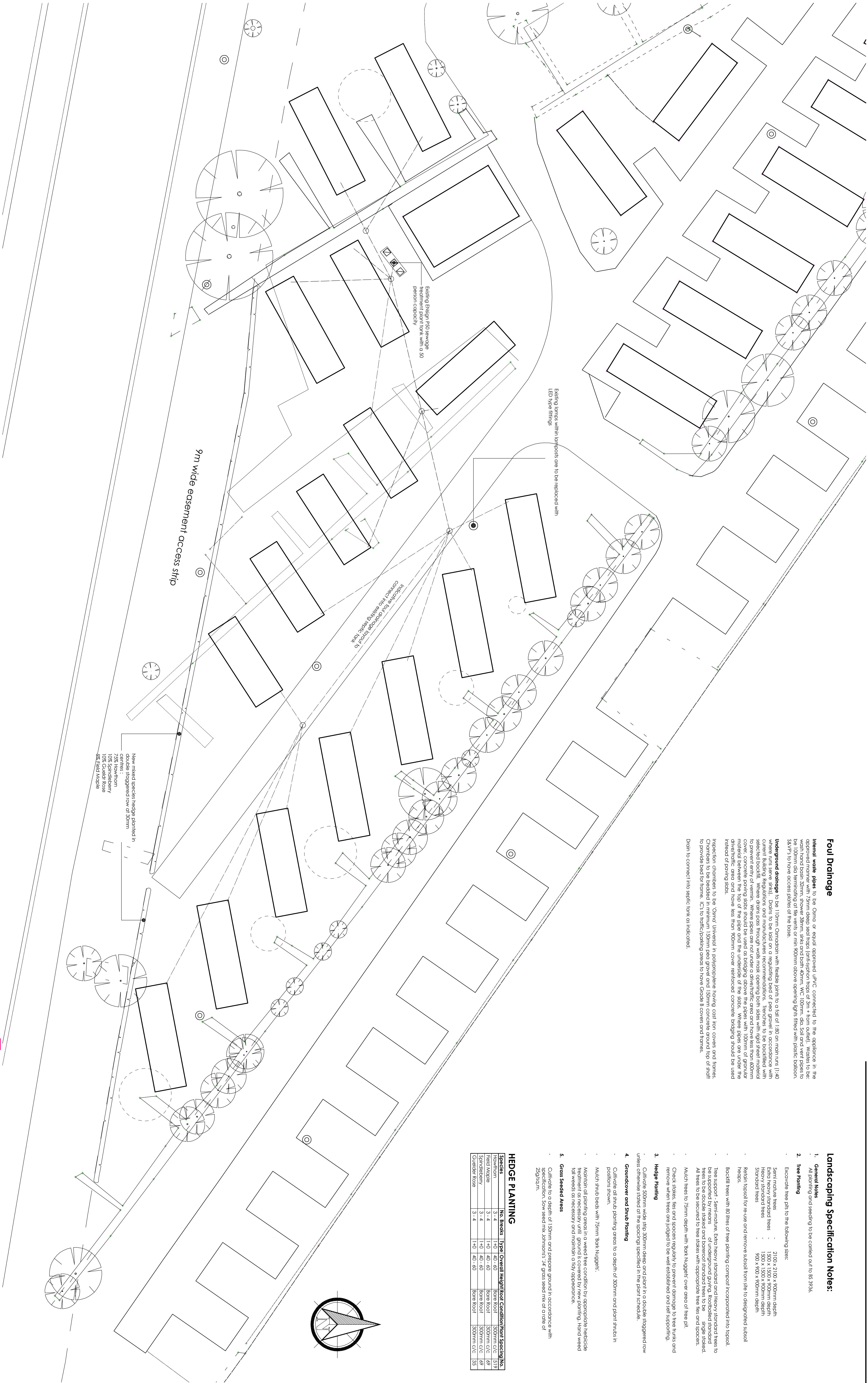




Foul Drainage

Internal waste pipes to be Omega or equal approved uPVC connected to the apparatus in the ground floor and to the main sewerage system on the roof and to the main sewerage system to the wash hand basin 22mm, shower 38mm, sinks and bath 48mm, WC 100mm, 450, 500 and vent pipes to be 100mm dia terminating at the vents or min 900mm above opening lights fitted with plastic bottom, 58kV/15 to have access plates at the base.

Underground drainage Driens to be 110mm Coruscon with flexible joint to a fall of 1:80 on main runs (1:40 where runs serve sinks). Driens to be laid on a regulating bed of pea gravel in accordance with current Building Regulations and manufacturers recommendations. Trenches to be backfilled with selected backfill. Where drains pass through walls make opening both sides with rigid steel material cover. concrete paving slabs should be used as bedding above the pipes with 100mm of granular material between the top of the pipe and the underside of the slab. Where pipes are under the drive/traffic area and have less than 300mm cover reinforced concrete bedding should be used instead of paving slabs.

Inspection chambers to be Omega Universal in polypropylene having cast iron covers and frames. Chambers to be bedded in minimum 150mm pea gravel and 150mm concrete around top of shaft to provide bed for frame. It's to traffic/parking areas to have Grade 8 covers and frames.

Drain to connect into septic tank as indicated.

Landscaping Specification Notes:

- General Notes
 - All planting and seeding to be carried out to BS 3756.
- Tree Planting
 - Excavate tree pit to the following sizes:
 - Small mature trees 2100 x 2100 x 900mm depth
 - Medium mature trees 1800 x 1800 x 900mm depth
 - Heavy standard trees 1800 x 1800 x 900mm depth
 - Standard trees 900 x 900 x 900mm depth
 - Retain topsoil for re-use and remove subsoil from site to designated subsoil heap.
 - Backfill trees with 80 litres of tree planting compost incorporated into topsoil.
 - Tree support - Semi-rigid, Extra heavy standard and Heavy standard trees to be supported by means of underground girding. Rootballed standard trees to be double staked and boreroot standard trees to be single staked. All trees to be secured to the stakes with appropriate ties and spacers.
 - Mulch trees to 75mm depth with Bark Nuggets over area of free pit.
 - Check stakes, ties and spacers regularly to prevent damage to tree trunks and remove when trees are judged to be well established and self supporting.
- Hedge Planting
 - Cultivate 500mm wide strip 300mm deep and plant in a double staggered row unless otherwise stated of the spacings specified in the plant schedule.
- Groundcover and Shrub Planting
 - Cultivate all shrub planting areas to a depth of 300mm and plant shrubs in positions shown.
 - Mulch shrub beds with 75mm Bark Nuggets.
 - Maintain all planting areas in a weed free condition by appropriate herbicide application. All areas to be kept free of weeds and debris. All areas to be kept free of weeds as necessary and maintain a tidy appearance.
- Grass Seeded Areas
 - Cultivate to a depth of 150mm and prepare ground in accordance with specification. Sow seed mix: Johnsons' 3/4 grass seed mix at a rate of 25g/sq.m.

HEDGE PLANTING

Species	No. Breeds	Type	Overall Height	Root Condition	Plant Spacing	No.
Hawthorn	3 - 4	1+0	40 - 60	Bare Root	300mm c/c	519
Field Maple	3 - 4	1+0	40 - 60	Bare Root	300mm c/c	69
Spindleberry	3 - 4	1+0	40 - 60	Bare Root	300mm c/c	69
Guelder Rose	3 - 4	1+0	40 - 60	Bare Root	300mm c/c	135