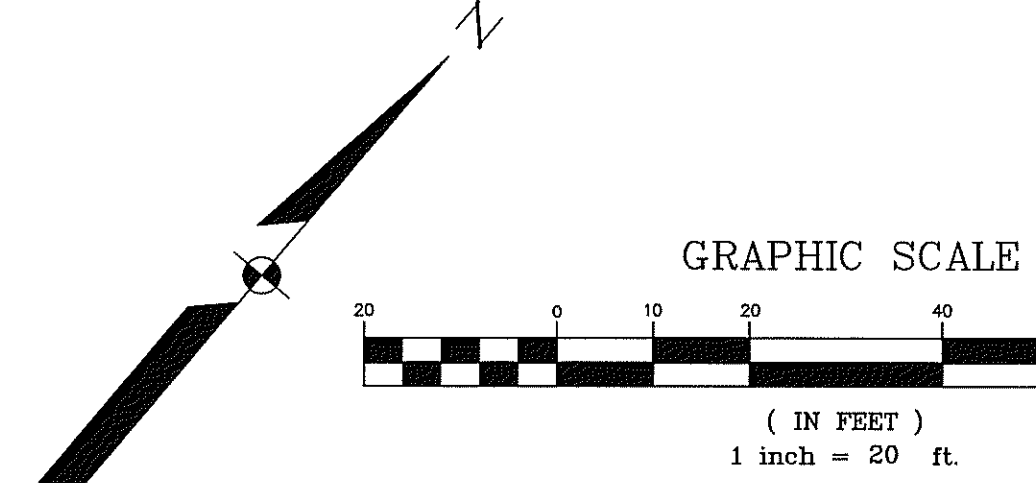


**PLANT LIST**

KEY	BOTANICAL NAME	COMMON NAME	SIZE
AA	ACER X FRESHMANI 'ARMSTRONG'	ARMSTRONG RED MAPLE	2 1/2" CAL.
AEU	ASARUM EUROPAEUM	EUROPEAN WILD GINGER	1 QUART
AG	AMELANCHIER GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	8'-10' HGT. CLUMP
BMJ	BRUNNERA MACROPHYLLA 'JACK FROST'	JACK FROST FORGET-ME-NOT	NO. 1 CONT.
BP	BETULA Papyrifera 'RENAISSANCE REFLECTION'	PAPER WHITE BIRCH	10'-12' HGT. CLUMP
CK	CORNUS KOUSA 'CHINENSIS'	CHINESE DOGWOOD	2 1/2" CAL.
HBA	HOSTA 'BLUE ANGEL'	BLUE ANGEL HOSTA	NO. 1 CONT.
HGU	HOSTA 'GUACAMOLE'	GUACAMOLE HOSTA	NO. 1 CONT.
HKR	HOSTA 'KROSSA REGAL'	KROSSA REGAL HOSTA	NO. 1 CONT.
HVS	HEUCHERELLA 'VIKING SHIP'	FOAMING BELLS	NO. 1 CONT.
KL	KALMIA LATIFOLIA 'SNOWDRIFT'	SNOWDRIFT MOUNTAIN LAUREL	24"-30"
LF	LEUCOTHOE FONTANESIANA 'COMPACTA'	COMPACT DROOPING LEUCOTHOE	18"-24"
SR	SYRINGA RETICULATA	JAPANESE TREE LILAC	2" CAL. SINGLE STEM
SW	SYRINGA RETICULATA 'WILLMELTE'	IVORY PILLAR TREE LILAC	1-3/4"-2" CAL
TC	TAXUS CUSPIDATA 'CAPITATA'	UPRIGHT JAPANESE YEW	7'-8' HGT.
TS	TAXUS CUSPIDATA	SPREADING JAPANESE YEW	2'-3' HGT.
VC	VIBURNUM CARLESI	CARLESI VIBURNUM	24"-30"
ZS	ZELKOVA SERRATA	GREEN VALE ZELKOVA	2"-2 1/2" CAL.

**LEGEND**

EXISTING	DESCRIPTION	PROPOSED
---	BOUNDARY LINE/ROW	---
---	ABUTTER LINE/ROW	---
---	BUILDING	---
○	DECIDUOUS TREE	○
●	CONIFEROUS TREE	●
+	SIGN	+
+	LIGHT POLE/WALL	+

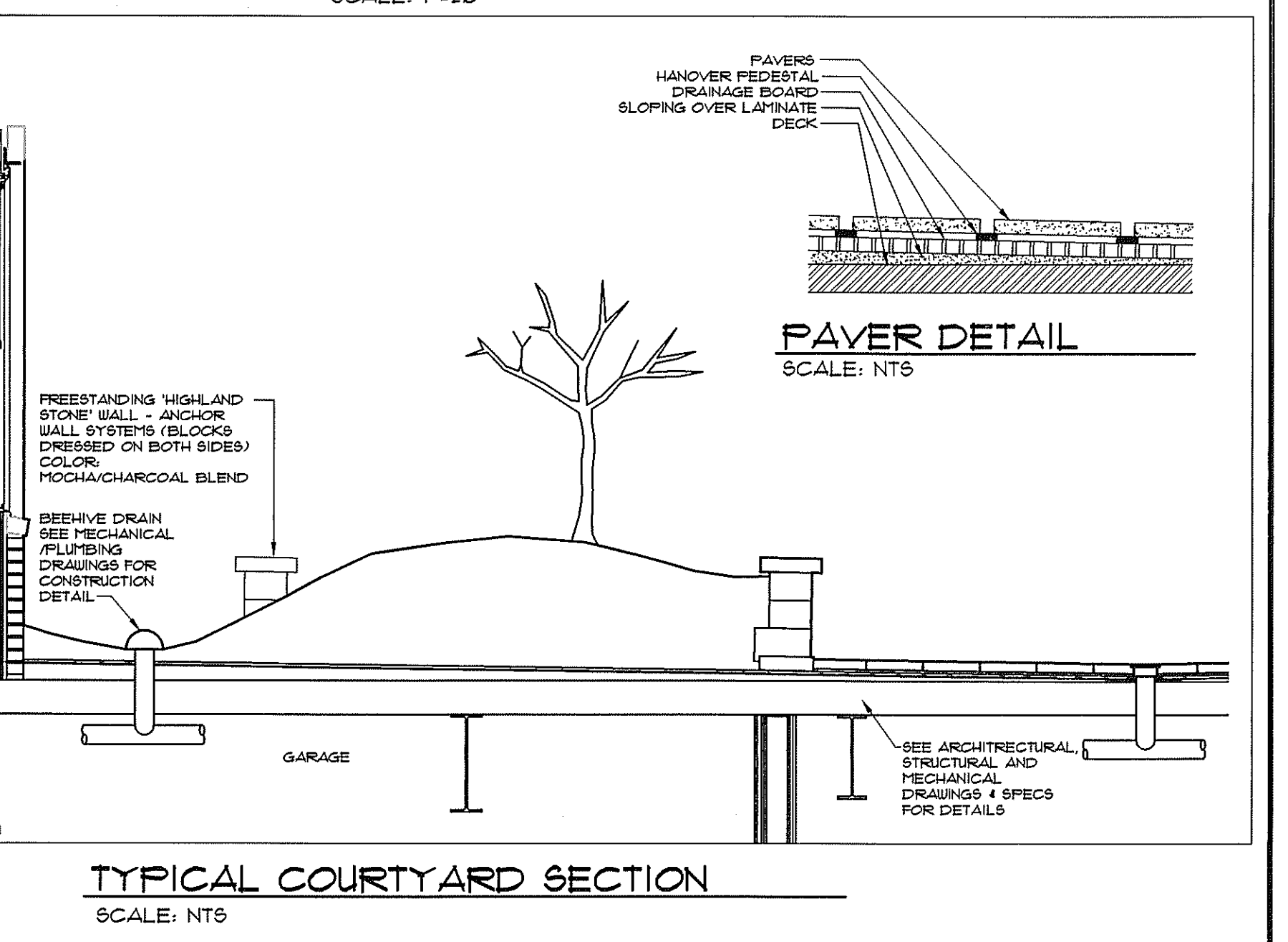
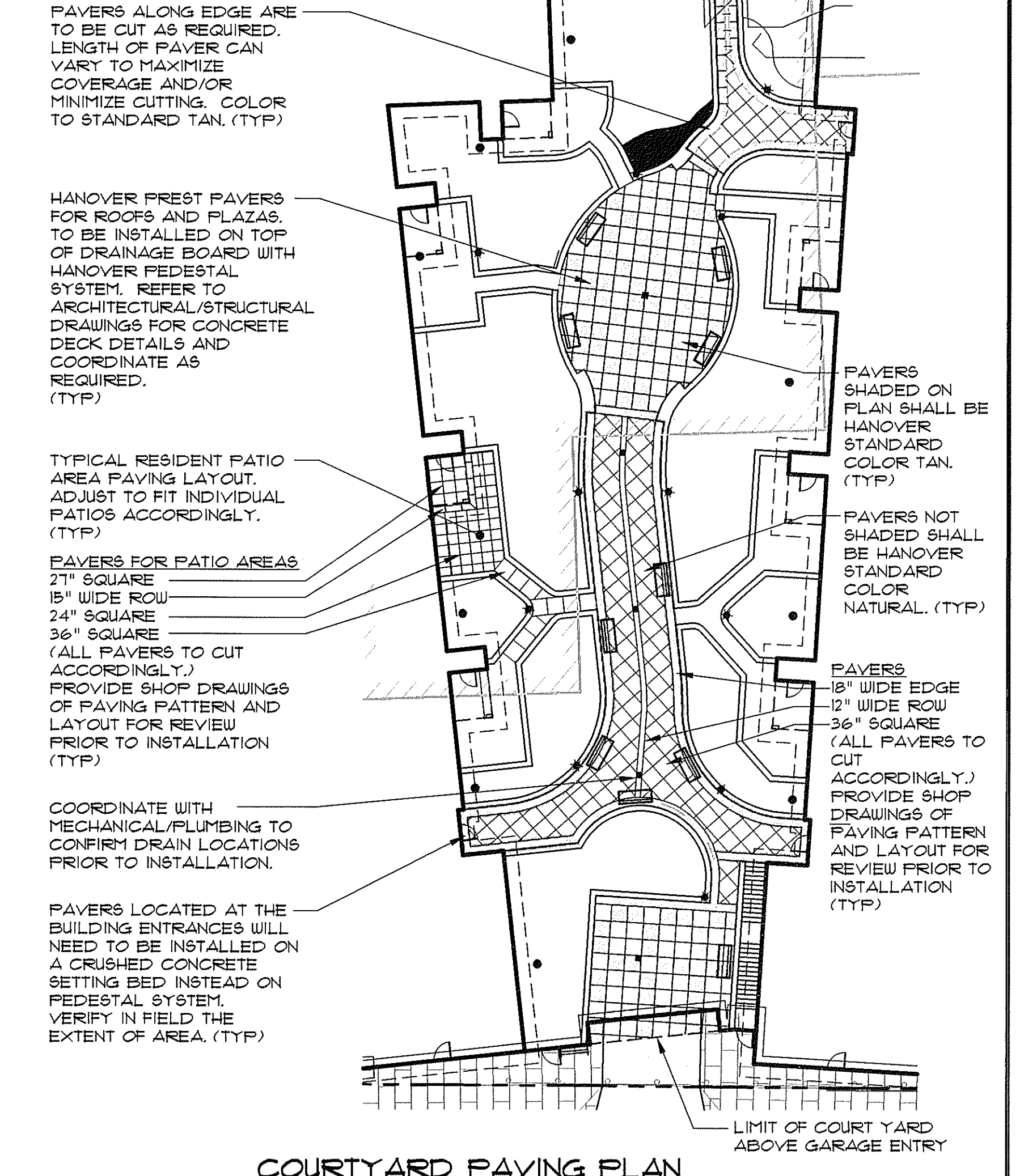
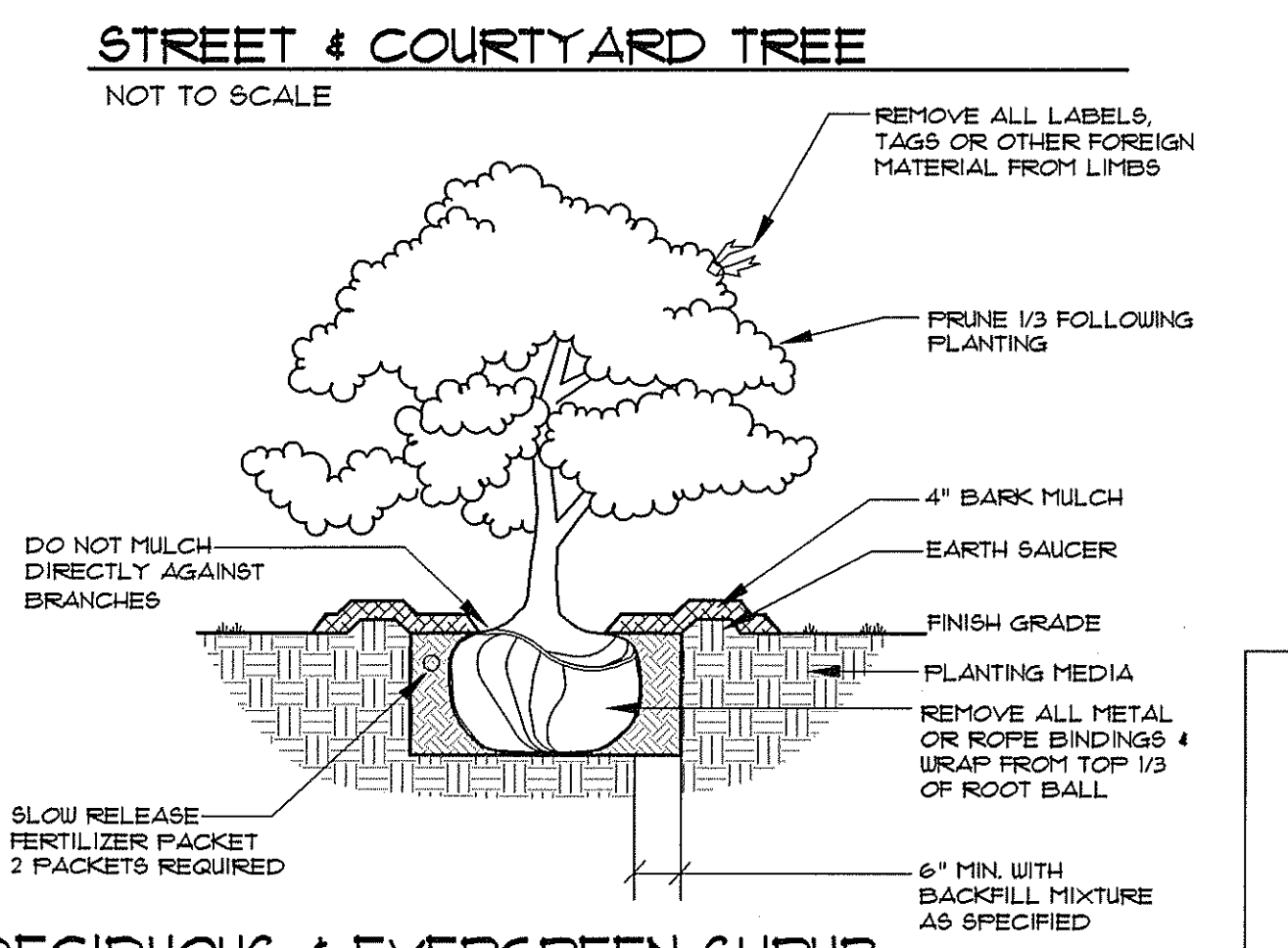
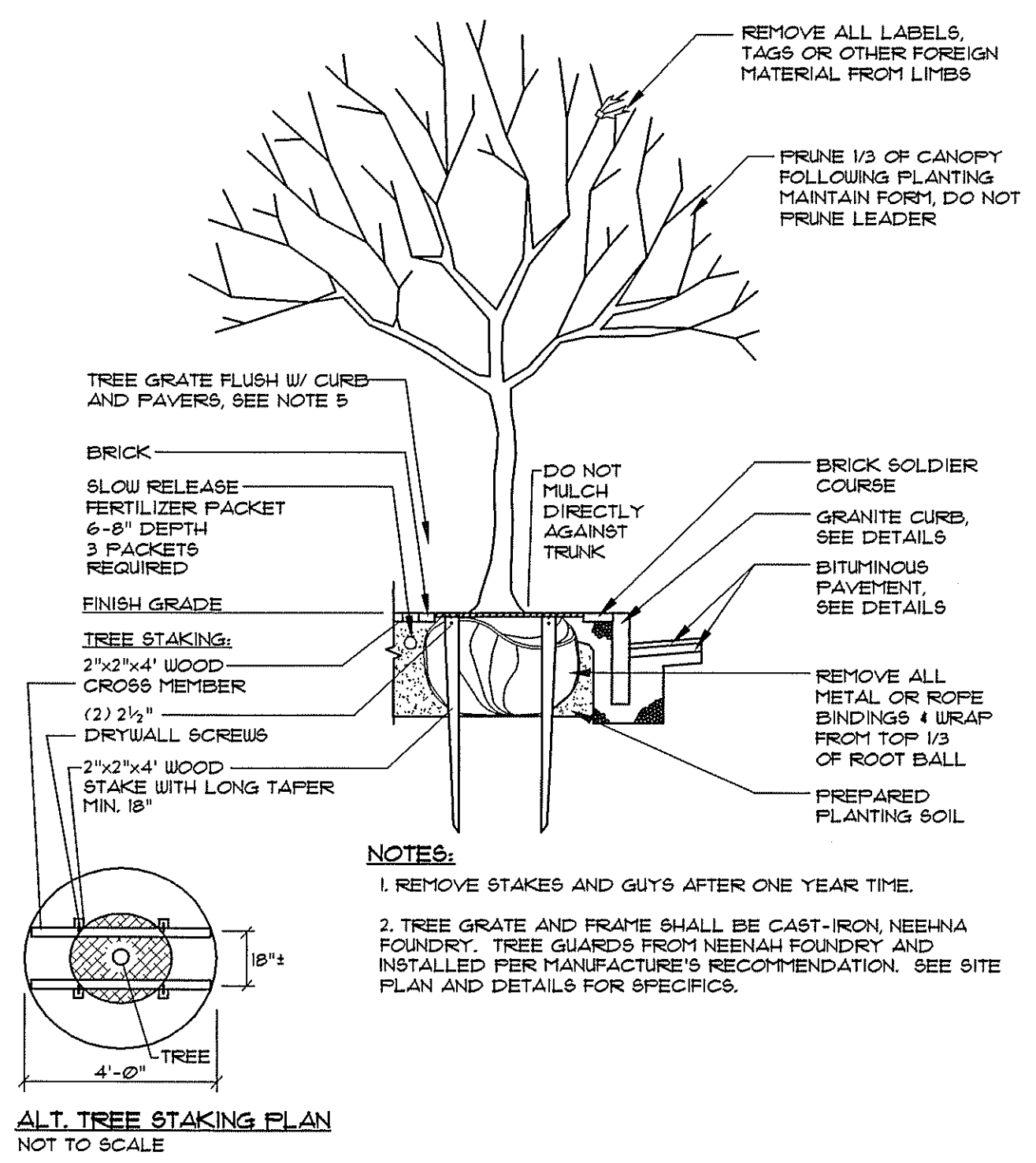
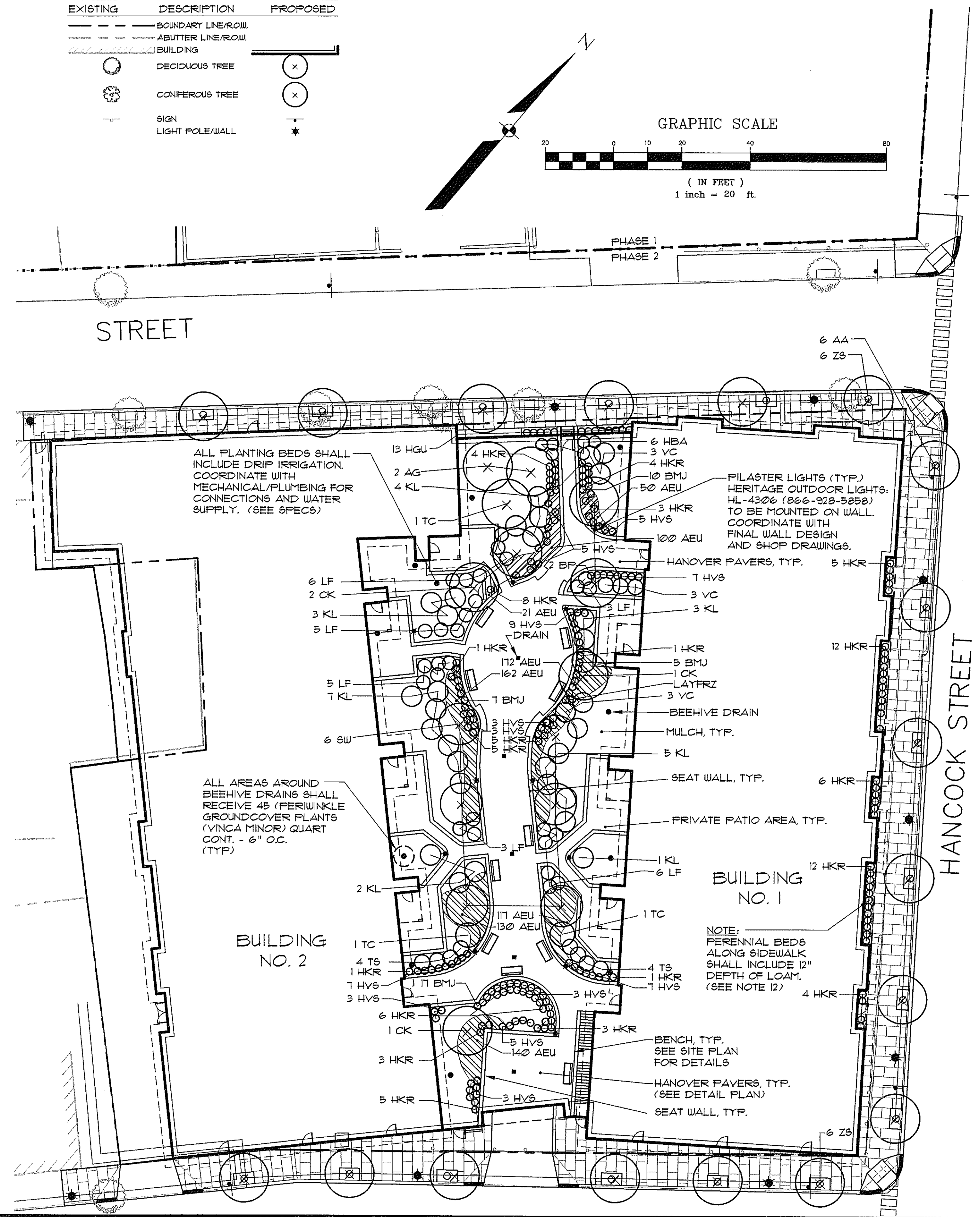


**LANDSCAPE NOTES**

- 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 NURSERMEN, 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 REPLACE OR REPAIR 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 FERTILIZER (INTENSIVE GREEN ROOF APPLICATION) FOR ALL COURTYARD PLANTING AREAS. SPECIFICATIONS FOR 'STRUCTURAL SOIL' SHALL MEET 'PERMATILL' (11-871-131-6284/WWW.PERMATILL.COM) OR 'CU-STRUCTURAL SOIL, URBAN HORTICULTURAL INSTITUTE (WWW.HORT.CORNELL.EDU/UHI). 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 PERLITE BY VOLUME. PEAT MOSS MAY BE SUBSTITUTED WITH HELL-ROTTED OR DEHYDRATED MANURE OR COMPOST. ROTOTILL BEDS TO A DEPTH OF 8 INCHES.

**NOTE:**  
THE FINAL DESIGN OF CONCRETE BLOCK SEAT WALL IS SUBJECT TO CHANGE AND THE OUTLINE SHOWN ON THE PLANS MAY NOT BE THE FINAL LAYOUT. PRIOR TO ORDERING MATERIALS AND INSTALLATION OF PAVERS COORDINATE AND REFER TO FINAL SEAT WALL SHOP DRAWINGS.

SUBMITTAL AND REVIEW OF SHOP DRAWINGS, SAMPLES AND ON SITE MOCKUP OF COURTYARD PAVERS IS REQUIRED PRIOR TO ORDERING MATERIALS AND INSTALLATION.



REV: 05/09	BY: CD	DATE: 7/17/08	STATUS: REVISED AND SUBMITTED FOR CONSTRUCTION BID	
REV: 11/09/07	BY: CD	DATE: 11/09/07	STATUS: SUBMITTED FOR CONSTRUCTION BIDS	
REV: 07/17/08	BY: CD	DATE: 07/17/08	STATUS: REVISED AND SUBMITTED FOR CONSTRUCTION BID	

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Tel (207) 885-0277

PROJECT NO.	FIELD BOOK	DESIGN	CHKD	DRAWN
05109			CD	SAB

**LANDSCAPE/COURTYARD PAVING PLAN**

OF: THE BAY HOUSE  
113 NEWBURY ST., 40 HANCOCK ST.  
PORTLAND, MAINE

FOR: THE VILLAGE AT OCEAN GATE, LLC  
133 PEARL STREET, SUITE 400  
BOSTON, MA 02110

DATE: 8/3/05

SCALE: 1"=20'

SHEET 7 OF 14