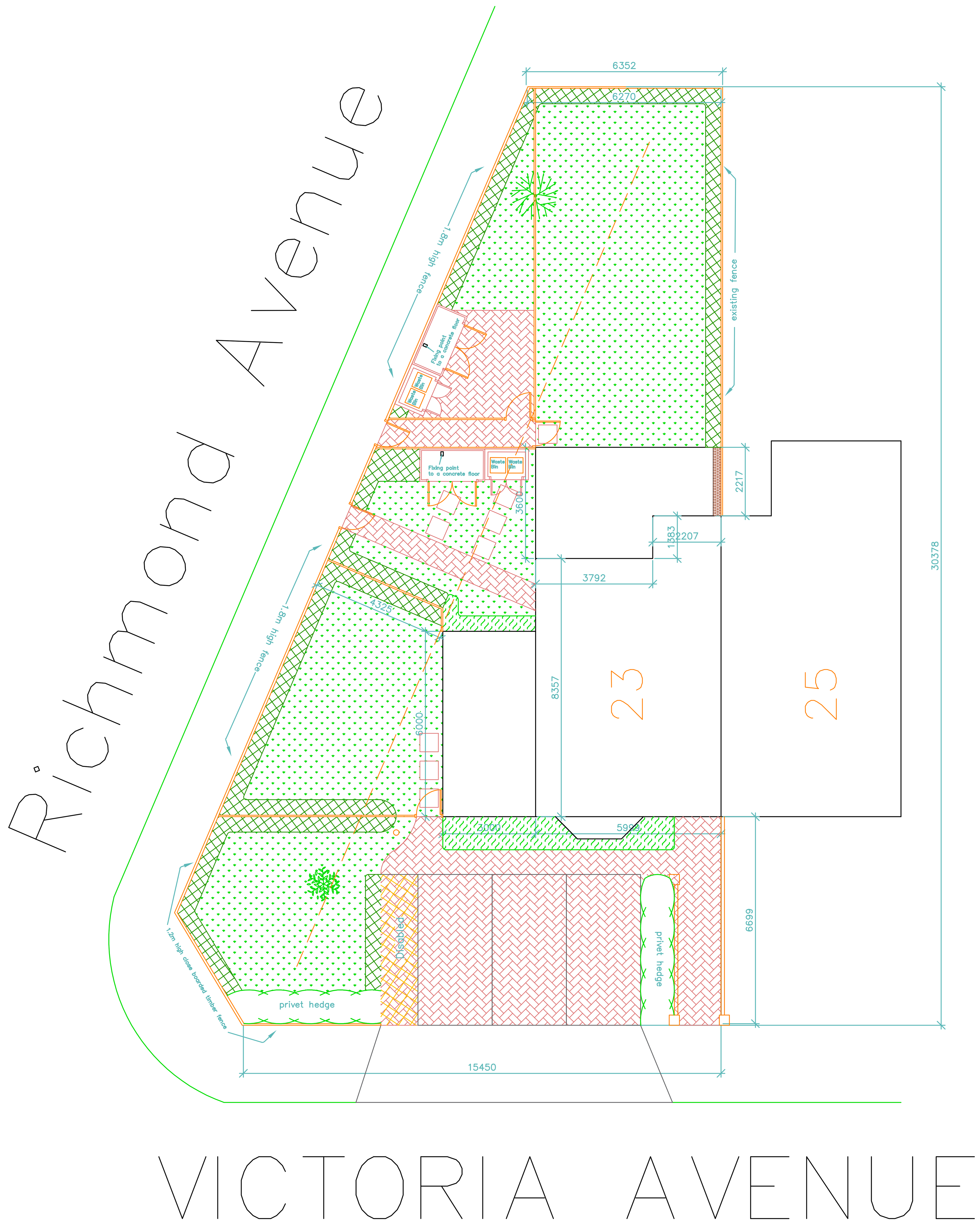

Low Shrubs Planting to include
Lavendula stoechas, Juniperus communis prostrata,
Eleagnus ebbingii, Eleagnus ebbingii Limelight,
Viburnum tinus, Hypericum tricolour,
mahonia aquifolium 'Appollo'
Lonicera nitida 'Maigreen', Rubus tricolour',
Root condition cg... Density 3 No per m2...
Size 3L...

Tall Shrubs Planting to include
Aucuba japonica, Cornus alba Elegantissima,
Cornus alba spaethii, Fatsia japonica,
Photinia Red Robin, Phormium Tenax Purpureum,
Phormium Tenax Variegata, Phyllostachys nigra,
Prunus laurocerasus, Quercus ilex.
Root condition cg... Density 3 No per m2...
Size 5L–10L..

GRASS

Proposed seeding/turfing:
All planting areas for seeding/turfing, 100mm min. depth; 150mm preferred of clean top soil.
Top soil: Good quality in accordance with BS3882:1994 General purpose grade or better. Depths required: all planting areas 400mm, top soiled areas to be 30mm higher than footpaths and patios. Top soil to be evenly graded and free from subsoil, contamination and debris.
Plants and Planting:
All plant material to be supplied should comply with requirements specified in BS3936:1992.
All landscape works to be in accordance with British Standard BS428:1989 Code of Practice for General Landscape Operations.
To be planted within the first planting and seeding seasons following the completion of the development of the occupation of the building, whichever is the earlier period.
The position of services, paths, parking areas and so forth, may affect and slightly alter the exact position of planting.

Climber Planting
To be planted as container grown stock in the first available planting season after construction. Stock size/type and densities proposed are as shown below. climbers are to be planted in a minimum depth of 450mm of approved topsoil overlying clean subsoil previously broken up by the Main Contractor to alleviate any compaction. Area planted to be spread with 40mm deep of approved bark mulch.

Species	Av' Density	Size	Condition
Clematis (Clematis montana)	0.6M intervals	3 litre	CG
Firethorn (Pyracantha atalantioides E)	0.6M intervals	3 litre	CG
Honeysuckle (Lonicera Fragrantissima)	0.6M intervals	2 litre	CG

NOTE:
Spiky varieties such as Berberies, Pyracantha Tiny Tim and Holly to be planted under windows and in front of right front fence to aid with site security

SPECIFICATION NOTES
–All planting and landscape operations should comply with the requirements specified in BS 3936 (1992)
–Nursery Stock Part One and BS 4428 (1989) Code of Practice for General Landscape Operations
–Existing levels to be preserved around existing trees and vegetation to be retained.
–Existing trees and vegetation to be retained are to be protected during construction to BS 5837.2012
–any necessary tree works to be carried out by an approved tree surgeon to BS 3998:2010
–All topsoiling work to comply with BS 3882:2007
–Trees to be anchored with Platipus Anchors or similar underground guy system
–All planting areas to recieve 50mm of premium grade bark mulch
–Planting beds to recieve minimum 300mm of topsoil
–Lawn areas to recieve minimum 200mm of topsoil

Proposed seeding/turfing:
All planting areas for seeding/turfing, 100mm min. depth; 150mm preferred of clean top soil.
Top soil: Good quality in accordance with BS3882:1994 General purpose grade or better. Depths required: all planting areas 400mm, top soiled areas to be 30mm higher than footpaths and patios. Top soil to be evenly graded and free from subsoil, contamination and debris.
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To be planted within the first planting and seeding seasons following the completion of the development of the occupation of the building, whichever is the earlier period.
The position of services, paths, parking areas and so forth, may affect and slightly alter the exact position of planting.

General specification

Imported topsoil to be general purpose to BS3882

Tree pits to be 750x750x700mm
shrubs planting areas 350mm depth of soil
Lawn area – 150mm depth of soil.

All planting areas to be cultivated with incorporation of organic compost and slow release fertiliser.

On Completion, ornamental planting beds to be mulched with 50mm depth ornamental grade forest bark.

All trees to be double staked with 2 No. rubber trees tied per tree.

Works to be maintained for 24 months after practical completion.

20mm Pea shingle on Type 2 Granular Fill over Terram Permeable membrane.

Porous block paviours on Granular Fill over Terram Permeable membrane.

PIR — Standard wall light fitting which light fitting to have a daylight cut off sensor, PIR movement detector and internal switch.

Porous block paviours on Granular Fill over Terram Permeable membrane.

Paving Stone Patio 450 x 450mm

Slab Path 600 x 600mm

Low Level Bollard Light

(for more info please refer to attached low level lighting PDF)

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2. All dimensions to be checked on site before ordering materials or commencing work.
3. In case of discrepancies in drawings, calculations or details refer to TOWERS ASSOCIATES. for clarification: Unilateral decisions by contractors will not be accepted.
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5. The contractor must ensure that work is being carried out to the latest revisions of all the working drawings.
6. It is the contractors responsibility to inform the local authority before work commences on site, and at all prescribed stages of work. All to the District Surveyors satisfaction.
7. If work commences on site before full plans approval has been given, TOWERS ASSOCIATES accept no responsibility for any additional work or materials that the District Surveyor may require.
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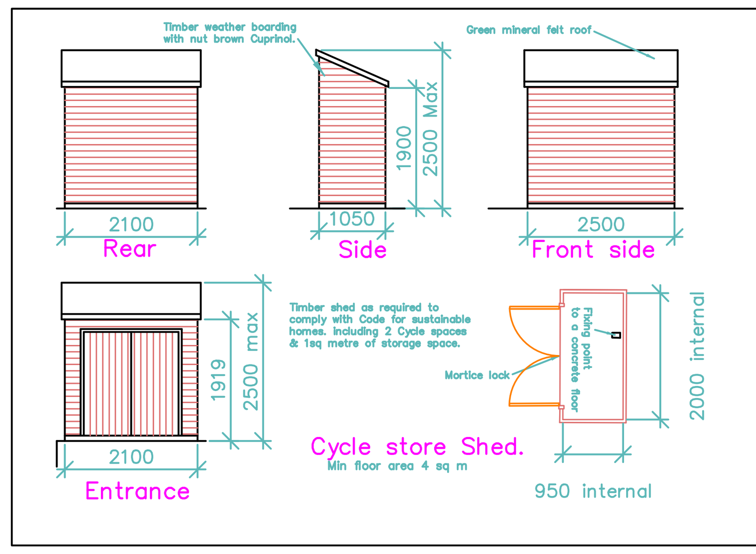
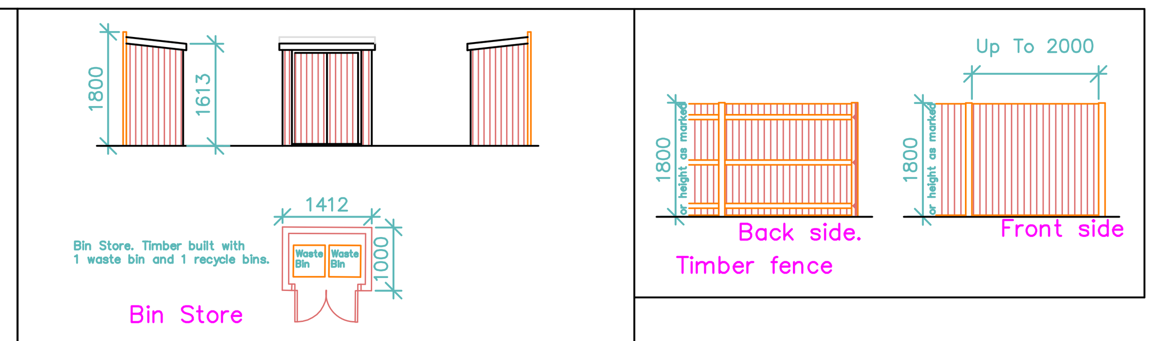
0 1M 5M 10M
500mm 2M





REV.	DATE	DESCRIPTION
B	18/01/2018	Bike & Waste Storage Amendments

JOB
23 VICTORIA AVENUE
HILLINGDON, UB10 9AH

TITLE
3108–L01

DRG. No. 3108–L01 REV. B

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