

LANDSCAPE NOTES

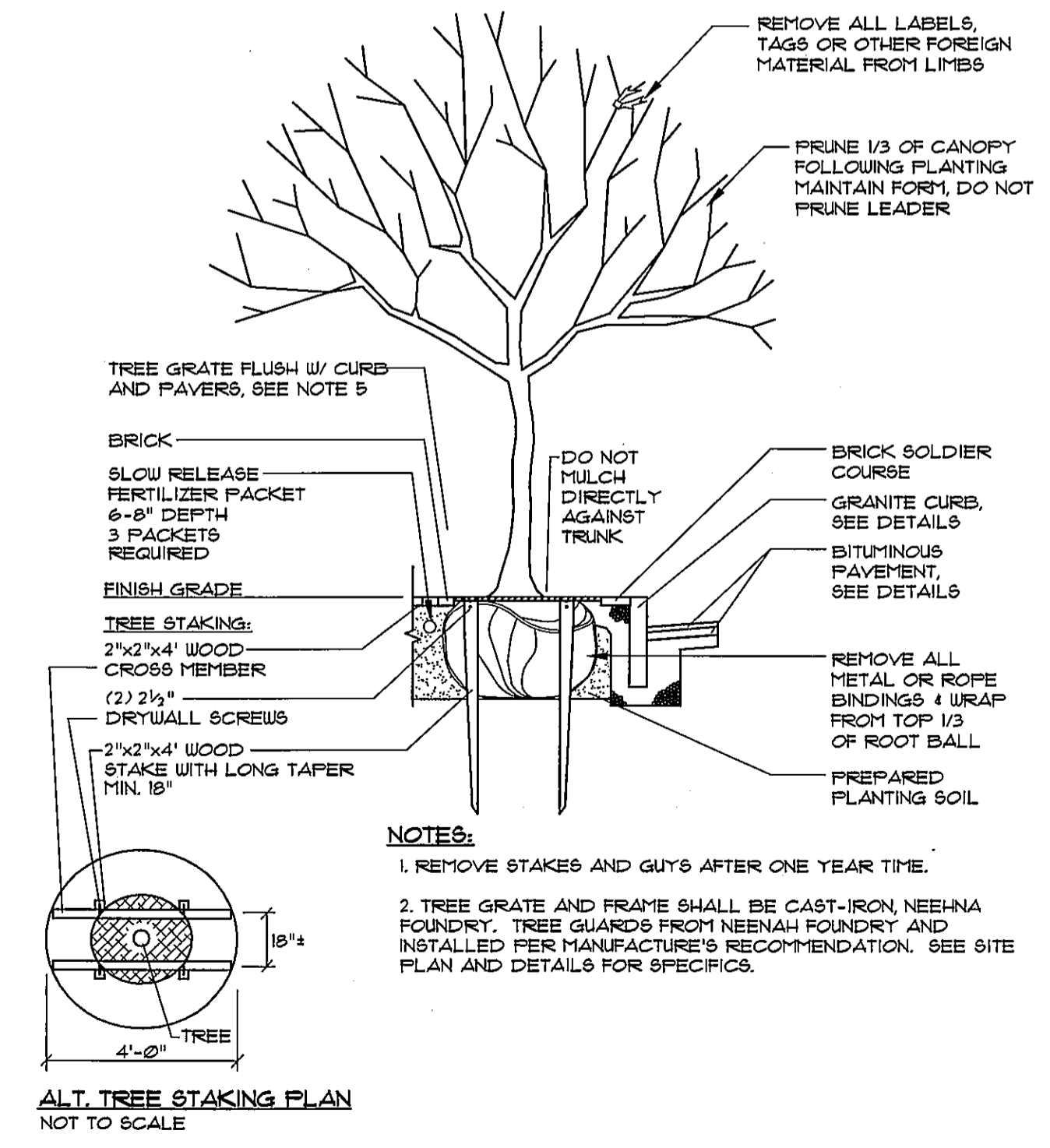
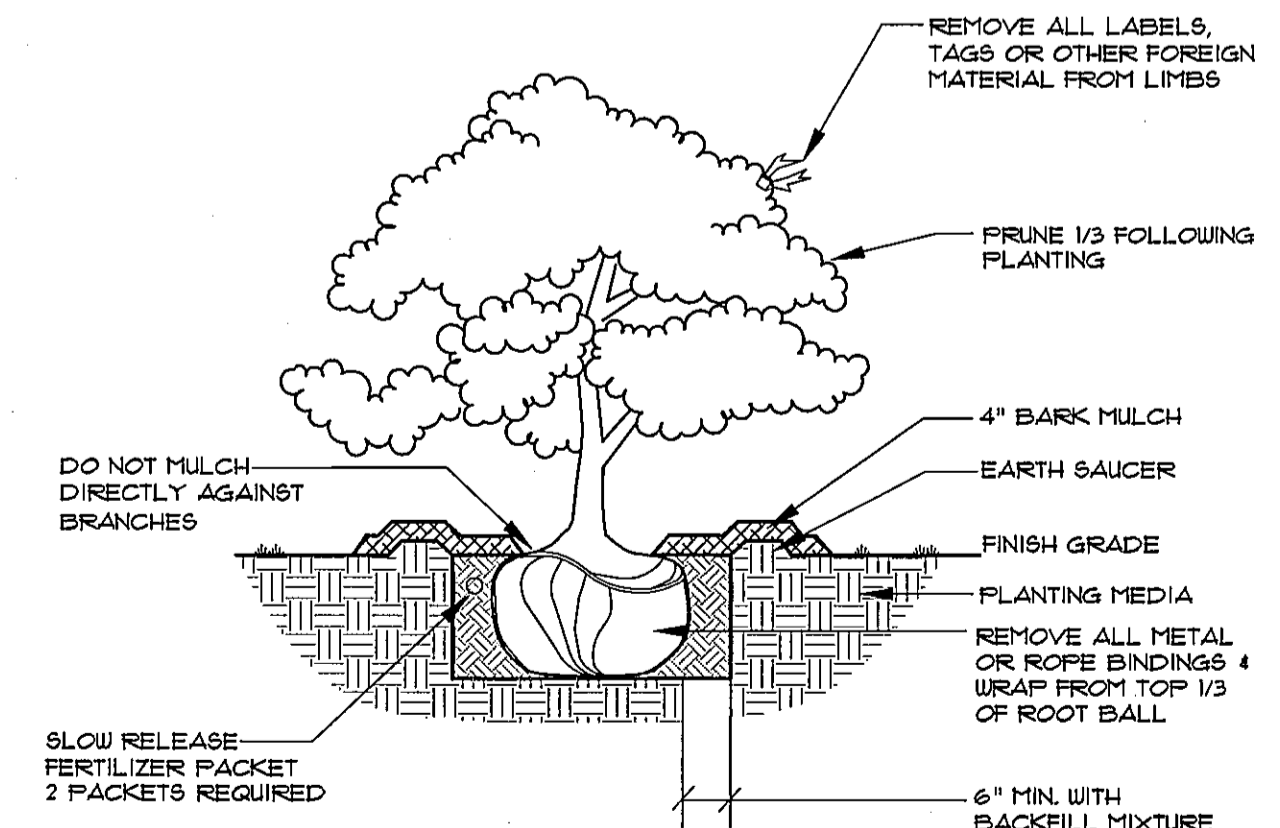
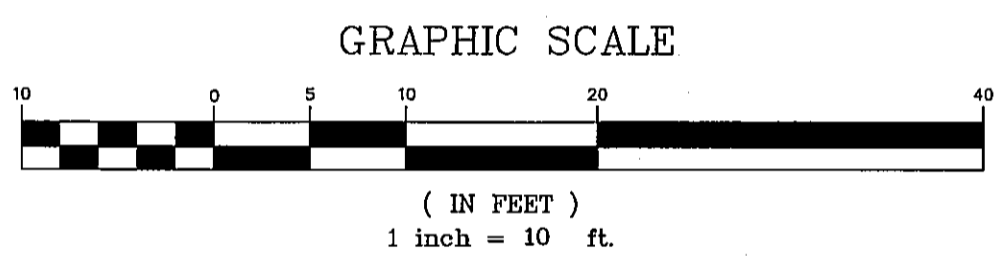
- PLANT QUANTITIES SHOWN ON PLANT LISTS ARE FOR CONVENIENCE TO THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR ALL PLANT MATERIAL INSTALLATION AS SHOWN ON PLANS.
- SIZE AND GRADING STANDARDS OF PLANT MATERIALS SHALL CONFORM TO THE LATEST EDITION OF "U.S.A. STANDARD FOR NURSERY STOCK," BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
- ALL PLANT MATERIAL SHALL BE FREE FROM INSECTS AND DISEASE.
- ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH ACCEPTABLE HORTICULTURAL PRACTICES. THIS IS TO INCLUDE PROPER PLANTING MIX, PLANT BED AND TREE PIT PREPARATION, PRUNING, STAKING OR GUYING, WRAPPING, SPRAYING, FERTILIZATION, PLANTING AND ADEQUATE MAINTENANCE UNTIL ACCEPTANCE BY THE OWNER.
- PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR BY THE CONTRACTOR AND A PERIOD OF TWO YEARS THEREAFTER BY THE OWNER FROM DATE OF INSTALLATION. DURING THE ONE YEAR GUARANTEE PERIOD, DEAD PLANT MATERIAL SHALL BE REPLACED AT NO COST TO THE OWNER. AT THE END OF THE ONE YEAR PERIOD, THE CONTRACTOR SHALL OBTAIN FINAL ACCEPTANCE FROM THE OWNER.
- ALL GRASS, OTHER VEGETATION AND DEBRIS SHALL BE REMOVED FROM ALL PLANTING AREAS PRIOR TO PLANTING.
- EXISTING TREES TO BE PRESERVED WILL BE PROTECTED DURING CONSTRUCTION AND SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- THE LANDSCAPE CONTRACTOR IS ADVISED OF THE PRESENCE OF THE UNDERGROUND UTILITIES AND SHALL VERIFY THE EXISTENCE AND LOCATION OF SAME BEFORE COMMENCING AND DIGGING OPERATIONS. THE LANDSCAPE CONTRACTOR SHALL REPAIR OR REPLACE UTILITIES, PAVING, WALKS, CURBING, ETC. DAMAGED IN PERFORMANCE OF THIS JOB AT NO ADDITIONAL COST TO THE OWNER.
- ALL PLANTING BEDS SHALL BE MULCHED WITH 3" CLEAN SHREDDED DARK BROWN BARK MULCH.
- THE CONTRACTOR SHALL PROVIDE STRUCTURAL SOIL FOR STREET TREES AND ADJACENT AREA (3' BEHIND CURB) AND PROVIDE PLANTING MEDIUM (INTENSIVE GREEN ROOF APPLICATION) FOR ALL COURTYARD PLANTING AREAS. SPECIFICATIONS FOR 'STRUCTURAL SOIL' SHALL MEET 'PERMATILL' (1-877-137-6284/WWW.PERMATILL.COM) OR 'CU-STRUCTURAL SOIL' URBAN HORTICULTURAL INSTITUTE (WWW.HORT.CORNELLEDU.EDU/UMI). PLANTING MEDIUM FOR THE COURTYARD SHALL MEET SPECIFICATIONS FOR 'PERMATILL INTENSIVE GREEN ROOF MEDIA' OR APPROVED EQUAL. THERE ARE VARIOUS DEPTHS OF PLANTING MEDIA. REFER TO GRADING PLAN AND SPECIFICATIONS FOR ACTUAL DEPTHS.
- ANY DEVIATION FROM THE LANDSCAPE PLAN, INCLUDING PLANT LOCATION, SELECTION, SIZE, QUANTITY OR CONDITION SHALL BE REVIEWED AND APPROVED BY THE OWNER AND LANDSCAPE ARCHITECT (AND MUNICIPAL AUTHORITY, IF APPLICABLE) PRIOR TO INSTALLATION ON SITE.
- WHERE INDICATED ON PLAN, PLANTING SOIL MIXTURE FOR PERENNIAL AND ANNUAL FLOWER BED AREAS SHALL CONSIST OF FOUR PARTS TOPSOIL, TWO PARTS SPHAGNUM PEAT MOSS, AND ONE PART HORTICULTURAL FERTILITE BY VOLUME. PEAT MOSS MAY BE SUBSTITUTED WITH WELL-ROTTED OR DEHYDRATED MANURE OR COMPOST. ROTOTILL BEDS TO A DEPTH OF 8 INCHES.

PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	SIZE / COMMENTS
AA	ACER X FREEMANII 'ARISTRONG'	ARISTRONG RED MAPLE	2 1/2" CAL.
CI	CALLIROCHE INVOLUCRATA	POPPY MALLOW	NO. 1 CONT.
EG	EUONYMUS 'EMERALD GAITY'	EUONYMUS	18" - 24"
MI	MISCANTHUS 6. 'MORNING LIGHT'	MAIDEN GRASS	NO. 5 CONT.
MS	MAGNOLIA SOULANGEANA 'ALEXANDRINA'	SAUCER MAGNOLIA	5'-6" B&B
NE	NEPETA F. 'SIX HILLS GIANT'	CAT MINT	NO. 2 CONT.
Z5	ZELKOVA SERRATA	GREEN VALE ZELKOVA	2 1/2" CAL.
BS	SEDUM REFLEXUM	BLUE SPOROCOP	4" POTS / PLANT 12" O.C.
CA	CALAMAGROSTIS A. 'KARL FOERSTER'	FEATHER REED GRASS	NO. 1 CONT.
GT	GLIEDITSIA T. 'SUNBURST'	SUNBURST HONEY LOCUST	2 1/2" CAL.
H5	HELICTOTRICHON 6. 'SAFHIRE'	BLUE OAT GRASS	NO. 1 CONT.
PT	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	4" POTS/PLANT 12" O.C.

LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	BOUNDARY LINE/ROW	---
▭	BUILDING	▭
▬	EDGE PAVEMENT	▬
—	CURBLINE	—
○	DECIDUOUS TREE	○
○	CONIFEROUS TREE	○
*	LIGHT POLE/WALL	*-■-*



SEBAGO TECHNICALS
 WWW.SEBAGOTECHNICALS.COM
 78 John Ross Road, Suite B
 South Portland, ME 04106
 Tel. 207-793-8558

DESIGN: WTC
 CHECKED: JRS
 DRAWN: JRH
 PROJECT NO.: 05109

LANDSCAPE & LIGHTING PLAN
 OF: THE BAY HOUSE
 112-113 NEWBURY STREET / 40 HANCOCK STREET
 PORTLAND, MAINE
 FOR: THE VILLAGE AT OCEAN GATE, LLC
 36 FAX STREET, SUITE 07B
 BOSTON, MA 02118-4320

DATE	SCALE
05-10-12	1"=10'

SHEET 11 OF 18

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICALS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICALS, INC.

05109L.dwg, TAB: L2