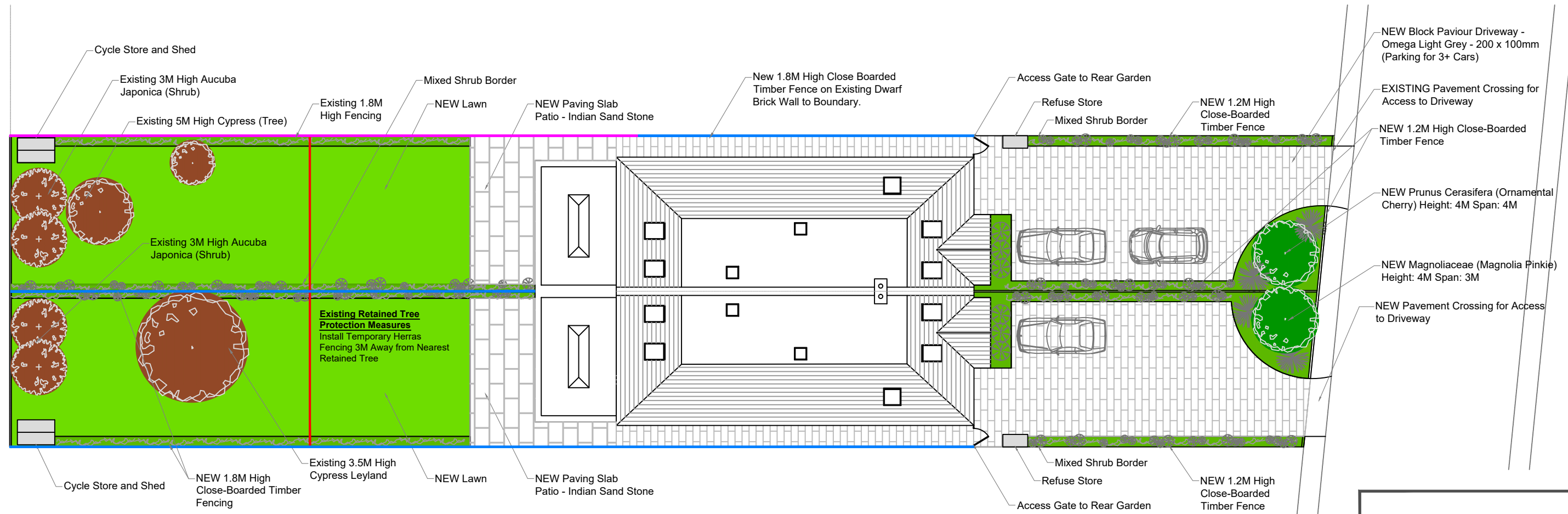


Standard Instructions

A: All dimensions to be verified on site & any discrepancies on the drawings or divergence between drawings to be immediately reported to the Project Manager before putting the work concerned in hand, fabricating the work or preparing shop drawings.
 B: Work to figured dimensions only (except where full size details are provided).
 C: Do not vary any work shown on the drawings without obtaining prior approval from the project Manager or Designer.
 D: Any additional information required should be requested from the Project Manager or Designer before commencement of work on site.

NOTE: All Planting Beds to be Covered with Woodchip Mulch



PLANTING SPECIFICATION

Topsoil

Existing topsoil to be stripped before building works begin, except within the root protection areas of existing trees. Imported topsoil shall be to BS3882:1994 - specification for Topsoil, and be of medium texture with a high proportion of fertile loamy material. It shall be free from subsoil, rubbish, rubble, contamination, roots of perennial weeds, weeds seeds and other materials injurious to plant growth. The maximum stone content of the soil shall be 20%. All topsoil shall be stacked in heaps, not exceeding 2m high. During storage, topsoil heaps shall be kept free from compaction, contamination and weeds.

Excavation

Excavation shall not be undertaken within the root protection area of any existing trees to be retained.

Areas to be planted shall be cleared of all surface rubbish and excavated to the dimensions below finished levels as follows: (ensure the location of all services are known before excavating tree pits).

- Shrub and hedge areas = 500mm deep.
- Tree pits = 1000 x 1000 x 800mm deep.
- Grassed areas = 300mm deep.

All surfaces exposed by excavation shall be forked or ripped to relieve compaction. The base of excavated areas shall be cultivated to a depth of 150mm to facilitate drainage and all bricks, stones etc. over 75mm in any one dimension shall be removed.

Backfilling with subsoil

Where excavated areas are lower than the required depths, excavations shall be backfilled with selected subsoil and lightly consolidated to make up levels. Selected subsoil shall be friable, second quality topsoil or similar and be free of rubbish, roots, stones over 75mm in any one dimension, perennial weeds or other materials injurious to plant growth.

Backfilling with topsoil

Shrub, hedge and tree pit excavations shall be backfilled with clean topsoil thoroughly mixed with planting compost e.g. 'Green-Tree' compost at a rate of 20 litres/m2. Tree fertilizer to be added to topsoil, prior to backfilling tree-pits. Grass areas shall be backfilled with topsoil to a depth of 150mm.

Cultivation

Cultivation shall not be undertaken within the root protection area of any trees to be retained without prior agreement from the Local Planning Authority. Topsoil shall be cultivated to a minimum depth of 300mm in planting areas and 150mm deep in grass areas to a medium till, removing all rubbish, roots, stones over 75mm in any one dimension and raked to even levels.

Areas to be turfed, cultivation should turn the soil over to a depth of 400mm to bring subsoil to the surface.

PLANTING

Plant stock and timing

Plant material shall conform to BS3936 Part 1:1992, Part 2: 1990, Part 10: 1989 and BS4043: 1989. The planting season shall be from the 1st October to the 31st March. Container grown stock may be planted outside this season if accompanied by daily watering. Planting shall not be carried out during periods of frost, drought, cold drying winds or when the soil is waterlogged.

Planting

All planting that is within the root protection area of existing trees to be retained shall be undertaken by hand and positions altered should tree roots be encountered, in order to avoid damage to the root system.

All plants shall be planted upright at the same depth as the nursery soil level and even spaced, leaving room for growth. All restrictive containers shall be removed with roots not twisted. Immediately following planting, all plants shall be watered-in to field capacity. Container grown shrubs and trees should be planted in a planting pit sufficient to accommodate the plant without causing root damage, to a minimum of 300mm cubed. Plants to be firmed, watered-in and dead or damaged branches removed after planting. Bare-root shrubs to be planted between mid-November and mid-march, and to be silt planted, incorporating slow-release fertilizer.

Tree Planting

New trees to be a minimum of 2m high at time of planting. Trees should be planted in accordance with BS 8545:2014. All trees to be firmed in after planting. All trees to have irrigation / aeration systems units, fitted to fully surround the root ball.

Plant the trees:

- upright and in exact positions shown on the drawings;
 - in holes large enough to allow adequate root spread;
 - so that their original soil level matches the new surrounding ground;
 - so that the original orientation is maintained.
- Excavate holes at least 75mm below the root system and loosen soil in base of hole.
 For root-balled or bare-root stock, cut back any damaged roots to sound growth.
 Provide necessary support.

Hedge planting

Hedges to be planted in a staggered row (unless pre-grown panels). Dead or damaged branches to be removed after planting.

Mulching

Prior to the application of mulch the planting areas shall be completely weed and weed seed free and watered sufficiently to achieve field capacity. The surface of the planting areas shall be mulched with a biodegradable or photo-degradable sheet mulch and 75mm minimum depth later of 15-65mm nominal particle size, dark matured woodchip mulch, ensuring that the low branches of shrubs are not smothered. Mulch to be completely weed and weed seed free prior to application. The mulch shall be topped-up to maintain, after settlement, a depth of not less than 50mm. Trees in grass areas to be planted centrally within a 1m square mulch bed, to be mulched to 50mm deep. Surface mulch to be 10mm below surface of adjacent lawn.

GRASS AREAS

Turf

Turf for lawn areas shall be in accordance with BS3969:1990, be good quality meadow turf free from weeds and be laid on even, prepared ground, as detailed above. Pre-turf fertilizer shall be applied to manufacturer's recommendations and turf shall be laid in accordance with BS4428:1989. Use cultivated, weed-free amenity turf with broken joints well butted-up, using timber planks to avoid damaging turf when laying. Water as necessary to avoid shrinkage.

Turf for meadow plantings must be native wildflower meadow turf (premium quality from wildflowerurf.co.uk as it does not succumb to competition). Water as necessary to avoid shrinkage.

AFTER CARE PERIOD

Trees should be maintained in accordance with BS 8545:2014

Regular visits

During the aftercare period maintenance visits by a qualified garden maintenance company, shall be carried out at weekly to carry out the following operations:-

To establish healthy growing plants in weed free areas, watering, firming-up, removal of litter, pest and disease control, general pruning, checking guards, ties and stakes, weed control, grass cutting and autumn tidying. All garden waste shall be carted away and the site shall be left clean and tidy at all times.

Watering

Tree and shrub planting shall not be allowed to dry out and shall be kept well watered during the growing season, ensuring the soil is kept moist at all times but avoiding waterlogging.

Replacement planting

During each August within the aftercare period of 1 year, an inspection shall be made and all plants that have died, are missing or have failed to thrive should be noted and replaced in the following planting season

Grass cutting

During the first and subsequent growing seasons should be kept to a maximum height of 50mm.

General

All garden waste shall be carted away and disposed of in a responsible way. The site shall be left clean and tidy at all times.

Revision	Description	Date	By
A	Update Landscape Details & Notes	21.03.19	SD

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Project Address:

73_PINE_GROVE
BROOKMANS_PARK
AL97BL

Drawing Title:

PROPOSED_LANDSCAPE_PLAN

Drawing Scale:	Drawn By:	Date Created:
1:200@A3	JD/SD	25.02.17

Drawing Number	Revision
73PG-14	A

