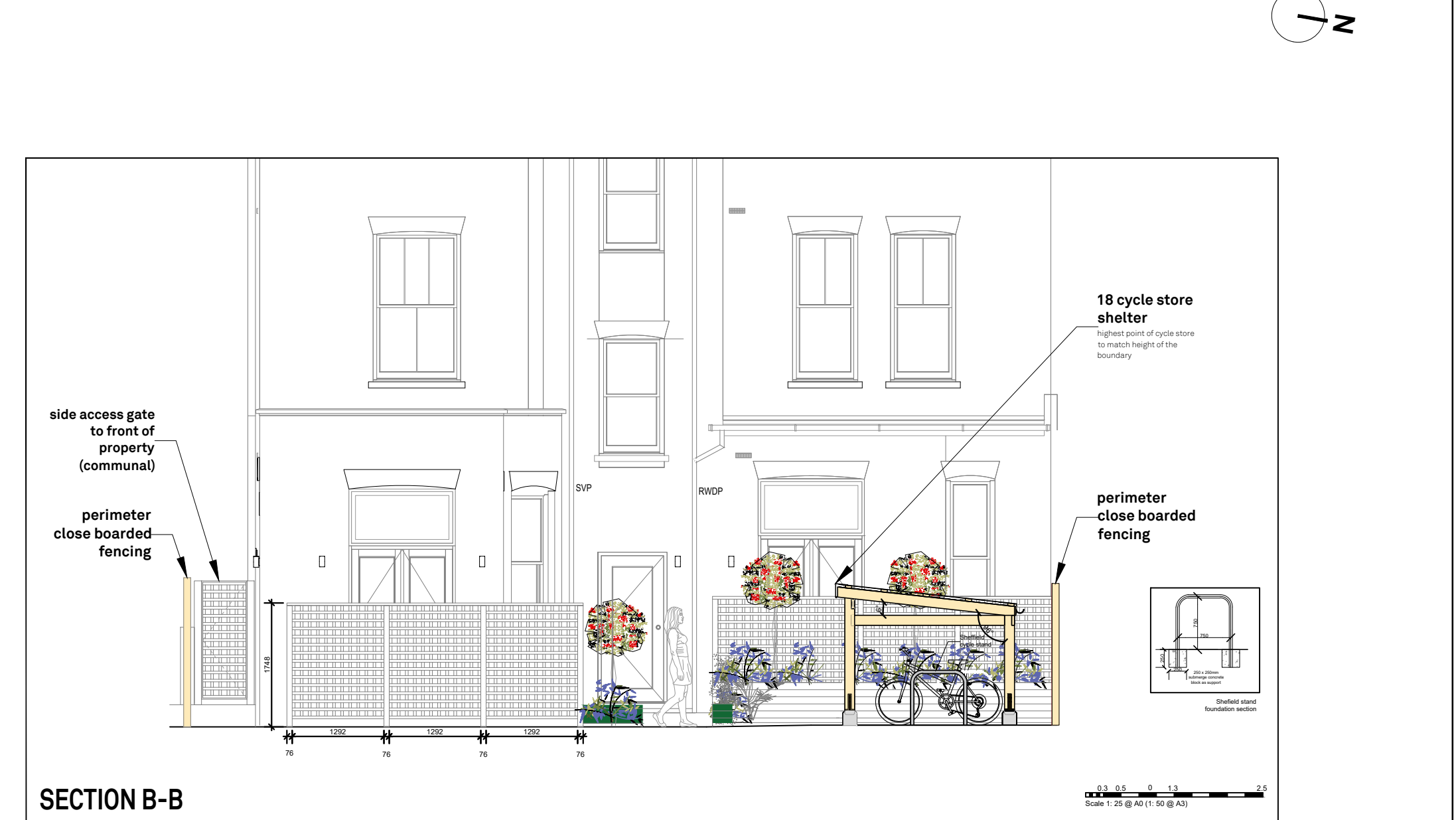


HORTICULTURAL NOTES	
1.0 general	
1.1 all work to be carried out to the satisfaction of the architect	
1.2 engineer to confirm foundation details in accordance with practice note 4.2 of the NHBC guide	
2.0 planting	
2.1 no planting position shall be altered without the approval of the architect	
2.2 planting to commence during the first planting season (mid-Nov-mid-March)	
2.3 after substantial completion of the site	
2.4 should planting commence outside the dormant period (October to mid-March)	
2.5 allow for all bare root stock to be supplied container grown and an intensive watering regime	
2.6 all plant material procedures are to conform to the relevant	
2.7 British Standards (3936/4428) codes of practice and the specification	
3.0 soil	
3.1 imported topsoil to BS 3882:2015, subsoil to BS 8901:2013	
3.2 ameliorants: sanitized and stabilized compost	
3.3 preparation materials	
3.4 purify: free of pests and diseases	
3.5 foreign matter: no animal remains, free of fragments and roots of aggressive weeds, sticks, straw, subsoil, pieces of brick, concrete, glass, wire, large lumps of clay or vegetation, and the like	
3.6 contamination: do not use soil contaminated with subsoil, rubbish or other materials that are	
3.7 corrosive, explosive or flammable	
3.8 hazardous to human or animal life	
3.9 detrimental to healthy plant growth	
3.10 subsoil: in areas to receive topsoil or planting media, do not use subsoil contaminated with the above materials	
3.11 objectionable odour: none	
3.12 give notice if any evidence or symptoms of soil contamination	
3.13 are discovered on the site or in topsoil or planting media to be reported	
3.14 the soil profile for landscape areas shall be as follows:	
3.15 amenity grassed areas - 100mm topsoil / 350mm subsoil	
3.16 shrub areas - 300mm / 200mm subsoil	
3.17 tree pits - 300mm topsoil / 600mm-800mm subsoil (depending on size of rootball)	
4.0 drainage	
4.1 all landscaped areas to be free draining	
4.2 contractors to ensure all planting beds and tree pits are free draining	
4.3 prior to topsoiling all compacted ground is to be fully de-compacted and deep ripped (600-800mm) to allow good drainage	
4.4 all areas where soil is to be incorporated over formerly hard areas or compacted ground, there are to be excavated to further 300mm, or as required to remove all sub-base aggregate and backfilled to below topsoil level with free draining subsoil to match PH of topsoil used on site.	
4.5 following settlement of subsoil, top up areas and cultivate to depth of topsoil.	
4.6 contractor to only work with or over topsoil when dry to avoid compaction and the need for lengthy remedial operations to re-create a friable, free-draining soil	



Notes:
The contractors are to check all dimensions, drain runs and general conditions on site before works commence, and inform Akelius immediately upon discovery of any errors, omissions or discrepancies.
All works are to be carried out in accordance with current building regulations, British standards, codes of practice and local authority requirements.

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paving:
build up bottom to top:
- 100 mm hardcore
- 10 mm sand bedding
- 50 mm mortar bed
- paving slabs
type: Cadstone, Aeolian Sandstone
size: 600 x 600 mm x 25mm

planting key:

1	2	3	4	5	6	7	8	9	10	11	12	13
1 - Phlox 'Lullaby' x15	2 - Phlox 'Lullaby' x15	3 - Phlox 'Lullaby' x15	4 - Phlox 'Lullaby' x15	5 - Phlox 'Lullaby' x15	6 - Phlox 'Lullaby' x15	7 - Phlox 'Lullaby' x15	8 - Phlox 'Lullaby' x15	9 - Phlox 'Lullaby' x15	10 - Phlox 'Lullaby' x15	11 - Phlox 'Lullaby' x15	12 - Phlox 'Lullaby' x15	13 - Phlox 'Lullaby' x15

plan

section

All works to be carried out as per Akelius Workmanship Master Schedule.

PRELIMINARY	
FOR APPROVAL	
TENDER	
CONSTRUCTION	✓
AS BUILT	

REVISIONS

P1 - VV - 04.05.20 - End levels revised, Access and roadside kerb shown
P2 - VV - 14.05.20 - External works amended as per comments
E - LO - 05.05.20 - External works amended
K - LO - 05.05.20 - cycle store extended inward lawn to accommodate 18 no. spaces
F - LO - 06.01.21 - landscaping, bike store shelter and cycle store
G - LO - 22.02.21 - addition of landscape at front, bike store shelter roof height and large reduction, moved 500 mm from boundary fence, 1000 mm spacing between cycle stands
K - LO - 02.03.21 - updated - addition of landscape at front, bike store shelter roof height and large reduction, moved 500 mm from boundary fence, 1000 mm spacing between cycle stands

REV K	DRAWING NO. 40068.002	DRAWN LO	CHECKED NP
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PROJECT
110 GREENCROFT GARDENS
London, NW6 3PH

DRAWING TITLE
EXTERNAL WORKS PLAN AND SECTIONS

SCALE
1:50 @ A0

002