SOFT LANDSCAPING SPECIFICATION

Existing Landscaping

Turfing / Seeding

Turfing: Area to be turfed to be prepared prior to laying. Rotate and level topsoil as required, remove builders debris and stones. Use a pre seeding fertiliser to manufacturers recommended rates. Use a cultivated, weed free amenity turf laid with broken joints, well butted up, work from plants so as not to damage the turf. Water within 24 hours of laying.

Seeding: Prepare for seeding as above. Rate of application 50g/msq. Best sowing times during spring or September. Lightly harrow or rake seeds after sowing.

Small shrub planting

Area indicated with this reference depicts planting to be of a small shrub type consisting of the following shrubs planted in groups of 12 shrubs at a rate of 5 per square metre

-Brachyglottis 'Sunshine'
-Symphoricarpos x chenaultii 'Hancock'
-Lonicera 'maigreen'.

NEW TURF PROTECTION

PROTECTIVE FENCING FOR NEWLY SEEDED TURFED AREAS.
Protect newly seeded areas with 1.0m high chestnut pale fencing to BS1722: part4. Maintan fencing until grass is well established then remove and reinstate ground. Make good any daamage to grass until area is accepted. The fencing will remain the property of the contractor.

NEW SHRUB PROTECTION

FENCE SPECIFICATION :
Scaffold frame Chestnut Pale fencing to BS 1722 part 4, height 1.2m minimum to top of the fence, post and frame. Maximum set out of posts :3metres. Method of setting posts: rammed earth to a minimum depth of 600mm. Set out and erect fence in straight lines or smoothly flooring curves as shown on drawings, with tops of posts following profile of the ground, with posts set rigid , plump and to specified depth end ensure adequate support.with correct fastenings and all components securely fixed.

HARD LANDSCAPING SPECIFICATION

Light Vehicle Road Way / Parking

Area indicated thus represents the following drive through road construction:

40mm bituminous wearing course to suit 3mm aggregate size to meet with BS 4987 part 1 section 7.7 laid inaccordance with BS 4987 part 2, binder to be 200 pen bitumen laid on 60mm (20mm dense base course)binder to be 150 pen bitumen.

300mm Dot type 1 road base laid in 2 equal layers as DtP specification clause 802 & 803 Tensar Geogrid SS30 ontop of 150mm well crushed concrete intern laid on 1st layer of SS30 Geogrid directly laid on rolled formation.

Heavy Vehicle Road Way / Parking

Area indicated thus represents the following drive through road construction:

40mm bituminous wearing course to adopt 14mm Sizee grading wearing course to BS4987 Part 1 section 7.7 and laid inaccordance with BS 4987 part 2; binder to be 200 pen bitumen laid on 60mm (20mm dense base course)binder to be 150 pen bitumen. 100mm Bitumous Road Base to be laid beneath.

300mm Dot type 1 road base laid in 2 equal layers as DtP specification clause 802 & 803 Tensar Geogrid SS30 ontop of 150mm well crushed concrete intern laid on 1st layer of SS30 Geogrid directly laid on rolled formation.

FormPave

80mm aquaflex blocks laid on 50mm thick 2-6mm of clean crushed stone .Below this is a layer of Geotextileon a 200mm thick 20-5mm sub base stone. This sits above a 250mm thick 63-10mm sub base stone with 2 layers of SC intergrid and inbitex geofile all the structural engineers details (see SCA drawing 1387-7/3 for details)

Block Paving

Area indicated thus represents the following footpath constructions:
200x100x65mm keyblock interlocking block pavers from marshals (colour and texture to beMarshall Brindle) to be laid on 50mm sand bedding inturn laid on 300mm Dot type 1 compacted road base laid in 2 equal layers.
Tensar SS30 Geogrid laid on 100mm crushed concrete laid on 1st layer of SS30 Geogrid all laid on existing formation compacted with vibration roller On completion Joint filling sand to be brushed into joints and Marshals Keybond sand stabiliser applied and swept clean on completion.
Colour : Brindle BRI laid in herringbone pattern

Printed Concrete

Area indicated thus represents the following drive through road construction:

150mm RC40 grade air entrained concrete with black brush finish to upper surface forming Picspave Sidewalk pattern with floated margins at kerbs and joints. Slab to be reinforced with 0.9kg of polypropylene fibrillated all applied inaccordance with fibre mesh laid on 1200g visqueen dpm.
250mm Dot type 1 road base laid in 2 equal layers laid on Tensar Geogrid SS30 ontop of 150mm well crushed concrete inturn laid on 1st layer of SS30 Geogrid directly laid on rolled formation.
Expansion joints to be installed as structural engineers drawings and capped to match brushed surface

Tactile Paving

Area indicated represents the following:

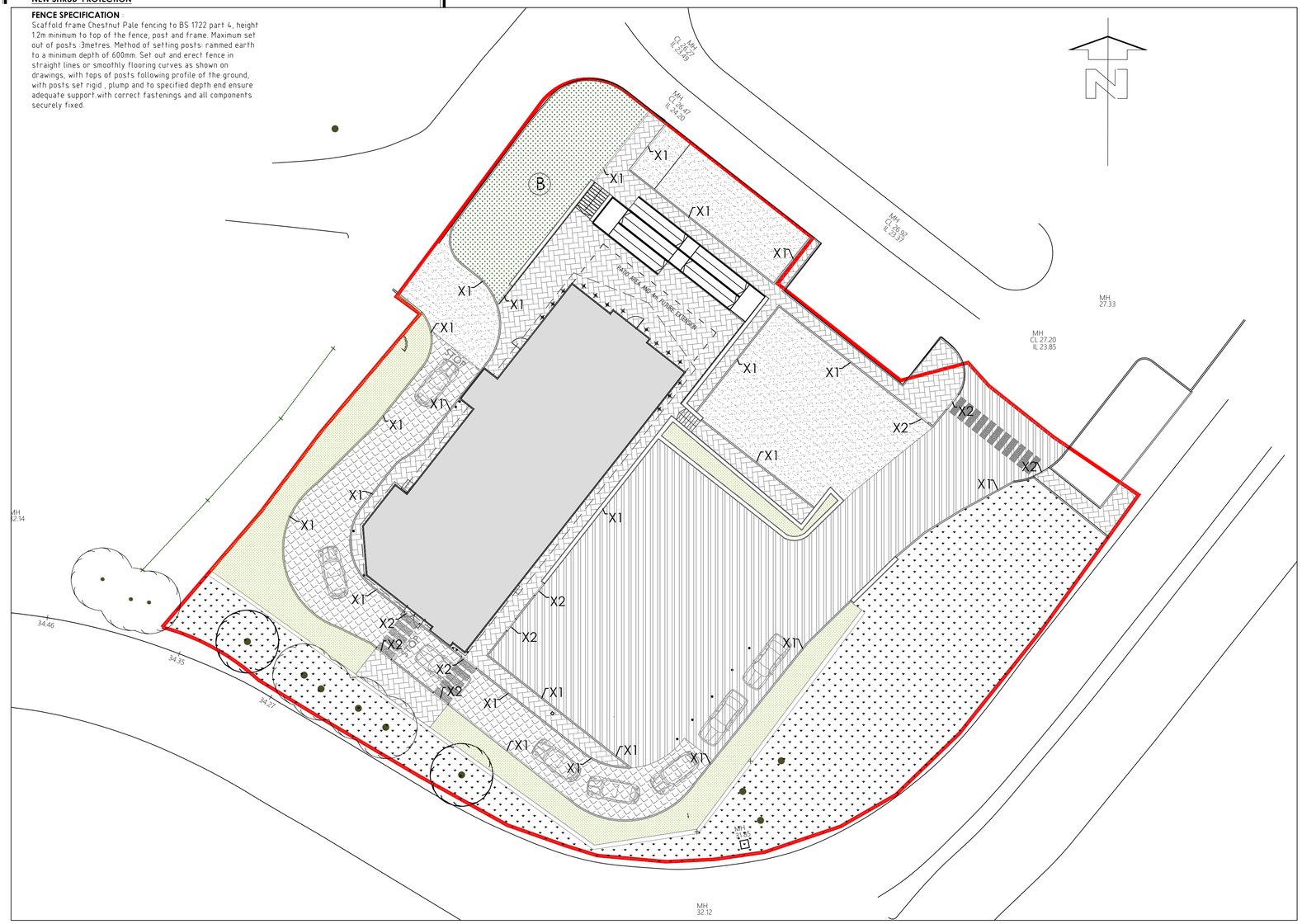
450x450x38mm marshals paving slabs laid at all drop kerbs to be of a type incorporating tactile blister paving laid to fail to suit drop kerbs on 50mm sand bedding inturn laid on 250mm Dot type 1-compacted road base laid in 2 equal layers.
Tensar SS30 Geogrid laid on 100mm crushed concrete laid on 1st layer of SS30 Geogrid all laid on existing formation compacted with vibration roller
On completion Joint filling sand to be brushed into joints and
Marshals Keybond sand stabiliser applied and swept clean on completion

X1 Symbol indicates 100 x 255 half batter Marshals precast concrete kerb ref HB2 located in position on 275 x 150mm concrete base and 225 x 150mm concrete haunching all as structural engineers detail

X2 Symbol indicates 100 x 255/178 half batter Marshals precast concrete drop kerb (left and right handed) and or radius drop kerbs with 125 x 178mm centre stone located in position on 275 x 150mm concrete base and 225 x 150mm concrete haunching all as structural engineers detail

X3 Symbol indicates 50 x 200mm Marshals precast concrete flat top edging ref Ef located in position on 200 x 100mm concrete base and 200 x 150mm concrete haunching on both sides all as structural engineers detail

X4 Symbol indicates 125 x 255 half batter Marshall precast concrete kerbs laid back to back with 50mm gap all as X1 specification.



proposed landscape plan scale - 1:200 @ A1 - NTS @ A3

GENERAL

1. - P.C. not to supply and install planting until meets with the satisfaction of the Local Authority and KFC (GB) Ltd. Top soil shall be of good quality and shall be not less than 450mm deep throughout all areas of landscaping. Tree pits shall be not less than 900mm deep. 50mm vertical plastic ducts to be provided from surface to tree root balls to aid watering.
2. - Planted areas to be covered with 50mm bark chippings.
3. - Plants, shrubs or trees shall be mature and low level but not to obscure signage etc
4. - All planted and landscaped areas shall be subject to a 12 months Defects Liability Period, to run from the date of Practical Completion of the Works.
5. - All tree, shrub planting and turfing work to be carried out in accordance with BS 3936 and 4428.
6. - Soil: Imported screened topsoil should be free from builder's rubble, subsoil and stones bigger than 50 mm. Topsoil areas to be cultivated by hand or by machine prior to planting.
7. - Compaction by machine is not acceptable.
8. - Topsoil planting, specified depths:
   + 450 mm: Ornamental shrub/tree beds.
   + 300 mm: Structural shrub beds.
   + 150 mm: For turfed areas.
9. - Tree Planting: All trees to be pit planted in a 1000 x 1000 x 1000 mm tree pit. Staked with a single stake set a minimum of 500 mm below GL, with a single tie. Treepit to be back filled with imported topsoil and tree fertiliser, all firmed in after planting.
10. - Shrub Planting: All pot grown shrubs to be pit planted in a 300 mm square pit, or one large enough to fit the plants roots without damaging them. Use shrubs with a 3 litre pot, unless specified differently by landscape architect. Plants to be firmed in and well watered after planting. Dead or damaged branches to be removed.
11. - Mulching: All planted areas to be mulched with a dark wood chip or similar, to a minimum overall depth of 50 mm, taking care not to cover low ground cover shrubs. Water shrubs prior to mulching.
12. - Maintenance: All areas of new tree/shrub planting is to be subject to a twelve months defects liability period. At the end of this period any losses are to be replaced with a similar sized plant; unless theft, vandalism or any unseasonable weather conditions cause loss i.e. drought, frost etc. Turf to be cut at regular intervals to a minimum height of 50 mm. Keep all beds free from weeds either by hand or by the use of an approved contact weed killer. Prune shrubs if required, remove dead/damaged branches, check conditions of tree stakes and ties for wind rock and remove any litter from the beds. Where planting works occur outside the recommended periods, allow for additional watering as deemed necessary.
13. - All manhole covers to be of a recessed type as specified on the structural engineers drawings to suit traffic loading intended. Recessed covers to be filled with surface finish to match elsewhere
14. - Laying of block paving to conform with BS 6717:part 3: 1989 (4)code of practice for laying and manufacturers installation instructions
15. - P.C. to return to site 1 month after completion and remove any efflorescence and treat accordingly
16. - All road and footpath surfaces are laid to fails as indicated on the structural engineers drawings
17. - 150mm well consolidated hard-core compacted in position to be sandwiched between 2 layers of Tensar SS30 Geogrid with 300mm min lap joints all laid inaccordance with manufacturers instructions
18. - Where excavation works are to be carried out to accommodate kerbs /edging abutting existing footpaths, P.C. to back fill back edge of kerb/edging and finish matching existing surface finish allowing for removal of spalling asphalt.
19. - Provide pedestrian galvanised barriers 1100mm high outside doors and around children's areas if/as shown on the drawings including for 450 x 450 x 600mm footings.
20. - Footpaths to and from the building to be minimum 1.2m wide to facilitate disabled person access, maximum 1:20 gradient.
21. - The finished level of paths and pavings is to be at the same level as the internal slab level at the position of all external doors.
22. - Construct service area and access/egress there to of heavy duty construction to accommodate 28 tonne articulated service, delivery and refuse vehicles, all as indicated on SWH tracking drawings and Structural Engineer's drawings.
23. - P.C. to excavate down to reduced levels to accommodate all statutory services including telephones, Gas, Water and electrical services as indicated on Ashworth Uk drawings and backfill on completion with as dug material finished with surface material as spec elsewhere.
24. - All dims indicated are to be checked on site prior to works commencing and confirmed back to the architect
NOTE: all dims are taken from the back of the kerb/ edging line
25. - All works to be excavated down to reduced levels to accommodate all surface treatments as contained on this drawing and Shear Design
26. - 7-Laying of block paving to conform with BS 6717:part 3: 1989 (4)code of practice for laying and manufacturers installation instructions
27. - All planted and landscaped areas shall be subject to a 12 months Defects Liability Period, to run from the date of Practical Completion of the Works. Include for the site to be maintained in a tidy, weed free condition for the 12 months following Practical Completion. The contractor will ensure visits are spread throughout the season to ensure the site looks neat, healthy and tidy throughout. Maintenance shall include the watering and spraying of all trees, plants and shrubs as required by the particular species and the prevailing weather conditions.
28. - 3No. vehicle detection loops to be provided by the clients direct supplier to be cast into drive thru lane at the speaker box position, and the window. the inside kerb edging to the drive thru lane at both drive thru window positions will be 300mm from the face of the wall. minimum internal radii to drive thru lane to be 4m.- refer to diagram elsewhere.
29. - P.C. to read this drawing inconjunction with mechanical and electrical contractors drawings and king securities drawings for locations of car park lighting and external cctv cameras including installing all ducts and the provision of all draw strings supplied by client direct contractors.
30. - Construct concrete bases and supply and fix 4 no 'glasdon combo' cool light gray bins with white kfc logo ref. 55510 complete with plastic flap and concrete fixing kit to be obtained from glasdon uk ltd, preston new road, blackpool, lancashire. fy4 4ul. tel: 01253 600410. positions tba with (gb) ltd.
31. - All road and footpath surfaces are laid to fails as indicated on the structural engineers drawings.
32. - P.C. to allow for all electrical service entries feeding proposed signage and barriers all as detailed on the relevant architectural drawings.

SITE DESIGN SIGNOFF

Name / Title	
Signature	**Date**

ALL DIMENSIONS TO BE CHECKED ON SITE.

DO NOT SCALE FROM THIS DRAWING EXCEPT FOR THE PURPOSES OF LOCAL AUTHORITY PLANNING

rev	date	description

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NEW BUILD.

store address
KFC BEDHAMPTON
Larchwood Avenue
P09 3QW

drawing title
PROPOSED
Proposed Landscape plan

drawn by	checked	date
NS		JUN 2016
store no.	scale	
0000	1:200 @A1	

drawing no.	revision
0000/2011/B215/14-0062	

PLANNING