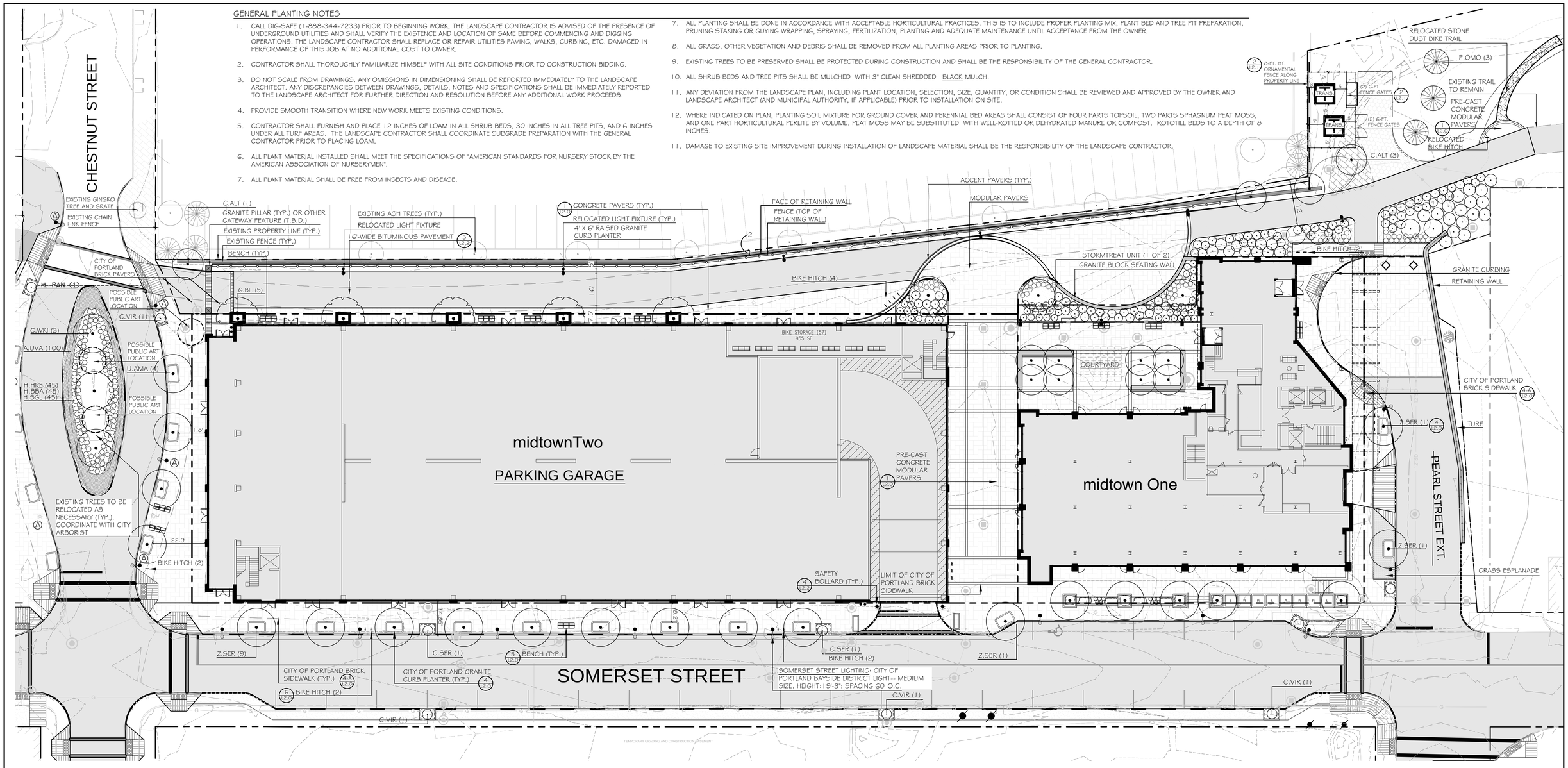
GENERAL PLANTING NOTES

1. CALL DIG-SAFE (1-888-344-7233) PRIOR TO BEGINNING WORK. THE LANDSCAPE CONTRACTOR IS ADVISED OF THE PRESENCE OF 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 OWNER.
2. CONTRACTOR SHALL THOROUGHLY FAMILIARIZE HIMSELF WITH ALL SITE CONDITIONS PRIOR TO CONSTRUCTION BIDDING.
3. DO NOT SCALE FROM DRAWINGS. ANY OMISSIONS IN DIMENSIONING SHALL BE REPORTED IMMEDIATELY TO THE LANDSCAPE ARCHITECT. ANY DISCREPANCIES BETWEEN DRAWINGS, DETAILS, NOTES AND SPECIFICATIONS SHALL BE IMMEDIATELY REPORTED TO THE LANDSCAPE ARCHITECT FOR FURTHER DIRECTION AND RESOLUTION BEFORE ANY ADDITIONAL WORK PROCEEDS.
4. PROVIDE SMOOTH TRANSITION WHERE NEW WORK MEETS EXISTING CONDITIONS.
5. CONTRACTOR SHALL FURNISH AND PLACE 12 INCHES OF LOAM IN ALL SHRUB BEDS, 30 INCHES IN ALL TREE PITS, AND 6 INCHES UNDER ALL TURF AREAS. THE LANDSCAPE CONTRACTOR SHALL COORDINATE SUBGRADE PREPARATION WITH THE GENERAL CONTRACTOR PRIOR TO PLACING LOAM.
6. ALL PLANT MATERIAL INSTALLED SHALL MEET THE SPECIFICATIONS OF "AMERICAN STANDARDS FOR NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERYMEN".
7. ALL PLANT MATERIAL SHALL BE FREE FROM INSECTS AND DISEASE.
7. 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 FROM THE OWNER.
8. ALL GRASS, OTHER VEGETATION AND DEBRIS SHALL BE REMOVED FROM ALL PLANTING AREAS PRIOR TO PLANTING.
9. EXISTING TREES TO BE PRESERVED SHALL BE PROTECTED DURING CONSTRUCTION AND SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
10. ALL SHRUB BEDS AND TREE PITS SHALL BE MULCHED WITH 3" CLEAN SHREDDED BLACK MULCH.
11. 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.
12. WHERE INDICATED ON PLAN, PLANTING SOIL MIXTURE FOR GROUND COVER AND PERENNIAL 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 WELL-ROTTED OR DEHYDRATED MANURE OR COMPOST. ROTOTILL BEDS TO A DEPTH OF 8 INCHES.
11. DAMAGE TO EXISTING SITE IMPROVEMENT DURING INSTALLATION OF LANDSCAPE MATERIAL SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.



LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
MONUMENT FOUND	MON	
CATCHBASIN		
MANHOLE		
HYDRANT		
WATER VALVE		
UTILITY POLE		

	EXISTING	PROPOSED
PRECAST CONCRETE PAVERS		
RETAINING WALL		
STREET LIGHT FIXTURE		
TRAIL LIGHT FIXTURE		
SEATING		
CURB		
BIKE HITCH		
TRAIL BITUMINOUS PAVEMENT		
FILTERRA UNIT WITH TREE OR SHRUB PLANTING		
SAFETY BOLLARD (AT GARAGE)		
CONCRETE BOLLARD LIGHT		

PLANTING SCHEDULE -- PHASE I

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
TREES					
Z.SER	13	ZELKOVA SERRATA 'GREEN VASE'	ZELKOVA 'GREEN VASE'	3" CAL.	
G.TH	8	GLEDITSI TRIANCANTHUS 'HALKA'	HALKA HONEY LOCUST	2 1/2" CAL.	
M.SNO	5	MALUS 'SNOWDRIFT'	SNOWDRIFT CRABAPPLE	2" CAL.	
C.WKI	3	CRATAEGUS VIRIDIS 'WINTER KING'	WINTER KING HAWTHORN	2 1/2" CAL.	
C.ALT	11	CORNUS ALTERNIFOLIA	PAGODA DOGWOOD	10 GAL.	SINGLE STEM
G.BIL	5	GINGKO BILOBA 'MAGYAR'	MAGYAR GINGKO	2" CAL.	
P.OMO	3	PICEA OMORIKA	SERBIAN SPRUCE	6' - 7'	
A.MAA	4	MAACKIA AMURENSIS	AMUR MAACKIA	2" CAL.	
C.VIR	5	CHIONANTHUS VIRGINICUS	FRINGETREE	6' - 7'	
M.JAD	3	MALUS 'RED JADE'	RED JADE CRABAPPLE	2" CAL.	
U.AMA	4	ULMUS AMERICANA 'VALLEY FORGE'	AMERICAN ELM 'VALLEY FORGE'	2.5" CAL.	
SHRUBS					
R.WIL	10	RHODODENDRON WILSONII	WILSON RODODENDRON	5 GAL.	
C.SER	13	CORNUS SERICEA 'BAILEYI'	RED TWIG DOGWOOD	5 GAL.	
R.ARO	53	RHUS AROMATICA 'GRO-LO'	'GRO-LO' SUMAC	3 GAL.	
V.LEN	5	VIBURNUM LENTAGO	NANNYBERRY	5 GAL.	
A.UVA	148	ARCTOSTAPHYLOS UVA-URSI	BEARBERRY	3 GAL.	
A.MAM	10	ARONIA MELANOCARPA	AUTUMN MAGIC CHOKEBERRY	3 GAL.	
C.ACV	10	CLETHRA ALNIFOLIA 'CALEB'	VANILLA SPICE CLETHRA	3 GAL.	
V.CAS	10	VIBURNUM CASSINOIDES ' WITHEROD'	WITHEROD VIBURNUM	5 GAL.	
M.PEN	5	MYRICA PENNSYLVANICA	NORTHERN BAYBERRY	2.5' HT.	

KEY	QTY	BOTANICAL NAME	COMMON NAME		
PERENNIALS					
H.HRE	11	HEMEROCALLIS 'HAPPY RETURNS'	DAYLILY 'HAPPY RETURNS'	1 GAL.	
H.BBA	16	HEMEROCALLIS 'BETH BARTH'	DAYLILY 'BETH BARTH'	1 GAL.	
H.SGL	16	HEMEROCALLIS 'SUNDAY GLOVES'	DAYLILY 'SUNDAY GLOVES'	1 GAL.	
P.ALO	23	PENNISETUM ALOPEUROIDES	FOUNTAIN GRASS	1 GAL.	
S.SCO	15	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM GRASS	1 GAL.	
GREEN WALL CLIMBING VINES					
P.QUI	T.B.D.	PARTHENOCISSUS QUINQUEFOLIA	VIRGINIA CREEPER	2 YR. POT	
C.PAN	T.B.D.	CLEMATIS PANICULATA	SWEET AUTUMN CLEMATIS	2 YR. POT	

MASTER PLAN NOTE

1. DRAWING MP-L1.0 IS SAME AS SHEET "L1.0 -- LANDSCAPE AND LIGHTING PLAN", WHICH IS PART OF THE NOVEMBER 18 2013 CITY OF PORTLAND RE-SUBMISSION DOCUMENTS.

NORTH

0 10' 20' 40' 80'

PRELIMINARY - NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION
1	11.14.14	FINAL LEVEL III SUBMISSION TO CITY OF PORTLAND

REVISIONS

LICENSED LANDSCAPE ARCHITECT ROBERT B. METCALF No. 1815

ROBERT METCALF, ME LA
LIC. # 1815

PROJECT
midtown
PORTLAND, MAINE

SHEET TITLE
LANDSCAPE AND LIGHTING PLAN

CLIENT
THE FEDERATED COMPANIES

Mitchell & Associates
LANDSCAPE ARCHITECTS
70 Center Street
Portland, Maine 04040
207.774.4427

DRAWN:	DATE: 11.14.14
DESIGNED:	SCALE: 1" = 20'
CHECKED:	JOB NO. SP-M037B
FILE NAME:	
SHEET L1	