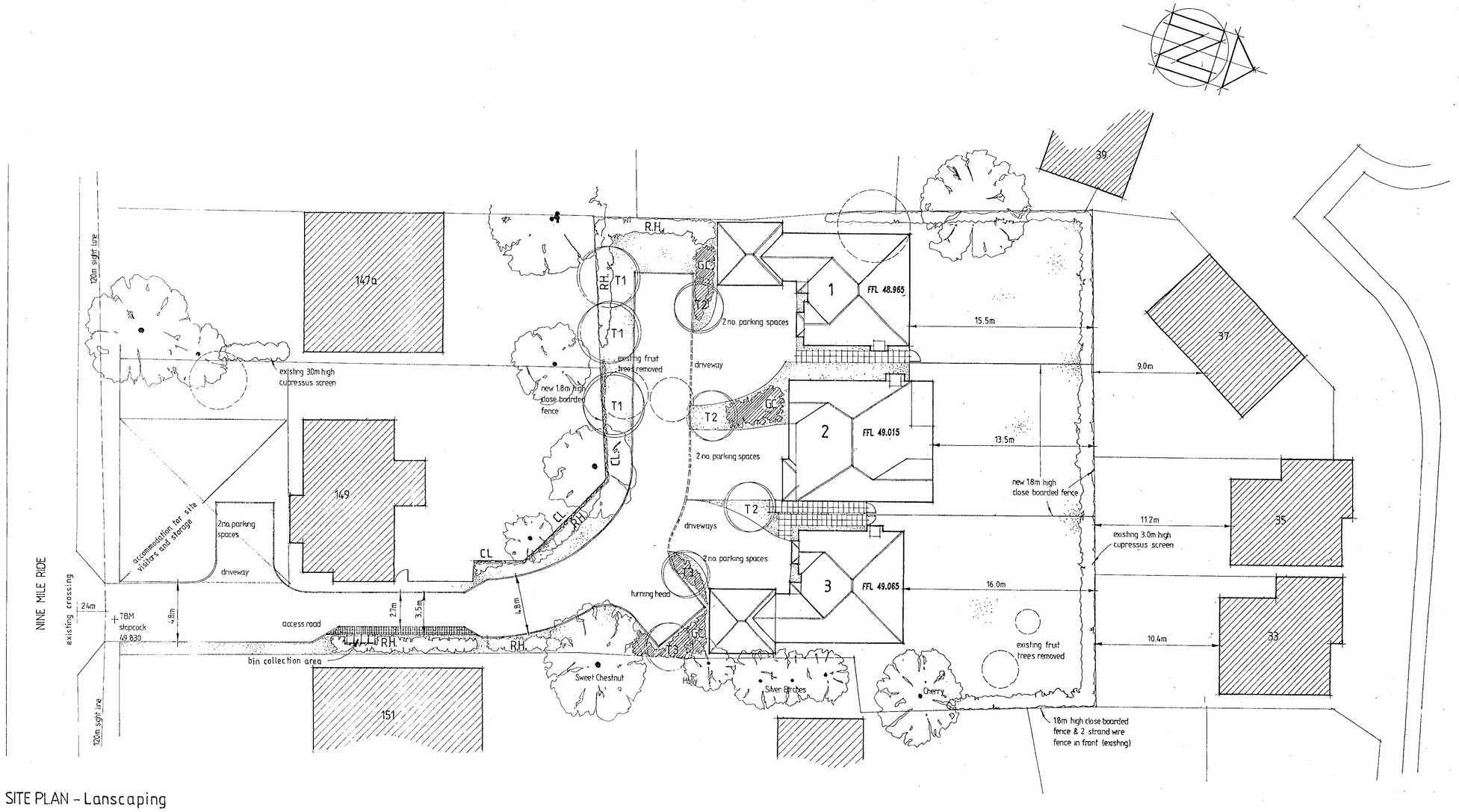
DO NOT SCALE FROM THE DRAWING. VERIFY ALL DIMENSIONS BEFORE SETTING OUT, COMMENCING WORK OR MAKING ANY SHOP DRAWINGS. REPORT ANY DISCREPANCIES TO SUPERVISING OFFICER IMMEDIATELY.



SITE PLAN - Lanscaping

SOFT LANDSCAPE

TREES + 1no short stake + rabbit guards to native species

SPECIES	NUMBER	size in grow out	height m	form
T1 SORBUS ARIA	3	16–18	3	root wrapped
T2 MALUS TSCHONOSKII	3	16–18	4	root wrapped
T3 ACER TRIFOLIUM	2	16–18	3	root wrapped

RURAL HEDGE

Planted in 3 staggered rows at 450mm apart, in groups of 10–25 same spp, +rabbit guards and cut back immediately after planting to thicken up lower growth

SPECIES	NO		
RH1 CORYLUS AVELLANA	168	Feath'd/1.5m+	0.25mcs–4pp lin.m
RH2 ROSA CANINA	56	40lt/1.5m+	0.25mcs–4pp lin.m
RH3 CRATAEGUS MONOGYNA	56	Feath'd/1.5m+	0.25mcs–4pp lin.m
RH4 PRUNUS SPINOSA	168	Feath'd/1.5m+	0.25mcs–4pp lin.m
RH5 ILEX AQUIFOLIUM	56	40lt/1.2m+	0.25mcs–4pp lin.m
RH6 LIGISTRUM VULGARE	56	40lt/1.5m+	0.25mcs–4pp lin.m

CLIMBERS

Planted at 3 per linear metre in groups of 3 and 5 of one species along 60 linear m on wooden frames

SPECIES	No.	pot size	plant height
CL1 HEDERA HELIX 'GREEN RIPPLE'	36	3lt	1.2m+
CL2 PARTHENOCISSUS QUINQUEFOLIA	48	3lt	1.2m+
CL3 LONICERA FRAGRANTISSIMA	36	3lt	1.2m+
CL4 HYDRANGEA PETIOLARIS	24	3lt	1.2m+

GROUND COVER

to be planted in groups of 5–10 same spp.

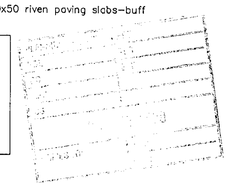
SPECIES	No.	pot size	density/m2
GC1 AJUGA REPTANS (multicolor)	128	2lt	4
GC2 COTONEASTER HORIZONTALIS	64	2lt	2
GC3 HYPERICUM CALYCINUM	96	2lt	3
GC4 HEBE RAKAIENSIS	160	2lt	5

GRASS — Area to be grass seeded
Use British Seed House,grade A amenity mixture 1995 A22,sowing rate 30g/m

HARD LANDSCAPE

–DRIVEWAYS Marshalls 200x100 Brindle Paviors
–ACCESS ROAD Black Tarmac
–SIDE ACCESS AND PATIOS Concrete 450x450x50 riven paving slabs–buff

BRICK – Renaissance Multi
ROOF TILES – Redland red concrete plain tiles
WINDOWS – Wooden stained
GUTTERING AND DOWN PIPES – Black UPVC
FASCIA AND SOFFITES – White UPVC



PERFORMANCE SPECIFICATION

EXISTING FEATURES

–All construction works/tree protection to be in accordance with 'BS 5837 – 1991 code of practice for trees in relation to construction'.
–All retained/transplanted trees to be protected with Local planning authority(LPA) approved fencing prior to any construction work. All exposed roots to be covered by suitable insitu topsoil immediately after recording.
–All tree surgery to be undertaken by a fully insured arboriculturalist approved by the local planning authority.
–The contractors working area will be agreed with the LPA and clearly fenced off prior to all construction work.
–All landscape works to satisfy the latest relevant British Standard including supply of materials, operations on site and management.
–No topsoil should be removed from site until the contractor has demonstrated to the LPA that sufficient reserves have been stockpiled safely on site to allow successful project completion in accordance with new works specification
–The quality of all landscape work will comply with BS 4428, 1989 specifications. 'General landscape operations'.

NEW WORKS

–The final layout is subject to agreed setting out variations and client design changes.
–All landscape areas to be excavated to a minimum 600mm depth, cleared of all hard break out, obstructions,weeds etc. and backfilled with subsoil that is well drained and generally free from stones over 50mm diameter.
–Topsoil depths to be 150mm in grassed areas, 450mm in planted areas and 900mm in treepits.
–Service corridors adjacent to hedge/tree planting to be lined with TERRAM or similar polypropylene root barrier approved by service authority.
–Gross areas to be generally turfed with ROLAWN or similar quality turf. JOHNSON'S shade seed mix to be used under existing trees where turf is impractical.
–Where grass cutting is impractical 50mm depth bark mulch, or 25mm pea shingle in narrow utility areas, to be applied over PLANTEX sheet.
–All planting areas to thoroughly incorporate leafmould with topsoil in 1:3 mix to improve soil fertility.
–All plant material shall be of a quality compatible with BS 3936 pt1 (1992) Nursery Stock.
–All plant material to be container grown/rootballed unless otherwise agreed with client.
–All plant material to be thoroughly watered in and lightly pruned as necessary.
–All beds to be bark mulched to 50mm depth after planting and BROADLEAF P4 granules incorporated into topsoil to aid water retention at supplier's recommended rates.
–All beds to be maintained weed free, healthy and tidy until handover after 12 months defects period.
–All beds to incorporate appropriate slow release fertiliser to aid plant establishment.

All plant material to be guaranteed for 12 months against all reasonable defects.

TREES

–Excavate pit of 1m dia by 600mm deep, with the base lightly broken up and free draining, remove all excavated material to the contractors own tip.
–Plant trees at same depth from which they were lifted at the nursery.
–Any imported topsoil to be to BS 3882 (1991) in layers not exceeding 100mm to the excavated pit and lightly consolidate.
–All ordinary nursery stock trees to be supported by 1no 50mm round stake 1.8m long, driven in to a depth of 800mm and fix one TOMS cushioned tree tie at the top. Native species to be fitted with rabbit guards. Feathered trees to have TUBEX tree shelters.
–All trees in grassed areas to have 1.5m dia base area kept clear of all grass growth, weeds or scrub vegetation. All such areas to be bark mulched annually to a minimum 50mm depth.
–Provide with irrigation tubes where considered appropriate.

MAINTENANCE

–Adjust ties as necessary on the trees and remove the stakes and ties after 24 months after planting.
–For a period of 24 months:–
Keep all mulched areas free of weeds at all times.
Top up mulch to 50mm depth on one occasion per year.
Treat against pests as and when necessary.

IRRIGATION

During the establishment of planting and maintenance period, sufficient water is to be applied in prolonged periods of dry weather to maintain healthy growth.
A minimum of 8 waterings per year should be allowed for and in periods of drought second class water supplies should be obtained.

PROTECTION OF EXISTING TREES

ALL EXISTING TREES RETAINED TO BE PROTECTED BY 1.0 m HIGH CHESTNUT FENCE, TO COINCIDE WITH CROWN OF THE TREE AND BE WITH ACCORDANCE WITH BS 5837. ANY EXISTING TREE WHICH BECOMES NON RETAINABLE DUE TO LEVELS ETC SHOULD BE REPLACED WITH SAME SPECIES FROM ADVANCED NURSERY STOCK



letter	date	revision
B	04/05/2000	SIZE OF COMPOUND REVISED
A	31/01/2000	F.F. LEVELS REVISED

job: RESIDENTIAL DEVELOPMENT
149 Nine Mile Ride
FINCHAMPSTEAD

client: Luff Homes

drawing: SITE PLAN
Landscaping

scale: 1:200
date: jan.2000

1464/1B

ANDREWS KALIK ASSOCIATES
Chartered Architects
101 LONDON ROAD READING BERKSHIRE
(0118) 9669669

120m sight line

147a

existing 3.0m high cupressus screen

PARKING SPACES FOR VISITORS

Accommodation for site visitors and storage

STORAGE AND SITE OFFICE

149

2no. parking spaces

driveway

R.H.

T1

T1

T1

existing fruit trees removed

new 1.8m high close boarded fence

CL

R.H.

GC

T2

2 no. parking spaces

driveway

1

FFL 48.965

15.5m

T2

GC

2

FFL 49.015

13.5m

2 no. parking spaces

T2

driveways

2 no. parking spaces

3

FFL 49.065

16.0m

turning head

T3

GC

new 1.8m high close boarded

existing fr trees remo

24m

TBM stopcock 49.830

4.8m

2.7m

3.5m

4.8m

access road

CL

R.H.

R.H.

bin collection area

151

Sweet Chestnut

Holly

Silver Birches

Cherry

SUPERSTORE

120m sight line

PART OF DWG No 1464/1

1:200 MARCH 2000

0 10 20 30 40 50 60 70 80 90 100

0 2 3

- Lanscaping