

1. SPECIFICATION NOTES - REFER ALSO TO THE MEASURED WORKS SCHEDULE.

- A) Setting out
- 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 corner stakes and a knee between or with site marker pins. The junction between corner and concrete corners 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.
 - All planting beds shall be a minimum of 1 metre deep, except where there is insufficient space. Due to the constraints of walls and path edgings and their foundations, with narrow beds between walls, benches and path edgings, ensure that the bed has space free from concrete footings before planting. If the bed is to be filled with concrete, then the landscape architect shall contact the site manager or landscape architect in advance of any concrete being poured. Concrete should be reduced or, if possible, 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 re-cultivate them to the specified width at his own expense.
- B) Ground preparation
- Pre-planting herbicide application: Apply by spraying operators, as approved (manufactured herbicide) in accordance to the manufacturer's instructions and to the Control of Pesticides Regulations and 2003 COSHH regulations on all beds. Those that are both weed free and are not a positive presence of any weeds are not to be sprayed. If any weeds are present, if none are showing, but there may be a hidden presence, then the area is to be sprayed, spray after one week following cultivation, to allow dormant seeds to germinate. All spraying shall be carried out by skilled and qualified operatives, using protective clothing, in suitable weather (no wind) and any drift caused by spray drift, from beyond the edges of the beds, shall be notified in the contractor's own copy. Repeat as necessary to ensure complete kill of all weed material from site.
 - Carry out the following works to the existing ground on site to ensure it conforms to BS 3882:2015, bringing all topsoil to a depth of 300mm, ensuring that the topsoil and subsoil are continually broken and free draining, reducing any compaction. For beds greater than 3 metres in width, break up the subsoil and topsoil using a tractor mounted subsoiler to a depth of 500mm centres to a depth of 500mm, except where there are services, or within 10 metres of trees stems or 3 metres of existing hedges. Do not rip areas where beds are greater than 10m diameter are encountered.
 - Determine before submitting a tender, the extent of the work to be carried out by the contractor on the site. Ensure all planting beds are graded to a level 60mm below finished ground or paved surfaces. 100mm below where appropriate (if a mulch is not specified), within 400-500mm of edges to ensure grass 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 areas. The landscape contractor is responsible for ensuring that all finished ground conforms to the specification level where the developer and/or main contractor have failed to supply and spread topsoil to the required level. The landscape contractor shall allow for adjustment of levels, as specified above, including for existing subsoil and topsoil. Where there are any slopes, ensure that topsoil is graded to the specified level above pavement or grass surfaces within the edges of the beds. This is to allow for sheet mulch and bark or wood chip mulch so that mulch does not fall out on pavements and also to allow surface water to drain from paths on to planted areas.
 - For sloping areas to be huffed adjacent to paved areas, topsoil levels shall be graded flush with the finished pavement level (or up to 10mm below) to allow surface water to drain from pavements to soft areas. Soil of grass areas should be treated to the level of paved areas. Soil levels more than 10 mm below pavement edges will cause severe damage on cutting.
- C) Planting
- All planting must be carried out in accordance to the specification and schedule of quantities accompanying these drawings. Refer to the specification for the schedule of quantities and required depths for planting, tamping and standard trees, and also for maintenance requirements.
 - No substitutions will be accepted without the prior agreement of the inspecting landscape architect. The contractor shall replace any of the items specified on the planting plan and schedule of quantities which have not been specified on the planting plan and schedule of quantities prior to submission to a substitution to the landscape architect has been received. All plants shall be true to size specified in the schedule of plants and associated notes. (i) plants are 15cm diameter and 15cm deep. All shrubs, (other than ground cover), shall be 400-500mm high and spread, or otherwise specified for the pot size by the HIA National Plant Specification and the nursery. Healthy, disease free stock, not over-baked, bagged or sprayed. 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.
 - All shrubs, herbaceous plants, vines 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 treatment during the contract period at weekly intervals with 30 litres of water.
 - Propagated large feathered or standard trees to be true to the species, variety and size as specified on the planting plan to include 15cm chestnut stake (500mm above ground and 100mm below ground) and 15m sackcloth tie with spacing device positioned 20mm maximum from the top of the post.
 - Turf to be cultivated grade such as Rowspan 'Meador' 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.
 - Self-clinging climbing shrubs or wall shrubs, with 'S' drawn after the dibber name, shall be trained to the wall/fence with heavy duty, plastic coated garden wires. Training area shall be attached vertically to the wall/fence by means of 12mm long stainless steel eye screw fittings. Position 150mm at 500mm from ground, and 150mm from top of the wall/fence, and string the wire tightly between the fittings. Train the dibber into the wire with plastic coated garden wire tags.
 - Training varieties of climber, with 'T' drawn after the dibber name (in specially prepared jobs or general shrub beds) shall be trained to wall/fence by mounting ready-made trellis panels 1.5 x 1.5m generally 150-175mm for corners or where space is restricted). Include for adapting any panels for locations where walls or fences are over than 1.5m. The trellis panels to be made before using non rusting screws 125mm long (by approval), incorporating 30mm cube wood spacing blocks to ensure the panel is mounted sufficiently far from the wall/fence to allow waving of stems. Ensure that all interior pressure is maintained with a non-phthalate, preservative and then painted with a dark brown non-phthalate preservative wood stain such as 'Sikkens 'Classic' or similar and approved. Ensure that the trellis is 'not' in contact with the ground. Train the climbing area to the trellis with plastic coated garden wire tags.
 - Climbers specified outside proposed shrub beds shall have specially prepared climber pins. Climber pins shall be 600mm x 400mm and 600mm deep (minimum size), and be back-filled with topsoil from site - unless otherwise agreed). Ensure the base of the pin is thoroughly broken up and free draining before back-filling with topsoil. Ensure no damage to foundations and services, and make good all cracks and surface disturbances. Fertilise with 50g of Hortibase CRF (150-15-15) slow-release fertilizer. Water with 15 litres of water per climber pin.



- PROPOSED FEATHERED TREE, INCLUDING STAKE AND TIE. SEE SPECIFICATION NOTES A1, B23, B5, C14, D1-2 AND E1.
- PROPOSED STANDARD TREE, INCLUDING DOUBLE STAKE AND TIE. SEE SPECIFICATION NOTES A1, B23, B5, C14, D1-2 AND E1.
- PROPOSED HEAVY STANDARD TREE, INCLUDING DOUBLE STAKE AND TIE. SEE SPECIFICATION NOTES A1, B23, B5, C14, D1-2 AND E1.
- PROPOSED EXTRA HEAVY STANDARD TREE, INCLUDING DOUBLE STAKE AND TIE. SEE SPECIFICATION NOTES A1, B23, B5, C14, D1-2 AND E1.
- PROPOSED EXTRA HEAVY STANDARD TREE IN PAVING, INCLUDING METAL GRILL AND TREE GUARD AND UNDERGROUND GUYING. TREE GRILL SUCH AS BROADWAY SUBURB SQUARE BX431-3 AND MATCHING GUARD. SEE SPECIFICATION NOTES A1, B23, B5, C14, D1-2 AND E1.
- PROPOSED CORNER OR BROAD LEAF EVERGREEN TREE, INCLUDING STAKE AND TIE. SEE SPECIFICATION NOTES A1, B23, B5, C14, D1-2 AND E1.
- SHRUB AND HERBACEOUS PLANTING, INCLUDING BIODegradable 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 GRAVEL MULCH (ACCORDING TO SPECIFICATION). SEE SPECIFICATION NOTES A1-2, B1-3, C1-3, D1-2 AND E1.
- GROUNDCOVER PLANTING IN MIXES, INCLUDING BIODegradable SHEET AND BARK MULCH (ACCORDING TO SPECIFICATION). SEE SPECIFICATION NOTES A1-2, B1-3, C1-3, D1-2 AND E1.
- HEDGE PLANTING, INCLUDING BIODegradable 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, B5, C1-3, D1-2 AND E1.
- HEDGE PLANTING, INCLUDING BIODegradable SHEET AND BARK MULCH (ACCORDING TO SPECIFICATION) INCLUDING TREEBUSH EDGING TO SEPARATE FROM GRAVEL AREA. REFER TO HEDGE SCHEDULES ON PLAN AND THE SCHEDULE OF QUANTITIES. SEE SPECIFICATION NOTES A1-2, B1-3, B5, C1-3, D1-2 AND E1.
- WASHED, ROUNDED, BUFF COLOURED GRAVEL, 20mm GAUGE, 40mm DEPTH, FINISHED LEVEL 15mm BELOW ADJACENT SURFACES. LAD OVER TOP/VERT EXCEPT OVER LIGHTLY CONSOLIDATED SURGRADE.
- CULTIVATED TURF UNLESS OTHERWISE STATED ON PLAN. SEE SPECIFICATION NOTES B4, C5 AND AN1.
- CLIMBING SHRUB IN SHRUB BEDS, GRASS/ GRAVEL OR IN PIT IN PAVING. (SEE PLAN), TWINNING VARIETIES (MARKED) SEE NOTE C7. SELF-CLIMBING VARIETIES (MARKED) SEE NOTE C8. SEE SPECIFICATION NOTES C11, C14, D1-2 AND E1.
- SPECIMEN SHRUBS IN SHRUB BEDS OR PIT PLANTED IN GRASS/GRAVEL AREAS. SPECIMEN SHRUBS IN GRASS ARE MERGED SEPARATELY IN THE SCHEDULE OF QUANTITIES. SEE SPECIFICATION NOTES A1, 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 HEDGE TO BE RETAINED. SEE GENERAL NOTE A1 AND E1. IF PREPARED, SEE ALSO JAMES BLAKE ASSOCIATES PLAN AND SCHEDULE FOR ANY SURGERY WORKS.
- BENCH BY MIRACLE PLAY SB5848
- BIN WITH LID BY MIRACLE PLAY SB 5083
- BOUWTOP RAILING BY MIRACLE PLAY
- TREE ROOT BARRIER SUCH AS RE-ROOT 2000 BY GREEN BLUE URBAN.
- APPROXIMATE TREE GROWTH AFTER 20YEARS.
- FREE ACCESS BAT BOX AVAILABLE FROM BOSTOCK <http://www.bostock.com>, TEL: 0844000575 OR SIMILAR AND APPROVED.
- STANDARD INTEGRAL BRD BOX 73MM CIRCULAR HOLE AVAILABLE FROM BRD BRICK HOUSES TEL: 0123488732 OR SIMILAR AND APPROVED.
- STANDARD INTEGRAL BRD BOX 34MM ROUND HOLE AVAILABLE FROM BRD BRICK HOUSES TEL: 0123488732 OR SIMILAR AND APPROVED.
- STANDARD INTEGRAL BRD BOX 32MM ROUND HOLE AVAILABLE FROM BRD BRICK HOUSES TEL: 0123488732 OR SIMILAR AND APPROVED.
- 900 HIGH TIMBER RANCH STYLE FENCE SPECIFICATION BY DEVELOPER

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

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

LANDSCAPE PROGRAMMING
PLANTS MAY TAKE UP TO 4 WEEKS TO BE DELIVERED, EARLY LEAD-IN FOR SOFT LANDSCAPE IS ESSENTIAL, ALLOW SUFFICIENT TIME TO SOURCE.

REV	DATE	BY	CHKD	DETAILS
1	16/11/2017	JBA	JBA	ISSUED FOR TENDER
2	16/11/2017	JBA	JBA	ISSUED FOR TENDER
3	16/11/2017	JBA	JBA	ISSUED FOR TENDER

CLIENT	BOVIS HOMES	DWG. TITLE	Details soft landscape proposals for sites and potential Public Open Space
SITE	WISBERRY, HESTER	PURPOSE OF ISSUE	PLANNING
DRG BY	ELZ	CHECKED	JBA
AUTHD	JBA	SCALE	1:250@A1
DATE	MAY 2017	DWG. NO.	JBA-17/081-06
REV.	D		

Blake Associates

LANDSCAPE ARCHITECTURE o ARBORICULTURE o ECOLOGY

GENERAL NOTES
ALL DIMENSIONS IN MILLIMETRES
DO NOT SCALE OFF THIS DRAWING
ALL DIMENSIONS TO BE CHECKED ON SITE
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