LANDSCAPE NOTES

1. PLANT QUANTITIES SHOWN ON PLANT LISTS ARE FOR CONVENIENCE TO THE LANDSCAPE CONTRACTOR ONLY. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL PLANT MATERIAL INSTALLATION AS SHOWN ON PLANS.

2. 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 NURSERYTSEN, INC.

3. ALL PLANT MATERIAL SHALL BE FREE FROM INSECTS AND DISEASE.

4. 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.

5. PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR BY THE CONTRACTOR AND A PERIOD OF TUO 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.

6. ALL GRASS, OTHER VEGETATION AND DEBRIS SHALL BE REMOVED FROM ALL PLANTING AREAS PRIOR TO PLANTING.

7. EXISTING TREES TO BE PRESERVED WILL BE PROTECTED DURING CONSTRUCTION AND SHALL BE THE RESPONSIBILITY OF THE SITE CONTRACTOR.

8. 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.

9. ALL PLANTING BEDS AND SPECIMEN TREES SHALL BE MULCHED WITH 3" CLEAN SHREDDED BARK, COLOR : BROUN BARK MULCH.

10. THE SITE CONTRACTOR SHALL PROVIDE STRUCTURAL SOIL MIX FOR STREET TREES AND ADJACENT AREA (3' BEHIND CURB).

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 PERENNIAL AND ANNUAL FLOWER BED AREAS SHALL CONSIST OF FOUR PARTS TOPSOIL, TUO 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.

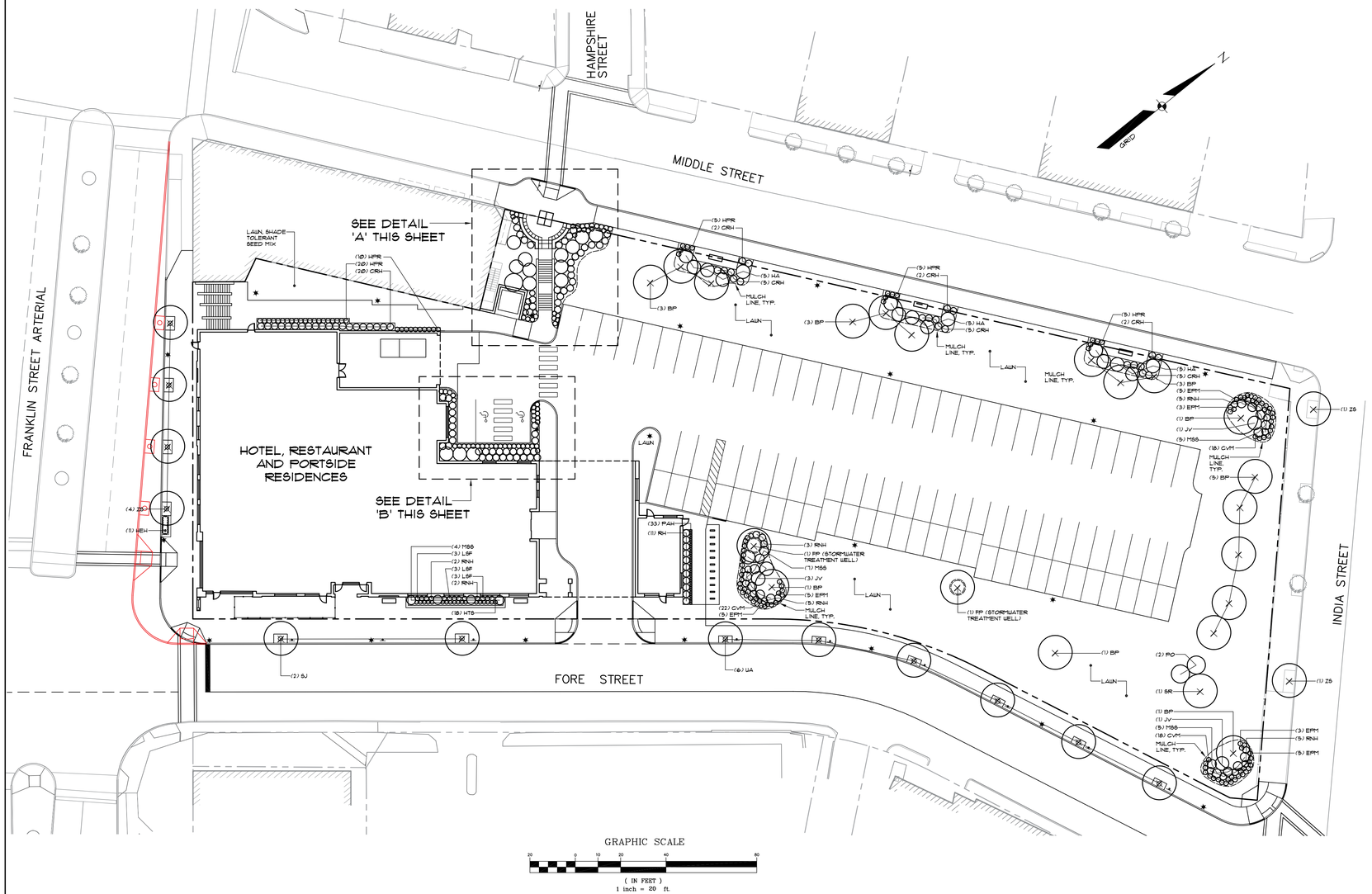
PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	SIZE
BP	BETULA PAPYRIFERA 'RENAISSANCE REFLECTION'	RENAISSANCE REFLECTION WHITE BIRCH	8-10' CLUMP
CA	CLETHRA ANFOLIA 'SIXTEEN CANDLES'	SIXTEEN CANDLES CLETHRA	NO. 3 CONT.
CRH	CIMIRUGA RAMOSA 'HILLSIDE BLACK BEAUTY '	HILLSIDE BLACK BEAUTY BUGBANE	NO. 1 CONT.
CVM	COREOPSIS VERTICILLATA 'MOONBEAM'	MOONBEAM TICKSEED	NO. 1 CONT.
EPM	ECHINACEA PURPUREA 'MAGNUS'	MAGNUS PURPLE CONEFLOWER	NO. 1 CONT.
FP	FRAXINUS PENNSYLVANICA 'CIMZAM'	CIMMARON ASH	1½-2" CAL.
HA	HYDRANGEA ARBORESCENS 'DARDOM'	WHITE DOME HYDRANGEA	18-24" HGT.
HH	HYDRANGEA MACROPHYLLA 'ENDLESS SUMMER'	ENDLESS SUMMER HYDRANGEA	18-24" HGT.
HEH	HEMEROCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILLY	NO. 1 CONT.
HTS	HELIOPSIS 'TUSCAN SUN'	TUSCAN SUN FALSE SUNFLOWER	NO. 1 CONT.
HPR	HOSTA PLANTAGINEA 'ROYAL STANDARD'	ROYAL STANDARD HOSTA	NO. 1 CONT.
JV	JUNIPERUS VIRGINIANA 'GREY OWL'	GREY OWL JUNIPER	18-24" HGT.
LSF	LUECANTHEMUM SUPERBUM 'FIONA COGHILL'	FIONA COGHILL SHASTA DAISY	NO. 1 CONT.
MAS	MATTEUCCIA STRUTHIOPTERUS	OSTRICH FERN	NO. 1 CONT.
MSS	MISCANTUS SINENSIS 'BARBANDE'	BARBANDE SILVER GRASS	NO. 1 CONT.
PAH	PENNISETUM ALOPECUROIDES 'HAMELN'	HAMELN FOUNTAIN GRASS	NO. 1 CONT.
PO	PICEA OMORIKA	SERBIAN SPRUCE	6-7' HGT.
RH	ROSA 'HONEYSWEET'	HONEYSWEET SHRUBROSE	18-24" HGT.
RNH	RUDBECKIA NITIDA 'HERBSTSONNE'	EARLY BIRD GOLD CONEFLOWER	NO. 1 CONT.
RPT	RHODODENDRON MAXIMUM 'INDEPENDENCE'	PINK ROSEBAY RHODODENDRON	3-3½' HGT.
SJ	SOPHORA JAPONICA 'PRINCETON UPRIGHT'	PRINCETON UPRIGHT PAGODA TREE	2-2½" CAL.
SR	SYRINGA RETICULATA	JAPANESE LILAC TREE	8-10' HGT. CLUMP
UA	ULMUS AMERICANA 'PRINCETON'	PRINCETON AMERICAN ELM	2-2½" CAL.
ZS	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	2-2½" CAL.

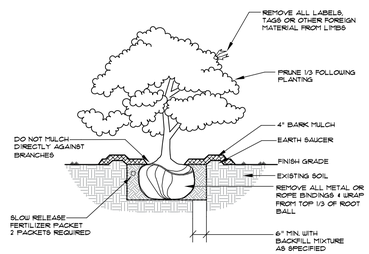
ELEVATION DATUM
ALL ELEVATIONS SHOUN HEREON ARE REFERENCED TO NAVD 88. THE CONVERSION TO CITY OF PORTLAND VERTICAL DATUM IS AS FOLLOUS:
NAVD 88 ELEV. + Ø.TT' = CITY DATUM ELEV.

LEGEND

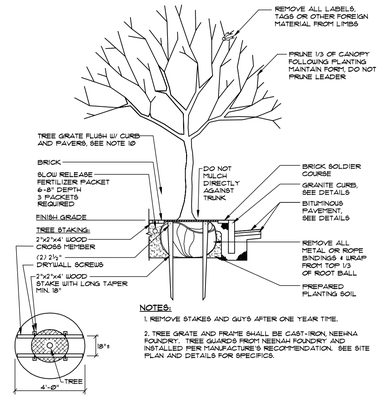
EXISTING	DESCRIPTION	PROPOSED
	BOUNDARY LINE/ROW	
	ABUTTER LINE/ROW	
	BUILDING	
	EDGE PAVEMENT	
	PAVEMENT PAINT	
	CURBLINE	
	DECIDUOUS TREE	
	CONIFEROUS TREE	
	MULCH LINE	
	LIGHT POLE/WALL	



GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.



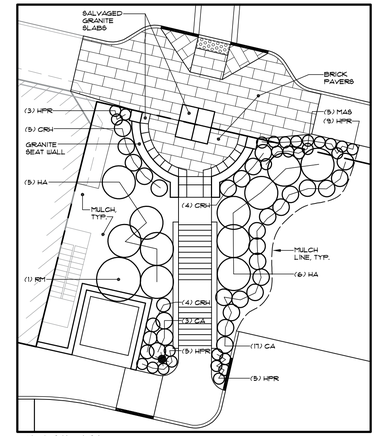
DECIDUOUS & EVERGREEN SHRUB
NOT TO SCALE



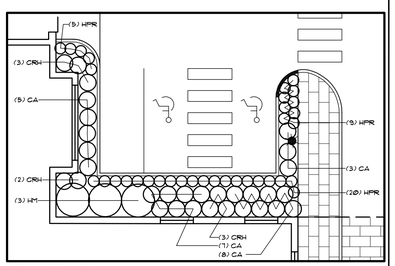
ALT. TREE STAKING PLAN
NOT TO SCALE

NOTES:
1. REMOVE STAKES AND GUYS AFTER ONE YEAR TIME.
2. TREE GRATE AND FRAME SHALL BE CAST-IRON, NEENA FOUNDRY. TREE GUARDS FROM NEENAH FOUNDRY AND INSTALLED PER MANUFACTURE'S RECOMMENDATION. SEE SITE PLAN AND DETAILS FOR SPECIFICS.

STREET/SHADE TREE
NOT TO SCALE



DETAIL 'A'
SCALE: 1"=10'



DETAIL 'B'
SCALE: 1"=10'

AS-BUILT NOTE:
THIS AS-BUILT PLAN HAS BEEN PREPARED BY SEBAGO TECHNICS, INC. AS-BUILT REVISIONS SHOWN HEREON ARE BASED SOLELY ON INFORMATION PROVIDED BY THE SITE CONTRACTOR, R.J. GRONDIN AND SONS, TO SEBAGO TECHNICS, INC. ON JULY 28, 2011. THE INFORMATION PROVIDED IS LIMITED TO THE CURB RELOCATION ALONG FRANKLIN STREET ARTERIAL AND UTILITY STRUCTURE INVERTS.

AS-BUILT SUBMISSION 08-24-11

EXISTING HAMPTON INN LANDSCAPE PLAN
SEE GRAPHIC SCALE ON DRAWING

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FEBRUARY 16 - 2018

EXISTING LANDSCAPE PLAN

PRELIMINARY SITE PLAN REVIEW
PROPOSED HOME BUSINESS HOTEL
203 Fore Street, Portland, ME 04101

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