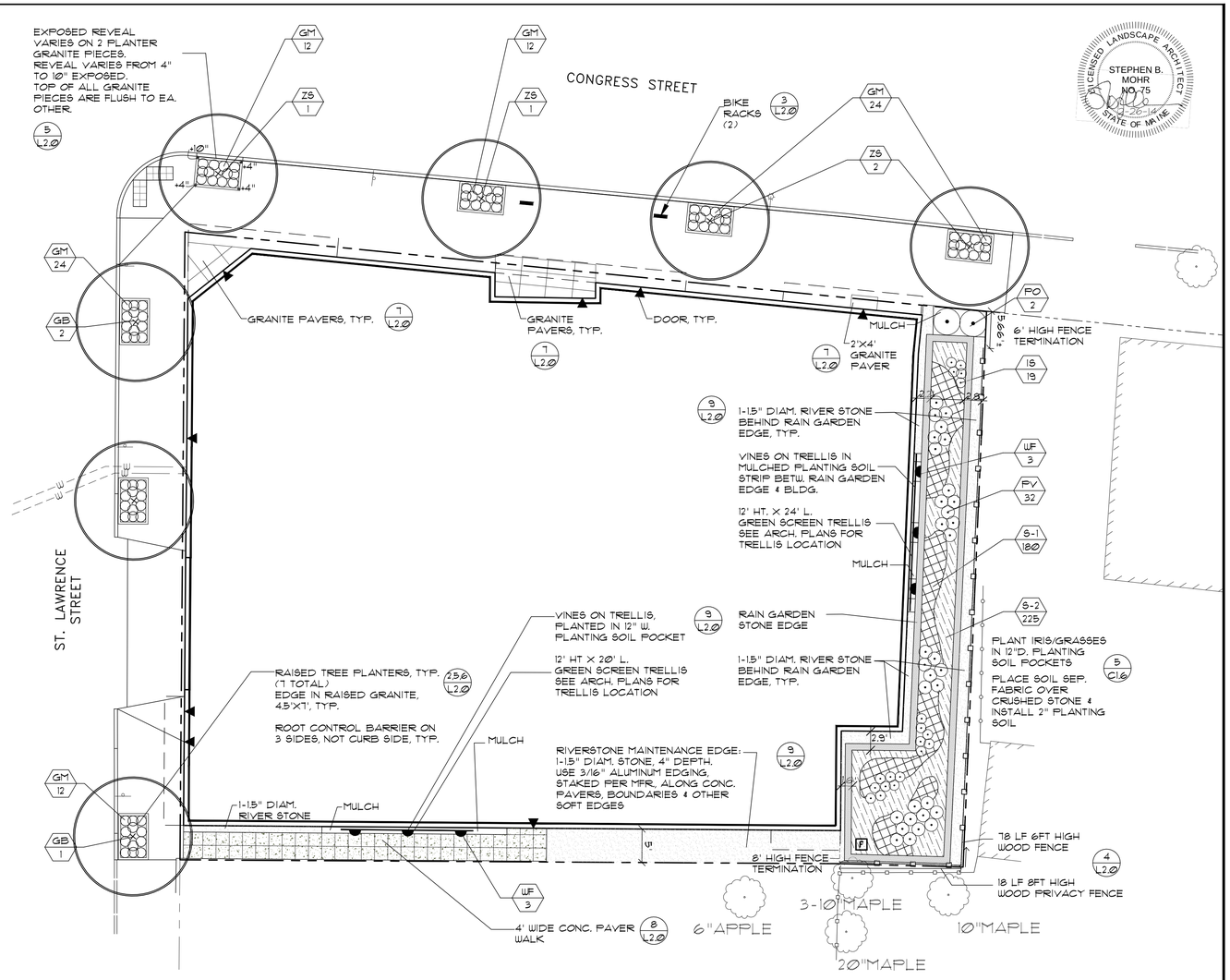
LANDSCAPE NOTES

1. 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.
2. 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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".
8. The planting media in the raised planters shall be composed of EQUAL parts of compost or topsoil and sandy fill. The planting media in the rain garden shall be EQUAL parts of compost and imported topsoil in accordance with the detail on Dwg. C1.6. 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.
9. Fertilize all plantings with slow-release fertilizer, at the rates recommended by soil tests or by the fertilizer manufacturer.
10. 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.
11. All plantings outside of the rain garden shall be mulched with finely shredded bark, 3" in depth. The rain garden plantings shall not be mulched. Trunk flares shall be exposed and no mulch shall be placed against trunks or plant crowns. All plant beds shall be free of weeds or grass prior to installation of mulch. If vegetation exists, treat with herbicide.
12. 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.
13. 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.
14. 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.
15. 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.

LEGEND

- BUILDING EGRESS
- WIRE TRELLIS
- PROPOSED WOOD FENCE
- BIKE RACK
- RAIN GARDEN EDGE MATERIAL
- RIVERSTONE SURFACE
- EXISTING TREE



1 / L1.0 LANDSCAPE PLAN

SCALE: 1" = 10'-0"

NORTH

GRAPHIC SCALE 0 5' 10' 20'

PLANT LIST

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
		TREES		
GB	4	GINKGO BILOBA 'MAGYAR' OR AUTUMN GOLD'	GINKGO	2-2 1/2" CAL., 5-6' CLEAR TRUNK, TREES OF SAME CULTIVAR
ZS	3	ZELKOVA SERRATA 'MUSASHINO'	COLUMNAR ZELKOVA	2-2 1/2" CAL., 5-6' CLEAR TRUNK
		SHRUBS, GRASSES & GROUNDCOVERS		
GM	84	GERANIUM MACRORRHIZUM 'BEVAN'S VARIETY'	BEVAN'S CRANESBILL	1 GAL., FULL, 18" OC
IS	MIX OF 19	IRIS SIBERICA 'BUTTER & SUGAR' IRIS SIBERICA 'CAESAR'S BROTHER'	SIBERIAN IRIS, IVORY SIBERIAN IRIS, BLUE-VIOLET	1 GAL., FULL, 18-24" OC 1 GAL., 18-24" OC
PO	2	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL'	DWARF NINEBARK	24-30" HT, 3 GAL, 4' OC
PV	32	PANICUM VIRGATUM 'NORTHWIND'	NORTHWIND SWITCHGRASS	2 GAL, FULL, 24" OC
S-1	180 SF	SEDUM 'AUTUMN JOY' SEDUM 'BRILLIANT' SEDUM 'MATRONA'	TALL SEDUM TALL SEDUM TALL SEDUM	FULLY ROOTED MATS OF MIXED CULTIVARS
S-2	225 SF	SEDUM ACRE SEDUM 'BLAZE' SEDUM 'DRAGON'S BLOOD' SEDUM 'JOHN CREECH'	LOW SEDUM LOW SEDUM LOW SEDUM LOW SEDUM	FULLY ROOTED MATS OF MIXED CULTIVARS
WF	6	WISTERIA FRUTESCENS 'AMETHYST FALLS'	AMERICAN WISTERIA	2 GAL, (3) 24-36" RUNNERS, ESPALIERED

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LICENSED LANDSCAPE ARCHITECT STEPHEN B. MOHR NO. 75 STATE OF MAINE

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118 ON MUNJOY HILL

118 Congress Street, Portland, Maine

Title:

LANDSCAPE IMPROVEMENTS PLAN

No.	Date	Revision
1	1/27/14	Add irrig, rev. footprint
2	2/26/14	Fence ht, rem irrig, Rain garden
3	4/01/14	Fence height

Job # 842
Date: Dec. 31, 2013
Scale: 1" = 10'
Drawn: SB
Checked: SM

Dwg. No. L1.0