## 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 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 recessed 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 above, including for re-grading subsoil and topsoil. Where beds are sloping, ensure that topsoil is graded to the specified above, within 400mm of the edges of the bed. This is 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 flush with the finished adjacent to paved areas, topsoil levels shall be graded flush with the finished and also 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 mover danage on cutting. I. 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 I metre wide, except where here 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, the head is sealed with concrete, 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 a drawn, the contractor shall recultivate them to the specified width at his own expense. 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 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 rocks, wire, brick, and have less than 20% clay. Allow for pre-application of herbicide as above. Fertilizer with 100g per meter square of Fisons Neutrocotte slow release 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 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 therbicide to the manufacturers instructions and to 1997 Control of Pesticides Regulations and 2003 COSHH 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 from site. 8) SPECIFICATION NOTES - REFER MEASURED WORKS SCHEDULE. SPEC d preparation HICATION ALSO $\equiv$ 丟 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 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, (3) pots are 19cm diameter and 15cm deep). All shrubs, (other than ground cover), shall be 400-600mm height and spread, or otherwise specified for the pot size by the HIA National Plant Specification 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. 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 Im 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 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 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 1No. at 25mm from ground, 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 '1' drawn after the climber to the wire with plastic coated garden wire tags. 8. Twining varieties of climber, with plastic coated garden wire tags. 9. Twining varieties of climber, with '1' drawn after the climber's name (in specially prepared pits or general shrub beds) shall be trained to wulls/fences by mounting ready-made trellis ganels 1.8 x 1.8m generally (but 1.8 x 1.8m ge 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 chesthut 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. 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. 3. All shrubs, herbaceous plants, whips and transplants shall be watered in an planting with 20 litres per square metre. Irees shall be watered in with 25 litres per tree position. Water thereafter during the contract period at weekly intervals with 30 litres of water. pplied all be itten . No imported soil to site without a 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 total worker to spread topsoil or the landscape contractor to commence work or the beds will become waterloaged in 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: 350mm. Grass areas 150mm. allow for excavation of 415mm of the subgrade for shrub beds to leave beds 55mm below finished pavement or grass areas in order to receive sheet and bank mulch, 190mm 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 flush with any areas of paving and after settlement, the soil level shall be flush with any areas of paving and after settlement, the soil level shall be flush with any finished paved surfaces after settlement (or a maximum of 5mm below) to allow for train 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 danger from compaction, rocks/bricks greater than 50mm binneter, concrete, wire, roots, debris, oil, cement and builders rubble. Soil shall have a clay content of less than 20%. 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 85 5837:2007 to ensure no damage to stems or roots, to prevent compaction from vehicles or storage of materials, contamination of soil from spilages, scortching 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 the some 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. 1. All workmanship and materials shall conform to the following codes: A) General landscape operations (excluding hard surfaces) 8. 4428; 1989; B) Trees in relation to construction—8.5 5837; 2007 and 8.5659; 1990. BS 3998; 2010 (recommendations for tree works) unless otherwise specified Arboricultural association — Standard Conditions of Tree Works 1996. C) Nursery stock in accordance with latest horticultural trade association nursery stock specification 2001. Plants shall conform to: BS 3969-2: 1990 Nursery Stock—8.5369-1: 1992 Nursery Stock—8.5369-1: 1992 Nursery Stock—8.5369-1: 1998 Nursery Stock—8.5369-4: 1984 Nursery stock—8.5369-4: 1985 Nursery stock—8.5369-4: 1986 Nursery stock—9.5369-4: 1988 Nursery stock—9.5369-4: 1989 Nursery stock—9.5369-5: 1985 Nursery stock—9.5369-1: 1998 Nursery stock—9.5369-1: 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. C) Hardworks 1. Hard works, shall be carrie or main contrac NOTES FOR s, unless otherwi ried out by the ractor, and all 丟 DEVELOPER. dipped galvanized in accordance with BS EN ISDI 460. The galvanizer shall be responsible for the thorough removal of all galvanizing smits (fettling) to the complete satisfaction of the Landscape Architect. The decorating contractor shall prepare the galvanized surface by washing with detergent and water and scrubbing with a scouring pad until all dirt, grease, white rust & sulphates have been removed & then allowed to dry thoroughly. Supply and paint 'losit 6630' from Sika Ltd (tel. 01707 374444) applied with a turkhead brush strictly in accordance with the manufacturers instructions, COSHH regulations and the product COSHH sheet. Apply paint only when galvanized surface is thoroughly dry at temperatures daove fire thickness of paint with a dry film thickness of paint with a per coat. Apply paint only when galvanized surface is thoroughly dry at temperatures daove 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. 5. All wood work to use ACO water based wood preservative applied by vacuum pressure by Permawood or other sinilar and approved company. The timber shall then be stained with 3Mo. coats of Sadolin 'Classic,' colour 'Walnut' strictly in accordance with the manufacturers stained with 3Mo. coats of Sadolin 'Classic,' colour 'Walnut' strictly in accordance with the manufacturers and product CDSHH Regulations 2003 and product CDSHH Regulations 2003 and product CDSHH Regulations 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. 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. and workmanship shall I with the construction clayout plan. be in accordance details and the ORNAMENTAL HED QTY CODE 162No. Lon -Girth size is given for standard trees, otherwise all sizes refer to height. All sizes are the minimums acceptable. -Shrubs specified as 3 litre size shall be 400-600mm minimum height and spread. These heights and spreads in relation to pot size are just a guide and the "National Plant Specification" sizes will be accepted (but will be seen as the absolute minimum acceptable). Any shrub supplied which are smaller than this will be rejected at once. -Cornus varieties shall be twice transplanted and pruned to form bushy rounded plants. Leggy plants with few branches will be rejected, as will leggy plants which have been pruned hard. -Plants shall be completely hardened off, any plants which show signs of scorching after planting will be rejected. R. B. C. G. STD HVYSTD BLE CON BY MAX Ht 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 ED MIXES 134m2 / 9m2 3No. 6No. 7No. 7No. 7No. 7No. 7No. 7No. 7No. MIXES CODE CRA PRU\* JUG REG\* AND ABBREVIATIONS: = Root-balled stock = Container grown stock = Open ground stock, to be planted Nov 1st - March 1st = Fathered tree = Standard tree = Standard tree = Heavy Standard tree = Broad Leaf Evergreen = Conifer = Litre container = 'Distance from Buildings' based on minimum building foun the waximum Height' of tree = Maximum Height Classification A = < 600mm mature height B = 600mm - 1.8m mature height C = > 1.8m mature height E = 3m - 5m mature height F = >5m mature height Note: Plants not classified within the JBA SHC are NOT JBA understand shrubs to be defined as those plan with woody stems. 무 7. 10% 20% 25% 25% 25% 25% 25% 20% 20% 20% 20% 20% 20% 20% Area HEDGE Р EDGE PLANTING PLANT NAME n pil Lonicera to PLANT NAME MIX A (individual specie Buddleja "Blue Chip" Pittosporum tenuifolium " Lonicera pileata Rosmarinus officinalis "B PLANT NAME Crataegus prunifolia Juglans regia $\mathbb{X}$ MIX J (individual species to be planted in gr Lonicera pileata Choisya ternanta 'Sundance' Anemanthele lessoniana Lavandula angustifolia "Hidcote" Buddleja "Blue Chip" be pileata ("Medallion" by Rowlawn Ltd, refer to Measured Works Schedule) STOCK SPACING ecies to be planted in groups of approx C. G. 5L 3/m2 um "Irene Patterson" C. G. 5L 3/m2 C. G. 5L 3/m2 s "Blue Boy" C. G. 5L 3/m2 C. G. 5L 3/m2 t low water demand and slow growth "Blue Boy" on minimum building foundation depths chin the JBA SHC are NOT designated as shrubs. be defined as those plants of perennial habit STOCK C. G. STOCK R. B R. B. n groups of approx 3 c C. G. 5L 3/m2 SPACING 10L 3/m SIZE DFB MAX HT sof approx 3 or 5 in bark mulch) L 3/m2 L 3/m2 L 3/m2 L 3/m2 3/m2 3/m2 XHVYSTD XHVYSTD

SIZE DFB MAX Ht WD 14-16cm 10m 8m 14-16cm 14m 18m

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DF B

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in bark mulch)

CHEDULE DOCUMENT FOR MORE INFORMATION BE EQUAL AND APPROVED.
TO BE AGREED WITH JAMES BLAKE ASSOCIATES.

Bovis Homes Central Region Bromwich Court Highway Point Gorsey Lane Coleshill B46 JJU

HOMES

Bovis Homes Central Region Bromwich Court Highway Point Gorsey Lane Coleshill 2

Edit O1675 437 000 Fax: 01675 437 094 DX: 728340 Coleshill 2 DRAWING TITLE AMENDMENTS IN ACCORDANCE WITH PLANNERS COMMENTS
AMENDMENTS IN ACCORDANCE WITH PLANNERS COMMENTS KINGSMERE BICESTER 2 V 2

DRAWN BY AU

DATE 25/06/2014 CHECKED/DATE

KM4 - 103

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SCHEDULES AND SPECIFICATIONS

LAP DESIGN

N/A