

WATER FEATURE NOTES:

GENERAL NOTES: PLUMBING AND INSTALLATION TO BE DESIGNED AND INSTALLED BY SPECIALIST CONTRACTOR AND APPROVED BY ENGINEER. THIS DRAWING INDICATES DESIGN INTENT ONLY - COMPLETE SHOP DRAWINGS AND CALCULATIONS TO BE SUBMITTED TO AND APPROVED BY ENGINEER PRIOR TO PROCUREMENT. INSTALLATION IS TO INCLUDE ALL NOZZLES, PUMPS, LIGHTING FIXTURES, PIPING, FILTRATION, AERATION EQUIPMENT, FRESH WATER SUPPLY, AUTOMATED WATER LEVEL SENSOR AND TREATMENT PLANT TO ENSURE THE CLEAN RUNNING AND EASY MAINTENANCE OF THE WATER FEATURE. ALL WATER FEATURES ARE TO BE CHLORINATED.

PLANT ROOMS
ALL PLANT ROOMS AND JUNCTION BOXES TO BE WELL CONCEALED IN ADJACENT LANDSCAPING. FINAL LOCATIONS TO LANDSCAPE ARCHITECT'S APPROVAL.

AUTOMATED / MANUAL CONTROLS
WATER FEATURE TO BE AUTOMATICALLY TOPPED UP TO COMPENSATE FOR LOSS THROUGH EVAPORATION.

WATER FLOW TO BE FULLY ADJUSTABLE TO CREATE BEST VISUAL WATER DISPLAY TO LANDSCAPE ARCHITECT'S APPROVAL.

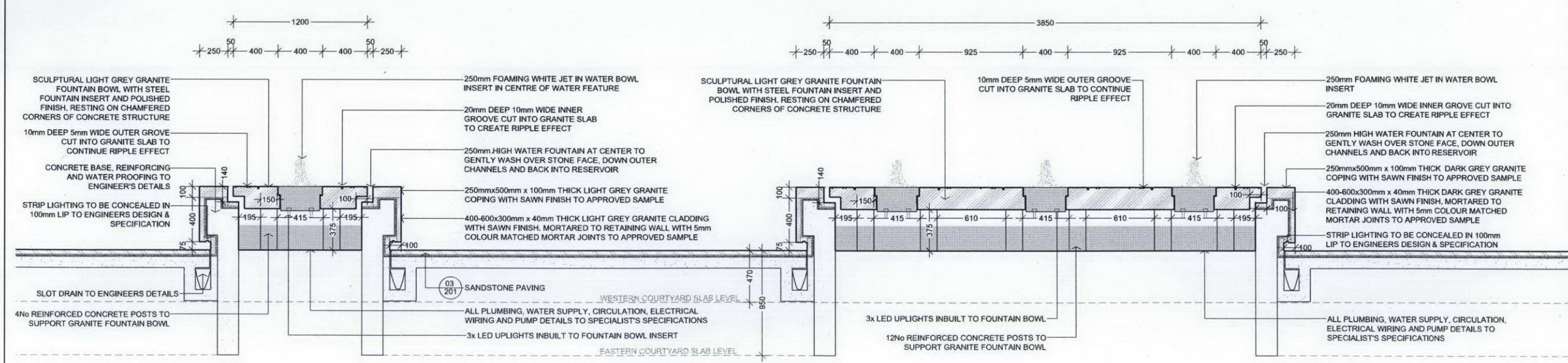
WATER FEATURE LIGHTING:
LIGHTING DETAILS TO SPECIALIST'S SPECIFICATIONS. ALL JUNCTION BOXES TO BE CONCEALED IN ADJACENT LANDSCAPE.

WATERPROOFING
ALL WATERPROOFING TO ENGINEER'S SPECIFICATION ONLY.

STRUCTURE & BASE
LINER, CONCRETE AND WATERPROOFING TO ENGINEER'S DETAILS. SETTING OUT TO BE APPROVED BY LANDSCAPE ARCHITECT.

WATER-RESISTANT MORTAR & GROUT: ALL MORTARS AND GROUTS TO BE FULLY RECESSED IN COLOUR MATCHING SURROUNDING PAVING COLOUR.

1 WATER FEATURES
PLAN 1:20



2 WATER FEATURES
SECTION 1:20

PLANNING ISSUE

REV	DATE	INITIAL	DESCRIPTION
A	21-06-12	KP	JET INSERT ADDED

Project Title
ST. EDMUNDS TERRACE
London, NW8

Client

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Drawing Series
SCHEME DESIGN
400 SERIES WATER FEATURES

Drawing Title
WATER FEATURE DETAILS

Date : AUG 2012
Drawn : KP
Checked : PJ
Project No.: 254

Bar Scale
1:200 @ A1
0 1 2 3 4 5 6 7 8 9 10 metres

Drawing no. 254_SD_401
Revision A



PRODUCT AND SUPPLIER: URBIS ATRIUM PLANTER
 SIZE: 1000mm DIAMETER x 1000mm TALL
 COLOUR / FINISH: STONY LIMESTONE FINISH OR SIMILAR APPROVED

1 LARGE TREE POT
 NTS



4 STONY LIMESTONE FINISH
 NTS



PRODUCT AND SUPPLIER: URBIS DRUM 70 PLANTER
 SIZE: 700mm DIAMETER x 800mm TALL
 COLOUR / FINISH: STONY LIMESTONE FINISH OR SIMILAR APPROVED

2 SMALL TREE POT
 NTS



PRODUCT AND SUPPLIER: URBIS ELLIPSIS PLANTER
 SIZE: 1100mm LONG x 450mm WIDE x 440mm TALL
 COLOUR / FINISH: STONY LIMESTONE FINISH OR SIMILAR APPROVED

3 SCREEN PLANTER
 NTS

PLANNING ISSUE

REV	DATE	INITIAL	DESCRIPTION
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Project Title
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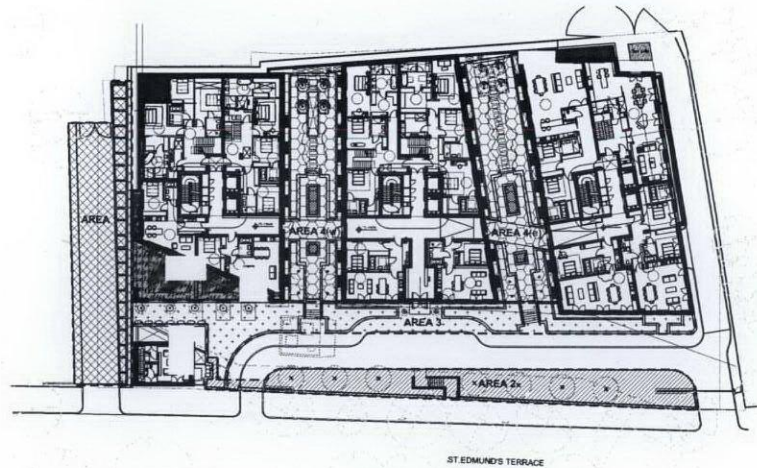
Drawing Series
SCHEME DESIGN
650 SERIES FURNITURE

Drawing Title
PLANTER POTS & SCREEN WALL

Date : OCT 2012
 Drawn : KP
 Checked : PJ
 Project No. : 254

Drawing no. 254-SD-650 Revision

PLANTING DESCRIPTION & SCHEDULE BY AREA



1 PLANTING AREA KEY PLAN (GROUND)
PLAN 1:500

Area 1: Native Planting Corridor

The verge on the western boundary, will be planted with native hedgerow species, where the depth of soil permits shrub planting. Where this verge overlaps the Thames Water no-build zone and overlaps the proposed concrete planks the soil depth is minimal, therefore, native English Ivy will be planted as a fast growing and undemanding groundcover and climber, that has the ability to establish sufficiently to screen along the boundary fence line and provide refuge for birds, small mammals and insects.

AREA 1 NATIVE PLANTING CORRIDOR

CODE	NUMBER	BOTANICAL NAME	COMMON NAME	GRTH cm	HEIGHT cm	ROOT	CONTAINER	SPECIFICATION	DENSITY per m2
C= CONTAINER RB= WIRE ROOT BALL B= BARE ROOT									
Tb1	207	HEDGES Taxus baccata	Common Yew	-	40-50	RB		Planted in formal grid 4xtr. 40L x 40W x 40-50H specimen cube elements, clipped square & trimmed for several years	4.5
Area 1 Mix		NATIVE HEDGEROW						Planted in single rows in groups of 3No. per species	
	16%	15	Corylus avellana	-	125-150	B		3xtr. Branched min.5 breaks	2.5 per/m
	17%	16	Ilex aquifolium	-	125-150	RB		3xtr. Leader and laterals min.5 breaks	2.5 per/m
	17%	16	Prunus spinosa	-	125-150	B		3xtr. Branched min.5 breaks	2.5 per/m
	17%	16	Rosa canina	-	125-150	B		3xtr. Branched min.5 breaks	2.5 per/m
	16%	15	Taxus baccata	-	100-125	RB		3xtr. Branched min.5 breaks	2.5 per/m
	17%	16	Viburnum opulus	-	125-150	B		3xtr. Branched min.5 breaks	2.5 per/m
Hh	111	Hedera helix	Common Ivy	-	80-100	C	5L	Several shoots min.5 breaks, remove canes/supports	3 per/m

Area 2: Mature Trees, Managed Native Hedge & Shrubby Understorey

The planting along the St Edmund's Terrace boundary will provide a formal line of super semi-mature native and deciduous trees that will partially screen and filter views into and out of the development. Super semi-mature trees are to be selected to ensure the proposals have an immediate positive visual impact and to provide a sense of instant maturity to the proposed scheme. These will be spaced to encourage healthy growth and evenly developed crowns of foliage, complementing and augmenting the existing avenue mature street trees on St. Edmund's Terrace and mirroring the character of the surrounding neighbourhood. A native managed hedge will be planted behind the fence line alongside a shade tolerant shrubby understorey, which will improve screening of the development from the road as well as ensuring an almost continuous refuge for birds, small mammals and insects on all sides of the development.

AREA 2 MANAGED NATIVE HEDGE & SHRUBBY UNDERSTOREY

CODE	NUMBER	BOTANICAL NAME	COMMON NAME	GIRTH cm	MIN HEIGHT cm	ROOT	CONTAINER	SPECIFICATION	DENSITY per m2
C= CONTAINER RB= WIRE ROOT BALL B= BARE ROOT									
Ph	4	TREES							
		Platanus x hispanica	London Plane	45-50	700	RB	-	Super Semi-Mature	As shown
TcG	4	Tilia cordata 'Greenspire'	Small Leaved Lime	45-50	700	RB	-	Super Semi-Mature	As shown
Bs1	78	NATIVE & MANAGED HEDGES							
		Buxus sempervirens	Common Box	-	40-50	RB		4xtr. 40L x 40W x 40-50H Specimen hedging element, trimmed for several years	2.5per/m (3per/m at ends)
Tb2	88	Taxus baccata	Common Yew	-	150	RB		5xtr. 80L x 60W x 150H Specimen hedging element, trimmed for several years	1.25per/m
SHRUBS									
CaS	93	Cornus alba 'Sibirica'	Red Bark Dogwood	-	80-100	C	10L	Branched min.5 breaks	4
Pterm	110	Pachysandra terminalis	Spurge	-	20-300	C	3L	Several shoots min.9 breaks	15
RB	152	Rosa 'Ballerina'	Rose Ballerina	-	40-60	C	4L	Bush Quality-A min.3 breaks	9
Ra	228	Ruscus aculeatus 'John Redmond' (hemaphrodite)	Butcher's Broom	-	30-40	C	5L	Several shoots min.6 breaks	12
ViEP	65	Viburnum tinus 'Eve Price'	Laurel-tinus 'Eve Price'	-	60-80	C	15L	Bushy min.9 breaks	3
Vm	140	Vinca minor 'Grüner Teppich'	Lesser Periwinkle	-	30-400	C	5L	Several shoots min.6 breaks	10
HERBACEOUS PERENNIALS									
Oc	202	Omphalodes cappadocica 'Cherry Ingram'	Navelwort	-	-	C	3L	Full Pot	20
Pv	182	Polypodium vulgare	Common Polypody	-	-	C	5L	Full Pot	12

Area 3: Undercroft, Private Residence & Frontage

The area between Block 1 and the Private Residence will consist of low level planting and groundcovers as this area falls within the Thames Water Mains pipeline no-build zone. The planting will include native flowering species and herbs to maintain biodiversity within a framework of ornamental planting that will include species attractive to insects and other wildlife. Small trees and hedges will be planted within moveable pots and placed along the private fence line to filter views between the private residence and the communal gardens and provide additional layer of vegetation at canopy level.

AREA 3 UNDERCROFT, PRIVATE RESIDENCE & FRONTAGE

CODE	NUMBER	BOTANICAL NAME	COMMON NAME	GIRTH cm	HEIGHT cm	ROOT	CONTAINER	SPECIFICATION	DENSITY per m2
C= CONTAINER RB= WIRE ROOT BALL B= BARE ROOT									
TREES IN POTS									
Ln1	2	Laurus nobilis	Bay Laurel	18-20	350-400	RB	-	Planted in formal grid Full Standard, 180cm clear stem, rootball to fit within planter	As shown
Ln2	5	Laurus nobilis	Bay Laurel	20	400	RB	-	Full Standard, 180cm clear stem, rootball to fit within planter	As shown
HEDGES									
Bs1	204	Buxus sempervirens	Common Box	-	40-50	RB		Planted in formal rows 4xtr. 40L x 40W x 40-50H Specimen hedging element, trimmed for several years	2.5per/m (3per/m at ends)
Tb3	7	Taxus baccata (in planters only)	Common Yew	-	100	RB		4xtr. 40L x 40W x 100H Specimen hedging element, trimmed for several years	2 per planter
SHRUBS									
Vd	44	Viburnum davidii	David Viburnum	-	40-60	C	10L	Bushy min. 5 breaks	4
LaH	129	Lavandula angustifolia 'Hidcote'	English Lavender Hidcote	-	40-60	C	10L	Bushy min. 9 breaks	6
Sh	55	Sarcococca hookeriana var. humilis	Sweet Box	-	30-40	C	10L	Bushy min. 9 breaks	6
HERBACEOUS PERENNIALS									
As	61	Acanthus spinosus	Bear's Breeches	-	-	C	5L	Full Pot	9
AHJ	83	Anemone x hybrida 'Honoree Jobert'	Japanese Anemone	-	-	C	3L	Full Pot	12
AaLS	73	Artemisia absinthium 'Lambrook Silver'	Wormwood	-	-	C	5L	Full Pot	7
Cp	135	Campanula portenschlagiana	Dalmation Bellflower	-	-	C	2L	Full Pot	18
Hhybrid	16	Helleborus x hybridus 'White Lady' (White spotted)	Lentem Rose	-	-	C	5L	Full Pot	10
KuGJ	25	Kniphofia uvaria 'Green Jade'	Red Hot Poker (Green)	-	-	C	10L	Full Pot	5
Lf	60	Libertia formosa	Libertia	-	-	C	10L	Full Pot	6
Iris mix 50	33	Iris 'Jane Phillips'	Tall Bearded Iris 'Jane Phillips'	-	-	C	4L	Full Pot	9
Iris mix 50	33	Iris 'Superstition'	Tall Bearded Iris 'Superstition'	-	-	C	4L	Full Pot	9
AREA 3 MIX % SEMI-EVERGREEN FLOWERING PERENNIALS (FP)									
10%	43	Alchemilla mollis	Lady's Mantle	-	-	C	2L	Full Pot	16
20%	97	Galium odoratum	Sweet Woodruff	-	-	C	2L	Full Pot	18
20%	54	Helleborus x hybridus 'White Lady' (White spotted)	Lentem Rose	-	-	C	5L	Full Pot	10
10%	43	Liriope muscari	Big Blue Lily Turf	-	-	C	3L	Full Pot	16
10%	27	Nepeta x faassenii 'Six Hills Giant'	Catmint	-	-	C	5L	Full Pot	10
10%	49	Pulmonaria 'Cotton Cool'	Cotton Cool Hybrid Lungwort	-	-	C	3L	Full Pot	18
20%	65	Thymus vulgaris	Common Thyme	-	-	C	3L	Full Pot	12

Area 4: Courtyard, Ornamental Planting & Trees

These areas will be heavily planted garden areas, framing water features, gravel paths and multi-stemmed trees and makes use of an ornamental and native species palette. A formal structure of low level evergreen hedges and flowering shrubs will be supplemented with ornamental and seasonal herbaceous planting to ensure year-round interest, low level screening and diversity to encourage birds, butterflies and other insects. Groups of small native trees are located in grids of four at the entrances to both courtyards and as part of the feature space at the rear of each courtyard.

Large plants will be selected to ensure that the planting scheme has an immediate and positive visual presence with a sense of maturity from day one.

AREA 4 COURTYARDS

CODE	NUMBER	BOTANICAL NAME	COMMON NAME	GIRTH cm	HEIGHT cm	ROOT	CONTAINER	SPECIFICATION	DENSITY per m2
C= CONTAINER RB= WIRE ROOT BALL B= BARE ROOT									
TREES									
Bu1	4	Betula utilis 'Doorenbos' (multistem)	Himalayan Birch	-	300-350	RB	-	Planted in formal grid 3xtr. Specimen multi-stemmed, 150-200cm spread with narrow habit, rootball to fit within planter	As shown
Bu2	4	Betula utilis 'Doorenbos' (multistem)	Himalayan Birch	-	400-500	RB	-	4xtr. Specimen multi-stemmed, 150-200cm spread with narrow habit	As shown
Aiu	8	Amelanchier lamarckii (Umbrella formed multistem)	Snowy Mesplis	-	300-350	RB	-	5xtr. Umbrella formed multistemmed, 200-250cm spread	As shown
HEDGES									
BsS	613	Buxus sempervirens 'Suffruticosa'	Dwarf Common Box	-	30-35	C	3L	Planted in formal grid 3xtr. Min 30L x 30W x 30H Double row specimen hedging element, trimmed for several years	12
SHRUBS									
Pterm	102	Pachysandra terminalis	Spurge	-	20-300	C	3L	Several shoots min.9 breaks	12
PIN	11	Pittosporum tobira 'Nanum'	Dwarf Japanese Pittosporum	-	50-60	C	10L	Bushy min. 9 breaks	As shown
Vd	9	Viburnum davidii	David Viburnum	-	40-60	C	10L	Bushy min. 5 breaks	As shown
HERBACEOUS PERENNIALS									
ABG	109	Agapanthus 'Blue Giant'	African Lily	-	-	C	5L	Full Pot	9
Am	45	Alchemilla mollis	Lady's Mantle	-	-	C	3L	Full Pot	12
AHJ	67	Anemone x hybrida 'Honoree Jobert'	Japanese Anemone	-	-	C	3L	Full Pot	12
BSil	22	Bergenia 'Silberlicht'	Elephant Ear 'Silberlicht'	-	-	C	5L	Full Pot	10
Hhybrid	120	Helleborus x hybridus 'White Lady' (White spotted)	Lentem Rose	-	-	C	5L	Full Pot	10
KBC	22	Kniphofia 'Bressingham Comet'	Red Hot Poker	-	-	C	10L	Full Pot	5
LmBB	271	Liriope muscari 'Big Blue'	Big Blue Lily Turf	-	-	C	3L	Full Pot	16
NSHG	153	Nepeta x faassenii 'Six Hills Giant'	Catmint	-	-	C	5L	Full Pot	10
PP	12	Phormium tenax 'Purpureum'	NZ Flax Purpureum Group	-	-	C	10L	Full Pot	As shown
PaDR	68	Polygonum affine 'Darjeeling Red'	Knotted 'Darjeeling Red'	-	-	C	3L	Full Pot	14
Rf mix 50%	32	Rudbeckia fulgida var. sulliventii 'Goldsturm'	Black-eyed Susan 'Goldsturm'	-	-	C	3L	Full Pot	12
Rf mix 50%	32	Rudbeckia hirta 'Cherry Brandy'	Black-eyed Susan 'Cherry Brandy'	-	-	C	3L	Full Pot	12
Tv	80	Thymus vulgaris	Common Thyme	-	-	C	3L	Full Pot	12

Area 5: Extensive Roof Planting

An acid grassland seed mix will be established on a specialised acid mix substrate suitable for extensive green roof construction across the large areas indicated on the roof of Block 1 and 3. The proposals will provide a valuable source of native, grasses, herbs and wildflowers for native birds, and insects that depend upon this specific habitat type. Extensive roofs are very low maintenance, requiring period inspection and weeding. Refer to the Acid Grassland maintenance schedule.

AREA 5 GREEN ROOF

CODE	AREA M2	BOTANICAL NAME	COMMON NAME	GIRTH cm	HEIGHT cm	ROOT	CONTAINER	SPECIFICATION	SOWING RATE m2
						C= CONTAINER RB= WIRE ROOT BALL B= BARE ROOT			
AREA 5 MIX 1		ACID GRASSLAND WILDFLOWER SEED MIX							
8%	435	Achillea millefolium	Yarrow					Seed. All wild flower mixes should be of conventional varieties bred from parent plants which have not been genetically modified (GM). All reasonable steps should be taken to prevent adventitious presence of GM material during breeding, production and handling of goods. Where possible, wild flower seeds and plants are of native production reproduced from a maximum of two generations from native stock. All planting should be selected from sustainable UK sources.	5g/m2
4%		Achillea ptarmica	Sneezewort						
10%		Agrimonia procera	Agrimony, Fragrant						
7%		Centaurea nigra	Knapweed, Common						
4%		Digitalis purpurea	Foxglove						
5%		Galium verum	Lady's Bedstraw						
3%		Hypericum perforatum	St. John's-Wort, Common						
1%		Hypochaeris radicata	Cat's-Ear, Common						
5%		Leucanthemum vulgare	Oxeye Daisy						
4%		Lotus corniculatus	Bird's Foot Trefoil						
4%		Lotus uliginosus	Bird's Foot Trefoil, Greater						
4%		Lychnis flos-cuculi	Ragged Robin						
8%		Ranunculus acris	Buttercup, Meadow						
4%		Rhianthus minor	Yellow Rattle						
4%		Rumex acetosa	Sorrel, Common						
2%	Rumex acetosella	Sorrel, Sheep's							
6%	Stachys officinalis	Betony							
5%	Succisa pratensis	Scabious, Devil's-Bit							
2%	Teucrium scorodonia	Sage, Wood							
10%	Vicia cracca	Vetch, Tufted							
AREA 5 MIX 2		AMENITY GRASS SEED MIX							
As spec.	305	British Seed House A4 Low Maintenance Areas						As manufacturers recommendations	50g/m2

NOTES:

1. FOR LOCATION, CONDITION & DETAILS OF EXISTING TREES REFER TO DPA REPORT

2. ALL EXISTING TREE PROTECTION DURING CONSTRUCTION TO DPA RECOMMENDATIONS, REFER TO REPORT FOR DETAILS.

3. PLANTING & MAINTENANCE SHALL BE CARRIED OUT IN ACCORDANCE WITH BEST PRACTICE & BY SUITABLY QUALIFIED WORKERS. CONTINUOUS MAINTENANCE TO BE AGREED FOR FIRST 5 YEARS. ALL REPLACEMENTS TO BE IN ACCORDANCE WITH THE SPECIFICATION AND MADE DURING THE FIRST AVAILABLE PLANTING SEASON.

3. REFER TO 254-SD-701 & 702 FOR ALL PLANTING PLANS.

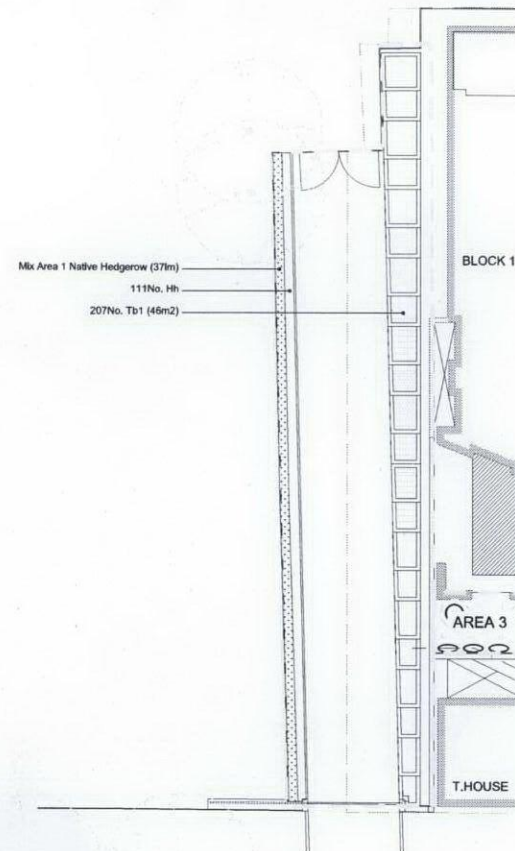
3. ALL SETTING OUT TO BE APPROVED BY LANDSCAPE ARCHITECT

4. THE CONTRACTOR MUST OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT FOR ALL SUBSTITUTIONS AND DEVIATIONS FROM THE SPECIFICATION

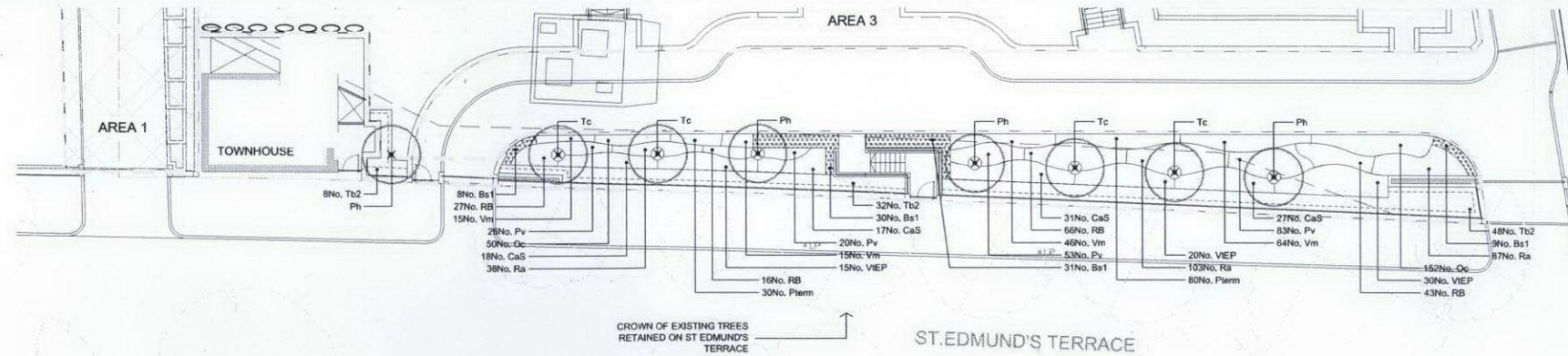
PLANNING ISSUE

REV	DATE	INITIAL	DESCRIPTION
B	05-11-18	KP	PLAN UPDATED
A	12-10-18	SS	PLANTING SCHEDULES & NOTES

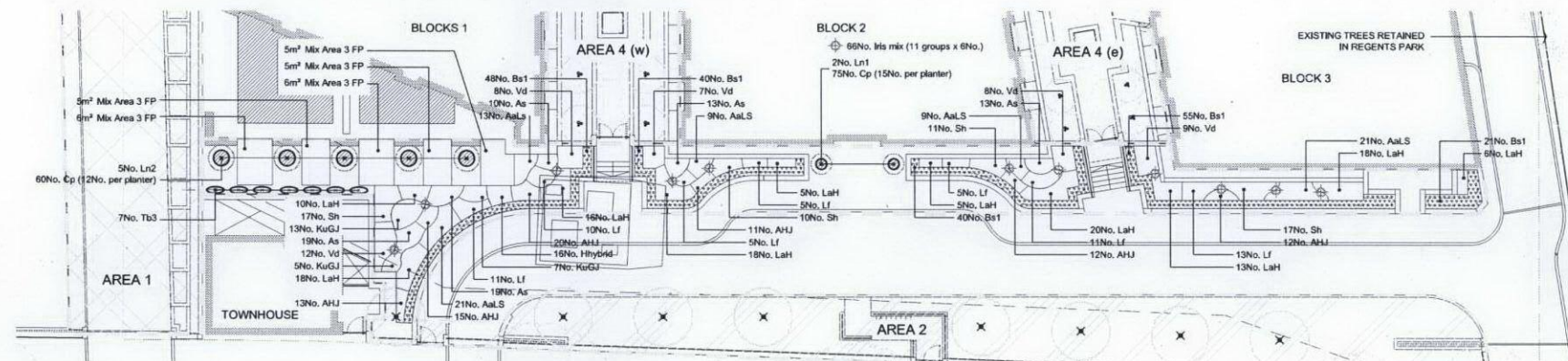
Project Title
**ST. EDMUNDS TERRACE
London, NW8**



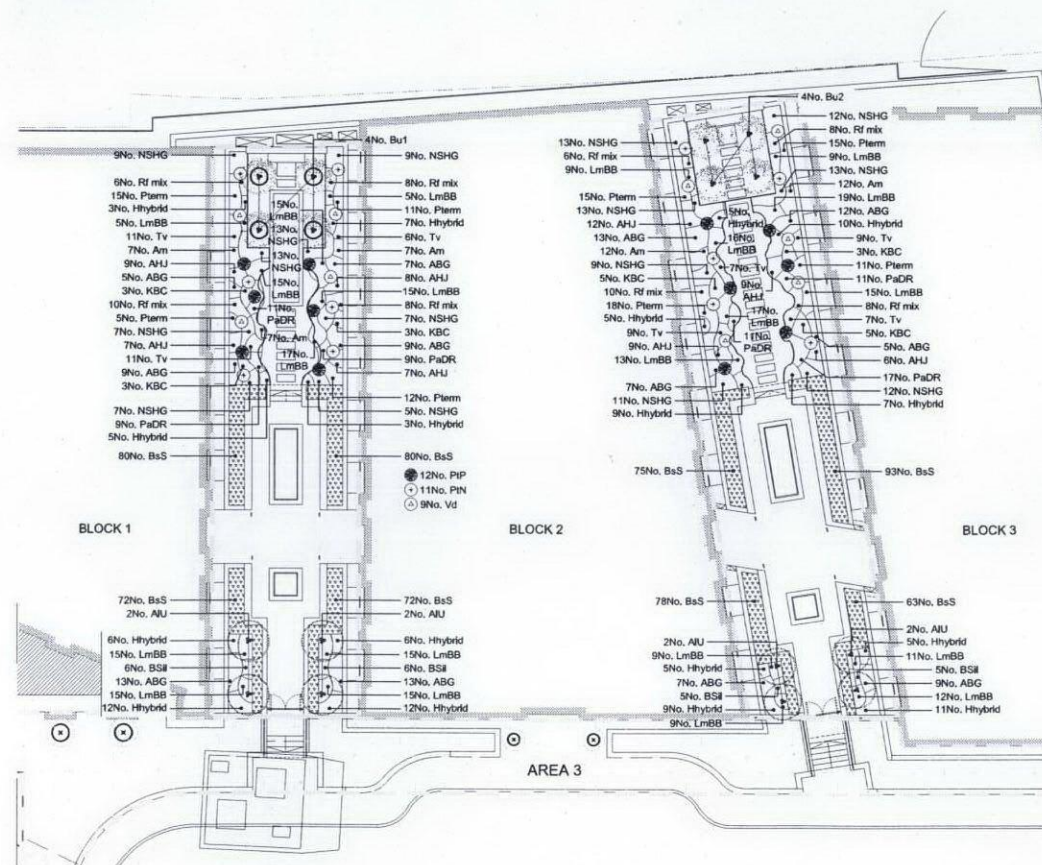
1 AREA 1: NATIVE PLANTING CORRIDOR
PLAN 1:200



2 AREA 2: MANAGED NATIVE HEDGE & SHRUBBY UNDERSTOREY
PLAN 1:200



3 AREA 3: UNDERCROFT, PRIVATE RESIDENCE & FRONTAGE
PLAN 1:200



4 AREA 4: COURTYARDS
PLAN 1:200

NOTES:
1. REFER TO 254-SD-700 FOR ALL PLANTING SCHEDULES.
2. ALL SETTING OUT TO BE APPROVED BY LANDSCAPE ARCHITECT

PLANNING ISSUE

REV	DATE	INITIAL	DESCRIPTION
A	19.10.12	SS	REVISED LAYOUT, NOTES ADDED

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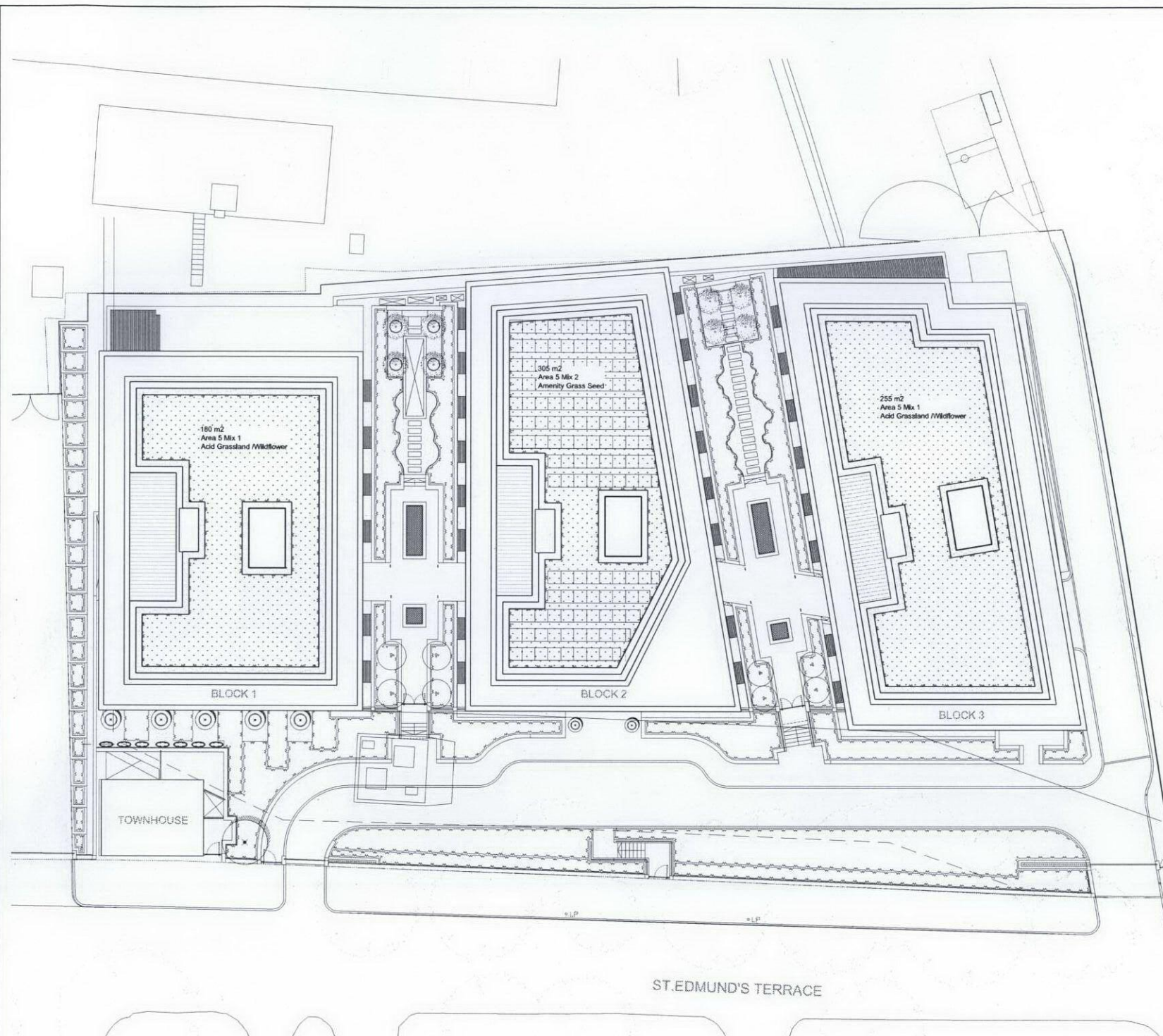
Drawing Series
SCHEME DESIGN
700 SERIES PLANTING

Drawing Title
GROUND FLOOR PLANTING PLAN
SHEET 1 OF 2

Date : SEPTEMBER 2012
Drawn : KP
Checked : PJ
Project No. : 254

Bar Scale
1:200 @ A1
0 2 4 6 8 10 metres

Drawing no. 254-SD-701
Revision A



EXTENSIVE ROOF: ACID GRASSLAND INITIAL MAINTENANCE SCHEDULE

- 1. Post Practical Completion**

This maintenance schedule is for the initial establishment and maintenance of the seeded acid grassland extensive roof to Block 1 and 3 of the proposed development. The contractor is required to maintain all areas of seeded roof for an establishment period of 5 years following Practical Completion, after which a schedule of continuing maintenance is to be agreed and implemented.
- 2. Standard of Maintenance**

A high standard of maintenance will be required in order to ensure healthy establishment of the acid grassland habitat and to generate the desired level of biodiversity for birds, mammals and insects.
All people employed to carry out maintenance operations shall be suitably qualified and all works are to be in accordance with good horticultural practice.
The planted areas are to be maintained to a standard to ensure optimum development.
Maintenance works should be carried out with care and due consideration and without causing inconvenience or danger to residents or the public.
- 3. The contractor will be responsible for the following:**

Regular monitoring and maintenance operations e.g. litter picking, and monitoring and reporting on state of repair at every visit.
Horticultural maintenance e.g. weeding, mowing and monitoring plant health.
Additional repairs and planting replacement e.g. replenishing substrate, repairing roof system defects, remediation of damage caused by adverse weather conditions and reseeded.
All equipment required for carrying out the work will be the contractors own. Transporting equipment to and from site will be the contractors responsibility and not chargeable to the client.
- 4. Establishment and Site Visits**

During the first 12 months establishment period the contractor shall attend the site every eight weeks during the months October to March, and every four weeks during the period April to September to ensure establishment and maintenance of seeded areas. During years 2-5 the contractor shall attend the site every twelve weeks.
The contractor will be required to meet with the landscape architect two times per annum, on dates to be agreed in advance, to review the programme of works, planting establishment and additional works required.
- 5. Maintenance Operations**

All maintenance operations shall be carried out in accordance with the specification and with good horticultural practices. Maintenance operations are as follows. All repairs and replacements shall be carried out in accordance with the specification unless alternatives are agreed by prior written consent of the landscape architect.

Action	Specification	Frequency /Time of Year
Litter Collection & Cleaning	All areas shall be kept free of litter and deleterious material. All roof perimeter, upstands and roof penetrations must be kept clear of litter. All roof outlet inspection chambers are to be inspected and cleared of any debris. Clean and remove litter from site.	All visits
Weed Control	All areas shall be kept free of unwanted plants and shall be pulled out only with roots, not dug or cut. Hand weed.	All visits
Irrigation	Immediately after planting and only if necessary after a prolonged period of dry during the first 12 month establishment period. Quantity: Wet full depth of topsoil. Application: Even and without damaging or displacing plants or soil. Frequency: As necessary to ensure establishment and continued thriving of planting. NOTE: If water supply is or is likely to be restricted by emergency legislation, do not carry out planting until instructed. If planting has been carried out, obtain instructions on watering.	As specified
Re-setting	Disturbance of the extensive substrate and planting shall be avoided at all times, where disturbance occurs reset substrate and plants to desired grades and positions.	All visits as necessary
Mowing	Cut following maturity of autumn sown seed mix: Year 1: Cut to 40-70mm height in March /April if there is sufficient material or height >100mm. Cut to 40-70mm height in September /October to maintain biodiversity within the seed mix. Maintenance thereafter: Cut to 40-70mm height in March /April Cut to 40-70mm height in September /October once all flowering has finished and seed set. In all cases remove trimmings taking care not to disturb substrate and wildlife. Remove all arising from site.	Twice per annum
Fertilising	NO fertiliser is to be applied to planting areas unless by the prior written agreement of the landscape architect.	Never
Replacement of Plants /Re-seeding	Notify landscape architect of any seed areas that have failed to establish, are failing, dead or damaged. During the rectification period, the contractor will reseed during favourable conditions and the appropriate planting season at his own expense those which fail to thrive. Instructions for re-seeding during the maintenance period will be agreed in writing.	By written request
Damage /Loss Reports	Notify Landscape Architect of any damage to plant materials, complete extensive roof system and perimeter on the occasion of each visit. Submit a report once per annum (October) on the condition and health of the grassland.	All visits as necessary Once per annum

- NOTES:
1. REFER TO 254-SD-700 FOR ALL PLANTING SCHEDULES.
 2. ALL SETTING OUT TO BE APPROVED BY LANDSCAPE ARCHITECT

PLANNING ISSUE

B	05.11.12	KP	PLAN UPDATED
A	19.10.12	SS	LAYOUT & SCHEDULE ADDED
REV	DATE	INITIAL	DESCRIPTION

Project Title

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Drawing Series
SCHEME DESIGN
700 SERIES PLANTING

Drawing Title
ROOF LEVEL PLANTING PLAN

Date : SEPTEMBER 2012 North
Drawn : KP
Checked : PJ
Project No.: 254

Bar Scale
1:200 @ A1
0 1 2 3 4 5 6 7 8 9 10 metres

Drawing no.
254-SD-702

Revision
B



NOTES:

1. FINISHED LEVELS OF FILL TO TIE IN CONTINUOUSLY WITH EXISTING GRADES UNLESS OTHERWISE STATED
2. DEPTH OF FILL INDICATIVE TO PROPOSED LEVELS. ALL DEPTHS TO BE VERIFIED ON SITE.
3. ALL SETTING OUT TO BE APPROVED BY LANDSCAPE ARCHITECT

GROWING MEDIUM

INTENSIVE PLANTING SUBSTRATE:
SPECIALIST GREEN ROOF SUBSTRATE TO DRAINAGE CELL MANUFACTURERS REQUIREMENTS, ZINCO ALUMASC ROOFING SYSTEMS OR SIMILAR APPROVED. REFER TO 02/721 & 01/722 FOR TYPICAL DETAILS

EXTENSIVE PLANTING SUBSTRATE:
SPECIALIST ACIDIC GREEN ROOF SUBSTRATE TO DRAINAGE CELL MANUFACTURERS REQUIREMENTS, ZINCO ALUMASC ROOFING SYSTEMS OR SIMILAR APPROVED. REFER TO 01/721 FOR TYPICAL DETAILS

TOPSOIL TO BS 3882
GRADE: MULTI-PURPOSE TOPSOIL

PLANNING ISSUE

REV	DATE	INITIAL	DESCRIPTION
B	05-11-15	KP	PLAN UPDATED
A	12-10-15	SS	NOTES ADDED

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Drawing Series
SCHEME DESIGN
700 SERIES PLANTING

Drawing Title
GROUND FLOOR SOILING PLAN

Date : SEPTEMBER 2012
Drawn : KP
Checked : PJ
Project No. : 254

Bar Scale
1:200 @ A1

Drawing no. 254-SD-711
Revision B



- NOTES:
1. FINISHED LEVELS OF FILL TO TIE IN CONTINUOUSLY WITH EXISTING GRADES UNLESS OTHERWISE STATED
 2. DEPTH OF FILL INDICATIVE TO PROPOSED LEVELS. ALL DEPTHS TO BE VERIFIED ON SITE.
 3. ALL SETTING OUT TO BE APPROVED BY LANDSCAPE ARCHITECT

- GROWING MEDIUM
- INTENSIVE PLANTING SUBSTRATE:**
SPECIALIST GREEN ROOF SUBSTRATE TO DRAINAGE CELL MANUFACTURERS REQUIREMENTS.
ZINCO ALUMASC ROOFING SYSTEMS OR SIMILAR APPROVED. REFER TO 02/721 & 01/722 FOR TYPICAL DETAILS
 - EXTENSIVE PLANTING SUBSTRATE:**
SPECIALIST ACIDIC GREEN ROOF SUBSTRATE TO DRAINAGE CELL MANUFACTURERS REQUIREMENTS.
ZINCO ALUMASC ROOFING SYSTEMS OR SIMILAR APPROVED. REFER TO 01/721 FOR TYPICAL DETAILS
 - TOPSOIL TO BS 3882**
GRADE: MULTI-PURPOSE TOPSOIL

PLANNING ISSUE

REV	DATE	INITIAL	DESCRIPTION
B	05-11-12	KP	PLAN UPDATED
A	12-10-18	SS	NOTES ADDED

Project Title
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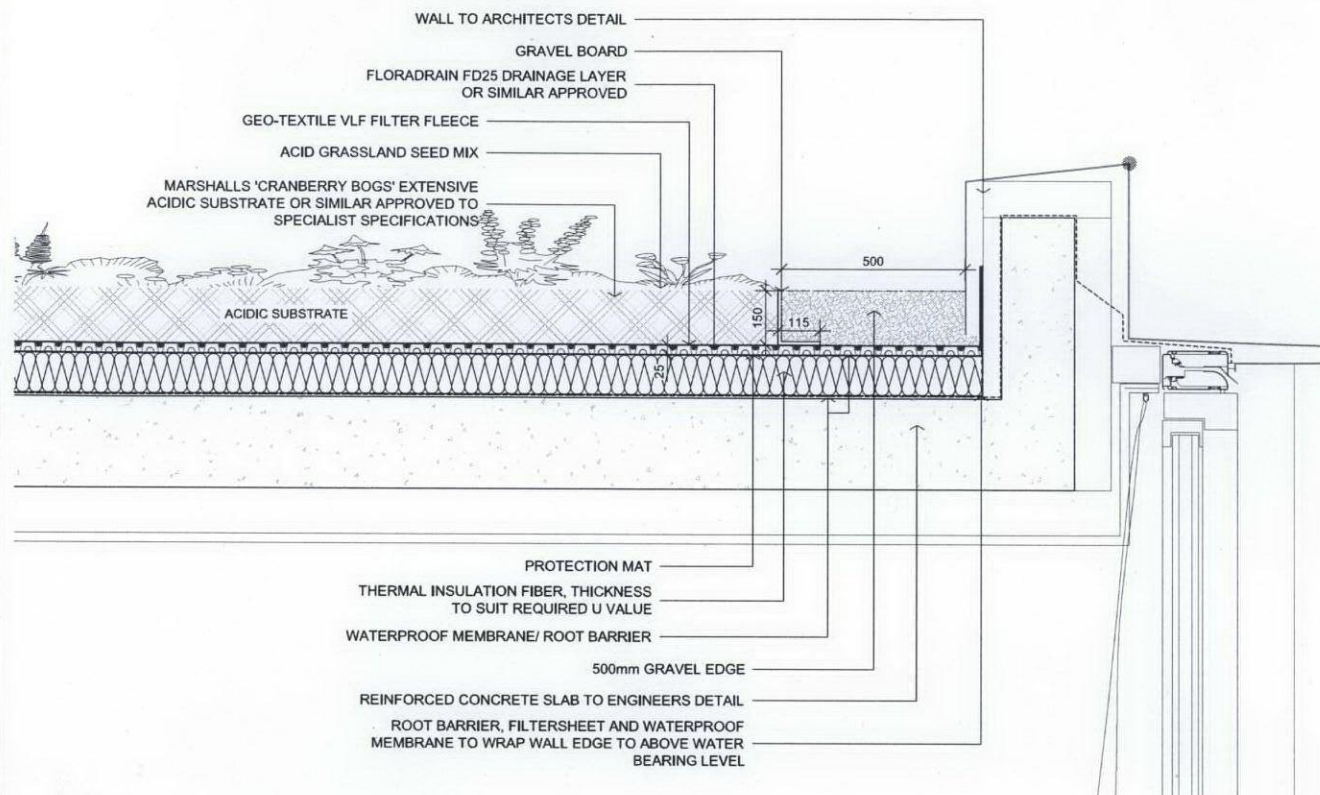
Drawing Series
SCHEME DESIGN
700 SERIES PLANTING

Drawing Title
ROOF LEVEL SOILING PLAN

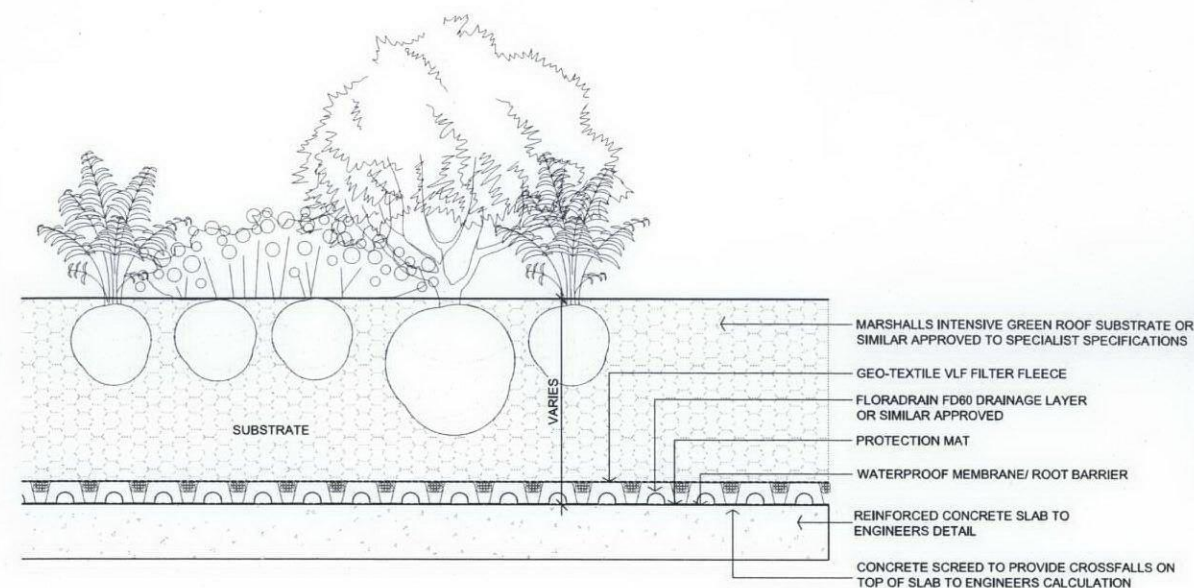
Date : SEPTEMBER 2012 North
Drawn : KP
Checked : PJ
Project No. : 254

Bar Scale
1:200 @ A1
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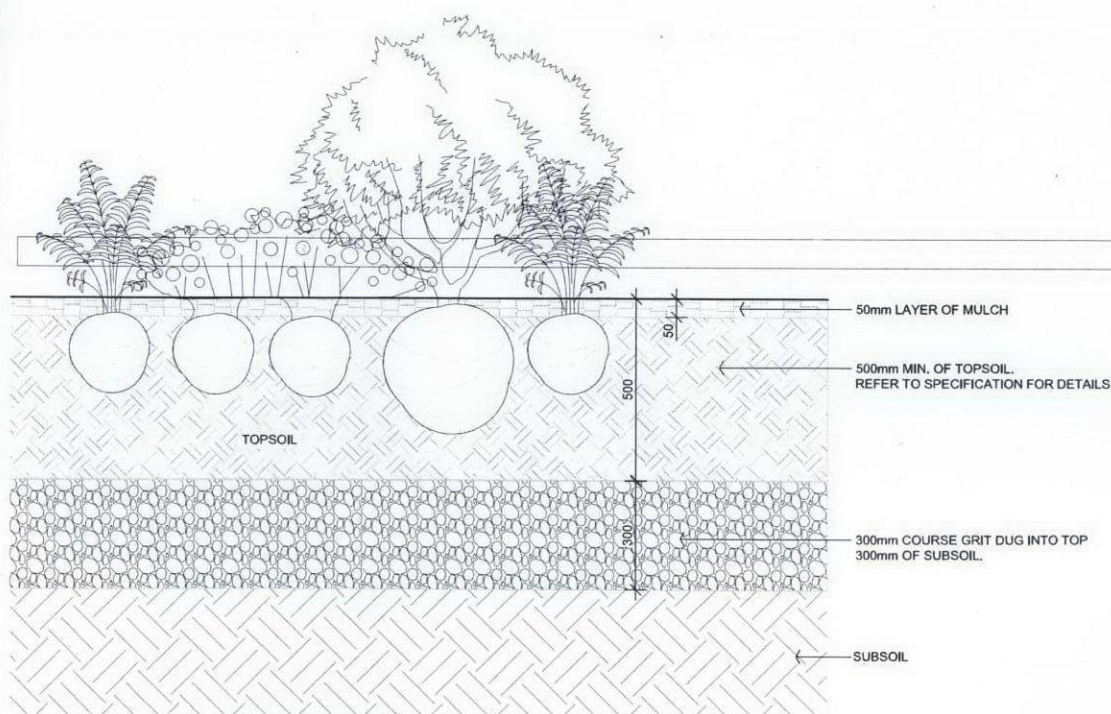
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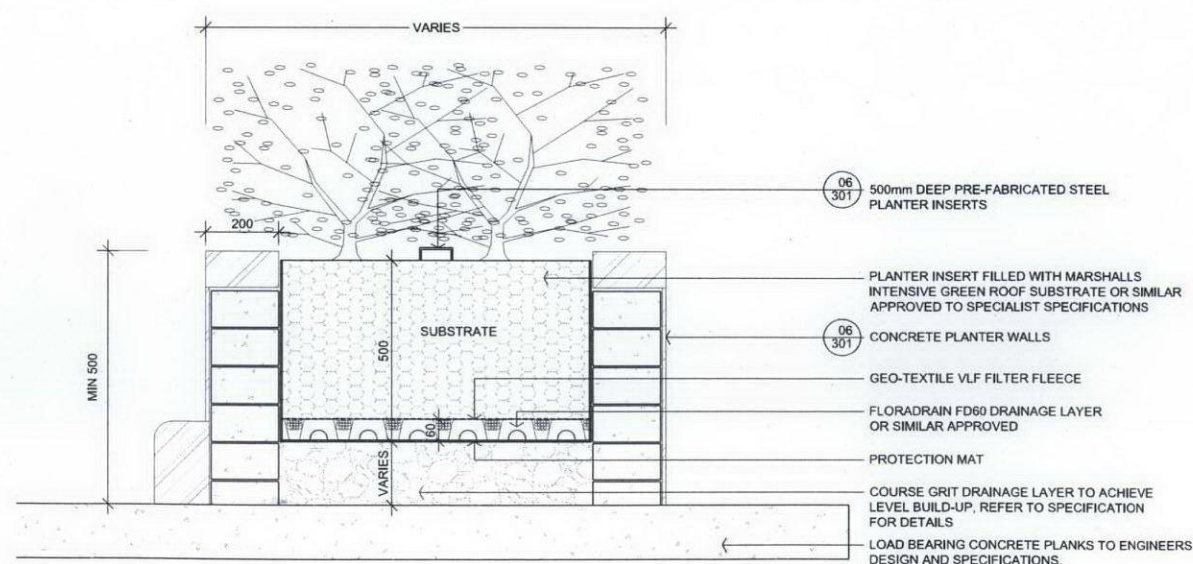
1 ROOF BUILDUP AND EDGE
SECTION 1:10



2 TYPICAL PLANTING ON SLAB
SECTION 1:10



3 PLANTING ON GRADE
SECTION 1:10



3 PLANTING IN BLOCKWORK PLANTERS
SECTION 1:10

NOTE:

1. ALL WATERPROOFING, STRUCTURAL FOUNDATIONS AND THERMAL INSULATION TO ENGINEERS SPECIFICATIONS.
2. FOR IRRIGATION REFER TO IRRIGATION M&E DRAWINGS.

PLANNING ISSUE

REV	DATE	INITIAL	DESCRIPTION
A	03-10-18	KP	DETAILS ADDED AND UPDATED

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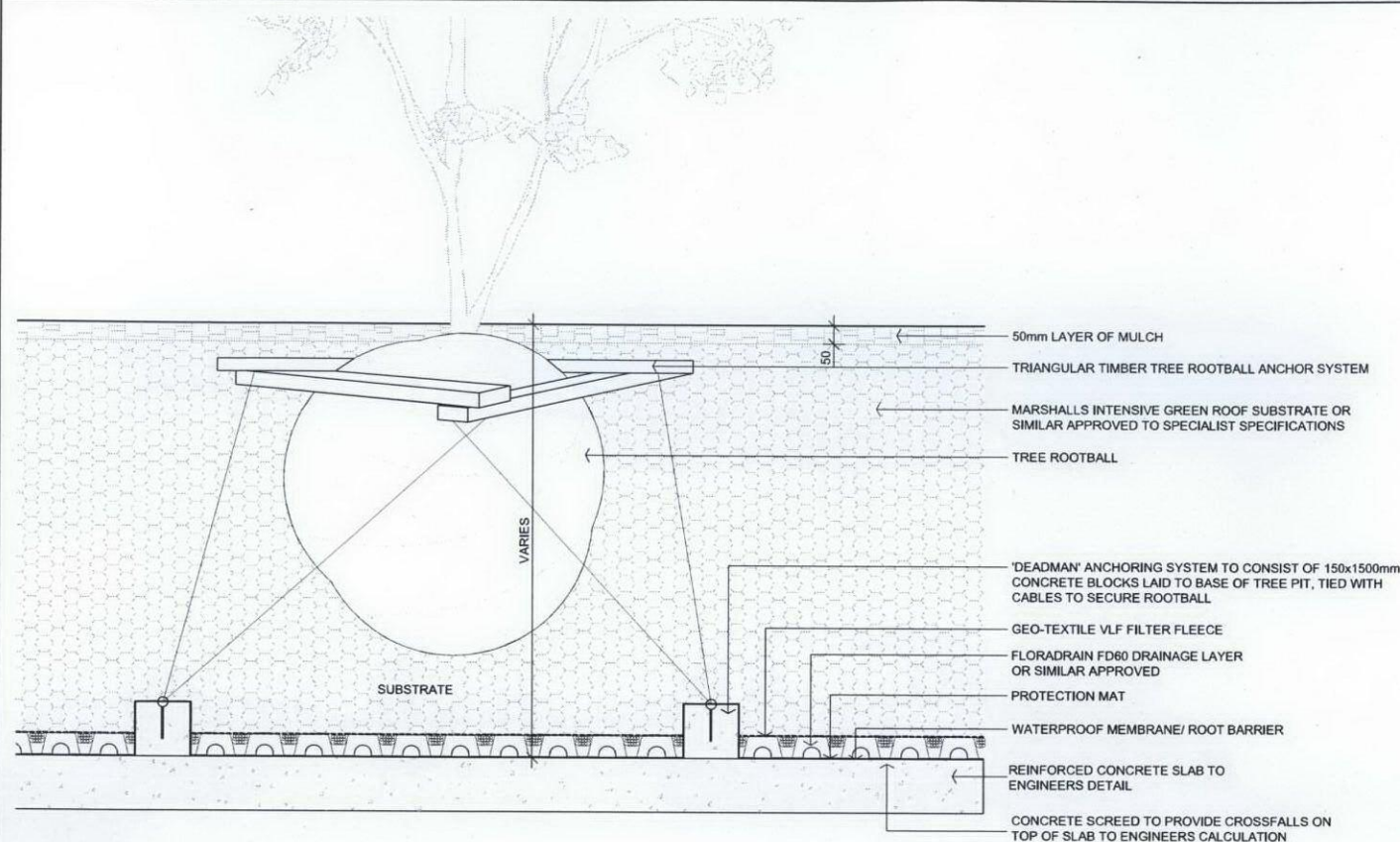
Drawing Series
SCHEME DESIGN
720 SERIES PLANTING DETAILS

Drawing Title
PLANTING DETAILS

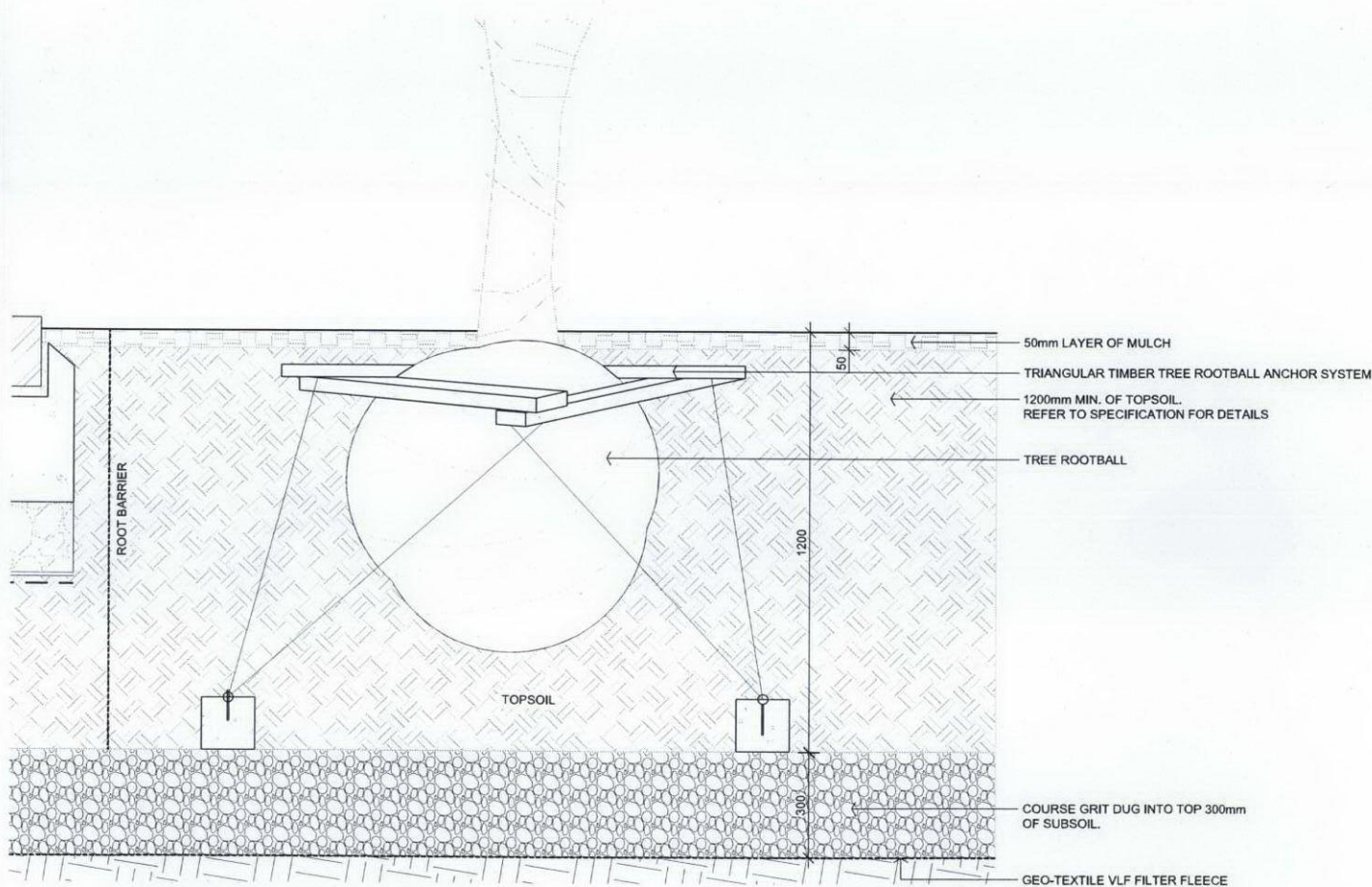
Date : AUG 2012
Drawn : KP
Checked : PJ
Project No.: 254

Bar Scale
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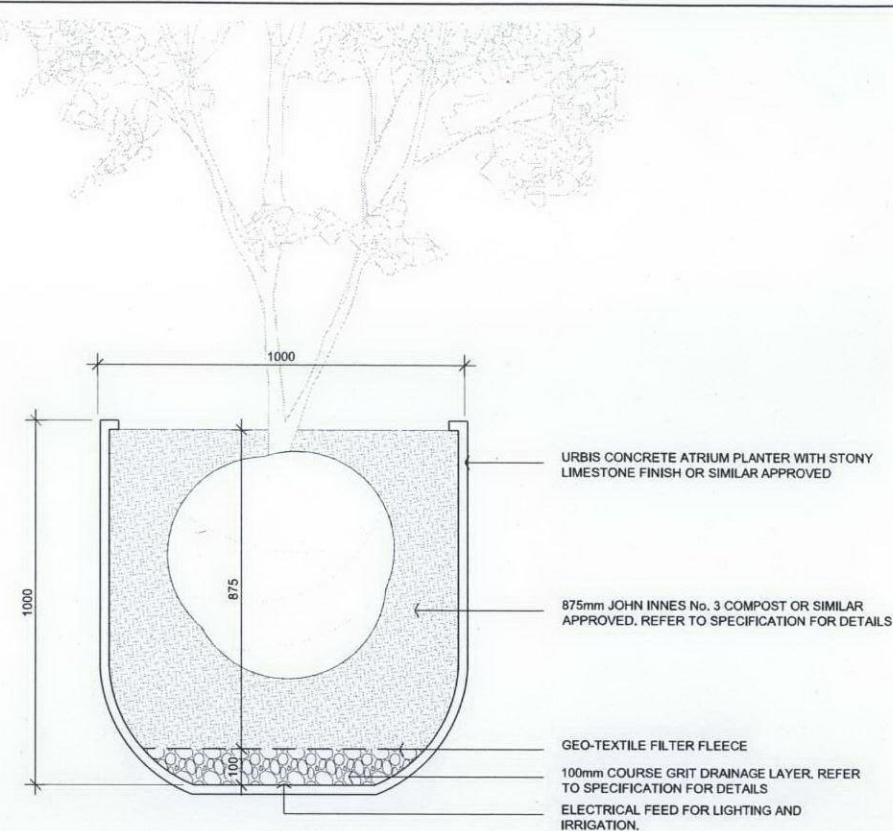
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Revision A



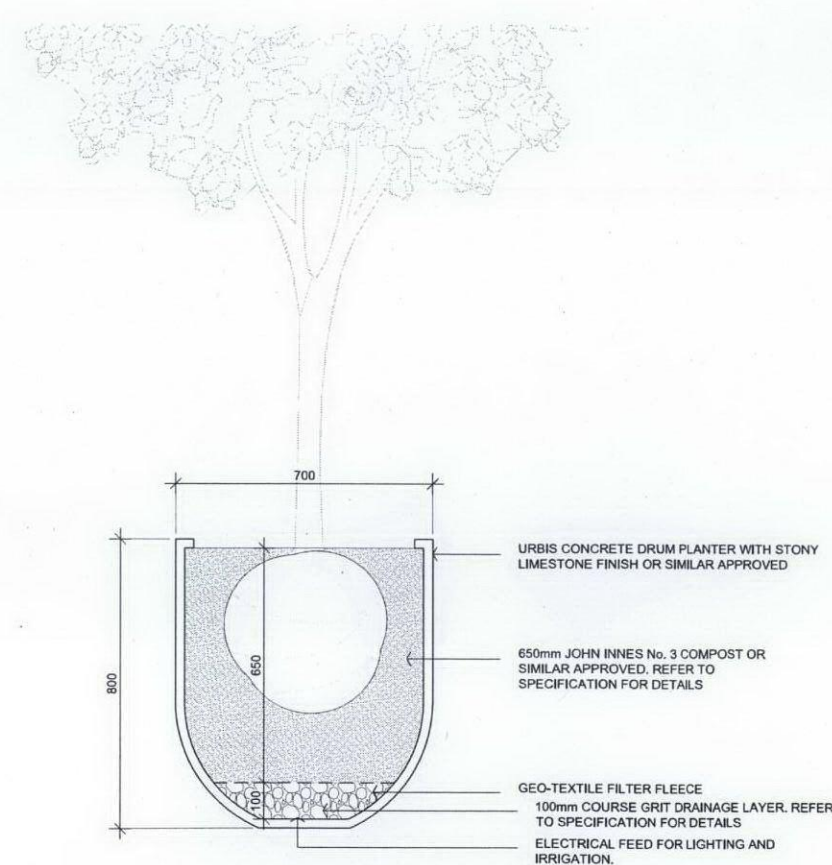
1 TREE PLANTING ON SLAB
SECTION 1:10



2 TREE PLANTING ON GRADE
SECTION 1:10



3 TREE IN LARGE POT
SECTION 1:10



4 TREE IN SMALL POT
SECTION 1:10

PLANNING ISSUE

REV	DATE	INITIAL	DESCRIPTION
-----	------	---------	-------------

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Drawing Series
SCHEME DESIGN
720 SERIES PLANTING DETAILS

Drawing Title
PLANTING DETAILS 2

Date : OCT 2012
Drawn : KP
Checked : PJ
Project No. : 254

Bar Scale
1:10 @ A1
0 100 200 300 400 500 millimetres

Drawing no. 254-SD-722 Revision A