AMENDED

KEY

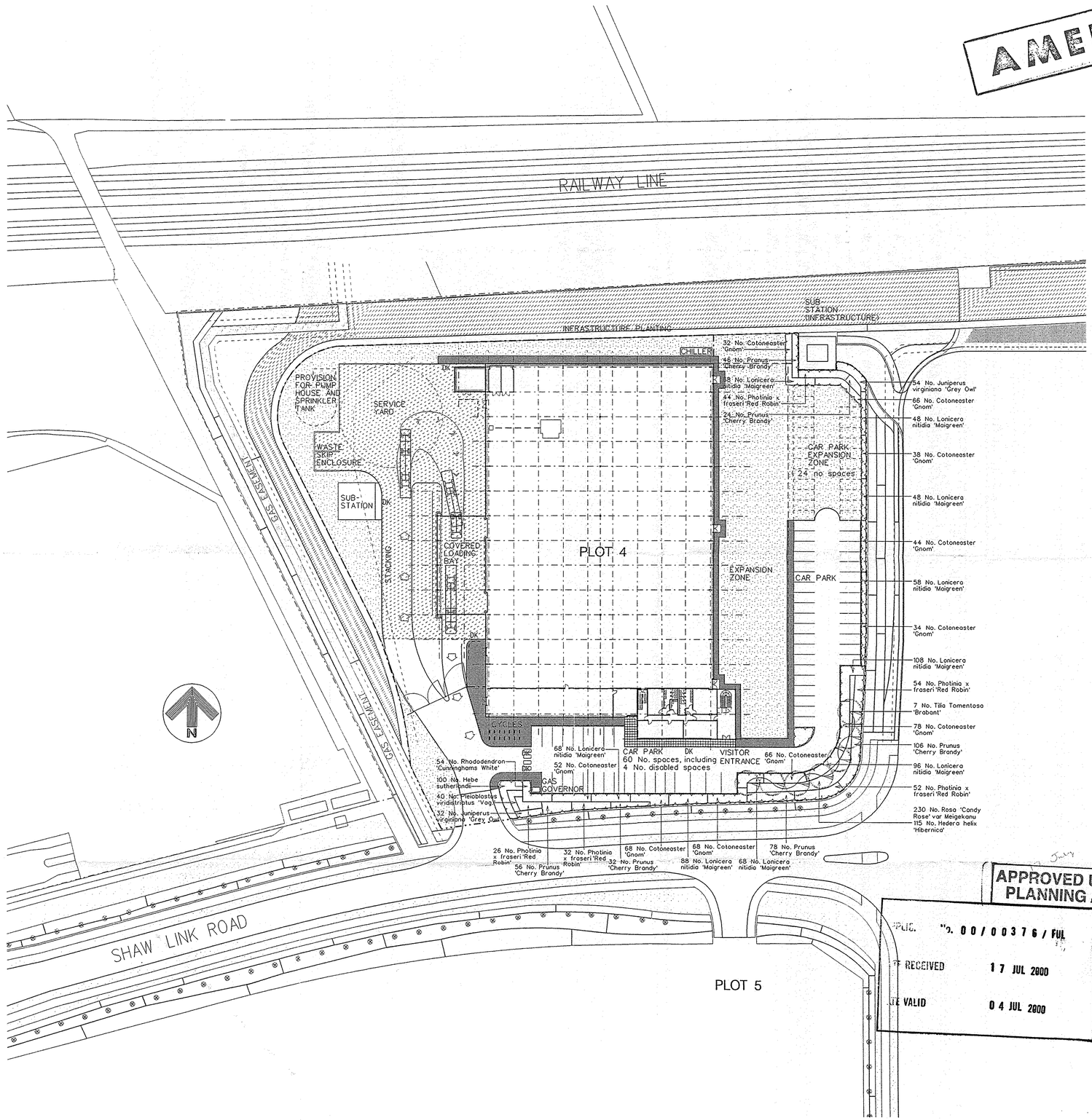
- Extra heavy standard tree 16-18cm girth, ht. 4.25-5.0m to Q31
- Proposed shrub planting to Q31
- Grass to Q30/310
- Bitmac footpath to Engineer's specification
- Tarmacadam surface to parking area to Engineers specification
- In-situ brushed concrete to Engineer's specification
- Concrete slab paving to Q25/120
- Zebra crossing painted on to tarmac road
- Concrete block paving strip to building edge to Q24/110
- Cycle stands to Q50/410
- DK — Drop kerb to Q10/110
- Fenceline to Q40/350
- Plot boundary
- Aremco protective vehicle barrier to Engineer's specification and detail

DRAWINGS IN THIS SERIES

L(90)01 Hard and Soft Landscape Layout
L(90)02 Hardworks Detail Layout (Sheet 1 of 2)
L(90)03 Hardworks Detail Layout (Sheet 2 of 2)
L(90)04 Setting Out
L(90)05 Detailed Setting Out (Sheet 1 of 2)
L(90)06 Detailed Setting Out (Sheet 2 of 2)
A(90)series Hardworks Details
D(90)series Detailed Layouts

PLANT SCHEDULE

No.	TREES	GIRTH (cm)		DENSITY
7	TILIA TOMENTOSA 'BRABANT'	16-18	Rootballed	N/A
No.	**SHRUBS**	**HEIGHT(cm)**	**CONTAINER SIZE**	**DENSITY**
546	COTONEASTER 'GNOM'	40-60	2L 3 strong breaks, prostrate	3/m²
100	HEBE SUTHERLANDII	30-40	3L neat dense even form	4/m²
115	HEDERA HELIX 'HIBERNICA'	60-80	2L 3ft trails dense even foliage	3/m²
86	JUNIPERUS VIRGINIANA 'GREY OWL'	30-40	3L dense even foliage good colour	3/m²
650	LONICERA NITIDIA 'MAIGREEN'	20-30	1.5L dense, bushy plant	4/m²
208	PHOTINIA x FRASERI'RED ROBIN'	40-60	3L 5 strong breaks in lower third	2/m²
40	PLEIOBLASTUS VIRIDISTRIATUS 'VAG.'	30-40	3L strong clump	4/m²
342	PRUNUS 'CHERRY BRANDY'	40-60	3L strong clump	3/m²
54	RHODODENDRON 'CUNNINGHAMS WHITE'	45-60	4L strong main leader	3/m²
230	ROSA 'CANDY ROSE' var MEIGEKANU	45-60	BR bushy well branched	3/m²



APPROVED UNDER PLANNING ACTS
DESCRIPTION
APPLIC. No. 00/00376/FUL
RECEIVED 17 JUL 2000
VALID 04 JUL 2000

Austin-Smith:Lord

ARCHITECTS PLANNERS DESIGNERS

AUSTIN-SMITH:LORD
5-6 BOWDON COURT
CALVER ROAD, WARRINGTON
CHESHIRE WA2 8QZ
TELEPHONE 01925-654441
FAX 01925-414814

NOTES
DO NOT SCALE
THE CONTRACTOR IS REQUESTED TO CHECK ALL DIMENSIONS BEFORE WORK IS PUT IN HAND

Intercity JIS Ltd

NOTES/REVISIONS

REV A 23.06.00 TENDER ISSUE

REV B 14.07.00 EXPANSION SPACES Nos.

JOB

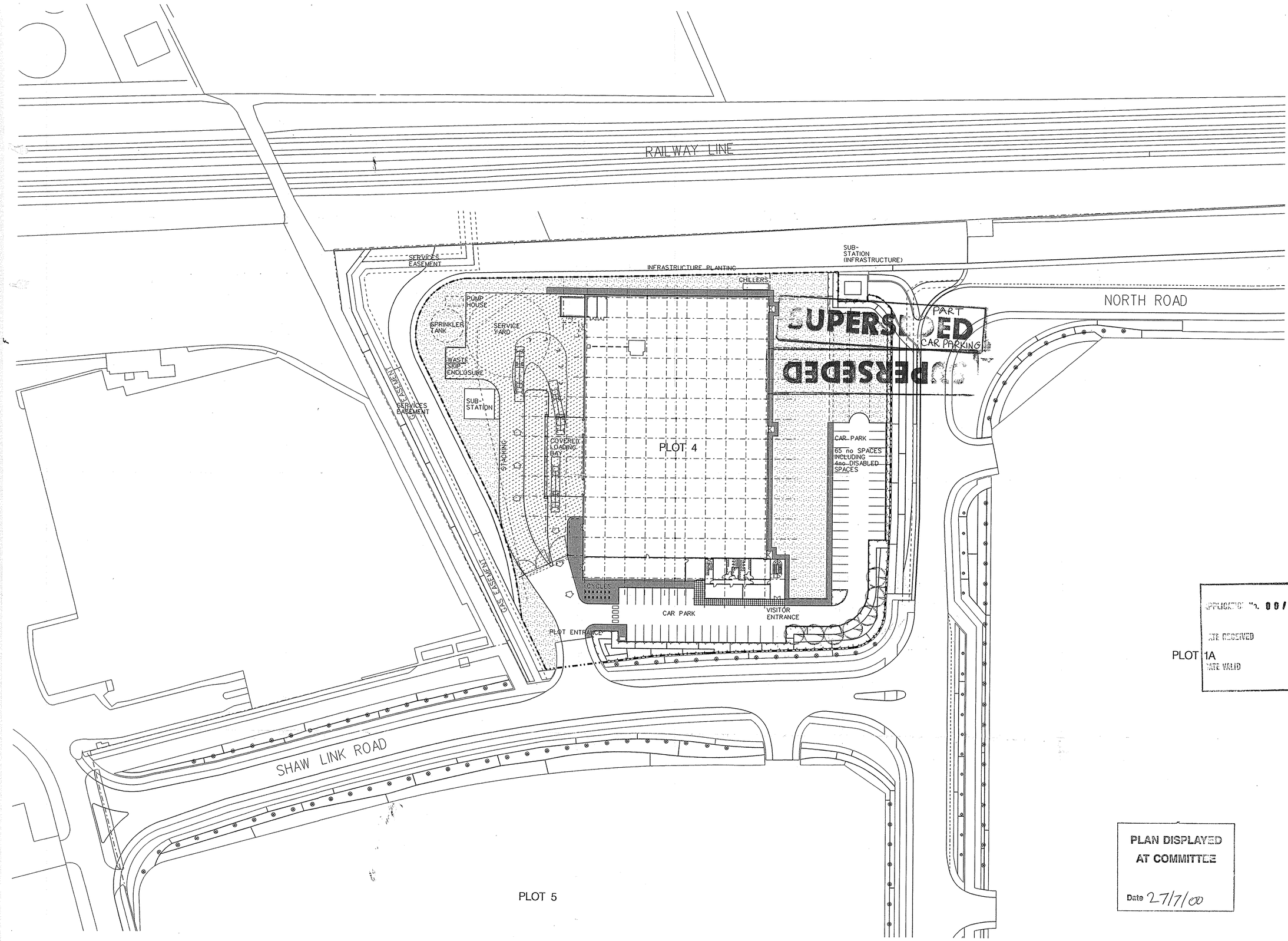
BOULEVARD INDUSTRY PARK

DESCRIPTION

PLOT 4 STADCO HARD AND SOFT LANDSCAPE LAYOUT

DRAWN	NKB
CHECKED	
DATE	JUNE 2000
SCALE	1:500
JOB NO.	99618201
CODE	TENDER
DRG.NO.	L(90)01
REVISIONS	A B

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ARCHITECTS PLANNERS DESIGNERS

AUSTIN-SMITH:LORD
5-6 BOWOOD COURT
CALVER ROAD, WARRINGTON
CHESHIRE WA2 8QZ
TELEPHONE 01925-654441
FAX 01925-414814

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Intercity JIS Ltd

NOTES/REVISIONS

REV A 09-05-00 MINOR AMENDMENTS

REV B 19.05.00 EXTERNAL PLANT RELOCATED LOADING BAY REDUCED

REV C 25-05-00 COMPRESSOR ROOM AND PIT RELOCATED

REV D 22.06.00 SITE BOUNDARY AND LAYOUT UPDATED

APPLICATION No. 00/00376/FUL
SITE RECEIVED 23 JUN 2000
DATE VALID - 4 JUL 2000

JOB
BOULEVARD INDUSTRY PARK

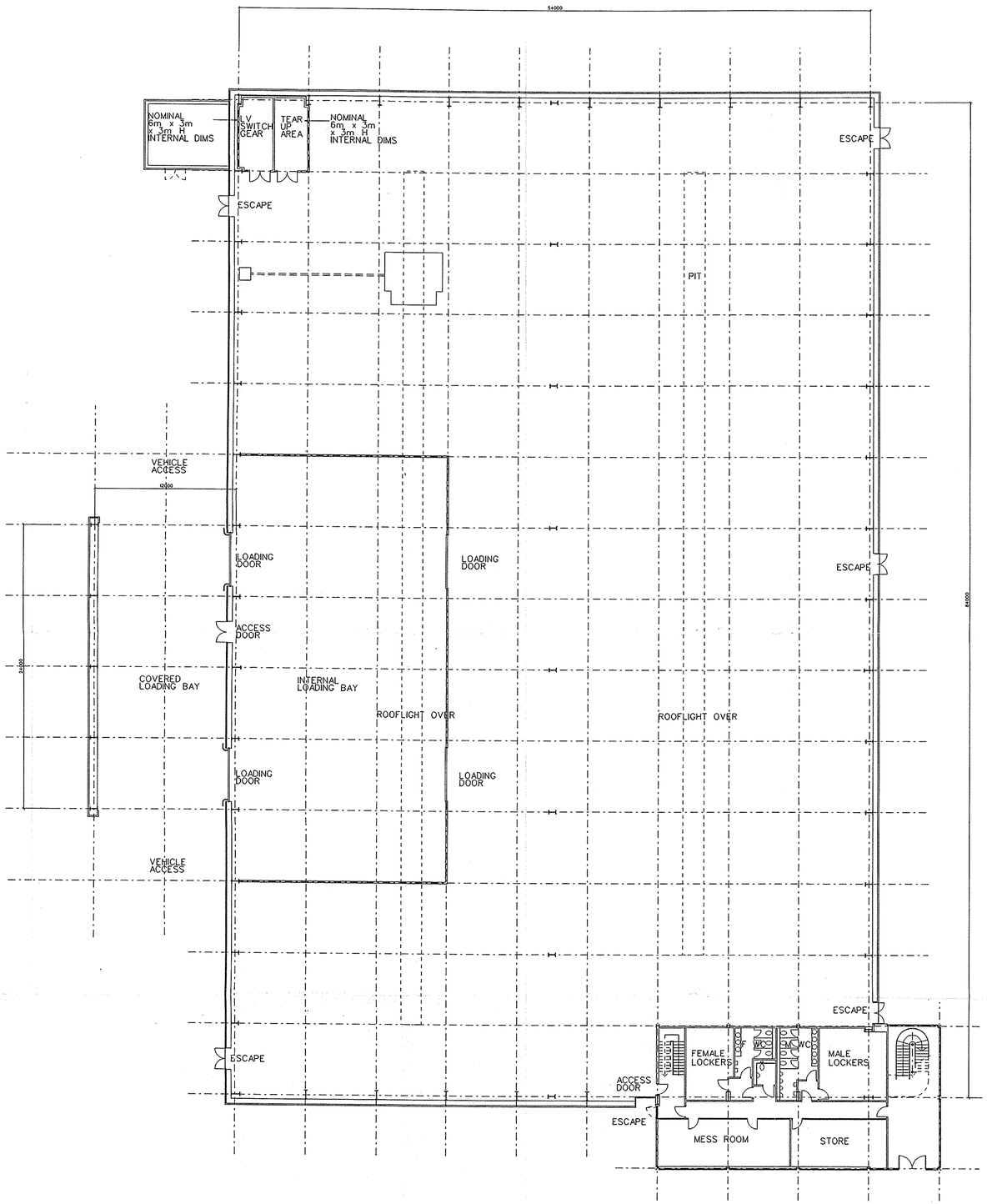
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PLOT 4 SITE LAYOUT

PLAN DISPLAYED AT COMMITTEE
Date 27/7/00

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CHECKED	IB
DATE	17:04:00
SCALE	1:500
JOB NO.	99618201
CODE	PLANNING
DRG. NO.	L(P)421
REVISIONS	A B C D

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Date Plotted:- 22-JUN-2000 16:46 Originating Design File:- I:\99618201\plot4\planning\l_p_421.plt



Austin-Smith:Lord

ARCHITECTS PLANNERS DESIGNERS

AUSTIN-SMITH:LORD
5-6 BOWOOD COURT
CALVER ROAD, WARRINGTON
CHESHIRE WA2 8QZ
TELEPHONE 01925-654441
FAX 01925-414814

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Intercity JIS Ltd

NOTES/REVISIONS

APPLICATION No. 00/00376/FUL
DATE RECEIVED 12 JUN 2000
DATE VALID 4 JUL 2000

JOB
BOULEVARD INDUSTRY PARK

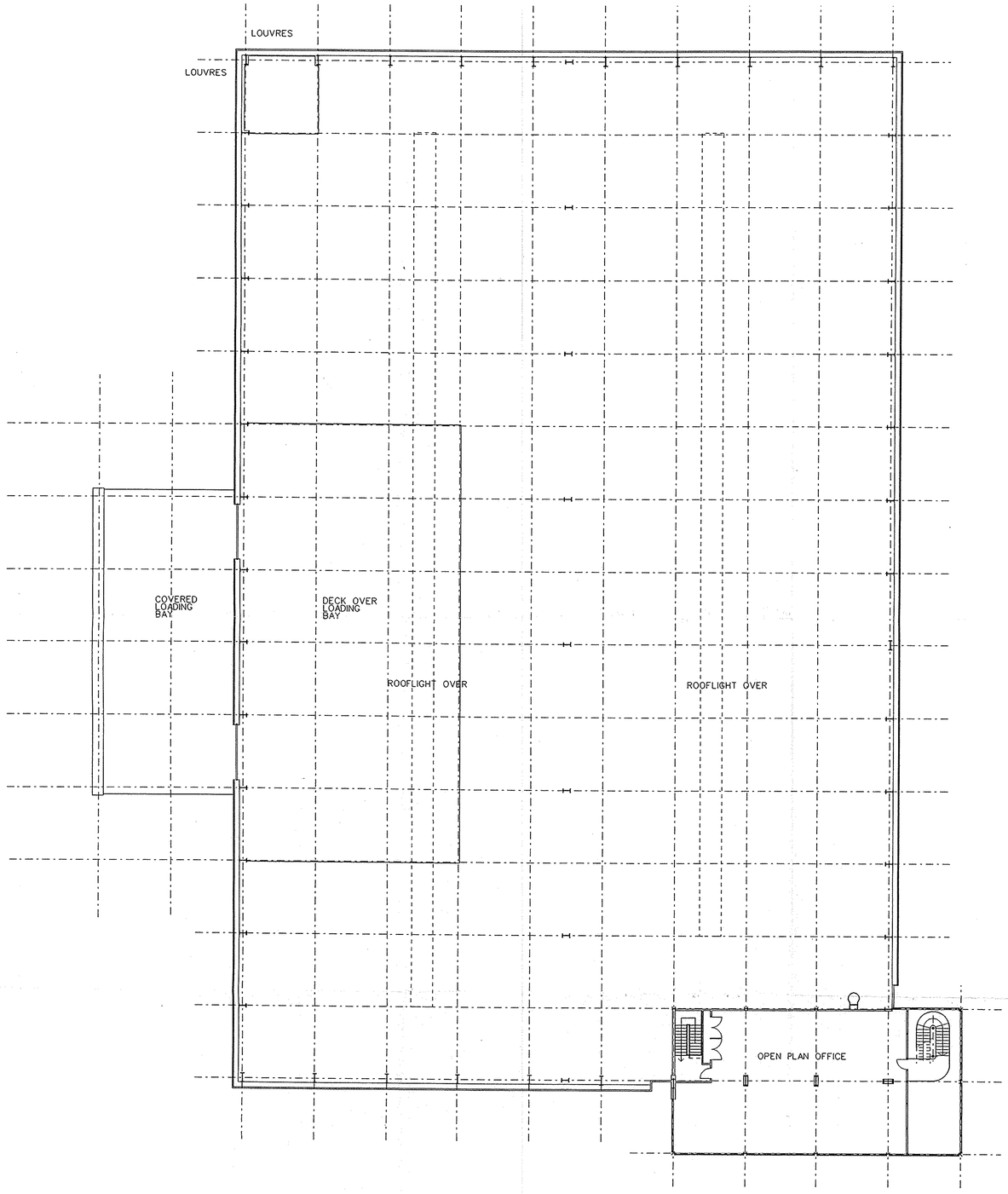
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PLOT 4
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CHECKED	IB
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JOB NO.	99618201
CODE	PLANNING
DRG.NO.	L(P)422
REVISIONS	

PLAN DISPLAYED AT COMMITTEE
Date 27/7/00

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Date Plotted:- 09-JUN-2000 14:37 Originating Design File:- I:\99618201\plot4\planning\l_p_422.plt



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ARCHITECTS PLANNERS DESIGNERS

AUSTIN-SMITH:LORD
5-6 BOWOOD COURT
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TELEPHONE 01925-654441
FAX 01925-414814

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Intercity JIS Ltd

NOTES/REVISIONS

APPLICATION No. 00/00376/FUL
DATE RECEIVED 12 JUN 2000
DATE VALID - 4 JUL 2000

JOB
BOULEVARD INDUSTRY PARK

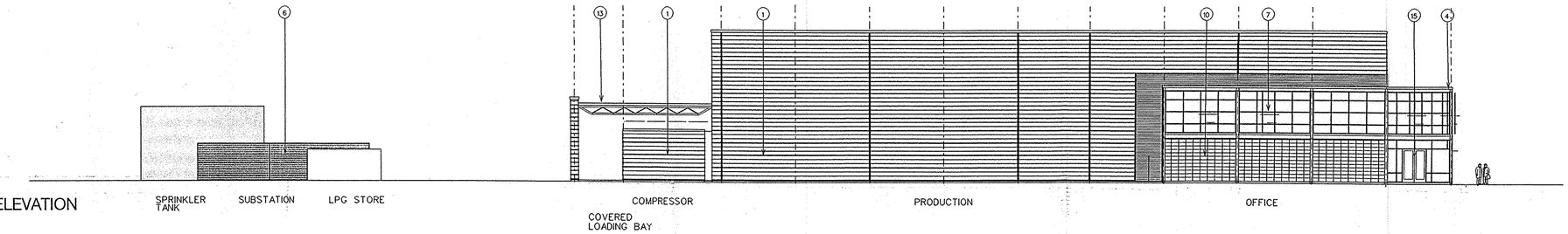
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JOB NO.	99618201
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REVISIONS	

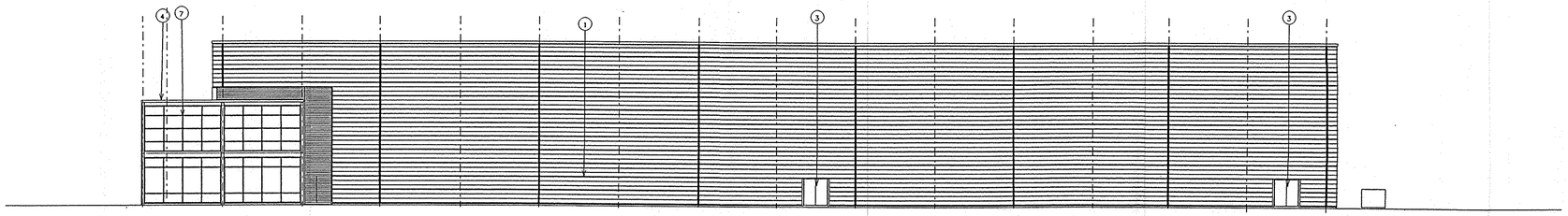
PLAN DISPLAYED AT COMMITTEE
Date 27/7/00

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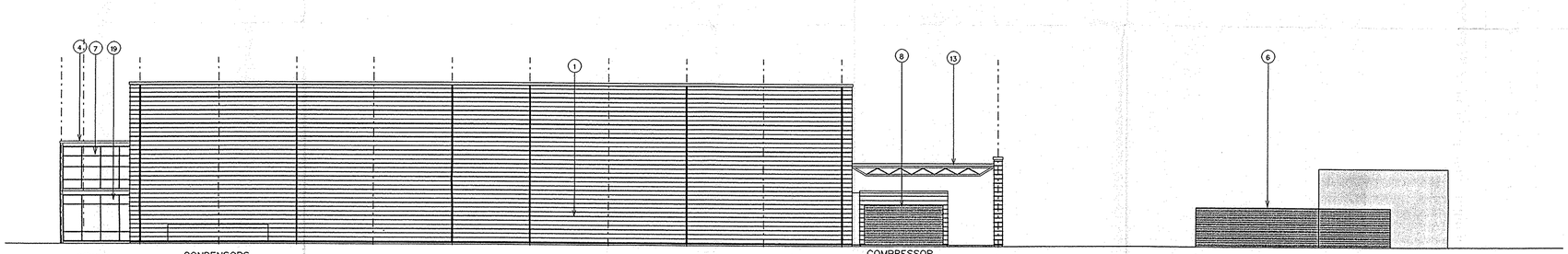
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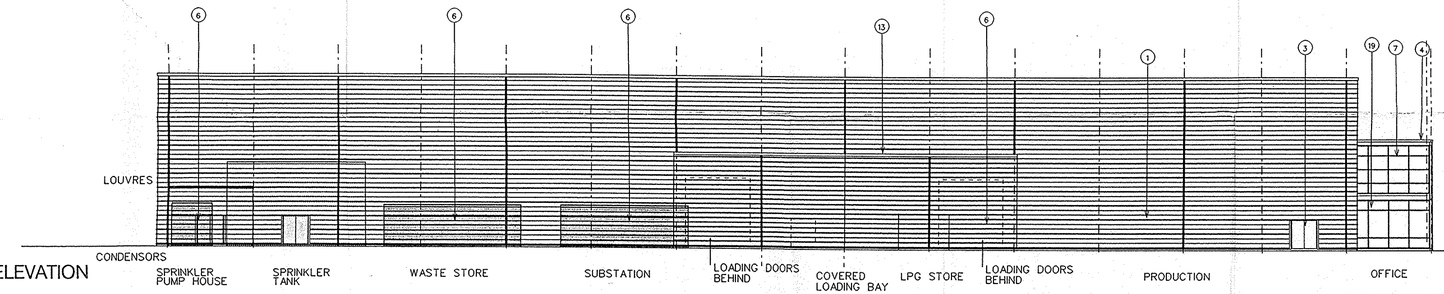
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION

CODE	MATERIAL	SPEC.REF.	FINISH	COLOUR
1	STEEL FACED PROFILED COMPOSITE CLADDING PANELS	H31.110	PVF2	METALLIC SILVER
2	SECTIONAL INSULATED SHUTTER DOOR	L2.616	NATURAL FINISH /PAINT FINISH	ALUMINIUM GREY RAL 7004
3	STEEL FACED DOORS	L2.350	POLYESTER POWDER COATED	GREY RAL 7004
4	EXPOSED STEEL FRAMING	M60.124 M61.124	PAINT FINISH	GREY RAL 7024
5	PARAPET FLASHING	H31.482	PVF2	METALLIC SILVER
6	BRICKWORK	F10.100	NATURAL	RED
7	ALUMINIUM FRAMED CURTAIN WALLING ANTISUN TINTED GLASS	H11.110	POLYESTER POWDER COATED	GREY RAL 7024 GREEN GLASS
8	LOUVRES	L1.650 L1.651	POLYESTER POWDER COATED	GREY RAL 7012
10	TERACOTTA CLADDING PANELS	H20.120	NATURAL FINISH	TERRACOTTA
12	LOUVRE DOORS	L2.280	POLYESTER POWDER COATED	GREY RAL 7012
13	CANOPY ROOF	H31.150	PVF2	METALLIC SILVER
15	GLAZED ENTRANCE DOOR	L2.270	POLYESTER POWDER COATED	GREY RAL 7024
18	METAL FENCE	G40.350	POLYESTER POWDER COATED	GREY RAL 7004
19	GLAZING SPANDREL PANELS	H11.205	SELF FINISHED	OPAQUE

PLAN DISPLAYED AT COMMITTEE

Date 27/7/00

APPLICATION No. 00/00376/FUL

DATE RECEIVED 12 JUN 2000

DATE VALID - 4 JUL 2000

Austin-Smith:Lord

ARCHITECTS PLANNERS DESIGNERS

AUSTIN-SMITH:LORD
5-6 BOXWOOD COURT
CALVER ROAD, WARRINGTON
CHESHIRE WA2 8DZ
TELEPHONE 01925-654441
FAX 01925-414814

NOTES
DO NOT SCALE
THE CONTRACTOR IS REQUESTED TO CHECK ALL DIMENSIONS BEFORE WORK IS PUT IN HAND

Intercity JIS Ltd

NOTES/REVISIONS

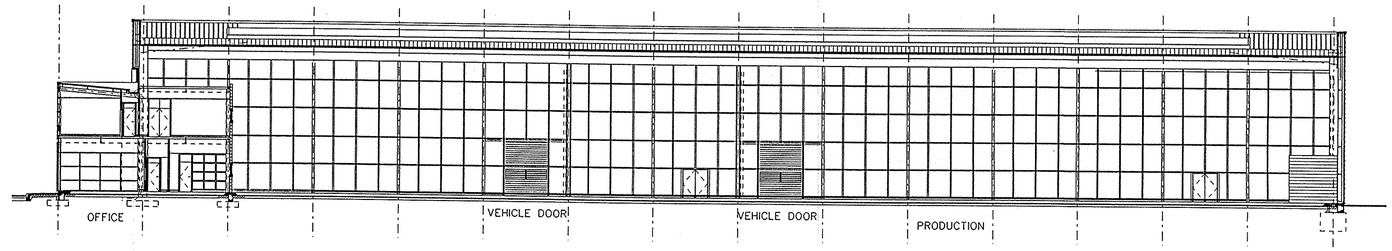
JOB
BOULEVARD INDUSTRY PARK

DESCRIPTION
PLOT 4 ELEVATIONS

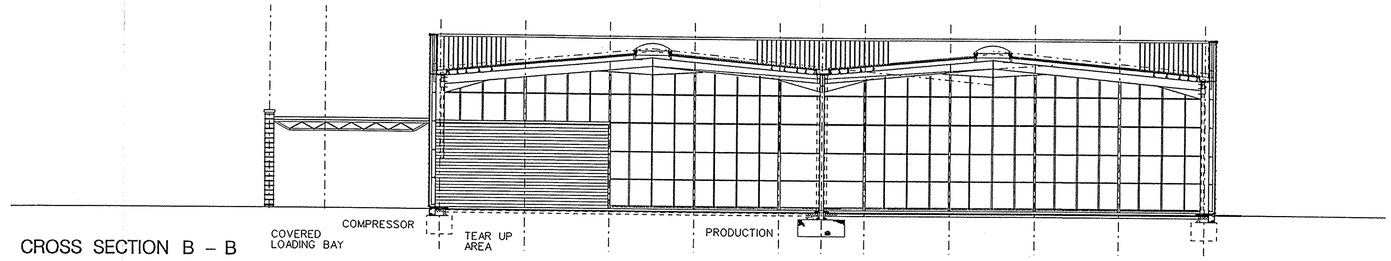
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CHECKED	PAJ
DATE	4:05:00
SCALE	1:200@A1
JOB NO.	99618201
CODE	PLANNING
DRG.NO.	L(P)425
REVISIONS	

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Date Plotted:- 09-JUN-2000 14:38 Originating Design File:- I:\99618201\plot4\planningL_p_425.plt



LONG SECTION A– A



CROSS SECTION B – B

Austin-Smith:Lord

ARCHITECTS PLANNERS DESIGNERS

AUSTIN-SMITH:LORD
5-6 BOWOOD COURT
CALVER ROAD, WARRINGTON
CHESHIRE WA2 8QZ
TELEPHONE 01925-654441
FAX 01925-414814

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Intercity JIS Ltd

NOTES/REVISIONS

APPLICATION No. 00/00376/FUL
DATE RECEIVED 12 JUN 2000
DATE VALID - 4 JUL 2000

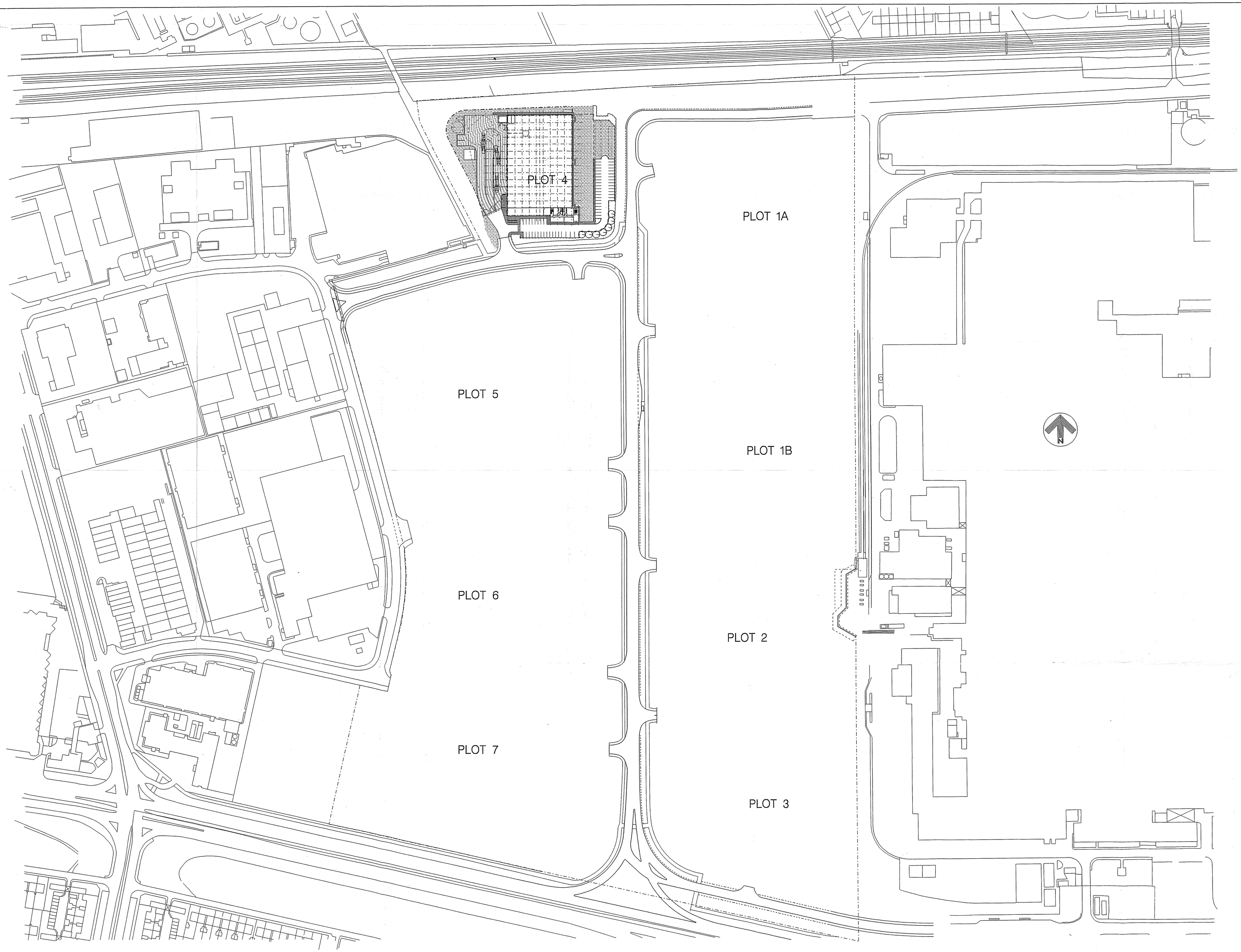
PLAN DISPLAYED AT COMMITTEE
Date 27/7/00

JOB
BOULEVARD INDUSTRY PARK

DESCRIPTION
PLOT 4
SECTIONS A-A & B-B
AS PROPOSED

DRAWN	IB
CHECKED	IB
DATE	17:04:00
SCALE	1:200@A1
JOB NO.	99618201
CODE	PLANNING
DRG.NO.	L(P)424
REVISIONS	

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APPLICATION No. 00/00376/FUL
DATE RECEIVED 23 JUN 2000
DATE VALID - 4 JUL 2000

austin-smith:lord

ARCHITECTS PLANNERS DESIGNERS

AUSTIN-SMITH:LORD
5-6 BOWOOD COURT
CALVER ROAD, WARRINGTON
CHESHIRE WA2 8QZ
TELEPHONE 01925-654441
FAX 01925-414814

NOTES
DO NOT SCALE
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Intercity JIS Ltd

NOTES/REVISIONS

REV A 22.06.00 PRELIMINARY ISSUE

PLAN DISPLAYED AT COMMITTEE
Date 27/7/00

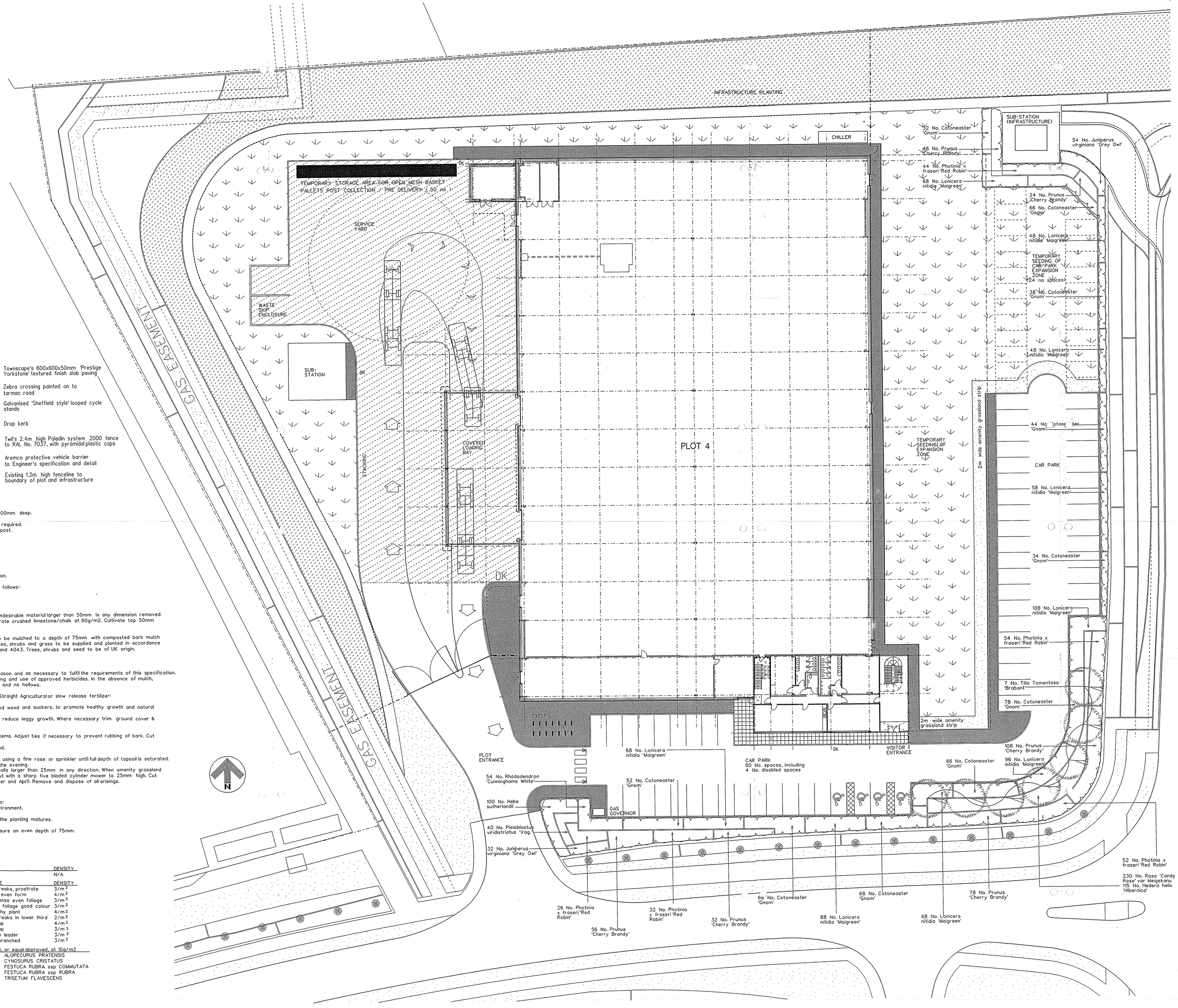
JOB
BOULEVARD INDUSTRY PARK

DESCRIPTION
PLOT 4 STADCO LOCATION PLAN

DRAWN	IB
CHECKED	[illegible]
DATE	JUNE 2000
SCALE	1:1000@A0
JOB NO.	99618201
CODE	PLANNING
DRG.NO.	L(P)426
REVISIONS	A

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Plotted:- 22-JUN-2000 16:47 Originating Design File:- I:\99618201\plot4\planning\l_p_426.plt



KEY

- Extra heavy standard tree 16-18cm girth, ht. 4.25-5.0m
- Proposed shrub planting
- Amenity grassland
- Hydro-seeded wildflower grassland
- Bitmac footpath to Engineer's specification
- Tarmacadam surface to parking area to Engineers specification
- In-situ brushed concrete to Engineer's specification
- Townscape's 600x600x50mm 'Prestige Yorkstone' textured finish slab paving
- Zebra crossing painted on to tarmac road
- Galvanised 'Sheffield style' looped cycle stands
- DK Drop kerb
- Twil's 2.4m high Paladin system 2000 fence to RAL No. 7037, with pyramidal plastic cops
- Aremco protective vehicle barrier to Engineer's specification and detail
- Existing 1.2m high fenceline to boundary of plot and infrastructure

GROUND PREPARATIONS
Trees to be planted into a prepared pit not less than 1500mm dia. x 900mm deep.
Backfilling material to be a previously prepared mixture of:
-70% by volume topsoil excavated from the pit and additional topsoil as required.
-20% by volume approved Bentleys Growtree organic tree planting compost.
-10% by volume coarse grained washed river sand.
-50g/cu m Enmag slow release fertiliser.
-100g/cu m Alginure soil ameliorant.

Before planting shrubs apply the following to topsoil:
-Compound fertilizer at a rate of 75g/sq.m
-Soil ameliorant (Alginate) at a rate of 75g/sq.m
-Peat-free compost at a rate of 1 cu.m per 20 sq.m prior to cultivation.

Overall minimum depths of topsoil after firming and settlement to be as follows:
-Ground cover and medium height shrub areas: 450mm.
-Amenity grassland: 150mm
-Wildflower grassland: 0mm

Subsoil to wildflower grassland to be broken up to 150mm depth and undesirable material larger than 50mm in any dimension removed. When sub-soil is reasonably dry and weather conditions suitable, incorporate crushed limestone/chalk at 60g/m2. Cultivate top 50mm depth to a medium tilth prior to seeding.

Trees to be secured by double staking. Plant beds and around trees to be mulched to a depth of 75mm with composted bark mulch from Melcourt Industries Ltd. Tel:01666 502711, or equal& approved. Trees, shrubs and grass to be supplied and planted in accordance with CPSE 'Plant Handling and Establishing Landscape Plants', BS 3936 and 4043. Trees, shrubs and seed to be of UK origin.

PLANTING MAINTENANCE
Carry out initial maintenance of the planted areas as follows:
-Make visits at approximately fortnightly intervals during the growing season and as necessary to fulfil the requirements of this specification.
-Keep all beds and base of trees and shrubs clear of weeds by cultivating and use of approved herbicides. In the absence of mulch, fork over beds as necessary to keep soil loose, with approved combers and no hollows.
-Keep all beds clear of litter and rubbish
-Once during the period, in March or April evenly spread 15:15:15 NPK Straight Agricultural or slow release fertilizer:
-70g per feathered, standard or heavier tree, 40g per whip or shrub.
-Prune plants at appropriate time to remove dead or dying and diseased wood and suckers, to promote healthy growth and natural shape, and remove all prunings.
-Cut back bamboo/vigorous species to maintain bushy base growth and reduce leggy growth. Where necessary trim ground cover & low hedging to shape.
-Remove dead flowering heads.
-Regularly check condition of stakes, ties & replace broken or missing items. Adjust ties if necessary to prevent rubbing of bark. Cut back any damaged bark and treat wound with fungicidal sealant.
-Firm up all trees and shrubs and straighten plants affected by the wind.
-Replace defective plant material
-Ensure sufficient water is applied to maintain healthy growth. Carry out using a fine rose or sprinkler until full depth of topsoil is saturated.
-Spray crown of trees when in leaf during warm weather. Carry out in the evening.
-Before cutting grassland remove debris, litter and all stones and clay balls larger than 25mm in any direction. When amenity grassland is approximately 50mm high roll with a light roller and 48 hours later cut with a sharp five bladed cylinder mower to 25mm high. Cut hydroseeded areas to 40mm three times per annum between September and April. Remove and dispose of all arisings.

LONGER TERM PLANT MANAGEMENT
The overall aim of the landscape management and maintenance will be to:
-Establish and maintain the overall character and appearance of the environment.
To achieve this aim :
-Carry out a continued schedule of maintenance as above, adapted as the planting matures.
-Replace defective plant material on a yearly basis.
-Every spring top up the whole area of planting beds with mulch to ensure an even depth of 75mm.

PLANT SCHEDULE

No.	TREES	GIRTH (cm)		DENSITY
7	TILIA TOMENTOSA 'BRABANT'	16-18	Rootballed	N/A

No.	SHRUBS	HEIGHT(cm)	CONTAINER SIZE	DENSITY
546	COTONEASTER 'GNOM'	40-60	2L 3 strong breaks, prostrate	3/m²
100	HEBE SUTHERLANDII	30-40	3L neat dense even form	4/m²
115	HEDERA HELIX 'HIBERNICA'	60-80	2L 3ft trails dense even foliage	3/m²
86	JUNIPERUS VIRGINIANA 'GREY OWL'	30-40	3L dense even foliage good colour	3/m²
650	LONICERA NITIDIA 'MAIGREEN'	20-30	1.5L dense, bushy plant	4/m²
208	PHOTINIA x FRASERI 'RED ROBIN'	40-60	3L 5 strong breaks in lower third	2/m²
40	PLEIOBLASTUS VIRIDISTRIATUS 'VAG.'	30-40	3L strong clump	4/m²
342	PRUNUS 'CHERRY BRANDY'	40-60	3L strong clump	3/m²
54	RHODODENDRON 'CUNNINGHAMS WHITE'	45-60	4L strong main leader	3/m²
230	ROSA 'CANDY ROSE' var MEIGEKANU	45-60	BR bushy wellbranched	3/m²

WILDFLOWER GRASSLAND HYDRO-SEEDING-BRITISH SEED HOUSE'S WFGS, or equal approved, at 10g/m2

ACHILLEA MILLEFOLIUM	MEDICAGO LUPULINA	ALOPECURUS PRATENSIS
ANTHYLLIS VULNERIA	PLANTAGO LANCEOLATA	CYNOSURUS CRISTATUS
CENTAUREA NIGRA	PRUNELLA VULGARIS	FESTUCA RUBRA ssp COMMUTATA
FILIPENDULA ULMARIA	RANUNCULUS ACRIS	FESTUCA RUBRA ssp RUBRA
HYPOCHOERIS RADICATA	RHINANTHUS MINOR	TRISETUM FLAVESCENS
LEUCANTHEMUM VULGARE	RUMEX ACETOSA	
LOTUS CORNIULATUS	SILENE ALBA	
LYCHNIS FLOS-CUCULI		

Austin-Smith:Lord

ARCHITECTS PLANNERS DESIGNERS

AUSTIN-SMITH:LORD
5-6 BOWOOD COURT
CALVER ROAD, WARRINGTON
CHESHIRE WA2 8DZ
TELEPHONE 01925-654441
FAX 01925-414814

NOTES
DO NOT SCALE
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Intercity JIS Ltd

NOTES/REVISIONS

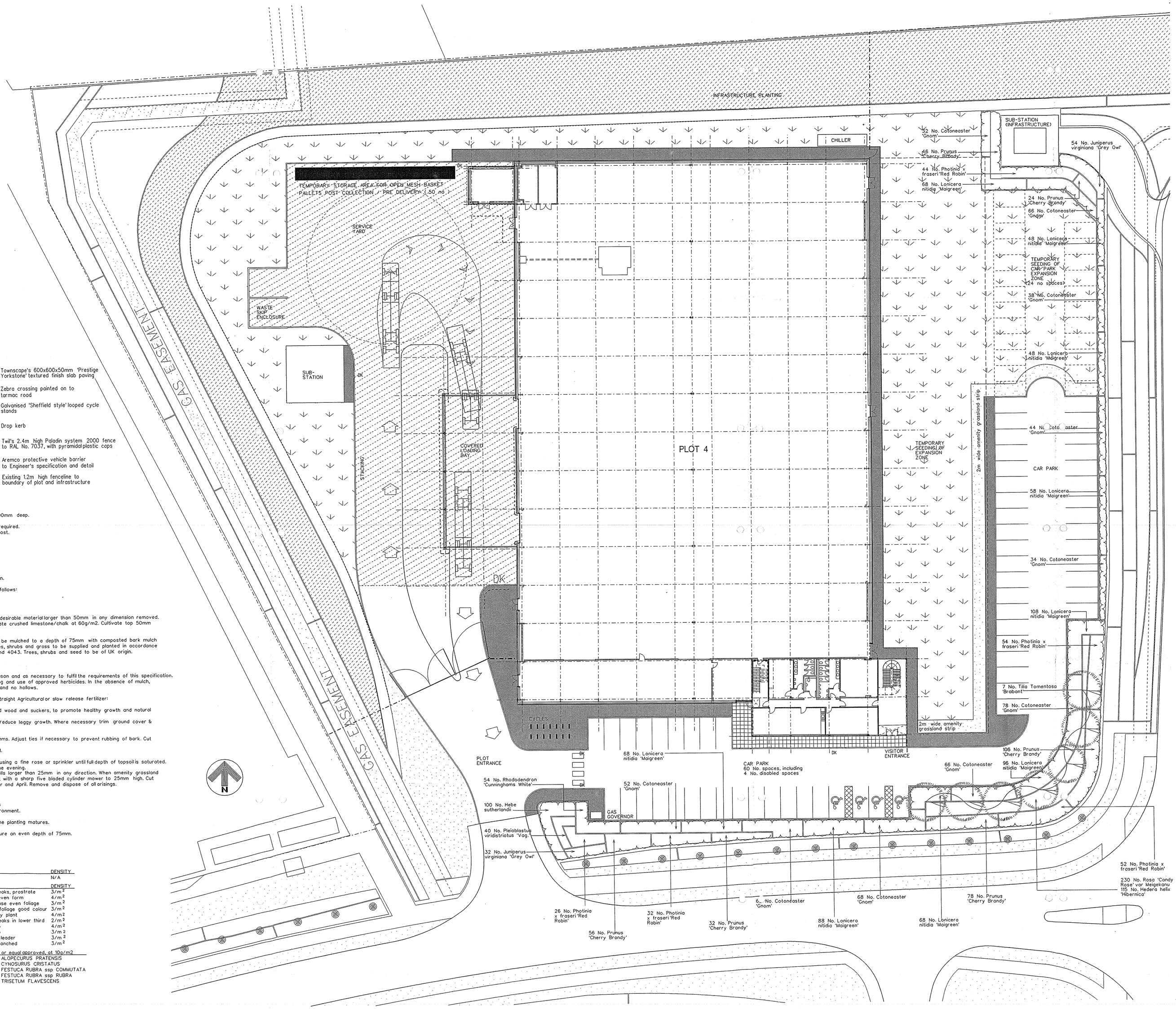
REV A 22.06.00 PRELIMINARY ISSUE
REV B 29.07.00 FENCELINE NOTES AMENDED
REV C 20.09.00 SCALE AMENDED TO 1:200
GRASS SEEDING PROPOSALS AMENDED

JOB
BOULEVARD INDUSTRY PARK

DESCRIPTION
PLOT 4
HARD AND SOFT LANDSCAPE LAYOUT

DRAWN	NKB
CHECKED	
DATE	SEPT 00
SCALE	1:200
JOB NO.	99618201
CODE	PLANNING
DRG.NO.	L(P)430
REVISIONS	A B C

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KEY

- Extra heavy standard tree 16-18cm girth, ht. 4.25-5.0m
- Proposed shrub planting
- Amenity grassland
- Hydro-seeded wildflower grassland
- Bitmac footpath to Engineer's specification
- Tarmacadam surface to parking area to Engineers specification
- In-situ brushed concrete to Engineer's specification
- Townscape's 600x600x50mm 'Prestige Yorkstone' textured finish slab paving
- Zebra crossing painted on to tarmac road
- Galvanised 'Sheffield style' looped cycle stands
- DK Drop kerb
- Twil's 2.4m high Paladin system 2000 fence to RAL No. 7037, with pyramidal plastic caps
- Aremco protective vehicle barrier to Engineer's specification and detail
- Existing 1.2m high fenceline to boundary of plot and infrastructure

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Trees to be planted into a prepared pit not less than 1500mm dia. x 900mm deep.
Backfilling material to be a previously prepared mixture of:
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-20% by volume approved Bentleys Growtree organic tree planting compost.
-10% by volume coarse grained washed river sand.
-50g/cu m Ennmag slow release fertiliser.
-100g/cu m Alginure soil ameliorant.

Before planting shrubs apply the following to topsoil:
-Compound fertilizer at a rate of 75g/sq.m
-Soil ameliorant (Alginate) at a rate of 75g/sq.m
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-Wildflower grassland: 0mm

Subsoil to wildflower grassland to be broken up to 150mm depth and undesirable material larger than 50mm in any dimension removed. When sub-soil is reasonably dry and weather conditions suitable, incorporate crushed limestone/chalk at 60g/m2. Cultivate top 50mm depth to a medium tilth prior to seeding.

Trees to be secured by double staking. Plant beds and ground trees to be mulched to a depth of 75mm with composted bark mulch from Melcourt Industries Ltd. Tel 01666 502711, or equal & approved. Trees, shrubs and grass to be supplied and planted in accordance with CPSE 'Plant Handling and Establishing Landscape Plants', BS 3936 and 4043. Trees, shrubs and seed to be of UK origin.

PLANTING MAINTENANCE
Carry out initial maintenance of the planted areas as follows:
-Make visits at approximately fortnightly intervals during the growing season and as necessary to fulfil the requirements of this specification.
-Keep all beds and base of trees and shrubs clear of weeds by cultivating and use of approved herbicides. In the absence of mulch, fork over beds as necessary to keep soil loose, with approved cambers and no hollows.
-Keep all beds clear of litter and rubbish
-Once during the period, in March or April evenly spread 15:15:15 NPK Straight Agricultural or slow release fertilizer:
-70g per feathered, standard or heavier tree, 40g per whip or shrub.
-Prune plants at appropriate time to remove dead or dying and diseased wood and suckers, to promote healthy growth and natural shape, and remove all prunings.
-Cut back bamboo/vigorous species to maintain bushy base growth and reduce leggy growth. Where necessary trim ground cover & low hedging to shape.
-Remove dead flowering heads.
-Regularly check condition of stakes, ties & replace broken or missing items. Adjust ties if necessary to prevent rubbing of bark. Cut back any damaged bark and treat wound with fungicidal sealant.
-Firm up all trees and shrubs and straighten plants affected by the wind.
-Replace defective plant material
-Ensure sufficient water is applied to maintain healthy growth. Carry out using a fine rose or sprinkler until full depth of topsoil is saturated.
-Spray crown of trees when in leaf during warm weather. Carry out in the evening.
-Before cutting grassland remove debris, litter and all stones and clay balls larger than 25mm in any direction. When amenity grassland is approximately 50mm high roll with a light roller and 48 hours later cut with a sharp five bladed cylinder mower to 25mm high. Cut hydroseeded areas to 40mm three times per annum between September and April. Remove and dispose of all arisings.

LONGER TERM PLANT MANAGEMENT
The overall aim of the landscape management and maintenance will be to:
-Establish and maintain the overall character and appearance of the environment.
To achieve this aim :
-Carry out a continued schedule of maintenance as above, adapted as the planting matures.
-Replace defective plant material on a yearly basis.
-Every spring top up the whole area of planting beds with mulch to ensure an even depth of 75mm.

PLANT SCHEDULE

No.	TREES	GIRTH (cm)		DENSITY
7	TILIA TOMENTOSA 'BRABANT'	16-18	Rootballed	N/A

No.	SHRUBS	HEIGHT(cm)	CONTAINER SIZE	DENSITY
546	COTONEASTER 'GNOM'	40-60	2L 3 strong breaks, prostrate	3/m²
100	HEBE SUTHERLANDII	30-40	3L neat dense even form	4/m²
115	HEDERA HELIX 'HIBERNICA'	60-80	2L 3ft trails dense even foliage	3/m²
86	JUNIPERUS VIRGINIANA 'GREY OWL'	30-40	3L dense even foliage good colour	3/m²
650	LONICERA NITIDIA 'MAIGREEN'	20-30	1.5L dense, bushy plant	4/m²
208	PHOTINIA x FRASERI 'RED ROBIN'	40-60	3L 5 strong breaks in lower third	2/m²
40	PLEIOBLASTUS VIRIDISTRIATUS 'VAG.'	30-40	3L strong clump	4/m²
342	PRUNUS 'CHERRY BRANDY'	40-60	3L strong clump	3/m²
54	RHODODENDRON 'CUNNINGHAMS WHITE'	45-60	4L strong main leader	3/m²
230	ROSA 'CANDY ROSE' var MEIGEKANU	45-60	BR bushy well branched	3/m²

WILDFLOWER GRASSLAND HYDRO-SEEDING-BRITISH SEED HOUSE'S WFG6, or equal approved, at 10g/m2

ACHILLEA MILLEFOLIUM	MEDICAGO LUPULINA	ALOPECURUS PRATENSIS
ANTHYLLIS VULNERIA	PLANTAGO LANCEOLATA	CYNOSURUS CRISTATUS
CENTAUREA NIGRA	PRUNELLA VULGARIS	FESTUCA RUBRA ssp COMMUTATA
FILIPENDULA ULMARIA	RANUNCULUS ACRIS	FESTUCA RUBRA ssp RUBRA
HYPOCHOERIS RADICATA	RHINANTHUS MINOR	TRISETUM FLAVESCENS
LEUCANTHEMUM VULGARE	RUMEX ACETOSA	
LOTUS CORNIULATUS	SILENE ALBA	
LYCHNIS FLOS-CUCULI		

Austin-Smith:Lord

ARCHITECTS PLANNERS DESIGNERS

AUSTIN-SMITH:LORD
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CALVER ROAD, WARRINGTON
CHESHIRE WA2 8QZ
TELEPHONE 01925-654441
FAX 01925-414814

NOTES
DO NOT SCALE
THE CONTRACTOR IS REQUESTED TO CHECK ALL DIMENSIONS BEFORE WORK IS PUT IN HAND

Intercity JIS Ltd

NOTES/REVISIONS

REV A 22.06.00 PRELIMINARY ISSUE
REV B 23.07.00 FENCELINE NOTES AMENDED
REV C 20.08.00 SCALE AMENDED TO 1:200
GRASS SEEDING PROPOSALS AMENDED

JOB

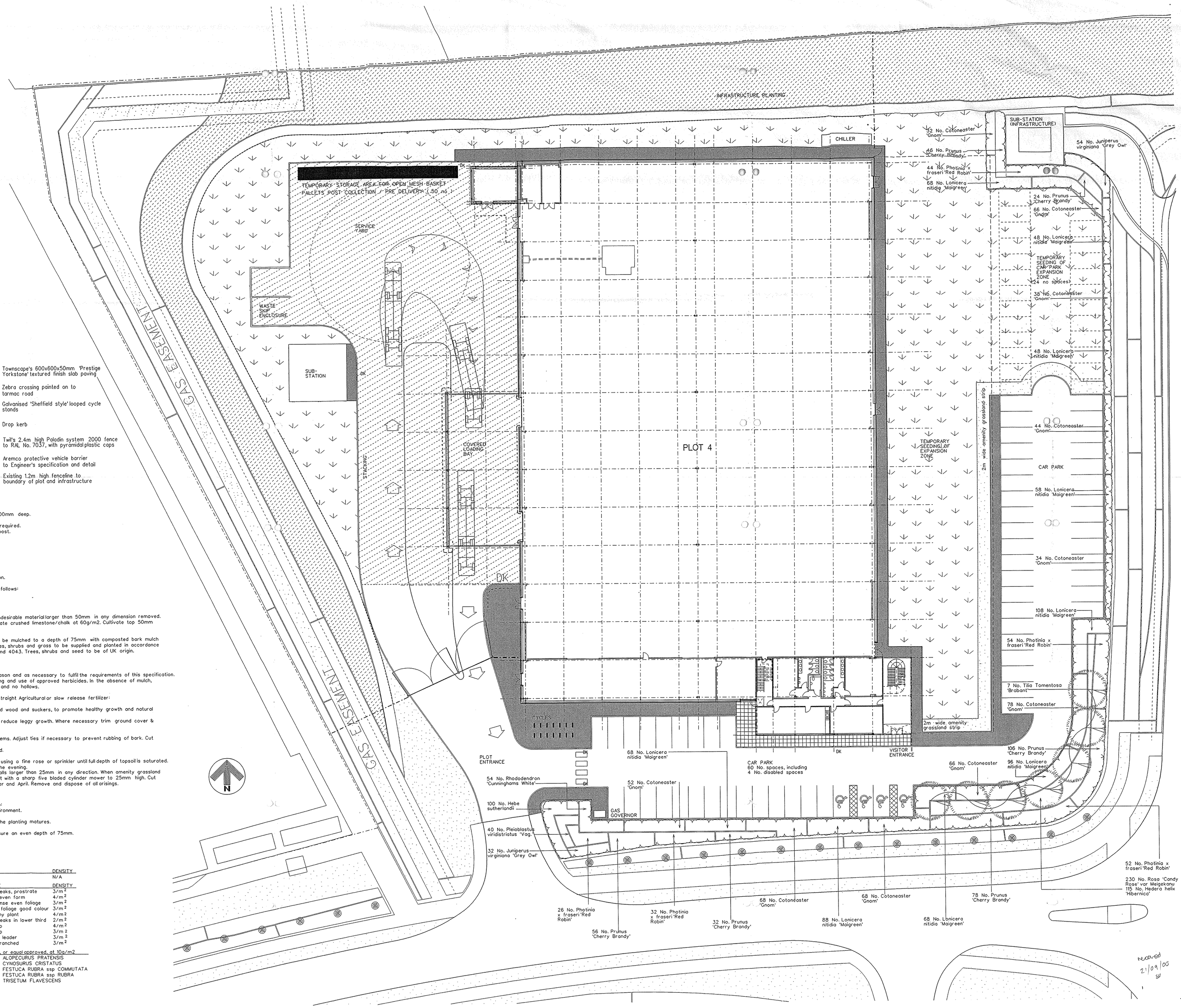
BOULEVARD INDUSTRY PARK

DESCRIPTION

PLOT 4
HARD AND SOFT LANDSCAPE LAYOUT

DRAWN	NKB
CHECKED	
DATE	SEPT 00
SCALE	1:200
JOB NO.	99618201
CODE	PLANNING
DRG.NO.	L(P)430
REVISIONS	A B C

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KEY

- Extra heavy standard tree 16-18cm girth, ht. 4.25-5.0m
- Proposed shrub planting
- Amenity grassland
- Hydro-seeded wildflower grassland
- Bitmac footpath to Engineer's specification
- Tarmacadam surface to parking area to Engineers specification
- In-situ brushed concrete to Engineer's specification
- Townscape's 600x600x50mm 'Prestige Yorkstone' textured finish slab paving
- Zebra crossing painted on to tarmac road
- Galvanised 'Sheffield style' looped cycle stands
- DK Drop kerb
- Twil's 2.4m high Paladin system 2000 fence to RAL No. 7037, with pyramidal plastic caps
- Aremco protective vehicle barrier to Engineer's specification and detail
- Existing 1.2m high fenceline to boundary of plot and infrastructure

GROUND PREPARATIONS
Trees to be planted into a prepared pit not less than 1500mm dia. x 900mm deep.
Backfilling material to be a previously prepared mixture of:
-70% by volume topsoil excavated from the pit and additional topsoil as required.
-20% by volume approved Bentleys Growtree organic tree planting compost.
-10% by volume coarse grained washed river sand.
-50g/cu m Enmag slow release fertiliser.
-100g/cu m Alginure soil ameliorant.

Before planting shrubs apply the following to topsoil:
-Compound fertilizer at a rate of 75g/sq.m
-Soil ameliorant (Alginate) at a rate of 75g/sq.m
-Peat-free compost at a rate of 1 cu.m per 20 sq.m prior to cultivation.

Overall minimum depths of topsoil after firming and settlement to be as follows:
-Ground cover and medium height shrub areas: 450mm.
-Amenity grassland: 150mm
-Wildflower grassland: 0mm

Subsoil to wildflower grassland to be broken up to 150mm depth and undesirable material larger than 50mm in any dimension removed. When sub-soil is reasonably dry and weather conditions suitable, incorporate crushed limestone/chalk at 60g/m2. Cultivate top 50mm depth to a medium tilth prior to seeding.

Trees to be secured by double staking. Plant beds and around trees to be mulched to a depth of 75mm with composted bark mulch from Melcourt Industries Ltd. Tel 01666 502711, or equal & approved. Trees, shrubs and grass to be supplied and planted in accordance with CPSE 'Plant Handling and Establishing Landscape Plants', BS 3936 and 4043. Trees, shrubs and seed to be of UK origin.

PLANTING MAINTENANCE
Carry out initial maintenance of the planted areas as follows:
-Make visits at approximately fortnightly intervals during the growing season and as necessary to fulfil the requirements of this specification.
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WILDFLOWER GRASSLAND HYDRO-SEEDING-BRITISH SEED HOUSE'S WFG6, or equal approved, at 10g/m2

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LEUCANTHEMUM VULGARE	RUMEX ACETOSA	
LOTUS CORNULATUS	SILENE ALBA	
LYCHNIS FLOS-CUCULI		

Austin-Smith:Lord

ARCHITECTS PLANNERS DESIGNERS

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FAX @1%925-414814

NOTES
DO NOT SCALE
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Intercity JIS Ltd

NOTES/REVISIONS

REV A 22.06.00 PRELIMINARY ISSUE
REV B 24.07.00 CERCELINE NOTES AMENDED
REV C 20.09.00 SCALE AMENDED TO 1:200
GRASS SEEDING PROPOSALS AMENDED

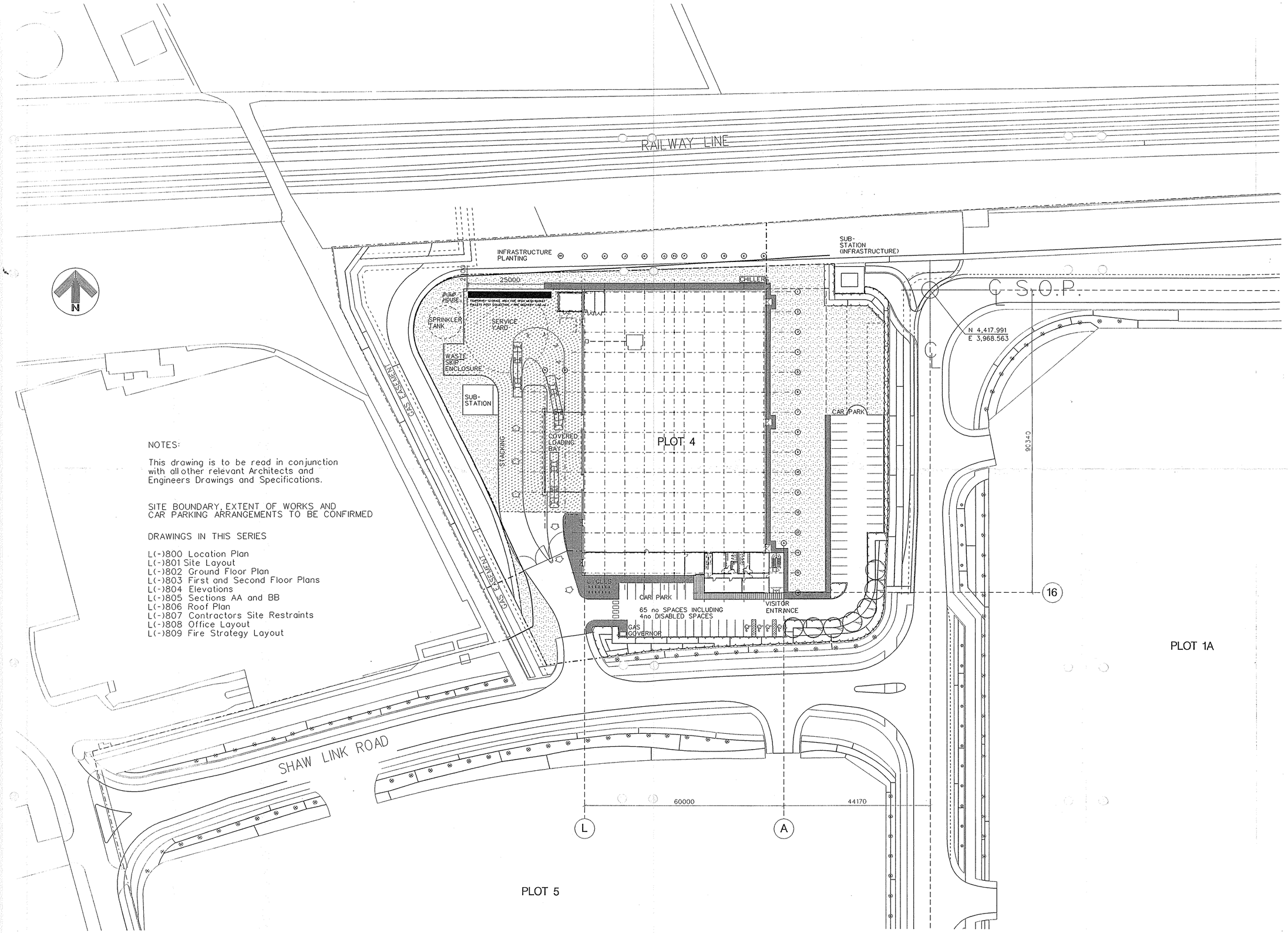
JOB
BOULEVARD INDUSTRY PARK

DESCRIPTION
PLOT 4
HARD AND SOFT LANDSCAPE LAYOUT

DRAWN	NKB
CHECKED	
DATE	SEPT 00
SCALE	1:200
JOB NO.	99618201
CODE	PLANNING
DRG.NO.	L(P)430
REVISIONS	A B C

Received 21/09/00

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NOTES:

This drawing is to be read in conjunction with all other relevant Architects and Engineers Drawings and Specifications.

SITE BOUNDARY, EXTENT OF WORKS AND CAR PARKING ARRANGEMENTS TO BE CONFIRMED

DRAWINGS IN THIS SERIES

L(-)800 Location Plan
L(-)801 Site Layout
L(-)802 Ground Floor Plan
L(-)803 First and Second Floor Plans
L(-)804 Elevations
L(-)805 Sections AA and BB
L(-)806 Roof Plan
L(-)807 Contractors Site Restraints
L(-)808 Office Layout
L(-)809 Fire Strategy Layout

Austin-Smith:Lord

ARCHITECTS PLANNERS DESIGNERS

AUSTIN-SMITH:LORD
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FAX 01925-414814

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NOTES/REVISIONS

REV A 14.06.00 PRELIMINARY ISSUE
REV B 23.06.00
TENDER ISSUE

REV C : 29.08.00
TEMPORARY STORAGE LOCATION ADDED

received
21/09/00

JOB

BOULEVARD
INDUSTRY
PARK

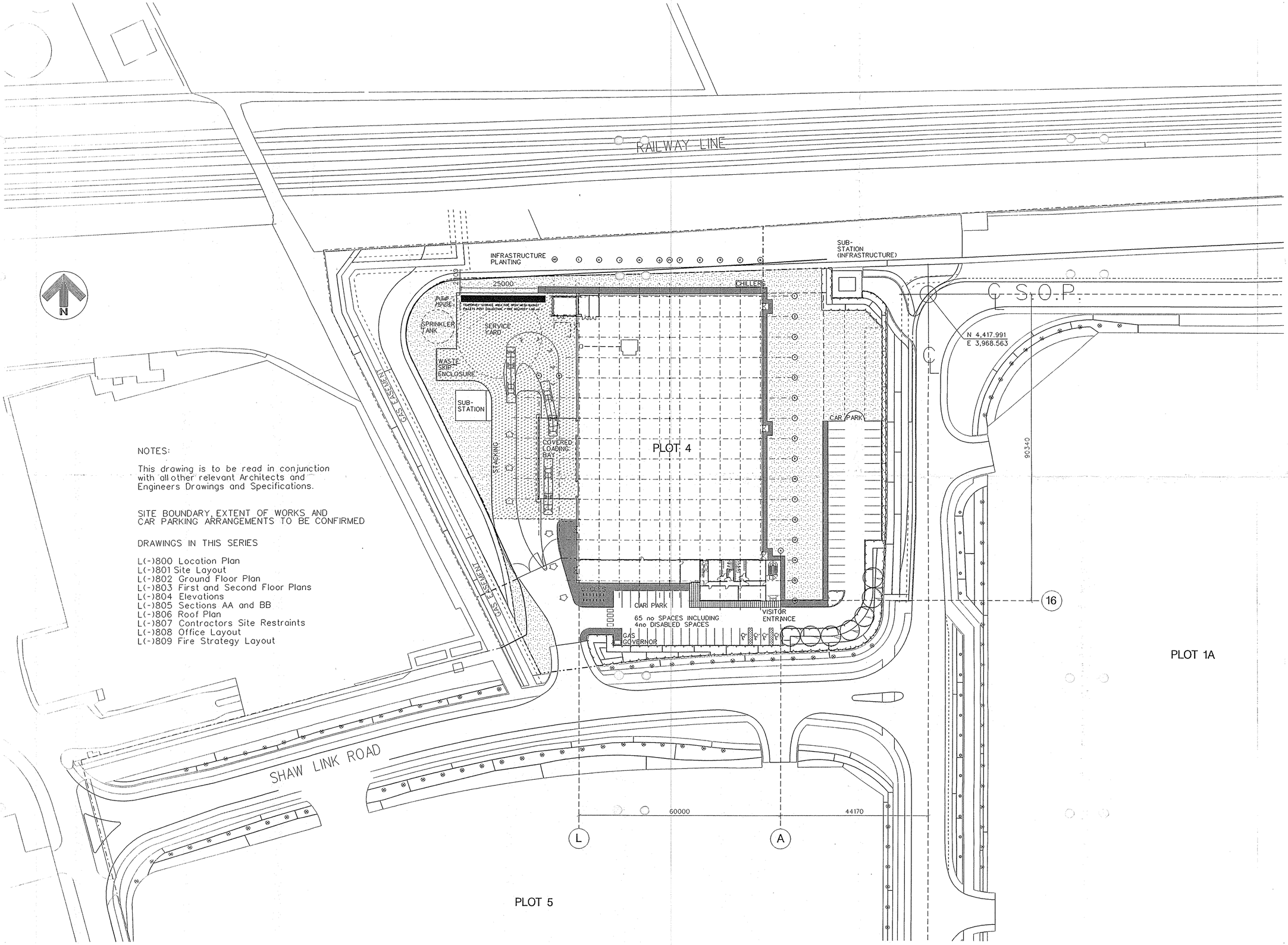
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PLOT 4 STADCO
SITE LAYOUT

DRAWN	NB
CHECKED	IB
DATE	23:06:00
SCALE	1:500
JOB NO.	99618201
CODE	TENDER
ORG.NO.	L(-)801
REVISIONS	A B C

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Date Plotted:- 29-AUG-2000 15:18 Originating Design File:- I:\99618201\plot4\building\L-_801.plt



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Austin-Smith:Lord

ARCHITECTS PLANNERS DESIGNERS

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NOTES/REVISIONS

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TENDER ISSUE

REV C : 29:08:00
TEMPORARY STORAGE LOCATION ADDED

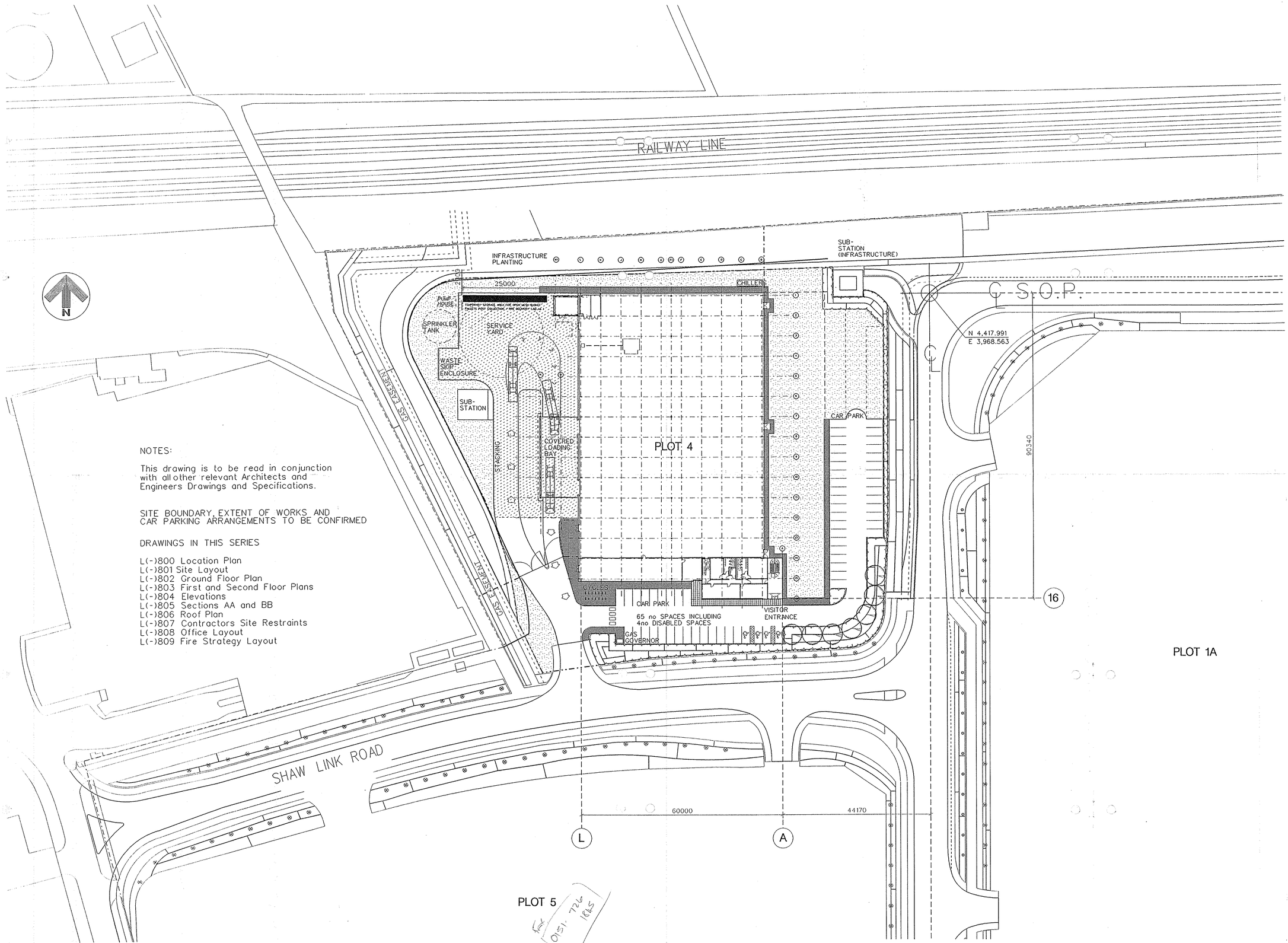
JOB
BOULEVARD INDUSTRY PARK

DESCRIPTION
PLOT 4 STADCO SITE LAYOUT

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SCALE	1:500
JOB NO.	99618201
CODE	TENDER
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L(-)809 Fire Strategy Layout

Austin-Smith:Lord

ARCHITECTS PLANNERS DESIGNERS

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CHESHIRE WA2 8QZ
TELEPHONE 01925-654441
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NOTES/REVISIONS

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REV B 23.06.00
TENDER ISSUE

REV C : 29.08.00
TEMPORARY STORAGE LOCATION ADDED

JOB

BOULEVARD
INDUSTRY
PARK

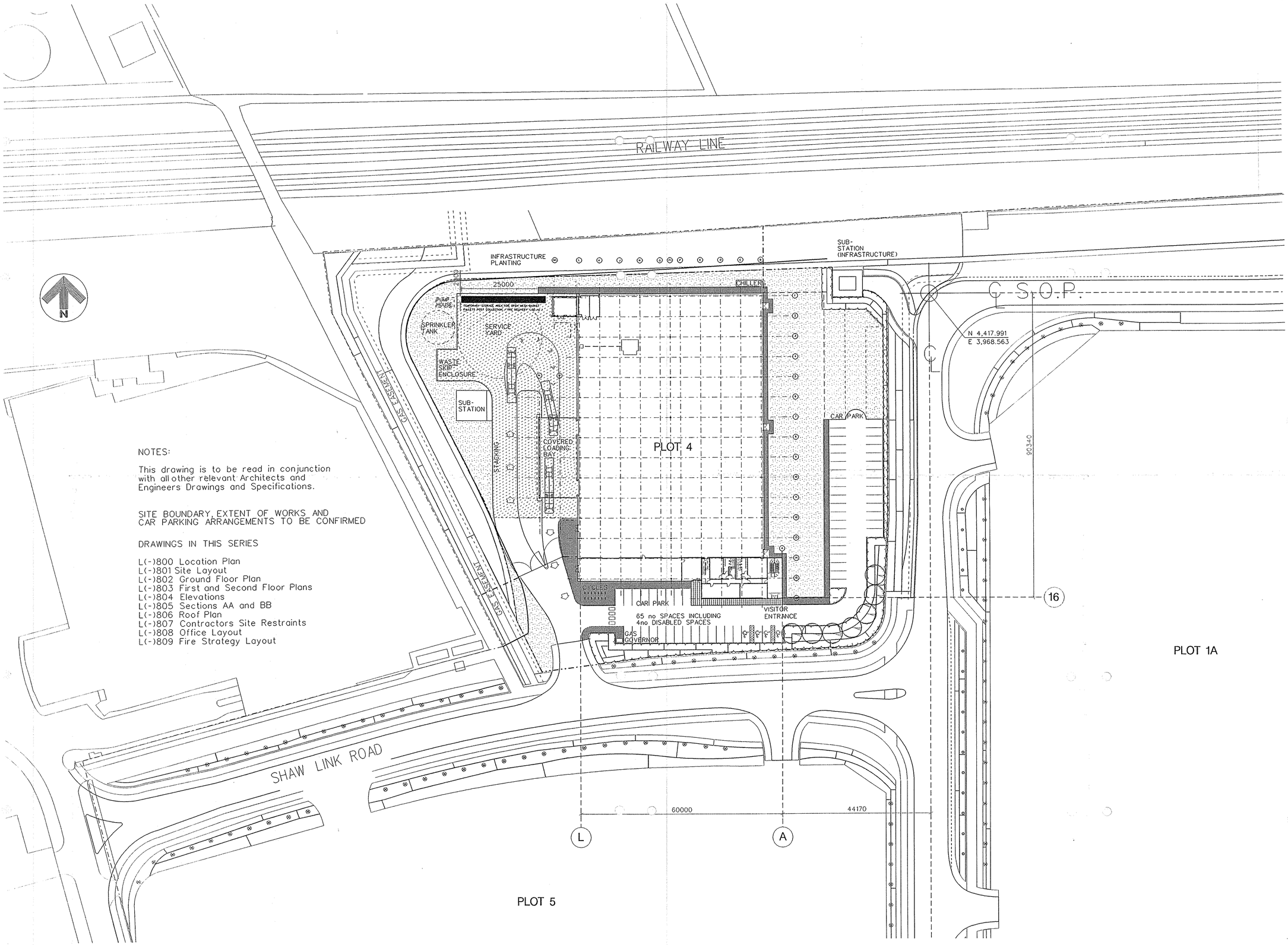
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PLOT 4 STADCO
SITE LAYOUT

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SCALE	1:500
JOB NO.	99618201
CODE	TENDER
DRG. NO.	L(-)801
REVISIONS	A B C

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Austin-Smith:Lord

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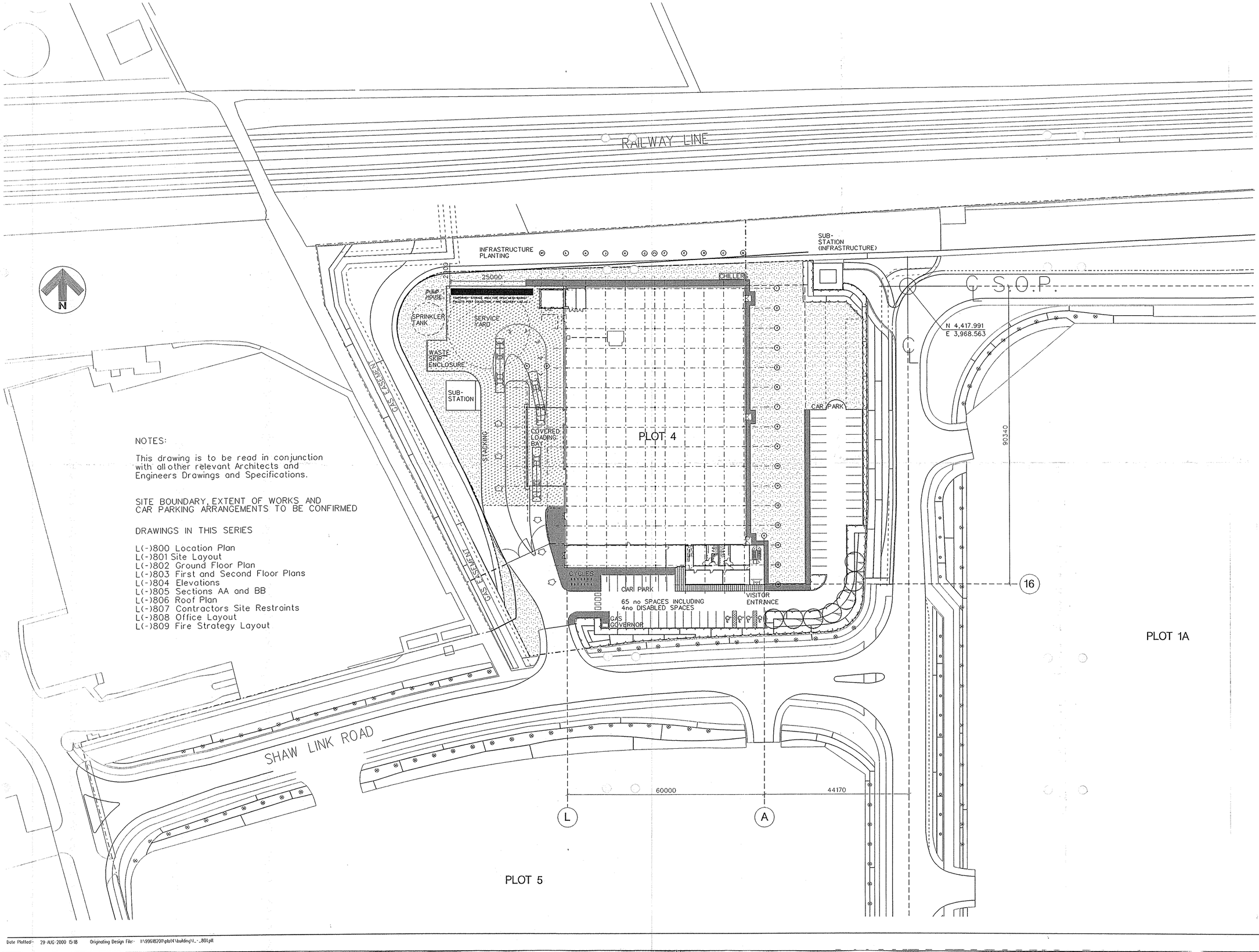
DESCRIPTION

PLOT 4 STADCO
SITE LAYOUT

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SCALE	1:500
JOB NO.	99618201
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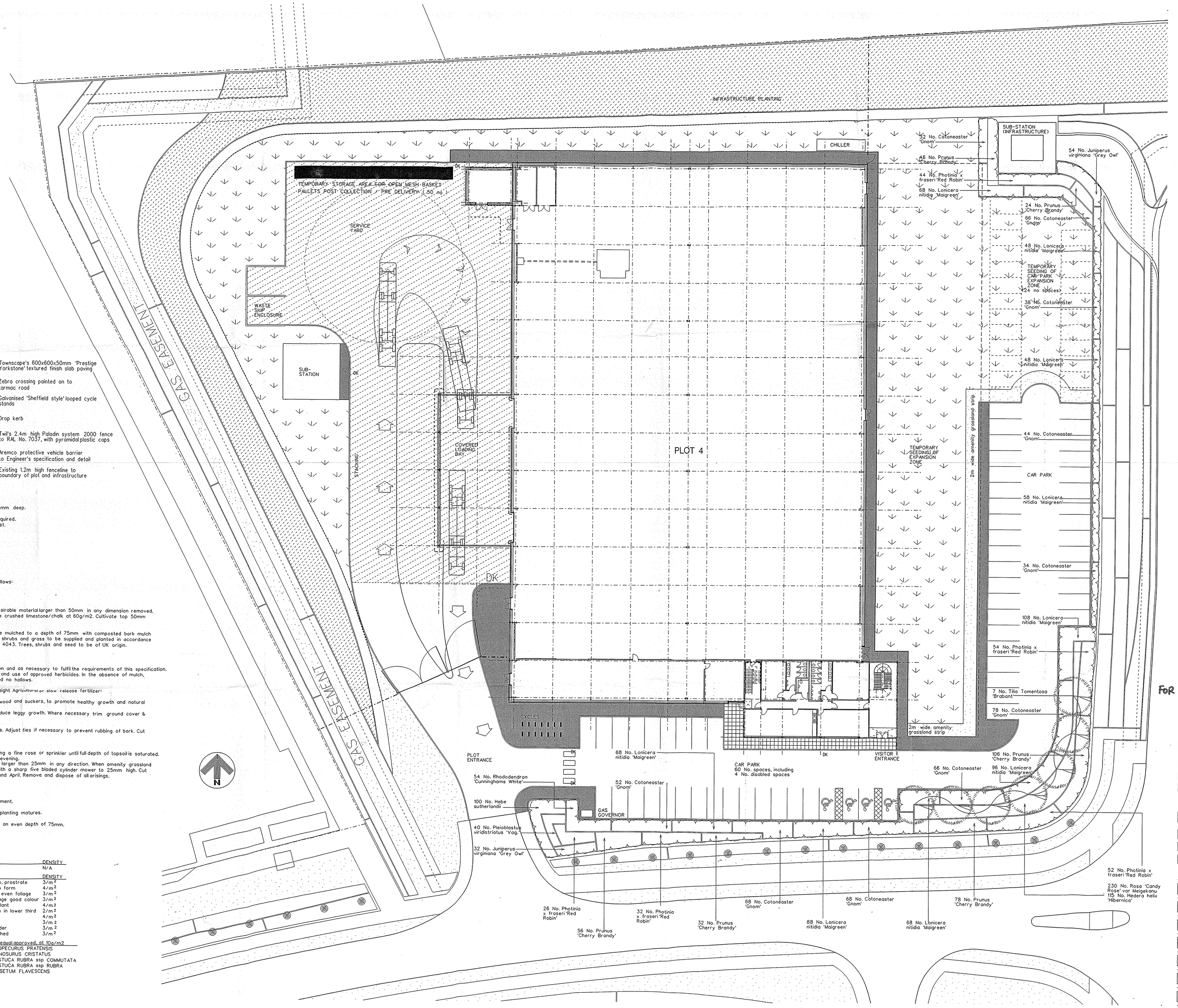
JOB
BOULEVARD INDUSTRY PARK

DESCRIPTION
PLOT 4 STADCO SITE LAYOUT

DRAWN	NB
CHECKED	IB
DATE	23:06:00
SCALE	1:500
JOB NO.	99618201
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REVISIONS	A B C

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KEY

- Extra heavy standard tree 16-18cm girth, ht. 4.25-5.0m
- Proposed shrub planting
- Amenity grassland
- Hydro-seeded wildflower grassland
- Bitmac footpath to Engineer's specification
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GROUND PREPARATIONS
Trees to be planted into a prepared pit not less than 1500mm dia. x 900mm deep.
Backfilling material to be a previously prepared mixture of:
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-20% by volume approved Bentleys Growtree organic tree planting compost.
-10% by volume coarse grained washed river sand.
-50g/cu m Enmag slow release fertiliser.
-100g/cu m Alginure soil ameliorant.

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-Once during the period, in March or April evenly spread 15:15:15 NPK Straight Agricultural or slow release fertilizer:
-70g per feathered, standard or heavier tree, 40g per whip or shrub.
-Prune plants at appropriate time to remove dead or dying and diseased wood and suckers, to promote healthy growth and natural shape, and remove all prunings.
-Cut back bamboo/vigorous species to maintain bushy base growth and reduce leggy growth. Where necessary trim ground cover & low hedging to shape.
-Remove dead flowering heads.
-Regularly check condition of stakes, ties & replace broken or missing items. Adjust ties if necessary to prevent rubbing of bark. Cut back any damaged bark and treat wound with fungicidal sealant.
-Firm up all trees and shrubs and straighten plants affected by the wind.
-Replace defective plant material
-Ensure sufficient water is applied to maintain healthy growth. Carry out using a fine rose or sprinkler until full depth of topsoil is saturated.
-Spray crown of trees when in leaf during warm weather. Carry out in the evening.
-Before cutting grassland remove debris, litter and all stones and clay balls larger than 25mm in any direction. When amenity grassland is approximately 50mm high roll with a light roller and 48 hours later cut with a sharp five bladed cylinder mower to 25mm high. Cut hydroseeded areas to 40mm three times per annum between September and April. Remove and dispose of all arisings.

LONGER TERM PLANT MANAGEMENT
The overall aim of the landscape management and maintenance will be to:
-Establish and maintain the overall character and appearance of the environment.
To achieve this aim :
-Carry out a continued schedule of maintenance as above, adapted as the planting matures.
-Replace defective plant material on a yearly basis.
-Every spring top up the whole area of planting beds with mulch to ensure an even depth of 75mm.

PLANT SCHEDULE

No.	TREES	GIRTH (cm)		DENSITY
7	TILIA TOMENTOSA 'BRABANT'	16-18	Rootballed	N/A
No.	**SHRUBS**	**HEIGHT(cm)**	**CONTAINER SIZE**	**DENSITY**
546	COTONEASTER 'GNOM'	40-60	2L 3 strong breaks, prostrate	3/m²
100	HEBE SUTHERLANDII	30-40	3L neat dense even form	4/m²
115	HEDERA HELIX 'HIBERNICA'	60-80	2L 3ft trails dense even foliage	3/m²
86	JUNIPERUS VIRGINIANA 'GREY OWL'	30-40	3L dense even foliage good colour	3/m²
650	LONICERA NITIDIA 'MAIGREEN'	20-30	1.5L dense, bushy plant	4/m²
208	PHOTINIA x FRASERI 'RED ROBIN'	40-60	3L 5 strong breaks in lower third	2/m²
40	PLEIOBLASTUS VIRIDISTRIATUS 'VAG.'	30-40	3L strong clump	4/m²
342	PRUNUS 'CHERRY BRANDY'	40-60	3L strong clump	3/m²
54	RHODODENDRON 'CUNNINGHAMS WHITE'	45-60	4L strong main leader	3/m²
230	ROSA 'CANDY ROSE' var MEIGEKANU	45-60	BR bushy wellbranched	3/m²

WILDFLOWER GRASSLAND HYDRO-SEEDING-BRITISH SEED HOUSE'S WFG6, or equal approved, at 10g/m2

ACHILLEA MILLEFOLIUM	MEDICAGO LUPULINA	ALOPECURUS PRATENSIS
ANTHYLLIS VULNERIA	PLANTAGO LANCEOLATA	CYNOSURUS CRISTATUS
CENTAUREA NIGRA	PRUNELLA VULGARIS	FESTUCA RUBRA ssp COMMUTATA
FILIPENDULA ULMARIA	RANUNCULUS ACRIS	FESTUCA RUBRA ssp RUBRA
HYPOCHOERIS RADICATA	RHINANTHUS MINOR	TRISETUM FLAVESCENS
LEUCANTHEMUM VULGARE	RUMEX ACETOSA	
LOTUS CORNULATUS	SILENE ALBA	
LYCHNIS FLOS-CUCULI		

Austin-Smith:Lord

ARCHITECTS PLANNERS DESIGNERS

AUSTIN-SMITH:LORD
5-6 BOWOOD COURT
CALVER ROAD, WARRINGTON
CHESHIRE WA2 8DZ
TELEPHONE 01925-654441
FAX 01925-414814

NOTES
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Intercity **JIS** Ltd

NOTES/REVISIONS

REV A 22.06.00 PRELIMINARY ISSUE
REV B 24.07.00 FENCELINE NOTES AMENDED
REV C 20.09.00 SCALE AMENDED TO 1:200
GRASS SEEDING PROPOSALS AMENDED

FOR INFORMATION ONLY!

JOB
BOULEVARD INDUSTRY PARK

DESCRIPTION
PLOT 4
HARD AND SOFT LANDSCAPE LAYOUT

DRAWN NKB
CHECKED
DATE SEPT 00
SCALE 1:200
JOB NO. 99618201
CODE PLANNING
DRG.NO. L(P)430
REVISIONS A B C

Date Plotted:- 20-SEP-2000 12:52 Originating Design File:- i:\99618201\plot4\planning\l_p_430.plt

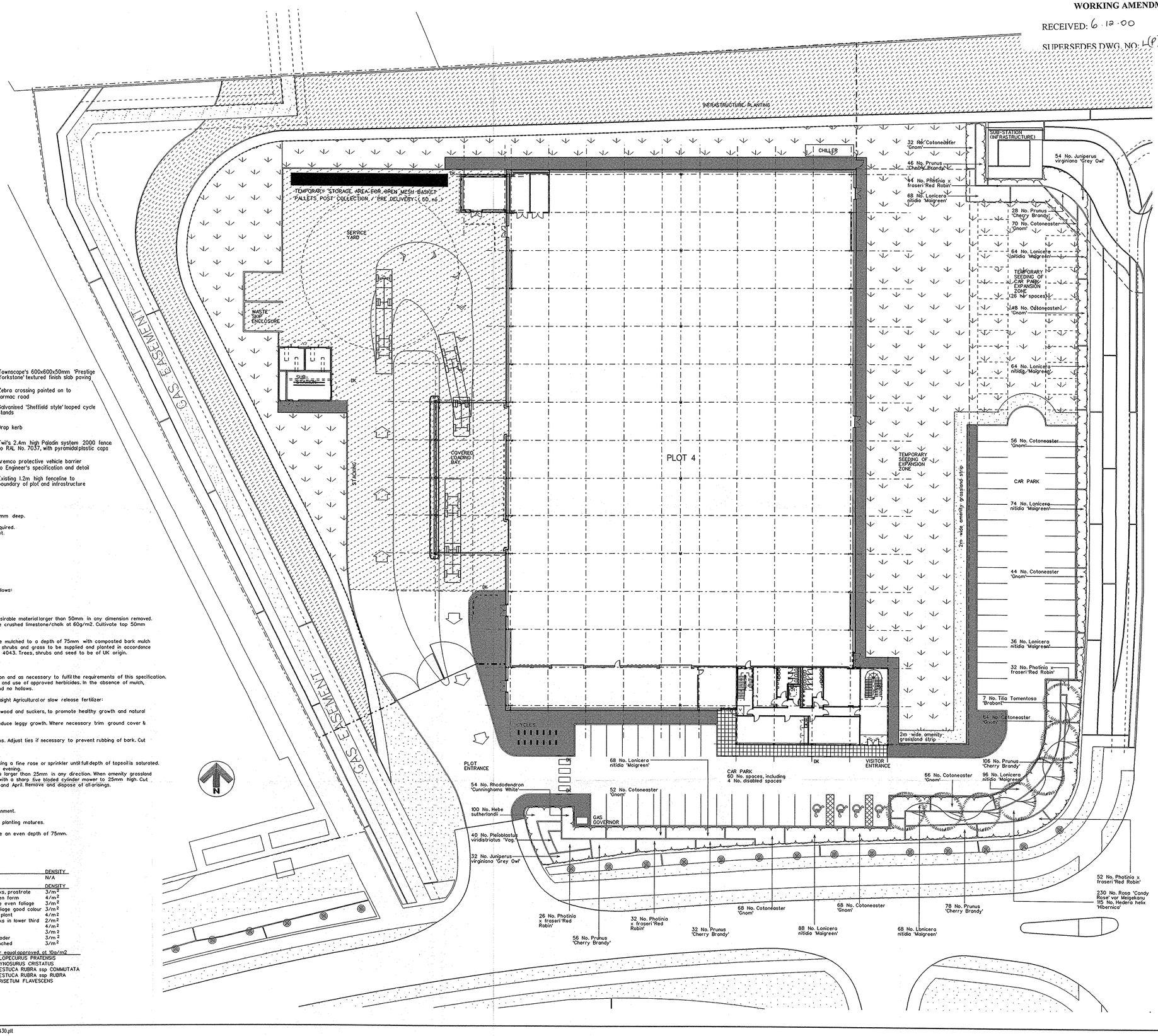
SUPERSEDES DWG. NO:

WORKING AMENDMENT

RECEIVED: 6.12.00

SUPERSEDES DWG. NO: L(P)430 A.

00/376/FUL



KEY

- Extra heavy standard tree 16-18cm girth, ht. 4.25-5.0m
- Proposed shrub planting
- Amenity grassland
- Hydro-seeded wildflower grassland
- Bitmac footpath to Engineer's specification
- Tarmacadam surface to parking area to Engineers specification
- In-situ brushed concrete to Engineer's specification
- Townscape's 600x600x50mm 'Prestige Yorkstone' textured finish slab paving
- Zebra crossing painted on to tarmac road
- Galvanised 'Sheffield style' looped cycle stands
- Drop kerb
- Twil's 2.4m high Paladin system 2000 fence to RAL No. 7037, with pyramidal plastic caps
- Aremco protective vehicle barrier to Engineer's specification and detail
- Existing 1.2m high fenceline to boundary of plot and infrastructure

GROUND PREPARATIONS
Trees to be planted into a prepared pit not less than 1500mm dia. x 900mm deep.
Backfilling material to be a previously prepared mixture of:
-70% by volume topsoil excavated from the pit and additional topsoil as required.
-20% by volume approved Bentleys Growtree organic tree planting compost.
-10% by volume coarse grained washed river sand.
-50g/cu m Enmag slow release fertiliser.
-100g/cu m Alginure soil ameliorant.

Before planting shrubs apply the following to topsoil:
-Compound fertilizer at a rate of 75g/sq.m
-Soil ameliorant (Alginate) at a rate of 75g/sq.m
-Peat-free compost at a rate of 1 cu.m per 20 sq.m prior to cultivation.

Overall minimum depths of topsoil after firming and settlement to be as follows:
-Ground cover and medium height shrub areas: 450mm.
-Amenity grassland: 150mm
-Wildflower grassland: 0mm

Subsoil to wildflower grassland to be broken up to 150mm depth and undesirable material larger than 50mm in any dimension removed. When sub-soil is reasonably dry and weather conditions suitable, incorporate crushed limestone/chalk at 60g/m2. Cultivate top 50mm depth to a medium tilth prior to seeding.

Trees to be secured by double staking. Plant beds and around trees to be mulched to a depth of 75mm with composted bark mulch from Melcourt Industries Ltd. Tel01666 502711, or equal & approved. Trees, shrubs and grass to be supplied and planted in accordance with CPSE 'Plant Handling and Establishing Landscape Plants', BS 3936 and 4043. Trees, shrubs and seed to be of UK origin.

PLANTING MAINTENANCE
Carry out initial maintenance of the planted areas as follows:
-Make visits at approximately fortnightly intervals during the growing season and as necessary to fulfil the requirements of this specification.
-Keep all beds and base of trees and shrubs clear of weeds by cultivating and use of approved herbicides. In the absence of mulch, fork over beds as necessary to keep soil loose, with approved cambers and no hollows.
-Keep all beds clear of litter and rubbish
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austin-smith:lord

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Date Plotted:- 05-DEC-2000 15:05 Originating Design File:- I:\99618201\plot4\planning\L_p_430.plt