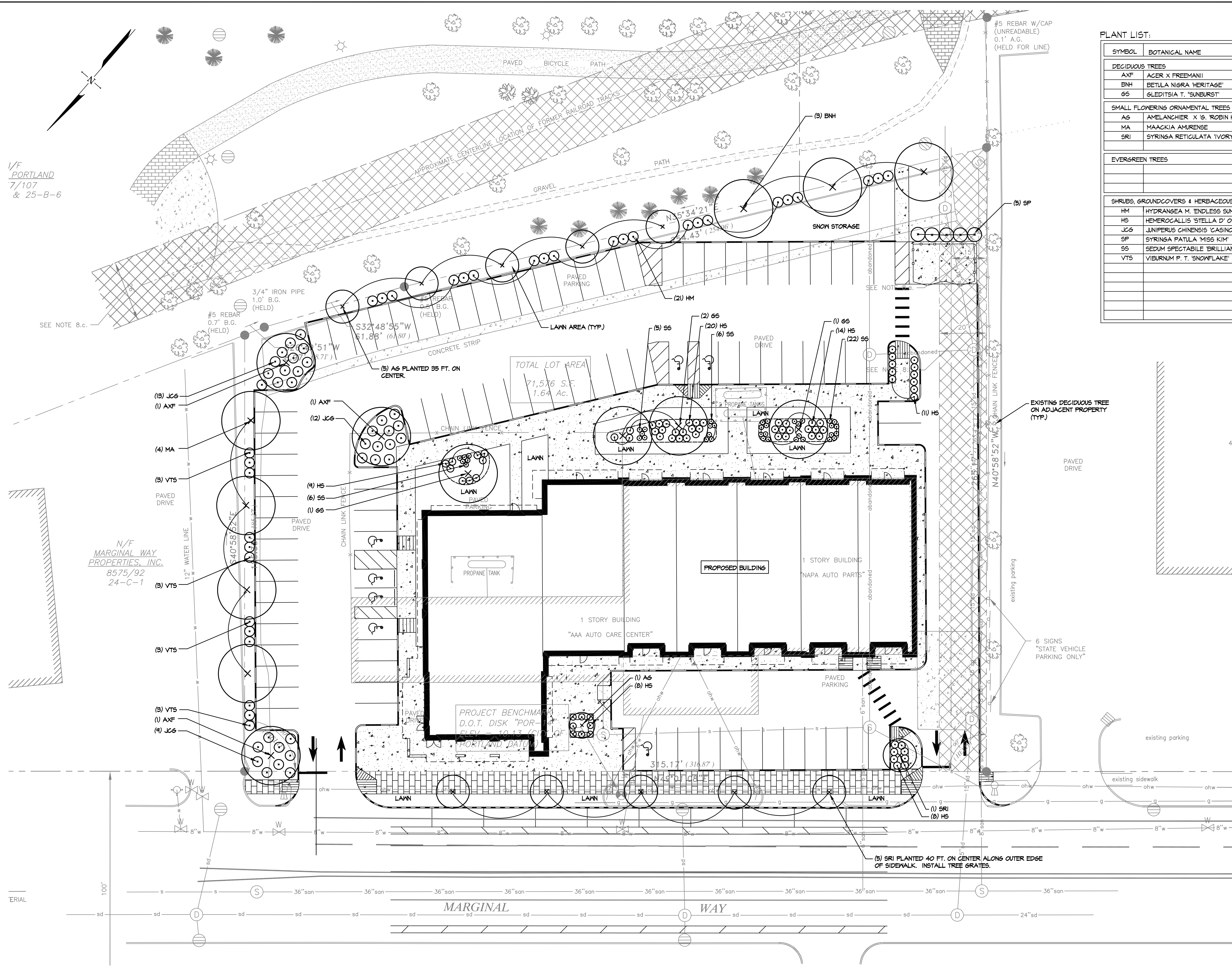


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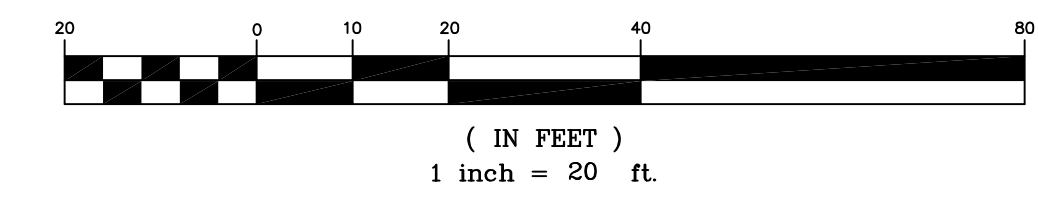
PLANT LIST:

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	COMMENTS
<b>DECIDUOUS TREES</b>					
AXF	ACER X FREEMANII	FREEMAN MAPLE	3	9" CAL.	SINGLE LEADER, B4B
BNH	BETULA NIGRA 'HERITAGE'	HERITAGE RIVER BIRCH	3	10"-12" HT.	CLUMP, B4B
GS	GLEDITSIA T. 'SUNBURST'	SUNBURST HONEYLOCUST	4	8" CAL.	SINGLE LEADER, B4B
<b>SMALL FLOWERING ORNAMENTAL TREES</b>					
AG	AMELANCHIER X G. 'ROBIN HILL'	ROBIN HILL AMELANCHIER	6	8'-10" HT.	SINGLE LEADER, B4B
MA	MAACKIA AMURENSE	AMUR MAACKIA	4	2" CAL.	SINGLE LEADER, B4B, SPECIMEN
SRI	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE TREE LILAC	6	2" CAL.	SINGLE LEADER, B4B, SPECIMEN
<b>EVERGREEN TREES</b>					
<b>SHRUBS, GROUNDCOVERS &amp; HERBACEOUS MATERIALS</b>					
HM	HYDRANGEA M. 'ENDLESS SUMMER'	ENDLESS SUMMER HYDRANGEA	21	5 GAL.	FULL & BUSHY
H5	HEMEROCALLIS 'STELLA D' ORO'	STELLA D' ORO DAYLILY	10	1 GAL.	-
JCG	JUNIPERUS CHINENSIS 'CASINO GOLD'	CASINO GOLD CHINESE JUNIPER	34	24" SPD.	FULL & BUSHY
SP	SYRINGA PATULA 'MISS KIM'	MISS KIM LILAC	5	5" HT.	FULL & BUSHY, B4B
SS	SEDUM SPECTABILE 'BRILLIANT'	BRILLIANT SEDUM	34	1 GAL.	-
VTS	VIURNUM P. T. 'SNOWFLAKE'	SNOWFLAKE DOUBLEFILE VIBURNUM	12	24" HT.	FULL & BUSHY

LANDSCAPE NOTES:

- PRIOR TO THE START OF ANY EXCAVATION FOR THE PROJECT BOTH ON AND OFF THE SITE, THE CONTRACTOR SHALL NOTIFY DIGSAFE AND BE PROVIDED WITH A DIGSAFE NUMBER INDICATING THAT ALL EXISTING UTILITIES HAVE BEEN LOCATED AND MARKED.
- LANDSCAPE CONTRACTOR IS ENCOURAGED TO PROVIDE THE LANDSCAPE ARCHITECT WITH CONCERNS AND/OR SUGGESTIONS WITH REGARDS TO PROPOSED PLANT MATERIAL SELECTION PRIOR TO PLACING A PURCHASE ORDER.
- THE LANDSCAPE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE ALL PLANTINGS SHOWN GRAPHICALLY ON THIS DRAWING. CLARIFY ANY DISCREPANCIES WITH THE LANDSCAPE ARCHITECT PRIOR TO PRICING ANY PLANT MATERIAL.
- ALL PLANT MATERIALS SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE LATEST EDITION OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S "AMERICAN STANDARD OF NURSERY STOCK".
- ALL PLANT MATERIALS ARE SUBJECT TO THE APPROVAL OF THE OWNER'S REPRESENTATIVE AT THE SITE. PLANTS WHICH ARE REJECTED SHALL BE REMOVED FROM THE SITE IMMEDIATELY AND REPLACED AT NO ADDITIONAL COST TO THE OWNER.
- ALL TREES AND SHRUBS TO BE BALLED IN BURLAP OR CONTAINERIZED.
- MULCH FOR PLANTED AREAS TO BE AGED SPRUCE AND FIR BARK, PARTIALLY DECOMPOSED, DARK BROWN IN COLOR AND FREE OF WOOD CHIPS THICKER THAN 1/4 INCH.
- NO PLANTS SHALL BE PLANTED BEFORE ACCEPTANCE OF ROUGH GRADING AND BEFORE CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- ALL SHRUB GROUPINGS SHALL BE INCORPORATED INTO BEDS. WHERE MULCHED PLANT BED ABUTS LAWN, CONTRACTOR SHALL PROVIDE A TURF CUT EDGE.
- ALL TREES ALONG WALK AND PARKING AREAS SHALL BEGIN BRANCHING AT 6' HT. MIN.
- ALL PLANT MATERIAL OR REPRESENTATIVE SAMPLES SHALL BE LEGIBLY TAGGED WITH PROPER COMMON AND BOTANICAL NAMES. TAGS SHALL REMAIN ON THE PLANTS UNTIL FINAL ACCEPTANCE.
- CONTRACTOR SHALL LOAMED DISTURBED AREAS AS FOLLOWS:  
- LAWN AREAS 6" DEPTH OF TOPSOIL  
- CURBED PARKING LOT ISLANDS AND PLANT BEDS 24" DEPTH OF TOPSOIL
- SEED MIXTURES FOR AREAS TO BE SEEDED SHALL BE AS FOLLOWS:  
- LAWN AREAS SHALL BE SEEDED WITH SEED TYPE % BY WEIGHT CREEPING RED FESCUE (MIN. 2 VARIETIES) 55%, KENTUCKY BLUEGRASS (MIN. 2 VARIETIES) 30%, PERENNIAL RYE GRASS 15%, SEEDING RATE PER 1000 SQ.FT. 3 LBS. MIN.
- CONTRACTOR SHALL BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTING AND WILL CONTINUE UNTIL FINAL ACCEPTANCE. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MEANS AND METHODS OF WATERING AND MAINTENANCE.
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE (1) FULL YEAR FROM DATE OF FINAL ACCEPTANCE.
- SCREENED IMAGES SHOW EXISTING CONDITIONS. WHERE EXISTING CONDITIONS LIE UNDER OR ARE IMPINGED UPON BY PROPOSED BUILDINGS AND OR SITE ELEMENTS, THE EXISTING CONDITION WILL BE REMOVED, ABANDONED AND OR CAPPED OR DEMOLISHED AS REQUIRED.
- SEE PLAN SET FOR ADDITIONAL INFORMATION.

GRAPHIC SCALE



												<p><b>LAND DESIGN SOLUTIONS</b> LAND PLANNING, SITE PLANNING &amp; LANDSCAPE ARCHITECTURE P.O. Box 316, 160 Longwoods Road, Cumberland, ME 04021 tel:(207) 494-1111 CLIENT: <b>STANTEC</b> 482 PAYNE ROAD SCARBOROUGH COURT SCARBOROUGH, MAINE 04074</p>		<p>DESIGN: PBB DRAWN: DEPT CHKD: PBB</p>		<p><b>PROPOSED DEVELOPMENT</b> 191 MARGINAL WAY, PORTLAND, MAINE</p>	
												<p><b>LANDSCAPE PLAN</b></p>					
B	7/18/16	REVISED PER CHANGES TO THE SITE LAYOUT		PBB	PBB	PBB											
A	6/28/16	ISSUED TO THE CITY OF PORTLAND FOR SITE PLAN REVIEW		PBB	PBB	PBB											
REV.	DATE	STATUS		BY	CHKD.	APPD.	REV.	DATE	STATUS	BY	CHKD.	APPD.	DATE	STATUS	BY	CHKD.	APPD.

