

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 trees and 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 trees, planting and grass areas will be subject to a 12-month Maintenance and 5 year Defects Liability Period. - Failing 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 tree and shrub planting is to be pegged/set out for approval by the Landscape Architect prior to planting. - Tree planting in relation to manhole covers and statutory runs is to be co-ordinated with the main contractor and in accordance with statutory guidelines, for approval by the landscape architect. - 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 is 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. - Trees are to be set out to ensure a minimum of 1.5m exists between tree stations and drains/main lines, in accordance with BS5837:2012. Otherwise, approved root barriers should be employed. DENSITY NOTES: - Armenly planting mixes B to G incl. to be carried out at approximately 3no. plants per m², 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. - Native hedge planting Mix A to be at 7no. plants per linear metre, double staggered, unless otherwise stated in the plant schedule. TREE AND SHRUB NOTES: - All planting to be planted in accordance with BS 8545:2014 and BS 4428:1989. - Cultivatives and weed-kill all areas to be planted/turfed as per Soft Landscape Specification. - Ameliorate soil prior to planting. Water retaining polymer to be in planting pit only.																																			
ALL TREES TO BE STAKED AND PROTECTED WITH SPIRAL GUARDS: - Tree planting in soft areas to be in topsilled tree pits as per depths noted below. - All planting to be bark mulched to a depth of 50mm with Melcourt's 'Ornamental Spruce'. 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. TREE PIT NOTES: - All trees are to be planted in tree pits and topsoiled to the following dimensions: - Advanced stock trees - 1200mm x 1200mm x 900mm deep - Feathered trees - 900mm x 900mm x 450mm deep - Excavated material: Separate topsoil and subsoil material and stockpile for backfilling. - Pit bottoms: Excavate with slightly raised centre. Break up base to a depth of 100 mm. - Treatment: Soil ameliorant worked into pit bottoms. - Pit sides: Scarify - Retain topsoil for re-use where specified. - In sloping ground, maintain horizontal bases and vertical sides with no less than minimum depth throughout. - Backfill with clean topsoil either salvaged or imported to BS5882: 2015. - Soil/compost % - 80/20 on medium soils; 50/50 on sandy soil; 70/30 on clay soils; Water storing polymer may not be necessary on naturally damp soils; i.e. heavy clays. - Fertiliser (gms) /Water storing polymer (gms) per tree pit as follows - Advanced stock trees - 300gms/1000gms - Feathered trees - 100gms/150gms TREE STAKES: - Stakes: Stakes to be pressure impregnated softwood (not with creosote or tar), round or half round as specified, straight, peeled, free from projections and large or end knots, pointed at one end. - Preservative treatment: Not required. - Size: minimum length and thickness as shown below: - Advanced stock trees - 125mm min dia, 2m total length, 600mm above ground; 2no. stakes, 1no. cross bar and 1 tree tie - Feathered trees - 50mm min dia, 1.6m total length, 600mm above ground; 1no. stake and 1 tree tie. 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/m². - Lawn areas are to be turfed with Rolaw Medallion® and protected with fencing as specified until directed otherwise by the CA.																																			
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CONTAMINATION: - Do not use topsoil contaminated with rubbish, 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.																																			
The copyright of this drawing is vested with BLADE Landscape Architects Ltd and must not be copied, or reproduced without the consent of the company. BLADE Landscape Architects Ltd is registered in England and Wales. Registered address: 30 St Georges Square, Worcester WR1 1HX Grass and wildflower areas to be seeded as identified in the Key. To be sown as per manufacturers recommendations. www.wildseed.co.uk																																			
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