

SPECIFICATION NOTES - REFER ALSO TO THE MEASURED WORKS SCHEDULE

A) Setting out

1. Planting shall be set out exactly as shown on the drawings, and measured from existing fixed points. Curved beds shall be set out using radii scribed on the ground using two pointed stakes and a line between, or with site marker paint. The junction between curves and concrete curbs shall be cut to form a smooth and even finishing line. Check that all setting out conforms to the plan before cultivation and planting works are carried out. Failure to do so may result in rejection of the work by the landscape architect and may require amendment at the contractor's expense.

2. All planting beds shall be a minimum of 1 metre wide, except where there is insufficient space, due to the constraints of walls and path edgings and their foundations. With narrow beds between walls, fences and path edging, ensure that the bed has space free from concrete before planting. If the bed is sided with concrete, then the landscape contractor shall contact the site manager or landscape architect to determine if edging is excessive and can be reduced or else, the bed can be paved. The width of all beds will be checked by the inspecting landscape architect and where there is not as shown, the contractor shall re-cultivate them to the specified width at his own expense.

B) Ground preparation

1. Preparing herbicide application: Apply by suitable spraying apparatus, an approved trademarked systemic herbicide to the manufacturer's instructions and a 1500 Control of Pesticides Regulations and 2003 COSHH regulations on all beds, except those which are both weed free and are to receive agricultural lime. Spray immediately if any weeds are present. If none are showing, they may be a delay before planting, or the area is to be seeded, spray after one month following cultivation. To allow dormant seed to germinate. All spraying shall be carried out by skilled and qualified operators, using protective clothing, in suitable weather (no wind) and any damage caused by spray drift, from inorganic or organic or organic, shall be rectified at the contractor's own cost. Repeat as necessary to ensure complete kill and take of all dead material from site.

2. Carry out the following works to the existing topsoil to ensure it conforms to BS 3882:2007, using free from rocks larger than 50mm diameter, concrete, all roots, wire, brick, and have less than 20% clay. Allow for pre-vegetation of herbicide as above. Fertilise with 100g per meter square of Hortisafe CRF (15-8-12) slow release fertilizer in accordance with the manufacturer's instructions. For beds less than 5 metres in width, lay over thoroughly by machine, rotate soil to a depth of 400mm, ensuring that the substrate and topsoil are completely broken up and free draining, retaining any concrete. For beds greater than 5 metres in width, break up the substrate and topsoil using a tractor mounted subsoiler or ripper at 500mm centres to a depth of 500mm except where there are services, or within 10 metres of the stems or 3 metres of existing hedges. Do not re areas where rock greater than 100mm diameter are encountered.

3. Determine before submitting a tender, the extent of support from the site manager and ground preparation: ensure soil of all planting beds is graded to a level 60mm below adjacent grass or paved surfaces, (50mm below where grass beds and which is not specified), within 400-600mm of edges to ensure bark or wood chip mulches are retained. Where grass is exposed, then the soil level shall be built (maximum 10mm below, but never proud) of adjacent paved surfaces, to receive rain water run off. The landscape contractor is responsible for ensuring that the final product conforms to the specification even where the developer and/or main contractor have failed to supply and spread topsoil to the necessary level. The landscape contractor shall allow for adjustment of levels, as specified above, including for re-grading subsoil and topsoil. Where beds are sloping, ensure that topsoil is graded to the specified levels below pavement & grass surfaces within 400mm of the edges of the bed. This is to allow for sheet mulch and bark or wood chip mulch so that mulch does not spill out to pavements and also to allow surface water to drain from paths on to planted areas.

4. For sloping areas to be turfed adjacent to paved areas, topsoil levels shall be graded from the finished pavement level (or up to 15mm below) to allow surface water to drain from pavements to soft areas. Soil of grass areas should therefore never be proud of paved areas. Soil levels more than 10 mm below pavement edges will cause sealer damage on curbs.

5. Imported topsoil (where specified and sanctioned by the employer) for making up ground, shall conform to BS 3882: 2007, and be free from roots (over 50mm diameter), concrete, roots, wire and brick, and have less than 20% clay. Such soil shall be cultivated as set out above. Representative samples shall first be approved by the landscape architect before being applied to site. No imported soil shall be supplied to site without a written instruction.

C) Planting

1. All planting must be carried out in accordance to the specification and schedule of quantities accompanying these drawings. Refer to the specification for the preparation of existing topsoil and required depths for planting, turfing, and standard trees, and also for maintenance requirements.

2. No substitutions shall be accepted without the prior agreement of the inspecting landscape architect. The contractor shall replace at once at his own cost any stock size, species or variety of plant which has not been specified on the planting plan and schedule, unless prior agreement to a substitution by the landscape architect has been received. All plants shall be true to size specified in the schedule of plants and associated notes. (All pots are 150mm diameter and 15cm deep). All shrubs, (other than ground cover), shall be 40-450mm height and spread, or otherwise specified for the pot size by the JFA National Plant Specification and be bushy, healthy, disease free, stock, not pot bound, leggy or spindly. There shall be a minimum of 5 breaks per shrub. This specification is the minimum standard required and any stock falling below this standard, in the sole opinion of the inspecting landscape architect shall be lifted and replaced at the contractor's expense.

3. All shrubs, herbaceous plants, whips and transplants shall be watered in on planting with 20 litres per square metre. Trees shall be watered in with 25 litres per tree position. Water thereafter during the contract period at weekly intervals with 30 litres of water.

4. Proposed large feathered or standard trees to be true to the species, variety and size as specified on the planting plan, to include 1.5m chestnut stake 600mm above ground and 1000mm below ground) and this, sited to be with spacing device positioned 25mm maximum from the top of the post.

5. Turf to be of cultivated grade such as Rowkham "Medallion", or other of similar quality and source, approved by the landscape architect. The contractor shall replace at once any turf rejected by the landscape architect at his own cost.

6. All edging, driling shrubs or wall shrubs, with "S" crown after the driver name, shall be trained to the wall/fence with heavy duty, plastic coated galvanized wire. Training wires shall be attached vertically to the wall/fence by means of 125mm long stainless steel eye screw fittings. Position this, at 250mm from ground, and this, 250mm from top of the wall/fence, and string the wire tightly between the fittings. Train the driver to the wire with plastic coated galvanized wire tags.

7. Twining varieties of climber, with "T" drawn after the climber's name (in specially prepared pit or general shrub beds) shall be trained to wall/fence by means of mounting ready-made trellis panels 1.8 x 1.5m generally (but 1.3 x 0.8m at corners or where space is restricted). Include for attaching any panels for locations where walls or fences are lower than 1.8m. Fix trellis panels to the wall/fence using non rusting screws 125mm long (to be approved), incorporating 50mm cube wood spacing blocks to ensure that the panels are mounted sufficiently far from the wall/fence to allow twining of stems. Ensure that all timber is pressure impregnated with a non phytotoxic preservative and then painted with a dark brown non phytotoxic preservative wood stain on the back "Classic" walk or similar and approved. Ensure that the trellis is not in contact with the ground. Train the climbing shrub in the trellis with plastic coated galvanized wire tags.

8. Climbers specified outside proposed shrub beds shall have specially prepared timber pits. Climber pits shall be 400mm x 400mm and 600mm deep (minimum soil), and be backfilled with topsoil (from site - unless otherwise agreed). Ensure the base of the pit is thoroughly broken up and free draining before back filling with topsoil. Ensure no damage to foundations and services, and make good all structures and surfaces disturbed. Fertilise with 50g of Hortisafe CRF (15-8-12) slow release fertilizer. Water with 15 litres of water per climber pit.

D) Mulch

1. When specified by the additional specification notes on this plan, supply and spread suitable biodegradable sheet mulch over all planting beds, previously cultivated, graded and finished topped before planting, and peg down at a minimum of 500mm centres, (300mm at edges) and beds less than 1m wide. Pegging this densely is essential to prevent types of material becoming exposed. Refer to the specification for biodegradable sheet mulch on plan.

2. Following planting supply and spread evenly Wood Chip to a depth of 50mm, (75mm if no sheet mulch specified), over all planted areas. Finished mulch levels shall be no higher than 15mm below pavement or grass levels to avoid any spillage onto pavements or lawns. N.B. no substitution of mulch type will be acceptable. It is essential to have a root-free, large particle, brown wood chip to reduce weed growth, reduce wind-blown and prevent rapid break down.

E) BS codes

1. All workmanship and materials shall conform to the following codes:

A) General landscape operations (excluding hard surfaces) - BS 4428:1989.

B) Trees in relation to construction - BS 5637: 2012 and BS 6549:1999, BS 3998:2010 (recommendations for tree works) unless otherwise specified. Arboricultural Association - Standard Conditions of Contract and Specifications of Tree Works 1996.

C) Nursery stock in accordance with latest horticultural trade association nursery stock specification entitled "National Plant Specification 2007".

Plants shall conform to:

BS 6545: 2014 Trees from Nursery to Independence in the Landscape

BS 3936: 1: 1992 Nursery Stock - Specification for trees and shrubs.

BS 3936: 4: 2007 Nursery stock - Specification for forest trees.

BS 3936: 5: 1998 Nursery stock - Specification for forbs, ferns, and tubers.

BS 3936: 10: 1990 Nursery stock - Specification for ground cover shrubs.

CPSE Committee for Plant Establishment.

D) Turf - BS 3600:1998 - recommendations for turf for general purposes.

E) Fertilisers - FFE Regulations 1974. Use blue labelled certified varieties to EC purity and germination on analysis. When requested, submit an official seed Testing Station Certificate of germination, purity and composition.

G) Topsoil - BS 3882:2007.

H) Pesticides: Control of Pesticides Regulations 1997/The Health and Safety at Work Act 1974/the COSHH Regulation 2002, the product COSHH sheetwater ACT 1997/ Wildlife and Countryside Act 1981/ Countryside and Rights of way Act 2000.

GENERAL NOTES FOR THE DEVELOPER

A) Tree protection

1. Any existing trees to be retained, are the responsibility of the main contractor on site who shall take all necessary protective measures set out in BS 5820:2012 to ensure no damage to stems or roots, to prevent compaction from vehicles or storage of materials, contamination of soil from spillages, scorching from fire and instability or stress from changes of soil level. The landscape contractor is however responsible for ensuring that neither direct materials or causes of any damage to existing trees, and the employer, the landscape contractor, shall replace at once any tree damaged on site, supplying and planting a tree of the same species and size, at his own cost. Protection barriers will comprise a scaffold framework in accordance with Figure 2 of BS 5820:2012 (The BS). The framework will consist of vertical and horizontal scaffolds with vertical bracing spaced at no more than 3m intervals and driven into the ground. Weld mesh (Hera or similar) panels will be securely fixed to this framework with wire or scaffold clamps. Tubes will be driven into the ground to a minimum depth of 800mm.

Supporting struts will be fixed to the inside of the barrier to ensure maximum rigidity.

B) Ground work

1. Soil levels set for shrub beds and grass areas should have any compacted subgrade thoroughly broken up by machine before spreading the ground water to spread topsoil or the landscape contractor to commence work or the beds will become waterlogged, wet weather and the plants and turf will die.

2. Top soil spread from on site should be to the following minimum depths: - Shrub beds: 400mm. Grass areas: 500mm, allow for excavation of 415mm of the subgrade for shrub beds to leave beds 65mm below finished pavement or grass areas in order to receive sheet and bark mulch, (50mm below where sheet mulch is not to be used). Tree pits will be dug by the landscape contractor. Top soil shall be spread for grass areas, both with any areas of paving and after settlement, the soil level should be no greater than 10mm below paved areas to allow for turf. For areas to be grass seeded, the soil level shall be flush with any finished paved surfaces after settlement (or to a maximum of 5mm below) to allow for rain water to drain onto soft surfaces. Settlement shall be no greater than the tolerances given or problems will be encountered with mowing the blades in danger of bouncing concrete edgings or where soil is proud of pavements, then drainage problems will be encountered.

3. Existing topsoil and imported soil shall conform to BS 3882:2007, and be free from compaction, rocks/boulders greater than 50mm diameter, concrete, wire, roots, debris, oil, cement and builders rubble. Soil shall have a clay content of less than 20%.

C) Hardworks

1. Hard works, unless otherwise agreed, shall be carried out by the developer or main contractor, and all materials and equipment shall be in accordance with the construction details and the layout plan.

2. All paths and edgings shall be set out properly to lines and radii, with all curves set out on the ground using pointed pegs and string or site marker paint, achieving flaring, radii and Setting out shall be agreed with the landscape contractor and subsequently the landscape architect.

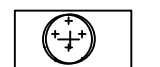
3. Hard surfaces shall be constructed after suitable base courses have been laid, taking full account of local site conditions, with soils and substrates. The indicative depths of base courses are minimum depths assuming suitable substrate conditions.

4. All metalwork shall be finished hot dipped galvanneal in accordance with BS EN ISO 14663. The galvanizer shall be responsible for the thorough removal of all galvanizing salts (felling) to the complete satisfaction of the Landscape Architect. The decorating contractor shall prepare the galvanneal surface by washing with detergent and water and scrubbing with a scouring pad until all oil, grease, rust and all sulphide have been removed & then allowed to dry thoroughly. Sand and paint (code 6837 from Sika Ltd (UK, 01707 374444), applied with a brush/brush, brush either in accordance with the manufacturer's instructions, COSHH regulations and the product COSHH sheet.

5. All wood work to use AGC water based wood preservative applied by vacuum pressure by Permawood or other similar and approved company. The timber shall then be stained with 20 coats of Seadom "Classic" colour "Walnut" in accordance with the manufacturer's instructions, COSHH Regulations 2003 and product COSHH sheet.

NOTE: SEE SEPARATE EXTERNAL LAYOUT DRAWINGS (BY DEVELOPER) FOR SPECIFICATIONS AND ARRANGEMENT OF FENCING AND OTHER HARD WORKS

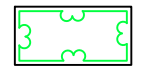
KEY



PROPOSED MULTISTEM TREE, INCLUDING UNDERGROUND GUYING IF NEEDED. SEE SPECIFICATION NOTES A1, B2-3, B5, C1-4, D1-2 AND E1.



PROPOSED EXTRA HEAVY STANDARD TREE, INCLUDING DOUBLE STAKE AND TIE. SEE SPECIFICATION NOTES A1, B2-3, B5, C1-4, D1-2 AND E1.



SHRUB AND HERBACEOUS PLANTING, INCLUDING BIODEGRADABLE SHEET AND PINE NUGGET BARK MULCH (ACCORDING TO SPECIFICATION), SEE SPECIFICATION NOTES A1-2, B1-3, C1-3, D1-2 AND E1.



CULTIVATED TURF UNLESS OTHERWISE STATED ON PLAN, SEE SPECIFICATION NOTES B4, C5 AND E1.



SPECIMEN SHRUBS IN SHRUB BEDS OR PIT PLANTED IN GRASS/GRAVEL AREAS. SPECIMEN SHRUBS IN GRASS ARE MEASURED SEPARATELY IN SCHEDULE OF QUANTITIES. SEE SPECIFICATION NOTES A1, B1-3, C1-3, D1-2 AND E1.



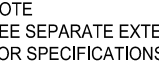
SPECIMEN SHRUBS IN SQUARE TALL CONTAINERS. CONTAINERS TO BE 1500MM ZINC GALVANIZED TALL PLATINUM CUBE PLANTER - 1500MM FROM PRIMROSE.CO.UK OR SIMILAR. CONTAINERS MULCHED WITH GRAVEL OF THE SAME TYPE AS PROPOSED IN ROUND CONTAINERS.



INDICATIVE MARKETING SIGNAGE BY DEVELOPER



CULTIVATED TURF UNLESS OTHERWISE STATED ON PLAN, SEE SPECIFICATION NOTES B4, C5 AND E1.



CULTIVATED TURF UNLESS OTHERWISE STATED ON PLAN, SEE SPECIFICATION NOTES B4, C5 AND E1.

2m High branded hoarding

Sales parking

2m High branded hoarding

SCHEDULE OF PLANTS							R.B. = Rootballed stock
SHRUBS							C.G. = Container grown stock
							O.G. = Open ground stock, to be planted Nov '1st - March '1st
							FTM = Feathered tree
							STD = Standard tree
							HVSTD = Heavy Standard tree
							XHSTD = Extra Heavy standard tree
							BLE = Broad Leaf Evergreen
							CON = Conifer
							L = Line container
							DPB = "Distance from Buildings" based on minimum building foundation depths
							WID = "Maximum Width" of tree
							VD = "Water Demand" of tree
							SHC = Shrub Height Classification
							A = 600mm mature height
							B = 600mm - 1.5m mature height
							C = 1.5m mature height with low water demand and slow growth
							D = 1.5m - 3m mature height
							E = 3m - 5m mature height
							F = >5m mature height
GRASSES AND SEDGES							Note: Plants not classified within the JBA SHC are NOT designated as shrubs.
							JBA understated shrubs to be defined as those plants of perennial habit with woody stems.
QTY	CODE	PLANT NAME	STOCK	SPACING	SHC	DPB	
3No.	Cal Str	Calamagrostis x acutiflora 'Yat Foerster'	C.G. 5L	5m x 2			
3No.	Car Eve	Carex acutiformis 'Everglot'	C.G. 5L	5m x 2			
7No.	Sti aru	Stipa arvensis	C.G. 5L	5m x 2			
SPECIMENS PLANTED IN BEDS, GRASS OR GRAVEL							Drift size is given for standard trees, otherwise all sizes refer to height. All sizes are the minimums acceptable.
QTY	CODE	PLANT NAME	STOCK	SHC	DPB		
4No.	DRY ERY	Dryopteris erythraea	C.G. 5L	-			
2No.	TAX HIC	Taxus media 'Hicksii' min. 1.5m natural or container	C.G. 15L	D 1			
1No.	THU SMA	Thuja occidentalis 'Smaragdula' min. 1.5m high	C.G. 15L	D 1			
1No.	TRA FOR	Tradescantia virginiana	C.G. 15L	-			
TOPHARY SPECIMEN SHRUBS/TREES PLANTED IN BEDS, GRASS OR GRAVEL							REFER TO THE ACCOMPANYING MEASURED WORKS SCHEDULE DOCUMENT FOR MORE INFORMATION. CHANGES TO SUPPLIER/MANUFACTURERS ARE TO BE EQUAL AND APPROVED.
QTY	CODE	PLANT NAME	STOCK	SHC	DPB		
3No.	TOP PHO STD	Standard Topiary Photinia 'Red Robin'	C.G. 5L	D 2.25			
3No.	TOP BAYC	Topiary Laurus nobilis cone 1m	C.G. 5L	F 8			
EXTRA HEAVY STANDARD AND SEMI MATURE TREES							(C) JAMES BLAKE ASSOCIATES 2021
QTY	CODE	PLANT NAME	STOCK	SIZE	DPB	MAX Ht	
1No.	TLT COR	Tilia cordata	R.B.	XHSTD	14-16cm	17m 22m W	
MULTI-STEM TREES							
QTY	CODE	PLANT NAME	STOCK	SIZE	DPB	MAX Ht	
1No.	AME LAM	Ambuchanum lamarkii	R.B.	MUL	20-25cm	17m 8m W	
SEED MIXES							
AREA	SEED MIX NAME						
50m ²	Area to be turfed	"Medallion" by Rowkham Ltd, refer to Measured Works Schedule					
NOTES AND ABBREVIATIONS							

