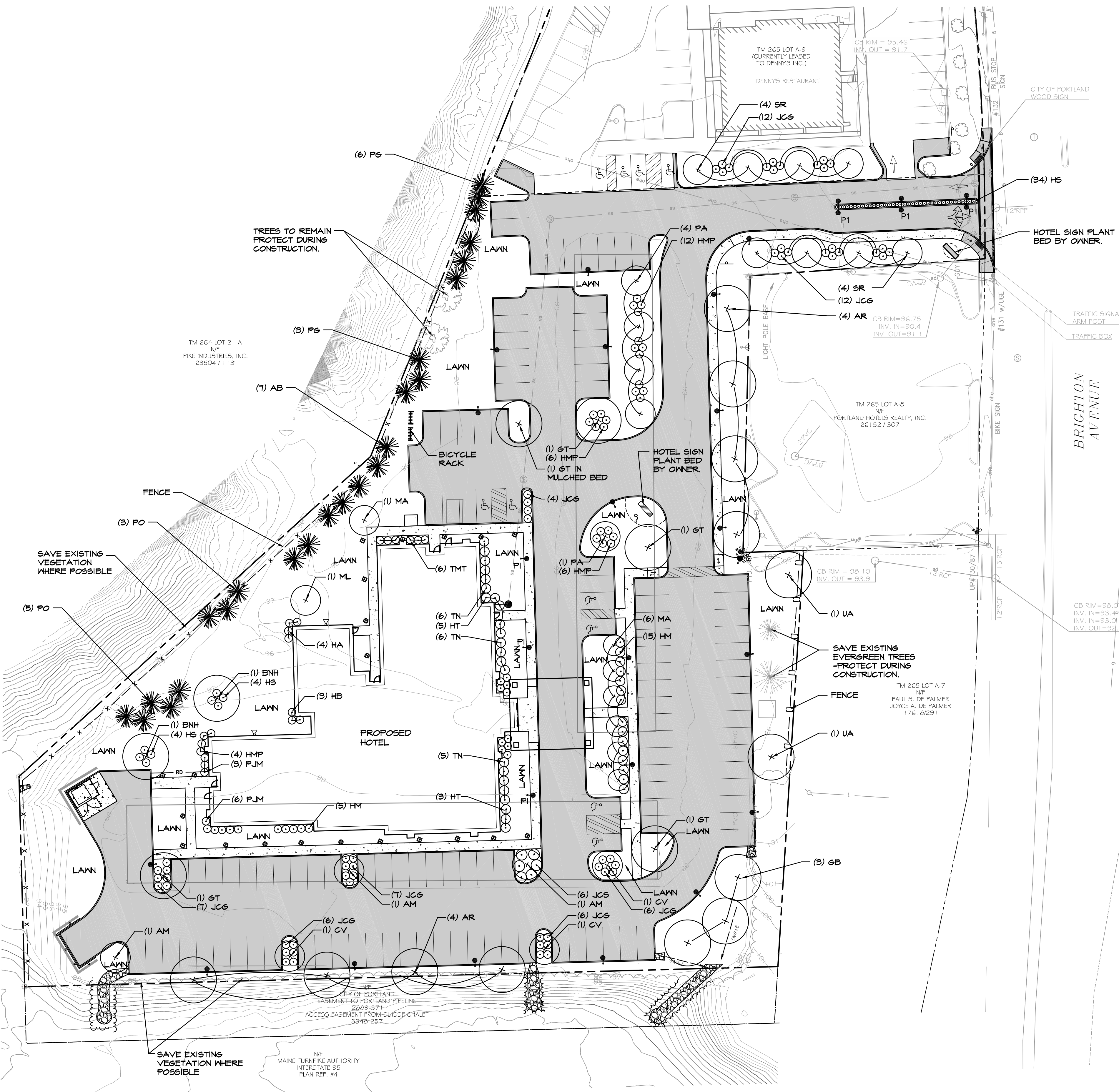


### LIGHTING LEGEND:

- SINGLE HEAD LED POLE MOUNTED FIXTURE AT 16.5 FT. MOUNTING HEIGHT
- P1 SINGLE HEAD LED POLE MOUNTED FIXTURE AT 12.5 FT. MOUNTING HEIGHT
- P1 DOUBLE HEAD LED POLE MOUNTED FIXTURE AT 19.5 FT. MOUNTING HEIGHT
- BOLLARD LED FIXTURE
- ▷ WALL MOUNTED LED FIXTURE AT 12 FT. MOUNTING HEIGHT

LIGHT FIXTURES TO BE FULL CUT OFF.



### LANDSCAPE NOTES:

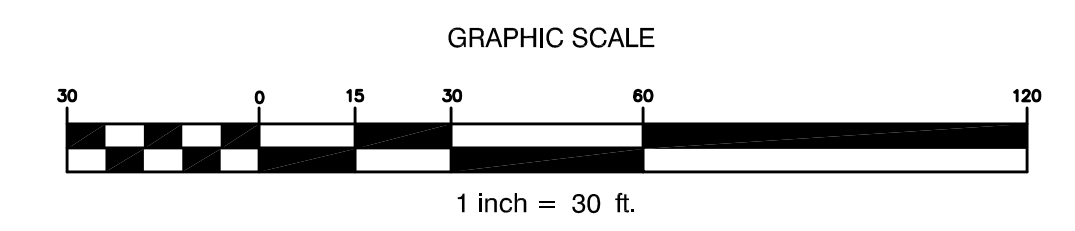
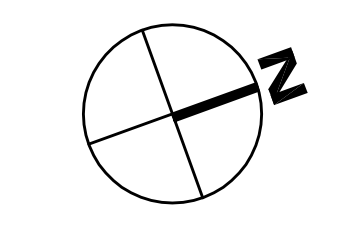
- PRIOR TO THE START OF ANY EXCAVATION FOR THE PROJECT BOTH ON AND OFF THE SITE, THE CONTRACTOR SHALL NOTIFY DISSAFE AND BE PROVIDED WITH A DISSAFE NUMBER INDICATING THAT ALL EXISTING UTILITIES HAVE BEEN LOCATED AND MARKED.
- LANDSCAPE CONTRACTOR IS ENCOURAGED TO PROVIDE THE LANDSCAPE ARCHITECT WITH CONCERNS AND/OR SUGGESTIONS WITH REGARDS TO PROPOSED PLANT MATERIAL SELECTION PRIOR TO PLACING A PURCHASE ORDER.
- THE LANDSCAPE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE ALL PLANTINGS SHOWN GRAPHICALLY ON THIS DRAWING. CLARIFY ANY DISCREPANCIES WITH THE LANDSCAPE ARCHITECT PRIOR TO RECEIVING ANY PLANT MATERIAL.
- ALL PLANT MATERIALS SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE LATEST EDITION OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S "AMERICAN STANDARD OF NURSERY STOCK".
- ALL PLANT MATERIALS ARE SUBJECT TO THE APPROVAL OF THE OWNER'S REPRESENTATIVE AT THE SITE. PLANTS WHICH ARE REJECTED SHALL BE REMOVED FROM THE SITE IMMEDIATELY AND REPLACED AT NO ADDITIONAL COST TO THE OWNER.
- ALL TREES AND SHRUBS TO BE BALLED IN BURLAP OR CONTAINERIZED.
- MULCH FOR PLANTED AREAS TO BE ASPEL SPRUCE AND FIR BARK, PARTIALLY DECOMPOSED, DARK BROWN IN COLOR AND FREE OF WOOD CHIPS THICKER THAN 1/4 INCH.
- CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS, STRUCTURES AND PLANTING BEDS.
- NO PLANTS SHALL BE PLANTED BEFORE ACCEPTANCE OF ROUGH GRADING AND BEFORE CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- ALL SHRUB GROUPINGS SHALL BE INCORPORATED INTO BEDS. WHERE MULCHED PLANT BED ADJUTS LAWN, CONTRACTOR SHALL PROVIDE A TURF CUT EDGE.
- ALL TREES ALONG WALK AND PARKING AREAS SHALL BEGIN BRANCHING AT 6' HT. MIN.
- ALL PLANT MATERIAL OR REPRESENTATIVE SAMPLES SHALL BE LEGIBLY TAGGED WITH PROPER COMMON AND BOTANICAL NAMES. TAGS SHALL REMAIN ON THE PLANTS UNTIL FINAL ACCEPTANCE.
- CONTRACTOR SHALL LOAMED DISTURBED AREAS AS FOLLOWS:
  - LAWN AREAS 6" DEPTH OF TOPSOIL
  - CURBED PARKING LOT ISLANDS 24" DEPTH OF TOPSOIL
- SEED MIXTURE FOR LAWN AREAS SHALL BE (SEED TYPE % BY WEIGHT): CREEPING RED FESCUE (MIN. 2 VARIETIES) 55 KENTUCKY BLUEGRASS (MIN. 2 VARIETIES) 30 PERENNIAL RYE GRASS IS SEEDING RATE PER 1000 SQ.FT. 3 LBS. MIN.
- CONTRACTOR SHALL BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTING AND WILL CONTINUE UNTIL FINAL ACCEPTANCE. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MEANS AND METHODS OF WATERING AND MAINTENANCE.
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE (1) FULL YEAR FROM DATE OF FINAL ACCEPTANCE.
- SCREENED IMAGES SHOW EXISTING CONDITIONS. WHERE EXISTING CONDITIONS LIE UNDER OR ARE IMPINGED UPON BY PROPOSED BUILDINGS AND OR SITE ELEMENTS, THE EXISTING CONDITION WILL BE REMOVED, ABANDONED AND OR CAPPED OR DEMOLISHED AS REQUIRED.
- SHOULD SIGNIFICANT VEGETATION BE HARMED OR REMOVED DURING CONSTRUCTION BEYOND THAT SHOWN ON THE PLAN, ADDITIONAL PLANTINGS WILL BE REQUIRED PER THE CITY ARBORIST.

### LANDSCAPE REQUIREMENTS:

- A) PARKING LANDSCAPE REQUIREMENT PER CITY OF PORTLAND CODE OF ORDINANCES SEC. 14-526, (U) PARKING LOT LANDSCAPING:**  
REQUIRED - AT LEAST 2 TREES OR 1 TREE AND 3 SHRUBS PER 5 PARKING SPACES PLANTED IN LANDSCAPE ISLANDS (1/6 PKG. SPACES / 5 = 24 x 2 = 48 TREES OR 24 TREES AND T2 SHRUBS.  
PROPOSED - 30 TREES AND 44 SHRUBS.
- B) SITE LANDSCAPE REQUIREMENT PER CITY OF PORTLAND CODE OF ORDINANCES SEC. 14-526 (b)2(i)(b) UNDERSTORY PLANTINGS:**  
REQUIRED - 6 SHRUBS PER FORTY FIVE FEET OF LINEAR FRONTAGE (EXISTING VEGETATION ON SITE WHICH IS PRESERVED MAY BE COUNTED TOWARDS THIS REQUIREMENT. THE PROJECT HAS APPROXIMATELY 171.3 LF OF FRONTAGE WHICH DOES NOT CONTAIN EXISTING VEGETATION TO BE PRESERVED.  
171.3 / 45 = 3.8 x 6 = 22.8 OR 23 SHRUBS, GRASSES OR PERENNIALS REQUIRED.  
PROPOSED = A TOTAL OF 149 SHRUBS ARE LOCATED THROUGHOUT THE PROJECT SITE. THIS NUMBER INCLUDES THE SHRUBS REQUIRED PER THE PARKING AREA STANDARD LISTED ABOVE.

### PLANT LIST:

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	COMMENTS
<b>DECIDUOUS TREES</b>					
AR	ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	8	2.5' CAL.	SINGLE LEADER, B4B
BNH	BETULA NIGRA 'HERITAGE'	HERITAGE RIVER BIRCH	2	12'-14' HT.	CLUMP, B4B
GB	GINKGO BILOBA 'SARATOSA'	SARATOSA GINKGO	3	2.5' CAL.	SINGLE LEADER, B4B
GT	GLEDITSIA TRICANTHOS 'HALKA'	HALKA HONEYLOCUST	4	2.5' CAL.	SINGLE LEADER, B4B
UA	ULMUS AMERICANA 'VALLEY FORGE'	VALLEY FORGE AMERICAN ELM	2	2.5' CAL.	SINGLE LEADER, B4B
<b>ORNAMENTAL TREES</b>					
AM	MAACKIA AMURENSIS	AMUR MAACKIA	7	1.75' GAL.	SINGLE LEADER, B4B
CV	CRATAEGUS VIRIDIS 'WINTER KING'	WINTER KING HAWTHORN	4	1.75' GAL.	SINGLE LEADER, B4B
MA	MALUS ADIRONDACK	ADIRONDACK CRABAPPLE	7	1.75' GAL.	SINGLE LEADER, B4B
ML	MAGNOLIA LOEBNERI 'LEONARD MESSEL'	LEONARD MESSEL MAGNOLIA	1	8' HT.	SPECIMEN, B4B
PA	FRAXINUS X ACCOLADE	ACCOLADE CHERRY	5	1.75' GAL.	SINGLE LEADER, B4B
SR	SYRINSA RETICULATA	JAPANESE TREE LILAC	8	1.75' GAL.	SINGLE LEADER, B4B
<b>EVERGREEN TREES</b>					
AB	ABIES BALSAMEA	BALSAM FIR	7	8' HT.	FULL & BUSHY, B4B
PS	PICEA GLAUCO	WHITE SPRUCE	4	6' HT.	FULL & BUSHY, B4B
PO	PICEA OMERIKA	SERBIAN SPRUCE	8	6' HT.	FULL & BUSHY, B4B
<b>SHRUBS, GROUNDCOVERS &amp; HERBACEOUS MATERIALS</b>					
HA	HYDRANGEA A. 'INVINCIBLE SPIRIT'	INVINCIBLE SPIRIT HYDRANGEA	4	24" HT.	FULL & BUSHY
HB	HOSTA 'BIG DADDY'	BIG DADDY HOSTA	3	2 GAL.	FULL & BUSHY
HM	HYDRANGEA M. 'ENDLESS SUMMER'	ENDLESS SUMMER HYDRANGEA	20	24" HT.	FULL & BUSHY
HMP	HYDRANGEA M. MINI PENNY	MINI PENNY HYDRANGEA	22	18" HT.	FULL & BUSHY
HS	HEMEROCALLIS 'STELLA D'ORO'	STELLA D'ORO DAYLILY	103	1 GAL.	-
HT	HYDRANGEA M. 'TWIST AND SHOUT'	TWIST AND SHOUT HYDRANGEA	8	20" HT.	FULL & BUSHY
JCG	JUNIPERUS CHINENSIS 'CASINO GOLD'	CASINO GOLD CHINESE JUNIPER	60	20" HT.	FULL & BUSHY
JCS	JUNIPERUS CHINENSIS 'SARGENT'	SARGENT JUNIPER	6	24" SPD.	FULL & BUSHY
FJM	RHODODENDRON FJM 'COMPACT FORM'	COMPACT FJM RHODODENDRON	4	24" HT.	FULL & BUSHY
TN	TAXUS X MEDIA 'NIGRA'	DARK AMERICAN YEW	17	24" HT.	FULL & BUSHY
TMT	TAXUS X MEDIA 'TAUNTONII'	TAUNTON YEW	6	20" HT.	FULL & BUSHY



ISSUED FOR PERMITTING - NOT FOR CONSTRUCTION

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**LICENCED LANDSCAPE ARCHITECT**  
**PETER B. BIEGEL**  
No. 2824  
State of Maine  
9/1/15

**HOTEL REDEVELOPMENT**  
1210 Brighton Avenue  
Portland, Maine

Portland Hotels, Inc.  
1200 Brighton Avenue  
Portland, Maine 04102

Rev.	Date	Description	Drawn	Check
1	1/14/14	Submitted for Prelim. Level III Site Plan Application	PBB	PBB
2	1/18/15	Revised Cover Sheet and Zoning Summary	PBB	PBB
3	02/17/15	Revised Per City Staff Review Comments	PBB	PBB
4	03/06/15	Revised Per City Staff Review Comments	PBB	PBB
5	04/01/15	Revised Per Lighting Revisions	PBB	PBB

Sheet Title:  
**LANDSCAPE AND LIGHTING PLAN**

Job No.: 257      Sheet No.: L1.1  
Date: Nov. 14, 2014  
Scale: 1"=30'  
Drawn: PBB  
Checked: PBB