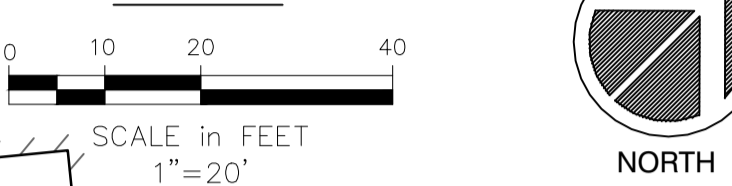


PLANT SCHEDULE

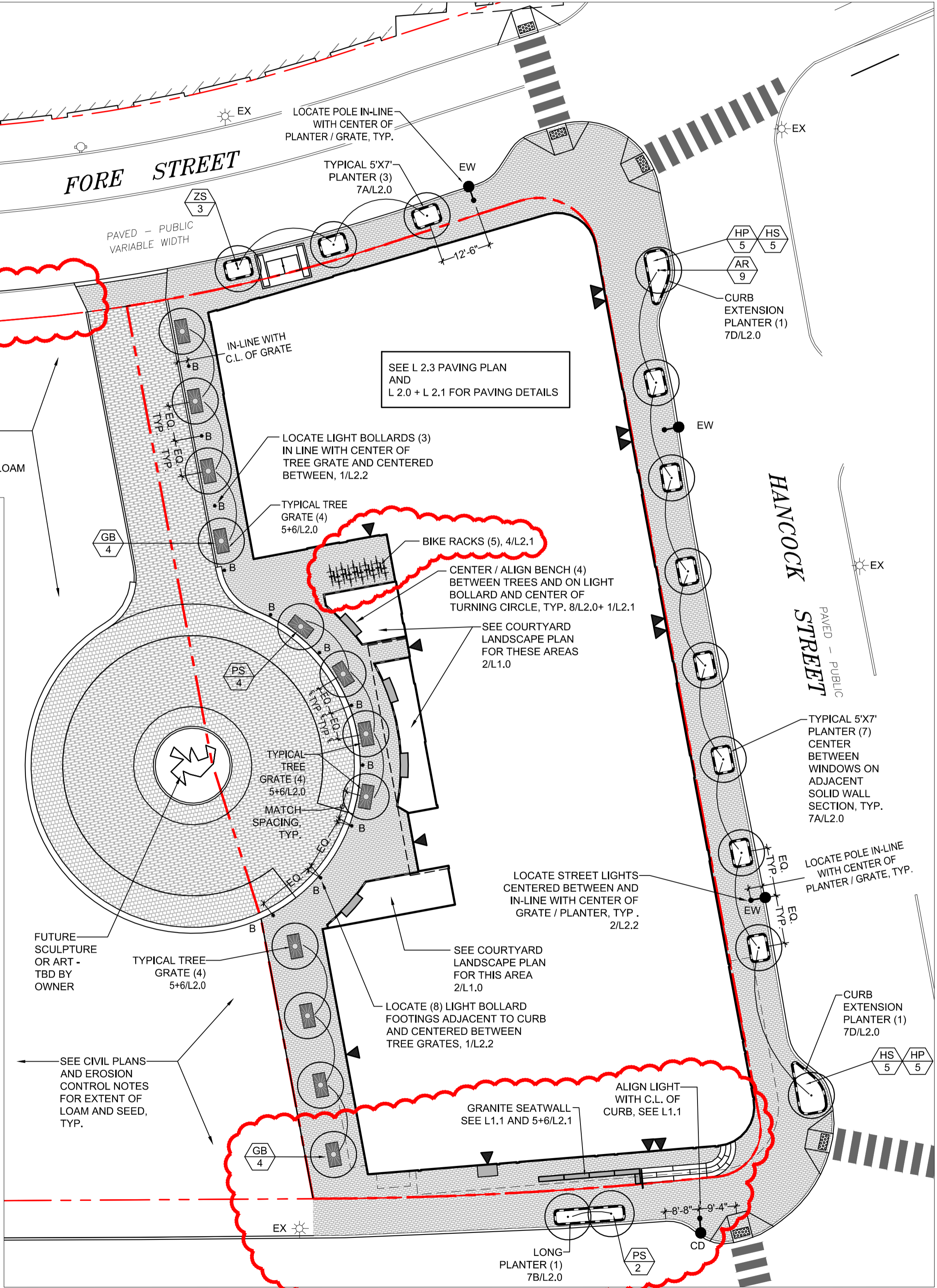
QTY.	SYM.	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
TREES					
9	AR	ACER RUBRUM 'KARPIK'	RED MAPLE	3" CAL.	B&B / HEAVY
0	AK	ABIES KOREANA	KOREAN FIR	7" HT.	B&B / HEAVY
8	GB	GINKGO BILOBA 'PRINCETON SENTRY'	GINKGO	3" CAL.	B&B / HEAVY
0	GB2	GINKGO BILOBA 'PRINCETON SENTRY'	GINKGO	2" CAL.	B&B / HEAVY
6	PS	PRUNUS SARGENTII 'PINK FLAIR'	CHERRY	3" CAL.	B&B / HEAVY
3	ZS	ZELKOVA SERRATA 'GREEN VASE'	ZELKOVA	3" CAL.	B&B / HEAVY
SHRUBS / GROUNDCOVERS					
10	HP	HEMEROCALLIS 'PURPLE D'ORO'	DAYLILY	#2 CONT.	
10	HS	HEMEROCALLIS 'STEPHANIE RETURNS'	DAYLILY	#2 CONT.	
48	MD	MICROBIOTA DECUSSATA	SIBERIAN CARPET CYPRESS	#5 CONT.	
10	RB	RHODODENDRON BOULE-DE-NEIGE	RHODODENDRON	3.5" HT.	B&B / HEAVY
70	SS	SCHIZACHYRIUM SCOPARIUM 'THE BLUES'	LITTLE BLUESTEM	#3 CONT.	

SCALE



PLANTING NOTES

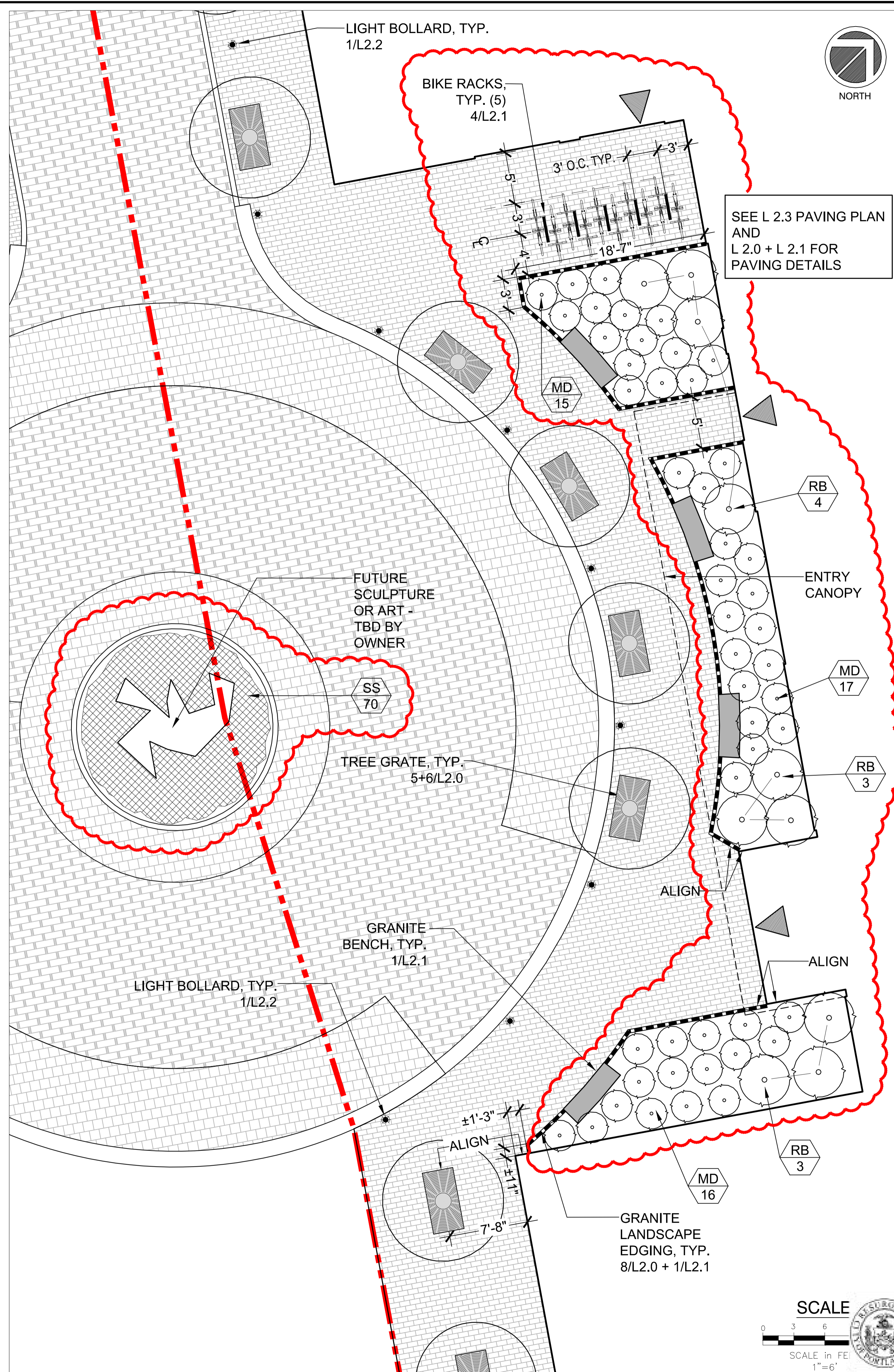
- CONTRACTOR SHALL BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTING AND SHALL CONTINUE UNTIL FINAL ACCEPTANCE. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MEANS AND METHODS OF WATERING AND MAINTENANCE.
- CONTRACTOR SHALL SUPPLY PLANTS IN QUANTITIES SUFFICIENT TO COMPLETE WORK SHOWN ON THE PLAN. ANY DISCREPANCY BETWEEN THE QUANTITIES SHOWN IN THE PLANT SCHEDULE AND THOSE REQUIRED ON THE PLAN SHALL NOT ENTITLE THE CONTRACTOR TO ADDITIONAL REMUNERATION. ANY DISCREPANCIES SHALL BE CLARIFIED WITH THE LANDSCAPE ARCHITECT PRIOR TO ORDERING PLANT MATERIAL.
- ALL MATERIALS SHALL CONFORM TO SPECIFICATIONS OF THE AMERICAN STANDARDS FOR NURSERY STOCK (LATEST EDITION) AS SET FORTH BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISH GRADE AS THE ORIGINAL GRADES BEFORE DIGGING.
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE (1) FULL YEAR FROM DATE OF SUBSTANTIAL COMPLETION.
- ALL PLANT MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AT THE NURSERY AND AT THE SITE.
- ALL PLANT BEDS SHALL MEET MINIMUM TOPSOIL REQUIREMENTS (SEE SPECIFICATIONS).
- NO PLANT MATERIAL SHALL BE INSTALLED UNTIL GRUBBING, BED PREPARATION, AND FINISH GRADING HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- ALL PLANT BEDS AND TREE WELLS SHALL HAVE A MINIMUM OF 3" OF UNIFORMLY DISTRIBUTED, DARK, SHREDED BARK MULCH.
- CONTRACTOR SHALL SUBMIT SOIL SAMPLE AND TEST OF TOPSOIL TO LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. SOIL ADJUSTMENT SHALL BE ADDED TO EXISTING SOIL (BY CONTRACTOR) IF DEEMED NECESSARY BY SOIL TEST RESULTS.
- ROUGH GRADING AND BED PREPARATION SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLANT INSTALLATION. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT 48 HOURS PRIOR TO REQUIRED SITE VISIT.
- ALL PLANTS SHALL BE BALLED AND WRAPPED OR CONTAINER GROWN AS SPECIFIED. ALL ROOT WRAPPING AND CONTAINER MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED AT THE TIME OF PLANTING.
- ALL BROAD LEAF EVERGREEN PLANTS SHALL BE SPRAYED WITH AN ANTI-DESSICANT AT THE BEGINNING OF THEIR FIRST WINTER.
- ALL PLANTS SHALL BE INSTALLED AS PER DETAILS AND THE CONTRACT SPECIFICATIONS. THE LANDSCAPE CONTRACTOR SHALL REFER TO THE CONTRACT SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
- CONTRACTOR SHALL STAKE TREES IF DEEMED NECESSARY BY LANDSCAPE ARCHITECT.
- THE LANDSCAPE CONTRACTOR SHALL PROVIDE LOAM FILL AS PER THE CONTRACT SPECIFICATIONS.
- ALL PLANTS SHALL BE WATERED BY THE CONTRACTOR, AS NECESSARY TO INSURE HEALTH UNTIL FINAL ACCEPTANCE.
- THE LANDSCAPE CONTRACTOR SHALL REFER TO THE PLANT LIST AND PLANTING SPECIFICATIONS FOR SEASONAL REQUIREMENTS AND OTHER RESTRICTIONS RELATED TO THE TIME AND SEASON OF PLANTING.



LIGHTING SCHEDULE

QTY.	SYM.	FIXTURE MODEL + MAKE	LAMP	FIXTURE HT.	POLE
3	EW	EASTERN WATERFRONT DISTRICT (BLACK) - HOLOPHANE	175 WATT METAL HALIDE	19'-3"	ROUND TAPERED STEEL
1	CD	COMMERCIAL STREET DISTRICT (DK. GREEN) - HOLOPHANE	250 WATT METAL HALIDE	18'-4"	ROUND TAPERED STEEL
11	B	LIGHT COLUMN BOLLARD (STAINLESS STEEL) - FORMS-SURFACES	17 WATT LED, 3000K WARM WHITE	50" TOTAL HT.	6" DIAMETER

1 STREET TREE + LIGHTING PLAN



2 COURTYARD LANDSCAPE PLAN

PROPOSED AC HOTEL PORTLAND
 FORE STREET / HANCOCK STREET / THAMES STREET
 PORTLAND, MAINE

Prepared for:
PORTLAND NORWICH GROUP, LLC
 2330 PALM RIDGE ROAD #305
 SANIBEL, FL 33957

CARROLL ASSOCIATES
 LANDSCAPE ARCHITECTS
 217 COMMERCIAL STREET, SUITE 200
 PORTLAND, MAINE 04101
 207.772.1552

RANSOM
 Consulting Engineers and Scientists
 400 Commercial Street, Suite 404
 Portland, ME 04101
 Tel. (207) 772-2891
 Fax (207) 772-3248
 www.ransomenv.com

LANDSCAPE AND LIGHTING PLAN

No.	Revision/Issue	Date
F	CITY REVS / FOR CONSTRUCTION	6/30/17
E	STAFF REVIEW	12/6/16
D	STAFF REVIEW COMMENTS	05/18/16
C	STAFF REVIEW COMMENTS	05/10/16
B	FINAL SITE PLAN REVIEW	03/15/16
A	PRELIMINARY REVIEW	09/29/15

Design by: MAP/PC
 Drawn by: PC
 Checked by: PC
CITY OF PORTLAND
 APPROVED SITE PLAN
 Subject to Conditions of Approval
 150.06094
 FEBRUARY 2016

DATE OF APPROVAL: 2/24/16
 PLANNER: Nell Donaldson
 PROJECT NO.: 2015-169