

**DRAWING NOTES**

**GENERAL NOTES:**

- The contractor is to liaise with the main contractor to establish the position of as-built services and manhole covers prior to cultivation and excavation of planted areas and tree pits.
- If there is any conflict in the information indicated on the contract drawings, the contractor must seek clarification from all the design consultants involved.
- Native species: Use local provenance.
- All planting will commence during the first planting season following completion of the building and infrastructure works (October to March inclusive).
- Grass and wildflower seeding will be implemented following completion of the building and infrastructure works subject to suitable climatic conditions.
- No planting or seeding to take place during unfavourable climatic conditions such as waterlogged ground or periods of frost.
- All planting and grass areas will be subject to a 12-month Maintenance and 5 year Defects Liability Period.
- Falling plant material: All planting that fails to thrive in 5 years following Practical Completion will be replaced during the next available growing season due to failure to maintain by others, theft or damage. Replacements to be the same species and size unless otherwise agreed.

**SETTING OUT NOTES:**

- All shrub planting is to be pegged/set out for approval by the Landscape Architect prior to planting.
- Tree positions are to be set out and staked for approval by the Landscape Architect and Engineer prior to planting.
- Planting adjacent to road kerbs and path edges along roads is to be set back 300mm from the back of kerb to allow room for plants to establish and reduce trampling, but unplanted area to be mulched.
- Ensure that Root Barrier has been installed in the foundation trench before planting any trees on the site. Contact Engineers to determine specification and depth required.
- Planting adjacent to existing vegetation to be retained to be carefully integrated with existing planting, and cultivations evenly graded into existing levels.

**DENSITY NOTES:**

- Amenity planting to be carried out at approximately 3no. plants per m<sup>2</sup>, unless otherwise stated in the plant schedule.
- Evergreen hedge planting to be at 3no. plants per linear metre, unless otherwise stated in the plant schedule.

**TOPSOIL NOTES:**

- All areas to be landscaped are to be free from contaminated ground.
- All areas to be planted are to be topsoiled to a depth of 400mm.
- All areas to be turfed are to be topsoiled to a depth of 150mm.
- Ensure adequate growing medium exists to provide sustained healthy plant growth beyond the Defects Liability Period.

**GRASS AREAS:**

- Areas to be turfed to be treated with herbicide to suppress perennial weeds before cultivation. Apply soil ameliorant over turf bed prior to cultivation in accordance with manufacturers instructions.
- Apply fertiliser 3 to 5 days before seeding/ turfing to grass areas (except wildflower areas) at a rate of 50 g/m<sup>2</sup>.
- Lawn areas are to be turfed with Rolawn Medallion® and protected with fencing as specified until directed otherwise by the CA.
- Water as necessary to ensure establishment and continued thriving of all grass areas.
- Any areas that are too narrow to be laid to turf should be surfaced with decorative gravel over weed-suppressant membrane.
- Disturbed grass areas are to be cultivated to a fine tilth and seeded.
- Undisturbed grass areas are to be scarified and over-seeded where necessary.

**WILDFLOWER NOTES:**

- All wildflower areas to be seeded as identified in the Key. To be sown as per manufacturers recommendations.
- www.wildseed.co.uk

**STRIP OF EXISTING TOPSOIL:**

- The site topsoil which is to be retained for later use shall be stripped and stockpiled.
- The following method shall be used:
- During suitable dry weather conditions, the existing vegetation shall be treated with herbicide as directed.
- Site to be cleared of foreign materials.
- During suitable dry weather conditions, topsoil to be stripped down to its full natural depth, taking care to avoid contamination with subsoil or other foreign materials.
- Excavated topsoil unsuitable to be reused as topsoil shall be stored separately and used as subsoil.

**TOPSOIL STORAGE:**

- Topsoil which has been stripped and stored before use in the works shall not have been stacked in heaps higher than 1.5m for more than four weeks.
- Stored topsoil shall not have become waterlogged, compacted or de-structured.

**IMPORTED TOPSOIL FOR ALL SOFT LANDSCAPE FINISHES:**

- Provide topsoil to BS3882: 2007 as necessary to make up any deficiency of topsoil existing on site and to complete the work.

**SAMPLE LOAD OF IMPORTED TOPSOIL:**

- Deliver to site a sample load of not less than 5m<sup>3</sup>.
- Give notice to all CA to inspect before making further deliveries to site.
- Retain sample for comparison with subsequent loads.

**DEFICIENT TOPSOIL:**

- Any topsoil offered which is deficient in nutrient levels as required by BS3882:1994 but which otherwise conforms to the specification, may be acceptable providing suitable adjustments are made with the addition of organic and inorganic fertilisers to the satisfaction of the CA and entirely at the landscape contractor's expense.

**CONTAMINATION:**

- Do not use topsoil contaminated with subsoil, rubbish or other materials that are corrosive, explosive or flammable; hazardous to human or animal life; detrimental to healthy plant growth.
- In areas to receive topsoil, do not use subsoil contaminated with the above materials.
- Give notice to CA if any evidence or symptoms of soil contamination are discovered on the site or in topsoil to be imported.

**HANDLING TOPSOIL:**

- Give notice of evidence of aggressive weeds and obtain instructions before moving topsoil.
- Select and use plant to minimise disturbance, trafficking and compaction.
- Do not mix topsoil with subsoil, stone, hardcore, rubbish or material from demolition work; other grades of topsoil.
- Keep handling to a minimum and use topsoil immediately after stripping.
- Handle topsoil in the driest conditions possible and do not handle during or after heavy rainfall or when it is wetter than the plastic limit.

**SPREADING TOPSOIL:**

- Remove temporary roads/surfacing before spreading topsoil.
- Spread in layers of 150mm depth (max.) and gently firm each layer before spreading the next.

**FINISHED LEVELS OF TOPSOIL AFTER SETTLEMENT:**

- Above adjoining paving or kerbs.....50mm
- Below dpc of adjoining buildings.....Not less than 200mm
- Shrub areas.....Higher than adjoining grass areas by 50mm
- Within root spread of existing trees.....Unchanged
- Thickness of turf or mulch is included.

**ZLA\_1539-L-200 Plant Schedule**

Species Name	Height	Specification	Pot Size	Layout	No. Plants
Buddleia davidii 'Pink Spread'	30-40cm	Bushy	5L	4/m <sup>2</sup>	6 -
Choisya 'Aztec Pearl'	30-40cm	Bushy :3 brks :C	3L	3/m <sup>2</sup>	3 -
Cistus x crispus 'Sunset'	30-40cm	Branched :3 brks :C	3L	3/m <sup>2</sup>	12 -
Cornus alba 'Ivory Halo'	30-40cm	Bushy :3 brks :C :Bushy	5L	4/m <sup>2</sup>	5 -
Halimolobos sahuicii	30-40cm	Branched :3 brks :C	3L	3/m <sup>2</sup>	12 -
Hebe 'Rosie'	20-30cm	Bushy :5 brks :C	5L	3/m <sup>2</sup>	2 -
Hebe speciosa	30-40cm	Bushy :3 brks :C	5L	4/m <sup>2</sup>	6 -
Lavandula angustifolia	30-40cm		3L	4/m <sup>2</sup>	6 -
Lavandula angustifolia	30-40cm	Bushy :3 brks :C	3L	4/m <sup>2</sup>	15 -
Philadelphus 'Belle Etoile'	60-80cm	Bushy :8 brks :C	15L	Counted	3 -
Phormium 'Gold Ray' (7.5L)		C	7.5L	3/m <sup>2</sup>	7 -
Photinia 'Little Red Robin'	40-60cm	Bushy :3 brks :C	3L	3/m <sup>2</sup>	3 -
Rosa 'Flower Carpet White'	30-40cm	Bushy :3 brks :C :Bushy	3L	4/m <sup>2</sup>	6 -
Rosa 'Flower Carpet White'	30-40cm	Branched :3 brks :C	3L	3/m <sup>2</sup>	3 -

Species Name	Pot Size	Layout	No. Plants
Allium christophii	2L	3/m <sup>2</sup>	2 -
Astilbe 'Silvery Pink'	2L	2/m <sup>2</sup>	32 -
Crocsmia 'Emily McKenzie'	2L	3/m <sup>2</sup>	2 -
Eryngium x zabellii 'Jos Eijking'	2L	3/m <sup>2</sup>	6 -
Hakonechloa macra 'Alboaura'	3L	3/m <sup>2</sup>	3 -
Lychnis coronaria 'Alba'	2L	3/m <sup>2</sup>	6 -
Osteospermum jucundum	3L	3/m <sup>2</sup>	9 -
Perovskia 'Blue Spire'	2L	2/m <sup>2</sup>	8 -
Perovskia 'Blue Spire'	2L	3/m <sup>2</sup>	9 -
Verbena bonariensis	2L	2/m <sup>2</sup>	24 -
Verbena bonariensis	2L	3/m <sup>2</sup>	2 -

Species Name	Pot Size	Layout	No. Plants
Deschampsia caespitosa	3L	4/m <sup>2</sup>	6 -
Deschampsia caespitosa	3L	3/m <sup>2</sup>	11 -
Miscanthus sinensis 'Zebrinus'	5L	3/m <sup>2</sup>	2 -
Stipa tenuissima	3L	3/m <sup>2</sup>	3 -

Species Name	Pot Size	Layout	No. Plants	Length
Carpinus betulus (Readyhedge)	1m trough	1/m	42 -	40.83m
Griselinia littoralis	3L	3/m	156 -	51.75m
Hebe 'Green Globe'	5L	3/m	18 -	5.76m
Prunus lusitanica	5L	3/m	171 -	56.84m
				Total :155.18m

- Mix A1
- 6 No. Buddleia davidii 'Pink Spread'
- 5 No. Cornus alba 'Ivory Halo'
- 6 No. Deschampsia caespitosa
- 6 No. Hebe speciosa
- 6 No. Lavandula angustifolia
- 6 No. Rosa 'Flower Carpet White'

- 16 No. Astilbe 'Silvery Pink'
- 16 No. Verbena bonariensis

- Mix B1
- 15 No. Lavandula angustifolia

- 8 No. Astilbe 'Silvery Pink'
- 8 No. Verbena bonariensis

- Mix C1
- 7 No. Deschampsia caespitosa
- 5 No. Astilbe 'Silvery Pink'

- 5 No. Perovskia 'Blue Spire'

- Mix C2
- 4 No. Deschampsia caespitosa
- 3 No. Astilbe 'Silvery Pink'

- 3 No. Perovskia 'Blue Spire'

- Mix D1
- 8 No. Cistus x crispus 'Sunset'
- 4 No. Eryngium x zabellii 'Jos Eijking'
- 8 No. Halimolobos sahuicii
- 4 No. Lychnis coronaria 'Alba'
- 6 No. Osteospermum jucundum
- 6 No. Perovskia 'Blue Spire'
- 5 No. Phormium 'Gold Ray' (7.5L)

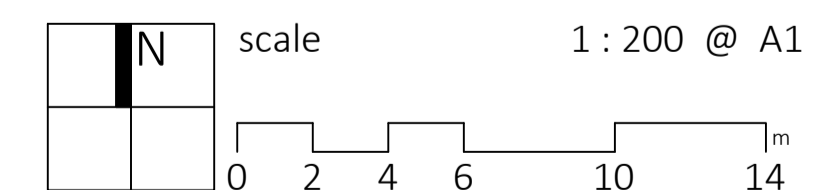
- Mix D2
- 4 No. Cistus x crispus 'Sunset'
- 2 No. Eryngium x zabellii 'Jos Eijking'
- 4 No. Halimolobos sahuicii
- 2 No. Lychnis coronaria 'Alba'
- 3 No. Osteospermum jucundum
- 3 No. Perovskia 'Blue Spire'
- 2 No. Phormium 'Gold Ray' (7.5L)

- Mix E1
- 2 No. Allium christophii
- 3 No. Choisyia 'Aztec Pearl'
- 2 No. Crocsmia 'Emily McKenzie'
- 3 No. Hakonechloa macra 'Alboaura'
- 2 No. Hebe 'Rosie'
- 2 No. Miscanthus sinensis 'Zebrinus'
- 3 No. Rosa 'Flower Carpet White'
- 3 No. Stipa tenuissima
- 2 No. Verbena bonariensis

**LEGEND**

	Existing trees retained		Proposed railway sleeper timbers laid in 6-10mm gravel, natural colour
	Existing trees removed		Proposed 10-18mm gravel driveway, natural colour mix. Natural stone setts to edges
	Proposed ornamental evergreen hedgerow		Engineered Brick Paving Laid on edge, 200x100x50mm square edged, herringbone pattern, mixed colours (Plain Staffordshire; Blue; Brown brindle; Red) with 63mm conservation edging restraint
	Proposed native hedgerow		Proposed timber horizontal hit and miss fencing (1.8m high)
	Proposed introduced amenity shrubs		Proposed brick wall as per existing style to include square pillars to wall ends
	Proposed specimen plant		
	Proposed strong grass seed (emorsgate EG22)		

NOTE:  
FOR EXISTING TREE INFORMATION REFER TO THE ARBORICULTURAL AND PLANNING INTEGRATION REPORT, (GHA TREES) 4TH OCTOBER 2023. REF: GHA/DS/199560:23



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