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Landscape Specification Notes

Project:	Land R/O Pond House Public House, 738 Oxford Road, Reading, RG30 1EH
Client:	RJD London Mayfair Ltd.
Job No:	16.76
Doc Ref:	16.76-LSP1
Author:	JCGS
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Revision:	Summary of Changes:	Date:

General Matters:

All landscape works to satisfy the latest relevant British Standard including supply of materials, operations on site and management. The quality of all landscape work to comply with B.S. 3936: 1992 part 1 'Nursery Stock', B.S. 4428: 1989 specifications, 'General landscape operations' and B.S. 5837: 2012.

To be read in conjunction with Landscaping Drawing 16.76-121.

Soils:

- No topsoil should be removed from site until the contractor has demonstrated that sufficient reserves have been stockpiled safely on site to allow successful project completion in accordance with new works specification.
- Any imported topsoil is to be to B.S. 3882: 2015, well drained and generally free from stones over 50 mm diameter.

New Works:

- Prior to any planting, all respective planting areas to be carefully cleared of all grass and weed growth by hand. All debris and stones, concrete etc., exceeding 50mm in diameter to be removed. Soil to be dug and thoroughly loosened, to the minimum required planting depth as detailed below. Areas where there had been hardcore or unsuitable materials for plant growth should be excavated and backfilled with topsoil to the appropriate planting depth.
- New planting areas beneath the canopies of existing trees need to be prepared by hand, taking care to avoid any damage to tree roots.
- All plants to be planted in pits adequately sized to accommodate their root systems, without any disturbance. Topsoil depths to be 150mm in grassed areas, 450mm in planted areas and 600mm in tree pits (900mm for large trees). Planting pits to be back filled with a mix of 'peat free' topsoil.
- Service corridors adjacent to hedge/tree planting to be lined with suitable geo-textile approved by respective utilities authority.
- Grass areas to be generally turfed with Germinal or similar quality lawn seed. Shade seed mix to be used where turf is impractical.
- Where grass seeding is impractical provide 50mm depth bark mulch, or 25 mm pea shingle in narrow utility areas, to be applied over Plantex sheet.
- All plant material (trees and shrubs) shall be of a quality compatible with B.S. 3936: 2007 'Nursery Stock'.
- All plant material to be container grown.
- All plant material to be thoroughly watered in and lightly pruned as necessary.
- All beds to be bark mulched to 50mm depth after planting.

Tree & Shrub Planting:

- Excavate a planting hole 150 mm wider than the root spread and to a depth suitable for the specified plant.
- Plants to be positioned upright. Carefully return excavated topsoil, packing around evenly spread roots or root-ball and heel well in at the finished level of the original soil mark on the stem.
- Apply medium grade bark mulch to a min. depth of 50mm to the planted areas (or seasoned chipped wood).

Trees:

- Excavate pit of 1000mm diameter by 600mm deep, or 150mm wider than root spread, with the base lightly broken up and free draining, remove all excavated material.
- Plant tree at same depth from which it was lifted at the nursery.
- Any imported topsoil to be to B.S. 3882: 2015 in layers not exceeding 100mm to the excavated pit and lightly consolidate.
- Install root barriers as required adjacent to hard surfaced areas to prevent the new tree roots from damaging the hard surfaces.
- Ordinary nursery stock trees to be supported by No. 1, 50mm round stake, 1300mm long, driven in to a depth of 800mm, stakes should extend no higher than 400-500 mm above ground level. Fix tree using one Toms cushioned tree tie no more than 25mm from top of stake fixed (using single nail). Tree to be fitted with rabbit guards. Feathered trees to have Tubex tree shelters.
- Tree to have 1500mm diameter base area kept clear of all grass growth, weeds, or scrub vegetation. Area to be covered with 50mm medium grade bark mulch.
- Provide Greenleaf Root Rain Urban, or equivalent irrigation system to all tree pits fitted in accordance with manufactures instructions.

Maintenance:

- All planting beds to be maintained weed free, healthy and tidy for a period of 5 years. Any trees/plants that are removed seriously damaged or diseased, shall be replaced with the same or approved alternative.

For a period of 5 years:

- Keep all mulched areas free of weeds.
- Top up mulch to 50mm depth as necessary to maintain cover.
- Treat against pests as and when necessary.
- Responsibility of landscape management passes fully to the residents at the expiry of 24 months.
- All beds to incorporate appropriate slow release, non-bulky organic fertiliser to aid plant establishment.
- Adjust ties on the trees as necessary (max every 12 months) and remove the stakes and ties 2-3 years after planting.

Irrigation:

- Generally during the establishment of planting and maintenance period, sufficient water is to be applied in prolonged periods of dry weather to maintain healthy growth.
- In periods of drought second class water supplies should be obtained.
- Plants should receive regular watering not just during period of dry weather.
- Semi-mature trees to be watered weekly during the first two growing seasons, with 20-25 litres of water applied each week.