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 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 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 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

1. Pre-planting herbicide application:- Apply by suitable spraying apparatus, 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 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 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 Horticase CRF (16-8-12) slow release fertilizer, in accordance with the manufacturer's 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. 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, (90mm below where agro-textile set mulch is not specified), within 400-600mm 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 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 levels 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 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 on cutting.

5.Imported topsoil (where specified and sanctioned by the employer) 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 by 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 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 25 litres per tree position. Water 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 wall/fence, 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 0.6m for corners or where space is restricted). Include for adapting any 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 non phyto-toxic preservative 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 peg 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 becoming exposed. Refer to the specification for biodegradable sheet mulch on plan.

2. Following planting supply and spread evenly Melcourt Industries "Edwards of 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 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 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 6549:1999. BS 3998:2010 (recommendations for tree works) unless otherwise specified. Arboricultural Association - Standard Conditions of Contract and 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 8545 : 2014 Trees from Nursery to Independence in the Landscape
-BS 3936-1 : 1992 Nursery Stock- Specification for trees and shrubs.
-BS 3936-2 : 1990 Nursery Stock- Specification for roses + AMD 6628.
-BS 3936-4 : 2007 Nursery stock- Specification for forest trees.
-BS 3936-9 : 1998 Nursery stock- Specification for bulbs, corms and tubers.
-BS 3936-10 : 1990 Nursery stock- Specification for ground cover plants.
-CPSE Committee for Plant Establishment, Handling and establishing landscape plants 1996, Part 3 paragraphs 6.2 to 6.6.
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 label certified varieties to EC purity and germination regulations. When requested, submit an official seed Testing Station Certificate of germination, purity and composition.
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; Hedgerow ACT 1997; 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 the responsibility of 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 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 damaged tree, at his own cost, 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 with vertical tubes spaced at no more than 3m intervals and 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 flush with any areas of paving and 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 (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 3882:2007, 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 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, 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 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 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 turkhead brush strictly in accordance with the manufacturers instructions, COSHH regulations and 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 wanting, 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 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, 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

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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.
- 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.
- 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.
- WASHED, ROUNDED, BUFF COLOURED GRAVEL 20mm GAUGE, 40mm DEPTH, FINISHED LEVEL 15mm BELOW ADJACENT SURFACES. LAID OVER 'COVERTEX' OVER LIGHTLY CONSOLIDATED SUBGRADE.
- CULTIVATED TURF UNLESS OTHERWISE STATED ON PLAN. SEE SPECIFICATION NOTES B4, C5 AND E1.

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

SCHEDULE OF PLANTS

STANDARD TREES

QTY	CODE	PLANT NAME	STOCK	SIZE	DFB	MAX HT	WD
18No.	BET PEN	Betula pendula	C.G. 25L STD	8-10cm	[illegible]	[illegible]	[illegible]
7No.	CAR FRA	Carpinus betulus "Frans Fontaine"	O.G. STD	8-10cm	[illegible]	[illegible]	[illegible]
26No.	COR COL	Corylus colurna	O.G. STD	8-10cm	[illegible]	[illegible]	[illegible]
26No.	PRU AMA	Prunus "Amanogawa"	O.G. STD	8-10cm	[illegible]	[illegible]	[illegible]
59No.	PYR CHA	Pyrus calleryana "Chanticleer"	O.G. STD	8-10cm	[illegible]	[illegible]	[illegible]
1No.	TIL GRE	Tilia cordata "Green Spire"	O.G. STD	10-12cm	[illegible]	[illegible]	[illegible]
7No.	PRU VIC	Prunus Victoria	O.G. STD	10-12cm	[illegible]	[illegible]	[illegible]
6No.	PYR CON	Pyrus Communis	O.G. STD	10-12cm	[illegible]	[illegible]	[illegible]
7No.	MAL BRE	Malus Brevipes	O.G. STD	10-12cm	[illegible]	[illegible]	[illegible]
5No.	MAL ASH	Malus "Ashmead's Kernel"	O.G. STD	10-12cm	[illegible]	[illegible]	[illegible]
4No.	PRU INS	Prunus Insititia 'Prune Damson'	O.G. STD	10-12cm	[illegible]	[illegible]	[illegible]
7No.	PYR DOY	Pyrus communis 'Doyenné du Comice'	O.G. STD	10-12cm	[illegible]	[illegible]	[illegible]

ORNAMENTAL HEDGE PLANTING

QTY	CODE	PLANT NAME	STOCK	SPACING	SHC	DFB
196m	Hedge type 01 Single row					
588No.	Vib tin	Viburnum tinus "Eve Price"	C.G. 3L	3/m	D	2.25

NATIVE HEDGE MIXES

QTY	%	PLANT NAME	STOCK	SPACING	SIZE	DFB	MAX HT	WD
303m		Native hedge mix 01: double staggered row						
364No.	20%	Corylus avellana	O.G. WHP	6/m	60-90cm	4m	8m	[illegible]
909No.	50%	Crataegus monogyna	O.G. WHP	6/m	60-90cm	13m	10m	[illegible]
364No.	20%	Viburnum opulus	O.G. WHP	6/m	60-90cm	4m	5m	[illegible]
182No.	10%	Cornus sanguinea	O.G. WHP	6/m	60-90cm	2.5m	3m	[illegible]

PLANT MIXES

QTY	%	PLANT NAME	STOCK	SPACING
427m2		GROUND COVER MIX A SUN(individual species to be planted in groups of approx 20)		
384No.	30%	Euonymus "Emerald & Gold"	C.G. 3L	3/m2
512No.	40%	Lonicera "Maygreen"	C.G. 3L	3/m2
384No.	30%	Rosa grouse	C.G. 3L	3/m2

SEED MIXES

AREA	SEED MIX NAME	
201m2	Amenity grass mix	("Bar 11" Mix by Barenbrug, refer to Measured Works Schedule)
1216m2	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 those 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 planting will be rejected.

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 LANDSCAPE ARCHITECT.
DO NOT SCALE FROM THIS DRAWING
ALL DIMENSIONS TO BE CHECKED ON SITE

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OUTLINE LAYOUT PROPOSALS
This drawing is for planning comment only and is not to be used for tender or construction. Planting to be detailed upon request.

LANDSCAPE PROGRAMMING
DUE TO NATIONAL PLANT SHORTAGE: PLANTS MAY TAKE UP TO 4 WEEKS TO BE DELIVERED. EARLY LEAD-IN FOR SOFT LANDSCAPE IS ESSENTIAL.

CLIENT	DWG. TITLE
BOVIS HOMES	DETAILED SOFT LANDSCAPE PROPOSAL

SITE: PARCEL D & E, LONGFORD PARK, BANBURY
FOR PLOTS 1 OF 2
PURPOSE OF ISSUE: PLANNING

DRG BY	CHECKED	AUTH'D	SCALE	DATE	DWG NO.
DCG	JBA	JBA	250@A0	JUNE 2015	JBA 15/163 01

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