PLANT NOTES:

1. The Landscape Contractor is advised of the existence of underground utilities. The Landscape Contractor shall verify prior to commencing construction.

2. The Landscape Contractor shall be responsible for repairing any utilities, walks, paving, curbing, etc. damaged in the performance of this job at no cost to the Owner.

3. Planting of trees and shrubs shall not occur until all grading and paving is completed.

4. All plants shall have a normal habit of growth for the species and shall be sound, healthy, and free of disease and insects. They shall conform to the measurements on the Plant List and shall conform to ANSI Z60.1 – Nursery Stock, latest revision

5. All plants shall have all non-biodegradable materials (string, wire, pots, etc.) removed at the time of planting. Circling roots or roots that would later girdle the plant shall be straightened, cut or the root ball shall be cut utilizing the "butterfly method." Top 1/3 of wire baskets and burlap on trees shall be cut and removed.

6. Planting pits shall be excavated to three times the diameter and to the same depth of the plant root ball. Backfill ½ of depth of pit at a time and compact. Install slow release fertilizer after first backfill lift. Setting the tree. Each tree must be planted such that the trunk flare is visible at the top of the root ball. Trees where the root flare is not visible shall be rejected. Do not cover the top of the root ball with soil.

7. All plantings shall have slow release fertilizer tablets installed. Tablets shall be Agriform 21 gram 20–10–5 planting tablets or an approved equal. Application rate: perennials – 1 tablet/plant, woody shrubs to 3'–0" – 2 tablets/plant, shrubs and trees 3'–0" to 6'–0" – 3 tablets/plant and trees 6'–0" and above – 4 tablets/plant. After plants are installed, liquid feed all plants with Roots or an approved equal. Mix according to manufacturers instructions. Application rate: perennials – 2 Qt's/plant, woody shrubs to 4'–0" – 1.5 gal/plant, trees and shrubs 4'–0" to 10'–0" – 3.0 gal/plant, and trees 10' and above – 4.0 ga/plant.

8. Trees will not be staked unless in the opinion of the Landscape Contractor that is required. In those cases the particular trees should be reported to the Owner's Representative or Owner for their approval. In no cases shall a tree be staked because the root ball crumbled. In those cases the tree shall be removed and replaced with a tree of the same species and size with a solid and intact shrub trunk.

9. Mulch to be installed to depth of 3" after normal settling. Mulch shall be medium shredded Hemlock bark or approved equal. Do not place mulch in contact with the tree or shrub trunk.

10. All plants shall have their locations staked and approved by the Owner's Representative prior to plant installation. All plants shall be oriented for best appearance.

11. Plant species substitutions will not be allowed unless first approved by the Owner's Representative.

12. All plants shall be guaranteed for one growing season. Any plants that die during the guarantee shall be replaced by the Landscape Contractor at no cost to the owner.

13. All areas not identified with other surface treatments shall be lawn. The contractor shall provide 4" loam for all areas to be seeded. The lawn area shall be seeded (with Lofts Tri–Plex General or approved equal) and straw mulched. The contractor shall be responsible for lawn maintenance. Maintenance shall commence at the time of planting and last until a good full catch of grass is established.

14. If quantities of plants listed in the plant species list do not correlate with the planting indicated on the plan, the quantities on the plan shall govern.

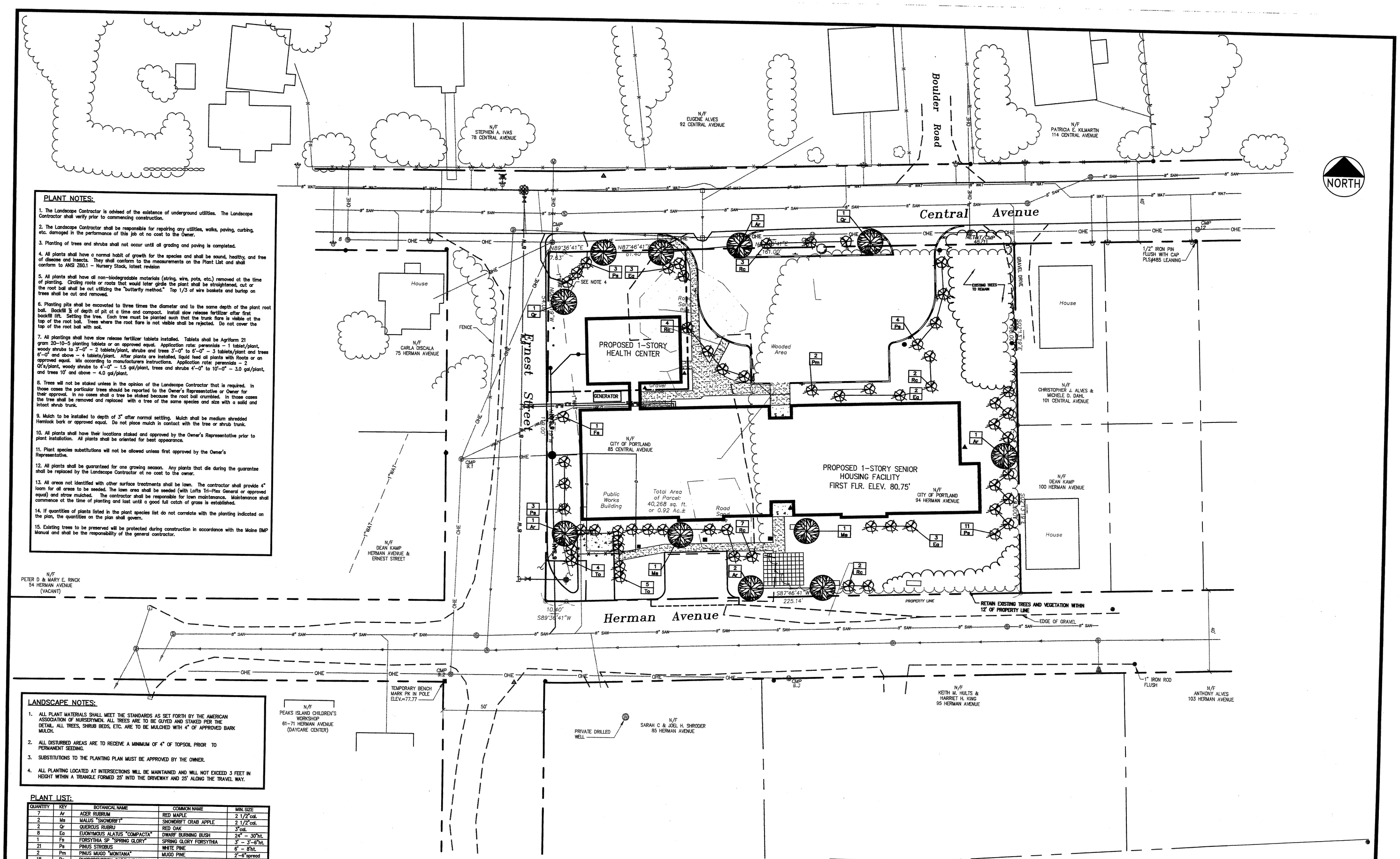
15. Existing trees to be preserved will be protected during construction in accordance with the Maine BMP Manual and shall be the responsibility of the general contractor.

LANDSCAPE NOTES:

1. ALL PLANT MATERIALS SHALL MEET THE STANDARDS AS SET FORTH BY THE AMERICAN ASSOCIATION OF NURSERYMEN. ALL TREES ARE TO BE GUYED AND STAKED PER THE DETAIL. ALL TREES, SHRUB BEDS, ETC. ARE TO BE MULCHED WITH 4" OF APPROVED BARK MULCH.
2. ALL DISTURBED AREAS ARE TO RECEIVE A MINIMUM OF 4" OF TOPSOIL PRIOR TO PERMANENT SEEDING.
3. SUBSTITUTIONS TO THE PLANTING PLAN MUST BE APPROVED BY THE OWNER.
4. ALL PLANTING LOCATED AT INTERSECTIONS WILL BE MAINTAINED AND WILL NOT EXCEED 3 FEET IN HEIGHT WITHIN A TRIANGLE FORMED 25' INTO THE DRIVEWAY AND 25' ALONG THE TRAVEL WAY.

PLANT LIST:

QUANTITY	KEY	BOTANICAL NAME	COMMON NAME	MIN. SIZE
7	Ar	ACER RUBRUM	RED MAPLE	2 1/2" cal.
2	Ms	MALUS "SNOWDRIFT"	SNOWDRIFT CRAB APPLE	2 1/2" cal.
2	Qr	QUERCUS RUBRU	RED OAK	3" cal.
8	Eo	EUONYMOUS ALATUS "COMPACTA"	DWARF BURNING BUSH	24" – 30"ht.
1	Fs	FORSYTHIA SP "SPRING GLORY"	SPRING GLORY FORSYTHEA	3' – 3'–6"ht.
21	Ps	PINUS STROBUS	WHITE PINE	6' – 8'ht.
2	Pm	PINUS MUGO "MONTANA"	MUGO PINE	2'–6"spread
18	Rc	RHODODENDRON CAROLINEANUM	CAROLINA RHODODENDRON	2'6" – 3'ht.
9	To	THUJA OCCIDENTALIS "NIGRA"	DARK AMERICAN ARBORVITAE	5' HT.



GRAPHIC SCALE

20 0 10 20 40

(IN FEET)

1 inch = 20 ft.

REV	DATE	DESCRIPTION
7	02.23.04	RELEASED FOR CONSTRUCTION
6	12.30.03	REISSUED TO PORTLAND PLANNING AUTHORITY
5	10.29.03	REVISED BUILDING LAYOUT – ISSUED FOR OWNERS REVIEW
4	01.24.03	RELEASED FOR CONSTRUCTION
3	11.19.02	RESUBMITTED FOR SITE PLAN REVIEW
2	11.5.02	REVISED FOR PRICING
1	10.22.02	SITE PLAN REVIEW SUBMISSION

REVISIONS

STATE OF MAINE · STEPHEN R. BUSHEY #7429 · REGISTERED PROFESSIONAL ENGINEER

P.E. STEPHEN BUSHEY
LIC. # 7429

PROJECT
SENIOR HOUSING FACILITY & HEALTH CENTER
PORTLAND, MAINE

SHEET TITLE
LANDSCAPE PLAN

CLIENT
VOLUNTEERS OF AMERICA

DeLUCA-HOFFMAN ASSOCIATES, INC.
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DRAWN:	CMW	DATE:	NOV. 2002
DESIGNED:	JM	SCALE:	1"=20'
CHECKED:	SRB	JOB NO.	2301
FILE NAME:	2301-SP2		
SHEET	C-6		