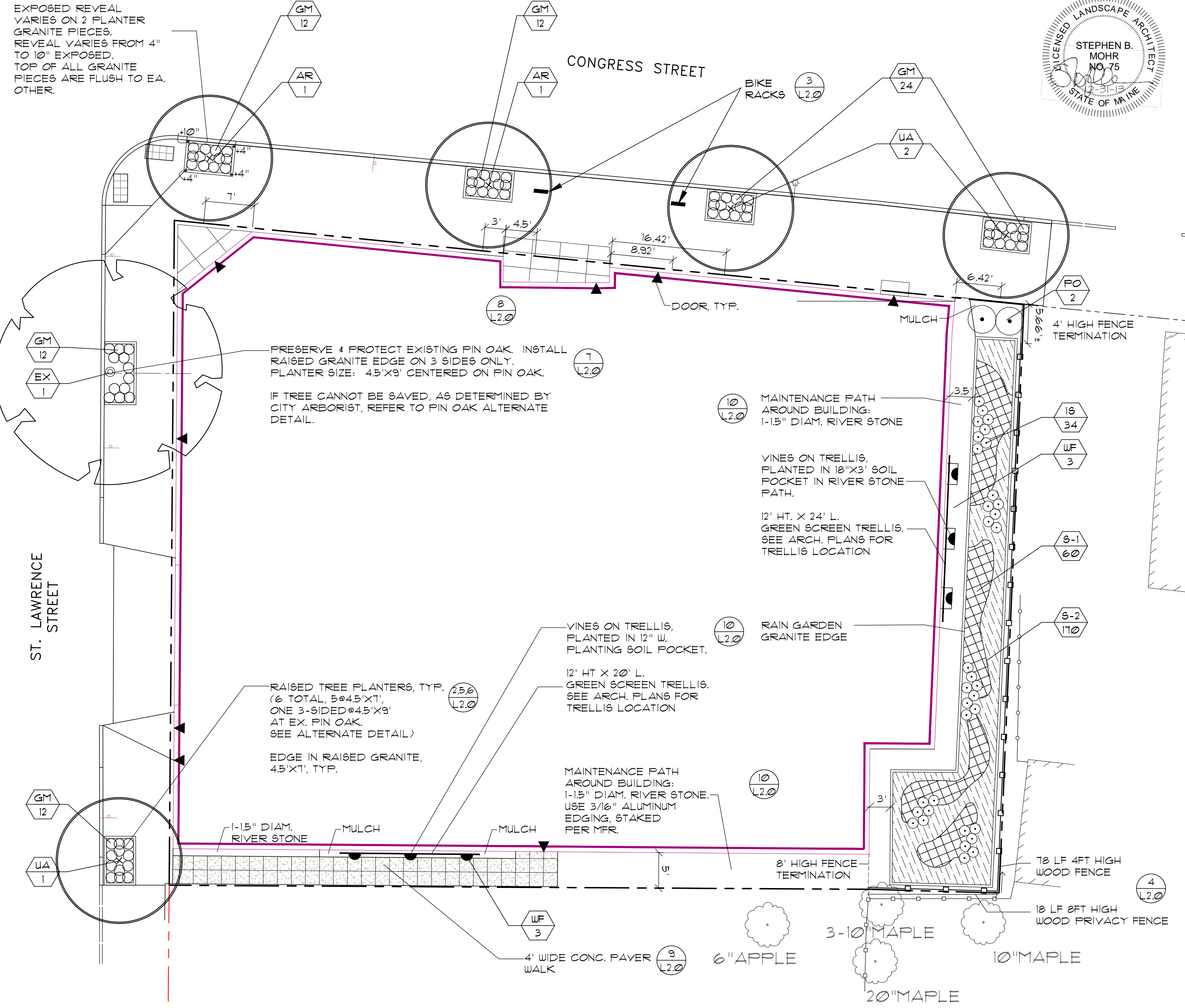
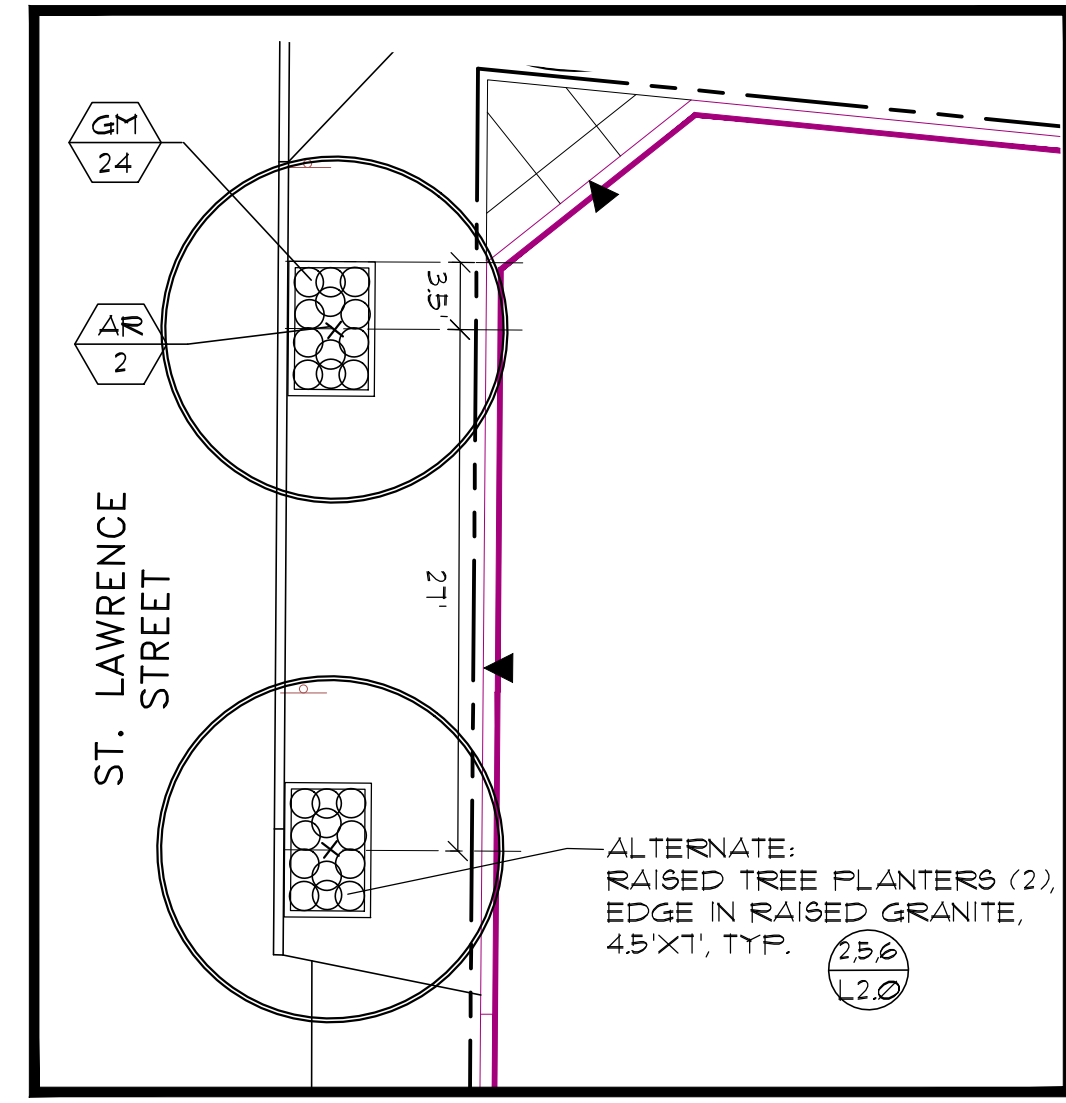


**LANDSCAPE NOTES**

- All plants shall meet the specifications of the American Standard for Nursery Stock (latest Edition) as set forth by the American Nursery and Landscape Association. All plants shall have a normal habit of growth for the species and shall be sound, healthy and free of disease and insects.
- If quantities of plants listed in the plant list do not correlate with those indicated on the plan, the quantities on the plan shall govern.
- Any substitution of specified plants shall be pre-approved by the Landscape Architect, Owner, and municipal authority (if applicable). Any change to plant species, due to lack of availability during construction, shall be approved by the Landscape Architect.
- The Landscape Contractor is advised of the existence of underground utilities and of wetland setbacks, the location of which shall be verified by the Contractor prior to commencing work and any excavation operations.
- Planting of trees and shrubs shall not occur until all grading and paving is completed in the area. Optimally planting is recommended to occur between April 15-June 30 and/or August 15-November 1.
- Remove existing grass and weeds from all areas to be planted prior to plant installation. Loam, seed and straw mulch (or other surface treatment as indicated) all areas disturbed by construction.
- All balled and burlapped plants shall have rootball-wrapping materials (burlap, wire, string, rope, etc.) removed from the top third of the rootball at the time of planting. Remove soil placed above roots to expose the trunk flare as necessary to determine setting level and pit depth. Circling roots or roots that would later girdle the plant shall be straightened or cut or the root ball shall be cut utilizing the "butterfly method".
- The planting soil in the raised planters shall be composed of EQUAL parts of compost or topsoil and sandy fill. The planting soils in the rain garden shall be as specified on the grading plan. Planting pits shall be excavated to twice the diameter and to the same depth as the plant root ball. Backfill 1/2 the pit depth at a time and compact. Refer to fertilizer rates and install fertilizer after first backfill lift.
- Fertilize all plantings with certified organic fertilizer, at the rates recommended by soil tests or by the fertilizer manufacturer.
- Only trees that are planted on slopes and/or pose a safety hazard if blown shall be staked or guyed. All trees that require staking shall have a minimum of 3 stakes each. Tree staking material shall be removed by the Landscape Contractor after one growing season.
- All shrub plantings are in mulched beds. All plant beds shall be free of weeds or grass prior to installation of mulch. If vegetation exists, treat with herbicides. Mulch shall be finely shredded bark, 3" depth. All plants not in beds, planters, or islands shall have mulched water rings.
- The Contractor shall be responsible for plant maintenance. Maintenance (watering, fertilizing, weeding, watering, pruning, mulching, and pest management) shall commence at the time of installation and continue until substantial completion and acceptance by the Owner.
- After Substantial Completion Acceptance by the Owner, plant maintenance shall be the responsibility of the Owner. Allow shrubs and ground covers to grow together to form a natural-looking plant mass. Do not shear shrubs, perform only selective pruning for form, to promote interior branching, and to remove damaged or diseased wood. Annually replant as necessary to repair damage from snow removal operations.
- Plant materials shall be guaranteed for one (1) year after planting. Any dead, unsightly, or unhealthy plants shall be replaced in kind at no cost to the Owner.
- The Contractor shall replace or repair to original condition any and all environmental protection buffers, utilities, paving, curbing, lawns, plantings, etc. damaged as a result of their operations at no additional cost to the Owner.

**1 PIN OAK REPLACEMENT ALTERNATE**  
SCALE: 1" = 10'-0"  
(IF EXISTING PIN OAK IS REMOVED)



**2 LANDSCAPE PLAN**  
SCALE: 1" = 10'-0"

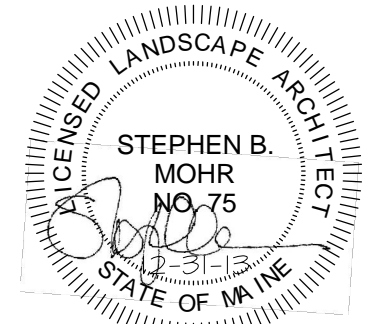


**PLANT LIST**

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
<b>TREES</b>				
AR	2	ACER RUBRUM 'RED SUNSET'	RED MAPLE	2-2 1/2" CAL., 5-6' CLEAR TRUNK
UA	3	ULMUS AMERICANA 'PRINCETON' OR 'LIBERTY'	AMERICAN ELM	2-2 1/2" CAL., 5-6' CLEAR TRUNK
<b>SHRUBS &amp; GROUNDCOVERS</b>				
GM	12	GERANIUM MACRORRHIZUM 'BEVAN'S VARIETY'	BEVAN'S CRANESBILL	1 GAL., FULL, 18" OC
IS	MIX OF 34	IRIS SIBERICA 'BUTTER & SUGAR'	SIBERIAN IRIS, IVORY	1 GAL., FULL, 18-24" OC
		IRIS SIBERICA 'CAESAR'S BROTHER'	SIBERIAN IRIS, IVORY	1 GAL., FULL, 18-24" OC
FO	2	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL'	DWARF NINEBARK	24-30" HT, 3 GAL, 4' OC
S-1	MIX OF 60	SEDUM 'AUTUMN JOY'	TALL SEDUM	1 GAL., FULL, 18-24" OC
		SEDUM 'BRILLIANT'	TALL SEDUM	1 GAL., FULL, 18-24" OC
		SEDUM 'MATRONA'	TALL SEDUM	1 GAL., FULL, 18-24" OC
S-2	MIX OF 170	SEDUM ACRE	LOW SEDUM	1 GAL., FULL, 15-18" OC
		SEDUM 'BLAZE'	LOW SEDUM	1 GAL., FULL, 15-18" OC
		SEDUM 'DRAGON'S BLOOD'	LOW SEDUM	1 GAL., FULL, 15-18" OC
		SEDUM 'JOHN CREECH'	LOW SEDUM	1 GAL., FULL, 15-18" OC
WF	6	WISTERIA FRUTESCENS 'AMETHYST FALLS'	AMERICAN WISTERIA	2 GAL., FULL, ESPALIERED

**PLANT LIST - ADDITIONAL PLANT MATERIAL**  
(FOR USE IF PIN OAK REPLACEMENT ALTERNATE)

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
<b>TREES</b>				
AR	2	ACER RUBRUM 'RED SUNSET'	RED MAPLE	2 1/2-3" CAL., 6' CT
<b>SHRUBS &amp; GROUNDCOVERS</b>				
GM	12	GERANIUM MACRORRHIZUM 'BEVAN'S VARIETY'	BEVAN'S CRANESBILL	1 GAL., FULL, 18" OC



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**118 ON MUNJOY HILL**  
118 Congress Street, Portland, Maine

Title:  
**LANDSCAPE IMPROVEMENTS PLAN**

No.	Date	Revision

Job # 842 Dwg. No.  
Date: Dec. 31, 2013  
Scale: 1" = 10'  
Drawn: SB  
Checked: SM

**L1.0**