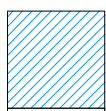
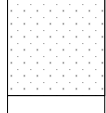
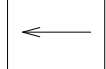



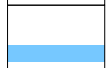
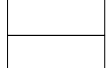
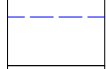
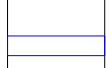
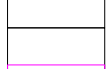
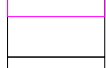
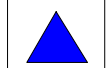
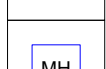
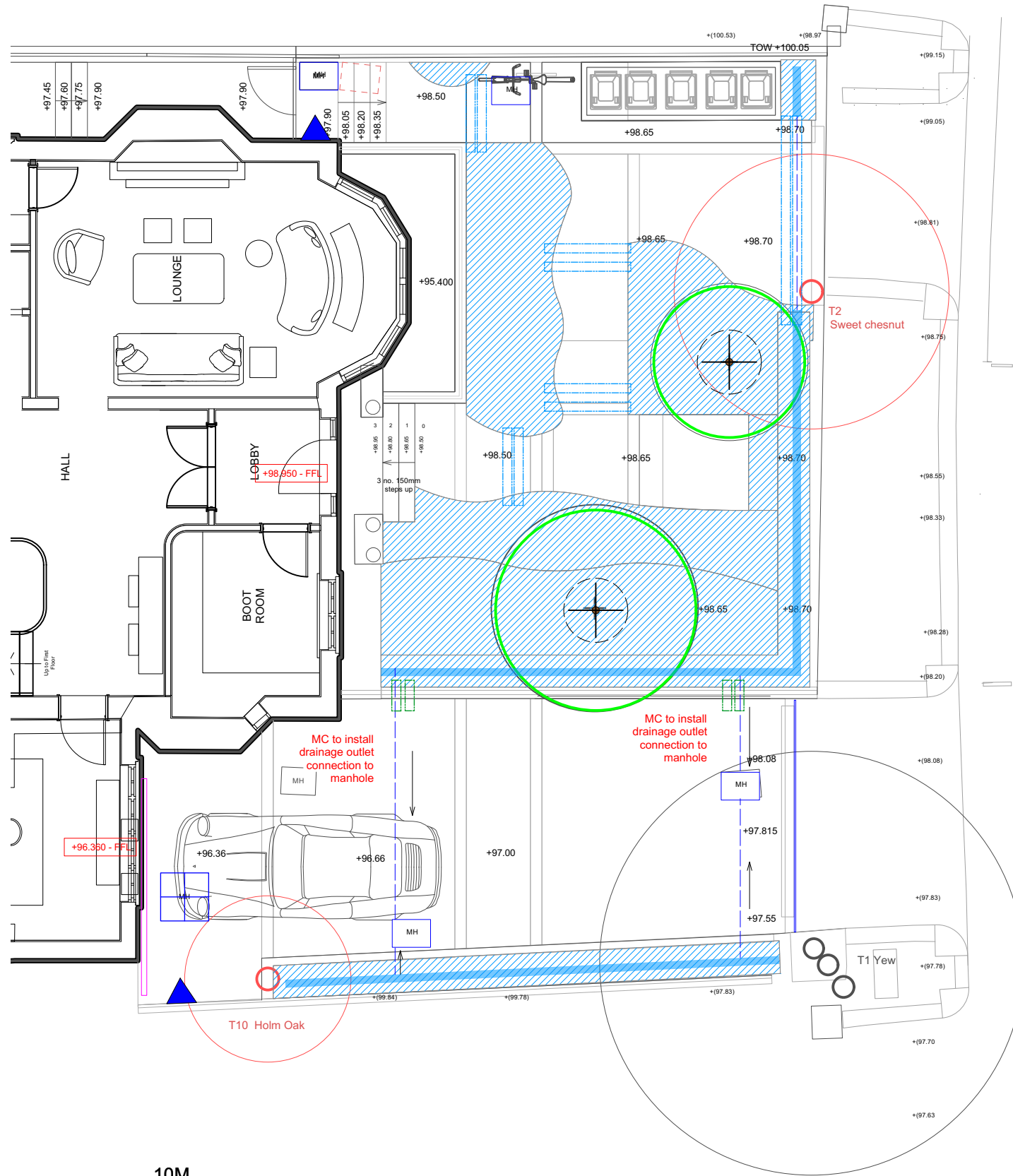
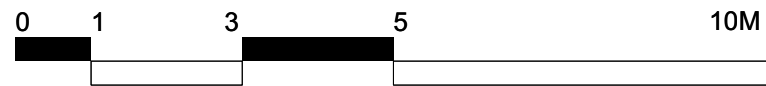
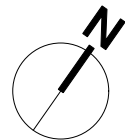


**KEY:**

-  Area to be irrigated  
New trees with micro drippers only.  
Mix planting areas with Tech line In line Drip pipe, 16mm. Pipework to be covered with mulch to hide.  
installed **by Landscape contractor (LC)**
-  Area with NO IRRIGATION but allow free drainage for gravel planting
-  Drainage direction (**under ground**)  
Fall ratio to be set by contractor
-  indicative location for conduits through the walls installed **by MC**
-  indicative location for conduits installed **by LC**
-  Indicative location of land drain  
100mm diameter perforated land drain pipe and backfilled with 10mm pea shingle wrapped in a geotextile membrane installed **by LC**
-  Indicative location of pipe work connecting to manholes **by LC**
-  Slot drain with stainless steel grating installed **by LC**
-  Building treshold drain installed **by MC**
-  Proposed tap on building facade.  
To be double bib tap.  
installed **by MC**  
Enclosure to screen the tap installed **by LC**
-  Recessed manhole cover in stainless steel, infilled with paving stone, must be set in line with paving pattern. Installed **by LC**
-  Existing levels
-  Existing levels to be retained
-  Proposed levels

**NB:**  
This drawing should be read in conjunction with architect's and M&E's documentation.

For electrical services refer to lighting plan



**General planting notes:**

**Trees**

- Any pruning or tree works required should be done during the trees dormancy. The Acer campestre should be pruned from November - January and the Carpinus betulus can be pruned from late summer to mid winter.
- Do not prune trees in wet weather as this can increase the risk of fungal infection.
- Feeding: It is important to feed trees with a slow release organic fertiliser during the first few years after planting. Older trees usually require feeding only occasionally. The best time to fertilize is late April or early May, or late autumn once plants are dormant. Mulching around the base of the tree once a year with well rotted manure is also advised in late winter to early spring.
- The trees will be on irrigation but will require an additional good soaking atleast once a week during dry periods for the first two years whilst they establish.
- A hose on the roots at a dribble for a few hours is recommended for the proposed Carpinus and Acer campestre during dry periods.

**Clipping/ Pruning**

- Secateurs and shears should be sterilized with household anti-bacterial spray after use and before storing
- Secateurs and shears should not be used between properties to limit the risk of spreading disease

**Mulching/Fertiliser**

- A slow-release organic fertiliser can be applied throughout the planting beds in early spring with well-rotted manure top dressing/mulch

**Irrigation**

- The irrigation system will be set on a timer for 15mins a day in early mornings two to three times a week from the end of March to the beginning of October. It will then be switched off during the winter to early spring. It should be checked regularly (ideally by testing on a monthly basis) throughout the summer to ensure it is working properly
- It can be turned off between November and March, unless the weather is unseasonably warm or where planting might struggle (e.g. roof terraces). Timers should be decommissioned and stored inside the client's house over the winter so that they don't freeze and expand.

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All dimensions must be checked on site and not be scaled from this drawing

client: Sarah and Daniel Burns	drawing title: Front garden Maintenance plan	
job title: 61 Redington Road, NW3 7RP	scale: 1:100 @ A3	date: 15/11/24
	drawn by: KN	rev. .1
	drg.no CR388_PA09	