# SPECIFICATION NOTES

# 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 bë 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 minimum of 1 metre wide, except where there is insufficient space, due to the constraints of walls and path edging and their foundations. With narrow beds between walls/ fences and path edgings, ensure that the bed has space free from concrete footings before planting. the bed is sealed with concrete, then the landscape contractor shall contact the site manager or 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 at his own expense.

### B) Ground preparation

. 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 CDSHH regulations on all beds, except those which are both weed free and are receive agrotextile sheet mulch. Spray immediately if any weeds are present [f none aré 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

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. Fertilise with 100g per meter square of Fisons "Neutrocote" 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 metres 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. Jo not rip areas where roots greater than 10mm diameter are encountered.

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 mulcheš 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 fina 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 leve'ls below pavement & grass surfaces within 400mm of the edges of the bed. This is to allow for sheet mulch and bark or wood chip mulch so that mulch does not spill out on to pavements and also to allow surface water to drain from paths on to planted

4. For sloping areas to be turfed adjacent to paved areas, topsoil levels shall be graded flush with the finished pavement Tevel (or up to 10mm below), 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 mower damage on cutting.

5. Imported topsoil (where specified and sanctioned by the employer) for making up ground, shall conform to BS 38827 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

supplied to site. No 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 the preparation of existing topsoil and required depths for planting, turfing, 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 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 substitution by the landscape architect has been received. All plants shall be true to size specified in the schedule `plants and associated notes, (3) ots' 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 HTA National Plant Specification and be bushy, healthy, disease free stock, not pót 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.

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 ditres per tree position. Water thereafter during the contract period at weekly intervals with 30 litres of

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 Tother o similar quality and source, approved by the Candscape architect. contractor shall replace at once any turf rejected by the landscape architect at his own cost.

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 stéel eye screw fittings. Position 1No. at 250mm from ground, and 1No. 250mm from top of the wall/fence. and string the wire tightly between the fixings. Train the climber to the wire with plastic coated garden wire tags.

Twining varieties of climber, with "T" drawn after the climber's name (in specially prepared pits or general shrub béds) shall be trained to walls/ fences by mounting ready-made trellis panels 1.8 x 1.8m generally (but 1.8 x 0.6m for corners or where space is restricted). Include for adapting any panels for locations where walks or fences are lower than 1.8m. Fix trellis panels to the walls/ fences using nor rusting screws 125mm long (to be approved), incorporating 50mm cube wood spacing blocks to ensure that the panel is mounted sufficiently far from the wall/ fence to allow twining of stems. wood stain such as Sadolin "Classic"

Ensure that all timber is pressure impregnated with a non phyto-toxic preservative and then painted with a dark brown non phyto-toxix preservative walnut or similar and approved. Ensure that the trellis is not in contact with the ground. Train the climbing shrub to the "trellis with plastic coated garden wire tags.

8. Climbers specified outside proposed shrub beds shall have specially prepared climber pits. Climber pits sha'll be 400mm x 400mm and 600mm 'deep (minimum size), and be backfilled with topsoil (from site - unless otherwise agreed). Ensure the base of the pit is thoroughly broken up and free draining before back filling with topsoil Ensure no damage to foundations and services, and make good all structures and surfaces disturbed. Fertilise with 50g of Fisons "Neutrocote" – slow – releasĕ fertilizer. Water with 15 litres of water per climber pit.

## D) Mulch

. 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 olanting, and peg\_down with Weedstop\_pegs at a miñimum of 500mm centres, (300mmì 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 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

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 wee'd growth, reduce wind

### E) BS codes

1. All workmanship and materials shall conform to the following codes:-General landscape operations excluding : 4428: 1989. hard surfaces) -

blow and prevent rapid break down.

rs in relation to construction-7: 2007 and BS 6549:1990. 3998: 2010 (recommendations for tree works) unless otherwise specified. Arboricultural Association - Standard Contract Conditions of Specifications of Tree Works 1996 Nursery stock in accordance with latest horticultural trade association nursery stock specification entitled "National Plant Specification 2001". Plants shall conform to: -BS 3969-1: 1992 Nur 1992 Nursery Stock for trees and shrubs. 1990 Nursery Stock-Specification for roses + AMD 6628.
-BS 3969- 4: 1984 Nursery stockSpecification for forest trees. for forest week. 1985 Nursery stock-Specification -BS 3969-5 : pecification for poplars and willows. BS 3936-9 : 1998 Nursery stockpecification forbulbs, corms and tubers. S 3936-10 : 1990 Nursery stock-Specification for ground cover shrubs. -CPSE-Committee for Plant Establishment Handling and establishing landscape plants 1996, Part 3, paragraphs 6.2 to

E) Turf - BS 3969: 1998- recommendations for turf for general purposes. F) Seeding - EEC Regulations 1974. Use blue labelled certified varieties to EC purity and germination regulations When requested, submit an official seed esting Station Certificate germinătion, purity and composition. G) Topsoil - BS 3882: 1994 Pest'icides: Control of Pesticides Regulations 1997; The Health and Safety at Work Act 1974; the CDSHH Regulation 2003, the product CDSHH sheet Water Supply (Water Quality) Regulations amended 1991; Control of Pollution Act 974; Hedgerow ACT 1997; Wildlife and Countryside Act 1981.

for Landscape Works

### GENERAL NOTES FOR THE DEVELOPER.

## 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 sübgrade 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

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 finished pavement or grass areas in order to receive sheet and bark mulch, (90mm 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 ilevelishould 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 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%.

## C) Hardworks

1. Hard works, unless otherwise agreed, shall be carried out by the developer or main contractor, and all materials and workmanship shall be in accordance with the construction details and the

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 landscăpe contractor añd subsequently the landscape architect.

. 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.

4. All metalwork shall be finished hot dipped galvanized in accordance with BS EN ISO1460. The nalvanizer shall be 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 detergent and water and scrubbĭng with a scouring pad unțil all dirt, gřease, white rušť & sulphates have been removed & then allowed to dry thoroughly. Supply and paint 'Icosi' 6630' from Sika Ltd (tel. 01707 374444 applied with a turkhead brush strictly in accordance with the manufacturer's instructions, COSHH regulations and the product CDSHH sheet. Apply 2No. coats f paint with a dry film' thickness c 100'microns per coát. Apply paint only when galvanized surface is thoroughli dry at temperatures above five degree's celsius and in any event abově 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

5. 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, COSH Regulations 2003 and product COSHH

#### SCHEDULE OF PLANTS

QTY CODE PLANT NAME STOCK SPACING C.G. 2L 4/m2 14No. Lav Hid Lavendula spica "Hidcote"

### SPECIMEN PLANTS IN BEDS, GRASS OR GRAVEL

QTY CODE PLANT NAME STOCK 10No. PHO PUR Phormium tenax "Purpureum" C.G. 10L 14No. PHO YEL Phormium "Yellow Wave C.G. 10L 9No. PHO BRO Phormium "Bronze Baby" C.G. 10L

## FEATHERED TREES

QTY CODE PLANT NAME STOCK SIZE DFB MAX Ht WD C.G. 15L FTH 180-210cm 6m 12m L 1No. Bet jac Betula jacquemontii

## STANDARD TREES

QTY CODE PLANT NAME STOCK SIZE DFB MAX Ht WD O.G. STD 10-12cm 6m 7m M 2No. ACE ELS Acer campestre 'Elsrijk' 9No. BET PEN Betula pendula C.G. 25L STD 8-10cm 7m 14m L 2No. FAG SYL Fagus sylvatica C.G. 25L STD 8-10cm 15m 20m M O.G. STD 8-10cm 2No. MAL SYL Malus sylvestris 8No. PYR CHA Pyrus calleryana "Chanticleer" O.G. STD 8-10cm 6m 8m M 5No. QUE RUB Quercus rubra C.G. 25L STD 8-10cm 25m 20m H 2No. SOR COM Sorbus x commixta "Embley" O.G. STD 10-12cm 12m 15m M 1No. SOR SHE Sorbus aucuparia "Sheerwater Seedling" O.G. STD 10-12cm 9m 11m M

#### HEAVY STANDARD TREES

QTY CODE PLANT NAME STOCK SIZE DFB MAX Ht WD 2No. BET PEN+ Betula pendula R.B. HVYSTD 12-14cm 7m 14m L 1No. CAR FRA+ Carpinus betulus "Frans Fontaine" R.B. HVYSTD 12-14cm 8m 16m l

### EXTRA HEAVY STANDARD TREES

QTY CODE PLANT NAME STOCK SIZE DFB MAX Ht WD 5No. BET PEN\* Betula pendula R.B XHVYSTD 14-16cm 7m 14m I 2No. PRU AUT\* Prunus subhirtella "Autumnalis" R.B XHVYSTD 14-16cm 6m 7m M

#### CONIFERS

QTY CODE PLANT NAME STOCK SIZE DFB MAX Ht WD C.G. 45L FTH 150-180cm 7m 20m M 2No. Pin syl Pinus sylvestris

## MULTI-STEM TREES

QTY CODE PLANT NAME STOCK SIZE DFB MAX Ht WD 1No. SOR AUC< Sorbus aucuparia R.B. MUL 250-300cm 12m 15m M

## ORNAMENTAL HEDGE PLANTING

QTY CODE PLANT NAME STOCK SPACING 531No. Pho Red Photinia x fraseri "Red Robin" C.G. 10L 3/m 582No. Pru Lus Prunus Lusitanica 'Portugese Laurel' C.G. 10L 3/m PLANT MIXES QTY % PLANT NAME STOCK SPACING 62m2 Planting Mix A (individual species to be planted in groups of 3 or 5) 63No. 34% Heuchera micrantha 'Palace Purple' C.G. 5L 3/m2 C.G. 5L 3/m2 62No. 33% Choisya ternata 'Sundance' C.G. 5L 3/m2 62No. 33% Hebe 'Mrs Winder'

## 69m2 Planting Mix C (individual species to be planted in groups of 3 or 5)

52No. 25% Euonymus fortunii 'Emerald Gaiety' C.G. 5L 3/m2 52No. 25% Festuca glauca 'Elijah Blue' C.G. 5L 3/m2 52No. 25% Brachyglottis 'Sunshine' C.G. 5L 3/m2 C.G. 5L 3/m2 52No. 25% Rosmarinus officinalis 32m2 Planting Mix D (individual species to be planted in groups of 3 or 5)

#### C.G. 5L 3/m2 24No. 25% Lavandula angustifolia 'Hidcote' C.G. 5L 3/m2 24No. 25% Skimmia japonica 'Rubella'

C.G. 5L 3/m2 24No. 25% Choisya 'Aztec Pearl' C.G. 5L 3/m2 24No. 25% Heuchera micrantha 'Marmalade'

#### 31m2 Planting Mix E (individual species to be planted in groups of 3 or 5) 32No. 34% Prunus laurosus 'Otto Luvken'

30No. 33% Lonicera nitida 'May Green'

C.G. 5L 3/m2 30No. 33% Hypericum 'Hidcote' 39m2 Planting Mix F (individual species to be planted in groups of 3 or 5) 29No. 25% Hebe 'Marjorie' C.G. 5L 3/m2 29No. 25% Cornus alba 'Elegantissima' C.G. 5L 3/m2

#### 29No. 25% Prunus luscitanica ' 29No. 25% Euonymus fortunei 'Emerald n Gold'

77m2 Planting Mix G (individual species to be planted in groups of 3 or 5) 46No. 20% Berberis thunbergii 'Atropurpurea Nana' C.G. 5L 3/m2 46No. 20% Choisya ternata 'Sundance' C.G. 5L 3/m2 46No. 20% Photinia x fraseri 'Red Robin' C.G. 5L 3/m2

46No. 20% Viburnum davidii 38No. 20% Aucuba japonica

# C.G. 5L 3/m2 C.G. 5L 3/m2

C.G. 5L 3/m2

C.G. 5L 3/m2

C.G. 5L 3/m2

C.G. 5L 3/m2

### BULB PLANTING MIXES

QTY % PLANT NAME STOCK SPACING 30m2 Bulb planting mix B 300No. 50% Crocus biflorus bulb 20/m2 300No. 50% Narcissus pseudonarcissus bulb 20/m2

### SEED MIXES

AREA SEED MIX NAME 462m2 Amenity grass mix ("Bar 11" Mix by Barenbrug, refer to Measured Works Schedule)

2263m2 Area to be turfed ("Medallion" by Rowlawn Ltd, refer to Measured Works Schedule"

## NOTES AND ABBREVIATIONS:

R.B. = Root-balled stock

C.G. = Container grown stock O.G. = Open ground stock, to be planted Nov 1st - March 1st

FTH = Feathered tree STD = Standard tree

HVYSTD = Heavy Standard tree XHVYSTD = Extra Heavy standard tree

BLE = Broad Leaf Evergreen CON = Conifer

L = Litre container DFB = "Distance from Buildings" based on minimum building foundation depths

Max Ht = "Maximum Height" of tree WD = "Water Demand" of tree SHC = Shrub Height Classification

A = < 600mm mature height B = 600mm - 1.8m mature height

C = > 1.8m mature height with low water demand and slow growth

D = 1.8m - 3m mature height

E = 3m - 5m mature height F = >5m mature height

Note: Plants not classified within the JBA SHC are NOT designated as shrubs JBA understand shrubs to be defined as t hose plants of perennial habit with woody stems.

-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 and 2 litre stock shall be 300-400mm 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

REFER TO THE ACCOMPANYING MEASURED WORKS SCHEDULE DOCUMENT FOR MORE INFORMATION CHANGES TO SUPPLIERS/MANUFACTURERS ARE TO BE EQUAL AND APPROVED. SUBSTITUTIONS TO SHRUB/TREE VARIETIES ARE TO BE AGREED WITH JAMES BLAKE ASSOCIATES. DO NOT SCALE FROM THIS DRAWING

## (C) JAMES BLAKE ASSOCIATES 2016

ALL DIMENSIONS TO BE CHECKED ON SITE

planting will be rejected.

C 26.9.16 Amended in line with layout changes and trees added to Gordon Road as per planners comments. B 22.8.16 Phase B6 and B2B amended in line with new layout A 7.8.15 Amended in line with layout changes Rev Date Details Drainage Authority Approval Date \_\_\_.\_\_. Highway Authority Approval Date \_\_\_.\_\_. Do not scale from this drawing. Use written dimensions only. When shown relationship between slab levels and ground levels are to be checked on site. Any discrepancy or



**Bromwich Court Highway Point** Gorsey Lane Coleshill B46 1JU Tel: 01675 437 000 Fax: 01675 437 094 DX: 728340 Coleshill 2

Upper Heyford Phase B6 and B2B

Landscape Proposals Plant Schedule and Specification

DRAWN BY DRAWING NO. 03.07.15 HEYB6.B2B-03-101 C SCALE: CHECKED/DATE n/a