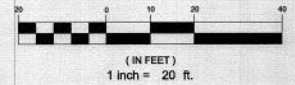


LANDSCAPE NOTES:

- 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 MOOD CHIPS THICKER THAN 1/4 INCH.
- CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS, STRUCTURES AND PLANTING BEDS.
- 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 ADJUTS 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 LOAM DISTURBED AREAS AS FOLLOWS:
 - LAWN AREAS 6" DEPTH OF TOPSOIL
 - CURBED PARKING LOT ISLANDS 24" DEPTH OF TOPSOIL
- LAWN AREAS SHALL BE SEEDDED WITH (SEED TYPE % BY HEIGHT)
 - CREEPING RED FESCUE (MIN. 2 VARIETIES) 55%
 - KENTUCKY BLUEGRASS (MIN. 2 VARIETIES) 30%
 - PERENNIAL RYE GRASS 15%
 - SEEDING RATE PER 1000 SQ.FT. 4 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.

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	COMMENTS
DECIDUOUS TREES					
GS	GLETITISIA T. 'STREETKEEPER'	STREETKEEPER HONEYLOCUST	4	3" CAL.	SINGLE LEADER, B4B
SMALL FLOWERING ORNAMENTAL TREES					
AS	AMELANCHIER X 'S. ROBIN HILL'	ROBIN HILL AMELANCHIER	1	8'-10' HT.	SINGLE LEADER, B4B
MA	HACKIA AMURENSIS	AMUR MAACKIA	4	2" CAL.	SINGLE LEADER, B4B
MA2	MALUS ADIRONDACK	ADIRONDACK CRABAPPLE	1	2" CAL.	SPECIMEN, B4B
SRI	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE TREE LILAC	3	2" CAL.	SINGLE LEADER, B4B, SPECIMEN
EVERGREEN TREES					
SHRUBS, GROUNDCOVERS & HERBACEOUS MATERIALS					
CAF	CALAMAGROSTIS X A. KARL FOERSTER	KARL FOERSTER FEATHER REED GRASS	15	5 GAL.	FULL & BUSHY
HAM	HOSTA 'AUTUMN MOON'	AUTUMN MOON HOSTA	11	2 GAL.	FULL & BUSHY
HM	HYDRANGEA M. 'TWIST N SHOUT'	TWIST N SHOUT HYDRANGEA	10	5 GAL.	FULL & BUSHY
HFM	HYDRANGEA M. 'MINI PENNY'	MINI PENNY HYDRANGEA	28	5 GAL.	FULL & BUSHY
HS	HEMEROCALLIS 'STELLA D'ORO'	STELLA D'ORO DAYLILY	28	1 GAL.	-
HSR	HEMEROCALLIS 'ROSY RETURNS'	ROSY RETURNS DAYLILY	44	1 GAL.	-
JCG	JUNIPERUS CHINENSIS 'CASINO GOLD'	CASINO GOLD CHINESE JUNIPER	42	24" SPD.	FULL & BUSHY
RS	RUDBECKIA FULGIDA 'GOLDSTURM'	GOLDSTURM BLACK EYED SUSAN	16	1 GAL.	-
SS	SEDUM SPECTABILE 'BRILLIANT'	BRILLIANT SEDUM	12	1 GAL.	-
TM	TAXUS M. 'BROWNII'	BROWNII YEW	14	24" HT.	FULL & BUSHY
VTS	VIBURNUM P. T. 'SNOWFLAKE'	SNOWFLAKE DOUBLEFILE VIBURNUM	6	30" HT.	FULL & BUSHY

PRELIMINARY - NOT FOR CONSTRUCTION



REV.	DATE	STATUS	DEPT.	CHKD.	APPD.	REV.	DATE	STATUS	DEPT.	CHKD.	APPD.
A	2/13/15	ISSUED TO THE CITY OF PORTLAND FOR SITE PLAN REVIEW	PBB	PBB							

LAND DESIGN SOLUTIONS
LAND PLANNING, SITE PLANNING & LANDSCAPE ARCHITECTURE

P.O. Box 516, 160 Longwoods Road, Cumberland, ME 04081 (207) 494-1117

CLIENT: **FAY, SPOFFORD & THORNDIKE**
778 MAIN STREET, SUITE 8, SOUTH PORTLAND, MAINE 04106

DESIGN: PBB
DRAWN: DEPT.
CHKD: PBB

DATE: JAN 2015
SCALE: 1"=20'

PROJ. NO. _____
DWG. NO. _____

CENTURY TIRE SITE RENOVATION
MARGINAL WAY, PORTLAND, MAINE

LANDSCAPE PLAN

REV. _____
L1.1 A