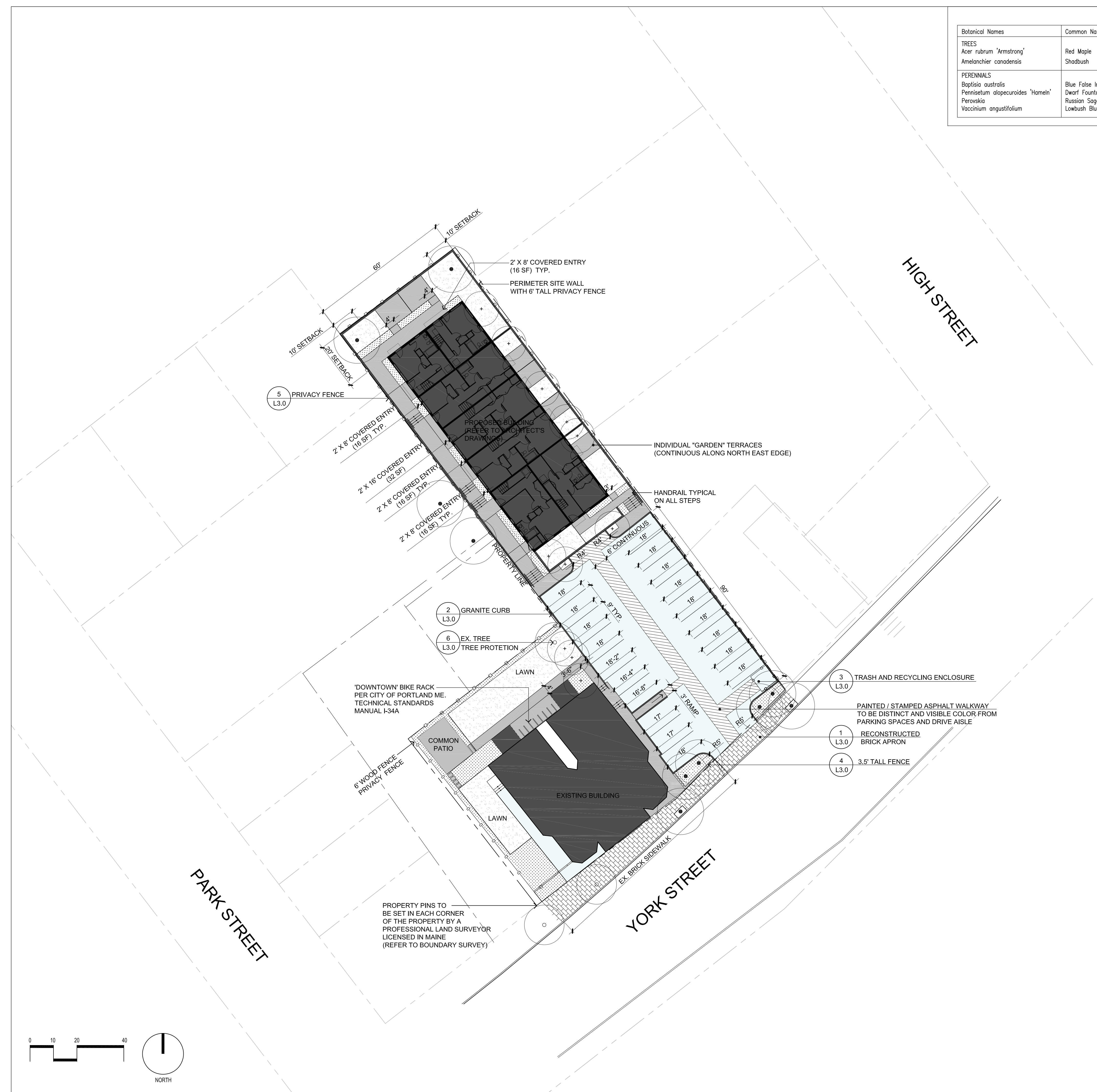


PLANT LIST				
Botanical Names	Common Name	Quantity	Size	Comments
TREES				
<i>Acer rubrum</i> 'Armstrong'	Red Maple	10	2.5" cal.	B/B
<i>Amelanchier canadensis</i>	Shadbush	11	1.75" cal.	B/B
PERENNIALS				
<i>Baptisia australis</i>	Blue False Indigo	80	1 gal.	24" O.C.
<i>Pennisetum alopecuroides</i> 'Harmeln'	Dwarf Fountain Grass	80	1 gal.	24" O.C.
<i>Perovskia</i>	Russian Sage	80	1 gal.	24" O.C.
<i>Vaccinium angustifolium</i>	Lowbush Blueberry	80	1 gal.	24" O.C.

NOTE:
 1. REFER TO STRUCTURAL ENGINEER DRAWINGS FOR CONCRETE SLAB / STEPS AND WALL DETAILS.
 2. REFER TO CIVIL ENGINEER'S DRAWINGS FOR GRADING AND DRAINAGE
 3. REFER TO ARCH. DRAWINGS FOR FINISH FLOOR ELEVATIONS.
 4. TAKE MEASURES TO PROTECT TREES ON ADJACENT PROPERTIES DURING SITE WORK. INCLUDE ROOT PRUNING EXPOSED ROOTS FOUND DURING EXCAVATION AND PRUNING ANY DAMAGED LIMBS DURING CONSTRUCTION. THESE ITEMS CAN BE REVIEWED DURING THE PROJECT 'PRE-CONSTRUCTION' MEETING.
 5. THE CONTRACTOR SHALL VERIFY WITH A PROFESSIONAL LAND SURVEYOR THAT THE LOCATION OF ANY PROPOSED PERMANENT STRUCTURES ARE WITHIN THE PROPERTY LINE PRIOR TO CONSTRUCTION. THE CONTRACTORS SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE SHORING BETWEEN THE PERMANENT STRUCTURE AND PROPERTY LINES DURING CONSTRUCTION.

- SYMBOLS LEGEND**
- CONCRETE PAVING
 - BRICK PAVING
 - ASPHALT PAVING (REFER TO CIVIL DWGS)
 - STAMPED PAINTED ASPHALT
 - TURF AND / OR GROUND COVER
 - PROPOSED CONCRETE STEPS
 - 6' TALL WOOD FENCE
 - BICYCLE PARKING (9 SPACES)
 - GRANITE CURB (DETAIL 2, L3.0)

- PLANT LEGEND**
- EXISTING TREE
 - PROPOSED *Amelanchier* SP.
 - PROPOSED *Acer Rubrum* 'Armstrong'
 - TREE GRATE (WITH PROPOSED STREET TREE)
 - LAWN
 - PERENNIALS AND GRASSES (SEE PLANT LIST)



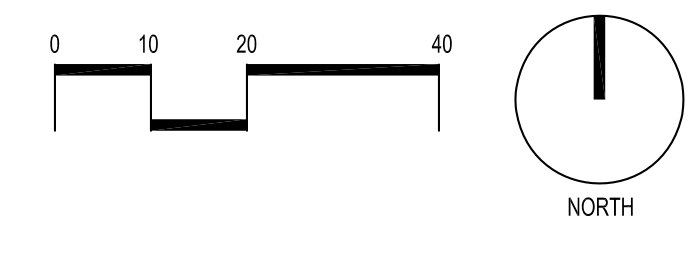
PROJECT:
121 YORK ST.
 PORTLAND, MAINE

CLIENT:
 HARBORVIEW DEVELOPMENT LLC.
 DBA, RED FERN PROPERTIES

ISSUE: PERMIT SET
 DATE: APRIL 9, 2012
 SCALE: As Noted
 DRAWN: sd
 CHECKED:
 TITLE:
 SITE PLAN

SHEET:
L1.0

SOREN DENIORD DESIGN STUDIO
 43 WELLWOOD RD.
 PORTLAND, ME 04103
 T: 207-400-2450
 soren@sorendenior.com












PLANT LIST

Botanical Names	Common Name	Quantity	Size	Comments
TREES				
Acer rubrum 'Armstrong'	Red Maple	10	2.5" cal.	B/B
Amelanchier canadensis	Shadbush	11	1.75" cal.	B/B
PERENNIALS				
Baptisia australis	Blue False Indigo	80	1 gal.	24" O.C.
Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	80	1 gal.	24" O.C.
Perovskia	Russian Sage	80	1 gal.	24" O.C.
Vaccinium angustifolium	Lowbush Blueberry	80	1 gal.	24" O.C.

PLANTING NOTES

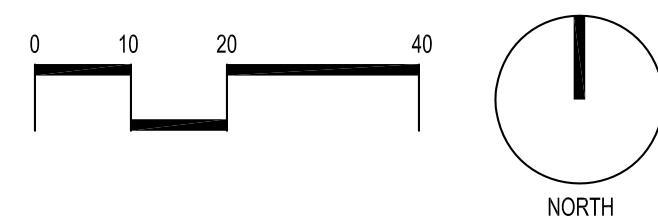
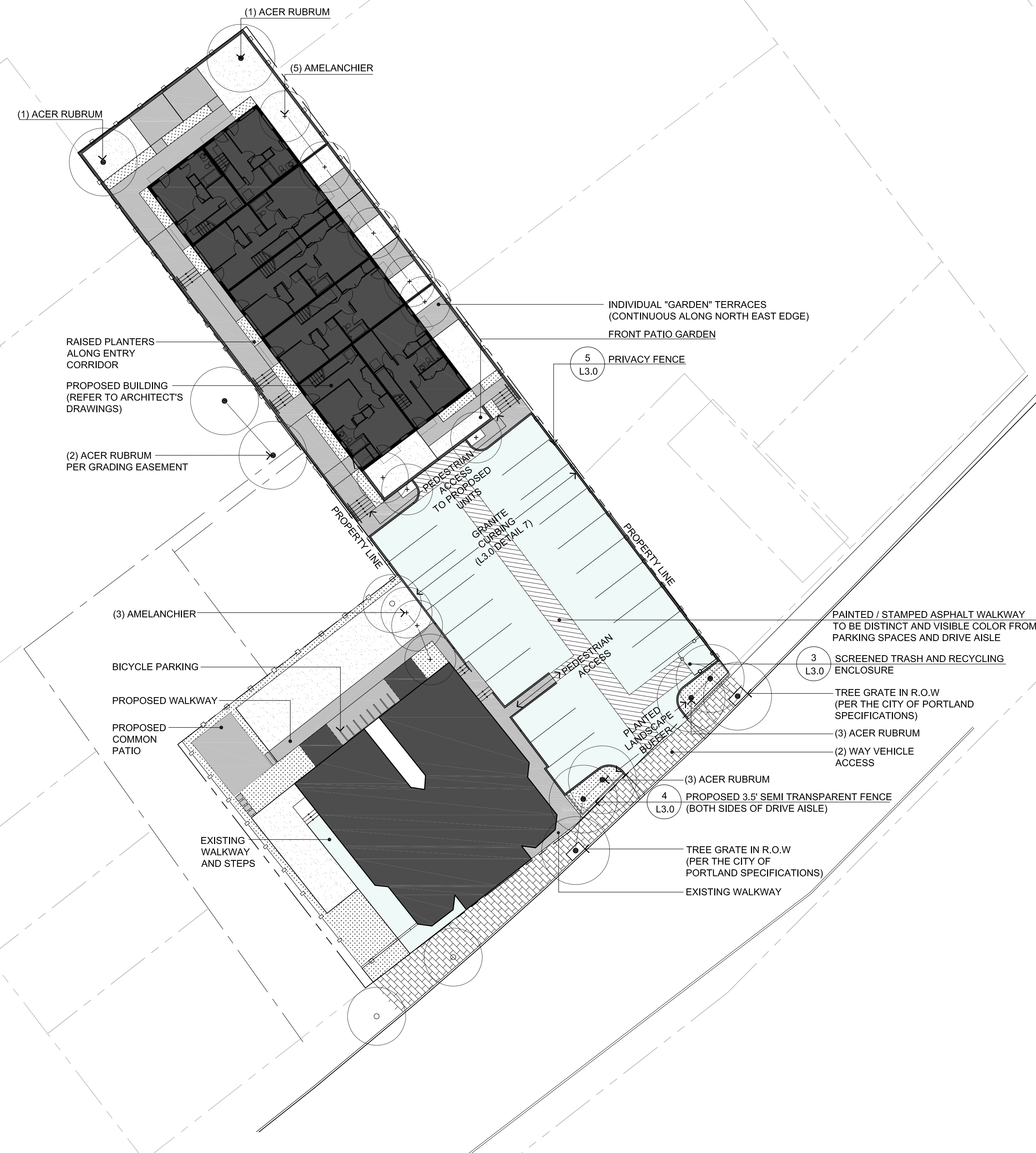
- All plant selection and installation will be in compliance with the City of Portland Technical Manual (Section 4).
- No planting will be installed until all grading and construction has been completed in immediate area.
- Contractor to verify all utilities on property and to protect all utilities during excavation for plants.
- If there is a discrepancy between the number of plants shown on the plan and the number of plants shown in plant list, the number of plants shown on plan will take precedence.
- All container material to be grown in container a minimum of 6 months.
- All material shall comply with the latest edition of the American Standard for Nursery Stock, American Association of Nurseryman.
- Contractor shall repair all damage to property from planting operations at no cost to the owner.
- Contractor shall guarantee new plant material through one calendar year from time of provisional acceptance.
- The Landscape Architect will tag all plants at the nursery and inspect them after delivery to the site. All plant materials shall be inspected by the Landscape Architect on site prior to installation.
- All proposed plants shall be located carefully as shown on the plans and the placements shall be approved by Landscape Architect before the plants are installed.
- All disturbed areas not to be paved or planted shall be loamed and seeded as shown. The seed mix specifications are as follows: LESCO Fine Fescue Links Blend of 35% hard fescue, 35% creeping red fescue, 20% chewing fescue and 10% sheep fescue. Add 5% Little Bluestem and 5% Northeast Wildflower seed mixture by weight to the Links Blend.
- Staking and guying shall be determined by the Landscape Architect on a tree by tree basis. For pricing purposes, provide a per tree unit cost for staking and guying. If staking and guying is required, remove tree wrap, stakes, and guy wires at end of first growing season.
- For tree planting in lawn areas, any disturbed lawn shall be loamed and seeded as necessary.
- Landscape Architect to flag trees to be protected on site.

SYMBOLS LEGEND

-  CONCRETE PAVING
-  BRICK PAVING
-  ASPHALT PAVING (REFER TO CIVIL DWGS)
-  STAMPED PAINTED ASPHALT
-  TURF AND / OR GROUND COVER
-  PROPOSED CONCRETE STEPS
-  6' TALL WOOD FENCE
-  BICYCLE PARKING (9 SPACES)
-  GRANITE CURB (DETAIL 2, L3.0)

PLANT LEGEND

-  EXISTING TREE
-  PROPOSED Amelanchier SP.
-  PROPOSED Acer Rubrum 'Armstrong'
-  TREE GRATE (WITH PROPOSED STREET TREE)
-  LAWN
-  PERENNIALS AND GRASSES (SEE PLANT LIST)



PROJECT:
121 YORK ST.
PORTLAND, MAINE

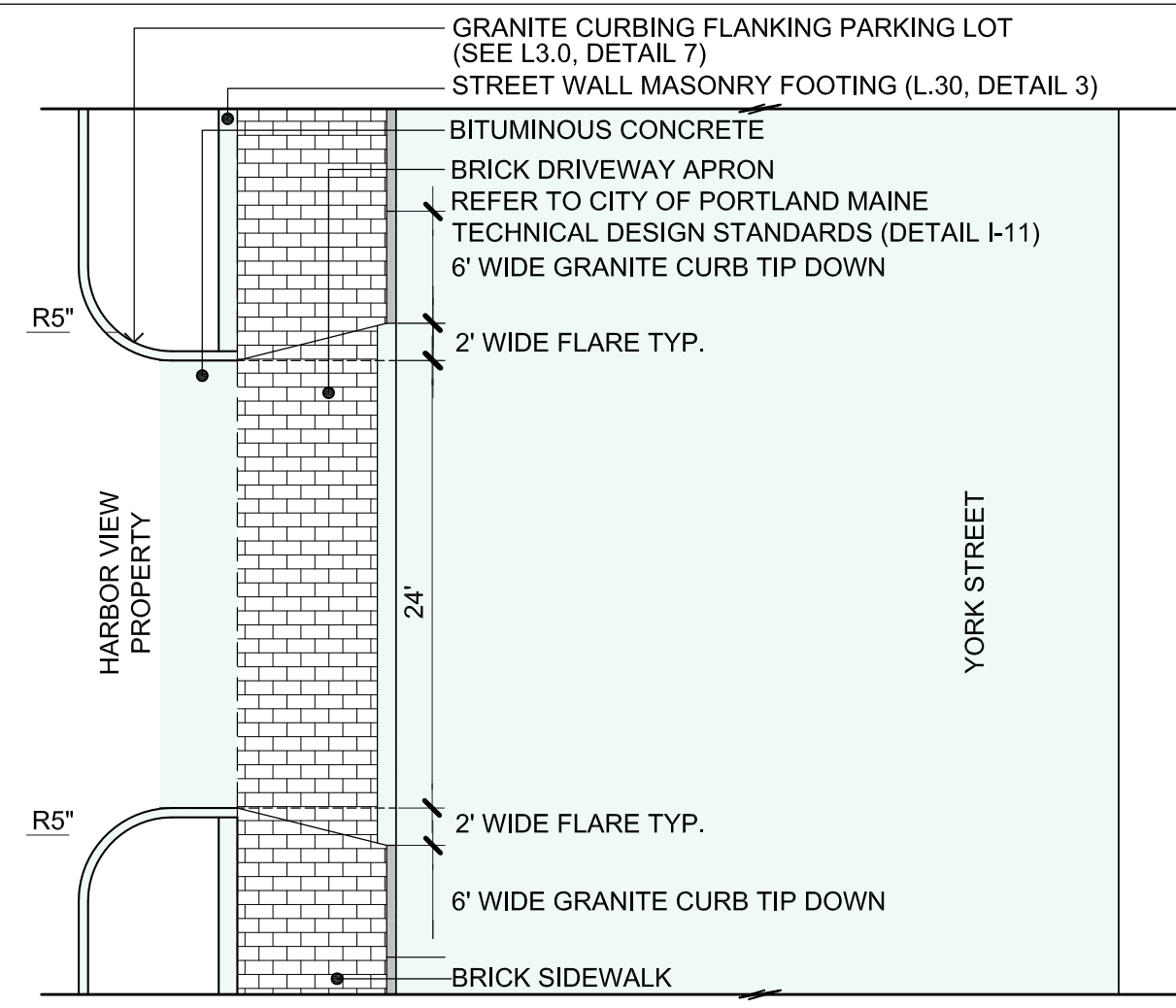
CLIENT:
HARBORVIEW DEVELOPMENT LLC.
DBA, RED FERN PROPERTIES

ISSUE: PERMIT SET
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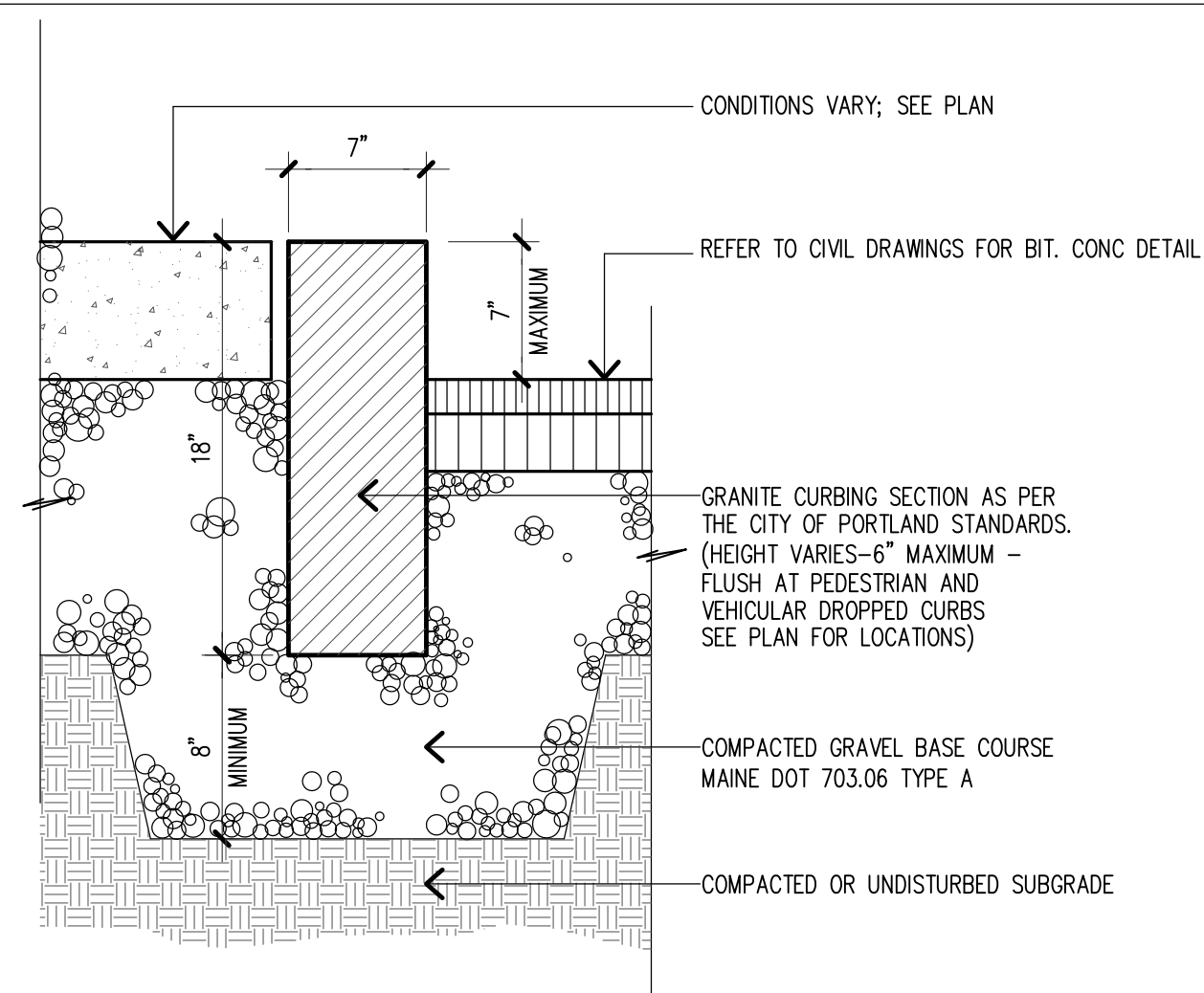
TITLE:
LANDSCAPE PLAN

SHEET:
L2.0

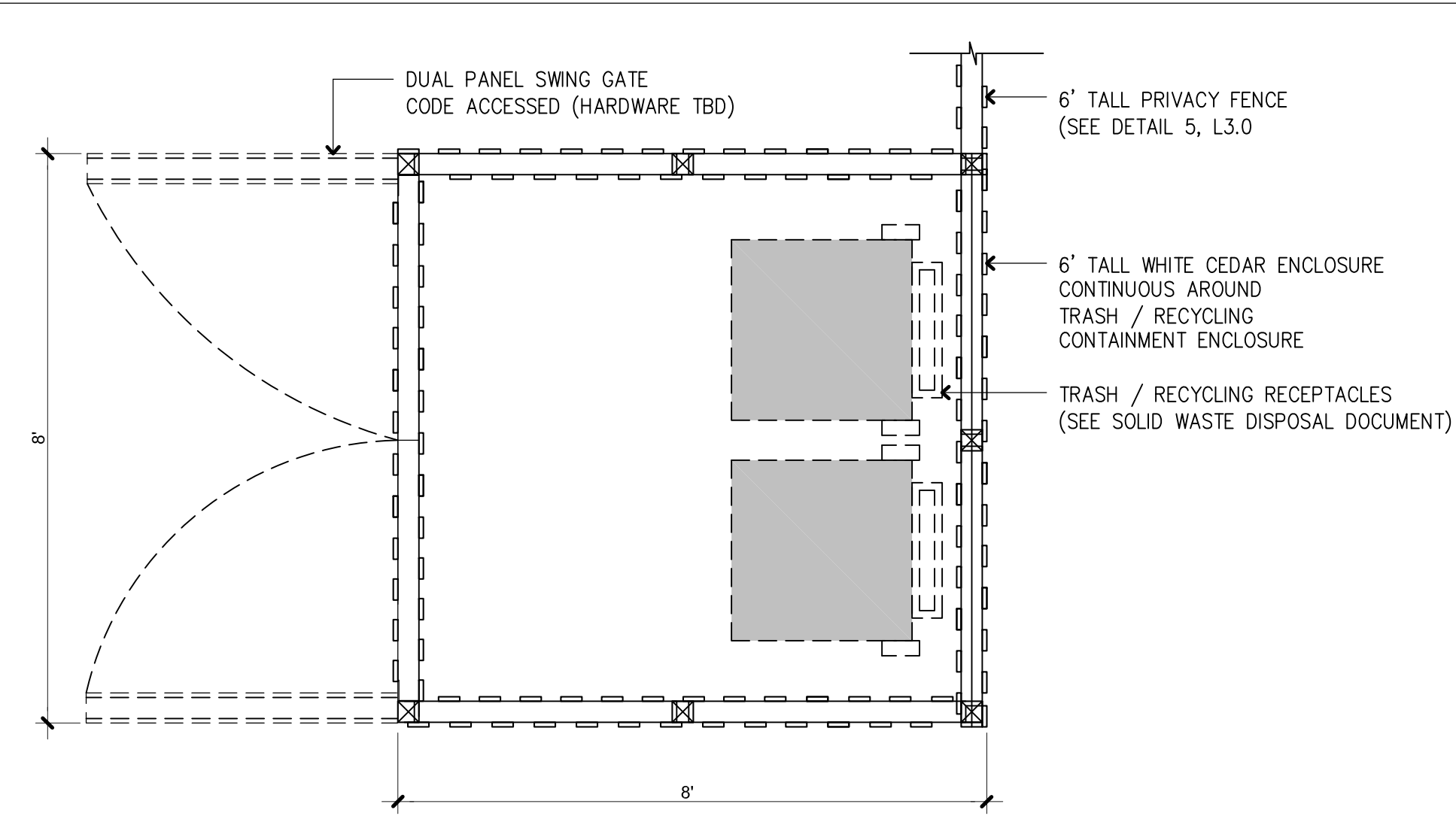
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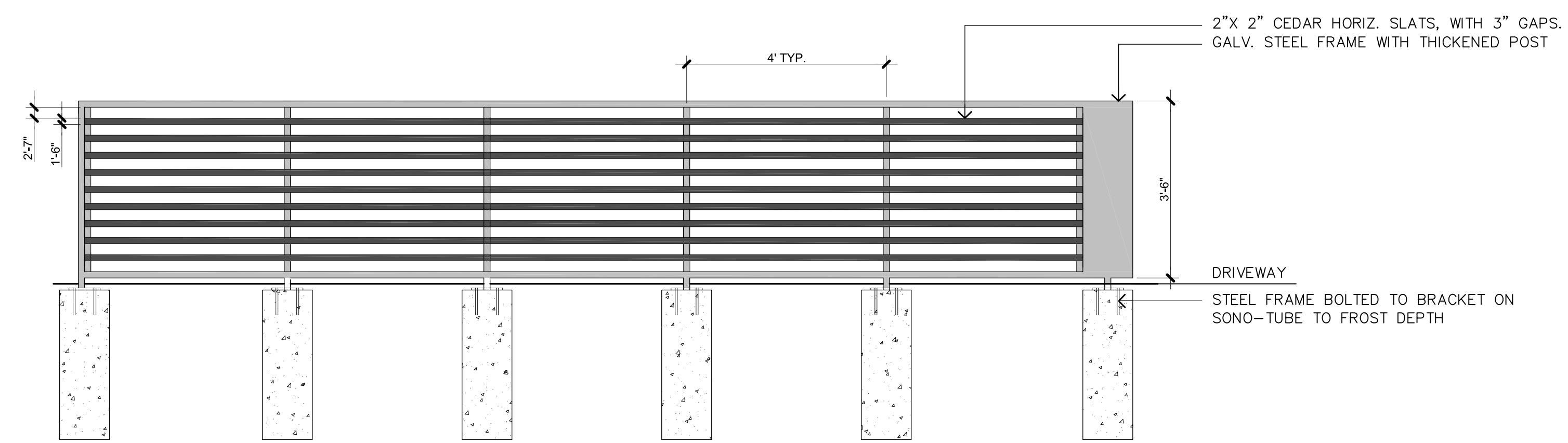
1 RECONSTRUCTED BRICK DRIVEWAY APRON LAYOUT
NOT TO SCALE
L3.0



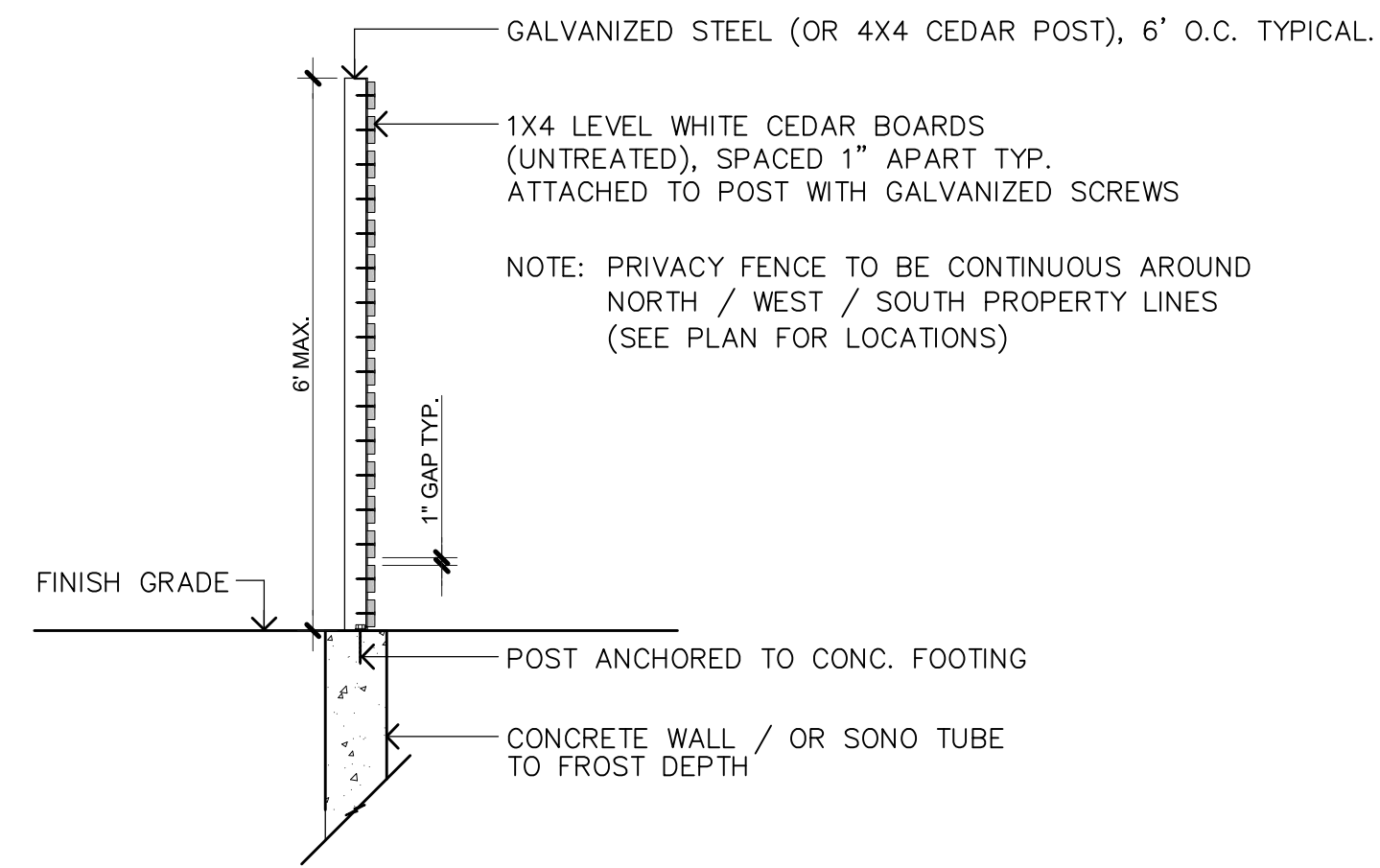
2 GRANITE CURBING
SCALE: 1-1/2" = 1'-0"
L3.0



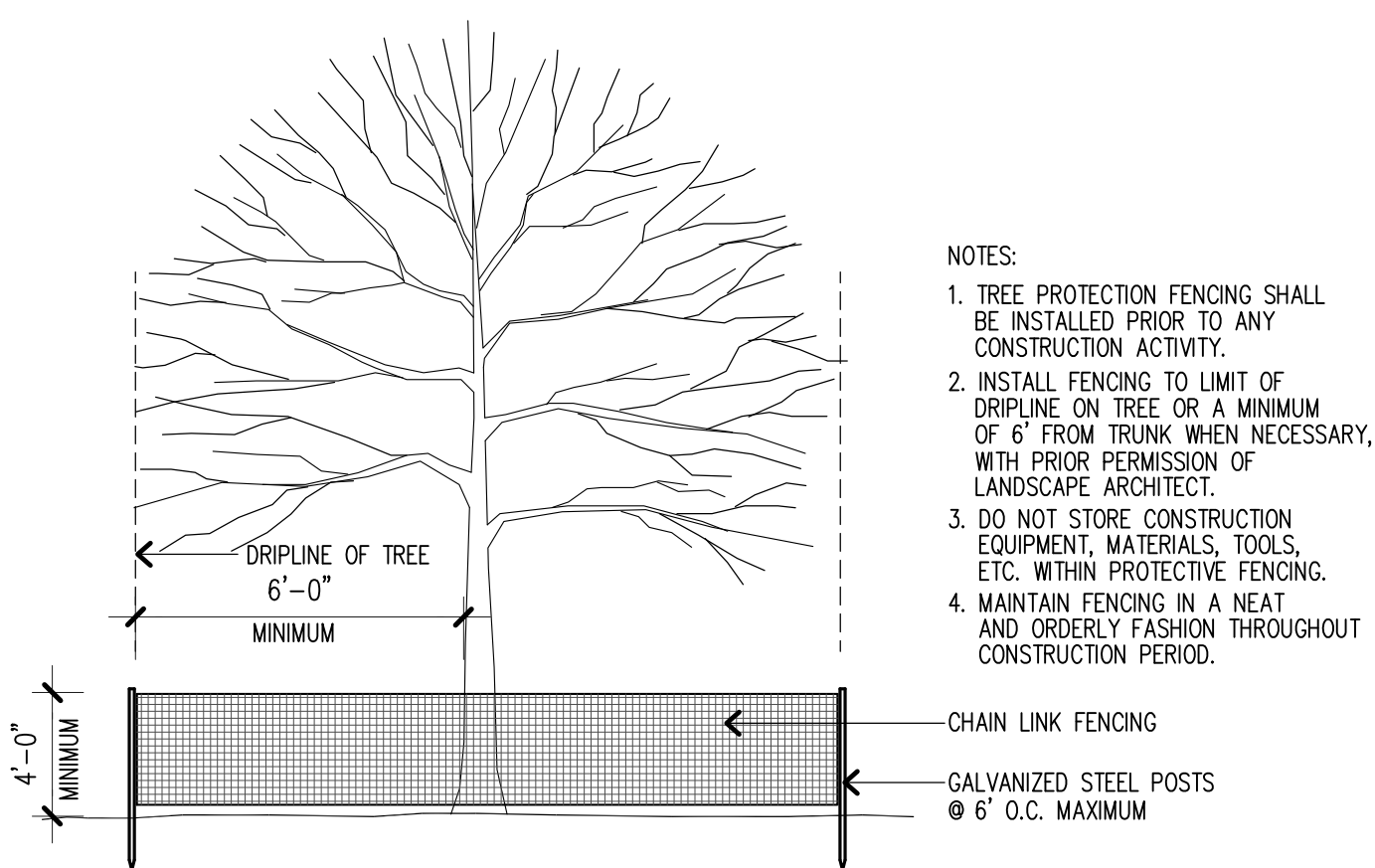
3 SCREENED GARBAGE / RECYCLE ENCLOSURE: PLAN
SCALE: 1/2" = 1'
L3.0



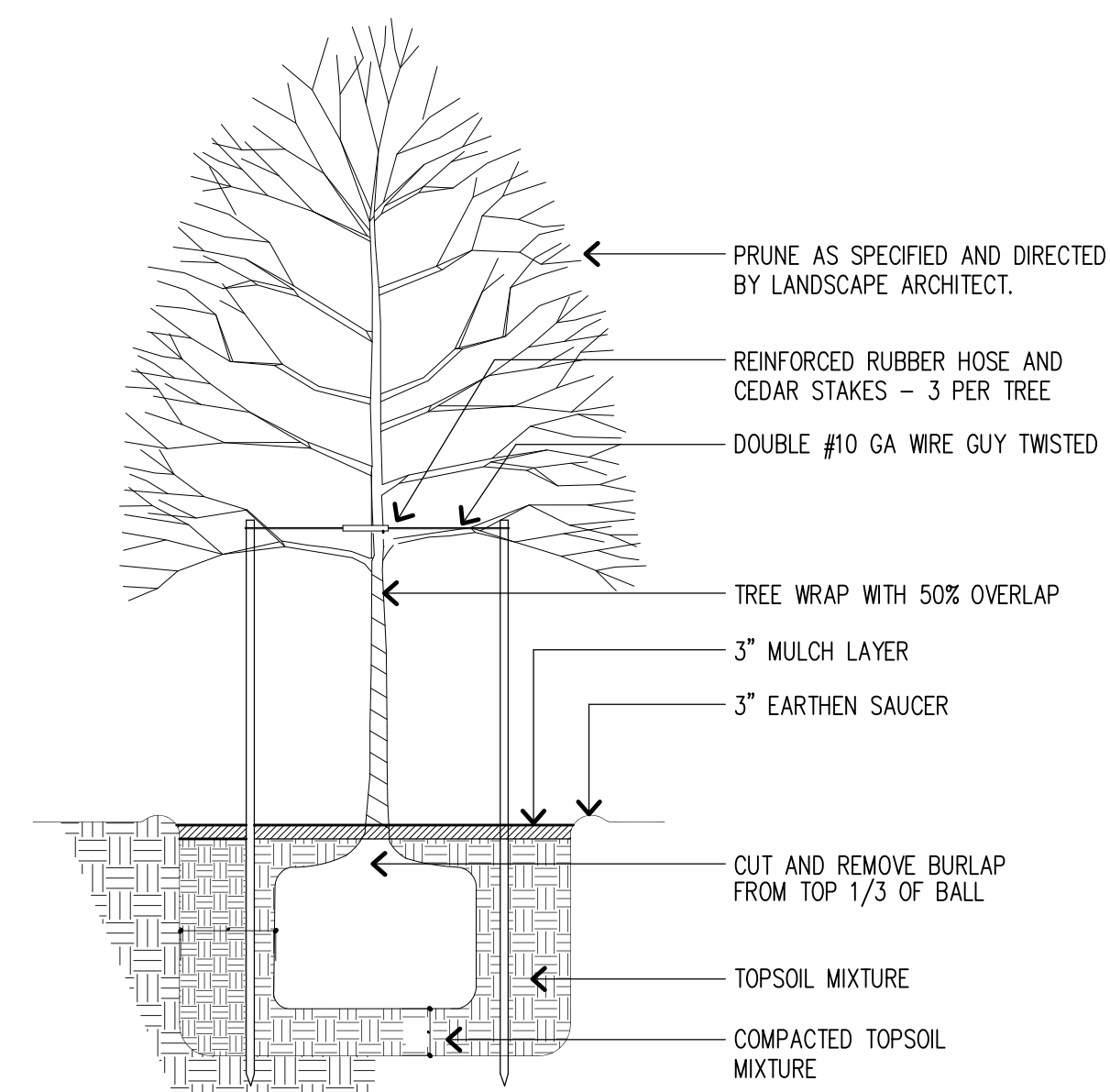
4 STREET FENCE: SECTION / ELEVATION
1/2" = 1'-0"
L3.0



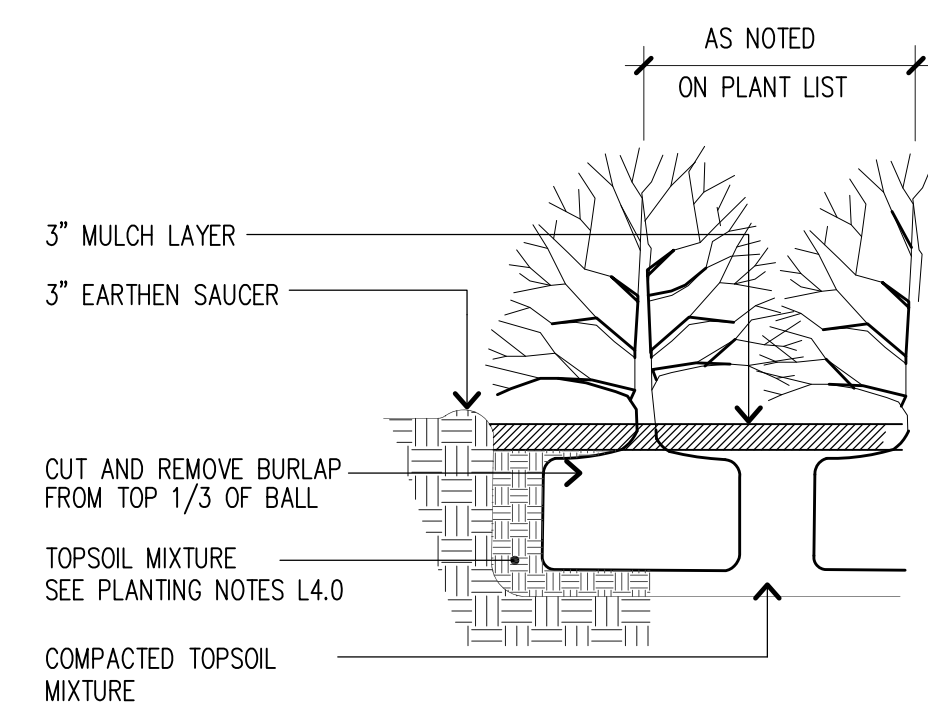
5 6' TALL PRIVACY FENCE
SCALE: 1/2" = 1'
L3.0



6 TREE PROTECTION
NOT TO SCALE
L3.0



7 TREE PLANTING DETAIL
NOT TO SCALE
L3.0



8 SHRUB PLANTING DETAIL
NOT TO SCALE
L3.0

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