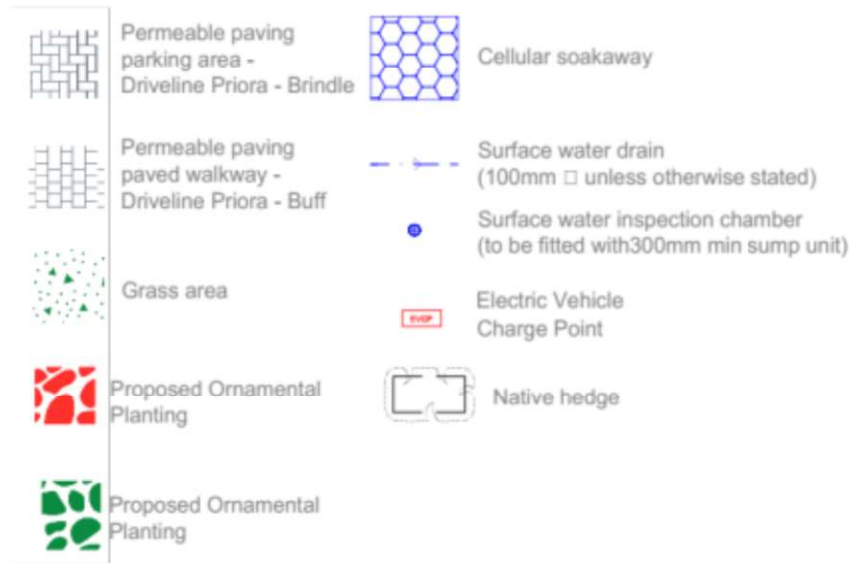


1
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Proposed Site-Ground Floor (1)

1:200



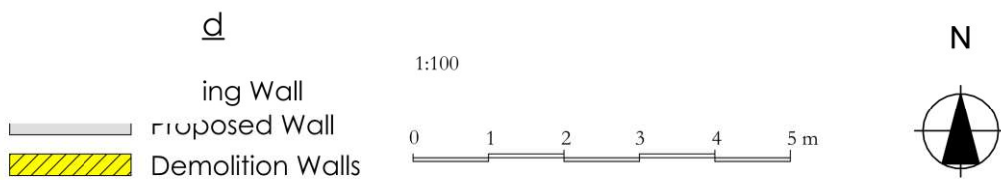
NOTES:

- All proposals to be reviewed upon completion of, final site layout and the onsite topographical survey.
- All building drainage works shall be carried out in accordance with the current british/european standards bsen752, the current building regulations and the local authority building control specifications and requirements.
- Exact location of rainwater downpipes (rwp) and all internal drainage points (i.e. svp) to be confirmed by architect. rainwater pipe outlets to be rod-able.
- All drainage works to be constructed from the outfall towards the head of run to ensure the outfall can be achieve.
- Contractor to verify location & level of receiving drain prior to commencement.
- Contractor to verify locations of all existing services prior to commencement and arrange for any necessary protection, diversion or lowering works as required.
- Proposed finished levels to be designed by others. as a result all proposed finished levels shown are to be review in line with the proposed external works plan produced by others.
- This drawing is intended to assist with discharging planning conditions only. the contractor is to review all design proposals and make any required changes to ensure all proposals are coordinated and there is no conflicting information.
- Prior to the commencement of any works all required agreement (i.e. s106 - direct or indirect connection) must be in place.

OUTLINE SPECIFICATION

General
All planting work shall be in accordance with approved horticultural standards and all relevant British Standards. Plants shall be supplied in accordance with the HTA Trade Certification Scheme and handled in accordance with the CPSE Handling and Establishment of Landscape Plants Guidelines.
Herbicides, pesticides and other chemicals may only be used with approval of the contract administrator. Use of chemicals shall be in accordance with all relevant guidelines and the manufacturer's recommendations.
Imported topsoil shall be a minimum specification of BS 3882:2007 Multipurpose Classification unless otherwise instructed. 1m³/20m² approved compost/organic material/soil ameliorant shall be cultivated into topsoil before planting. Peat shall not be used.
Following planting all shrub beds shall be treated with an approved granular fertiliser at rates as recommended by the manufacturer.
All planting beds shall be mulched with 50mm depth medium grade bark mulch.

Maintenance
The Defects liability period for planting shall be 12 months from completion of the works. During this period any plant which is found to be dead, dying or otherwise defective shall be replaced during the next planting season.
The contractor shall make maintenance visits as required to ensure the successful establishment of the planting and maintain all shrub areas in a weed free condition.



Notes:

- THIS DRAWING IS COPYRIGHT AND MUST NOT BE RE-PRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION.
- THIS DRAWING MUST NOT BE SCALED. REFER TO FIGURED DIMENSIONS ONLY, EXCEPT FOR PURPOSE OF CONSIDERATION UNDER PLANNING LEGISLATION.
- USE FIGURED DIMENSIONS ONLY. ALL DIMENSIONS AND LEVELS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION. CLIENT TO BE NOTIFIED OF ANY DISCREPANCIES.
- THIS DRAWING TO BE READ IN CONJUNCTION WITH THE OTHER RELEVANT PROJECT DRAWINGS AND CURRENT INSTRUCTIONS.
- ALL STRUCTURAL DETAILS TO BE CHECKED AGAINST THE STRUCTURAL ENGINEERS DRAWINGS AND CALCULATIONS.
- ALL M & E DETAILS TO BE CHECKED AGAINST M & E ENGINEERS, APPROVED SUB-CONTRACTORS DRAWINGS AND CURRENT INSTRUCTIONS.
- ALL DRAWINGS AND SPECIFICATIONS FOR THE PROJECT TO BE READ IN CONJUNCTION WITH DESIGNER'S HAZARD AND ENVIRONMENTAL ASSESSMENT RECORD.
- ALL WORK TO BE UNDERTAKEN WITH THE REQUIREMENTS OF THE CURRENT BUILDING AND WATER REGULATIONS.
- CONTRACTOR SHALL OBTAIN REQUIRED PERMITS FROM ALL AGENCIES AND PAY ALL FEES PRIOR TO COMMENCEMENT OF ANY WORK

Rev	Date	Description	B y	C h k g
	20/08/2024			

Site Address:
13 Oak Ave West Drayton UB7 9EP

Drawing Title:
Proposed Landscape Plan

Status:
Plans Proposed

Scale:
1:200@A3

Client:
OSN Group

Project No:
1036

Date:
20/08/2024

Drawing No:
1031-12

Drawn By:
SY

Rev:
01



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