SPECIFICATION NOTES

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 nay 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 I metre wide, except where there is insufficient space, due to the constraints of walls and path edgings 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 seeled 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 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 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 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 dornant 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. Repeat as necessary to ensure complete kill and rake off all dead material from site.

2. Carry but 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 Fisons 'Neutrocote' slow release fertilizer, in accordance with the nanufacturers instructions. For beds less than 5 neters in width, fork over thoroughly or machine rotovate soil to a depth of 300nm, 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 nounted subsoiler or ripper at 500nm centres to a depth of 500nm, except where there are services, or within 10 meters of tree stens or 3 meters of existing hedges. Do not rip areas where roots greater than 10nn 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 nulches are retained. Where grass is progosed, then the soil level shall be flush (noximum 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 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 pavenent & 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 nulch does not spill out on to pavenents 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 pavenent level (or up to 10mm below), to allow surface water to drain from pavenents to soft areas. Soil of grass areas should therefore never be proud of paved areas. Soil levels more than 10 mm below pavenent edges will cause namer danage on cutting. nower 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.

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 19ch diameter and 15ch deep). All shrubs, (other than ground cover), shall be 4DD-6DDmn 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 ninimum of 5 breaks per shrub. This specification is the ninimum standard required and any stock falling below this standard, in the sole opiniom of the inspecting landscape architect, shall be lifted and replaced at the contractor's expense. 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. Irees 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 chestrut stake 600mm above ground and 1000mm below 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 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. Iwining varieties of climber, with 1'd drawn after the climber's name (in specially prepared pits or general shrub beds) shall be trained to wolls/fences by nounting ready-made trellis panels 1.8 x 1.8m generally (but 1.8 x 1.6m 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 nounted sufficiently far from the wall/fence to allow thining of stems. Ensure that all timber is pressure impregnated with a non phyto-taxic preservative and then painted with a dark brown non phyto-toxix 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.

8. Climbers specified outside proposed shrubo beds shall have specially prepared climber pits. Climber pits shall be 400mn x 400mn 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 nake good all structures and surfaces disturbed Fertilise with 50g of Fisons 'Neutrocote' slow release Fertilizer. Water with 15 litres of water per climber pit.

1. 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 tapsoil before alanting, and peo down with Weedstop peas graded and fertilized topsoil before planting, and peg down with Weedstop pegs at a ninimum of 500mm centres, (300mm at edges) and beds less than in 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 50nm, (75nm if no sheet mulch specified), over all planted areas. Finished mulch levels shall be no higher than 15nm

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.

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

(excluding hard surfaces) BS 4428:1989.
B) Trees in relation to constructionBS 5837: 2012 and BS 6549:1990.
BS 3998:2012 (reconnendations for tree works) unless otherwise specified.
Arboricultural Association - Standard Conditions of Contract and BS 8545: 2014 From nursery to independence in the landscape.
Specifications of Tree Works 1996.
C) Nursery stock in accordance with latest horticultural trade association nursery stock specification 2001'.
Plants shall conform to -BS 3936-1: 1992 Nursery Stock Specification for trees and shrubs.
-BS 3936-4: 1984 Nursery StockSpecification for roses + AMD 6628.
-BS 3936-5: 1985 Nursery stockSpecification for poplars and willows.
-BS 3936-9: 1985 Nursery stockSpecification for poplars and willows.
-BS 3936-10: 1990 Nursery stockSpecification for poplars and willows.
-BS 3936-10: 1990 Nursery stockSpecification for poplars and willows.
-BS 3936-10: 1990 Nursery stockSpecification for ground cover shrubs.
-CPSE-Connittee for Plant Establishment,
Handling and establishing landscape Handling and establishing landscape plants 1996, Part 3, paragraphs 6.2 to

BS 3975 Pt 4:1966
E) Turf - BS 3969:1998 - recommendations for turf for general purposes.
F) Seeding - EEC Regulations 1974. Use blue labelled certified varieties to EC curity and certified varieties to EC curity and cer blue labeTled certified varieties to EC purity and germination regulations. When requested, submit an official seed Testing Station Certificate of germination, purity and composition. (j) Topsoil - BS 3882: 2015

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 (Vater Quality) Regulations amended 1991; Control of Pollution Act 1974; Hedgerow ACT 1997; Wildlife and Countryside Act 1981.

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 contractor on site who shall take all necessary protective measures set out in BS 5837:2012 to ensure no damage to stens 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.

B) Ground work

1. Soil levels: soil levels for shrub l. 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 or 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 pavenent or grass areas in order to receive sheet and bark mulch, (90mm below where sheet bork mulch, (90nn below where sheet nulch 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 10m 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 blacks 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, bil, cement and builders rubble. Soil shall have a clay content of less than 20%.

Hard works, unless otherwise agreed, shall be carried out by the developer or nain contractor, and all naterials

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 landscape contractor and subsequently the landscape architect. 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 hat dipped galvanized in accordance with BS EN ISO1460. The galvanizer shall be responsible for the thorough renoval of all galvanizing smuts (fettling) to the complete satisfaction of the Eandscape 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 renoved & then allowed to dry thoroughly. Supply and paint 'Icosit 6630' From Sika Ltd (tel. D1707 37444) applied with a turkhead brush strictly in accordance with the manufacturers instructions, CDSHH regulations and the product CDSHH sheet. Apply 2Na. 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 4. All metalwork shall be finished hot 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 Pernawood or other similar and approved company. The timber shall then be stained with 3%0, coats of Sadolin 'Classic,' colour 'Walnut' strictly in accordance with the propular trees instructions. CISHH manufacturers instructions, COSHH Regulations 2003 and product COSHH

SCHEDULE OF PLANTS SPECIMEN PLANTS IN BEDS, GRASS OR GRAVEL DTY CODE PLANT NAME 5No. ACE ATR Acer palmatum "Atropurpurea" C. G. 10L 3No. PHD PUR Phormium tenax "Purpureum" C. G. 10L 3No. PHD TEN Phormium tenax 4No. PHO YEL Phormium "Yellow Wave" 12No. PIN MOP Pinus nugo "Mops" TOPIARY SPECIMEN SHRUBS/TREES PLANTED IN BEDS, GRASS OR GRAVEL STOCK SIZE QTY CODE PLANT NAME 19No. TOP YEW Topiary Yew (Taxus baccata) CLIMBERS QTY CODE PLANT NAME STOCK SIZE SPACING 4No. Hed can Hedera canariensis 'Glaire de Marengo' 'S' C. G. 15L 1/n 9No. Par tri Parthenocissus tricuspidata "Veitchii" FEATHERED TREES QTY CODE PLANT NAME 9No. Bet jac Betula jacquemontii STDCK SIZE DFB MAX Ht WD C. G. 15L FTH 180-210cm 6n 12n L STANDARD TREES QTY CODE PLANT NAME SIZE DFB MAX Ht WD O. G. STD 10-12cm 6m 7m M 3No. ACE NEG Acer negundo 'Kellys Gold' 32No. AME ROB Amelanchier lamarckii 'Robin Hill' C. G. STD 10-12cm 7m 8m M 6No. BET PEN Betula pendula C. G. 25L STD 10-12cm 7m 14m L 6No. MES GER Mespilus Germanica' Medlar' D. G. STD 10-12cm 10-12cm SNo. MAL SYL Malus sylvestris D. G. STD 10-12cm 13m 17m M 2No. PRU AVI Prunus avium D. G. STD 10-12cm 6m 8m M D. G. STD 10-12cm 12m 15m M INo. PYR CHA Pyrus calleryana 'Chanticleer' 31No. SDR COM Sorbus x commixta "Embley" 6No. SDR SHE Sorbus aucuparia 'Sheerwater Seedling' D.G. STD 10-12cm 9m 11m M HEAVY STANDARD TREES STOCK SIZE DEB MAX Ht WD DTY CODE PLANT NAME R. B. HVYSTD 12-14cm 17m 22m M 6No. ACE CAM+ Acer compestre R. B. HVYSTD 12-14cm 12m 16m M 1No. LIQ STY+ Liquidamber styraciflua MULTI-STEM TREES SIZE DFB MAX Ht WD QTY CODE PLANT NAME 3No. BET JACK Betula utilis 'Jaquemontii' R.B. MUL 200-250cm 6m 18m L DRNAMENTAL HEDGE PLANTING SPACING QTY CODE PLANT NAME STOCK C. G. 10L C. G. 10L 3/n 93No. Vib Tin Viburnum Tinus 'Eve Price' 529No. Pru Lus Prunus Iusitonica 3/m 1002No. Ele elab Elaeagnus x elabingei' Linelight' NATIVE HEDGE MIXES QTY % PLANT NAME STDCK SPACING SIZE 77m Native hedge mix 1: double staggered row D. G. WHP 6/n 60-90cm 92No. 20% Corylus avellana 231No. 50% Crataegus monogyna a. G. WHP 6/m 60-90cm I. G. WHP 6/n 60-90cm 92No. 20% Viburnum opulus 0. G. WHP 6/n 60-90cm 46No. 10% Cornus sanguinea PLANT MIXES STDCK SIZE SPACING QTY % PLANT NAME 165m2 Plant mix A (individual species to be planted in groups of 3 or 5) 124No. 25% Heuchera micrantha 'Palace Purple' 124No. 25% Choisya ternata 'Sundance' 124No. 25% Yiburnun tinus 'Eve Price' 124No. 25% Cornus alba 'Sibirica' 57m2 Plant mix B (individual species to be planted in groups of 3 or 5)
56No. 33% Hebe salicifolia
56No. 33% Choisya ternata "Sundance" Pittosporum tenufolium 'Purpureum' 100m2 Plant mix C (individual species to be planted in groups of 3 or 5) Euonymus fortunii 'Emerald Gaiety' Festuca glauca 'Elijah Blue' 100No. 34% Heuchera micrantha "Marmalade" 57m2 Plant mix D (individual species to be planted in groups of 3 or 5) Daphne laureola 'Spurge Laurel' Skirmia japonica 'Rubella' Choisya 'Aztec Pearl' Hypericum x hidcoteense 'St Johns Wort Hidcote'

Euonymus 'Emerald and Gold'

28No. 25% Prunus laurosus 'Otto Luyken'

56Na. 25%. Pachysandra terminalis 'Green Carpet'' 56Na. 25%. Bergenia condifolia 'Purpurea' 56Na. 25%. Prunus luscitanica 56No. 25% Euonymus fortunei 'Emerald' n Gold'

Photinia x fraseri 'Red Robin'

51No. 25% Hebe 'Silver Dolar' 51No. 25% Stachys byzanthina 51No. 25% Lavandula angustifalia 'hidcote' 51No. 25% Malina caerulea subsp. caerulea 'Maorhexe'

25% Hypericum 'Hidcote'

Cornus alba

28No. 25% Bergenia condifolia 'Purpurea'

37m2 Plant mix E (individual species to be planted in groups of 3 or 5)

75m2 Plant mix F (individual species to be planted in groups of 3 or 5)

54m2 Plant mix G (individual species to be planted in groups of 3 or 5)
32Na. 20% Berberis thunbergii 'Atropurpurea Nana'
32Na. 20% Choisya ternata 'Sundance'

68m2 Plant mix J (individual species to be planted in groups of 3 or 5)

DRNAMENTAL MIXES

QTY	%	PLANT NAME	SIZE	SPACING
20m2 Orn			101	3/n
12No.	50%	Alchemilla mollis 'Ladys Mantle'	1CL	
12No.	50%	Lavendula Hidcote	1CL	3/n
12No.	50%	Choisya ternata 'Sundance'	10L	3/m
12No.	50%	Rosmarinus 'Miss Jessops Upright'	10L	3/m
12No	50%	Hebe 'Midsummer Beauty'	10L	3/m
53n2	Ground	cover mix D		
		Symphoricopos chenaultii "Hancock"	C. G 10L	3/m2

AREA SEED MIX NAME 2195m2 Area to be turfed ("Medallion" by Rowlawn Ltd, refer to Measured Works Schedule)

MITTES AND ARRESTIATIONS:

CON = Conifer

R. B. = Root-balled stock C.G. = Container grown stock D.G. = Open ground stock, to be planted Nov 1st - March 1st STD = Standard tree HVYSTD = Heavy Standard tree XHVYSTD = Extra Heavy standard tree BLE = Broad Leaf Evergreen

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

Max Ht = "Maximum Height" of tree

VD = "Vater Demand" of tree SHC = Shrub Height Classification A = < 600mm mature height B = 600mm - 1.8m mature height

C =) 1. 8m nature height with low water denand and slow growth D = 1.8m - 3m nature height

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

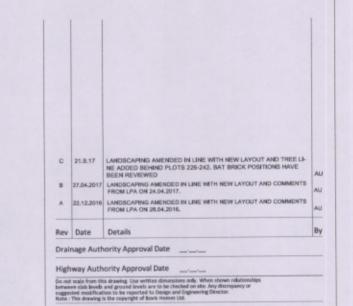
-Girth size is given for standard trees, otherwise all sizes refer to height. All sizes are the minimums acceptable.

-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 VARIETES ARE TO BE AGREED WITH JAMES BLAKE ASSOCIATES. DO NOT SCALE FROM THIS DRAWING ALL DIMENSIONS TO BE CHECKED ON SITE

(C) JAMES BLAKE ASSUCIATES 2016





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Upper Heyford Phase B3

Landscape Proposals Plant Schedule

DRAWING NO. 26.06.15 DW/AU HEYB3-03-101 C CHECKED/DATE SCALE: n/a