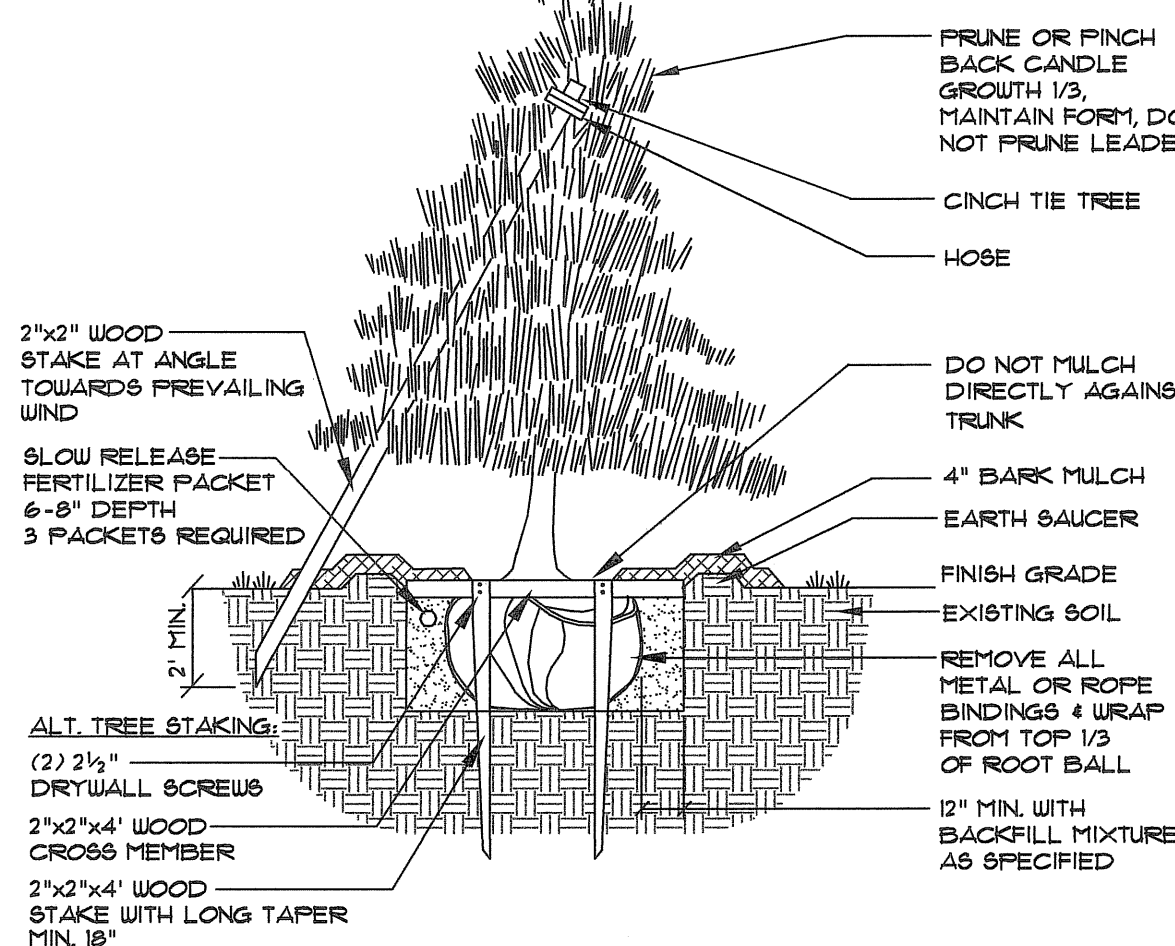
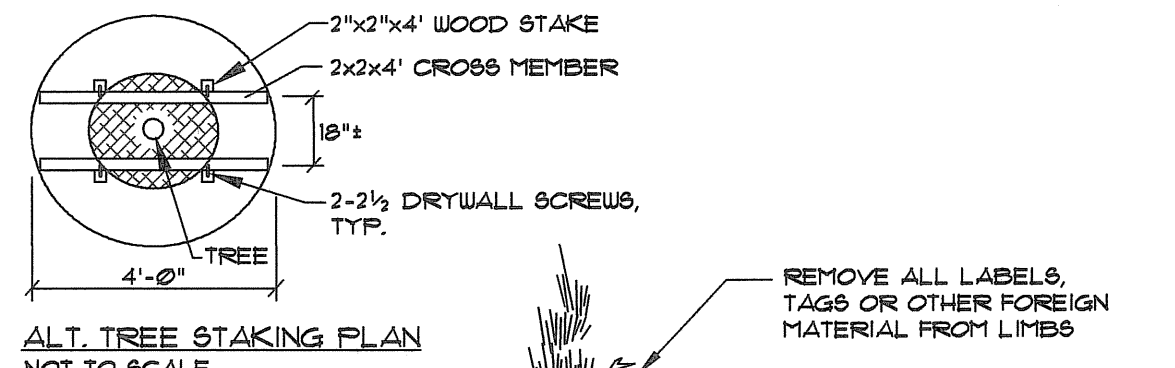


**PLANT LIST**

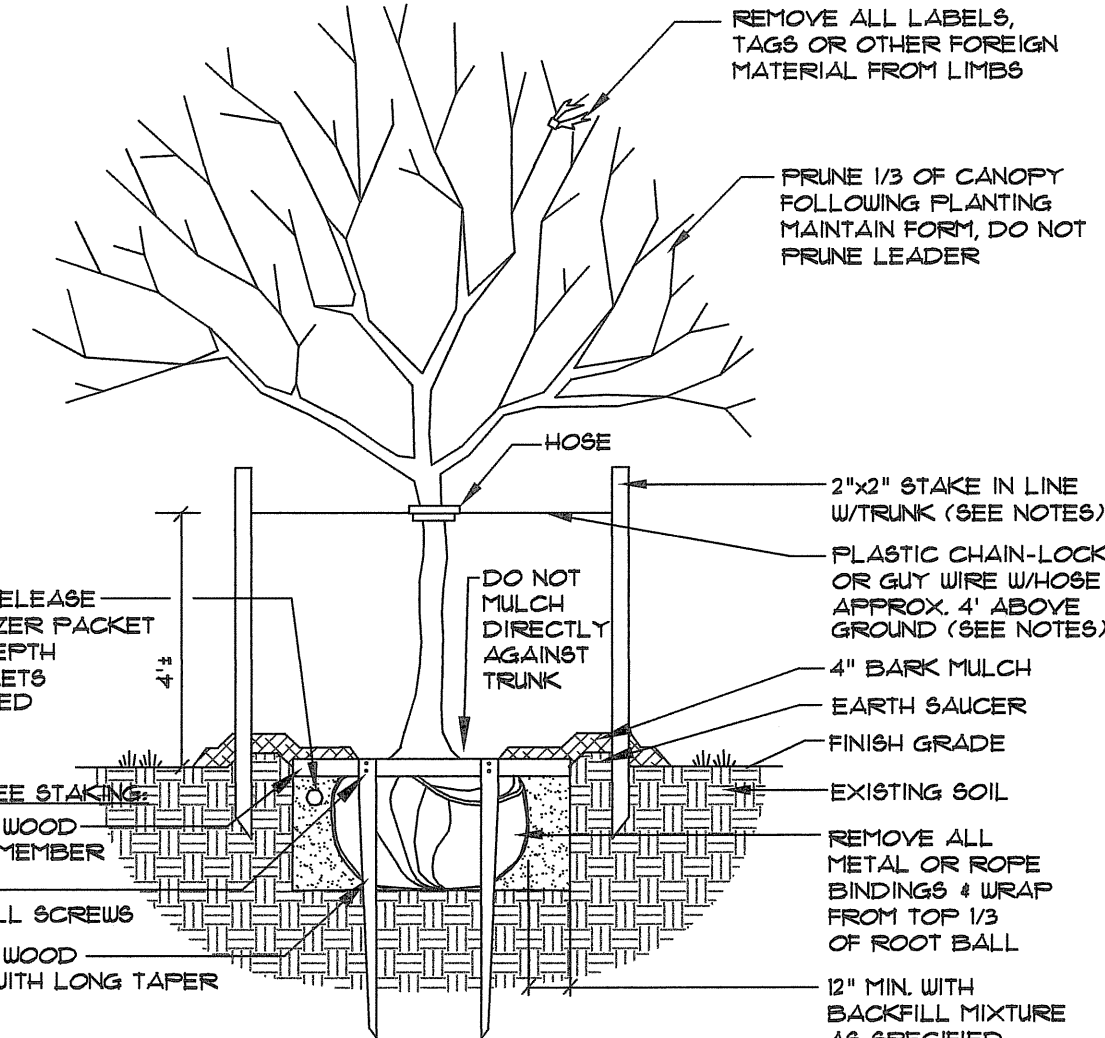
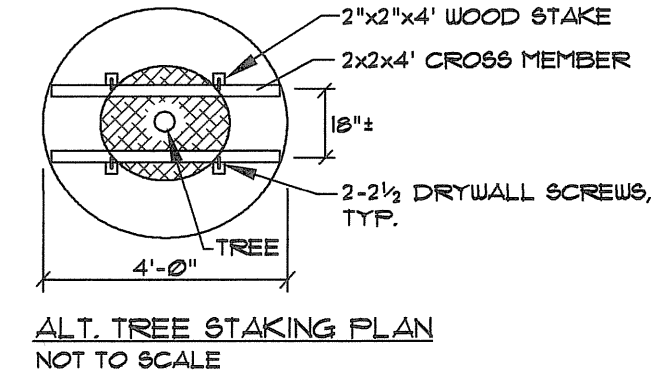
KEY	BOTANICAL NAME	COMMON NAME	SIZE
CA	CLETHRA AINIFOLIA "SIXTEEN CANDLES"	SUMMERSWEET	NO. 2 CONT.
CC	CRATAEGUS CRUGALLI "INERMIS"	COCKSPUR THORNLESS HAWTHORNE	2" CAL.
CJ	CHAENOMELES "CRIMSON & GOLD"	QUINCE	18"-24"
FL	FRAXINUS PENNSYLVANICA "LEPRECHAUN"	LEPRECHAUN GREEN ASH	2" CAL.
HA	HYDRANGEA ARBORESCENS "DARDOM"	WHITE DOVE HYDRANGEA	3" CAL.
HBA	HOSTA "BLUE ANGEL"	BLUE ANGEL HOSTA	NO. 1 CONT.
HER	HEMEROCALLIS "RIBONETTE"	RIBONETTE DAYLILLY	NO. 1 CONT.
H86	HEMEROCALLIS "SILOAM SHOW GIRL"	SILOAM SHOWGIRL DAYLILLY	NO. 1 CONT.
H8U	HOSTA "SUM 4 SUBSTANCE"	SUM 4 SUBSTANCE HOSTA	NO. 1 CONT.
ML	MAGNOLIA LOEBNERI "LEONARD MESSSEL"	LEONARD MESSSEL MAGNOLIA	6'-11" HGT.
JC	JUNIPERUS CHINENSIS	CASINO GOLD JUNIPER	NO. 2 CONT.
RH	ROSA "HUNTER"	HUNTER ROSE	NO. 1 CONT.
RP	RHODODENDRON "FUM"	FUM RHODODENDRON	24"-30"
RS	RHODODENDRON "SLAM DUNK"	SLAM DUNK RHODODENDRON	18"-24"
VC	VIBURNUM CARLESII	CARLESII VIBURNUM	24"-30"

**TREE GRATE**  
(TYP. 3 PLACES)  
NEENHA FOUNDRY CO.  
4' x 6' GRATE  
16" EXPANDABLE OPENING  
R-8811 (OR APPROX. EQUAL)  
**NOTE:**  
INSTALLATION SHALL INCLUDE  
15" MIN. REVEAL FORMED IN  
NEW CONCRETE SIDEWALK  
TO RECEIVE GRATE



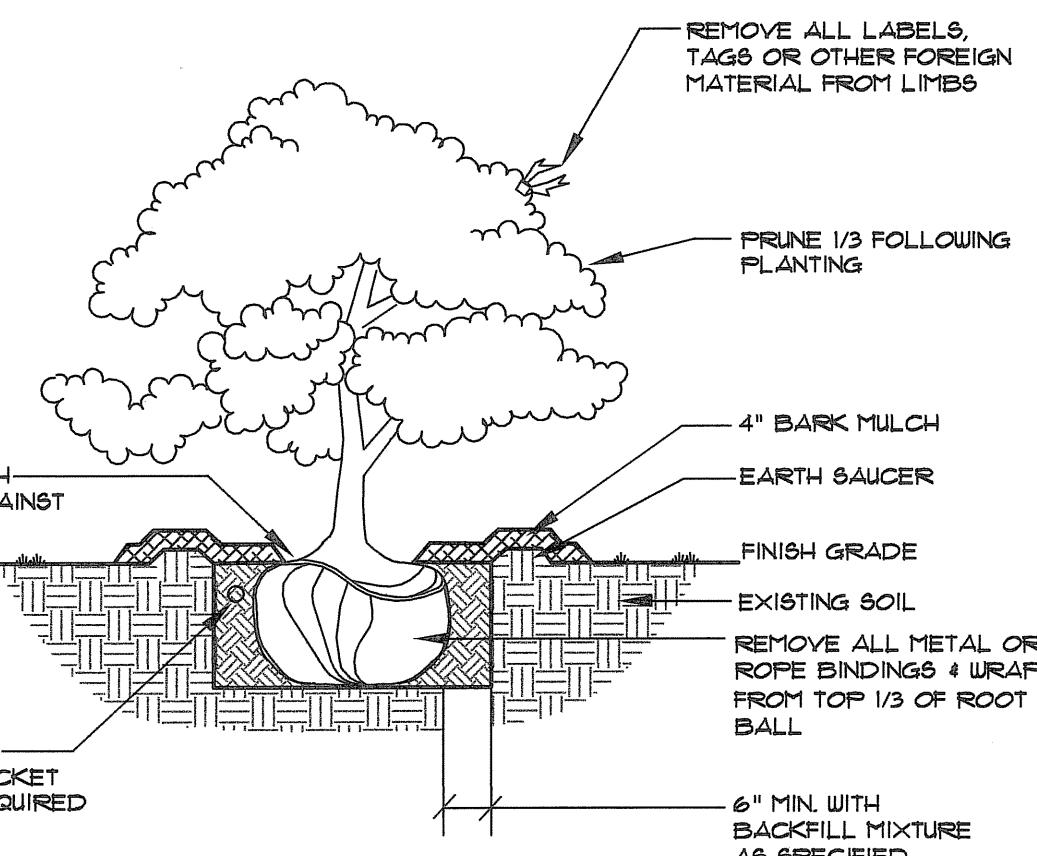
- NOTES:**  
INSTALL STAKES AND GUYS TO TREES IF THE FOLLOWING APPLY:  
1. THE TREE IS OF SUBSTANTIAL SIZE.  
2. THE PLANTING LOCATION IS EXTREMELY WINDY, AS ON OPEN UNDEVELOPED SITES.  
3. THE PLANTING LOCATION IS COMPRISED OF SAND OR OTHER LOOSE TEXTURED SOILS.  
4. IF STAKES AND GUYS ARE REQUIRED, REMOVE AFTER ONE YEAR TIME.

**DECIDUOUS TREES** UNDER 2" CALIFER OR UNDER 8' IN HEIGHT  
**EVERGREEN TREES** 1"-2" IN HEIGHT & UNDER 8' IN HEIGHT  
NOT TO SCALE

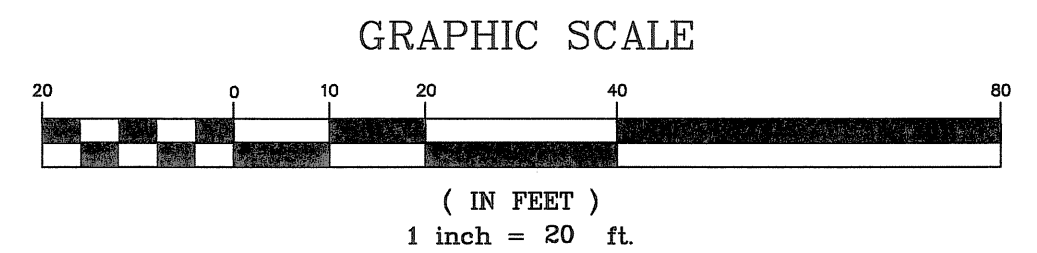


- NOTES:**  
INSTALL STAKES AND GUYS TO TREES IF THE FOLLOWING APPLY:  
1. THE TREE IS OF SUBSTANTIAL SIZE.  
2. THE PLANTING LOCATION IS EXTREMELY WINDY, AS ON OPEN UNDEVELOPED SITES.  
3. THE PLANTING LOCATION IS COMPRISED OF SAND OR OTHER LOOSE TEXTURED SOILS.  
4. IF STAKES AND GUYS ARE REQUIRED, REMOVE AFTER ONE YEAR TIME.

**DECIDUOUS TREES** 2" TO 4" CALIFER  
NOT TO SCALE

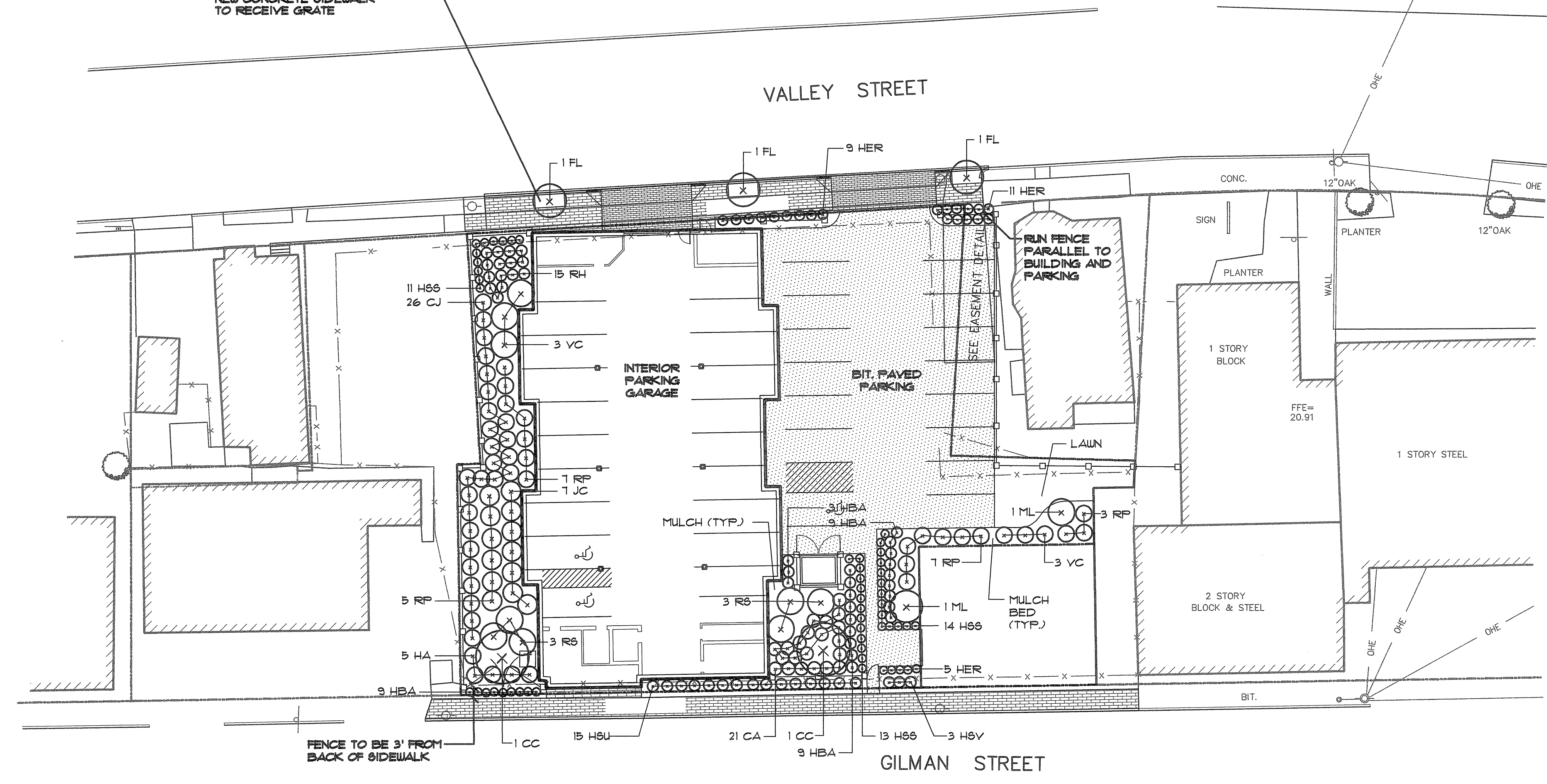


**DECIDUOUS & EVERGREEN SHRUB**  
NOT TO SCALE



**LANDSCAPE NOTES**

- PLANT QUANTITIES SHOWN ON PLANT LIST ARE FOR CONVENIENCE TO THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR ALL PLANT MATERIAL INSTALLATION AS SHOWN ON PLANS.
- SIZE AND GRADING STANDARDS OF PLANT MATERIALS SHALL CONFORM TO THE LATEST EDITION OF "U.S.A. STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSEYMEN, INC.
- ALL PLANT MATERIAL SHALL BE FREE FROM INSECTS AND DISEASE.
- ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH ACCEPTABLE HORTICULTURAL PRACTICES. THIS IS TO INCLUDE PROPER PLANTING MIX, PLANT BED AND TREE PIT PREPARATION, PRUNING, STAKING OR GUYING, WRAPPING, SPRAYING, FERTILIZATION, PLANTING AND ADEQUATE MAINTENANCE UNTIL ACCEPTANCE BY THE OWNER.
- PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR BY THE CONTRACTOR AND A PERIOD OF TWO YEARS THEREAFTER BY THE OWNER FROM DATE OF INSTALLATION DURING THE ONE YEAR GUARANTEE PERIOD. DEAD PLANT MATERIAL SHALL BE REPLACED AT NO COST TO THE OWNER. AT THE END OF THE ONE YEAR PERIOD, THE CONTRACTOR SHALL OBTAIN FINAL ACCEPTANCE FROM THE OWNER.
- ALL GRASS, OTHER VEGETATION AND DEBRIS SHALL BE REMOVED FROM ALL PLANTING AREAS PRIOR TO PLANTING.
- EXISTING TREES TO BE PRESERVED WILL BE PROTECTED DURING CONSTRUCTION AND SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- THE LANDSCAPE CONTRACTOR IS ADVISED OF THE PRESENCE OF THE UNDERGROUND UTILITIES AND SHALL VERIFY THE EXISTENCE AND LOCATION OF SAME BEFORE COMMENCING AND DIGGING OPERATIONS. THE LANDSCAPE CONTRACTOR SHALL REPLACE OR REPAIR UTILITIES, PAVING, WALKS, CURBING, ETC. DAMAGED IN PERFORMANCE OF THIS JOB AT NO ADDITIONAL COST TO THE OWNER.
- ALL SHRUB BEDS SHALL BE MULCHED WITH 3" CLEAN SHREDDED DARK BROWN BARK MULCH.
- THE CONTRACTOR SHALL PROVIDE 4" LOAM FOR ALL AREAS TO BE SODDED OR SEEDED. PLANTING AREAS SHALL RECEIVE 12" ROLLED THICKNESS OF LOAM. THE LANDSCAPE CONTRACTOR SHALL COORDINATE SUBGRADE PREPARATION WITH THE GENERAL CONTRACTOR PRIOR TO PLACING LOAM.
- ANY DEVIATION FROM THE LANDSCAPE PLAN, INCLUDING PLANT LOCATION, SELECTION, SIZE, QUANTITY OR CONDITION SHALL BE REVIEWED AND APPROVED BY THE OWNER AND LANDSCAPE ARCHITECT (AND MUNICIPAL AUTHORITY, IF APPLICABLE) PRIOR TO INSTALLATION ON SITE.
- WHERE INDICATED ON PLAN, PLANTING SOIL MIXTURE FOR PERENNIAL AND ANNUAL FLOWER BED AREAS SHALL CONSIST OF FOUR PARTS TOPSOIL, TWO PARTS SPHAGNUM PEAT MOSS, AND ONE PART HORTICULTURAL PERLITE BY VOLUME. PEAT MOSS MAY BE SUBSTITUTED WITH WELL-ROTTED OR DEHYDRATED MANURE OR COMPOST. ROTOTILL BEDS TO A DEPTH OF 8 INCHES.



**LEGEND**

EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY ROW	---
---	BUILDING	---
---	EDGE PAVEMENT	---
---	CURBLINE	---
---	SIGN	---
---	UTILITY POLE	---
---	BARB WIRE FENCE	---
○	DECIDUOUS TREE	○
●	CONIFEROUS TREE	●

**Sebago Technics**  
Engineering Expertise You Can Build On  
One Quabot Street  
Westbrook, Me 04095-1339  
Tel (207) 856-0277

PROJECT NO. 04040  
FIELD BOOK DESIGN CHKD DRAWN  
CD CD ST

**LANDSCAPE PLAN (BID SET)**  
FOR: VALLEY STREET APARTMENTS  
GILMAN STREET  
PORTLAND, MAINE 04102  
FOR: 315 VALLEY STREET LP  
P.O. BOX 560  
PORTLAND, MAINE 04112

DATE	SCALE
09-09-05	1"=20'

SHEET 4 OF 7

ISSUED FOR BID 11-19-05  
DATE: 11-19-05  
STATUS: ISSUED FOR BID  
BY: JHW  
REV: A  
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

04040L