APPROVED PLANTING SCHEME TO BE IMPLEMENTED PRIOR TO OCCUPATION OF DWELLING/S

THIS LANDSCAPE PLAN IS FOR SUBMISSION TO THE LOCAL PLANNING AUTHORITY, SUITABLE TO SATISFY PLANNING CONDITIONS ONLY.
THIS DRAWING MUST NOT BE USED FOR TENDERING OR CONSTRUCTION PURPOSES

PLANTING SPECIFICATION

GENERAL All planting and landscape operations to comply with *Recommendations for General Landscape Operations BS 4428* (1989) and all plant material is to comply with the National Plant Specification. Locally produced peat-free topsoil, compost, turf, plants and mulch to be used wherever possible.
PREPARATION WITHIN THE CROWN SPREAD OF EXISTING TREES Remove weeds and existing vegetation by hand digging. Retain existing topsoil and cultivate by hand with no greater change of level than 100mm. Proposed new plants to be spaced to avoid damage to tree roots. Planting pits to be backfilled with fresh topsoil and compost mixed 50/50
PREPARATION Break out any existing hard surface to full depth of construction and excavate to allow full depth of topsoil and compost indicated below. Remove any stones greater than 50mm in any dimension. Remove existing unwanted plants including their roots. Finished levels of topsoil with mulch dressing to be 50mm above adjacent pavings.
TOPSOIL Imported topsoil to BS 3882. Premium quality. Spread in layers no deeper than 150mm. Topsoil depths:
Grass areas – 150mm
Shrub beds – 450mm
Locally produced Eco Supersoil is recommended as it contains 30% compost.
FERTILISER All shrub beds to have incorporated bonemeal at the rate of 70gm/m2 into the topsoil. After planting all beds be top dressed with a slow release fertiliser such as Vitagrow Tree and Shrub Fertiliser or similar to manufacturer's recommendations.
COMPOST Shrub beds to have 100mm depth of good quality organic manure, spent mushroom compost or peat-free compost, incorporated into the soil prior to planting. Locally produced and peat-free, Eco Mix or Eco Tree & Shrub Compost is recommended.
PLANT HANDLING, DELIVERY AND STORAGE To be as recommended in the National Plant Specification. Phase the delivery of plants so that there is only sufficient for planting within 48hrs of delivery or, if necessary, ensure suitable temporary storage before final planting by heeling in or lining out.
PREPARATION OF PLANTS Remove inorganic containers. Check for damage, disease or pest infestation. Reject seriously damaged plants. Carefully prune any minor root damage.
PLANTING
• In position shown on the drawings
• At the rate specified, avoiding regimented rows
• In holes large enough to allow adequate root spread and tease out congested root balls of container-grown plants
• Excavate holes at least 75mm below the root system and a minimum 400mm for climbers
• Set plants so that their original soil level matches the new surrounding ground and with their best side displayed
PLANTING HEDGES Excavate trench 300x300mm with suitable topsoil and 100mm depth of compost cultivated in. Plant spacings to be appropriate to genus selected.
PLANTING SHRUBS Shrub pits to be 150mm wider than the container size or large enough to allow the full spread of bare root plants. Backfill with a mix of topsoil and compost.
PLANTING TREES Excavate pit 150mm deeper and 500mm wider than the rootball. Break up base of pit. Backfill with mix of topsoil and compost. Dress with slow release fertiliser to manufacturer's recommendations. Tree stakes to be minimum 75mm diameter, free of bark with one end pointed. Drive stake upright 450mm into bottom of excavated planting pit close to the tree stem on the windward side. Cut off at one-third the height of the tree and secure tree with approved ties and spacers at the top of the stake.
BACKFILLING to be selected existing topsoil. Add 600g/m3 of bonemeal to stimulate root growth. Any additional imported organic matter should be well mixed with at least an equal quantity of existing soil. The backfill is to be evenly worked round the roots and well heeled in.
I**MMEDIATELY AFTER PLANTING** Lightly prune back any damaged or malformed growth. Rake soil to an even, fine tilth to the required levels.
WATERING Saturate the root ball of container grown plants before planting. Immediately after planting, water all trees and shrubs thoroughly and again before mulching.
PLANTING SEASON Plant out non-container grown plants only between October and March inclusive unless otherwise agreed. Container grown or containerized plants may be planted out at any time of year except when the temperature is below 4°C or on a falling thermometer, in frozen or waterlogged ground or in drought conditions.
MULCH Spread 75mm of good quality bark chippings 50-75mm in any direction. Mulch to be free from sticks, leaves and rubbish and have been rested for at least 90 days.
TURF
• -to BS 3969 with weedkiller applied 1 to 3 months before lifting;
• -900 x 300 minimum size x 25mm minimum even thickness.
DELIVERY to be phased to ensure laying within 48hrs of lifting. Stacks not to exceed 1.4m high.
PREPARATION FOR TURFING
• Remove all weeds, rubbish and stones over 30mm in any dimension.
• Cultivate topsoil to a minimum depth of 100mm.
• Reduce top 30mm to a fine tilth.
FERTILISER
Dress areas to be turfed with Growmore N7:P7:K7 fertiliser at a rate of 50g/m.sq. Work into the top 30mm of tilth 7 days before turfing and water in well.
LAYING TURF
• Transport turf over close-butted timber planks.
• Lay turf in consecutive rows.
• Lay turf from timber planks protecting previously laid turf.
• Lay turf close butted breaking the joint in alternate rows.
• Use only whole turves at margins.
• Consolidate lightly with wooden beaters.
• Brush in finely sieved topsoil to fill all joints.
• Ensure final surface is 20mm above any adjacent hard surface.
TURFING ADJACENT TO OBSTRUCTIONS
• Leave a neat 300mm radius of soil round all newly planted trees.
• Unless otherwise shown on the drawing, turf right up to existing established trees, walls, fences and similar obstructions, leaving no soil uncovered.
TREES
TREE QUALITY to the National Plant Specification with size as noted on drawing or schedule.
TREE STAKES 75mm minimum diameter, free of bark, with one end pointed.
STAKING FOR TREES UP TO 'STANDARD' SIZE
Drive stake upright 450mm into bottom of excavated planting pit close to the tree stem on the windward side. Cut off at one-third the height of the tree and secure tree with approved ties and spacers at the top of the stake.
PLANT TREES
• Upright and in exact positions shown on the drawings
• In holes large enough to allow adequate root spread
• So that their original soil level matches the new surrounding ground
• So that the original orientation is maintained
• Excavate holes at least 75mm below the root system and loosen soil in base of holes
• For root-balled or bare-root stock, cut back any damaged roots to sound growth
• Bio-degradable corrugated plastic tree guards are to be fitted to all trees to protect from damage
WATERING AND AERATION PIPES
Provide perforated plastic watering pipes in a circle round the base of tree pits at the level of the bottom of the root ball.
BACK-FILLING to be selected existing topsoil where available. Any imported soil/organic matter should be well mixed with at least equal quantities of existing soil. The back-fill is to be worked round the roots and well heeled in leaving the top slightly proud of the existing level to allow for settlement.
PRUNING
Immediately after planting carry out light formative pruning according to species. Remove damaged or weak growth.
WATERING AND PROTECTION
Water thoroughly immediately after planting and at intervals as necessary until Practical Completion. After the first watering, mulch with 75mm of composted coarse bark shippings over the excavated area.
MAINTENANCE AND REPLACEMENT
Replace any trees that are dead or dying within three years of planting. In the following year in March or April apply N7:P7:K7 fertiliser round all trees and keep the ground weed free for 1 metre diameter round each tree.

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LIGHTING PLAN GENERAL NOTES

Lighting fixtures, lamps, cables and connectors shall be exterior standard.

Lighting layouts shown are intended to indicate desired fixture locations. Lighting installer shall make a thorough confirmation of all existing conditions before starting work. Lighting shall be installed and circuited in full accordance with the NICEIC by a qualified electrician.

ELECTRICAL PLAN NOTES

Electrical contractor shall provide as part of this contract legible labeling of all breakers on panel board with typewritten or plastic embossed label.

The electrical installation shall meet the standards prescribed by the NICEIC. Construction shall in general be in accordance with standards and requirements of utilities and authorities having jurisdiction.

For each equipment connection, determine and provide the device, outlet or junction box required to connect the equipment. Verify exact locations with Designer/owner prior to installations.

Verify electrical requirements if any, for any equipment or appliances shown on plans prior to commencement of work. Provide isolated ground wires as required by equipment manufacturers.

All conduit shall be 12mm minimum.

The scope of the electrical work includes furnishing and installing all electrical work for a complete installation.

Label all devices with voltage, circuit and panel designations on outside of plate.

Contractor shall provide temporary power and lighting if and as needed for the use of all trades.

GENERAL PROJECT NOTES

Contractor shall review these plans thoroughly, make a detailed site visit, and shall immediately bring any inconsistency, site layout problem, or any other request for clarification to the Designer for resolution prior to the delivery of any quotation. Failure to do so shall cause the Contractor to be ineligible for extras relating to such matters.

Contractor shall co-ordinate with all trades to provide complete working systems.

Drawings of existing facilities are, in general, diagrammatic. Exact locations shall be determined by the Contractor from field measurements taken by Contractor's personnel. Actual arrangement of the work shall follow locations shown on the drawings within the constraints of existing equipment and construction. Dimensions shall govern these drawings and they are not to be scaled. Drawing and notes to drawings are correlative and have equal authority and priority. Should there be discrepancies in themselves or between them, Contractor shall base bid pricing on the most expensive combination of quality and/or quantity of the work indicated. In the event of discrepancies, the appropriate method of performing the work and/or items to be incorporated into the scope of the work shall be determined by the Designer or client.

Contractor is responsible for the safety, actions and conduct of his employees and his subcontractors' employees while in the project area and adjacent areas.

All work described by these documents shall be performed in full accordance with all applicable codes.

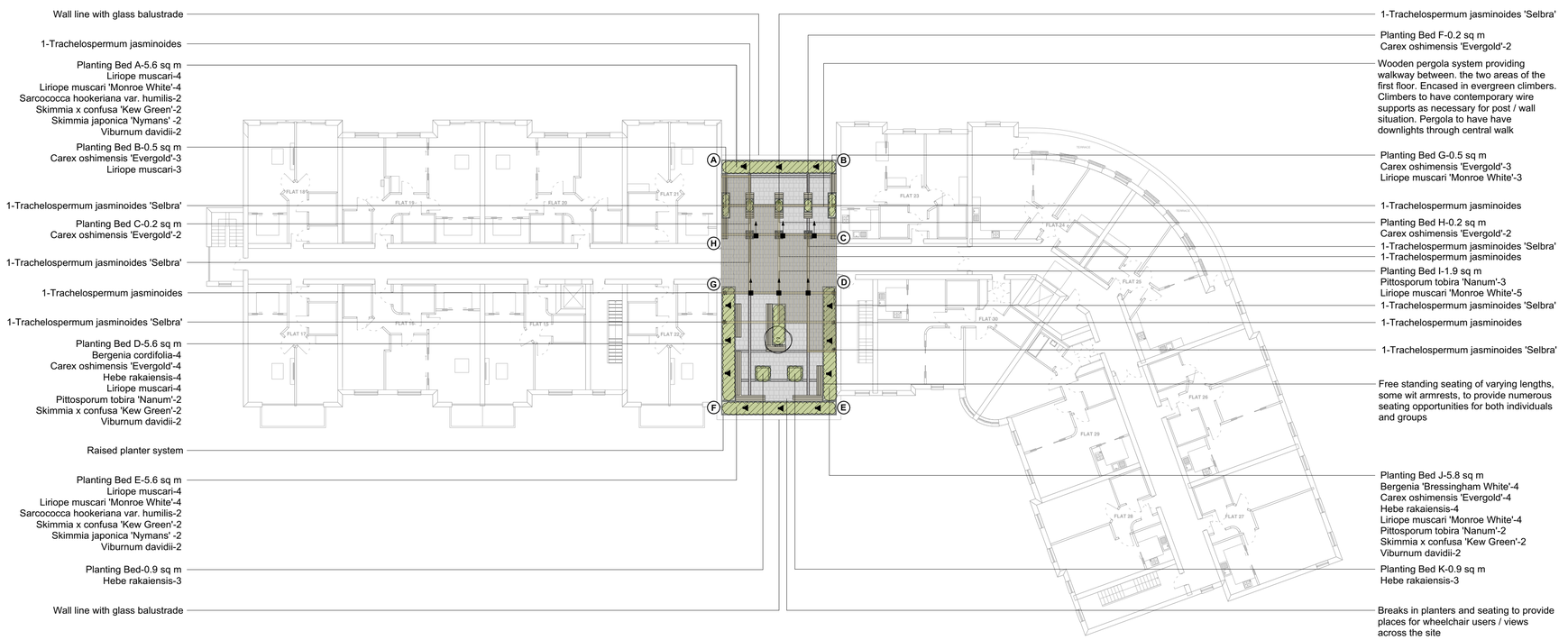
All materials, finishes, manufactured items, and equipment shall be installed in full accordance with the supplier's or manufacturer's written recommendations or these documents, whichever is more stringent.

Contractor shall arrange access to project site via the designated Contract Supervisor, and shall follow all site specific rules of conduct as enforced by the Contract Supervisor. Contractor shall only use site entrance as specified by Contract Supervisor. Contractor shall be responsible for coordinating material removal and delivery with Contract Supervisor. Contractor shall arrange with Contract Supervisor for after-hours access to project site.

Requests to substitute any product, technique, or material shall be submitted in writing to Designer for approval. Samples, product information, and drawings shall be required prior to substitution approval. Proposed substitution shall be of equal quality and performance specification to that originally specified.

All workmanship, material, and equipment shall be guaranteed for one year from date of Owner acceptance. Any failure or deterioration within this period shall be corrected by the contractor at the contractor's expense.

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PLANT SCHEDULE

Category	Latin Name	Size	Quantity
Climbers	Trachelospermum jasminoides	3-5L	5
Climbers	Trachelospermum jasminoides 'Selbra'	3-5L	7
Perennials	Bergenia 'Bressingham White'	2-3L	4
Perennials	Bergenia cordifolia	2-3L	4
Perennials	Carex oshimensis 'Evergold'	2-3L	20
Perennials	Liriope muscari	2-3L	15
Perennials	Liriope muscari 'Monroe White'	2-3L	20
Shrubs	Hebe rakaiensis	10-12L	14
Shrubs	Pittosporum tobira 'Nanum'	10-12L	7
Shrubs	Sarcococca hookeriana var. humilis	10-12L	4
Shrubs	Skimmia japonica 'Nymans'	10-12L	4
Shrubs	Skimmia x confusa 'Kew Green'	10-12L	8
Shrubs	Viburnum davidii	10-12L	8

PROTECTION OF TREES

The responsibility for the safety of trees always rests with the site owner or the person who has control of tree management. Where sites contain trees this Janine Pattison Studios design does not include liaison with the appropriate local planning authority or any application for consent for works to protected trees or hedges. Consent for works to protected trees and hedges must be obtained from the local planning authority prior to any works being carried out on them.

The trees and landscape features within or adjacent to the site may be protected by tree preservation orders, be within a conservation area, constitute an important hedgerow or be subject to planning conditions. The local planning authority must be consulted for details of any such planning restrictions and their advice followed before work is planned or carried out to trees.

The legal Duty of Care requires that all works to trees should be carried out by qualified, arboricultural contractors working according to Health & Safety Executive guidelines. All treeworks should be carried out to arboricultural industry best practice and comply with BS 3998:2010 'Tree work - Recommendations'. All tree management work must take account of the Wildlife and Countryside Act, 1981, as amended by the Countryside and Rights of Way Act, 2000, which makes it a criminal offence to disturb, injure or kill bats or nesting birds and other protected animals.

Important hedgerows may be protected if they are in the countryside, are over 20m long and over 30 years old, provide habitats for protected species or have been designated as such by a local planning authority.

Tree health and condition can change over time and be affected by the environment, therefore, regular periodic inspections are recommended and a qualified arboriculturalist consulted if any concerns are identified.

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LIGHTING SCHEDULE

Light Fitting	Quantity
MC010	6
SL030	12

BOUNDARY TREATMENT KEY

A - B	Glass balustrade
B - C	Building wall
C - D	Entrance door
D - E	Building wall
E - F	Glass balustrade
F - G	Building wall
G - H	Entrance door
H - A	Building wall

TREE SYMBOL KEY

New Tree (NT)

TREE SCHEDULE

ID	Botanical Name	Specification / Notes
NT01	Amelanchier lamarckii	Multi-stem (height=2.5-3m)

PLANTING BEDS



SL030 spike light
White

IP Rating: IP65
Material: Stainless steel 316
LED Output: 1watt
LED Input: 350mA
Tilt angle: 90°
Wiring: Series
Cable: 3m H05RN-F

A discreet spike light offering stylish lighting function. The SL030 features marine grade stainless steel construction, and contains a high power Luxeon LED. This means long life, low running costs and easy installation.

WALL UP / DOWN SPOT



MC010 spotlight
White

IP Rating: IP65
Material: Anodised aluminium
LED Output: 1 watt
LED Input: 350mA
Wiring: Series
Cable: 1m PTFE
Fixing kit: Bespoke wall plug

The mini single cube features one 1 watt spot LED, creating a fabulous light effect on the wall either above or below.

HATCH KEY

- Planting
- Raised planters
- Block paving - Type 1
- Block paving - Type 2
- Pebbles

0 10 20 m

SCALE BAR
It is the contractor's responsibility to check and confirm all measurements on site. Janine Pattison Studios accept no liability for any discrepancies between this drawing and actual site measurements.

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