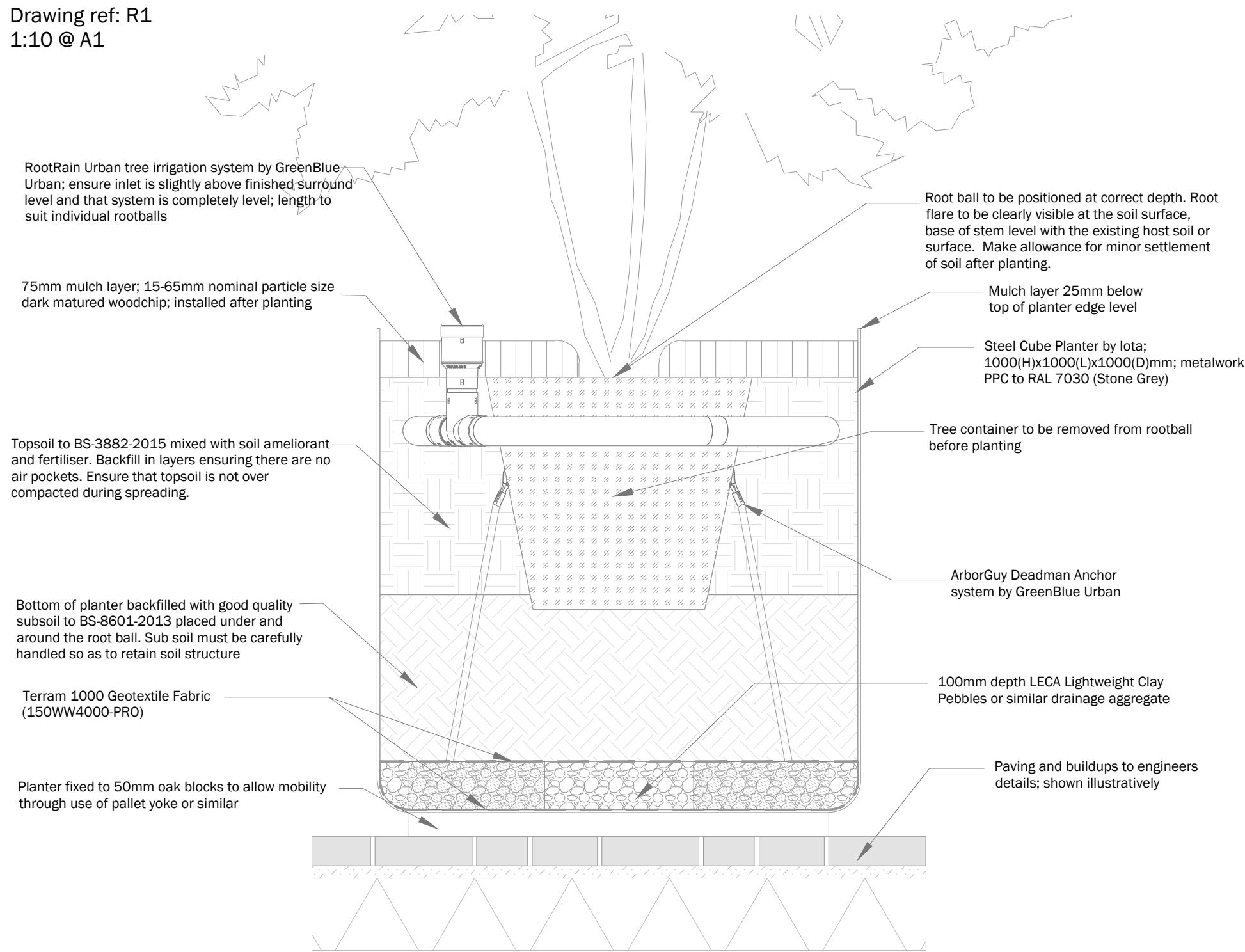
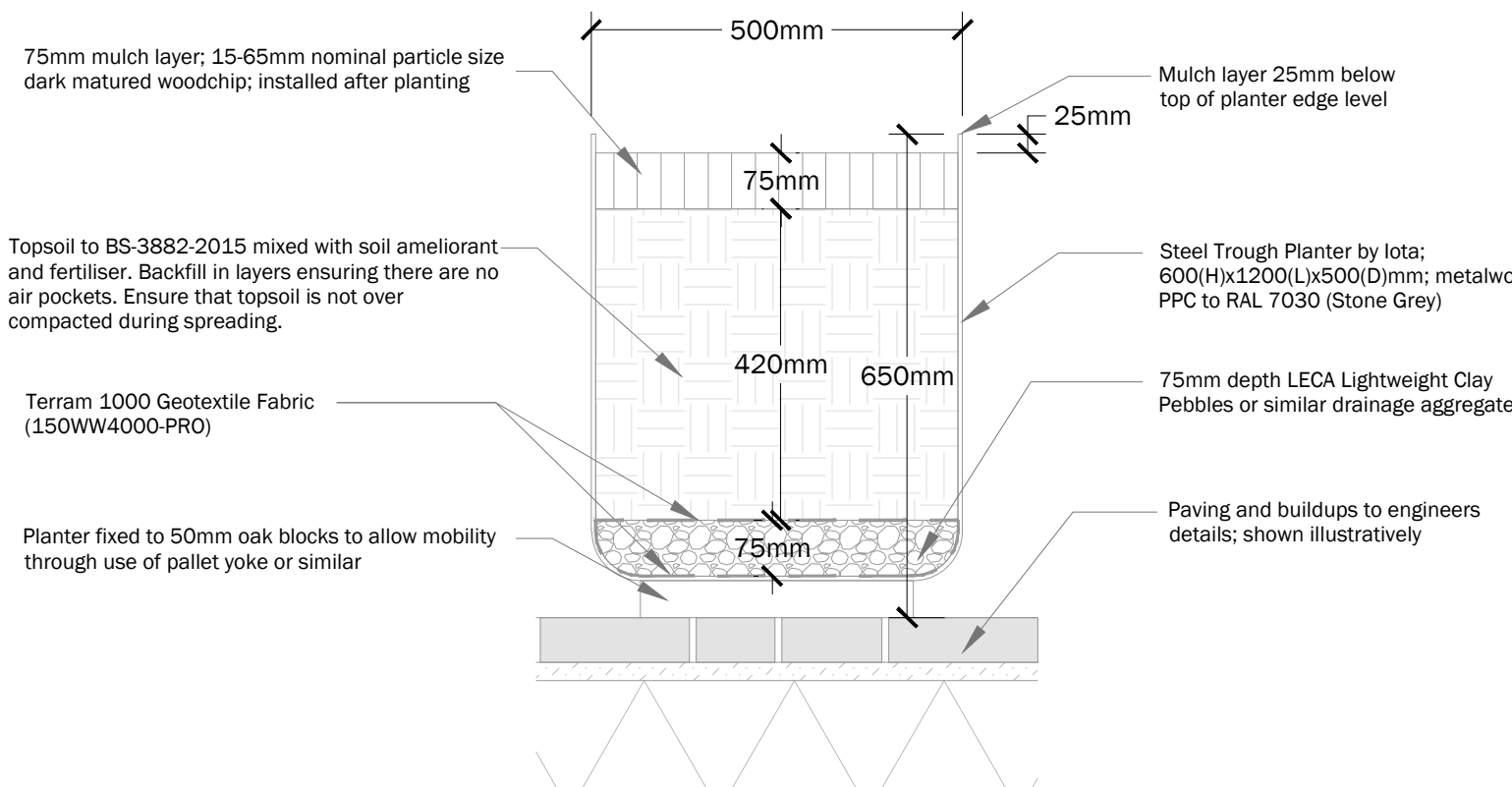


Drawing ref: R1
1:10 @ A1



Drawing ref: R2
1:10 @ A1



All landscape works to be in accordance with BS4428:1989 and BS3936:1992. All landscape sub-contractors are to take all safety precautions to prevent any injury to any persons and shall comply with the 1974 Health and Safety at Work Act and current Construction, Design and Management Regulations.

Planters will be backfilled as below:

- 75mm barkmulch layer,
- 450mm topsoil
- Subsoil (depth as required)
- 100mm LECA clay aggregate (wrapped in geotextile)

Existing topsoil shall be stripped before building works begin. If suitable, existing topsoil will be stored on site in heaps not exceeding 2m in height and shall be kept weed free. Imported topsoil shall be to BS 3882: 2015 Specification for Topsoil. Topsoil shall be multi-purpose grade, of medium texture, with a high proportion of fine to loamy material, of good structure, of high value and be free from subsoil, rubble, stones, lumps of organic material, roots of perennial plants and other injurious to plant growth. The maximum stone content of the soil shall be 20%, with the maximum size of stone 25mm in any one dimension. During storage, topsoil heaps shall be kept free from compaction, contamination and weeds to BS 3882: 2015. Stripped and stored topsoil for reuse on site to be tested to BS 3882: 2015 certification, soil to be improved to meet standards prior to reuse if required.

Where excavated areas are lower than the required depths, planters 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 to BS 8601: 2013.

Plant Stock and Timing
Plant material and operations shall conform to BS 8545 : 2014, BS 3936 Nursery Stock (Parts 1-10), BS 4428 : 1989, BS 5837 : 2012 and the National Plant Specification. The planting season shall be from the 1st November to the 1st March. Container grown stock may be planted outside this season, supplied at the specific sizes, if accompanied by daily watering, or as necessary to ensure healthy establishment. Planting shall not be carried out during periods of frost, drought, or when the ground is waterlogged or frozen. All plant handling and operations shall be in accordance with HTA Handwriting and establishing Landscaping Plants part I - III. All planting shall be maintained and guaranteed for 12 months to include watering, weeding, pest and disease control.

All plants shall be set out evenly over the areas as indicated, to the density and quantities shown. All plants shall be planted upright at the same depth as the nursery soil level and evenly 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.

Trees planted in landscape areas shall be installed as specified.

All trees to be firmed in after planting. All trees shall have irrigation / aeration system units fitted to fully surround the root ball.

Prior to the application of mulch the planting areas shall be completely weed free and watered sufficiently to achieve field capacity. The surface of the planting areas shall be mulched with a minimum 75mm depth layer of 15-65mm nominal particle size, dark, matured woodchip mulch, ensuring that the low branches of trees, shrubs and/or herbaceous plants are NOT smothered.

Mulch shall be an approved product and completely weed and weed seed free. The mulch shall be topped-up to maintain, after settlement, a depth of not less than 50mm. Trees in grass areas shall be planted centrally within a 1m diameter mulch bed, to be mulched to 75mm deep. The surface of mulch to be 10mm below the surface of adjacent lawn / hard surface.

During the specified Aftercare Period maintenance visits shall be carried out, at least monthly from April to September and twice during the dormant season to carry out the following operations to establish healthy growing plants / grass in weed free areas: watering, firming-up, removal of litter, pest and disease control, general pruning, checking guards, ties and stakes, weed control, and autumn tying. All planting shall be maintained and guaranteed for 12 months to include watering, weeding, pest and disease control. All arising's shall be carted away and the site shall be left clean and tidy at all times.

All planting areas 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. Watering manually via bib tap and hose to ensure plants establish and survive with raised beds. Trees to be watered through irrigation tube to saturation. It is the responsibility of Estates Management to monitor planting beds on a weekly basis, twice weekly during prolonged dry/hot weather and irrigate accordingly.

Replacement Planting
During each August within the Aftercare Period an inspection shall be made and all plants that have died, are missing, damaged or have failed to thrive, shall be noted and replaced in the following planting season.

[illegible]

Drawing for planning purposes only, do not construct from this drawing

This drawing is to be used for planting and hard landscape information only

Any species substitution must be verified with the project Landscape Architect

Excavations: Contractors must ensure they have full information relating to service and drainage positions before undertaking any excavations

FOR DETAILED HARD AND SOFT LANDSCAPE PROPOSALS REFER TO DRAWING 2828-LLA-ZZ-GF-DR-L-0101

P08	03.03.25	Update of Implementation Spec	ML	AF
P07	25.02.25	Update of Implementation Spec	ML	AF
P06	11.02.25	Watering clarifications to spec	ML	AF
P05	18.12.24	Raised planter details label clarified	ML	AF
P04	11.12.24	Coordinated with tree planting	ML	AF
P03	09.12.24	Specification and implementation updates	ML	AF
P02	27.09.24	Planter detail updated	ML	AF
P01	23.09.24	First issue	ML	AF
Rev	Date	Description	Drn	Chk

Title:	Landscape Specification, Details & Maintenance
Project:	Friar & Queen Victoria Street, Reading
Client:	TE Investments Reading Ltd.
Date:	September 2024
Scale:	NTS @ A1
Drawing No:	2828-LLA-ZZ-GF-DR-L-0102
Revision:	P08
Suitability:	Planning
Project No:	2828

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LANDSCAPE ARCHITECTS