

**GENERAL NOTES**

- Planting shall be set out on a plan, based on the drawings and measured from existing levels. Curved beds shall be set out using radii on the ground using two parallel lines and a belt or with a chain and pins. The junction between curved and straight beds shall be at least 2m. Curved beds shall be set out from a centre and corner pegging. Check that all setting corners to the plan before cultivation and planting works are commenced. 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 wide, except where there is insufficient space due to the constraints of walls and path openings and their locations. With the exception of narrow alleys, fences and path openings, ensure that the beds have space free from concrete footings before planting. If the site is not suitable for planting, the contractor shall contact the site manager or landscape architect for advice. Footings are acceptable and can be retained if the bed can be paved. The width of all beds will be checked by the inspecting landscape architect when the width is set out. The contractor shall not cultivate them in the specified width of the open space.
- Ground preparation**
  - Pre-cultivating herbicide application: Apply to any bare soil areas in accordance with the manufacturer's instructions and to 1997 Control of Pesticides Regulations and 2002 Control of Herbicides or all, except those where the soil is covered by grass and any weeds are present. If weeds are present, there may be a delay before planting, or the area is to be seeded, sown after one month following cultivation to allow dormant seeds to germinate. All spraying shall be carried out by a trained and qualified contractor, using protective clothing in suitable weather (no wind) and any damage caused by spray drift, from records. See BS 6882:2012, 1998 Nursery Stock - Specification for nursery stock.
  - Soil preparation: All soil shall be tested and analysed for pH and nutrient levels in accordance with the manufacturer's instructions. For beds less than 5 metres in width, test one trough or section. For beds over a depth of 300mm, ensuring that the augur and trowel are completely broken up and well mixed. Where any compaction, for beds greater than 5 metres in width, break up the subgrade to a depth of 300mm using a mechanical roller or a 500mm core to a depth of 500mm, except where there are services, or within 10 metres of trees or trees of greater than 10mm diameter are encountered.
  - Soil amendment: Apply a 100mm depth of soil amendment to the topsoil and subgrade to a depth of 300mm, ensuring that the augur and trowel are completely broken up and well mixed. Where any compaction, for beds greater than 5 metres in width, break up the subgrade to a depth of 300mm using a mechanical roller or a 500mm core to a depth of 500mm, except where there are services, or within 10 metres of trees or trees of greater than 10mm diameter are encountered.
- Determine before submitting a tender, the extent of support from the site manager with ground preparation. Ensure that all planting beds are graded to a level 50mm below adjacent grass or paved areas. 50mm below where adjacent grass or paved areas are not specified, with 400-600mm of edges to ensure back or wood chip mulch are retained. Where grass is proposed, ensure the level is at least 10mm below the maximum 10mm below, but never more of adjacent paved surfaces, to ensure rain water run off. The landscape architect is responsible for ensuring that the final product conforms to the specification when the contractor has completed the work. The contractor shall take a supply and spread topsoil to the required grade, and ensure the contractor is responsible for adjustments of levels, as specified above, including re-grading and soil preparation. Where beds are not specified, ensure that topsoil is spread to the specified levels below pavement & grass surfaces with 200mm of edges of the bed. For beds over 5 metres in width, break up the subgrade to a depth of 300mm using a mechanical roller or a 500mm core to a depth of 500mm, except where there are services, or within 10 metres of trees or trees of greater than 10mm diameter are encountered.
- For sloping areas to be turfed adjacent to paved areas, topsoil levels shall be graded flush with the finished pavement level or to a 5mm slope to allow surface water to drain from pavement to soil areas. Soil on grass areas shall be treated to ensure the ground is suitable for planting. For areas to be paved, areas shall be prepared to a minimum of 100mm below pavement level to allow water to drain onto soil surfaces. Supporting struts will be fixed to the inside of the barrier to ensure maximum rigidity.
- Ground work**
  - Soil levels: Soil levels for shrub beds and grass areas should, where any compacted substrate, be thoroughly broken up by machine before introducing the ground worker to spread topsoil or landscape contractor to commence work with the beds. The beds will be watered and the plants and turf will be set.
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- 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 preparation of existing topsoil and required depths for planting, turf, and standard beds, and also for maintenance requirements.
  - No substitutions will be accepted without the prior agreement of the inspecting landscape architect. The contractor shall replace at his own cost any trees or shrubs which have not been specified on the planting plan and schedule, unless prior agreement to a substitution by the manufacturer or other has been received. All plants shall be true to size specified in the schedule of plants and associated notes. (S, C, B, and H) shall be true to size and 15mm diameter, (other than ground cover), shall be 400-600mm height and spread, or otherwise specified for the trees by the HPA National Plant Specification and be healthy, disease free and free from any insect pests or other pests. This specification is the minimum standard required and any stock falling below this standard, in the opinion of the inspecting landscape architect shall be filled and replaced at the contractor's expense.
  - All shrubs, herbaceous plants, vines and climbers shall be planted in a planting plan with 20 litres per square metre. Trees shall be planted in 20 litres per square metre. Water treatment during the contract period at weekly intervals with 20 litres of water.
  - Proposed large feathered or standard trees to be true to the species, variety and size as specified on the planting plan to include 15mm diameter (200mm above ground and 100mm below ground) and No. 4 to 6mm diameter (20mm above ground and 25mm maximum from the top of the post).
  - Turf to be cultivated grass such as Rowan 'Meadow', or other of similar quality and sown, approved by the landscape architect. The contractor shall replace at his own cost any turf rejected by the landscape architect at his own cost.
  - Self draining drainage troughs or channels with "T" drawn after the children's name, shall be attached to the wall/fence with heavy duty, plastic coated garden wire. The drainage troughs shall be spaced at 125mm intervals by means of 125mm long stainless steel screw fixing. Position No. at 20mm from top of the wall/fence, and 50mm from the side of the wall/fence. The drainage troughs shall be filled and replaced at the contractor's expense.
  - Taking varieties of climber with "T" drawn after the children's name (in specially prepared pits or general planting beds) shall be trained to a support structure mounting on a wall/fence by means of plastic coated garden wire. The climbing plants shall be trained to a support structure for locations where walls or fences are lower than 1.2m. The climbing plants shall be trained to a support structure by means of 125mm long by 6mm diameter stainless steel screw fixing to be approved, incorporating 50mm wide wood spacing blocks to ensure the panels are mounted sufficiently far from the wall/fence to allow training of stems. Ensure that all timber is pressure treated with a non-toxic preservative and then painted with a dark brown non-toxic preservative and then painted with a dark brown non-toxic preservative. Ensure that the beds are not in contact with the ground. Train the climbing plants to the beds with plastic coated garden wire tags.
  - Climbers specified outside proposed shrub beds shall have specially prepared climber pits. Climber pits shall be 400mm x 600mm x 800mm (minimum minimum size) and backfilled with topsoil from the site (unless otherwise specified). Ensure the base of the pit is thoroughly broken up and free draining before back filling with topsoil. Ensure no damage to foundations, services, cables, and make good all work. Water with 15 litres of water per square pit.
- GENERAL NOTES**

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

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**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 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, INCLUDING NETL GRILL AND TREE GUARD AND UNDERGROUND CURVING TREE GRILL, SUCH AS BROADWAY SUNBURST SQUARE BX413 AND MATCHING GUARD. SEE SPECIFICATION NOTES A1, B2-3, B5, C1-4, D1-2 AND E1.

PROPOSED CORNER 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 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.

GROUNDWORK 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 SCHEDULES 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 TIMBER BOARDING TO SEPARATE FROM GRAVEL AREA. REFER TO HEDGE SCHEDULES ON PLAN AND THE SCHEDULES OF QUANTITIES. SEE SPECIFICATION NOTES A1-2, B1-3, B5, C1-3, D1-2 AND E1.

UNBOUND, BUFF COLOURED GRAVEL, 20mm GAUGE, 40mm FINISH, FINISHED LEVEL 15mm BELOW ADJACENT SURFACES LADO OVER 100° DEGREE OR LIGHTLY CONSOLIDATED SUBGRADE.

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

CLIMBING SHRUB IN SHRUB BEDS, GRASS/GRASS OR PIT IN PAVING (SEE PLAN, WINNING VARIETIES (MARKED) SEE NOTE C7. SELF CLIMBING VINES (MARKED) SEE NOTE C8. SEE SPECIFICATION NOTES C1-3, C4, D1-2 AND E1).

SPECIMEN SHRUBS IN SHRUB BEDS OR PITS PLANTED IN GRASS/GRASS AREAS. SPECIMEN SHRUBS IN GRASS AREAS MUST BE SET OUT IN A 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 SURVIVAL 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 SURVIVAL WORKS.

BENCH BY MIRACLE PLAY SB 5057

BN WITH LID BY MIRACLE PLAY SB 5083

BOOTTOP RAILING BY MIRACLE PLAY

TREE ROOT BARRIER SUCH AS RE-ROOT 2000 BY GREEN BLUE URBAN.

APPROXIMATE TREE GROWTH AFTER 25YEARS.

FREE ACCESS BAY BOX AVAILABLE FROM BOSTOCK <http://www.bostock.com> TEL: 08440804575 OR SMILER AND APPROVED.

STANDARD INTEGRAL BFD BOX 75MM CRESCENT HOLE AVAILABLE FROM BRD BROCK HOUSES <http://www.brdbrockhouses.co.uk> TEL: 01234288732 OR SMILER AND APPROVED.

STANDARD INTEGRAL BFD BOX 300MM ROUND HOLE AVAILABLE FROM BRD BROCK HOUSES <http://www.brdbrockhouses.co.uk> TEL: 01234288732 OR SMILER AND APPROVED.

STANDARD INTEGRAL BFD BOX 50MM ROUND HOLE AVAILABLE FROM BRD BROCK HOUSES <http://www.brdbrockhouses.co.uk> TEL: 01234288732 OR SMILER AND APPROVED.

BLACK POLYURETHANE MANCHESTER BOLLARD 210mm AT WIDEST DIAMETER, 480mm TIGHT ABOVE GROUND LEVEL, 300mm DEPTH BELOW. FOUNDATION TO BE C20/P MIX INSTU CONCRETE 500x500x50mm. AVAILABLE FROM BOLLARDS INTERNATIONAL. TEL: 01465 61141 OR SMILER AND APPROVED.

**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.

CLIENT:	BOVIS HOMES	DWG TITLE:	Detail soft landscape proposal for site and Internal Park Open Space
SITE:	WINDMILL BOSTOCK	DWG NO.:	JBA 17/081-06
PURPOSE OF ESSUE:	PLANNING	SCALE:	1:200
DATE:	MAY 2017	DATE:	MAY 2017
BY:	JBA	AUTHOR:	JBA
CHECKED:	JBA	SCALE:	1:200
DWG NO.:	JBA 17/081-06	REV.:	D

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Jonathan May - 26/05/2015 - K:\Clients\Projects\Boskov\Central\Boskov - 17-081-06-Drawings\JBA\Master\JBA 17/081-06-01.dwg: inserted detailed soft - plants and POC Rev. 1.0