

SPECIFICATION NOTES - REFER ALSO TO THE TENDER DOCUMENT

- 1.1 Planning shall be set out exactly as shown on the drawing, and measured from existing level points. Curved beds that are to be set using radii shall be set from the centre of the radius and not the outer edge.
- 1.2 All planting beds shall be a minimum of 1 metre wide, except where noted as a different space, due to the constraints of walls and path edges, and their boundaries with some beds between beds and paths edge. Ensure that the bed has space from existing buildings (minimum 1000mm) and existing paths edge, ensure that the bed has space from existing buildings (minimum 1000mm) and existing paths edge. Ensure that the bed has space from existing buildings (minimum 1000mm) and existing paths edge.
- 1.3 All planting beds shall be a minimum of 1 metre wide, except where noted as a different space, due to the constraints of walls and path edges, and their boundaries with some beds between beds and paths edge. Ensure that the bed has space from existing buildings (minimum 1000mm) and existing paths edge, ensure that the bed has space from existing buildings (minimum 1000mm) and existing paths edge.

- 2.0 Ground preparation
 - 2.1 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 2020 COSHH regulations as applicable. The herbicide must be an herbicide and are to receive aggressive weed control. Spray immediately if any weeds are present. If no weeds are present, spray after one month. This will allow any weeds to germinate and die before the herbicide is applied. This will ensure that the herbicide is applied to the weeds and not the soil.

- 2.2 Carry out the following works to the existing topsoil on site to ensure it conforms to BS 3882:2015. Bring level from rock layer that is 100mm above the finished level, work back and have less than 20% clay. Allow for pre-planting herbicide to be applied. Fertilise with 50g per square metre of Horticulture OCF 150:6:10 slow release fertiliser. The herbicide must be applied to the topsoil in accordance with the manufacturer's instructions. For beds less than 5 metres in width, lay overtopping or machine sprayed soil to a depth of 400mm, ensuring that the subgrade and topsoil are completely broken up and the drainage, retaining any vegetation or other material in the soil. The soil must be broken up to a depth of 400mm, ensuring that the subgrade and topsoil are completely broken up and the drainage, retaining any vegetation or other material in the soil.

- 2.3 Determine before submitting a tender, the extent of support from the site manager with ground preparation, the extent of support from the site manager with ground preparation, the extent of support from the site manager with ground preparation, the extent of support from the site manager with ground preparation.
- 2.4 Strip ground that is shown to be underlain by tree stumps and/or other material. The contractor shall be responsible for the removal of such material and for the replacement of the soil with a suitable material.

- 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 (over 30mm diameter) concrete, roots, wire and brick, and have less 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 the site without the written authorisation.
- 2.6 Ground work
 - 2.6.1 Soil levels, soil levels for shrub beds and grass areas should be set by machine, after thorough breaking up by machine, before installing the ground layers specified on the landscape contract to commence work on the beds and lawns and turf etc.
 - 2.6.2 Top soil depth: Topsoil spread from the site should be to the following minimum depths:- Shrubs 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 level, in order to receive sheet and base mulch. The soil will be replaced by the landscape contractor. Top soil for lawn areas shall be spread to a level 50mm above the finished ground level. Topsoil for grass areas shall be spread to a level 50mm above the finished ground level.

- 2.7 Existing topsoil and imported soil shall conform to BS 3882:2015, and be free from concrete, rocks, bricks, debris, etc. Soil shall have a clay content of less than 20%.
- 2.8 Handwork
 - 2.8.1 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.

- 2.9 All paths and edgings shall be set out properly to lines and radii, with all curves scribed 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.
- 2.10 Hard surfaces shall be constructed after suitable base courses have been laid, taking full account of local site conditions, with spirit and substrate. The indicative depths of base courses are minimum depths assuming suitable substrate conditions.
- 2.11 All metalwork shall be finished top dipped galvanneal in accordance with BS EN 10346:400. The galvanneal shall be responsible for the thorough removal of all galvanizing salts (zinc) by the complete satisfaction of the Landscape Architect. The decorating contractor shall prepare the galvanneal surface by washing with detergent and water and scrubbing with a scouring pad until all zinc residues, which rust it, has been removed. Then allow to dry thoroughly. Supply and paint 'Imperial 6055' from Dulux Ltd (01707 374444) applied with a hatched brush study in accordance with the manufacturer's instructions, COSHH regulations and the product COSHH sheet. Apply 200 coats of paint with a dry film thickness of 100 microns per coat. Apply only when galvanneal surface is thoroughly dry at temperature above the dew point, 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 stopped and re-worked and accepted entirely at the decorating contractor's own cost.

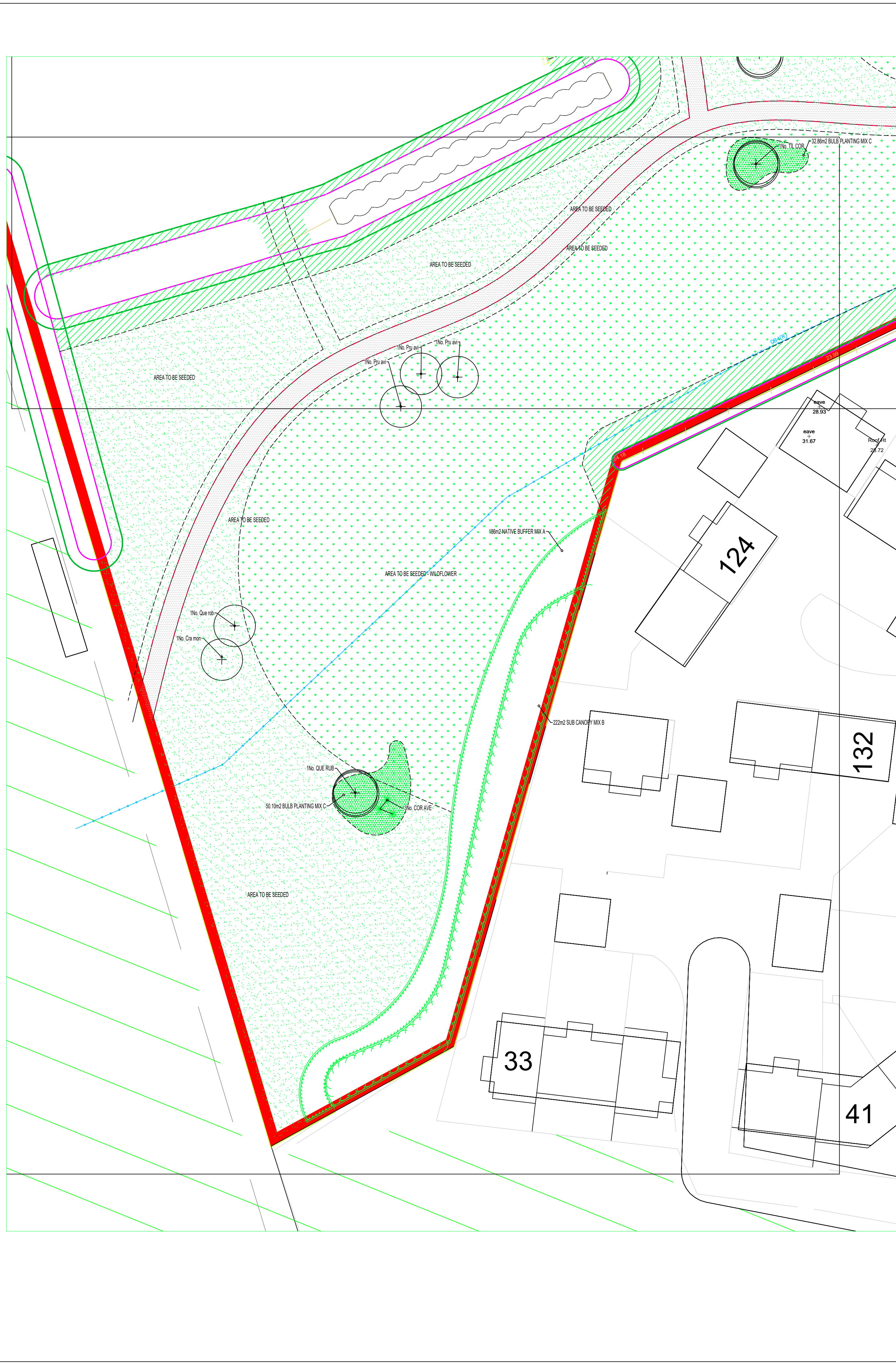
- 2.12 All wood work shall be pressure treated with Tanalith "Q" water based wood preservative applied by vacuum pressure. The timber shall then be finished with 'Classic' stain of Dulux 'Classic' colour 'Jacobson Walnut' study in accordance with the manufacturer's instructions, COSHH Regulations 2020 and product COSHH sheet.
- 2.13 Climbers specified outside proposed shrub beds shall be supported by suitable structures, which shall be designed and constructed in accordance with the manufacturer's instructions, COSHH Regulations 2020 and product COSHH sheet.

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GENERAL NOTES

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



KEY

- [Symbol] PROPOSED FEATHERED TREE, INCLUDING STAKE AND TIE. SEE SPECIFICATION NOTES 1.1, 2.2, 2.3, 2.5, 3.1-3.4, 4.1-4.2 AND 5.1.
- [Symbol] PROPOSED STANDARD TREE, INCLUDING DOUBLE STAKE AND TIE. SEE SPECIFICATION NOTES 1.1, 2.2, 2.3, 2.5, 3.1-3.4, 4.1-4.2 AND 5.1.
- [Symbol] PROPOSED HEAVY STANDARD TREE, INCLUDING DOUBLE STAKE AND TIE. SEE SPECIFICATION NOTES 1.1, 2.2, 2.3, 2.5, 3.1-3.4, 4.1-4.2 AND 5.1.
- [Symbol] PROPOSED EXTRA HEAVY STANDARD TREE, INCLUDING DOUBLE STAKE AND TIE. SEE SPECIFICATION NOTES 1.1, 2.2, 2.3, 2.5, 3.1-3.4, 4.1-4.2 AND 5.1.
- [Symbol] PROPOSED CONIFEROUS OR BROAD LEAF EVERGREEN TREE, INCLUDING STAKE AND TIE. SEE SPECIFICATION NOTES 1.1, 2.2, 2.3, 2.5, 3.1-3.4, 4.1-4.2 AND 5.1.
- [Symbol] PROPOSED MULTISTEM TREE, INCLUDING UNDERGROUND GUYING. SEE SPECIFICATION NOTES 1.1, 2.2, 2.3, 2.5, 3.1-3.4, 4.1-4.2 AND 5.1.

- [Symbol] SHRUB AND HERBACEOUS PLANTING, INCLUDING BIODEGRADABLE SHEET AND DARK MULCH (ACCORDING TO SPECIFICATION). SEE SPECIFICATION NOTES 1.1-1.2, 2.1-2.2, 3.1-3.3, 4.1-4.2 AND 5.1.
- [Symbol] GROUND COVER PLANTING IN MIXES, INCLUDING BIODEGRADABLE SHEET AND DARK MULCH (ACCORDING TO SPECIFICATION). SEE SPECIFICATION NOTES 1.1-1.2, 2.1-2.2, 3.1-3.3, 4.1-4.2 AND 5.1.
- [Symbol] NATIVE WHIP AND SHRUB PLANTING IN MIXES, INCLUDING BIODEGRADABLE SHEET AND DARK MULCH (ACCORDING TO SPECIFICATION). SEE SPECIFICATION NOTES 1.1-1.2, 2.1-2.2, 3.1-3.3, 4.1-4.2 AND 5.1.
- [Symbol] 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 1.1-1.2, 2.1-2.2, 3.1-3.3, 4.1-4.2 AND 5.1.

- [Symbol] WASHED, ROUNDED, BUFF COLOURED GRAVEL 20mm GAUGE, 40mm DEPTH, FINISHED LEVEL 15mm BELOW ADJACENT SURFACES, LAID OVER 'COVERTEC' OVER LIGHTLY CONSOLIDATED SUBGRADE.
- [Symbol] SEEDED GRASS AREA. REFER TO PLANT SCHEDULE FOR SPECIFICATION OF MIX.
- [Symbol] CULTIVATED TURF UNLESS OTHERWISE STATED ON PLAN. SEE SPECIFICATION NOTES B4, C5 AND E1.
- [Symbol] WILD/LOWER SEEDED AREA. REFER TO PLANT SCHEDULE FOR SPECIFICATION OF MIX.
- [Symbol] WET WILDFLOWER SEEDED AREA. REFER TO PLANT SCHEDULE FOR SPECIFICATION OF MIX.
- [Symbol] MARGINAL PLUG PLANTED AREA. REFER TO PLANT SCHEDULE FOR SPECIFICATION OF MIX.
- [Symbol] BULB PLANTING IN MIXES, SPRING FLOWERING VARIETIES. REFER TO SCHEDULE FOR FURTHER INFORMATION.

- [Symbol] CLIMBING SHRUB IN SHRUB BEDS, GRASS/ GRAVEL OR IN PITTS IN PAVING. (SEE PLAN, THINNING VARIETIES (MARKED)*) SEE NOTE C7. SELF CLIMBING VARIETIES (MARKED)*) SEE NOTE C8. SEE SPECIFICATION NOTES A1, B1-1, C1-1, D1-2 AND E1.
- [Symbol] SPECIMEN SHRUBS IN SHRUB BEDS OR FIT PLANTED IN GRASS/ GRAVEL AREAS. SPECIMEN SHRUBS IN GRASS ARE MEASURED SEPARATELY IN SCHEDULE OF QUANTITIES. SEE SPECIFICATION NOTES A1, B1-1, C1-1, D1-2 AND E1.
- [Symbol] EXISTING TREE TO BE RETAINED. SEE GENERAL NOTE A1 AND E1. IF PREPARED, SEE ALSO JAMES BLAKE ASSOCIATES PLAN AND SCHEDULE FOR ANY SURGERY WORKS.
- [Symbol] EXISTING VEGETATION GROUP OR HEDGE TO BE RETAINED. SEE GENERAL NOTE A1 AND E1. IF PREPARED, SEE ALSO JAMES BLAKE ASSOCIATES PLAN AND SCHEDULE FOR ANY SURGERY WORKS.

- [Symbol] ASF 103 CAST IRON BOLLARD, COLOUR BLACK AVAILABLE FROM AFS LTD TEL: 01484 401414 OR SIMILAR AND APPROVED.
- [Symbol] KNEE RAIL, COMPRISING 125 X 125mm THICK WEATHERED POST 600MM ABOVE GROUND AND 60mm BELOW (1200mm TOTAL), DRILLED WITH 50mm TO RECEIVE HOT DIPPED GALVANIZED MILD STEEL TUBE 40MM DIAMETER. POLES TO BE JOINED WITH HALE AND APPROVED SCREW FIT PARTS JOINS TO COVER WITH PITS, HOLDS TO BE INCREASED.
- [Symbol] SELF-CLOSING GATE, 900mm WIDE, COLOUR 'YELLOW', TO CONTRAST RAILINGS, SET POSTS INTO C20/P IN SITU CONCRETE FOUNDATIONS.
- [Symbol] DOUBLE MAINTENANCE GATE, 2.0m WIDE TO MATCH RAILINGS, SET POSTS INTO C20/P IN SITU CONCRETE FOUNDATIONS.

- [Symbol] BITUMEN MACADAM FOOTPATHS AND HARDSTANDINGS WITHIN OPEN SPACE AREAS, WITH FLAT TOPPED PCC EDGING, ALL LAID FINISH ALL TO FALLS / CROSSFALLS OR SIMILAR AND APPROVED.
- [Symbol] ASF 409 FRONT OPENING LITTER BIN AVAILABLE FROM AFS LTD TEL: 01484 401414 OR SIMILAR AND APPROVED WOODSCAPE - LBS 115-200 SQUARE LUCK LITTER BIN.
- [Symbol] ASF 602 SEAT, 400 x 400 x 400mm AVAILABLE FROM AFS LTD TEL: 01484 401414 OR SIMILAR AND APPROVED.

- [Symbol] TREE PITS
- [Symbol] POLYETHYLENE MESH TURF REINFORCEMENT FOR MAINTENANCE ACCESS WITH REMOVABLE RAIL, AVAILABLE FROM TOP TO TEL: 01689 805202 OR SIMILAR AND APPROVED.
- [Symbol] SCHWEGLER 15P HOUSE SPARROW TERRACE. AVAILABLE FROM NHB5 TEL: 01983 866919 OR SIMILAR AND APPROVED. INSTALLED UNDER EAVES FACING NORTH OR EAST, OR SIMILAR AND APPROVED.
- [Symbol] SCHWEGLER 16S SWIFT BOX. AVAILABLE FROM NHB5 TEL: 01983 866919 OR SIMILAR AND APPROVED. INSTALLED UNDER EAVES FACING NORTH OR EAST, OR SIMILAR AND APPROVED.
- [Symbol] SCHWEGLER 1FO INTEGRATED ECO BAT BOX. AVAILABLE FROM NHB5 TEL: 01983 866919 OR SIMILAR AND APPROVED. INSTALLED UNDER EAVES FACING DIRECTION AS SHOWN ON PLAN, OR SIMILAR AND APPROVED.
- [Symbol] HIBERNACULA

- [Symbol] PLAY EQUIPMENT AND STREET FURNITURE AVAILABLE FROM MIRACLE PLAY. TEL: 01684 655209 OR SIMILAR AND APPROVED.

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.

DATE	15/04/2022	BY	ME	APPROVED TO CLIENT COMMENTS	15/04/22
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CLIENT	VETRY HOMES EAST MIDLANDS	DWG TITLE	SOFT DEVELOPED LANDSCAPE PROPOSAL FOR PLOTS AND POS
SITE	MIRACAL ROAD, SUTTON CAMEL	PURPOSE OF ISSUE	DRAFT
DRG BY	[Checked]	AUTHD BY	[Checked]
PRBLXN	JBA	SCALE	1:250@A1
DATE	MARCH 2022	DWG NO.	JBA 21/207-09
REV.	B		

JAMES BLAKE ASSOCIATES

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LANDSCAPE ARCHITECTURE • ARBORICULTURE • ECOLOGY

Pauline Blackwell - 13/04/2022 - \NBNH-TILED-08-Misc-Structure\JBA\Clients Projects\Veistry Homes\East Midlands\JBA 21/207-09-10 Detailed Landscape Proposals - REV J - JBA