

REV.	DATE	DESCRIPTION
1	7/31/15	ADDED ACCESSIBLE PARKING SPACE

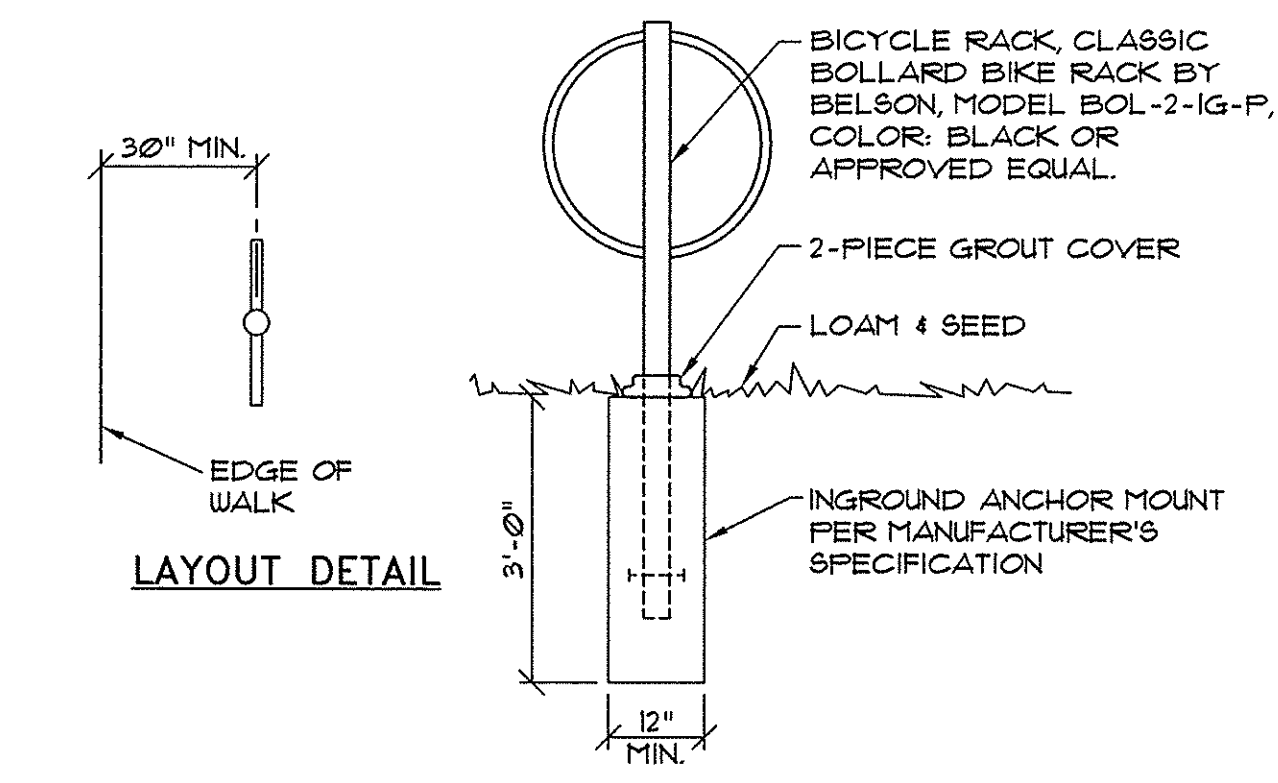
DEVELOPERS COLLABORATIVE
100 COMMERCIAL STREET, SUITE 414
PORTLAND, MAINE

SCALE: AS SHOWN
DATE: JULY 24, 2015
PROJECT: 15139

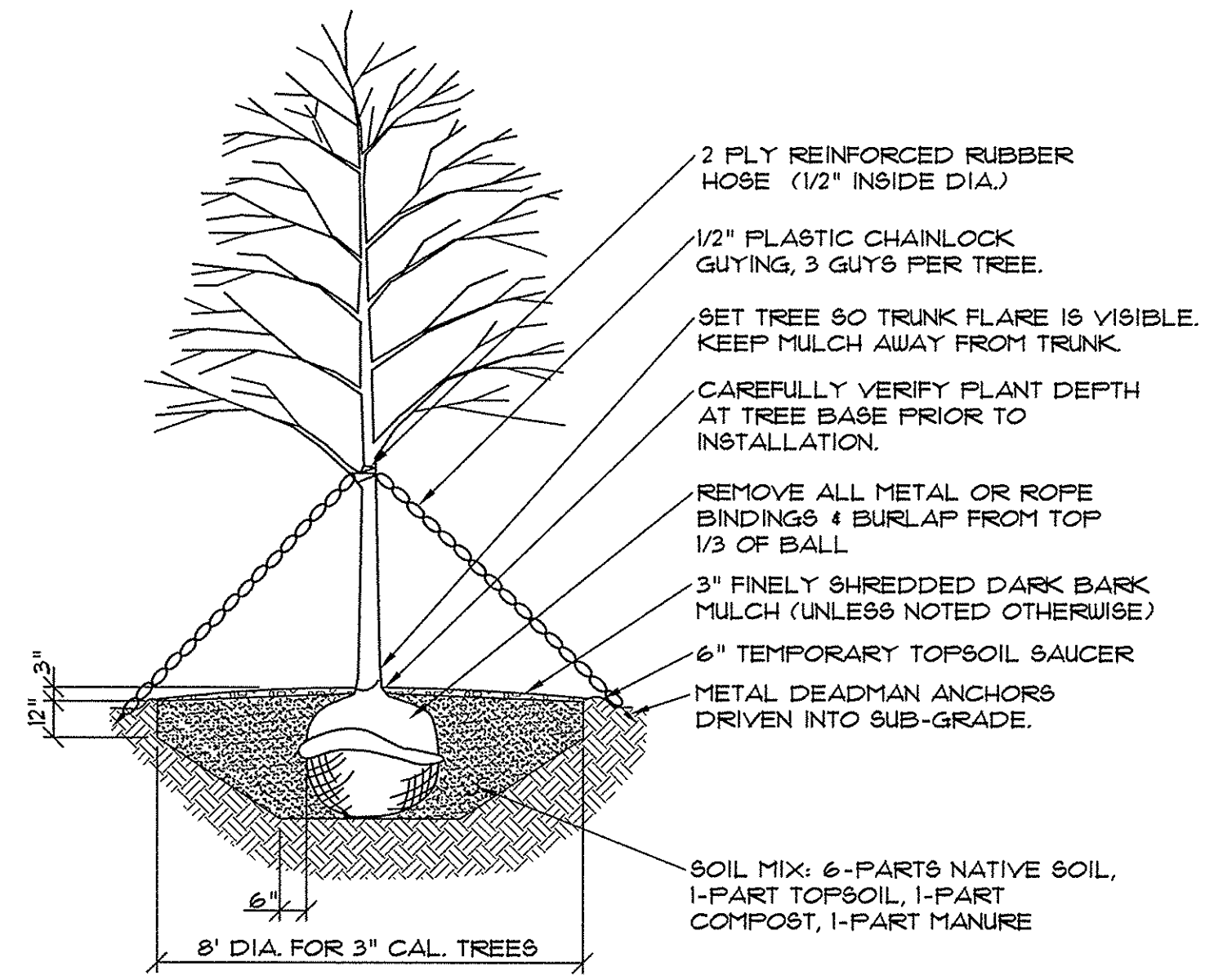
DRN BY: JDC
DESIGN BY: TSG
CHK BY: *TSG*

ROSA TRUE APARTMENTS
140 PARK STREET, PORTLAND, MAINE

EXISTING CONDITIONS &
DEMOLITION PLAN, SITE DETAILS



2 BIKE RACK DETAIL
NOT TO SCALE

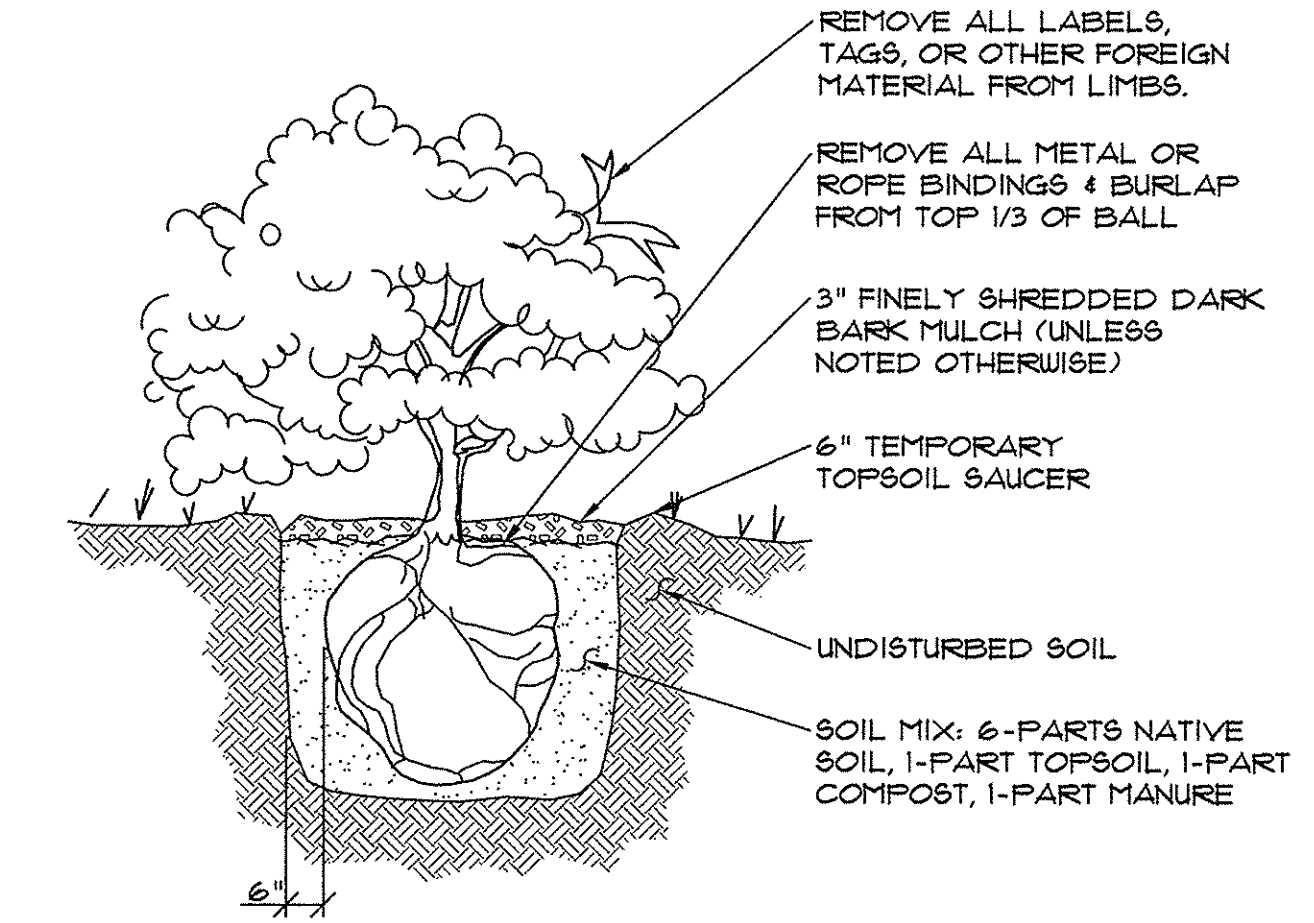


4 DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

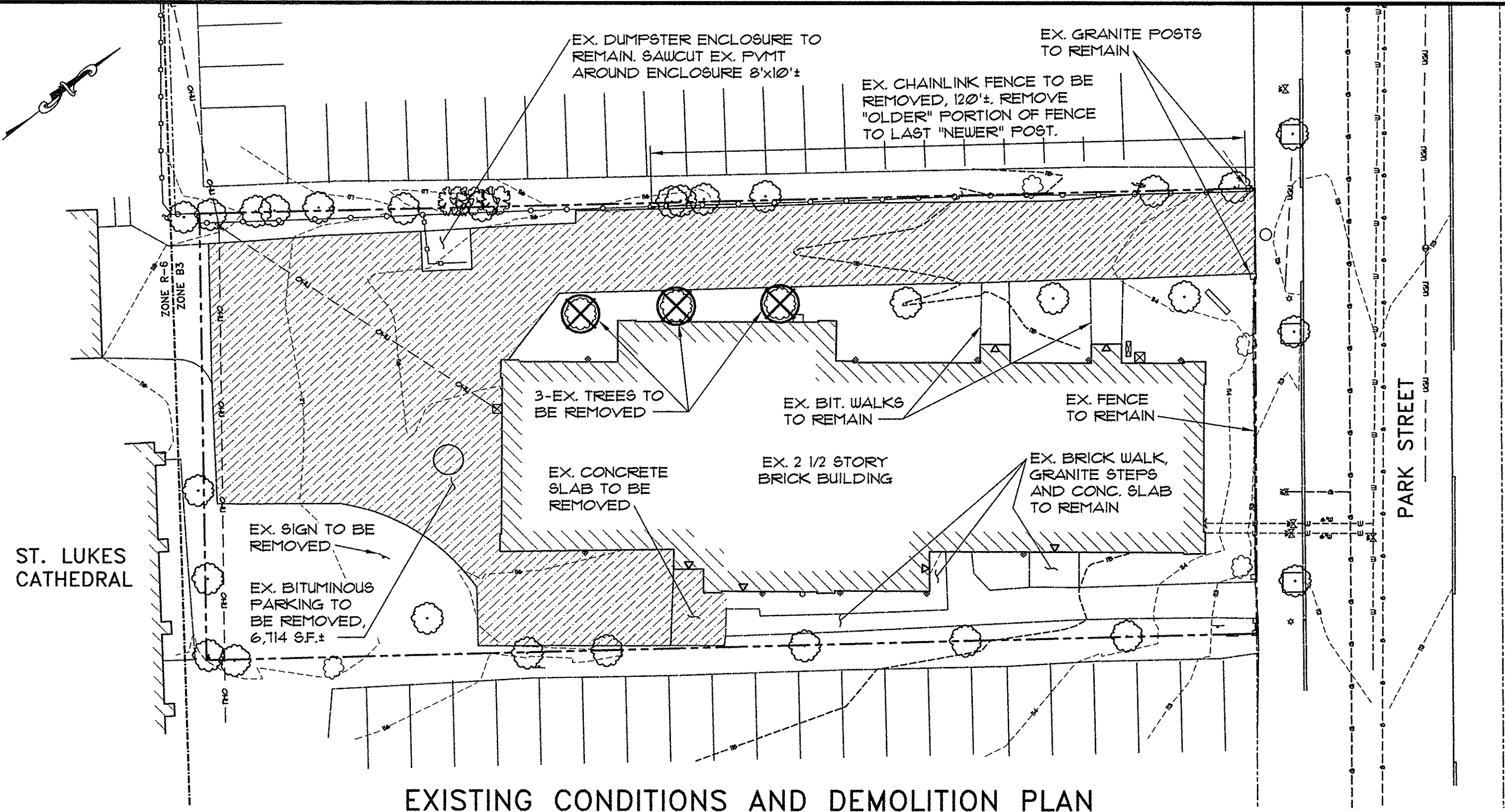
CONSTRUCTION	USE
1 1/4" HMA MDOT 9.5mm 2 1/4" HMA MDOT 19.0mm 4" COMPACTED AGGREGATE BASE, MDOT 103.06(a) TYPE A 15" COMPACTED AGGREGATE SUBBASE, MDOT 103.06(b) TYPE D COMPACTED SUBGRADE	BITUMINOUS FULL DEPTH CONSTRUCTION
1 1/4" HMA MDOT 9.5mm 2 1/4" HMA MDOT 19.0mm COMPACTED AGGREGATE BASE, MDOT 103.06(a) TYPE A COMPACTED EXISTING BASE & SUBBASE	BITUMINOUS SHIM & PAVEMENT
4" TOPSOIL, NO STONES OVER 3/4" DIA. GRANULAR MATERIAL IN FILL AREAS COMPACTED SUBGRADE	GRASS ALL DISTURBED AREAS
3" BARKMULCH PREPARED SUBGRADE	PLANT BED BARKMULCH

NOTES:
1. HMA = HOT MIX ASPHALT.
MDOT = MAINE DEPARTMENT OF TRANSPORTATION.
2. ALL COURSE THICKNESS AFTER FINAL COMPACTION.

1 SURFACE FINISHES ON-SITE
NOT TO SCALE



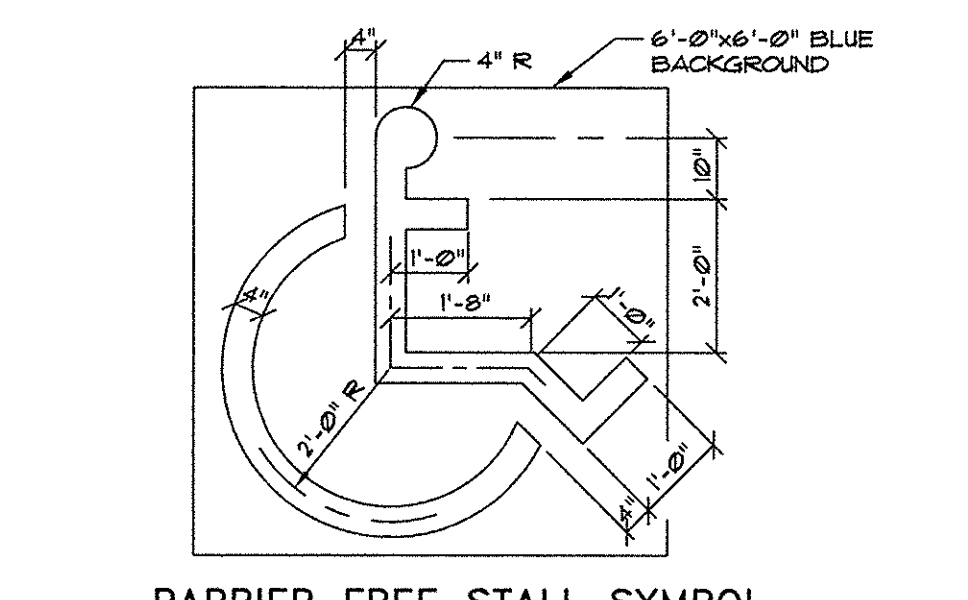
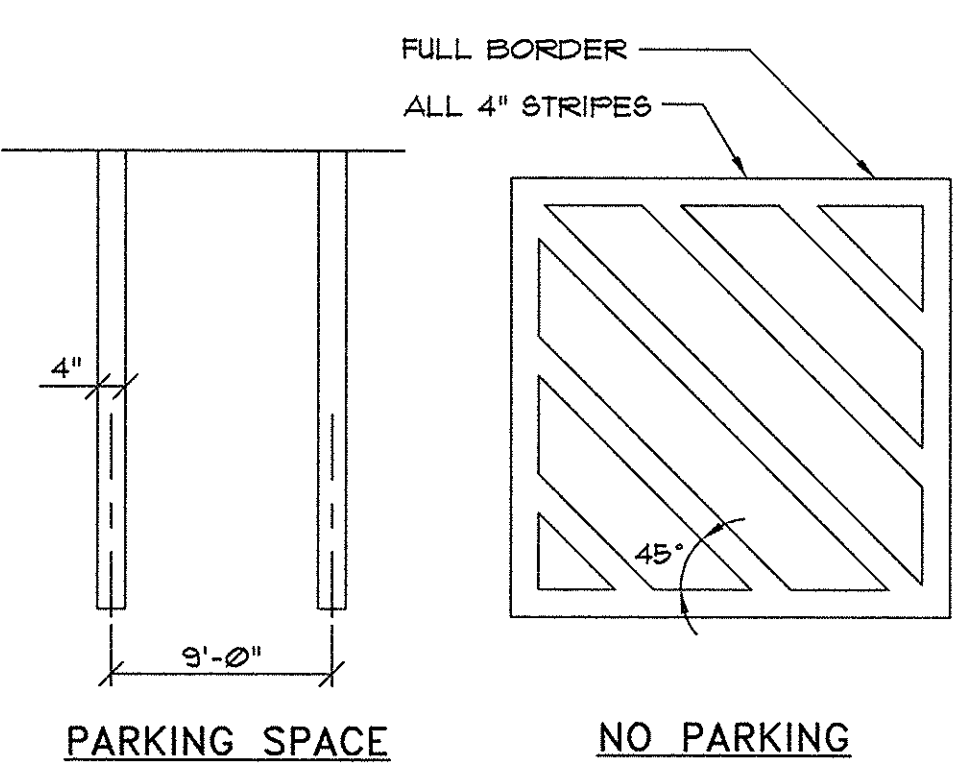
3 SHRUB PLANTING DETAIL
NOT TO SCALE



EXISTING CONDITIONS AND DEMOLITION PLAN
SCALE: 1"=20'
GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

LEGEND

EXISTING	DESCRIPTION
---	PROPERTY LINE
---	ADJUTERS PROPERTY
---	EDGE OF PAVEMENT
---	CONTOURS
---	BUILDING
---	BUILDING ENTRY/EGRESS CURB
---	ZONING DISTRICT
---	GAS LINE
---	SANITARY SEWER
---	STORM DRAIN
---	OHU OVERHEAD UTILITY
---	UGU UNDERGROUND UTILITY
---	WATER LINE
---	ELECTRIC MANHOLE
---	SEWER MANHOLE
---	UTILITY POLE
---	SIGN
---	TREE
---	STOCKADE FENCE
---	CHAINLINK FENCE
---	DECORATIVE FENCE
---	IRON PIN OR ROD FOUND
---	HYDRANT
---	GATE VALVE
---	GAS VALVE
---	LIGHT POLE



5 STRIPING DETAILS
NOT TO SCALE

LANDSCAPE NOTES

- GENERAL:
- SAVE EXISTING TREES AS SHOWN. DO NOT CUT OR CLEAR ANY VEGETATION BEYOND THE IMPACT LIMIT LINE.
 - ALL PLANT MATERIALS INSTALLED ARE TO MEET THE SPECIFICATIONS OF THE "AMERICAN STANDARDS FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
 - ALL PROPOSED PLANT LOCATIONS SHALL BE AS SHOWN ON PLANS. CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES PRIOR TO PLANTING AND WILL NOTIFY OWNER'S REPRESENTATIVE IN THE EVENT OF CONFLICTS.
 - PLANT LOCATIONS ARE TO BE SCALED FROM THE LANDSCAPE PLAN UNLESS NOTED OTHERWISE.
 - NO PLANT MATERIAL SHALL BE INSTALLED UNTIL FINAL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
 - FINAL QUANTITY FOR EACH PLANT TYPE IS NOTED IN THE PLANT LIST. THIS NUMBER SHALL TAKE PRECEDENCE IN THE CASE OF ANY DISCREPANCY BETWEEN QUANTITIES SHOWN IN THE LIST AND ON THE PLAN.
 - ANY PROPOSED SUBSTITUTIONS MUST BE APPROVED BY THE OWNER OR THE OWNER'S REPRESENTATIVE.
 - ALL DISTURBED AREAS TO BE LOAMED AND SEEDDED.
- MAINTENANCE:
- LAWNS: SHALL BE WATERED, FERTILIZED AND MOWN ON A REGULAR BASIS ACCORDING TO SEASON AND RAINFALL, TO PRODUCE A STRONG TURF OF 80% MIN. COVERAGE WITHIN THE FIRST YEAR, FREE FROM SIZABLE THIN OR BARE SPOTS. REGRADING AND RESEEDING WILL BE PERFORMED ON BARE SPOTS UNTIL COVERAGE IS COMPLETE.
 - TREES & SHRUBS: THE ESTABLISHMENT PERIOD SHALL BE TWO CALENDAR YEARS FROM THE DATE OF FINAL ACCEPTANCE. DURING THE ESTABLISHMENT PERIOD THE OWNER OR OWNER'S CONTRACTOR SHALL WATER, CULTIVATE AND PRUNE AS REQUIRED TO MAINTAIN A HEALTHY GROWING CONDITION.
 - AT THE END OF THE ESTABLISHMENT PERIOD AND UPON SUBSEQUENT ANNUAL INSPECTIONS, PLANTS WHICH HAVE DIED OR FAILED TO THRIVE SHALL BE REPLACED WITH EQUIVALENT SIZE AND SPECIES. AFTER THE CONTRACTOR'S GUARANTEE PERIOD HAS ENDED, IT IS THE OWNER'S RESPONSIBILITY TO MAINTAIN AND REPLACE PLANTINGS.
 - TREES, SHRUBS AND LAWNS WHICH ARE NOT IRRIGATED WITH AN AUTOMATIC SPRINKLER OR DRIP SYSTEM SHALL BE THOROUGHLY WATERED ON A REGULAR BASIS DURING PERIODS OF BELOW AVERAGE RAINFALL. SOIL SHOULD BE SAMPLED AT A DEPTH OF 12" AND IF DRY, WATER TO DEPTH OF 24".
 - MULCH IS TO BE MAINTAINED AT A DEPTH TO COMPLETELY COVER THE SOIL AND TO PRESERVE MOISTURE AND MINIMIZE WEEDS.
 - TREES, SHRUBS AND LAWNS SHALL BE FERTILIZED ANNUALLY AND TREATED WITH INSECTICIDES AND/OR FUNGICIDES AS REQUIRED FOR CONTINUED HEALTHY GROWTH.
 - SUCKERS, WEEDS, AND DEAD WOOD SHALL BE REMOVED ON A SEASONAL BASIS, AND SHRUBS SHALL BE PRUNED TWICE A YEAR ACCORDING TO THE REQUIREMENTS OF EACH SPECIES (I.E. SOME SPECIES SHOULD NOT BE PRUNED AT ALL). SHRUBS SHALL NOT BE PRUNED INTO INDIVIDUALS BUT ALLOWED TO GROW INTO A MASS.
 - WHERE TREES ARE LOCATED NEAR SIDEWALKS OR PARKING LOTS, THE CANOPY SHALL BE LIMBED UP TO PROMOTE SAFE CLEARANCE TO 8' ABOVE GRADE.
 - LAWN AREAS SHALL BE MOWN AS OFTEN AS NECESSARY TO KEEP LAWNS TO A 2 1/2 - 3" HEIGHT, AND AERATED ON A SEASONAL BASIS.
 - BEDS AND LAWN EDGES SHALL BE REGULARLY TRIMMED AND EDGED.
 - PERENNIAL AND ANNUAL BEDS SHALL BE DESIGNED, PLANTED AND MAINTAINED FOR SEASONAL COLOR AND INTEREST. ANNUALS MAY BE INCORPORATED TO A MAXIMUM LIMIT OF 25% OF THE BED AREA OF MAINTAINED BEDS FROM MAY 15 THROUGH NOVEMBER 15. PERENNIAL BEDS SHALL BE WATERED AS REQUIRED FOR HEALTHY PLANT GROWTH, AND WEEDED AND DEADHEADED ON A MONTHLY BASIS.