

## **DRAWING NOTES 7 Clarendon Crescent Leamington**

### **Contractors Clearance and Preparation.**

Remove from site all unwanted trees roots, shrubs, excavated material including, unusable soil, rubble, large stones, weeds etc. Any useable top soil is to be retained for the planting borders, Before commencement of any work on site the Contractor shall suitably protect, existing hard landscaped areas and vulnerable structures not included in the works.

**Setting Out.** Before the commencement of any hard landscaping works the Contractor is to mark out the design on site and to confirm that the layout meets with the approval of the Designer and the Clients.

**Levelling.** Establish new finished levels and confirm with the Designer and Clients that they are correct. Import top soil, see notes below. Grade the ground to new levels.

**Garden Drainage.** Install French drains at the base of all the garden walls.

**Construction note.** Any Manhole Covers in terrace to have inset lids with paving inserts.

### **Level One Terrace.**

**Laurel Hedge.** Take out.

**Levels.** Build up new levels for terrace and garden store.

**Drainage.** Allow for a 100mm drainage channel to the house walls & doorways. Terrace walls, allow for a 100mm drainage channel, finish with 10mm stone shingles to tone with paving. Falls as recommended by the paving supplier.

**Paving.** Paving to be selected, Construction:- Base; minimum 100mm deep. Laid on a bed of 100mm deep, well consolidated clean hardcore over a geo-textile membrane and finished with 35mm layer of 8.1 clean sharp mix sand/cement. Apply pointing recommended by paving suppliers. Haunches to be kept as tight as possible on the planting border sides. Fall away from house 1:80

**Steps Down from Terrace.** 500mm Go, in paving to be selected, 150mm Riser in same as wall finish. Base 200mm deep concrete foundations on 100mm compacted hardcore. Treads fall 1:80. Side walls & piers constructed in brick capped with paving as for terrace.

**Terrace retaining wall.** Visible walls in garden brick (to be selected). Construction, wall height 400mm (on terrace level), wall width to be confirmed. Capping stone, as for terrace paving, (to be selected). Walls built on suitable reinforced concrete foundations. French drain/weep holes for base of wall to lower level.

**Garden Store** Prepare adequate concrete or paving base.

### **Level Two Lawn & Borders**

Existing sloping lawn levels maintained.

**Lawn** The soil should be loosely turned over and free from surface stone, clods, other debris and perennial weeds. Rake level the surface several times in different directions allow to settle. Firm & then re-rake several times in different directions. Apply and rake in 70g per sq m. of general-purpose fertiliser 7 days before laying the turf. Lay best quality lawn turf, cut turf sharp at border edges leaving a well-defined edge of 50mm gap to soil.

**Stepping stones in lawn.** Paviours (to be selected) as for terrace, set into lawn just below the lawn level allowing for mowing over. Set on level area with a light hard core base, concrete mix on base to secure paviours with no rocking.

**Border Preparation.** Planting Borders. Good quality top soil to 300mm deep, where large shrub & tree planting depth may be required up to 400 mm deep. Existing top soil maybe of an adequate depth & quality in which case after grading to take in change of levels, rotovate & rake level, removing any large stones, roots and debris. It may be necessary to import top soil to reach required levels.

After planting cover the soil with a mulch of composted bark. (optional)

### **Level Three Vegetable Garden & Green House**

**Raised Borders.** That edge on to gravel pathway :- constructed in new timber sleepers or treated timber, 100mm wide by 200mm high. Top up borders with new imported top soil.

**Path.** In Stone chippings. Construction chippings 10mm (to be selected), laid over 100mm compacted hard core over a geo-textile membrane, compacted finished layer of chippings to a depth of 35mm.

**1800mm high Trellis Fence & Gateway to Coppice** Install with gravel boards at base of fence to retain raised borders and stone chippings pathways.

**Greenhouse.** In timber the retaining walls and risers will be in reclaimed brick. Prepare base as per suppliers instructions.

**Timber Shed.** Prepare suitable concrete base.

### **Other Items**

**Imported topsoil to make up borders.** To be of the best quality medium loam; weed & stone free. Free of sub-soil, perennial weed seed, stolons, rhizomes or poisonous substances. PH value similar to site soil.

**Hardcore.** To be clean new imported. MOT 1

### **Electrical Works.**

Excavate & back fill any trenches required for the electric works. The hard landscaping Contractor is to coordinate and to work with the electrical contractors to ensure that all ductwork etc. is installed at the correct depth and required time of the build.

**Spoil & Unused Materials.** All to be removed from site on completion.

### **Reading of Plans.**

The Contractor is to check all measurements on site. Hard copies of prints may not scale accurately. This design has been based on a CAD site survey provided by AGT Surveys the designer is not responsible for any survey inaccuracies. Contractors shall before quoting check the layout and measurements/levels on site. Any survey, design or layout problems should be brought to the attention of the designer and be resolved prior to providing a quotation for the works.

**Planning Permission.** It is the responsibility of the client to ensure that any relevant planning permission has been granted before any work takes place on site.

### **Contractors Notes.**

Contractors should state in their quotation a reasonable period of guarantee for works and materials that they have provided. The Designer & Client must be informed in writing of any request to substitute any product, material or technique, samples where applicable to be supplied. All materials, finishes, manufactured items and equipment to be installed using the suppliers written instructions or recommendations. The Contractor is responsible for the safety, conduct and actions of his employees and sub-contractors and to ensure that all sub-contractors tidy up and remove any debris daily as not to hinder other sub-contractors works. Contractor to co-ordinate all trades to provide complete working systems. Good working code of practice to be exercised to avoid disturbance to Clients and neighbours at all times.