

LIGHTING LEGEND:

- SINGLE HEAD LED POLE MOUNTED FIXTURE AT 20 FT. MOUNTING HEIGHT
- P 1 SINGLE HEAD LED POLE MOUNTED FIXTURE AT 12 FT. MOUNTING HEIGHT
- DOUBLE HEAD LED POLE MOUNTED FIXTURE AT 20 FT. MOUNTING HEIGHT
- P 1 DOUBLE HEAD LED POLE MOUNTED FIXTURE AT 12 FT. MOUNTING HEIGHT
- BOLLARD LED FIXTURE

LIGHT FIXTURES TO BE FULL CUT OFF.

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 ADJUTS 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 LOAMEN 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 SQ.FT. 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.

LANDSCAPE REQUIREMENTS:

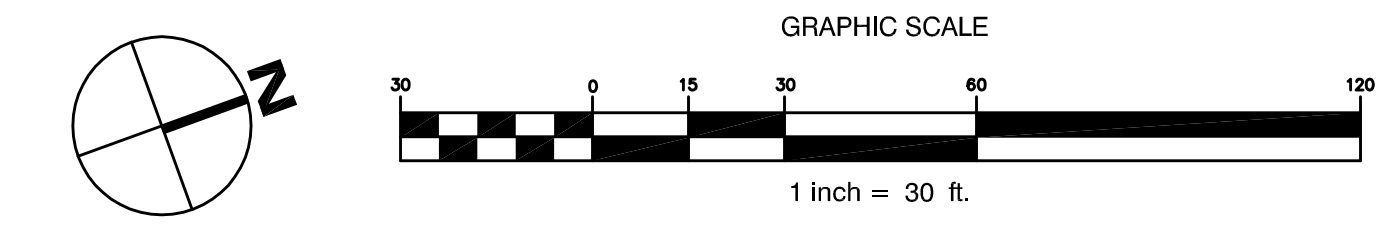
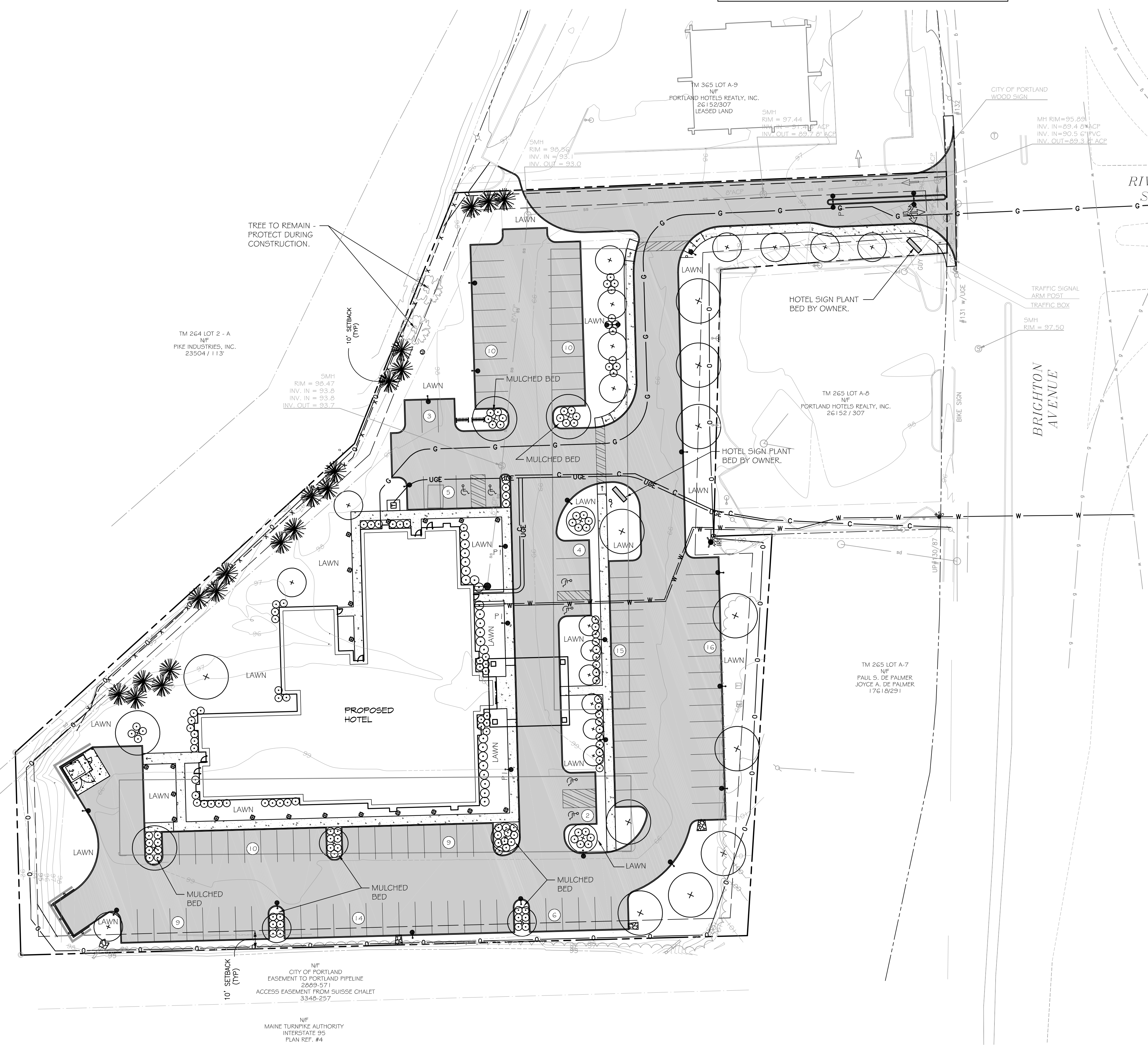
PARKING LANDSCAPE REQUIREMENT PER CITY OF PORTLAND CODE OF ORDINANCES SEC. 14-526, (I) PARKING LOT LANDSCAPING.

REQUIRED - AT LEAST 2 TREES OR 1 TREE AND 3 SHRUBS PER 5 PARKING SPACES PLANTED IN LANDSCAPE ISLANDS (117 PKG. SPACES / 5 = 24 x 2 = 48 TREES OR 24 TREES AND 12 SHRUBS.

PROPOSED - 35 TREES AND 94 SHRUBS.

PLANT LIST

SYMBOL	QTY.	ROOTS	SIZE	PLANT NAME
	15	B+B	2" CAL.	ASH VARIETIES: (AUTUMN PURPLE, EMPIRE, SKYLINE, GREEN, SUMMIT) HONEY LOCUST VARIETIES: (SHADEMASTER, SKYLINE) LINDEN VARIETIES: (AMERICAN, REDMOND, GREENSPIRE, LITTLELEAF) MAPLE VARIETIES: (ARMSTRONG, AUTUMN BLAZE, SENTINEL, RED SUNSET, RED MAPLE, SUGAR MAPLE) RED OAK WHITE OAK RIVER BIRCH GINKO
	23	B+B	1 1/2" CAL. MIN.	CHERRY VARIETIES: (SARGENT, SAND, ACCOLADE, KOREAN) CRAB APPLE VARIETIES: (JAPANESE FLOWERING, PINK SPIRE) KOUSA DOGWOOD JAPANESE TREE LILAC VARIETIES WASHINGTON HAWTHORNE PEAR VARIETIES: (ARISTOCRAT, CHANTICLEER, REDSPIRE) MAGNOLIA VARIETIES
	19	CONT. AND B+B	4'-8" HT.	BALSAM FIR WHITE FIR SERBIAN SPRUCE WHITE SPRUCE COLORADO BLUE SPRUCE NORWAY SPRUCE CANADIAN HEMLOCK DARK AMERICAN ARBORVITAE
	173	CONT. AND B+B	18"-42" HT. OR 20" SPD.	AZALEA VARIETIES BLUEBERRY BURNING BUSH (RUDY HAAS) DOGWOOD VARIETIES ECONYMIAS VARIETIES FORSYTHIA LILAC VARIETIES VIBURNUM VARIETIES ARBORVITAE AZALEA VARIETIES ANDROMEDA VARIETIES HYDRANGEA VARIETIES JAPANESE YEN JUNIPER VARIETIES LEUCOTHOE RHODODENDRON VARIETIES



WALSH
ENGINEERING ASSOCIATES, INC.
One Karen Dr., Suite 2A | Westbrook, Maine 04092
ph: 207.553.9898 | www.walsh-eng.com
Copyright © 2014

LAND DESIGN SOLUTIONS
LANDSCAPE ARCHITECTURE
P.O. BOX 316, LONGWOODS RD.
CUMBERLAND, ME 04081
TEL: 939-1717

LICENSED LANDSCAPE ARCHITECT
PETER B. BIEGEL
No. 2824
11/17/14

HOTEL REDEVELOPMENT
1210 Brighton Avenue
Portland, Maine
Portland Hotels, Inc.
1200 Brighton Avenue
Portland, Maine 04102

ISSUED FOR PERMITTING - NOT FOR CONSTRUCTION

Rev.	Date	Description	Drawn	Check
1	11/14/14	Submitted for Prelim. Level III Site Plan Application	PBB	PBB

Sheet Title:
LANDSCAPE AND LIGHTING PLAN

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

Sheet No.:
L1.1