

SPECIFICATION NOTES - REFER ALSO TO THE MEASURED WORKS SCHEDULE.

- A) Setting out
 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 total station or theodolite, with corner hubs between walls and in line between, or with auto mark points. The junction between corners and concrete curbs shall be set out from a cross and even flowing line. Check that all setting out conforms to the plan before collection and planting materials 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 sufficient space, due to the constraints of walls and path edges and that for corners. With corner hubs between walls and paths and path edges, ensure that the bed has been set from corners before planting. If the bed is to be set from corners before planting, the landscape architect shall contact the site manager or landscape architect to determine if existing are acceptable and can be retained or added, the bed can be paved. The width of all beds will be checked by the measuring landscape architect and where the width is not as drawn, the contractor shall re-configure them to the specified width at his own expense.
- B) Ground preparation
 1. Preparing herbicide application: Apply by spraying equipment, an approved translocated systemic herbicide to the manufacturer's instructions under the Control of Pesticides Regulations and 2003 COSHH regulations on all beds, except those which are both wet and sunny immediately if any weeds are present. If none are showing, there may be a delay before spraying, or the area to be sprayed, until after one month following application, to allow dormant seed germination. All spraying must 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 notified 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 topography to ensure it conforms to BS 3882:2013, being free from rocks larger than 50mm diameter, concrete, all roots, wire, brick, and have less than 20% clay. Allow for pre-application of herbicide as above. Follow with 100g per square metre of horticultural CH7 (0.5-1.2) slow release fertilizer. In accordance with the manufacturer's instructions, for beds less than 1.2 metres in width, fork over thoroughly or machine rotavate to a depth of 200mm, ensuring that the topography and topsoil are completely broken up and free draining, relaying any compacted. For beds greater than 1.2 metres in width, use a subsoiler and topped using a tractor mounted subsoiler or digger at 500mm centres to a depth of 1500mm, except where there are services, or within 10 metres of trees stems or roots greater than 100mm diameter are encountered.
3. Determine before submitting a tender, the extent of preparation areas of all planting beds as graded to a level 150mm below adjacent grass or paved surfaces. (50mm below where appropriate) set match beds or wood chip mulches are retained. Where grass is to be replaced, then the soil level shall be 150mm below adjacent paved surfaces, but never greater than 100mm above paved surfaces, to receive rain water off. The landscape architect 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 correct topsoil to the required level. The landscape architect shall allow for adjustment of levels, as specified, including for grass and paved surfaces. When beds are sloping, ensure that topsoil is applied to the specified levels below paved surfaces. This is to allow for sheet mulch and bark or wood chip mulch to be laid over surface water to drain from paths on to planted areas.
4. For sloping areas to be laid over to paved areas, raised levels shall be graded flush with the finished pavement level (or up to 10mm below) to allow surface water to drain to pavement to avoid areas. Soil of grass areas should therefore never be used for paved areas. Soil levels more than 10 mm below pavement edges will cause mow damage on cutting.
5. Imported topsoil before specified and installed by the contractor for setting out grass, shall conform to BS 3882:2013, and be free from rocks (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 be taken and approved by the landscape architect before being applied to site. 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 preparation of existing topsoil and required depths for planting, bedding and standard trees, and also for maintenance requirements.
2. No substitutions will be accepted without the prior agreement of the measuring landscape architect. The contractor shall reduce or increase the root stock size, species or variety of plant which has not been specified on the planting plan and schedule, when prior agreement to a substitution by the landscape architect has been received. All plants shall be true to that specified in the schedule of plants and associated notes. (i.e. plants are 15cm diameter and 15cm deep). All shrubs, (other than ground cover), shall be 400/500mm height and spread, or otherwise specified for the job size by the HVA National Plant Specification and its locally healthy disease free stock, not pot bound, leggy or spindly. There should be a minimum of 5 plants per species. This specification is the minimum standard required and any stock falling below this standard, in the opinion of the measuring landscape architect shall be lifted and reduced at the contractor's expense.
3. All shrubs, herbaceous plants, wires 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 hedges or standard trees to be true to the species, variety and size as specified on the planting plan, to include 1.5m diameter (1000mm above ground and 1000mm below ground) and 10% success by with spacing device positioned 50mm maximum from the top of the pond.
5. Turf to be cultivated grass such as Fowlham 'Vadon' or other of similar quality and source, approved by the landscape architect. The contractor shall reduce or increase turf specified by the landscape architect at his own cost.
6. Soil dredging drainage canals or well struts, with 70° drain after the drain name, shall be treated to the standards with heavy duty plastic coated garden wire. Training wires shall be attached vertically to the wall/fence to a maximum of 120mm height and use wire sawing. Position 10% at 250mm from ground and string the area tightly between the strings. Train the drain to the walls with plastic coated garden wire mesh.
7. Training canals of drain, with 70° drain after the drain's name (i.e. specially prepared pits or general struts) shall be treated to wall fences by installing pre-made mesh panels 1.8 x 1.5m, approved by the landscape architect, and approved company. The interior shall then be stained with 30% coats of Dabolin in accordance with the manufacturer's instructions, COSHH Regulations 2003 and product COSHH sheet.
8. Chambers specified outside proposed shrub beds shall have specially prepared divider pits. Chamber pits shall be 400mm x 400mm and 800mm deep (minimum), and be backfilled with topsoil from site - unless otherwise specified. Ensure the base of chamber is thoroughly broken up and free draining before backfilling with topsoil on drainage to drainage boundaries and ensure, and make good all structures and surfaces disturbed. Follow with 50g of Hortiflex CH7 (1.6-2.0) slow release fertilizer. Water with 15 litres of water per divider pit.

D) Misch

1. When specified by the additional specification notes on this plan, supply and spread suitable biodegradable sheet mulch over planting beds, previously cultivated, graded and fertilized topsoil before planting, and dig down at a minimum of 300mm centres, (200mm at edges) and beds less than 1m wide. Paving the drainage is essential to prevent. Beds of material becoming exposed. Refer to the specification for biodegradable sheet mulch or else.
2. Following planting supply and spread evenly Mulchout Industries 'Eduards of Borden' to a depth of 50mm, (200mm for small match specified) over all planted areas. Finished match levels shall be no higher than 15mm below pavement or grass levels to avoid any surface water pavements or items. N.B. no substitution of match type will be acceptable. It is essential to have a thicker, large particle, brown wood chip to reduce weed growth, reduce wind blow and prevent rapid break down.
- E) BS codes
 1. BS understanding and materials shall conform to the following codes:
 A) General landscape operations (including turf handling) BS 4323:2003
 B) Trees in relation to construction BS 5887:2013 and BS 6848:2009, to BS 6848:2009 (Recommendations for tree work) unless otherwise specified.
 C) Horticulture in accordance with the Horticulture Code of Practice: Standard Conditions of Contract and Specifications of Tree Works 2006.
 D) Horticulture in accordance with the Horticulture Code of Practice: Standard Conditions of Contract and Specifications of Tree Works 2006.
 E) Horticulture in accordance with the Horticulture Code of Practice: Standard Conditions of Contract and Specifications of Tree Works 2006.
 F) Horticulture in accordance with the Horticulture Code of Practice: Standard Conditions of Contract and Specifications of Tree Works 2006.
 G) Horticulture in accordance with the Horticulture Code of Practice: Standard Conditions of Contract and Specifications of Tree Works 2006.
 H) Horticulture in accordance with the Horticulture Code of Practice: Standard Conditions of Contract and Specifications of Tree Works 2006.
 I) Horticulture in accordance with the Horticulture Code of Practice: Standard Conditions of Contract and Specifications of Tree Works 2006.
 J) Horticulture in accordance with the Horticulture Code of Practice: Standard Conditions of Contract and Specifications of Tree Works 2006.
 K) Horticulture in accordance with the Horticulture Code of Practice: Standard Conditions of Contract and Specifications of Tree Works 2006.
 L) Horticulture in accordance with the Horticulture Code of Practice: Standard Conditions of Contract and Specifications of Tree Works 2006.
 M) Horticulture in accordance with the Horticulture Code of Practice: Standard Conditions of Contract and Specifications of Tree Works 2006.
 N) Horticulture in accordance with the Horticulture Code of Practice: Standard Conditions of Contract and Specifications of Tree Works 2006.
 O) Horticulture in accordance with the Horticulture Code of Practice: Standard Conditions of Contract and Specifications of Tree Works 2006.
 P) Horticulture in accordance with the Horticulture Code of Practice: Standard Conditions of Contract and Specifications of Tree Works 2006.
 Q) Horticulture in accordance with the Horticulture Code of Practice: Standard Conditions of Contract and Specifications of Tree Works 2006.
 R) Horticulture in accordance with the Horticulture Code of Practice: Standard Conditions of Contract and Specifications of Tree Works 2006.
 S) Horticulture in accordance with the Horticulture Code of Practice: Standard Conditions of Contract and Specifications of Tree Works 2006.
 T) Horticulture in accordance with the Horticulture Code of Practice: Standard Conditions of Contract and Specifications of Tree Works 2006.
 U) Horticulture in accordance with the Horticulture Code of Practice: Standard Conditions of Contract and Specifications of Tree Works 2006.
 V) Horticulture in accordance with the Horticulture Code of Practice: Standard Conditions of Contract and Specifications of Tree Works 2006.
 W) Horticulture in accordance with the Horticulture Code of Practice: Standard Conditions of Contract and Specifications of Tree Works 2006.
 X) Horticulture in accordance with the Horticulture Code of Practice: Standard Conditions of Contract and Specifications of Tree Works 2006.
 Y) Horticulture in accordance with the Horticulture Code of Practice: Standard Conditions of Contract and Specifications of Tree Works 2006.
 Z) Horticulture in accordance with the Horticulture Code of Practice: Standard Conditions of Contract and Specifications of Tree Works 2006.

GENERAL NOTES FOR THE DEVELOPER

- A) 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 5822:2012 to ensure no damage to trees or roots. In previous contractor's operations or storage of materials, contamination of soil from adjacent, according to tree and maturity or stress from changes of soil level. The landscape contractor is however responsible for ensuring that neither plant materials nor cause of any damage to existing trees, and the landscape contractor shall replace as once any tree damaged on site, including and planting a tree of the same species and size at the same cost. Protection barriers will comprise a scaffold framework in accordance with Figure 2 of BS 5822:2012 (The BS).
- B) 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 5822:2012 to ensure no damage to trees or roots. In previous contractor's operations or storage of materials, contamination of soil from adjacent, according to tree and maturity or stress from changes of soil level. The landscape contractor is however responsible for ensuring that neither plant materials nor cause of any damage to existing trees, and the landscape contractor shall replace as once any tree damaged on site, including and planting a tree of the same species and size at the same cost. Protection barriers will comprise a scaffold framework in accordance with Figure 2 of BS 5822:2012 (The BS).
- C) 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 5822:2012 to ensure no damage to trees or roots. In previous contractor's operations or storage of materials, contamination of soil from adjacent, according to tree and maturity or stress from changes of soil level. The landscape contractor is however responsible for ensuring that neither plant materials nor cause of any damage to existing trees, and the landscape contractor shall replace as once any tree damaged on site, including and planting a tree of the same species and size at the same cost. Protection barriers will comprise a scaffold framework in accordance with Figure 2 of BS 5822:2012 (The BS).



KEY

- PROPOSED FEATHERED TREE, INCLUDING STAKE AND TIE. SEE SPECIFICATION NOTES A1, B2-3, B5, C1-4, D1-2 AND E1.
- PROPOSED STANDARD TREE, INCLUDING DOUBLE STAKE AND TIE. SEE SPECIFICATION NOTES A1, B2-3, B5, C1-4, D1-2 AND E1.
- PROPOSED HEAVY STANDARD TREE, INCLUDING DOUBLE STAKE AND TIE. 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.
- PROPOSED EXTRA HEAVY STANDARD TREE IN PAVING.
- PROPOSED NETAL GRILL AND TREE GUARD AND UNDERGROUND GUYING. TREE GRILL SUCH AS BROUAP SUNBURST SQUARE R243-S3 AND MATCHING GUARD. SEE SPECIFICATION NOTES A1, B2-3, B5, C1-4, D1-2 AND E1.
- PROPOSED CONIFER OR BROAD LEAF EVERGREEN TREE, INCLUDING STAKE AND TIE. SEE SPECIFICATION NOTES A1, B2-3, B5, C1-4, D1-2 AND E1.
- SHRUB AND HERBACEOUS PLANTING, INCLUDING BIOGRADABLE SHEET AND BARK MULCH (ACCORDING TO SPECIFICATION). SEE SPECIFICATION NOTES A1-2, B1-3, C1-3, D1-2 AND E1.
- SHRUB AND HERBACEOUS PLANTING, INCLUDING SHEET AND BARK MULCH (ACCORDING TO SPECIFICATION). SEE SPECIFICATION NOTES A1-2, B1-3, C1-3, D1-2 AND E1.
- GROUND COVER PLANTING IN MIXES, INCLUDING BIOGRADABLE SHEET AND BARK MULCH (ACCORDING TO SPECIFICATION). SEE SPECIFICATION NOTES A1-2, B1-3, C1-3, D1-2 AND E1.
- HEDGE PLANTING, INCLUDING BIOGRADABLE SHEET AND BARK MULCH (ACCORDING TO SPECIFICATION). REFER TO HEDGE SCHEDULES ON PLAN AND THE SCHEDULE OF QUANTITIES. SEE SPECIFICATION NOTES A1-2, B1-3, C1-3, D1-2 AND E1.
- HEDGE PLANTING, INCLUDING BIOGRADABLE SHEET AND BARK MULCH (ACCORDING TO SPECIFICATION). REFER TO HEDGE SCHEDULES ON PLAN AND THE SCHEDULE OF QUANTITIES. SEE SPECIFICATION NOTES A1-2, B1-3, C1-3, D1-2 AND E1.
- EXISTING TREE TO BE RETAINED. SEE GENERAL NOTE A1 AND E1. IF PREPARED, SEE ALSO JAMES BLAKE ASSOCIATES PLAN AND SCHEDULE FOR ANY SURGERY WORKS.
- EXISTING VEGETATION GROUP OR HERBAGE TO BE RETAINED. SEE GENERAL NOTE A1 AND E1. IF PREPARED, SEE ALSO JAMES BLAKE ASSOCIATES PLAN AND SCHEDULE FOR ANY SURGERY WORKS.
- PLAY AREA EQUIPMENT AND SAFETY SURFACING BY MIRACLE PLAY TEL: 01684 688 240.
- TODDLER SWING SB 2032
- MULTIPLAY UNIT SB 1044
- HORSE SPRING ROCKER SB 4042
- SAFETY SURFACING TO BE RESIN BOUND RUBBER BARK OR SIMILAR (SUCH AS WETPOUR), DEPTH TO CRITICAL FALL HEIGHT BY PLAY EQUIPMENT MANUFACTURER.
- BENCH BY MIRACLE PLAY SB 5057
- BIN WITH LID BY MIRACLE PLAY SB 5063
- 3 X ART SEATS COLOUR RED BY EBB INNOVATIONS TEL: (01787) 246 071
- BOVITOP RAILING BY MIRACLE PLAY
- TREE ROOT BARRIER SUCH AS RE-ROOT 2000 BY GREEN BLUE URBAN.

FOR PLANT LIST REFER TO SHEET JBA 17/081-06

CHEWELL DISTRICT COUNCIL
 Plan No. 16102482 JKU
 Amended/added plans received
 2.5.17 with Applicants/Agents
 Letter dated

LANDSCAPE PROGRAMMING
 PLANTS MAY TAKE UP TO 1 WEEKS TO BE DELIVERED. EARLY LEAD-IN FOR SOFT-LANDSCAPE IS ESSENTIAL, ALLOW SUFFICIENT TIME TO SOURCE.

REV	DATE	REVISION	DWG. TITLE
01			DETAILS OF SOFT-LANDSCAPE PROPOSALS FOR PLOTS AND PDS

James Blake Associates
 HEAD OFFICE
 The Black Barn, Hill Road, Levenshulme, Salford, CO10 9QX
 Tel: (01717) 248218 Fax: (01717) 247804
 james@jba-landscapes.com www.jba-landscapes.com
 LANDSCAPE ARCHITECTURE • ARBORICULTURE • ECOLOGY

ES:0101 2/20/2015 - F:\Users\jba\Documents\Projects\JBA 17\081\Boulevard\detached\soft\plants and PDS.dwg