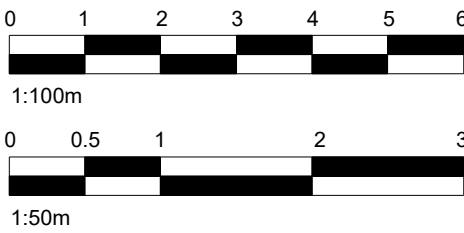



GENERAL NOTES

- CHECK ALL DIMENSIONS ON SITE.
- ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
- ALL VERTICAL MEASUREMENTS ASSUME GROUND TO BE LEVEL UNLESS OTHERWISE STATED.
- THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH THE GENERAL NOTES.
- WORKS TO BE CARRIED OUT WITH MATERIALS AND WORKMANSHIP IN COMPLIANCE WITH APPROVED DOCUMENT FOR REGULATION 7 (THE AMENDED BUILDING REGULATIONS 2010)
- WORKS TO BE CARRIED OUT IN A SAFE MANNER IN ACCORDANCE WITH CDM REGULATIONS 2015.
- OPEN UP EXISTING STRUCTURE AS REQUIRED BY THE BUILDING INSPECTOR
- THIRD PARTY SUPPLIER TO MEASURE ON SITE BEFORE MANUFACTURING
- GENERAL CONTRACTOR TO VERIFY FIELD CONDITIONS PRIOR TO COMMENCEMENT OF EACH PORTION OF THE WORK.
- ANY DISCREPANCIES IN THESE DRAWINGS SHOULD BE NOTIFIED TO US PRIOR TO ANY WORKS PROCEEDING.
- UNLESS OTHERWISE INDICATED, PLAN DIMENSIONS ARE TO COLUMN GRID ON CENTERLINES, NOMINAL SURFACE OF MASONRY, FACE OF STUDS AND FACE OF CONCRETE WALLS AND BEAM CENTRE TO CENTRES.
- "FLOOR LINE" REFERS TO TOP OF CONCRETE SLABS. FINISH FLOORING IS INSTALLED ABOVE THE FLOOR LINE. FOR DEPRESSED FLOORS AND CURBS, SEE STRUCTURAL DRAWINGS.
- REPETITIVE FEATURES ARE NOT ALWAYS DRAWN IN THEIR ENTIRETY AND SHALL BE COMPLETELY PROVIDED AS IF DRAWN IN FULL.
- WHERE A DOOR IS LOCATED NEAR CORNER OF ROOM AND IS NOT LOCATED BY DIMENSION ON PLAN OR DETAILS, DIMENSION SHALL BE 100MM FROM FACE OF STUD (WALL).
- LINE OF EXISTING FLOOR SLABS, AS SHOWN ON THE BUILDING ELEVATIONS AND SECTIONS ARE APPROXIMATE.
- FLOOR LEVELS AND BOUNDARIES ASSUMED WHERE NOTED, DEPICTED BY LINE DASH LINES.
- REFER TO ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, GENERAL SPECIFICATION AND OTHER CATEGORIES OR DRAWINGS FOR ADDITIONAL NOTES.
- VERIFY SIZE/LOCATION/FINISH/FIRE-RATING, ETC. AND PROVIDE COMPLETE AND REQUIRED OPENINGS THROUGH FLOORS AND WALLS, ACCESS DOORS, FURRING, CURBS, ANCHORS & INSERTS.
- CONTRACTOR TO CARRY OUT MOST LOGICAL SOLUTION BUT TO CHECK WITH ARCHITECT OR ENGINEER IF UNSURE, REQUESTS BY CLIENTS THAT DEVIATE FROM DESIGN VOIDS THE DESIGN LIABILITY.
- SEE STRUCTURAL GENERAL NOTES AND PLANS TO COMPLEMENT ARCHITECTURAL PLANS AT ALL TIMES, DO NOT ASSUME ANYTHING.



No.:	Revision:	Date:
 THE DESIGN & BUILD COMPANY		
Bischell - Design & Build - Suite 114 80 Cumberland House, Scrubs Lane Hammersmith & Fulham, NW106RF www.bischell.co.uk		
Client: ... Bartram Close, Uxbridge UB8 3AX		
Drawing Title: Site Plan- Condition 05		
Status: BR		
Scale: AS indicated @A2	Date: 05/07/2022	Drawn By: Author
Drawing No.: 020	Rev:	

GENERAL PLANTING SPECIFICATION

All planting stock shall comply with the requirements of the British Standards 3936 and shall be healthy, strong with a good shape and strong root system in accordance with the National Plant specification. The native plants are to be of local providence and be well labeled. The supply and planting of trees to be in accordance BS 8545:2014. Trees from nursery to independence in the landscape. Trees and shrubs are to be lifted only between Mid october and Mid March and to be handled and transported in accordance with relevant codes of practice, with roots kept moist and wrapped to protect them from adverse weather conditions

All planting operations shall be carried out in accordance with British Standards 4428. Planting pits are to be dug at a size in excess of the roots to allow the roots to be spread out in the pit. All plants are to be planted at their natural depth as they existed in the nursery.

Trees- 40 litres of peat free tree planting compost or well rotted manure is to be incorporated in the backfill of all tree pit. Trees are to be staked with low stakes, 1500mm long, 750mm into the ground and the tree secured by one tree tie. All trees are to have 90 Litres watering bags as supplied by Barcham trees or similar and mulched 1 metre diameter round the tree with 75mm deep with medium grade bark mulch.

Hedging - excavate 450mm deep, and break up the base of the planting beds. Provide and lay 400mm deep top soil in accordance with BS 3882. Cultivate to this depth and incorporate 100mm of well rotted farmyard manure or approved compost. Supply plants in accordance with BS 3936 and plant in accordance with BS 4428. Plant hedging in double staggered row, for boundary hedging 4 per meter, for low hedging 6 per meter. Supply and lay medium grade ornamental bark mulch 75mm deep to all shrub beds.

Grass- Cultivate areas and provide topsoil if required for minimal 150mm depth, cultivate to fine tilth. All stones greater than 38mm in any one dimension shall be carted off site to tip

Turf - Rectangular cut meadow turf to be supplied in rolls, not dried out or yellowed. Turf will be laid on the day of delivery, to be undamaged and laid from suitably sized a running board. Turf grown on any nylon matting will not be accepted. Lay turf in stretcher bond close butted, and make good joints with screed sand/ topsoil. The finished level of the turf to be 50mm higher than hard surface.

Maintenance
All plants are to be maintained until established. Shrub beds are to be kept weed free. Grass to be kept well watered until established and kept maintained at a consistent height and weedfree. Hedge bases are to be kept free from weed. Any additional weed growth round the base of the plant removed. The bark mulch is to be topped up annually to 75mm and the planting beds kept free of litter.

The hedges are to be maintained at a consistent height depending on species and location. Native hedges to be maintained at a minimum of 1.5meters and faced back from the sight lines along the front boundary, hedges along the rear boundary can be maintained at a minimum height of 1.5metres or as agreed with the client.

Grass is to be cut 6 times during the first growing season. The first cut to be when the grass is well rooted and has reached a height of 100mm and cut to 50mm and lightly rolled. During the first year all cuttings are to be removed from site. Grass should only be cut when dry. The grass is to be maintained at 50mm and frequency of cutting will depend on the growing season but between 8 and 12 cuts a year. Watering will be carried out grassed areas during prolonged dry periods to ensure and maintain adequate growth. Watering shall be carried out with sprinklers or oscillating sprays at a rate of watering will be 15litres per square metre.

Annual Maintenance for Trees

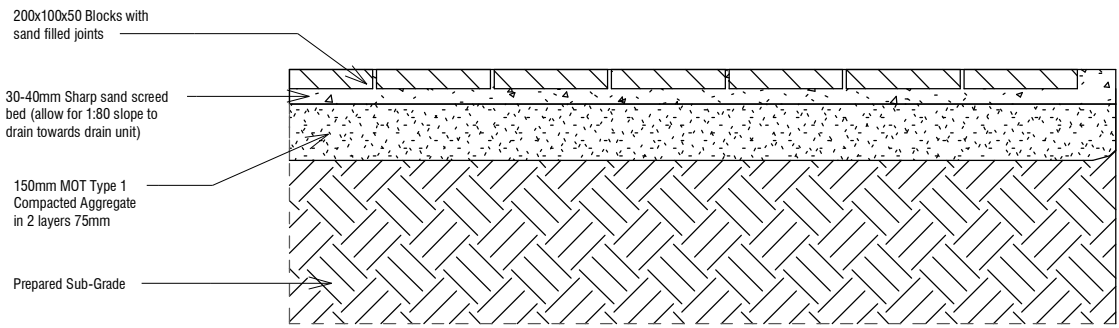
All plants are to be maintained until established.
Maintain a 1 metre diameter surround to trees free from grass, weeds and rubbish at all times
Newly Planted trees are to be watered during April - September
The intervals between watering is to be fortnightly with additional visits if there has not been rainfall within a weekly period (or fill water bags)
Trees should be watered twice monthly during the summer months for the first 2 years unless there is adequate rainfall to fully hydrate the surrounding ground.
Fork over panned down trees
Maintain mulched areas at specified depth, topping up as necessary to maintain a 75mm cover
Check each stake and tie where fitted and adjust, re-fix or renew as necessary to ensure that no damage occurs to any tree and check each stake is supporting its tree in the intended manner.
Check that each tree is growing healthily and remove all dead wood, damaged or diseased branches.
Remove any suckering shoots growing from the clear stem. Prunings to be removed off site to the contractors tip.
Any wounds shall be neatly pared back to sound wood in accordance with BS 3998: 2010 '
Recommendations for tree work'. Re- firm trees which have been loosened by the wind or frost.
Remove all stakes and ties after two years or after the trees have rooted successfully

KEY TO LANDSCAPING ELEMENTS

- BOUNDARY TREATMENT**
- New 1.5m High Metal BOW Top Fencing
 - New 1.8m C/B High Timber Fence
- GROUND SURFACING MATERIALS**
- Paths**
To be Marshalls Priors Permeable Block Paving laid on aggregate to BS 12620.
Colour: Burn Ochre. Size: 200 x 100 x 80mm.
- All Paths to be constructed in block paving laid on a sand bed with open joints to provide a permeable surface
- The Shrub beds against the paving to be edged in raised 100 x 100 kerb Marshalls blocks to match the block paving on the forecourt.
- CAR PARKING SPACES**
Car parking spaces to be demarked with lines of block paving in a different colour to the forecourt paving. Spaces to be 4.8m x 2.4m
The access space around the disabled parking space to be demarked by yellow diagonal crossed painted lines. Access space to be 1.2 wide to the side and front of the disabled space.
- Proposed grass areas to receive good quality amenity grass turves laid in line with good horticultural practices
- Ea** 16amp (3.6kW) single phase electric vehical charging point-ACTIVE
- Ep** 16amp (3.6kW) single phase electric vehical charging point-PASSIVE
- Lt** Lighting - 2 no. of Konstsmide 7345-000 Livorna Stainless Steel Outdoor Post Light Steel
- Wt** Lighting - 2 no. of Konstsmide Modena 7571-000 Garden Wall Light- Stainless Steel

PLANTING SCHEDULE

Jasmine nudiflorum - 5 Litre pot size, quantity 28



HARD SURFACING MATERIAL DETAIL

