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 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 fair to the eye, 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 1 metre wide, except where there 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, 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 made wider. This shall be fully 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

1. Pre-planting herbicide application:- Apply by suitable spraying operation, an approved translocated systemic herbicide to the manufacturer's 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's growth, when there is a 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.

2. Carry out the following works to the existing topsoil on site to ensure it Conforms to BS 3882:2007, 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 Northdown CRF (11n5+12) slow release fertilizer, in accordance with the manufacturer's instructions. On 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 mourited subsoiler or ripper at 500mm centres to a depth of 500mm,except where there are known to be buried services, pipes, drains or 3 meters of existing hedges. Do 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, (50mm below where mulch is specified) and to a smooth finish within 400-450mm 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 paved surfaces, to receive rain water 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 is/are responsible for any remedial topsoil to the necessary levels. 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 levels below pavement & grass surfaces within 400mm of the edges of the bed. This is to allow for shell 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 areas.

4. For sloping areas to be turfed 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 therefore never be proud of paved areas. Soil levels more than 10 mm below pavement edges will cause mower damage oh cutting.

5.Imported topsoil (where specified and sanctioned) and imported soil for making up ground, shall conform to BS 3882: 2007 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.

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 from the landscape architect has been received. All plants shall be true to size specified in the schedule of plants and associated notes (3L 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 HTA National Plant Specification and be bushy, healthy, disease free stock, not pot bound, leggy or spindly. There shall be a minimum of 5 stems per shrub. This specification is the absolute 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 meter, and then weekly thereafter with 25 litres per tree position. Water as necessary thereafter during the contract period at weekly intervals with 30 litres of water.

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. sackcloth tie with spacing device positioned 25mm maximum from the top of the post.

5. Turf to be of cultivated grade such as Rowlawn "Medallion", 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.

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

7. Twining varieties of climber, with "T" drawn after the climber's name (in specially prepared pits or general shrub beds) shall be trained to walls/ fences by mounting ready-made trellis panels 1.8 x 1.8m generally (but 1.8 x 0.9m where the available space is restricted. Include for attaching these panels for locations where walls or fences are lower than 1.8m. Fix trellis panels to the walls/ fences using non 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. Ensure that all timber is pressure impregnated with a wood preservative immediately and then painted with a dark brown non phyto-toxic preservative wood stain such as Sadolin "Classic" 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.

D) Mulch

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 pegged down at a minimum of 500mm centres (300mm at edges) and beds less than 1m wide. Pegging this densely is essential to prevent flaps of material lifting and flapping in the wind, to the specification for biodegradable sheet mulch on plan.

2. Following planting supply and spread evenly Melcourt Industries "Clearwood Brandon" 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 adjacent surfaces. Where 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.

E) BS codes

1. All workmanship and materials shall conform to the following codes:-
A) General landscape operations (excluding hard surfaces) - BS 4428:1989.
B) Trees, in relation to construction- BS 5837: 2012 and BS 6349:1999. BS 3998:2010 (recommendations for tree works) unless otherwise specified.
Arboricultural Association - Standard Recommendations for Contract Specifications of Tree Works (1996).
C) Nursery stock in accordance with latest horticultural trade association nursery stock specification entitled "National Plant Specification 2001".
Plants shall conform to:
-BS 3936-1 : 1992 Nursery Stock - Trees and shrubs.
-BS 3936-2 : 1990 Nursery Stock: Specification for roses + AMD 6628.
-BS 3936 -4 : 2007 Nursery stock-Specification for conifers.
-BS 3936-9 : 1998 Nursery stock-Specification forbulbs, corms and tubers.
-BS 3936-10 : 1990 Nursery stock-Specification for ground cover shrubs.
- CPSE Committee for Plant Establishment, Handling and establishing landscape plants 1999, Part 3, paragraphs 3.2. to 3.6.
D) Glossary for Landscape Works BS 4428 1989.
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 officia seed Testing Station Certificate of germination purity and variety name.
G) Topsoil - BS 3882: 2007
H) Pesticides: Control of Pesticides Regulations 1997;The Health and Safety at Work Act 1974, the COSHH Regulation 2003, the product COSHH sheet Water Supply (Water Quality) Regulations amended 2000; Control of Pollution Act 1974; Environment Act 1995; Wildlife and Countryside Act 1981; Countryside and Rights of way Act 2000.

GENERAL NOTES FOR THE DEVELOPER.

A) Tree protection
1. Any existing trees to be retained, are to be protected by the main contractor on site who shall take all necessary protective measures set out in BS 5837:2012 to ensure no damage to stems or roots, to prevent compaction from vehicles or storage of materials, contamination of soil from spillages, scorching from fires and instability or stress from changes of water table. The landscape contractor is however responsible for ensuring that neither plant, machinery or vehicles cause damage to existing trees on site and like 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. Protection barriers will comprise a scaffold framework in accordance with Figure 2 of BS 5837:2012 (The BS).
The framework will consist of vertical and horizontal scaffolds, the verticals being spaced at not more than 3 metre centres, supported on uprights driven into the ground. Weld mesh (Heras or similar) panels will be securely fixed on to this framework with wire or scaffold clamps. Tubes will be driven into the ground to a minimum depth of 600mm.
Supporting struts will be fixed to the inside of the barrier to ensure maximum rigidity.

B) Ground work

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 of the landscape contractor to commence work or the beds will become waterlogged 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 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 and shrub beds and allowed to settle, after settlement, the soil level should 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 blades or danger of soil slumping on concrete edging. Where soil is prone to pavement frost drainage problems will be encountered.

3. Existing topsoil and imported soil shall conform to BS 3882:2007, and be free from compaction, rocks/bricks greater than 50mm diameter, concrete , wire, rocks, oil, cement and builders rubble. Soil shall have a clay content of less than 20%.

C) Hardworks

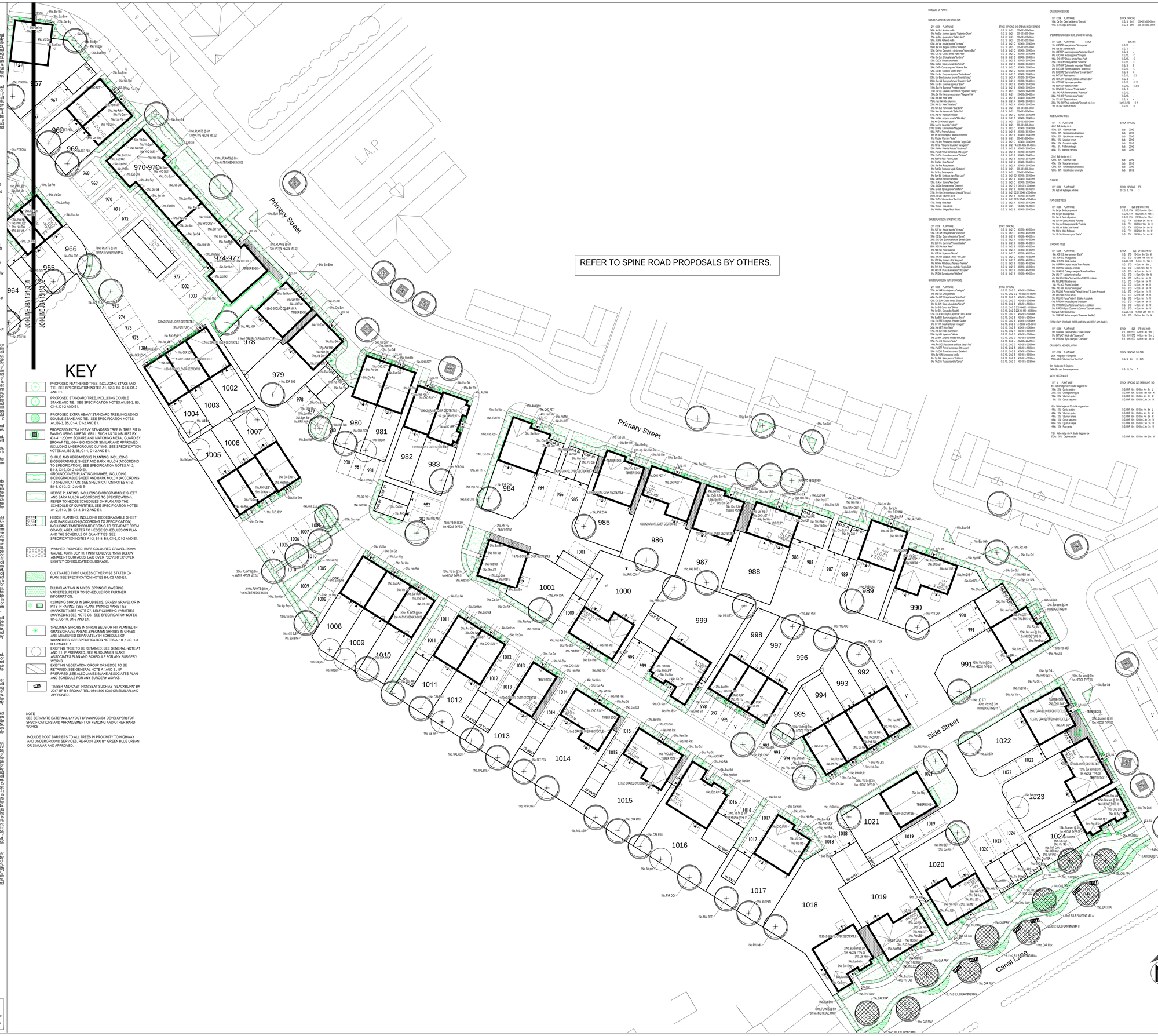
1. Hard works, unless otherwise agreed, shall be carried out by the developer or main contractor, and all materials and workmanship shall be in accordance with the construction details and the layout plan.

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.

3. Hard surfaces shall be constructed after suitable base courses have been laid, rolled and compacted to firm 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 galvanizer shall be responsible for the thorough removal of all galvanizing smuts (fettling) to the satisfaction 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 Icosit 6630 from Sika Ltd (tel. 01707 374444) applied with a turkshead brush strictly in accordance with the manufacturers instructions & COSHH regulations & the product COSHH sheet. Apply 2No. coats of paint with a dry film thickness of 100 microns per coat. Apply paint only when galvanized surface is thoroughly dry at temperatures above 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 warning, shall be stripped off, re-prepared and applied entirely at the decorating contractors own cost.

5. All wood work to use ACQ water based wood preservative applied by vacuum pressure by Permiwood of 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 & COSHH Regulations 2003 and product COSHH sheet.

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

CUBA CONSULTANCY SERVICES LTD 2015