LANDSCAPE NOTES:

1. PRIOR TO THE START OF ANY EXCAVATION FOR THE PROJECT BOTH ON AND OFF THE SITE, THE CONTRACTOR SHALL NOTIFY DIGSAFE AND BE PROVIDED WITH A DIGSAFE NUMBER INDICATING THAT ALL EXISTING UTILITIES HAVE BEEN LOCATED AND MARKED.
2. 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.
3. 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 PRICING ANY PLANT MATERIAL.
4. 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".
5. 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.
6. ALL TREES AND SHRUBS TO BE BALLED IN BURLAP OR CONTAINERIZED.
7. MULCH FOR PLANTED AREAS TO BE AGED SPRUCE AND FIR BARK, PARTIALLY DECOMPOSED, DARK BROWN IN COLOR AND FREE OF WOOD CHIPS THICKER THAN 1/4 INCH.
8. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS, STRUCTURES AND PLANTING BEDS.
9. NO PLANTS SHALL BE PLANTED BEFORE ACCEPTANCE OF ROUGH GRADING AND BEFORE CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
10. ALL SHRUB GROUPINGS SHALL BE INCORPORATED INTO BEDS. WHERE MULCHED PLANT BED ABUTS LAWN, CONTRACTOR SHALL PROVIDE A TURF CUT EDGE.
11. ALL TREES ALONG WALK AND PARKING AREAS SHALL BEGIN BRANCHING AT 6' HT. MIN.
12. 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.
13. CONTRACTOR SHALL LOAMED DISTURBED AREAS AS FOLLOWS:
    - LAWN AREAS 6" DEPTH OF TOPSOIL
    - CURBED PARKING LOT ISLANDS 24" DEPTH OF TOPSOIL
14. 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 15 SEEDING RATE PER 1000 SQFT. 3 LBS. MIN.
15. 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.
16. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE (1) FULL YEAR FROM DATE OF FINAL ACCEPTANCE.
17. 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.
18. SHOULD SIGNIFICANT VEGETATION BE HARMED OR REMOVED DURING CONSTRUCTION BEYOND THAT SHOWN ON THE PLAN, ADDITIONAL PLANTING WILL BE REQUIRED PER THE CITY ARBORIST.

LANDSCAPE REQUIREMENTS:

A) PARKING LANDSCAPE REQUIREMENT PER CITY OF PORTLAND CODE OF ORDINANCES SEC. 14-526, (II) PARKING LOT LANDSCAPING:

REQUIRED - AT LEAST 2 TREES OR 1 TREE AND 3 SHRUBS PER 5 PARKING SPACES PLANTED IN LANDSCAPE ISLANDS
(115 PKG. SPACES / 5 = 23 x 2 = 46 TREES OR 23 TREES AND 69 SHRUBS.

PROPOSED - 67 TREES AND 162 SHRUBS.

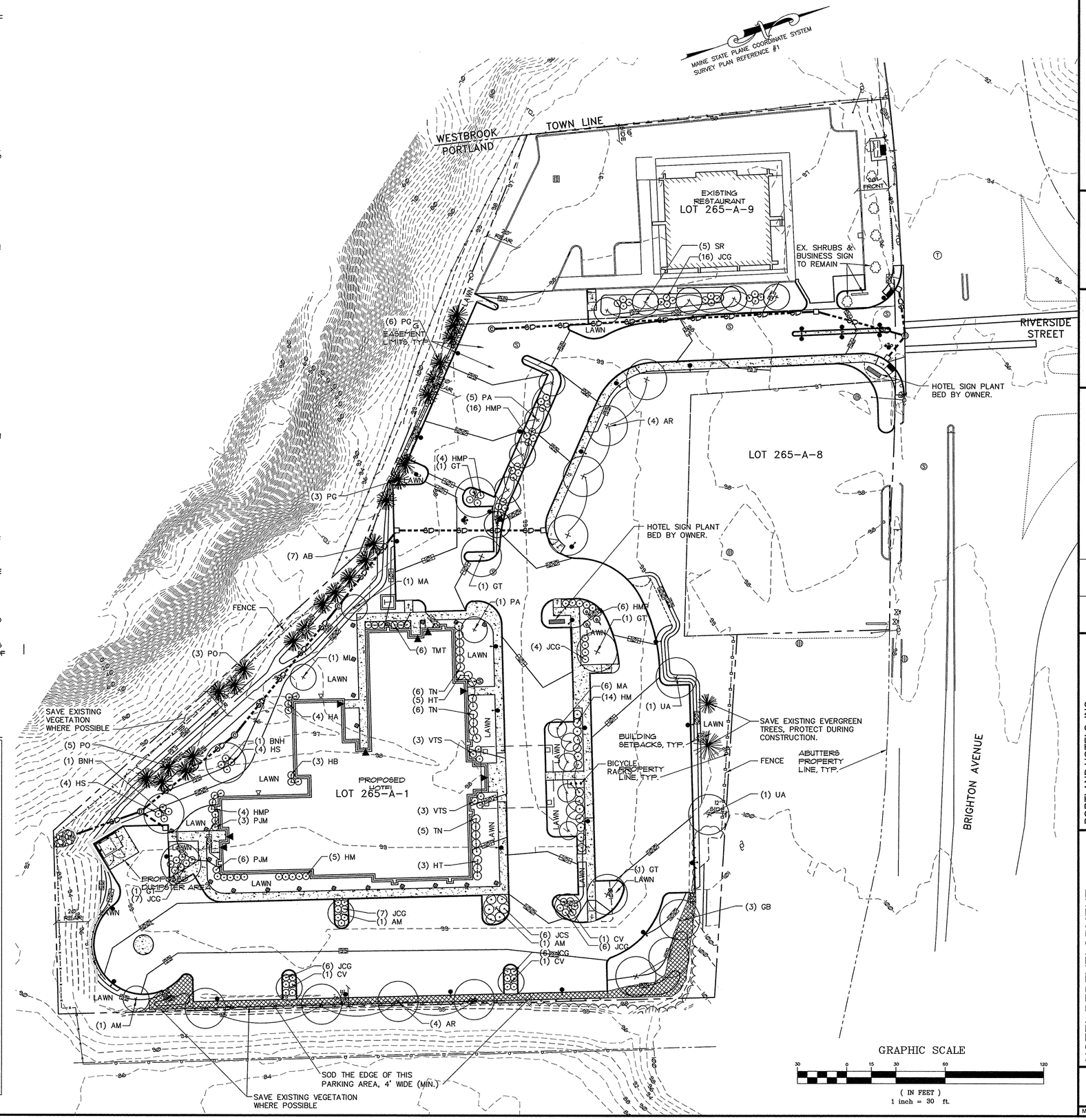
B) SITE LANDSCAPE REQUIREMENT PER CITY OF PORTLAND CODE OF ORDINANCES SEC. 14-526 (b)2b(1)(b) UNDERSTORY PLANTINGS:

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 60 LF OF FRONTAGE WHICH DOES NOT CONTAIN EXISTING VEGETATION TO BE PRESERVED.
60 L.F. / 45 = 1.34 x 6 = 8 SHRUBS, GRASSES OR PERENNIALS REQUIRED.

PROPOSED = A TOTAL OF 162 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
DECIDUOUS TREES					
AR	ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	8	2.5" CAL.	SINGLE LEADER, B&B
BNH	BETULA NIGRA 'HERITAGE'	HERITAGE RIVER BIRCH	2	12'-14' HT.	CLUMP, B&B
GB	GINKO BILOBA 'SARATOGA'	SARATOGA GINKO	3	2.5" CAL.	SINGLE LEADER, B&B
GT	GLEDITSIA TRICANTHOS 'HALKA'	HALKA HONEYLOCUST	5	2.5" CAL.	SINGLE LEADER, B&B
UA	ULMUS AMERICANA 'VALLEY FORGE'	VALLEY FORGE AMERICAN ELM	2	2.5" CAL.	SINGLE LEADER, B&B
ORNAMENTAL TREES					
AM	MAACKIA AMURENSES	AMUR MAACKIA	3	1.75" CAL.	SINGLE LEADER, B&B
CV	CRATAEGUS VIRIDIS "WINTER KING"	WINTER KING HAWTHORN	3	1.75" CAL.	SINGLE LEADER, B&B
MA	MALUS ADIRONDACK	ADIRONDACK CRABAPPLE	7	1.75" CAL.	SINGLE LEADER, B&B
ML	MAGNOLIA LOEBNERI 'LEONARD MESSEL'	LEONARD MESSEL MAGNOLIA	1	8' HT.	SPECIMEN, B&B
PA	PRUNUS X ACCOLADE	ACCOLADE CHERRY	5	1.75" CAL.	SINGLE LEADER, B&B,
SR	SYRINGA RETICULATA	JAPANESE TREE LILAC	4	1.75" CAL.	SINGLE LEADER, B&B,
EVERGREEN TREES					
AB	ABIES BALSAMEA	BALSAM FIR	7	8' HT.	FULL & BUSHY, B&B
PG	PICEA GLAUCA	WHITE SPRUCE	9	6' HT.	FULL & BUSHY, B&B
PO	PICEA OMERIKA	SERBIAN SPRUCE	8	6' HT.	FULL & BUSHY, B&B
SHRUBS, GROUNDCOVERS & HERBACEOUS MATERIALS					
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	19	24" HT.	FULL & BUSHY
HMP	HYDRANGEA M. MINI PENNY	MINI PENNY HYDRANGEA	20	18" HT.	FULL & BUSHY
HS	HEMEROCALLIS 'STELLA D' ORO'	STELLA D' ORO DAYLILY	8	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	52	20" HT.	FULL & BUSHY
JCS	JUNIPERUS CHINENSIS 'SARGENTI'	SARGENT JUNIPER	6	24" SPD.	FULL & BUSHY
PJM	RHODODENDRON PJM 'COMPACT FORM'	COMPACT PJM RHODODENDRON	9	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
VTS	VIBURNUM PLICATUM V. TOMENTOSUM 'SHASTA'	SHASTA VIBURNUM	6	30"-36" HT.	FULL & BUSHY



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LANDSCAPE ARCHITECT ANTHONY REGISTERED No. 7 State of Maine

REV.	DATE	DESCRIPTION
2	5/17/17	ADDED GUARD RAIL.
1	5/8/17	REVD PER STAFF REVIEW

PORTLAND HOTELS, INC.
1200 BRIGHTON AVENUE
PORTLAND, MAINE

SCALE: AS SHOWN
DATE: APRIL 4, 2017
PROJECT: 16196
DRN BY: JDC
DESG BY: TSG
CHK BY: TSG

HOTEL REDEVELOPMENT
1210 BRIGHTON AVENUE
PORTLAND, MAINE

LANDSCAPE PLAN AND NOTES

C5.1

MAP/LOT 265 / A / 1 & 9