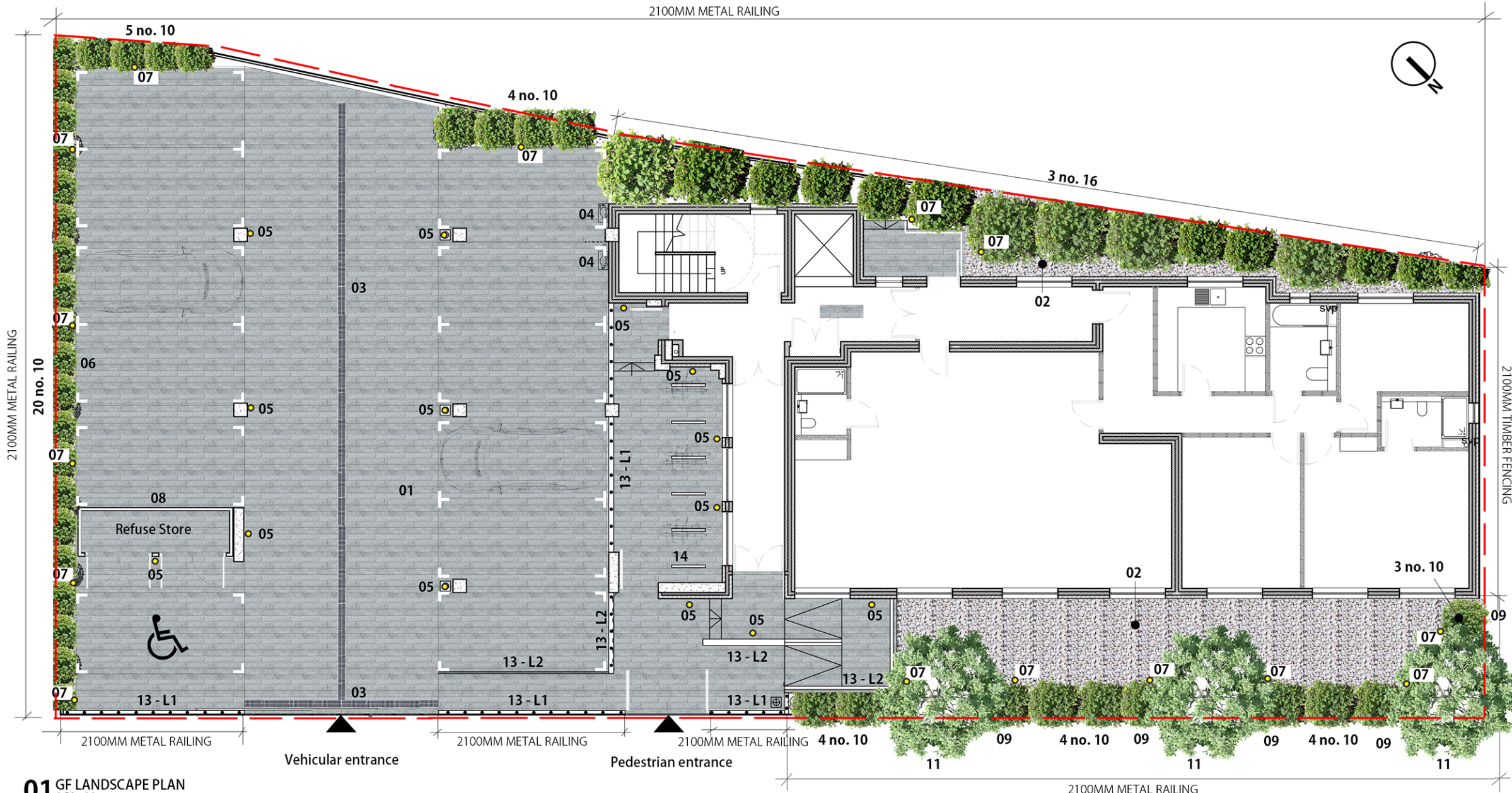




01 GF LANDSCAPE PLAN
1:50@A1

02 LANDSCAPE MATERIALS KEY:
NOT TO SCALE

MATERIAL 01:
PERMEABLE PAVING
15,000 litre/sec/Hectre

MATERIAL 02 :
LOOSE STONE COVERING
WITH WEED BARRIER SHEETING

MATERIAL 03 :
METAL CHANNEL DRAIN

MATERIAL 04 :
ELECTRIC CAR CHARGING
POINT

MATERIAL 05 :
IP65 UP / DOWNLIGHTER
1800MM high / 15 No.

MATERIAL 06 :
BULLNOSE CONCRETE KERB
TO SOFT LANDSCAPE AREAS

MATERIAL 08 :
PPC METAL REFUSE STORE

MATERIAL 09:
EUONYMUS FORTUNEI
EMERALD GAIETY
Total no: 5
Plant size: 20-30 cm
Pot Size: 5L
Spacing: 5m spacing

MATERIAL 10:
PRUNUS LUSITANICA
MYRTIFOLIA
Total no: 41
Plant size: 90-120 cm
Pot Size: 15L
Spacing: 2m spacing

MATERIAL 11:
BETULA TREE
Total no: 3
Plant size: 150-200 cm
Pot Size: 10L
Spacing: 7m spacing

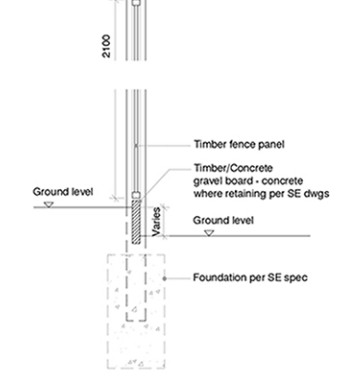
MATERIAL 12:
PREIMETER FENCE 2100MM
HIGH

MATERIAL 07 :
EXTERNAL LIGHTING /
400MM High / 15 No.
4.7W / 345LM / IP44

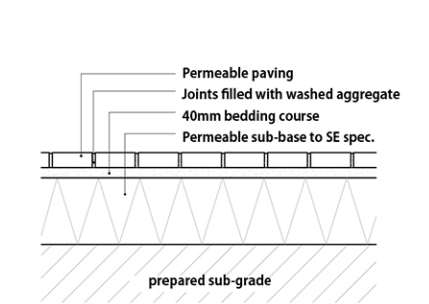
MATERIAL 13:
PPC METAL FLAT RAILING / GATES
LOCATION 01 / L1: 2100MM HIGH
LOCATION 02 / L2: 1100MM HIGH

MATERIAL 14 :
TRADITIONAL SHEFFIELD STAND

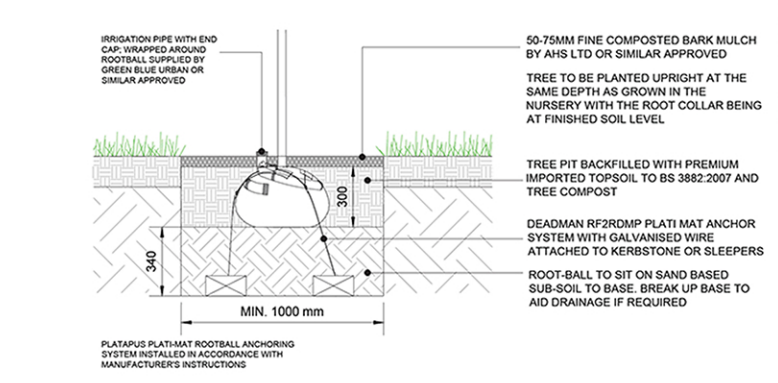
03 TYPICAL TIMBER FENCE BASE DETAIL
1:10



05 TYPICAL POROUS PAVING ON MADE GROUND
1:10



04 TYPICAL TREE PIT DETAIL IN SOFT AREA
1:10



IMPLEMENTATION PROGRAMME
Soft landscaping to be timetabled and implemented during the first planting season (Mid-November to Mid-March) after the substantial completion of the hardworks.

SERVICES
These landscape proposals have not been cross referenced against service and utility locations to identify any potential conflicts. Client/engineer to review and advise accordingly.

TOPSOIL PREPARATION
All planting and grass areas shall be excavated to the specified depth and the base of all planting beds and lawns ripped a further 250mm minimum, to provide free drainage. All arising shall be removed from the planting bed prior to topsoiling. No bricks, rubble or debris in subsoil layers will be accepted prior to topsoiling. If acceptable, topsoil shall be taken from stockpiles on site or imported from an approved source. Imported soil shall be a loam type, to BS 3882:2007, be free of contamination and contain a maximum of 15% clay or silt fines. A topsoil sample shall be provided with topsoil structure analysis for general landscape purposes. Topsoil from stockpiles on site shall have been loose tipped, not piled above 2.5m and shall have not have been compacted by site plant. All topsoil heaps shall be regularly treated with herbicide and again prior to use, to prevent the spread of unwanted seed banks. Shrub beds and hedgerows shall be topsoiled to a minimum depth of 450mm. All beds shall be cultivated to a depth of 300mm and raked to an even tilth prior to planting operations. All grass areas shall be topsoiled to a minimum depth of 150mm. Finished topsoil levels of shrub and hedge beds in front gardens shall be 90mm below finished levels where bark is specified. This is to allow the finished bark mulch levels to be recessed 15mm below adjacent surfaces to prevent spillage. It is the Landscape Contractor's responsibility to ensure that the finished topsoil levels are recessed adequately below adjacent surfaces prior to planting and adding of mulch treatments. Shrub and herbaceous specimen planting in gravel areas shall be topsoiled to a minimum depth of 300mm and cultivated to a depth of 250mm around the location of the plant groups. It shall be raked to an even tilth and lightly consolidated prior to planting operations. Finished topsoil levels shall be 55mm below finished surfaces to allow gravel mulch levels to be recessed 15mm below adjacent surfaces to prevent spillage. Tree pits with in soft landscape areas shall be excavated to a minimum size of 600 x 600 x 600mm deep, or 1/3 larger than the rootball/container size and backfilled with approved topsoil and 100mm depth of peat free compost / ameliorants. All tree pits to be thoroughly decompacted across base and sides prior to back-filling. All planting beds and hedgerows shall be covered with 50mm depth of peat free compost across all beds prior to final cultivation.

WEED/DEBRIS CLEARANCE
Weed growth on topsoil heaps shall be controlled by regular spraying with herbicide. Where necessary areas to be planted, turfed or seeded shall be cleared of any grass, weed growth or debris physically and/or chemically with a translocated herbicide (Glyphosate) prior to cultivation operations. If necessary any further grass and weed growth shall be eradicated physically and/or chemically with a translocated herbicide. All roots of perennial weeds shall be removed. More than one application may be necessary to ensure eradication.

PROPOSED TREES
Trees shall be supplied to the sizes and stock shown on the plant schedule and planted in the locations shown. Each specimen tree shall have a single leader with a well-developed, balanced crown and clear, straight stem. All trees shall be supported as follows:
Trees shall have a dead man guy arrangement. All rootballs to be secured with timber frame of 4no 75 x 25 x 600mm pressure treated boards attached to the dead man guy with mild steel wire (6-10mm diameter) and tightened with turn-buckles at top. Dead man guys to be 2no concrete kerb sections or similar. All trees shall have a 60mm diameter, 1.5m long, black perforated irrigation pipe wrapped about the top of rootball with 100mm left above ground level to permit irrigation during dry weather. Each pipe shall have a cap to the end to prevent ingress of mulch, vermin or rubbish.

LONG TERM WEED CONTROL
A residual herbicide shall be applied to the base of all trees, shrubs and hedgerow.

MAINTENANCE / MAKING GOOD DEFECTS
Soft Landscaping
Plant failures: All plant failures shall be replaced within the first 12 months by the landscape contractor, thereafter, all failures in years 2 to 5 shall be replaced by the adoptive body, residents or client as appropriate.
Weeds: All trees, shrubs and hedgerow planting shall be kept free of weeds for the duration of the 5 year maintenance period. This shall be by mechanical or chemical methods as appropriate. Hedgerows shall be kept free of weeds throughout the width and length of the hedge trench.
HARDSTANDING AREA
Hard paving
Re-paint railings every 10 years, patch repair. Surfaces to be kept weed and litter free at all times
Spray paved areas annually with herbicide to keep weed free. Drainage systems associated with hard surfaces to be inspected annually and maintenance work undertaken as necessary. Clean paving every 5 years with appropriate cleaning agent. Following cleaning of paving and joints, brush in silica block jointing sand as and when required to all sand bedded paving. Repair any subsidence or breakages promptly in accordance with best practice, manufacturer's guidance and using matching paving units.

ISSUE NO. 05

12-26-2019 info issue
13-01-2019 info issue
14-09-2019 info issue
15-24-2020 info issue

ADDRESS:

18-101 The Runway
Ruislip

DRAWING TITLE

GROUND FLOOR LANDSCAPE
DESIGN & MAINTENANCE
STRATEGY

PURPOSE OF ISSUE	PLANNING CONDITION
DATE	23-05-2019
SCALE	1:50 @ A1
DRAWING NUMBER	PL 100
REV	i1