

All grading within 4' of the house will be at 1/4" per foot away from the house. All grading for other areas that are hardscape shall be a minimum of 1/8" per foot as is possible and in a direction that is generally towards the property line or street.

All areas of lawn and garden shall be a minimum of 1/4" per foot away from the house.

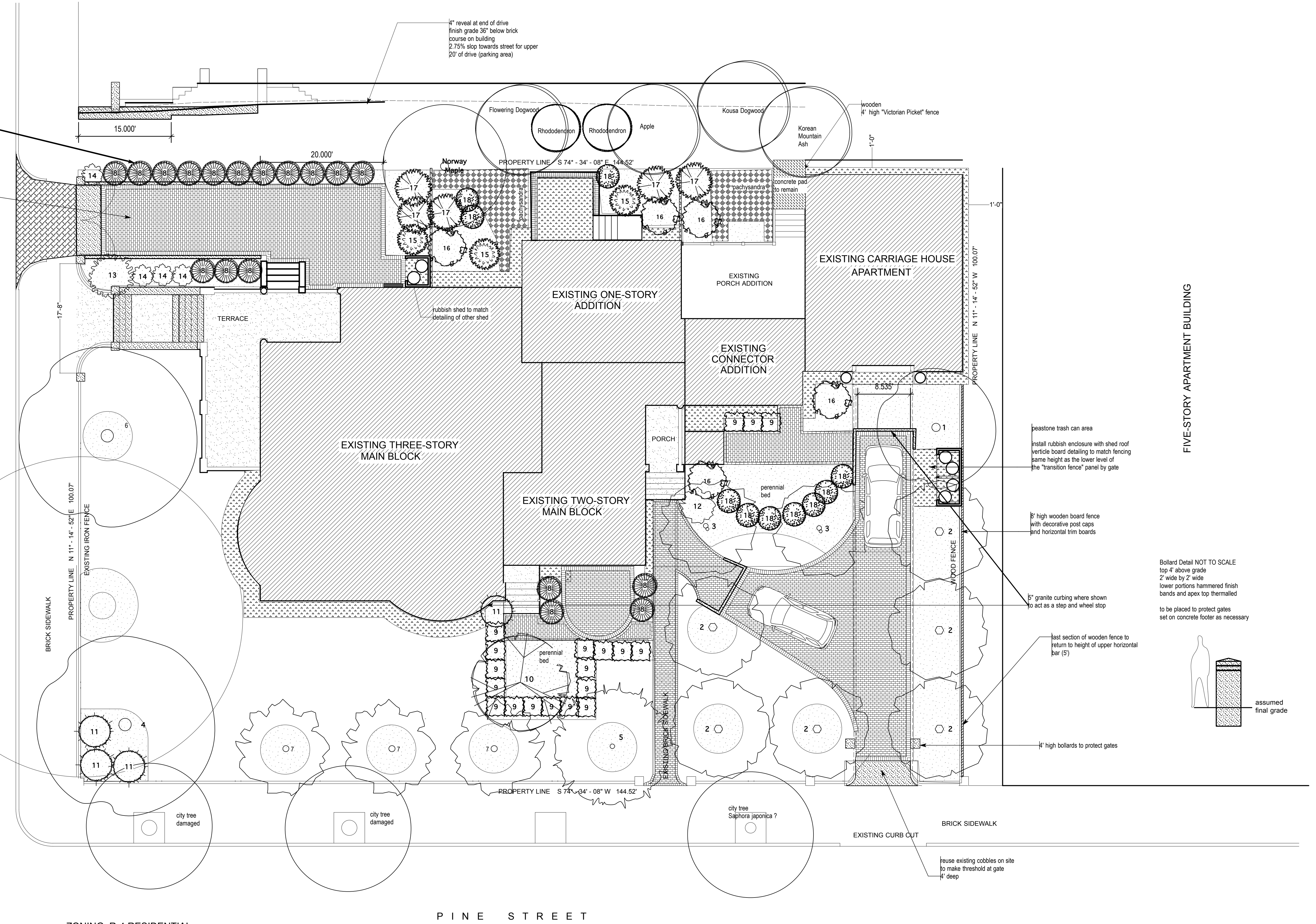
A crushed rock drip edge that is wider than any eave overhang by 6" or wider as is demonstrated by etched splash lines shall be installed. The drip edging shall be lined with spun geotextile and edged with black, anchored Curve-Rite (or sim) edging. Plastic edging is not acceptable. The owner shall approve the selection of crushed rock but the color should not be white and shall be a minimum of 3/4"

Existing privet hedge to be removed from adjacent property with written permission of owner. The hedge will be replaced with plant materials that are approved by the owner.

new brick driveway with 6" wide granite curbing curbing to act as a retaining wall custom 24" deep 6" curbing to be provided for at least 15' standard 6" x 16" granite curbing to be provided at least 4.5' custom 6" wide granite garden edging provided to new stairs as shown Curb -cut as per City of Portland specifications

4" reveal at end of drive finish grade 36" below brick course on building 2.75% slope towards street for upper 20' of drive (parking area)

WESTERN PROMENADE



PLANT SCHEDULE

Key	Common Name	Scientific Name	Quantity	Quantity
1	Norway Maple	Acer platanoides (invasive)	1	existing
2	Ornamental Pear 'Cleveland'	Pyrus calleryana 'Cleveland'	6	2.5-3" cal.
3	Birch 'Heritage River'	Betula nigra 'Heritage'	2	14-16'
4	Maple var.		1	existing
5	Katsura Tree	Cercidiphyllum japonicum	1	2.5-3" cal.
6	American Elm	Ulmus americana	1	existing
7	European Hornbeam 'Fastigiata'	Carpinus betulus 'Fastigiata'	3	3-3.5" cal.
8	Arborvitae 'Emerald Green'	Thuja occidentalis 'Smaragd'	18	7-8'
9	Boxwood	Buxus var.	19	18-24"
10	Japanese Lilac Tree 'Ivory Silk'	Syringa reticulata 'Ivory Silk'	1	2-2.5" cal.
11	Holly 'Blue Princess'	Ilex meserveae 'Blue Princess'	4	42-48"
12	Japanese Andromeda 'Mt. Fire'	Pieris japonica 'Mt. Fire'	1	2.5-3"
13	Hydrangea pg. 'Quickfire' tree form	Hydrangea paniculata 'Quickfire'	1	4-5'
14	Spirea 'Neon Flash'	Spirea bumalda 'Neon Flash'	4	#5
15	Mountain Laurel 'Nathan Hale'	Kalmia latifolia 'Nathan Hale'	3	#5
16	Rosebay Rhododendron	Rhododendron cat. 'Alba'	5	2.5-3"
17	PJM Elite Rhododendron	Rhododendron carol. x. 'PJM Elite'	5	#7
18	Hydrangea 'Endless Summer'	Hydrangea macrophylla 'Endless Summ	10	#3

ZONING: R-4 RESIDENTIAL
 PROPERTY AREA: 14,462 SF
 BUILDING FOOTPRINT AREA: 4,710 SF
 IMPERVIOUS SURFACE AREA: 3,425 SF

EXISTING TERRACE: 585 SF
 COURTYARD: 1295 SF
 EXISTING REAR DRIVE: 675 SF

NOTE:
 Please note all information on this plan is conceptual. All locations and dimensions are illustrative only and shall be verified in the field. All construction and planting shall be on the owner's property only unless the owner has, in writing, permission from the owner of the other property. The owners shall locate property boundaries and site constraints (electrical service, leach beds, septic tanks, for example) with installation crews. Underground and unknown conditions are not included on this plan except as might be shown as a general illustration.

This is a Design/Build plan and may be intended to be phased. Some portions of this plan may not be included in a particular construction phase. Not all specifications for construction are on the plan. When in doubt, owners should refer to their contracts to review what is included in a specific construction phase.

If this plan is installed by anyone or any company other than Gnome Landscapes, Design & Masonry, the accuracy of all the components of the plan and the structural integrity of any portion of the construction based on the plan becomes solely the responsibility of the property owner.

Date: 6-7-13
 Designer:
 Revisions: 6-11-13, 6-21-13,
 7-2-13



Landscapes
 Design
 Masonry
 P66803 US Route 1
 PO Box 66803
 Fairbault, Maine 04105
 tel: 207-781-2953
 fax: 207-781-5705
 email: sinto@gnomelandscapes.com

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Landscape Plan
 223 Western Promenade
 223 Western Promenade, ME

Bollard Detail NOT TO SCALE
 top 4" above grade
 2" wide by 2" wide
 lower portions hammered finish
 bands and apex top thermalled
 to be placed to protect gates
 set on concrete footer as necessary

