3. Determine before submitting a tender, the extent of support from the site manager with ground preparation: ensure soil of all planting beds is graded to a level 65mm below adjacent grass or paved surfaces, (90mm below where agrotextile set mulch is not specified), within 400-600mm of edges to ensure bark or wood chip mulches are retained. Where grass is proposed, then the soil level shall be flush (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 receive main contractor have failed to supply and spread topsoil to the recessed level. The landscape contractor shall allow for adjustment of levels, as specified and spread 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 pavement grass shall be graded areas, topsoil levels shall be graded flush with the finished advent of the paved areas, topsoil levels shall be graded flush with the finished areas should therefore never be proud of paved areas. Soil levels more than 10 mm below pavement edges will cause mower damage on cutting. 1. Planting shall be set out exactly as shown on the drawing, 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 convex and concave curves shall be cut to form a smooth and even flowing 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 edgings, ensure that the bed has space free from concrete footings before planting. If the bed is sealed with concrete, there hed is sealed with concrete, the bed is sealed with concrete, the bed is sealed with oncrete, the bed is sealed with oncrete, then bed is sealed with least will be checked by the inspecting landscape architect to determine if footings are 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 the width is not as drawn, the contractor shall recultivate them to the specified width 2. Carry out the following works to the existing topsoil on site to ensure it Conforms to BS 3882:1994, being free from rocks larger than 50m diameter, concrete, all roots, wire, brick, and have less than 20%. clay. Allow for pre-application of herbicide as above. Fertilizer, in accordance with the manufacturers instructions. For beds less than 5 meters in width, fork over thoroughly or machine rotovate soil to a depth of 300mm, ensuring that the subgrade and topsoil are completely broken up and free draining, relieving any compaction. For beds greater than 5 meters in width, break up the subgrade 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 meters of tree stems or 3 meters of existing hedges. Do not rip areas where roots greater than 10mm diameter are encountered. 1. Pre-planting herbicide application: Apply by suitable spraying aparatus, an approved translocated systemic herbicide to the manufacturers instructions and to 1997 Control of Pesticides Regulations and 2003 CISHH regulations on all beds, except those which are both weed free and are to receive agrotextile sheet mulch. Spray immediately if any weeds are present. If none are showing, but there 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 operatives, using protective clothing, in suitable weather (no wind) and any damage caused by spray drift, from incorrect usage or spillage, shall be rectified at the contractor's own cost. Repeat as necessary to ensure complete kill and rake off all dead material 5. Imported topsoil (where specified and sanctioned by the employer) for making up ground, shall conform to BS 3882; 1994, and be free from rocks (over 50mm diameter), concrete, roots, wire and brick, and have less than greater than 20% clay. Such soil shall be cultivated as set out above. Representative samples shall first be approved by the landscape architect before being \Rightarrow AL SII 黒 6. Self clinging climbing shrubs or wall shrubs, with S drawn after the climber name, shall be trained to the wall/fence with heavy duty, plastic coated garden wire. Training wires shall be attached vertically to the wall/fence by means of 125mm long stainless steel eye screw fittings. Position INO. at 250mm from ground, and INO. 250mm from top of the wall/fence, and string the wire tightly between the fixings. Irain the climber to the wire with plastic coated garden wire tags. 7. Twining varieties of climber, with 17 drawn after the climber's name (in specially propared pits or general shrub beds) shall be trained to walls/fences by mounting ready-made trellis panels 1.8 x 1.8 m generally (but 1.8 x 1.8 m genera 1. When specified by the additional specification notes on this plan, supply and spread agrotextile "Weedstop Fabric" sheet mulch over planting beds, previously, cultivated, graded and fertilized topsoil before planting, and peg down with Weedstop pegs at a minimum of 500mm centres, (300mm at edges) and beds less than 1m wide. Pegging this densely is essential to prevent flaps of material becoming exposed. Refer to the specification for Weedstop Fabric" sheet mulch on plan. 2. Following planting supply and 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 will 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 substitution by the landscape architect has been received. All plants shall be flants and associated notes, (3) and shall be 400-600mm height and spread, or otherwise specified in the schedule of plants and inspection and be bushy, healthy, disease free stock, not pot bound, leggy or spindly. There should 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. 4. Proposed large feathered or standard trees to be true to the species, variety and size as specified on the planting plan, to include 1.6m chestnut stake 600mm above ground and 1000mm below ground) and 1No. tie with spacing device positioned 25mm maximum from the top of the post. 5. Turf to be of cultivated grade such as Rowlawn Medalion, 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. 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. 2. Following planting supply and spread evenly Melcourt Industries "Rustic Biomulch" to a depth of 50mm, (75mm if no sheet mulch specified), over all planted areas. Finished mulch levels shall be no higher than 15mm D) to site. No imported so supplied to site without instruction. 2. Top soil spread from on site should be to the following minimum depths: Shrub beds: 350mm. Grass areas 150mm. allow for excavation of 415mm of the subgrade for shrub beds to leave beds 65mm below for shrub beds to leave beds 65mm below finished pavement or grass areas in order to receive sheet mulch is not to be used). Tree pits will be dug by the landscape contractor. Top soil shall be spread for grass areas flush 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 touching concrete edgings) or where soil is proud of pavements, then danger of touching 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 3882:1994, and be free from compaction, rocks/bricks greater than 50mm diameter, concrete, wire, roots, debris, oil, cement and builders rubble. Soil shall have a clay content of less than 20%. 1. All workmanship and materials shall conform to the following codes: A) General landscape operations (excluding hard surfaces) - BS 428:1989. B) Trees in relation to construction-BS 583: 2007 and BS 6549;1990. BS 3998:2010 (recommendations for tree works) unless otherwise specified and conditions of therwise specification - Standard Conditions of Tree Works 1996. C) Nursery stock in accordance with latest horticultural rade association nursery stock in accordance with latest horticultural trade association nursery stock specification entitled Nursery stock specification entitled Nursery stock specification for trees and shrubs. BS 3969-1:1992 Nursery Stock - Specification for roses + AMD 6628. BS 3969-2:1990 Nursery stock specification for poplars and willows. BS 3969-3:1998 Nursery stock specification for poplars and tukers. BS 3969-1:1998 Nursery stock specification for poplars and tukers. BS 3969-1:1998 Nursery stock specification for poplars and tukers. BS 3969-1:1998 Nursery stock specification for poplars and tukers. BS 3969-1:1998 Nursery stock specification for poplars and stock specification for ground cover shrubs. BS 3936-10:1990 Nursery stock specification for poplars and tukers. BS 3936-10:1990 Nursery stock specification for poplars and stock specifications and stock specification for poplars and stock specifications and specifications of poplars and stock specifications. BS 3975-P4:1966 Per Landscape Works BS 3989-P4:1966 Per Landscape works BS 3989-P4:1966 Per Landscape works BS 3989-P 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 5837:2007 to ensure no damage to stems or roots, to prevent compaction from vehicles or storage of materials, contamination of soil from spilages, scorching from fires and instability or stress from changes of soil level. The landscape contractor is however responsible for ensuring that neither plant, materials or labour are cause of any damage to existing trees, and like 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. Suitable protective measures shall be chestnut paling fixed firmly to a rigid timber or scaffolding frame, positioned no closer to the trunk than the drip line of the tree's canopy. B) Ground work 1. Soil levels: soil levels for shrub beds and grass areas should have any compacted subgrade thoroughly broken up by machine before instructing the ground worker to spread topsoil or the landscape contractor to commence work or the beds will become waterlogged in wet weather and the plants and turf will die. 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 no-fines, large particled, brown wood chip to reduce weed growth, reduce wind blow and prevent rapid break down. Hard works, unless otherwise agreed, shall be carried out by the developer or main contractor, and all materials \Box NOTES FOR 蓔 DEVELOPER. 4. All metalwork shall be finished hot dipped galvanized in accordance with BS EN ISD1460. The galvanizer shall be responsible for the thorough removal of all galvanizing smuts (fettling) to the complete satisfaction of the Landscape Architect. The decorating contractor shall prepare the galvanized surface by washing with a scouring pad until all dirt, grease, white rust & sulphates have been removed & then allowed to dry thoroughly. Supply and paint Icosit 6630' from Sika Ltd (tel. 01707 374444) applied with a turkhead brush strictly in accordance with the manufacturers of paint with a dry film thickness of 100 microns per coat. Apply 2No. coats of paint with a dry film thickness of 100 microns per coat. Apply paint only when galvanized surface is thoroughly dry at temperatures above five degrees celsius and in any event above the current dew point temperature. Paint work will be subject to inspection by experts and if found wanting, shall be stripped off, re-prepared and applied entirely at the decorating contractors own cost. S. All wood work to use ACQ water based wood preservative applied by vacuum pressure by Permawood or other similar and approved company. The timber shall then be stained with 3No. coats of Sadolin 'Classic,' colour 'Walnut' strictly in accordance with the manufacturers instructions, COSHH Regulations 2003 and product COSHH sheet. 3. Hard surfaces shall be constructed after suitable base courses have been laid, taking full account of local site conditions, soft spots and substrate. The indicative depths of base courses are minimum depths assuming suitable substrate conditions. and workmanship 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 scribed on the ground using pointed pegs and string or site marker paint, achieving flowing natural arcs. Setting out shall be agreed with the landscape contractor and subsequently the landscape architect. PLANT MIXES ORNAMENTAL HEDGE PLANTING EXTRA HEAVY STANDARD TREES FOPIARY SPECIMEN SHRUBS/TREES PLANTED CODE PLANT NAME 2No. TOP CON Topiary CONE 1M TALL CODE PLANT NAME 8No. CAR FRA* Carpinus betulus "Frans 1No. LIQ STY* Liquidamber styraciflua % GREUND (34%). 34%). 33% o. 33% PLANT NAME Bulb planting mix A Crocus 'Dutch Yellow' Crocus vernus 'Purpueus G 25% Crocus vernus 'Panache' Narcissus 'Honeybird' Esc app Gri lit Heb Rak Lav Hid Pru Ott Pho Red Vib eve Vib tin GROUND COVER MIX F (individual species 34% Skimmia japonica "Rubella" 33% Euonymus "Emerald & Gold" 33% Prunus laurocerasus "Otto Lukyen Bulb planting mix E 50% Galanthus nivalis 50% Eranthis hyemalis Bulb planting mix D 50% Galanthus nivalis 50% Muscari armeniacum GROUND COVER MIX G (individual speci 33% Euonymus fortunei "Coloratus" 33% Hebe salicifolia 34% Choisya ternata "Sundance" GROUND COVER MIX H (individual species 33% Heuchera micrantha 'Palace Purple' 34% Lonicera pileata Viburnum davidii PLANT NAME ND COVER MIX B (individual species to be p X Symphoricarpos x chenaultii "Hancock" X Rubus tricolor X Vinca major Acer negundo Betula utilis "Jacquemontii" Malus "John Downie" Prunus subhirtella "Autumnalis" Prunus serrula Prunus "Sunset Boulevarde" Pyrus calleryana "Chanticleer" Sorbus aria "Lutescens" PLANT NAME Escallonia "Apple Blossom" t Griselinia littoralis k Hebe rakiensis d Lavandula spica "Hidcote" t Prunus Ottoluyken t Photinia red robin e Viburnum tinus "Eve Price" n Viburnum tinus GRASS OR GRAVEL Yellow Wave" "Mops" humilis STDCK 7.7.7. B B C eeeeeeee groups o 1 3/m2 1 3/m2 1 3/m2 XHVYSTD TTSYVHX SIZE 8-10cm 10-12cm 8-10cm 8-10cm 8-10cm 8-10cm 8-10cm ယ SIZE or 5) 욱 5) ₽B 14m 6m 7m 10m 12m

AREA SEED MIX NAME SEED MIXES 584m2 Area to be t REFER TO THE ACCOMPANYING MEASURED WORKS SCHANGES TO SUPPLIERS/MANUFACTURERS ARE TO SUBSTITUTIONS TO SHRUB/TREE VARIETIES ARE DO NOT SCALE FROM THIS DRAWING ALL DIMENSIONS TO BE CHECKED ON SITE 52m2 52No. 52No. 27No. 27No. 27No. 45No. 72No. 18No. Root-balled stock
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I pen ground stock, to k
Feathered tree
Standard tree
Heavy Standard tree
Extra Heavy standard tr
Extra Heavy standard tr
Conifer % Euonymus fortune; "Emerald 'n' Gold"
% Hebe "Midsummer Beauty"
% Spiraea japonica 'Golden Princess'
% Hypericum x inodorum 'Rheingold'
% Hypericum x inodorum 'Rheingold'
% Cornus alba "Elegantissima"
% Cornus alba "Elegantissima"
% Euonymus "Silver Queen"
% Heuchera micrantha 'Palace Purple'
% Skimmia japonica "Rubella" to be turfed PLANT NAME
) COVER MIX I be SCHEDULE DOCUMENT FOR MORE INFORMATION 1 BE EQUAL AND APPROVED. 1 TO BE AGREED WITH JAMES BLAKE ASSOCIATES. thin be o e 400-600mm minimum height and spread.
pot size are just a guide and the "National ed (but will be seen as the absolute hich are smaller than this will be rejected at once. nted and pruned to form bushy rounded plants. Leggy, as will leggy plants which have been pruned hard. any plants which show signs of scorching after cies to be planted in g
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Rev Date Details ighway Authority Approval Date ______ not scale from this drawing. Use written dimensions only. When shown relationships tween slab levels and ground levels are to be checked on site. Any discrepancy or ggested modification to be reported to Design and Engineering Director. Ste: This drawing is the copyright of Bovis Homes Ltd. BY / AH ×× LANDSCAPE PROPOSALS
SCHEDULES AND SPECIFICATIONS Amended in line with particular Amended in line with KINGSMERE BICESTER 24.6.14 n planners n planners Bovis Homes Central Region Bromwich Court Highway Point Gorsey Lane Coleshill B46 1JU Tel: 01675 437 000 Fax: 01675 437 094 DX: 728340 Coleshill 2 KM4-101 В Ψ DW DW