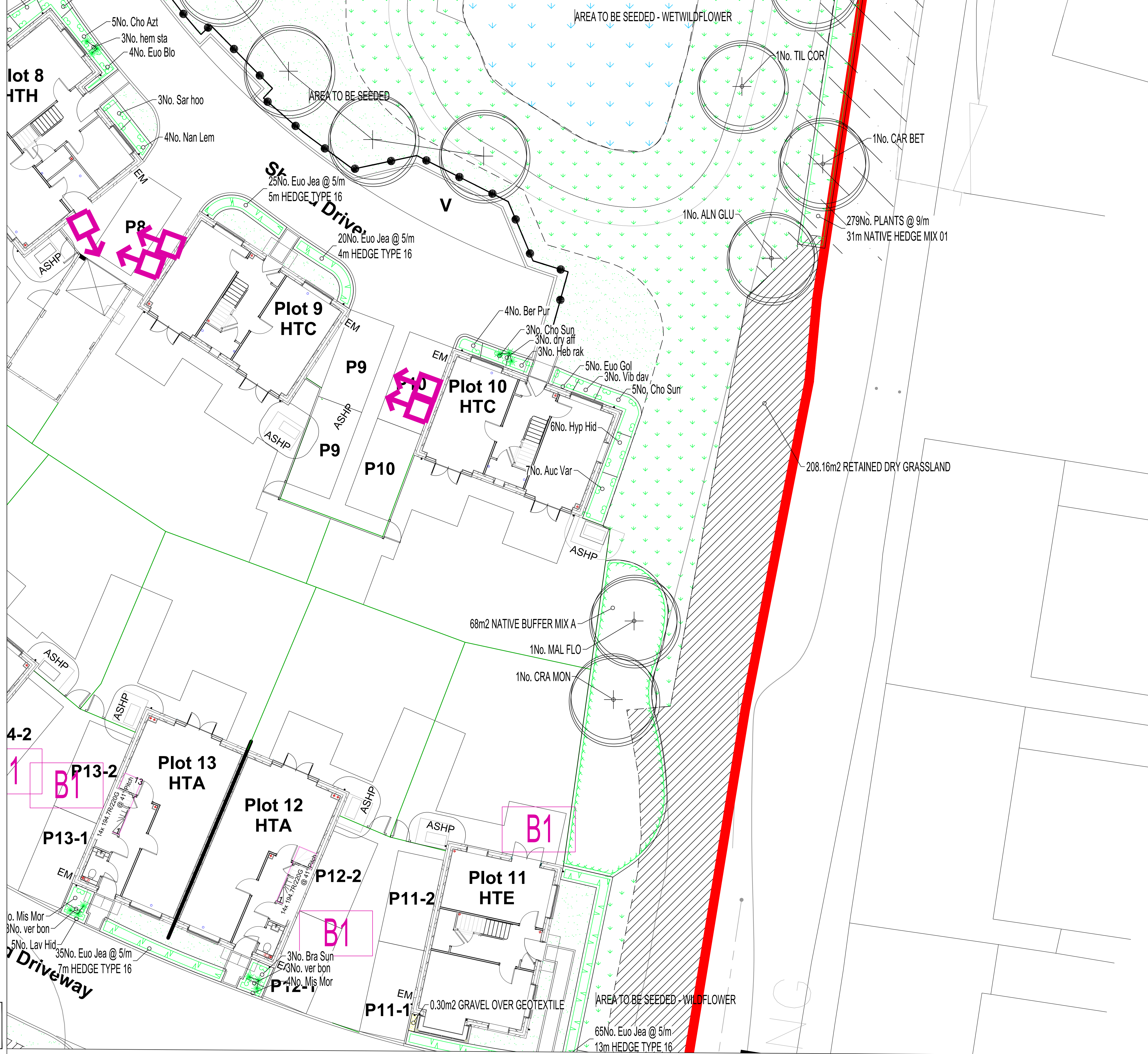


SPECIFICATION NOTES - REFER ALSO TO THE TENDER DOCUMENT

- 1.1 Planting shall be set out exactly as shown on the drawing, and measured from existing fixed points. Curved borders shall be set out using radii centered on the ground using two-point stakes and a true bobbin, or with one marker point. The junction between corner and concave corners shall be cut to form a smooth re-entrant flowing line. Check that all setting out conforms to the plan before calibration 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.
- 1.2 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 edges, and their foundations. With narrow beds between walls, fences and path edges, ensure that the bed has space free from concrete before planting. If the bed is wider with concrete, then the landscape architect shall consult the site manager or landscape architect to determine footings are excavated 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 shown, the contractor shall re-calibrate them to the specified width at his own expense.
- 2.0 Ground preparation
- 2.1 Pre-planting herbicide application-Apply by suitable spraying appliance, an approved translocated systemic herbicide to the manufacturer's instructions and to 1987 Control of Pesticides Regulations and 2020 COSHH regulations. All beds except those with both trees and trees and are to receive aggressive weed mulch. Spray immediately if any weeds are present. If it weeds are showing but planting is delayed, spray after one month following cultivation, to allow dormant seeds to germinate. All spraying shall be carried out by skilled and qualified operators, using protective clothing in suitable weather and any damage caused by spray drift from correct usage of sprays shall be notified at the contractor's own cost. Do not spray near a water body. Repeat as necessary to ensure complete kill and use of all weed resistant ton sale.
- 2.2 Carry out the following works to the existing topsoil on site to ensure it conforms to BS 3882:2015, being free from rocks larger than 50mm diameter, contents of rocks, tree, sticks, and have less than 20% clay. Allow for pre-planting of soil release fertilizer. In accordance with the manufacturer's instructions, For beds less than 5 metres in width, lay out thoroughly or machine released soil to a depth of 500mm, ensuring that the subgrade and topsoil are completely broken up and free draining, allowing any compaction. For beds greater than 5 metres in width, break up the subgrade and tested using a tractor mounted subsoiler or ripper at 500mm centres to a depth of 500mm except where there are services, or within 10 metres of tree stems or 3 metres of existing hedges. Do not cut areas where roots greater than 50mm diameter are encountered.
- 2.3 Determine before submitting a tender, the extent of topsoil from the site manager with ground preparation, ensure not all of planting beds to receive a level 60mm below subgrade or grass or paved surfaces, with 60-100mm of topsoil to ensure bark or wood chip mulches are retained. Where grass is proposed adjacent to paving, then the soil level shall be built with the approved paved surface, 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's action main contractor has failed to supply and spread topsoil to the required level. The landscape contractor shall allow for equipment levels as specified above, including for regrading subsoil and topsoil. Where beds are existing, ensure that topsoil is graded to the specified levels below pavement & grass surfaces within the edges of the edges of the bed. That is to allow for the 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 or planted areas.
- 2.4 Spreading ground that is shown to be turfless where there is saving adjacent to a topsoil levels of the grass areas shall be graded to finish with the finished pavement level or after surface water to drain from pavements to sub areas. Sub all grass areas should therefore never be top of ground areas. Soil levels more than 10 mm below pavement edges will cause mower damage on cutting.
- 2.5 Imported topsoil (where specified and sanctioned by the employer for making up ground, shall conform to BS 3882: 2015, and be free from rocks over 50mm in diameter and tree stumps and tree stumps and tree stumps 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.
- 6.0 Tree protection
- 6.1 Any existing trees to be retained, are the responsibility of the main contractor on site who shall take all necessary protective measures, and out in BS 5827:2012 to ensure no damage to stems or roots, to prevent corrosion, contamination of soil from spillages, scattering from fire and rotability or stress from changes of soil levels. The landscape contractor is however responsible for ensuring that neither plant materials or labour are cause of any damage to existing trees, and 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 the same cost. Protection barriers will comprise a scaffold framework in accordance with Figure 2 of BS 5827:2012 (The BSI).
- 6.2 Existing topsoil will consist of vertical and horizontal scaffolds with vertical poles spaced at no more than 2m intervals and driven into the ground. Walk mesh (interior or similar panels will be securely fixed on to the framework with wire or scaffold bands. 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.
- 6.2 General work
- 6.2.1 Soil levels, soil levels for shrub beds and grass areas shall have any compacted subgrade thoroughly broken up by machine before imported the ground to a minimum depth of 600mm. Supporting struts will be fixed to the inside of the barrier to ensure maximum rigidity.
- 6.2.2 Top soil depth: Topsoil spread from the site should be at the following minimum depths:-
Shrub beds <400mm. Grass areas <100mm, allow for excavation of 150mm of the subgrade for shrub beds to have beds 60mm below finished pavement or grass areas in order to receive sheet and bark mulch. Tree pits will be dug by the landscape contractor. Top soil for turf areas shall be spread to a level 150mm below paving in order to receive the turf. Topsoil for grass seed areas, the level shall be built with any treated paved surfaces after settlement to allow for rain water to drain onto soft surfaces. Settlement shall be no greater than 10mm or problems will be encountered with moving the beds in danger of touching concrete edge/riprap or where soil is proud of pavements, then drainage problems will be encountered.
- 6.3 Existing topsoil and imported soil shall conform to BS 3882:2015, and be free from compaction, rootballiness greater than 50mm diameter, concrete, wire, rocks, debris, oil, cement and builders rubble. Soil shall have a clay content of less than 20%.
- 7.0 Hardworks
- 7.1 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.
- 7.2 All paths and edges shall be set out properly to lines and radii, with all curves marked on the ground using painted 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.
- 7.3 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.
- 7.4 All metalwork shall be finished hot dipped galvanized in accordance with BS EN 102460. The galvanizer shall be responsible for the thorough removal of all galvanizing salts (residue) 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 past until all oil, grease, water rust & alkaline have been removed & then allowed to dry thoroughly. Supply and apply primer anti-corrosion paint applied with a turbine driven brush strictly in accordance with the manufacturer's instructions. COSHH regulations and the product COSHH sheet. Apply 260g 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 contractor's own cost.
- 7.5 All wood work shall be pressure treated with water based wood preservative, applied by vacuum pressure. The timber shall then be stained with 30% coats of dark wood stain strictly in accordance with the manufacturer's instructions. COSHH Regulations 2020 and product COSHH sheet.

- 3.1 All planting must be carried out in accordance with the tender document, and accompanying drawings. Refer to the tender document for the preparation of existing topsoil and required depths for planting, turfing, and trees, and also for contractual maintenance requirements.
- 3.2 No modifications will be accepted without the prior agreement of the inspecting landscape architect. The contractor shall replace or cut at the two nearest any trees, sizes, species or variety of plant which has not been specified on the planting plan and schedule, unless the prior written agreement, a substitution has been agreed by the inspecting landscape architect. All plants shall be true to the specified in the schedule of plants and associated notes. (2L pots are 17cm diameter and 15cm deep, 3L pots are 22cm diameter and 15cm deep, 5L pots are 28cm diameter and 22cm deep, 7.5L pots are 33cm diameter and 15cm deep, 25 pots are 35cm diameter and 15cm deep, 25 pots are 40cm diameter and 30cm deep, 45L pots are 50cm diameter and 45cm deep, 50L pots are 50cm diameter and 50cm deep) The pot size will be checked on site to ensure compliance with those specified pots will be rejected if plants are not planted on site which are not fully grown into the pot e.g. a 50cm plant in a 25cm pot. All plants, shall possess a height and spread in accordance with the plant schedule. Anything less than 10% National Plant Specification standards for each species and pot size will be rejected. Plant stock shall be healthy, heavily disease free, not pot bound, leggy or spindly. There should be a minimum of 5 weeks 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, will be rejected and shall be fixed and replaced at the contractor's expense.
- 3.3 All shrubs, herbaceous plants, whips and transplants shall be retained in or planting with 20 litres per square metre. These shall be watered in with 50 litres per tree per week. Water treatment during the contract period at weekly intervals with 30 litres of water per tree position.
- 3.4 Proposed feathered trees to be true to the species, variety and size as specified on the planting plan, to mature 12m long 100mm diameter, chestnut side above ground dimension to be 1/3 the height of the tree, stakes to be driven vertically and 1/4m back to or rather less, with spacing details, all positioned 25mm minimum from the top of the pot.
- 3.5 Proposed standard trees to be true to the species, variety and size as specified on the planting plan, to mature 20m 22m long 100mm diameter, chestnut stakes, above ground dimension to be 1/3 the height of the tree, stakes to be driven vertically and 1/4m back to or rather less, and be secured by brace secured to each end of a half round cross brace 100mm diameter with rubber spaced 100mm apart from the top of the trunk and secured with 160g sackcloth or rubber for so the tree is securely retained and there is no chance of the tree stem cracking with the cross brace.
- 3.6 Turf to be of cultivated grade. The contractor shall replace at once any turf rejected by the landscape architect at his own cost, issues that the turf is badly fitted and a free from hollows, lumps and bumps, cracks or brown or dead patches or other defects and the turf is well watered before being and again after laying. Turf areas shall be kept off using high-tens tape will be established. Access shall be only with timber scaffold jacks to prevent compaction.
- 3.7 Soil drying during drying grids or soil drains with "T" water after the contractor's name shall be fixed to the wallface with heavy duty, plastic coated garden wire. Twisting wire and be attached vertically to the wallface by means of 120mm long stainless steel eye screw fittings. Position 150mm 250mm from ground, and 150mm, 200mm from top of the wallface, and string the wire tightly between the fittings. Then the plastic to the wire with plastic coated garden wire tags.
- 3.8 Treating varieties of timber, with "T" written after the details name in specially prepared or ground into beds shall be treated to wall face fences by mounting appropriate metal panels 1.2 x 1.5m generally fixed 1.5m for corners or where space is restricted, include for attaching any panels for location where walls or fences are lower than 1.2m. Fix metal panels to the wall face using non-rusting screws 120mm long by 10 to be approved, incorporating 50mm wide wood spacing blocks to ensure that the panel is mounted securely. Ensure that all timber is pressure impregnated with a non-phytotoxic preservative and then treated with a dark brown non-phytotoxic preservative wood stain. Ensure that the walls is not in contact with the ground. Then the decking above to the walls with plastic coated garden wire tags.
- 3.9 Climbies specified outside proposed shrub beds shall have specially prepared, slender poles. Climbies poles shall be 400mm x 400mm and 400mm deep (minimum size) and be supplied with topsoil from site, after inspection agreed). Ensure the base of the pit is thoroughly broken up and free draining before back filling with topsoil. Ensure no damage to buildings and services, and make good all structures and surfaces disturbed. Fertilise with 50g of slow release fertilizer. Water with 30 litres of water per climber pit.



GENERAL NOTES
 -ALL DIMENSIONS IN MILLIMETRES
 -DO NOT SCALE OFF THIS DRAWING
 -ALL DIMENSIONS TO BE CHECKED ON SITE
 (C)JAMES BLAKE ASSOCIATES LTD 2026

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. DO NOT MAKE SUBSTITUTIONS WITH OUT APPROVAL FROM JAMES BLAKE ASSOCIATES.

DATE	BY	REVISION	DETAILS
14/02/24	JB	1	AMENDMENT TO LAYOUT
14/02/24	JB	2	AMENDMENT TO LAYOUT
14/02/24	JB	3	AMENDMENT TO LAYOUT
14/02/24	JB	4	AMENDMENT TO LAYOUT
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14/02/24	JB	99	AMENDMENT TO LAYOUT
14/02/24	JB	100	AMENDMENT TO LAYOUT

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