

1. CONTRACTOR SHALL BEGIN MAINTENANCE IMMEDIATELY AFTER THE IMMEDIATE AREA. PLANTING AND SHALL CONTINUE UNTIL FINAL ACCEPTANCE. METHODS OF WATERING AND MAINTENANCE.

2. CONTRACTOR SHALL SUPPLY PLANTS IN QUANTITIES SUFFICIENT TO COMPLETE WORK SHOWN ON THE PLAN. ANY DISCREPANCY BETWEEN THE QUANTITIES SHOWN IN THE PLANT SCHEDULE AND THOSE REQUIRED ON THE PLAN SHALL NOT ENTITLE THE CONTRACTOR TO ADDITIONAL RENUMERATION. ANY ARCHITECT PRIOR TO ORDERING PLANT MATERIAL.

- 3. ALL MATERIALS SHALL CONFORM TO SPECIFICATIONS OF THE PRIOR TO REQUIRED SITE VISIT. AMERICAN STANDARDS FOR NURSERY STOCK (LATEST EDITION)
- 4. ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISH GRADE AS THE ORIGINAL GRADES BEFORE DIGGING.
- COMPLETION.
- LANDSCAPE ARCHITECT AT THE NURSERY AND AT THE SITE.
- 7. ALL PLANT BEDS SHALL MEET MINIMUM TOPSOIL REQUIREMENTS (SEE SPECIFICATIONS).
- 8. NO PLANT MATERIAL SHALL BE INSTALLED UNTIL GRUBBING, BED PREPARATION, AND FINISH GRADING HAS BEEN COMPLETED IN

OF UNIFORMLY DISTRIBUTED, DARK, SHREDDED BARK MULCH.

TO LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. SOIL ADMIXTURE SHALL BE ADDED TO EXISTING SOIL (BY CONTRACTOR) IF DEEMED NECESSARY BY SOIL TEST RESULTS. DISCREPANCIES SHALL BE CLARIFIED WITH THE LANDSCAPE 11. ROUGH GRADING AND BED PREPARATION SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLANT INSTALLATION. OF PLANTING. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT 48 HOURS

AS SET FORTH BY THE AMERICAN ASSOCIATION OF NURSERYMEN. 12. ALL PLANTS SHALL BE BALLED AND WRAPPED OR CONTAINER GROWN AS SPECIFIED. ALL ROOT WRAPPING AND CONTAINER MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED AT THE TIME OF PLANTING.

- 5. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT 13. ALL BROAD LEAF EVERGREEN PLANTS SHALL BE SPRAYED WITH MATERIALS FOR ONE (1) FULL YEAR FROM DATE OF SUBSTANTIAL AN ANTI-DESSICANT AT THE BEGINNING OF THEIR FIRST WINTER.
- 14. ALL PLANTS SHALL BE INSTALLED AS PER DETAILS AND THE 6. ALL PLANT MATERIALS ARE SUBJECT TO THE APPROVAL OF THE CONTRACT SPECIFICATIONS. THE LANDSCAPE CONTRACTOR CONSERVATION SERVICE, AND HAVE THE FOLLOWING SHALL REFER TO THE CONTRACT SPECIFICATIONS FOR MECHANICAL ANALYSIS: ADDITIONAL REQUIREMENTS.
 - 15. CONTRACTOR SHALL STAKE TREES IF DEEMED NECESSARY BY

LANDSCAPE ARCHITECT.

CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MEANS AND 9. ALL PLANT BEDS AND TREE WELLS SHALL HAVE A MINIMUM OF 3" 16. THE LANDSCAPE CONTRACTOR SHALL PROVIDE LOAM FILL AS PER THE CONTRACT SPECIFICATIONS.

> 17. ALL PLANTS SHALL BE WATERED BY THE CONTRACTOR, AS NECESSARY TO INSURE HEALTH UNTIL FINAL ACCEPTANCE.

18. THE LANDSCAPE CONTRACTOR SHALL REFER TO THE PLANT LIST AND PLANTING SPECIFICATIONS FOR SEASONAL REQUIREMENTS AND OTHER RESTRICTIONS RELATED TO THE TIME AND SEASON

19. PLANTING SOIL MIX: 1 PART COMPOST, 8 PARTS TOPSOIL, 3

TOPSOIL: FERTILE, FRIABLE, NATURAL TOPSOIL OF LOAMY CHARACTER, WITHOUT ADMIXTURE OF SUBSOIL MATERIAL, FREE FROM CLAY, LUMPS, COARSE SANDS, STONES, PLANTS, ROOTS, STICKS, AND OTHER FOREIGN MATERIALS GREATER THAN 1" IN ANY DIMENSION, PH RANGE 5.0-7.0, AND SHALL CONTAIN NOT LESS THAN 6% ORGANIC MATTER BY WEIGHT. SANDY LOAM OR LOAM SOIL AS DEFINED BY THE USDA SOIL

TEXTURAL CLASS	% OF TOTAL WEIGHT	AVERAGE 9
SAND (0.05- 2.0 MM)	45 TO 75%	60%
SILT (0.002- 0.05 MM)	15 TO 35%	25%
CLAY (< 0.002 MM)	5 TO 25%	15%

PLANT SCHEDULE -TREES						
QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	
3	AF	ACER FREEMANII ARMSTRONG	ARMSTRONG MAPLE	3"	B&B	
1	GT	GLEDITSIA TRIACANTHOS VAR. INERMIS	THORNLESS HONEYLOCUS	2.5"	B&B	
4	PS	PRUNUS SERRULATA	KWANZA CHERRY	2"	B&B	
3	ZS	ZELKOVA SERRETA 'GREEN VASE'	GREEN VASE ZELKOVA	3"	B&B	

PLANT SCHE	PLANT SCHEDULE -SHRUBS & GROUNDCOVERS						
QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS		
245	EF	EUONYMUS FORTUNEI	WINTERCREEPER	#2	CONT, 24" O.C.		
5	IG	ILEX GALABRA ' SHAMROCK'	SHAMROCK INKBERRY	#7	CONT		
19	CS	CORNUS SERCEA 'ALLEMAN'S COMPACTA'	COMPACT RED-OSIER DOGWOOD	#5	CONT		
31	РО	PENNISETUM ORIENTALE 'KARLE ROSE'	PINK FOUNTIAN GRASS	#2	CONT		
4	RP	RHODODENDRON ' PERCY WISEMAN'	PERCY WISEMAN RHODODENDRON	2.5-3 FT	B&B		

ARCHITECT 350 N SAINT PAUL ST, SUITE 100 DALLAS, TX 75201- 4240 STRUCTURAL ENGINEER

BECKER STRUCTURAL ENGINEERS 75 YORK STREET PORTLAND, MAINE 04101 FATHOM CC, LLC 80 EXCHANGE STREET, SUITE 400 PORTLAND, MAINE 04101 **OWNER'S CONSTRUCTION**

MANAGER WRIGHT-RYAN CONSTRUCTION, INC. 10 DANFORTH STREET PORTLAND, MAINE 04101 **OWNER'S CIVIL ENGINEER WOODWARD & CURRAN**

41 HUTCHINS DRIVE PORTLAND, MAINE 04102 **OWNER'S INTERIOR ARCHITECT** EALAIN STUDIO. 408 FORE STREET, SUITE 201

PORTLAND, MAINE 04101 **OWNER'S LANDSCAPE ARCHITECT** CARROLL ASSOCIATES LANDSCAPE ARCHITECT

217 COMMERCIAL STREET, SUITE 200 PORTLAND, MAINE 04101 PROPOSED SHRUB PLANTING

PROPOSED TREE

LEGEND (PROPOSED IMPROVEMENTS)

PROPOSED BUILDING
"CENTER STREET HOTEL"

BITUMINOUS CONCRETE PAVING

PROPERTY LINE

BRICK PAVING

CONCRETE PAVING

SPECIAL PAVING

SEDUM PLANTING

GROUNDCOVER PLANTING

TREE GRATE

RIVER ROCK



THESE DOCUMENTS ARE PARTIALLY DEVELOPED FROM ARCHITECTURAL AND STRUCTURAL DRAWINGS PROVIDED BY STREET AS-BUILT CONDITIONS SHOULD BE FIELD VERIFIED.

INTERIM REVIEW ONLY These documents are incomplete, and are released for interim review only and are not intended for regulatory approval, permit, or construction purposes.

DATUM ELEVATION 12'-0"



HKS PROJECT NUMBER

22302.00

12/21/2018

SCHEMATIC DESIGN

SHEET TITLE