

GENERAL NOTES

WARNING TO PROPERTY PURCHASERS - Property Misdescriptions Act 1991

Buyers are warned that this is a working drawing and is not intended to be treated as a descriptive material describing, in relation to any particular property or development, any of the specified matters prescribed by any order made under the above act. The contents of this drawing may be subject to change at any time and alterations and variations can occur during the process of the works without revision of the drawing. Consequently the layout, form, content and dimensions of the finished construction may differ materially from those shown. Nor do the contents of this drawing constitute a contract, part of any contract or a warranty.

This drawing is to be read in conjunction with the clients standard specification, Structural Engineers and Mechanical & Electrical engineers design and details. Do not scale off this drawing. Use figured dimensions only. All dimensions discrepancies to be brought to the immediate attention of Design Team.

The contractor is to ensure that proposed Works will be executed in accordance with any relevant Conditions appended to the Local Planning Authority's Decision Notice; the current Building Regulations and N.H.B.C. Standards; the requirements of the Fire Officer; the Institute of Electrical Engineers handbook (current edition); the requirements of the local Water Authority.

Materials and workmanship should, where applicable, comply with the current British Standards Institute specifications and Codes of Practice. Where such guidance does not exist, materials and workmanship should conform to established good practice.

The location of existing services should be established prior to the commencement of any works - if discovered to be at variance with that shown on the Engineering drawings, the Architect and Engineer must be notified immediately.

The contractor is to check all dimensions, both internal and external, prior to the commencement of any works, including the ordering of materials - and any errors must be reported to the Architect or Engineer.

Where proprietary materials, fixtures or fittings are used, they must be placed / fitted strictly in accordance with the manufacturers written instructions and published details pertaining to circumstance in which they are to be used.

This specification must be read in conjunction with all the other drawings, schedules and documents which form part of this Building Regulations submission.

The setting - out of the unit is to be checked prior to any work commencing.

Ensure all blockwork is tooth and bonded together at corners where different densities of blocks meet.

Ensure All joints are taped / sealed in walls, floors and ceilings.

Any variations carried out on site should be brought to the attention of the Design Team for verification of compliance with statutory requirements and regulations.

MANAGEMENT PLAN

The Planting shall be carried out in the next available planting season following building completion.

All plants shall be planted at 3 plants/ sqm to the correct depth and with planting compost and a base feed put in around the roots of each plant.

All planting will be in good quality grade topsoil with planting compost mixed in around the root balls.

All planted areas will be covered in a mulch of amenity bark chippings to a depth of 0.75m (75cm) and the plants will be watered in to ensure correct soil settlement around the root systems.

Weekly watering during the growing season will take place.

Following planting, monthly visits will be made to the site to ensure all the plants are growing and any necessary watering shall be carried out to ensure successful establishment.

Any pruning and cultivation of the new plants will be carried out during the first 12 months and then each year depending on their requirements.

Any plant losses during the first five years will be replaced in the correct planting season with identical species to ensure the entire scheme stays as originally planned

HARD LANDSCAPING

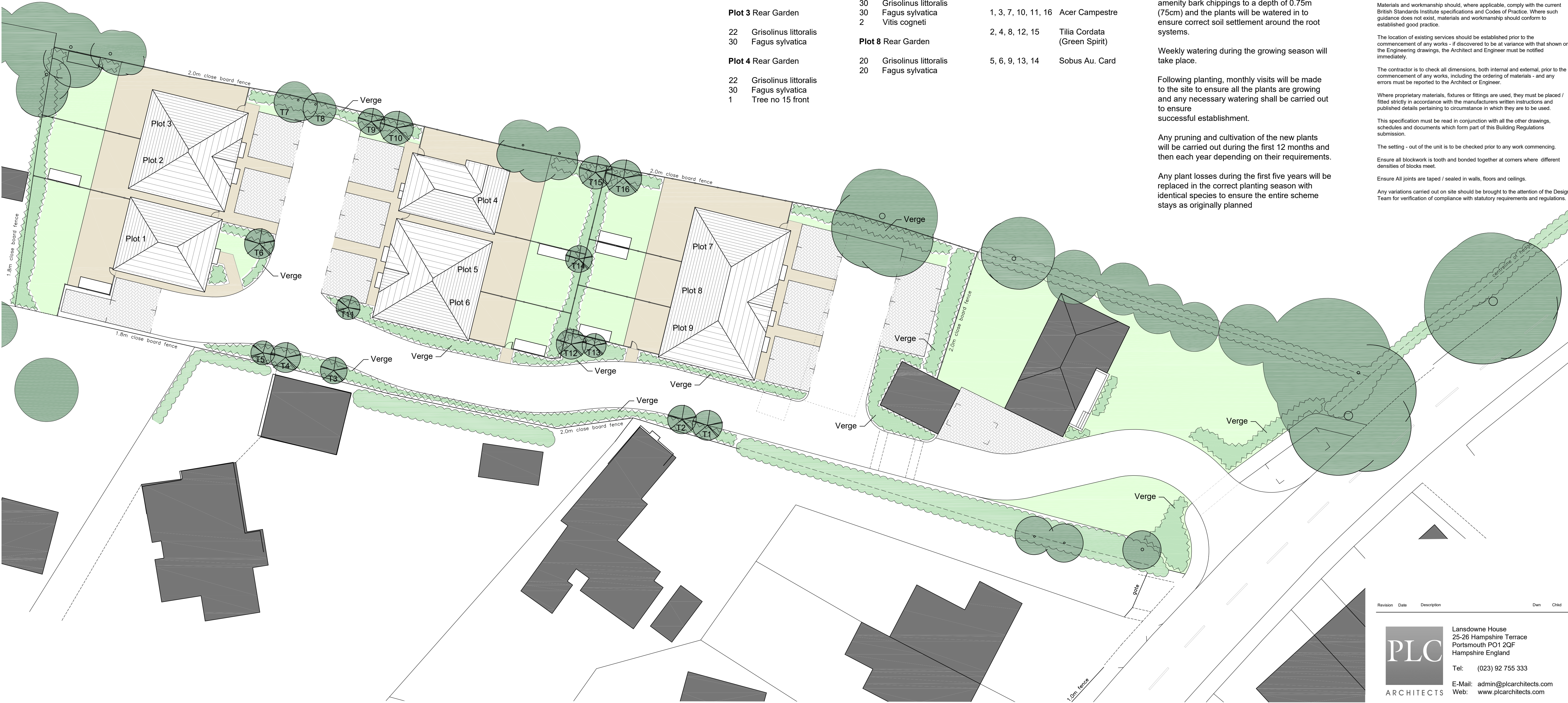
- Footpaths:
Bradstone, Peak Riven paving - Buff
- Parking Bays:
Bradstone, Driveway block paving - Charcoal
- Road:
Tarmac

PLANTING SCHEDULE

- Plot 1** Rear Garden
- 30 Grisolinus littoralis
30 Fagus sylvatica
2 Vitis cogneti
1 Sorbus aucuparia
1 Tree no 6 front
- Plot 2** Rear Garden
- 18 Grisolinus littoralis
30 Fagus sylvatica
2 Crataegus Paula Scarlet
- Plot 3** Rear Garden
- 22 Grisolinus littoralis
30 Fagus sylvatica
- Plot 4** Rear Garden
- 22 Grisolinus littoralis
30 Fagus sylvatica
1 Tree no 15 front

- Plot 5** Rear Garden
- 22 Grisolinus littoralis
30 Fagus sylvatica
1 Tree no 14 front
- Plot 6** Rear Garden
- 22 Grisolinus littoralis
30 Fagus sylvatica
- Plot 7** Rear Garden
- 30 Grisolinus littoralis
30 Fagus sylvatica
2 Vitis cogneti
- Plot 8** Rear Garden
- 20 Grisolinus littoralis
20 Fagus sylvatica

- Plot 9** Rear Garden
- 20 Grisolinus littoralis
20 Fagus sylvatica
- Verges** to be a mixture of:
- Lavandula
Viburnum tinus
Viburnum davidii
Stipa tenuisima
- Trees:**
- 1, 3, 7, 10, 11, 16 Acer Campestre
- 2, 4, 8, 12, 15 Tilia Cordata
(Green Spirit)
- 5, 6, 9, 13, 14 Sobus Au. Card



Revision	Date	Description	Dwn	Chkd
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PLC

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Client :

Project :
Manor Road Nurseries
Manor Rd,
Hayling Island, PO11 0QL

Drawing Title :
Landscaping Plan

Drawn By	Date	Checked By	Date	Approved By	Date
LW	Feb '21				

Drawing No.	Revision	Scale
18.3060.202	C1	1:200 @ A1

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SCALING ONLY FOR LOCAL AUTHORITY PURPOSES