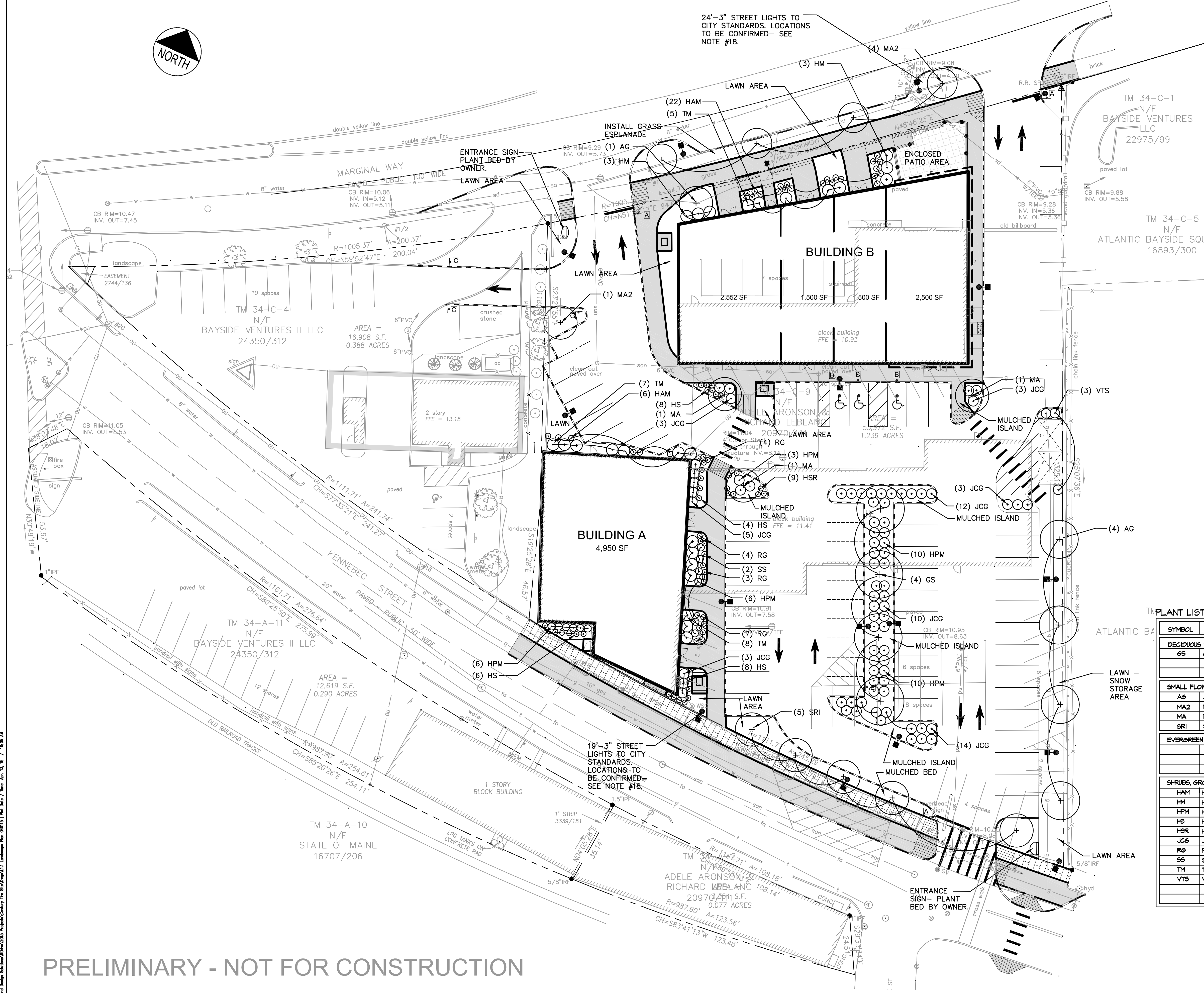




24'-3" STREET LIGHTS TO CITY STANDARDS. LOCATIONS TO BE CONFIRMED- SEE NOTE #18.

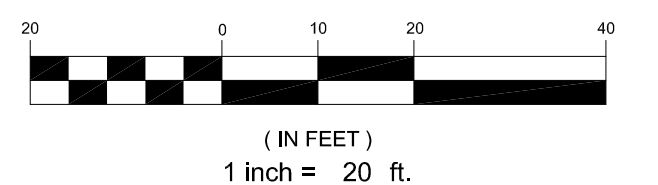
LANDSCAPE NOTES:

- PRIOR TO THE START OF ANY EXCAVATION FOR THE PROJECT BOTH ON AND OFF THE SITE, THE CONTRACTOR SHALL NOTIFY DISSAFE AND BE PROVIDED WITH A DISSAFE 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.
- 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 LOAMED DISTURBED AREAS AS FOLLOWS:
 - LAWN AREAS 6" DEPTH OF TOPSOIL
 - CURBED PARKING LOT ISLANDS 24" DEPTH OF TOPSOIL
 - NARROW PLANTING STRIPS 24" DEPTH OF TOPSOIL FOR 10' EITHER SIDE OF TREE
 - SHRUB BEDS 18" DEPTH TOPSOIL.
- 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. 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.



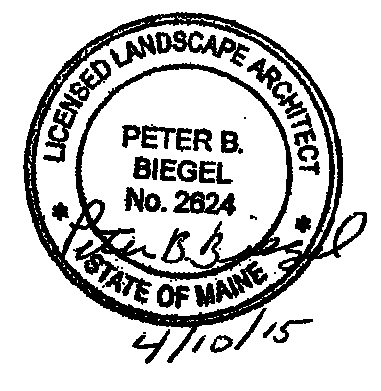
PLANT LIST:

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	COMMENTS
DECIDUOUS TREES					
GS	GLETITZIA T. 'STREETKEEPER'	STREETKEEPER HONEYLOCUST	4	3' GAL.	SINGLE LEADER, B4B
SMALL FLOWERING ORNAMENTAL TREES					
AG	AMELANCHIER X 'G. ROBIN HILL'	ROBIN HILL AMELANCHIER	5	8'-10' HT.	SINGLE LEADER, B4B
MA2	MALUS ADIRONDACK	ADIRONDACK CRABAPPLE	5	2' GAL.	SPECIMEN, B4B
MA	MAACKIA AMURENSE	AMUR MAACKIA	3	2' GAL.	SINGLE LEADER, B4B, SPECIMEN
SRI	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE TREE LILAC	5	2' GAL.	SINGLE LEADER, B4B, SPECIMEN
EVERGREEN TREES					
SHRUBS, GROUNDCOVERS & HERBACEOUS MATERIALS					
HAM	HOSTA 'AUTUMN MOON'	AUTUMN MOON HOSTA	28	2 GAL.	FULL & BUSHY
HM	HYDRANGEA M. 'TWIST N SHOUT'	TWIST N SHOUT HYDRANGEA	6	5 GAL.	FULL & BUSHY
HPM	HYDRANGEA M. 'MINI PENNY'	MINI PENNY HYDRANGEA	95	5 GAL.	FULL & BUSHY
HS	HEMEROCALLIS 'STELLA D' ORO'	STELLA D' ORO DAYLILY	26	1 GAL.	-
HER	HEMEROCALLIS 'ROSY RETURNS'	ROSY RETURNS DAYLILY	4	1 GAL.	-
JCG	JUNIPERUS CHINENSIS 'CASINO GOLD'	CASINO GOLD CHINESE JUNIPER	42	24" SPD.	FULL & BUSHY
RG	RUDBECKIA FULGIDA 'GOLDSTURM'	GOLDSTURM BLACK EYED SUSAN	18	1 GAL.	-
SS	SEDUM SPECTABILE 'BRILLIANT'	BRILLIANT SEDUM	2	1 GAL.	-
TM	TAXUS M. 'BROWNI'	BROWNI YEW	20	24" HT.	FULL & BUSHY
VTS	VIBURNUM P. T. 'SNOWFLAKE'	SNOWFLAKE DOUBLEFILE VIBURNUM	3	30" HT.	FULL & BUSHY



PRELIMINARY - NOT FOR CONSTRUCTION

REV.	DATE	STATUS	BY	CHKD.	APPD.	REV.	DATE	STATUS	BY	CHKD.	APPD.
C	4/10/15	REVISED PER CITY STAFF COMMENTS AND RESUBMITTED	DEPT.	PBB	PBB						
B	4/1/15	REVISED PER CITY STAFF COMMENTS AND RESUBMITTED	DEPT.	PBB	PBB						
A	2/13/15	ISSUED TO THE CITY OF PORTLAND FOR SITE PLAN REVIEW	DEPT.	PBB	PBB						



LAND DESIGN SOLUTIONS
 LAND PLANNING, SITE PLANNING & LANDSCAPE ARCHITECTURE
 P.O. Box 316, 160 Longwoods Road, Cumberland, ME 04081 tel:(207) 494-7171
 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'
 CENTURY TIRE SITE RENOVATION
 MARGINAL WAY, PORTLAND, MAINE
 LANDSCAPE PLAN
 PROJ. NO. -
 DWG. NO. L1.1
 REV. C

Date: 04/10/15 11:58 AM
 User: P:\Projects\11_Landscape\11_Landscape\11_Landscape.dwg
 Plot Date: 04/10/15 11:58 AM
 Plot Size: 11.15 x 18.00
 Plot Scale: 1"=20'
 Plot Orientation: Landscape