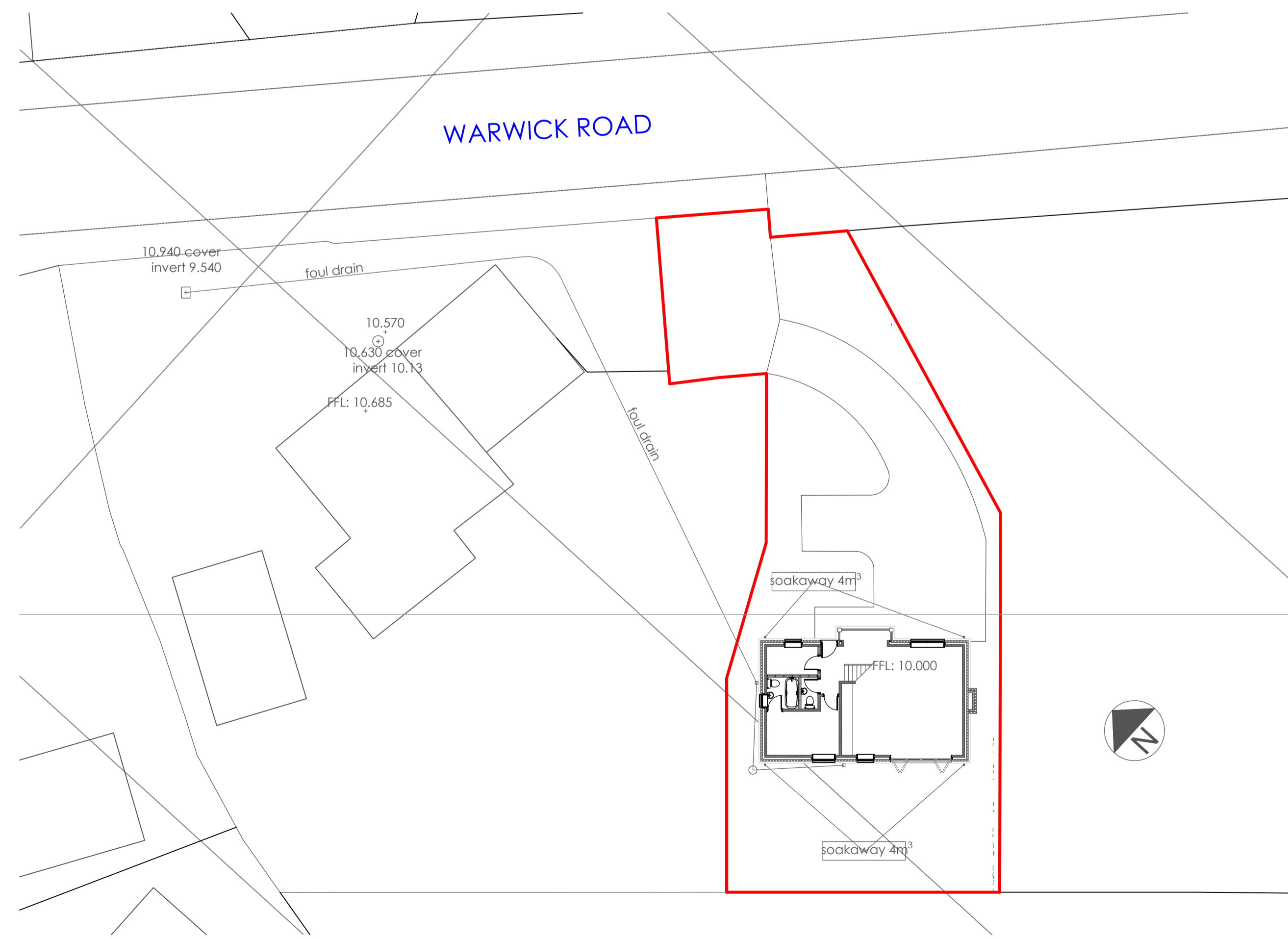
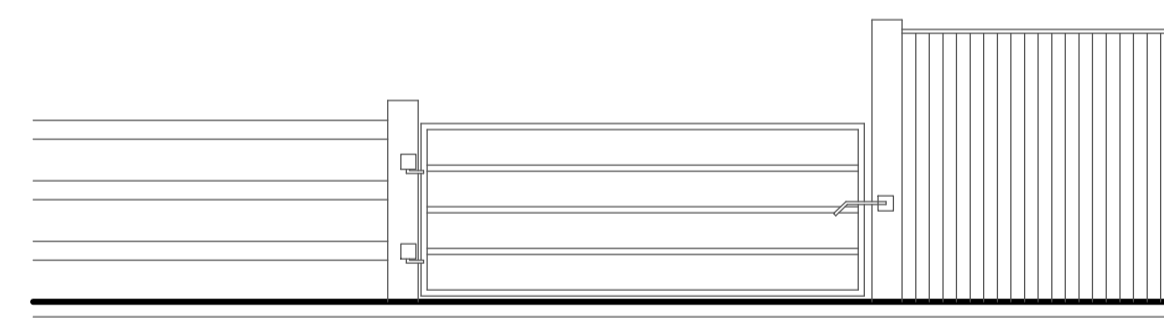


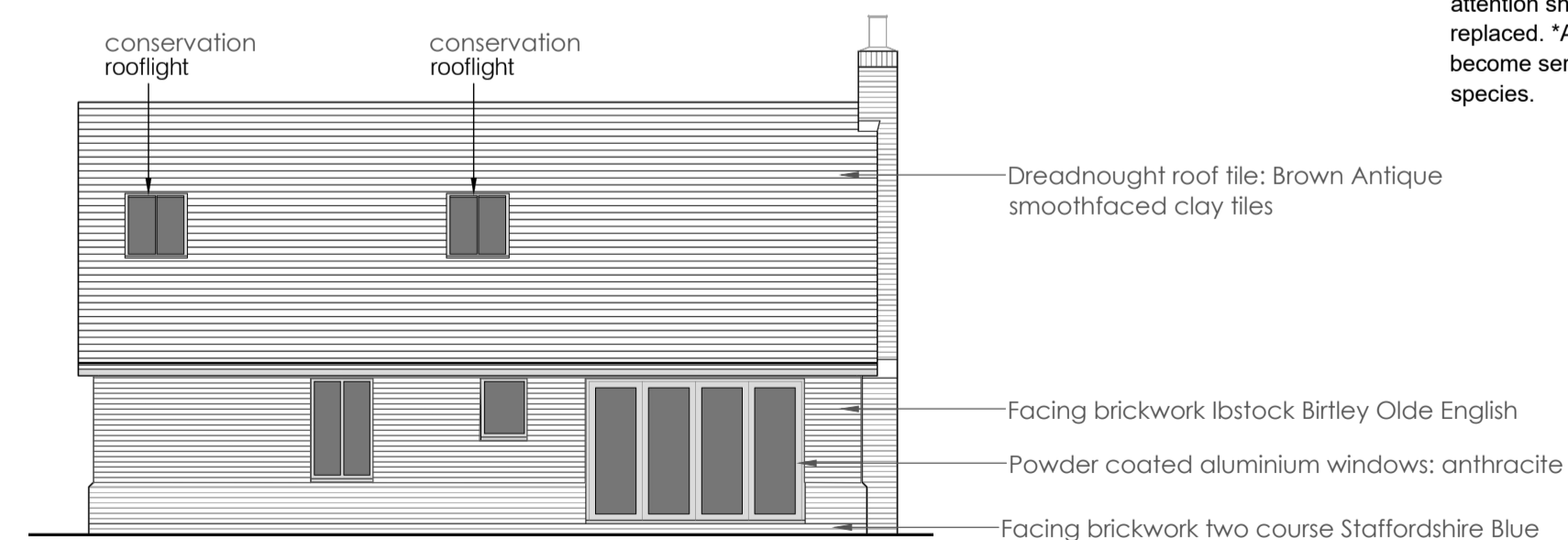
proposed site plan 1:200



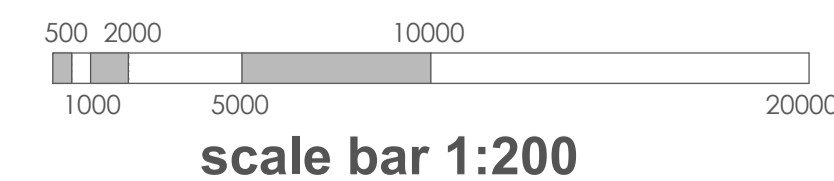
proposed site plan 1:200



proposed gate and fence 1:50



proposed south west elevation 1:100



proposed planting

Trees	Size	QTY
Malus sylvestris (native UK)	2m ht/1m sp 12-14cm girth	1
Prunus avium (native UK)	1.5m ht/1m sp 12-14cm girth	1
Sorbus aucuparia (native UK)	2m ht/1m sp 12-14cm girth	1
Shrubs		
Lonicera periclymenum (native UK)	5L	6
Viburnum opulus (native UK)	10L	12
Grass		
Hakonechloa macra	2L	27
Herbaceous perennial		
Euphorbia amygdaloides var robbiae (native UK)	2L	6
Geranium pratense (native UK)	2L	6
Silene dioica (native UK)	2L	9
Primula veris (native UK)	2L	6
Iris 'Supersition' (native UK)	2L	6

MAINTENANCE SCHEDULE:

WEATHER:

Cultivation and spreading of topsoil shall take place when soil is reasonably dry and workable. Soil operations, planting and seeding shall not take place in frozen weather conditions or when soil is waterlogged. Trees shall not be planted during high winds

SOIL:

Topsoil whether retained or imported shall comply with BS 3882: 2007 General Purpose Grade
 Topsoil shall be spread evenly, without being compacted, in consolidated layers of no more than 150mm to achieve smooth contours and specified finished levels. Minimum final depths of topsoil after settlement shall be:
 • Tree Pits, Hedges and Shrub Areas 450mm
 • Lawn Areas 150mm

GRASS:

Turf shall be high quality, Rowlan Medallion or similar to conform with BS 3969 with an even sward and free from moss and weeds such as clover, pearlwort and yarrow. All turf shall be laid on a moist and even bed with a fine tilth, free from stones and debris above 20mm and laid within 18 hours of delivery. Areas to receive turf shall only be cultivated when the soil is reasonably dry and workable. If standing water collects, such areas shall be drained prior to turfing. Turves shall be laid close butted with staggered joints and all edges shall be firmly butted together. Provide a 100mm mowing edge next to all fences. Finished grades shall be even but not level, with no sudden changes in level. Edges shall clean cut to straight edges. A mixture of topsoil and sand shall be brushed in to fill the joints and then lightly firmed down by a board or light roller, areas of settlement shall be levelled out. Turf shall be watered well when complete. In the absence of rainfall the turf is to be watered regularly until good establishment is ensured.

First Cut: When grass is approximately 50 mm high remove debris, litter and all stones and clay balls larger than 25 mm in any dimension and roll with a light roller. About 48 hours later and when grass is reasonably dry, cut with a sharp bladed mower to approximately 25 mm high. Remove and dispose of all arisings.

SHRUBS / HERBACEOUS PLANTING:

Generally: All plant material shall be of the specified size and species unless otherwise agreed. Containerised plants shall be well rooted, not pot bound and comply with the relevant sections of BS 3936 (Nursery Stock) and the standards specified in National Plant Specification.

Plants shall be of size and species indicated on Drawings and shall comply with all specified standards. Containerised plants shall be well rooted and not pot bound. Plants shall be planted upright in centre of individual planting pit as same level as grown in nursery or as in original container. Shrubs and or herbaceous matrix mixes are to be planted as per densities specified and with a random layout (no clumping, unless specifically mentioned)

TREES:

Tree pit size to be 200mm larger than rootball in diameter and same depth as rootball. All trees will be double staked with timber stakes and black plastic tree ties. Two stakes to be inserted opposite each other, or equally spaced around the tree outside the root ball, and secured to the trunk by a timber crossbar and tie.

MULCH:

Areas specified to receive bark mulch shall be mulched with a 50mm layer of fine composed bark. Bark should be capable of good stability and not be subject to wind blow. Mulch shall be applied after watering. The final level after soil settlement, planting and mulching shall be even with adjacent kerbs and paved surfaces and 50mm above adjacent lawns.

WATERING

All planted/seeded areas to be watered on day of planting/seeding and whenever necessary to ensure good establishment and healthy long term growth.

MAINTENANCE (5 YEARS):

Mowing and Edging: Grass cutting should commence as soon as the grass exceeds 50mm in the spring and carried out to be kept below 75mm at all times. The frequency of cutting shall not be less than that which will maintain this standard. If grass is left to grow longer than 75mm it shall be raked and removed from site.

Weeding: The owner shall maintain all shrub beds in a weed free condition at all times. This may be achieved by hand weeding.

Pruning: Shrubs shall be pruned in accordance with good horticultural practice if they cause a hazard to pedestrians or vehicles by outgrowing their beds. Pruning shall not be carried out in such a manner that tops are sheared off but attention shall be paid to the growth habit of the species. If plants are damaged by unskilled pruning they shall be replaced. *Any plants which within a period of five years from the completion of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Job: New Dwelling Stable Cottage, Warwick Road Cadwick End Solihull B93 0BN

Client: Mr Hawkeswood

Title: landscaping and drainage plans



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Scale: 1:200 & 1:100 on A1

Date: March 2023

Drawing No.

2319-2