CONDITION 6 - LANDSCAPING SCHEME (construction details)

LAWNS

PREPARATION - ALL AREAS TO BE PREPARED TO A FINE LIGHTLY CONSOLIDATED TILTH USING NOTHING LARGER THAN HAND OPERATED MACHINE TOOLS. ALL BEDS SHALL BE FREE OF STONES LARGER THAN 25mm AND CLEAN AND FREE FROM ALL BUILDERS RUBBLE, RUBBISH AND OTHER DELETERIOUS MATTER. ALL BEDS SHALL BE RAKED, LEVELED AND LEFT TO SETTLE FOR A PERIOD OF ONE WEEK PRIOR TO TURFING. USE FIRST QUALITY FRESHLY CUT MEADOW TURF FROM AN APPROVED LOCAL SUPPLIER FOR SIDE/FRONT GARDENS TO EACH PLOT AND JUBILEE SEED AND TURF LTD JS3 SEED FOR REAR GARDENS

TREE PLANTING

ALL TREES SHALL BE OBTAINED FROM AN APPROVED LOCAL SOURCE CERTIFIED BY THE NATIONAL NURSERY CERTIFICATE SCHEME.

ANY ADVANCED SEMI-MATURE TREES SHALL BE OF AT LEAST 160mm -180mm GIRTH MEASURED 1000mm ABOVE GROUND LEVEL.

ANY STANDARD TREES SHALL HAVE A GIRTH OF NOT LESS 80-100mm AT 1000mm ABOVE GROUND LEVEL AND HAVE A HEIGHT OF 2-3M TALL

ALL TREES SHALL BE SUPPLIED FROM SPECIALIST CONTAINER GROWTH BAGS.
SPECIFICATIONS

REF	SPECIES	SIZE
T1	PEAR TREE	STD
T2	APPLE TREE	STD
T3	SNOWY MESPILUS	STD

PREPARATION - EXCAVATE HOLE TO EXCEED SIZE OF TREE GROWTH CONTAINER BY AT LEAST 300MM ON ALL SIDES.

EXCAVATE PIT TO DEPTH TO GIVE 50MM SOIL COVER ABOVE TOP SURFACE OF CONTAINER PIT.

STAKING OF TREES -

SEMI-MATURE TREES SHALL BE RESTRAINED IN THEIR PITS BY MEANS OF UNDERGROUND ANCHORING SYSTEM SUCH AS PLATIPUS ANCHORING SYSTEMS INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

STANDARD TREES SHALL BE STAKED USING 2-3 POINTED TANALISED STAKES DRIVEN INTO TREE PIT OUTSIDE ZONE OF ROOT BOWL AND FITTED WITH TWO REINFORCED RUBBER CUSHIONED TREE TIES TO ALLOW FLEXIBILITY WITHIN STEM OF TREE.

HEDGE PLANTING

PLANT SPECIFICATIONS:

H1 - HEDGE MIXTURE SHALL COMPRISE MEDIUM SIZE PLANTS SIZE 600-900mm HIGH.

PREPARATION:

ALL WORK SHALL BE CARRIED OUT BY HAND ONLY WITH MINIMUM DISTURBANCE TO EXISTING GROUND TO AVOID DAMAGE TO ROOT SYSTEMS. EXISTING HEDGE AND SHRUBS TO BE CUT DOWN TO GROUND LEVEL BUT NOT DUG OUT TO AVOID DAMAGE TO ROOT SYSTEMS. NEW PLANTS TO BE CAREFULLY INSTALLED BY HAND BY NOTCH PLANTING ONLY.

PLANTING:

TO BE PLANTED IN TRIPLE STAGGERED ROWS AT 450mm CENTRES. 5 PLANTS PER METRE RUN IN EACH ROW AND ALL PLANTS RANDOMLY MIXED TO GIVE AN EVEN SPREAD THROUGH THE HEDGE. NO WORKS SHALL BE CARRIED OUT WITHIN 2000mm OF THE FACE OF ANY ADJACENT TREES.

BORDER PLANTING

PLANT SPECIFICATIONS (ALL 400mm CONTAINER GROWN):

REF	SPECIES
S1	BURKWOOD OSMANTHUS
	VIBURNUM TINUS (LAURUSTINUS)
HI	LIGUSTRUM OVALIFOLIUM (GARDEN PRIVET)
	PRUNUS LUSITANICA (PORTUGUESE LAUREL)

PREPARATION:

EXISTING GROUND TO EXCAVATED TO 300mm DEEP AND BACKFILLED USING FIRST QUALITY SCREENED TOP SOIL, ALL WORK SHALL BE CARRIED OUT BY HAND ONLY TO MINIMISE DISTURBANCE TO SURROUNDING TREES.

PLANTING:

TO BE PLANTED IN RANDOM TRIPLE STAGGERED ROWS 300mm APART 5 - 6 PLANTS PER METRE

T1

TREE 1

S1

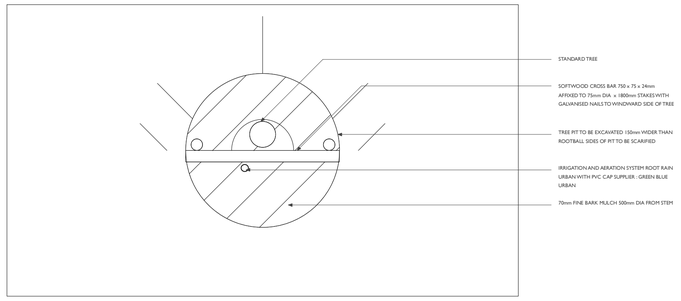
SHRUB MIX 1

H1

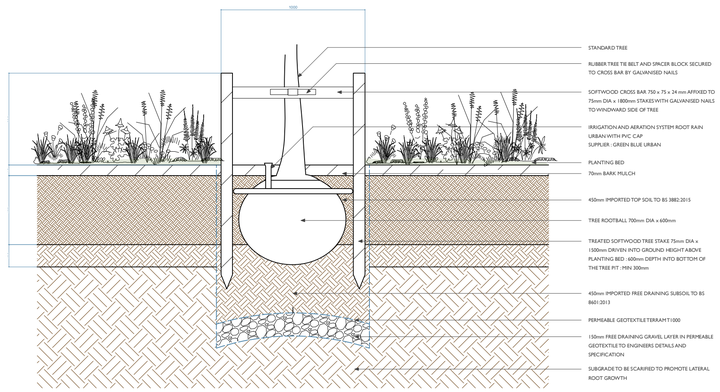
HEDGE MIX 1

P1

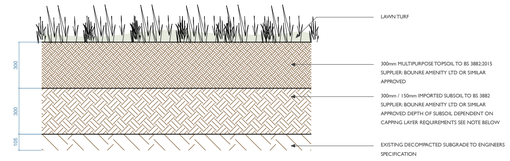
PAVER 1



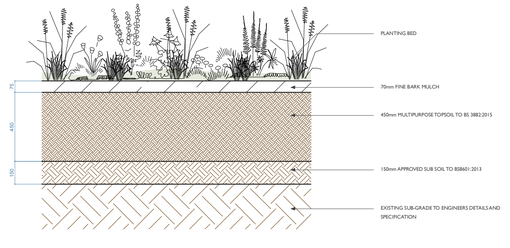
TYPICAL DETAIL, TREE PIT IN LAWN, SOFT LANDSCAPE (PLAN)



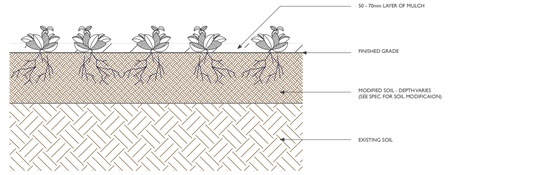
TYPICAL DETAIL, TREE PIT IN LAWN, SOFT LANDSCAPE (SECTION)



TYPICAL DETAIL, GRASS LAWN IN GROUND (SECTION)

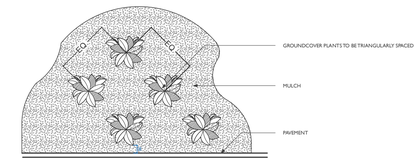


TYPICAL DETAIL, PLANTING BED IN GROUND (SECTION)



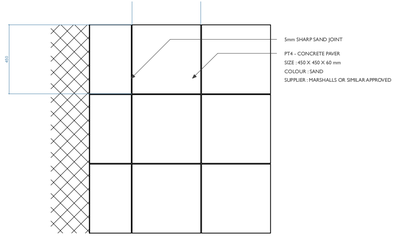
TYPICAL DETAIL, GROUNDCOVER PLANTING (DETAIL SECTION)

NOTES:
- SEE PLANTING LEGEND FOR GROUNDCOVER SPECIES, SIZE, AND SPACING DIMENSION.
- SMALL ROOTS (300mm- OR LESS) THAT GROW AROUND, UP, OR DOWN THE ROOT BALL PERIPHERY ARE CONSIDERED A NORMAL CONDITION IN CONTAINER PRODUCTION AND ARE ACCEPTABLE HOWEVER THEY SHOULD BE ELIMINATED AT THE TIME OF PLANTING. ROOTS ON THE PERIPHERY CAN BE REMOVED AT THE TIME OF PLANTING. (SEE ROOT BALL SHAVING CONTAINER DETAIL)
- SETTLE SOIL AROUND ROOT BALL OF EACH GROUNDCOVER PRIOR TO MULCHING.

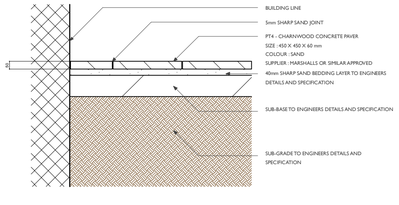


TYPICAL DETAIL, GROUNDCOVER PLANTING (DETAIL PLAN)

HARD LANDSCAPING TYPE 6 - PERMEABLE TARMAC



HARD LANDSCAPING TYPE 3 - CONCRETE PAVER (DETAIL PLAN)



HARD LANDSCAPING 3 - CONCRETE SLABS (DETAIL SECTION)

LAYER-BY-LAYER BUILD-UP

SURFACE COURSE (WEARING COURSE)

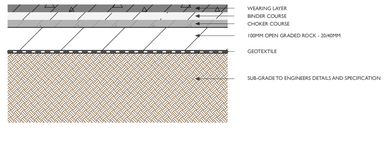
THICKNESS: ~40MM TO 50MM SPEC: OPEN-GRADED POROUS ASPHALT WITH HIGH VOID CONTENT (~20%) TO LET WATER PASS STRAIGHT THROUGH.

BINDER COURSE (BASE LAYER)
THICKNESS: ~50MM TO 70MM SPEC: COARSER OPEN-GRADED BITUMINOUS MACADAM THAT PROVIDES STRUCTURAL LOAD SUPPORT WHILE MAINTAINING AIR VOIDS FOR WATER FLOW.

CHOKER COURSE (BEDDING LAYER) THICKNESS: ~50MM SPEC: CLEAN SINGLE-SIZED ANGULAR AGGREGATE (TYPICALLY 6MM OR 10MM) TO STABILIZE AND LEVEL THE SURFACE BEFORE PAVING.

SUB-BASE (RESERVOIR COURSE) THICKNESS: ~150MM TO 300MM+ (VARIES BASED ON EXPECTED VEHICLE LOAD AND LOCAL RAINFALL STORAGE NEED) SPEC: CLEAN, CRUSHED, COARSE OPEN-GRADED ROCK (TYPICALLY 32MM TO 40MM) WITH NO FINE SAND OR DUST, ACTING AS A TEMPORARY WATER STORAGE TANK.

GEOTEXTILE MEMBRANE PLACEMENT: WRAPPED AROUND THE SIDES AND BOTTOM OF THE SUB-BASE (AND SOMETIMES BELOW THE CHOKER LAYER). SPEC: PERMEABLE FABRIC THAT STOPS SURROUNDING SOIL FROM MIGRATING INTO AND CLOGGING THE CLEAN STONE RESERVOIR WHILE LETTING WATER FILTER INTO THE SUBGRADE BELOW.



HARD LANDSCAPING TYPE 6 - PERMEABLE TARMAC (DETAIL SECTION)

TYPICAL LANDSCAPING CONSTRUCTION DETAILS

0m 0.5 1.0 1.5 2.0 2.5

1:20 Scale Bar

LANDÍVAR

ARCHITECTS

WEARMASTER HOUSE

1821 3.011 - Revision -

CLIENT	CONTEGO SAFETY
RIBA STAGE	STAGE 3 – SPATIAL COORDINATION
DRAWING	PLANNING CONDITION SUBMISSION
DATE	AUGUST 2026
SCALE	1:200 @ A1

REV	DATE	COMMENT	BY

PRINT DRAWING AT A1

N.B. Unless otherwise noted this drawing is not to be used for construction purposes. If indicated as feasibility this drawing is subject to a detailed site investigation, including ground conditions/ contaminates, drainage design and planning / density negotiations. The layout may be based upon an enlargement of an os sheet or other small scale plans and its accuracy needs to be verified by survey. CDM regulations have not been fully considered.

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