

N.B. All planting needs to be carried out only between October and February. All plants in accordance with BS 3936 and trees BS5236. Any substitutions agreed with LA

- TREE PLANTING:**

1. Tree pits to be dug out to adequately contain rootball, but as a guide; 600mm diam x 600mm deep for feathered and half standard trees, and 1000mm dia. x 600mm deep for selected or Heavy Standard trees.
The bottom of the pits to be broken up to a depth of 150mm down bedrock with excavator bucket.
2. Planting shall be in accordance with BS 4228
3. Stakes for tree planting to be straight, pointed softwood 75mm diam max. Feathered trees to 1.8m shall have 1 stake 600mm below ground level and 300mm above ground.
4. Heavy standard trees to have 2 stakes 1.8m above ground and 600mm below ground.
5. 400mm dia. into 600mm deep pit. Ensure rootball is not in conflict with stake. Firm into ground and backfill pit with excavated soil in 100mm layers approx, firming as each layer to ground level. Place handful of fertiliser around base of pit.

All plant composts are to be peat-free. Glyphosate weedkiller only is approved for use.

5. Toms rubber tree ties or other approved ties shall be 150mm down from top of stake, 2 ties for heavy standard trees and one tie to others.
 6. Place 75mm of mulch around base of newly planted trees.
- SHRUB AND HERBACEOUS, GRASSES AND BULB PLANTING**
1. Plants to be set out in accordance with planting plan at uniform densities.
 2. Contractor to apply 25g fertiliser around the base of each plant after planting
 3. All planting beds to be covered with 75mm mulch immediately after planting. Soil to be covered must be moist and if not thoroughly saturate to field capacity.

GRASSED AREA

1. All topsoil including undisturbed ground to be rotated to 100mm depth and cross harrowed to produce fine tillth consolidating lightly with a Cambridge roller. Remove all stones over 40mm from surface. Do not carry out ploughing, ripping or tipping of soil within the branch spread of existing trees and hedges
2. Finished levels to grassed areas to be 50mm above adjoining paving, kerb levels and marked in with previous soil levels to existing trees. Levels to give gentle falls to enable drainage. Make good any hollows after cultivation. Ensure smooth even fall to finished surface
3. Contractor to supply and spread a pre-germination fertiliser at manufacturer's recommended rate.
4. Turf to be laid by layers on planks and laid closely side by side. Planks to support workmen and barrows and provide access
5. Turfs to be laid on prepared soil bed and firmed into position in consecutive rows with broken joints closely butted to correct levels. Lightly and evenly firm with wooden beaters
6. Dress turf with fine sandy soil brushing into joints. Make good any and variation in finished levels
7. Roll turf after laying to assist growth.
8. Water with oscillating sprays or sprinklers.
9. Contractor to carry out first cut.

Maintenance:

1. Planting should be maintained by forking out weeds, regular watering in dry weather for first two years, checking and loosening tree ties as necessary with removal after two years and removal of rubbish and litter. Mulch should be topped up to 75mm settled depth annually and fertiliser added one year after planting. Maintenance shall be for one year for shrubs and 5 years for trees (subject to contract type) following planting during which time the contractor will be liable for plant losses which occur due to death, disease or deformity and vandalism before practical completion. All plants lost shall be replaced in the first year with gaps filled in.
2. The contractor shall continue to maintain landscaped areas until defects have been rectified.

Wild Flower Borders

Prepare as per suppliers instructions, but ensuring fine tilth and protection during establishment.

PLANT SCHEDULE - LAND ADJACENT 38 SOUTHWOOD RD, HAYLING					
SHRUBS					
Species	Common Name	Pot Size	Height	Density/m ²	Quantity
<i>Abelophyllum distichum</i>	White Forsythia	3 lt. CG	30-40cm	1	2
<i>Rosa</i> 'Mountbatten'		BR/4lt.		5	9
<i>Skimmia japonica</i> 'Rubella'		3 lt. CG	30-40cm	2	4



proposed shed (NTS)

proposed cleft fence_(NTS)

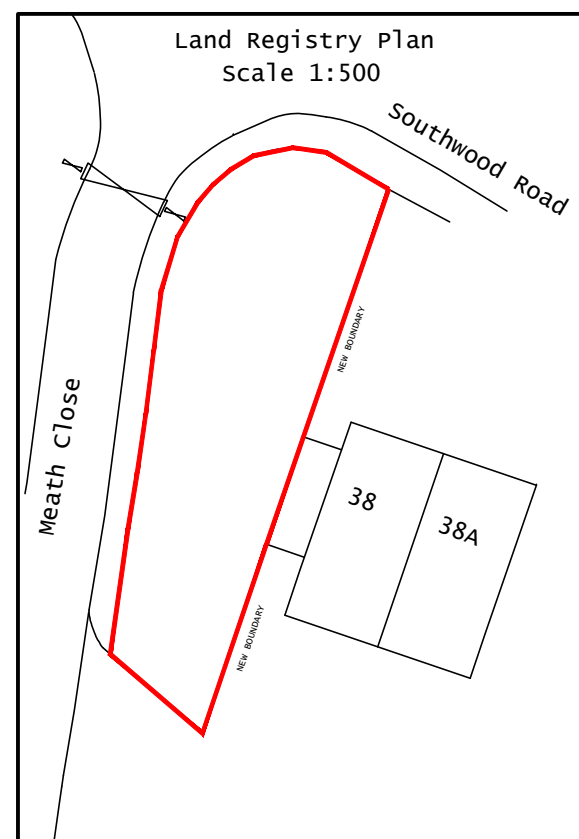
proposed cb fence (NTS)

General key:

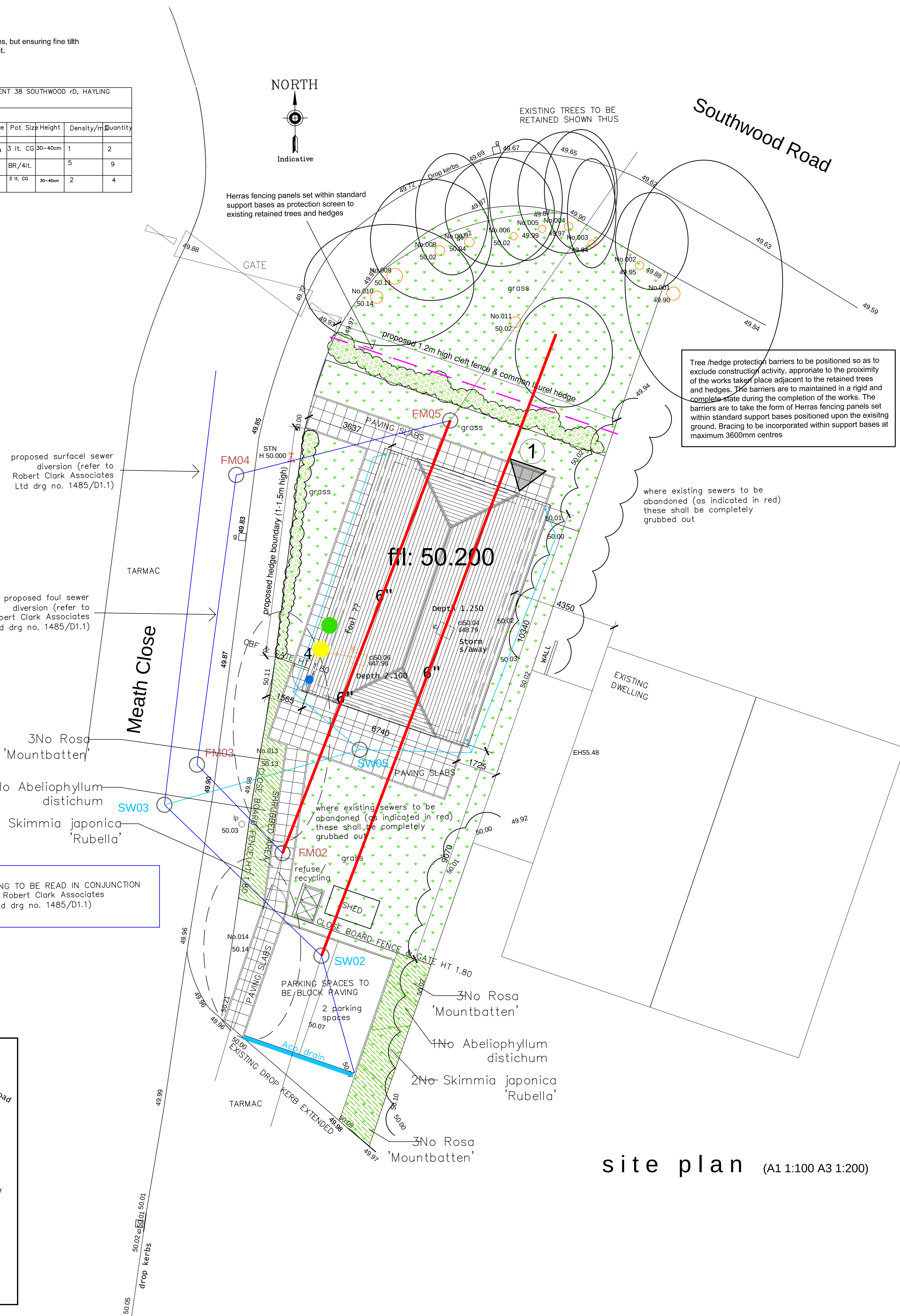
	30 MINUTE FIRE RESISTING DOOR & DOOR REFERENCE NUMBER
	ZERO RATED FIRE DOOR & DOOR REFERENCE NUMBER
	WINDOW REFERENCE
	SOIL AND VENT STACK
	SURFACE WATER DRAINAGE STACK
	EXTERNAL GAS METER POSITION
	EXTERNAL ELECTRICAL METER POSITION
	INCOMING WATER MAIN
	MAINS OPERATED SMOKE DETECTOR UNIT
	HEAT DETECTOR DETECTOR UNIT

Walls and partition key:

	External walls above door, to be facing brickwork as the external facing brickwork, with a 50mm clear cavity, breather membrane on inner OSB sheathing on 140x25mm vertical studs at 600mm max c/c, with 120mm of Kingspan Thermal TR950 rigid insulation positioned between studs with a internal stud of 12.5mm plasterboard upon vapour barrier fixed back to studs. Walls to be achieve a U-value <0.25W/m ² K or better
	Rendered external wall to be 15mm through colour render on 100mm medium density blockwork, a 50mm cavity and a breather membrane upon 8mm OSB to 70x70 timber studs at 400mm vertical centres, incorporate an additional layer of 12mm plywood behind the plasterboard to kitchen and bathrooms etc for Kingspan Thermal TR950 rigid insulation positioned between studs and a internal face of 12.5mm plasterboard positioned upon a vapour barrier. All joints are to be taped and filled. Average U value for external wall not to exceed 0.25W/m ² K
	Internal timber stud partition of 12.5mm plasterboard to both sides of 80x80 treated u/c timber studs at 400mm vertical centres, incorporate an additional layer of 12mm plywood behind the plasterboard to kitchen and bathrooms etc for Kingspan, plus 50mm of Rockwool RS50 insulation between studs. All plasterboard joints are to be taped and filled
	Internal timber stud partition to be of 12.5mm plasterboard to both sides of 80x80 treated u/c timber studs at 400mm vertical centres, incorporate 50mm of Rockwool RS50 insulation between studs, all plasterboard joints are to be taped and filled



location plan (A1 1:500 A3 1:1000)



site plan (A1 1:100 A3 1:200)

notes

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all dimensions to be checked on site prior to commencement of construction works and the architect notified of any discrepancy.

figured dimensions are to be used in preference to scaled dimensions.

no deviation from this drawing will be permitted
without prior consent of the architect.

all drawings are prepared subject to a full measured and structural survey of the buildings and site.

all structural work is subject to the appointment of a structural engineer to confirm and agree the structural proposals.

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scale width 100mm @ a1 - 50mm @ a3

client

[illegible]

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project	Proposed development at land adjacent 38 Southwood Road, Hayling		
detail	Proposed site plan & location plan		
drawn	MMH	checked	
date	Jun 14	status	Construction
a1 scale	a3 scale	8396 01	rev B
as shown			